



Golden Ears Industrial Park

Phase 3 - Building 3100, 3200 & 3300

Re-issued for Development Permit - October 2nd, 2020

GEBP - PH3 - Build to Suit
ONNI GROUP
19265 Airport Way, Pitt
Meadows

Re-Issued for Development Permit

2020, Oct 02

ZONING SUMMARY

PROJECT NAME	Golden Ears Business Park Phase 3 - Built to Suit Option
PROJECT ADDRESS	19265 Airport Way, Pitt Meadows, BC
LEGAL DESCRIPTION	LOT 2 & 3 DL 282
AUTHORITY	City of Pitt Meadows
ZONE	I-3
USES	Light Industrial
OCCUPANT LOAD	
Office:	TBA
Wholesale:	TBA
SITE AREA	(40.45 acres)
PH3 - AREA (Gross)	1,761,833 SF 163,680 m²
Refer to Keyplan for detail	

BUILDABLE AREA

DENSITY (FAR)	
Permitted:	1.0
Proposed (Phase 3):	0.28*
*Total Gross Floor Area / Site Area (Net)	
LOT COVERAGE	
Permitted:	TBC
Proposed (Phase 3):	28%**
**L1 GFA of Bldgs 3100, 3200 & 3300 / Site Area (Net) x 100	

HEIGHT	
Permitted:	12.0 m (39.37 ft)
MAX Proposed:	11.9 m (39 ft)

SETBACKS	
Refer to Context Plans for individual buildings for setback details. (Sheets 1-A001, 2-A001 and 3-A001).	

PROJECT TEAM:

DEVELOPMENT MANAGER	ONNI GROUP 200 - 1010 Seymour Street Vancouver BC P: 604.638.3033 Eric Hughes VP of Development
ARCHITECT	TKA+D Architecture + Design Inc. 305 - 1550 Pandora Street Vancouver BC P: 604.669.3499 F: 604.669.1304 Craig Taylor Architect ABC
CIVIL ENGINEER	Binnie 300 - 4540 Canada Way Burnaby BC V5G 4R6 P: 604-420-1721 Brad G. Brown
LANDSCAPE ARCHITECT	Durante Kreuk Ltd. 102 - 1637 W 6th Avenue Vancouver BC V6J 1N5 P: 604.684.4511 Andrew Briggs Peter Kreuk

AREA SUMMARY

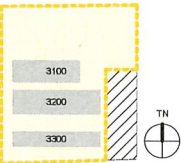
Area Summary - By Building		
Building	Area (SF)	Area (SM)
Building 3100	145,518 SF	13,519 m²
Building 3200	236,269 SF	21,950 m²
Building 3300	111,581 SF	10,366 m²
	493,368 SF	45,835 m²

Area Summary - By Occupancy		
Occupancy	Area (SF)	Area (SM)
Exclusion	419 SF	39 m²
Industrial	475,821 SF	44,205 m²
Office	17,128 SF	1,591 m²
	493,368 SF	45,835 m²



KEYPLAN 2

PHASE 3



PH3 - AREA (Gross): YELLOW

LOCATION PLAN



GRAPHIC & SYMBOL LEGEND :

Existing construction; to be retained			Detail Reference
Existing construction; to be demolished			Wall / Detail Section Reference
New stud wall; construction as indicated			Building Section Reference
New insulated stud wall; construction as indicated			Interior Elevation Reference
Demolition Tag			Matchline View Reference
Room Tag			Grid Reference
Door / Window Tag			Elevation Name
Wall / Floor / Roof Type Tag			Level Reference
Material / Finish Keynote Tag			Spot Elevation (Relative to Topographical Survey)
Millwork Tag			Spot Elevation (Relative to Project Base)
Specialty Equipment Tag			North Arrow
Centre Line			Ceiling Type Tag
Property Line			
Fire Hydrant			
Manhole Cover			
Catch Basin			

DRAWING INDEX:

ARCHITECTURAL	
0-A001	Project Data
0-A002	Survey
0-A003	Site Plan
0-A004a	Design Rationale
0-A004b	Design Rationale
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1-A002	3D Views
1-A100	Site Plan
1-A111	Level 1 Floor Plan
1-A300	Overall Building Elevations
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1-A302	Enlarged North Building Elevations
1-A303	Enlarged South Building Elevations
1-A400	Building Sections
1-A401	Building Sections
2-A000	Cover Sheet - Bldg 3200
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2-A002	3D Views
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2-A101	Level 1 Floor Plan
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2-A302	Enlarged North Building Elevations
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2-A400	Building Sections
2-A401	Building Sections
3-A000	Cover Sheet - Bldg 3300
3-A001	Context Plan
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3-A101	Level 1 Floor Plan
3-A300	Overall Building Elevations
3-A301	Enlarged East & West Building Elevations
3-A302	Enlarged North Building Elevations
3-A303	Enlarged South Building Elevations
3-A400	Building Sections
3-A401	Building Sections
3-A900	3D Views

2	2020-10-02	Re-Issued for Development Permit
1	2020-05-08	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE	As Indicated	DATE 2020 Oct 02 DRAWN Author
PROJECT NUMBER		18038
FILE PATH		PLOT DATE: 2020-10-16 14:16

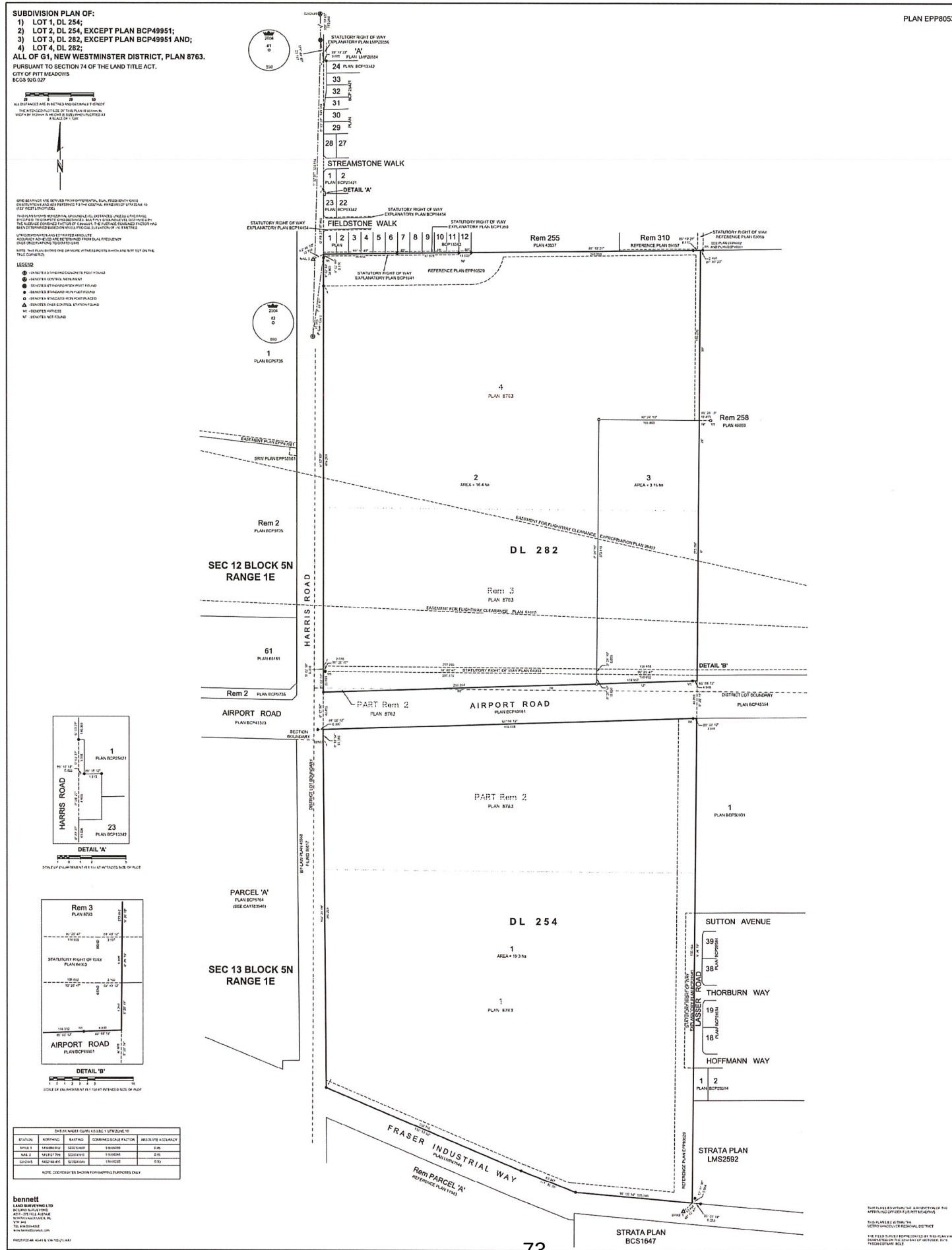
TKA+D
ARCHITECTURE + DESIGN INC.
305 - 1550 PANDORA STREET VANCOUVER BC V6J 1N5
P: 604.669.3499 F: 604.669.1304

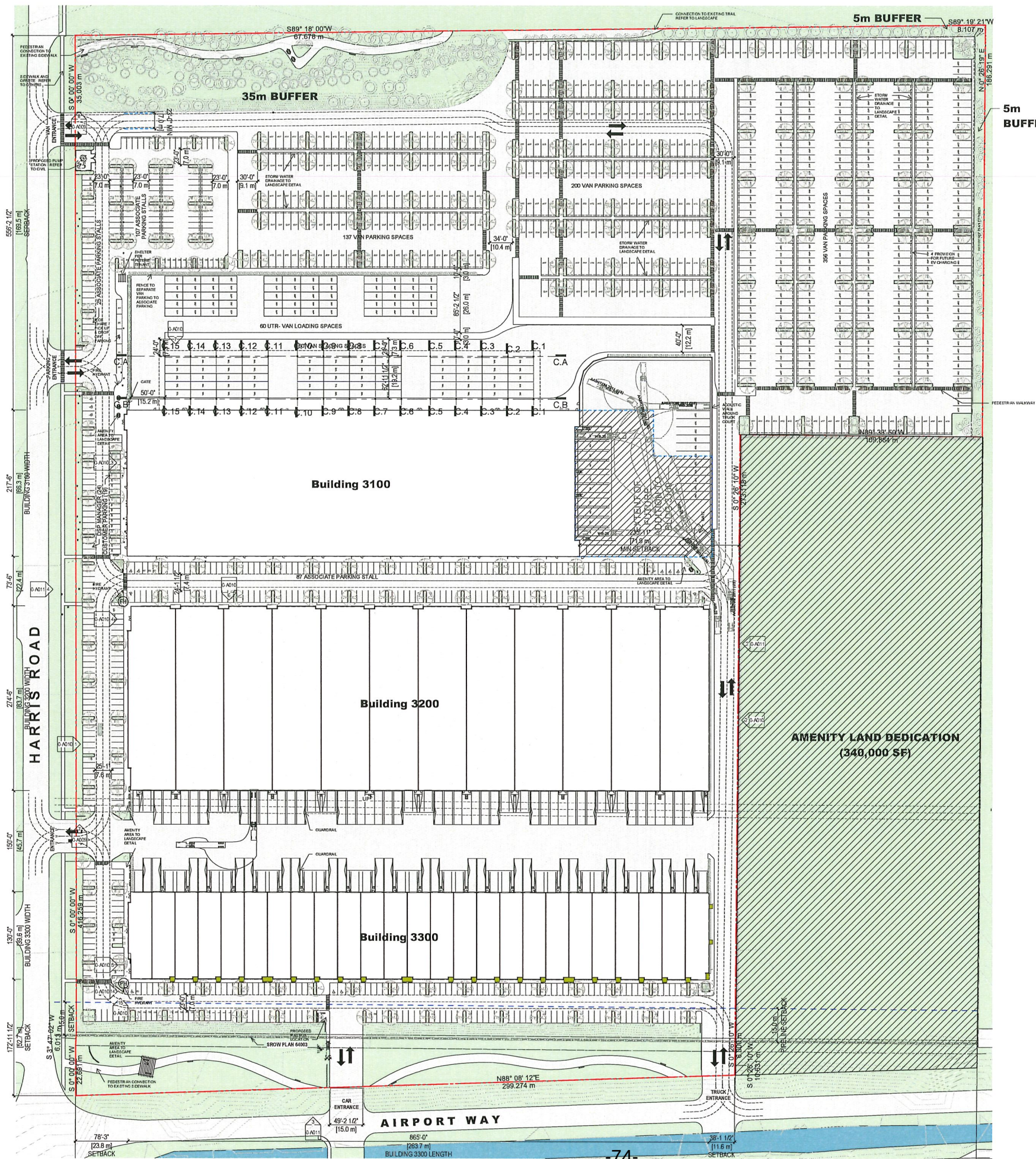
GEBP - PH3 - Build to Suit
19265 Airport Way, Pitt Meadows

Project Data

PLOT DATE 30/09/2020 19:16:10

0-A001





1 Site Plan - PH3
1" = 60'-0"



AREA SUMMARY

Area Summary - By Building		
Building	Area (SF)	Area (SM)
Building 3100	145,518 SF	13,519 m ²
Building 3200	236,270 SF	21,950 m ²
Building 3300	111,581 SF	10,366 m ²
	493,368 SF	45,835 m ²

Area Summary - By Occupancy		
Occupancy	Area (SF)	Area (SM)
Exclusion	419 SF	39 m ²
Industrial	475,821 SF	44,205 m ²
Office	17,128 SF	1,591 m ²
	493,368 SF	45,835 m ²

PARKING REQUIRED

Parking Required - PH 3 - Building 3100				
Occupancy	Area (SF)	Parking Req'd Factor	(1/Area)	Spaces
Exclusion	419 SF	0.0	0.0	0
Industrial	127,970 SF	1,076.0	0.93	119
Office	17,128 SF	484.4	0.0021	35
	145,518 SF			154

Parking Required - PH 3 - Building 3200				
Occupancy	Area (SF)	Parking Req'd Factor	(1/Area)	Spaces
Industrial	236,270 SF	1,076.0	0.00093	220
	236,270 SF			220

Parking Required - PH 3 - Building 3300				
Occupancy	Area (SF)	Parking Req'd Factor	(1/Area)	Spaces
Industrial	111,580 SF	1,076.0	0.00093	104
	111,580 SF			104

PARKING PROVIDED

Parking Provided - PH 3 - Building 3100		
Parking Type		Count
Accessible Stall - 5.5 x 3.6m		11
Regular 2.6x5.5m		199
Small Car - 2.4 x 4.8m		58
Commercial Van Parking		694
Parallel 2.6mx6.7m		5
		967

Parking Provided - PH 3 - Building 3200		
Parking Type		Count
Accessible Stall - 5.5 x 3.6m		5
Regular 2.6x5.5m		215
Small Car - 2.4 x 4.8m		41
		261

Parking Provided - PH 3 - Building 3300		
Parking Type		Count
Accessible Stall - 5.5 x 3.6m		4
Regular 2.6x5.5m		81
Small Car - 2.4 x 4.8m		20
		105

2	2020-10-02	Re-issued for Development Permit
1	2020-05-06	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE	1" = 60'-0"	DATE 2020 Oct 02 DRAWN Author
PROJECT NUMBER		18038
FILE PATH		344023 9-1023

TKA+D
ARCHITECTURE + DESIGN INC.
204 - 1055 PANDORA STREET VANCOUVER BC V6A 0B6

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19265 Airport Way, Pitt Meadows

Site Plan
PLOT DATE 30/09/2020 19:17:33

0-A003

DESIGN RATIONALE

Site organization

Situated at the intersection of Harris Road and Airport Way and west of the Golden Ears Bridge, this development represents Phase 3 of the Golden Ears Business Park. This phase of the proposed development will provide one single-tenant industrial building and two multi-tenant buildings designed to suit a wide range of potential tenants. The buildings will be constructed of high-quality tilt up concrete panels highlight a carefully articulated façade.

The two south buildings are sited with loading areas that face inwards from the main roads to minimize noise and unsightly views from the pedestrian and public areas. The northern building is located far back from the northern property line to protect the residential area from any inconvenience. The buildings are also setback from the street, with customer and employee parking areas that are heavily planted with trees at every 6th parking stall. This landscaped area improves air quality, reduces the heat island affect, and softens the visual impact of the building when viewed from the street by helping to screen the loading areas.

The project proposes a 340,000 sf amenity land dedication to the South East corner of the site, which could include sports fields and running tracks in future. In addition, a 115 ft landscape buffer to the north west of the site provides significant screening and public amenity for the adjacent residential area. This landscaped area will be densely planted and include a carefully planned trail network and seating areas. Further screening is provided to the residential neighborhood by the adjacent natural area that runs the full length of the northern property line. The southern edge of the site along Airport Way will also be heavily landscaped and will contain a pedestrian path that connects to the surrounding pedestrian networks.

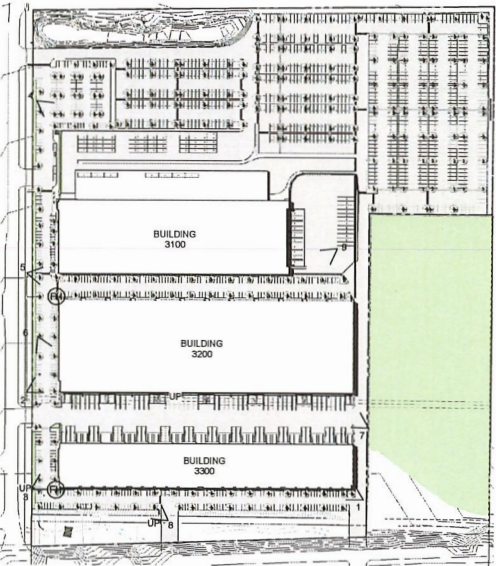
Architecture and Massing

Taylor Kurtz Architecture + Design Inc. have been engaged as architects for this project. The firm is well recognized for creating high quality public, residential, commercial, and industrial architecture. They have received many design awards for their work including the Architectural Institute of BC's prestigious Innovation award as well as 4 UDI awards and 3 NAIO awards for their industrial projects.

The three buildings proposed for this phase of the development are anchored to the site by their corners. These are important elements of the massing and their architectural treatment varies in response to site conditions and the program within the building. Prominent corners along Harris Road and at the intersection of Harris and Airport Way, form the focal points of the development, while secondary frontages and internal site corners share minimalist facades with clean lines and simple detailing. This arrangement of massing helps to emphasize the primary entrances to the buildings, and offsets their animated facades with the simplified massing of other corners.

Loading areas, while intentionally located away from street frontages, will be screened from view by architectural and landscape screening devices in addition to the tree cover provided by plantings within the surrounding parking islands.

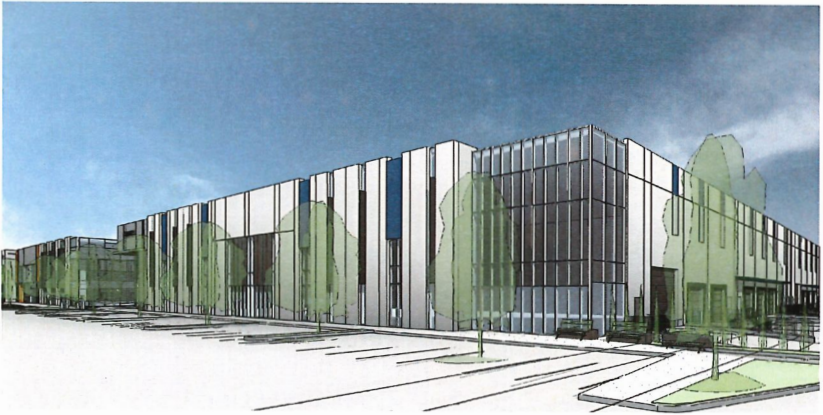
Given the development's proximity to the residential neighborhood along the north edge of the site, and the long north/south wall spans created by the scale of the buildings, careful attention has been given to the façade treatment. Book-ended by prominent and secondary corners, the residential and street facing facades that span between are divided into a series of smaller visual elements to present a more relatable and inviting interface for those viewing and visiting the site. Long walls are punctuated by a rhythm of glazing and solid tilt-up panels, variations in color and wall height, recessed entries, canopies and solar shades. A carefully composed arrangement of reveals and panel joints help to further articulate this massing to ensure an aesthetically pleasing and human scale streetscape is maintained.



Location Plan



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View from the North West Corner

2 2020-10-02 Re-issued for Development Permit
1 2020-05-05 Issued for Development Permit

REV	DATE	DESCRIPTION
1	2020-05-05	Issued for Development Permit

SCALE: DATE: 2020 Oct 02 DRAWN: KM /JLM
PROJECT NUMBER: 18038
FILE PATH: PLOT DATE/REVISION: 18.11.08

TKA+D
ARCHITECTURE + DESIGN INC
204 - 1015 PULCHRA STREET VANCOUVER BC V6H 2G7 P: 604 565 7405

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19265 Airport Way, Pitt Meadows

Rendering Image

PLOT DATE: 30/09/2020 19:21:00

0-A005



TKA+D

View from the South West Corner

2	2020-10-02	Re-Issued for Development Permit
1	2020-05-06	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE	DATE	2020 Ctd 02 DRAWN Author
PROJECT NUMBER		18038
FILE PATH		PLOT DATE: 2020-10-02 10:11:18

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ARCHITECTURE + DESIGN INC
100 - 1000 PACIFIC STREET VANCOUVER, BC V6E 1A1

GEBC - PH3 - Build to Suit
19265 Airport Way, Pitt Meadows

Rendering Image

PLOT DATE 30/09/2020 19:21:08

0-A006

PRECEDENT IMAGES



2

2020-10-02

Re-issued for Development Permit

1

2020-05-06

Issued for Development Permit

REV	DATE	DESCRIPTION
SCALE	DATE	2020 Oct 02
PROJECT NUMBER	18038	
FILE PATH	PLOT DATE: 2020-10-02 14:01:38	

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1000 PAVANOLA STREET

VANCOUVER

BC

V6B 1K5

GEBP - PH3 - Build to Suit

19265 Airport Way, Pitt Meadows

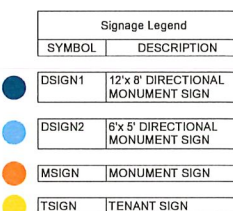
Precedent Images

PLOT DATE

30/09/2020 19:21:38

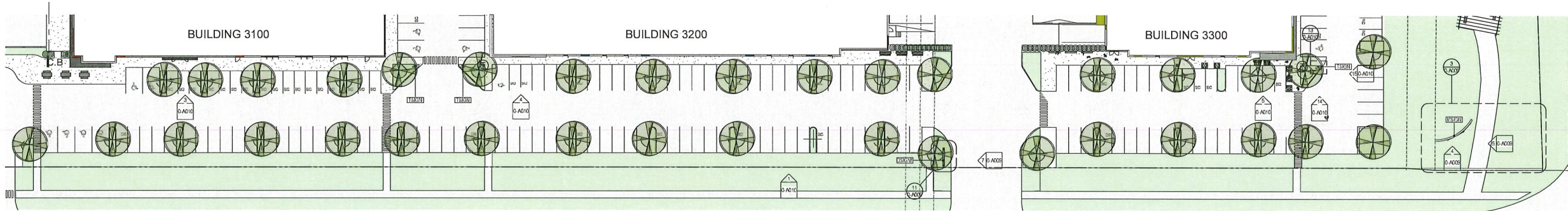
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-79-

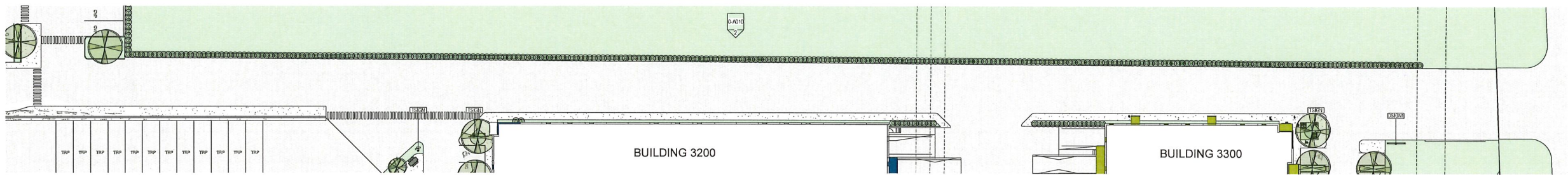


① **Signage Plan**
1" = 60'-0"

SIGNAGE KEY



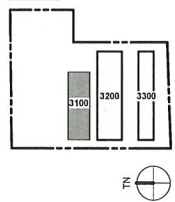
1 Harris Road Building Signage Plan - West
1" = 30'-0"



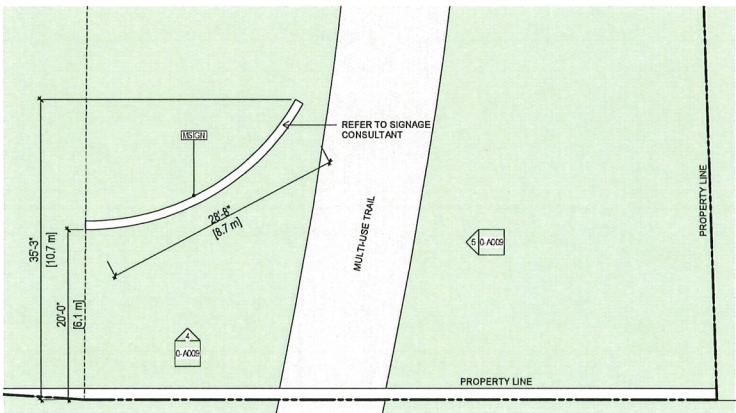
2 Onsite Building Signage Plan - East
1" = 30'-0"

KEYPLAN

PHASE 3



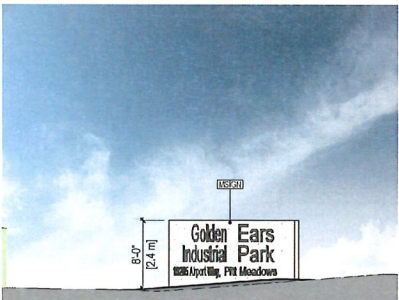
SITE SIGNAGE



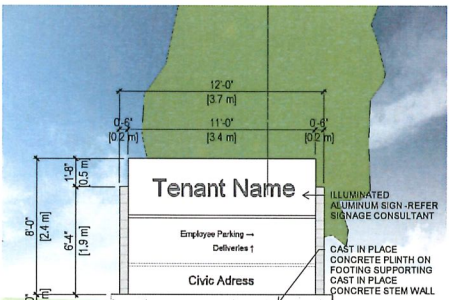
3 Harris Road Monument Sign - Plan
1/8" = 1'-0"



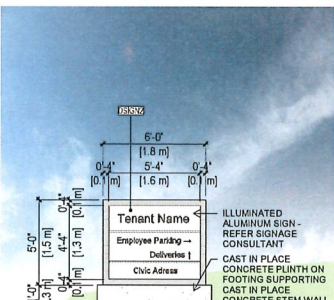
4 Monument Sign - Front Elevation
1/8" = 1'-0"



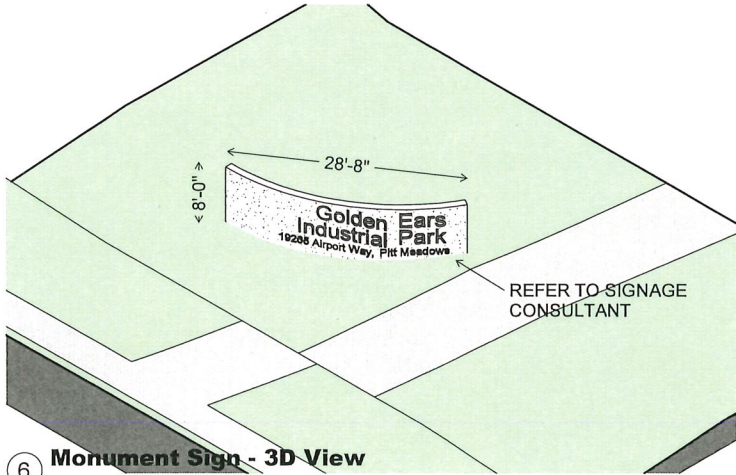
5 Monument Sign - Side Elevation
1/8" = 1'-0"



7 12'x8' Monument Direction Signage Elevation
1/4" = 1'-0"



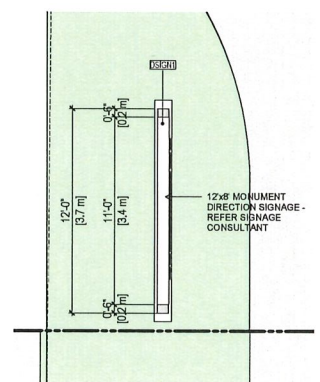
8 6'x5' Monument Direction Signage Elevation
1/4" = 1'-0"



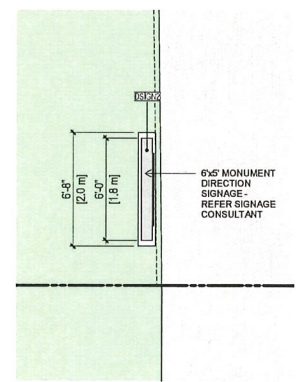
6 Monument Sign - 3D View



Precedent of Existing Monument Sign for Golden Ears Business Parks Phase 1 - Cnr of Harris Road and Airport Way

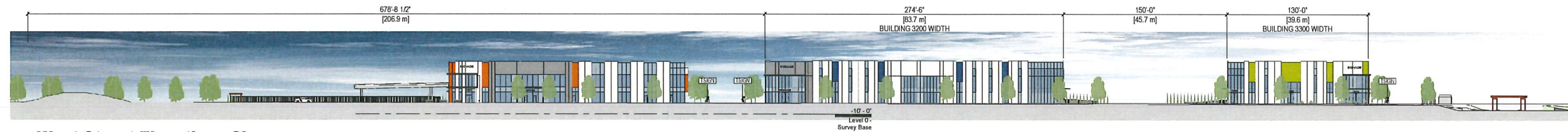


9 12'x8' Monument Direction Signage Plan
1/4" = 1'-0"



10 6'x5' Monument Direction Signage Plan
1/4" = 1'-0"

SITE SIGNAGE

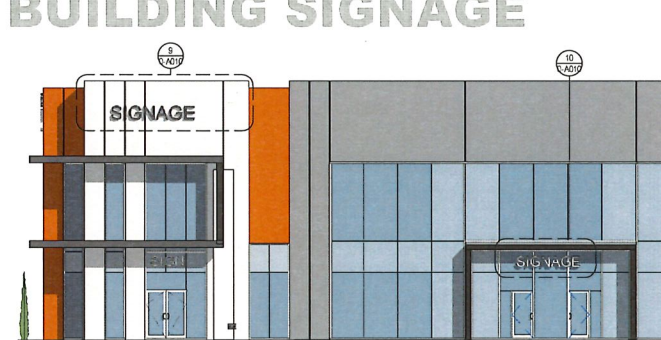


① West Street Elevation - Signage
1 : 500

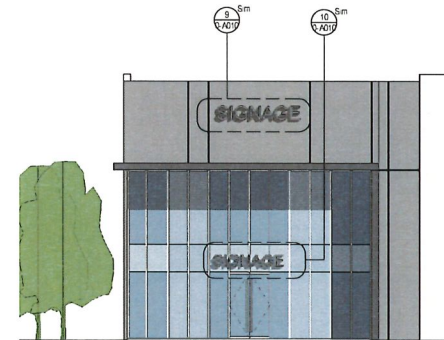


② East Site Elevation - Signage
1 : 500

BUILDING SIGNAGE



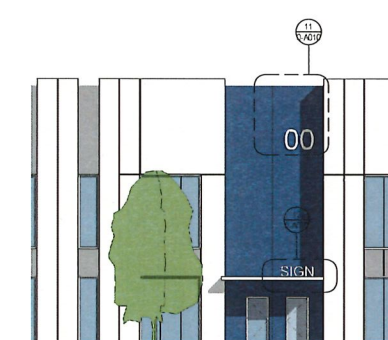
③ West Elevation - 3100
1" = 10'-0"



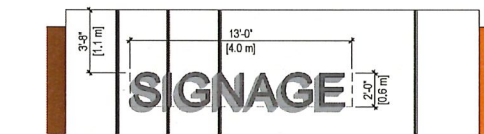
④ West Elevation - 3200
1" = 10'-0"



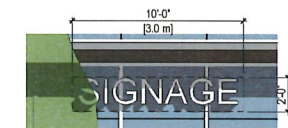
⑤ West Elevation - 3300
1" = 10'-0"



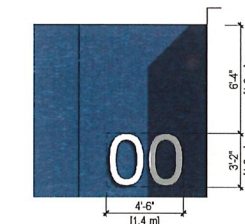
⑥ Proposed Signage per Unit
1" = 10'-0"



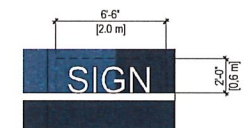
⑨ Typ. Top Building Sign
1/4" = 1'-0"



⑩ Typ. Entrance Fascia Sign
1/4" = 1'-0"



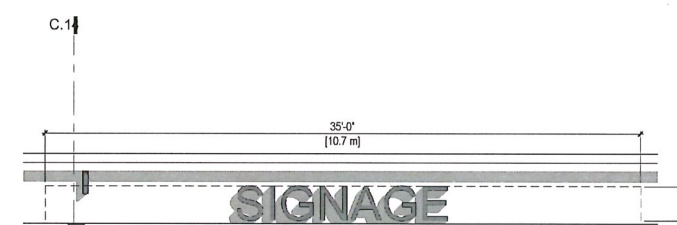
⑪ Unit Numbers
1/4" = 1'-0"



⑫ Unit Signage
1/4" = 1'-0"

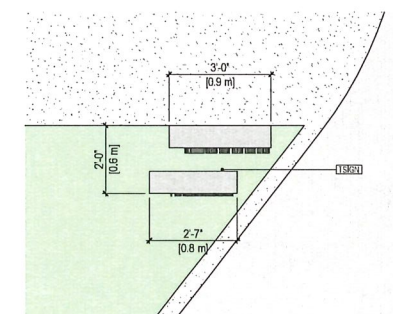


⑦ Canopy - Fascia Elevation
1" = 30'-0"

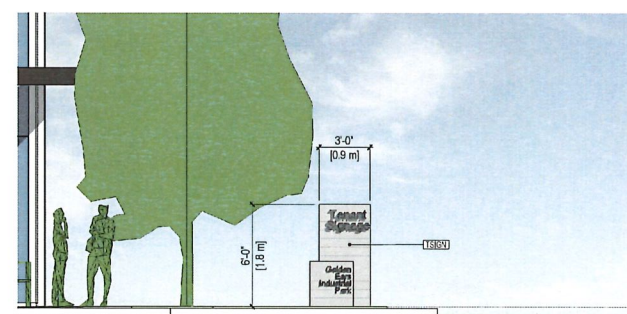


⑧ Canopy - Fascia Sign
1/4" = 1'-0"

TENANT SIGNAGE



⑬ Tenant Signage - Plan
1/2" = 1'-0"



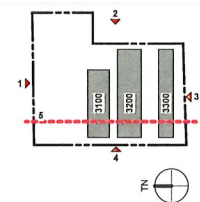
⑭ Tenant Signage - Front Elevation
1/4" = 1'-0"



⑮ Tenant Signage - Side Elevation
1/4" = 1'-0"

KEYPLAN

PHASE 3



① **North Site Elevation**
1 : 500



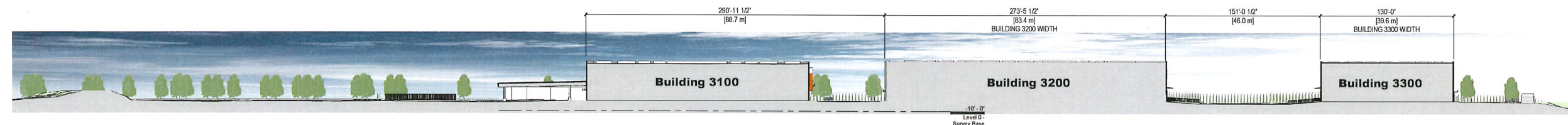
② **East Site Elevation**
1 : 500



③ **South Street Elevation**
1 : 500



④ **West Street Elevation**
1 : 500



⑤ **Site Section - North/South**
1 : 500

REV	DATE	DESCRIPTION
1	2020-10-02	Re-issued for Development Permit
SCALE	As indicated	DATE 2020 Oct 02 DRAWN Author
PROJECT NUMBER		18038
FILE PATH		PROJECT GATEWAY\031818

TKA+D
ARCHITECTURE + DESIGN INC
101 - 1010 PANDORA STREET VANCOUVER, BC V6E 4P7 P 604 686 8400

GEBP - PH3 - Build to Suit
19285 Airport Way, Pitt Meadows

Site Sections & Street Elevations

PLOT DATE 30/09/2020 19:25:48

0-A011



Golden Ears Business Park

Phase 3 - Building 3100

Re-Issued for Development Permit - October 2nd, 2020

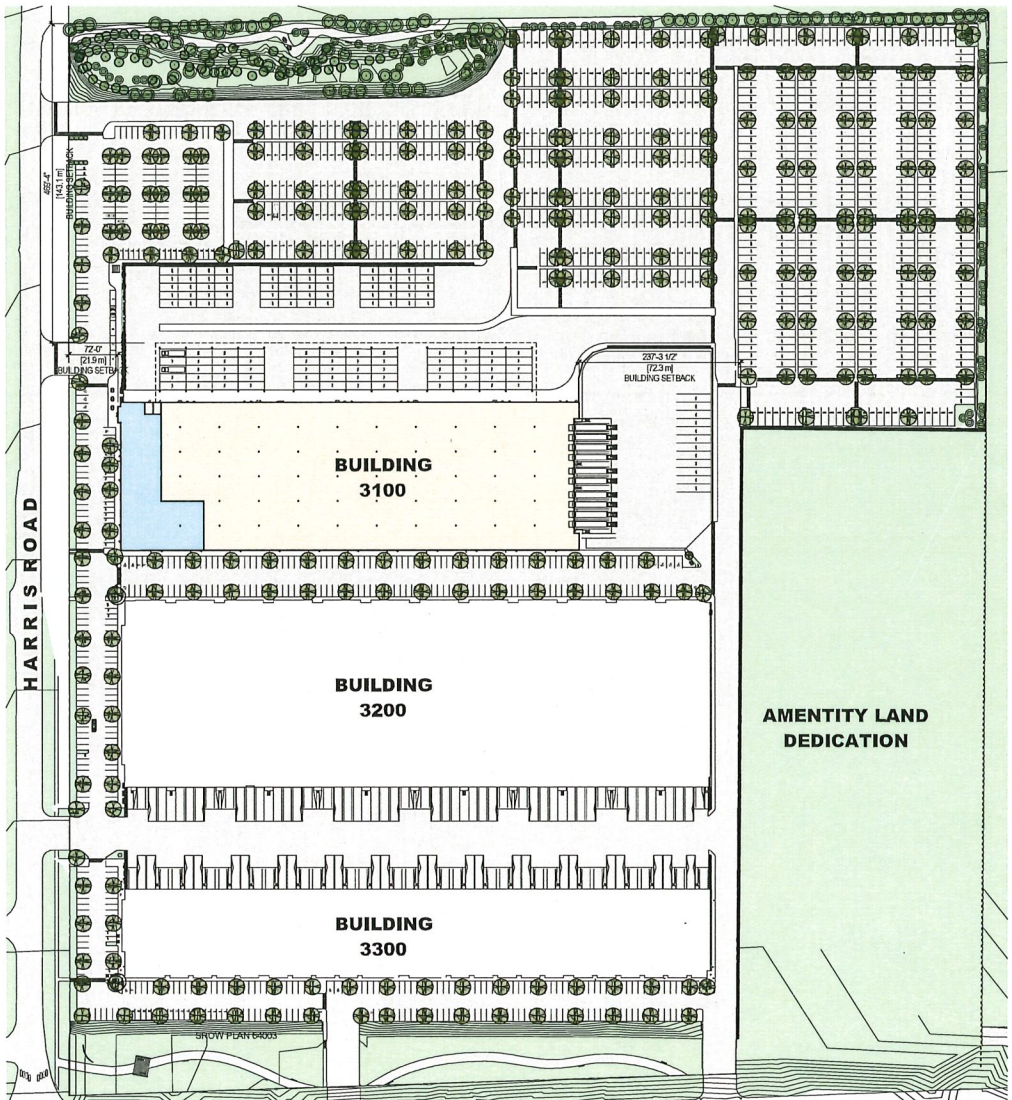
GEBP - PH3 Build to Suit - Building 3100

ONNI GROUP

19265 Airport Way,
Pitt Meadows

Issued for Development Permit

2020, Oct 02



1 Context Plan
1" = 100'-0"

ZONING SUMMARY

* Refer to Sheet 0-A001 for complete Zoning Summary

APPLICABLE SETBACKS

North PL (Side Yard):	
Required:	7.5 m (24.6 ft)
Proposed:	(min.) 143.1 m (469.3 ft)
East PL (Rear Yard):	
Required:	7.5m (24.6 ft)
Proposed:	(min.) 72.3m (237.3 ft)
West PL (Front Yard):	
Required:	7.5m (24.6 ft)
Proposed:	(min.) 21.9 m (72.0 ft)

AREA SUMMARY

Building 3100 - Area Summary by Level

Level	Area (SF)	Area (SM)
Level 1	145,518 SF	13,519 m ²
Building Gross Area	145,518 SF	13,519 m ²

Building 3100 - Area Summary by Occupancy

Occupancy	Level	Area (SF)	Area (SM)
Exclusion	Level 1	419 SF	39 m ²
Industrial	Level 1	127,970 SF	11,889 m ²
Office	Level 1	17,128 SF	1,591 m ²
Building Gross Area		145,518 SF	13,519 m ²

PARKING REQUIREMENTS

Parking Dimensions

Regular Stall	5.5 m (18 ft) x 2.6 m (8.53ft)
Small Stall (MAX. 25%)	4.8 m (15.75 ft) x 2.4 m (7.87 ft)
Stall for persons with disabilities	5.5 m (18 ft) x 3.6 m (11.8 ft)
Parallel Stall	6.7 m (22 ft) x 2.6 m (8.53ft)

Aisle Dimensions

Aisle (2 Way Traffic)	7.0 m (22.97 ft)
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Parking Ratios

Industrial	1/100 m ² (1/1076 ft ²)
Office	1/45 m ² (1/484 ft ²)
Parking Required for Persons with Disabilities	1/100 parking stalls
- As per BCBC 2018 (3.8.3.4.(2))	

Parking Required - Phase 3 - Building 3100

Occupancy	Area (SF)	Factor (1/Area)	Parking Req'd	Spaces
Exclusion	419 SF	0.0		0
Industrial	127,970 SF	1,076.0		119
Office	17,128 SF	484.4		35
	145,518 SF			154

PARKING PROVIDED

Note : Additional parking is provided beyond bylaw requirements to meet specific needs of the tenants and their intended uses.

Parking Provided - Phase 3 - Building 3100

Stall Type	Count
Accessible Stall - 5.5 x 3.6m	11
Regular 2.6x5.5m	199
Small Car - 2.4 x 4.8m	58
Commercial Van Parking	694
Parallel 2.6mx6.7m	5
	967

Required Parking Space for Persons with Disabilities

Required:	1 per every 100 stalls provided for all other uses
Provided:	11
Note :	Commercial Van and 53' Trailer Parking not included in accessible stall calculations (only passenger vehicles).

LOADING REQUIREMENTS

Large Bay Dimensions:	3 m (9.9 ft) x 9 m (29.5 ft)
Required:	All Loading must be accommodated on site.

LOADING PROVIDED

Note : Not all truck movements to all dock positions may be possible with trucks and/or trailers parked in all bays

Loading Provided - Phase 3 - Building 3100

Loading Bay Type	Count
Sprinter Van Loading Space - 38'-6" x 12'	60
Sprinter Van Parking & Staging Space - 27' x 12'	60
Loading Dock	10
Trailer Parking	12
	142

BICYCLE PARKING

Required Class 1	10% of Parking Requirement
Industrial:	
Office:	+ 1 per 750 m ² GFA
TOTAL:	17 Class 1 Stalls
Required Class 2	Exempt
Industrial:	
Office:	Min 6 spaces if >= 2,000sqm GFA
TOTAL:	0 Class 2 Stalls

Class 1: Dimensions	1.8 m (5.9 ft) x 0.6m (2 ft)
Required	Blog 3100 : 17 stalls
Provided	Bike Enclosure Provided by Tenant (see sheet 1-A111)

Class 2	Not required
---------	--------------

DRAWING INDEX:

ARCHITECTURAL	
1-A200	Cover Sheet - Bldg 3100
1-A201	Context Plan
1-A202	3D Views
1-A100	Site Plan
1-A111	Level 1 Floor Plan
1-A300	Overall Building Elevations
1-A301	Enlarged East & West Building Elevations
1-A302	Enlarged North Building Elevations
1-A303	Enlarged South Building Elevations
1-A400	Building Sections
1-A401	Building Sections

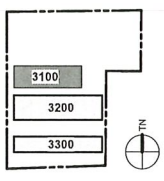
GRAPHIC & SYMBOL LEGEND

Existing construction; to be retained	—	Detail Reference
Existing construction; to be demolished	- - -	Wall / Detail Reference
New stud wall; construction as indicated	— #	Building Section Reference
New insulated stud wall; construction as indicated	— #	Building Section Reference
Demolition Tag	[Z]	Interior Elevation Reference
Room Tag	[Room Name]	Matchline View Reference
Door / Window Tag	[D]	Grid Reference
Wall / Floor / Roof Type Tag	[#]	Level Reference
Material / Finish Keynote Tag	[#]	Spot Elevation (Relative to Topographical Survey)
Millwork Tag	[M]	Spot Elevation (Relative to Project Base)
Specialty Equipment Tag	[E]	North Arrow
Centre Line	—	Ceiling Type Tag
Property Line	—	
Fire Hydrant	[FH]	
Manhole Cover	[MC]	
Catch Basin	[CB]	



KEYPLAN

PHASE 3



PROJECT TEAM

DEVELOPMENT MANAGER	ONNI GROUP
	200 - 1010 Seymour Street, Vancouver, BC P: 604.468.8997 Eric Hughes, VP of Development

ARCHITECTS	TKA+D Architecture + Design Inc.
	305 - 1830 Pandora Street, Vancouver, BC P: 604.559.3459, F: 604.559.1534 Craig Taylor, Architect ARBC

CIVIL ENGINEER	Binnie
	300 - 4940 Canada Way, Burnaby, BC V5G 4K6 P: 604.420.1721 Brad Oikawa, P. Eng.

LANDSCAPE ARCHITECT	Durante Kreuk Ltd.
	102, 1637 W 5th Avenue Vancouver BC V6U 1H5 P: 604.684.4611 Andrew Briggs Peter Tseuk

2 2020-10-02 Re-Issued for Development Permit
1 2020-05-08 Issued for Development Permit

REV DATE DESCRIPTION
SCALE As Indicated DATE 2020, Oct 02 DRAWN Author
PROJECT NUMBER 15303
FILE PATH: P:\01\02\2020-10-02 15303

TKA+D
ARCHITECTURE + DESIGN INC
305 - 1830 PANDORA STREET - VANCOUVER BC V6U 1H5
P: 604.559.3459 F: 604.559.1534

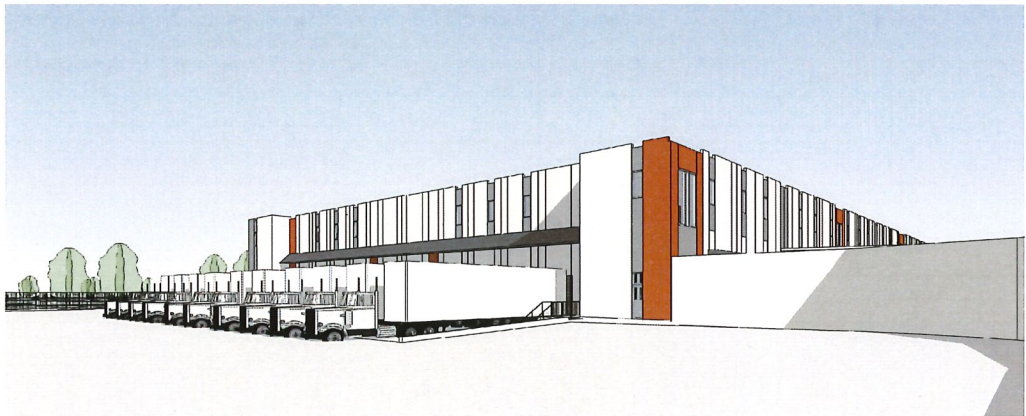
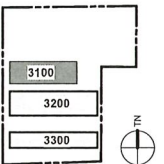
GEBP - PH3 Build to Suit - Building 3100
19265 Airport Way,
Pitt Meadows

Context Plan

PLOT DATE 2020-09-30 3:34:44 PM THU
1-A001

KEYPLAN

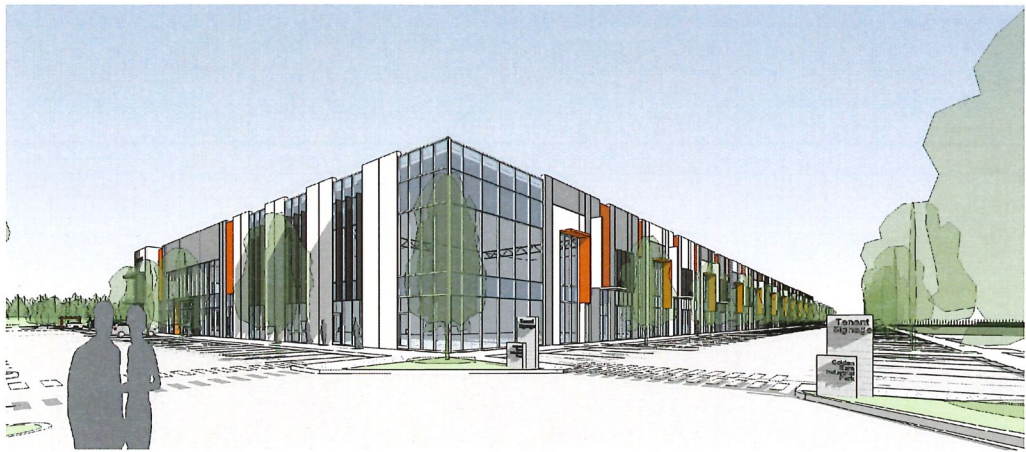
PHASE 3



View from NE Corner



View from NW Corner

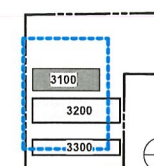


View from SW Corner



View from SE Corner

PHASE 3



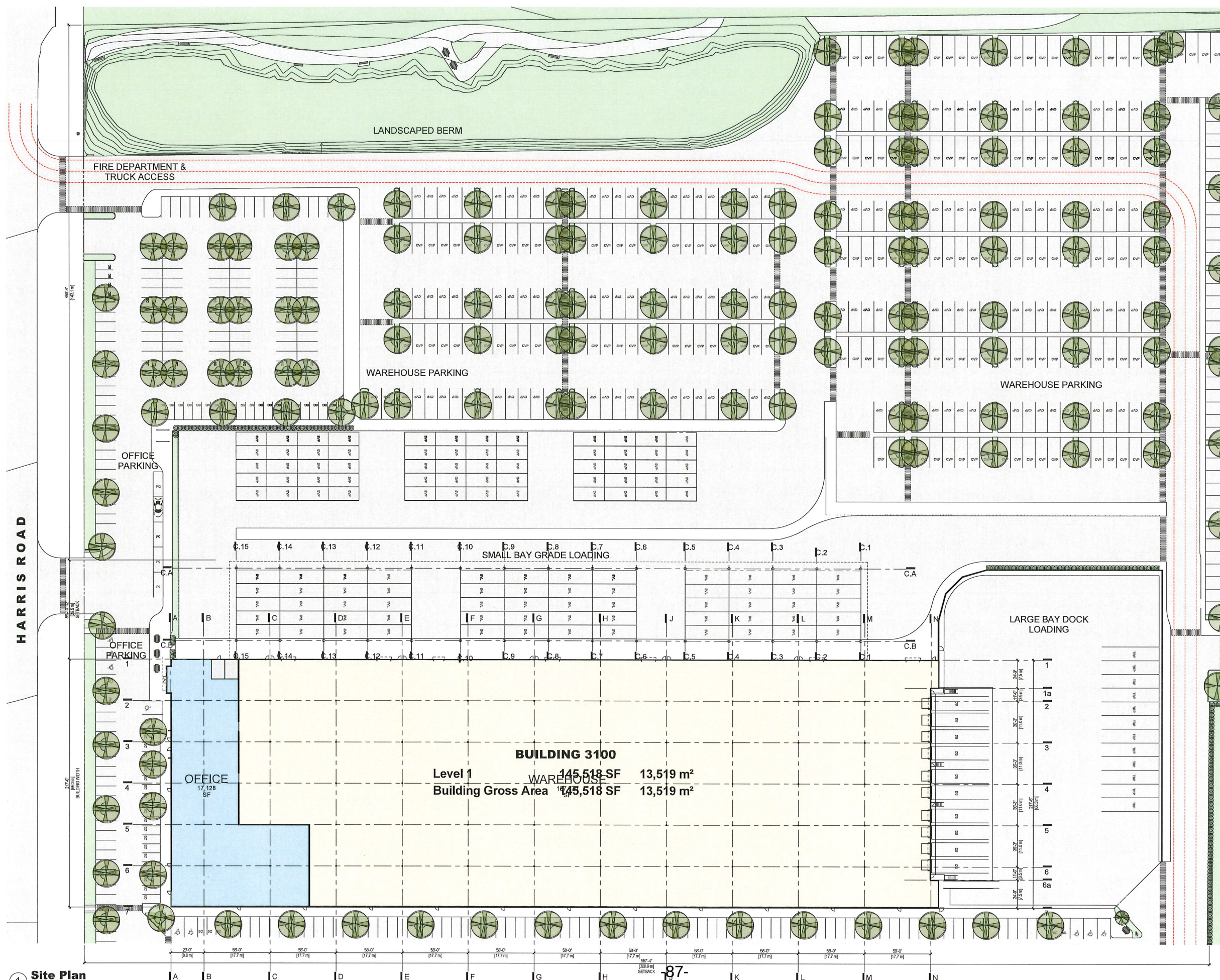
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1	2020-05-06	Issued for Development Permit
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PROJECT NUMBER		1608
FILE PATH	PLOT DATE	

GEBP - PH3 Build to Suit - Building 3100
19265 Airport Way,
Pitt Meadows

Site Plan

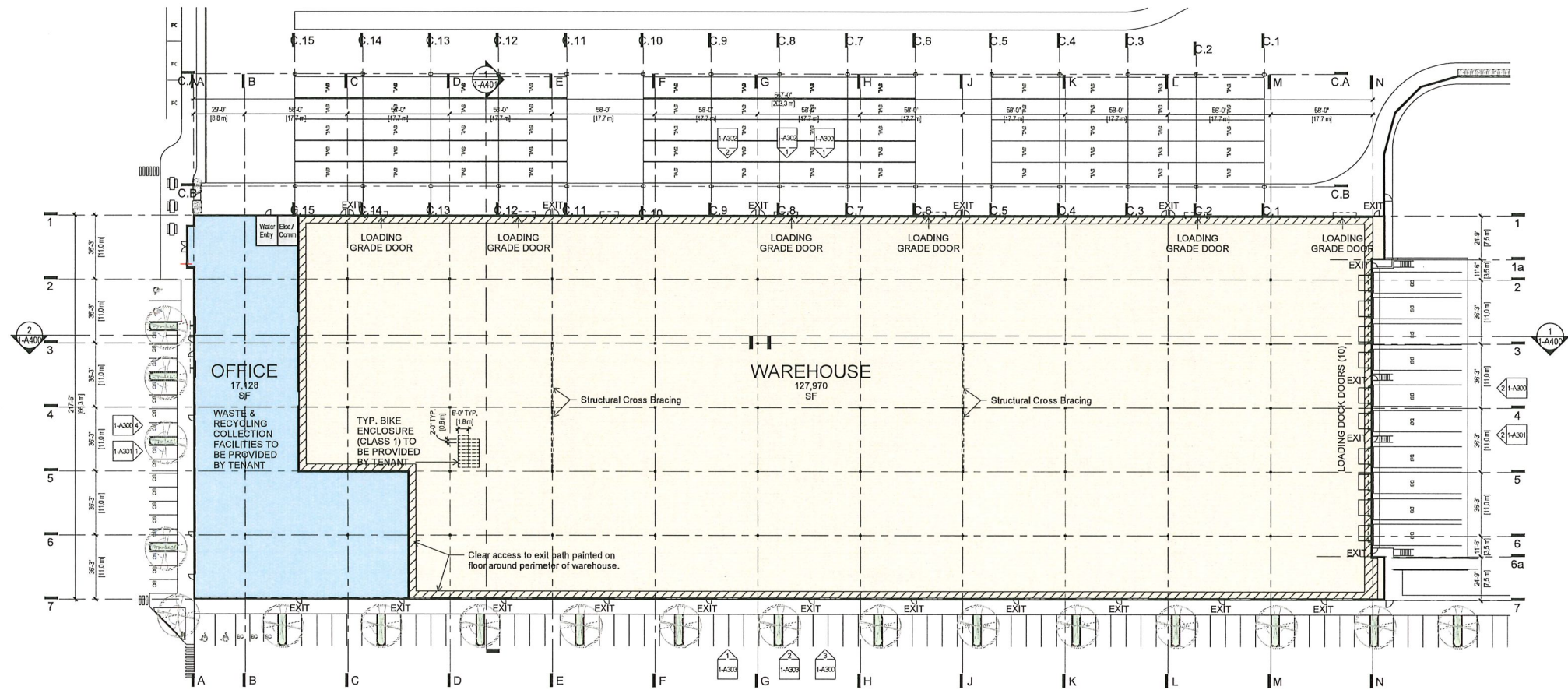
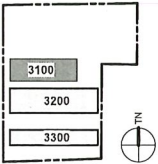
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1-A100



KEYPLAN

PHASE 3



1 Floor Plan - Level 1
1" = 30'-0"

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1	2020-05-08	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE	As indicated	DATE: 2020, Oct 02 DRAWN: Author
PROJECT NUMBER	18300	
FILE PATH:	PLOT DATE: 2020-09-30 3:35:51 PM	

TKA+D
ARCHITECTURE + DESIGN INC.
228 - 1030 PACIFIC STREET VANCOUVER, BC V6E 4P7 P 604 599 3405

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Pitt Meadows

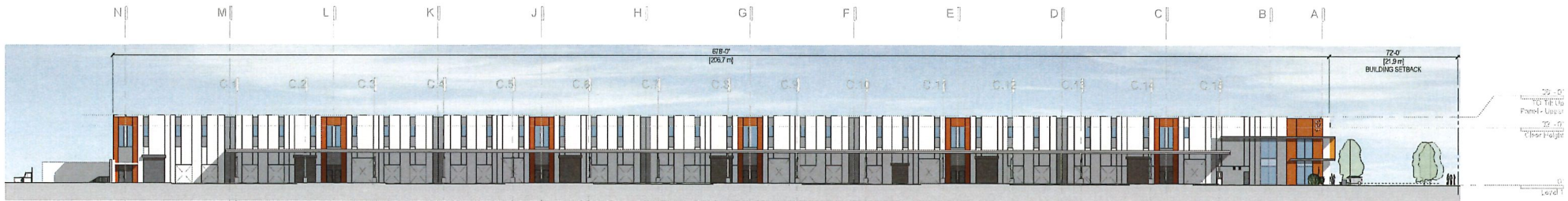
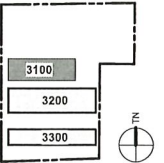
Level 1 Floor Plan

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1-A111

KEYPLAN

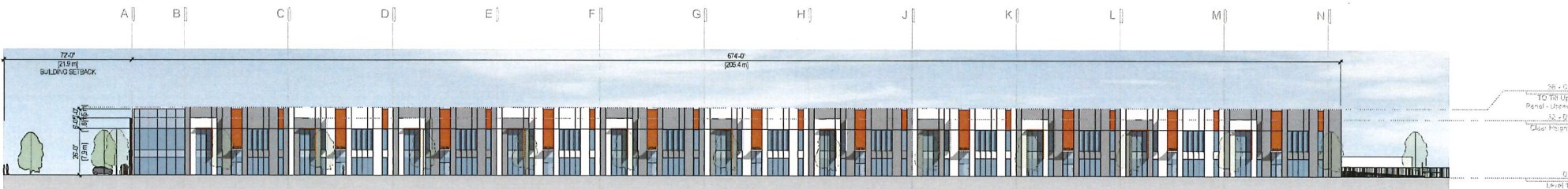
PHASE 3



① **North Elevation**
1" = 30'-0"



② **East Elevation**
1" = 30'-0"



③ **South Elevation**
1" = 30'-0"



④ **West Elevation**
1" = 30'-0"

2	2020-10-02	Re-issued for Development Permit
1	2020-05-08	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE	As indicated	DATE: 2020, Oct 02 DRAWN: Author
PROJECT NUMBER		15303
FILE PATH		PLOT DATE: 2020-09-30 3:36:00 PM

TKA+D
ARCHITECTURE + DESIGN INC
305 - 1010 PANDORA STREET - VANCOUVER - V6L 0C7 - P 604 568 3406

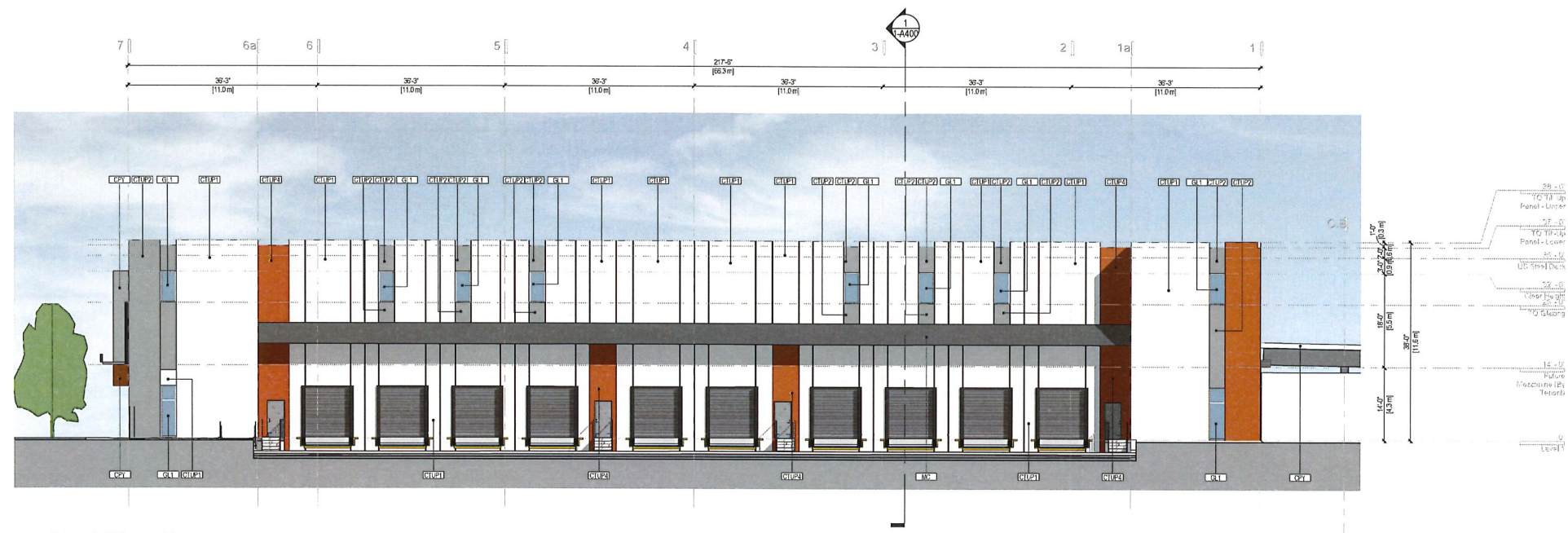
GEBP - PH3 Build to Suit - Building 3100
19285 Airport Way,
Pitt Meadows

Overall Building Elevations
PLOT DATE: 2020-09-30 3:36:00 PM

1-A300



① **West Elevation**
3/32" = 1'-0"



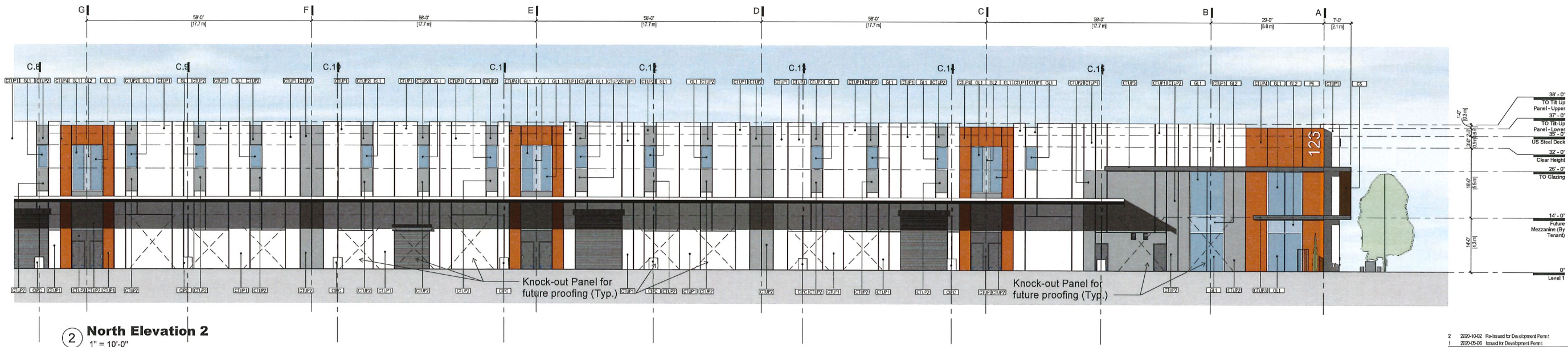
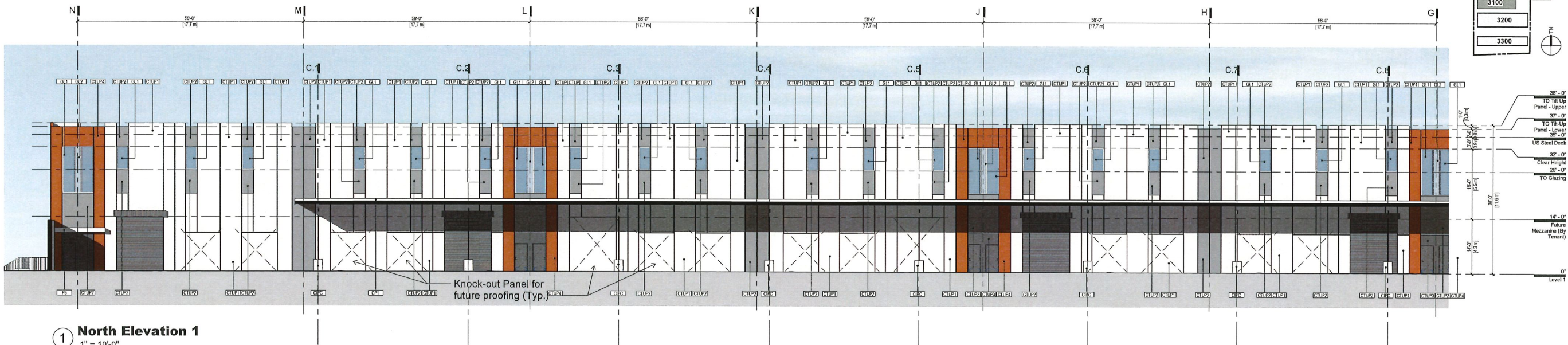
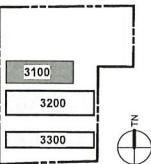
② **East Elevation**
3/32" = 1'-0"

2 2000-10-02 Re-issued for Development Permit
1 2000-05-02 Issued for Development Permit
REV DATE DESCRIPTION
SCALE As indicated DATE 2000, Oct 02 DRAWN Author
PROJECT NUMBER 18003
FILE PATH PLOT DATE 2020-09-30 3:06:11 PM

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ARCHITECTURE + DESIGN INC
308 - 1005 PINECREST STREET - VANCOUVER - V6E 4C7 - P 604 588 3400
GEBP - PH3 Build to Suit - Building 3100
19265 Airport Way,
Pitt Meadows
Enlarged East & West Building Elevations
PLOT DATE 2020-09-30 3:06:11 PM
1-A301

KEYPLAN

PHASE 3



KEYNOTE LEGEND

TAG	DESCRIPTION
CIP1	CAST-IN-PLACE CONCRETE
CPV	CANDY
CS	CEDAR SIDING
CTUP1	CONCRETE TILT-UP, PAINT FINISH, P1-LIGHT GREY
CTUP2	CONCRETE TILT-UP, PAINT FINISH, P2-MID GREY
CTUP3	CONCRETE TILT-UP, PAINT FINISH, P3-CHARCOAL
CTUP4	CONCRETE - TILT UP - PAINTED P4 - ORANGE
GL1	VISION GLAZING, SEE GLAZING TYPES & FINISHES SCHEDULE
GL2	SPANDREL GLAZING, SEE GLAZING TYPES & FINISHES SCHEDULE
P5	PAINT - COLOUR 5 - BLUE

2	2020-10-02	Re-issued for Development Permit
1	2020-05-08	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE	As indicated	DATE: 2020, Oct 02 DRAWN: Author
PROJECT NUMBER	18303	
FILE PATH:	PROJECT DATE:	REVISION 1 R14

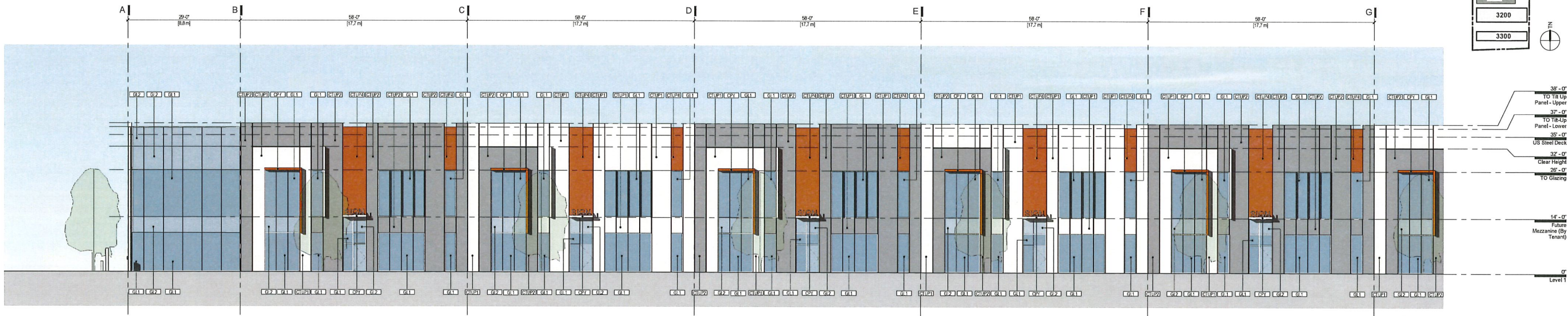
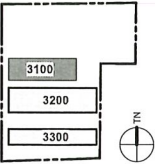
TKA+D
ARCHITECTURE + DESIGN INC.
301 - 1070 PINECREST STREET, VANCOUVER, BC V6A 4B4
P: 604 569 5905

GEBP - PH3 Build to Suit - Building 3100
19265 Airport Way,
Pitt Meadows

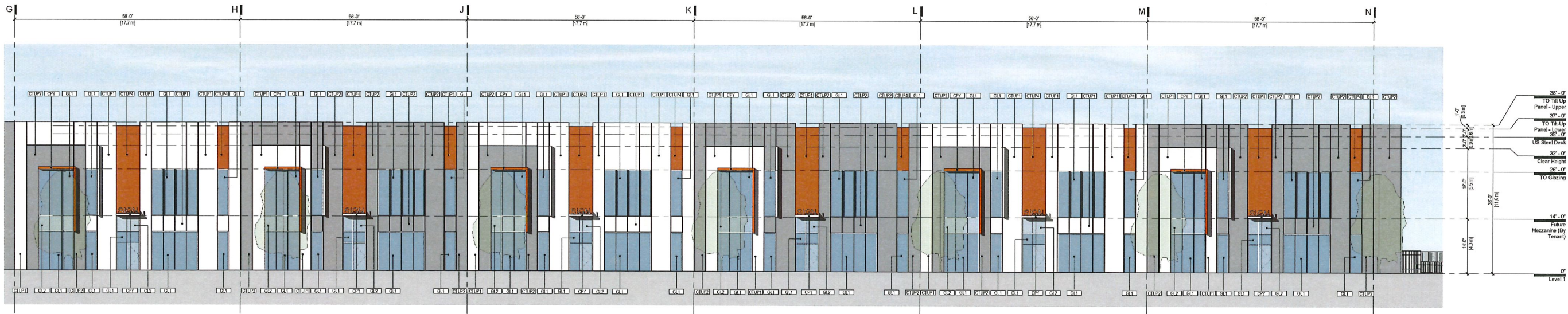
Enlarged North Building Elevations
PLOT DATE: 2020-09-30 3:38:20 PM
1-A302

KEYPLAN

PHASE 3



① **South Elevation 1**
1" = 10'-0"



② **South Elevation 2**
1" = 10'-0"

KEYNOTE LEGEND

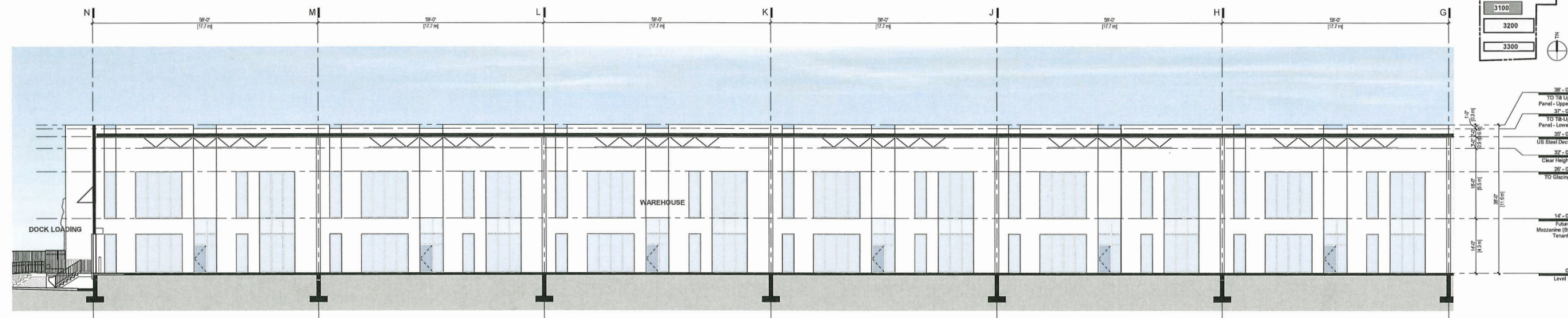
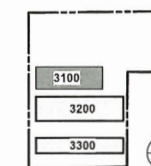
TAG	DESCRIPTION
CPY	CANOPY
CTUP	CONCRETE TILT-UP; PAINT FINISH, P1-LIGHT GREY
1	CTUP
2	CONCRETE TILT-UP; PAINT FINISH, P2-MID GREY
4	CONCRETE - TILT UP - PAINTED P4 - ORANGE
GL1	VISION GLAZING; SEE GLAZING TYPES & FINISHES SCHEDULE
GL2	SPANDREL GLAZING; SEE GLAZING TYPES & FINISHES SCHEDULE

2	2000-10-02	Re-issued for Development Permit
1	2000-05-08	Issued for Development Permit
REV	DATE	DESCRIPTION
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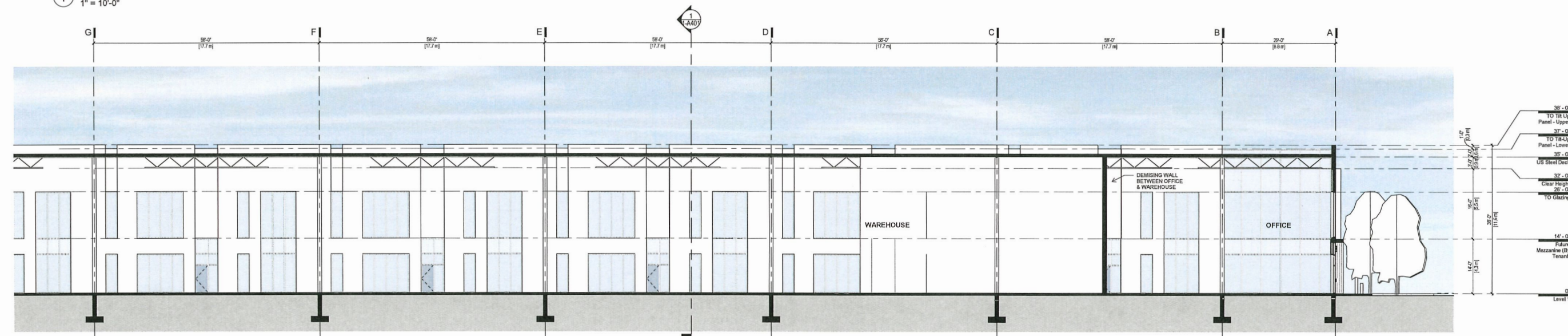
TKA+D
ARCHITECTURE + DESIGN INC
108 - 1015 PANDORA STREET - VANCOUVER, B.C. V6E 4A5
GEBP - PH3 Build to Suit - Building 3100
19285 Airport Way,
Pitt Meadows
Enlarged South Building Elevations
PLOT DATE: 2025-05-20 3:36:28 PM
1-A303

KEYPLAN

PHASE 3



① **Building Section @ GL1.3**
1" = 10'-0"



② **Building Section - West**
1" = 10'-0"

2	2008-10-02	Re-issued for Development Permit
1	2008-05-02	Issued to Development Permit
REV	DATE	DESCRIPTION
SCALE	As indicated	DATE: 2020, Oct 02 DRAWN: Author
PROJECT NUMBER		18000
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Building Sections

PLOT DATE: 2020-09-30 3:36:32 PM

1-A400

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