

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0364-00

Planning Report Date: October 19, 2020

PROPOSAL:

- **Rezoning** from A-1 to IB-1
- **Development Permit**
- **Development Variance Permit**

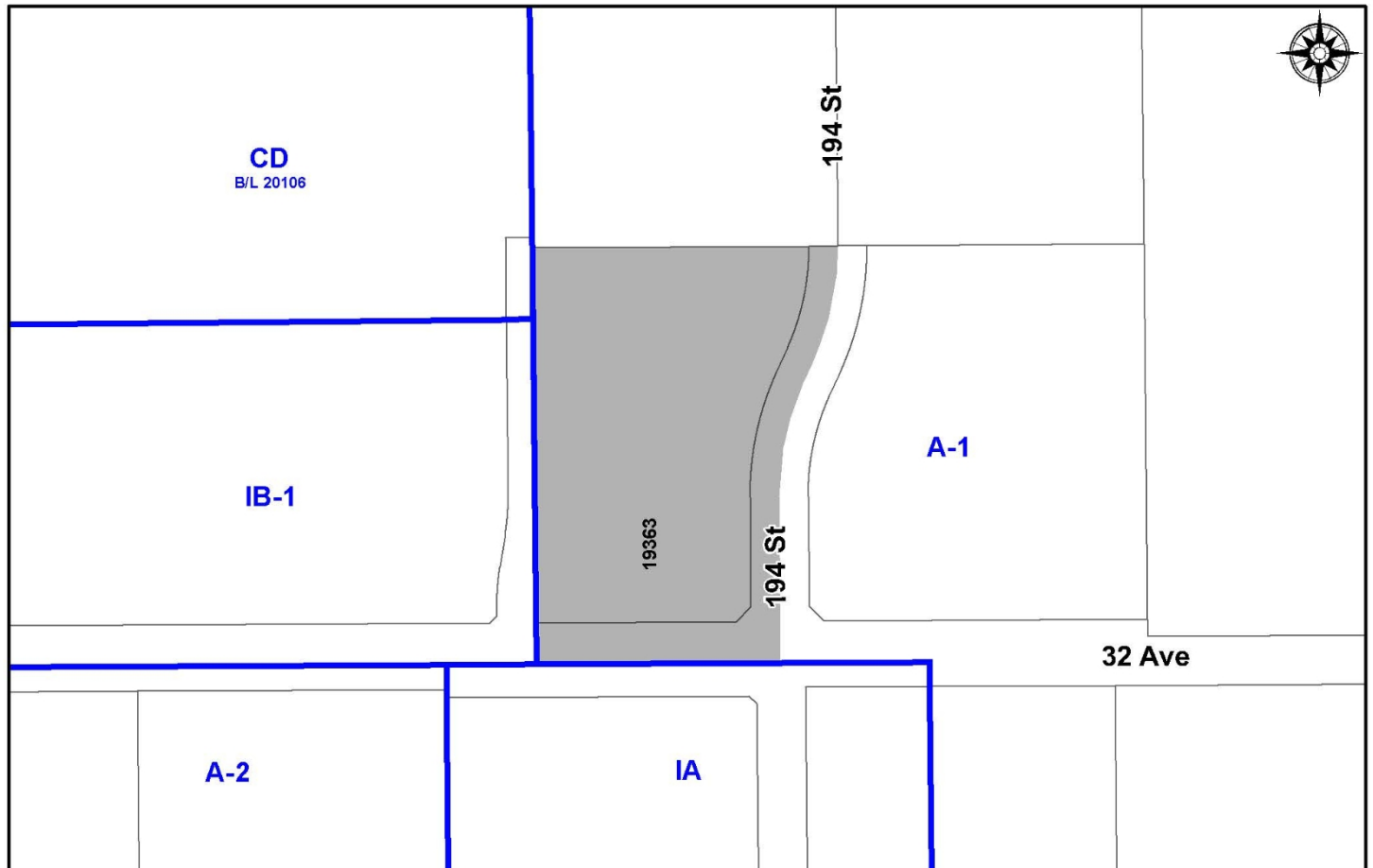
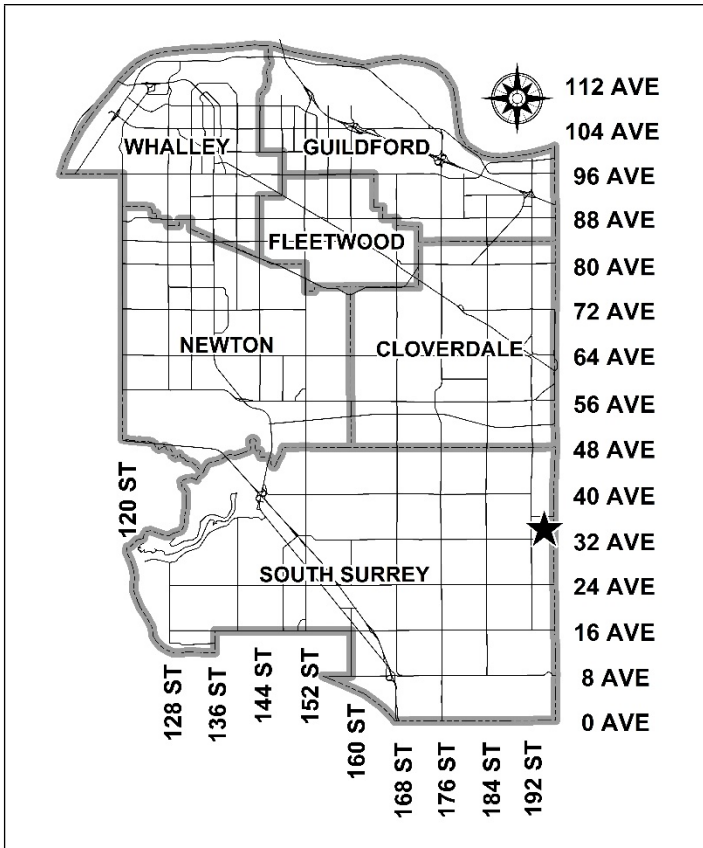
to permit the development of a 7,524 square metre multi-tenant industrial building.

LOCATION: 19363 - 32 Avenue

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscaping Strips



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the side yard setback (west) of the "Business Park 1 Zone (IB-1)".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park and Landscaping Strips designation in the Campbell Heights Local Area Plan (LAP).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character and the design guidelines in the Campbell Heights Local Area Plan (LAP)
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality, including the expansion of the corner feature and employee amenity plaza, in order to achieve a positive urban experience between the proposed building and the public realm.
- The proposed reduced building setback is adjacent to a lane condition that will be utilized by three additional properties in this block, primarily for truck traffic. Therefore, there will be minimal impact on adjacent properties and users.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0364-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7918-0364-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (west) to the lane of the IB-1 Zone from 7.5 metres to 1.5 metres.
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (h) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant property.	Business Park and Landscaping Strips	A-1
North:	Vacant property.	Business Park	A-1
East (Across 194 Street):	Temporary truck parking and outdoor storage use, which was approved under Temporary Use Permit No. 7919-0309-00. The TUP was issued by Council on June 15, 2020. This property is also under Application No. 7917-0529-00 in order to permit the development of a 19,661 square metre multi-tenant industrial building, which was granted Third Reading on June 11, 2018.	Business Park and Landscaping Strips	A-1
South (Across 32 Avenue):	Greenhouses and an unauthorized truck parking facility under Development Application No. 7918-0195-00, which proposes rezoning to IB-2 and a General Development Permit; and an acreage single family property under Development Application No. 7919-0236-00, which was granted Third Reading on May 25, 2020.	Business Park and Landscaping Strips	IA
West (Across Unconstructed Lane):	Vacant property under Development Application No. 7919-0286-00, which was approved by Council on September 14, 2020 to permit the development of a 21,647 square metre single tenant industrial building and a General Development Permit for a remnant property (3250 – 192 Street)	Business Park (Office), Business Park, and Landscaping Strips	IB-1 and CD (By-law No. 20106)

Context & Background

- The subject site is 2.0 hectares in size and is located at the intersection of 32 Avenue and 194 Street (unconstructed). The site is designated "Mixed Employment" in the OCP, "Business Park" and "Landscaping Strips" in the Campbell Heights LAP, and zoned "General Agriculture Zone (A-1)".
- The property was subdivided under Development Application No. 7918-0144-00, which proposed a lot line adjustment between the subject property and 19437 – 32 Avenue (now civic address 3288 – 194 Street) and also created the 194 Street right-of-way. The subdivision under Development Application No. 7918-0144-00 was approved on July 7, 2020.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)", a Development Permit for Form and Character, and a Development Variance Permit to permit the development of a 7,524 square metre multi-tenant industrial building.

	Proposed
Lot Area	
Gross Site Area:	2.0 hectares
Road Dedication:	0.6 hectares
Undevelopable Area:	n/a
Net Site Area:	1.4 hectares
Number of Lots:	1
Building Height:	12.3 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.52
Floor Area	
Industrial:	6,765 square metres
Office (Mezzanine):	759 square metres
Total:	7,524 square metres

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 concerns.
- Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The subject site will be accessed via three driveways. One driveway from the lane will be utilized for passenger vehicles to access the building entries, while two driveways (one from the north-south lane and another from the east-west lane) will be utilized for both passenger vehicles and truck access.
- Passenger vehicles entering and existing via the north-south lane will be restricted to right-in/right-out movements onto 32 Avenue.
- A multi-use pathway will be constructed along the property frontage on 32 Avenue providing bicycle and pedestrian linkages and access.

Sustainability Considerations

- The applicant has met the majority of the sustainable development criteria, as indicated in the Sustainable Development Checklist; however, the applicant does not propose to meet the Climate Adaptation Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Radiance Index (SRI) value of 0.75.
- The purpose of a high albedo roof is to reduce internal building temperature by reflecting the sun, and also to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.
- The applicant is proposing a ballasted EPDM (ethylene propylene diene monomer) roof system with light grey washed river worn rock, which is anticipated to have an SRI value between 0.5 and 0.65, depending on the natural pigment variation of the river rock.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "Mixed Employment" land use designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan (OCP).

Themes/Policies

- B6.6 – Design buildings to enhance the activity, safety, and interest of adjacent public streets, plazas, and spaces.

(The proposed development is oriented towards the intersection of 32 Avenue and 194 Street with expansive two-level storefront glazing and includes a large corner feature plaza supplemented by an employee amenity area in order to soften the parking to street interface).

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is compatible with the Mixed Employment designation and builds upon the employment lands in Campbell Heights. The subject site is also located near the major transportation corridors of 32 Avenue, Highway 15, 192 Street and is also nearby several border crossings. Transit service is also provided along 192 Street, which is within walking distance of the subject site).

- E1.31 – Support and encourage the high quality, environmentally responsible, sustainable development of employment lands.

(The proposal includes on-site detention through the implementation of a bioswale along the 32 Avenue landscape frontage with additional stormwater runoff to be captured by the stormwater mains discharging into Latimer Lake. The proposal also includes the retention of nine valuable Douglas Fir trees at the southwest corner of the site).

Secondary Plans

Land Use Designation

- The proposal complies with the "Business Park" and "Landscaping Strips" land use designations in the Campbell Heights Local Area Plan (LAP).

Themes/Objectives

- The proposed development is supported by the following guidelines in the Campbell Heights Local Area Plan:
- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high-quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

(The proposed development incorporates expansive two-level spandrel glazing along the 32 Avenue frontage, wrapping around to the 194 Street frontage. While a portion of the 194 Street frontage contains blank walls, the building façade is broken up with variations in building height and through the use of different building materials and colours).

- 6.5.1.4 – Design Guidelines: Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colour, materials, architectural form, and detailing to achieve design harmony and continuity.

(The proposed building is architecturally coordinated with a modern appearance that promotes harmony through the use of consistent cladding materials, glazing, and landscaping).

- 6.5.1.6 – Design Guidelines: Business Park – The principal building on a corner property should be located so as to anchor the corner and be designed to be visually attractive from both abutting streets.

(Staff worked with the applicant to anchor the building on the corner, but given the site constraints and need for parking, the building is anchored to one minimum setback along 194 Street. The applicant was also able to shift the corner unit (Unit 4) southwards towards the intersection while also expanding the corner feature plaza and employee amenity area, which functions as an anchor to the public realm).

Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 1 Zone (IB-1)" and parking requirements.

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	1.00	0.52
Lot Coverage:	60%	47%
Yards and Setbacks		
North (Rear):	7.5 metres	31.3 metres
East (Side Yard Flanking):	7.5 metres	7.5 metres
South (Front):	16.0 metres	20.2 metres
West (Side):	7.5 metres	1.5 metres
Height of Buildings		
Principal buildings:	14 metres	12.3 metres
Accessory buildings:	n/a	n/a
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Industrial:	68	68
Office (Mezzanine):	19	19
Total:	87	87
Small (%):	30 (35%)	17 (20%)
Accessible:	2	2
Bicycle Spaces		
Visitor:	n/a	4

Setback Variance

- The applicant is requesting the following variance:
 - (a) to reduce the minimum side yard building setback (west) to the lane of the IB-1 Zone from 7.5 metres to 1.5 metres.
- The proposed reduced setback is adjacent to a lane condition that will be utilized by three additional properties in this block, primarily for truck traffic. Therefore, there will be minimal impact on adjacent properties and users.
- The subject site is constrained by the realignment of 194 Street that was completed under Development Application No. 7918-0144-00, and by the grove of retained trees at the southwest corner. The reduced setback on the west side yard will permit a more efficient building layout.
- Staff support the requested variances to proceed for consideration.

Signage

- The applicant is proposing a free-standing sign near the southwest corner, as well as fascia signage along the 32 Avenue frontage for each building unit.
- The free-standing sign is setback a minimum of 2 metres from the property line and complies with the sign design guidelines in the OCP and Campbell Heights LAP. The free-standing sign will be made of aluminum painted in metallic silver.
- The individual unit fascia signage is made up of individual channel lettering.
- Any future signage will need to comply with the Sign By-law and sign design guidelines in the OCP and Campbell Heights LAP.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 28, 2020 and the Development Proposal Signs were installed on April 23, 2020. Staff received one response from the Little Campbell Watershed Society (*staff comments in italics*):
 - The Little Campbell Watershed Society inquired about on-site storm water detention and requested to see tree retention of some of the mature trees along the southern boundary.

(The subject property is in the Latimer Lake Stormwater Detention Facility catchment. The subject site will primarily detain storm water via on-site infiltration, but some stormwater runoff will be captured by the stormwater mains discharging into Latimer Lake.

The applicant has worked with staff to retain a grove of nine Douglas Fir trees at the southwest corner of the property).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).

- The Campbell Heights LAP Design Guidelines recommend buildings on corner sites to be anchored to the minimum building setbacks in order to create a strong architectural edge and maintain the aesthetic of a high-class business park.
- Given the site constraints of the realigned 194 Street through the property and the retained trees at the southwest corner, staff acknowledged that corner anchoring of the building would be difficult. In an effort to meet the corner anchoring design guideline, the applicant has shifted the building face of Unit 4 further south towards the corner and expanded the corner feature plaza and employee amenity area in order to provide a more attractive feature at the intersection of 194 Street and 32 Avenue, than would be achieved with only parking.
- Overall, the building is proposed to have a modern appearance with architectural emphasis placed along the 32 Avenue building frontage through the use of storefront and spandrel glazing and a mix of materials and complimentary colours.
- The building is proposed to be constructed of tilt-up concrete panels painted in white ("Pure White"), light grey ("Moonlit Orchid"), and dark grey ("Perle Noir"). Each unit entrance is enhanced with a steel canopy painted red ("Crimson Red").

Landscaping

- The proposed landscaping consists of a 6.0 metre landscape buffer on 32 Avenue and 194 Street frontages, and a 1.5 metre-wide landscape buffer along the north-south and east-west lane.
- The proposed landscaping consists of a variety of trees, including Sweetgum, Autumn Blaze Maple, and Yoshino Cherry. The proposed tree plantings will be complimented by a variety of shrubs and ground cover.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include minor drafting errors on the drawings and the inclusion of additional tree plantings to screen the loading court.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Adoption of the associated rezoning by-law and Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Kelly Koome, ISA Certified Arborist of van Der Zalm and Associates Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Flowering Cherry	1	1	0
Dogwood spp.	1	1	0
Golden Chain Tree	1	1	0
Beaked Hazelnut	13	13	0
Black Walnut	1	1	0
Unknown Deciduous	1	1	0
Coniferous Trees			
Douglas Fir	72	63	9
Western Red Cedar	16	16	0
Austrian Pine	1	1	0
Deodar Cedar	1	1	0
Western Hemlock	2	2	0
Total (excluding Alder and Cottonwood Trees)	110	101	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		62	
Total Retained and Replacement Trees		71	
Contribution to the Green City Program		\$57,200	

- The Arborist Assessment states that there is a total of 110 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree is a Cottonwood tree. It was determined that nine (9) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Cottonwood tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 205 replacement trees on the site. Since only 62 replacement trees can be accommodated on the site, the deficit of 143 replacement trees will require a cash-in-lieu payment of \$57,200 representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Sweetgum, Autumn Blaze Maple, and Yoshino Cherry.
- The trees proposed for retention were previously damaged. The retention of these trees will be subject to long term monitoring to confirm their viability. To address this issue, the applicant will undertake a remediation plan to ensure the trees long term survival and recovery from previous damage.
- In summary, a total of 71 trees are proposed to be retained or replaced on the site with a contribution of \$57,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7918-0364-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KS/cm

PROPOSED MULTI TENANT BUILDING for:
SHERWOOD INVESTMENTS
ADDRESS: 19363 32 Ave, Surrey BC
LOT 15 SECTION 27 TOWNSHIP 7 PLAN NWP60595 NWD PART SW 1/4

Appendix I



CHIP BARRETT ARCHITECT
 F.S.O. - 2003 BC ASSOCIATION OF ARCHITECTS
 IN ASSOCIATION WITH
DJEORGE DESIGN INC.
 F.S.O. (2014) BC P-1055 - ARCHITECTURE
 2560 BELLA BELLA RD UNIT 207, SURREY, BC V3R 2A9

This drawing and its contents, if referred to in any contract, shall be deemed to constitute the entire agreement between the parties. No oral or written amendments, modifications, or changes shall be binding unless they are in writing and signed by both parties. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary approvals from the appropriate authorities.

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ARCHITECTURAL DRAWING LIST

COVER SHEET	A-00
SOUTHEAST PERSPECTIVE RENDERING	A-01
NORTHEAST PERSPECTIVE RENDERING	A-02
SITE PLAN	A-10
SITE DETAILS	A-11
BASE PLAN	A-12
GROUND FLOOR PLAN	A-20
UPPER FLOOR PLAN	A-21
ROOF PLAN	A-30
ELEVATIONS	A-40

ORION CONSTRUCTION
 ORION CONSTRUCTION
 104 - 3590 191 STREET,
 SURREY, BC, V2E 0Y6
 PHONE: (604) 362-2564

PROJECT: PROPOSED MULTI TENANT BUILDING for
SHERWOOD INVESTMENTS
 ADDRESS: 19363 32 Ave, Surrey BC

COVERSHEET

SEAL	JOB NO. 19-044	DRAWN N.P.
	DESIGNED N.P.	
	CHECKED C.S.	
	PLOT DATE OCT 12 20	
PROJECT - DRAWING NUMBER		REV.
A-0.0		12



CHIP BARRETT ARCHITECT
 INC. 1003 COLLESLANE, C. 1, V. 1, B. 1
 IN ASSOCIATION WITH

DJEORGE DESIGN INC.
 2661 (241) 607-1955, 2419
 BELLAIR AVENUE, SUITE 209
 VANCOUVER, BC V6L 2G1

This drawing is an instrument of service. It is prepared by the architect and is to be used only for the project and site described herein. It is not to be used for any other project, site, or purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect's liability is limited to the amount of the fee paid for the services rendered.

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ORION CONSTRUCTION
 ORION CONSTRUCTION
 104 - 3950 191 STREET,
 SURREY, BC, V2Z 0Y8
 PHONE: (604) 362-2994

PROJECT:
 PROPOSED MULTI-TENANT BUILDING for
SHERWOOD INVESTMENTS
 ADDRESS: 10653 St. Ann, Surrey BC

DRAWING:
SOUTHEAST PERSPECTIVE RENDERING

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	DESIGNED N.P.	
	CHECKED C.B.	
	PLOT DATE OCT 13 20	

PROJECT - DRAWING NUMBER
A-0.1 REV. **1**



CHIP BARRETT ARCHITECT
REGISTERED ARCHITECT, B.C. 12454

DJEORGE DESIGN INC.
REGISTERED ARCHITECT, B.C. 12454

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NO.	DATE	DESCRIPTION
1	OCT 13 20	ISSUED FOR DP

ORION CONSTRUCTION
 ORION CONSTRUCTION
 104 - 3950 191 STREET,
 SURREY BC, V2Z 0Y8
 PHONE: (604) 562-2664

PROJECT:
 PROPOSED MULTI TENANT BUILDING for
SHERWOOD INVESTMENTS
 ADDRESS: 1063 32 Ave, Surrey BC

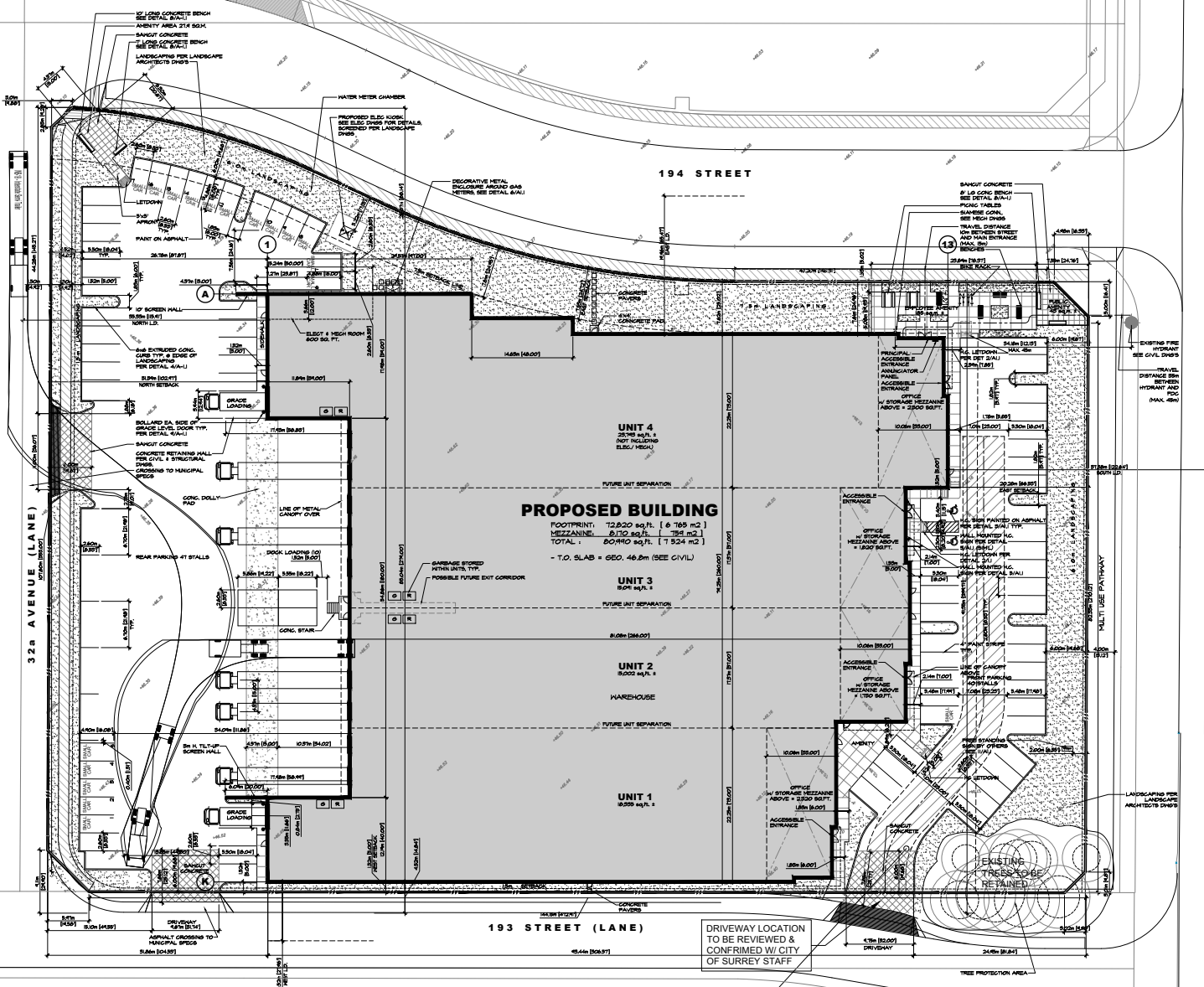
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NORTHEAST PERSPECTIVE RENDERING

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	CHECKED C.B.	
	PLOT DATE OCT 13 20	

PROJECT - DRAWING NUMBER
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PLAN 1467



PROPOSED BUILDING

FOOTPRINT: 12,820 sq.ft. [6,765 m²]
MEZZANINE: 8,170 sq.ft. [761 m²]
TOTAL: 20,990 sq.ft. [1,924 m²]
- T.O. SLAB + C&G, 46.0m (SEE CIVIL)

UNIT 4
2076 sq.ft. 1
NOT INCLUDING
ELECT. MEZZ.

UNIT 3
8071 sq.ft. 1

UNIT 2
5622 sq.ft. 1

UNIT 1
8559 sq.ft. 1

DRIVEWAY LOCATION
TO BE REVIEWED &
CONFIRMED W/CITY
OF SURREY STAFF

LEGEND

- EXISTING GRADE
- PROPOSED GRADE

SITE PLAN
SCALE: 1" = 20'-0"

SCALE:

- 1. FINISHES AREA INDICATES FIN. TRUCK ACCESS ROUTE TO/FRM FIN. TRUCK ACCESS ROUTE PER B.C.G. 2008 2.3.2.2 (1)
- 2. FIN. TRUCK ACCESS ROUTE PER B.C.G. 2008 2.3.2.2 (1)
- 3. DRIVEWAY SHALL BE GRASSY OR ASPHALT WITH 8" MIN. CURB
- 4. NOT LESS THAN 8" MIN. - HAVE AN OVERLAP CLEARANCE NOT LESS THAN 8"
- 5. CONTIGUOUS TO MAINWAY TO ALL CORNERS TYPICAL - MAX. SLOPE 1:10 OVER 8"
- 6. CONNECTED TO PUBLIC ROAD
- 7. ENTRANCES TO EACH PAVEMENT WITHIN 8M OF ROUTE
- 8. HAVE TYPICAL FACILITIES FOR ANY SEARCHED PORTION OF THE ACCESS ROUTE MORE THAN 40 M LONG

SITE DATA:

CIVIL ADDRESS: 1943 32 AVENUE, SURREY, B.C.

LEGAL DESCRIPTION: LOT 8 SECTION 21 TORBURN PLAN NUMBER 160 PART 84 1/4

SITE AREA (GROSS): 4.44 ACRES OR 2.00 HECTARES (23,297 sq.ft. 20,000 sq.m.)

SITE AREA (NET): 5.98 ACRES OR 1.469 HECTARES (8,849 sq.ft. 1,828 sq.m.)

BUILDING AREA FOOTPRINT: 23,830 sq. ft. (8,786 sq.m.)

ZONING: DISTRICT A-1

PROPOSED BUSINESS PARK ZONE (B-1):

SITE COVERAGE (80% MAX) GROSS: 12,820 sq.ft. / 23,297 sq.ft. = 55.05%

SITE COVERAGE (80% MAX) NET: 12,820 sq.ft. / 8,849 sq.ft. = 145.02%

PAV. 1.0 HAU NET: 12,820 sq.ft. + 8,170 sq.ft. / 23,297 sq.ft. = 63.78%

PAV. 1.0 HAU NET: 12,820 sq.ft. + 8,170 sq.ft. / 8,849 sq.ft. = 152.22%

REQUIRED: FRONT (SOUTH) 82' (8.0m) 64' 8" (3.08m)

REAR (NORTH) 29' (2.81m) 32' 0" (3.05m)

SIDE (WEST) (ABUTTING PLANNING STREET) 29' (2.81m) 24' 3" (2.30m)

SIDE (EAST) (ABUTTING PLANNING STREET) 29' (2.81m) 24' 3" (2.30m)

HEIGHT: 45' (13.71m) 40' (12.19m)

PARKING REQUIRED: 1 STALL PER 400 SQ. FT. 40' (12.19m)

8TH FLOOR OFFICE: 1 STALL PER 400 SQ. FT. 65,840 (6,176 + 842)

8TH FLOOR RESIDENTIAL: 1 STALL PER 100 SQ. FT. 8,170 (7,675 + 740)

TOTAL REQUIRED: 66 (59,840)

PARKING PROVIDED: 87

PARKING CALCULATION ASSUMES SINGLE STOREY OFFICE WITH INDUSTRIAL MEZZ. ABOVE LOADING SPACES PROVIDED. 0

ACCESSIBLE PARKING PROVIDED: 2

SMALL PARKING PROVIDED (28% MAX): 2 (11,436)

GENERAL NOTES:

1. SERVICES SHOWN ARE REPRESENTATIVE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
2. ASPHALT + SUBBASE DESIGN PER SOils REPORT.
3. CONTRACTOR TO PROVIDE FOOTING & WALL BURNETS BY REGISTERED ALCIS DURING CONSTRUCTION. VERIFY CORNER LOCATIONS IMMEDIATELY.
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION + HOSE REELS.
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.
6. ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CANADIAN B.C. CODES. ALL OTHER APPLICABLE CODES SHALL APPLY. TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS AND MATERIALS ARE AS SPECIFIED AND CONFORM TO ALL APPLICABLE B.C. CODES AND SUPPORTING DOCUMENTATION AVAILABLE. DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTS.
8. THE CONTRACTOR MUST CONFORM ALL DIMENSIONS AND OTHERWISE ASSUME HIMSELF OF THE ACCURACY OF THE PLAN AND REPORT ALL DIMENSIONAL AND ANY FOOTING CHANGES IN THE FIELD IMMEDIATELY TO THE ARCHITECT.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE SURVEYOR.
10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE ARCHITECT. ALL DIMENSIONS, ALL DIMENSIONS AND FITTERS MUST BE CAN (CANADIAN STANDARDS ASSOCIATION APPROVED).
11. VARIOUS FINISHES SHALL BE CONTINGENT AND INSTALLED SO THAT ALL JOINTS ARE BEING ON LAPPED JOINT AND JOINTS AT TRIMMING POINTS, FINISHES OR BUSHINGS SHALL BE INSTALLED TO MATCH THE FINISHES. ALL JOINTS SHALL BE INSTALLED ON ELECTRICAL JOINTS OR BUSHINGS SHALL BE SEALED TO MATCH THE FINISHES OF THE VARIOUS FINISHES OF THE FINISHES.
12. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM THE ORIGINAL DRAWINGS.
13. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. THERE SHALL BE SHOP DRAWINGS FOR ALL WORK. SHOP DRAWINGS FOR ALL MAJOR BUILDING COMPONENTS THEY SHALL BE SUBMITTED IN TIME FOR ADEQUATE CHECKS BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONTRACTORS RESPONSIBLE.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
17. SAMPLES OF ALL INTRODUCED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. ON SOLAR METHOD AND PRACTICES. PROVIDE ROOF HANDBOOK TO COORDINATING ARCHITECT/ENGINEER.
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS, ALUMINUM, HANDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE), TO BE CONFIRMED BY SURVEY.
20. ALL PROPERTY LINE DIMENSIONS & BENCHMARKS ARE PROVIDED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
21. ROOF SYSTEM TO BE INSTALLED BY SUB-PARTY INSTRUCTION.
22. CONTRACTOR IS RESPONSIBLE FOR PROTECTIVE WORK OF EXISTING UTILITIES, STRUCTURES AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

The drawings are prepared as shown in the title block and are not to be used for any other purpose without the written consent of the architect.

NO.	DATE	DESCRIPTION
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ORION CONSTRUCTION
104 - 3150 191 STREET,
SURREY, B.C. V2E 0V6
PHONE: (604) 362-2944

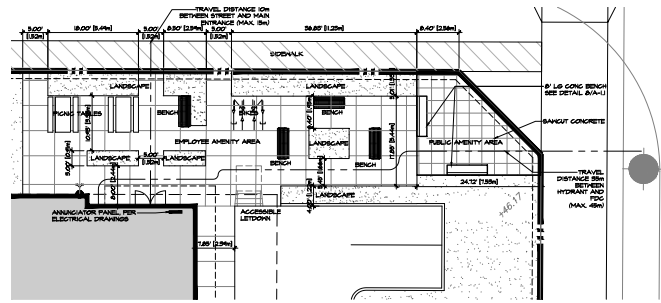
PROJECT: PROPOSED MULTI-TENANT BUILDING BY
SHERWOOD INVESTMENTS
ADDRESS: 1933 32 Ave, Surrey BC
DRAWING

SITE PLAN

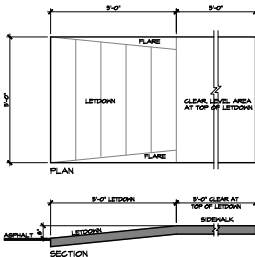
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	DESIGNED	N.P.
	CHECKED	C.B.
	PLLOT DATE	OCT 13 2010

PROJECT: DRAWING NUMBER: REV: **A-1.0** 20

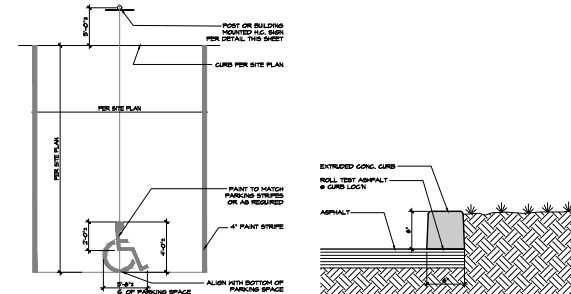
CHIP BARRETT ARCHITECT
1943 - 1945 32 AVENUE, SURREY, B.C. V2E 0V6
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625-A ALLIANCE B STREET, ARBROTHORP, B.C., V2E 3J9
TELE: (604) 667-9555 EMAIL: DARRYL@DFORCE.CA



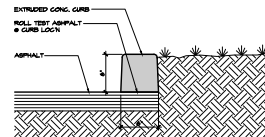
1 FRONT AMENITY AREA
SCALE: 1" = 10'-0"



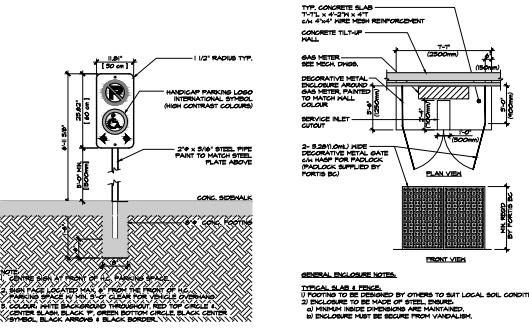
2 H.C. LETDOWN DETAIL
SCALE: 1/2" = 1'-0"



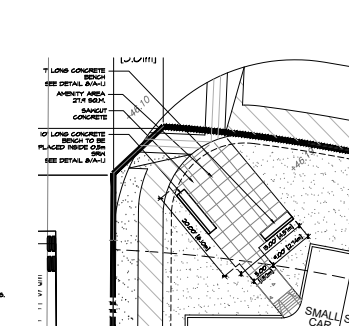
3 HANDICAP PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



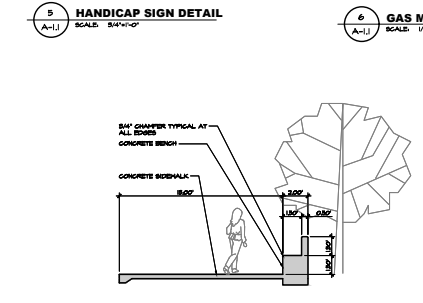
4 CURB DETAIL
SCALE: 1/2" = 1'-0"



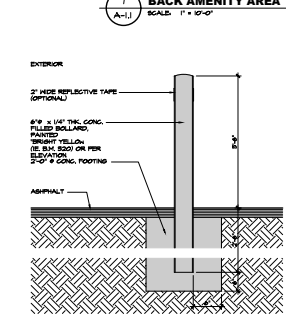
5 HANDICAP SIGN DETAIL
SCALE: 3/4" = 1'-0"



7 BACK AMENITY AREA
SCALE: 1" = 5'-0"



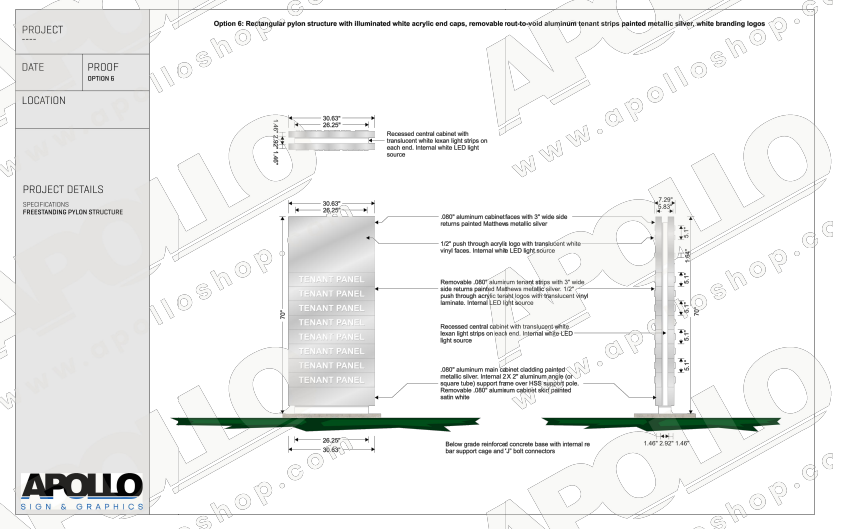
8 BENCH SECTION
SCALE: 1/4" = 1'-0"



4 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



10 CONTEXT PLAN
SCALE: 1" = 1'-0"



11 FREE STANDING SIGN
SCALE: 1" = 10'-0"

CHIP BARRETT ARCHITECT
1401-1603 PARKWAY EAST, SUITE 100, WILLOW GROVE, IL 60090
TEL: (847) 677-5655 FAX: (847) 677-5655
IN ASSOCIATION WITH
D.FORGE DESIGN LTD.
2025A ALLIANCE STREET, AMSTERDAM, B.C. V3B 3J9
TEL: (604) 607-5655 EMAIL: DANDY@DFORGE.CA

The drawings are prepared and approved by the Architect and Engineer. It is the responsibility of the contractor to verify all dimensions and conditions of the site. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the construction and maintenance of the project.

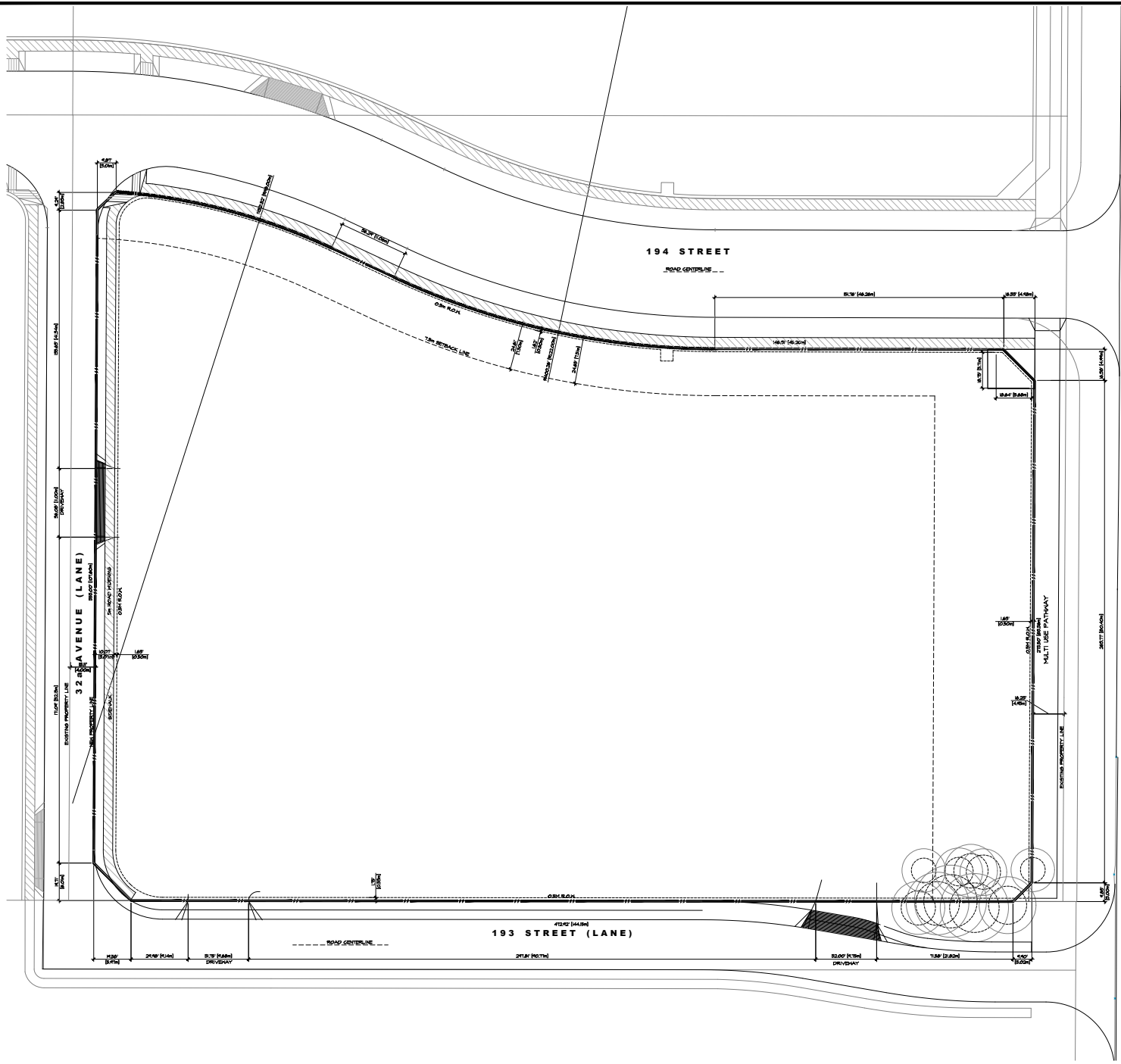
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ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V2Y 0Y8
PHONE: (604) 565-2994

PROJECT: PROPOSED MULTI-TENANT BUILDING for
SHERWOOD INVESTMENTS

ADDRESS: 1030 32 Ave. Surrey BC
DRAWING

SCALE	DWG NO.	DRAWN	N.P.
	19-04		
	DESIGNED		N.P.
	CHECKED		C.B.
	PLLOT DATE		OCT 13 2019
	PROJECT - DRAWING NUMBER		REV.



30
PLAN 1467

CHIP BARRETT ARCHITECT
 ARCHITECTS
 400 - 1663 STANTON STREET, SUITE 100, VANCOUVER, B.C. V6L 1A6
 IN ASSOCIATION WITH
D. J. EDGE DESIGN INC.
 2505 ALAN AVENUE, SUITE 209
 SHELBY, B.C. V2P 3S5S, PH: 604.670.0262

This drawing is the property of the architect and is not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect is not responsible for any construction or other work done in reliance on this drawing.

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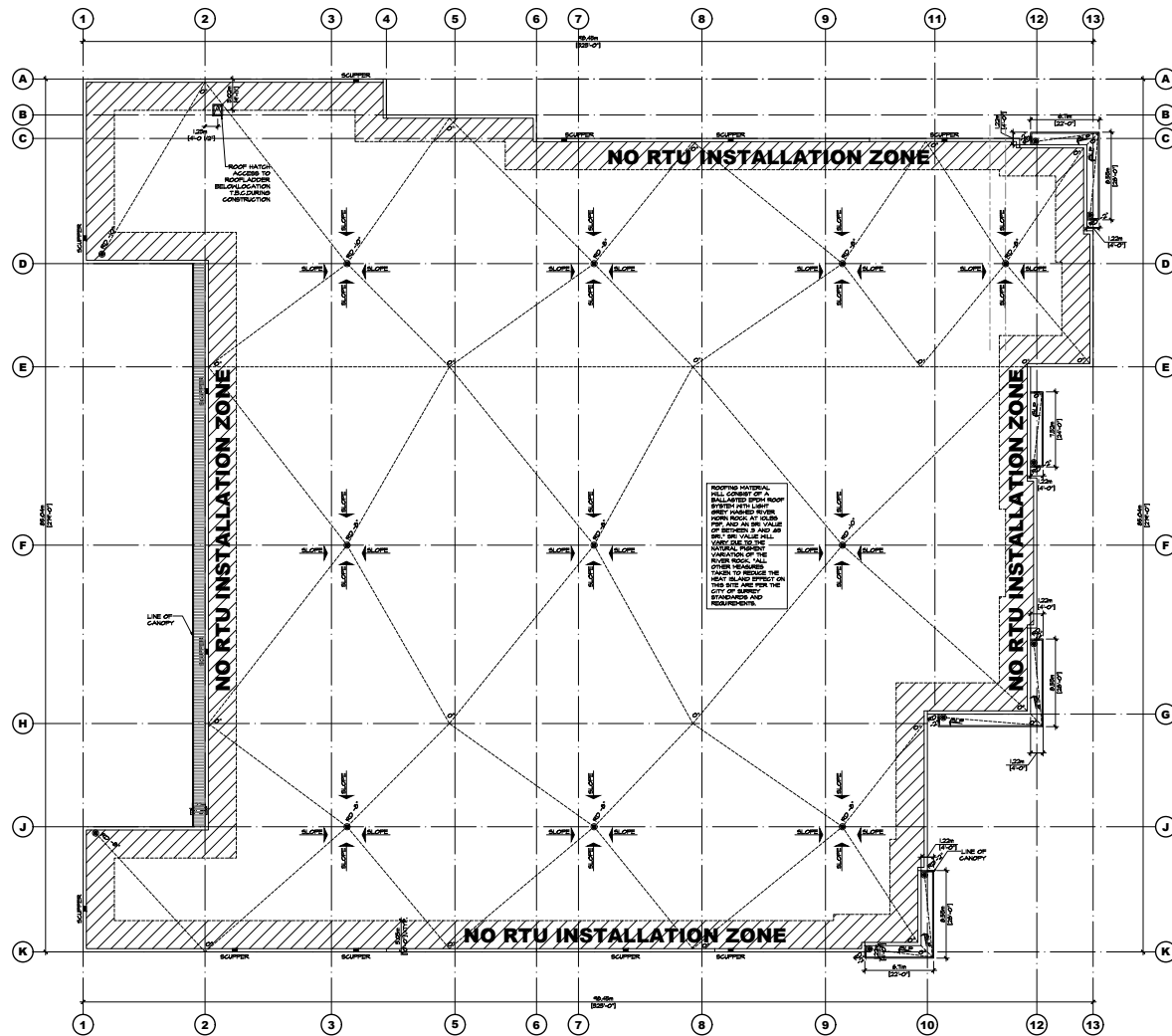
ORION CONSTRUCTION
 ORION CONSTRUCTION
 104 - 3950 191 STREET,
 SURREY BC, V3Z 0Y6
 PHONE: (604) 362-2964

PROJECT:
 PROPOSED MULTI TENANT BUILDING for
SHERWOOD INVESTMENTS
 ADDRESS: 1983 32 Ave, Surrey BC

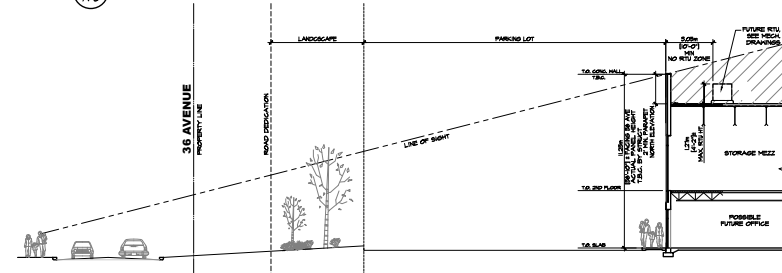
DRAWING
BASE PLAN

SEAL	JOB NO.	DRAWN
	19-044	N.P.
		N.P.
		C.B.
		OCT 13, 20

1
A-1.2 **BASE PLAN**
 SCALE: 1" = 30'-0"



1 ROOF PLAN
A-B SCALE: 1/8"=1'-0"



A SECTION A
A-2 SCALE: 3/32"=1'-0"

CHIP BARRETT ARCHITECT
 100 - 1003 10TH AVENUE, SUITE 100, VANCOUVER, B.C. V6H 2V6
 IN ASSOCIATION WITH
D. J. EDGE DESIGN INC.
 2525 ALBERTA STREET, VANCOUVER, B.C. V6K 2P9
 TEL: (604) 687-3855 FAX: (604) 687-3856

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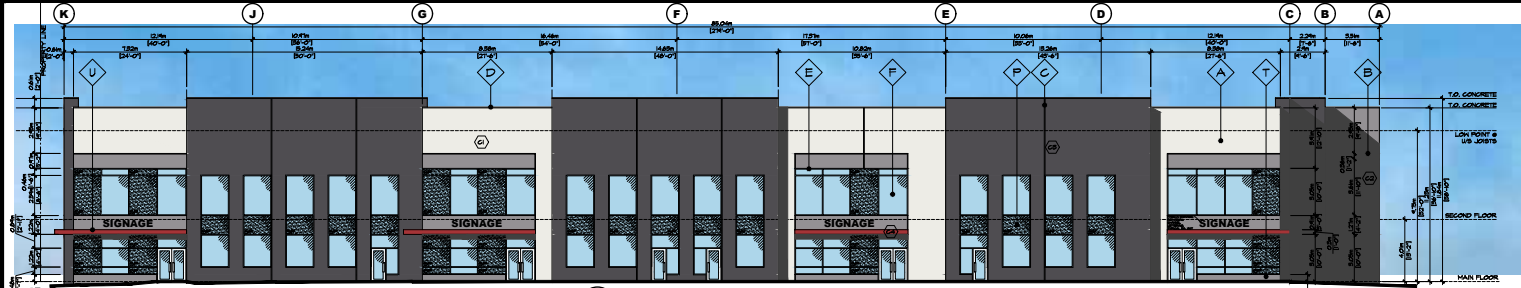
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GRON CONSTRUCTION
 GRON CONSTRUCTION
 104 - 3950 191 STREET,
 SURREY BC, V3Z 0Y6
 PHONE: (604) 362-2964

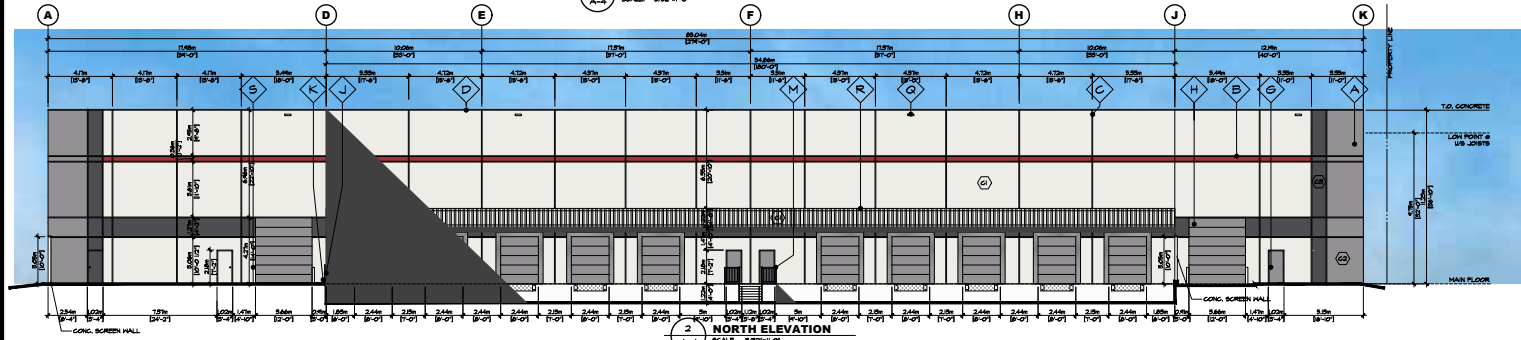
PROJECT:
 PROPOSED MULTI TENANT BUILDING for
SHERWOOD INVESTMENTS
 ADDRESS: 1983-32 Ave, Surrey BC

DRAWING

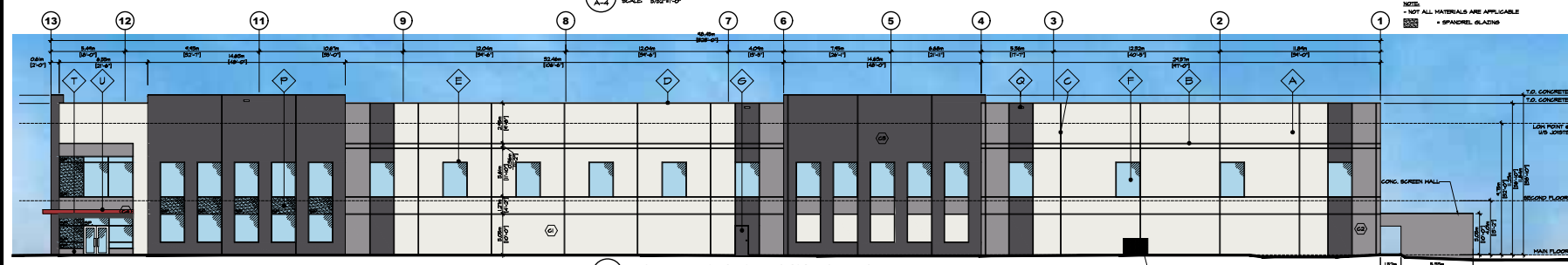
ROOF PLAN			
DESIGNED	N.P.	DRAWN	N.P. & J.A.
CHECKED	C.S.		
DATE			
PROJECT - DRAWING NUMBER		REV.	



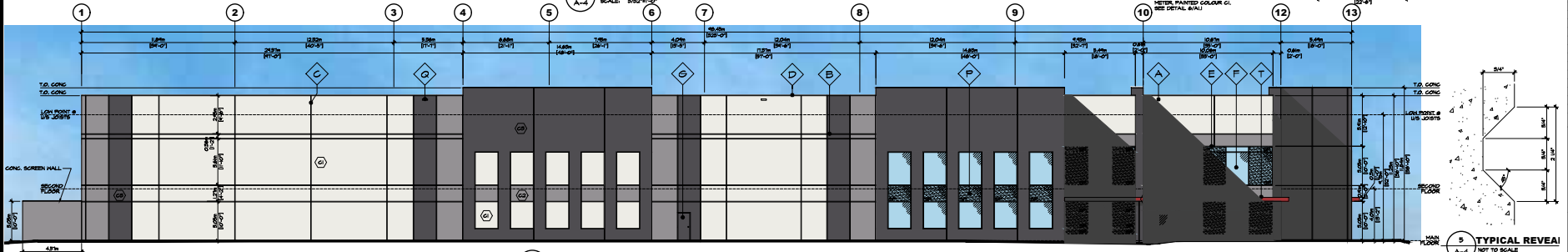
1 SOUTH ELEVATION (FRONTING 32 AVENUE)
SCALE: 3/32"=1'-0"



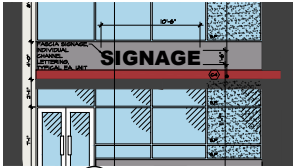
2 NORTH ELEVATION
SCALE: 3/32"=1'-0"



3 EAST ELEVATION (FRONTING 194TH STREET)
SCALE: 3/32"=1'-0"



4 WEST ELEVATION (FRONTING 193 STREET)
SCALE: 3/32"=1'-0"



5 FASCIA SIGN DETAIL
SCALE: 3/8"=1'-0"

PROJECT COLOURS

- ALL COLOURED SURFACES TO BE BENEHAM MOORE
- ① MAIN FIELD COLOUR 1. SHERWIN-WILLIAMS - PURE WHITE
 - ② FIELD ACCENT COLOUR 1. SHERWIN-WILLIAMS - MOONLIT ORCHID
 - ③ FIELD ACCENT COLOUR 2. SHERWIN-WILLIAMS - MOONLIT ORCHID
 - ④ FIELD ACCENT COLOUR 3. SHERWIN-WILLIAMS - PERLE NOIR
 - ⑤ FIELD ACCENT COLOUR 4. DULUX - CRIMSON RED
- ALL PREFINISHED ISOLATED METAL PANEL SURFACES TO BE KINGSPAN OR APPROVED EQUAL.
- ⑥ ANODISED ALUMINUM
 - ⑦ BLACK
 - ⑧ CLEAR LON E. ASHRAE 40, 30% COMPLIANT
 - ⑨ BLACK
 - ⑩ TYPICAL METAL GAP FLASHING
 - ⑪ BLACK
 - ⑫ SPANDREL GLAZING
 - ⑬ MEDIUM GRAY

PAINING
ALL HANDMADE AND WOOD SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION
FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY SPRAY PAINT
IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN THE EXISTING SURFACE AND THE PAINT TO BE APPLIED. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARATION PROCEDURES AS ADVISED BY THE BIDDING MANUFACTURERS.
THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE BEING PAINTED AND REPORT ALL DEFECTS TO THE ARCHITECT. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARATION PROCEDURES AS ADVISED BY THE BIDDING MANUFACTURERS.
DO NOT PAINT SURFACES ACCEPTED BY THE ARCHITECT CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, OILS OR GREASE WITH TSP, WASH, RINSE AND LET DRY.
PROTECT ALL OTHER SURFACES DURING PAINTING.
ALL EXTERIOR PAINT COLOURS FOR LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING CONTRACTOR TO PAINT A 300MM TEST PATCH ON WALL FOR APPROVAL, BEFORE PAINTING REMAINDER OF BUILDING.
ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER EXCEPT AS NOTED FOR SAFETY. PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.
PAINT SURFACES AS FOLLOWS:
1. CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LACER. USE THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
2. SPANDREL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
3. METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
4. ANODISED ALUMINUM - 1 COAT SEALER, 2 COATS BENT GLASS FINISH.
ALL PAINT TO BE BENEHAM MOORE OR APPROVED EQUAL.
ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.
CONCRETE TO BE COLOURED IF INTERIOR SIDE OF HANDICAP WALLS AND OR JOSTS AND DECK TO BE PAINTED.

LEGEND

- PROPOSED GRADE
EXISTING GRADE
- MATERIAL LEGEND**
- ① CONCRETE TILT-UP WALL TYP. - PAINTED
 - ② REVEAL IN CONCRETE - PAINTED
 - ③ PANEL JOINT
 - ④ PREFINISHED METAL GAP FLASHING
 - ⑤ STOREFRONT FRAMES - CLEAR ANODISED ALUMINUM
 - ⑥ STOREFRONT GLASS - CLEAR
 - ⑦ STEEL HANDDOORS - PAINTED
 - ⑧ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
 - ⑨ STEEL GUARDRAILS - PAINTED
 - ⑩ CONCRETE RETAINING WALLS - NATURAL FINISH (UNPAINTED TYP.)
 - ⑪ LIGHT FIXTURE - SEE ELECTRICAL DWGS
 - ⑫ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
 - ⑬ SPAK RECESS IN CONCRETE
 - ⑭ SPANDREL GLAZING (OBSOLETE TO MATCH VISION GLASS)
 - ⑮ METAL CLAD GLAZING
 - ⑯ STEEL BOLLARD - PAINTED
 - ⑰ CONCRETE CURB JADEL, PAINTED
 - ⑱ STEEL CANOPY
- NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
- SPANDREL GLAZING

CHIP BARRETT ARCHITECT
14 ASSOCIATION ST. W.
SUITE 1000, MISSISSAUGA, ONT. L4X 1L3
TEL: (905) 876-3333 FAX: (905) 876-3334
WWW.CHIPBARRETTARCHITECT.COM

D.FORCE DESIGN INC.
14 ASSOCIATION ST. W.
SUITE 1000, MISSISSAUGA, ONT. L4X 1L3
TEL: (905) 876-3333 FAX: (905) 876-3334
WWW.DFORCEDESIGN.COM

This drawing is an abstract of services in the design of the exterior elevations of the building. It does not constitute a contract. The contract documents, including the conditions of contract, drawings, specifications, and program of requirements, shall govern in the event of any discrepancy.

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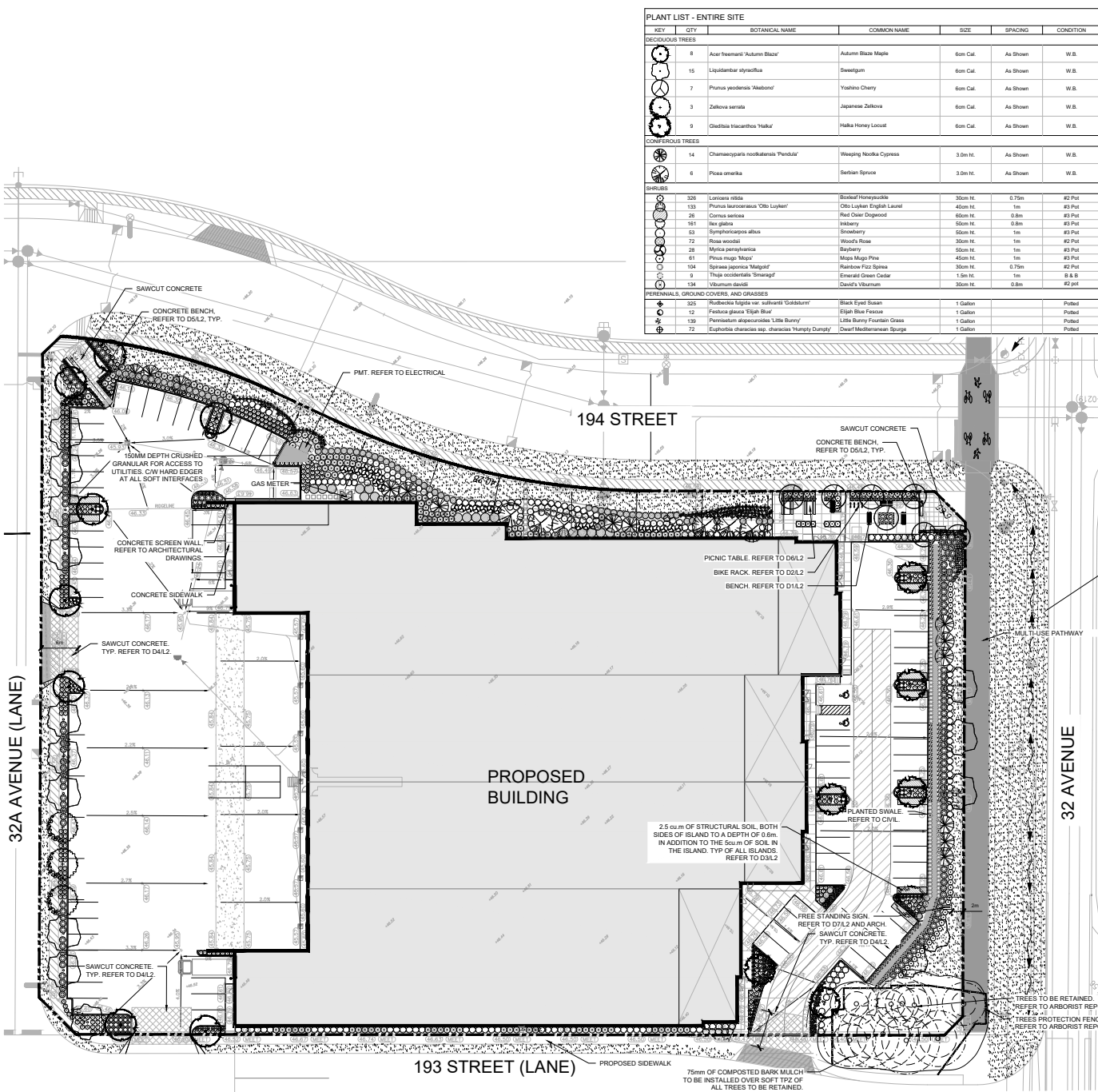
ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3950 191 STREET,
SUITE 101, B.C. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT: PROPOSED MULTI-TENANT BUILDING FOR
SHERWOOD INVESTMENTS
ADDRESS: 10032 32 Ave., Surrey BC

DRAWING

COLORED ELEVATIONS

SEAL	JOB NO.	DRAWN
	TRIM	N.P.
	DESIGNED	N.P.
	CHECKED	C.B.
	PLotted DATE	OCT 13/20



PLANT LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	8	Acer Freemanii 'Autumn Blaze'	Autumn Blaze Maple	60m Cal.	As Shown	W.B.
	15	Liquidambar styraciflua	Sweetgum	60m Cal.	As Shown	W.B.
	7	Prunus vanessa 'Akebono'	Yapohoo Cherry	60m Cal.	As Shown	W.B.
	3	Zelkova serrata	Japanese Zelkova	As Shown	As Shown	W.B.
	9	Ostrya vacillans 'Haku'	Haku Honey Locust	60m Cal.	As Shown	W.B.
CONIFEROUS TREES						
	14	Chamaecyparis nootkanensis 'Pendula'	Weeping Nootka Cypress	3.0m Ht.	As Shown	W.B.
	6	Picea canadica	Seitchell Spruce	3.0m Ht.	As Shown	W.B.
SHRUBS						
	126	Lonicera nitida	Spotted Honeyuckle	30m Ht.	0.75m	#2 Pot
	133	Prunus laurocerasus 'Obo Luyken'	Obo Luyken English Laurel	40m Ht.	1m	#3 Pot
	26	Cornus sericea	Red Osier Dogwood	60m Ht.	0.8m	#3 Pot
	161	Thuja glabra	Wahony	50m Ht.	0.8m	#3 Pot
	53	Symphoricarpos albus	Snowberry	50m Ht.	1m	#3 Pot
	72	Rosa woodii	Woods Rose	30m Ht.	1m	#2 Pot
	28	Mirica pennsylvanica	Burberry	50m Ht.	1m	#3 Pot
	61	Pinus mugo 'Mops'	Mops Mugo Pine	45cm Ht.	1m	#3 Pot
	194	Spiraea japonica 'Magdop'	Platanus Fizz Spiraea	30m Ht.	0.75m	#2 Pot
	9	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m Ht.	1m	S.B.S.
	134	Viburnum davidii	David's Viburnum	30m Ht.	0.8m	#2 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	125	Androsace heptane 'var. subulvaria' Goldstar	Black Eye Star	1 Gallon		Planted
	12	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gallon		Planted
	139	Pennisetum setaceum 'Little Bunny'	Little Bunny Fountain Grass	1 Gallon		Planted
	72	Euphorbia terrae-marie 'Shiradea' Humpty Dumpty'	Dwarf Mediterranean Spurge	1 Gallon		Planted

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUM IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT AN ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY OF ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANT IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON. AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - The regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of winter repair by the Owner or Owner's representative. Failure to do so after the required shall result in the work being undertaken by others. The cost of the work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
- Maintenance and additional installation of mulch.
- Wood removal.
- As Directed control.

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPAIR MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORK. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE KEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - SAWCUT CONCRETE
 - BIKE RACK
 - BENCH
 - TREE PROTECTION FENCING
 - EXISTING TREES TO BE RETAINED

SOODING NOTES

- SOODED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOO, WITH STRONG FIBROUS ROOT SYSTEM TWIX AND HEAVY GROWTH CONFORMING TO THE REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLENDED OF 10 VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL PEGRAM
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
- AREAS TO BE SOODED SHALL HAVE A MINIMUM 150MM TOPSOIL DEPTH.
- LOOSEN SOIL SURFACE PRIOR TO SOODING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SOODING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOO TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOO FROM DRYING, AND WATER SOO AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOO WILL BE REJECTED.
- LAY SOO DURING GROWING SEASON. LAY SOO IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- WATER SOO IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SOODED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

NOTE: GARAGE ENCLOSURE IS LOCATED INSIDE THE BUILDING.

Krahn GROUP OF COMPANIES

REGISTERED OFFICE:
401 - 3077 QUADRA AVE. ABOTSFORD, BC V2S 2E8
T: 604.853.8851 F: 604.853.1588 www.krahn.com

VANCOUVER OFFICE:
270 - 1313 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
T: 604.204.6852 F: 604.204.6853 www.krahn.com

KD Planning
DESIGN LTD

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAWCUT CONCRETE
- BIKE RACK
- BENCH
- TREE PROTECTION FENCING
- EXISTING TREES TO BE RETAINED

013/10/20	RE-ISSUED FOR DP
05/10/20	RE-ISSUED FOR DP
06/10/20	ISSUED FOR BP
22/06/20	RE-ISSUED FOR DP
16/08/20	RE-ISSUED FOR DP
24/07/20	RE-ISSUED FOR DP
14/11/19	RE-ISSUED FOR DP
25/09/19	ISSUED FOR REVIEW
20/09/19	ISSUED FOR REVIEW
NO. DATE: (NONE)	DESCRIPTION:
ISSUES & REVISIONS:	

SCALE:
B.C.S.L.A. #565

PROJECT NAME:
SHERWOOD INVESTMENTS

PROJECT ADDRESS:
19363 32 AVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

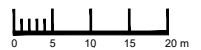
SCALE: 1:200
DRAWN: JT
CHECKED: ST
PROJECT NO.: 190502
DRAWING NO.: L1

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32A AVENUE (LANE)

193 STREET (LANE) PROPOSED SIDEWALK

75mm OF COMPOSTED BARK MULCH TO BE INSTALLED OVER TOP 100mm OF ALL TREES TO BE RETAINED.



MANUFACTURER: MAGLIN
 MODEL: MLB720
 COLOUR: BLACK POWDER COAT.
 QUANTITY: 4
 OR APPROVED EQUAL



D1 BENCH

N.T.S.

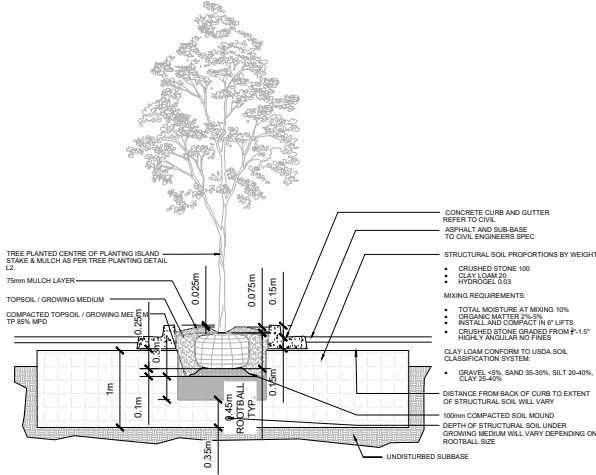
MANUFACTURER: ULINE
 MODEL NUMBER: H-6572
 COLOUR: ORION BLUE
 QUANTITY: 4



D2 BIKE RACK

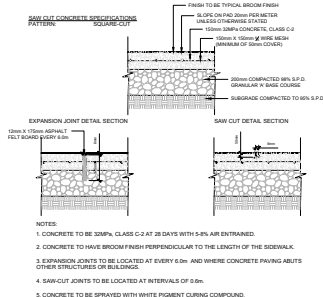
N.T.S.

D3 STRUCTURAL SOIL



N.T.S.

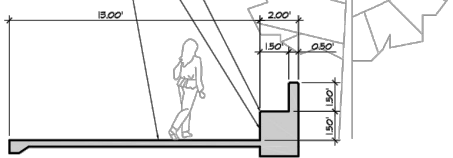
D4 SAW-CUT CONCRETE



N.T.S.

5/4" CHAMFER TYPICAL AT ALL EDGES
 CONCRETE BENCH

CONCRETE SIDEWALK



D5 CONCRETE BENCH

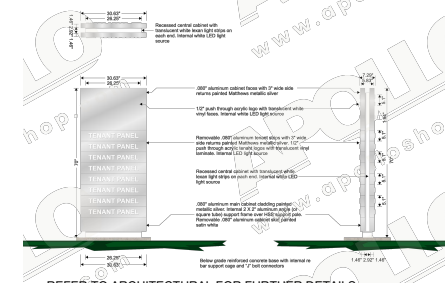
N.T.S.

MANUFACTURER: MAGLIN
 MODEL: MLPT720
 COLOUR: BLACK POWDER COAT.
 QUANTITY: 2



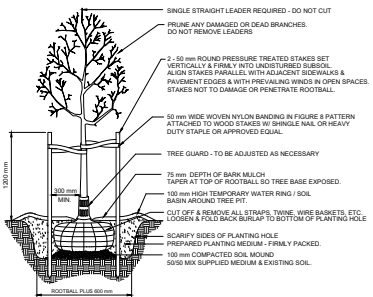
D6 PICNIC TABLE

N.T.S.



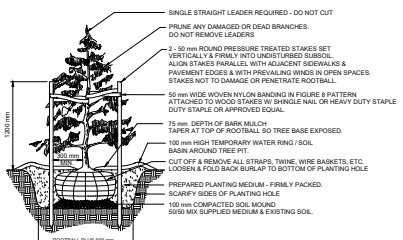
D7 FREESTANDING SIGN

N.T.S.



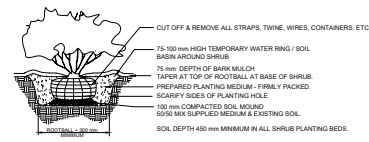
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

9	013/10/20	RE-ISSUED FOR DP
8	05/10/20	RE-ISSUED FOR DP
7	06/10/20	ISSUED FOR BP
6	22/06/20	RE-ISSUED FOR DP
5	16/08/20	RE-ISSUED FOR DP
4	24/07/20	RE-ISSUED FOR DP
3	14/11/19	RE-ISSUED FOR DP
2	25/09/19	ISSUED FOR REVIEW
1	20/09/19	ISSUED FOR REVIEW
NO.	DATE	REVISION / DESCRIPTION
ISSUES & REVISIONS:		

REAL

PROJECT NAME:
SHERWOOD INVESTMENTS

PROJECT ADDRESS:
19363 32 AVE SURREY, BC

DRAWING TITLE:
DETAIL & NOTES

SCALE: AS NOTED

DRAWN: JT

CHECKED: ST

PROJECT NO.: 190502

DRAWING NO.: **L2**

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TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

DATE: **October 13, 2020** PROJECT FILE: **7818-0364-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19363 32 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.0 metres for an ultimate 8.0 metre east/west lane.
- Dedicate 6.0 metre x 6.0 metre corner cut at the lane intersection.
- Dedicate 3.0 metre x 3.0 metre corner cut at lane and 194 Street
- Provide a 0.5 metre SROW fronting 32 Avenue and 194 Street.

Works and Services

- Construct east/west industrial lane.
- Complete a drainage study and provide a plan that incorporates the recommendations from the Campbell Heights Servicing Study prepared by New East Consulting Services Ltd. (July 2000) and the Latimar Lake Stormwater Detention Facility by Kerr Wood Leidal Associates Ltd. (2009) or addresses any discrepancies based on current information.
- Construct 194 Street to a collector standard.
- Construct 300mm sanitary sewer on 194 Street.
- Construct 300mm watermain on 194 Street.
- Construct 750mm storm sewer on 194 Street.
- Construct 4.0 metre MUP fronting 32 Avenue with pedestrian lighting.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,565.25 is required.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Jeff Pang, P.Eng.
Development Engineer
LR1



van der Zalm + associates inc.

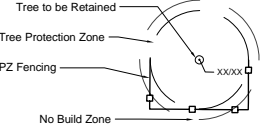
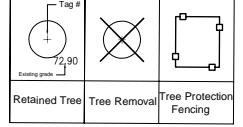
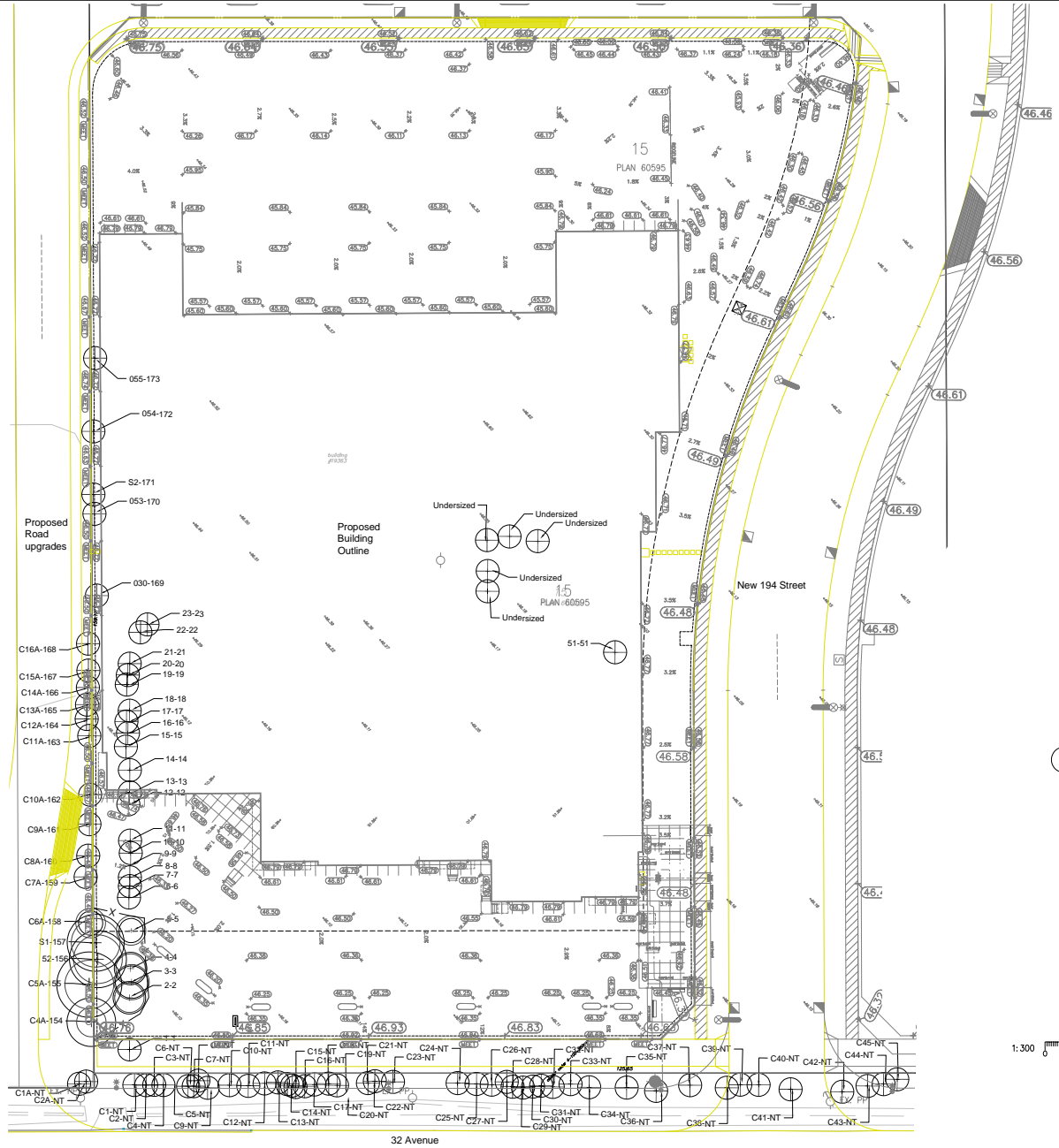
Table 2: Tree Replacement Summary**Address:** 19363 32nd Avenue, Surrey BC**Registered Arborist:** Kelly Koome

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	111
Protected Trees to be Removed	102
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio $\frac{1}{1} \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $102 \times \text{two (2)} = 204$	205
Replacement Trees Proposed (<i>Refer to Landscape Plan by KD Planning</i>)	62
Replacement Trees in Deficit	143
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{0} \times \text{one (1)} = 0$ All other Trees Requiring 2 to 1 Replacement Ratio $60 \times \text{two (2)} = 120$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Off-Site Trees to be Retained	0

Project Arborist
Kelly Koome

October 11, 2020

Z:\PROJECTS\DEVELOPMENT\PM\FINAL\VDZ\2018-40 QUARRY ROCK BUSINESS PARK\VDZ\SHEETS\40 TREE PROTECTION PLAN.DWG



2 TREE PROTECTION FENCING

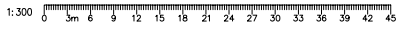
NTS

If There Are Checks in Resolution Underneath Tree
If the check-out note is not tree condition according to tag, regular or storm-tolerant, an arborist Certified Individual must be used. Any Resolution. The fence must be maintained as appropriate during the life of the tree.

Shield Obstructive Trees and Neighbors' Trees
The fence also allow and be used to determine the use of the protection fence for cleared area and trees in adjacent properties of the site.

- Check around trees and set-up as close to property line as possible without obstructing flow of traffic.
- Check around trees and set-up as close to property line as possible without obstructing flow of traffic.

NO ENTRY
The fence is not to be used as a barrier to any person or vehicle. No person or vehicle shall be allowed to enter the site through the fence for any reason whatsoever. The fence is not to be used as a barrier to any person or vehicle.



No.	By	Description	Date

REVISIONS TABLE FOR DRAWINGS			
3	KM	Issued for Arborist Report	Oct 9th, 2020
2	LJ	Issued for Arborist Report	Aug 14, 2020
1	DC	Issued for Arborist Report	May 19, 2020
No.	By	Description	Date

REVISIONS TABLE FOR SHEET			
Project: Sherwood Investments			
Location: 19363 32nd Ave, Surrey, BC			
Drawn: LJ	Stamp:		
Checked: JW			
Approved: MNVZ	Original Sheet Size: 24"x36"		
Scale: 1:300	CONTRACTOR SHALL CHECK ALL DIMENSIONS FOR THE SHEET AND BEFORE ANY CONSTRUCTION. ALL DIMENSIONS AND NOTATIONS AND THE EXCLUSIONS PROVIDED FOR THE CONSTRUCTION MUST BE TURNED AT THE COMPLETION OF THE WORK. ALL RECORDING OR APPROVAL DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS EXPLICITLY PERMITTED FOR REUSE/RECONSTRUCTION.		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0364-00

Issued To:

(the "Owner")

Address of Owner:

- 1. This development variance 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 variance permit.
- 2. This development variance 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: 002-292-548
 Lot 15 Section 27 Township 7 New Westminster District Plan 60595 Except Plan EPP90832
 and EPP90833

19363 - 32 Avenue

(the "Land")

- 3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 47A Section F. Yards and Setbacks of the "Business Park 1 Zone (IB-1)" the minimum side yard setback (west) to the lane is reduced from 7.5 metres to 1.5 metres.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SCHEDULE A

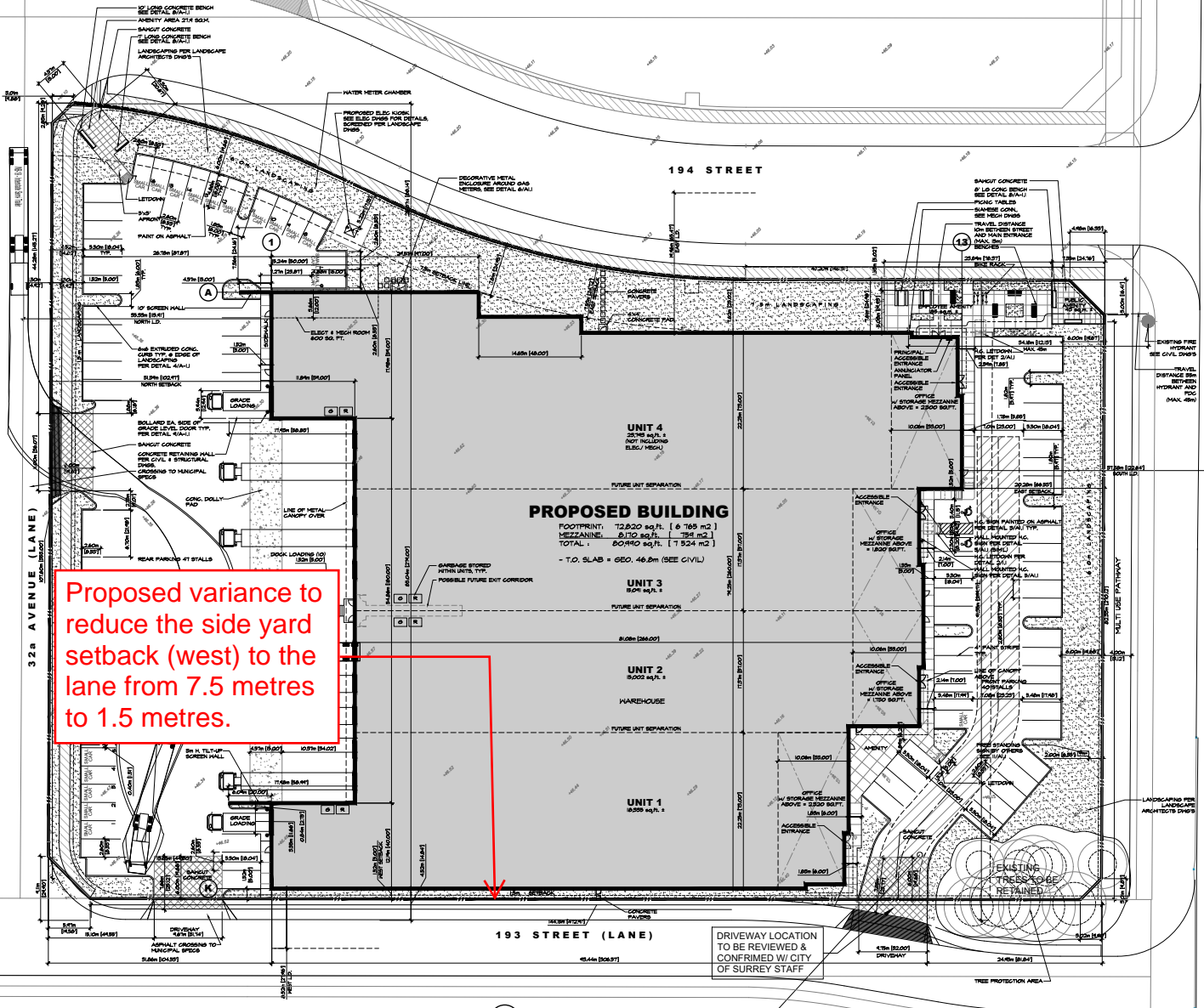


30
PLAN 1467

CHIP BARRETT ARCHITECT
1414 - 1000
1414 BURNETT STREET, SUITE 100
VANCOUVER, BC V6Z 2S6

D.FORCE DESIGN INC.
1414 - 1000
1414 BURNETT STREET, SUITE 100
VANCOUVER, BC V6Z 2S6

IN ASSOCIATION WITH



Proposed variance to reduce the side yard setback (west) to the lane from 7.5 metres to 1.5 metres.

SITE DATA:

CIVIC ADDRESS: 7562 83 AVENUE, BURNET, BC
LEGAL DESCRIPTION: LOT 8 SECTION 27 TORBURN PLAN NUMBER 160 PART 84 V4
SITE AREA (GROSS): 4.44 ACRES OR 2.00 HECTARES (23,297 sq.ft. 20,000 sq.m)
SITE AREA (NET): 5.98 ACRES OR 2.60 HECTARES (32,409 sq.ft. 29,848 sq.m)
BUILDING AREA (FOOTPRINT): 72,600 sq. ft. (6,705 sq.m)
ZONING: DISTRICT A-1
SITE COVERAGE (GROSS MAX): 12,500 sq.ft. / 28,387 sq.m = 34.25%
SITE COVERAGE (NET MAX): 12,500 sq.ft. / 29,848 sq.m = 41.90%
FAA 1.0 HAU GROSS: 12,500 sq.ft. / 28,387 sq.m = 43.70%
FAA 1.0 HAU NET: 12,500 sq.ft. + 8,710 sq.ft. / 37,097 sq.m = 33.70%

REQUIRED:

REQUIRED: FRONT (SOUTH) 82 (8.0m) 64 (6.0m) 20 (2.0m)
RETRACED: REAR (NORTH) 29 (2.9m) 20 (2.0m) 25 (2.5m)
SIDE (WEST) (ABUTTING PLANNING STREET): 29 (2.9m) 24 (2.4m)
SIDE (WEST) (ABUTTING PLANNING STREET): 29 (2.9m) 7 (0.7m) 8 (0.8m)
ONE SIDE YARD MAY BE REQUIRED TO BAY IF THE SIDE YARD BAY LAND WHICH IS COMMERCIAL, INDUSTRIAL OR HOED EMPLOYMENT.

PARKING PROVIDED:

1st FLOOR OFFICE: 1 STALL PER 400 sq.ft.
2nd FLOOR RESIDENTIAL: 1 STALL PER 100 sq.ft.
STORAGE MEZZANINE: 1 STALL PER 100 sq.ft.
TOTAL REQUIRED: 66 (6.6) BAY
PARKING PROVIDED: 66 (6.6) BAY
LOADING SPACES PROVIDED: 2 (0.2) BAY
SMALL PARKING PROVIDED (288 MAX): 2 (0.2) BAY

GENERAL NOTES:

1. SERVICES SHOWN ARE REPRESENTATIVE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
2. APPLICABLE SUBBASE DESIGN PER SOils REPORT.
3. CONTRACTOR TO PROVIDE FOOTING & WALL BURIED BY RESIDENTIAL LOCALS DURING CONSTRUCTION. BURIED COPIES OF THE FOUNDATION REPORT.
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE REELS.
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.
6. ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CANADIAN STANDARDS ASSOCIATION APPROVED.
7. CONTRACTOR TO ENSURE THAT ALL DIMENSIONS AND OFFERSE ARE AMBIT OF HIMSELF OF THE PLAN AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE PROJECT IMMEDIATELY TO THE ARCHITECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO OBTAIN ALL NECESSARY APPROVALS FROM THE SUPPLIER.
9. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE ARCHITECT. ALL DIMENSIONS AND FITTERS MUST BE CANADIAN STANDARDS ASSOCIATION APPROVED.
10. ALL PROPERTY LINE DIMENSIONS & BOUNDARY ANGLES ARE PROVIDED & ARE TO BE CONFIRMED BY SURVEY.
11. VARIOR SHOWN SHALL BE CONTINUED AND INSTALLED SO THAT ALL JOINTS ARE BEHIND OR LAPPED AND ARE LOCATED AT TRAPPING POSITIONS, TURNING OR BENDING ELECTRICAL BODIES OR EQUIPMENT SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VENTILATION SYSTEM.
12. THE DESIGNER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM THAT WHICH IS SHOWN ON THESE DRAWINGS.
13. THE DESIGNER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. THERE SHALL BE SUFFICIENT DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE REVISIONS BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONTRACTORS RESPONSIBLE.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
17. SAMPLES OF ALL INTRODUCED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR SOGAL METHOD AND PRACTICES. PROVIDE ROOF HANDBOOK TO COORDINATING ARCHITECT/ENGINEER.
19. PROVIDE SEALED JOINT DRAINAGE FOR ALL DOORS, WINDOWS, JOINING MATERIALS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).
20. ALL PROPERTY LINE DIMENSIONS & BOUNDARY ANGLES ARE PROVIDED & ARE TO BE CONFIRMED BY SURVEY.
21. ROOF SYSTEM TO BE INSTALLED TO MEET ALL REQUIREMENTS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
22. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND TO PROVIDE PROTECTION AND THERMAL CONNECTION, PROVIDE DOCUMENTATION TO ARCHITECT.

PROPOSED BUILDING

FOOTPRINT: 72,600 sq.ft. (6,705 sq.m)
MEZZANINE: 8,710 sq.ft. (804 sq.m)
TOTAL: 81,310 sq.ft. (7,509 sq.m)

- T.O. SLAB = G.S.D. 46.6m (SEE CIVIL)

UNIT 4: 20,000 sq.ft. (1,858 sq.m) - NOT INCLUDING ELEC. MECH.

UNIT 3: 8,000 sq.ft. (743 sq.m)

UNIT 2: 8,000 sq.ft. (743 sq.m)

UNIT 1: 8,000 sq.ft. (743 sq.m)

DRIVEWAY LOCATION TO BE REVIEWED & CONFIRMED W/CITY OF SURREY STAFF

SITE PLAN SCALE: 1" = 20'-0"

LEGEND

- EXISTING GRADE
- PROPOSED GRADE

VARIOUS: AREA INDICATES FIRE TRUCK ACCESS ROUTE TO MAIN FIRE TRUCK ACCESS ROUTE PER BCFC 2008 2.3.2.1 (i) (ii) (iii) (iv) (v) (vi) (vii) (viii) (ix) (x) (xi) (xii) (xiii) (xiv) (xv) (xvi) (xvii) (xviii) (xix) (xx) (xxi) (xxii) (xxiii) (xxiv) (xxv) (xxvi) (xxvii) (xxviii) (xxix) (xxx) (xxxi) (xxxii) (xxxiii) (xxxiv) (xxxv) (xxxvi) (xxxvii) (xxxviii) (xxxix) (xxxx) (xxxxi) (xxxxii) (xxxxiii) (xxxxiv) (xxxxv) (xxxxvi) (xxxxvii) (xxxxviii) (xxxxix) (xxxxx) (xxxxxi) (xxxxxii) (xxxxxiii) (xxxxxiv) (xxxxxv) (xxxxxvi) (xxxxxvii) (xxxxxviii) (xxxxxix) (xxxxxx) (xxxxxxi) (xxxxxxii) (xxxxxxiii) (xxxxxxiv) (xxxxxxv) (xxxxxxvi) (xxxxxxvii) (xxxxxxviii) (xxxxxxix) (xxxxxxx) (xxxxxxxi) (xxxxxxxii) (xxxxxxxiii) (xxxxxxxiv) (xxxxxxxv) (xxxxxxxvi) (xxxxxxxvii) (xxxxxxxviii) (xxxxxxxix) (xxxxxxxix) (xxxxxxxix) (xxxxxxxix)

The drawings are prepared as a result of the information provided by the client. The architect does not warrant the accuracy or completeness of the information provided. The architect is not responsible for the accuracy or completeness of the information provided by the client. The architect is not responsible for the accuracy or completeness of the information provided by the client.

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ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3190 191 STREET,
SURREY, BC V3Z 0V6
PHONE: (604) 362-2944

PROJECT: PROPOSED MULTI TENANT BUILDING IN SHERWOOD INVESTMENTS
 ADDRESS: 1933 30 Ave, Surrey BC
 DRAWING

SITE PLAN

SEAL	JOB NO.	DRAWN
	18144	MP
		NP
		CP
		CHK
		DATE
		DATE
		DATE