

DRAWING / REPORT LIST Architectural CONTEXT, PROJECT TEAM DRAWING LIST & PROJECT DATA SITE PLAN DETAILED SITE PLAN FIRE-FIGHTING PROVISIONS- ACCESS ROUTE PLAN FLOOR PLAN- NORTH BUILDING FLOOR PLAN- SOUTH BUILDING **BUILDING ELEVATIONS- NORTH BUILDING** BUILDING ELEVATIONS- SOUTH BUILDING A 500 SITE & BUILDING SECTIONS BUILDING SECTIONS RENDERINGS- SITE VIEWS RENDERINGS- NORTH BUILDING VIEWS RENDERINGS- SOUTH BUILDING VIEWS RENDERINGS- DETAILED VIEWS Environmental KEYSTONE ENVIRONMENTAL **Environmental Impact Assessment** 10566, 10582, 10620/10626 Scott Road, Surrey, BC Project No. 15934 December 2021 Traffic / Transportation PARSONS 10566, 10582, 10620/10626 Scott Road, Surrey Permitting and Environmental Review Application Traffic Impact Study December 1, 2021 1 of 9 LOCATION PLAN AND GENERAL NOTES 2 of 9 KEY PLAN 3 of 9 SITE SERVICING PLAN: NORTH 4 of 9 SITE SERVICING PLAN: SOUTH 5 of 9 SITE GRADING PLAN: SOUTHWEST 6 of 9 SITE GRADING PLAN: NORTHWEST 7 of 9 SITE GRADING PLAN: NORTHEAST 8 of 9 SITE GRADING PLAN: SOUTHEAST 9 of 9 STORMWATER MANAGEMENT Landscape L1a LANDSCAPE MATERIALS & LAYOUT PLAN L1b LANDSCAPE AMENITY AREAS L2 TREE PLANTING PLAN L3a SHRUB PLANTING PLAN L3b SHRUB PLANTING PLAN L3c SHRUB PLANTING PLAN L3d SHRUB PLANTING PLAN Geotechnical GEOPACIFIC Preliminary Geotechnical Investigation Report-Proposed Industrial Development 10566, 10582, 10620/10626 Scott Road, Surrey, BC December 2021 File: 12886 Fire Safety Plan NATIONAL FIRE & SAFETY PLANNERS Construction Fire Safety Plan For Port Distribution Industrial & Logistics 10566, 10582, 10620/10626 Scott Road, Surrey, BC 11/18/21 Electrical E1 SITE LIGHTING PLAN E2 DOCK LIGHTING PLAN Lighting Compliance Documentation 10566, 10582, 10620/10626 Scott Road, Surrey, BC Nov 23, 2021 Survey H.Y. ASSOCIATES LAND SURVEYING LTD. Field Surveys conducted Between July 6, 2020 to August 24, 2021 Dwg: 154242_TO3.DWG Structural Mechanical: HVAC & PLUMBING Fire Protection **Energy Consultant**

Civic Address: Legal Description:					
Legal Description:	10566, 10582 & 10620/10626 SCOTT ROAL	D, SURREY			
		009-932-313 LOT 1, EXCEPT: PART ON SRW PLAN LMP20327, SECTION 19 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 14280			
		001-525-905 LOT 2, EXCEPT: PART ON SRW PLAN LMP20327, SECTION 19 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 14280			
		N 4663) FRACTIONAL SECTION 19 2 SQUARE METRES (BYLAW PLAN 58239), AN LMP20327 NEW WESTMINSTER DISTRICT			
Lot Size:	IRREGULAR; APPROX. 107,200 Sq.m. / 26	5.5 ACRES			
LAND USE F Planning Are	NCOUVER- Vancouver Fras PLAN December 8, 2020 a 5: Fraser River Central NG, PORT SERVICES & INDUSTRIAL U USE	•			
Site Coverage:	75%	North Building: 14,000 SQ.M South Building: 21,976 SQ.M Total: 35,976 SQ.M			
Density:		35,976 / 107,200 = 33.6% T.B.D. at Tenant Improvement with Mezzanines			
Building Height:	- 14m (45')	Max. 12.8m (+/-42')			
Parking:		Total Provided = 296 Spaces / 1 per 1,310 SF 1 per 122 m2			
Project Description: Major Occupancies:	Distribution and Storage Facility This application for 'building shell-only' Tenant Improvement building permit(s) to follow for tenant occupancies F-2 Warehousing / Storage	Distribution and Storage Facility This application for 'building shell-only' Tenant Improvement building permit(s) to follow for tenant occupancies			
Classification:	Design to 3.2.2.74. Group F-2, Any Height, Any Area, Sprinklered				
Construction Type: Building Area:	Permitted: Noncombustible Only / Proposed: Noncombustible NORTH BUILDING Permitted: N/A Proposed: 14,000 Sq.m.	SOUTH BUILDING Permitted: N/A Proposed: 21,976 Sq.m.			
No. Storeys:	One Storey (Designed for Future Mezzanines)				
No. of Streets: Sprinklers:	2 Streets-Facing Yes; NPPA 13, ESFR System monitored				
	No (None Required)				
	To be Determined 45m to Siamese Connection; 45m from Hydrants to Points of Response				
Spatial Separations: Fire Hydrant:	•				
Fire Walls: Spatial Separations: Fire Hydrant: Fire Alarm / Monitoring:	Required and Single Stage Provided / Signal to Fire Dept.				
Spatial Separations: Fire Hydrant: Fire Alarm / Monitoring:	Required and Single Stage Provided /	SOUTH BUILDING Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD Warehouse = + Office = = Pers			
Spatial Separations: Fire Hydrant: Fire Alarm / Monitoring: Occupant Load: Floor Rating:	Required and Single Stage Provided / Signal to Fire Dept. NORTH BUILDING Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD Warehouse = + Office = = Persons Not Applicable Fire Separation w/	Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD			
Spatial Separations: Fire Hydrant: Fire Alarm / Monitoring: Occupant Load: Floor Rating: Mezzanine Rating:	Required and Single Stage Provided / Signal to Fire Dept. NORTH BUILDING Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD Warehouse = + Office = = Persons Not Applicable	Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD			
Spatial Separations: Fire Hydrant: Fire Alarm / Monitoring: Occupant Load: Floor Rating: Mezzanine Rating: Loadbearing Elements: Roof Rating: Suite Separations:	Required and Single Stage Provided / Signal to Fire Dept. NORTH BUILDING Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD Warehouse = + Office = = Persons Not Applicable Fire Separation w/ 1 HR. F.R.R. Req'd and Proposed 1 HR. F.R.R. Req'd and	Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD			
Spatial Separations: Fire Hydrant:	Required and Single Stage Provided / Signal to Fire Dept. NORTH BUILDING Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD Warehouse = + Office = = Persons Not Applicable Fire Separation w/ 1 HR. F.R.R. Req'd and Proposed 1 HR. F.R.R. Req'd and Proposed For Mezzanine Floor Not Required To Be Determined	Based on Actual Use- TBD at T.I. Permit Based on BCBC Table 3.1.17.1 TBD			

REVISIONS	_
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DECEMBER 1, 2021 Issued for P.E.R. Application	
AUGUST 12, 2021 Issued for Coordination	
JUNE 18, 2021 Issued for Discussion	
PROJECT BY	
Brunswick Property Holdings 2960 Altamont Crea West Vance BC Canada V7V	s Ol
BUILDER	_
WALES MCLELLAN CONSTRUCTION	
AUTHORITY HAVING JURISDICTION	
PORT of vancouve	
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INTERFACE Suite 230	
11590 Cambie Road Richmond BC Canada V6X 3Z5	
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PORT OF VANCOUVER Port Distribution Industrial & Logistics Development

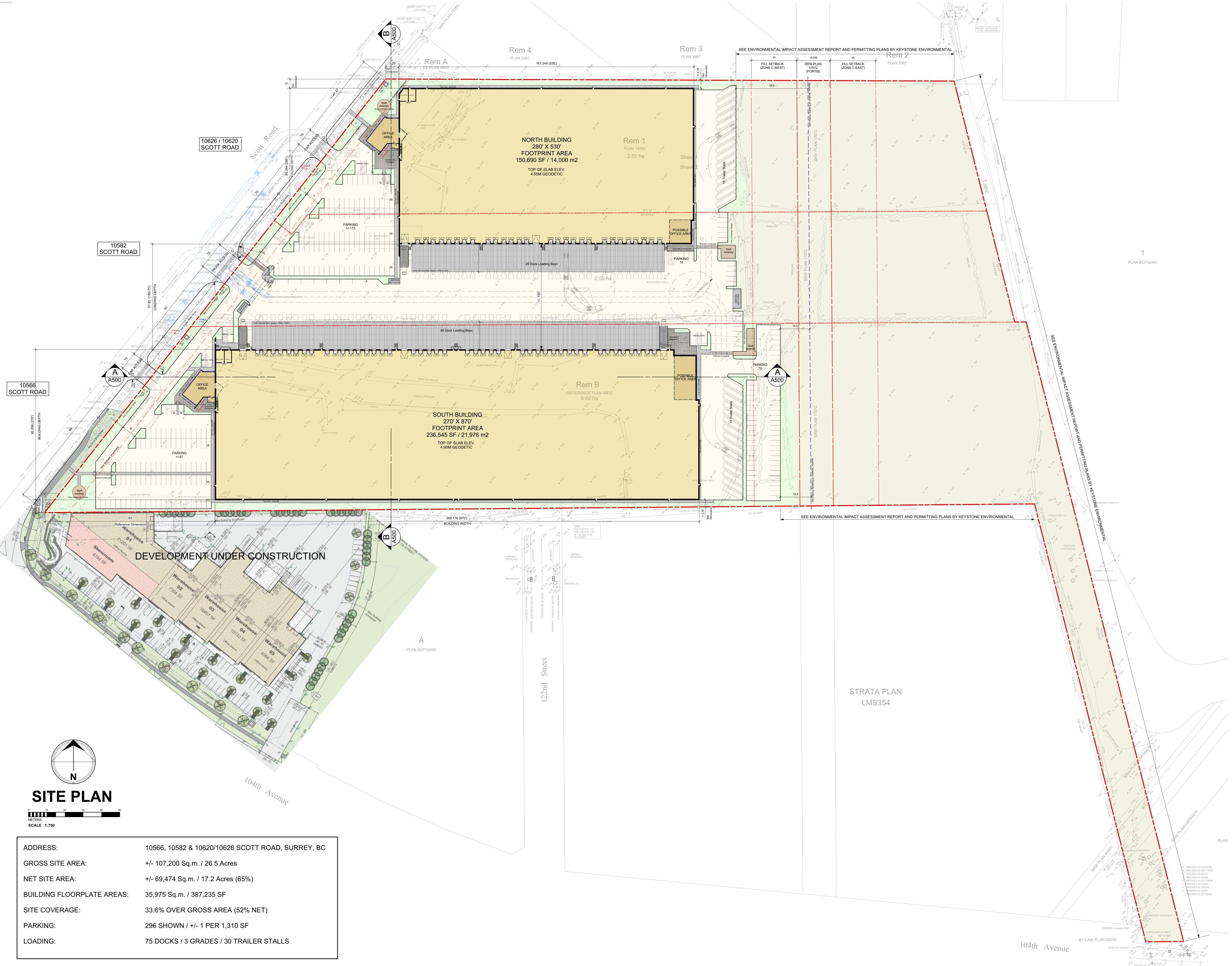
10566, 10582 & 10620/10626 Scott Road, Surrey, B.C.

2006 SCOT MARCH 2020 DRAWN BY

PROJECT DATA

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PORT DISTRIBUTION INDUSTRIAL DEVELOPMENT 10566, 10582 & 10620/10626 SCOTT ROAD, SURREY PORT of VANCOUVER - Vancouver Fraser Port Authority Application For Project and Environmental Review



DECEMBER 1, 2021 Issued for PER Application NOVEMBER 24, 2021 Issued for Offices & Civil Changes Coordination SEPTEMBER 20, 2021 Issued for Coordination FEBRUARY 19, 2021 Issued for Discussion PROJECT BY **Brunswick Property Holdings Ltd** ALL DESIGNS AND OTHER INFORMATION SHOWN HEREON ARE FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THIS OFFICE. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM THIS OFFICE, AND ALL REPRODUCTION MUST SHOW THE NAME OF THIS OFFICE. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY AND ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE INFORMED OF ANY VARIATIONS FROM JOB CONDITIONS, DIMENSIONS AND CHANGES BETWEEN THIS DRAWING AND THE WORK.

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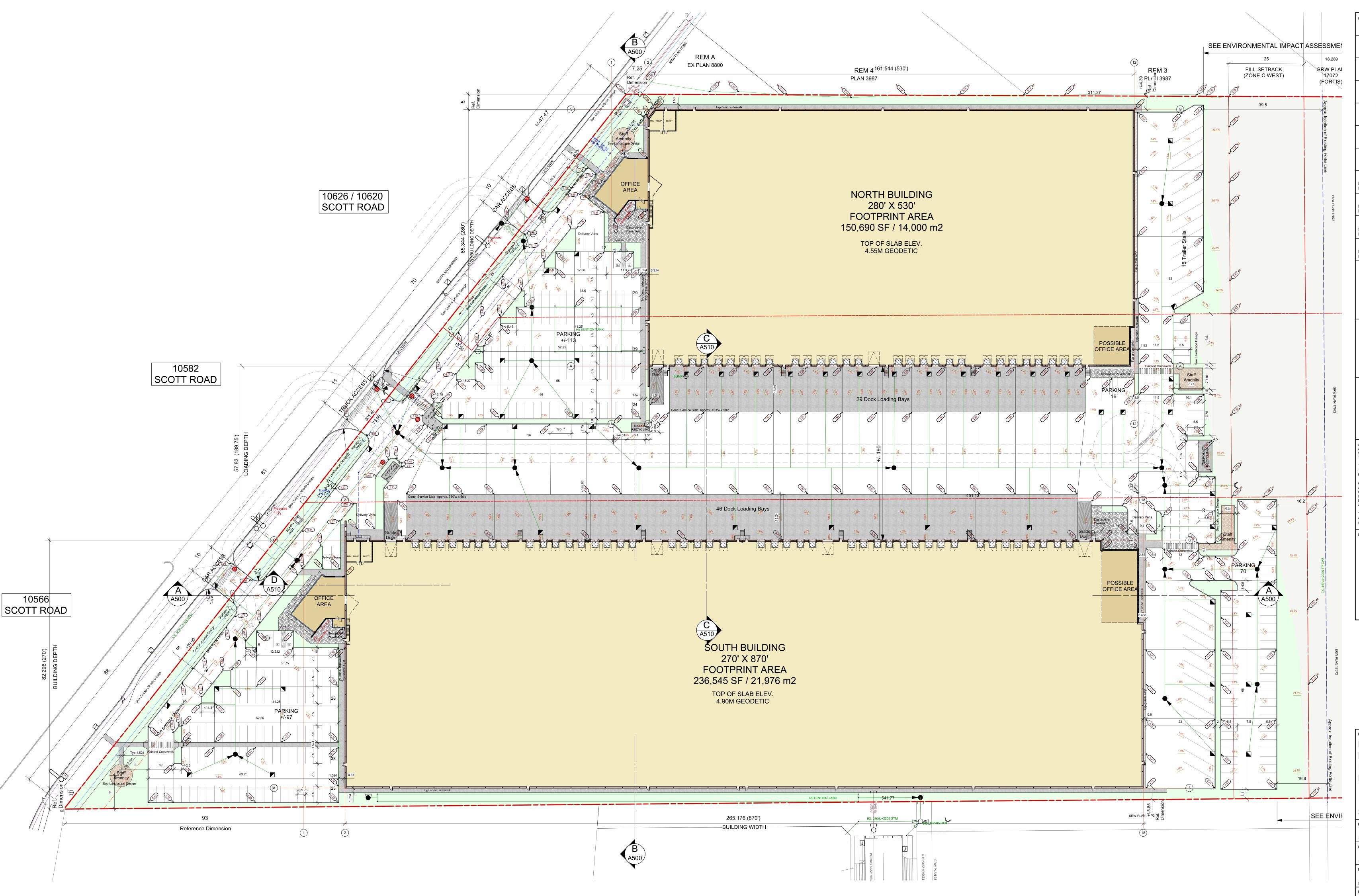
PORT OF VANCOUVER Port Distribution Industrial & Logistics Development

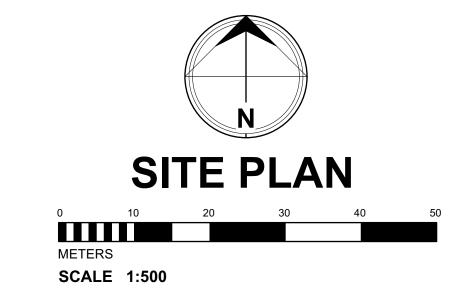
10566, 10582 & 10620/10626 Scott Road, Surrey, B.C.

PROJECT NO. 2006 SCOT

MARCH 2020

SITE PLAN





DECEMBER 1, 2021
Issued for PER Application

NOVEMBER 24, 2021 Issued for Offices and Civil Changes Coordination

SEPTEMBER 20, 2021 Issued for Coordination

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BC Canada V7V 3C1

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PORT OF VANCOUVER
Port Distribution
Industrial & Logistics
Development

10566, 10582 & 10620/10626 Scott Road, Surrey, B.C.

PROJECT NO.

2006 SCOT

SCALE

AS SHOWN

DATE

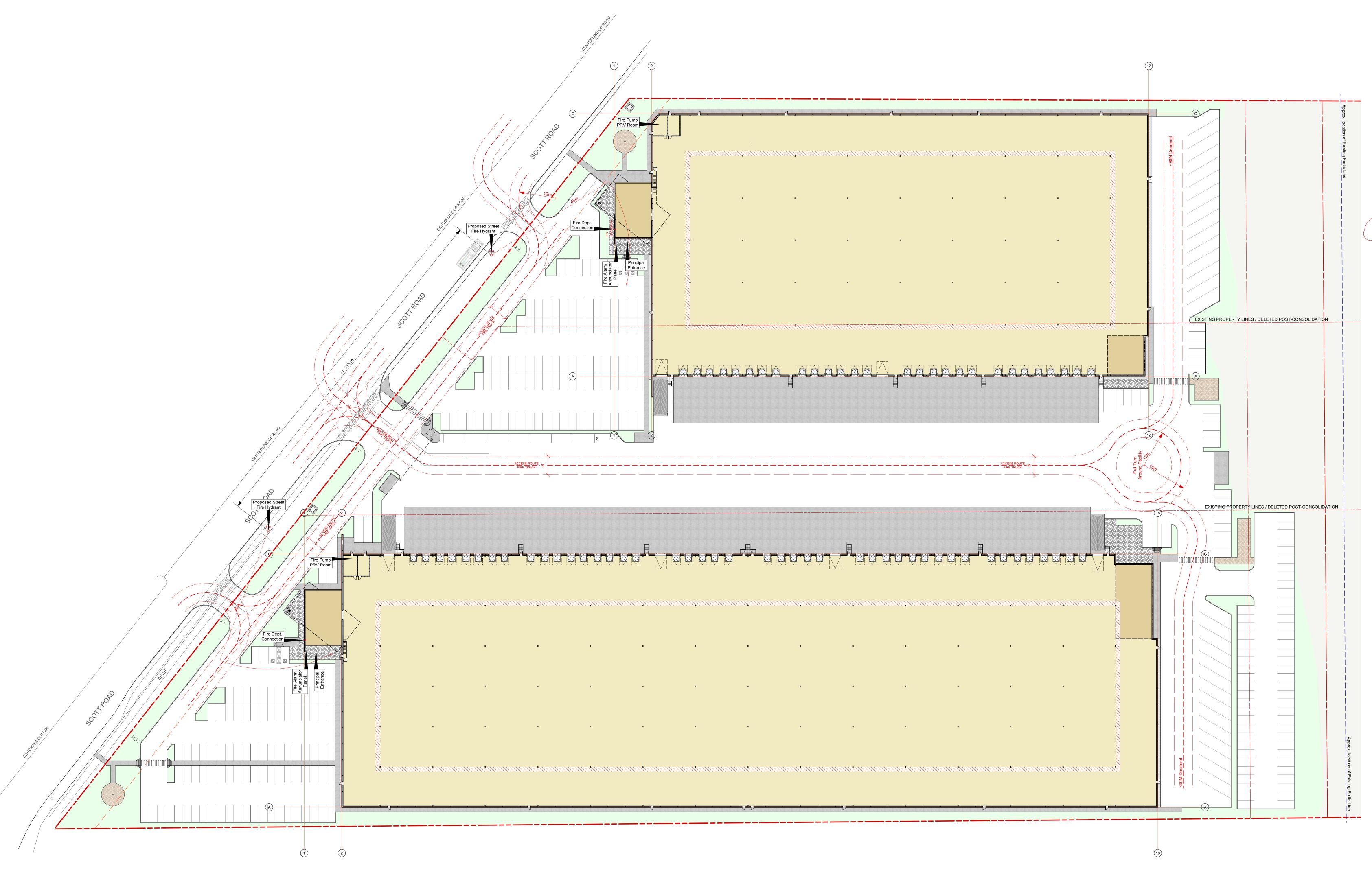
MARCH 2020

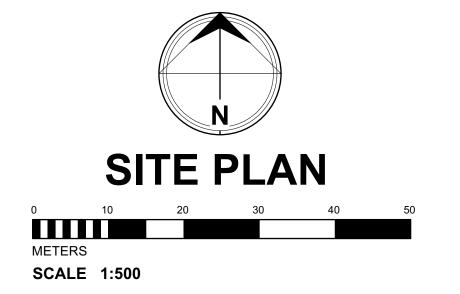
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SHEET TITLE

DETAILED SITE PLAN





FIRE TRUCK ACCESS PLAN
(For Fire Department Approval Purposes)

Site and buildings design to comply with N.B.C. 3.2.5. Provisions for Fire Fighting

Designated / indicated fire truck access routes to be:

- a FD pumper vehicle can be located adjacent to a fire hydrant

- an unobstructed path of not more than 45m between the vehicle and FD connection

- within not less than 3m and not more than 15m from principal entrances

- a minimum of 6m (20') wide with no obstructions

- clearance heights must be 5 meters (16'-5") vertically

- curves or off sets with a centerline turning radius of min. 12 meters

- change of gradient not to exceed 1 in 12.5 over a min. distance of 15 meters

- to be constructed to withstand a weight of 36,287 KG (80,000 lbs)

- construction material must ensure accessibility under all climatic conditions

AUGUST 8, 2022
Revised for P.E.R. Application- NBC Reference

DECEMBER 1, 2021
Issued for P.E.R. Application

Brunswick Property Holdings Ltd
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WALES MCLELLAND

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Port Distribution
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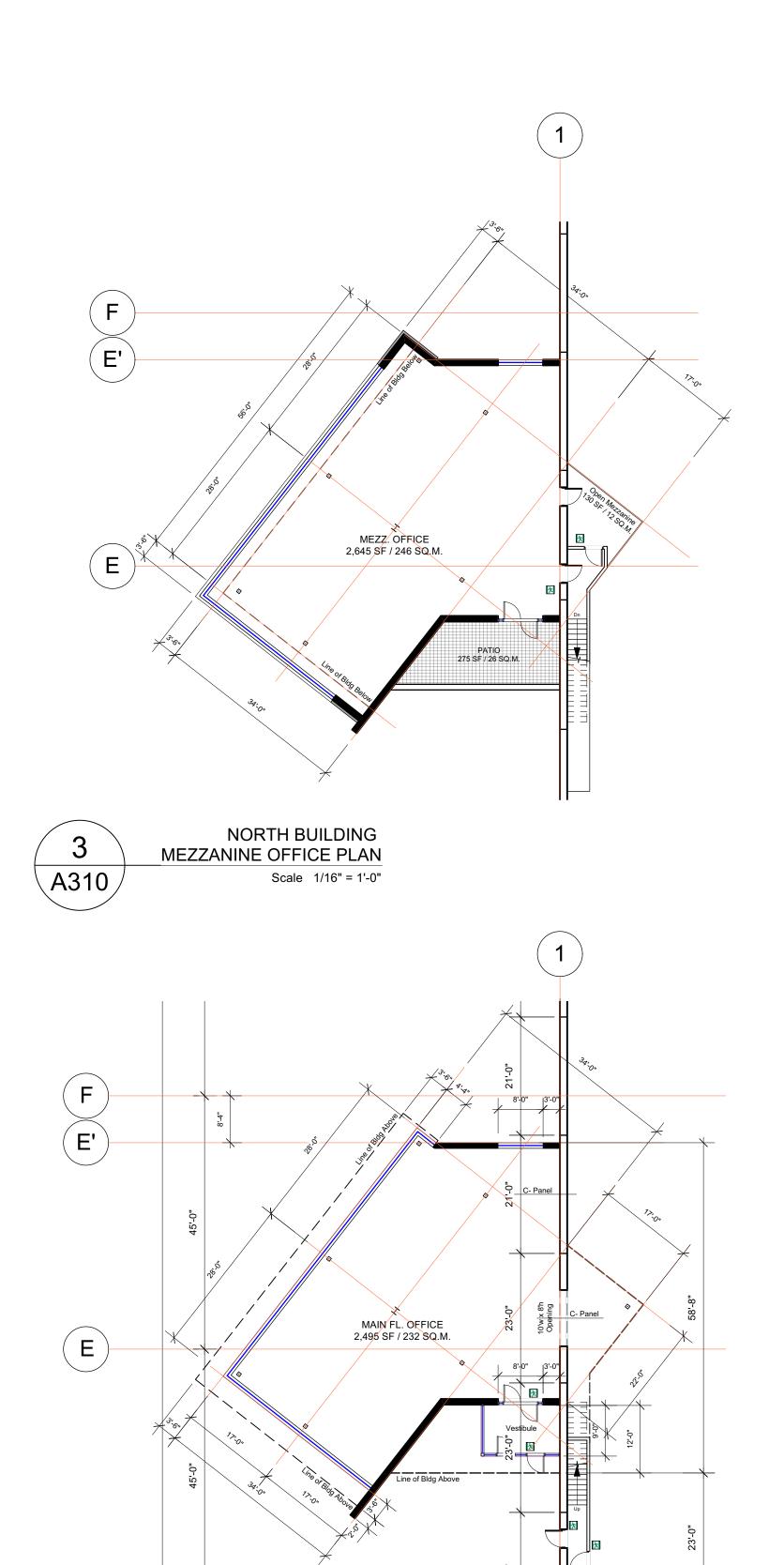
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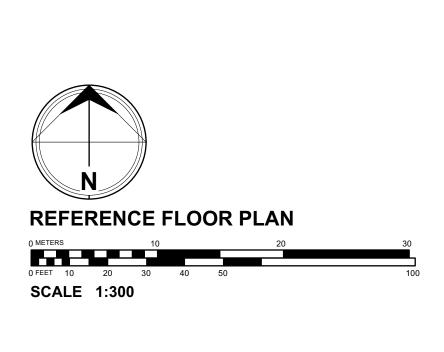
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SHEET TITLE

MARCH 2020

SITE PLAN:
Provisions for Firefighting



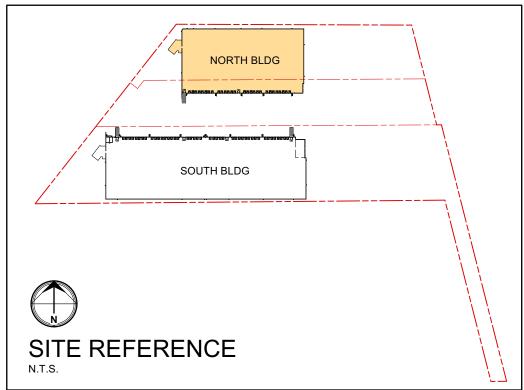


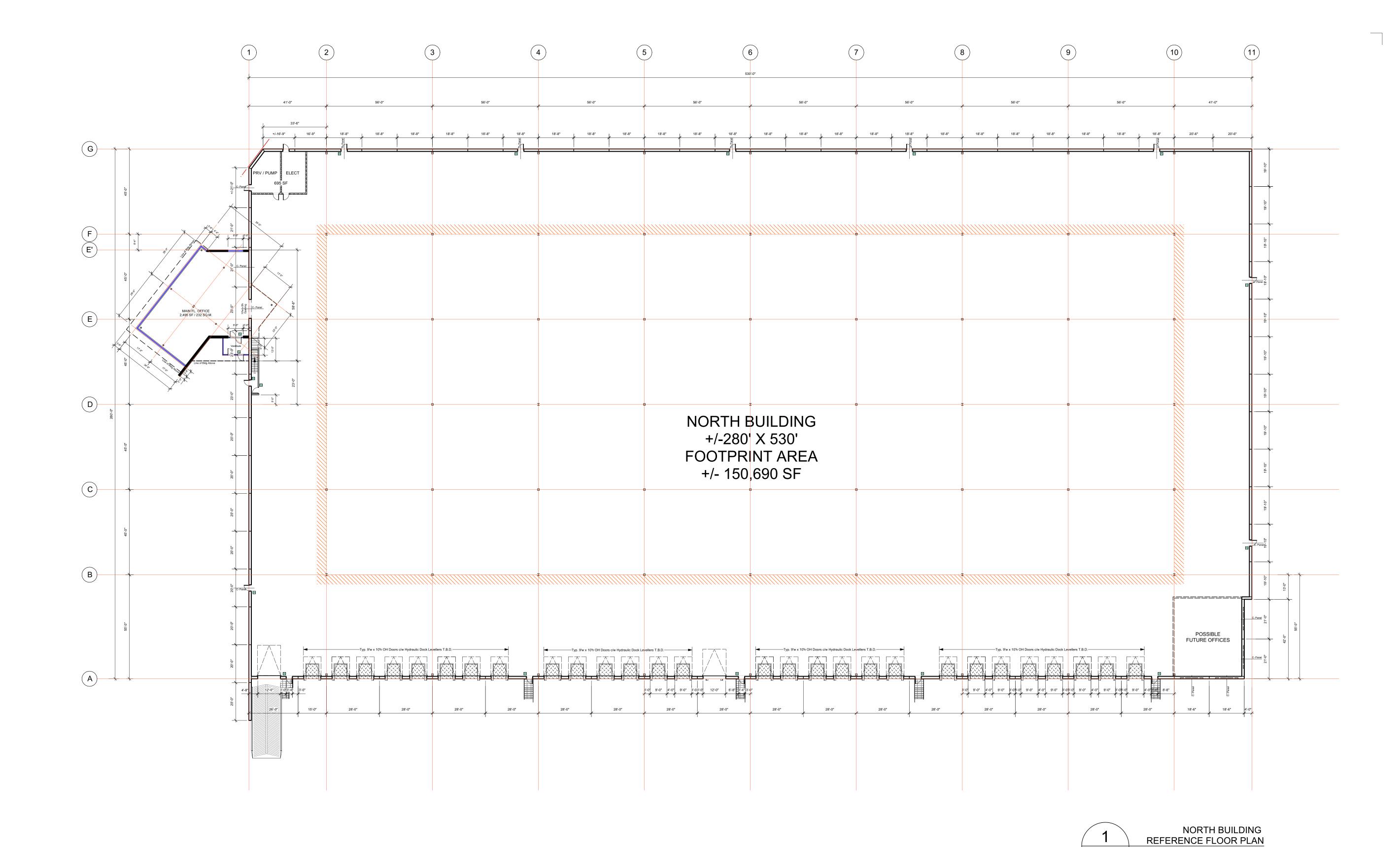
NORTH BUILDING
MAIN LEVEL OFFICE FL. PLAN

Scale 1/16" = 1'-0"

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PORT OF VANCOUVER
INDUSTRIAL & LOGISTICS DEVELOPMENT

Scale 1:300

NORTH BUILDING

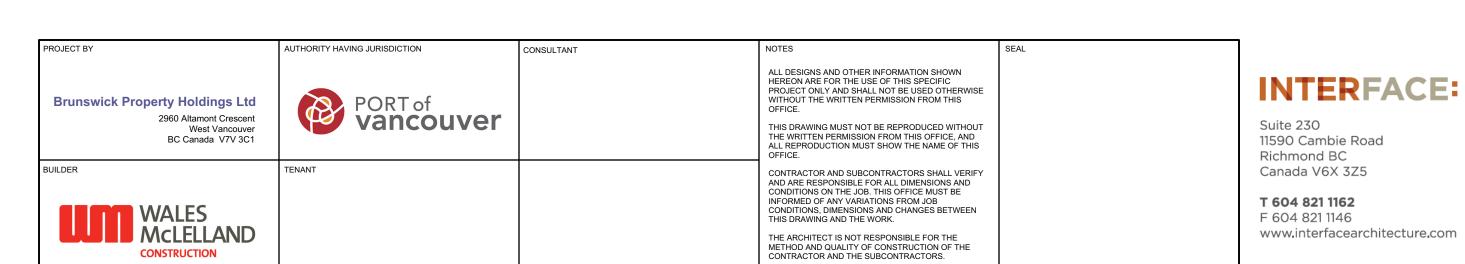
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MAIN LEVEL
Warehouse: 13,703 Sq.m. / 147,500 SF
Main Floor Office: 232 Sq.m. / 2,495 SF
Utilities: 65 Sq.m. / 695 SF
Total Building Footprint: 14,000 Sq.m. / 150,690 SF

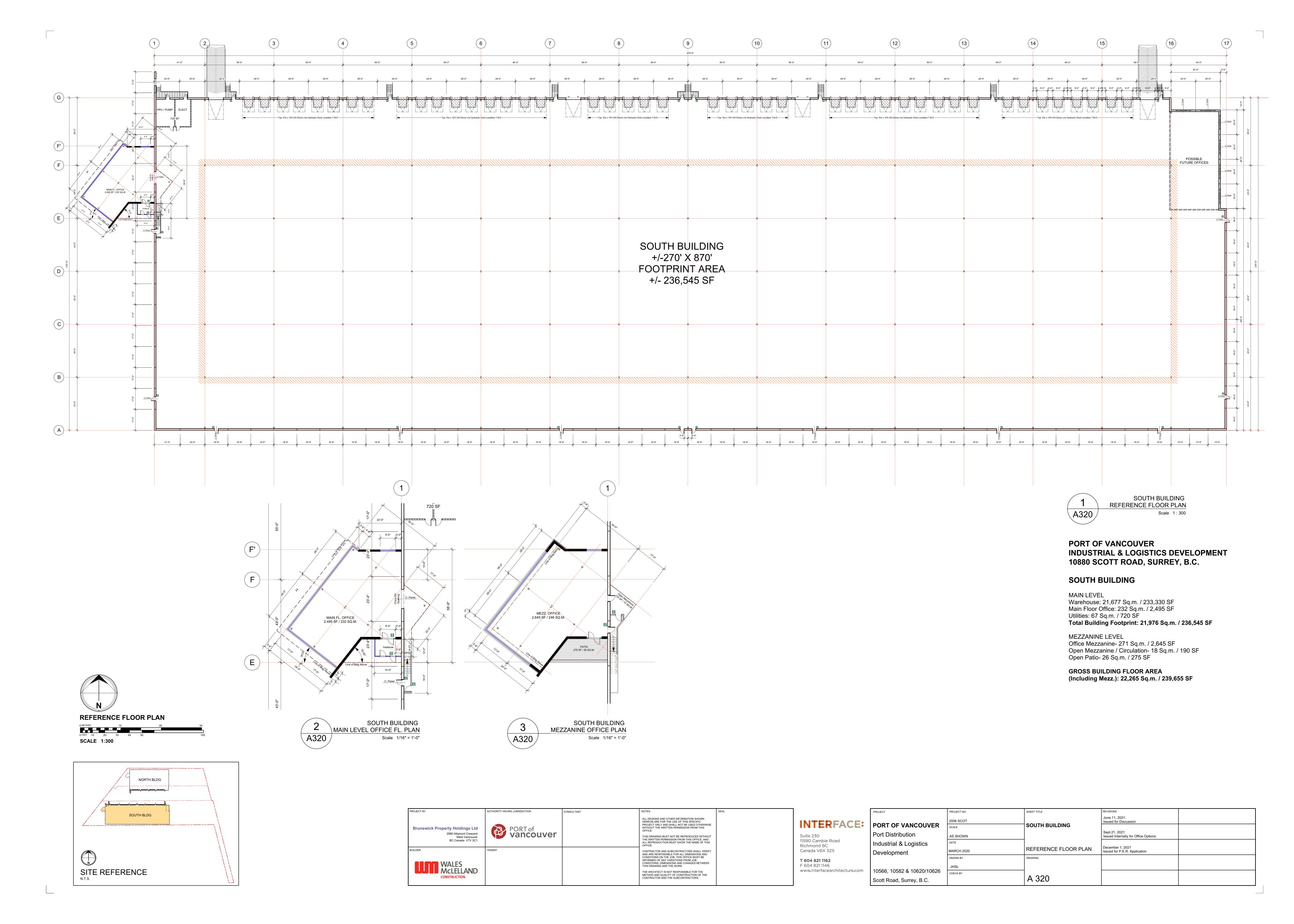
10880 SCOTT ROAD, SURREY, B.C.

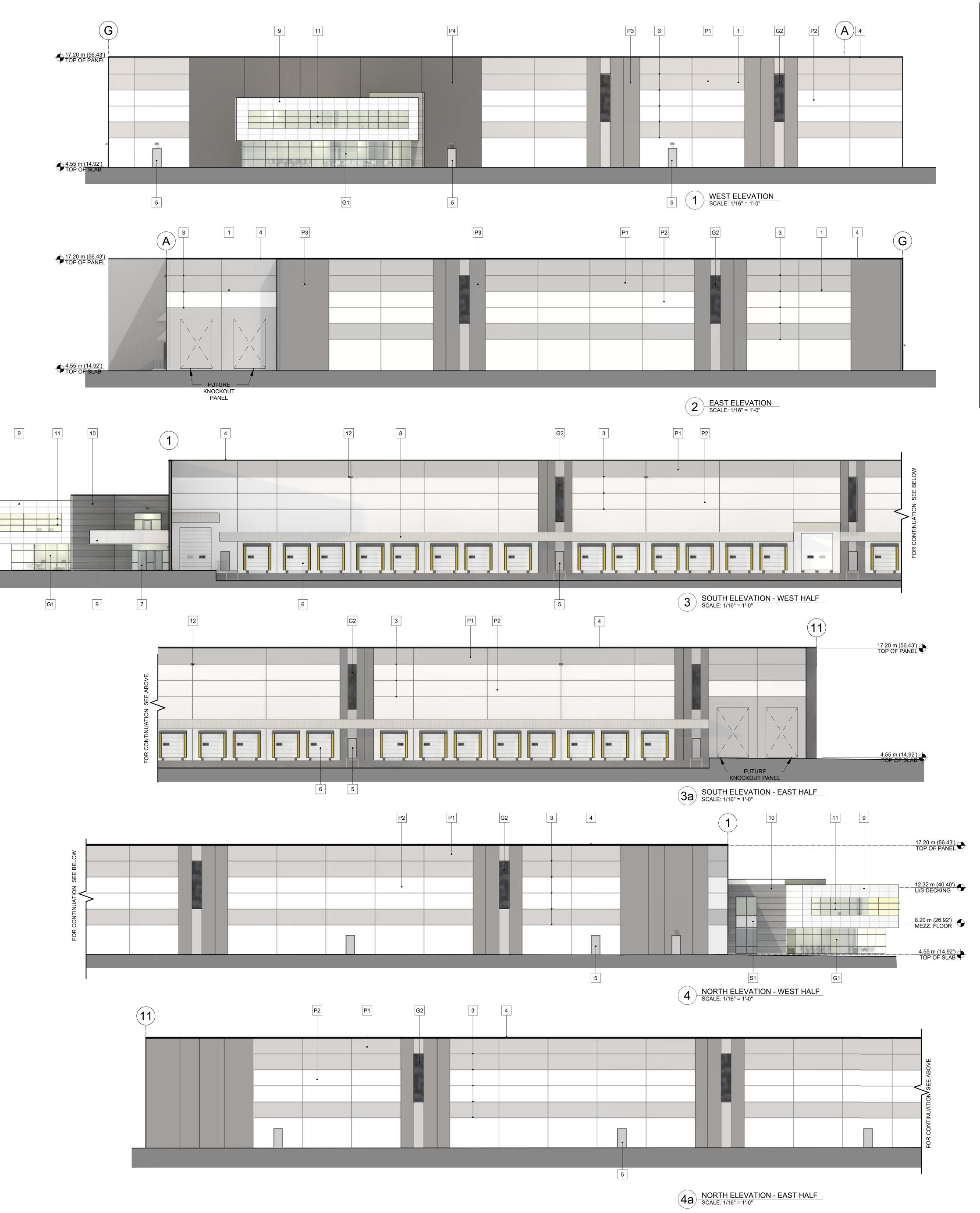
MEZZANINE LEVEL
Office Mezzanine- 246 Sq.m. / 2,645 SF
Open Mezzanine / Circulation- 18 Sq.m. / 190 SF
Open Patio- 26 Sq.m. / 275 SF

GROSS BUILDING FLOOR AREA (Including Mezz.): 14,288.5 Sq.m. / 153,800 SF



PROJECT	PROJECT NO.	SHEET TITLE	REVISIONS	
DODT OF VANCOUVED	2006 SCOT	NODTH BUILDING	June 11, 2021: Issued for Discussion	
PORT OF VANCOUVER	SCALE	NORTH BUILDING		
Port Distribution	AS SHOWN		November 2, 2021: Issued for Discussion	
Industrial & Logistics	DATE			
Development	MARCH 2020	REFERENCE FLOOR PLAN	December 1, 2021 Issued for P.E.R. Application	
•	DRAWN BY	DRAWING		
40500 40500 9 40000/40000	JHSL			
10566, 10582 & 10620/10626	CHECK BY			
Scott Road, Surrey, B.C.		A 310		





MATERIALS LEGEND	PAINT COLOURS SCHEDULE
1 CONCRETE TILT-UP WALL PANEL COLOUR : SEE PAINT SCHEDULE 2 CONCRETE FOUNDATION WALL COLOUR : SEE PAINT SCHEDULE	CONCRETE PANELS P1 BM-2111-50 STONE HARBOUR
REVEAL IN CONCRETE TYP. PAINTED	P2 BM-2124-70 DISTANT GRAY
PRE-FINISHED METAL CAP FLASHING COLOUR : CASCADIA METALS - CHARCOAL STEEL FRAME INSULATED METAL DOOR COLOUR : TBD	P3 BM-2112-50 STORMY MONDAY
6 OVERHEAD STEEL DOOR W/ VISION PANEL C/W DOCK LEVELER & SEAL WHERE APPLICABLE COLOUR: TBD	P4 BM-2128-20 ABYSS
NARROW STILE DOOR CLEAR ANODIZED ALUMINUM FRAME METAL CANOPY	MISCELLANEOUS METALS
OCOLOUR : CASCADIA METALS - WICKER INSULATED METAL PANEL (IMP SYSTEM) COLOUR : WHITE	GUARDRAIL & HANDRAILS P5 BM-2134-30 IRON MOUNTAIN
INSULATED METAL PANEL (IMP SYSTEM) COLOUR: PEWTER	GLAZING
HORIZONTAL ALUMINUM FIN COLOUR : ALUMINUM EXTERIOR WALL PACK LIGHT	G1 VISION GLAZING - SSG CURTAIN WALL SYSTEM CLEAR ANODIZED ALUMINUM FRAME
	G2 TINTED GLAZING - SSG CURTAIN WALL SYSTEM CLEAR ANODIZED ALUMINUM FRAME
	S1 SPANDREL COLOUR: ALUMINUM



REVISIONS:

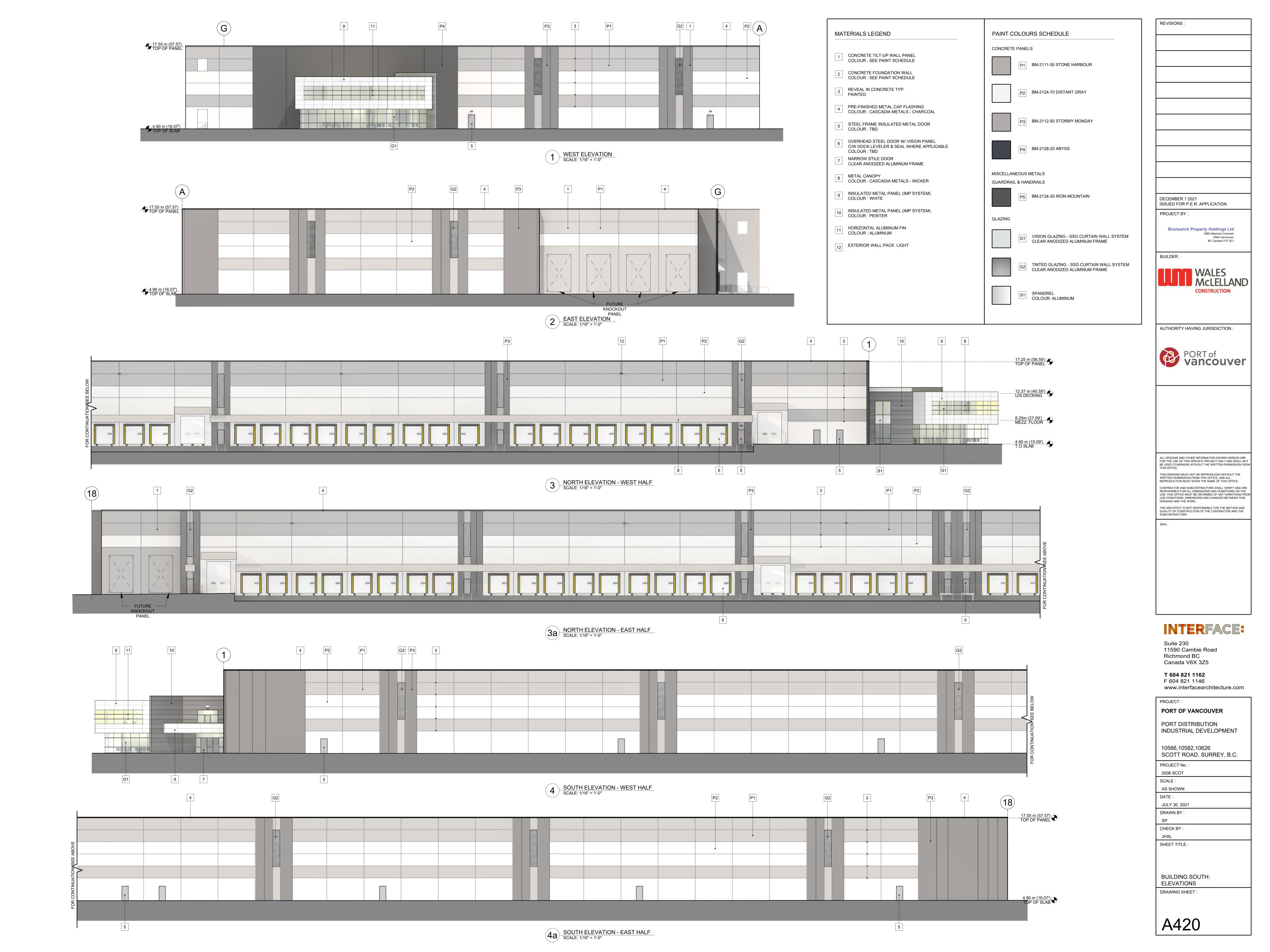
Richmond BC Canada V6X 3Z5

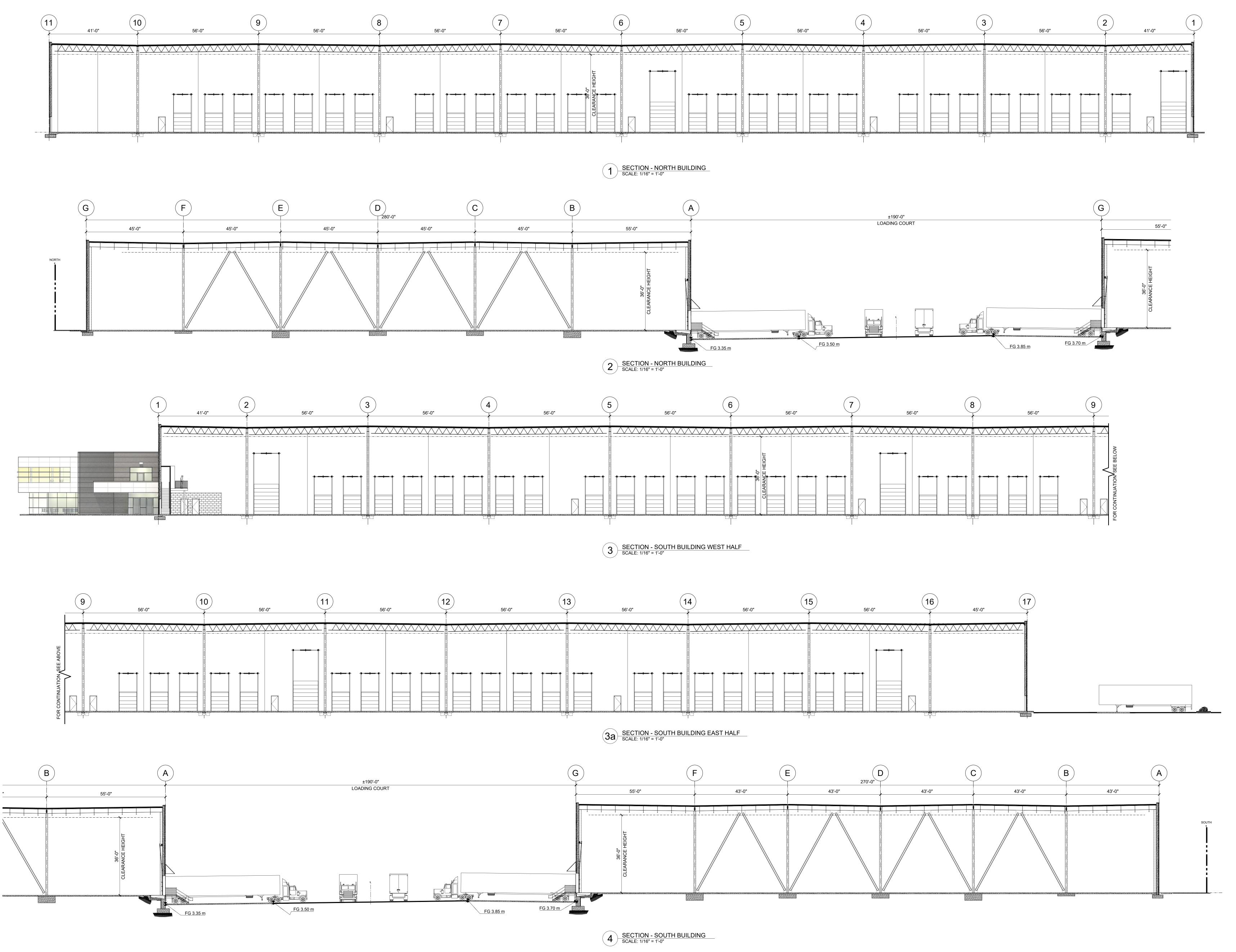
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PROJECT :
PORT OF VANCOUVER
PORT DISTRIBUTION INDUSTRIAL DEVELOPMENT
10566,10582,10626 SCOTT ROAD, SURREY, B.C.
PROJECT No. :
2006 SCOT
SCALE:
AS SHOWN
DATE:
JULY 30, 2021
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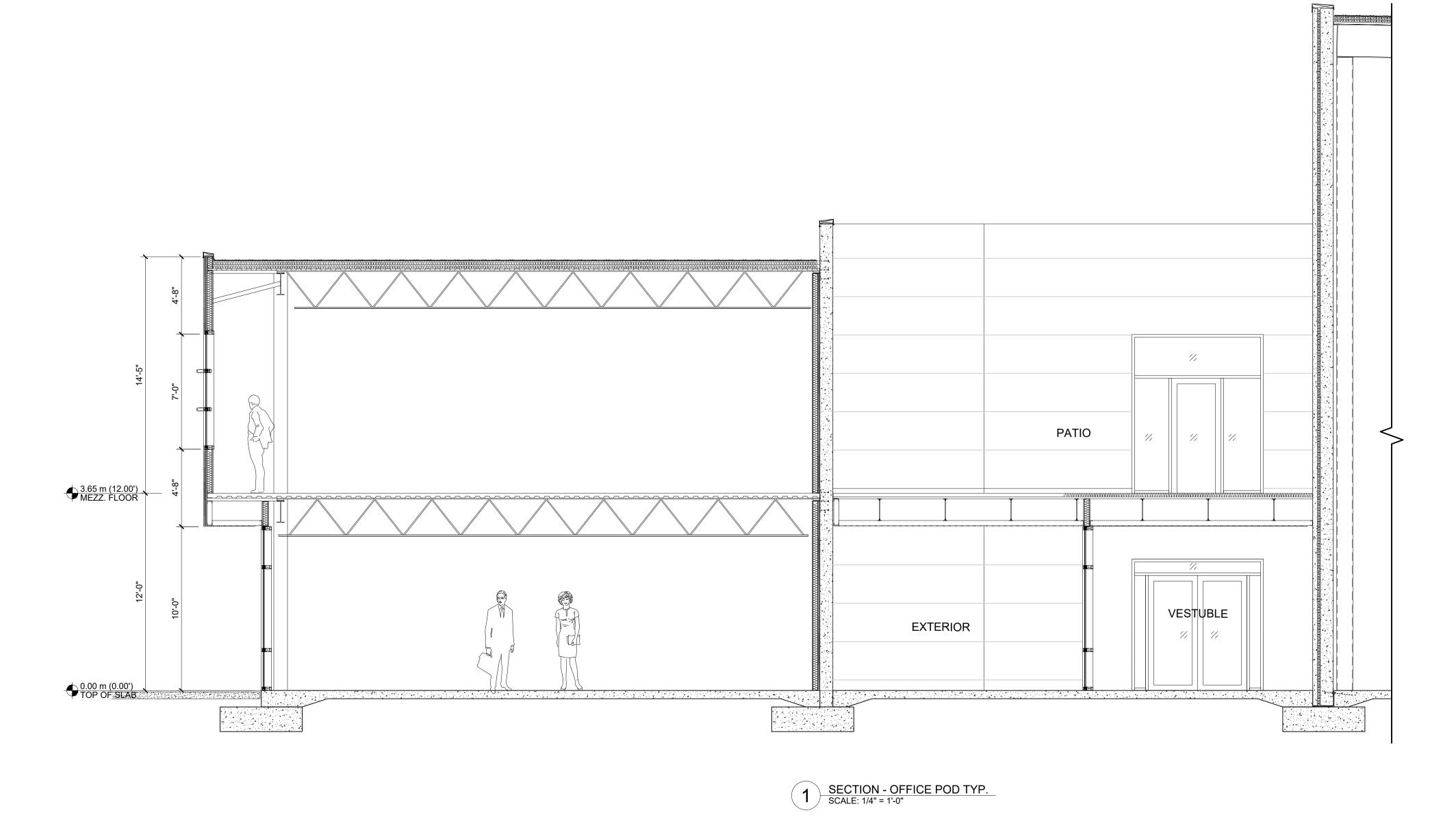
BUILDING NORTH: **ELEVATIONS**

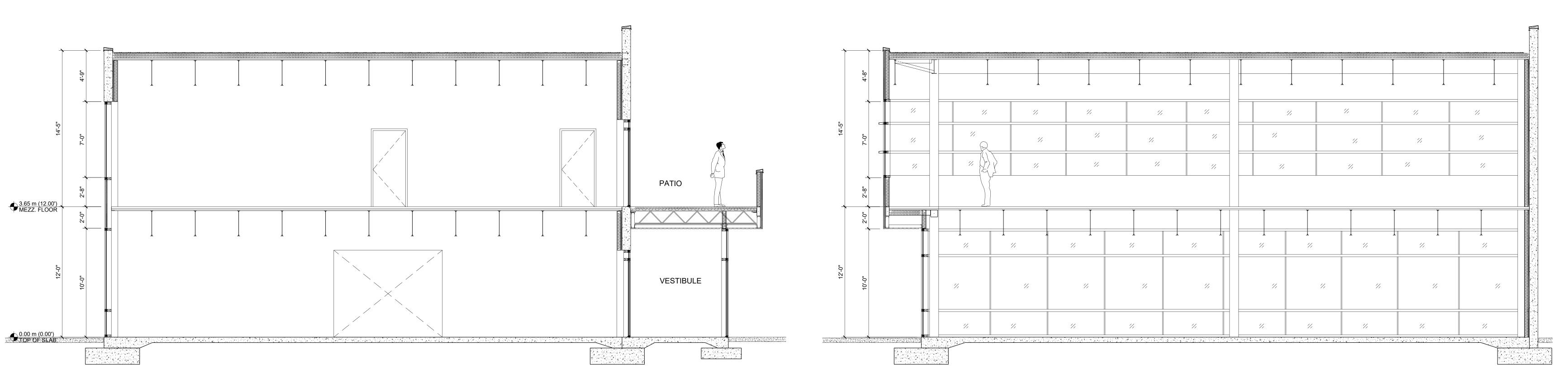
DRAWING SHEET





REVISIONS: DECEMBER 1 2021 ISSUED FOR P.E.R. APPLICATION PROJECT BY: Brunswick Property Holdings Ltd
2960 Altamont Crescent
West Vancouver
BC Canada V7V 3C1 BUILDER: **AUTHORITY HAVING JURISDICTION:** ALL DESIGNS AND OTHER INFORMATION SHOWN HEREON ARE FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THIS OFFICE. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM THIS OFFICE, AND ALL REPRODUCTION MUST SHOW THE NAME OF THIS OFFICE. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY AND ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE INFORMED OF ANY VARIATIONS FROM JOB CONDITIONS, DIMENSIONS AND CHANGES BETWEEN THIS DRAWING AND THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHOD AND QUALITY OF CONSTRUCTION OF THE CONTRACTOR AND THE SUBCONTRACTORS INTERFACE: Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5 T 604 821 1162 F 604 821 1146 www.interfacearchitecture.com PROJECT: PORT OF VANCOUVER PORT DISTRIBUTION INDUSTRIAL DEVELOPMENT 10566,10582,10626 SCOTT ROAD, SURREY, B.C. PROJECT No. : 2006 SCOT SCALE: AS SHOWN DATE : JULY 30, 2021 DRAWN BY : CHECK BY: SHEET TITLE : SITE & BUILDING SECTIONS DRAWING SHEET





SECTION - OFFICE POD TYP.

SCALE: 1/4" = 1'-0" SECTION - OFFICE POD TYP.

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

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INTERFACE:

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PROJECT: PORT OF VANCOUVER PORT DISTRIBUTION INDUSTRIAL DEVELOPMENT

10566,10582,10626 SCOTT ROAD, SURREY, B.C. PROJECT No.:

2006 SCOT SCALE: AS SHOWN

DATE :

JULY 30, 2021

DRAWN BY:

SP

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JHSL

SHEET TITLE:

BUILDING SECTIONS

DRAWING SHEET :



1 SCOTT ROAD PERSPECTIVE VIEWING SE



2 SCOTT ROAD PERSPECTIVE VIEWING EAST



3 AERIAL VIEW

REVISIONS:

DECEMBER 1 2021 ISSUED FOR P.E.R. APPLICATION

PROJECT BY:

Brunswick Property Holdings Ltd
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West Vancouver
BC Canada V7V 3C1

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PROJECT:
PORT OF VANCOUVER

PORT DISTRIBUTION

10566,10582,10626

10566,10582,10626 SCOTT ROAD, SURREY, B.C.

PROJECT No. : 2006 SCOT

SCALE :
AS SHOWN
DATE :

JULY 30, 2021

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SHEET TITLE :

SITE RENDERINGS

DRAWING SHEET :



1 PERSPECTIVE VIEW - NORTH BUILDING



PERSPECTIVE VIEW - SOUTH BUILDING

REVISIONS:

DECEMBER 1 2021 ISSUED FOR P.E.R. APPLICATION

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2960 Altamont Crescent
West Vancouver
BC Canada V7V 3C1

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PROJECT:
PORT OF VANCOUVER

PORT DISTRIBUTION INDUSTRIAL DEVELOPMENT 10566,10582,10626

SCOTT ROAD, SURREY, B.C.

PROJECT No. : 2006 SCOT

SCALE :
AS SHOWN
DATE :

JULY 30, 2021

DRAWN BY:

SP

CHECK BY:

JHSL

SHEET TITLE:

PERSPECTIVE RENDERINGS

DRAWING SHEET :



1 PERSPECTIVE VIEW - SOUTH BUILDING



2 PERSPECTIVE VIEW - TRUCK ENTRY

REVISIONS:

DECEMBER 1 2021 ISSUED FOR P.E.R. APPLICATION

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West Vancouver
BC Canada V7V 3C1

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PORT DISTRIBUTION INDUSTRIAL DEVELOPMENT

10566,10582,10626 SCOTT ROAD, SURREY, B.C.

PROJECT No. :

2006 SCOT SCALE : AS SHOWN

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PERSPECTIVE RENDERINGS

DRAWING SHEET :



1 PERSPECTIVE VIEW - NORTH BUILDING



PERSPECTIVE VIEW - SOUTH BUILDING

REVISIONS :

DECEMBER 1 2021 ISSUED FOR P.E.R. APPLICATION

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