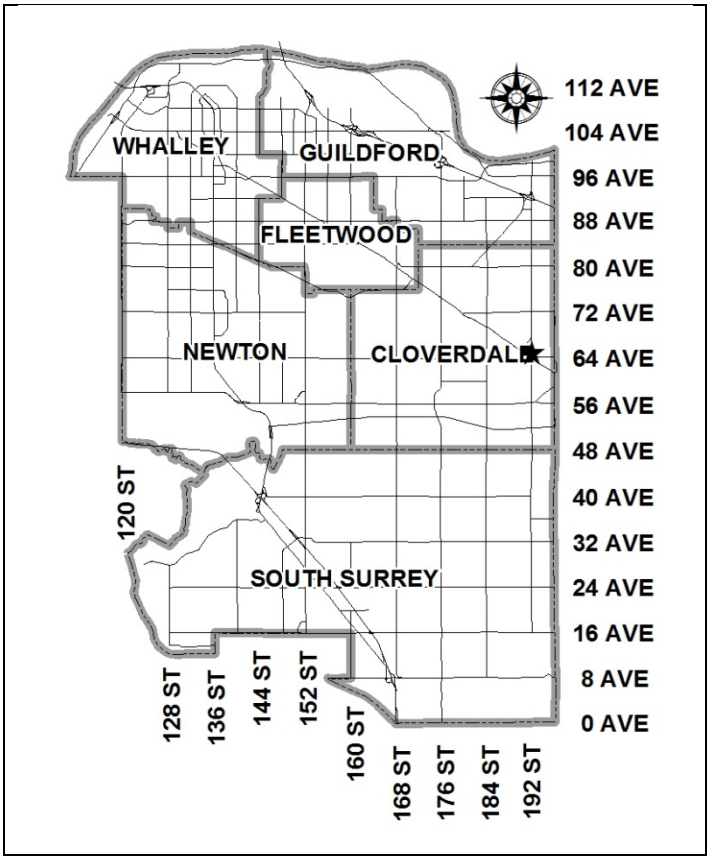


City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7914-0375-00

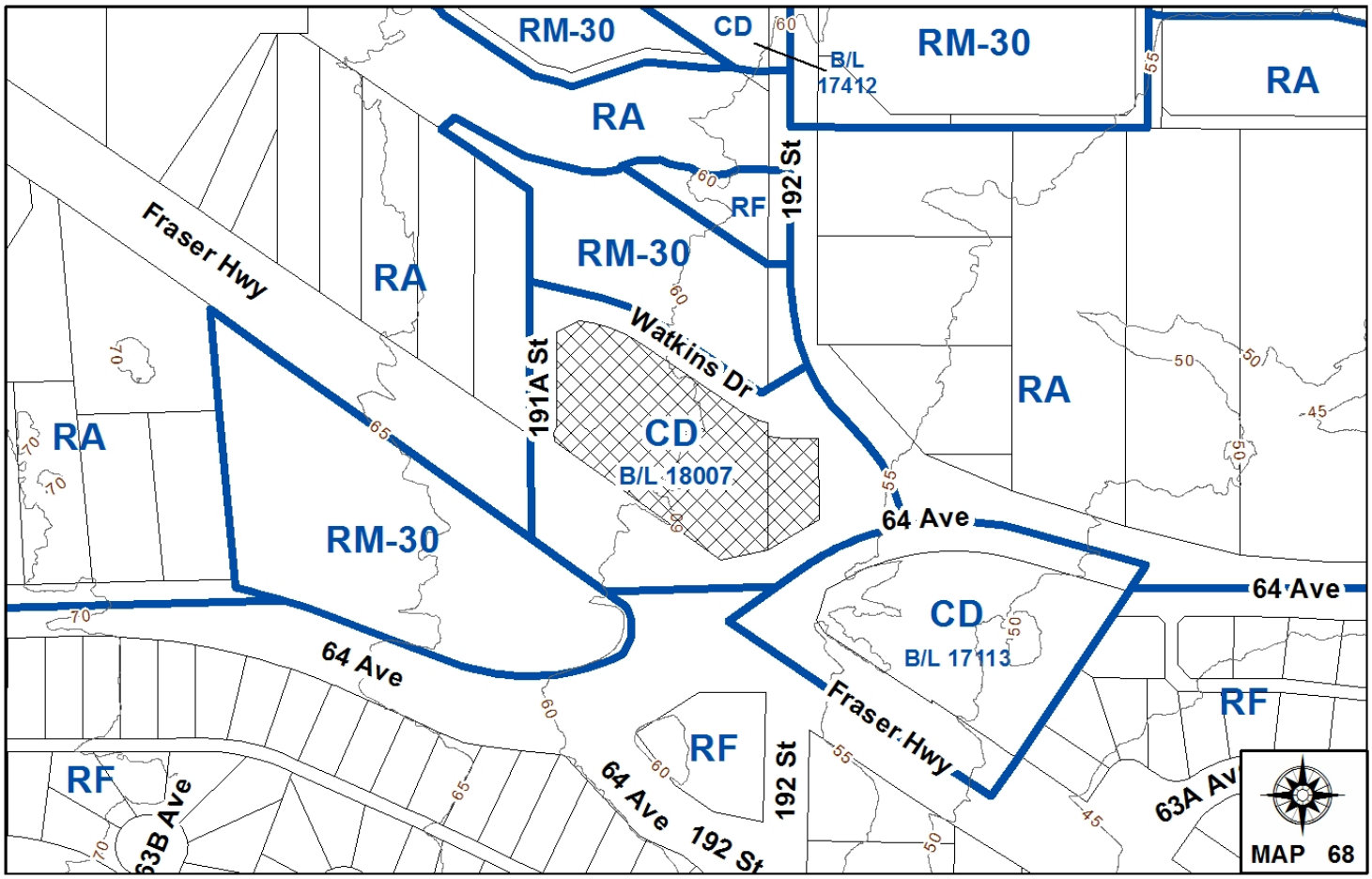
Planning Report Date: March 23, 2015

PROPOSAL:

- **Development Permit**

in order to relocate the drive-through restaurant within an approved commercial shopping centre (not yet under construction).

LOCATION:	19151 - Fraser Highway
OWNER:	Mosaic Fraser 192 Retail Holdings Ltd.
ZONING:	CD By-law No. 18007
OCP DESIGNATION:	Urban
NCP DESIGNATION:	Specialty Community-Oriented Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- By locating the drive-through restaurant in Building D in the north-east portion of the site, it is closer to the large parking lot at the east side of the site.

- The amended site plan shows the drive-through queuing entirely internal to the site, which is preferred as any queueing will not impact traffic circulation on City streets.

- The building character and materials are substantially the same as those approved under the original Development Permit No. 7913-0030-01 on July 28, 2014.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0375-00 and authorize the Mayor and Clerk to execute the Permit.

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

REFERRALS

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

Surrey Fire Department: No concerns.

Metro Vancouver: No concerns.

BC Hydro: No concerns.

FortisBC: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant commercial lot, approved under Development Application No. 7913-0030-00, with building permits pending.

Adjacent Area:

Direction	**Existing Use**	**NCP Designation**	**Existing Zone**
North (Across Watkins Drive):	Townhouses under construction (Application No. 7913-0030-00).	22-45 u.p.a. (High Density)	RM-30

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 192 Street):	Vacant City land.	Special Community Oriented Commercial	RA
South (Across 64 Avenue and Fraser Highway):	Mixed use commercial and apartments under construction (Application No. 7909-0116-00), and townhouses under construction (Application No. 7908-0200-00).	Commercial and Urban in the OCP	CD By-law No. (Based on C-8 and RM-45) and RM-30
West (Across 191A Street):	Vacant 2/3-acre lot.	Special Community Oriented Commercial	RA

SITE CONTEXT

- The 7,442-square metre (1.8-acre) subject site is located on the north side of Fraser Highway within the East Clayton Neighbourhood Concept Plan (NCP) area, at the intersection of Fraser Highway and 64 Avenue (see Appendix II).

- The subject site is designated Urban in the Official Community Plan (OCP), Specialty Community-Oriented Commercial in the East Clayton NCP, and zoned "Comprehensive Development Zone (CD)" By-law No. 18007 (based on the C-8 Zone).

- The subject commercial site was rezoned under Application No. 7913-0030-00, which consisted of a 44-unit townhouse component and the subject commercial shopping node. The parent site was subsequently subdivided into a park lot and two development lots which separated the townhouse component from the commercial component. Development Permit No. 7913-0030-00 for the townhouse site was approved on May 26, 2014 and a separate Development Permit No. 7913-0030-01 for the commercial site was approved on July 28, 2014.

- The developer is requesting to amend the site plan in Development Permit No. 7913-0030-01 by relocating the drive-through restaurant and has therefore submitted the subject application for a new Development Permit.

DEVELOPMENT CONSIDERATIONS

- The subject community shopping node will consist of approximately 1,832 square metres (19,765 sq.ft.) of floor area in four buildings, with an approximate floor area ratio (FAR) of 0.25.

- As part of the original Development Permit, a drive-through restaurant was proposed in Building A, located near the northwest corner of the site. However, the developer is in the process of securing a prospective tenant who would prefer to have the restaurant in Building D which is in closer proximity to the large parking lot along the east side of the site.

- As such, the functionality of Buildings A and D have switched. Building D, near the northeast corner of the site is revised to accommodate the drive-through restaurant, and Building A, near the northwest corner of the site is revised to accommodate other types of commercial retail units.

- Previously, the drive-through queueing around Building A entered the queueing lane on the east side of Building A from within the internal parking lot, and exited onto 191A Street. As part of the revised proposal, the queuing lane will enter and exit within the internal parking lot, which is an improved arrangement for traffic and circulation on the City streets.

- The proposed modifications to the site plan comply with CD By-law No. 18007, which regulates the site. The building style and materials remain unchanged.

PRE-NOTIFICATION

Pre-notification letters are not required as part of the Development Permit public notification process. Development Proposal signs were installed on the site on February 26, 2015, and staff received no responses.

DESIGN PROPOSAL AND REVIEW

- The revised design for the subject commercial site is consistent with the originally designed "commercial village" concept and consists of approximately 1,832 square metres (19,765 sq.ft.) of floor area in four, one-storey, free-standing buildings.

- The buildings are oriented towards Fraser Highway and the new Watkins Drive, and have been designed to have a village character with a strong interface to the townhouses currently under construction to the north. Elements such as a mixture of sloped and flat rooflines and fenestration, with varied cladding materials such as white brick and hardie-plank siding with contrasting black metal overhangs, are incorporated.

- The buildings fronting Fraser Highway and Watkins Drive are intended to enhance the pedestrian experience by providing an active frontage along the future multi-use pathway. Wide sidewalks and raised pedestrian crosswalks are provided throughout to reinforce walkability of the site. Roof overhangs for weather protection, outdoor seating, and trellises are intended to complement the village character of the development and improve the pedestrian experience.

- The commercial village also incorporates one small retail "kiosk", approximately 6.5 square metres (69 sq.ft.) in area. This kiosk is intended to provide interest, diversity and vitality to the commercial village as it creates activity in a zone that otherwise might not be active, such as in parking areas or adjacent to drive-through aisles. The kiosk can also accommodate a variety of retailers, some of whom need only small entry-level spaces, thereby attracting local retailers. The building materials used for the kiosk complement those used in the rest of the village.

- Fascia and freestanding signage have not been evaluated as part of original Development Permit No. 7913-0300-01, or the subject application. The applicant is aware that a comprehensive sign design package is required for review by staff as part of a subsequent Development Permit application.

- Landscaping consisting of Chinese Dogwood, Persian Ironwood and Daybreak Cherry trees interspersed with shrubs such as Azalea, Honeysuckle, Rhododendron and Yew, and perennials and grasses such as Feather Reed, Evergold Sedge, Purple Cone Flower and Candytuft will be planted throughout the commercial development. The intent is to provide a high canopy combined with low planting to provide visibility into the site. Planting beds will also be used as bioswales to manage surface water.

- A landscape buffer comprised of benches, trellises and low hedging will be planted between the pedestrian sidewalk along the new Watkins Drive and the drive-through component of the commercial development to promote screening and noise reduction.

- The Surrey Zoning By-law requires ten (10) parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area for eating establishments, pubs and entertainment uses and three (3) parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area for retail, service, and office uses.

- At present, the applicant has indicated that other than the restaurant, the rest of the tenants remain undetermined. Based upon this information, it is estimated that there will be a requirement for seventy (70) on-site parking spaces.

- A total of eighty-eight (88) off-street, commercial parking spaces are provided for the commercial village, not including adjacent on-street parking spaces.

- In addition, fifteen (14) queuing spaces are provided in advance of the drive-through restaurant window, which exceeds the requirement of the Surrey Zoning By-law of eight (8) queuing spaces.

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. Development Permit No. 7914-0375-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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DRV 3/19/15 9:30 AM

APPENDIX I

Information for City Clerk

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

1. (a) Agent: Name: Kristina Kovacs
Mosaic Fraser 192 Retail Holdings Ltd.
Address: 2609 - Granville Street, Suite 500
Vancouver, BC V6H 3H3

Tel: 604-685-3888 - Work

2. Properties involved in the Application

(a) Civic Address: 19151 - Fraser Highway

(b) Civic Address: 19151 - Fraser Highway
Owner: Mosaic Fraser 192 Retail Holdings Ltd.
PID: 029-469-121
Lot 1 Sections 15 And 16 Township 8 New Westminster District Plan EPP41729

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 18007

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		7,446 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	25%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South)	3.0 metres	3.0 metres
Rear (North)	5.0 metres	5.0 metres
West	4.0 metres	4.0 metres
East	7.5 metres	23.0 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 metres	9.7 metres
Accessory	4.0 metres	
NUMBER OF RESIDENTIAL UNITS	NA	NA
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	NA	NA
FLOOR AREA: Commercial	5,956 sq.m.	1,836 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial	NA	NA
FLOOR AREA: Institutional	NA	NA
TOTAL BUILDING FLOOR AREA	5,956 sq.m.	1,836 sq.m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	NA	NA
# of units/ha /# units/acre (net)	NA	NA
FAR (gross)		
FAR (net)	0.8	0.25
AMENITY SPACE (area in square metres)	NA	NA
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	70	88
Industrial	NA	NA
Residential Bachelor + 1 Bedroom	NA	NA
2-Bed		
3-Bed		
Residential Visitors		
Institutional	NA	NA
Total Number of Parking Spaces	70	88
Number of disabled stalls	1	5
Number of small cars	18	10
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length	NA	NA

Heritage Site	NO	Tree Survey/Assessment Provided	NO

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0375-00

Issued To: MOSAIC FRASER 192 RETAIL HOLDINGS LTD.

("the Owner")

Address of Owner: 2609 - Granville Street, Suite 500
Vancouver BC V6H 3H3

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

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

Parcel Identifier: 029-469-121
Lot 1 Sections 15 and 16 Township 8 New Westminster District Plan EPP41729

19151 - Fraser Highway

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.

4. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0375-00 (A) through to and including 7914-0375-00 (Y) (the "Drawings") which are attached hereto and form part of this development permit.

5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.

6. (a) The landscaping shall conform to drawings numbered 7914-0375-00 (Q) through to and including 7914-0375-00 (Y) (the "Landscaping").

(b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

(c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of $630,485.63

(the "Security")

(d) The Security is for:

i.	Phase I	$169,640.63
ii.	Phase II	$68,719.61
iii.	Phase III	$85,415.14
iv.	Phase IV	$306,710.25

(e) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.

ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.

iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

7. This development permit replaces Development Permit No. 7913-0030-01.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

11. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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

Authorized Agent: (Signature)

KRISTINA KOVACS
Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00

RENDERING

STREET VIEW
SCALE: N.T.S

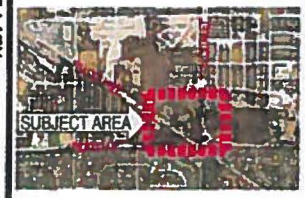
SYMBOLS

GENERAL NOTE:

All work shall conform with the BC Building Code 2012.
It is the responsibility of the General Contractor to check and verify all dimensions and details before proceeding with construction.
Discrepancies found on Drawings should be brought to the attention of the Architect prior to work commencing.

COVERSHEET
SCALE: N.T.S

KEY PLAN



PROJECT INFORMATION

LEGAL DESCRIPTION	LOTS A 7 10 SEC 16 TWP 8 PL 8863 NWD
CIVIC ADDRESS:	18310 FRASER HWY, SURREY, BC
CURRENT ZONING	RA - ONE ACRE RESIDENTIAL ZONE
PROPOSED ZONING	CD - COMPREHENSIVE DEVELOPMENT

CONTACTS

OWNER
MOSAIC HOMES
[illegible] GRANVILLE STREET
VANCOUVER B.C. V6H 3K6
TEL. [illegible]

ARCHITECT
URBAN DESIGN GROUP ARCHITECTS LTD.
Farbo Ghazal, Architect AIBC
[illegible] West Pender Street,
Vancouver, B.C. V6E 4G1
Phone: 604-687-2334 / Fax: 604-688-7461
EMAIL: farbo@udgs.com

CIVIL
HUNTER LAIRD ENG. LTD.
DECLAN ROONEY
30-65 RICHMOND ST.
NEW WESTMINSTER, B.C. V3L 5P5
Phone: 604-525-4651 / Fax: 604-526-5715
EMAIL: DROONEY@HUNTERLAIRD.COM

LANDSCAPE ARCHITECT
DURANTE KREUK LTD.
PETER KREUK
102-187 WEST 5TH AVENUE,
Vancouver, B.C. V5J 1N5
Phone: 604-694-4611 / Fax: 604-694-0677
EMAIL: PETER@DKL.BC.CA

RENDERING
PLACE MAKER
CALUM BRINGLEY
[illegible] MAINLAND ST.
VANCOUVER,BC, V6B 2T4
PHONE: 604-[illegible]
CAL@PLACEMAKER.CA

DRAWING LIST

ARCHITECTURAL

A-0.0	COVER SHEET
A-1.0	SITE PLAN
A-1.1	SITE DETAILS
A-A2.1	FLOOR AND ROOF PLAN BUILDING A
A-A3.1	BUILDING A ELEVATIONS
A-A4.1	BUILDING A SECTIONS
A-B2.1	FLOOR PLAN BUILDING B
A-B2.2	ROOF PLAN BUILDING B
A-B3.1	BUILDING B ELEVATIONS
A-B4.1	BUILDING B SECTIONS
A-C2.1	FLOOR AND ROOF PLAN BUILDING C
A-C3.1	BUILDING C ELEVATIONS
A-C4.1	BUILDING C SECTIONS
A-D2.1	FLOOR AND ROOF PLAN BUILDING D
A-D3.1	BUILDING D ELEVATIONS
A-D4.1	BUILDING D SECTIONS

LANDSCAPE

L1 OF 1	OVERALL SITE PLAN

CIVIL

ONSITE

C1	ROADWORKS AND GRADING

PLANS REVIEWED
BY MBRordeau
DATE: March 16/15
for DP amendment

NORTH

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All designs, concepts, and other information shown on this drawing are for use on this project only, and shall not be used otherwise without written permission.

COMMERCIAL DEVELOPMENT
18151,18161,18171,18181 FRASER HWY, SURREY, BC
For MOSAIC MIXED USED DEVELOPMENTS LTD

architects ltd.
400-1140 WEST PENDER
VANCOUVER BC V6E 4G1
TELEPHONE 604-687-2334
FACSIMILE 604-688-7461

project number 3810

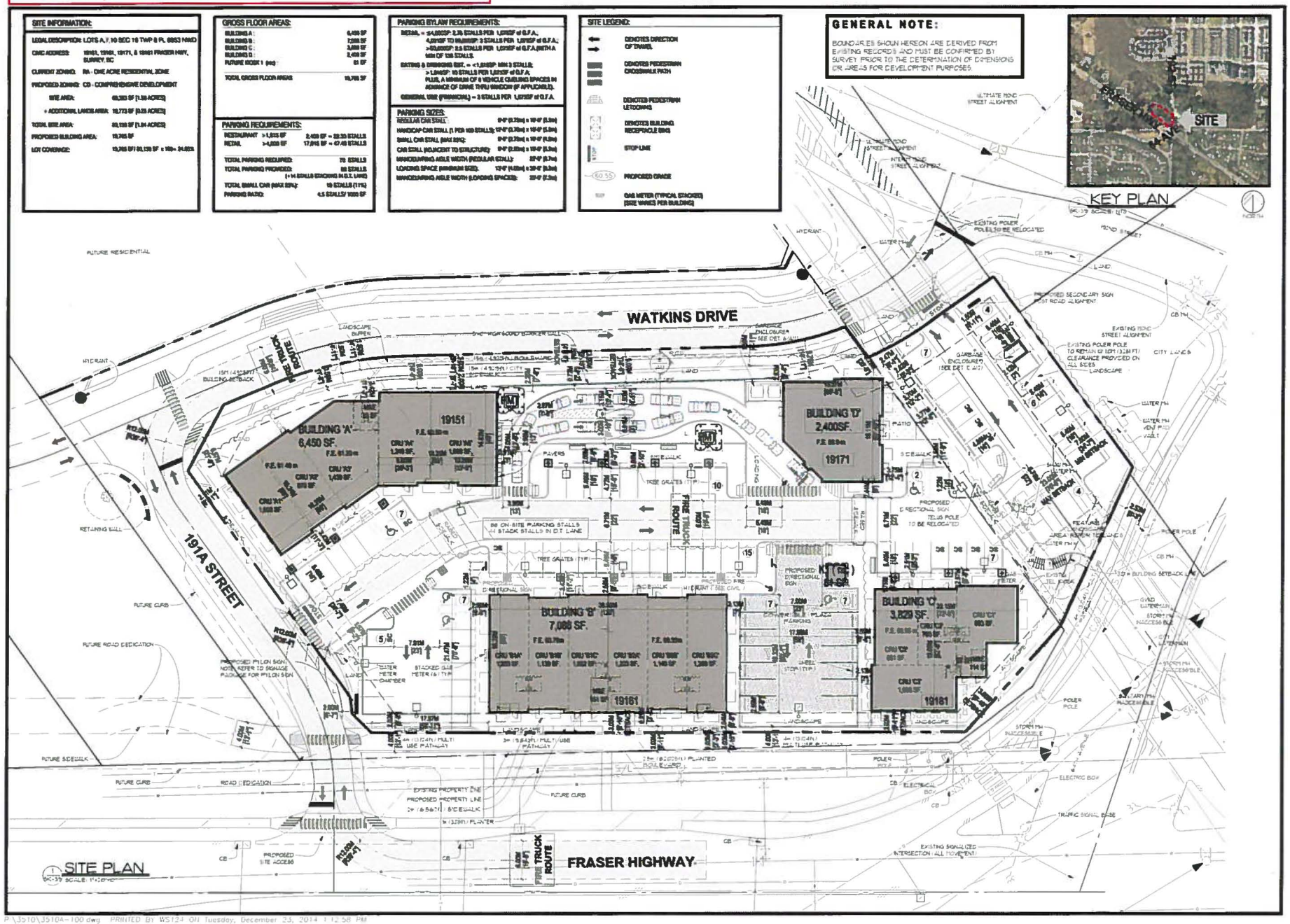
COVER SHEET

date: 25 02 03
scale: as/15
drawn: FG

A-0.0

Schedule A
7914-0375-00(A)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



COMMERCIAL DEVELOPMENT
19151, 19161, 19171, 19181 FRASER HWY, SURREY, BC
For MOSAIC MIXED USED DEVELOPMENTS LTD

urban design architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2334
FACSIMILE 604 688 7481

3510

SITE PLAN

A-1.0

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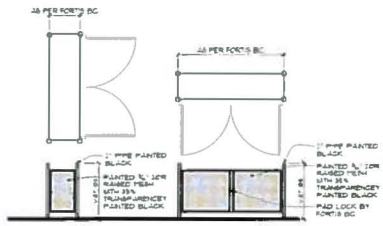
7914-0375-00(B)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00

EXTERIOR MATERIAL & FINISHES
(1) HARDIE SIDING 6" PAINTED
(2) WOOD TRIM, PAINTED
(4) FASCIA PAINTED
(6) STANDING SEAM METAL ROOF
(7) METAL CANOPY, PLATE, HANGER ROD, PAINTED
(8) BRICK CORBEL
(9) FABRIC AWNING
(12) DOUBLE GLAZED THERMALLY BROKEN STOREFRONT
(13) CONCRETE UPSTAND
(14) SIGNAGE BY TENANT
(15) CORNICE, HARDIE BOARD PAINTED
(16) BRICK CLADDING
(17) WOOD TRELLIS, STAINED
(18) HOLLOW METAL DOOR, PAINTED
(19) DOUBLE GLAZED VINYL WINDOW FRAME
(20) SPANDREL GLAZING IN PRE-FINISHED ALUM FRAME, BLACK PAINTED WHITE
(21) RTU SCREEN
(22) BANNER
(23) ILLUMINATED CHANNEL LETTERS SIGNAGE

SPECIFICATIONS
(A) BENJAMIN MOORE 2059-30 RUSTIC BRICK
(C) ACRYLIC, BENJAMIN MOORE 2124-70 DISTANT GREY
(D) BLACK - B. MOORE 2134-30 IRON MOUNTAIN
(E) BENJAMIN MOORE 2124-70 TROUT GREY
(F) KAWNEER OR EQUAL, #4 CLEAR ANODIZED
(G) KAWNEER OR EQUAL, #29 BLACK
(H) SANDBLASTED, NATURAL
(K) CERTAINTEED DESIGNER SERIES HIGHLAND SLATE, COLOUR BLACK GRANITE
(L) OLYMPIC SOLID COLOUR STAIN COLOUR CEDAR
(N) BENJAMIN MOORE OC-34 MARBLE WHITE
(P) COOLEY GROUP WEATHERTYTE, COLOUR DARK RED
(R) COOLEY GROUP WEATHERTYTE OR EQUAL, COLOUR BLACK
(S) CLEAR ALUMINUM



1/A12 GAS ENCLOSURE
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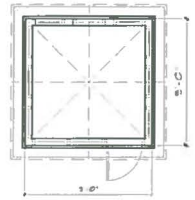
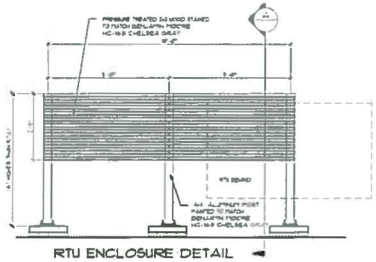
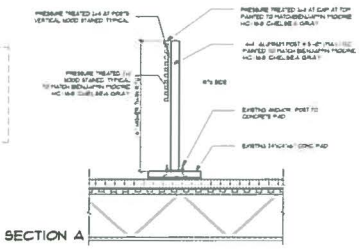


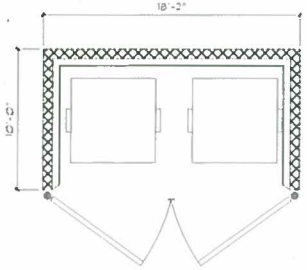
2/A12 KIOSK #1 PLAN (NIC)
SCALE: 1/4"=1'-0"

3/A12 KIOSK #1 ELEVATIONS (NIC)
SCALE: 1/4"=1'-0"

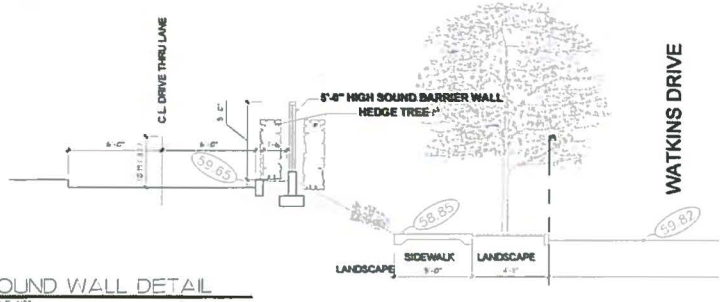


4/A12 RTU ENCLOSURE DETAIL
SCALE: NTS

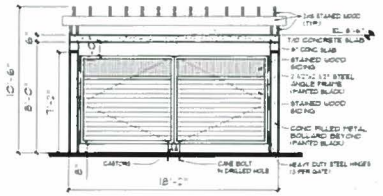




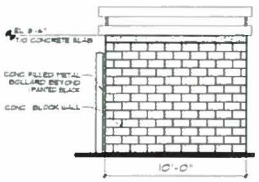
1/A11 PLAN
SCALE: NTS



B/A11 SOUND WALL DETAIL
SCALE: NTS

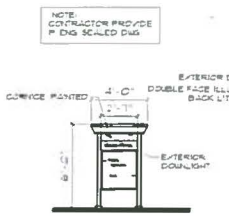


B/A11 ELEVATION
SCALE: NTS

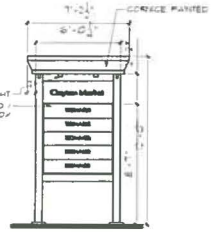


C/A11 ELEVATION
SCALE: NTS

6/A11 GARBAGE ENCLOSURE #1 DETAIL
SCALE: 1/4"=1'-0"



10/A12 DIRECTIONAL SIGN
SCALE: 1/4"=1'-0"



9/A12 SECONDARY SIGN
SCALE: 1/4"=1'-0"

14	[illegible]
13	[illegible]
12	ISSUED FOR REZONING
11	ISSUED FOR REVIEW
10	ISSUED FOR DP
9	ISSUED FOR REZONING
8	ISSUED FOR DP
7	ISSUED FOR REVIEW
6	ISSUED FOR DP
5	ISSUED FOR REZONING
4	ISSUED FOR REZONING
3	ISSUED FOR DP
2	ISSUED FOR DP
1	ISSUED FOR REZONING
REVISIONS	DESCRIPTION

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COMMERCIAL DEVELOPMENT
4961, 4965, 4971, 4991 FRASER HWY, SURREY, BC
For MOSAIC MIXED USED DEVELOPMENTS LTD

urban design group architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604-687-2334
FACSIMILE 604-688-7461

project number: 3510

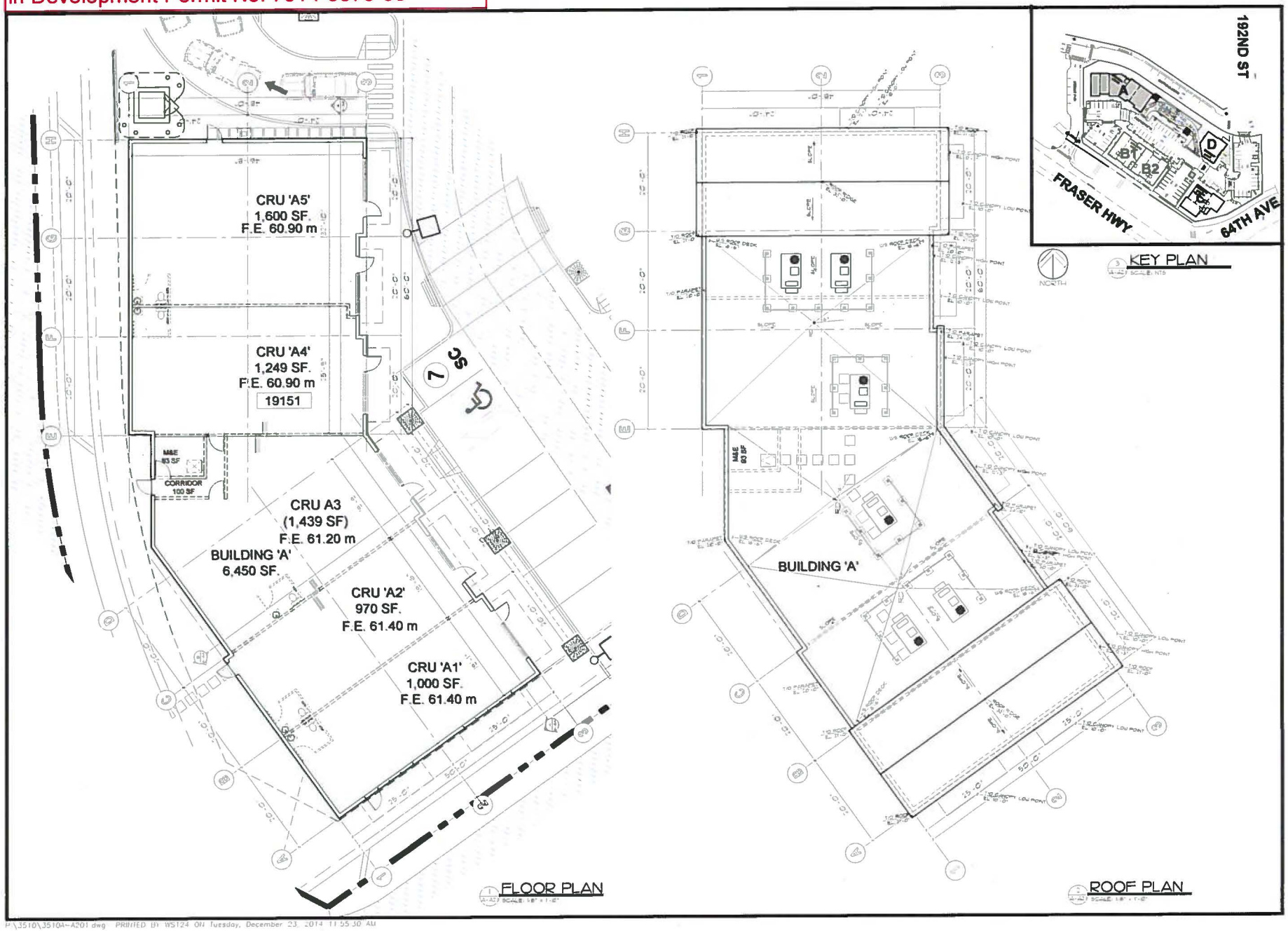
SITE DETAILS

date	
scale	AS NOTED
drawn	VC
checked	AK/VC
sheet number	A-1.1

P:\3510\3510A-101.dwg PRINTED BY WS124-OH Tuesday, December 23, 2014 11:55:00 AM

7914-0375-00(C)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



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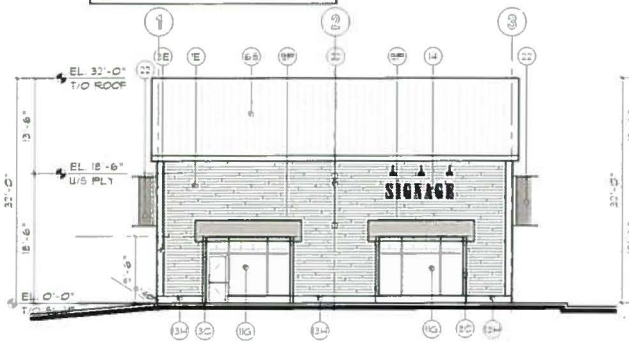
7914-0375-00(D)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00

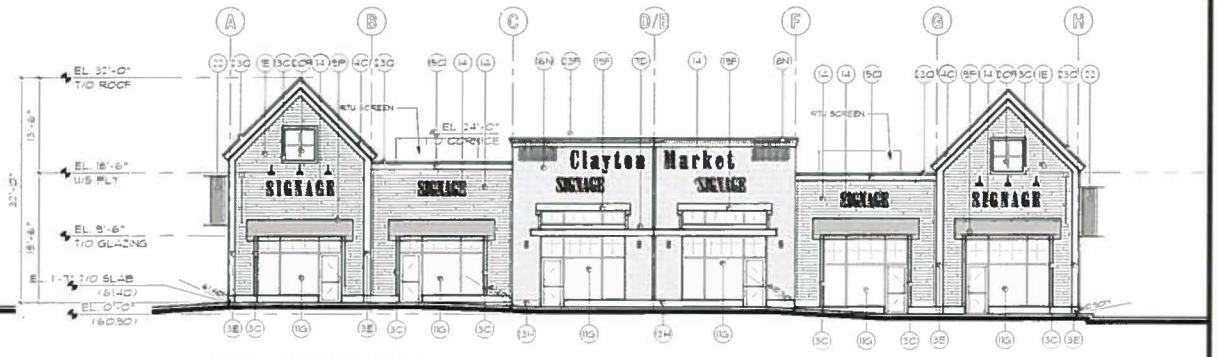
EXTERIOR MATERIAL & FINISHES	SPECIFICATIONS
1 HARDIE SIDING 6" PAINTED	A BENJAMIN MOORE 2089-20 RUSTIC BRICK
2 WOOD TRIM, PAINTED	C ACRYLIC, BENJAMIN MOORE 2124-70 DISTANT GREY
3 FASCIA PAINTED	C BLACK - B. MOORE 2134-30 IRON MOUNTAIN
4 STANDING SEAM METAL ROOF	E BENJAMIN MOORE 2124-20 TROUT GREY
5 METAL CANOPY, PLATE, HANGER ROD PAINTED	F BLACK
6 BRICK CORBEL	G KALWEER OR EQUAL, #39 BLACK
7 FABRIC AWNING	H SANDBLASTED NATURAL
8 DOUBLE GLAZED THERMALLY BROKEN STOREFRONT	K CERTAINTEED DESIGNER SERIES HIGHLAND SLATE, COLOUR: BLACK GRANITE
	L OLYMPIC SOLID COLOUR STAIN, COLOUR CEDAR
9 CONCRETE UPSTAND	N BENJAMIN MOORE OC-34 MARBLE WHITE
10 SIGNAGE BY TENANT, PROVIDE BLOCKING BY GC	P COOLEY GROUP WEATHERTYTE, COLOUR DARK RED
11 CORNICE, HARDIE BOARD PAINTED	Q COOLEY GROUP WEATHERTYTE OR EQUAL, COLOUR BLACK
12 BRICK CLADDING	R CLEAR GALVALUME
13 WOOD TRELLIS, STAINED N/C	
14 HOLLOW METAL DOOR PAINTED	
15 DOUBLE GLAZED VINYL (WINDOW FRAME)	
16 SPANDREL GLAZING IN VINYL FRAME BACK PAINTED WHITE	
17 RTU SCREEN	
18 BANNER	
19 METAL FLASHING	

NORTH

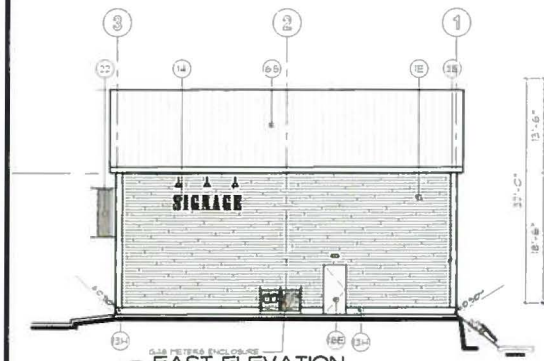
KEY PLAN
A-A3 / SCALE: N/S



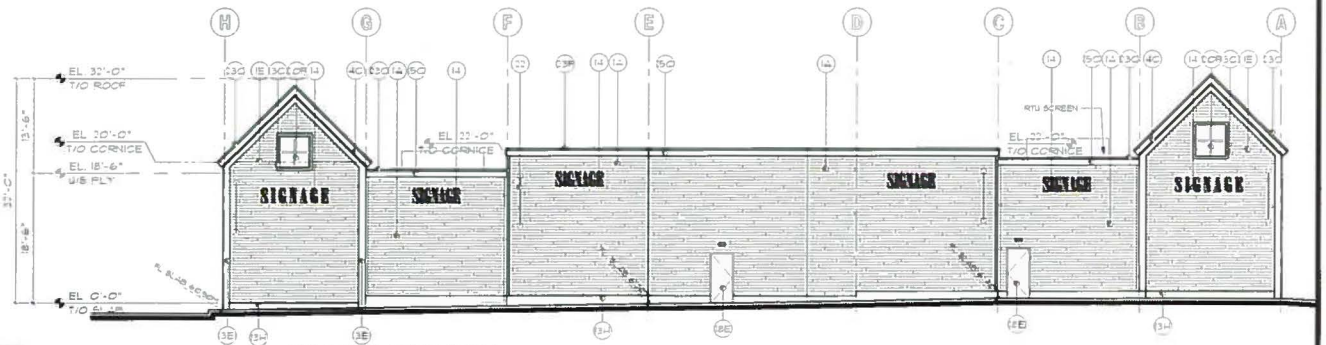
WEST ELEVATION
A-A3 / SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
A-A3 / SCALE: 1/8" = 1'-0"



EAST ELEVATION
A-A3 / SCALE: 1/8" = 1'-0"



NORTH ELEVATION
A-A3 / SCALE: 1/8" = 1'-0"

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25	14/12/22	re-issued
24	14/05/19	re issued for review
23	13/11/14	re issued for review
22	13/11/07	issued for review
21	13/10/21	issued for review
20	13/10/21	issued for DP
19	13/10/25	issued for review
18	13/08/13	issued for review
17	13/08/06	issued for review
16	13/06/17	issued for review
15	13/06/04	reissued for rezoning/DP
14	13/04/04	issued for rezoning/DP
13	13/01/25	issued for review
12	13/01/24	issued for review
11	13/01/21	issued for review
10	12/12/21	issued for DP
9	12/11/29	issued for review
8	12/09/13	issued for review
7	12/07/31	issued for review
6	12/07/26	issued for review
5	12/07/24	issued for review
4	12/07/20	issued for review
3	12/07/19	issued for review
2	12/07/18	issued for review
1	12/07/05	issued for review
no.	date	description

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COMMERCIAL DEVELOPMENT
FOR MOSAIC MIXED USED DEVELOPMENTS LTD
19548, 19568, 19570, 19594 FRASER HWY, SURREY, B.C.

urban design group architects ltd
600 1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 688 7203
FACSIMILE 604 688 7481

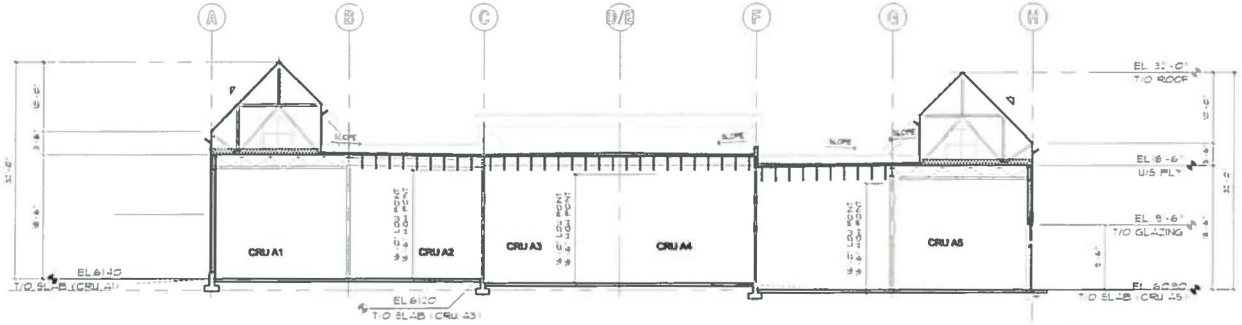
project number: 3510

BUILDING A ELEVATIONS

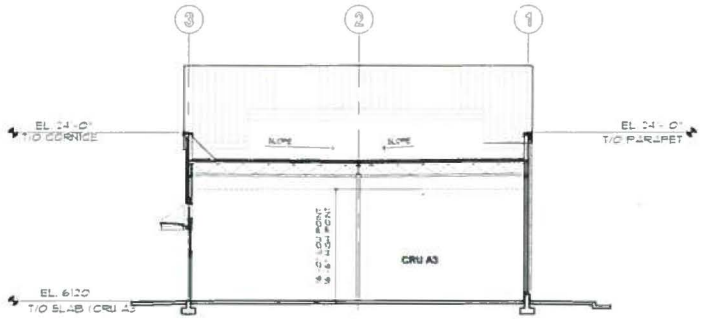
scale: AS NOTED	drawing number: A-A9.1
drawn: MC/CK	
checked:	

7914-0375-00(E)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



CROSS SECTION



CROSS SECTION

COMMERCIAL DEVELOPMENT
14951, 14961, 14971, 14981 FRASER HWY, SURREY, BC
for MOSAIC MIXED USED DEVELOPMENTS LTD

architects ltd
600 1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2034
FACSIMILE 604 688 7481

project number 3510

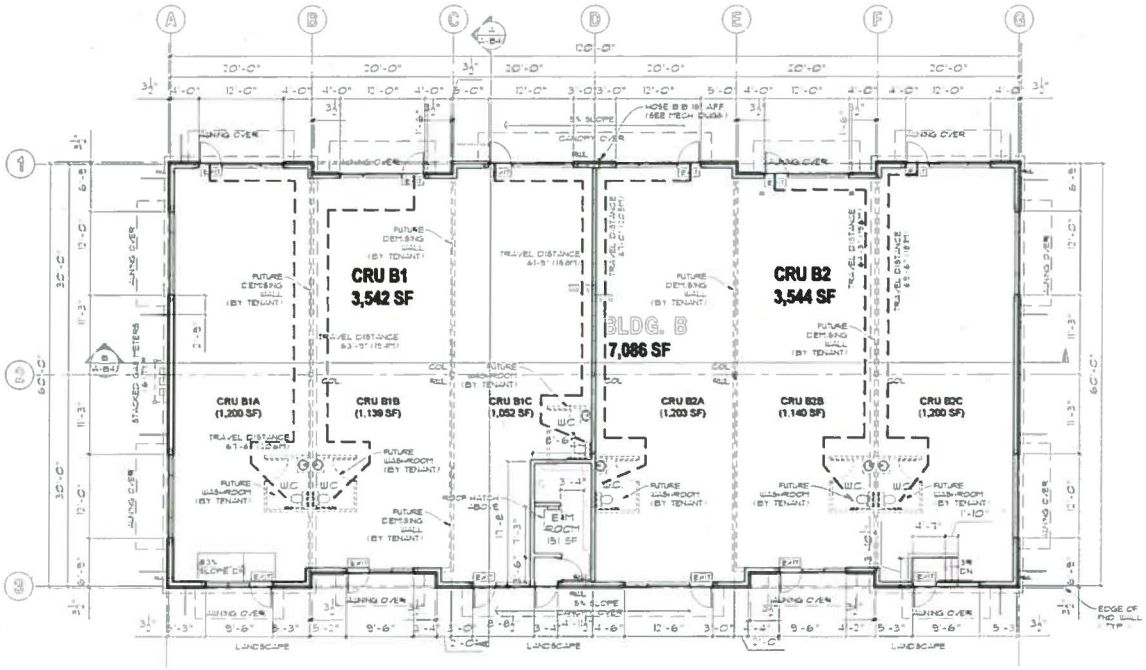
BUILDING A SECTIONS

scale AS NOTED
drawn AK/RL/JA
checked AK/TC
part number A-A4.1

P:\3510\3510A-A401.dwg PRINTED BY KS124 ON Tuesday, December 23, 2014 11:56:56 AM

7914-0375-00(F)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



FLOOR PLAN

KEY PLAN

SCALE: NTS

GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH THE BC BUILDING CODE 2012 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION DISCREPANCIES FOUND ON THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO WORK COMMENCING
2. REFER TO STRUCTURAL DRAWINGS FOR ALL STUD SPACING GAUGE AND BRACING
3. ALL FULL HEIGHT WALLS TO HAVE A DOUBLE PLATE HEAD AT THE U/S OF STRUCTURE REFER TO STRUCTURAL DWGS
4. ALL CUT-OUTS IN FLOOR TO BE SEALED WITH SILICONE
5. REFER TO MECHANICAL DRAWING FOR LOCATION OF CLEAN OUTS AND FOR PIPING UNDERGROUND SERVICES
6. CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR
7. ALL FITTING AND CONSTRUCTION TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE BUILDING AND ACCESSIBILITY CODES
8. ALL INTERIOR FACES OF EXTERIOR WALLS TO HAVE GYPSUM WALL BOARD FINISH TAPED FILLED AND SANDED READY TO RECEIVE PAINT
9. PROVIDE APPROVED ULC LISTED FIRE STOPPING AND FIRE CAULKING ASSEMBLY AT ALL PENETRATIONS THROUGH FIRE RATED FLOOR AND WALL ASSEMBLIES
10. ALL GRIDLINES AND DIMENSIONS ARE REFERENCED TO OUTSIDE OF EXTERIOR SHEATHING UNLESS OTHER GRIDLINES INDICATE THE CENTER LINE OF COLUMN
12. EXACT DOOR LOCATION TO BE CONFIRMED BY TENANTS PRIOR TO INSTALLATION
13. ALL EXTERIOR STOREFRONTS TO BE SEALED AND DOUBLE GLAZED CLEAR PLATE GLASS UNITS WITH THERMALLY BROKEN ANODIZED ALUMINUM FRAMES
14. PROVIDE CONDUIT AND PLYWOOD BACKING FOR ALL EXTERIOR FASCIA SIGNAGE (TYPICAL)
15. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CURRENT TENANT SCHEDULE 'C' DOCUMENTS
16. REFER TO SITE PLAN FOR ANY SITE INFORMATION OR INFORMATION THAT IS OUTSIDE OF THE BUILDING PAD
17. REFER TO MECHANICAL DRAWINGS FOR ALL RTU SPECS LOCATIONS AND VENTING DETAILS

20	2017/11	ISSUED FOR REVIEW
19	2016/12	ISSUED FOR REVIEW
18	2016/11	ISSUED FOR REVIEW
17	2016/10	ISSUED FOR REVIEW
16	2016/09	ISSUED FOR REVIEW
15	2016/07	ISSUED FOR REVIEW
14	2016/06	ISSUED FOR REVIEW
13	2016/05	ISSUED FOR REVIEW
12	2016/04	ISSUED FOR REVIEW
11	2016/03	ISSUED FOR REVIEW
10	2015/12	ISSUED FOR REVIEW
9	2015/11	ISSUED FOR REVIEW
8	2015/10	ISSUED FOR REVIEW
7	2015/09	ISSUED FOR REVIEW
6	2015/07	ISSUED FOR REVIEW
5	2015/06	ISSUED FOR REVIEW
4	2015/05	ISSUED FOR REVIEW
3	2015/04	ISSUED FOR REVIEW
2	2014/12	ISSUED FOR REVIEW
1	2014/11	ISSUED FOR REVIEW
No.	Yr/Mo/Da	Description

ISSUE/REVISIONS

NORTH

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COMMERCIAL DEVELOPMENT

19161, 19165, 19171, 19181 FRASER HWY., SURREY, BC

For MOSAIC MIXED USED DEVELOPMENTS LTD

urban design group architects ltd.
600 1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2204
FACSIMILE 604 688 7481

DRAWING NUMBER: 3510

DRAWING TITLE: FLOOR PLAN BUILDING B

SCALE: AS NOTED

DATE: 01/DEC/01

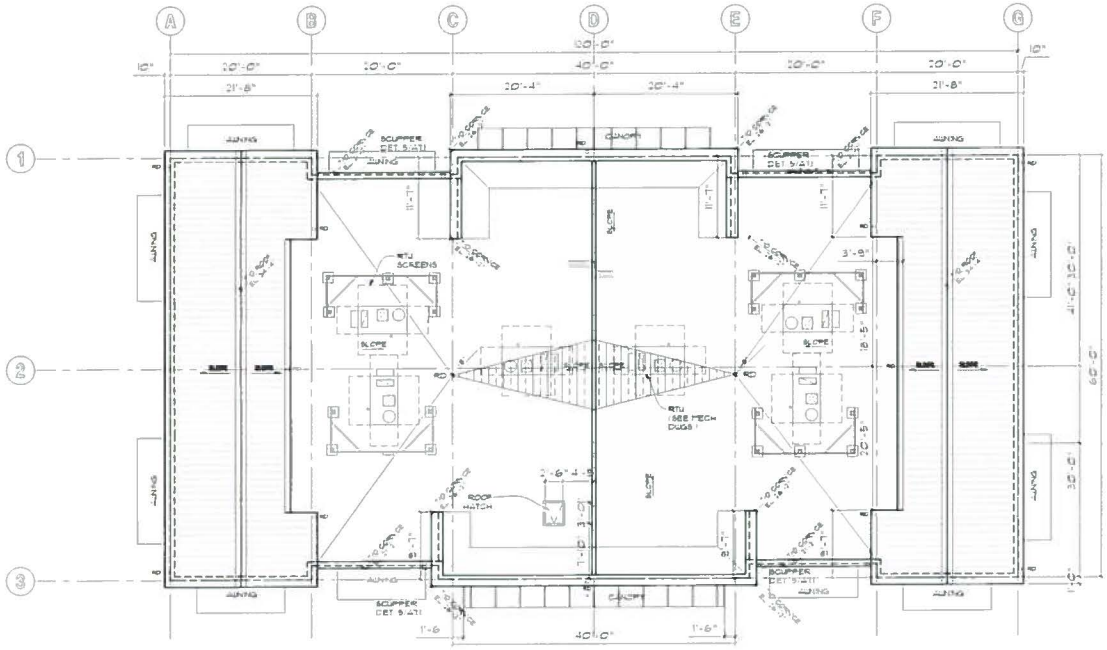
DRAWN: M/PC

SHEET NUMBER: A-B2.1

P:\3510\3510A-B201.dwg PRINTED BY WS124 ON Tuesday, December 23, 2014 12:53:11 PM

7914-0375-00(G)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



ROOF PLAN

KEY PLAN

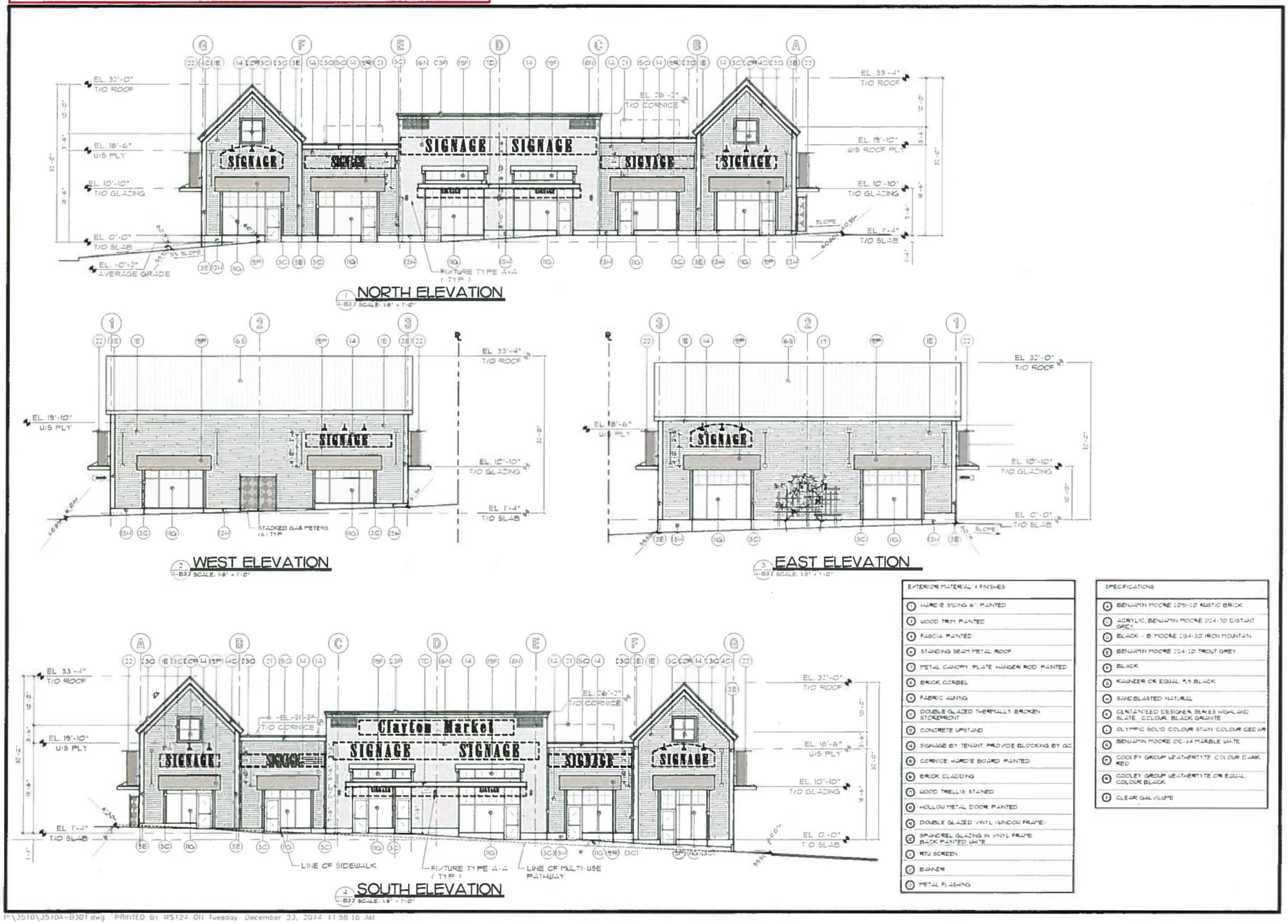
SCALE: NTS

GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH THE BC BUILDING CODE 2012 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. DISCREPANCIES FOUND ON THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO WORK COMMENCING
2. REFER TO STRUCTURAL DRAWINGS FOR ALL STUD SPACING GAUGE AND BRACING
3. ALL FULL HEIGHT WALLS TO HAVE A DOUBLE PLATE HEAD AT THE U/S OF STRUCTURE. REFER TO STRUCTURAL DWGS
4. ALL CUT OUTS IN FLOOR TO BE SEALED WITH SILICONE
5. REFER TO MECHANICAL DRAWING FOR LOCATION OF CLEAN OUTS AND FOR PIPING UNDERGROUND SERVICES
6. CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR
7. ALL FITTING AND CONSTRUCTION TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE BUILDING AND ACCESSIBILITY CODE
8. ALL INTERIOR FACES OF EXTERIOR WALLS TO HAVE GYPSUM WALL BOARD FINISH. TAPED, FILLED AND SANDED READY TO RECEIVE PAINT
9. PROVIDE APPROVED U.L. LISTED FIRE STOPPING AND FIRE CAULKING ASSEMBLY AT ALL PENETRATIONS THROUGH FIRE RATED FLOOR AND WALL ASSEMBLIES
10. ALL GRIDLINES AND DIMENSIONS ARE REFERENCED TO OUTSIDE OF EXTERIOR SHEATHING UNLESS OTHER GRIDLINES INDICATE THE CENTER LINE OF COLUMN
11. EXACT DOOR LOCATION TO BE CONFIRMED BY TENANTS PRIOR TO INSTALLATION
12. ALL EXTERIOR STOREFRONTS TO BE SEALED AND DOUBLE GLAZED CLEAR PLATE GLASS UNITS WITH THERMALLY BROKEN ANODIZED ALUMINUM FRAMES
13. PROVIDE CONDUIT AND PLYWOOD BACKING FOR ALL EXTERIOR FASCIA SIGNAGE (TYPICAL)
14. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CURRENT TENANT SCHEDULE 'C' DOCUMENTS
15. REFER TO SITE PLAN FOR ANY SITE INFORMATION OR INFORMATION THAT IS OUTSIDE OF THE BUILDING PAD
17. REFER TO MECHANICAL DRAWINGS FOR ALL RTU SPECS LOCATIONS AND VENTING DETAILS

2	2/17/14	ISSUED FOR REVIEW
1	11/13/13	RE-ISSUED FOR TENDER
1	11/13/13	RE-ISSUED FOR DP
1	11/13/13	ISSUED FOR TENDER
1	11/13/13	ISSUED FOR DP
1	3/11/13	ISSUED FOR REVIEW
1	3/11/13	ISSUED FOR DP
1	3/11/13	ISSUED FOR REVIEW
1	3/11/13	ISSUED FOR REVIEW
1	3/11/13	ISSUED FOR REVIEW

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



EXTERIOR MATERIAL / FINISHES	SPECIFICATIONS
1 HARDIE SIDING 6" PAINTED	A BENJAMIN MOORE 1091-10 RUSTIC BRICK
2 WOOD TRIM PAINTED	B ACRYLIC BENJAMIN MOORE 2124-70 DISTANT GREY
3 FASCIA PAINTED	C BLACK - B MOORE 1934-30 IRON MOUNTAIN
4 STANDING SEAM METAL ROOF	D BENJAMIN MOORE 2124-70 TROUT GREY
5 METAL CANOPY, PLATE, HANGER ROD PAINTED	E BLACK
6 BRICK CORBEL	F KAUNEER OR EQUAL #19 BLACK
7 FABRIC AWNING	G SANDBLASTED NATURAL
8 DOUBLE GLAZED THERMALLY BROKEN STOREFRONT	H CERTAINTEED DESIGNER SLATE HIGHLAND SLATE, COLOUR BLACK GRANITE
9 CONCRETE UPSTAND	I OLYMPIC SOLID COLOUR STAIN COLOUR CEDAR
10 SIGNAGE BY TENANT, PROVIDE BLOCKING BY GC	J BENJAMIN MOORE CC-34 MARBLE WHITE
11 CORNICE, HARDIE BOARD PAINTED	K COOLEY GROUP WEATHERTYTE, COLOUR DARK RED
12 BRICK CLADDING	L COOLEY GROUP WEATHERTYTE OR EQUAL COLOUR BLACK
13 WOOD TRELLIS, STAINED	M CLEAR GALVUME
14 HOLLOW METAL DOOR PAINTED	
15 DOUBLE GLAZED VINYL (WINDOW FRAME)	
16 SPANDREL GLAZING IN VINYL FRAME BACK PAINTED WHITE	
17 RTU SCREEN	
18 BANNER	
19 METAL FLASHING	

20	14-12-23	14 ISSUED FOR REVIEW
19	14-10-23	14 ISSUED FOR REVIEW
18	14-10-14	14 ISSUED FOR DP
17	14-01-21	ISSUED FOR REVIEW
16	13-11-21	ISSUED FOR DP
15	13-07-22	ISSUED FOR PRICING
14	13-06-21	ISSUED FOR DP
13	13-06-20	ISSUED FOR REVIEW
12	13-04-21	ISSUED FOR DP
11	13-04-14	ISSUED FOR REZONING DP
10	13-03-25	ISSUED FOR REVIEW
9	13-02-25	ISSUED FOR DP
8	13-02-20	ISSUED FOR REVIEW
7	13-02-14	ISSUED FOR REZONING DP
no.	date	issued for

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COMMERCIAL DEVELOPMENT

1945, 1970, 1971, 1976 FRASER HWY, SURREY, BC

For MOSAIC MIXED USED DEVELOPMENTS LTD

urban design group architects ltd
600 1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2204
FACSIMILE 604 688 7481

project number 3510

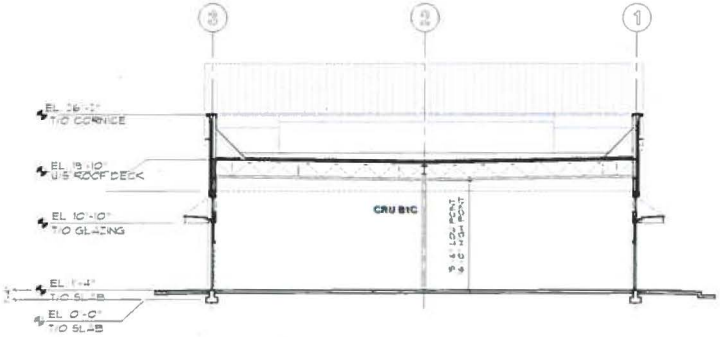
BUILDING B ELEVATIONS

scale AS NOTED
drawn BJ/DC/JL
checked M/TC
sheet number A-B3.1

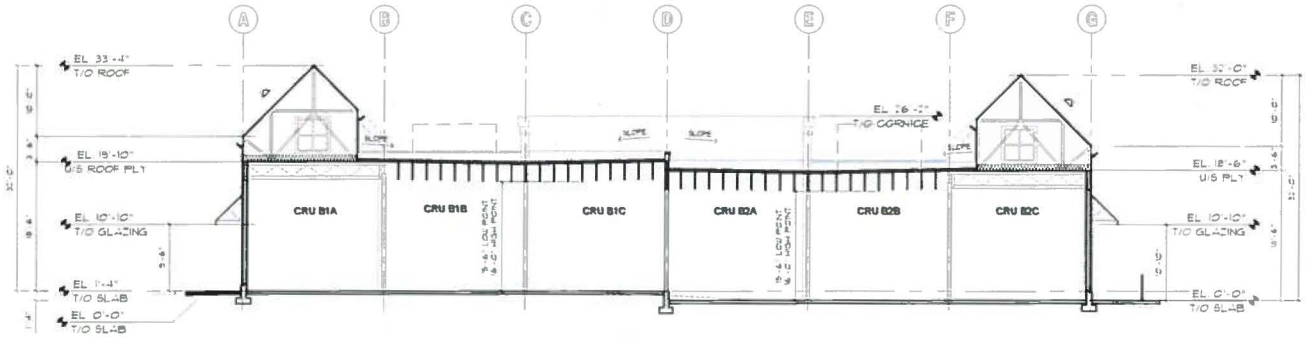
P:\3510\3510A-B301.dwg PRINTED BY WS124 ON Tuesday December 23, 2014 11:58:16 AM

7914-0375-00(I)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



BUILDING SECTION
A-B3.1 SCALE: 1/8" = 1'-0"



BUILDING SECTION
B A-B3.1 SCALE: 1/8" = 1'-0"

15	11/11/25	ISSUED FOR DP
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13	11/03/24	RE-ISSUED FOR DP
12	11/01/23	ISSUED FOR REVIEW
11	11/11/22	ISSUED FOR DP
10	11/11/22	ISSUED FOR PERMIT
9	11/10/22	ISSUED FOR DP
8	11/05/22	ISSUED FOR REVIEW
7	11/04/22	ISSUED FOR DP
6	11/04/22	REISSUED FOR REZONING DP
5	11/04/22	ISSUED FOR REZONING DP
4	11/04/22	ISSUED FOR REVIEW
3	11/02/22	ISSUED FOR DP
2	11/02/22	ISSUED FOR REZONING DP
1	11/02/22	ISSUED FOR DP
No.	DATE	DESCRIPTION

REVISIONS

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COMMERCIAL DEVELOPMENT

14951, 14961, 14971, 14981 FRASER HWY, SURREY, BC

For MOSAIC MIXED USED DEVELOPMENTS LTD

architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604-687-2004
FACSIMILE 604-688-7481

PROJECT NUMBER 3510

DRAWING TITLE
BUILDING B SECTIONS

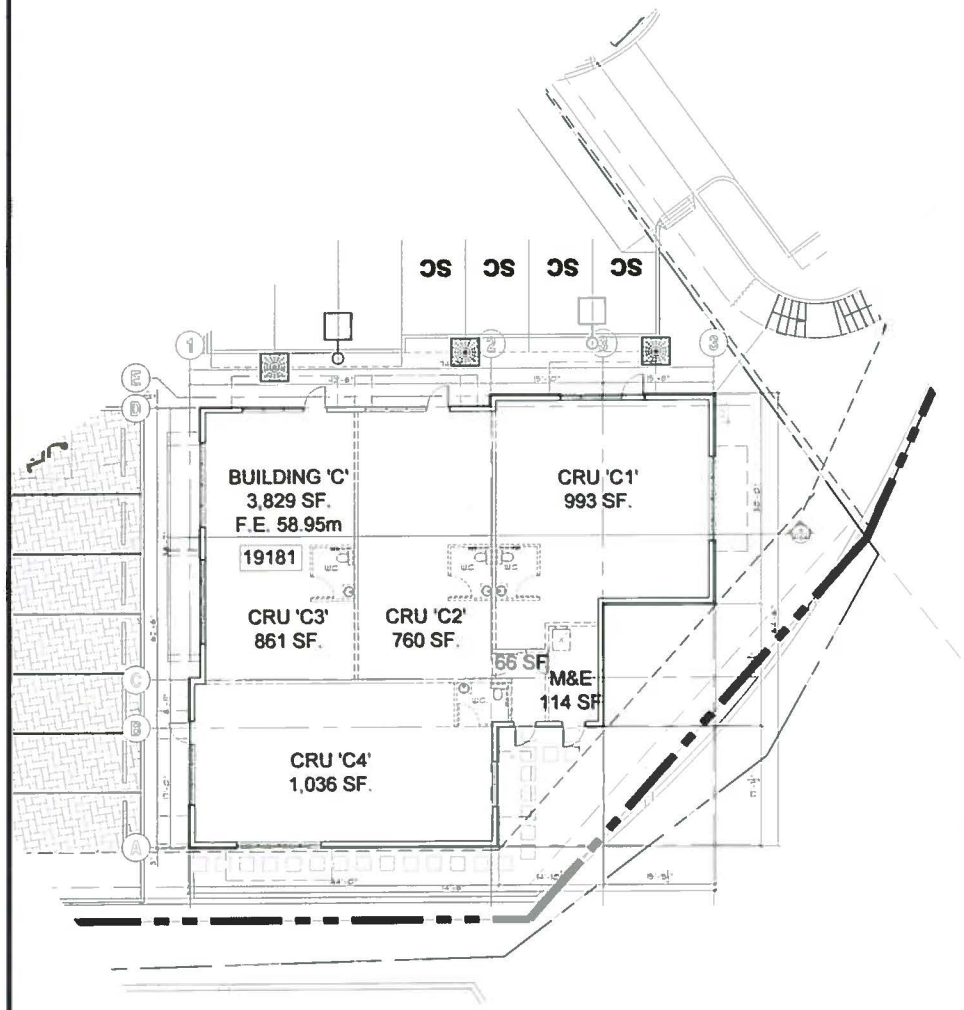
SCALE	AS NOTED
DRAWN	YG/GL
CHECKED	AH/YG

DRAWING NUMBER A-B4.1

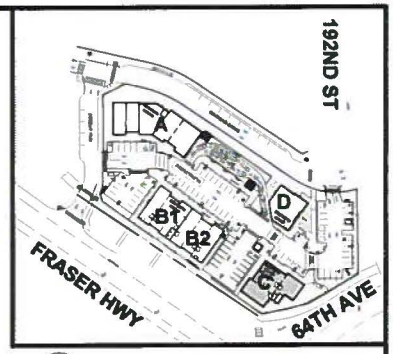
P:\3510\3510A-B401.dwg PRINTED BY WS124 ON Tuesday, December 23, 2014 11:58:43 AM

7914-0375-00(J)

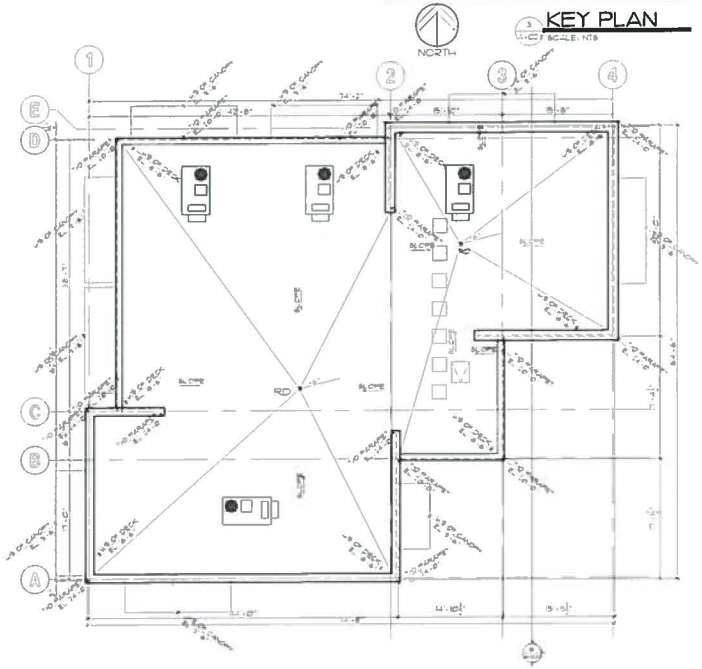
Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



FLOOR PLAN



KEY PLAN



ROOF PLAN

NORTH

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COMMERCIAL DEVELOPMENT
9461, 9191, 9171, 9141 FRASER HWY, SURREY, BC
For MOSAIC MIXED USED DEVELOPMENTS LTD

urban design group architects ltd
600 1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2034
FACSIMILE 604 688 7481

3510

FLOOR & ROOF PLAN BUILDING C

AS NOTED
AM
FC
A-C2.1

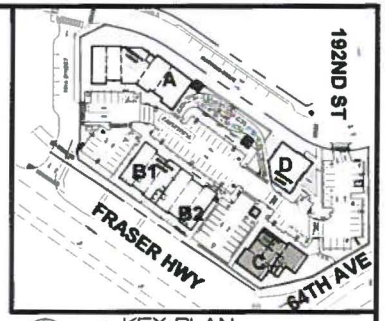
P:\3510\3510A-C201.dwg PRINTED BY WS124 ON Tuesday, December 23, 2014 11:59:23 AM

7914-0375-00(K)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00

EXTERIOR MATERIAL & FINISHES
1 HARDIE SIDING 6" PAINTED
2 WOOD TRIM PAINTED
3 FASCIA PAINTED
4 STANDING SEAM METAL ROOF
5 METAL CANOPY, PLATE HANGER ROD PAINTED
6 BRICK CORBEL
7 FABRIC AWNING
8 DOUBLE GLAZED THERMALLY BROKEN STOREFRONT
9 DOUBLE GLAZED PRE-FINISHED ALUM WINDOWS AND FRAME
10 CONCRETE UPSTAND
11 SIGNAGE BY TENANT, PROVID EBLOCKING BY GC
12 CORNICE, HARDIE BOARD, PAINTED
13 BRICK CLADDING
14 WOOD TRELLIS STAINED
15 HOLLOW METAL DOOR PAINTED
16 DOUBLE GLAZED VINYL (WINDOW FRAME)
17 RTU SCREEN
18 BANNER
19 METAL FLASHING

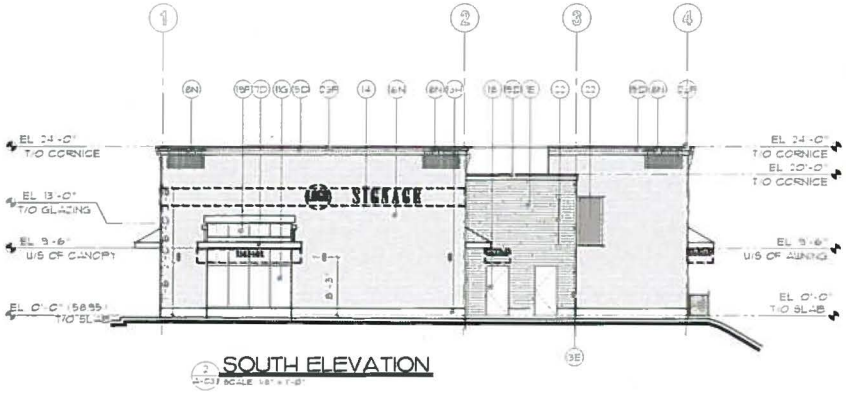
SPECIFICATIONS
A BENJAMIN MOORE 2081-10 RUSTIC BRICK
B ACRYLIC, BENJAMIN MOORE 2124-10 DISTANT GREY
C BLACK - B. MOORE 2124-30 IRON MOUNTAIN
D BENJAMIN MOORE 2124-10 TROUT GREY
E BLACK
F KAUNEER OR EQUAL, #19 BLACK
G SANDBLASTED NATURAL
H CERTAINTEED CERTAINTEED DESIGNER SERIES HIGHLAND SLATE, COLOUR BLACK GRANITE
I OLYMPIC SOLID COLOUR STAIN COLOUR CEDAR
J BENJAMIN MOORE OC-34 MARBLE WHITE
K COOLEY GROUP WEATHERTYTE, COLOUR DARK RED
L COOLEY GROUP WEATHERTYTE OR EQUAL, COLOUR BLACK
M CLEAR ALUMINUM



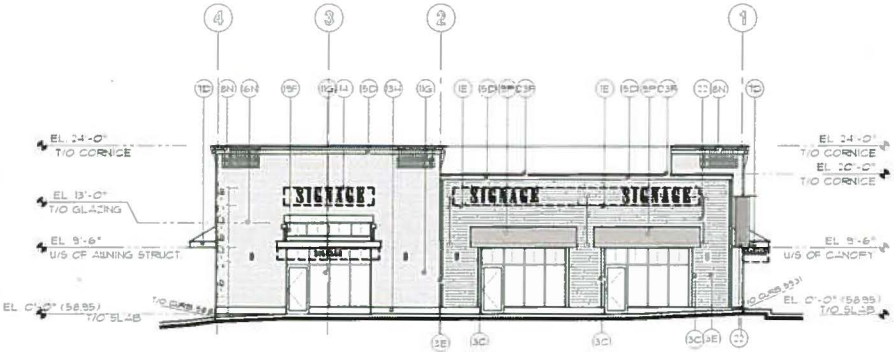
NORTH

3 KEY PLAN
A-03 SCALE: NTS

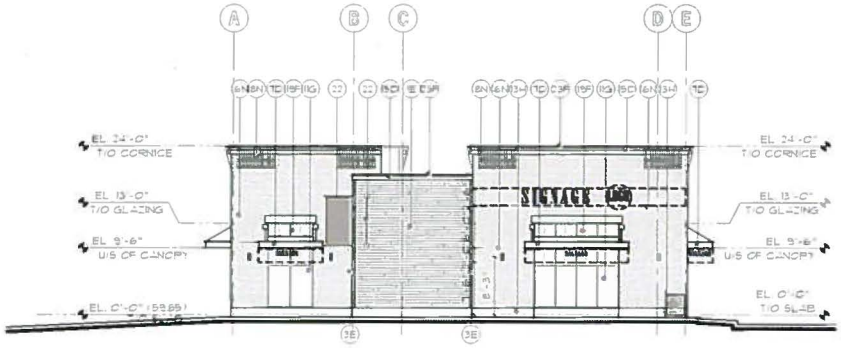
1 WEST ELEVATION
A-03 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A-03 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A-03 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A-03 SCALE: 1/8" = 1'-0"

P:\3510\3510A-C301.dwg PRINTED BY WS124 ON Tuesday, December 23, 2014 12:00:55 PM

23	2014/11/14	RE-ISSUED FOR REVIEW
22	2014/10/28	RE-ISSUED FOR REVIEW
21	2014/10/16	RE-ISSUED FOR DP
20	2014/09/29	ISSUED FOR REVIEW
19	2014/07/21	ISSUED FOR DP
18	2014/06/26	ISSUED FOR REVIEW
17	2014/05/29	ISSUED FOR DP
16	2014/05/07	ISSUED FOR REVIEW
15	2014/04/22	ISSUED FOR DP
14	2013/12/18	ISSUED FOR REVIEW
13	2013/11/26	ISSUED FOR REZONING DP
12	2013/11/14	ISSUED FOR REZONING DP
11	2013/10/29	ISSUED FOR REVIEW
10	2013/10/21	ISSUED FOR DP
9	2013/09/26	ISSUED FOR REZONING DP
8	2013/09/20	REVISED FOR REVIEW

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COMMERCIAL DEVELOPMENT

19951, 19961, 19971, 19981 FRASER HWY, SURREY, BC

For MOSAIC MIXED USED DEVELOPMENTS LTD

architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2334
FACSIMILE 604 688 7481

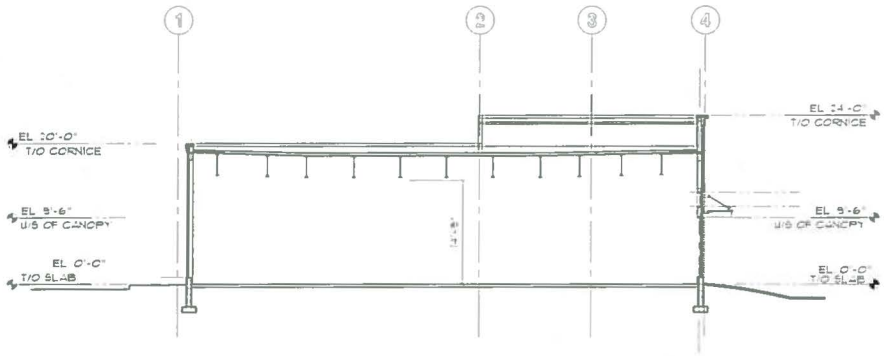
project number 3510

BUILDING C ELEVATIONS

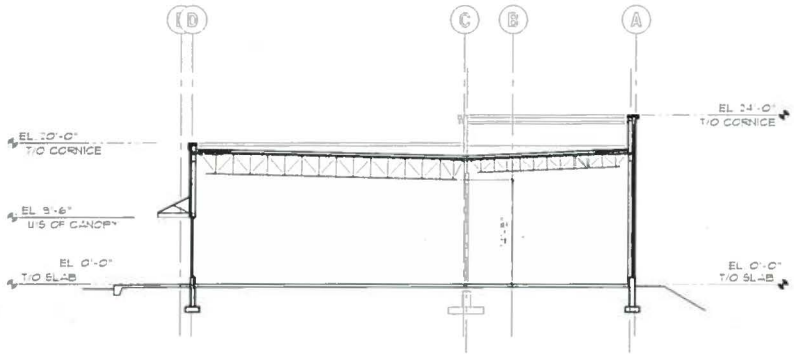
date	
scale	AS NOTED
drawn	MC/MKO
checked	GC
drawing number	A-C3.1

7914-0375-00(L)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



CROSS SECTION



CROSS SECTION

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9	[illegible]	ISSUED FOR PERMIT
8	[illegible]	ISSUED FOR DP
7	[illegible]	ISSUED FOR REVIEW
6	[illegible]	ISSUED FOR DP
5	[illegible]	RE-ISSUED FOR REZONING DP
4	[illegible]	ISSUED FOR REZONING DP
3	[illegible]	ISSUED FOR REVIEW
2	[illegible]	ISSUED FOR DP
1	[illegible]	ISSUED FOR REZONING DP
No.	DATE	DESCRIPTION

NORTH

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COMMERCIAL DEVELOPMENT
6151, 6161, 6171, 6181 FRASER HWY, SURREY, BC
For MOSAIC MIXED USED DEVELOPMENTS LTD

architects ltd
600 1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 688 7234
FACSIMILE 604 688 7481

PROJECT NUMBER 3510

DRAWING TITLE
BUILDING C
CROSS SECTIONS

DATE	SHEET NUMBER
SCALE AS NOTED	A-C4.1
DRAWN MG	
CHECKED MG	

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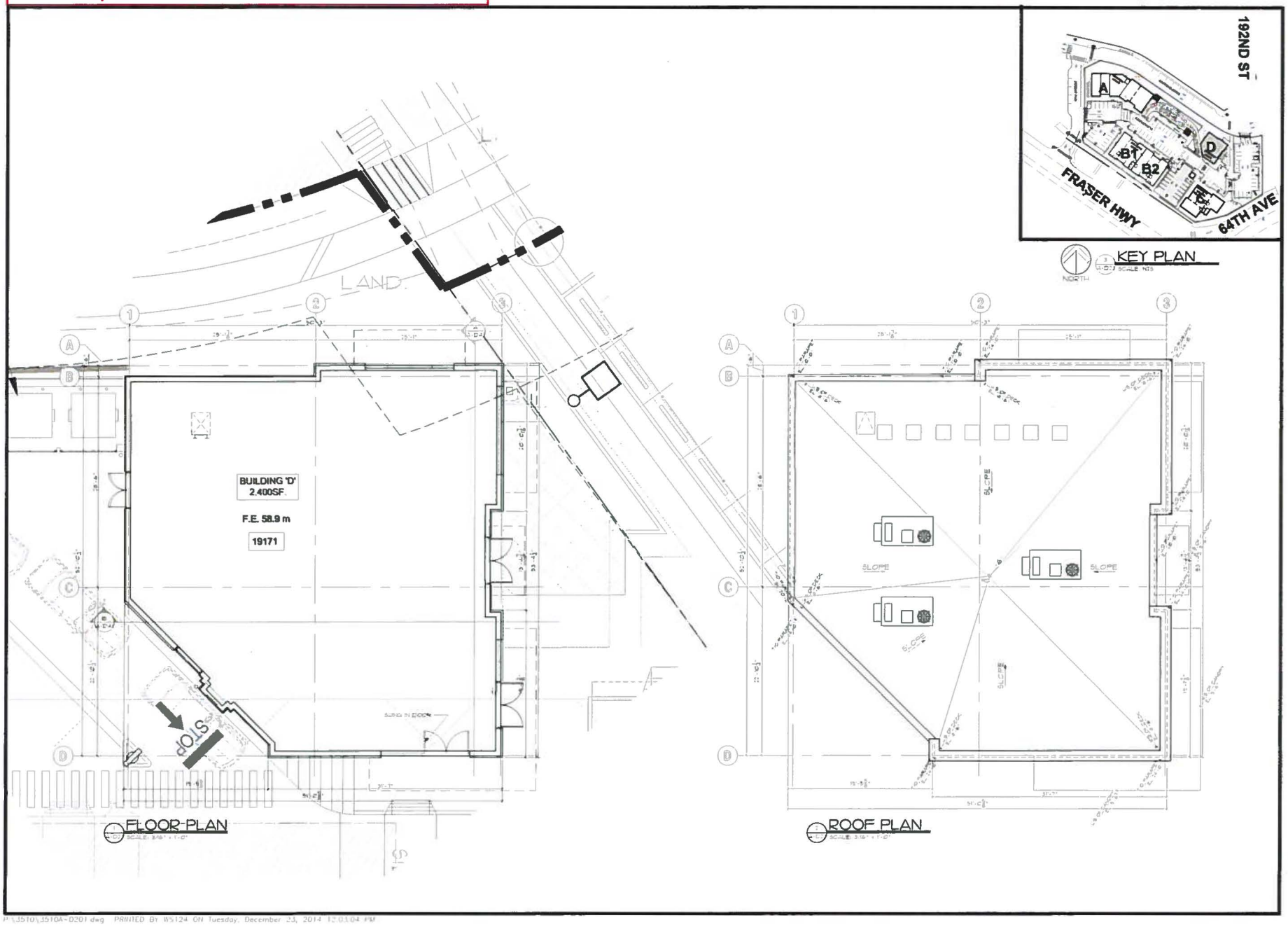
7914-0375-00(M)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



COMMERCIAL DEVELOPMENT
19151, 19161, 19171, 19181 FRASER HWY, SURREY, BC
For MOSAIC MIXED USED DEVELOPMENTS LTD

urban design group architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2034
FACSIMILE 604 688 7481

project number 3510

FLOOR & ROOF PLAN
BUILDING D

scale AS NOTED
drawn AM
checked FC
sheet number A-02.1

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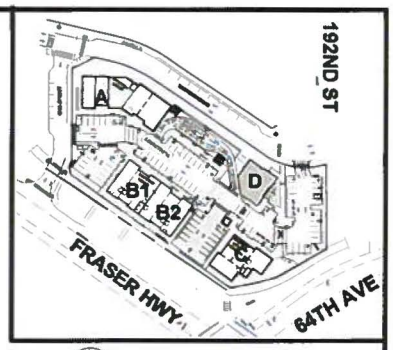
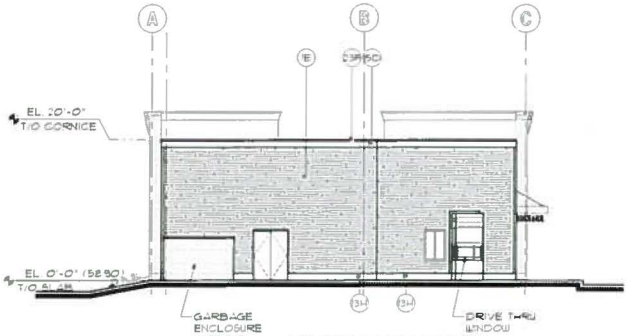
7914-0375-00(N)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00

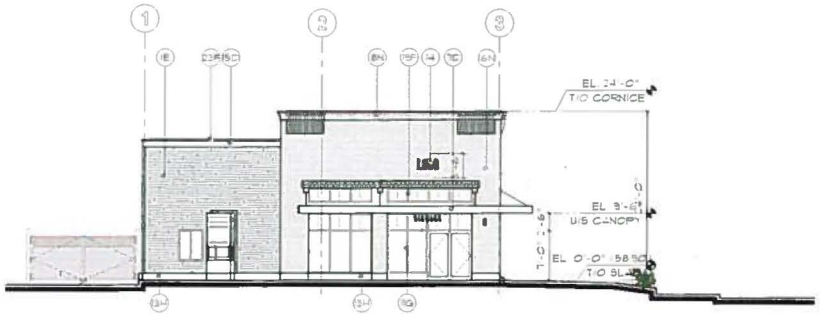
EXTERIOR MATERIAL & FINISHES	SPECIFICATIONS
1 HARDIE SIDING 6", PAINTED	1 BENJAMIN MOORE 2091-30 RUSTIC BRICK
2 WOOD TRIM, PAINTED	2 ACRYLIC, BENJAMIN MOORE 2074-70 DISTANT GREY
3 FASCIA, PAINTED	3 BLACK - B. MOORE 2124-30 IRON MOUNTAIN
4 STANDING SEAM METAL ROOF	4 BENJAMIN MOORE 2124-70 TROUT GREY
5 METAL CANOPY, PLATE, HANGER ROD, PAINTED	5 BLACK
6 BRICK CORBEL	6 KAWNEER OR EQUAL #15 BLACK
7 FABRIC AWNING	7 SANDBLASTED NATURAL
8 DOUBLE GLAZED THERMALLY BROKEN STOREFRONT	8 CERTAINTEED DESIGNER SERIES HIGHLAND SLATE, COLOUR BLACK GRANITE
9 CONCRETE UPSTAND	9 OLYMPIC SOLID COLOUR STAIN, COLOUR CEDAR
10 SIGNAGE BY TENANT, PROVIDE BLOCKING BY GC	10 BENJAMIN MOORE OC-34 MARBLE WHITE
11 CORNICE, HARDIE BOARD, PAINTED	11 COOLEY GROUP WEATHERTYTE, COLOUR DARK RED
12 BRICK CLADDING	12 COOLEY GROUP WEATHERTYTE OR EQUAL, COLOUR BLACK
13 WOOD TRELLIS, STAINED N/C	13 CLEAR GALVULUME
14 HOLLOW METAL DOOR, PAINTED	
15 DOUBLE GLAZED VINYL (WINDOW FRAME)	
16 SPANDREL GLAZING IN VINYL FRAME BLACK PAINTED WHITE	
17 RTU SCREEN	
18 BANNER	
19 METAL FLASHING	



KEY PLAN
SCALE: NTS

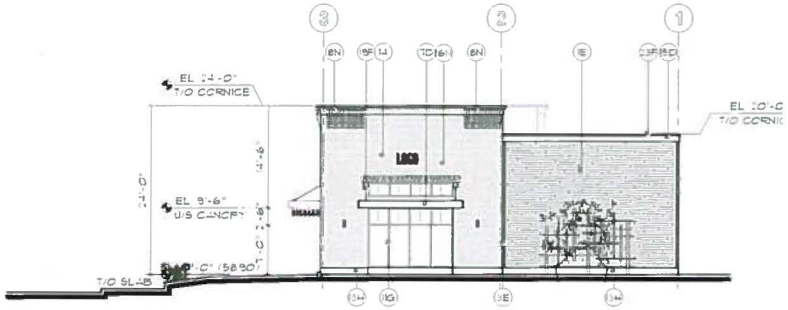


WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

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



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

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NORTH

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COMMERCIAL DEVELOPMENT
19541, 19461, 19471, 19491 FRASER HWY, SURREY, B.C.
For MOSAIC MIXED USED DEVELOPMENTS LTD

architects ltd
600 1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2334
FACSIMILE 604 688 7481

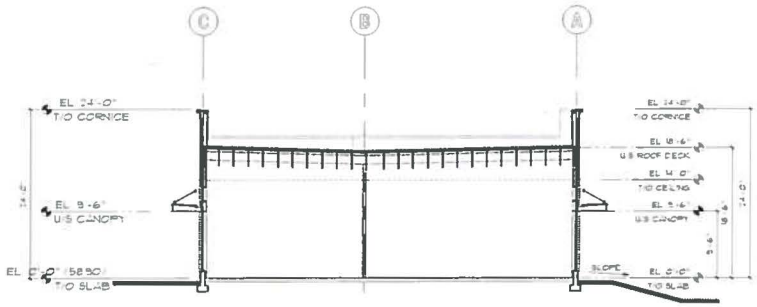
3510

BUILDING D ELEVATIONS

AS NOTED
A-D3.1

7914-0375-00(O)

Note:
Freestanding and fascia sign review not included in Development Permit No. 7914-0375-00



BUILDING SECTION
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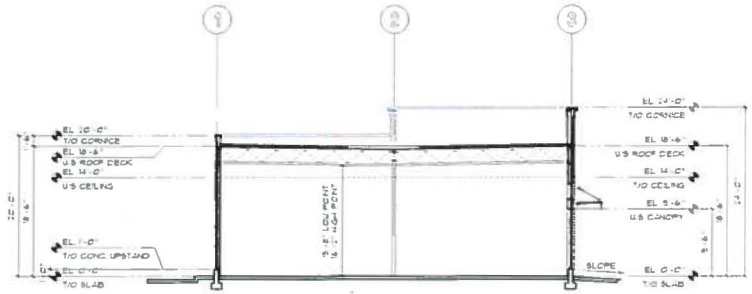

BUILDING SECTION
SCALE: 1/8" = 1'-0"

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12	4-30-14	RE-ISSUED FOR DP
11	4-17-14	ISSUED FOR REVIEW
10	3-17-14	ISSUED FOR DP
9	3-17-14	ISSUED FOR PRELIMC
8	3-06-14	ISSUED FOR DP
7	2-28-14	ISSUED FOR REVIEW
6	2-18-14	ISSUED FOR ADP
5	2-06-14	RE-ISSUED FOR REZONING/DP
4	1-06-14	ISSUED FOR REZONING/DP
3	1-04-14	ISSUED FOR REVIEW
2	12-20-13	ISSUED FOR DP
1	11-20-13	ISSUED FOR REZONING/DP
no	date	description

revisions

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COMMERCIAL DEVELOPMENT
6951, 6961, 6971, 6981 FRASER HWY, SURREY, BC
For MOSAIC MIXED USED DEVELOPMENTS LTD

urban design group
architects ltd
600 1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2204
FACSIMILE 604 688 7481

project number 3510

sheet title
BUILDING D SECTIONS

date
scale AS NOTED
drawn GL
checked RJ/PC
sheet number A-D4.1

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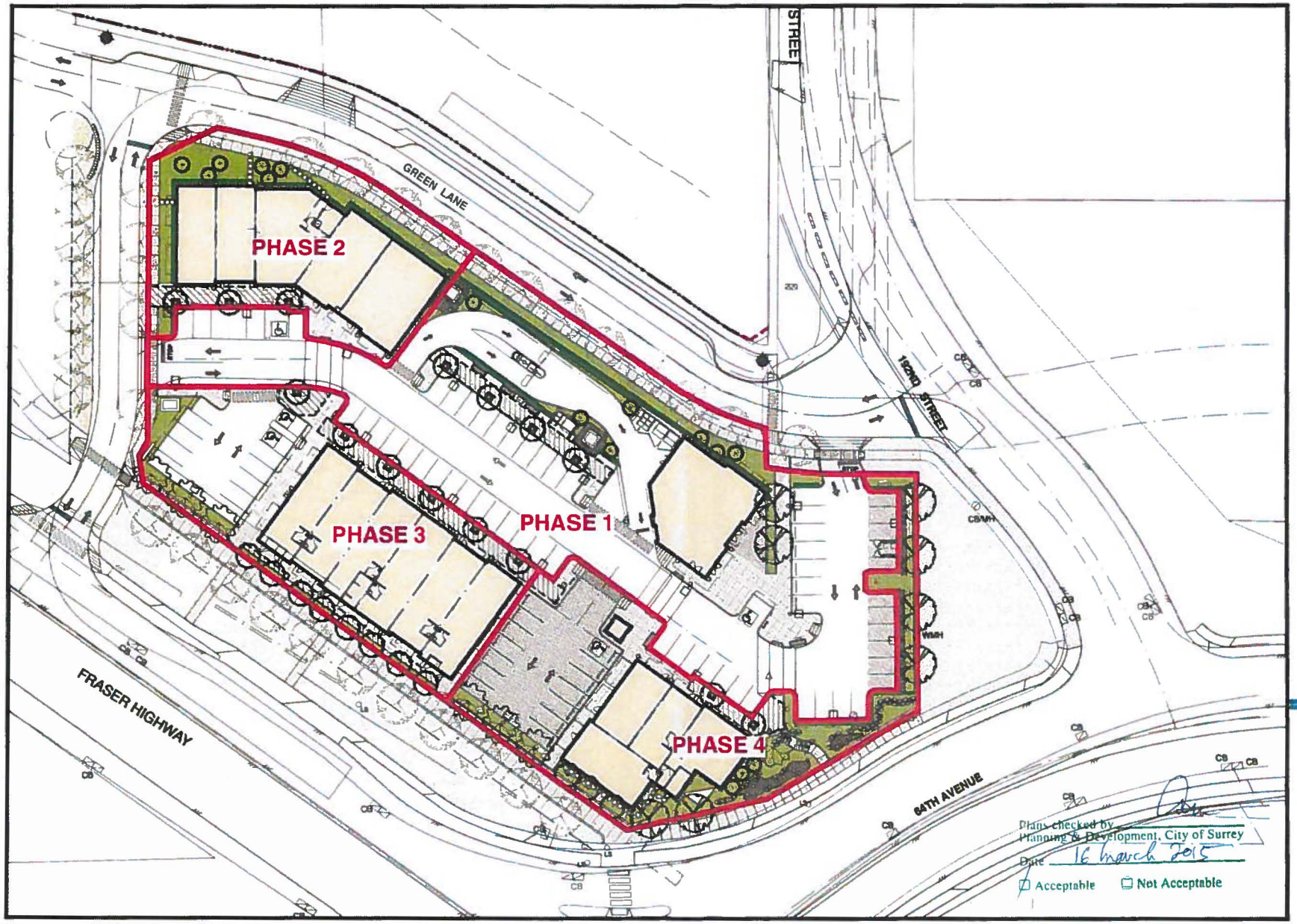
7914-0375-00(P)

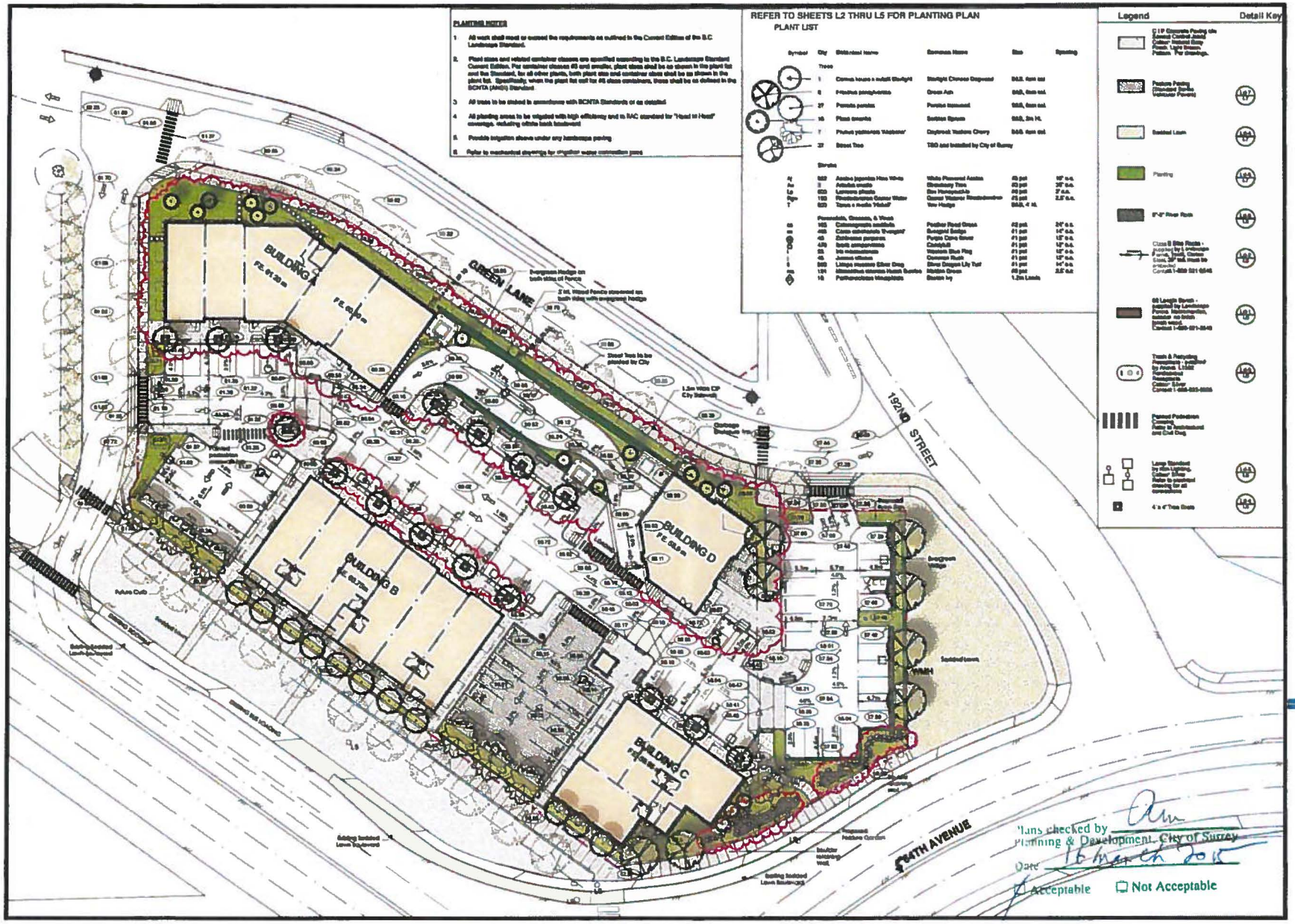


COMMERCIAL DEVELOPMENT
19151, 19161, 19171, & 19181 FRASER HWY, SURREY
For MOSAIC MIXED USE DEVELOPMENTS LTD

PHASING PLAN

L1 of 1

7914-0375-00(Q)

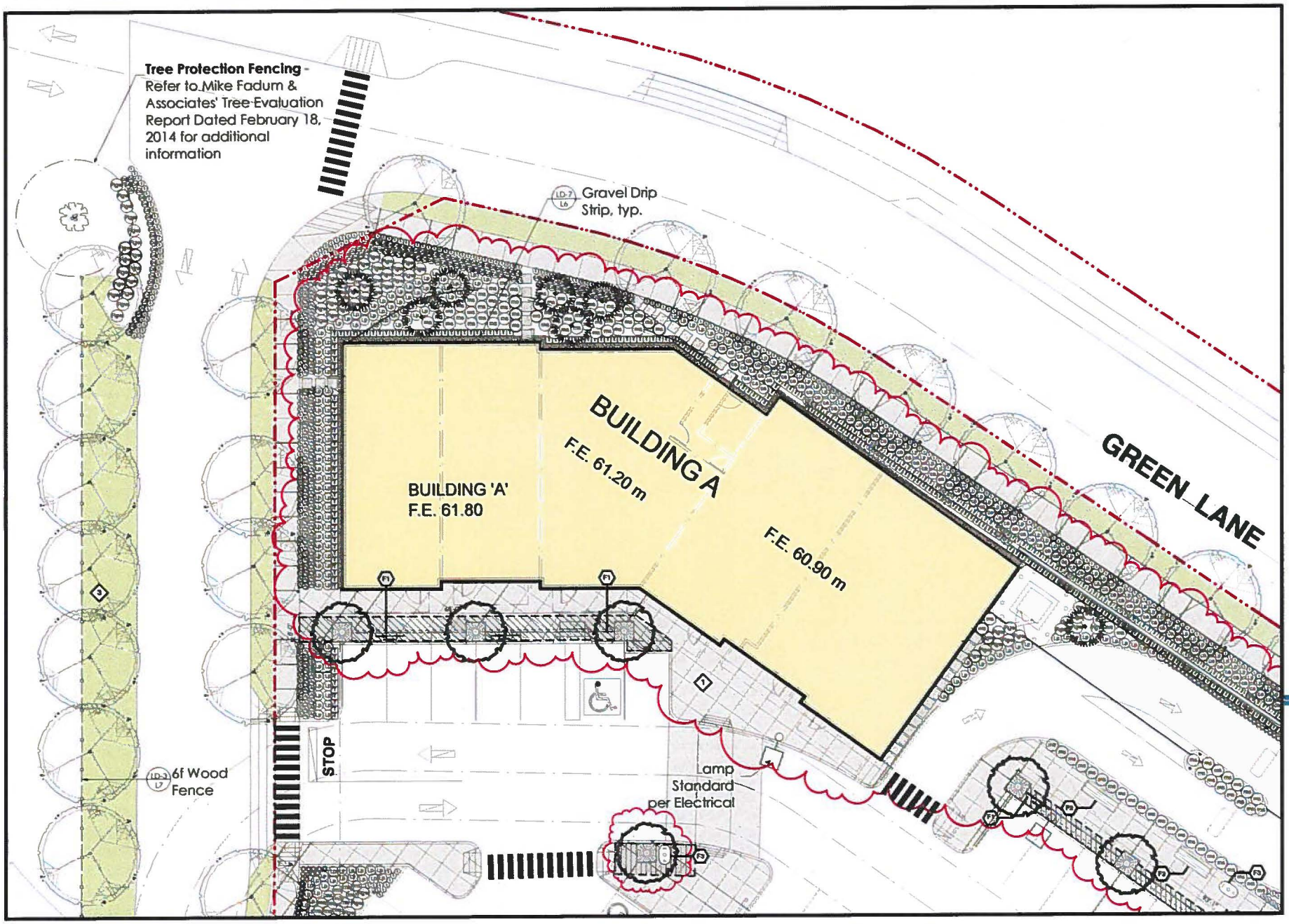


COMMERCIAL DEVELOPMENT
19151, 19161, 19171, & 19181 FRASER HWY, SURREY
For MOSAIC MIXED USE DEVELOPMENTS LTD

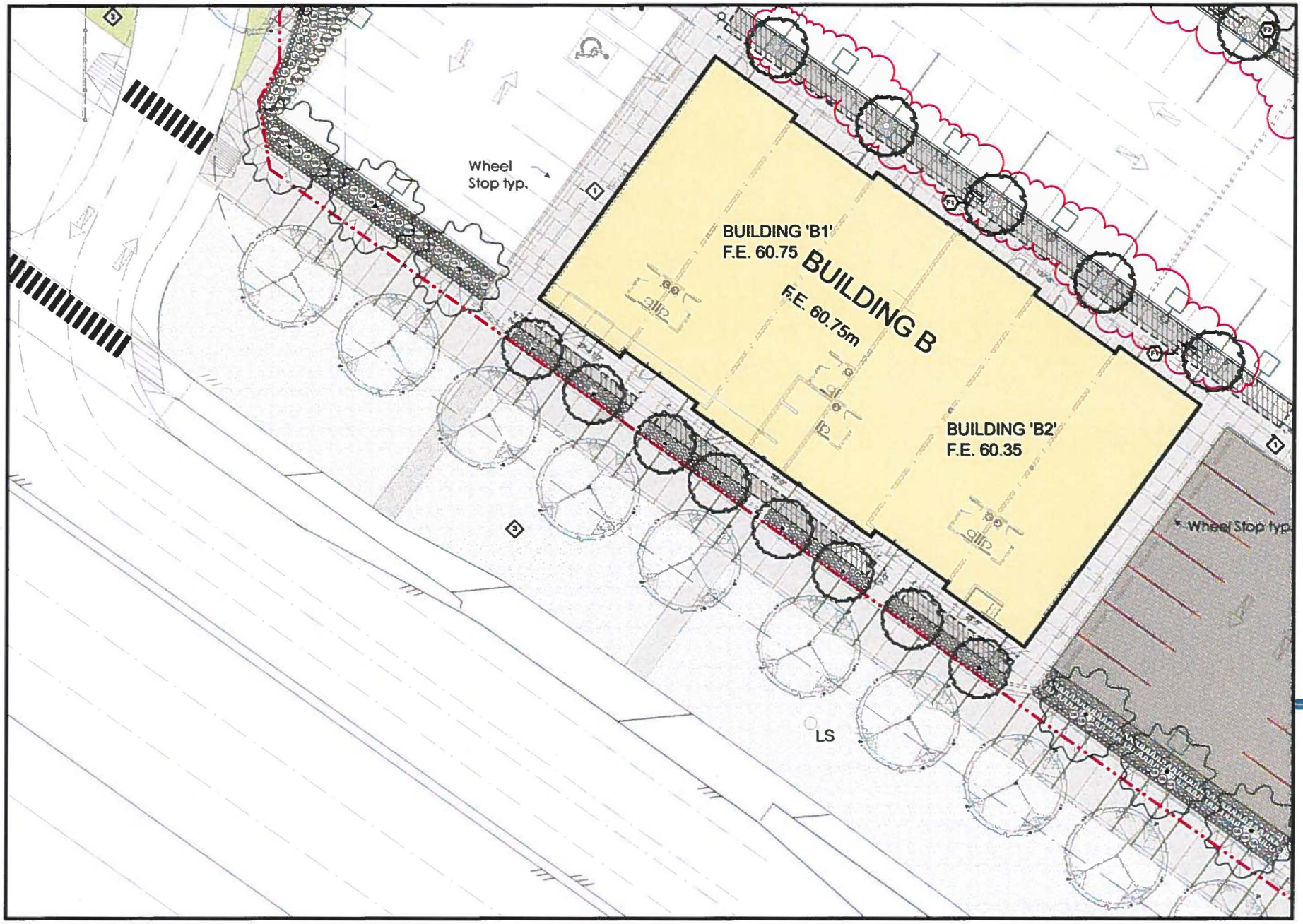
Overall Site Plan

L1 of 8

7914-0375-00(R)



7914-0375-00(S)



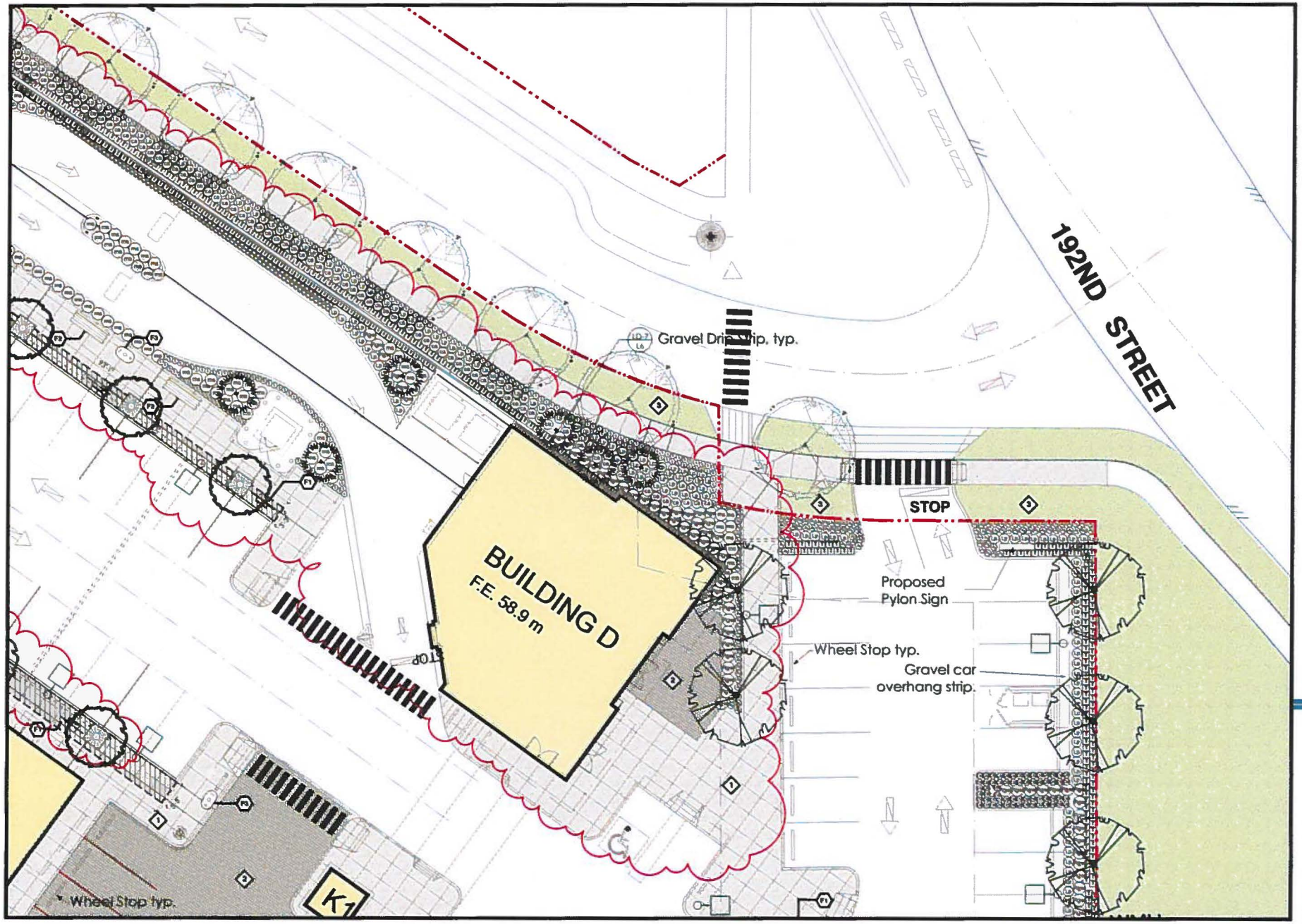
NORTH

COMMERCIAL DEVELOPMENT
19151, 19161, 19171, & 19181 FRASER HWY, SURREY
For MOSAIC MIXED USE DEVELOPMENTS LTD

South - West Landscape Plan

L3 of 8

7914-0375-00(T)



NORTH

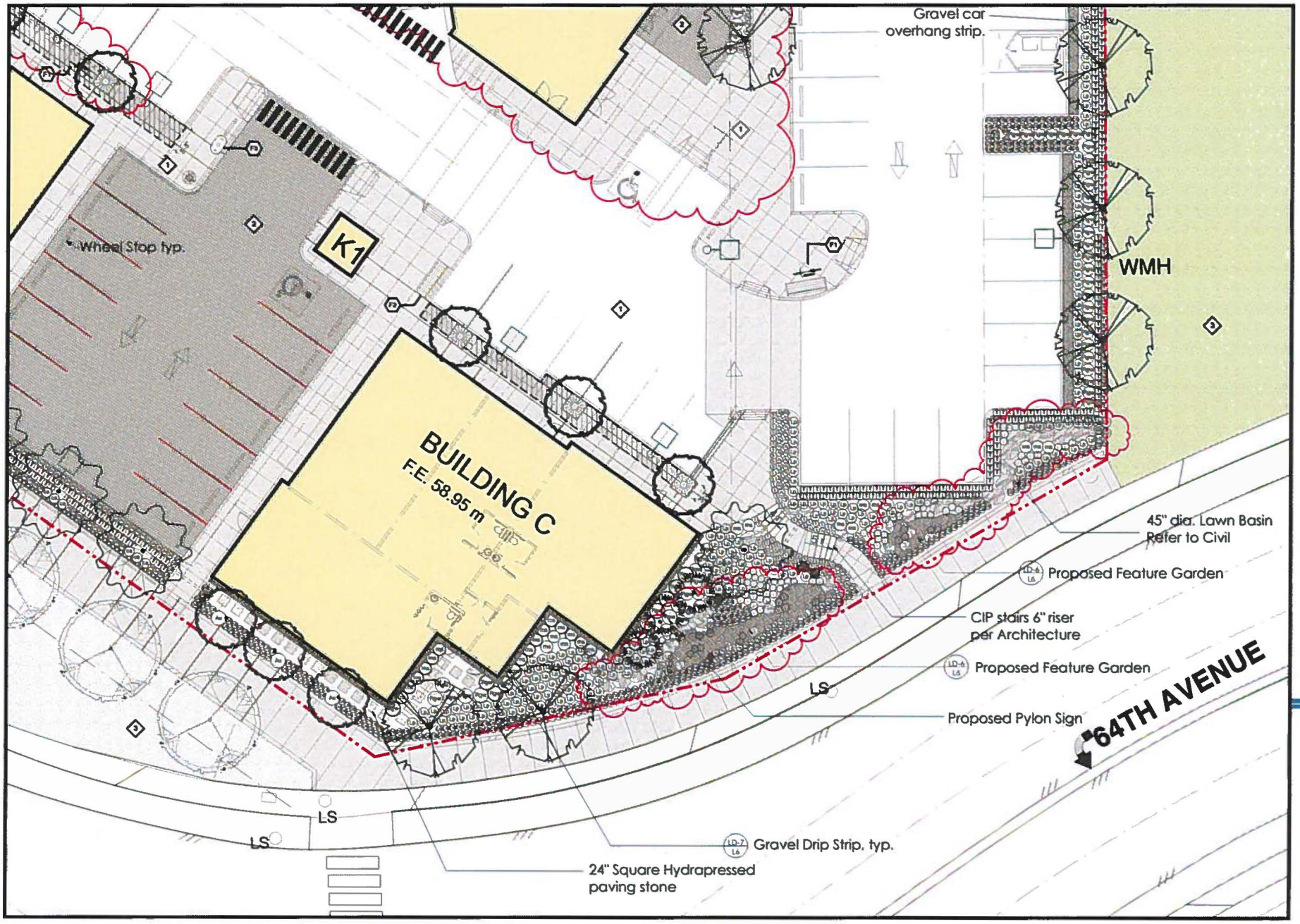
COMMERCIAL DEVELOPMENT
19151, 19161, 19171, & 19181 FRASER HWY, SURREY
For MOSAIC MIXED USE DEVELOPMENTS LTD

Dennis Kwok Ltd
102 - 1637 West 5th Ave
Vancouver BC V6J 1N5
T 604 684 4811
F 604 684 8577
www.dkl.bc.ca

North - East
Landscape Plan

L4 of 8

7914-0375-00(U)



NORTH

COMMERCIAL DEVELOPMENT
19151, 19161, 19171, & 19181 FRASER HWY, SURREY
For MOSAIC MIXED USE DEVELOPMENTS LTD

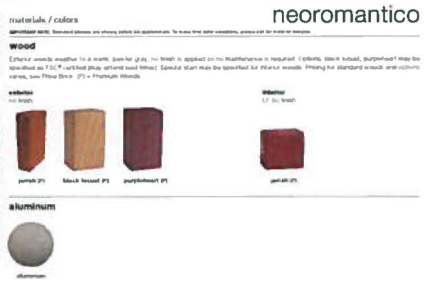
Durante Kreuk Ltd
102 - 1637 West 5th Ave
Vancouver BC V6J 1N5
T: 604 684 4611
F: 604 684 0577
www.dkl.bc.ca

South - East Landscape Plan

June 2013

LS of 8

7914-0375-00(V)



LD-1 L-6 BENCH - NEOROMANTICO By LANDSCAPEFORMS, 6ft Lenght, Exterior, not finish, jarah wood, Surface Mounted

LD-2 L-6 BIKE RACK - TACTILE By LANDSCAPEFORMS

211 North Lindbergh Blvd.
St. Louis, MO 63141
888 535 5205 tel
314 754 0835 fax
sprofy@anovafurnishings.com
anovafurnishings.com

L1382
RENDEZVOUS RECEPTACLE
slotted steel triple receptacle with recycling top, rubber feet, and 3 plastic liners

Replacement Parts

Half-round Black Plastic Liner	R-D0001829
Square Black Plastic Liner	R-724

Material
The receptacle is 39.98" tall and is composed of 12 gauge slotted steel with a .75" gap slotted pattern. The unit is protected by Fusion Advantage™, a plastisol coating with an average .125" thickness and a high-gloss powder coat.

The receptacle is designed to be portable for flexibility in plan arrangements. The receptacle has rubber feet which are adjustable to assist in leveling the receptacle. The top is made of 16-gauge steel and is protected by a fade resistant powder coat finish featuring a state of the art primer proven to prevent rusting. It features three openings: 2"x9" slot for paper, 9" diameter hole for bottles and cans, and 9" diameter hole for trash. Decals of the words "paper", "bottles/cans", and "trash" and the recycling symbol are available in white or black.

The receptacle contains three plastic liners. The liner on each end is designed for recycling and the capacity of each is 16 gallons. The center liner is designed for trash and has a capacity of 37 gallons.

Finish
Fusion Advantage is a heat fused plastisol coating that creates an impervious rustproof barrier and resists UV deterioration, mildew, staining and fading.

The finish has been tested to the requirements of ASTM E1354 and is determined to be in compliance with California Uniform Fire Code 3103.2.1.4.2.

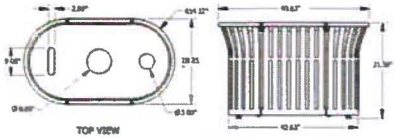
A state of the art primer is applied to all of the under supports, providing extreme rust fighting protection and durability. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
This product is available in the following vibrant colors: Black, Blue, Bronze, Brown, Burgundy, Carmel, Charcoal, Evergreen, Gray, Navy, Orange, Purple, Red, Sage, Silver, Teal, Vanilla, White, and Yellow

Assembly
The receptacle is shipped fully assembled and ready for use.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum based products.

Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase; Fusion Advantage further warrants components will not rust, peel, chip, crack, mold or mildew for 7 years.



Shipping Information

Unit Wt.	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units per Pallet	Pallet Wt. 40" x 32"	Total No. Pkgs	Shipping Class
130 lbs	16 A	130 lbs and	39 x 32	1	30 lbs	1	200

Made in USA

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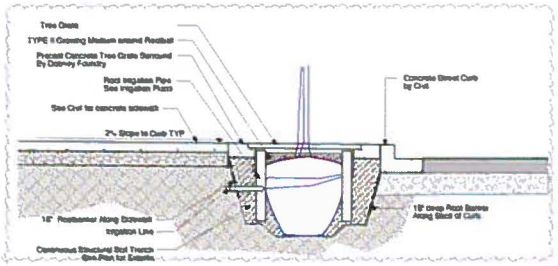
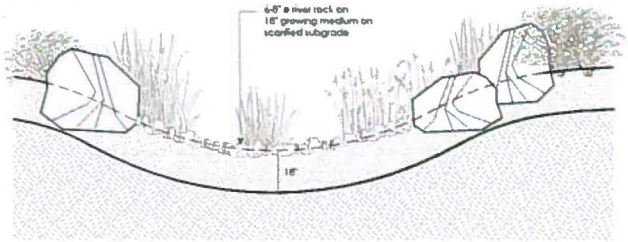
LD-3 L-6 TRASH RECEPTACLE - RENDEZVOUS RECEPTACLE By ANOVA

LD-5 L-6 PROPOSED LIGHT FIXTURE AND POLE - By KIM LIGHTING, Colour: Silver

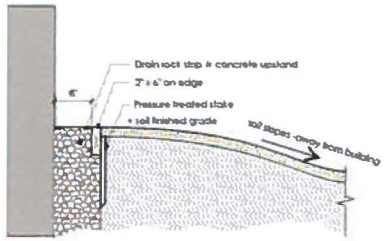


General Notes:
1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Deicicen.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. Stake all trees
5. Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk, (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.

LD-4 L-6 TREE PITS IN PAVING WITH STRCTURAL SOIL GROWING MEDIUM
Scale 3/4" = 1'-0"



LD-6 L-6 DRY RIVER BED - CROSS SECTION
Scale 1/2" = 1'-0"



LD-7 L-6 8" GRAVEL DRIP STRIP
Scale 1" = 1'-0"

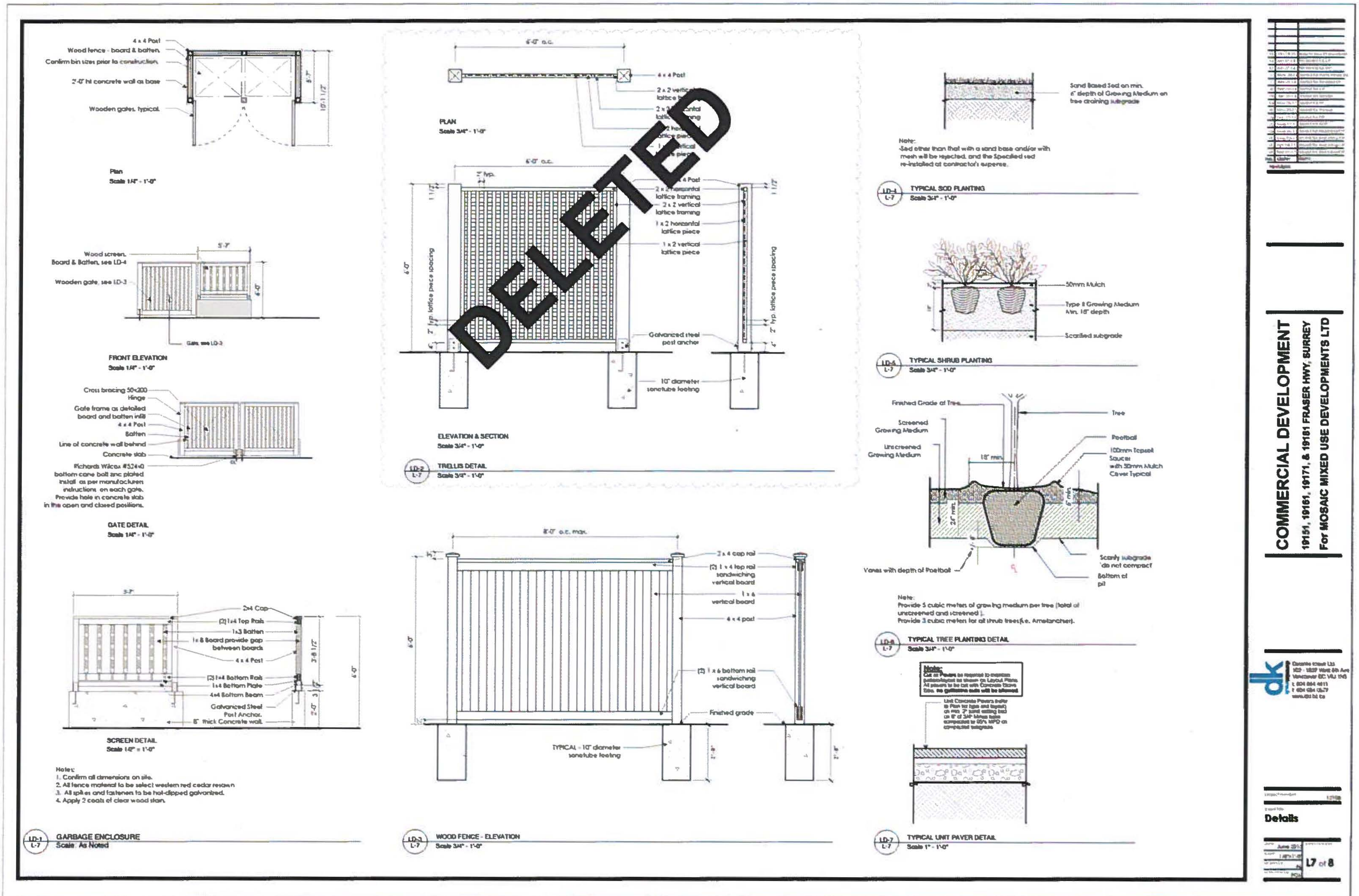
COMMERCIAL DEVELOPMENT
19151, 19161, 19171, & 19181 FRASER HWY, SURREY
For MOSAIC MIXED USE DEVELOPMENTS LTD

Dwayne Kraft Ltd.
102 - 1537 West 6th Ave
Vancouver BC V6J 1R9
t 604 684 4611
f 604 684 0577
www.dkl.bc.ca

Details

L6 of 8

7914-0375-00(W)


4 x 4 Post
Wood fence - board & batten.
Confirm bin sizes prior to construction.
2'-0" ht concrete wall as base
Wooden gates, typical.
Plan
Scale 1/4" - 1'-0"
Wood screen, Board & Batten, see LD-4
Wooden gate, see LD-3
Gate, see LD-3
FRONT ELEVATION
Scale 1/4" - 1'-0"
Cross bracing 50x200
Hinge
Gate frame as detailed board and batten infill
4 x 4 Post
Batten
Line of concrete wall behind
Concrete slab
Richards Wilcox #524x0 bottom cane bolt zinc plated install as per manufacturers instructions on each gate. Provide hole in concrete slab in the open and closed positions.
GATE DETAIL
Scale 1/4" - 1'-0"
2x4 Cap
(2) 1x4 Top Rails
1x3 Batten
1x8 Board provide gap between boards
4 x 4 Post
(2) 1x4 Bottom Rails
1x4 Bottom Plate
4x4 Bottom Beam
Galvanized Steel Post Anchor.
8" thick Concrete wall
SCREEN DETAIL
Scale 1/2" = 1'-0"
Notes:
1. Confirm all dimensions on site.
2. All fence material to be select western red cedar resawn
3. All spikes and fasteners to be hot-dipped galvanized.
4. Apply 2 coats of clear wood stain.
LD-1 L-7 GARBAGE ENCLOSURE
Scale: As Noted
DELETED
6'-0" o.c.
4 x 4 Post
PLAN
Scale 3/4" - 1'-0"
1 x 2 horizontal lattice piece
1 x 2 vertical lattice piece
2" typ. lattice piece spacing
Galvanized steel post anchor
10" diameter sonotube footing
ELEVATION & SECTION
Scale 3/4" - 1'-0"
LD-2 L-7 TRELLIS DETAIL
Scale 3/4" - 1'-0"
8'-0" o.c. max.
2 x 4 cap rail
(2) 1 x 4 top rail sandwiching vertical board
1 x 6 vertical board
4 x 4 post
(2) 1 x 6 bottom rail sandwiching vertical board
Finished grade
TYPICAL - 10" diameter sonotube footing
LD-3 L-7 WOOD FENCE - ELEVATION
Scale 3/4" - 1'-0"
Sand Based Sod on min. 6" depth of Growing Medium on free draining subgrade
Note:
-Sod other than that with a sand base and/or with mesh will be rejected, and the Specified sod re-installed at contractor's expense.
LD-4 L-7 TYPICAL SOD PLANTING
Scale 3/4" - 1'-0"
50mm Mulch
Type II Growing Medium Min. 18" depth
Scarified subgrade
LD-5 L-7 TYPICAL SHRUB PLANTING
Scale 3/4" - 1'-0"
Finished Grade at Tree
Screened Growing Medium
Unscreened Growing Medium
Tree
Rootball
100mm Topsoil Saucer with 50mm Mulch Cover Typical
18" min.
Scarify subgrade 'do not compact'
Varies with depth of Rootball
Bottom of pit
Note:
Provide 5 cubic meters of growing medium per tree (total of unscreened and screened).
Provide 3 cubic meters for all shrub trees(i.e. Amelanchier).
LD-6 L-7 TYPICAL TREE PLANTING DETAIL
Scale 3/4" - 1'-0"
LD-7 L-7 TYPICAL UNIT PAVER DETAIL
Scale 1" - 1'-0"
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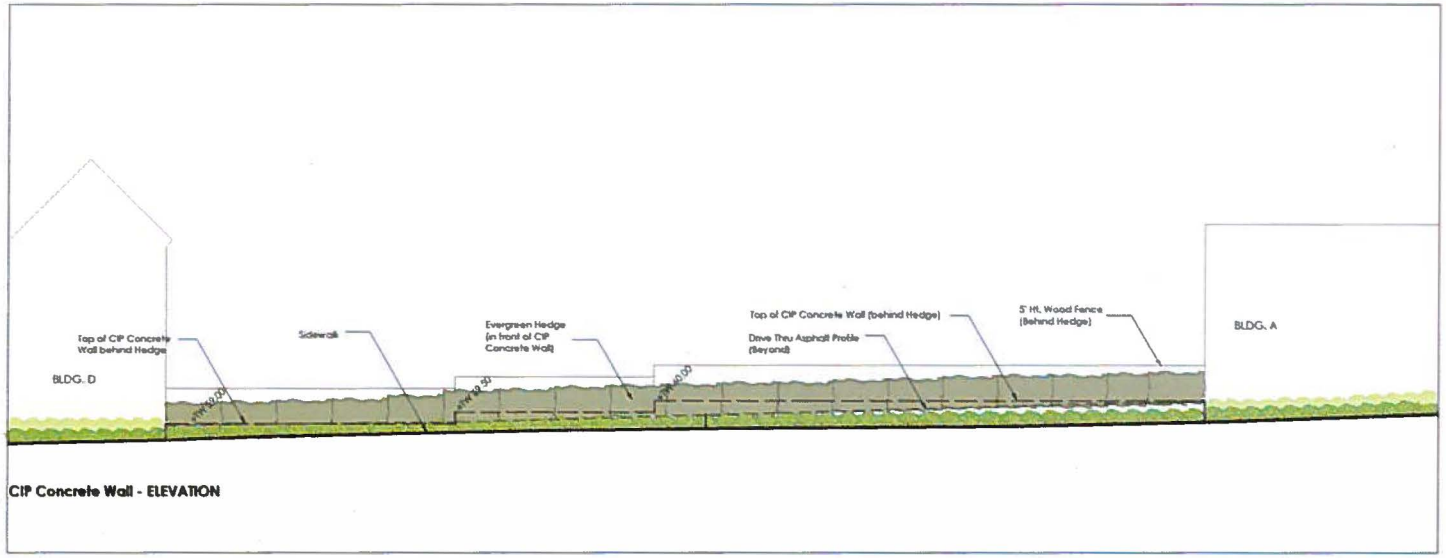
Details
L7 of 8



CIP Concrete Wall - ELEVATION

COMMERCIAL DEVELOPMENT

19151, 19161, 19171, & 19181 FRASER HWY, SURREY

For MOSAIC MIXED USE DEVELOPMENTS LTD

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102 - 1637 West 5th Ave
Vancouver BC V6J 1N5
T: 604 684 4611
F: 604 684 0527
www.dk-ltd.ca

Drawing Number: L7108

Drawing Title:
CIP Concrete Wall Elevation

Date: June 2012
Scale: 1/8"=1'-0"
Drawn by: A.
Checked by: RCM

L8 of 8

7914-0375-00(Y)