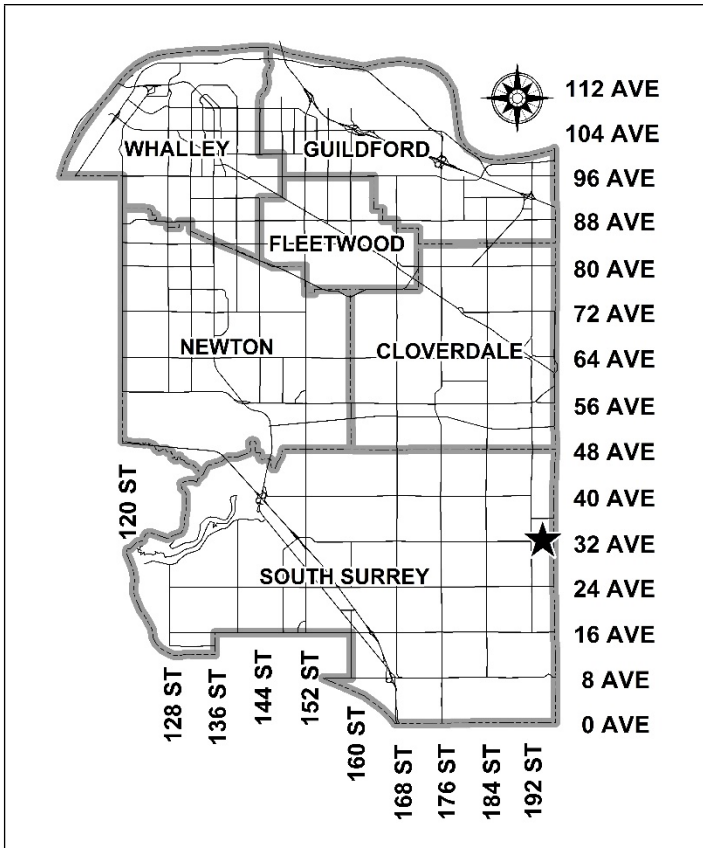


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0236-00

Planning Report Date: May 4, 2020



**PROPOSAL:**

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

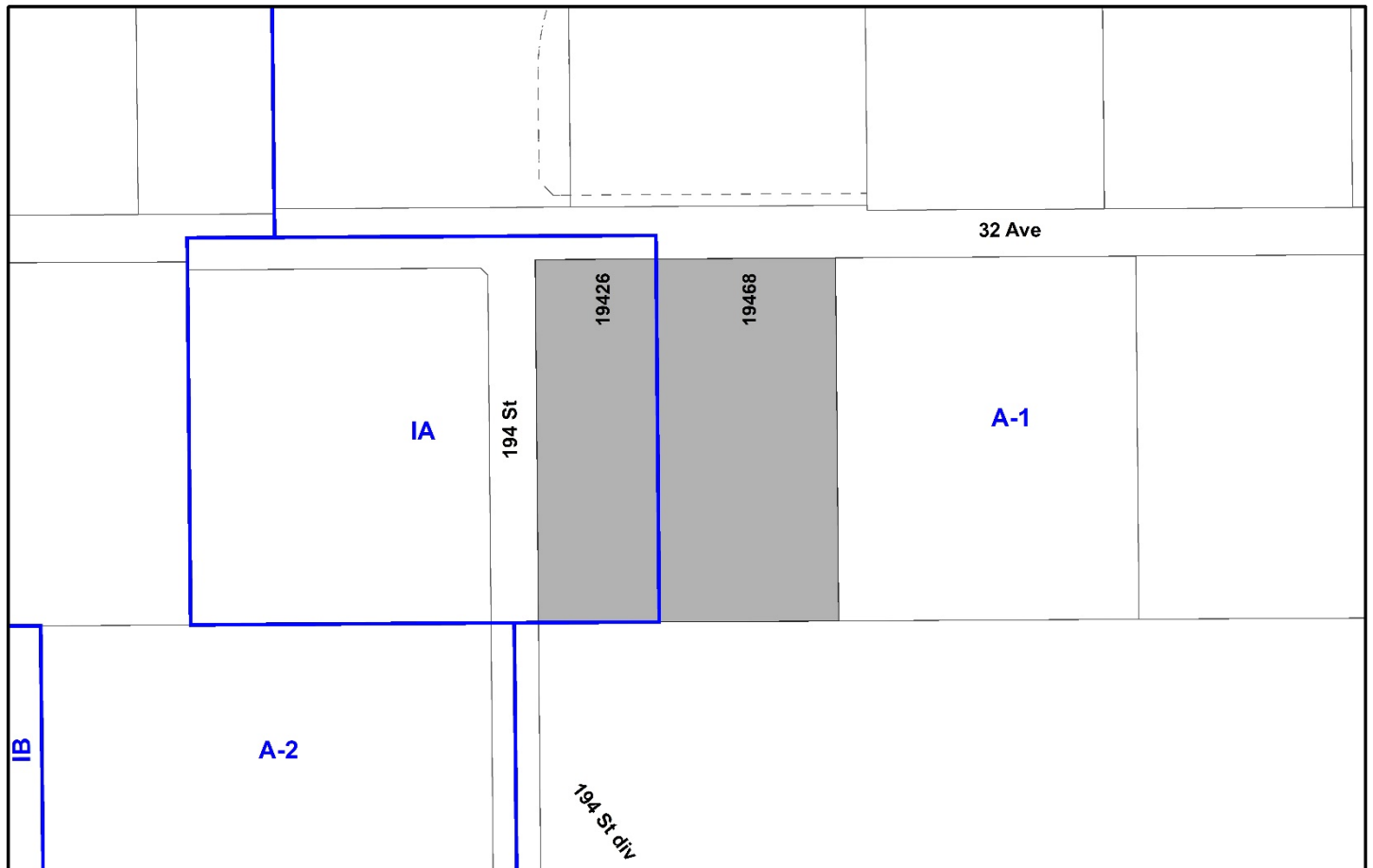
to permit the development of a 9,985 square metre multi-tenant industrial building.

**LOCATION:** 19426 - 32 Avenue  
 19468 - 32 Avenue

**ZONING:** IA and 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; and
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce the minimum setback requirements of the "Business Park 1 Zone (IB-1)" and to reduce the width of a drive aisle to permit one-way movement in a proposed industrial development.

**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 Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The reduced rear (south) yard setback and minimum width of a drive aisle will allow for full-movement of trucks on the site so that trucks can access the intersection of 194 Street and 32 Avenue for left turns. This will divert the majority of truck traffic away from the Township of Langley.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Agro-Industrial Zone (IA)" and "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. 7919-0236-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0236-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (south) yard setback of the IB-1 Zone from 7.5 metres to 5.25 metres to the principal building face; and
  - (b) to reduce the minimum width of a drive aisle for one-way movement from 7.5 metres to 5.25 metres.
4. Council instruct staff to resolve the following issues prior to final approval:
  - (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 subdivision layout 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) demolition of existing buildings and structures 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 use that require a Metro Vancouver air quality permit from locating on the site.

**SITE CONTEXT & BACKGROUND**

<b>Direction</b>	<b>Existing Use</b>	<b>LAP Designation</b>	<b>Existing Zone</b>
Subject Site	Acreage single family homes.	Business Park and Landscaping Strips	IA and A-1
North (Across 32 Avenue):	Truck parking facility that is being developed under Development Application No. 7919-0309-00 to permit a Temporary Use Permit for truck parking and outdoor storage of goods for a period not to exceed one year. Property also under Development Application Nos. 7918-0144-00 for subdivision and 7917-0529-00 to Rezone to IB-1 to permit a multi-tenant industrial building.	Business Park and Landscaping Strips	A-1
East:	Acreage single family home. Property is under Development Application No. 7919-0035-00, which proposes to rezone to IB-1 and a General Development Permit.	Business Park and Landscaping Strips	A-1
South:	Forested City land.	Business Park	A-1
West (Across 194 Street):	Greenhouses and unauthorized truck parking facility under Development Application No. 7918-0195-00, which proposes rezoning to IB-2 and a General Development Permit.	Business Park and Landscaping Strips	IA

**Context & Background**

- The subject 1.95 hectare site is located at the intersection of 32 Avenue and 194 Street in Campbell Heights. The site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP) and zoned "Agro Industrial Zone (IA)" and "General Agriculture Zone (A-1)".

**DEVELOPMENT PROPOSAL****Planning Considerations**

- The applicant proposes to rezone the site from "Agro Industrial Zone (IA)" and "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 10,449 square metre multi-tenant industrial building.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1.95 hectares
Road Dedication:	899 square metres
Net Site Area:	1.86 hectares
<b>Number of Lots:</b>	1
<b>Building Height:</b>	10.5 metres
<b>Floor Area Ratio (FAR):</b>	0.56
<b>Floor Area</b>	
Industrial	9,209.8 square metres
Office:	1,239.3 square metres
Total:	10,449.1 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, with one from 32 Avenue and two onto 194 Street. As 32 Avenue will be limited to right-in/right-out movement, a one-way drive aisle on the south boundary of the site connecting to 194 Street will provide full-movement access for truck traffic. Therefore, truck traffic entering the Township of Langley will be limited.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

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

## Official Community Plan

### Land Use Designation

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

### 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 32 Avenue and 194 Street with expansive two-level spandrel glazing and includes a small amenity plaza at the intersection of 32 Avenue and 194 Street).*

- 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 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 development proposes bioswales around the perimeter of the site for on-site stormwater management).*

## 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.

### 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 194 Street frontage, wrapping around to the 32 Avenue frontage. While a portion of the 32 Avenue 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 32 Avenue. The building façade along 194 Street maintains a high quality design through the use of two-level spandrel glazing, a landscaped bioswale, and a coordinated use of cladding and colours).*

### Zoning By-law

- The applicant proposes to rezone the subject site from "Agro-Industrial Zone (IA)" and "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
<b>Floor Area Ratio:</b>	1.0	0.56
<b>Lot Coverage:</b>	60%	49%
<b>Yards and Setbacks</b>		
North:	7.5 metres	8.17 metres
East:	7.5 metres	15.57 metres
South:	7.5 metres	5.25 metres
West:	9.0 metres	24.95 metres
<b>Height of Buildings</b>		
Principal buildings:	14 metres	10.52 metres
Accessory buildings:		

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
<b>Parking (Part 5)</b>		
<b>Number of Stalls</b>		
Industrial:	92	
Office:	31	
Total:	123	134
Small Car (%):	35% (43 spaces)	24% (32 spaces)
Accessible (Van Accessible):	2 accessible (1 to be van accessible)	2 accessible (1 van accessible)

### Variances

- The applicant is proposing the following variances:
  - to reduce the minimum rear (south) yard setback of the IB-1 Zone from 7.5 metres to 5.25 metres to the principal building face; and
  - to reduce the minimum width of a drive aisle for one-way movement from 7.5 metres to 5.25 metres.
- Given that the access onto 32 Avenue is restricted to right-in/right-out, the reduced rear (south) yard setback and minimum width of a drive aisle will allow for full-movement of trucks on the site so that trucks can access the intersection of 194 Street and 32 Avenue for left turns. This will divert the majority of truck traffic away from the Township of Langley.
- Staff support the requested variances to proceed to Public Notification.

### Signage

- The applicant is proposing a free-standing address sign at the intersection of 32 Avenue and 194 Street. The sign is setback a minimum of 2 metres from the property line and is integrated into the amenity area bench seating.
- The applicant is proposing fascia signage in channel lettering above each tenant entry. Future tenants will need to submit Sign Permit Applications in accordance with this DP and the Sign By-law.
- If the same tenant occupies several units, only one sign per tenant will be permitted, as per the Sign By-law.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.



## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 18, 2020 to 39 properties and the Development Proposal Signs were installed on March 16, 2020. Staff received one response from the Little Campbell Watershed Society enquiring about stormwater runoff (*staff comments in italics*):

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

## 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 applicant has worked with staff to anchor the building to 32 Avenue and provide prominent glazing at the corner of 32 Avenue and 194 Street in order to improve the public realm interface. The applicant also worked with staff to ensure there is full-movement for truck traffic by providing a one-way drive-aisle on the south boundary of the site, which will limit truck traffic turning right onto 32 Avenue and entering the Township of Langley.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the entrances to each unit, at the corner of 32 Avenue and 194 Street, and along the length of the building abutting 194 Street. The entrances to each unit are enhanced with steel canopies painted in brown ("Night Shade") and dark blue ("Down Pour Blue").
- The tilt-up concrete will be composed of a combination of neutral colours including beige ("Fog Mist") and grey ("Deep Silver").

### Landscaping

- The proposed landscaping consists of an 8.2 metre wide landscape buffer on 32 Avenue and a 6.0 metre wide landscape buffer on 194 Street, inclusive of a 1.2 metre wide bioswale.
- The proposed landscaping consists of a variety of trees, including: Katsura, Yoshino Cherry, Japanese Zelkova, and Maple. The proposed tree plantings will be complemented by a variety of shrubs and ground covers.

## TREES

- Shan Tennyson, ISA Certified Arborist of KD Planning and Design Ltd. 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
<b>Alder and Cottonwood Trees</b>			
Cottonwood	8	8	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	0
Cherry	2	2	0
Hazel	2	2	0
<b>Coniferous Trees</b>			
Douglas Fir	24	15	9
Lodgepole Pine	1	1	0
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>32</b>	<b>23</b>	<b>9</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>63</b>	
<b>Total Retained and Replacement Trees</b>		<b>72</b>	
<b>Contribution to the Green City Program</b>		<b>\$0</b>	

- The Arborist Assessment states that there is a total of thirty-two (32) mature trees on the site, excluding Alder and Cottonwood trees. Eight (8) existing trees, approximately 20% of the total trees on the site, are Cottonwood trees. 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 Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of fifty-four (54) replacement trees on the site. The applicant is proposing 63 replacement trees, meeting City requirements.
- In addition to the trees noted above, all trees within 10 metres of the southern property line on the adjacent property (2990 – 194 Street), were assessed. All trees assessed within that area are protected, regardless of size as it is City-owned land.
- The new trees on the site will consist of a variety of trees including Katsura, Yoshino Cherry, Japanese Zelkova, and Maple.

- In summary, a total of seventy-two (72) trees are proposed to be retained or replaced on the site.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7919-0236-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm

# PROPOSED BUILDING for: CEDAR COAST 32nd AVE CONSOLIDATED

ADDRESS: 19426 & 19468 32 AVENUE, SURREY, B.C.

LOT 30 EXCEPT: EAST 3.785 CHAINS; EAST 3.785 CHAINS OF LOT 30;  
BOTH OF SECTION 22, TOWNSHIP 7, NWD, PLAN 1467

**CHIP BARRETT ARCHITECT**  
100 - 1003 20 AVENUE, SUITE 100, VANCOUVER, B.C. V6L 2A5

**D. J. EDGE DESIGN INC.**  
2055 - 140 AVENUE, SUITE 100, VANCOUVER, B.C. V6L 2A9  
TEL: (604) 607-3855 WWW.DJEDGEDESIGN.COM

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1	FEB 12 20	RE-ISSUED FOR O.P.
0	NOV 15 19	ISSUED FOR O.P.
	AUG 19 19	ISSUED FOR O.P.
NO.	DATE	DESCRIPTION



PROJECT  
**CEDAR COAST  
32 AVE.  
CONSOLIDATED**  
ADDRESS: 19426 & 19468 32 AVENUE, SURREY, B.C.

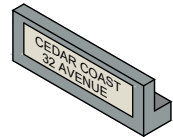
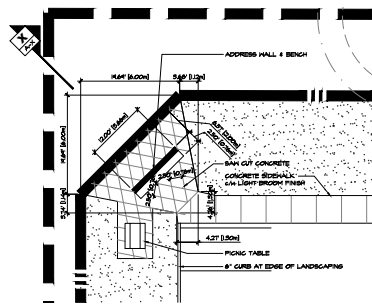
**COVER SHEET**

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CHECKED	C.B.	
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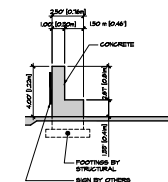
**ARCHITECTURAL DRAWING LIST**

COVER SHEET	A-0
SITE PLAN	A-1
SITE PLAN DETAILS	A-1.1
BASE PLAN	A-1.2
GROUND FLOOR PLAN	A-2
MEZZANINE FLOOR PLAN	A-2.1
ROOF PLAN	A-3
OVERALL COLOURED ELEVATIONS	A-4

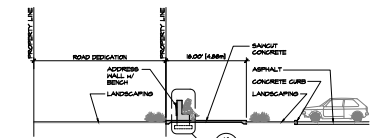




**BENCH / SIGN PERSPECTIVE**

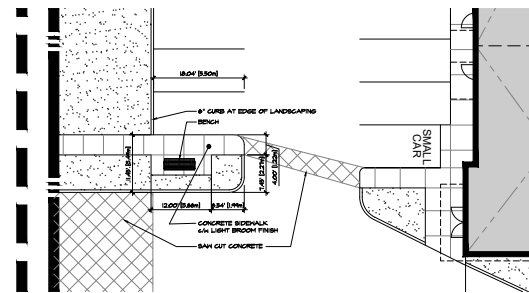


**BENCH / SIGN DETAIL 'Y'**



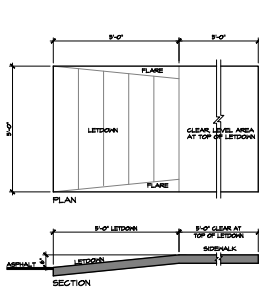
**AMENITY SECTION 'X'**

**1 FRONT AMENITY AREA**  
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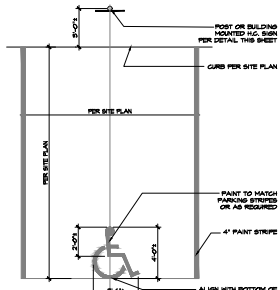


**2 EMPLOYEE AMENITY AREA**

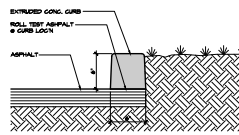
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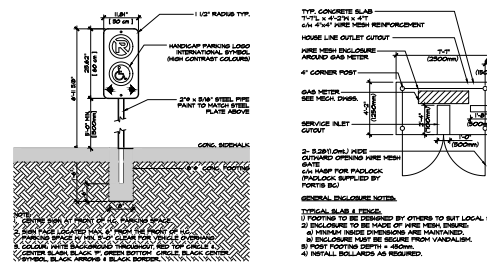
**3 H.C. LETDOWN DETAIL**  
SCALE: 1/4" = 1'-0"



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



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



**6 HANDICAP SIGN DETAIL**  
SCALE: 1/4" = 1'-0"

**7 GAS METER DETAIL**  
SCALE: 1/4" = 1'-0"



**8 CONTEXT PLAN**  
SCALE: 1" = 800'-0"

**CHIP BARRETT ARCHITECT**  
1400-1600-1600  
PH: 403-243-7272  
14 ASSOCIATION WITH  
**D.FORCE DESIGN INC.**  
2625A ALLIANCE STREET, ARDERTOWN, B.C. V2B 3J9  
TEL: (604) 807-9555 EMAIL: DARC@DFORCE.COM

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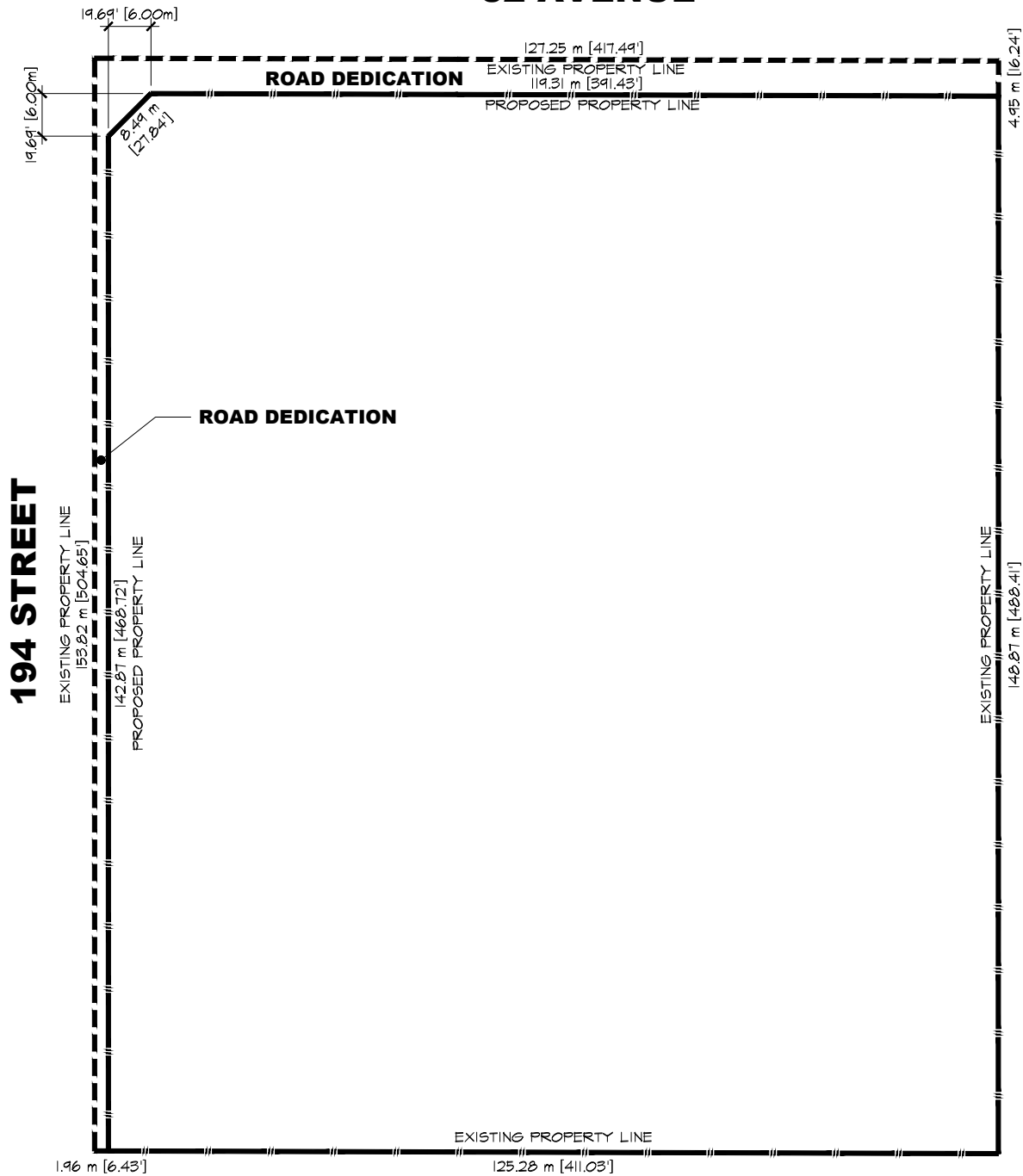
PROJECT:  
**CEDAR COAST 32 AVE. CONSOLIDATED**  
ADDRESS: 1942 & 1948 32 AVENUE, SURVEY, B.C.

DRAWING:  
**SITE DETAILS**

SEAL	JOB NO. 19423	DRAWN M.M.
	DESIGNED	
	CHECKED C.B.	
	PLOT DATE: APR 24 2020	

PROJECT / DRAWING NUMBER: **A-1.1** REV: **5**

# 32 AVENUE



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

**CHIP BARRETT ARCHITECT**  
ARCHITECTS  
1000 W. ALIHI DRIVE, SUITE 200  
HONOLULU, HAWAII 96813

**D. J. FORGE DESIGN INC.**  
REGISTERED PROFESSIONAL ENGINEER  
1000 W. ALIHI DRIVE, SUITE 200  
HONOLULU, HAWAII 96813

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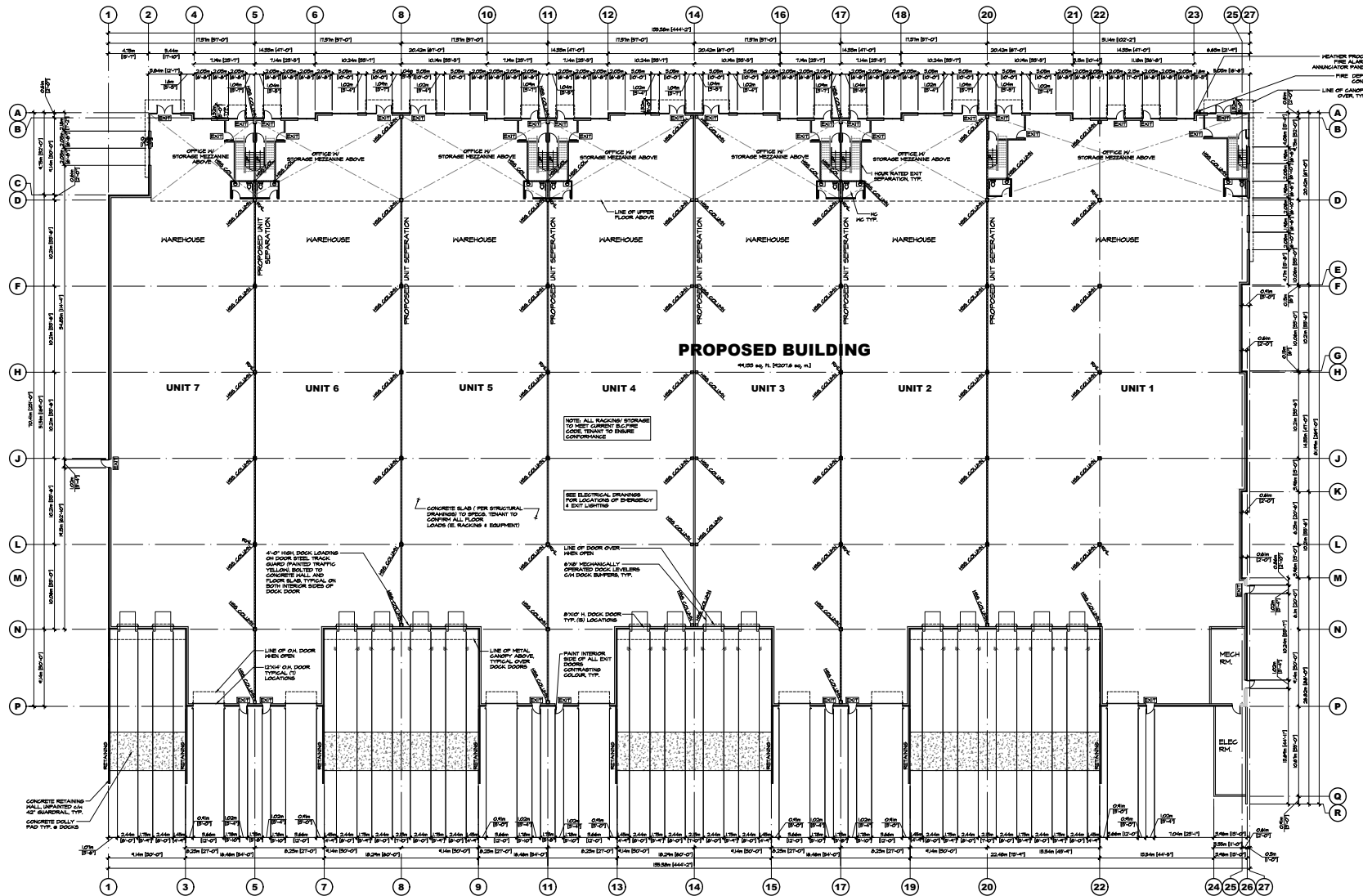


**PROJECT**  
CEDAR COAST  
32 AVE.  
CONSOLIDATED  
ADDRESS: 1942 & 1945 32 AVENUE, SURVEY, B.C.

**DRAWING**  
**BASE PLAN**

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PLotted DATE		09/24/20

PROJECT - DRAWING NUMBER  
**A-1.2** REV. **4**



**GROUND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**CHIP BARRETT ARCHITECT**  
1410 - 1415  
PH: 504-555-1377  
FAX: 504-555-1378  
IN ASSOCIATION WITH  
**D.FORCE DESIGN INC.**  
2625A ALLIANCE STREET, ARDIFORM, B.C., V2E 3J9  
TEL: (604) 679-0585 EMAIL: INFO@DFORCE.COM

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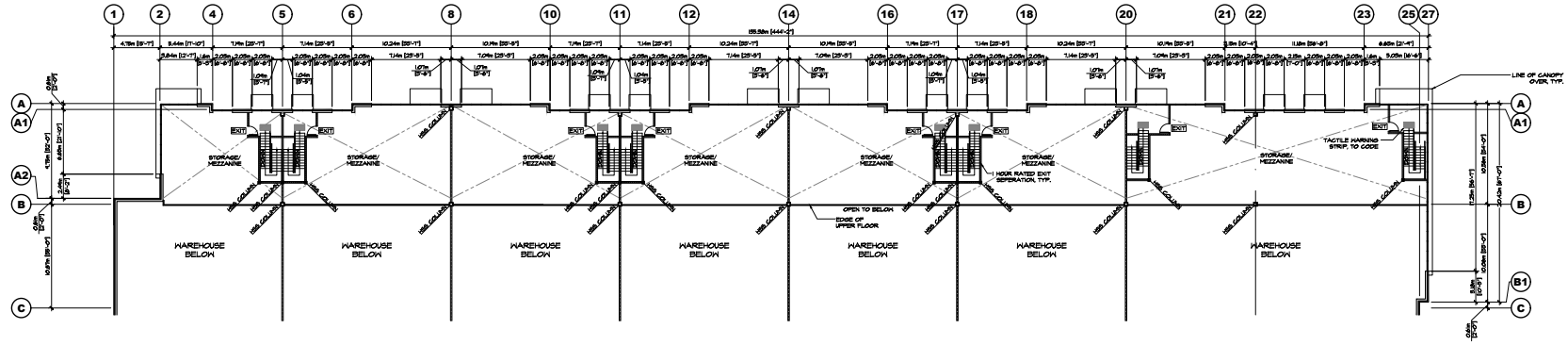


PROJECT  
**CEDAR COAST**  
32 AVE.  
CONSOLIDATED  
ADDRESS: 1402 & 1408 32 AVENUE, SURREY, B.C.  
DRAWING  
**GROUND FLOOR PLAN**

SEAL	JOB NO.	DRAWN
	1809	D.F.
	DESIGNED	
	DRAWN	
	CHECKED	C.S.
	PLOT DATE	APR 24, 20

PROJECT - DRAWING NUMBER: REV  
**A-2** **10**





1 UPPER FLOOR PLAN  
SCALE: 1/8"=1'-0"

**CHIP BARRETT ARCHITECT**  
1410 - 1030 10th Street, Suite 100, Victoria, BC V8W 2E1  
PH: 250-363-1777 FAX: 250-363-1778  
EMAIL: CHIP@CHIPARCHITECT.COM

**D.FORCE DESIGN INC.**  
2625A ALLIANCE STREET, ARDROFFORD, B.C. V2E 3L9  
TEL: (250) 639-0888 EMAIL: DORON@DFORCE.COM

IN ASSOCIATION WITH

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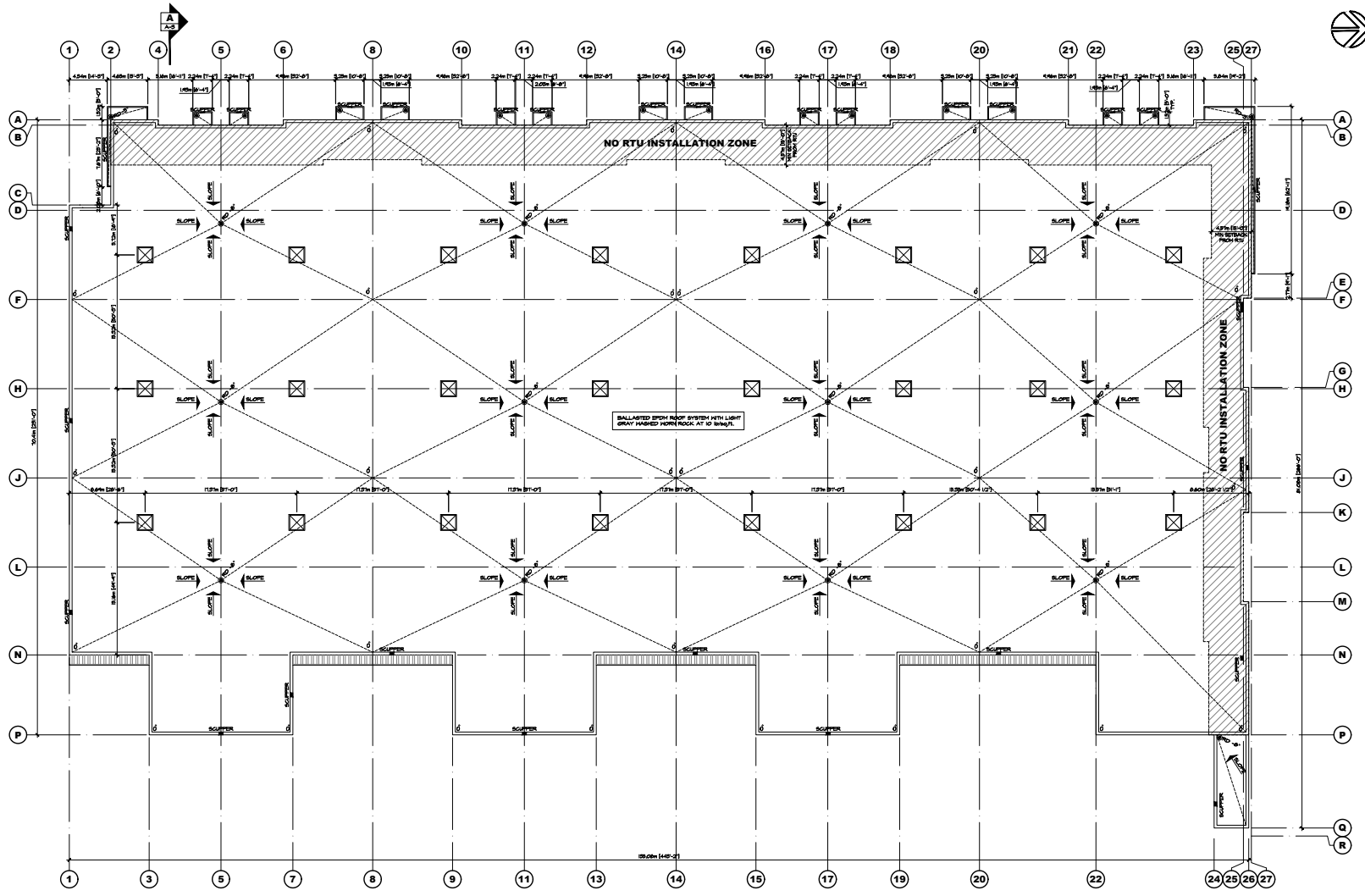


PROJECT  
**CEDAR COAST  
32 AVE.  
CONSOLIDATED**  
ADDRESS: 1942 & 1948 32 AVENUE, SURREY, B.C.

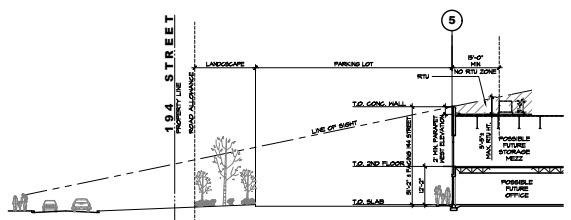
DRAWING  
**UPPER FLOOR PLAN**

SEAL	JOB NO. 18039	DRAWN D.F.
	DESIGNED	
	CHECKED C.S.	
	PILOT DATE APR/24/20	

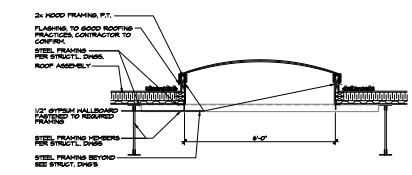
PROJECT - DRAWING NUMBER  
**A-2.1**



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



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



3 SKY LIGHT DETAIL SECTION  
SCALE: 1/2"=1'-0"

**ROOF NOTES**

- SEE STRUCTURAL DWGS FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF SYSTEM INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION
- PROVIDE 30 YEAR MEMBRANE GUARANTEE & 5 YEAR FLASHING GUARANTEE
- 1" R TYPE I EPS RIGID INSULATION (ROOFING) AFTER EPDM ROOF COMPLETED

**CHIP BARRETT ARCHITECT**  
1111 - 101st St. NW  
PH: 763-556-1777  
IN ASSOCIATION WITH

**D.FORCE DESIGN INC.**  
2625A ALLIANCE STREET, ARDORFORD, B.C., V2E 3J9  
TEL: (604) 693-8855 EMAIL: DFORCE@DFORCE.COM

NO.	DATE	DESCRIPTION
1	APR 24 20	ISSUED FOR O.P.
2	APR 25 20	ISSUED CONSULTANT USE
3	MAR 20 20	ISSUED FOR O.P.
4	MAR 23 20	ISSUED FOR REVIEW
5	FEB 12 20	RE-ISSUED FOR O.P.
6	NOV 19 19	ISSUED FOR O.P.
7	AUG 23 19	ISSUED FOR O.P.

**CEDAR COAST**  
**DORION CONSTRUCTION**

PROJECT  
**CEDAR COAST  
32 AVE.  
CONSOLIDATED**  
ADDRESS: 19428 & 1949 32 AVENUE, SURREY, B.C.

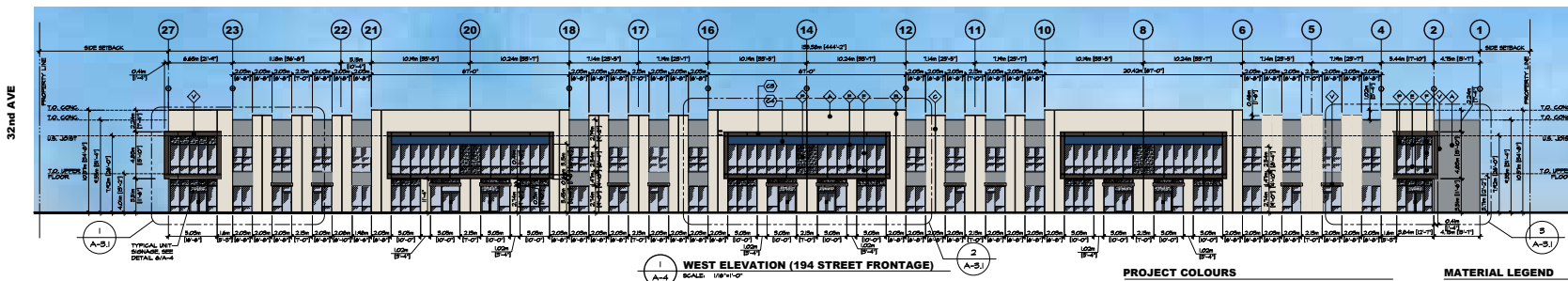
DRAWING

**ROOF PLAN**

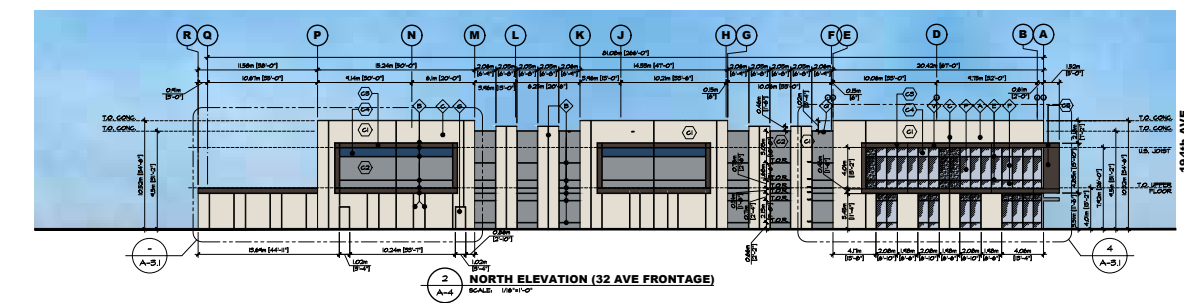
SEA	JOB NO	DRAWN
	19039	D.P.
	DESIGNED	
	CHECKED	C.S.
	PLLOT DATE	APR 24 20

PROJECT - DRAWING NUMBER      REV

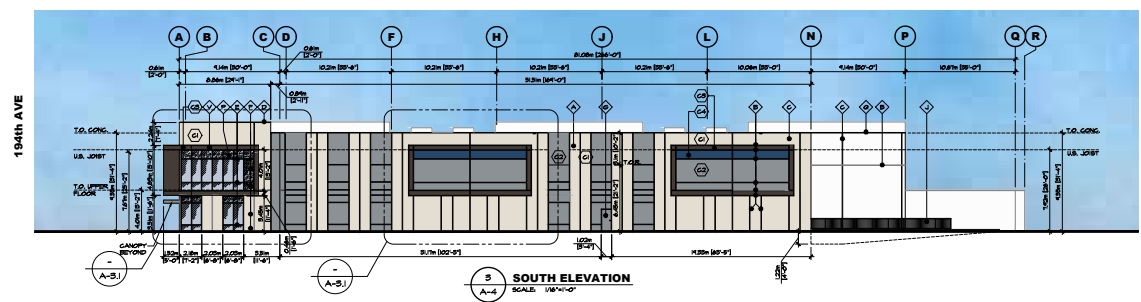
**A-3**      **7**



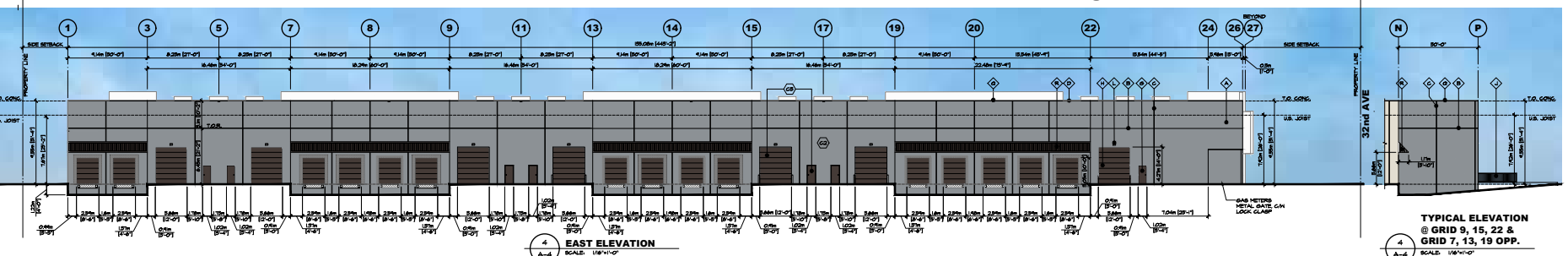
WEST ELEVATION (194 STREET FRONTAGE)  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (32 AVE FRONTAGE)  
SCALE: 1/8" = 1'-0"



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



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

TYPICAL ELEVATION  
@ GRID 9, 15, 22 &  
GRID 7, 13, 19 OPP.  
SCALE: 1/8" = 1'-0"

**PROJECT COLOURS**

- ALL COLOURS TO BE BENEATH MOORE
- ◻ HAZY FIELD COLOUR 1
  - ◻ FIELD ACCENT COLOUR 1
  - ◻ FIELD ACCENT COLOUR 2
  - ◻ FIELD ACCENT COLOUR 5
- EXTERIOR GUARDRAILS: PAINTED STEEL
- ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
- TYPICAL GLAZING: CLEAR GLASS AND 40% SOLAR CONTROL LOW E MIRRORING GLASS
- SPANDREL GLAZING COLOUR: BLACK
- TYPICAL METAL CAP FLASHING: RESIDENT GREY (SC9030)

- ◻ FOG HAZE (M 05-05)
  - ◻ DEEP SILVER (M 224-05)
  - ◻ NIGHT SHADE (M 218-05)
  - ◻ DOWN FOUR BLUE (M 2048-05)
- PAINTED STEEL: CLEAR ANODIZED ALUMINUM
- ALUMINUM STOREFRONT MULLIONS: CLEAR GLASS AND 40% SOLAR CONTROL LOW E MIRRORING GLASS
- SPANDREL GLAZING COLOUR: BLACK
- TYPICAL METAL CAP FLASHING: RESIDENT GREY (SC9030)

NOTE: CONCRETE ALL COLOURS 1 FINISHED WITH THE ORDER FROM TO FINISHATION FOR FINISH.

RESIDENTIAL CODE: 17 FACTORS OF CONCRETE STRENGTHS AND MODULI OF ELASTICITY TO BE PROVIDED BY THE GENERAL CONTRACTOR TO PROVIDE SIGNED LETTERS TO BE APPROVED BY 20% COMPLIANT.

GLAZING NOTES: GLAZING TO BE APPROVED BY 20% COMPLIANT. PROVIDE ALL REQUIRED DOCUMENTATION.

**PAINTING:**

ALL MATERIALS AND WORK 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 SPOT PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY, BETWEEN CONCRETE BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARATION PROCEDURES AS ADVISED BY THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR ENGINEER. PROVIDE A 20% TEST PATCH ON WALL FOR APPROVAL. SEE PAINTING REMOVAL 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:

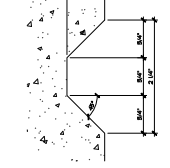
- 1) CONCRETE: 1 COAT PRIMER, 2 COATS FINISH PAINT EXCEPT AS NOTED FOR SAFETY.
- 2) METAL: 1 COAT PRIMER, 2 COATS FINISH PAINT EXCEPT AS NOTED FOR SAFETY.
- 3) SPANDREL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- 4) SPANDREL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- 5) SPANDREL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
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- 27) SPANDREL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

**MATERIAL LEGEND**

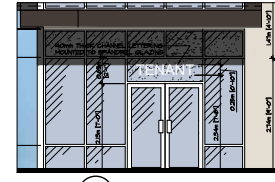
- ◻ CONCRETE TILT-UP WALL TYP. - PAINTED
- ◻ REVEAL IN CONCRETE - PAINTED
- ◻ PANEL JOINT
- ◻ PREFINISHED METAL CAP FLASHING
- ◻ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- ◻ STOREFRONT GLASS - CLEAR
- ◻ STEEL HANDINGS - PAINTED
- ◻ STEEL REGIONAL OVERHEAD DOORS - PAINTED
- ◻ STEEL GUARDRAILS - PAINTED
- ◻ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◻ LIGHT FIXTURE - SEE ELECTRICAL DIVISION
- ◻ CONCRETE STAIR - SEE ELECTRICAL DIVISION
- ◻ SPANDREL GLAZING (OBSOLETE TO MATCH VISION GLASS)
- ◻ SCUPPER
- ◻ METAL GLAZ CANOPY
- ◻ STEEL BOLLARD - PAINTED
- ◻ CONCRETE CURB UNDER - PAINTED
- ◻ HORIZONTAL CORRUGATED PAVE CONCRETE FORMULAR
- ◻ 8" GLAZ STEEL CANOPY
- ◻ CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- ◻ CURTAIN WALL GLASS - CLEAR

NOTE: NOT ALL MATERIALS ARE APPLICABLE

- ◻ SPANDREL GLAZING
- ◻ HORIZONTAL CONCRETE CORRUGATED PAVE FORMULAR



TYPICAL REVEAL  
FULL SCALE



SIGNAGE DETAIL  
SCALE: 1/4" = 1'-0"

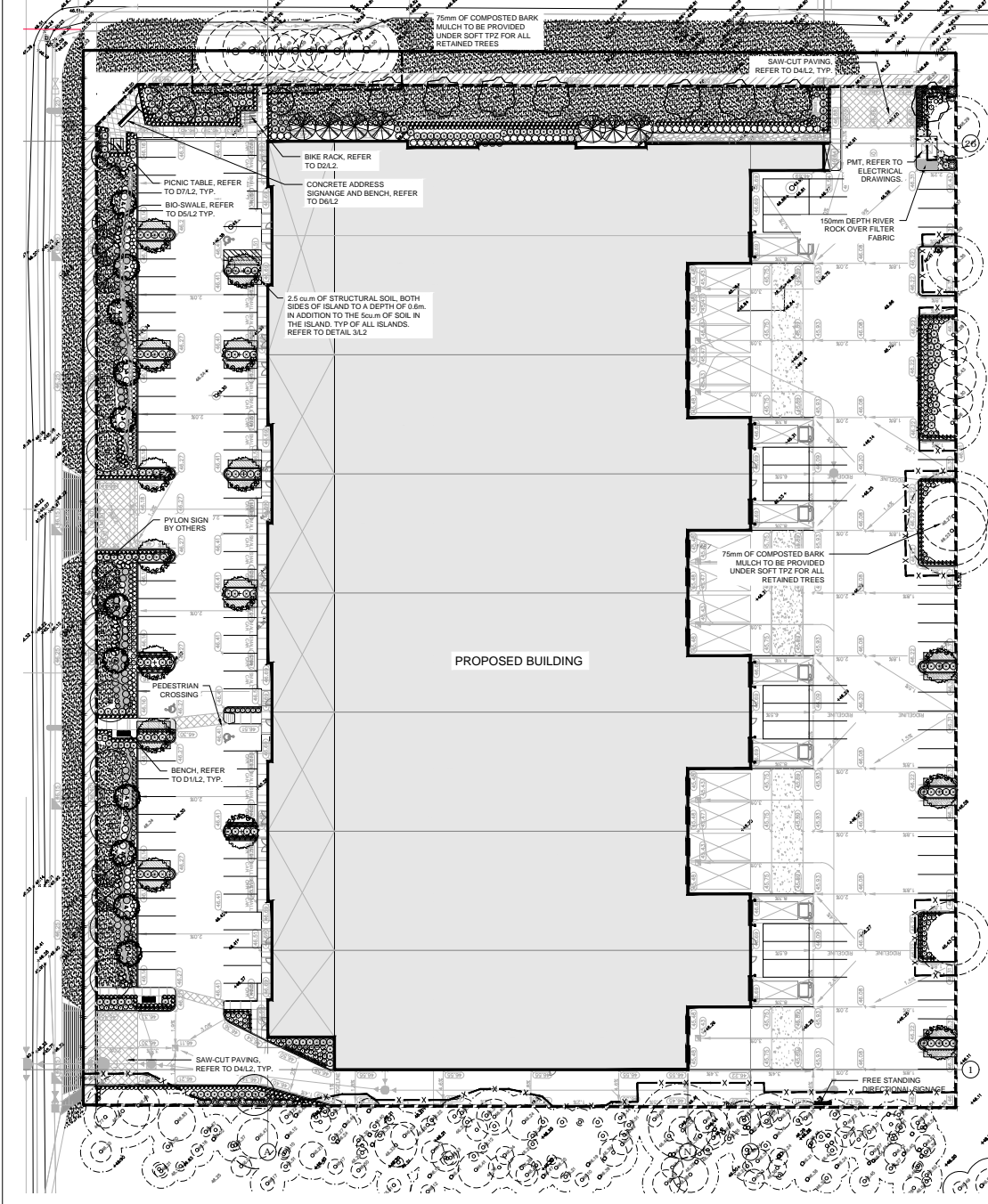
This drawing is a component of a contract for the design and construction of a building. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the construction of the building or for any damage to the building or its contents. The architect is not responsible for the safety of the building or its occupants. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the interpretation of this drawing. The architect is not responsible for the results of the construction of the building. The architect is not responsible for the performance of the building. The architect is not responsible for the maintenance of the building. The architect is not responsible for the repair of the building. The architect is not responsible for the replacement of the building. The architect is not responsible for the demolition of the building. The architect is not responsible for the reconstruction of the building. The architect is not responsible for the renovation of the building. The architect is not responsible for the alteration of the building. The architect is not responsible for the addition to the building. The architect is not responsible for the subtraction from the building. The architect is not responsible for the relocation of the building. The architect is not responsible for the expansion of the building. The architect is not responsible for the contraction of the building. The architect is not responsible for the movement of the building. The architect is not responsible for the rotation of the building. The architect is not responsible for the translation of the building. The architect is not responsible for the reflection of the building. The architect is not responsible for the inversion of the building. The architect is not responsible for the projection of the building. The architect is not responsible for the retraction of the building. The architect is not responsible for the extension of the building. The architect is not responsible for the retraction of the building. The architect is not responsible for the extension of the building. The architect is not responsible for the retraction of the building. The architect is not responsible for the extension of the building.

NO.	DATE	DESCRIPTION
1	JUL-20-19	CLIENT REVIEW
2	MAY-11-19	ISSUED FOR D.P.
3	NOV-15-19	ISSUED FOR D.P.
4	FEB-12-20	RE-ISSUED FOR D.P.
5	MAY-23-20	ISSUED FOR CONSULTANT USE
6	MAR-31-20	ISSUED FOR D.P.
7	APR-03-20	ISSUED FOR D.P.
8	APR-24-20	ISSUED FOR D.P.
9	APR-24-20	ISSUED FOR CONSULTANT USE
10	APR-24-20	ISSUED FOR CONSULTANT USE
11	APR-24-20	ISSUED FOR CONSULTANT USE
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22	APR-24-20	ISSUED FOR CONSULTANT USE
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25	APR-24-20	ISSUED FOR CONSULTANT USE
26	APR-24-20	ISSUED FOR CONSULTANT USE
27	APR-24-20	ISSUED FOR CONSULTANT USE

PROJECT:  
**CEDAR COAST  
32 AVE.  
CONSOLIDATED**  
ADDRESS: 19401 & 19402 32 AVENUE, SURREY, B.C.

**ELEVATIONS**

ISSUED	JOB NO.	REVISION	DATE
DESIGNED			D.F.
CHECKED			C.B.
DATE			APR-24-20
PROJECT / DRAWING NUMBER			REV.
			<b>A-4</b>
			<b>9</b>



**PLANT LIST - ENTIRE SITE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
10	10	<i>Quercus palustris</i>	Pin Oak	60m Cal.	As Shown	W.B.
8	8	<i>Cercidiphyllum japonicum</i>	Katsura Tree	60m Cal.	As Shown	W.B.
5	5	<i>Prunus yedoensis 'Akebono'</i>	Yoshino Cherry	60m Cal.	As Shown	W.B.
15	15	<i>Zelkova serrata</i>	Japanese Zelkova	60m Cal.	As Shown	W.B.
11	11	<i>Acer ginnala 'Flame'</i>	Flame Amur Maple	60m Cal.	As Shown	W.B. Multi-Stem
<b>CONIFEROUS TREES</b>						
7	7	<i>Chamaecyparis nootkatensis 'Pencil'</i>	Weping Nootka Cypress	2.5m Ht.	As Shown	W.B.
7	7	<i>Prinos omorika</i>	Serbian Spruce	2.5m Ht.	As Shown	W.B.
<b>SHRUBS</b>						
240	240	<i>Lonicera nitida</i>	Bottlebrush	300m Ht.	0.75m	#2 Pkt
18	18	<i>Prunus laurocerasus 'Oto Luyker'</i>	Oto Luyker English Laurel	400m Ht.	1m	#3 Pkt
39	39	<i>Cornus sericea</i>	Red Osier Dogwood	600m Ht.	0.9m	#3 Pkt
53	53	<i>Hex glabra</i>	Isabey	500m Ht.	0.9m	#3 Pkt
25	25	<i>Symphoricarpos albus</i>	Snowberry	500m Ht.	1m	#3 Pkt
17	17	<i>Rosa serotina</i>	Woods Rose	300m Ht.	1m	#2 Pkt
23	23	<i>Myrica pensylvanica</i>	Bayberry	500m Ht.	1m	#3 Pkt
5	5	<i>Theophrastus 'Smagart'</i>	Emerald Green Cedar	1.5m Ht.	1m	B & B
215	215	<i>Viburnum dentatum</i>	David's Viburnum	300m Ht.	0.9m	#3 pkt
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
258	258	<i>Rudbeckia hirta</i> var. <i>subverticillata</i>	Black Eyed Susan	1 Galton		Planted
343	343	<i>Phlox glauca</i>	Elm Blue Phlox	1 Galton		Planted
130	130	<i>Phlox vulgaris 'Phlox White'</i>	Cherry Pie Bush-Gloss	1 Galton		Planted
76	76	<i>Liriope muscari</i>	Big Blue Liriope	1 Galton		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.
  - SEE MANUAGES FOR PROPOSED GROWING MEDIUMS 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 STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT MATERIALS THAT DO NOT MEET THESE REQUIREMENTS WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
  - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
  - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND IN WRITING. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 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 written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or back-bill and otherwise recoverable from the Contractor.
    - Maintenance and additional installation of mulch.
    - Weed removal.
    - Disease control.

**BIO-SWALE SOIL SPECIFICATION:**

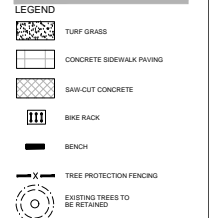
COURSE GRAVEL:	0-1%
ALL GRAVEL:	0-8%
SAND:	70-80%
Smaller than 0.075mm:	5-15%
SILT:	5-15%
Larger than 0.075mm:	10-20%
Smaller than 0.075mm:	MAX 25%
CLAY AND SILT COMBINED:	15%
ORGANIC CONTENT (By weight):	0-6.0%
Organics not to be derived from food waste (ACDITYP):	

**FOR ALL TREES TO BE RETAINED WITH IMPACTS TO THE TPZ, ADD 15cm OF ORGANIC, COMPOSTED MULCH WITHIN SOFT TPZ AREAS.**

**ALL WORK WITHIN TPZ FOR BELLEVUE TREES ALONG 32 AVE, OFFSITE TREES ALONG EAST PROPERTY LINE, AND OFFSITE TREES ALONG SOUTH PROPERTY LINE REQUIRES ARBORIST SUPERVISION.**

- 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 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 REPLACE 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 WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEP AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- SOODING NOTES**
- SOODED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOIL WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
    - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
    - 40% CREeping RED FESCUE
    - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
  - LOOSEN SOIL SURFACE PRIOR TO SOODING. ELIMINATE BUMPS AND HILLS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
  - PRIOR TO SOODING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
  - DELIVER SOIL TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOIL FROM DRYING AND WATER SOIL AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOIL WILL BE REJECTED.
  - LAY SOIL DURING GROWING SEASON. LAY SOIL IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT JOINTS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN JOINTS. CUT OUT BRICKLAYS OR THIN SECTIONS WITH SHARP IMPLEMENTS.
  - WATER SOIL IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 100mm OF TOPSOIL. MAINTAIN SOODED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.



- 1 23/04/2020 ISSUED FOR RE-SUBMISSION
  - 4 01/04/2020 ISSUED FOR RE-SUBMISSION
  - 3 03/02/2020 ISSUED FOR RE-SUBMISSION
  - 1 15/11/2019 ISSUED FOR REVIEW
  - 1 04/08/2019 ISSUED FOR REVIEW
- NO. DATE: 04/08/2019  
ISSUES & REVISIONS

BEAL  
B.C.S.L.A. #565



PROJECT NAME:  
**CEDAR COAST 32 AVE.**

PROJECT ADDRESS:  
**19426 & 19428, 32 AVENUE,  
SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE PLAN,  
AND NOTES**

SCALE:  
1:300  
ORIGIN: RM  
CHECKED: ST  
PROJECT NO.: 1903964  
DRAWING NO.: **L1**

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## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **March 27, 2020** PROJECT FILE: **7819-0236-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19426/19468 - 32 Avenue**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- dedicate 1.942 metres on 194 Street.
- dedicate 4.942 metres on 32 Avenue.
- dedicate 6.0m x 6.0m corner cut at the intersection of 194 Street and 32 Avenue.
- provide 0.5 metre SROW on 194 Street and 32 Avenue.

***Works and Services***

- construct east half of 194 Street to the industrial collector standard.
- construct watermain to service proposed development.
- construct sanitary sewer to service proposed development.
- provide water, sanitary and storm connections.
- 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.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT**

The above issues are to be addressed as a condition of issuance of the Development Permit.



Jeff Pang, P.Eng.  
Development Engineer  
LR1

NOTE: Detailed Land Development Engineering Review available on file



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

QUANTITY: 4

**MATERIALS:** Bench seats are made from solid cast aluminum. The seat supports are steel cast.  
**FINISH:** All steel components are protected with a 5-Coat anti-rusting, The High Performance Epoxy provides a durable finish and rust protection.  
**INSTALLATION:** The bench is delivered pre-assembled. Models D1-D7 are provided in each bench for mounting to beam.  
**TO SPECIFY:** Model MLB870-W  
 Colour: Orion Blue  
 Manufacturer Code:



COLOUR: BLACK POWDER COAT.

QUANTITY: 2

**MAGLIN**  
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 1 604 264 6679  
 1 604 264 6680

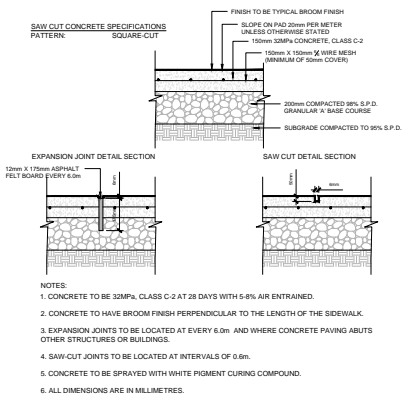
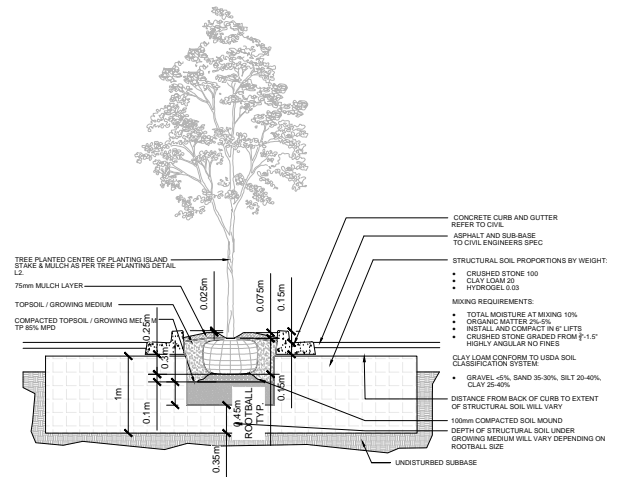


D1 BENCH N.T.S.

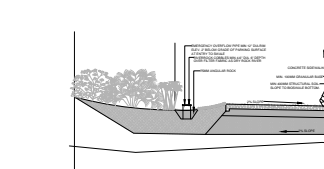
D2 BIKE RACK N.T.S.

D3 STRUCTURAL SOIL N.T.S.

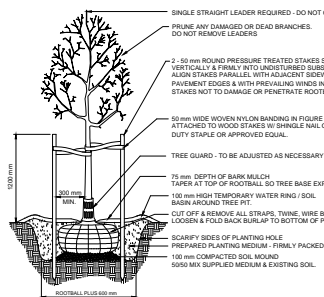
D4 SAW-CUT CONCRETE N.T.S.



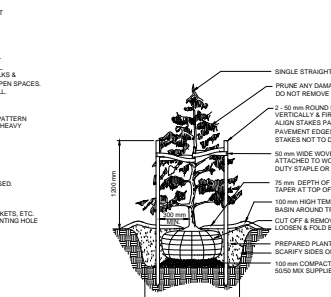
**NOTES:**  
 1. BIOSWALES ARE MINIMUM 4' WIDE AND VARY IN LENGTH DEPENDING ON LOCATION IN SITE.  
 2. THERE IS ONE 12" WIDE CURBOUT EVERY 20FEET TO ALLOW RUNOFF TO ENTER THE SWALES FROM THE ROAD SURFACE.  
 3. ROCK WEIRS ARE INSTALLED EVERY 50 FEET TO SLOW FLOW AND ENCOURAGE INFILTRATION. DOWNWAYS FOR SUBGRADE SPECIFICATIONS REFER TO CLM.  
 4. WATER THE NEWLY PLANTED TREE ONCE A WEEK SOAKING THE CULTIVATED AREA THOROUGHLY.



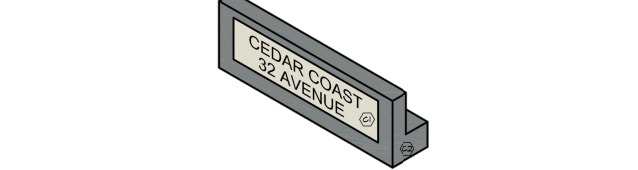
D5 BIO-SWALE N.T.S.



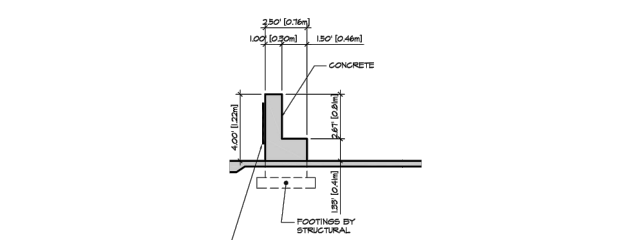
DECIDUOUS TREE N.T.S.



CONIFEROUS TREE N.T.S.

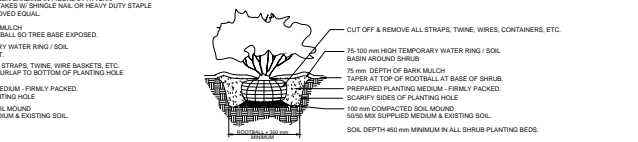


BENCH / SIGN PERSPECTIVE



BENCH / SIGN DETAIL 'Y' SCALE: 1" = 4'-0"

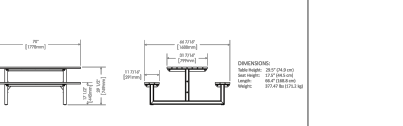
D6 CONCRETE SIGN BENCH N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



**MATERIALS:** Table frames are made from 2" x 1/2" x 1/2" structural channel beams with welded corners. Horizontal support beams are used for superior stability and structural rigidity. Surface materials are stainless steel.  
**FINISH:** All steel components are protected with a 5-Coat anti-rust powder. The High Performance Epoxy provides a durable finish and rust protection.  
**INSTALLATION:** The MLPT210 Series Picnic Seating Surface must be tables are delivered pre-assembled.  
**TO SPECIFY:** Model MLPT210-S-W  
 Colour: Grey  
 Finish: Surface Material (MLPT210-S-W)  
 (Steel Seating (MLPT210-S-W))  
 Manufacturer Code:  
**OPTIONS:**  
 - Changing base # D2S  
 - Wheelchair accessibility (WCA)



**MAGLIN**  
 1 800 777 6666  
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 1 604 264 6679  
 1 604 264 6680

D7 PICNIC TABLE N.T.S.

1	23/04/2020	ISSUED FOR REDSUBMISSION
2	01/04/2020	ISSUED FOR REDSUBMISSION
3	03/02/2020	ISSUED FOR REDSUBMISSION
4	19/11/2019	ISSUED FOR REVIEW
5	03/08/2019	ISSUED FOR REVIEW

NO. DATE: REVISION DESCRIPTION  
 ISSUES & REVISIONS:  
 SEAL:

PROJECT NAME:  
**CEDAR COAST 32 AVE.**

PROJECT ADDRESS:  
 19426 & 19428, 32 AVENUE,  
 SURREY, BC

DRAWING TITLE:  
**DETAILS**

SCALE: AS NOTED

DRAWN: RM  
 CHECKED: ST  
 PROJECT NO: 1920864  
 DRAWING NO: **L2**

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## Tree Preservation Summary

**Surrey Project No:**

**Address:** 19426 & 19468 32 Ave, Surrey BC

**Registered Arborist: Shan Tennyson #ON-0969A**

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	40
<b>Protected Trees to be Removed</b>	31
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	9
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>8</u> X one (1) = 8  - All other Trees Requiring 2 to 1 Replacement Ratio <u>23</u> X two (2) = 46	<b>54</b>
<b>Replacement Trees Proposed</b>	63
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	6
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = 3  - All other Trees Requiring 2 to 1 Replacement Ratio <u>3</u> X two (2) = 6	<b>9</b>
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	9

Summary, report and plan prepared and submitted by:



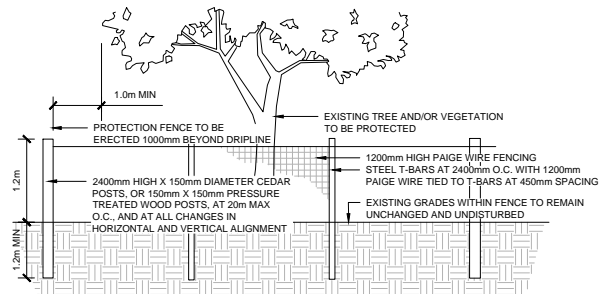
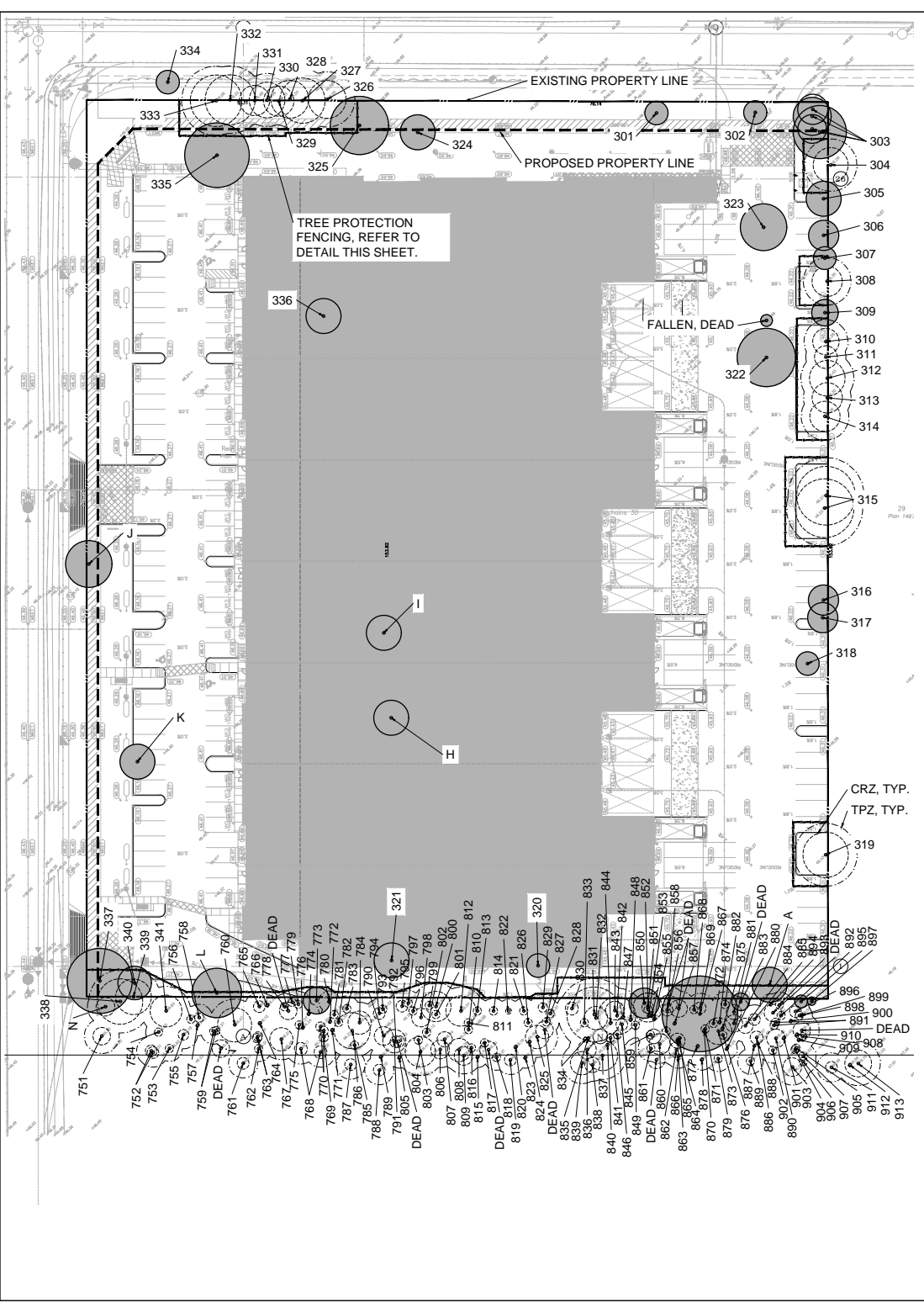
(Signature of Arborist)

April 28, 2020

Date

FOR ALL TREES TO BE RETAINED WITH IMPACTS TO THE TPZ, ADD 15cm OF ORGANIC, COMPOSTED MULCH WITHIN SOFT TPZ AREAS.

ALL WORK WITHIN TPZ FOR BOULEVARD TREES ALONG 32 AVE, OFFSITE TREES ALONG EAST PROPERTY LINE, AND OFFSITE TREES ALONG SOUTH PROPERTY LINE REQUIRES ARBORIST SUPERVISION.



- NOTES:
- ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
  - ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
  - UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
  - ALL TREE PROTECTION TO BE ERRECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.

**TREE PROTECTION FENCE DETAIL**

SUMMARY: SURVEY  
222 SIGNIFICANT TREES ASSESSED  
37 TREES PROPOSED FOR REMOVAL: 37 FOR DEVELOPMENT  
185 TREES PROPOSED FOR RETENTION

**CONSTRUCTION MITIGATION AND MANAGEMENT**

**POTENTIAL CONSTRUCTION IMPACTS TO TREES**  
Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until some years later. Many of the problems relate to the roots and result in slow death of the tree through its inability to absorb sufficient water and nutrients.

**CONSTRUCTION MITIGATION AND MANAGEMENT**

**SOIL COMPACTION**  
The leading cause of construction damage to trees is compaction of the soil around the roots. Equipment entering into a preservation zone compresses the air pockets around the roots inhibiting the tree from absorbing nutrients and water. This damage ultimately reduces the health of the tree. Accordingly, during the removal stage, equipment use within the preservation zones should be restricted to ensure that the tree's roots are not disturbed, thereby assisting to maintain their continued health.

**CONSTRUCTION MITIGATION AND MANAGEMENT**

**SMOTHERING ROOTS WITHIN THE TREE PROTECTION ZONE**  
Tree roots require space and air to absorb water and minerals. When grades are increased the leader roots are no longer able to effectively function. Grade changes of only ten centimeters can lift the roots of some trees.

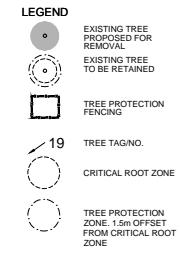
**CONSTRUCTION MITIGATION AND MANAGEMENT**

**MECHANICAL DAMAGE**  
Equipment can also physically damage the trees through striking the trunk, limbs and/or roots. Felled trees can also cause damage during the tree removal stage of development. Some damage is unavoidable due to the density of the trees, however, through the use of proper equipment and best management practices the damage can be minimized. The contractor should be held responsible for all avoidable damage to the trees during all stages of development.

**CONSTRUCTION MITIGATION AND MANAGEMENT**

**ROOT DAMAGE**  
Tree preservation is dependent not only on protecting the root zone from compaction and damage, but it is also critical to ensure that the structural roots within the root plate are not disturbed. Impacts to this area may result in a failure of the trees.

During construction, there are situations where work must be completed within a protection zone that will have an impact to the roots of the preserved trees. The most common root injury is cutting typically caused by trenching for utilities. The leader roots of a tree are typically situated within the upper 30 cm of the soil profile. Any trenching or excavation within this zone will damage roots. Roots play a critical role in anchoring a tree. If major support roots are severed the tree is more susceptible to wind throw damage and could pose a hazard to adjacent structures and people.



3	23/04/20	RE-ISSUED FOR PERMIT
4	01/04/20	RE-ISSUED FOR PERMIT
3	03/02/20	RE-ISSUED FOR PERMIT
2	18/11/19	RE-ISSUED FOR PERMIT
1	03/07/19	ISSUED FOR PERMIT

NO. DATE (month) DESCRIPTION

ISSUES & REVISIONS:

Assessment Done June 27, 2019  
By Shan Tennyson,  
I.S.A. # ON-0969A



PROJECT NAME  
**CEDAR COAST 32 AVE**

PROJECT ADDRESS  
**19426 & 19468 32 AVE,  
SURREY, BC**

DRAWING TITLE  
**TREE MANAGEMENT  
PLAN, INVENTORY AND  
NOTES**

SCALE: 1:400 AT ARCH C SIZE  
DRAWN: RM  
CHECKED: ST  
PROJECT NO.: 190386-L

DRAWING NO.: **T1**



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0236-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 007-053-339

Lot 30 Except: 3.785 Chains, Section 22 Township 7 New Westminster District Plan 1467

19426 - 32 Avenue

Parcel Identifier: 012-217-484

East 3.785 Chains Lot 30 Section 22 Township 7 New Westminster District Plan 1467

19468 - 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 rear (south) yard setback is reduced from 7.5 metres to 5.25 metres to the principal building face; and
- (b) In Part 5 Parking and Loading/Unloading Section D Sub-section 3(b), the minimum width for a maneuvering aisle is varied from 7.5 metres to 5.25 metres for the drive-aisle on the south side of the proposed building.

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



## SITE DATA

**CLIENT ADDRESS:** 1948 & 1946 ST AVENUE, SURREY, B.C.  
**LEGAL DESCRIPTION:** LOT 80 SECTION 23 TOWNSHIP 1 PLAN 1974-10  
**SITE AREA (GROSS):** 4.84 ACRES OR 107,197 SQ FT (9,974 SQ M)  
**SITE AREA (NET):** 4.80 ACRES OR 105,975 SQ FT (9,642 SQ M)  
**BUILDING AREA (PROPOSED):** 49,145 SQ FT (4,540 SQ M)  
**JOINDER:** BUSINESS PARK 1 ZONE, B-1  
**SITE COVERAGE (80% MAX):** 105,975 SQ FT / 2,099,440 SQ FT = 5.05%  
**SITE COVERAGE (80% MAX) NET:** 105,485 SQ FT / 2,097,710 SQ FT = 5.03%  
**FAR (LD MAX):** 0.33  
**FAR (LD MAX) NET:** 0.33  
**FAR (LD MAX) NET (PROPOSED):** 0.34

**REQUIRED FRONT YARD SETBACKS:**  
 FRONT (NORTH): 38' (11.6m) 38' (11.6m)  
 SIDEWAYS (EAST): 30' (9.1m) 17' (5.2m) - VARIANCE REQUIRED  
 SIDE (EAST): 12' (3.7m) 8' (2.4m)  
 SIDE (EAST): 12' (3.7m) 8' (2.4m)

\* THE FRONT YARD SETBACKS MAY BE REDUCED TO 7.5m (25') IF THE AREA BETWEEN THE FRONT OF ANY BUILDING CONSTRUCTION AND A SIDEWALK IS NOT USED FOR ANY SIGNAGE AND IS UNOCCUPIED.  
 \*\* ONE SIDE YARD MAY BE REDUCED TO 5.25m (17') IF THE SIDE YARD ADJUTS LAND WHICH IS COMMERCIAL, INDUSTRIAL OR MIXED EMPLOYMENT.

**HEIGHT:** 40' (12.2m) MAX. 54' (16.5m)  
**PARKING REQUIRED:** 164  
**OFFICE / STALLS FOR 400 VEH:** 164/400 + 800  
**INDUSTRIAL / STALLS FOR 100 VEH:** 164/100 + 800  
**TOTAL REQUIRED:** 164  
**PARKING PROVIDED:** 164  
**HANDICAP STALLS REQUIRED (OF 13 STALLS, MIN. 2%):** 3  
**HANDICAP STALLS PROVIDED:** 3  
**SMALL GAS ALLOWED (BUILT):** 32 SQ M  
**PARKING CALCULATOR ADDRESS SINGLE STOREY OFFICE WITH INDUSTRIAL USE ABOVE LOADING SPACES PROVIDED:** 18

## GENERAL NOTES:

- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
- CONTRACTOR TO PROVIDE FOOTING & WALL BULLETS BY REGISTERED A.S.J. DURING CONSTRUCTION. SUBMIT COPIES TO CITY BUILDING DEPT.
- SEE MECHANICAL ENGINEER DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS.
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.
- ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL APPLICABLE CODES. ALL CODES APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF REGISTERED PROFESSIONAL ENGINEERS.
- SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO OBTAIN THEIR OWN APPROVED TESTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPERVISOR DOCUMENTATION AVAILABLE. CONTRACTOR TO FULLY COMPLY WITH ALL APPLICABLE CODES AND TESTS.
- THE CONTRACTOR MUST OBTAIN ALL CONSENTS AND OTHERWISE ASSUME LIABILITY OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL OBTAIN ACTUAL DIMENSIONS WITH THE SUPPLIER.
- ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CANADIAN STANDARDS ASSOCIATION APPROVED.
- VAPOR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOISTS ARE SEALED OR LAPPED AND ALL GUCES AT PENETRATION BARRIERS OR BLOCKING ALL HOLES THROUGH VAPOR BARRIERS SUCH AS THESE CUT FOR THE INSTALLATION OF ELECTRICAL, SOLID OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER OVER THE ENTIRE SURFACE.
- THE ENGINEER/ARCHITECT IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
- THE DISBURSEMENT IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS, OR CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE GIVEN DOCUMENTS.
- THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS AND SHALL BE REVIEWED AS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PROPOSED SUBSTITUTIONS OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
- SAMPLES OF ALL INTENDED PRODUCTS, COLORS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
- WORK TO BE CONSTRUCTED IN CONFORMANCE WITH ALL LOCAL, PROVINCIAL AND FEDERAL AND PROTECTIVE AND PROTECTIVE ENVIRONMENT TO CONTROL THE NEIGHBORHOOD.
- PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOW/VAULTING MATERIALS, MATERIALS, STAIRS, WATER ARRANGEMENTS, ETC. CONTROL THE SPATTERS IF APPLICABLE.
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
- ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
- ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.

Proposed variance to reduce the minimum width of a maneuvering aisle from 7.5 metres to 5.25 metres for the southern drive aisle.

Proposed variance to reduce the minimum rear yard (south) setback from 7.5 to 5.25 metres.

**CHIP BARRETT ARCHITECT**  
 100 - 10300 152 STREET, SURREY, B.C. V3W 2G9  
 TEL: (604) 593-7555 FAX: (604) 593-7556  
 IN ASSOCIATION WITH  
**D.EDGE DESIGN INC.**  
 2000 152 STREET, SURREY, B.C. V3W 2G9  
 TEL: (604) 593-7555 FAX: (604) 593-7556

This drawing was prepared in accordance with the provisions of the Professional Engineers Act, R.S.B.C. 1996, Chapter 427, and the Professional Engineers and Geoscientists Act, R.S.B.C. 1996, Chapter 427. The Engineer/Architect is not responsible for any changes in construction from what is shown by any party.

NO.	DATE	DESCRIPTION
1	APR 14 20	CONSULTANT USE
2	MAR 31 20	REVISED FOR CIP
3	MAR 27 20	CONSULTANT USE
4	FEB 12 20	REVISED FOR CIP
5	JAN 20 20	DRAWING FOR REVIEW FOR CLAY BATH
6	NOV 20 19	CONSULTANT USE
7	AUG 01 19	ISSUED FOR CIP
8	JUL 23 19	CONSULTANT USE
9	MAR 22 19	FOR REVIEW

**CEDAR COAST**  
**ORION CONSTRUCTION**

**CEDAR COAST**  
**32 AVE. CONSOLIDATED**  
 ADDRESS: 1948 & 1946 ST AVENUE, SURREY, B.C.

## SITE PLAN

**PROJECT - DRAWING NUMBER**  
**A-1**  
**DATE** APR 14 20  
**DESIGNED** M.M.  
**CHECKED** C.B.  
**PLotted** APR 14 20  
**PROJECT - DRAWING NUMBER**  
**A-1**  
**REV.** 9

