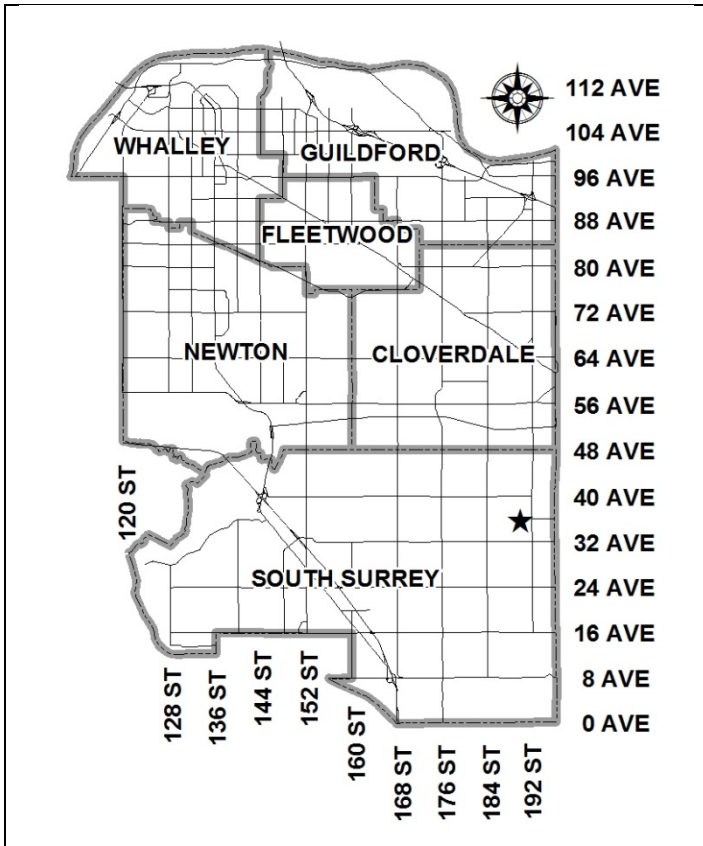


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0328-00

Planning Report Date: February 23, 2015



PROPOSAL:

- **Development Permit**

To permit the development of a 2,276 m² (24,500 ft²) warehouse/light manufacturing facility

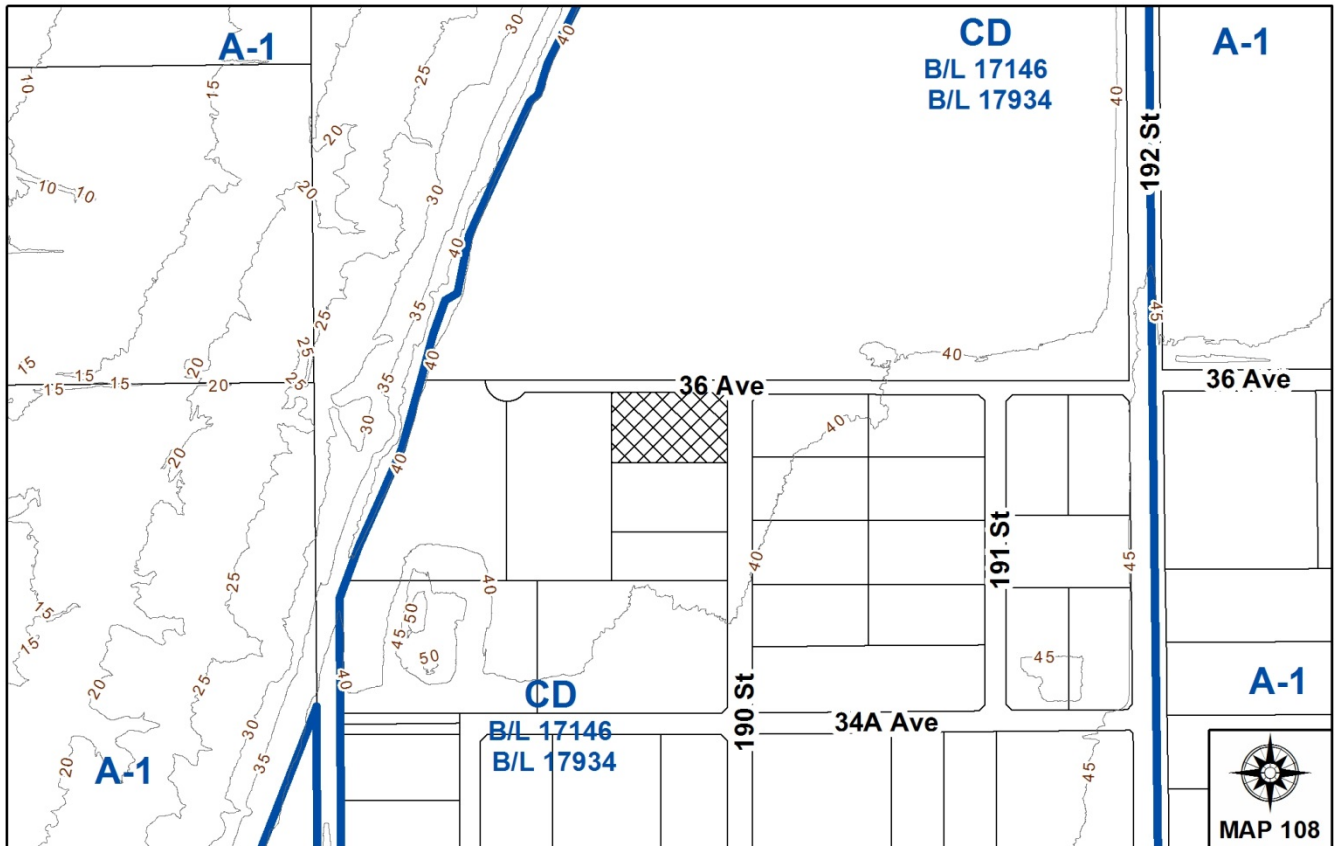
LOCATION: 18998 - 36 Avenue

OWNER: 1008741 BC Ltd.

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

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development complies with Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The development is consistent with the Campbell Heights North Design Guidelines registered on the site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0328-00 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. No Engineering servicing requirements are required for this project (Appendix II).

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 36 Avenue):	Vacant site under Subdivision Application No. 7914-0294-00 - Campbell Heights North (CHN) Phase IV lands	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
East (Across 190 Street):	Vacant development site	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
South:	Vacant development site – CHN Phase III lands	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
West:	Vacant development site – CHN Phase III lands	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)

DEVELOPMENT CONSIDERATIONSBackground:

- The development site is located at the southwest corner of 36 Avenue and 190 Street in the Campbell Heights North Business Park (Phase III) Lands.
- The site measures 7,393 m² (1.82 acres) in area and is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).

- The property is zoned for Comprehensive Development (CD) development. The CD By-law (Nos. 17146 and 1793), governing the use of the site, allows for light impact industry, warehouse uses, distribution centres, along with limited office and other accessory uses, forming part of a comprehensive design.
- Under its original rezoning and subdivision application, the site was cleared; consequently, no trees or vegetation are left on the property.

Proposal:

- The applicant is applying for a Development Permit for a 2,276 m² (24,500 ft²) warehouse/light manufacturing facility with office space.
- The facility is being developed for the Samson Metals Ltd. Samson Metals specializes in manufacturing metal roll-formed products and structural sections for the construction industry, as well as custom flashings, fasteners, closures, caulking and other accessories required for installation work in industrial, commercial, institutional, residential and agricultural applications.
- The company is now located at 19375 96 Street in Surrey and is looking to move to Campbell Heights North Business Park with the aim of expanding their current physical operations.
- The new facility will house the company's manufacturing, design and engineering divisions and administrative offices, and provide the necessary space for the warehousing and manufacture (rolling, bending and breaking) of sheet metal products. There will be no welding or torch cutting and no outdoor storage on site.
- It is estimated the new facility will employ 17 permanent staff.

Site Layout and Design:

- The new facility will be a concrete tilt up structure measuring 2,276 m² (24,500 ft²) in area. Altogether the building will consist of 2,044 m² (22,000 ft²) warehouse and manufacturing space, serviced by 2 loading bays, and 232 m² (2,500 ft²), of office space.
- The building will be sited largely in the centre of the site, with the main entrance to the building, and two-storey office area, extending out to face 36 Avenue. The location of the office area, near the street and close to the northeast corner of the site, will animate and add interest along the street and corner façade and provide eyes on the street.
- Two parking lots, located on the east and north sides of the building, will service the facility and provide 32 employee and visitor parking stalls. The parking lot areas will be accessed by the two entrances servicing the site – one from 36 Avenue and one from 190 Street. Both entrances will provide access for cars and trucks.

Design Proposal and Review:

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and is 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 an overall modern linear appearance. The concrete tilt up walls will be painted a light grey (pewter quartz) colour and accented bands of colour in darker gray taupe and deep blue will add vertical and horizontal articulation the building.
- The strategic use of reveals and parapet projections will provide a further dimension of texture and interest to the facade. Emerald cedar hedging, at the base of the warehouse walls facing the streets will also work to soften the look of the warehouse.
- The office portions of the building will be finished with clear vision glass and taupe aluminum storefront framing. The office area will be further framed and distinguished by band of a corrugated metal and a steel and glass canopy, facing 36 Avenue and 190 Street.

Landscaping:

- The landscaping plan for the site calls for 21 new trees to be planted on-site (including dogwood, ash, sweet gum and flowering cherry), along with shrubs and vines and groundcover around the building and parking lot areas.
- Six (6.0) metres of landscaping will be provided along 190 Street (a future collector) and 3.0 metres of landscaping will be provided along 36 Avenue (a local road) as per the Zoning By-law requirements. Within these required landscaping strips, planted bioswales - complete with rain gardens, cobbles and other vegetated materials - will treat the storm water runoff and allow for on-site bio-filtration in keeping with Campbell Heights requirements.
- A concrete sidewalk to the office entrance from 36 Avenue will provide for a direct pedestrian connection to the street and bike racks and planters will be placed near the main entrance to the building. A few decorative paved areas with benches will also provide some informal staff outdoor seating areas. The site's garbage area and PMT will be screened in keeping with Campbell Heights design guidelines.

PRE-NOTIFICATION

- A development sign was posted on the site in January 2015 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. The project will have little short-term impact perceived on the Little Campbell River at this time.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 13, 2014. The table below 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"> The development application is consistent with the prescribed use (Land Use Designations and Zoning) and site context.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The project density is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The project will incorporate bio-swales as per the Campbell Heights guidelines and utilize low impact development standards.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The project will include bike racks and lockers.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The site will utilize CPTED (Crime Prevention through Environmental Design) principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> None
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> None

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	Engineering Summary
Appendix III	Development Permit No. 7914-0328-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DRV 2/19/15 10:38 AM

Information for City Clerk

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

1. (a) Agent: Name: Christian Hamm
 Integrated Construction
 Address: 12960 - 84 Avenue, Unit 310
 Surrey, BC V3W 1K7

 Tel: 604-599-0706 - Work
 604-599-0706 - Cellular

2. Properties involved in the Application

- (a) Civic Address: 18998 - 36 Avenue

- (b) Civic Address: 18998 - 36 Avenue
 Owner: 1008741 BC Ltd.
 Director Information:
 William Frank Howell

No Officer Information Filed

PID: 029-430-330
Lot 15 Section 28 Township 7 New Westminster District Plan EPP41342

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (By-law Nos. 17146 & 17934)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	7,393 m ² (1.82 acres)	7,393 m ² (1.82 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60	28
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0m (45 ft)	9.75 m (32 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	2,276 m ² (24,500 ft ²)	2,276 m ² (24,500 ft ²)
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA	2,276 m ² (24,500 ft ²)	2,276 m ² (24,500 ft 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	.31
AMENITY SPACE (area in square metres)	-	-
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	-	-
Industrial	23	32
Residential Bachelor + 1 Bedroom	-	-
2-Bed		
3-Bed		
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	23	32
Number of disabled stalls	1	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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INTER-OFFICE MEMO

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

FI OM: **Development Services Manager, Engineering Department**

DATE: **January 29, 2015** PROJECT FILE: **7814-0328-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18998 - 36 Avenue**

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit.

BUILDING PERMIT

The following are to be addressed prior to issuance of the Building Permit:

- Completion and acceptance of Surrey Project 7812-0159-00;
- Evaluate services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0159-00 and address through the BP process;
- Relocation of service connections as required and abandonment of redundant service connections as required;
- Relocation of curb letdown to proposed new location and associated modification to drainage features if required; and
- Design/Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7812-0159-00 and Restrictive Covenants on title.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting building permit application.


R. [Signature] ig.
Development Services Manager

LR

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0328-00

Issued To: 1008741 BC Ltd.,
("the Owner")

Address of Owner: 2169-206 Street
Langley, BC V2Z 2A4

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: 029-430-330
Lot 15 Section 28 Township 7 New Westminster District Plan EPP41342

18998 - 36 Avenue

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
4. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered DP 7914-0328-00 (A) through to and including DP 7914-0328-00 (J) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
6. (a) The landscaping shall conform to drawings numbered DP 7914-0328-00 (J) (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 or Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$84,777.58

(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 – 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)

CHRISTIAN HAMM

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)



SAMSON METALS

18998 36 AVENUE, SURREY, B.C

PROJECT TEAM

ARCHITECT

LARRY PODHORA
1982 BRACKMAN WAY
NORTH SAANICH B.C. V8L 0C2
P 778 255 0246

CONTACT LARRY PODHORA

BUILDING DESIGN

KRAHN ENGINEERING LTD
210 - 1311 KOOTENAY STREET
VANCOUVER B.C. V5K4Y3
P 604 294 6682 F 604 294 6685

CONTACT AHMED IBRAHM

STRUCTURAL

KRAHN ENGINEERING LTD
210 - 1311 KOOTENAY STREET
VANCOUVER B.C. V5K4Y3
P 604 294 6682 F 604 294 6685

CONTACT PETER KIDDIE

MECHANICAL

BYCAR ENGINEERING LTD
7808 132ND STREET, SURREY, B.C.
P 604 581 2766
E. MARTIN@BYCAR.CA

CONTACT MARTIN SWAIN

ELECTRICAL

SML CONSULTANTS GROUP LTD
7225 BROWN STREET, DELTA, BC
P 604 946 7860
E. RICK@SMLCONSULTANTS.CA

CONTACT RICK TUCKER

CML

R F BINNIE & ASSOCIATES LTD
205-6948 CANADA WAY, BURNABY, B.C.
P 604 420 1721
E. RWARREN@BINNIE.COM

CONTACT RUSSELL WARREN

LANDSCAPE

LANDSPACE DESIGN INC
142 GARDEN DRIVE, VANCOUVER, B.C.
P 604 252 9500
E. LANDSPACE@TELUS.NET

CONTACT AL TANZER

PROJECT DATA

C/M/C ADDRESS

18998 36 AVENUE, SURREY, B.C

LEGAL ADDRESS

Lot 15 Section 28, Twp. 7, Plan BCP43882

ZONING

CD (COMPREHENSIVE DEVELOPEMENT)



SAMSON METALS

larry podhora / architect

DP 7914-0328-00 (A)



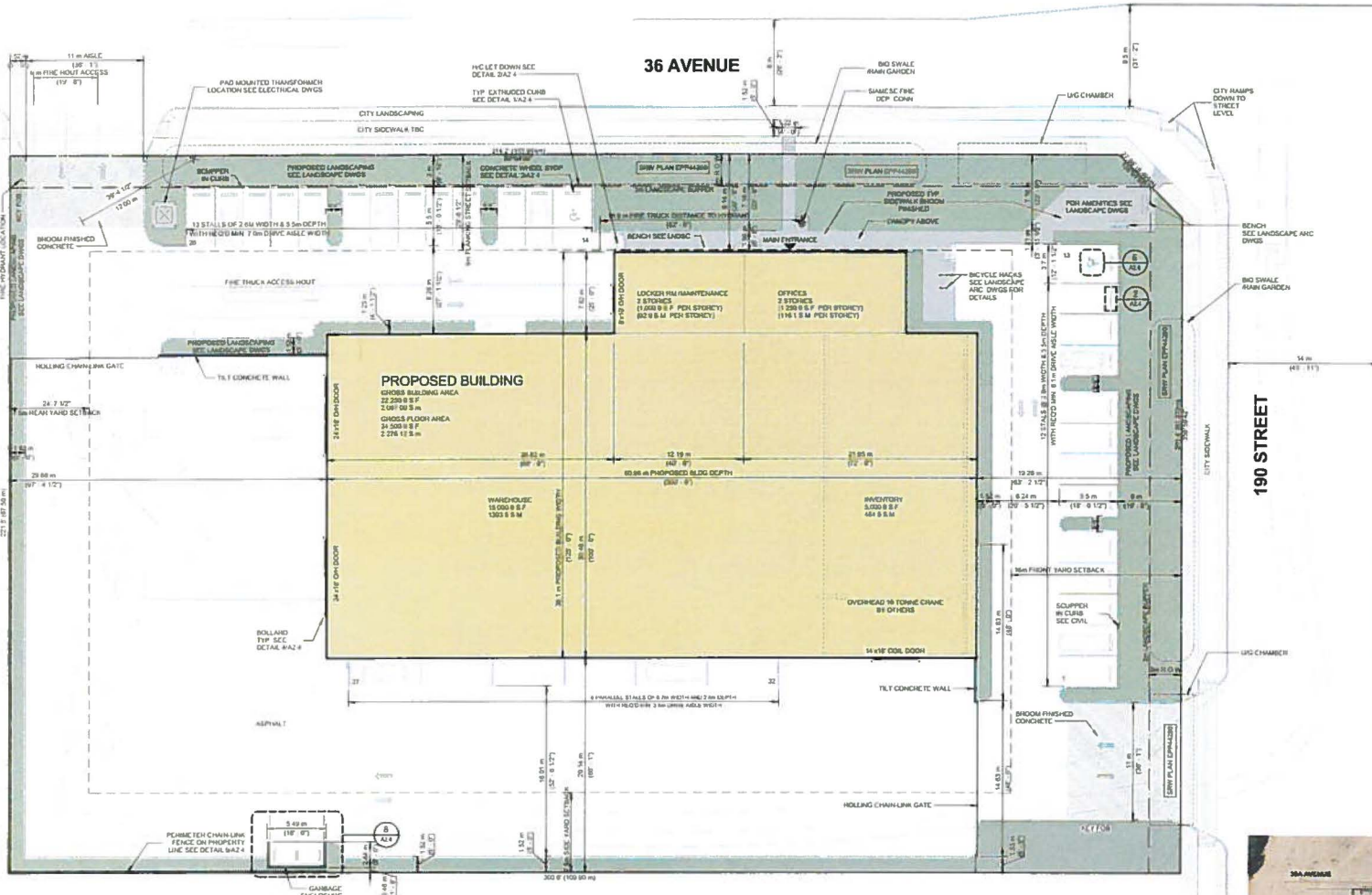
ZONING BYLAW ANALYSIS

PROPERTY INFORMATION

LOCATION: CIVIC ADDRESS: 18998 36th Ave., Surray, B.C.
LEGAL ADDRESS: Lot 15 Section 28, Twp. 7, Plan BCP-3882
ZONING: CD (Comprehensive Development)
SITE AREA: OVERALL SITE AREA: 1.827 Acres = 7,963.19 sq m = 79,580 sq ft

ZONING ANALYSIS

SITE COVERAGE	ALLOWED	MAXIMUM LOT COVERAGE = 60%
PROPOSED	2087 sq m (22,250 sq ft)	± 28%
BUILDING HEIGHT	MAXIMUM ALLOWED	14.8 m (48' 8")
PROPOSED	9.75 m (32' 0")	
SETBACKS	FRONT	REQUIRED / PROPOSED
REAR	16 m (52' 6")	(25' 0")
SIDE	7.5 m (24' 6")	(25' 0")
PLANNING STREET	10.0 m (32' 8")	(25' 0")
FAH		0.31
LANDSCAPING	FRONT	MINIMUM REQUIRED: 6.0 m (19' 8")
PLANNING STREET		3.0 m (10' 0")
PARKING REQUIREMENTS	1 STALL PER 50 SQ M (1075 SQ FT) OF WAREHOUSE LIGHT IND USE	
WAREHOUSE	24,500 sq ft / 1,015 sq ft	= 22
TOTAL		= 22
PARKING REQUIRED		23 SPACES
PARKING PROVIDED		32 SPACES
ACCESSIBILITY PARKING REQUIRED	REQUIRED AS PER BC BUILDING CODE, 8 STALL CATEGORY	1 SPACE
PROVIDED		1 SPACE
PARKING SPACE SIZES	TYP. SPACE AT 90°	REQUIRED: 4.5 m x 5.5 m (15' 0" x 18' 0") PROVIDED: 4.5 m x 5.5 m (15' 0" x 18' 0")
DRIVE ABLE FOR 60°	REQUIRED: 8.0 m (26' 3") PROVIDED: 8.23 m (27' 0")	
TYP. SPACE AT 45°	REQUIRED: 2.6 m x 8.7 m (8' 6" x 28' 7") PROVIDED: 2.6 m x 8.7 m (8' 6" x 28' 7")	
DRIVE ABLE FOR 0°	REQUIRED: 3.5 m (11' 6") PROVIDED: 3.5 m (11' 6")	
LOADING SPACE	REQUIRED: 4.4 m x 9.2 m (14' 5" x 30' 2") PROVIDED: 4.4 m x 9.2 m (14' 5" x 30' 2")	
ACCESSIBILITY SPACE	REQUIRED: 3.7 m x 5.5 m (12' 2" x 18' 1") PROVIDED: 3.7 m x 5.5 m (12' 2" x 18' 1")	
BICYCLE PARKING	0.05 SPACES PER 100 SQ M (1075 SQ FT) OF OFFICE OUTSIDE CITY CENTRIC	
REQUIRED	0.01415005 FT / 10755 FT	= 0.25
PROVIDED		0

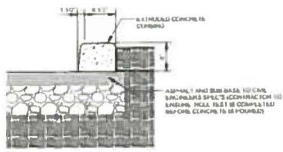


1 SITE PLAN
SCALE: 1/8" = 1'-0"

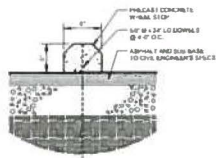


2 CONTEXT PLAN
SCALE: 1" = 300'

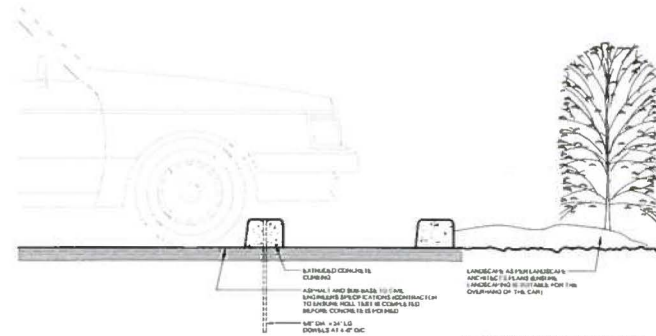
DP 7914-0328-00 (B)



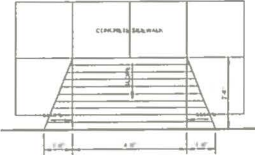
1 EXTRUDED CURB
SCALE: 1" = 1'-0"



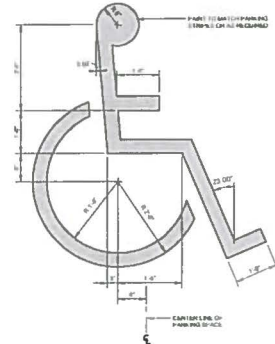
5 CONCRETE WHEEL STOP
SCALE: 1" = 1'-0"



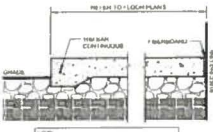
7 CAR OVERHANG
SCALE: 1" = 1'-0"



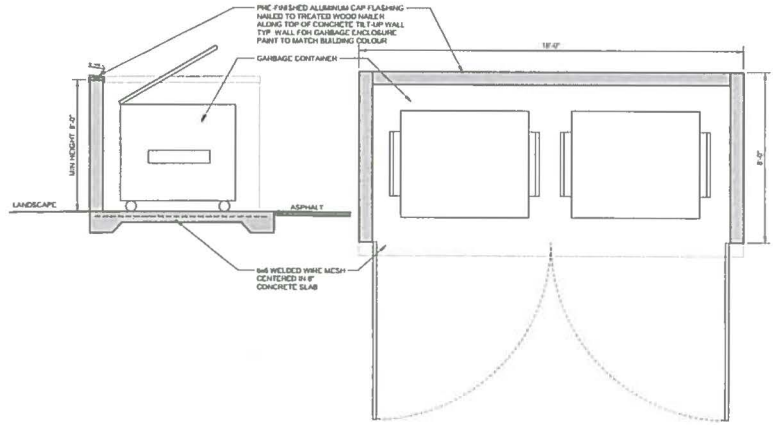
2 ACCESSIBLE LETDOWN
SCALE: 1/2" = 1'-0"



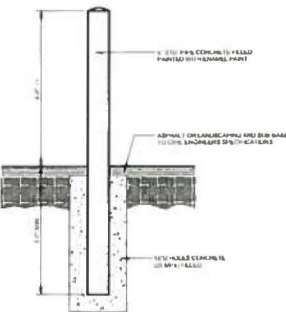
6 ACCESSIBLE PAINTED SYMBOL
SCALE: 3/4" = 1'-0"



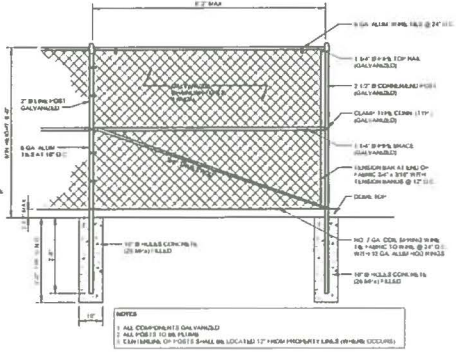
3 SIDEWALK DETAIL
SCALE: 1" = 1'-0"



8 GARBAGE ENCLOSURE
SCALE: 3/4" = 1'-0"



4 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



9 CHAINLINK FENCE
SCALE: 1/2" = 1'-0"



4	20190510	PROVIDED FOR L.P.
7	20190510	NO FIELD L.P. FILED
8	20190510	NO FIELD L.P. FILED
9	20190510	NO FIELD L.P. FILED
10	20190510	NO FIELD L.P. FILED
11	20190510	NO FIELD L.P. FILED
12	20190510	NO FIELD L.P. FILED
13	20190510	NO FIELD L.P. FILED
14	20190510	NO FIELD L.P. FILED
15	20190510	NO FIELD L.P. FILED
16	20190510	NO FIELD L.P. FILED
17	20190510	NO FIELD L.P. FILED
18	20190510	NO FIELD L.P. FILED
19	20190510	NO FIELD L.P. FILED
20	20190510	NO FIELD L.P. FILED

larry podhorski / architect
402-54-4530 ext 200
800-363-7622 ext 200
P. 0312 763 6344

SAMSON METALS

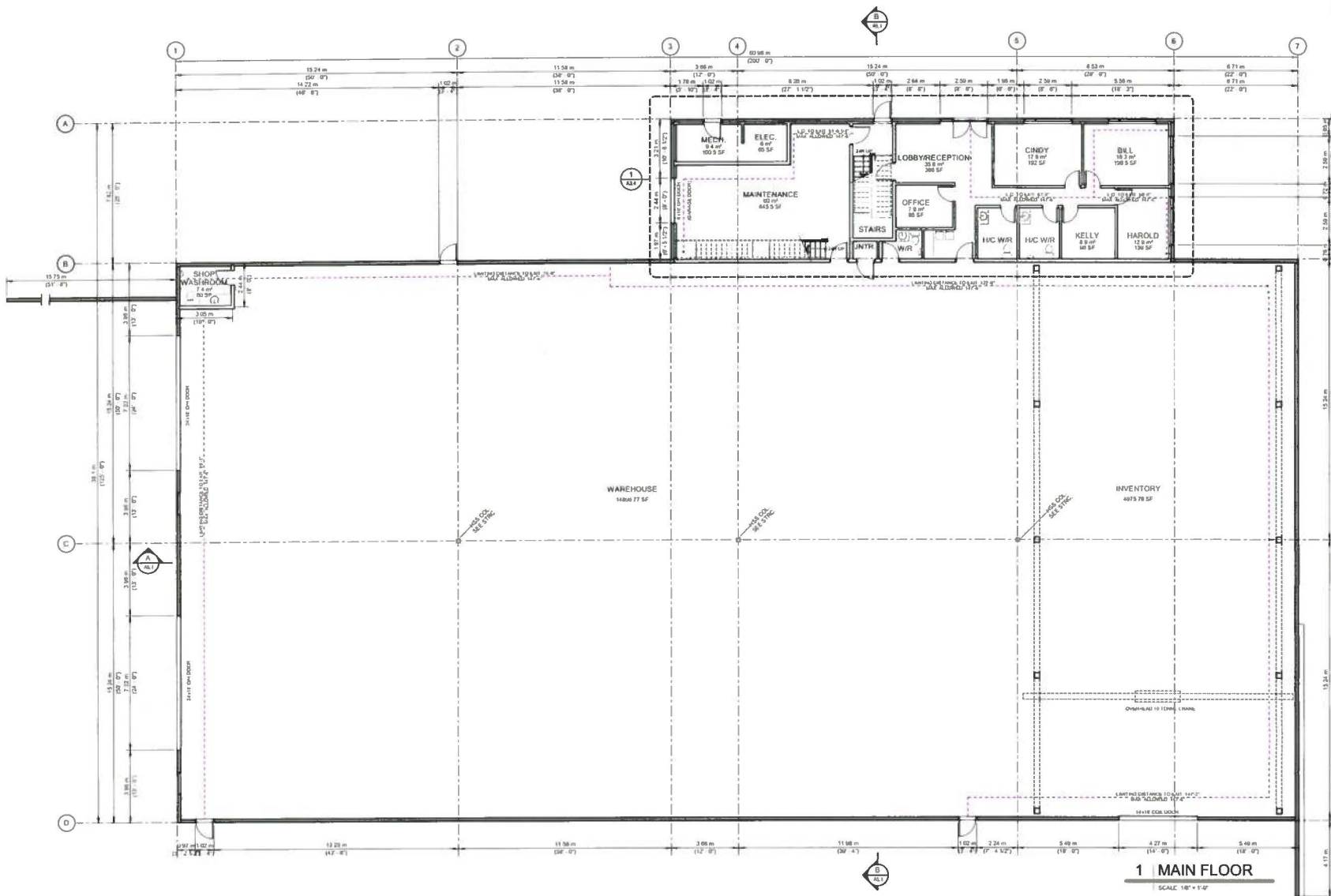
18998 36th Ave., Surrey, B.C.

SITE DETAILS

DATE	DESCRIPTION
17-NOV-19	ISSUE FOR PERMIT
17-NOV-19	ISSUE FOR PERMIT
17-NOV-19	ISSUE FOR PERMIT
17-NOV-19	ISSUE FOR PERMIT
17-NOV-19	ISSUE FOR PERMIT

A2.4

DP 7914-0328-00 (c)



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



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2014.08.15
2	ISSUED FOR CONSTRUCTION	2014.09.15
3	ISSUED FOR AS-BUILT	2015.03.15
4	ISSUED FOR ARCHIVE	2015.03.15

larry podhorn / architect
18998 36th Ave. Surrey, B.C.

SAMSON METALS

18998 36th Ave. Surrey, B.C.

MAIN FLOOR PLAN

DATE	2014.08.15
SCALE	1/8" = 1'-0"
PROJECT NO.	7914-0328-00
CLIENT	SAMSON METALS
ARCHITECT	LARRY PODHORN

A3.1

DP 7914-0328-00 (A)



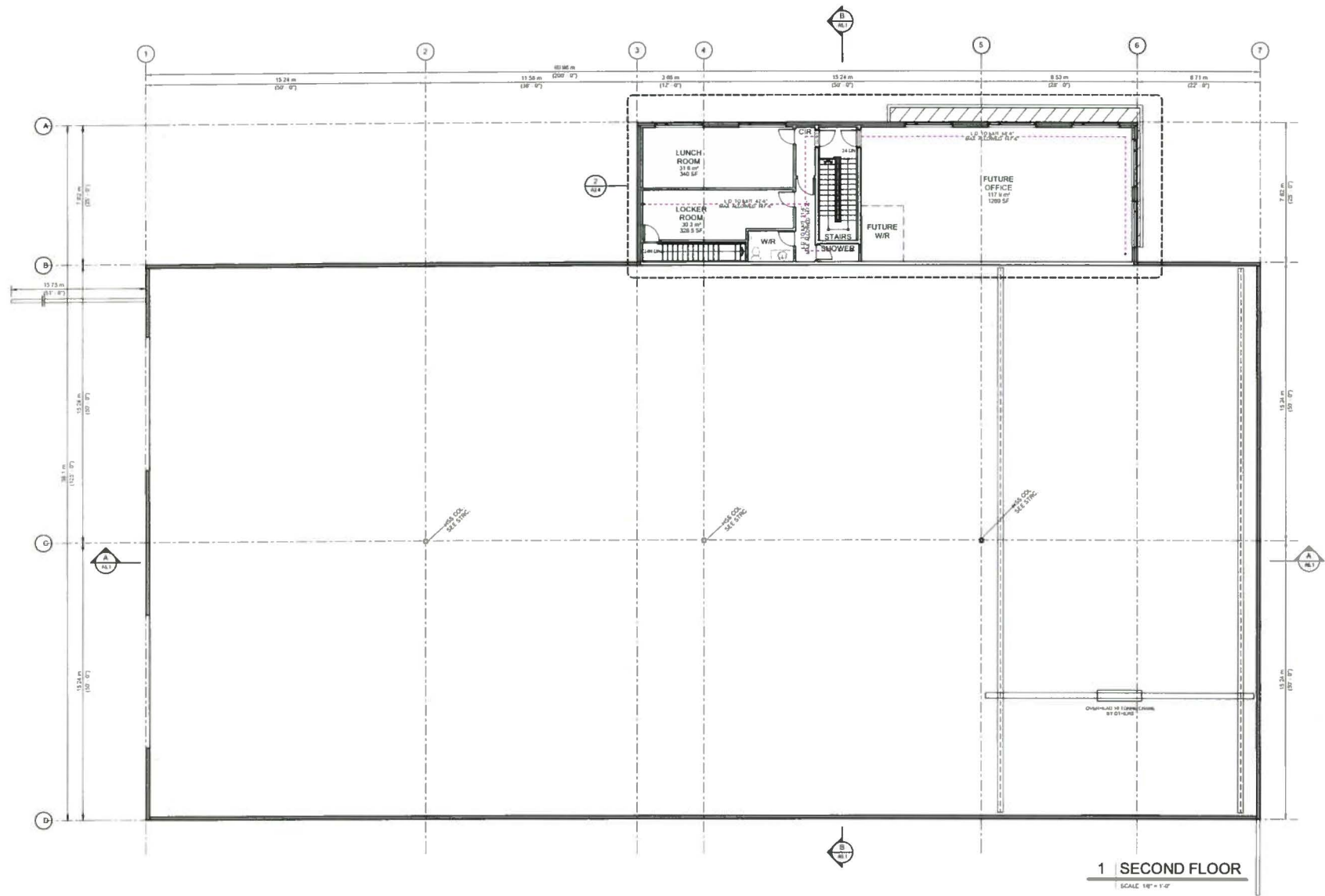
ABOUT THIS PROJECT
 PROJECT NO. 7914-0328-00 (E)
 PROJECT NAME: 18998 36th Ave. Surrey, B.C.
 PROJECT TYPE: SECOND FLOOR PLAN



INTEGRATED CONSTRUCTION

SAMSON METALS

Steel Fabrication & Installation
 18998 36th Ave. Surrey, B.C. V4N 1V4
 TEL: (604) 581-1111 FAX: (604) 581-1112
 WWW.SAMSONMETALS.COM



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

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2018-08-15
2	ISSUED FOR CONSTRUCTION	2018-08-15
3	ISSUED FOR AS-BUILT	2018-08-15
4	ISSUED FOR ARCHIVE	2018-08-15

larry pughon / architect
 18998 36th Ave. Surrey, B.C. V4N 1V4
 TEL: (604) 581-1111 FAX: (604) 581-1112
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SAMSON METALS

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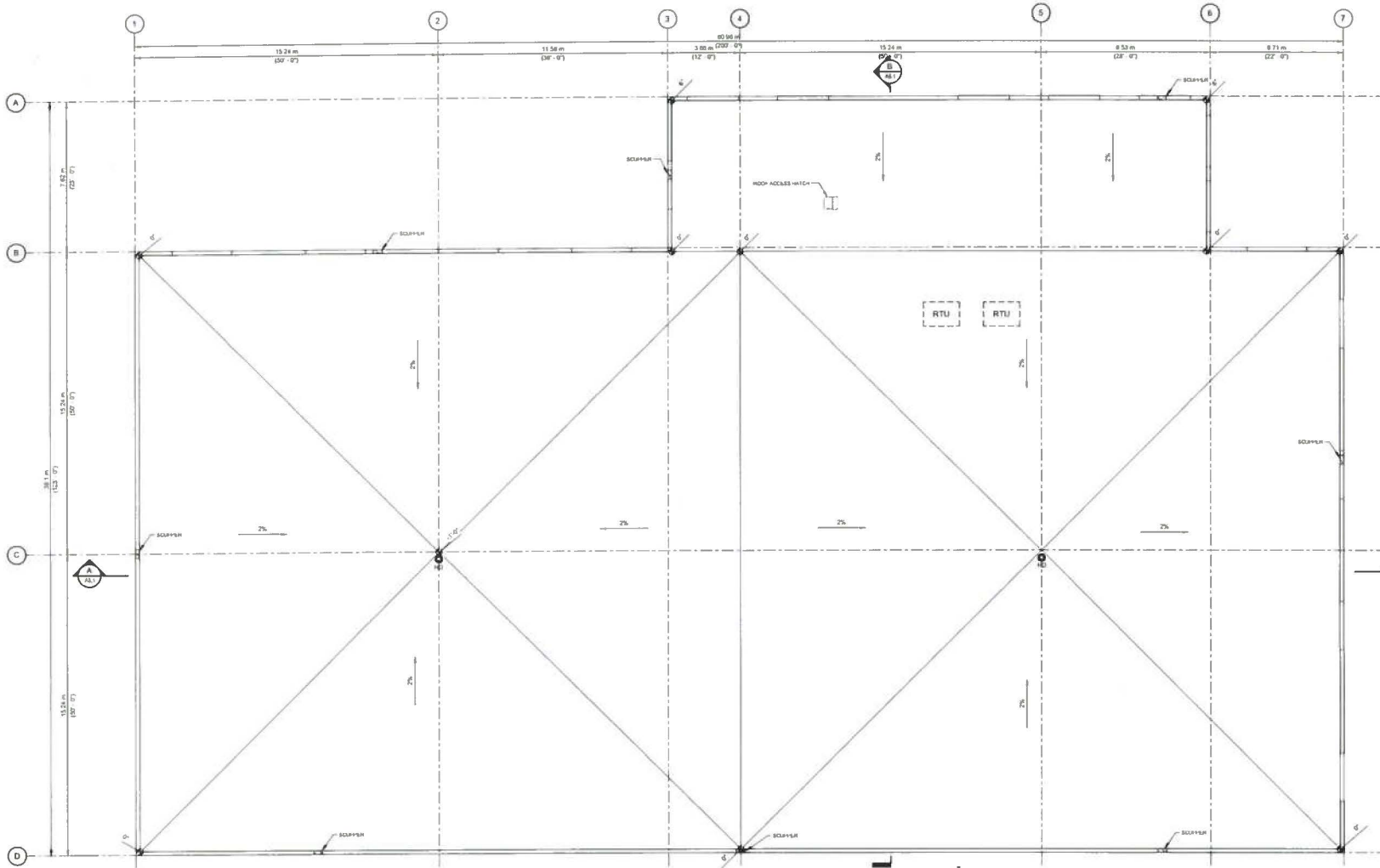
SECOND FLOOR PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2018-08-15
2	ISSUED FOR CONSTRUCTION	2018-08-15
3	ISSUED FOR AS-BUILT	2018-08-15
4	ISSUED FOR ARCHIVE	2018-08-15

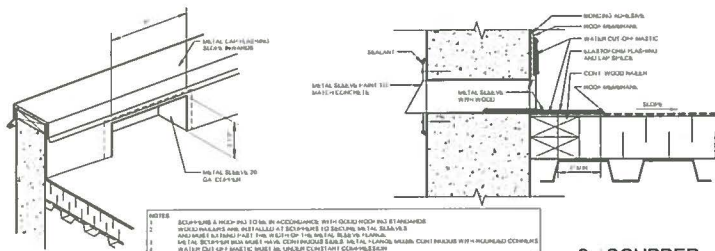
A3.2

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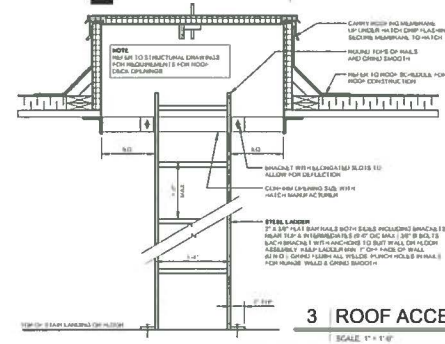
DP 7914-0328-00 (E)



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2018.05.15
2	ISSUED FOR CONSTRUCTION	2018.05.15
3	ISSUED FOR AS-BUILT	2018.05.15
4	ISSUED FOR RECORD	2018.05.15
5	ISSUED FOR ARCHIVE	2018.05.15



2 SCUPPER
SCALE: 3" = 1'-0"



3 ROOF ACCESS
SCALE: 1" = 1'-0"

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

larry padburn / architect

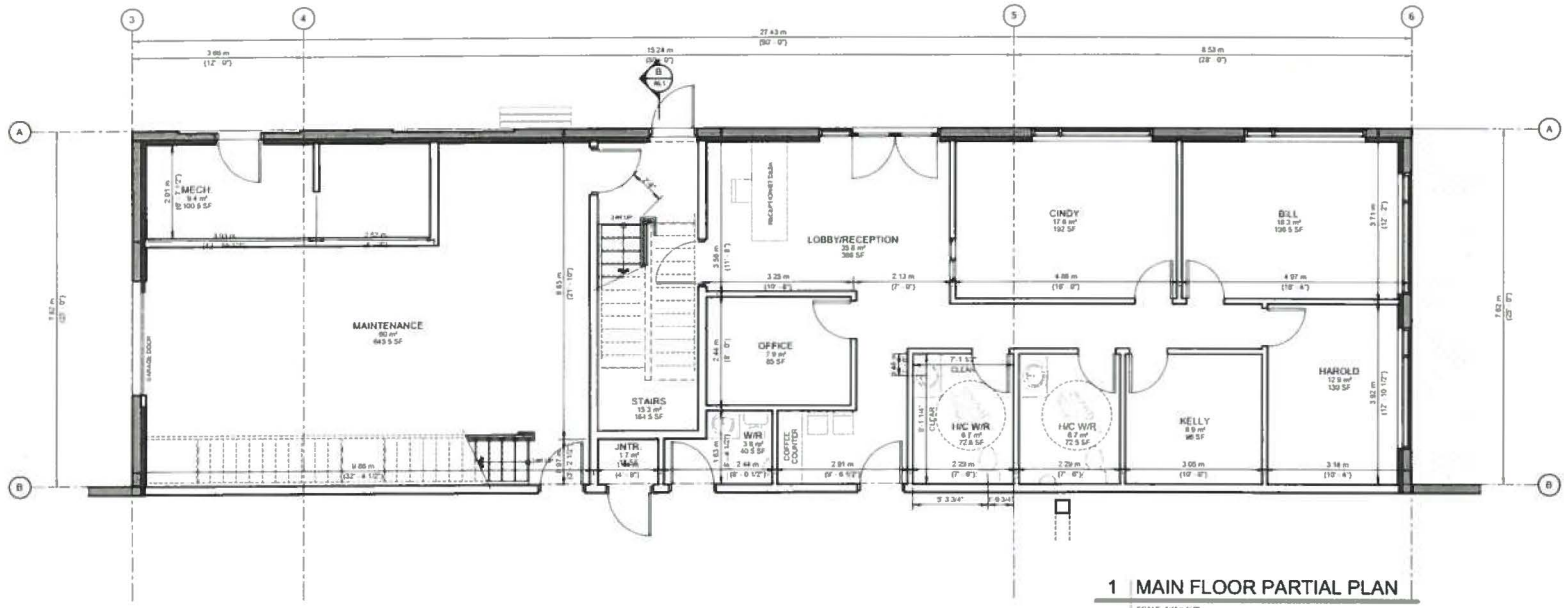
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ROOF PLAN

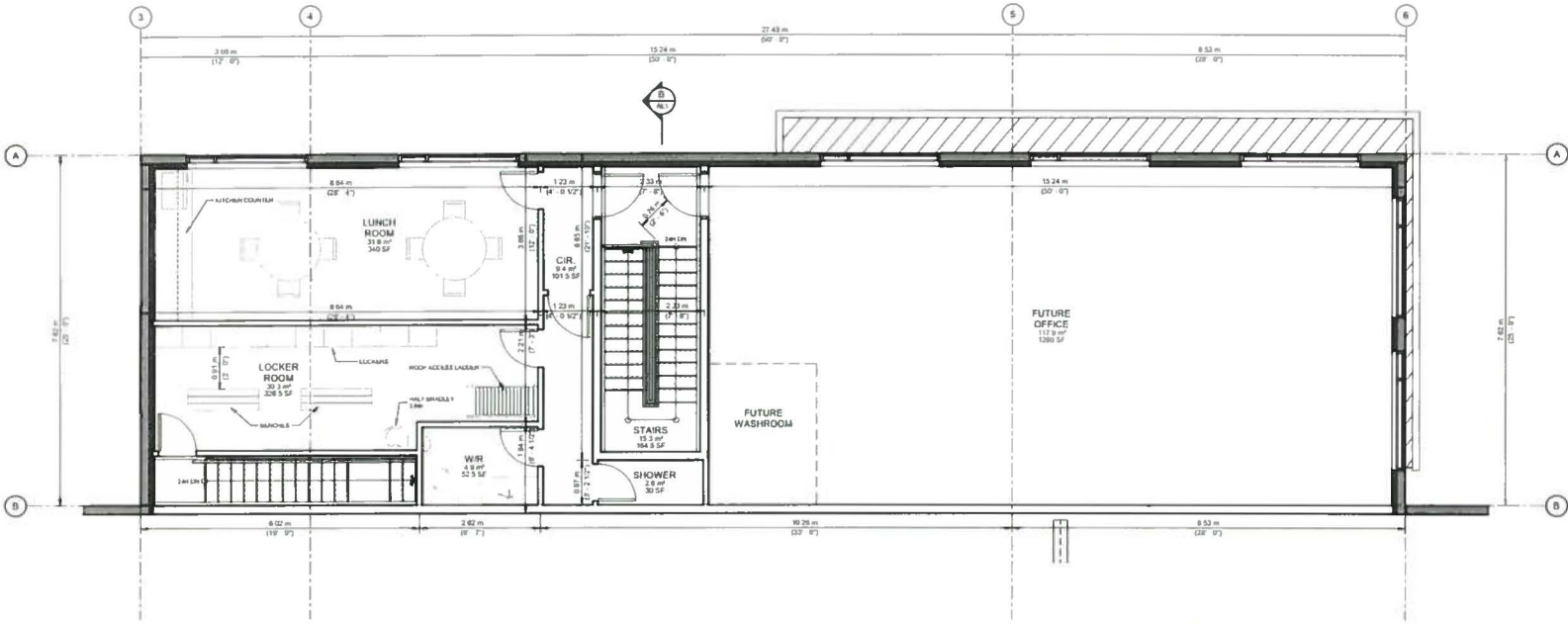
A3.3

DP 7914-0328-00 (F)



1 | MAIN FLOOR PARTIAL PLAN

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



2 | SECOND FLOOR PARTIAL PLAN

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



ARCHITECTURAL OFFICE
 211 - 11th Street West, Suite 1000, Victoria, BC V8W 2E1
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-15
2	ISSUED FOR CONSTRUCTION	2024-09-10
3	ISSUED FOR AS-BUILT	2024-10-01
4	ISSUED FOR RECORD	2024-10-15

larry podhora / architect

SAMSON METALS

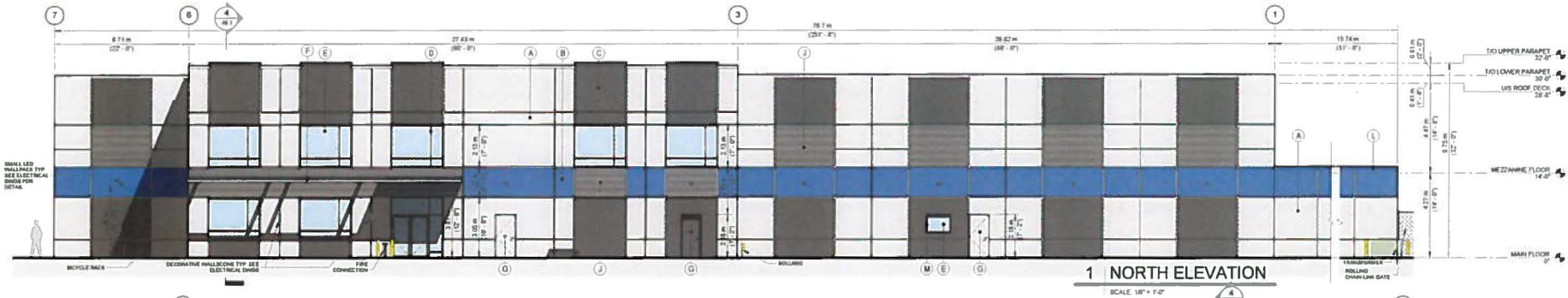
18998 36th Ave. Surrey, B.C.

ENLARGED FLOOR PLANS

DATE	BY	REVISION
2024-08-15	LP	ISSUED FOR PERMIT
2024-09-10	LP	ISSUED FOR CONSTRUCTION
2024-10-01	LP	ISSUED FOR AS-BUILT
2024-10-15	LP	ISSUED FOR RECORD

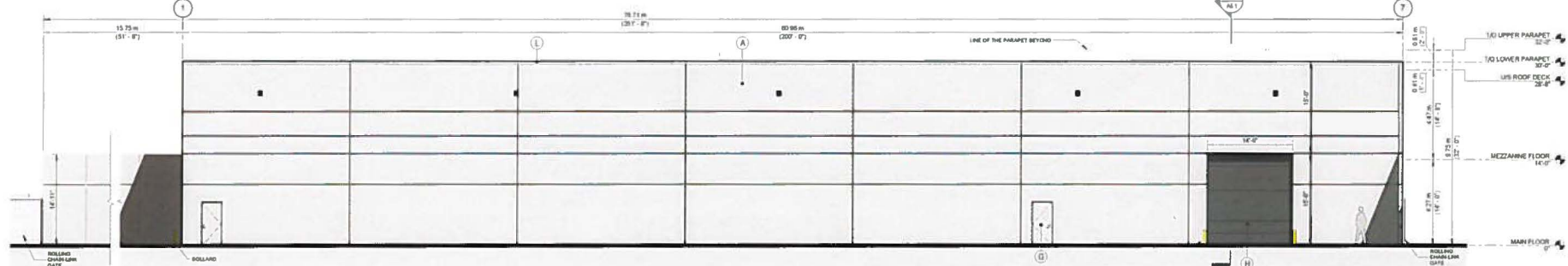
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PP 7A14-0328-00 (6)



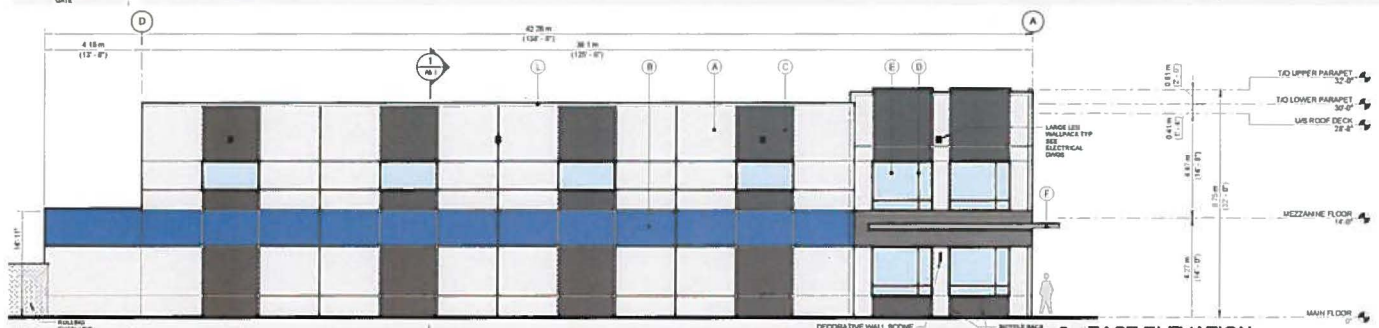
1 NORTH ELEVATION

SCALE 1/8" = 1'-0"



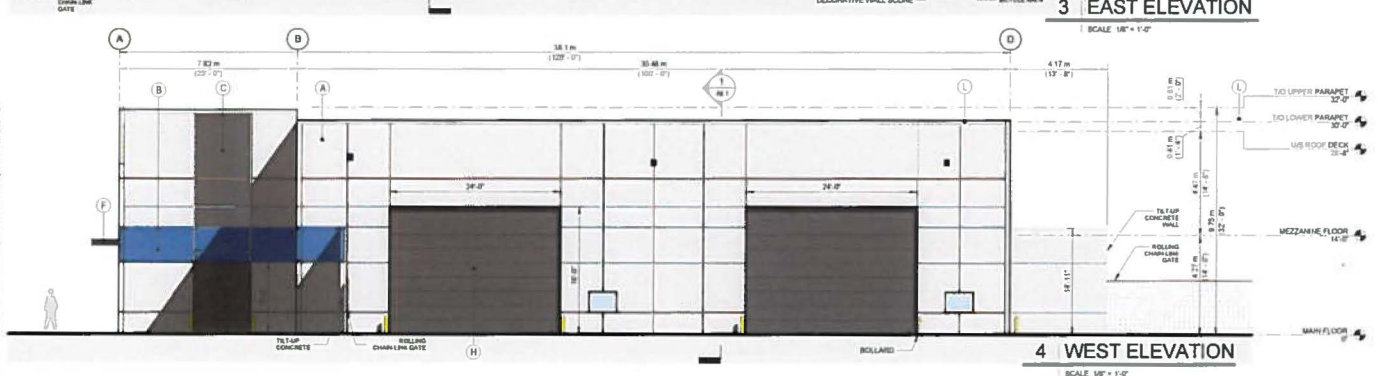
2 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



3 EAST ELEVATION

SCALE 1/8" = 1'-0"



4 WEST ELEVATION

SCALE 1/8" = 1'-0"



ABBOTSFORD OFFICE
EDMONTON OFFICE
VANCOUVER OFFICE



INTEGRATED CONSTRUCTION

SAMSON METALS

FINISH SCHEDULE

- A CONCRETE T&I PANEL COLOUR C1
- B CONCRETE T&I PANEL COLOUR C2
- C CONCRETE T&I PANEL COLOUR C3
- D PRE-FINISHED EXTRUDED ALUMINUM STORE FRONT PRE-FINISHED COLOUR C3
- E GLAZING - VISION CLEAR
- F STEEL CANOPY COLOUR C3 COMPLETED WITH CLEAR GLASS OVER MAIN ENTRANCE
- G STEEL MAIN DOOR PAINTED SAME AS PANEL
- H OVERHEAD DOOR PAINTED COLOUR C3
- J CORRUGATED METAL FINISH
- K CHANNELING BORDER
- L PREFABRICATED METAL CAP FLASHING COLOUR TO MATCH PANEL
- M PRESSED STEEL WINDOW FRAME PAINTED COLOUR C3

COLOUR SCHEDULE

- C1 BM 2121-10 PEWTER QUARTZ EXPLANE
- C2 BM 2065-10 BRILLIANT BLUE
- C3 BM 2121-10 GRAY GRIS TAUPE

- 1. SURFACES WITH GLOSS FINISH FOR SP
- 2. INTERIORS PAINTED FOR SP
- 3. FINISHES REDESIGNED
- 4. DRAWING ISSUED FOR SP
- 5. 20% FINAL GROUND FOR LIGHT REVIEW
- NO DATE SHOWN EXCEPT FOR CH
- CREATED AND REVISIONS
- DATE

larry podhora / architect

PROJECT NAME
SAMSON METALS

PROJECT ADDRESS
18996 36 AVENUE, SURREY, B.C

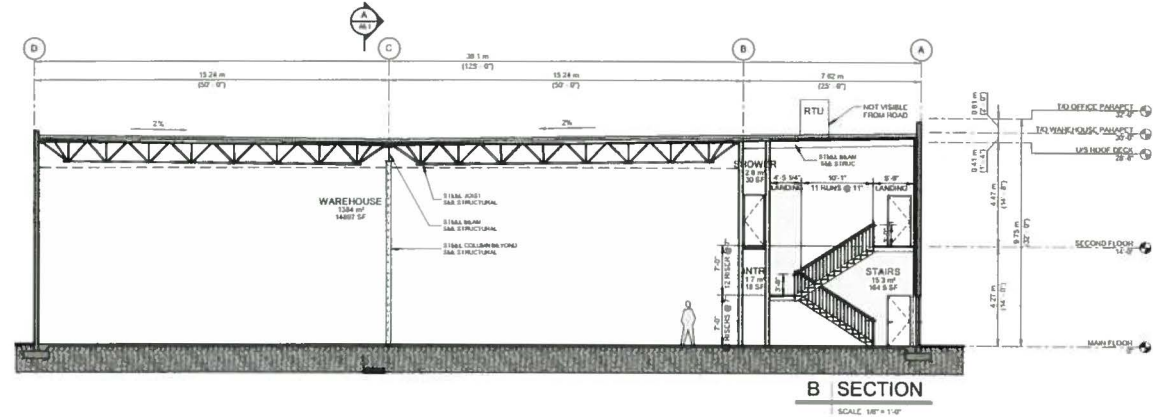
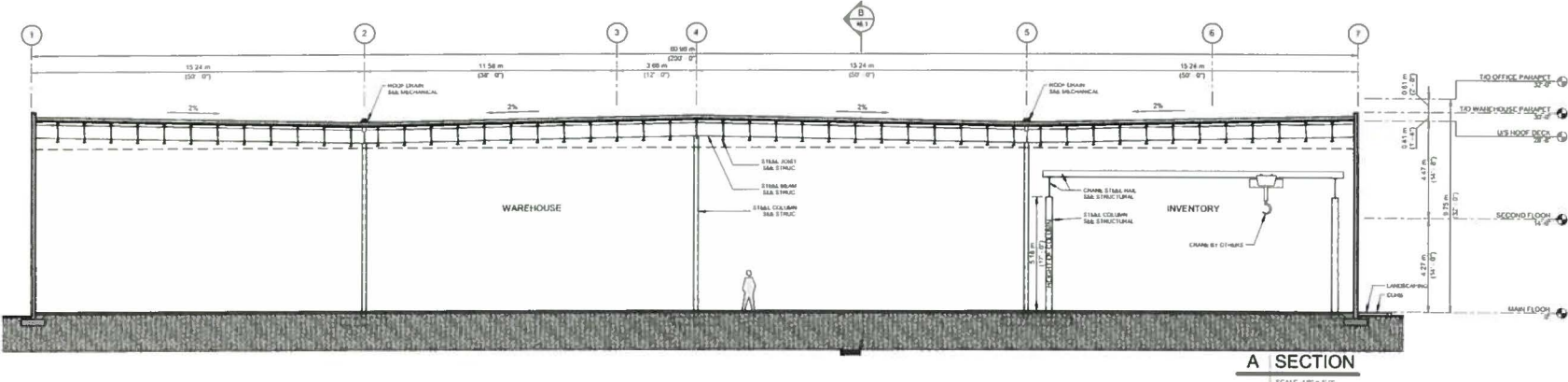
DATE/REV
ELEVATIONS

SCALE	NO. REVISIONS
SCALE	NO. REVISIONS
DATE/REV	NO.
DATE/REV	NO.
DATE/REV	NO.

A4.1

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DP 7914-0328-00 (H)



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/11/2019
2	ISSUED FOR PERMIT	04/11/2019
3	ISSUED FOR PERMIT	04/11/2019
4	ISSUED FOR PERMIT	04/11/2019
5	ISSUED FOR PERMIT	04/11/2019
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16	ISSUED FOR PERMIT	04/11/2019
17	ISSUED FOR PERMIT	04/11/2019
18	ISSUED FOR PERMIT	04/11/2019
19	ISSUED FOR PERMIT	04/11/2019
20	ISSUED FOR PERMIT	04/11/2019

NO.	DESCRIPTION	DATE
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18	ISSUED FOR PERMIT	04/11/2019
19	ISSUED FOR PERMIT	04/11/2019
20	ISSUED FOR PERMIT	04/11/2019

DP 7914-0328-00 GI

