

CIVIC ADDRESS: 14778 58B AVENUE
SURREY, BC

LEGAL DESCRIPTION: LOT 20 SECTION 10 TOWNSHIP 2 PLAN NWP28839 NWD LEGAL SUBDIVISION 6
0001-655-060

STANDARD: CITY OF SURREY ZONING BYLAW

USE: PUBLIC SCHOOL, ELEMENTARY

SITE AREA: 19,278.9 m² (207,516 ft²)

CITY WALKWAY DEDICATION AT NW CORNER OF PROPERTY 354.0 m² (3,810.4 ft²)

CITY DEDICATION ALONG 148 STREET 199.5 m² (2,147.4 ft²)

CITY DEDICATION ALONG 58B AVENUE 119.2 m² (1,283.1 ft²)

CITY DEDICATION ALONG 58B AVENUE AT NE CORNER OF PROPERTY 774.9 m² (8,340.9 ft²)

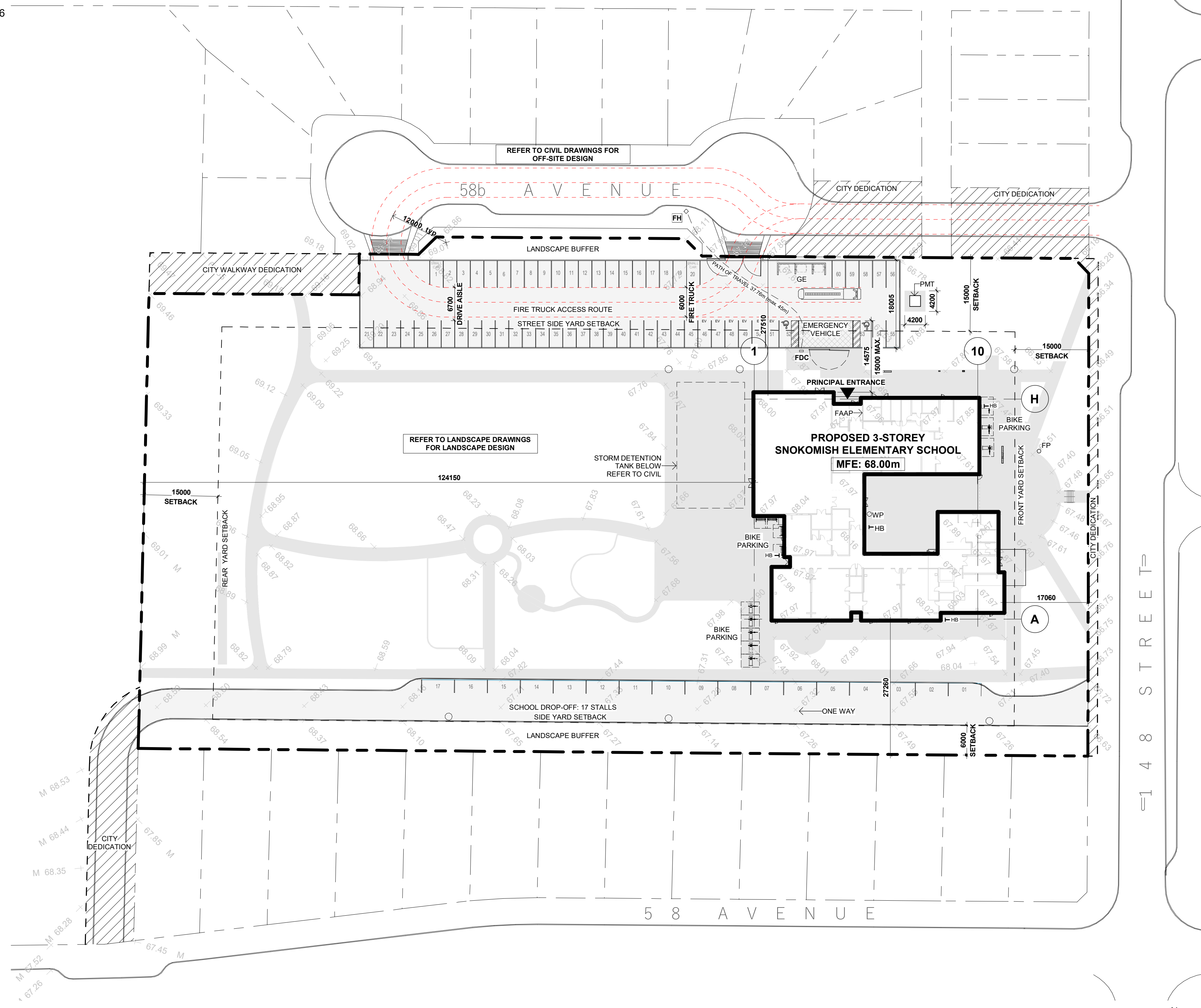
CITY DEDICATION ALONG 58 AVENUE AT SW CORNER OF PROPERTY 472.0 m² (5,080.56 ft²)

**REFER TO SURVEY FOR ALL CITY DEDICATIONS

BUILDING AREA: 4,667 m² (50,235 ft²)
BUILDING FOOTPRINT: 1,759 m² (18,934 ft²)
BUILDING HEIGHT: 13.5 m (approx.)

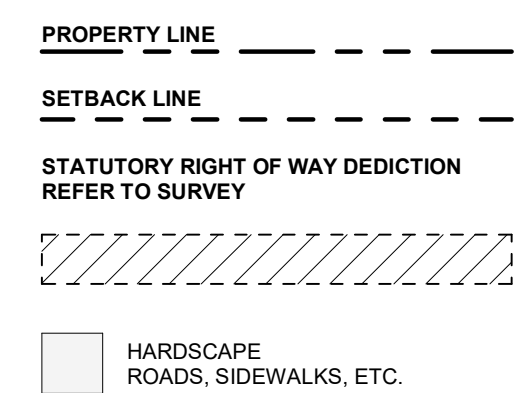
ZONING BYLAW REVIEW: Surrey Zoning By-Law 2021, No. 12000

	REQUIRED	PROVIDED
A. Lot Coverage		
Site Coverage (footprint):	N/A	9.7%
B. Yards and Setbacks		
Front Yard Setback (East):	15 m (49 ft) Min.	17m (55 ft)
Rear Yard Setback (West):	15 m (49 ft) Min.	122 m (348 ft)
Street Side Yard Setback (North):	15 m (49 ft) Min.	23 m (75 ft)
Side Yard Setback (South):	6 m (20 ft) Min.	28 m (92 ft)
C. Height of Buildings		
Building Height:	N/A	N/A
D. Density		
Floor Area Ratio (FAR): (Based on Net Site Area)	0.40 Max.	0.25
E. Off Street Parking and Loading/Unloading		
Parking for School, Elementary: (1.75 Spaces x 27 Classrooms)	48 Min.	54
Drop-off for School, Elementary:	9 Min.	17
Parking for Daycare:	3 Min.	3
Drop off for Daycare:	3 Min.	3
Min. H/C parking required: (# of stalls x 0.02)	2 Min.	2
Bike Parking Spaces: (4 Spaces x 27 Classrooms)	108 Min.	108
Min. Loading Spaces:	N/A	N/A



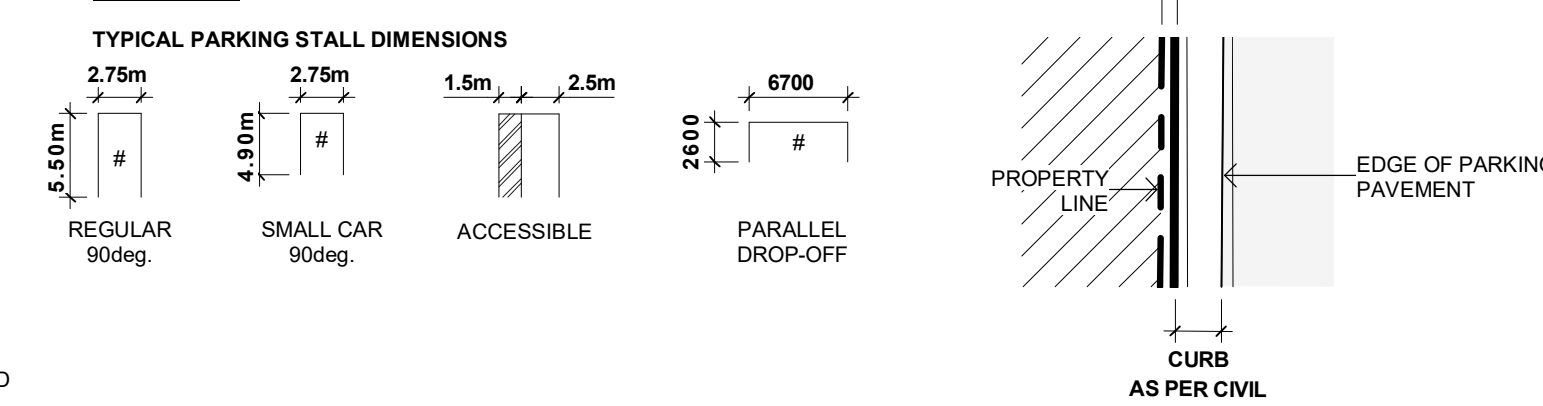
1 SITE PLAN - OVERALL
SCALE 1 : 500

SITE LEGEND



- EV ELECTRICAL VEHICLE PARKING
- FAAP FIRE ALARM ANNUNCIATOR PANEL
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FP FLAG POLE
- GE GARBAGE ENCLOSURE
- HB HOSEBIB, REFER TO MECHANICAL
- MFE MAIN FLOOR (SLAB) GEODETIC ELEVATION
- PMT PAD MOUNTED TRANSFORMER & CONCRETE PAD TO BC HYDRO SPECIFICATIONS
- SEE STRUCTURAL & ELECTRICAL
- WP WELCOMING POLE, REFER TO A101

PARKING



SITE PLAN GENERAL NOTES

- A. PAINT ALL PARKING STALL LINES
- B. REFER TO A101 FOR SITE DETAILS
- C. REFER TO CIVIL DRAWINGS FOR FINAL SURFACE ELEVATIONS, ETC.
- D. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD/SOFT SCAPING

Issued/Revisions		Issued:
#	Date:	
	2022-04-08	DD Submission to MoE
	2022-08-05	50% BP Submission
	2022-10-17	Issued for Building Permit

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

This drawing is copyrighted and must not be used, reproduced, or revised without written permission.

Report inconsistencies and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractor's expense.

Owner

THE BOARD OF EDUCATION OF SCHOOL DISTRICT 36

Consultants

- Architect + Prime Consultant: studioHub architects Ltd.
- Structural Consultant: Bush Bohman + Partners
- Mechanical Consultant: SMcN Consulting
- Electrical Consultant: WSP
- Civil Consultant: Aplin + Martin
- Building Envelope: Evoke Building Engineering
- Code Consultant: Enksberg Engineering
- Geotechnical Consultant: Exp
- Energy Consultant: Integral Group

Seal

Project No: 2105

SNOKOMISH ELEMENTARY SCHOOL

14778 58B Avenue
Surrey, BC

SITE PLAN OVERALL

A100