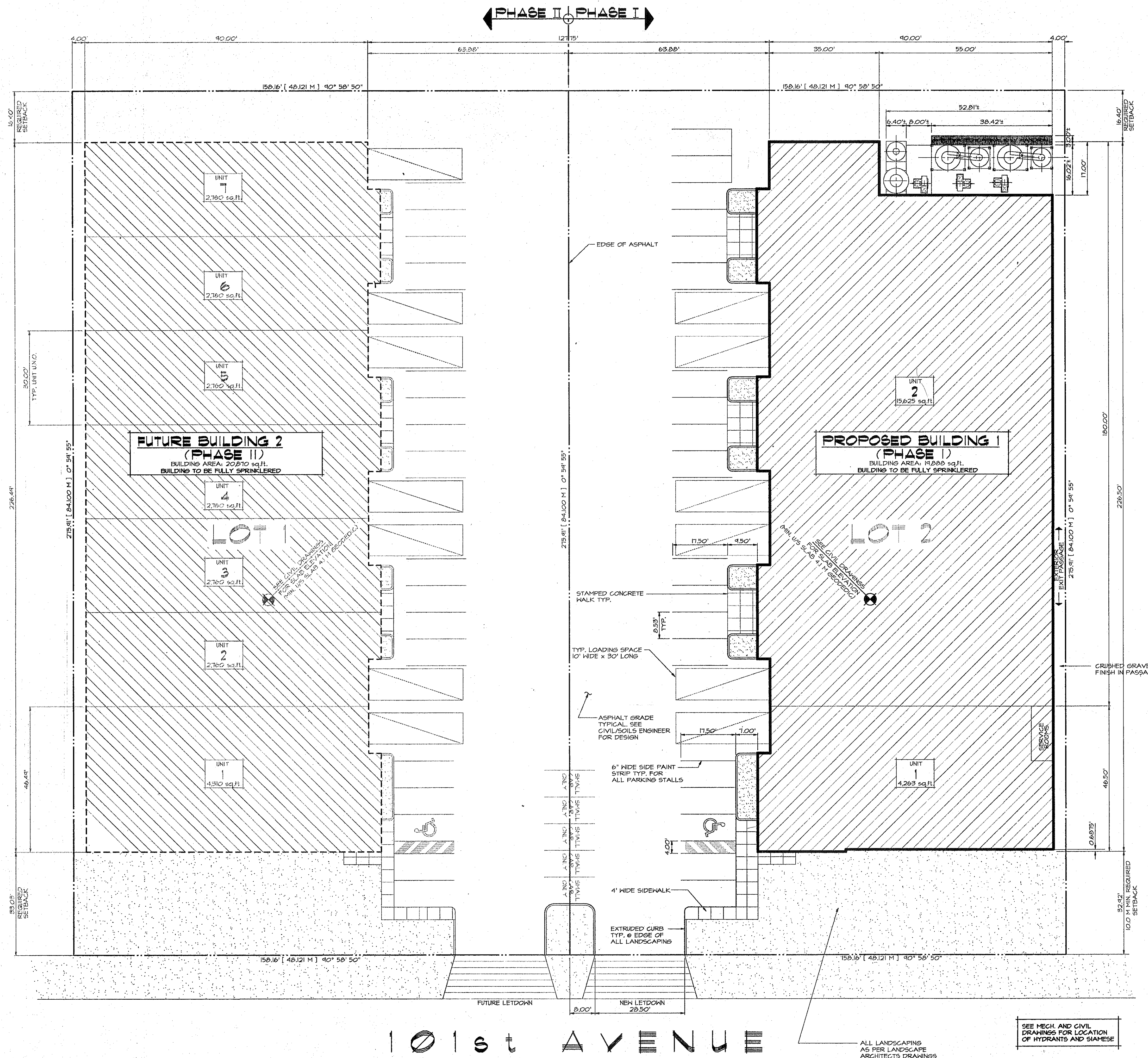
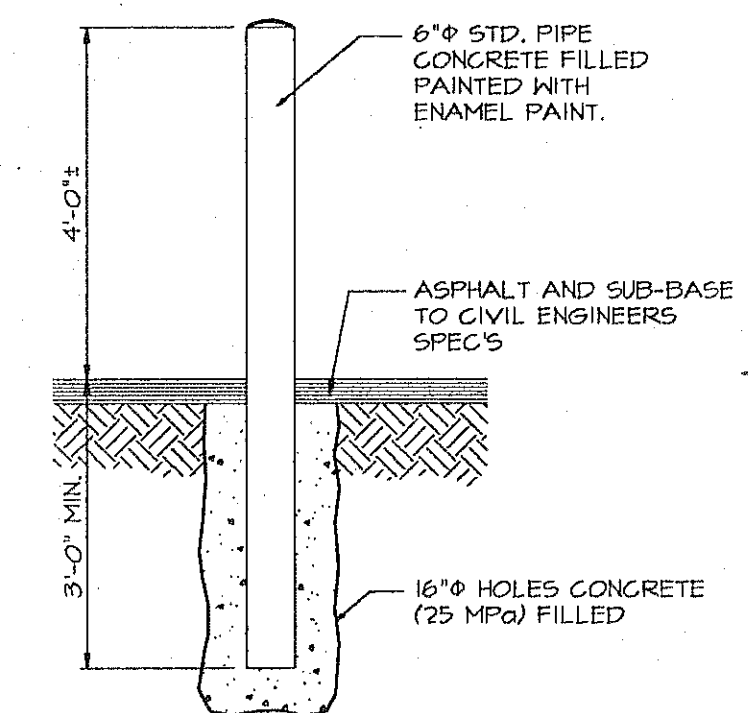




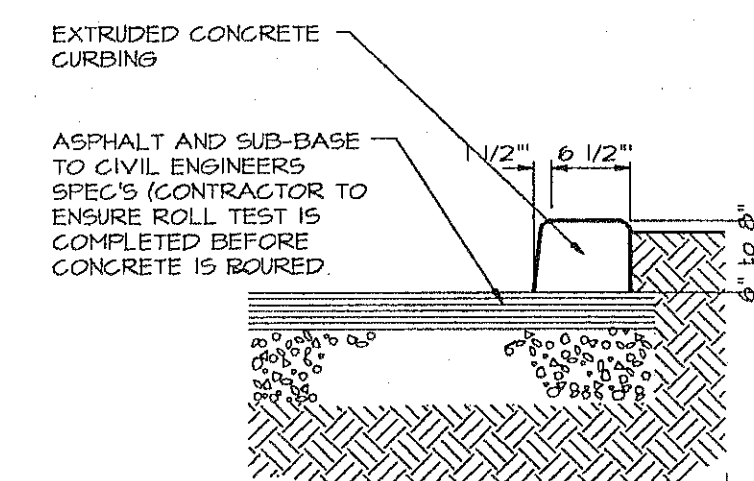
SITE DATA

- ZONING:**
M-3 (HEAVY INDUSTRIAL)
- SITE AREA:**
10 ACRES PER LOT (43,563 sq.ft.)
- SITE COVERAGE:**
BUILDING AREA = 14,800 sq.ft.
ACTUAL SITE COVERAGE = 45.6%
- REQUIRED SETBACKS:**
EXTERIOR SIDE LOT LINES = 6.0 m (19.66 ft.)
INTERIOR SIDE LOT LINES = 0 m
REAR LOT LINES = 5.0 m (16.40 ft.)
FRONT LOT LINES = 10.0 m (32.80 ft.)
- OFF STREET PARKING:**
REQ'D PARKING (OFFICE):
1 SPACE PER 20 M2 (301.4 sq.ft.)
TOTAL: 0 sq.ft.
UNIT #2
1st FLOOR: 816 sq.ft.
MEZZANINE: 900 sq.ft.
TOTAL: 1,716 sq.ft.
5.95 SPACES
REQ'D PARKING (INDUSTRIAL USE):
1 SPACE PER 186 M2 (2,002.15 sq.ft.)
UNIT #1
1st FLOOR: 4,263 sq.ft.
UNIT #2
1st FLOOR: 14,804 sq.ft.
MEZZANINE: 1,950 sq.ft.
TOTAL: 21,022 sq.ft.
10.44 SPACES
TOTAL PARKING SPACES REQUIRED: 17 (16.44)
TOTAL PARKING SPACES PROVIDED: 19 (PLUS 5 SHARED)
- LANDSCAPING:**
ALL LANDSCAPING TO MUNICIPAL REQUIREMENTS
AS PER LANDSCAPE ARCHITECTS DRAWINGS



TYPICAL BOLLARD DETAIL

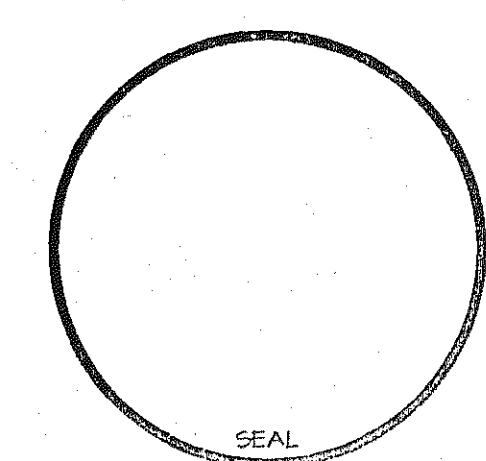
DETAIL 1
SCALE: 1/2"=1'-0"
(XREF: -)



TYPICAL EXTRUDED CURB

DETAIL 2
SCALE: 3/4"=1'-0"
(XREF: -)

JUN 25 1997



No.	DATE	DESCRIPTION
5	JAN 23/97	FOR PRICING ONLY
4	JAN 16/97	CLIENT REVIEW ONLY
3	MAY 13/97	CLIENT REVIEW ONLY
2	DEC 23/96	BUILDING PERMIT ONLY
1	DEC 11/96	PRELIMINARY REVIEW
No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

HAGEDORN HOLDINGS
1500 - 1040 WEST GEORGIA
VANCOUVER, B.C.
V6E 4H8

KRAHN & ASSOCIATES
ENGINEERING LTD.

Vancouver
202-112 West 1st St.
North Vancouver, B.C.
V7P 1A1
Tel: (604) 981-5555
Fax: (604) 981-5556

Kelowna
133-2302 Levee Rd.
Kelowna, B.C.
V1Y 9C5
Tel: (250) 860-8897
Fax: (250) 860-8898

Abbotsford
231-4403 1st St.
Abbotsford, B.C.
V2T 1V1
Tel: (604) 851-1111
Fax: (604) 851-1112

PROPOSED BUILDINGS for
PROPOSED BUILDING
ENGINEERING
LEGAL DESCRIPTION:
LOT 2 DISTRICT LOT 123 GROUP 2, VAND. PLAN LIP 2714

DRAWING TITLE
SITE PLAN

PROJECT
DATE
SCALE
DRAWN
CHECKED
PROJECT NO.
DRAWING NO.

AS NOTED
DF / JN
146116
146116

SEAL