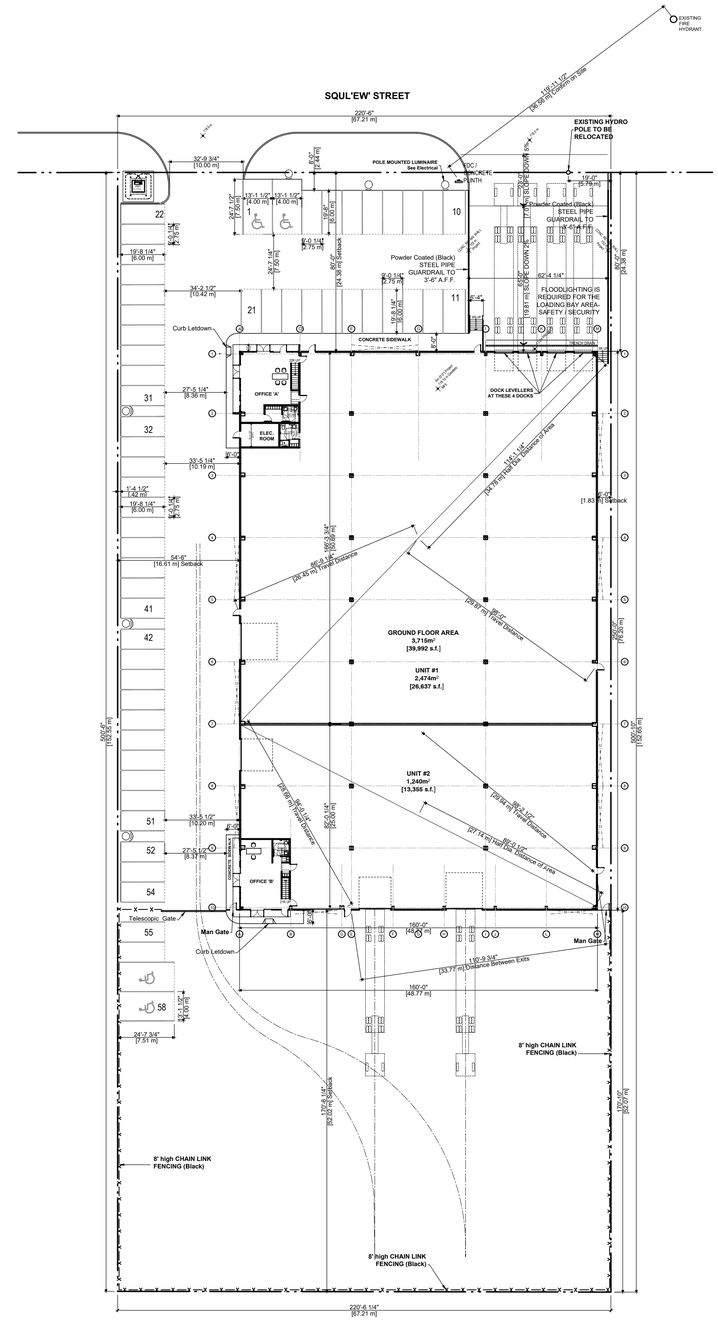

1 A1.0 SITE PLAN
SCALE: 1/32" = 1'-0"

SPATIAL SEPARATION (B.C.B.C. 3.2.3)						CONSTRUCTION OF EXPOSING BLDG. FACE (B.C.B.C. 3.2.3.7)		
	AREA OF EXPOSED BLDG. FACE	RATIO (L/H OR H/L)	LIMITING DISTANCE	OPENING PERMITTED %	OPENING PROPOSED %	F.R.R.	CONTRUCTION (Comb/N.C.)	CLADDING (Comb/N.C.)
NORTH	484.7 m²	4.5:1	34.4 m	100 %	14.2 %	45 min.	Comb/N.C.	Comb/N.C.
WEST	225.2 m²	3:1	16.6 m	100 %	24.8 %	45 min.	Comb/N.C.	Comb/N.C.
SOUTH	484.8 m²	4.5:1	52 m	100 %	13.9 %	45 min.	Comb/N.C.	Comb/N.C.
EAST	225.2m²	3:1	1.83 m	7 %	1 %	1 HR	N.C.	N.C.

PROJECT INFORMATION

LEGAL ADDRESS: LOT 70, MALAHAT INDIAN RESERVE 11
(Lot 70 replaces part of Rem Lot 45, Plan 108136 CLSR)

CIVIC ADDRESS: LOT #70 MALAHAT BUSINESS PARK
1005 SQUL'EW' STREET, MILL BAY, B.C.

ZONING DATA

ZONING: BUSINESS PARK

SITE AREA:	10,258 m²	(110,417 sq.ft.)
GROUND FLOOR AREA:	3,715 m²	(39,992 sq.ft.)
MEZZANINE AREA:	165.3 m²	(1,776 sq.ft.)
GROSS FLOOR AREA:	3880.3 m²	(41,767 sq.ft.)

	PROPOSED	ALLOWED
SITE COVERAGE:	36%	60%
STOREYS:	1	4
HEIGHT:	11.17 m (36'-8")	15 m
# OF STREETS:	1	
FIRE PROTECTION:	NOT SPRINKLERED	
PARKING:	58 STALLS	58 min.
ACCESSIBLE PARKING:	4 STALLS (6.8%)	5% min.
LOADING:	6 STALLS	
SETBACKS:		
FRONT - NORTH:	24.39 m	4.5 m min.
REAR YARD SOUTH:	52.02 m	6 m min.
SIDE - EAST:	1.83 m	
SIDE - WEST:	16.61 m	

BUILDING CLASSIFICATION: **B.C.B.C. 2024 - 3.2.2.85**
GROUP F - Division 3, up to 4 Storeys
combustible or noncombustible construction
One Storey,Facing one street, building is no more than 4800 m²

CODE SUMMARY:

B.C.B.C. 3.2.2.85 Group F, Division 3, up to 4 Storeys
Division 3 Low Hazard Industrial Occupancy
(combustible content not more than 50kg/sq.m of floor area)
Building Height: 1 storeys (not more than 4)
Building area: 3715 m² (not more than 4800m²)
Facing 1 Street, Not Sprinklered
Combustible or Non-combustible construction used singly or in combination and
mezzanines/floors/roof/loadbearing walls if of combustible construction, have an F.R.R.not less than 45 min.
Roof is non combustible construction, F.R.R. not required, so Columns not required to have F.R.R.

Group F, Division 3 (F3) permits:
Power Plants
Salesrooms
Sample display rooms
Storage garages, including open air garages
Storage Rooms
Warehouses
Workshops

3.3.1.1.1) A suite shall be separated from adjoining suites by a fire separation having a fire resistance rating not less than 1 h.
3.3.1.19.1)a) Tactile warning indicator at the top of stairs that are unenclosed.
Clause 3.4.2.3.(1)a) Exits must be 1/2 diagonal distance of the floor area apart.
Clause 3.4.2.5.(f) Travel Distance to at least one exit is 30m, ie. max 60m travel between exits.
3.4.6.5.(5) Handrails to be continuouly graspable along their entire length and to have a circular cross section with an outside diameter not less than 30mm and not than 43mm.
3.4.6.12.2) every exit door shall open in the direction of exit travel
3.6.2.1.6)Electrical Equipment that is required to be located in a service room according to theSafety Standards Act and pursuent to regulations shall be installed in a service room separated from the remainder of the building by a fire separation having an F.R.R. not less than 1 hr.
3.8.3.6.12. A vestibule located in and accessible path of travel shall be arranged to allow the movement of wheelchairs between doors and shall provide a distance between 2 doors in series of not less than 1350mm plus the width of the door.

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project north:

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No.	Issued / Revisions	Date
1	BUILDING PERMIT	12 AUG. '25

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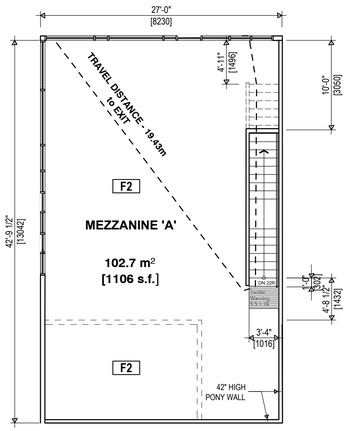
seal:

REGISTERED ARCHITECT ALAN LOWE BRITISH COLUMBIA
2025-08-21

project title:
MILL BAY LOT 70
1005 SQUL'EW' STREET

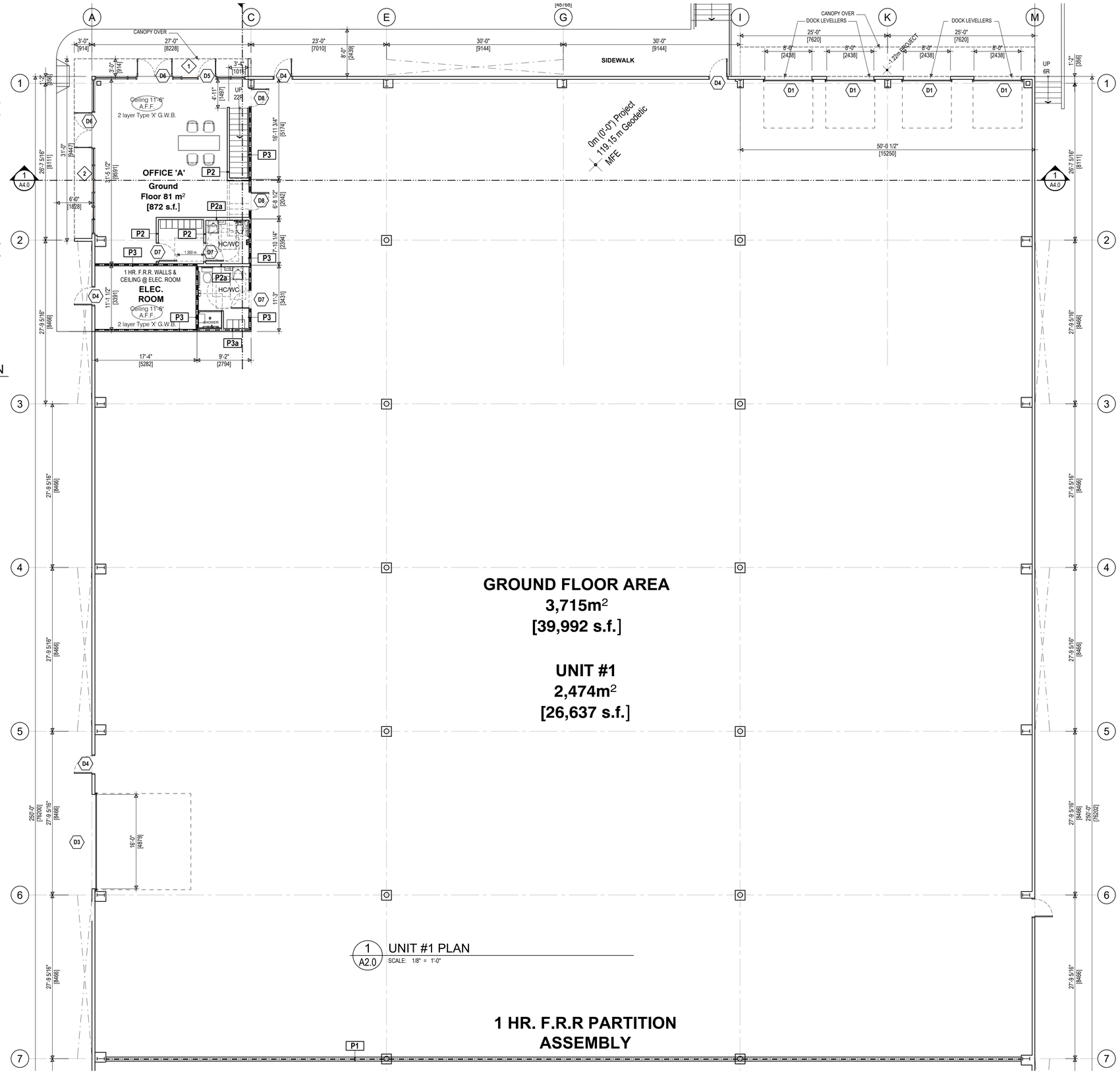
drawing title:
SITE PLAN
PROJECT DATA

project no.: 25.778
date: 12 August 2025 | scale: AS NOTED
checked by: LOWE | drawn by: JW
sheet no.:
A1.0



2 / A2.0 UNIT #1 MEZZANINE PLAN

SCALE: 1/8" = 1'-0"



1 / A2.0 UNIT #1 PLAN

SCALE: 1/8" = 1'-0"

F1 SLAB-AT-GRADE:
FINISHED FLOORING / SEALED SLAB
REINFORCED CONCRETE SLAB
AS PER STRUCTURAL DRAWINGS
15 MIL POLY MOISTURE BARRIER
WELL COMPACTED SUB BASE PER GEOTECHNICAL

F2 MEZZANINE FLOOR:
(F.R.R. 1 HR / B.C.B.C. **A.9.10.3.1-A F4a**)
FINISHED FLOORING
3/4" PLY
JOISTS AS PER STRUCTURAL
2 layers 5/8" TYPE 'X' G.W.B.

P1 1 HR RATED PARTY WALL ASSEMBLY:
(F.R.R. 1 HR / B.C.B.C. **A.9.10.3.1-A S8c**)
5/8" [16] TYPE 'X' GYPSUM WALL BOARD ON
8" STEEL STUDS FULL HEIGHT TO U/S ROOF
IN DEFLECTION TRACK AT ROOF PURLINS
2 LAYERS 5/8" [16] TYPE 'X' GYPSUM WALL BOARD
FIRE STOP TOP & BOTTOM ASSEMBLY

P2 PARTITION ASSEMBLY:
(B.C.B.C. **A.9.10.3.1-A W1**)
1/2" [12.7] GYPSUM WALL BOARD ON
2x4" [38x89] WOOD STUDS
STUDS FULL HEIGHT TO U/S of MEZZANINE OVER
1/2" [12.7] GYPSUM WALL BOARD

P2a SAME AS P2 EXCEPT USE:
2x6" [38x139.7] WOOD STUDS

P3 1 HR RATED ASSEMBLY:
(F.R.R. 1 HR / B.C.B.C. **A.9.10.3.1-A W1d**)
5/8" [16] TYPE 'X' GYPSUM WALL BOARD ON
2x4 [38x89] WOOD STUDS
STUDS FULL HEIGHT TO U/S OF MEZZANINE
5/8" [16] TYPE 'X' GYPSUM WALL BOARD
FIRE STOP TOP & BOTTOM ASSEMBLY

P3a SAME AS P3 EXCEPT USE:
2x6" [38x139.7] WOOD STUDS

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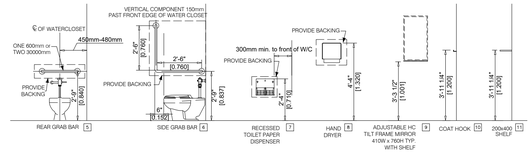
2025-08-21

project title:
MILL BAY LOT 70
1005 SQUL'EW' STREET

drawing title:
Unit#1
GROUND FLOOR AND MEZZANINE PLANS

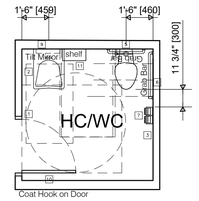
project no.:	25.778		
date:	12 August 2025	scale:	AS NOTED
checked by:	LOWE	drawn by:	JW

sheet no.:
A2.0



2 A2.1 TYPICAL H/C W/C ACCESSORIES

SCALE: 1/8" = 1'-0"



F1 SLAB-AT-GRADE:

FINISHED FLOORING / SEALED SLAB
REINFORCED CONCRETE SLAB
AS PER STRUCTURAL DRAWINGS
15 MIL POLY MOISTURE BARRIER
WELL COMPACTED SUB BASE PER GEOTECHNICAL

F2 MEZZANINE FLOOR:

(F.R.R. 1 HR / B.C.B.C. **A.9.10.3.1-A F4a**)
FINISHED FLOORING
3/4" PLY
JOISTS AS PER STRUCTURAL
2 layers 5/8" TYPE 'X' G.W.B.

P1 1 HR RATED PARTY WALL ASSEMBLY:

(F.R.R. 1 HR / B.C.B.C. **A.9.10.3.1-A S8c**)

5/8" [16] TYPE 'X' GYPSUM WALL BOARD ON
8" STEEL STUDS FULL HEIGHT TO U/S ROOF
IN DEFLECTION TRACK AT ROOF PURLINS
2 LAYERS 5/8" [16] TYPE 'X' GYPSUM WALL BOARD
FIRE STOP TOP & BOTTOM ASSEMBLY

P2 PARTITION ASSEMBLY:

(B.C.B.C. **A.9.10.3.1-A W1**)
1/2" [12.7] GYPSUM WALL BOARD ON
2x4" [38x89] WOOD STUDS
STUDS FULL HEIGHT TO U/S of MEZZANINE OVER
1/2" [12.7] GYPSUM WALL BOARD

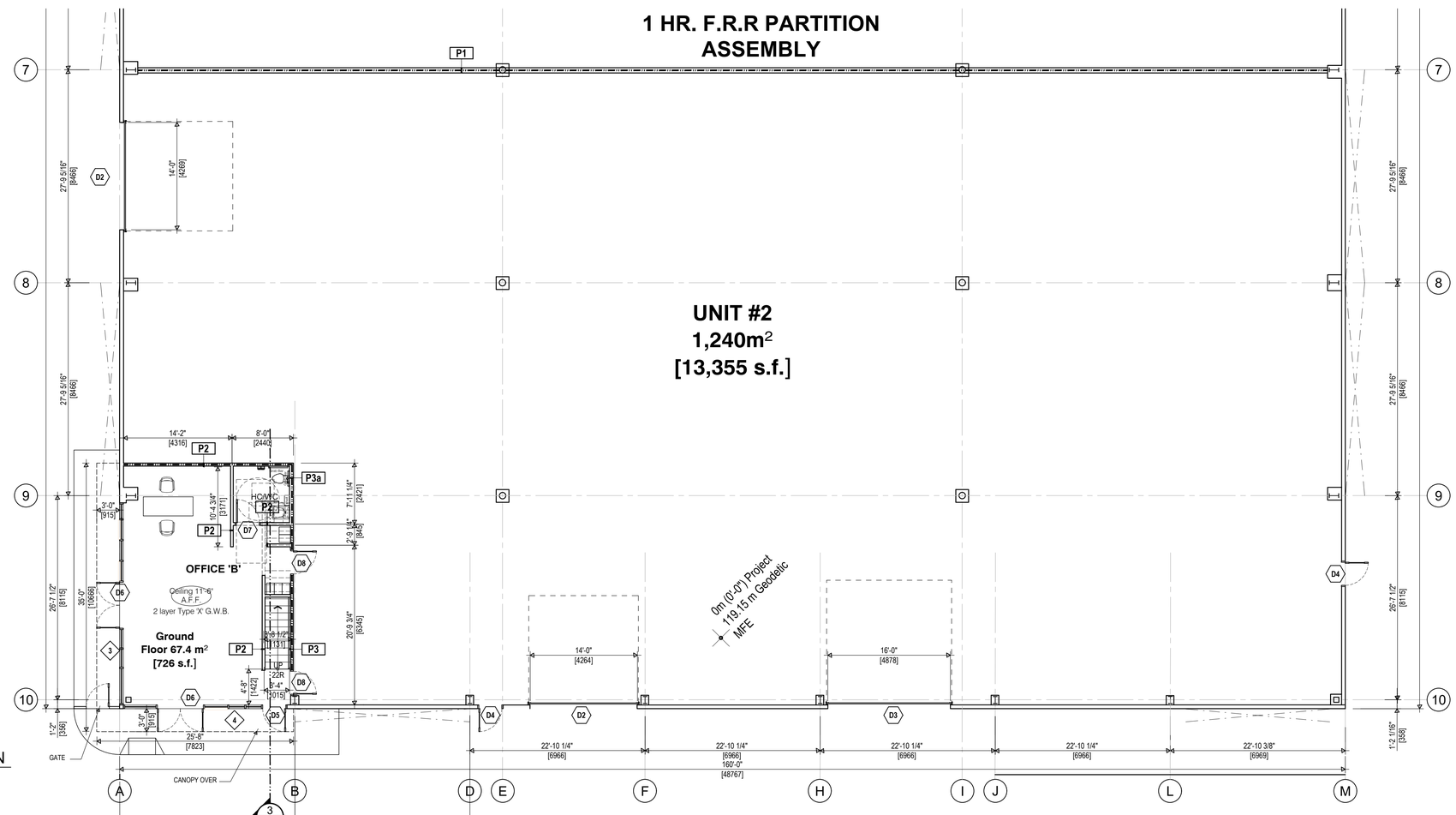
P2a SAME AS P2 EXCEPT USE:
2x6" [38x139.7] WOOD STUDS

P3 1 HR RATED ASSEMBLY:

(F.R.R. 1 HR / B.C.B.C. **A.9.10.3.1-A W1d**)

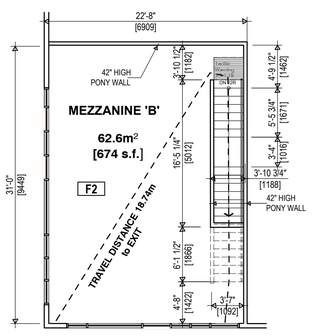
5/8" [16] TYPE 'X' GYPSUM WALL BOARD ON
2x4 [38x89] WOOD STUDS
STUDS FULL HEIGHT TO U/S OF MEZZANINE
5/8" [16] TYPE 'X' GYPSUM WALL BOARD
FIRE STOP TOP & BOTTOM ASSEMBLY

P3a SAME AS P3 EXCEPT USE:
2x6" [38x139.7] WOOD STUDS



1 A2.1 UNIT #2 PLAN

SCALE: 1/8" = 1'-0"



2 A2.1 UNIT #2 MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

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seal:

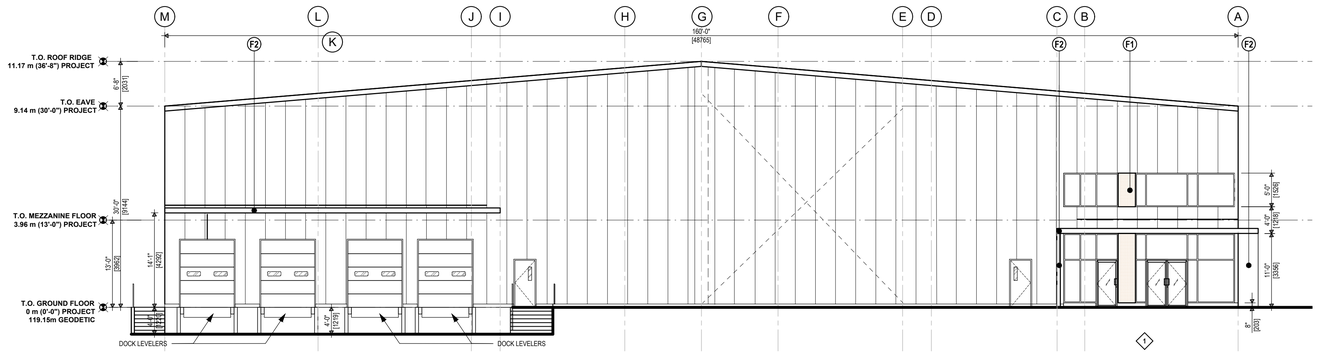
REGISTERED ARCHITECT ALAN LOWE BRITISH COLUMBIA 2025-08-21

project title:
MILL BAY LOT 70
1005 SQUL'EW' STREET

drawing title:
Unit#2
GROUND FLOOR AND MEZZANINE PLANS

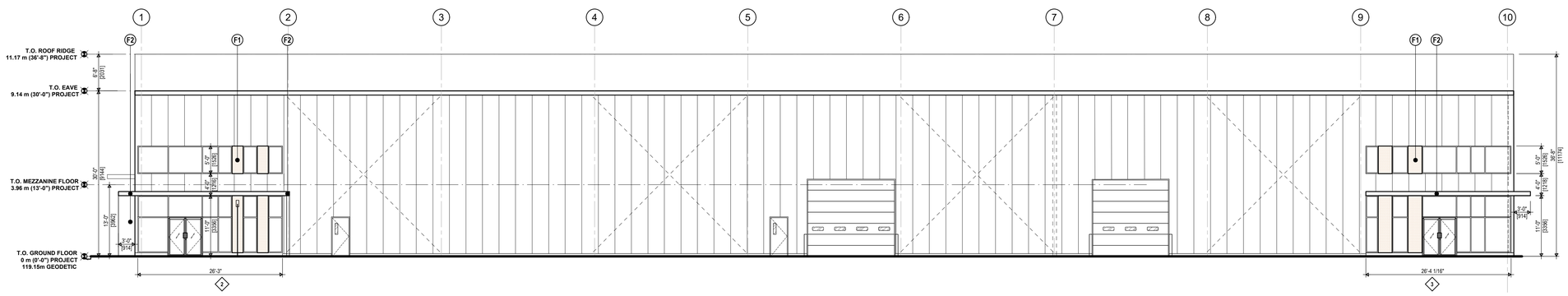
project no.:	25.778
date: 12 August 2025	scale: AS NOTED
checked by: LOWE	drawn by: JW

sheet no.:
A2.1



1 A3.0 NORTH ELEVATION

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



2 A3.0 WEST ELEVATION

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

EXTERIOR FINISHES & NOTES :

F1 METAL PANEL - COLOUR - 'WOOD'

F2 METAL PANEL - COLOUR - 'YELLOW'

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2025-08-21

project title:

MILL BAY LOT 70

1005 SQUL'EW' STREET

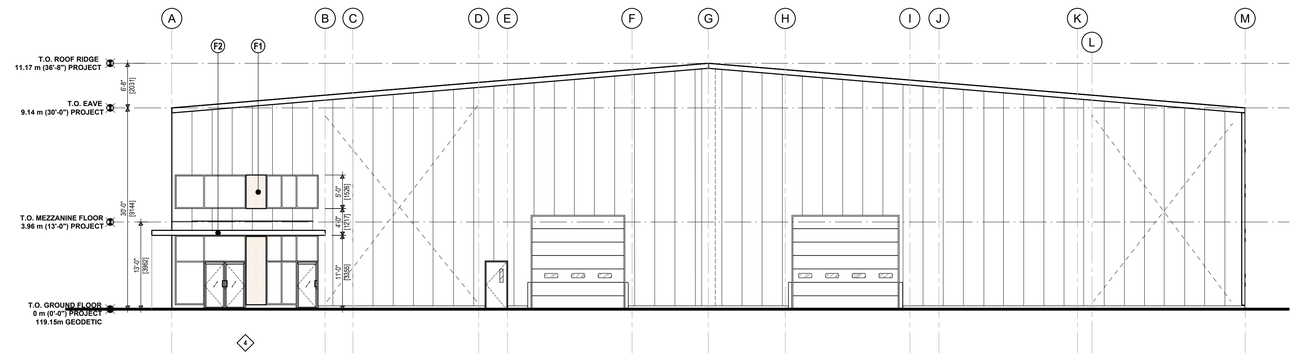
drawing title:

ELEVATIONS

project no.:	25.778		
date:	12 August 2025	scale:	AS NOTED
checked by:	LOWE	drawn by:	JW

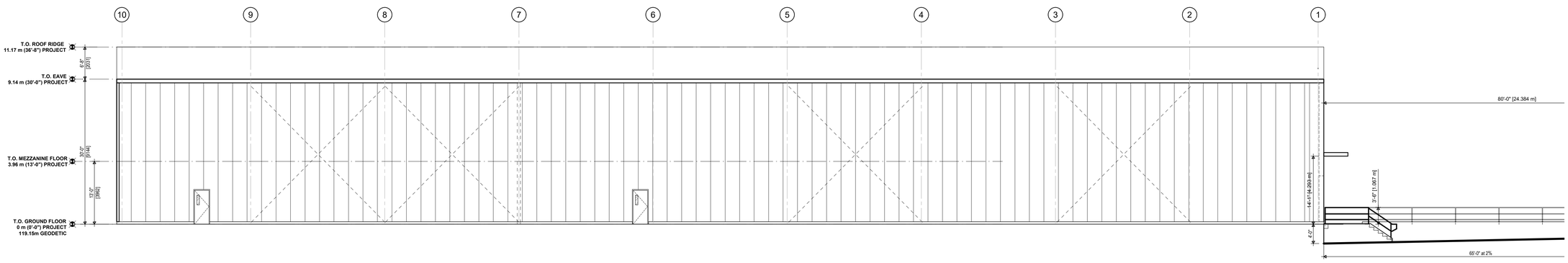
sheet no.:

A3.0



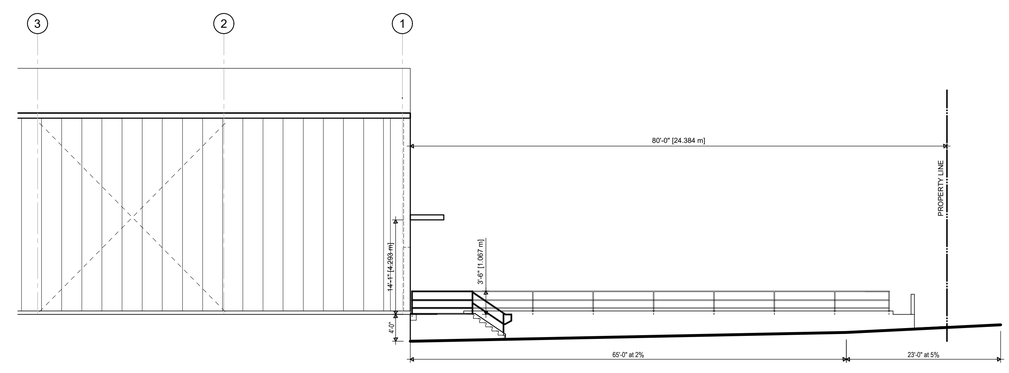
1 A3.1 SOUTH ELEVATION

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



2 A3.1 EAST ELEVATION

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



3 A3.1 EAST ELEVATION - LOADING AREA

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

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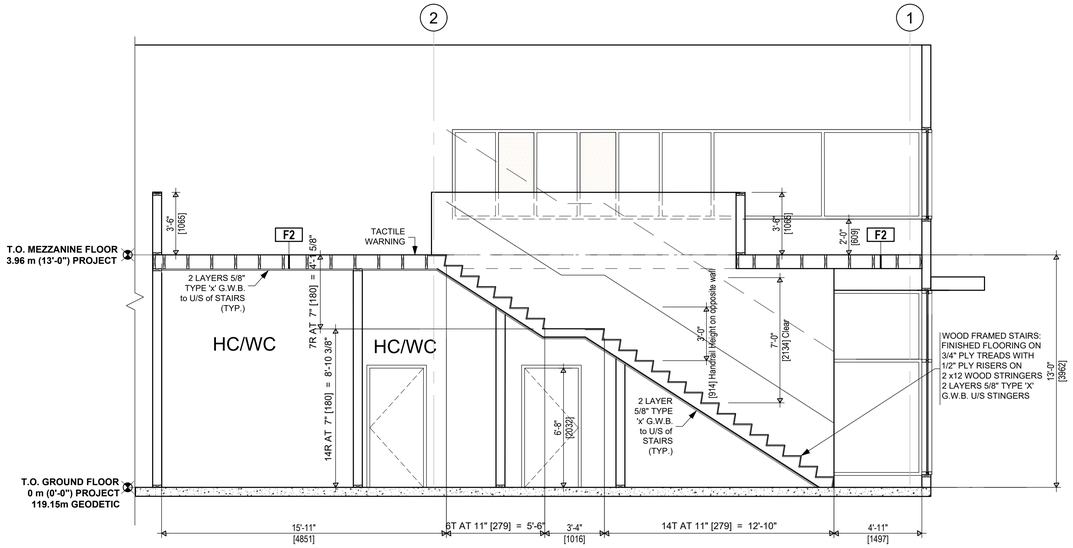
drawing title:

ELEVATIONS

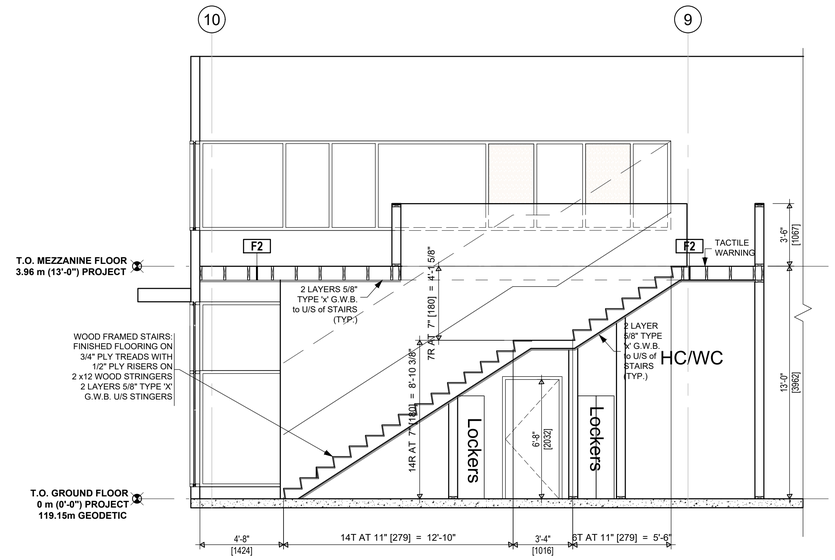
project no.:	25.778		
date:	12 August 2025	scale:	AS NOTED
checked by:	LOWE	drawn by:	JW

sheet no.:

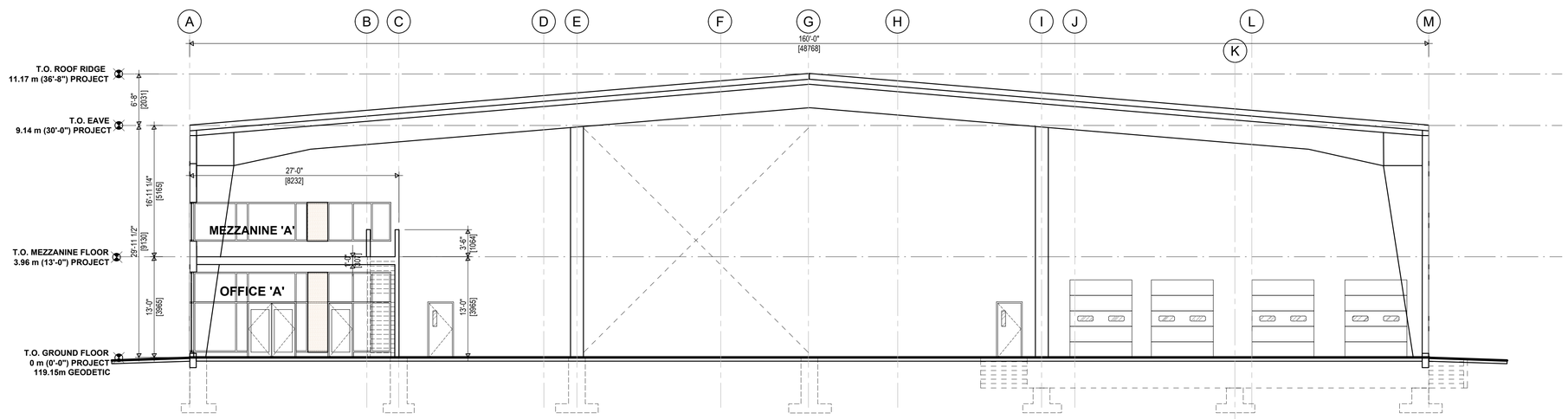
A3.1



2 A4.0 SECTION - OFFICE 'A'
SCALE: 1/4" = 1'-0"



3 A4.0 SECTION - OFFICE 'B'
SCALE: 1/4" = 1'-0"



1 A4.0 SECTION
SCALE: 1/8" = 1'-0"

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2025-08-21

project title:
MILL BAY LOT 70
1005 SQUL'EW' STREET

drawing title:
Section

project no.:	25.778
date: 12 August 2025	scale: AS NOTED
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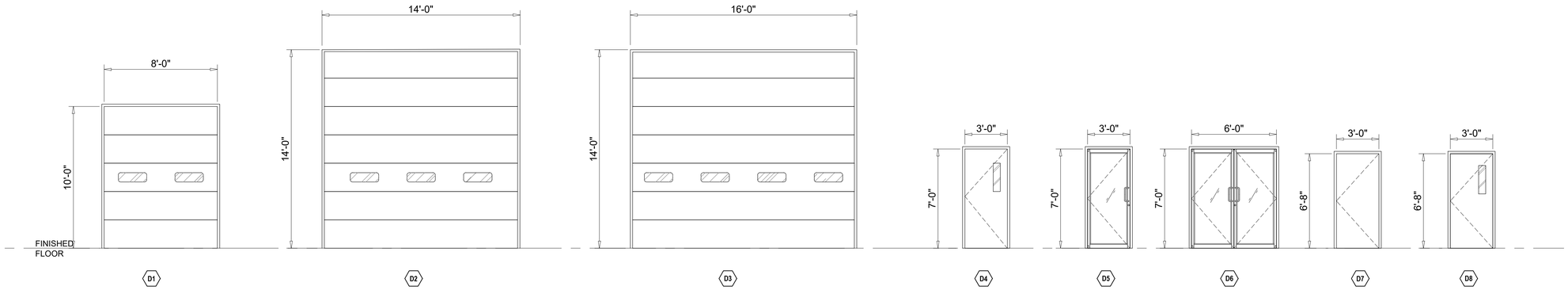
sheet no.:
A4.0



LOADING BAY
-METAL OVERHEAD DOOR w/GLAZING

EXTERIOR DOOR
-3'-0" x 7'-0" x 1 3/4"
-60 MIN. F.R.R.
-HOLLOW METAL
-INSULATED
-PRESSED METAL FRAME
-PAINTED
-BUTT HINGES (PAIR)
-CLOSER
-THRESHOLD
-WEATHERSTRIP
-DOORSTOP
-DOOR MUTES
-LOCKSET & SIGNAGE WHERE REQUIRED
-PANIC HARDWARE WHERE REQUIRED

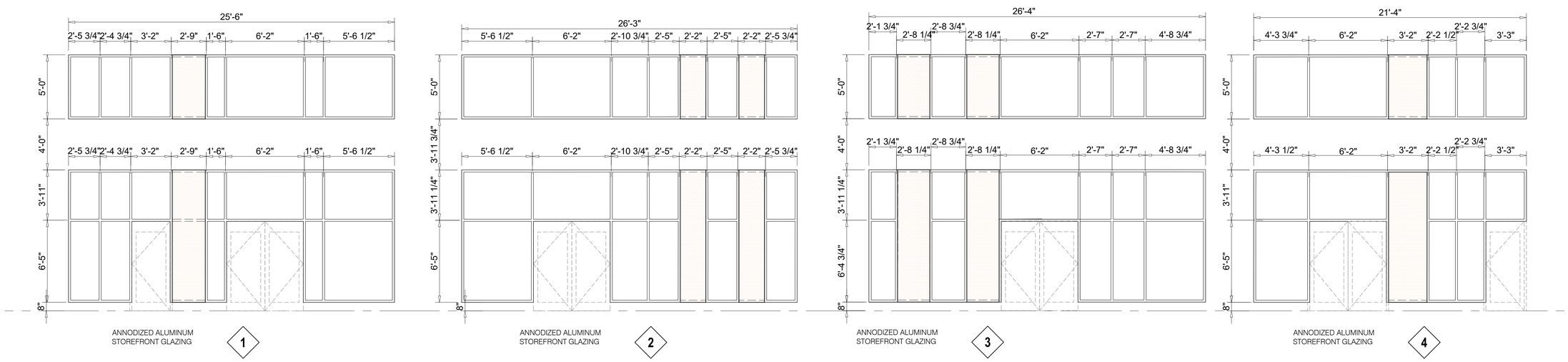
BUILDING ENTRANCE
-STOREFRONT FRAME
-ANOD. ALUMINUM w/GLAZING
-THRESHOLD
-WEATHERSTRIP

BUILDING ENTRANCE
-STOREFRONT FRAME
-ANOD. ALUMINUM w/GLAZING
-AUTO DOOR OPENER FOR D6 DOORS AT NORTH ELEVATION & SOUTH ELEVATION
-THRESHOLD
-WEATHER STRIP

INTERIOR HC/WC
-3'-0" x 6'-8" x 1 3/4"
-SOLID CORE HARDBOARD
-WOOD FRAME
-PAINTED
-BUTT HINGES (PAIR)
-PRIVACY SET
-DOORSTOP
-LEVER HANDLE

OFFICE TO WAREHOUSE
-3'-0" x 6'-8" x 1 3/4"
-SOLID CORE HARDBOARD w/GLAZING
-WOOD FRAME
-PAINTED
-BUTT HINGES (PAIR)
-PASSAGE WITH LOCK
-DOORSTOP

1 / A5.0 DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



ANNODIZED ALUMINUM STOREFRONT GLAZING

ANNODIZED ALUMINUM STOREFRONT GLAZING

ANNODIZED ALUMINUM STOREFRONT GLAZING

ANNODIZED ALUMINUM STOREFRONT GLAZING

2 / A5.0 WINDOW SCHEDULE
SCALE: 1/4" = 1'-0"

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2025-08-21

project title:
MILL BAY LOT 70

1005 SQUL'EW' STREET

drawing title:
DOOR SCHEDULE
WINDOW SCHEDULE

project no.: 25.778

date:	12 August 2025	scale:	AS NOTED
checked by:	LOWE	drawn by:	JW

sheet no.:
A5.0