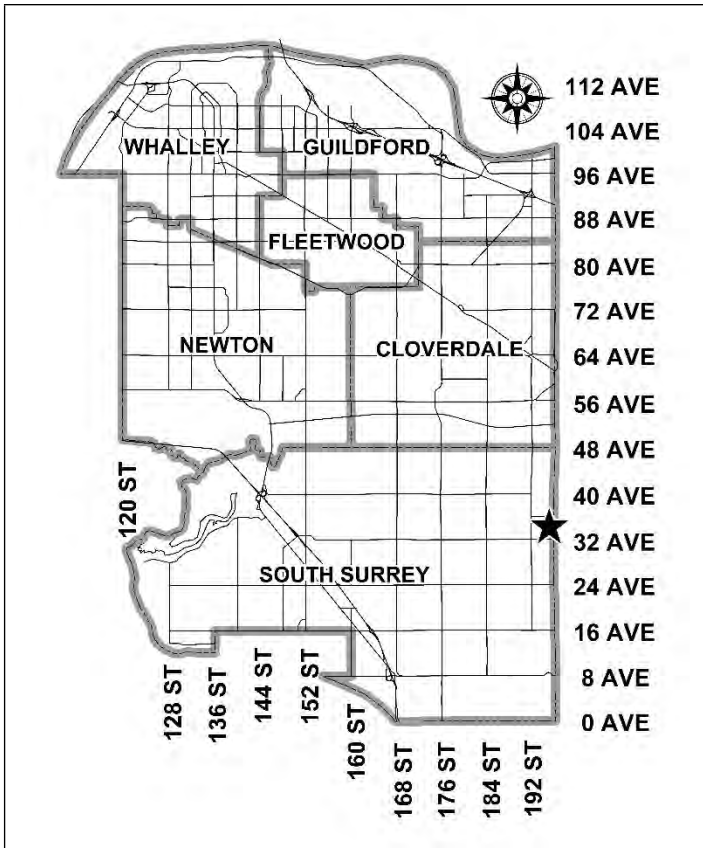


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0188-00

Planning Report Date: May 30, 2022



PROPOSAL:

- **LAP Amendment** to reduce the Open Space Corridors/Buffer width
- **Rezoning** from A-1 to IB-1
- **Development Permit**
- **Development Variance Permit**

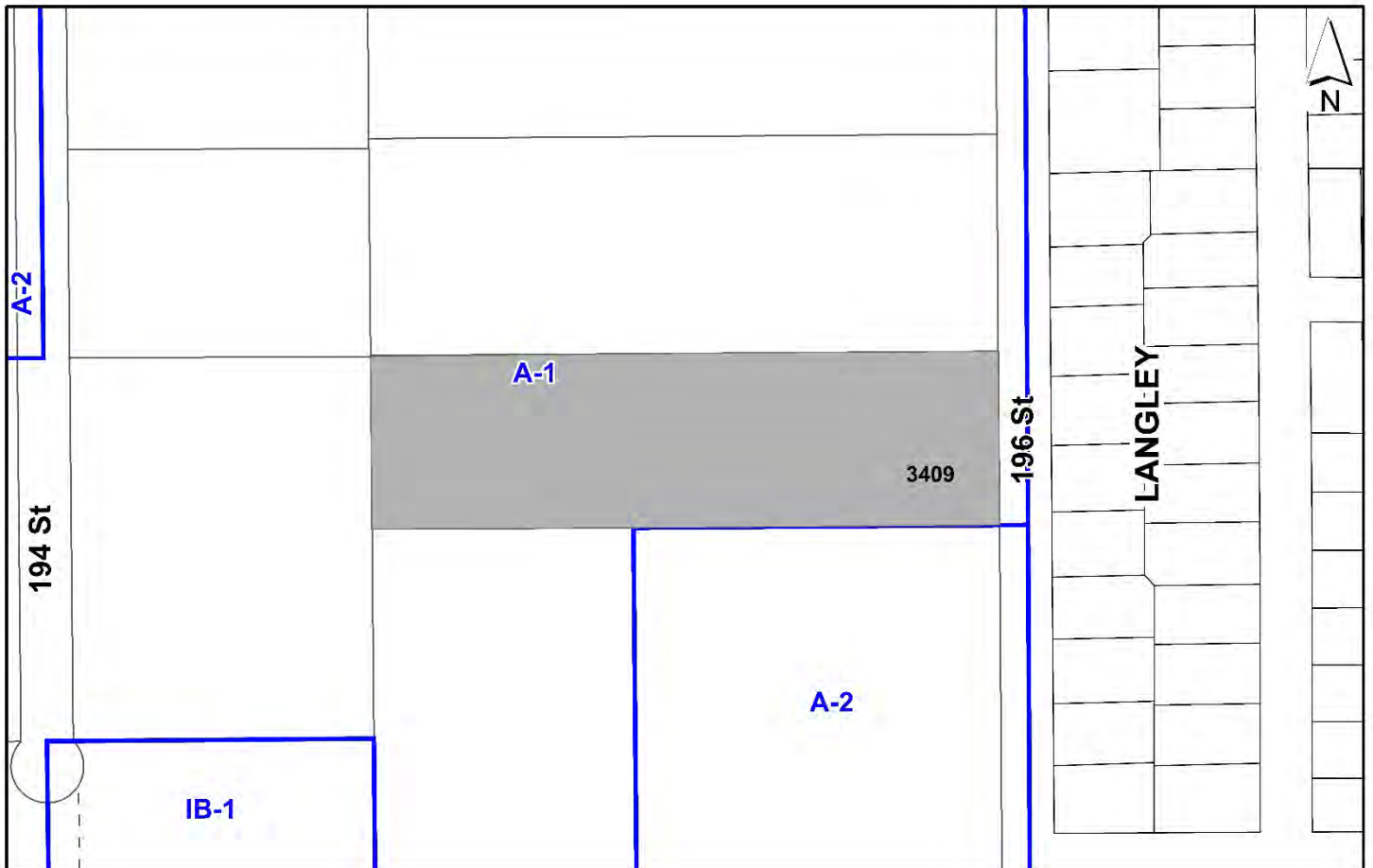
to permit the development of two multi-tenant industrial buildings, 2,891 square metres and 4,100 square metres in size.

LOCATION: 3409 - 196 Street

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park, Tree Preservation Opportunities, and Open Space Corridors/Buffers



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Campbell Heights Local Area Plan (LAP) to reduce the width of the Open Space Corridors/Buffers along 196 Street.
- The applicant proposes to reduce the west side yard setback of the IB-1 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal generally complies with the land use designations in the Campbell Heights Local Area Plan (LAP) with the exception of seeking a reduced landscape buffer on 196 Street.
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed reduced setback on the west property line will not have a negative impact on the development potential of the adjacent property when it eventually develops.
- 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 Campbell Heights Local Area Plan was adopted by Council in December 2000 and is reflective of the form of development that was appropriate at that time. Since 2000, densities have steadily increased, the cost of industrial land has increased significantly, and there is a shortage of available industrial land in Metro Vancouver. For these reasons, it is appropriate to consider a reduction to the Open Space Corridors/Buffers (the “landscape buffer”) provided that a robust landscape buffer is still achieved.
- The reduced landscape buffer is consistent with the same condition that was achieved under Development Application No. 7919-0256-00 to the immediate north. To offset the reduced landscape buffer width, the applicant proposes to erect a two-metre-tall landscape berm with a three metre tall sound attenuation wall atop the berm for the full extent of the landscape buffer fronting 196 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0188-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0188-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard (rear) setback of the IB-1 Zone from 7.5 metres to 0.0 metres to the building face of Building A;
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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.
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site; and
 - (j) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

5. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to reduce the Open Space Corridors/Buffers from 30 metres to 20 metres when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family dwelling on an agricultural property (outside ALR)	Business Park, Tree Preservation Opportunities, Open Space Corridors/Buffers	A-1
North:	Multi-tenant industrial building under construction. Development approved under Development Application No. 7919-0256-00.	Business Park, Landscaping Strips, Open Space Corridors/Buffers	IB-1
East (Across 196 Street):	Single family residential.	Township of Langley	Township of Langley
South:	Residential and agricultural buildings	Business Park, Tree Preservation Opportunities, Open Space Corridors/Buffers	A-1 and A-2
West:	Single family dwelling on an agricultural property (outside ALR)	Business Park	A-1

Context & Background

- The subject site is approximately 1.61 hectares in size and is located at the eastern boundary of Campbell Heights on 196 Street adjacent to the Township of Langley. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park," "Tree Preservation Opportunities," and "Open Space Corridors/Buffers" in the Campbell Heights Local Area Plan (LAP). The property is zoned "General Agriculture Zone (A-1)".
- Development Application No. 7919-0256-00 to the immediate north, which proposed development of two multi-tenant industrial buildings, was granted Final Adoption of the associated Rezoning By-law and Development Permit issuance at the November 22, 2021, Regular Council - Land Use meeting. This application also proposed a reduction to the landscape buffer width on 196 Street from 30 metres to 20 metres. At the same meeting, Council passed a resolution to amend the Campbell Heights Local Area Plan to reduce the landscape buffer width fronting the subject development along 196 Street from 30 metres to 20 metres.

- In response to neighbourhood feedback and in consultation with City staff, the applicant for Development Application No. 7919-0256-00 proposed a 2-metre-tall landscape berm with a 3-metre-tall sound attenuation wall atop the berm to alleviate interface concerns from the adjacent residents related to the reduced buffer. The applicant committed to installing the landscape buffer, berm, and sound attenuation wall prior to issuance of a full building permit to provide landscape screening on opening day of the proposed buildings.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)", a Development Permit for Form and Character, and a Development Variance Permit to permit the development of a 2,891 square metre multi-tenant industrial building on Site A and a 4,100 square metre multi-tenant industrial building on Site B.
- The applicant also proposes an Amendment to the Campbell Heights LAP to reduce the "Open Space Corridors/Buffers" (the "landscape buffer") on 196 Street from 30 metres to 20 metres in width and subdivision into two lots.
- The western lot is referred to in this report as "Site A", while the eastern lot is referred to as "Site B".

	Proposed
Lot Area	
Gross Site Area:	Site A/Site B: 1.6 hectares
Road Dedication:	Site A/Site B: 0.2 hectares
Net Site Area:	Site A: 0.54 hectares / Site B: 0.86 hectares
Number of Lots:	2
Building Height:	9.75 metres
Floor Area Ratio (FAR):	Site A: 0.53 FAR / Site B: 0.47 FAR
Floor Area	
Industrial:	Site A: 1,936 square metres / Site B: 2,050 square metres
Office:	Site A: 955 square metres / Site B: 2,050 square metres
Total:	Site A: 2,891 square metres / Site B: 4,100 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 sites will each be accessed via two driveways with separate dedicated driveways for passenger vehicles and truck traffic.
- The sites will be accessed via a new 34A Avenue that is to be constructed under the approved Development Application No. 7919-0256-00 the north. 34A Avenue will connect to 194 Street to the west, which connects to 32 Avenue and allows for full movement to the designated truck route on 192 Street. A new north-south road (195 Street) is to be constructed, which will bisect the subject site and create two new industrial lots (Site A and Site B). 195 Street is expected to connect to 32 Avenue in the future.
- No site-generated traffic is permitted on 36 Avenue or 196 Street east of the subject site, as all trucks destined to and from the subject site are required to travel on the shortest route to and from the nearest truck route on 192 Street (west of the subject site), per the *Highway and Traffic Bylaw, 1997, No. 13007*.
- The subject development is proposing to provide 43 parking stalls on Site A and 73 parking stalls on Site B, which complies with the minimum parking requirements in the Zoning By-law.
- The applicant is required to construct a new 4 metre-wide multi-use pathway along 196 Street (extending from the approved multi-use pathway to the north under Development Application No. 7919-0256-00) to accommodate pedestrian and cycling activity, boulevard with tree retention, and lighting, curb and gutter, and some pavement widening.
- Due to the proposed tree retention along 196 Street, on-street parking for the stretch of 196 Street fronting the subject development will not be allowed.
- There is no transit in the immediate vicinity, however, TransLink Bus Route No. 531 runs along 32 Avenue to the south, connecting to White Rock to the west and Willowbrook to the east.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Both Site A and Site B buildings propose roofs with a Solar Reflectance Index (SRI) of at least 0.75, which meets the Climate Change Adaptation Strategy policy for a high-albedo roof.
- The purpose of a high-albedo (reflective) roof is to reduce the internal building temperatures by reflecting sunlight and also to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Themes/Policies

- 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 adds a significant number of employment opportunities in Campbell Heights. The subject site is also located near major arterial transportation corridors of 192 Street and 32 Avenue, which provide important connections into and out of Campbell Heights.)

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

(The development proposes a significant level of tree retention along 196 Street just outside the 20 metre landscape buffer. The applicant also proposes a high-albedo roof for both buildings A and B, which is a roof that has a Solar Reflectance Index of at least 0.75.)

Secondary Plans

Land Use Designation

- The proposal complies with the "Business Park" land use designation in the Campbell Heights Local Area Plan (LAP); however, the applicant proposes to amend the "Open Space Corridors/Buffers" designation by reducing the landscape buffer width from 30 metres to 20 metres.

Amendment Rationale

- The proposed reduced "Open Space Corridors/Buffers" landscape buffer from 30 to 20 metres will allow for a more efficient industrial development to be achieved, while the reduced but enhanced landscape buffer will meet the intent of the 30 metre landscape buffer, which is to serve as a visual, physical, and noise buffer to the adjacent residential uses in the Township of Langley.

- The Campbell Heights Local Area Plan was adopted by Council in December 2000 and is reflective of the form of development that was appropriate at that time. Since 2000, densities have steadily increased, the cost of industrial land has increased significantly, and there is a shortage of available industrial land in Metro Vancouver. For these reasons, it is appropriate to consider a reduction to the landscape buffer provided that a robust landscape buffer is still delivered.

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 store-front glazing over two-storeys. Each unit is delineated with detailed storefront glazing and coloured concrete tilt-up panels along with variation in tilt-up panel height to differentiate the unit entrances from the remainder of the building.)

- 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 buildings are architecturally coordinated with a modern appearance that promotes harmony through the use of consistent cladding materials, glazing, and landscaping.)

Zoning By-law

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

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
----------------------	---------------------------	----------

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.00	Site A: 0.53 FAR Site B: 0.47 FAR
Lot Coverage:	60%	Site A: 39% Site B: 36%
Yards and Setbacks		
North:	7.5 metres	Site A: 17.3 metres Site B: 20.4 metres
East:	7.5 metres	Site A: 7.5 metres Site B: 20.0 metres
South:	7.5 metres	Site A: 17.0 metres Site B: 15.2 metres
West:	7.5 metres	Site A: 0.0 metres Site B: 7.5 metres
Height of Buildings		
Principal buildings:	14 metres	9.75 metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Industrial:	Site A: 19 / Site B: 21	
Office:	Site A: 24 / Site B: 51	
Total:	Site A: 43 / Site B: 72	Site A: 43 / Site B: 73
Accessible:	Site A: 1 / Site B: 1	Site A: 1 / Site B: 1

Setback Variance

- The applicant is requesting the following variances:
 - (a) to reduce the minimum west yard (rear) setback of the IB-1 Zone from 7.5 metres to 0.0 metres to the building face of Building A.
- The proposed reduced rear yard building setback is to accommodate the building on Site A. The site is constrained by the need to provide a landscape buffer on the eastern boundary along 196 Street, and a 20 metre road dedication for 195 Street that bisects the site.
- There are trees on the western property line of Site A that staff worked with the applicant to facilitate retention. The applicant's Arborist conducted a further tree health study utilizing a resistograph to inspect for internal wood decay and evaluate tree risk in the future should the trees in question be retained.
- The findings of the tree health study resulted in an understanding that the subject trees would not be candidates for long-term retention. Therefore, the proposed reduced rear yard setback does not result in the removal of candidate trees for retention.

- The applicant also developed a concept plan for the adjacent property to the west (3378 - 194 Street) to determine any impacts a reduced setback would have on future development of this property. The concept confirms there is unlikely to be any impacts.
- Staff support the requested variance to proceed for consideration.

Sign By-law

- The applicant proposes individual unit tenant fascia signage in channel lettering for both Site A and Site B buildings, as well as a free-standing sign for each site.
- The tenant fascia signage and free-standing signs comply with the Sign by-law. All proposed signage will require a separate Sign Permit and to comply with the provisions of 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 August 4, 2021, and the Development Proposal Signs were installed on November 30, 2021. Staff received one response from an area resident seeking further information about the proposal. Staff provided the requested information, but no further questions or concerns were received.
- The subject development application was also reviewed by the Little Campbell Watershed Society (LCWS) and the Township of Langley. Neither the LCWS nor Township of Langley provided comments by the time of writing, though it should be noted that the reduced landscape buffer width and landscape buffer composition is consistent with what was achieved under the adjacent Development Application No. 7919-0256-00 to the north. This was achieved in consultation with the Township of Langley staff and residents.

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 improve tree retention along 196 Street and ensure the landscape buffer design that was established to the north through Development Application No. 7919-0256-00 is continued further south through the subject application.
- Overall, the buildings are proposed to have a modern, linear appearance with architectural emphasis placed along the street facing facades through the use of storefront glazing, and concrete tilt-up panels in an accent colour, along with a mix of materials and complementary colours.
- The two buildings are proposed with a high-albedo roofing material with at least 0.75 Solar Reflectance Index (SRI) to minimize the urban heat island effect, meeting the Climate Adaptation Strategy policy.
- Individual unit fascia signage in channel lettering is proposed for both buildings, complying with the Sign By-law.
- One free-standing sign is proposed for each site and will not exceed 1.98 metres in height.

Landscaping

- The proposed landscaping consists of a 3 metre wide landscape buffer on 34A Avenue fronting Building A and an approximately 5.8 metre wide landscape buffer on the east side of Building A and west side of Building B along 195 Street.
- The proposed landscaping consists of a variety of trees, including Japanese Snowbell, Red Pointe Maple, Flame Amur Maple, and Pin Oak trees. The tree plantings are complimented by a variety of shrubs and groundcover.
- The enhanced landscape buffer on 196 Street will continue the design that was established through Development Application No. 7919-0256-00 to the north, which includes a 2 metre tall, landscaped berm with a 3 metre tall sound attenuation wall atop the berm.
- The landscape buffer on 196 Street is to be planted with mostly coniferous trees, including Douglas Fir, Western Red Cedar, Western White Pine, Grand Fir, and Hemlock to provide year round screening. The buffer is further enhanced with a variety of shrubs and groundcover.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. This includes amending the landscape plan to ensure that the landscape berm and sound attenuation wall extend and connect to the wall and berm approved under Development Application No. 7919-0256-00 to the north, and any future wall and berm to the south.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Reed Moss, 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
Alder and Cottonwood Trees			
Alder	32	2	30
Cottonwood	20	20	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherry	13	13	0
Maple sp.	3	3	0
Birch sp.	3	3	0
Chestnut	1	1	0
Holly	1	1	0
Coniferous Trees			
Western Red Cedar	21	20	1
Douglas Fir	313	298	15
Western Hemlock	3	3	0
Total (excluding Alder and Cottonwood Trees)	358	342	16
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		101	
Total Retained and Replacement Trees		147	
Contribution to the Green City Program		\$163,089	

- The Arborist Assessment states that there are a total of 358 mature trees on the site, excluding Alder and Cottonwood trees. 52 existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 16 trees can be retained as part of this development proposal plus an additional 30 Alder trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the multi-use pathway along 196 Street was altered in order to maximize tree preservation on the site and within City boulevard. The realignment of the multi-use pathway will result in the removal of on-street parking on 196 Street where tree retention is proposed, which is the majority of the length of the property.

- 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 706 replacement trees on the site. Since only 101 replacement trees can be accommodated on the site, the deficit of 605 replacement trees will require a cash-in-lieu payment of \$163,089 to the Green City Program, in accordance with the City's Tree Protection By-law. The cash-in-lieu payment amount is capped at \$41,250 per gross acre in accordance with the Tree By-law.
- The new trees on the site will consist of a variety of trees including Japanese Snowbell, Red Pointe Maple, Flame Amur Maple, and Pin Oak trees.
- In summary, a total of 147 trees are proposed to be retained or replaced on the site with a contribution of \$163,089 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	LAP Plan
Appendix V.	Development Variance Permit No. 7921-0188-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

KS/cm

PROPOSED INDUSTRIAL BUILDING FOR:

APPENDIX I

CEDAR COAST CAMPBELL 3409

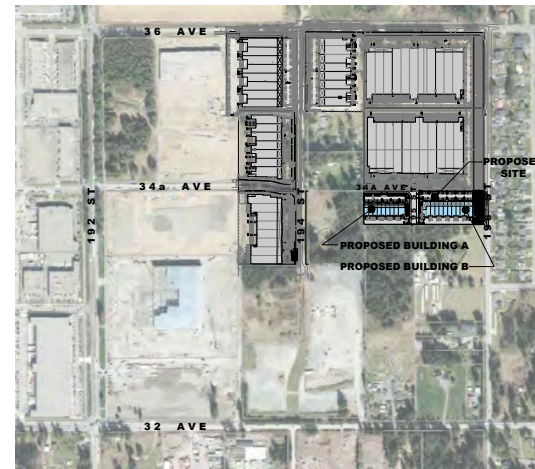
ADDRESS: 3409 - 196TH STREET, SURREY, B.C.



1 BUILDING B NORTH-WEST CORNER RENDERING
SCALE: N/A



2 BUILDING A NORTH-WEST CORNER RENDERING
SCALE: N/A



3 CONTEXT PLAN
SCALE: N/A

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
OVERALL SITE PLAN AND BASE PLAN	A-0.0
DEVELOPMENT SCENARIO SKETCH	A-0.0C
SITE PLAN BUILDING A	A-0.1
SITE PLAN BUILDING B	A-0.2
SITE DETAILS	A-0.3
FIRE ACCESS PLAN	A-0.4
BUILDING A FLOOR PLANS	A-0.0
BUILDING A ROOF PLAN	A-0.0
BUILDING A COLOURED ELEVATIONS	A-0.0
BUILDING A FLOOR PLANS	A-0.0
BUILDING B ROOF PLAN	A-0.0
BUILDING B COLOURED ELEVATIONS	A-0.0
SECTION	A-0.0

CHIP BARRETT ARCHITECT
ARCHITECTS
1000 - 1000 WEST 10TH STREET, VANCOUVER, B.C. V6H 3G9
TEL: (604) 273-5855 FAX: (604) 273-5856
WWW.CHIPBARRETTARCHITECTS.COM

D.EDGE DESIGN INC.
DESIGNERS
2000 - 1000 WEST 10TH STREET, VANCOUVER, B.C. V6H 3G9
TEL: (604) 273-5855 FAX: (604) 273-5856
WWW.DEDGEDESIGN.COM

IN ASSOCIATION WITH

This drawing is the property of the architect. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information provided by others. The architect is not responsible for the actions of third parties. The architect is not responsible for the actions of third parties.

21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2	NOV 19 21	RE-ISSUED FOR CP PER CITY COMMENT
1	NOV 02 21	ISSUED FOR CP

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2094

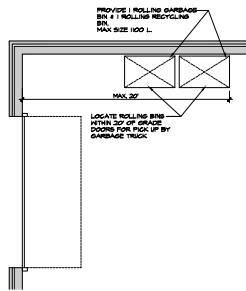
PROPOSED FOR
CEDAR COAST
CAMPBELL 3409

ADDRESS: 3409 - 196TH STREET, SURREY, B.C.
DRAWING

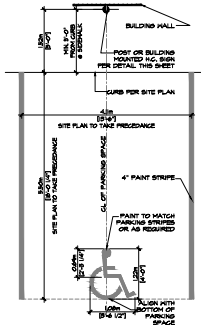
COVER SHEET

SCALE	JOB NO. 21-031	DRAWN P.P.
DESIGNED	C.B.	
CHECKED	C.B.	
PLOT DATE	NOV 19 21	
PROJECT - DRAWING NUMBER		REV.

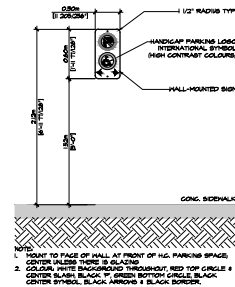
A-0.0 2



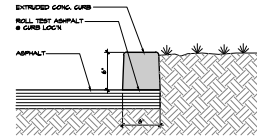
5 INTERIOR GARBAGE DETAIL
SCALE: 1/4" = 1'-0"



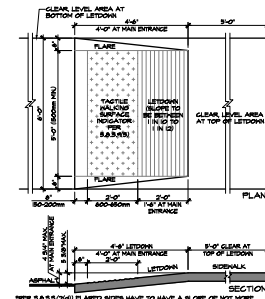
4 HANDICAP PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



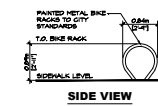
5 HANDICAP PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"



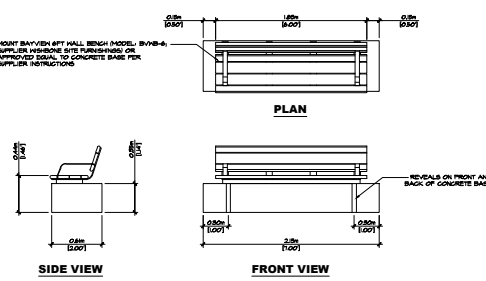
2 CURB DETAIL
SCALE: 1/2" = 1'-0"



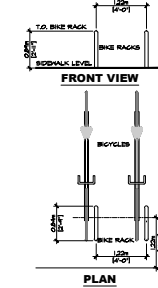
1 LETDOWN DETAIL
SCALE: 1/2" = 1'-0"



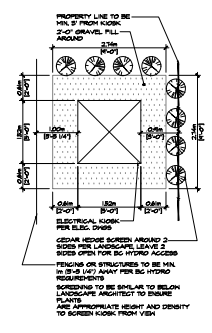
8 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



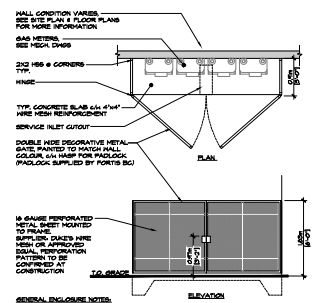
4 BENCH DETAIL
SCALE: 1/2" = 1'-0"



8 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



7 ELECTRICAL KIOSK DETAIL
SCALE: 1/4" = 1'-0"



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



CHIP BARRETT ARCHITECT
140-1600-1000
14 ASSOCIATION WITH
D.FORGE DESIGN INC.
2655A ALLIANCE STREET, ABBOTSFORD, B.C. V2E 3L9
TEL: (604) 807-8885 EMAIL: DARC@DFORGE.COM

This drawing is an instrument of service in the Province of British Columbia. It is to be used only for the project and site identified on the title block. It is not to be used for any other project or site without the written consent of the architect.

24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4	NOV 19 21	RE ISSUED FOR PER CITY COMMENTS
3	OCT 28 21	ISSUED FOR CONSULTANT USE
2	JUN 15 21	ISSUED FOR PER
1	JUN 18 21	ISSUED FOR CONSULTANT USE

PROJECT MANAGER / CONTRACTOR:
ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3050 191 STREET,
SURREY, BC, V2E 0Y6
PHONE: (604) 362-2994

PROJECT PROVIDED FOR:
CEDAR COAST
CAMPBELL 3409

ADDRESS: 3409 - 16TH STREET, SURREY, B.C.
DRAWING:

SITE DETAILS

SEAL	JOB NO.	DRAWN
	01031	VSD
	DESIGNED	
	CHECKED	C.B.
	DATE	NOV 19 21

PROJECT DRAWING NUMBER: **A-1.3** REV: **4**



**Surrey Fire Service
Fire Department Site Plan Requirements
for Land Development Applications**

The Surrey Fire Service (SFS) Prevention Division aims to review land development plans in the most efficient and effective way possible. In order to ensure that we have the information needed to meet that objective, the SFS has identified specific information that is required to be included as part of Land Development Applications in the form of a specific Fire Department Site Plan.

All drawing submissions for Land Development Applications for projects other than a single-family residential dwelling are required to provide a drawing titled Fire Department Site Plan and is to include the following information:

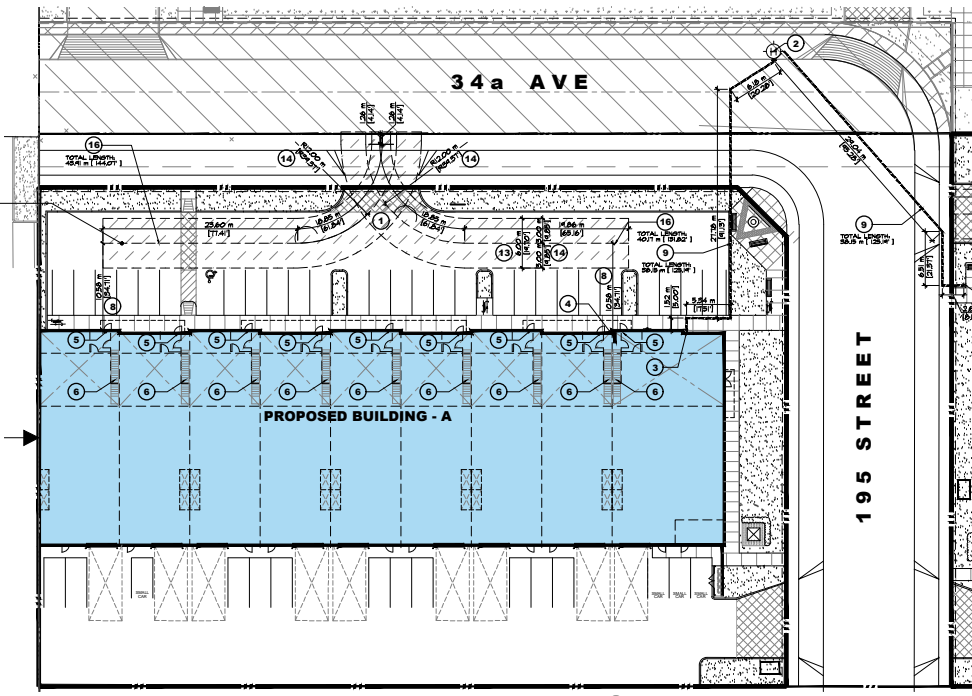
- 1) A clearly identified or highlighted access route(s).
- 2) The location of new and existing fire hydrant(s).
- 3) The location of the fire department connection(s).
- 4) The location of the fire alarm annunciator panel(s).
- 5) The location of the primary entrance to the building and any primary entrances to units not connected to the building through an internal corridor.
- 6) The location of stairwells that provide access to above grade and below grade levels. Note: The SFS requires stairwell access to all above grade and below grade levels to be provided at the primary response point.
- N/A -> The location of all entrances and exits from the underground parking area.
- 8) The dimensioned distance from the principal entrance to the closest portion of the access route. (BCBC 3.2.5.5)
- 9) The dimensioned unobstructed distance between the fire hydrant(s) and the fire department connection(s). (BCBC 3.2.5.5)
- N/A -> If the building is not provided with a fire department connection, the dimensioned distance from the fire hydrant to the fire department pumper via the access route, and from the fire department pumper vehicle to principal entrance of the building via the unobstructed path of travel. (BCBC 3.2.5.5)
- N/A -> If the dimensioned distance of path of travel from all buildings and units not connected by a common interior corridor between the furthest primary access point to the location of the nearest fire truck access. (BCBC 3.2.5.5)
- 12) The access route that must be designed to support a minimum weight of 36,287 KG (80,000 lbs). (BCBC 3.2.5.6)
- 13) The dimensioned width of the access route. (BCBC 3.2.5.6)
- 14) The dimensioned centre-line radius of the access route. (BCBC 3.2.5.6)
- N/A -> Identify any portions of the access route that will have an overhead clearance of less than 5 m (16.4 ft). (3.2.5.6)
- 16) The dimensioned distance for any dead-end portion of the access route. (BCBC 3.2.5.6)
- N/A -> Identify any portions of the access route that will have a change of gradient greater than 1 in 12 over a minimum distance of 45 m (148.2 ft). (BCBC 3.2.5.6)

For any questions, please contact the SFS Fire Prevention Office at FirePrevention@surrey.ca.

City of Surrey | Fire Service 8787 - 132 Street Surrey British Columbia Canada V4P 4P1
T 604 543 6750 F 604 593 5812 www.surrey.ca

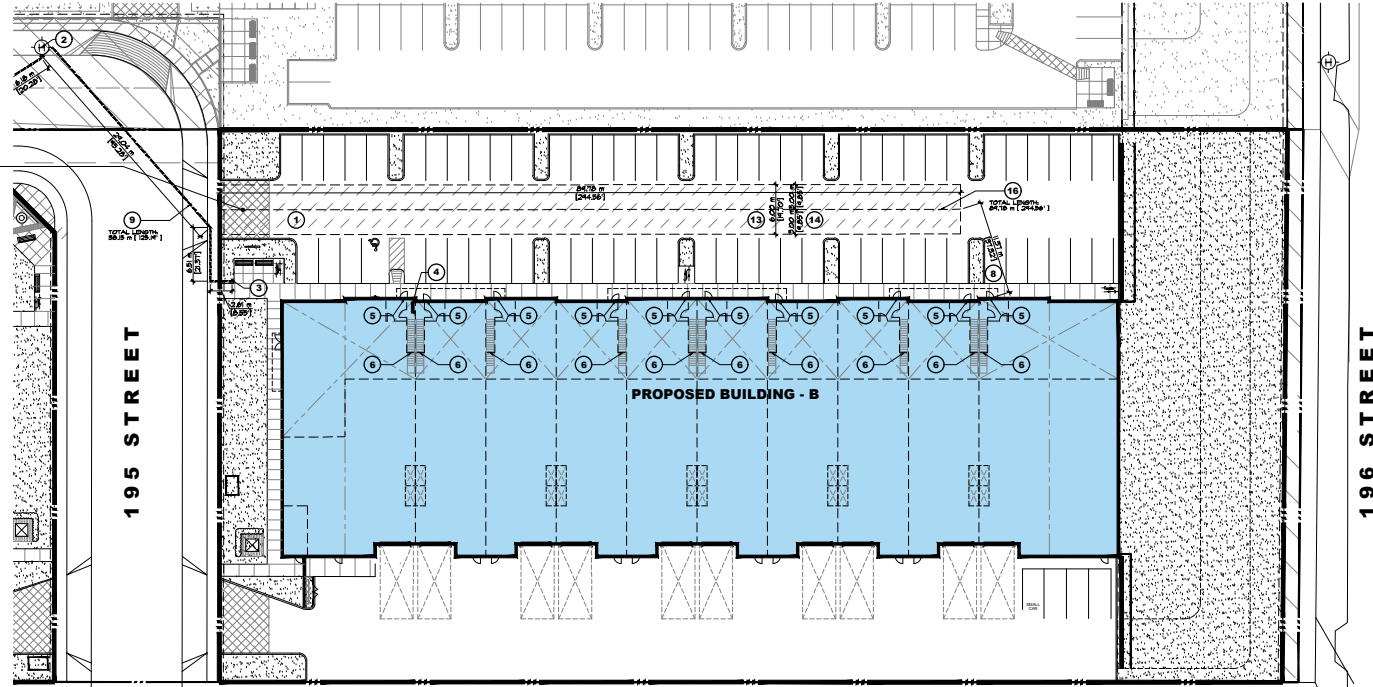
CHIP BARRETT ARCHITECT
140-1660 BROADVIEW STREET, SUITE 101, SURREY, BC V4A 4L4
14 ASSOCIATION WITH
D.FORGE DESIGN INC.
2655A ALLAN BLVD, SUITE 200, SURREY, BC V3R 3J9
TEL: (604) 807-8885 EMAIL: DFC@DFORGE.COM

12) HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE
1) FIRE TRUCK APPROACH TO BUILDING
2) FIRE TRUCK APPROACH TO BUILDING
3) FIRE TRUCK APPROACH TO BUILDING
4) FIRE TRUCK APPROACH TO BUILDING
5) FIRE TRUCK APPROACH TO BUILDING
6) FIRE TRUCK APPROACH TO BUILDING
7) FIRE TRUCK APPROACH TO BUILDING
8) FIRE TRUCK APPROACH TO BUILDING
9) FIRE TRUCK APPROACH TO BUILDING
10) FIRE TRUCK APPROACH TO BUILDING
11) FIRE TRUCK APPROACH TO BUILDING
13) FIRE TRUCK APPROACH TO BUILDING
14) FIRE TRUCK APPROACH TO BUILDING
16) FIRE TRUCK APPROACH TO BUILDING
17) FIRE TRUCK APPROACH TO BUILDING
18) FIRE TRUCK APPROACH TO BUILDING
19) FIRE TRUCK APPROACH TO BUILDING
20) FIRE TRUCK APPROACH TO BUILDING
21) FIRE TRUCK APPROACH TO BUILDING
22) FIRE TRUCK APPROACH TO BUILDING
23) FIRE TRUCK APPROACH TO BUILDING
24) FIRE TRUCK APPROACH TO BUILDING
25) FIRE TRUCK APPROACH TO BUILDING
26) FIRE TRUCK APPROACH TO BUILDING
27) FIRE TRUCK APPROACH TO BUILDING
28) FIRE TRUCK APPROACH TO BUILDING
29) FIRE TRUCK APPROACH TO BUILDING
30) FIRE TRUCK APPROACH TO BUILDING
31) FIRE TRUCK APPROACH TO BUILDING
32) FIRE TRUCK APPROACH TO BUILDING
33) FIRE TRUCK APPROACH TO BUILDING
34) FIRE TRUCK APPROACH TO BUILDING
35) FIRE TRUCK APPROACH TO BUILDING
36) FIRE TRUCK APPROACH TO BUILDING
37) FIRE TRUCK APPROACH TO BUILDING
38) FIRE TRUCK APPROACH TO BUILDING
39) FIRE TRUCK APPROACH TO BUILDING
40) FIRE TRUCK APPROACH TO BUILDING
41) FIRE TRUCK APPROACH TO BUILDING
42) FIRE TRUCK APPROACH TO BUILDING
43) FIRE TRUCK APPROACH TO BUILDING
44) FIRE TRUCK APPROACH TO BUILDING
45) FIRE TRUCK APPROACH TO BUILDING
46) FIRE TRUCK APPROACH TO BUILDING
47) FIRE TRUCK APPROACH TO BUILDING
48) FIRE TRUCK APPROACH TO BUILDING
49) FIRE TRUCK APPROACH TO BUILDING
50) FIRE TRUCK APPROACH TO BUILDING
51) FIRE TRUCK APPROACH TO BUILDING
52) FIRE TRUCK APPROACH TO BUILDING
53) FIRE TRUCK APPROACH TO BUILDING
54) FIRE TRUCK APPROACH TO BUILDING
55) FIRE TRUCK APPROACH TO BUILDING
56) FIRE TRUCK APPROACH TO BUILDING
57) FIRE TRUCK APPROACH TO BUILDING
58) FIRE TRUCK APPROACH TO BUILDING
59) FIRE TRUCK APPROACH TO BUILDING
60) FIRE TRUCK APPROACH TO BUILDING
61) FIRE TRUCK APPROACH TO BUILDING
62) FIRE TRUCK APPROACH TO BUILDING
63) FIRE TRUCK APPROACH TO BUILDING
64) FIRE TRUCK APPROACH TO BUILDING
65) FIRE TRUCK APPROACH TO BUILDING
66) FIRE TRUCK APPROACH TO BUILDING
67) FIRE TRUCK APPROACH TO BUILDING
68) FIRE TRUCK APPROACH TO BUILDING
69) FIRE TRUCK APPROACH TO BUILDING
70) FIRE TRUCK APPROACH TO BUILDING
71) FIRE TRUCK APPROACH TO BUILDING
72) FIRE TRUCK APPROACH TO BUILDING
73) FIRE TRUCK APPROACH TO BUILDING
74) FIRE TRUCK APPROACH TO BUILDING
75) FIRE TRUCK APPROACH TO BUILDING
76) FIRE TRUCK APPROACH TO BUILDING
77) FIRE TRUCK APPROACH TO BUILDING
78) FIRE TRUCK APPROACH TO BUILDING
79) FIRE TRUCK APPROACH TO BUILDING
80) FIRE TRUCK APPROACH TO BUILDING
81) FIRE TRUCK APPROACH TO BUILDING
82) FIRE TRUCK APPROACH TO BUILDING
83) FIRE TRUCK APPROACH TO BUILDING
84) FIRE TRUCK APPROACH TO BUILDING
85) FIRE TRUCK APPROACH TO BUILDING
86) FIRE TRUCK APPROACH TO BUILDING
87) FIRE TRUCK APPROACH TO BUILDING
88) FIRE TRUCK APPROACH TO BUILDING
89) FIRE TRUCK APPROACH TO BUILDING
90) FIRE TRUCK APPROACH TO BUILDING
91) FIRE TRUCK APPROACH TO BUILDING
92) FIRE TRUCK APPROACH TO BUILDING
93) FIRE TRUCK APPROACH TO BUILDING
94) FIRE TRUCK APPROACH TO BUILDING
95) FIRE TRUCK APPROACH TO BUILDING
96) FIRE TRUCK APPROACH TO BUILDING
97) FIRE TRUCK APPROACH TO BUILDING
98) FIRE TRUCK APPROACH TO BUILDING
99) FIRE TRUCK APPROACH TO BUILDING
100) FIRE TRUCK APPROACH TO BUILDING



1 BUILDING A FIRE ACCESS PLAN
SCALE: 1" = 30'-0"

12) HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE
1) FIRE TRUCK APPROACH TO BUILDING
2) FIRE TRUCK APPROACH TO BUILDING
3) FIRE TRUCK APPROACH TO BUILDING
4) FIRE TRUCK APPROACH TO BUILDING
5) FIRE TRUCK APPROACH TO BUILDING
6) FIRE TRUCK APPROACH TO BUILDING
7) FIRE TRUCK APPROACH TO BUILDING
8) FIRE TRUCK APPROACH TO BUILDING
9) FIRE TRUCK APPROACH TO BUILDING
10) FIRE TRUCK APPROACH TO BUILDING
11) FIRE TRUCK APPROACH TO BUILDING
13) FIRE TRUCK APPROACH TO BUILDING
14) FIRE TRUCK APPROACH TO BUILDING
16) FIRE TRUCK APPROACH TO BUILDING
17) FIRE TRUCK APPROACH TO BUILDING
18) FIRE TRUCK APPROACH TO BUILDING
19) FIRE TRUCK APPROACH TO BUILDING
20) FIRE TRUCK APPROACH TO BUILDING
21) FIRE TRUCK APPROACH TO BUILDING
22) FIRE TRUCK APPROACH TO BUILDING
23) FIRE TRUCK APPROACH TO BUILDING
24) FIRE TRUCK APPROACH TO BUILDING
25) FIRE TRUCK APPROACH TO BUILDING
26) FIRE TRUCK APPROACH TO BUILDING
27) FIRE TRUCK APPROACH TO BUILDING
28) FIRE TRUCK APPROACH TO BUILDING
29) FIRE TRUCK APPROACH TO BUILDING
30) FIRE TRUCK APPROACH TO BUILDING
31) FIRE TRUCK APPROACH TO BUILDING
32) FIRE TRUCK APPROACH TO BUILDING
33) FIRE TRUCK APPROACH TO BUILDING
34) FIRE TRUCK APPROACH TO BUILDING
35) FIRE TRUCK APPROACH TO BUILDING
36) FIRE TRUCK APPROACH TO BUILDING
37) FIRE TRUCK APPROACH TO BUILDING
38) FIRE TRUCK APPROACH TO BUILDING
39) FIRE TRUCK APPROACH TO BUILDING
40) FIRE TRUCK APPROACH TO BUILDING
41) FIRE TRUCK APPROACH TO BUILDING
42) FIRE TRUCK APPROACH TO BUILDING
43) FIRE TRUCK APPROACH TO BUILDING
44) FIRE TRUCK APPROACH TO BUILDING
45) FIRE TRUCK APPROACH TO BUILDING
46) FIRE TRUCK APPROACH TO BUILDING
47) FIRE TRUCK APPROACH TO BUILDING
48) FIRE TRUCK APPROACH TO BUILDING
49) FIRE TRUCK APPROACH TO BUILDING
50) FIRE TRUCK APPROACH TO BUILDING
51) FIRE TRUCK APPROACH TO BUILDING
52) FIRE TRUCK APPROACH TO BUILDING
53) FIRE TRUCK APPROACH TO BUILDING
54) FIRE TRUCK APPROACH TO BUILDING
55) FIRE TRUCK APPROACH TO BUILDING
56) FIRE TRUCK APPROACH TO BUILDING
57) FIRE TRUCK APPROACH TO BUILDING
58) FIRE TRUCK APPROACH TO BUILDING
59) FIRE TRUCK APPROACH TO BUILDING
60) FIRE TRUCK APPROACH TO BUILDING
61) FIRE TRUCK APPROACH TO BUILDING
62) FIRE TRUCK APPROACH TO BUILDING
63) FIRE TRUCK APPROACH TO BUILDING
64) FIRE TRUCK APPROACH TO BUILDING
65) FIRE TRUCK APPROACH TO BUILDING
66) FIRE TRUCK APPROACH TO BUILDING
67) FIRE TRUCK APPROACH TO BUILDING
68) FIRE TRUCK APPROACH TO BUILDING
69) FIRE TRUCK APPROACH TO BUILDING
70) FIRE TRUCK APPROACH TO BUILDING
71) FIRE TRUCK APPROACH TO BUILDING
72) FIRE TRUCK APPROACH TO BUILDING
73) FIRE TRUCK APPROACH TO BUILDING
74) FIRE TRUCK APPROACH TO BUILDING
75) FIRE TRUCK APPROACH TO BUILDING
76) FIRE TRUCK APPROACH TO BUILDING
77) FIRE TRUCK APPROACH TO BUILDING
78) FIRE TRUCK APPROACH TO BUILDING
79) FIRE TRUCK APPROACH TO BUILDING
80) FIRE TRUCK APPROACH TO BUILDING
81) FIRE TRUCK APPROACH TO BUILDING
82) FIRE TRUCK APPROACH TO BUILDING
83) FIRE TRUCK APPROACH TO BUILDING
84) FIRE TRUCK APPROACH TO BUILDING
85) FIRE TRUCK APPROACH TO BUILDING
86) FIRE TRUCK APPROACH TO BUILDING
87) FIRE TRUCK APPROACH TO BUILDING
88) FIRE TRUCK APPROACH TO BUILDING
89) FIRE TRUCK APPROACH TO BUILDING
90) FIRE TRUCK APPROACH TO BUILDING
91) FIRE TRUCK APPROACH TO BUILDING
92) FIRE TRUCK APPROACH TO BUILDING
93) FIRE TRUCK APPROACH TO BUILDING
94) FIRE TRUCK APPROACH TO BUILDING
95) FIRE TRUCK APPROACH TO BUILDING
96) FIRE TRUCK APPROACH TO BUILDING
97) FIRE TRUCK APPROACH TO BUILDING
98) FIRE TRUCK APPROACH TO BUILDING
99) FIRE TRUCK APPROACH TO BUILDING
100) FIRE TRUCK APPROACH TO BUILDING



2 BUILDING B FIRE ACCESS PLAN
SCALE: 1" = 30'-0"

NO.	DATE	DESCRIPTION
1	NOV 18 21	ISSUED FOR SF PER CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PROJECT MANAGER / CONSTRUCTION: **ORION CONSTRUCTION**
ORION CONSTRUCTION
104 - 3050 191 STREET,
SURREY, BC, V3R 0Y6
PHONE: (604) 362-2994

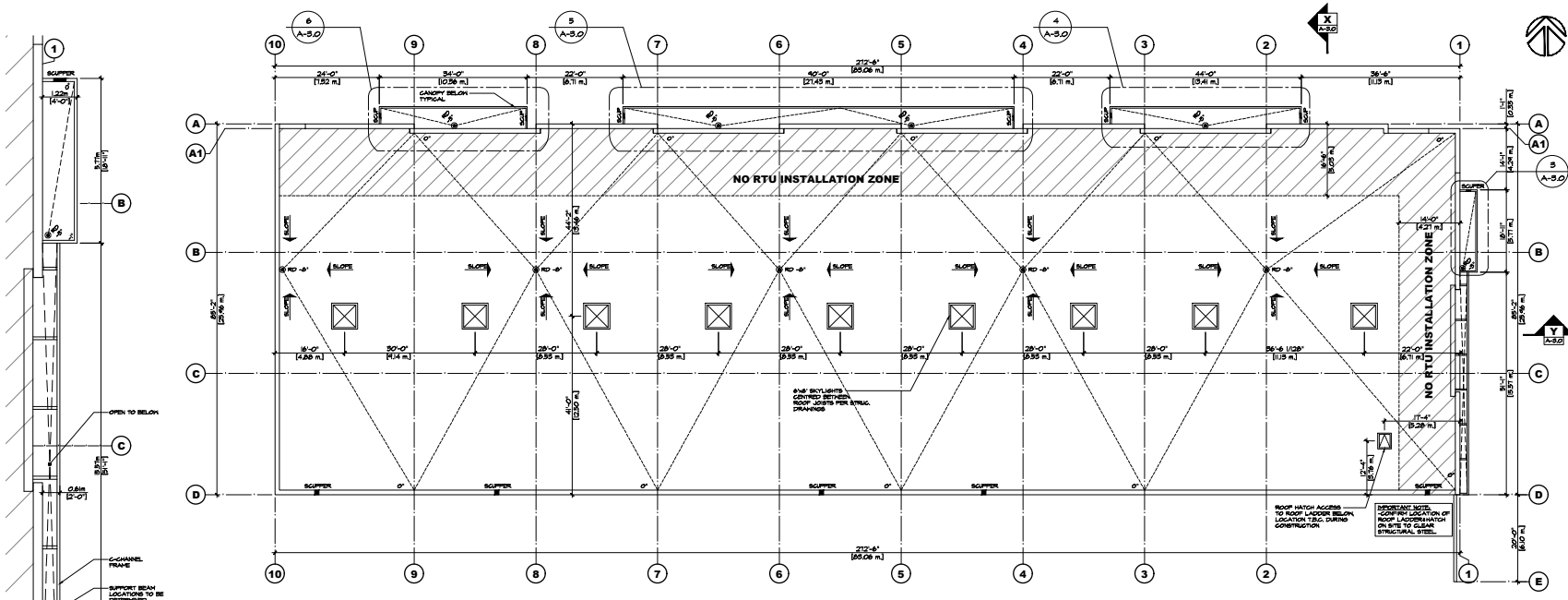
PROJECT PROVIDED FOR: **CEDAR COAST**
CAMPBELL 3409

ADDRESS: 3409 - 16TH STREET, SURREY, B.C.

DRAWING: **FIRE ACCESS PLAN**

SEAL	JOB NO.	DRAWN
	0001	VSP
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	NOV 19 21

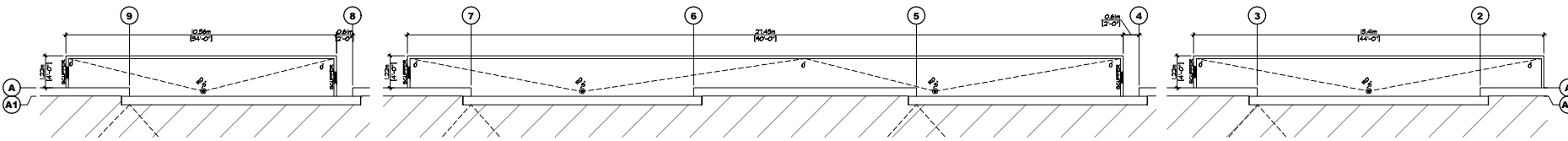
PROJECT DRAWING NUMBER: **A-1.4** REV: **2**



1 GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"

ROOF NOTES
ROOFING MATERIAL SHALL CONSIST OF A ROOFING MATERIAL WITH AN BRE VALUE OF AT LEAST 078.96

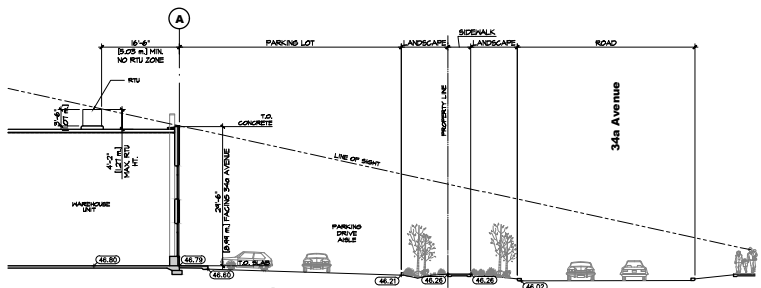
5 ENLARGED EAST CANOPY
SCALE: 3/8"=1'-0"



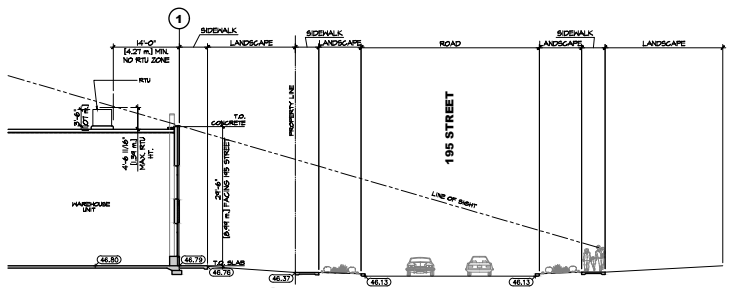
6 ENLARGED NORTH WEST CANOPY
SCALE: 3/8"=1'-0"

5 ENLARGED NORTH CANOPY
SCALE: 3/8"=1'-0"

4 ENLARGED NORTH EAST CANOPY
SCALE: 3/8"=1'-0"



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



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

CHIP BARRETT ARCHITECT
140 - 1600 BURNHAMTHORPE AVE. #104
SCARBOROUGH, ONTARIO M1V 2Y4
TEL: (416) 291-1111
WWW.CHIPBARRETTARCHITECT.COM

D.FORCE DESIGN INC.
14 ASSOCIATION WITH
2655A ALLIANCE STREET, ABBOTSFORD, B.C. V2E 3J9
TEL: (604) 807-8885 EMAIL: DFC@DFORCE.COM

This drawing is an electronic file and the user is responsible for ensuring that the drawing is printed at the correct scale and that all dimensions and notes are legible. The user is also responsible for ensuring that the drawing is printed on the correct paper and that all dimensions and notes are legible.

1	NOV 18 21	ISSUED FOR PERMITS
2	JUN 21 21	ISSUED FOR GP
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

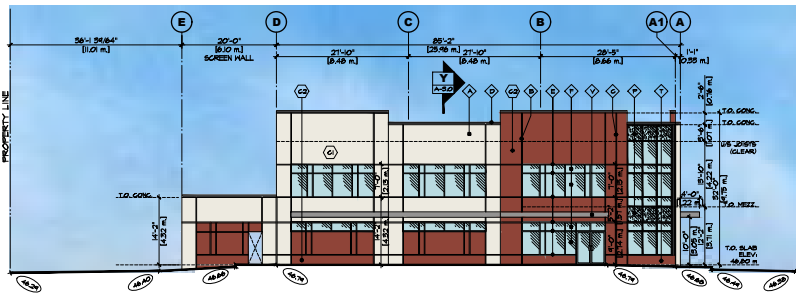
PROJECT MANAGERS / CONSTRUCTION:
ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3900 191 STREET,
SURREY, BC, V2E 0Y6
PHONE: (604) 362-2994

PROJECT PROVIDED FOR:
CEDAR COAST
CAMPBELL 3409

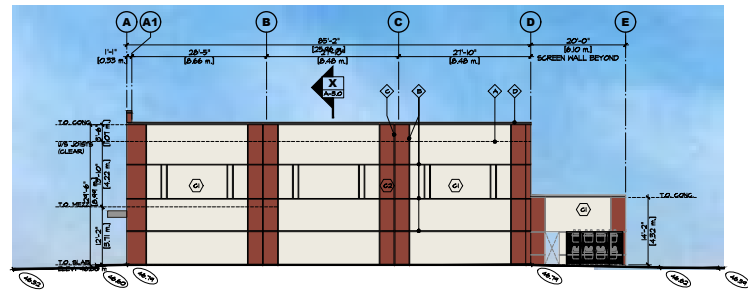
ADDRESS: 3409 - 16TH STREET, SURREY, B.C.

BUILDING A ROOF PLAN

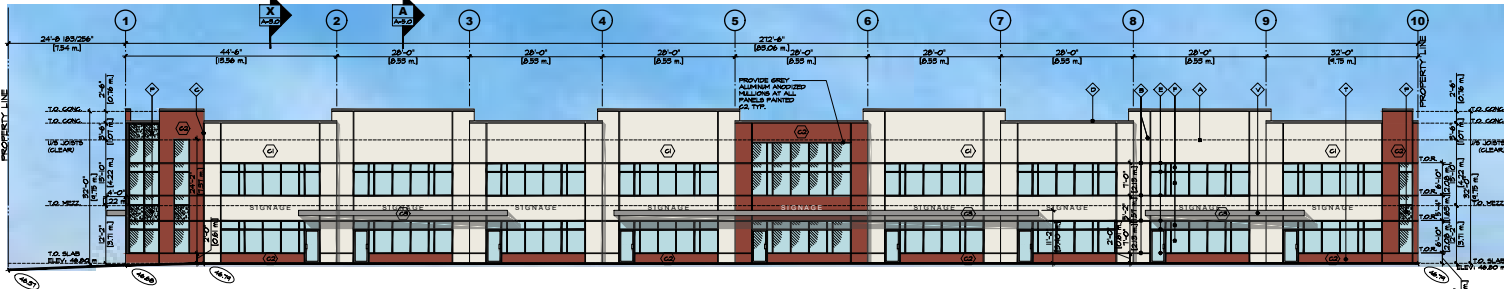
DESIGNED	DATE	BY
CHECKED	DATE	C.B.
DATE	NOV 18 21	



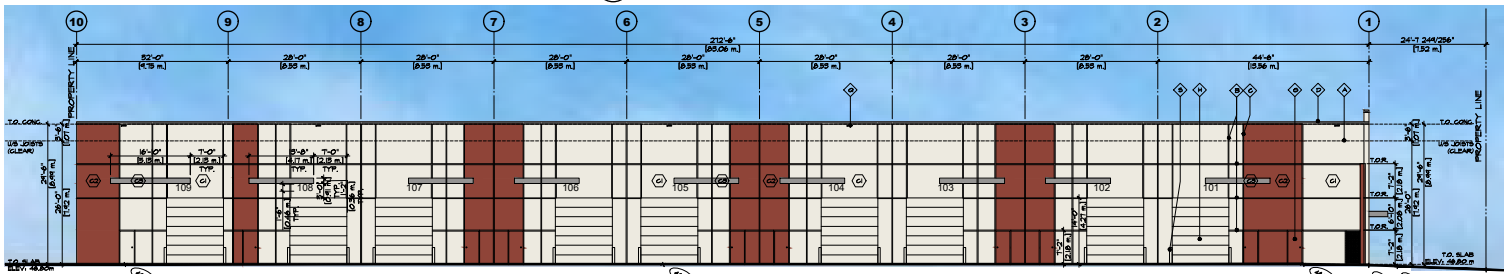
1 EAST ELEVATION (FRONTING 195 ST.)
SCALE: 3/32"=1'-0"



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

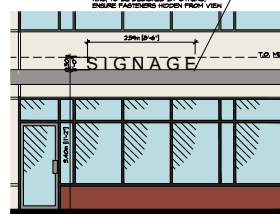
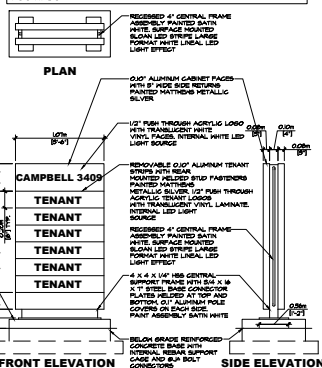


5 NORTH ELEVATION (FRONTING 34A AVE.)
SCALE: 3/32"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

SIGN SUPPLIER TO PROVIDE SEALED ENGINEERED SHOP DRAWINGS FOR ALL ASPECTS OF SIGNAGE INCLUDING FOOTINGS



MATERIAL LEGEND

- ◆ CONCRETE TILT-UP WALL TYP. - PAINTED
 - ◆ REVEAL IN CONCRETE - PAINTED
 - ◆ PANEL JOINT
 - ◆ PRE-FINISHED METAL CAP FLASHING
 - ◆ STOREFRONT FRAMES
 - ◆ STOREFRONT GLASS - CLEAR
 - ◆ STEEL HANDDOORS - PAINTED
 - ◆ STEEL REGIONAL OVERHEAD DOORS - PAINTED
 - ◆ STEEL GUARDRAILS - PAINTED
 - ◆ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
 - ◆ LIGHT FIXTURE - SEE ELECTRICAL DWGS
 - ◆ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
 - ◆ SPANDREL GLAZING (SIGCURE TO MATCH VISION GLAZING)
 - ◆ SUPPLIER
 - ◆ METAL GLAZING GASKET
 - ◆ STEEL BOLLARD - PAINTED
 - ◆ CONCRETE CURB JACOB, PAINTED
 - ◆ HORIZONTAL CORRUGATED PAVEMENT CONCRETE FORMER
 - ◆ STEEL FRAMES CANOPY
 - ◆ CURTAIN HALL FRAMES - CLEAR ANODIZED ALUMINUM
 - ◆ CURTAIN HALL GLASS - CLEAR
- NOTE: NOT ALL MATERIALS ARE APPLICABLE
- ◆ SPANDREL GLAZING

PROJECT COLOURS

- ALL COLOURS TO BE SHOWN HEREIN
- ◆ MAIN FIELD COLOUR 1 ALABASTER (SH 1008)
 - ◆ FIELD ACCENT COLOUR 1 FLOWER POT (SH 8054)
 - ◆ FIELD ACCENT COLOUR 2 GREAT SHIRAZ (SH 9105)
 - ◆ ALUMINUM STOREFRONT HALLWAYS TYP. BLACK ALUMINUM
 - ◆ ALUMINUM STOREFRONT DOORS & PANELS PAINTED CO. GREAT ALUMINUM
 - ◆ TYPICAL GLAZING CLEAR GLASS 1/2" OR ALUMINUM 1/2" JOE COMPLIANT
 - ◆ SPANDREL GLAZING COLOUR TYPICAL METAL CAP FLASHING: GREY, BLACK
- NOTE: COLOURS ALL COLOURS 1 THROUGH 3 WITH THE OTHER FROM TO FABRICATION WORK PAINTING
- SUPPLEMENTAL NOTES: 1. FACTORS OF WINDLOADS/STRESSPOINTS AND WEIGHTS TO CORRESPOND TO THE WEIGHTS OF TYPE JOE AND TYPE JOE 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.
- GLAZING NOTES: ALL GLAZING TO BE ASHRAE 90.1 2006 COMPLIANT. PROVIDE ALL REQUIRED DOCUMENTATION.

LEGEND

- ◆ PROPOSED GRADE
- ◆ EXISTING GRADE

The drawings are prepared as a service to the client and are not to be used for any other purpose without the written consent of the architect. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising from their use.

NO.	DATE	DESCRIPTION
1	MAY 28 2024	CLIENT REVIEW
2	MAY 29 2024	CLIENT REVIEW
3	JUN 21 2024	ISSUED FOR OP
4	NOV 19 2024	REVISION FOR OP PER CITY COUNCIL
5	DEC 02 2024	REVISION FOR OP PER CITY COUNCIL

PROJECT MANAGER / CONTRACTORS
ORION CONSTRUCTION

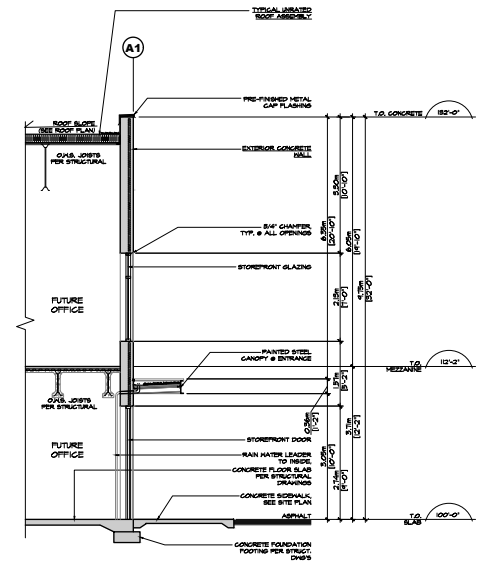
ORION CONSTRUCTION
104 - 1350 191 STREET, SURREY BC V3Z 0V6
PHONE: (604) 362-2994

PROJECT: PROPOSED FOR
CEDAR COAST
CAMPBELL 3409

ADDRESS: 3409 - 16TH STREET, SURREY, B.C.

DRAWING
BUILDING A ELEVATIONS

SHEET	JOB NO.	DRAWN
1	21-031	C.B.
		DCP, RP
		CHECKED
		DATE
		DEC 20 2024



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

CHIP BARRETT ARCHITECT
 140-1800 24th Street, Surrey, B.C. V4A 1A8
 TEL: (604) 607-9855 EMAIL: DANDY@CHIPBARRETT.COM

D.FORCE DESIGN INC.
 IN ASSOCIATION WITH
 2625A ALLIANCE STREET, BURNABY, B.C. V5A 2J9
 TEL: (604) 607-9855 EMAIL: DANDY@DFORCE.COM

This drawing is an instrument of service in the Province of British Columbia. It is the property of the Architect and shall remain his/her property. It is to be used only for the project and site for which it is prepared. It is not to be used for any other project or site without the written consent of the Architect. It is to be kept in a safe place and not to be loaned, copied, or otherwise used without the written consent of the Architect.

25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2	NOV 19 21	REVISED FOR PER CITY COMMENT
1	JUN 21 21	ISSUED FOR OP

NO	DATE	DESCRIPTION
----	------	-------------

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
 ORION CONSTRUCTION
 104 - 3950 191 STREET,
 SURREY B.C. V0Z 0V6
 PHONE: (604) 362-2994

PROJECT PROVIDED FOR

CEDAR COAST
 CAMPBELL 3409
 ADDRESS: 3409 - 196TH STREET, SURREY, B.C.

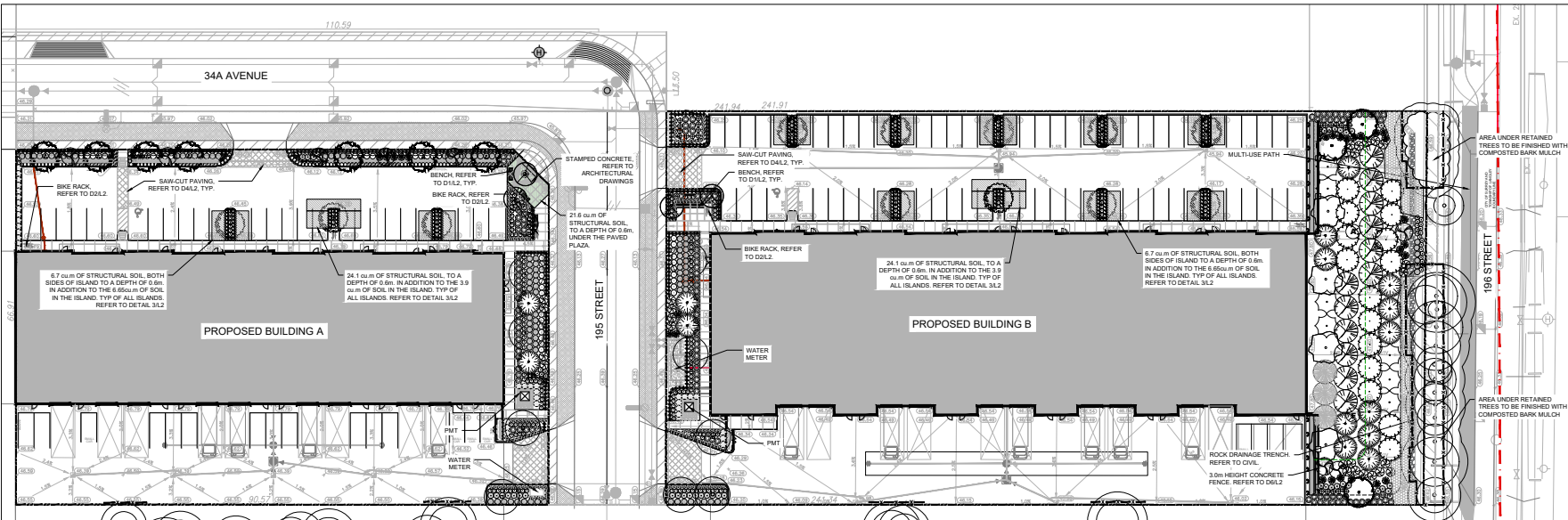
DRAWING

SECTIONS

SEAL	JOB NO.	DRAWN
	CR-001	BP
	DESIGNED	
	CHECKED	C.B.
	PLOTT DATE	NOV 19 21

PROJECT - DRAWING NUMBER REV.

A-5.0 **2**



1 27/04/2022 ISSUED FOR CITY REVIEW
2 28/02/2022 ISSUED FOR BP REVIEW
3 19/11/2021 RE-SUBMITTED FOR BP REVIEW
4 06/06/2021 ISSUED FOR REVIEW
5 18/09/2021 ISSUED FOR DP

NO. DATE: REVISED / DESCRIPTION
ISSUES & REVISIONS:

SCALE:

DATE:

PROJECT NO.:

PROJECT ADDRESS:

PROJECT NAME:

PROJECT NO.:

PROJECT ADDRESS:

PROJECT NAME:

PROJECT NO.:

PROJECT ADDRESS:

PROJECT NAME:

PROJECT NO.:

PROJECT ADDRESS:

PROJECT NAME:

PROJECT NO.:

PROJECT ADDRESS:

PROJECT NAME:

PROJECT NO.:

PROJECT ADDRESS:

PROJECT NAME:

PROJECT NO.:

PROJECT ADDRESS:

PROJECT NAME:

PROJECT NO.:

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL, SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL ANALYSIS FOR PROPOSED GROWING 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 STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT 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 FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD. AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 1.1 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 final Contract Price or holdback and otherwise recovered from the Contractor.
 - 1.2 Maintenance and additional installation of mulch.
 - 1.3 Weed removal.
 - 1.4 Disease control.

- SODDING NOTES:**
- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOIL, WITH STRONG PERIODES 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% GREENING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
 - LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 - PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 - DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL. IN WINDING, DRY SOD WILL BE REJECTED.
 - LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR TORN SECTIONS WITH SHARP IMPLEMENTS.
 - WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.
- BIOFILM-SOIL SPECIFICATION:**
- COARSE GRAVEL: 0-1%
ALL GRAVEL: 0-5%
SAND: 75-80%
Larger than 0.075mm: 5-15%
SILT: Larger than 0.075mm: 5-15%
Smaller than 0.075mm: 10-20%
CLAY: Smaller than 0.002mm: MAX 20%
ORGANIC CONTENT (By weight): 15%
Organic matter to be derived from local waste: 6.0-6.5

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. REPAIR OR REPLACE 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 WORK, REELECTRICAL, PILING AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	9	Quercus palustris	Pin Oak	6cm Cal.	As Shown	W.B.
	5	Cornus spicata	Kalmia Tree	6cm Cal.	As Shown	W.B.
	5	Prunus yedoensis 'Akaboni'	Yoshino Cherry	6cm Cal.	As Shown	W.B.
	7	Zelkova serrata	Japanese Zelkova	6cm Cal.	As Shown	W.B.
	12	Syringa japonica	Japanese Snowbell	6cm Cal.	As Shown	W.B.
	3	Acer rubrum 'Redpointe 'Frank J.'"	Redpointe Maple	6cm Cal.	As Shown	W.B.
	8	Acer glabrum 'Flame'	Flame Annu Maple	6cm Cal.	As Shown	W.B. Multi-Stem
CONIFEROUS TREES						
	12	Pseudotsuga menziesii	Douglas Fir	3.0m H.	As Shown	W.B.
	15	Thuja plicata	Western Red Cedar	3.0m H.	As Shown	W.B.
	15	Pinus monticola	Western White Pine	3.0m H.	As Shown	W.B.
	3	Abies grandis	Grand Fir	3.0m H.	As Shown	W.B.
	7	Tsuga heterophylla	Hemlock	3.0m H.	As Shown	W.B.
SHRUBS						
	233	Lonicera nitida	Boxleaf Honeylocust	30cm H.	0.75m	#2 Pot
	119	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	40cm H.	1m	#3 Pot
	19	Cornus sericea	Shoof Red Choke Dogwood	60cm H.	0.8m	#3 Pot
	44	Symphoricarpos albus	Snowberry	50cm H.	1m	#3 Pot
	83	Rosa woodii	Wood's Rose	30cm H.	1m	#2 Pot
	30	Myrica pennsylvanica	Banberry	50cm H.	1m	#3 Pot
	35	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m H.	1m	B & B
	39	Viburnum davidii	David's Viburnum	30cm H.	0.8m	#2 pot
	23	Prunella spicosa	Smolder Cranesbill	30cm H.	0.8m	#2 pot
	26	Rhus glabra	Smooth sumac	60cm H.	1.25m	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	301	Prostrata ligula var. 'subulatum' 'Dorabum'	Black Eyed Susan	1 Gallon		Potted
	212	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gallon		Potted
	89	Panicum virgatum 'Prairie Wind'	Chayenne Sky Switch Grass	1 Gallon		Potted
	17	Panicum virgatum 'Voodoo'	Voodoo Switch Grass	1 Gallon		Potted
	58	Lilium muscari	Big Blue Lilyturf	1 Gallon		Potted
	413	Polydorus maritimus	Western Sea Purslane	1 Gallon		Potted

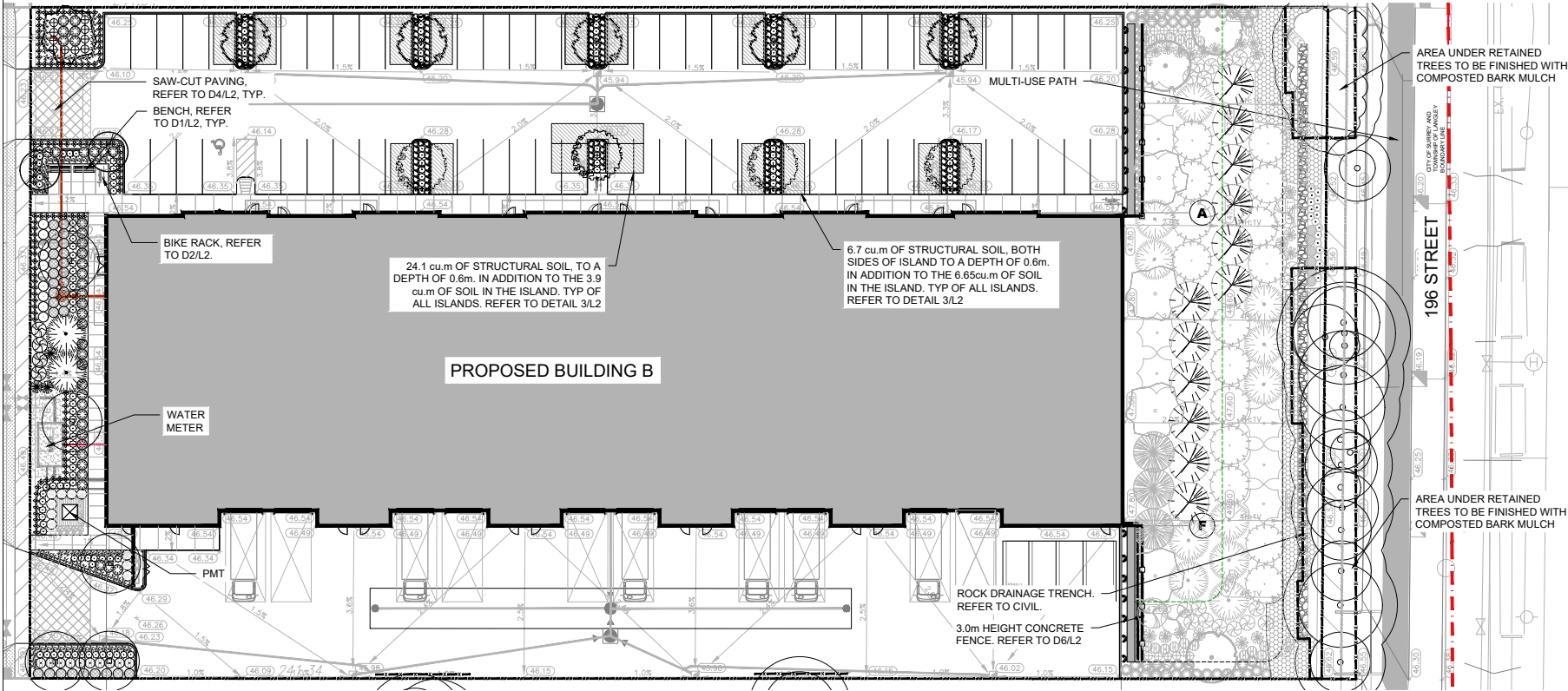
PROJECT NAME:
CAMPBELL 3409

OVERALL LANDSCAPE PLAN AND NOTES

SCALE: 1:50
DRAWN: RM
CHECKED: JT
PROJECT NO. 210404

DRAWING NO. **L1**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - SAW-CUT CONCRETE

- | | | |
|---|------------|------------------------|
| 1 | 27/04/2022 | ISSUED FOR CITY REVIEW |
| 2 | 28/02/2022 | ISSUED FOR BP REVIEW |
| 3 | 19/11/2021 | RE-ISSUED FOR DP |
| 4 | 09/03/2021 | ISSUED FOR REVIEW |
| 5 | 18/09/2021 | ISSUED FOR DP |
- NO. DATE: (REV) DESCRIPTION
- ISSUES & REVISIONS:

SCALE:



PROJECT NAME:
CAMPBELL 3409

PROJECT ADDRESS:
**3409 196TH STREET,
SURREY, BC**

DRAWING TITLE:
**BUILDING B LANDSCAPE
PLAN**

SCALE: 1:200
DESIGN: RM
CHECKED: JT
PROJECT NO: 214604

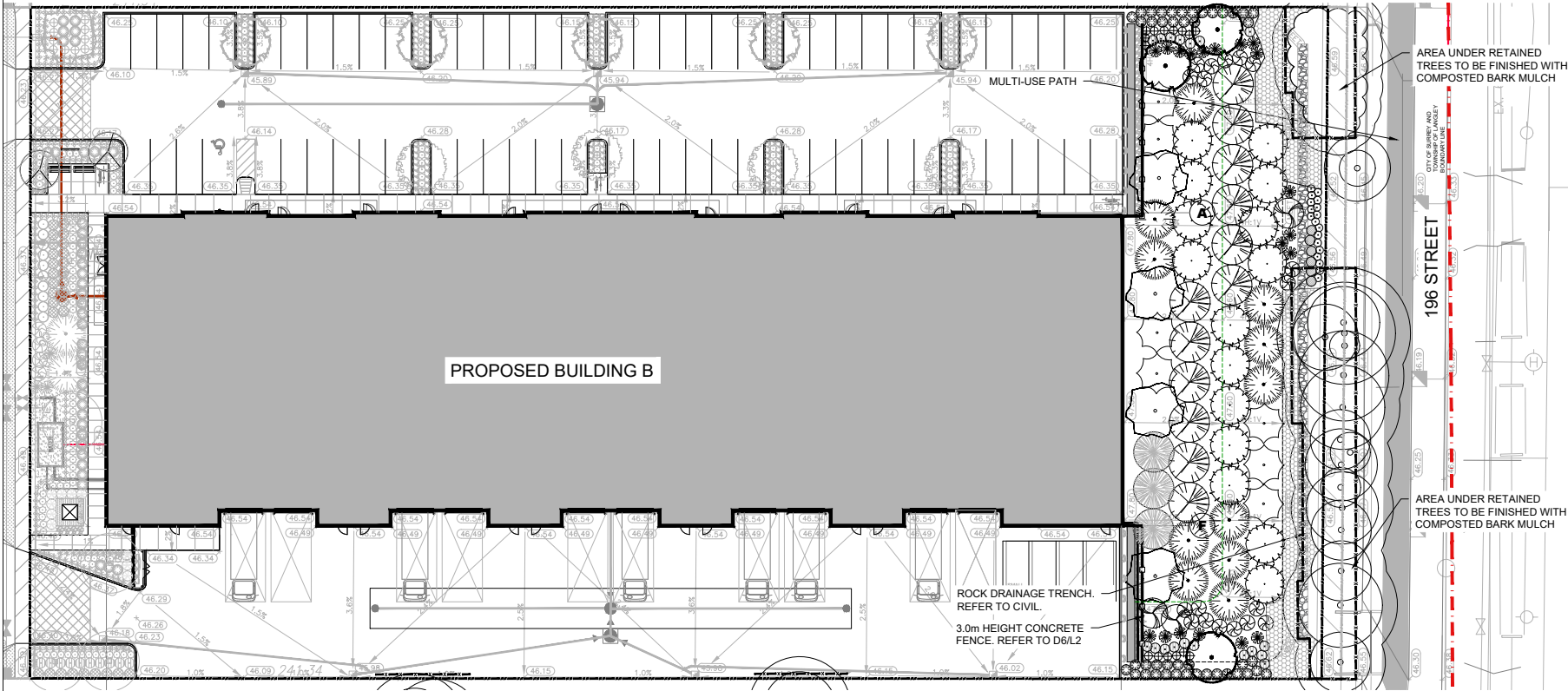
DRAWING NO: **L1**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED, REPRODUCED, OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

PLANT LIST - BUILDING B

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	5	<i>Quercus palustris</i>	Pin Oak	6cm Cal.	As Shown	W.B.
	1	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal.	As Shown	W.B.
	2	<i>Prunus yedoensis 'Akebono'</i>	Yoshino Cherry	6cm Cal.	As Shown	W.B.
	4	<i>Davidia varianthos 'Skyline'</i>	Skyline Honeylocust	6cm Cal.	As Shown	W.B.
	5	<i>Styria japonica</i>	Japanese Snowbell	6cm Cal.	As Shown	W.B.
	0	<i>Acer rubrum 'Redpointe 'Frank 3''</i>	Redpointe Maple	6cm Cal.	As Shown	W.B.
	0	<i>Acer ginnala 'Flame'</i>	Flame Amur Maple	6cm Cal.	As Shown	W.B. Multi-Stem
CONIFEROUS TREES						
	0	<i>Pseudotsuga menziesii</i>	Douglas Fir	3.0m Ht.	As Shown	W.B.
	2	<i>Thuja plicata</i>	Western Red Cedar	3.0m Ht.	As Shown	W.B.
	0	<i>Pinus monticola</i>	Western White Pine	3.0m Ht.	As Shown	W.B.
	0	<i>Abies Grandis</i>	Grand Fir	3.0m Ht.	As Shown	W.B.
	0	<i>Tsuga heterophylla</i>	Hemlock	3.0m Ht.	As Shown	W.B.
SHRUBS						
	130	<i>Lonicera nitida</i>	Banked Honey suckle	50cm Ht.	0.75m	#2 Pot
	40	<i>Prunus laurocerasus 'Olio Luyker'</i>	Olio Laurel / English Laurel	40cm Ht.	1m	#3 Pot
	0	<i>Cornus sericea</i>	Doar/Rose Choke / Dogwood	60cm Ht.	0.8m	#3 Pot
	10	<i>Symphoricarpos albus</i>	Snowberry	50cm Ht.	1m	#3 Pot
	20	<i>Rosa woodii</i>	Wood's Rose	30cm Ht.	1m	#2 Pot
	3	<i>Myrica pensylvanica</i>	Burberry	50cm Ht.	1m	#2 Pot
	10	<i>Theja occidentalis 'Emerald'</i>	Emerald Green Cedar	1.5m Ht.	1m	B & B
	10	<i>Viburnum davidii</i>	David's Viburnum	30cm Ht.	0.8m	#2 pot
	0	<i>Rosa rugosa</i>	Shrub Rose	30cm Ht.	0.8m	#2 pot
	4	<i>Rhus glabra</i>	Smooth sumac	60cm Ht.	1.25m	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	113	<i>Rotibacca fugata var. subvertens 'Goldsturm'</i>	Black Eyed Susan	1 Galton		Potted
	163	<i>Festuca glauca 'Elijah Blue'</i>	Elijah Blue Fescue	1 Galton		Potted
	0	<i>Panicum virgatum 'Polaris White'</i>	Cherokee Bay Switch Grass	1 Galton		Potted
	17	<i>Polygonatum viviparum 'Vallisley'</i>	Vallisley Ivy	1 Galton		Potted
	0	<i>Lilium muscari</i>	Big Blue Lilyart	1 Galton		Potted
	0	<i>Iridium montanum</i>	Western Swordfern	1 Galton		Potted





LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE

ISSUES & REVISIONS

NO.	DATE	ISSUED	DESCRIPTION
1	27/04/2022	ISSUED FOR CITY REVIEW	
2	28/02/2022	ISSUED FOR BP REVIEW	
3	19/11/2021	RE-ISSUED FOR DP	
2	09/05/2021	ISSUED FOR REVIEW	
1	18/02/2021	ISSUED FOR DP	

NO. DATE ISSUED DESCRIPTION

ISSUES & REVISIONS

SCALE

PLANT LIST - BERM

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
[Symbol]	0	Quercus palustris	Pin Oak	6cm Cal.	As Shown	W.B.
[Symbol]	4	Cerciphyllum japonicum	Katsura Tree	6cm Cal.	As Shown	W.B.
[Symbol]	0	Prunus yedoensis 'Akabono'	Yoshino Cherry	6cm Cal.	As Shown	W.B.
[Symbol]	0	Olethrae 'varanthes 'Skyline'	Skyline Honeylocust	6cm Cal.	As Shown	W.B.
[Symbol]	0	Betula japonica	Japanese Snowbet	6cm Cal.	As Shown	W.B.
[Symbol]	3	Acer rubrum Redpointe 'Frank J.'	Redpointe Maple	6cm Cal.	As Shown	W.B.
[Symbol]	3	Acer ginnale 'Flame'	Flame Amur Maple	6cm Cal.	As Shown	W.B. Multi-Stem
CONIFEROUS TREES						
[Symbol]	12	Pseudotsuga menziesii	Douglas Fir	3.0m Ht.	As Shown	W.B.
[Symbol]	11	Thuja plicata	Western Red Cedar	3.0m Ht.	As Shown	W.B.
[Symbol]	15	Pinus monticola	Western White Pine	3.0m Ht.	As Shown	W.B.
[Symbol]	3	Abies grandis	Grand Fir	3.0m Ht.	As Shown	W.B.
[Symbol]	7	Tsuga heterophylla	Hemlock	3.0m Ht.	As Shown	W.B.
SHRUBS						
[Symbol]	0	Lonicera nidula	Bokeaf Honeyuckle	30cm Ht.	0.75m	#2 Pot
[Symbol]	43	Prunus laurocerasus 'Otto Luyker'	Otto Luyker English Laurel	40cm Ht.	1m	#3 Pot
[Symbol]	6	Comus saccata	Sheaf Red Cedar Dogwood	60cm Ht.	0.8m	#3 Pot
[Symbol]	0	Symphoricarpos albus	Snowberry	50cm Ht.	1m	#3 Pot
[Symbol]	0	Rosa woodsii	Wood's Rose	30cm Ht.	1m	#2 Pot
[Symbol]	19	Rubus parryi/venica	Rubbery	50cm Ht.	1m	#3 Pot
[Symbol]	0	Thuja occidentalis 'Emerald'	Emerald Green Cedar	1.5m Ht.	1m	B & B
[Symbol]	18	Viburnum davidii	David's Viburnum	30cm Ht.	0.8m	#2 pot
[Symbol]	18	Penstemon Indica	Shrubby Cineroid	30cm Ht.	0.8m	#2 pot
[Symbol]	18	Rhus glabra	Smooth sumac	60cm Ht.	1.25m	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
[Symbol]	0	Ficoides ligula var. subulans 'Cordatum'	Black Eyed Susan	1 Carton		Potted
[Symbol]	0	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Carton		Potted
[Symbol]	0	Panicum virgatum 'Prairie Winds'	Chayenne Sky Switch Grass	1 Carton		Potted
[Symbol]	0	Purshianthus bicoloratus 'Vespa'	Vespa Ivy	1 Carton		Potted
[Symbol]	0	Liriope muscari	Big Blue Lilyturf	1 Carton		Potted
[Symbol]	413	Polystichum munum	Western Swordfern	1 Carton		Potted



PROJECT NAME:
CAMPBELL 3409

PROJECT ADDRESS:
**3409 196TH STREET,
SURREY, BC**

DRAWING TITLE:
BERM PLANTING PLAN

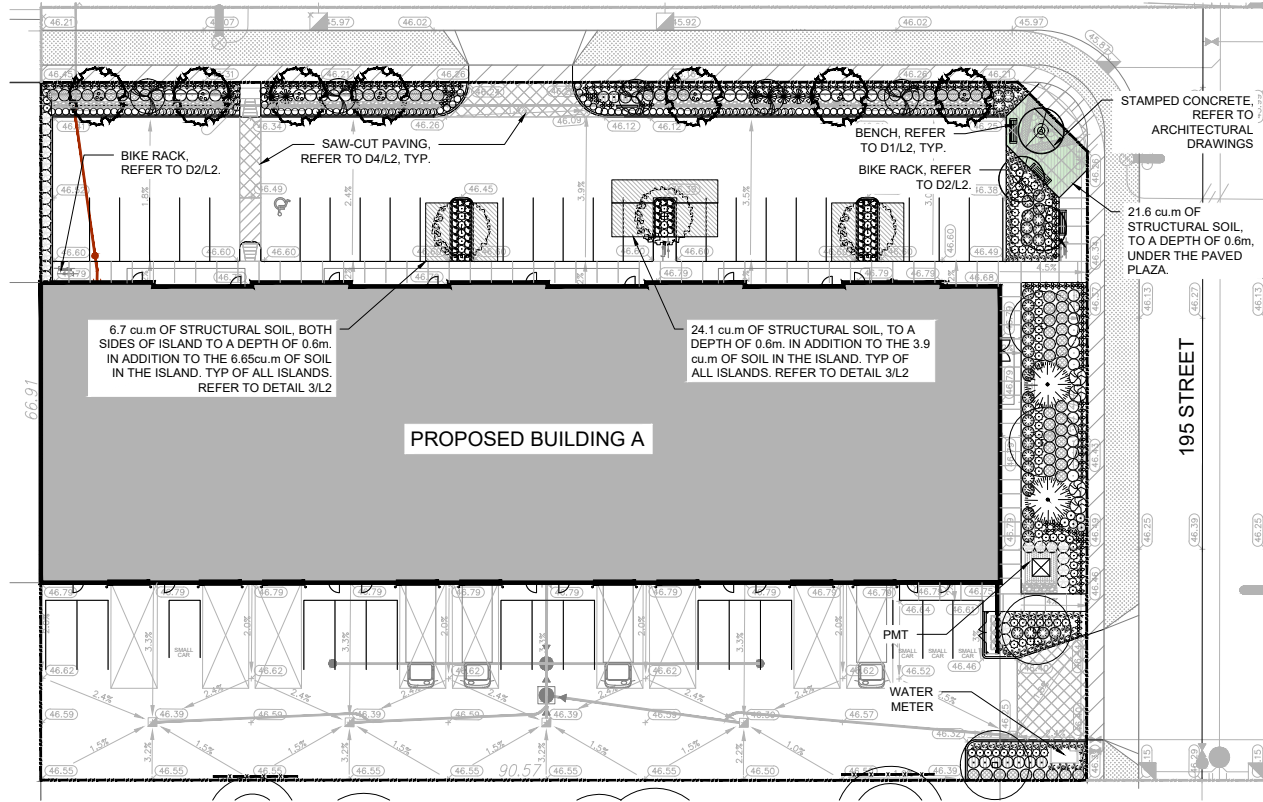
SCALE: 1:200

DESIGN: RM

CHECKED: JT

PROJECT NO: 214604

DRAWING NO: **L1**



PLANT LIST - BUILDING A						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	4	<i>Quercus palustris</i>	Pin Oak	6cm Cal.	As Shown	W.B.
	0	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal.	As Shown	W.B.
	3	<i>Prunus yedoensis 'Akebono'</i>	Yoshino Cherry	6cm Cal.	As Shown	W.B.
	3	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	6cm Cal.	As Shown	W.B.
	7	<i>Syriza japonicus</i>	Japanese Snowfall	6cm Cal.	As Shown	W.B.
	0	<i>Acer rubrum Redpointe 'Frank Jr.'</i>	Redpointe Maple	6cm Cal.	As Shown	W.B.
	4	<i>Acer ginnala 'Flame'</i>	Flame Amber Maple	6cm Cal.	As Shown	W.B. Multi-Stem
CONIFEROUS TREES						
	0	<i>Pseudotsuga menziesii</i>	Douglas Fir	3.0m Ht.	As Shown	W.B.
	2	<i>Thuja plicata</i>	Western Red Cedar	3.0m Ht.	As Shown	W.B.
	0	<i>Pinus monticola</i>	Western White Pine	3.0m Ht.	As Shown	W.B.
	0	<i>Abies Grandis</i>	Grand Fir	3.0m Ht.	As Shown	W.B.
	0	<i>Tsuga heterophylla</i>	Hemlock	3.0m Ht.	As Shown	W.B.
SHRUBS						
	96	<i>Lonicera villosa</i>	Bottle' Honeyuckle	30cm Ht.	0.75m	#2 Pot
	36	<i>Prunus laurocerasus 'Oto Luyker'</i>	Oto Luyker' English Laurel	40cm Ht.	1m	#3 Pot
	13	<i>Cornus amomum</i>	Dwarf' Red Cedar' Dogwood	40cm Ht.	0.8m	#3 Pot
	34	<i>Symphoricarpos albus</i>	Snowberry	50cm Ht.	1m	#3 Pot
	54	<i>Rosa woodii</i>	Wood's Rose	30cm Ht.	1m	#2 Pot
	8	<i>Myrica pensylvanica</i>	Spikyberry	30cm Ht.	1m	#2 Pot
	25	<i>Thuja occidentalis 'Emerald'</i>	Emerald' Green Cedar	1.5m Ht.	1m	B & B
	11	<i>Viburnum davidii</i>	David's Viburnum	30cm Ht.	0.8m	#2 pot
	5	<i>Potentilla fruticosa</i>	Ukrainky' Cotoneaster	30cm Ht.	0.8m	#2 pot
	4	<i>Rhus glabra</i>	Smooth sumac	40cm Ht.	1.25m	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	188	<i>Rudbeckia hirta var. 'Goldstrum'</i>	Black Eyed Susan	1 Galton		Potted
	49	<i>Festuca glauca 'Elgin Blue'</i>	Elgin Blue' Fescue	1 Galton		Potted
	69	<i>Panicum virgatum 'Prairie Winds'</i>	Cheyenne Sky Switch' Grass	1 Galton		Potted
	9	<i>Polygonatum heterophyllum 'Wildcat'</i>	Wildcat' Ivy	1 Galton		Potted
	68	<i>Lilippe muscat</i>	Big Blue' Lilytut	1 Galton		Potted
	0	<i>Polystichum maritimum</i>	Western Sweetfern	1 Galton		Potted



ASSISTANT OFFICE
405 - 9877 GLADYS AVE. ABOTTSFORD, BC V3S 2E8
T: 604.883.8851 F: 604.883.1588 www.krahn.com
VANCOUVER OFFICE
295 - 1515 KENNEDY ST. VANCOUVER, BC V6X 4Y3
T: 604.264.6662 F: 604.264.6665 www.krahn.com



LEGEND

	TURF GRASS
	CONCRETE SIDEWALK PAVING
	SAW-CUT CONCRETE

1	27/04/2022	ISSUED FOR CITY REVIEW
2	28/10/2022	ISSUED FOR BP REVIEW
3	19/11/2021	RE-ISSUED FOR DP
4	09/03/2021	ISSUED FOR REVIEW
5	18/06/2021	ISSUED FOR DP

NO. DATE: (REV) DESCRIPTION
ISSUES & REVISIONS:
SCALE:



PROJECT NAME:
CAMPBELL 3409

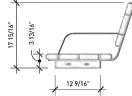
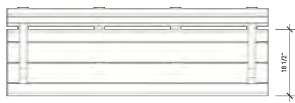
PROJECT ADDRESS:
**3409 196TH STREET,
SURREY, BC**

DRAWING TITLE:
**BUILDING A LANDSCAPE
PLAN**

SCALE: 1:200
DESIGN: RM
CHECKED: JT
PROJECT NO: 2104504

DRAWING NO: **L1**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



SLATS: REDWOOD COLOUR
FRAME: BLACK POWDERCOAT
QUANTITY: 4



WISHBONE SITE FURNISHINGS			
210-27070 GLOUCESTER WAY LANGLEY, BC			
REVISION: 01/01/20 R.00			
DWG. NO. DWSBND1012000	DRAWN BY: JAMES NEDEN		
MATERIAL: ALUMINUM	SCALE: 1:16	SHEET: 1 OF 3	DATE: 01 JAN 20
PATTERN NO. N/A	MODEL NO. BYWB-6		

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

QUANTITY: 6



D1 BENCH

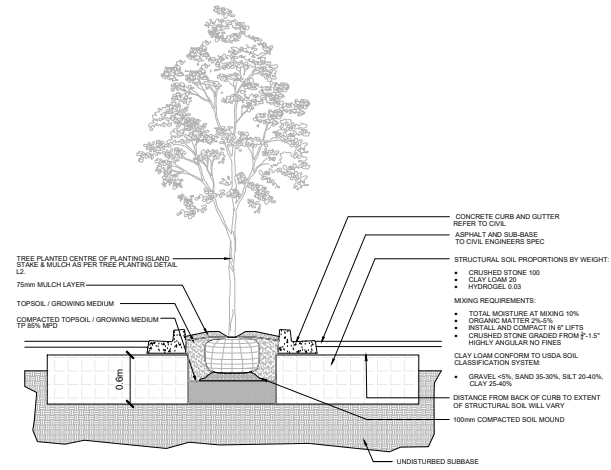
N.T.S.

D2 BIKE RACK

N.T.S.

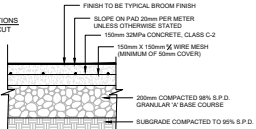
D3 STRUCTURAL SOIL

N.T.S.

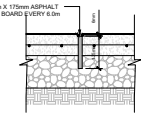


SAW CUT CONCRETE SPECIFICATIONS

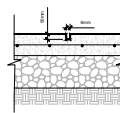
PATTERN: SQUARE-CUT



EXPANSION JOINT DETAIL SECTION



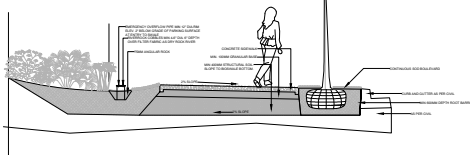
SAW CUT DETAIL SECTION



- NOTES:
- CONCRETE TO BE 30MPa, CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINED.
 - CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
 - EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
 - SAW-CUT JOINTS TO BE LOCATED AT INTERVALS OF 0.6m.
 - CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
 - ALL DIMENSIONS ARE IN MILLIMETRES.

NOTES:

- BIOVALES ARE MINIMUM 4" WIDE AND VARY IN LENGTH DEPENDING ON LOCATION IN SITE.
- THERE IS ONE 12" WIDE CURB CUT EVERY 20FEET TO ALLOW RUNOFF TO ENTER THE SWALES FROM THE ROAD SURFACE.
- ROOT WHERS ARE INSTALLED EVERY 50 FEET TO SLOW FLOW AND ENCOURAGE INFILTRATION.
- REFER TO CIVIL DRAWINGS FOR SUBGRADE SPECIFICATIONS.
- WATER THE NEWLY PLANTED TREE ONCE A WEEK SOAKING THE CULTIVATED AREA THOROUGHLY.



D5 BIO-SWALE

N.T.S.

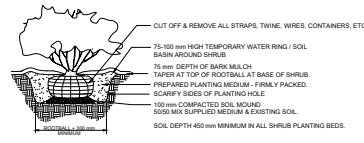
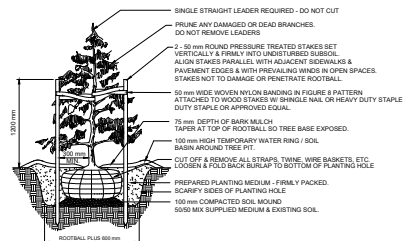
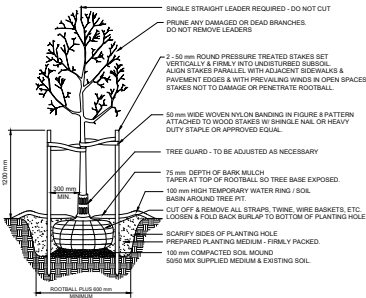


D6 3m HIGH CONCRETE FENCE

N.T.S.

D4 SAW-CUT CONCRETE

N.T.S.



DECIDUOUS TREE

N.T.S.

CONIFEROUS TREE

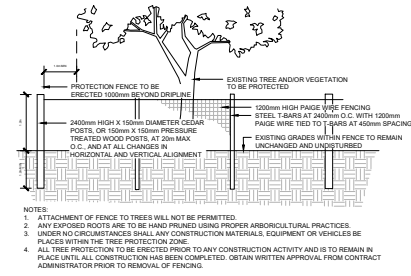
N.T.S.

SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

D8 TREE PROTECTION FENCING

N.T.S.



ABBOTSFORD OFFICE
400 - 9407 CLAYTONS AVE. ABBOTSFORD, BC V3S 2E9
T: 604.853.8551 F: 604.853.1588 www.krahn.com
VANCOUVER OFFICE
295 - 1515 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
T: 604.204.6962 F: 604.204.6965 www.krahn.com



20200122

5	27/04/2022	ISSUED FOR CITY REVIEW
4	28/02/2022	ISSUED FOR BP REVIEW
3	19/11/2021	RE-DESIGNED FOR DP
2	08/05/2021	ISSUED FOR REVIEW
1	18/06/2021	ISSUED FOR DP

NO. DATE: (REV) DESCRIPTION
ISSUES & REVISIONS:

SCALE:

DATE:

PROJECT NAME:

PROJECT ADDRESS:

PROJECT NO.:

DRAWING NO.:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

AS NOTED

SCALE:

PROJECT NO. 210404

DRAWING NO. L2

CAMPBELL 3409

3409 196TH STREET, SURREY, BC

PROTECTION TITLE:

CHECKED: JT

DESIGNED: RM

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE

5	27/04/2022	ISSUED FOR CITY REVIEW
4	28/02/2022	ISSUED FOR BP REVIEW
3	19/11/2021	RE-ISSUED FOR DP
2	09/05/2021	ISSUED FOR REVIEW
1	18/06/2021	ISSUED FOR DP
NO.	DATE (YYYY)	DESCRIPTION
ISSUES & REVISIONS:		

REAL



PROJECT NAME:

CAMPBELL 3409

PROJECT ADDRESS:

3409 196TH STREET,
 SURREY, BC

DRAWING TITLE:

SECTIONS

SCALE: 1:100

DESIGN: RM

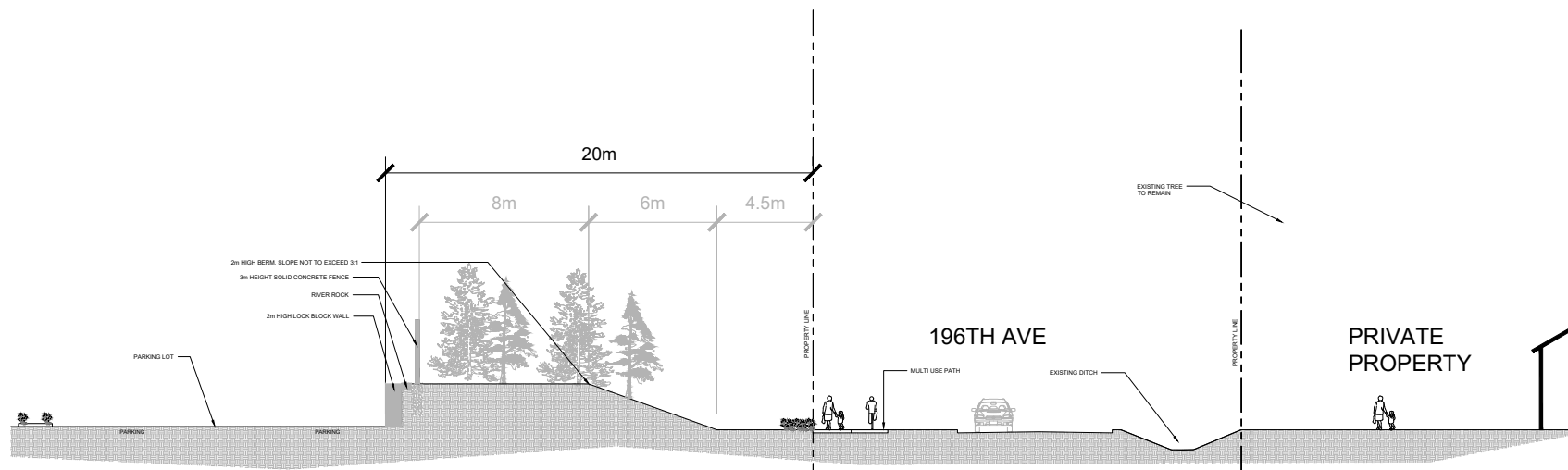
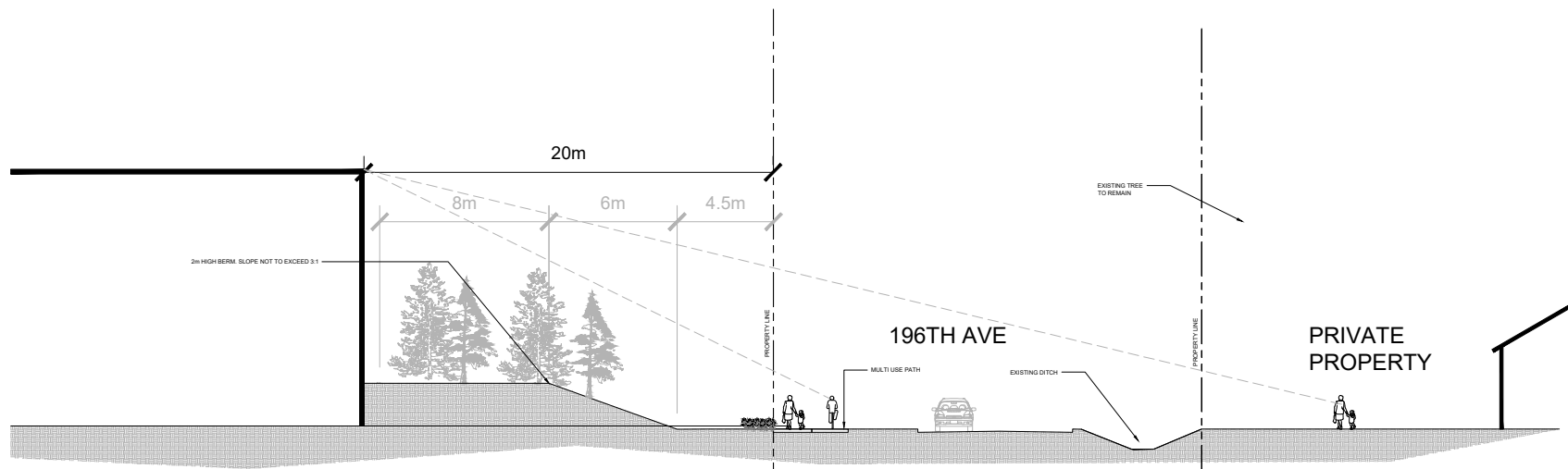
CHECKED: JT

PROJECT NO: 2104504

DRAWING NO:

L1.2

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT



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

FROM: **Development Services Manager, Engineering Department**

DATE: **May 24, 2022** PROJECT FILE: **7821-0188-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3409 196 Street**

LAP AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to the LAP Amendment/Development Permit/Development Variance Permit.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m towards 196 Street.
- Dedicate 20.0 m towards 195 Street.
- Dedicate 6.5 m towards 34A Avenue.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

Works and Services

- Construct the west side of 196 Street.
- Construct both sides of 195 Street.
- Construct the south side of 34A Avenue.
- Construct sanitary and water mains along 195 Street.
- Construct exfiltration systems on 195 Street for roadway runoff.
- Construct water main along 196 Street.
- Provide sanitary and water connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

DJS

Tree Preservation Summary

Surrey Project No:

Address: 3409 196 Street, Surrey BC

Registered Arborist: Reed Moss #PN-8960A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	410
Protected Trees to be Removed	364
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	46
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>22</u> _____ X one (1) = 22 - All other Trees Requiring 2 to 1 Replacement Ratio <u>342</u> _____ X two (2) = 684	706
Replacement Trees Proposed	101
Replacement Trees in Deficit	605
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed (Northern off-site trees on adjacent northern property not included as they are proposed for removal under DP application file #19-0256-00 which has received 3 rd reading)	16
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>16</u> _____ X two (2) = 6	32
Replacement Trees Proposed	0
Replacement Trees in Deficit	32

Summary, report and plan prepared and submitted by:

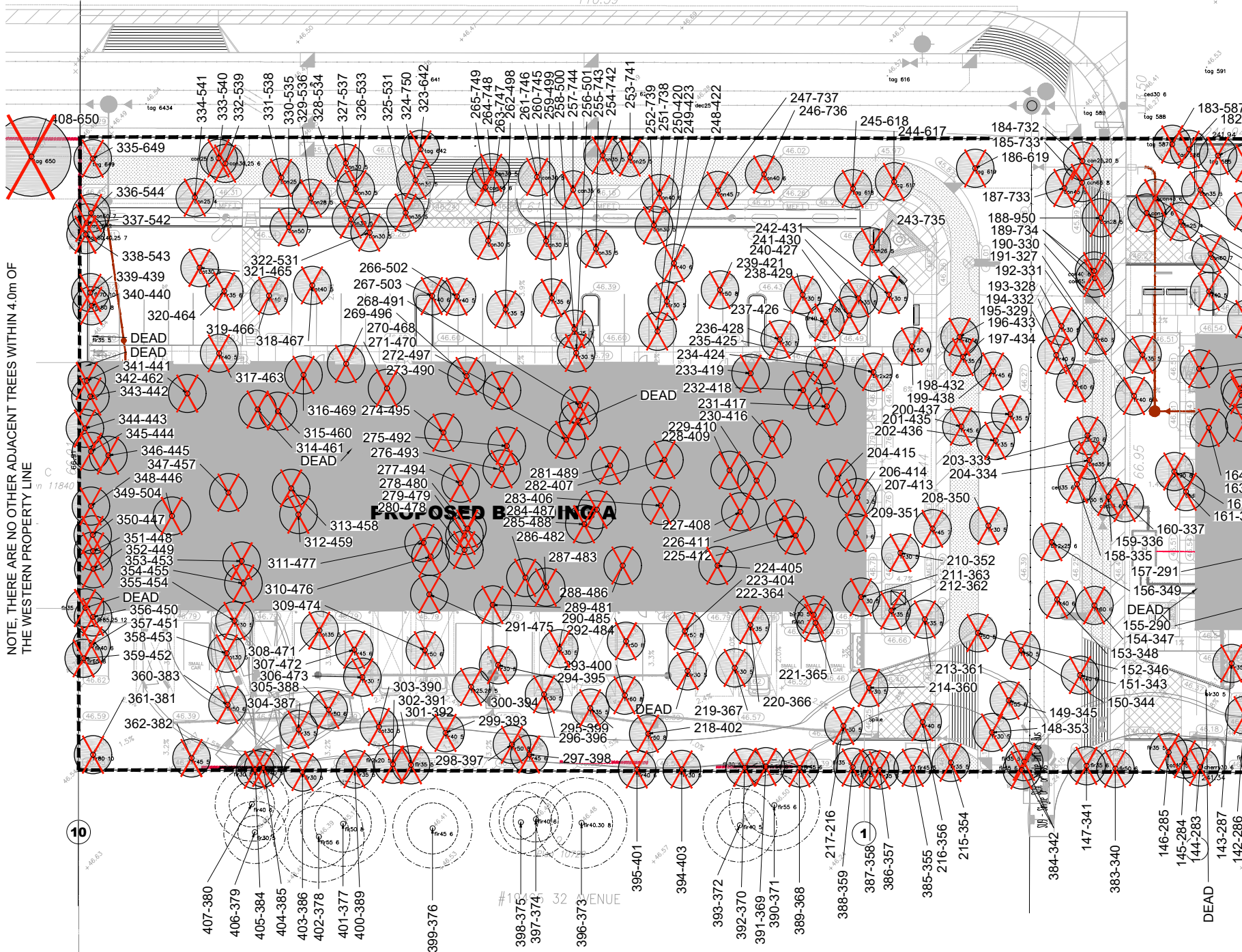
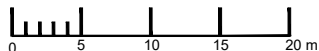


(Signature of Arborist)

May 11, 2022

Date

NOTE, ALL ADJACENT OFF-SITE TREES ON NORTHERN PROPERTY ARE PROPOSED FOR REMOVAL UNDER DP APPLICATION FILE #19-0256-00 WHICH HAS RECEIVED 3RD READING. AS SUCH, THESE TREES HAVE BEEN SHOWN AS REMOVED. THESE TREES HAVE NOT BEEN COUNTED IN REPLACEMENT TREE CALCULATIONS



NOTE: THERE ARE NO OTHER ADJACENT TREES WITHIN 4.0m OF THE WESTERN PROPERTY LINE

- LEGEND**
- EXISTING TREE PROPOSED FOR REMOVAL
 - EXISTING TREE TO BE RETAINED
 - TREE PROTECTION FENCING
 - TREE TAGNO.
 - CRITICAL ROOT ZONE
 - TREE PROTECTION ZONE 1.5m OFFSET FROM CRITICAL ROOT ZONE

1	220422	ISSUED FOR REVIEW
2	191121	ISSUED FOR PERMIT
3	180621	ISSUED FOR PERMIT
4	160621	ISSUED FOR REVIEW

NO. DATE: (dwg) DESCRIPTION:
ISSUES & REVISIONS:
SCALE:
Assessment Done June 14, 2021
By Reed Moss,
I.S.A. # PN-8960A



PROJECT NAME:
CAMPBELL 3409

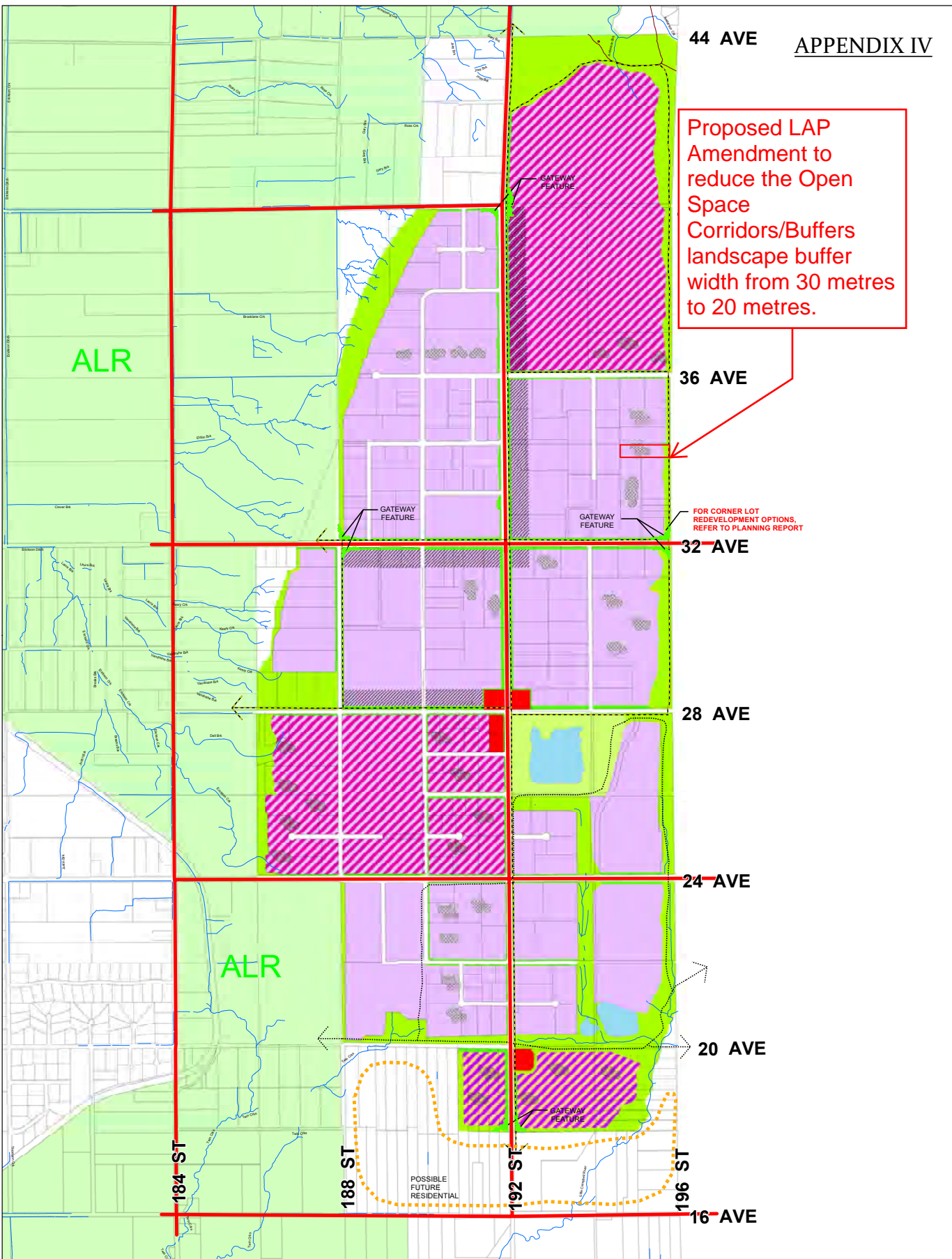
PROJECT ADDRESS:
3409 196 ST., SURREY, BC

DRAWING TYPE:
TREE MANAGEMENT PLAN ENLARGEMENT 1

SCALE: 1:250 AT ARCH C SIZE
DRAWN: RM
CHECKED: JT
PROJECT NO: 210454L
DRAWING NO:

T1

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT



Proposed LAP Amendment to reduce the Open Space Corridors/Buffers landscape buffer width from 30 metres to 20 metres.

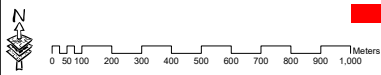
FOR CORNER LOT REDEVELOPMENT OPTIONS, REFER TO PLANNING REPORT

CAMPBELL HEIGHTS LAND USE PLAN
City of Surrey Planning & Development Department

- Legend**
- Campbell Heights Local Area Plan
 - Business Park (Office)
 - Business Park
 - Technology Park or Business Park
 - Business Park or Live/Work in Cluster Housing Form
 - Commercial

- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers

- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council: December 11, 2000
Amended 25 November 2021

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0188-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-382-682
Lot 3 Section 27 Township 7 New Westminster District Plan 10729

3409 - 196 Street

(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 yard (west) setback is reduced from 7.5 metres to 0.0 metres to the building face of Building A.
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

