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39660 GOVERNMENT RD. SQUAMISH BC

CODE ANALYSIS:

BCBC 2024 PART 3

STEP CODE: 3

BUILDING AREA:
MAIN BUILDING 1,911.78 SM (NUMBER OF STOREY BEING PROPOSED: 3)

CONSTRUCTION ARTICLE & OCCUPANCY:
MAJOR OCCUPANCY:
3.2.2.77 GROUP F-2 UP TO 3 STOREYS, SPRINKLERED
3.2.2.77 (2) COMBUSTIBLE OR NONCOMBUSTIBLE ALLOWED
A) FLOOR 45 MIN F.R.R.
B) MEZZANINE IF COMBUSTIBLE 45 MIN F.R.R.
C) LOAD BEARING WALLS 45 MIN F.R.R. OR NON-COMBUSTIBLE
CONSTRUCTION

NUMBER OF STREETS: 1

SPRINKLER: YES

BUILDING HEIGHT: 3 STOREY

3.1.17.1 OCCUPANT LOAD:
DORMITORIES = 4.60/ SM
L1 LOWER FLR = SM
L2 MEZZANINE FLR = SM
L3 UPPER FLR = SM
TOTAL = SM
SM / 4.6SM = ? PERSON **TBD**

EXIT WIDTH CAPACITY:
6 MM/PERSON
6 MM * ??? PERSON = ??? MM **TBD**

WINDOWS, DOORS & SKYLIGHTS: TO COMPLY WITH ASHRAE 2016
ALL PRODUCTS MUST BE TESTED WITH ONE OF THE FOLLOWING:
REFER TO ENERGY ADVISOR.
-CSA A440.2-04, ENERGY PERFORMANCE OF WINDOWS AND OTHER
FENESTRATION SYSTEMS
-NFRC 100-2004, PROCEDURE FOR DETERMINING FENESTRATION PRODUCT U-
FACTORS
1. WINDOW FENESTRATION AND DOORS MAX. U-VALUE, W/(m2-K)
• NON METAL 1.80 W/(m2-K)
• SHGC ASSEMBLY MAX 0.36
2. GLAZING IN DOORS, SIDELIGHTS & WINDOWS WITHIN 36" OF EXTERIOR
DOOR LOCKSETS, BATHTUBS OR SHOWERS TO BE SAFETY GLASS.

GENERAL NOTES
1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE
PRIOR TO COMMENCEMENT OF WORK. REPORT ANY ERRORS,
OMISSIONS OR DISCREPANCIES TO THE DESIGNER.
2. CONTRACTOR TO RECORD PHOTOS OF EVERY PHASE DURING
CONSTRUCTION
3. ALL WORK SHALL CONFORM TO CURRENT LOCAL BUILDING CODE AND
BY-LAW.
4. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT,
AND CANNOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN
CONSENT OF THE ARCHITECT.
5. ALL WORK TO BE PERFORMED TO CURRENT GOOD TRADE PRACTICE
STANDARDS BY CERTIFIED WORKMEN SKILLED IN THEIR TRADES.
6. ALL MATERIALS TO BE OF GOOD QUALITY, PROPERLY TRANSPORTED,
STORED, AND PROTECTED.

NO PHYSICAL CONNECTION CAN BE MADE TO THE MUNICIPAL WATER
DISTRIBUTION SYSTEM UNTIL ALL
TESTING DOCUMENTATION HAS BEEN SUBMITTED TO THE ENGINEERING
DEPARTMENT.

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CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING
WITH THE WORK. DO NOT SCALE DRAWINGS

ISSUE DATES: ISSUED FOR:		
1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
4	/24	
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR
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PROJECT:

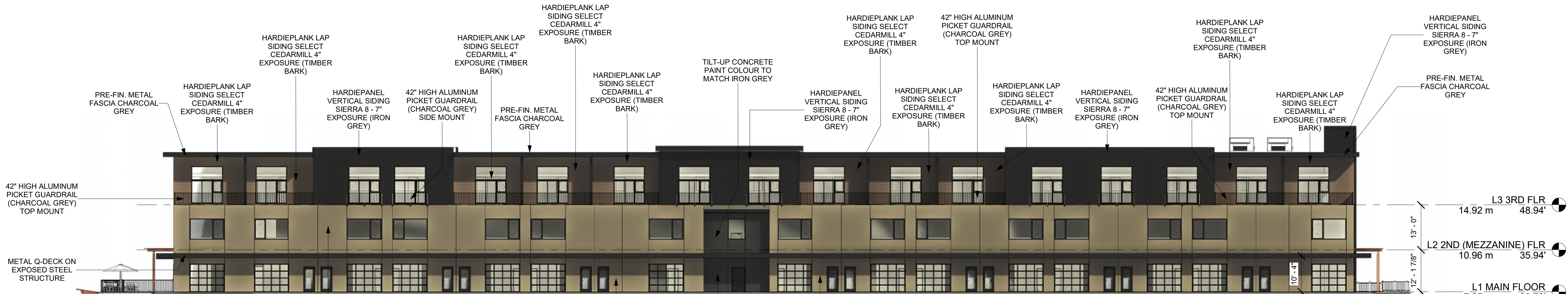
39660
GOVERNMENT
RD

SHEET TITLE:

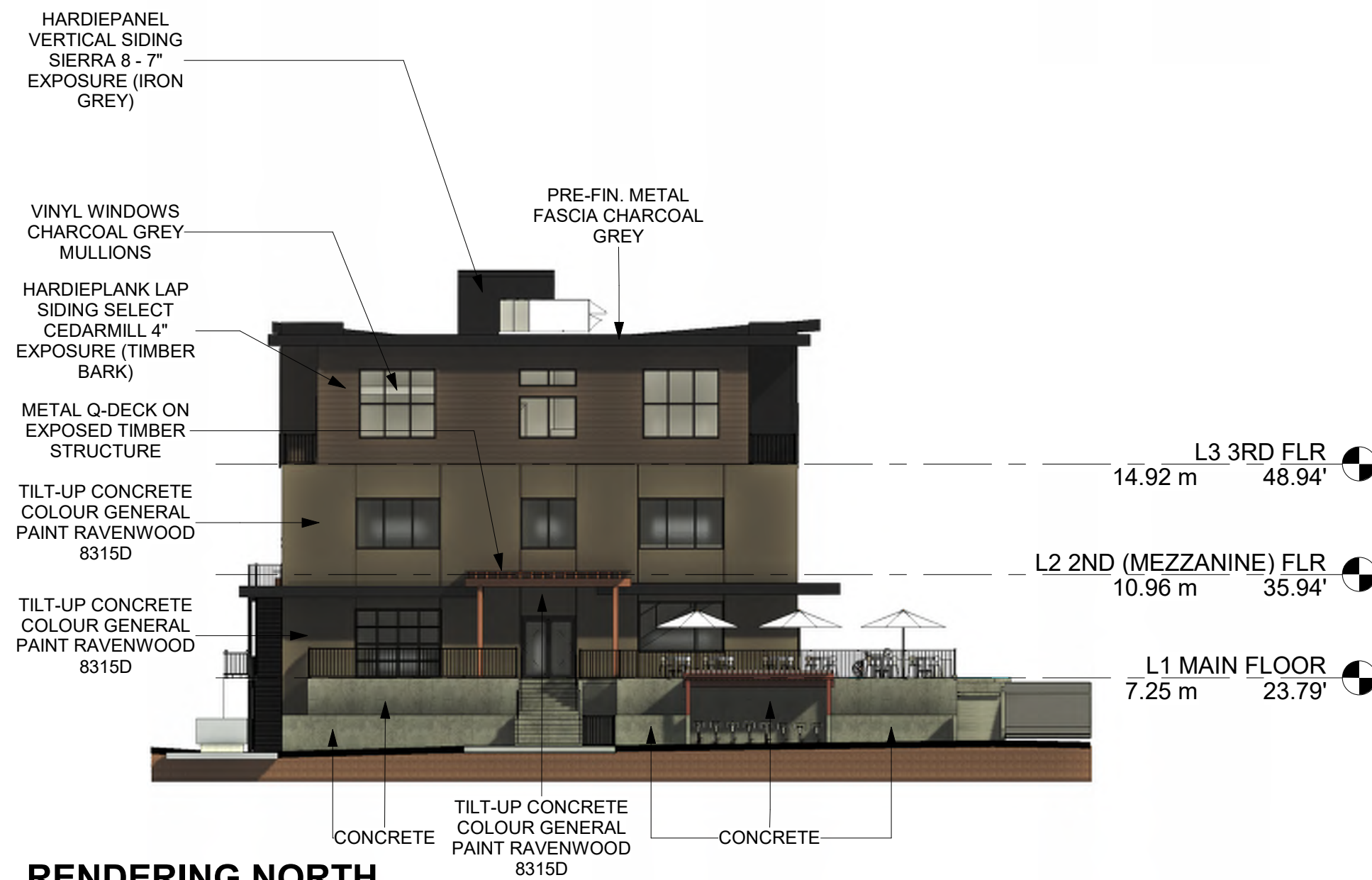
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START DATE:	JUN 01/23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.

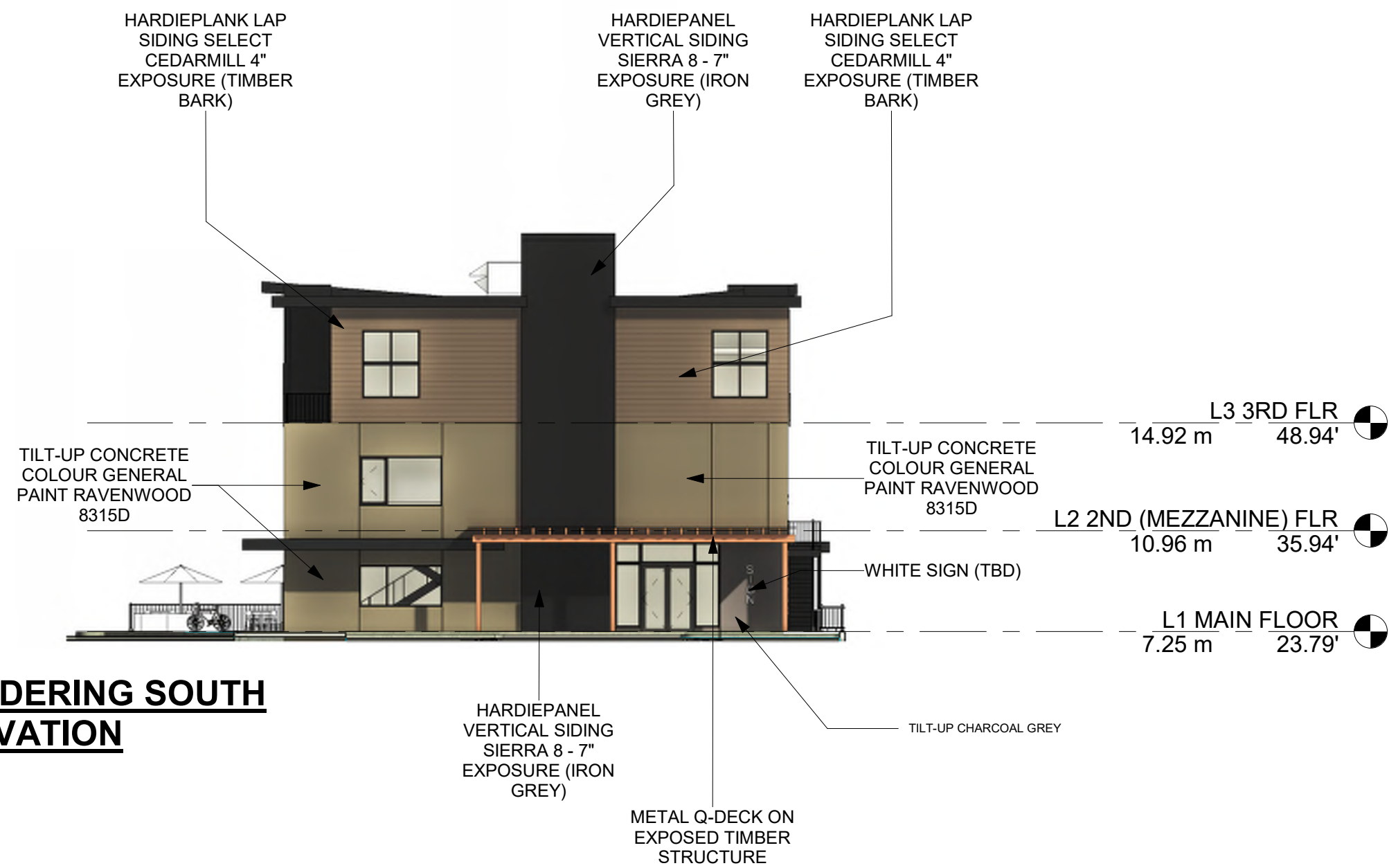
23-16 A0.0



RENDERING WEST
ELEVATION



RENDERING NORTH
ELEVATION



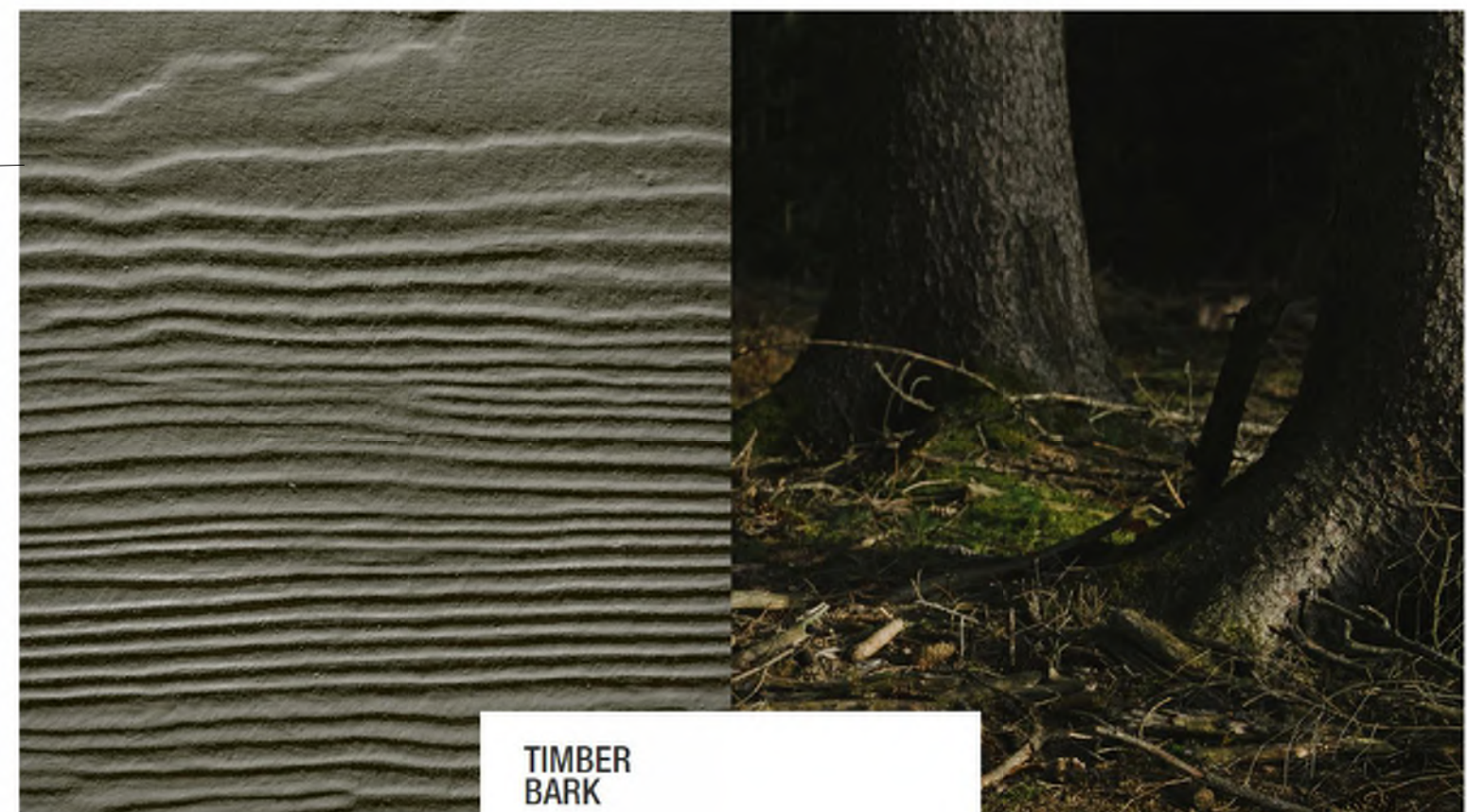
RENDERING SOUTH
ELEVATION



TIMBER
BARK



IRON
GRAY



TIMBER
BARK

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8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



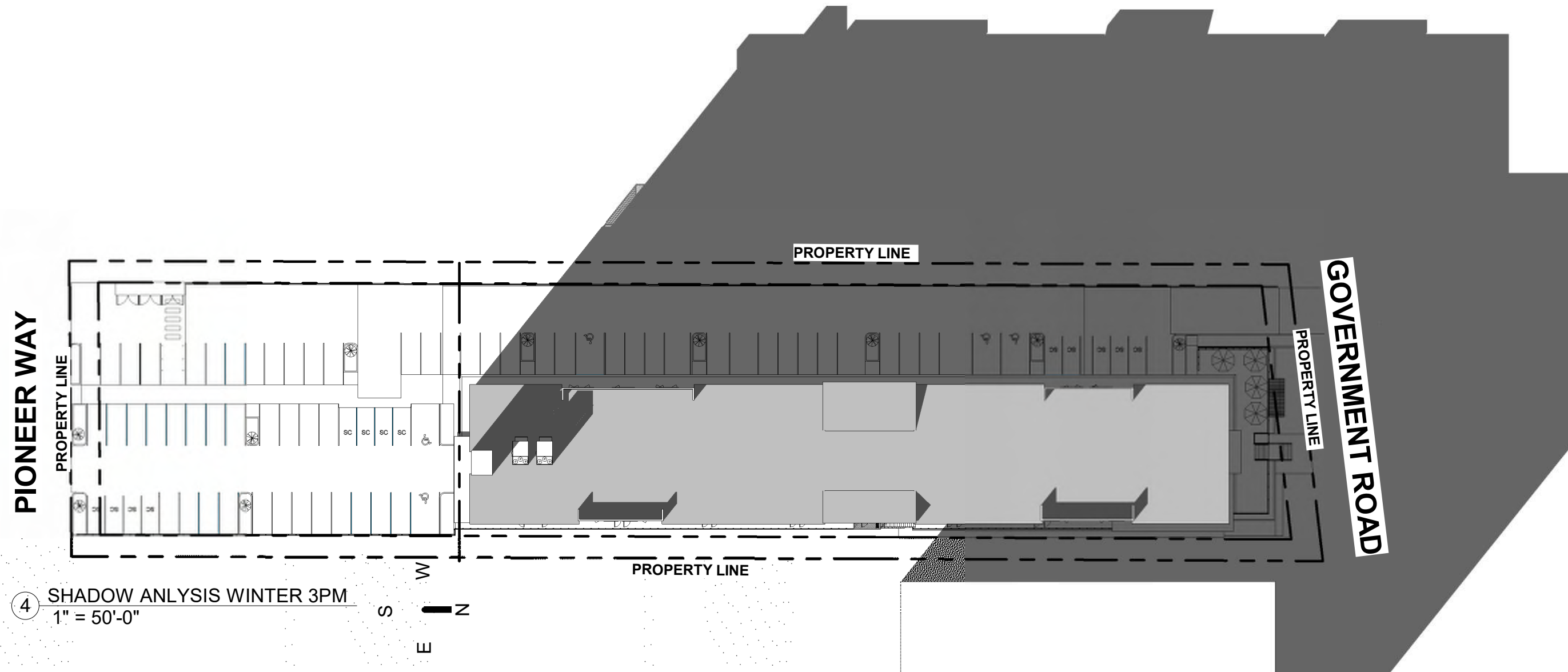
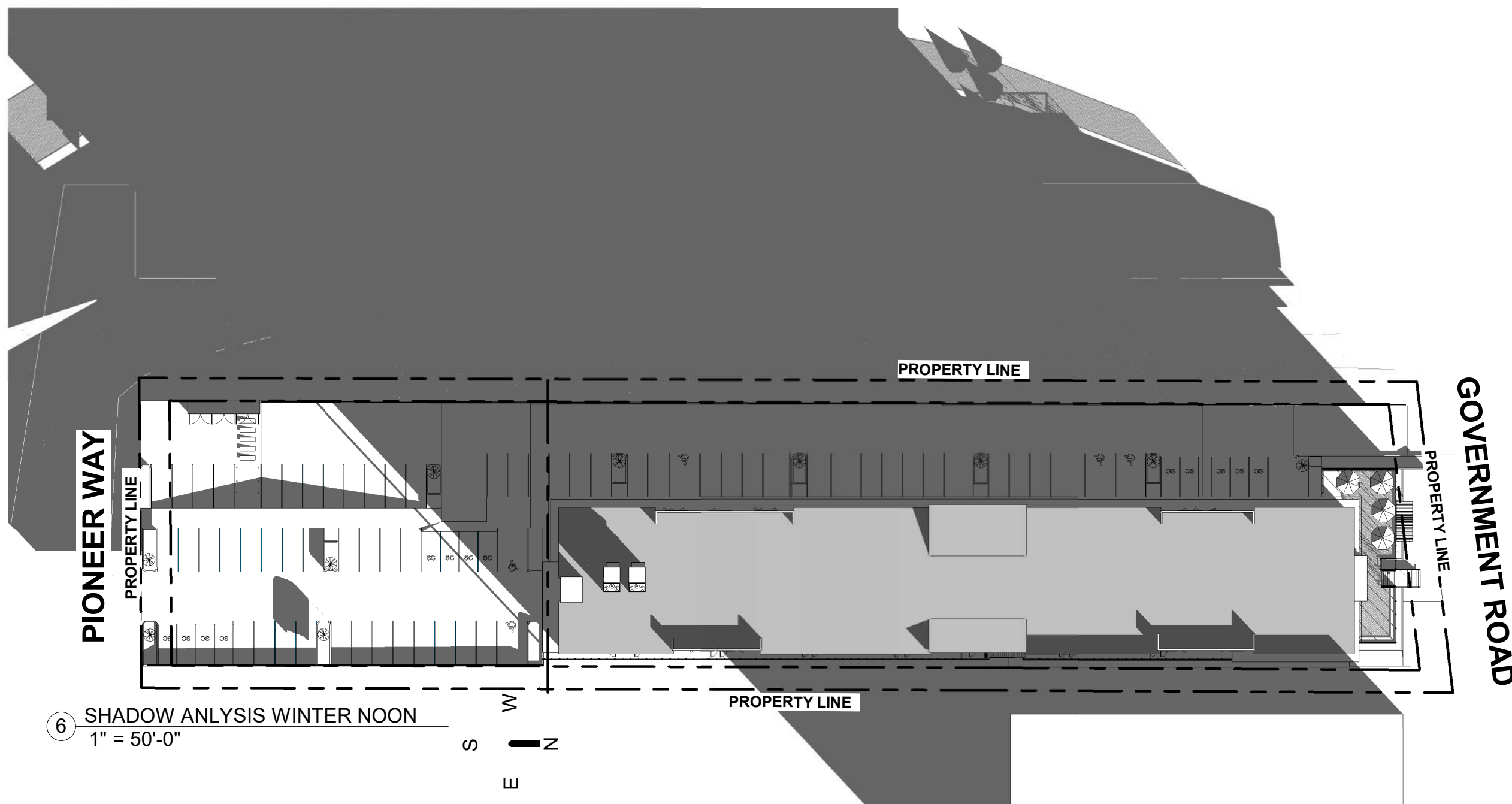
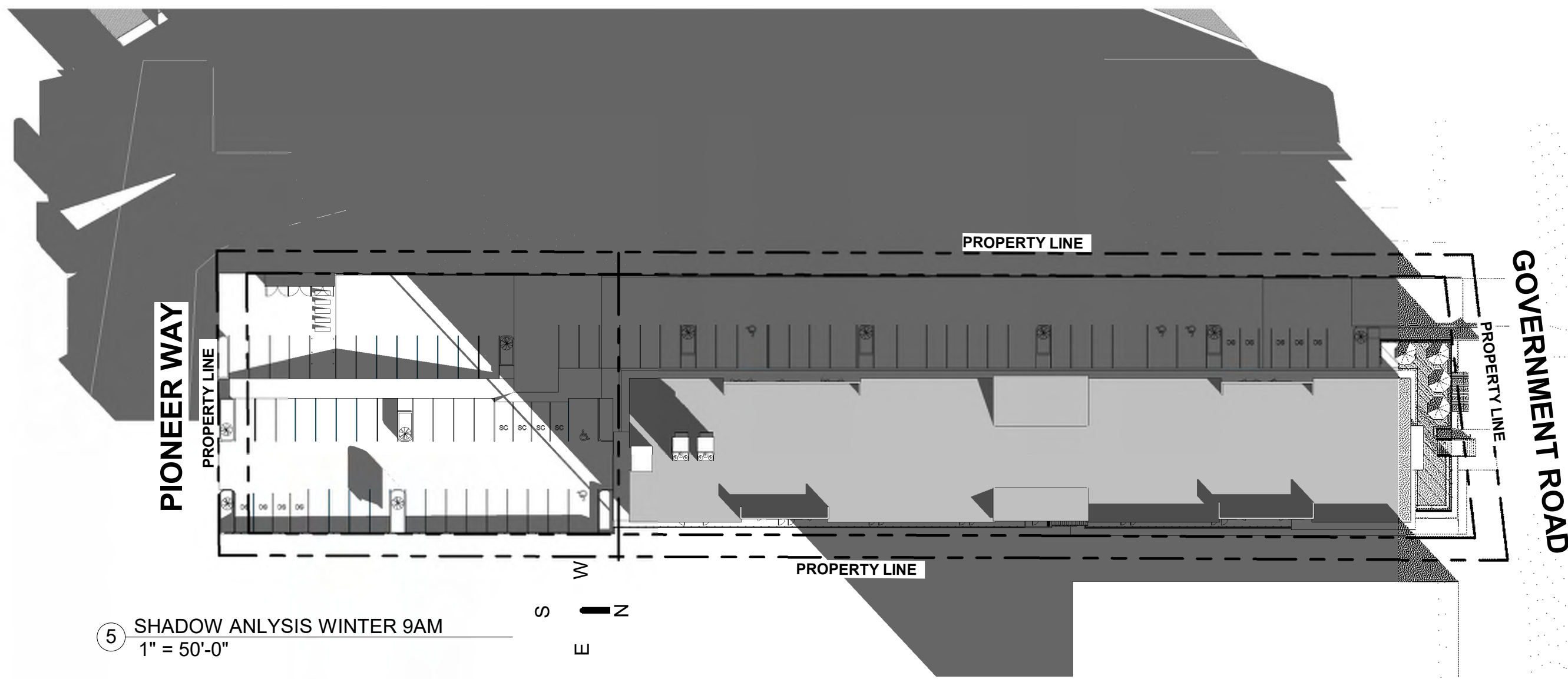
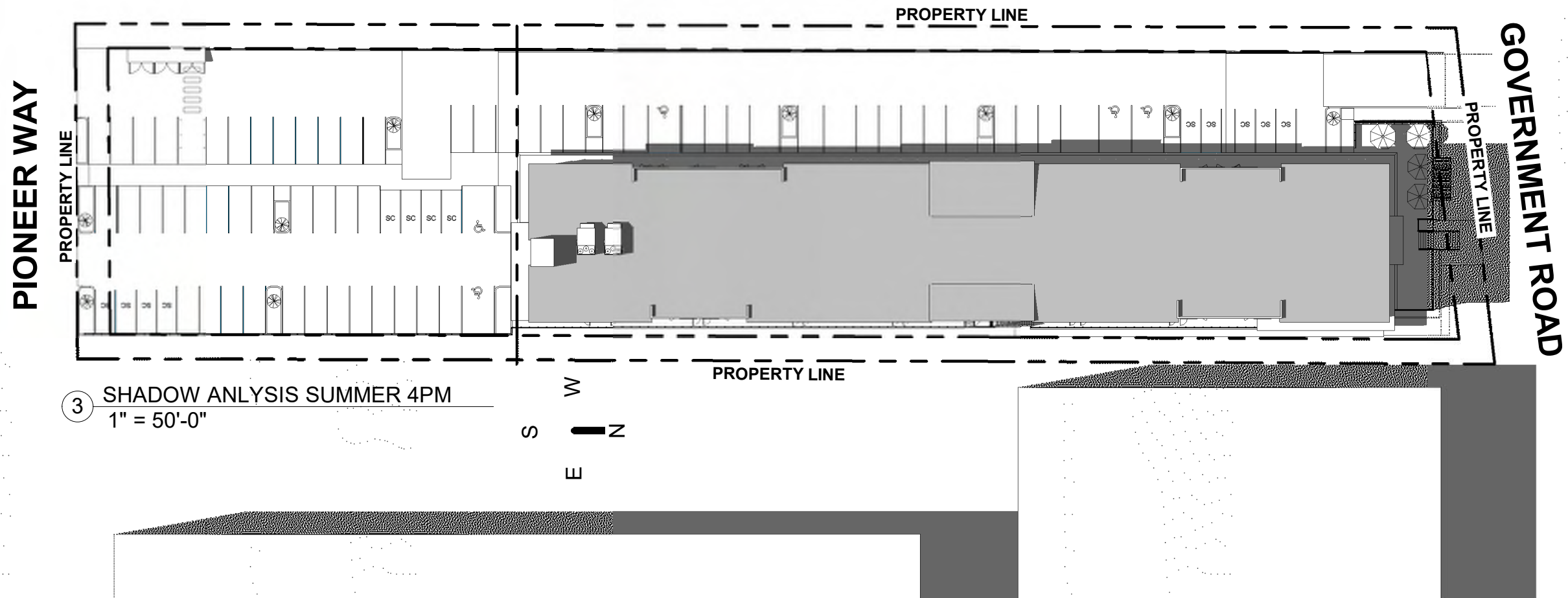
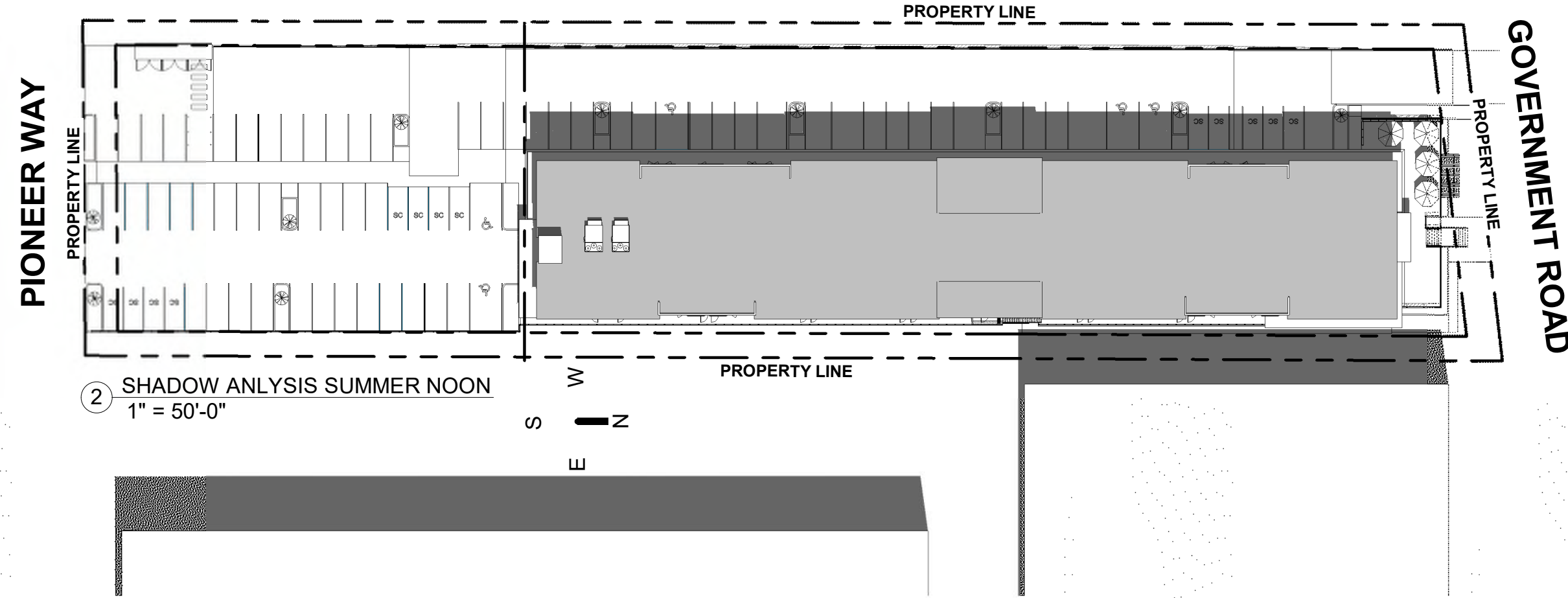
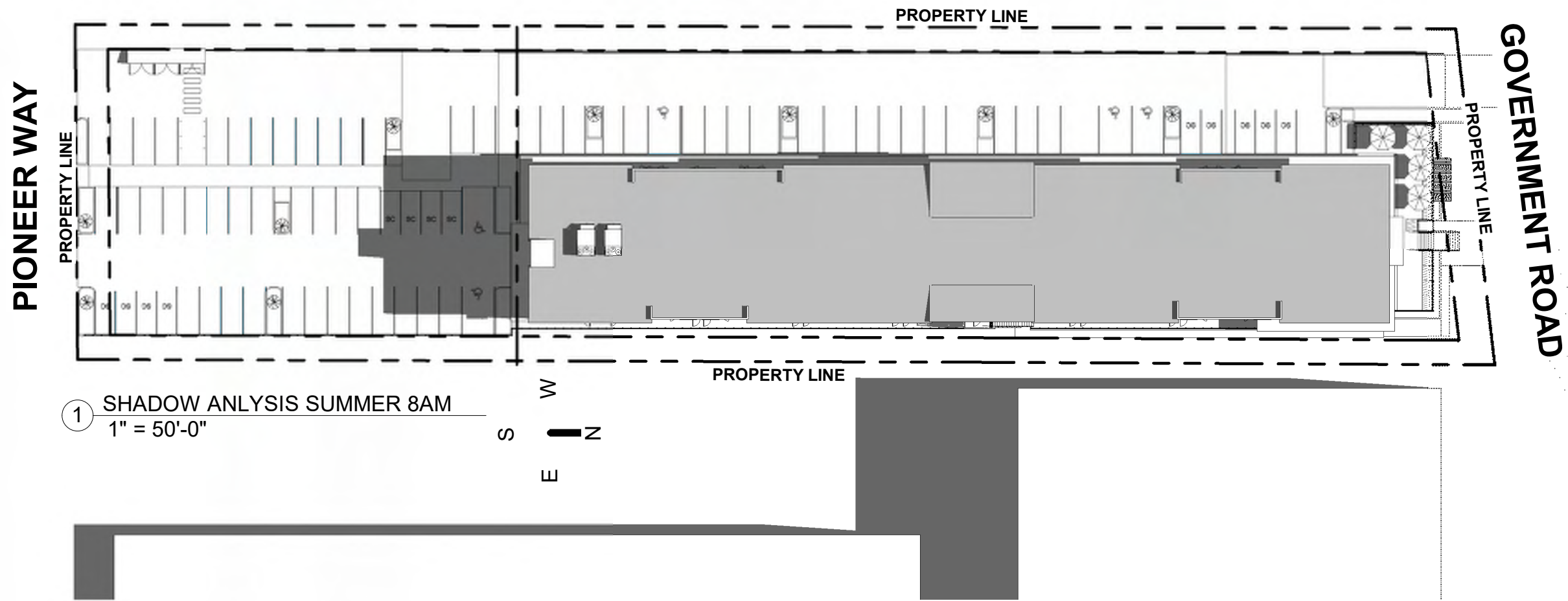
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PROJECT:
**39660
GOVERNMENT
RD**

SHEET TITLE:

MATERIALS

CHECKED BY:	ATA
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START DATE:	JUN 01/23
SCALE:	As indicated
PROJECT NO.	DRAWING NO.
23-16	A0.1



ISSUE DATES: ISSUED FOR:		
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4	/24	
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANDREW TERRELL
BRITISH COLUMBIA
2024-06-14

NOTES:

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PROJECT:

39660
GOVERNMENT
RD

SHEET TITLE:

SHADOW
ANALYSIS

CHECKED BY:	ATA
DRAWN BY:	CV/CEV
START DATE:	JUN 01/23
SCALE:	1" = 50'-0"
PROJECT NO.	DRAWING NO.
23-16	A0.2

Table 5: Required Parking Space and Aisle Required Dimensions			
Parking Angle (in degrees)	Width of Space	Length of Space	Width of Drive Aisle
90	2.75 metres	5.8 metres	6.5 metres (2-way)
0 (Parallel)	2.60 metres	6.7 metres	6.4 metres (2-way)
30	2.75 metres	5.8 metres	6.4 metres (1-way)
60	2.75 metres	5.8 metres	5.8 metres (1-way)
45	2.75 metres	5.8 metres	4.2 metres (1-way)
90	2.75 metres	5.8 metres	3.5 metres (1-way)
0 (Parallel)	2.40 metres	6.7 metres	3.8 metres (1-way)

ELEVATION LEVELS			
LEVELS	ELEVATIONS	ELEVATION (M)	Building Story
AVE NATURAL GRADE	13.63'	4.15 m	Yes
L1 MAIN FLOOR	23.79'	7.25 m	Yes
L2 2ND (MEZZANINE) FLR	35.94'	10.96 m	Yes
L3 3RD FLR	48.94'	14.92 m	Yes
MAX HEIGHT ALLOWED	66.12'	20.15 m	Yes
PROPOSED HEIGHT	66.12'	20.15 m	Yes
WASTE ENCLOSURE AVE NAT GRADE	15.18'	4.63 m	Yes
WASTE ENCLOSURE ROOF	26.97'	8.22 m	Yes

EXTENT OF FILL AREA	
LOT COVERAGE: ALLOWED:	=75% OF LOT AREA = 75% * 76,230 SF = 57,172.50 SF
PROVIDED:	5488.71 m ² 59,080 SF
BUILDING	
EXISTING DITCH	
LANDSCAPE (REFER TO LANDSCAPE DRAWINGS)	
DRIVEWAY RAMP	
SC	DENOTES "SMALL CAR ONLY" TO BE CLEARLY DESIGNATED ON PARKING STALLS

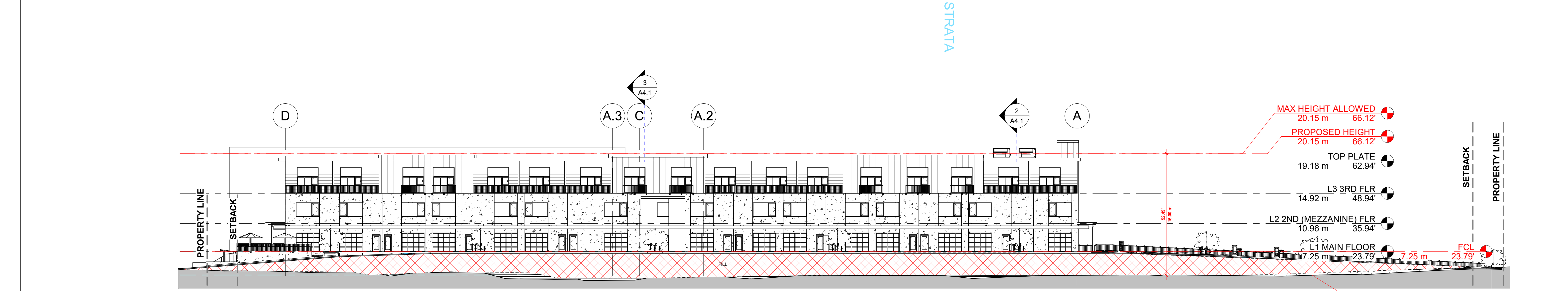
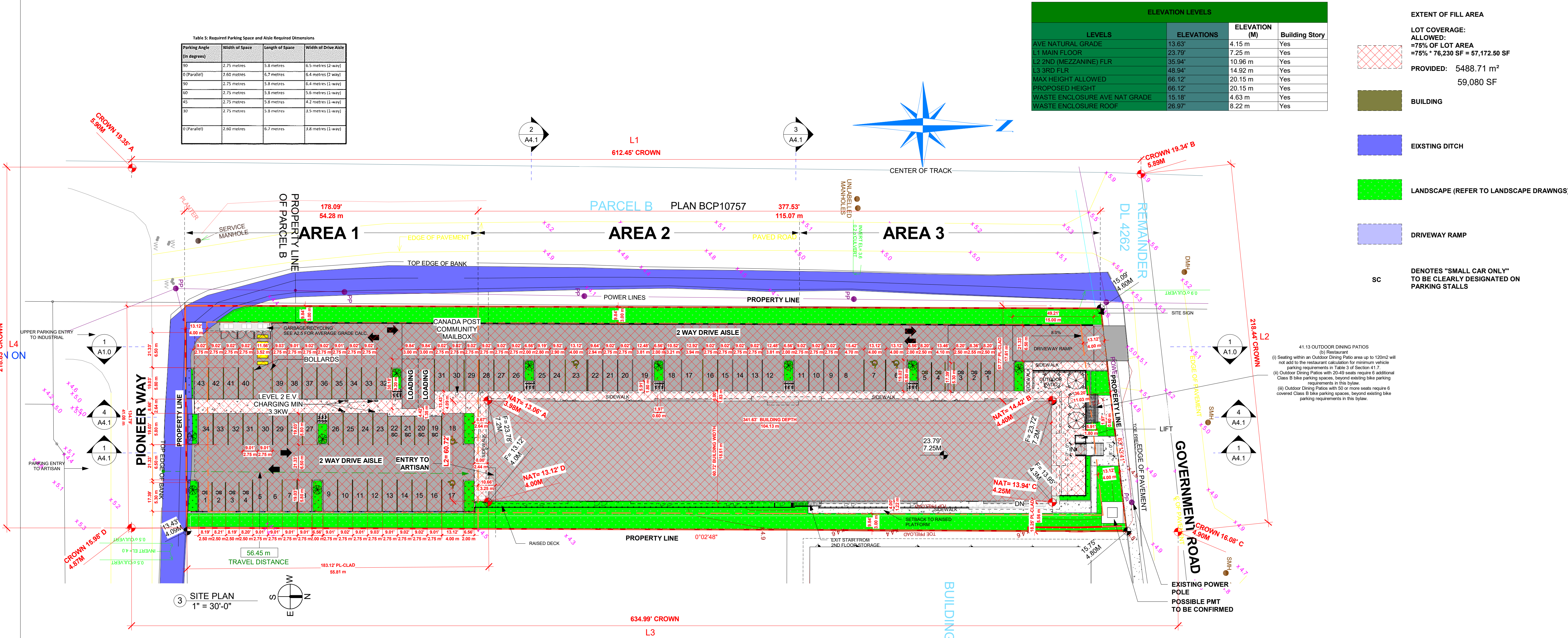
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6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	MAR 14-24	BUILDING MOVED BACK TOWARDS WEST SIDE
2	MAY 23-24	REDUCE SIZE OF GARBAGE ROOM, STALL 19-22 CHANGED TO SMALL CAR



AVERAGE FINISHED GRADE CALCULATION (PRINCIPAL BUILDING)			
Elevation in ft.	Length in ft.		
A 23.78	L1 341.63		
B 23.72	L2 60.72		
C 13.95	L3 341.63		
D 13.12	L4 60.72		
Grade Calculations in ft.			
Z = A+B	L1 = 23.78 + 23.72	x 341.63	= 8,113.71
Z = B+C	L2 = 23.72 + 13.95	x 60.72	= 1,143.66
Z = C+D	L3 = 13.95 + 13.12	x 341.63	= 4,623.96
Z = D+E	L4 = 13.12 + 23.78	x 60.72	= 1,120.28
Total (ft.) Lt = 804.70 Zt = 15,001.62			
Average Grade (ft.) = Zt (ft.) / Lt (ft.) = 15,001.62 / 804.70 = 18.64			

AVERAGE GRADE CALCULATION (PRINCIPAL BUILDING)			
Elevation in ft.	Length in ft.		
A 13.05	L1 341.63		
B 14.41	L2 60.72		
C 13.94	L3 341.63		
D 13.12	L4 60.72		
Grade Calculations in ft.			
Z = A+B	L1 = 13.05 + 14.41	x 341.63	= 4,692.29
Z = B+C	L2 = 14.41 + 13.94	x 60.72	= 860.71
Z = C+D	L3 = 13.94 + 13.12	x 341.63	= 4,622.25
Z = D+E	L4 = 13.12 + 13.05	x 60.72	= 794.82
Total (ft.) Lt = 804.70 Zt = 10,970.07			
Average Grade (ft.) = Zt (ft.) / Lt (ft.) = 10,970.07 / 804.70 = 13.63			

AVERAGE NATURAL GRADE CALCULATION (ACCESSORY BUILDING)			
Elevation in ft.	Length in ft.		
A 16.11	L1 30.91		
B 14.28	L2 5.09		
C 14.26	L3 30.91		
D 16.07	L4 5.09		
Grade Calculations in ft.			
Z = A+B	L1 = 16.11 + 14.28	x 30.91	= 469.68
Z = B+C	L2 = 14.28 + 14.26	x 5.09	= 72.63
Z = C+D	L3 = 14.26 + 16.07	x 30.91	= 468.75
Z = D+E	L4 = 16.07 + 16.11	x 5.09	= 81.90
Total (ft.) Lt = 72.00 Zt = 1,092.96			
Average Grade (ft.) = Zt (ft.) / Lt (ft.) = 1,092.96 / 72.00 = 15.18			

AVERAGE NATURAL GRADE CALCULATION (CROWN)			
Elevation in ft.	Length in ft.		
A 19.35	L1 612.45		
B 19.34	L2 218.44		
C 16.08	L3 634.99		
D 15.98	L4 218.83		
Grade Calculations in ft.			
Z = A+B	L1 = 19.35 + 19.34	x 612.45	= 11,847.85
Z = B+C	L2 = 19.34 + 16.08	x 218.44	= 3,868.57
Z = C+D	L3 = 16.08 + 15.98	x 634.99	= 10,178.89
Z = D+E	L4 = 15.98 + 19.35	x 218.83	= 3,865.63
Total (ft.) Lt = 1,684.71 Zt = 29,760.94			
Average Grade (ft.) = Zt (ft.) / Lt (ft.) = 29,760.94 / 1,684.71 = 17.67			

☐ AVERAGE FINISHED GRADE CALCULATION ACCESSORY PRINCIPAL
1/4" = 1'-0"

☐ AVERAGE NATURAL GRADE CALCULATION PRINCIPAL
1/4" = 1'-0"

☐ AVERAGE NATURAL GRADE CALCULATION ACCESSORY
1/4" = 1'-0"

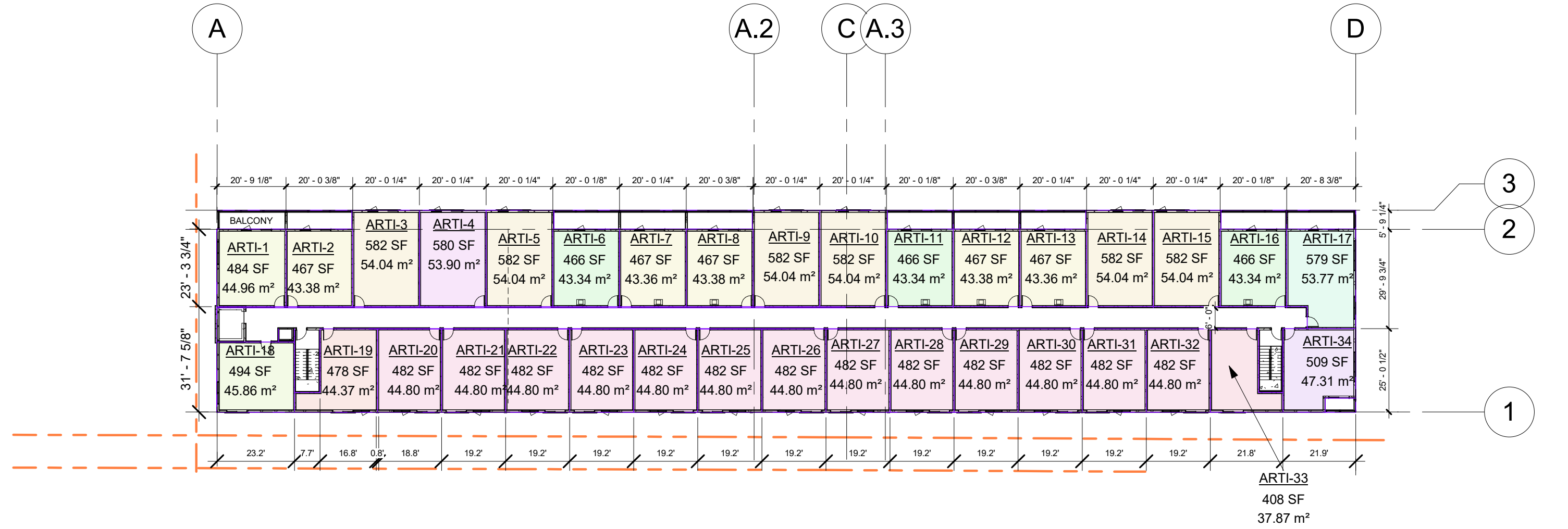
☐ AVERAGE NATURAL GRADE CALCULATION CROWN
1/4" = 1'-0"

SITE PLAN
SITE SECTION

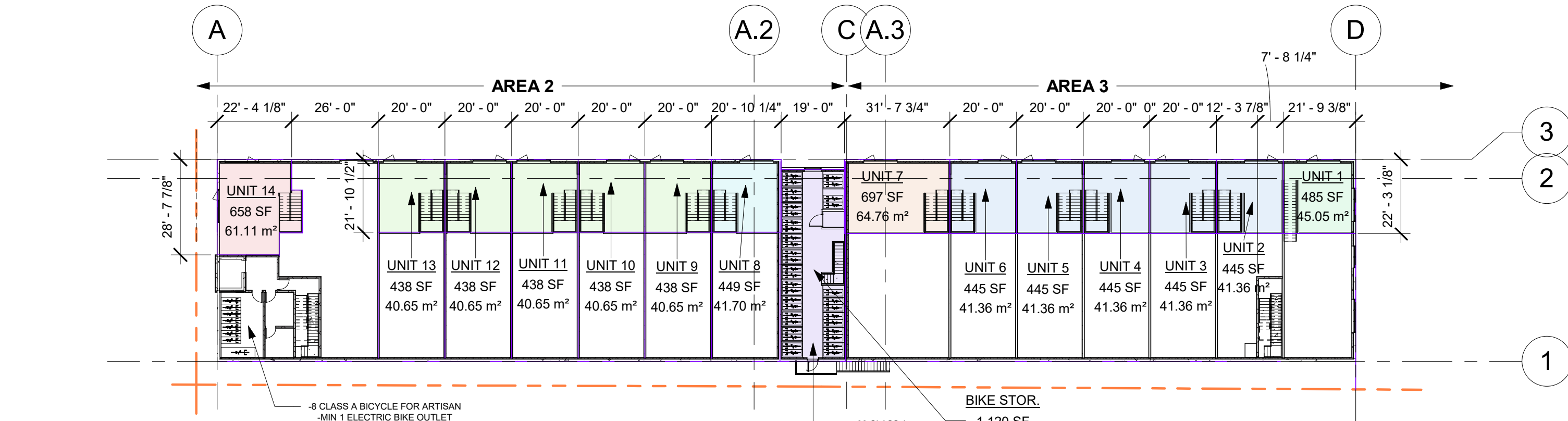
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START DATE: JUN 01/23
SCALE: As indicated
PROJECT NO. 23-16
DRAWING NO. A1.0

AREA (RENTABLE)		
Name	Area	Building Classification

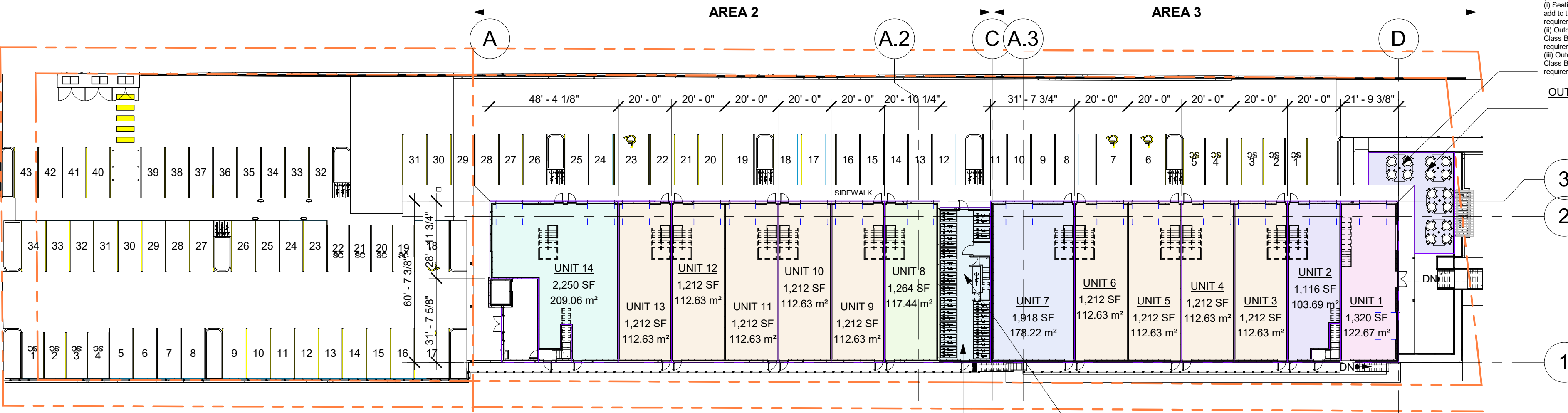
Area	0 SF	
ARTI-1	484 SF	
ARTI-2	467 SF	
ARTI-3	582 SF	
ARTI-4	580 SF	
ARTI-5	582 SF	
ARTI-6	466 SF	
ARTI-7	467 SF	
ARTI-8	467 SF	
ARTI-9	582 SF	
ARTI-10	582 SF	
ARTI-11	466 SF	
ARTI-12	467 SF	
ARTI-13	467 SF	
ARTI-14	582 SF	
ARTI-15	582 SF	
ARTI-16	466 SF	
ARTI-17	579 SF	
ARTI-18	494 SF	
ARTI-19	478 SF	
ARTI-20	482 SF	
ARTI-21	482 SF	
ARTI-22	482 SF	
ARTI-23	482 SF	
ARTI-24	482 SF	
ARTI-25	482 SF	
ARTI-26	482 SF	
ARTI-27	482 SF	
ARTI-28	482 SF	
ARTI-29	482 SF	
ARTI-30	482 SF	
ARTI-31	482 SF	
ARTI-32	482 SF	
ARTI-33	408 SF	
ARTI-34	509 SF	
BIKE STOR.	2,225 SF	
L1 BASEMENT	0 SF	
L2 MAIN FLR.	0 SF	
L3 UPPER FLR.	0 SF	
OUTDOOR PATIO	781 SF	PATIO
UNIT 1	1,805 SF	INDUSTRIAL
UNIT 2	1,561 SF	INDUSTRIAL
UNIT 3	1,658 SF	INDUSTRIAL
UNIT 4	1,658 SF	INDUSTRIAL
UNIT 5	1,658 SF	INDUSTRIAL
UNIT 6	1,658 SF	INDUSTRIAL
UNIT 7	2,615 SF	INDUSTRIAL
UNIT 8	1,713 SF	INDUSTRIAL
UNIT 9	1,650 SF	INDUSTRIAL
UNIT 10	1,650 SF	INDUSTRIAL
UNIT 11	1,650 SF	INDUSTRIAL
UNIT 12	1,650 SF	INDUSTRIAL
UNIT 13	1,650 SF	INDUSTRIAL
UNIT 14	2,908 SF	INDUSTRIAL
Grand total: 72	45,512 SF	



6 L3 3RD FLR
1" = 30'-0"



5 L2 2ND (MEZZANINE) FLR
1" = 30'-0"



4 L1 MAIN FLOOR
1" = 30'-0"

ZONING

CIVIC ADDRESS	39660 GOVERNMENT ROAD (RAILTOWN)
LEGAL DESCRIPTION	BC LAND SURVEYOR'S PLAN SHOWING SETTLEMENT GAUGE READINGS ON: LOT A, BLOCK 2, SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 50, NEW WESTMINSTER DISTRICT, PLAN 6779.
ZONING	MUD-1
DEVELOPMENT PERMIT AREA	DPA3
LOT AREA SQ.FT.	76,230.00 SF (1.75 ACRES)
390.6 RESIDENTIAL DENSITY	
GFA RATIO (ARTISAN 3RD FLR AND ABOVE ONLY)	0.75
GFA ALLOWED	42,879.38 SF

FLOOR AREA BREAK DOWN	AREA 1	AREA 2	AREA 3
L1 MAIN FLOOR INDUSTRIAL	0.00 SF	9,576.00 SF	9,301.00 SF
L2 MEZZANINE INDUSTRIAL	0.00 SF	3,348.00 SF	3,415.00 SF
	0.00 SF	12,924.00 SF	12,716.00 SF
	50%	75%	75%
ALLOWED L3 ARTISAN	0.00 SF	9,693.00 SF	9,537.00 SF
PROVIDED L3 ARTISAN	0.00 SF	9,405.00 SF	7,616.00 SF

390.3 MAXIMUM HEIGHT		
ALLOWED:	PRINCIPAL 16M	52.5 FT
	BONUS HEIGHT 17M	55.8 FT
	ACCESSORY 4.58M	15 FT
PROPOSED:	PRINCIPAL 16M	52.5 FT
	ACCESSORY (GARBAGE ENCLOSURE) 3.59M	11.79 FT

390.4 MAXIMUM LOT COVERAGE		
ALLOWED:	75%	57,172.50 SF
PROPOSED:	59,080.00 SF	INCLUDES BACKFILL FOR LOWER PARKING AREA AND DRIVE RAMP

PARKING CALCULATIONS

41.7 PARKING AREA 3					
ARTISAN	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF PARKING REQUIRED	
INDUSTRIAL:					
INDUSTRIAL 1	167.72	2	PER 100 SM	14.15	
INDUSTRIAL 2	151.35	2	PER 100 SM	3.35	
INDUSTRIAL 3	153.99	2	PER 100 SM	3.03	
INDUSTRIAL 4	153.99	2	PER 100 SM	3.08	
INDUSTRIAL 5	153.99	2	PER 100 SM	3.08	
INDUSTRIAL 6	153.99	2	PER 100 SM	3.08	
INDUSTRIAL 7	242.98	2	PER 100 SM	4.56	
				37.71	
41.7 PARKING AREA 2					
ARTISAN	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF PARKING REQUIRED	
INDUSTRIAL:					
INDUSTRIAL 8	153.14	2	PER 100 SM	17.48	
INDUSTRIAL 9	153.28	2	PER 100 SM	3.06	
INDUSTRIAL 10	153.28	2	PER 100 SM	3.07	
INDUSTRIAL 11	153.28	2	PER 100 SM	3.07	
INDUSTRIAL 12	153.28	2	PER 100 SM	3.07	
INDUSTRIAL 13	153.28	2	PER 100 SM	3.07	
INDUSTRIAL 14	270.17	2	PRT 100 SM	5.40	
				41.27	
NUMBER OF PARKING REQUIRED AREA 3 + AREA 2				78.98	MECHANICAL ROOMS WERE NOT DEDUCTED FROM THE CALCULATION OF GFA SINCE THE FINAL LAYOUT FOR INDUSTRIAL UNITS ARE UNKNOWN AT THIS TIME.
15% SMALL CAR				11.85	
NUMBER OF PARKING PROVIDED				77	
NUMBER OF LEVEL 2 EV PARKING REQUIRED = 10%				8	
NUMBER OF LEVEL 2 EV PARKING PROVIDED				8	

BICYCLE CALCULATIONS CLASS A

41.8 CLASS 'A' BICYCLE PARKING FOR INDUSTRIAL					
INDUSTRIAL	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF BICYCLE REQUIRED (CLASS 'A')	NO OF PARKING PROVIDED (CLASS 'A')
INDUSTRIAL 1	167.72	2	PER 300 SM	1.12	
INDUSTRIAL 2	151.35	2	PER 300 SM	1.01	
INDUSTRIAL 3	153.99	2	PER 300 SM	1.03	
INDUSTRIAL 4	153.99	2	PER 300 SM	1.03	
INDUSTRIAL 5	153.99	2	PER 300 SM	1.03	
INDUSTRIAL 6	153.99	2	PER 300 SM	1.03	
INDUSTRIAL 7	242.98	2	PER 300 SM	1.62	
INDUSTRIAL 8	153.14	2	PER 300 SM	1.02	
INDUSTRIAL 9	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 10	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 11	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 12	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 13	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 14	270.17	2	PER 300 SM	15.78	16
30% WITH ELECTRIC OUTLET				4.74	5
5% OF CLASS 'A' MUST BE MIN 0.9M X 3.1M (INDUSTRIAL)				0.8	1
41.8 CLASS 'A' BICYCLE PARKING FOR ARTISAN					
ARTISAN	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF BICYCLE REQUIRED (CLASS 'A')	NO OF PARKING PROVIDED (CLASS 'A')
	1,581.30	2	PER 300 SM	10.54	
30% WITH ELECTRIC OUTLET				10.54	34
5% OF CLASS 'A' MUST BE MIN 0.9M X 3.1M (ARTISAN)				0.53	1
				0.5	1

BICYCLE CALCULATIONS CLASS B

41.9 CLASS 'B' BICYCLE PARKING FOR INDUSTRIAL					
INDUSTRIAL	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF BICYCLE REQUIRED (CLASS 'B')	NO OF PARKING PROVIDED (CLASS 'B')
INDUSTRIAL 1	167.72	6	PER 500 SM	2.01	
INDUSTRIAL 2	151.35	6	PER 500 SM	1.82	
INDUSTRIAL 3	153.99	6	PER 500 SM	1.85	
INDUSTRIAL 4	153.99	6	PER 500 SM	1.85	
INDUSTRIAL 5	153.99	6	PER 500 SM	1.85	
INDUSTRIAL 6	153.99	6	PER 500 SM	1.85	
INDUSTRIAL 7	242.98	6	PER 500 SM	2.92	
INDUSTRIAL 8	153.14	6	PER 500 SM	1.84	
INDUSTRIAL 9	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 10	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 11	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 12	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 13	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 14	270.17	6	PER 500 SM	3.24	
				28.41	26
41.9 CLASS 'B' BICYCLE PARKING FOR ARTISAN					
ARTISAN	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF BICYCLE REQUIRED (CLASS 'B')	NO OF PARKING PROVIDED (CLASS 'B')
	1,581.30	6	PER 500 SM	18.98	
				18.98	58 CLASS A

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1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
4	/24	
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7	/24	
8	/24	

REVISION SCHEDULE

NO	DATE	DESCRIPTION
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PROJECT:

39660
GOVERNMENT
RD

SHEET TITLE:

ZONING /
GENERAL
NOTES/CODES

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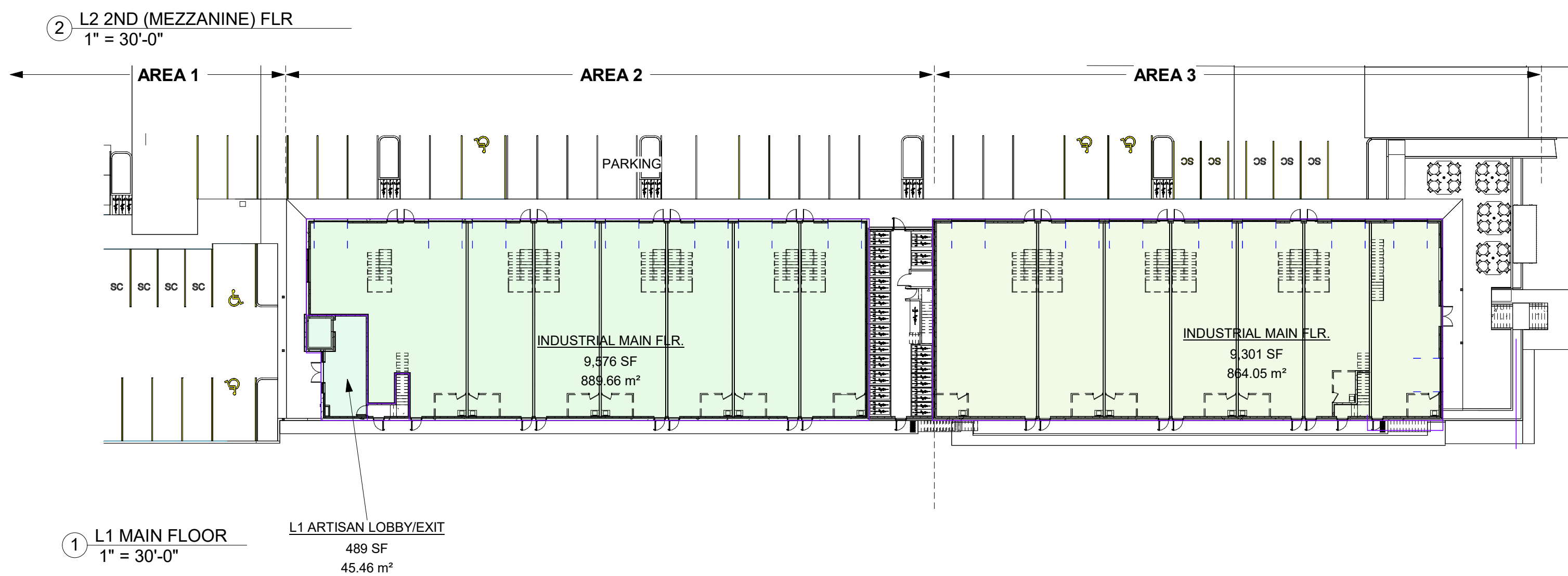
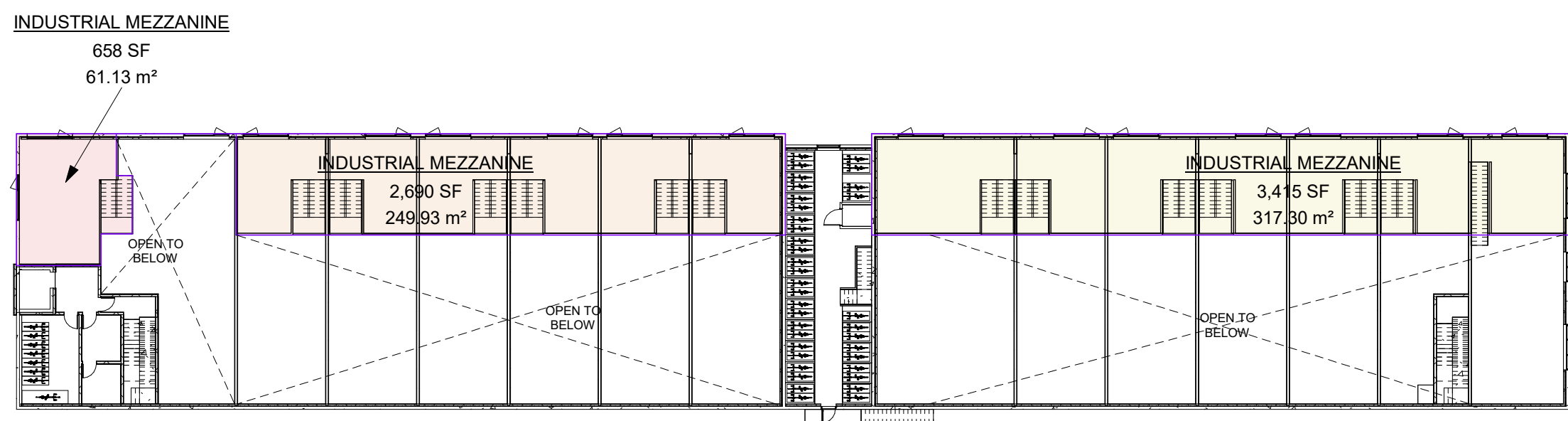
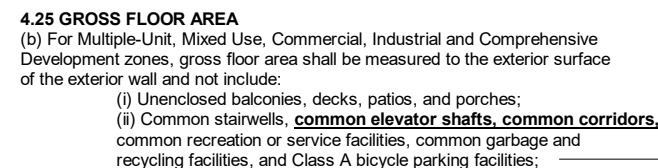
ISSUE DATES:	ISSUED FOR:
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REVISION SCHEDULE

FLOOR AREA BREAK DOWN	AREA 1	AREA 2	AREA 3
L1 MAIN FLOOR INDUSTRIAL	0.00 SF	9,576.00 SF	9,301.00 SF
L2 MEZZANINE INDUSTRIAL	0.00 SF	3,348.00 SF	3,415.00 SF
	0.00 SF	12,924.00 SF	12,716.00 SF
	50%	75%	75%
ALLOWED L3 ARTISAN	0.00 SF	9,693.00 SF	9,537.00 SF
PROVIDED L3 ARTISAN	0.00 SF	9,405.00 SF	7,616.00 SF

ALLOWED:	75%	57,172.50 \$F	INCLUDES BACKFILL FOR LOWER
PROPOSED:		59,080.00 \$F	PARKING AREA AND DRIVE RAMP

GROSS FLOOR AREA BREAKDOWN			
NAME	AREA	AREA (SM)	DESCRIPTION
BASEMENT	Not Enclosed		
MAIN FLOOR	Not Enclosed		
	0 SF	0 m ²	
INDUSTRIAL MEZZANINE	2,690 SF	249.9 m ²	AREA 2 COMMERCIAL
INDUSTRIAL MAIN FLR.	9,576 SF	889.7 m ²	AREA 2 COMMERCIAL
INDUSTRIAL MEZZANINE	658 SF	61.1 m ²	AREA 2 COMMERCIAL
	12,924 SF	1,200.7 m ²	
INDUSTRIAL MEZZANINE	3,415 SF	317.3 m ²	AREA 3 COMMERCIAL
INDUSTRIAL MAIN FLR.	9,301 SF	864.1 m ²	AREA 3 COMMERCIAL
	12,716 SF	1,181.4 m ²	
L3 ARTISAN AREA 3	7,616 SF	707.5 m ²	ARTISAN
L1 ARTISAN LOBBY/EXIT	489 SF	45.5 m ²	ARTISAN
L3 ARTISAN AREA 2	4,906 SF	455.8 m ²	ARTISAN
L3 ARTISAN AREA 2	4,499 SF	418 m ²	ARTISAN
	17,510 SF	1,626.8 m ²	
	43,151 SF	4,008.8 m ²	



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SHEET TITLE:

**GROSS FLOOR
AREA**

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23-16

A1.2

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5	/24	
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SHEET TITLE:

BUILDABLE AREA

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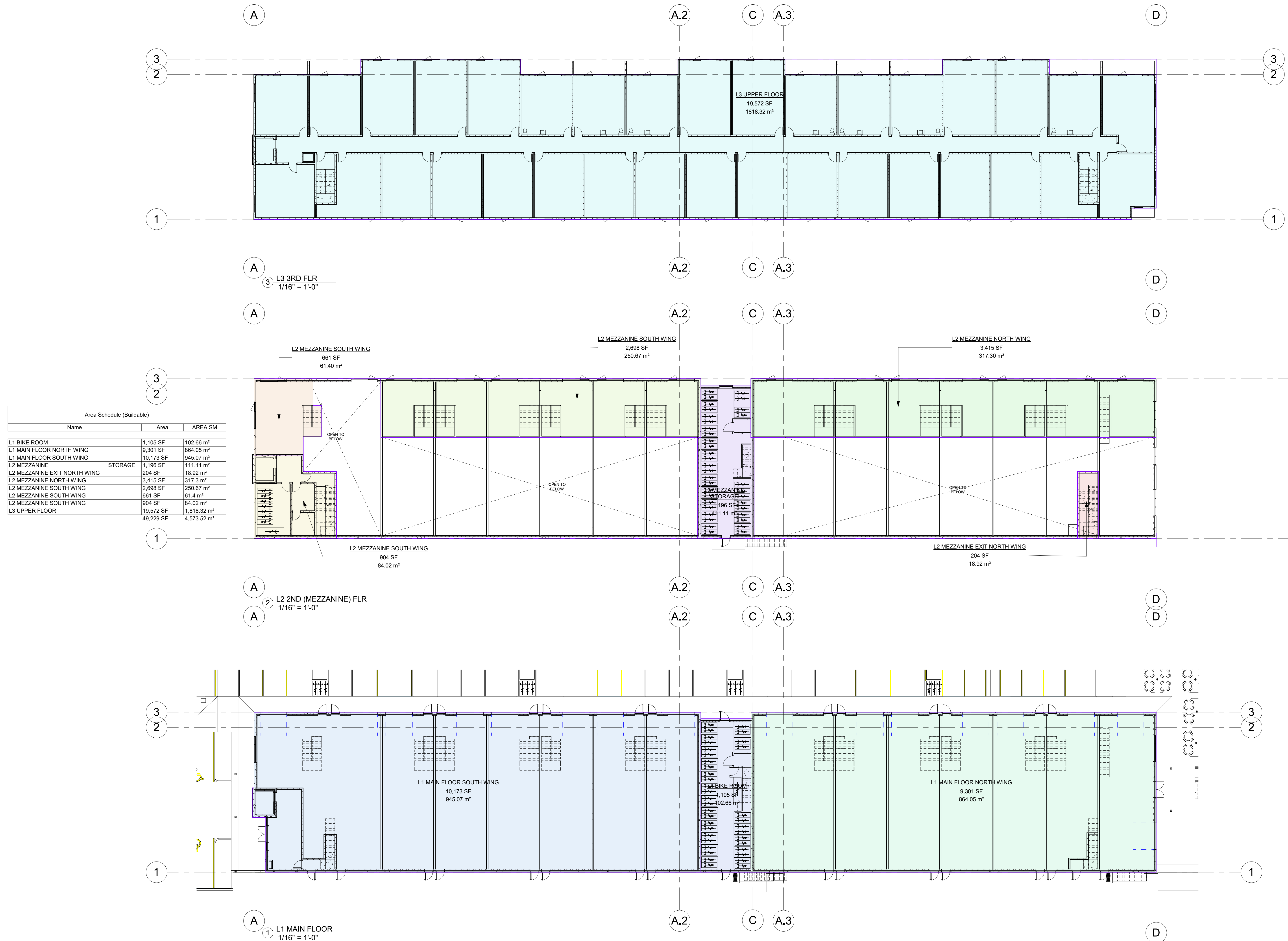
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23-16	A1.3
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1	APR 10/24	CLIENT REVIEW
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SHEET TITLE:

KEY PLAN

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23-16 A2.0



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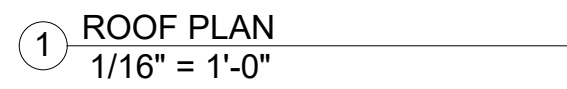
2024-06-14

PROJECT:

39660

GOVERNMENT

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1 ROOF PLAN
1/16" = 1'-0"

A photograph showing three blue Super Save Disposal bins inside a storage unit. The bins are labeled 'GARBAGE', 'Super Save Disposal', and '1 800-665-2300'. The unit is open, and the bins are arranged in a row. The background shows a building and mountains.

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SHEET TITLE:

**WASTE
ENCLOSURE**

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PROJECT NO.	DRAWING NO.
23-16	A2.5

1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
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NO	DATE	DESCRIPTION

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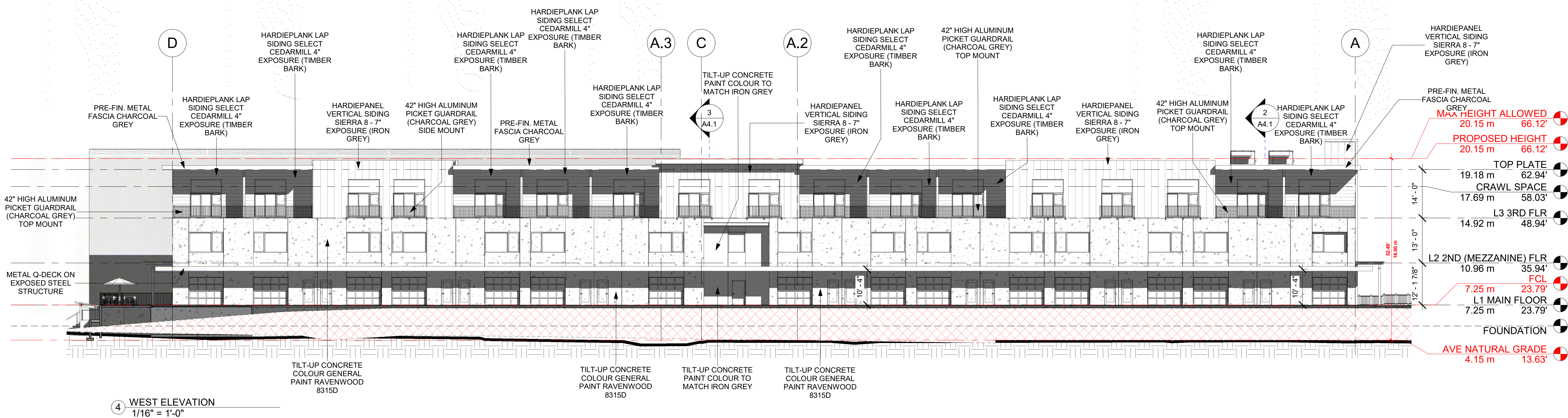
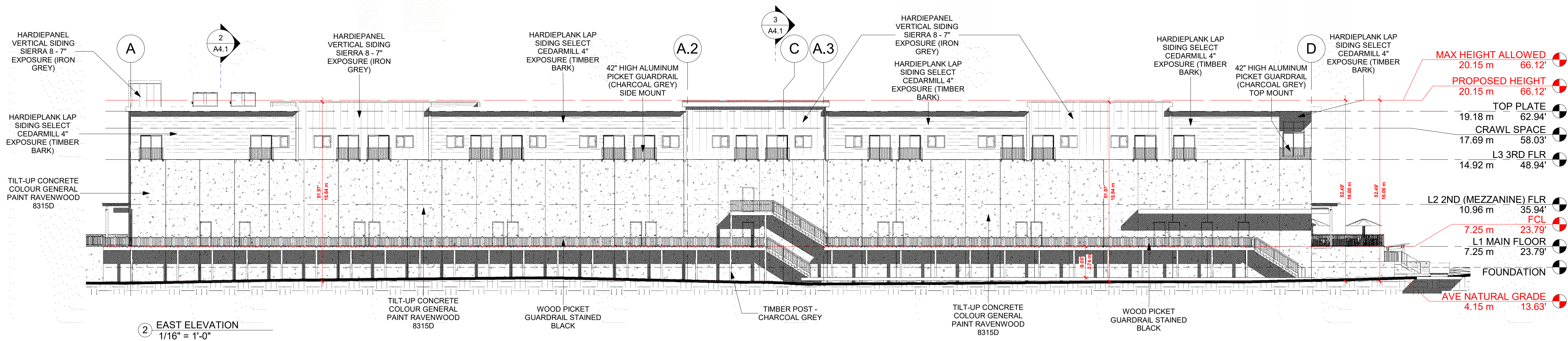
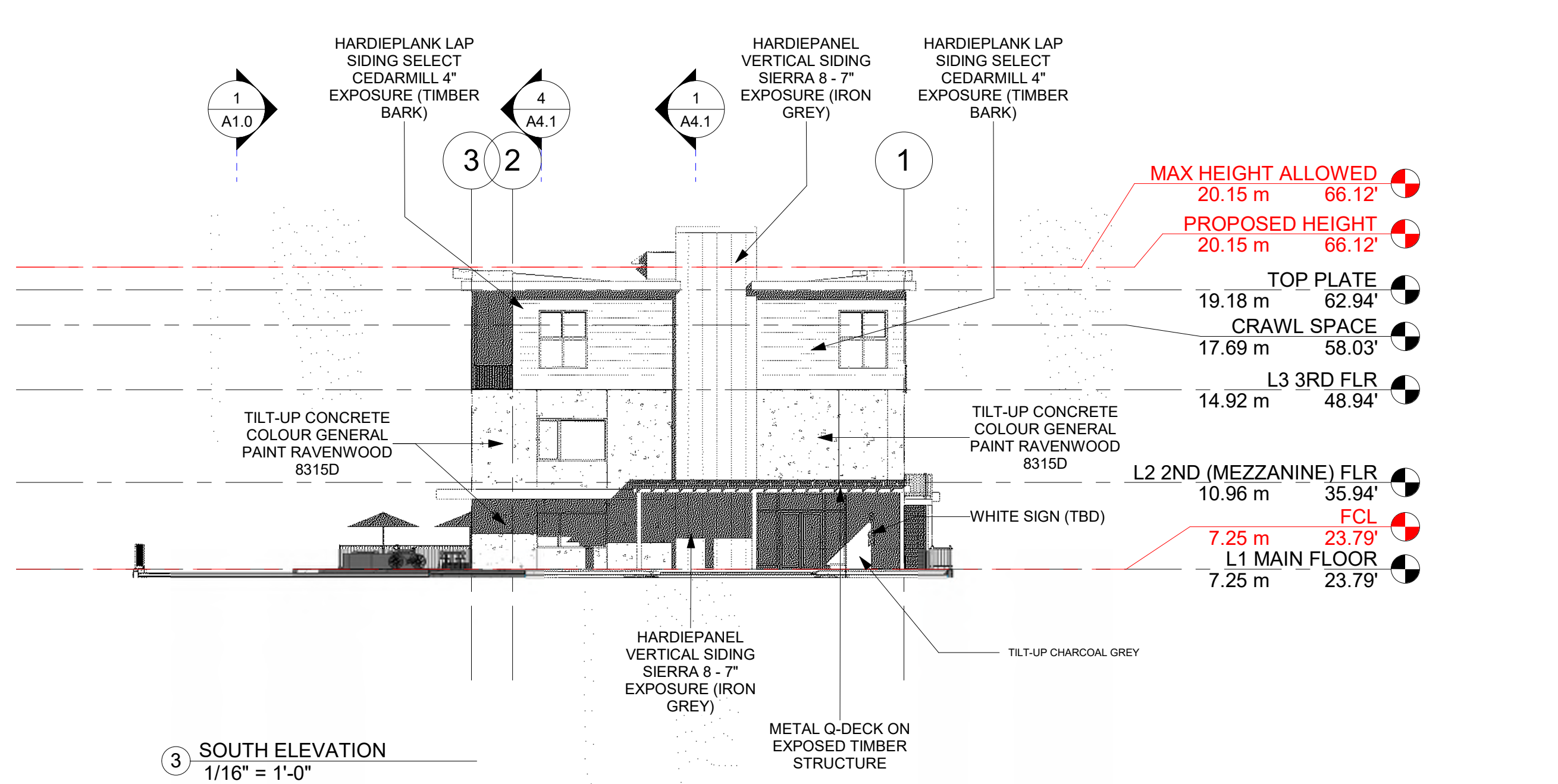
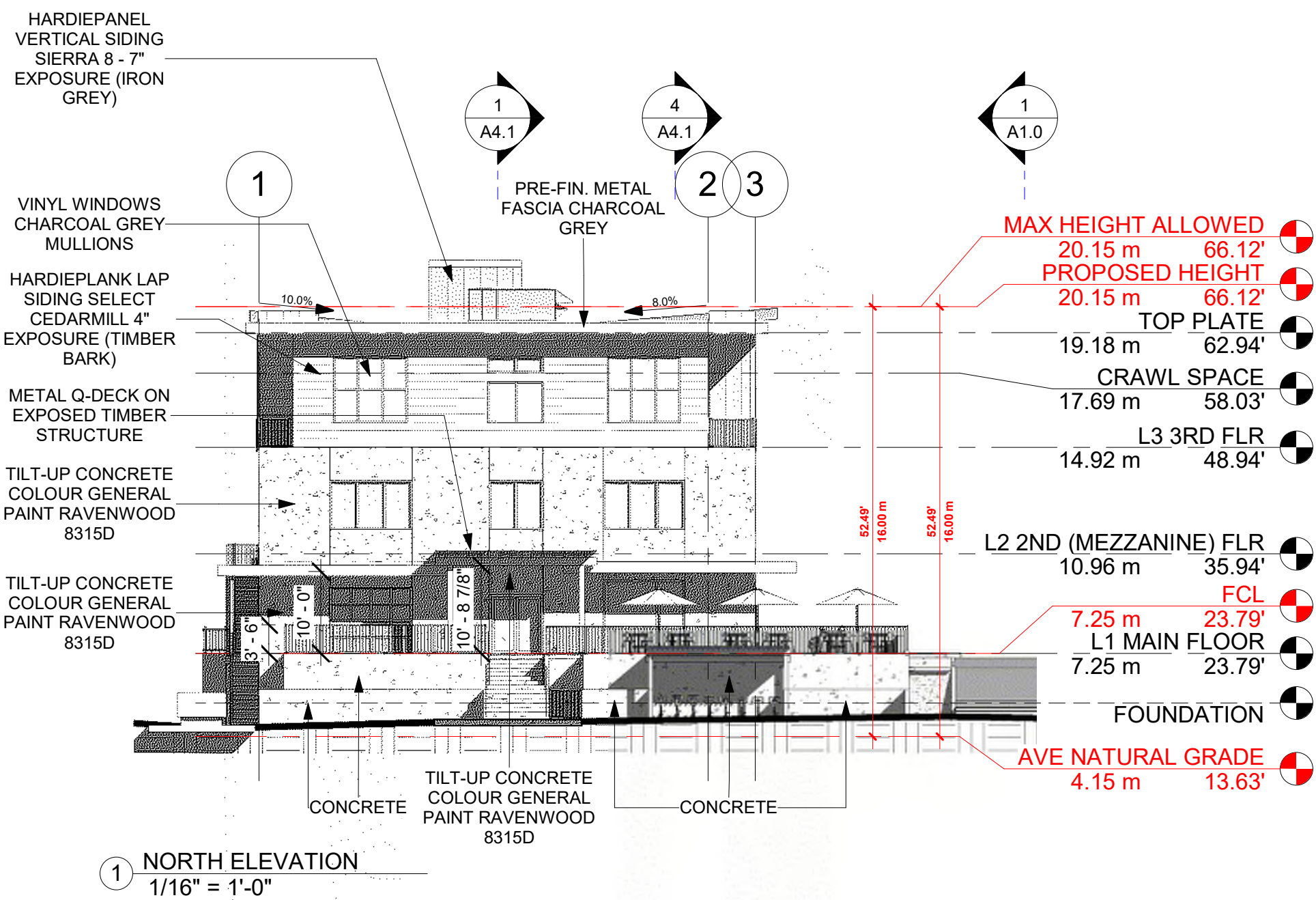
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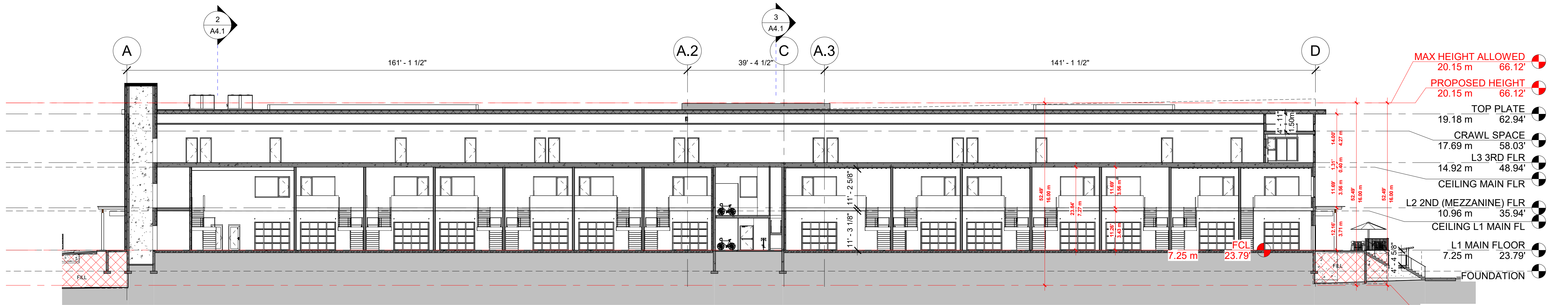
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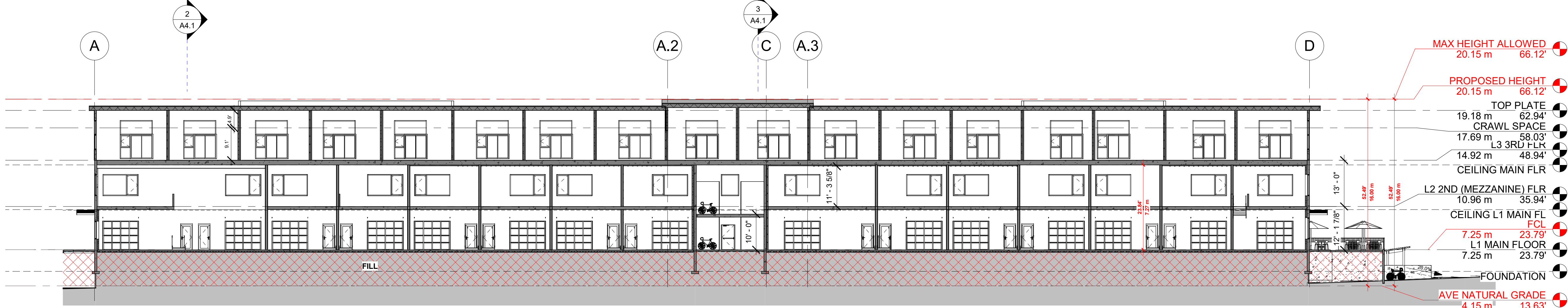
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ELEVATIONS

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PROJECT NO. 23-16
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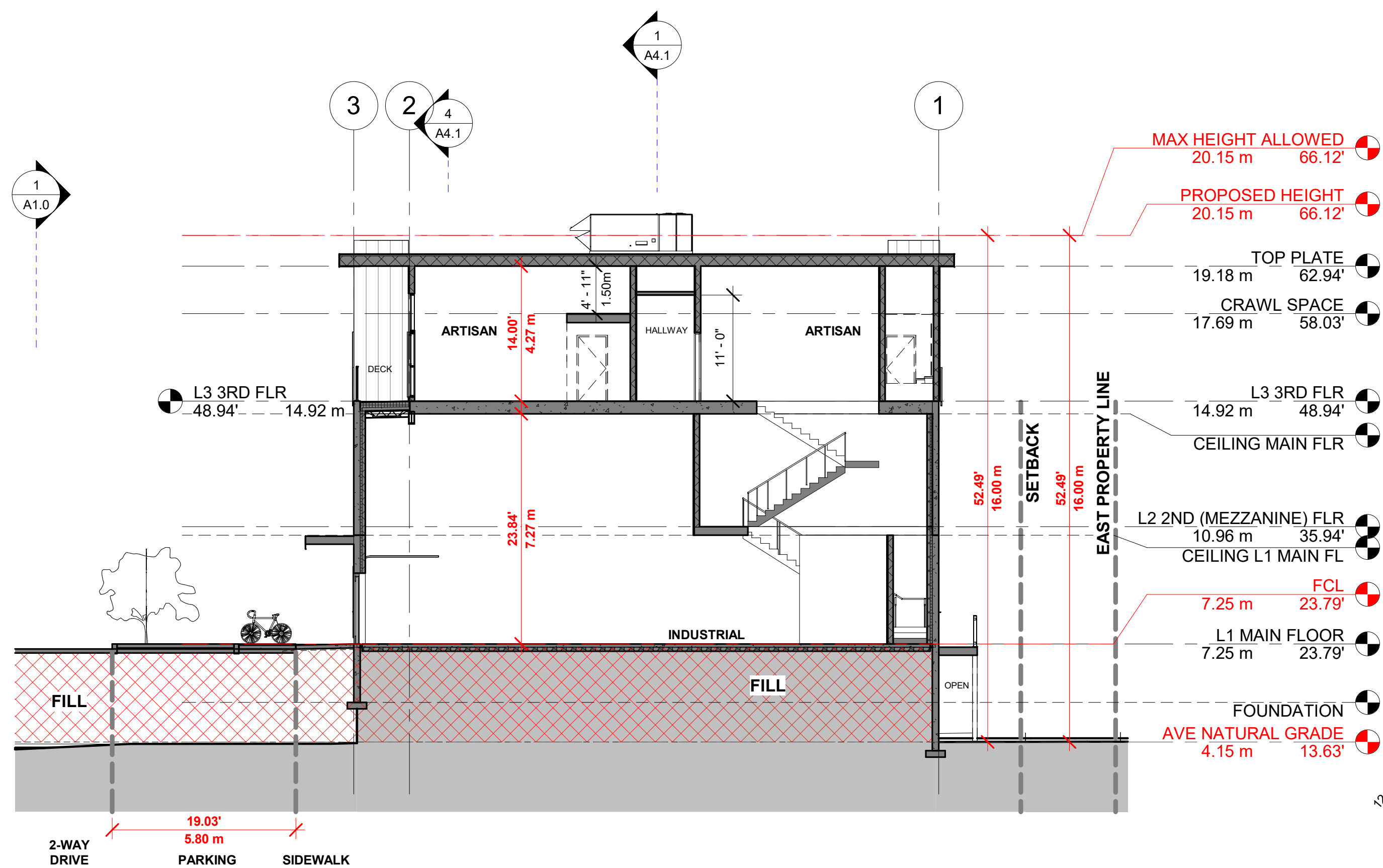




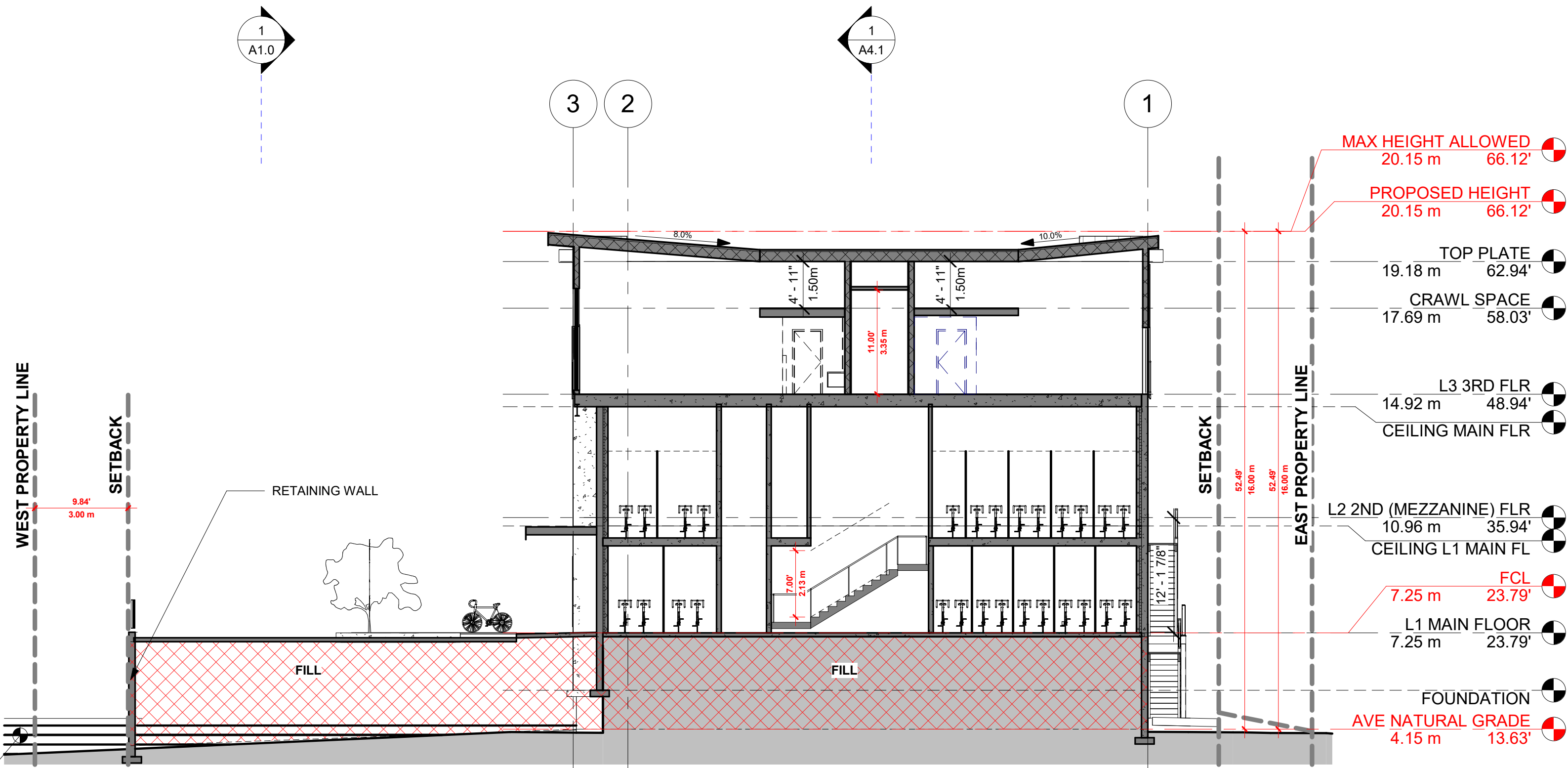
1 SECTION A-A1
1/16" = 1'-0"



4 SECTION A-A2
1/16" = 1'-0"



2 SECTION B-B1
1" = 10'-0"



3 SECTION B-B2
1" = 10'-0"

ISSUE DATES:		ISSUED FOR:
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SECTIONS

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START DATE: JUN 01/23
SCALE: As indicated
PROJECT NO. 23-16
DRAWING NO. A4.1

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FRONTERA GEOTECHNICAL

ENVIRONMENTAL ENGINEER:
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184 EAST 17TH AVENUE
VANCOUVER, BC V5V 1A4
JULIAN@WEARECONSIDERED.COM
778.386.4414



39660 GOVERNMENT RD. SQUAMISH BC

CODE ANALYSIS:

BCBC 2024 PART 3

STEP CODE: 3

BUILDING AREA:
MAIN BUILDING 1,911.78 SM (NUMBER OF STOREY BEING PROPOSED: 3)

CONSTRUCTION ARTICLE & OCCUPANCY:
MAJOR OCCUPANCY:
3.2.2.77 GROUP F-2 UP TO 3 STOREYS, SPRINKLERED
3.2.2.77 (2) COMBUSTIBLE OR NONCOMBUSTIBLE ALLOWED
A) FLOOR 45 MIN F.R.R.
B) MEZZANINE IF COMBUSTIBLE 45 MIN F.R.R.
C) LOAD BEARING WALLS 45 MIN F.R.R. OR NON-COMBUSTIBLE CONSTRUCTION

NUMBER OF STREETS: 1

SPRINKLER: YES

BUILDING HEIGHT: 3 STOREY

3.1.17.1 OCCUPANT LOAD:
DORMITORIES = 4.60/ SM
L1 LOWER FLR = SM
L2 MEZZANINE FLR = SM
L3 UPPER FLR = SM
TOTAL = SM
SM / 4.6SM = ? PERSON

EXIT WIDTH CAPACITY:
6 MM/PERSON
6 MM * ??? PERSON = ??? MM TBD

WINDOWS, DOORS & SKYLIGHTS: TO COMPLY WITH ASHRAE 2016
ALL PRODUCTS MUST BE TESTED WITH ONE OF THE FOLLOWING:
REFER TO ENERGY ADVISOR.
-CSA A440.2-04, ENERGY PERFORMANCE OF WINDOWS AND OTHER FENESTRATION SYSTEMS
-NFRC 100-2004, PROCEDURE FOR DETERMINING FENESTRATION PRODUCT U-FACTORS
1. WINDOW FENESTRATION AND DOORS MAX. U-VALUE, W/(m2-K)
• NON METAL 1.80 W/(m2-K)
• SHGC ASSEMBLY MAX 0.36
2. GLAZING IN DOORS, SIDELIGHTS & WINDOWS WITHIN 36" OF EXTERIOR DOOR LOCKSETS, BATHTUBS OR SHOWERS TO BE SAFETY GLASS.

GENERAL NOTES
1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER.
2. CONTRACTOR TO RECORD PHOTOS OF EVERY PHASE DURING CONSTRUCTION
3. ALL WORK SHALL CONFORM TO CURRENT LOCAL BUILDING CODE AND BY-LAW.
4. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND CANNOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
5. ALL WORK TO BE PERFORMED TO CURRENT GOOD TRADE PRACTICE STANDARDS BY CERTIFIED WORKMEN SKILLED IN THEIR TRADES.
6. ALL MATERIALS TO BE OF GOOD QUALITY, PROPERLY TRANSPORTED, STORED, AND PROTECTED.

NO PHYSICAL CONNECTION CAN BE MADE TO THE MUNICIPAL WATER DISTRIBUTION SYSTEM UNTIL ALL TESTING DOCUMENTATION HAS BEEN SUBMITTED TO THE ENGINEERING DEPARTMENT.

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

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NO	DATE	DESCRIPTION

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PROJECT:

39660
GOVERNMENT
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SHEET TITLE:

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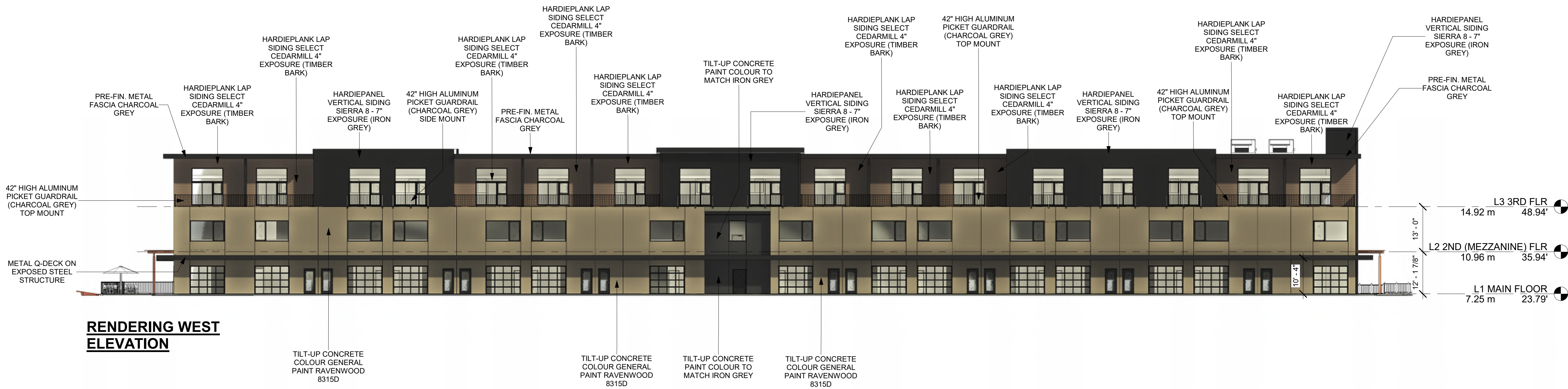
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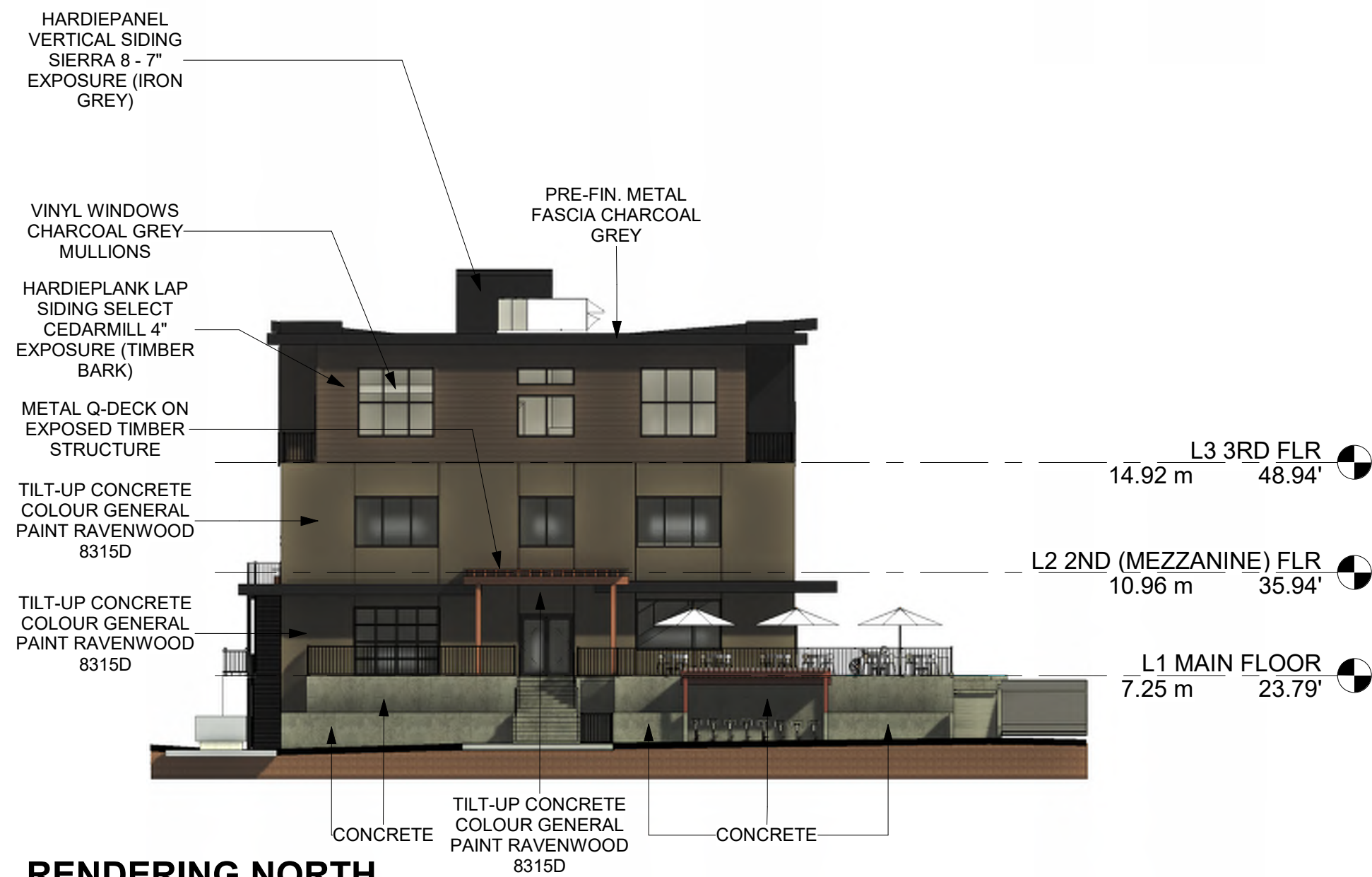
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5	/24	
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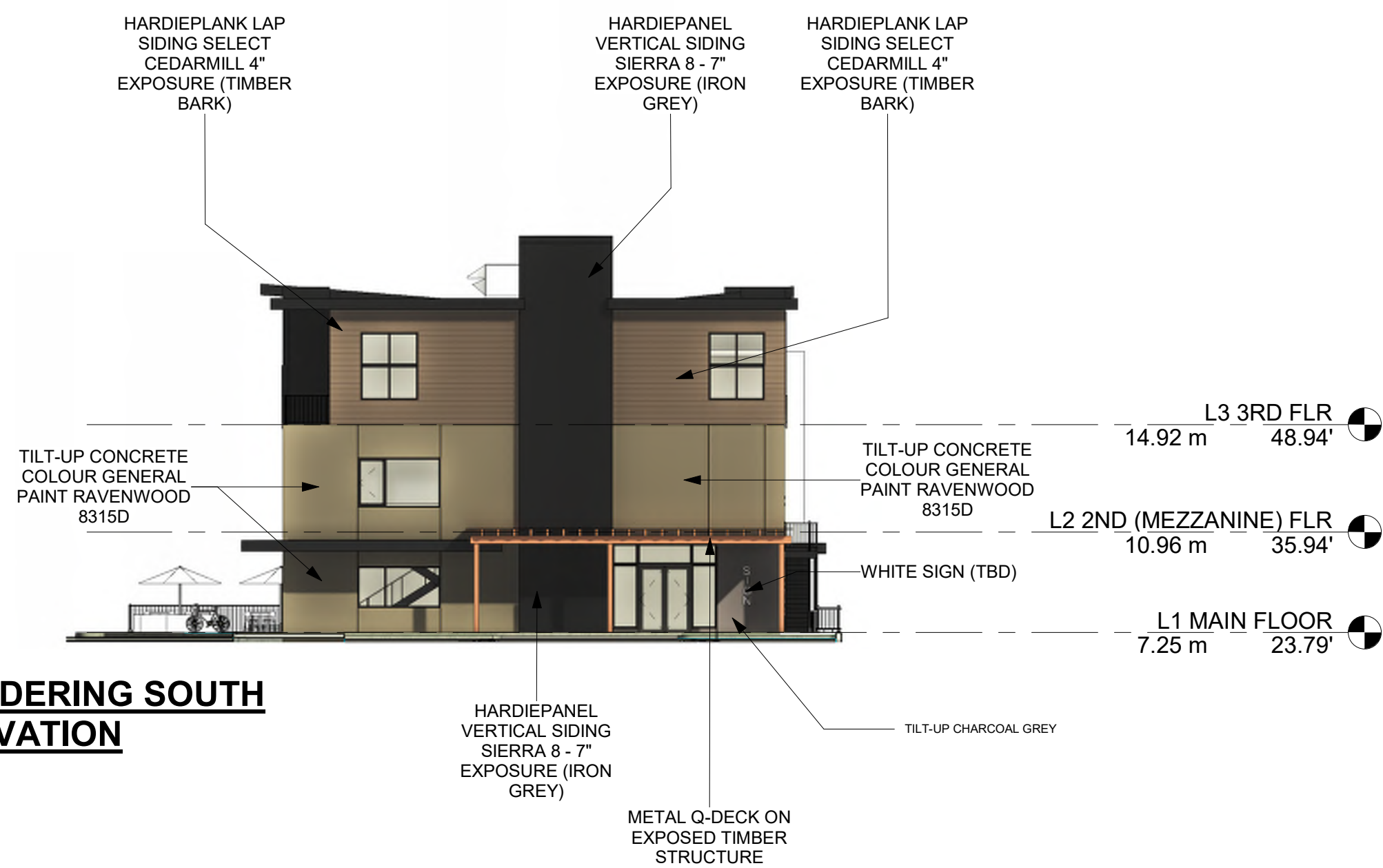
REVISION SCHEDULE		
NO	DATE	DESCRIPTION



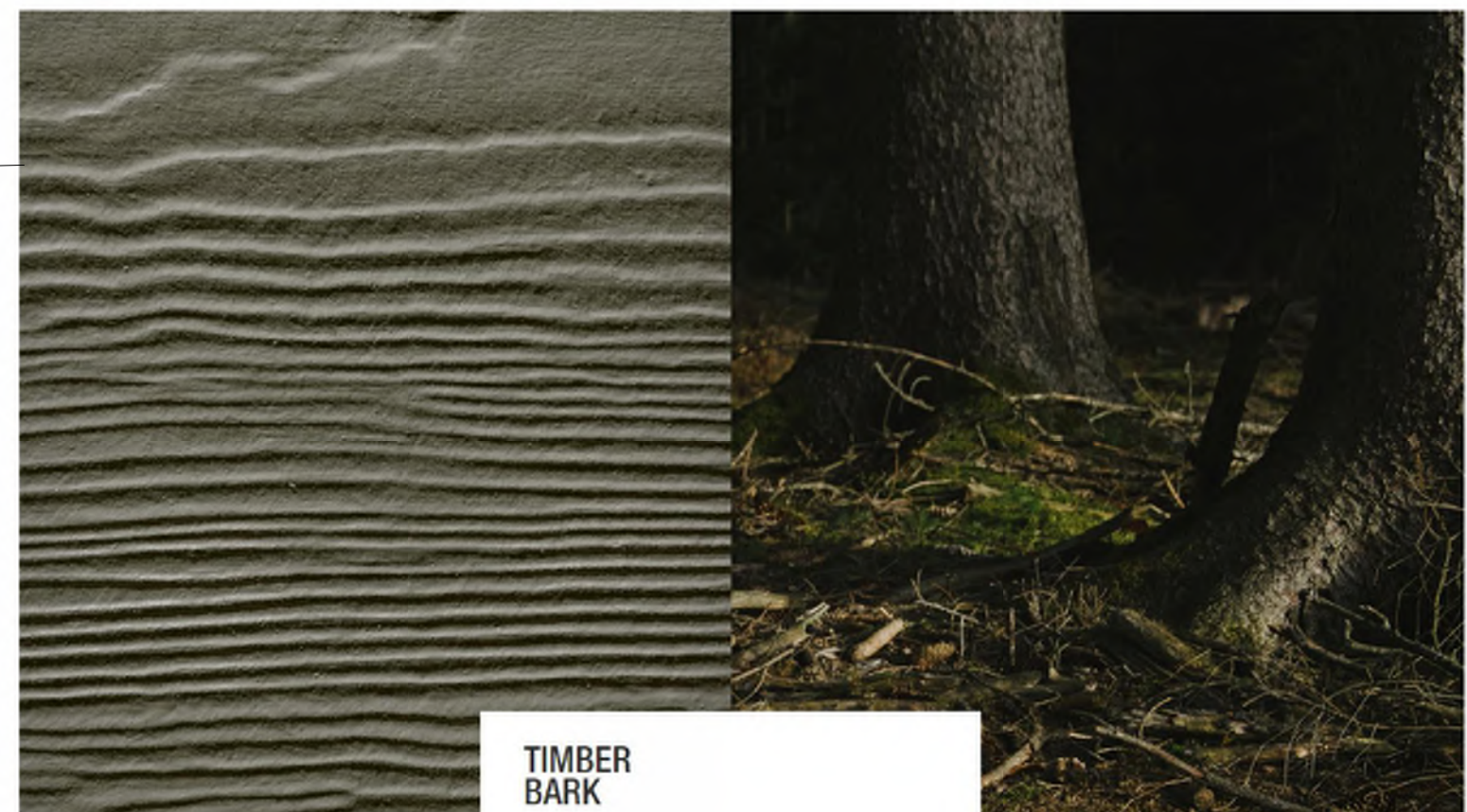
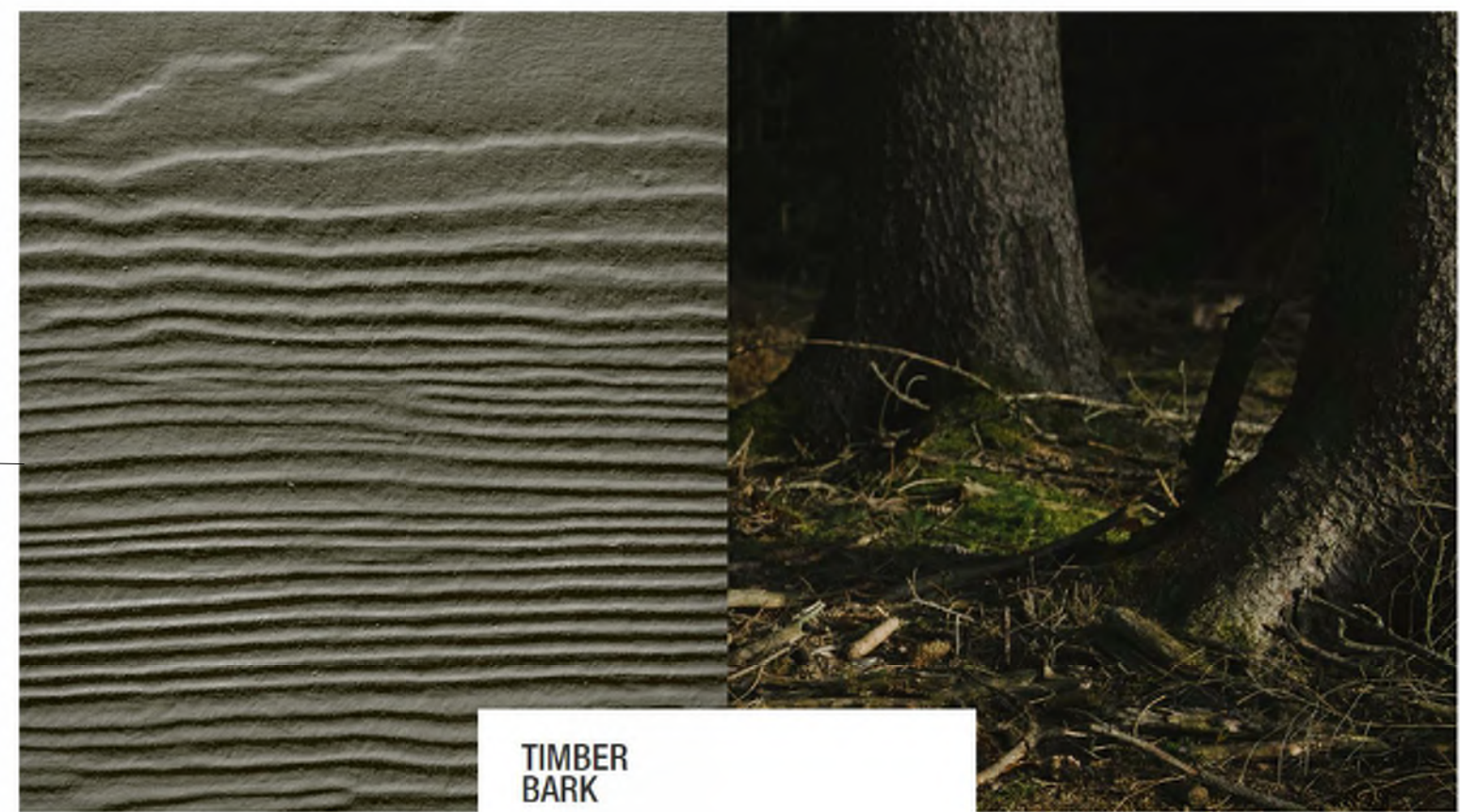
RENDERING WEST ELEVATION



RENDERING NORTH ELEVATION



RENDERING SOUTH ELEVATION



SEAL:



NOTES:

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PROJECT:

**39660
GOVERNMENT
RD**

SHEET TITLE:

MATERIALS

CHECKED BY: ATA

DRAWN BY: CV/CEV

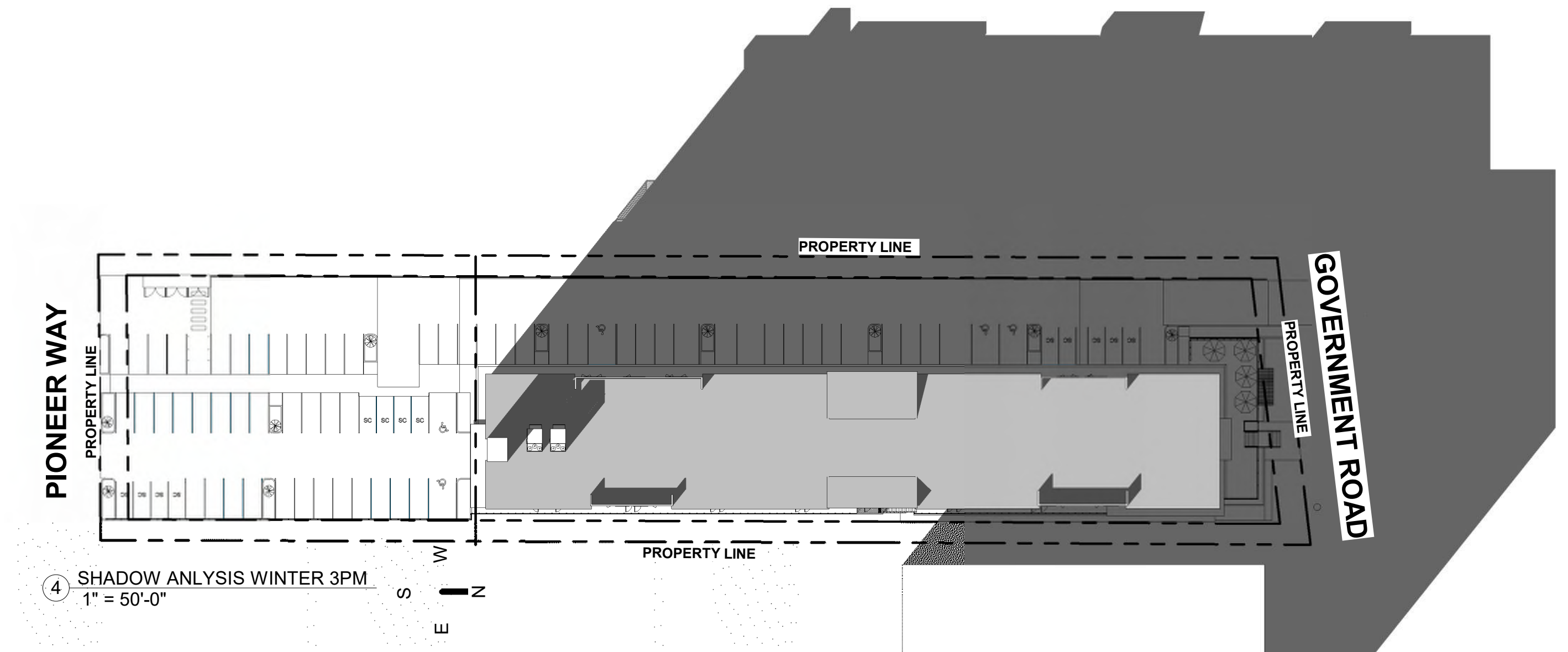
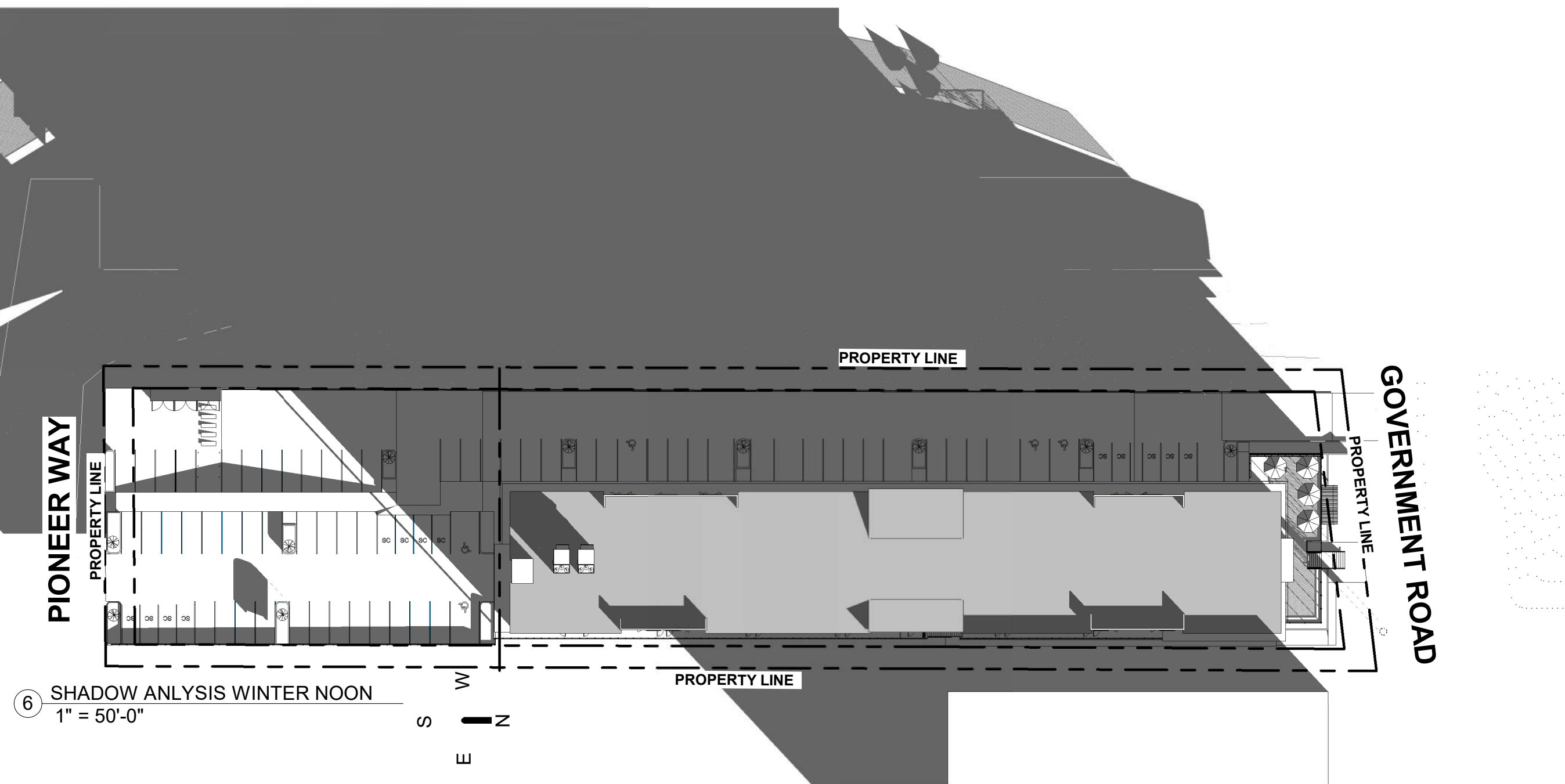
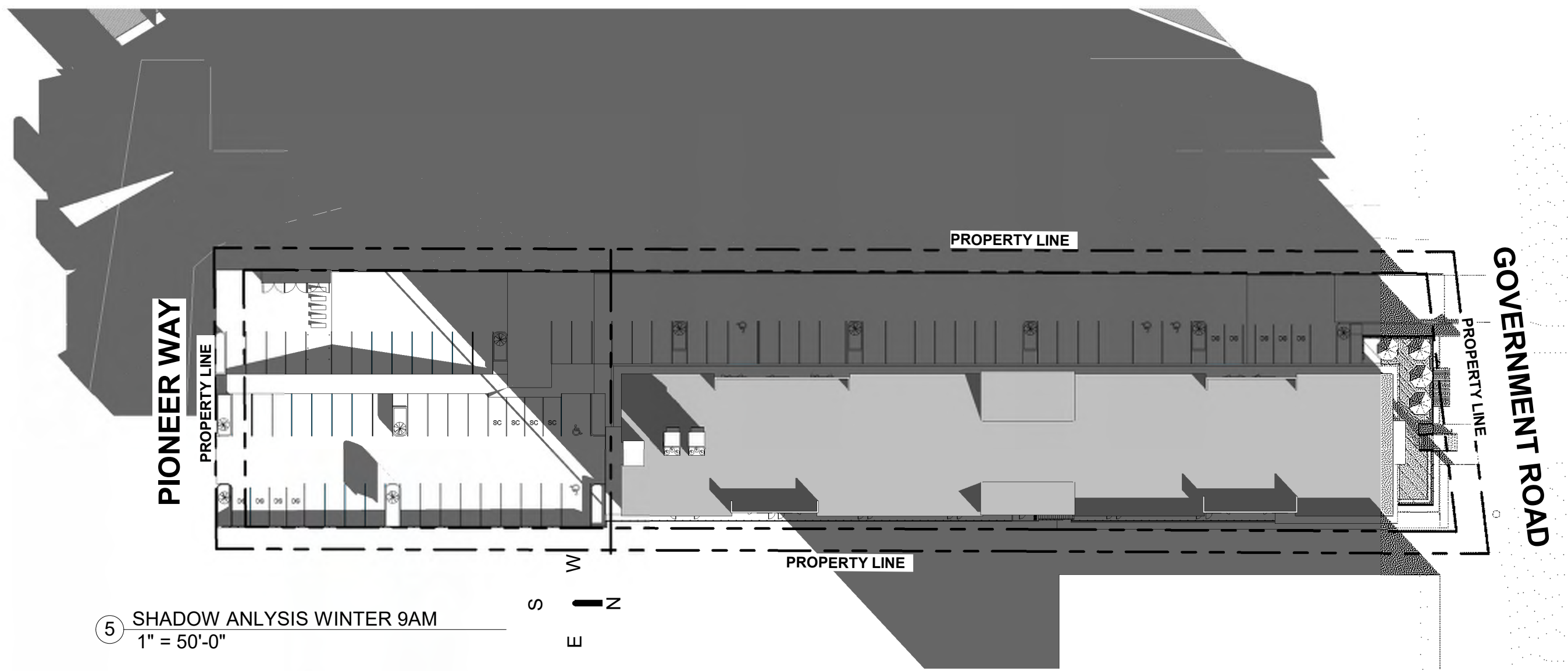
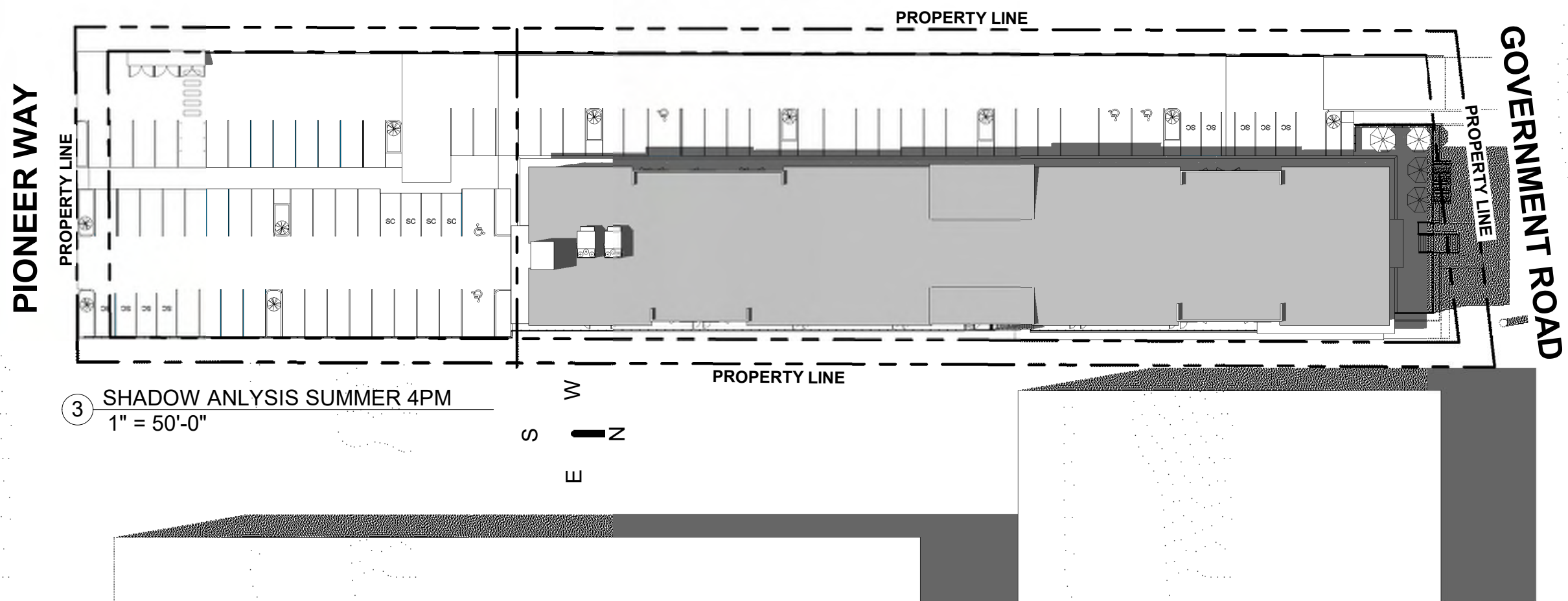
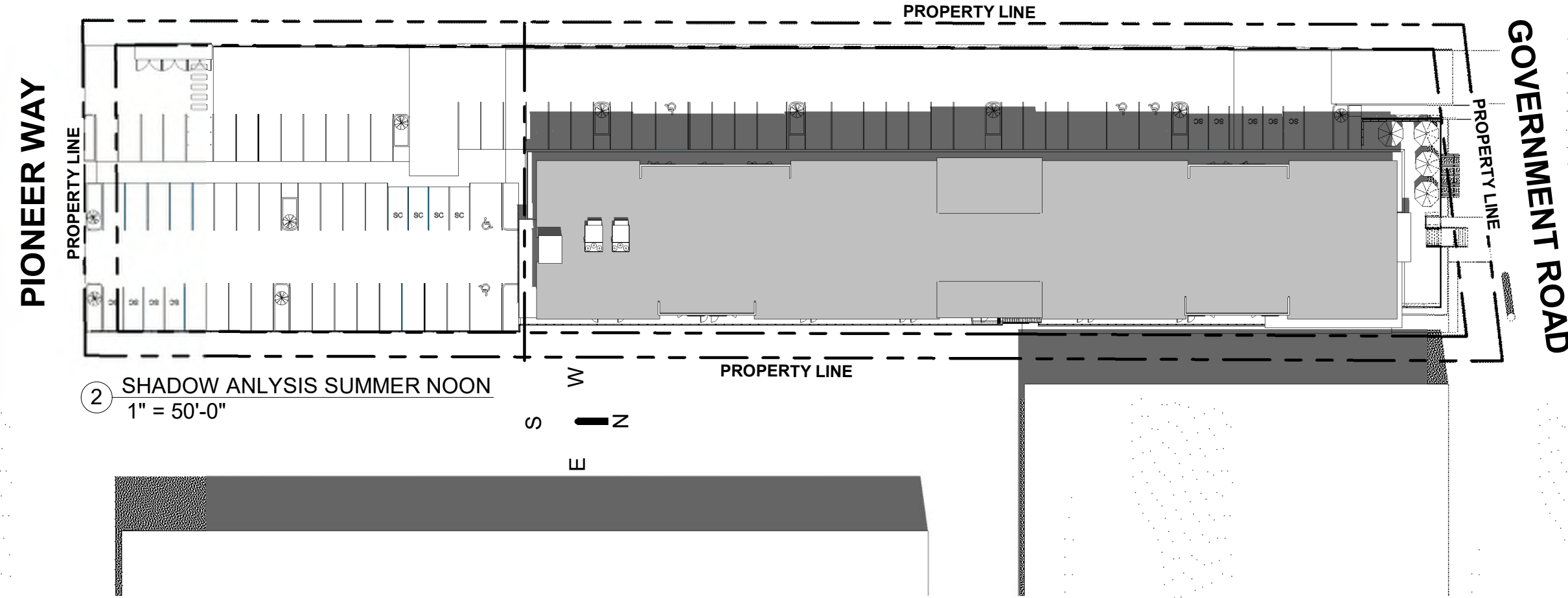
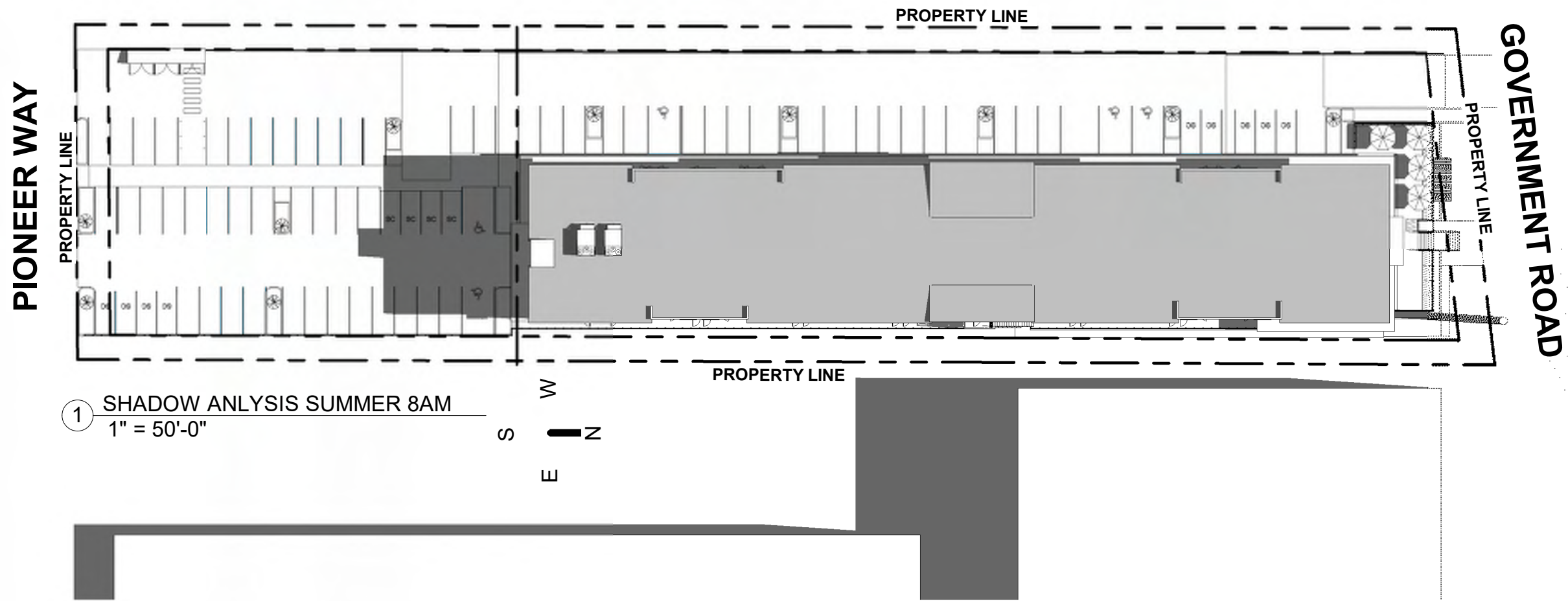
START DATE: JUN 01/23

SCALE: As indicated

PROJECT NO. DRAWING NO.

23-16

A0.1



ISSUE DATES: ISSUED FOR:		
1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
4	/24	
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANDREW TERRELL
BRITISH COLUMBIA
2024-06-14

NOTES:

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PROJECT:

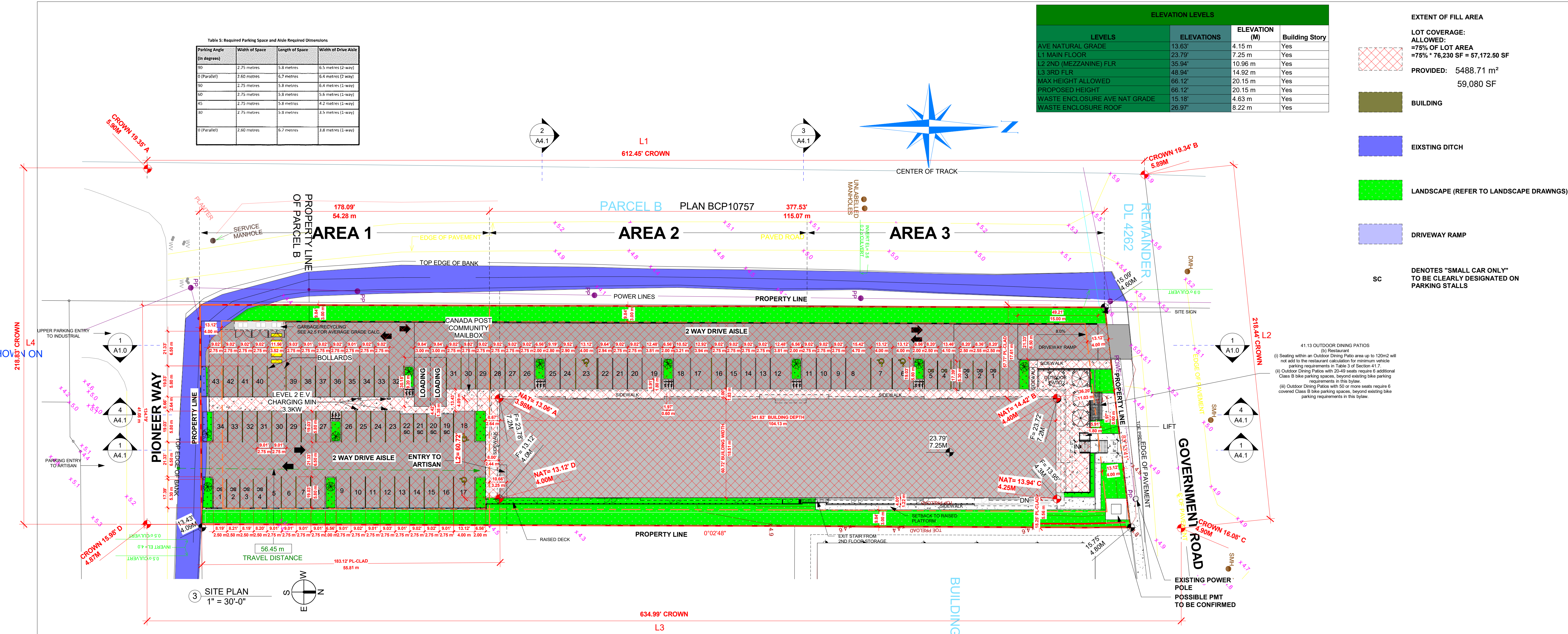
39660
GOVERNMENT RD

SHEET TITLE:

SHADOW ANALYSIS

CHECKED BY:	ATA
DRAWN BY:	CV/CEV
START DATE:	JUN 01/23
SCALE:	1" = 50'-0"
PROJECT NO.	DRAWING NO.
23-16	A0.2

Table 5: Required Parking Space and Aisle Required Dimensions			
Parking Angle (in degrees)	Width of Space	Length of Space	Width of Drive Aisle
90	2.75 metres	5.8 metres	6.5 metres (2-way)
0 (Parallel)	2.60 metres	6.7 metres	6.4 metres (2-way)
30	2.75 metres	5.8 metres	6.4 metres (1-way)
60	2.75 metres	5.8 metres	5.8 metres (1-way)
45	2.75 metres	5.8 metres	4.2 metres (1-way)
90	2.75 metres	5.8 metres	3.5 metres (1-way)
0 (Parallel)	2.40 metres	6.7 metres	3.8 metres (1-way)



ELEVATION LEVELS			
LEVELS	ELEVATIONS	ELEVATION (M)	Building Story
AVE NATURAL GRADE	13.63'	4.15 m	Yes
L1 MAIN FLOOR	23.79'	7.25 m	Yes
L2 2ND (MEZZANINE) FLR	35.94'	10.96 m	Yes
L3 3RD FLR	48.94'	14.92 m	Yes
MAX HEIGHT ALLOWED	66.12'	20.15 m	Yes
PROPOSED HEIGHT	66.12'	20.15 m	Yes
WASTE ENCLOSURE AVE NAT GRADE	15.18'	4.63 m	Yes
WASTE ENCLOSURE ROOF	26.97'	8.22 m	Yes

- EXTENT OF FILL AREA
- LOT COVERAGE:
ALLOWED:
=75% OF LOT AREA
=75% * 76,230 SF = 57,172.50 SF
- PROVIDED: 5488.71 m²
59,080 SF
- BUILDING
- EXISTING DITCH
- LANDSCAPE (REFER TO LANDSCAPE DRAWINGS)
- DRIVEWAY RAMP
- SC DENOTES "SMALL CAR ONLY" TO BE CLEARLY DESIGNATED ON PARKING STALLS

ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

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ISSUE DATES: ISSUED FOR:		
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4	/24	
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	MAR 14-24	BUILDING MOVED BACK TOWARDS WEST SIDE
2	MAY 23-24	REDUCE SIZE OF GARBAGE ROOM, STALL 19-22 CHANGED TO SMALL CAR

SEAL:



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PROJECT:
**39660
GOVERNMENT
RD**

SHEET TITLE:

SITE PLAN SITE SECTION

CHECKED BY: ATA
DRAWN BY: CV
START DATE: JUN 01/23
SCALE: As indicated
PROJECT NO. DRAWING NO.

23-16 A1.0



1 SITE SECTION A-A1
3/64" = 1'-0"

AVERAGE FINISHED GRADE CALCULATION (PRINCIPAL BUILDING)			
Elevation in ft.	Length in ft.		
A 23.78	L1 341.63		
B 23.72	L2 60.72		
C 13.95	L3 341.63		
D 13.12	L4 60.72		
Grade Calculations in ft.			
Z = A+B	L1 = 23.78 + 23.72	x 341.63	= 8,113.71
Z = B+C	L2 = 23.72 + 13.95	x 60.72	= 1,343.66
Z = C+D	L3 = 13.95 + 13.12	x 341.63	= 4,623.96
Z = D+E	L4 = 13.12 + 23.78	x 60.72	= 1,120.28
Total (ft.) Lt = 804.70 Zt = 15,001.62			
Average Grade (ft.) = Zt (ft.) / Lt (ft.) = 15,001.62 / 804.70 = 18.64			

AVERAGE GRADE CALCULATION (PRINCIPAL BUILDING)			
Elevation in ft.	Length in ft.		
A 13.05	L1 341.63		
B 14.41	L2 60.72		
C 13.94	L3 341.63		
D 13.12	L4 60.72		
Grade Calculations in ft.			
Z = A+B	L1 = 13.05 + 14.41	x 341.63	= 4,692.29
Z = B+C	L2 = 14.41 + 13.94	x 60.72	= 860.71
Z = C+D	L3 = 13.94 + 13.12	x 341.63	= 4,622.25
Z = D+E	L4 = 13.12 + 13.05	x 60.72	= 794.82
Total (ft.) Lt = 804.70 Zt = 10,970.07			
Average Grade (ft.) = Zt (ft.) / Lt (ft.) = 10,970.07 / 804.70 = 13.63			

AVERAGE NATURAL GRADE CALCULATION (ACCESSORY BUILDING)			
Elevation in ft.	Length in ft.		
A 16.11	L1 30.91		
B 14.28	L2 5.09		
C 14.26	L3 30.91		
D 16.07	L4 5.09		
Grade Calculations in ft.			
Z = A+B	L1 = 16.11 + 14.28	x 30.91	= 469.68
Z = B+C	L2 = 14.28 + 14.26	x 5.09	= 72.63
Z = C+D	L3 = 14.26 + 16.07	x 30.91	= 468.75
Z = D+E	L4 = 16.07 + 16.11	x 5.09	= 81.90
Total (ft.) Lt = 72.00 Zt = 1,092.96			
Average Grade (ft.) = Zt (ft.) / Lt (ft.) = 1,092.96 / 72.00 = 15.18			

AVERAGE NATURAL GRADE CALCULATION (CROWN)			
Elevation in ft.	Length in ft.		
A 19.35	L1 612.45		
B 19.34	L2 218.44		
C 16.08	L3 634.99		
D 15.98	L4 218.83		
Grade Calculations in ft.			
Z = A+B	L1 = 19.35 + 19.34	x 612.45	= 11,847.85
Z = B+C	L2 = 19.34 + 16.08	x 218.44	= 3,868.57
Z = C+D	L3 = 16.08 + 15.98	x 634.99	= 10,178.89
Z = D+E	L4 = 15.98 + 19.35	x 218.83	= 3,865.63
Total (ft.) Lt = 1,684.71 Zt = 29,760.94			
Average Grade (ft.) = Zt (ft.) / Lt (ft.) = 29,760.94 / 1,684.71 = 17.67			

AVERAGE FINISHED GRADE CALCULATION ACCESSORY PRINCIPAL
1/4" = 1'-0"

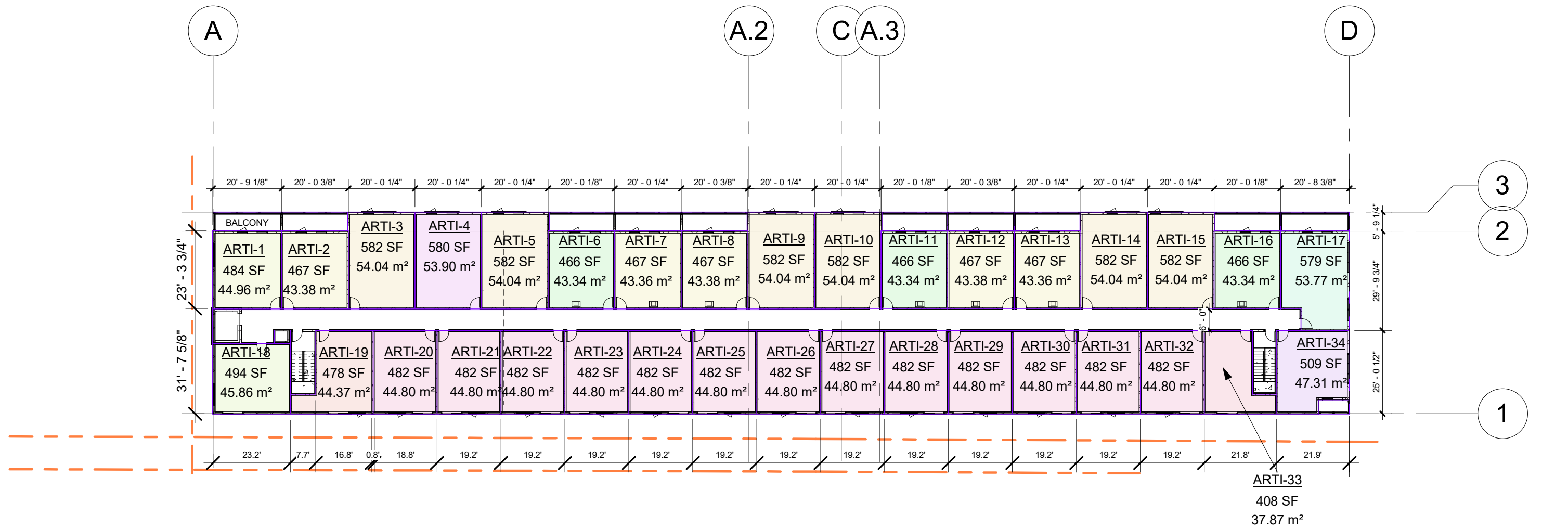
AVERAGE NATURAL GRADE CALCULATION PRINCIPAL
1/4" = 1'-0"

AVERAGE NATURAL GRADE CALCULATION ACCESSORY
1/4" = 1'-0"

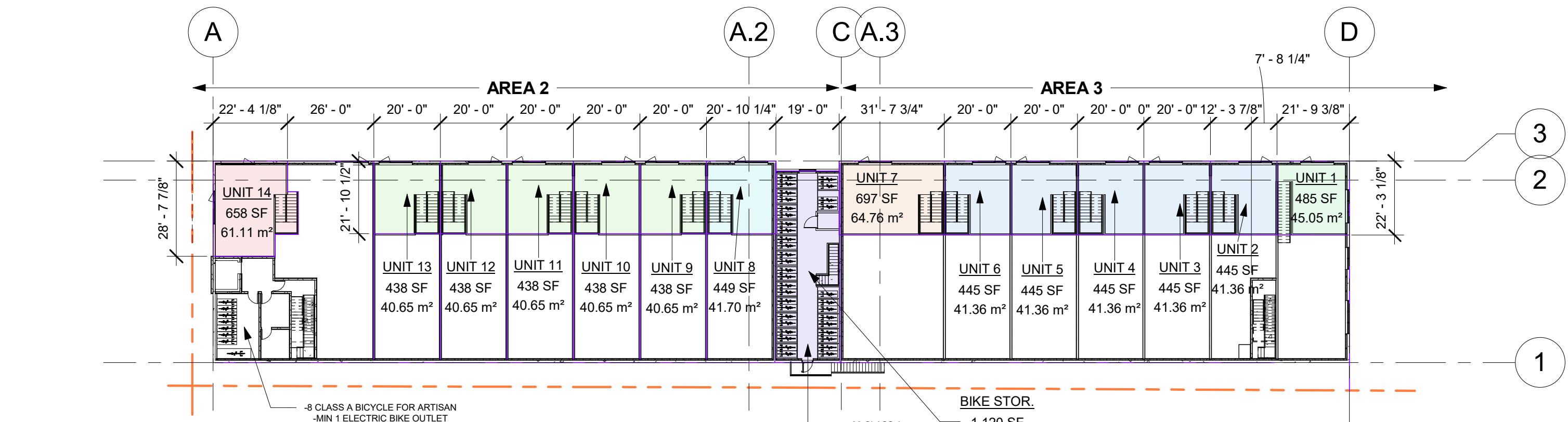
AVERAGE NATURAL GRADE CALCULATION CROWN
1/4" = 1'-0"

AREA (RENTABLE)		
Name	Area	Building Classification

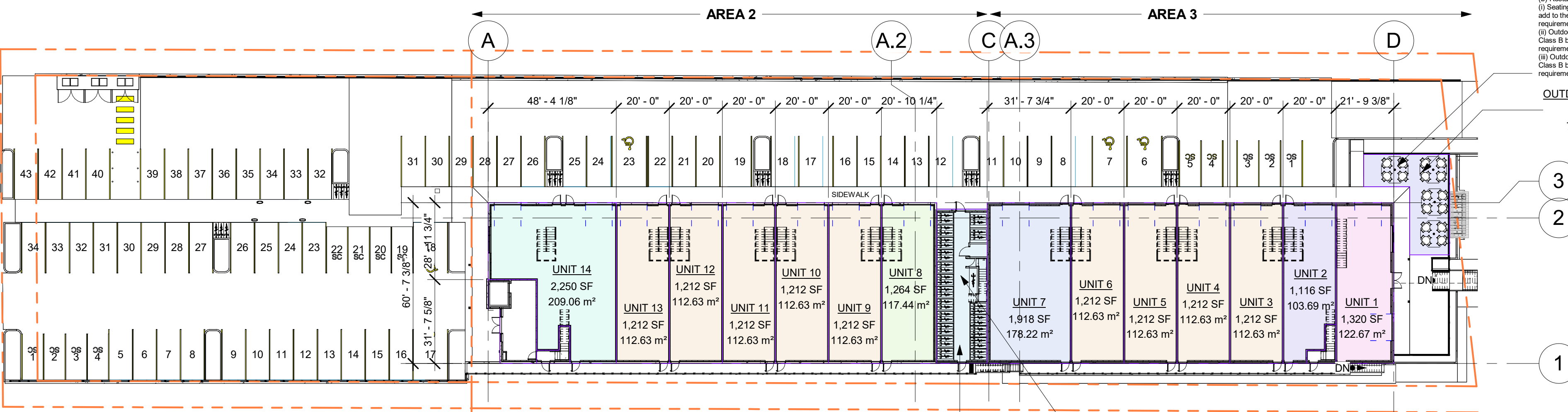
Area	0 SF	
ARTI-1	484 SF	
ARTI-2	467 SF	
ARTI-3	582 SF	
ARTI-4	580 SF	
ARTI-5	582 SF	
ARTI-6	466 SF	
ARTI-7	467 SF	
ARTI-8	467 SF	
ARTI-9	582 SF	
ARTI-10	582 SF	
ARTI-11	466 SF	
ARTI-12	467 SF	
ARTI-13	467 SF	
ARTI-14	582 SF	
ARTI-15	582 SF	
ARTI-16	466 SF	
ARTI-17	579 SF	
ARTI-18	494 SF	
ARTI-19	478 SF	
ARTI-20	482 SF	
ARTI-21	482 SF	
ARTI-22	482 SF	
ARTI-23	482 SF	
ARTI-24	482 SF	
ARTI-25	482 SF	
ARTI-26	482 SF	
ARTI-27	482 SF	
ARTI-28	482 SF	
ARTI-29	482 SF	
ARTI-30	482 SF	
ARTI-31	482 SF	
ARTI-32	482 SF	
ARTI-33	408 SF	
ARTI-34	509 SF	
BIKE STOR.	2,225 SF	
L1 BASEMENT	0 SF	
L2 MAIN FLR.	0 SF	
L3 UPPER FLR.	0 SF	
OUTDOOR PATIO	781 SF	PATIO
UNIT 1	1,805 SF	INDUSTRIAL
UNIT 2	1,561 SF	INDUSTRIAL
UNIT 3	1,658 SF	INDUSTRIAL
UNIT 4	1,658 SF	INDUSTRIAL
UNIT 5	1,658 SF	INDUSTRIAL
UNIT 6	1,658 SF	INDUSTRIAL
UNIT 7	2,615 SF	INDUSTRIAL
UNIT 8	1,713 SF	INDUSTRIAL
UNIT 9	1,650 SF	INDUSTRIAL
UNIT 10	1,650 SF	INDUSTRIAL
UNIT 11	1,650 SF	INDUSTRIAL
UNIT 12	1,650 SF	INDUSTRIAL
UNIT 13	1,650 SF	INDUSTRIAL
UNIT 14	2,908 SF	INDUSTRIAL
Grand total: 72	45,512 SF	



6 L3 3RD FLR
1" = 30'-0"



5 L2 2ND (MEZZANINE) FLR
1" = 30'-0"



4 L1 MAIN FLOOR
1" = 30'-0"

ZONING

CIVIC ADDRESS	39660 GOVERNMENT ROAD (RAILTOWN)
LEGAL DESCRIPTION	BC LAND SURVEYOR'S PLAN SHOWING SETTLEMENT GAUGE READINGS ON: LOT A, BLOCK 2, SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 50, NEW WESTMINSTER DISTRICT, PLAN 6779.
ZONING	MUD-1
DEVELOPMENT PERMIT AREA	DPA3
LOT AREA SQ.FT.	76,230.00 SF (1.75 ACRES)
390.6 RESIDENTIAL DENSITY	
GFA RATIO (ARTISAN 3RD FLR AND ABOVE ONLY)	0.75
GFA ALLOWED	42,879.38 SF

FLOOR AREA BREAK DOWN	AREA 1	AREA 2	AREA 3
L1 MAIN FLOOR INDUSTRIAL	0.00 SF	9,576.00 SF	9,301.00 SF
L2 MEZZANINE INDUSTRIAL	0.00 SF	3,348.00 SF	3,415.00 SF
	0.00 SF	12,924.00 SF	12,716.00 SF
	50%	75%	75%
ALLOWED L3 ARTISAN	0.00 SF	9,693.00 SF	9,537.00 SF
PROVIDED L3 ARTISAN	0.00 SF	9,405.00 SF	7,616.00 SF

390.3 MAXIMUM HEIGHT	
ALLOWED:	
PRINCIPAL 16M	52.5 FT
BONUS HEIGHT 17M	55.8 FT
ACCESSORY 4.58M	15 FT
PROPOSED:	
PRINCIPAL 16M	52.5 FT
ACCESSORY (GARBAGE ENCLOSURE) 3.59M	11.79 FT

390.4 MAXIMUM LOT COVERAGE	
ALLOWED:	75%
PROPOSED:	57,172.50 SF
	59,080.00 SF
	INCLUDES BACKFILL FOR LOWER PARKING AREA AND DRIVE RAMP

PARKING CALCULATIONS

41.7 PARKING AREA 3					
ARTISAN	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF PARKING REQUIRED	NO OF PARKING PROVIDED
INDUSTRIAL:					
INDUSTRIAL 1	167.72	2	PER 100 SM	14.15	
INDUSTRIAL 2	151.35	2	PER 100 SM	3.35	
INDUSTRIAL 3	153.99	2	PER 100 SM	3.03	
INDUSTRIAL 4	153.99	2	PER 100 SM	3.08	
INDUSTRIAL 5	153.99	2	PER 100 SM	3.08	
INDUSTRIAL 6	153.99	2	PER 100 SM	3.08	
INDUSTRIAL 7	242.98	2	PER 100 SM	4.56	
				37.71	
41.7 PARKING AREA 2					
ARTISAN	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF PARKING REQUIRED	NO OF PARKING PROVIDED
INDUSTRIAL:					
INDUSTRIAL 8	153.14	2	PER 100 SM	17.48	
INDUSTRIAL 9	153.28	2	PER 100 SM	3.06	
INDUSTRIAL 10	153.28	2	PER 100 SM	3.07	
INDUSTRIAL 11	153.28	2	PER 100 SM	3.07	
INDUSTRIAL 12	153.28	2	PER 100 SM	3.07	
INDUSTRIAL 13	153.28	2	PER 100 SM	3.07	
INDUSTRIAL 14	270.17	2	PRT 100 SM	5.40	
				41.27	
NUMBER OF PARKING REQUIRED AREA 3 + AREA 2				78.98	
15% SMALL CAR				11.85	
NUMBER OF PARKING PROVIDED				77	
NUMBER OF LEVEL 2 EV PARKING REQUIRED = 10%				8	
NUMBER OF LEVEL 2 EV PARKING PROVIDED				8	

BICYCLE CALCULATIONS CLASS A

41.8 CLASS 'A' BICYCLE PARKING FOR INDUSTRIAL					
INDUSTRIAL	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF BICYCLE REQUIRED (CLASS 'A')	NO OF PARKING PROVIDED (CLASS 'A')
INDUSTRIAL 1	167.72	2	PER 300 SM	1.12	
INDUSTRIAL 2	151.35	2	PER 300 SM	1.01	
INDUSTRIAL 3	153.99	2	PER 300 SM	1.03	
INDUSTRIAL 4	153.99	2	PER 300 SM	1.03	
INDUSTRIAL 5	153.99	2	PER 300 SM	1.03	
INDUSTRIAL 6	153.99	2	PER 300 SM	1.03	
INDUSTRIAL 7	242.98	2	PER 300 SM	1.62	
INDUSTRIAL 8	153.14	2	PER 300 SM	1.02	
INDUSTRIAL 9	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 10	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 11	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 12	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 13	153.28	2	PER 300 SM	1.02	
INDUSTRIAL 14	270.17	2	PER 300 SM	15.78	16
30% WITH ELECTRIC OUTLET				4.74	5
5% OF CLASS 'A' MUST BE MIN 0.9M X 3.1M (INDUSTRIAL)				0.8	1
41.8 CLASS 'A' BICYCLE PARKING FOR ARTISAN					
ARTISAN	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF BICYCLE REQUIRED (CLASS 'A')	NO OF PARKING PROVIDED (CLASS 'A')
ARTISAN	1,581.30	2	PER 300 SM	10.54	
30% WITH ELECTRIC OUTLET				10.54	34
5% OF CLASS 'A' MUST BE MIN 0.9M X 3.1M (ARTISAN)				0.53	1
				0.5	1

BICYCLE CALCULATIONS CLASS B

41.9 CLASS 'B' BICYCLE PARKING FOR INDUSTRIAL					
INDUSTRIAL	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF BICYCLE REQUIRED (CLASS 'B')	NO OF PARKING PROVIDED (CLASS 'B')
INDUSTRIAL 1	167.72	6	PER 500 SM	2.01	
INDUSTRIAL 2	151.35	6	PER 500 SM	1.82	
INDUSTRIAL 3	153.99	6	PER 500 SM	1.85	
INDUSTRIAL 4	153.99	6	PER 500 SM	1.85	
INDUSTRIAL 5	153.99	6	PER 500 SM	1.85	
INDUSTRIAL 6	153.99	6	PER 500 SM	1.85	
INDUSTRIAL 7	242.98	6	PER 500 SM	2.92	
INDUSTRIAL 8	153.14	6	PER 500 SM	1.84	
INDUSTRIAL 9	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 10	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 11	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 12	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 13	153.28	6	PER 500 SM	1.84	
INDUSTRIAL 14	270.17	6	PER 500 SM	3.24	
				28.41	26
41.9 CLASS 'B' BICYCLE PARKING FOR ARTISAN					
ARTISAN	AREA PROVIDED SF	AREA PROVIDED M2	ALLOWED M2	NO OF BICYCLE REQUIRED (CLASS 'B')	NO OF PARKING PROVIDED (CLASS 'B')
ARTISAN	1,581.30	6	PER 500 SM	18.98	
				18.98	58 CLASS A

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ISSUE DATES: ISSUED FOR:

1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
4	/24	
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE

NO	DATE	DESCRIPTION
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SEAL:



NOTES:

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PROJECT:

39660
GOVERNMENT
RD

SHEET TITLE:

ZONING /
GENERAL
NOTES/CODES

CHECKED BY: ATA

DRAWN BY: CV/CEV

START DATE: JUN 01/23

SCALE: As indicated

PROJECT NO. DRAWING NO.

23-16

A1.1

ISSUE DATES:		ISSUED FOR:
1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
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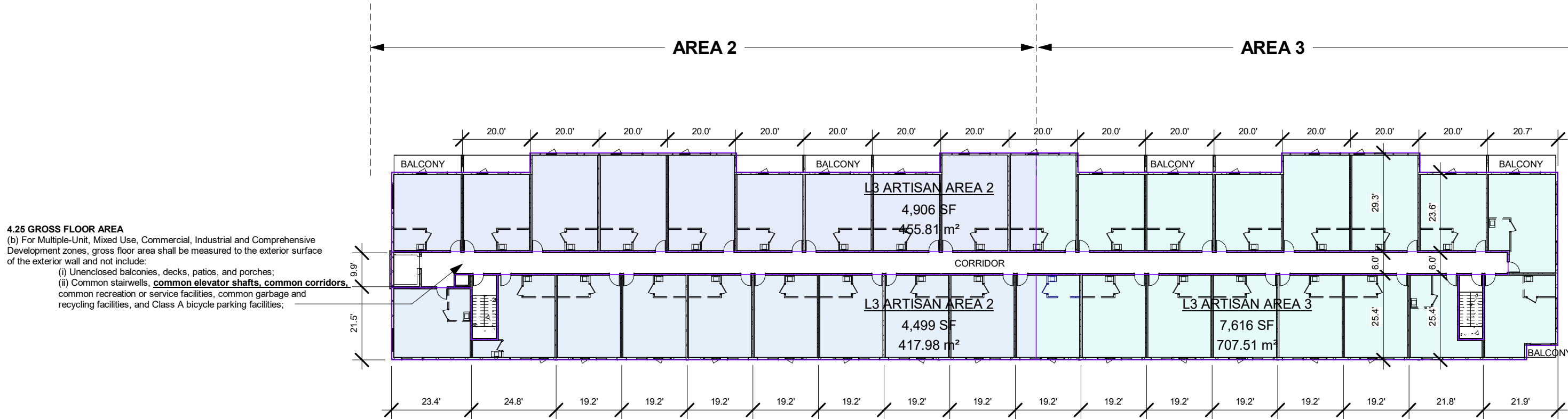
REVISION SCHEDULE		
NO	DATE	DESCRIPTION

CIVIC ADDRESS 39660 GOVERNMENT ROAD (RAILTOWN)
LEGAL DESCRIPTION BC LAND SURVEYOR'S PLAN SHOWING SETTLEMENT GAUGE READINGS ON:
LOT A, BLOCK 2, SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 50,
NEW WESTMINSTER DISTRICT, PLAN 6779.

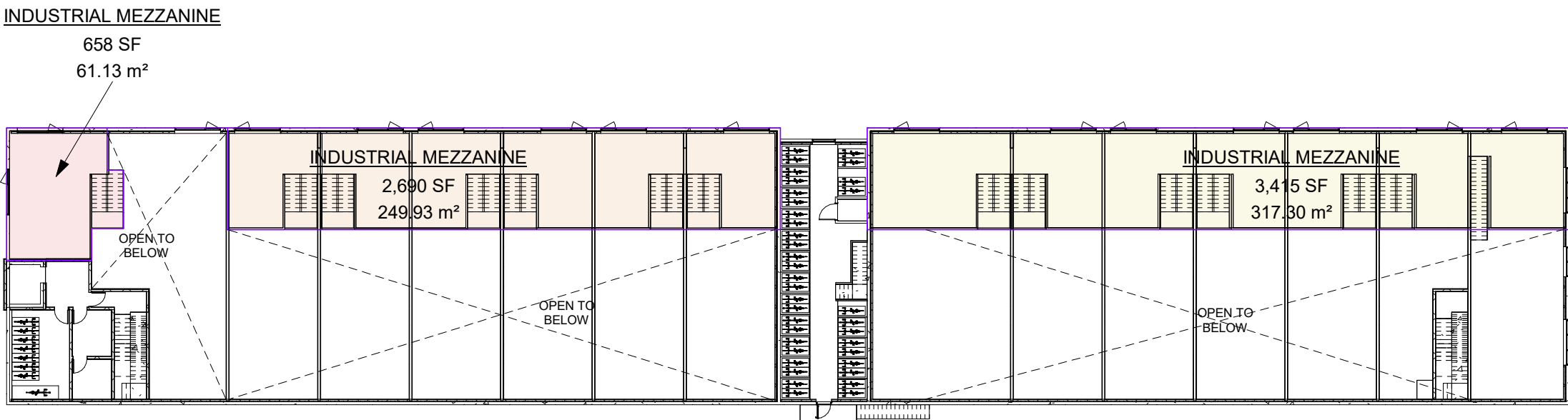
ZONING MUD-1
DEVELOPMENT PERMIT AREA DPA3
LOT AREA SQ.FT. 76,230.00 SF (1.75 ACRES))
39D.6 RESIDENTIAL DENSITY
GFA RATIO (ARTISAN 3RD FLR AND ABOVE ONLY) 0.75
GFA ALLOWED 42,879.38 SF

FLOOR AREA BREAK DOWN	AREA 1	AREA 2	AREA 3
L1 MAIN FLOOR INDUSTRIAL	0.00 SF	9,576.00 SF	9,301.00 SF
L2 MEZZANINE INDUSTRIAL	0.00 SF	3,348.00 SF	3,415.00 SF
		12,924.00 SF	12,716.00 SF
	50%	75%	75%
ALLOWED L3 ARTISAN	0.00 SF	9,693.00 SF	9,537.00 SF
PROVIDED L3 ARTISAN	0.00 SF	9,405.00 SF	7,616.00 SF

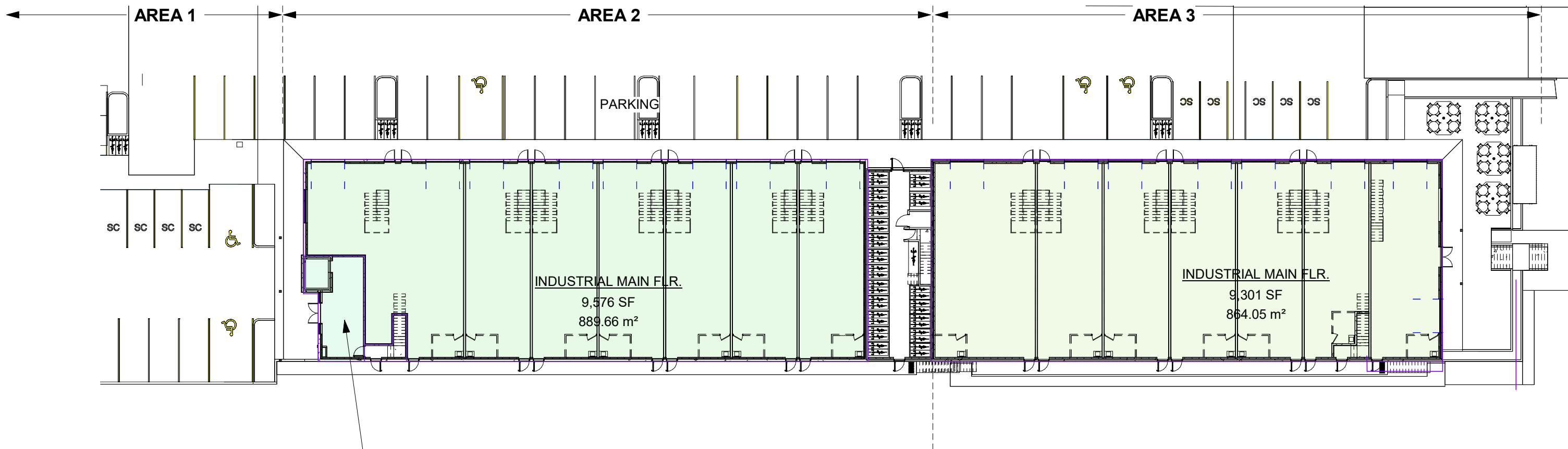
39D.3 MAXIMUM HEIGHT		
ALLOWED:		
	PRINCIPAL 16M	52.5 FT
	BONUS HEIGHT 17M	55.8 FT
	ACCESSORY 4.58M	15 FT
PROPOSED:		
	PRINCIPAL 16M	52.5 FT
	ACCESSORY (GARBAGE ENCLOSURE) 3.59M	11.79 FT
39D.4 MAXIMUM LOT COVERAGE		
ALLOWED:	75%	57,172.50 SF
PROPOSED:		59,080.00 SF
		INCLUDES BACKFILL FOR LOWER PARKING AREA AND DRIVE RAMP



③ L3 3RD FLR
1" = 30'-0"



② L2 2ND (MEZZANINE) FLR
1" = 30'-0"



① L1 MAIN FLOOR
1" = 30'-0"

L1 ARTISAN LOBBY/EXIT
489 SF
45.46 m²

GROSS FLOOR AREA BREAKDOWN			
NAME	AREA	AREA (SM)	DESCRIPTION
BASEMENT	Not Enclosed		
MAIN FLOOR	Not Enclosed		
	0 SF	0 m²	
INDUSTRIAL MEZZANINE	2,690 SF	249.9 m²	AREA 2 COMMERCIAL
INDUSTRIAL MAIN FLR.	9,576 SF	889.7 m²	AREA 2 COMMERCIAL
INDUSTRIAL MEZZANINE	658 SF	61.1 m²	AREA 2 COMMERCIAL
	12,924 SF	1,200.7 m²	
INDUSTRIAL MEZZANINE	3,415 SF	317.3 m²	AREA 3 COMMERCIAL
INDUSTRIAL MAIN FLR.	9,301 SF	864.1 m²	AREA 3 COMMERCIAL
	12,716 SF	1,181.4 m²	
L3 ARTISAN AREA 3	7,616 SF	707.5 m²	ARTISAN
L1 ARTISAN LOBBY/EXIT	489 SF	45.5 m²	ARTISAN
L3 ARTISAN AREA 2	4,906 SF	455.8 m²	ARTISAN
L3 ARTISAN AREA 2	4,499 SF	418 m²	ARTISAN
	17,510 SF	1,626.8 m²	
	43,151 SF	4,008.8 m²	

SEAL:



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PROJECT:

39660
GOVERNMENT
RD

SHEET TITLE:

GROSS FLOOR
AREA

CHECKED BY: ATA
DRAWN BY: CV
START DATE: JUN 01/23
SCALE: As indicated
PROJECT NO. 23-16
DRAWING NO. A1.2

REVISION SCHEDULE

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2024-06-14

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PROJECT:

**39660
GOVERNMENT
RD**

SHEET TITLE:

**BUILDABLE
AREA**

CHECKED BY:	ATA
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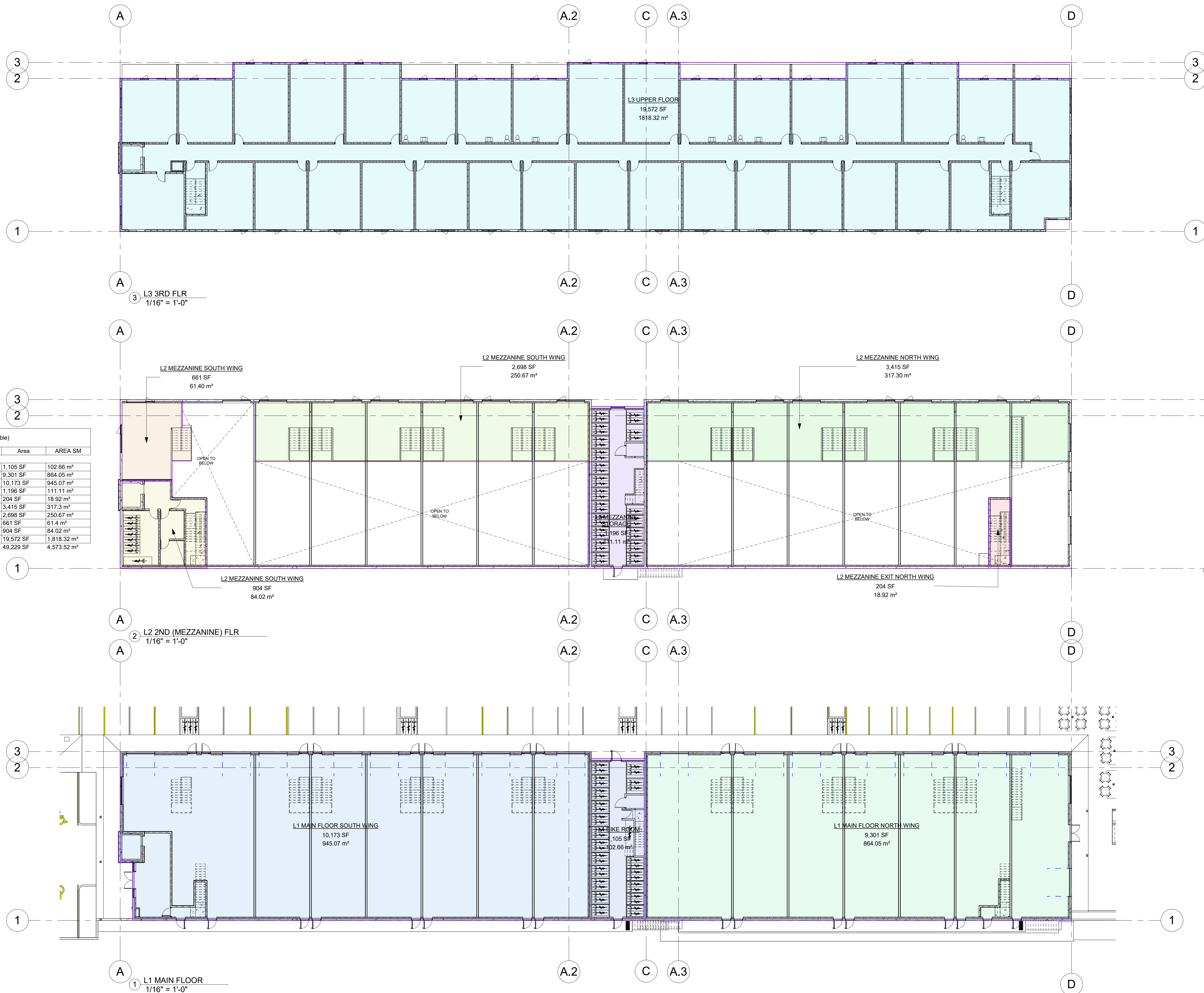
DRAWN BY: CV/CEV

START DATE:	JUN 01/23
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SCALE: 1/16" = 1'-0"

PROJECT NO.	DRAWING NO.
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23-16	A1.3
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1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
4	/24	
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



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PROJECT:

**39660
GOVERNMENT
RD**

SHEET TITLE:

KEY PLAN

CHECKED BY: ATA
DRAWN BY: CV
START DATE: JUN 01/23
SCALE: 1/16" = 1'-0"
PROJECT NO. DRAWING NO.

23-16 A2.0



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ISSUE DATES: ISSUED FOR:		
1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
4	/24	
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

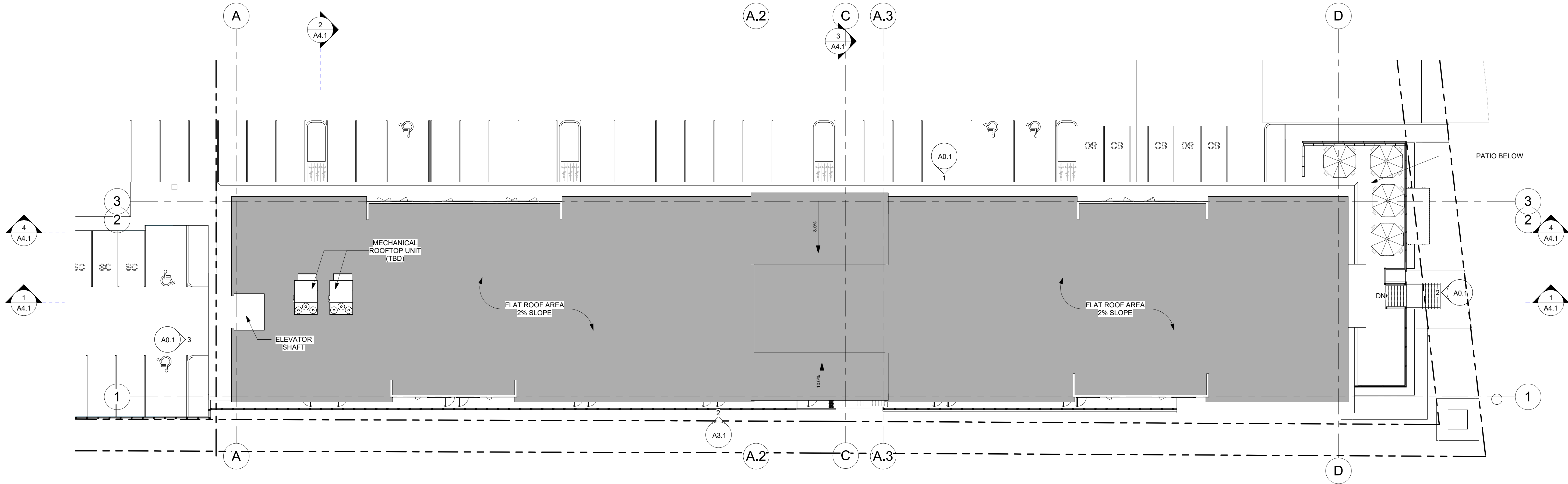
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PROJECT:
**39660
GOVERNMENT
RD**

SHEET TITLE:
ROOF PLAN

CHECKED BY:	ATA
DRAWN BY:	CV
START DATE:	JUN 01/23
SCALE:	1/16" = 1'-0"
PROJECT NO.	DRAWING NO.
23-16	A2.4



1 ROOF PLAN
1/16" = 1'-0"

1 WASTE ENCLOSURE
1/4" = 1'-0"

The floor plan shows a rectangular enclosure with three workstations: SINGLE STREAM RECYCLING, GARBAGE, and CARDBOARD. Each workstation has a set of double doors opening outwards. The plan includes dimensions for the overall space and individual workstations, as well as door swing indicators and a north arrow.



ISSUE DATES: ISSUED FOR:

REVISION SCHEDULE

6
A2.5

12"

2 1/2"

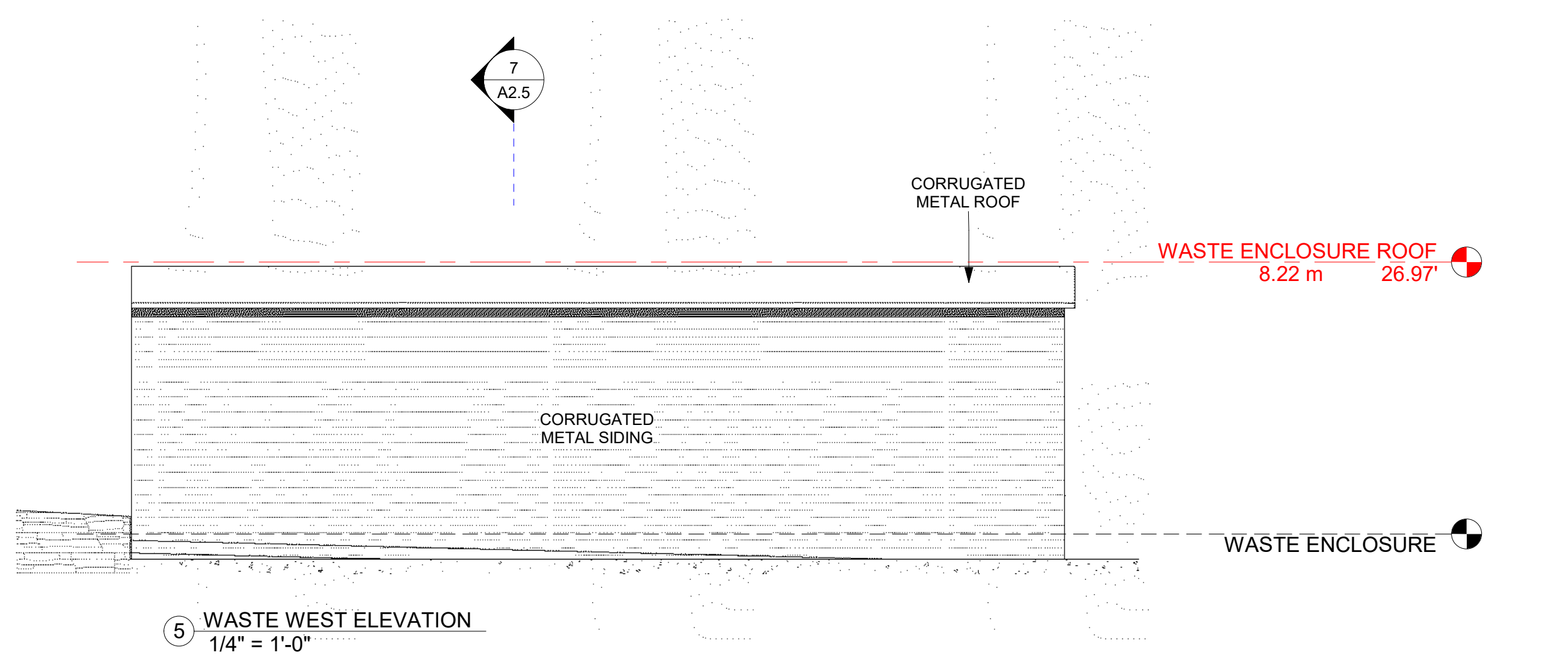
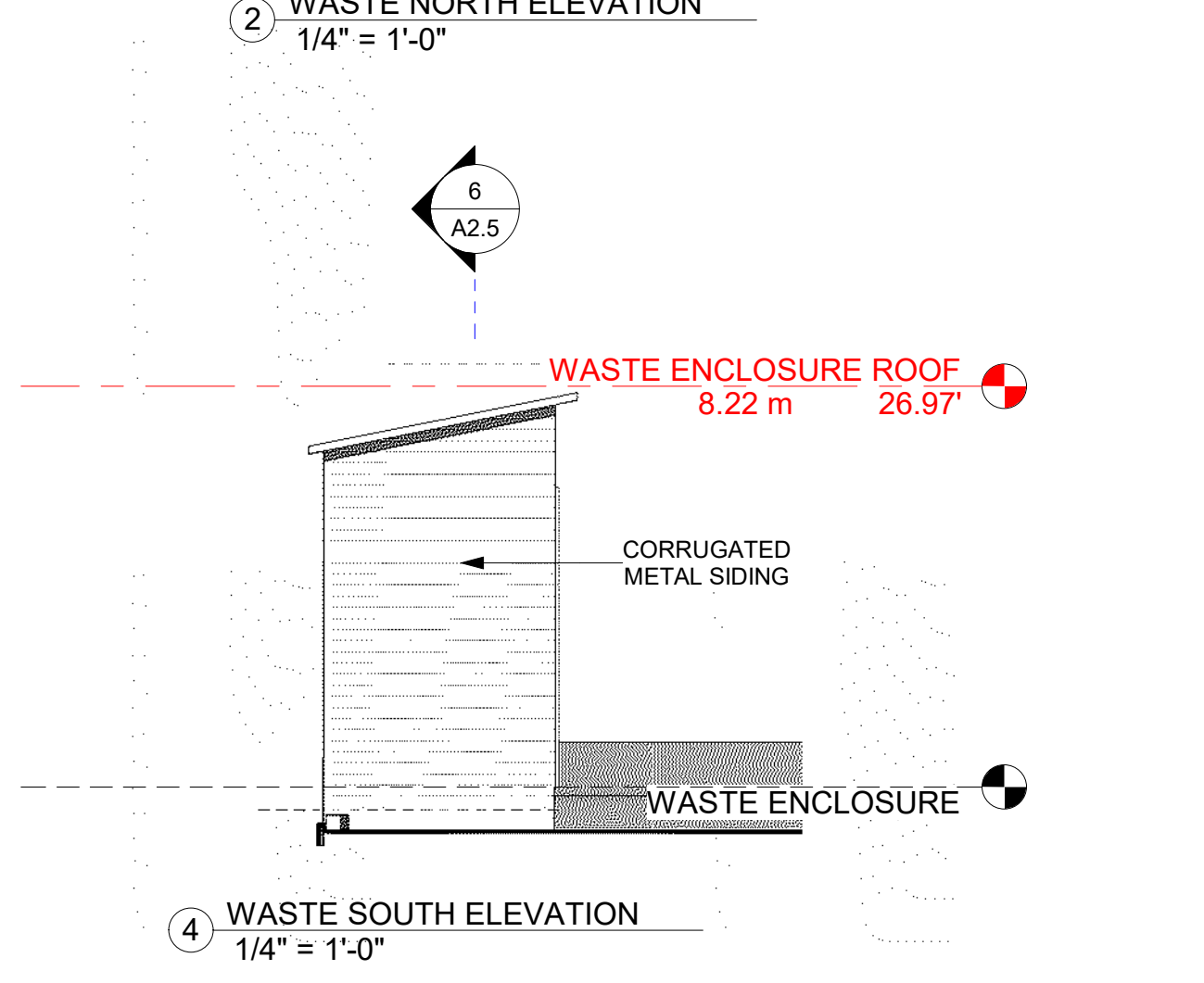
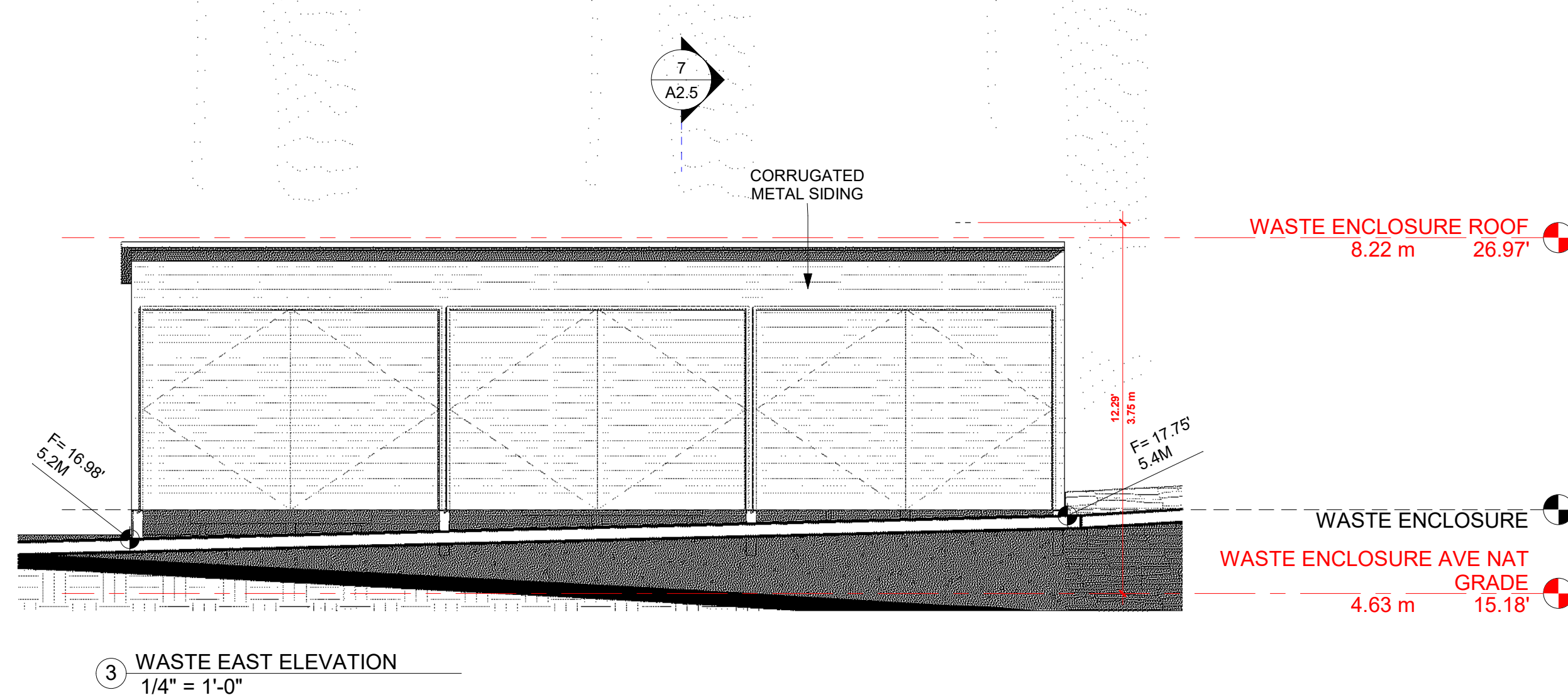
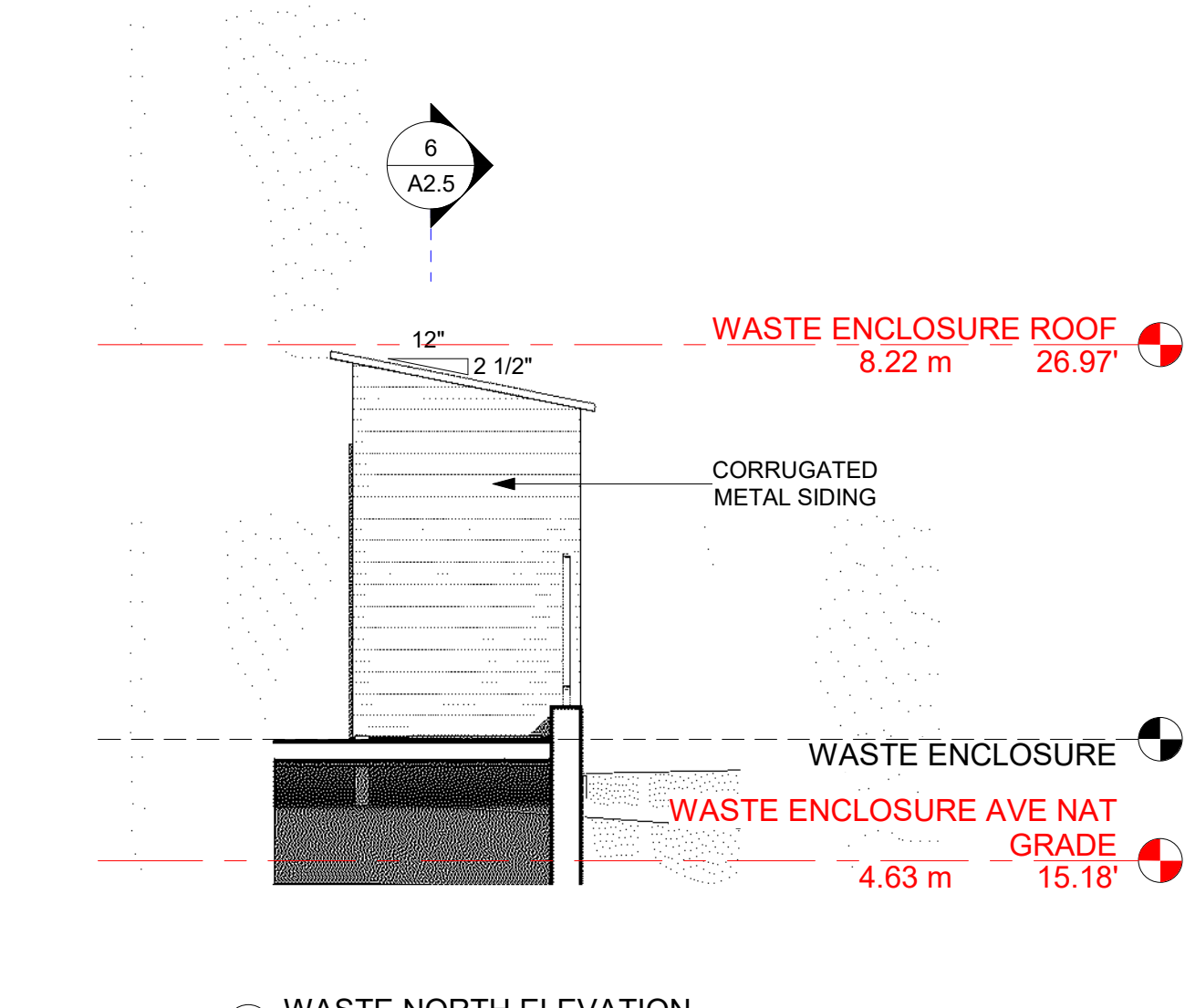
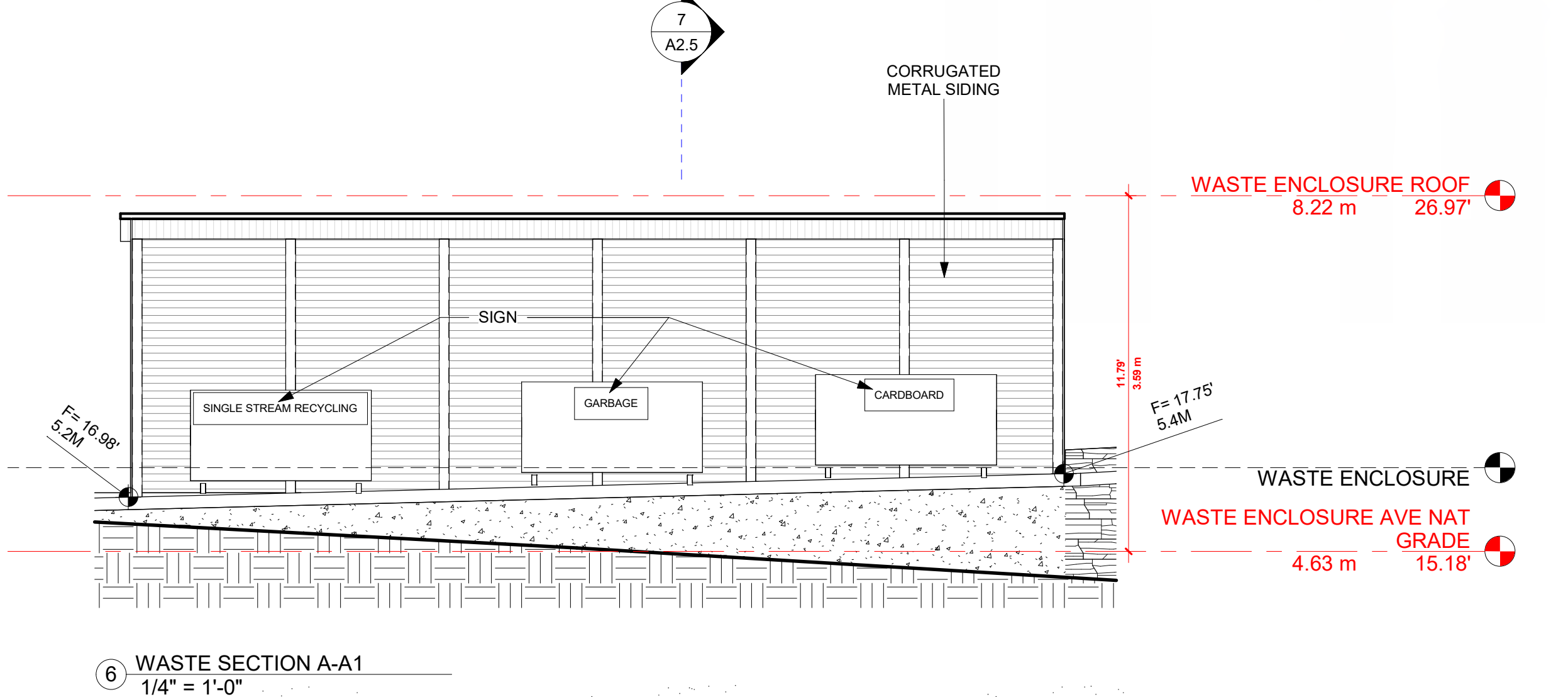
11.79'
3.60 m

WASTE ENCLOSURE ROOF
8.22 m 26.97'

WASTE ENCLOSURE

WASTE ENCLOSURE AVE NAT GRADE
4.63 m 15.18'

7 WASTE SECTION B-B1
1/4" = 1'-0"



SEAL:



2024-06-14

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PROJECT:

39660

GOVERNMENT

RD

SHEET TITLE:

**WASTE
ENCLOSURE**

CHECKED BY:		ATA
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START DATE:		JUN 01/23
SCALE:		1/4" = 1'-0"
PROJECT NO.	DRAWING NO.	
23-16	A2.5	

1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
4	/24	
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

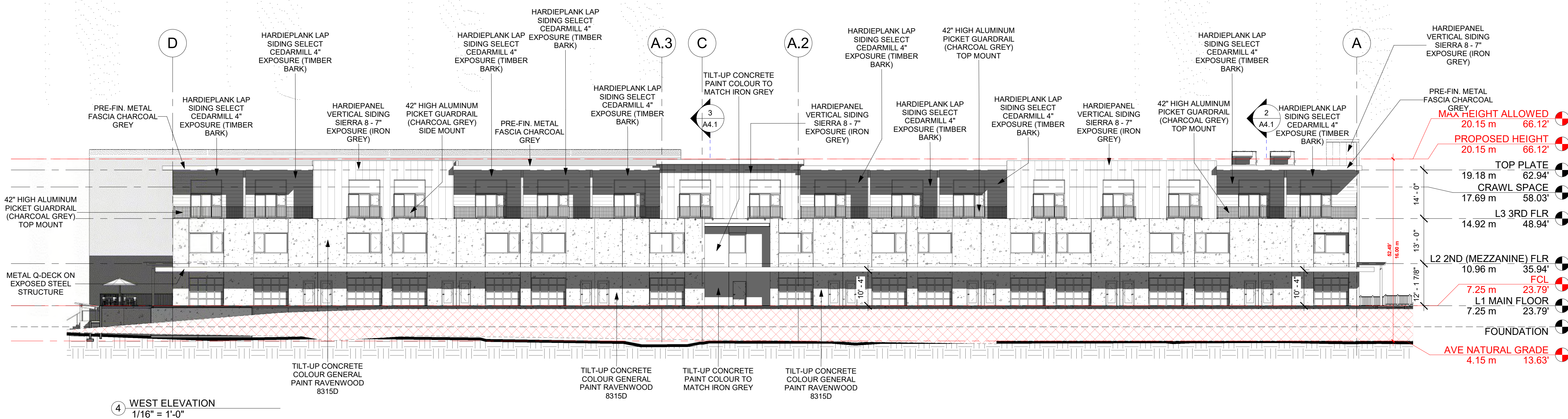
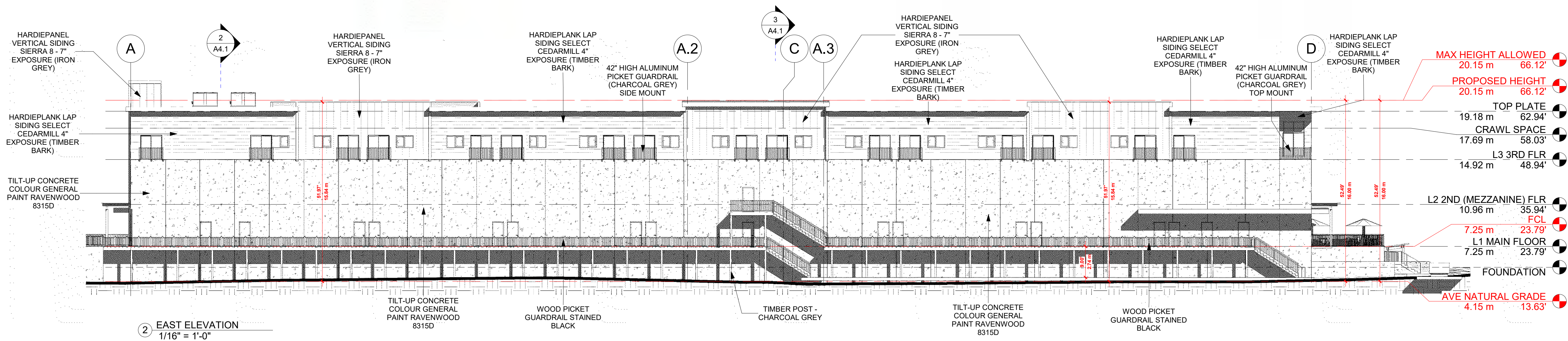
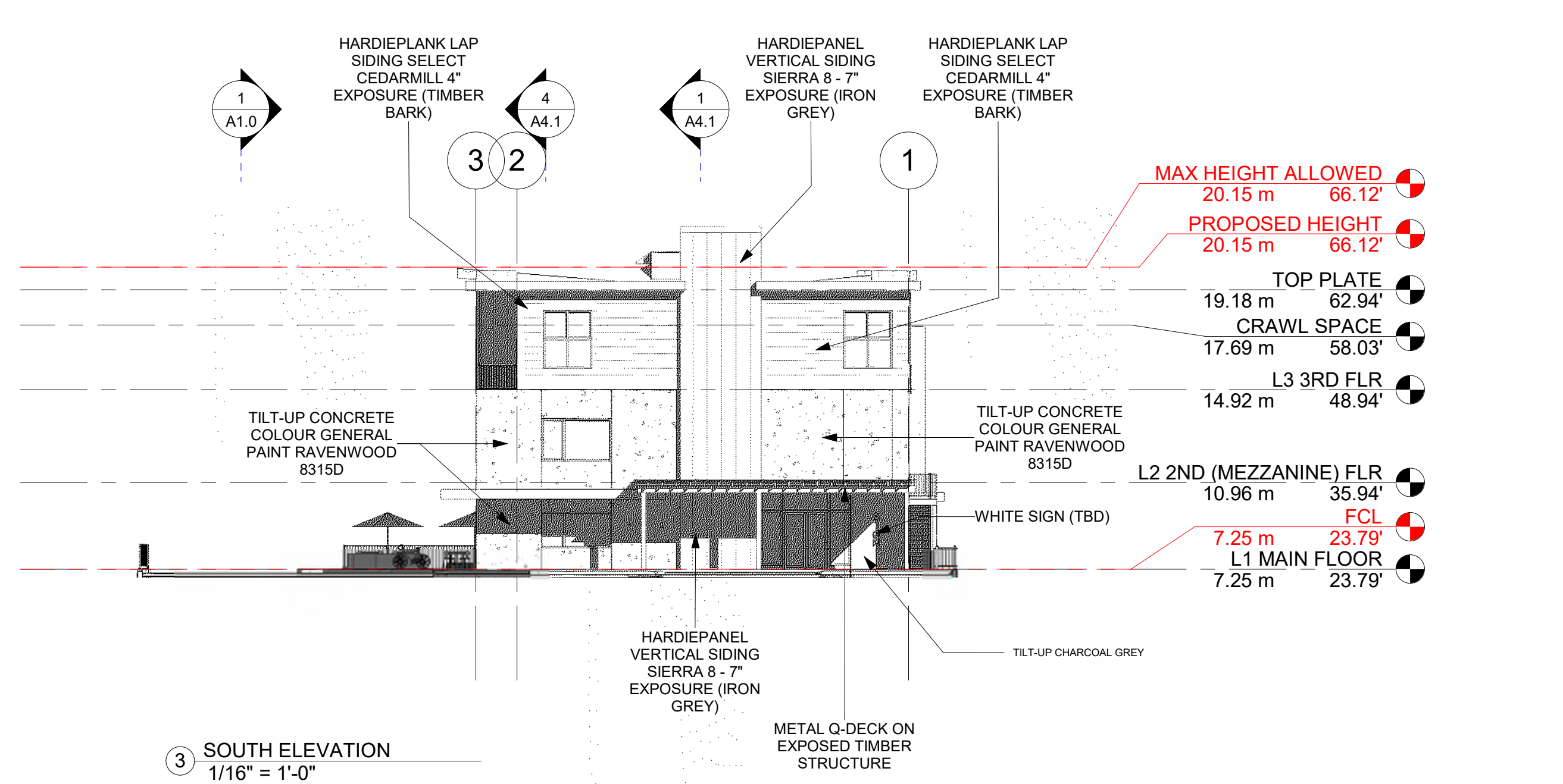
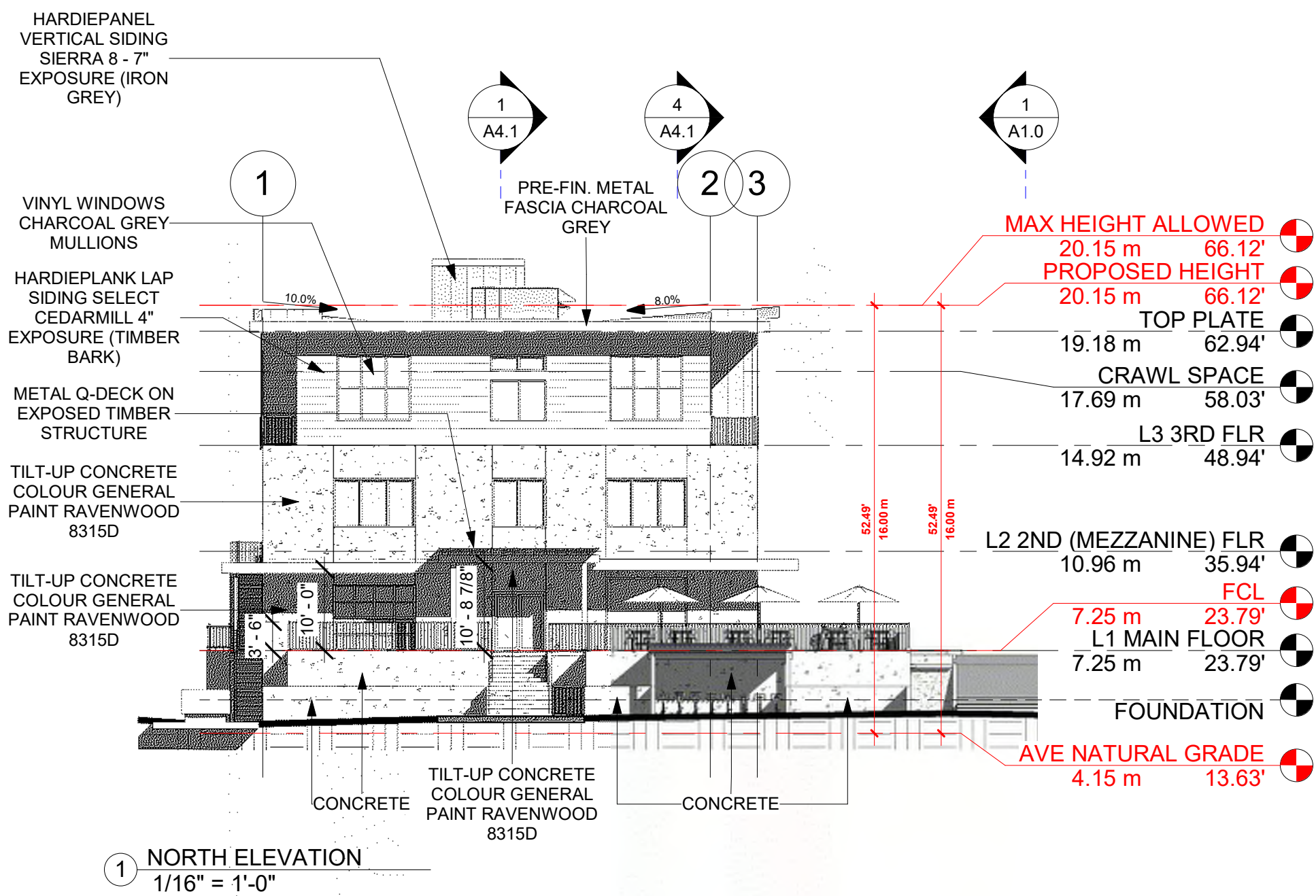


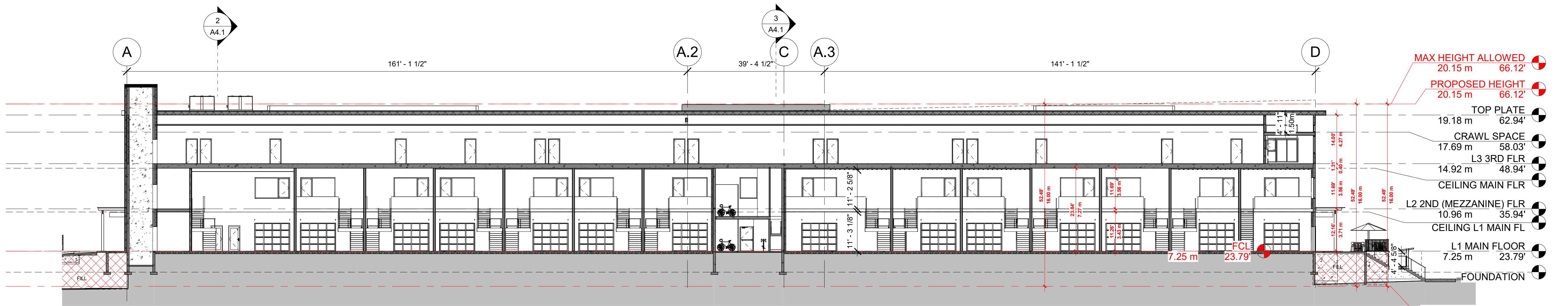
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PROJECT:
**39660
GOVERNMENT
RD**

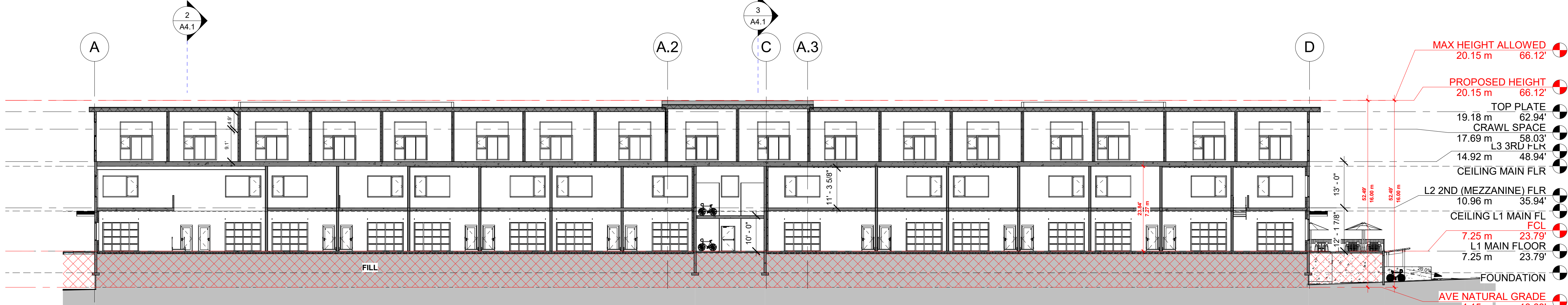
SHEET TITLE:
ELEVATIONS

CHECKED BY: ATA
DRAWN BY: CV
START DATE: JUN 01/23
SCALE: 1/16" = 1'-0"
PROJECT NO. 23-16
DRAWING NO. A3.1

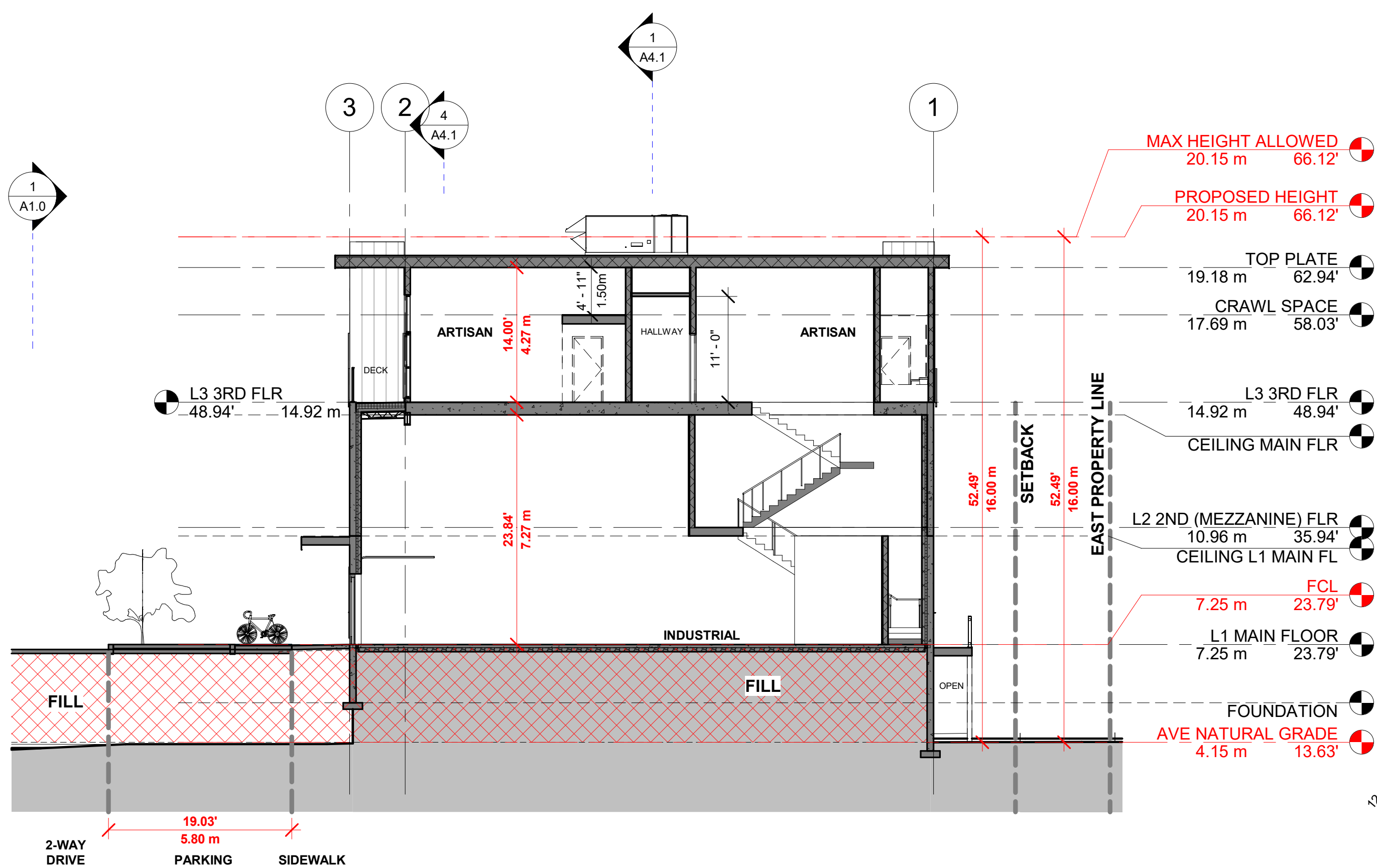




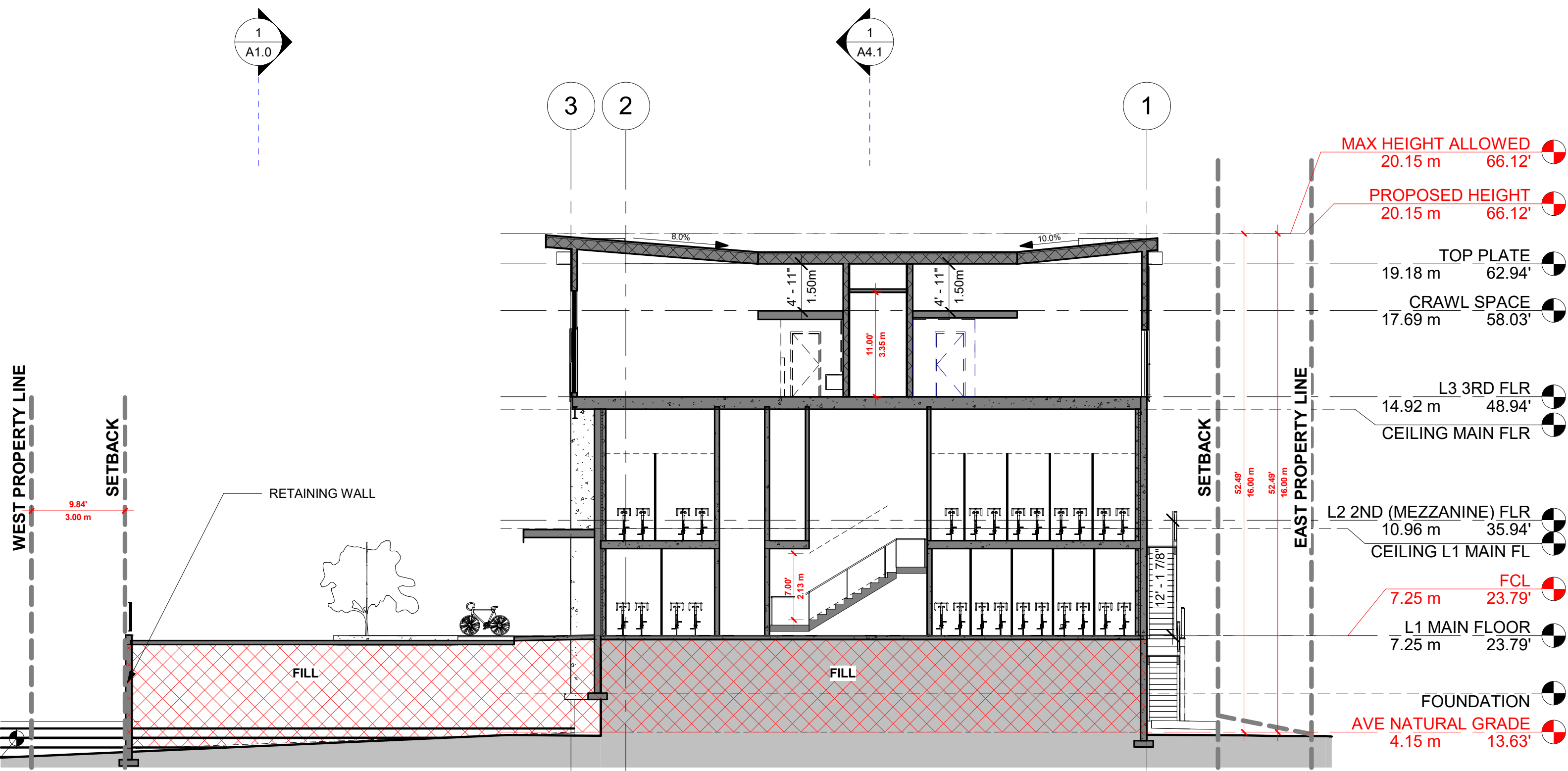
1 SECTION A-A1
1/16" = 1'-0"



4 SECTION A-A2
1/16" = 1'-0"



2 SECTION B-B1
1" = 10'-0"



3 SECTION B-B2
1" = 10'-0"

ISSUE DATES:		ISSUED FOR:
1	APR 10/24	CLIENT REVIEW
2	MAY 24/24	COORDINATION
3	JUN 10/24	DEVELOPMENT PERMIT
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8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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PROJECT:
**39660
GOVERNMENT
RD**

SHEET TITLE:
SECTIONS

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