

# SERVICE STATION & RESTAURANT

## PROPOSED BUILDING 'A'

61625 TRANS CANADA HIGHWAY  
HOPE, BC V0X 1L0



CONCEPT IMAGE

CLIENT:  
PACIFIC LAND GROUP  
212 - 12992 76th AVENUE  
SURREY, BC V3W 2V6  
TEL. 604-501-1624

ARCHITECT:  
WENSLEY ARCHITECTURE LTD.  
SUITE 301, 1444 ALBERNI STREET  
VANCOUVER, BC, V6G 2Z4  
TEL. 604-685-3529

MECHANICAL:  
ARDEN CONSULTING ENGINEERS LTD.  
28049 MYRTLE AVENUE  
ABBOSTFORD, BC V4X 2P5  
TEL. 604-807-1712

CIVIL:  
H.Y. ENGINEERING LTD.  
200 - 9128 152nd STREET  
SURREY, BC V3R 4E7  
TEL. 604-583-1616

GEOTECHNICAL:  
GEPACIFIC CONSULTANTS LTD.  
1779W 75th AVENUE  
VANCOUVER, BC V6P 6P2  
TEL. 604-439-0922

SURVEYOR :  
SOUTH FRASER LAND SURVEYING LTD.  
101 - 7485 130th STREET  
SURREY, BC V3W 1H8  
TEL. 604-599-1886

**ARCHITECTURAL SHEETS:**

- A000 COVER
- A100 SURVEY PLAN
- A101 PROPOSED SITE PLAN
- A201 PROPOSED PLANS
- A301 PROPOSED RENDERINGS
- A302 PROPOSED ELEVATIONS
- A401 SITE SECTIONS

ISSUED FOR DEVELOPMENT PERMIT  
JANUARY 23rd, 2017

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SEAL

NORTH ARROW

OWNER/CLIENT



NO.	REVISION	MO/Y
1	ISSUED FOR DEVELOPMENT PERMIT	01/23/17

PROJECT NAME  
**NEW DEVELOPMENT  
SERVICE STATION  
& RESTAURANT**

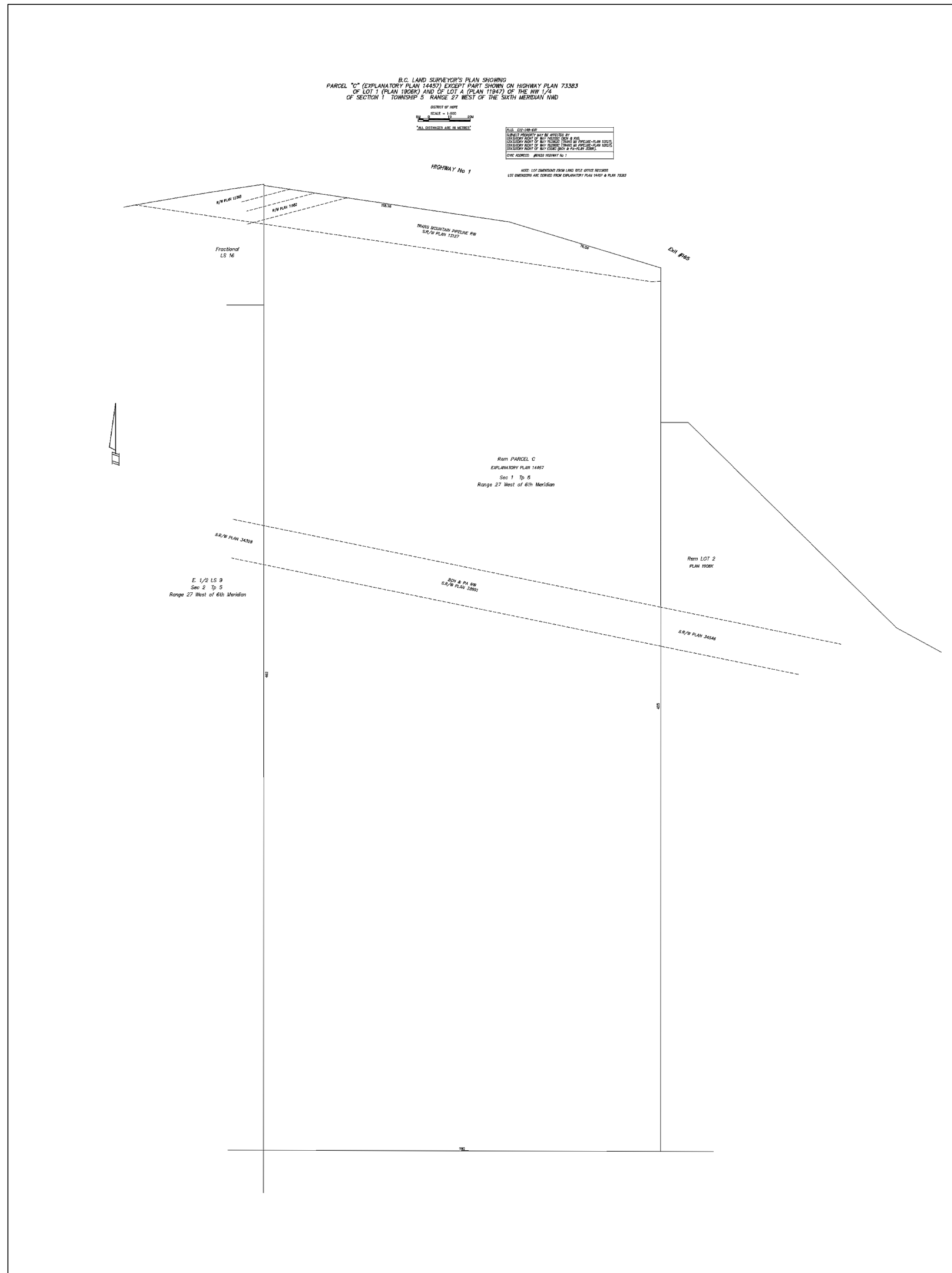
PROJECT ADDRESS:  
61625 TRANS CANADA HIGHWAY  
HOPE, BC V0X 1L0



CONSULTANTS:  
ENVIRONMENTAL:  
MECHANICAL: ARDEN CONSULTING ENGINEERS LTD.  
GEOTECHNICAL: GEPACIFIC CONSULTANTS LTD.  
CIVIL: H.Y. ENGINEERING LTD.  
SURVEYOR: SOUTH FRASER LAND SURVEYING LTD.

DRAWING TITLE  
**COVER SHEET**

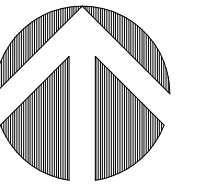
PROJECT NO: 1663	DRAWN BY: RG
SCALE: N.T.S.	REVIEW BY: BW
DATE: JANUARY 2017	DRAWING NO: A000



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SURVEY PLAN SHOWN WAS RECEIVED FROM CLIENT AND WENSLEY ARCHITECTURE LTD TAKES TO RESPONSIBILITY FOR ITS ACCURACY AND IS FOR DEVELOPMENT PERMIT PURPOSES AS A REFERENCE ONLY

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 Land Use, Development & Environmental Strategists

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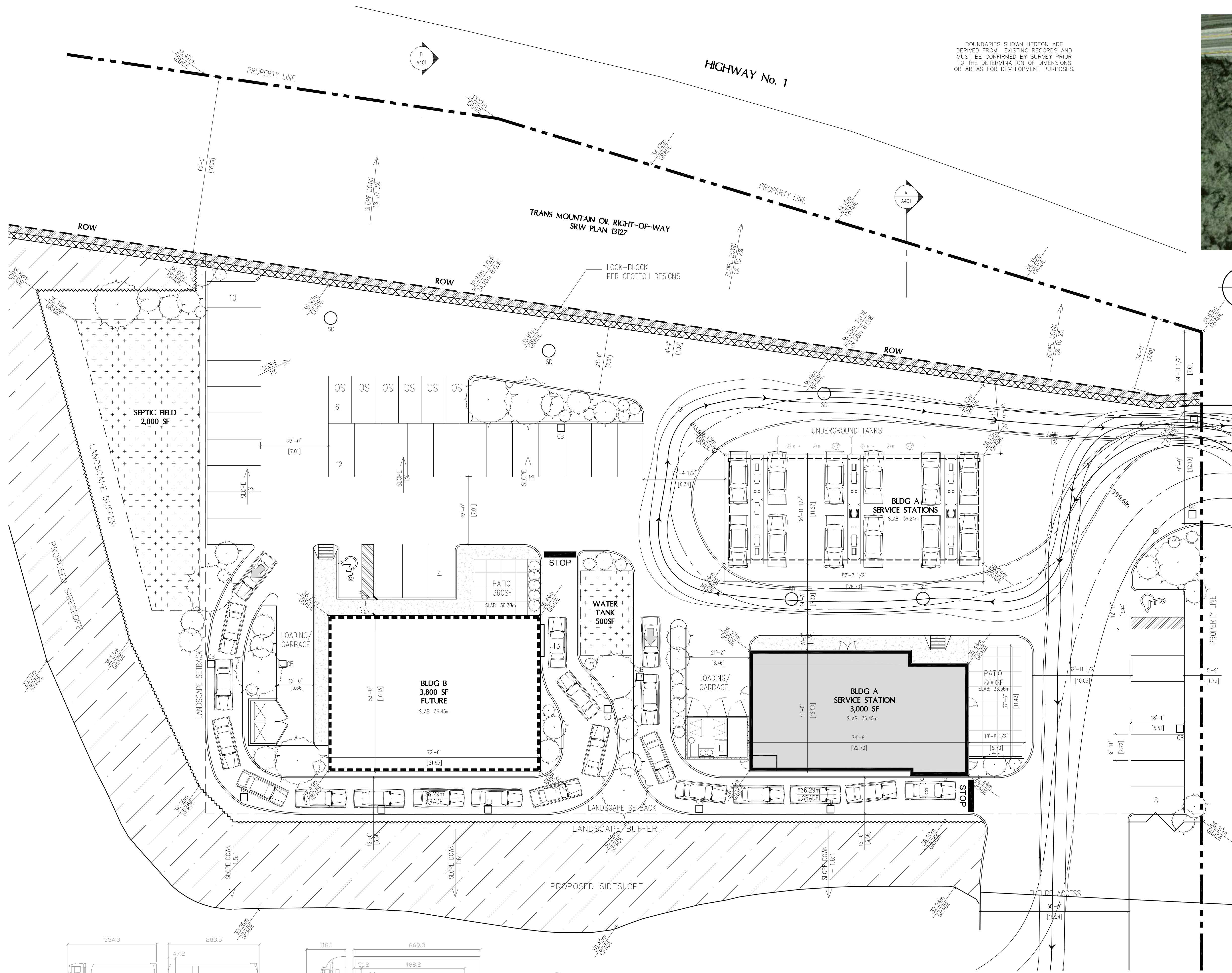
Vancouver + Victoria  
 301 - 1444 Alberni Street, Vancouver V6G 2Z4  
 T: 604 685 3529  
 E: office@wensleyarch.com  
 W: www.wensleyarch.com

**WA**  
 WENSLEY ARCHITECTURE LTD

CONSULTANTS:  
 ENVIRONMENTAL: ARDEN CONSULTING ENGINEERS LTD.  
 MECHANICAL: GEOPACIFIC CONSULTANTS LTD.  
 CIVIL: H11 ENGINEERS LTD.  
 SURVEYOR: SOUTH FRASER LAND SURVEYING LTD.

DRAWING TITLE  
**SURVEY  
 PLAN**

PROJECT NO: 1653	DRAWN BY: RIG
SCALE: N.T.S.	REVIEW BY: BW
DATE: JANUARY 2017	DRAWING NO: A100



BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.



## 2 AERIAL SITE PLAN

N.T.S.

**SITE STATS**  
COMMERCIAL C-2 ZONE

**BUILDING STATS**

BLDG A (Phase 1)	SERVICE STATION	3,000 S.F.
BLDG B (Phase 2)	RESTAURANT & RETAIL	3,800 S.F.
<b>TOTAL GFA</b>		<b>6,800 S.F.</b>

**PARKING STATS**

BLDG A (Phase 1)	SERVICE STATION	4 STALLS
	RESTAURANT	15 STALLS
<b>TOTAL</b>		<b>19 STALLS</b>
BLDG B (Phase 2)	RESTAURANT	MAX 17 STALLS
<b>TOTAL REQUIRED</b>		<b>36 STALLS</b>
<b>TOTAL PROVIDED</b>		<b>36 STALLS</b>
<b>RATIO</b>		<b>5.2 / 1,000</b>

**SERVICE STATION (Phase 1) = 4 STALLS**  
1 per 2 Employees, plus  
2 per Service Bay

2 Employees = 1 STALL  
3 Service Bays = 3 STALLS

**RESTAURANT (Phase 1) = 15 STALLS**  
1 per 4 indoor seats with a minimum of 3 for employees, plus 1 additional space for every 12 seasonal outdoor seats

38 Indoor Seats = 10 STALLS  
Employees = 3 STALLS  
24 Outdoor Seats = 2 STALLS

**RETAIL (Optional Phase 2) = 17**  
1 per 20 m<sup>2</sup> floor area, excluding any storage area

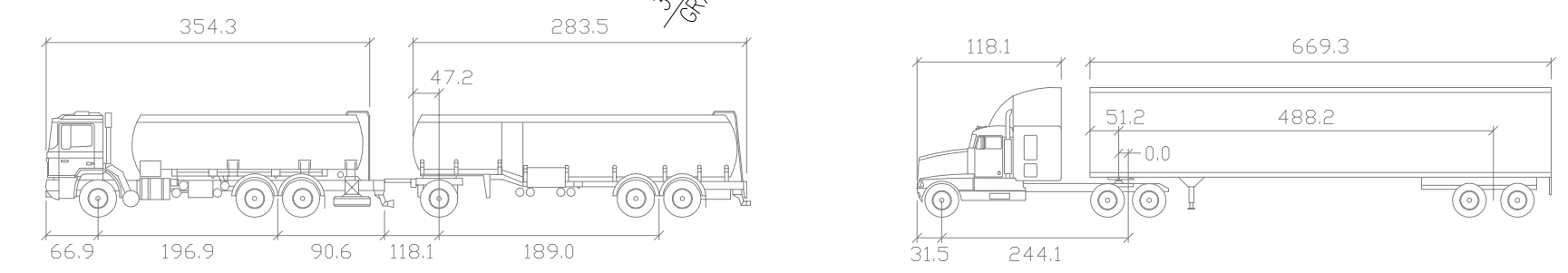
353m<sup>2</sup> / 20 = 17 STALLS

**RESTAURANT (Optional Phase 2) = 17**  
1 per 4 indoor seats with a minimum of 3 for employees, plus 1 additional space for every 12 seasonal outdoor seats

40 MAX Indoor Seats = 10 STALLS  
Employees = 6 STALLS  
12 Outdoor Seats = 1 STALL

## 1 PROPOSED SITE PLAN

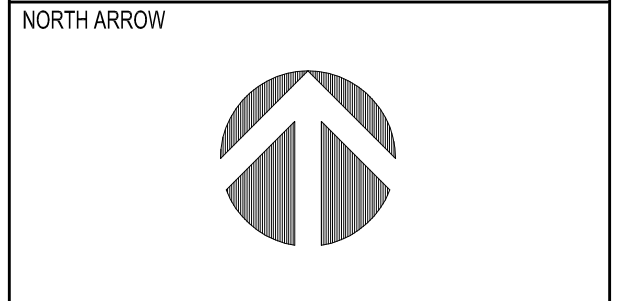
1/16"



<b>LWA</b>		<b>WB-20</b>	
Tractor Width	98.4	Tractor Width	102.4
Trailer Width	98.4	Trailer Width	102.4
First Unit Track	86.6	Tractor Track	102.4
Trailer Track	86.6		
Lock to Lock Time	+ 6.0	Lock to Lock Time	+ 6.0
Steering Angle	+ 41.8	Steering Angle	+ 28.2
Articulating Angle	+ 90.0	Articulating Angle	+ 70.0

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1	ISSUED FOR DEVELOPMENT PERMIT	01/23/17
NO.	REVISION	MO/Y

### PROJECT NAME

## NEW DEVELOPMENT SERVICE STATION & RESTAURANT

PROJECT ADDRESS:  
61625 TRANS CANADA HIGHWAY  
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**WA**  
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CONSULTANTS:

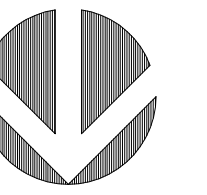
ENVIRONMENTAL: ARDEN CONSULTING ENGINEERS LTD.  
MECHANICAL: GEOPACIFIC CONSULTANTS LTD.  
CIVIL: H.V. ENGINEERING LTD.  
SURVEYOR: SOUTH FRASER LAND SURVEYING LTD.

## PROPOSED SITE PLAN

PROJECT NO:	1653	DRAWN BY:	RG
SCALE:	1/16"=1'-0"	REVIEW BY:	BW
DATE:	JANUARY 2017	DRAWING NO:	A101

SEAL

NORTH ARROW



OWNER/CLIENT



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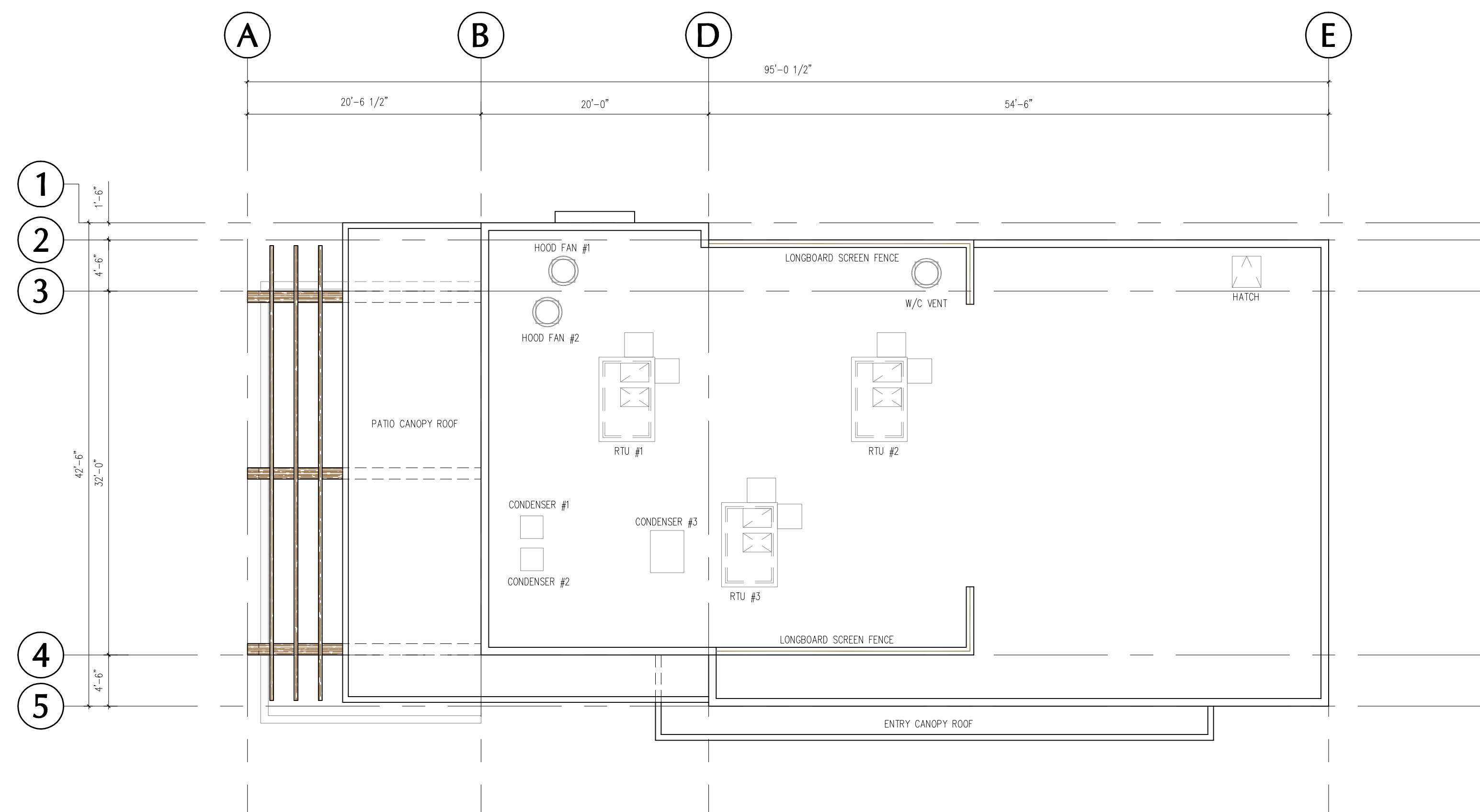
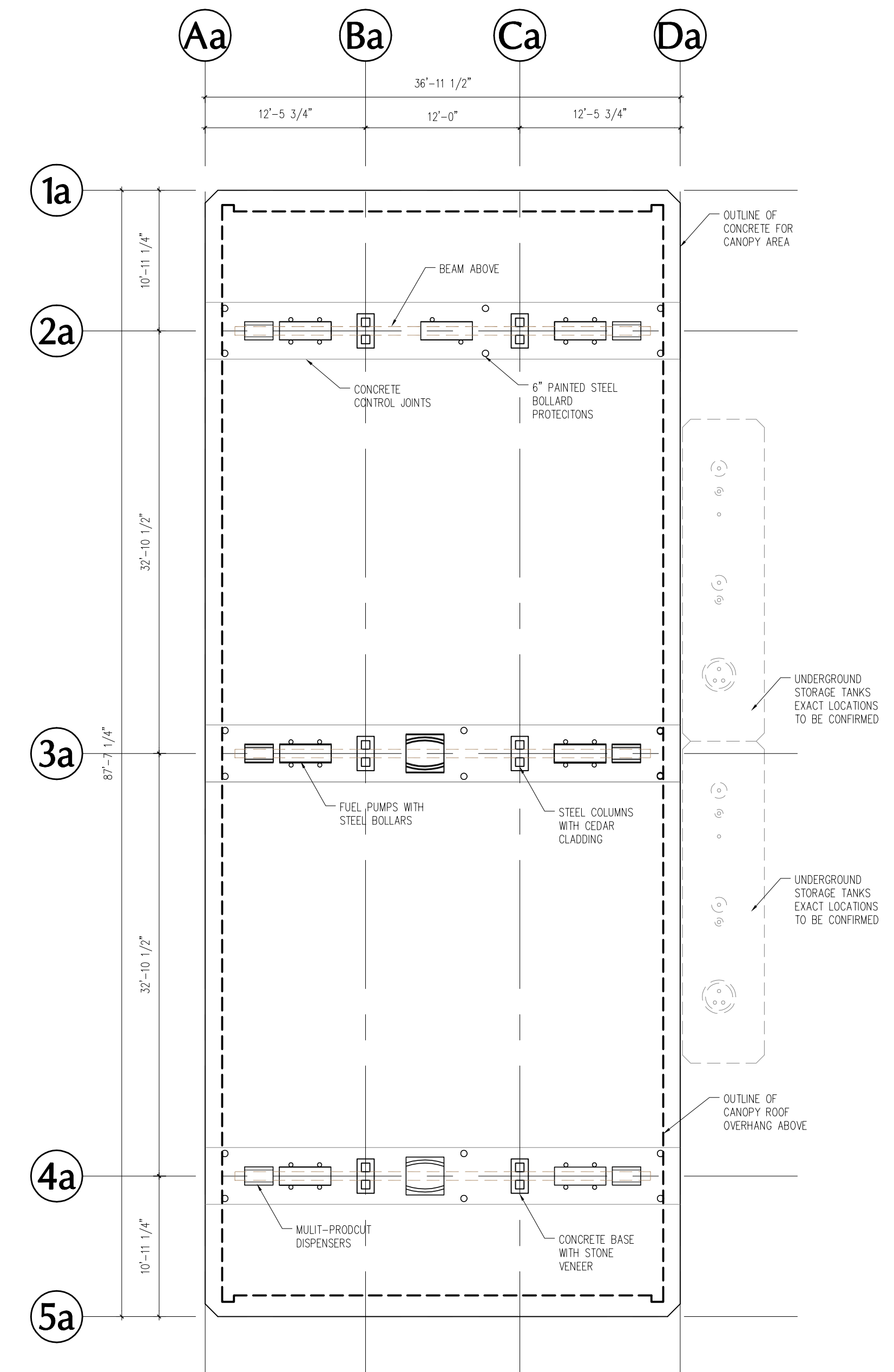
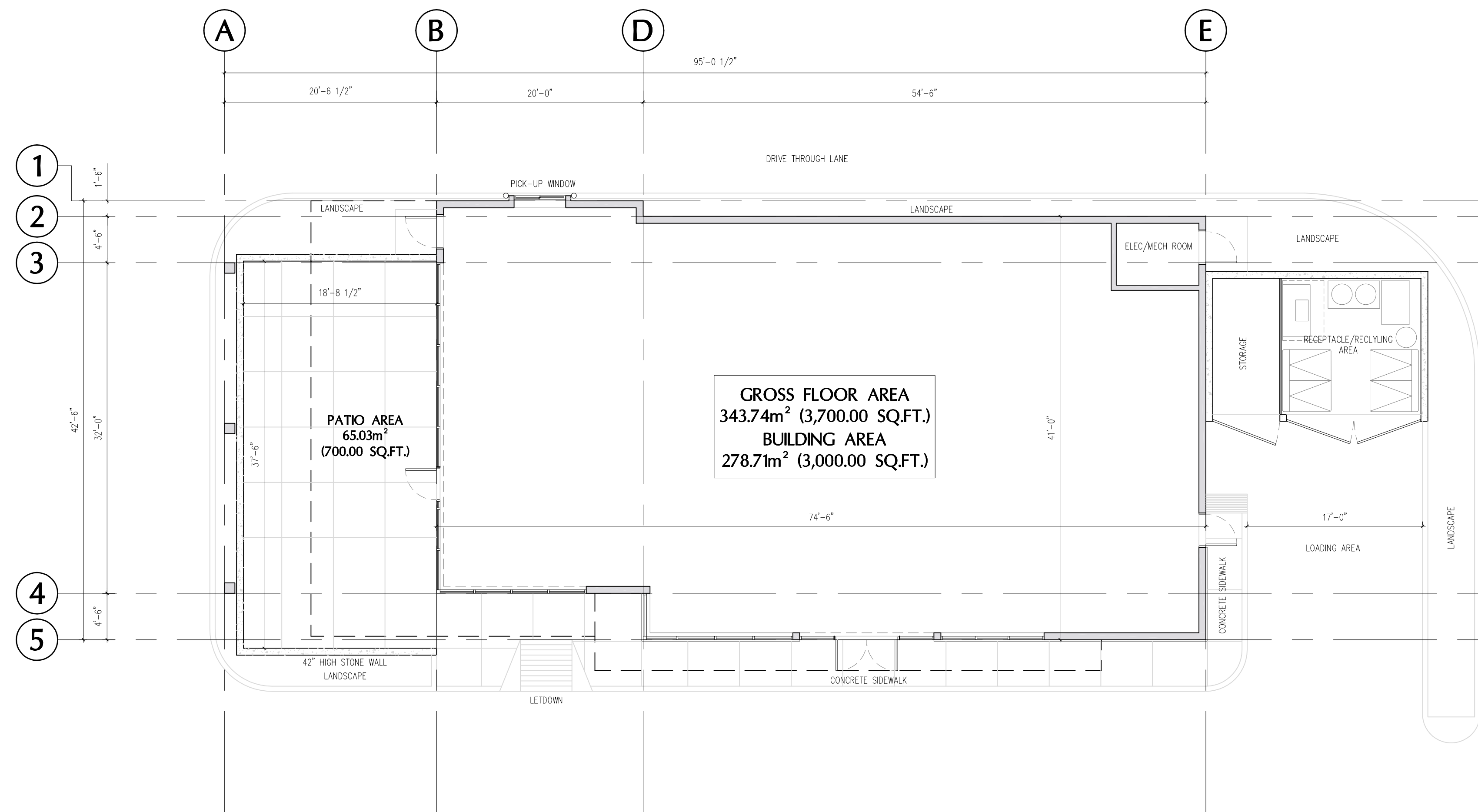
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CIVIL: H.V. ENGINEERING LTD.  
SURVEYOR: SOUTH FRASERLAND SURVEYING LTD.

DRAWING TITLE:  
**PROPOSED  
PLANS**

PROJECT NO: 1653	DRAWN BY: RG
SCALE: 1/8"=1'-0"	REVIEW BY: BW
DATE: JANUARY 2017	DRAWING NO: A201





1 CONCEPT IMAGE #1  
- N.T.S.



2 CONCEPT IMAGE #2  
- N.T.S.



3 CONCEPT IMAGE #3  
- N.T.S.



4 CONCEPT IMAGE #4  
- N.T.S.

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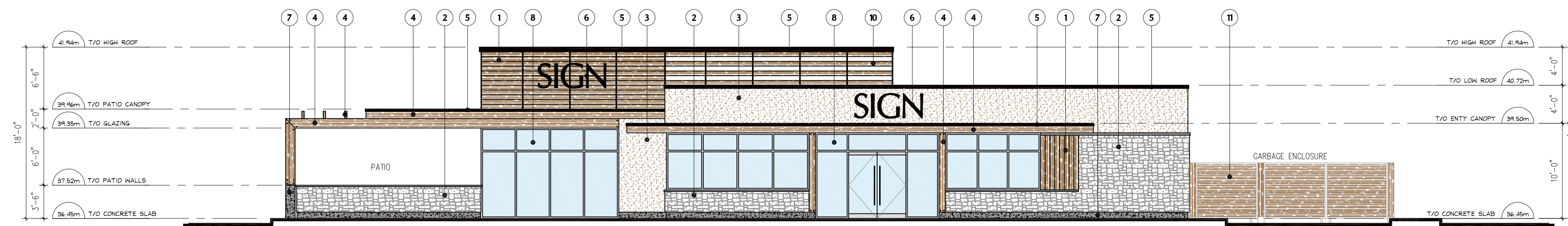
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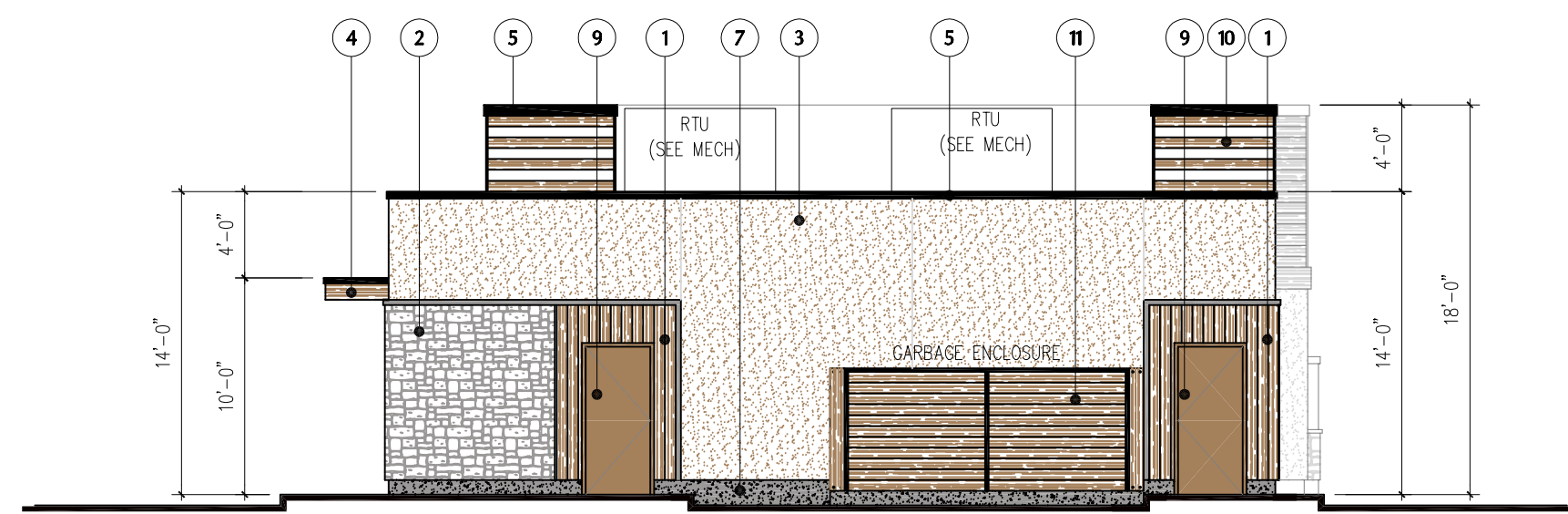
CONSULTANTS:  
ENVIRONMENTAL: ARDEN CONSULTING ENGINEERS LTD.  
MECHANICAL: GEOPACIFIC CONSULTANTS LTD.  
GEOTECHNICAL: H11 ENGINEERS/LTD.  
CIVIL: SOUTH FRASER LAND SURVEYING LTD.

DRAWING TITLE  
**PROPOSED  
RENDERINGS**

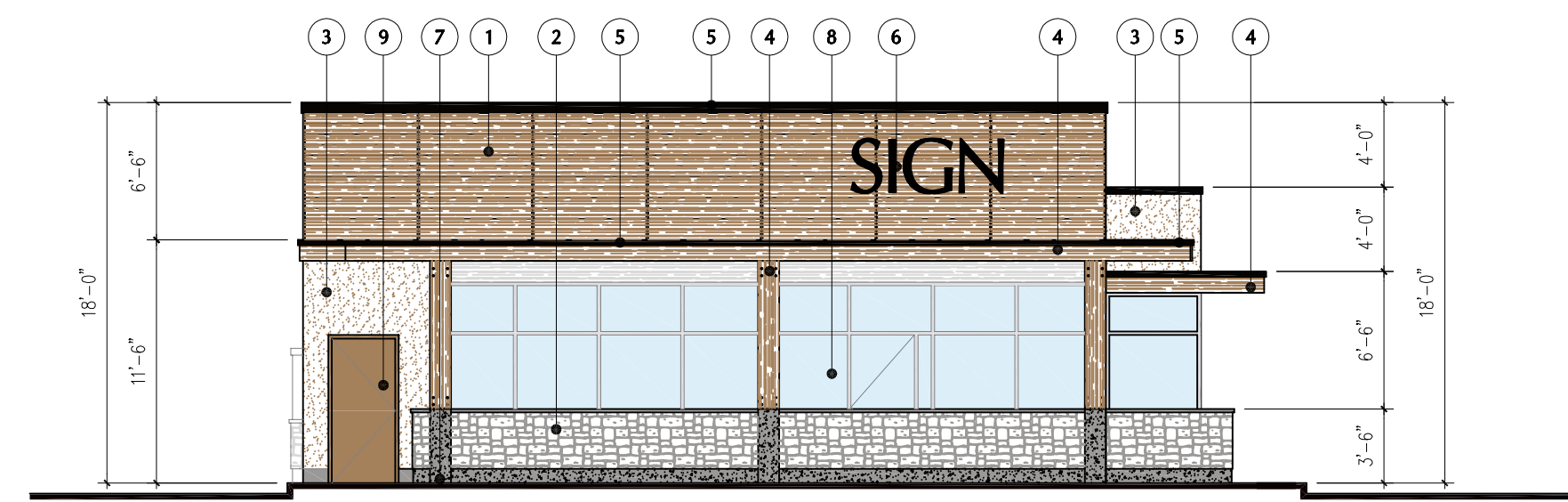
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SCALE:	N.T.S.	REVIEW BY:	BW
DATE:	JANUARY 2017	DRAWING NO:	A301



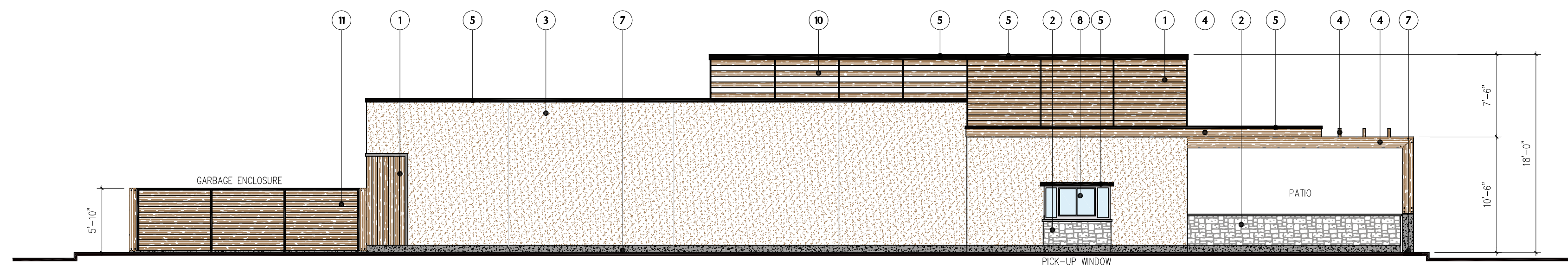
1 FRONT/NORTH ELEVATION  
1/8"



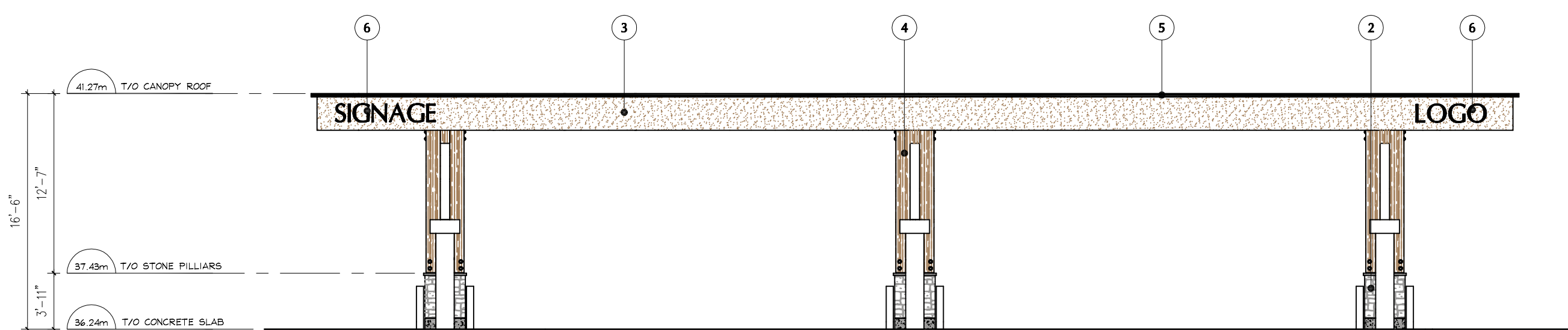
2 SIDE/WEST ELEVATION  
1/8"



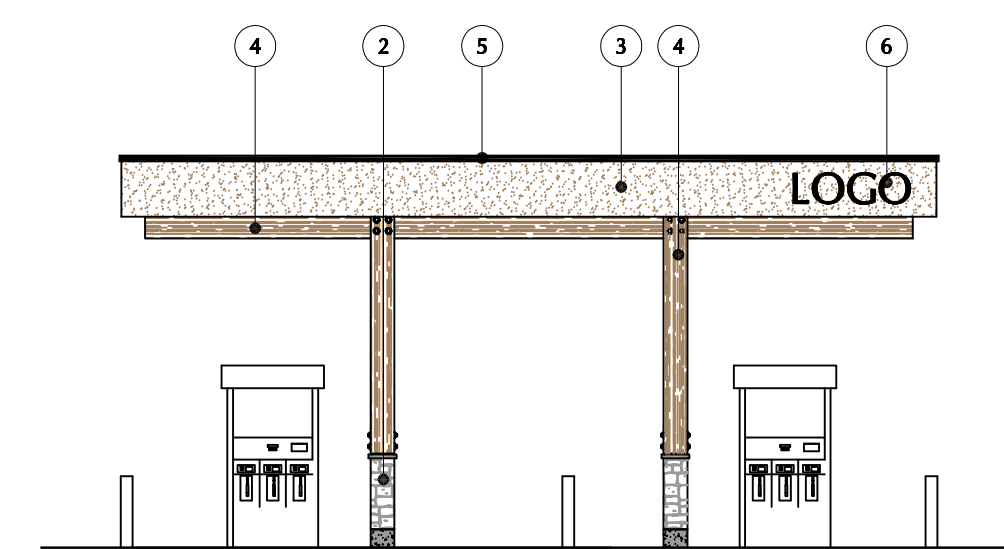
3 SIDE/EAST ELEVATION  
1/8"



4 REAR/SOUTH ELEVATION  
1/8"

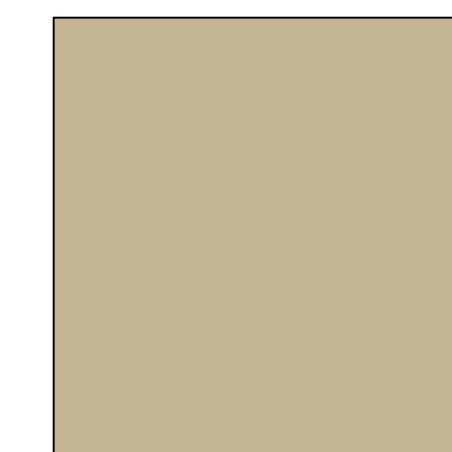


5 CANOPY FRONT ELEVATION  
1/8"



6 CANOPY SIDE ELEVATION  
1/8"

- MATERIAL LEGEND**
- 1 HORIZONTAL TAG SIDING & SOFFIT  
LONGBOARD PRODUCT  
WOOD GRAIN: LIGHT CHERRY
  - 2 NATURAL STONE VENEER  
DRESSED FIELD STONE  
ECHO RIDGE
  - 3 EIFS SYSTEM W/ RAINSCREEN  
BENJAMIN MOORE  
CC-380 (LIGHT BROWN)
  - 4 CEDAR FASCOA & BEAMS  
BEHR STAIN  
SEM-TRANSPARENT  
CEDAR NATURAL-TONE  
DP-533
  - 5 PRE-FINISHED METAL FLASHING  
VICWEST  
BLACK
  - 6 TENANT SIGNAGE (BY TENANT)  
G.C. TO PROVIDE BACKING  
G.C. TO PROVIDE POWER
  - 7 ARCHITECTURAL CONCRETE  
NATURAL GREY  
RUB & SACK FINISH  
CLEAR SEALER
  - 8 ALUMINUM STOREFRONTS  
CLEAR ANODIZED  
CLEAR GLAZING
  - 9 PAINTED METAL DOORS & FRAMES  
BENJAMIN MOORE  
CC-380 (LIGHT BROWN)
  - 10 HORIZONTAL SIDING SCREENS  
LONGBOARD PRODUCT  
PRIVACY SCREEN  
WOOD GRAIN: LIGHT CHERRY
  - 11 CEDAR BOARDS - ENCLOSURE  
BEHR STAIN  
SEM-TRANSPARENT  
CEDAR NATURAL-TONE  
DP-533



EIFS COLOUR



STONE TEXTURE & COLOR



LONGBOARD COLOUR



CEDAR STAIN COLOUR

- NOTES:**
1. SIGNS SHOWN AS SCHEMATIC ONLY.
  2. ALL SIGNS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL.
  3. FINAL SIGNAGE AND COLOUR SCHEMES TO BE APPROVED.

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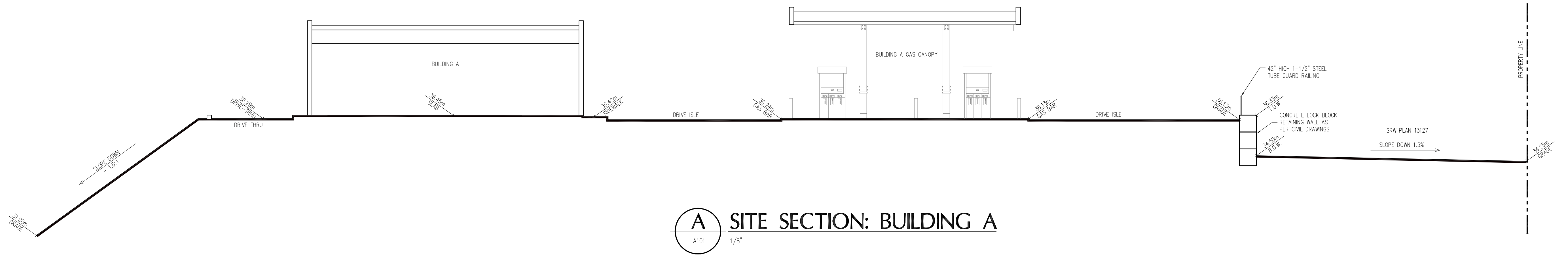
DRAWING TITLE  
**PROPOSED  
ELEVATIONS**

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SCALE:	AS NOTED	REVIEW BY:	BW
DATE:	JANUARY 2017	DRAWING NO:	A302

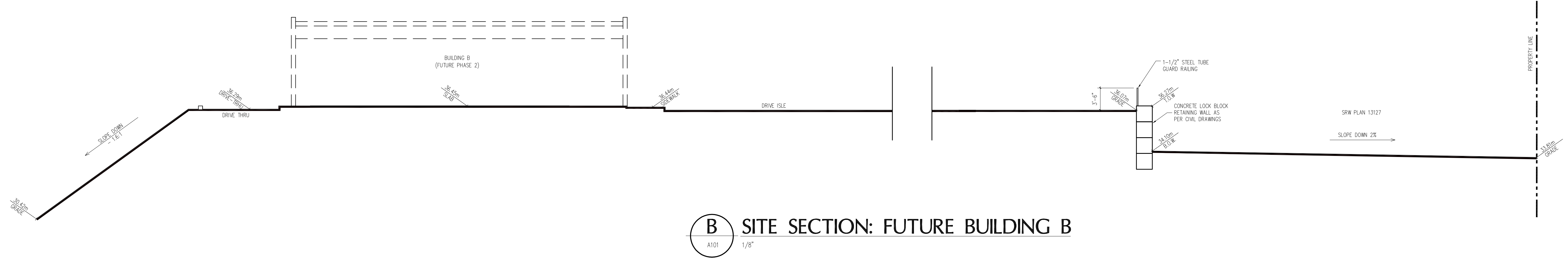
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SEAL

NORTH ARROW



**A** SITE SECTION: BUILDING A  
A101 1/8"



**B** SITE SECTION: FUTURE BUILDING B  
A101 1/8"

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CIVIL: H.Y. ENGINEERING LTD.  
SURVEYOR: SOUTH FRASER LAND SURVEYING LTD.

DRAWING TITLE  
**SITE  
SECTIONS**

PROJECT NO: 1653	DRAWN BY: RG
SCALE: AS NOTED	REVIEW BY: BW
DATE: JANUARY 2017	DRAWING NO: <b>A401</b>