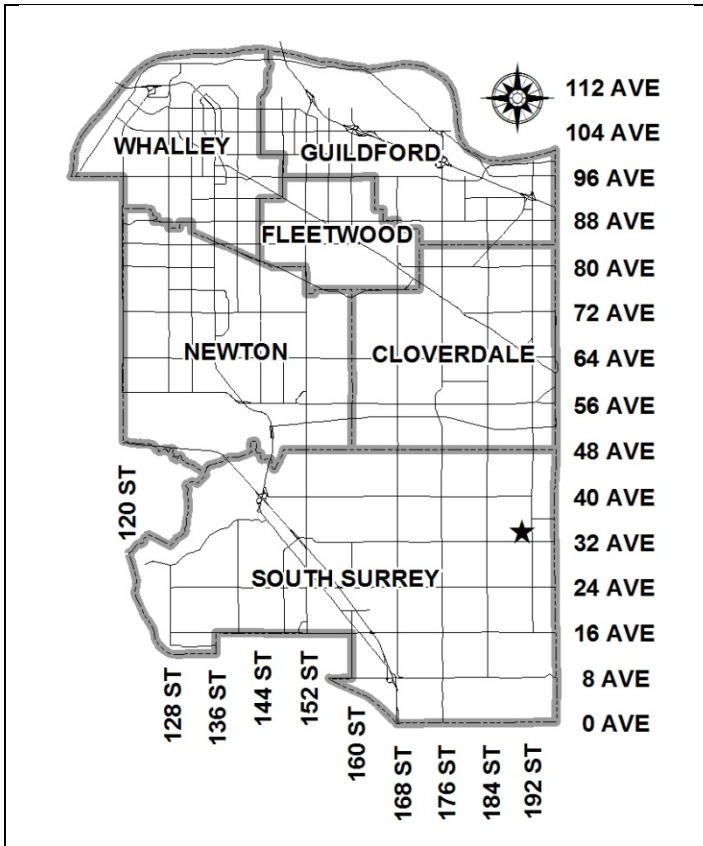


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0105-00

Planning Report Date: September 8, 2014



PROPOSAL:

- **Development Permit**

to develop an 3,543 m² (38,143 ft²) industrial warehouse with office space in Campbell Heights North

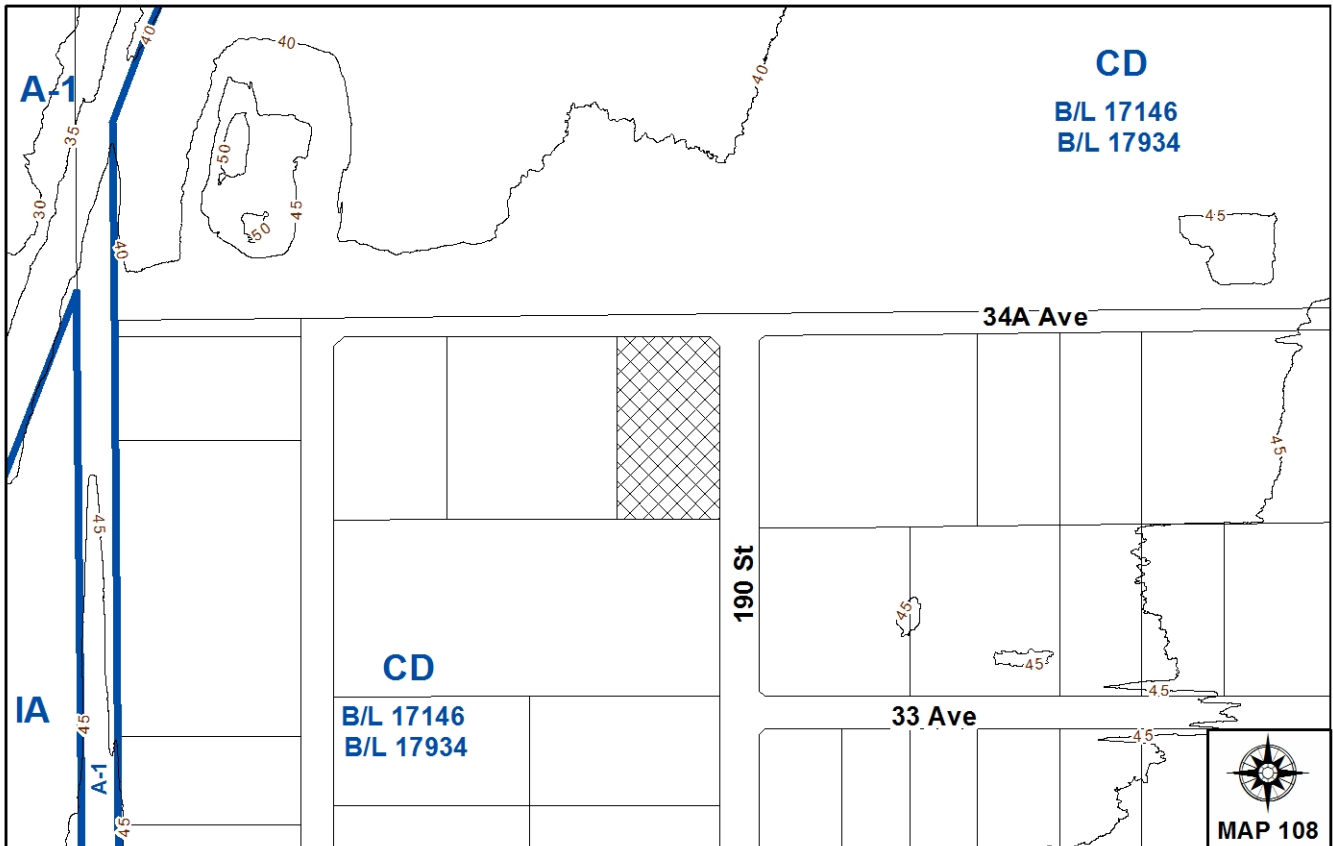
LOCATION: 18988 - 34A Avenue

OWNER: 18988 34A Avenue Holdings Ltd

ZONING: CD (By-law Nos. 17146 & 17934)

OCP DESIGNATION: Industrial

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The development is consistent with the design guidelines outlined in the general Development Permit and Design Guidelines approved for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0105-00 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 and no servicing requirements at this time.

Fire The City of Surrey's E-Comm Amplification By-law applies to buildings of this size

SITE CHARACTERISTICS

Existing Land Use: The site is an empty pre-serviced lot, devoid of trees and vegetation

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 34A Avenue):	Under application for subdivision (Phase III Campbell Heights North 7912-0159-00)	Industrial/Business Park	CD (By-law Nos. 17146 & 17934)
East (Across 190 Street):	Pulley manufacturing facility	Industrial/Business Park	CD (By-law Nos. 17146 & 17934)
South:	Under DP application for a pipe manufacturing facility (7914-0098-00)	Industrial/Business Park	CD (By-law Nos. 17146 & 17934)
West:	Recently approved warehouse and office facility occupied by a landscaping company (7913-0118-00)	Industrial/Business Park	CD (By-law Nos. 17146 & 17934)

DEVELOPMENT CONSIDERATIONS

Background

- The development site is located at the southwest corner of 190 Street and 34A Avenue in Campbell Heights North. The property, measuring approximately 7,000 m² (1.73 acres) in area, is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- The property was created in September 2013 under the Phase II subdivision of Campbell Heights North (Application No. 7912-0160-00) and is zoned for Comprehensive Development (CD).
- The CD By-laws (No. 17146 and 17934) governing the site allows for light impact industry and warehouse uses, distribution centres, along with limited office, transportation industry and other ancillary uses, forming part of a comprehensive design.
- Under the original rezoning and subdivision applications, the site was cleared and serviced for development. There are no trees or vegetation on-site.

Proposal

- The applicant is applying for a Development Permit (DP) to regulate the form and character of a new warehouse and office building in Campbell Heights North for a local manufacturer of metal roof and wall cladding products.
- The new building will house the company's warehouse, shop and office functions and provide space for their products to be fabricated for installation.
- At present, the company employs about 75 people on a full time basis. The new building will provide space for about 14 employees - 11 in the office and 3 in the shop area; while the remaining staff will continue to work off-site on jobs in the Lower Mainland and other parts of BC and Alberta.
- The proposed 3,543 m² (38,143 ft²) building will comply with the provisions of the CD zone for the site and cover 42 % of the lot, with an FAR of 0.50.
- Altogether, the building will consist of 2,642 m² (28,443 ft²) warehouse space serviced by 5 five loading bays at the rear of the building, with two storeys, or 657 m² (7,076 ft²), of office space located at the front corner of the building. A mezzanine level will provide a further 244 m² (2,626 ft²) of storage space on the site.

Site Layout and Design

- The building will be sited along the property's western lot line (at zero lot line) to provide sufficient room for a one-way drive aisle along the east side of the building and a two-way drive aisle along the north side of the building. Vehicles accessing the site may enter from both the 190 Street and 34A Avenue.
- Altogether the site will provide 36 employee and visitor parking stalls along front and side yards facing 34A Avenue and 190 Street. The five loading bays serving the warehouse at the

rear of the building (also accessed via 190 Street) will be screened by an eight foot high metal fence and emerald cedar plants.

- The two storey office and main entrance to the building located at the north east corner of the site, close to intersection of 190 Street and 34A Avenue will help the animate street and anchor the site. From a CPTED perspective, the main entrance and office area will provide eyes on the street, the parking area and surrounding grounds.

Design Proposal and Review

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and reflective of the standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- The building will have a modern linear appearance. In keeping with the company's corporate colour scheme, the building will use a combination of crimson, medium and dark grey and black colours.
- The office, painted in dark crimson, will provide high curtain walls with views to the north and east. An expressive steel black structure will support the large roof overhang at the entrance to the building, while the concrete tilt up walls of the warehouse will be painted dark grey.
- To break up the expanse of the warehouse portion of the building facing 190 Street and 34A Avenue, the dark grey walls will be treated with a regular pattern of reveals, punctuated with silver aluminum composite metal (ACM) panels. These silver panels will provide relief and texture to the walls by catching and reflecting the light. The panels themselves will be raised by several inches to provide further interest and detail to the building.
- Along the 190 Street, narrow sections of vertical spandrel glass will also be included to accent and break up the expanse of the warehouse façade. Each of the main warehouse walls facing the streets will further be softened by a strip of planted emerald cedars.

Landscaping

- The landscaping plan for the site provides 6 metres (20 ft.) of landscaping along 190 Street and 3 metres (10 ft.) landscaping along 34A Avenue. Each of these strips will include the specified bioswales required for the area to treat storm water runoff and allow for bio-filtration.
- Altogether the landscaping plan calls for 18 new trees on-site (including Japanese maple, hornbeam, dogwood, cherry, ash), along with shrubs and vines and groundcover to be planted in the bio-swales and around the building.
- The plan also includes a pathway finished in stamped concrete to direct pedestrian traffic to the building's main entrance from the street. Four of the car parking stalls near the entrance will also be finished in stamped concrete to add further definition to the main entry area.
- Additional seating areas and bike racks will be placed around the main entrance pathway and at the front of the building. The site's garbage area and PMT will all be enclosed and screened as per the Zoning By-law and the Campbell Heights design guidelines

PRE-NOTIFICATION

- A development sign was posted on the site in June 2014 and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS has indicated they have no objection to the proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

On April 15, 2014 the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The development application is consistent with the prescribed use (Land Use Designations and Zoning) and site context.
2. Density & Diversity (B1-B7)	• The project density is in keeping with the Zoning By-law
3. Ecology & Stewardship (C1-C4)	• The project will incorporate bio-swales and provisions for recycling and waste management as per the Campbell Heights guidelines.
4. Sustainable Transport & Mobility (D1-D2)	• The project will include bike racks and lockers.
5. Accessibility & Safety (E1-E3)	• The site will utilize CPTED (Crime Prevention through Environmental Design) principles
6. Green Certification (F1)	• None
7. Education & Awareness (G1-G4)	• None

ADVISORY DESIGN PANEL

- The project was not referred to the Advisory Design Panel (ADP), but was reviewed internally by the City's design staff. Staff support the proposed project.

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. 7914-0105-00

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DRV 9/3/14 4:15 PM

Information for City Clerk

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

1. (a) Agent: Name: Shauna Johnson
 Teck Construction LLP
 Address: 5197 - 216 Street
 Langley, B.C. V3A 2N4
 Tel: 604-514-4278 - Work
 604-514-4278 - Fax

2. Properties involved in the Application

- (a) Civic Address: 18988 - 34A Avenue

- (b) Civic Address: 18988 - 34A Avenue
 Owner: 18988 34A Avenue Holdings Ltd
 PID: 029-167-001
 Lot 1 Section 28 Township 7 New Westminster District Plan EPP31532

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law 17146

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total	7,000 m ² (1.73 acres)	7,000 m ² (1.73 acres)
Road Widening area	-	-
Undevelopable area	-	-
Net Total	7,000 m ² (1.73 acres)	7,000 m ² (1.73 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	42%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16 m (52 ft.)	16.4 m (53 ft.)
Rear	7.5 m (25 ft.)	18.2 m (60 ft.)
Side Flanking Street (190 Street (E))	9.0 m (30 ft)	15.7 m (52 ft)
Interior Side (W)	7.5 m (25 ft.) or 0.00 m	0.00 m (0.00 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m (45 ft)	10 m (33 ft.)
Accessory	-	-
NUMBER OF RESIDENTIAL UNITS		
Bachelor	-	-
One Bed	-	-
Two Bedroom	-	-
Three Bedroom +	-	-
Total	-	-
FLOOR AREA: Residential		
	-	-
FLOOR AREA: Commercial		
Retail	-	-
Office	-	-
Total	-	-
FLOOR AREA: Industrial		
	3,543 m ² (38,143 ft ²)	3,543 m ² (38,143 ft ²)
FLOOR AREA: Institutional		
	-	-
TOTAL BUILDING FLOOR AREA	3,543 m² (38,143 ft²)	3,543 m² (38,143 ft²)

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)	1.00	0.5
FAR (net)	1.00	0.5
AMENITY SPACE (area in square metres)		
Indoor	-	-
Outdoor	-	-
PARKING (number of stalls)		
Commercial	-	-
Industrial	36	36
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	-	-
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	8	18
Number of disabled stalls	-	1
Number of small cars	-	-
Tandem Parking Spaces: Number / % of Total Number of Units	-	-
Size of Tandem Parking Spaces width/length	-	-

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0105-00

Issued To: 18988 34A AVENUE HOLDINGS LTD
("the Owner")

Address of Owner: 21353 - 40 Avenue
Langley, BC V3A 8P1

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: 029-167-001
Lot 1 Section 28 Township 7 New Westminster District Plan EPP31532
18988 - 34A Avenue

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, 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 DP 7914-0105-00 (A) through to and including DP 7914-0105-00 (F) (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 drawing numbered DP 7914-0105-00 (E) (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:

Cash in the amount of or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$ 65,854.06

(the "Security")

- (d)
 - 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. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 8. 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.
- 9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 10. This development permit is not a building permit.

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

Mayor – Dianne L. Watts

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)

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)



TECK CONSTRUCTION LTD.

5197-219th STREET
LANGLEY, B.C. V3A 2N4
(604) 534-7917

PROJECT
PT HOLDINGS

SHEET TITLE
RENDERING

SCALE		SHEET #
DATE	08/28/14	■
DRN	Author	
CHKD	Checker	

CONTRACT PREPARED BY
 1. THIS PROJECT ONLY AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE CONSULTANT. THE CONSULTANT SHALL HAVE NO LIABILITY FOR NEGLIGENCE OR OTHER MALPRACTICE.

REVISIONS	
REV.	DATE
1	05/21/14
2	06/04/14
3	06/10/14

ZONING SUMMARY

LEGAL DESCRIPTION:
 LOT 1 SECTION 25 TOWNSHIP 7, MENESTHAUWER DISTRICT PLAN 1177-2000

CIVIC ADDRESS:
 16300 34A AVENUE, SURREY, B.C.

ZONING:
 O1 PLAN 1740

SITE INFORMATION:
 SITE AREA: 7200.7 m² (75,266 SF)
 SITE COVERAGE: 40%
 PROPOSED: 41%
 F.A.R.: 0.5

SETBACKS:

REQUIRED	PROVIDED
FRONT (400 FT)	10m / 33m
REAR (200 FT)	7.5m / 24m
SIDE (20 FT)	30m / 98m
SIDE (WEST)	7.5m or 0m

BUILDING AREAS:

WAREHOUSE	MEZZANINE STORAGE	2ND FLOOR OFFICE	3RD FLOOR OFFICE	TOTAL G.P.A.
28,445 s.f.	245,2m ² (2,634 s.f.)	3,536 s.f.	38,3m ² (412 s.f.)	3,945 s.f. (39,454 s.f.)

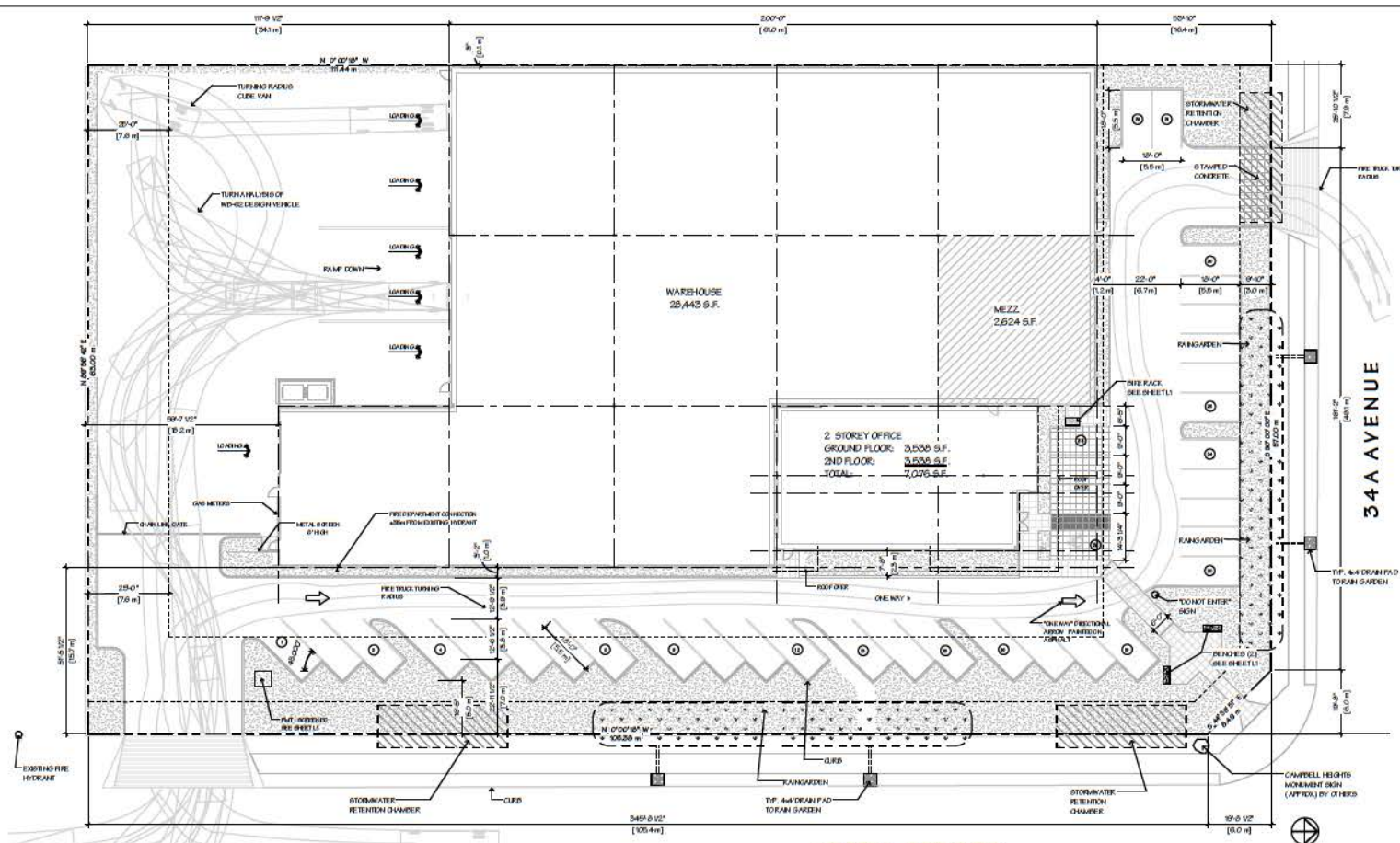
BUILDING FOOTPRINT:
 2,973 m² (32,041 s.f.)

BUILDING HEIGHTS:
 MAX. 14m / PROVIDED: 10m (2 STOREYS)

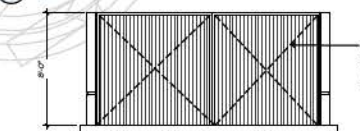
PARKING REQUIREMENTS:
 PARKING REQUIRED: 1/1075 SF FLOOR AREA
 34,400 / 1,075 SF = 32 STALLS
 PARKING PROVIDED = 32 + 1 LC = 33 STALLS

LEGEND:

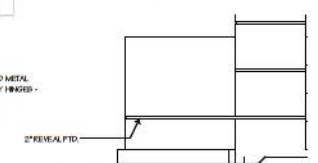
- LANDSCAPING
- CONCRETE SIDEWALK
- RAMPWAYEN - SEE SHEET 1
- PROPERTY LINE
- BUILDING SETBACKS



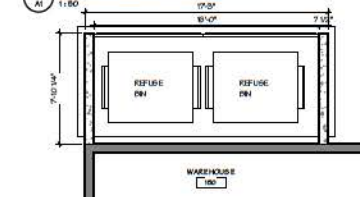
1 SITE PLAN



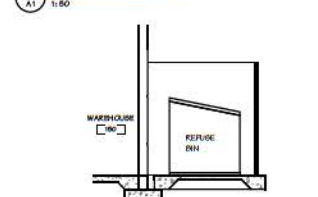
2 GARBAGE ENCLOSURE FRONT ELEVATION



3 GARBAGE ENCLOSURE SIDE



4 GARBAGE ENCLOSURE PLAN



5 GARBAGE ENCLOSURE SECTION

190TH STREET

ATA
 ATA ARCHITECTURAL CONSULTANTS LTD.
 200-1687 West Broadway
 Vancouver, B.C. V6J 1X2
 TEL: (604) 736-3736 FAX: (604) 736-3771

PROJECT
PT HOLDINGS

34A AVENUE + 190TH STREET, SURREY B.C.

TECK CONSTRUCTION LLP

5187 - 216th STREET
 LANGLEY B.C.

PROJECT NUMBER

SHEET TITLE
SITE PLAN

SCALE: As Indicated SHEET NO.
 DATE: 05/21/14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

A1

OF 12



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REVISIONS		
REV	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR CONSTRUCTION
3		ISSUED FOR CONSTRUCTION

FINISH SCHEDULE	
MATL.	DESCRIPTION
GL	MIRROR GLASS
M1	ALUMINUM MULLIONS - BLACK
M2	METAL - PAINTED DULL/DOOR ONWOOD TONAR DECOR*
M3	METAL MESH - 20% OPEN
P1	ADH PANELS - ALU SILVER METALLIC*
P2	ADH PANELS - ALU SILVER METALLIC*
PT1	PAINTED CONCRETE - DULL/DOOR ONWOOD TONAR DECOR*
PT2	PAINTED CONCRETE - DULL/DOOR ONWOOD TONAR DECOR*
SP	SPINNER GLASS

ATA
 ATA ARCHITECTURAL SERVICES LTD.
 200-1687 West Broadway
 Vancouver, B.C. V6L 1X2
 TEL: (604) 736-3736 FAX: (604) 736-3771

PROJECT
PT HOLDINGS
 34A AVENUE + 190TH STREET, SURREY B.C.

TECK CONSTRUCTION LLP
 5187 - 216th STREET
 LANGLEY B.C.

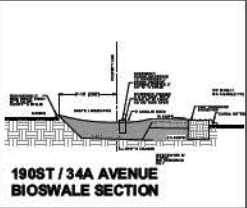
PROJECT NAME
ELEVATIONS

SCALE 1" = 10'-0"
 DATE
 DRAWN BY
 CHECKED BY

SHEET NO. **A8**
 OF 17



MONUMENT SIGN BY OTHERS (FOR REFERENCE ONLY)

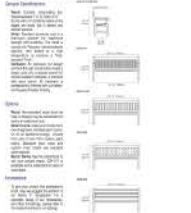


190 ST / 34A AVENUE BIOSWALE SECTION



DOBRA BIKE RACK MODEL 'PI - 6' (Or Approved Equivalent)

Frances Andrew Site Furnishings Ltd



FRANCES ANDREW BENCH MODEL 'G24-322' (Or Approved Equivalent)

PLANT LIST

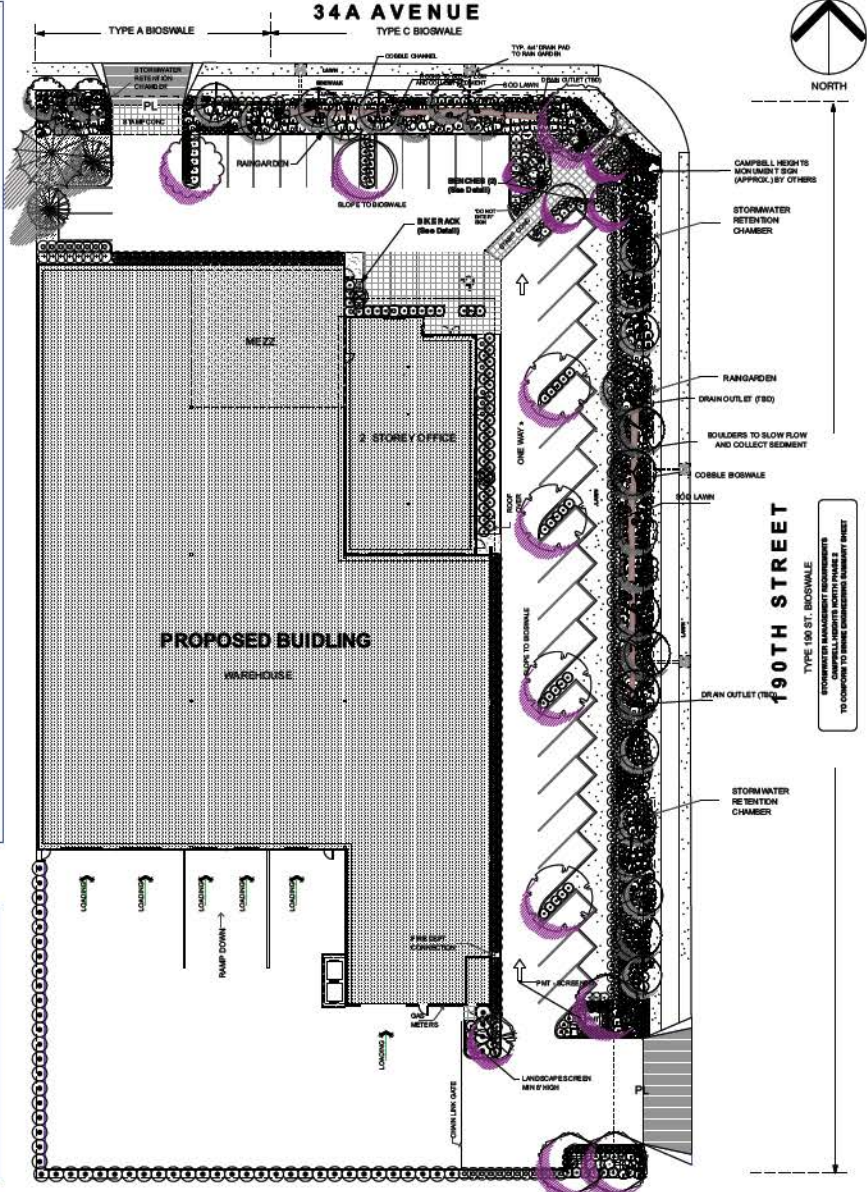
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
[Symbol]	1	Acer palmatum 'Coralace'†	Japanese Maple	3m Ht. / 6-diam
[Symbol]	3	Betula jacquemonti	Birch	5cm cal. / m.21cm
[Symbol]	4	Carpinus betulus	European Hornbeam	6cm cal. / 2m std
[Symbol]	3	Cornus x rutali 'Starlight'	Dogwood Var.	5cm cal. / 2m std
[Symbol]	1	Fagus sylvatica purpurea	Copper Beech	7cm cal. / 2m std
[Symbol]	1	Fraxinus americana 'Autumn Purple'	Ash	6cm cal. / 2m std
[Symbol]	1	Acer sibiricum 'Worshel'	Columbian Maple Var.	6cm cal. / 2m std
[Symbol]	1	Prunus serrulata 'P.I. Perfectior'	Dogwood Flowering Cherry	5cm cal. / 2m std
[Symbol]	2	Chamaecyparis nootkanensis	Nootka Cypress	3m Ht. / 1-pr form
[Symbol]	1	Sequoiadendron giganteum aff. Pseudotsuga menziesii	Giant Redwood Douglas Fir	4m Ht.
Shrubs				
[Symbol]	30	Azalea japonica 'Yoshino'	Japanese Azalea	#2 pot
[Symbol]	2	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot
[Symbol]	82	Lonicera pileata (sw)	Evergreen Honeysuckle	#2 pot
[Symbol]	13	Philadelphus 'Lead'	Philadelphus	#3 pot
[Symbol]	27	Persea japonica 'Temple Bell'	Japanese Andromeda	#3 pot
[Symbol]	6	Potentilla fruticosa 'Snowflair'	Shrubby Cinquefoil Var.	#2 pot
[Symbol]	26	Prunus L. 'Oto Layton'	Oto Layton Laurel	#2 pot, @ 1m spacing
[Symbol]	13	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
[Symbol]	2	Rhododendron 'Aria Rose Whitney'	Rhododendron (fall var.)	#3 pot
[Symbol]	4	Rosa mullandii 'Cerulea Delight'	Hardy French Rose var.	#2 pot
[Symbol]	4	Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#2 pot
[Symbol]	87	Thuja occidentalis 'Emerald'	Emerald Cedar	1.5m Ht.
[Symbol]	54	Thuja occidentalis 'Emerald'	Emerald Cedar	2.5m (F) H / 1.5m o.c.
[Symbol]	176	Viburnum dentat	Dawson Viburnum	#2 pot
[Symbol]	5	Weigela 'Stabi Ruby'	Weigela	#2 pot
Ground Covers/Perennials/Vines				
[Symbol]	30	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy
[Symbol]	251	Coloreaster dentat	Coloreaster var.	10cm pot / 45cm o.c. / heavy

Notes:
1. Specification as per most recent B.O.S./A.C.L.N. Landscape Standard and Landscape Design Inc. Spec Notes.
2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.

PLANT SCHEDULE - BIOSWALE TYPES: A, C & 190 St.

NO.	QTY.	QTY '190 St. QTY 'Type A C	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SIZE / PROPOSED
1	4	8	[Symbol]	ACER CORONATA	VINE MAPLE	1.5M Ht. SHAD. 2.5" STEM CLAMP
2	3	6	[Symbol]	AMELANCHIER V. QUEPPELLORA 'NUTMAN BELLWAVE'	AUTUMN WING BELLWAVE SERVICE BERRY	1.5M Ht. SHAD.
3	7	14	[Symbol]	MALUS 'RED JEWELL'	CRAB APPLE	1.5M Ht. SHAD.
4	10	20	[Symbol]	CORNUS SPIEA 'SALBERT'	SPIEA V. DOGWOOD	#6 POT. SHAD.
5	11	22	[Symbol]	PANICUM V. BIFIDUM 'WINDY CHERRY SNOWFLAKE'	WINDY BROOM-LIKE MOON ORANGE	#6 POT. SHAD.
6	82	164	[Symbol]	CHIRICIA 'LEDANCE'	SHRUB V. WIND-BLASTED BIRDGE	#6 POT.
7	4	8	[Symbol]	JUNCEUS 'SP. FLORAE'	COMMON FERN	#6 POT.
8	26	52	[Symbol]	PHILADELPHUS 'LEAD'	PHILADELPHUS	#6 POT.
9	27	54	[Symbol]	PERSEA 'TEMPLE BELL'	TEMPLE BELL	#6 POT. SHAD.
10	6	12	[Symbol]	POTENTILLA 'SNOWFLAKE'	POTENTILLA	#6 POT. SHAD.
11	26	52	[Symbol]	PRUNUS L. 'OTO LAYTON'	OTO LAYTON LAUREL	#6 POT. SHAD.
12	13	26	[Symbol]	RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON (MEDIUM VAR.)	#6 POT. SHAD.
13	2	4	[Symbol]	RHODODENDRON 'ARIA ROSE WHITNEY'	RHODODENDRON (FALL VAR.)	#6 POT. SHAD.
14	4	8	[Symbol]	ROSA MULLANDII 'CELESTINE DELIGHT'	HARDY FRENCH ROSE VAR.	#6 POT. SHAD.
15	4	8	[Symbol]	SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIRAEA VAR.	#6 POT. SHAD.
16	87	174	[Symbol]	THUJA OCCIDENTALIS 'EMERALD'	EMERALD CEDAR	#6 POT. SHAD.
17	54	108	[Symbol]	THUJA OCCIDENTALIS 'EMERALD'	EMERALD CEDAR	2.5M (F) H / 1.5M O.C.
18	176	352	[Symbol]	VIBURNUM DENTAT	DAWSON VIBURNUM	#6 POT. SHAD.
19	5	10	[Symbol]	WEIGELA 'STABI RUBY'	WEIGELA	#6 POT. SHAD.
20	30	60	[Symbol]	ARCTOSTAPHYLOS UVA-URSI	VANCOUVER JADE	10CM POT. / 45CM O.C. / HEAVY
21	251	502	[Symbol]	COLOREASTER DENTAT	COLOREASTER VAR.	10CM POT. / 45CM O.C. / HEAVY

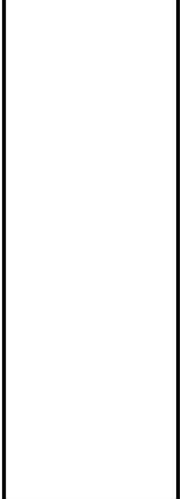
NOTE: BIOSWALE INFORMATION DERIVED FROM PROBABILE SOURCE AND ADOPTED TO SITE PER GUIDELINES.



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ISSUES

REV.	DATE	DESCRIPTION
1	APR 07/24	Issued for Permitting Period
2	MAY 07/24	Issued for Construction Period
3	Aug 19/24	Revised to L2 Type, Foundation, etc.



PROJECT
PT HOLDINGS

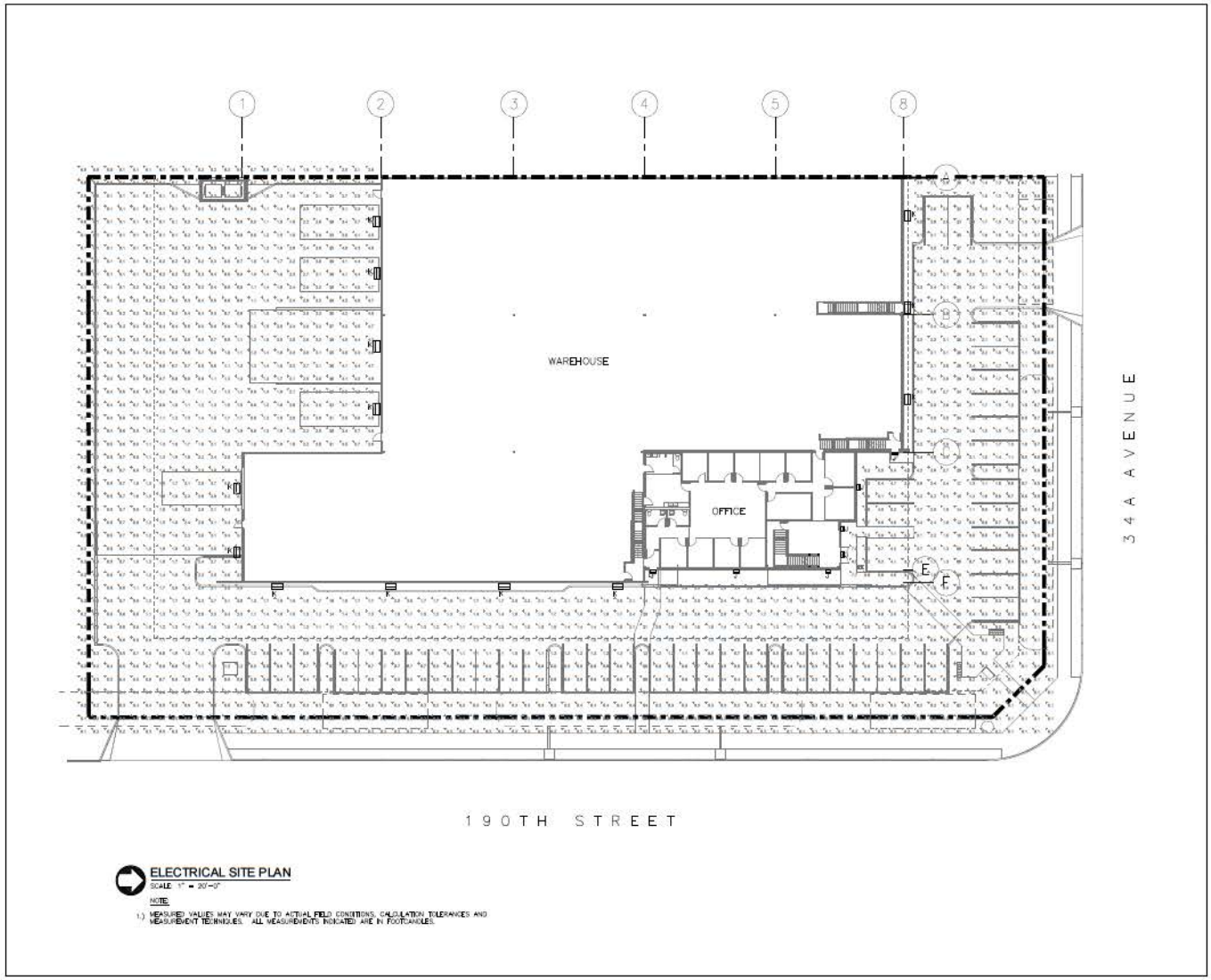
34A AVENUE + 190TH STREET, SURREY B.C.

TECK CONSTRUCTION LLP

3187 - 29th STREET
LANGLEY, B.C.

LANDSCAPE PLAN

SCALE: 1/8"=1'-0" SHEET NO. L1 OF 1
PLOT: 240119
DRAWN BY: AGJ



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

NOTE:
1) MEASURED VALUES MAY VARY DUE TO ACTUAL FIELD CONDITIONS, CALCULATION TOLERANCES AND MEASUREMENT TECHNIQUES. ALL MEASUREMENTS INDICATED ARE IN FOOT/INCHES.

EXTERIOR LIGHTING DESIGN METEOROLOGY

THE EXTERIOR LIGHTING SYSTEMS FOR THIS PROJECT HAVE BEEN DESIGNED TO MINIMIZE EXCESS LIGHT POLLUTION AND GLARE FOOT CANDLE LEVELS AT PROPERTY LINES ARE DESIGNED TO HAVE MINIMAL OFF SITE IMPACT AND BE DARK SKY COMPLIANT.

- THE FOLLOWING STANDARDS ARE OBSERVED IN MEETING THIS DESIGN CRITERIA:
- IESNA RECOMMENDED PRACTICES
 - ASHRAE 90.1 - EXTERIOR LIGHTING CONTROLS
 - CAMPBELL BOURNES BUSINESS PARK DESIGN GUIDELINES SECTION 5.5, 6.4, AND 8.0

FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING
J	SMALL EXTERIOR LED WALL PACK - BLACK O SERIES TYPE 1 UNIFORM 0590W-LED-200-700-10K-T3W-120-08L80	+15'-0" AFF UNLESS OTHERWISE NOTED
K	LARGE EXTERIOR LED WALL PACK - BLACK O SERIES TYPE 2 LONGFORM 0590W-LED-100-700-10K-T3W-120-08L80	+20'-0" AFF UNLESS OTHERWISE NOTED

TYPE 'J'

D-Series Size 1
LED Wall Luminaire

Specifications:
Luminaire: D-Series Size 1
Type: J
Finish: Black
Mounting: Wall Pack
Voltage: 120V
Power: 100W
Beam Spread: 120°
Color Temp: 3000K
CRI: 90

Notes:
1. This luminaire is designed for use in outdoor applications. It is not intended for use in wet or damp locations unless specifically noted otherwise.
2. The luminaire is designed for use in outdoor applications. It is not intended for use in wet or damp locations unless specifically noted otherwise.
3. The luminaire is designed for use in outdoor applications. It is not intended for use in wet or damp locations unless specifically noted otherwise.

TYPE 'K'

D-Series Size 2
LED Wall Luminaire

Specifications:
Luminaire: D-Series Size 2
Type: K
Finish: Black
Mounting: Wall Pack
Voltage: 120V
Power: 150W
Beam Spread: 120°
Color Temp: 3000K
CRI: 90

Notes:
1. This luminaire is designed for use in outdoor applications. It is not intended for use in wet or damp locations unless specifically noted otherwise.
2. The luminaire is designed for use in outdoor applications. It is not intended for use in wet or damp locations unless specifically noted otherwise.
3. The luminaire is designed for use in outdoor applications. It is not intended for use in wet or damp locations unless specifically noted otherwise.

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REVISIONS

REVDATE	DESCRIPTION
1 MAY 13 2014	ISSUED FOR BIDDING



PROJECT
PT HOLDINGS
18988 34A AVENUE,
SURREY, B.C.

LEGAL DESCRIPTION
LOT 1, SECTION 28 TOWNSHIP 7,
NEW WESTMINSTER
DISTRICT PLAN EPP31532

TECK CONSTRUCTION LLP
5187-216B STREET
LANGLEY B.C.

PROJECT NUMBER SML-1401

SHEET TITLE ELECTRICAL SITE PLAN
SCALE AS NOTED
DATE MAY 2014
CHK'D BY SML
DRN'D BY SSD

SHEET No. E1
OF 1