

# "AQUA" TOWNHOME DEVELOPMENT

1212 MAIN STREET, DISTRICT OF SQUAMISH, BRITISH COLUMBIA



**LEGAL DESCRIPTION:**  
LOT A, BLOCKS 24 AND 25, DISTRICT LOT 486, GROUP 1, NEW WESTMINSTER DISTRICT  
PLAN BCP36993, EXCEPT PHASE ONE AND TWO, STRATA PLAN EPS264

## ISSUE FOR REZONING & DEVELOPMENT PERMIT

SUBMISSION DATE: MAY 5th, 2015

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:  
NO. DATE DESCRIPTION

ISSUE:  
DATE DESCRIPTION

SEAL:

# RCA

**Robert Cicozzi Architecture Inc.**  
200 - 2339 Columbia Street  
Vancouver, B.C.  
Canada V5Y 3Y3  
Tel: (604) 687-4741  
Fax: (604) 687-4641  
admin@cicozziarchitecture.com

PROJECT:  
**"AQUA" TOWNHOMES**  
1212 MAIN STREET  
SQUAMISH, BC

DRAWN: LD CHECKED BY: SW  
SCALE: NTS PROJECT NO.: RCA363  
SHEET TITLE: Cover Sheet

REVISION NO.: - SHEET NO.: AO.0

CONTACT LIST	
<b>CLIENT</b> SVR Investments Inc. 102 - 10277 154th Street Surrey, BC V3R 4J7  Contact: Sunny Ghai / Kusum Ghai C: 604-307-2600 / O: 604-498-5001 email: sunny@instantgoldrefining.com email: kusum@instantgoldrefining.com	
<b>ARCHITECT</b> Robert Cicozzi Architecture Inc. 200 - 2339 Columbia Street Vancouver, BC V5Y 3Y3  Contact: Rob Cicozzi/Steve Watt T: 604-687-4741 email: rob@cicozziarchitecture.com email: steve@cicozziarchitecture.com	
<b>LANDSCAPE</b> PMG Landscape Architects Ltd. C/O 4185 Still Creek Dr. Burnaby, BC V5C 6G9  Contact: Mary Chan-Yip T: 604-294-0011 email: Mary@pmglandscape.com	

DRAWING LIST			SCALE
A0.0	COVER SHEET		NTS
A0.1	CONTEXT PLAN		1:2500
A1.0	PROPOSED SITE CONTEXT PLAN		1/32"=1'-0"
A1.1	SITE PLAN		1/16"=1'-0"
A1.2	PARKADE CONTEXT PLAN		1/32"=1'-0"
A1.3	PARKADE PLAN		1/16"=1'-0"
A1.4	FIRE ACCESS CONTEXT PLAN		1/32"=1'-0"
A1.5	FIRE ACCESS PLAN		1/16"=1'-0"
A1.6	REVISED ZONING BUILDING HEIGHT PLAN		1/32"=1'-0"
A2.00	BUILDING 1 PLANS		1/8"=1'-0"
A2.01	BUILDING 1 ELEVATIONS		1/8"=1'-0"
A2.02	BUILDING 2 PLANS		1/8"=1'-0"
A2.03	BUILDING 2 ELEVATIONS		1/8"=1'-0"
A2.04	BUILDING 3 PLANS		1/8"=1'-0"
A2.04a	BUILDING 3 PLANS		1/8"=1'-0"
A2.05	BUILDING 3 ELEVATIONS		1/8"=1'-0"
A2.06	BUILDING 4 PLANS		1/8"=1'-0"
A2.06a	BUILDING 4 PLANS		1/8"=1'-0"
A2.07	BUILDING 4 ELEVATIONS		1/8"=1'-0"
A2.08	BUILDING 5 PLANS		1/8"=1'-0"
A2.09	BUILDING 5 ELEVATIONS		1/8"=1'-0"
A2.10	BUILDING 6 PLANS		1/8"=1'-0"
A2.10a	BUILDING 6 PLANS		1/8"=1'-0"
A2.11	BUILDING 6 ELEVATIONS		1/8"=1'-0"
A2.12	BUILDING 7 PLANS		1/8"=1'-0"
A2.13	BUILDING 7 ELEVATIONS		1/8"=1'-0"
A2.14	BUILDING 8 PLANS		1/8"=1'-0"
A2.15	BUILDING 8 ELEVATIONS		1/8"=1'-0"
A2.16	PARKADE STAIR CORE ELEVATIONS		1/8"=1'-0"
A3.00	UNIT PLAN TH1		1/4"=1'-0"
A3.01	UNIT PLAN TH2		1/4"=1'-0"
A3.02	UNIT PLAN TH3		1/4"=1'-0"
A3.03	UNIT PLAN TH4		1/4"=1'-0"
A3.04	UNIT PLAN TH4a		1/4"=1'-0"
A3.05	UNIT PLAN ST1 & ST1a		1/4"=1'-0"
A3.06	UNIT PLAN ST2 & ST2a		1/4"=1'-0"
A3.07	UNIT PLAN ST3		1/4"=1'-0"
A3.08	UNIT PLAN ST4 & ST4a		1/4"=1'-0"
A3.09	UNIT PLAN ST4b		1/4"=1'-0"
A3.10	UNIT PLAN ST5		1/4"=1'-0"
A6.0	STREETSCENES		1/16"=1'-0"
A6.1	SITE SECTIONS		1/16"=1'-0"
A6.2	MATERIALS - SHEET 1		3/8"=1'-0"
A6.3	MATERIALS - SHEET 1		3/8"=1'-0"

SITE STATISTICS									
GROSS SITE AREA:		83,130 Sqft	(7723 M2)						
NET DEVELOPABLE LAND:		83,130 Sqft	(7723 M2)						
CURRENT ZONING:		CD-34							
PROPOSED ZONING:		CD							
OCP LAND USE DESIGNATION:		DOWNTOWN							
DEVELOPMENT PERMIT AREAS:		DPA 7 & DPA 3							
LAND USE:		TOWNHOUSE							
DENSITY:		31 UNITS PER ACRE (47 MAX) / 79 UNITS PER HECTARE (116 MAX)							
DENSITY (FLOOR AREA RATIO):		0.7 F.A.R.							
UNIT TYPE	NO. OF BEDS	NO. OF UNITS	BALCONY/PATIO AREA PROPOSED	SEMI-PRIVATE OUTDOOR SPACE REQUIRED	UNIT AREA M2	UNIT AREA S.F.	GFA TOTAL		
TYPE TH1	3 BED	4	258.9 SQFT (24.1 M2)	158.4 SQFT (14.7 M2)	147.1 M2	1583.9 SQFT	6335.6 SQFT		
TYPE TH2	4 BED	6	292.2 SQFT (27.1 M2)	154.5 SQFT (14.4 M2)	143.5 M2	12360.8 SQFT	12360.8 SQFT		
TYPE TH3	3 BED	12	174.6 SQFT (16.2 M2)	98.6 SQFT (9.2 M2)	91.6 M2	986.0 SQFT	11832.0 SQFT		
TYPE TH4	3 BED	3	255.6 SQFT (23.6 M2)	170.7 SQFT (15.9 M2)	158.6 M2	1706.7 SQFT	5120.1 SQFT		
TYPE TH4a	3 BED	1	327.6 SQFT (30.4 M2)	170.6 SQFT (15.9 M2)	158.5 M2	1706.4 SQFT	1706.4 SQFT		
TYPE ST1	2 BED	4	285.8 SQFT (26.6 M2)	101.3 SQFT (9.4 M2)	94.1 M2	1012.7 SQFT	4050.8 SQFT		
TYPE ST1a	2 BED	1	256.9 SQFT (23.9 M2)	104.2 SQFT (9.7 M2)	96.8 M2	1041.7 SQFT	1041.7 SQFT		
TYPE ST2	2 BED	5	302.6 SQFT (28.1 M2)	105.2 SQFT (9.8 M2)	97.8 M2	1052.2 SQFT	5261.0 SQFT		
TYPE ST2a	2 BED	1	105.2 SQFT (9.8 M2)	105.2 SQFT (9.8 M2)	97.8 M2	1052.2 SQFT	1052.2 SQFT		
TYPE ST3	2 BED	4	129.7 SQFT (12.0 M2)	122.2 SQFT (11.4 M2)	113.5 M2	1222.1 SQFT	4888.4 SQFT		
TYPE ST4	3 BED	5	129.7 SQFT (12.0 M2)	129.9 SQFT (11.9 M2)	115.1 M2	1238.6 SQFT	6193.0 SQFT		
TYPE ST4a	3 BED	6	129.7 SQFT (12.0 M2)	122.0 SQFT (11.3 M2)	113.4 M2	1220.3 SQFT	7321.8 SQFT		
TYPE ST4b	3 BED	1	129.7 SQFT (12.0 M2)	126.0 SQFT (11.7 M2)	117.1 M2	1260.2 SQFT	1260.2 SQFT		
TYPE ST5	3 BED	6	145.9 SQFT (13.6 M2)	141.3 SQFT (13.1 M2)	131.3 M2	1413.1 SQFT	8478.6 SQFT		
<b>TOTAL</b>		<b>61 UNITS</b>					<b>59842.0 SQFT (5559.5 M2)</b>		
<b>LOT COVERAGE:</b>									
LOT COVERAGE (STRUCTURES) = 69.26%									
LOT COVERAGE (TOWNHOMES AND PARKADE ACCESS/EXIT STRUCTURES) = 40.0%									
<b>USABLE OPEN SPACE:</b>									
USABLE OPEN SPACE AREA PROPOSED = 4004.5 SQFT / 372.0 M2 / 6.09 M2 PER UNIT									
USABLE OPEN SPACE AREA REQUIRED (PER CD-34) = 1000 SQFT / 100 M2 (INCLUDES ALREADY COMPLETE PHASES)									
<b>PARKING:</b>									
VISITOR PARKING REQUIRED = (0.25/UNIT) 16 STALLS									
VISITOR PARKING PROPOSED = 16 STALLS									
TOTAL ACCESSIBLE STALLS REQUIRED = 5 STALLS									
TOTAL ACCESSIBLE STALLS PROPOSED = 5 STALLS									
TOTAL PARKING REQUIRED (1.75/2 BED) + (2.0/3+BED) = (1.75x15)+(2.0x46) = 119 STALLS									
TOTAL PARKING PROPOSED = 126 STALLS									
<b>SETBACKS:</b>									
NORTH = 2.35M PARKADE SETBACK, 4.39M BUILDING SETBACK,									
SOUTH / WEST = 10M SETBACK TO PARKADE FROM TOE OF DYKE, 15M SETBACK TO TOWNHOMES FROM TOE OF DYKE.									
<b>BUILDING HEIGHTS:</b>									
GRADE (2.87 M) - SEE DRAWINGS A1.1 & A1.XX									
BLOCK 'B' = 39'-9" / 12.14 M (MAXIMUM 78'-8" / 24 M)									
ACCESSORY BUILDINGS = MAXIMUM 16'-0" / 5 M - NO ACCESSORY BUILDINGS PROPOSED									
* MEASUREMENTS FROM HEIGHT DATUM / AVERAGE EXISTING GRADE (2.87 M) - SEE DRAWINGS A1.1 & A1.XX									

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

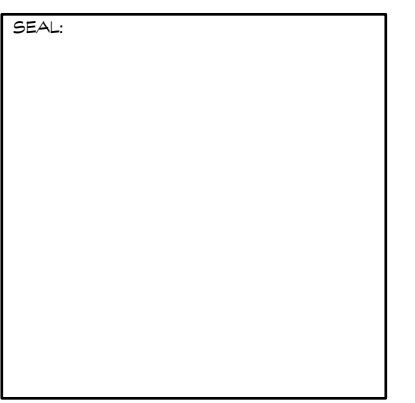


REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION



# RCA

**Robert Cicozzi Architecture Inc.**

200 - 2339 Columbia Street  
 Vancouver, B.C.  
 Canada V5Y 3Y3  
 Tel: (604) 687-4741  
 Fax: (604) 687-4641  
 admin@cicozziarchitecture.com

PROJECT:

**"AQUA"  
 TOWNHOMES**

1212 MAIN STREET  
 SQUAMISH, BC

DRAWN: LD      CHECKED BY: SW

SCALE: 1:2500      PROJECT NO: RCA363

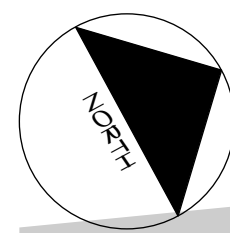
SHEET TITLE:

**Context Plan**

REVISION NO:      SHEET NO:

-      **A0.1**





HEIGHT DATUM / AVERAGE EXISTING GRADE = 2.87M  
 ((1.670m + 3.050m + 3.083m + 3.680) / 4)

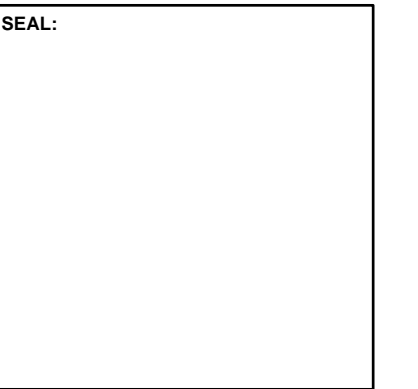
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION



# RCA

Robert Ciccozzi Architecture Inc.

200 - 2339 Columbia Street  
 Vancouver, B.C.  
 Canada V5Y 3Y3  
 Tel: (604) 687-4741  
 Fax: (604) 687-4641  
 admin@ciccozziarchitecture.com

PROJECT:

"AQUA"  
 TOWNHOMES

1212 MAIN STREET  
 SQUAMISH, BC

DRAWN: LD CHECKED BY: SW

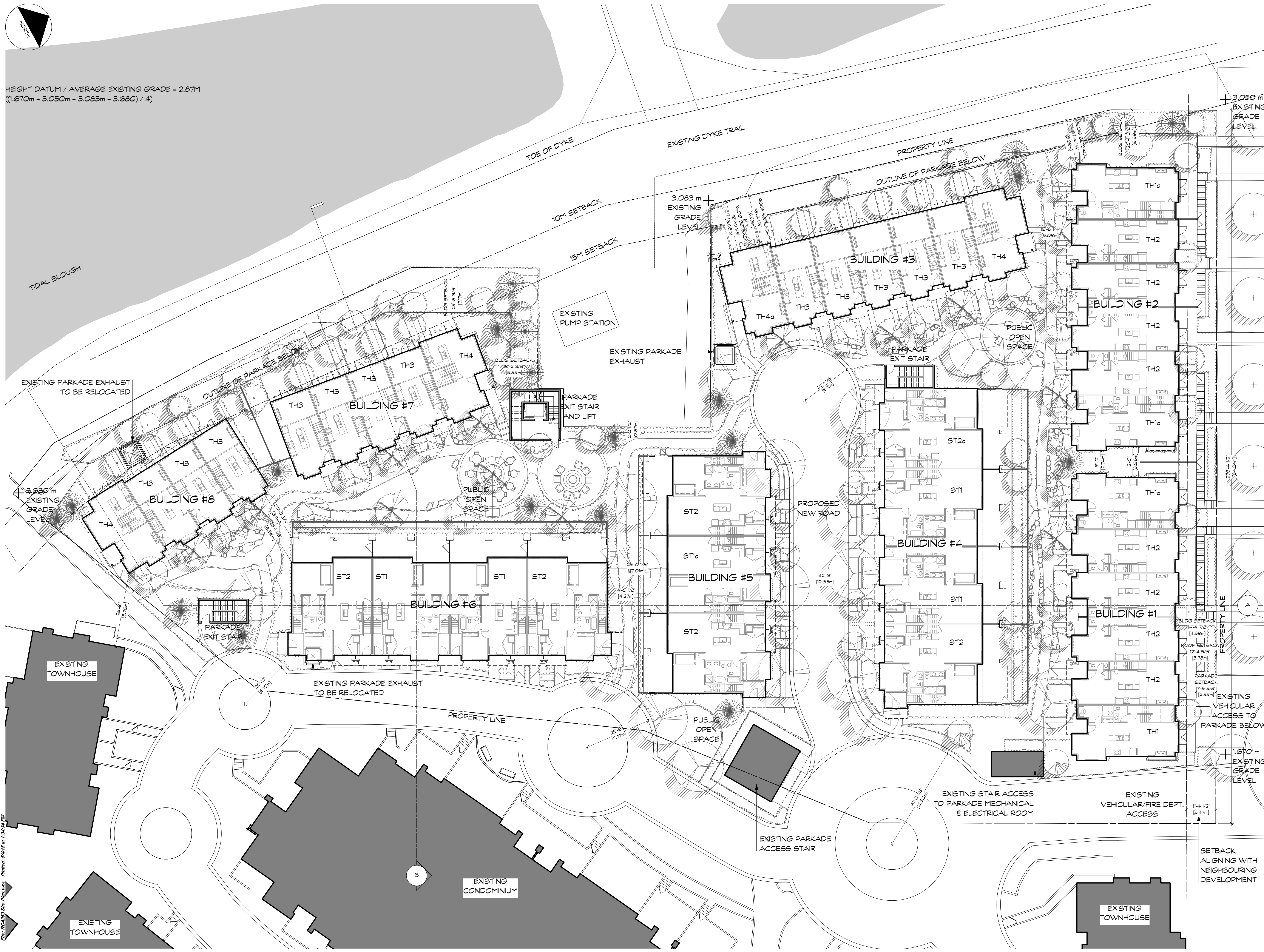
SCALE: 1/16" = 1'-0" PROJECT NO.: RCA363

SHEET TITLE:

Site Plan

REVISION NO.: SHEET NO.:

- A1.1



File: RCA363 Site Plan.rvt Plotfile: 5/4/18 at 1:53:32 PM