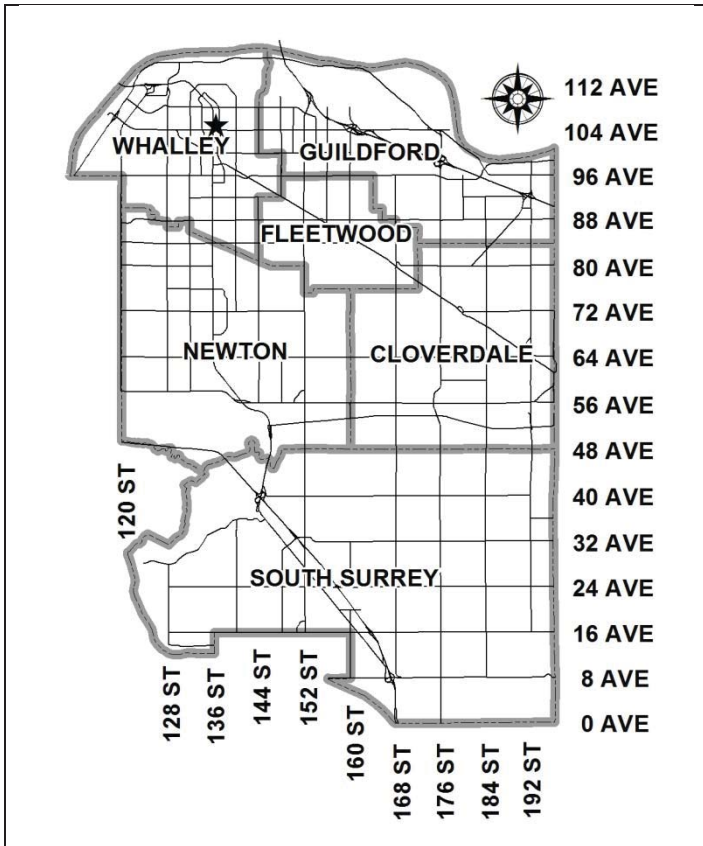


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0170-00

Planning Report Date: June 27, 2016



PROPOSAL:

- **Development Permit**

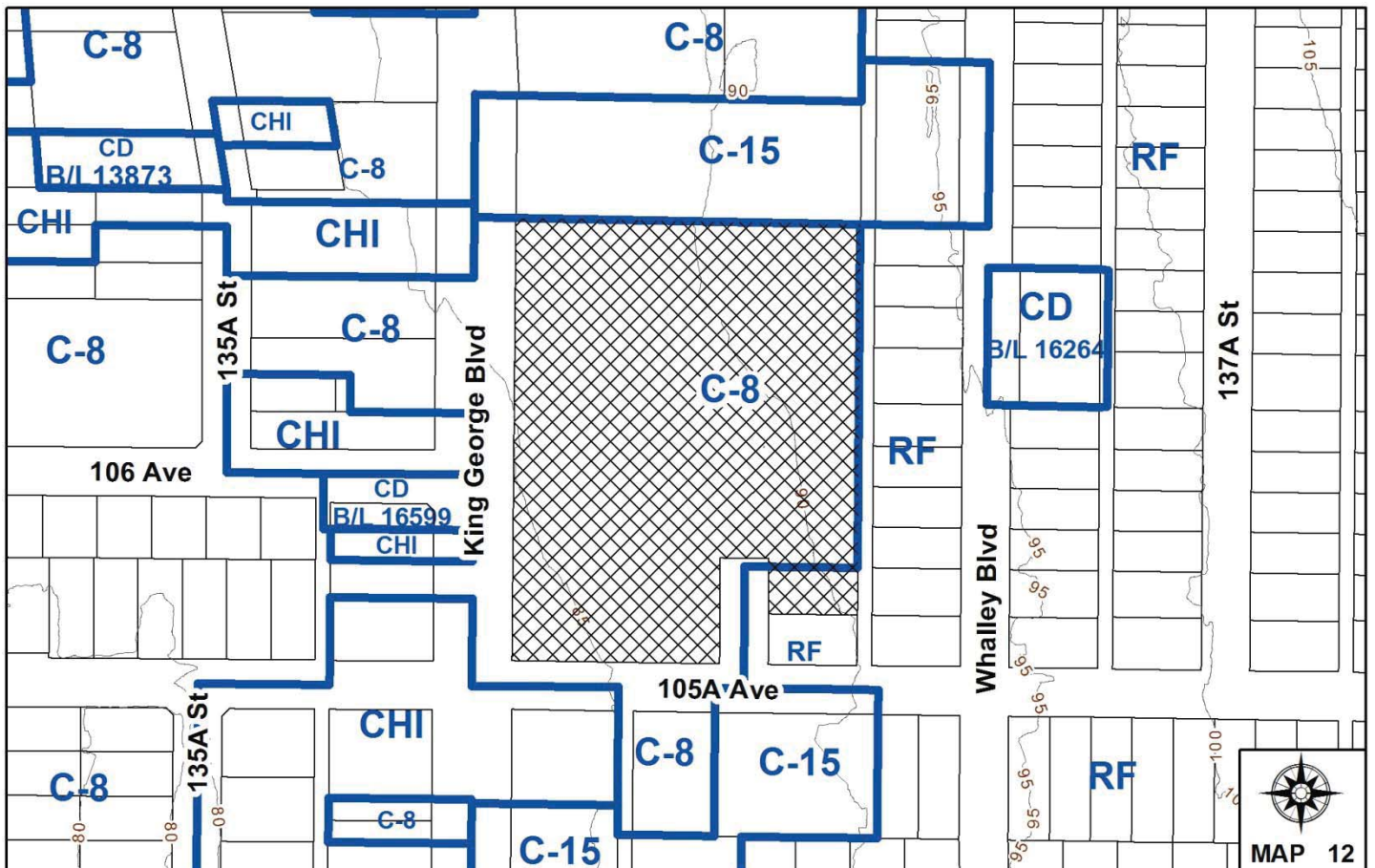
to allow two, double-faced, free-standing signs and a projecting sign for each tenant within an existing shopping centre.

LOCATION: 10650 - King George Boulevard

OWNER: The Dells Holdings Ltd., Inc. No. 46204

ZONING: C-8 and RF

OCP DESIGNATION: Central Business District



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law, through a comprehensive sign design package, the maximum permitted height of two free-standing signs and the location of projecting (blade) signage.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the maximum permitted sign height for two double-faced, free-standing signs and the location of the proposed projecting (blade) signage, through a comprehensive sign design package.

RATIONALE OF RECOMMENDATION

- All of the proposed signage consists of high-quality, durable materials, and is appropriate in design and scale for the existing Dell Shopping Centre located on King George Boulevard, which is currently undergoing extensive renovations.
- The total sign area proposed for two larger, double-faced free-standing signs (32 square metres/344 sq. ft.) is less than the total allowable sign area permitted for three, smaller, double-faced, free-standing signs (84 square metres/904 sq. ft.) which would be permitted under the Sign By-law based on the 183-metre (600 ft.) lot frontage.
- The proposed free-standing signs will replace a previously existing four-sided, 6.0-metre (20 ft.) high cube sign that has recently been removed.
- The proposed projecting (blade) signs are proposed to be pedestrian scale, located perpendicular to the storefront for pedestrian wayfinding, and due to the building setback, will not be visible from the street.

RECOMMENDATION

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7916-0170-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit (see Appendix III).

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and signage, 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.

SITE CHARACTERISTICS

Existing Land Use: The Dell Shopping Centre, undergoing extensive renovations.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant site (formerly Dell Hotel).	Central Business District	C-15
East (Across lane):	Single family dwellings.	Central Business District	RF
South (Across 105A Avenue):	One-storey restaurant with drive-through, two-storey commercial building with a restaurant and a tobacconist and a two-storey office building (Ministry of Child and Family Development).	Central Business District	CHI, C-8 and C-15
West (Across King George Boulevard):	Range of retail stores including pawnshop and motorcycle sales, general and personal service uses, community services, restaurants and office uses.	Central Business District	C-8, CHI and CD (By-law No. 16599)

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 10604 King George Boulevard in City Centre and is approximately 2.4 hectares (6.0 acres) in size. The site is designated Central Business District in the Official Community Plan (OCP) and is zoned "Community Commercial Zone (C-8)" with a small portion at the south-east corner zoned "Single Family Residential Zone (RF)".
- The existing commercial development on the subject site was constructed in 1958 as a multi-tenant shopping centre called the Dell Shopping Centre.
- The existing commercial development consists of 9,806 square metres (105,553 sq. ft.) of commercial retail space in two buildings. Some of the current tenants are Pharmasave, Planet Fitness, Pet Solutions, Dollar Tree and Dell Lanes.
- On June 15, 2015, Council approved Development Permit (DP) No. 7914-0146-00 to allow exterior renovations to the existing buildings, including new fascia signage, improvements to the existing parking lot and site landscaping as well as a 186-square metre (2,000-sq.ft.) addition for refrigeration storage at the rear of Building A on the east façade.
- The site is currently undergoing extensive renovations in accordance with the approved DP.

Current Proposal

- The applicant is proposing a comprehensive sign design package for two (2) free-standing signs and twenty-three (23) projecting signs (one per tenant) in addition to the already approved building fascia signs on the subject site. Variances to the Sign By-law are required to increase the maximum permitted sign height of the free-standing signs and to accommodate the proposed projecting sign locations. Staff are supportive of the variances as part of a comprehensive sign design package for the Dell Shopping Centre.
- The two (2) proposed free-standing signs fronting King George Boulevard are double-faced, approximately 4.57 metres (15 ft.) high, with a total sign area of 32 sq. metres (344 sq.ft.). As per the Sign By-law, the maximum height allowed for a free-standing sign in the City Centre Special Sign Area is 2.4 metres (8 ft.). The maximum sign height is therefore proposed to be varied.
- Based on the 183-metre (600 ft.) King George Boulevard lot frontage, three (3) 2.4-metre (8 ft.) tall free-standing signs are permitted with a maximum allowable sign area of 84 sq. metres (904 sq.ft.). The proposed overall sign area of the two, double-faced free-standing signs is 32 sq. metres (344 sq.ft.). The applicant has submitted a letter indicating that they have no intent of adding a third free-standing sign.
- Taller free-standing signage has merit at this location given the existing shopping centre configuration with the buildings positioned a considerable distance from the street.
- The applicant has removed the existing four-sided, 6-metre (20-ft.) high, free-standing sign on the site. The new free-standing signs are proposed to be located at a minimum of 2.0 metres

(6.5 ft.) from the property line as per the Sign By-law, with landscaping beds at the base of each.

- A total of twenty-three (23) projecting (blade) signs are proposed, one for each tenant. Two types of projecting signs are proposed, Type A and Type B, as follows:
 - Six (6) Type A blade signs along the west building elevation of Building 1 (the larger, northerly building);
 - Five (5) Type A blade signs along the north building elevation of Building 2 (the smaller, southerly building);
 - Four (4) Type B blade signs along the west building elevation of Building 2; and
 - Eight (8) Type B blade signs located in the breezeway located at the south end of Building 2.
- Proposed Type A blade signs are each 0.53 metre (1.7 ft.) high and 1.83 metres (6 ft.) wide, with an approximate 2.6-metre (8.5-ft.) vertical clearance between the ground and the underside of each proposed blade sign.
- Proposed Type B blade signs are each 0.38 metre (1.2 ft.) high and 1.52 metres (5 ft.) in size, with an approximate 2.6-metre (8.5-ft.) vertical clearance between the ground and the underside of each proposed blade sign.
- The sign area for both types of projecting (blade) signs is less than the maximum permitted 3.0 square metres (32 sq. ft.) under the Sign By-law.
- The projecting signs are proposed to be suspended from the underside of the arcade ceiling rather than attached to the building face of the premise to which it pertains, which is the requirement under the Sign By-law. Suspending the signs is more practical and will look more attractive given the existing “arcade” design of the commercial building statements and therefore, this provision is proposed to be varied.

DESIGN PROPOSAL AND REVIEW

- The two (2) proposed free-standing signs are double-faced and 4.57 metres (15 ft.) in height and 2.57 metres (8.4 ft.) wide. The design is modern, consisting of a poured-in-place concrete base and support tower in an architectural concrete finish. The word “dell” will be cast into the concrete tower.
- The metal composite tenant sign panels in the free-standing signs will be mounted on a backing panel in metal composite and will reflect the colour scheme of the individual tenant’s fascia signage.
- The proposed projecting (blade) signs will be suspended from the underside of the arcade ceiling by black support rods and will consist of a black shaped di-bond panel with colour vinyl background applied to reflect the individual tenant signage.

- The proposed signage design has been reviewed by staff and found to be generally acceptable.
- Staff support the proposed variances as a comprehensive design package.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Proposed Sign By-law Variances Table
Appendix III. Development Permit No. 7916-0170-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/dk

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KD 6/22/16 11:32 AM

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To increase the allowable height of 2 free-standing signs in the City Centre Special Sign Area from 2.4 metres (8 ft.) to 4.57 (15 ft.)	The height of a free-standing sign in the City Centre Special Sign Area shall not exceed 2.4 metres (8 ft.) (as per Part 8, Schedule 1.A)	The 2 proposed free-standing signs are of an appropriate size and scale in relation to the existing shopping centre and are modern and simple in design.
2	To allow projecting (blade) signs to be suspended from the underside of the arcade ceiling.	<p>A projecting sign means a sign which is attached to the wall of a building face and projects from the wall by more than 0.5 metres (1.6 ft.). (Part 1, Section 4(i))</p> <p>A projecting sign shall be attached to the premises to which it pertains (Part 5, Section 27(4)(a)(ii)a.)</p> <p>The distance between the sign and the exterior wall of the building to which it is attached shall not exceed 0.3 metre (1 ft.) (Part 5, Section 27(4)(a)(ii)g.)</p>	<p>The suspended projecting (blade) signs are located perpendicular to each premise and will provide a pedestrian scale storefront identification for customers.</p> <p>Suspending the signs from the existing arcade ceiling is a practical and attractive approach.</p>

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0170-00

Issued To: THE DELLS HOLDINGS LTD
("the Owner")

Address of Owner: The Dells Holdings Ltd., Inc. No. 46204
1800, 4555 - Kingsway
Burnaby, BC V5H 4T8

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: 019-180-438
Parcel A Section 23 Block 5 North Range 2 West New Westminster District Reference Plan
LMP22087

10650 - King George Boulevard

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
5. The character of the signage, including landscaping, shall be in accordance with the drawings numbered 7916-0170-00(A) through to and including 7916-0170-00(H) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character, may be permitted subject to the approval of the City.
7. The landscaping shall conform to drawings numbered 7916-0170-00 (F) through to and including 7916-0170-00(H)(the "Landscaping").
8. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7916-0170-00(A) through to an including 7916-0170-00(E).
9. This development permit supplements Development Permit No. 7914-0146-00.
10. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
11. 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.
12. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
13. 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)

R.G. JONES

Name: (Please Print)

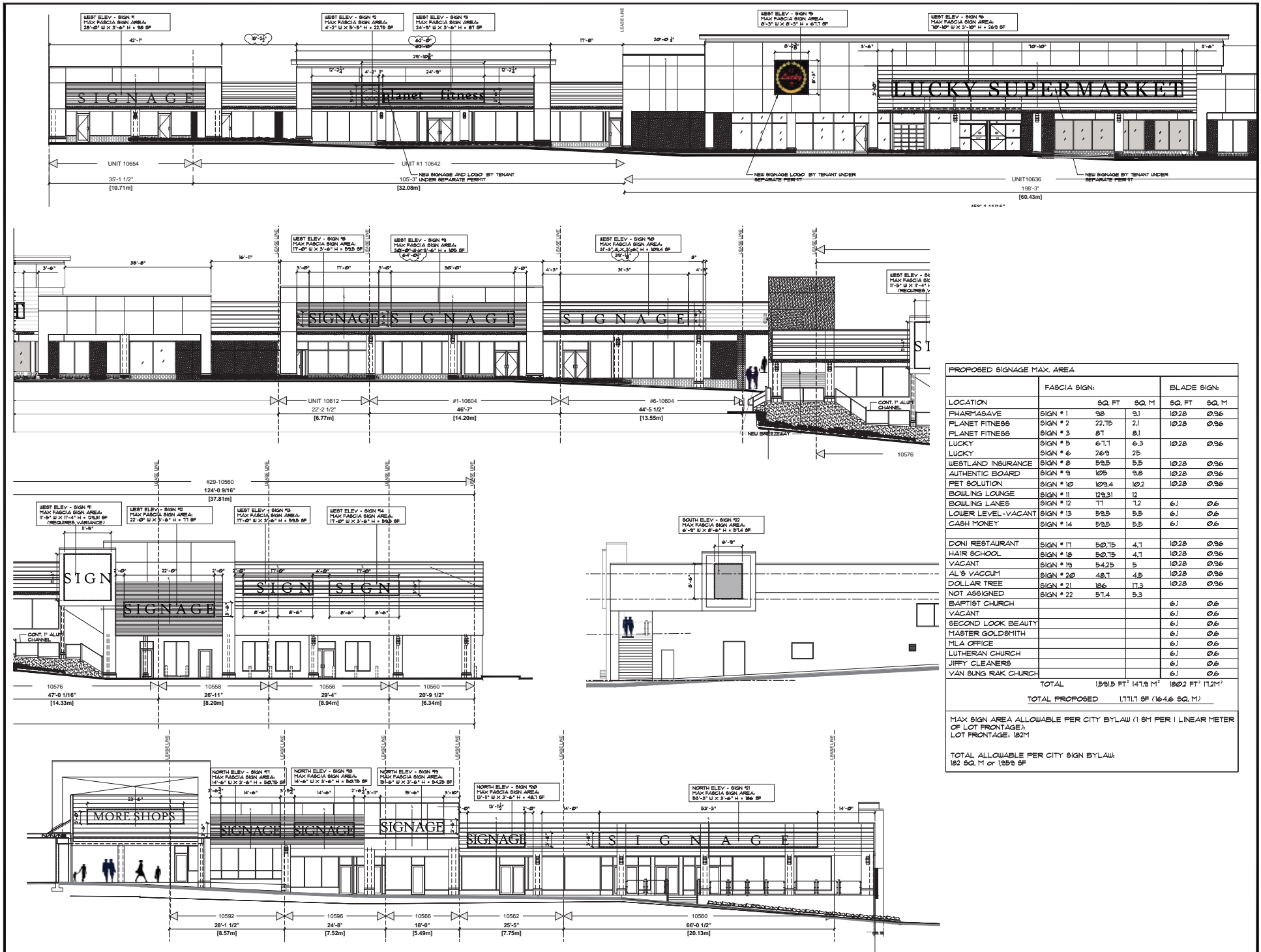
OR

Owner: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To increase the allowable height for 2 free-standing signs in the City Centre Special Sign Area from 2.4 metres (8 ft.) to 4.57 (15 ft.)	The height of a free-standing sign in the City Centre Special Sign Area shall not exceed 2.4 metres (8 ft.) (as per Part 8, Schedule 1.A)
2	To allow projecting (blade) signs to be suspended from the underside of the arcade ceiling, perpendicular to each tenant.	<p>A projecting sign means a sign which is attached to the wall of a building face and projects from the wall by more than 0.5 metres (1.6 ft.). (Part 1, Section 4(1))</p> <p>A projecting sign shall be attached to the premises to which it pertains (Part 5, Section 27(4)(a)(ii)a.)</p> <p>The distance between the sign and the exterior wall of the building to which it is attached shall not exceed 0.3 metre (1 ft.) (Part 5, Section 27(4)(a)(ii)g.)</p>



PROPOSED SIGNAGE MAX. AREA

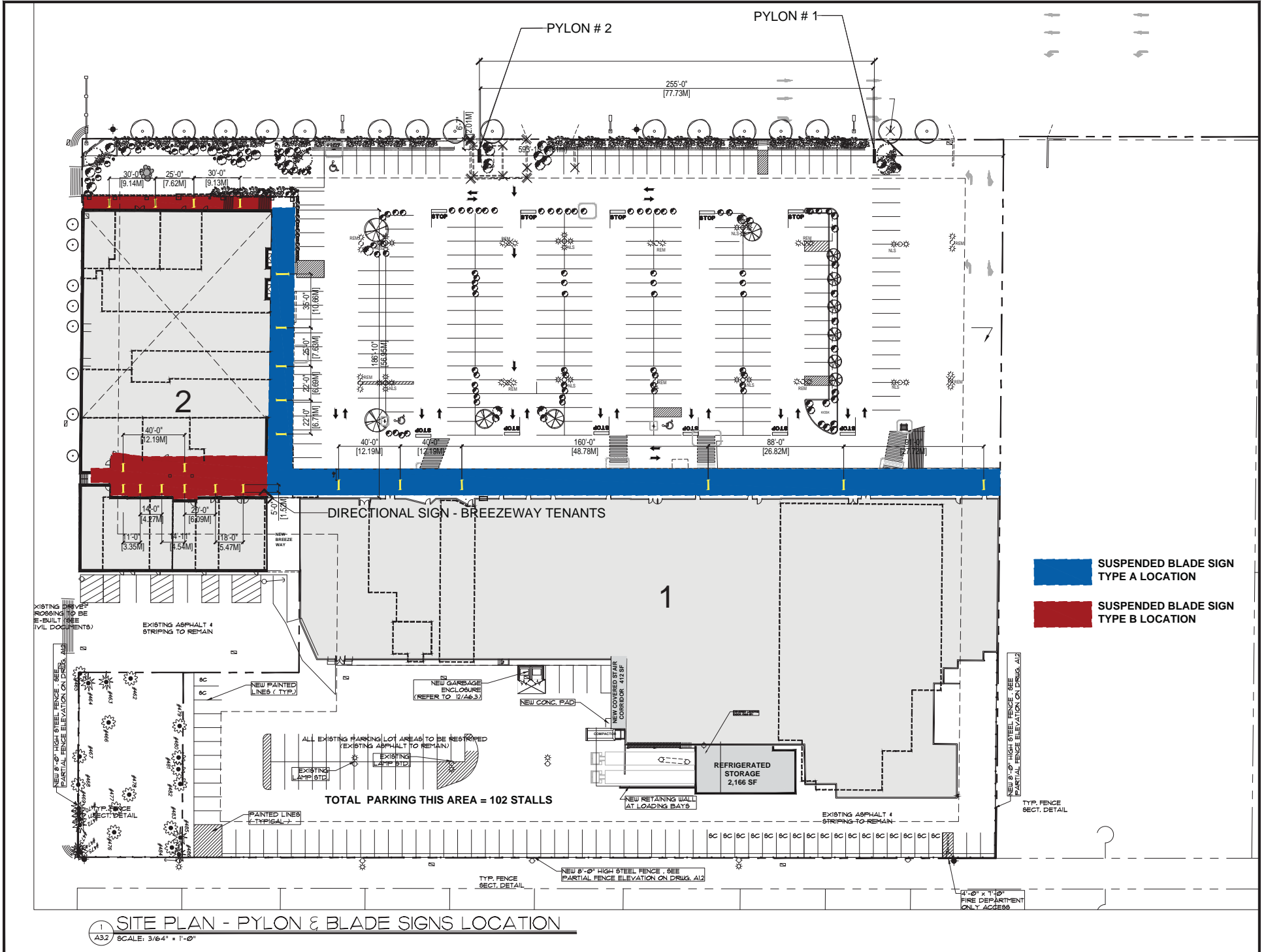
LOCATION	FASCIA SIGN:		BLADE SIGN:		
	SIGN #	SQ. FT	SQ. M	SQ. FT	SQ. M
PHARMASAVE	SIGN # 1	98	9.1	1028	0.96
PLANET FITNESS	SIGN # 2	22.75	2.1	1028	0.96
PLANET FITNESS	SIGN # 3	81	8.1		
LUCKY	SIGN # 5	67.1	6.3	1028	0.96
LUCKY	SIGN # 6	26.9	2.5		
WESTLAND INSURANCE	SIGN # 8	59.5	5.5	1028	0.96
AUTHENTIC BOARD	SIGN # 9	105	9.8	1028	0.96
PET SOLUTION	SIGN # 10	109.4	10.2	1028	0.96
BOWLING LOUNGE	SIGN # 11	129.31	12		
BOWLING LANES	SIGN # 12	11	1.2	6.1	0.6
LOWER LEVEL-VACANT	SIGN # 13	59.5	5.5	6.1	0.6
CASH MONEY	SIGN # 14	59.5	5.5	6.1	0.6
DONI RESTAURANT	SIGN # 17	50.75	4.7	1028	0.96
HAIR SCHOOL	SIGN # 18	50.75	4.7	1028	0.96
VACANT	SIGN # 19	54.25	5	1028	0.96
AL'S VACCUM	SIGN # 20	48.7	4.5	1028	0.96
DOLLAR TREE	SIGN # 21	126	11.3	1028	0.96
NOT ASSIGNED	SIGN # 22	57.4	5.3		
BAPTIST CHURCH				6.1	0.6
VACANT				6.1	0.6
SECOND LOOK BEAUTY				6.1	0.6
MASTER GOLDSMITH				6.1	0.6
MLA OFFICE				6.1	0.6
LUTHERAN CHURCH				6.1	0.6
JIFFY CLEANERS				6.1	0.6
VAN SUNG RAK CHURCH				6.1	0.6
TOTAL		15915 FT²	1479 M²	1802 FT²	172M²
TOTAL PROPOSED				1771.1 SF	(1646 SQ. M)

MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1 SQ PER 1 LINEAR METER OF LOT FRONTAGE): 182M²

TOTAL ALLOWABLE PER CITY SIGN BYLAW: 182 SQ. M or 1959 SF

SIGNAGE GUIDELINES-DELL SHOPPING CENTRE

archite
000116
VANCOUVER
TELEPHONE
FACSIMILE
project number
sheet title
**BUILDING
SIG**
date
drawn by
checked by



1	14/05/17	SIGNED CONSULTANT
2	14/05/17	SIGNED CONSULTANT
3	14/05/17	SIGNED CONSULTANT
4	14/05/17	SIGNED CONSULTANT
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49	14/05/17	SIGNED CONSULTANT
50	14/05/17	SIGNED CONSULTANT

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Consultant

SIGNAGE GUIDELINES- DELL SHOPPING CENTRE
 10650 KING GEORGE BLVD, SURREY, BC
For THE DELLS HOLDINGS LTD.

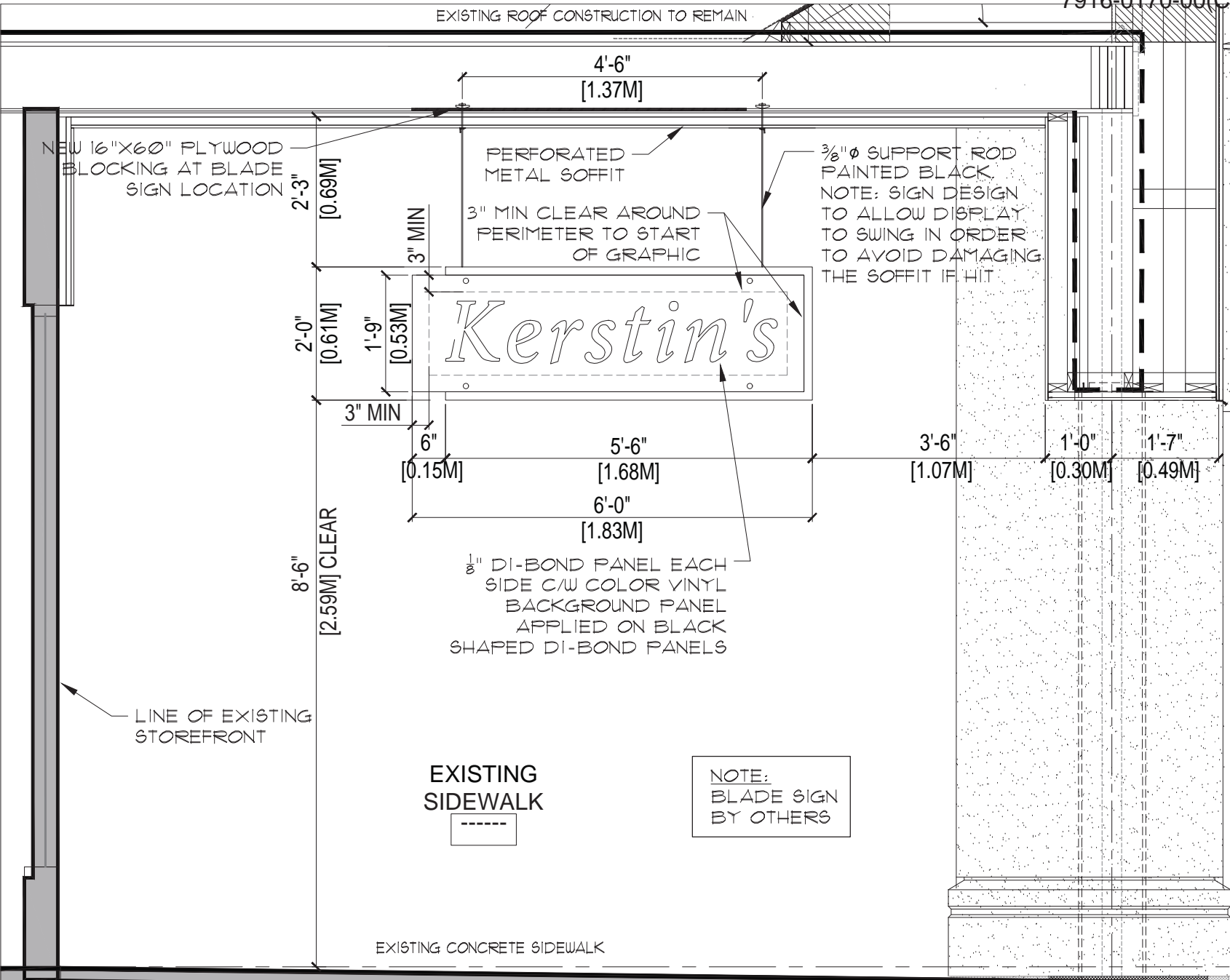


architects ltd
 600-1140 WEST PENDE
 VANCOUVER, BC V6E 4K
 TELEPHONE 604-687-2323
 FAX 604-687-2324
 PROJECT NO. 620168870

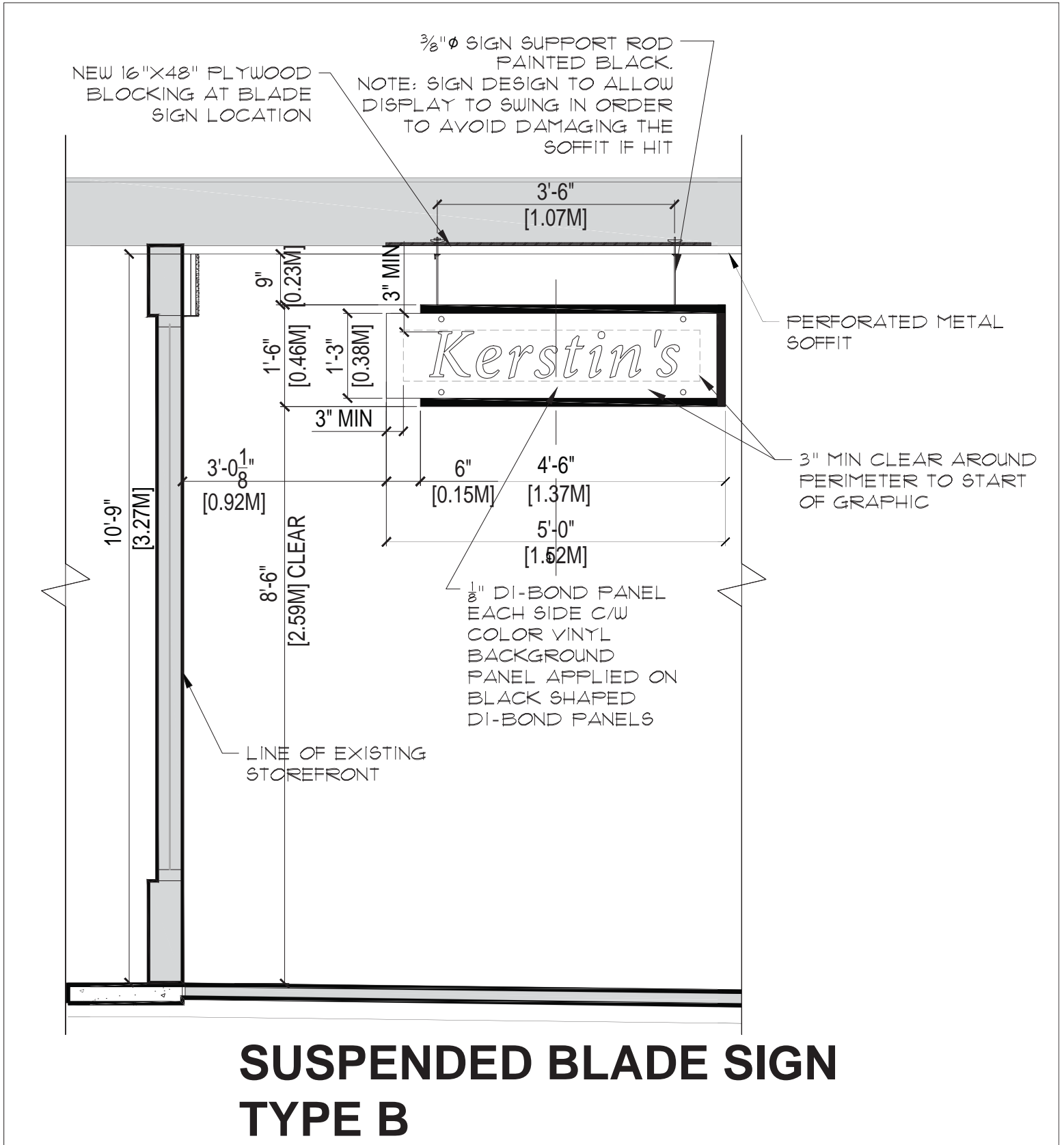
Project number	388
Sheet no.	388
SITE PLAN	
PYLON & BLADE SIGN LOCATION	
Date	14/05/17
Drawn by	MSD
Checked by	MSD
Scale	A=3:2

SITE PLAN - PYLON & BLADE SIGNS LOCATION

EXISTING ROOF CONSTRUCTION TO REMAIN



SUSPENDED BLADE SIGN TYPE A



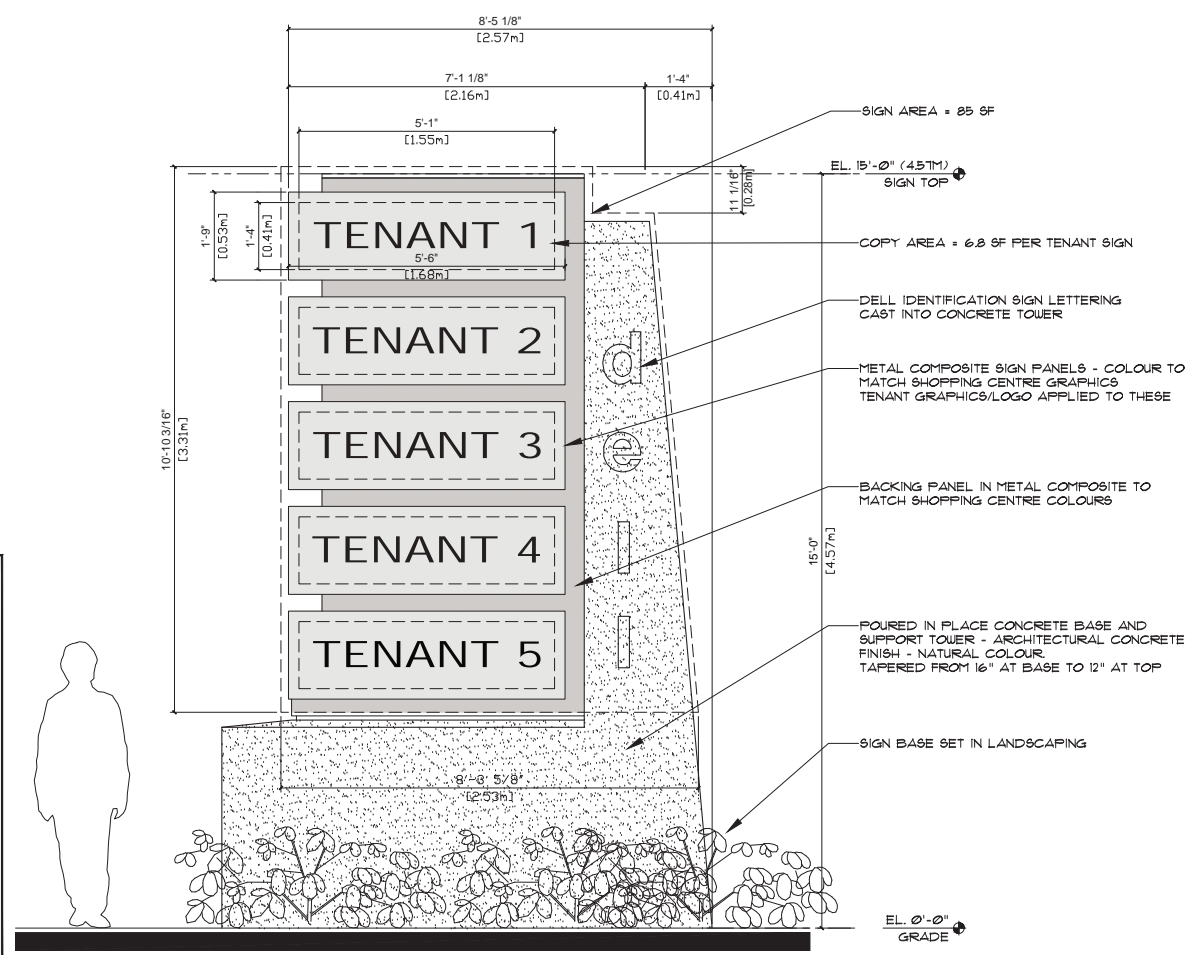
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19	1/24/16	SOME GUIDELINES UPDATES
20	1/24/16	SOME GUIDELINES UPDATES

NORTH

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consultant



FREE-STANDING SIGN / BYLAW NOTES -

SIGN BYLAW ZONE DESIGNATION: CITY CENTRE - SPECIAL SIGN AREA (PART 8 APPLICABLE)

PER BYLAW :

MAXIMUM HEIGHT PERMITTED: 2.4 M (7.87 FEET)

MAXIMUM SIGN AREA PERMITTED: 28 Sq. M double sided

NO. OF SIGNS PERMITTED = 3 TOTAL (ONE PER 50m OF SITE FRONTAGE AT HIGHWAYS - SITE IS 162.3 M (534'-4") AT KING GEORGE BOULEVARD THUS 3 SIGNS).

TOTAL AGGREGATE SIGN AREA PERMITTED: 28 Sq. M X 3 = 84 Sq. M

PROPOSED TWO-SIGN OPTION :

HEIGHT : 4.57 m (15 FEET) - VARIANCE REQUESTED

TOTAL AGGREGATE SIGN AREA = 7.9 Sq. M (85 SF) each face = 31.6 Sq. M (340 SF) 2 signs double faced 84 Sq. M PERMITTED ON SITE - COMPLIES)

TOTAL COPY AREA = 3.16 SQ. M (34 SF) PER FACE = 6.32 SQ. M (68 SF) = 40% OF SIGN AREA (MAX. 50% PERMITTED IN BYLAW)- COMPLIES.

PROPOSED - PYLON SIGN (SEE SITE PLAN FOR LOCATION)

SCALE: 1" = 1'-0"

SIGNAGE GUIDELINES-DELL SHOPPING CENTRE
 10650 KING GEORGE BLVD. SURREY, BC
For THE DELLS HOLDINGS LTD.

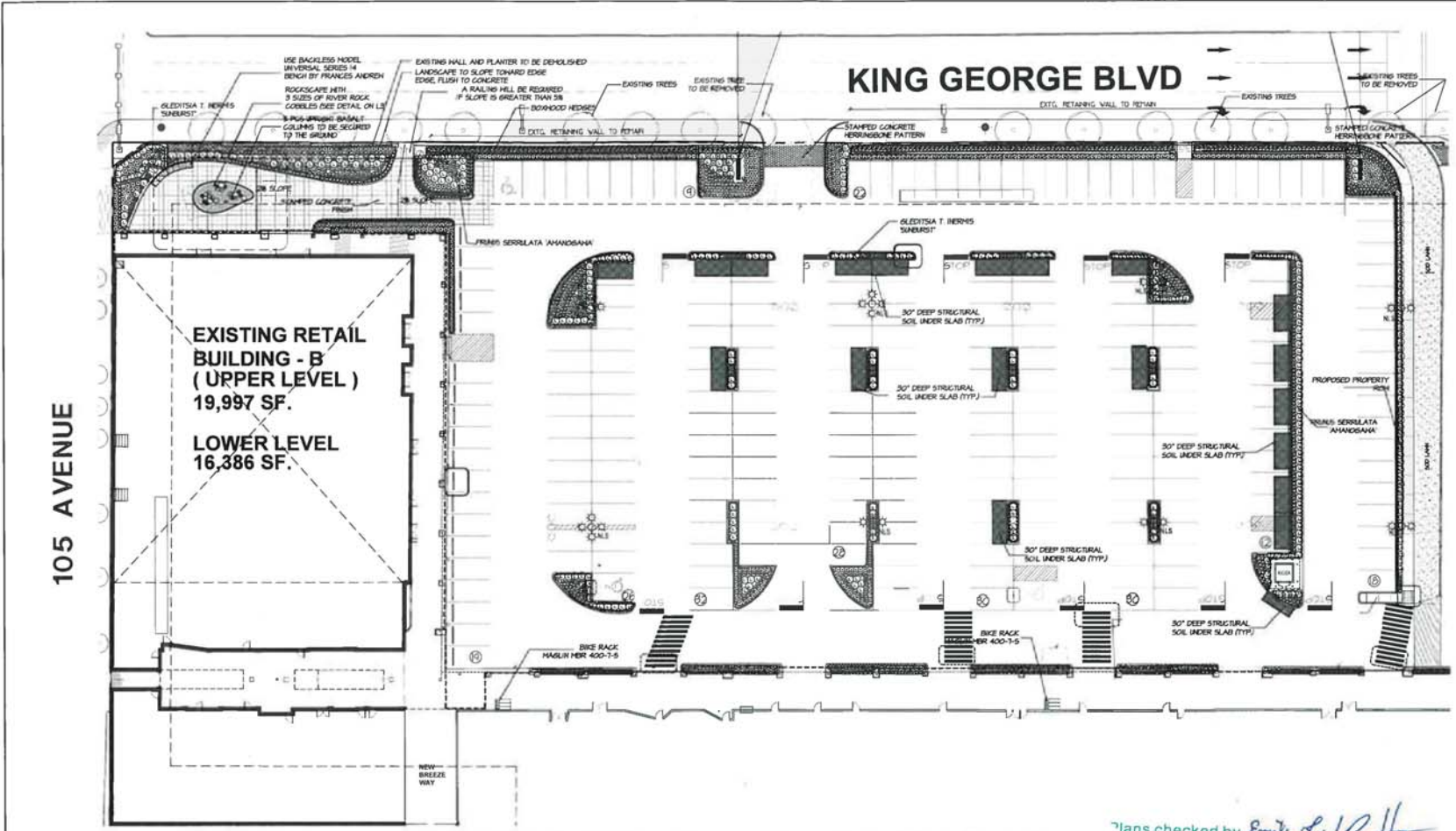
architects ltd.
 600-1140 WEST PENDER
 VANCOUVER, BC V6E 4C3
 TELEPHONE: (604) 687-2334
 FACSIMILE: (604) 688-7481

Project number	3882
Sheet title	PYLON SIGN ELEVATION
Site	
Sheet number	A-33
Scale	1" = 1'-0"
Drawn by	
Checked by	
Approved by	

Client: [unclear] This drawing and design is the property of M2 Landscape Architecture and may not be reproduced or used for other projects without their permission.



#230 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.533.0044
Fax: 604.533.0045
Email: office@m2la.com



NO	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3	CERIS CANADENSIS FOREST PANSY	FOREST PANSY REDDED	50# CAL, B18
1	FAGUS SYLVATICA PURPUREA TRICOLOR	TRICOLOR BEECH	50# CAL, 2H STD, B18
1	GLEDTISIA T. HERPES SUNBURST	SUNBURST HONEY LOCUST	50# CAL, 12H STD, B18
1	FRAXUS SERPILLATA AHANOHAWA	AHANOHAWA CHERRY	50# CAL, 12H STD, B18
261	RUNGS SEPPIERVIRENS	GOYRON BOYWOOD	12 POT, 25CM
13	LINDERA PULSATA	PROVET KORETRICALE	12 POT, 10CM
135	ROSA FLOMER CARPET AVYDER	FLOMER CARPET ROSE	12 POT, 10CM
8	CAREX HORRIDA 'AUREO VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE	12 POT
204	FESTUCA BLANCA EL-JAH BLUE	BLUE FESCUE	12 POT
223	HELICTOTRICHON SEPPIERVIRENS	BLUE CAT GRASS	12 POT
103	LAVENDULA ANGSTIFOLIA HANSTEAD	ENGLISH LAVENDER	12 POT
31	REDREGADA PULSATA VAR SULLIVANTI 'GOLDSTAR' REDREGADA		12 POT
48	SECKIA ASTRIPH. JES	AUTUMN SORREL	12 POT
1480	ARCTOSTAPHYLOS UVA-URSI	KINKHOOGK	12 POT, 20CM

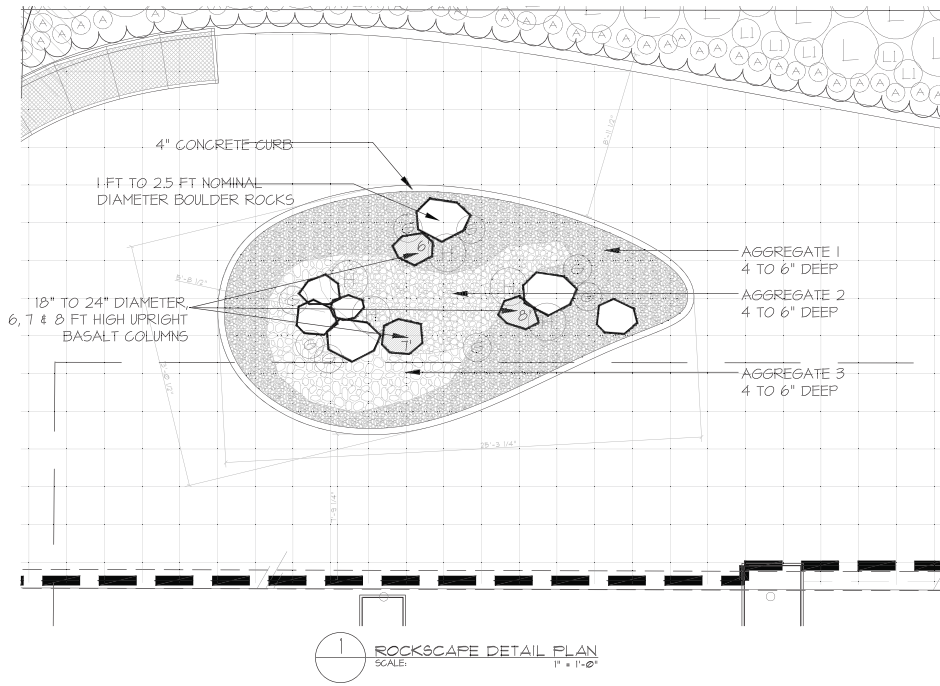
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL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

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

Plans checked by *Emily L. [Signature]*
Planning & Development, City of Surrey
Date: June 21, 2016
 Acceptable Not Acceptable
As per previously approved Lt plans, w/cloud updates. *ELP*
June 21, 2016

PROJECT: DELL SHOPPING CENTRE
5050 KING GEORGE BOULEVARD
SURREY, B.C.

DRAWING TITLE: SHRUB PLAN
SCALE: 1/8"=1'-0"
SHEET: L2
DATE: JUN 21 2016
BY: [unclear]
CHECKED: [unclear]
PROJECT NUMBER: 14-037



AGGREGATE #1
DALTEX GOLDEN PEA
RESIN AGGREGATE
SIZE: 2-5MM ϕ



AGGREGATE #2
BLUE METAL AGGREGATE
SIZE: 10-20MM ϕ



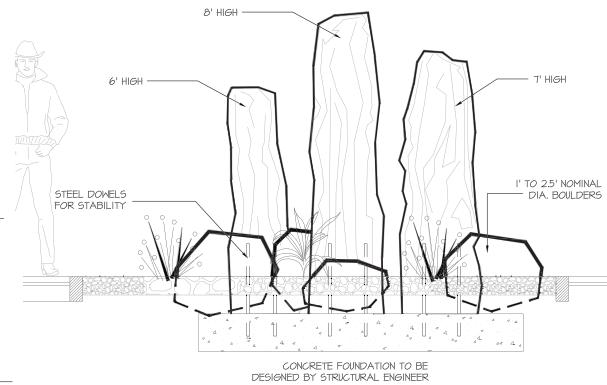
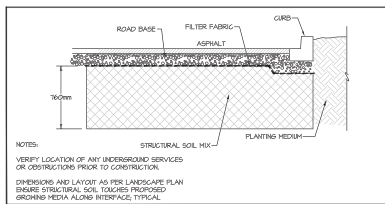
AGGREGATE #3
RIVER ROCK
SIZE: 40-50MM ϕ



ROCKSCAPE IMAGE



BASALT ROCK IMAGE



BIKE RACK
MAGLIN MBR 400-7-5

5 MAGLIN BIKE RACK
SCALE: NTS

Frances Andrew Site Furnishings Ltd.
Website: www.francesandrew.com and in the future

Name	Materials	Complete Profile	Customize
Benches	Benches: Wood & Aluminum, Wood & Steel, Aluminum	Benches: Wood & Steel	
Receptacles	Receptacles: Wood & Steel, Highstrength		
Toilets	Toilets: Wood & Steel		
Bike Racks	Bike Racks: Wood & Aluminum, Steel		
Bollards	Bollards: Wood & Aluminum, Steel		

Universal - Series 1.4

Series Information:
Standard length (per section): 45 1/2". Custom lengths & radii available.
Depth & height will vary due to mounting method. See separate page for more details.
Mounting Options: Bolt down. Non-standing, back-to-back, wall mount. (Not shown) Post-in. Custom mounting methods possible. Please call for details.
See latest models brochure.

BACKLESS MODEL TO BE USED

6 FRANCES ANDREW BENCH
SCALE: NTS

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NO.	DATE	REVISION DESCRIPTION	DR.
10	8 JUN 19	SUBMITTAL SHEETS RE-UPDATES	SPK
11	10 JUN 19	REVISED PER PER-CITY LOCATION	AG
12	10 JUN 19	REVISED AS PER CITY COMMENTS	AG
13	10 JUN 19	REVISED FOR DP	AG
14	10 JUN 19	ISSUED FOR DP	AG
15	10 JUN 19	STAMPED CONCRETE LOCATION	AG
16	10 JUN 19	AS PER REVISED PLAN	AG
17	10 JUN 19	AS PER REVISED PLAN	SPK
18	10 JUN 19	AS PER REVISED PLAN	SPK
19	10 JUN 19	AS PER REVISED PLAN	SPK
20	10 JUN 19	AS PER REVISED PLAN	SPK
21	10 JUN 19	AS PER REVISED PLAN	SPK
22	10 JUN 19	AS PER REVISED PLAN	SPK
23	10 JUN 19	AS PER REVISED PLAN	SPK
24	10 JUN 19	AS PER REVISED PLAN	SPK
25	10 JUN 19	AS PER REVISED PLAN	SPK
26	10 JUN 19	AS PER REVISED PLAN	SPK
27	10 JUN 19	AS PER REVISED PLAN	SPK
28	10 JUN 19	AS PER REVISED PLAN	SPK
29	10 JUN 19	AS PER REVISED PLAN	SPK
30	10 JUN 19	AS PER REVISED PLAN	SPK

PROJECT:
DELL SHOPPING CENTRE
10650 KING GEORGE BOULEVARD
SURREY, B.C.

DRAWING TITLE:
DETAILS

DATE: 14 JUN 17	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L3
DRAWN: MY	
DESIGN: MY	
CHECK: MY	