



Staff Report

DEVELOPMENT SERVICES DEPARTMENT

To: Council
From: Phil Armstrong, MDS/Planner
Subject: Development Variance Permit: The Works
File: 3090-20-The Works
Date: 2021-02-02

RECOMMENDATION

THAT as per the February 2, 2021 Staff Report *Development Variance Permit: The Works* submitted by the Manager of Development Services; Council AUTHORIZE the issuance of Development Variance Permit Application (DVP 2021-01) for The Works / 0804482 B.C. Ltd. as per the *Local Government Act* for the property described as Lot 1, Section 13, Township 27, Range 22, West of the 5th Meridian, Nelson Plan 16514 (PID 007-630-174 / 904 10 Street North.)

CAO COMMENTS

I support the recommendation.

BACKGROUND

On January 6, 2021 a sign was installed on the property referenced above and on January 12, 2020 Council authorized public notification to proceed for the proposed development variance permit application. Notices were mailed and hand delivered on January 15, 2021 as well background information was upload to the Town's website.

As of the writing of this report, one piece of supportive correspondence has been received and is enclosed. Any additional correspondence received will be circulated to Council members and uploaded to the website as soon as possible.

Similar to public hearing, the notice stated the public would have an opportunity to speak virtually via zoom.

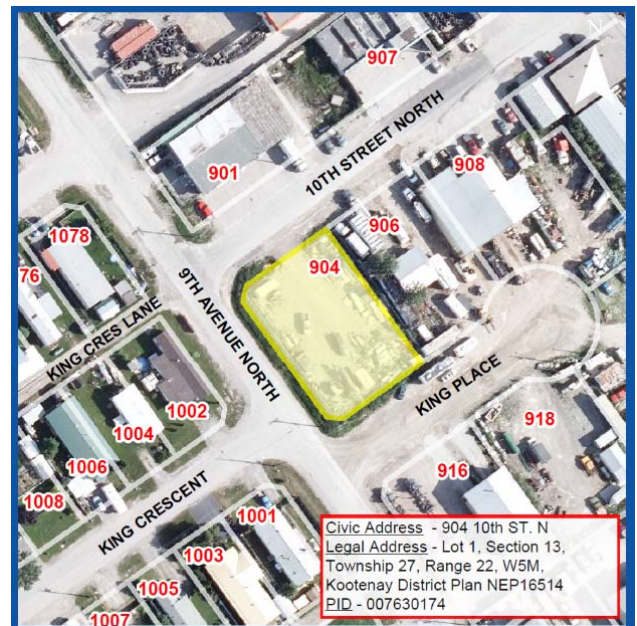
BACKGROUND OF THE DVP APPLICATION

David Ratzlaff / 0804482 B.C. Ltd. is proposing to construct a new industrial structure that includes dwelling units above the first industrial storey and has applied for a development variance permit.

Variances can solely be granted by Council and the first step is to authorize notification to occur. At a future Council meeting Council will provide an opportunity for the public to comment similar to a public hearing.

DISCUSSION

The developer is proposing to construct a new industrial structure that includes dwelling units above the first industrial storey. Plans have been submitted for the structure as per the Town of Golden Zoning Bylaw 1294, 2011; however, in order to maximize the existing lot three variances are proposed.



The purpose of the Light Industrial - M2 zone is *to provide for the development of light industry and manufacturing that minimally impacts the surrounding development.*

To the north, east and south of the property are structures dedicated to various commercial and industrial uses including the gymnastics club. To the west are residential lots. The residential component of the development will transition the industrial to residential areas across the street well.

As per the attached drawings, the proposed structure represents an innovative and relatively new type of industrial / mixed use development. The proposed structure will have industrial bays at grade with residential dwelling units above each bay on the second storey. Each bay and the dwelling unit above will be one strata lot i.e. one title for a total of six strata lots. There are currently examples which are similar in built form to this proposal which have been built out in both Invermere and Revelstoke and other communities in BC.

The M2 Zone permits a wide array of potential light industrial uses as well as the use of “security person dwelling unit,” which is a long term residential use (short term rentals are not permitted in this zone). Potential purchasers or renters will be enabled to have a “live / work” arrangement should they choose to do so or an office on the second storey accessory to the industrial use. Alternatively, someone could purchase a unit and rent out the dwelling unit separately from the industrial bay.

Please refer to the enclosed proposed development variance permit 2021-01 and drawings. The proposed variances are described below:

- A. Schedule S *Light Industrial* – M2 zone’s section f) Minimum Yard Setbacks - Principal Building(s) and Accessory Buildings and Structures requires a Front Lot Line setback of 4.5 m:

This variance allows for a reduction of the Front Lot Line setback to 3.0 m.

Analysis: due to the “triple fronting” nature of the lot, and that the shortest property line which abuts a street is deemed to be the front property line, the property line to the north (10th St N) was deemed to be the front property line. In terms of the practical functioning of the site, the “front and rear” property lines actually serve more as side property lines, which have a 3 m setback. Regardless, it is largely a technicality that the variance is needed.

- B. Section 8.7 (1) *Parking Requirements*: General Industrial Use requires 1 parking stall for every 50m² of gross floor area.

This variance allows for 1 parking stall for every 100 m² of General Industrial Use gross floor area.

Analysis: the development’s ground floor is essentially large garage bays, which could be used to park a vehicle (or two) but careful attention in design has occurred to ensure that each strata lot has one outdoor stall that does not interfere with access to the bay. Each strata lot will for all intents and purposes have two stalls.

The developer will also be creating some parking along King Place.

- C. Section 7.4 (1) *Landscape Buffer*: Development adjacent to a residential zone shall have a landscape buffer 3.0m in width (onsite).

This variance allows for a reduction to 1.25 metres in width and it shall be permitted to be located in the boulevard.

Analysis: a perhaps ideal configuration of this development would have had only four units accessed off of King Place, significant landscaping along 9th Ave N (side yard and public frontage) and front yards along 10th St N - in other words the building turned 90 degrees; however this would not have maximized the site as does the presented development proposal.

The zoning bylaw speaks to parking on the side or the rear and technically this proposal is compliant with the regulation and as discussed above the 9th Ave N frontage is the side lot - based on the uniqueness of this triple fronting lot. The variance is in regards to the landscape buffers which can be interrupted by driveways and this 9th Ave N industrial frontage adjacent to residential is albeit mitigated by a reduced width boulevard landscaping buffer that will be maintained by the development's strata corporation.

Having a narrower landscaping buffer on the boulevard is necessary to allow for safe and efficient vehicle movements on the site.

Lastly, the developer will be adding articulation to the 10th St N frontage and King Place frontage and working on a unified signage plan amongst other remaining development permit details.

In closing, the proposed development has the potential to facilitate a diverse and innovative array of small scale industrial & commercial industrial uses and increase housing stock.

Staff is supportive of the proposed variances and is recommending approval of the development variance permit.

IMPLICATIONS

Strategic

- ✓ This project has been reviewed in compliance with the guidelines in Development Permit Area #5 Service - Commercial / Industrial:
- ✓ Also, the development meets service and industrial objective and policies:
 - *To provide additional employment opportunities;*
 - *to support and encourage diverse industrial activities;*
 - *office and commercial uses in industrial areas, which compliment industrial redevelopment;*
 - *the inclusion of accessory residential uses in existing industrial areas..*
- ✓ *General housing objective: To ensure the provision of a range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying needs, income levels and age groups.*

Financial

- ✓ Applications fees have been paid.

Administrative

- ✓ Processing development and variance applications is part of the department's work plan.

OPTIONS

1. **APPROVE** the issuance of the DVP.
2. **PROPOSE AMENDMENTS AND APPROVE** the DVP.
3. **REFUSE** issuance of the DVP.
4. **DEFER** the issuance of the DVP

Respectfully Submitted,



Phil Armstrong MCIP, RPP

Manager of Development Services / Planner

Enclosed

- Proposed DVP2021-01 The Works
- Correspondence

Viv Thoss

Subject: Proposal re: HR Pacific Development

-----Original Message-----

From: Andrew Commons [mailto:andrew.khi@outlook.com]

Sent: January 27, 2021 2:58 PM

To: Colin Macphee <Colin.Macphee@golden.ca>

Subject: Proposal re: HR Pacific Development

To his Worship The Mayor and Councillors of Town of Golden

Re: proposed new development at 904 10th St North Golden by HR Pacific.

We would like to take this opportunity to write to you as owners of commercial property in that vicinity to give our wholehearted support for this development.

Notwithstanding we would also support their request for the 3 variances to the Zoning Bylaw 1294.

Sincerely yours

Andrew & Amanda Commons

Sam Daz Developments Ltd

Kicking Horse Interiors

KH Imports Ltd

721 Hefti Road

Nicholson

Golden

B.C.

V0A 1H0

1-250-344-3999

Sent from my iPad

Please excuse any spelling or grammatical errors.



Development Variance Permit No. 2021-01

1. This Development Variance Permit is issued to:

Mr. David Ratzlaff
0804482 B.C. Ltd.
P.O. Box 1304
Golden BC V0A 1K0

2. This Development Variance Permit applies to:

Civic Addresses: 904 10 Street North
Parcel Identifier(s): PID 017-895-863
Legal Description: Lot 1, Section 13, Township 27, Range 22, West of the 5th Meridian,
Kootenay District Plan 16514

3. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Town of Golden applicable thereto, except as specifically varied by this permit.

4. This Development Variance Permit varies Town of Golden Zoning Bylaw 1294, 2011 as described below and depicted on Schedule A.

- A. Schedule S *Light Industrial* – M2 zone's section f) Minimum Yard Setbacks - Principal Building(s) and Accessory Buildings and Structures requires a Front Lot Line setback of 4.5 m:

This variance allows for a reduction of the Front Lot Line setback to 3.0 m

- B. Section 8.7 (1) *Parking Requirements*: General Industrial Use requires 1 parking stall for every 50m² of gross floor area.

This variance allows for 1 parking stall for every 100 m² of General Industrial Use gross floor area.

- C. Section 7.4 (1) *Landscape Buffer*: Development adjacent to a residential zone shall have a landscape buffer 3.0m in width (onsite).

This variance allows for a reduction to 1.25 metres in width and it shall be permitted to be located in the boulevard.

5. If the proposed development authorized by this Permit has not been completed within two years after the date of the Council resolution authorizing this Permit, this Permit shall lapse.

6. This variance permit only applies to the proposed development.

7. This Development Variance Permit is not a Building Permit.

Authorizing resolution passed by Mayor and Council on this _____ day of _____, 2021.

Issued on this _____ day of _____, 2021.

Corporate Officer

DRAFT

"Any reuse, modification, or alteration of this document and the ideas and designs incorporated herein is at the sole risk of the party(ies) reusing, modifying, or altering it. All references to Larch Landscape + Authentic Mountain Design and their employees and all professional seals shall be removed prior to any reuse, modification or alteration to this document."

DVP2021-01 "Schedule A"

DEVELOPMENT PERMIT LANDSCAPE SUMMARY:

ZONING: 4 STOREY BUILDING - COMMERCIAL FLOOR BELOW 3 STOREY
RESIDENTIAL BUILDING CLASSIFICATION

PARCEL AREA: 1,271 (SQ. M)

LANDSCAPE SUMMARY:

LANDSCAPE AREA REQUIRED - 380 SQ. M (30%)

LANDSCAPE AREA PROVIDED - 450 SQ. M (35%) WITHIN PROPERTY LINE
605 SQ. M TOTAL

LANDSCAPE HARDSCAPE AREA - 143 SQ. M

LANDSCAPE SOFTSCAPE/PERMEABLE AREA - 450 SQ. M

LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND UTILITIES - REFER TO CIVIL + SITE SERVICING PLAN
- PROPOSED BUILDINGS - REFER TO ARCHITECTURAL
- PROPOSED CONCRETE PAVING PER CIVIL
APPROX. AREA: 143m² (1,540 ft²)
- PROPOSED ASPHALT PAVING PER CIVIL
APPROX. AREA: 585m² (6,300 ft²)
- PROPOSED GRAVEL PAVING TO 150mm DEPTH
APPROX. AREA: 90m² (970 ft²)
- PROPOSED COURSE CEDAR OR FIR BARK MULCH
NATURAL COLOUR 75mm (3" DEPTH) WITH
GEOTEXTILE FABRIC APPROX. AREA: 260m² (2,800 ft²)
- PROPOSED TURF GRASS
APPROX. AREA: 255m² (2,750 ft²)
- LOCAL LAUSEDATT STONE FEATURE BOULDERS / LOW
RETAINING WALL APPROX. 500mm HT x 1500mm L x
500mm W QUANTITY: 9
- PROPOSED VEGETATION - TREES + SHRUBS
REFER TO VEGETATION PALETTE, SHEET L1.1
- PROPOSED RESIDENTIAL ENTRY/EXIT - REFER TO
ARCHITECTURAL PLANS

GENERAL NOTES:

- CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SERVICES, BC ONE CALL 1-800-474-8888.
- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE TOWN OF GOLDEN ZONING BYLAW, AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MPCD) REQUIREMENTS.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO DEMOLITION OR CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT. PROPERTY LINES TO BE VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK WITH ALL OTHER CONTRACTORS ON SITE, INCLUDING IRRIGATION SLEEVING AND WEeping TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE INSTALLATION.
- THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE QUANTITIES LISTED ARE ESTIMATES. CONTRACTOR TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT.
- ANY CHANGES OR ALTERATIONS TO DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION.
- CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC.

PLANTING NOTES:

- REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION L1.1. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
- CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE.
- TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.
- PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION GUIDE SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.
- SUPPLY 75mm OF NATURAL COLOUR CEDAR OR FIR BARK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.
- INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOO OR SEED.
- TREES AND SHRUBS TO BE GUARANTEED FOR 2 GROWING SEASONS BY CONTRACTOR. ALL REPLACEMENTS TO BE AT CONTRACTOR'S EXPENSE. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

TOPSOIL NOTES:

- GROWING MEDIUM FOR ALL TREE, SHRUB, AND NATIVE/ORNAMENTAL GRASS BEDS IS TO MEET THE CANADIAN LANDSCAPE SPECIFICATION UNDER THE DESIGNATION 2P.
- GROWING MEDIUM SHOULD BE CERTIFIED TO ITS ORIGIN AND VIRTUALLY FREE OF INVASIVE PLANT SEEDS, THEIR REPRODUCTIVE PARTS AND ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEOUS MATERIALS THAT DETRACT FROM DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

LOAM: NATURAL, FERTILE, FRIABLE, AGRICULTURAL SOIL MEETING FOLLOWING REQUIREMENTS:

- NOT LESS THAN 6% ORGANIC MATERIAL.
- PH VALUE RANGING FROM 6.9 TO 7.0.
- NON-TOXIC TO PLANT GROWTH.
- E.C. - SALINITY READING NOT EXCEEDING 1.5.
- SOIL TEXTURE: LOAM SOIL AS DEFINED BY CANADIAN SYSTEM OF SOIL CLASSIFICATION.

PEAT MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE, WOOD, SULPHUR, AND IRON, MINIMUM OF 80% ORGANIC MATTER BY MASS, PH VALUE BETWEEN 4.5 AND 6.0.

SITE: PREPARED GROWING MEDIUM: SPREAD 50 MM PEAT MOSS AND 100 MM OF SAND EVENLY OVER EXISTING SUBGRADE. MIX THE SPREAD MATERIALS THOROUGHLY TO 150 MM DEPTH BY CULTIVATING OR ROTO-TILLING OR BY HAND METHODS.

IRRIGATION NOTES:

1. GENERAL

- TREES, SHRUBS, GRASSES, AND FORBS WILL REQUIRE PERMANENT SPRINKLER AND/OR DRIPLINE IRRIGATION. IRRIGATION SYSTEM TO BE TENDERED AS DESIGN BUILD TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO AWARD.

PROJECT:

THE WORKS LANDSCAPE PLAN

LOCATION:
904 10TH STREET NORTH
GOLDEN, BC

LEGAL DESCRIPTION:

CONTEXT MAP:



CLIENT/DEVELOPER:

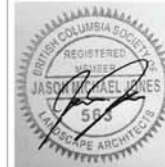
The WORKS
in Golden, BC

CONSTRUCTION MANAGEMENT
HR PACIFIC CONSTRUCTION MANAGEMENT
DAVID RATZLAFF
T: 250.344.4999
E: davidr@hrpacific.com

LANDSCAPE ARCHITECT BCSLA 563



STAMP



NOTE: ORIGINAL SIZE ANSI D (22x34")
APPROX. HALF SIZE SET IF PLOTTED ON 11x17" SIZE SHEET

0 1.5 4.5 7.5m
NORTH SCALE 1:150

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2021-01-06

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY CONCEPT REVIEW	2020-12-04	JJ
2.	INTENAL TEAM REVIEW	2020-12-07	JJ
3.	TOWN OF GOLDEN REVIEW	2020-12-08	JJ
4.	REVISED SITE PLAN	2020-12-21	JJ
5.	DEVELOPMENT PERMIT	2021-01-06	JJ

DESIGNED BY: JJ

PLOT DATE: 2021-01-06
DRAWING FILE NAME:
HR-The Works-Landscape Plan.dwg

DRAWING TITLE:

LANDSCAPE SITE PLAN

L-1.0

THE WORKS

PROJECT TEAM

CLIENT

HR PACIFIC CONSTRUCTION
MANAGEMENT LTD.
2455 WEST 2ND STREET #109,
VANCOUVER, BC V6K 1J5
T: 250.399.4211

ARCHITECT

NORTH ARCHITECTURE STUDIO
CONTACT: PETER BUCHANAN ARCHITECT AIBC, MRAIC
9508 EMERALD DRIVE
WHISTLER, BC V0N 1B9
T: 604.842.3350
E: peter@northarchitecturestudio.ca

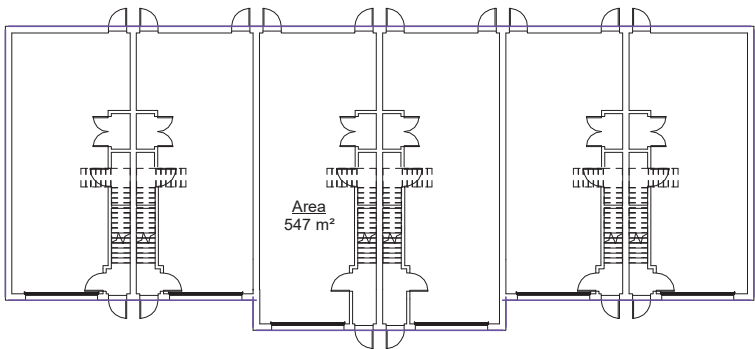
STRUCTURAL ENGINEERING

ISL ENGINEERING AND LAND SERVICED LTD.
#101, 621 – 10 STREET
CANMORE, AB T1W 2A2
T: 403 678 4211
E: @islengineering.com

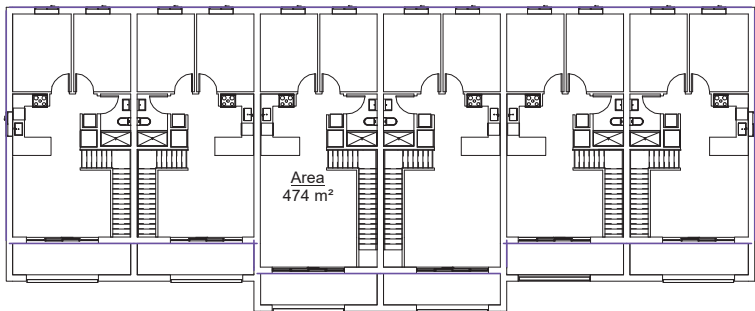
CIVIL ENGINEERING

GEOTECHNICAL ENGINEERING

DEVERNEY ENGINEERING SERVICES
CONTACT: NORMAN L. DEVERNEY P.ENG., FEC
4711 ROBERTSON ROAD,
NELSON, BC V1L 6N4
T: 250.825.4347
E: deverney.engineering@shawcable.com



① GROUND LEVEL
1/16" = 1'-0"



② UPPER LEVEL
1/16" = 1'-0"

ARCHITECTURAL DRAWINGS

- A0.1 COVER
- A0.2 ASSEMBLIES
- A0.3 WINDOW DOOR SCHEDULES
- A1.1 SITE PLAN
- A2.1 GROUND LEVEL PLAN
- A2.2 UPPER FLOOR PLAN
- A2.3 ENLARGED FLOOR PLAN
- A2.4 ENLARGED FLOOR PLAN
- A2.5 ENLARGED FLOOR PLAN
- A2.6 ENLARGED FLOOR PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATION CANOPY DETAILS
- A4.1 SECTIONS
- A4.2 SECTIONS
- A5.1 REFLECTED CEILING PLAN
- A6.1 PLAN & INTERIOR ELEVATION DETAILS
- A7.1 SECTION DETAILS
- A7.2 SECTION DETAILS
- A7.3 SECTION DETAILS
- A7.4 SECTION DETAILS
- A7.5 STAIR SECTION DETAILS
- A8.0 KITCHEN DETAILS



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 THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

NORTH
ARCHITECTURE
studio

North Architecture Studio Inc.
9508 Emerald Drive
Whistler, BC V0N 1B9
Tel: 604.842.3350

CONSULTANT: DRAWING

NO	DATE	DESCRIPTION
NORTH POINT:		STAMP:

PROJECT:
THE WORKS
GOLDEN, BC

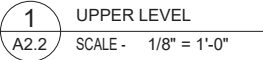
DRAWING:
COVER

PROJECT NO: 2020-1	SCALE: As indicated
START DATE: 07/24/20	DRAWN BY: GB
FORMAT: 34"x22"	CHECKED BY: PB
SHEET NUMBER:	

A0.1

NORTH
ARCHITECTURE
studio

CONSULTANT: DRAWING



NORTH POINT:	STAMP:
--------------	--------



THE WORKS

GOLDEN, BC

DRAWING

UPPER FLOOR PLAN

SHEET NUMBER

A2.2

NORTH
ARCHITECTURE
studio

CONSULTANT: DRAWING



NO	DATE
NORTH POINT	



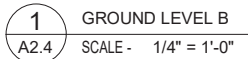
DRAWING:
ENLARGED FLOOR PLAN

SHEET NUMBER

A2.3

NORTH
ARCHITECTURE
studio

CONSULTANT: DRAWING



NO	DATE	DESCRIPTION
NORTH POINT:		STAMP:
		

DRAWING:

ENLARGED FLOOR PLAN

PROJECT NO: 2020-1	SCALE: 1/4" = 1'-0"
START DATE: 07/22/20	DRAWN BY: GB
FORMAT: 34"x22"	CHECKED BY: PB
SHEET NUMBER:	

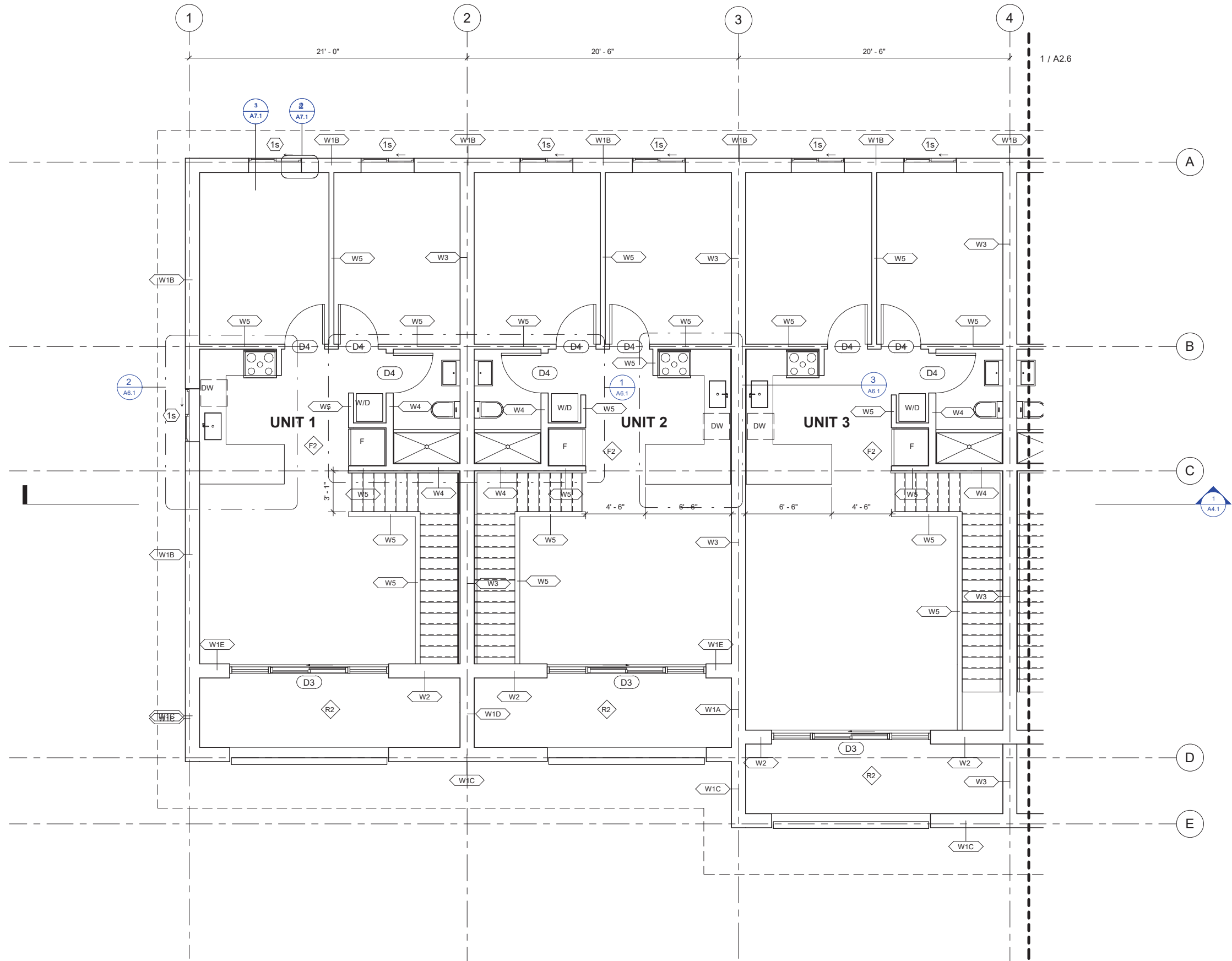
A2.4

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 THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

NORTH
ARCHITECTURE
studio

North Architecture Studio Inc.
9908 Emerald Drive
Whistler, BC V0N 1B9
Tel: 604.842.3350

CONSULTANT: DRAWING



1 UPPER LEVEL A
A2.5 SCALE - 1/4" = 1'-0"

NO	DATE	DESCRIPTION
----	------	-------------

NORTH POINT:	STAMP:

PROJECT:
THE WORKS
GOLDEN, BC

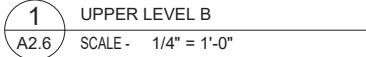
DRAWING:
ENLARGED FLOOR PLAN

PROJECT NO: 2020-1	SCALE: 1/4" = 1'-0"
START DATE: 07/23/20	DRAWN BY: GB
FORMAT: 34"x22"	CHECKED BY: PB
SHEET NUMBER:	

A2.5

NORTH
ARCHITECTURE
studio

CONSULTANT: DRAWING



PROJECT NO: 2020-1	SCALE: 1/4" = 1'-0"
START DATE: 07/23/20	DRAWN BY: GB
FORMAT: 34"x22"	CHECKED BY: PB
SHEET NUMBER:	

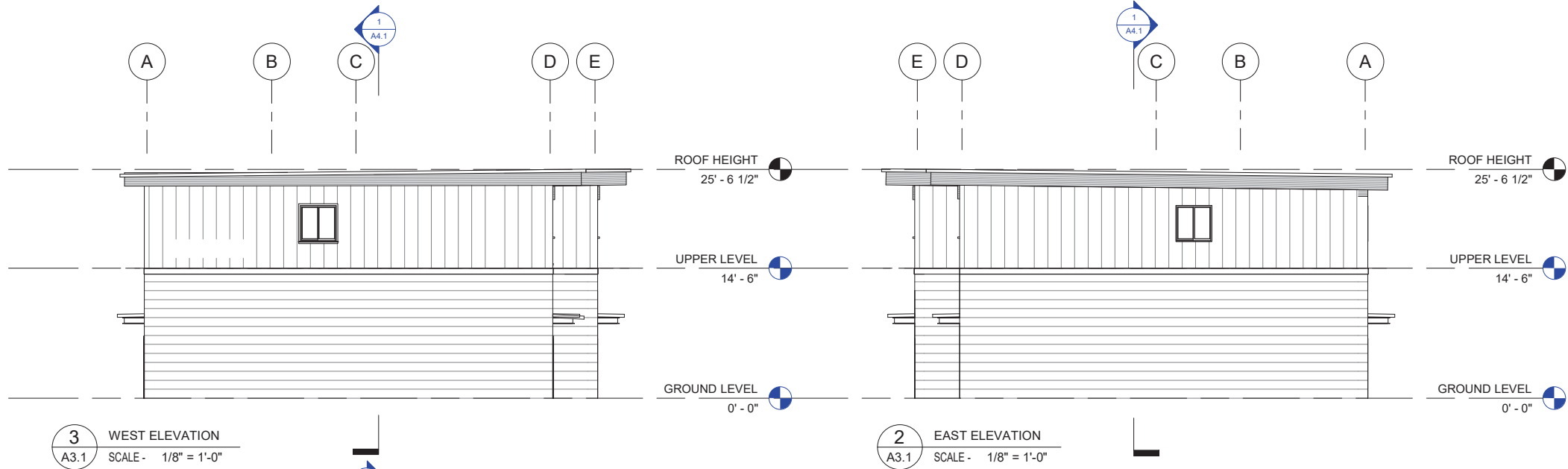
A2.6

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 THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

NORTH
ARCHITECTURE
studio

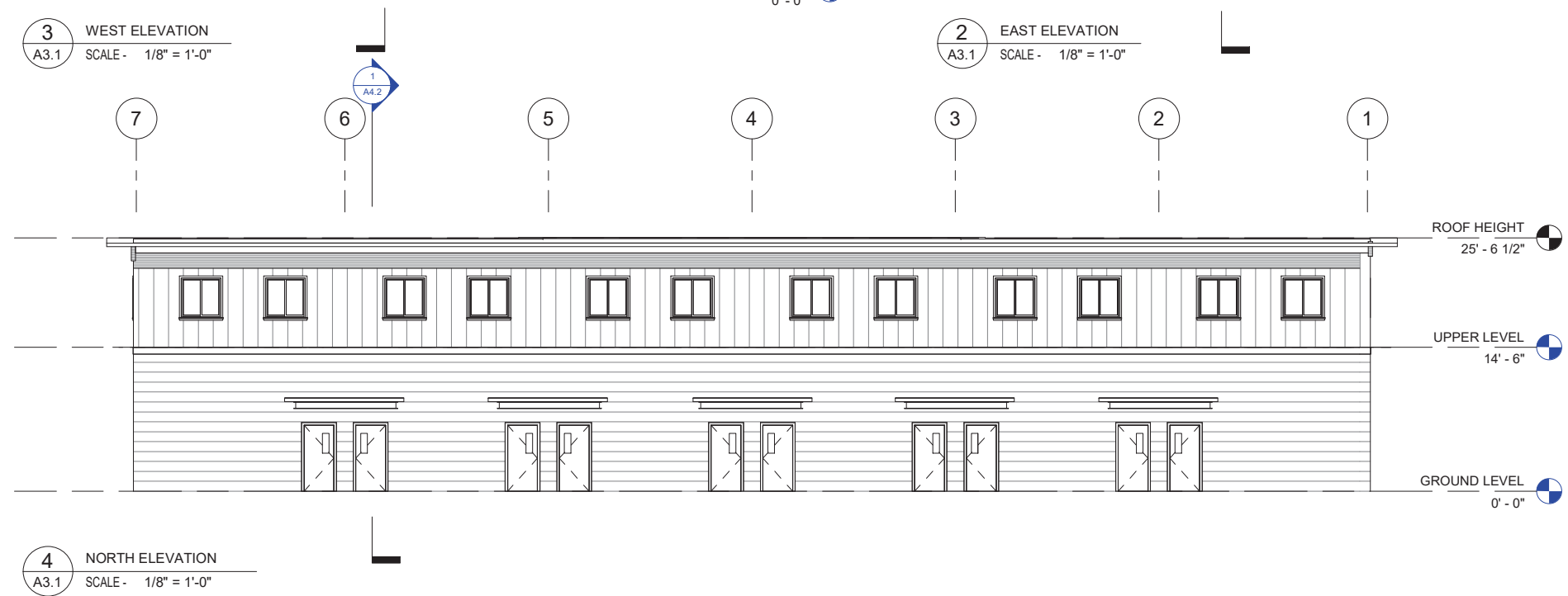
North Architecture Studio Inc.
9908 Emerald Drive
Whistler, BC V0N 1B9
Tel: 604.842.3350

CONSULTANT: DRAWING



3 WEST ELEVATION
SCALE - 1/8" = 1'-0"

2 EAST ELEVATION
SCALE - 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE - 1/8" = 1'-0"

NO	DATE	DESCRIPTION
NORTH POINT:	STAMP:	

PROJECT:
THE WORKS
GOLDEN, BC

DRAWING:
ELEVATIONS

PROJECT NO: 2020-1	SCALE: 1/8" = 1'-0"
START DATE: 07/23/20	DRAWN BY: GB
FORMAT: 34"x22"	CHECKED BY: PB
SHEET NUMBER:	

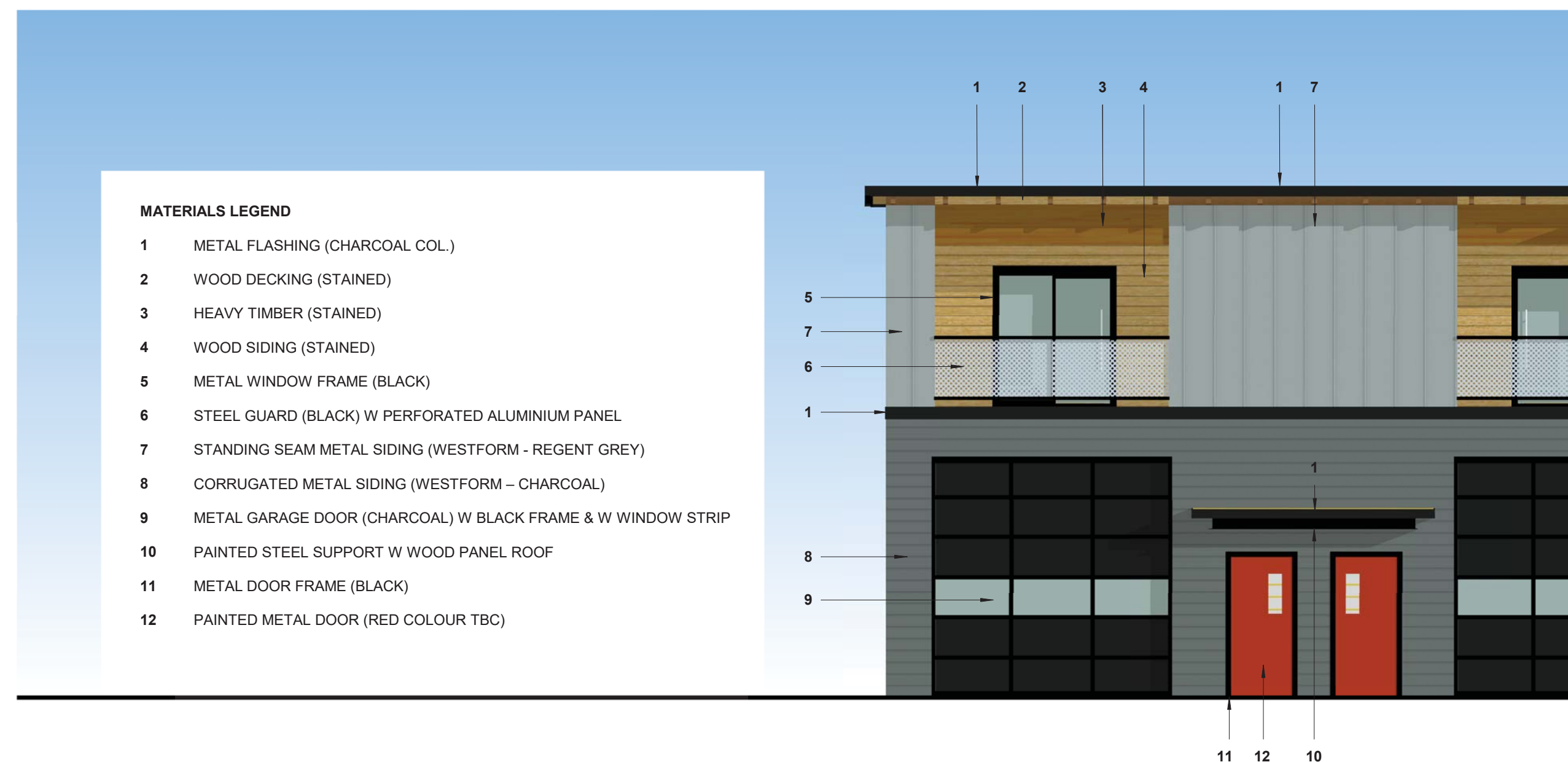
A3.1



THE WORKS

MATERIALS AND COLOUR PERSPECTIVE

NORTH
ARCHITECTURE
studio



THE WORKS

MATERIALS AND COLOUR ELEVATION