SELF STORAGE DEPOT - NORTH VANCOUVER

309 KENNARD AVENUE I NORTH VANCOUVER I BRITISH COLUMBIA

NORTH VANCOUVER REZONING + DEVELOPMENT PERMIT REVIEW

SUBMISSION : APRIL 27.2020

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PROJECT TEAM

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ONDERWATER LAND SURVEYING
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CONTACT: MATT ONDERWATER

PROPERTY INFORMATION

CIVIC ADDRESS:	309 KENNARD AVENUE, NORTH VANCOUVER,
LEGAL ADDRESS:	LOT D, BLOCK 26, DL 272, PLAN 11817
P.I.D.	005-419-743
ZONING [CURRENT]:	M3 - SPECIAL INDUSTRIAL
ZONING [PROPOSED]:	CD - COMPREHENSIVE DEVELOPMENT
SITE AREA:	44,593 sq. ft. [4,142 sq. m.] - PRE ROAD DEDICATION

TABLE OF CONTENTS

A0	COVER SHEET	A26	ROOF PLAN
A1	PROJECT INFORMATION	A27	SOUTH EXTERIOR ELEVATION
A2	OVERALL PERSPECTIVE VIEWS	A28	EAST EXTERIOR ELEVATION
A3	OVERALL PERSPECTIVE VIEWS	A29	NORTH EXTERIOR ELEVATION
A4	PHASE 1 PERSPECTIVE VIEWS	A30	WEST EXTERIOR ELEVATION
A5	CONTEXT PLAN 800m	A31	ELEVATIONS SPATIAL
A6	CONTEXT PLAN 400m	A32	PHASE 1 ELEVATIONS
A7	VIEW CORRIDORS / MOBILITY + TRANSPORTATION	A33	BUILDING SECTIONS
A8	CONTEXT SITE PHOTOS	A34	BUILDING SECTIONS
A9	CONTEXT SITE PHOTOS	A35	FIRE RESPONSE PLAN
A10	ISOMETRIC VIEW ANALYSIS		
A11	ISOMETRIC SHADOW STUDY		
A12	LEGAL SURVEY		
A13	CONTEXT SITE SECTIONS		
A14	STREETSCAPE ELEVATIONS		
A15	SITE PLAN		
A16	UNDERGROUND LEVEL PLAN		
A17	MAIN FLOOR PLAN		
A18	SECOND FLOOR PLAN		
A19	THIRD TO FIFTH TYPICAL FLOOR PLAN		
A20	SIXTH FLOOR PLAN		
A21	SEVENETH FLOOR PLAN		
A22	EIGHTH FLOOR PLAN		
A23	NINTH FLOOR PLAN		
A24	TENTH FLOOR PLAN		
A25	ELEVENTH FLOOR PLAN		

CITY OF NORTH VANCOUVER ZONING REVIEW

ZONING - M3 SPECIAL INDUSTRIAL

SITE COVERAGE + GROSS FLOOR AREA:

BUILDING HEIGHT:		MAXIMUM 12.2m OR 40'-0" ALLOWABLE 142'-0" PROPOSED
SITING SETBACKS:	FRONT LOT LINE	6.096m OR 20'-0" PROPOSED 0.0m OR 0'-0"
	EXTERIOR SIDE LOT LINE	6.096m OR 20'-0"
	REAR LOT LINE	3.048m OR 10'-0" PROPOSED 0.0m OR 0'-0"
	INTERIOR SIDE LOT LINE	3.048m OR 10'-0"
GROSS FLOOR AREA:		
	UNDERGROUND LEVEL	32,275 sq. ft.
	MAIN FLOOR	9,534 sq. ft.
	SECOND FLOOR	17,855 sq. ft.
	THIRD FLOOR	29,938 sq. ft.
	FOURTH FLOOR	29,938 sq. ft.
	FIFTH FLOOR	29,938 sq. ft.
	SIXTH FLOOR	30,158 sq. ft.
	SEVENTH FLOOR	29,066 sq. ft.
	EIGHTH FLOOR	27,938 sq. ft.
	NINTH FLOOR	27,938 sq. ft.
	TENTH FLOOR	26,687 sq. ft.
	ELEVENTH FLOOR	24,845 sq. ft.
	TOTAL GFA	**316,110 sq. ft. [29,368 sq. m.]**

OFF-STREET PARKING REVIEW

PARKING + MANEUVERING DIMENSIONS - MINIMUM DIMENSIONS REQUIRED

STANDARD PARKING STALL	5.2m [8.2'] x 5.486m [18']
ACCESSIBLE PARKING STALL	4m [13.12'] x 5.486m [18']
LOADING STALL	2.74m [9'] x 9.14m [30']
MANEUVERING AISLE:	6.7m [22']

PARKING REQUIREMENTS	INDUSTRIAL USE 1 STALL PER 95 sq. m. OF GROSS FLOOR AREA	
	29,388 sq. m. GFA / 95	= 309.3 STALLS REQUIRED
LOADING REQUIREMENTS:	INDUSTRIAL USE 1 STALL PER 1393.5 sq. m. OF GROSS FLOOR AREA	
	29,388 sq. m. GFA / 1393.5	= 21.0 LOADING STALLS RQUIRED

BICYCLE PARKING + ACCESS REVIEW

BICYCLE MANEUVERING DIMENSIONS - MINIMUM DIMENSIONS REQUIRED

BICYCLE STALL SHORT TERM	0.3m [1'] x 1.8m [6']
BICYCLE STALL SECURE	0.6m [2'] x 1.8m [6']
ACCESS AISLE WIDTH:	1.2m [4']

SHORT TERM BICYCLE PARKING:

- SHALL BE LOCATED WITHIN 15m OF MAIN ENTRANCE
- LOCATED SO 50% OF SPACES ARE SHELTERED FROM THE ELEMENTS WHERE MORE THAN 6 STALLS REQ'D
- 6 SPACES REQ'D PER 1,000 sq. m. GFA

TOTAL SHORT TERM STALLS REQUIRED 29,388 sq / 1000 = 29.3 STALLS
TOTAL SHORT TERM STALLS PROVIDED 8 STALLS PROVIDED

SECURE BICYCLE PARKING:

- SHALL BE PROVIDED IN COMMON AREA
- SHALL BE FULLY ENCLOSED
- AT THE LEVEL OF GRADE OR AT THE FIRST LEVEL OF VEHICLE PARKING ABOVE OR BELOW
- ACCESSED DIRECTLY ON GRADE OR BY THE ELEVATOR FROM A PRIMARY ENTRANCE
- SHALL BE PROVIDED BY MEANS OF A BIKE RACK IN A BICYCLE ROOM, BICYCLE COMPOUND OR BICYCLE LOCKERS
- 1 SPACE PER 250 sq. m. GROSS FLOOR AREA

TOTAL SECURE STALLS REQUIRED 29,388 / 250 = 117.5 STALLS REQUIRED
TOTAL SECURE STALLS PROVIDED = 0

ACCESSORY END DESTINATION FACILITIES:

- SHALL BE PROVIDED IN A COMMON AREA
- LOCATED NO MORE THAN 50m FROM SECURE BICYCLE PARKING
- SHALL BE EQUALLY DIVIDED BY GENDER UNLESS NO MORE THAN 30 AND EACH WASHROOM IS LOCKABLE BY USER

- SHALL PROVIDE, SHOWERS + WASH BASIN, WATER CLOSETS, CLOTHING LOCKERS AND GROOMING STATIONS

-

REGISTERED ARCHITECT
LARRY PODHORA
BRITISH COLUMBIA

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PHASE ONE PERSPECTIVE VIEWS

REGISTERED ARCHITECT
LARRY PODHORA
BRITISH COLUMBIA

April 28 2020

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800m CONTEXT PLAN - NODES, NEIGHBOURHOODS, LANDMARKS

800m CONTEXT PLAN LEGEND

SITE ICONS

PROPOSED SITE

ROADWAYS

BUILDINGS

VIEW CORRIDORS

VIEWS FROM SITE

TRANSPORTATION PATHS

MAJOR TRANSPORATION CORRIDOR

MEDIUM CAPACITY ARTERIAL ROAD

LOW CAPACITY DISTRIBUTOR ROAD

NODES AND REGIONAL LANDMARKS

INDUSTRIAL TYPE USE

MAJOR SHOPPING CENTRE

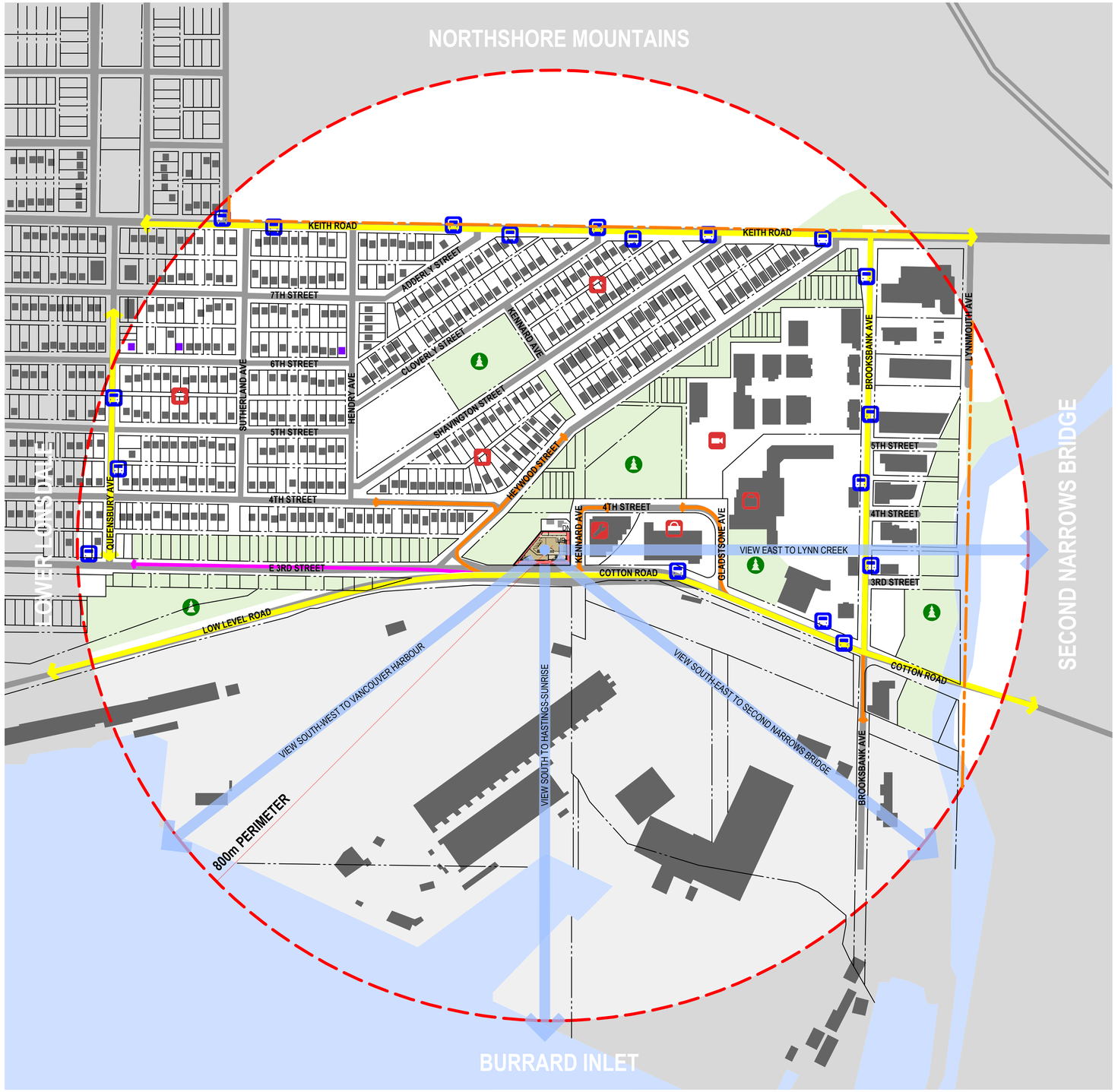
FILM STUDIO

RESIDENTIAL NEIGHBOURHOOD

CITY BUS STOP

PUBLIC PARKS

HERITAGE LANDMARK



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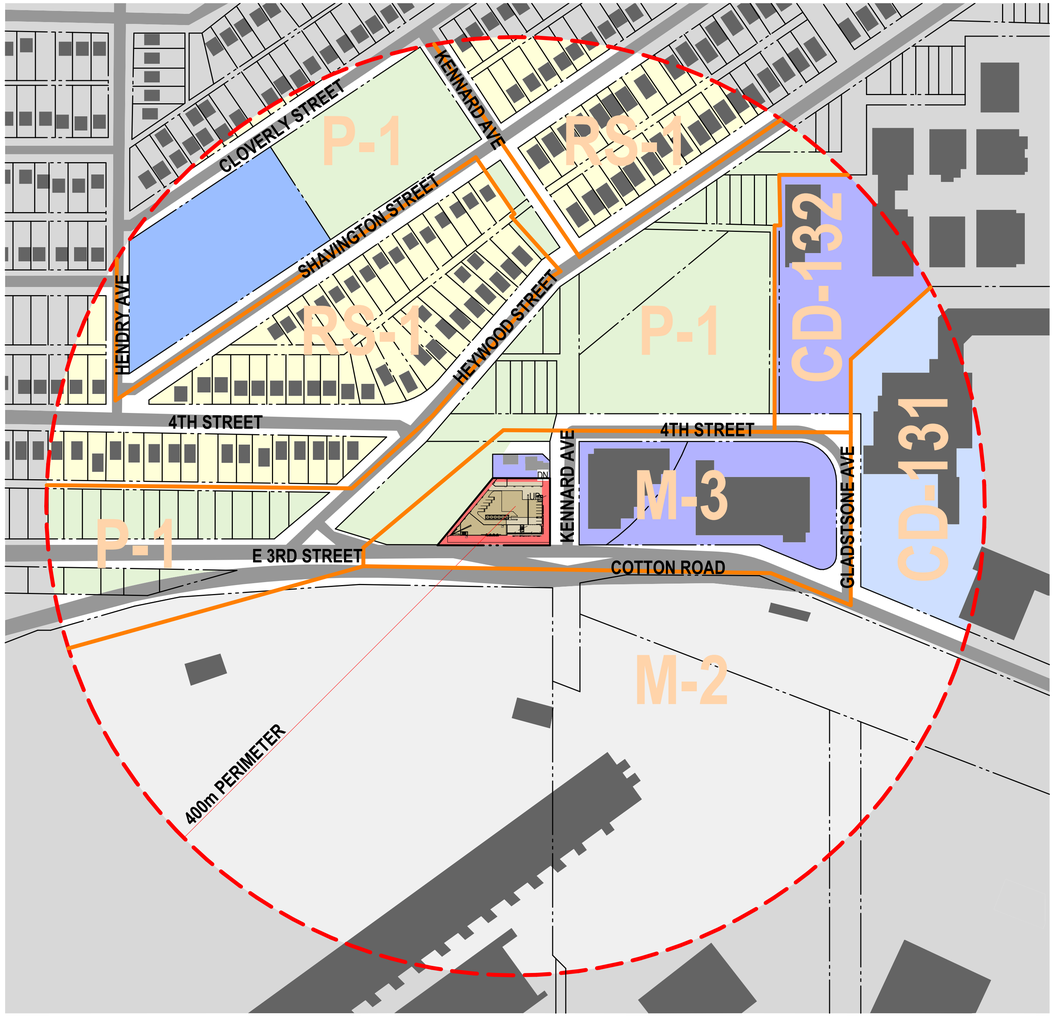


OCP + ZONING LEGEND

400m CONTEXT PLAN - OCP + ZONING

SITE ICONS

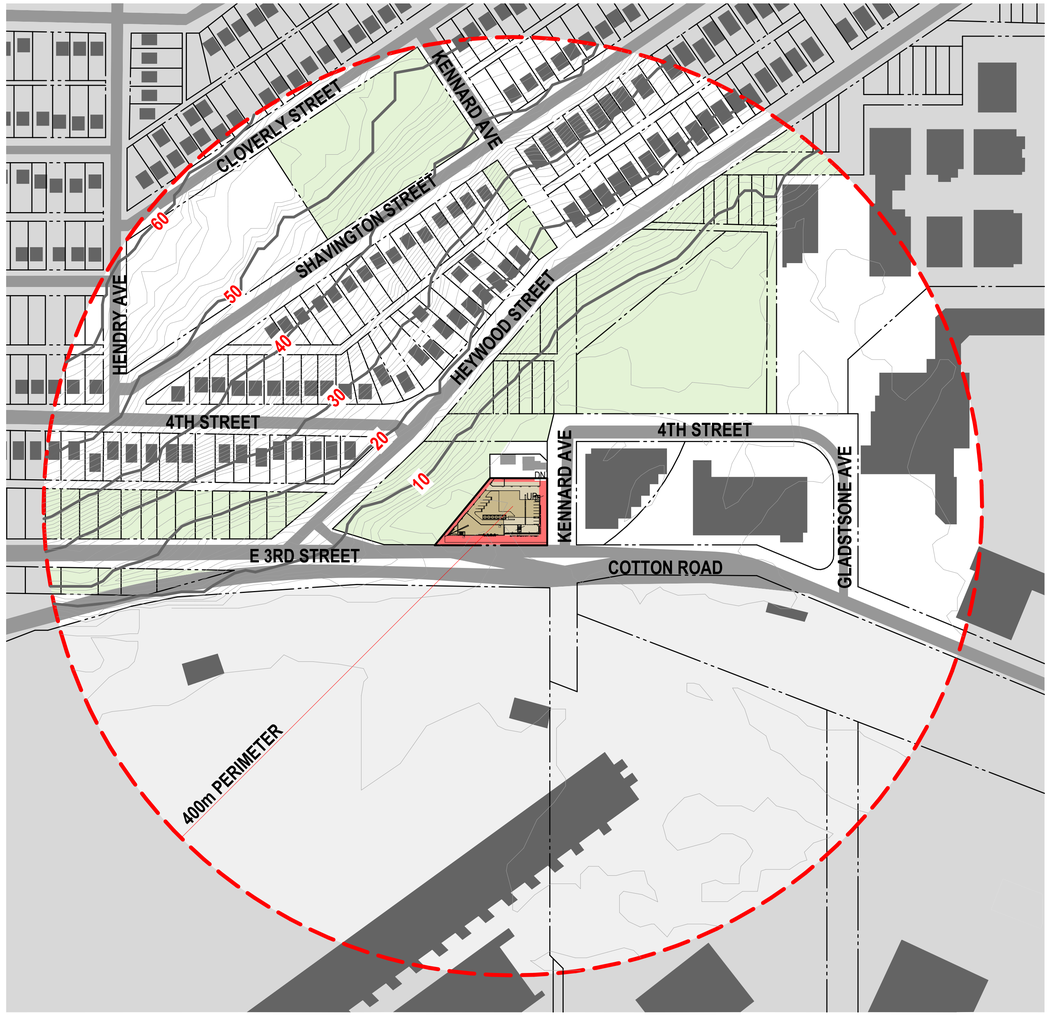
ZONING BOUNDARY | PROPOSED SITE | OCP DESIGNATION | ROADWAYS | BUILDINGS

ZONING TYPES

- RS-1 ONE UNIT RESIDENTIAL 1
- P-1 PUBLIC USE AND ASSEMBLY 1
- M-2 GENERAL INDUSTRIAL
- M-3 SPECIAL INDUSTRIAL
- CD-131 COMPREHENSIVE DEVELOPMENT 131
- CD-132 COMPREHENSIVE DEVELOPMENT 132

OCP DESIGNATIONS

- SCHOOL + INSTITUTIONAL
- COMMERCIAL
- PARKS, RECREATION + OPEN SPACE
- MIXED EMPLOYMENT
- PROPOSED SITE - MIXED EMPLOYMENT
- INDUSTRIAL
- RESIDENTIAL LEVEL 1



TOPOGRAPHY LEGEND

400m CONTEXT PLAN - TOPOGRAPHY

SITE ICONS

20 / 10 MAJOR TOPOGRAPHIC CONTOURS 10m INCREMENTS | MINOR TOPOGRAPHIC CONTOURS | PROPOSED SITE | ROADWAYS | BUILDINGS

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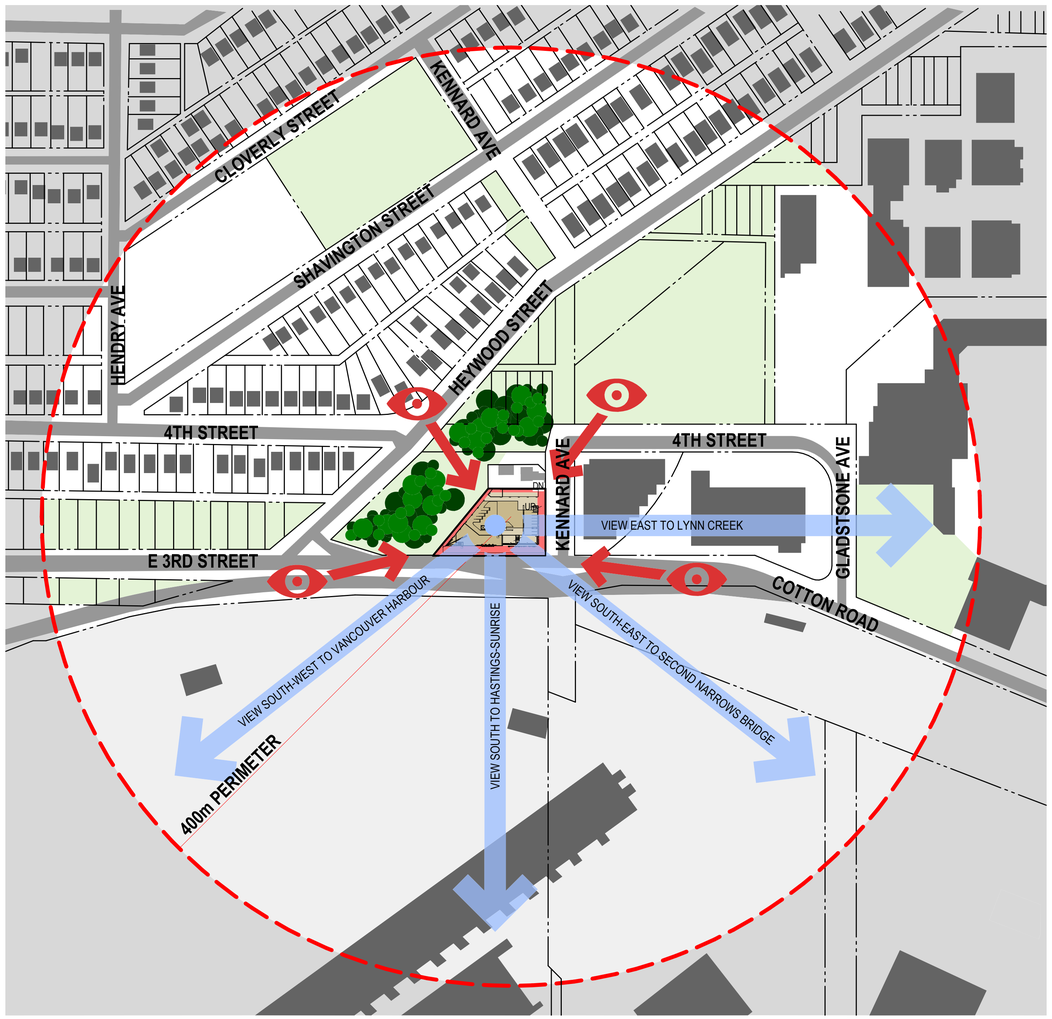

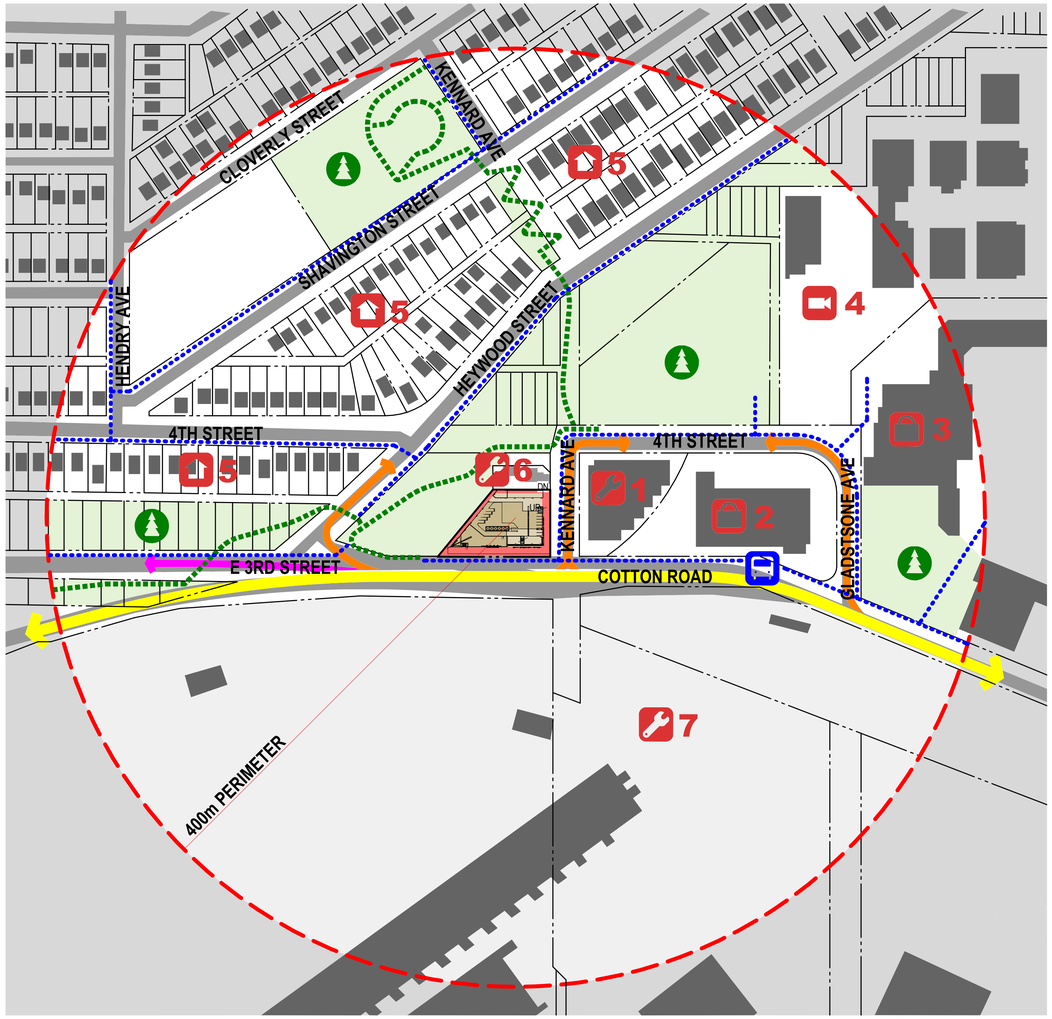

VIEW CORRIDORS LEGEND

400m CONTEXT PLAN - VIEW CORRIDORS

SITE ICONS

PROPOSED SITE

ROADWAYS

BUILDINGS

FEATURES

HEAVILY FORESTED AREA
CONIFEROUS AND DECIDOUS MIX

VIEW CORRIDORS

VIEWS TO SITE

VIEWS FROM SITE

MOBILITY + TRANSPORTATION LEGEND

400m CONTEXT PLAN - MOBILITY + TRANSPORTATION

SITE ICONS

PROPOSED SITE

ROADWAYS

BUILDINGS

TRANSPORTATION PATHS

MAJOR TRANSPORATION CORRIDOR

MEDIUM CAPACITY ARTERIAL ROAD

LOW CAPACITY DISTRIBUTOR ROAD

PEDESTRIAN PATH OF TRAVEL

SPIRIT TRAIL

ADJACENT USES

1 SINGLE STOREY MULTI-TENANT INDUSTRIAL BUILDING

2 SINGLE STOREY RONA BUILDING SUPPLIES

3 PARK AND TILFORD SHOPPING CENTRE

4 NORTH SHORE STUDIOS

5 SINGLE FAMILY RESIDENCES

6 BC HYDRO POWER SUBSTATION

7 NEPTUNE BULK TERMINALS

CITY BUS STOP

PUBLIC PARKS

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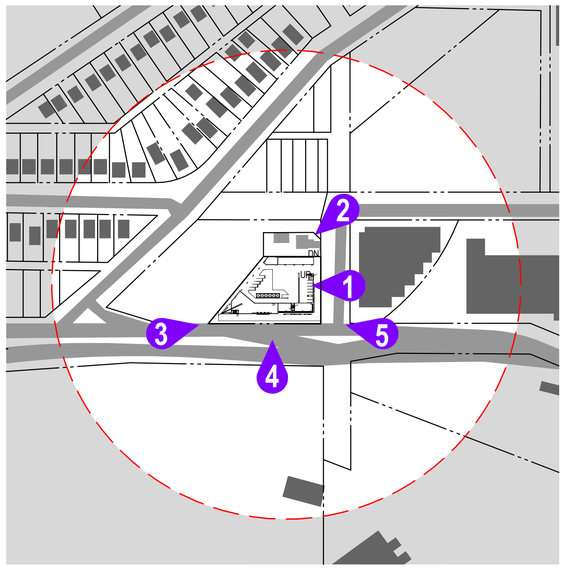
1 SITE - WEST

2 SITE - NORTH EAST



SITE PHOTO CONTEXT PLAN

3 SITE - SOUTH EAST

4 SITE - SOUTH

5 SITE - SOUTH WEST

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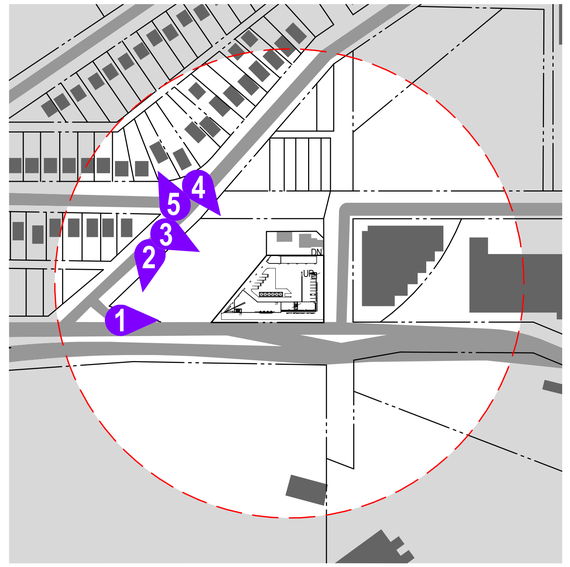
1 SITE CONTEXT - WEST

2 SITE CONTEXT - HAYWOOD STREET SOUTH



SITE PHOTO CONTEXT PLAN

3 SITE CONTEXT - HAYWOOD STREET EAST TOWARDS SITE

4 SITE CONTEXT - HAYWOOD STREET SOUTH-EAST TOWARDS SITE

5 SITE CONTEXT - HAYWOOD + 4TH STREET NORTH WEST

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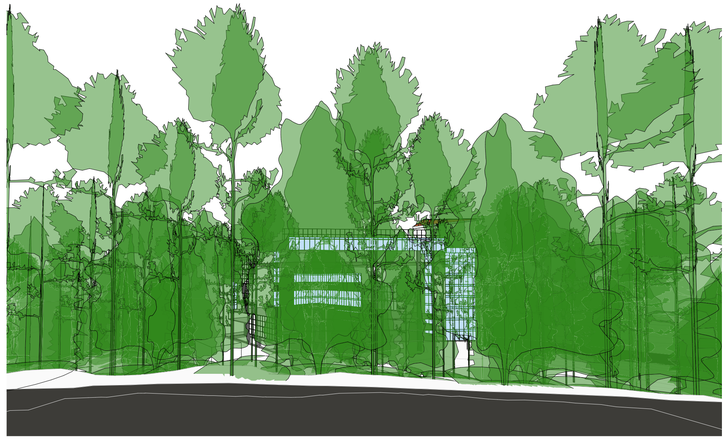
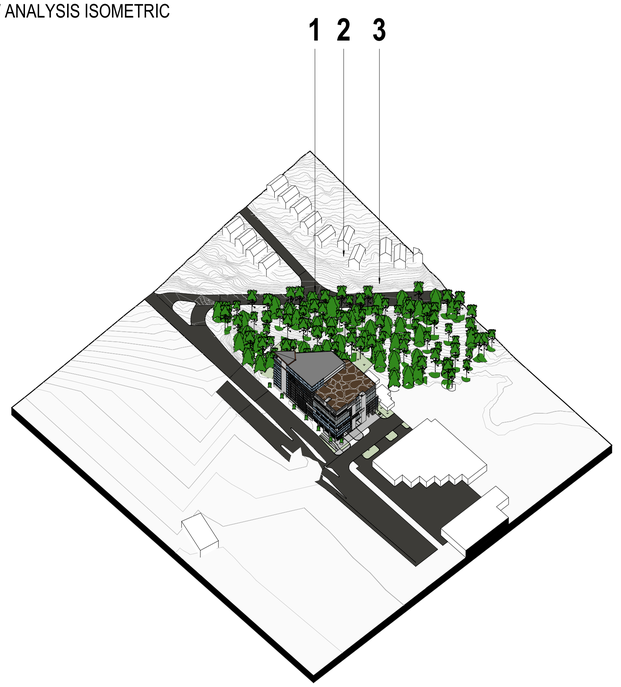
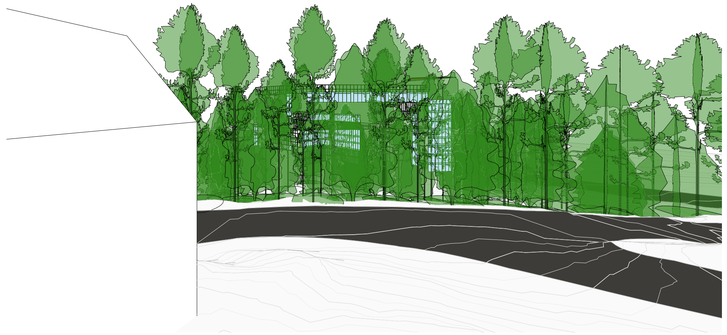


1 - HEYWOOD ST - LOOKING EAST - SUMMER

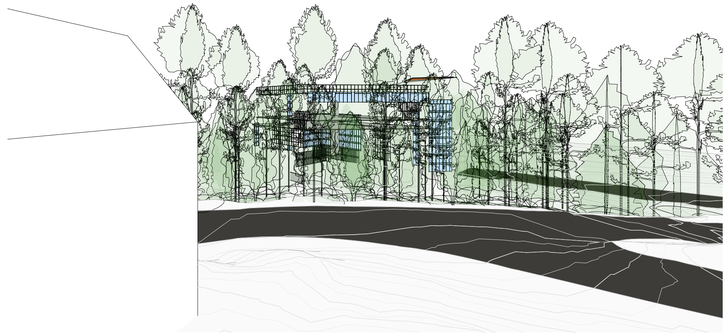
1 - HEYWOOD ST - LOOKING EAST - WINTER

VIEW ANALYSIS ISOMETRIC





2 - 2ND FLOOR PRIVATE RESIDENCE - 4TH ST + HEYWOOD ST - LOOKING EAST - SUMMER



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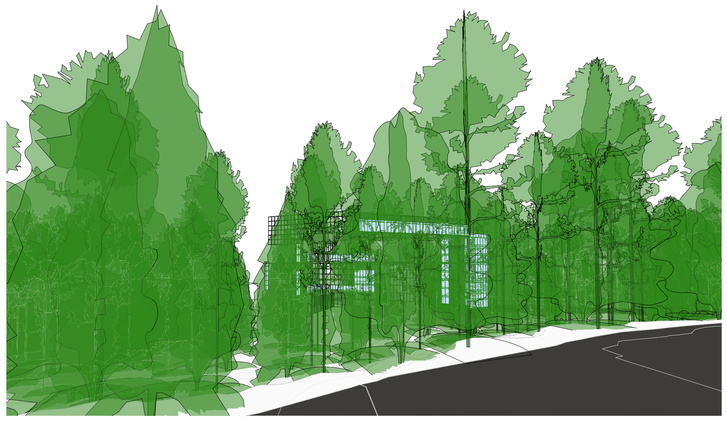

3 - HEYWOOD AVE - LOOKING SOUTH-EAST - SUMMER

3 - HEYWOOD AVE - LOOKING SOUTH-EAST - WINTER

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BRITISH COLUMBIA

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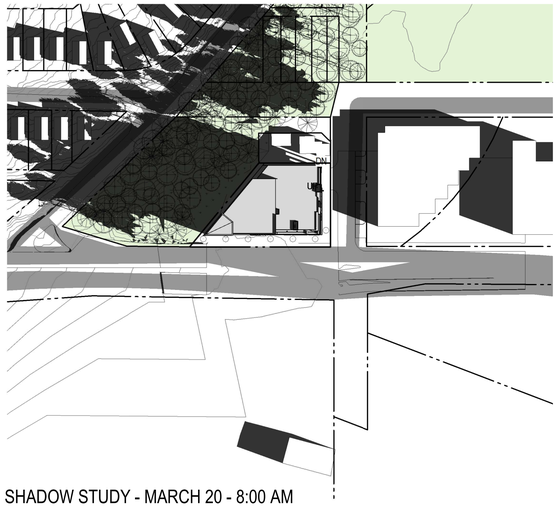

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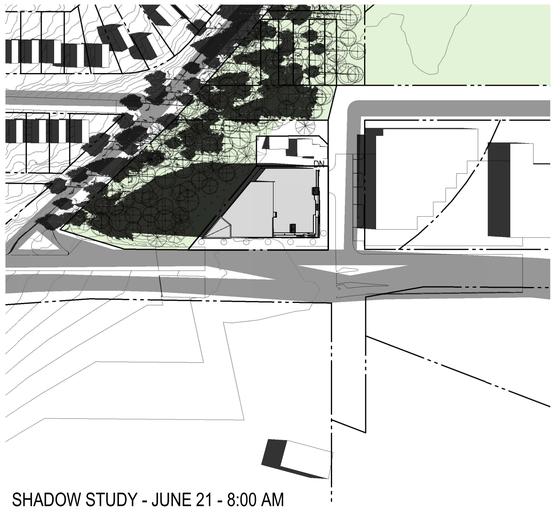

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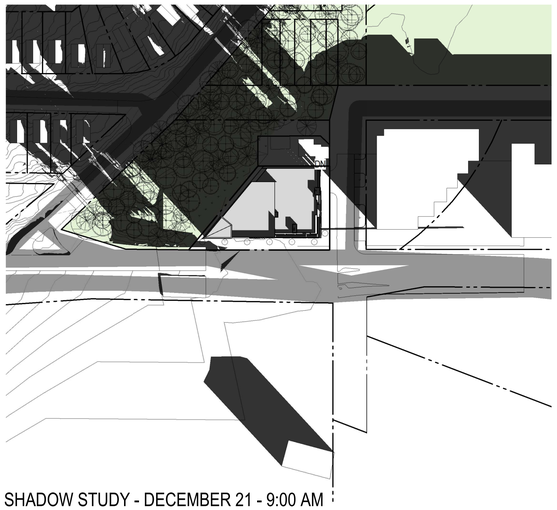

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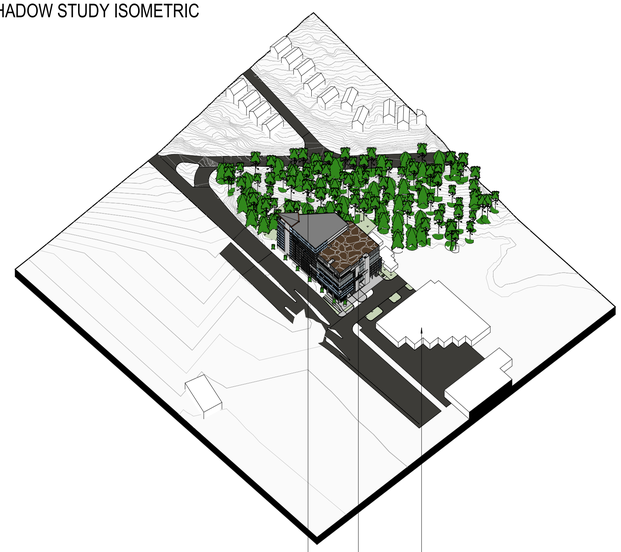

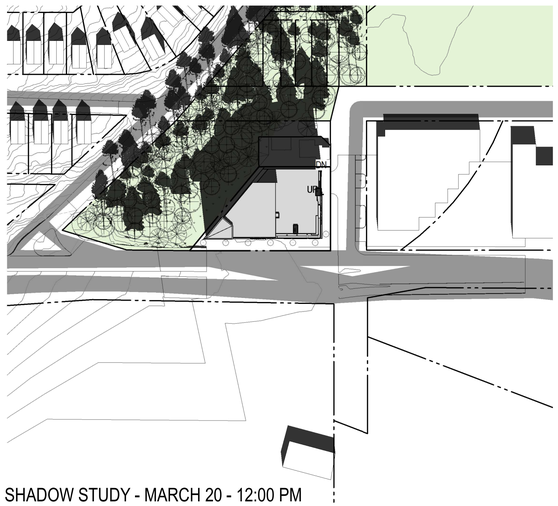

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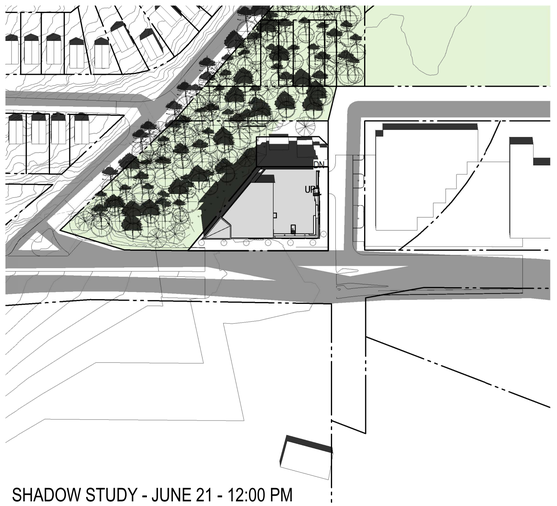

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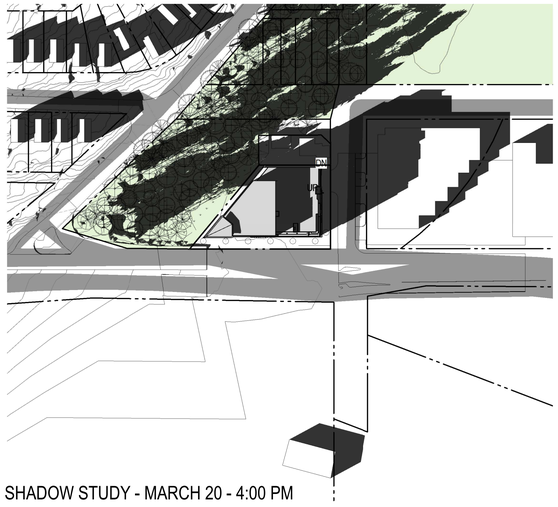
SHADOW STUDY - DECEMBER 21 - 12:00 PM



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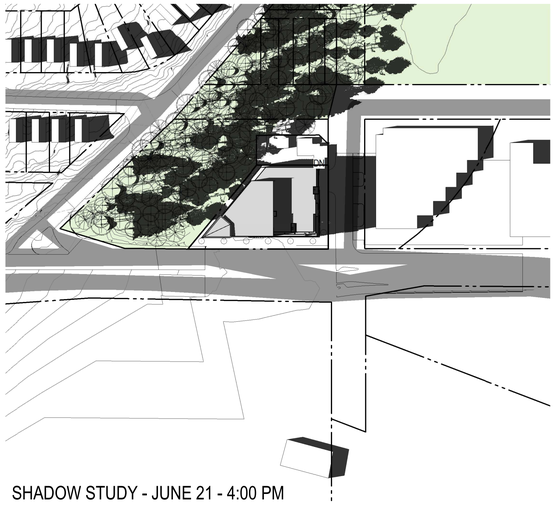

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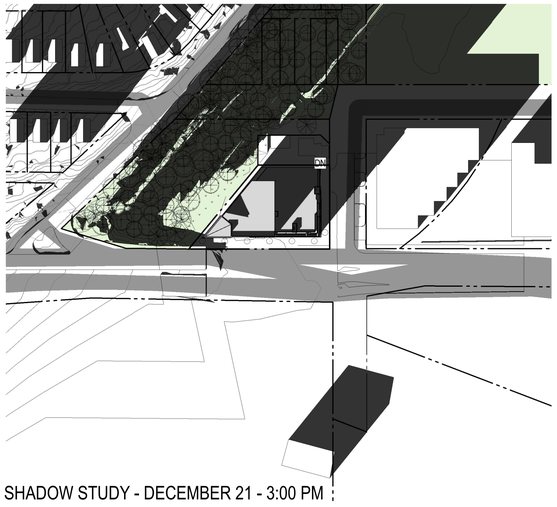

SHADOW STUDY - DECEMBER 21 - 3:00 PM

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April 28 2020

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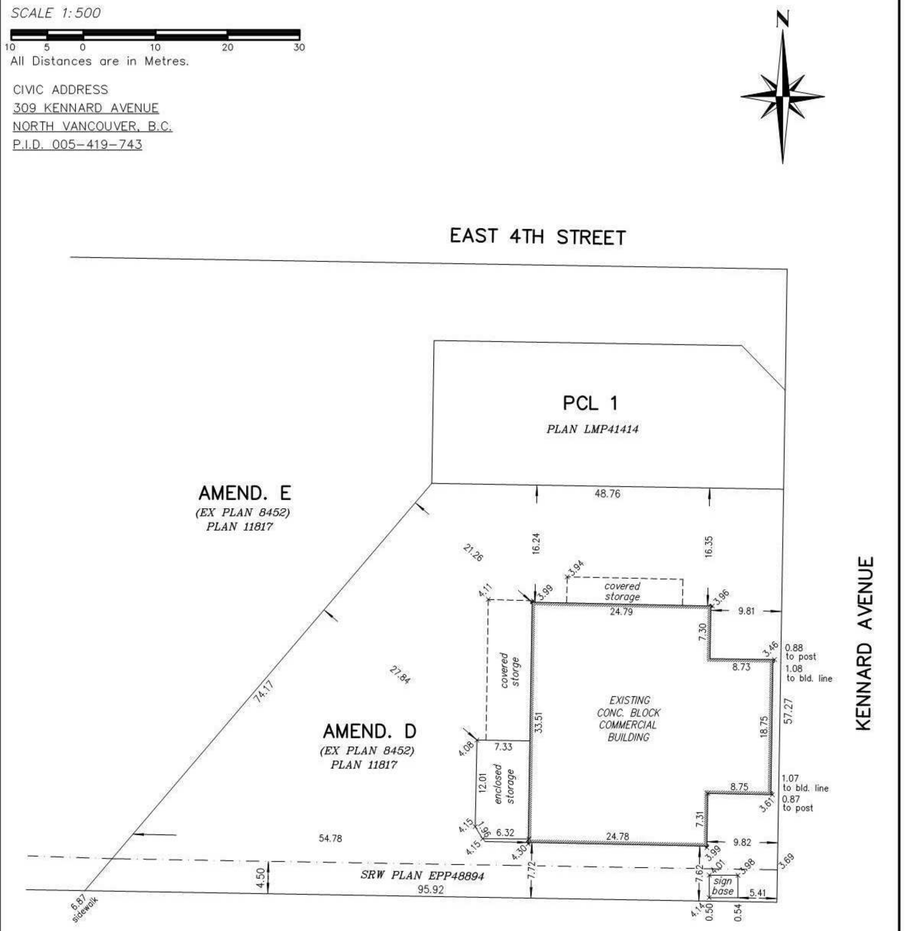
PLAN SHOWING STRUCTURES CONSTRUCTED ON AMENDED LOT D (EX. PLAN 8452) BLOCK 26 DISTRICT LOT 272 PLAN 11817

SCALE 1:500

10 5 0 10 20 30

All Distances are in Metres.

CIVIC ADDRESS
309 KENNARD AVENUE
NORTH VANCOUVER, B.C.
P.I.D. 005-419-743



ONDERWATER LAND SURVEYING

CLOVERDALE B.C.
Phone 604-574-7311
WWW.ONDERWATER.CA

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 14th day of May, 2019.

B.C.L.S (C)

This document is not valid unless originally signed and sealed.

OUR FILE: JNV19-75_CERT

NOTES: Measurements are shown to the outside of concrete walls at building line.

Property boundary dimensions shown hereon, are derived from Plan EPP48894.

This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or corners.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CLIENT: AAA SELF STORAGE

REGISTERED ARCHITECT LARRY PODHORA PROFESSIONAL ENGINEER BRITISH COLUMBIA

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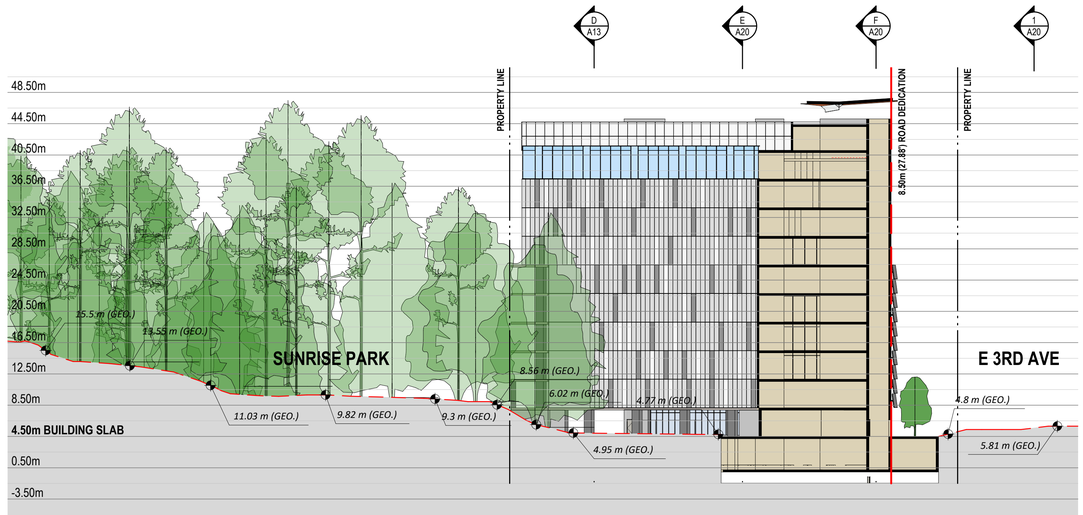
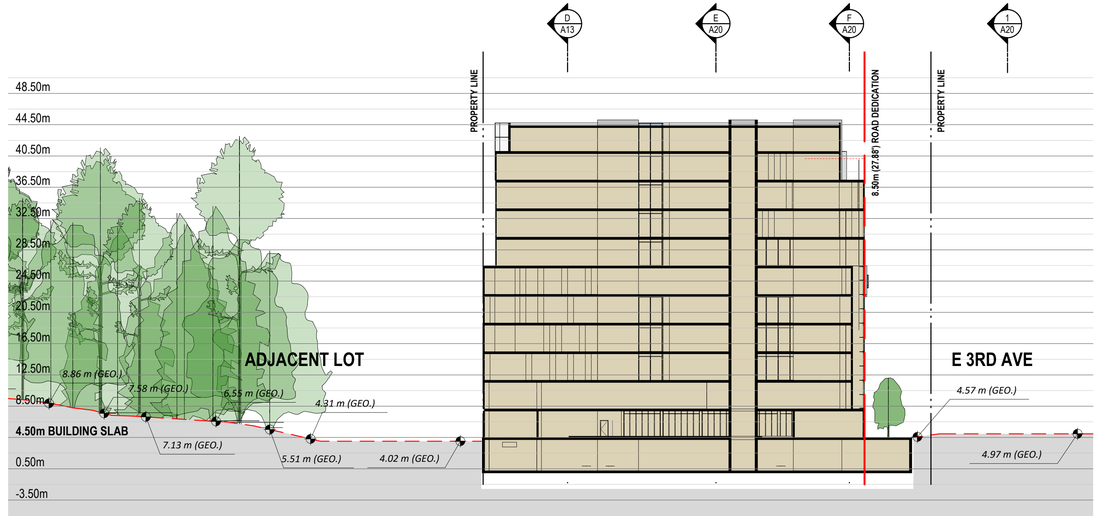


A SITE SECTION A-A

SCALE: 1" = 30'-0"



B SITE SECTION B-B

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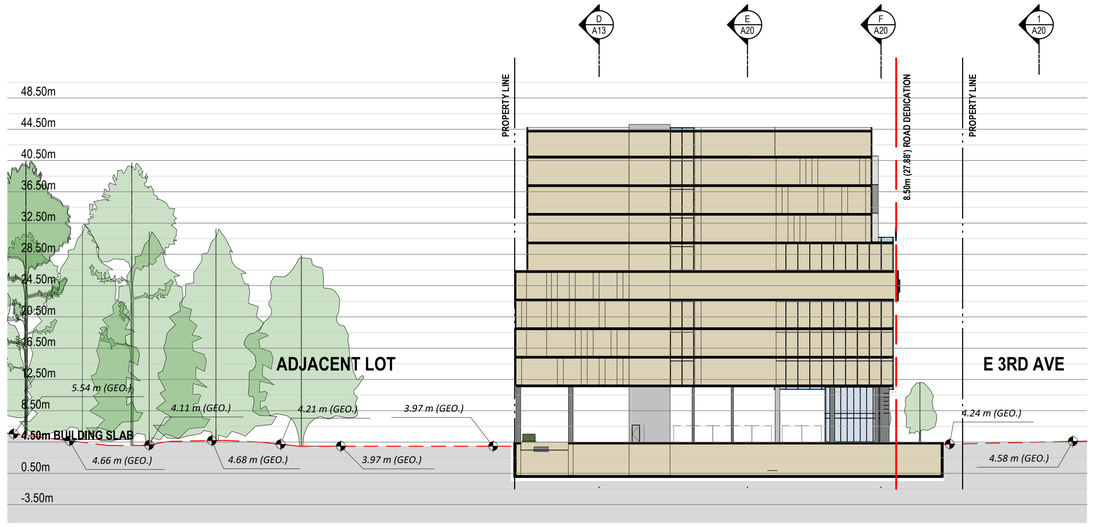
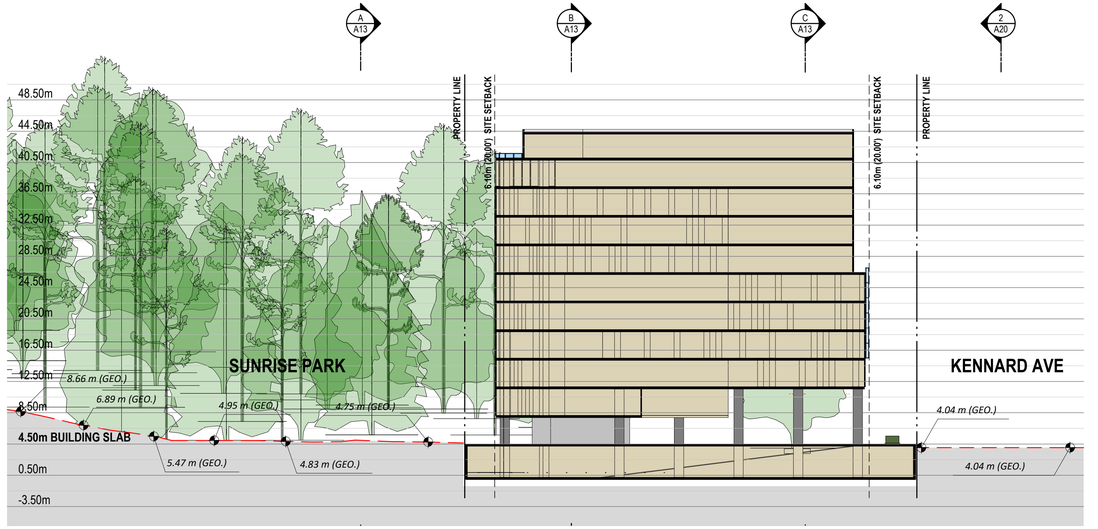


C SITE SECTION C-C

SCALE: 1" = 30'-0"



D SITE SECTION D-D

SCALE: 1" = 30'-0"

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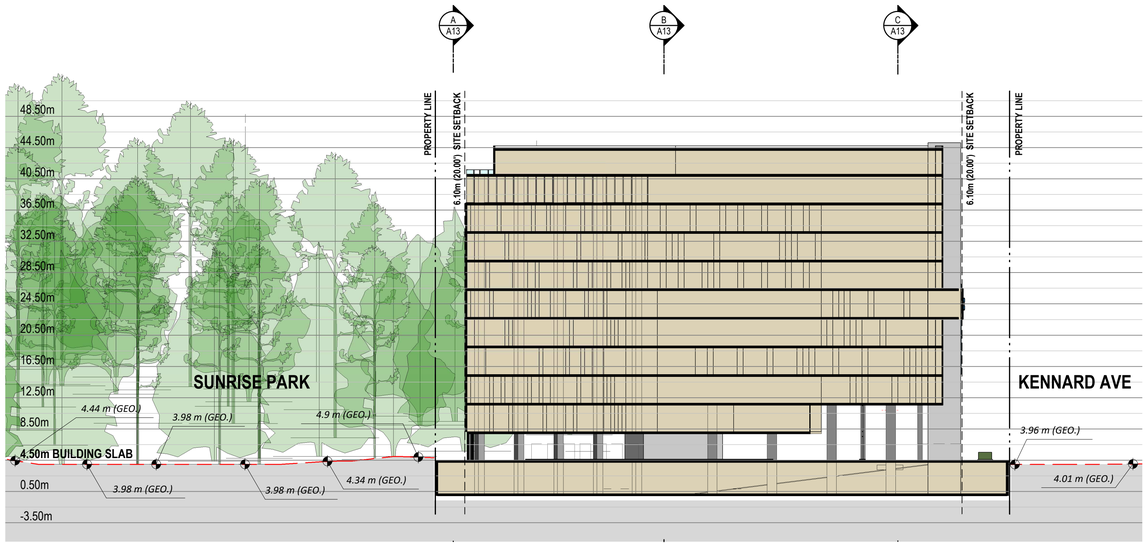

E SITE SECTION E-E

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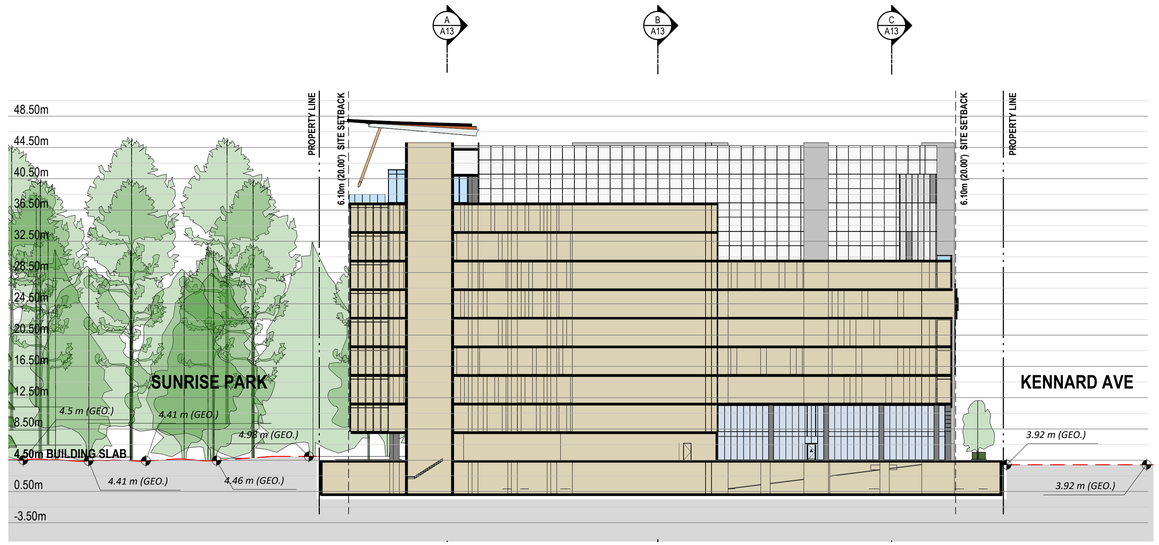

F SITE SECTION F-F

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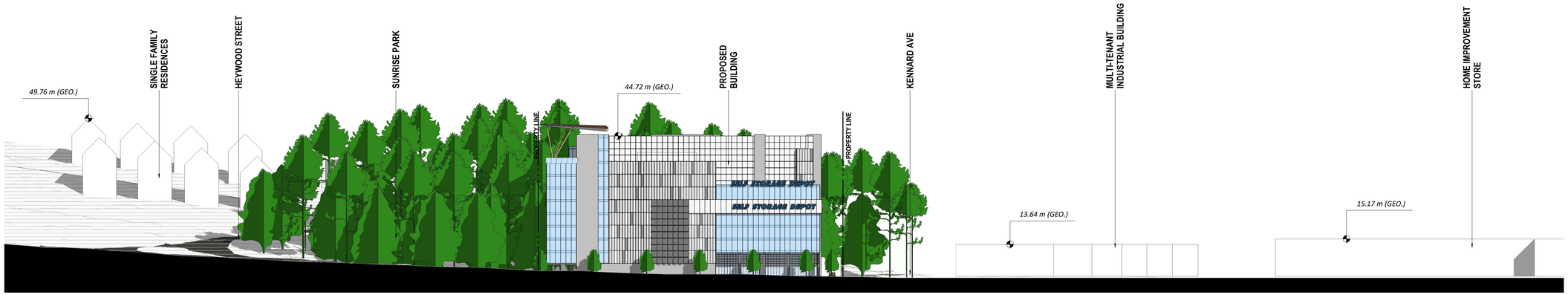
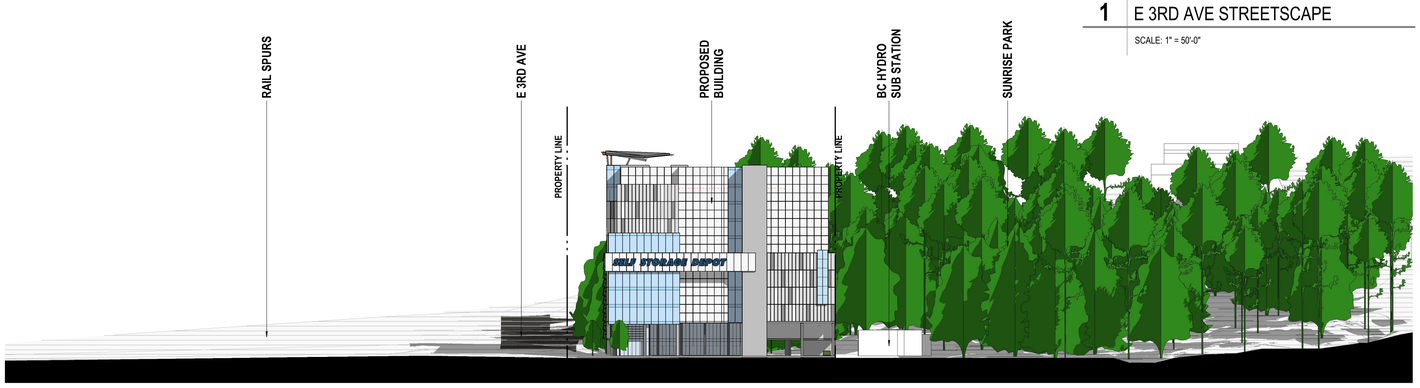


1 E 3RD AVE STREETSCAPE

SCALE: 1" = 50'-0"



2 KENNARD AVE STREETSCAPE

SCALE: 1" = 50'-0"

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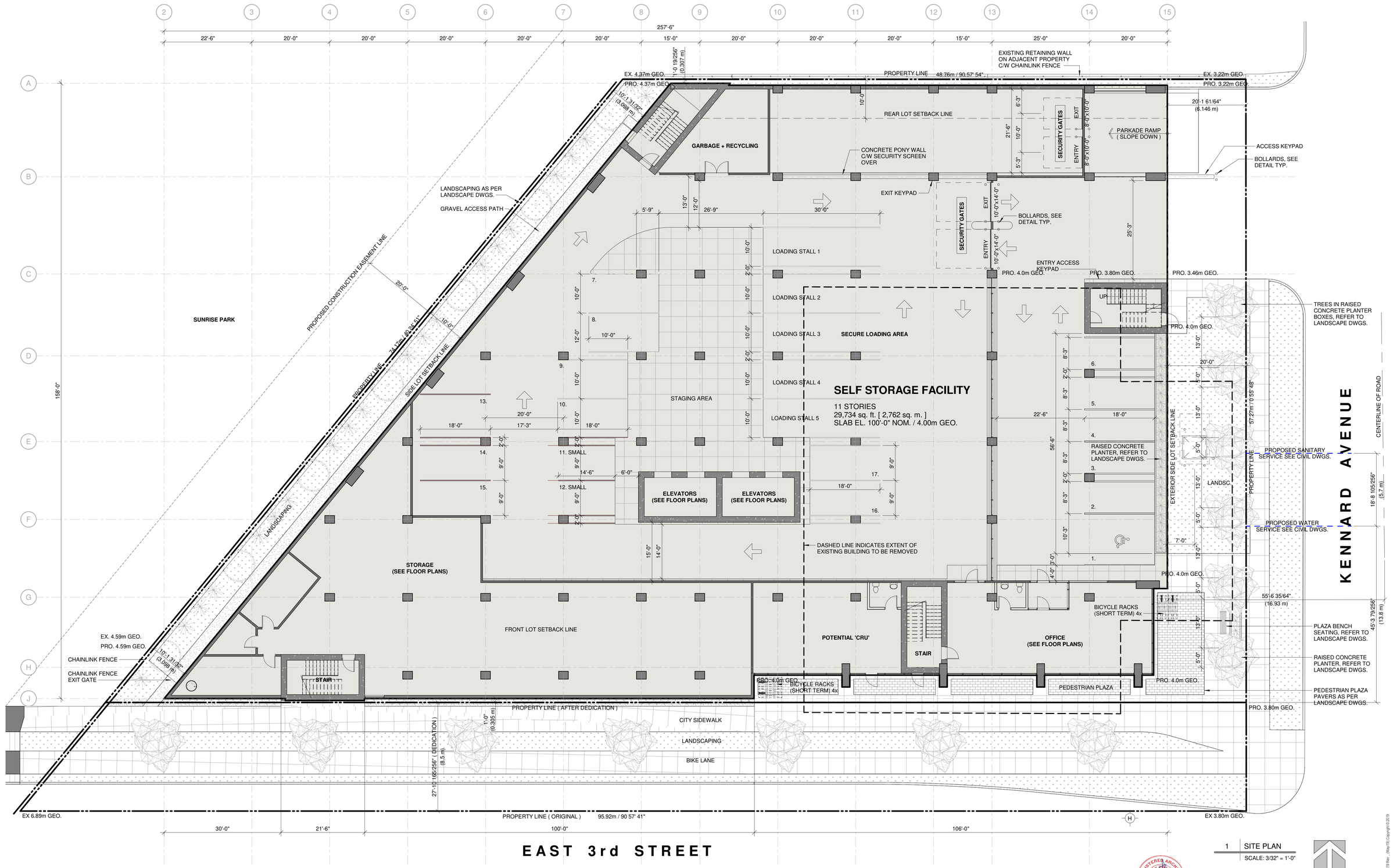

1 SITE PLAN
SCALE: 3/32" = 1'-0"

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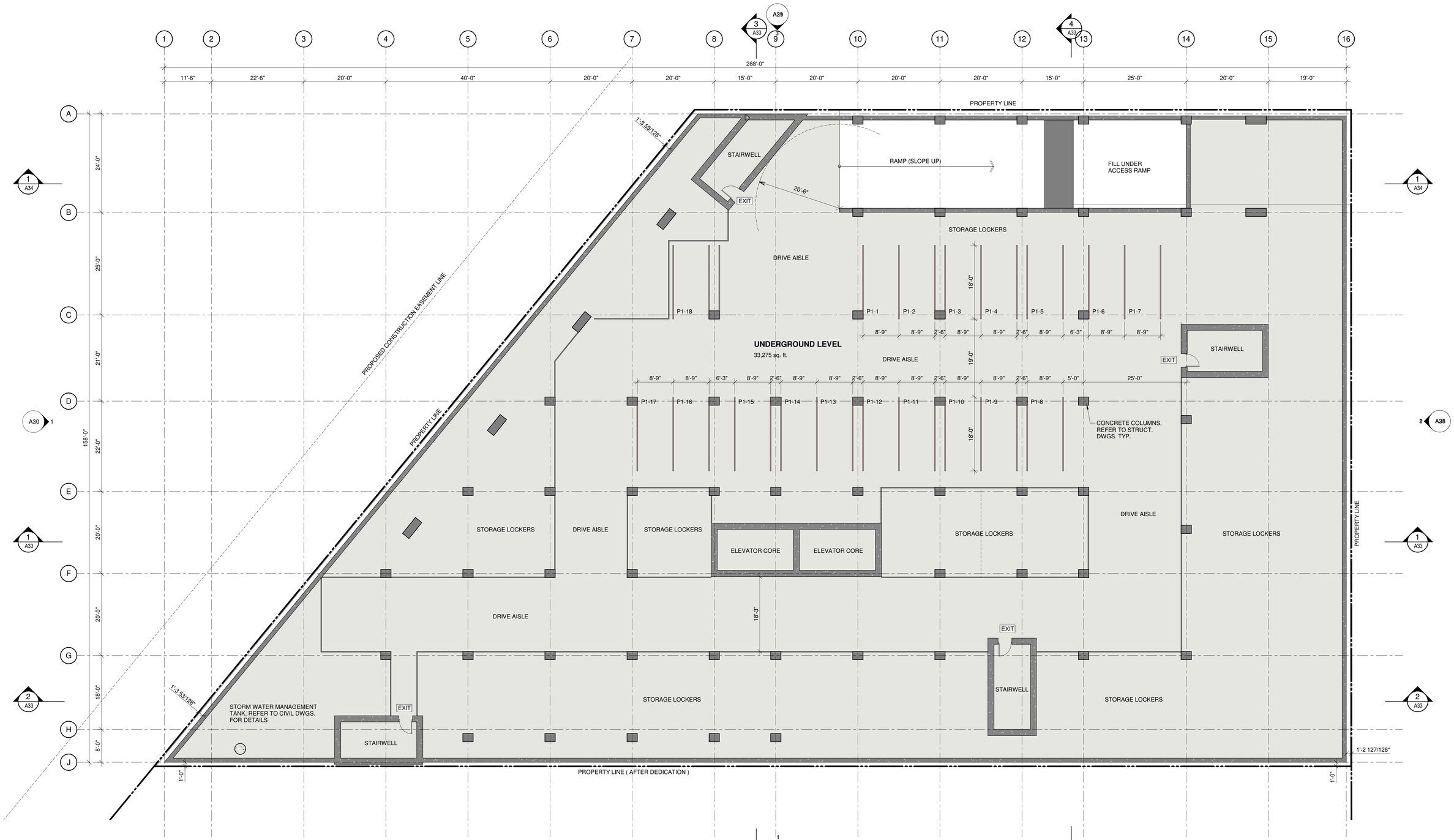

1 UNDERGROUND LEVEL
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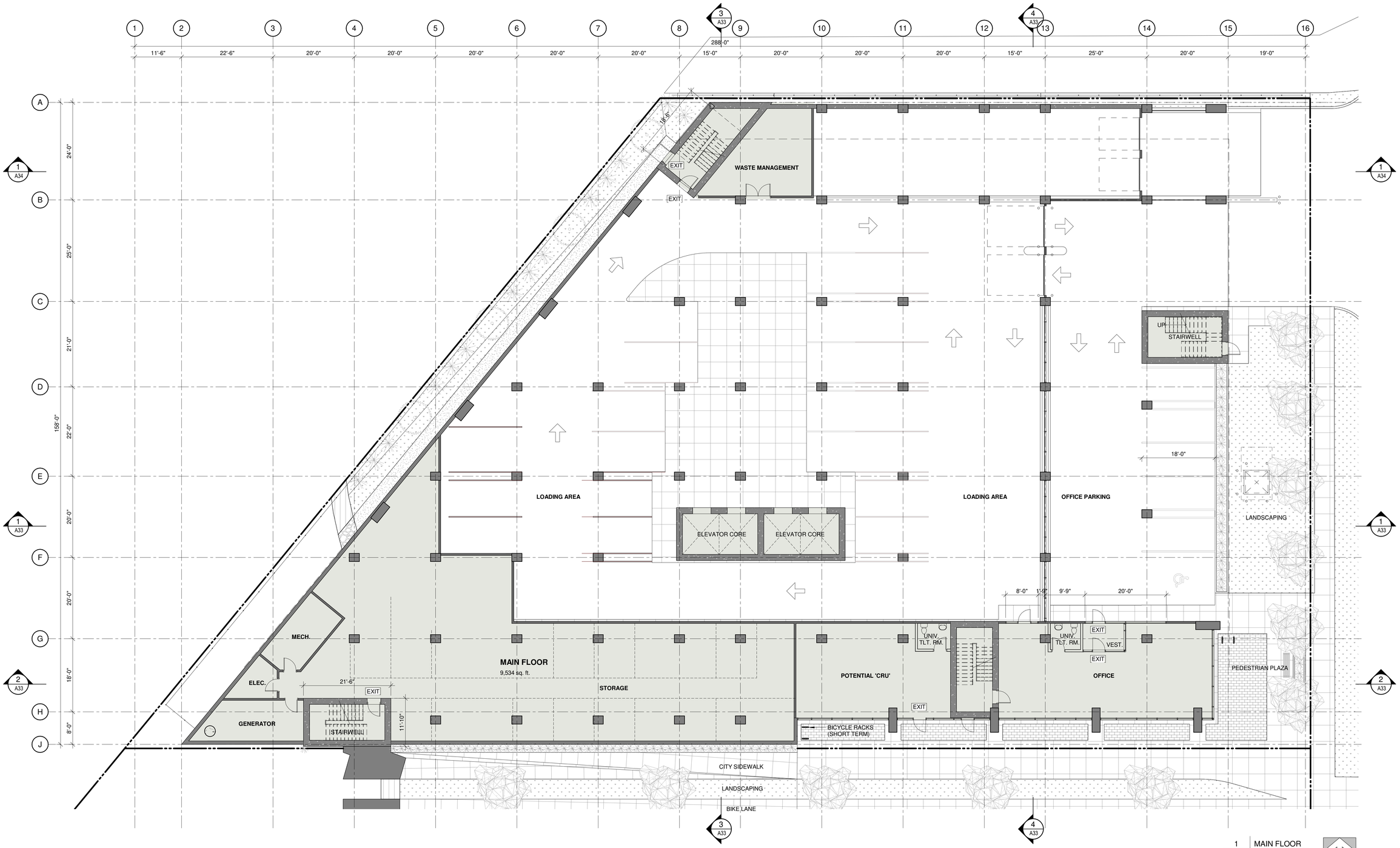

1 MAIN FLOOR
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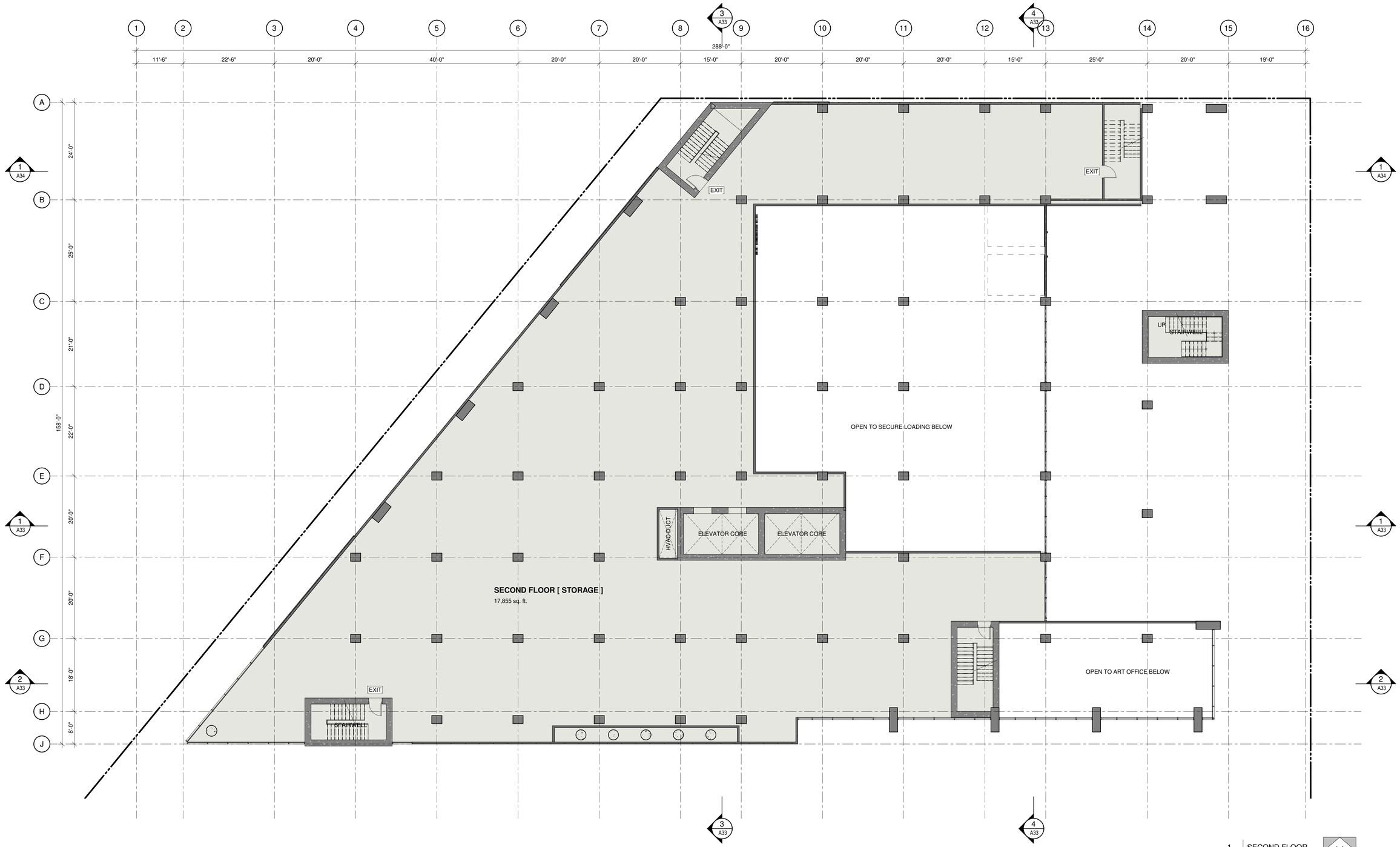

1 SECOND FLOOR
SCALE: 3/32" = 1'-0"

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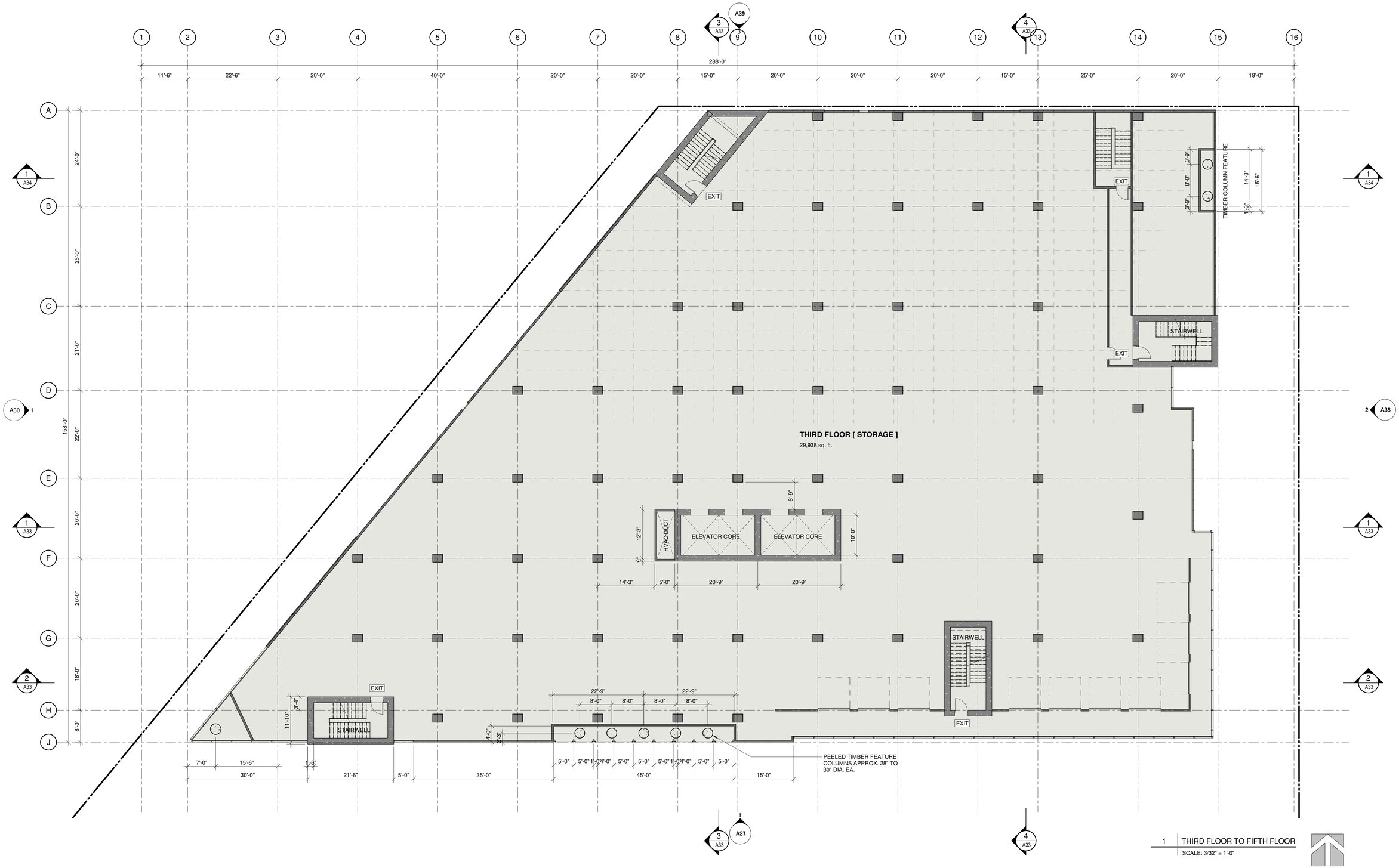

1 THIRD FLOOR TO FIFTH FLOOR

SCALE: 3/32" = 1'-0"

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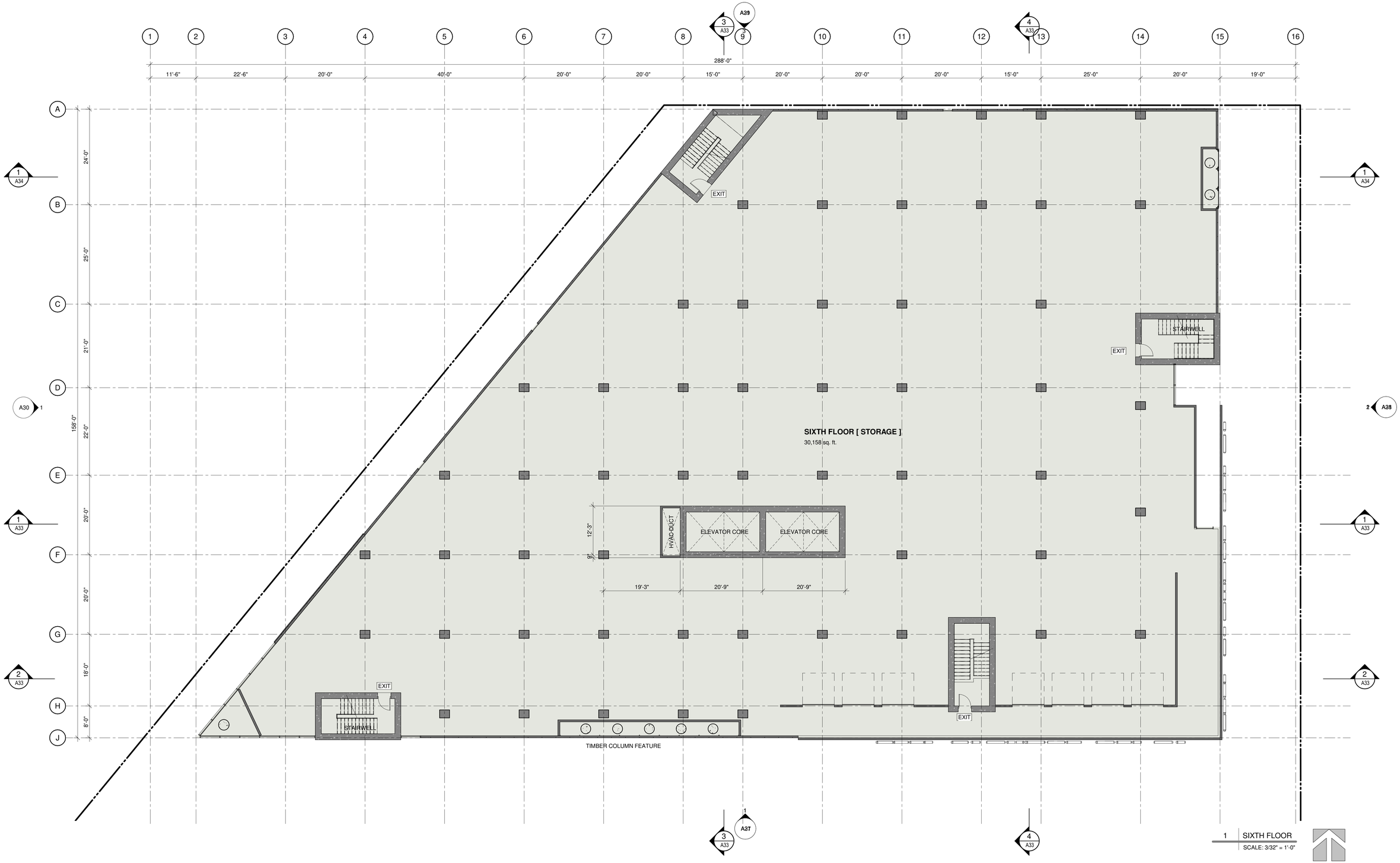

1 SIXTH FLOOR
SCALE: 3/32" = 1'-0"

PROJECT NORTH

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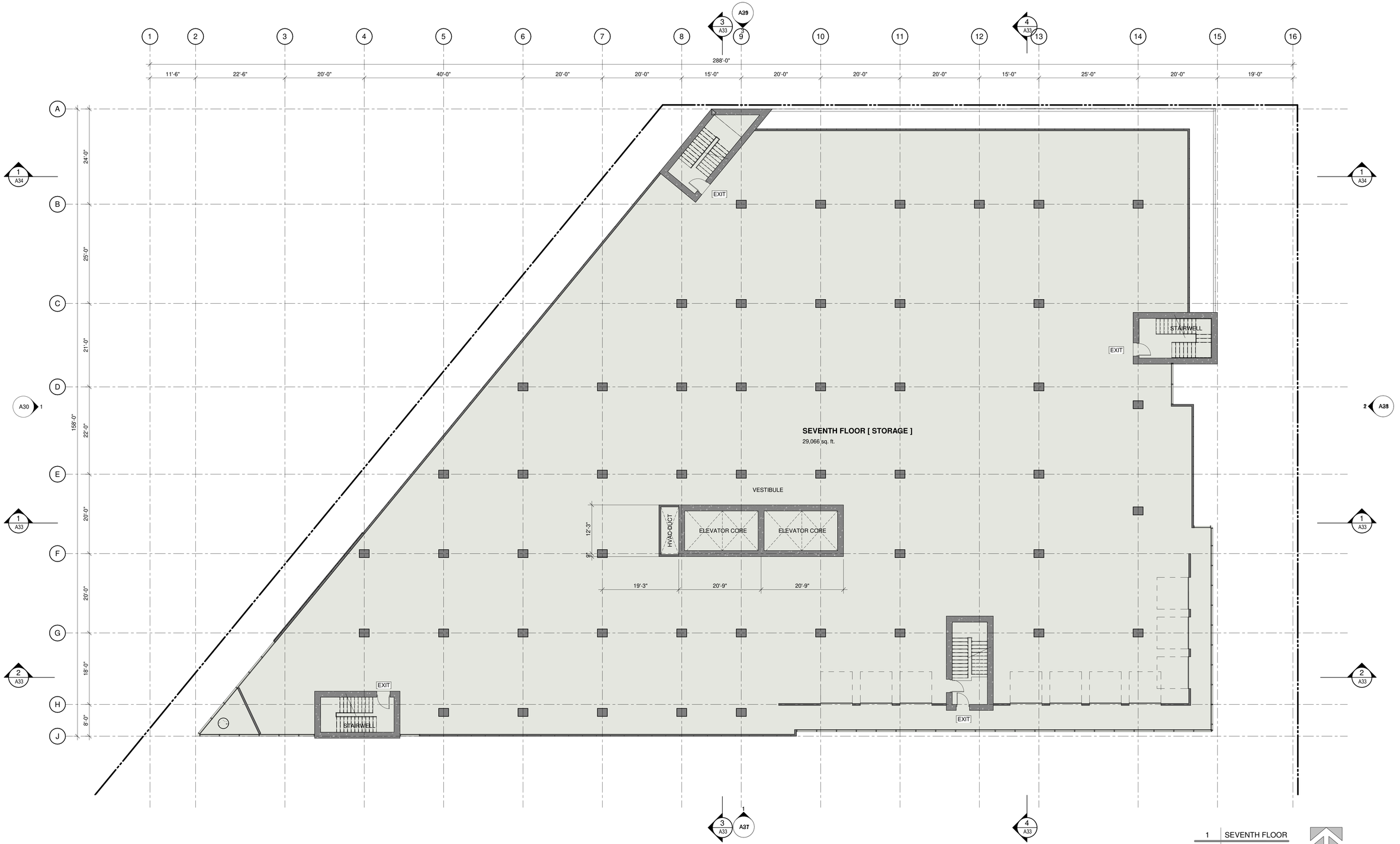

1 SEVENTH FLOOR
SCALE: 3/32" = 1'-0"

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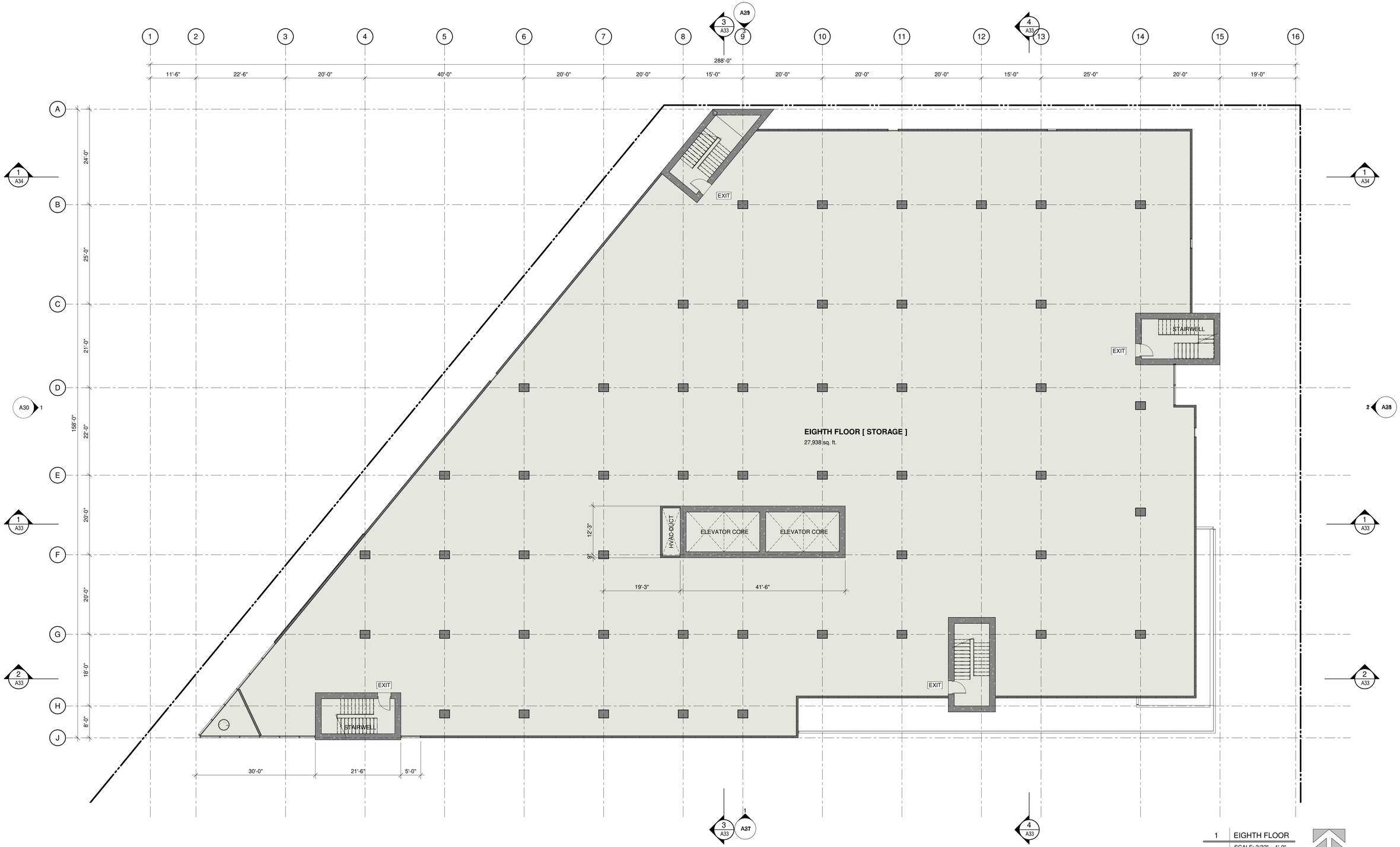

1 EIGHTH FLOOR
SCALE: 3/32" = 1'-0"

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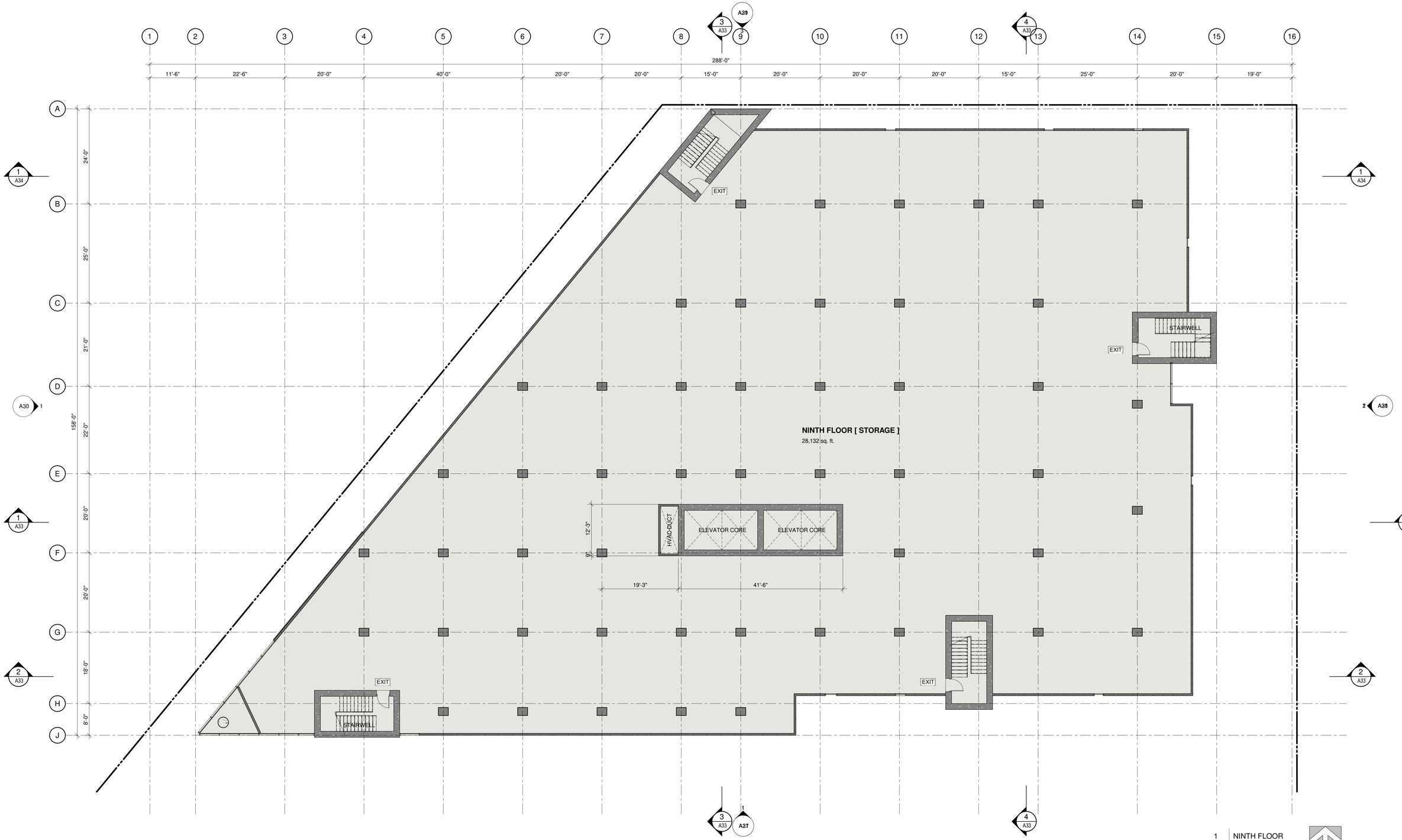

1 NINTH FLOOR
SCALE: 3/32" = 1'-0"

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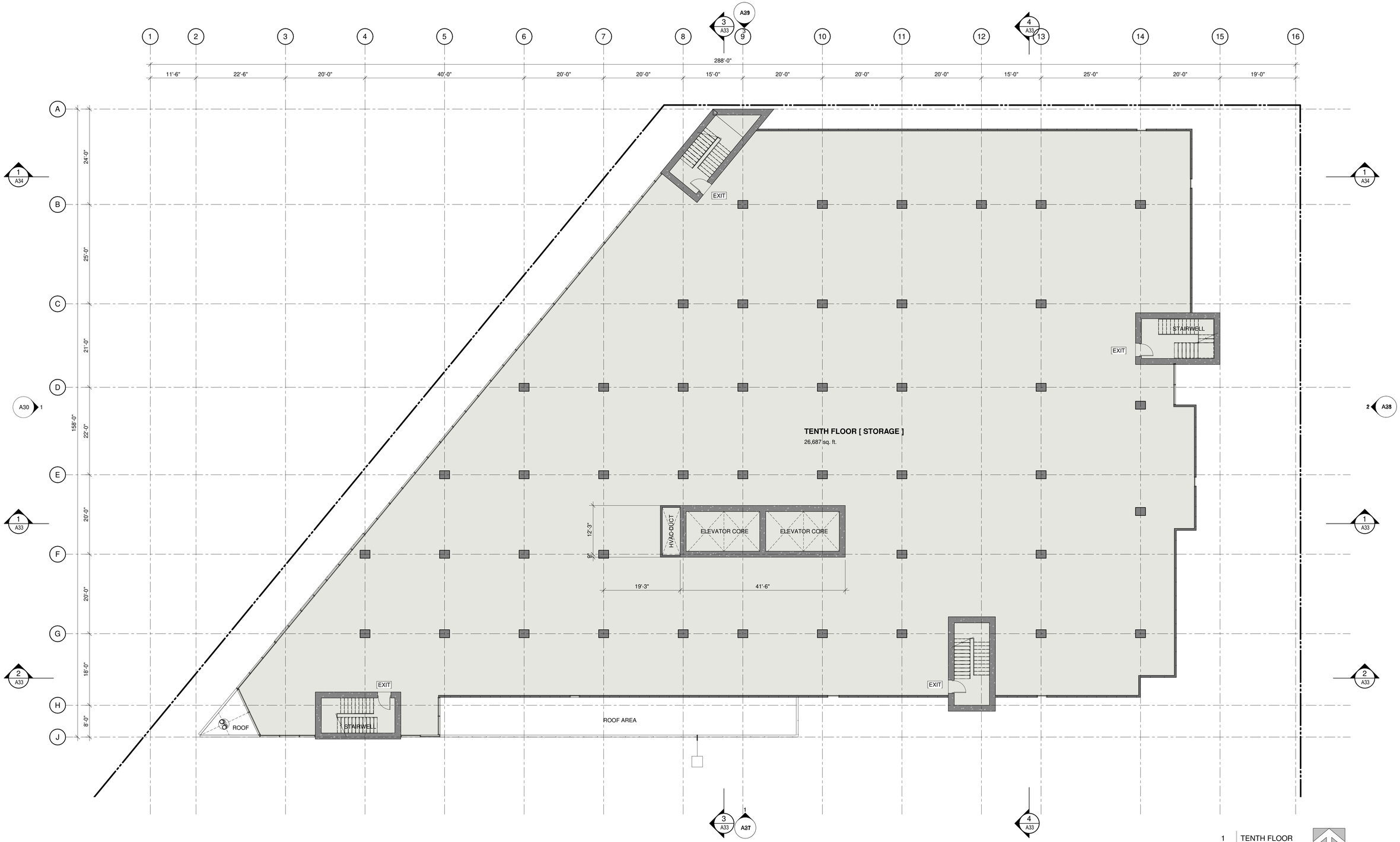

1 TENTH FLOOR
SCALE: 3/32" = 1'-0"

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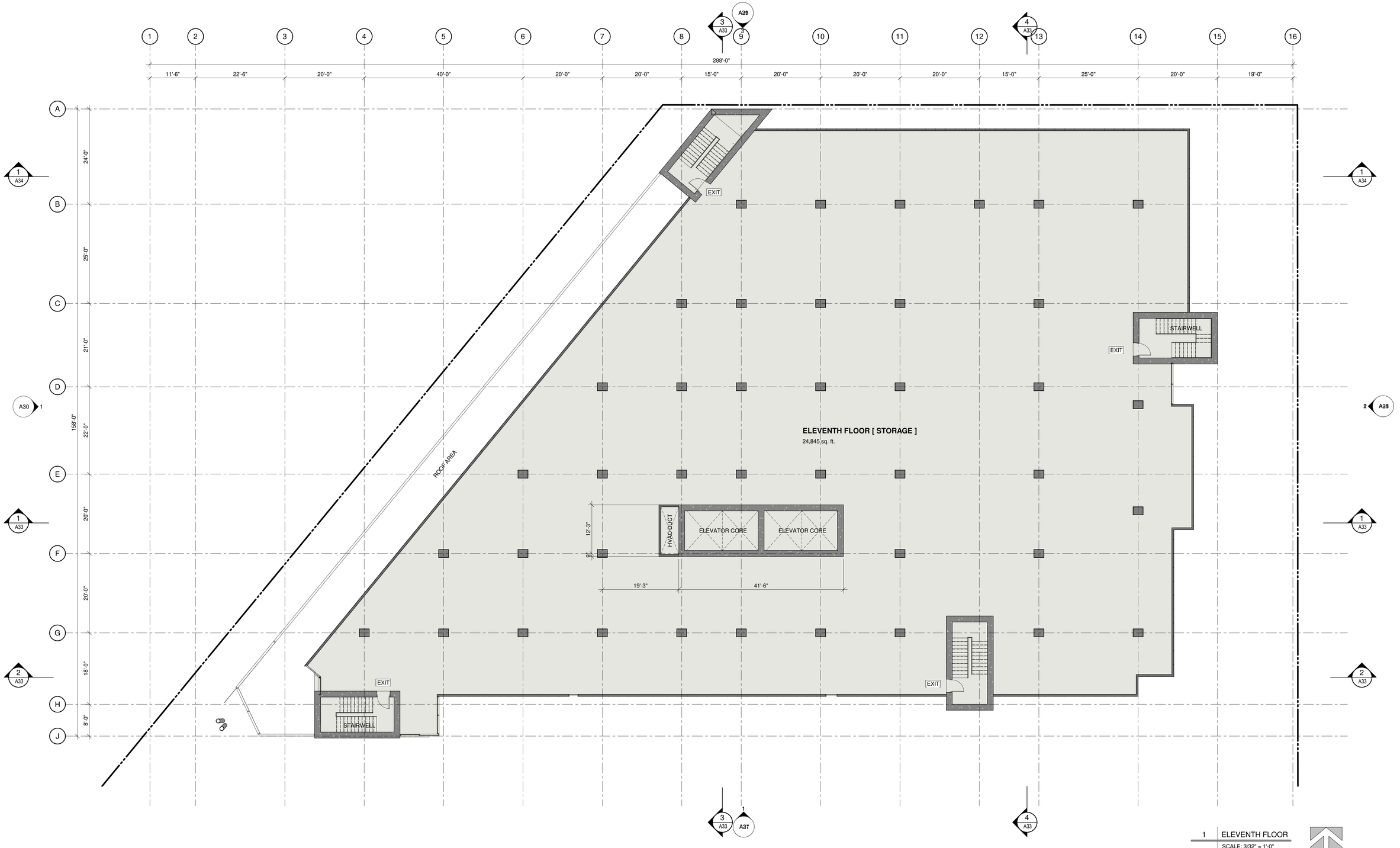

1 ELEVENTH FLOOR
SCALE: 3/32" = 1'-0"

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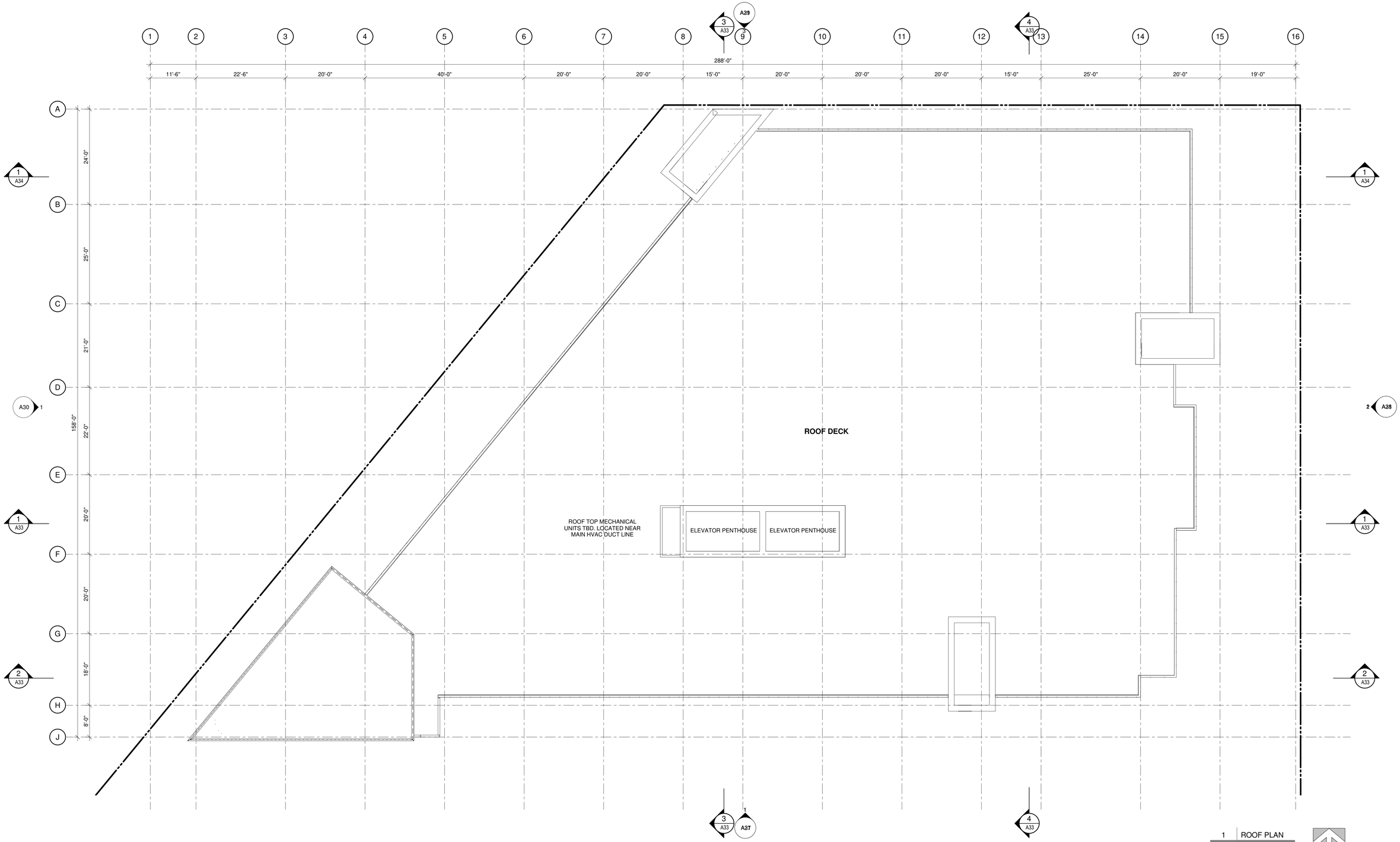

1 ROOF PLAN
SCALE: 3/32" = 1'-0"

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1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHING MATERIALS

F1 - PRE-CAST CEMENTITOUS PANELS
PAINTED FINISH

COLOR - SHERWIN WILLIAMS
' SW-7070 ' SITE WHITE

REVEALS AS PER ELEVATIONS

F3 - METAL PANEL
PRE-FINISHED

COLOR - CORPORATE COLOR BLUE
SIMILAR TO SHERWIN WILLIAMS
' SW- 6524 - COMMODORE '

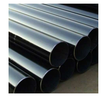
REVEALS AS PER ELEVATIONS

F5 - CURTAIN WALL + GLAZING
- CLEAR ANNODIZED ALUMINUM FRAMING
- CLEAR VISION GLAZING
-

F7 - FEATURE GLAZING
- SPIDER MOUNT FRAMING SYSTEM
- CLEAR VISION GLAZING

F9 - STEEL POST
- PAINTED OR CLAD TO RESEMBLE PEELED LOGS NATURAL TIMBER

COLOR - SHERWIN WILLIAMS
' SW - 6113 INTERACTIVE CREAM '



F11 - MISC. METAL
- PAINTED SEMI GLOSS

COLOR - BLACK

F2 - PRE-CAST CEMENTITIOUS PANEL
PAINTED FINISH

COLOR - SHERWIN WILLIAMS
' SW-7075 ' WEB GRAY

REVEALS AS PER ELEVATIONS

F4 - CONCRETE CAST IN PLACE
SEALED

- SMOOTH FINISH
- EXPOSED FORM SNAP TIE HOLES

F6 - SPANDREL GLAZING
PREFINISHED - SPANDREL

ICD OPACI COAT
SP071 - EQUINOX

F8 - FEATURE TIMBER
PEELED LOGS - NATURAL FINISH

F10 - CAP FLASHINGS
- ALL CAP FLASHINGS TO BE OF PRE-FINISHED METAL, COLOR TO MATCH ADJACENT WALL COLOR

F12 - EXTERIOR SOFFITS
- PRE-FINISHED

LUX ARCHITECUTRAL PANEL
'KNOTTY DESERT OAK'

REGISTERED ARCHITECT
LARRY PODHORA
BRITISH COLUMBIA

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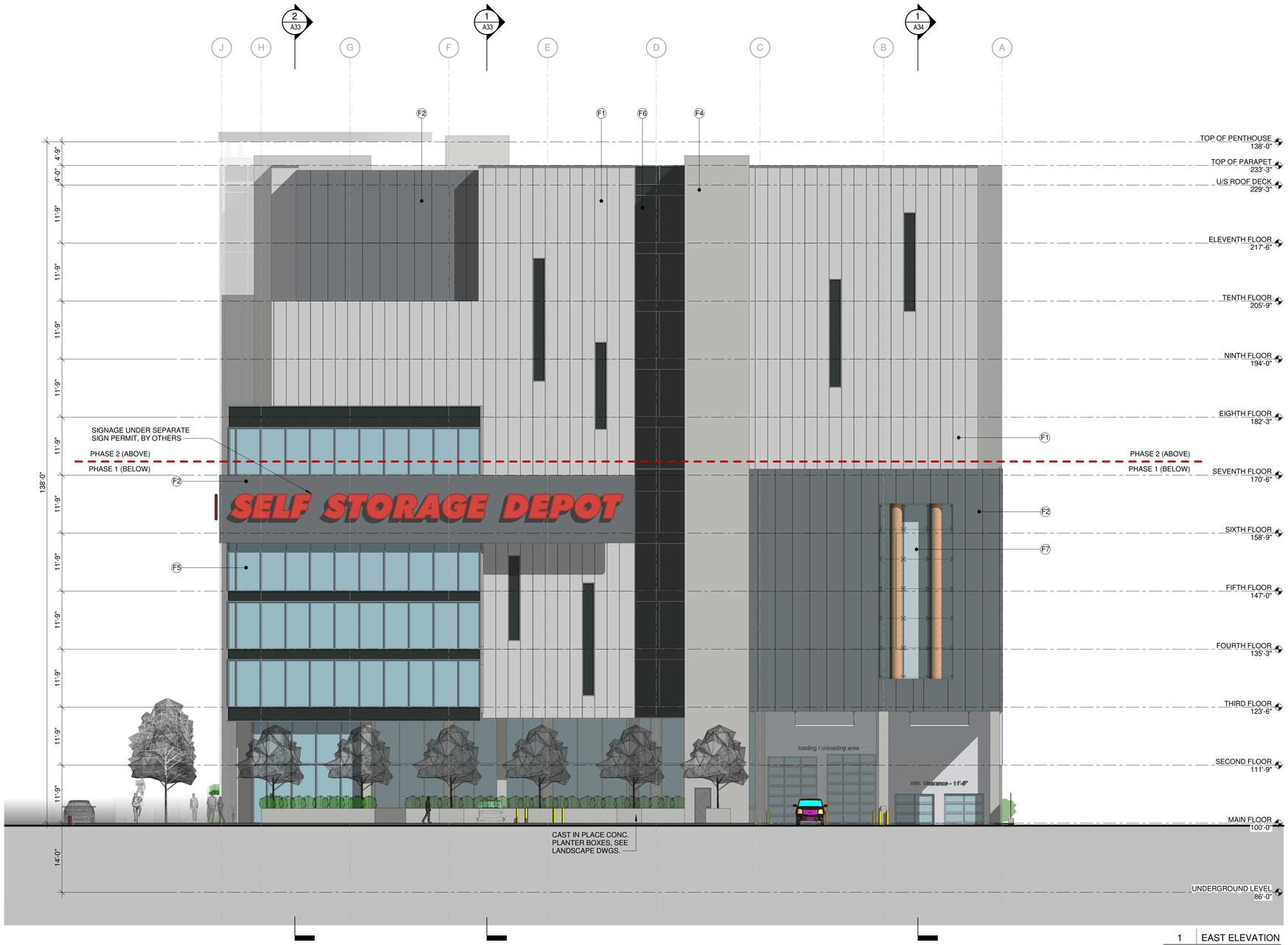

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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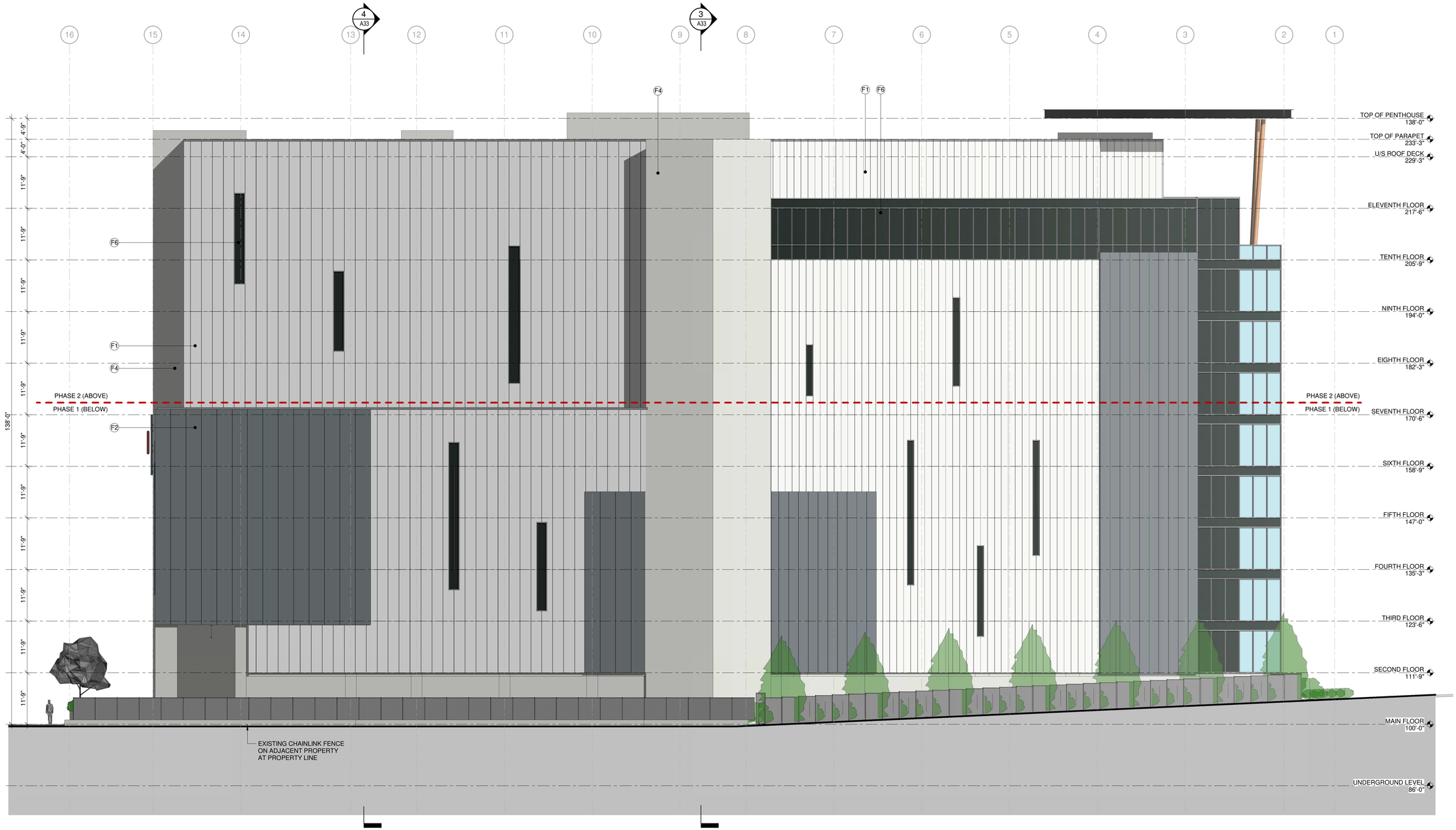

1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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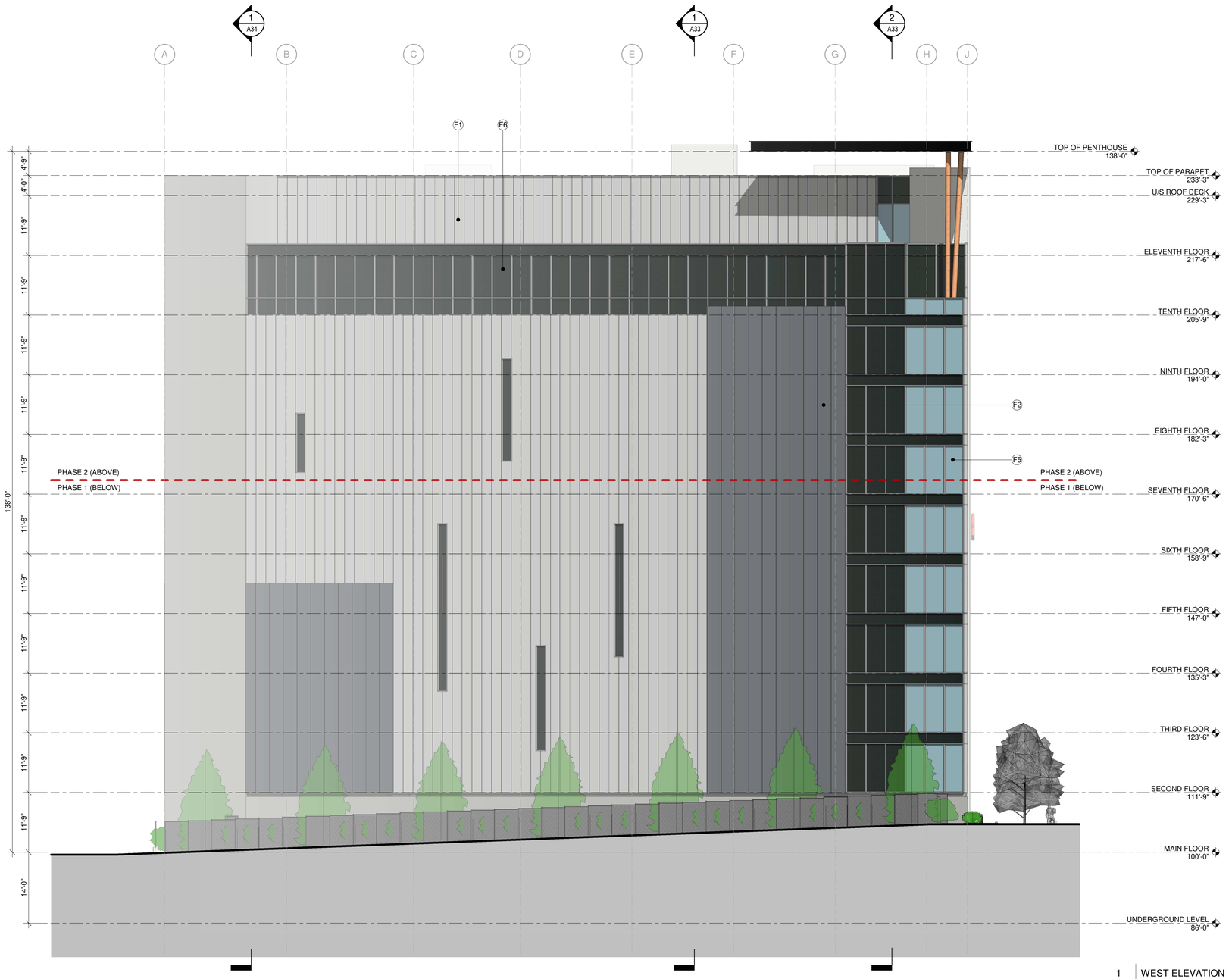

1 WEST ELEVATION

SCALE: 3/32" = 1'-0"

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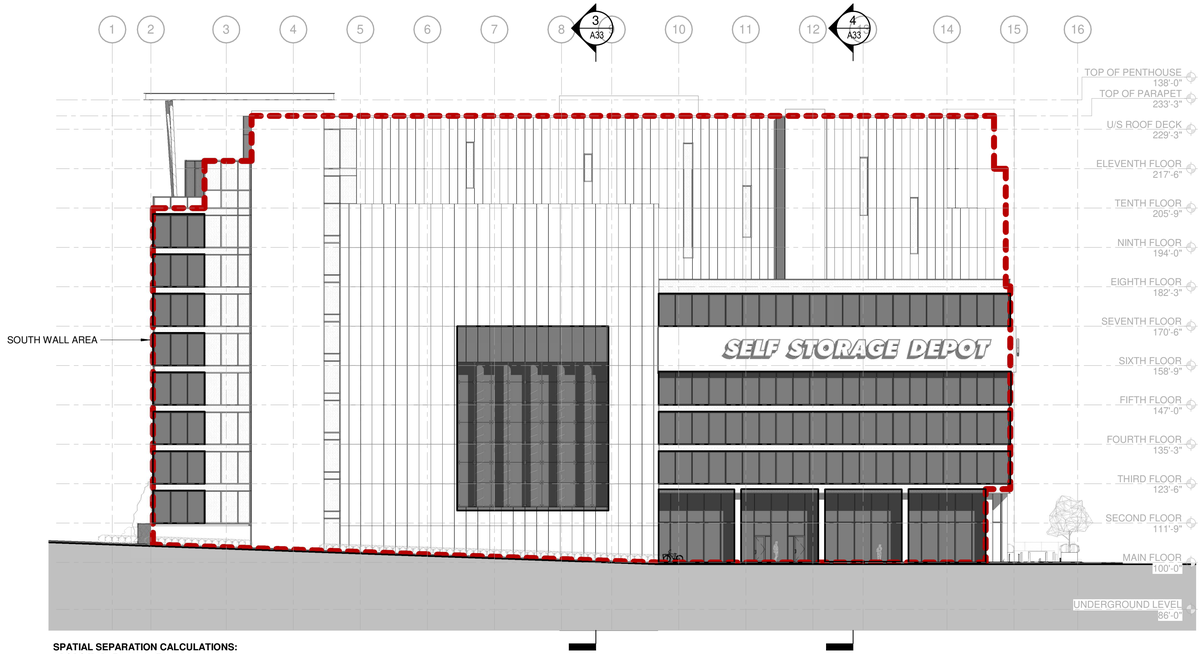
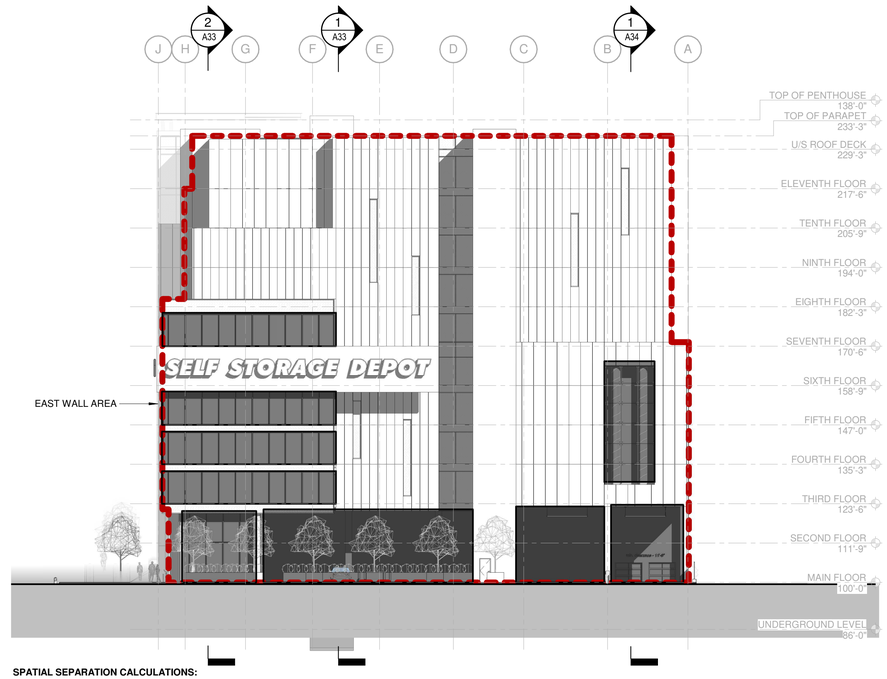


SPATIAL SEPARATION CALCULATIONS:
- BCBC TABLE 3.2.3.1.-E
- LIMITING DISTANCE 36'-6" / (TO CENTER OF 3rd STREET)
- WALL AREA GREATER THAN 200 sq m. [3,045 sq. m. / 32,775 sq. ft.]

= 60% ALLOWABLE OPENINGS
= 29.9% ACTUAL (9,804 sq. ft.)

1 SOUTH ELEVATION SPATIAL
SCALE: 3/64" = 1'-0"



SPATIAL SEPARATION CALCULATIONS:
- BCBC TABLE 3.2.3.1.-E
- LIMITING DISTANCE 9.3m /30'-6" / (TO CENTER OF KENNARD AVE.)
- WALL AREA GREATER THAN 200 sq m. [1,877 sq. m. / 20,210 sq. ft.]

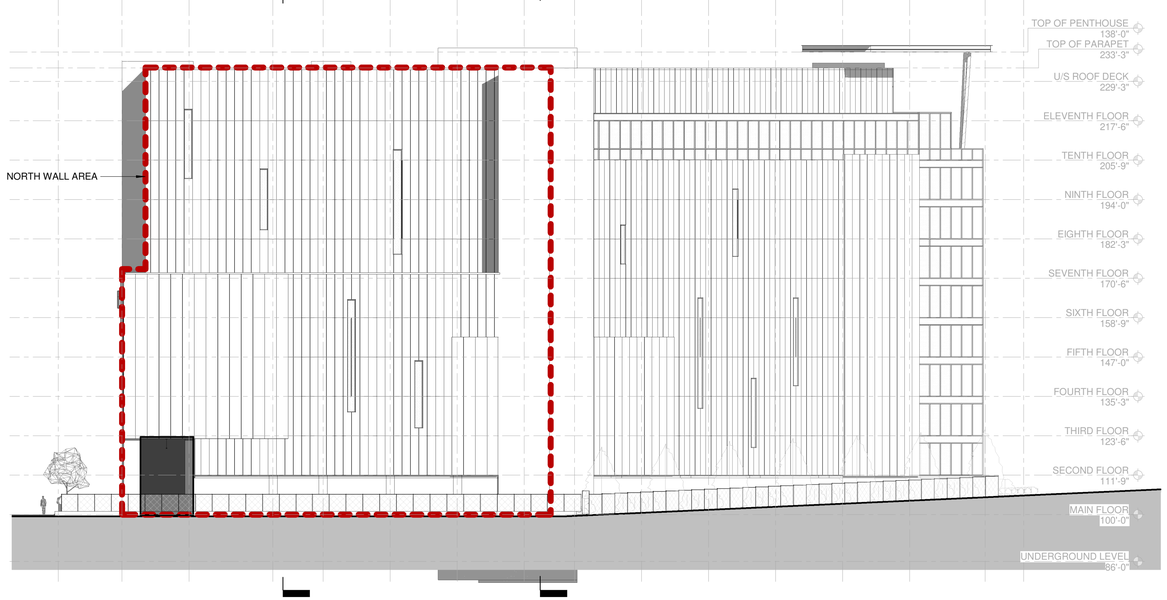
= 42% ALLOWABLE OPENINGS
= 27.3% ACTUAL (5,522 sq. ft.)

2 EAST ELEVATION SPATIAL
SCALE: 3/64" = 1'-0"

SPATIAL ELEVATION LEGEND:

INDICATES AREA OF UNPROTECTED OPENINGS

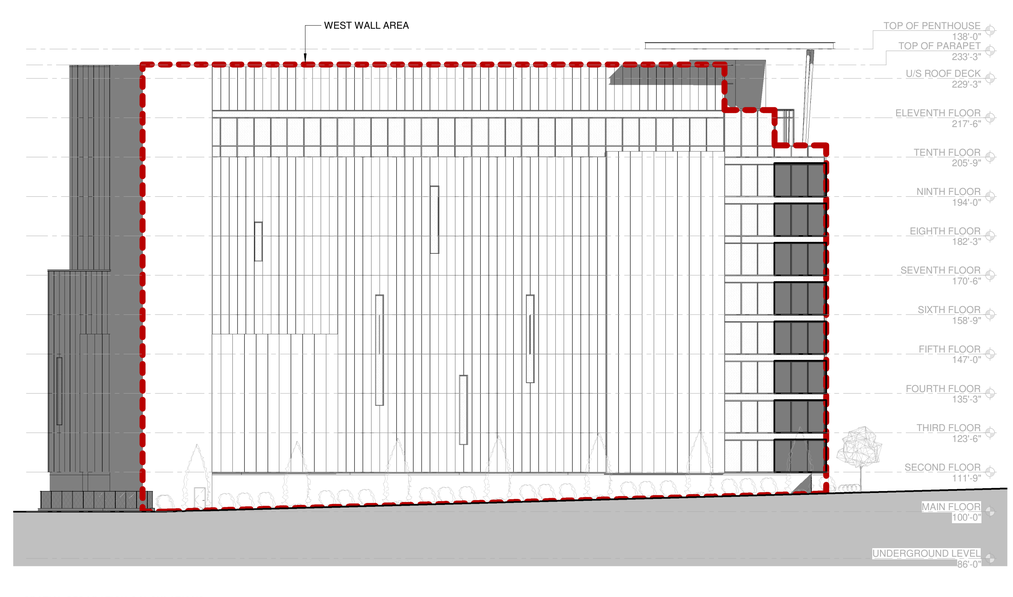
INDICATES AREA OF WALL AREA



SPATIAL SEPARATION CALCULATIONS:
- BCBC TABLE 3.2.3.1.-E
- LIMITING DISTANCE 0.3m /1'-0" / (TO NORTH P.L.)
- WALL AREA GREATER THAN 200 sq m. [1,546 sq. m. / 16,640 sq. ft.]

= 2.8% ALLOWABLE OPENINGS (0% FOR 0m + 8% FOR 1.2m)
= 2.2% ACTUAL (367 sq. ft.)

3 NORTH ELEVATION SPATIAL
SCALE: 3/64" = 1'-0"



SPATIAL SEPARATION CALCULATIONS:
- BCBC TABLE 3.2.3.1.-E
- LIMITING DISTANCE 3.0m /10'-0"
- WALL AREA GREATER THAN 200 sq m. [2,425 sq. m. / 26,104 sq. ft.]

= 10% ALLOWABLE OPENINGS
= 4.6% ACTUAL OPENINGS (1,209 sq. ft.)

4 WEST ELEVATION SPATIAL
SCALE: 3/64" = 1'-0"

REGISTERED ARCHITECT
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BRITISH COLUMBIA

April 28 2020

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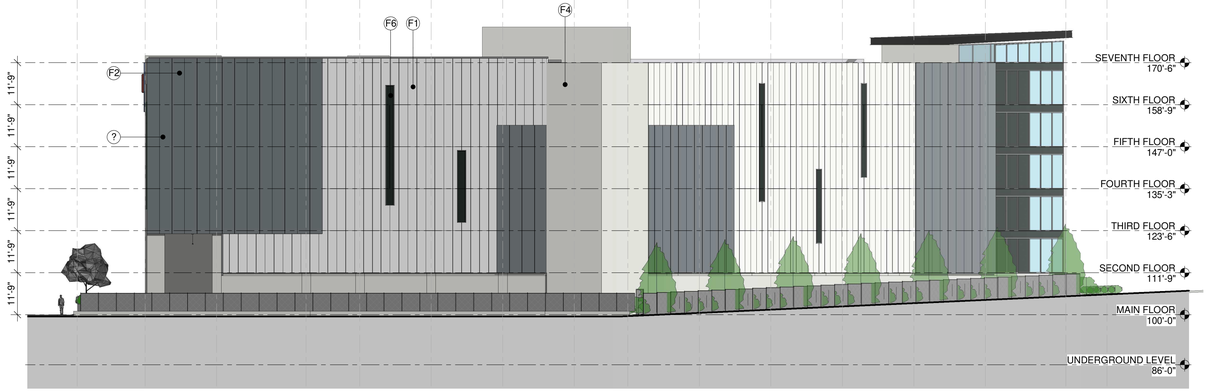
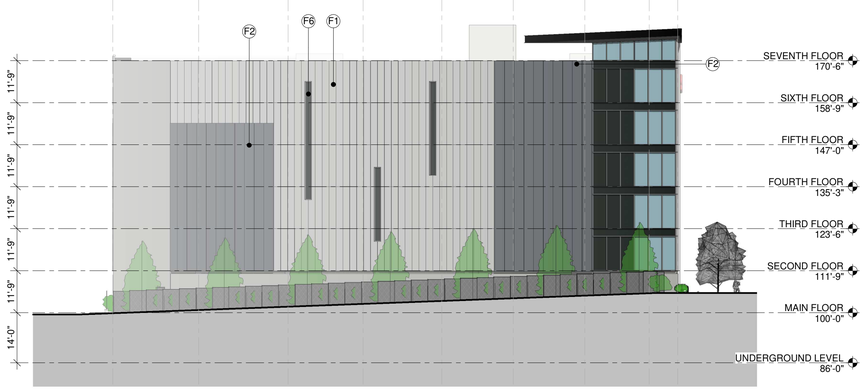
1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

2 EAST ELEVATION
SCALE: 1" = 20'-0"



3 NORTH ELEVATION
SCALE: 1" = 20'-0"



4 WEST ELEVATION
SCALE: 1" = 20'-0"

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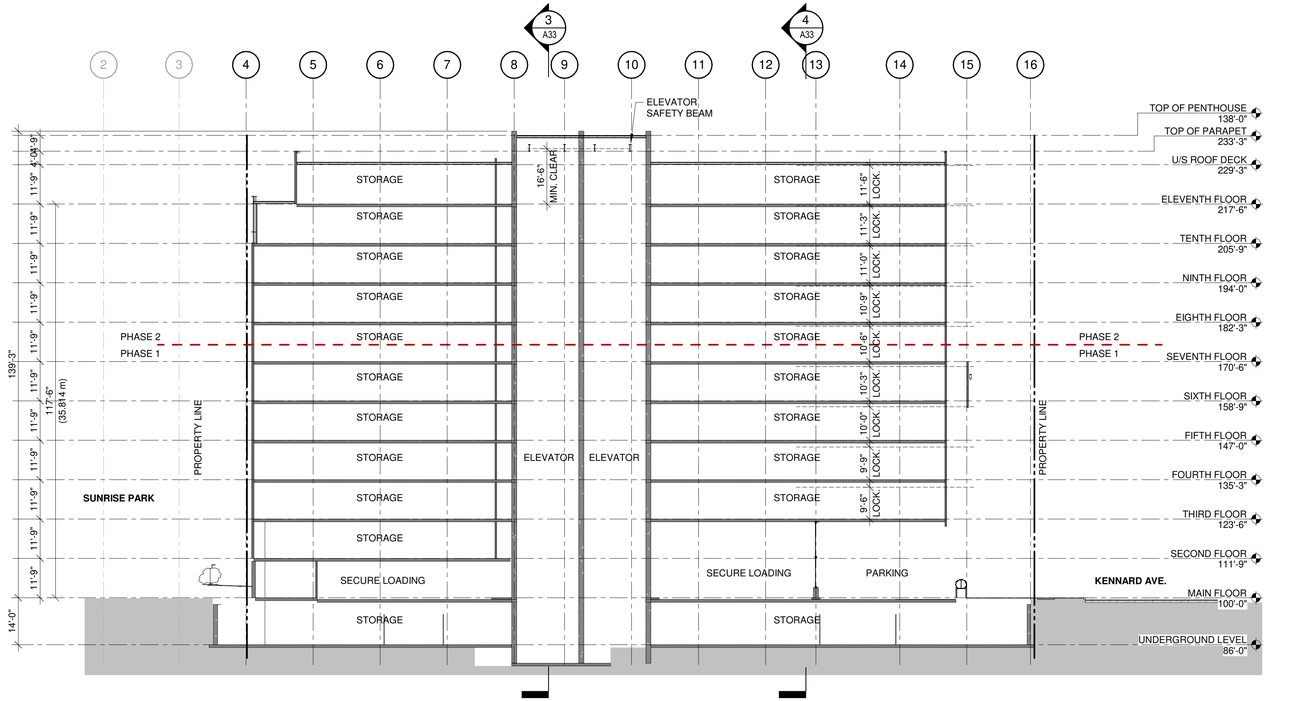
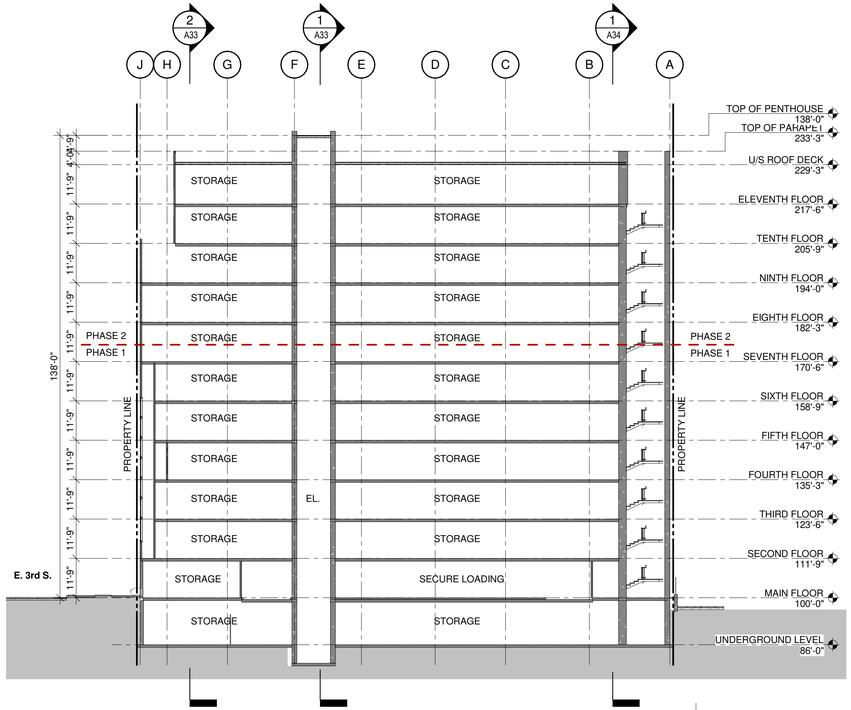
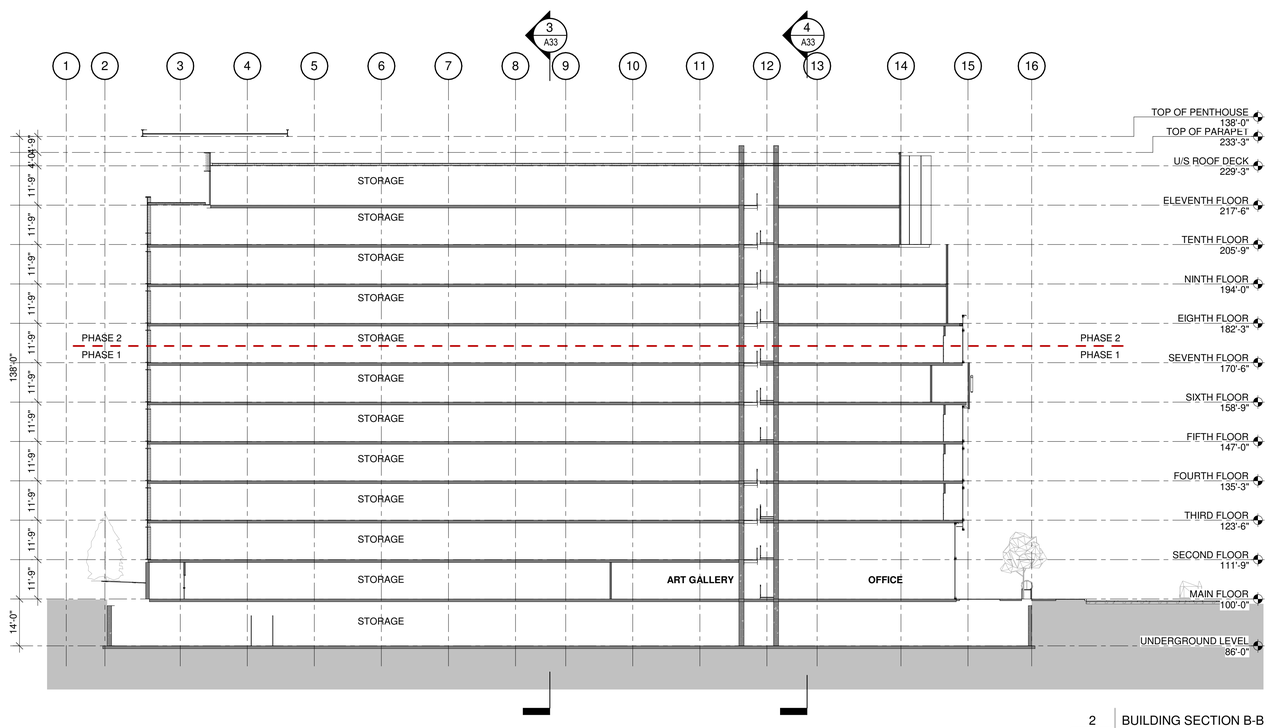


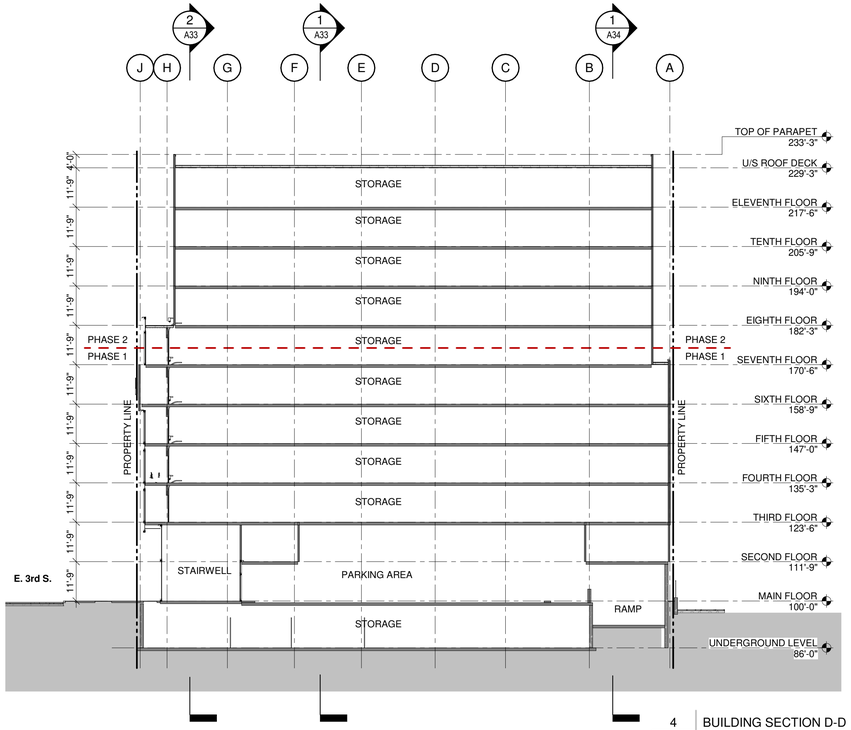
1 BUILDING SECTION A-A
SCALE: 3/64" = 1'-0"



3 BUILDING SECTION C-C
SCALE: 3/64" = 1'-0"



2 BUILDING SECTION B-B
SCALE: 3/64" = 1'-0"



4 BUILDING SECTION D-D
SCALE: 3/64" = 1'-0"

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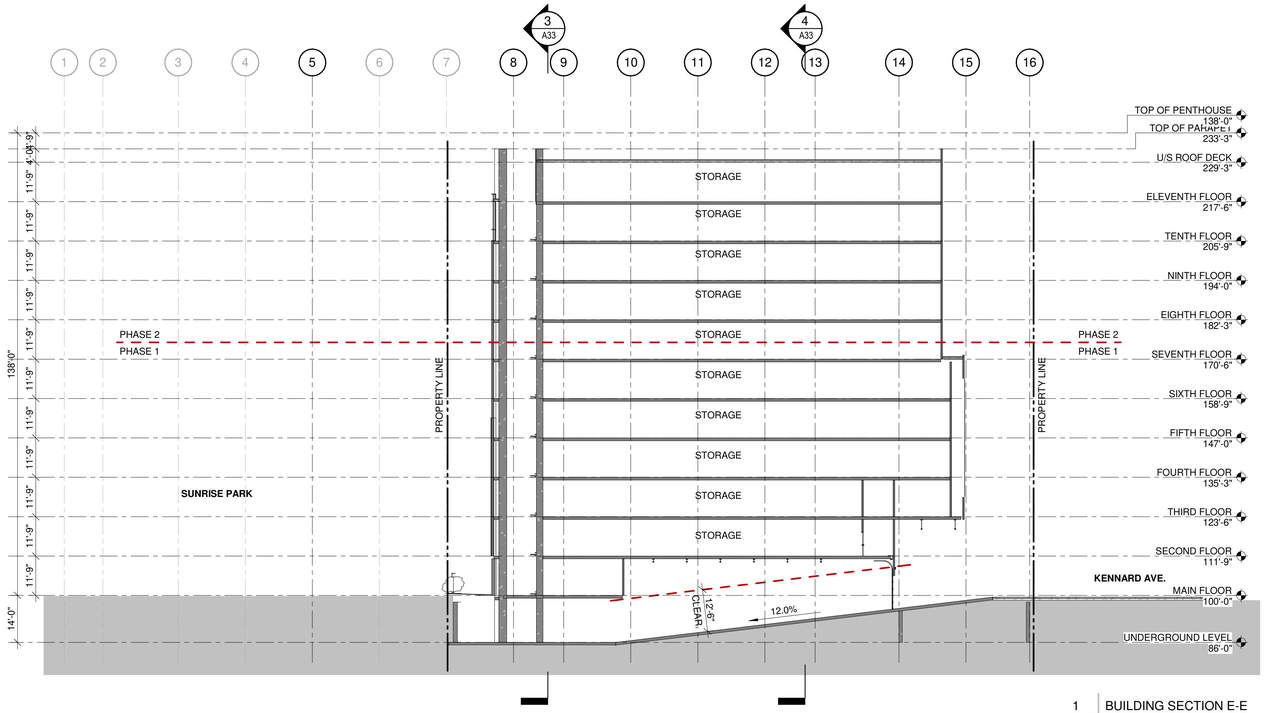

1 BUILDING SECTION E-E

SCALE: 3/64" = 1'-0"

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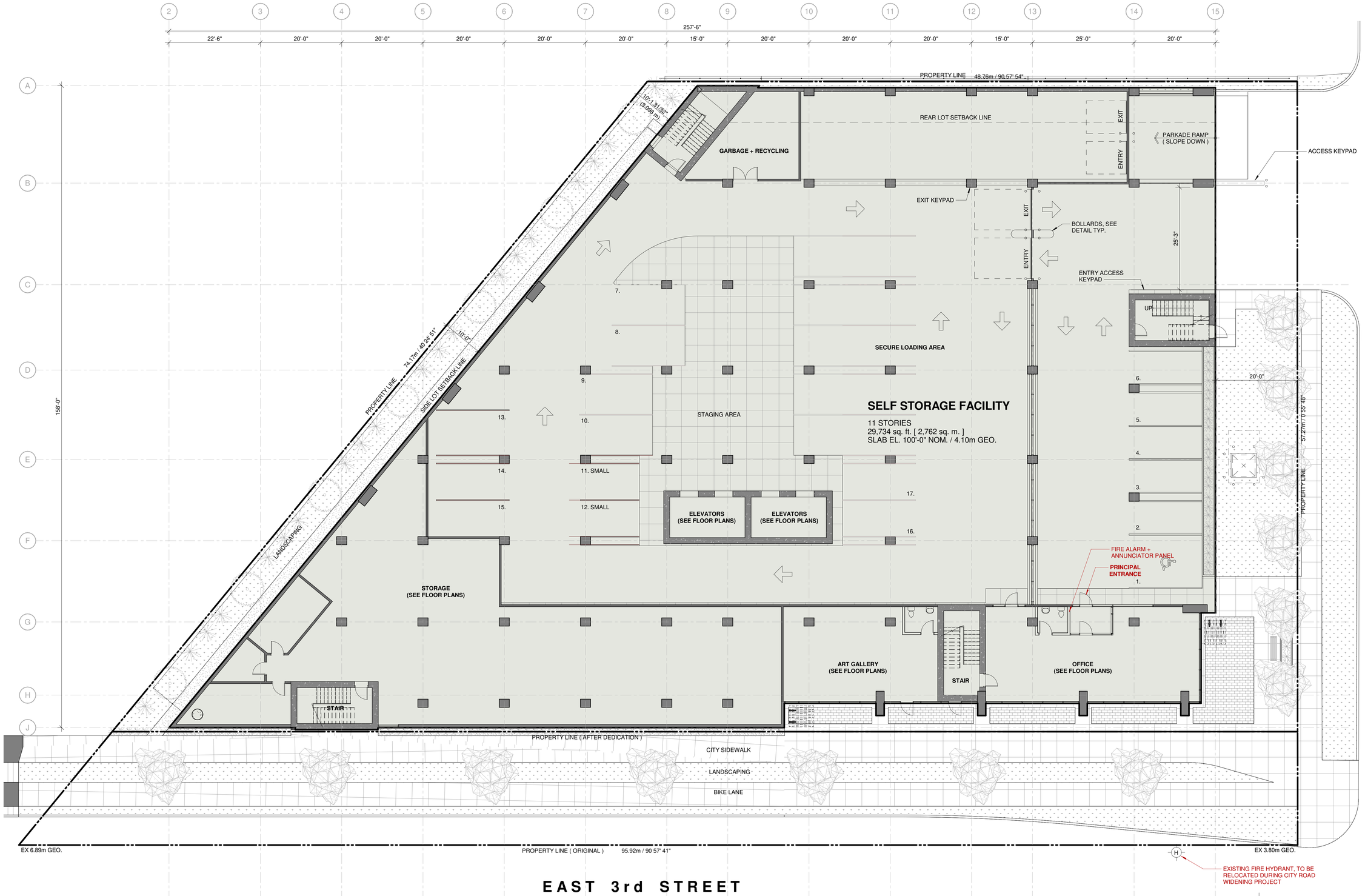

1 FIRE RESPONSE PLAN

SCALE: 3/32" = 1'-0"

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