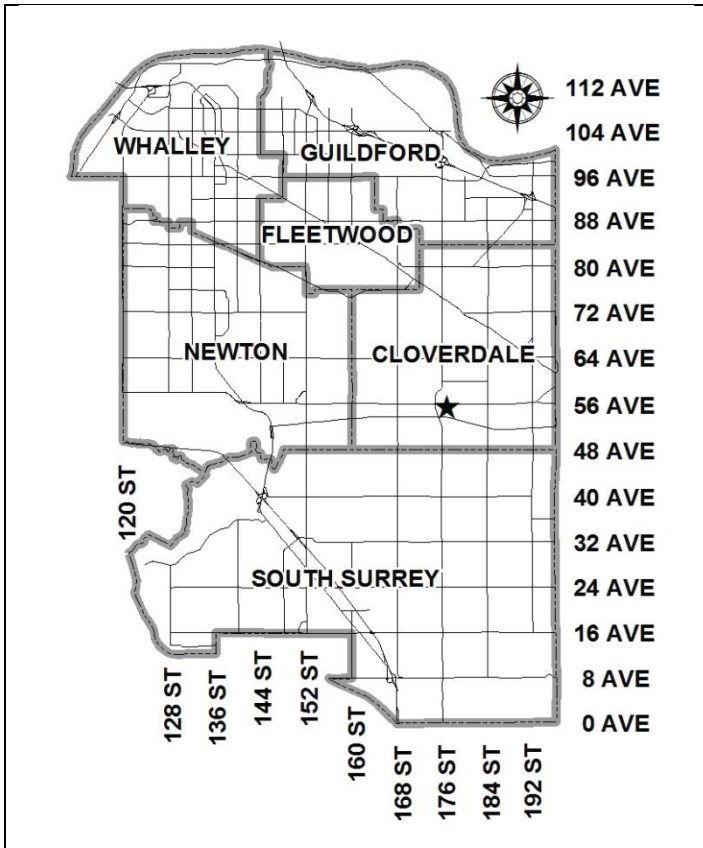


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0221-00

Planning Report Date: April 3, 2017



PROPOSAL:

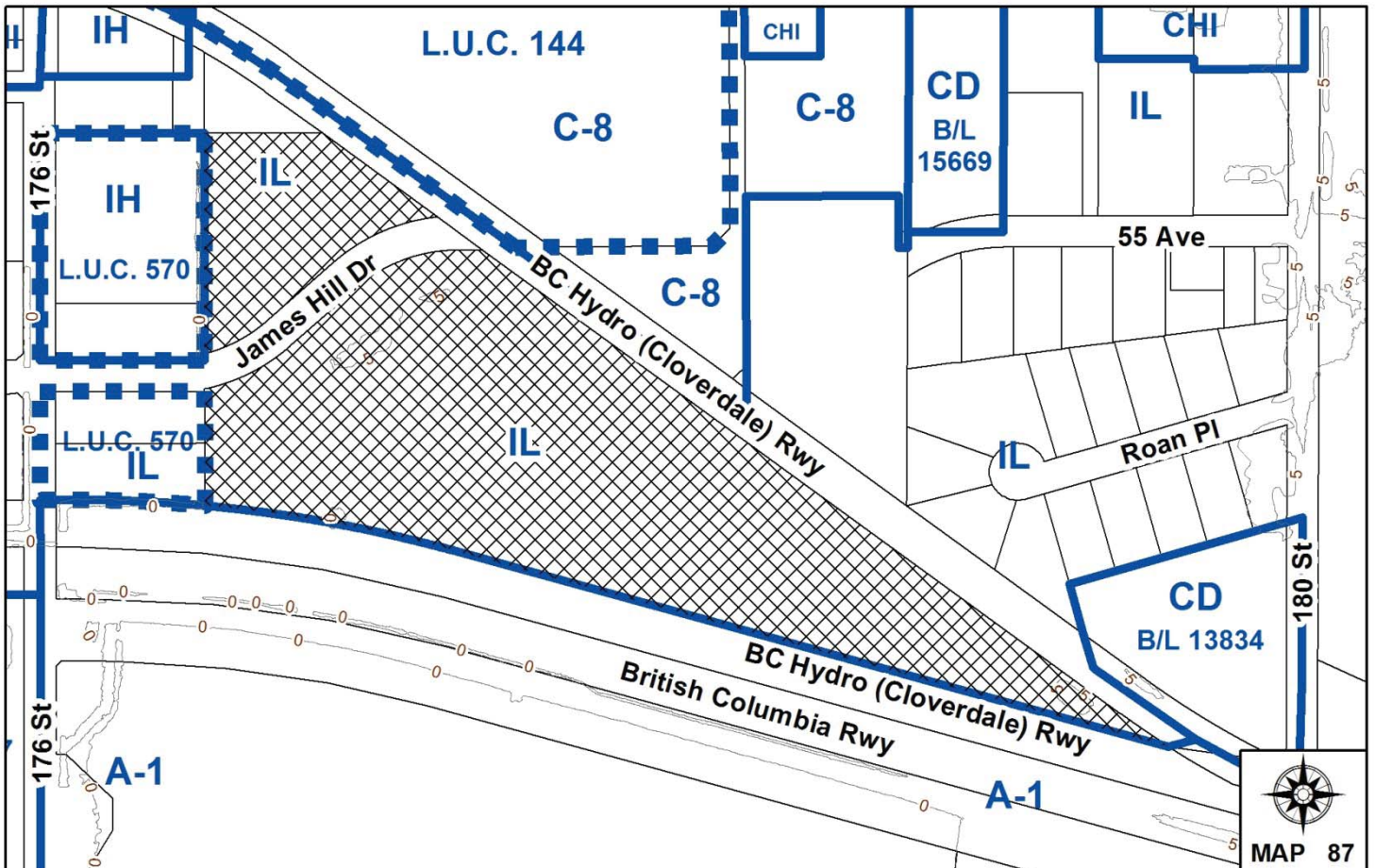
- **Development Permit**
 to permit the development of five industrial buildings and associated storage yards.

LOCATION: 17676 & 17677 - James Hill Drive

OWNER: 0794275 B.C. Ltd.

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Industrial" Designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this industrial area of Cloverdale.
- Supports the City's Economic Development and Employment Land Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0221-00 generally in accordance with the attached drawings (Appendix II);
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) final approval from the Ministry of Transportation & Infrastructure;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a habitat area planting plan for the Class A/O ditch along the west property line; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no further comment. The engineering requirements were satisfied under a previous development application, File No. 7908-0088-00.

Ministry of Transportation & Infrastructure (MOTI): MOTI has granted preliminary approval.

SITE CHARACTERISTICS

Existing Land Use: Vacant land with pre-load for road. A Class A/O (red-coded, seasonal) watercourse (unnamed) runs along the western property line of the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (With majority across abandoned rail right-of-way):	Vacant land, Clover Square Village Shopping Centre and industrial buildings.	Commercial and Industrial	LUC No. 144 (underlying C-8 Zone) and IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across abandoned Rail Right-of-Way):	Mixed industrial uses.	Industrial	IL and CD By-law No. 13834
South (Across Rail Right-of-Way and Colebrook Road):	Vacant field and Surrey Animal Resource Centre.	Agricultural	A-1
West:	Mixed industrial uses.	Industrial	LUC No. 150 (underlying IH and IL Zone)

DEVELOPMENT CONSIDERATIONS

Background

- The 8.1-hectare (20-acre) subject site includes two properties located at 17676 & 17677 - James Hill Drive, east of 176 Street, south of the abandoned rail right-of-way in Cloverdale.
- The subject site is designated "Industrial" in the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone (IL)".
- On May 2, 2016, Council approved the applicant's proposal to discharge a portion of Land Use Contract (LUC) No. 570 from the subject property to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the property as part of Application No. 7908-0088-00.
- In accordance with LUC No. 570, a subdivision was also approved as part of Application No. 7908-0088-00, creating two lots and a new east-west road, James Hill Drive, was dedicated through the site. James Hill Drive currently ends in a cul-de-sac at this location, however the road is ultimately intended to extend as a through road connection from 176 Street to 55 Avenue to the east.

Current Proposal

- The applicant is requesting a Development Permit to allow the development of five, one-storey with mezzanine, tilt-up industrial warehouse buildings comprising a combined 20,774 square metres (223,608 sq. ft.) of industrial floor area. Two storage yards, comprising 11,678 square metres (125,701 sq. ft.) in area, are proposed at the rear of Lot 2 for machinery, crates and equipment storage.
- Building 1 is located on the northern property (Lot 1), fronting James Hill Drive. The remaining 4 buildings, Buildings 2-5, are located on the southern lot (Lot 2) with Building 5 fronting James Hill Drive. The owner does not have tenants confirmed for the development at this time.

- The proposed building on Lot 1 has a total floor area of 2,950 square metres (31,754 sq. ft.), a proposed building height of 11 metres (36 ft.), a floor area ratio (FAR) of 0.24 and a lot coverage of 20% all of which complies with the maximum 1.0 FAR, 60% lot coverage and 18-metre (60- ft.) building height permitted under the IL Zone.
- The proposed buildings on Lot 2 have a total floor area of 17,726 square metres (190,801 sq. ft.), a proposed building height of 11 metres (36 ft.), a floor area ratio (FAR) of 0.25 and a lot coverage of 21% all of which complies with the maximum 1.0 FAR, 60% lot coverage and 18-metre (60- ft.) building height permitted under the IL Zone.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed industrial development includes 5 buildings and two storage yards for storing machinery, crates and equipment. Building 1 is proposed to be located on the northern lot, Lot 1, fronting James Hill Drive and Buildings 2-5 on the southern lot, Lot 2, with Building 5 fronting James Hill Drive.
- The buildings are proposed to be constructed using tilt-up concrete panels with cast-in concrete reveals, double glazed coloured vision panels and spandrel glazed panels. The double glazed coloured vision panel proposed on the upper portion of the building face will provide colour accent and interest. The spandrel glazed panels provide a horizontal feature and frame the coloured panels along the top and bottom. The primary colour of the building is grey with a glass canopy with silver metal frame proposed over each entrance.
- The overhead loading doors are located on the rear elevation of each building, away from James Hill Drive, in compliance with the OCP Design Guidelines.
- The applicant has provided screening details for the future roof-top mechanical units. However, the location of the mechanical units and associated screening will be determined once tenants are confirmed.

Site Circulation and Parking

- Vehicular access is from James Hill Drive via two separate driveways on each lot. The driveways allow for one-way movement for larger trucks with large truck movement restricted to a drive-aisle around the outer edges of each property. Passenger vehicles are able to move around the site more freely but parking is concentrated down the main spine of the southern lot and fronting James Hill Drive on the northern lot.
- The outer-ring drive-aisle will be utilized by mainly large trucks accessing the rear of the buildings for deliveries, and the central and front drive-aisles will be utilized by employees and customers.
- Based on the requirements in Part 5 of Zoning By-law No. 12000, the following number of parking spaces are required, and are being met by the proposed industrial development:

Use	Gross Floor Area	Parking ratio	Required number of parking spaces	Proposed number of parking spaces
Warehouse	13,849 square metres (149,072 sq. ft.)	1 parking space / 100 square metres	138	138
Office (20% of Warehouse)	3,462 square metres (37,268 sq. ft.)	2.5 parking spaces / 100 square metres	88	88
Mezzanine (20% of Warehouse)	3,462 square metres (37,268 sq. ft.)	1.4 parking spaces / 100 square metres	49	49
Total			275	275

Signage

- One free-standing sign is proposed to be located to the east of the northerly driveway entrance to Lot 2 from James Hill Drive.
- The proposed free-standing sign is double-sided and consists of prefinished metal cladding. The property address is displayed vertically along one side of the sign with the tenant display proposed opposite the address. The tenant display area is framed by a 1 inch reveal. As there are no tenants confirmed to date, specific sign details are not available and will be determined once tenants are confirmed.
- The proposed free-standing sign is 4.4 metres (14 ft.) high and 3.0 metres (10 ft.) wide at the top tapering to 2.4 metres (8 ft.) at the base, with a total sign area of 11 square metres (118 sq.ft.). The Sign By-law permits a maximum height of 4.5 metres (15 ft.) at this location, and a sign area of 28 square metres (300 sq.ft.) for double-sided free-standing signs.
- The applicant proposes to install the free-standing sign approximately 2.0 metres (6.5 ft.) from the front (north) lot line of Lot 2, which complies with the minimum 2.0-metre (6.5-ft.) setback in the Sign By-law.
- The proposed fascia signage is located on the front elevation of each building beside the main entrance to each premise, and consists of the unit number, building number and address.
- The proposed signage meets the Sign By-law regulations.

Landscaping

- A 3.0-metre (10 ft.) wide landscaping buffer will be provided along the entire site perimeter as well as along the James Hill Drive street frontages. Landscaping within the perimeter buffer will consist of a variety of trees such as Red Maple, Paper Birch, Douglas Fir and Western Red Cedar, low shrubs, ground cover and ornamental grasses. Sweetgum trees, low shrubs, ground cover and ornamental grasses are proposed within the street fronting buffer.
- Landscape islands are proposed at the end of each row of parking, and interspersed throughout the parking spaces to break up the paved parking lot.

- For site security, the applicant proposes to install a 1.8-metre (6-ft.) tall, black chain link fence with galvanized mesh around the perimeter of the site. Sliding gates have been proposed on each property to improve the security during the hours of business closure.

Hazard Land Development Permit - Flood Prone Area

- With the adoption of OCP By-law No. 18020 on October 20, 2014, a Hazard Land Development Permit (DP) is required for this site as it is within the Serpentine River Floodplain Area.
- The applicant has engaged a geotechnical consultant (Western Geotechnical Consultants Ltd.) and project architect (Jordan Kutev Architect Inc.) to confirm that any habitable areas within the proposed building are, as defined by the British Columbia Building Code (BCBC 2012), above the minimum floor elevation for buildings within a floodplain area and will be designed to meet the recommended Provincial Flood Construction Level.
- To address the Hazard Land DP requirement, the proposed Development Permit will incorporate clauses and notations on the accompanying plans specifying the minimum floor elevations will meet the minimum Provincial Flood Construction Level (FCL), which currently is at 2.4 metres (8 ft.) for this site.

Riparian Area Setback and Sensitive Ecosystem Development Permit

- As noted above, a Class A/O (red-coded, seasonal) ditch runs north-south along the western property line of each of the subject lots.
- The proposed development meets the minimum 10-metre (33-ft.) top-of-bank setback required for an "A/O ditch" in Part 7A of the Zoning By-law.
- A Sensitive Ecosystems Development Permit is required and will be incorporated into the Form and Character and Hazard Land Development Permit.
- A habitat replanting plan will be required for the entire 10-metre (33 ft.) setback area along the Class A/O ditch and submitted and approved prior to the Development Permit issuance.

PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any comments on this proposal.

TREES

- Michael Harray, ISA Certified Arborist of Diamond Head prepared an Arborist Assessment for the subject property. The following table 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			
Cottonwood	9	9	0
Total	9	9	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		327	
Total Retained and Replacement Trees		327	

- The Arborist Assessment states that there are a total of 9 protected trees on the site. All 9 of the total trees on the site, are Cottonwood trees. It was determined that no 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.
- The new trees on the site will consist of a variety of trees including Armstrong Red Maple, Paper Birch, Douglas Fir, Scarlet Oak, Western Red Cedar and Columnar Serbian Spruce.
- In summary, a total of 327 trees are proposed to be planted on the site.

BIODIVERSITY CONSERVATION STRATEGY

- While the subject site is not identified as a Hub or Corridor through the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), it has been identified as having a low habitat suitability. However, the proposed 10-metre (33 ft.) setback from the Class A/O watercourse along the western property line will contribute to the City's overall network of environmental features.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 15, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located in Cloverdale. • The proposed development complies with the land use designation in the Official Community Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed floor area ratio (FAR) for Lot 1 is 0.24 and 0.25 for Lot 2.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Addition of a variety of new landscaping including 327 new trees. • The proposed development has provided the required 10-metre (33 ft.) top-of-bank setback from the on-site Class A/O watercourse. • Recycling and garbage pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Sidewalks on both sides is provided along frontages.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Exterior lighting, gates, fences and security systems are incorporated. • Clear points of entry and access and visible parking spaces.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notification to area property owners has occurred (i.e. development proposal sign).

ADVISORY DESIGN PANEL

The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Summary of Tree Survey and Tree Preservation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
		Lot 1	Lot 2
LOT AREA (in square metres)			
Gross Total			
Road Widening area			
Undevelopable area			
Net Total		12,015 m ²	68,814 m ²
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	60%	20%	21%
Paved & Hard Surfaced Areas			
Total Site Coverage			
SETBACKS (in metres)			
Front	7.5 m	7.5 m	7.5 m
Rear	7.5 m	7.5 m	7.5 m
Side #1 (W)	7.5 m	12.58 m	7.5 m
Side #2 (E)	7.5 m	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)			
Principal	18 m	11 m	11 m
Accessory	6 m	6 m	6 m
NUMBER OF RESIDENTIAL UNITS	0	0	0
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
FLOOR AREA: Residential			
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial		2,458 m ²	14,772 m ²
Mezzanine		492 m ²	2,954 m ²
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA	80,829 m ²	2,950 m ²	17,726 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
		Lot 1	Lot 2
DENSITY			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)	1.0	0.24	0.25
AMENITY SPACE (area in square metres)			
Indoor			
Outdoor			
PARKING (number of stalls)			
Office	88	13	74
Industrial	138	20	119
Mezzanine	49	7	42
Residential Bachelor + 1 Bedroom			
2-Bed			
3-Bed			
Residential Visitors			
Institutional			
Total Number of Parking Spaces	275	40	235
Number of accessible stalls	3	2	11
Number of small cars			
Tandem Parking Spaces: Number / % of Total Number of Units			
Size of Tandem Parking Spaces width/length			

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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RE-ISSUED FOR:
DEVELOPMENT PERMIT

DATE:
06DEC2016

SET:



JKA PROJECT No.
1419

Industrial Park

17676 and 17677 James Hill Drive, Surrey, British Columbia

ARCHITECTURAL

Jordan Kutev Architect Inc.
180 - 2250 Boundary Road,
Burnaby, British Columbia
V5M 3Z3
Tel: 604 299 3222
Fax: 604 299 3826
www.jka.ca

A000 COVER PAGE/ DRAWING LISTS
A151 CONTEXT PLAN
PROJECT STATISTICS
A152 SITE PLAN
A211 BUILDING 1 FLOOR PLANS
A212 BUILDING 2 & 3
TYPICAL FLOOR PLANS
A213 BUILDING 4 FLOOR PLANS
A214 BUILDING 5 FLOOR PLANS
A221 BUILDING 1
TYPICAL UNIT PLANS
A222 BUILDING 1
TYPICAL UNIT PLANS
A223 BUILDING 2 & 3
TYPICAL UNIT PLANS
A224 BUILDING 4
TYPICAL UNIT PLANS
A225 BUILDING 5
TYPICAL UNIT PLANS
A251 BUILDING 1 ROOF PLAN
BUILDING 2 & 3 TYPICAL ROOF PLAN
A252 BUILDING 4 ROOF PLAN
BUILDING 5 ROOF PLAN
A401 BUILDING 1 ELEVATIONS
BUILDING 2 & 3 TYPICAL ELEVATIONS
A402 BUILDING 4 ELEVATIONS
A403 BUILDING 5 ELEVATIONS
TYPICAL BUILDING SECTIONS
A411 TYPICAL ENLARGED
PARTIAL ELEVATIONS
A461 RENDERINGS
A462 COLOURED ELEVATIONS
A463 SHADOW STUDY
A701 SITE SIGNAGE DETAIL
GARBAGE ENCLOSURE DETAIL
ROOF TOP UNIT SCREEN

LANDSCAPE

**Greenway Landscape
Architecture**
2280 Park Crescent,
Coquitlam, British Columbia
V3J 6T4
Tel: 604 461 9120

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS

CIVIL / ROAD

**Aplin & Martin
Consultants Ltd.**
201 - 12448 82nd Avenue,
Surrey, British Columbia
V3W 3E9
Tel: 604 597 9058

OWNER

Berezan Developments Ltd.
210 - 8399 200th Street,
Langley, British Columbia
V2Y 3C2
Tel: 604 882 0808
Fax: 604 882 1722
www.berezan.ca

MECHANICAL

Smith + Andersen
338 - 6450 Roberts Street,
Burnaby, British Columbia
V5G 4E1
Tel: 604 294 8414
Fax: 604 294 6405

GEOTECHNICAL

**Western Geotechnical
Consultants Ltd.**
103 - 19162 22nd Avenue,
Surrey, British Columbia
V3Z 3S6
Tel: 604 385 4244
Fax: 604 385 4245

ELECTRICAL

Smith + Andersen
338 - 6450 Roberts Street,
Burnaby, British Columbia
V5G 4E1
Tel: 604 294 8414
Fax: 604 294 6405

ARBORIST

Diamond Head Consulting
3551 Commercial Street,
Vancouver, British Columbia
V5N 4E8
Tel: 604 733 4886
Fax: 604 733 4879

ENVIRONMENTAL

**ENKON
Environmental Limited**
207 - 5550 152nd Street,
Surrey, British Columbia
V3S 5J9
Tel: 604 574 4477
Fax: 604 574 4353

Industrial Park
17676 and 17677 James Hill Drive, Surrey, British Columbia



1 CONTEXT PLAN
SCALE: NTS



2 176th Street
LOOKING SOUTH
SCALE: NTS



3 EXISTING SITE ACCESS
LOOKING EAST
SCALE: NTS



4 EXISTING SITE ACCESS
LOOKING WEST
SCALE: NTS



5 55 Avenue
LOOKING EAST
SCALE: NTS



6 EXISTING SITE
LOOKING NORTH
SCALE: NTS



7 EXISTING SITE
LOOKING NORTH
SCALE: NTS

PROJECT STATISTICS

Industrial Park
17676 and 17677 James Hill Drive, Surrey, British Columbia

Project Name:	Warehouse / Office Development
Civic Address:	17676 and 17677 James Hill Drive, Surrey, British Columbia
Legal Description:	Lot A except: Firstly: Part on Statutory Right of Way Plan 41339 Secondly: Part Subdivided by Plan 87265; Section 5 Township 8 New Westminster District Plan 16311
Zoning:	R, Light Impact Industrial Zone
Site Total area:	8,09294 ha = 870040.4 sq ft. [80929.4 sq m.]
Lot 1:	1,20154 ha = 129166.9 sq ft. [12015.4 sq m.]
Lot 2:	6,88140 ha = 740707.7 sq ft. [68814.0 sq m.]

Uses	Allowed / required	Proposed
	Light Impact Industry	Light Impact Industry
Lot Coverage	522,024.24 sq ft. [48,497.84 sq m.] 60.00%	186,341 sq ft. [17,311.85 sq m.] 21.39%
Setbacks		
Front	25.00 ft. [7.5 m.]	25.00 ft. [7.5 m.]
Rear	25.00 ft. [7.5 m.]	25.00 ft. [7.5 m.]
West Property Line	16.40 ft. [5.0 m.] Streamside Protection and Enhancement Area (SPEA)	32.80 ft. [10.0 m.]
South Side abuts land which is commercial or industrial	25.00 ft. [7.5 m.]	25.00 ft. [7.5 m.]
North Side	25.00 ft. [7.5 m.]	25.00 ft. [7.5 m.]
Building Height		
Principal Building	60.00 ft. [18.00 m.]	36.00 ft. [10.97 m.]
Floor Area Ratio	1.00	0.25

Gross Floor Area	226,698 sq ft. [20,773.86 sq m.]
Warehouse Area	146,072 sq ft. [13,488.24 sq m.]
Office Area (20% of Warehouse)	57,268 sq ft. [5,282.31 sq m.]
Mezzanine (20% of Warehouse)	57,268 sq ft. [5,282.31 sq m.]
Building 1	32,899 sq ft. [3,048.88 sq m.]
Warehouse	21,875 sq ft. [2,040.05 sq m.]
Office	5,468 sq ft. [508.00 sq m.]
Mezzanine	5,468 sq ft. [508.00 sq m.]
Building 2	57,690 sq ft. [5,351.15 sq m.]
Warehouse	38,400 sq ft. [3,571.45 sq m.]
Office	9,600 sq ft. [891.85 sq m.]
Mezzanine	9,600 sq ft. [891.85 sq m.]
Building 3	57,690 sq ft. [5,351.15 sq m.]
Warehouse	38,400 sq ft. [3,571.45 sq m.]
Office	9,600 sq ft. [891.85 sq m.]
Mezzanine	9,600 sq ft. [891.85 sq m.]
Building 4	43,290 sq ft. [4,013.40 sq m.]
Warehouse	28,800 sq ft. [2,675.60 sq m.]
Office	7,200 sq ft. [668.90 sq m.]
Mezzanine	7,200 sq ft. [668.90 sq m.]
Building 5	32,490 sq ft. [3,010.85 sq m.]
Warehouse	21,600 sq ft. [2,006.70 sq m.]
Office	5,400 sq ft. [501.65 sq m.]
Mezzanine	5,400 sq ft. [501.65 sq m.]

Off-Street/Parking Spaces	275 spaces required	275 spaces provided
Main Use		
Warehouse	139 spaces 1 parking space for every 1075 sq ft [100 sq m.] of gross floor area	139 spaces
Office / Auxiliary	87 spaces required 2.5 parking space for every 1075 sq ft [100 sq m.] of gross floor area	87 spaces
Mezzanine	49 spaces required 1.4 parking space for every 1075 sq ft [100 sq m.] of gross floor area	49 spaces
Disability Parking Spaces	3 spaces	13 spaces

Off-Street Bicycle Spaces		
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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.



NORTH

Jordan Kutev
architect inc

1 604 296 2222
1 604 296 3008
160-12200 160th Street
Surrey, BC V3W 3A3
www.jki.ca

PRIME CONSULTANT

CONSULTANT

SCALE

1 MODIFIED REBUSED FOR DEVELOPMENT PERMIT

NO DATE REMARKS

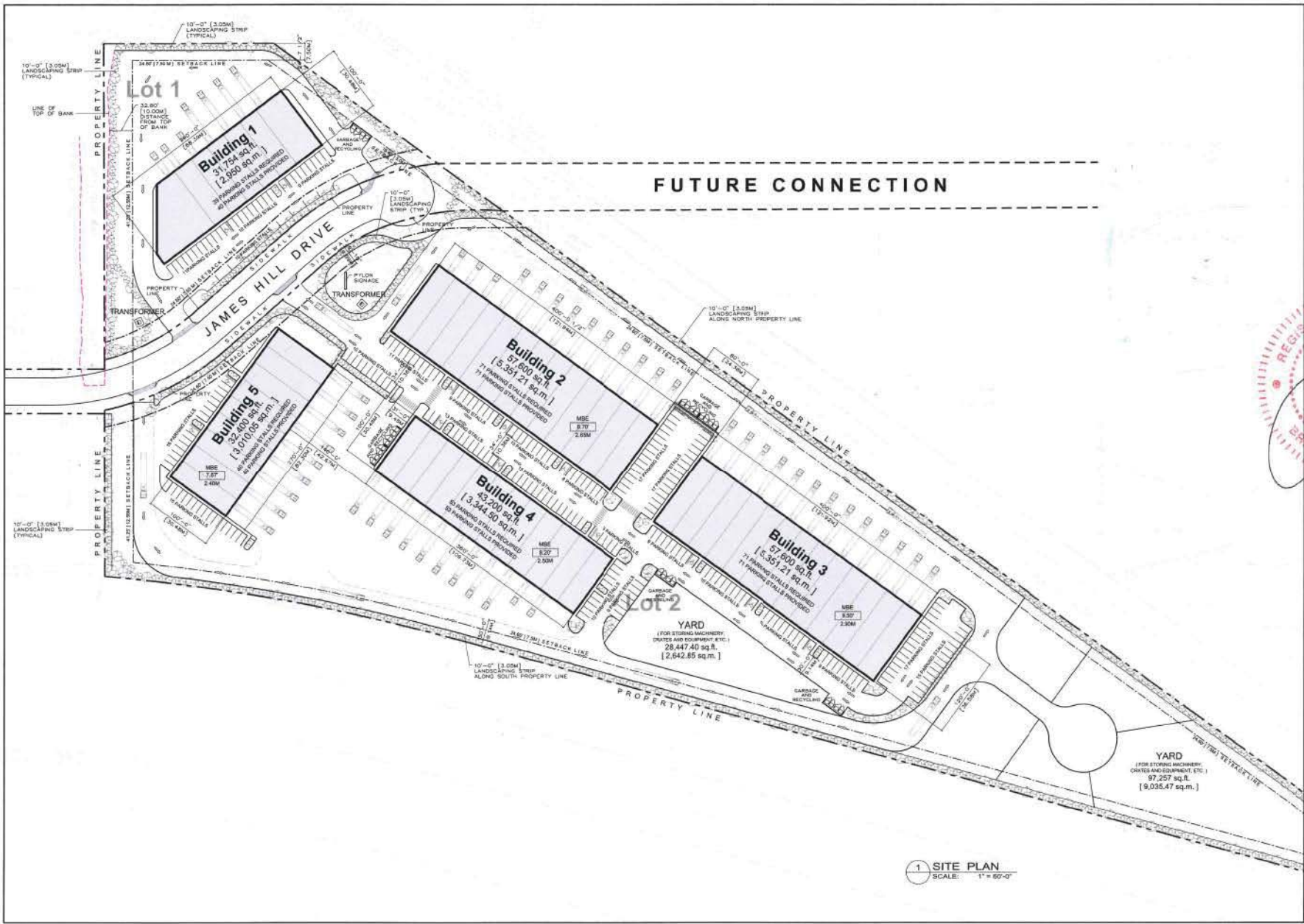
Industrial Park
17676 and 17677 James Hill Drive
Surrey, British Columbia

CONTEXT PLAN
PROJECT STATISTICS
EXISTING SITE PICTURES

DEVELOPMENT PERMIT

A151

SCALE: NTS PROJECT NO: 1419
DRAWN BY: MP DATE:
CHECKED BY: JK JUNE 2014

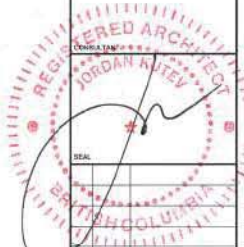


A person responsible for the execution, control and supervision of the construction of the project shall be a registered architect, engineer or contractor licensed in the jurisdiction in which the project is being carried out. The contractor shall be responsible for the construction of the project and shall be bound by the provisions of the contract. The contractor shall be bound by the provisions of the contract. The contractor shall be bound by the provisions of the contract.



**Jordan Kutev
architect inc**

1 604 291 2225
1 403 319 3824
P 604 699 41
M 604 220 0000 ext 1032
j.kutev@jki.ca
www.jki.ca



PRIME CONSULTANT

NO	DATE	REMARKS
1	JAN 2011	PRE-ISSUED FOR DEVELOPMENT PERMIT

INDUSTRIAL PARK

17676 and 17677 James Hill Drive
Surrey, British Columbia

SITE PLAN
DEVELOPMENT PERMIT

A152

SCALE: 1" = 60'-0"	PROJECT NO: 1419
DRAWN BY: MF	DATE: JUNE 2014
CHECKED BY: JK	

1 SITE PLAN
SCALE: 1" = 60'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS AND MILLIMETERS.
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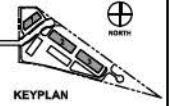
Jordan Kutev
 architect inc

1 404 296 2222
 1 404 296 3008
 4 404 296 3008
 165-2200 COLUMBIA DRIVE
 SURREY, BC V3R 3K3
 www.jkic.ca

PRIME CONSULTANT

CONSULTANT

NO.	DATE	REMARKS
1	10/05/2014	RE-ISSUED FOR DEVELOPMENT PERMIT



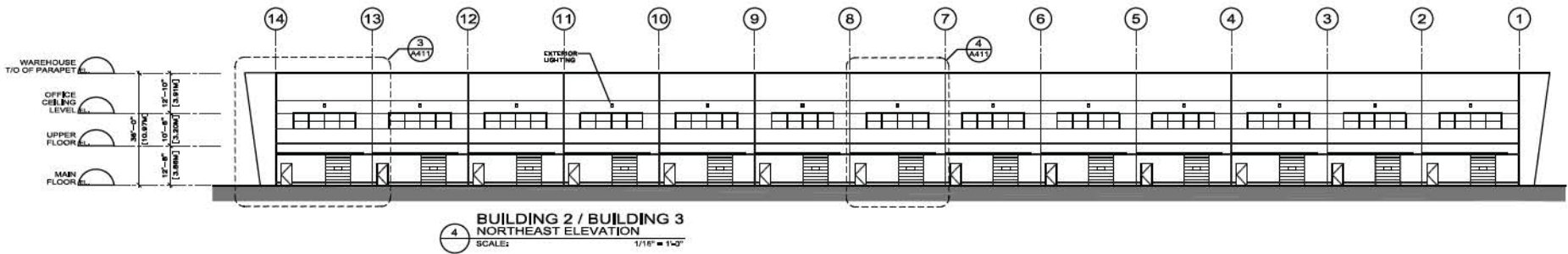
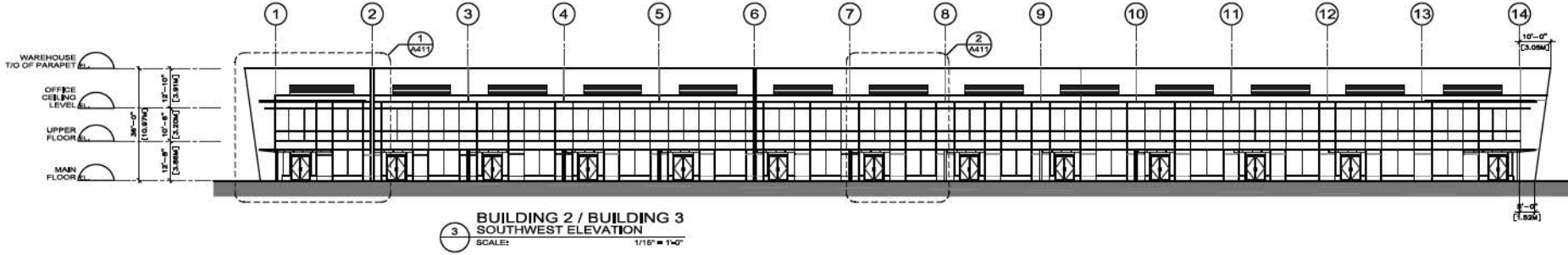
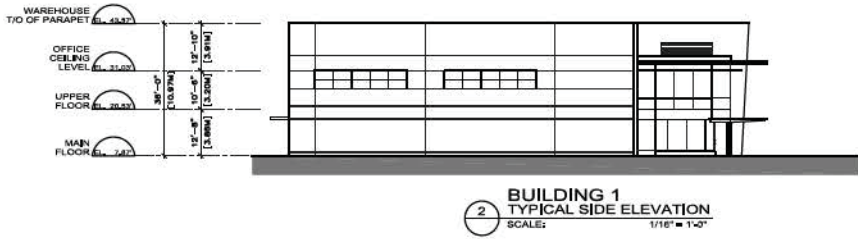
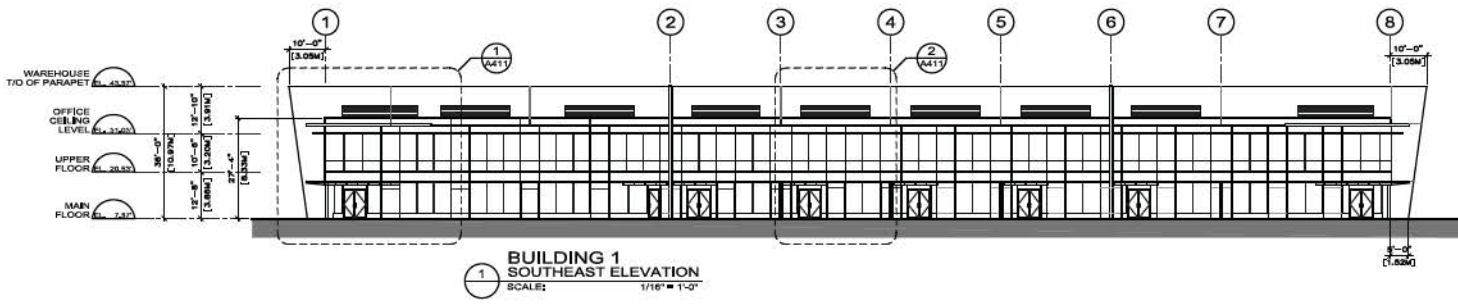
Industrial Park
 17676 and 17677 James Hill Drive
 Surrey, British Columbia

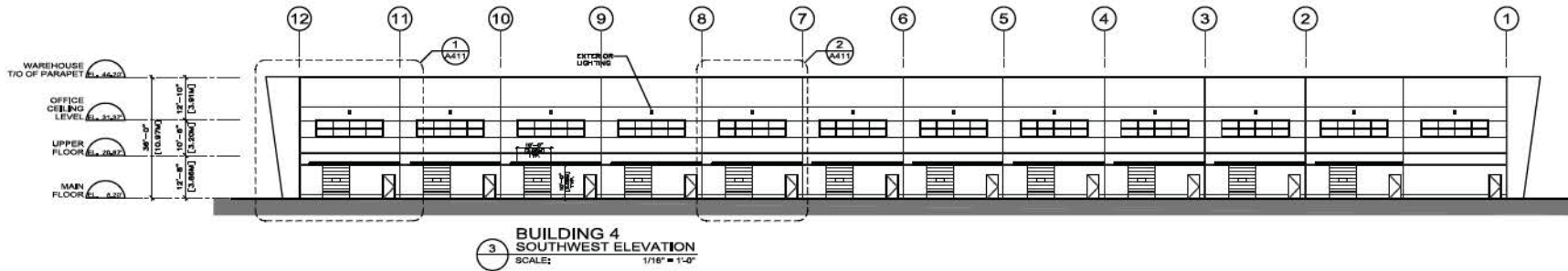
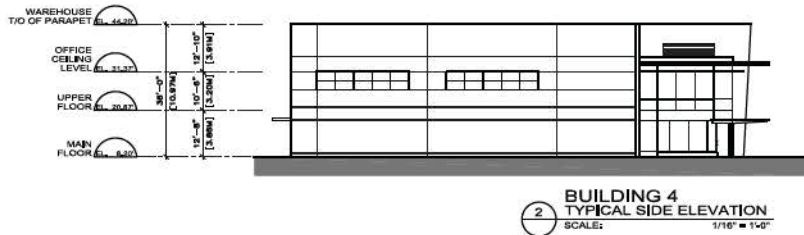
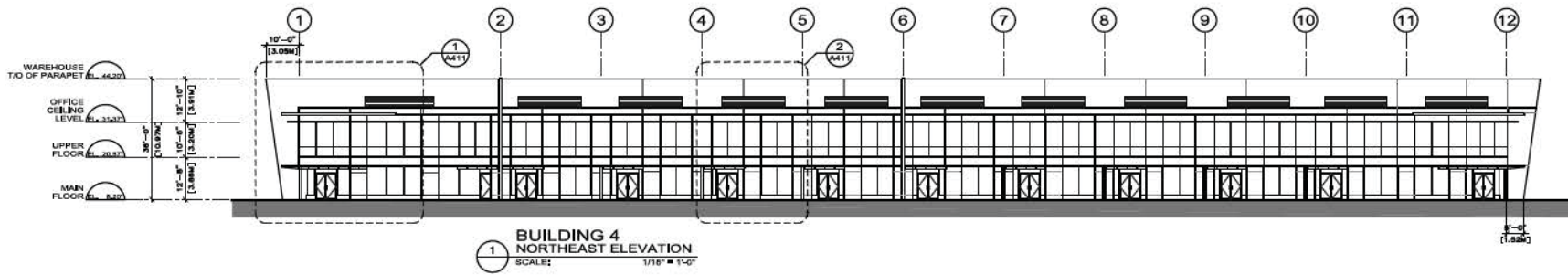
BUILDING 1
 ELEVATIONS
 BUILDING 2 & 3
 TYPICAL ELEVATIONS

DEVELOPMENT PERMIT

A401

SCALE:	PROJECT NO:
1/16" = 1'-0"	1419
DRAWN BY:	DATE:
MP	JUNE 2014
CHECKED BY:	
JK	





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Jordan Kutev
 architect inc
 1 604 298 2222
 1 604 298 2008
 4 604 298 2008
 16-2202 COLUMBIA DRIVE
 SURREY, BC V3R 3A3
 www.jkinc.ca

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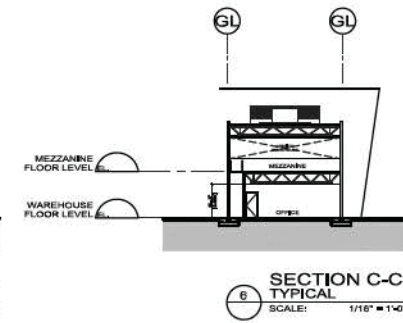
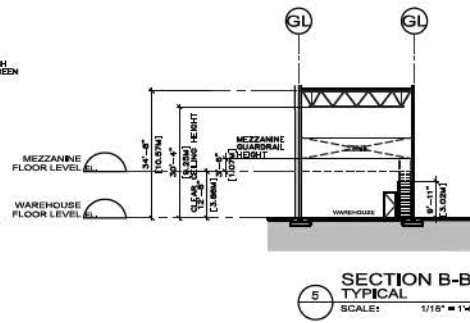
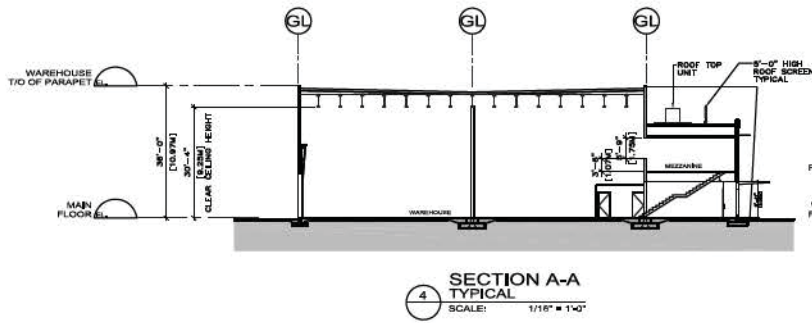
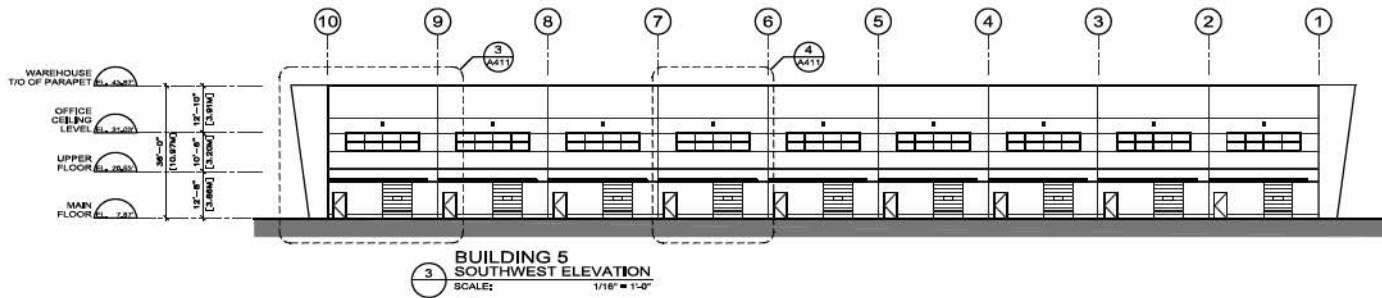
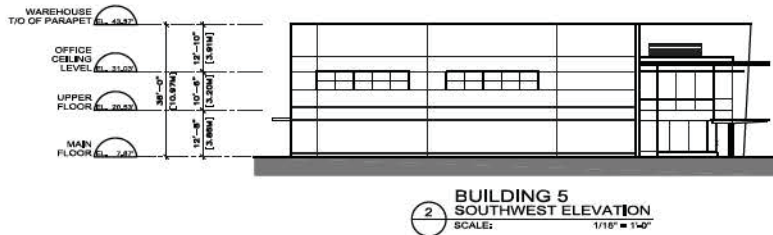
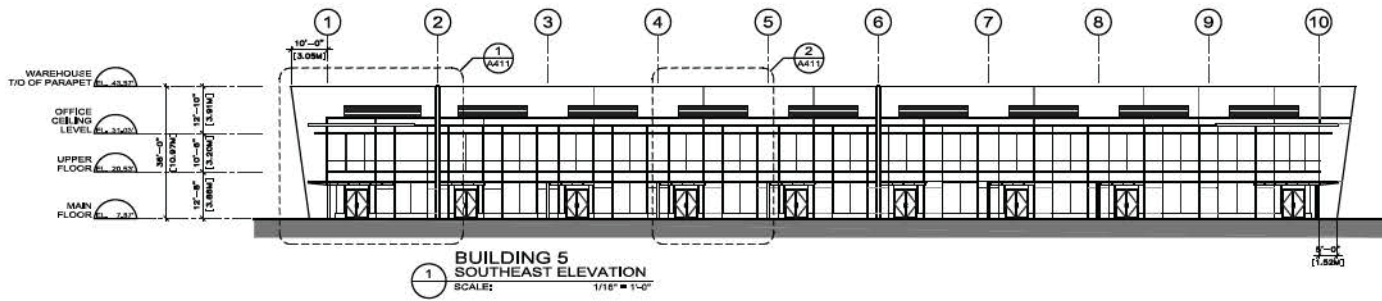


Industrial Park
 17676 and 17677 James H Drive
 Surrey, British Columbia

BUILDING 4 ELEVATIONS
 DEVELOPMENT PERMIT

A402

SCALE:	PROJECT NO:
DRAWN BY: MP	1419
CHECKED BY: JK	DATE: JUNE2014



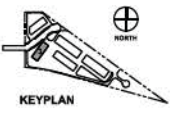
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**Jordan Kutev
architect inc**
1 604 298 2222
1 604 298 3008
4 604 298 3008
165-12001 UNIVERSITY DRIVE
SURREY, BC V3R 3A3
www.jka.ca

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1	10/05/2014	RE-ISSUED FOR DEVELOPMENT PERMIT



Industrial Park
17676 and 17677 James H Drive
Surrey, British Columbia

**BUILDING 5
ELEVATIONS
TYPICAL
BUILDING SECTIONS**
DEVELOPMENT PERMIT

A403

SCALE:	PROJECT NO:
DRAWN BY: MP	1419
CHECKED BY: JK	DATE:
	JUNE 2014

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Jordan Kutev architect inc
 1 404 298 2222
 2 404 298 3008
 3 404 298 3008
 4 165-2200 Columbia Street
 Surrey, BC V4N 3A3
 www.jki.ca

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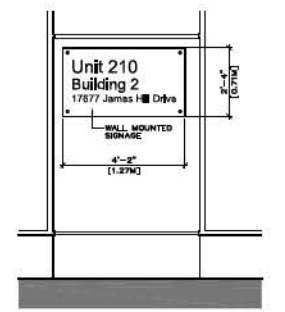
Industrial Park
 17676 and 17677 James I Drive
 Surrey, British Columbia

TYPICAL ENLARGED PARTIAL ELEVATIONS
 DEVELOPMENT PERMIT

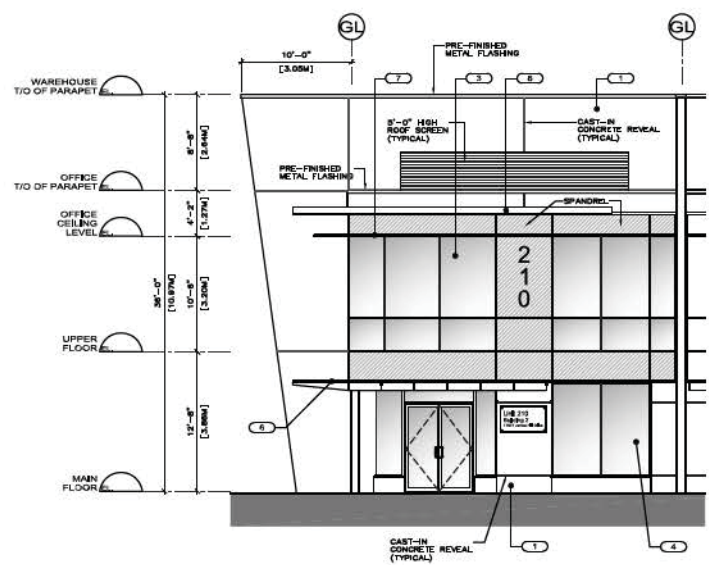
A411
 SCALE: 3/16" = 1'-0"
 PROJECT NO: 1419
 DRAWN BY: MP
 DATE: JUNE 2014
 CHECKED BY: JK

- EXTERIOR FINISH LEGEND**
- 1 PAINTED CONCRETE FLT-UP PANEL &/or CAST-IN REVEAL
 - 2 CAST-IN CONCRETE REVEAL
 - 3 DOUBLE GLAZED COLOURED VISION PANEL IN STRUCTURAL BUCCON BUTT JOINT STONEFRONT WALL SYSTEM
 - 4 DOUBLE GLAZED VISION PANEL IN ANODIZED ALUMINUM STONEFRONT WALL SYSTEM
 - 5 GLASS CANOPY WITH LAMINATED SAFETY GLASS AND METAL FRAME
 - 6 COMPOSITE METAL CANOPY
 - 7 ALUMINUM SUNSHADES
 - 8 ON-HEAD METAL LOADING DOOR

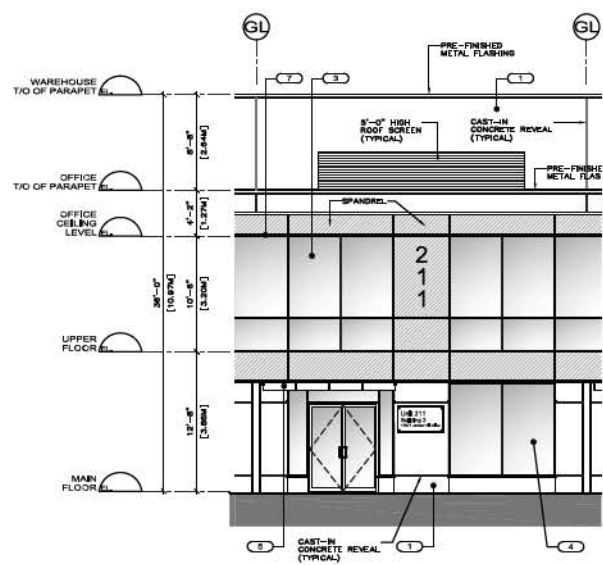
- DOUBLE GLAZED COLOURED VISION PANEL
- SPANDREL GLAZED PANEL



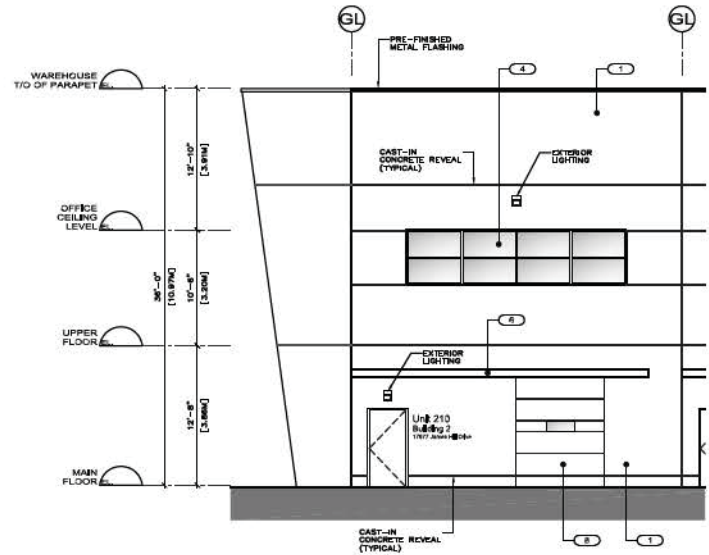
5 TYPICAL WALL MOUNTED UNIT SIGNAGE
 SCALE: 1/2" = 1'-0"



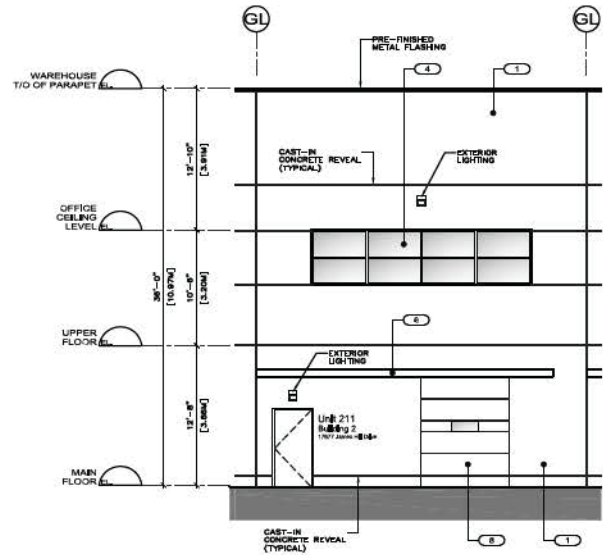
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 SCALE: 3/16" = 1'-0"



2 TYPICAL UNIT TYPICAL ELEVATION
 SCALE: 3/16" = 1'-0"



3 END UNIT TYPICAL ELEVATION
 SCALE: 3/16" = 1'-0"



4 TYPICAL UNIT TYPICAL ELEVATION
 SCALE: 3/16" = 1'-0"



Site Aerial View



Typical Building 3D view



View from the West



Typical Building 3D view

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1 604 298 8222
 2 604 298 8228
 3 604 298 8228
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 6 604 298 8228
 7 604 298 8228
 8 604 298 8228
 9 604 298 8228
 10 604 298 8228
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Industrial Park

17676 and 17677 James H Drive
 Surrey, British Columbia

RENDERINGS

DEVELOPMENT PERMIT

A461

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 DATE: 06/10/2014



Typical Front Elevation at Office Entry



Typical Rear Elevation at Loading Bays

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 1 604 298 8222
 2 604 298 8228
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KEYPLAN

Industrial Park

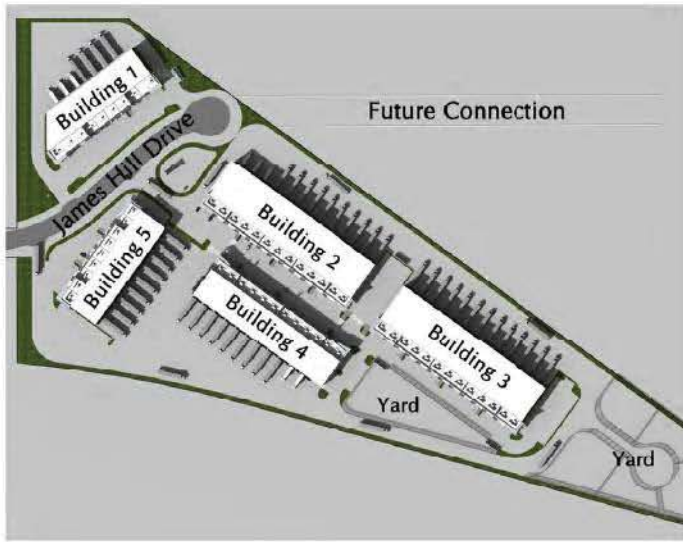
17676 and 17677 James H Drive
 Surrey, British Columbia

COLOURED ELEVATIONS

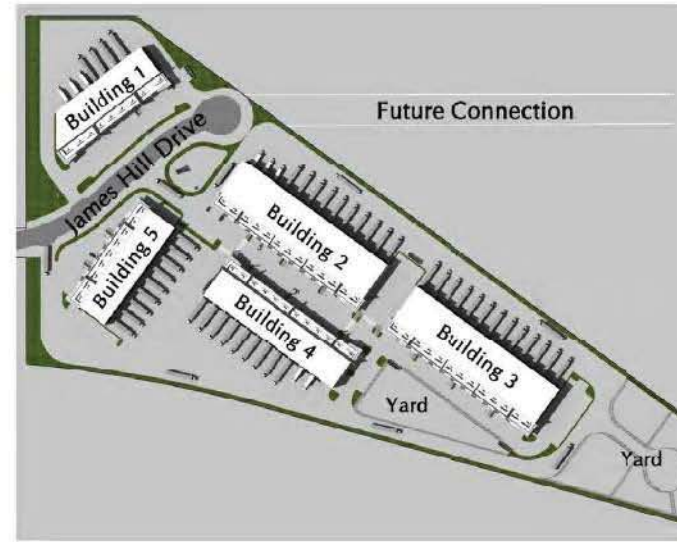
DEVELOPMENT PERMIT

A462

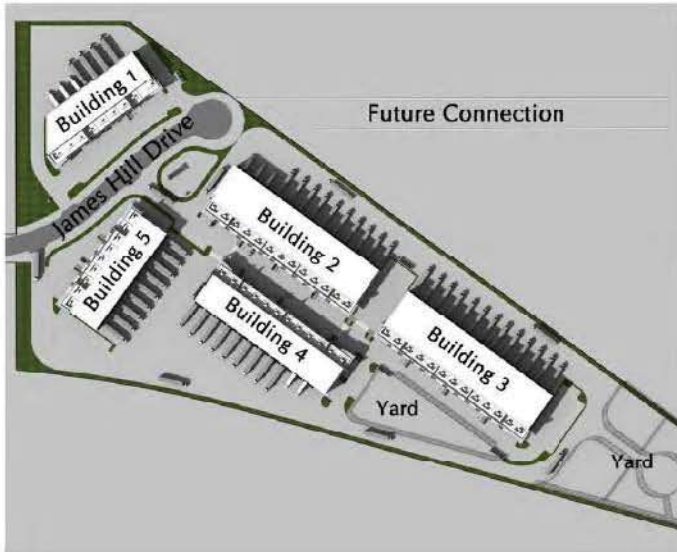
SCALE: NTS PROJECT NO: 1419
 DRAWN BY: MP DATE:
 CHECKED BY: JK JUNE2014



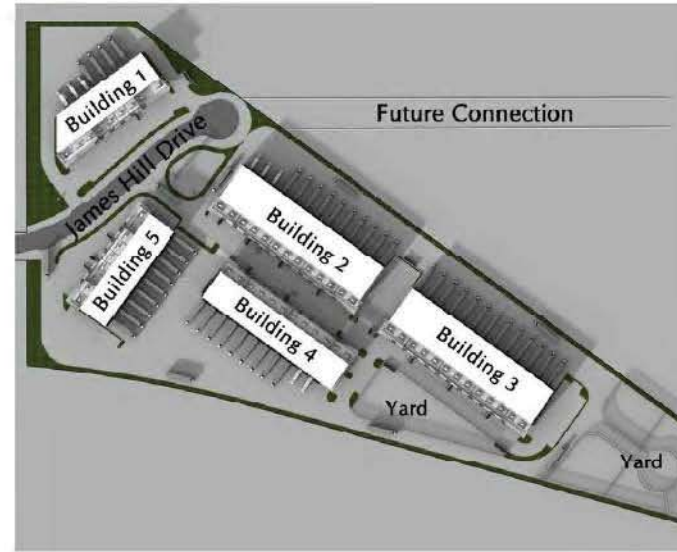
3:00pm on the 21 day of March



3:00pm on the 21 day of July



3:00pm on the 21 day of September

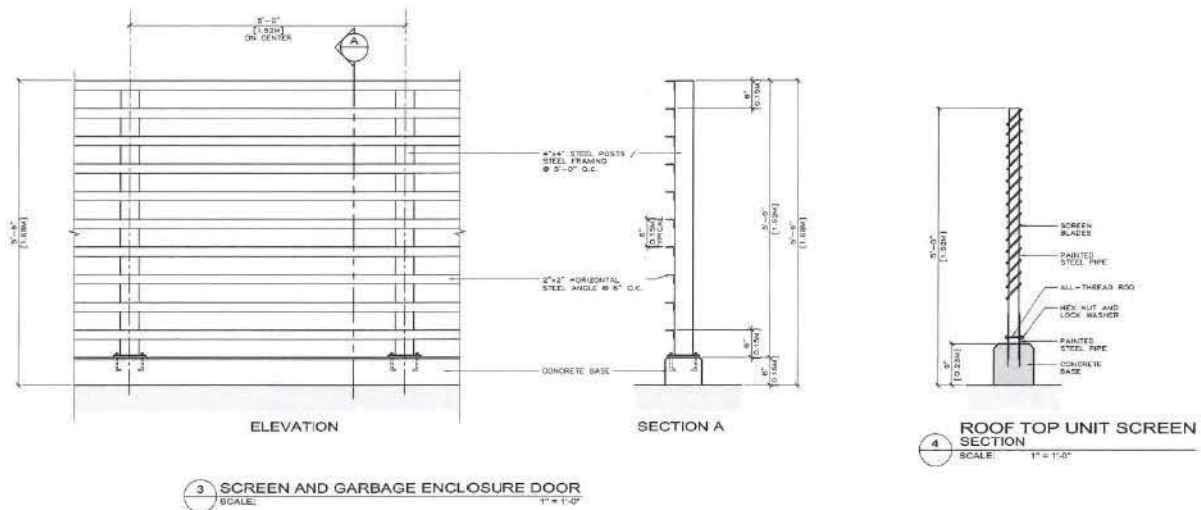
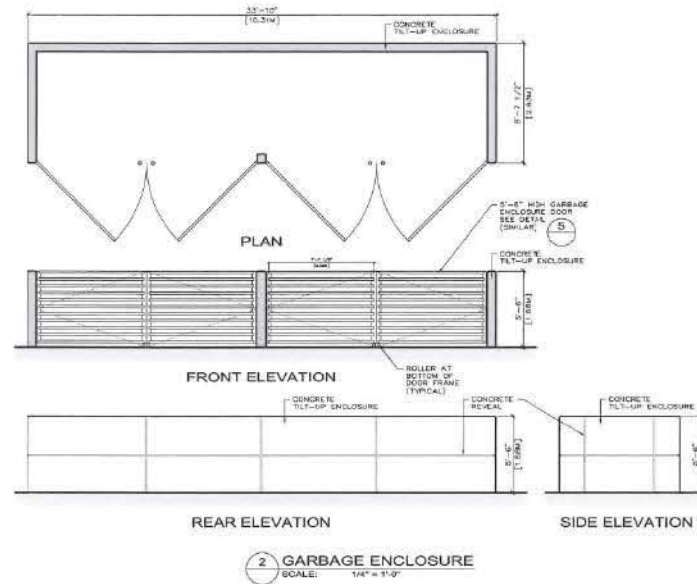
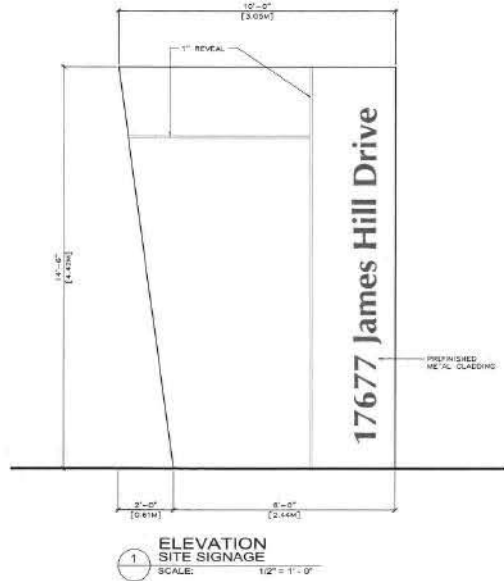


3:00pm on the 21 day of December

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Jordan Kutev Architect Inc.
 1 484 298 2022
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 150-12201 Louisa Road
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 www.jka.ca

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 1 20150321H RE-ISSUED FOR DEVELOPMENT PERMIT
 KEYPLAN
 Industrial Park
 17676 and 17677 James Hill Drive
 Surrey, British Columbia
 SHADOW DIAGRAMS
 DEVELOPMENT PERMIT
A463
 SCALE: INTS PROJECT NO: 1419
 DRAWN BY: MP DATE: JUNE 2014
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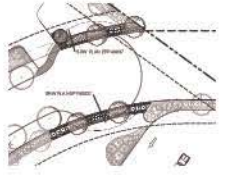
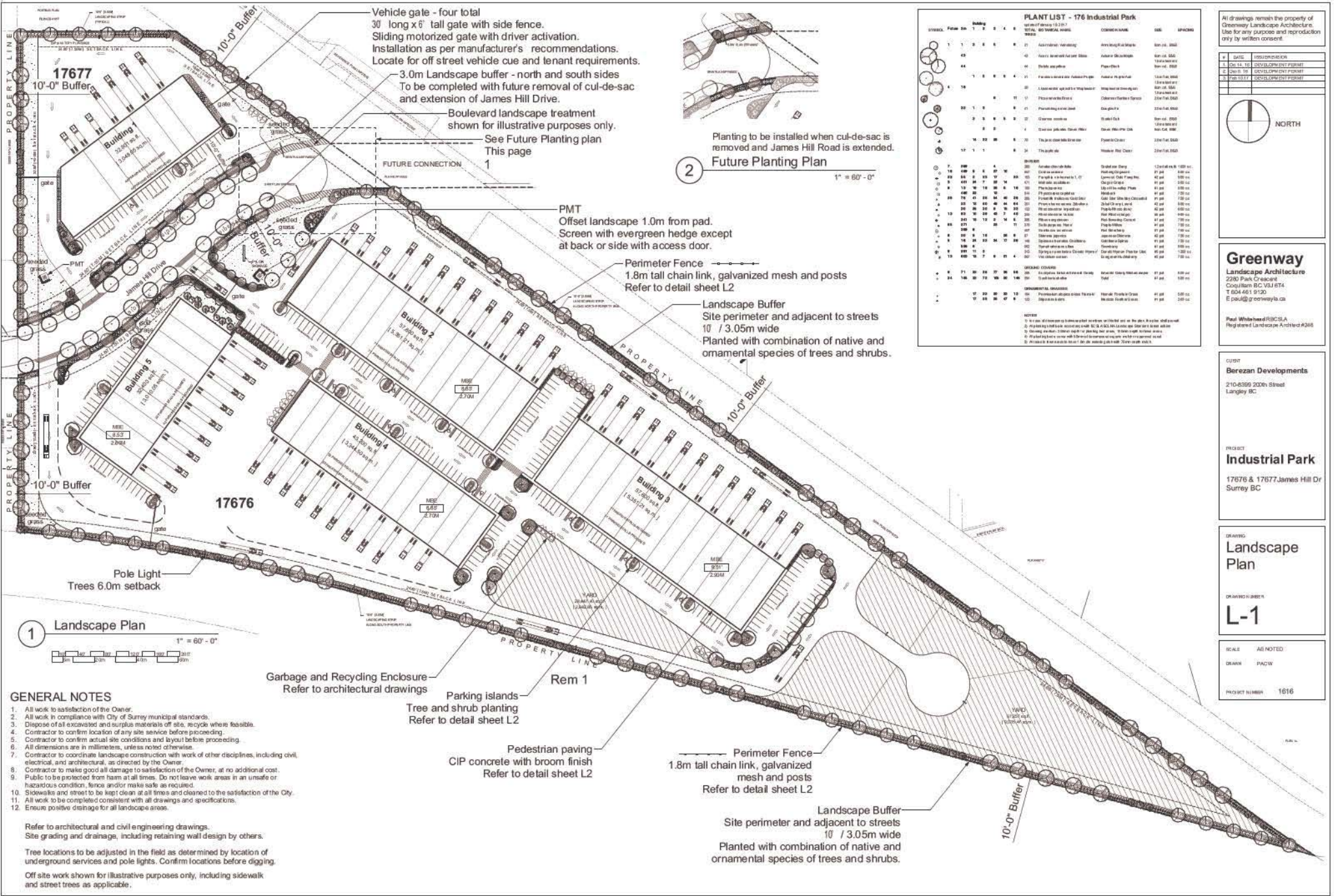
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Industrial Park
17676 and 17677 James Hill Drive
Surrey, British Columbia

SITE SIGNAGE DETAIL
GARBAGE ENCLOSURE DETAIL
ROOF TOP UNIT SCREEN

DEVELOPMENT PERMIT
A701
SCALE: AS NOTED PROJECT NO: 1419
DRAWN BY: MP DATE:
CHECKED BY: JC JUNE 2014



2
 Planting to be installed when cul-de-sac is
 removed and James Hill Road is extended.
Future Planting Plan
 1" = 60' - 0"

PLANT LIST - 176 Industrial Park										
SYMBOL	Plant	Sp. 1	Sp. 2	Sp. 3	Sp. 4	Sp. 5	Sp. 6	Sp. 7	Sp. 8	Sp. 9
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1	DATE	REVISION/DESCRIPTION
2	DATE	REVISION/DESCRIPTION
3	DATE	REVISION/DESCRIPTION



Greenway
 Landscape Architecture
 2280 Park Crescent
 Coquitlam BC V3J 6T4
 T: 604.463.9120
 E: paul@greenway.ca

Paul Whitehead RIBCSA
 Registered Landscape Architect #326

CLIENT
 Berezan Developments
 210-8399 20th Street
 Langley BC

PROJECT
 Industrial Park
 17676 & 17677 James Hill Dr
 Surrey BC

DRAWING
 Landscape
 Plan

DRAWING SUBJECT
 L-1

SCALE AS NOTED
DRAWN PACW

PROJECT NUMBER 1616

- GENERAL NOTES**
- All work to satisfaction of the Owner.
 - All work in compliance with City of Surrey municipal standards.
 - Dispose of all excavated and surplus materials off site, recycle where feasible.
 - Contractor to confirm location of any site service before proceeding.
 - Contractor to confirm actual site conditions and layout before proceeding.
 - All dimensions are in millimeters, unless noted otherwise.
 - Contractor to coordinate landscape construction with work of other disciplines, including utility, electrical, and architectural, as directed by the Owner.
 - Contractor to make good all damage to satisfaction of the Owner, at no additional cost.
 - Public to be protected from harm at all times. Do not leave work areas in an unsafe or hazardous condition, fences and/or make safe as required.
 - Sidewalks and street to be kept clean at all times and cleared to the satisfaction of the City.
 - All work to be completed consistent with all drawings and specifications.
 - Ensure positive drainage for all landscape areas.

Refer to architectural and civil engineering drawings.
 Site grading and drainage, including retaining wall design by others.

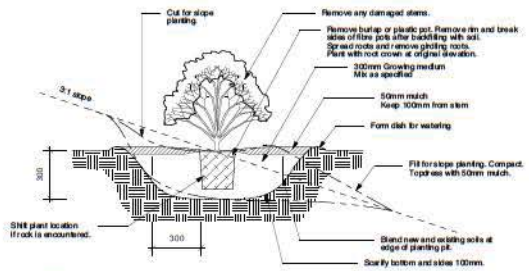
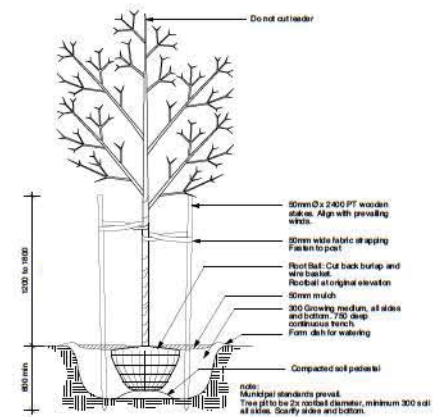
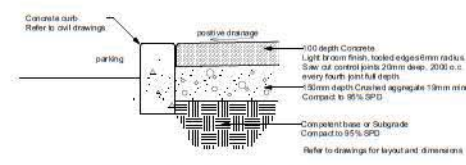
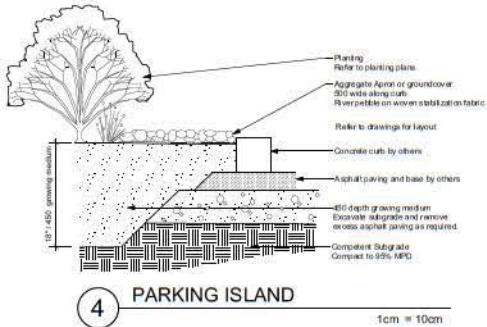
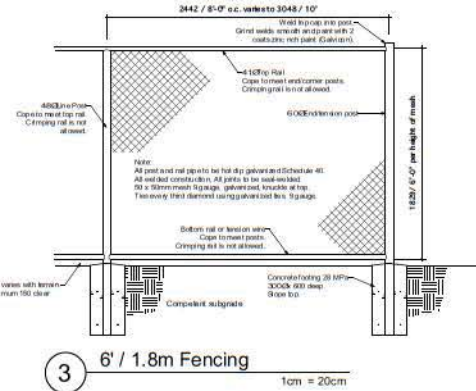
Tree locations to be adjusted in the field as determined by location of underground services and pole lights. Confirm locations before digging.

Off site work shown for illustrative purposes only, including sidewalk and street trees as applicable.

SOIL, PLANTS & LANDSCAPING

- GENERAL REQUIREMENTS
- 1.1 Furnish all labour, materials, equipment and operations to supply and install planting soil and soil landscaping, as shown on the drawings and as specified herein. All materials and execution shall conform to the latest edition of the BCSLA/BC/LNA British Columbia Landscape Standard.
- 1.2 FINAL ACCEPTANCE
Final Acceptance of the work will be certified by the landscape architect, when landscape construction and all deficiencies are completed.
- 1.3 MAINTENANCE
The maintenance period may be extended if there are outstanding deficiencies. Provide full landscape maintenance for 45 days after Final Acceptance, including all work consistent with good horticultural practice to ensure normal, vigorous, healthy growth of all plants. Avoid the use of herbicides. Pull all weeds and weed roots by hand.
- 1.4 WARRANTY
Promptly replace all dead or unsatisfactory plant material for one full year after Final Acceptance.
2. PLANTING SOIL
- 2.1 Planting soil analysis report to be supplied to the landscape architect for approval prior to supplying any soil to the site. Incorporate recommendations of soil testing agency.
- 2.2 Planting soil properties: 12 - 20% organic matter; 60 - 70% sand; maximum 25% fines.
- 2.3 Apply planting soil mix or free-draining subgrade at the following minimum settled depths:
300mm around all sides and bottom of trees
300mm for lawn areas
300mm for shrubs and groundcovers
450mm for large shrubs
- 2.4 Fine grade/grade for a smooth, firm surface. Ensure there is 2% min. slope or as indicated on drawings.
3. PLANTS
- 3.1 Plants shall be first class representative of their species or variety. Plants shall be subject to inspection for quality, health, size and colour. Plant material to meet or exceed minimum BC/LNA/BCSLA Landscape Standard.
- 3.2 Ensure that all planting beds and pits are free-draining, as verified with 24 hour percolation test.
- 3.3 Set plants in the centre of the pit and at original grade, or slightly higher, allowing for settlement.
- 3.4 All planting and layout to the satisfaction of the Landscape Architect.
4. MULCH
- 4.1 Mulch to be decomposed, heavily medium texture, free of all extraneous matter and weeds.
- 4.2 Apply fresh mulch, 50mm depth to all shrub beds and trees. Make smooth and even.
5. SOIL TURF
- 5.1 Soil to be non-eroded, outlet non-eroded spots left from approval supplier.
- 5.2 Lay sod no more than 48 hours between digging and installation.
- 5.3 Lay sod with staggered ends, prevent gaps, and roll to achieve a smooth uniform surface.
6. WATERING
- 6.1 Water all planted areas sufficient to prevent drying.
- 6.2 Sprinkle lawn lightly for the first three days sufficient to prevent drying and water normally for the remainder of the maintenance period.
7. CLEAN UP
- 7.1 Remove all surplus materials and other landscape debris.
- 7.2 Leave all planting areas neatly dressed and finished, and leave all paved areas finished clean to the satisfaction of the Consultant.

END OF SECTION



GENERAL NOTES

- All work to satisfaction of the Owner.
- All work in compliance with City of Surrey municipal standards.
- Dispose of all excavated and surplus materials off site, recycle where feasible.
- Contractor to confirm location of any site services before proceeding.
- Contractor to confirm actual site conditions and layout before proceeding.
- All dimensions are in millimeters unless noted otherwise.
- Contractor to coordinate landscape construction with work of other disciplines, including civil, electrical, and mechanical, as directed by the Owner.
- Contractor to make good all damage to satisfaction of the Owner, at no additional cost.
- Public to be protected from harm at all times. Do not leave work areas unsecured or hazardous condition, fence and/or noise wall as required.
- Streets and streets to be kept clean at all times and cleaned to the satisfaction of the City.
- All work to be completed consistent with all drawings and specifications.
- Ensure positive drainage for all landscape areas.

Refer to architectural and civil engineering drawings.
Site grading and drainage, including retaining wall design by others.
Tree locations to be adjusted in the field as determined by location of underground services. Confirm locations before digging.
Off site work shown for illustrative purposes only, including sidewalk and street trees as applicable.

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#	DATE	REVISION/NOTATION
1	2024.06.10	CONCEPT PLAN SET
2	2024.06.17	DEVELOPMENT PERMIT

Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 6T4
T: 604.461.9120
E: paul@greenway.ca

Paul Whitehead RBCSLA
Registered Landscape Architect #246

CLIENT
Berezan Developments
210-8399 200th Street
Langley BC

PROJECT
Industrial Park
17676 & 17677 James Hill Dr
Surrey BC

DRAWING
Landscape
Details

DRAWING NUMBER
L-2

SCALE AS NOTED
DRAWN PACW
PROJECT NUMBER 1616

Arborist Report – 17676 And 17677 James Hill Drive, Surrey .

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	unknown
Address:	5472 176 th Street
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
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)	9
Protected Trees to be Removed	9
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	9
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	9
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and submitted by:

Add your signature here

Month DD, 2016

Arborist

Date