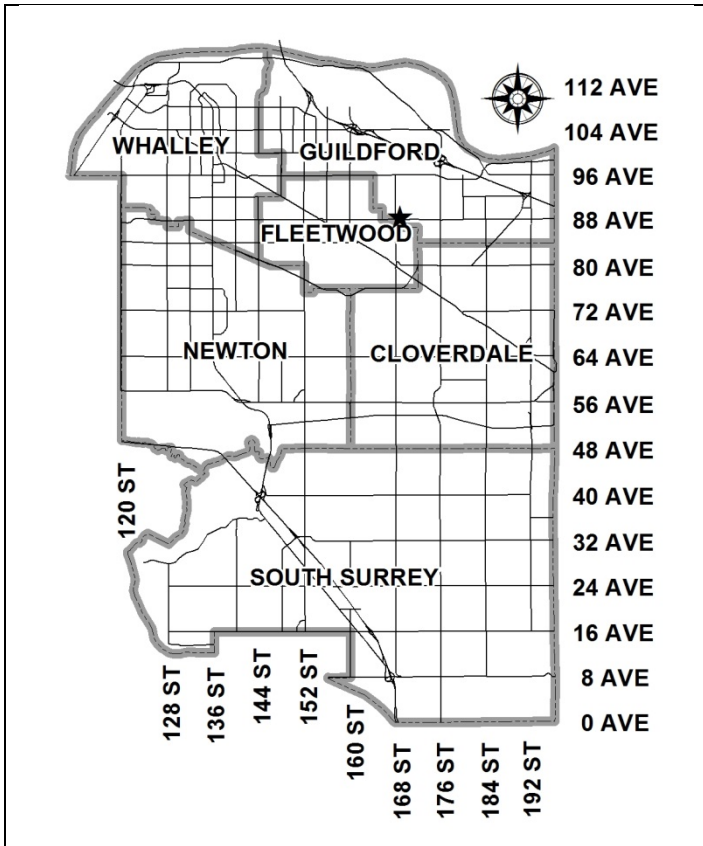


City of Surrey
PLANNING & DEVELOPMENT REPORT

Files: 7916-0024-00
 7916-0024-01

Planning Report Date: March 7, 2016

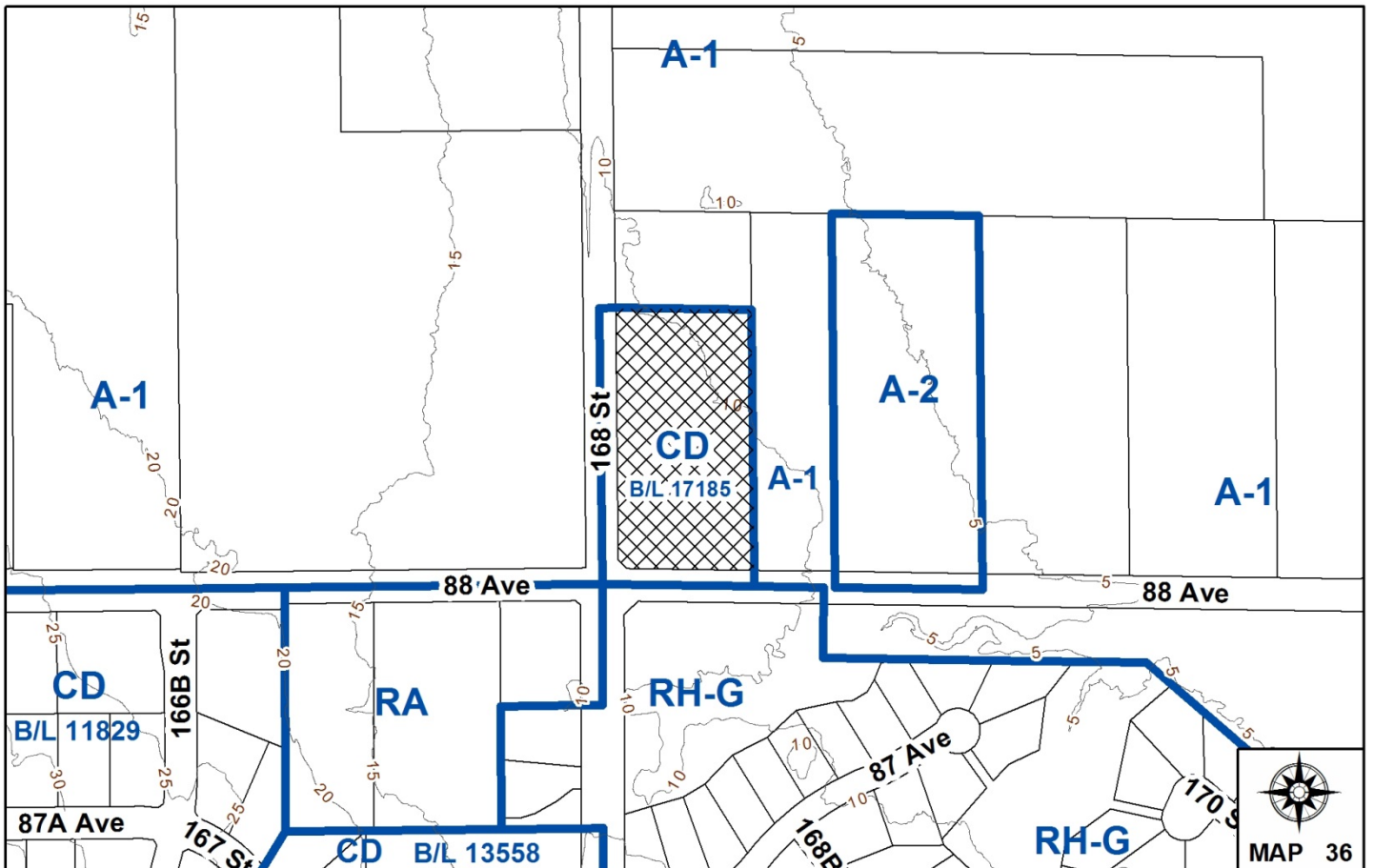


PROPOSAL:

- **Non-farm use** under Section 20(3) of the ALC Act
- **Development Variance Permit**

to allow two (2) portable buildings, a flagpole and a fascia sign for a private school located within the ALR.

LOCATION: 8820 - 168 Street
OWNER: Gobind Marg Charitable Trust Society
ZONING: CD (By-law No. 17185)
OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Refer the non-farm use application, for the private school expansion, to the Agricultural Land Commission (ALC).
- Approval for Development Variance Permit Nos. 7916-0024-00 and 7916-0024-01 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to setbacks, lot coverage and height for an accessory structure (flagpole) in CD By-law No. 17185:
- The applicant is also seeking a variance to the Sign By-law to increase the maximum allowable sign area for a fascia sign in an institutional zone.

RATIONALE OF RECOMMENDATION

- The subject property, although within the Agricultural Land Reserve (ALR), has not been used for agricultural purposes in over a century, when Tynehead Elementary School was constructed on the site in 1909.
- The proposed portable buildings are intended for a period of approximately five (5) years, and will accommodate additional classrooms and office space associated with the continued use of the private school, which is a permitted non-farm use on the subject site. Depending on funding, the owners intend to construct a permanent school building after the portable buildings are removed.
- The proposed private school expansion was reviewed by AFSAC and is supported, provided the expansion does not negatively impact any abutting properties located within the ALR.
- The existing heritage building ('West Wing' of the former Tynehead Elementary School Building) will be protected and maintained, as per the Heritage Revitalization Agreement (By-law No. 17186).
- The proposed relaxations to the building setbacks and lot coverage are minor variances, and will not impact on-site parking or on-site vehicle maneuvering, including for emergency vehicles.
- The proposed flagpole on the subject site is comparable to the height of flagpoles approved through a DVP process at other institutional facilities in Surrey.
- The flagpole will be used for religious purposes pertaining to the private school only, and will not be used for signage or advertising.
- The proposed fascia sign is not on the heritage portion ("West Wing") of Building A. The proposed fascia sign is comprised of high-quality, illuminated channel letters on a backer panel, and is an appropriate size and scale in relation to the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council refer the non-farm use application, for the private school expansion, to the Agricultural Land Commission (ALC).
2. Council approve Development Variance Permit No. 7916-0024-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback on a flanking street of CD By-law No. 17185, from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) for Portable #1 and to 4.4 metres (14.5 ft.) for Portable #2;
 - (b) to reduce the minimum rear yard (north) setback of CD By-law No. 17185 from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for Portable 1; and
 - (c) to increase the maximum permitted lot coverage of CD By-law No. 17185 from 20% to 22%.
3. Council approve Development Variance Permit No. 7916-0024-01 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum height of an accessory structure of CD By-law No. 17185, from 4.0 metres (13 ft.) to 33.5 metres (110 ft.) for a flagpole; and
 - (b) to vary the Sign By-law to increase the maximum allowable sign area of a fascia sign in an institutional zone, from 3.0 square metres (32 sq.ft.) to 19.5 square metres (210 sq.ft.).
4. Council instruct staff to resolve the following issues prior to final approval for Development Variance Permit No. 7916-0024-00:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) approval from the Agricultural Land Commission (ALC) of the proposed expansion of the non-farm (private school) use.

REFERRALS

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

Agricultural and Food Security Advisory Committee (AFSAC): The project was reviewed at the March 3, 2016 AFSAC meeting and is supported, provided the expansion does not negatively impact any neighbouring properties located within the ALR.

SITE CHARACTERISTICS

Existing Land Use: Private school (former site of Tynehead Elementary School) within the Agricultural Land Reserve (ALR).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agricultural lands in the ALR.	Agricultural	A-1
East:	Agricultural lands in the ALR.	Agricultural	A-1
South (Across 88 Avenue):	City parkland and suburban residential lots.	Suburban	RH-G
West (Across 168 Street):	Agricultural lands in the ALR.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located in Fleetwood at the north-east corner of 88 Avenue and 168 Street. The property is approximately 1.27 hectares (3.1 acres) in size, designated Agricultural in the Official Community Plan (OCP) and zoned Comprehensive Development (CD) By-law No. 17185 (based on Assembly Hall 2 Zone (PA-2)). The property is located entirely within the Agricultural Land Reserve (ALR).
- Tynehead Elementary School operated on the subject site until 2004, when the Surrey School Board deemed the school to be surplus to its needs and agreed to sell the property. In 2005, the Gobind Marg Charitable Trust Society (the current owners) purchased the property to operate a private school on the site.

- The subject property currently contains two (2) buildings of the former Tynehead Elementary School (see Appendix II). Building A, consists of a two-storey heritage building (west portion or ‘West Wing’) that was constructed in 1909, as well as a gymnasium (east portion) that was constructed as a subsequent addition to the building. Building A is attached via a breezeway to Building B (north annex), which is a single-storey building. The ‘West Wing’ of Building A was placed on Surrey’s Heritage Register in 2000 and on the Canadian Register of Historic Places in 2012. The gymnasium building and Building B are not of heritage value.
- The total floor area of the existing buildings on the subject property is 1,596 square metres (17,185 sq.ft.) with a floor area ratio (FAR) of approximately 0.12 and a lot coverage of 10%, which comply with the maximum permitted FAR of 0.22 and the maximum permitted lot coverage of 20% in CD By-law No. 17185.
- On December 14, 2015, the subject site was rezoned from “General Agricultural Zone (A-1)” to “Comprehensive Development Zone (CD) By-law No. 17185” (based on Assembly Hall 2 Zone (PA-2)) to permit a private school. Heritage Revitalization Agreement (HRA) By-law No. 17186 was also approved to maintain and preserve the ‘West Wing’ of Building A (Application No. 7905-0184-00).
- The Gobind Marg Charitable Trust Society currently utilizes the existing buildings (Buildings A and B, including the ‘West Wing’) on the subject site as a private school (Darbar Sri Guru Granth Sahib Ji) to offer classes for Kindergarten to Grade 3 students in accordance with the *Independent School Act (ISA)*. Schools regulated by the *ISA* have freedom to approach the curriculum from their own perspective, but must meet specified learning outcomes of the British Columbia curriculum depending on the type of school.
- Currently, the private school offers evening programs and activities related to educational and religious studies including:
 - a) Reading and learning the holy scriptures of Sikh faith;
 - b) Sikh history education;
 - c) Spiritual/prayer practices;
 - d) Kirtan music, recitals and performances;
 - e) Sporting activities;
 - f) Youth forums and peer counselling; and
 - g) Punjabi language courses.

Non-Farm Use

- As part of the previous rezoning application (File No. 7905-0184-00 approved by Council on December 14, 2015), the Agricultural Land Commission (ALC) deemed that the continuation of the non-farm use (from Tynehead Elementary School to the current private school) meets the criteria of the *Agricultural Land Commission (ALC) Act*. The applicable clause (Subsections 23(2)) in the *ALC Act* is provided below:

Subsection 23(2): “The restrictions on the use of agricultural land do not apply to land lawfully used for non-farm use, established and carried on continuously for at least six (6) months immediately before December 21, 1972, unless and until

- a) the use is changed, other than to farm use, without the permission of the commission;
 - b) an enactment made after December 21, 1972, prohibits the use; or
 - c) permission for the use granted under an enactment is withdrawn or expires.”
- The ALC confirmed that the non-farm use was established prior to December 21, 1972 and never ceased operations beyond the six (6) month criterion noted in the *ALC Act*. Therefore, the current non-farm use, as a private school, is permitted.
 - At the time, the ALC advised that any footprint expansion of the existing buildings cannot be exercised without ALC approval of the increased non-farm use.

Current Proposal

- Due to heightened interest and demand for programs and services at the private school on the subject property, the Gobind Marg Charitable Trust Society has proposed two (2) single-storey portable buildings on the subject property in order to accommodate additional students ranging from Preschool to Grade 7.
- The larger of the two (2) portables (Portable #1) is approximately 955 square metres (10,280 sq.ft.) in size, and will contain eight (8) classrooms (Kindergarten to Grade 7), a library, staffroom and administrative offices. Portable #1 consists of 14 module units combined into a single portable building, and will be installed at the north-west corner of the site along 168 Street.
- The smaller portable (Portable #2) is approximately 135 square metres (1,455 sq.ft.) in size, and will accommodate one (1) classroom (Preschool), a small kitchen, staffroom and an office. Portable 2 is to be installed directly north of existing Building B (north annex) and south of the existing driveway along 168 Street.
- Currently, the existing buildings on the property accommodate 120 students in a variety of evening classes. The two (2) proposed portable buildings will allow the school to accommodate an additional 200 students and offer daytime classes as well.
- The owners propose to utilize the portable buildings on the subject site for at least five (5) years. Depending on funding, the owners intend to construct a permanent school structure after the portable buildings are removed. The owners are aware that approvals from the City and perhaps the ALC will be required at that time to allow permanent structures.
- Since the proposed portables represent an expansion of the non-farm (private school) use on the property, approval of an expanded non-farm use from the ALC is required, should Council deem the proposal to have merit for referral to the ALC.
- The proposed non-farm use expansion was reviewed by the Agricultural and Food Security Advisory Committee (AFSAC) on March 3, 2016, and is supported, provided the proposed non-farm use expansion does not negatively impact any neighbouring properties located within the ALR.

- In addition to the expanded non-farm use request, the owner has requested variances to allow the proposed portable buildings on the subject property (see By-law Variances section of this report).
- The total floor area of the existing buildings (1,596 square metres / 17,185 sq.ft.) and the two (2) proposed portable buildings (1,090 square metres / 11,735 sq.ft.) on the subject site is approximately 2,686 square metres (28,920 sq.ft.), resulting in a floor area ratio (FAR) of 0.21, which complies with the maximum permitted FAR of 0.22 of CD By-law No. 17185.
- The proposed on-site parking for the existing buildings and proposed portable buildings meet the Zoning By-law requirement.
- An existing driveway at the northwest corner of the subject site will be blocked and closed as a result of the proposed location of Portable #1. The driveway can be re-opened in the future if necessary, once the portables are removed from the site. The City's Transportation Division has no concerns with the proposal.
- Preliminary lot grading and on-site servicing plans indicate that some trees along the north property line may be impacted as a result of the installation of Portable #1 at the northwest corner of the site. An updated tree survey, arborist report and landscape plan is currently being prepared by the applicant's consultants, and will be reviewed and approved prior to the installation of the portable, should Council and the ALC support the proposed building footprint expansion on the subject site.
- The owner also proposes to install a flagpole and building fascia sign on the subject site, both of which require a variance (see By-law Variances section of this report).
- As part of the current development application, the owner has requested that the variances associated with the two (2) proposed portable buildings be considered separately from the variances associated with the flagpole and fascia sign, since the installation of the portable buildings are subject to ALC approval.
- The flagpole and fascia sign do not require ALC approval, and therefore, the related variances can be considered by Council in advance of the ALC's response regarding the proposed building footprint expansion.
- As a result, the current development application includes Development Variance Permit No. 7916-0024-00 (portable buildings) and Development Variance Permit No. 7916-0024-01 (flagpole and fascia sign).
- The fascia sign is installed on the south façade of the gymnasium of Building A. The fascia sign consists of illuminated channel letters (yellow and white in colour) on a solid backer panel.

BY-LAW VARIANCES AND JUSTIFICATION

- (a) Requested Variances (DVP No. 7916-0024-00):

- To reduce the minimum west side yard setback on a flanking street of CD By-law No. 17185, from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) for Portable #1 and to 4.4 metres (14.5 ft.) for Portable #2; and
- To reduce the minimum rear yard (north) setback for Portable 1 from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).

Applicant's Reasons:

- The proposed portable buildings cannot be set back any further as a result of existing on-site light poles and catch basins.
- The proposed portable buildings are pre-manufactured sizes, and their proposed siting relates to on-site access efficiencies.
- All of the existing buildings will remain on the subject site, including the existing heritage building ('West Wing' of Building A) which will be maintained, as per the Heritage Revitalization Agreement (By-law No. 17186).
- The subject property has not been used for agricultural uses in over a century, when Tynehead Elementary School was constructed on the site in 1909.
- All requirements of the *Independent School Act* will continue to be fulfilled.

Staff Comments:

- The reduced west side yard setbacks along 168 Street are not expected to impact any adjacent properties, including the property to the west across 168 Street, which is heavily treed.
- The proposed portable buildings will accommodate additional classrooms and office space associated with the continued use of the private school, which is a permitted use on the subject site.
- The total floor area of the existing buildings and the two proposed portable buildings is approximately 2,686 square metres (28,920 sq.ft.) resulting in a floor area ratio (FAR) of 0.21, which complies with the 0.22 FAR permitted in CD By-law No. 17185.
- The lands proposed to accommodate the portable buildings had most recently been used for parking.
- Staff support the proposed variances.

(b) Requested Variances (DVP No. 7916-0024-00):

- To increase the maximum lot coverage from 20% to 22% in CD By-law No. 17185.

Applicant's Reasons:

- The proposed portable buildings consist of pre-manufactured, standard-sized module units.
- Portable #1 consists of 14 module units combined into a single portable building in order to provide adequate space for students and staff, and in order to accommodate the necessary electrical/mechanical units.
- The proposed building footprint expansion will result in a lot coverage of 21%, which only slightly exceeds the maximum lot coverage of 20% in CD By-law No. 17185.
- The proposed on-site parking meets the Zoning By-law requirement, despite the minor building footprint expansion.

Staff Comments:

- The maximum lot coverage in CD By-law No. 17185 is 20%. The owner is requesting an increase to 22% to accommodate their future plans for permanent building expansion.
- The applicant's request to increase the maximum lot coverage from 20% to 22% on the subject property is significantly less than the permitted lot coverage for other similar institutions in Surrey. The Khalsa School in South Westminster, zoned CD By-law No. 16017, allows a maximum lot coverage of 40%.
- The requested lot coverage increase is minor, and will not impact on-site parking or on-site vehicle maneuvering, including for emergency vehicles.
- Staff support the proposed variance.

(c) Requested Variance (DVP No. 7916-0024-01):

- To relax the maximum height of an accessory structure in CD By-law ;No. 17185 from 4.0 metres (13 ft.) to 33.5 metres (110 ft.) for a flagpole.

Applicant's Reasons:

- The flagpole is integral to the religious functions of the private school.
- The proposed flagpole is comparable in size to other similar religious institutions, and the flag at the top of the pole will not be over-sized.
- The flagpole will be used for religious purposes pertaining to the private school only, and will not be used for signage or advertising.

Staff Comments:

- The proposed siting of the flagpole is not expected to impact nearby properties, as the subject site is adjacent to agricultural lands to the north, east and west (across 168 Street). City parkland is located to the south, across 88 Avenue, and will act as a

buffer between the flagpole on the subject site and the suburban single family lots further to the south.

- The proposed variance is comparable to the height of flagpoles approved through a DVP process at other institutional facilities in Surrey, including the Khalsa School in South Westminster, which has a 30.5-metre (100-ft.) high flagpole (DVP No. 7911-0002-00).
- Staff support the proposed variance.

(c) Requested Variance (DVP No. 7916-0024-01):

- To vary the Sign By-law to increase the maximum size of a fascia sign in an institutional zone, from 3.0 square metres (32 sq.ft.) to 19.5 square metres (210 sq.ft.).

Applicant's Reasons:

- The size and colour scheme of the fascia sign do not overwhelm the building.
- The fascia sign is installed on the south façade of the gymnasium (Building A), and is situated over 20 metres (66 ft.) from 88 Avenue, and therefore will have minimal impact on the streetscape.

Staff Comments:

- The fascia sign is installed on the south façade of the gymnasium, and not on the heritage portion ("West Wing") of Building A.
- The fascia sign is comprised of high-quality, illuminated channel letters on an aluminum backer panel, and is an appropriate size and scale in relation to the building.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Site Plan and Portable Building Drawings |
| Appendix III. | Engineering Summary |
| Appendix IV. | Development Variance Permit No. 7916-0024-00 |
| Appendix V. | Development Variance Permit No. 7916-0024-01 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/dk

Information for City Clerk

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

1. (a) Agent: Name: Mr. Oleg Verbenkov
 Pacific Land Group
 Address: 12992 - 76 Avenue, Unit 212
 Surrey, BC V3W 2V6

 Tel: (604) 501-1624

2. Properties involved in the Application
 - (a) Civic Address: 8820 - 168 Street

 - (b) Civic Address: 8820 - 168 Street
 Owner: Gobind Marg Charitable Trust Society
 PID: 006-513-123
 Lot 13 Section 31 Township 8 Plan 42636 New Westminster District Part SW1/4.

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7916-0024-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, Development Variance Permit No. 7916-0024-00 will be brought forward for issuance and execution by the Mayor and City Clerk, should the ALC approve the building footprint expansion of the non-farm use.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7916-0024-01 and bring Development Variance Permit No. 7916-0024-01 forward for issuance and execution by the Mayor and City Clerk (ALC approval not required).

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17185)

Required Development Data	Minimum Required / Maximum Allowed	Existing / Proposed
LOT AREA		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		12,704 square metres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	20%	22%*
Paved & Hard Surfaced Areas		57%
Total Site Coverage		79%
SETBACKS		
Front, South (Building A)	7.5 metres	19 metres
Rear, North (Portable #1)	7.5 metres	6.7 metres*
West Side (Portable #1)	7.5 metres	3.2 metres*
West Side (Portable #2)	7.5 metres	4.4 metres*
East Side (Building A)	7.5 metres	27.5 metres
BUILDING HEIGHT (portable buildings)		
Principal (non-agriculture use)	9 metres	4.3 metres
Principal (agriculture use)	12 metres	N/A
BUILDING HEIGHT		
Accessory structure (flagpole)	4 metres	33.5 metres*
FLOOR AREA: Residential		
		N/A
FLOOR AREA: Commercial		
Retail		N/A
Office		
Total		
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional (existing)		
Institutional (proposed)		1,596 square metres
		1,090 square metres
TOTAL BUILDING FLOOR AREA	2,795 square metres	2,686 square metres

*Variance requested

Development Data Sheet cont'd

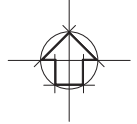
Required Development Data	Minimum Required / Maximum Allowed	Existing / Proposed
DENSITY		
# of units/ha /# units/acre (net)		N/A
FAR (net)	0.22	0.21
AMENITY SPACE		
Indoor (existing gymnasium)		298 square metres
Outdoor (play area & gravel space)		1,845 square metres
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional	106	125
Total Number of Parking Spaces	106	125
Number of disabled stalls		1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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PROPOSED SCHOOL DEVELOPMENT

8820 - 168 ST., SURREY, BRITISH COLUMBIA

NOTES:



PROJECT INFO

CIVIC ADDRESS
PORTABLE TEMPORARY STRUCTURE
8820 - 168 ST., SURREY, BRITISH COLUMBIA

APPLICANTS:
Gobind Marg Charitable Trust Society
8820 - 168th Street,
Surrey, B.C.

ZONING SYNOPSIS
EXISTING ZONE : CD

SITE
EXISTING : 145,667.33 SQ.FT. (13,532.50 SQ.MT) (1.35 HECTARE)
DEDICATIONS : 8,818.80 SQ.FT.
NET : 136,848.53 SQ.FT. (12,713.23 SQ.MT) (1.27 HECTARE)

PROJECT TEAM

CLIENT:
GOBIND MARG CHARITABLE TRUST SOCIETY
CONTACT: PRABDEV KHERA
8820 - 168 STREET,
SURREY, B.C.
T 604 716 1745
proridgehomes@hotmail.com

ARCHITECTURAL:
DF ARCHITECTURE INC.
1205 -4871 SHELL ROAD,
RICHMOND, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
T 604 284 5194
jessie@dfarchitecture.ca info@dfarchitecture.ca

CERTIFIED PROFESSIONAL:
CAMPFORA ENGINEERING
2479 KINGSWAY,
VANCOUVER, B.C. V5R 5G8
CONTACT: SUSANA CHUI, RICHARD LAU
T 604 800 9822
rlau@camphora.ca

CIVIL ENGINEER:
HUB ENGINEER INC.
101 - 7485 130 STREET,
SURREY, B.C. V3W 1H8
CONTACT: NIRVAIR SINGH
T 604 572 4328
nirvaair@hub-inc.com

SURVEYOR:
H.Y. ASSOCIATES LAND SURVEYING LTD.
200 - 9128 152 ST.
Surrey, B.C. V3R 4E7
CONTACT: EUGENE WONG
T 604 583 1616

STRUCTURAL:
TABET ENGINEERING
#206 8363 - 128 STREET
SURREY, B.C. V3W 4G1
CONTACT: AVNASH BANWAIT
T 604 543 8044
avnash@mainlandeng.com

ELECTRICAL CONSULTANT:
VOLTAS ENGINEERING LT.
212, 8322 130 STREET,
SURREY, B.C. V3W 8J9
CONTACT: GURPREET PUREWAL
T 604 728 7777
info@voltasengineering.com

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212, 8322 130 STREET,
SURREY, B.C. V3W 8J9
CONTACT: GURPREET PUREWAL
T 604 728 7777
info@voltasengineering.com

BUILDING ENVELOPE CONSULTANT:
TRI-CAN CONSULTING LTD.

VANCOUVER, B.C. V5C 6S7
CONTACT: WEI CHIEN
T 604 726 2499
trican@tvc.com



ARCHITECTURAL

- A - 001 COVER PAGE
- A - 002 GENERAL NOTES SYMBOLS & ABBREVIATIONS LISTS
- A - 003 SITE SURVEY

- A - 101 SITE PLAN

- A - 201 ELEMENTARY SCHOOL - FLOOR LAYOUT
- A - 202 ELEMENTARY SCHOOL - ROOF PLAN
- A - 203 PRESCHOOL SCHOOL - FLOOR / ROOF LAYOUT

- A - 301 ELEMENTARY SCHOOL - ELEVATIONS
- A - 302 PRESCHOOL SCHOOL - ELEVATIONS

- A - 401 ELEMENTARY SCHOOL - SECTIONS
- A - 402 PRESCHOOL SCHOOL - SECTIONS

- A - 601 TO A-602 ACCESSIBLE DETAILS

- A - 901 CONSTRUCTION ASSEMBLY SCHEDULE
- A - 902 DOOR & WINDOW SCHEDULE

1 SITE PLAN Scale: N.T.S.

BUILDING CODE SYNOPSIS:

B.C. BUILDING CODE 2012

GENERAL DESCRIPTION:
TEMPORARY SCHOOL PROJECT CONSISTING OF TWO (2) SEPARATE BUILDING (GROUP A2 OCCUPANCY)

BUILDING 1 (ELEMENTARY SCHOOL)	BLDG. AREA	10,284.79 SFT. (955.45 SMT.)
BUILDING 2 (PRE-SCHOOL)	BLDG. AREA	1,459.39 SFT. (135.58 SMT.)

ALL BUILDINGS ARE 1-STOREYS
BUILDINGS ARE NOT - SPRINKLERED

1.3.3.2(1)(b) BUILDINGS ARE CLASSIFIED AS PART 3 USED FOR MAJOR OCCUPANCY GROUP A2 CONFORMS TO 3.2.2.25(1)

BUILDING 1	BUILDING AREA	ALLOWED	PROVIDED
		2,000 SMT	955.45 SMT
BUILDING HEIGHT	1 STOREY	1 STOREY	1 STOREY
	3 STOREYS	3 STOREYS	3 STOREYS
BUILDING FACES	FIRE RATING REQUIREMENTS CONSTRUCTION	CONFORMS TO 3.2.2.25	
	FLOORS 3.2.2.25(2)(a)	45 MIN F.R.R.	45 MIN F.R.R.
	ROOF 3.2.2.25(2)(b)(ii)	45 MIN F.R.R.	45 MIN F.R.R.
	MEZZANINE LOAD BEARING ELEMENTS	N/A	45 MIN F.R.R.
3.3.4.4 EXITS	3.1.17.1(1)(e) OCCUPANT LOAD	25 STUDENTS PER CLASS (9 CLASSES) = 225 PERSONS	
	(FIXED CAPACITY)		
	OFFICE / ADMIN. AREA	= 73.32 / 9.3	= 8 PERSONS
	WAITING (FIXED SEATS)	= 8 PERSONS	
	STORE	= 16.48 / 48	= 0.35 PERSONS
TOTAL OCCUPANCY		= 241 PERSONS	

ACTUAL OCCUPANT LOAD		REQUIRED		PROVIDED	
STUDENTS	= 225 PERSONS	STUDENTS	= 24 PERSONS	STUDENTS	= 24 PERSONS
STAFF / VISITORS	= 19 PERSONS	STAFF / VISITORS	= 19 PERSONS	STAFF / VISITORS	= 19 PERSONS
REQUIREMENTS FOR WATER CLOSET					
MALE	3 NO.	MINIMUM WATER CLOSETS	1 NO.	1 NO.	1 NO.
NO. OF URINALS	2 NO.	LAVATORIES	2 NO.	2 NO.	2 NO.
FEMALE	5 NO.	MINIMUM WATER CLOSETS	5 NO.	5 NO.	5 NO.
LAVATORIES	5 NO.	LAVATORIES	5 NO.	5 NO.	5 NO.
UNIVERSAL TOILET RM.	1 NO.	UNIVERSAL TOILET RM.	1 NO.	1 NO.	1 NO.

FOR STAFF & VISITORS REQUIREMENTS FOR WATER CLOSET

MALE	3.7.2.2(8) MINIMUM WATER CLOSETS	1 NO.	1 NO.
LAVATORIES	3.7.2.2(1) LAVATORIES	1 NO.	1 NO.
FEMALE	3.7.2.2(8) MINIMUM WATER CLOSETS	1 NO.	1 NO.
LAVATORIES	3.7.2.2(1) LAVATORIES	1 NO.	1 NO.

BUILDING 2

BUILDING AREA	ALLOWED	PROVIDED
	2,000 SMT	135.57 SMT
BUILDING HEIGHT	1 STOREY	1 STOREY
BUILDING FACES	2 STOREYS	2 STOREYS
FIRE RATING REQUIREMENTS CONSTRUCTION	CONFORMS TO 3.2.2.25	
FLOORS 3.2.2.25(2)(a)	45 MIN F.R.R.	45 MIN F.R.R.
ROOF 3.2.2.25(2)(b)(ii)	45 MIN F.R.R.	45 MIN F.R.R.
MEZZANINE	N/A	N/A
LOAD BEARING ELEMENTS	S.A.S.A.	0 MIN F.R.R.

3.3.4.4 EXITS 2 EXITS PROVIDED

3.1.17.1(1)(e) OCCUPANT LOAD

TOTAL STUDENTS	(FIXED NO.) = 24 PERSONS
OFFICE / ADMIN. AREA	= 25.5 / 9.3 = 6 PERSONS
TOTAL OCCUPANCY	= 30 PERSONS

3.1.17.1(1)(e) OCCUPANT LOAD

TOTAL STUDENTS	= 24 PERSONS
STAFF / VISITORS	= 19 PERSONS

3.1.17.1(1)(e) OCCUPANT LOAD STUDENTS = 24 PERSONS

3.1.17.1(1)(e) OCCUPANT LOAD OFFICE / ADMIN. AREA = 25.5 / 9.3 = 6 PERSONS

3.1.17.1(1)(e) OCCUPANT LOAD TOTAL OCCUPANCY = 30 PERSONS

DUE TO THE LOW AGE OF CHILDREN INVOLVED WE HAVE PROVIDED A COMMON CHILDREN'S WASHROOM

REQUIREMENTS FOR WATER CLOSET FOR CHILDREN	REQUIRED	PROVIDED
MINIMUM WATER CLOSETS	2 NO.	2 NO.
LAVATORIES	2 NO.	2 NO.

3.7.2.2(2) FOR STAFF UNIVERSAL TOILET RM. 1 NO. 1 NO.



PROJECT:
PRIVATE SCHOOL DEVELOPMENT
(PORTABLE TEMPORARY STRUCTURE)
8820-168th STREET,
CITY OF SURREY, B.C.

CLIENT:
GOBIND MARG CHARITABLE TRUST SOCIETY

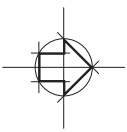
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DRAWN: LS	
CHECKED: JESSIE	
SCALE: N.T.S.	
JOB NO.: SR-001	
DATE: FEB 2016	
SHEET TITLE:	

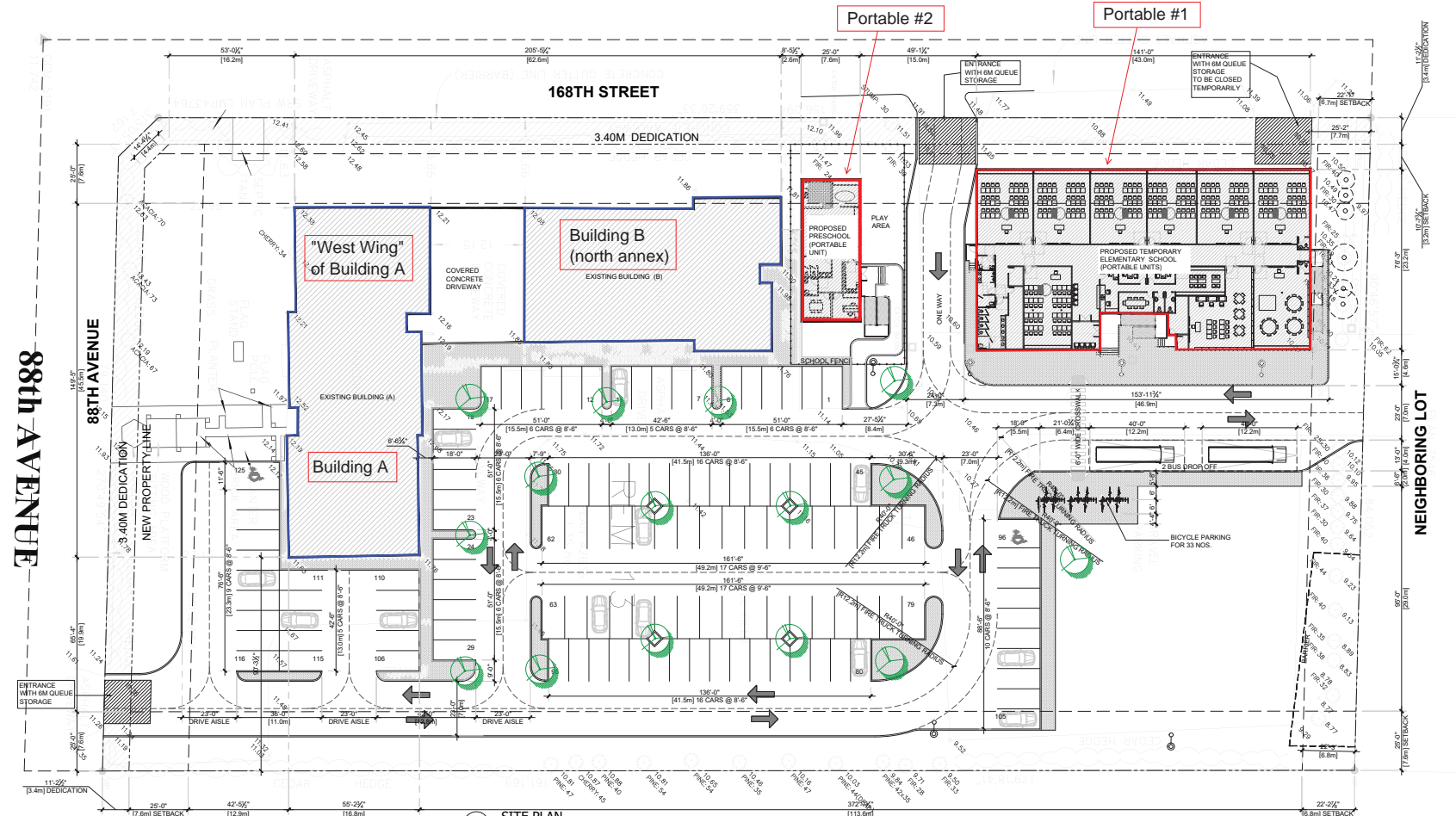
SITE PLAN

DRAWING NO.:	A-001
	A

CLIENT: YOUR SCHOOL DEVELOPMENT/PROJECT/SCHOOL BOARD



NOTES:



1 SITE PLAN
Scale: 3/64"=1'-0"

DEVELOPMENT DATA

LEGAL DESCRIPTION:

LOT 13 [EXCEPT PART IN PLAN LMP 41122]
SECTION 31, TOWNSHIP 8 NWD PLAN 42636

CIVIC ADDRESS:

8820 - 168 STREET,
SURREY, BC

ZONING INFORMATION:

EXISTING ZONE: CD (BASED ON PA-2)

LOT AREA:

GROSS SITE AREA = 145,568.00 SFT (13,524 SQ.MT.)
DEDICATIONS AREA = 8,818.80 SFT
NET SITE AREA = 136,749.20 SFT (12,704 SQ.MT.)

PROPOSED AREA:

ELEMENTARY SCHOOL (PORTABLE UNITS) : 10,284.75 SQ.FT
PRESCHOOL (PORTABLE UNIT) : 1,459.39 SQ. FT
EXISTING BUILDING(A) LEVEL 1 : 8,191.34 SQ. FT
EXISTING BUILDING(A) LEVEL 2 : 2,777.09 SQ. FT
EXISTING BUILDING(B) : 6,218.78 SQ. FT
TOTAL AREA : 28,931.32 SQ. FT

LOT DENSITY:

FAR: 0.22
ALLOWABLE : 28,931.32 = 0.22
PROPOSED : 136,749.20

LOT COVERAGE:

ALLOWABLE: 20.0 %
PROPOSED: 28,513.03 = 20.8 %
136,749.20

ELEMENTARY SCHOOL : 10,284.75 SQ.FT
PRESCHOOL : 1,459.39 SQ. FT
EXISTING BUILDING(A) LVL. 1 : 8,191.34 SQ. FT
EXISTING BUILDING(B) : 6,218.78 SQ. FT
COVERED DRIVEWAY : 2,358.77 SQ. FT
TOTAL : 28,513.03 SQ.FT

PARKING REQUIREMENTS:

EXISTING BUILDING A
(a) ASSEMBLY HALL = 3,207.65 SFT x 10 = 29.8 = 30
1,075 SFT

(a) AFTER SCHOOL LEARNING CENTER (CULTURAL USES) = 7,760.78 SFT x 3 = 20.9 = 21
1,075 SFT

EXISTING BUILDING B
(a) DINNING HALL (USED BY OCCUPANT OF ASSEMBLY HALL) = 6,218.78 SFT x 10 = 57.8 = 58
1,075 SFT
SUB-TOTAL (SINCE ASSEMBLY HALL, AFTER SCHOOL & DINING HALL IS TO BE USED BY SAME OCCUPANTS) = 109 STALLS
ACTUAL PARKING REQUIRED = 75% OF REQUIRED PARKING = 82 STALLS

SETBACKS:

	REQUIRED	PROVIDED	
SOUTH	24'-8" (7.5 M)	62'-3" (18.97 M)	FROM 88 AVENUE
WEST	24'-8" (7.5 M)	10'-7.75" (3.2 M)	FROM 168 STREET
NORTH	24'-8" (7.5 M)	22'-1" (6.7 M)	FROM NEIGHBORING LOT
EAST	24'-8" (7.5 M)	90'-3" (27.5 M)	FROM NEIGHBORING LOT

ELEMENTARY SCHOOL (PORTABLE UNITS)

EMPLOYEE PARKING (1 PER CLASS) = 9 CLASSES PROPOSED = 9 STALLS
DROP OFF (REQUIRED) = 9 STALLS

PRE-SCHOOL (PORTABLE UNITS)

EMPLOYEE PARKING (1 PER CLASS) = 3 CLASSES PROPOSED = 3 STALLS
DROP OFF (REQUIRED) (1 PER CLASS) = 3 STALLS

BUS PARKING REQUIRED

= 2 PARKING SPACES FOR BUSES FOR PRIVATE SCHOOLS = 2 BUS (LOADING / UNLOADING)

TOTAL PARKING REQUIRED = 106 STALLS
TOTAL BUS PARKING REQUIRED = 2 STALLS

TOTAL PARKING PROVIDED = 125 STALLS
TOTAL BUS PARKING PROVIDED = 2 STALLS

BICYCLE PARKING
REQUIRED FOR ELEMENTARY SCHOOL
4 BICYCLES FOR EVERY CLASSROOM PROVIDED
4 x 9 = 36 BICYCLES

PROVIDED = 39 BICYCLES

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PROJECT: PRIVATE SCHOOL DEVELOPMENT (PORTABLE TEMPORARY STRUCTURE) 8820-168th STREET, CITY OF SURREY, B.C.

GOBIN MARG CHARITABLE TRUST SOCIETY

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DRAWN:	ZB
CHECKED:	JESSE
SCALE:	3/4" = 1'-0"
JOB No.:	SUR-031
DATE:	FEB 2016
SHEET TITLE:	

SITE PLAN

DRAWING NO: A-101 A

TERRACE, PRIVATE SCHOOLS DEVELOPMENT, © 2016 PUBLISHED

NOTES:

NOTE: REFER SHEET A-201 FOR CURB, GUARD RAIL AND HAND RAIL DETAILS, ETC.

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df
ARCHITECTURE
INC.

1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
**PRIVATE SCHOOL DEVELOPMENT
(PORTABLE TEMPORARY STRUCTURE)
8820-168th STREET,
CITY OF SURREY, B.C.**

CLIENT:
**GOBIND MARG CHARITABLE
TRUST SOCIETY**

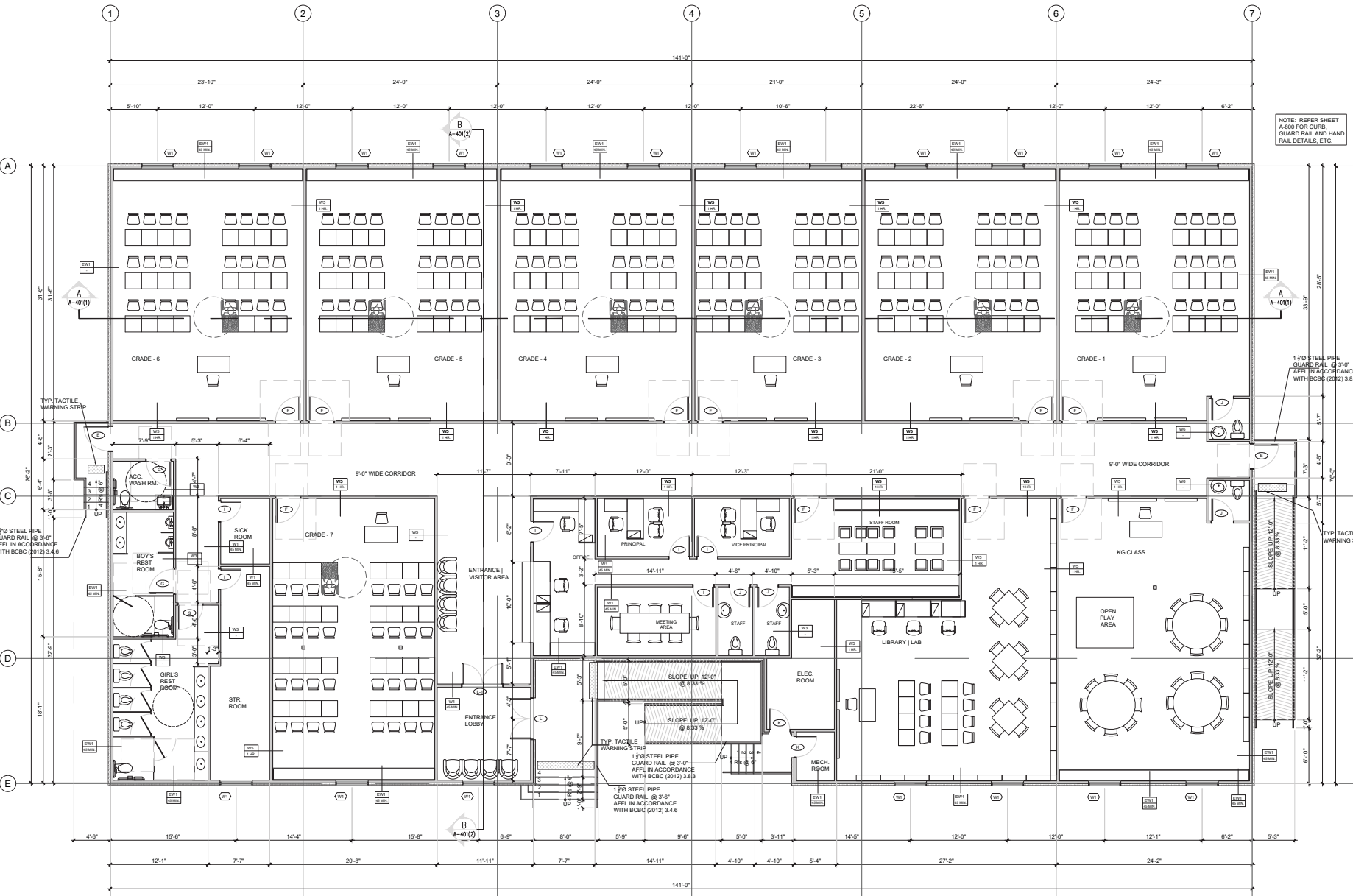
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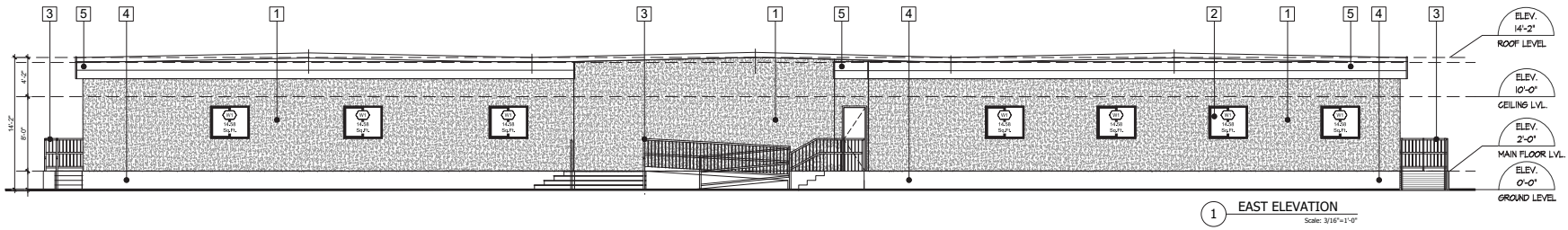
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CHECKED:	JESSE
SCALE:	3/16" = 1'-0"
JOB No.:	SR-031
DATE:	FEB 2016
SHEET TITLE:	

ELEMENTARY SCHOOL

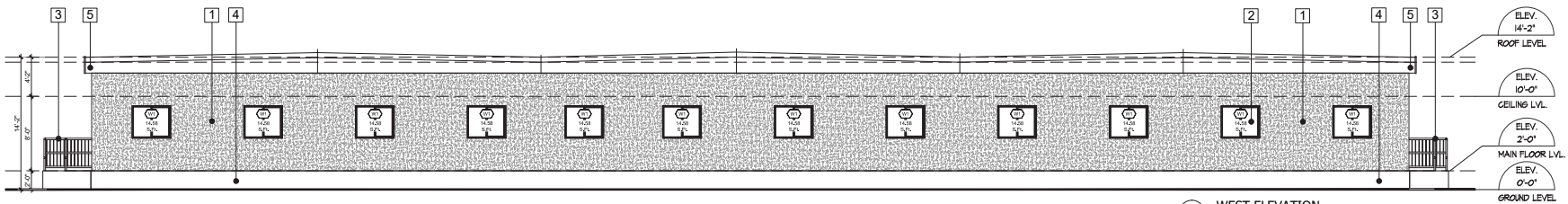
DRAWING NO.:	A-201	A
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1 ELEMENTARY SCHOOL LAYOUT
Scale: 3/16" = 1'-0"

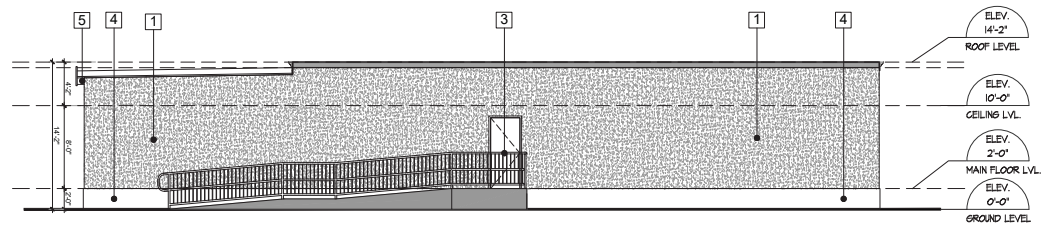




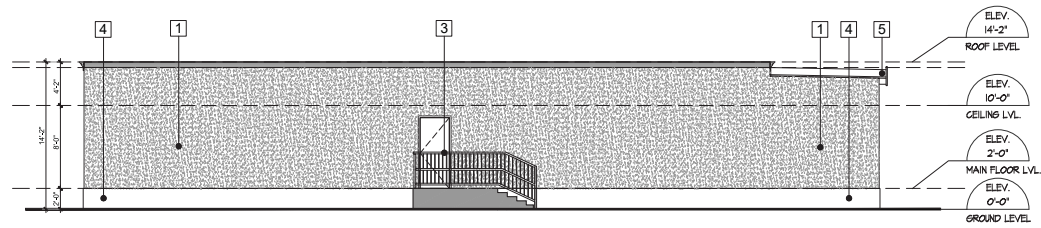
1 EAST ELEVATION
Scale: 3/16"=1'-0"



2 WEST ELEVATION
Scale: 3/16"=1'-0"



3 NORTH ELEVATION
Scale: 3/16"=1'-0"



4 SOUTH ELEVATION
Scale: 3/16"=1'-0"

NOTES:

EXTERIOR FINISH SCHEDULE

- 1 HARDBOARDS WITH FRY RIGLETS COLOR AS PER ARCHITECT'S SPEC.
- 2 EXISTING WINDOWS
- 3 ALUMINUM RAILINGS
- 4 EXPO. CONCRETE FOOTING
- 5 BLACK ALUMINUM ROOF GUTTERS

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DATE	2016/02/27
DESCRIPTION	BUILDING PERMIT SUBMISSION

df
ARCHITECTURE
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1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-0194 F (604)284-0131
info@dfarchitects.com

PROJECT:
PRIVATE SCHOOL DEVELOPMENT
(PORTABLE TEMPORARY STRUCTURE)
8820-168th STREET,
CITY OF SURREY, B.C.

CLIENT:
GOBIND MARG CHARITABLE
TRUST SOCIETY

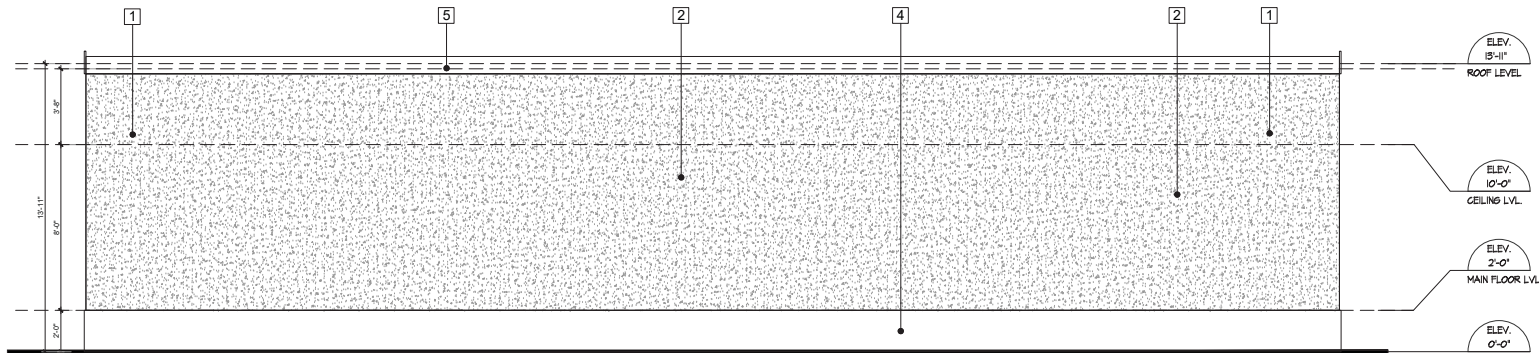
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CHECKED	JESSE
SCALE	3/16" = 1'-0"
JOB No.	SUR-031
DATE	FEB 2016
SHEET TITLE:	

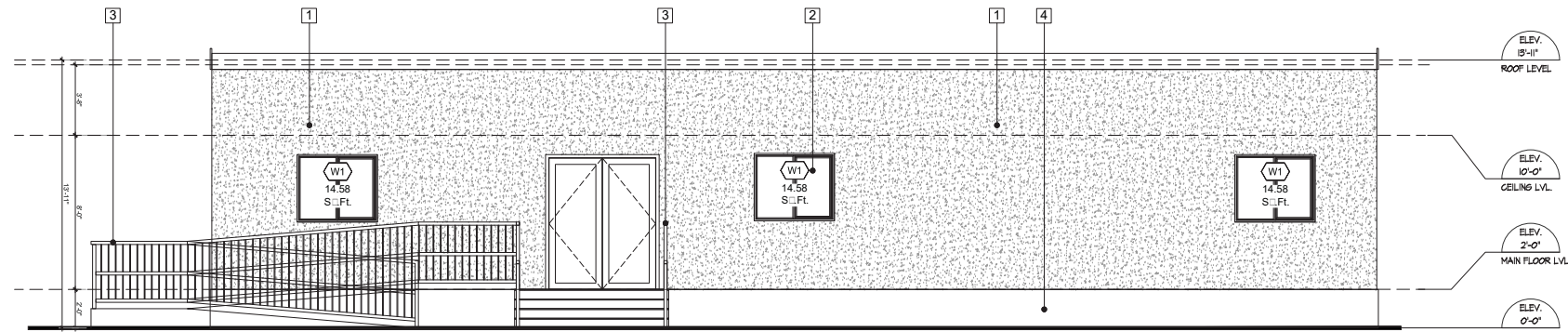
ELEMENTARY SCHOOL
ELEVATIONS

DRAWING NO.:	A-301	A
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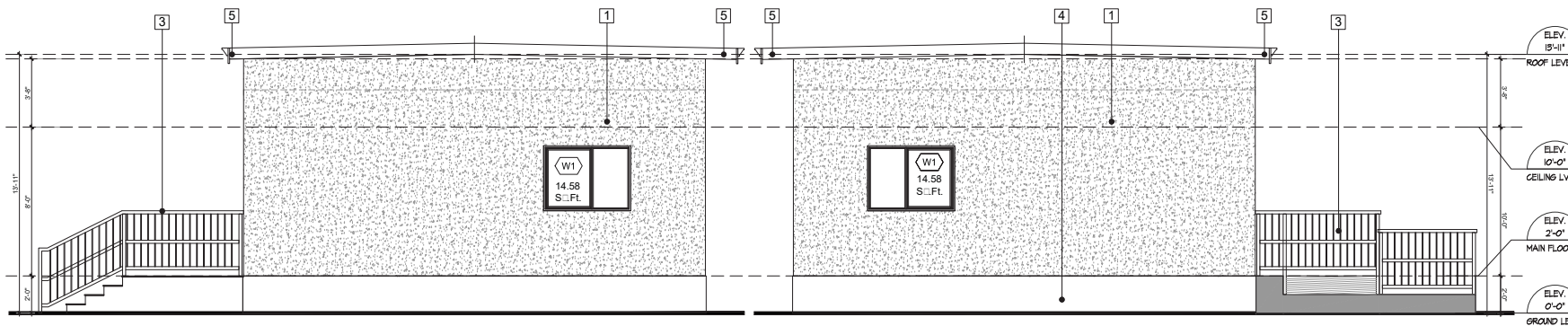
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1 SOUTH ELEVATION
Scale: 3/8"=1'-0"



2 NORTH ELEVATION
Scale: 3/8"=1'-0"



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

4 EAST ELEVATION
Scale: 3/8"=1'-0"

NOTES:

EXTERIOR FINISH SCHEDULE

- 1 HARDIE PANES WITH FRY RISLETS
COLOR AS PER ARCHITECTS
SPEC.
- 2 EXISTING WINDOWS
- 3 ALUMINUM RAILINGS
- 4 EXPO. CONCRETE FOOTING
- 5 BLACK ALUMINUM ROOF GUTTERS

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DATE	2016/02/17
BY	A
DESCRIPTION	BUILDING PERMIT SUBMISSION



1205-4871 SHELL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-0194 F (604)284-0131
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PROJECT:
PRIVATE SCHOOL DEVELOPMENT
(PORTABLE TEMPORARY STRUCTURE)
8820-168th STREET,
CITY OF SURREY, B.C.

CLIENT:

GOBIND MARG CHARITABLE
TRUST SOCIETY

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DRAWN	LS
CHECKED	JESSE
SCALE	3/8" = 1'-0"
JOB No.	SUR-031
DATE	FEB 2016
SHEET TITLE	

PRESCHOOL
ELEVATIONS

DRAWING NO.
A-302

A

TOTAL SET: 16MP SCHOOL DEVELOPMENT AND PRESCHOOL ELEVATIONS

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

FROM: Development Services Manager, Engineering Department

DATE: February 26, 2016 PROJECT FILE: **7816-0024-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 8820 168 Street**

DEVELOPMENT VARIANCE PERMIT

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

- Complete engineering works in accordance with the executed Servicing Agreement under Surrey Project 7805-0184-00.
- Remove the driveway at the North West corner of the development and reinstate to match the existing boulevard. The driveway abandonment and reinstatement is subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees.
- The applicant is required to direct runoff from the roofs of the proposed portable buildings to the on-lot drainage system. No roof runoff will be permitted to be directly outflowing to the street frontage.
- The surface parking areas require water quality treatment onsite which can include bio swales and oil/grit separators. The onsite drainage will be reviewed through the Building Permit review process.



Rémi Dubé, P.Eng.
Development Services Manager

CE

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0024-00

Issued To: GOBIND MARG CHARITABLE TRUST SOCIETY
("the Owner")

Address of Owner: 8820 - 168 Street
Surrey, BC V3S 9K6

1. This development variance 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 variance permit.
2. This development variance 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: 006-513-123

Lot 13, Except That Part In Plan LMP4112 Section 31 Township 8 New Westminster District
Plan 42636

8820 - 168 Street

(the "Land")

3. Surrey Zoning By-law, 1993, Amendment By-law, 2015, No. 17185, is varied as follows:
 - (a) To reduce the minimum west side yard setback on a flanking street for the two (2) proposed portable buildings, from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) for Portable #1 and to 4.4 metres (14.5 ft.) for Portable #2;
 - (b) To reduce the minimum rear yard (north) setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for Portable 1; and
 - (c) To increase the maximum permitted lot coverage from 20% to 22%.

4. This development variance permit applies to only the proposed portable buildings (Portables 1 and 2) on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings (Buildings A and B) shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 2016.
ISSUED THIS _____ DAY OF _____, 2016.

Mayor – Linda Hepner

City Clerk – Jane Sullivan

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0024-01

Issued To: GOBIND MARG CHARITABLE TRUST SOCIETY
("the Owner")

Address of Owner: 8820 - 168 Street
Surrey, BC V3S 9K6

1. This development variance 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 variance permit.
2. This development variance 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: 006-513-123
Lot 13, Except That Part In Plan LMP4112 Section 31 Township 8 New Westminster District
Plan 42636

8820 - 168 Street

(the "Land")

3. Surrey Zoning By-law, 1993, Amendment By-law, 2015, No. 17185, is varied as follows:
 - (a) To increase the maximum height of an accessory structure from 4.0 metres (13 ft.) to 33.5 metres (110 ft.) for a flagpole.
4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) To increase the maximum allowable sign area of a fascia sign in an institutional zone from 3.0 square metres (32 sq.ft.) to 19.5 square metres (210 sq.ft.).
5. This development variance permit applies to only the buildings and Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.

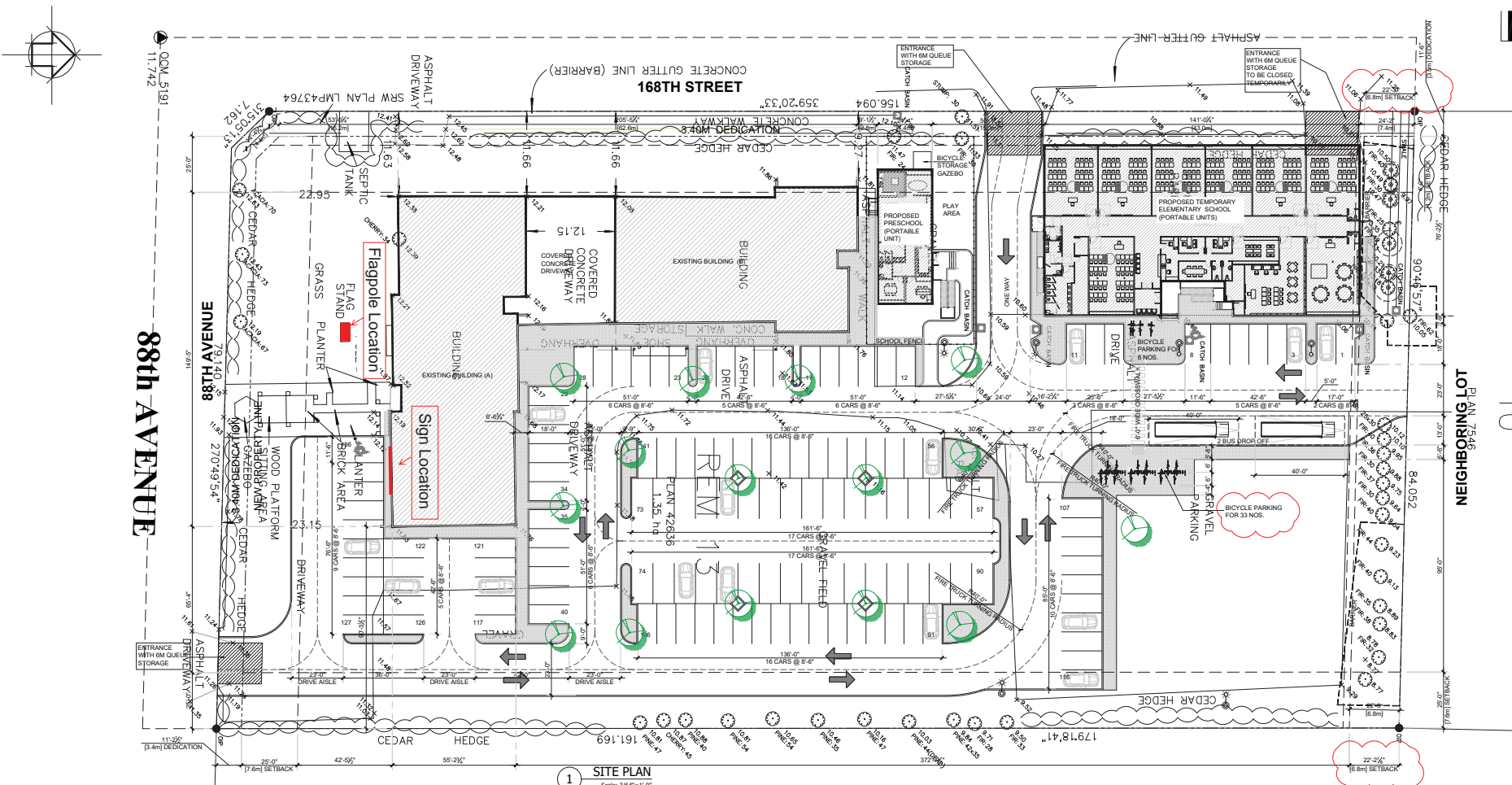
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 2016.
ISSUED THIS _____ DAY OF _____, 2016.

Mayor – Linda Hepner

City Clerk – Jane Sullivan

NOTES:



1 SITE PLAN
Scale: 3/64" = 1'-0"

DEVELOPMENT DATA

LEGAL DESCRIPTION:

LOT 13 (EXCEPT PART IN PLAN LMP 41122) SECTION 31, TOWNSHIP 8 NWD PLAN 42636

CIVIC ADDRESS:

8820 - 168 STREET, SURREY, BC

ZONING INFORMATION:

EXISTING ZONE: CD (BASED ON PA-2)

LOT AREA:

GROSS SITE AREA = 145,568.00 SFT (13,524 SQ.MT.)
DEDICATIONS AREA = 8,818.80 SFT
NET SITE AREA = 136,749.20 SFT (12,704 SQ.MT.)

PROPOSED AREA:

ELEMENTARY SCHOOL (PORTABLE UNITS)	: 10,284.75 SQ. FT
PRESCHOOL (PORTABLE UNIT)	: 1,459.39 SQ. FT
EXISTING BUILDING(A) LEVEL 1	: 8,191.34 SQ. FT
EXISTING BUILDING(A) LEVEL 2	: 2,777.09 SQ. FT
EXISTING BUILDING(B)	: 6,218.78 SQ. FT
TOTAL AREA	: 28,931.32 SQ. FT

LOT DENSITY:

FAR	: 0.22
ALLOWABLE:	28,931.32 = 0.22
PROPOSED:	136,749.20 = 0.21

LOT COVERAGE:

ALLOWABLE:	20.0 %
PROPOSED:	28,513.03 = 20.8 %
136,749.20	

ELEMENTARY SCHOOL	: 10,284.75 SQ.FT
PRESCHOOL	: 1,459.39 SQ. FT
EXISTING BUILDING(A) LVL. 1	: 8,191.34 SQ. FT
EXISTING BUILDING(B)	: 6,218.78 SQ. FT
COVERED DRIVEWAY	: 2,358.77 SQ. FT
TOTAL	: 28,513.03 SQ.FT

PARKING REQUIREMENTS:

EXISTING BUILDING A

(a) ASSEMBLY HALL	= 3,207.65 SFT	x 10	= 29.8 = 30
	1,075 SFT		

(a) AFTER SCHOOL LEARNING CENTER (CULTURAL USES)

= 7,760.78 SFT	x 3	= 20.9 = 21
1,075 SFT		

EXISTING BUILDING B

(a) DINNING HALL	= 6,218.78 SFT	x 10	= 57.8 = 58
	1,075 SFT		

USED BY OCCUPANT OF ASSEMBLY HALL
SUB-TOTAL = 109 STALLS

(SINCE ASSEMBLY HALL, AFTER SCHOOL & DINING HALL IS TO BE USED BY SAME OCCUPANTS)

ACTUAL PARKING REQUIRED = 75% OF REQUIRED PARKING = 82 STALLS

SETBACKS:

	REQUIRED	PROVIDED	
SOUTH	24'-8" (7.5 M)	62'-3" (18.97 M)	FROM EXISTING BLDG. (A)
WEST	24'-8" (7.5 M)	4'-0" (1.2 M)	FROM PROPOSED PORTABLE ELEMENTARY SCHOOL
NORTH	24'-8" (7.5 M)	22'-3" (6.8 M)	FROM PROPOSED PORTABLE ELEMENTARY SCHOOL
EAST	24'-8" (7.5 M)	90'-3" (27.5 M)	FROM EXISTING BLDG. (A)

ELEMENTARY SCHOOL (PORTABLE UNITS)

EMPLOYEE PARKING (1 PER CLASS) = 9 CLASSES PROPOSED = 9 STALLS
DROP OFF (REQUIRED) = 9 STALLS

PRE-SCHOOL (PORTABLE UNITS)
EMPLOYEE PARKING (1 PER CLASS) = 3 CLASSES PROPOSED = 3 STALLS
DROP OFF (REQUIRED) (1 PER CLASS) = 3 STALLS

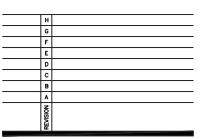
BUS PARKING REQUIRED
= 2 PARKING SPACES FOR BUSES FOR PRIVATE SCHOOLS = 2 BUS (LOADING / UNLOADING)

TOTAL PARKING REQUIRED = 106 STALLS
TOTAL BUS PARKING REQUIRED = 2 STALLS

TOTAL PARKING PROVIDED = 136 STALLS
TOTAL BUS PARKING PROVIDED = 2 STALLS

BICYCLE PARKING
REQUIRED FOR ELEMENTARY SCHOOL
4 BICYCLES FOR EVERY CLASSROOM PROVIDED
4 x 9 = 36 BICYCLES

PROVIDED = 39 BICYCLES



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 1Z9
T (604)284-5194 F (604)284-5191
info@dfarchitecture.ca

PROJECT:
**PRIVATE SCHOOL DEVELOPMENT
(PORTABLE TEMPORARY STRUCTURE)
8820-168th STREET,
CITY OF SURREY, B.C.**

CLIENT:
**GOBIND MARG CHARITABLE
TRUST SOCIETY**

CONTRACT NO. 2016-044
DATE: JUNI 2016
SHEET TITLE: SITE PLAN

DRAWN:	LS
CHECKED:	JESSE
SCALE:	3/4" = 1'-0"
JOB No.:	SUR-000
DATE:	JUNI 2016
SHEET TITLE:	SITE PLAN

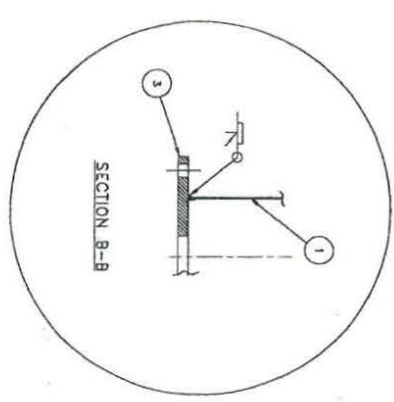
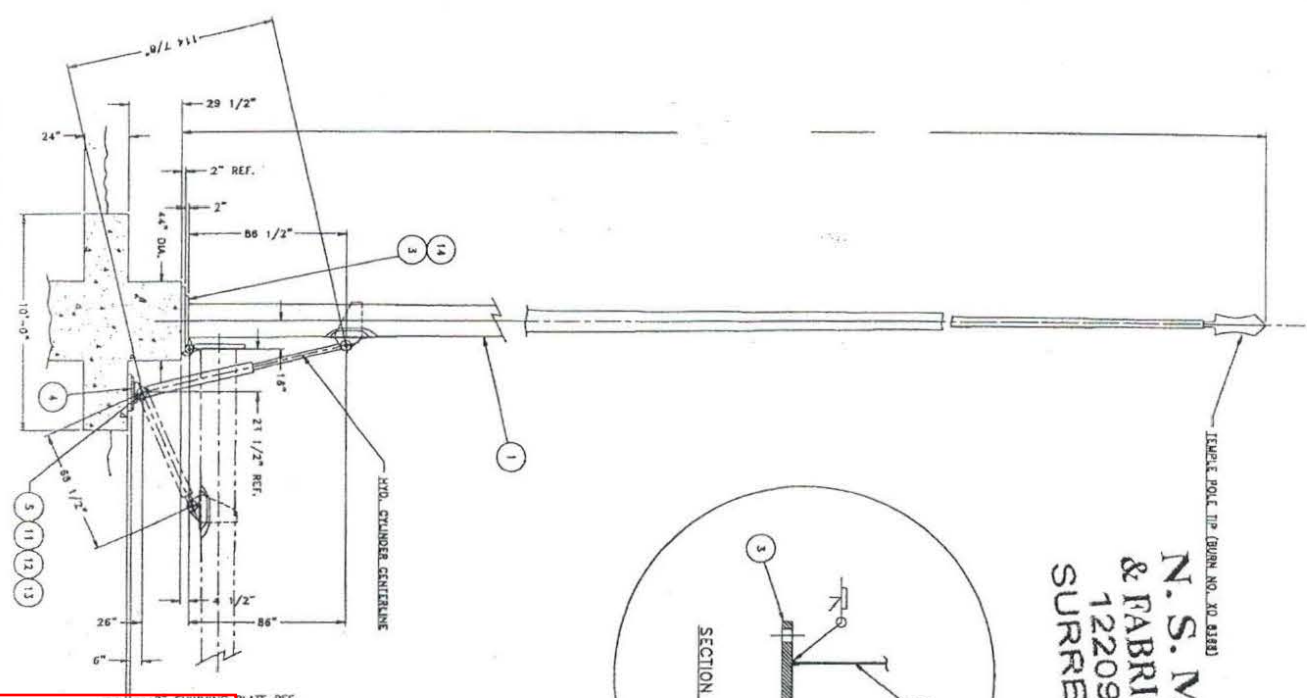
SITE PLAN

DRAWING NO.:	A-101	A
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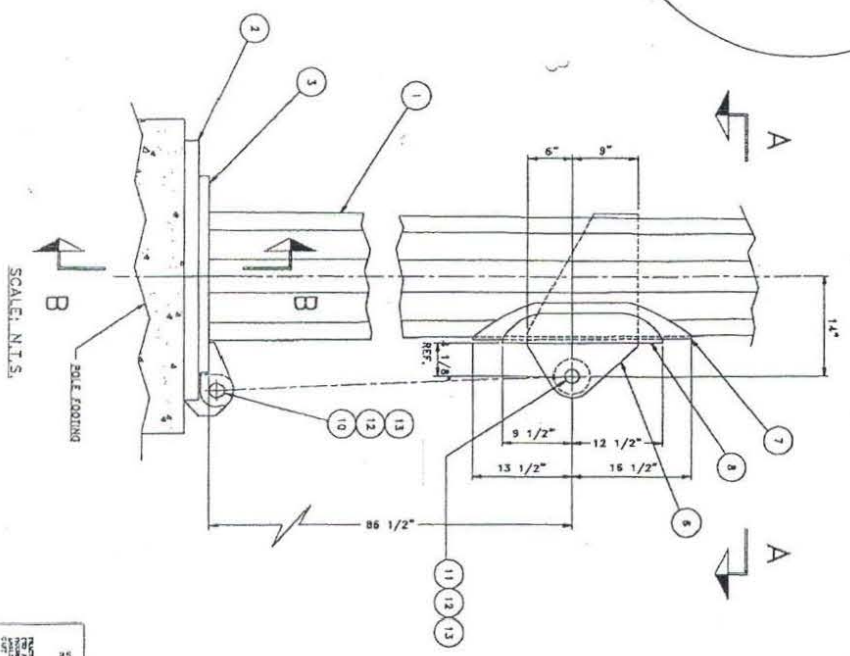
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N. S. MACHINING & FABRICATION CO. LTD.
 12209, 116 AVENUE
 SURREY, BC V3V 3S1

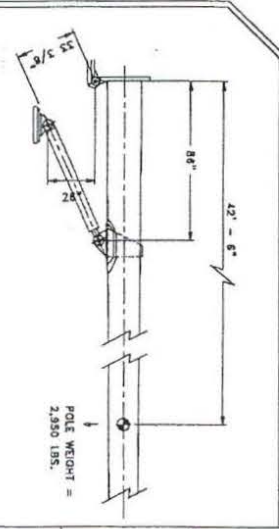
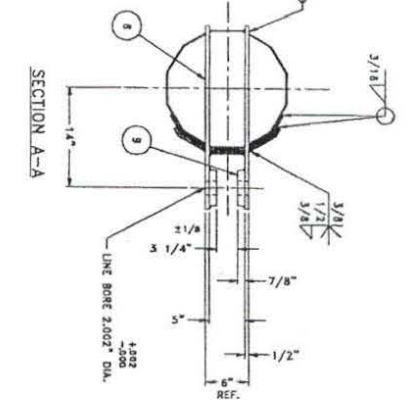
N. S. MACHINING & FABRICATION CO. LTD.
 12209, 116 AVENUE
 SURREY, BC V3V 3S1



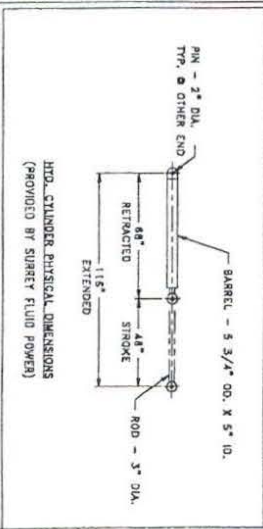
Flagpole about 33.5 metres (110 ft.) in height



SCALE: N.T.S.



110 FT. CEREMONIAL POLE (GVL. FORCE/ OPERATING PRESSURE ANALYSIS)
 BORE DIA. OF CYLINDER : 5 IN.
 AREA OF CYLINDER : 19,635 SQ. IN.
 POWER PACK RATED PRESSURE : 2,800 P.S.I. MAX.
 MOMENT OF POLE ACTING DOWN = 2,950 LBS. X 42.5' X 12"
 = 1,504,500 LB. IN.
 CYL. FORCE REQ'D. TO UPL. POLE = 1,504,500 LB. IN. / 33,373 IN.
 = 45,078 LBS.
 POWER PACK OPERATED PRESSURE = 45,078 LBS. / 19,635 SQ. IN.
 = 2,295 P.S.I.



ITEM NO.	QTY.	DESCRIPTION	UNIT	PRICE
1	1	POLE RETAINER	1-0001	
2	1	BASE PLATE AT FOOTING	1-0002	
3	1	POLE BASE PLATE	1-0003	
4	1	CYLINDER ANCHOR BASE PLATE	1-0004	
5	1	CYLINDER ANCHOR BRACKET	1-0005	
6	2	CYLINDER ANCHOR PLATE AT POLE	1-0006	
7	1	POLE DOWNER PLATE - 1/2" THK.	1-0007	
8	2	POLE DOWNER PLATE - 1/2" THK.	1-0008	
9	2	CYLINDER ANCHOR BUSH	1-0009	
10	2	CYLINDER PIN	1-0010	
11	2	CYLINDER PIN	1-0011	
12	2	COTTER PIN - 1/4" DIA. X 4" L.	1-0012	
13	5	DIAMONDED NUT 5/8" DIA. W/ WASHER -	1-0013	
14	1	1 1/2" DIA. X 4" L.	1-0014	

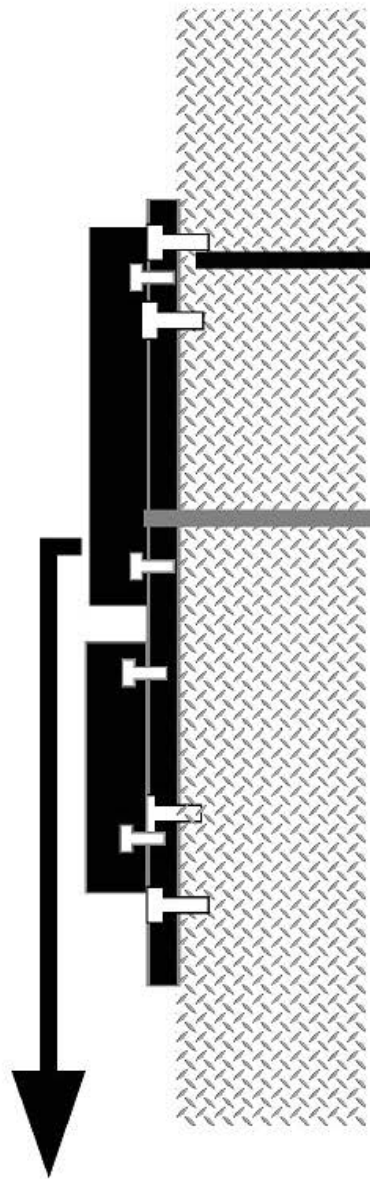
INDUSTRIAL SALES
 1815 97
 7 8 9 10 11 12 13
 1-0004

8820 168 ST, SURREY, BC V4N 6G7

Illuminated Channel Letters



Illuminated Channel Letters



Raceway to wall
(2" Deep Aluminum Raceway)
4" Self Drilling / Self Tapping Screws

CHANNEL LETTERS TO RACEWAY
1-1/2" Self Drilling / Self Tapping Screws

3" deep channel letters, LED illuminated
Side colour of letters- Black with black trim
yellow vinyl letterings