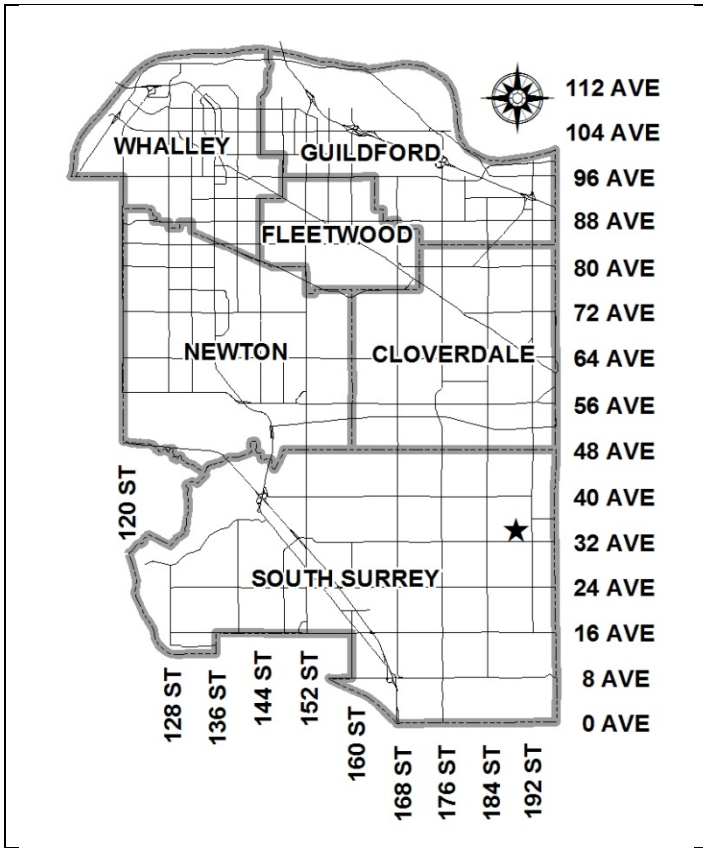


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0373-00

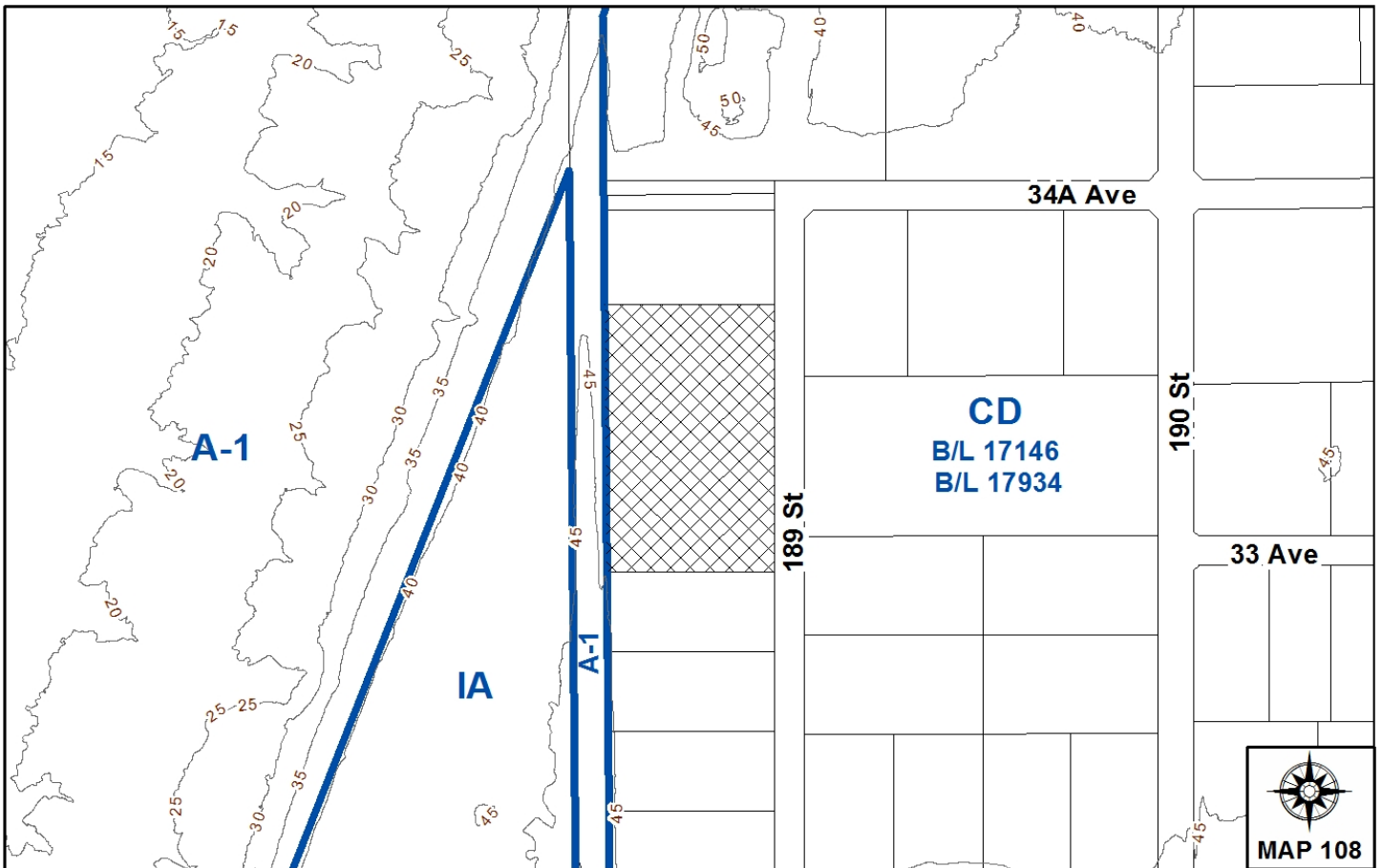
Planning Report Date: October 20, 2015



- **Rezoning** from CD (Bylaw Nos. 17146 and 17934) to CD
- **Development Permit**

to allow for a 4,447 m² (47,871 ft²) office/warehouse facility, outdoor storage of construction equipment, material and supplies and an ancillary fueling station.

LOCATION: 3399 - 189 Street
OWNER: 0988150 BC Ltd
ZONING: CD By-law Nos. 17146 and 17934
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP) and is consistent with the established land use patterns in the Campbell Heights area.
- The form and character of the new facility will meet the intent of the Campbell Heights Development Design Guidelines. The proposed warehouse/office building will be comprised of high quality materials and be an attractive addition to Campbell Heights North Business Park.
- The new CD zone for the site will allow for a transportation industrial use, limited to the outdoor storage of contractor's equipment, materials and supplies and an ancillary truck refueling station. The proposed refuelling station will serve trucks and vehicles operating on the Jacob Bros. site, as an accessory use to the company's operations.
- The proposed development will reinstate the park path along the west boundary of the site and the curb and gutters on 189 Street back up to City standards and treat the park interface and grading issues at the rear of the property in a comprehensive manner.
- A porous, high quality, permeable metal fence at the park edge, is desired by staff along the rear of the property bordering the park and BCS corridor to provide security to the facility and employ CPTED (Crime Prevention Through Environmental Design) principles (surveillance) along the public path.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD By-law No. 17146 as amended by By-law No. 17934)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0373-00 generally in accordance with the attached drawings (Appendix II).
3. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) demolition of existing temporary structures to the satisfaction of the Planning and Development Department;
 - (e) 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;
 - (f) registration of a Section 219 Restrictive Covenant to ensure that the proposed refueling facility only serves trucks and vehicles associated with the warehouse use and is not operated as stand- alone use; and
 - (g) resolution of the Park interface issues, including fence treatment to be used along the rear of the property to the satisfaction of the Planning and Development Department.

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Parks, Recreation & Culture:** The applicant will be required to bring the City parkland, which was encroached upon and damaged with the re-grading of the site, back to its original condition. The informal path will need to be reinstated to the satisfaction of Parks and appropriate landscaping and fencing will be required to ensure CPTED and maintain sight lines between the park and the site.
- Surrey Fire Department:** The City of Surrey Bylaw No. 15740 for Public Safety E- Comm Radio Amplification applies to this building

SITE CHARACTERISTICS

- Existing Land Use:** The site is a pre-serviced lot, devoid of trees and vegetation, which is currently being used, without permit, for truck and equipment storage. In February 2014, a Building Permit (No. 13-48106) was issued for an on-site temporary maintenance structure.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Vacant development site under application DP 7914-0372-00.	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
East (Across 189 Street):	Two industrial buildings under development	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
South:	Vacant development site	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
West	City Park, Agricultural Uses	Conservation/Recreation Open Space Corridors/ Buffers	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The development site is located at 3399- 189th Street along the western edge of the Campbell Heights North Business Park. The property abuts City owned parkland (BCS corridor) to the west; adjacent to the rear property line there is an informal path system.

- The site, measuring 20,236 m² (5.0 acres) in area, is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- The property was created under the Phase II subdivision of Campbell Heights North (Application No. 7912-0160-00).
- The CD Zone (By-law Nos. 17146 and 17934) governing the site allows for light impact industry, warehouse uses, distribution centres, along with limited offices, forming part of a comprehensive design.

Interim Use

- Under the original rezoning and subdivision applications, the site was cleared of trees and serviced for development.
- In 2012, Jacob Bros. purchased the site from the Surrey City Development Corporation (SCDC). In 2013, the company re-graded the rear yard of the site abutting the City Park land and began to move machinery and heavy trucks on-site. The work caused damage to both the City parkland (the park interface) and the newly installed infrastructure on the site (curbs, gutters etc.).
- Following a series of meetings, Jacob Bros. was asked to submit a development application and apply for a Building Permit (BP) for temporary maintenance structure.
- In February 2014, BP No. 13-48106 was issued for the temporary structure on site. The BP was accepted with a signed affidavit stating that the company would remove the structure within 2 years of BP issuance. The company has until February 2016 under the terms of the affidavit.
- In December 2014, Pacific Land Group submitted the current application to rezone and develop the property. Under the application, Jacob Bros, will be required to restore the site to its original condition and address the park interface issues to the satisfaction of staff.

Proposal

- The applicant is proposing to rezone the site from the existing CD Zone (Bylaw Nos. 17146 and 17934) to a new CD Zone which will allow for the development of a 4,447 m² (47,871 ft²) office/warehouse facility, along with a new transportation industrial use, limited to the storage and maintenance of construction equipment, material and supplies and an ancillary truck refueling station. A Development Permit will be required to regulate the form and character of the facility.
- The proposed office and warehouse facility at 3399 189 Street will act as a new head office for Jacob Bros. Construction, a large general contractor, and consolidate a number of the company's operations within the Lower Mainland. The facility is expected to employ approximately 40 -50 full time workers on a permanent and temporary basis. A maximum of 10 visitors are anticipated on a daily basis.

CD Zone

- The proposed CD zone for the site is based on the property's existing CD zone (Bylaw Nos. 17146 and 17934), and the IB-2 (Industrial Business Park 2) zone, which is commonly used throughout the Campbell Heights.
- In addition to the standard warehouse, distribution, light impact industrial and office uses permitted, the zone will allow for a transportation industrial use, limited to storage and maintenance of contractor's construction equipment, material and supplies in the rear yard to accommodate the end user.
- The outdoor storage is to be screened around the perimeter of the site and will not be located within 4.0 metres (13 ft.) of the north and south property lines or 5.0 metres (16 ft.) of the rear (west) property line. In no instance are materials to be piled higher than 3.5 metres (12 ft.).
- In addition, the proposed CD Zone will allow a truck refueling station, ancillary to the transportation uses permitted on-site. Truck refueling uses have been permitted in industrial or mixed use employment designated lands, subject to rezoning. The availability of on-site refueling will help reduce truck traffic by allowing construction vehicles and machinery to be serviced and fueled on site.

Site Layout and Design

- The Jacob Bros. new headquarters, measuring 4,447 m² (47,871 ft²) in area, will be comprised of two main buildings fronting 189 Street, linked and connected by a circulation stair and corridor area.
- The first building, a three (3) storey office structure, with a large glazed façade comprised of spandrel and vision glass, will measure 2,662 m² (28,654 ft²) in area.
- In contrast, the second building will be a two (2) storey, concrete tilt up warehouse facility measuring 1,783 m² (19,192 ft²) in area. The warehouse will include areas for storage, auto repair, fabrication and servicing of the contractor's vehicles and machinery as well as, a 140 m² (1,506 ft²) caretaker suite.
- A designated pedestrian path to the main entrance of the office building will be provided through the front parking lot, flanked by two large reflecting pools at the entrance to the main doors.
- The warehouse will be accessed by one set of external doors and five large overhead doors will provide access for large vehicles and equipment requiring servicing at the rear of the building. A large door facing the street will also provide a drive-through space for large trucks entering the site off 189 Street.
- Collectively the site's front and rear yard parking areas will provide 82 employee and visitor parking stalls, while two main accesses to the site will provide vehicular access and truck access from 189 Street.

- Altogether, the office and warehouse building will provide continuous, solid screening from the street to the interior rear yard operations of the site, which will include the outdoor storage of equipment, materials and supplies, a truck wash station and the refueling facility. The rear yard of the site from the street will be further screened with landscaping and metal fencing along the front yard parking lots.
- The proposed refueling facility and truck wash facility will be setback 5.00 metres (16 ft.) from the western (rear) property line.
- Two six metre (20 ft.) high covered sheds set at zero metres from the north and south property lines will further screen the interior rear yard operations from the adjacent neighbouring properties and street. The sheds will extend along the full extent of the north and south property lines.
- Finally additional fencing and landscaping along the rear yard setback adjacent to the Park will provide screening and security along the path edge. Further details of this treatment are provided below.

PRE-NOTIFICATION

- On July 15, 2015, pre-notification letters for this project were sent out to the surrounding community and a development sign was posted on site. To date, staff have received no calls or inquiries concerning the proposal.
- The project was also referred to the Little Campbell Watershed Society (LCWS) for review and comment. The Society's main goal is to ensure net zero impact on the aquifer and Little Campbell River watershed.
- On August 4, 2015, the applicant met with members of the LCWS to review and discuss the design of the proposed refueling facility. At the meeting the Society recommended a monitoring system for the facility involving annual testing of the groundwater for hydrocarbons from two piezometers.
- The monitoring suggestion was accepted by the both applicant and staff and will be secured through a Section 219 restrictive covenant. The design and operation of the facility has the support of the Society.

DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined for the Campbell Heights North Design Guidelines and reflective of the standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall the building will have a modern, contemporary appearance, use simple, durable building materials and make strategic use of glass and wood surfaces.

- Specifically the office component of the building will be comprised of a fully glazed façade or curtain-wall of vision and spandrel glass. To add visual interest and break up the massing, the building will use a variety of vertical concrete and horizontal planes. An additional expanse of longboard metal cladding (finished in dark cordoba cherry wood colour) will provide a significant break in the elevation and help to establish the main entrance and open air lobby atrium area. The main entryway to the building will be further enhanced by a reflecting pool at the base of the building.
- In contrast, the warehouse portion of the building will be painted and finished in a series of light and darker grey colours (Coventry gray, Soho loft), silver tones (clear anodized aluminium framing), and grey reflective glass. The painted concrete tilt up structure will be also be accented with bands of longboard metal cladding (finished in the same cherry wood colour) to break up the expanse of the warehouse walls and add interest and relief to the building. The expanse of the warehouse facing the street will be further softened and broken up with the provision of a series of maple trees and 1 metre (3 ft) high grasses and shrubs planted along the length of the facade.
- The remaining rear office and warehouse building elevations components facing the internal loading and marshalling yard will be driven by functionality and cost. Despite this the office area will include significant areas of glass providing daylighting and views, while a number of skylights will be employed in the warehouse roof.
- Roof air handling equipment will also be located to minimize visibility from the street. Wall mounted accent lighting will provide light and augment the building's soffit-mounted lighting. In addition exterior security lighting around the site and the building will work with the site's landscaping and minimize after-dark shaded areas.
- Finally the covered sheds along the north and south side yards, measuring 4 metres (13 ft.) in depth, will be finished in grey concrete smooth faced block, fascia board stained to match the cherry wood finish on the main buildings and capped with metal grey roofs to match the buildings.

Refueling Facility

- The proposed refueling facility on the site will provide gasoline and diesel for the contractors' on-site equipment and trucks. The facility, comprised of underground fuel tanks, above ground fuel pumps, and a concrete slab (the spill containment area), will be covered by a metal canopy, set back 5.0 metres (16 ft.) from the western (rear) property line.
- The tanks themselves will be composed of double walled fiberglass and monitored for leak detection protection. An alarm system in the void between the two layer tank will be triggered with any potential leak.
- A number of emergency systems will also be put in place, including two automatic shut offs at the pump. Two monitoring stations (piezometers) located onsite will provide for soil/water table monitoring. The fuel pumps located on the concrete slab will be graded towards a catchment basin connected to an oil interceptor.

- In addition to conforming with the Canadian Council of Ministers (CCME) code of practice, the City will require:
 - registration of a Section 219 restrictive covenant requiring the submission of annual testing of groundwater for hydrocarbons from two piezometers; and
 - submission of a report from the tank monitoring system to provide a status report on the operation of the alarm systems.
- The groundwater testing was recommended by the Little Campbell Watershed Society and the annual testing of groundwater can be completed at a nominal cost.
- The applicant will be asked to prepare and submit a spill containment/isolation/spill response plan. This will ensure there is a clear plan in place to address spills before they drain into the storm water system and infiltrate into ground. The rear yard area will also be required to be paved.
- Planning will also require registration of a Section 219 Restrictive Covenant to ensure that the proposed refuelling facility only serves trucks and vehicles associated with the warehouse and distribution use and is not operated as stand- alone use.

Landscaping

- The landscaping plan for the site provides for the required 3 metres (10 ft.) of landscaping along 189 Street. The landscaping strip will incorporate the bioswale as required in the Campbell Heights area to allow for site bio-filtration and treat storm water runoff.
- Altogether the landscaping plan calls for 67 new trees to be planted on-site (including maple and , ash trees, Serbian Spruces and scotch pines), along with shrubs, grasses and groundcover in the bio-swales, parking lot and around the building.
- Pathways, sidewalks and the entries to the site will be treated with broom finished saw cut concrete and provide direct pedestrian connections between the building, parking lots and street.
- A 100 m² (1080 ft²) employee amenity patio area, also finished with sawcut concrete will be provided at the rear of the office building and supplied with modular benches and planters boxes.
- Bike racks will also be provided on-site in the centralized location between the office and warehouse areas. The site's PMT tucked behind the 189 Street parking lot will be enclosed and screened as per the Zoning By-law and the Campbell Heights design guidelines.

Park Interface

- Staff have also worked with the applicant to create an appropriate landscaping treatment along the park interface at the rear of the property, that will restore the informal pathway and parkland grades to their original condition.
- Specifically the developer has agreed to restore the park land and to construct a retaining wall, 1.5 metres in from property line, in order to provide for a strip of naturalized landscaping adjacent to the path.

- The maximum and general height of the wall will measure 1.5 metres (5 ft.) over the length of the site. A further 1.5 m (5 ft.) of landscaping will be provided at the base of the wall on the site. Collectively the two proposed landscaping strips atop and at the base of the wall will provide the required 3.0 metres (10 ft.) of landscaping adjacent to the park and the Biodiversity Conservation Strategy (BCS) corridor as required under the area's guidelines and the CD zone for the site.
- The landscaped area along the rear of the site will be required to make use of curb stops to ensure vehicles and equipment do not impact or intrude on any of the installed landscaping.
- In keeping with the proposed CD Bylaw, staff are also requesting the applicant to install a decorative 2.5 m (8 ft.) permeable metal fence to enclose and screen the interior operations of the site along the rear property line.
- Typically, outdoor storage, where permitted in Campbell Heights, is enclosed and screened by solid fencing. However, given the site's proximity to the park, staff are recommending a high quality permeable metal fence along the park edge to provide security to the site and safety and transparency for pedestrians on the public path.
- The above is in keeping with CPTED (Crime Prevention Through Environmental Design) principles and will ensure sight lines between the park and the site are maintained over time.
- Under DP application 7914-0312-00 for Weir Minerals, on the site bordering the park, just to the north at 18933 - 34A Avenue, the applicant was also asked to, and provided, a decorative picket steel fence enclosing the outdoor storage area. That application required a DVP to vary the CD Zone to allow for outdoor storage screened by permeable fencing.

SUSTAINABLE DEVELOPMENT CHECKLIST

In December 2014, the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the 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 development application is consistent with the OCP and the Campbell Heights Land Use Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The density is in keeping with the proposed CD Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The project will incorporate bio-swales and low impact development standards.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The site will utilize CPTED (Crime Prevention through Environmental Design) principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None

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	Engineering Summary
Appendix IV	Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Oleg Verbenkov
 Pacific Land Group
 Address: Suite 101, 7485 - 130 Street
 Surrey, BC V3W 1H8

 Tel: 6045011624 - Primary
 6045011624 - Fax

2. Properties involved in the Application

- (a) Civic Address: 3399 - 189 Street

- (b) Civic Address: 3399 - 189 Street
 Owner: 0988150 BC Ltd
 Director Information:
 Todd Jacob

No Officer Information as at October 14, 2015

PID: 029-167-132
Lot 14 Section 28 Township 7 New Westminster District Plan Epp3153214

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	-	-
Road Widening area	-	-
Undevelopable area	-	-
Net Total	20,235.68 m ²	20,235.68 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	16%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0 m	18.29 m
Rear	5.0 m	5.0 m
Side #1 (N)	0.00	0.00
Side #2 (S)	0.00	0.00
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 m	13.7 m
Accessory	6 m	6 m
NUMBER OF RESIDENTIAL UNITS	-	-
Bachelor	-	-
One Bed	-	-
Two Bedroom	-	-
Three Bedroom +	-	-
Total	-	-
FLOOR AREA: Residential	-	-
FLOOR AREA: Commercial	-	-
Retail	-	-
Office	-	-
Total	-	-
FLOOR AREA: Industrial	4,447 m ²	4,447 m ²
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA	4,447 m ²	4,447 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)	-	-
FAR (net)	1.00	.22
AMENITY SPACE (area in square metres)		
Indoor	-	-
Outdoor	-	-
PARKING (number of stalls)		
Commercial	-	-
Industrial	81	82
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	-	-
Residential Visitors		
Institutional	-	-
Total Number of Parking Spaces	81	82
Number of disabled stalls		2
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	NO
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VIEW FROM EAST



ABBOTSFORD OFFICE
2050 SOUTH GARDIN AVENUE, ABBOTSFORD, B.C. V5G 5A9
TEL: 604.882.7777 FAX: 604.882.7778

VANCOUVER OFFICE
1700 BROADVIEW STREET, VANCOUVER, B.C. V6H 4R7
TEL: 604.273.2222 FAX: 604.273.2229



NO.	REVISION	DESCRIPTION

JACOB BROS. Construction - Office & Warehouse Facility

3399 - 189th Street, SURREY, BC, V3Z 0L5

PROJECT TEAM

ARCHITECT OF RECORD

LARRY PODHORA ARCHITECT
1852 BRAGGMAN WAY
NORTH SAANICH B.C. V8L 0C2
P. 604.294.8882

CONTACT: LARRY PODHORA

BUILDING DESIGN

KRAHN ENGINEERING LTD.
210 - 1311 KOOTENAY STREET
VANCOUVER B.C. V5K 4Y3
P. 604.294.8882

CONTACT: SCOTT DELGATTY

STRUCTURAL

KRAHN ENGINEERING LTD.
210 - 1311 KOOTENAY STREET
VANCOUVER B.C. V5K 4Y3
P. 604.294.8882

CONTACT: DOUG BIRCH

CIVIL

HUB ENGINEERING INC.
101 - 7485 130TH STREET
SURREY, B.C. V3W 1H8
P. 604.572.4328 F. 604.501.1825

CONTACT: ROD GONZALEZ

LANDSCAPE

VANDERZALM - ASSOCIATES INC.
1 - 20177 87 AVE
LANGLEY, B.C. V1M 4J8
P. 604.882.0024 F. 604.882.0042

CONTACT: DAVID JERKE

MECHANICAL

OLIADRA MECHANICAL LTD.
1918Z - 22ND AVE
SURREY B.C. V3S 3S8
P. 604.542.3388

CONTACT: BRUCE WITTAL

ELECTRICAL

COLWIN ELECTRICAL GROUP
2829 MURRAY STREET
PORT MOODY B.C. V3H 1X3
P. 604.461.2181

CONTACT: DARREN WILLMS

INTERIOR

KO INTERIOR DESIGN LTD.
400 - 34077 GLADYS AVE
ABBOTSFORD, B.C. V2S 2E8
P. 604.771-4770

CONTACT: SUZANNE GRATHAM

GEOTECH

DAVIES GEOTECHNICAL INC.
82 - 1520 CLYVEDEN AVE
DELTA, B.C. V3M 6J8
P. 604.385.2300

CONTACT: PAUL DAVIES

PROJECT DATA

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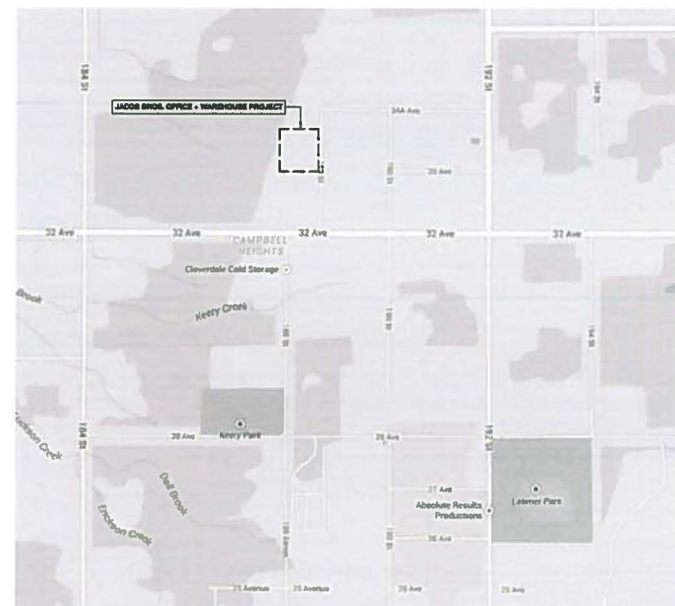
3399 - 189th Street, SURREY, BC, V3Z 0L5

LEGAL ADDRESS:

LOT 14, SECTION 28, TOWNSHIP 7, PLAN EPP31532 NWD

ZONING:

CD - BL17146, BL17834



Context Map

larry podhora / architect
218 - 1245 WEST 10TH AVENUE, VANCOUVER, BC, V6H 2Y7
TEL: 604.683.1111 FAX: 604.683.1112

JACOB BROS. Construction - Office & Warehouse Facility

PROJECT ADDRESS
3399 - 189th Street, SURREY, BC, V3Z 0L5

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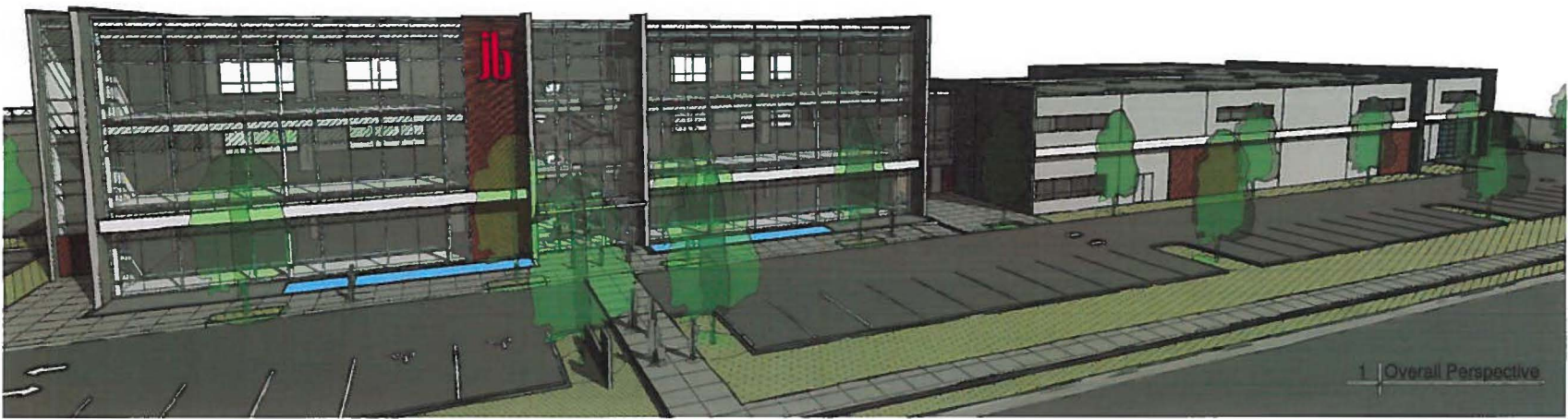
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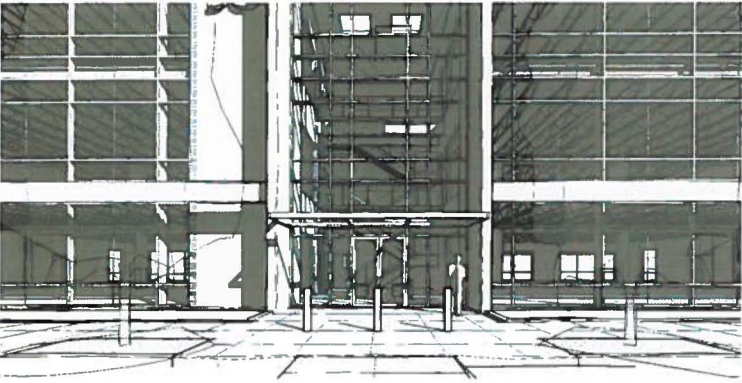
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Client: Jacob Bros. Construction Ltd. Project: 189th Street, Surrey, BC, V3Z 0L5

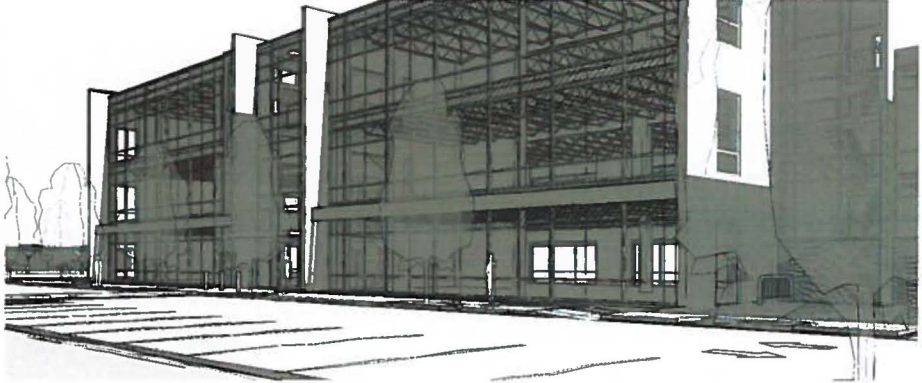
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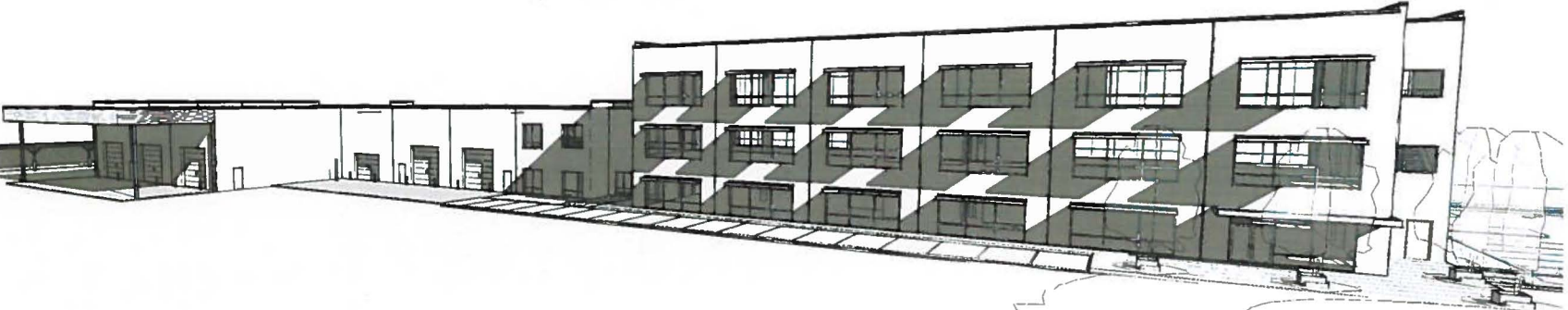
1 Overall Perspective



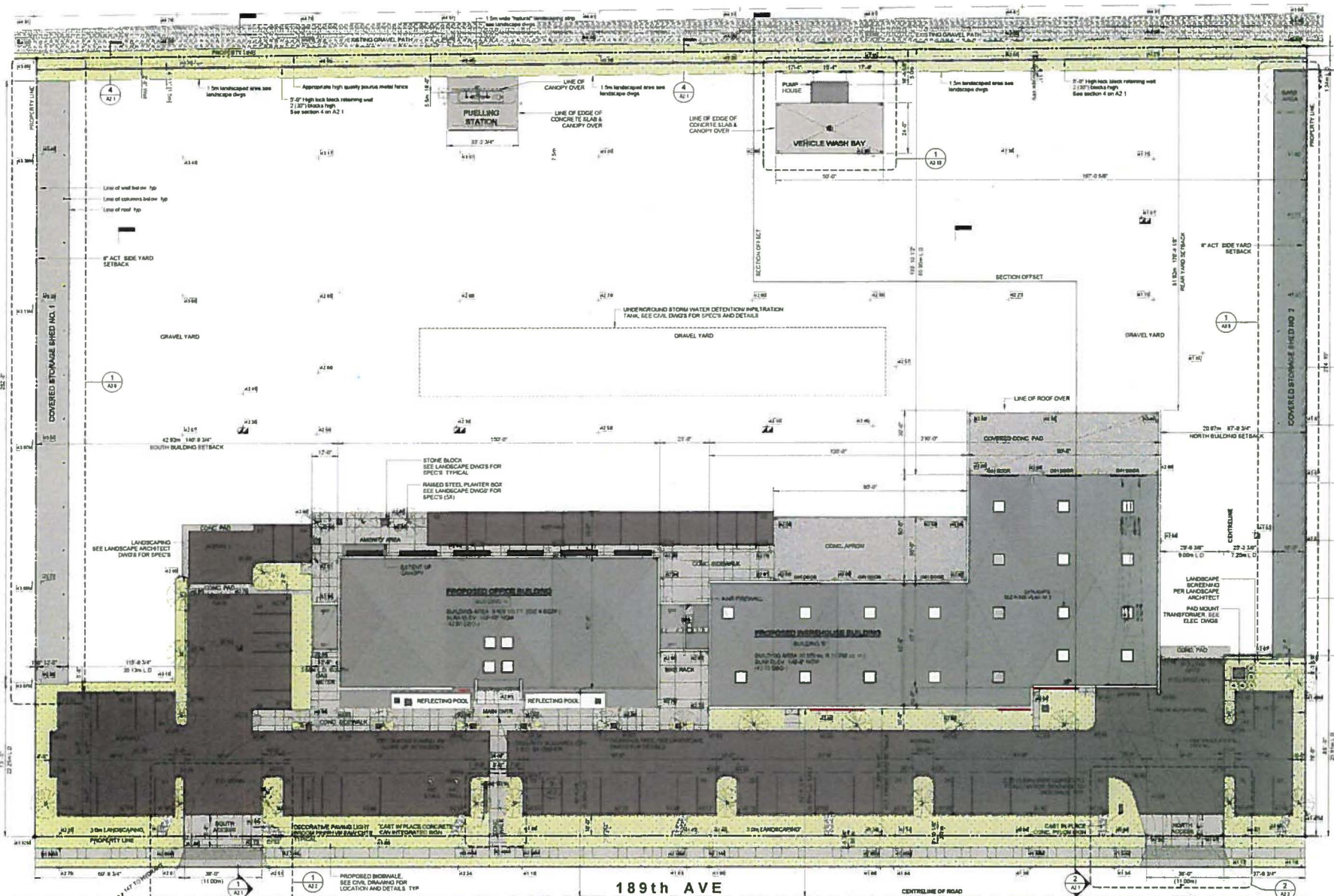
2 Entry Perspective



3 Office Perspective



4 Rear Perspective



KRAHR GROUP OF COMPANIES
 18840 10th Street, Surrey, BC V4N 1V7
 TEL: 604.581.1111
 WWW.KRAHR.COM



1. 189th Ave
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lary podhorn / architect

JACOB BROS
 Construction - Office &
 Warehouse Facility

3395 - 189th Street, SURREY, BC, V4N 1V7

SITE PLAN

NO.	DESCRIPTION	REMARKS
1	189th Ave	
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100	189th Ave	

A2.C

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PROPERTY INFORMATION
 CANC ADDRESS 3395 189th STREET SURREY BC V4N 1V7
 LEGAL ADDRESS LOT 14 SECTION 23 TOWNSHIP 7 PLAN EPP11052 I202
 ZONING CO. S1.17.146 R1.1934
 LOT SIZE 5.9 ACRES (217 815 sq ft) 2.02 HECTARES (5 030 255.88 sq m)

ZONING REVIEW
 BUILDING FOOTPRINT AREAS
 WAREHOUSE / OFFICE BLDG = 2 470 sq m (78 098 sq ft) FLOOR AREA RATIO (FAR)
 COVERED SHED NO 1 = 82 41 sq m (3 001 sq ft) MAX ALLOWABLE = 1.00
 COVERED SHED NO 2 = 33 023 sq m (1 100 96 sq ft) PROPOSED FAR = 0.21
 LOT COVERAGE
 MAX ALLOWABLE = 80% (130 680 sq ft)
 PROPOSED = 96 % (154 298 sq ft)

ZONING REVIEW CONT.
GROSS FLOOR AREA
 OFFICE MAIN FLOOR = 854 sq m (9 234 sq ft)
 OFFICE 2ND FLOOR = 879 sq m (9 468 sq ft)
 OFFICE 3RD FLOOR = 879 sq m (9 468 sq ft)
 WAREHOUSE MAIN FLOOR = 1 508 sq m (16 382 sq ft)
 CARE TAKER 2ND FLOOR = 140 sq m (1 508 sq ft)
 STORAGE 2ND FLOOR = 77 sq m (833 sq ft)

TOTAL GROSS FLOOR AREA = 4 847 sq m (52 371 sq ft)

SETBACKS
 FRONT YARD REQUIRED 18.0m (59' 3 3/4") PROPOSED 18.75m (61' 6")
 SIDE YARD REQUIRED 3.0m PROPOSED 3.0m
 REAR YARD REQUIRED 7.5m (24' 7 1/4") PROPOSED 9.0m (29' 6 3/4")

PRINCIPAL BUILDING HEIGHT
 MAX ALLOWABLE = 14.0m (45' 11")
 PROPOSED = 13.7m (44' 10")

ACCESSORY BUILDING HEIGHT
 MAX ALLOWABLE = 6.0m (19' 8")
 PROPOSED VEHICLE WASH STRUCTURE = 6.0m (19' 8")
 PROPOSED COVERED STORAGE SHEDS = 4.8m (15' 7")

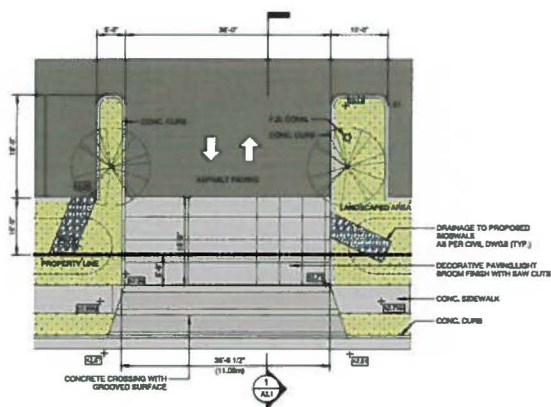
PARKING ANALYSIS
PARKING DIMENSIONS AND STANDARDS
 WIDTH 4.8m (15' 9") LENGTH 9.0m (29' 6") AISLE 8.0m (26' 3")
 WIDTH 2.70m (8' 10") LENGTH 5.5m (18' 0") AISLE 8.75m (28' 8")
 WIDTH 2.0m (6' 6") LENGTH 5.5m (18' 0") AISLE 7.0m (22' 9")
 SMALL CAR 25% OF REQUIRED PARKING MAY BE REDUCED TO MIN 4.8m (15' 9") LENGTH
 7.5m (24' 7 1/4") WIDTH

REQUIREMENTS
 1 SPACE WHERE MORE THAN 50 STALLS ARE REQUIRED 1 PER 100 STALLS THERE AFTER

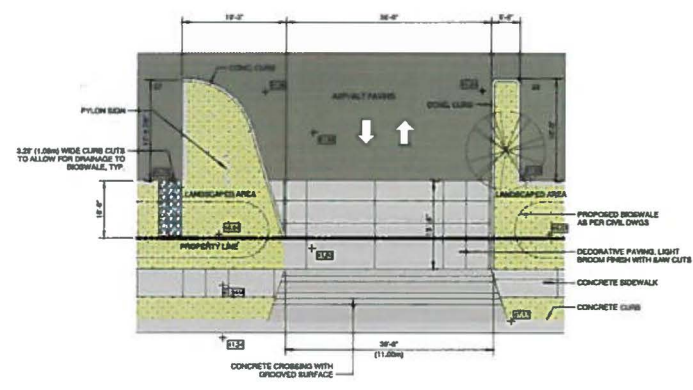
REQUIREMENTS
 OFFICE MAIN FLOOR = 3 STALLS PER 100 sq m = 9 741 CTS x 3 = 27 213 STALLS
 OFFICE 2ND & 3RD FLOOR = 2 STALLS PER 100 sq m = 19 685 CTS x 2 = 39 370 STALLS
 LIGHT INDUSTRIAL = 1 STALL PER 100 sq m = 18 821 CTS = 18 821 STALLS
 CARE TAKER BLDG = 2 SPACES PER DEVELOPMENT = 2 STALLS
TOTAL STALLS REQUIRED = 81 025 STALLS
TOTAL STALLS PROVIDED = 82 100 STALLS

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

ABBREVIATIONS
 L.D. = UNIMPROVED



1 PLAN OF SOUTH SITE ACCESS
SCALE: 1" = 12'-0"



2 PLAN OF NORTH SITE ACCESS
SCALE: 1" = 12'-0"

NO.	DATE	DESCRIPTION
1	12-15-10	PRELIMINARY
2	12-15-10	REVISED
3	12-15-10	REVISED
4	12-15-10	REVISED
5	12-15-10	REVISED
6	12-15-10	REVISED
7	12-15-10	REVISED
8	12-15-10	REVISED
9	12-15-10	REVISED
10	12-15-10	REVISED

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FACSIMILE: +31 (0)20 650 0001
WWW.KRAHN.NL

JACOB BROS.
Construction - Office & Warehouse Facility

PROJECT ADDRESS
3399 - 180th Street, SURREY, BC, V3Z 0L5

DRAWING TITLE
SOUTH & NORTH SITE ACCESS PLANS

SCALE	AS ISSUED
DRAWN	LH
CHECKED	SAD
PROJECT NO.	11-13882
DRAWING NO.	

A2.2

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1	1/4" DIA. HOLE CONC. FILLED (3" DIA. HOLE)
2	2" DIA. HOLE CONC. FILLED (3" DIA. HOLE)
3	3" DIA. HOLE CONC. FILLED (3" DIA. HOLE)
4	4" DIA. HOLE CONC. FILLED (3" DIA. HOLE)
5	5" DIA. HOLE CONC. FILLED (3" DIA. HOLE)
6	6" DIA. HOLE CONC. FILLED (3" DIA. HOLE)

larry podhora / architect
18, 187 RIVERVIEW AVE. ANSTUPPOLE S.C. 29518
TELEPHONE: 703-648-1100 FAX: 703-648-1101
E-MAIL: info@krahn.com
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PROJECT NAME
JACOB BROS.
Construction - Office &
Warehouse Facility

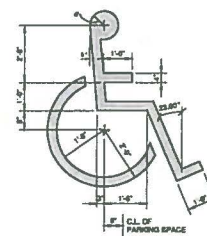
PROJECT ADDRESS
**3300 - 100th Street, SURREY, BC,
V3Z 0L5**

DRAWING TITLE
SITE DETAILS

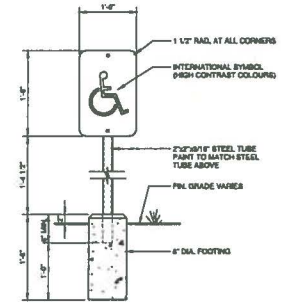
SCALE	As indicated
DRAWN	LH
CHECKED	BAO
PROJECT NO.	KL13002
DRAWING NO.	

A2.3

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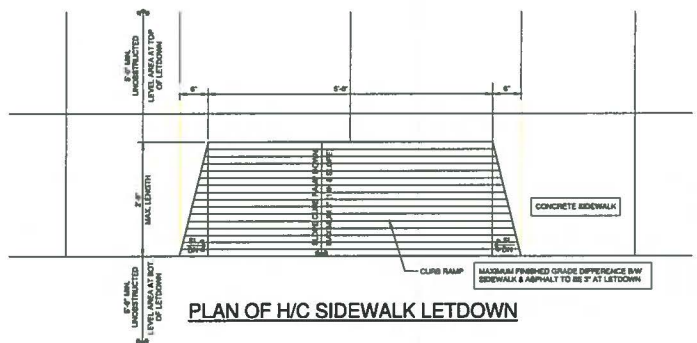


4 H/C SYMBOL
SCALE: 1/2" = 1'-0"

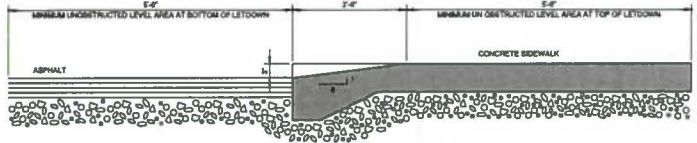


5 POST MOUNTED H/C SYMBOL
SCALE: 1/2" = 1'-0"

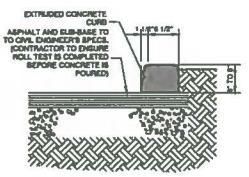
- NOTE:
1. SYMBOLS SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
 2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 4" FROM THE FRONT OF PARKING SPACE WITH A MINIMUM OF 2'-0" CLEAR.
 3. MOUNT SIGN ON COLUMN OR WALL AT SRA CONDITION.
 4. WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPERS.



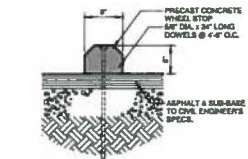
PLAN OF H/C SIDEWALK LETDOWN



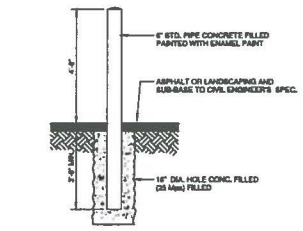
1 H/C SIDEWALK LETDOWN
SCALE: 1" = 1'-0"



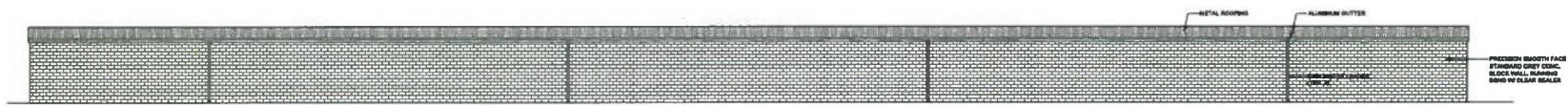
2 Extruded Curb
SCALE: 1" = 1'-0"



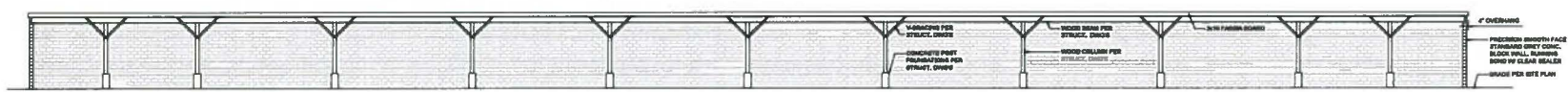
3 PRECAST WHEEL STOP
SCALE: 1" = 1'-0"



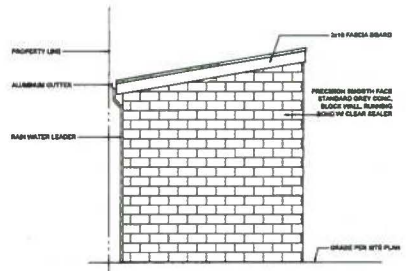
6 CONCRETE FILLED STEEL BOLLARD
SCALE: 1/2" = 1'-0"



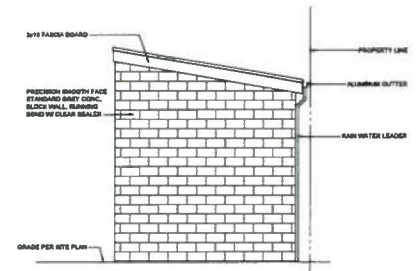
6 COVERED STORAGE SHED #1 SOUTH ELEVATION
AS4 SCALE: 3/8" = 1'-0"



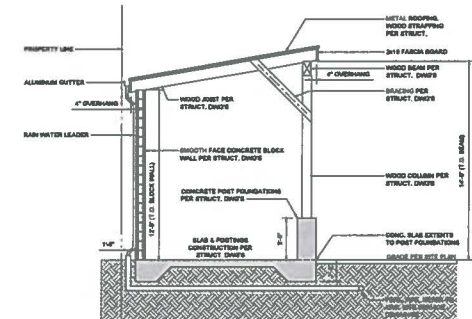
5 COVERED STORAGE SHED #1 NORTH ELEVATION
AS4 SCALE: 3/8" = 1'-0"



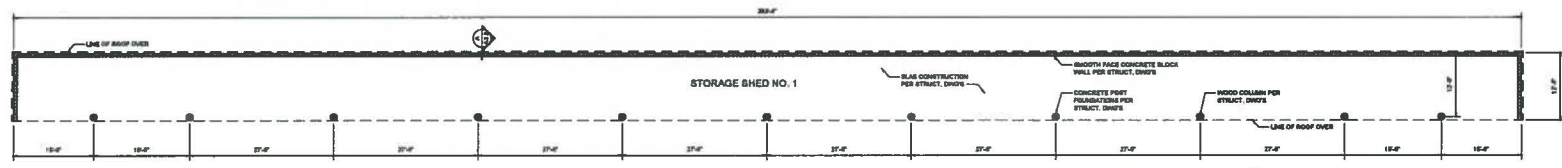
4 COVERED STORAGE SHED #1 EAST ELEVATION
AS4 SCALE: 1/4" = 1'-0"



3 COVERED STORAGE SHED #1 WEST ELEVATION
AS4 SCALE: 1/4" = 1'-0"



2 COVERED STORAGE SHED #1 SECTION A-A
AS4 SCALE: 3/8" = 1'-0"



1 COVERED STORAGE SHED #1 PLAN
AS4 SCALE: 3/8" = 1'-0" (SOUTH SHED)

NO.	REVISION	DATE

lary podhors / architect
176, 131 GORTONWAY ST. WINDSOR, ONT. L9A 4Y8
TEL: (519) 253-2222 FAX: (519) 253-2222
www.larypodhors.com

PROJECT NAME
JACOB BROS.
Construction - Office & Warehouse Facility

PROJECT ADDRESS
3389 - 109th Street, SURREY, BC
V3Z 0L5

DRAWING TITLE
COVERED STORAGE SHED #1 - PLANS, SECTIONS, & ELEV.

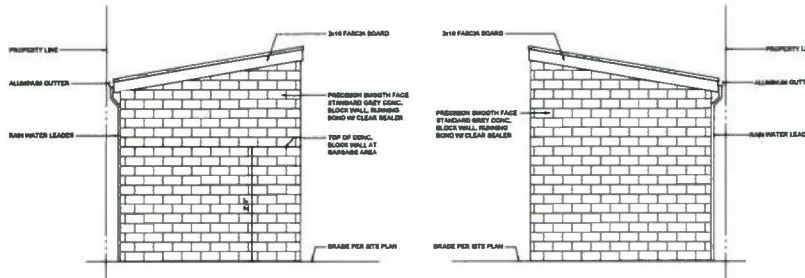
SCALE
DRAWN: MA
CHECKED: BD
PROJECT NO.: 051183
DRAWING NO.:



7 | COVERED STORAGE SHED #1 SOUTH ELEVATION
ALL SCALE: 3/8" = 1'-0"

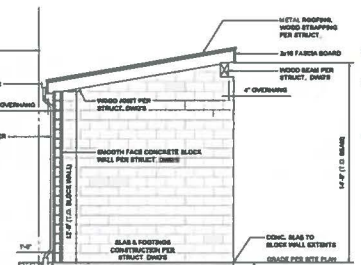


6 | COVERED STORAGE SHED #2 NORTH ELEVATION
ALL SCALE: 3/8" = 1'-0"

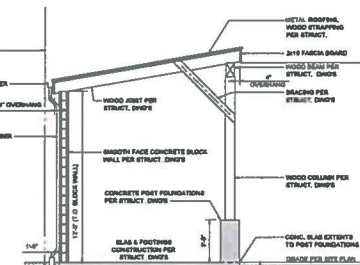


5 | COVERED STORAGE SHED #2 WEST ELEVATION
ALL SCALE: 1/4" = 1'-0"

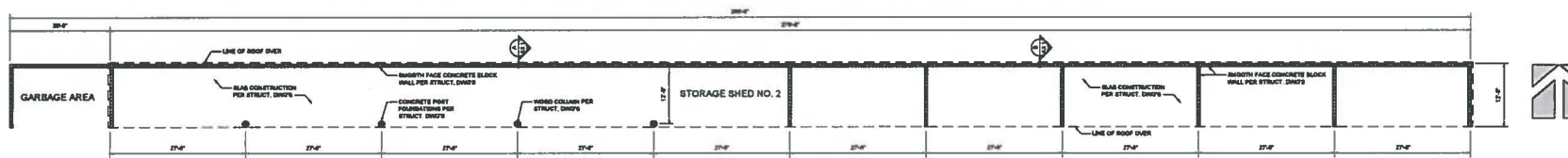
4 | COVERED STORAGE SHED #2 EAST ELEVATION
ALL SCALE: 1/4" = 1'-0"



3 | COVERED STORAGE SHED #2 SECTION B-B
ALL SCALE: 3/8" = 1'-0"



2 | COVERED STORAGE SHED #2 SECTION A-A
ALL SCALE: 1/4" = 1'-0"



1 | COVERED STORAGE SHED #2 PLAN
ALL SCALE: 3/32" = 1'-0"

NO.	REVISION	DATE

lary podhora / architect
76 - 1011 LAURENCE ST. WESTPORT, N.S., Y3B 4T2
902.566.1877 / 902.566.1878

PROJECT NAME
JACOB BROS.
Construction - Office & Warehouse Facility

PROJECT ADDRESS
3398 - 188th Street, SURREY, BC,
V3Z 0L5

DRAWING TITLE
COVERED STORAGE SHED #2 - PLANS, SECTIONS, & ELEV.

SCALE	DATE
DRAWN	BA
CHECKED	BD
PROJECT NO.	KL1922
DRAWING NO.	

A2.5

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GROUP OF COMPANIES
KRAHN ENGINEERING LTD.
11000-102 Street, Delta, BC V4L 1A5



JACOB BROS

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	2018.09.10
2	ISSUED FOR PERMITS	2018.09.10
3	ISSUED FOR PERMITS	2018.09.10
4	ISSUED FOR PERMITS	2018.09.10
5	ISSUED FOR PERMITS	2018.09.10

lary podhora / architect
2001 101 Street, Delta, BC V4L 1A5
TEL: 604.283.7777

JACOB BROS.
Construction - Office &
Warehouse Facility

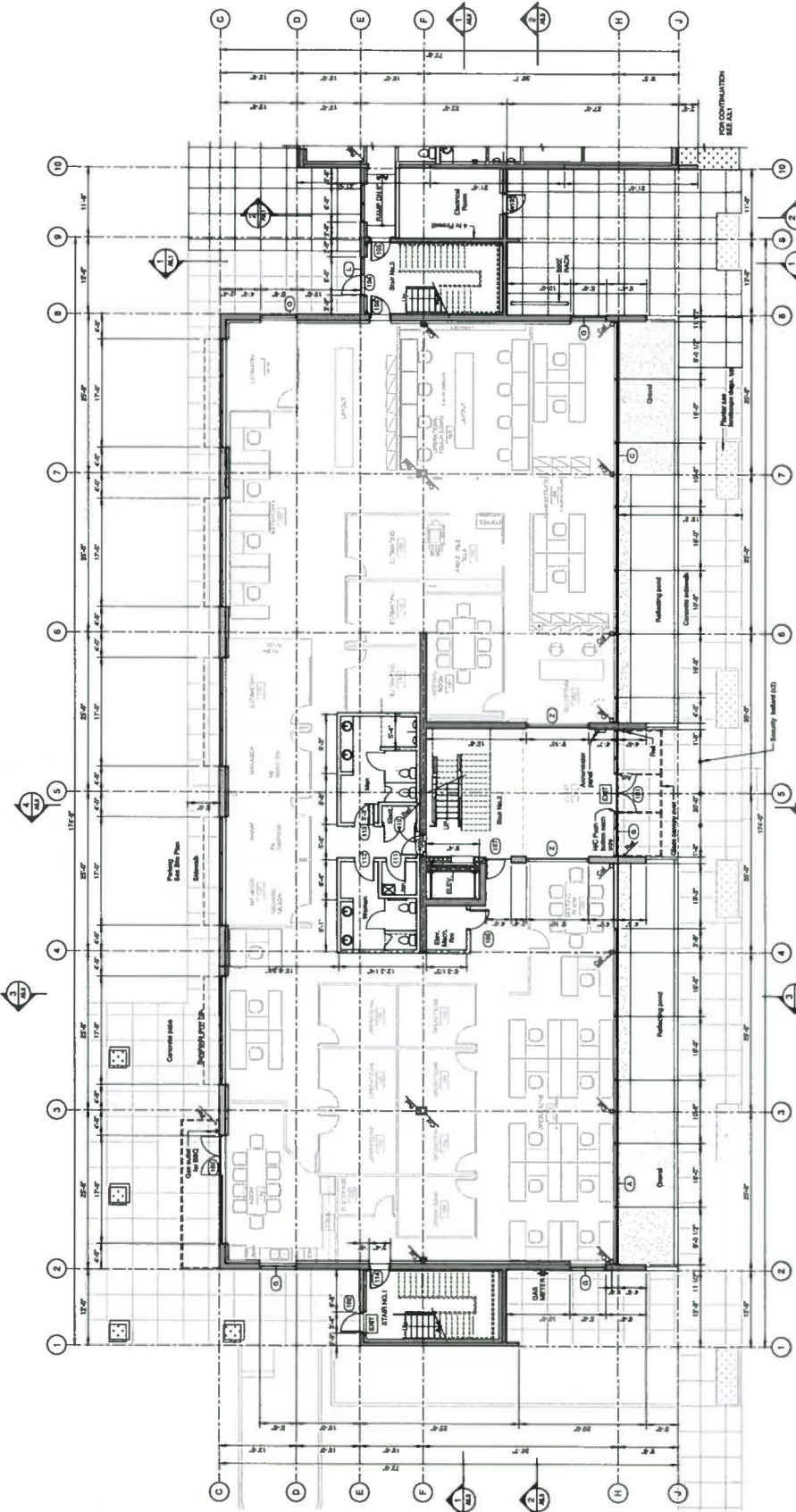
PROJECT ADDRESS
3399 - 169th Street, SURREY, BC,
V3Z 6L5

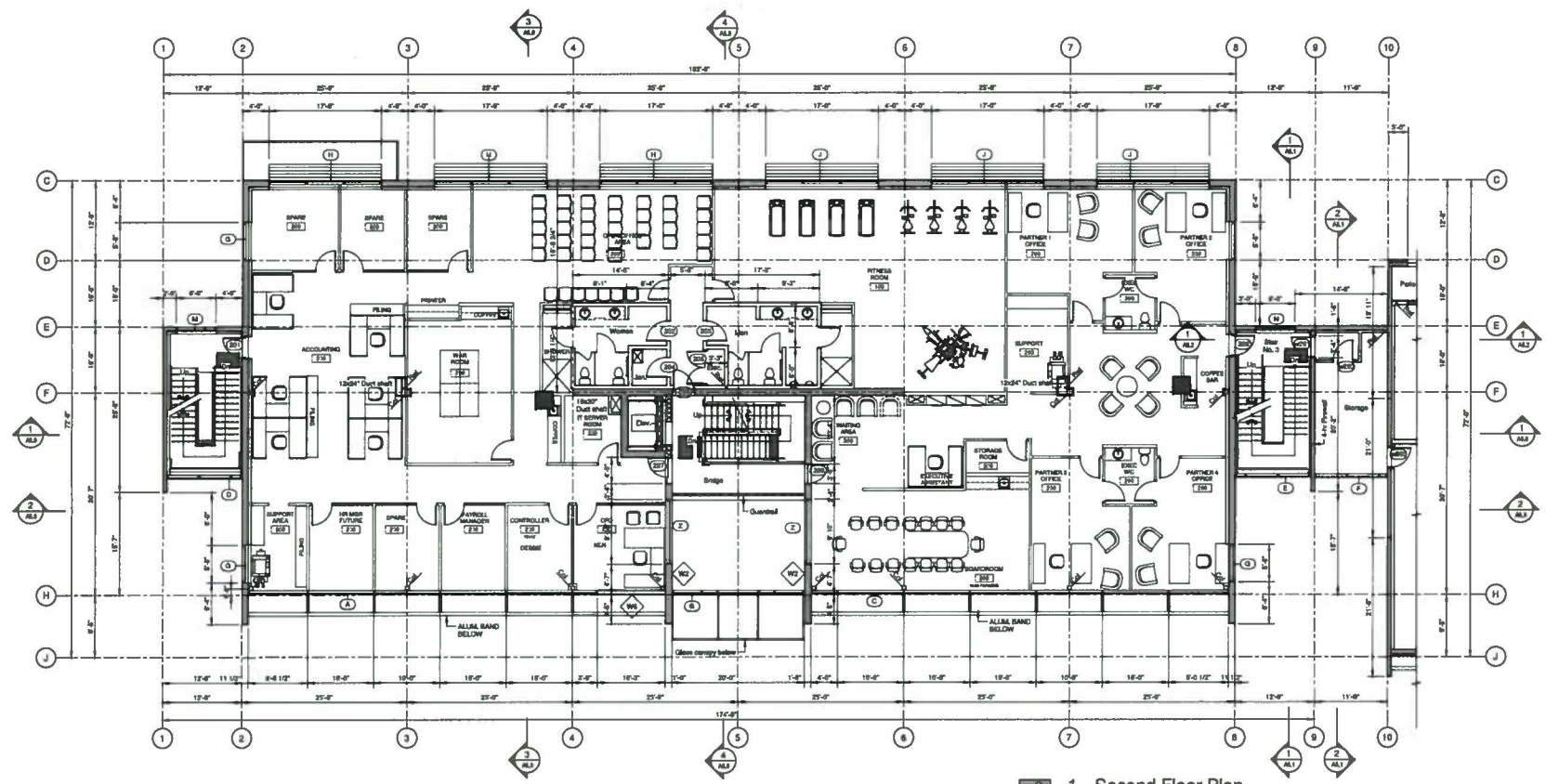
DRAWING TITLE
OFFICE BUILDING
MAIN FLOOR PLAN

DATE	2018.09.10
DRAWN	L.M.
CHECKED	M.M.
PROJECT NO.	16118902
ISSUED NO.	

A3.0

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➔ **1 Second Floor Plan**
SCALE: 1/8" = 1'-0"

1	DOOR	DOUBLE DOOR
2	DOOR	GLASS DOOR
3	DOOR	GLASS DOOR WITH TRANSOM
4	DOOR	GLASS DOOR WITH TRANSOM AND SILL
5	DOOR	GLASS DOOR WITH TRANSOM AND SILL AND GLASS SILL
6	DOOR	GLASS DOOR WITH TRANSOM AND SILL AND GLASS SILL AND GLASS SILL
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lary podhora / architect
1101 WESTERN AVENUE, SUITE 100, VANCOUVER, B.C. V6E 2V5
TEL: 604.275.1111 FAX: 604.275.1112

PROJECT NAME
JACOB BROS.
Construction - Office &
Warehouse Facility

PROJECT ADDRESS
3289 - 186th Street, SURREY, BC,
V3Z 0L5

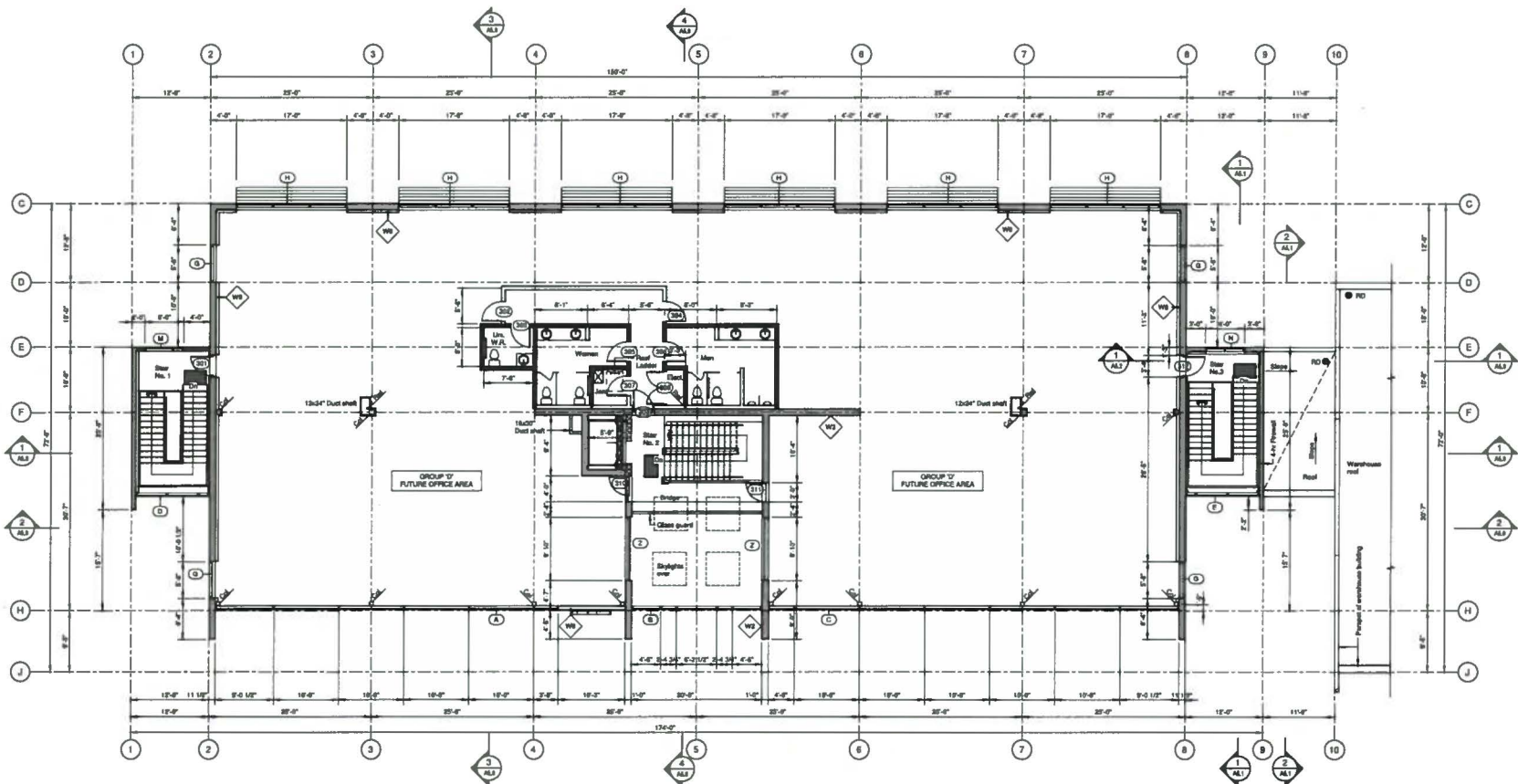
DRAWING TITLE
OFFICE BUILDING
SECOND FLOOR PLAN

SCALE	As indicated
DRAWN	LH
CHECKED	SAD
PROJECT NO.	16-1888
DRAWING NO.	

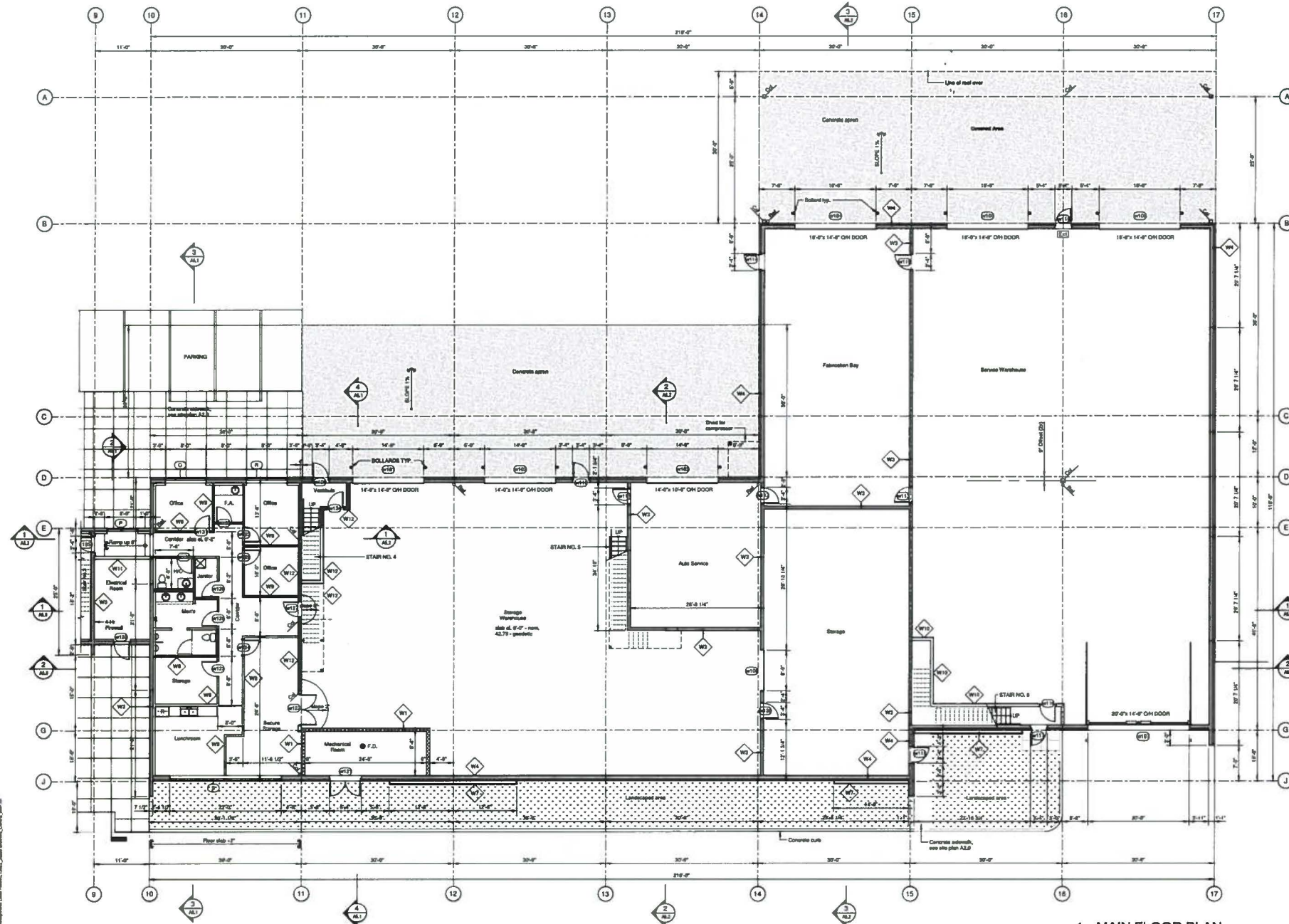
A3.1

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1	REVISED	AS SHOWN
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3	REVISED	AS SHOWN
4	REVISED	AS SHOWN
5	REVISED	AS SHOWN
6	REVISED	AS SHOWN
7	REVISED	AS SHOWN
8	REVISED	AS SHOWN
9	REVISED	AS SHOWN
10	REVISED	AS SHOWN



➔ **1 Third Floor Plan**
SCALE: 1/8" = 1'-0"



AMSTERDAM OFFICE
 1411 WEST END AVENUE, AMSTERDAM, N.C. 27804
 TEL: (757) 424-8000 FAX: (757) 424-8001
 BALDWIN P. BALDWIN, P.E. PROJECT MANAGER

CHARLOTTE OFFICE
 1411 WEST END AVENUE, AMSTERDAM, N.C. 27804
 TEL: (757) 424-8000 FAX: (757) 424-8001
 BALDWIN P. BALDWIN, P.E. PROJECT MANAGER



3. REVISIONS TO BE MADE BY OWNER
 4. REVISIONS TO BE MADE BY ARCHITECT
 5. REVISIONS TO BE MADE BY ENGINEER
 DATE: _____ BY: _____
 CHECKED: _____
 DATE: _____

larry podhora / architect
 121 WESTWIND, HOUSTON, TEXAS 77040
 BALDWIN P. BALDWIN, P.E. PROJECT MANAGER

PROJECT NAME:
JACOB BROS.
**Construction - Office &
 Warehouse Facility**

PROJECT ADDRESS:
 3395 - 196th Street, SURREY, BC,
 V0Z 0L5

DRAWING TITLE:
WAREHOUSE
BUILDING - MAIN
FLOOR PLAN

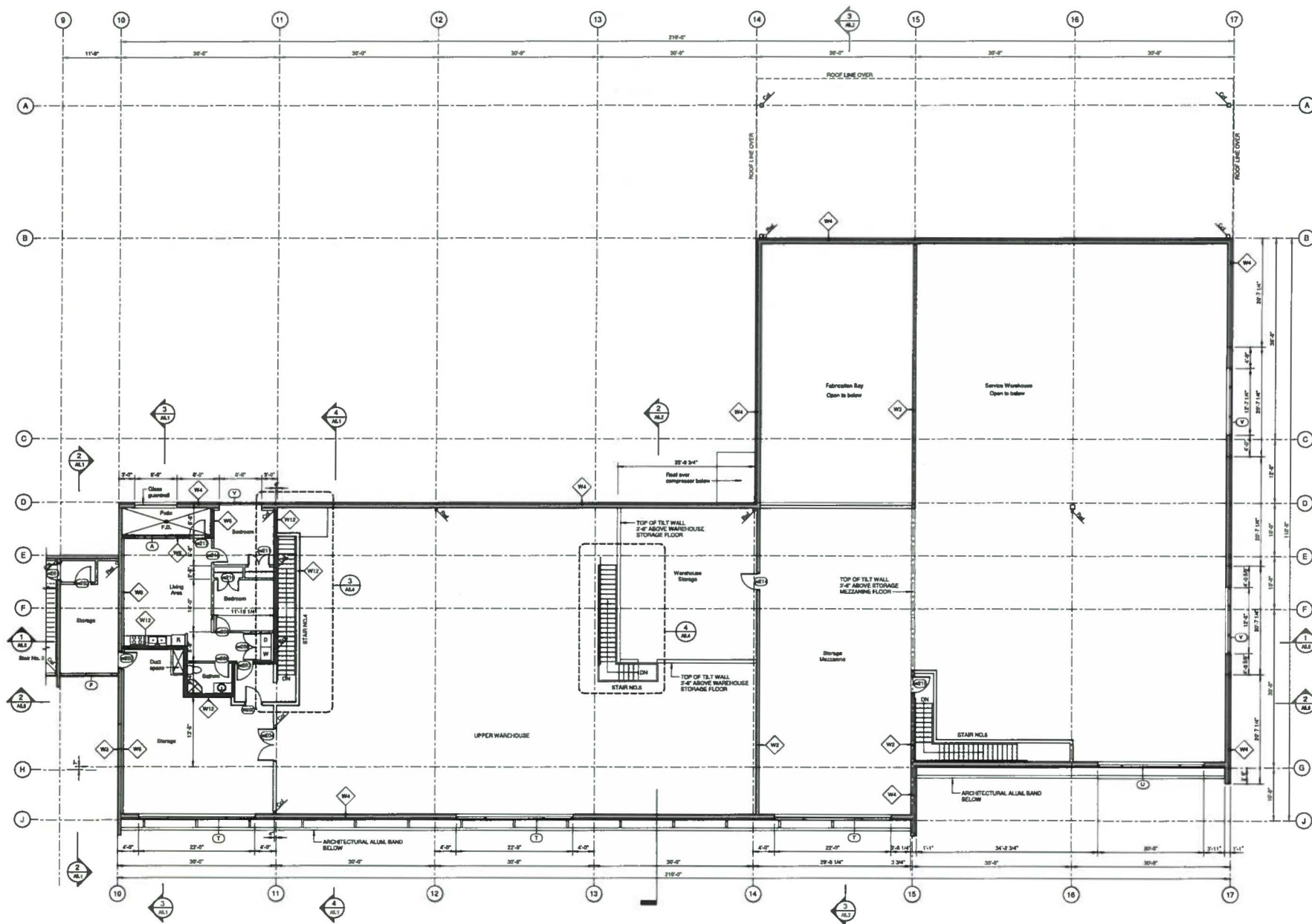
SCALE: 1/8" = 1'-0"
DRAWN BY: LMH
CHECKED BY: BAO
PROJECT NO.: KL13888
DRAWING NO.:

A3.7

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

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Checked/Designed/Drawn/Plotted/Printed/Jacob Bros. Const./Date 2004



NO.	DATE	DESCRIPTION
1	2013-08-01	REVISED FOR DP
2	2013-09-10	REVISED FOR DP
3	2013-09-10	REVISED FOR COORDINATION
4	2013-09-10	REVISED FOR COORDINATION
5	2013-09-10	REVISED FOR COORDINATION
6	2013-09-10	REVISED FOR COORDINATION
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12	2013-09-10	REVISED FOR COORDINATION
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17	2013-09-10	REVISED FOR COORDINATION

larry podhora / architect
191 WEST 14TH STREET, SUITE 1000, VANCOUVER, B.C. V6B 2M6
TEL: 604.681.7100 FAX: 604.681.7101
WWW.LARRYPODHORA.COM

PROJECT NAME
JACOB BROS. Construction - Office & Warehouse Facility

PROJECT ADDRESS
3389 - 180th Street, SURREY, BC, V3Z 0L5

DRAWING TITLE
WAREHOUSE BUILDING SECOND FLOOR PLAN

SCALE
1/8" = 1'-0"

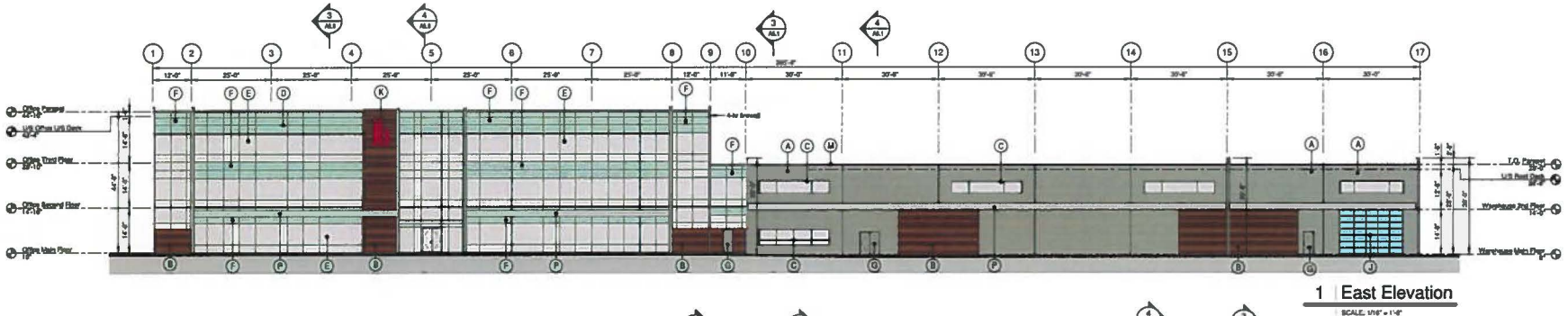
DATE
1/11

CHECKED
EAD

PROJECT NO.
1613882

DRAWING NO.
A3.8

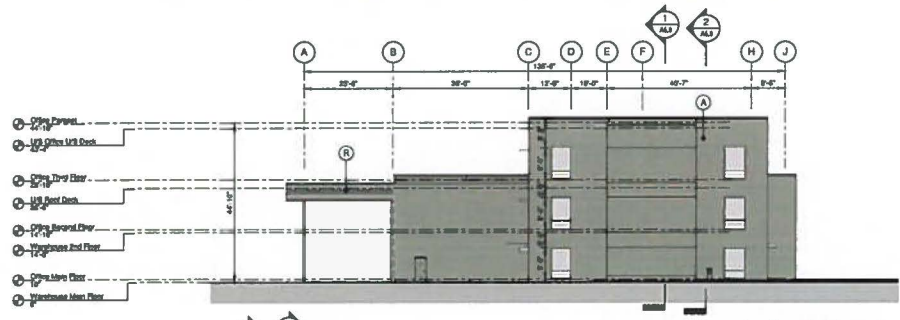
1 Warehouse second floor
SCALE: 1/8" = 1'-0"



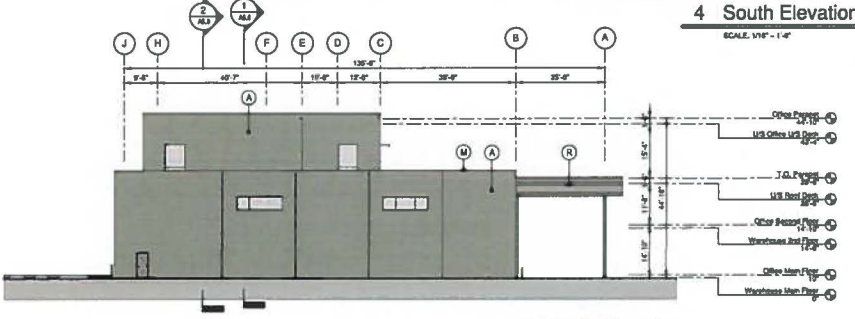
1 East Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"



4 South Elevation
SCALE: 1/8" = 1'-0"



3 North Elevation
SCALE: 1/8" = 1'-0"

Exterior Finish Schedule

- A Concrete tilt panel - painted colour C1
- B Longboard metal cladding - prefinished colour C2
- C Aluminum structural frames - prefinished colour C3
- D Aluminum structural frames - prefinished colour C3
- E Cladding - PFO Substrated - grey
- F Spandrel - grey tile with stainless steel
- G Hollow metal door - painted colour C1
- H Prefinished overhead door
- J Prefinished glass overhead door
- K Signage, by client
- L Steel canopy - painted colour C4
- M Metal cladding - prefinished, colour to match wall below
- N Metal sunshade - Kawneer Venetian Outrigger System
- P Clear anodized aluminum plate over structural steel
- Q Metal gable end - grey powder coated finish
- R Metal cladding

Exterior colour schedule

- C1 - Benjamin Moore Color Stroke 'Sage Loft CBP-1F'
- C2 - Longboard Metal Cladding - Dark Cerise Cherry 146435-723 (Pre-finish)
- C3 - Clear Anodized Aluminum
- C4 - Benjamin Moore HC-189 Coventry Grey



ARCHITECTURE OFFICE
100 JEFFERSON AVENUE, SUITE 200, VANCOUVER, BC V6A 3A9
TEL: 604.681.1111 FAX: 604.681.1112
WWW.KRAHNARCHITECTURE.COM



1	20140501	REVISED FOR DP
2	20140720	REVISED FOR DP
3	20140720	REVISED FOR CONSTRUCTION
4	20140811	REVISED FOR DP
5	20140820	REVISED FOR DP
6	20141031	REVISED FOR DP
7	20141031	REVISED FOR DP
8	20141103	REVISED FOR DP
9	20141103	REVISED FOR DP
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48	20141103	REVISED FOR DP
49	20141103	REVISED FOR DP
50	20141103	REVISED FOR DP

lary podhora / architect
100 JEFFERSON AVENUE, SUITE 200, VANCOUVER, BC V6A 3A9
TEL: 604.681.1111 FAX: 604.681.1112
WWW.KRAHNARCHITECTURE.COM

PROJECT NAME
JACOB BROS. Construction - Office & Warehouse Facility

PROJECT ADDRESS
3369 - 186th Street, SURREY, BC, V3Z 0L5

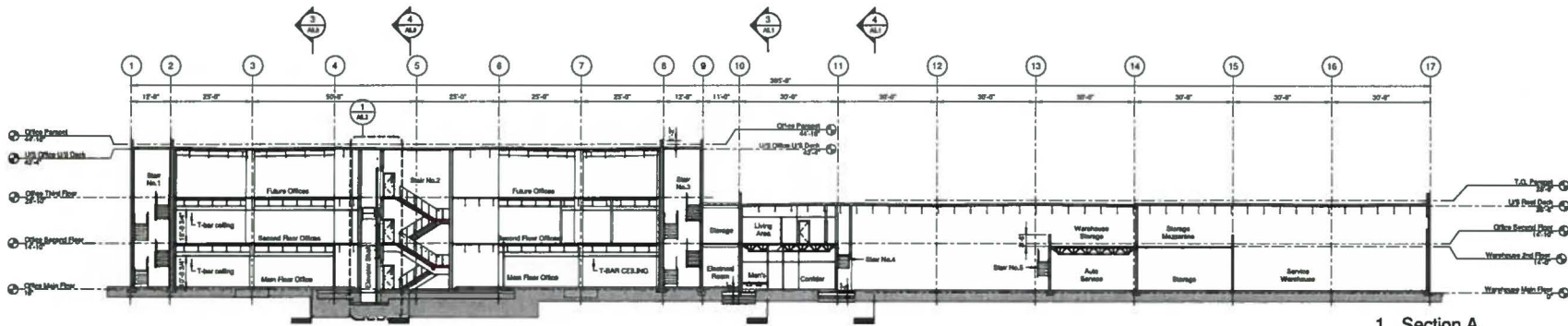
DRAWING TITLE
OFFICE & WAREHOUSE BLDG ELEVATIONS

SCALE	As indicated
DRAWN	LH
CHECKED	BAO
PROJECT NO.	1413897
DRAWING NO.	

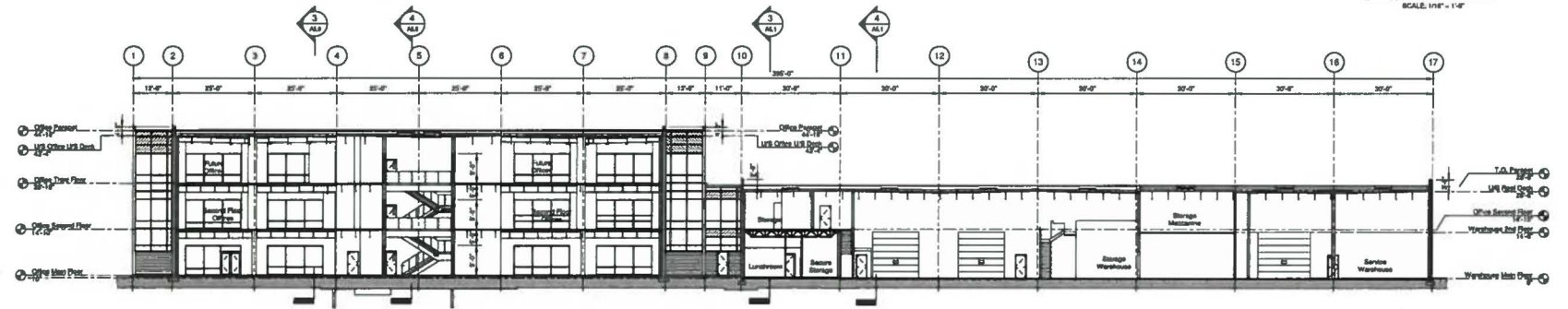
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C:\Documents\BldgElevations\1413897\1413897_A4.0.dwg, Jacob Bros., 2014/11/03

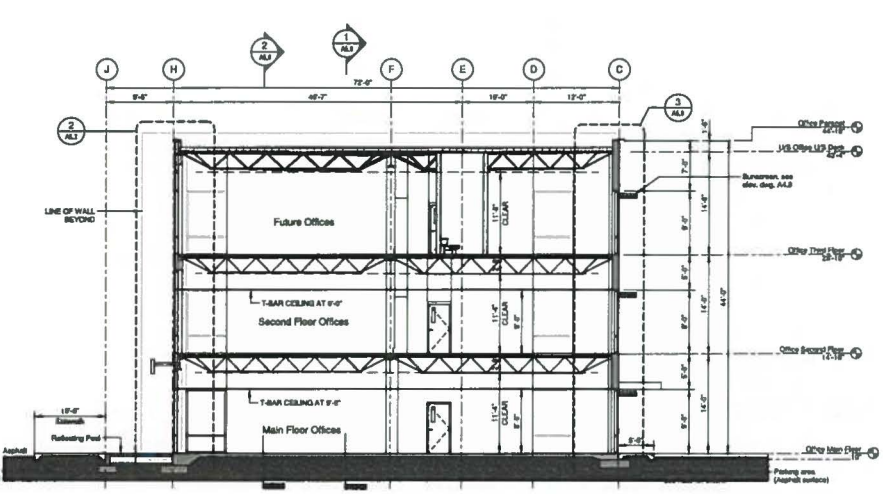


1 Section A
SCALE: 1/8" = 1'-0"

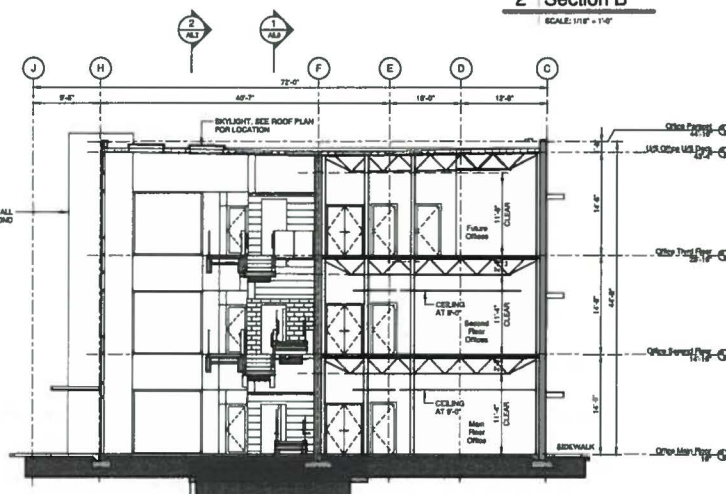


2 Section B
SCALE: 1/8" = 1'-0"

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3 Section C
SCALE: 1/8" = 1'-0"



4 Section D
SCALE: 1/8" = 1'-0"

lary podhora / architect

PROJECT NAME
JACOB BROS.
Construction - Office & Warehouse Facility

PROJECT ADDRESS
3399 - 180th Street, SURREY, BC, V3Z 0L5

DRAWING TITLE
BUILDING SECTIONS

SCALE	As indicated
DRAWN	LH
CHECKED	BAO
PROJECT NO.	HL1992
DRAWING NO.	

A5.0

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C:\Users\lary\Documents\180th Street\180222_Arch\Architect\Construction\A5.0.dwg

JACOB BROS. Office & Warehouse Facility

Issue for Development Permit

Sheet Number	Sheet Title
L-01	LANDSCAPE SITE PLAN
L-02	SOUTH PLANTING PLAN
L-03	NORTH PLANTING PLAN
L-04	WEST BUFFER PLANTING PLAN
LD-01	LANDSCAPE DETAILS
LD-02	FURNITURE DETAILS

Contact Information

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Langley, British Columbia, V
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604 882 0204 x 25
Alternate contacts (please advise):
Dave Jolin
Senior Project Manager
david@vzdz.ca
604 882 0204 x 30

Other Key Contacts:

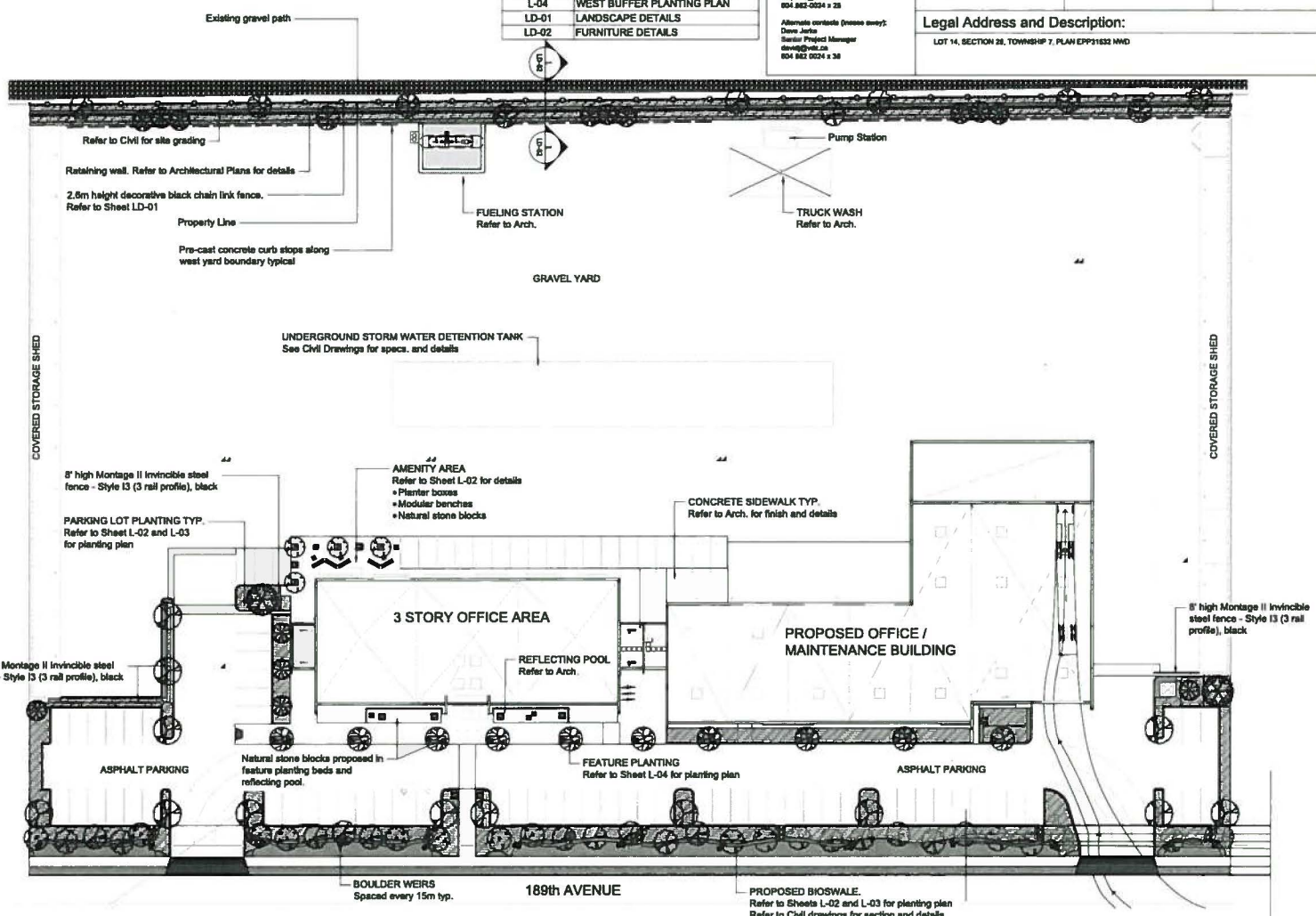
Jacob Bros. Construction
Project Owner
191 - 19182 22nd Avenue
Surrey, BC V3S 3B6
604.541.0202
Contact: Todd Jacobs
todd@jacobros.ca

Krahn Group of Companies
Project Building Design
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Abbotsford, B.C. V2S 2E8
604 853 8811
Contact: Mark Brownema
markb@krahn.com

HUB Engineering
Project Civil Engineering
101 - 7465 130th Street
Surrey, B.C. V3W 1H8
604.273.4529
Contact: Reid Gonzalez

Legal Address and Description:

LOT 14, SECTION 28, TOWNSHIP 7, PLAN EPP11632 MWD



1 LANDSCAPE SITE PLAN
Scale: 1:300

No.	By	Description	Date
9	JT	Revised for DP	Oct. 1, 2015
8	JT	Issued for Building Permit	Sept. 16, 2015
7	JT	Revised for DP	August 24, 2015
6	JT	Revised for DP	August 18, 2015
5	AD	Revised for DP	July 27, 2015
4	SH	Revised for DP	July 6, 2015
3	SH	Issued for Development Permit	June 1, 2015
2	SH	Updated Plant Quantities	April 7, 2015
1	SH	Issue for Client Review	Mar. 24, 2014

REVISIONS TABLE FOR DRAWINGS
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Project:
JACOB BROS. Construction
Office & Warehouse Facility

Location:
3399 - 189th Street
Surrey, B.C.
V3Z 0L5

Drawn: SH JT	Stamp:
Checked: SH	
Approved: MVDZ	Original Start Date: November 18, 2014
Scale: 1:300	CONTRACTOR SHALL OBTAIN ALL NECESSARILY ON THE WATER AND APPROVE AND SIGN OFFSHORE BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARILY ON THE WATER AND APPROVE AND SIGN OFFSHORE BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARILY ON THE WATER AND APPROVE AND SIGN OFFSHORE BY THE CONTRACTOR.

Drawing Title: LANDSCAPE SITE PLAN

Project: DP2014-28

Drawing #: L-01

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		SOIL ON 150mm TOPSOIL
	3 LD-01	SHRUB PLANTING Refer to Planting Plan Sheet L-02
		RIVER ROCK COBBLES Min. 4-6" Dia., 6" depth over filter fabric.
		SMALL BOULDERS Various sizes Available from Northwest Landscapes supply or approved equid.
	4 LD-02	NATURAL STONE BLOCKS Quantity: 9 x 90mm cubes 8 x 60mm cubes Available from Southern Landscapes, Diamonds or approved equid.
	2 LD-02	STEEL PLANTER BOX Size: 143 x 118 Model # 0211-111 Available from Southern Landscapes, Diamonds or approved equid.
	1 LD-02	MODULAR BENCH AND TABLE BLOCKS Prestige Lanes Available from Maglin Site Furniture or approved equid.

*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve conditions shown on plan.

TREE LEGEND

Acer canadense	Acer griseum	Amelanchier grandiflora	Ficus palmata	Pinus omarika	Pinus strobus

TREE SCHEDULE

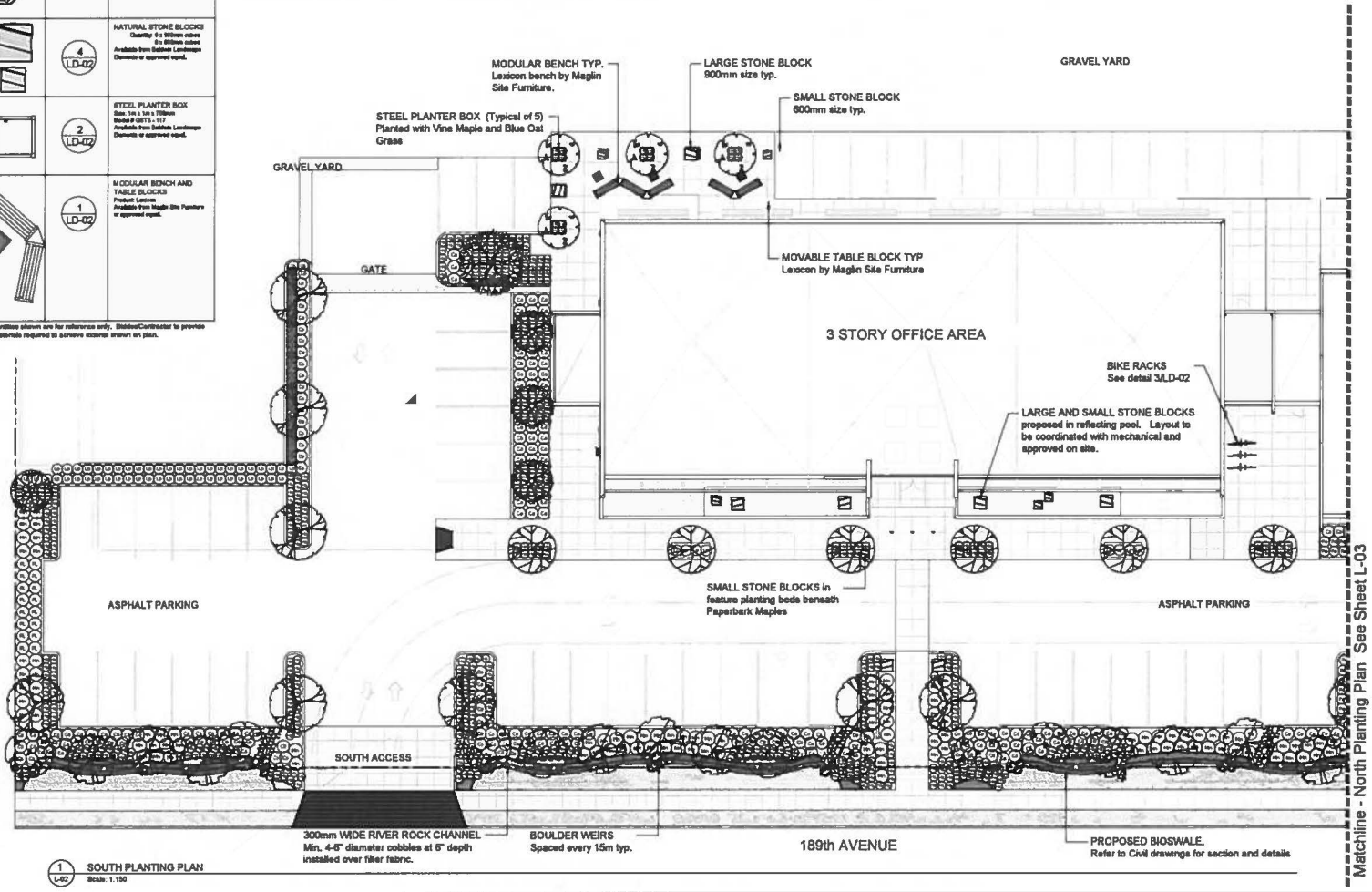
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
18	AC	Acer canadense	Vine Maple	8-10, 1.5m HT	1.5m x 1.5m
18	AD	Acer griseum	Paperbark Maple	8-10, 8mm Cal.	Plant as shown
12	AM	Amelanchier grandiflora	Audubon Brilliance	8-10, 8mm Cal.	Plant as shown
12	FP	Ficus palmata	Green Ash	8-10, 8mm Cal.	Plant as shown
COMPENSATORY TREES					
8	FO	Ficus occidentalis	Sancti Spiritus	8-10, 2.5m HT	Plant as shown
2	PS	Pinus strobus	Scotch Pine	8-10, 2.5m HT	Plant as shown

PLANTING SCHEDULE

CITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS AND GRASSES					
229	CO	Calluna vulgaris	Carl Fearless	Feather Reed Grass	# 3 Pkt
238	CS	Cornus sericea	Yellow	Yellow Redbud	# 3 Pkt
148	OC	Quercus macrocarpa	Cambridge	Crabapple	# 1 Pkt
808	HS	Hydrangea macrophylla	Blue Star	Blue Star Grass	# 1.2m
124	LP	Larix laricina	Blue Spruce	Blue Spruce	# 3 Pkt
330	MA	Malva nutans	Malva	Cascade Oregon Grape	# 3 Pkt
131	MS	Malvastrum coccineum	Malvastrum	Malvastrum	# 3 Pkt
82	PA	Prunella americana	Prunella	Prunella	# 2 Pkt
184	PR	Prunella americana	Prunella	Prunella	# 2 Pkt
42	PL	Pinus laevis	Pinus	Pinus	# 3 Pkt
DECIDUOUS TREES					
787	AC	Acer canadense	Vine Maple	8-10, 1.5m HT	# 1 Pkt
123	AD	Acer griseum	Paperbark Maple	8-10, 8mm Cal.	# 1 Pkt
148	OC	Quercus macrocarpa	Cambridge	Crabapple	# 1 Pkt
181	PS	Pinus strobus	Scotch Pine	8-10, 2.5m HT	# 1 Pkt
SEED MIX					
17482	Coastal Wildflower Mix by Proctor Pacific Seeds Ltd.		

NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCIA GUIDELINES.
- TOPSOIL APPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. SHRUBS: 400mm
 - B. 200-180mm
 - C. TREE PITS: 1000mm WITH 300mm (BELOW ROOT BALL) 1" MESH COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED.



1 SOUTH PLANTING PLAN
Scale: 1:150

van der Zalm + associates Inc.
 Parks & Recreation • Environmental Consulting
 Urban Design • Landscape Architecture
 Suite 1 10111 Fraser Avenue • 604-263-0800
 Langley, British Columbia • Fax: 604-263-0811
 V3V 4K2 • info@vdz.com



No.	By	Description	Date
7	JZ	Revised for DP	August 24, 2018
8	JZ	Revised for DP	August 18, 2018
9	AD	Revised for DP	July 27, 2018
4	BH	Revised for DP	July 6, 2018
3	BH	Issued for Development Permit	June 1, 2018
2	BH	Updated Plant Quantities	April 7, 2018
1	BH	Issued for Client Review	March 24, 2018

REVISIONS TABLE FOR DRAWINGS

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Project:
JACOB BROS. Construction
 Office & Warehouse Facility

Location:
 3300 - 189th Street
 Surrey, B.C.
 V3Z 0L5

Drawn: BH JT	Stamp:
Checked: BH	
Approved: MVDZ	Original Issue Date: November 18, 2014

Scale:
 1:150

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.

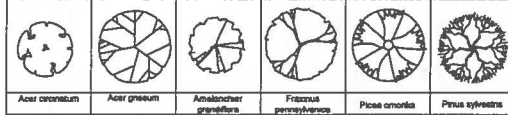
Drawing Title: SOUTH PLANTING PLAN
 V02 Project #: DP2014-28
 Drawing #: L-02

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	3 LD-01	300mm TOPSOIL
	3 LD-01	SHRUB PLANTING Refer to Planting Plan Sheet L-02
	4 LD-02	RIVER ROCK COBBLES Min. 4" dia., 6" depth over filter fabric.
	1 LD-02	SANDSTONE BOULDERS Various sizes Available from Salsman Landscapes (Specify as approved eqpt.)
	4 LD-02	NATURAL STONE BLOCKS Specify 9" minimum sides 9" minimum sides Available from Salsman Landscapes (Specify as approved eqpt.)
	2 LD-02	STEEL PLANTER BOX Size 1m x 1m x 75mm Available from Salsman Landscapes (Specify as approved eqpt.)
	1 LD-02	MODULAR BENCH AND TABLE BLOCKS Product: Lattice Available from Modulo-Ben Furniture or approved eqpt.

*Quantities shown are for reference only. Specify/Contractor to provide all materials required to achieve outcome shown on plan.

TREE LEGEND



TREE SCHEDULE

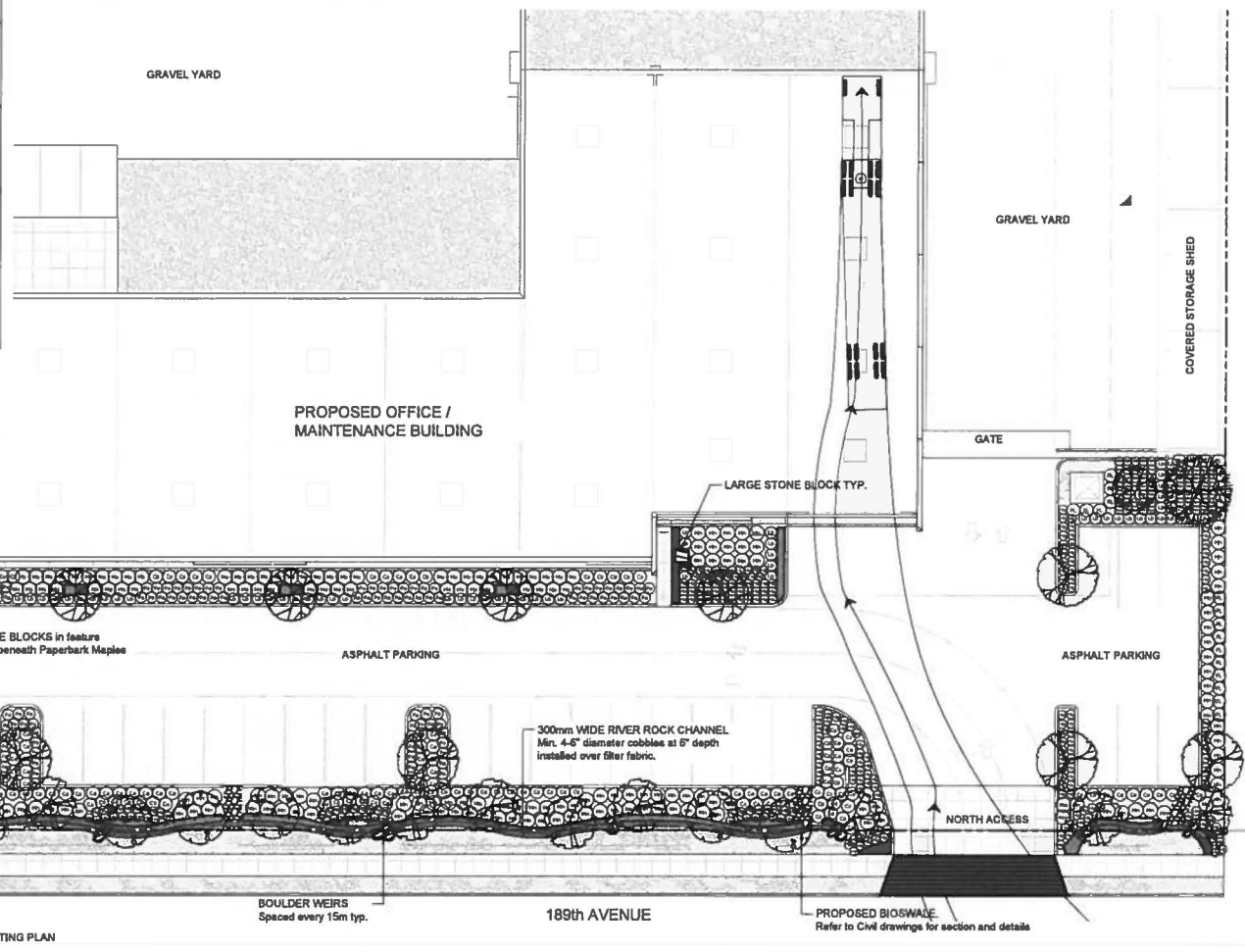
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
18	AC	Acer coronatum	Wing Maple	8" H, 1.5m HT	Plant as shown
18	AG	Acer ginnum	Flamboyant Red Maple	8" H, 8cm Cal.	Plant as shown
18	AM	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	8" H, 8cm Cal.	Plant as shown
13	FR	Fraxinus pennsylvanica 'Columbus'	Green Ash	8" H, 8cm Cal.	Plant as shown
CONIFEROUS TREES					
4	PO	Pinus strobus 'Bristle'	Barkless Spruce	8" H, 2.5m HT	Plant as shown
2	PI	Pinus sylvestris	Sitka Pine	8" H, 2.5m HT	Plant as shown

PLANTING SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS AND GRASSES					
228	Ca	Calamagrostis x ovaliflora 'Karl Foerster'	Festuca Reed Grass	8" x 3 Pkt	800mm O.C.
238	Ca	Cornus sericea 'Halimifolia'	Halimifolia Dogwood	8" x 3 Pkt	800mm O.C.
148	Co	Corynephorus canadensis 'Candenberg'	Corynephorus	8" x 1 Pkt	800mm O.C.
808	Gr	Holcus lanatus 'Spartan'	Sheep Grass	8" x 1 Pkt	450mm O.C.
124	Lp	Limonium plantagineum	Sea-Leaf Harebells	8" x 3 Pkt	800mm O.C.
238	Ma	Malva moschata	Common Mallow	8" x 3 Pkt	1.5m O.C.
131	Ma	Malva sylvestris 'Aurea'	Malva Mallow	8" x 3 Pkt	1.5m O.C.
83	Pa	Panicum stragivale 'Hammer'	Fountain Grass	8" x 3 Pkt	750mm O.C.
184	Ph	Phlox subulata	Subulata Phlox	8" x 3 Pkt	800mm O.C.
42	Ph	Phlox subulata	Subulata Phlox	8" x 3 Pkt	800mm O.C.
GROUNDCOVERS					
787	Ar	Arctostaphylos uva-ursi 'Tranquillity'	Kinnikinnick	8" x 1 Pkt	450mm O.C.
128	Ca	Campanula medium 'Ice Dance'	Ice Dance Campanula Bell	8" x 1 Pkt	450mm O.C.
148	Ca	Campanula medium	Common Bell	8" x 1 Pkt	450mm O.C.
148	Ca	Campanula medium	Common Bell	8" x 1 Pkt	450mm O.C.
148	Ca	Campanula medium	Common Bell	8" x 1 Pkt	450mm O.C.
SEED MIX					
17482			Coastal Wildflower Mix by Proseco Pacific Seeds Ltd.		

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF-SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTH FOR PLANTING AS FOLLOWS:
 - A. SHRUBS: 400mm
 - B. SEED: 100mm
 - C. TREE PITS: 1800mm WITH 300mm (BELOW ROOT BALL)
5. 1" MINIMUM COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
6. ALL LANDSCAPED AREAS TO BE IRRIGATED.



Matchline - South Planting Plan - See Sheet L-02

NORTH PLANTING PLAN
Scale: 1:150

No.	By	Description	Date
7	JT	Revised for CP	August 24, 2016
6	JT	Revised for CP	August 15, 2016
5	AD	Revised for CP	July 27, 2016
4	SH	Revised for CP	July 6, 2016
3	SH	Issued for Development Permit	June 1, 2016
2	SH	Updated Plant Quantities	April 7, 2016
1	SH	Issue for Client Review	March 24, 2016

REVISIONS TABLE FOR DRAWINGS

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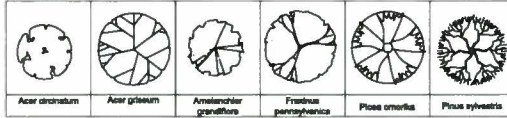
Project: JACOB BROS. Construction Office & Warehouse Facility
Location: 3300 - 189th Street Surrey, B.C. V3Z 0L5

Drawn: SH, JT
Checked: SH
Approved: MVZ
Stamp: [Stamp]
Original Start Date: November 18, 2014

Scale: 1:150
Contractor shall check all construction on the work and report any discrepancy to the consultant before proceeding. All construction shall be done in accordance with the approved drawings and any change to the work shall be done at the contractor's expense.

Drawing Title: NORTH PLANTING PLAN
 Drawing #: DP2014-28
 Project #: L-03

TREE LEGEND



TREE SCHEDULE

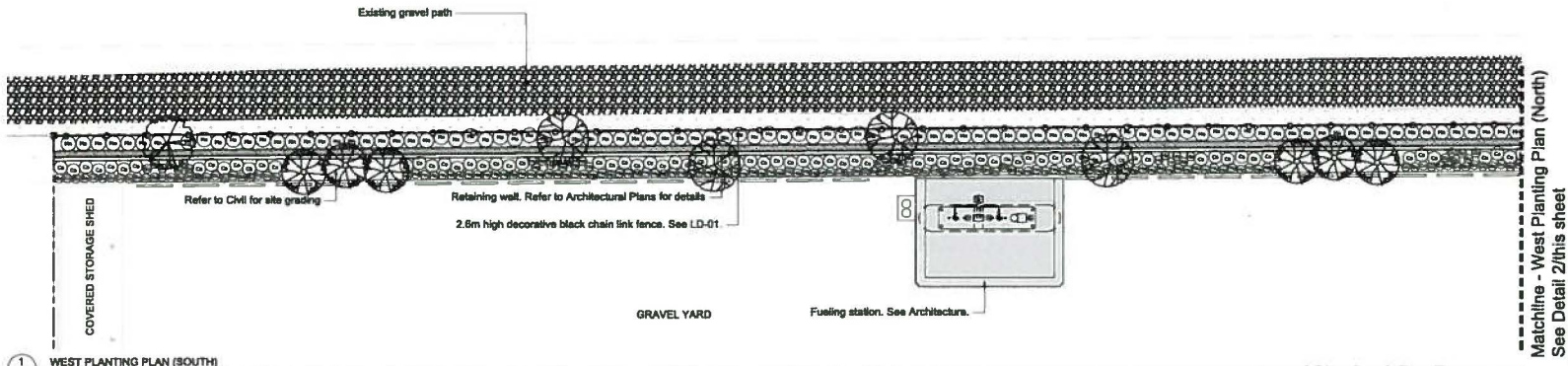
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
18	AC	Acer circinatum	Vine Maple	B+8, 1.8m JT, small stem	Plant as shown
18	AG	Acer glabrum	Flowering Maple	B+8, 8m Cal.	Plant as shown
19	AM	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	B+8, 8m Cal.	Plant as shown
13	FP	Fraxinus pennsylvanica 'Climax'	Green Ash	B+8, 8m Cal.	Plant as shown
CONIFEROUS TREES					
1	PO	Picea canadensis 'Sturmi'	Scotch Spruce	B+8, 3.5m HT	Plant as shown
2	PS	Pinus strobus	Scotch Pine	B+8, 2.5m HT	Plant as shown

PLANTING SCHEDULE

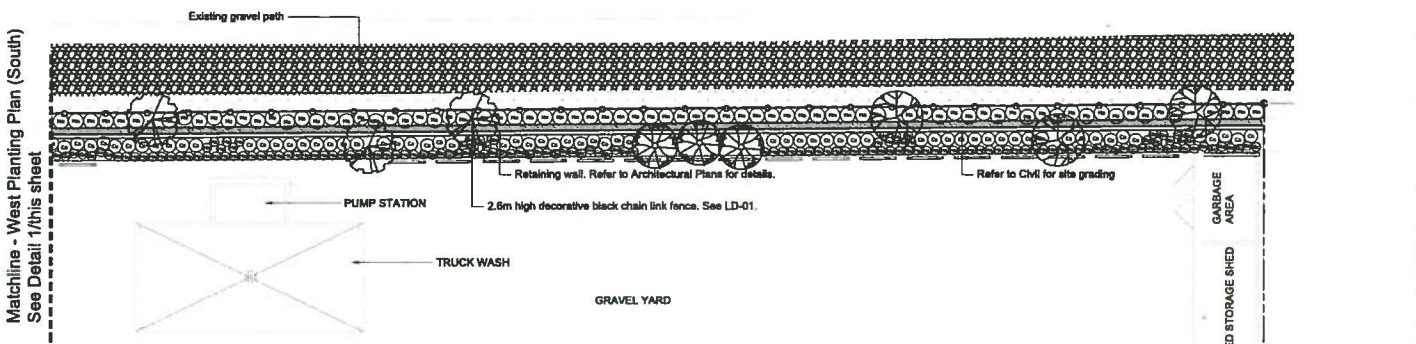
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS AND GRASSES					
233	Ca	Calamagrostis canadensis 'Yard Forester'	Feather Reed Grass	# 3 Pot	900mm O.C.
238	Ca	Cornus sericea 'Kobold'	Kobold Redtwig Dogwood	# 3 Pot	900mm O.C.
148	Ca	Geum sibiricum 'Cambridge'	Cambridge	# 1 Pot	900mm O.C.
208	Pa	Heuchera sanguinolenta	Pink Bell Grass	# 1 Pot	450mm O.C.
124	Lp	Lonicera japonica	Bee-Lard Honeysuckle	# 3 Pot	900mm O.C.
320	Mn	Mahonia nervosa	Common Oregon Grape	# 3 Pot	1.5M O.C.
131	Md	Moronechtheca strumalis 'Ornamental'	Madison Dracaena	# 2 Pot	1.5M O.C.
83	Pa	Parthenocissus vitacea 'Hastula'	Fourleaf Dracaena	# 2 Pot	750mm O.C.
184	Pr	Prunella americana	Spotted Plum	# 2 Pot	900mm O.C.
40	PL	Prunus laurocerasus	Portuguese Laurel	# 3 Pot	900mm O.C.
GROUNDCOVERS					
797		Arctostaphylos uva-ursi 'Vancouver Jubel'	Huckleberry	# 1 Pot	450mm O.C.
125		Carex maritima 'Ice Dance'	Ice Dance Japanese Sedge	# 1 Pot	450mm O.C.
142		Lamium album	Common Heath	# 1 Pot	450mm O.C.
181		Waldsteinia ternata	Barren Strawberry	# 1 Pot	450mm O.C.

NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCMA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL FOR SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. SHRUBS: 450MM
B. 500-1000MM
C. TREE PITS: 1800MM WITH 300MM (BELOW ROOT BALL)
5. 1" NITROGEN COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED.



1 WEST PLANTING PLAN (SOUTH)
Scale: 1:150



2 WEST PLANTING PLAN (NORTH)
Scale: 1:150

No.	By	Description	Date
9	JT	Revised for DP	Oct. 1, 2013
8	JT	Issued for Building Permit	Sept. 15, 2013
7	JT	Revised for DP	August 24, 2013
6	JT	Revised for DP	August 19, 2013
5	AD	Revised for DP	July 27, 2013
4	SH	Revised for DP	July 6, 2013
3	SH	Issued for Development Permit	June 1, 2013
2	SH	Updated Permit Conditions	April 7, 2013
1	SH	Drawn for Client Review	Nov. 24, 2012

Project:
JACOB BROS. Construction
Office & Warehouse Facility

Location:
3399 - 169th Street
Surrey, B.C.
V3Z 0L5

Drawn: SH, JT
Checked: SH
Approved: MVDZ
Original Start Date: November 18, 2014

Scale: 1:150

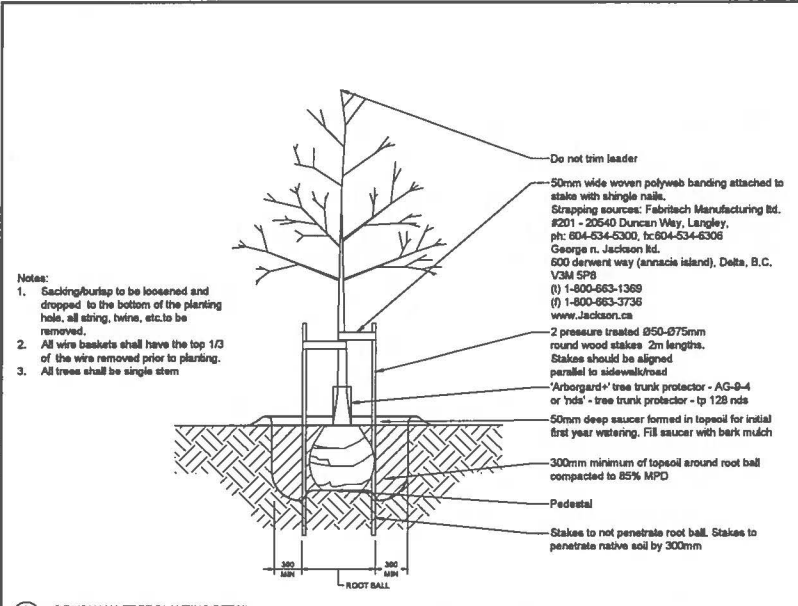
CONTRACTOR SHALL OBTAIN ALL PERMITS ON THE WORK AND REPORT AND REPORT TO THE CONSULTANT AND ARCHITECTURE AND THE CONSULTANT CONTRACTOR SHALL OBTAIN ALL PERMITS AT THE CONTRACTOR'S EXPENSE.

Matchline - West Planting Plan (North)
See Detail 2/this sheet

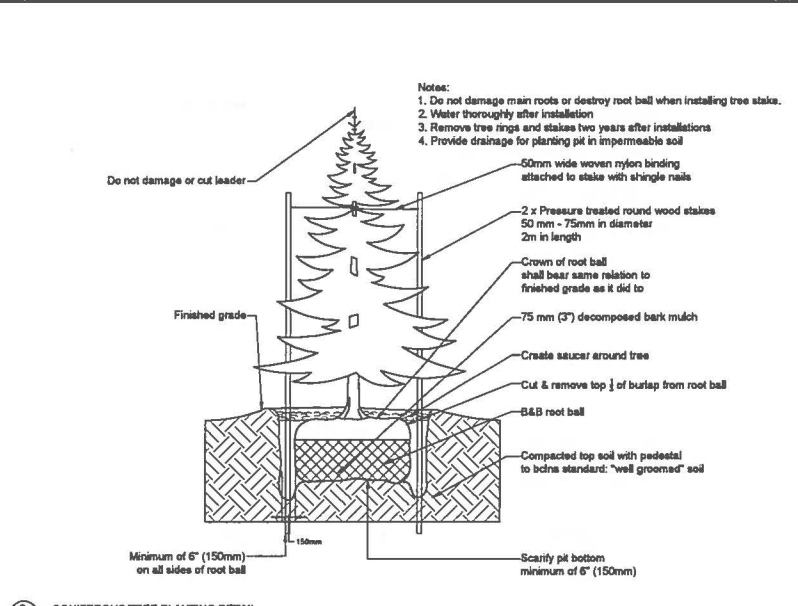
Matchline - West Planting Plan (South)
See Detail 1/this sheet

WEST BUFFER PLANTING PLAN

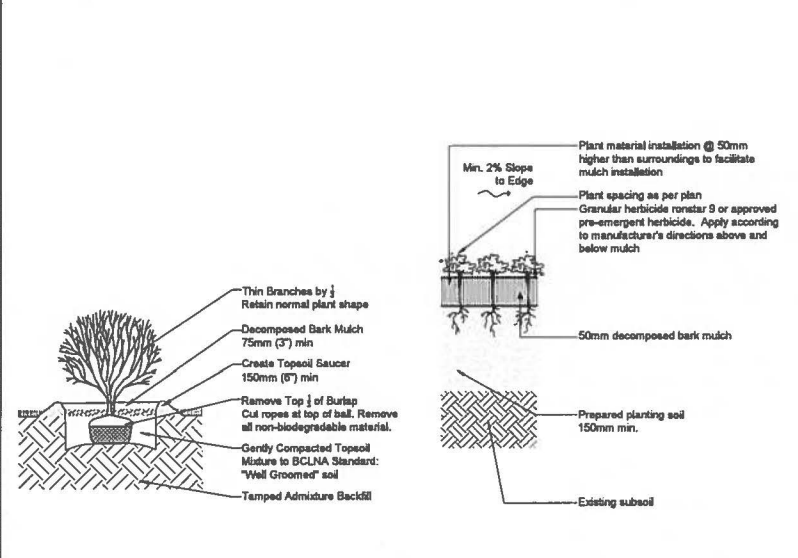
DP2014-28
L-04



1 DECIDUOUS TREE PLANTING DETAIL
 Scale: 1:25

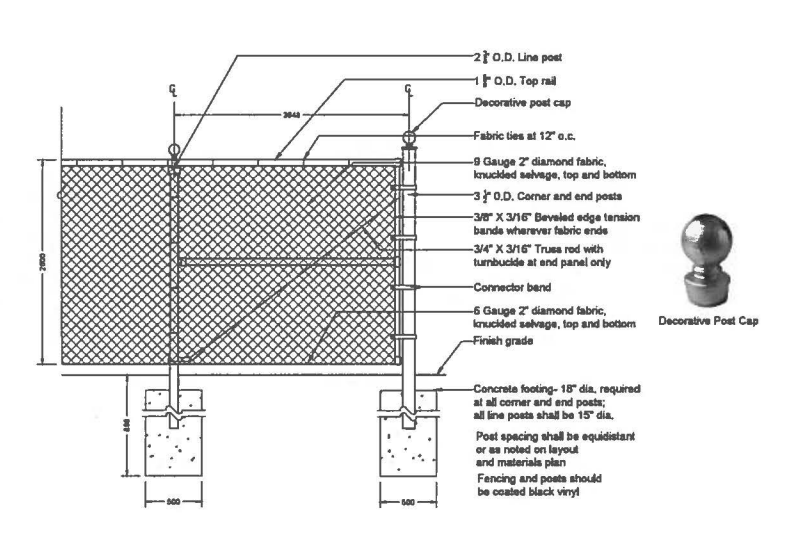


2 CONIFEROUS TREE PLANTING DETAIL
 Scale: 1:25



3 SHRUB PLANTING DETAIL
 Scale: 1:25

4 GROUND COVER PLANTING DETAIL
 Scale: 1:10



5 2.4m HEIGHT CHAIN LINK FENCE
 Scale: 1:20

No.	By	Description	Date
1	JT	Revised for DP	August 31, 2010
2	JT	Revised for DP	August 18, 2010
3	AD	Revised for DP	July 27, 2010
4	SH	Revised for DP	July 6, 2010
5	SH	Issued for Development Permit	June 7, 2010
6	SH	Updated Plant Quantities	April 7, 2010
7	SH	Issues for Client Review	March 24, 2010

REVISIONS TABLE FOR DRAWINGS

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Project:
**JACOB BROS. Construction
 Office & Warehouse Facility**

Location:
**3390 - 180th Street
 Surrey, B.C.
 V3Z 0L5**

Drawn: SH JT	Stamp:
Checked: SH	

Approved: Original Start Date:
 INVZD November 18, 2014

Scale:
 As Noted

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCY TO THE DESIGNER IMMEDIATELY. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT AND VALIDITY OF THE DIMENSIONS ON THE FIELD.



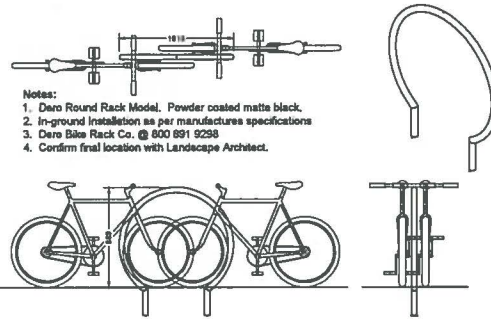
Product: Lagoon
Supplier: Maglin Site Furniture

1 MODULAR BENCH AND TABLE BLOCK DETAIL
Scale: NTS



GSTS - 117
Product: GSTS - 117 Steel Planter
Size: 1.0m L. x 1.0m W. x 750mm Ht.
Supplier: Baldwin Site Elements or approved equal.

2 STEEL TREE PLANTER
Scale: NTS



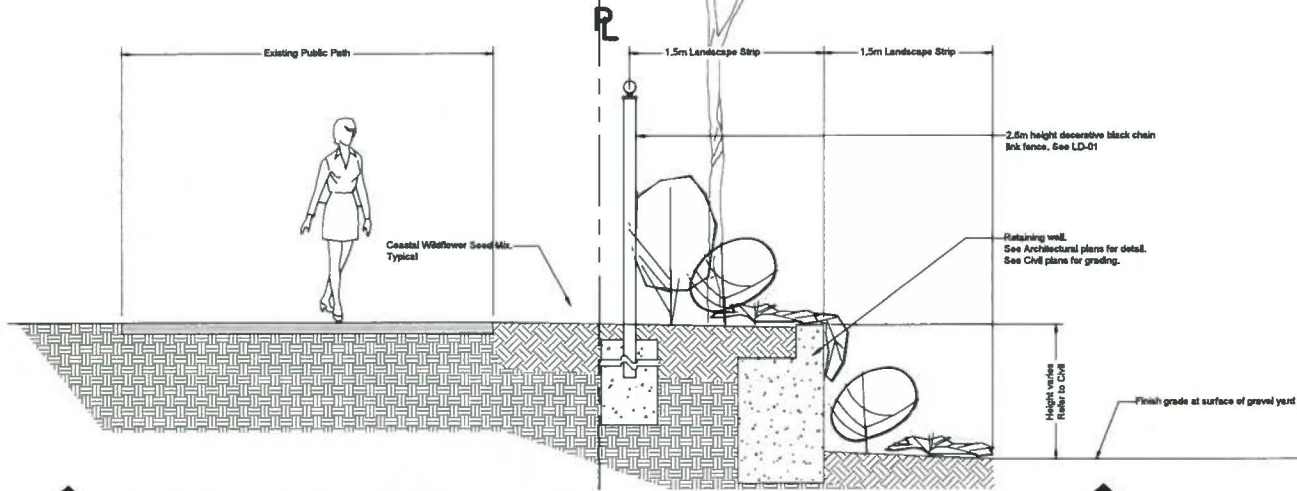
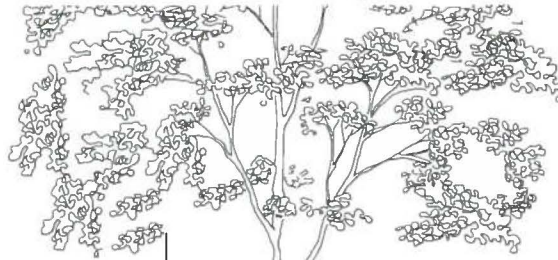
- Notes:
1. Dero Round Rack Model. Powder coated matte black.
 2. In-ground installation as per manufacturers specifications
 3. Dero Site Rack Co. @ 800 891 9298
 4. Confirm final location with Landscape Architect.

3 BIKE RACK
Scale: 1:30



Product: Natural Stone Blocks
2 Sizes: Large = (900mm x 900mm x 900mm)
Small = (600mm x 600mm x 600mm)
Supplier: Baldwin Site Elements or approved equal.

4 NATURAL STONE BLOCK DETAIL
Scale: NTS



1 TYPICAL SECTION THROUGH NORTH WEST LANDSCAPE BUFFER
Scale: 1:20

van der Zalm + associates Inc.
Plans & Speciation • Environmental Consulting
Urban Design • Landscape Architecture
Suite 101 4700 17th Avenue
Langley, British Columbia
V1V 0A6
P: 604.281.8825
F: 604.281.8823
info@vzai.com vza.ca



NO.	BY	DESCRIPTION	DATE
7	JT	Revised for DP	August 24, 2016
6	JT	Revised for DP	August 18, 2016
5	AD	Revised for DP	July 27, 2016
4	SH	Revised for DP	July 6, 2016
3	SH	Revised for Development Permit	June 1, 2016
2	SH	Updated Plant Schedule	April 7, 2016
1	SH	Issue for Client Review	March 24, 2016

REVISIONS TABLE FOR DRAWINGS

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Project:
JACOB BROS. Construction
Office & Warehouse Facility

Location:
3389 - 160th Street
Surrey, B.C.
V3Z 0L5

Drawn: SH JT	Stamp:
Checked: SH	
Approved: MVZ	Original Start Date November 18, 2014
Scale: As Noted	CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS AS THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS AS THE OBLIGATION OF THE CONTRACTOR.

Drawing Title: FURNITURE DETAILS
 VZ Project #: DP2014-28
 Drawing #: LD-02

INTER-OFFICE MEMO

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

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

DATE: **October 13, 2015** PROJECT FILE: **7814-0373-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3399 - 189 Street**

REZONE

There are no engineering requirements relative to the Rezone.

DEVELOPMENT PERMIT

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

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of Building Permit:

- Evaluate services (e.g. driveway letdowns, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0160-00 and relocate/modify through the BP process;
- Relocation and/or construction of curb letdowns to proposed new locations and associated modification to drainage features if required;
- Design/Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7814-0294-00 and Restrictive Covenants on title and
- Resolve current violations on the site prior to the issuance of a Building Permit.
Violations include but may not be limited to:
 1. Damage to the Boulevard and Drainage System fronting 189 Street when approximately 45.00 metres of City boulevard and drainage infrastructure was impacted by placement of additional fill and gravel to create two temporary access points into the property.
 2. Damage to the adjacent Park Green Belt west of the property when the site was leveled and a steep slope was cut into Parkland creating a hazardous slope condition along an existing walkway.



Rémi Dubé, P.Eng.
Development Services Manager
LR

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD By-law No. 17146 as amended by By-law No. 17934) (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17146, Amendment By-law No. 2013, No. 17934)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 029-167-132
 Lot 14 Section 28 Township 7 New Westminster District Plan EPP31532

3399 - 189 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry, warehouse uses, distribution centres, limited office uses, limited transportation industries* including ancillary truck refueling and other limited ancillary uses, forming part of a *comprehensive design*, where bonus *density* is provided

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Light impact industry.*

2. *Warehouse uses.*
3. *Distribution centres.*
4. *Transportation industry* limited to the storage and maintenance of contractor's construction equipment, materials or supplies and a truck refuelling facility, provided a truck refuelling facility is not a singular use on the *Lands*.
5. Office uses excluding:
 - (a) *Social escort services;*
 - (b) *Methadone clinics;* and
 - (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
6. *Accessory uses* limited to the following:
 - (a) *Eating establishments* excluding *drive-through restaurants* and provided each *eating establishment* is limited to a maximum of 20 seats;
 - (b) One *dwelling unit* provided that the *dwelling unit* is:
 - i. Contained within the *principal building;*
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses on the *lot;* and
 - iii. Restricted to a maximum floor area of 140 square metres [1,500 sq.ft.].

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *gross floor area* of 300 square metres [3,230 sq.ft.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum setbacks:

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		16.0 m* [52 ft.]	5.0 m [16 ft.]	7.5 m** [25 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

* The *front yard setback* may be reduced to 7.5 metres [25 ft.] if the area between the front face of any *building or structure* and a *highway* is not used for parking and is landscaped.

** The *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *mixed employment or industrial*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 14 metres [45 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

1. Refer to Table C.3 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Sub-section D.3(a)i of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted provided that:

- (a) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
- (b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Along the developed sides of the *lot* which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, as amended a continuous *landscaping* strip of not less than 6 metres [20 ft.] in width shall be provided within the *lot*.
- 3. Along the developed sides of the *lot* which abut all *highways* other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, as amended a continuous landscape strip of not less than 3.0 metres [10 ft.] in width shall be provided within the *lot*.
- 4. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
- 5. A continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
- 6. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.

J. Special Regulations

- 1. *Lands and structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than a *mixed employment* or *industrial* use, the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.

2. Loading areas shall not be located within any *front yard*.
3. Garbage containers and passive *recycling containers* shall not be located within any *front yard*.
4. Parking, storage or service of trucks and trailers or equipment on any portion of the *lot* not directly associated with the permitted uses or operations of the *lot* shall be prohibited.
5. Outdoor storage is restricted on the *lot* as follows:
 - (a) Area for outdoor display and storage of any goods, materials or supplies and areas for parking of trucks, trailers and construction equipment associated with the uses and operations allowed on the *lot* is permitted provided that such storage and parking is:
 - i. Not located within any *front* or *side yard*;
 - ii. Not located within 4.0 metres [13 ft.] of the north or south *lot lines* in the *side yard*;
 - iii. Not located within the 5.0 metres [16 ft.] of the west *lot line* in the *rear yard*;
 - iv. Not exceeding a total area greater than 1.5 times the lot area covered by the *principal building* up to a maximum of 40% *lot coverage* of the *lot*;
 - v. Not used for storage of trucks weighing more than 5,000 kilograms [11,023 lbs.] *G.V.W.* or trailers that are not associated with the business on the *lot*;
 - vi. Completely screened along the *side yards* of the *lot line* to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width; and
 - vii. Completely screened along the *rear yard* of the *lot line* to a height of at least 2.5 metres [8 ft.] by permeable decorative metal fencing and substantial *landscaping* strips not less than 3 metres [10 ft.] in width. In no cases shall materials be piled up higher than 3.5 metres [12 ft.] on-site.
 - viii. No display or storage of containers shall be piled to a height of more than 7.0 metres [24 ft.] or the height of two stacked containers, whichever is less.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
20,000 sq. m. [5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-2 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-2 Zone.

9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK