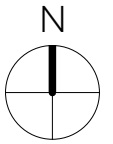
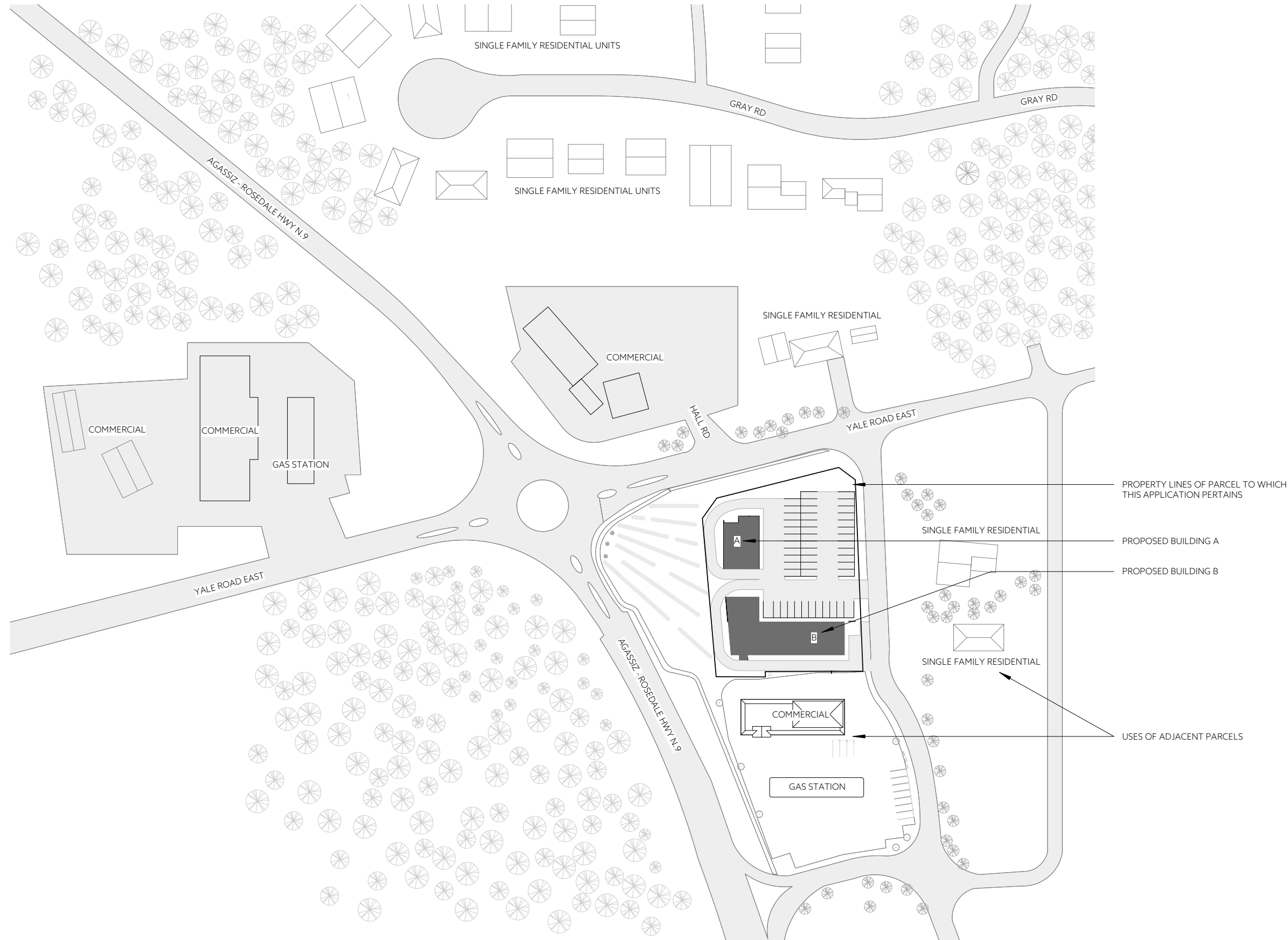


Development Permit Sheet List

Sheet Name	Sheet Number
Cover Page	DP.000
Location Map	DP.001
Context Views	DP.002
Site Plan	DP.003
Data	DP.004
Diagrams	DP.005
Floor Plan Building A	DP.100
Floor Plan Building B	DP.101
Roof Plan	DP.102
Elevations	DP.200
Elevations	DP.201
Sections	DP.300
Sections	DP.301
Signage Building A + Exterior Signage	DP.800
Signage Building B	DP.801
Aerial Perspectives	DP.900
Renderings	DP.901
Shadow Study	DP.902
Cover Page	DPV.000
Location Map and Data	DPV.001
Site Plan	DPV.002





PROPERTY LINES OF PARCEL TO WHICH
THIS APPLICATION PERTAINS

PROPOSED BUILDING A

PROPOSED BUILDING B

USES OF ADJACENT PARCELS





Single Family House



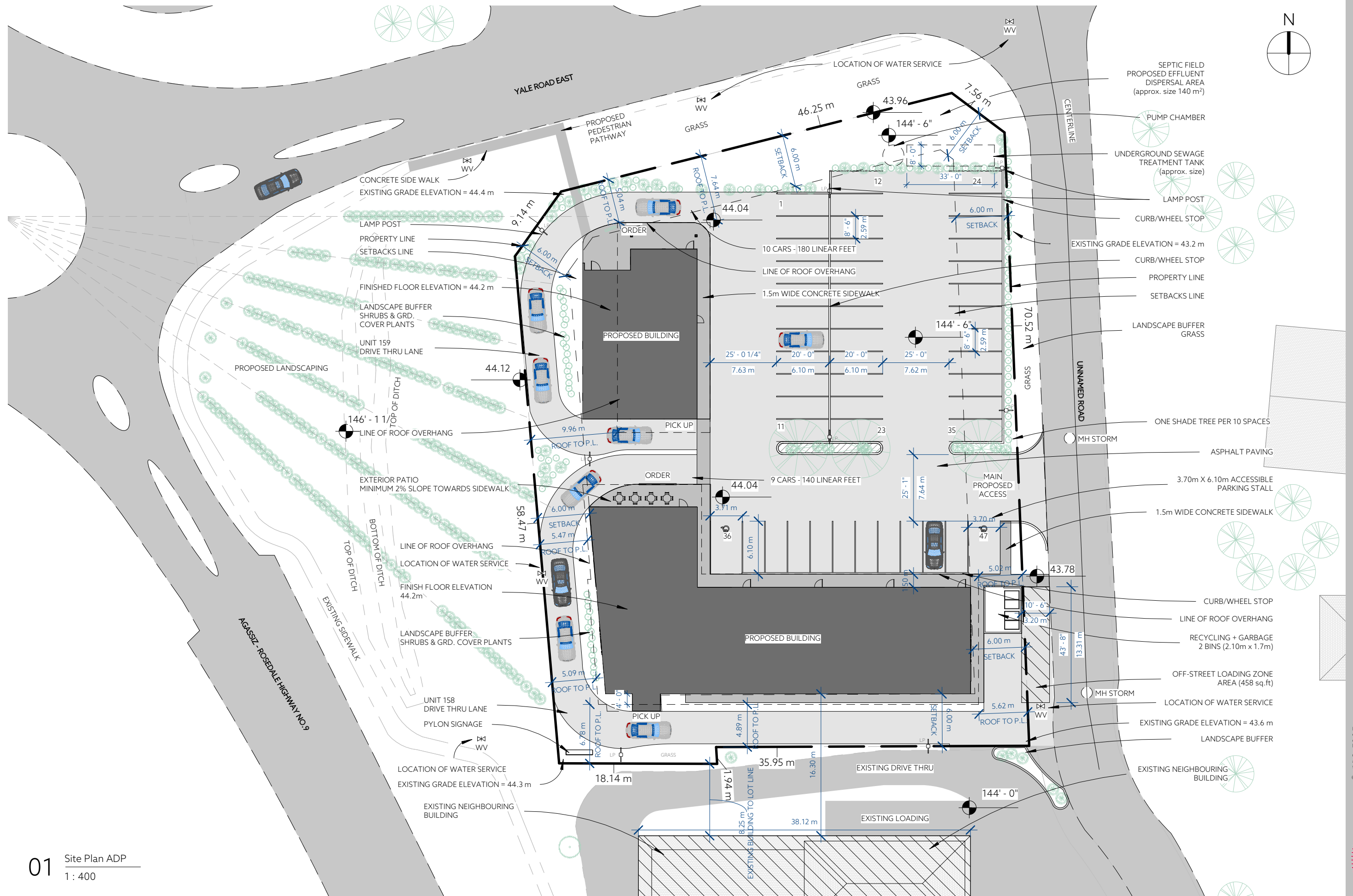
The Garden House - Garden Market

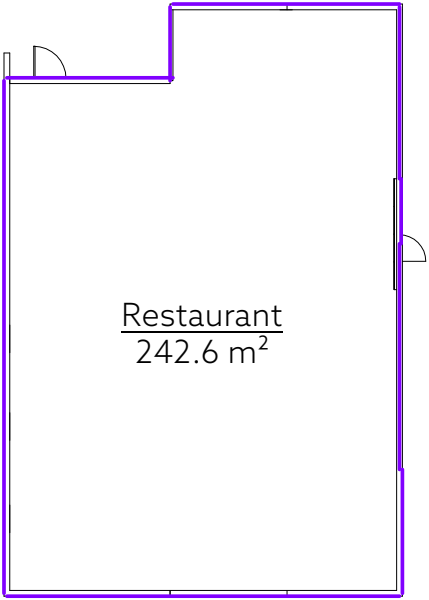


Subway + Petro Canada



DATE	DESCRIPTION
ROSEDALE 52964 Yale Road, Chilliwack, BC	
DP SUBMISSION	
Context Views	
scale: As indicated	
1913	
DP.002	
2020-07-21 11:39:25 AM	
<small>Drawings are to be read in conjunction with each other; any discrepancies found on any drawings are to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code. © COPYRIGHT 2020 ALL RIGHTS RESERVED</small>	
CROSS ARCHITECTURE INC	





Area Schedule			
UH	Name	Imperial Area (SF)	Area Metric (m²)
Level 1	Coffee Shop	2710.6	251.8
Level 1	CRU 160	880.0	81.8
Level 1	CRU 161	1093.5	101.6
Level 1	CRU 162	1093.5	101.6
Level 1	CRU 163	1106.2	102.8
Level 1	Restaurant	2611.4	242.6
Gross Floor Area Total: 6		9495.2	882.1

DP SITE STATISTICS

Legal Description: LOT 1, SECTION 6, TOWNSHIP 3, RANGE 28, WEST OF THE SIXTH MERDIAN, NWD, PLAN EPP21164

Address: 52964 Yale Rd. E. Rosedale, Chilliwack BC

Current zoning: C5 - Gateway Commercial
Jurisdiction: Electoral Area D

PID: 029-004-667

Project Description:

Site Area = 3870 m²

Allowable Site Coverage = 30%

Proposed Site Coverage = 22.7%

Allowable FAR/FSR = 0.35

Proposed FAR/FSR = 0.23

Storeys = 1

Allowable Building Height = 10.00 m

Proposed Building Height = 10.00 m

Drive Aisle width = 7.62m - 25'- 0"

Tenant Spaces = 6 total (Building A: 158 - Building B: 159, 160, 161, 162, 163)

Tenant Floor Area = 882 m²

Retail: 160, 161, 162, 163 = 387.8 m² (4173 SQ.FT)

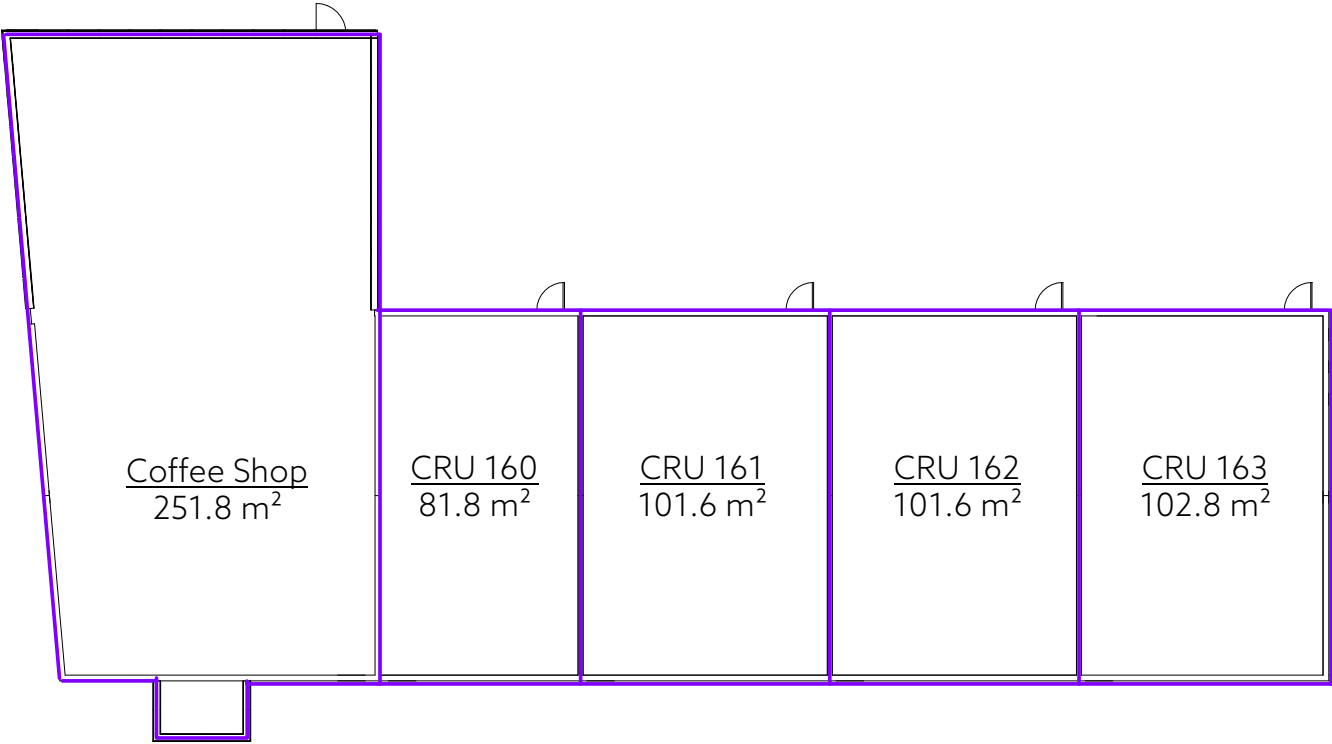
Cafe and Restaurant: Unit 158 and 159 = 494 m² (5322 SQ.FT)

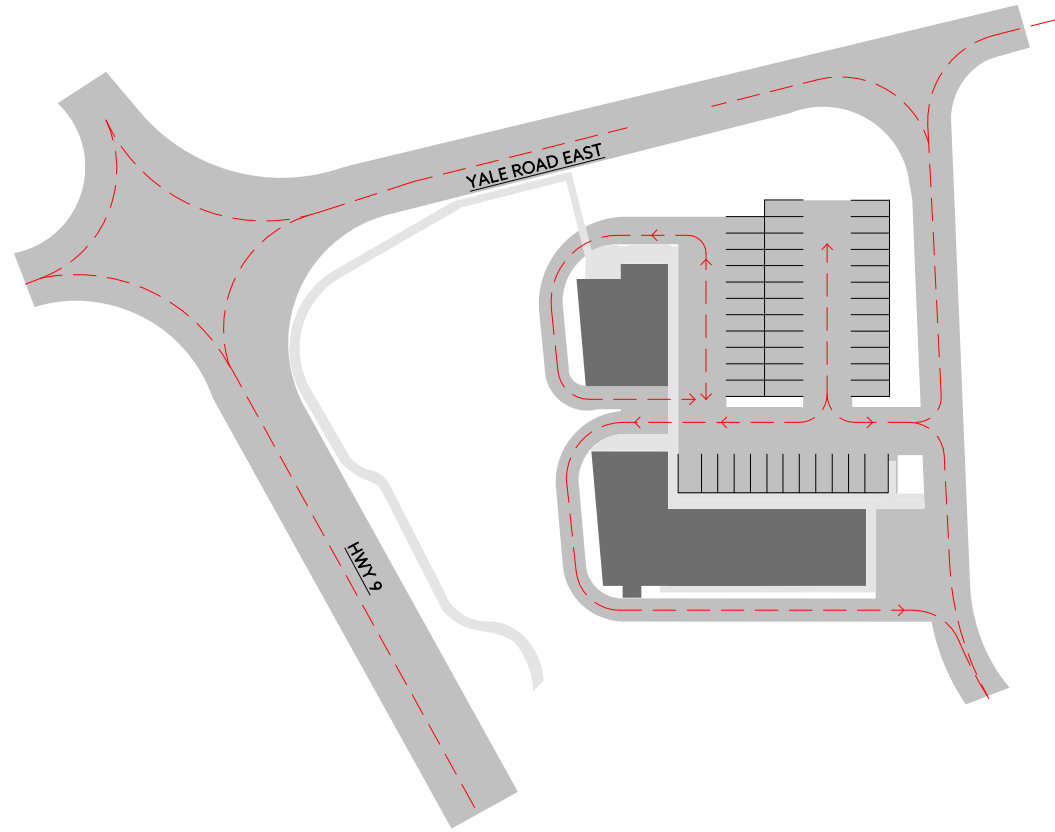
Allowable Setbacks = 6m from all property lines

Proposed Setbacks = 6m from all property lines

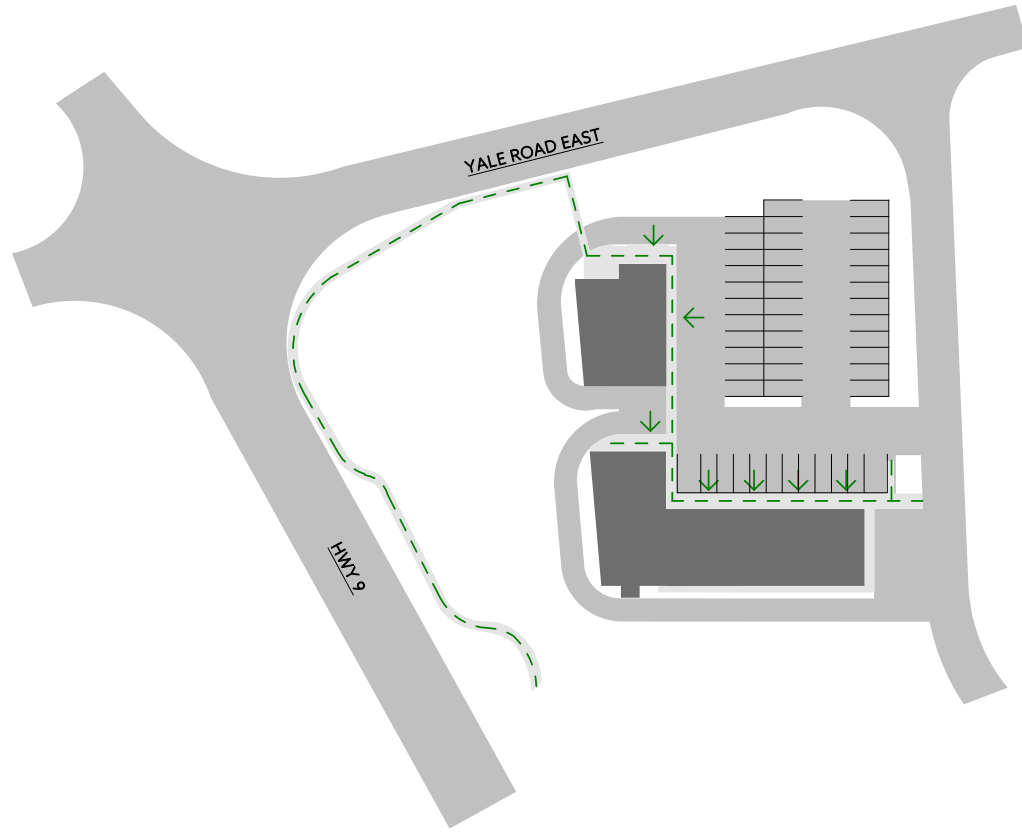
VEHICLE PARKING SUPPLY REQUIREMENTS & PROVISION - ZONING C-5

LAND USE	DENSITY	BYLAW RATE	BYLAW REQ.	PROVIDED
COFFEE SHOP/ RESTAURANT	45 SEATS	1 PER 3 SEATS	15	15
RETAIL	4173 SQ.FT	4 PER 500 SQ.FT OF RETAIL FLOOR AREA	33	32
	METERS	FEET		
DRIVE AISLE	7.62 m	25'-0"		
STALL	6.10 x 2.59 m	20'-0" x 8'-6"		
ACCESSIBLE STALL	6.10 x 3.70 m	20'-0" x 12'-1"		

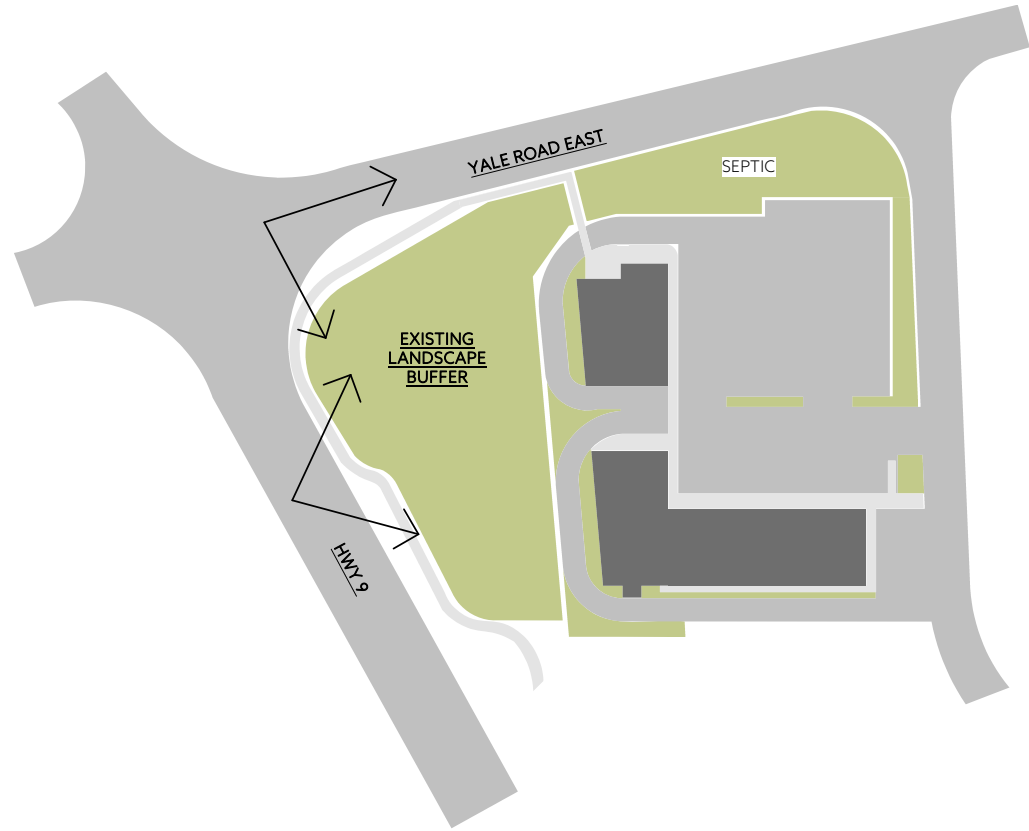




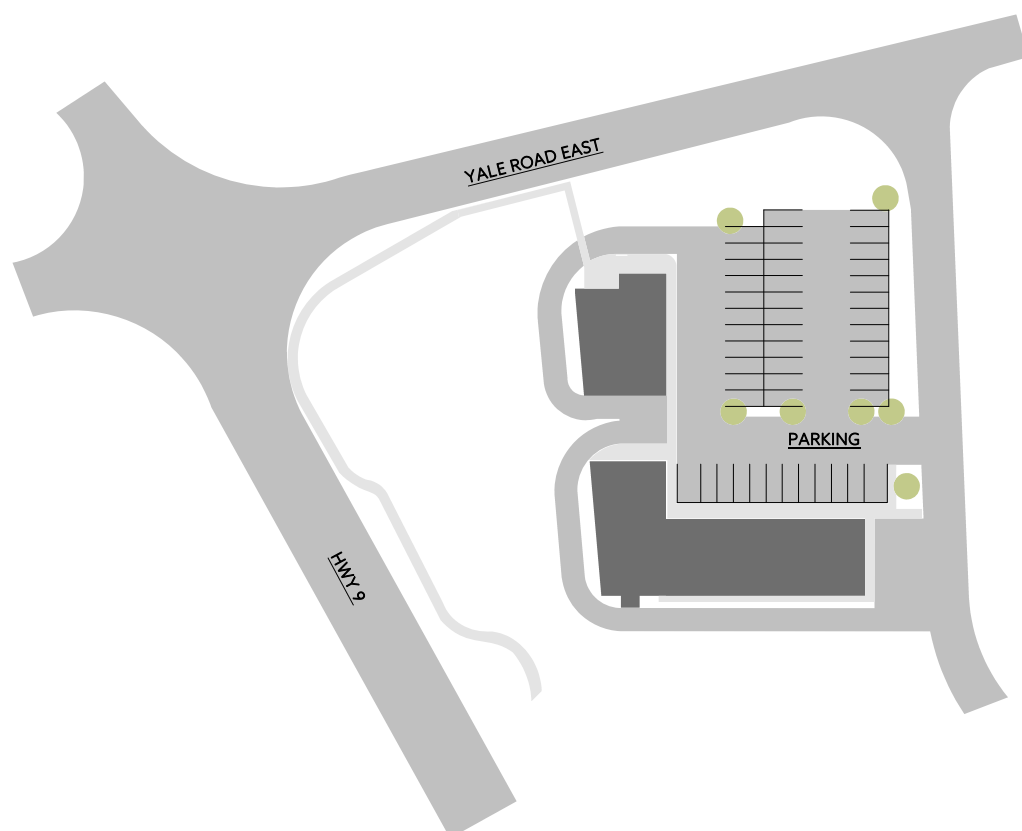
01. VEHICULAR ACCESS AND CIRCULATION



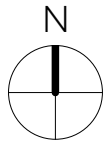
02. PEDESTRIAN CIRCULATION



03. PATHWAYS/LINKAGES/GREEN AREAS/VIEWS



04. PARKING AREAS



DATE DESCRIPTION

ROSEDALE
52964 Yale Road, Chilliwack, BC

DP SUBMISSION

Diagrams

scale:
1" = 100'-0"

1913

DP.005

2020-07-21 11:40:37 AM

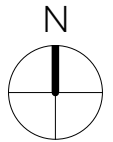
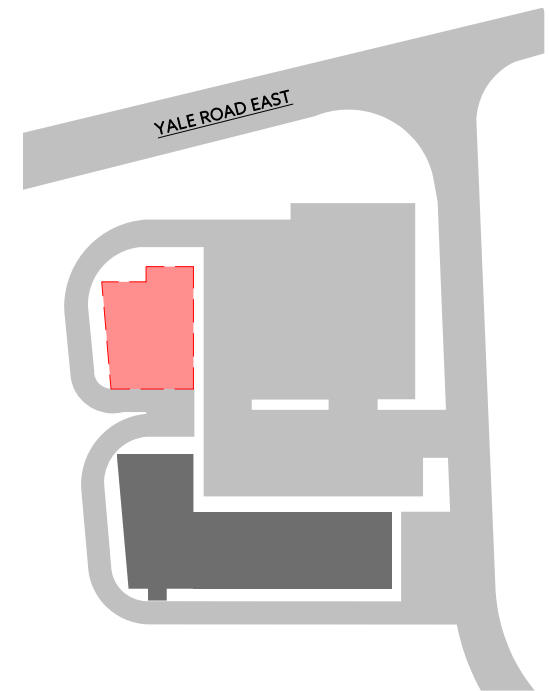
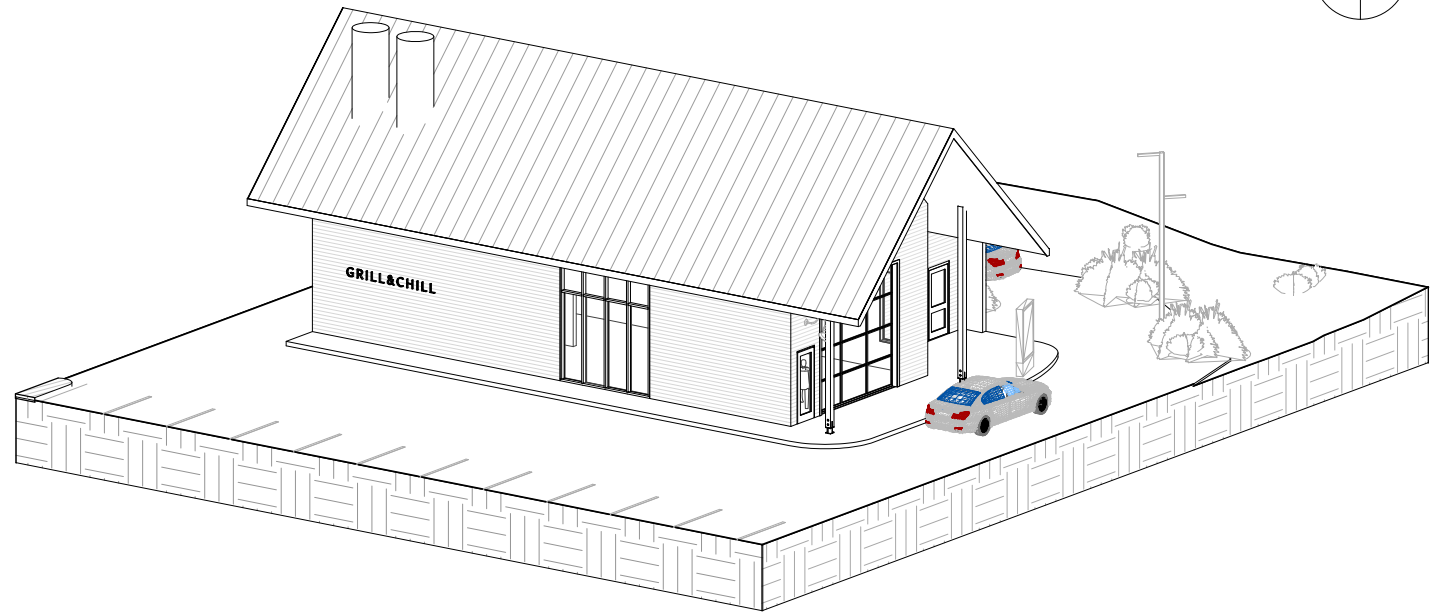
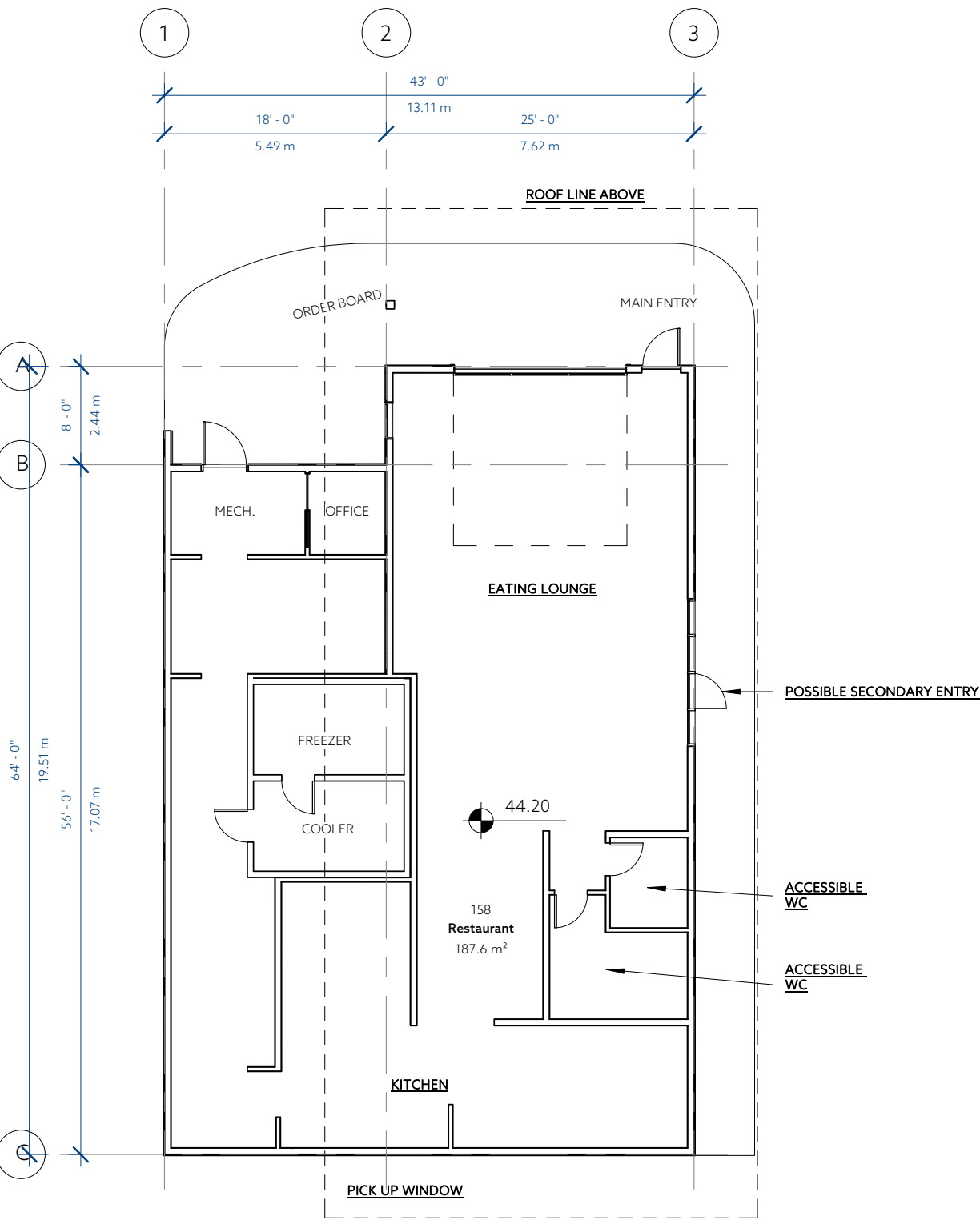
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DATE DESCRIPTION

ROSEDALE
52964 Yale Road, Chilliwack, BC

DP SUBMISSION

Floor Plan
Building A

scale:
As indicated

1913

DP.100

2020-07-21 11:40:40 AM

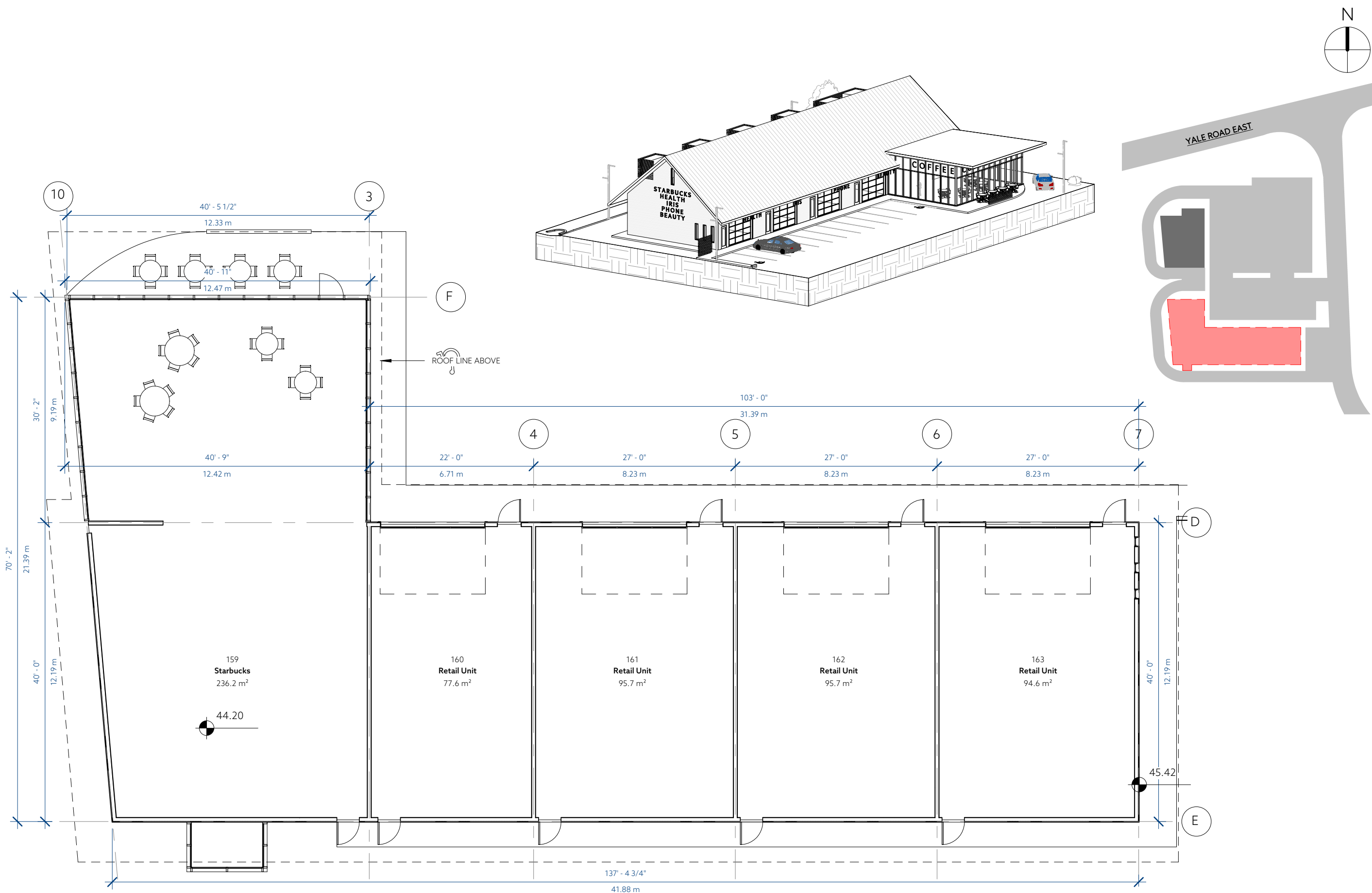
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01 Level 1 Building B
1 : 150

DATEDESCRIPTION

ROSEDALE
52964 Yale Road, Chilliwack, BC

DP SUBMISSION

Floor Plan
Building B

scale:
As indicated

1913

DP.101

2020-07-21 11:40:55 AM

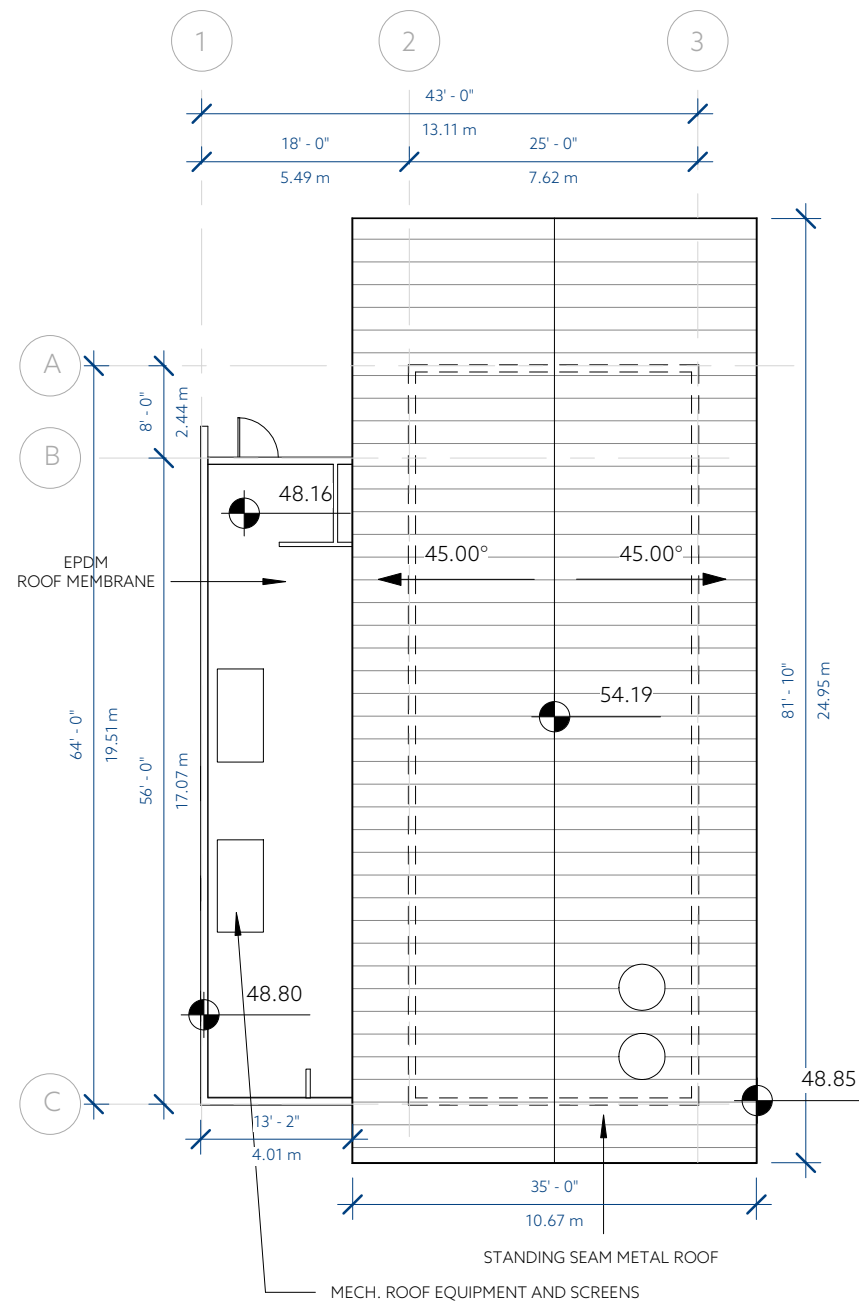
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

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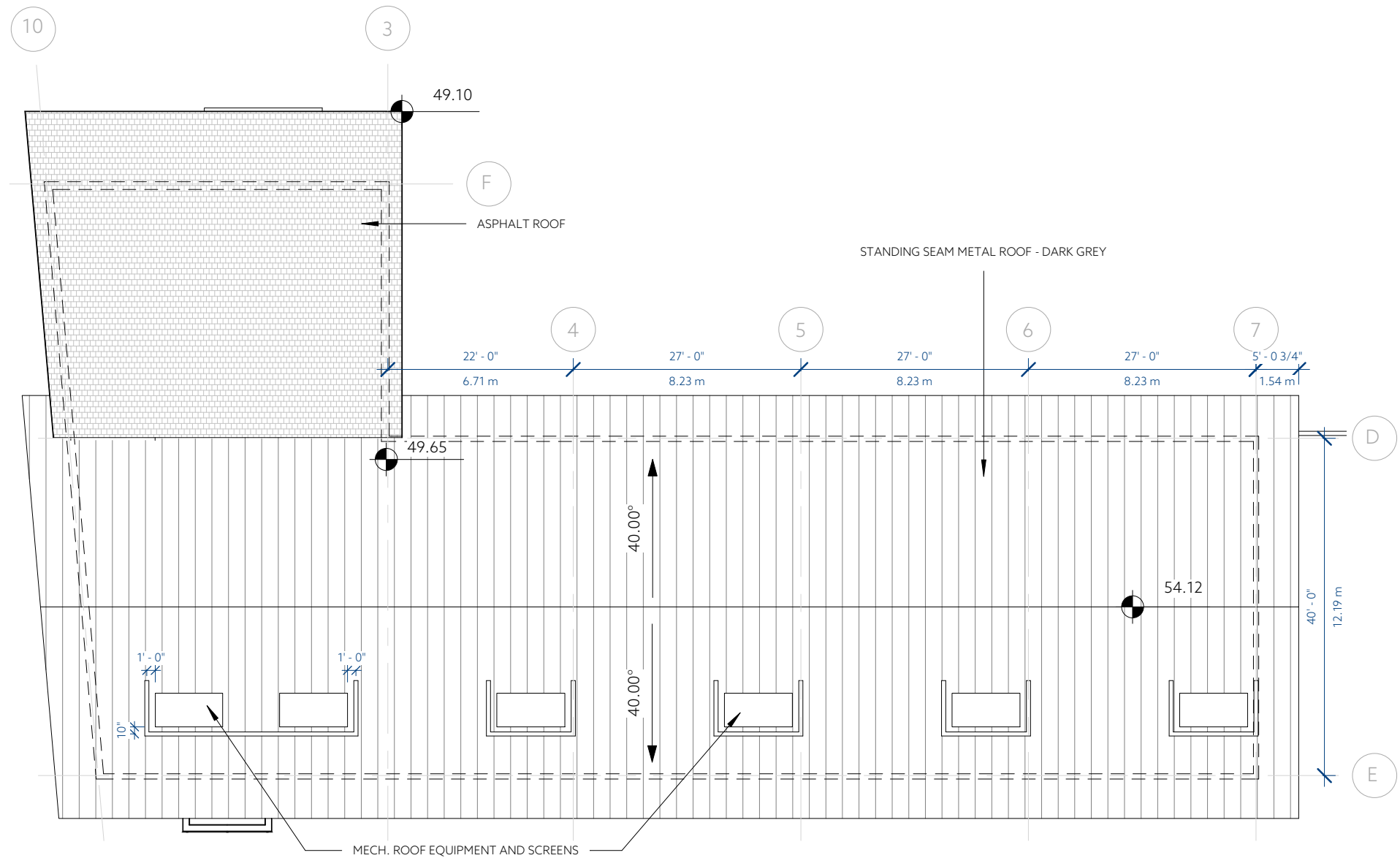
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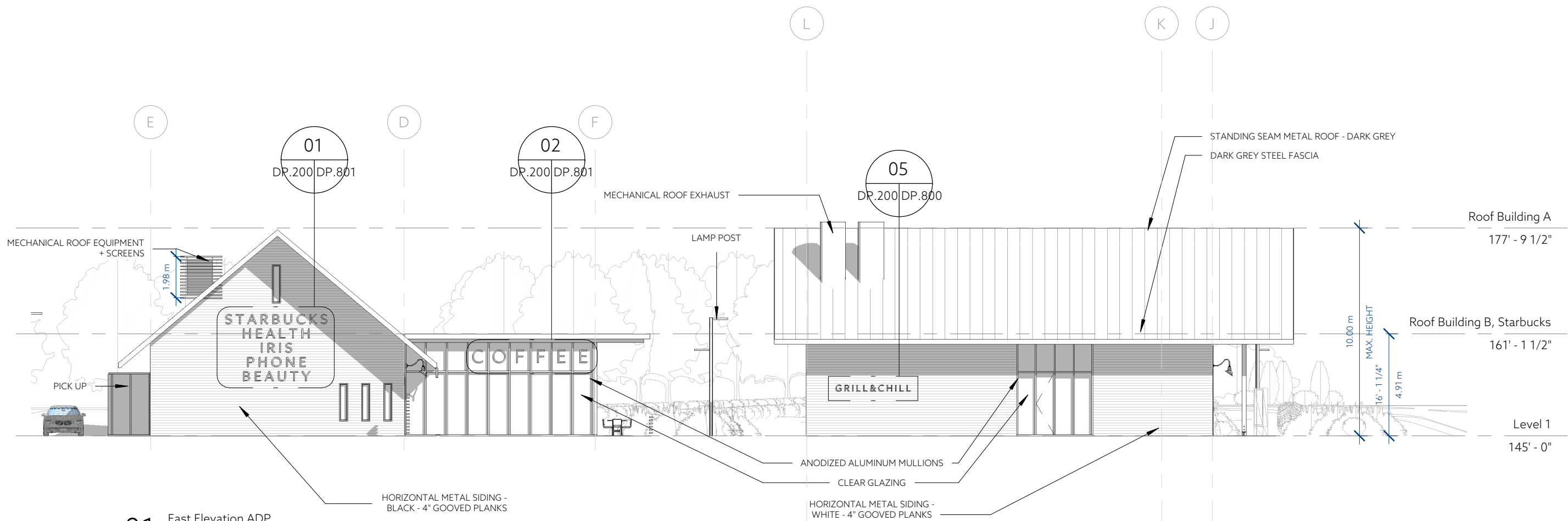
REGISTERED ARCHITECT
STEWART MORRIS
11 JUL 2020
BRITISH COLUMBIA



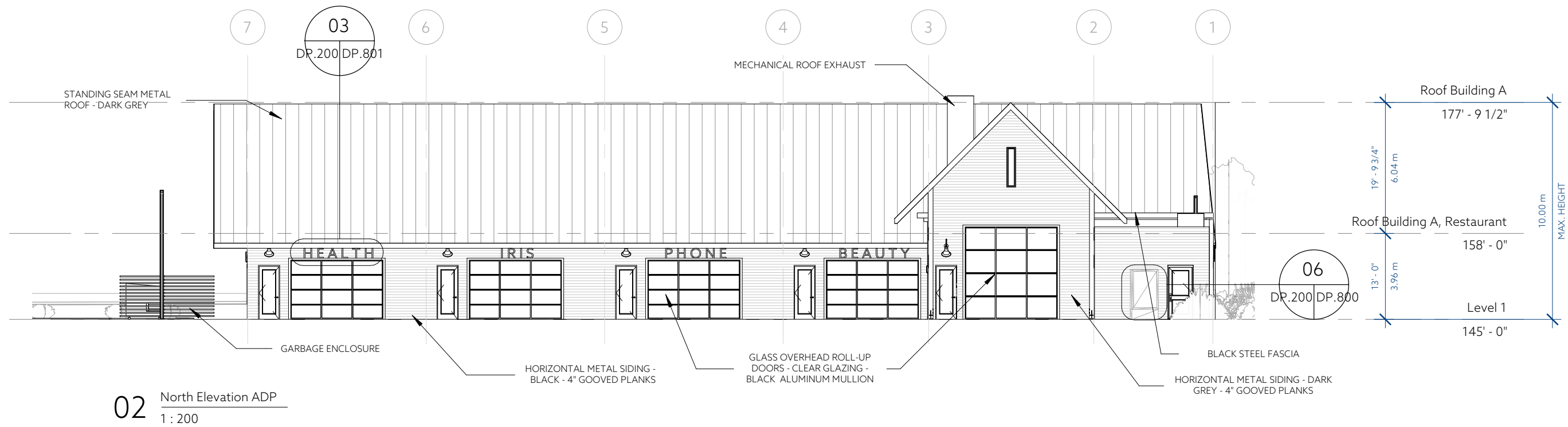
01 Roof Building A
1 : 200



02 Roof Building B
1 : 200



01 East Elevation ADP
1 : 200



02 North Elevation ADP
1 : 200

DATE DESCRIPTION

ROSEDALE
52964 Yale Road, Chilliwack, BC

DP SUBMISSION

Elevations

scale:
1 : 200

1913

DP.200

2020-07-21 11:41:02 AM

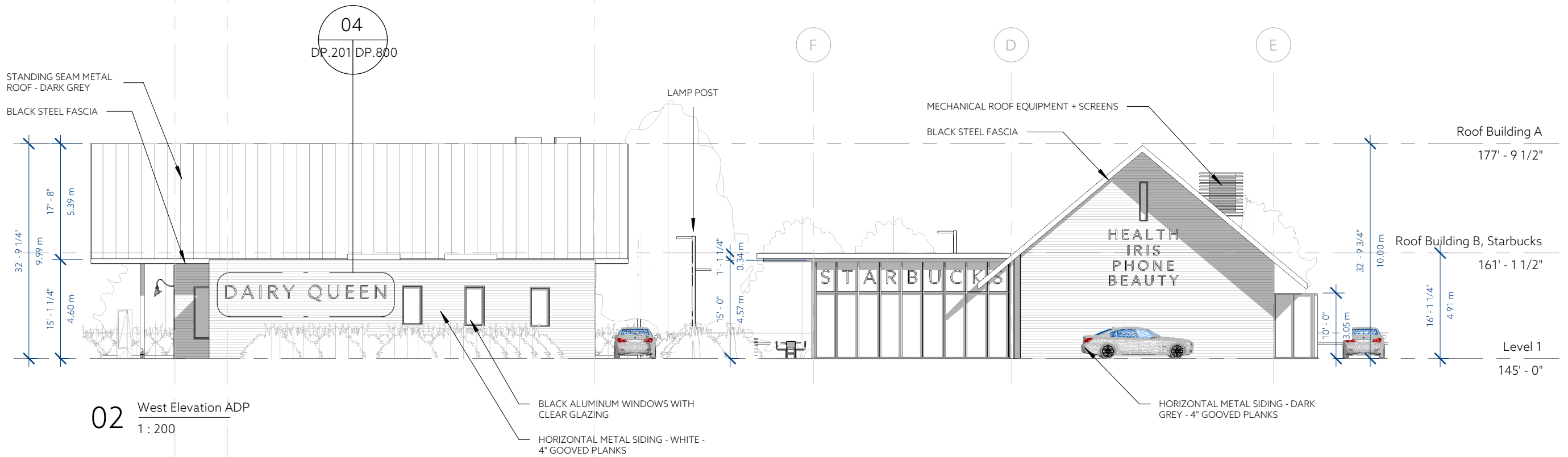
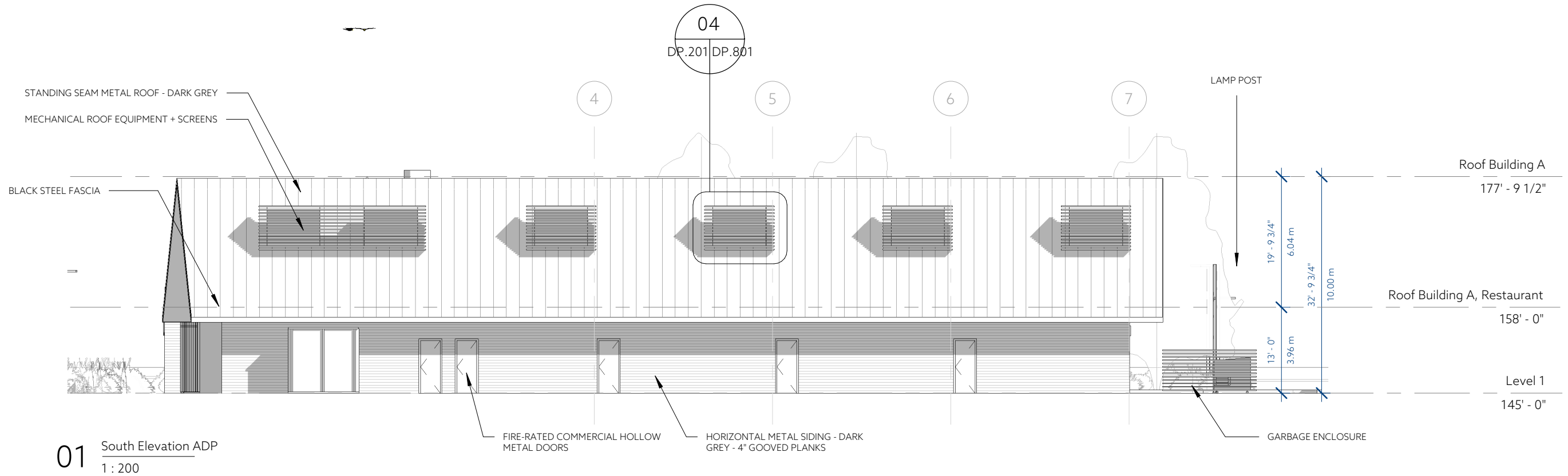
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

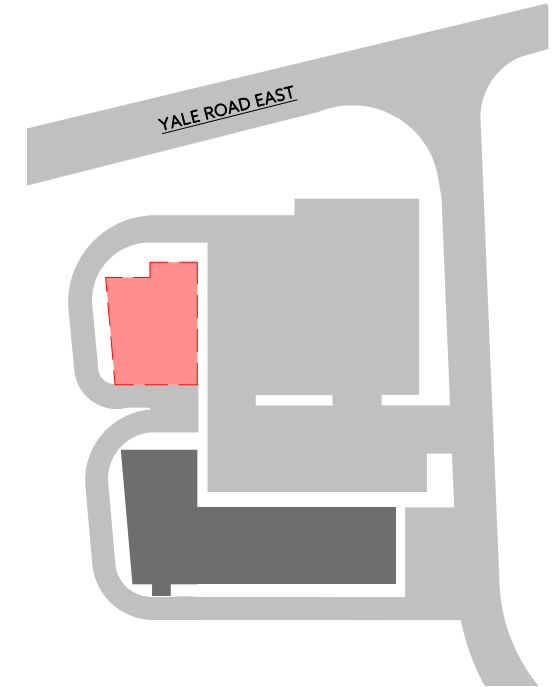
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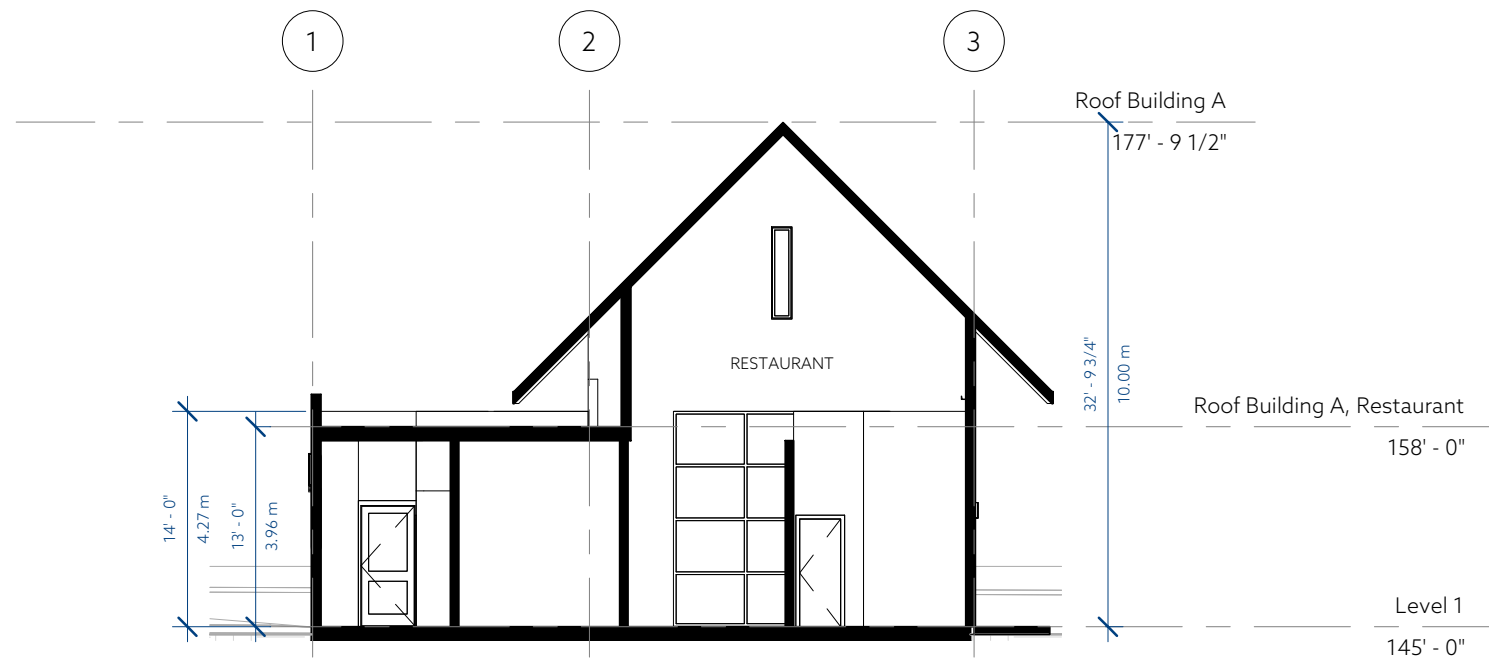
CROSS ARCHITECTURE INC







01 Building A - Longitudinal Section
1 : 150



02 Building A - Cross Section
1 : 150

DATE DESCRIPTION

ROSEDALE
52964 Yale Road, Chilliwack, BC

DP SUBMISSION

Sections

scale:
As indicated

1913

DP.300

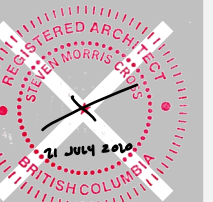
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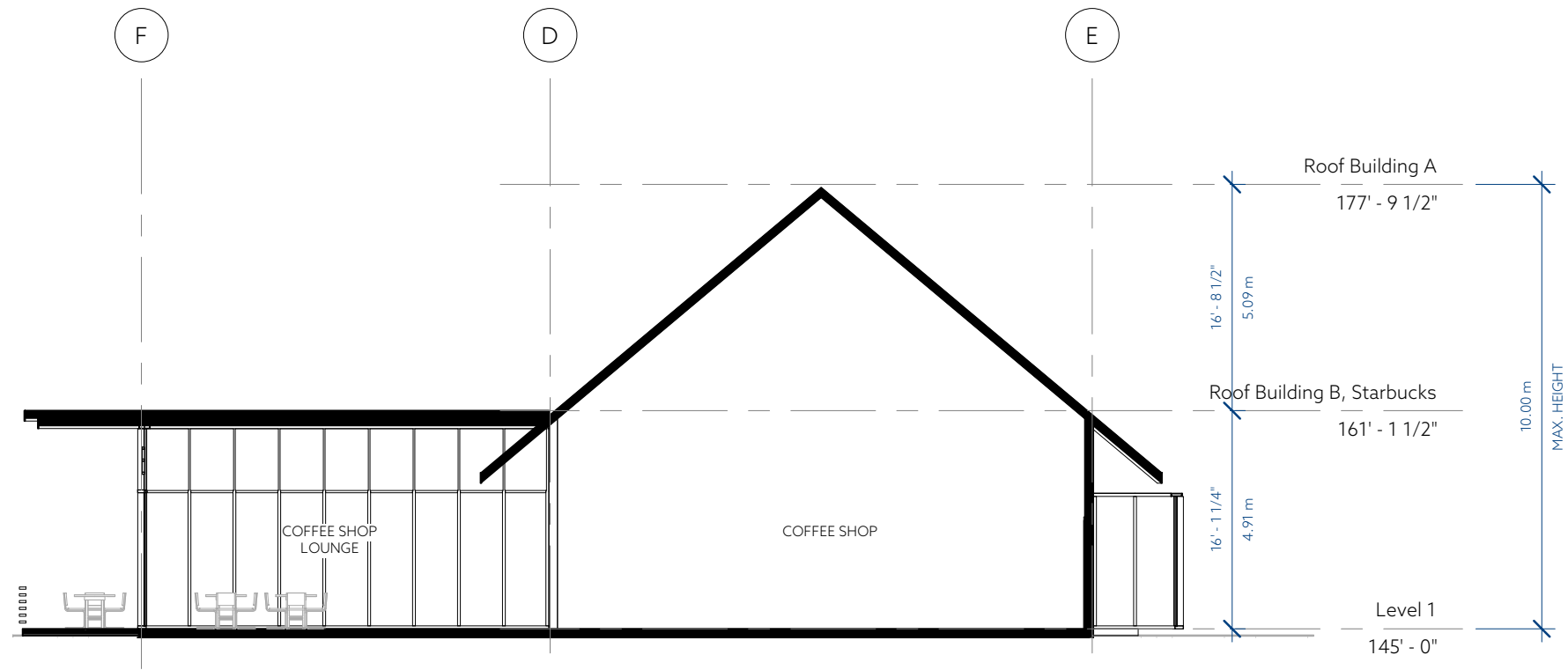
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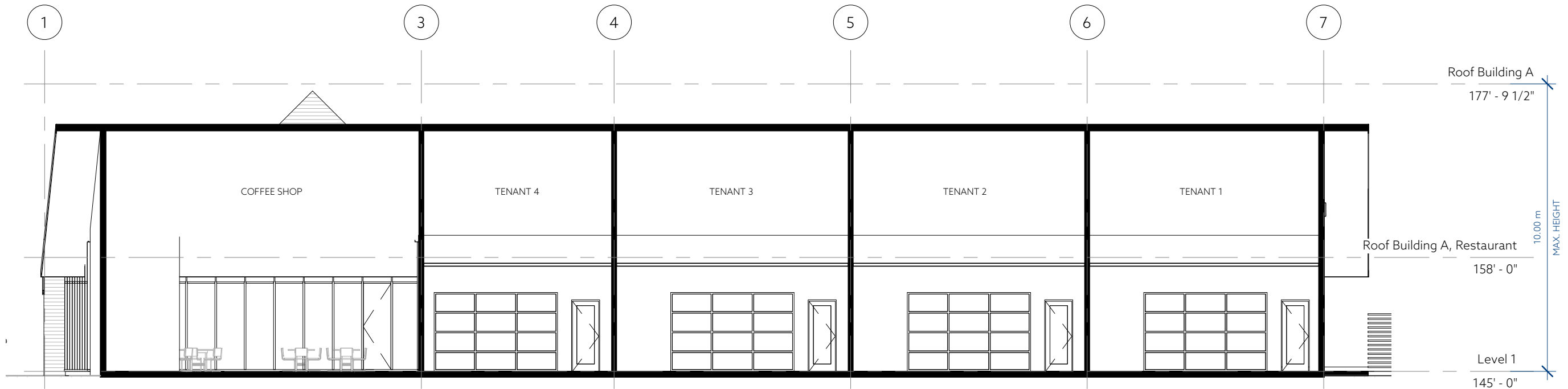
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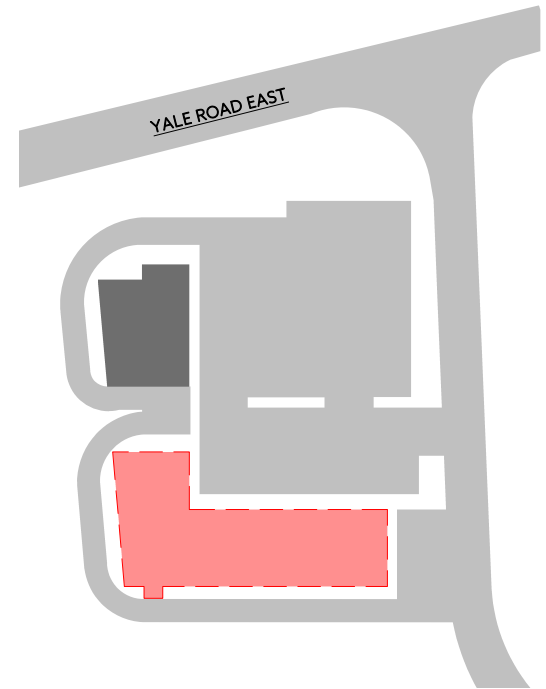


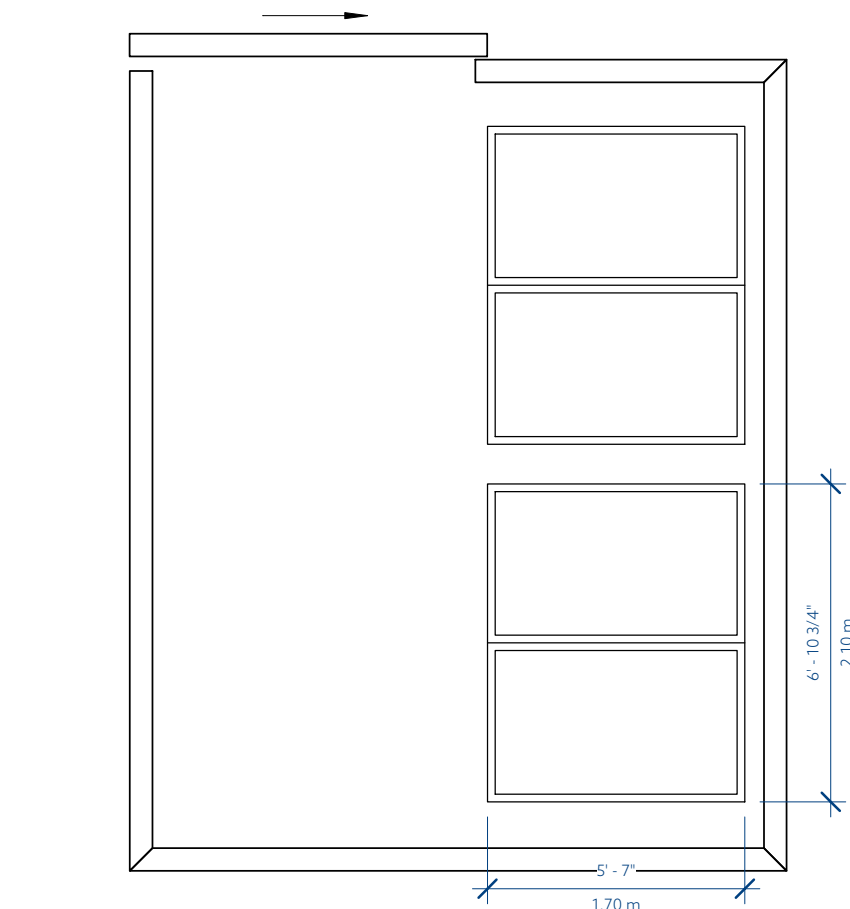


02 Building B - Cross Section
1 : 150

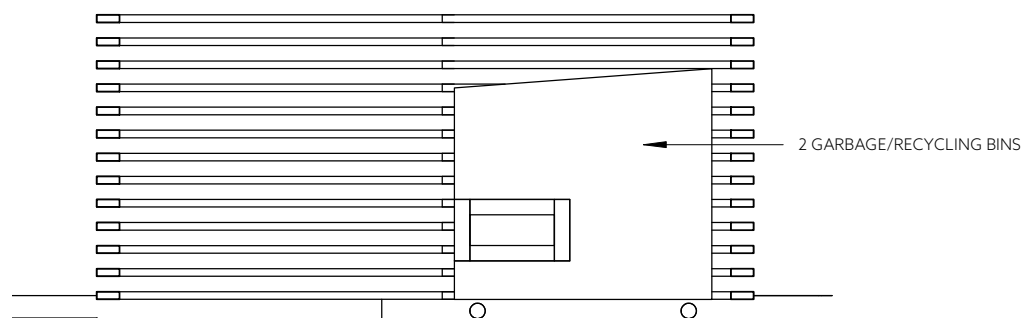


01 Building B - Longitudinal Section
1 : 150

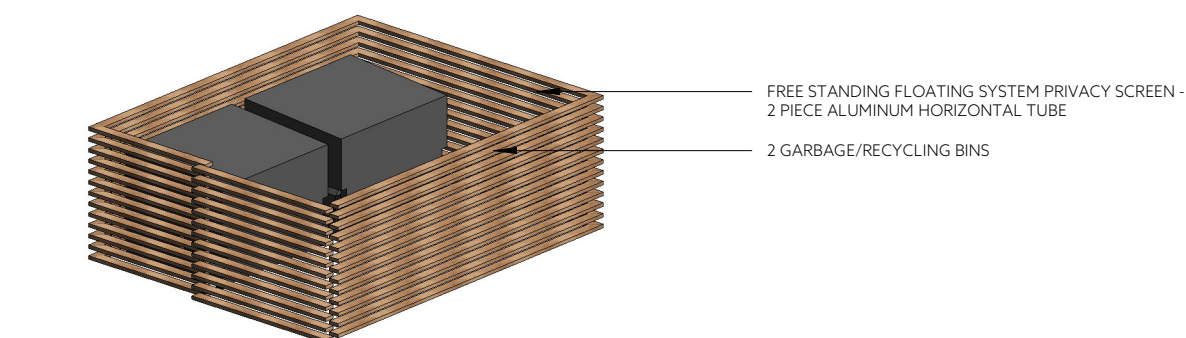




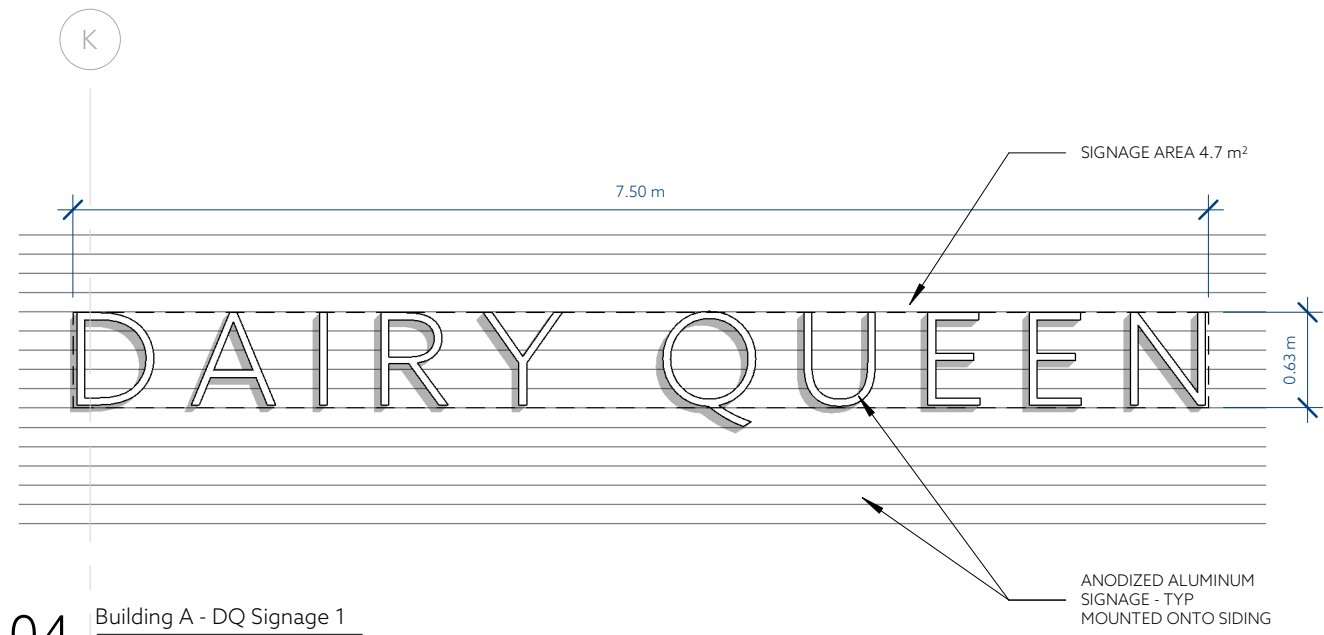
01 Exterior Details
1 : 50



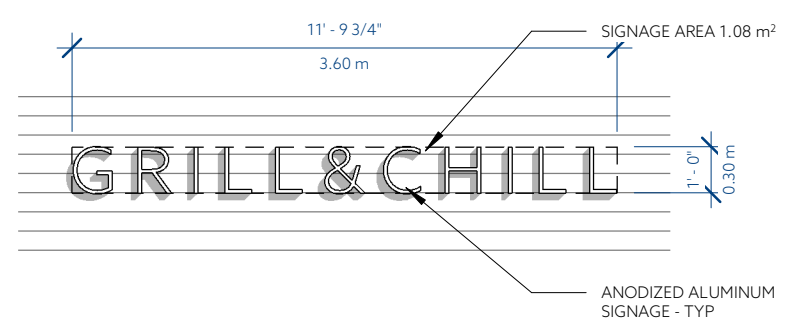
02 Waste Enclosure Section
1 : 50



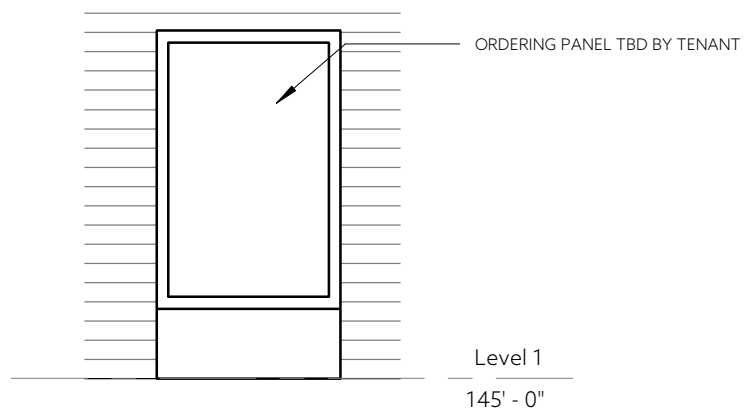
03 Waste Enclosure



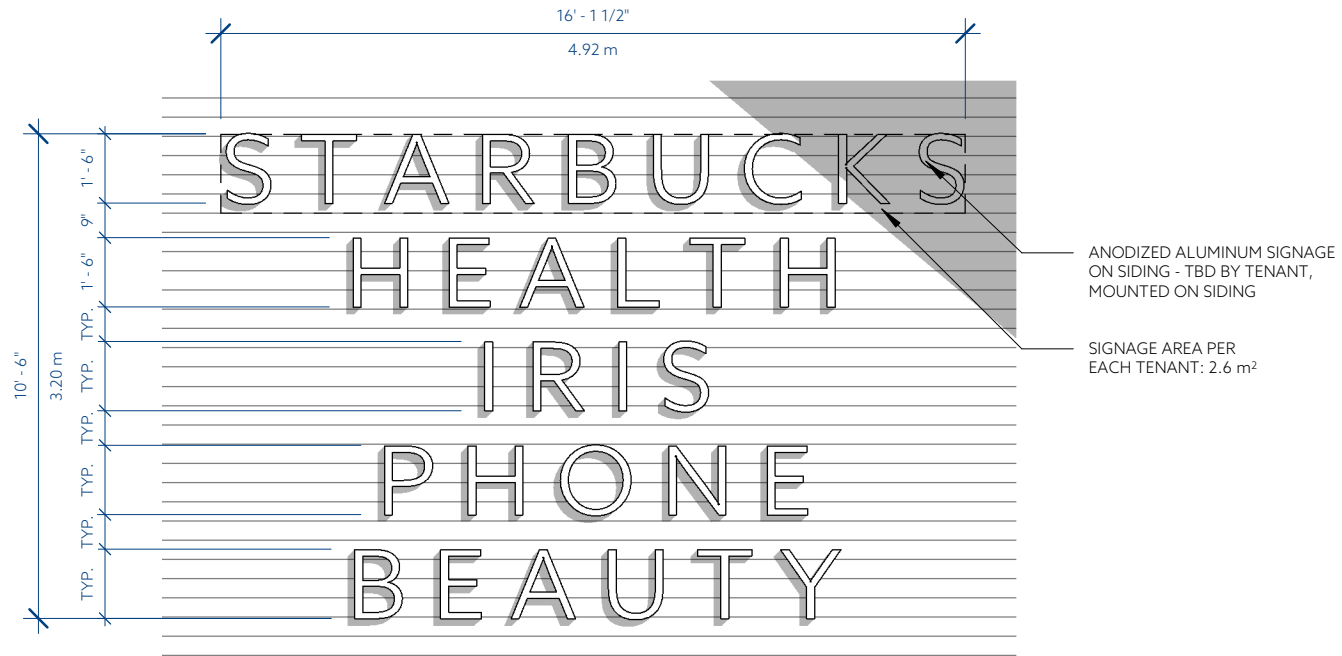
04 Building A - DQ Signage 1
1 : 50



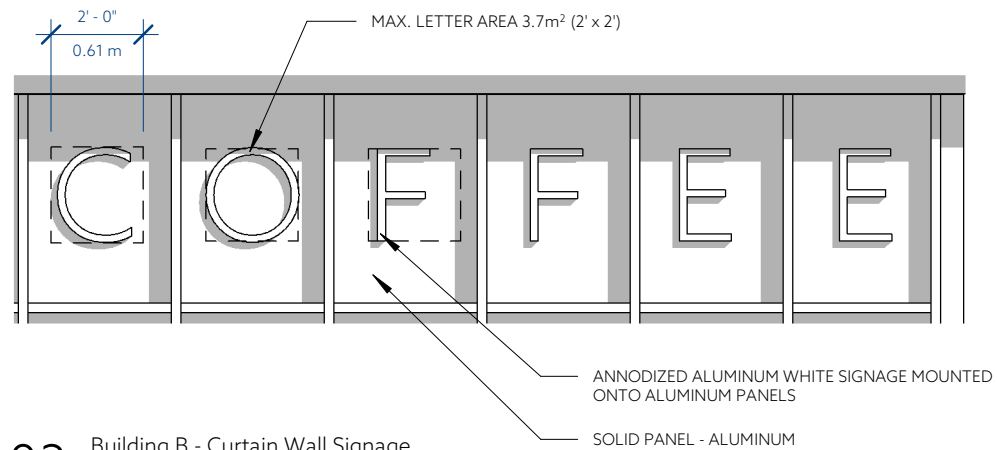
05 Building A - DQ Signage 2
1 : 50



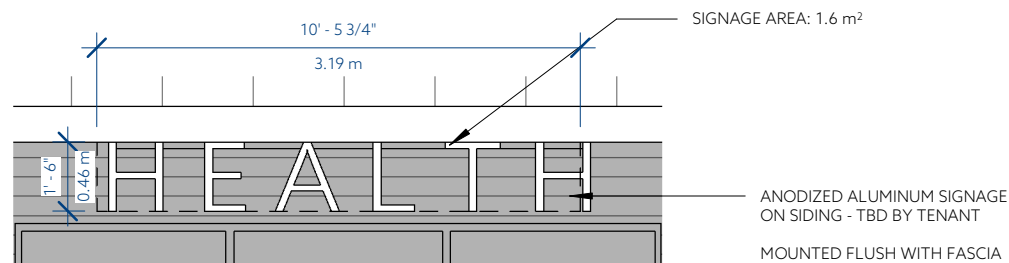
06 Building A - Drive Thru Signage
1 : 50



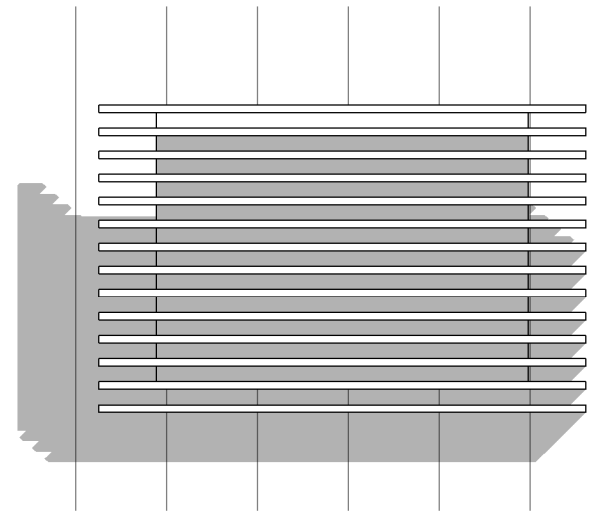
01 Building B - Street View Signage
1 : 50



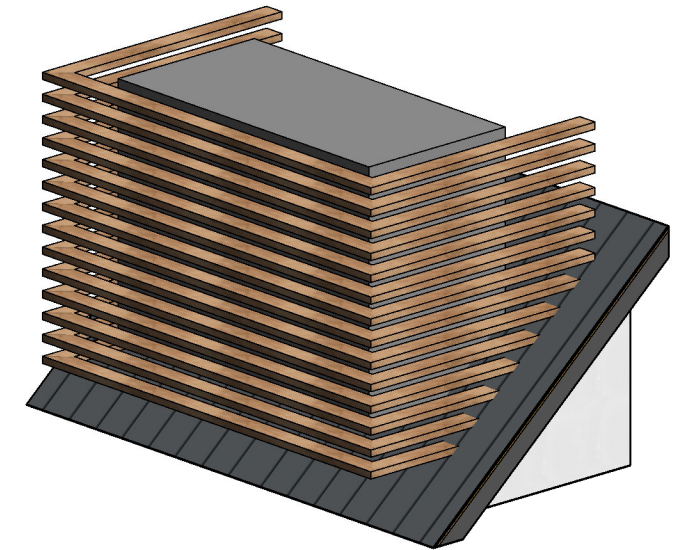
02 Building B - Curtain Wall Signage
1 : 50



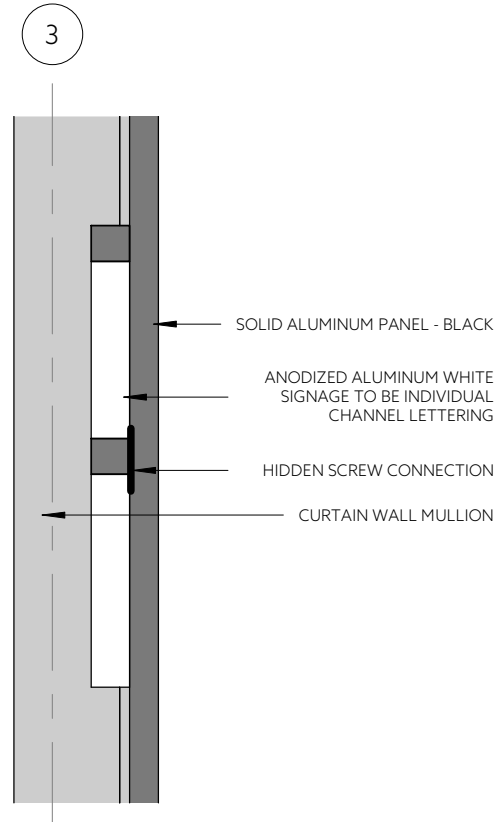
03 Building B - CRU Signage
1 : 50



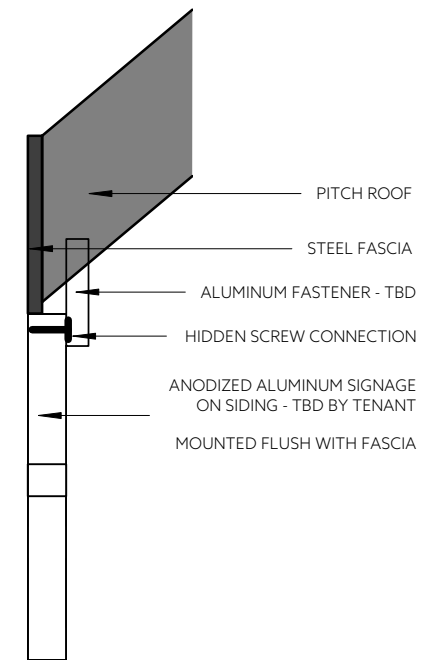
04 Rooftop Mechanical Equipment Screens
1 : 50



05 Rooftop Mechanical Equipment Screens



06 Building B - Curtain Wall Signage Section
1 : 10



07 Building B - CRU Signage Detail
1 : 10

DATE DESCRIPTION

ROSEDALE
52964 Yale Road, Chilliwack, BC

DP SUBMISSION

Signage
Building B

scale:
As indicated

1913

DP.801

2020-07-21 11:41:10 AM

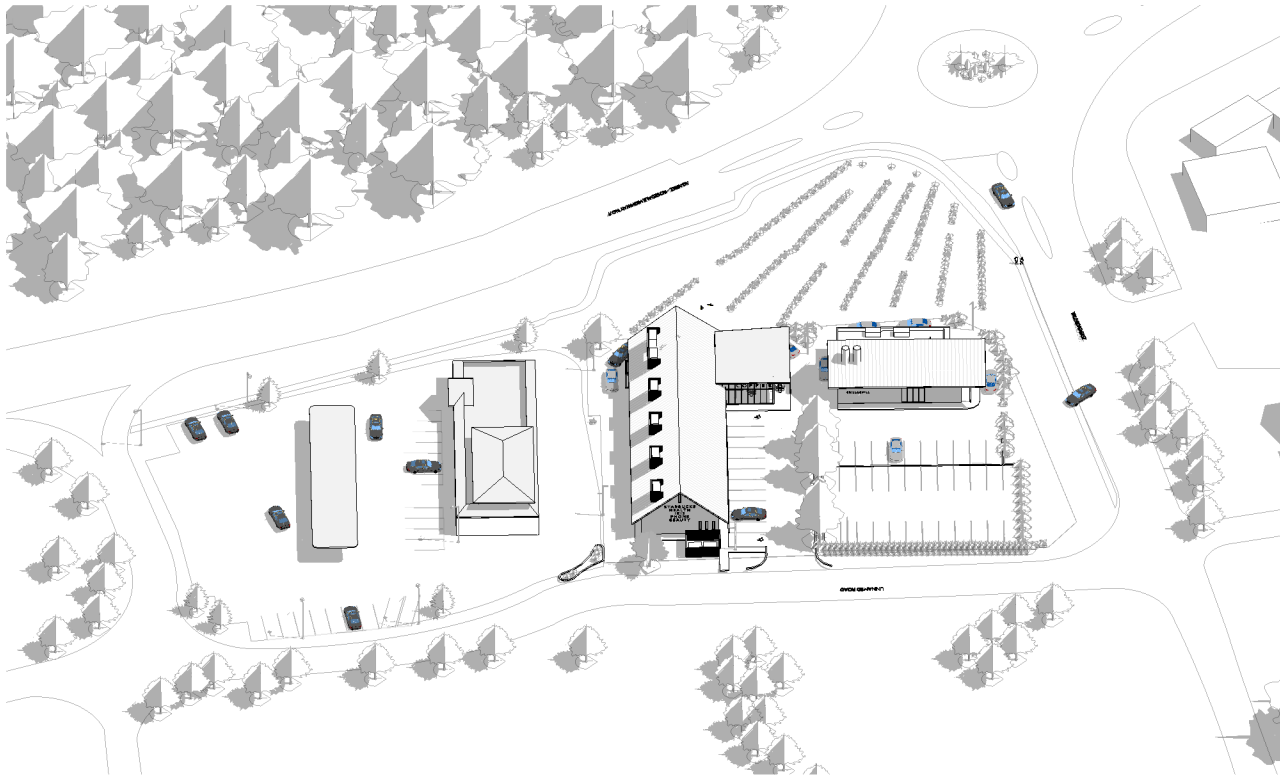
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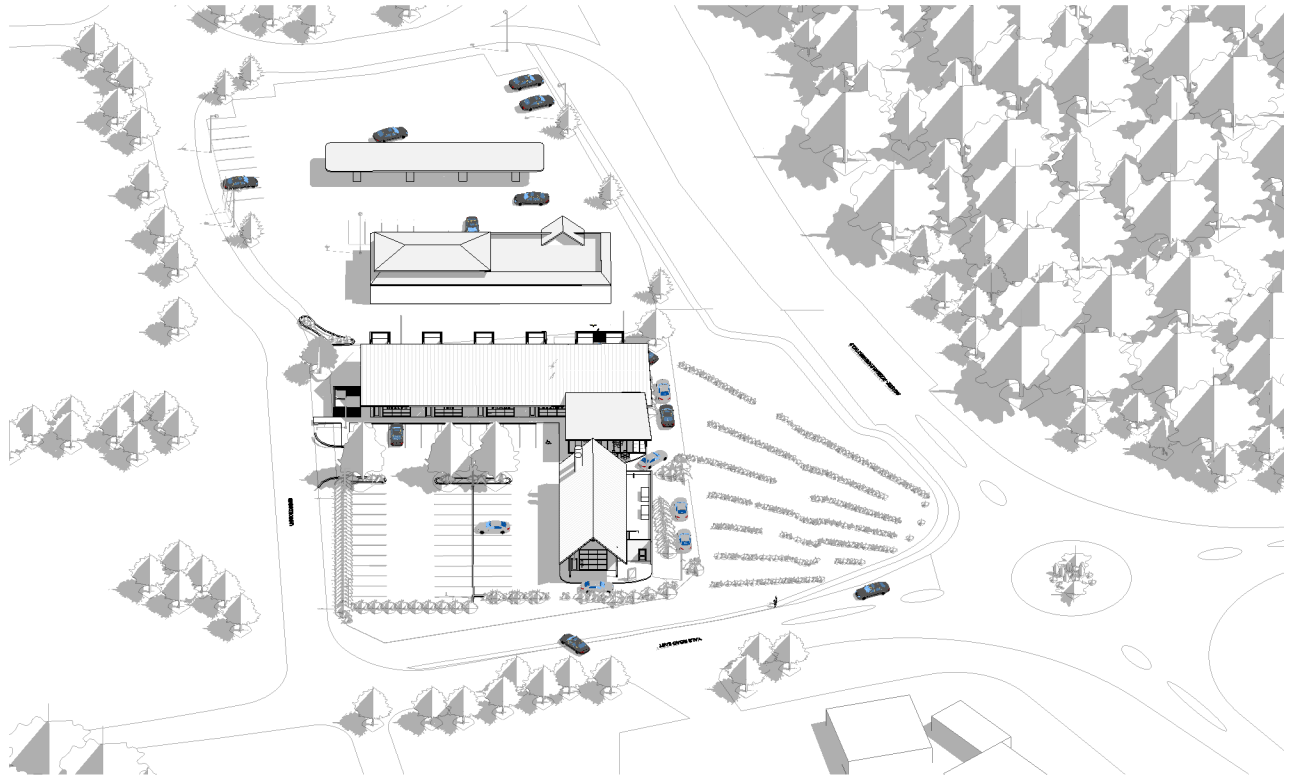
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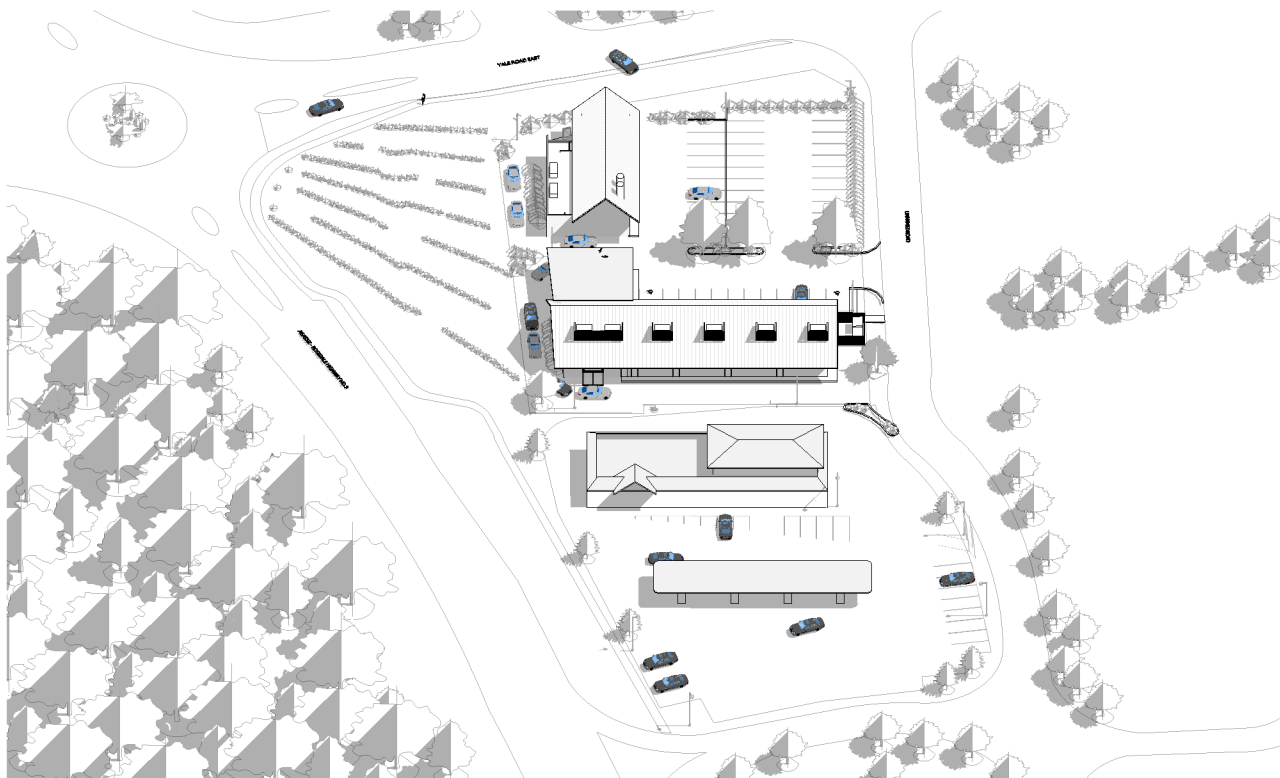




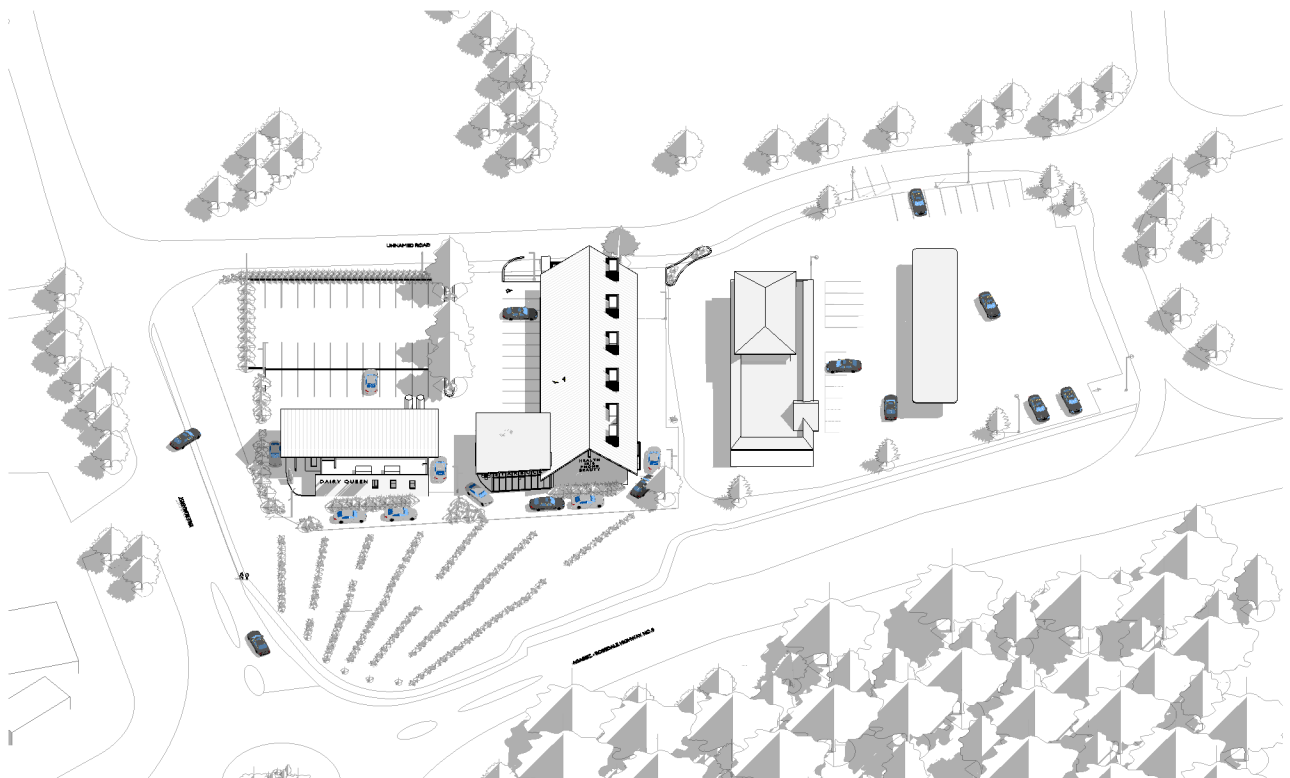
01 East Perspective



02 North Perspective



03 South Perspective



04 West Perspective



DATE DESCRIPTION

ROSEDALE
52964 Yale Road, Chilliwack, BC

DP SUBMISSION

Renderings

scale:
12" = 1'-0"

1913

DP.901

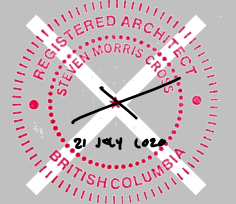
2020-07-21 11:41:21 AM

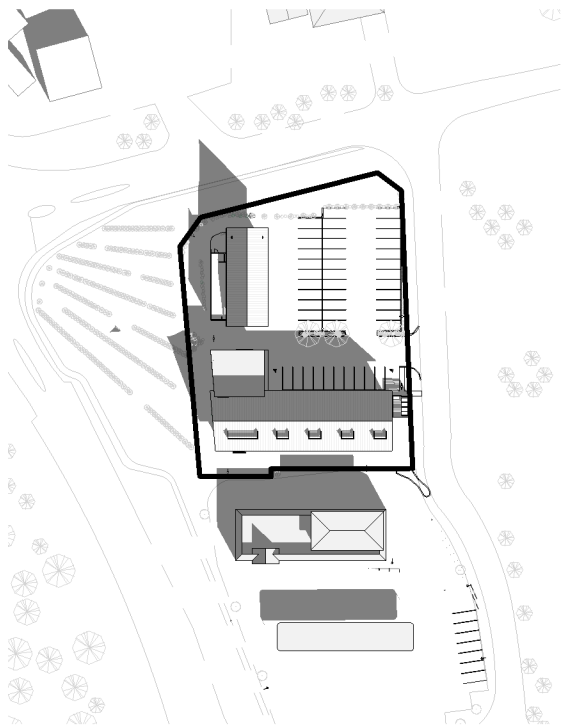
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

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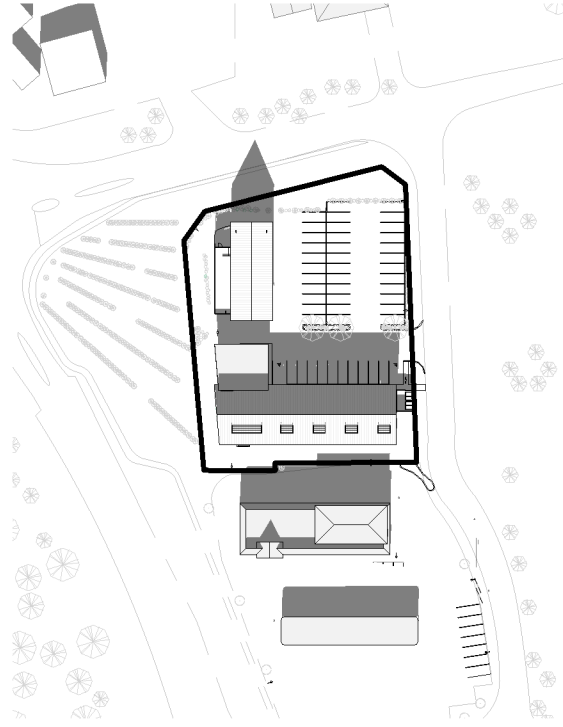
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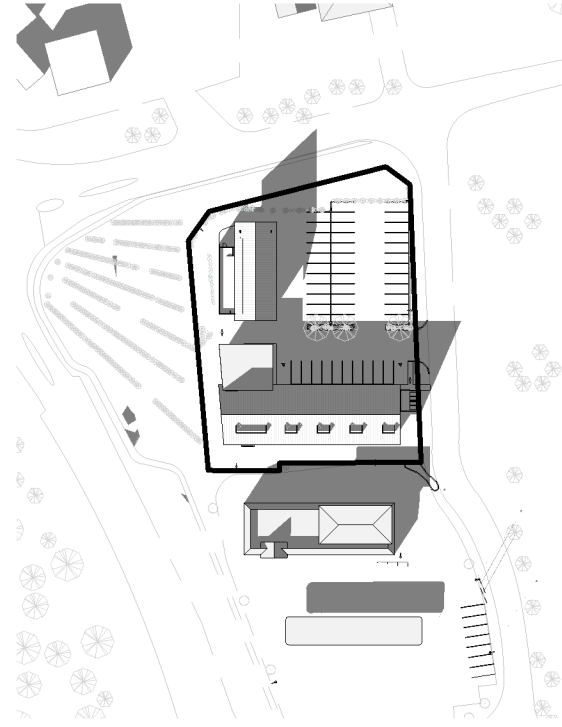




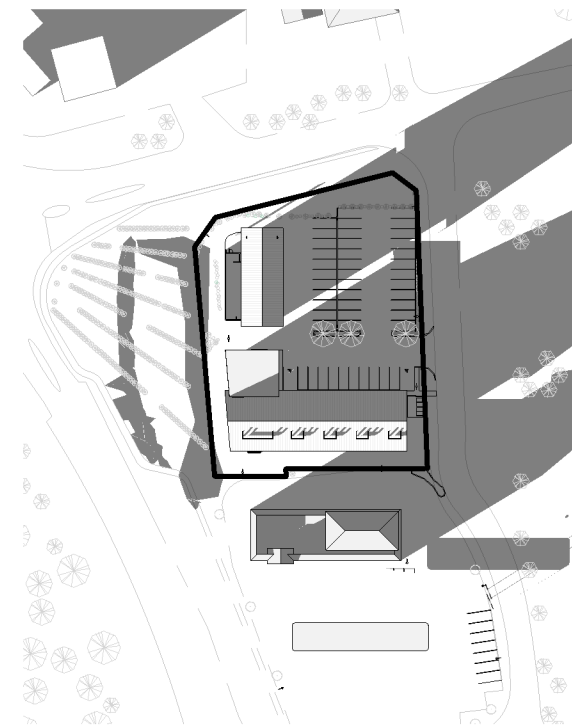
01 Winter Solstice - 10 AM
1" = 160'-0"



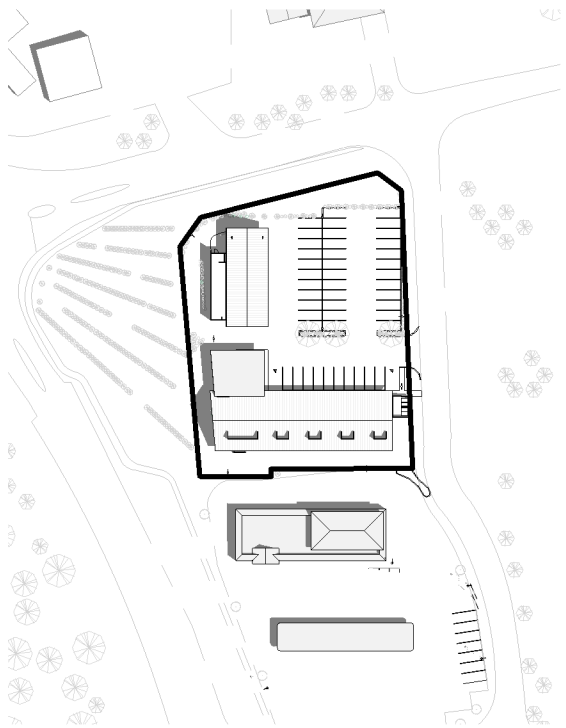
02 Winter Solstice - 12 PM
1" = 160'-0"



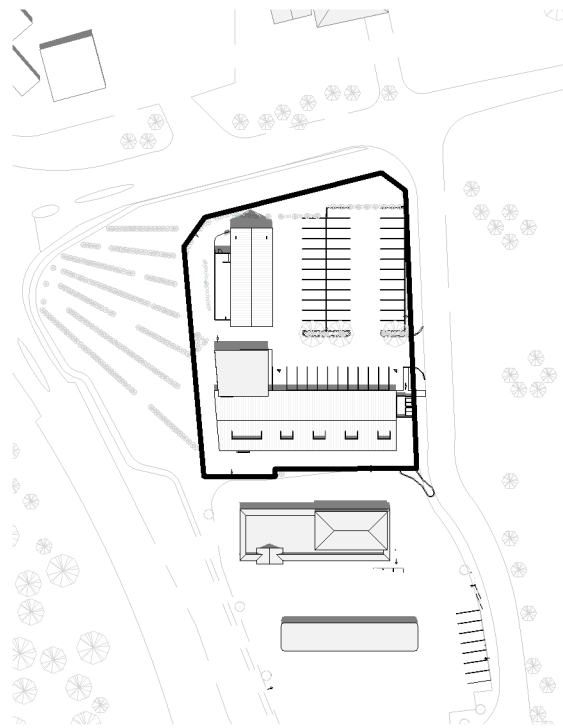
03 Winter Solstice - 2 PM
1" = 160'-0"



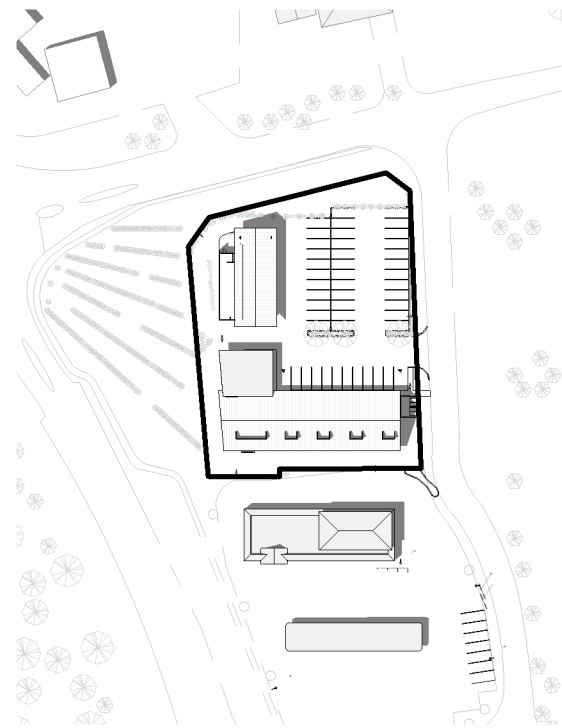
04 Winter Solstice - 4 PM
1" = 160'-0"



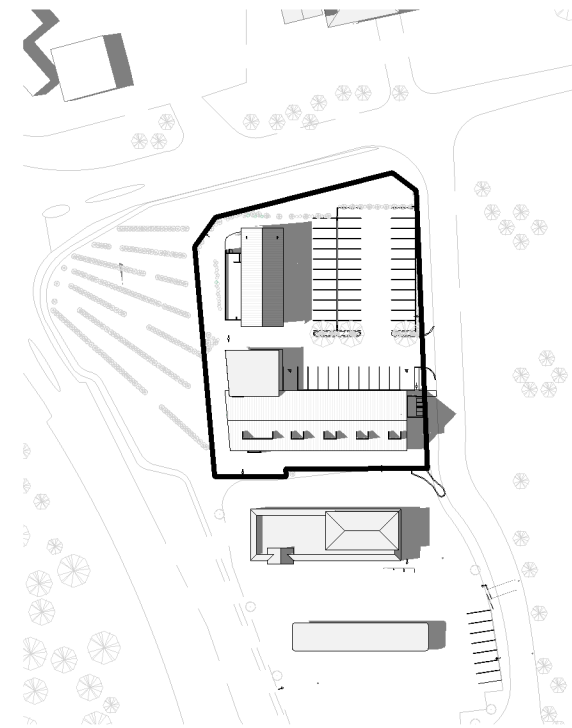
05 Summer Solstice 10 AM
1" = 160'-0"



06 Summer Solstice 12 PM
1" = 160'-0"



07 Summer Solstice 2 PM
1" = 160'-0"



08 Summer Solstice 4 PM
1" = 160'-0"

DATE DESCRIPTION

ROSEDALE
52964 Yale Road, Chilliwack, BC

DP SUBMISSION

Shadow
Study

scale:
1" = 160'-0"

1913

DP.902

2020-07-21 11:41:23 AM

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