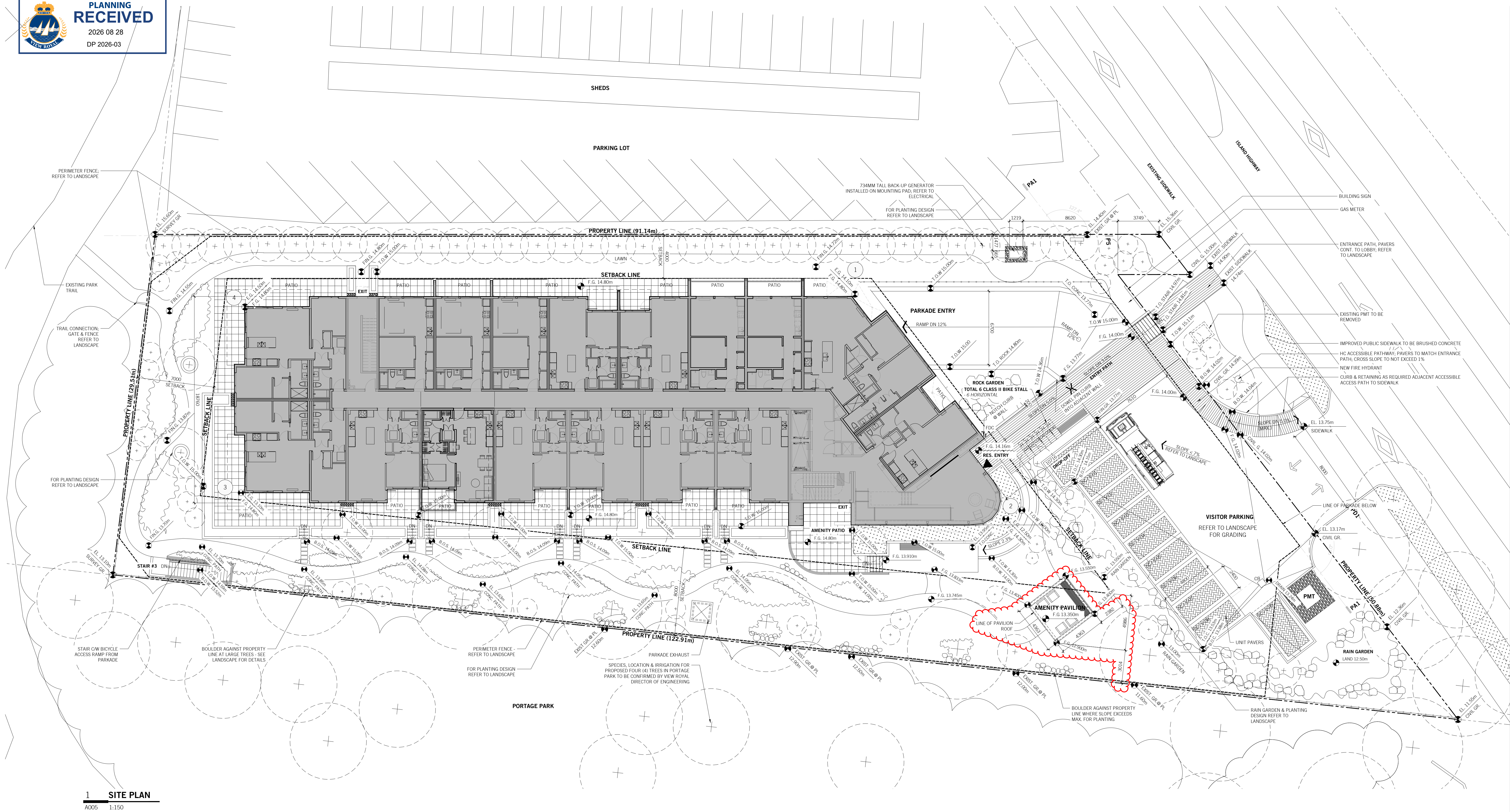




1 SITE PLAN
A005 1:150

GRADE CALCULATION

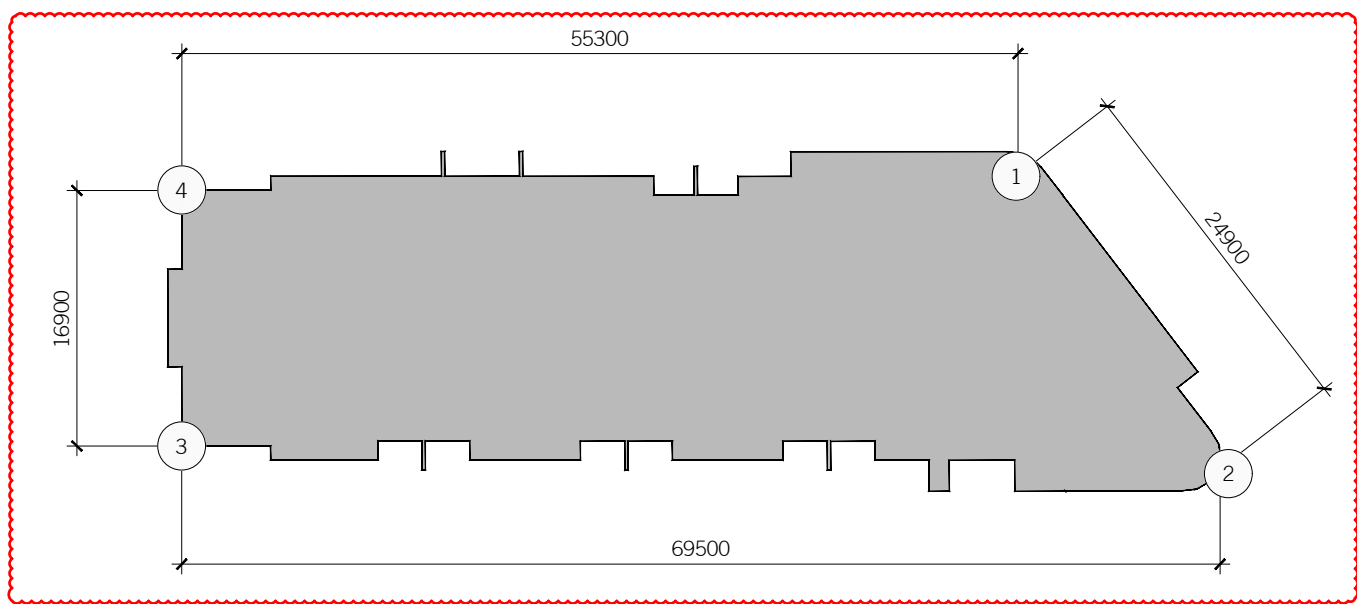
POINT 1 F.G. 14.8m E.G. 14.1m
POINT 2 F.G. 14.3m E.G. 12.8m
POINT 3 F.G. 14.8m E.G. 13.1m
POINT 4 F.G. 14.8m E.G. 14.5m

POINTS 1-2 (14.1m+12.8m)/2 x 24.9m = 334.91m²
POINTS 2-3 (12.8m+13.1m)/2 x 69.5m = 900.03m²
POINTS 3-4 (13.1m+14.5m)/2 x 16.9m = 233.22m²
POINTS 4-1 (14.5m+14.1m)/2 x 55.3m = 790.79m²

334.91m² + 900.03m² + 233.22m² + 790.79m²
24.9m + 69.5m + 16.9m + 55.3m

2258.95m²
166.6m

-13.6m



2 GRADE KEY PLAN
A005 1:500

PARKING LEGEND:

R-# REGULAR STALL
SC-# SMALL CAR STALL
V-# VISITOR STALL
P-# PARALLEL STALL
AC-# ACCESSIBLE STALL

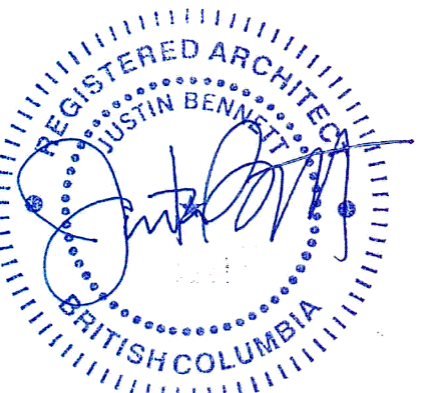
BICYCLE PARKING LEGEND:

H-# HORIZONTAL BIKE STALL
V-# VERTICAL BIKE STALL
C-# CARGO BIKE STALL
E-# E-SHARED BIKE STALL

FIRE DEPT. ACCESS ROUTE IS
REQUIRED TO MEET BCBC 2018
ARTICLE 3.2.5.6:

- 1.) ACCESS ROUTE MUST
 - a.) HAVE A CLEAR WIDTH OF 6m.
 - b.) HAVE A CENTRELINERADIUS
NO LESS THAN 12m
 - c.) HAVE OVERHEAD CLEARANCE
NOT LESS THAN 5m
 - d.) HAVE A CHANGE IN GRADIENT
NOT MORE THAN 1 IN 12.5 OVER A
MINIMUM DISTANCE OF 15m
 - e.) BE DESIGNED TO SUPPORT
THE EXPECTED LOADS IMPOSED BY
THE FIRE DEPT. - REFER TO
STRUCTURAL
 - f.) HAVE TURNAROUND FACILITIES
FOR ANY DEAD END PORTION OF
THE ACCESS ROUTE MORE THAN
90m
 - g.) BE CONNECTED WITH A PUBLIC
THOROUGHFARE

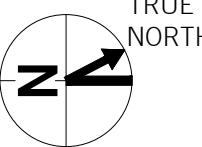
SEAL:



2026-06-05

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

2026 06 03	ISSUED FOR DP AMENDMENT
2024 06 06	ISSUED FOR CONSTRUCTION
2024 03 14	RE-ISSUED FOR BUILDING PERMIT
2023 12 11	RE-ISSUED FOR BUILDING PERMIT
2023 08 31	ISSUED FOR BUILDING PERMIT
2022 08 12	RE-ISSUED FOR DP 2
2022 07 12	RE-ISSUED FOR DP
2022 05 30	RE-ISSUED FOR DP (SITE PLAN)
2022 04 04	ISSUED FOR DP
2021 12 03	ISSUED FOR REZONING
NO. DATE	TRUE DESCRIPTION



THE GRAND AND FIR
181 ISLAND HIGHWAY, VIEW ROYAL, BC
2021-01

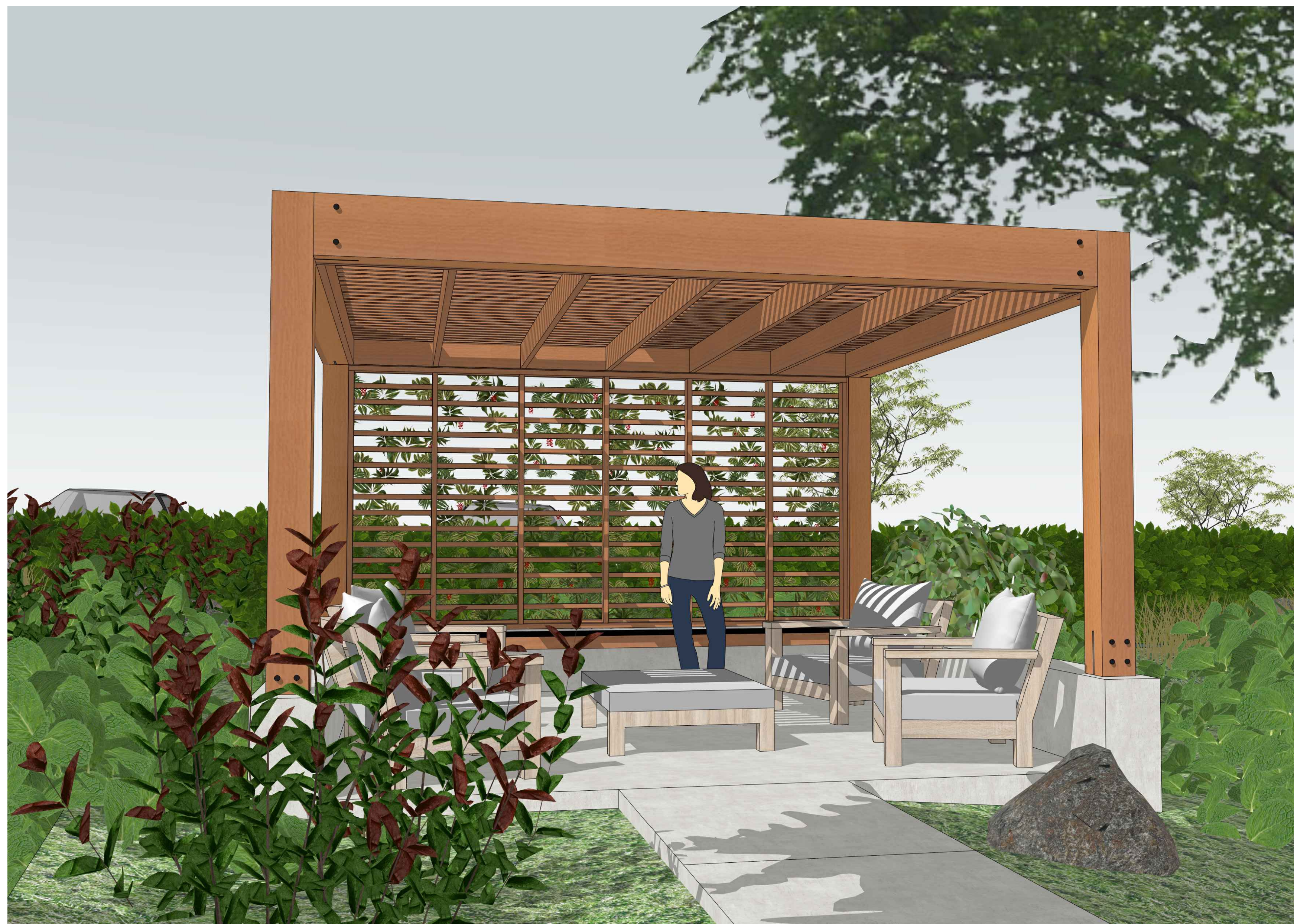
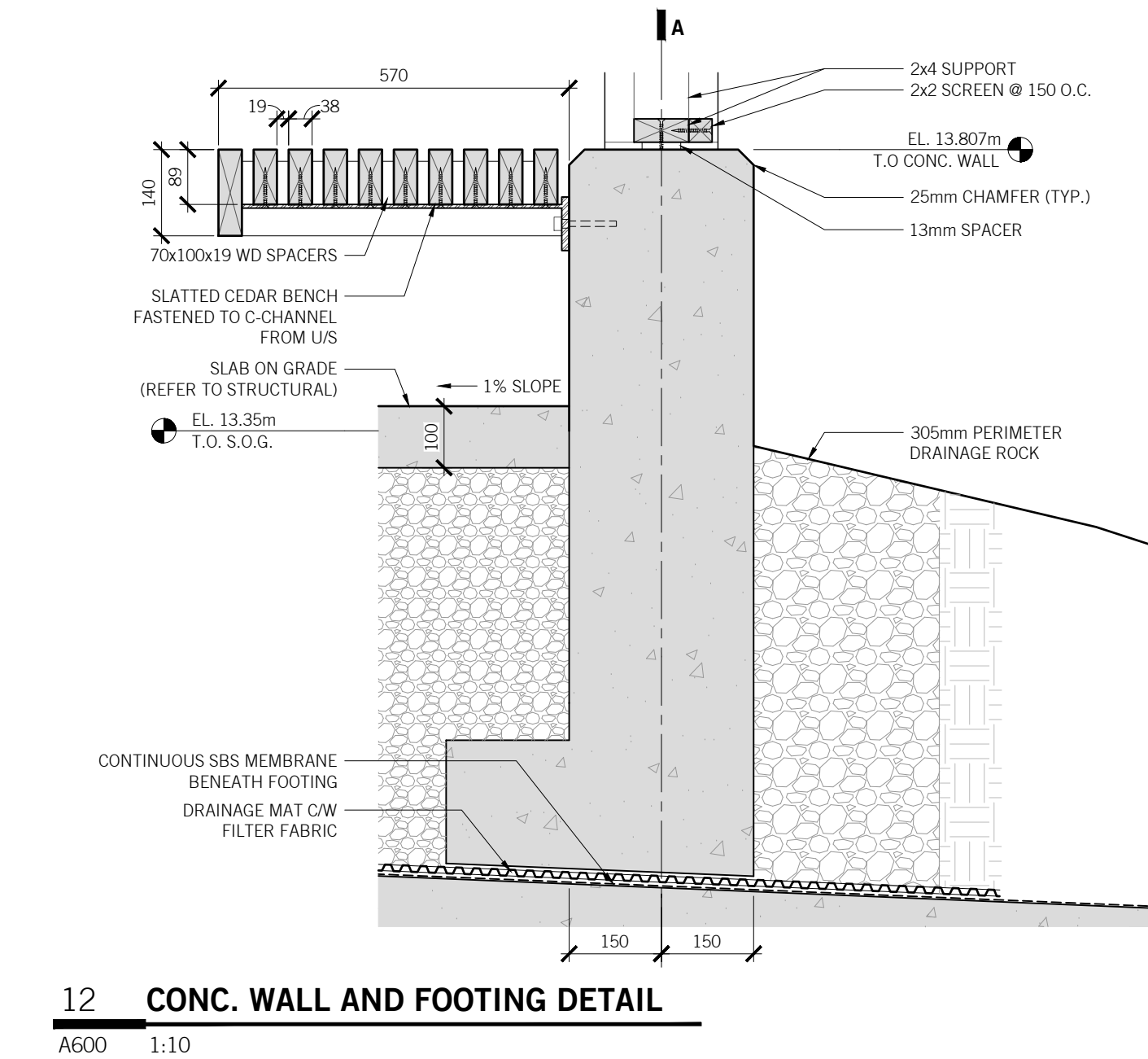
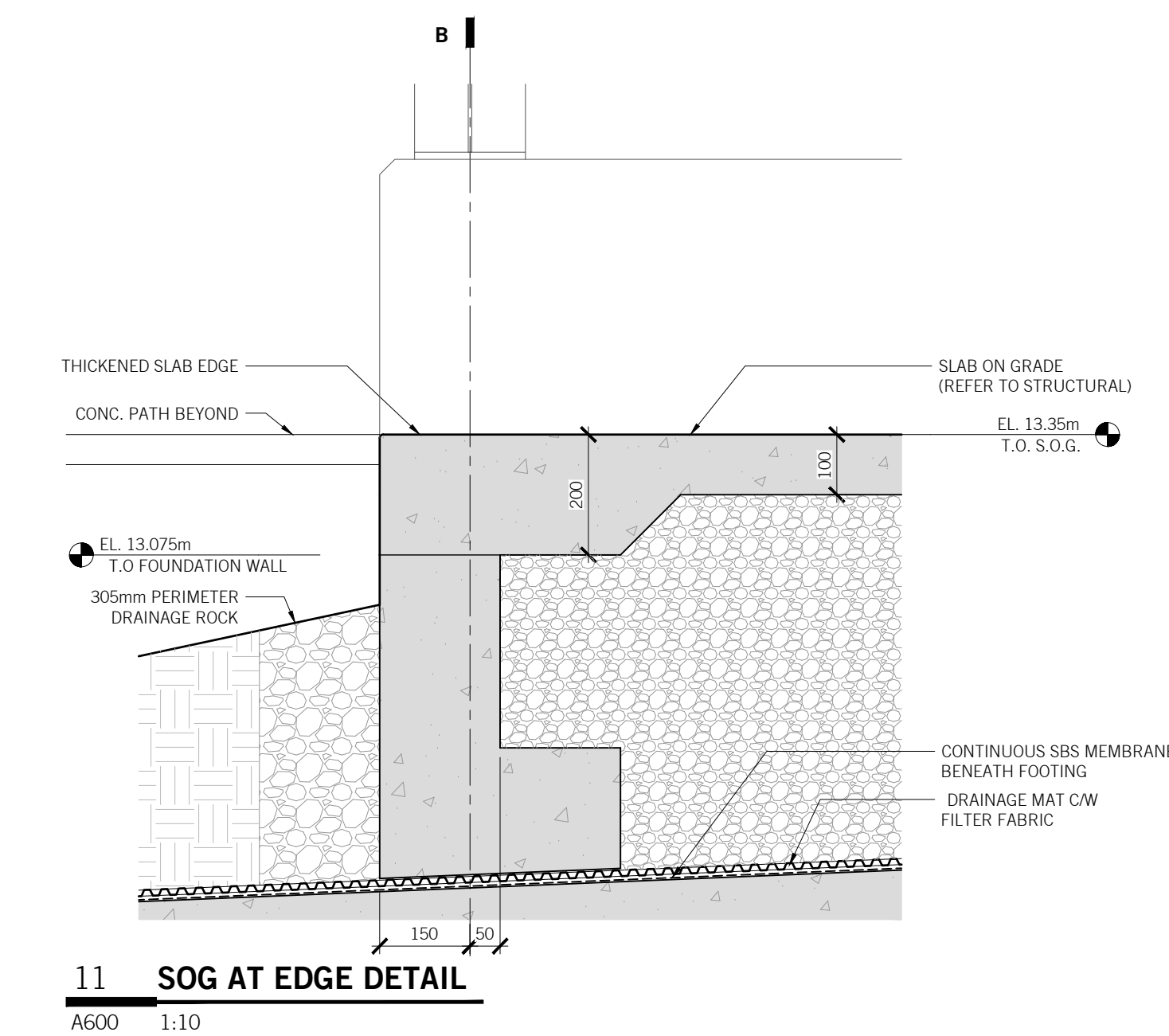
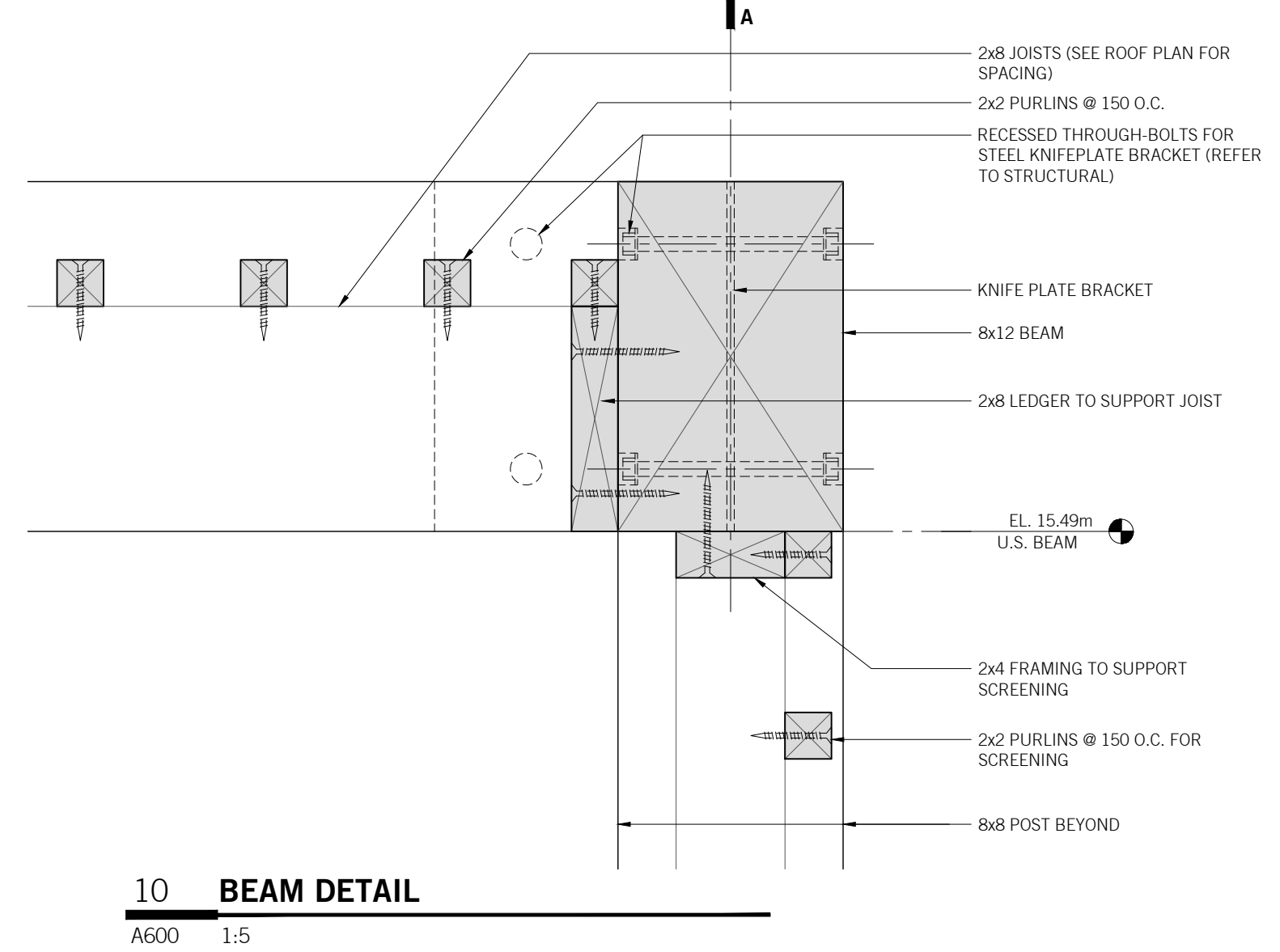
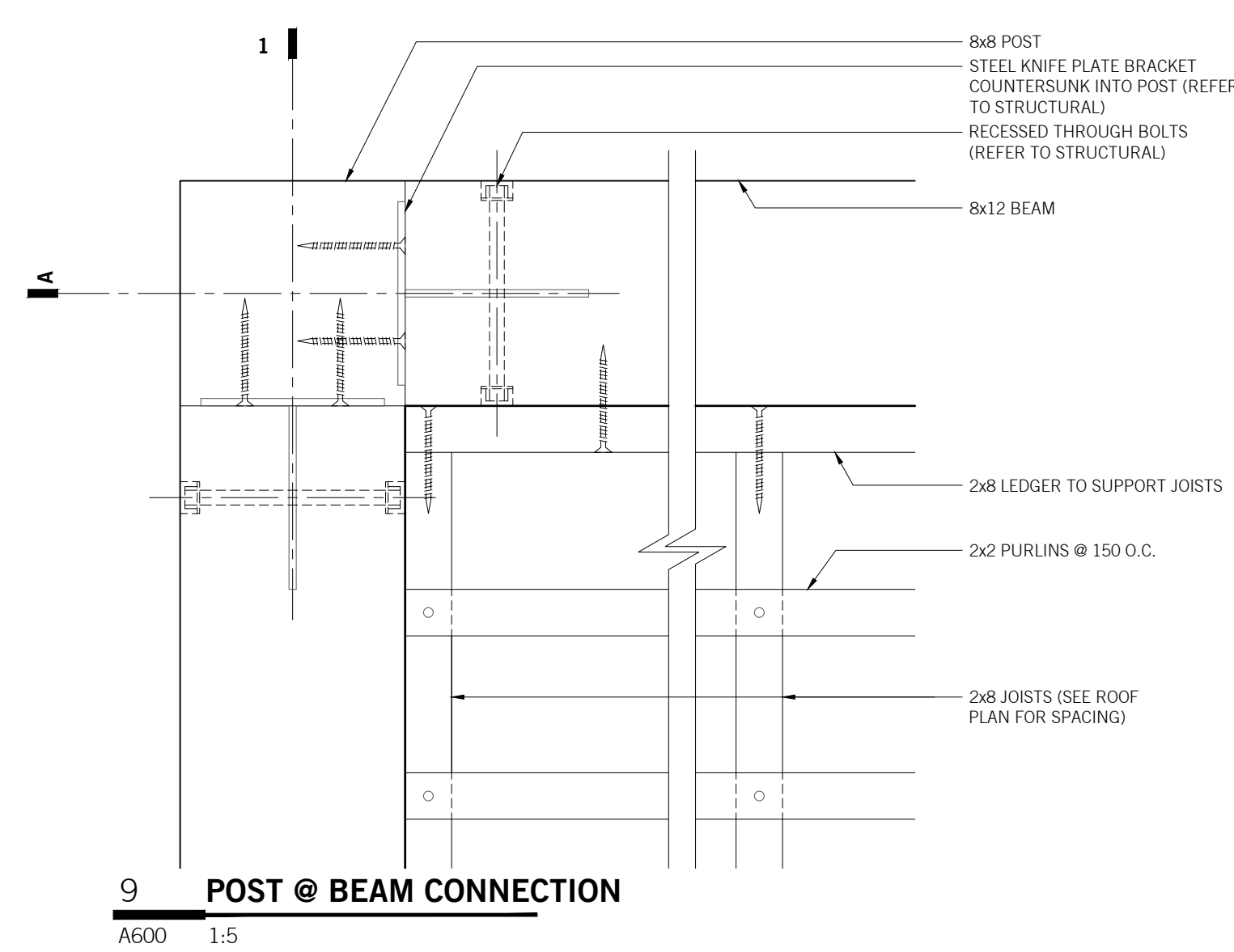
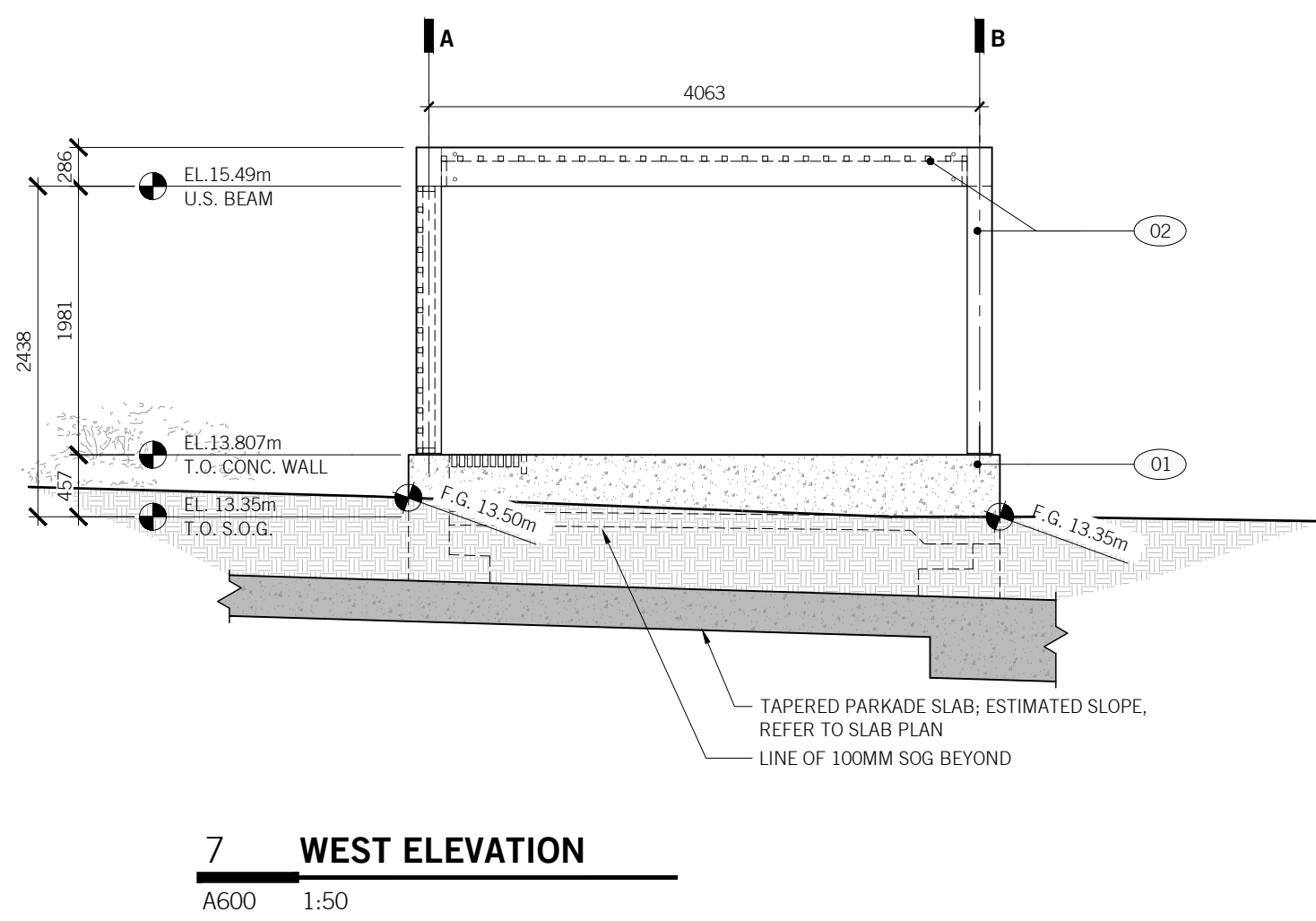
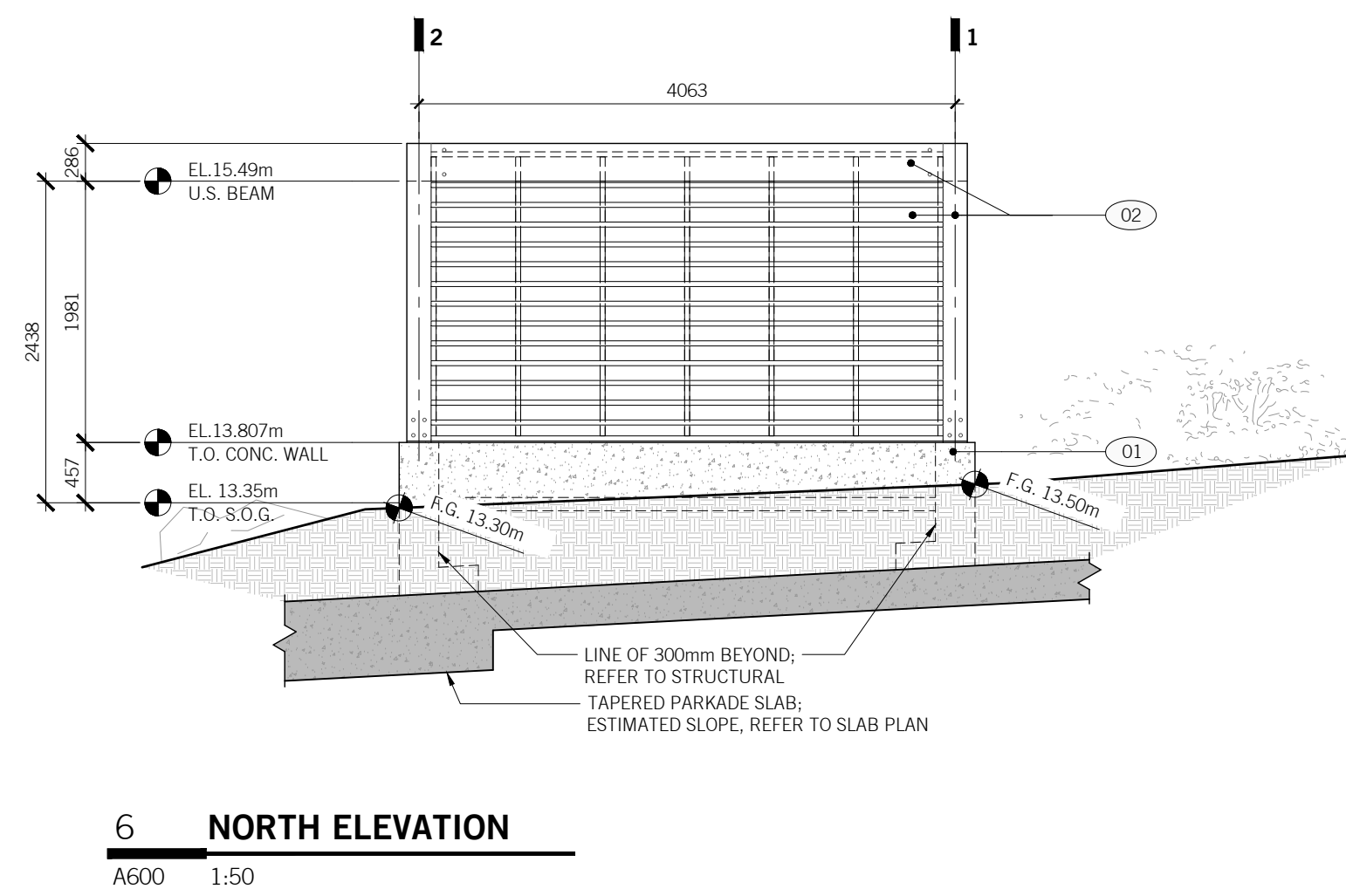
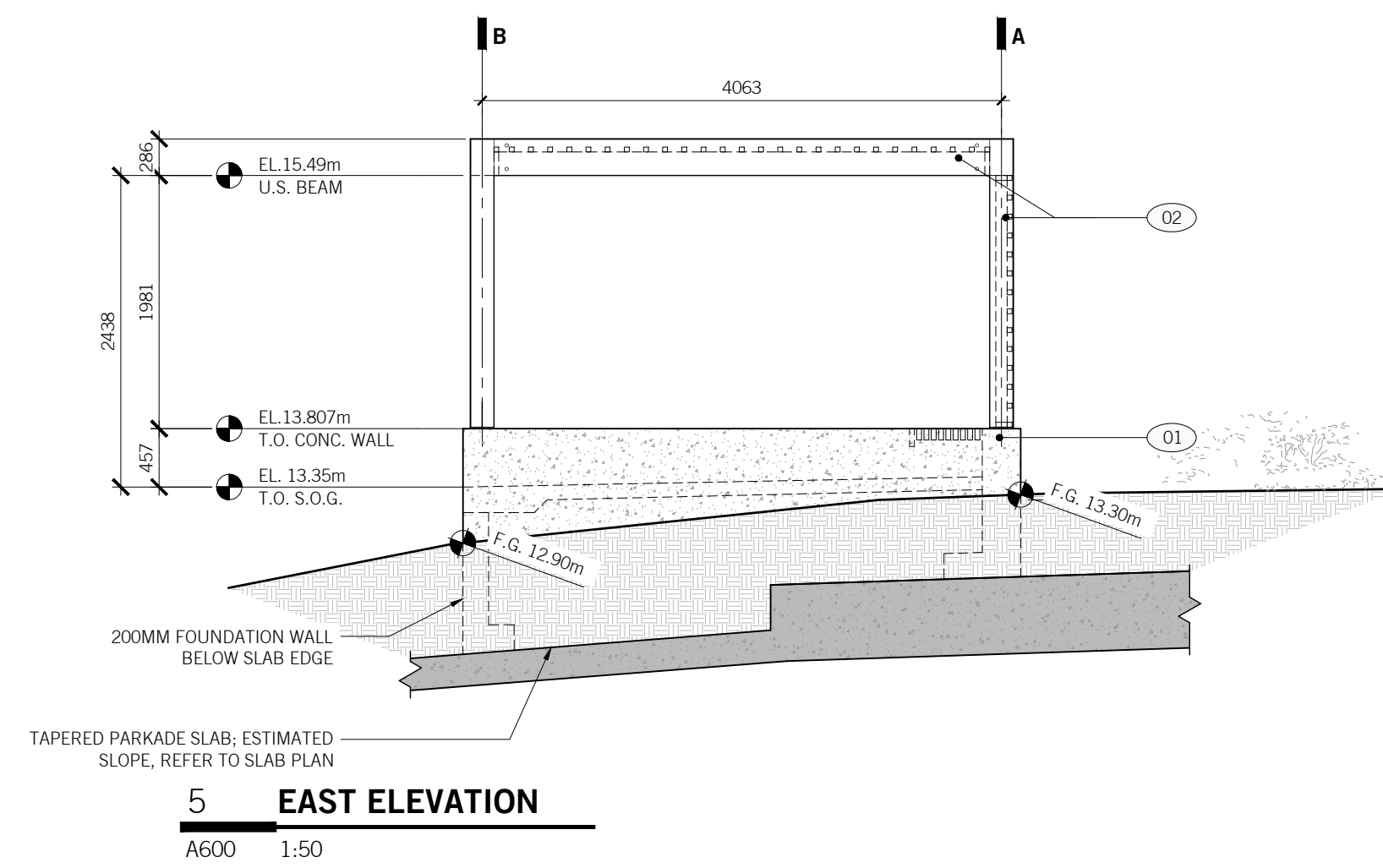
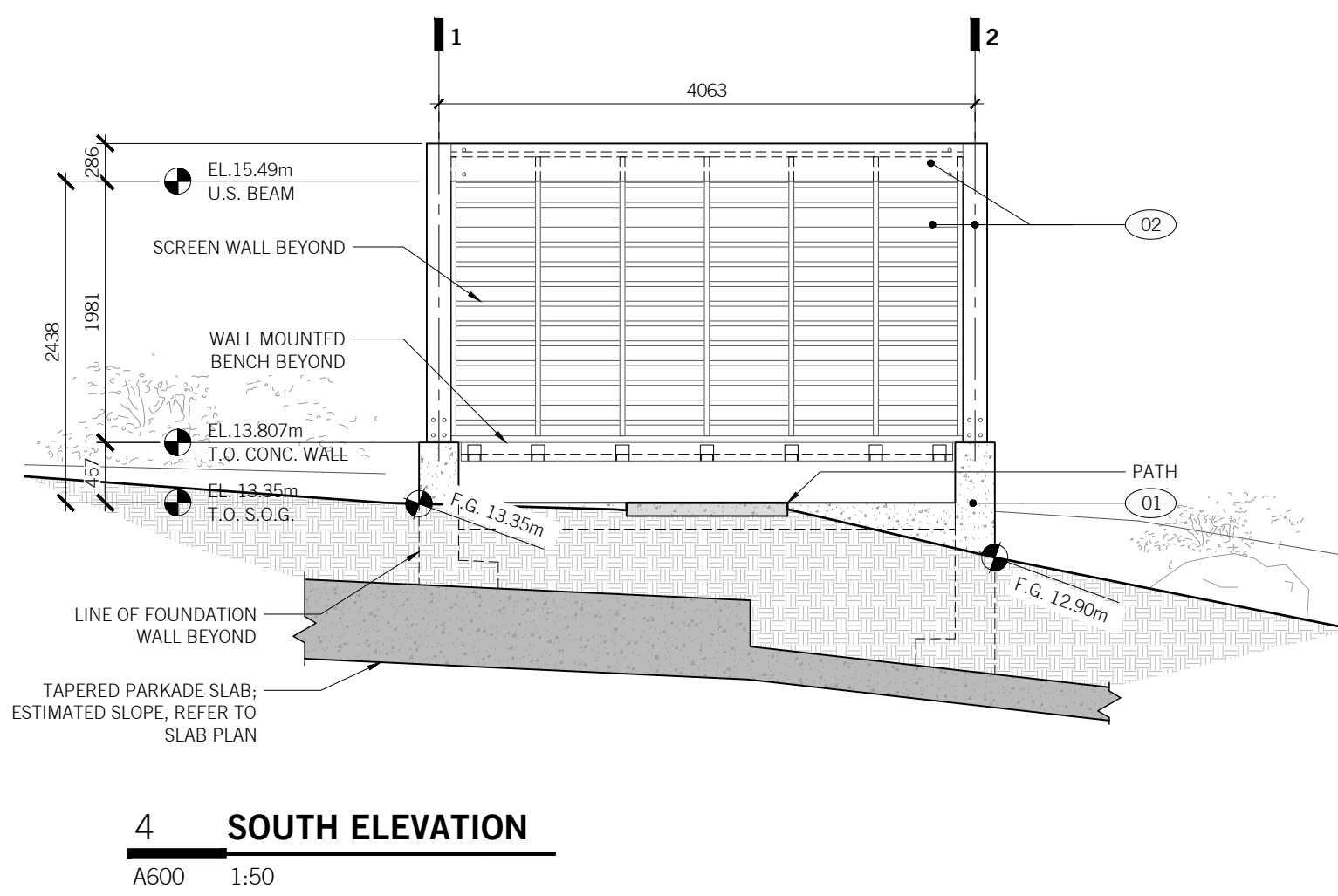
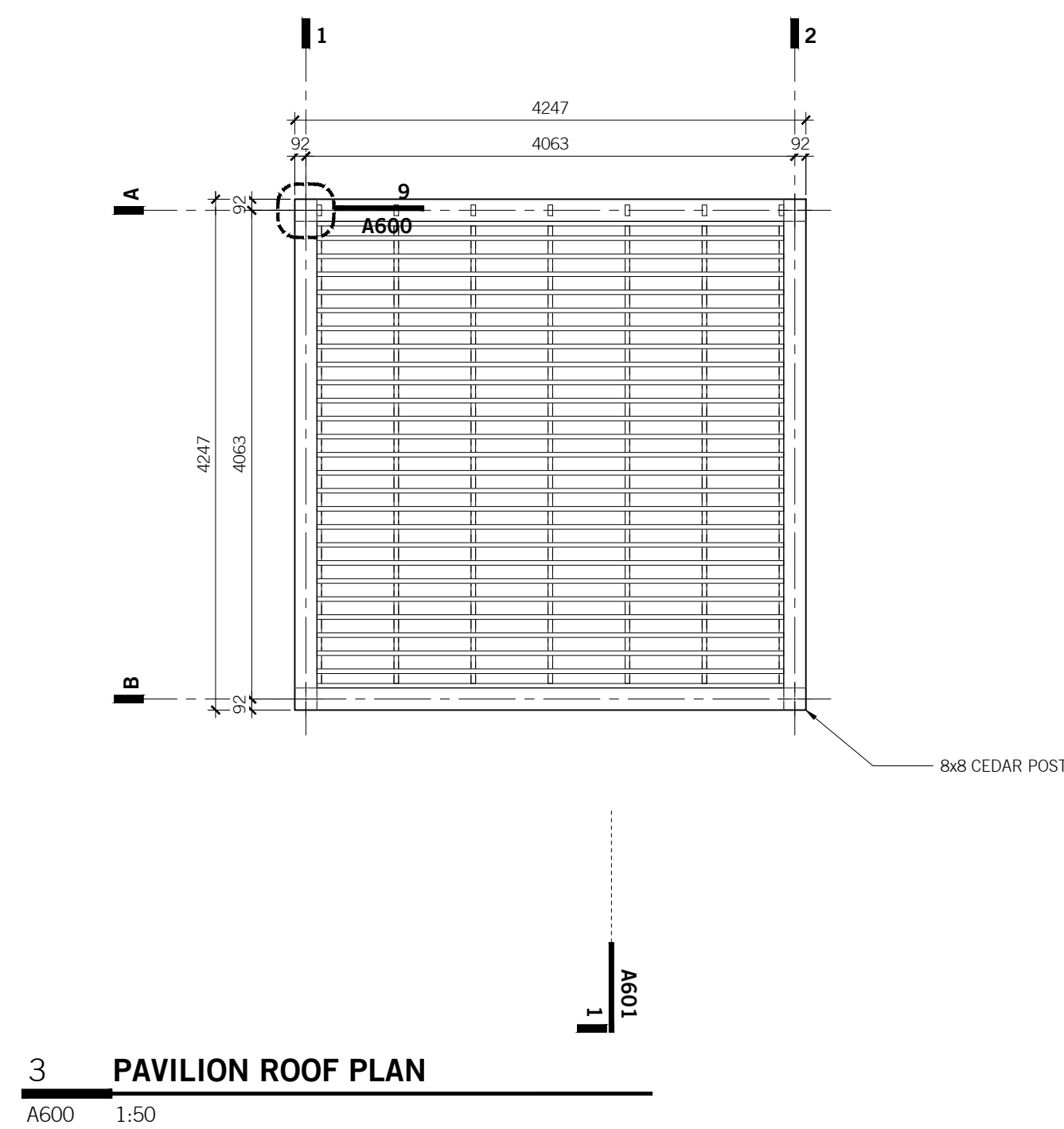
A005

SITE PLAN, GRADE CALCS
& FIRE DEPT. ACCESS PLAN

URBAN WEST ARCHITECTURE

AMENITY PAVILION MATERIAL LEGEND

01	CONCRETE SMOOTH ARCHITECTURAL CONCRETE
02	CEDAR CLEAR GRADE WESTERN RED CEDAR FINISH: STAIN AND SEAL TO MATCH WESTFORM LIGHT PINE



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE, INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

THE GRAND AND FIR
181 ISLAND HIGHWAY, VIEW ROYAL, BC
2021-01

A600

AMENITY PAVILION PLANS & ELEVATIONS