

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0369-00

Planning Report Date: January 17, 2022

PROPOSAL:

- **Development Permit**

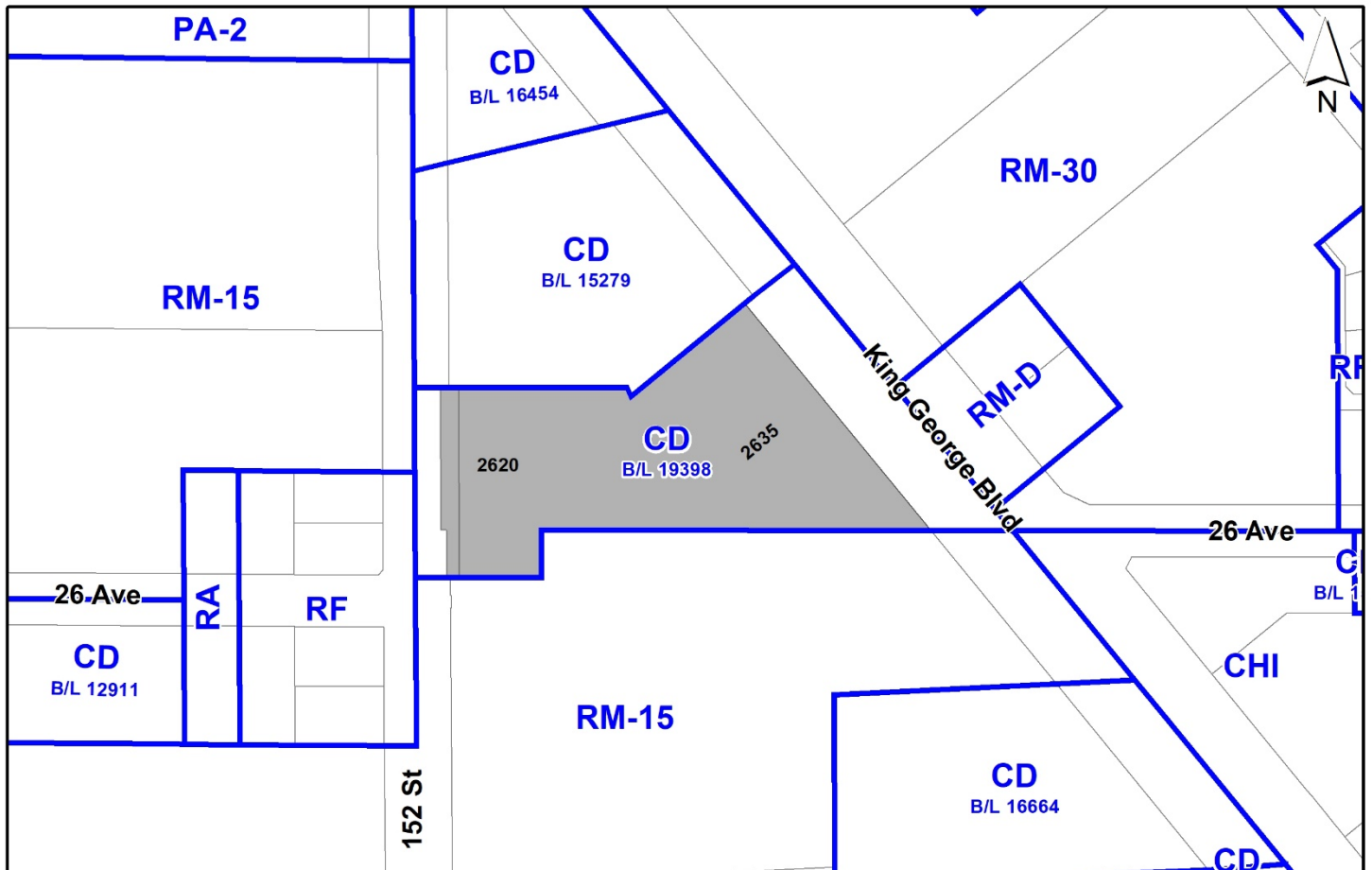
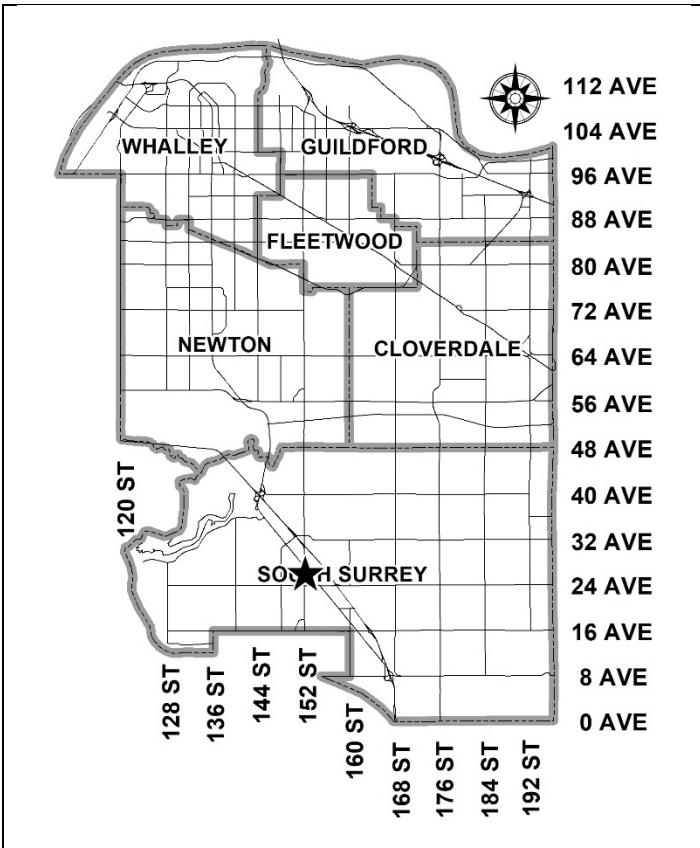
to permit the development of two 4-storey apartment buildings containing 160 residential units.

LOCATION: 2635 - King George Boulevard
 (2620 - King George Boulevard)

ZONING: CD (Bylaw No. 19398)

OCP DESIGNATION: Multiple Residential

LAP DESIGNATION: Apartments (1.5 FAR)



RECOMMENDATION SUMMARY

- Approval and Execution of Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed Development Permit is the re-issuance of the expired Development Permit No. 7916-0286-00, which was issued on January 30, 2019, and expired on January 30, 2021. The applicant faced delays due to the Covid-19 pandemic but is now ready to proceed with the proposed development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Permit No. 7916-0286-00.
2. Council approve Development Permit No. 7921-0369-00 (Appendix I) and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant land	Multiple Residential (1.5 FAR)	CD Bylaw No. 19398
North:	Commercial development	Commercial	CD Bylaw No. 15279
East (Across King George Blvd):	Townhouses and Duplexes	Garden Apartments (45 upa)	RM-30 and RM-D
South:	Townhouses	Apartments (45 upa)	RM-15
West (Across 152 Street):	Townhouses and Single Family Homes	Townhouse (15 upa)	RM-15 and RF

Context & Background

- The subject site was rezoned from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)" as part of Development Application No. 7916-0286-00. The application received Final Adoption of Rezoning By-law No. 19398 on January 30, 2019. Development Permit No. 7916-0286-00, to permit the development of two 4-storey apartment buildings with a total of 132 residential units was issued by Council on January 30, 2019.
- In accordance with the provisions in the Local Government Act Development Permits lapse if the owner does not substantially start construction with respect to which the permit is issued within two (2) years after the date the permit is issued. As substantial construction has not yet commenced on the site, Development Permit No. 7916-0286-00 lapsed on January 30, 2021.

- The applicant has indicated that the delays in construction were largely due to issues arising from the Covid-19 pandemic. However, the Building Permit application is well underway, and the applicant is hoping to achieve Building Permit issuance shortly after the issuance of a new Development Permit under this application (Development Permit No. 7921-0369-00).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit to replace lapsed Development Permit No. 7916-0286-00, to permit two (2) 4-storey apartment buildings on the site.

	Proposed
Lot Area	
Net Site Area:	1.041 ha / 2.57 ac
Number of Lots:	1
Building Height:	15 metres
Unit Density:	153.7 uph / 62 upa
Floor Area Ratio (FAR):	1.43 FAR
Floor Area	
Total:	14,915.48 square metres
Residential Units:	
1-Bedroom:	97
2-Bedroom:	63
Total:	160

Referrals

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

Surrey Fire Department: No concerns.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the "Multiple Residential" designation in the OCP.

Secondary Plans

Land Use Designation

- The proposal complies with the "Apartments (1.5 FAR)" designation in the King George Corridor South Land Use Concept Plan.

CD By-law

- The subject site was rezoned to a Comprehensive Development (CD) Zone (Bylaw No. 19398) as part of Development Application No. 7916-0286-00.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law.

CD Zone (Bylaw No.)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.5 FAR	1.43 FAR
Lot Coverage:	45%	44%
Yards and Setbacks		
North:	2.1 m	2.1 m
East:	5.5 m & 3.0 m	5.5 m & 3.0 m
South:	3.65 m	3.65 m
West:	6.2 m	6.2 m
Height of Buildings		
Principal buildings:	15 m	15 m
Amenity Space		
Indoor Amenity:	480 sq. m	495 sq. m
Outdoor Amenity:	480 sq. m	661 sq. m
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	221	236
Residential Visitor:	32	32
Total:	253	269
Bicycle Spaces		
Residential Secure Parking:	192	192
Residential Visitor:	12	14

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on-site on January 4, 2022. Staff did not receive any phone calls or correspondence in response to the signs.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The applicant proposes to construct two four-storey apartment condominium buildings with a total of 160 residential dwelling units and two levels of underground parking. One building (Building A) fronts onto King George Boulevard and the other (Building B) fronts onto 152 Street (Appendix I).
- In the previous proposal under Development Application No. 7916-0286-00, 132 units were proposed, including 31 one-bedroom units and 101 two-bedroom units. In the updated proposal, 160 units are proposed, including 97 one-bedroom and 63 two-bedroom units. The buildings size and exterior design has not been fundamentally altered. The additional units are provided through redesign of interior floor plans and smaller units.
- Building siting and massing remains the same as previously proposed, which was determined with the objective of retaining three main significant stands of trees within the site. The Floor Area Ratio, and total floor area proposed, is slightly reduced from 1.47 FAR in the previous proposal to 1.43 in the revised proposal.
- The proposal sensitively addresses the approximate 4 metre (13 ft.) grade change across the site. Floor elevations are set to match the average grade across both property frontages. A series of stepped retaining walls at the north side of the property allow for a grade transition from the patios off the main floor to the finished grade at the property line.
- Both buildings have been articulated to break the long elevations into separate masses. Unit decks have been boxed out to create an expression repeated throughout the proposal.
- Each building has a lobby, and each has been treated as a unique element to clearly express each building's main entry.
- Building materials have been selected to complement the urban aesthetic of the design. Durable finish materials include cementitious cladding panels with aluminum reveals, horizontally applied cementitious cladding with a grain appearance, corrugated metal cladding and metal guardrails with glass infill panels for the decks.
- Colours have been selected to provide visual interest and a dynamic presence along 152 Street and King George Boulevard.
- The East building (Building A) front entry drop-off area has been revised to a fire truck access and provide functional parking stalls in the revised proposal.
- The two levels of underground parking have been increased in size in the revised proposal to accommodate additional parking and storage requirements. The number of parking stalls has increased from 226 to 269, as the number of units has increased. The 269 parking stalls proposed exceeds the minimum requirement of 253 stalls. The bike parking has also been increased from 160 to 172 bicycle parking stalls, which slightly exceeds the minimum requirement of 170 stalls.

Landscaping

- The tree planting plan has been updated to include additional species of trees. The quantity of other tree species have also been revised to provide more variety on site.
- The southeast entry and landscape area for Building A have been updated to match the updated design.
- Landscape drawings have been updated to reflect the water meter and in-ground detention tank.

Indoor and Outdoor Amenity

- The indoor amenity space has increased in size from 461 square metres to 495 square metres, in response to the higher requirement resulting from the increase in the number of proposed units. This has been accomplished by increasing the size of the original amenity spaces in each proposed building. The Building A indoor amenity space is located at grade and opens out to an outdoor patio area with seating, which is connected to the large outdoor amenity space. The Building B indoor amenity space includes a lounge area, fitness area, and craft/workshop.
- The outdoor amenity space remains the same at 661 square metres, which exceeds the Bylaw requirement of 480 square metres. The outdoor amenity area is centrally located and includes both active and passive areas. It has been designed as the focal point for outdoor gathering, walking and play.

TREES

- Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture 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
Alder and Cottonwood Trees			
Alder	6	6	0
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	2	1	1
Weeping Willow	1	1	0
Oak	7	1	6
Lombardy Poplar	1	1	0
Norway Maple	1	1	0
Flowering Cherry	1	0	1
Ash	4	4	0
Coniferous Trees			
Excelsa Cedar	1	1	0
Deodar Cedar	1	1	0

Tree Species	Existing	Remove	Retain
Douglas Fir	46	23	23
Lawson's Cypress	1	0	1
White Spruce	2	2	0
Total (excluding Alder and Cottonwood Trees)	68	36	32
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		132	
Total Retained and Replacement Trees			
		164	

- The Arborist Assessment states that there are a total of 68 protected trees on the site, excluding Alder and Cottonwood trees. 10 existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 32 trees, or 47% excluding Alder and Cottonwood 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 82 replacement trees on the site. The applicant is proposing 132 replacement trees, which significantly exceeds the City requirement.
- There are four (4) heritage oak trees within the King George Boulevard road allowance fronting the subject site. These trees will be retained.
- The new trees on the site will consist of a variety of trees including Vine Maple, Japanese Maple, Maple Autumn Blaze, Eastern Redbud, White Wonder Dogwood, Golden Fastigate Beech, Saucer Magnolia, Weeping Serbian Spruce, Douglas Fir and Japanese Stewartia.
- In summary, a total of 164 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. Development Permit No. 7921-0369-00
- Appendix II. Tree Preservation Summary and Tree Plans

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7921-0369-00

Issued To:

(the "Owner")

Address of Owner:

A. General Provisions

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 030-759-897
Lot A Section 23 Township 1 New Westminster District Plan EPP87868

2635 - King George Boulevard

(the "Land")

3. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7921-0369-00 (1) through to and including 7921-0369-00 (33) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed, and maintained in good order in accordance with the landscaping plans prepared by M2 Landscape Architecture, and numbered attached as 7921-0369-00 (22) through to 7921-0369-00 (33) (the "Landscaping").
2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.
3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.
2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.
3. For Hazard Land, Sensitive Ecosystem and Farm Protection development permits, security must be submitted prior to the issuance of any Development Permit, Building Permit or Tree-cutting Permit.
4. For development permits that include shared vehicles in exchange for reduced minimum parking requirements, shared vehicle security must be submitted prior to the issuance of a Building Permit.
5. The security for Landscaping is to be submitted as follows:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$681,556.95 (the "Security")

6. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.
7. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.
8. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to complete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.
9. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

E Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors, and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND
OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO
THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE
THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: (Signature)

Name: (Please Print)



AA ODYSSEY MULTI-FAMILY DEVELOPMENT

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

2620 152nd STREET (WEST BUILDING)
2635 KING GEORGE BOULEVARD (EAST BUILDING)
SURREY, BC

Development For FORGE PROPERTIES

RENDERING

1514

JAN. 10, 2022	RE ISSUED FOR LIP	EX
EXE. 17, 2021	ISSUED FOR LIP	EX
DATE	DESCRIPTION	BY

SCALE:
JANUARY 10, 2022



2022-01-11

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AA ODYSSEY MULTI-FAMILY DEVELOPMENT

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Development For FORGE PROPERTIES

RENDERING

1514

JAN. 10, 2022	BE ISSUED FOR I/P	EX
DEC. 17, 2021	ISSUED FOR I/P	EX
REV. DATE:	DESCRIPTION	BY

SCALE:
 JANUARY 10, 2022



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1 EAST BLDG - NE VIEW
A0.3 SCALE:



2 EAST BLDG - SE VIEW
A0.3 SCALE:



3 EAST BLDG - NW VIEW
A0.3 SCALE:



4 EAST BLDG - SW VIEW
A0.3 SCALE:

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EAST BLDG VIEWS

Development For FORGE PROPERTIES

1514

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SCALE:
JANUARY 10, 2022



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1 WEST BLDG - NW VIEW
A0.4 SCALE:



2 WEST BLDG - SW VIEW
A0.4 SCALE:



3 WEST BLDG - SE VIEW
A0.4 SCALE:



4 WEST BLDG - NE VIEW
A0.4 SCALE:

DAN, 10, 2022	RE-ISSUED FOR DP	EX.
DEC, 17, 2021	ISSUED FOR DP	EX.
REV - DATE	DESCRIPTION	BY





1 CONTEXT PLAN
A0.5 SCALE: 1/32" = 1'-0"



ODYSSEY MULTI-FAMILY DEVELOPMENT

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Development For FORGE PROPERTIES

CONTEXT PLAN

1514

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SCALE: 1/32" = 1'-0"
JANUARY 10, 2022



A0.5

SYNOPSIS

ZONING:
CD

CIVIC ADDRESS:

2620 152nd STREET (WEST BUILDING)
2635 KING GEORGE BOULEVARD (EAST BUILDING)
SURREY, BC

LEGAL DESCRIPTION:

LOT 6 EXCEPT: PARCEL "H" (BYLAW PLAN 62660), PARCEL "H" (BYLAW PLAN 62660) OF LOT 6,
LOT 7 EXCEPT: PARCEL "G" (BYLAW PLAN 62660), PARCEL "G" (BYLAW PLAN 62660) OF LOT 7,
LOT 8 EXCEPT: PARCEL "F" (BYLAW PLAN 62660), PARCEL "F" (BYLAW PLAN 62660) OF LOT 8,
AND LOTS 1 TO 4, ALLSECTION 23 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 13340

SITE AREA:

GROSS SITE AREA: 10,764.88 SM (11,5 872.20 SF)
DEDICATED AREA: 351.79 SM (3,786.63 SF)
NET SITE AREA: 10,413.09 SM (11,2 085.56 SF)

SITE COVERAGE:

BUILDING EAST: 1,924.12 SM (20,711 SF)
BUILDING WEST: 2,700.28 SM (29,065 SF)

TOTAL SITE COVERAGE: 4,624.40/10,413.09 = .444

FLOOR AREA (EXCLUDING AMENITY):

EAST BLDG		
LEVEL 1	1,530.27 SM	16,472 SF
LEVEL 2	1,656.68 SM	17,832 SF
LEVEL 3	1,691.33 SM	18,205 SF
LEVEL 4	1,691.33 SM	18,205 SF
TOTAL	6,569.61 SM	70,715 SF

WEST BLDG		
LEVEL 1	1,964.35 SM	21,144 SF
LEVEL 2	2,266.66 SM	24,398 SF
LEVEL 3	2,313.23 SM	24,899 SF
LEVEL 4	2,313.23 SM	24,899 SF
TOTAL	8,857.47 SM	95,341 SF

GRAND TOTAL 14,915.48 SM 160,549 SF

DENSITY:

PROVIDED:
160 UNITS / 1.041 Ha: 153.70 UPPHa
160 UNITS / 2.57 ACRES: 62.26 UPA

FLOOR AREA RATIO:

PROVIDED F.A.R.: 14,915.48 SM / 10,413.09 SM = **1.43**

UNIT TYPES

	1BR	1BR+DEN	2BR	2BR+DEN	TOTAL
EAST BLDG					
LEVEL 1	0	5	5	4	
LEVEL 2	0	7	7	3	
LEVEL 3	0	7	6	4	
LEVEL 4	0	7	6	4	

WEST BUILDING

LEVEL 1	1	14	2	3	
LEVEL 2	6	14	2	3	
LEVEL 3	6	12	2	5	
LEVEL 4	6	12	2	5	

TOTAL 19(11.9%) 78(48.7%) 32(20.0%) 31(19.4%) 160

BUILDING HEIGHT (AVG. EXIST. GRADE TO T/O PARAPET)

EAST BLDG:
AVERAGE EXISTING GRADE: 81.51m (GEODETIK)
T/O PARAPET ELEVATION: 95.56m (GEODETIK)
PROPOSED BLDG HT ABOVE AVG. GRADE: 14.06m

WEST BLDG:
AVERAGE EXISTING GRADE: 81.44m (GEODETIK)
T/O PARAPET ELEVATION: 96.47m (GEODETIK)
PROPOSED BLDG HT ABOVE AVG. GRADE: 15.03m

AMENITY:

	REQUIRED	PROVIDED
INDOOR : 160 UNITS x 3.0 SM =	480 SM	BLDG EAST: 161.04 SM BLDG WEST: 333.96 SM TOTAL 495.00 SM
OUTDOOR: 160 UNITS x 3.0 SM =	480 SM	661.00 SM

SETBACKS

	TO BLDG	TO DECK
EAST BUILDING		
NORTH	6.10 M	6.65 M
EAST	8.23 M	5.93 M
SOUTH	9.70 M	8.10 M
WEST	88.75 M	88.75 M

WEST BUILDING		
NORTH	4.24 M	2.10 M
EAST	52.43 M	50.14 M
SOUTH	3.67 M	3.49 M
WEST	7.84 M	6.20 M

PARKING

	REQUIRED	PROVIDED
97 - 1BR UNITS x 1.3 STALL/UNIT =	126.1	126 STALLS
63 - 2BR UNITS x 1.5 STALL/UNIT =	94.5	95 STALLS
ADDITIONAL RESIDENT PARKING =		15 STALLS
VISITOR - 160 UNITS x 0.2 =	32.0	32 STALLS
TOTAL	252.6 STALLS	269 STALLS

LOADING ZONE / DROP OFF 4

BICYCLE PARKING

	REQUIRED	PROVIDED
RESIDENTIAL - 1.2 x 160 DU =	192.0 SPACES	192 SPACES (UNDERGROUND)
VISITOR - 6 SPACES PER BUILDING =	12.0 SPACES	14 SPACES (SURFACE)
TOTAL	204.0 SPACES	206 SPACES



ODYSSEY MULTI-FAMILY DEVELOPMENT

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SURREY, BC

Development For FORGE PROPERTIES

SYNOPSIS

1514

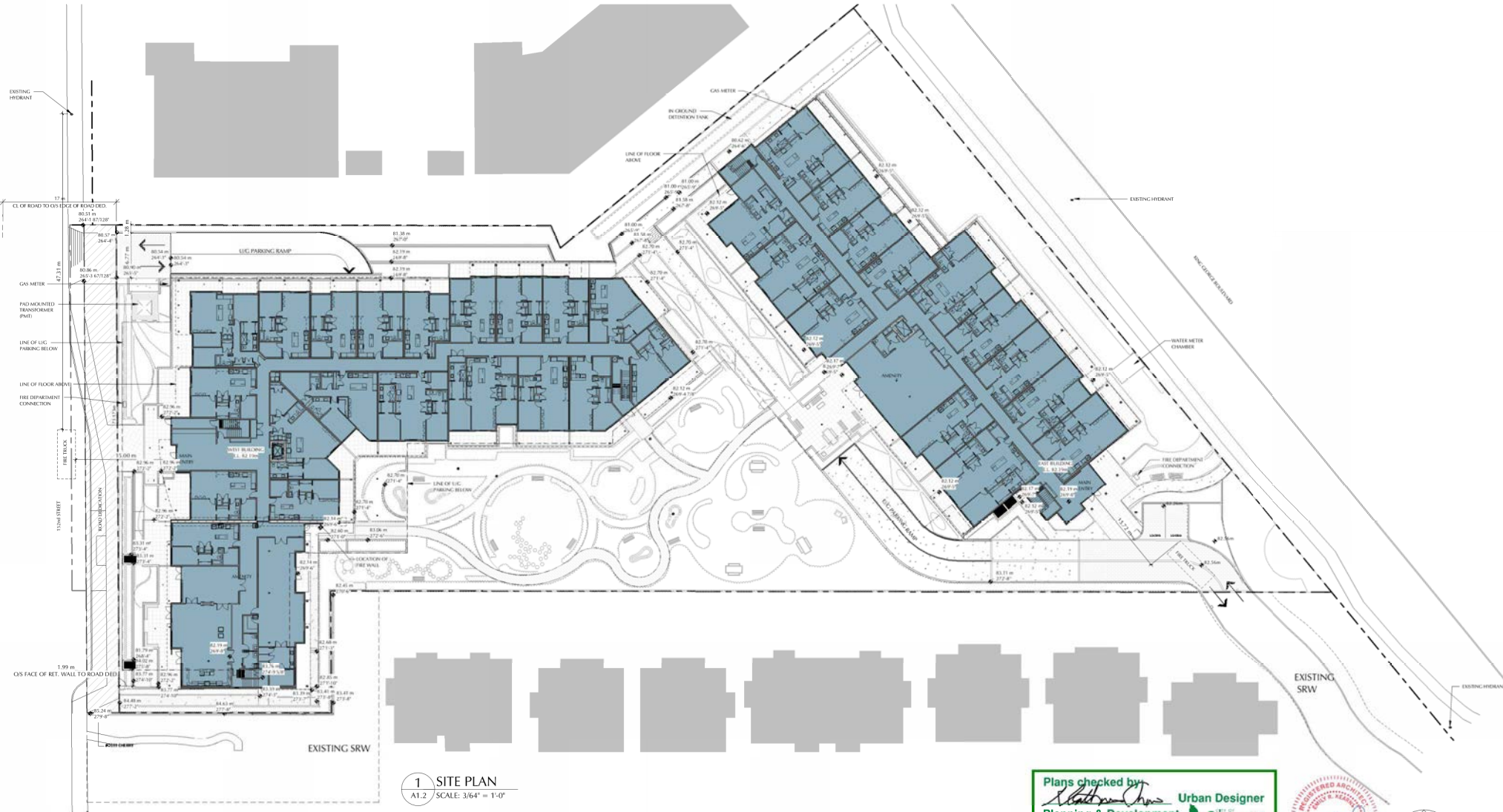
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JAN. 10, 2022	AK	REVISED FOR ICP
DEC. 17, 2021	AK	ISSUED FOR ICP
NOV. 18, 2021	AK	ISSUED FOR ICP

SCALE: 3/4" = 1'-0"
JANUARY 10, 2022



2022-01-11

A1.1



1 SITE PLAN
A1.2 SCALE: 3/64" = 1'-0"

Plans checked by
Urban Designer
Planning & Development
SURREY

Date:
2022-01-11

Acceptable
 Not Acceptable



AN ODYSSEY MULTI-FAMILY DEVELOPMENT

2620 152ND STREET (WEST BUILDING)
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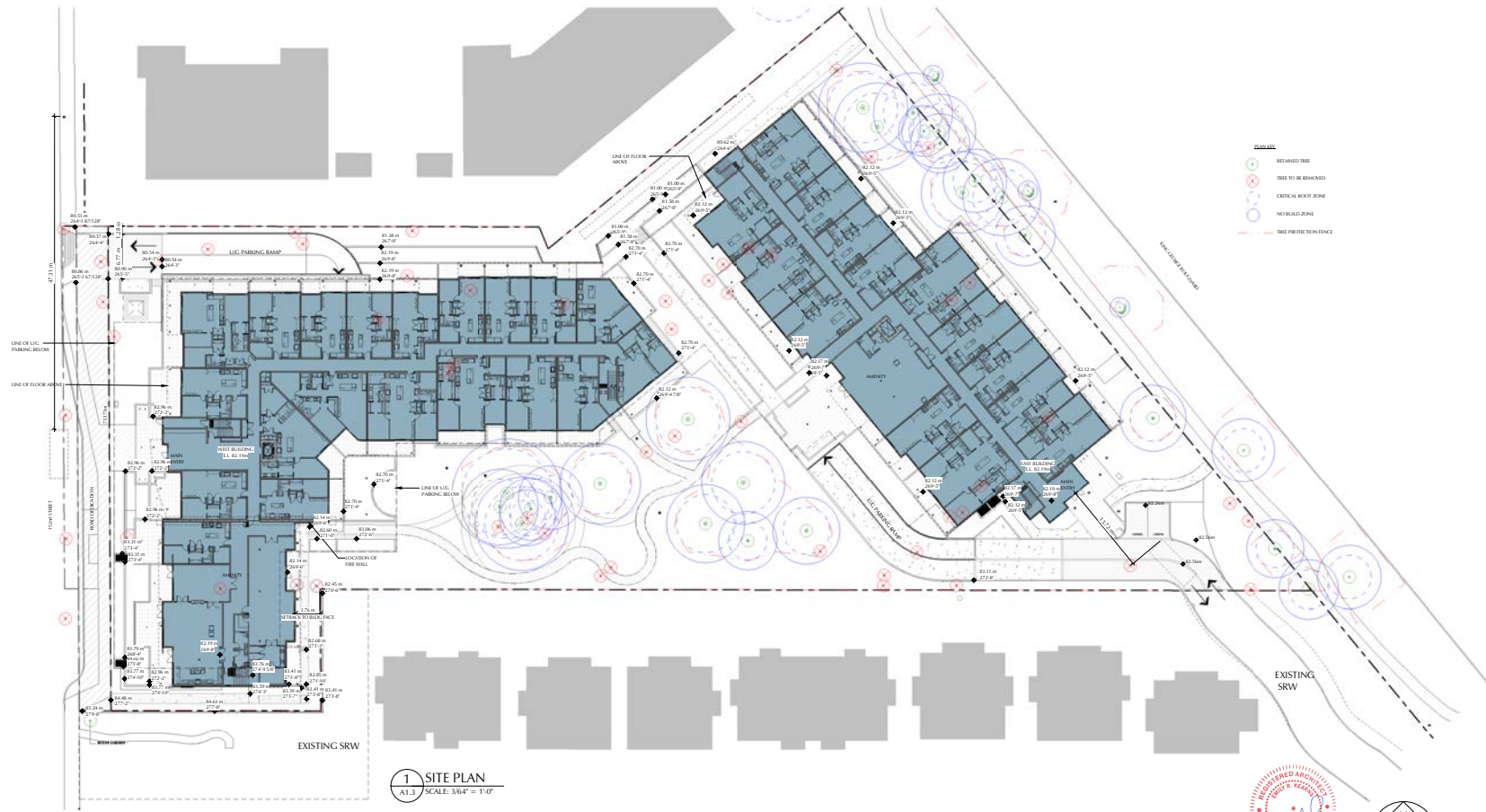
SITE PLAN

1514

ISS. 10, 2022	RE-ISSUED FOR DP	EK
DEC. 17, 2021	ISSUED FOR DP	EK
REV	DATE	DESCRIPTION
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SCALE: 3/64" = 1'-0"
JANUARY 10, 2022

A1.2



1 SITE PLAN
A1.3 SCALE: 3/64" = 1'-0"

AN ODYSSEY MULTI-FAMILY DEVELOPMENT

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Development For FORGE PROPERTIES

TREES/PROTECTION ZONES

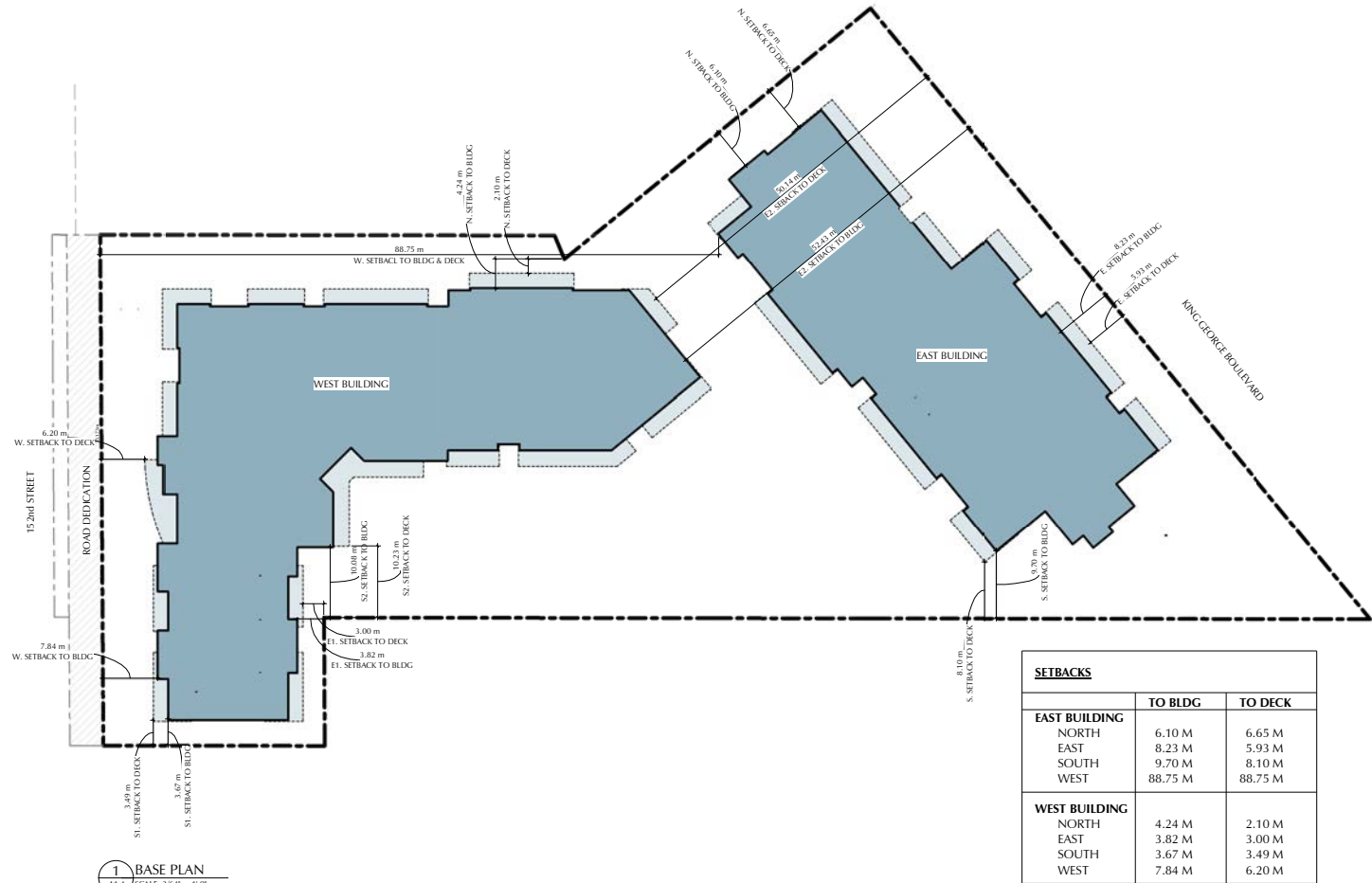
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REV	DATE	DESCRIPTION	BY
01	JAN. 10, 2022	NO ISSUES FOR LIP	EK
02	DEC. 17, 2021	ISSUES FOR LIP	EK
03	JAN.	ISSUES FOR LIP	AM

SCALE: 3/64" = 1'-0"
JANUARY 10, 2022



A1.3



1 BASE PLAN
M.S. SCALE: 3/64" = 1'-0"

SETBACKS		
	TO BLDG	TO DECK
EAST BUILDING		
NORTH	6.10 M	6.65 M
EAST	8.23 M	5.93 M
SOUTH	9.70 M	8.10 M
WEST	88.75 M	88.75 M
WEST BUILDING		
NORTH	4.24 M	2.10 M
EAST	3.82 M	3.00 M
SOUTH	3.67 M	3.49 M
WEST	7.84 M	6.20 M



AA ODYSSEY MULTI-FAMILY DEVELOPMENT
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 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

2620 152nd STREET (WEST BUILDING)
 2635 KING GEORGE BOULEVARD (EAST BUILDING)
 SURREY, BC

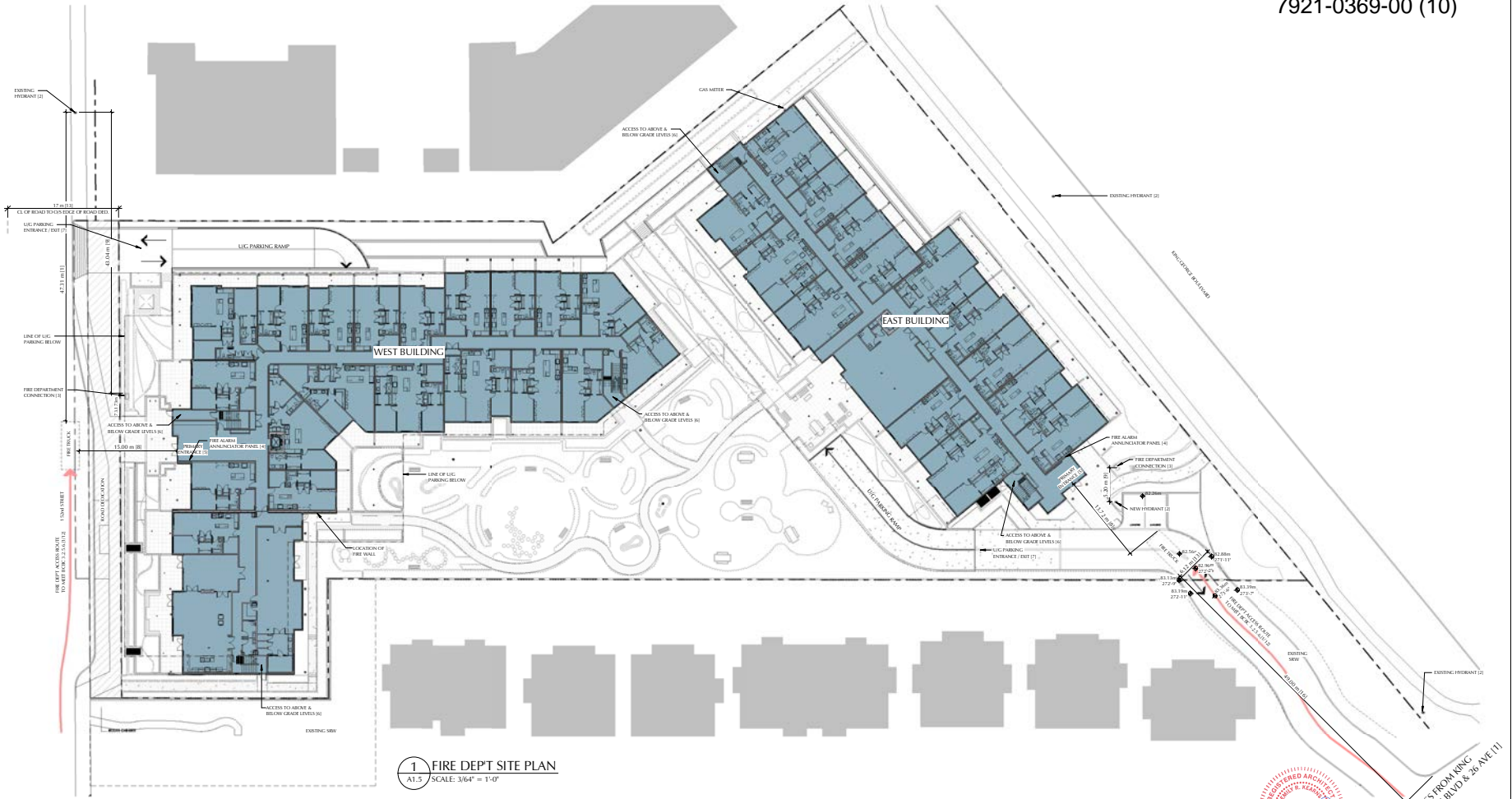
Development For FORGE PROPERTIES

BASE PLAN 1514

DATE	REV	DESCRIPTION	BY
JAN 10 2022		RE SUBMIT FOR DEP	AK
		FOR APPROVAL	AK

SCALE: 3/64" = 1'-0"
 JANUARY 10, 2022

A1.4



1 FIRE DEPT SITE PLAN
A1.5 SCALE: 3/64" = 1'-0"



AA ODYSSEY MULTI-FAMILY DEVELOPMENT

2620 152nd STREET (WEST BUILDING)
2635 KING GEORGE BOULEVARD (EAST BUILDING)
SURREY, BC

FIRE DEPT SITE PLAN

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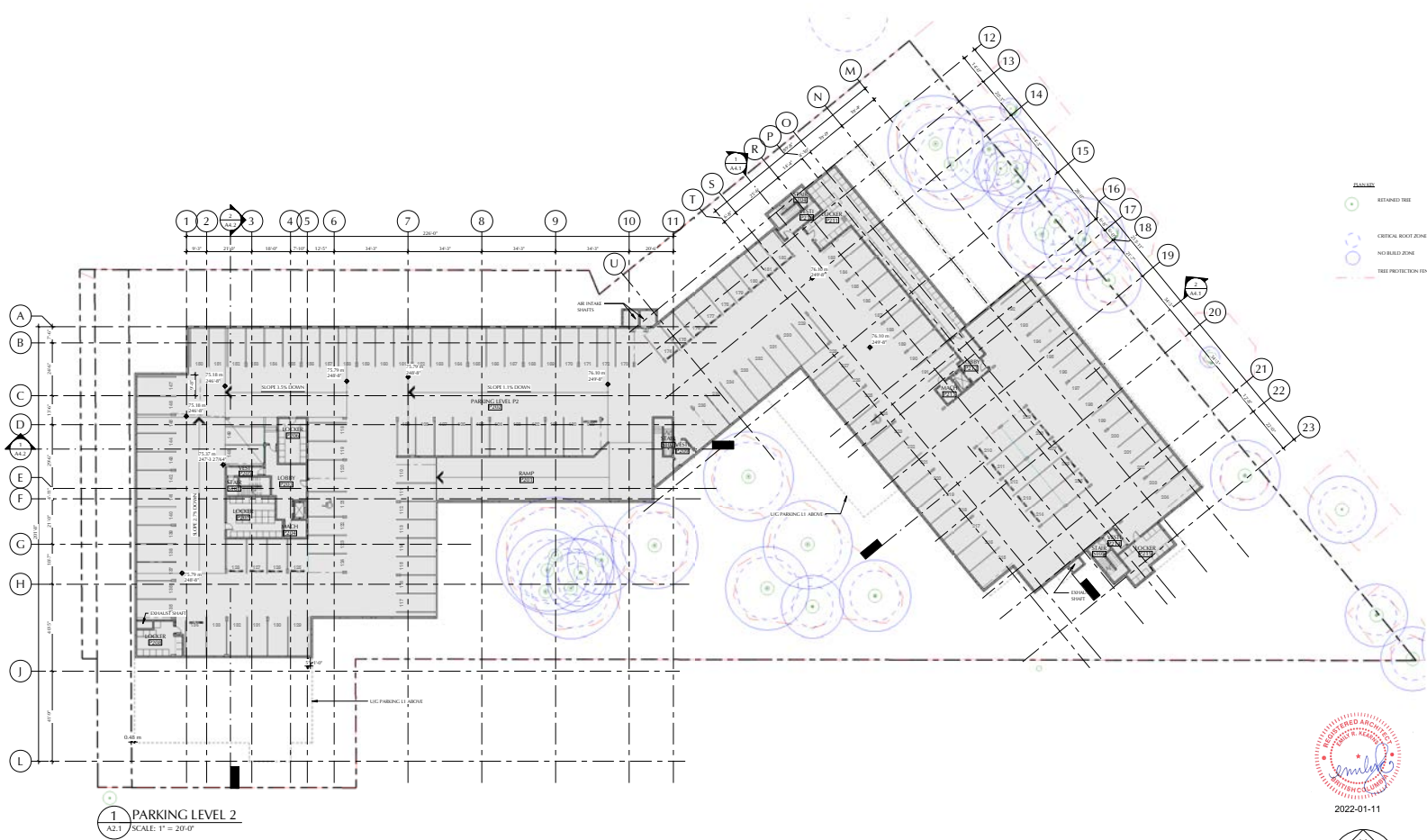
Development For FORGE PROPERTIES

1514

DAN, 10, 2022	RE-SUBMITTED FOR DP	DK
JAN, 06, 2022	ISSUED FOR FIRE DEPT REVIEW	DK
REV	DATE	DESCRIPTION

SCALE: 3/64" = 1'-0"
JANUARY 10, 2022

A1.5



AA ODYSSEY MULTI-FAMILY DEVELOPMENT

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2620 152nd STREET (WEST BUILDING)
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SURREY, BC

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PARKING PLAN

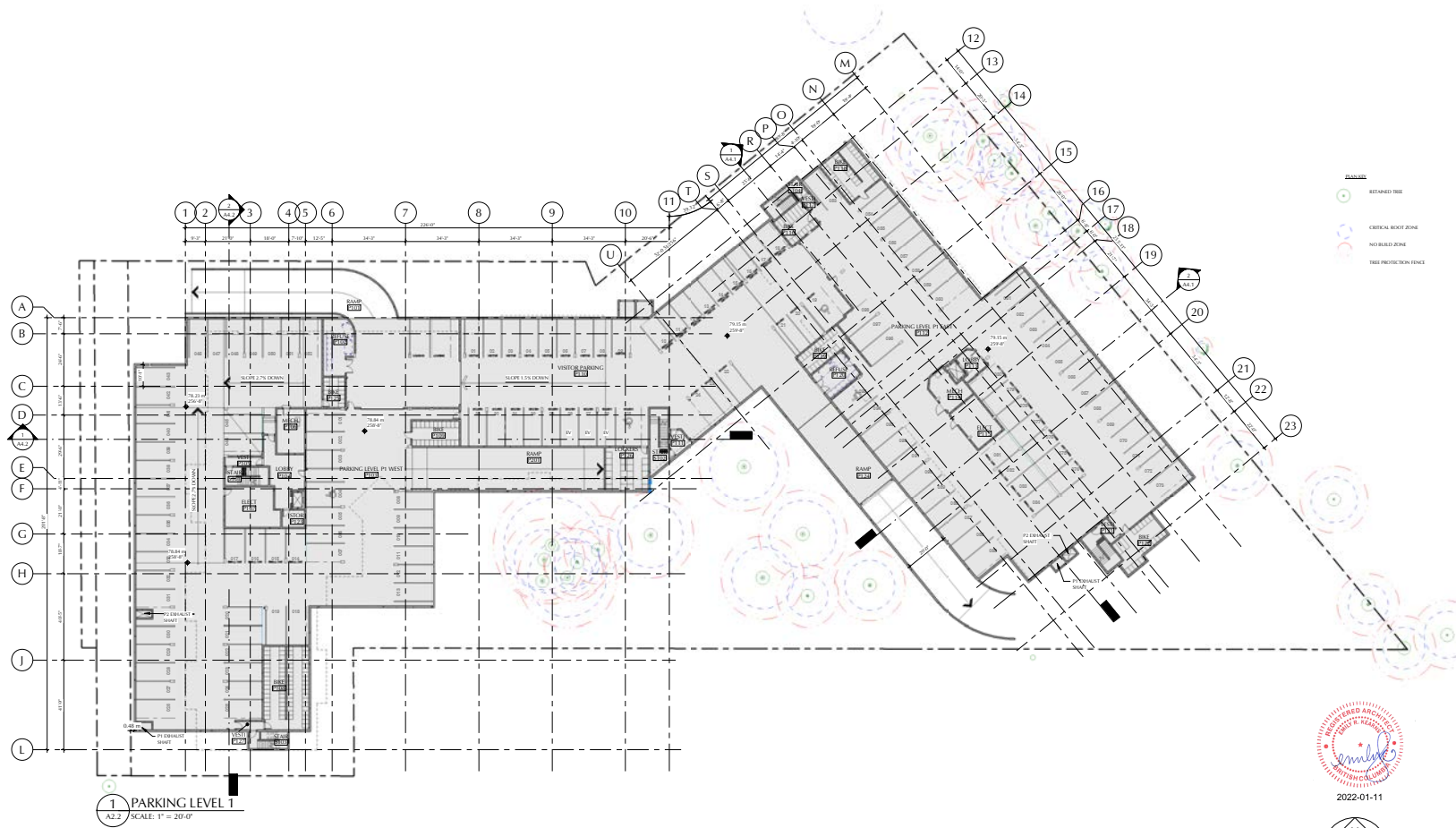
1514

REV	DATE	DESCRIPTION	BY
1	JAN. 10, 2022	92 ISSUES FOR EIP	EK
2	DEC. 17, 2021	ISSUED FOR EIP	EK
3	JAN.	PROPOSED	BT

SCALE: 1" = 20'-0"
JANUARY 10, 2022



A2.1



AM ODYSSEY MULTI-FAMILY DEVELOPMENT

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2620 152nd STREET (WEST BUILDING)
2635 KING GEORGE BOULEVARD (EAST BUILDING)
SURREY, BC

Development For FORGE PROPERTIES

PARKING PLAN

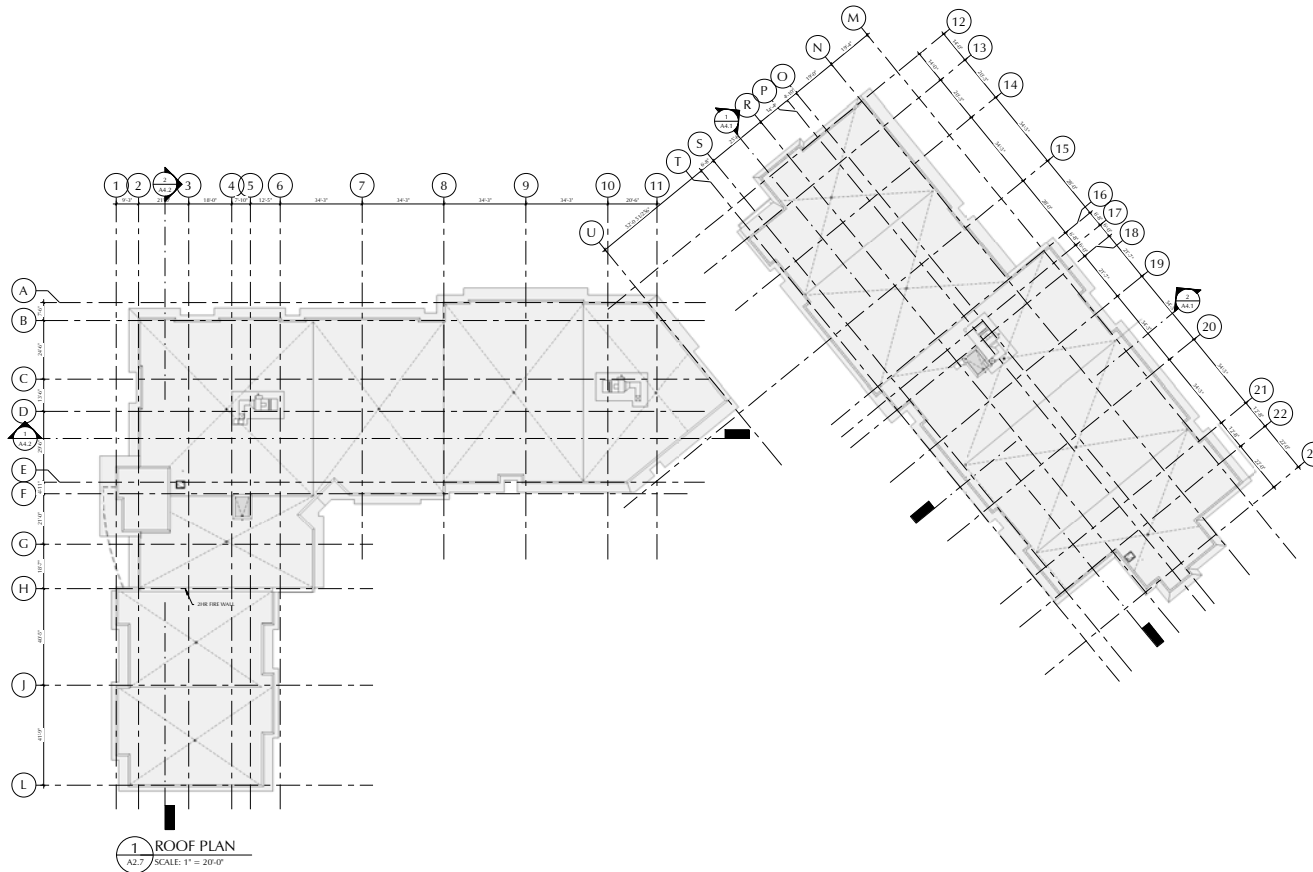
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REV	DATE	DESCRIPTION	BY
01	JAN. 10, 2022	NO ISSUES FOR ICP	EX
02	EXE. 17, 2021	ISSUED FOR ICP	EX
03	JAN.	PROGRESSIVE	BY

SCALE: 1" = 20'-0"
JANUARY 10, 2022



A2.2



AM ODYSSEY MULTI-FAMILY DEVELOPMENT

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

2620 152nd STREET (WEST BUILDING)
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SURREY, BC

Development For FORGE PROPERTIES

ROOF PLAN

1514

JAN. 10, 2022	REVISED FOR I/P	EX
DEC. 17, 2021	ISSUED FOR I/P	EX
JAN.	PROPOSED	01

SCALE: 1" = 20'-0"
JANUARY 10, 2022



A2.7



ELEVATION KEYNOTE LEGEND

- 12 COMPOSITE WALL SYSTEM COLOR TO MATCH WALL FRAME
- 13 ELEMENTAL CLADDING PANEL C/P FINISHED METAL PANEL REVEAL 2\"/>
- 14 VINYL WINDOW FRAME C/P COLOR COORDINATE TO ALUMINUM CLADDING PANEL REVEAL C/P TO MATCH WINDOW FRAME TO MATCH REVEAL 2\"/>
- 15 ALUMINUM WINDOW WALL SYSTEM C/P COORDINATE TO ALUMINUM CLADDING PANEL REVEAL C/P TO MATCH WINDOW FRAME TO MATCH REVEAL 2\"/>
- 16 COMPOSITE PANEL C/P FINISHED METAL PANEL REVEAL 2\"/>
- 17 MATCH REVEAL WINDOW TO MATCH REVEAL 2\"/>
- 18 METAL CHANNEL COLOR TO MATCH C/P COLOR METAL REVEAL GREY
- 19 METAL CHANNEL TO MATCH C/P COLOR METAL REVEAL GREY
- 20 METAL CHANNEL TO MATCH C/P COLOR METAL REVEAL GREY
- 21 METAL CHANNEL TO MATCH C/P COLOR METAL REVEAL GREY
- 22 METAL CHANNEL TO MATCH C/P COLOR METAL REVEAL GREY
- 23 METAL CHANNEL TO MATCH C/P COLOR METAL REVEAL GREY



AA ODYSSEY MULTI-FAMILY DEVELOPMENT

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2620 152nd STREET (WEST BUILDING)
2635 KING GEORGE BOULEVARD (EAST BUILDING)
SURREY, BC

Development For FORGE PROPERTIES

ELEVATIONS

1514

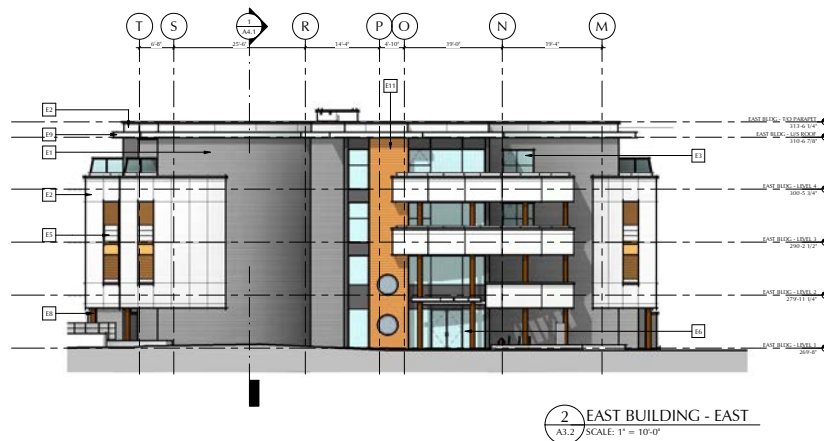
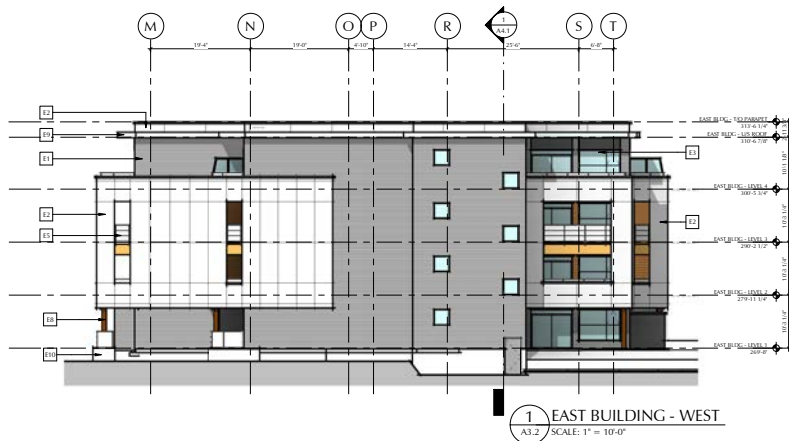
JAN. 10, 2022	82 ISSUES FOR EIP	EX
DEC. 17, 2021	ISSUED FOR EIP	EX
JUNE	PROCESSED	EX

SCALE: 1" = 10'-0"
JANUARY 10, 2022



2022-01-11

A3.1



ELEVATION KEYNOTE LEGEND

E1	CORRUGATED METAL CLADDING COLOUR TO MATCH 1 GALVALUME FINISH
E2	EXTERIOR WALL CLADDING PANEL C/W PAINTED REVEAL HARDER REVEAL 2.0\"/>

Plans checked by:
[Signature]
Urban Designer
Planning & Development **CITY OF SURREY**
 Date: 2022-01-11 ✓
 Acceptable
 Not Acceptable

AA ODYSSEY MULTI-FAMILY DEVELOPMENT

2620 152nd STREET (WEST BUILDING)
 2635 KING GEORGE BOULEVARD (EAST BUILDING)
 SURREY, BC

ELEVATIONS

DAN, 10, 2022	RE-ISSUED FOR DP	DK
DEC, 17, 2021	ISSUED FOR DP	DK
REV	DESCRIPTION	BY

SCALE: 1" = 10'-0"
 JANUARY 10, 2022



A3.2

Ankenman Associates Architects Inc.
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For FORGE PROPERTIES

1514

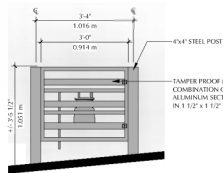


1 WEST BUILDING - EAST
A3.3 SCALE: 1" = 10'-0"

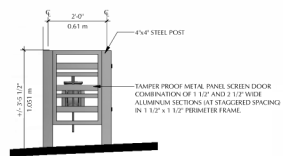
ELEVATION KEYNOTE LEGEND

E1	CORRUGATED METAL CLADDING COLOUR TO MATCH GAVIOLINI PRIMO 3
E2	CEMENTITIOUS GLAZING PANELS C/W PAINTED REVEALS FRAME REVEAL 2.0 COLOUR TO MATCH BENJAMIN MOORE OC-46 PURE WHITE
E3	WINE WOODWORK DOOR C/W DOOR BILE GLAZING (PVC) W/ BRASS OR SIMILAR FRAME COLOUR TO MATCH BENJAMIN MOORE 2120-20 BLACKBURN
E4	ALUMINIUM WINDOW SILL SYSTEM WITH 1/2" GLAZING (PVC) W/ BRASS OR SIMILAR COLOUR TO MATCH BENJAMIN MOORE 2120-20 BLACKBURN PAINTED PANELS FINISH
E5	CEMENTITIOUS PANELS C/W PAINTED REVEALS FRAME REVEAL 2.0 COLOUR TO MATCH BENJAMIN MOORE 2120-20 BLACKBURN
E6	METAL CHANNEL COLOUR TO MATCH CASCADA METALS REGENT GREY
E7	METAL BALING C/W TAMPONED GLASS PANELS COLOUR TO MATCH BENJAMIN MOORE 2120-20 BLACKBURN
E8	WOOD COLUMN MFL UP 1/8" OR PER STRUCTURAL REQUIREMENTS C/W TAMPONED FINISH COLOUR TO MATCH 2.0 CASCADA WOOD FINISH (ENVELOPE) AUTUMN LODGE
E9	METAL CHANNEL FINISH OVER WOOD FRAMING COLOUR TO MATCH CASCADA METALS REGENT GREY
E10	CAST IN PLACE CONCRETE WITH BRASS OR CLEAR ANODIZED FINISH
E11	HORIZONTAL FINISH ALLEYS CEMENTITIOUS REVEAL C/W WOOD STAIN FINISH COLOUR TO MATCH WOODSTONE ELSTIC SERIES OLD CHERRY

Plans checked by
Urban Designer
Planning & Development
Date: 2022-01-11
[M] Acceptable
[] Not Acceptable



3 GAS METER - FRONT
A3.3 SCALE: 1/2" = 1'-0"



4 GAS METER - SIDE
A3.3 SCALE: 1/2" = 1'-0"



2 WEST BUILDING - WEST
A3.3 SCALE: 1" = 10'-0"

AN ODYSSEY MULTI-FAMILY DEVELOPMENT

2620 152ND STREET (WEST BUILDING)
2635 KING GEORGE BOULEVARD (EAST BUILDING)
SURREY, BC

ELEVATIONS

JAN. 10, 2022	RE-ISSUED FOR DP	EK
DEC. 17, 2021	ISSUED FOR DP	EK
REV DATE	DESCRIPTION	BY

SCALE: As indicated
JANUARY 10, 2022



2022-01-11

A3.3

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Development For FORGE PROPERTIES

1514



ELEVATION KEYNOTE LEGEND

1	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 1
2	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 2
3	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 3
4	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 4
5	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 5
6	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 6
7	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 7
8	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 8
9	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 9
10	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 10
11	EMERALD METAL CLADDING COLOR TO MATCH CALVILLUM PRISM 11

2 WEST BUILDING - NORTH
SCALE: 1" = 10'-0"



1 WEST BUILDING - SOUTH
SCALE: 1" = 10'-0"

AA ODYSSEY MULTI-FAMILY DEVELOPMENT

2620 152nd STREET (WEST BUILDING)
2635 KING GEORGE BOULEVARD (EAST BUILDING)
SURREY, BC

ELEVATIONS

DATE	DESCRIPTION	BY
JAN. 10, 2022	REVISED FOR EIP	EK
DEC. 17, 2021	ISSUED FOR EIP	EK
DATE	DESCRIPTION	BY
JAN. 10, 2022	ISSUED FOR EIP	EK



2022-01-11

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1514

SCALE: 1" = 10'-0"
JANUARY 10, 2022

A3.4



- 

E1 CORRUGATED METAL CLADDING
COLOUR TO MATCH: GALVALUME FINISH
- 

E2 CEMENTITIOUS CLADDING PANEL C/W
PAINTED REVEALS HARDIE REVEAL 2.0
COLOUR TO MATCH: BENJAMIN MOORE
OC-64 PURE WHITE
- 

E3 VINYL WINDOW/ DOOR C/W
DOUBLE GLAZING (PPG AZURIA GLASS
OR SIMILAR) FRAME
COLOUR TO MATCH: BENJAMIN MOORE
2120-20 BLACK IRON
- 

E4 ALUMINUM WINDOW WALL SYSTEM C/W
DOUBLE GLAZING (PPG AZURIA GLASS
OR SIMILAR)
COLOUR TO MATCH: BENJAMIN MOORE
2120-20 BLACK IRON
PAINTED SPANDREL PANEL
- 

E5 CEMENTITIOUS PANEL C/W PAINTED
REVEALS HARDIE REVEAL 2.0
COLOUR TO MATCH: BENJAMIN MOORE
2120-20 BLACK IRON
- 

E6 METAL CHANNEL
COLOUR TO MATCH: CASCADE METALS
REGENT GREY
- 

E7 METAL RAILING C/W TEMPERED GLASS PANELS
COLOUR TO MATCH: BENJAMIN MOORE
2120-20 BLACK IRON
- 

E8 WOOD COLUMN MIN. 10" DIA. OR PER STRUCTURAL
REQUIREMENTS C/W STAINED FINISH
COLOUR TO MATCH: 2 COATS SANSIN
ENVIRO STAIN ENVIRO AUTUMN GOLD
- 

E9 METAL CHANNEL FASCIA OVER WOOD FRAMING
COLOUR TO MATCH: CASCADE METALS
REGENT GREY
- 

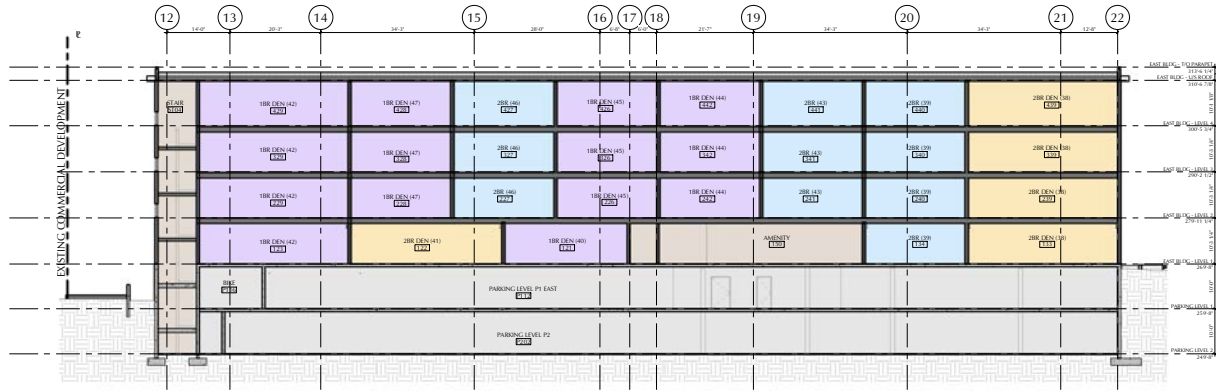
E10 CAST IN PLACE CONCRETE RETAINING WALL
CLEAR SEALED FINISH
- 

E11 HORIZONTALLY INSTALLED CEMENTITIOUS
SIDING C/W WOOD STAIN FINISH
COLOUR TO MATCH: WOODTONE RUSTIC SERIES
OLD CHERRY

JAN. 10, 2022	RE-DESIGNED FOR ICP	EX
DEC. 17, 2021	DESIGNED FOR ICP	EX
JUNE	PROCESSED FOR ICP	EX
JAN.		EX



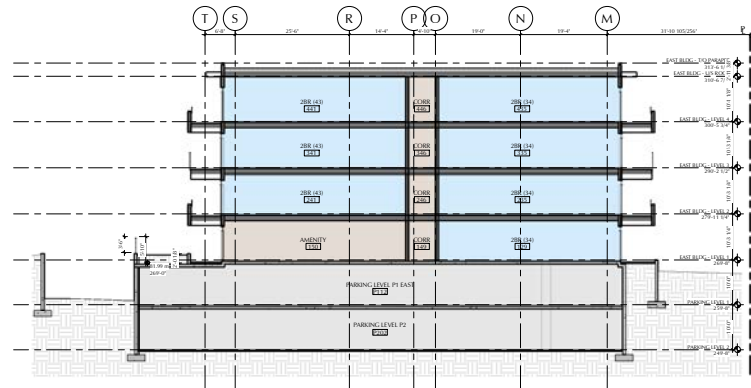
2022-01-11



1 EAST BLDG - SECTION 1
A4.1 SCALE: 3/32" = 1'-0"

UNIT LEGEND

- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN



2 EAST BLDG - SECTION 2
A4.1 SCALE: 3/32" = 1'-0"

AA ODYSSEY MULTI-FAMILY DEVELOPMENT

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

2620 152nd STREET (WEST BUILDING)
2635 KING GEORGE BOULEVARD (EAST BUILDING)
SURREY, BC

Development For FORGE PROPERTIES

SECTIONS

1514

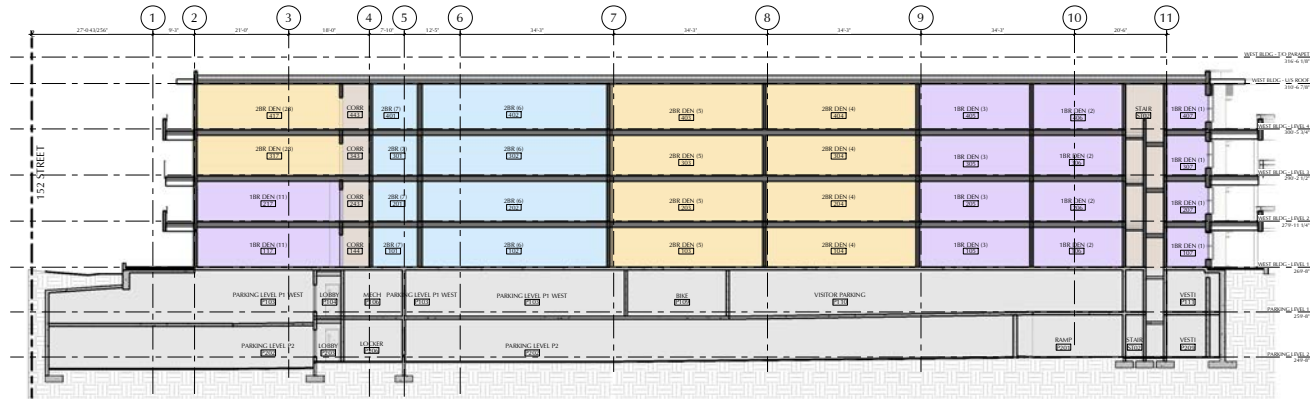
DATE	BY	REVISION	STATUS
JAN. 10, 2022		ISSUED FOR ICP	EX
DEC. 17, 2021		ISSUED FOR ICP	EX
JUNE		ISSUED FOR ICP	EX

SCALE: As indicated
JANUARY 10, 2022

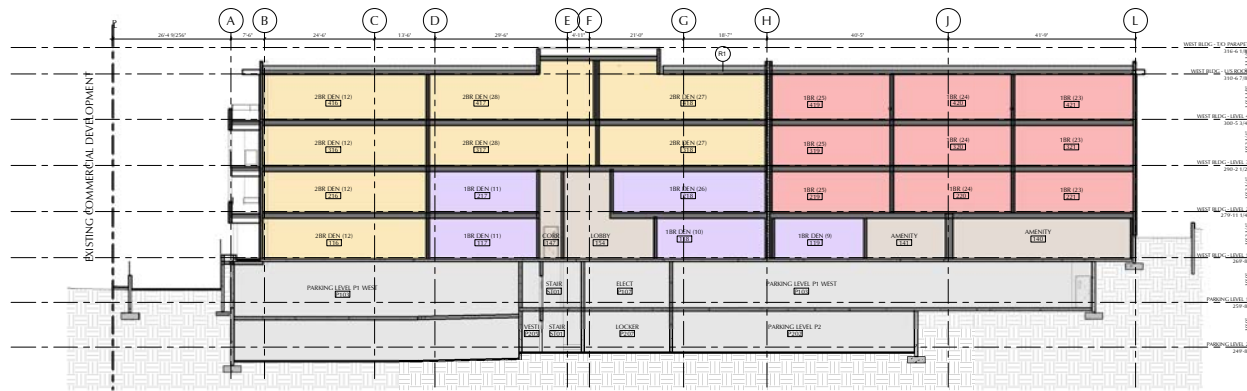


2022-01-11

A4.1



1 WEST BLDG - SECTION 1
A4.2 SCALE: 3/32" = 1'-0"



2 WEST BLDG - SECTION 2
A4.2 SCALE: 3/32" = 1'-0"

UNIT LEGEND

- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN

AA ODYSSEY MULTI-FAMILY DEVELOPMENT
 Ankenman Associates Architects Inc.
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

2620 152nd STREET (WEST BUILDING)
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 SURREY, BC

Development For FORGE PROPERTIES

SECTIONS
 1514

JAN. 10, 2022	82 ISSUED FOR LIP	EK
DEC. 17, 2021	ISSUED FOR LIP	EK
JUNE	ISSUED FOR LIP	BT

SCALE: As indicated
 JANUARY 10, 2022



2022-01-11
A4.2



1 KING GEORGE BOULEVARD STREETSCAPE
A7.1 SCALE: 1/16" = 1'-0"



2 152nd STREET STREETSCAPE
A7.1 SCALE: 1/16" = 1'-0"

AA ODYSSEY MULTI-FAMILY DEVELOPMENT

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12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

2620 152nd STREET (WEST BUILDING)
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SURREY, BC

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STREETSCAPE

1514

JAN. 10, 2022	92 ISSUED FOR LIP	EX
DEC. 17, 2021	ISSUED FOR LIP	EX
REV. DATE	DESCRIPTION	BY

SCALE: 1/16" = 1'-0"
JANUARY 10, 2022



2022-01-11

A7.1

PLANT SCHEDULE		M2 JOB NUMBER: 15-080	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
21	ACER CIRCINATUM	VINE MAPLE	12M HT, B4B, 3 STEM CLUMP
3	ACER PALMATUM	JAPANESE MAPLE	60M CAL, 2M HT, B4B
12	ACER X FRIEDLANII LEFFERSRED	MAPLE AUTUMN BLAZE	60M CAL, 2M STD, B4B
10	CERCIS CANADENSIS	EASTERN REDBUD	50M CAL, B4B
17	CORNUS EDDIE'S 'WHITE MONDOR'	WHITE MONDOR DOGWOOD	60M CAL, STD FORK, B4B
32	FAGUS SYLVATICA 'DANTYCKI GOLD'	GOLDEN PASTHATE BEECH	60M CAL, B4B
4	HAKONIA SCILLANIANA	GAUGER HAKONIA	3M HT, B4B STD
10	PICEA OMORICA PENDULA	KEEPIING SERBIAN SPRUCE	3M HT, B4B
10	PSUEDOTSUGA HENZENSI	DOUGLAS FIR	3M HT, B4B
15	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	60M CAL, 15M STD, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFERS TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAILLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

REQUIRED NUMBER OF REPLACEMENT TREES ON-SITE - 82
TOTAL NUMBER OF PROPOSED TREES ON-SITE - 132

NOTE:
- LANDSCAPE PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY TPZ WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM, AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES. MINIMUM 48 HOURS NOTICE FOR SITE VISIT.
- CONTACT LANDSCAPE ARCHITECT AND ARBORIST IN ORDER TO REVIEW THE SOIL DEPTHS FOR PLANTING WITHIN THE TPZ; PRIOR TO PLACEMENT OF GROWING MEDIUM.

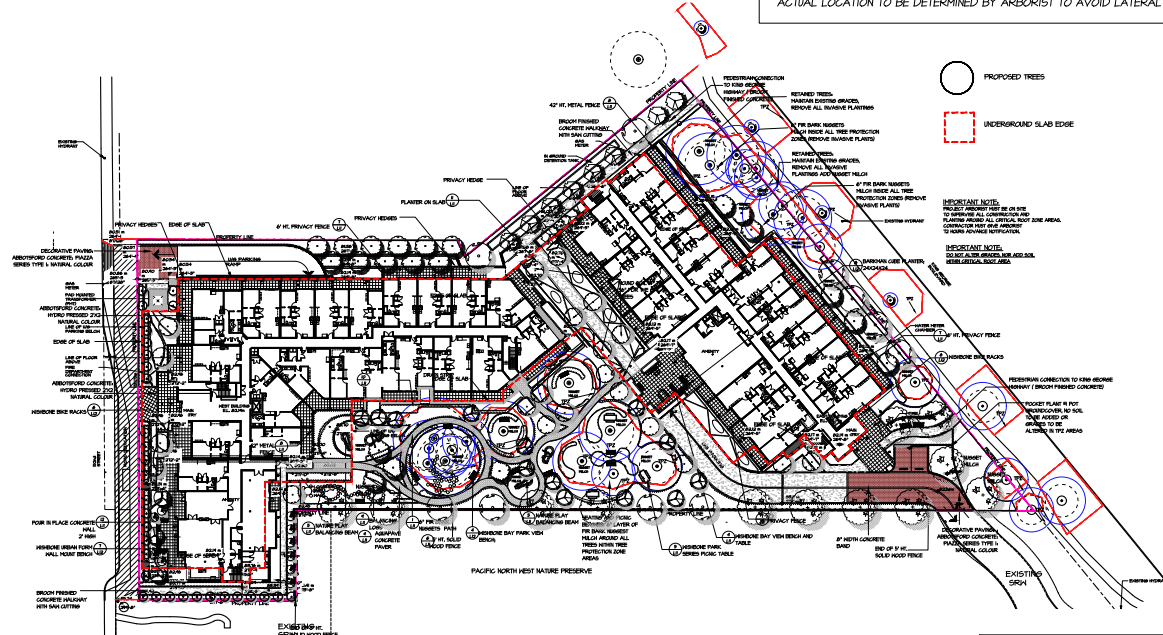
DO NOT ALTER GRADES NOR ADD SOIL AROUND TREES.
A THIN 3" LAYER OF BARK MULCH CAN BE SPREAD IN OPEN AREAS IF NEEDED, OR, POCKET PLANT IN POT. MAINTAIN A 10" DIAMETER NO PLANTING AREA FROM CENTRE OF TRUNK.
OR, SIMPLY LEAVE AS IS, DO NOT SPREAD MULCH MIX AS IT MAY CONTAIN WEED GRASSES.
- PROJECT ARBORIST MUST BE ON SITE TO SUPERVISE ALL CONSTRUCTION AND PLANTING AROUND ALL CRITICAL ROOT ZONE AREAS. CONTRACTOR MUST GIVE ARBORIST 48 HOURS IN ADVANCE NOTIFICATION.
HAND DIG POSTS WITH ARBORIST ON SITE TO REVIEW IMPACT, IF NECESSARY, ADJUST LOCATION OF POSTS.

MASS PLANTING OF NATIVE UNDERSTORY TREES, POCKET PLANTED WITHIN TPZ. ACTUAL LOCATION TO BE DETERMINED BY ARBORIST TO AVOID LATERAL TREE ROOTS

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LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
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V3M 3J7
Tel: 604.553.0044
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Email: office@m2la.com



- PACIFIC NORTHWEST NATURE PRESERVE CRITERIA:**
1. USING ONLY INDIGENOUS PLANTS
 2. CLEAR ALL INVASIVE PLANTS AND WEEDS
 3. ONLY POCKET PLANTING, # POTS
 4. NO GRADE CHANGES, DO NOT ADD SOIL INSIDE TREE PROTECTION AREAS
 5. 3" INCH LAYER OF DOUGLAS FIR NUGGETS INSIDE TREE PROTECTION ZONES (NON PLANTED AREAS)



GROWING MEDIUM IN PLANTING BED BETWEEN RETAINING WALLS IS TO BE MIN. 1M DEPTH

RESTRICTIVE GOVERNMENT FOR SITE DRAINAGE, MINIMUM TOPSOIL DEPTH OF 450 MM IN ALL PERVIOUS LANDSCAPE AREAS OUTSIDE TPZ'S. REVIEW SPECIFICATIONS SHEET FOR SOIL DEPTHS AS PER NOTE ABOVE. SOIL IN RETAINING WALLS IS TO MINIMUM 1 METRE DEPTH



NO.	DATE	REVISION DESCRIPTION	DR.
1	15/03/20	REV AS PER CITY COMMENTS	GP
2	15/03/20	REV AS PER CITY COMMENTS	GP
3	15/03/20	REV AS PER CITY COMMENTS	GP
4	15/03/20	REV AS PER CITY COMMENTS	GP
5	15/03/20	REV AS PER CITY COMMENTS	GP
6	15/03/20	REV AS PER CITY COMMENTS	GP
7	15/03/20	REV AS PER CITY COMMENTS	GP
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PROJECT:

2635 KING GEORGE BLVD & 2620 152 STREET SURREY, BC

DRAWING TITLE:

TREE PLAN

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

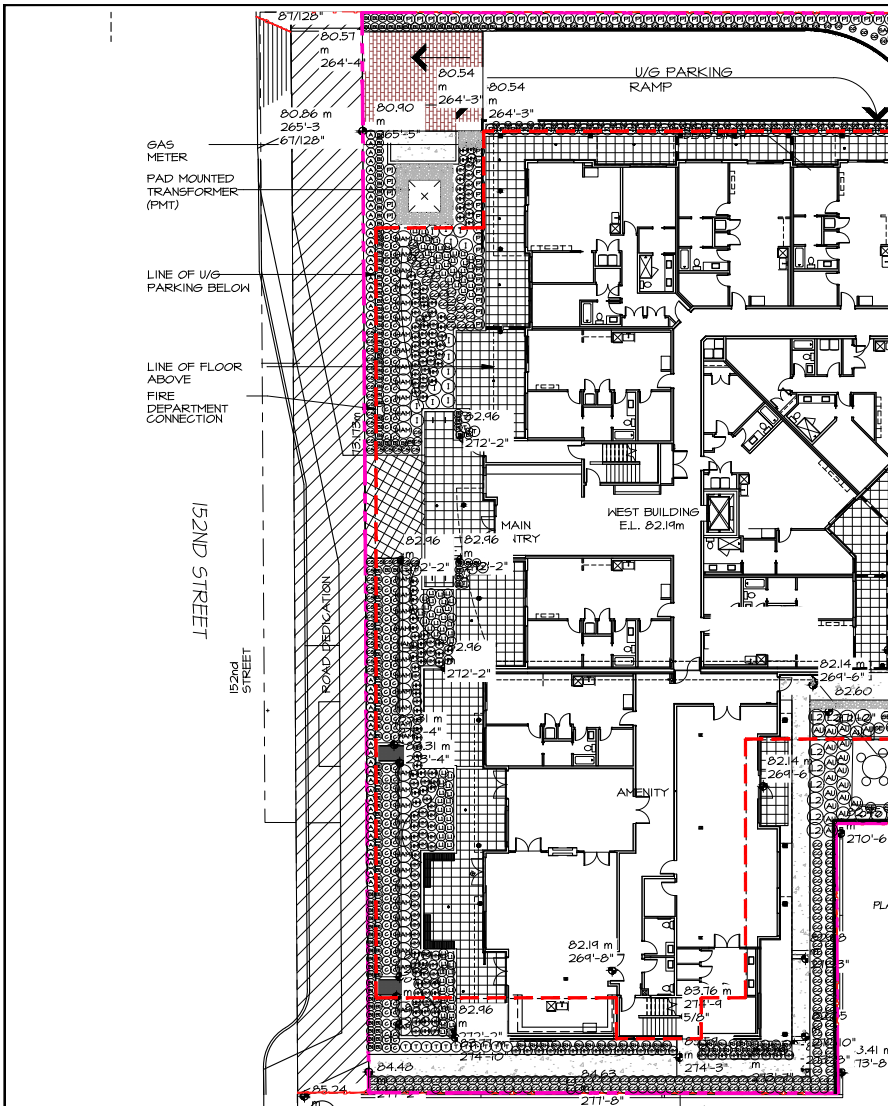
DRAWN: TK

DESIGN: TK

CHK'D: HT

MOLA PROJECT NUMBER: 8000

OF 18



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	MS JOB NUMBER: 15-080	PLANTED SIZE / REMARKS
SFRD	L2	PHILADELPHI LEHESSE	NATIVE HELD HOCK: ORNIE		# POT
A	46	AZALEA JAPONICA HHO RED	AZALEA RED		# POT
G	102	EREBERIS HANOKA AQUIPOLIN	TALL ORNED GREASE (BARBERERY)		# POT
B	34	BEGONIA SEMPERVIRENS	CORONIA BOWWOOD		# POT
DR	600	BEGONIA SEMPERVIRENS 'Nana-vorhegels'	VAREGATED ENGLISH BOWWOOD		# POT
C	209	CORNUS YELLOW PACIFIC SM (COMFACTA)	YELLOW TRIG DOWNWOOD		# POT
CA	36	HAMELIS X INTEREDIA DOANE	RED FISH HAZEL		# POT
WH	44	HYDRANGEA GERGICOLA 'SINOQUEET'	SNOWGREEN HYDRANGEA		# POT
I	14	ILEX CRATAEGIFOLIA	JAPANESE HOLLY		# POT
CG	109	LEBODICE AULAIARI LITTLE FLAME	LEBODICE LITTLE FLAME		# POT
FR	242	FRAXUS LUSTANGA	FORTWISSE LABEL		# POT
R	40	RINDOSBERKON 'SREST'	RINDOSBERKON YELLOHWAY		# POT
RR2	30	ROSA HOODSI	HOODS ROSE		# POT
SA	260	SARGOGOGA HOKKESIANA VAR. HEMUS	HIMALAYAN SHEET BOX		# POT
T	371	TARIS X MEDIA 'HEKSI'	HUCKS YEM		# POT
VI	67	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		# POT
ORIG	CG	31	CAREX HORRORUM 'AISED VAREGATA'	GOLDEN VAREGATED JAPANESE SEDGE	# POT
WH	208	FENDEBERIS ALBOGROEOSO VAVELIN	DWARF FOXTAIL GRASS		# POT
PERENNIAL	L	4	LAURELIA ANGIOTIFOLIA	ENGLISH LAVENDER	# POT
RH	87	RHEBERGIA FLAVIDA VAR. SELLIVANTII	GOLDSTRIP-RODEGIA		# POT
GR	84	1026	GALLUNA VILGARRIS 'GONTY HECKLOM'	SCOTS HEATHER	# POT
GO	178	GOTONAEATER DANHERSI	BEARBERRY GOTORAEATER		# PO
A2	24	DROTOPERIS AUTUMNALIS	AUTUMN FERN		# POT
OE	401	GALLTHERIA SHALON	SALAL		# POT
LI	652	LONGERA PLEATA	PIREYET HONEYBUCKLE		# POT
AU	102	MAKONA NERVOSA	LONGLEAF MAKONA		# POT; 20CM
PO	101	PACHYRANDRA TERNALIS GREEN GREEN	JAPANESE SHRUB		# POT; 20CM
PP	200	POLYTOGAM 'SESTERUM'	ALASKAN FERN		# POT; 25CM

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REASSEMBLED AND OTHER PLANT MATERIAL REASSEMBLED. * SENSING AND REVIEW THESE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT A FEE OF \$100. * AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTION. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS FROM 10 DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

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NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
2635 KING GEORGE BLVD & 2620 152 STREET
SURREY, BC

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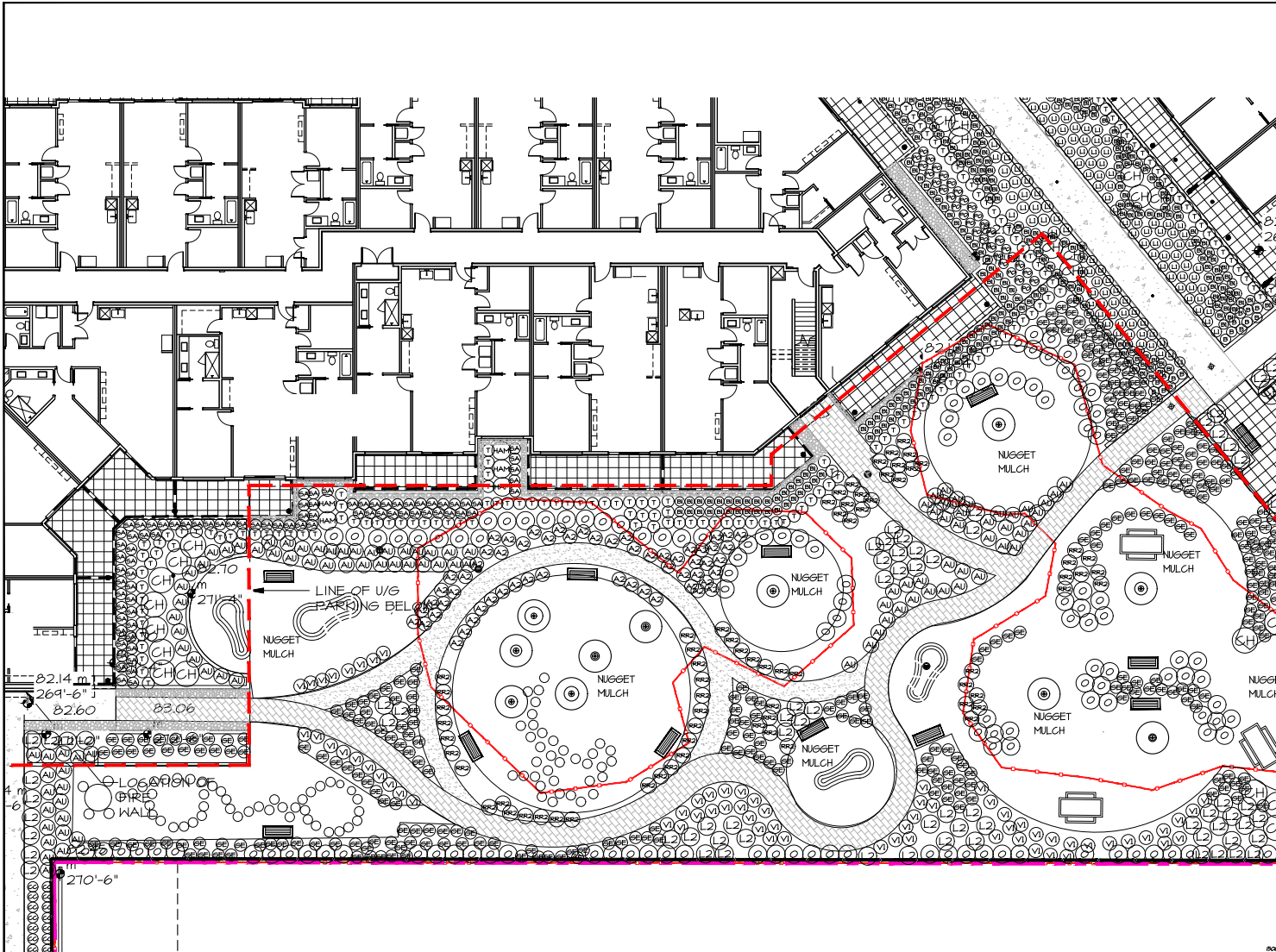
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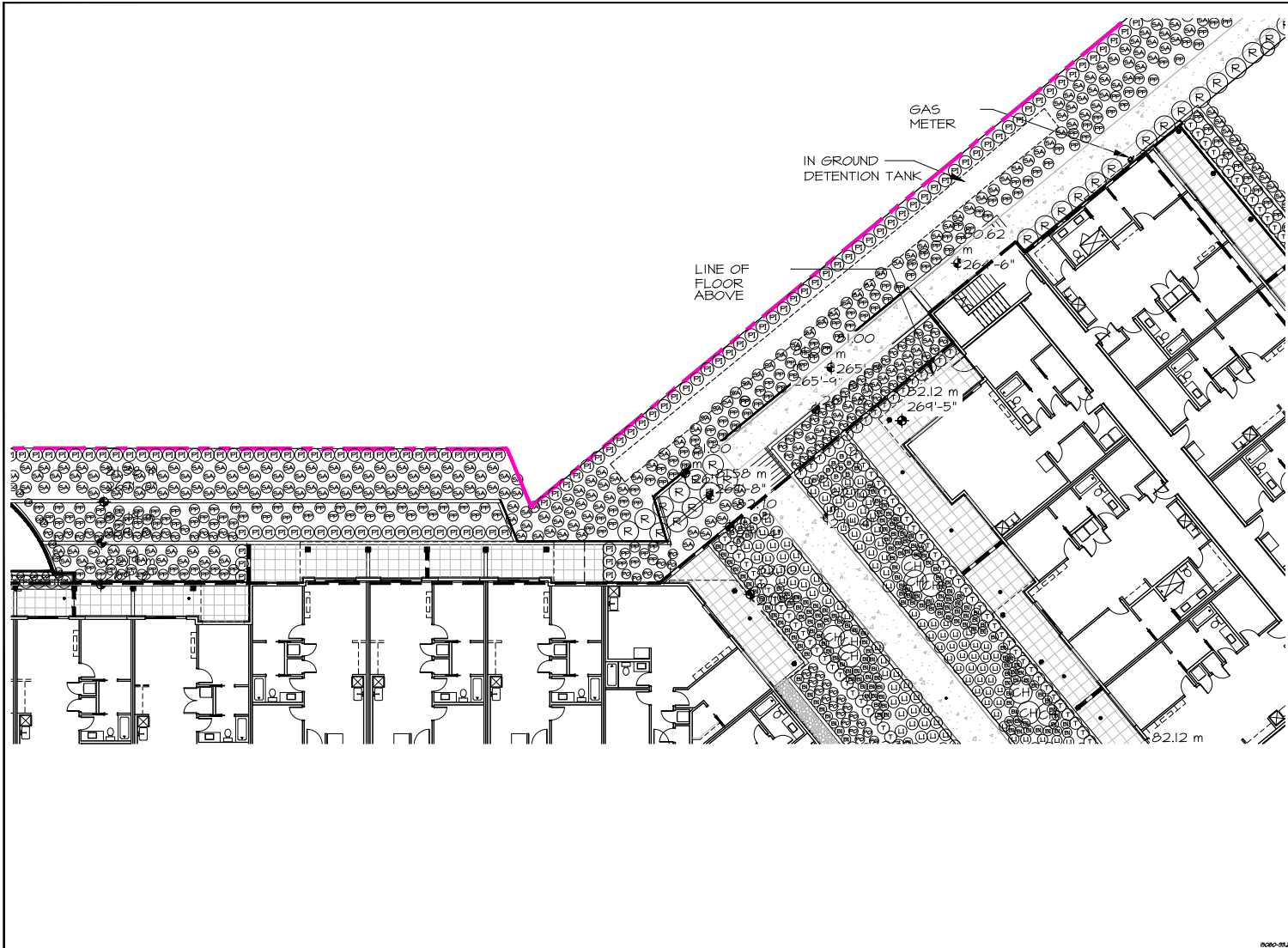
PROJECT:
 2635 KING GEORGE BLVD
 &
 2620 152 STREET
 SURREY, BC

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**SHRUB
 PLAN 2**

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 DRAWN: TC
 DESIGN: TC
 CHECKED: MH
 MOLA PROJECT NUMBER: 8080

L3

OF 13



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ID	DESCRIPTION	REV	BY	CHKD	DATE
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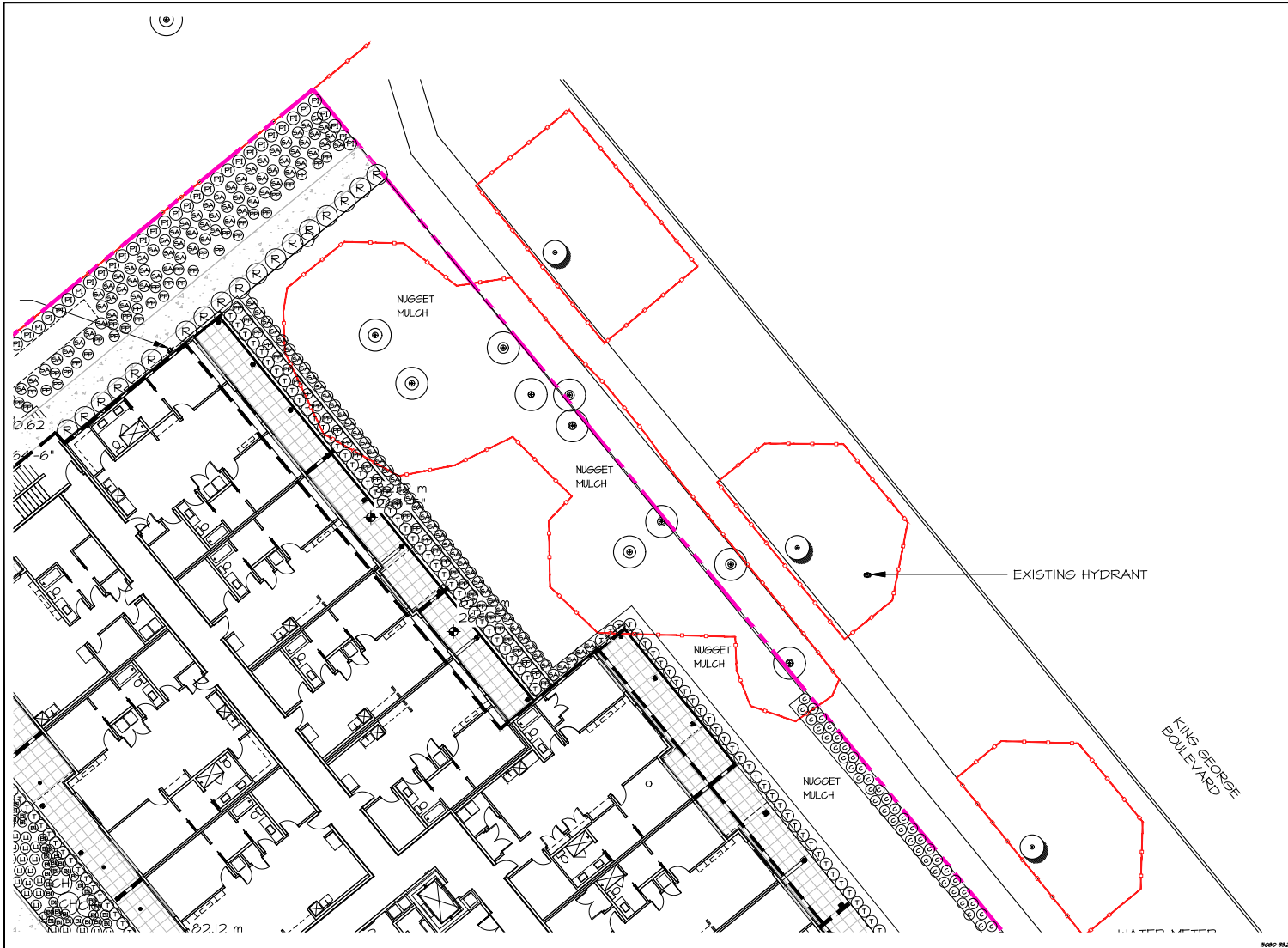
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PROJECT:
 2635 KING GEORGE BLVD
 &
 2620 152 STREET
 SURREY, BC

DRAWING TITLE:
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 PLAN 3**

DATE: 24 AUGUST 2016 DRAWING NUMBER:
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 CHECKED: MM
L4
 OF 13
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ID	DESCRIPTION	REV	BY	DATE
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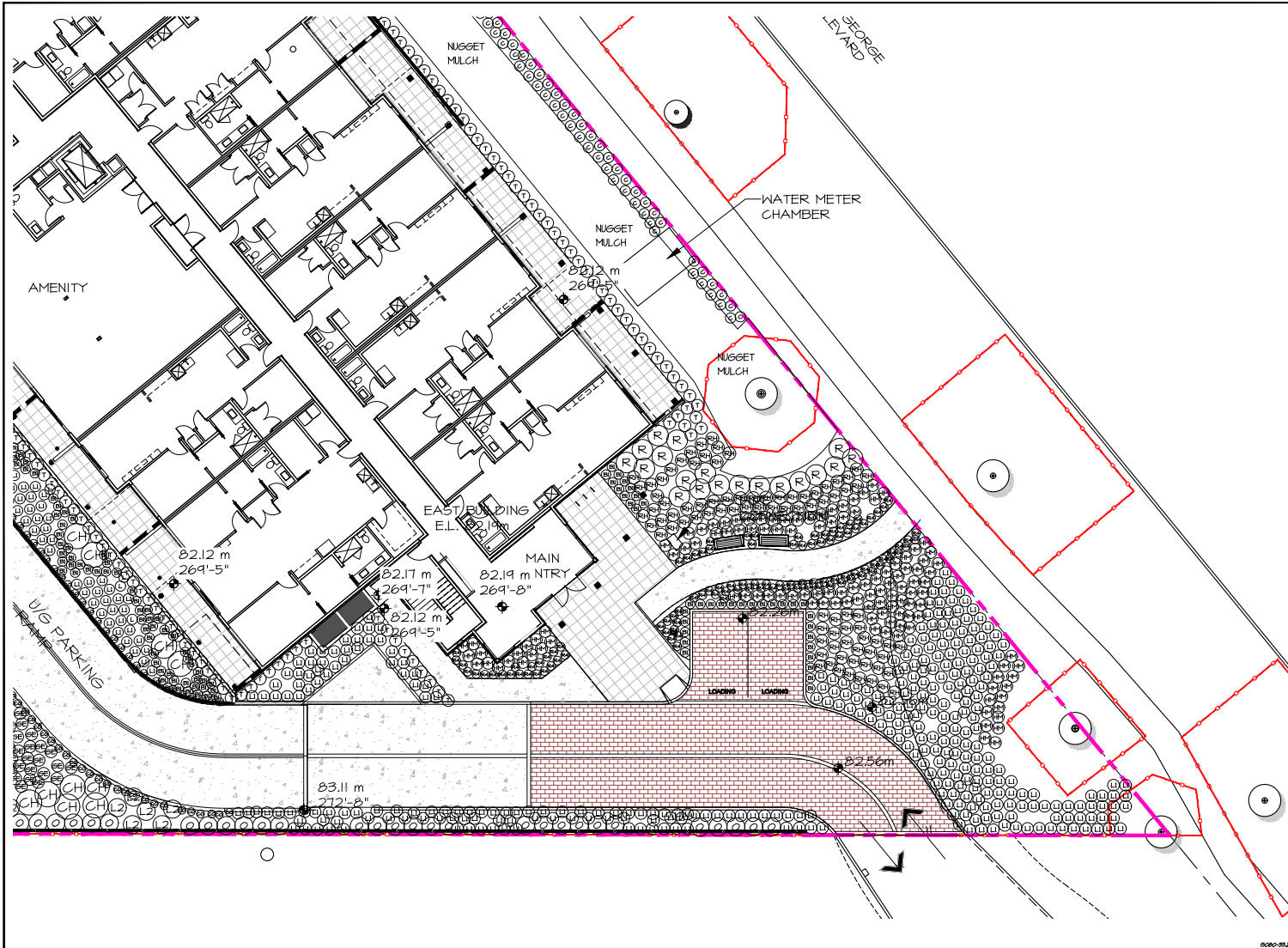
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2635 KING GEORGE BLVD
&
2620 152 STREET
SURREY, BC

DRAWING TITLE:
**SHRUB
PLAN 4**

DATE: 04/08/2020 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: TK
DESIGN: TK
CHECK: MM
MOLA PROJECT NUMBER: 0000-0000
OF 13
0000



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M2
 LANDSCAPE ARCHITECTURE
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 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

ID	DESCRIPTION	REV	BY	CHKD	DATE
1	ISSUED FOR PERMITS	01	MM	MM	2024
2	ISSUED FOR CONSTRUCTION	02	MM	MM	2024
3	ISSUED FOR PERMITS	03	MM	MM	2024
4	ISSUED FOR CONSTRUCTION	04	MM	MM	2024
5	ISSUED FOR PERMITS	05	MM	MM	2024
6	ISSUED FOR CONSTRUCTION	06	MM	MM	2024
7	ISSUED FOR PERMITS	07	MM	MM	2024
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9	ISSUED FOR PERMITS	09	MM	MM	2024
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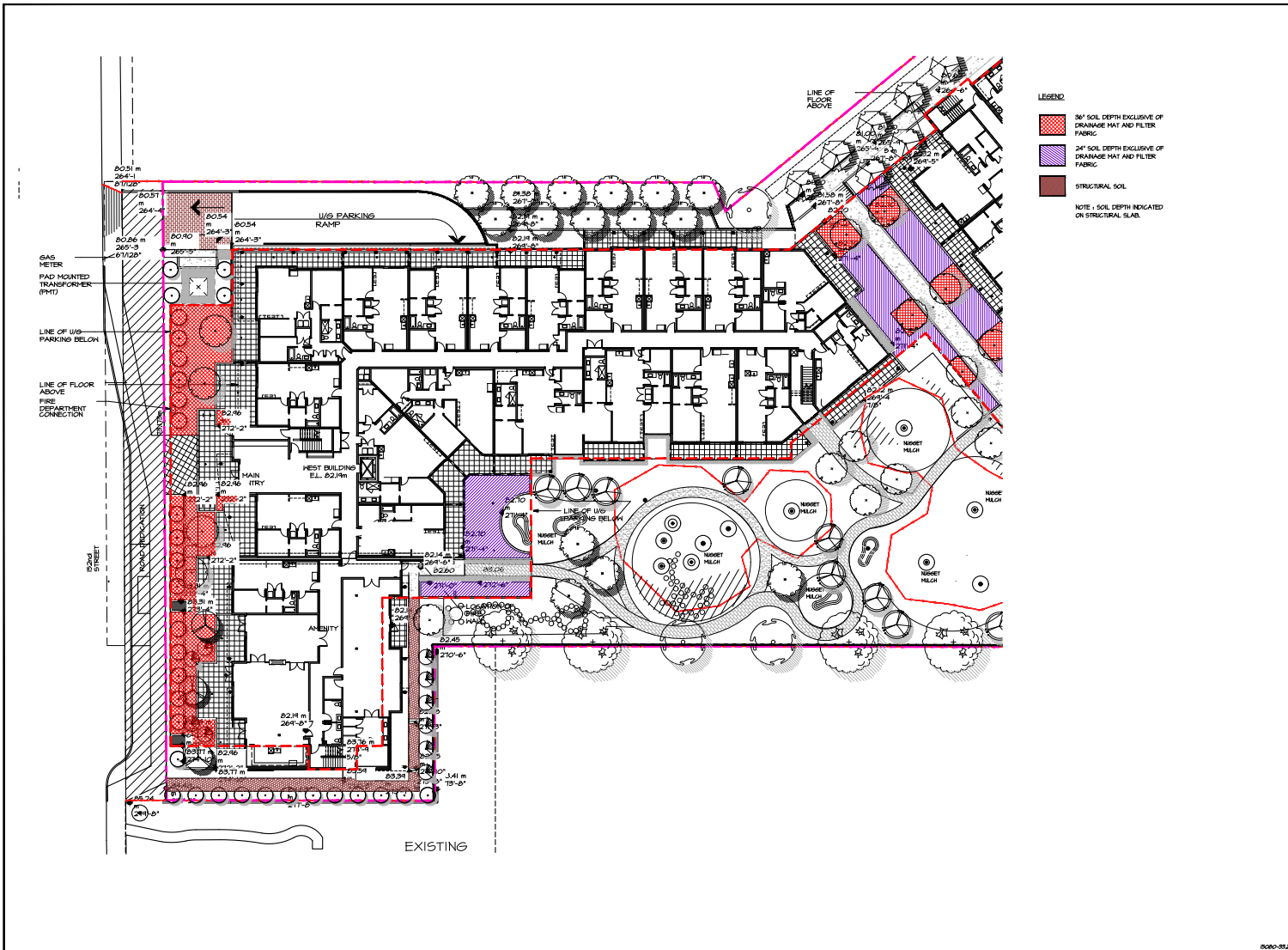
NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
 2635 KING GEORGE BLVD
 &
 2620 152 STREET
 SURREY, BC

DRAWING TITLE:
**SHRUB
 PLAN 5**

DATE: 04/08/2024 DRAWING NUMBER:
 SCALE: 1/8"=1'-0"
 DRAWN: MM
 DESIGN: MM
 CHECKED: MM
 MOLA PROJECT NUMBER: 7921-0369-00
L6
 OF 13
 05/05/2024



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ID	DESCRIPTION	REV. AS PER CITY COMMENTS	DATE
1	ISSUED	REV. AS PER CITY COMMENTS	08/20/20
2	ISSUED	REV. AS PER CITY COMMENTS	08/20/20
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9	ISSUED	REV. AS PER CITY COMMENTS	08/20/20
10	ISSUED	REV. AS PER CITY COMMENTS	08/20/20

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
 2635 KING GEORGE BLVD
 &
 2620 152 STREET
 SURREY, BC

DRAWING TITLE:
**SOIL DEPTH
 PLAN (WEST)**

DATE: 02/08/2020 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: JK
 CHECKED: JK
 DESIGN: JK
 L7
 OF 13
 MOLA PROJECT NUMBER: 18080

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ID	DESCRIPTION	REVISED BY	DATE
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3	ISSUED FOR PERMITS	AK	05/20/20
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20	ISSUED FOR PERMITS	AK	05/20/20

NO. DATE REVISION DESCRIPTION DR.

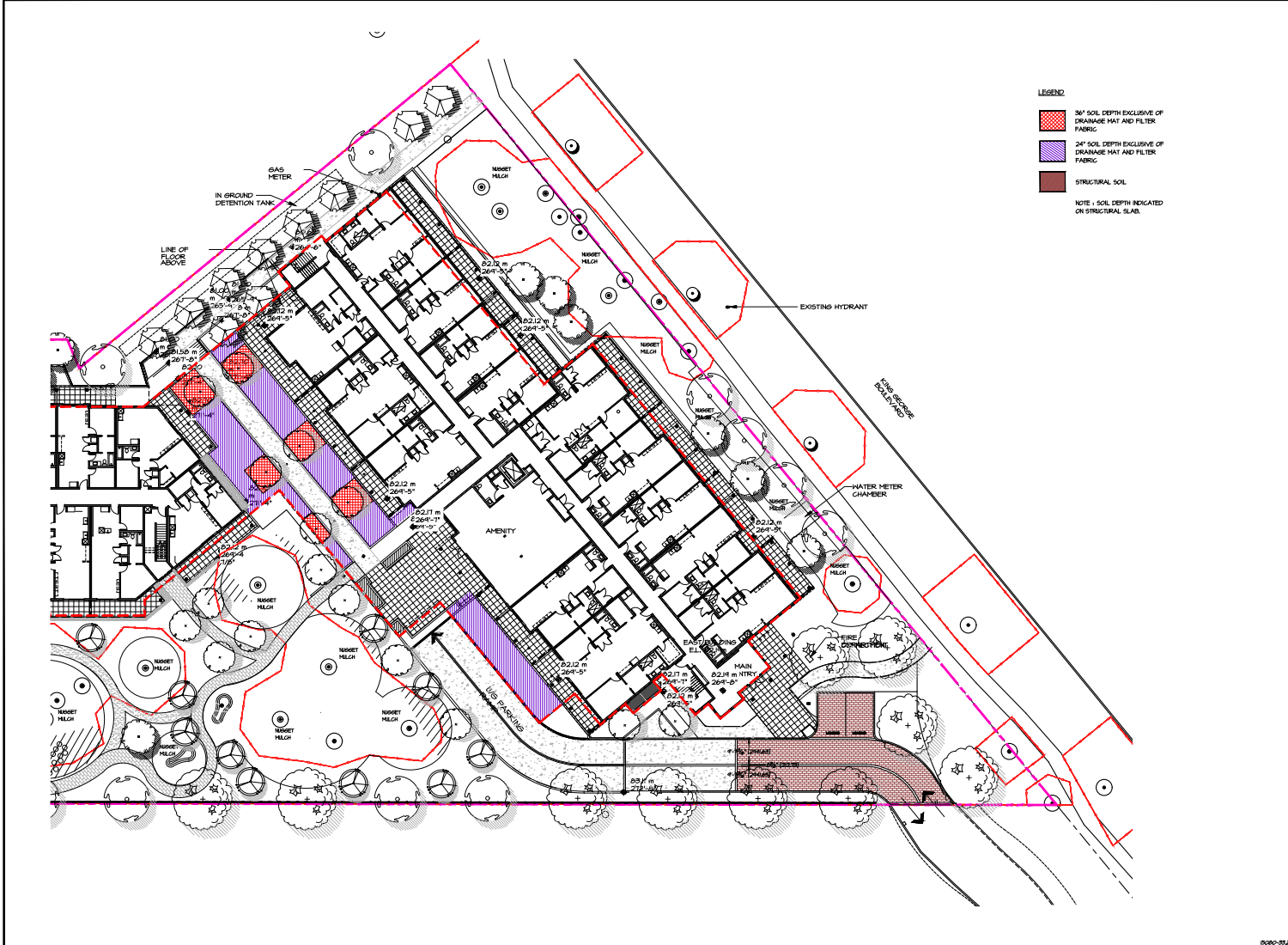
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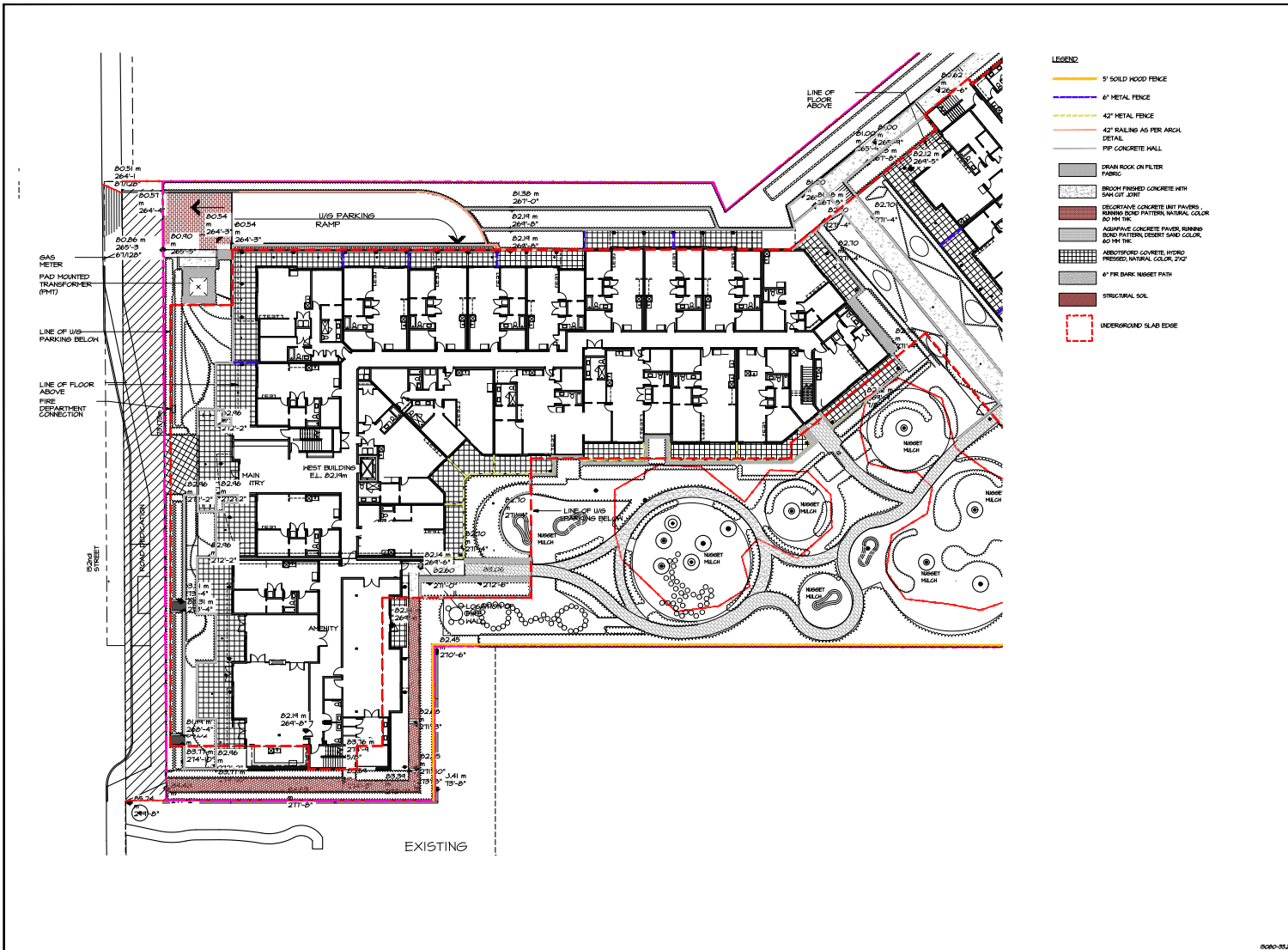
PROJECT:
 2635 KING GEORGE BLVD
 &
 2620 152 STREET
 SURREY, BC

DRAWING TITLE:
**SOIL DEPTH
 PLAN (EAST)**

DATE: 02/08/2020 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: JK
 CHECKED: JK
 DESIGN: JK
 L8

CF 13
 MOLA PROJECT NUMBER: 10080





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NO.	DATE	REVISION DESCRIPTION	DR.
1	02/02/20	REV. AS PER CITY COMMENTS	JP
2	02/03/20	RE-DO FOR 5P	JP
3	02/03/20	RE-DO FOR 5P	JP
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5	02/03/20	REV. PER CITY COMMENTS	JK
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30	02/03/20	REV. PER REVISED PLAN AND CITY COMMENTS	JK

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:

2635 KING GEORGE BLVD
&
2620 152 STREET
SURREY, BC

DRAWING TITLE:

MATERIAL/WALL/FENCE PLAN (WEST)

DATE: 02/03/20 DRAWING NUMBER:

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

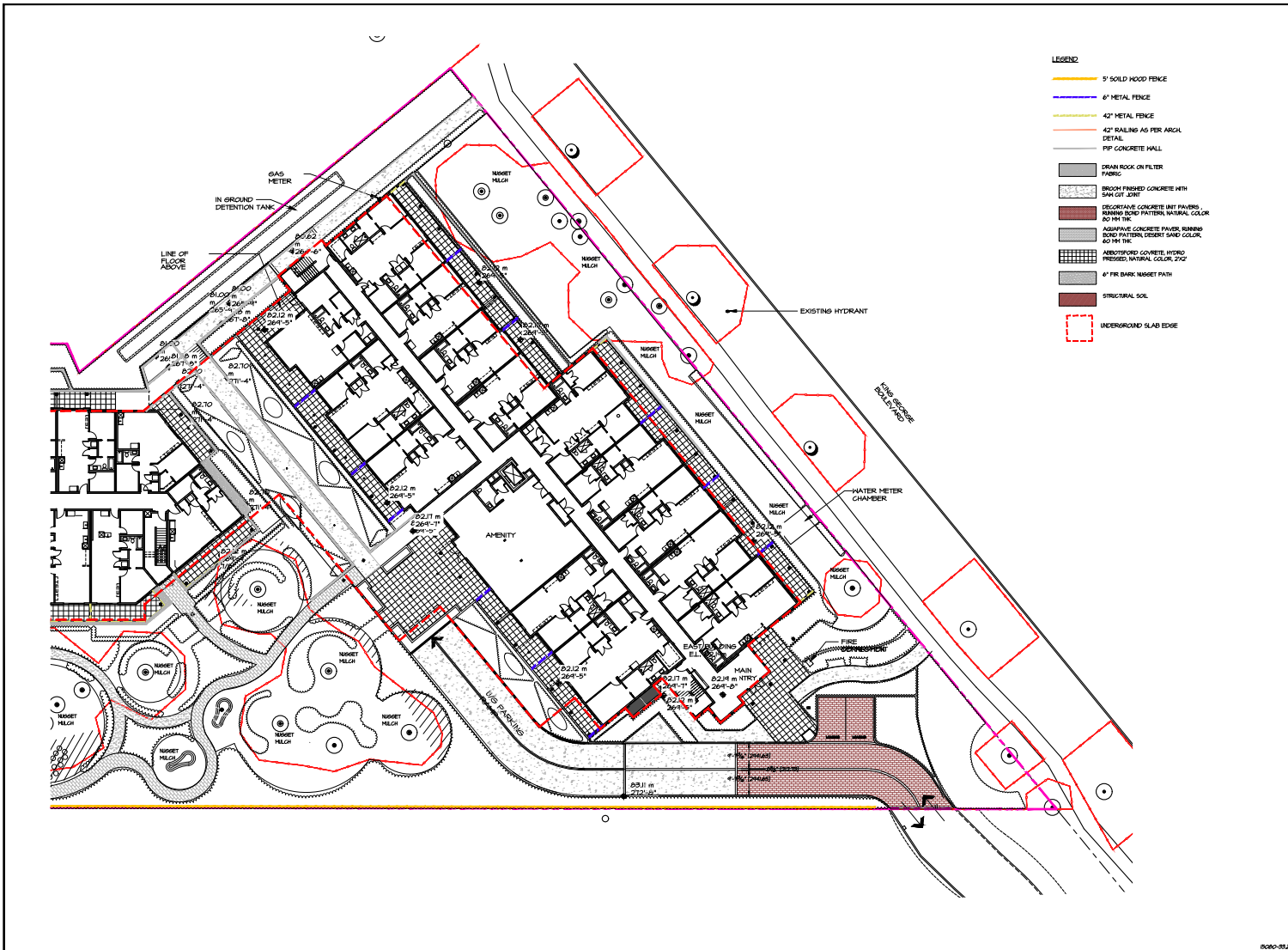
DRAWN: JK

DESIGN: JK

CHECK: JP

L9

MOLA PROJECT NUMBER: 0369-032P **OF 13**



- LEGEND**
- 5' SOLID HOOD FENCE
 - 6" METAL FENCE
 - 42" METAL FENCE
 - 42" RAILING AS PER ARCH. DETAIL
 - PP CONCRETE WALL
 - DRAIN ROCK ON FILTER FABRIC
 - BROOM FINISHED CONCRETE WITH SAG GET LINE
 - DECORATIVE CONCRETE UNIT PAVING, RUNNING BOND PATTERN, NATURAL COLOR, 60 MM THK.
 - AGGREGATE CONCRETE PAVING, RUNNING BOND PATTERN, DESERT SAND COLOR, 60 MM THK.
 - ABSORPTIVE CONCRETE HYDRO FINISH, NATURAL COLOR, 20"
 - 6" FIR BARK MASONRY PATH
 - STRUCTURAL SOIL
 - UNDERGROUND SLAB EDGE

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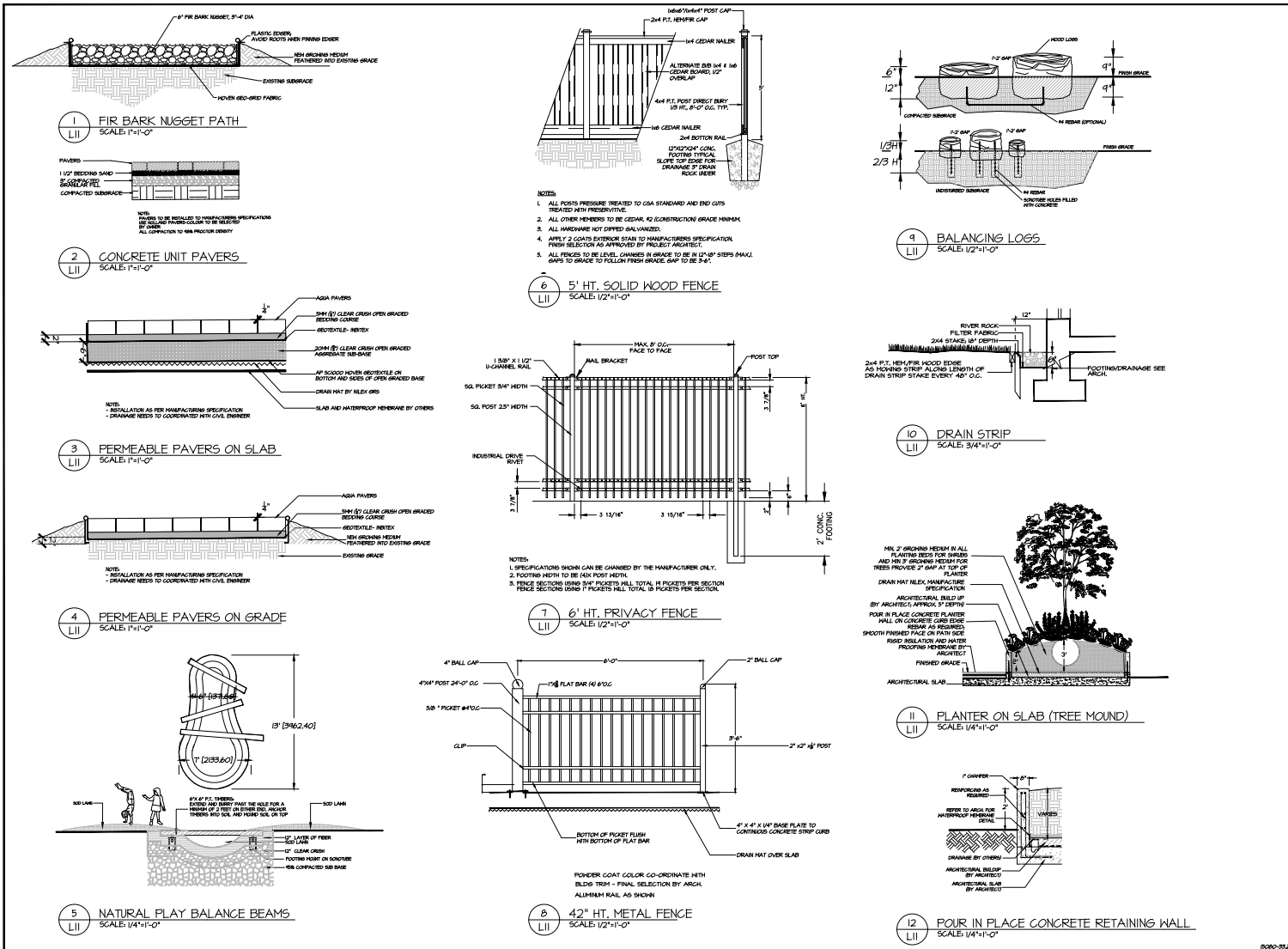


NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
 2635 KING GEORGE BLVD
 &
 2620 152 STREET
 SURREY, BC

DRAWING TITLE:
**MATERIAL/WALL/FENCE
 PLAN (EAST)**

DATE: 02/03/20 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: JK
 CHECKED: JK
 DESIGN: JK
 L10
 OF 13
 MOLA PROJECT NUMBER: 1000



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NO.	DATE	REVISION DESCRIPTION	DR.
10	03/20/21	REV AS PER CITY COMMENTS	DB
11	03/22/21	REV AS PER CITY COMMENTS	DB
12	03/23/21	REV AS PER CITY COMMENTS	DB
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20	03/31/21	REV AS PER CITY COMMENTS	DB

NO. DATE REVISION DESCRIPTION DR.

SCALE:

PROJECT:

2635 KING GEORGE BLVD & 2620 152 STREET SURREY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 12/08/2020 DRAWING NUMBER:

SCALE:

DRAWN: TK

DESIGN: MK

CHECK: MK

MOLA PROJECT NUMBER: 18000

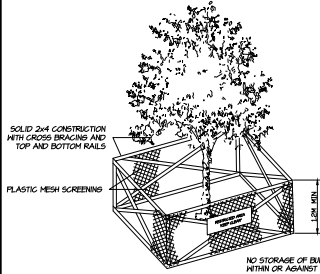
L 11

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

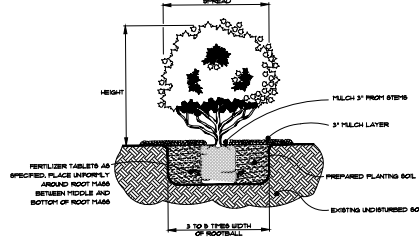
TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN CAL. @ 45"	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
30	1.3
35	1.5
40	1.6
45	1.7
50	1.8
55	1.9
60	2.0
75	2.5
90	3.0
100	3.5

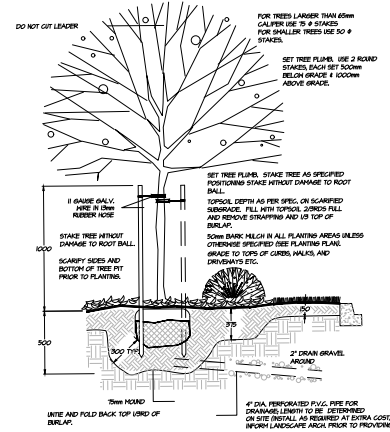
EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DIA. 1/2 METRE AT BREAST HEIGHT OR 1/4M FROM GRADE.



1 TREE PROTECTION BARRIER
SCALE: N.T.S.



2 SHRUB & GROUNDCOVER PLANTING DETAILS
SCALE: N.T.S.



3 TREE PLANTING DETAIL
SCALE: 1/2\"/>



WISHBONE BAY PARK VIEW BENCH AND TABLE
MODEL NUMBER: WB-V
COLOR: REDWOOD
INSTALLATION: SURFACE MOUNTED

4 WISHBONE BENCH & TABLE
SCALE: N.T.S.



WISHBONE BAY PARK SERIES PICNIC TABLE
MODEL NUMBER: WB-PADA
COLOR: SIENNA
INSTALLATION: SURFACE MOUNTED

5 WISHBONE PARK PICNIC TABLE
SCALE: N.T.S.



WISHBONE LOOP 2 SPACE BIKE RACK
MODEL: LBRH-1
COLOR: BLACK

6 WISHBONE BIKE RACK
SCALE: N.T.S.



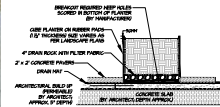
WISHBONE URBAN FORM
MODEL: URMH-175 SEAT SUPPORT - THE SEAT ENDS WITH RE-PLAST PLANKS
COLOR: REDWOOD

7 WISHBONE WALL MOUNT BENCH
SCALE: N.T.S.



BARKMAN CUBE PLANTER, 24x24x24
COLOR: EBONY

8 BARKMAN CUBE PLANTER ON SLAB
SCALE: N.T.S.



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NO.	DATE	REVISION DESCRIPTION	DR.
10	03/20/22	REV. AS PER CITY COMMENTS	DR.
9	03/22/22	RE-SHAPE FOR ST	DR.
8	03/22/22	RE-SHAPE FOR CP	DR.
7	03/22/22	DESIGN FOR SP	DR.
6	03/22/22	PER CITY COMMENTS	TC
5	03/22/22	REV. PER WEST PLAN AND CITY COMMENTS	SL
4	03/22/22	REV. PER WEST PLAN & CITY COMMENTS	TC
3	03/22/22	PER ASP SET	TK
2	03/22/22	FOR CITY REVIEW	TC
1	03/22/22	NEW SITE PLAN RECEIVED	DR.

NO. DATE REVISION DESCRIPTION DR.

SCALE:

PROJECT:
2635 KING GEORGE BLVD
&
2620 152 STREET
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 12/08/2016 DRAWING NUMBER:

SCALE:

DRAWN: TK

DESIGN: TK

CHECK: MH

M2LA PROJECT NUMBER: 18080

L12

OF 13

03/20-22/22

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	6	6	0
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	2	1	1
Weeping Willow	1	1	0
Oak	7	1	6
Lombardy Poplar	1	1	0
Norway Maple	1	1	0
Flowering Cherry	1	0	1
Ash	4	4	0
Coniferous Trees			
Excelsa Cedar	1	1	0
Deodar Cedar	1	1	0
Douglas Fir	46	23	23
Lawson's Cypress	1	0	1
White Spruce	2	2	0
Total (excluding Alder and Cottonwood Trees)	68	36	32
Additional Trees in the proposed Open Space / Riparian Area	0		
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		132	
Total Retained and Replacement Trees		164	

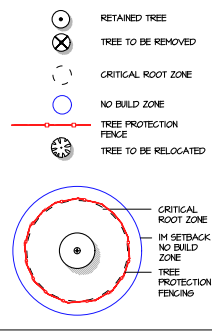
COORDINATION WITH ARBORIST - NOTE:

PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY TPZ WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM, AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

TREE TAG LEGEND



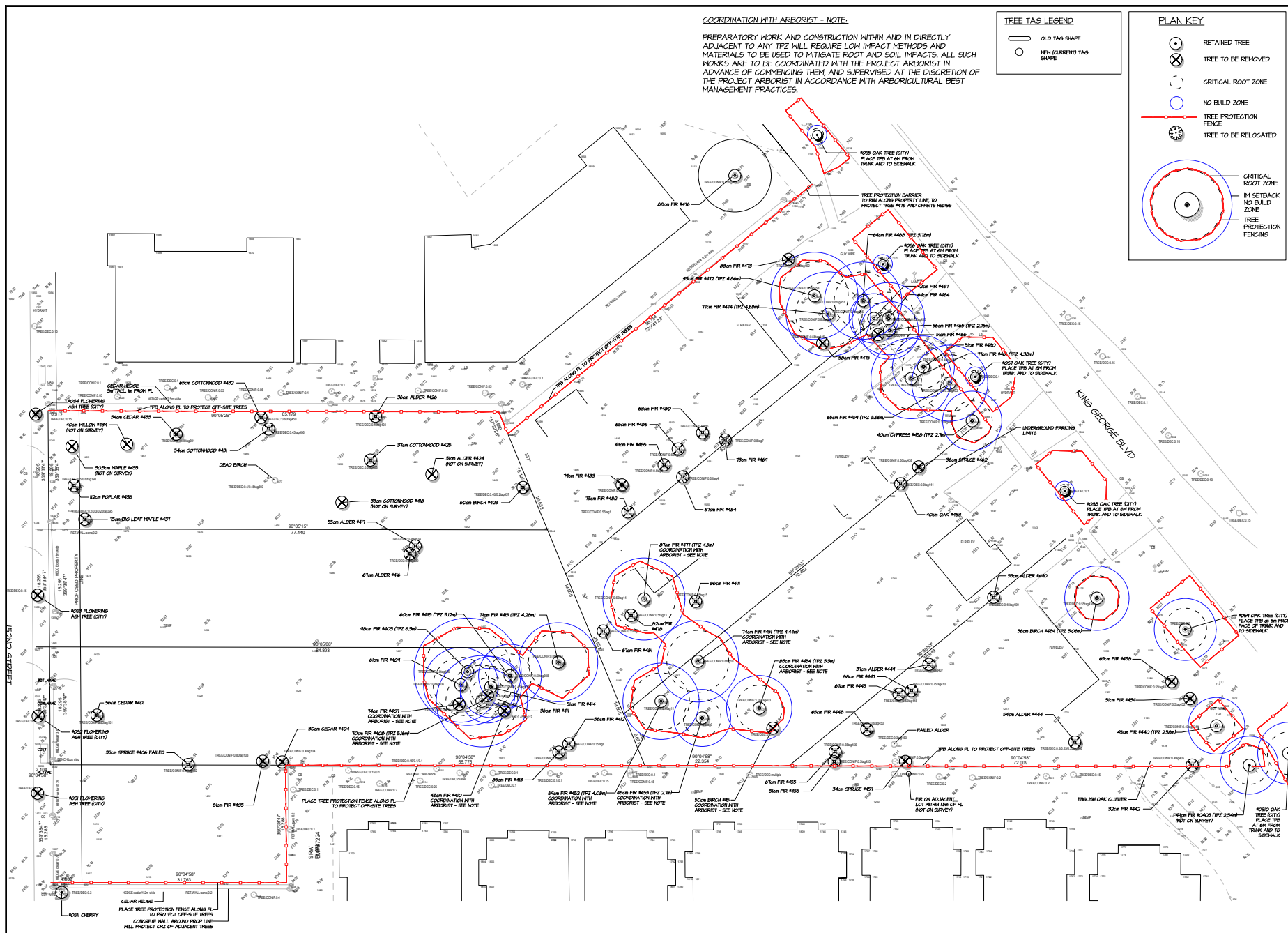
PLAN KEY



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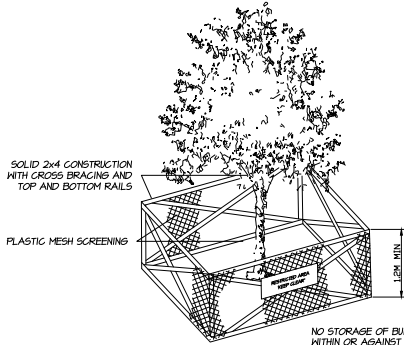
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PROJECT:
RESIDENTIAL DEVELOPMENT
2638 KING GEORGE BLVD AND
2620 152 STREET
SURREY, BC

DRAWING TITLE:
ARBORIST PLAN

DATE: 24 DEC 24	DRAWING NUMBER:
SCALE: 1:250	
DRAWN: XB	L1arb
DESIGN: NM	
CHK'D: NM	OF 2
M2LA PROJECT NUMBER:	JOB NO. 15-080

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS



TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN CM. @ DBH. #	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
100	6.0

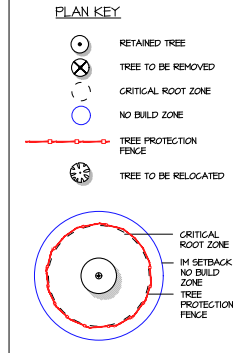
EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH. DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE.

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1 TREE PROTECTION BARRIER
N.T.S.

COORDINATION WITH ARBORIST - NOTE:

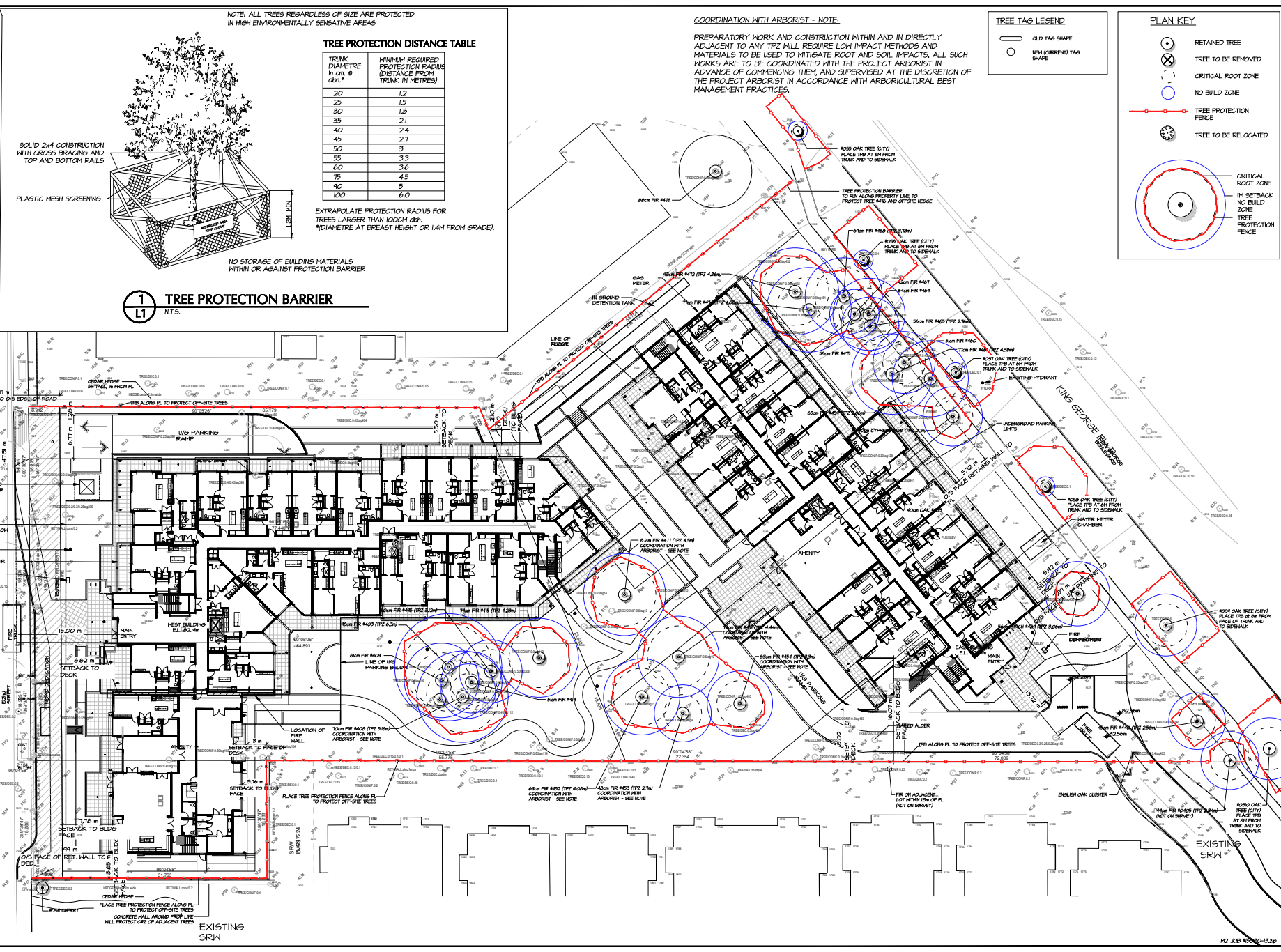
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PROJECT:
RESIDENTIAL DEVELOPMENT
2638 KING GEORGE BLVD AND
2620 152 STREET
SURREY, BC

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 24DEC/24	DRAWING NUMBER:
SCALE: 1:250	
DRAWN: XB	L2arb
DESIGN: -	
CHK'D: MTLM	OF 2
M2LA PROJECT NUMBER:	JOB NO. 15-080