

Project Data: Phase 3

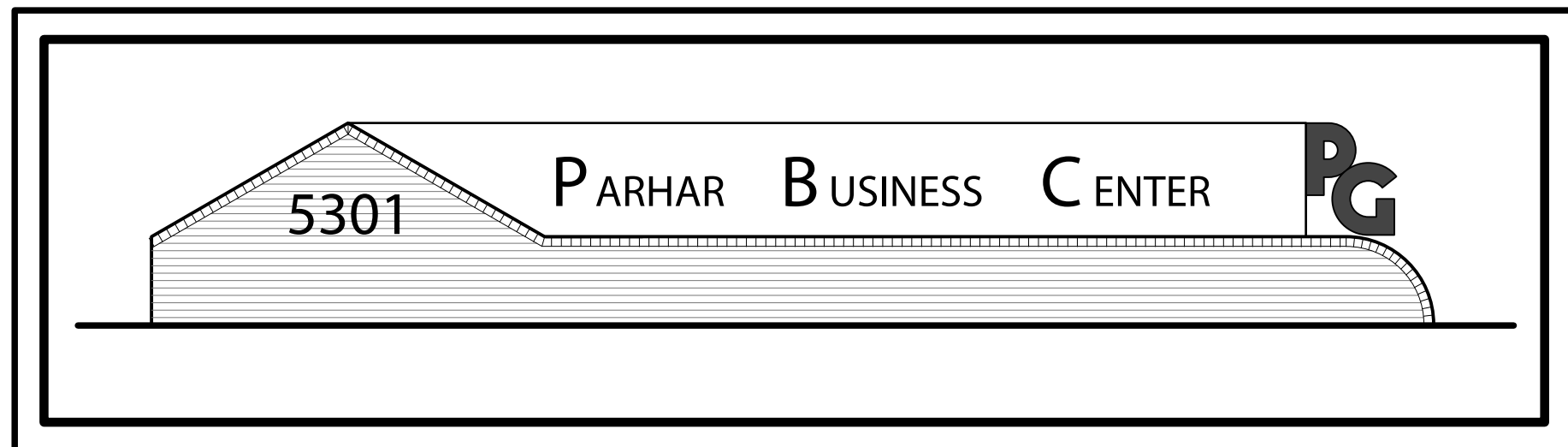
Owner / Project Manager:	Parhar Group/ R.E.B. Development Services		
Client:	Parhar Group 320 Festubert Street, Duncan, BC V9L 3S9		
Architect:	Joseph R. Newell, Architect AIBC Joe Newell Architect Inc. 2-101 Presley Place, Victoria, B.C. Telephone: 250-382-4244 Fax: 250-382-5733		
Civic Address of Property:	5301 Chaster Road, Duncan, BC		
Legal Description:	Lots A and B, Section 13, Range 7, Quamichan District		
Zoning:	C7 Zone - Business Park Commercial		
Site Area:	31,126.3 m ²	335,041 sq. ft.	
Coverage:	Permitted: 45%	14,006.8 m ² (1,400 ha)	150,768 sq. ft.
	Provided: 36.2%	11,259.6 m ² (1,126 ha)	121,200 sq. ft.
Coverage Calculation:	Phase 1 & 2 completed: 16%	4,982.25 m ² (0.498 ha)	53,628 sq. ft.
	Phase 3 Bldgs 7 & 8 completed: 7.25%	2,252.5 m ² (0.225 ha)	24,246 sq. ft.
	Phase 3 Bldgs 9 & 10 in progress: 10.15%	3,156.5 m ² (0.316 ha)	33,976 sq. ft.
	Phase 3 Building 2: 2.80%	868.6 m ² (0.087 ha)	9,350 sq. ft.
Building Height:	Permitted: 10m (32'-9")		
Setbacks:	Required:	4m	13'-11/2"
Front Yard	Provided:	4.32m	14'-2"
Side Yard (North):		n/a	n/a
Side Yard (South):		n/a	n/a
Rear Yard:		n/a	n/a

Drawing List

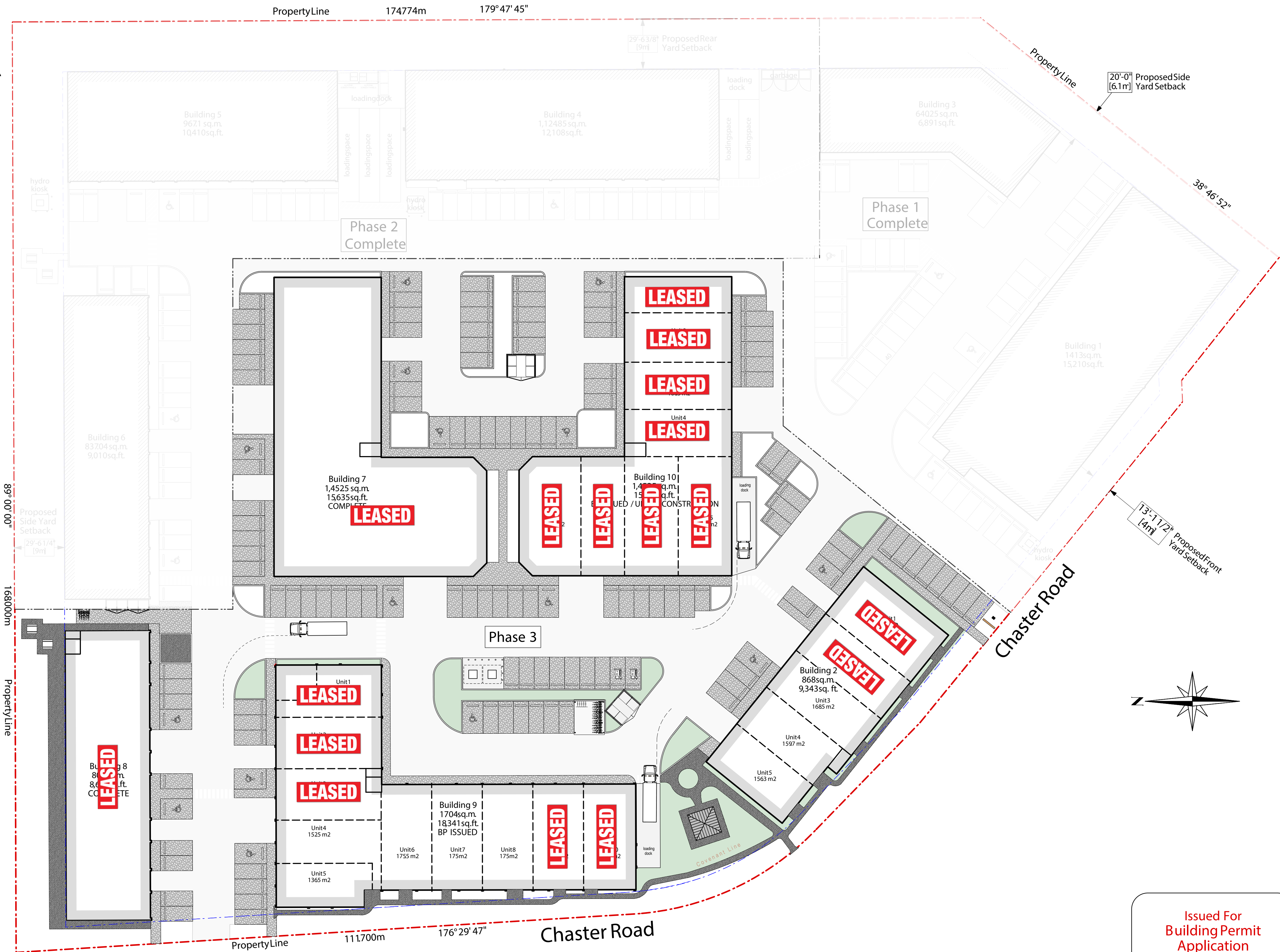
- Architectural - Joe Newell Architect Inc.**
- A1 - Project Data, Drawing List, Site Key Plan
 - A2 - Phase 3 Site Plan
 - A3 - Foundation and Main Floor Plan
 - A4 - Upper Window/Canopy Plan and Roof Plan
 - A5 - Elevations
 - A6 - Building Sections
 - A7 - Wall Sections and Building Envelope Details
 - A8 - Schedules, Fascia Gutter Detail and Gazebo
- Structural - Herold Engineering Limited**
- S101 - General Notes
 - S102 - General Notes
 - S103 - Typical Details
 - S201 - Foundation Plan
 - S202 - Main Floor and Canopy Framing Plan
 - S203 - Roof Plan
 - S301 - Sections
 - S302 - Sections
- PREVIOUSLY SUBMITTED**
- Civil - R.E.B. Development Services / Aqion Water Technologies Ltd.**
- DWG 1 (rev F) - Site Development Plan East
 - DWG 2 (rev F) - Site Development Plan West
 - DWG 3 (rev F) - Site Development Plan Details
- Landscape - Mystic Woods Landscape Design / Alison Mewett Landscape Architect**
- L1 - Landscape Master Plan
 - L2 - Landscape Planting Plan
 - L3 - Landscape Planting Plan Details
 - L4 - Landscape Dimension and Details Plan

Building Code Info

Design Code:	British Columbia Building Code 2018 - Part 3		
Base Building Design:	Industrial - Group F Division 2, up to 3 Storeys, Facing 1, 2 or 3 Streets - 3.2.2.76		
Major Occupancy Classification as per BCBC 2018:	Building Facing 2 Streets - 3.2.2.10 (4) Maximum Building Area for 2 Storey Building Facing 2 Streets - 1,500 m ²		
Building Areas:	Building 2	9,350 sq. ft.	(869.0 m ²)
Building Height / Construction:	1 storey (with option for 2nd storey as tenant improvement) Combination of combustible and non-combustible construction		
Fire Separations:	45 min. FRR floor assemblies, combustible mezzanines and loadbearing walls 45 min. FRR combustible roof assemblies 45 min. FRR party walls required between Group F2 and Group F2 occupancies		



Site Key Plan



Issued For Building Permit Application

Survey

Survey data taken from:
 KENYON WILSON
 PROFESSIONAL LAND SURVEYORS
 221 CORONATION AVE.
 DUNCAN, B.C. V9L 2T1 (250)746-4745
 FILE 07-6655ASKT

PROJECT	5301 Chaster Road, Duncan, B.C. Building 2 - Parhar Business Centre for Parhar Group		No: 230409
TITLE	Project Data, Drawing List, Site Key Plan		
DATE:	XX April 2023	SHEET	A1
SCALE:	NTS	REV.	of 2
DRAWN BY:	MN		