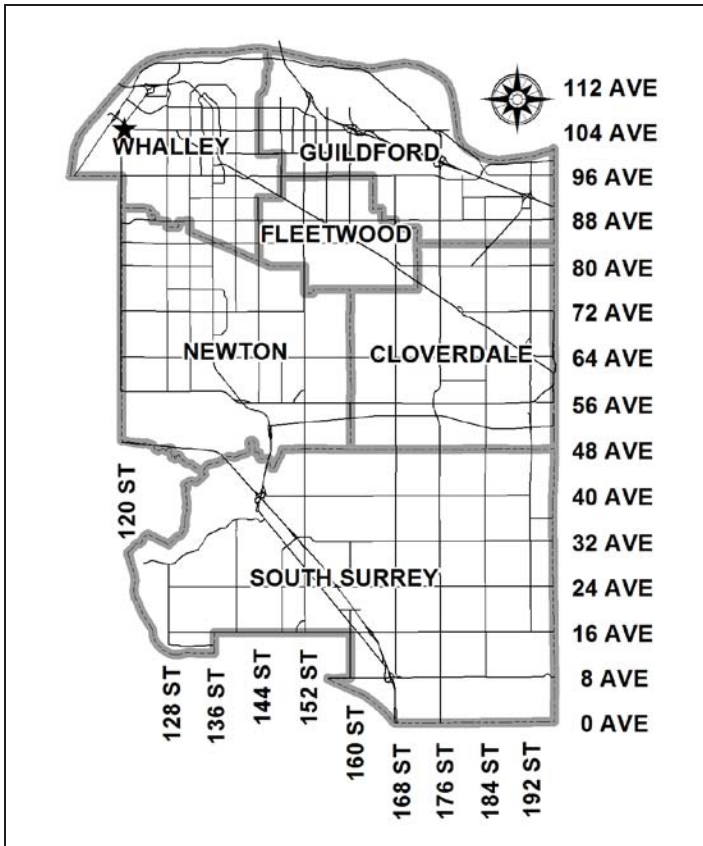


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0201-00

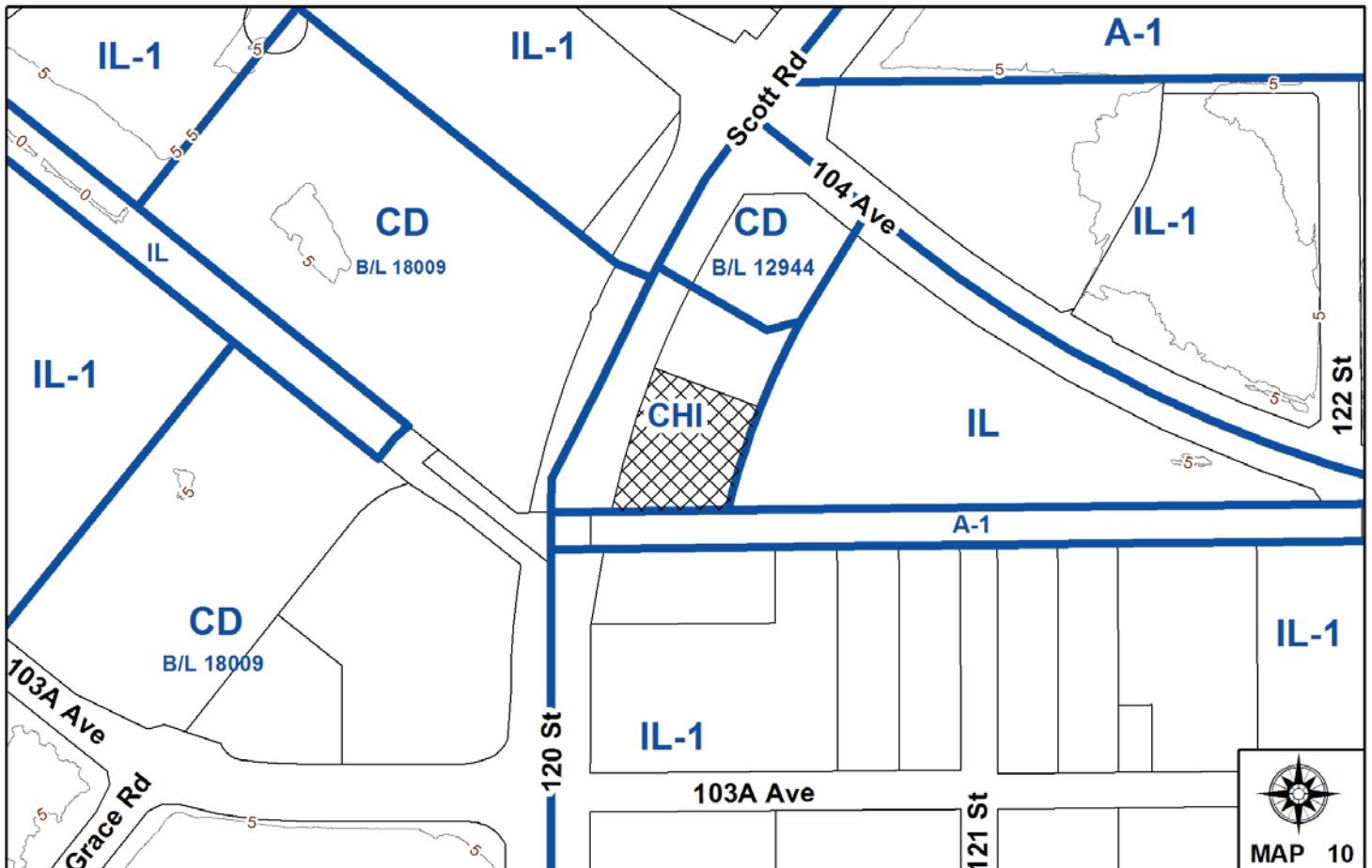
Planning Report Date: September 12, 2016



PROPOSAL:

- **Development Permit**
 to permit the development of a single-storey drive-through restaurant.

LOCATION: 10388 - Scott Road
OWNER: Tannery Park Development Corp.
ZONING: CHI
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Mixed Employment Designation in the OCP.
- Complies with the Highway Commercial designation in the South Westminster NCP.
- The proposed building form is appropriate for the South Westminster neighbourhood, and consistent with the form and design of the existing commercial building to the north.
- The applicant is complying with all watercourse setback requirements and is protecting close to half of an approximate 60-metre (197 ft.) wide GIN corridor, as well as planting enhancements along the Manson Canal that parallels the south property line.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0201-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate along Manson Canal based on recommendations from an environmental professional, to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate for the development site, to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for the protection of a 17-metre (56 ft.) wide Green Infrastructure Network corridor along Manson Canal.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant preloaded lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Tim Hortons coffee shop.	Highway Commercial	CHI

Direction	Existing Use	NCP Designation	Existing Zone
East:	Unauthorized truck parking.	Highway Commercial	IL
South (Across Manson Canal):	Construction business.	Light Industrial / Business Park	IL-1
West (Across Scott Road):	Industrial warehouse.	Light Industrial / Business Park	CD By-law No. 18009

DEVELOPMENT CONSIDERATIONS

- The subject site is located along the east side of Scott Road, just north of Manson Canal in South Westminster. The subject property is designated “Mixed Employment” in the Official Community Plan (OCP), “Highway Commercial” in the South Westminster Neighbourhood Concept Plan (NCP), and is zoned “Highway Commercial Industrial Zone (CHI)”.
- The subject site is 4,290 square metres (1.06 acre) in area and has a frontage along Scott Road of 81 metres (266 ft.) and depth of approximately 62 metres (203 ft.).
- The subject site along with the neighbouring lot to the north (10392 Scott Road), which were part of the same parcel of land at the time, were rezoned from I-G (By-law No. 5942) to CHI on March 30, 2009 under File No. 7908-0020-00. As part of the application, Development Permit No. 7908-0020-00 was issued to allow for the development of two commercial buildings, a Tim Hortons drive-through restaurant on the property to the north and a multi-tenant building on the subject site. However, only the Tim Hortons restaurant was ever constructed. The lands were subsequently subdivided and the subject site is now a standalone lot.
- The applicant has applied for a Development Permit to allow for construction of a Triple O’s drive-through restaurant. Drive-through restaurants are a permitted use under the CHI Zone.
- The proposed building is 182 square metres (1,963 sq. ft.) in area, which results in a floor area ratio (FAR) is 0.04 and lot coverage of 4%. This proposal is within the 1.0 FAR and 50% lot coverage permitted under the CHI Zone. The applicant has proposed a future phase 2 and when the floor area of that future building is included, the resultant FAR is 0.12 and lot coverage is 12%, which also comply with the CHI Zone.
- The site has been preloaded for several years, which is necessary due to the soil conditions in the area.

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant proposes to construct a free-standing 182 (1,963 sq. ft.) drive-through restaurant on the northern portion of the subject site. A future 326-square metre (3,507 sq. ft.) second phase building is shown on the plan on the southern portion of the site but at this time no design for the future building has been submitted. A separate Development Permit application will be required for this future phase.
- The proposed building is a modern high quality design. Substantial glazing is proposed on the north, west and south elevations around the dining room area. The glazing has charcoal metal trim around each pane. Two entrance doors are proposed along the west and north façades and will be highlighted by spruce green metal flashing around the doors.
- The north, west and south elevations also consist of chestnut brown hardiboard plank siding.
- The applicant proposes two cultured stone projections, or “fins” that protrude approximately 0.6 metre (2 ft.) above the roofline. One of the “fins” protrudes above the west elevation and the other above the drive-through window.
- The east elevation is not visible from Scott Road, but is visible from the drive-through. The applicant proposes that the east elevation, which contains two service doors, be painted grey.

Signage

- The applicant proposes two fascia signs, one on each of the north and south façades. Both signs include the lettering “Triple O’s Burgers” with a small red maple leaf that are approximately 2.5 metres (8.4 ft.) wide by 1.2 metres (3.9 ft.) high for a total area of 2.9 square metres (31 sq. ft.). The fascia signs comply with the Sign By-law.
- The applicant proposes a free-standing sign along Scott Road. The proposed free-standing sign is approximately 4.6 metres (15 ft.) in height and has a width of 2.74 metres (9 ft.) which complies with the Sign By-law. The proposed sign includes three panels with two reserved for future possible tenants of the future second phase.
- The proposed free-standing sign is high quality with a wide concrete base, wood grain coated metal siding and a black metal frame. The sign area will either be internally illuminated or backlit individual channel logos.
- The applicant is proposing 4 directional signs for the drive-through and one drive-through menu board sign which all comply with the Sign By-law.

Access, Circulation and Parking

- A shared access easement is currently registered between the subject site and the three adjacent properties to the north and east (10392 and 10398 Scott Road and 12040 – 104 Avenue) to facilitate shared access to Scott Road.

- An 8-metre (26 ft.) two-way drive aisle with a 1.5-metre (5 ft.) sidewalk is proposed along the northern portion of the site which will ultimately provide access for the subject site and the neighbouring sites to the north (Tim Hortons and Chevron) and the property to the east (12090 – 104 Avenue) when it develops in the future as per the established shared access arrangement.
- There are two walkways proposed within the site which are both proposed to be constructed of permeable pavers to assist with site drainage.
- Restaurants require 10 parking spaces per 100 square metres (1,076 sq. ft.) of gross floor area. Since the proposed building is 182 square metres (1,962 sq. ft.) in size, the applicant is required to provide 18 parking spaces. For both phases the applicant is proposing 27 parking spaces, which exceed the parking requirements. The extra 9 parking spaces are allocated for the future phase 2, which will likely be a retail use.
- A total of 8 drive-through queuing spaces are proposed, which meets the Zoning By-law requirements.
- The proposed loading bay for the site is located along the east side of the footprint of the future phase 2.

Watercourses

- A yellow-coded/Class B ditch is located along Scott Road. The applicant proposes to maintain a 7-metre (23 ft.) setback from the proposed ditch, which complies with the streamside setback requirements of the Zoning By-law.
- A red-coded/Class A watercourse (Manson Canal) is located to the south of the property, on City owned land which is currently protected by an existing 15-metre (49 ft.) wide restrictive covenant and drainage right-of-way. The proposed streamside protection requirements in the Zoning By-law require a 25-metre (82 ft.) setback from the top of the bank for channelized watercourses (final adoption of Amendment By-law No. 18809 is expected on September 12, 2016). This setback is fully captured within the City-owned land and the 15-metre (49 ft.) wide covenant/right-of-way area. The applicant has proposed planting enhancement within the watercourse setback area (see Biodiversity Conservation Strategy section for further details).

Trees and Landscaping

- The developable portion of the site does not have any trees. There are a number of trees within the Manson Canal environmental area which are proposed to be retained as part of a planting enhancement plan. See the Biodiversity Conservation Strategy section for further details on the plantings in this area.
- Within the 7-metre (23 t.) ditch/stream setback along Scott Road, the applicant is proposing landscaping that includes a mix of shrubs. A magnolia tree is proposed to be planted to the south of the entrance and two pine trees and a pear tree are proposed along the south portion of the frontage.
- Along the outside of the drive-through there are 7 cherry trees proposed along with a mix of shrubs. The area between the rear/east of the building and the drive-through is designed as a bio-swale and includes shrubs.

- The eastern property line is proposed to have 6 ash trees planted along with a mix of shrubs.
- The applicant proposes a garbage compound in the southeast corner of the site next to the loading bay. The proposed garbage compound will be sided in brown hardiboard to match the siding of the Triple O's restaurant building.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 22, 2016. The following table summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Site conforms to South Westminster NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Bio-swales and permeable pavers are proposed for walkways. • Applicant is proposing planting enhancements within a 27-metre (89 ft.) wide Manson Canal corridor
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Site is located on a Frequent Transit Corridor.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the subject site to inform adjacent owners about the proposed development. No telephone calls or letters have been received.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies approximately one-third of a total 60-metre (198 ft.) wide corridor within the subject site, with a moderate ecological value (Appendix III).
- The BCS further identifies the GIN area of the subject site as having a moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. Within the property, the BCS recommends the target corridor width of 20 metres (66 ft.) and target area of 1,260 square metres (0.31 acre) which is approximately 30% of the subject property.
- Due to site constraints the applicant is only able to provide a 17-metre (56 ft.) wide corridor which is 3 metres (10 ft.) less than the of 20 metres (66 ft.) suggested and is 2 metres (7 ft.) more than currently protected through the restrictive covenant and statutory right-of-way. The applicant has proposed planting enhancement of the 17-metre (56 ft.) wide corridor.
- The development proposal conserves/enhances 1,071 square metres (0.26 acre) of the subject site through planting enhancements which is 85% of the target GIN area on the site. This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 89 square metres (2,000 sq. ft) of the GIN area would be required on the subject site, but has not been provided by the development proposal due to resultant development constraints.
- The proposed planting enhancements include retaining the existing trees and planting additional trees and shrubs. A finalized planting enhancement plan based on recommendations from an environmental professional will be a condition of approval of the Development Permit.

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 and Landscape Plans
- Appendix III. Green Infrastructure Network

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/ar

Information for City Clerk

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

1. (a) Agent: Name: Fariba Gharaei
 Urban Design Group
 Address: 1140 - West Pender Street, Unit 600
 Vancouver, BC V6E 4G1

 Tel: 604-687-2334

2. Properties involved in the Application
 - (a) Civic Address: 10388 - Scott Road

 - (b) Civic Address: 10388 - Scott Road
 Owner: Tannery Park Development Corp
 PID: 027-812-502
 Lot 2 Block 5 Section 19 Range 2w Plan BCP39778 New Westminster District

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

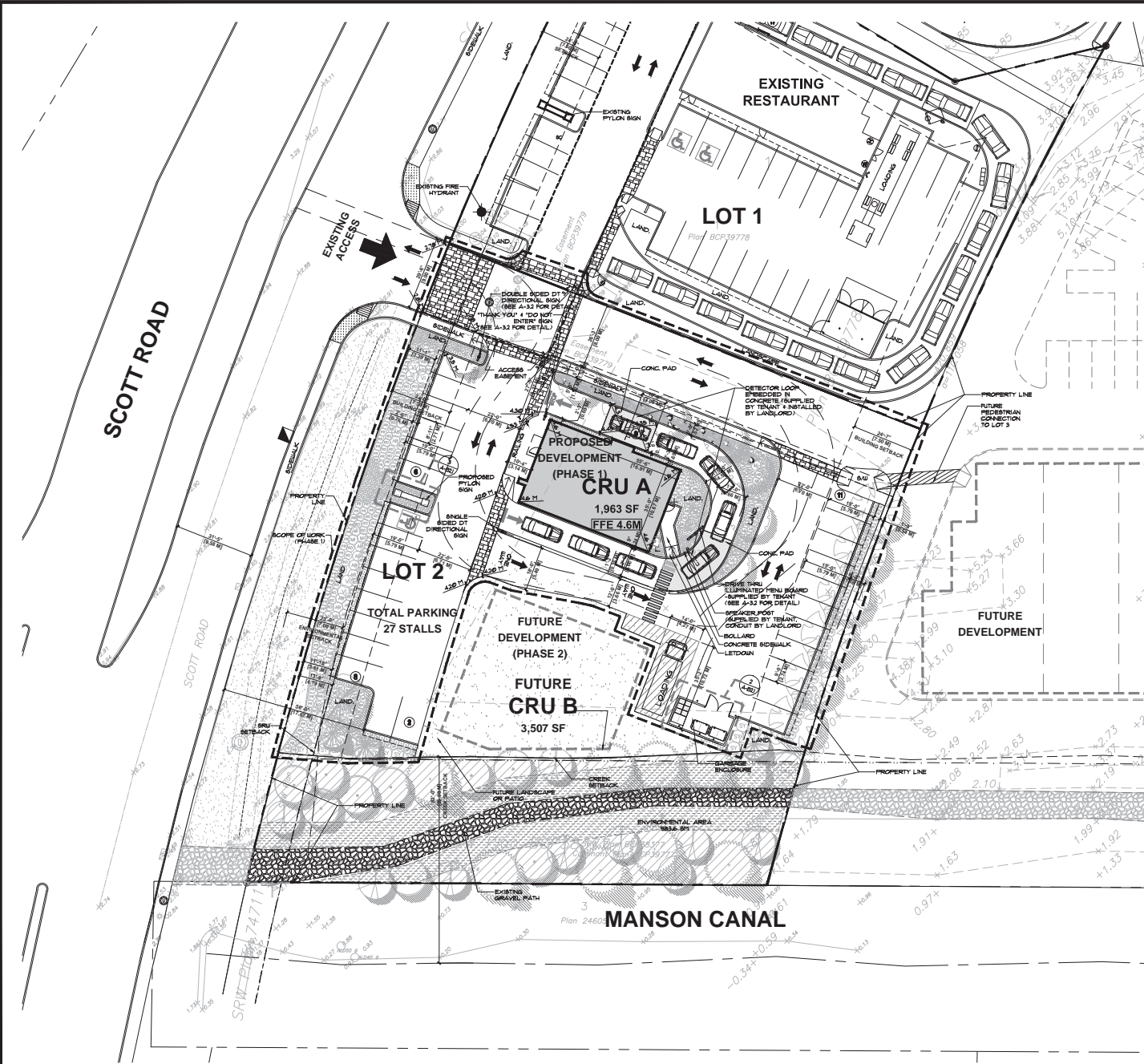
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,287 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	4%
Paved & Hard Surfaced Areas		57.7%
Total Site Coverage		61.7%
SETBACKS (in metres)		
Front	7.5 m	18 m
Rear	7.5 m	25.2 m
Side #1 (North)	7.5 m	14.8 m
Side #2 (South)	7.5 m	43 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	5.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		182 m ²
Office		
Total	2,143.8 m ²	182 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,143.8 m ²	182 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)	1.0	0.04
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	27	27 + 8 drive-through spaces
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	27	27
Drive-through Spaces	8	8
Number of disabled stalls	1	1
Number of small cars	7	7
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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KEY PLAN
SCALE: NTS

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 2 SECTION 19 BLOCK 5 RANGE NORTH RANGE 2 WEST N.W.D PLAN BCP 39778
CIVIC ADDRESS:	10388 SCOTT ROAD, SURREY, BC
EXISTING ZONING:	CHI (HIGHWAY COMMERCIAL INDUSTRIAL ZONE)
SITE AREA (LOT 2):	46,136 SF (1.06 AC)
BUILDING AREA (LOT 2):	5,470 SF
LOT COVERAGE (LOT 2):	5,470 SF / 46,136 SF X 100% = 11.8%

GROSS FLOOR AREAS:

CRU A (RESTAURANT):	1,963 SF
FUTURE DEVELOPMENT-CRU B (RETAIL):	3,507 SF
TOTAL GROSS FLOOR AREA:	5,470 SF

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED:	27 STALLS
TOTAL PARKING PROPOSED:	27 STALLS
PARKING RATIO:	5.1 STALLS / 1,000 SF

PARKING CALCULATIONS (ROUND NEAREST):
 RESTAURANT = 1,963 SF / 1,075 SF X 10 = 18.26 STALLS + 8 D/T QUEUE
 RETAIL = 3,507 SF / 1,075 SF X 2.75 = 8.97 STALLS

PARKING BYLAW REQUIREMENTS:

DRIVE THRU REST. = <150SM (1,615SF): MINIMUM 3 STALLS;
 >150SM (1,615SF): 10 STALLS PER 100SM (1,075SF) OF G.F.A.;
 PLUS, 8 QUEUING SPACES IN ADVANCE OF THE DRIVE THRU WINDOW

RETAIL = ≤372SM (4,000SF): 2.75 STALLS PER 100SM (1,075SF) OF G.F.A.;
 373SM (4,001SF) TO 4,645SM (50,000SF): 3 STALLS PER 100SM (1,075SF) OF G.F.A.;
 >4,645SM (50,000SF): 2.5 STALLS PER 1,075SF OF G.F.A. (WITH A MIN OF 139 STALLS).

PARKING SIZES:

REGULAR CAR STALL (BYLAW):	9'-0" (2.75m) x 19'-0" (5.5m)
REGULAR CAR STALL (PROPOSED):	9'-0" (2.75m) x 19'-0" (5.8m)
HANDICAP CAR STALL (1 PER 100 STALLS):	12'-0" (3.7m) x 18'-0" (5.5m)
SMALL CAR STALL (MAX 25%):	9'-0" (2.75m) x 16'-0" (4.9m)
CAR STALL (ADJACENT TO STRUCTURE):	9'-8" (2.95m) x 18'-0" (5.5m)
MANOEUVRING AISLE WIDTH (BYLAW):	22'-0" (6.7m)
LOADING SPACE (MINIMUM SIZE):	13'-0" (4.0m) x 30'-0" (9.2m)
MANOEUVRING AISLE WIDTH (LOADING SPACES):	29'-0" (7.5m)

GENERAL NOTE:
 BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

SITE PLAN
SCALE: 1/8" = 1'-0"

1. 10/26/24 EC ISSUED FOR PERMIT
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TANNERY BUSINESS PARK - LOT 2
 10388 SCOTT ROAD, SURREY, BC
 For TANNERY PARK DEVELOPMENT CORPORATION

architect
 600-1140 WE
 VANCOUVER
 TELEPHONE 604
 FACSIMILE 604

SITE P

DATE: 2015-11-30
 DRAWN: AS NOTED
 CHECKED: GSC/MS
 DESIGNED: GSC/MS

EXTERIOR FINISHES	SPECIFICATIONS
1) 2" FIBRE OPTIC STRIP	A) 18" SP GRAY BRICK/STONE MORTAR
2) GLAZED BRICK	B) 60 BROWN METAL PLASTER-CORNER BRICK-GOODS
3) HORIZONTAL METAL PANEL	C) YELLOW
4) 1/2" OPTICALLY SPECIFIC PPR-FABRICATED ALUMINUM FRAME	D) NOT USED
5) ALUMINUM WINDOW / DOOR - CLEAR GLAZING	E) GLAZED BRICK (PRO-FIT ALUMI) BRICK MORTAR - BLACK PUTTY
6) NOT USED	F) 60 BROWN METAL PLASTER-CORNER-GOODS
7) FIVE-PANEL METAL PLASTER - CLEAR GLAZING	G) 60 BROWN METAL PLASTER-CORNER-GOODS
8) NOT USED	H) CLEAR 1/2" BRICK
9) HORIZONTAL METAL DOOR	I) CORNER BRICK
10) HORIZONTAL ALUMINUM DOOR (1/2" X 1/2" BRICK)	J) 60 BROWN METAL PLASTER-CORNER-GOODS
11) CONCRETE-PAVED DRIVE WITH CURB	K) 60 BROWN METAL PLASTER-CORNER-GOODS
12) EXTERIOR LIGHTING AS PER LIGHTING SPECIFICATION	L) 60 BROWN METAL PLASTER-CORNER-GOODS
13) ALUMINUM FINISH MATCH TO INTERIOR BRICK/STONE COLOR	M) 60 BROWN METAL PLASTER-CORNER-GOODS
14) HORIZONTAL METAL PANEL	N) 60 BROWN METAL PLASTER-CORNER-GOODS
15) HORIZONTAL METAL PANEL	O) 60 BROWN METAL PLASTER-CORNER-GOODS
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20) HORIZONTAL METAL PANEL	T) 60 BROWN METAL PLASTER-CORNER-GOODS
21) HORIZONTAL METAL PANEL	U) 60 BROWN METAL PLASTER-CORNER-GOODS
22) HORIZONTAL METAL PANEL	V) 60 BROWN METAL PLASTER-CORNER-GOODS
23) HORIZONTAL METAL PANEL	W) 60 BROWN METAL PLASTER-CORNER-GOODS
24) HORIZONTAL METAL PANEL	X) 60 BROWN METAL PLASTER-CORNER-GOODS
25) HORIZONTAL METAL PANEL	Y) 60 BROWN METAL PLASTER-CORNER-GOODS
26) HORIZONTAL METAL PANEL	Z) 60 BROWN METAL PLASTER-CORNER-GOODS



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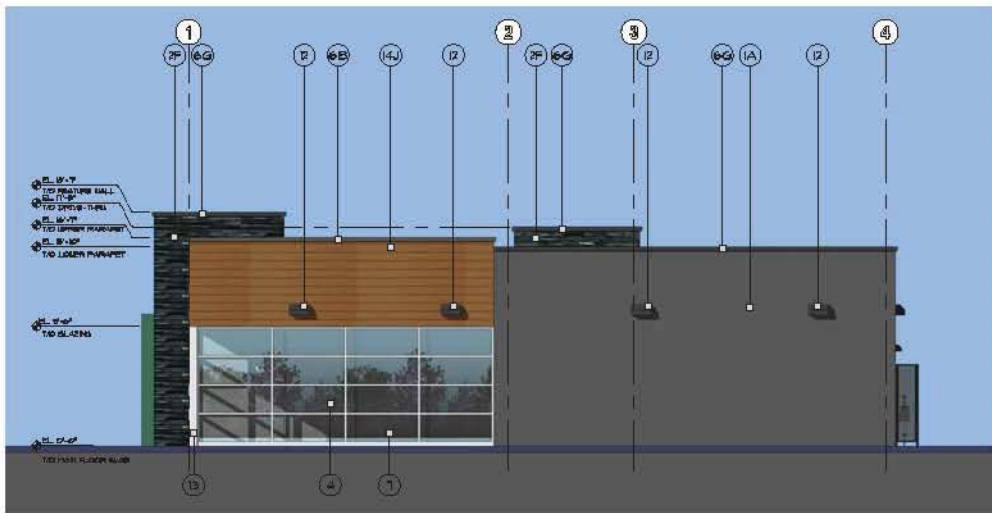
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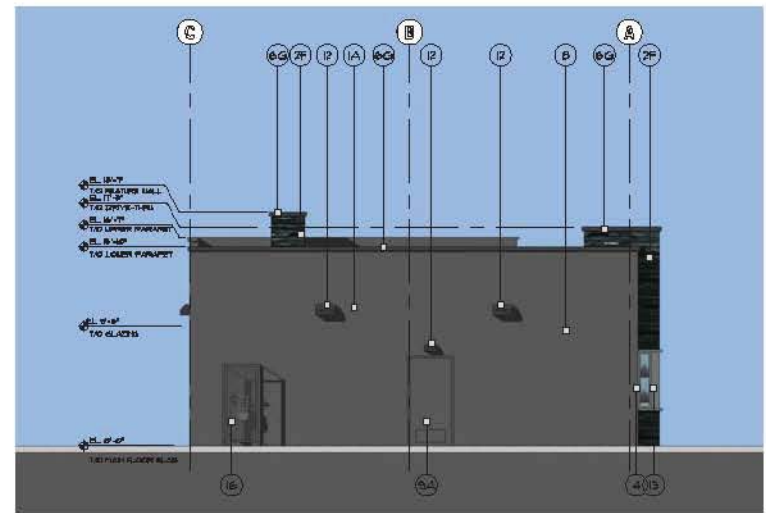
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

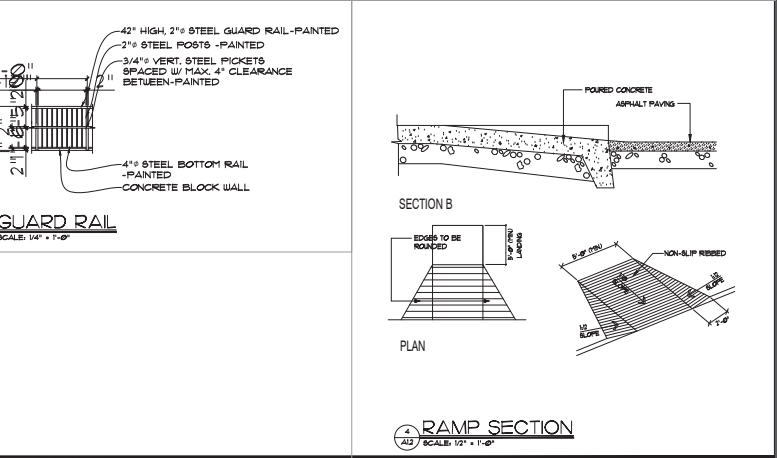
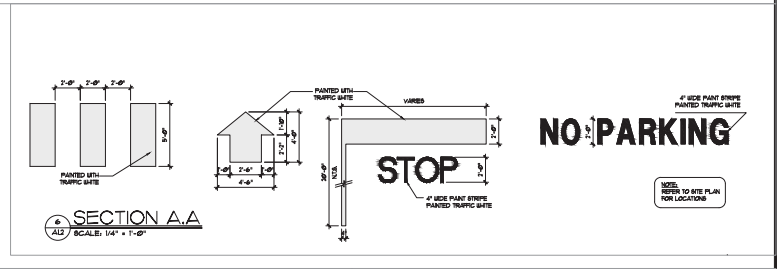
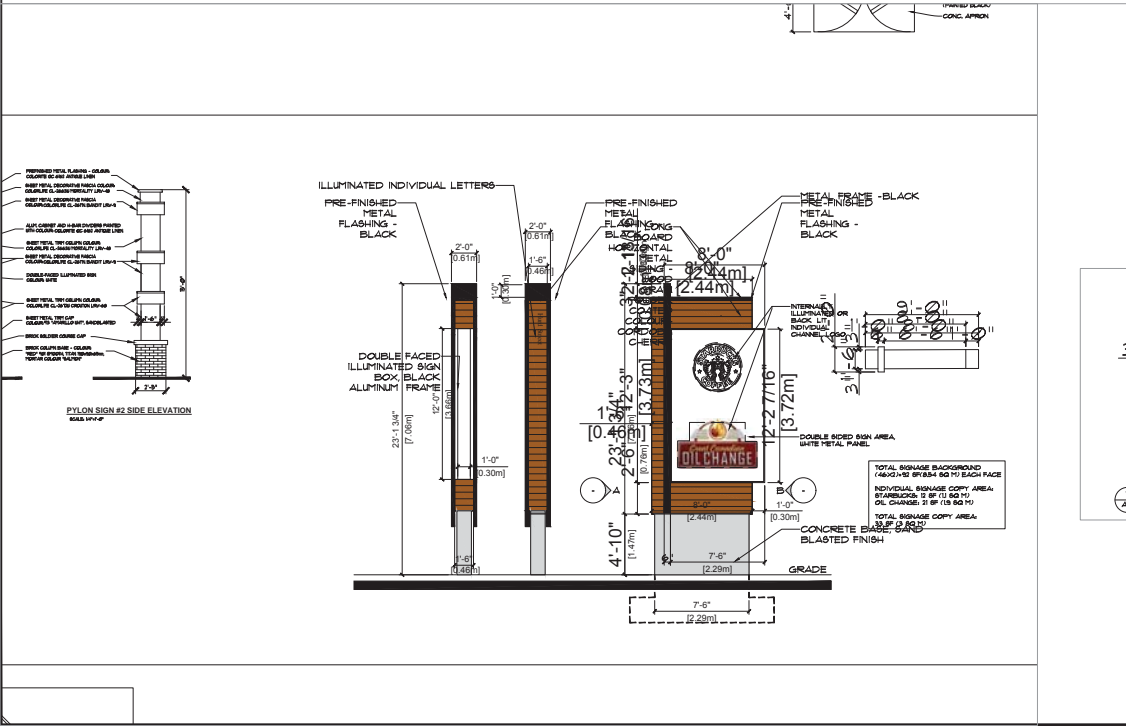
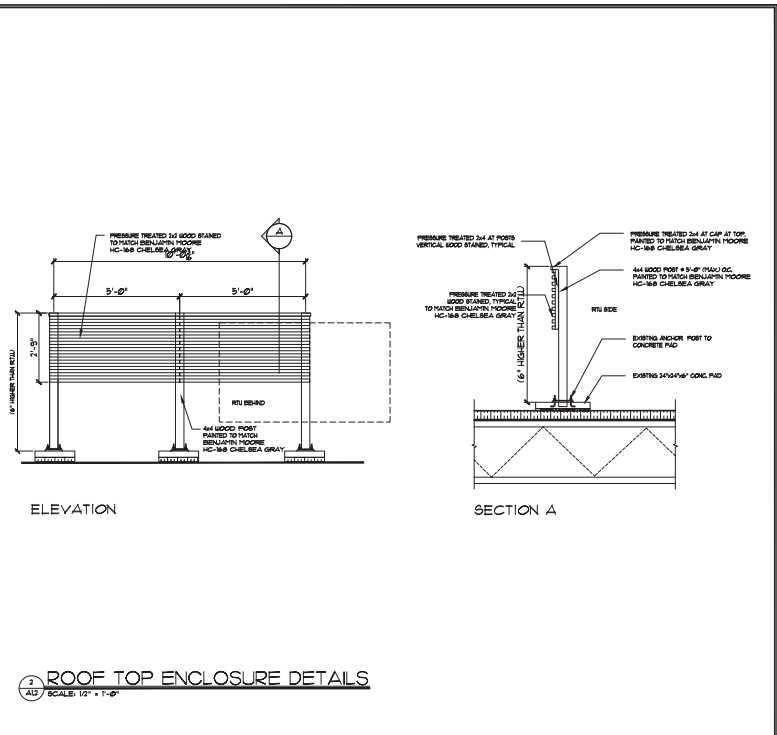
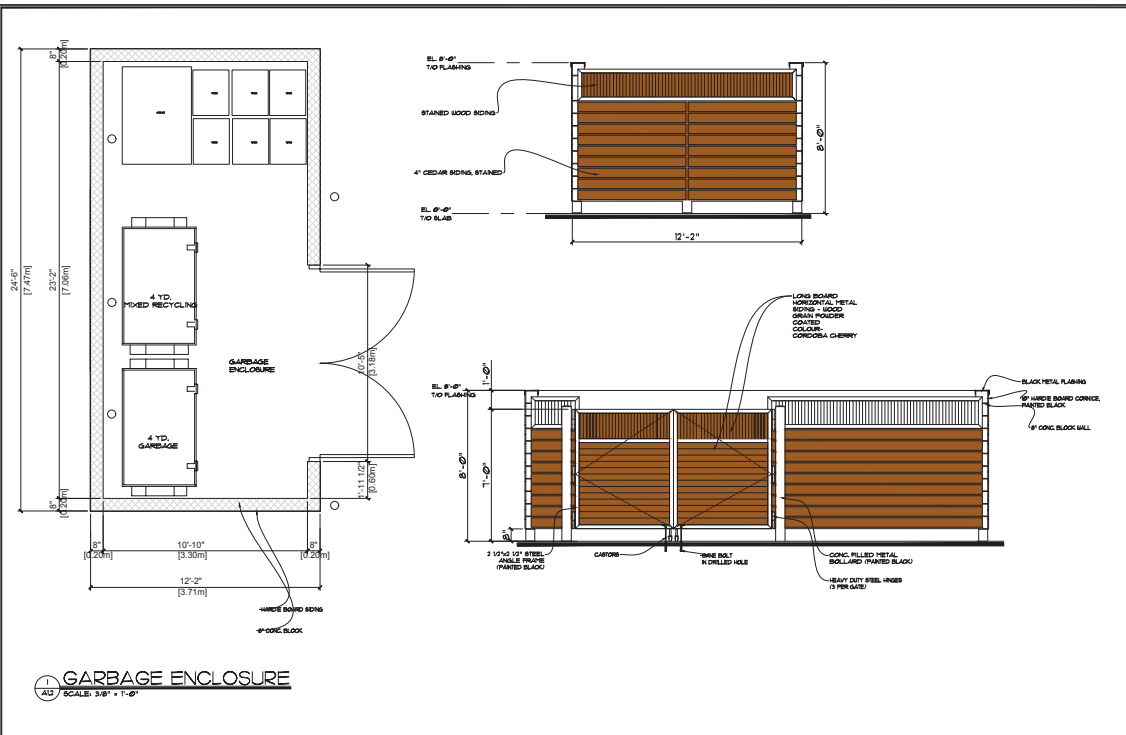


4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

TANNERY BUSINESS PARK - LOT 2
10388 SCOTT ROAD, SURREY, BC
FOR TANNERY PARK DEVELOPMENT CORPORATION

architects ltd.
600-140 WEST 100TH
VANCOUVER, BC V6A 4C3
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4130
BUILDING 'A' ELEVATIONS
A-A-1



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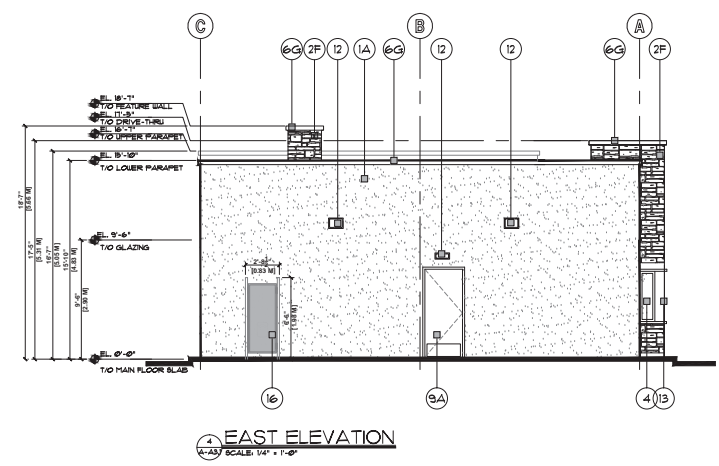
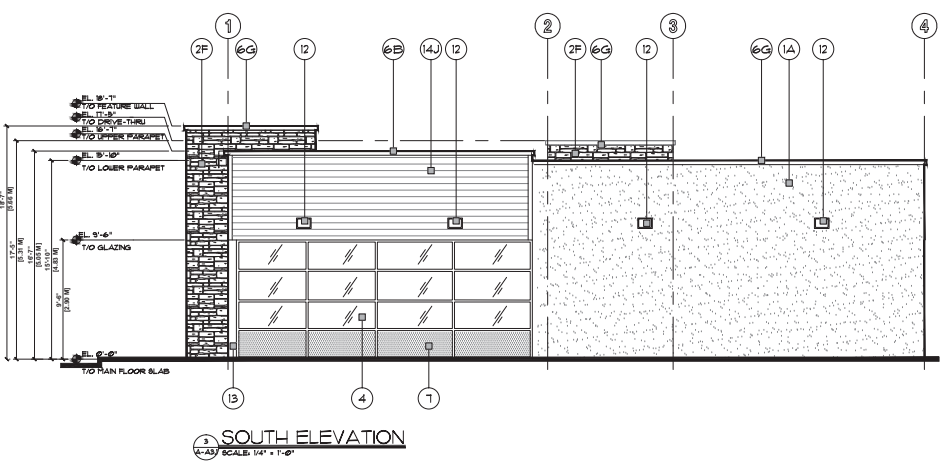
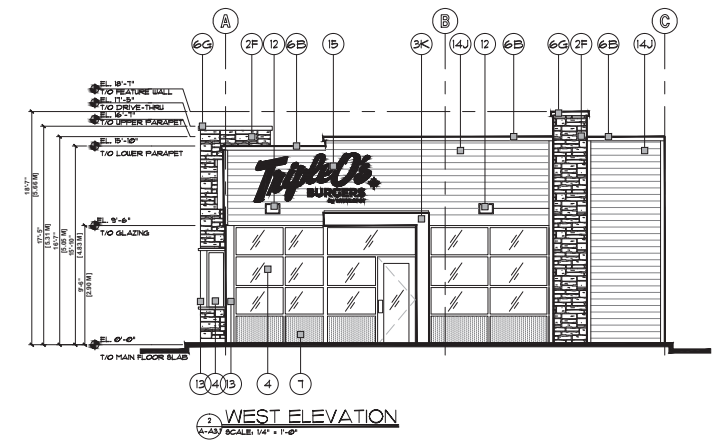
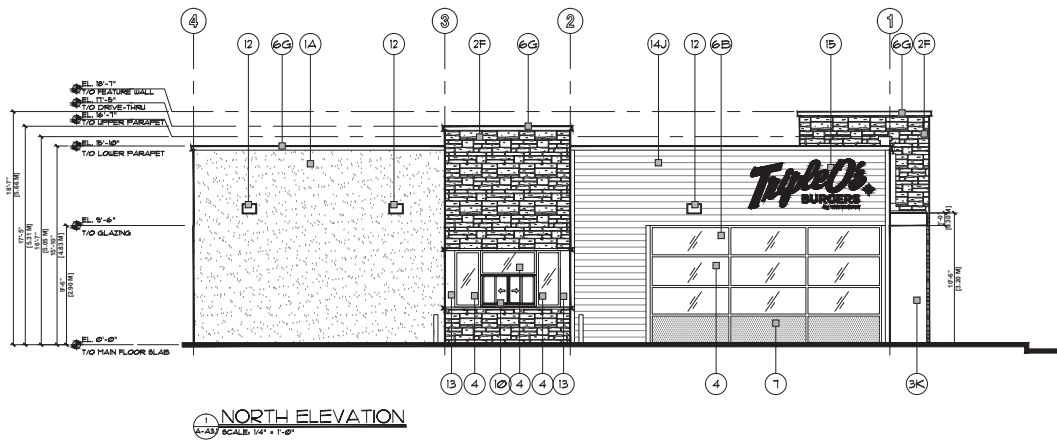
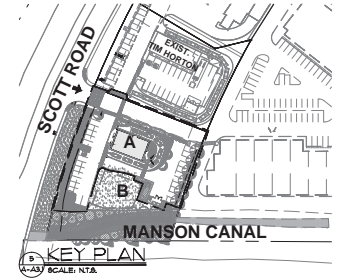
TANNERY BUSINESS PARK - LOT 2
10388 SCOTT ROAD, SURREY, BC
FOR TANNERY PARK DEVELOPMENT CORPORATION

architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE: 604-687-2234
FAX: 604-688-7481

Project number: 4138
Site No: SITE DETAILS

Site: 2015-10-22
Sheet: AS NOTED
Date: 02/10/2016
Scale: A1.2

EXTERIOR FINISHES	SPECIFICATIONS
① 2" EPS DRYVIT SYSTEM	① 22-10 GRAY, BENJAMIN MOORE
② CULTURED STONE	② 22" STANDARD METAL FLASHING-COFFEE BROWN-GC0316
③ PREFINISHED METAL PANEL	③ HARDE BOARD LAP SIDING
④ THERMALLY BROKEN PREFINISHED ALUMINUM FRAME	④ YELLOW
⑤ SPANDREL PANEL - CLEAR ANODIZED	⑤ NOT USED
⑥ NOT USED	⑥ NOT USED
⑦ PREFINISHED METAL FLASHING	⑦ CULTURED STONE (PRO-FIT ALPINE) EDGE STONE - BLACK RUNDLE
⑧ SPANDREL WINDOW PANEL - CLEAR ANODIZED	⑧ NOT USED
⑨ NOT USED	⑨ 22" STANDARD METAL FLASHING-CHARCOAL-GC0405
⑩ HOLLOW METAL DOOR	⑩ CULTURED STONE AND BRUCCO
⑪ PREFINISHED ALUMINUM DRIVE-THRU WINDOW	⑪ CLEAR ANODIZED
⑫ CONCRETE-FILLED STEEL PIPE BOLLARD	⑫ CHESTNUT BROWN
⑬ EXTERIOR LIGHTING AS PER TENANT'S SPECIFICATION	⑬ 22" STANDARD METAL FLASHING-SPRUCE GREEN
⑭ ALUMINUM BRACE SHAPE TO MATCH EXTERIOR WINDOW FRAME COLOR	⑭ 22" STANDARD METAL FLASHING-ACCENT CANYON
⑮ HARDE PLANK 1/2" LAP SIDING BY SELECT CEDAR-MILL COLOR PLUS THICKNESS 1/2" WEIGHT 1/4 BARK 7" LENGTH PLANKS, WIDTH 6.25" 3/4" EXPOSURE, RANDOM LAY PLANKS	⑮ 22" STANDARD METAL FLASHING-ACCENT CANYON
⑯ ILLUMINATED EXTERIOR TRIPLE O'S SIGNAGE BY TENANT	
⑰ GAS METER ENCLOSURE	



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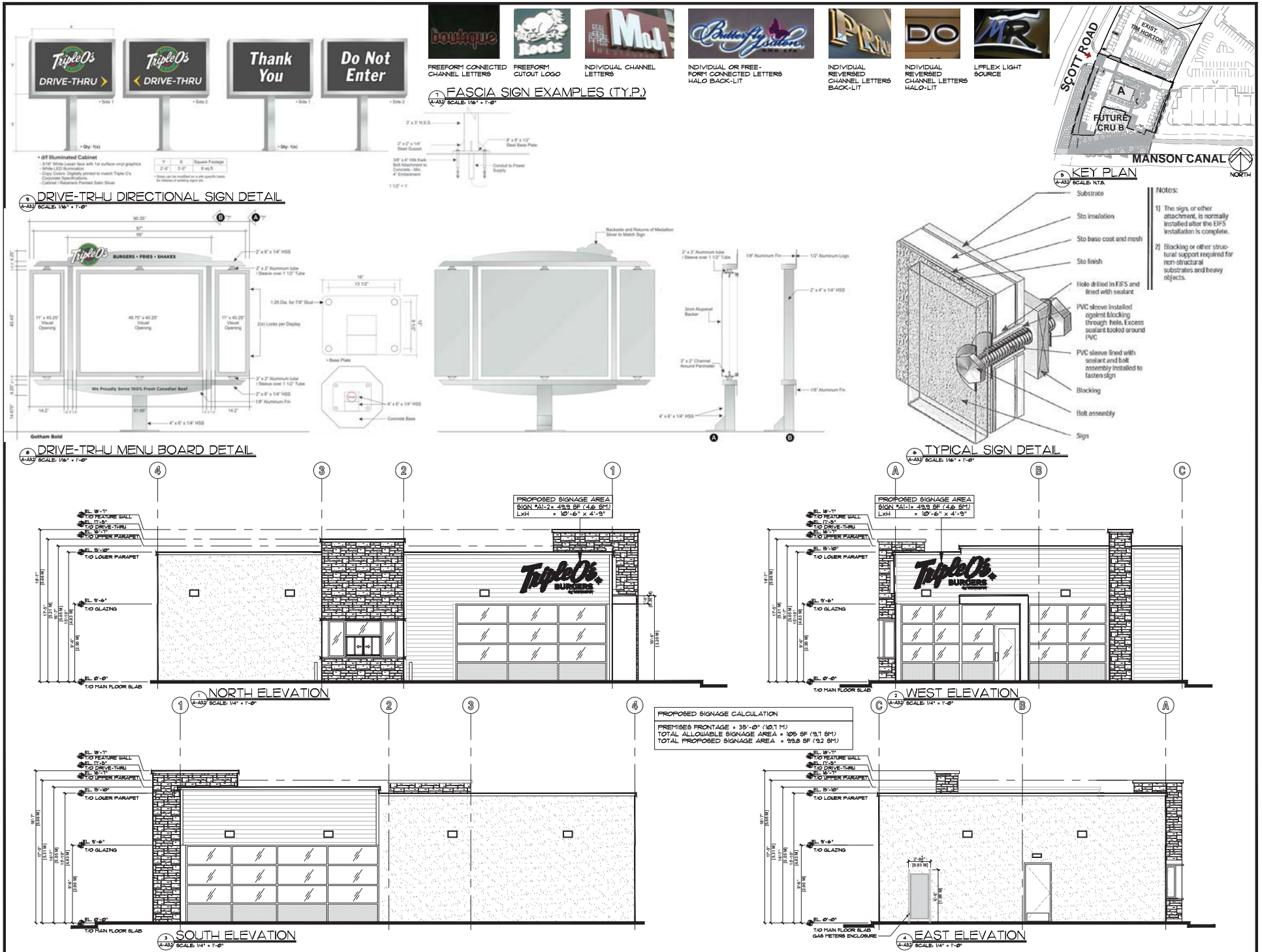
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TANNERY BUSINESS PARK - LOT 2
10388 SCOTT ROAD, SURREY, BC
For TANNERY PARK DEVELOPMENT CORPORATION

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TELEPHONE: 604-687-2334
FACSIMILE: 604-688-7481

sheet number: 4138
sheet title: BUILDING 'A' ELEVATIONS
date: 2016-11-25
drawn: AS NOTED
checked: JCM
scale: A=AS



1	1/8" = 1'-0"	AC-308 RFR SF
2	1/8" = 1'-0"	BASE FOR SIGN
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DATE: 2016-11-25
DRAWN: J.M.B.
CHECKED: J.M.B.
SCALE: 1/8" = 1'-0"

TANNERY BUSINESS PARK - LOT 2
10388 SCOTT ROAD, SURREY, BC
For TANNERY PARK DEVELOPMENT CORPORATION

architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6C 4E1
TELEPHONE: 604-687-2334
FAX: 604-688-7481

sheet number: 4138
sheet title: BUILDING 'A' ELEVATIONS
date: 2016-11-25
scale: AS NOTED
drawn: J.M.B.
checked: J.M.B.
scale: 1/8" = 1'-0"

SCALE:

PLANT SCHEDULE			
REF.	QTY	BOTANICAL NAME	COMMON NAME
1	1	ACER RUBRUM 'ARMSTRONGII'	COLUMBIAN RED MAPLE
2	1	FRAXINUS ORNUS 'VICTORIA'	FLOWERING ASH
3	1	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA
4	1	PRINUS FLEXILIS 'VANDERWOLFS PYRAMID'	VANDERWOLFS PYRAMIDAL LMBER PINE
5	1	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
6	115	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX
7	53	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
8	1	HEBEUS SYRIACUS	ROSE OF SHARON
9	110	PRINUS LAUROCERATUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
10	126	ROSIA RUSSICA 'ALBA'	RUSSIA ROSE, WHITE
11	56	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA
12	15	SYMPHORICARPOS ALBIS	SNOWBERRY
13	20	TRILIA OCCIDENTALIS 'EMERALD'	EMERALD GREEN CEDAR
14	17	VIBURNUM DAVIDI	DAVID'S VIBURNUM
15	88	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS
16	48	DESCHAMPSIA DESCHTOZAI 'DOLISTAU'	TUFTED HAIR GRASS
17	31	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS
18	11	SCIRPUS MACROCNATUS	SHREVE TIP-BELL RUSH
19	230	STIPA TENUSSISMA	FEATHER GRASS
20	30	IRIS TENAX	OREGON IRIS
21	147	ARCTOSTAPHYLOS UVA-URSIS 'VANCOUVER JADE'	KINKKINCK

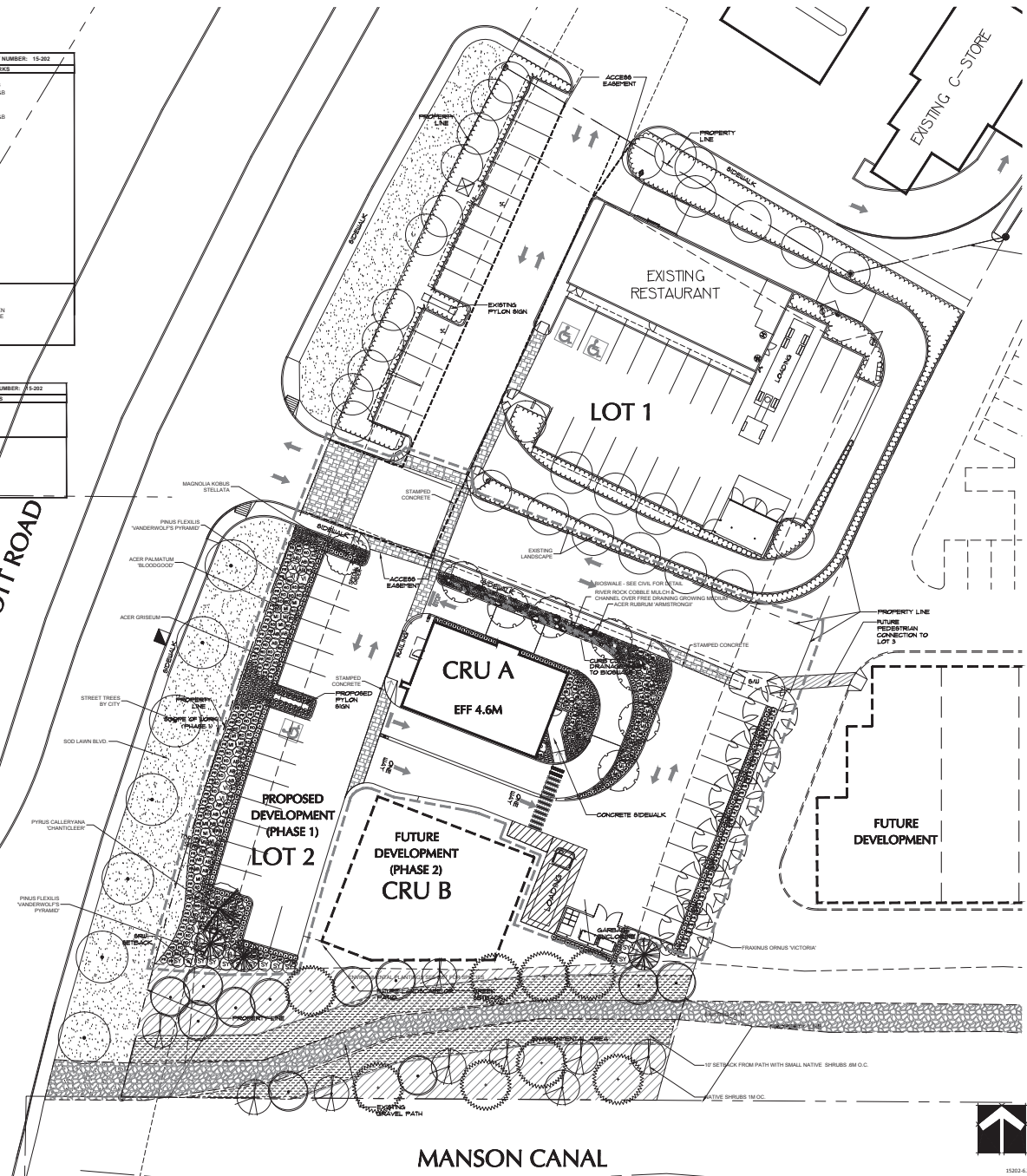
Manson Canal Environmental Planting			
REF.	QTY	BOTANICAL NAME	COMMON NAME
1	10	ACER CINCINATUM	VINE MAPLE
2	11	PRINUS PENNSYLVANICA	BIRD CHERRY
3	8	PSEUDOTSUGA MENZIESII	DOUGLASS FIR

LOW SHRUBS AT 8M O.C. WITHIN 10' OF PATH. #1 POTS PLANT IN DRIFTS OF SAME. CHOOSE SP. FROM FOLLOWING:
POLYTOXUM MENTANUM, MAHONIA REPENS, SAUTHERIA SHALON, BLECHNUM SPICANT

NATIVE SHRUBS AT 1M O.C. #1 POTS PLANT IN DRIFTS OF SAME. CHOOSE SP. FROM FOLLOWING:
RIBES, SANGUINUM, VACCINIUM OVATUM, RUBUS SPECTABILIS, CORNUS STOLIFERA, PHYSICARPUS CAPTATUS.

TOTAL 600 SHRUBS TO BE PLANTED.

SCOTT ROAD



NO.	DATE	REVISION DESCRIPTION	CR.
1	18 JUL 20	ADD EXISTING PATH	CD
2	18 JUL 20	SHRUBS AND TREES	CD
3	18 JUL 20	NEW SETBACK COMMENTS	CD
4	18 JUL 20	CONCRETE SIDEWALK	CD
5	18 JUL 20	NEW SIDEWALK	CD
6	18 JUL 20	CONCRETE SIDEWALK	CD
7	18 JUL 20	CONCRETE SIDEWALK	CD
8	18 JUL 20	CONCRETE SIDEWALK	CD
9	18 JUL 20	CONCRETE SIDEWALK	CD
10	18 JUL 20	CONCRETE SIDEWALK	CD

CLIENT:

PROJECT:

TANNERY BUSINESS PARK LOT 2

10388 SCOTT ROAD
SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 18.06.20

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

DRAWN: SD

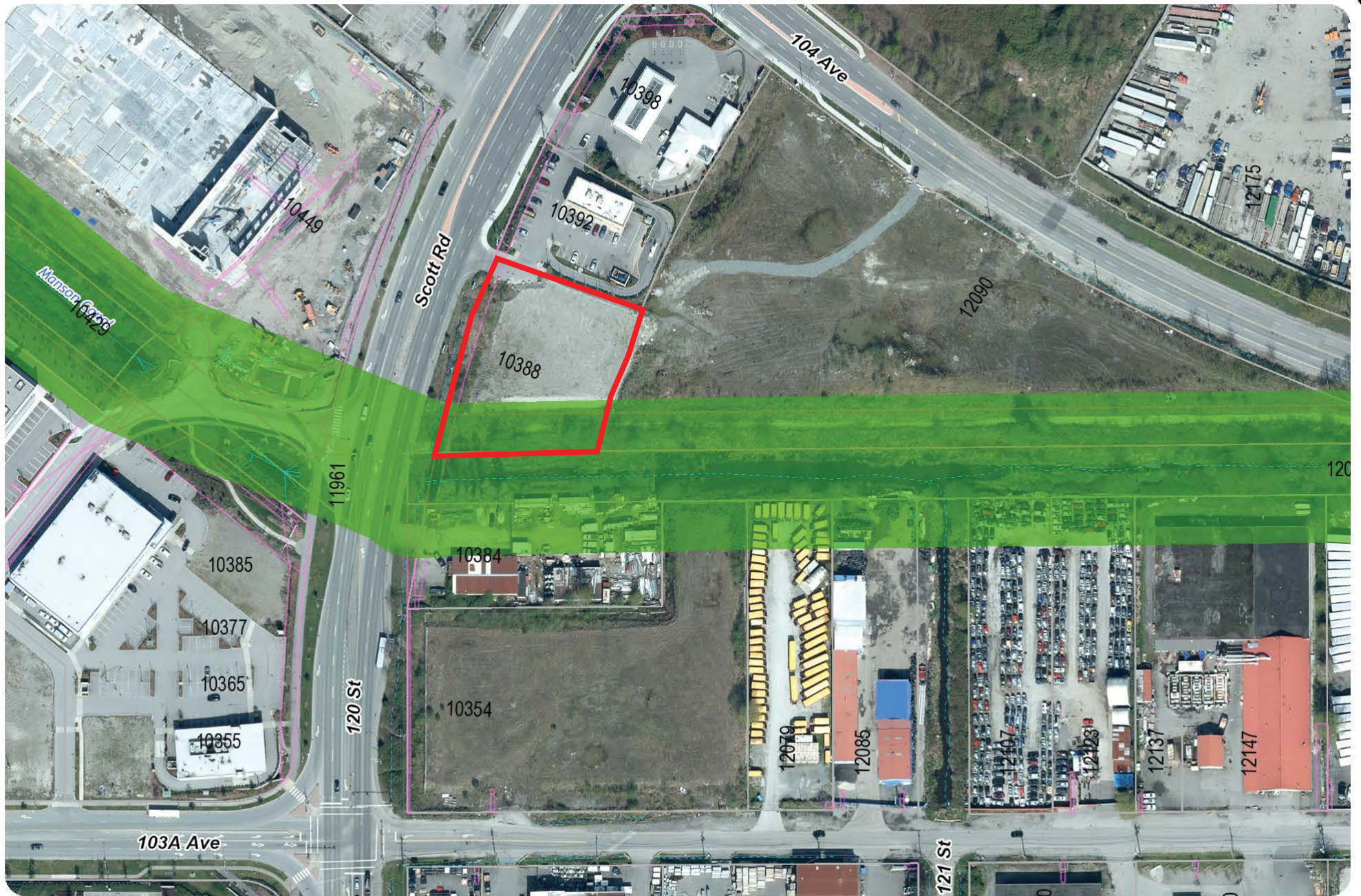
DESIGN: PCM

CHKD: PCM

PMG PROJECT NUMBER: 15-202



L1
OF 1



Enter Map Description

Scale: 1:2,044

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Map created on: 23/08/2016