



Site Location Plan
Scale: 1:1,000

PROJECT DESCRIPTION

CIVIC ADDRESS:
2065 Beacon Avenue West, Sidney, BC.
LEGAL DESCRIPTION: SEE SURVEY PLAN

PROJECT APPLICANT

ARCHITECT
Peter de Hoog, architect AIBC
tel: 250.216.0326
pdh@dhk.ca

dhKarchitects
977 Fort Street
Victoria, BC
V8V 3K3

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
3 STOREY SELF STORAGE WITH 1 STOREY + MEZZ. STRATA WAREHOUSE
ALL WITH SURFACE PARKING

USES:
SELF (MINI) STORAGE AND GENERAL INDUSTRIAL

ZONING: M1- INDUSTRIAL

HEIGHT OF BUILDINGS: 11.2 m - SELF STORAGE
8.75 M - STRATA WAREHOUSE

GRADE OF BUILDINGS: 15.5m (GEODETIC) SELF STORAGE
15.7m (GEODETIC) STRATA WAREHOUSE

NUMBER OF STOREYS: 3 STOREYS - SELF STORAGE
1 STOREY + MEZZANINE - STRATA WAREHOUSE

SITE AREA: 10,275 m² (111,600 sf)

SITE COVERAGE: 4,731m² = 45.6%

SETBACKS:
NORTH: (Beacon Ave.) 7.5 m
EAST : 7.5 m (exterior side lot line)
SOUTH (Runway Side): 6.0 m
WEST: 7.6 m

FLOOR AREA:
Self Storage: 10,034 m² - total on 3 floors
Strata Warehouse: 1,945 m² - including mezzanine
TOTAL BUILDINGS: 11,979 m²

FSR: 1.156:1

PARKING REQUIREMENTS:

STRATA WAREHOUSE:
Area (including Mezzanine): 1,845m²
Parking: 100m²: 21 stalls

OFFICE:
Area: 344 m²
Parking: 1/28m²: 13 stalls

SELF-STORAGE:
Area (2,988 m² x 3): 8,964 m²
Parking*: 5 stalls
(* estimated based on other facilities)

Total Required: 39 stalls
Total provided: 45 stalls

LIST OF DRAWINGS

- Architectural**
A101 Site Location Plan
A102 Site Plan
A201 Level 1 Plan
A202 Level 2 Plan
A203 Level 3 Plan
A204 Roof Plan
A301 E & N Elevations
A302 S & W Elevations
A303 Interior Elevations
A401 Building Sections

- Landscape**
L-01 Landscape Plan

- Civil**
C-01 Civil Site Plan and Notes
C-02 Civil Site Servicing

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2 04 April 2022 Re-issued for DP
1 15 December 2021 Issued for Development Permit

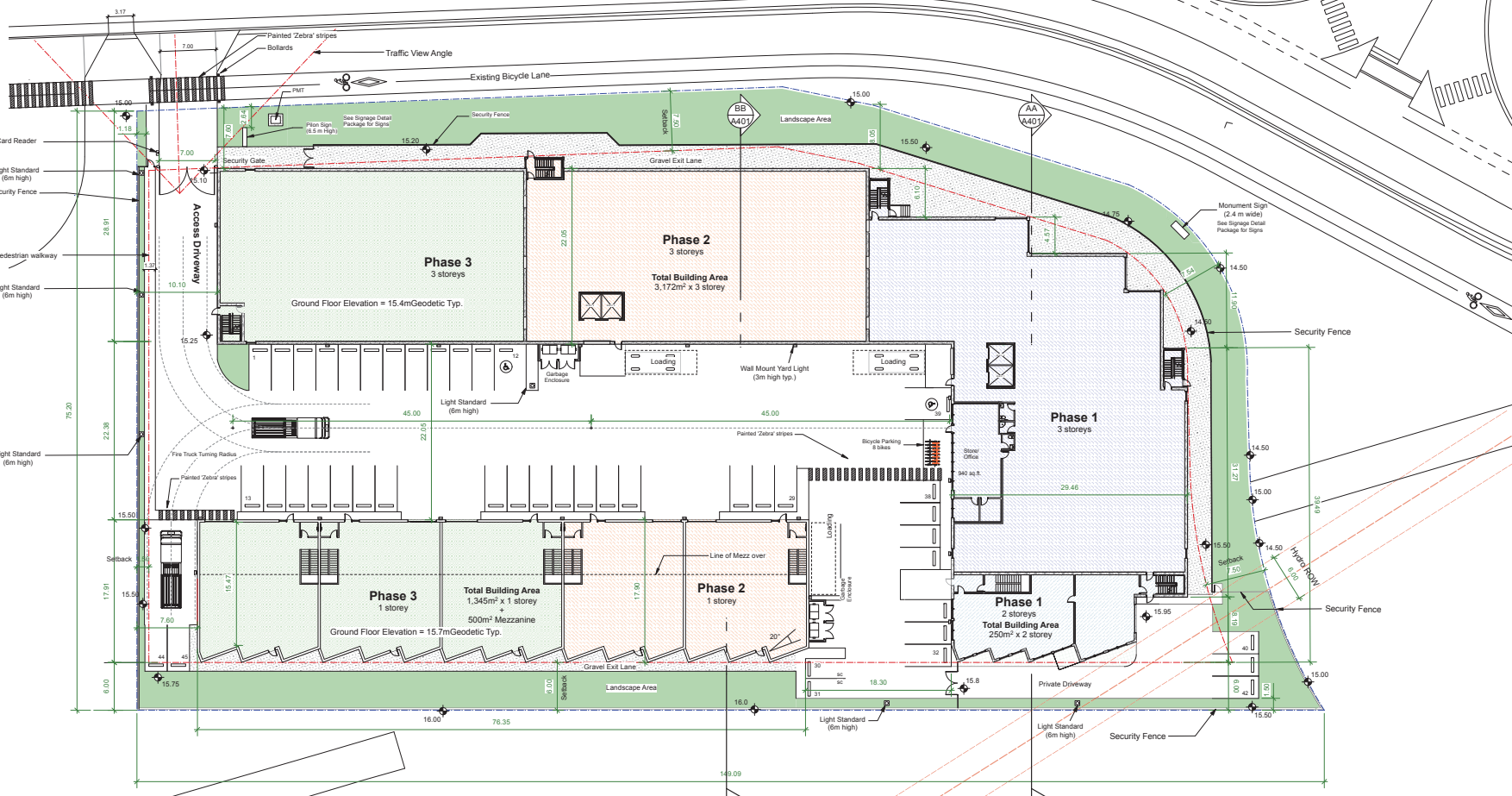
Rev	Date	Description	2020-11-26
04 April 2022	Issued for DP	A500	
15 December 2021	Issued for Development Permit	AAA	

NOTES: All dimensions are shown in meters.

Airport Industrial Lands
Victoria BC
Site Location Plan

dhKa A101
de Hoog & Kierulff architects
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Nanaimo
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Beacon Ave.



Site Plan
Scale: 1:250

Note: All exterior lighting, including signage, will be dark sky certified.

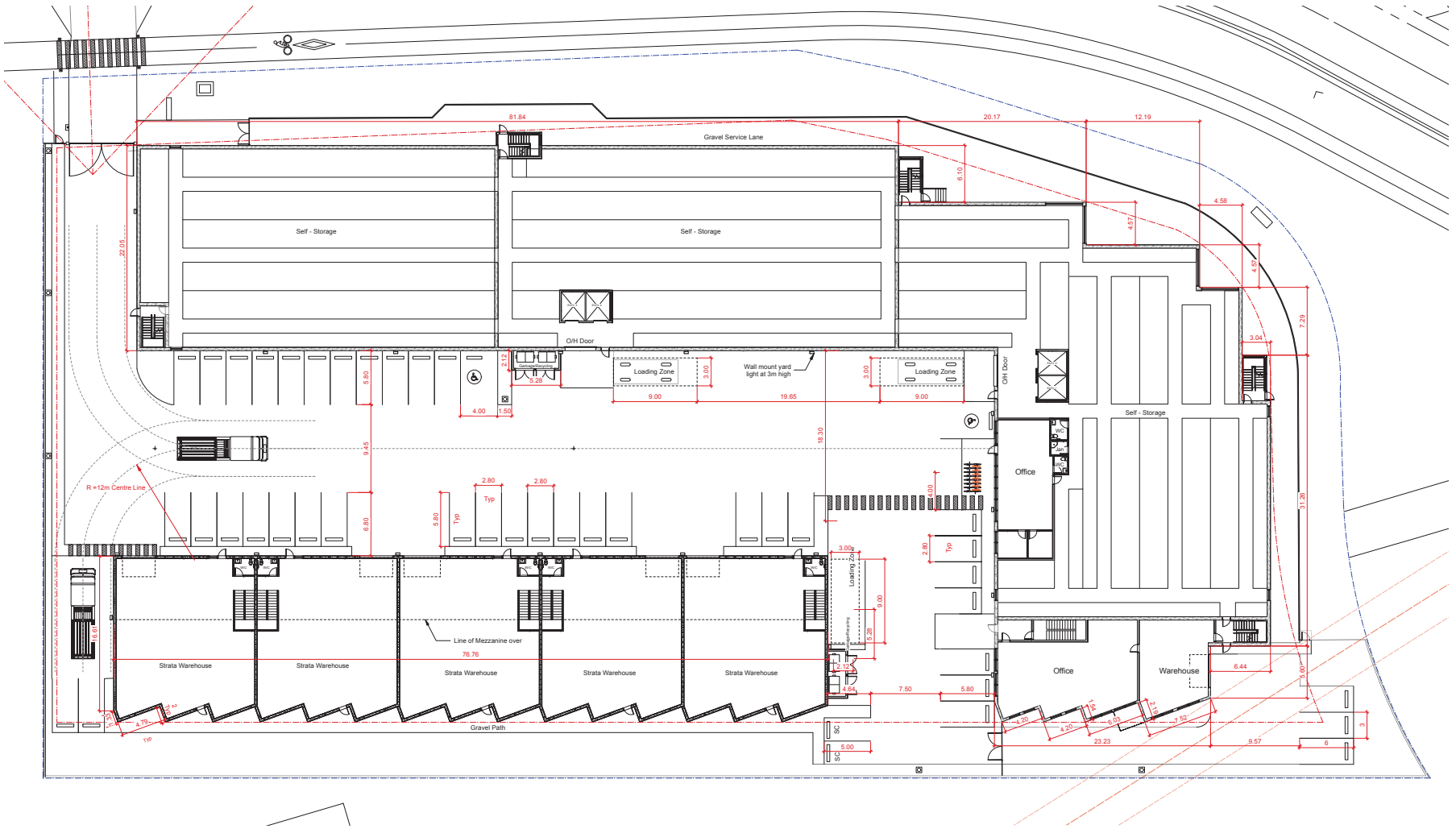
2. 04 April 2022	Revised for DP	
1. 15 December 2021	Issued for Development Permit	
Issued to YYJ	2020-11-26	
Rev	Date	Description
04Apr22	04Apr22	Revised for A500
01Dec21	15Dec21	Issued for A500
NOTE: All dimensions are shown in meters.		

Airport Industrial Lands
Victoria BC
Site Plan

dHKA A102

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04 April 2022
15 December 2021

Revised for DP
Issued for Development Permit

Rev	Date	Description	Issued to	2020-11-26
04 April 2022	04 April 2022	Issued for DP	AAA	AAA
15 December 2021	15 December 2021	Issued for DP	AAA	AAA

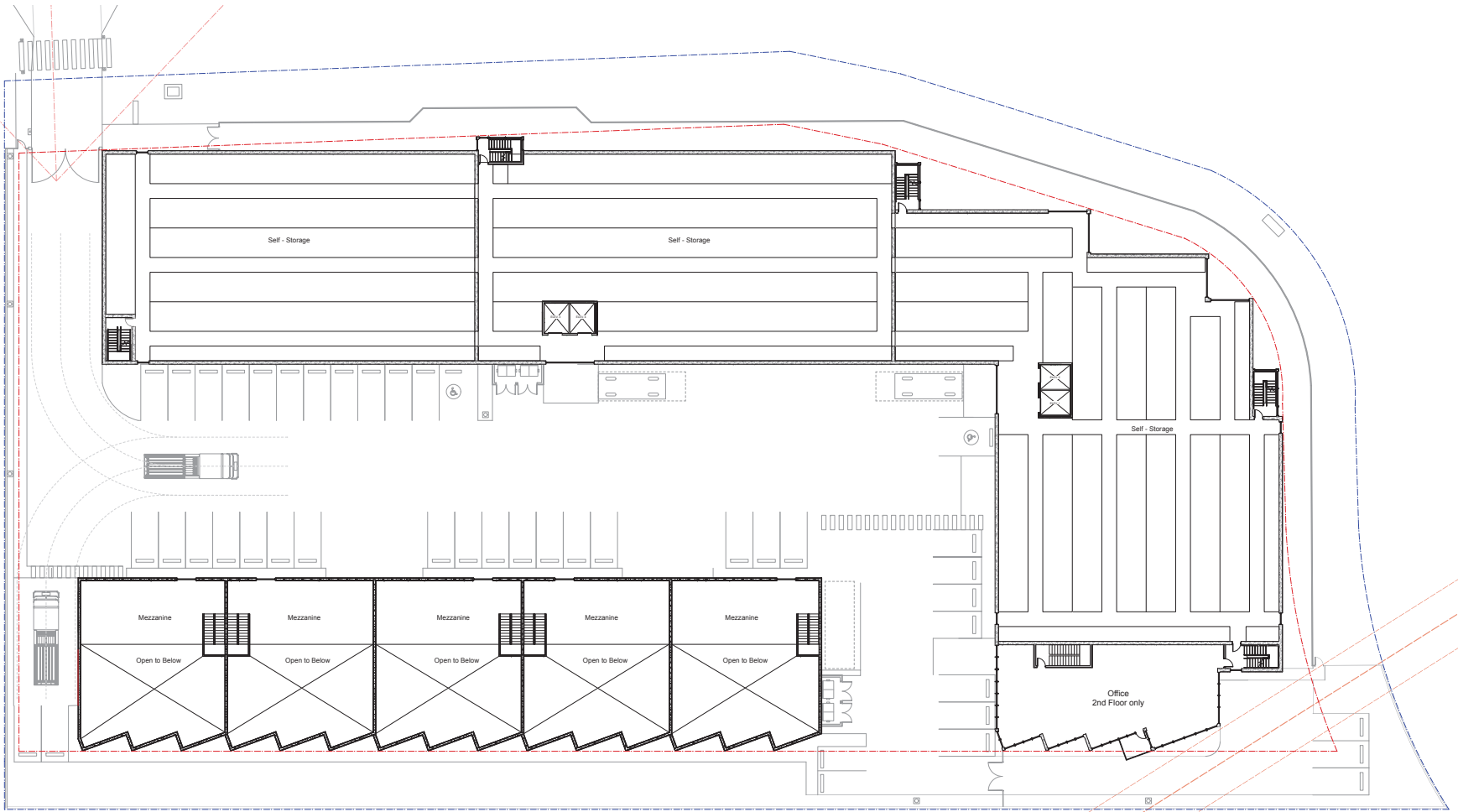
NOTE: All dimensions are shown in meters.

Airport Industrial Lands
Victoria BC
Ground Floor Plan

dHKA A201

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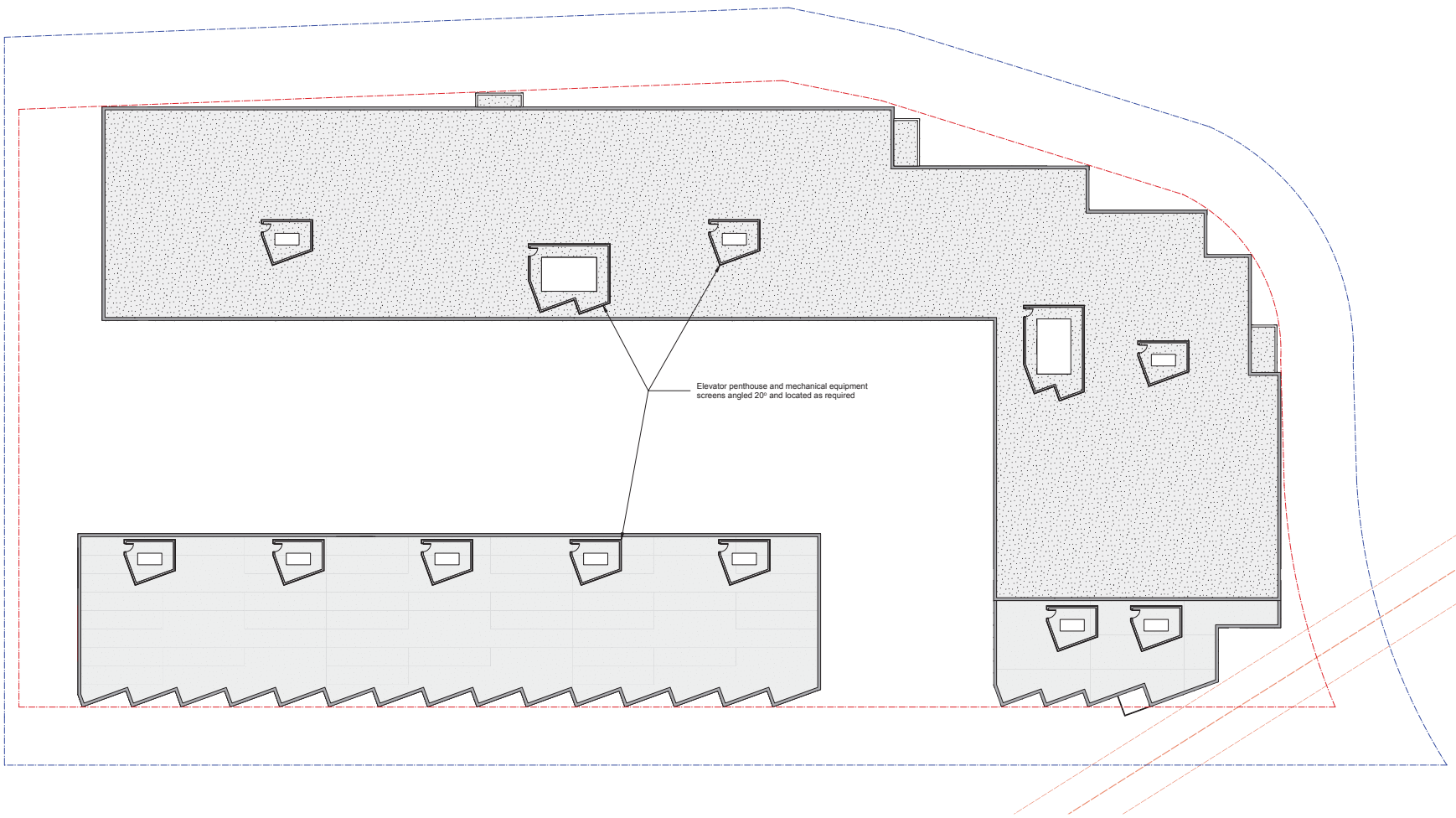
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1 25th	1 25th	Issued for DP	AAA

NOTE: All dimensions are shown in meters.

Airport Industrial Lands
Victoria BC
2nd, 3rd Floor Plan

dHka A202
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Rev		04 April 2022	Issued for DP	A000
Drawn by	PHH	04 April 2022	Checked by	AAA
Scale	1:250		Project number	

NOTE: All dimensions are shown in meters.

Airport Industrial Lands
Victoria BC
Roof Plan

dHka **A204**

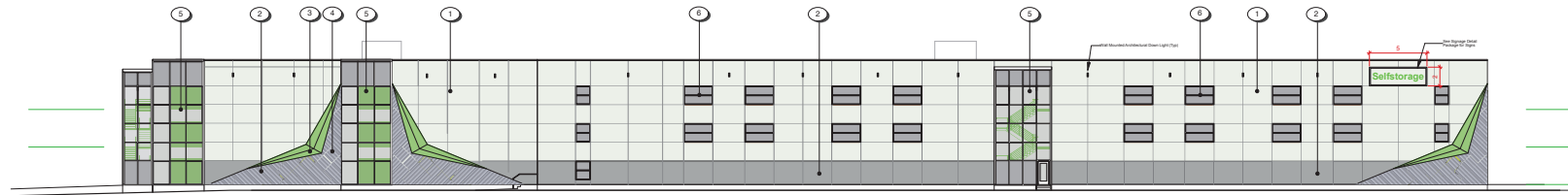
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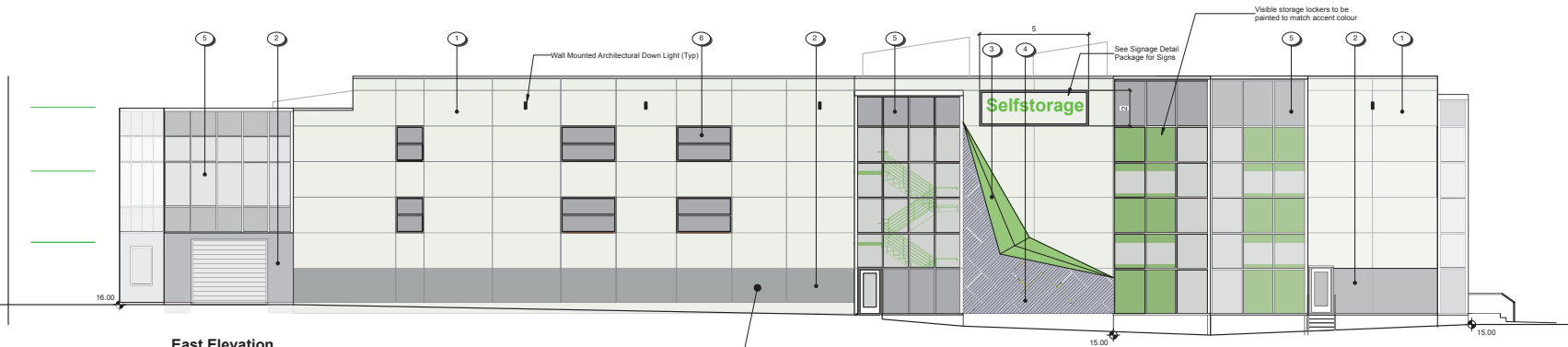
East Elevation

Scale: 1:200







North Elevation

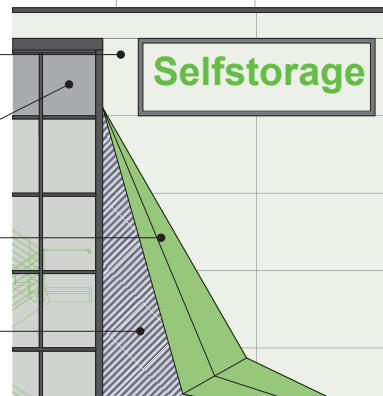
Scale: 1:200



East Elevation

Scale: 1:100

-  Concrete Colour #1 - Benjamin Moore CC-20 decorators white
-  Concrete Colour #2 - Benjamin Moore 2121-10 Gray Spandrel Glass to match
-  Metal Colour #1 - Pantone 802C
-  Metal Colour #2 - Weathered Zinc, corrugated



MATERIALS SCHEDULE

- 1 Tilt up Concrete Panel - Colour 1
- 2 Tilt up Concrete Panel - Colour 2
- 3 Accent Metal Colour
- 4 Corrugated Metal Panel - Weathered Zinc
- 5 Curtainwall Glazing
- 6 Spandrel Windows
- 7 Louvered Equipment Screen

Rev	Date	Description	2020-11-26
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 Drawn by: PHH
 Scale: 1:200
 Notes: All dimensions are shown in meters.

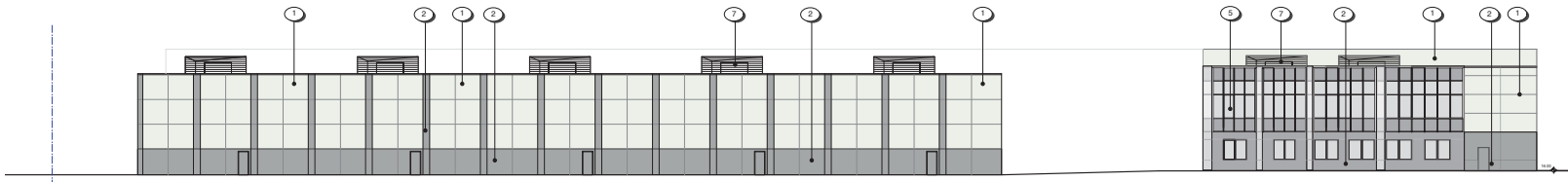
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 E & N Elevations

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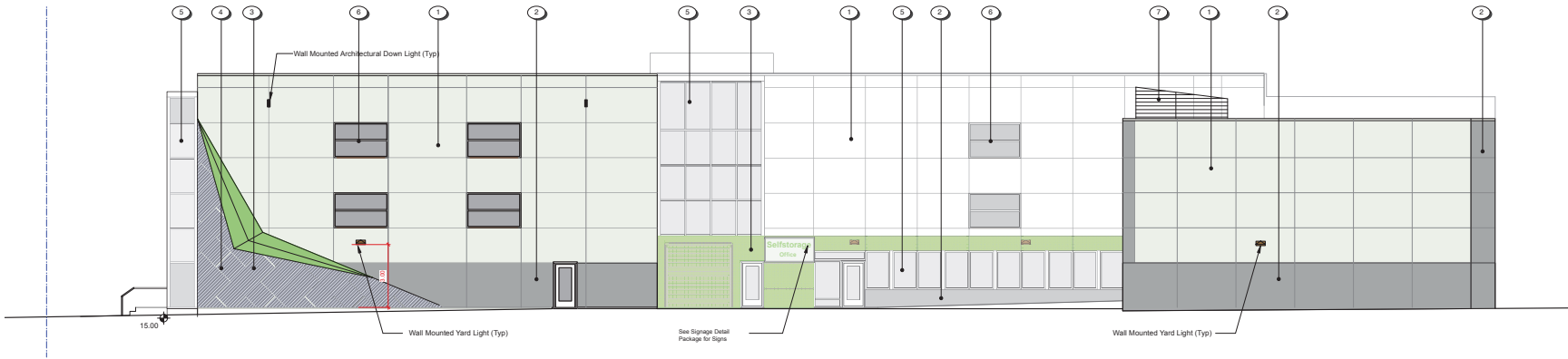
West Elevation

Scale: 1:200



South Elevation

Scale: 1:200



West Elevation

Scale: 1:200

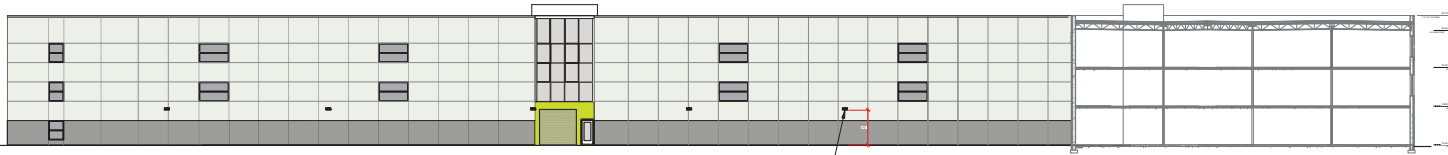
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1:200	1:200	Architect		

Airport Industrial Lands
Victoria BC
S & W Elevations



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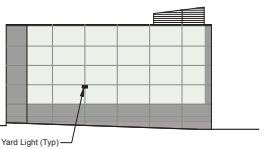
Interior South Elevation - Self Storage
Scale: 1:200



Interior West Elevation - Self Storage
Scale: 1:200



Interior North Elevation - Strata Warehouse
Scale: 1:200



Interior East Elevation - Strata Warehouse
Scale: 1:200

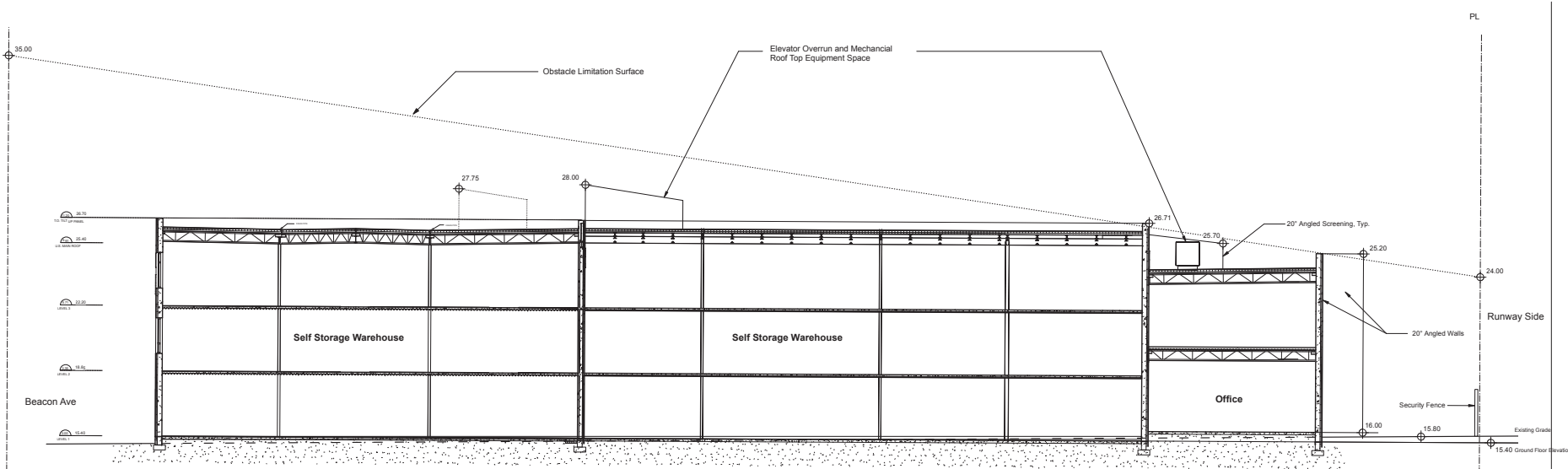
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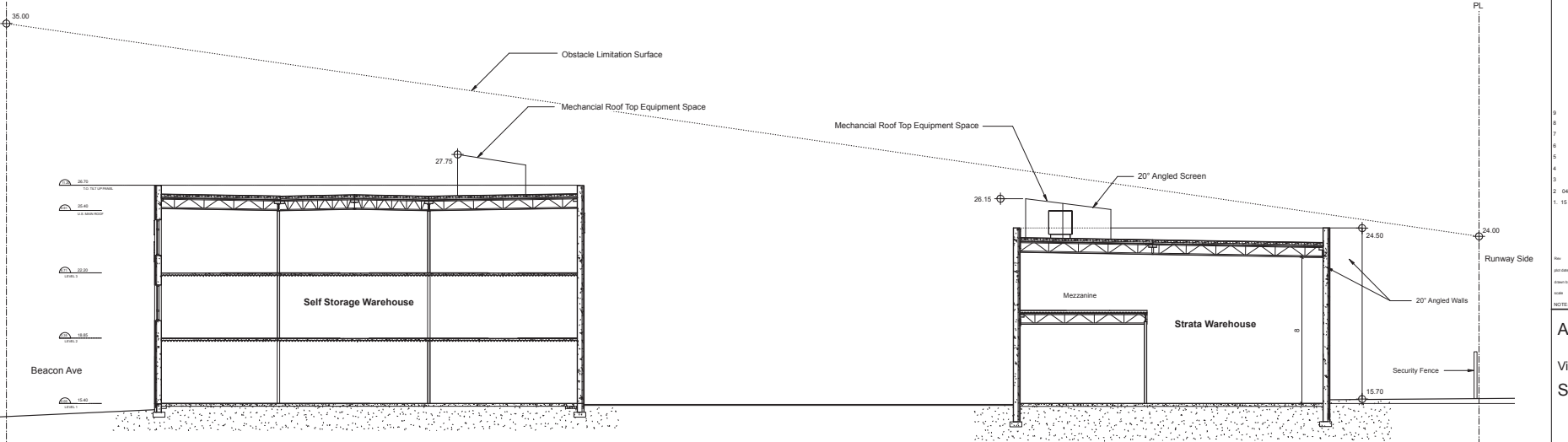
NOTE: All dimensions are shown in meters.

Airport Industrial Lands
Victoria BC
Interior Elevations

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Site Section AA
Scale: 1:100



Site Section BB
Scale: 1:100

Note: All Elevations are Geodetic (meters)

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Rev		Date	Description	
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1:250	2020/11/26			
NOTE: All dimensions are shown in meters.				

Airport Industrial Lands
Victoria BC
Site Sections

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Streetworks

DESCRIPTION

The ARCH-M Medium LED roadway luminaire delivers all the performance benefits of the latest Cooper Lighting Solutions LED platform and technologies with a modern, yet familiar cylindrical form factor. The internal LED solution with the patented, high-efficiency ArcLED Optics™ system provides uniform and energy conscious illumination for municipal streets and highways. Our customer focused features include single touch tool-less entry, industry leading surge protection options and superior lumen maintenance and performance, all in an economical design. Available in 13 standard lumen packages per optic.

SPECIFICATION FEATURES

Construction
Heavy-duty cast aluminum housing and door. Tool-less entry, integral removable door for easy access to terminal block, mounting bolts, and optional surge protection.

Optics
Choice of four patented, high-efficiency ArcLED Optics. Available in Type III, III, IV wide and V square wide the optics are precisely designed to shape the distribution maximizing efficiency and application opening. Offered standard in 4000K CCT and optional 5000K CCT. Optional 2700K (80 CRI), 3000K (90 CRI), 5000K (90 CRI) CCT are available. For the ultimate level of spill light control, an optional house wide shield accessory is available and can be field or factory installed. The house wide shield is designed to seamlessly integrate with the

Electrical
120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard 0-10V dimming with DALI2/DMX and 100V/10A option and differential surge surge protection available. Thermal management transfers heat away from the LED source for optimal efficiency, light output and lumen maintenance. Ambient operating temperature from -40°C to 40°C, 50°C IMA, high ambient, capability available in 4000K CCT with three position luminaire type construction terminal block. Greater than 90% lumen maintenance expected at 50,000 hours.

Warranty
Standard five-year warranty. Optional ten-year warranty, please see your Cooper Lighting Solutions Sales Representative for more information.

Installation
Standard four-bolt-flange bracket all/flip-fitter with cast-in pipe step and 2.5" leveling steps, and door

ARCH-M ARCHEON MEDIUM LED ROADWAY LUMINAIRE

CATALOG # TYPE

Project	Catalog #	Type
Proprietary	Notes	Date

Dimensions

OPTIONAL ARM

CERTIFICATION DATA

UL, ENEC, CE, DALI, IESNA, ENEC, DALI, IESNA, ENEC, DALI, IESNA

ENERGY DATA
Equivalent LED Power
30Watts Total
100% Total Harmonic Distortion
100/277V AC Input
50/60Hz
50°C Maximum Temperature Rating
90°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight
18 lbs. 10.16 lbs

COOPER Lighting Solutions

TSD210126
July 7, 2022 2:22 PM

Pole Head Light Fixture

McGraw-Edison Impact Elite LED Wall Mount Luminaire

DESCRIPTION

Impact Elite LED Wall Mount Luminaire

Product Certifications

- ENEC
- IP66
- IESNA
- IESNA
- IESNA
- IESNA

Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 60W)
- Efficacy up to 143 lumens per watt

Dimensional Details

Interactive Menu

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3
- Control Options page 4

Connected Systems

- WaveLine
- Enlighted

COOPER Lighting Solutions

TSD210126, page 1
October 20, 2021 12:04 PM

Wall Mount Yard Light Fixture

HUNZA PILLAR Lite ULTRA 50

DESCRIPTION

PILLAR Lite ULTRA 50

SPECIFICATIONS

LED Chip: Cree CXM 2642 latest replacement LED source
Luminaire Output: 2800 Lumens minimum @ 700mA (28 watts), delivered from the Luminaire with unobstructed beam
Lumens Per Watt: 102 Lumens minimum @ 32 watts, delivered from Luminaire with unobstructed beam
CRI (90CRI): 80 Standard, 90-Optional
Colour Temperature: 2700K, 3000K, 4000K
Beam Angle: 11, 22, 33, 51°
Ingress Protection: IP66

Warranty
Electronics = 5 years
Body Aluminium = 5 years

Standards
EN60598-2, IEC 60598-2, I.C.L. 1508, CE

PRODUCT CONFIGURATION

Cat. No. PILL/US0

Please fill in appropriate codes into boxes provided

Luminaire	Power	Material/Finish	Beam	Colour	Accessories
PILL/US0					

Series Remote:
Control luminaire driver (included) internal luminaire module through 0-10Vdc dimming
RETRO 10-277Vdc DRIVER, Cooper control driver
Output: 10-277Vdc
Input: 10-277Vdc
100W, 1-10Vdc dimming

Additional Comments:

HUNZA PURE OUTDOOR LIGHTING

COOPER Lighting Solutions

TSD210126, page 1
October 20, 2021 12:04 PM

Architectural Light Fixture (North and East Facades)

Note: All exterior lighting, including signage, will be dark sky certified.

Airport Industrial Lands
Victoria BC
Exterior Light Fixtures

de Ha **A501**

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