

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0368-00

Planning Report Date: June 29, 2020

PROPOSAL:

- **Development Permit**

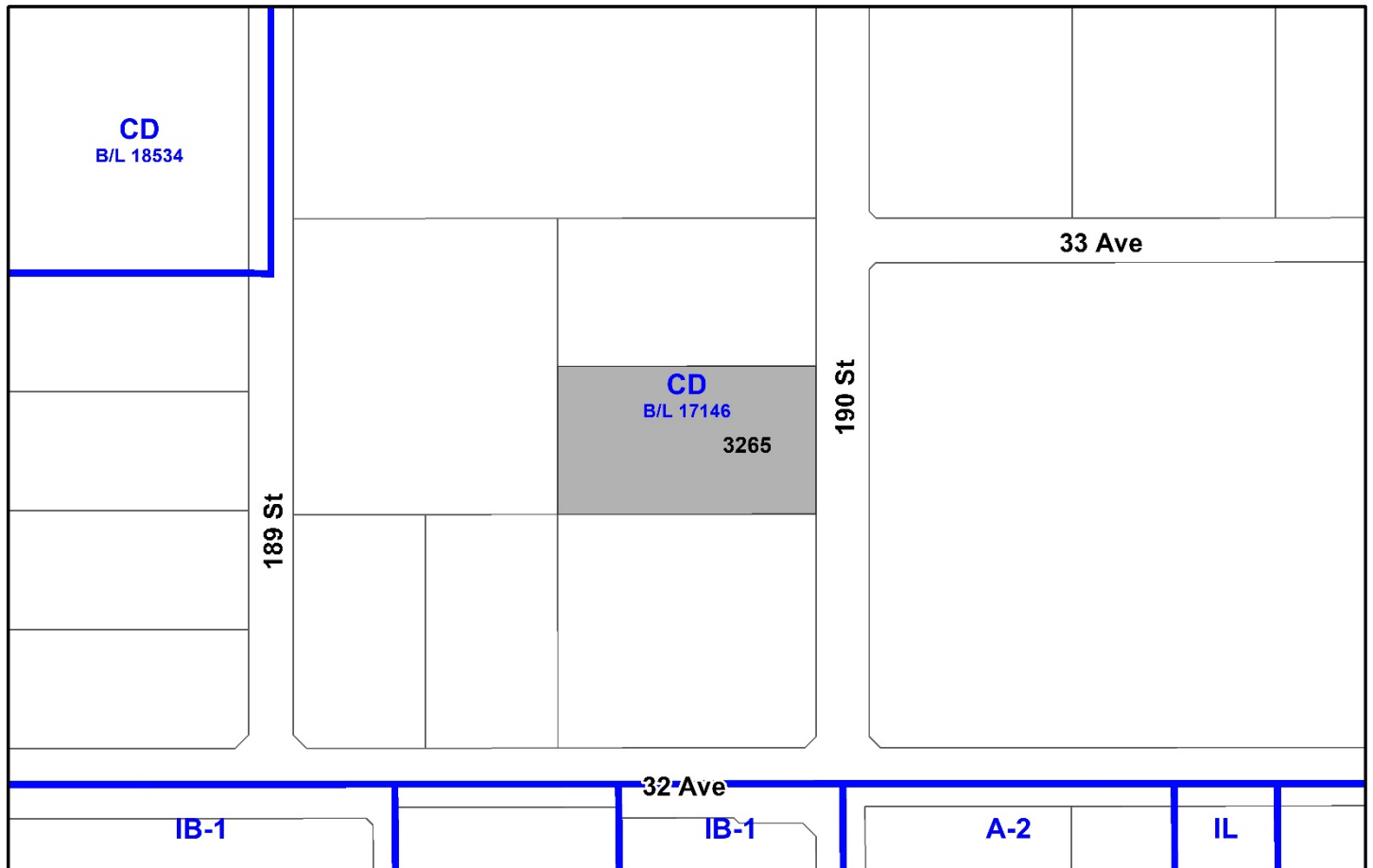
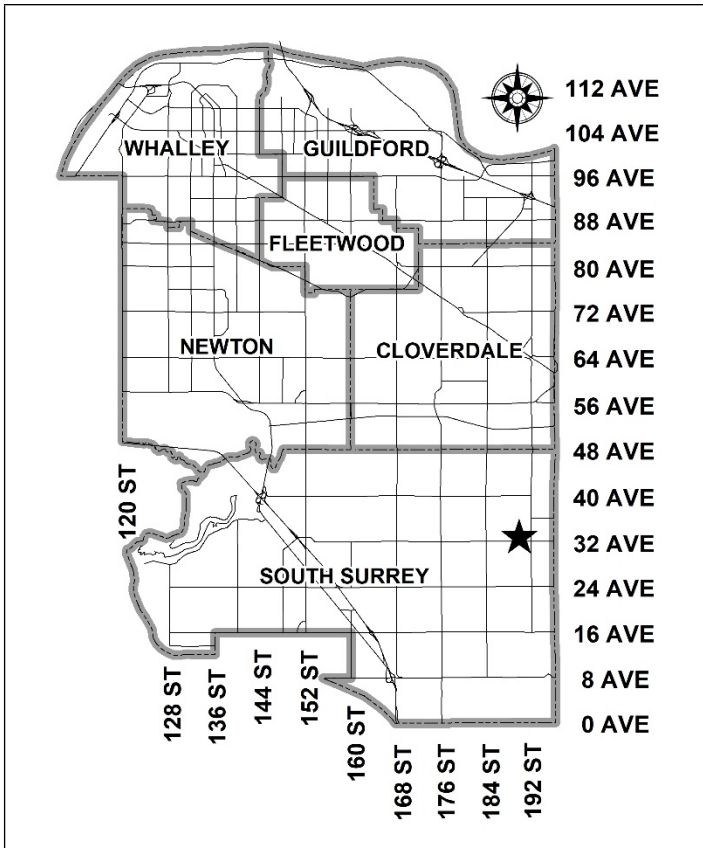
to permit development of a 3,496 m² light industrial warehouse building.

LOCATION: 3265 - 190 Street

ZONING: CD (Bylaw No. 17146 as amended by 17934)

OCP DESIGNATION: Industrial

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan (OCP) and the Campbell Heights Business Park Local Area Plan (LAP).
- The proposed development is consistent with the design guidelines in the OCP, Campbell Heights Local Area Plan and the general development permit approved for Campbell Heights North.
- The building will be of high quality design, consistent with the standard of development in Campbell Heights North. The tilt-up concrete building will include extensive glazing along the front façade facing 190 Street and will include a number of sustainability features. Substantial landscaping including a bioswale and rain garden will be planted along the 190 Street frontage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0368-00 generally in accordance with the attached drawings (Appendix I).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site; and
 - (e) registration of a Section 219 Restrictive Covenant to limit the mezzanine space due to parking constraints on site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Undeveloped industrial land	Industrial/Business Park	CD (By-law No. 17146 as amended by 17934)
North	Warehouse building approved under Development Application No. 7914-0205-00).	Industrial/Business Park	CD (By-law Nos. 17146 as amended by 17934)

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across 190 Street):	Warehouse buildings currently under construction and approved under Development Application No. 7917-0513-00.	Industrial/Business Park	CD (By-law Nos. 17146 as amended by 17934)
South:	Multi-tenant light industrial office/warehouse buildings, approved under Development Application No. 7914-0358-00.	Industrial/Business Park	CD (By-law Nos. 17146 as amended by 17934)
West:	Multi-tenant light industrial office/warehouse building, approved under Development Application No. 7914-0199-00.	Industrial/Business Park	CD (By-law No. 17146 as amended by 17934)

Context & Background

- The subject property is 0.77 hectares in size and located in the Campbell Heights North area. This property, located in Phase Two of the Campbell Heights North Business Park, was created under Development Application No. 7912-0160-00 in August 2013.
- The surrounding properties are all currently developed or under construction with light industrial warehouse buildings.
- This is the last undeveloped lot in this block on the west side of 190 Street, north of 32 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit to allow construction of a 3,496 square metre single tenant light industrial warehouse building.

	Proposed
Lot Area	
Gross Site Area:	0.77 hectares
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	0.77 hectares

	Proposed
Number of Lots:	1
Building Height:	12.4 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.52
Floor Area	
Warehouse:	3,496 square metres
Office (Mezzanine):	484 square metres
Total:	3,980 square metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

Surrey Fire Department: The Fire Department has no concerns with the proposed development.

Transportation Considerations

- Access to the site will be from a driveway located adjacent to the north property line on 190 Street.
- Trucks will circulate around the north side of the building to the loading bays located at the rear of the building, which are not visible from the street.
- The main parking lot for staff and visitors will be located at the front of the building, along 190 Street.
- A pathway for pedestrian access to the building is connected to the public sidewalk on 190 Street and located near the front entrance of the building.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Building designed to requirements of Part 10 of the B.C.B.C. & ASHRAE 90.1. Exterior envelope walls are fully insulated "sandwich panel" tilt-up panels;
 - Use of recycled material in rebar and aluminum in storefront frames;
 - Extensive Low-E glazing in office area for natural lighting;
 - Skylights incorporated in warehouse for natural lighting;
 - Parking provided close to the bylaw minimum, reducing the amount of asphalt required;
 - Use of trees that provide a large shade canopy, especially in parking areas;
 - On-site storm water bioswale for storm water management;

- Locally sourced material (concrete) will be utilized for the foundations, slab, exterior walls; and
 - Landscape has been designed to minimize high water use turf and utilize high quality/drought resistant planting.
- The applicant is proposing a roof with a Solar Reflective Index (SRI) value of between 0.40-0.55, consisting of light coloured washed river rock ballast. This is an improvement upon typical roofing materials and will help to reduce the heat island effect in accordance with the objectives of the Sustainability Charter, Surrey Community Climate Action Strategy, Surrey's Climate Adaptation Strategy, and the Official Community Plan.

POLICY & BY-LAW CONSIDERATIONS

- The proposal complies with the Mixed Employment designations in the Regional Growth Strategy and Official Community Plan.
- The proposal complies with the Business Park designation in the Campbell Heights Local Area Plan and the general development permit approved for Campbell Heights North.

CD Bylaw

- The application complies with the regulations of CD Bylaw No. 17146 as amended by By-law No. 17934 and does not propose any variances.

Parking Requirements

Parking requirements for CD Bylaw No. 17146 are regulated by Part 5 *Off-Street Parking and Loading/Unloading* of Surrey Zoning By-law, 1993, No. 12000, as amended.

The 48 proposed parking stalls meet the parking requirements of the Zoning Bylaw. The applicant is providing one (1) accessible parking stall and three (3) bicycle parking stalls.

The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant is proposing 14% mezzanine space at this time. The applicant has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to avoid a situation where there may be insufficient parking for the development in the future.

Parking (Part 5)	Required	Proposed
Number of Stalls		
Industrial:	35	35
Office:	12	13
Total:	47	48
Bicycle Spaces		
Total:	0	3
Accessible Spaces		
Total:	1	1

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on March 18, 2020. Staff have received no responses.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).

Building Design

- The proposed building will have a site coverage of 45.3% and a FAR of 0.52.
- The proposed building and site plan are consistent with the design guidelines outlined in the Campbell Heights LAP and the Campbell Heights North Design Guidelines document.
- The building is proposed to be tilt-up concrete, painted pale grey ("white water"), with dark grey accent colours ("smoke grey" and "black iron"), particularly emphasized on the more exposed south façade. Extensive glazing will be used along the front of the building (east façade) facing 190 Street and wrapping around the north and south facades.
- The office area will be located on the 2nd storey mezzanine, at the front of the building, facing 190 Street.
- One upper story fascia sign is proposed on the front of the building featuring the primary tenant's logo in backlit channel lettering.

Landscaping

- An arborist report was not required because there are currently no trees or vegetation on the property. All trees were cleared under Development Application No. 7912-0160-00, which approved the subdivision that created this lot.
- The landscaping plan dated May 21, 2020 was accepted by Trees & Landscaping. A finalized cost estimate is still required.
- The proposed landscaping reflects the registered restrictive covenant for landscaping and storm-water management along the front (east) property line. The restrictive covenant requires installation of a bio-swale and associated rain garden with planted trees, shrubs, and groundcover.
- The front yard landscaping incorporates a pedestrian connection between the building and the sidewalk on 190 Street.

- Five (5) trees, including vine maple, serviceberry, and crab apple are proposed to be planted on the site. All of the trees are to be located within the front yard setback area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations and Landscape Plans
Appendix II. Engineering Summary

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

EM/cm

PROJECT
CHIC IV
INDUSTRIAL BUILDING



ADDRESS: 3265 190 STREET, SURREY B.C.



CHIP BARRETT ARCHITECT
 2425A ALLIANCE STREET, ARDROTFOURD, B.C., V2S 3J9
 TEL: (604) 607-9655 EMAIL: DAND@SPRBCA.CA

D.FORCE DESIGN INC.
 IN ASSOCIATION WITH

This drawing is an instrument of service to the client. It is to be used for the purposes intended and for no other purpose. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any damage to property or injury to persons resulting from the use of this drawing.

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3	DEC 29 19	ISSUED FOR D.P.
2	AUG 23 19	PRELIMINARY DRG REVIEW
1	FEB 19 19	CLIENT REVIEW
	JUN 21 19	FOR REVIEW
NO	DATE	DESCRIPTION

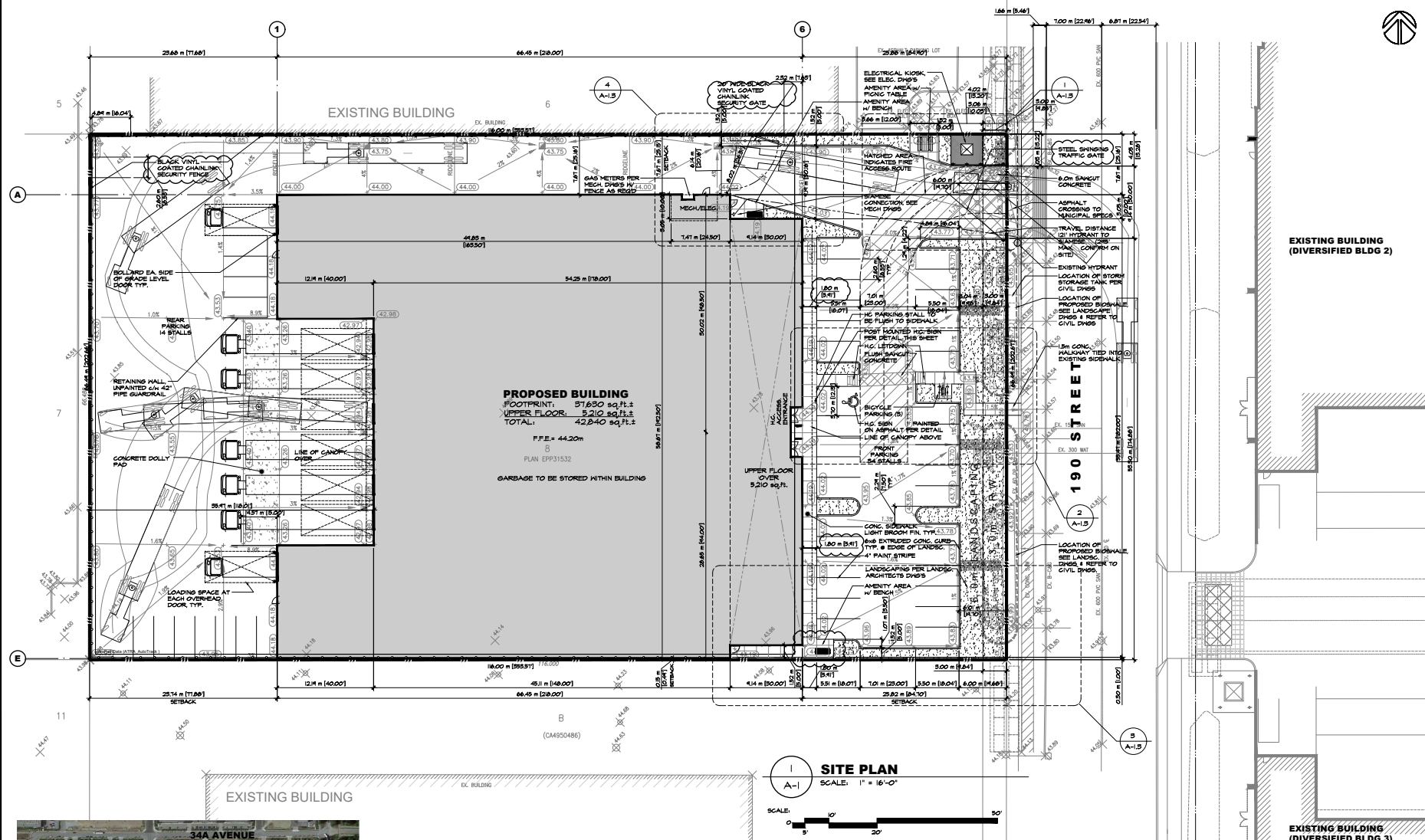
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CHIC IV

ADDRESS: 3265 190th Street, Surrey BC
 DRAWING:
COVERSHEET

ARCHITECTURAL DRAWING LIST

COVERSHEET	A-0
SITE PLAN	A-1
SITE DETAILS	A-1.1
BASE PLAN	A-1.2
ENLARGED AMENITY PLANS	A-1.3
FLOOR PLAN	A-2
ROOF PLAN	A-3
ELEVATIONS	A-4

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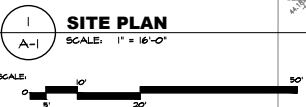


2 CONTEXT PLAN
SCALE: N.T.S.

GENERAL NOTES:

- SERVICES SHOWN ARE APPROXIMATE ONLY; SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
- ASPHALT & SUBBASE DESIGN PER SOILS REPORT
- CONTRACTOR TO PROVIDE FOOTINGS & WALL SURVEYS (BY REGISTERED A.S.) DURING CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT.
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
- ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION
- SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING
- THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL; THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER
- ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION, ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED
- VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS, TURNING OR BLOCKING. ALL HOLES THROUGH VAPOUR BARRIERS SHALL BE THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE

- THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY
- THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS
- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS
- THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS; THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE
- ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
- SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW
- ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES; PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER
- PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (E.G. JOINTS), FIRE SHUTTERS (IF APPLICABLE)
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
- ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION; PROVIDE DOCUMENTATION TO ARCHITECT
- CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION; PROVIDE DOCUMENTATION TO ARCHITECT



SITE DATA

CIVIC ADDRESS:	5265 190th Street, SURREY, B.C.
LEGAL DESCRIPTION:	LOT A, SECTION 28, TOWNSHIP 1, PLAN EPP8882
SITE AREA (FOOTPRINT):	17,600 sq.ft. (16,200 sq.m.)
BUILDING AREA (FOOTPRINT):	57,630 sq.ft. (5,310 sq.m.)
ZONING:	CD-3
SITE COVERAGE (60% MAX.):	(57,630 sq.ft. / 95,000 sq.ft.) x 100 = 60.6%
F.A.R. (1.0 MAX.):	(57,630 sq.ft. / 57,630 sq.ft.) x 0.516 = 0.516
REQUIRED FRONT (EAST):	52' (16m) 84.7' (25.81m)
REAR (WEST):	25' (7.6m) 17.8' (5.43m)
SIDE (NORTH):	25' (7.6m) 25.16' (7.67m)
SIDE (SOUTH):	0' (0.0m)
*ONE (1) SIDE YARD SETBACK SHALL BE 7.5 METRES (25 FT) OR 0.0 METRE IF THE SAID SIDE YARD SETBACK LAYS OUT AS COMMERCIAL, INDUSTRIAL OR MIXED USE ZONING.	
OFFICE:	1 STALLS PER 450 sq.ft.
INDUSTRIAL:	1 STALLS PER 1075 sq.ft.
TOTAL REQUIRED:	5.210 / 480 = 11
PARKING PROVIDED:	148
H.G. SPACES PROVIDED:	1
LOADING SPACES PROVIDED:	8
BIKE CYCLE PARKING PROVIDED:	8

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P.L.C. 1005 - 1005 BURNHAMTHORPE BLVD. #100
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D.J. EDGE DESIGN INC.
2500 100th Street, Surrey, BC V4A 1A9
TEL: (604) 607-7155 FAX: (604) 607-7159

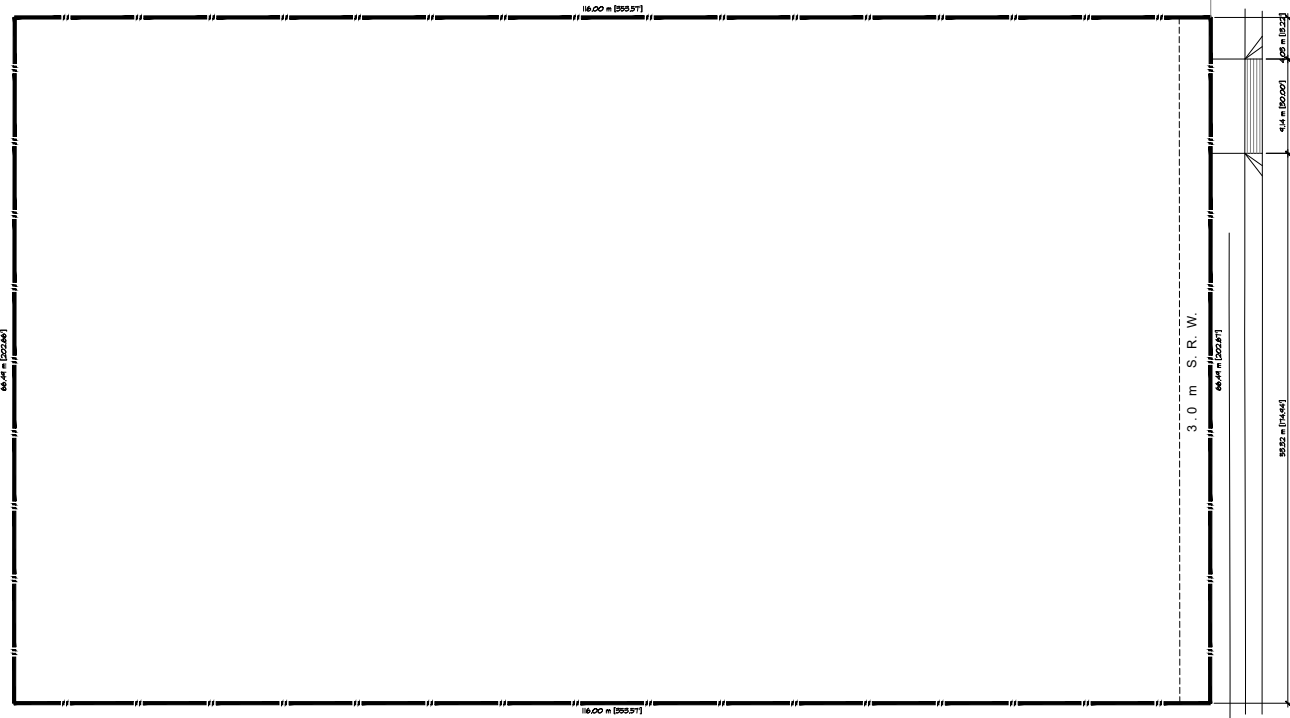
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3	DEC 16/19	CONSULTANT USE
4	NOV 18/19	CONSULTANT USE
5	AUG 23/19	PRELIMINARY CIRC REVIEW
6	JUL 19/19	CLIENT REVIEW
7	JUN 18/19	FOR REVIEW
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CHIC IV
ADDRESS: 5265 190th Street, Surrey BC
DRAWING
SITE PLAN
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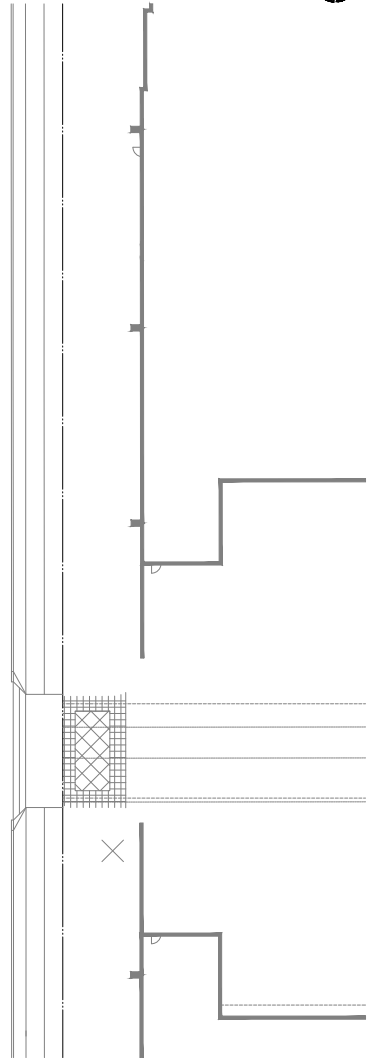


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BASE PLAN
SCALE: 1/8" = 1'-0"



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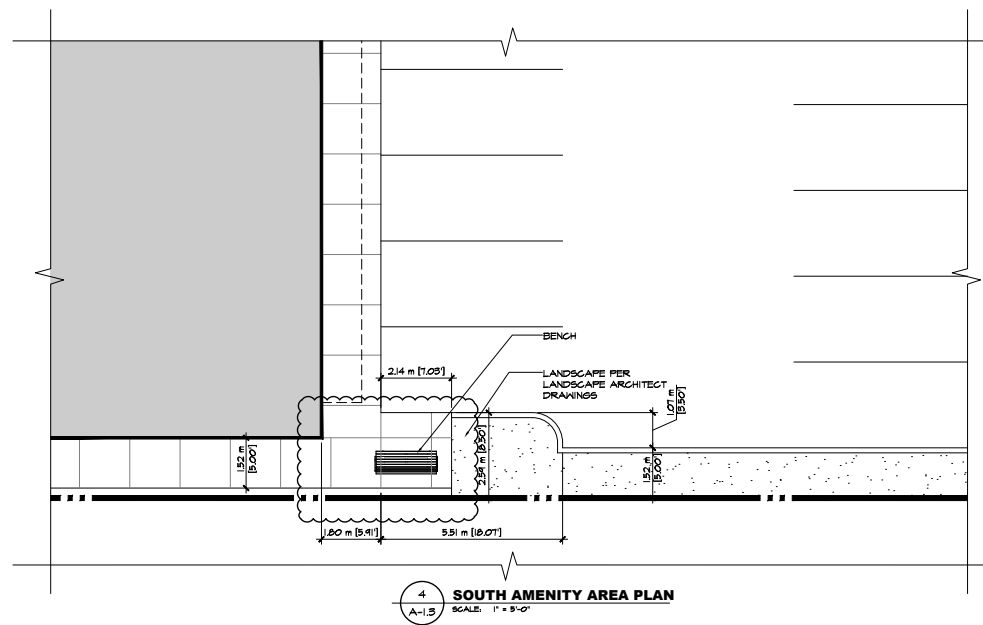
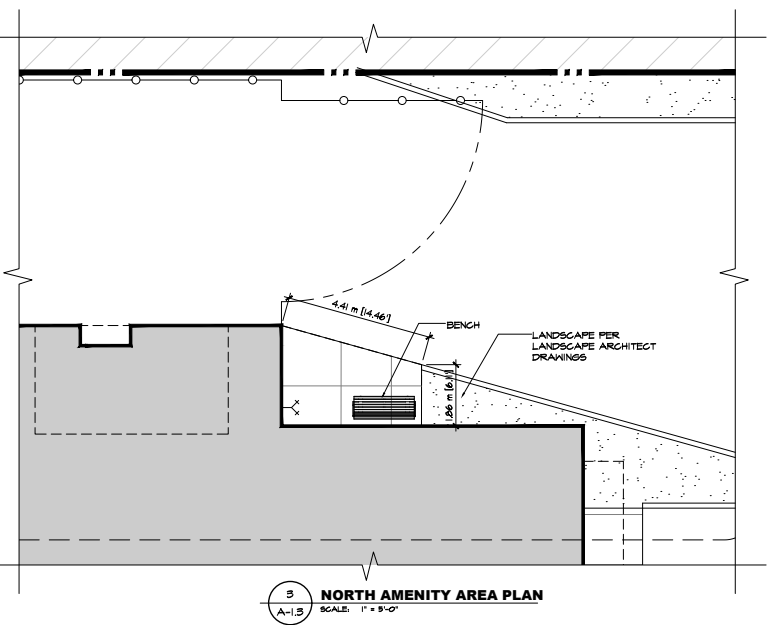
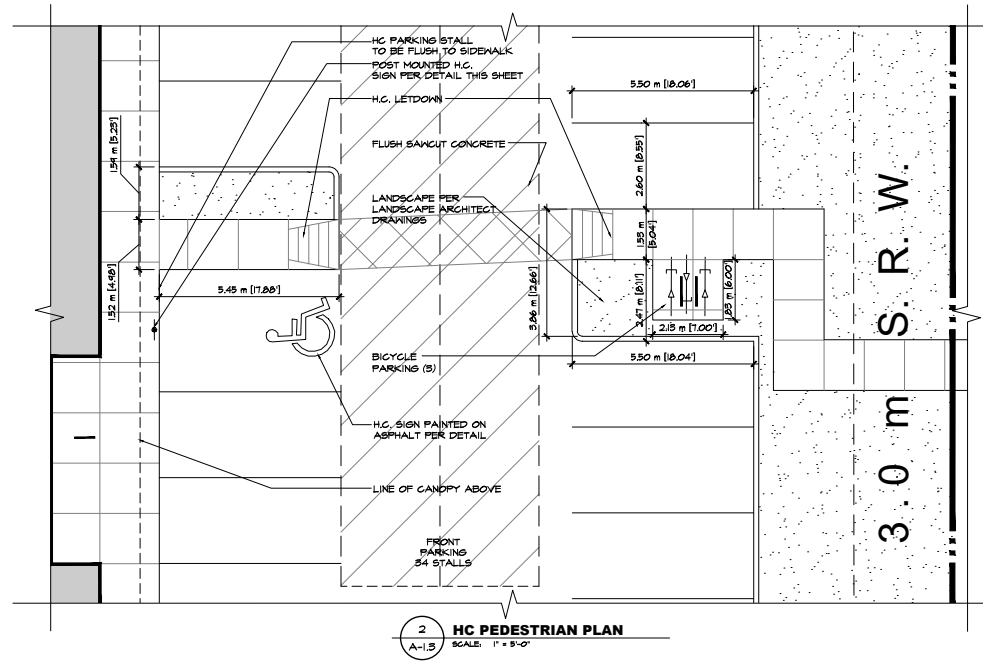
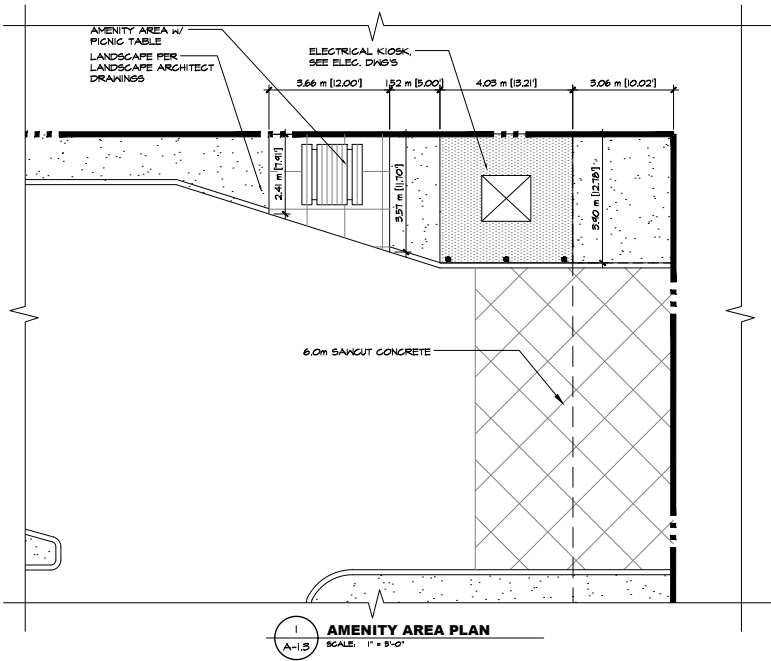
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PROJECT: CHIC IV
ADDRESS: 3205 190th Street, Surrey BC

DRAWING: **BASE PLAN**

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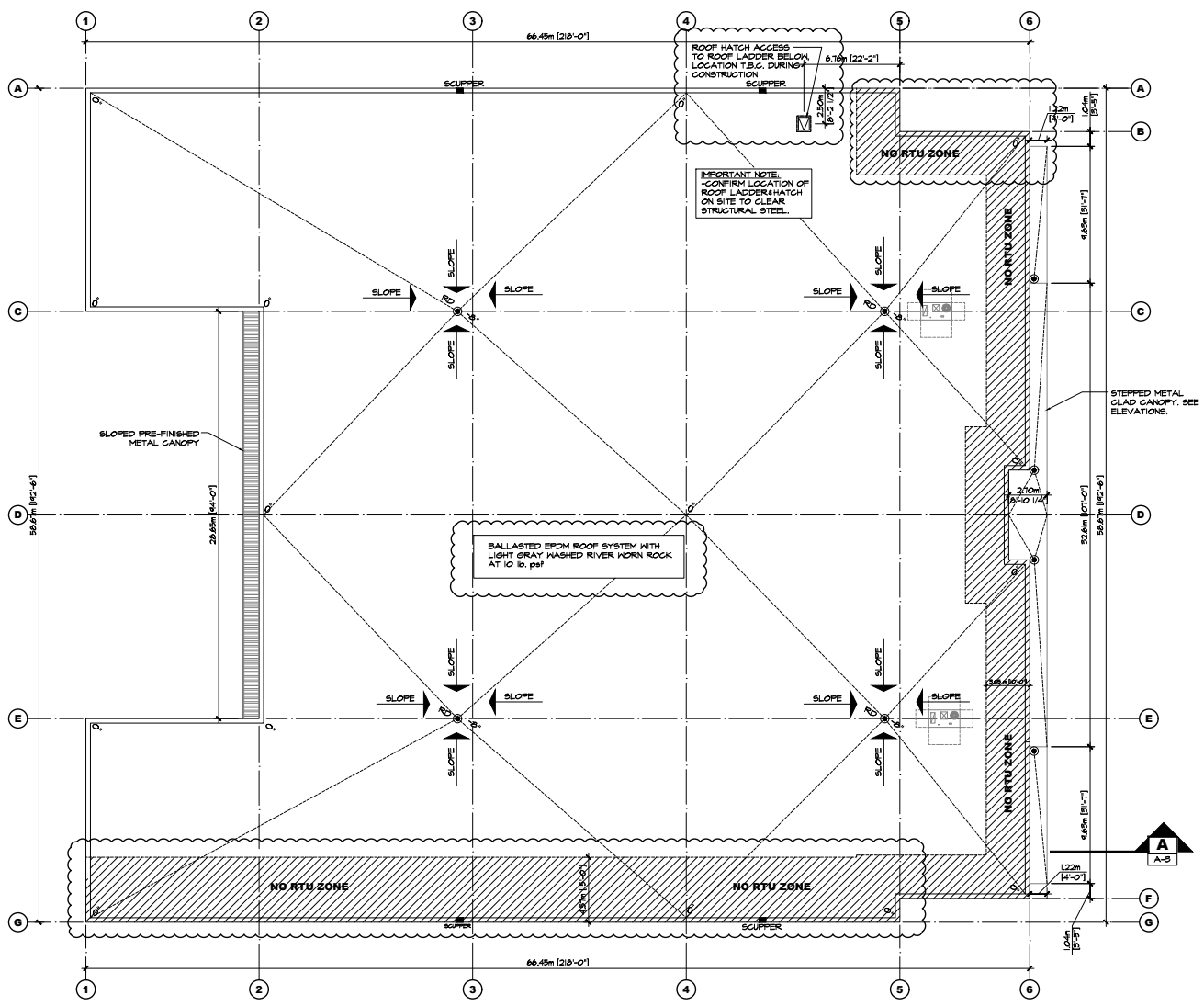


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TEL: (604) 607-8665 EMAIL: DARC@DFORGE.COM

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NO.	DATE	DESCRIPTION
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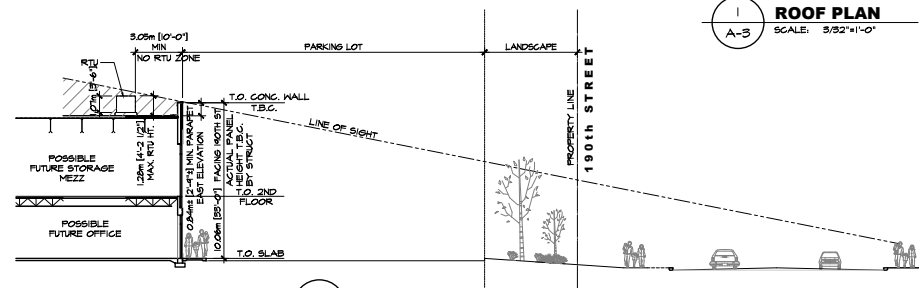


1 ROOF PLAN
SCALE: 3/32"=1'-0"

ROOF NOTES

- SEE STRUCTURAL DWGS. FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
- PROVIDE 20 YEAR MEMBRANE GUARANTEE ± 5 YEAR SYSTEMS GUARANTEE
- EPDM ROOF MEMBRANE
- 5.35" TYPE I EPS RIGID INSULATION (R20)

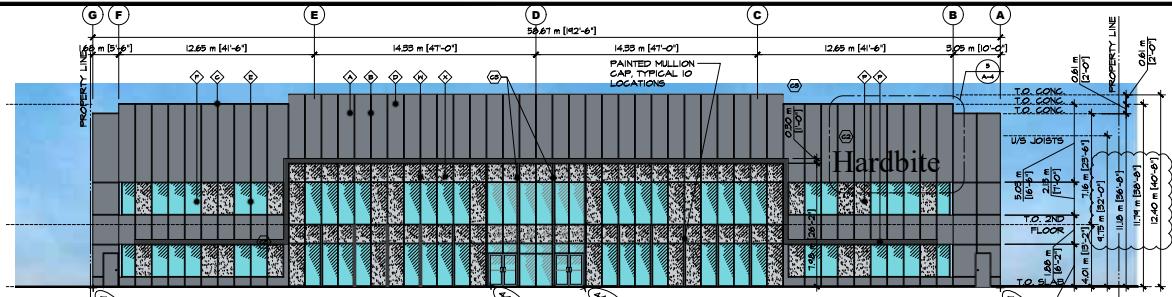
IMPORTANT NOTE:
- ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2016 PRESCRIPTIVE METHOD, COMPLIANT FOR CLIMATE SPACE.
- ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C.



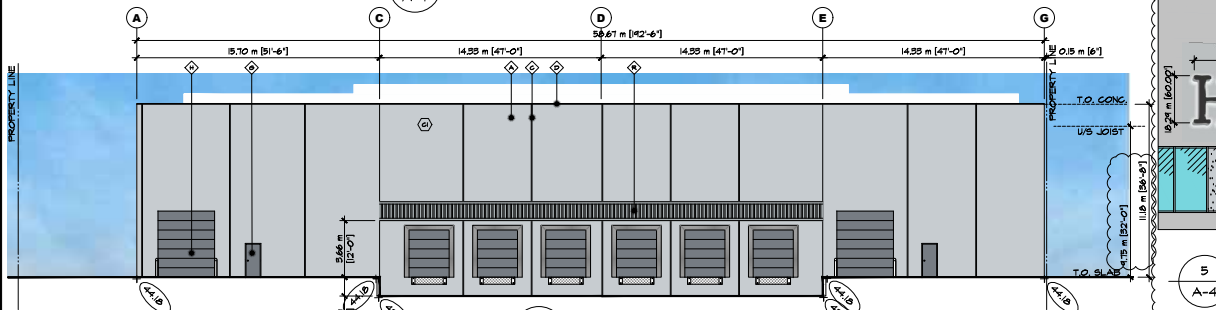
A SECTION A
SCALE: 3/32"=1'-0"

The drawings are prepared as per the requirements of the client and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The architect is not responsible for any construction or other work done in reliance on the drawings.

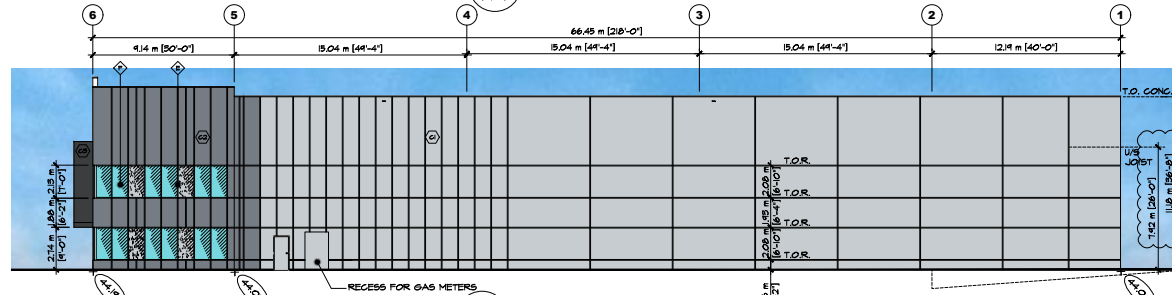
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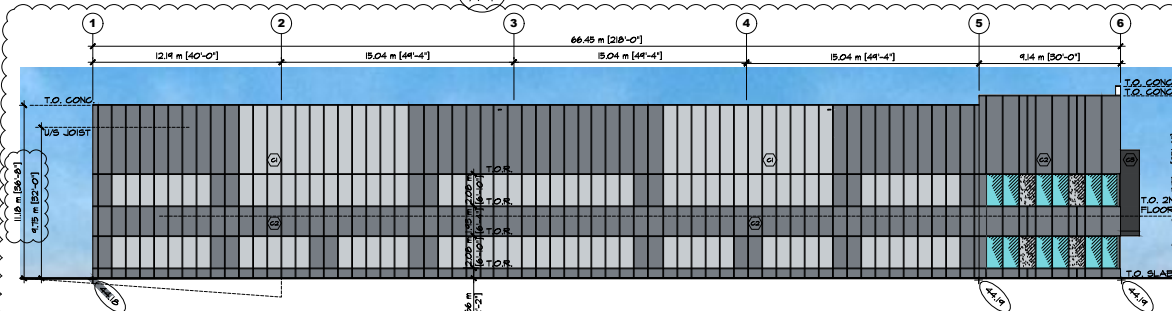
EAST ELEVATION (FRONTING 190th STREET)
SCALE: 3/32"=1'-0"



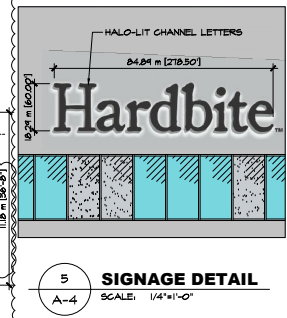
WEST ELEVATION
SCALE: 3/32"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"



5 SIGNAGE DETAIL
SCALE: 1/4"=1'-0"

PAINTING:
ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.
IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.
THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.
PROTECT ALL OTHER SURFACES DURING PAINTING.
ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'x20' TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.
PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1) COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
4) WOODWORK - 1) COAT SEALER, 2 COATS SEMI GLOSS FINISH.
ALL PAINT TO BE BENJAMIN MOORE OR APPROVED EQUAL.
ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.
OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND/OR JOISTS AND DECK TO BE PAINTED.

MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL GAP FLASHING
- STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL HANDDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- 5/4" RECESS IN CONCRETE
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURBS UNDER PAINTED
- HORIZONTAL CORRUGATED HAVO CONCRETE FORM-LINER
- STEEL CANOPY
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR

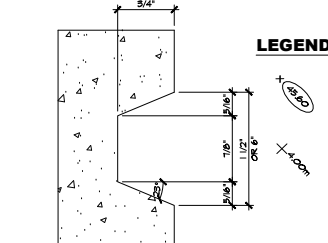
PROJECT COLOURS

- ALL COLOURS TO BE BENJAMIN MOORE:
- (C1) MAIN FIELD COLOUR 1: WHITE WATER (2120-60)
 - (C2) FIELD ACCENT COLOUR 1: SMOKE GRAY (2120-40)
 - (C3) FIELD ACCENT COLOUR 2: BLACK IRON (2120-20)
- EXTERIOR GUARDRAILS: PAINTED STEEL
TYPICAL GLAZING: CLEAR ANODIZED ALUMINUM
TYPICAL METAL CAP FLASHING: REGENT GREY (0628T50)
- SPANDREL GLAZING COLOUR: BLACK
TYPICAL CONCRETE CORRUGATED HAVO FORM-LINER: CLEAR (LOW E AND / OR ASHRAE 90.1 2010 COMPLIANT)

* NOTE, CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRC 100 AND NFRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
= ALL GLAZING TO BE ASHRAE 90.1 2010 COMPLIANT. PROVIDE ALL REQUIRED DOCUMENTATION.



5 TYPICAL REVEAL
SCALE: NTS

LEGEND

- PROPOSED GRADE
- EXISTING GRADE

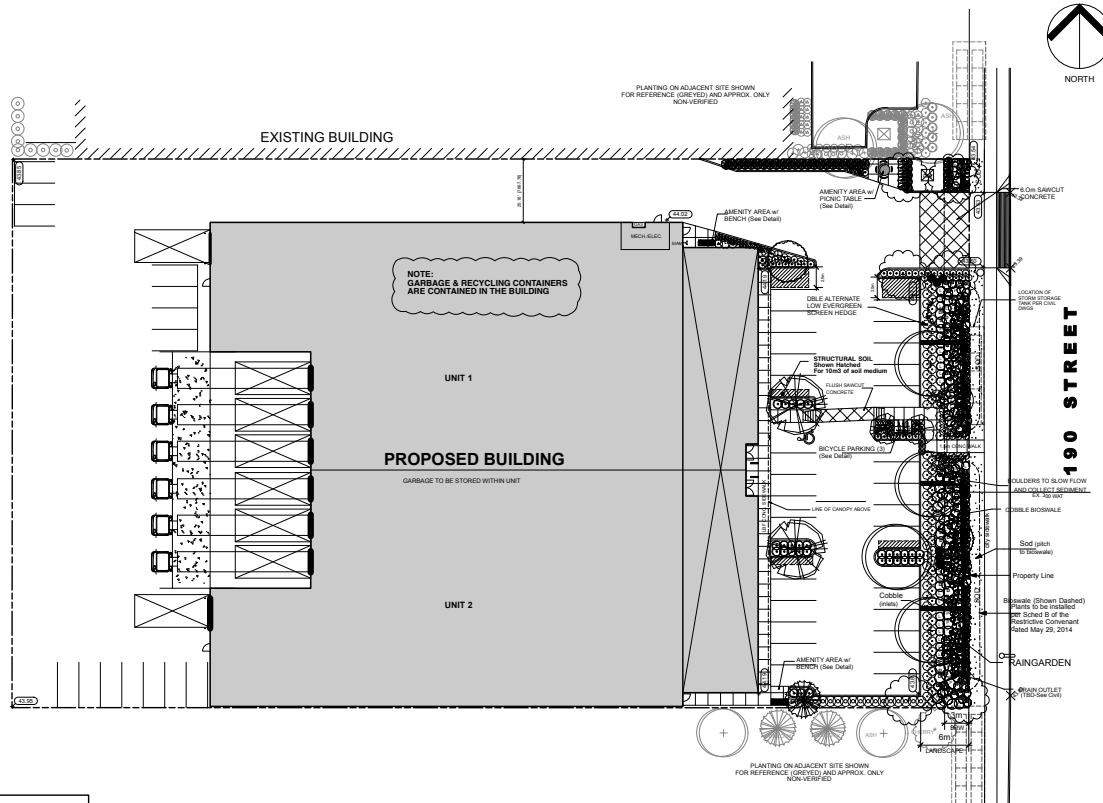
CHIP BARETT ARCHITECT
REGISTERED ARCHITECT
IN ASSOCIATION WITH
D.J. EDGE DESIGN INC.
REGISTERED ARCHITECT
REGISTERED ARCHITECT

This drawing is an integral part of the contract documents for the project. It is to be read in conjunction with the other drawings and specifications. The contractor is responsible for verifying the accuracy of the information shown on this drawing. The architect is not responsible for the construction of the project or for the performance of the contractor.

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
1	MAY 22 20	RESPONSE TO OIP COMMENTS
2	DEC 22 19	ISSUED FOR BIDD
3	AUG 22 19	PRELIMINARY OIG REVIEW
4	AUG 21 19	CONSULTANT REVIEW
5	JUL 19 19	CLIENT REVIEW
6	DEC 21 19	FOR REVIEW
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PROJECT: CHIC IV
ADDRESS: 3285 190th Street, Surrey BC
DRAWING: ELEVATIONS
SCALE: AS SHOWN
JOB NO. / DRAW. NO.:
DESIGNED BY:
CHECKED BY:
PLOT DATE: MAY 22 20
PROJECT - DRAWING NUMBER: A-4
REV: 6



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	1	Cornus x nuttallii 'Starlight'	Dogwood Var.	60m cal. / 1.8m std
	4	Fraxinus ornus 'Aire Palen'	Flowering Ash	60m cal. / 1.8m std
	2	Liquidambar styraciflua 'Worshiper'	Sweet Gum Var.	60m cal. / 1.8m std
	6	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	60m cal. / 1.8m std
	1	Chamaecyparis nodatensis	Noodka Cypress	3.0m ht. / natural form
Shrubs				
	28	Azalea japonica 'Cora Bell'	Japanese Azalea	#2 pot
	29	Carex monnini 'Ice Dance'	Sedge	#1 pot
	50	Sarcococca hookeriana humilis	Sweet Box	#2 pot
	30	Lonicera pileata (low)	Evergreen Honeyuckle	#2 pot
	19	Pieris japonica 'Forest Flame'	Japanese Andromeda	#3 pot
	83	Phytol. I. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
	2	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
	6	Rosa madagad. 'Caroline Delight'	Hardy French Rose var.	#3 pot
	1	Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#3 pot
	33	Thuja occidentalis 'amarago'	Emerald Cedar	1.2m ht.
	4	Viburnum davidii	David's Viburnum	#2 pot
	7	Weigelia 'Bristol Ruby'	Weigelia	#3 pot
Ground Covers/Perennials/Vines				
	295	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy

Notes:
 1. Specification as per most recent BCISL/BCINA 'Landscape Standards' and Landscape Design Inc. 'Spec Notes'.
 2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.

PLANT LIST - RAINGARDEN

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	3	Acer crinitatum	Vine Maple	1.5m ht. BAB; 3 stem clump
	1	Amelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5m ht. BAB
	1	Malus 'Red Jewel'	Crab Apple Var.	1.5m ht. BAB
Shrubs				
	14	Cornus Sericea 'Yaleby'	Kelley Dogwood	#3 pot
	13	Philadelphus x Virginalis 'Dwarf Mocking'	Dwarf Snowflake Mock Orange	#3 pot
Grass				
	49	Carex 'Ice Dance'	Silver Variegated Sedge	#1 pot
	33	Juncus effusus	Common Rush	#1 pot
	9	Koeleria cristata	June Grass	#1 pot
G.C.				
	21	Blechnum spicatum	Deerfern	#1 pot / 20cm
	77	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 20cm
	47	Cornus canadensis	Burnberrry	#1 pot / 20cm
	35	Gaillardia shatona	Sailai	#1 pot / 20cm
	46	Lonicera pileata	Privet Honeyuckle	#1 pot / 25cm
	21	Polystichum munitum	Western Sweet Fern	#1 pot / 20cm
	31	Galium Oloratum	Sweet Woodruff	#1 pot / 20cm

The drawing is an indication of what is to be done and is not a contract. It is subject to change without notice. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

NO.	DATE	DESCRIPTION
1	May 21/20	Issue For CP Submission
2	May 21/20	Issue For CP Review

PROJECT MANAGER

PROJECT

CHIC IV

3205 190 STREET, SURREY, B.C.

DRAWING

LANDSCAPE PLAN
TOL FILE #BS-30-XXXX

JOB NO. (S/P) DRAWN
ACT

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

PLotted DATE
DEC 8/13

PROJECT - DRAWING NUMBER
L - 1

TABLE & SEATS

Model: **FRANCE ANDREW**
 "Modern Series M16-TS34"
 CW Seat Backs & Seven Seats
 (Or Approved Equivalent - Color TBD By L.A.)

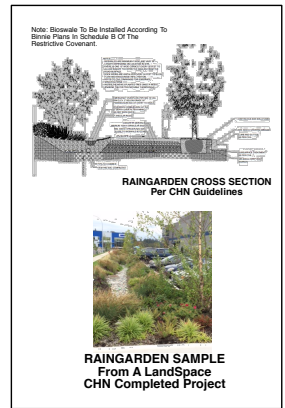
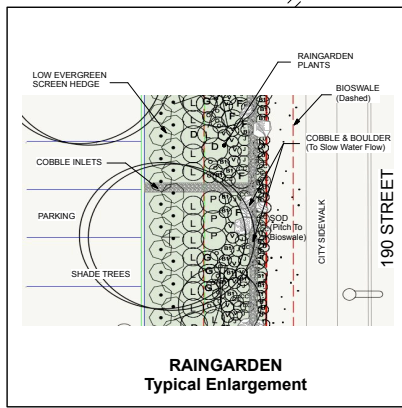
BENCH (2)

FRANCE ANDREW
 Basic Bench # B1-3
 (Or Approved Equivalent)

EXISTING BUILDING

BIKE RACK

"RIBBON" 3 BIKES
 BY ADVANTAGE
 (Or Approved Equivalent)



Note: • 50mm of Bark Mulch All Planting Beds
 • 1.1m Soil Depth In Islands For Total 10m3
 (Islands are 9m2 in Size except 13 as noted)

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 22, 2020** PROJECT FILE: **7819-0368-00**

RE: **Engineering Requirements
Location: 3265-190 Street**

DEVELOPMENT PERMIT

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

BUILDING PERMIT

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

- Remove and cap any redundant service connections.
- Review and evaluate all ROWs and Easements on the Lands, and modify as required.
- Construct concrete driveway letdown.
- Construct onsite infiltration and water treatment features as required based on Restrictive Covenants on title.



Jeff Pang, P.Eng.
Development Engineer

LR1