



CORNER VANCOUVER ST. & SECOND AVENUE



SECOND AVENUE



SECOND AVENUE



LANE & VANCOUVER ST.

SQUAMISH MIXED-USE

ARCHITECTURAL

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Contact: Arin Yeomans-Routledge

ISSUE FOR DEVELOPMENT PERMIT

DRAWING LIST

- A0.00 COVER PAGE
- A1.00 SITE PLAN
- A1.0a CONTEXT PLAN
- A1.01 1ST FLOOR PLAN
- A1.02 2ND FLOOR PLAN
- A1.03 TYPICAL 3RD-4TH FLOOR
- A1.04 ROOF DECK PLAN
- A1.05 ROOF PLAN
- A3.00 BUILDING ELEVATIONS
- A3.01 BUILDING ELEVATIONS
- A4.00 BUILDING SECTIONS
- A5.00 UNIT PLANS
- A5.01 UNIT PLANS
- A6.00 SHADOW ANALYSIS, SPRING EQUINOX
- A6.01 SHADOW ANALYSIS, SUMMER SOLSTICE
- A6.02 SHADOW ANALYSIS, WINTER SOLSTICE

REVISIONS

	DATE	DESCRIPTION
6	01.05.23	ISSUED FOR RE-ZONING APPLICATION
7	03.22.23	ISSUED FOR CLIENT REVIEW
8	06.05.23	RE-ISSUED FOR RE-ZONING APPLICATION
9	07.28.23	RE-ISSUED FOR RE-ZONING APPLICATION
10	09.15.23	RE-ISSUED FOR RE-ZONING APPLICATION
11	09.29.23	RE-ISSUED FOR RE-ZONING APPLICATION
12	01.17.25	ISSUED FOR DP APPLICATION

SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
COVER PAGE

scale 1 : 48

date

drawn JJ checked GK

job no. 2201

sheet no. A0.00

seal



Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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LOCATION MAP

SYNOPSIS:

LEGAL ADDRESS: Lot 13, Block 40, Plan VAP3960, District Lot 486 Group 1.
Lot 14, Block 40, Plan VAP3960, District Lot 486 Group 1.

CIVIC ADDRESS: 37794 SECOND AVE
37780 SECOND AVE

AREA: LOT 13 = 6,003 sf
LOT 14 = 6,005 sf
TOTAL = 12,008 sf (1,115.58 sm)

BUILDING CLASSIFICATION:

GROUP C, D, E
4 STOREY FACING 2 STREETS

DESCRIPTION: (MIXED-USE)

3 - CRU
15 - TOTAL RESIDENTIAL UNITS
(2 - UNITS ADAPTABLE)
(3 - UNITS RENTABLE)

ZONING:

CURRENT: L1-LIGHT INDUSTRIAL
PROPOSED: MUD-2, SECTION 39E (DOWNTOWN AREA)

REQUIREMENTS:

	ALLOWED	PROPOSED
MAX LOT AREA:	1,120 sq. m	1,115.58 sq. m
MAX LOT WIDTH:	31 m	30.48 m (100 ft)
MAX LOT LENGTH:	37 m	36.57 m (120 ft)
BUILDING HEIGHT:	15.60m	4 Storey (15.60m)
BUILDING AREA:		708.10 sq. m (7621.94 sq. ft)
LOT COVERAGE:	60%	708.10 sq. m / 1,115.58 sq. m = 63% (variance)

SETBACKS:

SECOND AVENUE:	0 m	0 m
VANCOUVER AVENUE:	2.5 m	2.5 m
LANEWAY:	1.52 m	1.52 m
INTERIOR SIDE SETBACK:	0 m	0 m

DENSITY: (FSR)

RESIDENTIAL ONLY: 70% required
RESIDENTIAL FLOOR AREA / GROSS FLOOR AREA
10,200 sf / 14,424 sf = 70% provided

RESIDENTIAL & COMMERCIAL: 1.7% required
GROSS FLOOR AREA / LOT AREA
14,424 sf / 12,008 sf = 1.20% provided

PARKING STALL SIZE (DOWNTOWN)

Small car (100%) 2.5m x 5.30m, drive aisle 6.5m (2-way)

PARKING CALCULATIONS

COMMERCIAL:
2.0 stalls per 100 sm of GROSS COMMERCIAL FLOOR AREA
392.42 sm / 100 sm x 2.0 = 8 stalls required

RESIDENTIAL:

1 per residential unit = 15 stalls provided

COMMERCIAL:

2 stalls provided

TOTAL REQUIRED: 8 + 15 = 23 stalls

PROVIDED: 17 stalls

CASH-IN-LIEU: 6 stalls

EV CHARGING: 30% of total stalls required.

23 stalls x 30% = 7 stalls

3 shared charging stations and 1 separate charging station provided

BICYCLE PARKING:

CLASS-A: 2 per unit = 15 x 2 = 30

CLASS-B: 6

COMMERCIAL:

CLASS-A: 1 per 500 sm GFA = 331 sm / 500 sm = .6

CLASS-B: 6

TOTAL REQUIRED:

CLASS-A = 30 (res)

CLASS-A = 1 (com)

CLASS-B = 12

OPEN AMENITY SPACE

REQUIRED: 10 sm / RESIDENTIAL UNIT = 15 x 10 sm = 150 sm

PROVIDED: 312 sm (ROOF DECK)

WASTE MANAGEMENT:

CONTAINER AREA REQUIRED

RESIDENTIAL (15 units)

COMMERCIAL RETAIL (392.42 sm)

TOTAL:

AREA REQUIRED:

360 LITRE CARTS (1.26m³)	240 LITRE CARTS (0.92m³)	FRONT END BINS-TOP LOAD (4.41m³)	18.6 LITRE JUG-IN-BOX (0.54m³)
MIXED CONTAINERS	MIXED PAPER w/o CARDS	GLASS	CARDBOARD
1	2	1	0
1	2	na	1 x 3 yd³
2	4	1	1 x 3 yd³
2.52	5.04	0.97	4.41

FLOOR AREA

REQUIRED (m²)

27.14

292.13

1 SITE PLAN
1 : 150

SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
SITE PLAN

scale 1 : 150
(@ 24" x 36")

date

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job no. 2201

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seal



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SQUAMISH
MIXED-USE

37794 Second Ave
Squamish, BC

title
CONTEXT PLAN

scale 1 : 300

or 74% at

date

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sheet no. A1.0a

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SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
1ST FLOOR PLAN

scale 1 : 100

date

drawn checked

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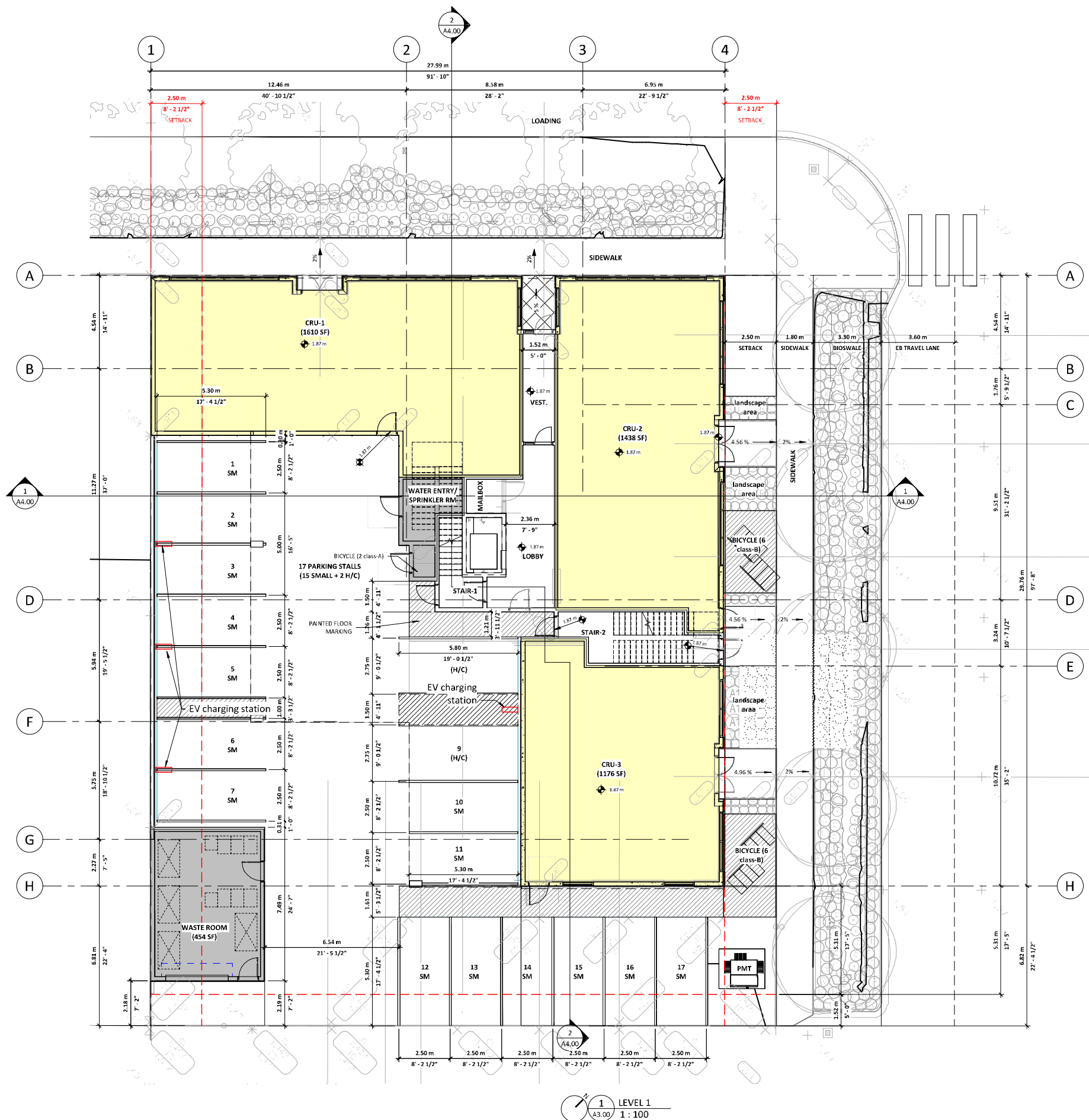
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1
A4.00
LEVEL 1
1 : 100

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SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
2ND FLOOR PLAN

scale 1 : 100
@ 24" x 36"

date

drawn JJ checked GK

job no. 2201

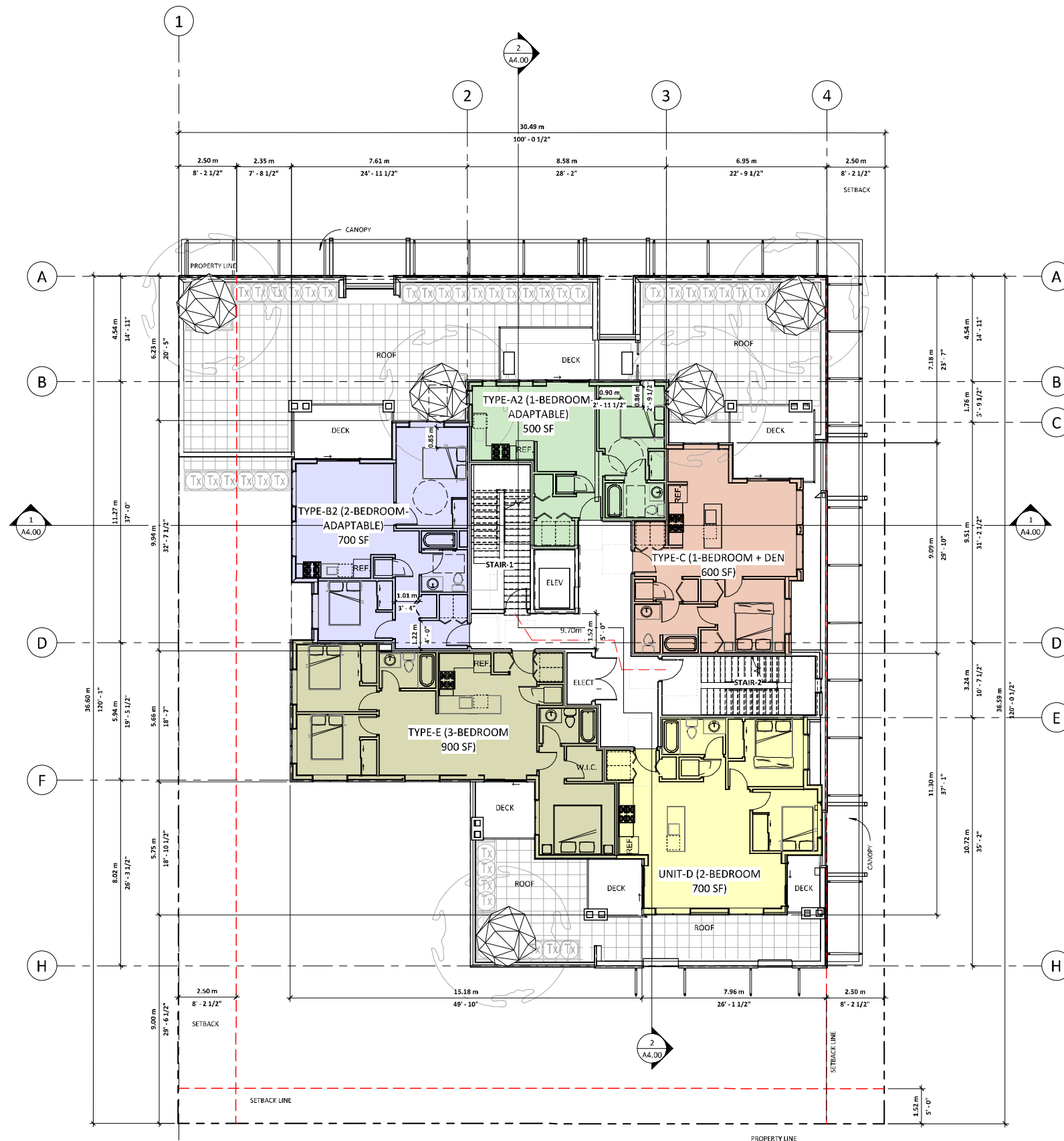
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1 LEVEL 2
A3.00 1 : 100

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SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
TYPICAL 3RD-4TH
FLOOR

scale 1 : 100
@ 24" x 36"

date

drawn JJ checked GK

job no. 2201

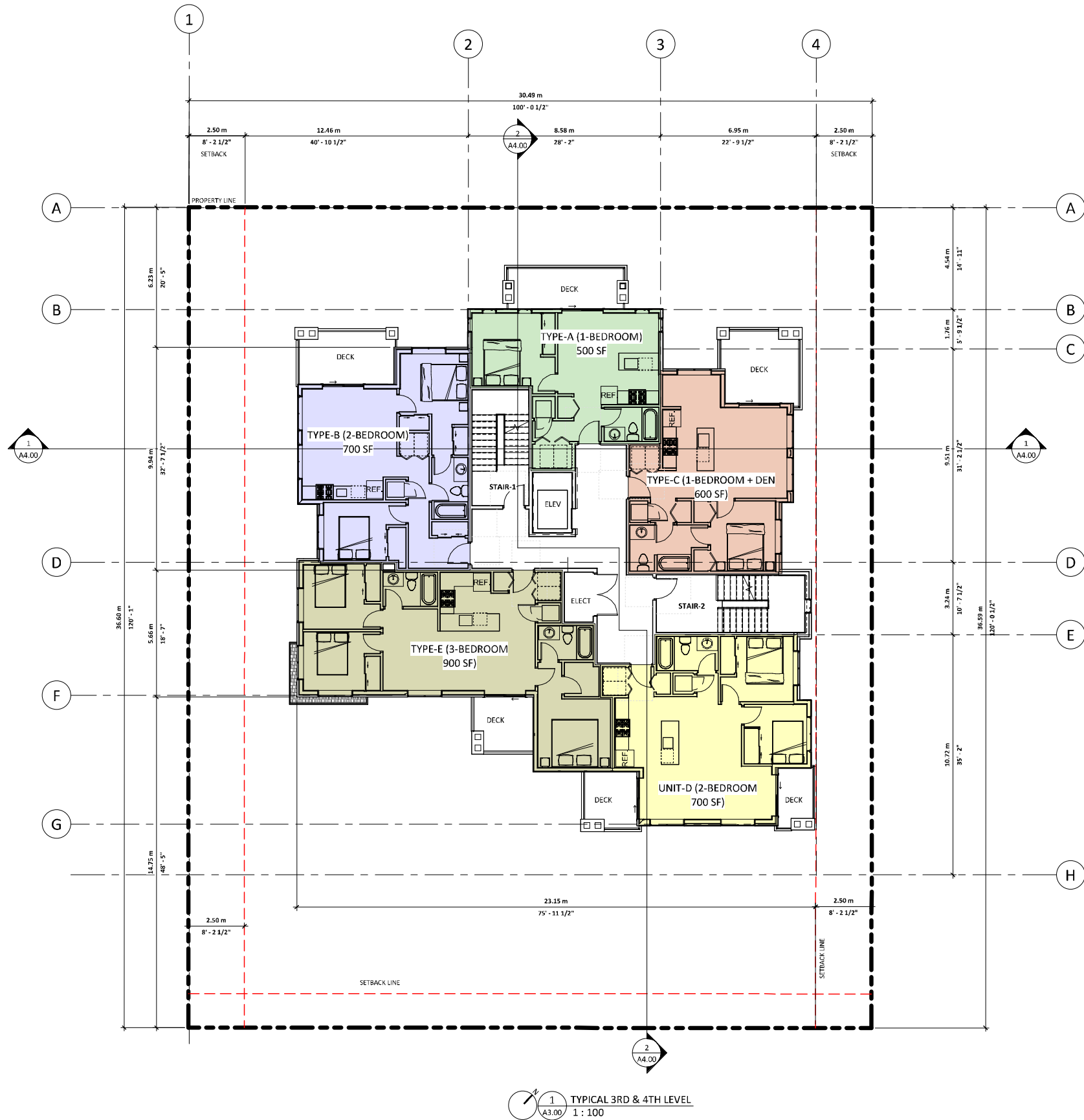
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1
A3.00
TYPICAL 3RD & 4TH LEVEL
1 : 100

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SQUAMISH
MIXED-USE

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Squamish, BC

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ROOF DECK PLAN

scale 1 : 100
@ 24" x 36"

date

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job no. 2201

sheet no. A1.04

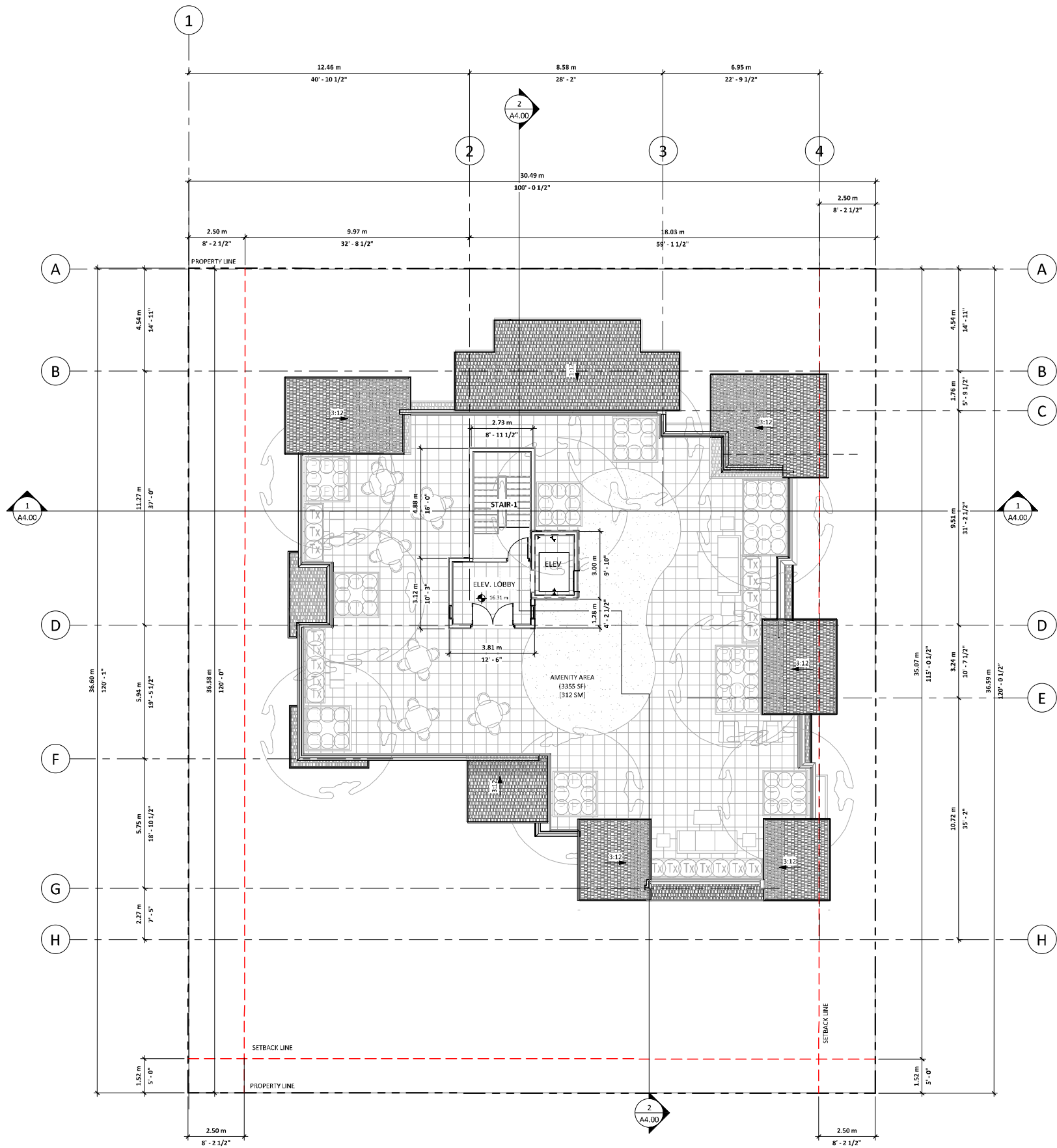
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1 ROOF DECK
A3.00 1:100

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01.17.25	ISSUED FOR DP APPLICATION

37794 Second Ave
Squamish, BC

title
ROOF PLAN

scale 1 : 100
 24"x35"

date

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job no. 2201

sheet no. **A1.05**

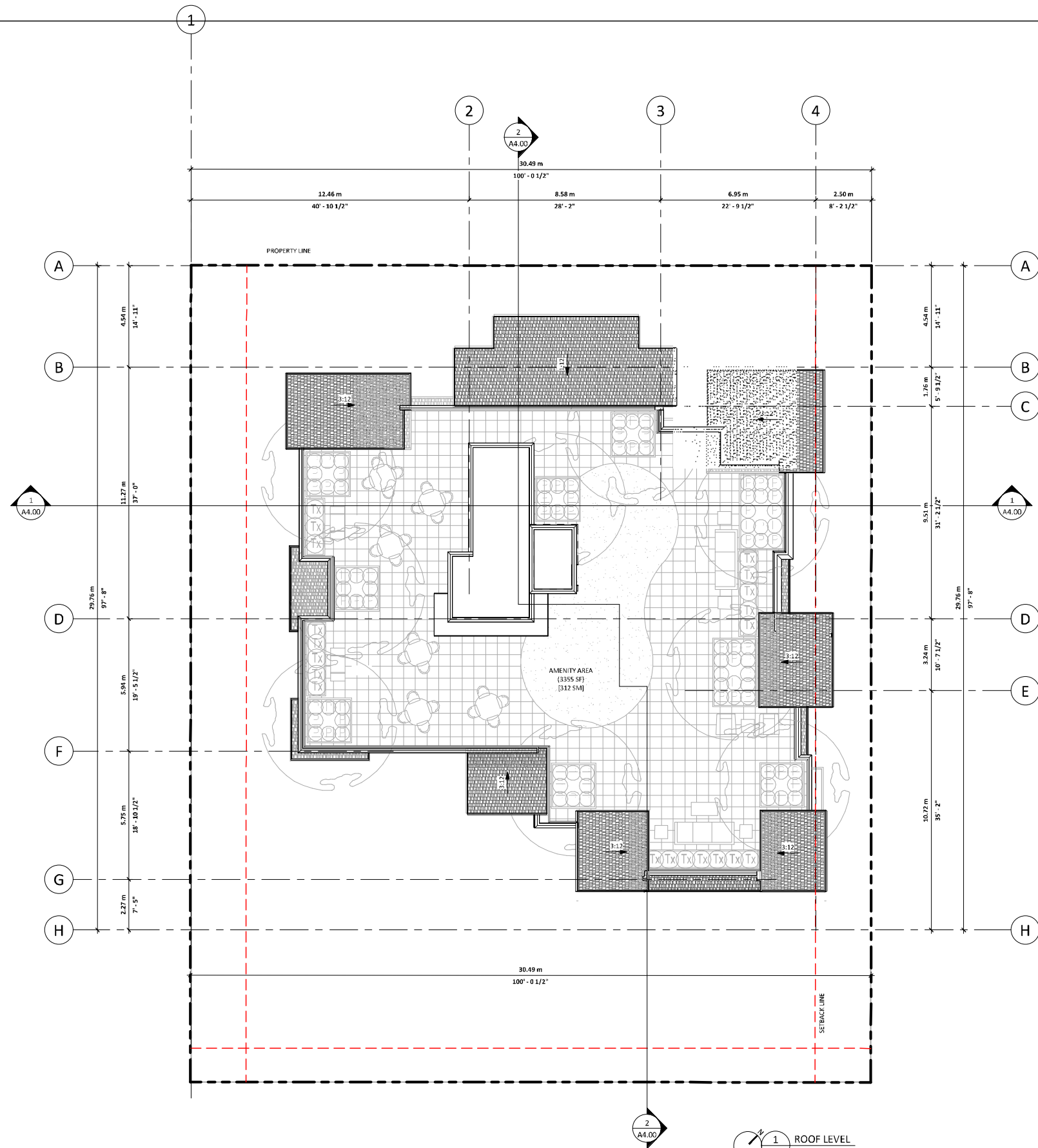
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SQUAMISH
MIXED-USE

37794 Second Ave
Squamish, BC

title
BUILDING ELEVATIONS

scale 1 : 100

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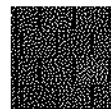
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MATERIAL / FINISH SCHEDULE	
MARK	DESCRIPTION
1	CORRUGATED METAL VICKWEST 'DEEP WATER GREEN' 56083
2	CORRUGATED METAL VICKWEST 'CARBON' 9740 - HORIZONTAL
3	CORRUGATED METAL VICKWEST 'DEEP WATER GREEN' 56083
4	CORRUGATED METAL VICKWEST 'CARBON' 9740 - VERTICAL
5	CORRUGATED METAL VICKWEST 'DEEP WATER GREEN' VERTICAL 56083
6	ALUMINUM PANEL VICKWEST 'CARBON' 9740
7	STAINED WOOD SIDING
8	FASCIA, PAINTED 'TRICORN BLACK' SW 6256
9	POST & BEAM PAINTED 'TRICORN BLACK' SW 6256
10	CONCRETE WALL PAINTED 'FASH' SW 7060
11	CONCRETE WALL PAINTED 'FASH' SW 7060
12	CONCRETE WALL PAINTED 'DEEP WATER GREEN' 56083
13	ARCHITECTURAL CONCRETE
14	ASPHALT ROOF SHINGLES 'BLACK WALNUT'



ASPHALT ROOF SHINGLES
'BLACK WALNUT'



STAINED WOOD SIDING



CORRUGATED METAL
VICKWEST 'DEEP WATER GREEN'
56083



SW 7060
EARL GREY



CORRUGATED METAL
VICKWEST 'GREY BERRY' 55090



CORRUGATED METAL
VICKWEST 'GREY BERRY' 55090



ALUMINUM PANEL
VICKWEST 'CARBON' 9740



CORRUGATED METAL
VICKWEST 'CARBON' 9740



TRICORN BLACK
SW 6256



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MATERIAL / FINISH SCHEDULE	
MARK	DESCRIPTION
1	CORRUGATED METAL VICKWEST 'DEEP WATER GREEN' 56083
2	CORRUGATED METAL VICKWEST 'CARBON' 9740 - FOUR POINT
3	CORRUGATED METAL VICKWEST 'DEEP WATER GREEN' 56083
4	CORRUGATED METAL VICKWEST 'CARBON' 9740 - VERTICAL
5	CORRUGATED METAL VICKWEST 'DEEP WATER GREEN' VERTICAL 56083
6	ALUMINUM PANEL VICKWEST 'CARBON' 9740
7	STAINED WOOD SIDING
9	FASCIA, PAINTED 'TRICORN BLACK' SW 6258
10	POST & BEAM PAINTED 'TRICORN BLACK' SW 6258
11	CONCRETE WALL PAINTED 'FASH' SW 2840
12	CONCRETE WALL PAINTED 'DEEP WATER GREEN' 56083
13	ARCHITECTURAL CONCRETE
14	ASPHALT ROOF SHINGLES 'BLACK WALNUT'

	ASPHALT ROOF SHINGLES 'BLACK WALNUT'		STAINED WOOD SIDING
	CORRUGATED METAL VICKWEST 'DEEP WATER GREEN' 56083		
	CORRUGATED METAL VICKWEST 'GREY BERRY' 55090		CORRUGATED METAL VICKWEST 'GREY BERRY' 55090
	ALUMINUM PANEL VICKWEST 'CARBON' 9740		CORRUGATED METAL VICKWEST 'CARBON' 9740
	TRICORN BLACK SW 6258		



SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
BUILDING ELEVATIONS

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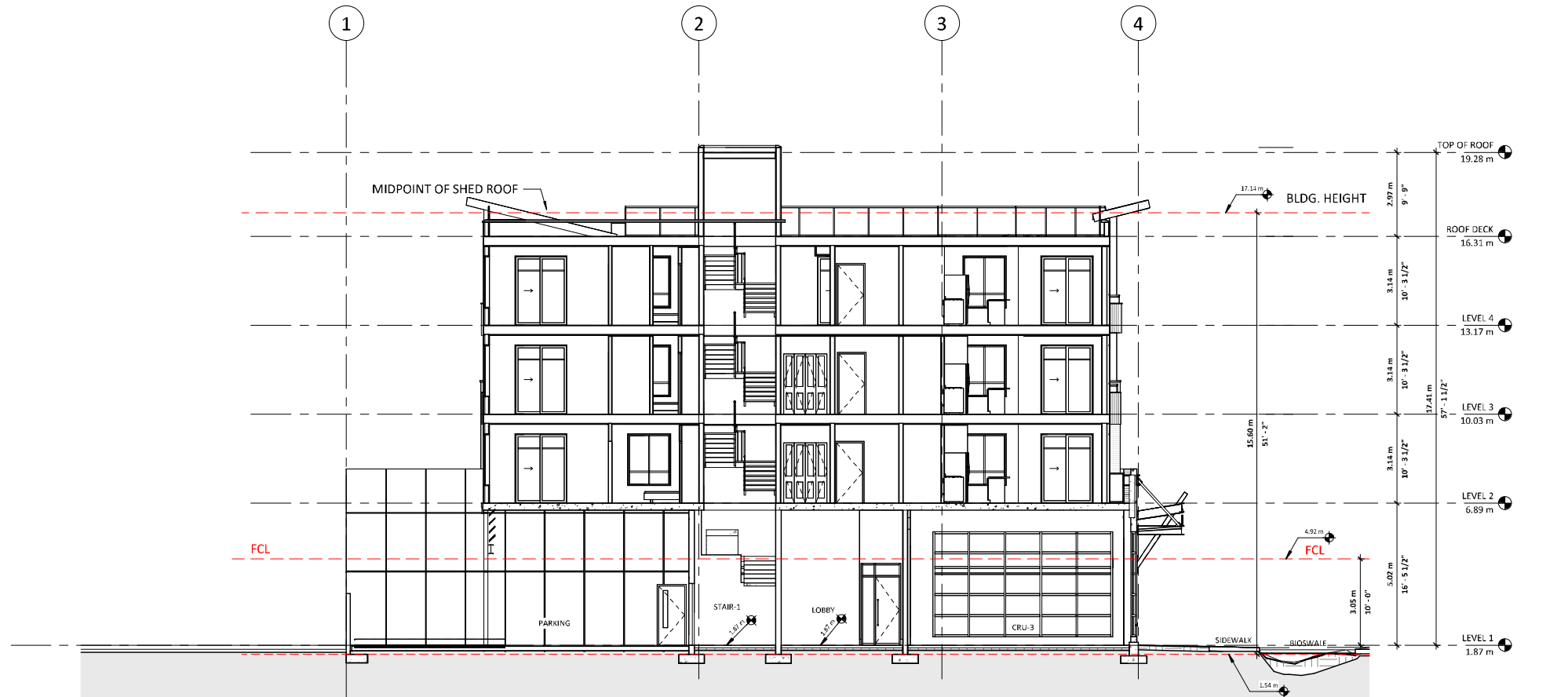
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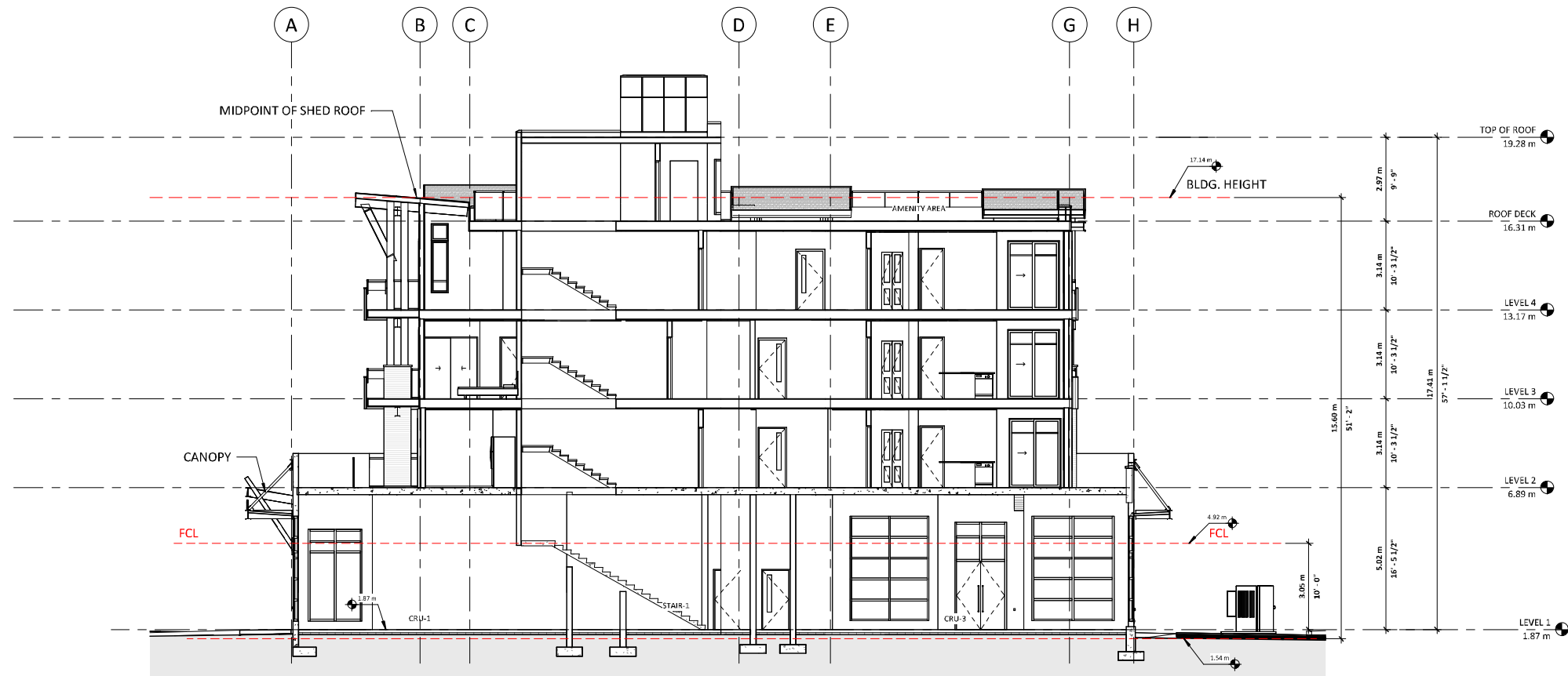
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1 E-W BUILDING SECTION
A1.01 1:96



2 N-S BUILDING SECTION
A1.01 1:96

SQUAMISH
MIXED-USE

37794 Second Ave
Squamish, BC

title
BUILDING SECTIONS

scale 1:96

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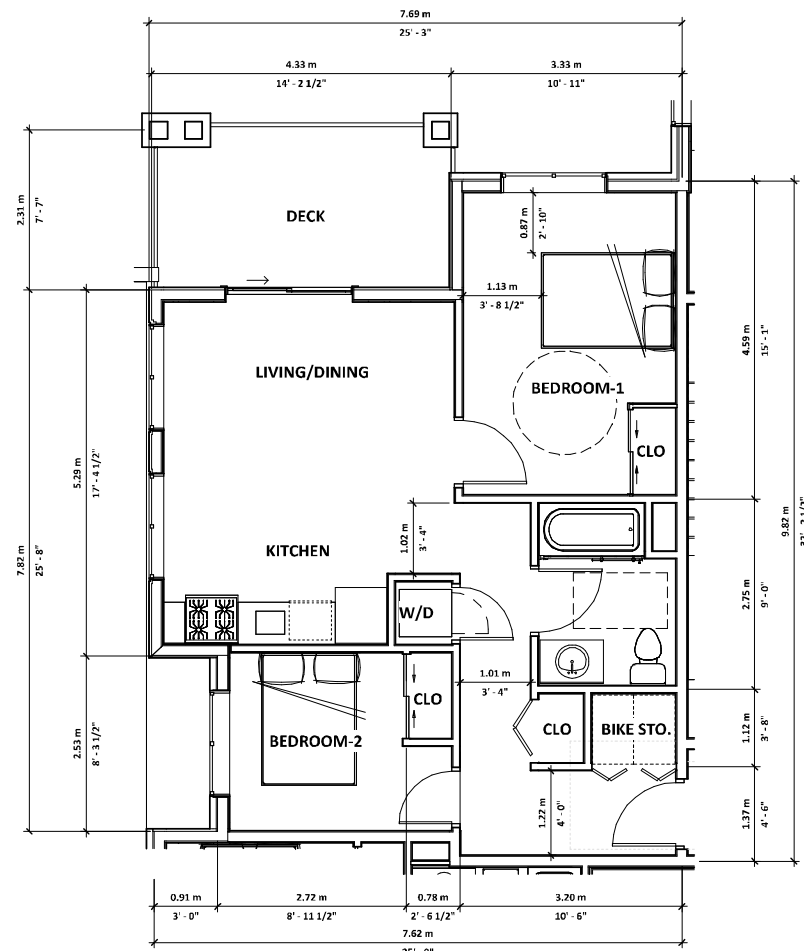
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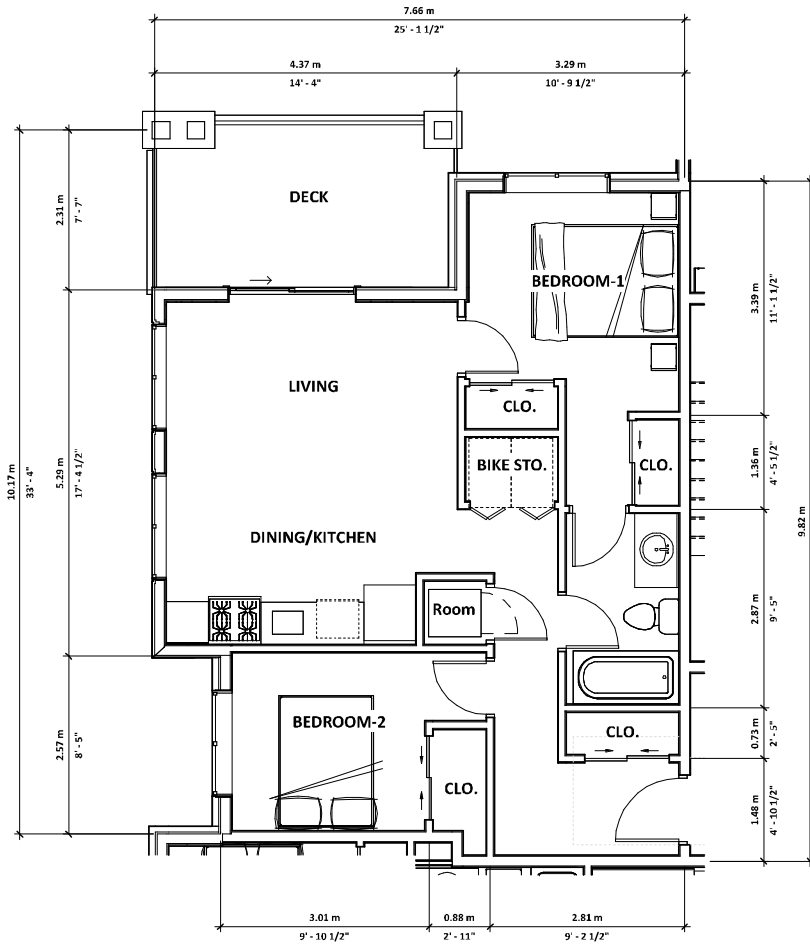
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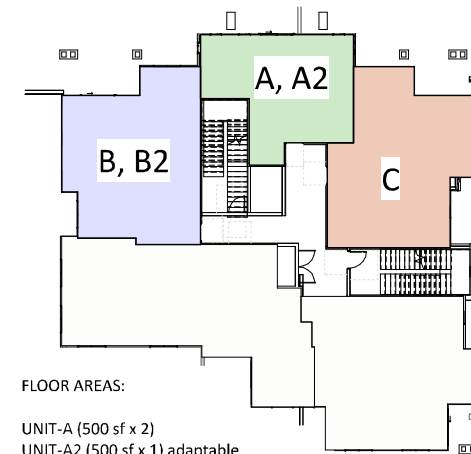
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3 TYPE-B2 - ADAPTABLE
A3.00 1 : 50



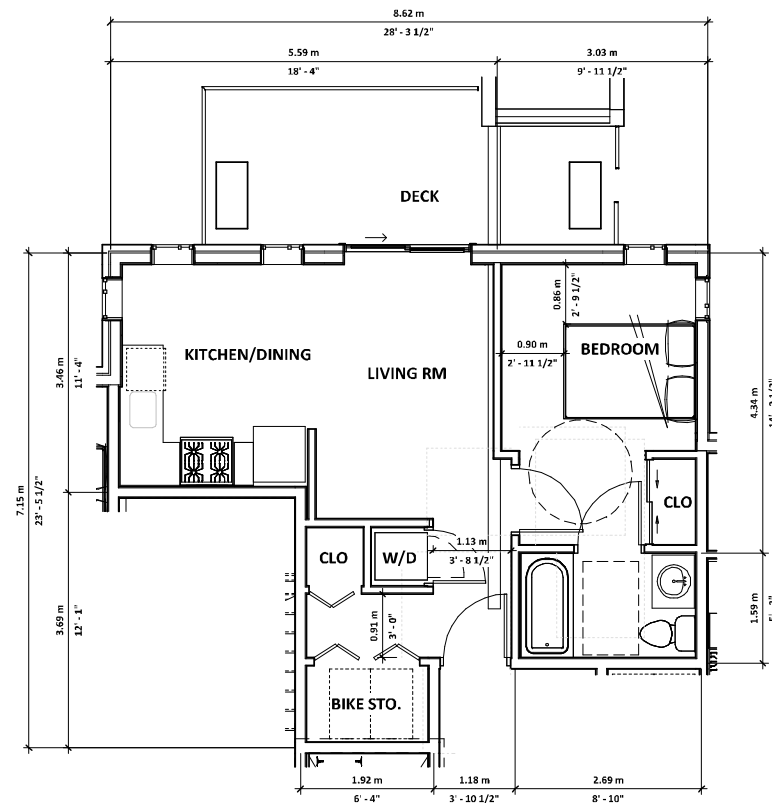
4 TYPE-B
A3.00 1 : 50



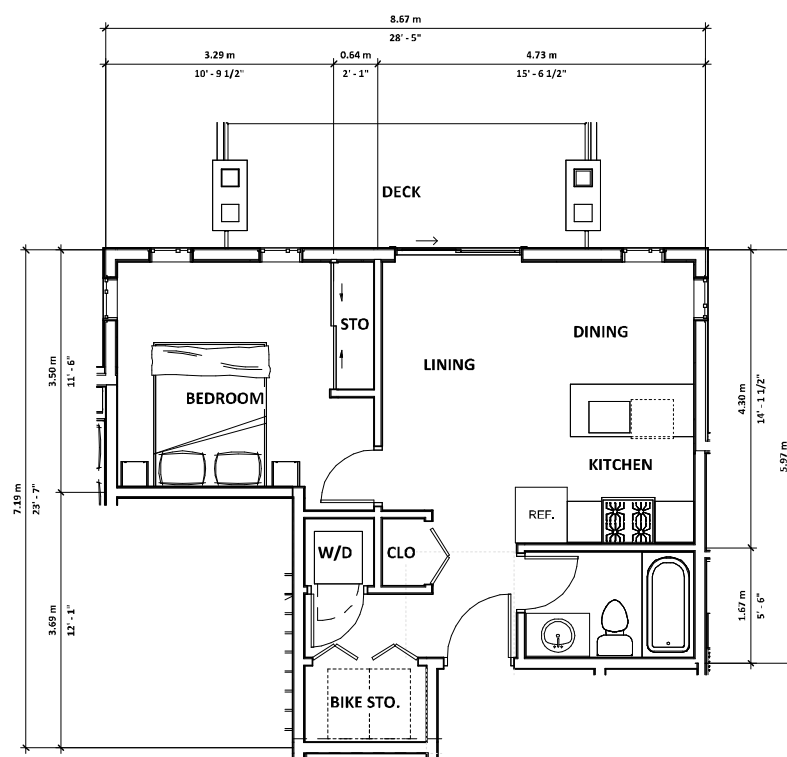
FLOOR AREAS:

UNIT-A (500 sf x 2)
UNIT-A2 (500 sf x 1) adaptable
UNIT-B (700 sf x 2)
UNIT-B2 (700 sf x 1) adaptable
UNIT-C (600 sf x 3) rental

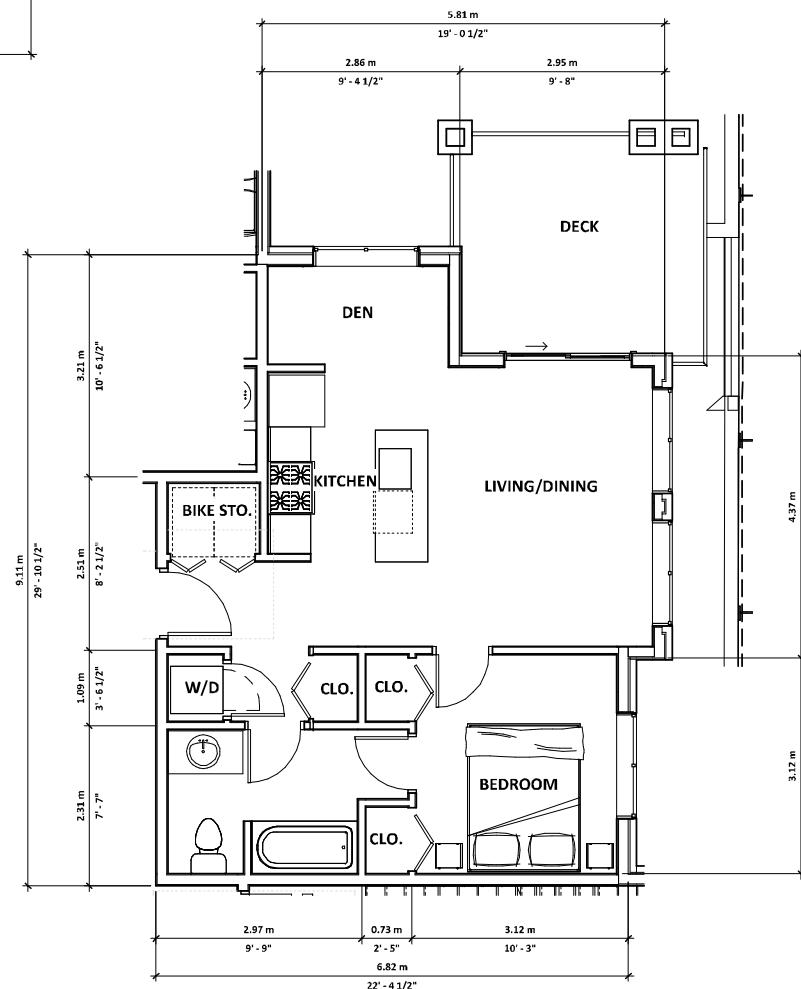
KEY PLAN



1 TYPE-A2 ADAPTABLE
A3.00 1 : 50



2 TYPE-A
A3.00 1 : 50



5 TYPE-C (rental unit)
A3.00 1 : 50

SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
UNIT PLANS

scale As indicated
@ 24" x 36"

date

drawn JJ checked GK

job no. 2201

sheet no. A5.00

seal

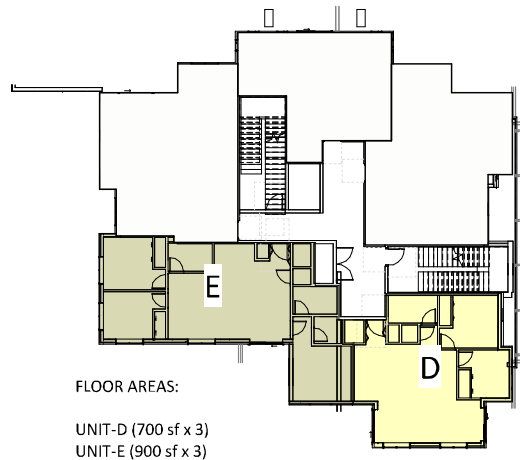


Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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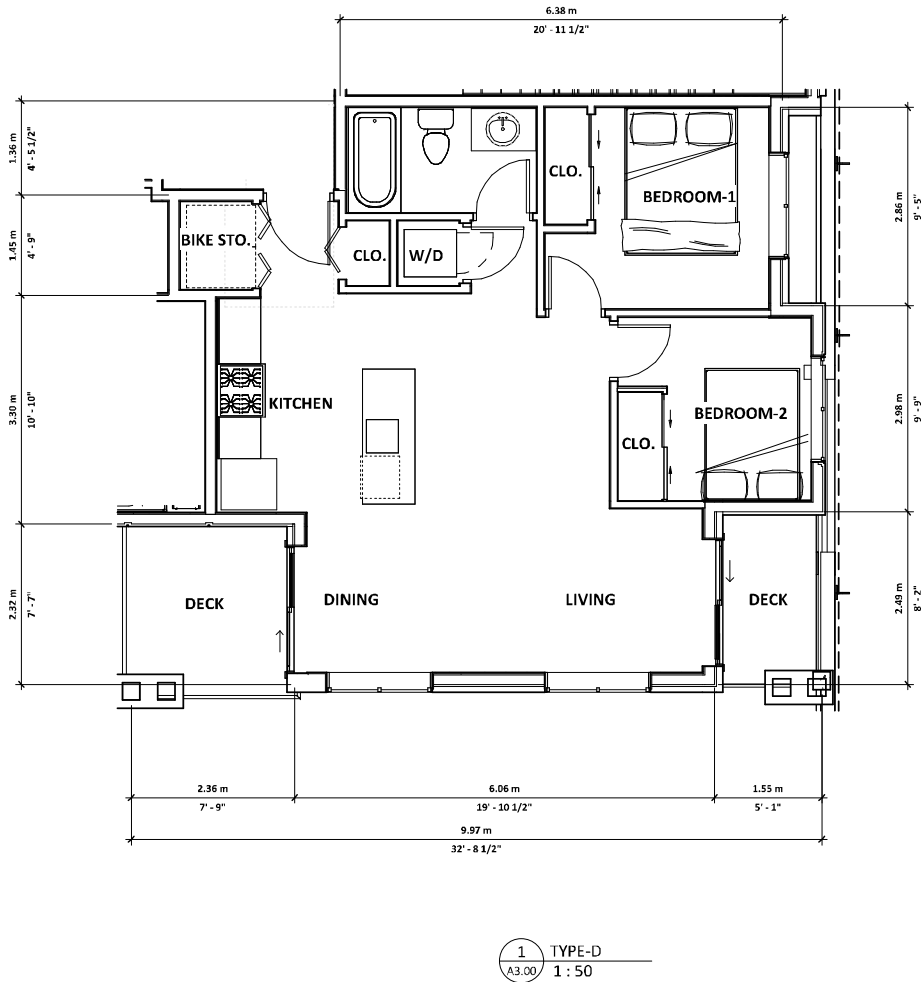
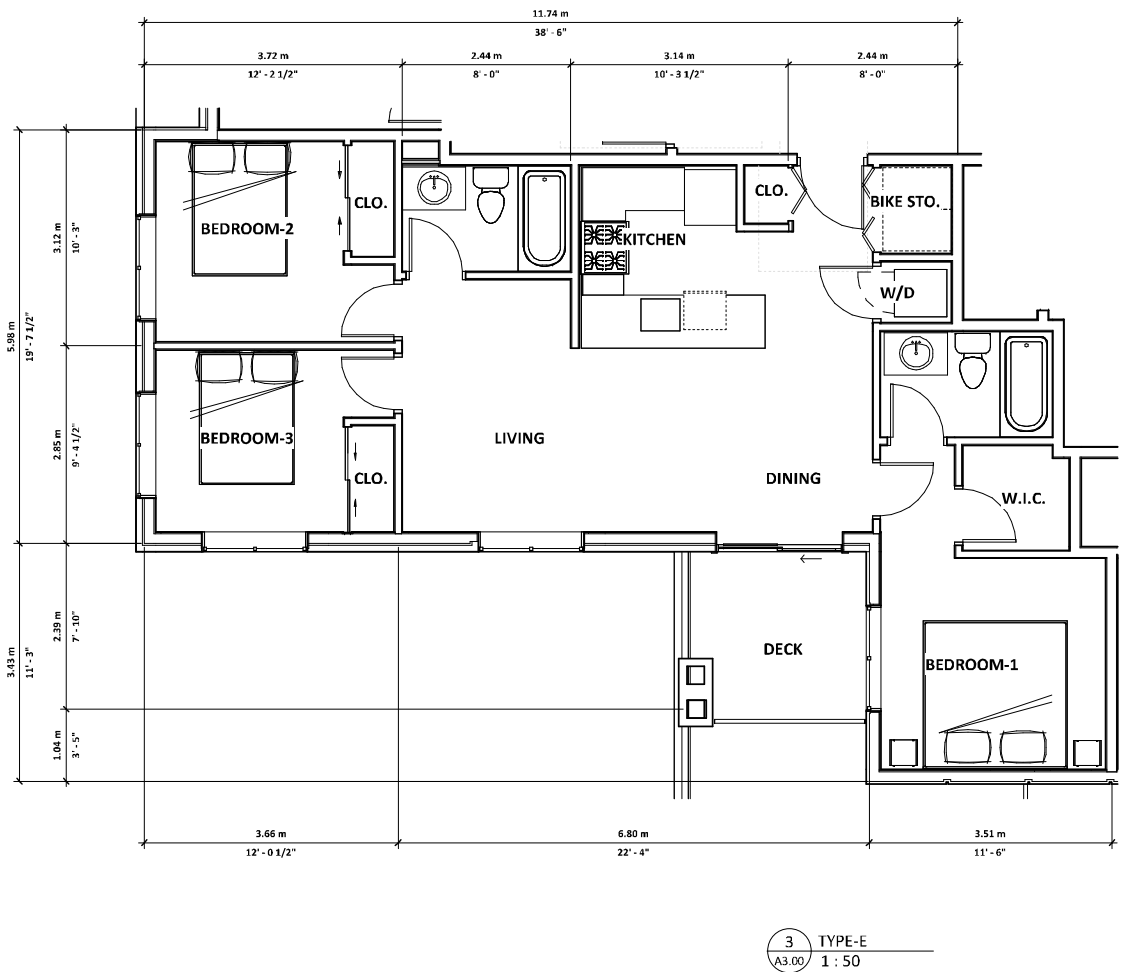
2025-01-23 12:19:32 PM

REVISIONS		
	DATE	DESCRIPTION
6	01.05.23	ISSUED FOR RE-ZONING APPLICATION
7	03.22.23	ISSUED FOR CLIENT REVIEW
8	06.05.23	RE-ISSUED FOR RE-ZONING APPLICATION
9	07.28.23	RE-ISSUED FOR RE-ZONING APPLICATION
10	09.15.23	RE-ISSUED FOR RE-ZONING APPLICATION
11	09.29.23	RE-ISSUED FOR RE-ZONING APPLICATION
12	01.17.25	ISSUED FOR DP APPLICATION



FLOOR AREAS:
UNIT-D (700 sf x 3)
UNIT-E (900 sf x 3)

KEY PLAN



SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
UNIT PLANS

scale As indicated

date

drawn JJ checked GK

job no. 2201

sheet no. A5.01

seal



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2025-01-23 12:19:33 PM

REVISIONS

	DATE	DESCRIPTION
1	01.21.22	ISSUED FOR CLIENT REVIEW
2	02.03.22	ISSUED FOR CLIENT REVIEW
3	02.04.22	ISSUED FOR CLIENT REVIEW
4	03.18.22	ISSUED FOR CLIENT REVIEW
5	04.14.22	ISSUED FOR CLIENT REVIEW
6	01.05.23	ISSUED FOR RE-ZONING APPLICATION
7	03.22.23	ISSUED FOR CLIENT REVIEW
8	06.05.23	RE-ISSUED FOR RE-ZONING APPLICATION
9	07.28.23	RE-ISSUED FOR RE-ZONING APPLICATION
10	09.15.23	RE-ISSUED FOR RE-ZONING APPLICATION
11	09.29.23	RE-ISSUED FOR RE-ZONING APPLICATION
12	01.17.25	ISSUED FOR DP APPLICATION

SQUAMISH
MIXED-USE

37794 Second Ave
Squamish, BC

title
SHADOW ANALYSIS,
SPRING EQUINOX

scale

68' 24" x 38'

date

drawn JJ checked GK

job no. 2201

sheet no. A6.00

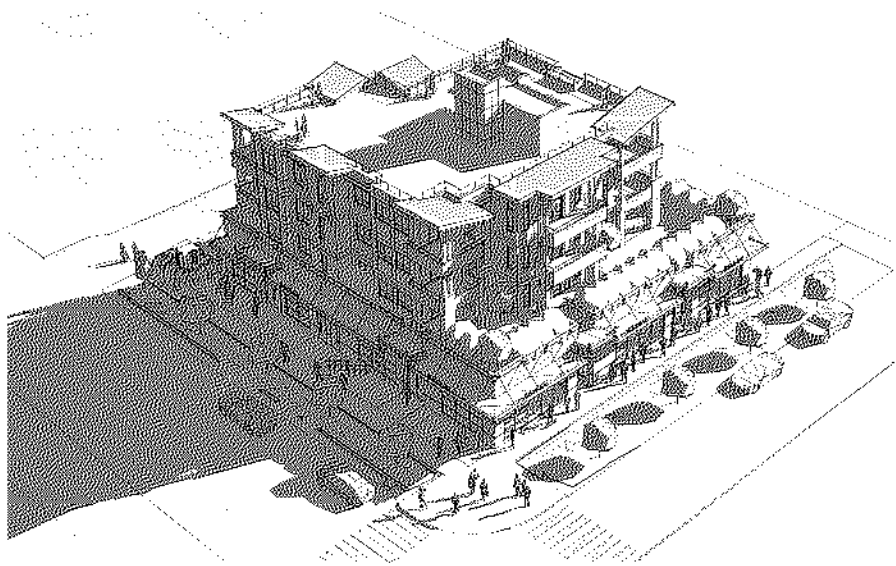
seal



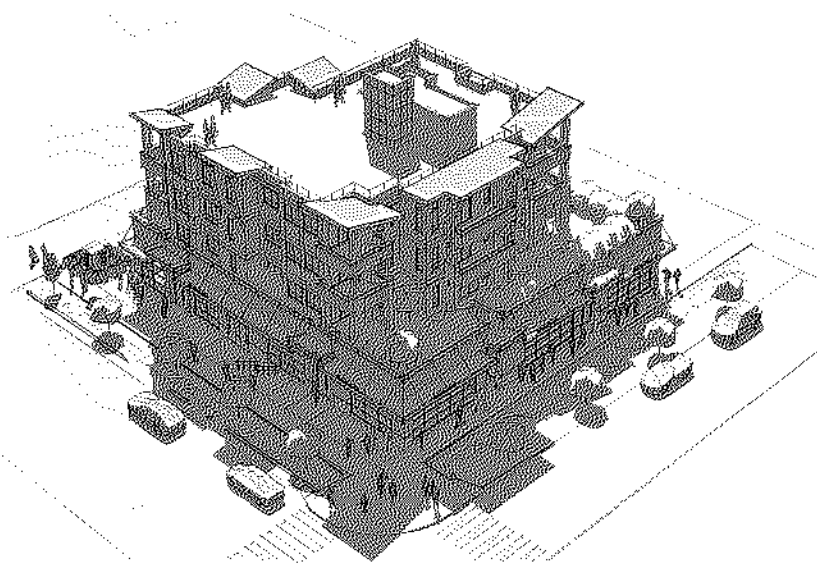
Drawings are to be read in
conjunction with each other, any
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before commencing work.
Contractors are responsible to
ensure that all work is executed to
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edition of the B.C. Building Code.

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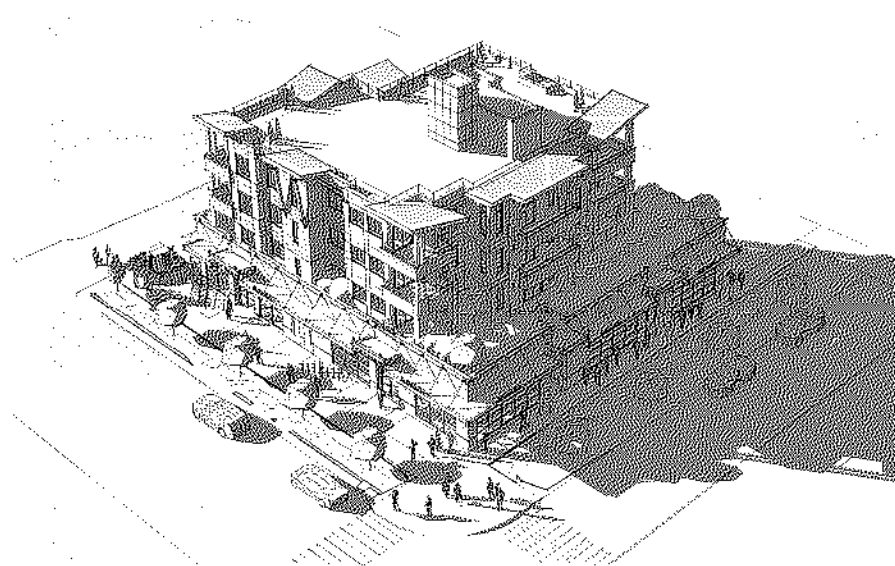
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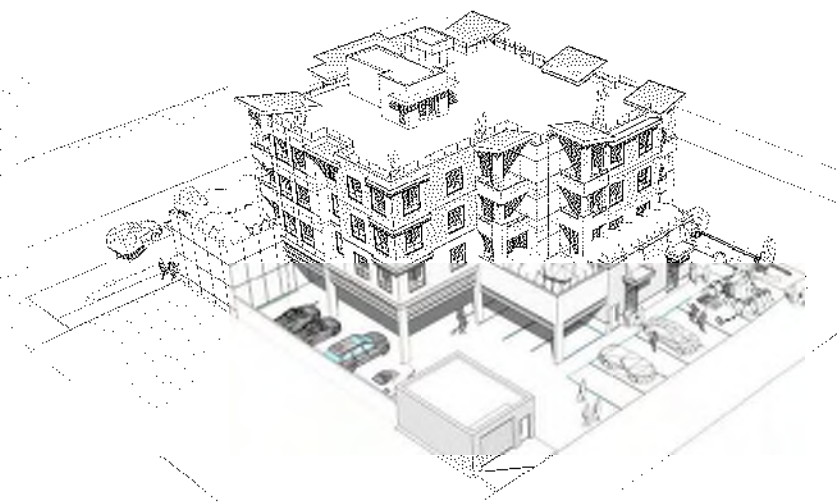
AERIAL NORTHEAST
SPRING EQUINOX (12:00 noon)



AERIAL NORTHEAST
SPRING EQUINOX (8:00 am)



AERIAL SOUTHWEST
SPRING EQUINOX (4:00 pm)

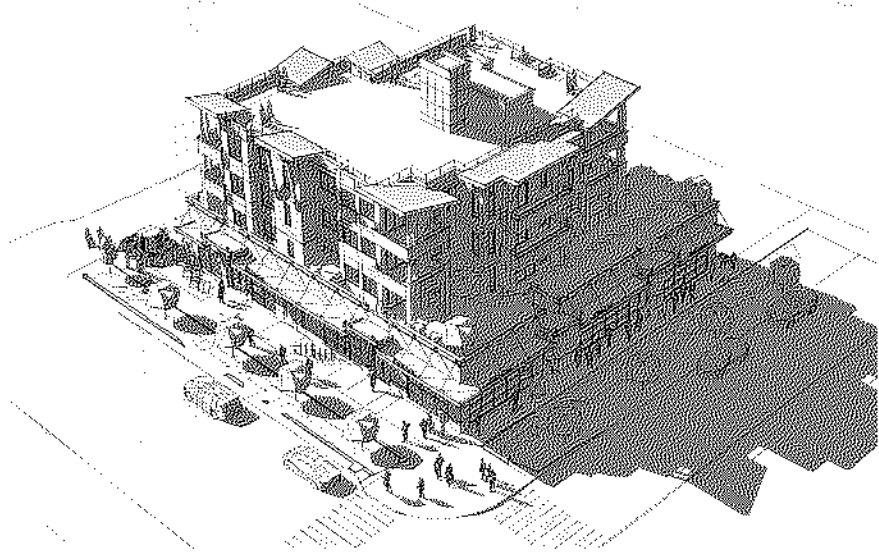


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SPRING EQUINOX (12:00 noon)

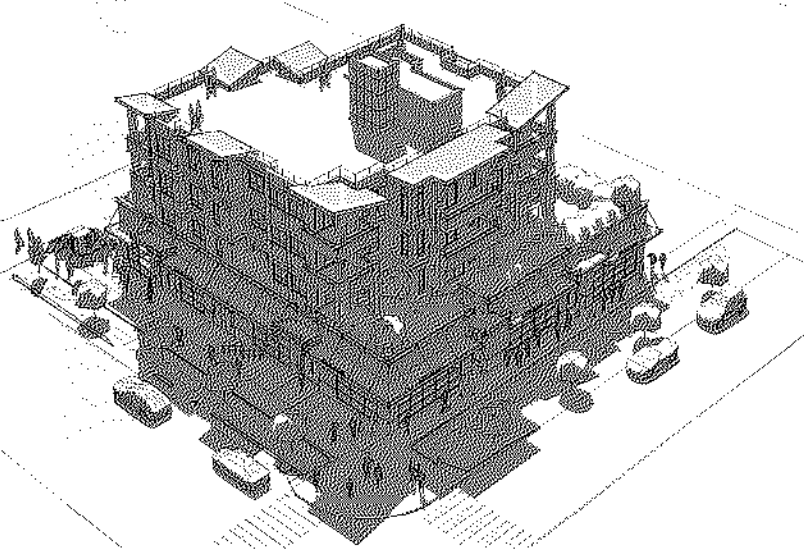


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SPRING EQUINOX (8:00 am)

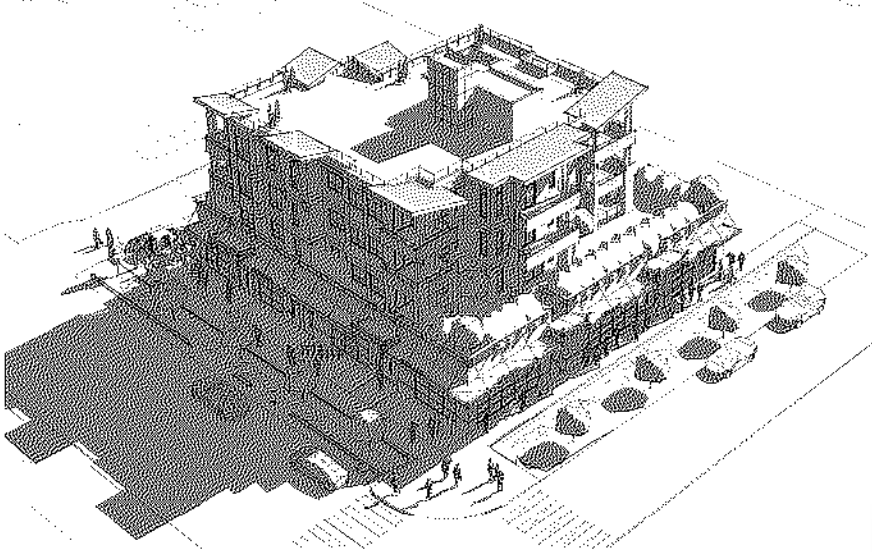
REVISIONS	
DATE	DESCRIPTION
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6 01.05.23	ISSUED FOR RE-ZONING APPLICATION
7 03.22.23	ISSUED FOR CLIENT REVIEW
8 06.05.23	RE-ISSUED FOR RE-ZONING APPLICATION
9 07.28.23	RE-ISSUED FOR RE-ZONING APPLICATION
10 03.15.23	RE-ISSUED FOR RE-ZONING APPLICATION
11 03.29.23	RE-ISSUED FOR RE-ZONING APPLICATION
12 01.17.25	ISSUED FOR DP APPLICATION



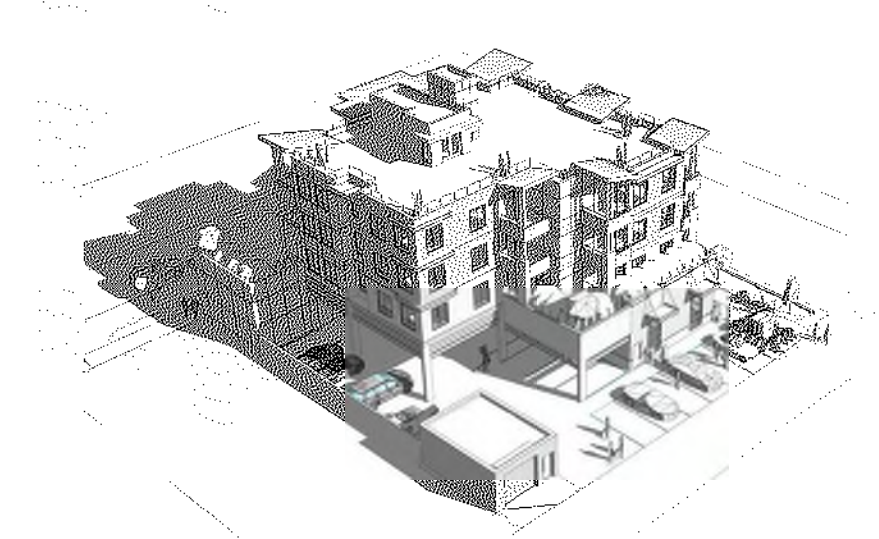
AERIAL NORTHEAST
SUMMER SOLSTICE (9:00 am)



AERIAL NORTHEAST
SUMMER SOLSTICE (12:00 noon)



AERIAL NORTHEAST
SUMMER SOLSTICE (3:00 pm)



AERIAL SOUTHWEST
SUMMER SOLSTICE (9:00 am)



AERIAL SOUTHWEST
SUMMER SOLSTICE (12:00 noon)



AERIAL SOUTHWEST
SUMMER SOLSTICE (3:00 pm)

SQUAMISH MIXED-USE

37794 Second Ave
Squamish, BC

title
SHADOW ANALYSIS,
SUMMER SOLSTICE

scale
AS SHOWN

date

drawn JJ checked GK

job no. 2201

sheet no. A6.01

seal

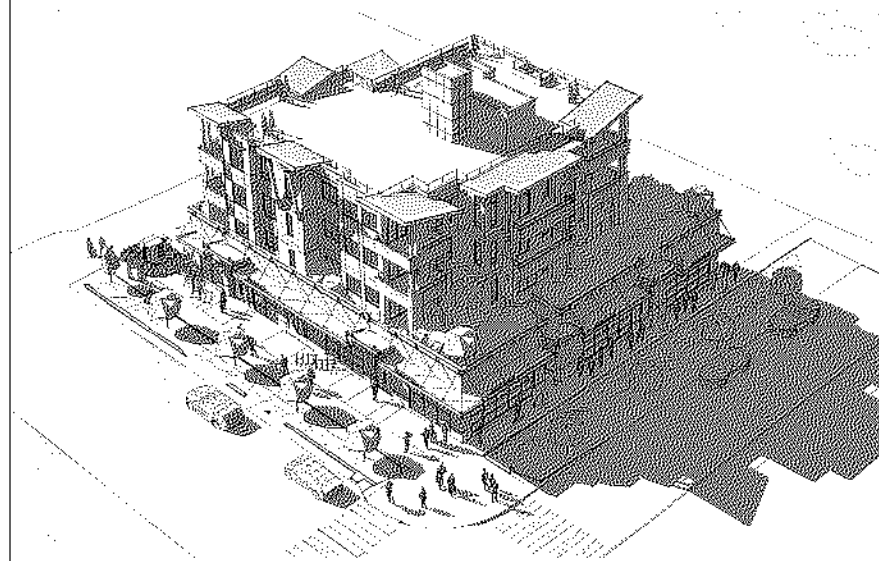


Drawings are to be read in
conjunction with each other, any
discrepancies found on any drawings
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before commencing work.
Contractors are responsible to
ensure that all work is executed to
the requirements of the latest
edition of the B.C. Building Code.

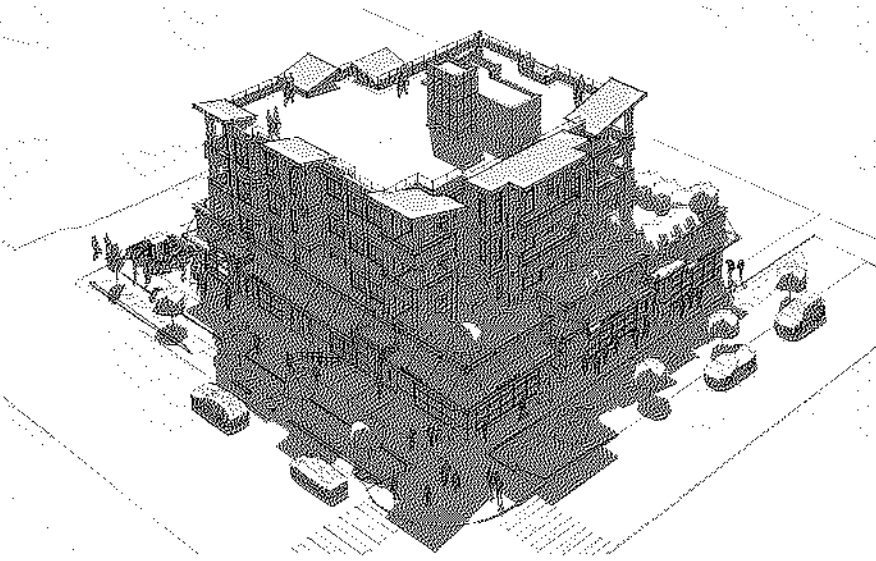
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REVISIONS

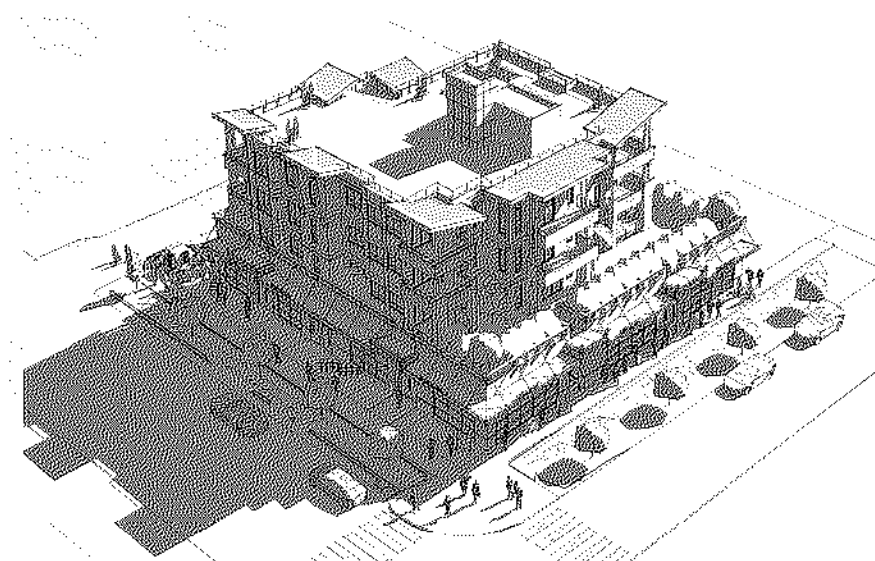
DATE	DESCRIPTION
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7 03.22.23	ISSUED FOR CLIENT REVIEW
8 06.06.23	RE-ISSUED FOR RE-ZONING APPLICATION
9 07.26.23	RE-ISSUED FOR RE-ZONING APPLICATION
10 08.15.23	RE-ISSUED FOR RE-ZONING APPLICATION
11 08.29.23	RE-ISSUED FOR RE-ZONING APPLICATION
12 01.17.25	ISSUED FOR DP APPLICATION



AERIAL NORTHEAST
WINTER SOLSTICE (9:00 am)



AERIAL NORTHEAST
WINTER SOLSTICE (12:00 noon)



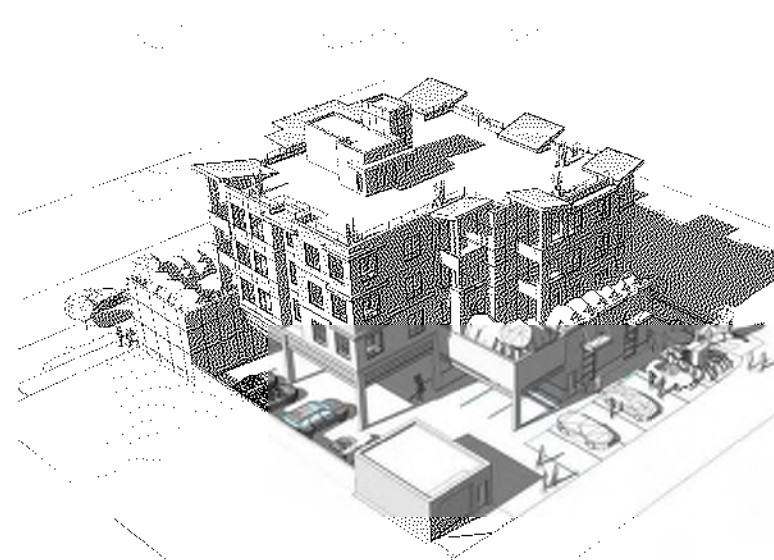
AERIAL NORTHEAST
WINTER SOLSTICE (3:00 pm)



AERIAL SOUTHWEST
WINTER SOLSTICE (9:00 am)



AERIAL SOUTHWEST
WINTER SOLSTICE (12:00 noon)



AERIAL SOUTHWEST
WINTER SOLSTICE (3:00 pm)

SQUAMISH
MIXED-USE

37794 Second Ave
Squamish, BC

title
SHADOW ANALYSIS,
WINTER SOLSTICE

scale
AS SHOWN

date

drawn JJ checked GK

job no. 2201

sheet no. A6.02

seal



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2025-01-23 12:19:34 PM

LEGAL DESCRIPTION

LOT 13, BLOCK 40, D.L. 486, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 3960
LOT 14, BLOCK 40, D.L. 486, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 3960

VIS-ENG
CONSULTING LTD.

CIVIL ENGINEERING & PROJECT MANAGEMENT
#303 - 267 ESPLANADE WEST, NORTH VANCOUVER, BC, V7M 1A5
PHONE: 604-278-4402 WEB: VIS-ENG.ca

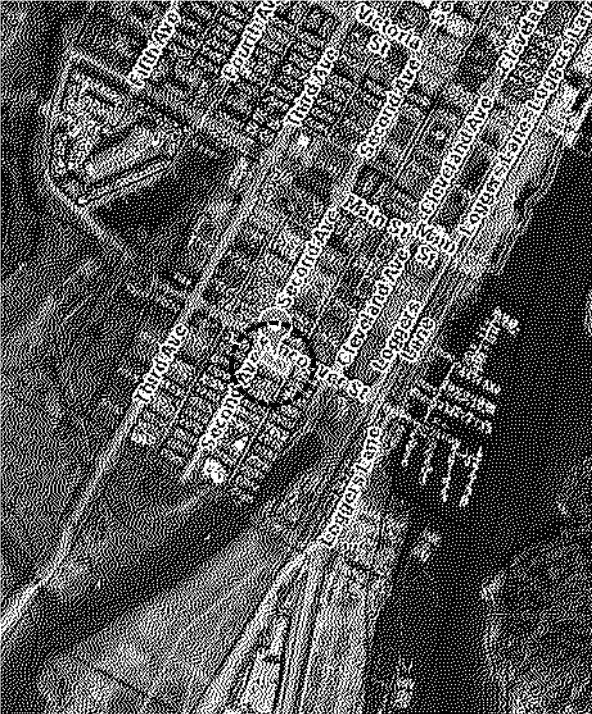
PROJECT:

37794 SECOND AVE
SQUAMISH, BC

CLIENT:

MARWYNN CONSTRUCTION CORP.

DRAWING LIST		
DWG. NO.		
KEY-4	KEYPLAN	
ESC-1	EROSION & SEDIMENT CONTROL	PLAN
ESC-2	EROSION & SEDIMENT CONTROL	DETAILS
SMP-1	STORMWATER MANAGEMENT	PLAN
SMP-2	STORMWATER MANAGEMENT	DETAILS
DRAD-1	DESIGNING PLAN	
SRPW-1	SERVICING PLAN	
R-1	ROADWORKS	VANCOUVER ST PLAN & PROFILE
R-2	ROADWORKS	SECOND AVE PLAN & PROFILE
R-3	ROADWORKS	LANE PLAN & PROFILE
XS-1	CROSS SECTIONS	VANCOUVER STREET
XS-2	CROSS SECTIONS	SECOND AVENUE
XS-3	CROSS SECTIONS	LANE
DET-4	STANDARD DETAILS	
DET-2	STANDARD DETAILS	



2025-01-20
RE-ISSUED FOR DEVELOPMENT PERMIT

D.O.S. FILE #

VIS-ENG

CONSULTING LTD.

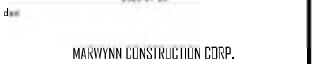
CIVIL ENGINEERING & PROJECT MANAGEMENT
#0018 270-150-0000 FAX: 514-381-0000 TEL: 514-381-0000
PHONE: 504-278-4002 WEB: VIS-ENG.ca

This is a high-contrast, black and white aerial photograph of a city, likely New York City, showing a dense grid of streets and buildings. A prominent circular feature, possibly a park or a large building, is visible in the lower-left quadrant. The image is framed by a thick black border.

PRINTING LEGEND

The diagram illustrates the process of a protein being degraded by a proteasome. It is divided into three stages:

- DETERGENT:** A protein (blue) is bound to a chaperone (orange) and a ubiquitin molecule (green).
- PROTEASOME:** The protein is bound to a ubiquitin molecule (green) and is being degraded by a proteasome (orange).
- TO BE DEGRADED:** The protein is bound to a ubiquitin molecule (green) and is being degraded by a proteasome (orange).



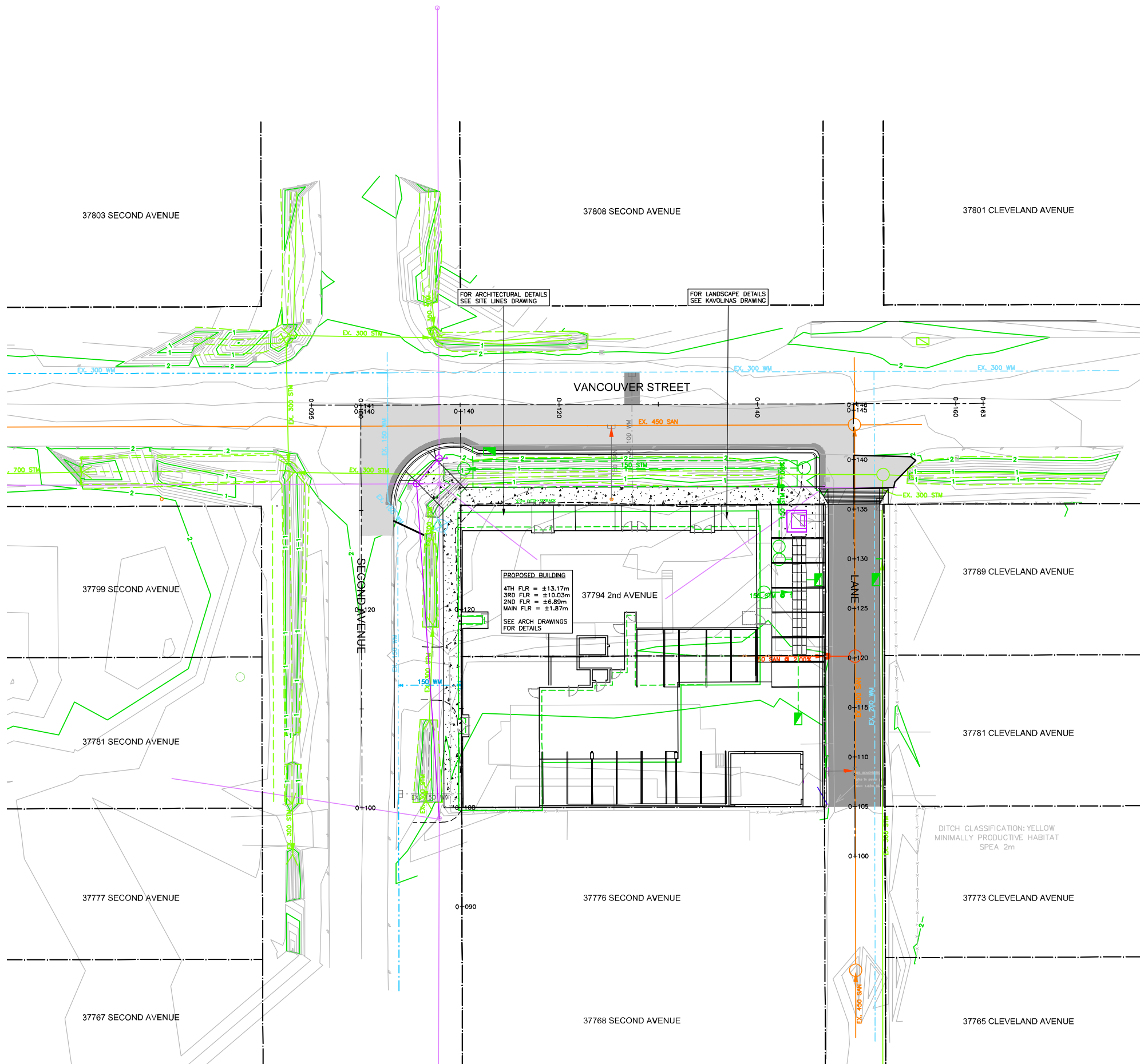
37794 SECOND AVE
SQUAMISH, BC

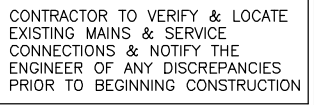
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1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	

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signature of recorder	usdms
K34	1:00
designed by	hour: _____
K34	unit: _____
drawn by	file no. 22204
G58	
date	drawing no. KEY-1
2022-05-24	

NOT FOR CONSTRUCTION





DISCHARGE POINT
CLEAN EXCAVATION WATER TO
BE DISCHARGED TO EX.
DITCH. NO SILT-LADEN
RUNOFF TO BE DISCHARGED
FROM SITE.

SEDIMENT POND
3.0m x 3.0m SEDIMENT POND
C/W DRAIN ROCK. EXACT LOCATION
TO BE DETERMINED IN FIELD WITH
ENGINEER. SEE DETAIL RIGHT.

ALL SURFACE RUNOFF TO BE
DIRECTED TO SEDIMENT POND
PRIOR TO DISCHARGE FROM
SITE (TYP.)

VEHICLE ACCESS PAD

GRAVEL VEHICLE ACCESS PAD C/W 150mm
CLEAR CRUSHED GRAVEL (300mm THICKNESS
ON GEOTEXTILE). RENEW GRAVEL AS
REQUIRED TO MINIMIZE TRACKING ONTO
ADJACENT STREETS. EXACT LOCATION TO BE
DETERMINED IN FIELD WITH ENGINEER. SEE
DETAIL BELOW

SITE ENTRANCE
LANE TO BE KEPT CLEAN AND FREE
OF GRAVEL/DEBRIS AT ALL TIMES.
HAND SWEEPING AS REQUIRED.

SEDIMENT POND
3.0m x 3.0m SEDIMENT POND
C/W DRAIN ROCK. EXACT LOCATION
TO BE DETERMINED IN FIELD WITH
ENGINEER. SEE DETAIL RIGHT.

SILT FENCE
EXACT LOCATION TO BE DETERMINED
IN FIELD WITH ENGINEER (TYP.)

STOCKPILE AREA

ALL STOCKPILED MATERIALS LEFT
ONSITE FOR GREATER THAN 24
HOURS TO BE COVERED WITH
POLYETHYLENE SHEETING AND
SURROUNDED WITH A SILT FENCE.
SHEETING MUST BE INSPECTED ON A
REGULAR BASIS AND ANY
SEPARATION OR TEARS REPAIRED
IMMEDIATELY. STORE EXCAVATED
SOILS AWAY FROM STORM DRAINS
AND OTHER POTENTIAL OFFSITE
SEDIMENT TRANSPORT PATHWAYS.

DISCHARGE POINT

CLEAN EXCAVATION WATER TO
BE DISCHARGED TO EX.
DITCH. NO SILT-LADEN
RUNOFF TO BE DISCHARGED
FROM SITE.

SEDIMENT POND
3.0m x 3.0m SEDIMENT POND
C/W DRAIN ROCK. EXACT LOCATION
TO BE DETERMINED IN FIELD WITH
ENGINEER. SEE DETAIL RIGHT.

PROJECT EXTENTS

PROPERTY EXTENTS

PERMIT TO PRACTICE # 1005639



SITE MAP

BYE : END

	2003	2004	2005
Q 1	_____	_____	_____
Q 2	_____	_____	_____
Q 3	_____	_____	_____
Q 4	_____	_____	_____
Q 5	_____	_____	_____
Q 6	_____	_____	_____
Q 7	_____	_____	_____
Q 8	_____	_____	_____
Q 9	_____	_____	_____
Q 10	_____	_____	_____
Q 11	_____	_____	_____
Q 12	_____	_____	_____
Q 13	_____	_____	_____
Q 14	_____	_____	_____
Q 15	_____	_____	_____
Q 16	_____	_____	_____
Q 17	_____	_____	_____
Q 18	_____	_____	_____
Q 19	_____	_____	_____
Q 20	_____	_____	_____
Q 21	_____	_____	_____
Q 22	_____	_____	_____
Q 23	_____	_____	_____
Q 24	_____	_____	_____
Q 25	_____	_____	_____
Q 26	_____	_____	_____
Q 27	_____	_____	_____
Q 28	_____	_____	_____
Q 29	_____	_____	_____
Q 30	_____	_____	_____
Q 31	_____	_____	_____
Q 32	_____	_____	_____
Q 33	_____	_____	_____
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Q 73	_____	_____	_____
Q 74	_____	_____	_____
Q 75	_____	_____	_____
Q 76	_____	_____	_____
Q 77	_____	_____	_____
Q 78	_____	_____	_____
Q 79	_____	_____	_____
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Q 81	_____	_____	_____
Q 82	_____	_____	_____
Q 83	_____	_____	_____
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Q 86	_____	_____	_____
Q 87	_____	_____	_____
Q 88	_____	_____	_____
Q 89	_____	_____	_____
Q 90	_____	_____	_____
Q 91	_____	_____	_____
Q 92	_____	_____	_____
Q 93	_____	_____	_____
Q 94	_____	_____	_____
Q 95	_____	_____	_____
Q 96	_____	_____	_____
Q 97	_____	_____	_____
Q 98	_____	_____	_____
Q 99	_____	_____	_____
Q 100	_____	_____	_____

	EXISTING	PROJ.	TO BE REMOVED
1. F-100/ANT			
2. RE. VALVE			
3. EX. VALVE			
4. BUDGET			
5. SECTION CHAMBER			
6. CYCLIC (S/D/S)			
7. RE-VALVE			
8. RE-VALVE			



MARWYNN CONSTRUCTION CORP.

37794 SECOND AVE
SQUAMISH, BC

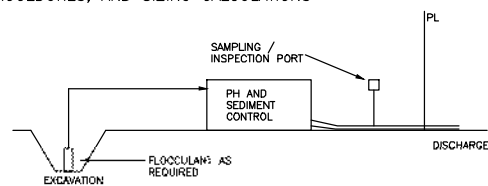
EROSION & SEDIMENT CONTROL
PLAN

25-0-20	ISSUED FOR DEVELOPMENT PERMIT	D
25-0-05	ISSUED FOR HEALTH REVIEW	D
25-05-01	RE-APPEAL FOR DEVELOPMENT PERMIT	R
25-05-02	ISSUED FOR CLIENT REVIEW	R
25-0-08	ISSUED FOR DEVELOPMENT PERMIT	R
15-m/06	reversion	cf

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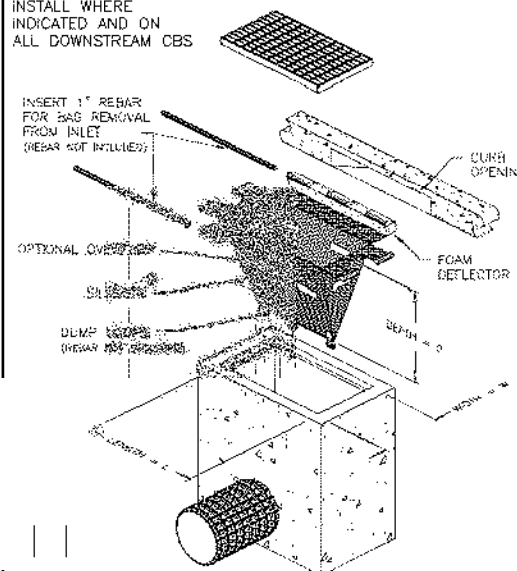
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original of	K31	hour	
copy by	GSR	file no	22204
date	2022-05-24	drawing no	ESG-1

CONTRACTOR TO PROVIDE SHOP DRAWINGS,
PROCEDURES, AND SIZING CALCULATIONS



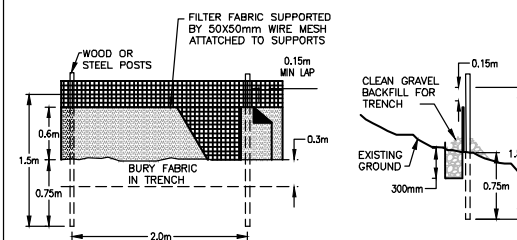
MECHANICAL SEDIMENT CONTROL SYSTEM (TYP.)
N.T.S.

INSTALL WHERE
INDICATED AND ON
ALL DOWNSTREAM CBS

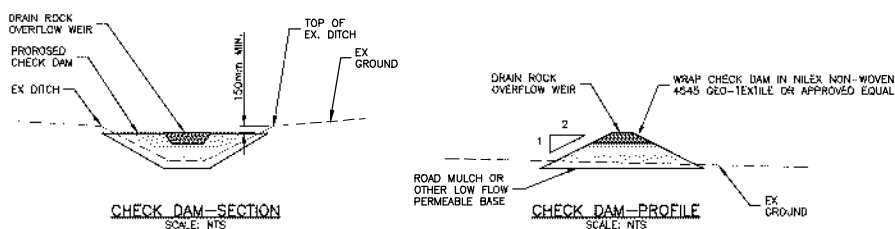


TYPICAL SILT SAC DETAIL
NTS

SILT FENCE TO BE INSTALLED WHERE INDICATED AND ON ALL DOWNHILL INTERFACE OF WORKS TO ENSURE NO UNTREATED, DISTURBED FLOW LEAVES SITE WITHOUT TREATMENT



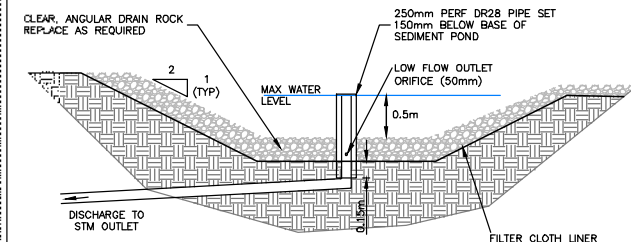
SILT FENCE DETAIL
N.T.S.



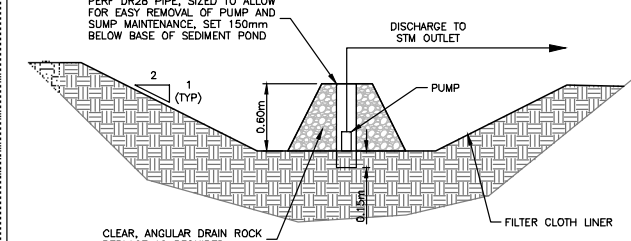
DURING PROJECT STARTUP AND DEMOLITION THE ENTIRETY OF THE WORKS SHOWN ON THIS DRAWING ARE NOT REQUIRED, HOWEVER ALL PERTINENT "SILTATION CONTROL NOTES" ARE STILL APPLICABLE. FOR INITIAL PHASE:

PROVIDE 4.0m WIDE x 15.0m LONG 75mm CLEAR CRUSH ROCK ACCESS PAD TO LIMIT TRACKING FROM CONSTRUCTION TRAFFIC ONTO PAVED ROADS

RUNOFF FROM DEMOLITION AREA TO BE DIRECTED TO SEDIMENT POND. SEE DETAIL BELOW. TREATED WATER TO BE PIPED OR PUMPED TO THE EXISTING STORM SYSTEM ON SITE. LOCATION OF SEDIMENT POND TO BE DETERMINED BY ENGINEER ON SITE. INITIAL TREATMENT POND SIZE TO BE 3.0m X 3.0m. POND TO BE UPSIZED AS REQUIRED BY ENGINEER AND ULTIMATELY REPLACED WITH STORM WATER MANAGEMENT SYSTEM AT LATER STAGE IN DEVELOPMENT.



SEDIMENT POND DETAIL - GRAVITY
NTS



SEDIMENT POND DETAIL – PUMPED
NTS

CONTRACTOR TO VERIFY & LOCATE
EXISTING MAINS & SERVICE
CONNECTIONS & NOTIFY THE
ENGINEER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION



CIVIL ENGINEERING PROJECT MANAGEMENT
#305-767-5340 FAX: 305-767-5341
PHONE: 305-767-5342 WEB: 305-ENG

PERMIT TO PRACTICE # 1005639



SITE MAP

DRYING : EEND

	1979-80	1980-81	1981-82
1979-80	—	—	—
1980-81	—	—	—
1981-82	—	—	—
1982-83	—	—	—
1983-84	—	—	—
1984-85	—	—	—
1985-86	—	—	—
1986-87	—	—	—
1987-88	—	—	—
1988-89	—	—	—
1989-90	—	—	—
1990-91	—	—	—
1991-92	—	—	—
1992-93	—	—	—
1993-94	—	—	—
1994-95	—	—	—
1995-96	—	—	—
1996-97	—	—	—
1997-98	—	—	—
1998-99	—	—	—
1999-00	—	—	—
2000-01	—	—	—
2001-02	—	—	—
2002-03	—	—	—
2003-04	—	—	—
2004-05	—	—	—
2005-06	—	—	—
2006-07	—	—	—
2007-08	—	—	—
2008-09	—	—	—
2009-10	—	—	—
2010-11	—	—	—
2011-12	—	—	—
2012-13	—	—	—
2013-14	—	—	—
2014-15	—	—	—
2015-16	—	—	—
2016-17	—	—	—
2017-18	—	—	—
2018-19	—	—	—
2019-20	—	—	—
2020-21	—	—	—
2021-22	—	—	—
2022-23	—	—	—
2023-24	—	—	—
2024-25	—	—	—
2025-26	—	—	—
2026-27	—	—	—
2027-28	—	—	—
2028-29	—	—	—
2029-30	—	—	—
2030-31	—	—	—
2031-32	—	—	—
2032-33	—	—	—
2033-34	—	—	—
2034-35	—	—	—
2035-36	—	—	—
2036-37	—	—	—
2037-38	—	—	—
2038-39	—	—	—
2039-40	—	—	—
2040-41	—	—	—
2041-42	—	—	—
2042-43	—	—	—
2043-44	—	—	—
2044-45	—	—	—
2045-46	—	—	—
2046-47	—	—	—
2047-48	—	—	—
2048-49	—	—	—
2049-50	—	—	—
2050-51	—	—	—
2051-52	—	—	—
2052-53	—	—	—
2053-54	—	—	—
2054-55	—	—	—
2055-56	—	—	—
2056-57	—	—	—
2057-58	—	—	—
2058-59	—	—	—
2059-60	—	—	—
2060-61	—	—	—
2061-62	—	—	—
2062-63	—	—	—
2063-64	—	—	—
2064-65	—	—	—
2065-66	—	—	—
2066-67	—	—	—
2067-68	—	—	—
2068-69	—	—	—
2069-70	—	—	—
2070-71	—	—	—
2071-72	—	—	—
2072-73	—	—	—
2073-74	—	—	—
2074-75	—	—	—
2075-76	—	—	—
2076-77	—	—	—
2077-78	—	—	—

	EXISTING	PROP.	TO BE REMOVED
1. 100% PRODUCE			
2. 100% VALUE			
3. 100% VALUE			
REDUCER			
INSPECTION CHAMBER			
CATCHER BIN (20/3)			
2-2"			
W/ HANDLE			
2-2"			



MARWYNN CONSTRUCTION CORP.

37794 SECOND AVE
SQUAMISH, BC

EROSION & SEDIMENT CONTROL DETAILS

3	75-80-90	DESIGN FOR DETACHMENT POINT	
2	75-80-85	DESIGN FOR SLIP MOTION	
1	75-80-80	DESIGN FOR SLIP MOTION	
etc.	(g/m ²)	REMARKS	

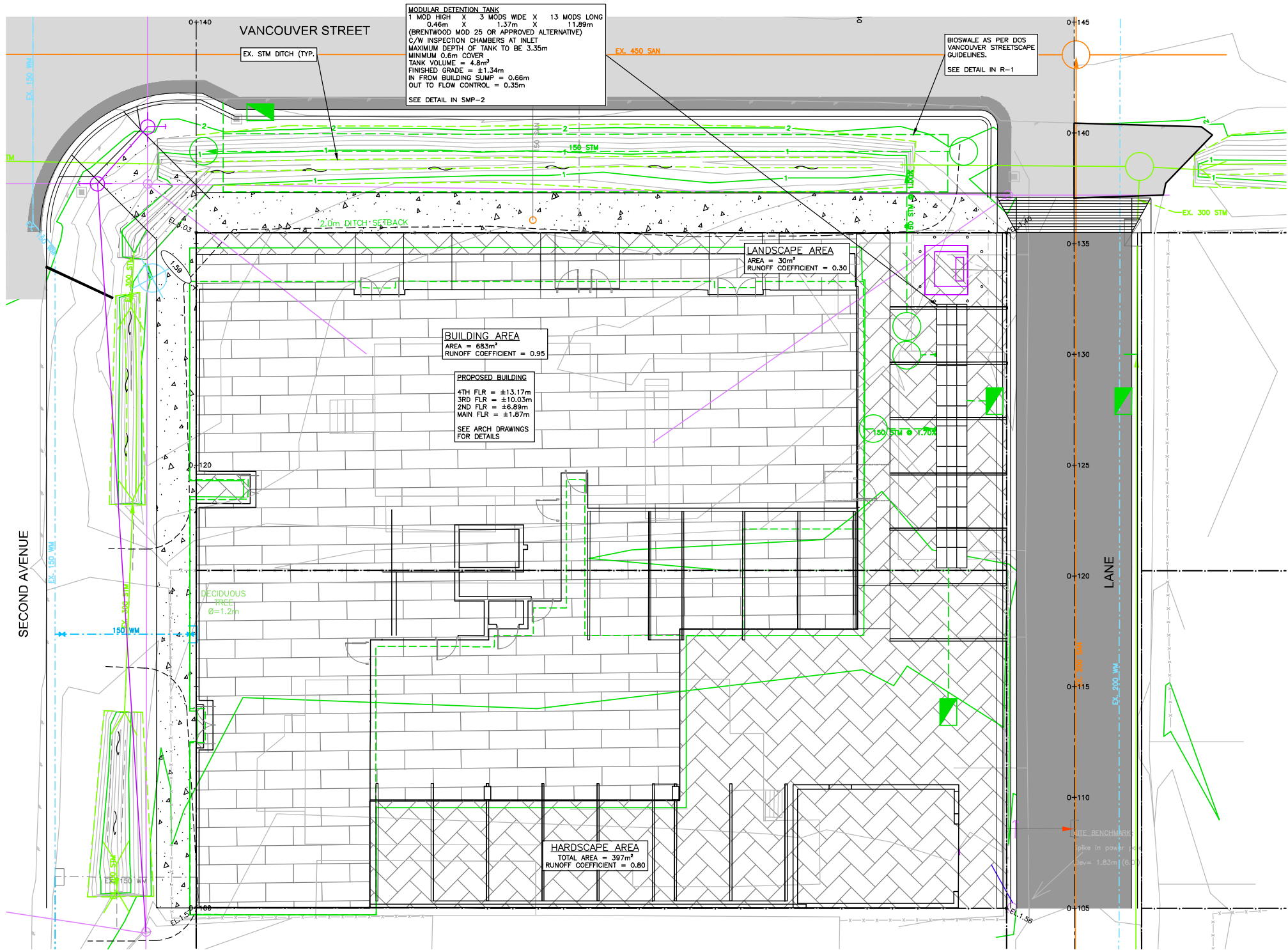
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engineer of record	834	scale	.	.
designated by		bar.		vert.

designed by	K3H	file no.	22204
drawn by			

AD	drawing no.
date	ESC-2

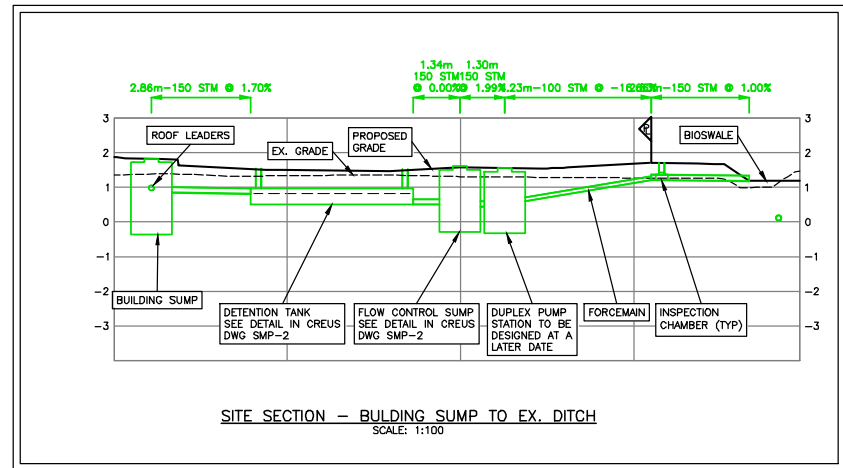
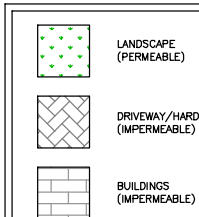
NOT FOR CONSTRUCTION



- NOTES:
1. SITE GRADES SHOWN FOR REFERENCE ONLY. DETAILED SITE GRADING BY OTHERS
 2. SITE DRAINAGE SHOWN RELATES TO STORMWATER MANAGEMENT ONLY. CONTRACTOR TO ENSURE ADEQUATE DRAINAGE PROVIDED.
 3. ALL WORKS TO CONFORM TO CURRENT MUNICIPAL AND BC BUILDING & PLUMBING CODE REQUIREMENTS.
 4. DETENTION TANK LOCATIONS AND EXTENTS TO BE COORDINATED IN FIELD WITH ENGINEER.
 5. MUNICIPAL SERVICE CONNECTION IS TO BE INSTALLED & VERIFIED PRIOR TO THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM.
 6. ONSITE AREA DRAIN LOCATIONS MAY VARY DEPENDING ON SITE CONDITIONS.

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

+ EL.119.93 EXISTING ELEVATION
+ 117.80 PROPOSED ELEVATION



VIS-ENG CONSULTING LTD.

CIVIL ENGINEERING & PROJECT MANAGEMENT
#303-257 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
PHONE: 604-278-4402 WEB: VIS-ENG.CA

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	IN P.	TO BE
STREET	---	---	---
ALLEY	---	---	---
WALKWAY	---	---	---
DRIVEWAY	---	---	---
BIOSWALE	---	---	---
DETENTION TANK	---	---	---
FLOW CONTROL SUMP	---	---	---
DUPLEX PUMP STATION	---	---	---
FORCE MAIN	---	---	---
INSPECTION CHAMBER	---	---	---



MARVYNN CONSTRUCTION CORP.

37794 SECOND AVE
SQUAMISH, BC

STORMWATER MANAGEMENT PLAN

NO.	DATE	REVISION	BY
1	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	CMW
2	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	CMW
3	2024-05-24	RE-DESIGNED FOR DEVELOPMENT PERMIT	ECR
4	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
5	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
6	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
7	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
8	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
9	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
10	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
11	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
12	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
13	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
14	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
15	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
16	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
17	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
18	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
19	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
20	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
21	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
22	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
23	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
24	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
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26	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
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29	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
30	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
31	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
32	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
33	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
34	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
35	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
36	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
37	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
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39	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
40	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
41	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
42	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
43	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
44	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
45	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
46	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
47	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
48	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
49	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
50	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
51	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
52	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
53	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
54	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
55	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
56	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
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59	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
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61	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
62	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
63	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
64	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
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66	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
67	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
68	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
69	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
70	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
71	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
72	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
73	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
74	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
75	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
76	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
77	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
78	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
79	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
80	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
81	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
82	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
83	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
84	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
85	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
86	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
87	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
88	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
89	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
90	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
91	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
92	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
93	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
94	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
95	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
96	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
97	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
98	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
99	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR
100	2024-05-24	ISSUED FOR DEVELOPMENT PERMIT	ECR

NOT FOR CONSTRUCTION



SITE MAP

DRAWING LEGEND

	EXISTING	PROJ.	TO BE EXISTING
STREET	---	---	---
ALLEY	---	---	---
RAILROAD	---	---	---
WATERWAY	---	---	---
UTILITY	---	---	---
ROAD	---	---	---
TO BE EXISTING	---	---	---



MARVYNN CONSTRUCTION CORP.

37794 SECOND AVE
SQUAMISH, BC

STORMWATER MANAGEMENT
DETAILS

5	25-0-20	ISSUED FOR DEVELOPMENT PERMIT	CDW
4	25-0-15	ISSUED FOR TEAM REVIEW	CDW
3	25-05-05	RE-DESIGN FOR DEVELOPMENT PERMIT	CDW
2	25-05-05	ISSUED FOR TEAM REVIEW	CDW
1	25-05-05	ISSUED FOR DEVELOPMENT PERMIT	CDW

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engineer of record	KSH	designer	KSH	date	2024-05-24
checked by	KSH	drawn by	CDW	date	2024-05-24
approved by	KSH	project manager	KSH	date	2024-05-24

NOT FOR CONSTRUCTION

Calculations

Project	37794 Second Avenue	File	22204
Subject	Stormwater Management	Drawn	2024-05-19
By	CDW	By	CDW

Detention Tank Capacity	1110 m ³
Detention Tank Volume	287 m ³
Detention Tank Depth	2 m
Detention Tank Area	143 m ²

Detention Tank Capacity	1110 m ³
Detention Tank Volume	287 m ³
Detention Tank Depth	2 m
Detention Tank Area	143 m ²

Detention Tank Capacity	1110 m ³
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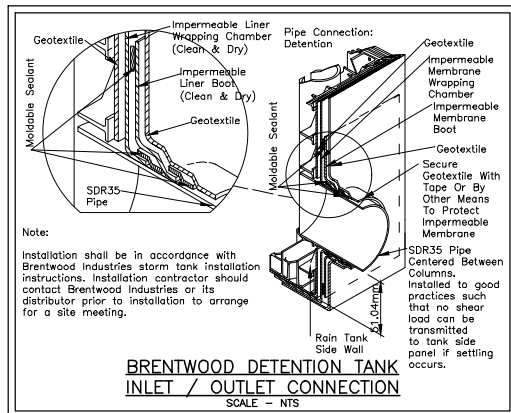
Detention Tank Capacity	1110 m ³
Detention Tank Volume	287 m ³
Detention Tank Depth	2 m
Detention Tank Area	143 m ²

Detention Tank Capacity	1110 m ³
Detention Tank Volume	287 m ³
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Detention Tank Area	143 m ²

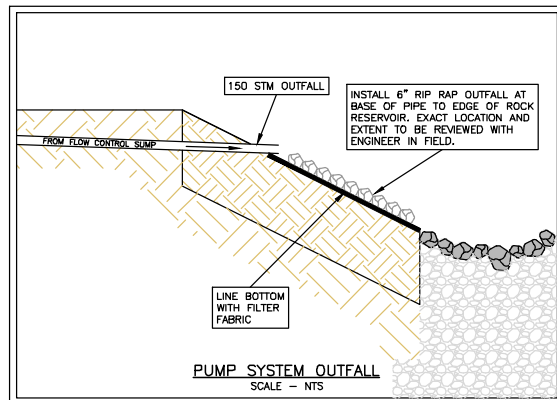
Detention Tank Capacity	1110 m ³
Detention Tank Volume	287 m ³
Detention Tank Depth	2 m
Detention Tank Area	143 m ²

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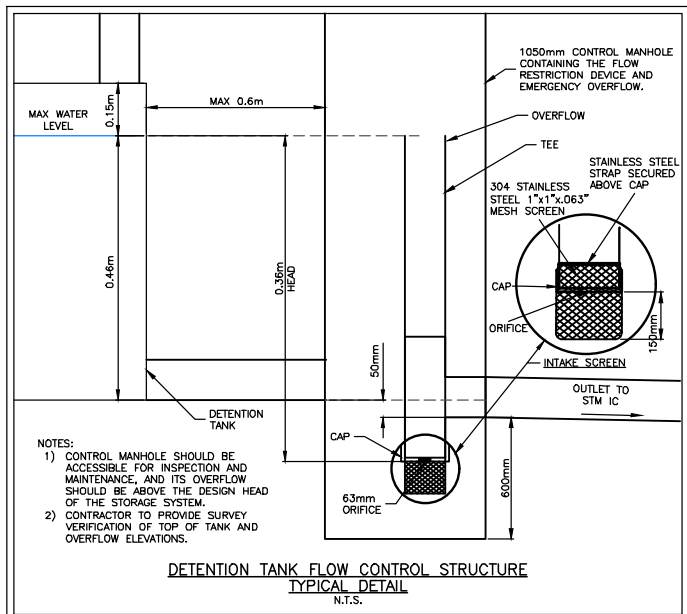
Detention Tank Capacity	1110 m ³
Detention Tank Volume	287 m ³
Detention Tank Depth	2 m
Detention Tank Area	143 m ²



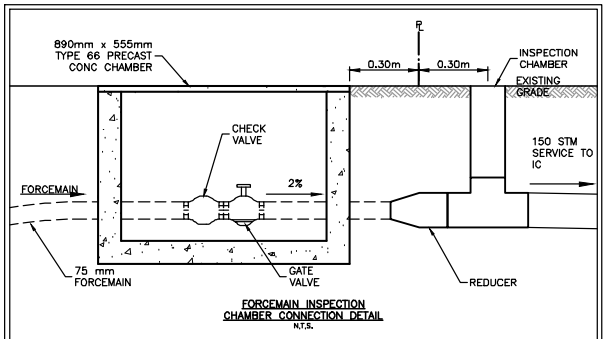
BRENTWOOD DETENTION TANK
INLET / OUTLET CONNECTION
SCALE - NTS



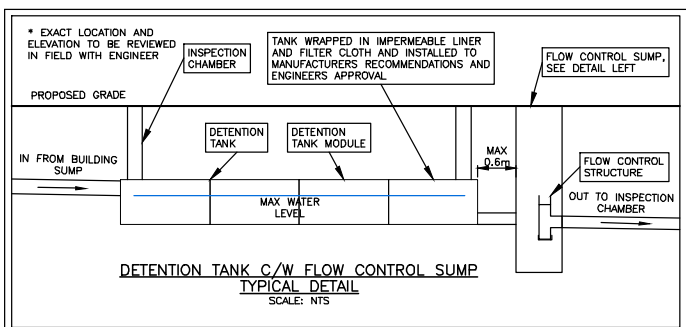
PUMP SYSTEM OUTFALL
SCALE - NTS



DETENTION TANK FLOW CONTROL STRUCTURE
TYPICAL DETAIL
N.T.S.



FORCEMAIN INSPECTION
CHAMBER CONNECTION DETAIL
N.T.S.



DETENTION TANK C/W FLOW CONTROL SUMP
TYPICAL DETAIL
SCALE: NTS

CONTRACTOR TO VERIFY & LOCATE
EXISTING MAINS & SERVICE
CONNECTIONS & NOTIFY THE
ENGINEER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION

LEGEND	
+ 12.34	EXISTING ELEVATION
+ 12.34	PROPOSED ELEVATION

DITCH INFILL AND PROPOSED SIDEWALK WORKS WITHIN SPEA ARE SUBJECT TO ENVIRONMENTAL MONITORING AND APPROVAL

CIVIL ENGINEERING PROJECT MANAGEMENT
#205 WESTSPRINGFIELD, ALLEN CARPENTER, JR. PROJECT
PHONE: 304-278-4402 WEB: VES-ENG.CO

SITE MAP

MEANING LEGEND

	2009	2010	2011
2009	100%	100%	100%
2010	100%	100%	100%
2011	100%	100%	100%
2012	100%	100%	100%
2013	100%	100%	100%
2014	100%	100%	100%
2015	100%	100%	100%
2016	100%	100%	100%
2017	100%	100%	100%
2018	100%	100%	100%
2019	100%	100%	100%
2020	100%	100%	100%
2021	100%	100%	100%
2022	100%	100%	100%
2023	100%	100%	100%
2024	100%	100%	100%
2025	100%	100%	100%
2026	100%	100%	100%
2027	100%	100%	100%
2028	100%	100%	100%
2029	100%	100%	100%
2030	100%	100%	100%
2031	100%	100%	100%
2032	100%	100%	100%
2033	100%	100%	100%
2034	100%	100%	100%
2035	100%	100%	100%
2036	100%	100%	100%
2037	100%	100%	100%
2038	100%	100%	100%
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2051	100%	100%	100%
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2061	100%	100%	100%
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2064	100%	100%	100%
2065	100%	100%	100%
2066	100%	100%	100%
2067	100%	100%	100%
2068	100%	100%	100%
2069	100%	100%	100%
2070	100%	100%	100%
2071	100%	100%	100%
2072	100%	100%	100%
2073	100%	100%	100%
2074	100%	100%	100%
2075	100%	100%	100%
2076	100%	100%	100%
2077	100%	100%	100%
2078	100%	100%	100%
2079	100%	100%	100%
2080	100%	100%	100%
2081	100%	100%	100%
2082	100%	100%	100%
2083	100%	100%	100%
2084	100%	100%	100%
2085	100%	100%	100%
2086	100%	100%	100%
2087	100%	100%	100%
2088	100%	100%	100%
2089	100%	100%	100%
2090	100%	100%	100%
2091	100%	100%	100%
2092	100%	100%	100%
2093	100%	100%	100%
2094	100%	100%	100%
2095	100%	100%	100%
2096	100%	100%	100%
2097	100%	100%	100%
2098	100%	100%	100%
2099	100%	100%	100%
2100	100%	100%	1

EXISTING PRIOR TO BE REPAIRED

IF PROBABLY
THE VALVE
OR VALVE
SEALER
SEALING CHAMBER
IS CONTAMINATED (STOP!)
A:
HANDLE
HANDLE



MARWYNN CONSTRUCTION CORP.

37794 SECOND AVE
SQUAMISH, BC

GRADING PLAN

25-0-20	ISSUED FOR DEVELOPMENT PERMIT		62W
25-0-45	ISSUED FOR TEAM REVIEW		62W
25-05-00	RE-ISSUED FOR DEVELOPMENT PERMIT		62D
25-0-18	ISSUED FOR DEVELOPMENT PERMIT		62D
25-0-28	ISSUED FOR CURRENT REVIEW		62D
25-0-30	ISSUED FOR CURRENT REVIEW		62D
25-0-00	reversion		62W

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signature of recordant	K34	serials	1153	1
designed by	K34	han:		vert:
drawn by	G58	file no.	22204	
date	2022-05-24	drawing no.	GRAD-I	

NOT FOR CONSTRUCTION

CONTRACTOR TO VERIFY & LOCATE
EXISTING MAINS & SERVICE
CONNECTIONS & NOTIFY THE
ENGINEER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION

CIVIL ENGINEERING & PROJECT MANAGEMENT
#2025 7671 SPARKS BLVD, ALBANY, CA 94706, EL. 9704111
PHONE: 504-278-4402 WEB: VES-ENG.CO

DRAWING LEGEND

[illegible]

37794 SECOND AVE
SQUAMISH, BC

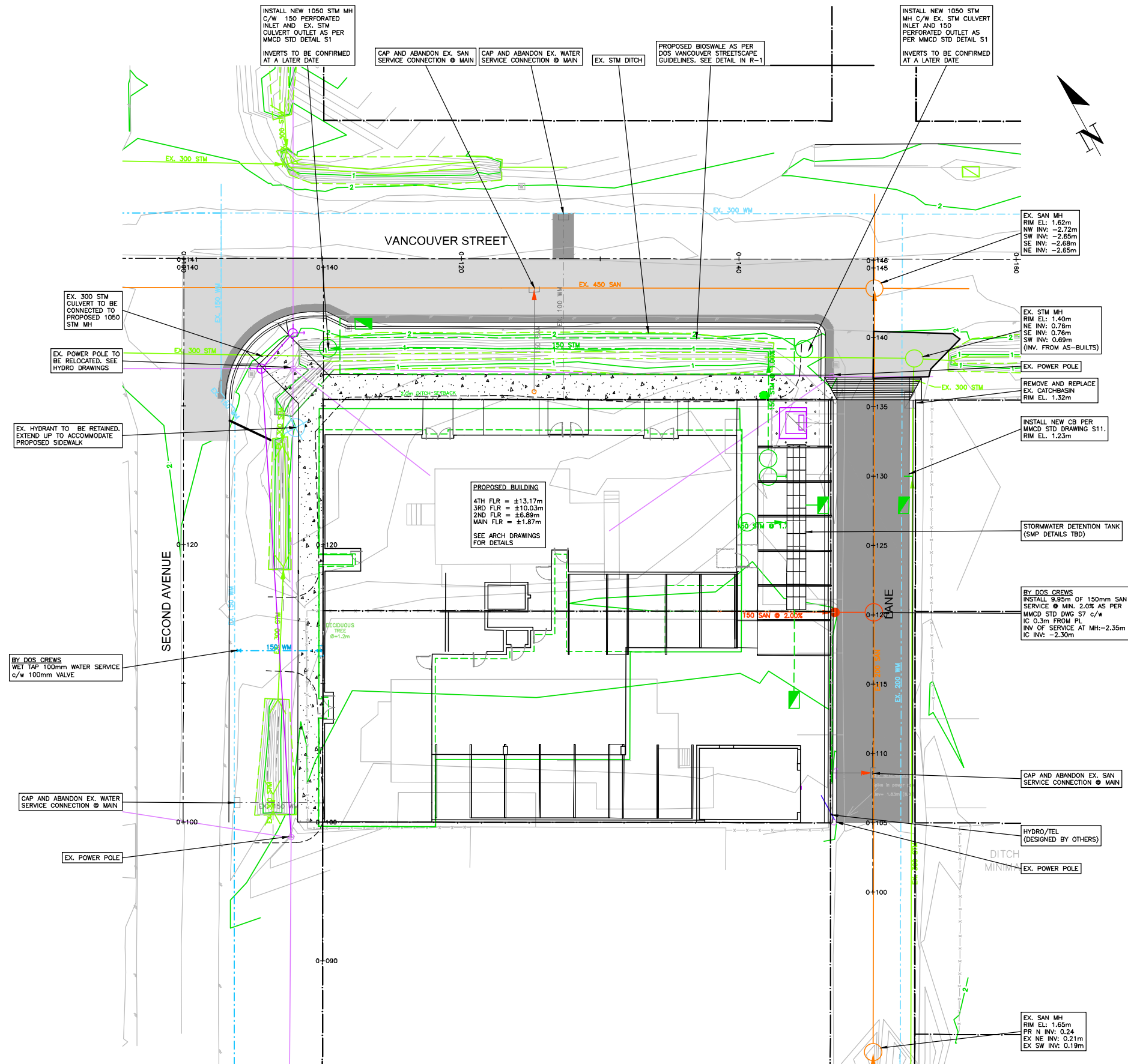
SERVICING PLAN

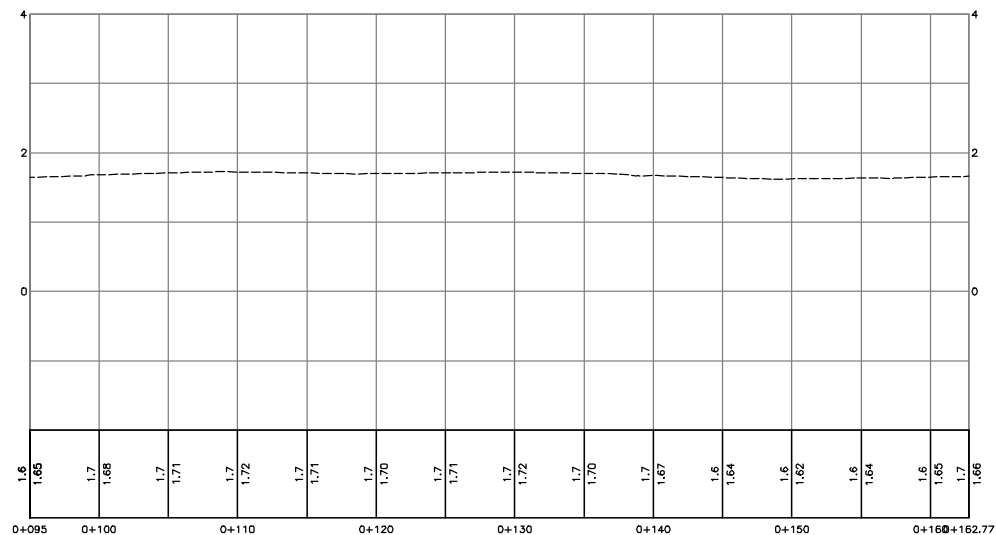
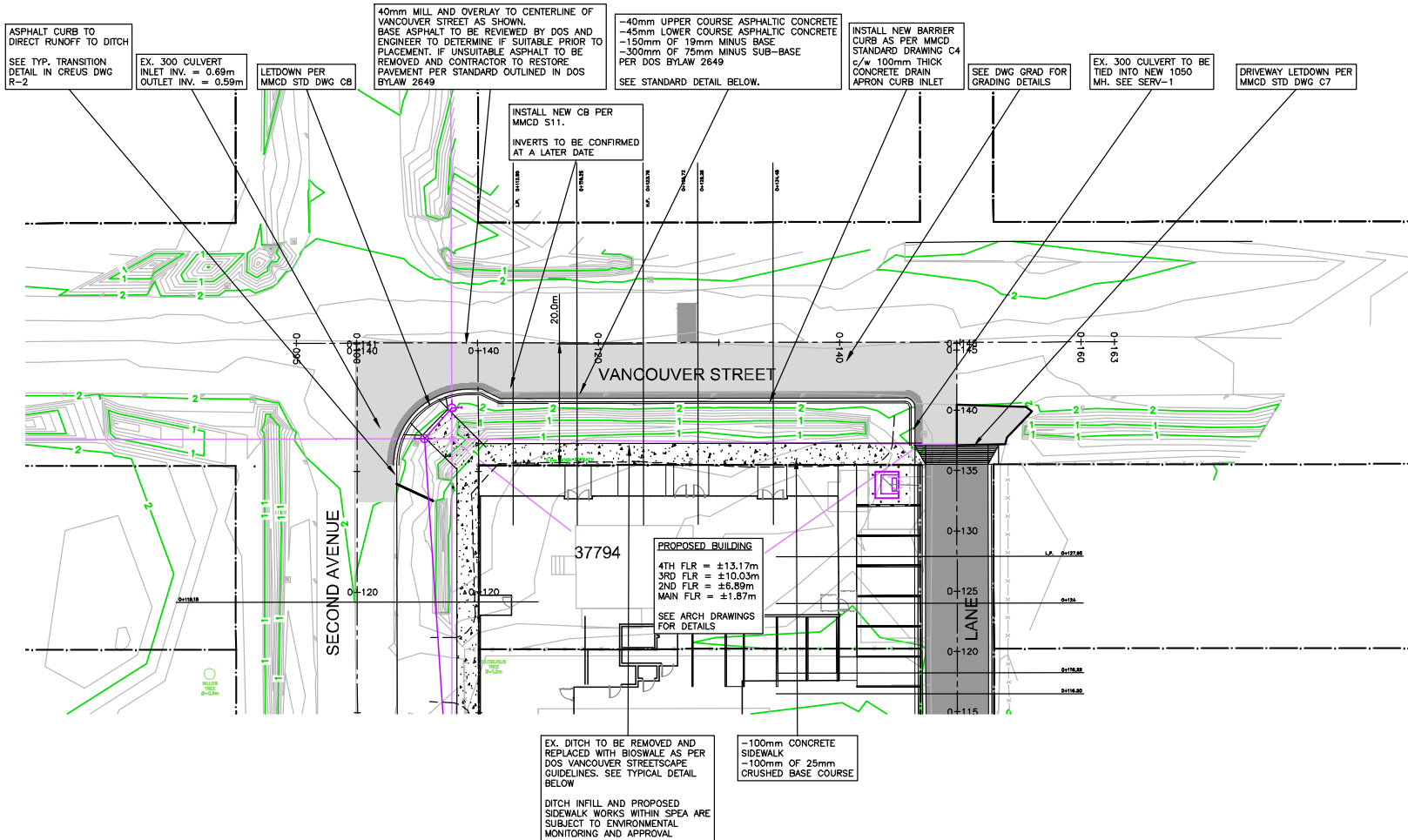
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5	25-04-05	ISSUED FOR TEAM REVIEW	6200
4	20-05-05	RE-ISSUED FOR DEVELOPMENT PERMIT	6300
3	23-05-07	ISSUED FOR CLIENT REVIEW	6200
2	22-07-08	ISSUED FOR DEVELOPMENT PERMIT	6200
1	2-10-09	ISSUED FOR CLIENT REVIEW	6200
no.	(y,m/d)	revision	chkn

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signature of record	K34	scale	153
designed by	K34	hour	1
drawn by	K34	file no.	22204
date	058	drawing no.	SERV-1
	2022-05-24		

NOT FOR CONSTRUCTION

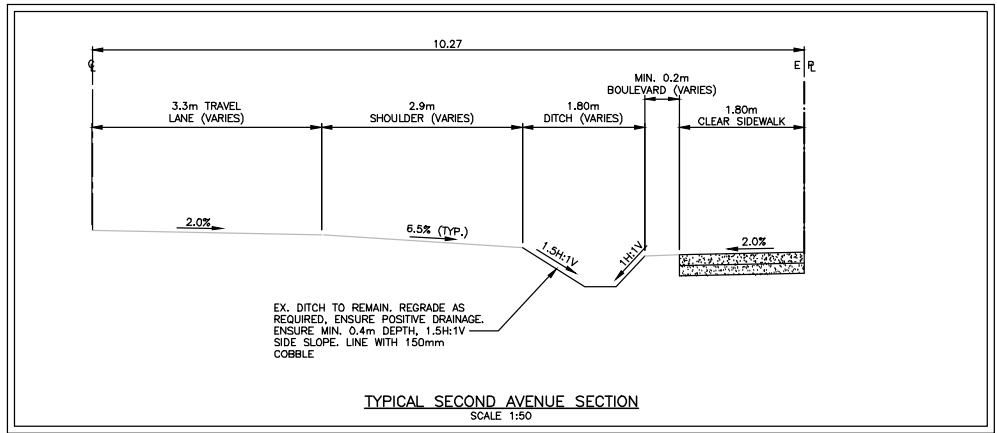






CONTRACTOR TO VERIFY & LOCATE
EXISTING MAINS & SERVICE
CONNECTIONS & NOTIFY THE
ENGINEER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION

DITCH INFILL AND PROPOSED SIDEWALK WORKS WITHIN SPEA
ARE SUBJECT TO ENVIRONMENTAL MONITORING AND APPROVAL



TYPICAL SECOND AVENUE SECTION
SCALE 1:50

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year of receipt: designed by: drawn by: checked by:	K34 K34 G38	scales: 1:250 1:50 horizontal: vertical: 22204 drawing no.: R-2
date: 2022.05.26		

NOT FOR CONSTRUCTION

VANCOUVER STREET

SEE DRAWING KEY FOR GENERAL NOTES
SEE DRAWING R-1 FOR ROADWORKS NOTES
SEE DRAWING SERV FOR WATERWORKS & SANITARY NOTES
SEE DRAWING SMP FOR STORM NOTES

VIS-ENG
CONSULTING LTD.

CIVIL ENGINEERING & PROJECT MANAGEMENT
#303 - 257 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
PHONE: 604-278-4402 WEB: VIS-ENG.CA

PERMIT TO PRACTICE # 1005639

SITE MAP

DRAWING LEGEND

	EXISTING	IN P.	TO BE REMOVED
STREET	---	---	---
WATERWAY	---	---	---
RAILROAD	---	---	---
ROAD	---	---	---
TO BE REMOVED	---	---	---

	EXISTING	PROP.	TO BE REMOVED
WATERWAY	---	---	---
RAILROAD	---	---	---
ROAD	---	---	---
TO BE REMOVED	---	---	---



MARK VYNNY CONSTRUCTION CORP.

37794 SECOND AVE
SQUAMISH, BC

CROSS SECTIONS
VANCOUVER STREET

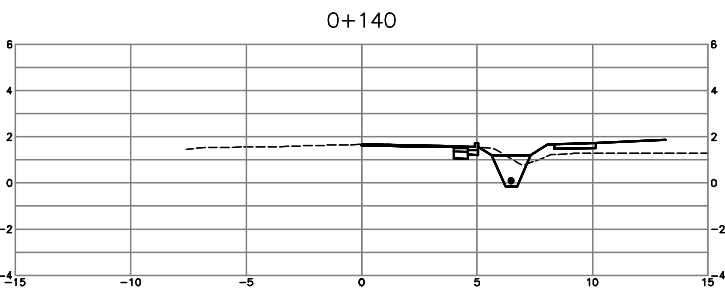
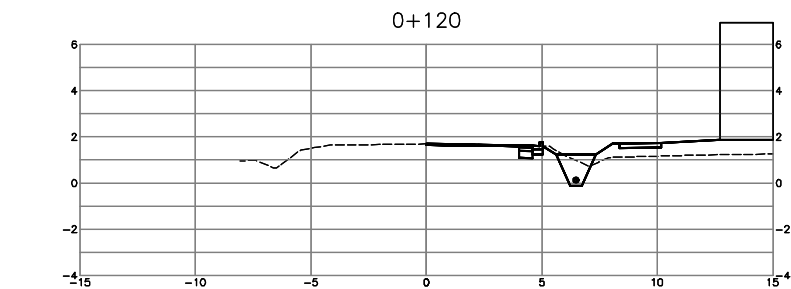
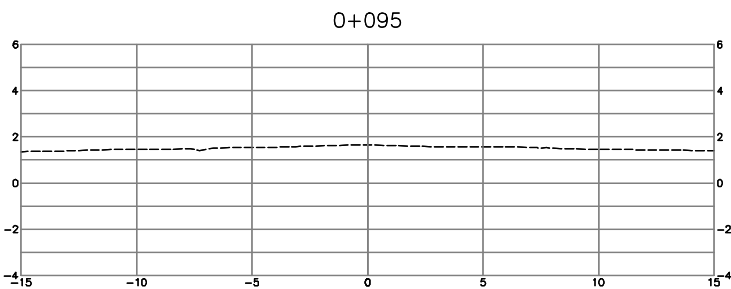
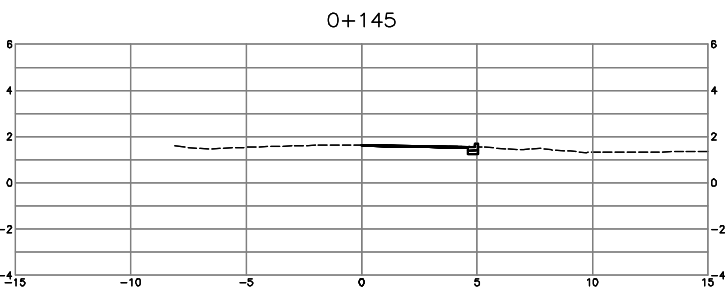
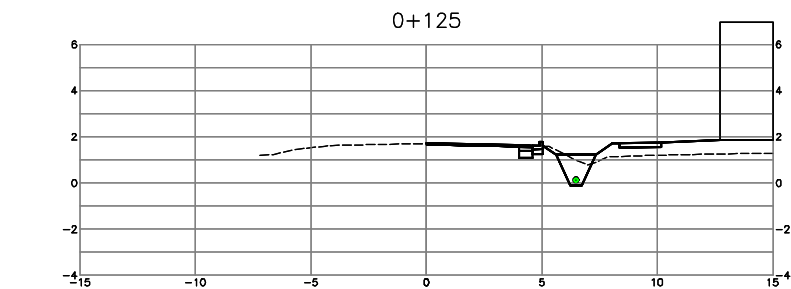
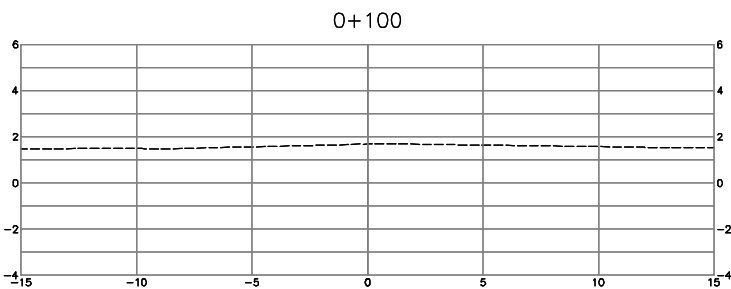
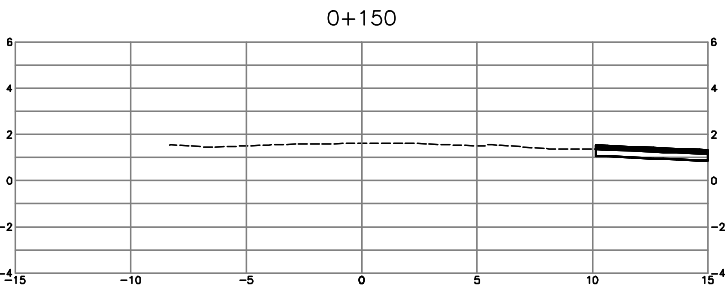
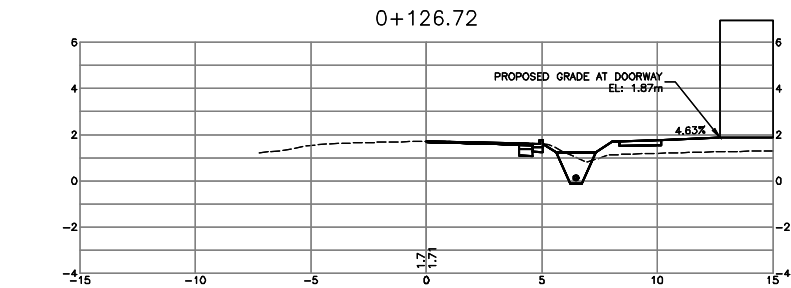
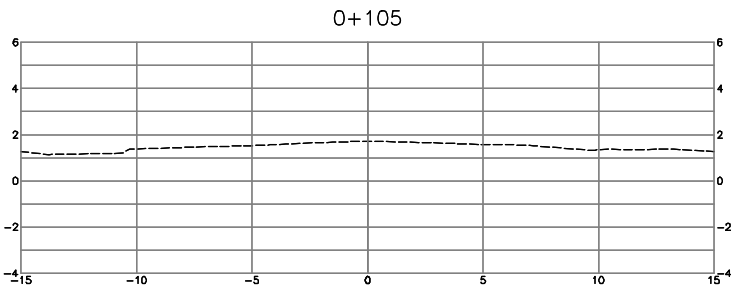
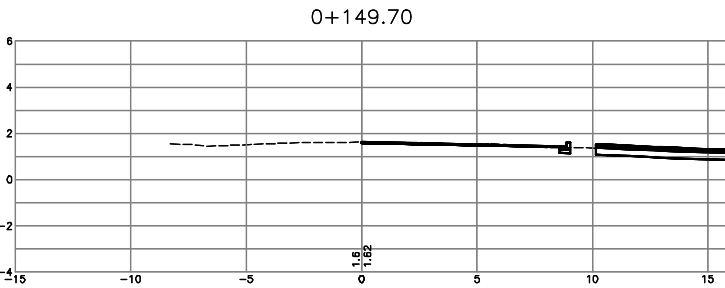
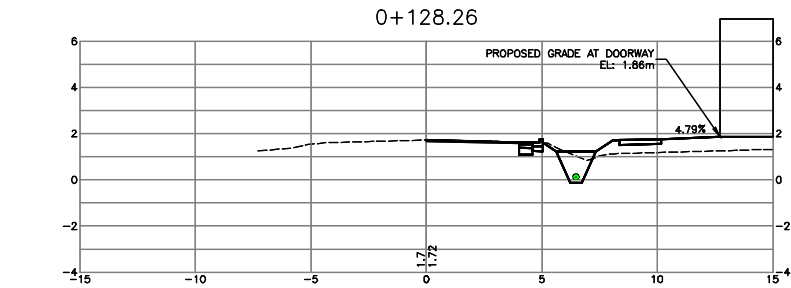
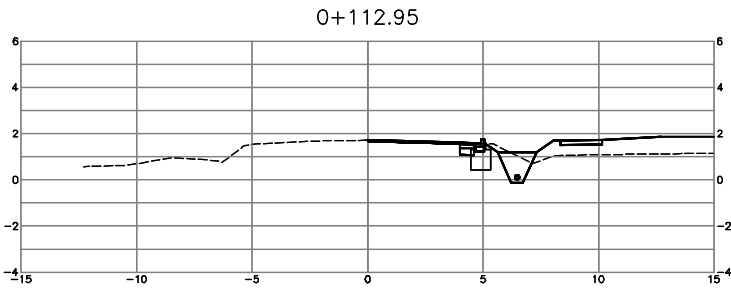
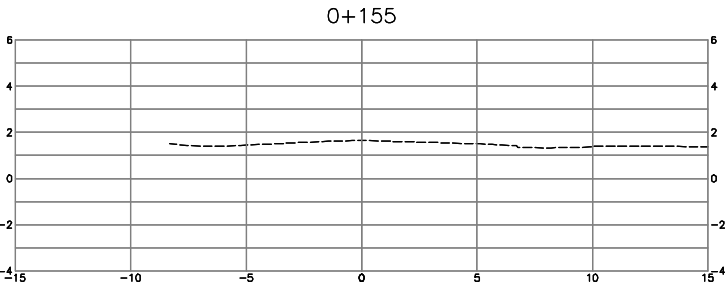
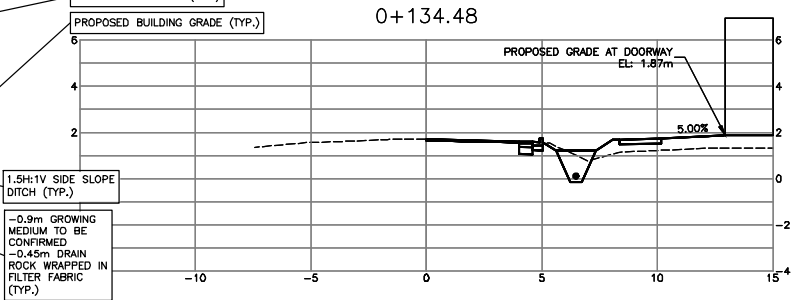
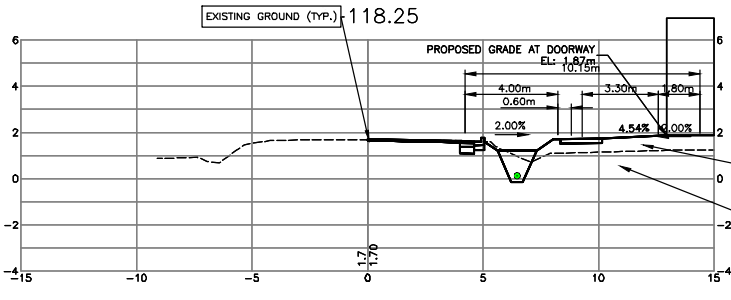
NO.	DATE	REVISION	BY
6	25-09-20	ISSUED FOR DEVELOPMENT PERMIT	DMW
5	25-04-25	ISSUED FOR TEAM REVIEW	DMW
4	25-05-05	RE-ISSUED FOR DEVELOPMENT PERMIT	DMW
3	23-05-25	ISSUED FOR CLIENT REVIEW	DMW
2	22-05-18	ISSUED FOR DEVELOPMENT PERMIT	DMW
1	21-05-21	ISSUED FOR CLIENT REVIEW	DMW

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engineer of record: K34
designed by: K34
drawn by: G34
date: 2024-05-24

revision: 153
file no: 22204
drawing no: XS-1

NOT FOR CONSTRUCTION



0+115

EXISTING GROUND (TYP.)

PROPOSED SIDEWALK (TYP.)

2%

DAYLIGHTS AT 1.5:1 WHERE SHOWN (TYP.)

CONTRACTOR TO VERIFY & LOCATE
EXISTING MAINS & SERVICE
CONNECTIONS & NOTIFY THE
ENGINEER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION

PERMIT TO PRACTICE # 1005639

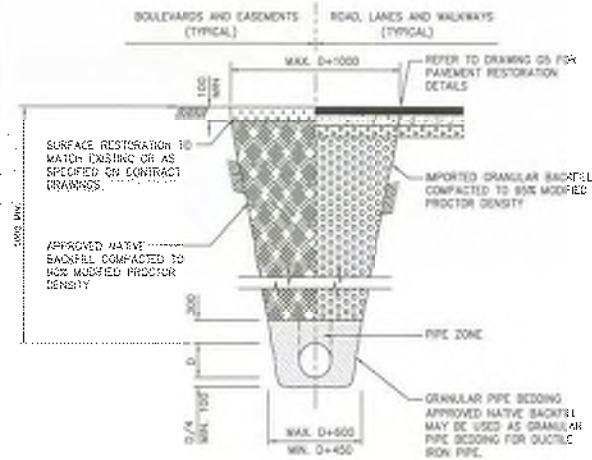
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signature of recipient designed by drawn by checked by 2023-05-24	K3H K3H G38	scales 1:50 hor: vert: title no 272704 drawing no. XS-2

Profile view of the proposed roadway. The vertical axis represents Elevation (EL) in meters, ranging from -4 to 10. The horizontal axis represents stationing, ranging from -15 to 15. The profile shows a dashed line for the existing ground and a solid line for the proposed roadway grade. A vertical curve is shown, with a callout indicating "PROPOSED GRADE AT DOORWAY EL: 1.87m". The profile shows a slight dip in the existing ground followed by a rise to a constant grade of approximately 1.87m.

Profile view of the proposed roadway. The vertical axis represents elevation in meters (m), ranging from -4 to 10. The horizontal axis represents stationing, ranging from -15 to 15. The profile shows the proposed grade at the doorway (EL. -1.87m) and the existing ground line. The proposed grade is shown as a solid line, and the existing ground is shown as a dashed line. The profile includes a 1.5% slope, a 2% slope, and a 5% slope. The proposed grade at the doorway is labeled as EL. -1.87m.

NOT FOR CONSTRUCTION

MMCD STANDARD DETAIL DRAWINGS



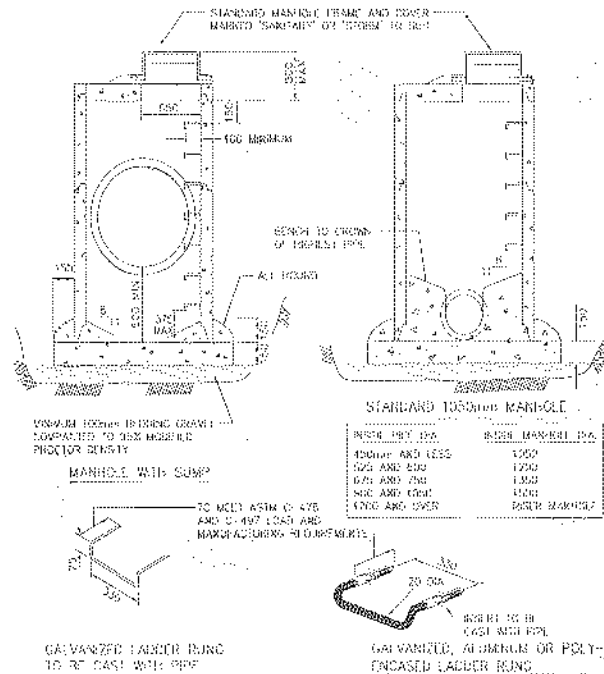
- NOTE: 1. REFER TO CONTRACT DRAWINGS, SECTION 31.23.01 FOR DETAILED SPECIFICATIONS.
2. REFER TO CONTRACT DRAWINGS, SECTION 31.23.01 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

UTILITY TRENCH

DRAWING NUMBER:
G4

MMCD STANDARD DETAIL DRAWINGS



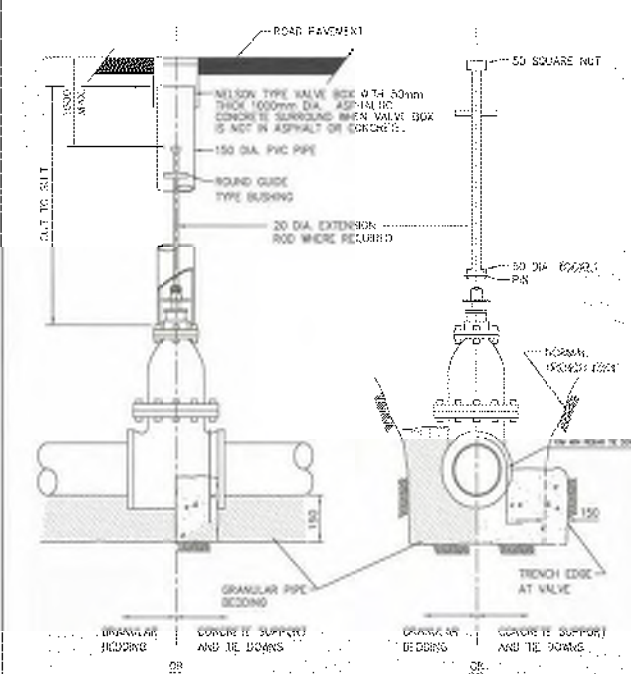
- NOTE: 1. DETAILS ARE DRAWN FOR PRECAST RINGS OR CAST-IN-PLACE BASIC PRECAST RINGS APPROVED BY CONTRACT ADMINISTRATION ARE ACCEPTABLE.
2. MAXIMUM DEPTH TO FIRST RING IS 500mm. WHEN MANHOLE IS INSTALLED BETWEEN TOP AND FIRST RING, MAXIMUM DEPTH MAY BE INCREASED TO 600mm.
3. FOR MANHOLES OVER 1000mm DIA. BASE THICKNESS TO BE 200mm.
4. REFER TO CONTRACT DRAWINGS, SECTION 31.23.01 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

STANDARD AND SUMP MANHOLES

DRAWING NUMBER:
S1

MMCD STANDARD DETAIL DRAWINGS



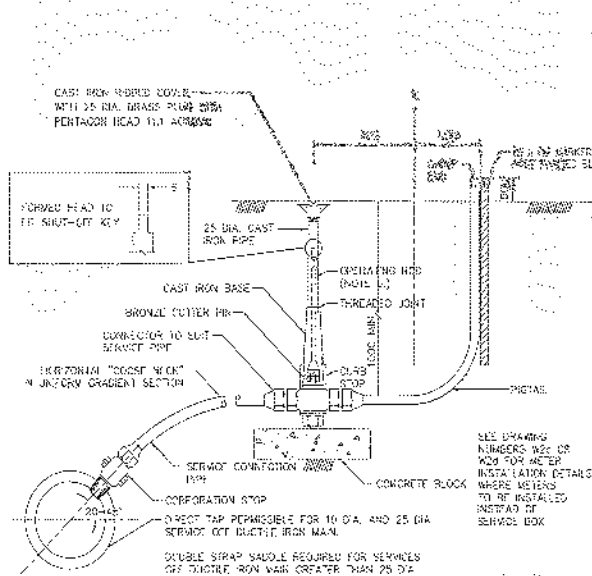
- NOTE: 1. REFER TO CONTRACT DRAWINGS FOR VALVE INSTALLATION DETAILS BY AREAS OF UNSTABLE GROUND (WHERE APPLICABLE).
2. REFER TO CONTRACT DRAWINGS, SECTION 31.23.01 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

GATE VALVE INSTALLATION

DRAWING NUMBER:
W3

MMCD STANDARD DETAIL DRAWINGS



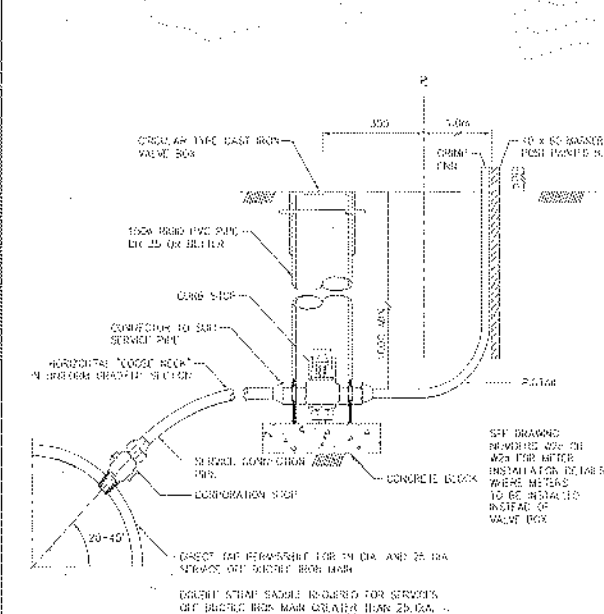
- NOTE: 1. THIS DETAIL FOR SERVICES TO 10 INCH ONLY.
2. PVC SADDLES TO SECTION 31.23.01.
3. INSTALL SERVICE PIPE WITH "HOUSE NECK" IN HORIZONTAL POSITION.
4. WHEN CURB STOP INSTALLED IN DRIVEWAY PLACE CURB IN CHAMBER. MARK "WATER". SEE DRAWING 59 FOR TYPICAL DETAIL.
5. REFER TO CONTRACT DRAWINGS, SECTION 31.23.01 FOR DETAILED SPECIFICATIONS.
6. OPERATING ROD DIMENSIONS:
• 1/2" FOR 25mm OR 32mm DIA. SERVICE
• 1/2" FOR 40mm TO 60mm DIA. SERVICE

NOT TO SCALE

WATER SERVICE CONNECTION - SERVICE BOX

DRAWING NUMBER:
W2a

MMCD STANDARD DETAIL DRAWINGS



- NOTE: 1. THIS DETAIL FOR SERVICES TO 10 INCH ONLY.
2. PVC SADDLES TO SECTION 31.23.01.
3. INSTALL SERVICE PIPE WITH "HOUSE NECK" IN HORIZONTAL POSITION.
4. WHEN CURB STOP INSTALLED IN DRIVEWAY PLACE CURB IN CHAMBER. MARK "WATER". SEE DRAWING 59 FOR TYPICAL DETAIL.
5. REFER TO CONTRACT DRAWINGS, SECTION 31.23.01 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

WATER SERVICE CONNECTION - VALVE BOX

DRAWING NUMBER:
W2b

VIS-ENG CONSULTING LTD.

CIVIL ENGINEERS PROJECT MANAGEMENT
#805 781-5555 4800 W. 10TH AVE. SUITE 100
PHOENIX, AZ 85042-4402 WEB: VIS-ENG.CA

PERMIT TO PRACTICE # 1005639



SITE MAP

GRAPHIC SCALE

	1:250	1:50	1:25
1:250	1:250	1:250	1:250
1:50	1:50	1:50	1:50
1:25	1:25	1:25	1:25

	EXISTING	PROP.	TO BE REMOVED
1:250	1:250	1:250	1:250
1:50	1:50	1:50	1:50
1:25	1:25	1:25	1:25



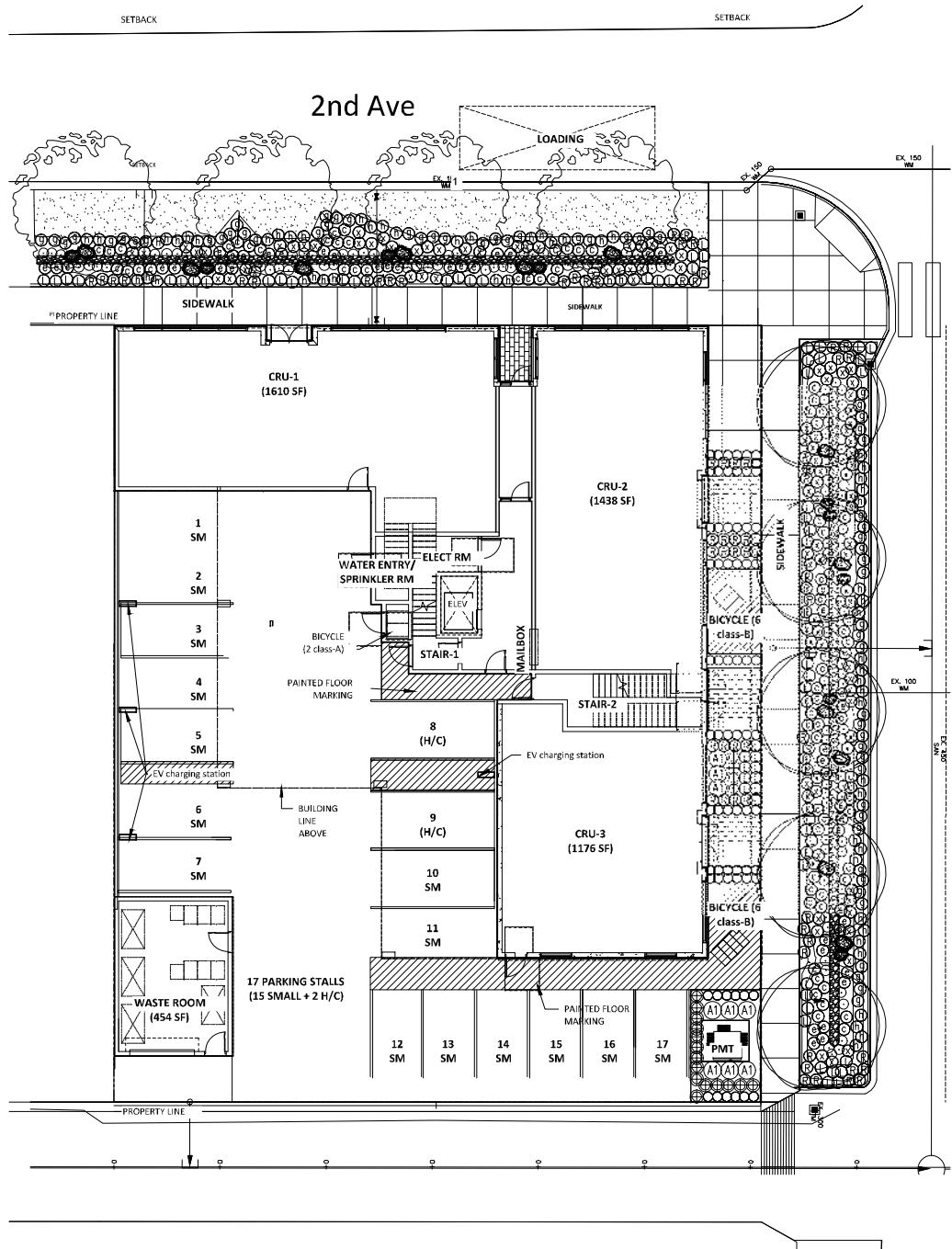
MARKVYNN CONSTRUCTION CORP.

37794 SECOND AVE
SQUAMISH, BC

STANDARD DETAILS

NO.	DATE	REVISION	BY
1	25-01-00	ISSUED FOR DEVELOPMENT PERMIT	CM
2	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
3	25-01-05	RE-ISSUED FOR DEVELOPMENT PERMIT	CM
4	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
5	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
6	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
7	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
8	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
9	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
10	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
11	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
12	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
13	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
14	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
15	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
16	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
17	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
18	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
19	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM
20	25-01-05	ISSUED FOR DEVELOPMENT PERMIT	CM

NOT FOR CONSTRUCTION



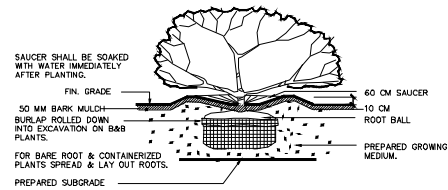
Vancouver St

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTTALLII	PACIFIC DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
	ACER GRISEUM	PAPERBARK MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	54	#3 POT	45 CM. O.C.	
	SARCOCOCCA HUMILIS	HIMALAYAN SWEET BOX	19	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	9	#3 POT	90 CM. O.C.	
	JUNCUS EFFUSUSIS	SOFT RUSH	103	#3 POT	45 CM. O.C.	
	CAREX OBNUPTA	SLOUGH SEDGE	71	#3 POT	45 CM. O.C.	
	ELEOCHARIS MACROSTACHYA	COMMON SPIKERUSH	48	#3 POT	45 CM. O.C.	
	CAREX EXSICCATA	WESTERN INFLATED SEDGE	102	#3 POT	45 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	68	#3 POT	45 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	69	#3 POT	45 CM. O.C.	
	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILY	61	#3 POT	45 CM. O.C.	
	GAULTHERIA SHALLON	SALAL	63	#3 POT	45 CM. O.C.	

NOTES / GENERAL

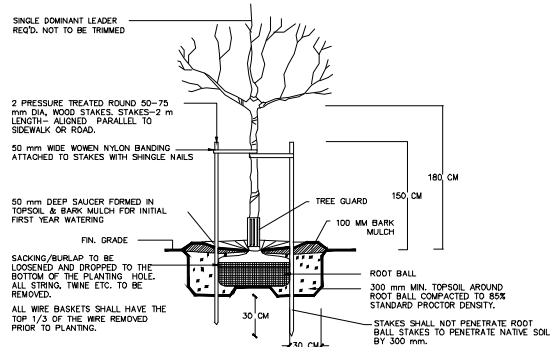
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS". BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL -- SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DEC/24	REVISED SITE PLAN	3
JUN/23	REVISED SITE PLAN	2
JUL/22	NEW SURVEY	1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

SITELINES ARCHITECTURE INC.
ATTENTION: GORD KLASSEN

SUITE #200
23160 - 96TH AVENUE
LANGLEY, B.C.
V1M 2R6
604-

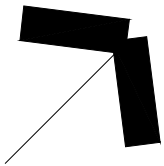
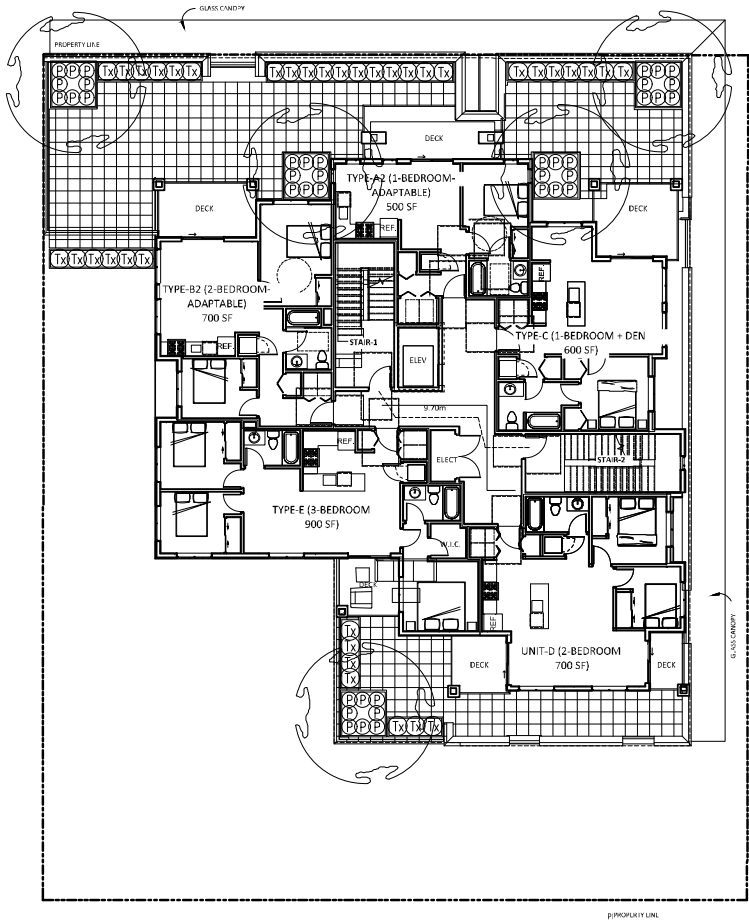
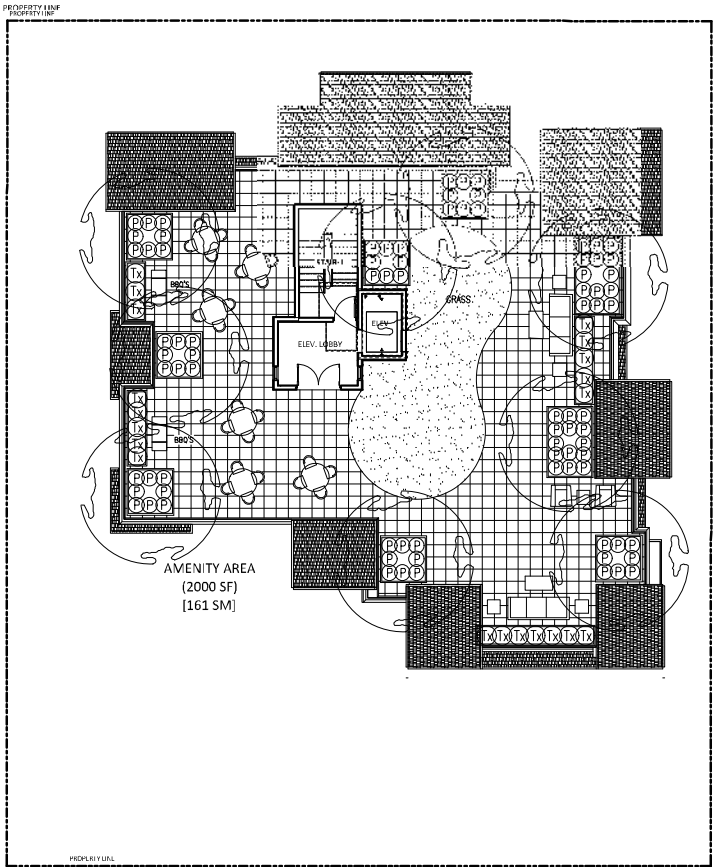
TITLE

GROUND FLOOR

LANDSCAPE PLAN
MIXED USE
PROJECT
37794 - 2 AVENUE
SQUAMISH, B.C.

SCALE	1:150	DATE	MAY/22
DRAFT	CHK'D		
ENG.	CHK'D		
APPROD	AS BUILT		

PRINTED	JOB No.	
	DRAWING No.	
	L-1	3



DEC/24	REVISED SITE PLAN	3
JUN/23	20'-SCALE'S REVISED SITE PLAN	2
JUL/22	NEW SURVEY	1
DATE	REVISIONS	SNO
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

SITELINES ARCHITECTURE INC.
ATTENTION: GORD KLASSEN

SUITE #200
23160 - 96th AVENUE
LANGLEY, B.C.
V1M 2R6
604-

TITLE
ROOFDECK AMENITY AREAS

LANDSCAPE PLAN
MIXED USE
PROJECT
37794 - 2 AVENUE
SQUAMISH, B.C.

SCALE	1:150	DATE	MAY/22
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.	3
	DRAWING No.	
L-1A		

		PLANT LIST		QTY.	SIZE	SPACING	REMARKS
KEY	BOTANICAL NAME	COMMON NAME					
	CERCIS CANADENSIS FOREST PANSY	REDBUD		14	3.00 METERS	AS SHOWN	B. & B.
Ⓟ	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS		118	#2 POT	AS SHOWN	
ⓧ	TAXUS x MEDIA HICKSII	HICK'S YEW		57	1.50 METERS	70 CM. O.C.	

