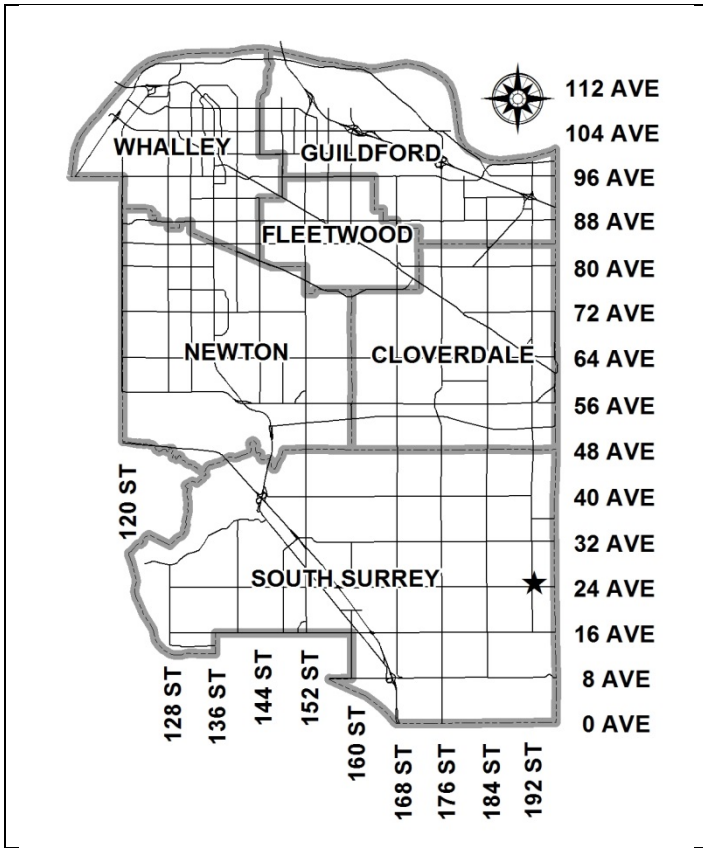


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0128-00

Planning Report Date: April 11, 2016



PROPOSAL:

- **Development Permit**
 to permit the development of a warehouse building.

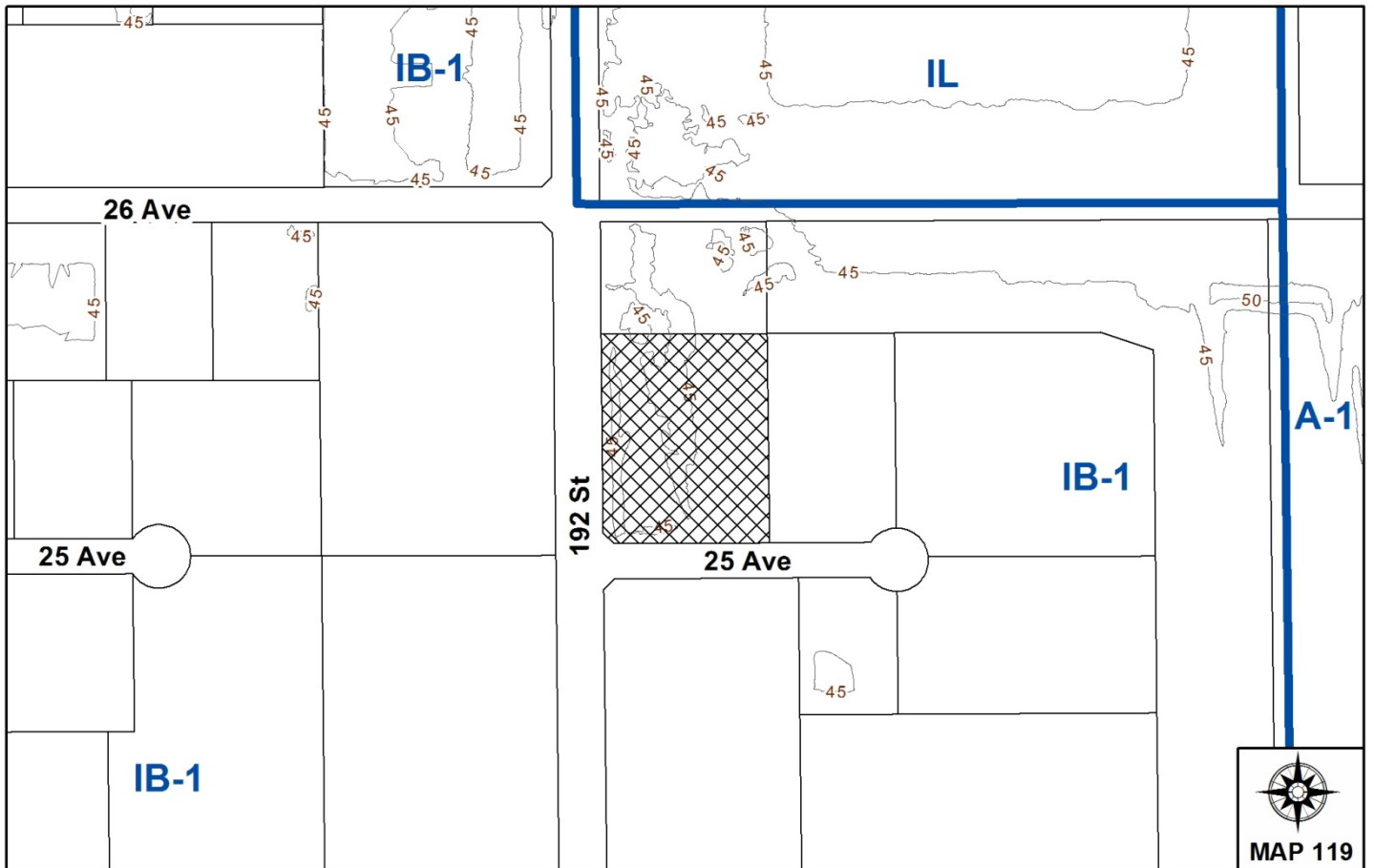
LOCATION: 2546 - 192 Street

OWNER: 192 Furniture Warehouse Ltd.

ZONING: IB-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscaping Strip



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Campbell Heights Business Park Local Area Plan.
- The form and character of the proposed building meets the intent of the Campbell Heights Development Design Guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0128-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP / LAP Designation	Existing Zone
North:	Latimer Park	Mixed Employment / Open Space Corridors/Buffers	IB-1
East:	Trydor Industries (poleline hardware)	Mixed Employment / Business Park	IB-1
South (Across 25 Avenue):	Multi-tenant industrial building	Mixed Employment / Business Park	IB-1
West (Across 192 Street):	Multi-tenant industrial building	Mixed Employment / Technology Park or Business Park	IB-1

DEVELOPMENT CONSIDERATIONSContext

- The subject 1.119 hectare (2.76 acres) site is located at the northeast corner of 25 Avenue and 192 Street, and is designated Mixed Employment in the Official Community Plan (OCP), and Business Park/Landscape Strip in the Campbell Heights Local Area Plan.

- The property was rezoned to IB-1 as part of Development Application No. 7909-0182-00, that also created the park parcel north of the development. No Development Permit was proposed at the time.

Proposal

- The applicant is proposing a Development Permit for a furniture warehouse industrial building.
- The development proposes a gross floor area of 4,645.2 square metres (50,002 sq. ft.), representing a net floor area ratio (FAR) of 0.415, which is less than the 1.0 FAR permitted in the IB-1 Zone.
- A small office is proposed at the northeast corner of the building, next to the loading area.
- The form, character and density of the proposed development comply with the Campbell Heights Local Area Plan (LAP) and meets the requirements of the IB-1 Zone, including floor area, lot coverage, building height and building setbacks.
- The proposal includes a total of 50 parking stalls, which exceeds the 48 parking spaces required under the Zoning By-law. This includes one disabled parking, and 11 small car parking. 4 parking stalls are adjacent to the loading bays on the north side of the site, and the remaining 46 stalls are along the south portion of the site.
- Two accesses are proposed, one on 25 Avenue and one on 192 Street. A 7.5-metre (25 ft.) two-way internal circulation is provided along the east property line northbound. This will facilitate truck turning movements, as the access on 192 Street will be restricted to right-in, right-out only. Trucks needing to make left turns can do so at the 25 Avenue intersection, and use the internal drive aisle to access the loading bay. Vehicles will use mainly the 25 Avenue access, and trucks will use both. The access on 192 Street will be restricted to right-in, right-out only.

PRE-NOTIFICATION

On March 22, 2016 a development sign was posted on the site 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 as there is no apparent short-term impact perceived on the Little Campbell River at this time. Staff have received no other responses for the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the OCP, and is reflective of the existing design standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.

- Overall, the building is proposed to have a modern linear appearance. There is a direct entrance to the warehouses on 25 Avenue, and an office and loading bay accessible from 192 Street, at the north end of the site.
- The proposed building construction includes tilt up panels, steel structure, synthetic rubber roofing and glazing systems. The proposed colour scheme uses shades of grey with blue accents.
- Pedestrian access to the site will be available at the corner of 25 Avenue and 192 Street, by way of a sidewalk that will connect the building's main entry to the multi-use pathway along 192 Street.
- The applicant is proposing one free-standing sign with the site address, and two fascia signs, one on the west façade, and one on the south façade.
- Both proposed signs are the same "Ashley Furniture Homestore", 26 square metres [280 sq. ft.] in area for each sign. The signs are proposed in illuminated channel letters. The sign is proposed to be installed directly on the blue background.

TREES

- An arborist report was not provided as there are currently no trees and very little vegetation on the property.
- The landscaping plan has been reviewed by staff and found to be generally acceptable.
- The proposed landscaping consists of 7.0 metre (23 ft.) wide landscape strips along 192 Street, adjacent to the existing multi-use pathway, a 3.0 metre (10 ft.) wide landscape strip along 25 Avenue, and a 1.5 metre (5 ft.) wide landscape buffer along the north and east property lines.
- The landscape buffer along 192 Street includes a berm and an amenity area close to the main entrance. The amenity area includes bicycle parking, and a picnic table. The planting on the buffers include: Japanese Maple, Columnar Maple, Paper Birch, Pacific Dogwood, Nootka Cypress, Copper Ash, Ash, Sweet Gum, Star Magnolia, Giant Redwood, Western Red Cedar, Littleleaf Linden, Western Hemlock and a variety of shrubs and ground cover.
- There is a park north of the site, with an existing chainlink fence, which will be retained.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 05, 2016. 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 proposal complies with the OCP designation, the Campbell Heights LAP designation and the existing zoning.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed 0.424 FAR is within maximum 1.0 FAR for the site. Includes public outdoor amenity areas.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> n/a
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> A SROW for a multi-use pathway is provided along 192 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED design principles have been applied, including lighting, glazing and landscaping.
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

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. Survey Plan, Site Plan, Building Elevations, and Landscape Plans
- Appendix III. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Chip Barrett Architect and LandSpace Design Inc., respectively, dated April 01, 2016 and April 04, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/ar

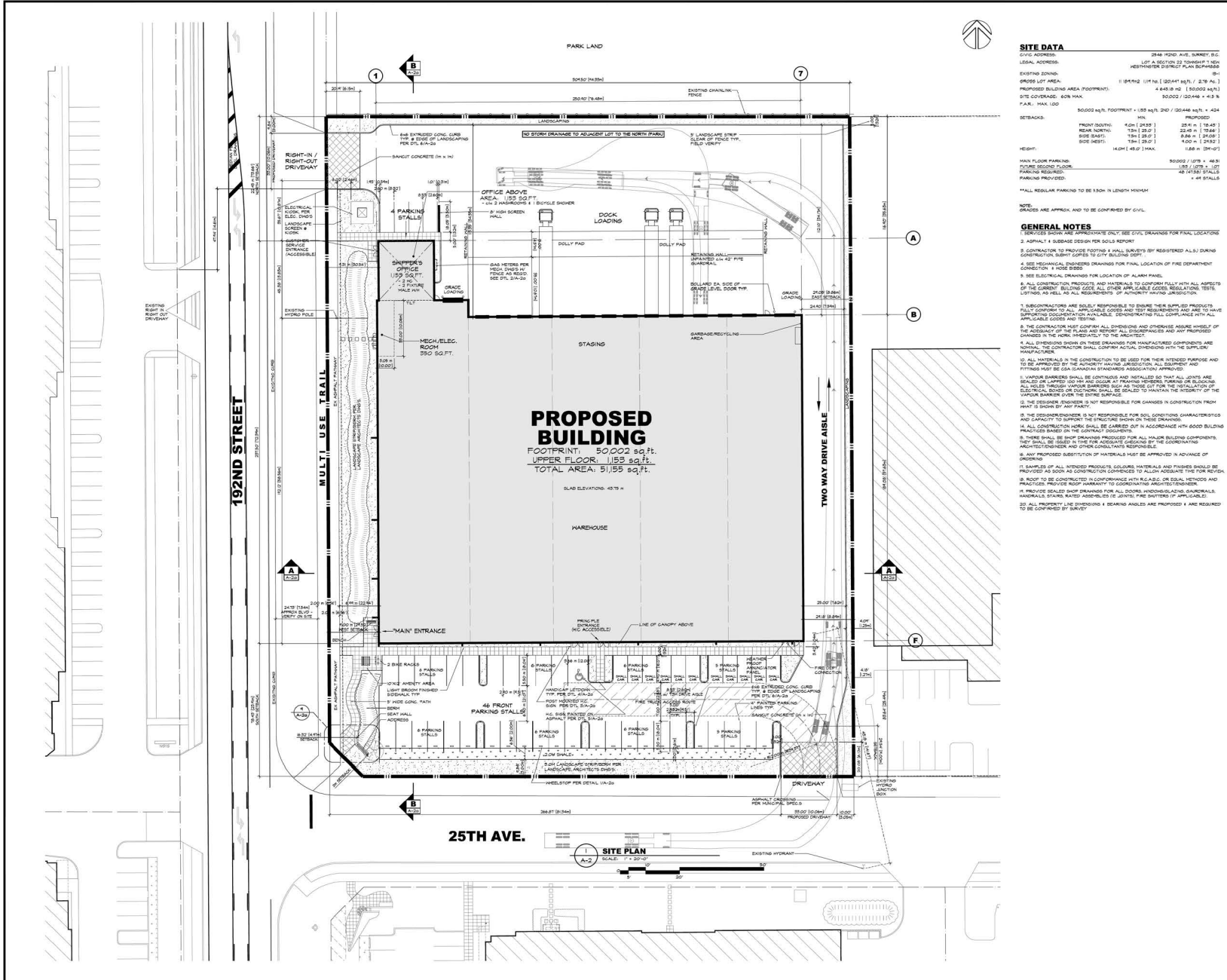
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DEVELOPMENT DATA SHEET

Existing Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,189.9 m ²
Road Widening/ Undevelopable area		
Net Total		11,189.9 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	41.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	9 m	23.91 m
Rear	7.5 m	22.45 m
Side #1 (E)	7.5 m	8.86 m
Side #2 (W)	7.5 m	9 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	11.88 m
Accessory		
FLOOR AREA: Industrial	11,189.9 m ²	4,645.2 m ²
TOTAL BUILDING FLOOR AREA	11,189.9 m ²	4,645.2 m ²
DENSITY		
FAR (gross)		
FAR (net)	1.0	0.415
PARKING (number of stalls)		
Industrial	48	50
Total Number of Parking Spaces	48	50
Number of disabled stalls	1	1
Number of small cars	12.5 (25%)	11 (22%)
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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PROPOSED BUILDING
 FOOTPRINT: 50,002 sq.ft.
 UPPER FLOOR: 11,155 sq.ft.
 TOTAL AREA: 51,155 sq.ft.

SITE DATA

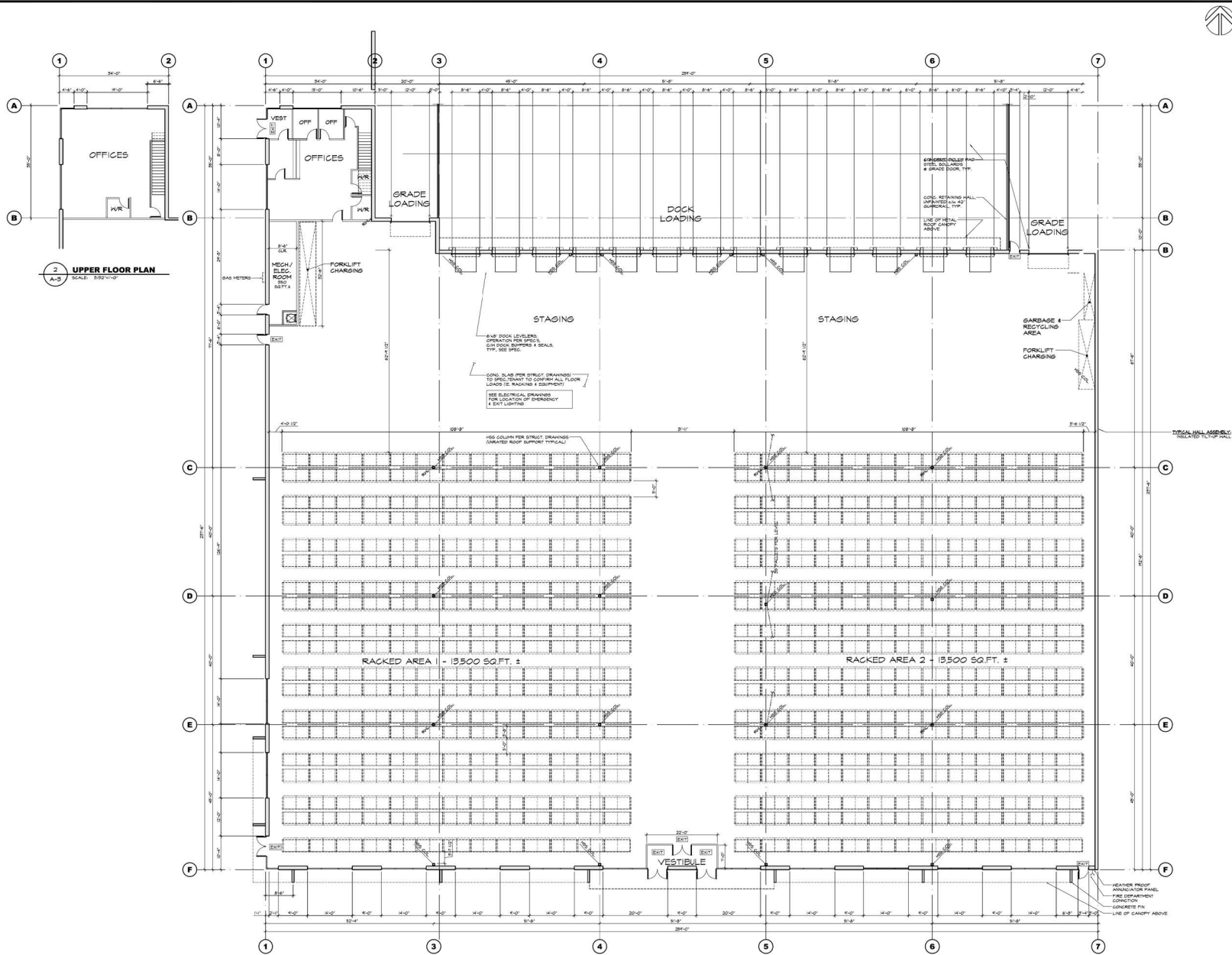
LEGAL ADDRESS:	2546 192ND AVE. SURREY, B.C.
EXISTING ZONING:	LD1-A (SECTION 22 TOWNSHIP 7 18N, HERNDEN DISTRICT PLAN B-288-18)
AREA OF AREA:	11,847.62 (1/4 AC) [20,047.41/1 / 2.76 AC]
PROPOSED BUILDING AREA (FOOTPRINT):	4,443.0 (1 AC) [1,500.02/41/1]
SITE COVERAGE:	40% MAX. [50,002 / 125,046]
P.A.N. MAX. LOD:	80,000/44/1, FOOTPRINT + 103/44/1, 240' / 30,448/44/1, + 424' MAX. PROPOSED
HEIGHT:	FRONT (SOUTH): 4.0m [13'0"] 25.0m [82'0"] REAR (NORTH): 7.5m [25'0"] 22.0m [72'0"] SIDE (EAST): 7.5m [25'0"] 8.8m [29'0"] SIDE (WEST): 7.5m [25'0"] 6.0m [20'0"] 1.68m [5'6"] MAX.
MAIN FLOOR PARKING:	80,000 / 127.8 = 4631
UPPER FLOOR PARKING:	11,155 / 27.8 = 401
PARKING REQUIRED:	48 (1155) STALLS
PARKING PROVIDED:	46 (1155) STALLS

- GENERAL NOTES**
1. SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
 2. SUPPLY & INSTALLATION PER LOCAL REQUIREMENT.
 3. CONTRACTOR TO PROVIDE FOOTING & WALL SUBJECTS BY REGISTERED ALL CIVIL ENGINEERING. SUBMIT COPIES TO CITY BUILDING DEPT.
 4. SEE MECHANICAL ENGINEER DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS.
 5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.
 6. ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE. ALL OTHER APPLICABLE CODES RELATION TO THESE LISTINGS AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
 7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUFFICIENT DOCUMENTATION AVAILABLE DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTS.
 8. THE CONTRACTOR MUST COMPLY WITH ALL CONDITIONS AND PROVISIONS ABOVE WHETHER BY ACCORDANCE OF THE PLAN AND RELEVANT BUILDING CODES AND ANY PROPOSED CHANGES TO THE WORK, REFERRED TO IN THE ABOVE.
 9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
 10. 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 CANADIAN STANDARDS ASSOCIATION APPROVED.
 11. VARIOUS BRANDS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR CAULKED TO BE APPLICABLE CODES AND TEST REQUIREMENTS AND TO HAVE SUFFICIENT DOCUMENTATION AVAILABLE DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
 13. THE ENGINEER/ARCHITECT IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
 14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CURRENT CODES.
 15. THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT BEFORE THE INSTALLATION OF SUCH ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL ITEMS THROUGH VARIOUS BRANDS SUCH AS THOSE SHOWN FOR THE INSTALLATION OF ELECTRICAL, BOILER OR PUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL ITEMS THROUGH VARIOUS BRANDS SUCH AS THOSE SHOWN FOR THE INSTALLATION OF ELECTRICAL, BOILER OR PUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL ITEMS THROUGH VARIOUS BRANDS SUCH AS THOSE SHOWN FOR THE INSTALLATION OF ELECTRICAL, BOILER OR PUMPS.
 16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ARCHITECT/ENGINEER.
 17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
 18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH RELEASED OR EQUAL NETWORKS AND PRACTICES PROVIDE ROOF WARRANTY TO GOVERNMENT ARCHITECT/ENGINEER.
 19. PROVIDE SLOPED ROOF DRAWINGS FOR ALL DOORS, WINDOWS, AND OTHER COMPONENTS. HANDRAILS, STAIRS, RATED ASSEMBLIES (E.G. JOINTS, FIRE SHUTTERS) IF APPLICABLE.
 20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROVIDED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.

CHIP BARRETT ARCHITECT
 ARCHITECTS & INTERIORS
 1880 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 2Y6
 TEL: 604.273.8888 FAX: 604.273.8889
 WWW.CHIPBARRETTARCHITECT.COM

D.FORCE DESIGN INC.
 2546 192ND AVE. SURREY, B.C. V4A 3A9
 TEL: 604.591.8211 EMAIL: edel@dfdesign.com

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5	MAR. 30.16	ISSUED FOR PLANNING REVIEW
4	MAR. 16.16	ISSUED FOR PLANNING REVIEW
3	MAR. 02.16	CLIENT REVIEW
2	FEB. 12.16	CLIENT REVIEW
1	FEB. 02.16	CLIENT REVIEW
NO.	DATE	DESCRIPTION
PROJECT MANAGER		
BLACKSTONE		
Development & Construction management		
BLACKSTONE CONSTRUCTION MANAGEMENT LTD. 2419 126th STREET, SURREY, B.C. V4A 3W2 TEL: 604-591-9211 EMAIL: edel@blackstone.com		
PROJECT INDUSTRIAL BUILDING:		
192 FURNITURE WAREHOUSE LTD.		
2546 192nd Ave. Surrey, B.C.		
DRAWING		
SITE PLAN		
SEAL	JOB NO. 15-083	DRAWN D.F.
		DESIGNED
		CHECKED C.B.
		PLOT DATE APR. 1.16
PROJECT - DRAWING NUMBER		REV
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2 UPPER FLOOR PLAN
SCALE: 3/32"=1'-0"

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

CHIP BARRETT ARCHITECT
REGISTERED ARCHITECTS, TAXED AS A PARTNERSHIP
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
REGISTERED PROFESSIONAL ENGINEERS
 IN ASSOCIATION WITH

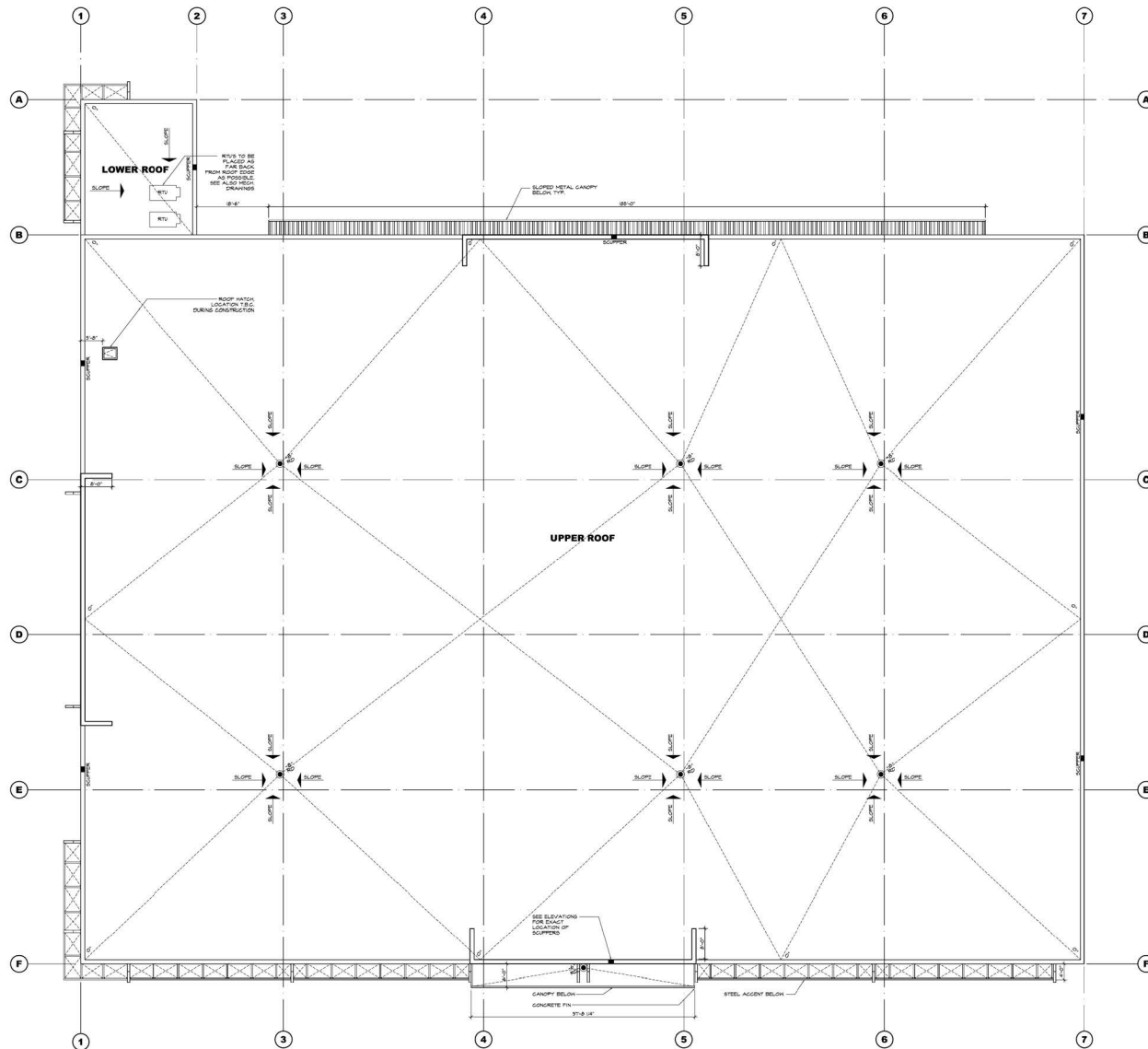
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5	APR. 1, 18	PLANNING REVIEW
4	MAR. 15, 18	ISSUED FOR PLANNING REVIEW
3	MAR. 20, 18	ISSUED FOR REVIEW
2	FEB. 12, 18	CLIENT REVIEW
1	FEB. 02, 18	CLIENT REVIEW
NO.	DATE	DESCRIPTION

BLACKSTONE
 Development & Construction management
 BLACKSTONE CONSTRUCTION MANAGEMENT LTD.
 2419 128th STREET, SURREY, B.C. V4A 3W2
 PH: 604-333-9211 EMAIL: edden@blackstone.com

PROJECT: INDUSTRIAL BUILDING:
192 FURNITURE WAREHOUSE LTD.
 246 193rd AVE. SURREY, B.C.

FLOOR PLAN

SEAL	JOB NO. 15485	DRAWN D.F.
	DESIGNED	
CHECKED C.B.		
PLOT DATE APR. 1, 18		
PROJECT - DRAWING NUMBER		REV
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF NOTES
 1. SEE TRUSS DRAWING FOR STEEL ELEVATIONS
 2. ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE PROVIDED BY QUALIFIED ROOFING CONTRACTOR IN ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL REQUIREMENTS
 3. PROVIDE 20 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE

NOTE:
 ALL FUTURE ROOF TOP UNITS WILL BE SCREENED BY HIGH PARAPET ON THE NORTH, WEST AND SOUTH ELEVATION OF THE BUILDING



CHIP BARRETT ARCHITECT
 41-1122 ROADWAY, SUITE 101, MARKHAM, ONTARIO L3R 9V3
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2511 BAYVIEW AVE. SUITE 100, MARKHAM, ONTARIO L3R 9V3
 TEL: (905) 477-8888 FAX: (905) 477-8889

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2	APR.11.16	PLANNING REVIEW
1	MAR.10.16	ISSUED FOR PLANNING REVIEW

PROJECT MANAGER
BLACKSTONE
 Development & Construction management
 BLACKSTONE CONSTRUCTION MANAGEMENT LTD.
 2419 22ND STREET, SURREY, B.C. V4A 3W2
 PH: 604-533-9211 EMAIL: ed@blackstonehcm.com

PROJECT
 INDUSTRIAL BUILDING:
192 FURNITURE WAREHOUSE LTD.
 2545 FORD AVE. SURREY, B.C.

ROOF PLAN

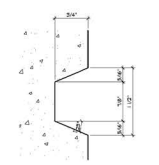
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MATERIAL LEGEND

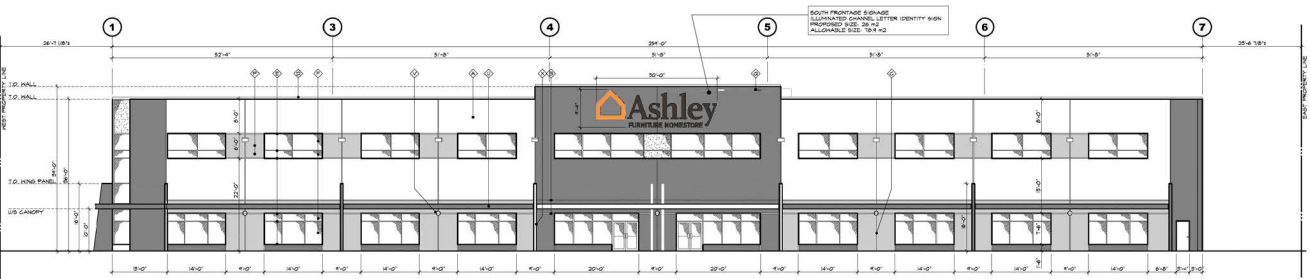
- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT SEALING OVER EPDM FOAM ROSS - PAINTED
- PRE-FINISHED METAL CAP FLASHING
- SIGNEFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- SIGNEFRONT GLAZING
- STEEL HANDGUNS - PAINTED
- STEEL REGIONAL OVERHEAD DOORS w/ DOOR SEALS - PAINTED
- STEEL GUARDRAILS - POWDER COATED
- CONCRETE RETAINING WALLS - METALLIC FINISH SPRAYED TYP.
- WALL PANE LIGHTING FULL GUT-OFF TYPE
- CONCRETE BLOCK SANDBASE ENCLOSURE - PAINTED
- 3" W/ RECESS IN CONCRETE
- SPANDREL GLAZING (DOUBLE PANE)
- SCUPPER
- METAL GLAD CANOPY
- STEEL BOLAND - PAINTED
- PAINT SPRAYING REVEALS
- STEEL FRAME CANOPY
- DECORATIVE LIGHTING PER ELECTRICAL
- RELATED METAL PANELS
- ACCENT PANEL
- CONC. STAIR CW GUARDRAIL AND HANDRAIL

NOTE: MATERIALS DESIGNATED MAY NOT ALL BE APPLICABLE
LEGEND
 [Pattern] SPANDREL

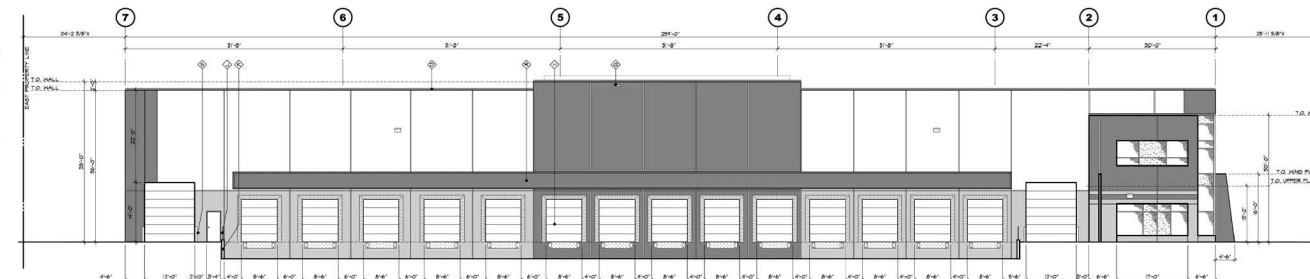
- PROJECT COLOURS**
- BEIGE/WHITE COLOUR
- MAIN FIELD COLOUR: SHEATSWAY GRAY (238-40)
 - FIELD ACCENT COLOUR: ANCHOR GRAY (238-80)
 - FIELD ACCENT COLOUR: CALIFORNIA BLUE (208-20)
- EXTERIOR GUARDRAILS: BLACK POWDER COAT
- ALUMINUM SIGNEFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
- TYPICAL GLAZING: GREY NEUTRAL TINT 30% TRANSPARENT
- PRE-FINISHED METAL FLASHING: CALIFORNIA BLUE (208-20)
- NOTE: ALL GLAZING TO BE ZEPHYR 400 30% TRANSPARENT UNLESS OTHERWISE SPECIFIED.



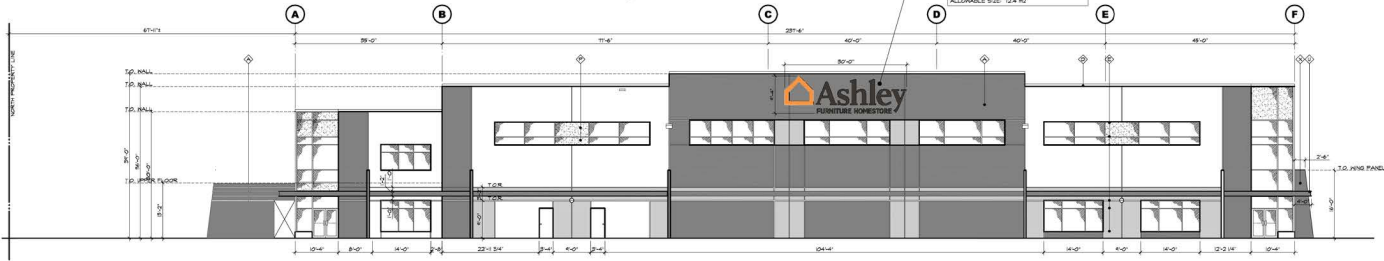
TYP. REVEAL DETAIL
 SCALE: FULL SCALE



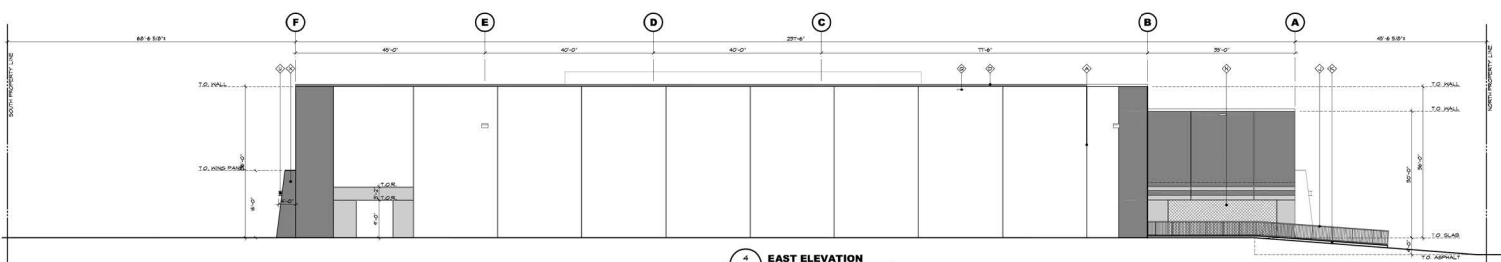
1 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



3 WEST ELEVATION
 SCALE: 1/8"=1'-0"



4 EAST ELEVATION
 SCALE: 1/8"=1'-0"

CHIP BARRETT ARCHITECT
 18 ASSOCIATION WITH
 2419 22ND STREET, SUDBURY, B.C. V4A 3W2
 TEL: (604) 663-8211 EMAIL: cbarrett@chipbarrett.com

D.FORCE DESIGN INC.
 2545 150TH AVE. SUITE 100, SUDBURY, B.C.
 TEL: (604) 663-8211 EMAIL: info@dfdesign.com

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5	APR. 11.16	PLANNING REVIEW
4	MAR. 10.16	ISSUED FOR PLANNING REVIEW
3	MAR. 08.16	ISSUED FOR REVIEW
2	FEB. 11.16	CLIENT REVIEW
1	FEB. 02.16	CLIENT REVIEW
NO.	DATE	DESCRIPTION

BLACKSTONE
 Development & Construction Management
 2419 22ND STREET, SUDBURY, B.C. V4A 3W2
 TEL: (604) 663-8211 EMAIL: cbarrett@chipbarrett.com

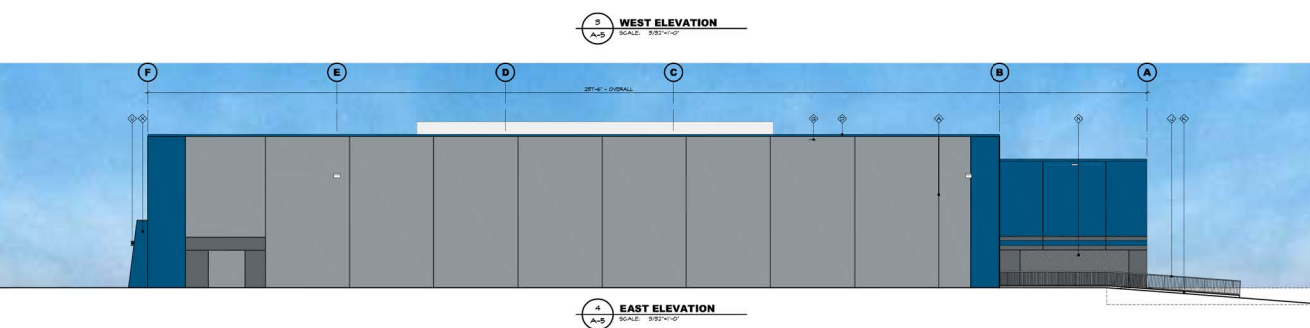
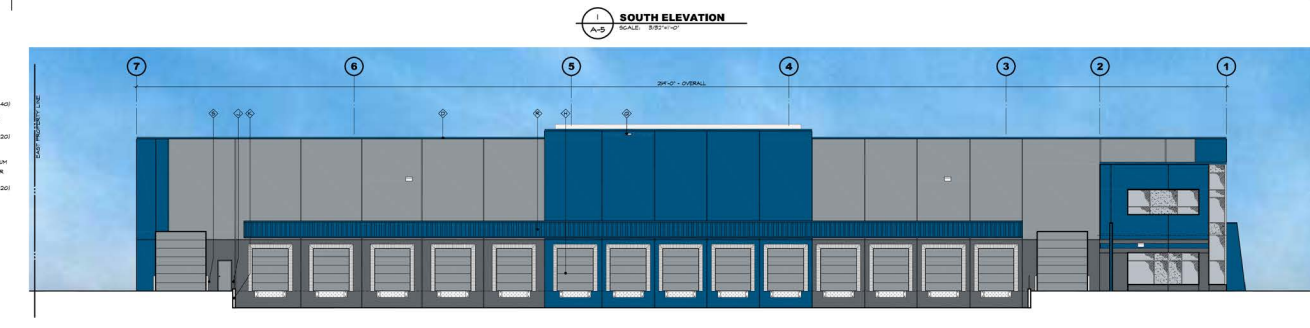
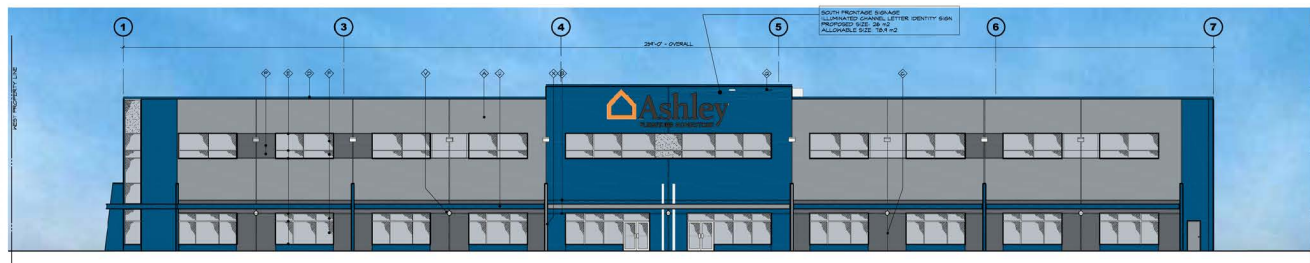
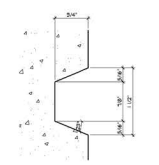
PROJECT: INDUSTRIAL BUILDING:
192 FURNITURE WAREHOUSE LTD.
 2545 150th Ave. Sudbury, B.C.

DRAWING: **ELEVATIONS**

SEAL	JOB NO. 15-03	DRAWN D.P.
	DESIGNED	
CHECKED C.B.		
PLOT DATE APR. 1.16		
PROJECT-DRAWING NUMBER A-5		REV 5

- MATERIAL LEGEND**
- ⊗ CONCRETE TILT-UP WALL TYP. - PAINTED
 - ⊗ REINFORC. IN CONCRETE - PAINTED
 - PANEL JOINT SEALING OVER ETHYL FOAM ROSS - PAINTED
 - ⊗ PRE-FINISHED METAL CAP FLASHING
 - ⊗ SIGNEFRONT FRAMES - CLEAR ANODIZED ALUMINUM
 - ⊗ SPANDREL GLAZING - FINISHMENT GLAZING
 - ⊗ STEEL HANDGARDS - PAINTED
 - ⊗ STEEL REGIONAL OVERHEAD DOORS w/ DOOR SEALS - PAINTED
 - ⊗ STEEL GUARDRAILS - POWDER COATED
 - ⊗ CONCRETE RETAINING WALLS - METAL FINISH SPANDED TYP.
 - ⊗ WALL PADK LIGHTING FULL SLOTTED TYP.
 - ⊗ CONCRETE BLOCK GARAGE ENCLOSURE - PAINTED
 - ⊗ 2x4 BRACES IN CONCRETE
 - ⊗ SPANDREL GLAZING (DOUBLE) DOUBLE PANE
 - ⊗ SCUPPER
 - ⊗ METAL GLAD GANTRY
 - ⊗ STEEL ROLL-UP - PAINTED
 - ⊗ PAINT SPRING ROD REVEALS
 - ⊗ STEEL FRAME GANTRY
 - ⊗ DECORATIVE LIGHTING PER ELECTRICAL
 - ⊗ RELATED METAL PANELS
 - ⊗ ACCENT FINISH PANEL
 - ⊗ CONC. STAIR C/W GUARDRAIL AND HANDRAIL

- NOTE: MATERIALS INDICATED MAY NOT ALL BE APPLICABLE
- LEGEND**
- ⊗ SPANDREL
- PROJECT COLOURS**
- DESIGNER CODES
- ⊗ MAIN FIELD COLOUR 1: SHEATSHIRT GRAY (228-401)
 - ⊗ FIELD ACCENT COLOUR: ANCHOR GRAY (228-301)
 - ⊗ FIELD ACCENT COLOUR: CALIFORNIA BLUE (2080-201)
- EXTERIOR GUARDRAILS: BLACK POWDER COAT
- ALUMINUM SIGNMENTRY FILLING: CLEAR ANODIZED ALUMINUM
- TYPICAL BLINDING: GREY REFLECTIVE SIGN E AND / OR ADMIRAL 301 302 COMPLIANT
- PRE-FINISHED METAL FLASHING: CALIFORNIA BLUE (2080-201)
- NOTE: ALL GLAZING TO BE ADHESIVE NOT 3020 COMPLIANT. PROVIDE ALL REQUIRED DOCUMENTATION.



CHIP BARRETT ARCHITECT
18 ASSOCIATION WITH
18122 BARNES LANE, SUITE 100, WYOMING, NE 68062
TEL: (408) 667-0000 FAX: (408) 667-0001
WWW.CHIPBARRETTARCHITECT.COM

D.FORCE DESIGN INC.
1000 N. 10TH ST., SUITE 300
DENVER, CO 80202
TEL: (303) 733-7333 FAX: (303) 733-7334
WWW.DFORCEDESIGN.COM

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NO.	DATE	DESCRIPTION
6	APR. 11.16	PLANNING REVIEW
5	MAR. 30.16	ISSUED FOR PLANNING REVIEW
4	MAR. 10.16	ISSUED FOR PLANNING REVIEW
3	MAR. 08.16	ISSUED FOR REVIEW
2	FEB. 12.16	CLIENT REVIEW
1	FEB. 11.16	CLIENT REVIEW

PROJECT MANAGER

BLACKSTONE
Development & Construction management

BLACKSTONE CONSTRUCTION MANAGEMENT LTD.
2419 22ND STREET, SUDBURY, B.C. V4A 3W2
TEL: (604) 531-9211 EMAIL: ed@blackstonecm.com

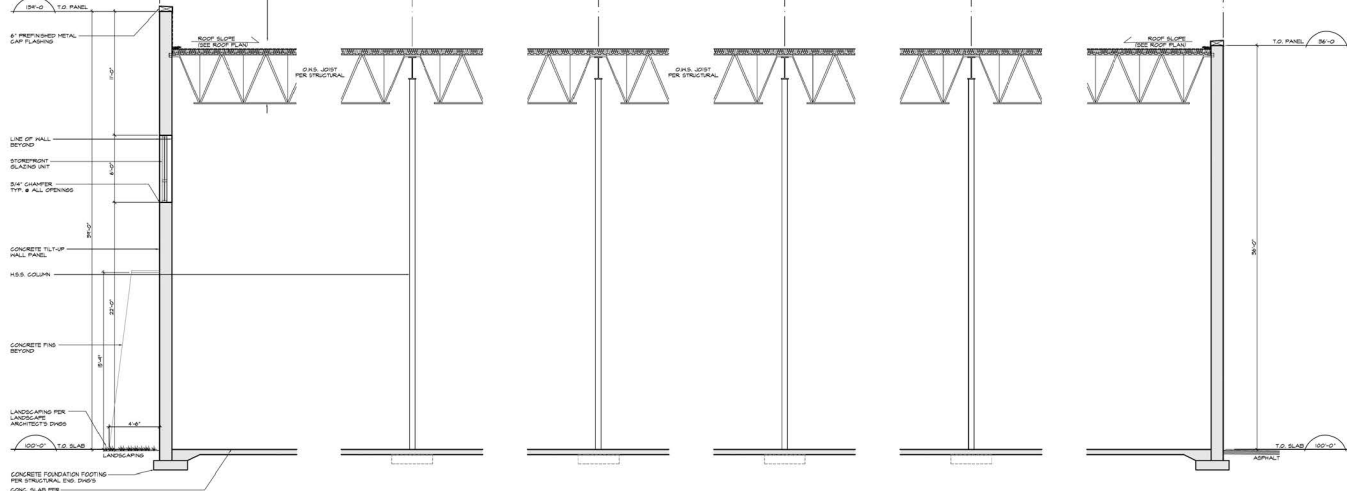
PROJECT: INDUSTRIAL BUILDING:
192 FURNITURE WAREHOUSE LTD.
2545 192nd AVE. SUDBURY, B.C.

DRAWING

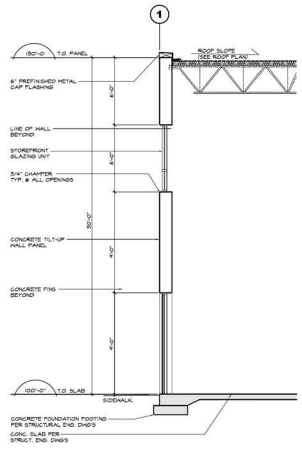
COLOUR ELEVATIONS

SEAL	JOB NO. 15-093	DRAWN D.P.
	DESIGNED	
	CHECKED C.B.	
	PLOT DATE APR. 11.16	
PROJECT - DRAWING NUMBER	APR. 11.16	REV
A-5c		6

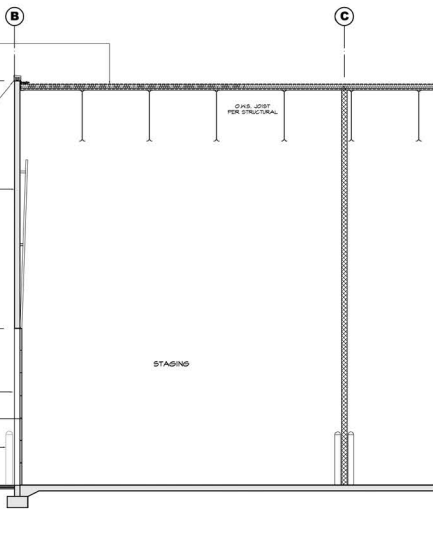
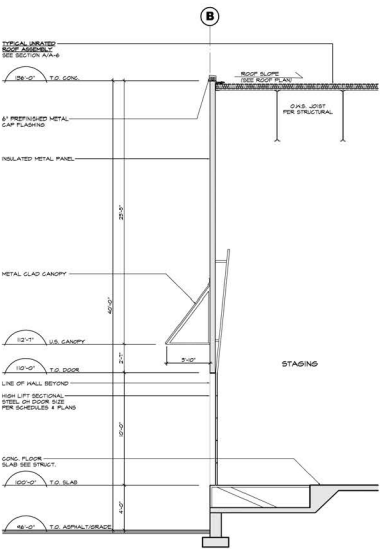
TYPICAL UNHEATED ROOF ASSEMBLY
 20 YEAR WEATHER RESISTANCE
 20 YEAR SYSTEM
 20 YEAR WEATHER RESISTANCE
 20 YEAR SYSTEM
 20 YEAR WEATHER RESISTANCE
 20 YEAR SYSTEM
 20 YEAR WEATHER RESISTANCE
 20 YEAR SYSTEM
 20 YEAR WEATHER RESISTANCE
 20 YEAR SYSTEM



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



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



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

CHIP BARRETT ARCHITECT
 41-1122 22ND AVENUE, SUITE 100, VANCOUVER, BC V6L 2Y3
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2511-160TH AVENUE, SUITE 100, RICHMOND, BC V6V 2G9
 TEL: (604) 273-8181 FAX: (604) 273-8182

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2	APR. 1.16	PLANNING REVIEW
1	APR. 16.15	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION

BLACKSTONE
 Development & Construction Management
 BLACKSTONE CONSTRUCTION MANAGEMENT LTD.
 2419 126th STREET, SURREY, B.C. V4A 3W2
 PH: (604) 251-0211 EMAIL: ed@blackstone.com

PROJECT: MULTI-TENANT INDUSTRIAL BUILDING
BC BLUE COLD STORAGE CORP.
 2545 150th AVE, SURREY, B.C.

BUILDING SECTIONS

SEAL	JOB NO. 14-055	DRAWN D.P.
	DRAWN	
	CHECKED C.B.	
	PLLOT DATE APR. 1.16	
PROJECT - DRAWING NUMBER		REV

A-6 2



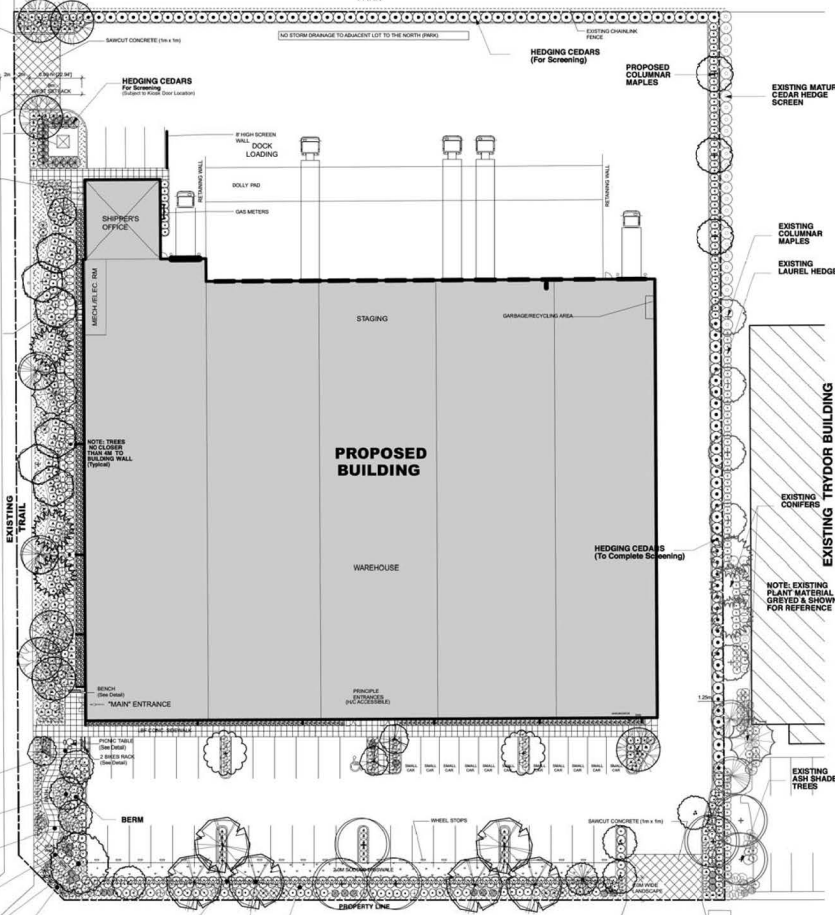
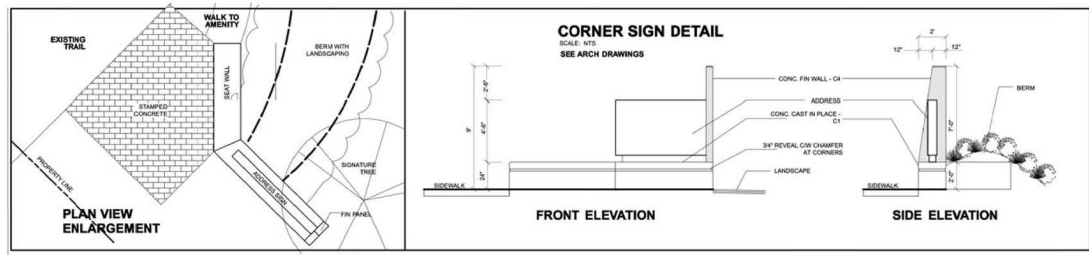
LANDSCAPE ARCHITECT

Landscape Design Inc. 1100-1000
 2419 129th Street, Surrey, B.C. V4A 3K2
 Tel: 604-535-9211 Email: info@landscape-design.ca

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
1	3	Acer palmatum (spaced)	Japanese Maple	2m ht. / multi-stem
2	3	Acer rubrum 'Amelstroff'	Columbian Maple	6m cal / 2m strd.
3	7	Betula papyrifera	Paper Birch	5m cal / 2m strd.
4	14	Prunella tremula erecta	Prunella Dogwood Var.	3.5m ht / spreading form
5	1	Chamaecyparis nootkanensis	Nootka Cypress	7m cal / 2m strd.
6	1	Fagus sylvatica 'purpurea'	Copper Beech	7m cal / 2m strd.
7	3	Fraxinus americana 'Autumn Purple'	Ash	6m cal / 2m strd.
8	3	Liquidambar styraciflua 'Wingedstar'	Sweet Gum	6m cal / 2 strd.
9	2	Magnolia obovata (standard variety)	Star Magnolia Var.	5m cal / 2m strd.
10	1	Secoiodendron giganteum	Giant Redwood	4m ht.
11	1	Thuja occidentalis 'Pfeiffer'	Western Red Cedar	2.5m ht / tree form
12	1	Tilia cordata	Littleleaf Linden	6m cal / 2m strd.
13	2	Taxus heterophylla	Western Hemlock	3m ht.
Shrubs				
138	1	Acrostichum japonica 'Conal Betu'	Japanese Azalea	#2 pot
17	1	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot
151	1	Lonicera japonica	Evergreen Honeysuckle	#2 pot
7	1	Panicle japonica 'Tompkins'	Japanese Andromeda	#3 pot
24	1	Patrinia hucosida 'Kobayashi'	Shrubby Chrysanthemum	#2 pot
194	1	Prunus 'Cito Layken'	Old Layken Laurel	#2 pot, 60cm at spacing
48	1	Photinia basnet	Photinia	#3 pot, 90cm o.c.
29	1	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
1	1	Rhododendron 'Vera Rose Whitney'	Rhododendron (pall var.)	#3 pot
22	1	Rosa medford (various var's.)	Hardy French Rose var.	#2 pot
116	1	Sarcococca hookeriana humilis	Swirellow	#2 pot
36	1	Spirea x bumalda 'Froebel'	Spirea Var.	#2 pot
15	1	Thuja occidentalis 'Smartg'	Emerald Green Cedar	1.2m ht.
98	1	Thuja occidentalis 'Smartg'	Hedging Cedar	2.5m (8') ht / 1.5m o.c.
108	1	Viburnum davidii	David's Viburnum	#2 pot
2	1	Weigelia 'Straw Ruby'	Weigelia	#3 pot
Ground Covers/Perennials				
1061	1	Acrostichum japonica	Vancouver Jade	10 cm pot / 45cm o.c.
13	1	Cornus alternifolia	Berryberry Cornus	10 cm pot / 45cm o.c.
13	1	Erica darbydenii 'Kramer's Red'	Winter Heather	#1 pot
8	1	Hemerocallis 'Stella d'Oro'	Daylily var.	#1 pot
67	1	Penstemon 'Purple Haze'	Penstemon	#1 pot
14	1	Polystichum munsonii	Western Sword Fern	#2 pot

Notes:
 1. Specification as per most recent BC S.L.A. & C.N.A. 'Landscape Standards' and Landscape Design Inc. 'Spot Notes'.
 2. Plant material & alternates / substitutions to be selected by Landscape Architect at nursery.



NO.	DATE	DESCRIPTION
1	Mar 22 '15	Issue For GP
2	Apr 10 '15	Revised For GP

PROJECT MANAGER
BLACKSTONE
 Development & Construction Management
 2419 129th Street, Surrey, B.C. V4A 3K2
 Tel: 604-535-9211 Email: info@blackstone.ca

PROPOSED BUILDING:
192 FURNITURE WAREHOUSE LTD.

2546 192 AVE. SURREY, B.C.
 DRAWING: **LANDSCAPE PLAN**
 SURVEY FILE #0000-XX-00

JOB NO. (2D) DRAWING ACT
 SCALE: 1"=20'-0"
 PLOT SIZE: 36" x 48"
 DATE: MAR. 31 '15 (10:00 AM)
 PROJECT - DRAWING NUMBER
L-1

