

SITE LEGEND:

- DENOTES HEAVY DUTY ASPHALT PAVING & FIRE TRUCK ACCESS ROUTES (REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS)
- DENOTES DIRECTION OF TRAVEL
- DENOTES STOP BAR
- DENOTES PEDESTRIAN CROSSWALK PATH
- DENOTES PEDESTRIAN LETDOWNS
- DENOTES BUILDING RECEPTACLE BINS
- DENOTES ELECTRICAL TRANSFORMERS (REFER TO ELECTRICAL DRAWINGS)
- DENOTES FIRE HYDRANT (REFER TO CIVIL DRAWINGS)
- DENOTES NEW SITE LIGHTING POLES (REFER TO ELECTRICAL DRAWINGS)

GENERAL NOTES:

- ALL WORK SHALL CONFORM WITH THE BC BUILDING CODE AND IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND VERIFY ALL PERMITS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT PRIOR TO WORK COMMENCEMENT.
- ALL EXISTING PUBLIC UTILITY AND ELECTRIC SERVICES SHALL BE MAINTAINED.
- BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND HAVE BEEN CORRECTED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.
- REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING SOIL AREAS, PLANTS AND OTHER LANDSCAPING DETAILS.
- REFER TO ELECTRICAL DRAWINGS FOR INSTALLATION OF HOOD FANS STANDARDS BASED ACCORDING TO DETAILS ON ELECTRICAL DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR ALL GRAVITY UTILITY LINES FOR SEWER, SANITARY AND CIVIL WORKS.
- REFER TO GEOTECHNICAL REPORT FOR SOIL CONDITIONS/ SITE PREP/ FOUNDATION DESIGN AND SPECIFICATIONS.
- ALL EXISTING UTILITIES TO BE REMOVED UNDER THE OBSERVATION OF THE SOILS ENGINEER IN ACCORDANCE WITH RECOMMENDATIONS OF THE SOILS REPORT TO AVOID HINDER THE PREPARATION, SELECTION OF SATISFACTORY FILL MATERIALS AND PLACEMENT AND COPROTECTION OF THE FILL UNDER SOIL TO BE CONVEYED TO LOCAL TOWNHALL DEPARTMENT.
- LOADING SHALL BE CONSIDERED TO BE SHOWN LABELLED.

BUILDING LEGEND:

- DENOTES EXISTING BUILDING
- DENOTES PROPOSED ADDITION



REVISIONS

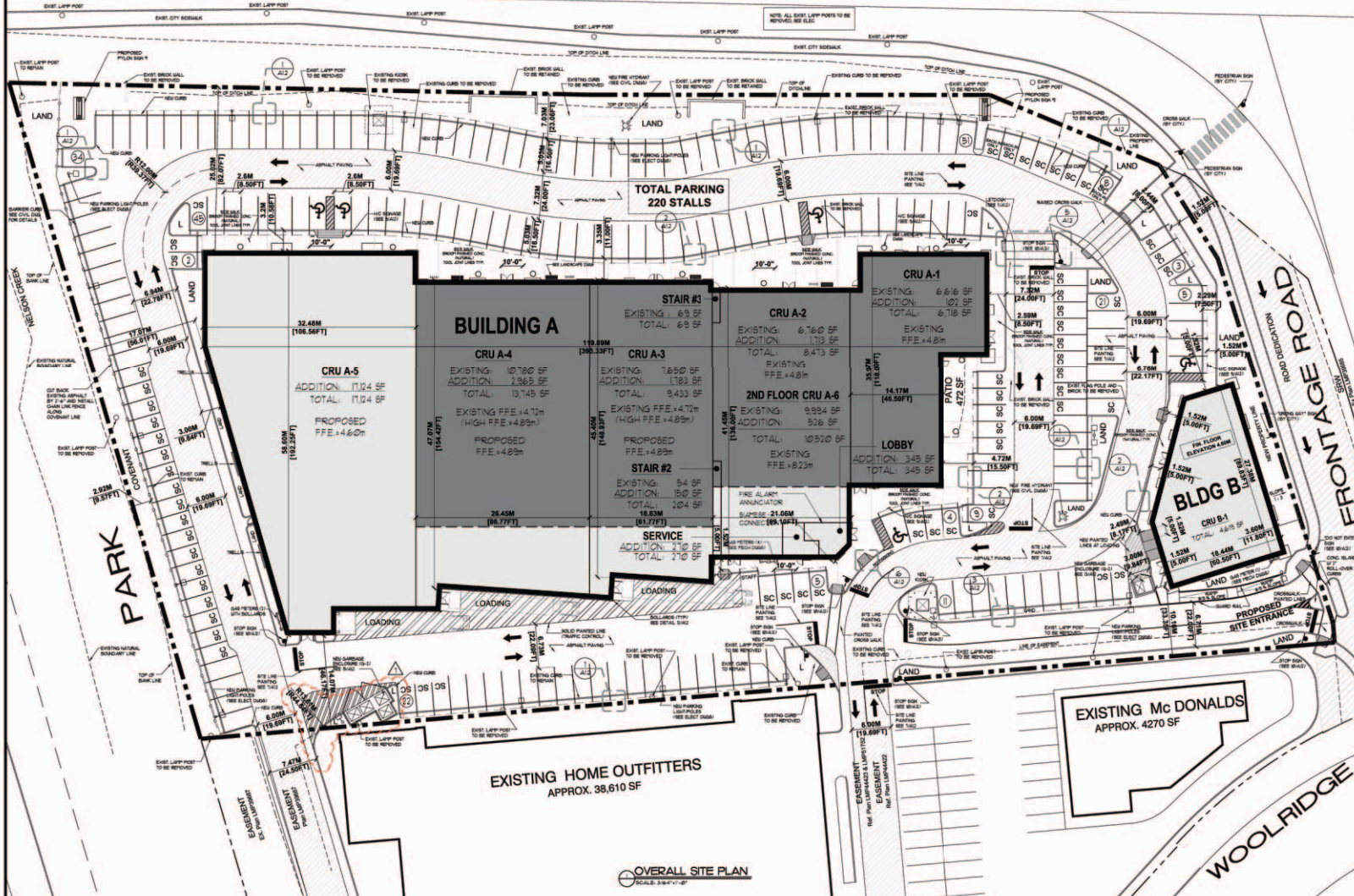
NO.	DATE	DESCRIPTION
1	2011.05.04	ISSUED FOR PERMIT
2	2011.05.04	ISSUED FOR CONSTRUCTION
3	2011.05.04	ISSUED FOR PERMIT
4	2011.05.04	ISSUED FOR CONSTRUCTION
5	2011.05.04	ISSUED FOR PERMIT
6	2011.05.04	ISSUED FOR CONSTRUCTION
7	2011.05.04	ISSUED FOR PERMIT
8	2011.05.04	ISSUED FOR CONSTRUCTION
9	2011.05.04	ISSUED FOR PERMIT
10	2011.05.04	ISSUED FOR CONSTRUCTION

SCALE: 1:1

OVERALL SITE PLAN

DATE: JUNE 2010
DRAWN BY: JMW/AT
CHECKED BY: JMW/AT
SCALE: 1:1

LOUGHEED HIGHWAY



AERIAL PLAN
SCALE: 1:1

SITE INFORMATION:

LEGAL DESCRIPTION: LOT 1, DL 48 GROUP 1, N.W.D. PLAN 70846

CIVIC ADDRESS: 1090 LOUGHEED HIGHWAY COQUITLAM B.C.

ZONING: CS-1

EXISTING SITE AREA: 182,702 SF (4.19 ACRES or 16,979.8 SM)

LESS ROAD WIDENING: 10,986 SF (0.25 ACRES or 1,021 SM)

NEW SITE AREA: 171,810 SF (3.94 ACRES or 15,961 SM)

LOT COVERAGE: PERMITTED: 40.00%
PROPOSED: 61,000 SF / 171,810 SF = 35.50%

BUILDING HEIGHT: PERMITTED (VARIANCE): 8.59 m (28'-6")
PROPOSED: 8.89 m (29'-6")

BUILDING A:

EXISTING AREA:	31,929 SF
ADDITION AREA:	24,452 SF
TOTAL GROSS FLOOR AREA:	56,381 SF
CORE/SERVICE AREA:	888 SF
TOTAL NET GROUND FLOOR AREA:	55,493 SF

2ND FLOOR AREA:

EXISTING AREA:	9,994 SF
ADDITION AREA:	526 SF
TOTAL 2ND FLOOR GROSS AREA:	10,520 SF
VOID AREA:	1,774 SF
CORE/SERVICE AREA:	1,017 SF
TOTAL NET 2ND FLOOR AREA:	7,726 SF
TOTAL NET BUILDING A FLOOR AREA:	63,222 SF

BUILDING B:

FLOOR AREA:	430.4 SF
TOTAL AREA:	4,619 SF
TOTAL NET FLOOR AREA:	4,619 SF

GRAND TOTALS:

TOTAL GROSS AREA:	
BLDG A + B	71,520 SF
TOTAL NET AREA	
PROPOSED: BLDG A + B =	67,841 SF
PERMITTED: 0.4 X SITE AREA =	68,724 SF

PARKING & LOADING

COMMERCIAL : 1 SPACE PER 430.4 SF G.F.A.

87,841 S.F. X 1.0 = 158 STALLS

TOTAL PARKING REQUIRED: 158 STALLS

TOTAL PARKING PROPOSED: 220 STALLS

TOTAL LOADING REQUIRED: 2 STALLS

TOTAL LOADING PROPOSED: 8 STALLS

TOTAL REGULAR CAR PARKING: 158 STALLS

TOTAL SMALL CAR PARKING: 62 STALLS (MAX ALLOWABLE 30% = 58)

TOTAL H/C CAR PARKING: 5 STALLS

PARKING RATIO : 220 STALLS / 67,841 SF = 3.24 STALLS / 1,000 SF

COMMERCIAL DEVELOPMENT
EDGAR DEVELOPMENT CORP.
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