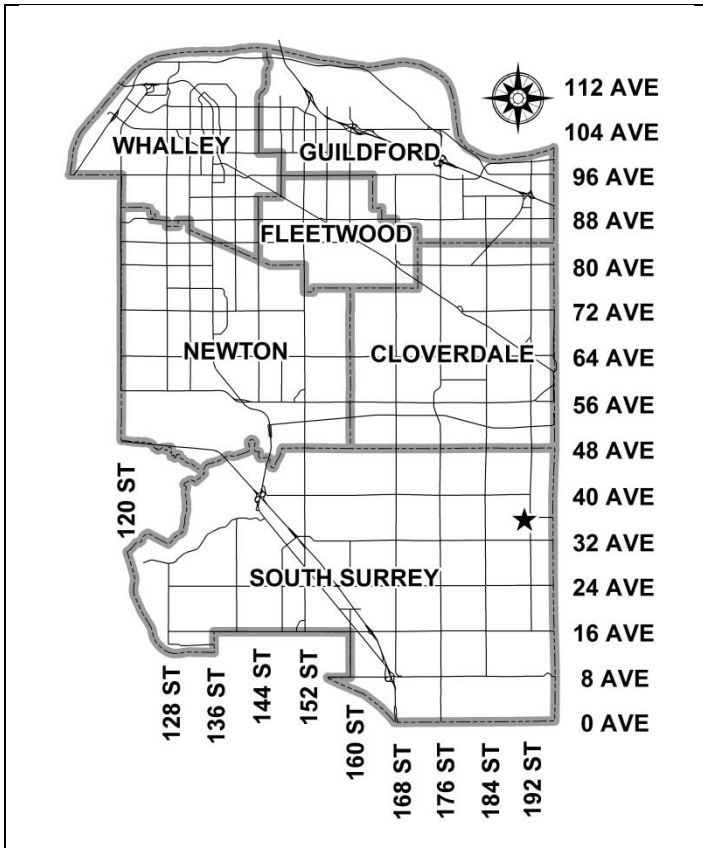


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0479-00

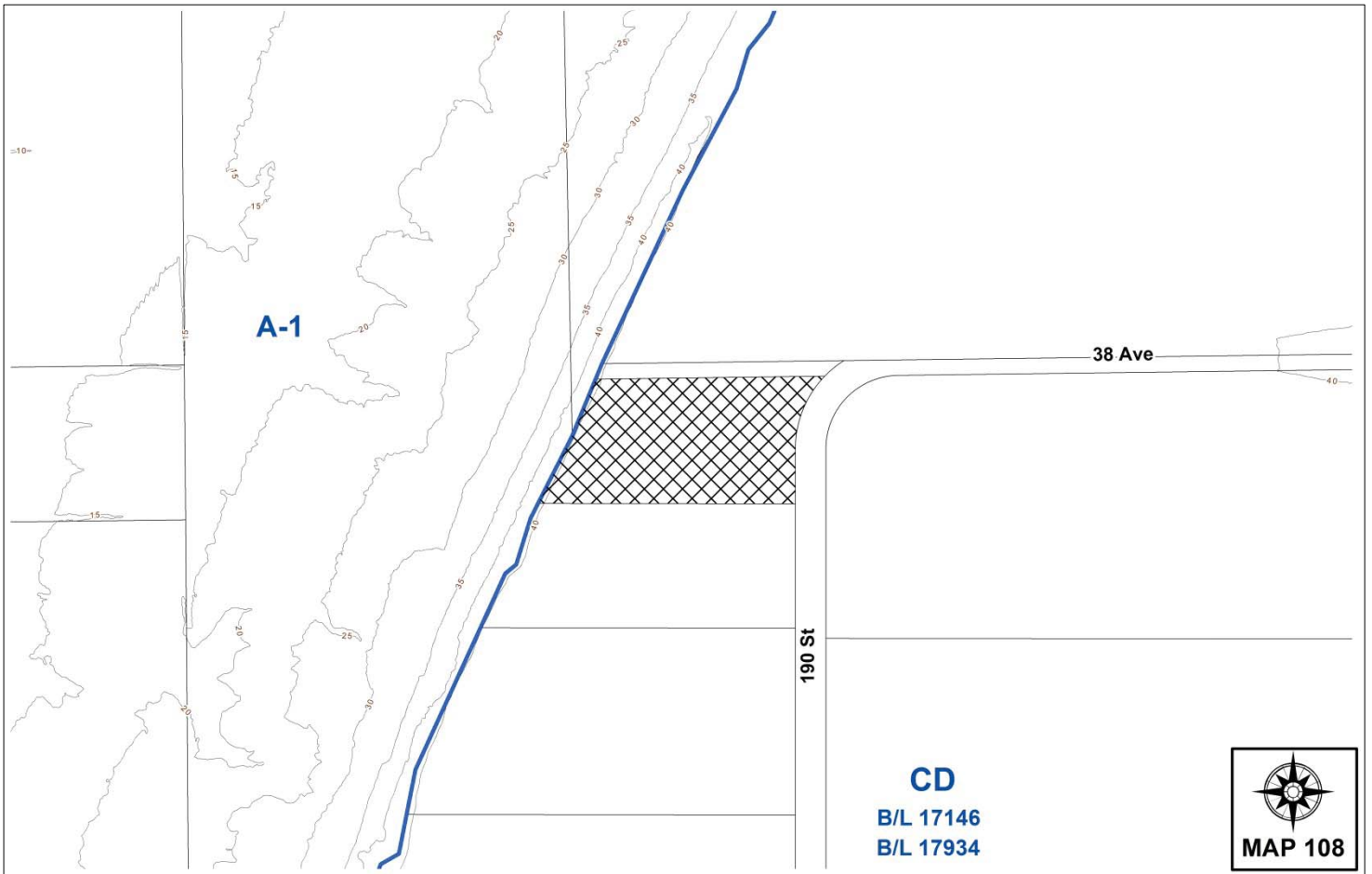
Planning Report Date: March 6, 2017



PROPOSAL:

- **Development Permit**
 to permit the development of an industrial building.

LOCATION: 3779 - 190 Street
OWNER: 1099414 B.C. Ltd.
ZONING: CD (By-law No. 17146 as amended by By-law No. 17934)
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Business Park



CD
 B/L 17146
 B/L 17934



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Mixed Employment" designation in the OCP.
- The proposal complies with the site's "Business Park" designation in the Campbell Heights LAP.
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.

RECOMMENDATION

1. Council authorize staff to draft Development Permit No. 7916-0479-00 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;
 - (b) registration of a Section 219 Restrictive Covenant to restrict mezzanine space; and
 - (c) completion of a Development Permit for Hazard Lands to the satisfaction of the General Manager, Planning & Development Department.

REFERRALS

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

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Parkland	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across 190 Street):	Vacant 15.2 acre lot	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)
South:	Vacant 3.7 acre land	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)
West:	Forested parkland	Conservation and Recreation/ Open Space Corridors or Buffers	A-1

DEVELOPMENT CONSIDERATIONS

Context

- The 1.2 hectare (3.0 acre) subject site is located at 3779 – 190 Street in Campbell Heights North. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- On June 7, 2010, the site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 17146) under Development Application No. 7910-0032-00). CD By-law No. 17146 was subsequently amended (By-law No. 17934) on June 17, 2013 under Development Application No. 7912-0170-00, to adjust the outdoor storage area boundaries. The site was subdivided as part of the Campbell Heights North phased development (Development Application No. 7914-0294-00), and then subsequently subdivided again under Development Application No. 7915-0369-00.
- CD Zone (By-law No. 17146), as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The site was cleared and serviced for development under the original rezoning and subdivision applications. There are no trees or vegetation on the site.
- The northern property line bounds a parkland connection to the forested parkland to the west.

Proposal:

- The applicant is proposing a Development Permit (DP) that will permit a 3,448 square metre (37,118 sq.ft.) single tenant industrial building on the site (Appendix II).
- The proposed building is intended to serve as warehouse and new regional head office of Bekins Moving and Storage (Canada) Limited ("Bekins"). Bekins will be relocating its operation from its existing facility in Richmond to Surrey to benefit from logistical advantages, proximity to their work force, and permitted outdoor storage on the site.

- The proposed industrial facility occupies a total of 2,974 square metres (32,008 sq.ft.) of warehouse space and 475 square metres (5,110 sq.ft.) of associated office space on the main floor. No mezzanine space is proposed. An outdoor storage and trailer staging area occupying 4,975 square metres (53,553 sq.ft.) is located at the rear of the building on the western end of the site.
- The proposal represents a floor area ratio (FAR) of 0.28, which complies with the maximum 1.0 FAR permitted under the CD Zone (By-law No. 17146 as amended by By-law No. 17934). The height of the proposed building is 11.8 metres (37 ft.).
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD Zone By-law (No. 17146, as amended by By-law No. 17934), including floor area, lot coverage, building height and building setbacks.

Access and Parking

- A vehicular access is proposed to the site from 190 Street, with the ingress at the north and egress on the south end of the site. The proposed access meets the requirements of the Engineering Department.
- The proposal includes a total of 43 parking spaces, which exceeds the Zoning By-law requirement of 42 parking spaces.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant does not anticipate mezzanine space in the foreseeable future and has agreed to register a Section 219 Restrictive Covenant prohibiting mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the development in the future.
- The proposed truck bays are located at the rear of the office portion of the building on the northern side of the site, away from public view.

Hazard Lands Development Permit

- The western side of the subject site is adjacent to a Hazard Lands Development Permit Area for steep slopes located within the parkland to the west. A geotechnical report was prepared as part of Development Application File No. 7908-0266-00, whereby a 5 metre (16 ft.) setback area was established from the property line. A restrictive covenant is registered on title protecting the 5 metre (16 ft.) area from construction of any drainage infiltration works in, or under the covenant area. In addition, CD Zone (By-law No. 17146) requires that all buildings be setback at least 5 metres (16 ft.) from this lot line.
- In order to address the Hazard Lands Development Permit Area, the applicant submitted a geotechnical report, prepared by Geopacific Consultants Ltd., confirming the geotechnical feasibility of the proposed development with the setback area being protected in accordance with the CD By-law and the restrictive covenant registered on title.

- The geotechnical report makes recommendations on subgrade preparation, building foundations, supported floor slabs, excavation, site/foundation drainage, and pavement details.
- The geotechnical study and recommendations will be incorporated into the requirements of the Development Permit for the project.

PRE-NOTIFICATION

- A development proposal sign was posted on the site on December 7, 2016 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. No responses have been received.

DESIGN PROPOSAL AND REVIEW

- The proposed tilt-up concrete building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the Official Community Plan (OCP), and is reflective of the existing standards within the area. The development concept for Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance facing 190 Street with the use of glazing, articulation, and a steel canopy.
- The proposed building construction consists of a combination of concrete tilt up and glazing as main cladding materials. Wood slat panels flank the warehouse component of the building with varying vertical slots of spandrel glazing with coloured (green and yellow) accents to create visible interest across the front of the building.

Pedestrian Circulation

- Two pedestrian linkages are proposed on the site connecting the main entrance of the building to 190 Street and the second one connecting to the parkland located to the north.

Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements. A 4.4 metre (14 ft.) wide landscaped area along 190 Street is proposed and incorporates the bioswales required in Campbell Heights to treat storm water runoff and allow for site bio-filtration. A 1.5 metre (5 ft.) wide and a 3.0 metre (10 ft.) wide landscaped strip along the north and west property line (adjacent to the Biodiversity Conservation Area) respectively is also proposed.
- The proposed landscaping will consist of a combination of trees (including flowering ash, red maple, nootka cypress, etc.) and complemented by a variety of shrubs and groundcover to be planted in the landscaping strips surrounding the site.
- A 2.4 metre (8 ft.) tall black decorative fence is proposed to surround the site.

Signage

- The Bekins company logo sign is proposed to be located on the warehouse component of the building facing 190 Street. The applicant has indicated that signage will be dealt with through a separate permitting process.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor buffer area within the subject site, with high ecological value.
- The corridor along the Campbell Heights western ridge is considered to be regionally significant from a Green Infrastructure Network perspective. The boundary of the BCS corridor was established under Development Application File No. 7908-0266-00 and intended to maintain the ecological value and linkages supported by the objectives and policies of the BCS.
- As part of this proposed development, the applicant is providing a 3.0 metre (10 ft.) landscaped area along the western property line adjacent to the BCS corridor, consisting of native plantings which will further enhance the ecological value of the BCS corridor.
- The previously established parkland boundary combined with the proposed landscape along the site's western property line is supported by staff in meeting the objectives of the BCS.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 16, 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 site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • On lot infiltration trenches or sub-surface chambers are incorporated as rain water management.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking will be provided on site.

Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural access control by clearly defining entries to the building.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal Sign was installed on the site.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be acceptable. The proposed development was evaluated based on compliance with the design guidelines for Campbell Heights North and the OCP.

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, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Geopacific Consultants Ltd. Dated June 15, 2016.
- Complete Set of Architectural and Landscape Plans prepared by Chip Barrett Architect and C. Kavolinas & Associates Inc. respectively, dated December 20, 2016 and December 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/da

DEVELOPMENT DATA SHEET

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		12,438 sq.m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		28%
Paved & Hard Surfaced Areas		64%
Total Site Coverage		92%
SETBACKS (in metres)		
Front (190 Street)	16 m	16 m
Rear	7.5 m	80.7 m
Side #1 (North)	7.5 m	16.5 m
Side #2 (South)	7.5 m/0 m	0.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	12.6 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		5,110 sq.m
Total		
FLOOR AREA: Industrial		31,916 sq.m
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		37,026 sq. m

** 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	0.28
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	12	
Industrial	30	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	42	43
Number of accessible stalls		1
Number of small cars	9 max.	5
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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PROPOSED: BEKINS MOVING & STORAGE

LEGAL: LOT A SECTION 28 TOWNSHIP 7 PLAN EPP57225 NWD
CIVIC: 3779, 190 STREET, SURREY, BC



ARCHITECTURAL DRAWING LIST

COVER SHEET	_____	A-0
SITE PLAN	_____	A-1
FLOOR PLAN	_____	A-2
OFFICE FLOOR PLAN & SERVICE ROOMS	_____	A-3
ELEVATIONS	_____	A-4
ROOF PLAN	_____	A-5
SECTIONS	_____	A-6

CHIP BARRETT ARCHITECT
 110-322 PICTOUBA STREET, SURREY, B.C. V3R 6C9
 TEL: 604-581-7527
 FAX: 604-581-7527
 www.chipbarrett.com
d.Force Designer
 2055 W. 100th Street, Surrey, BC V4N 4C6
 TEL: 604-807-1055
 www.dforce.ca

This drawing is an instrument of service. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the construction of the building or for the safety of the building. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

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DEC-20-14	ISSUE COMMENTS / CONSULTANT USE	
DEC-15-14	CLIENT REVIEW	
DEC-05-14	ISSUED FOR CONSULTANT USE	
SEP-08-14	ISSUED FOR PERMIT	
NO.	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS



PROPOSED BUILDING FOR:



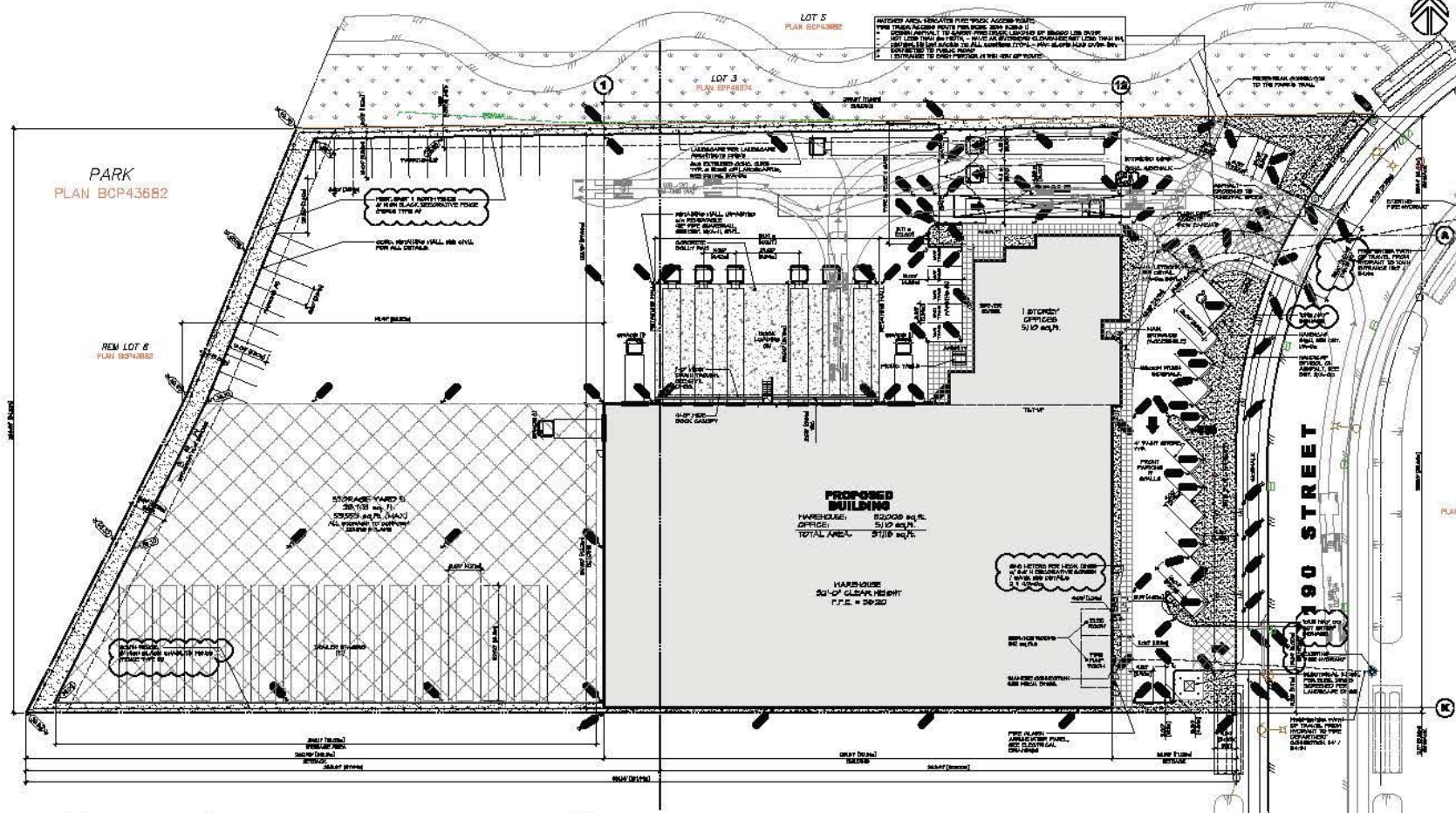
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DRAWING

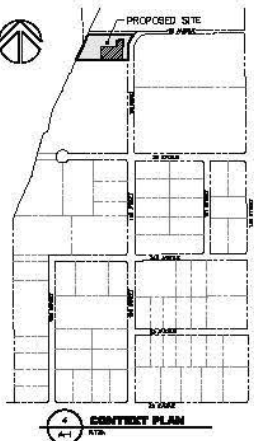
COVERSHEET

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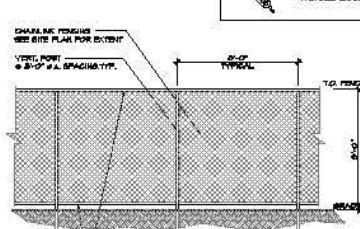
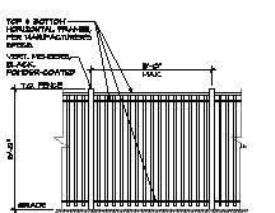
PROJECT - DRAWING NUMBER	REV.
A-0	4



PARK
PLAN BCP43682



2. **SITE PLAN**
SCALE: 1"=20'-0"



GENERAL NOTES:

1. SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
2. UTILITIES: A. BURNING OF WASTE: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
3. UTILITIES: B. WATER: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
4. UTILITIES: C. SEWER: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
5. UTILITIES: D. GAS: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
6. UTILITIES: E. TELEPHONE: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
7. UTILITIES: F. CABLE TV: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
8. UTILITIES: G. POWER: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
9. UTILITIES: H. FIBER OPTIC: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
10. UTILITIES: I. AIR CONDITIONING: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
11. UTILITIES: J. OTHER: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
12. UTILITIES: K. FIRE: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
13. UTILITIES: L. POLICE: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
14. UTILITIES: M. PUBLIC WORKS: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
15. UTILITIES: N. OTHER: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
16. UTILITIES: O. ALL UTILITIES TO BE SHOWN ON THE SITE PLAN AND REFERRED TO THE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
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26. UTILITIES: Y. ALL UTILITIES TO BE SHOWN ON THE SITE PLAN AND REFERRED TO THE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
27. UTILITIES: Z. ALL UTILITIES TO BE SHOWN ON THE SITE PLAN AND REFERRED TO THE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES

DEVELOPMENT DATA

1. **GENERAL DATA:**

- LOT NO.: 3
- LOT AREA: 80,000 SQ. FT.
- PROPOSED BLDG. AREA: 80,000 SQ. FT.
- USE: OFFICE

2. **FLOOR AREA DATA:**

FLOOR	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
GROSS FLOOR AREA	80,000	100%
GROSS BLDG. AREA	80,000	100%
GROSS USEABLE AREA	80,000	100%
GROSS COVERED AREA	80,000	100%
GROSS UNCOVERED AREA	0	0%
GROSS TOTAL AREA	80,000	100%
GROSS TOTAL COVERED AREA	80,000	100%
GROSS TOTAL UNCOVERED AREA	0	0%
GROSS TOTAL AREA (TOTAL COVERED + TOTAL UNCOVERED)	80,000	100%

3. **PERMITS:**

- PERMITS: A. BUILDING: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
- PERMITS: B. PLANNING: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
- PERMITS: C. ZONING: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES
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- PERMITS: G. OTHER: SEE CITY OF SEASIDE PLANNING DEPT. FOR DEVELOPMENT FEE SCHEDULES



CHIP BARRETT ARCHITECT
3110 15th Street, San Diego, CA 92101
(619) 594-1111

D.FORGE
ARCHITECTURE
3110 15th Street, San Diego, CA 92101
(619) 594-1111

NO.	DATE	DESCRIPTION
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02	08/15/11	REVISIONS
03	08/20/11	REVISIONS
04	08/25/11	REVISIONS
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06	09/05/11	REVISIONS
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50	04/15/12	REVISIONS

RAM
CONSTRUCTION INC.
1000 W. 15th Street, San Diego, CA 92101
(619) 594-1111

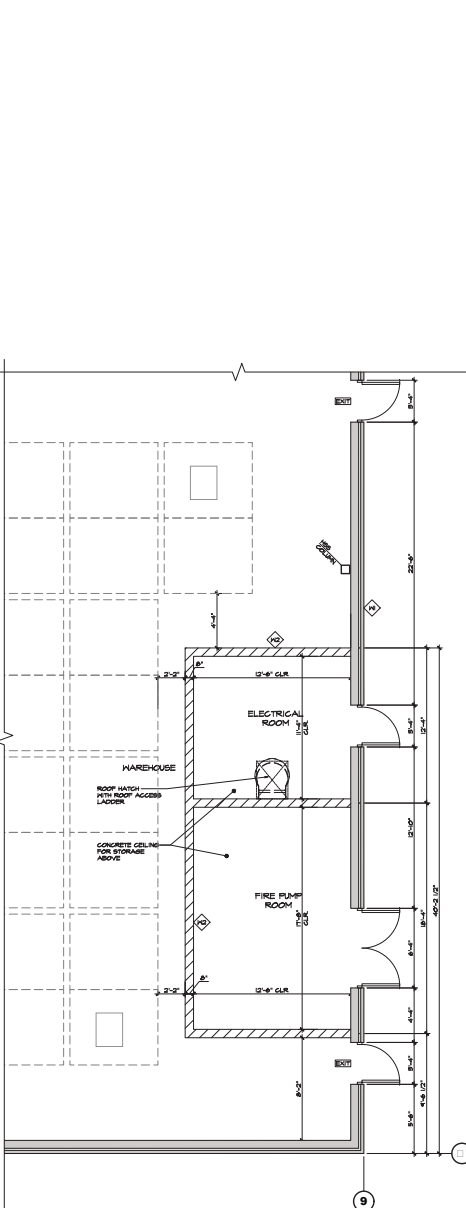
BEKINS
MOVING & STORAGE
3110 15th Street, San Diego, CA 92101
(619) 594-1111

OVERALL SITE PLAN

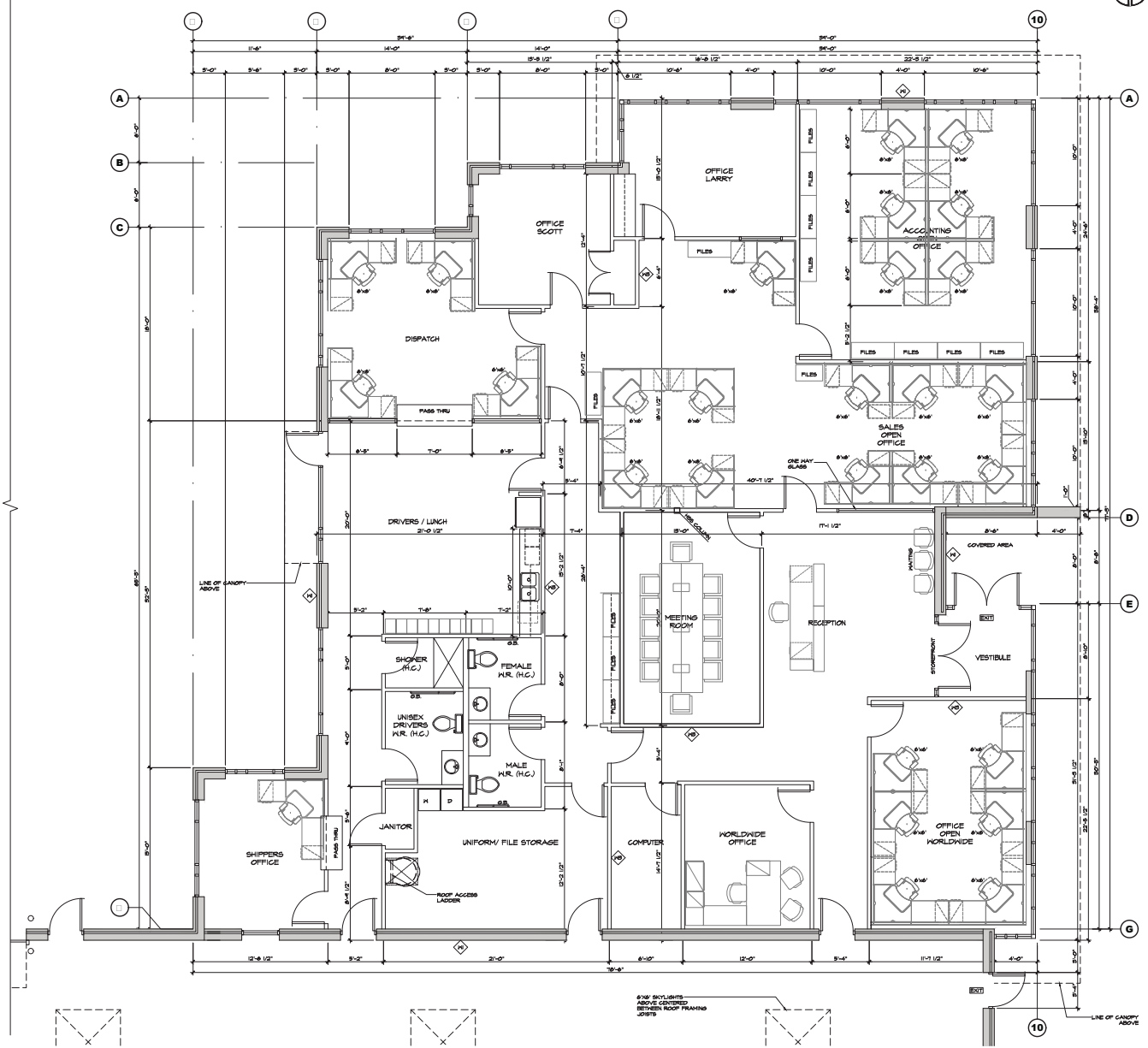
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28	12/25/11	REVISIONS
29	01/01/12	REVISIONS
30	01/05/12	REVISIONS
31	01/10/12	REVISIONS
32	01/15/12	REVISIONS
33	01/20/12	REVISIONS
34	01/25/12	REVISIONS
35	02/01/12	REVISIONS
36	02/05/12	REVISIONS
37	02/10/12	REVISIONS
38	02/15/12	REVISIONS
39	02/20/12	REVISIONS
40	02/25/12	REVISIONS
41	03/01/12	REVISIONS
42	03/05/12	REVISIONS
43	03/10/12	REVISIONS
44	03/15/12	REVISIONS
45	03/20/12	REVISIONS
46	03/25/12	REVISIONS
47	04/01/12	REVISIONS
48	04/05/12	REVISIONS
49	04/10/12	REVISIONS
50	04/15/12	REVISIONS

PROJECT: **CHIP BARRETT ARCHITECT** INC.
SCALE: **A-1**

DATE: **04/15/12**



2
A-3
MECHANICAL ELECTRICAL ROOM
FIRE PUMP ROOM FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A-5
OFFICE FLOOR PLAN
SCALE: 1/4"=1'-0"

CHIP BARRETT ARCHITECT
 100-3-3270 ARDMORE STREET, SUITE 100, C.C. 07083
 NEW JERSEY ARCHITECTS ASSOCIATION #11117
d.Force Designer
 2008 MOUNTAIN VIEW ROAD, SUITE 200, BERKELEY, CA 94705
 (415) 863-1000

This drawing is an instrument of service in that it represents the professional design and construction of the project shown on the drawing. It is not to be used for any other project without the written consent of the architect. The architect's responsibility is limited to the design and construction of the project shown on the drawing. The architect is not responsible for the accuracy of the information provided by the owner or third parties. The architect is not responsible for the accuracy of the information provided by the owner or third parties.

NO.	DATE	DESCRIPTION	BY	CHKD.

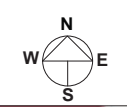
RAM
 RENTALS
 CONSTRUCTION
 BERKELEY, CA

BEKINS
 MOVING & STORAGE
 SINCE 1898

**OFFICE FLOOR PLAN
 SERVICE ROOMS**

NO.	DATE	DESCRIPTION	BY	CHKD.

PROJ. NO.: 100-3-3270
 DATE: 10/1/08
 SCALE: 1/4"=1'-0"
 PROJECT NUMBER: 100-3-3270



RAM CONSTRUCTION INC.
 101 - 8369 RIVER WAY
 DELTA, B.C. V4G 1G2
 604-940-5260

FEB/17	CITY OF SURREY COMMENTS	5
JAN/17	CIVIL	4
20/12/16	RE-ISSUED FOR DP	3
DEC/16	CITY OF SURREY COMMENTS	2
NOV/16	CITY OF SURREY COMMENTS	1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
 BCIA CSA
 2462 JONKILL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 BEKINS MOVING AND STORAGE
 c/o MR. GREG LEA
 RAM CONSTRUCTION INC.
 SUITE #101
 8369 RIVER ROAD
 DELTA, B.C. V4G 1G2
 604-

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 BEKINS STORAGE FACILITY
 CAMPBELL HEIGHTS NORTH
 3779 190 STREET
 SURREY, B.C.

SCALE	1:300	DATE	SEP/16
DWNT	DW/D		
ENL	DW/D		
APPVD	AS BUILT		

PRINTED: JOB No. DRAWING No. L-1 of 3

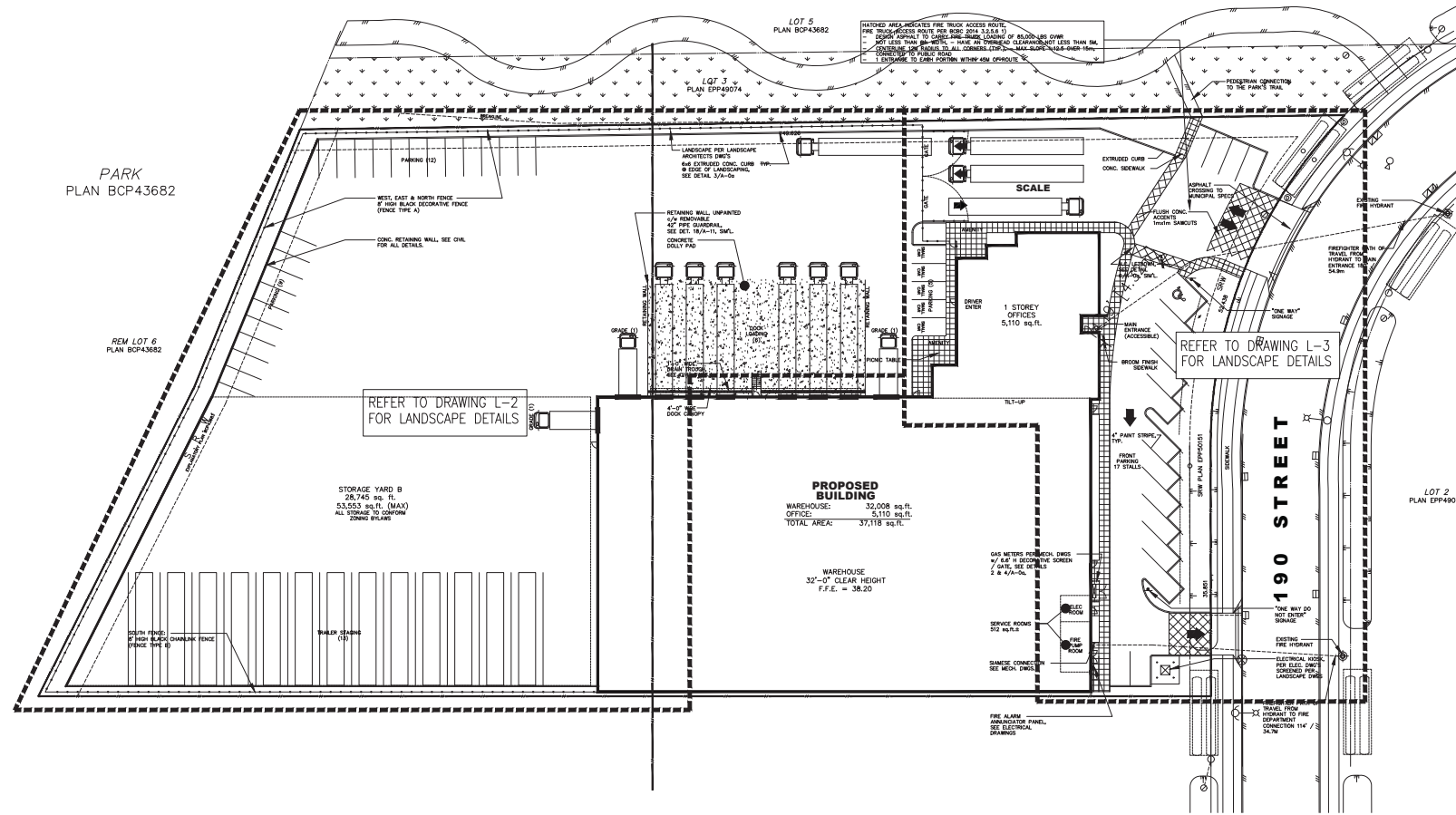
PARK
 PLAN BCP43682

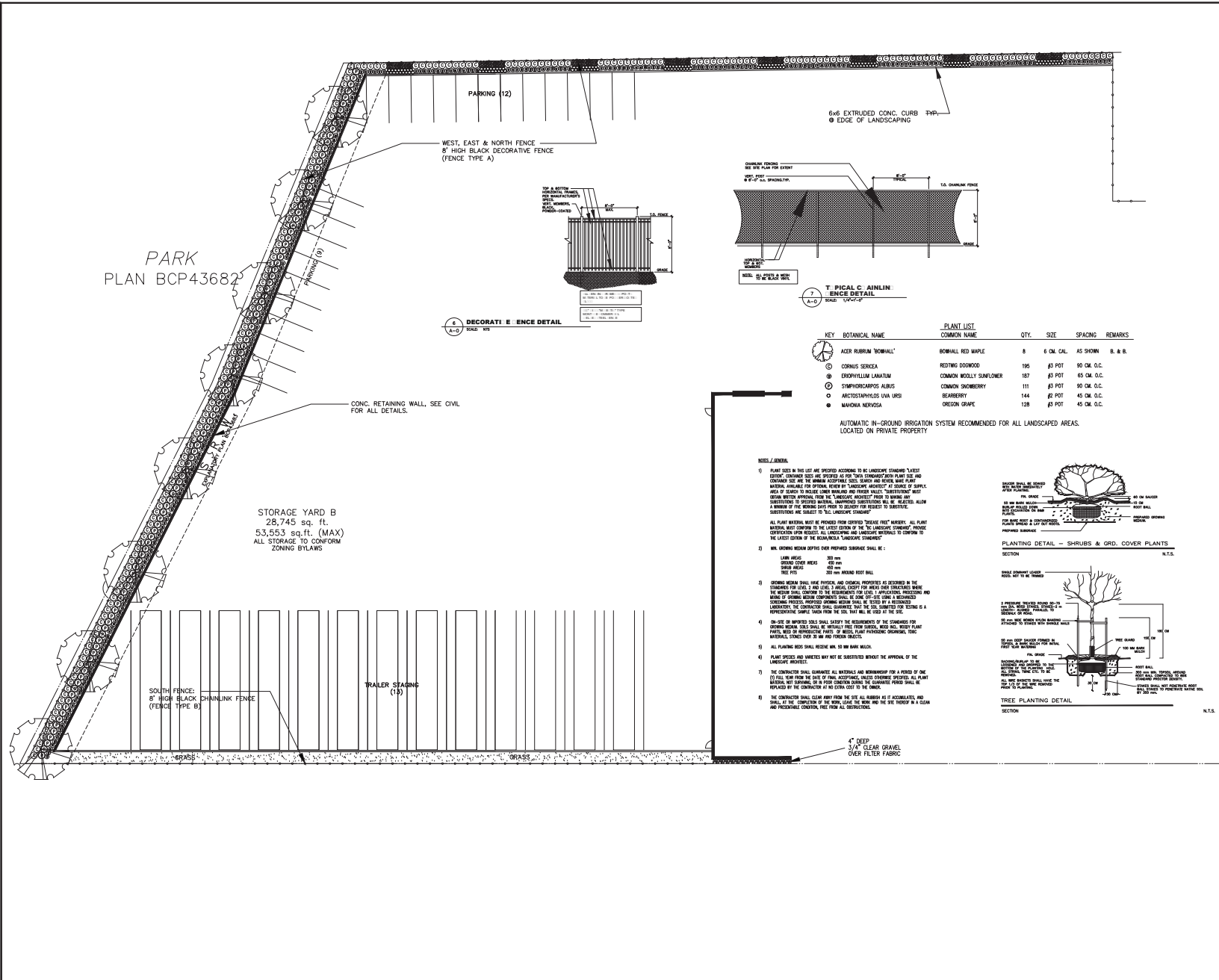
REM LOT 6
 PLAN BCP43682

LOT 5
 PLAN BCP43682

LQT 3
 PLAN EPP49074

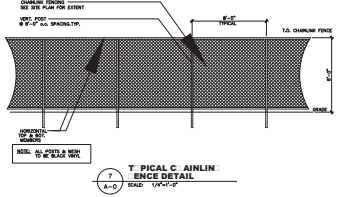
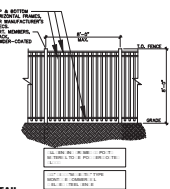
LOT 2
 PLAN EPP49074





PARK
PLAN BCP4368

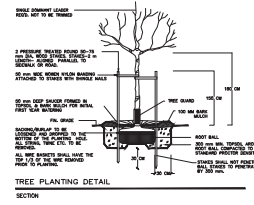
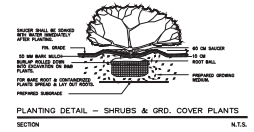
6 DECORATIVE FENCE DETAIL
SCALE: 1/8" = 1'-0"



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
⊙	ACER RUBRUM 'BONWALL'	BONWALL RED MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
⊙	CORNUS SERICEA	REDTID DOGWOOD	195	#3 POT	90 CM. O.C.	
⊙	EROPHYLLUM LANATUM	COMMON WOOLLY SUNFLOWER	187	#3 POT	65 CM. O.C.	
⊙	SYMPHORICARPOS ALBUS	COMMON SNEEWERRY	111	#3 POT	90 CM. O.C.	
⊙	ARCTOSTAPHYLOS UVA URSI	REARBERRY	144	#2 POT	45 CM. O.C.	
⊙	MAHONIA NERVOSA	OREGON GRAPE	128	#3 POT	45 CM. O.C.	

AUTOMATIC IN-GROUND IRRIGATION SYSTEM RECOMMENDED FOR ALL LANDSCAPED AREAS.
LOCATED ON PRIVATE PROPERTY

- NOTES / GENERAL**
- PLANT USES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD 'LATEST EDITION'. CONTRACTOR SHALL VERIFY THE USE OF THE 'LATEST EDITION' AND MAKE THE APPROPRIATE USE OF THE STANDARD. CONTRACTOR SHALL VERIFY THE STANDARD IS THE CURRENT EDITION AND MAKE THE APPROPRIATE USE OF THE STANDARD. CONTRACTOR SHALL VERIFY THE STANDARD IS THE CURRENT EDITION AND MAKE THE APPROPRIATE USE OF THE STANDARD.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM QUALIFIED 'TRUSTED TREE' NURSERIES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'Landscape Standard'. PLANTING SPECIFICATIONS AND NOTES. ALL PLANTING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'Landscape Standard'.
 - MIN. GRASSING HEIGHT DEPENDS ON PREPARED SURFACE SHALL BE:
 - GRASS HEIGHT: 50 mm
 - GRASS COVER AREA: 40 mm
 - TRUCK AREA: 300 mm MINIMUM FOOT BALL
 - GRASSING HEIGHT SHALL HAVE PROTECTIVE AND DRAINAGE PROPERTIES AS SPECIFIED BY THE CONTRACTOR FOR EACH USE AND LEVEL. EXCEPT FOR AREAS OVER EXISTING GRADE THE MINIMUM SHALL CONFORM TO THE REQUIREMENTS FOR EACH APPLICATION. PROTECTIVE AND DRAINAGE PROPERTIES SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL UNDER THE GRASSING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOIL SHALL SATISFY THE REQUIREMENTS OF THE STANDARD FOR GRASSING. SOIL SHALL BE FREE FROM STONES, ROCKS, NAILS, HOOPS, PLANT MATERIALS, DEBRIS, AND OTHER FOREIGN OBJECTS. ALL PLANTING MATERIALS SHALL BE FREE FROM STONES, ROCKS, NAILS, HOOPS, PLANT MATERIALS, DEBRIS, AND OTHER FOREIGN OBJECTS.
 - ALL PLANTING AIDS SHALL BE FREE FROM STONES, ROCKS, NAILS, HOOPS, PLANT MATERIALS, DEBRIS, AND OTHER FOREIGN OBJECTS.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIALS NOT SURVIVING IN A GOOD CONDITION DURING THE GUARANTEED PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR ANY FROM THE SITE ALL RUBBER AND ACCUMULATED, AND SHALL BE THE RESPONSIBLE FOR THE WORK. THE WORK AND THE SITE THEREOF IN A CLEAN AND PRACTICAL CONDITION FREE FROM ALL OBSTRUCTIONS.



N
W O E

RAM CONSTRUCTION INC.
101 - 8369 RIVER WAY
DELTA, B.C. V4G 1G2
604-940-5260

DATE	REVISIONS	NO.
FEB/17	CITY OF SURREY COMMENTS	5
JAN/17	CHL	4
20/12/16	RE-ISSUED FOR DP	3
DEC/16	CITY OF SURREY COMMENTS	2
NOV/16	CITY OF SURREY COMMENTS	1

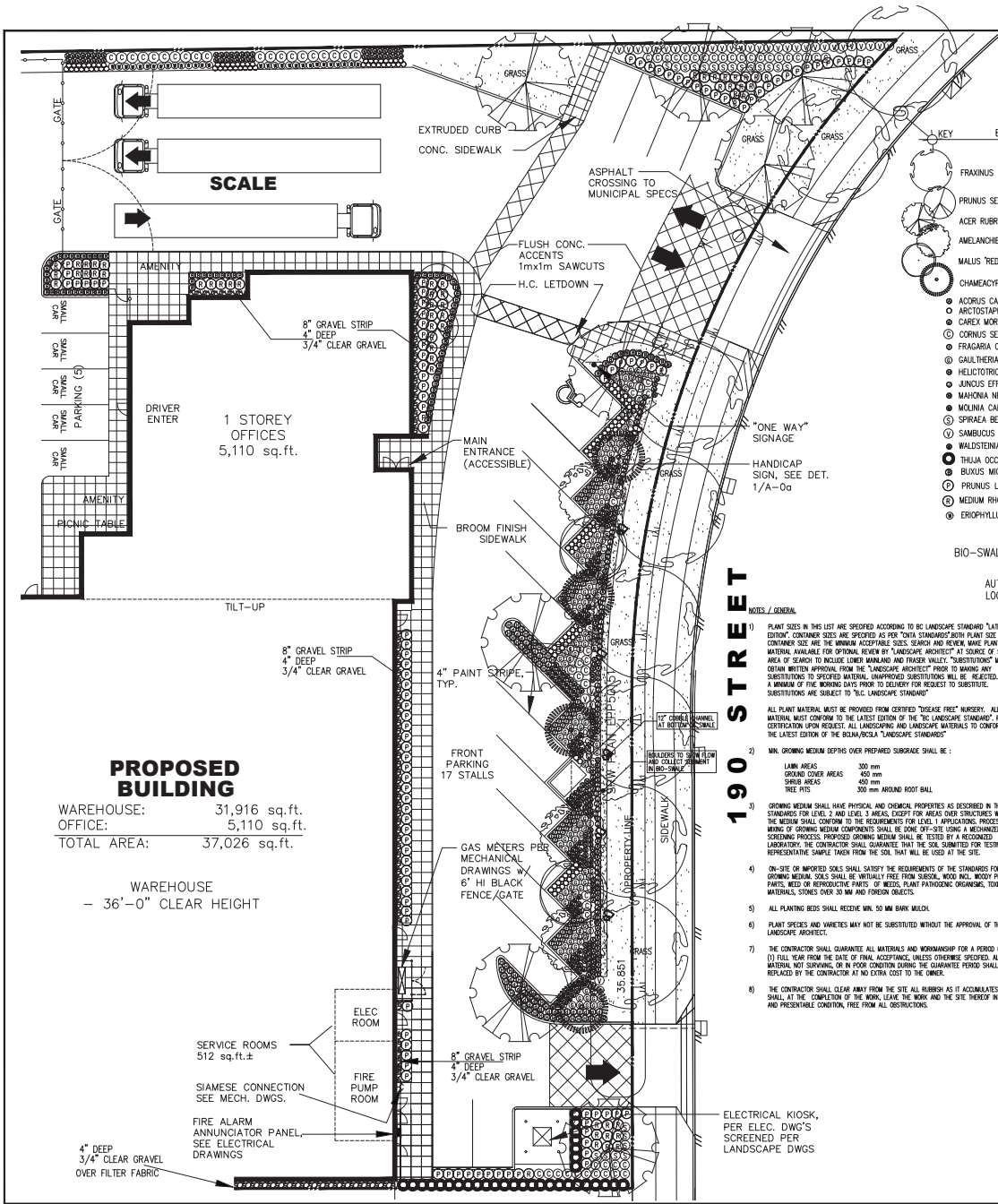
C.KAVOLINAS & ASSOCIATES INC.
SCSA CSA
2442 JONKIL COURT
ABBOTSFORD, B.C.
VIC 3E8
PHONE (604) 857-2376

CLIENT
BEKINS MOVING AND STORAGE
c/o MR. GREG LEA
RAM CONSTRUCTION INC.
SUITE #101
8369 RIVER ROAD
DELTA, B.C. V4G 1G2
604-

TITLE
LANDSCAPE PLAN
PROPOSED
BEKINS STORAGE FACILITY
CAMPBELL HEIGHTS NORTH
3779 190 STREET
SURREY, B.C.

SCALE	1:200	DATE	SEP/16
DRAWN	CHW/D	DATE	
CHKD	CHW/D	DATE	
APP'D	AS BALT	DATE	

PRINTED: []
DRAWING NO.: []
L-2 of 3



PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
FRAXINUS ORNUS 'ARIE PETERS'	ARIES PETER'S FLOWERING ASH	6	6 CM. CAL.	AS SHOWN	1.8M STANDARD B. & E.
PRUNUS SERRULATA AMANAGAWA	AMANAGAWA CHERRY	2	6 CM. CAL.	AS SHOWN	B. & E.
ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	8	6 CM. CAL.	AS SHOWN	B. & E.
AMELANCHER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	3	6 CM. CAL.	AS SHOWN	B. & E.
MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	2	6 CM. CAL.	AS SHOWN	B. & E.
CHAMAECYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	4	3.00 METERS	AS SHOWN	B. & E.
● ACRODUS CALAMUS 'VARIEGATUS'	VAREGATED SWEETFLAG	76	#2 POT	45 CM. O.C.	
● ARCTOSTAPHYLOS UVA URSI	BEARBERRY	141	#2 POT	45 CM. O.C.	
● CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	29	#2 POT	45 CM. O.C.	
● CORNUS SERICEA	REDTIG DOGWOOD	81	#3 POT	90 CM. O.C.	
● FRAGARIA CHLORSENSIS	BEACH STRAWBERRY	80	#2 POT	45 CM. O.C.	
● GAILTHERIA SHALLOM	SALAL	119	#3 POT	65 CM. O.C.	
● HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	51	#2 POT	45 CM. O.C.	
● JUNCUS EFFUSUS	COMMON SOFT RUSH	55	#2 POT	45 CM. O.C.	
● MAHONIA NERVOSA	OREGON GRAPE	101	#3 POT	45 CM. O.C.	
● MOLINA CAERULEA 'VARIEGATA'	VAREGATED PURPLE MOOR GRASS	84	#2 POT	45 CM. O.C.	
● SPHRAEA BETULIFOLIA 'TOR'	TOR SPHRAEA	27	#3 POT	90 CM. O.C.	
● SAMOLUS RACEMOSA	RED ELDERBERRY	34	#3 POT	90 CM. O.C.	
● MALDSTENIA TERNATA	BARREN STRAWBERRY	107	#2 POT	45 CM. O.C.	
● THALIA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORTHAI	7	1.50 METERS	65 M. O.C.	
● BUXUS MICROPHYLLA WINTER GSM	BOWWOOD	81	#3 POT	90 CM. O.C.	
● PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	90	#3 POT	90 CM. O.C.	
● MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	60	#3 POT	90 CM. O.C.	
● EROPHYLLUM LANATUM	COMMON WOOLLY SUNFLOWER	30	#3 POT	65 CM. O.C.	

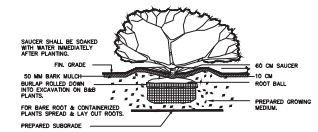
BIO-SWALES TO BE CONSTRUCTED IN ACCORDANCE TO EXISTING RESTRICTIVE COVENANT TITLE.

AUTOMATIC IN-GROUND IRRIGATION SYSTEM RECOMMENDED FOR ALL LANDSCAPED AREAS. LOCATED ON PRIVATE PROPERTY

190 STREET

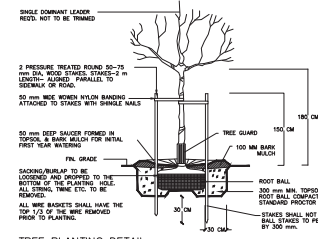
NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ON-SITE STANDARDS". BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEASON AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LINES MARKING AND FRASER WALK. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BSCA "LANDSCAPE STANDARDS".
- WAL GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 300 mm
 - GROUND COVER AREAS 400 mm
 - SHRUB AREAS 400 mm
 - TREE AREAS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATION. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE FREELY FREE FROM SUBSOL, WOOD WOOD, BODY PLANT PARTS, WEEDS OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBER AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PLEASANT CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

N.T.S.



TREE PLANTING DETAIL

N.T.S.

N
W — E
S

RAM CONSTRUCTION INC.
101 - 8369 RIVER WAY
DELTA, B.C. V4G 1C2
604-940-5260

DATE	REVISION	NO.
FEB/17	CITY OF SURREY COMMENTS	5
JAN/17	CIVIL	4
20/12/16	RE-ISSUED FOR DP	3
DEC/16	CITY OF SURREY COMMENTS	2
NOV/16	CITY OF SURREY COMMENTS	1

C.KAVOLINAS & ASSOCIATES INC.
BCSA CSLA
2482 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
BEKINS MOVING AND STORAGE
c/o MR. SRES. LEA
RAM CONSTRUCTION INC.
SUITE #101
8369 RIVER ROAD
DELTA, B.C. V4G 1C2
604-

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
BEKINS STORAGE FACILITY
CAMPELL HEIGHTS NORTH
3739 190 STREET
SURREY, B.C.

SCALE 1:150	DATE SEP/16
DRAWN CHW	CHECKED CHW
ENCL. AS BUILT	APPROVED AS BUILT

PRINTED
JOB NO.
DRAWING NO.
L-3 of 3

PROPOSED BUILDING
WAREHOUSE: 31,916 sq.ft.
OFFICE: 5,110 sq.ft.
TOTAL AREA: 37,026 sq.ft.

WAREHOUSE
- 36'-0" CLEAR HEIGHT

SERVICE ROOMS
512 sq.ft.±
SIAMESE CONNECTION
SEE MECH. DWGS.
FIRE ALARM
ANNUNCIATOR PANEL
SEE ELECTRICAL
DRAWINGS

ELEC ROOM
FIRE PUMP ROOM

ELECTRICAL KIOSK,
PER ELEC. DWGS
SCREENED PER
LANDSCAPE DWGS

