

Project Directory

Client:
Lil'wat Nation
Lil'wat Management Services LP
P.O. Box 602
Mount Currie, BC V0N 2K0

LAND OWNER
0775448 B.C. LTD.,
IR 10 Road
Mount Currie, BC V7M 3J3

CLIENT
Tseqwtsúqum Development Ltd. (T)
PO Box 1068 (e)
Squamish, BC V8B 0A7 Contact:

ARCHITECT & LANDSCAPE ARCHITECT
Murdoch + Co. (T) (604) 905-6992
#106 - 1394 Main Street (e) murdoch@telus.net
Whistler, BC V0N 1B4 Contact: Brent Murdoch

SURVEYOR
Axis Land Surveying Ltd. (T) (604) 853-2700
202-33711 Laurel Street (e) dmitchell@axisis.com
Abbotsford, BC V2S 1X3 Contact: Darryl Mitchell

CIVIL ENGINEER
CREUS Engineering Ltd. (T) (604) 358-1330
610-East Tower, 221 Esplanade West (E) www.creus.ca
North Vancouver, BC, V7M 3J3 Contact:

STRUCTURAL ENGINEER
WHM Structural Engineers (T) (604) 484-2861
215-2550 Boundary Road (E) DWicke@whmengineers.com
Burnaby, BC, V5C 5A9 Contact: Dan Wicke

MECHANICAL ENGINEER
SRC Engineering (T) (604) 484-2861
Unit 205 - 4180 Lougheed HWY. (e) bill@src-eng.com
Burnaby, B.C. V5C 6A7 Contact: Bill Khanqura

ELECTRICAL ENGINEER
SRC Engineering (T) 1-604-268-9091
Unit 205 - 4180 Lougheed HWY. (e) dave@src-eng.com
Burnaby, B.C. V5C 6A7 Contact: Dave Gill

GEOTECHNICAL ENGINEER
KONTUR Geotechnical Consultants (T) 778-730-1822
Unit 65, 1833 Coast Meridian Road (e) esykes@kontur.ca
Port Coquitlam, BC V3C 6G5 Contact: Evan Sykes

CODE CONSULTANT
GHL Consultants Ltd (T) (604)-689-4449
800-700 W. Pender St (e) ebsl@shaw.ca
Vancouver BC V6C 1G8 Contact: DARRELL LI

BUILDING ENVELOPE CONSULTANT
JRS Engineering (T) 604-320-1999
4595 Canada Way (e) rarbo@jrsengineering.com
Burnaby, BC V5G 1J9 Contact: Stephen Cork

CONTRACTOR
to be determined (T) 604-894-2435
(e) dan@murphyconstruction.ca
Contact:

LOT 2 Total Parking Calculations

REQUIRED:		No of Stalls
LOT 2 :		
1442 m2	Commercial/Industrial Parking Req.	14.4
96 m2	Industrial @ 1/100m2	3.8
72 m2	Retail @ 4/100m2 GFA	3.6
361 m2	Restaurant @5/100m2	7.2
433 m2	Research/Indoor Rec @ 2/100m2	13.0
2404 m2 GFA	Office @ 3/100m2 GFA	42
CURRENT COMMERCIAL GFA: = 2404.56 m2		
	Resident Parking Req.	
	24 units@ 1 car, 48 units @ 1.5 cars:	96
	24+72=96 cars	
	TOTAL PARKING REQUIRED:	138 CARS
PROVIDED :		
LOT 2:	92 surface stalls (incl. 3 HC/accessible) + 3 loading	
	49 underground parkade	Lot 2 Total: 141 cars
	TOTAL PARKING PROVIDED:	141 CARS
	141 cars including 4 EV charging stalls & 3 Accessible stalls	
	+ plus 3 loading	

Development Statistics - Lot 2

24/3/15		
Civic Address: 1000 Alpha Lake Road, Whistler, B.C.		
Legal: DL 8078, GROUP 1, N.W.D.		
Zone: IS5, Industrial Service Five		
TOTAL Site Area: 2.15 ha	231,531.70 sq.ft.	21,510.00 m2
LOT 2 (IS-5) Area: 1.612 ha	173,514.23 sq.ft.	16,120.00 m2
The max. permitted floor space ratio:	0.5	
PROPOSED F.S.R.:	0.489	
Max. allowable GFA:	86,757.11 sq.ft.	8060.00 m2
Gross Floor Area:		
Building A		
Ground Floor (Warehouse/Office)	6353.06 sq.ft.	590.22 m2
Second Floor (Residential)	5849.97 sq.ft.	543.48 m2
Third Floor (Residential)	5849.97 sq.ft.	543.48 m2
Fourth Floor (Residential)	5849.97 sq.ft.	543.48 m2
	23,902.97 sq.ft.	2,220.66 m2
Building B		
U/G Parkade	440.68 sq.ft.	40.94 m2
Ground (Commercial/Industrial)	13176.29 sq.ft.	1224.12 m2
Second Floor (Residential)	11729.45 sq.ft.	1089.70 m2
Third Floor (Residential)	11729.45 sq.ft.	1089.70 m2
	37,075.87 sq.ft.	3,444.46 m2
Building C		
Ground Floor (Warehouse/Office)	6353.06 sq.ft.	590.22 m2
Second Floor (Residential)	5849.97 sq.ft.	543.48 m2
Third Floor (Residential)	5849.97 sq.ft.	543.48 m2
Fourth Floor (Residential)	5849.97 sq.ft.	543.48 m2
	23,902.97 sq.ft.	2,220.66 m2
Total G.F.A. available GFA	84,881.81 sq.ft.	7,885.78 m2
	1,875.30 sq.ft.	174.22 m2
Height Permitted 12.0m	Building A: 11.93m ht.	
<i>see Roof Plans for calc.</i>	Building B: 11.52 m ht.	
	Building C: 11.93 m ht.	
Flood Control Level (FCL) 602.3m (as per LaCas Consultants Inc. report, October 2008)		
Design Under Part 3 2018 BC Building Code updated 24/02/01		

Residential Units: Gross Floor Area

BUILDING	UNIT	UNIT GFA	NO. OF UNITS	TOTAL GFA	TOTAL UNITS
BUILDING A	UNIT A (2 BR)	706.0 sf	12	8472.0 sf	12
	UNIT B (3 BR)	951.0 sf	4	3804.0 sf	4
	UNIT C (1 BR)	477.0 sf	4	1908.0 sf	4
	TOTAL		20 units	14184.0 sf	20 units
BUILDING B	UNIT C (1 BR)	477.0 sf	16	7632.0 sf	16
	UNIT A (2 BR)	706.0 sf	16	11296.0 sf	16
	TOTAL		32 units	18928.0 sf	32 units
	TOTAL GFA		20 units	14184.0 sf	20 units
BUILDING C	UNIT A (2 BR)	706.0 sf	12	8472.0 sf	12
	UNIT B (3 BR)	951.0 sf	4	3804.0 sf	4
	UNIT C (1 BR)	477.0 sf	4	1908.0 sf	4
	TOTAL		20 units	14184.0 sf	20 units
TOTAL GFA		TOTAL UNITS: 72	47296.0 sf	4393.9m2	

Drawing List

- A-0.0 [R] COVER SHEET, Site Location & Context
- A-1.0 [R] Site Plan (Combined Lots 1 & 2)
- A-1.1 [R] Snow Storage Plan
- TP-1 [R] Tree Preservation Plan
- F-1.0 [R] Wildfire- Fire Smart Site Plan

Lot 1, Service Station

- L-1.1 LOT 1 Site Grading Plan
- L-1.2 LOT 1 Landscape Planting Plan

- A-2.1 Lower Floor Plan
- A-2.1b Lower Floor Plan - AREAS
- A-2.2 Roof Plan
- A-2.3 Elevations
- A-3.2 Elevations
- A-3.3 Elevations - Canopy
- A-4.1 Sections
- A-4.2 Sections

Lot 2, Commercial Development

- L-2.1 [R] LOT 2 Site Grading Plan
- L-2.2 [R] LOT 2 Landscape Planting Plan
- L-2.3 [R] LOT 2 Parking Plan
- L-2.4 [R] LOT 2 Site Lighting Plan

- Plans**
- A-2.0 A [R] Building A - Municipal GFA
 - A-2.1 A [R] Building A - Ground Floor Plan
 - A-2.2 A [R] Building A - Second Floor Plan
 - A-2.3 A [R] Building A - Third Floor Plan
 - A-2.4 A [R] Building A - Fourth Floor Plan
 - A-2.5 A [R] Building A - Roof Plan
 - A-2.6 A [R] Building A - Roof Height Calculations

- A-2.00 B [R] Building B - Municipal GFA
- A-2.0 B [R] Building B - Foundation/Underground Parking
- A-2.1 B [R] Building B - Ground Floor Plan
- A-2.2 B [R] Building B - Second Floor Plan
- A-2.3 B [R] Building B - Third Floor Plan
- A-2.4 B [R] Building B - Roof Plan
- A-2.5 B [R] Building B - Roof Height Calculations

- A-2.0 C [R] Building C - Municipal GFA
- A-2.1 C [R] Building C - Ground Floor Plan
- A-2.2 C [R] Building C - Second Floor Plan
- A-2.3 C [R] Building C - Third Floor Plan
- A-2.4 C [R] Building C - Fourth Floor Plan
- A-2.5 C [R] Building C - Roof Plan
- A-2.6 C [R] Building C - Roof Height Calculations

- Elevations**
- A-3.1 A [R] Building A - Elevations
 - A-3.1 B [R] Building B - Elevations
 - A-3.2 B [R] Building B - Elevations
 - A-3.1 C [R] Building C - Elevations

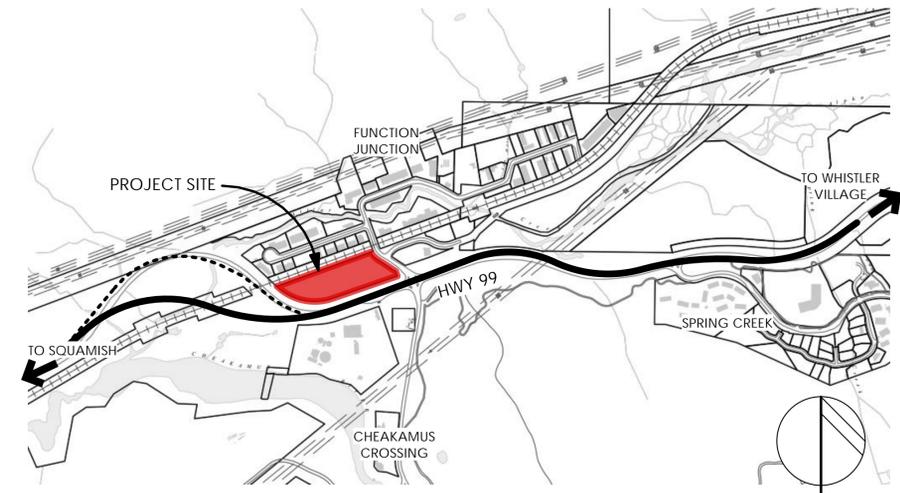
- Sections**
- A-4.1 A [R] Building A - Sections
 - A-4.2 B [R] Building B - Sections
 - A-4.3 C [R] Building C - Sections

- Materials**
- A-5.1 A [R] Building A - Material Board
 - A-5.1 B [R] Building B - Material Board
 - A-5.1 C [R] Building C - Material Board

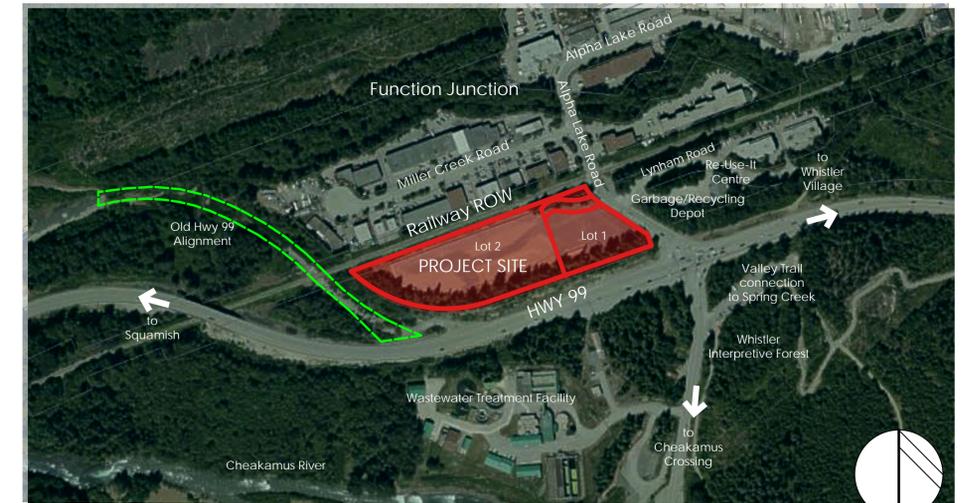
- Unit Plans**
- A-8.1 [R] Unit Plans

- RENDERINGS**
- A-9.1 [R] Renderings
 - A-9.2 [R] Renderings

Appendix A



key plan n.t.s



context plan n.t.s

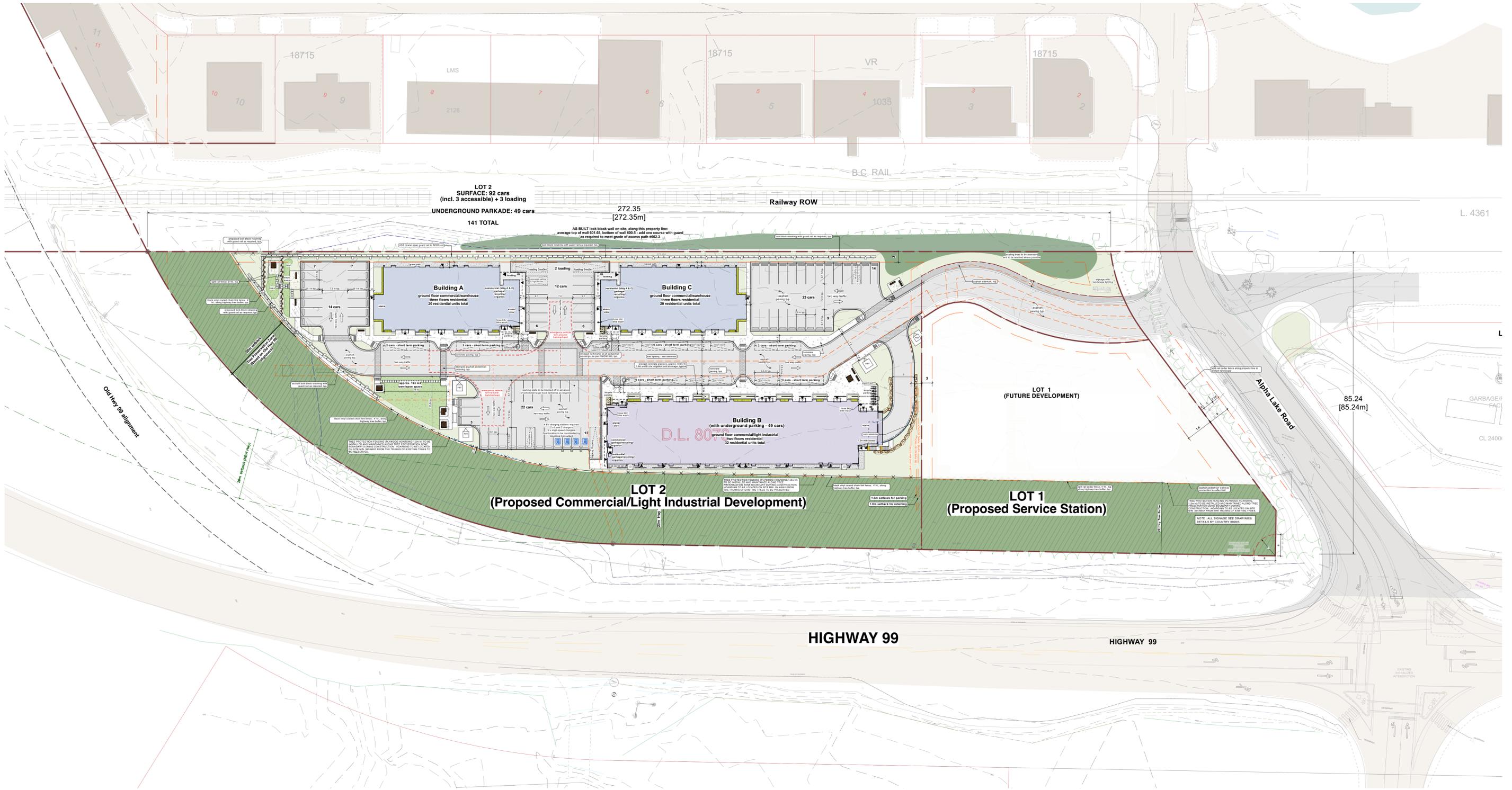
Lil'wat Nation: Tseqwtsúqum', Function Junction, Lot 2

1000 Alpha Lake Road, Whistler BC

Consolidated DP Submission

March 20, 2024





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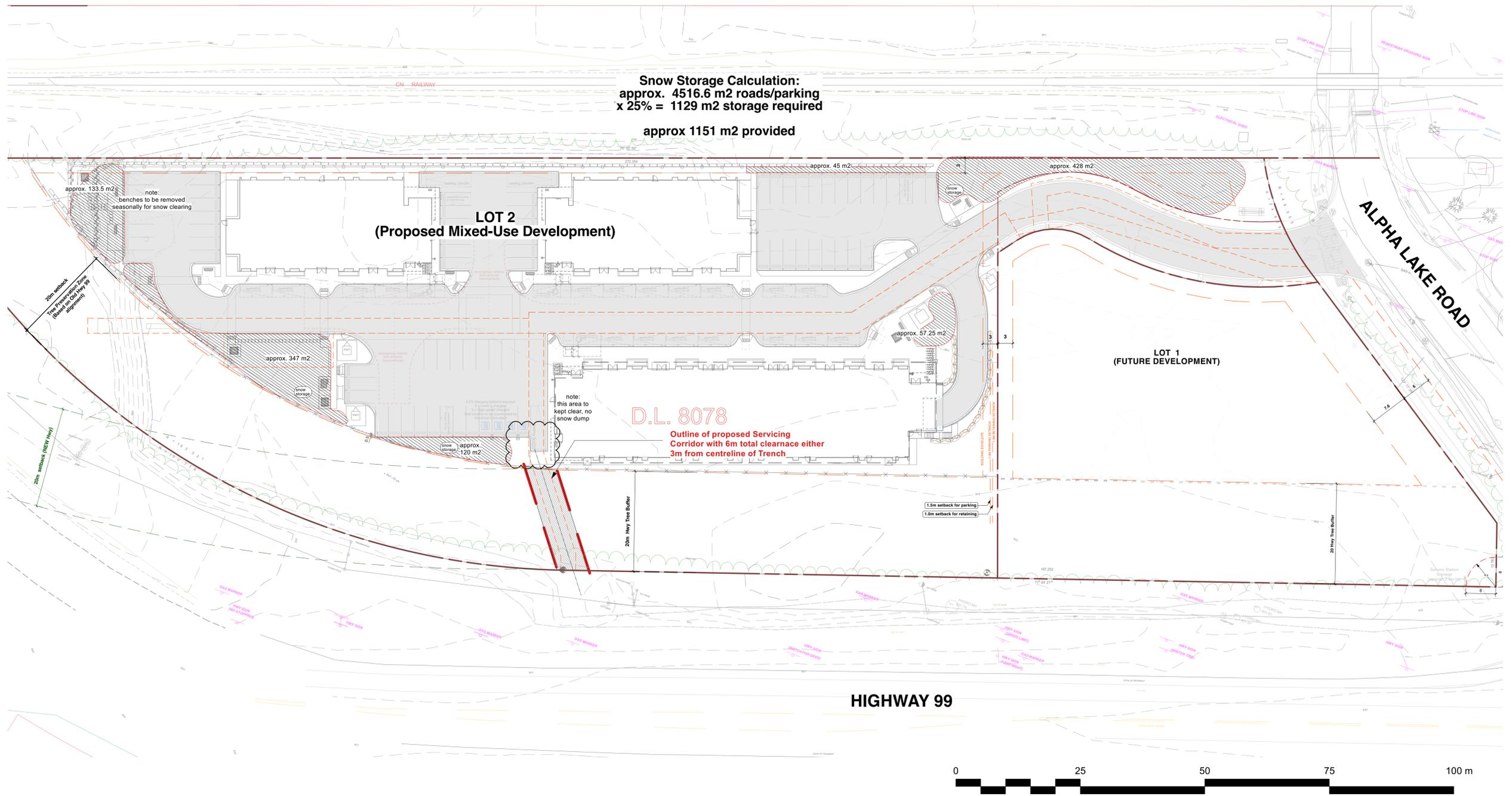
Issued For:	Date:
DP APPLICATION	FEB. 01, 2024
CONSOLIDATED DP SUBMISSION	MAR. 20, 2024

Sheet Title:
LOT 2 ILLUSTRATIVE SITE PLAN
 Project
Tseqwtsúqum, Function Junction
 1000 Alpha Lake Road, Whistler BC

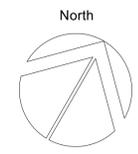
Sealed By:

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 Ph. 905-6992 Fax 905-6993
 e-mail office@murdochandco.ca

Drawn By: **BM/JL** Scale: **1:500 METRIC**
 Project No: **1210** Sheet No: **A-1.0 [R]**
LOT 2 ILLUSTRATIVE SITE PLAN



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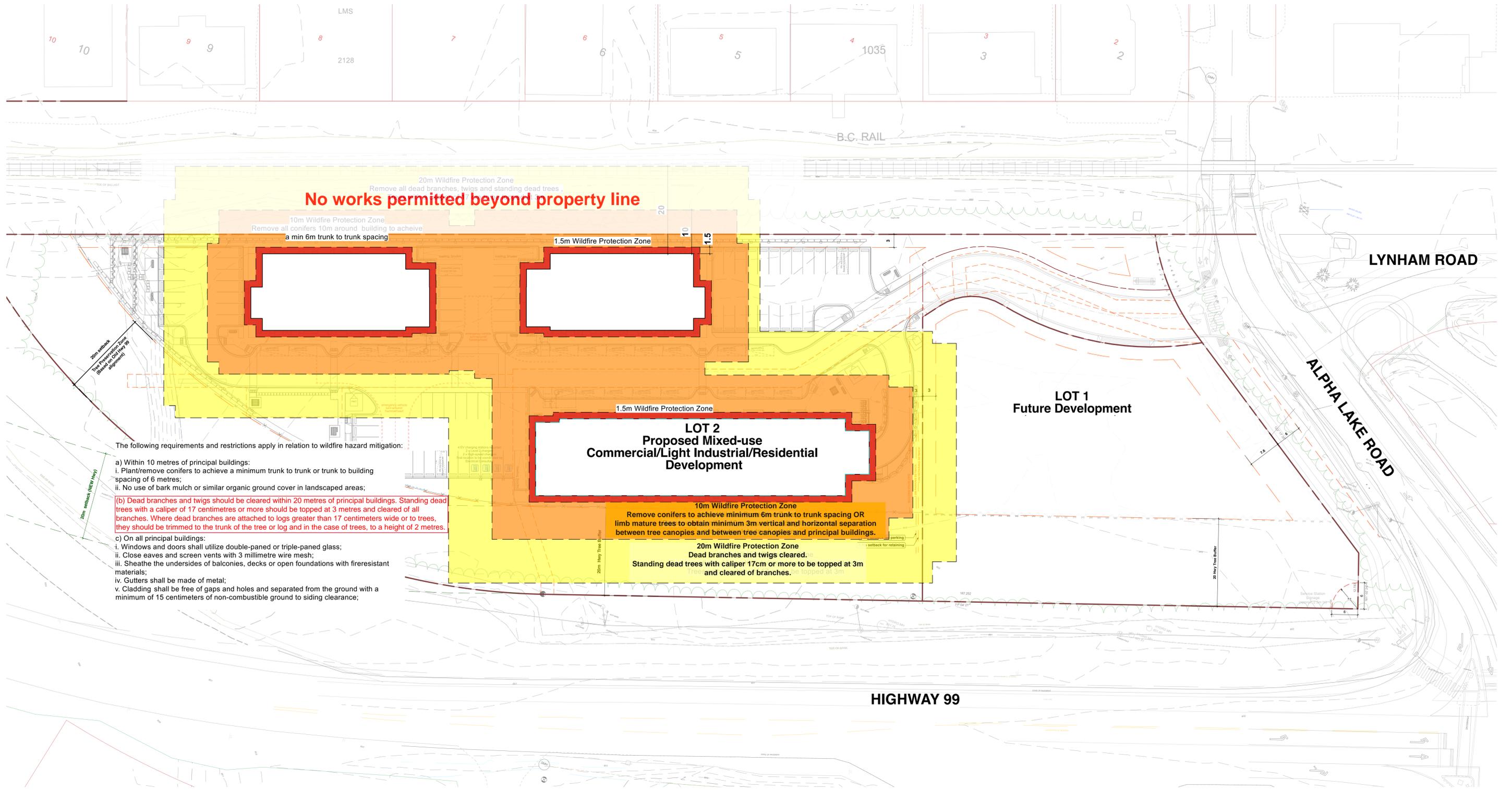
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DP APPLICATION	FEB. 01, 2024
CONSOLIDATED DP SUBMISSION	MAR. 20, 2024

Sheet Title:
LOT 2: SNOW STORAGE
 Project
Tseqwtsúqum, Function Junction
 1000 Alpha Lake Road, Whistler, BC

Sealed By:

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 Architecture + Planning Ltd.
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 P.O. Box 1394
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 e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL	1:400 METRIC
Project No:	Sheet No:
1210	A-1.1 [R]
LOT 2: SNOW STORAGE	



No works permitted beyond property line

- The following requirements and restrictions apply in relation to wildfire hazard mitigation:
- a) Within 10 metres of principal buildings:
 - i. Plant/remove conifers to achieve a minimum trunk to trunk or trunk to building spacing of 6 metres;
 - ii. No use of bark mulch or similar organic ground cover in landscaped areas;
 - (b) Dead branches and twigs should be cleared within 20 metres of principal buildings. Standing dead trees with a caliper of 17 centimetres or more should be topped at 3 metres and cleared of all branches. Where dead branches are attached to logs greater than 17 centimeters wide or to trees, they should be trimmed to the trunk of the tree or log and in the case of trees, to a height of 2 metres.
 - c) On all principal buildings:
 - i. Windows and doors shall utilize double-paned or triple-paned glass;
 - ii. Close eaves and screen vents with 3 millimetre wire mesh;
 - iii. Sheathe the undersides of balconies, decks or open foundations with fire-resistant materials;
 - iv. Gutters shall be made of metal;
 - v. Cladding shall be free of gaps and holes and separated from the ground with a minimum of 15 centimeters of non-combustible ground to siding clearance;

**LOT 2
Proposed Mixed-use
Commercial/Light Industrial/Residential
Development**

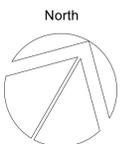
10m Wildfire Protection Zone
Remove conifers to achieve minimum 6m trunk to trunk spacing OR limb mature trees to obtain minimum 3m vertical and horizontal separation between tree canopies and between tree canopies and principal buildings.

20m Wildfire Protection Zone
Dead branches and twigs cleared.
Standing dead trees with caliper 17cm or more to be topped at 3m and cleared of branches.

**LOT 1
Future Development**



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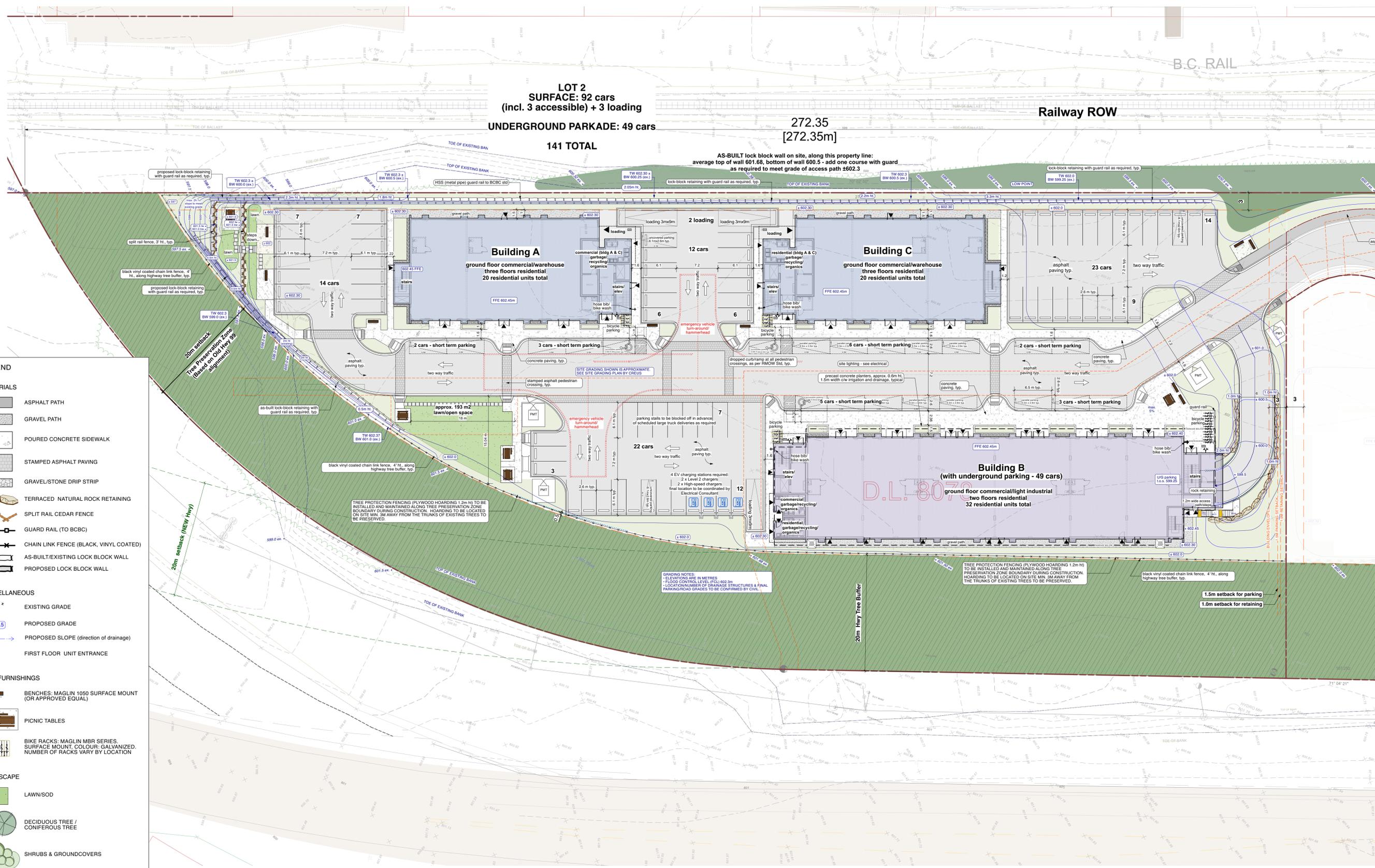
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CONSOLIDATED DP SUBMISSION	MAR. 20, 2024

Sheet Title:
LOT 2 SITE PLAN - FIRESMART
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler, BC

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Architecture + Planning Ltd.
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e-mail office@murdochandco.ca

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BM/JL 1:400 METRIC
Project No: Sheet No:
1210 **F-1.0 [R]**
LOT 2 SITE PLAN - FIRESMART



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North

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BP APPLICATION DP SUBMIT: **MAR. 07, 2024**

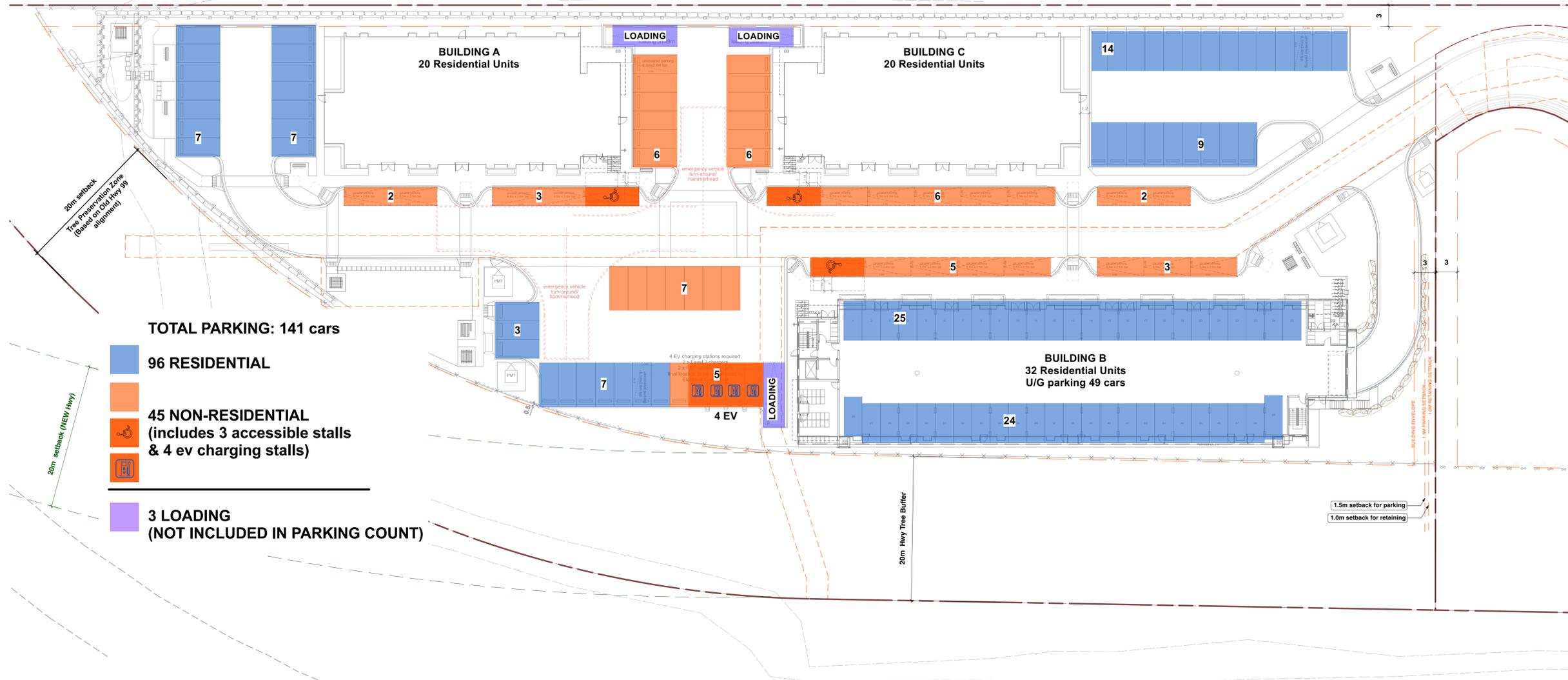
Sheet Title:
LOT 2: SITE GRADING PLAN
 Project
Tseqwtsúqum, Function Junction
 1000 Alpha Lake Road, Whistler, BC

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MURDOCH + COMPANY

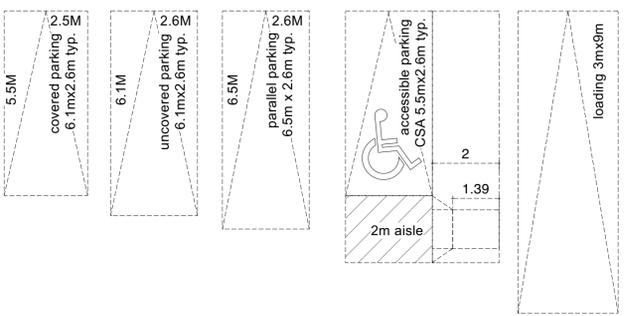
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 e-mail office@murdochandco.ca

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 Project No: **1210** Sheet No: **L-2.1 [R]**
LOT 2: SITE GRADING PLAN



TOTAL PARKING: 141 cars

- **96 RESIDENTIAL**
- **45 NON-RESIDENTIAL**
(includes 3 accessible stalls & 4 ev charging stalls)
- **3 LOADING**
(NOT INCLUDED IN PARKING COUNT)



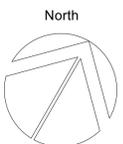
RMOW STANDARD PARKING STALL DIMENSIONS

**24/03/15
Parking Allocation**

- **Residential Parking** – It is proposed that 80 of the 96 required parking spaces will be designated for residential use only. The renters will need to display a parking permit, which will allow them to park in the reserved residential parking areas. The parking will not be assigned to each unit. The residential parking areas will be signed “residential permit parking only”
 - **Non-Residential Parking** – The businesses owners, employees and customers may park anywhere except in the reserved residential parking areas.
- The non-residential parking areas will not require permits, however if the residents improperly use the non-residential parking areas (compromising the businesses’ parking opportunities), consideration may be given by the owner to physically designate certain parking for non-residential use (for owners and employees and customers) through signage and parking permit. Like the residential parking, the non-residential spaces should not be directly assigned to individual businesses. The e-charging will have signage for duration of use, while the accessible stalls will have the appropriate signage.

LOT 2 Total Parking Calculations			24/3/15
REQUIRED:			
LOT 2 :			
1442 m2	Commercial/Industrial Parking Req.	No of Stalls	
96 m2	Industrial @ 1/100m2	14.4	
72 m2	Retail @ 4/100m2 GFA	3.8	
361 m2	Restaurant @ 5/100m2	3.6	
433 m2	Research/Indoor Rec @ 2/100m2	7.2	
	Office @ 3/100m2 GFA	13.0	
2404 m2 GFA	<i>excludes parkade</i>	42	
CURRENT COMMERCIAL GFA = 2404.56 m2			
Resident Parking Req.			
24 units @ 1 car, 48 units @ 1.5 cars:			
24*72=96 cars			96
TOTAL PARKING REQUIRED:			138 CARS
PROVIDED :			
LOT 2 :			
92 surface stalls (incl. 3 HC/accessible) + 3 loading			
49 underground parkade			Lot 2 Total: 141 cars
TOTAL PARKING PROVIDED:			141 CARS
141 cars including 4 EV charging stalls & 3 Accessible stalls			
+ plus 3 loading			

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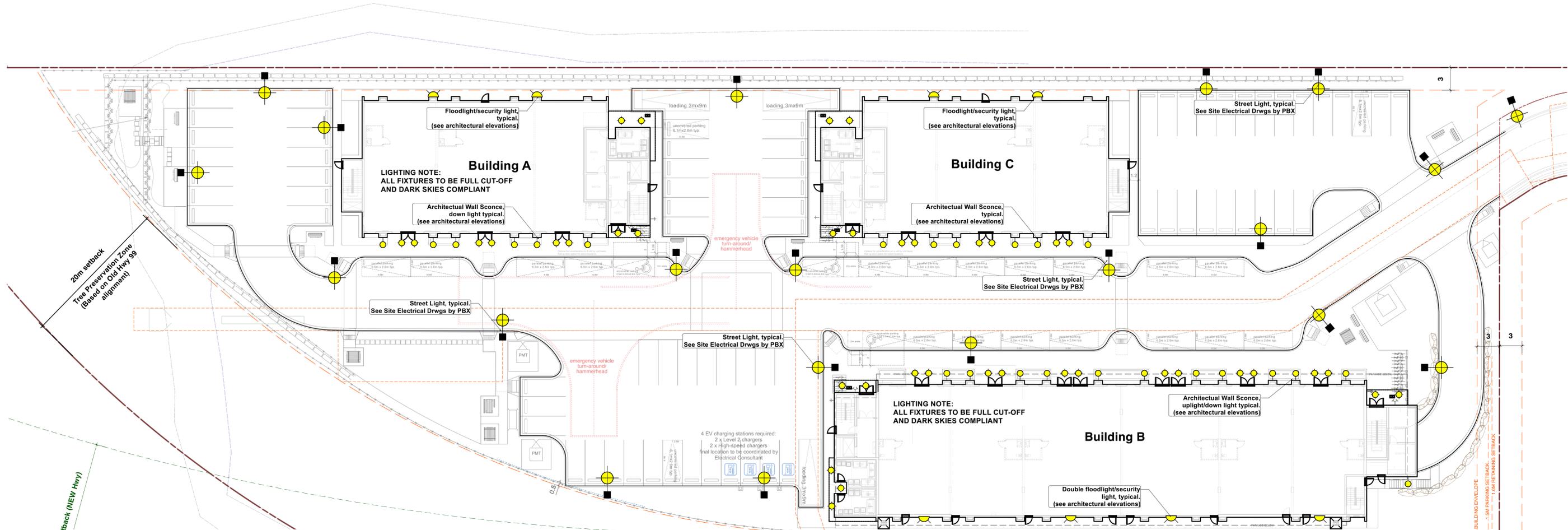
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LOT 2: PARKING PLAN
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Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler, BC

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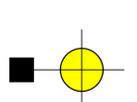
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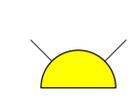
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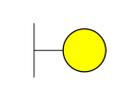
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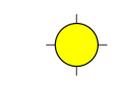


EXTERIOR BUILDING / SITE LIGHTING

- 


POLE MOUNTED STREET LIGHTS
 REFER TO SITE LIGHTING SPECIFICATIONS BY PBX ENGINEERING
- 


FLOOD LIGHT/SECURITY LIGHT
 ENDURANCE FLOOD PRO
 LED FLOOD LIGHT, WAC LIGHTING
 - 54 WATTS
 - LED
 - GRAPHITE
 - 120 V
- 


ARCHITECTURAL WALL SCENCE, UPLIGHT/DOWN-LIGHT
 RUSSELL LIGHTING 799-006/AG
 - 150 W
 - 120 V
 - 2x PAR E26
- 


SOFFIT LIGHTING - EXTERIOR CEILING LIGHT
 PROGRESS OUTDOOR FLUSH MOUNT CYLINDER
 - METALLIC GREY
 - LED
 - 120 V
 - 17 WATTS



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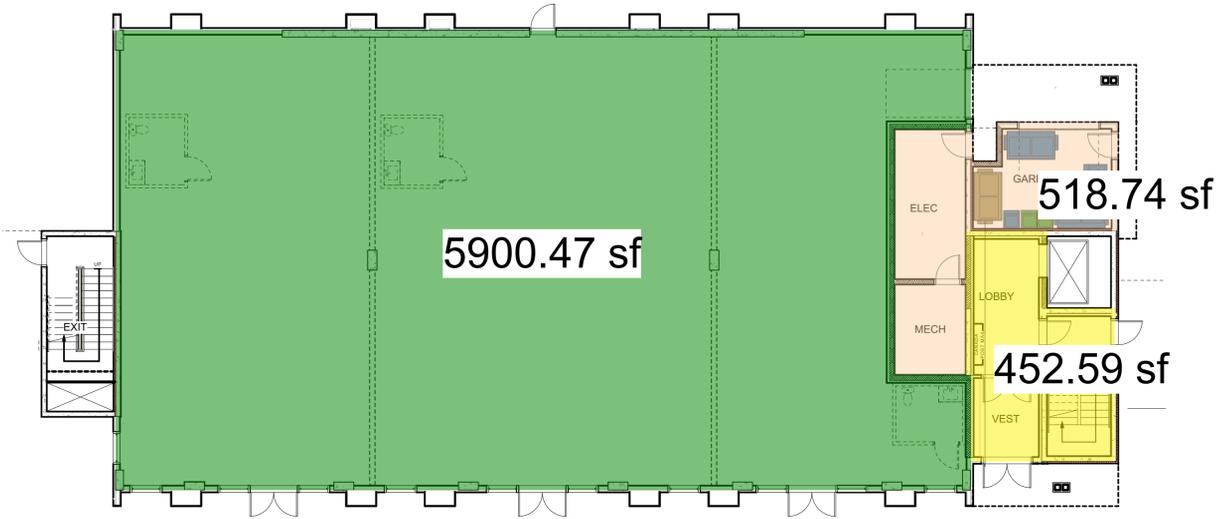
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LOT 2: SITE LIGHTING PLAN
 Project
Tseqwtsúqum, Function Junction
 1000 Alpha Lake Road, Whistler, BC

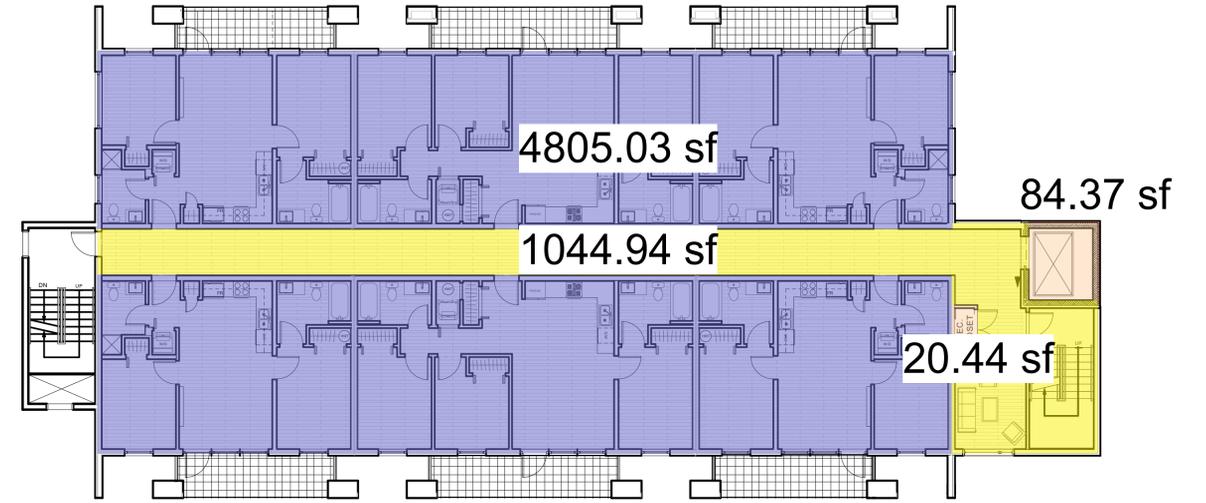
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 Ph. 905-6992 Fax 905-6993
 e-mail office@murdochandco.ca

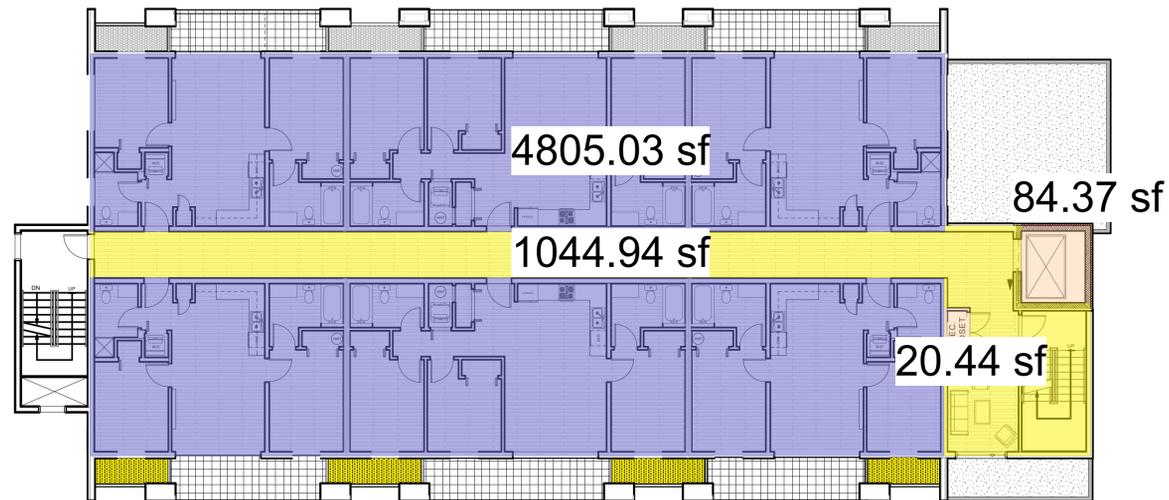
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Project No:	Sheet No:
1210	L-2.4 [R]
LOT 2: SITE LIGHTING PLAN	



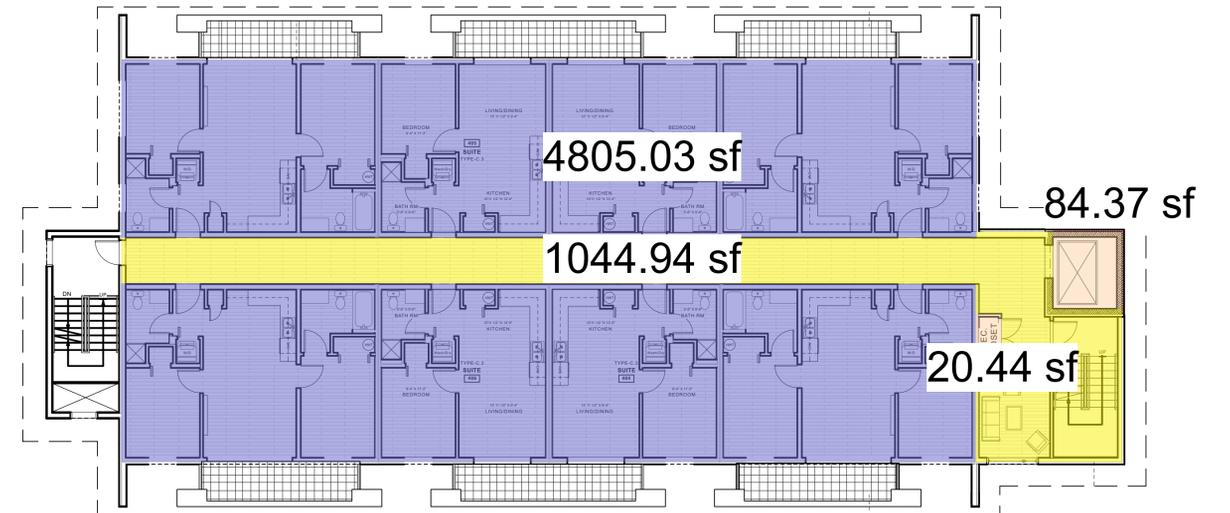
1 GROUND FLOOR PLAN - MUNICIPAL GFA
A-1.3 3/32" : 1'-0"



3 THIRD FLOOR PLAN - MUNICIPAL GFA
A-1.3 3/32" : 1'-0"



2 SECOND FLOOR PLAN - MUNICIPAL GFA
A-1.3 3/32" : 1'-0"

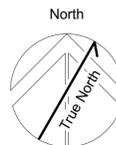


4 FOURTH FLOOR PLAN - MUNICIPAL GFA
A-1.3 3/32" : 1'-0"

MUNICIPAL GROSS FLOOR AREA - Tseqwtsúqum, Function Junction

	CIRCULATION (SQ.M.)	COMMERCIAL (SQ.M.)	RESIDENTIAL (SQ.M.)	SERVICE (SQ.M.)	BIKE STORAGE (SQ.M.)
GROUND FLOOR	42.05 SQ.M.	548.13 SQ.M.	0.00 SQ.M.	48.19 SQ.M.	0.00 SQ.M.
SECOND FLOOR	97.07 SQ.M.	0.00 SQ.M.	446.40 SQ.M.	1.90 SQ.M.	0.00 SQ.M.
THIRD FLOOR	97.07 SQ.M.	0.00 SQ.M.	446.40 SQ.M.	1.90 SQ.M.	0.00 SQ.M.
FOURTH FLOOR	97.07 SQ.M.	0.00 SQ.M.	446.40 SQ.M.	1.90 SQ.M.	0.00 SQ.M.
SUB-TOTAL:	333.26 SQ.M.	548.13 SQ.M.	1339.20 SQ.M.	53.88 SQ.M.	0.00 SQ.M.
TOTAL GFA:	2220.58 SQ.M.				
TOTAL AREA EXCLUDED:	53.88 SQ.M.				
TOTAL AREA BUILT:	2274 SQ.M.				

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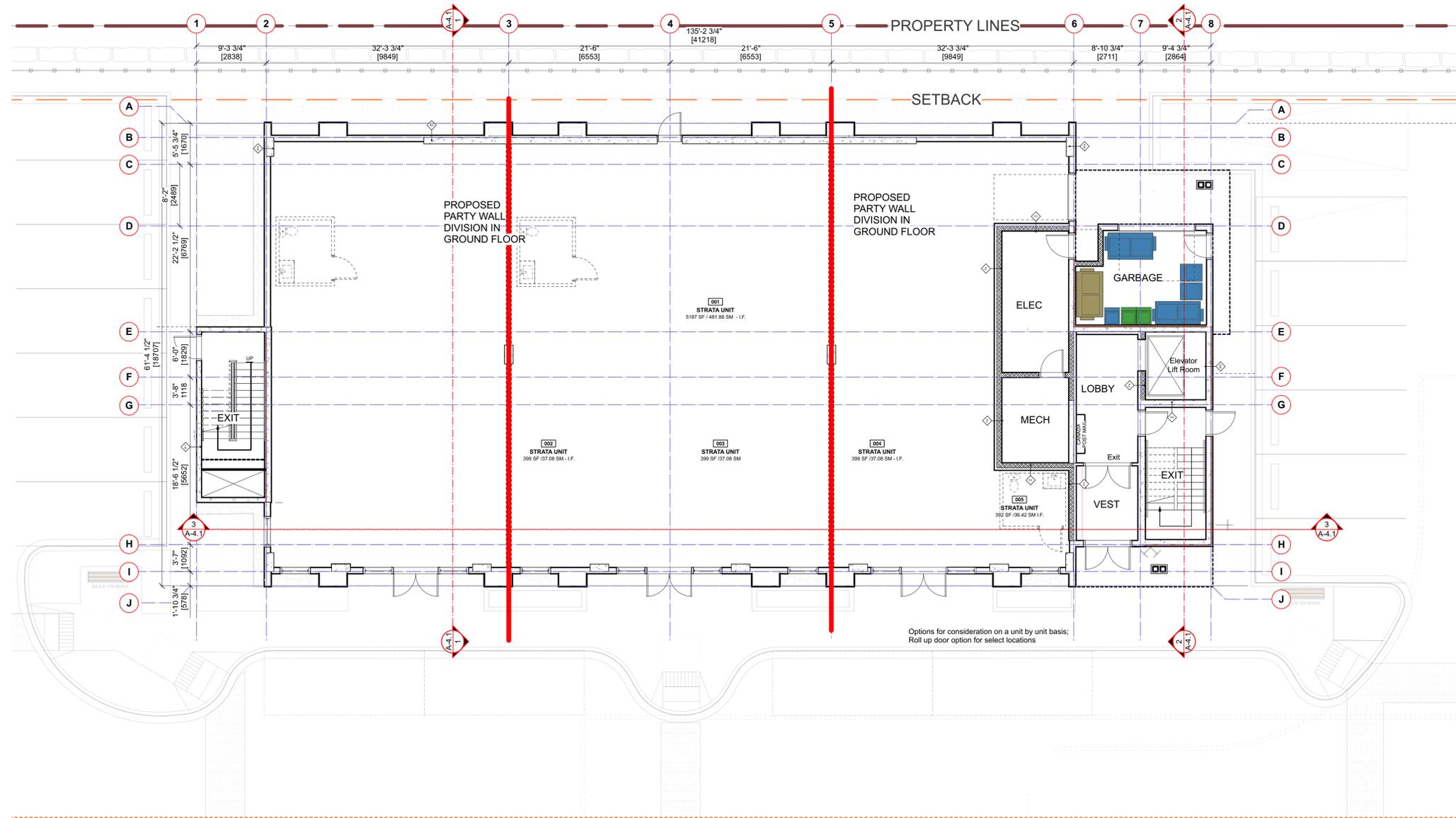
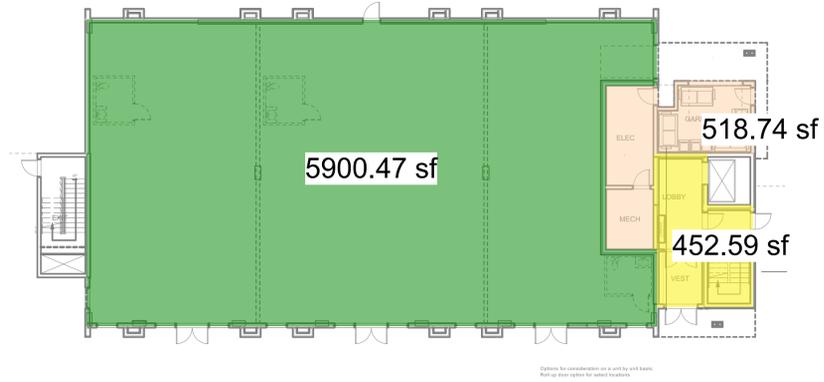
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CONSOLIDATED DP SUBMISSION MAR. 20, 2024

Sheet Title:
A - MUNICIPAL GFA
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

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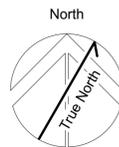
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Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: _____ Scale: _____
PMG 3/32" = 1'0"
Project No: _____ Sheet No: _____
1210 **A-2.0 A [R]**



1 GROUND FLOOR PLAN
1/8" = 1'0"

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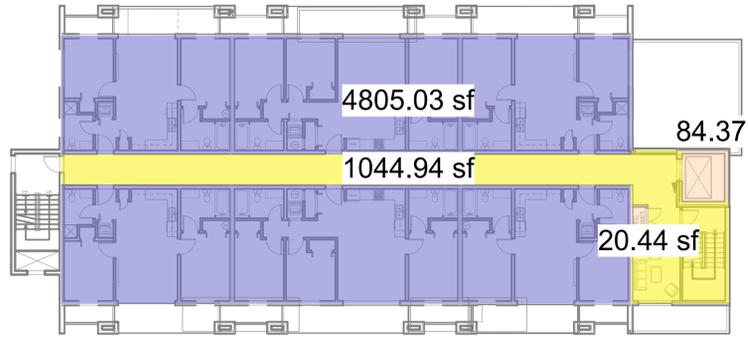
Sheet Title:
A - GROUND FLOOR PLAN
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

No: _____ Revision: _____ Date: _____
Sealed By: _____

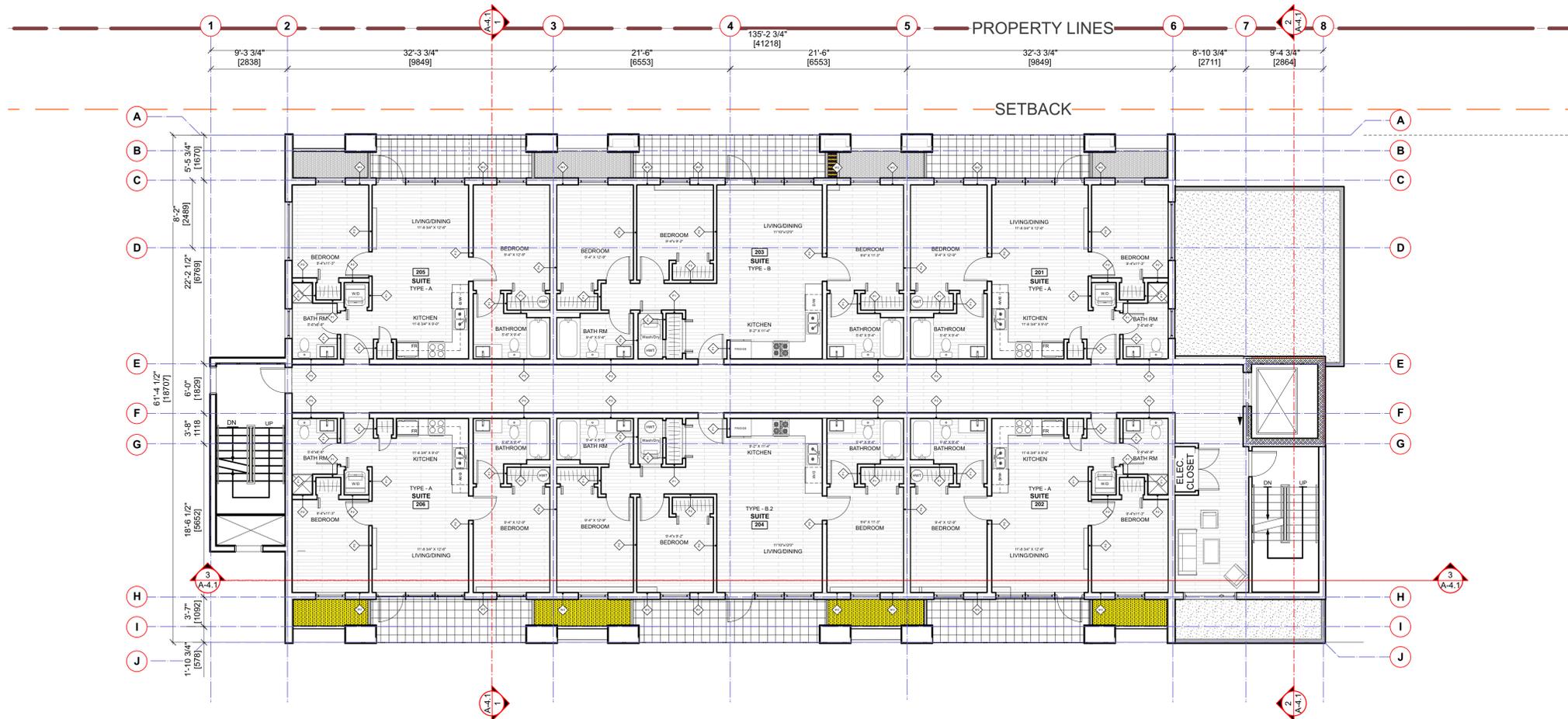
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Drawn By: _____ Scale: 1/8" = 1'0"
PMG
Project No: 1210
Sheet No: A-2.1 A [R]

A-2.1 A [R]
A - GROUND FLOOR PLAN

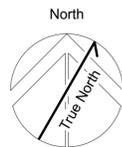


4 TWO BEDROOM RESIDENTIAL UNITS
2 THREE BEDROOM RESIDENTIAL UNITS



1 SECOND FLOOR PLAN
1/8" = 1'0"

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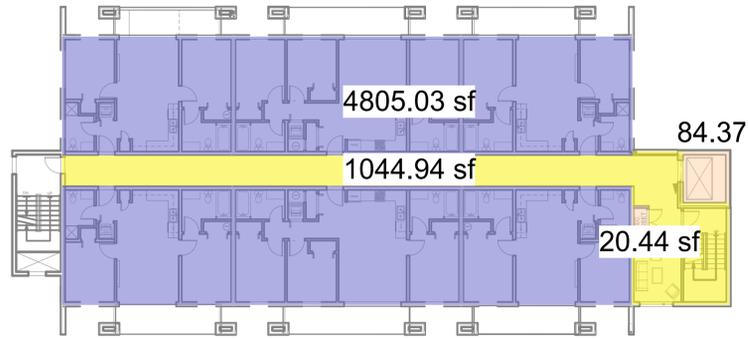
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Sheet Title:
A- SECOND FLOOR PLAN
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

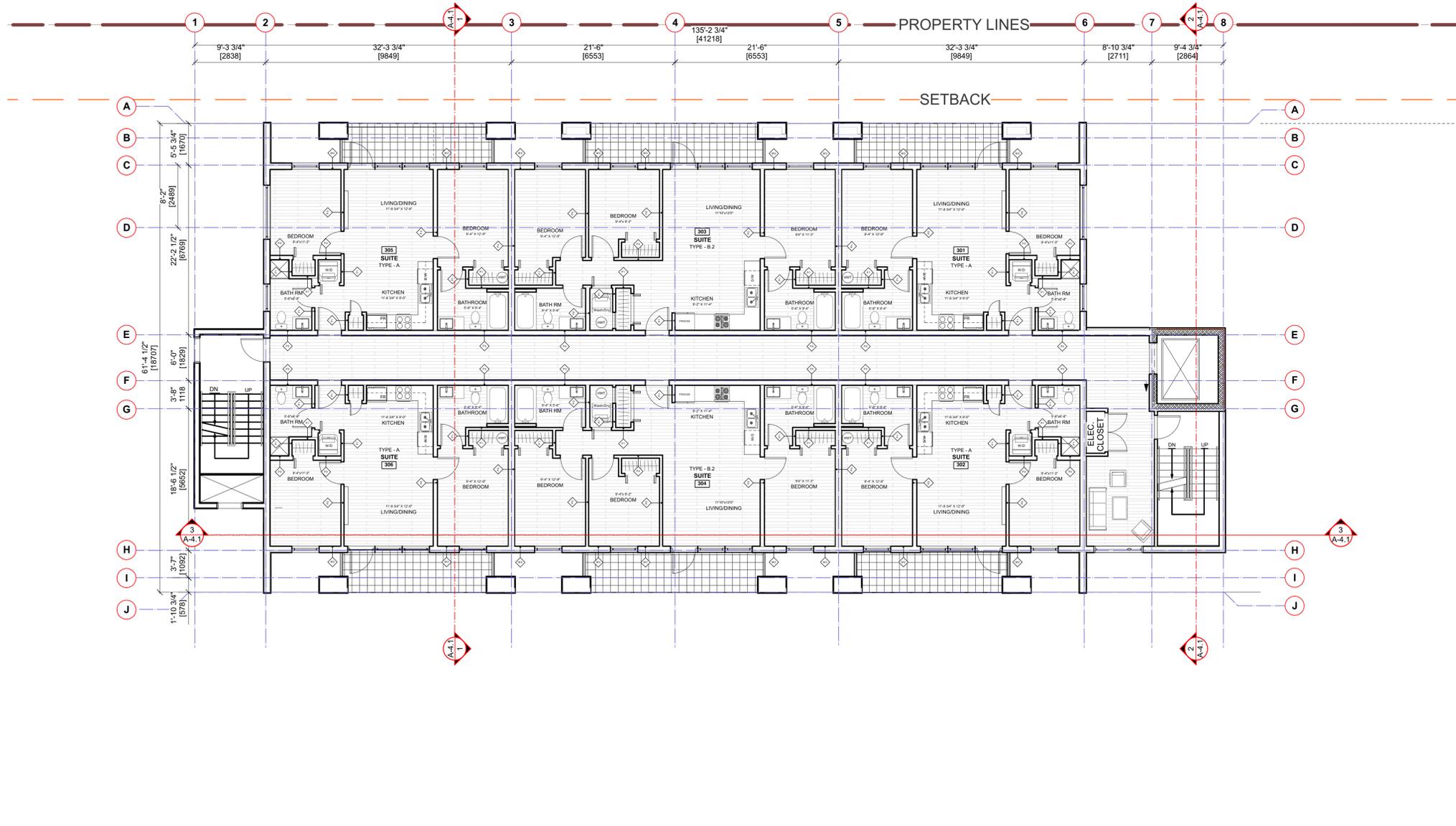
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Drawn By: _____ Scale: _____
PMG 1/8" = 1'0"
Project No: _____ Sheet No: _____
1210 **A-2.2 A [R]**
A- SECOND FLOOR PLAN

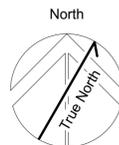


4 TWO BEDROOM RESIDENTIAL UNITS
2 THREE BEDROOM RESIDENTIAL UNITS



1 THIRD FLOOR PLAN
1/8" = 1'0"

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A - THIRD FLOOR PLAN
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

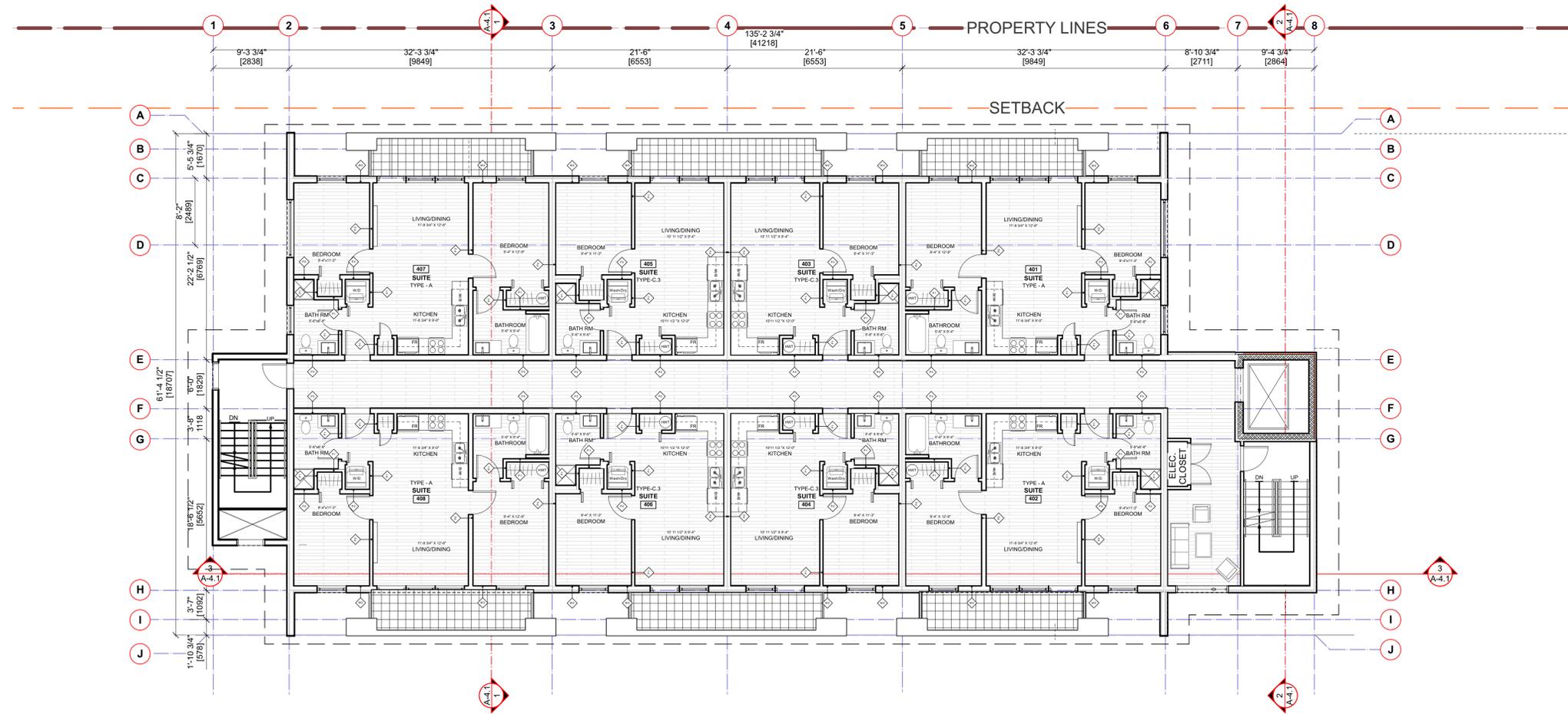
No.	Revision:	Date:	Sealed By:

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PMG 1/8" = 1'0"
Project No: _____ Sheet No: _____
1210 **A-2.3 A [R]**
A - THIRD FLOOR PLAN

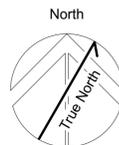


4 TWO BEDROOM RESIDENTIAL UNITS
4 ONE BEDROOM RESIDENTIAL UNITS



1 FOURTH FLOOR PLAN
1/8" = 1'0"

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A - FOURTH FLOOR PLAN
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

No.	Revision:	Date:	Sealed By:

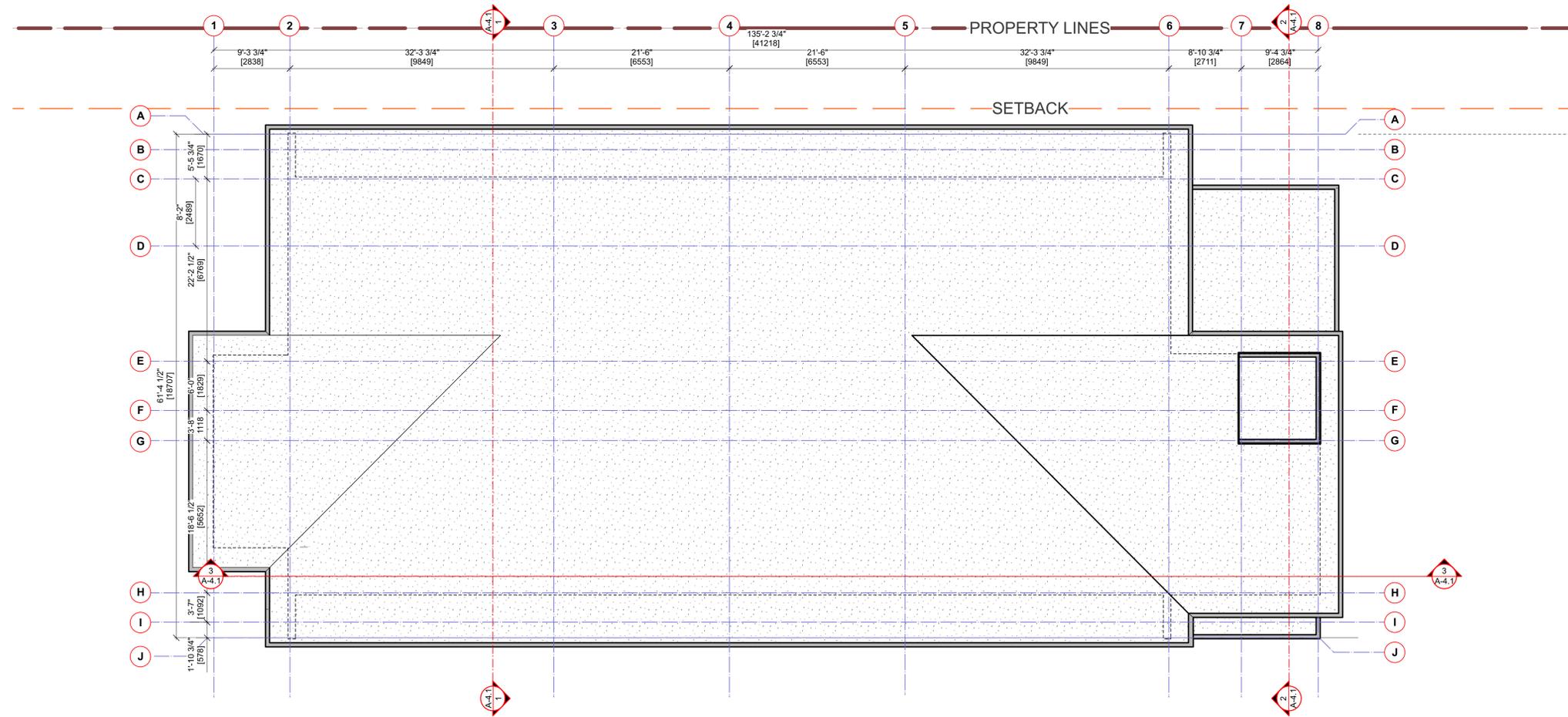
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Drawn By: _____ Scale: _____
PMG 1/8" = 1'0"
Project No: _____ Sheet No: _____
1210

A-2.4 A [R]
A - FOURTH FLOOR PLAN

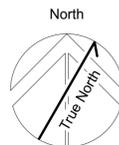
BUILDING-A HEIGHT CALCULATIONS <METRIC>				
Roof	Area	% of tot.	Mean height	Wtd. Avg.
ROOF A	621.0	83.3	12.18	10.15
ROOF B	59.1	7.9	12.52	0.99
ROOF C	36.2	4.9	12.64	0.61
ROOF D	28.9	3.9	4.41	0.17
Total	745.2	100.0	Overall Mean Ht.:	11.93
Total Permitted 12.0m				

*NOTE: LOW SLOPE TORCH ON
ROOF NO SIGNIFICANT SNOW DUMP



1 ROOF PLAN - BUILDING A
1/8" = 1'0"

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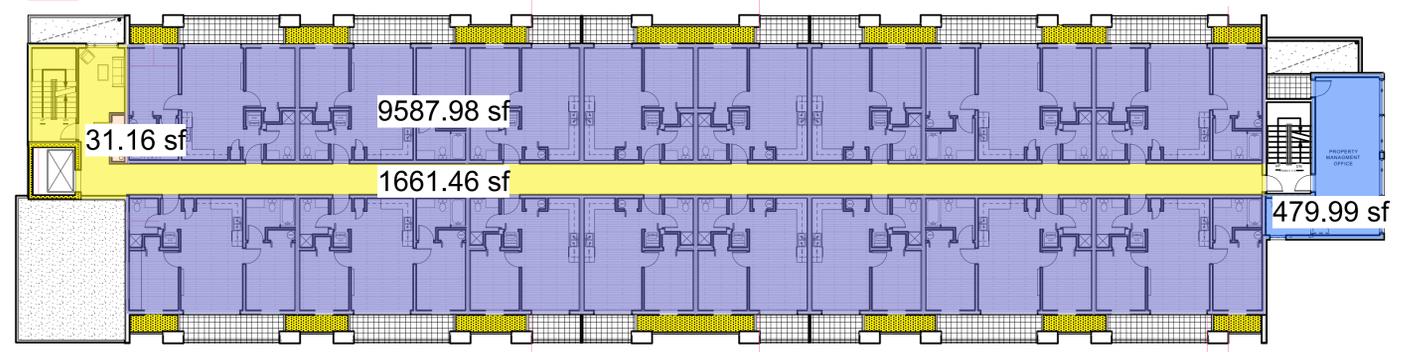
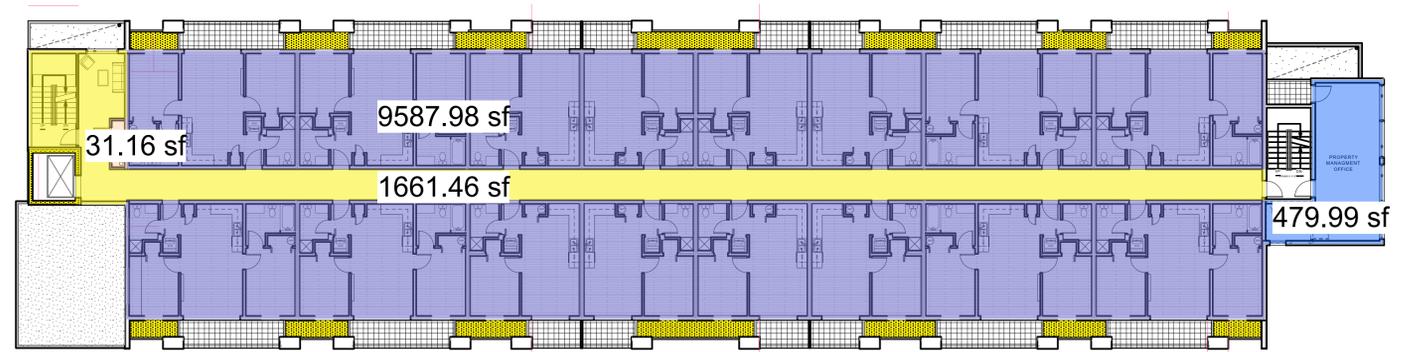
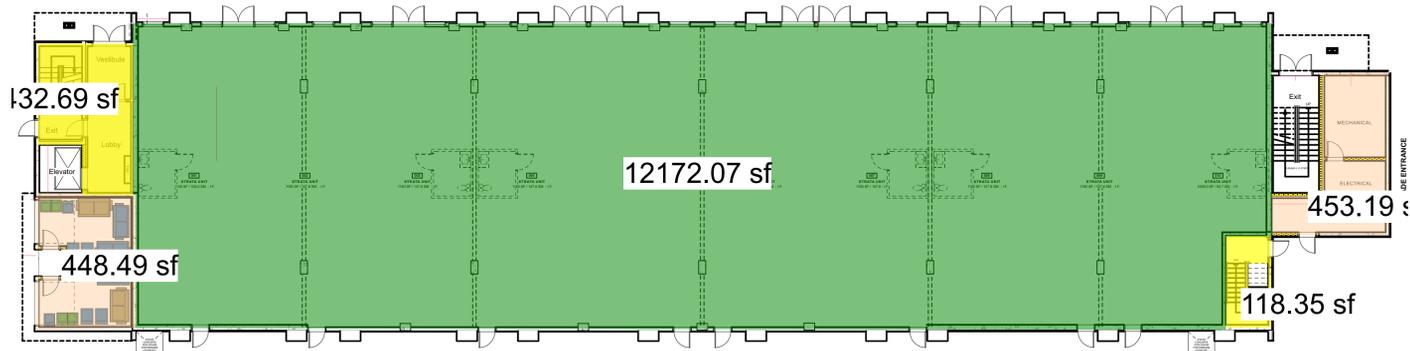
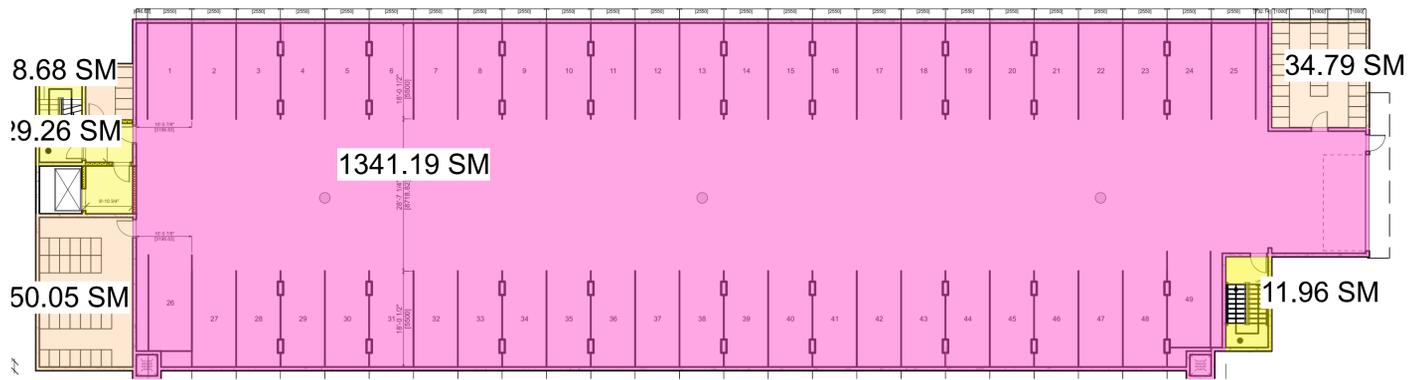
Sheet Title:
A - ROOF PLAN
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

No:	Revision:	Date:	Sealed By:

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Drawn By: _____ Scale: _____
PMG 1/8" = 1'0"
Project No: _____ Sheet No: _____
1210 **A-2.5 A [R]**

A - ROOF PLAN



MUNICIPAL GROSS FLOOR AREA - Tseqwtsúqum, Function Junction

	CIRCULATION (SQ. M.)	COMMERCIAL (SQ. M.)	RESIDENTIAL (SQ. M.)	SERVICE (SQ. M.)	PARKING (SQ. M.)	BIKE STORAGE (SQ. M.)
PARKING PLAN	29.26 SQ.M.	0 SQ.M.	0 SQ.M.	0 SQ.M.	58.74 SQ.M.	93.53 SQ.M.
GROUND FLOOR	51.19 SQ.M.	1130.82 SQ.M.	0 SQ.M.	83.77 SQ.M.	0 SQ.M.	0 SQ.M.
SECOND FLOOR	150 SQ.M.	44.59 SQ.M.	890.75 SQ.M.	2.89 SQ.M.	8.73 SQ.M.	0 SQ.M.
THIRD FLOOR	150 SQ.M.	44.59 SQ.M.	890.75 SQ.M.	2.89 SQ.M.	8.73 SQ.M.	0 SQ.M.
SUB-TOTAL:	380.45 SQ.M.	1220 SQ.M.	1781.5 SQ.M.	89.55 SQ.M.	76.2 SQ.M.	93.53 SQ.M.
TOTAL GFA:	3381.95 SQ.M.					
TOTAL AREA EXCLUDED:	259.28 SQ.M.					
TOTAL AREA BUILT:	3641.23 SQ.M.					

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North
True North

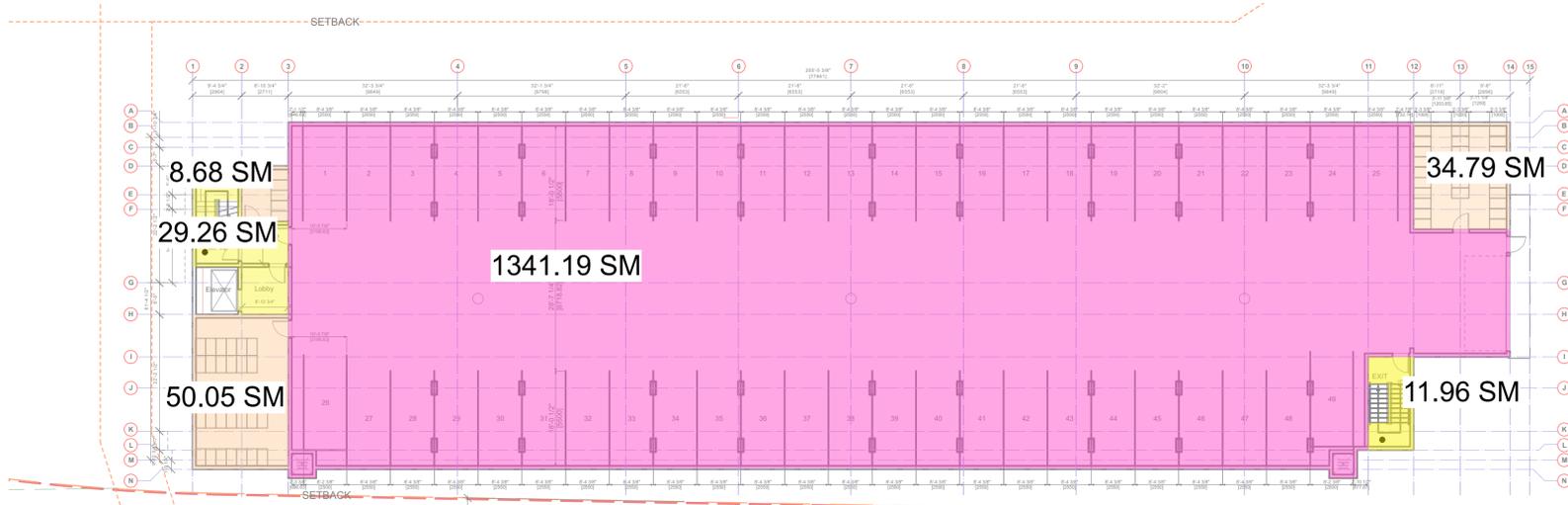
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Sheet Title:
B - MUNICIPAL GFA
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

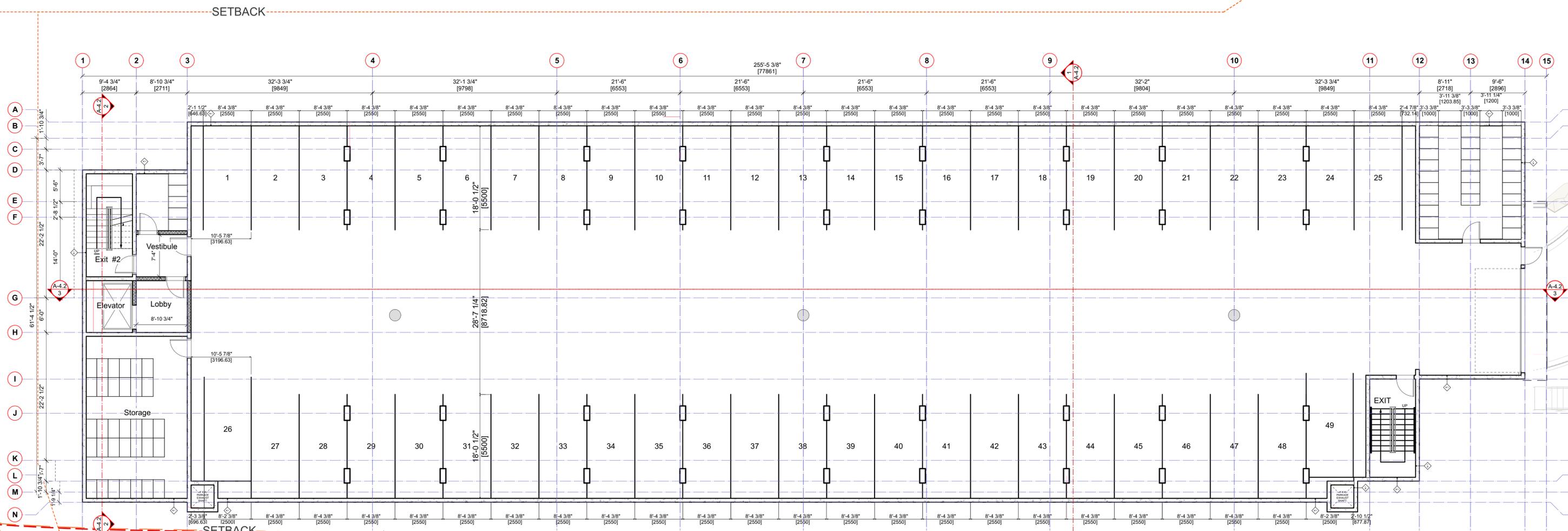
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Drawn By: _____ Scale: 1/16" = 1'0"
BM/DA
Project No: 1210 Sheet No: **A-2.00 B[R]**
B - MUNICIPAL GFA

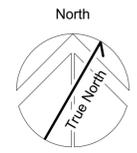


luffer



1 UNDERGROUND PARKADE PLAN - BUILDING B
1/8" = 1'0"

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Sheet Title:
BUILDING-B FOUNDATION
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

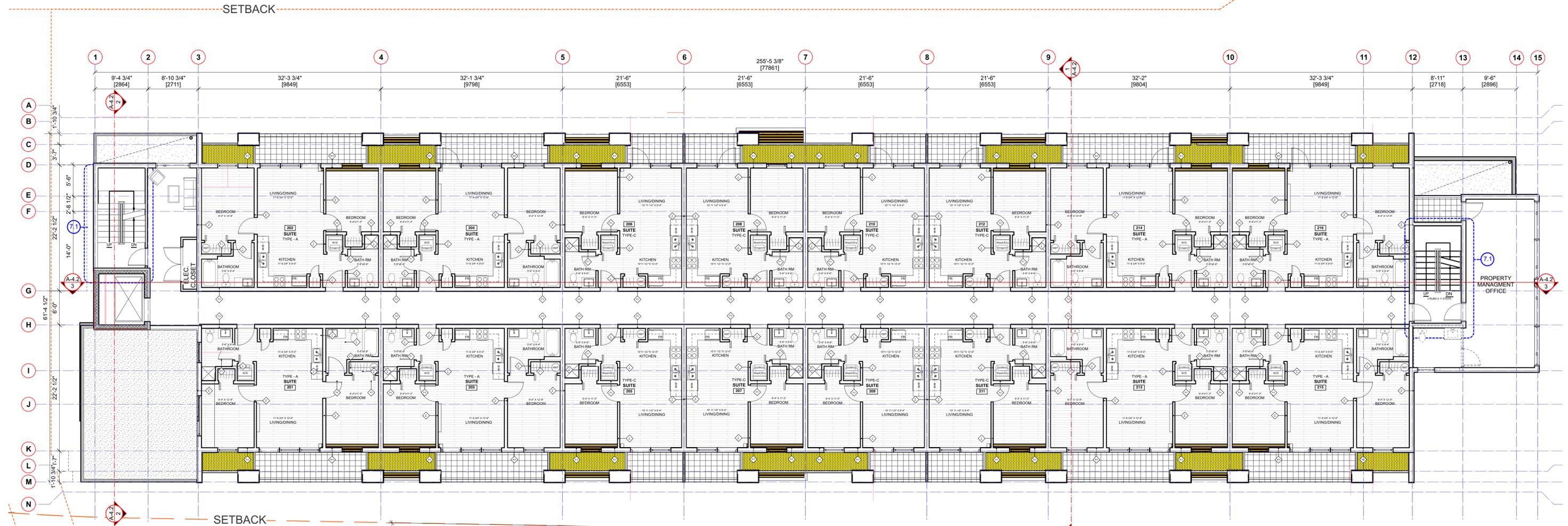
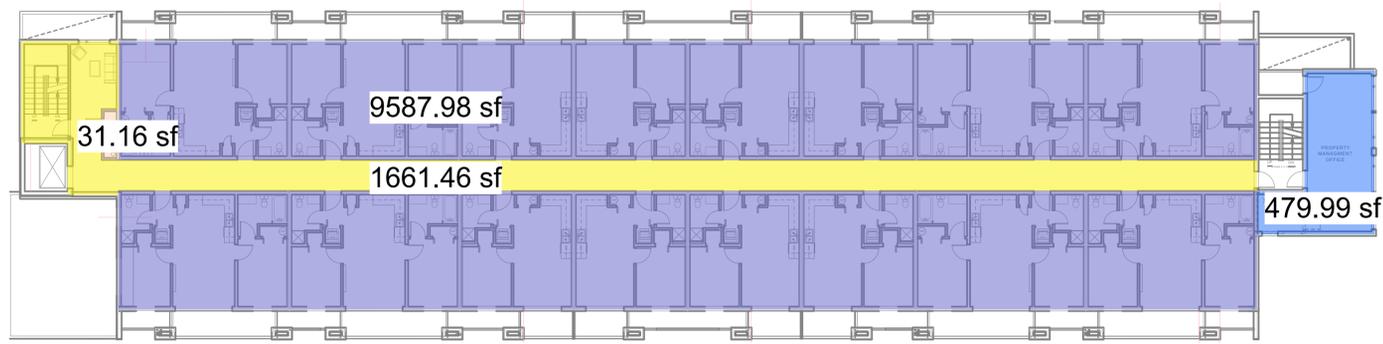
No: _____ Revision: _____ Date: _____

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Drawn By: _____ Scale: 1/8" = 1'0"
BM/DA _____
Project No: 1210 Sheet No: **A-2.0 B [R]**
BUILDING-B FOUNDATION

8 ONE BEDROOM RESIDENTIAL UNIT
 8 TWO BEDROOM RESIDENTIAL UNITS



1 SECOND FLOOR PLAN
 1/8" = 10"

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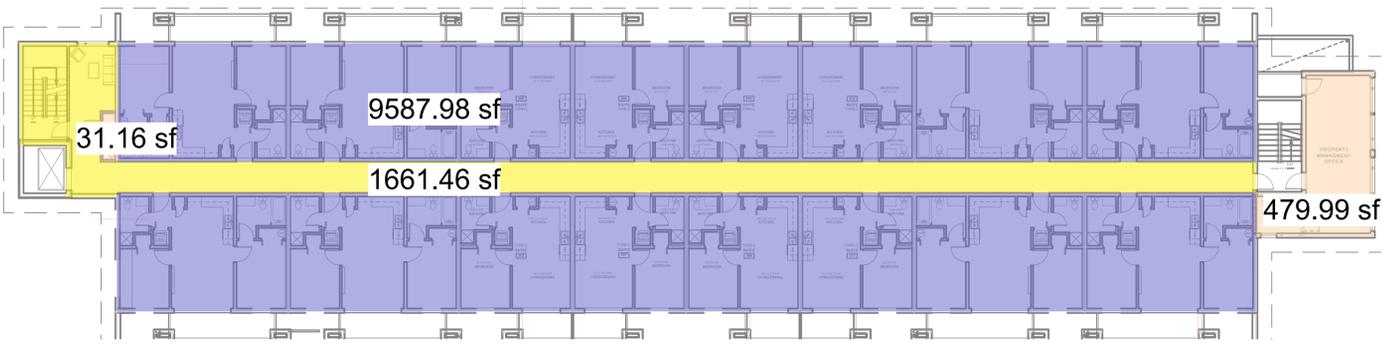
Sheet Title:
BUILDING-B SECOND FLOOR
 Project
Tseqwtsúqum, Function Junction
 1000 Alpha Lake Road, Whistler BC

No: _____ Revision: _____ Date: _____
 Sealed By: _____

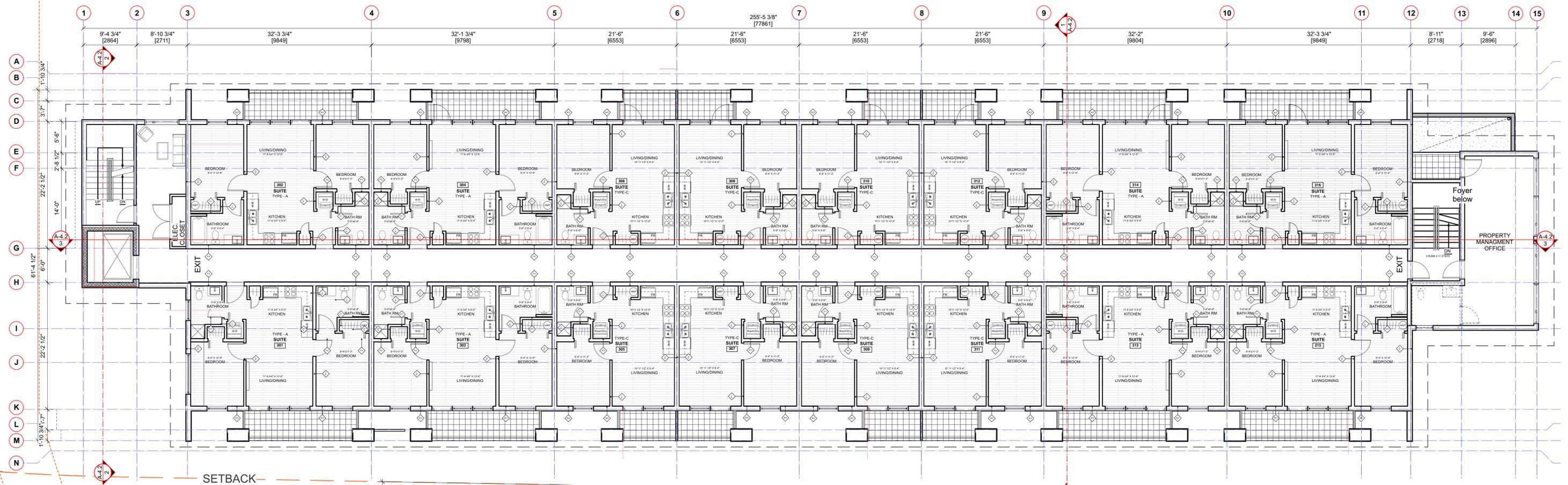
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 e-mail office@murdochandco.ca

Drawn By: _____ Scale: 1/8" = 10"
 BM/DA _____
 Project No: 1210 Sheet No: **A-2.2 B [R]**
 BUILDING-B SECOND FLOOR

8 ONE BEDROOM RESIDENTIAL UNIT
 8 TWO BEDROOM RESIDENTIAL UNITS



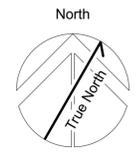
SETBACK



1 THIRD FLOOR PLAN
 1/8" = 1'0"

SETBACK

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Sheet Title:
BUILDING-B THIRD FLOOR
 Project
Tseqwtsúqum, Function Junction
 1000 Alpha Lake Road, Whistler BC

No: _____ Revision: _____ Date: _____

Sealed By: _____

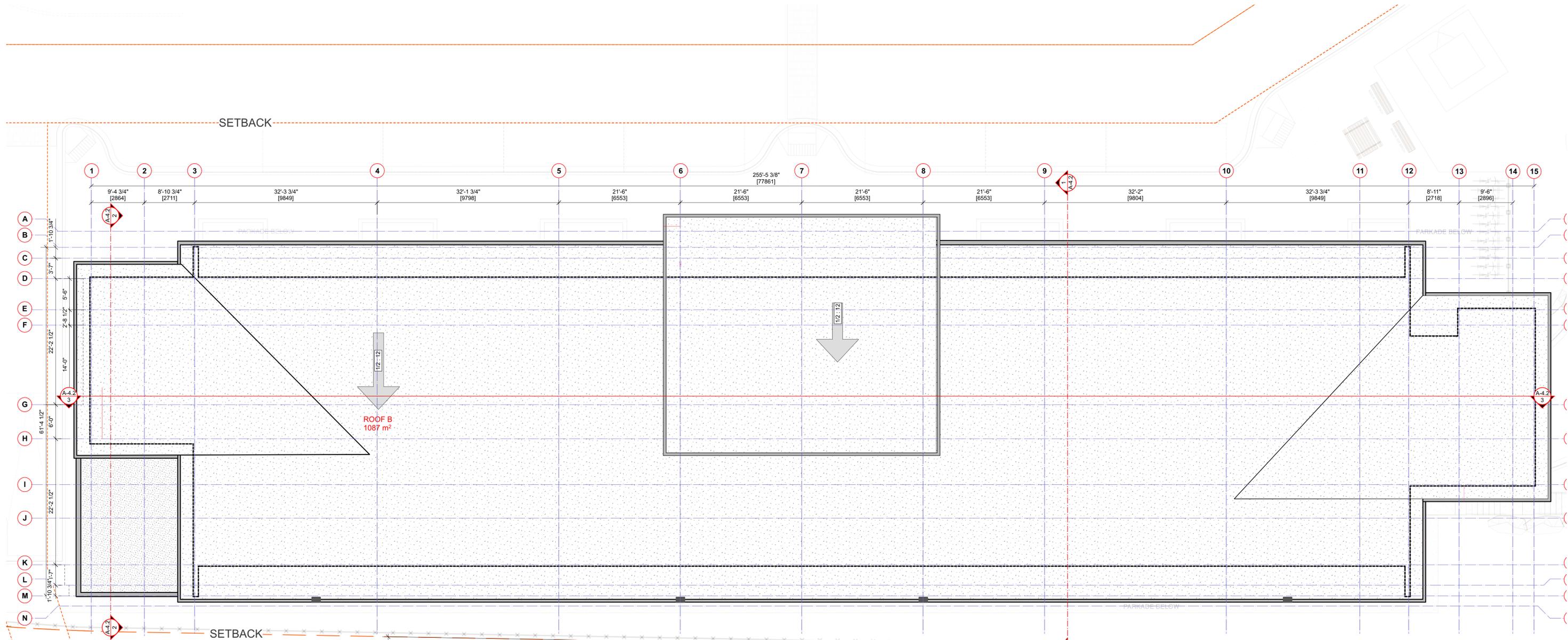
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 Ph. 905-6992 Fax 905-6993
 e-mail office@murdochandco.ca

Drawn By: _____ Scale: 1/8" = 1'0"
 BM/DK _____
 Project No: 1210 Sheet No: **A-2.3 B [R]**
 BUILDING-B THIRD FLOOR

BUILDING-B HEIGHT CALCULATIONS <METRIC>				
Roof	Area	% of tot.	Mean height	Wtd. Avg.
ROOF A	85.7	6.4	12.42	0.80
ROOF B	1087.0	81.3	11.60	9.43
ROOF C	59.5	4.4	11.87	0.53
ROOF D	45.6	3.4	7.10	0.24
ROOF E	59.5	4.4	11.80	0.53
Total	1337.3	100.0	Overall Mean HT.:	11.52

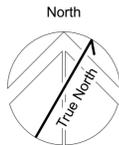
Total Permitted 12m

*NOTE: LOW SLOPE TORCH ON ROOF NO SIGNIFICANT SNOW DUMP



1 ROOF PLAN - BUILDING B
1/8" = 1'0"

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BUILDING-B ROOF PLAN
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

No.	Revision:	Date:

Sealed By: _____

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Drawn By: _____ Scale: _____
BM/DK 1/8" = 1'0"
Project No: _____ Sheet No: _____
1210

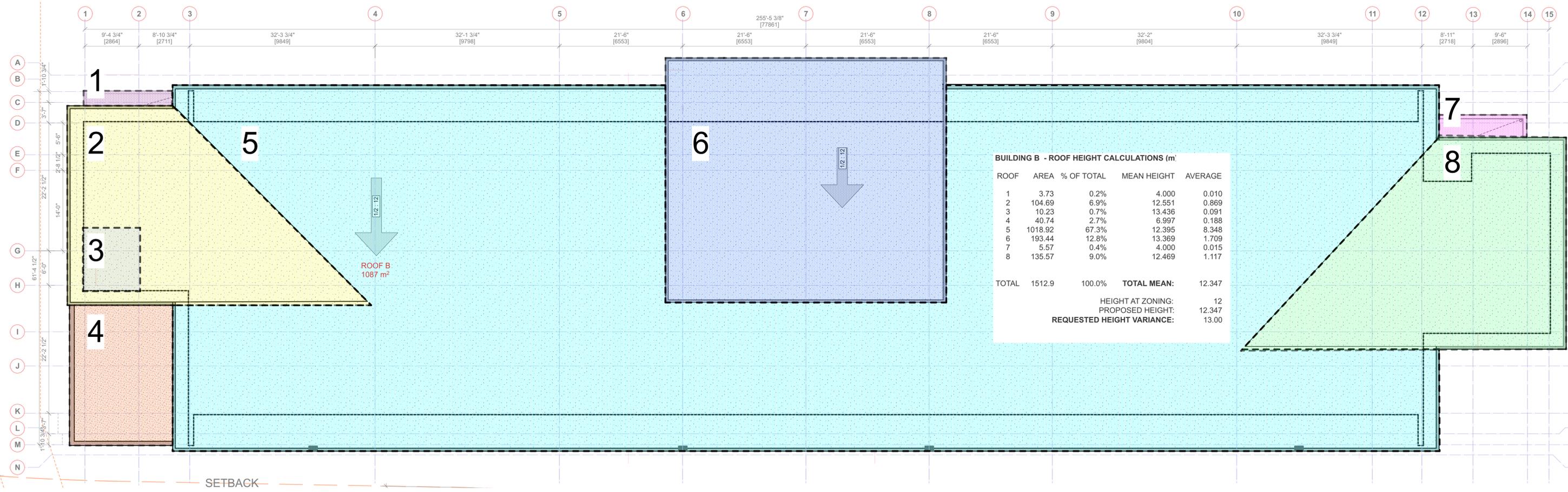
A-2.4 B [R]
BUILDING-B ROOF PLAN



1 NORTH ELEVATION - EAST
Scale: 1/8" = 1'-0"

2 NORTH ELEVATION - WEST
Scale: 1/8" = 1'-0"

2 WEST ELEVATION
Scale: 1/8" = 1'-0"



BUILDING B - ROOF HEIGHT CALCULATIONS (m)

ROOF	AREA	% OF TOTAL	MEAN HEIGHT	AVERAGE
1	3.73	0.2%	4.000	0.010
2	104.69	6.9%	12.551	0.869
3	10.23	0.7%	13.436	0.091
4	40.74	2.7%	6.997	0.188
5	1018.92	67.3%	12.395	8.348
6	193.44	12.8%	13.369	1.709
7	5.57	0.4%	4.000	0.015
8	135.57	9.0%	12.469	1.117
TOTAL	1512.9	100.0%	TOTAL MEAN:	12.347
			HEIGHT AT ZONING:	12
			PROPOSED HEIGHT:	12.347
			REQUESTED HEIGHT VARIANCE:	13.00

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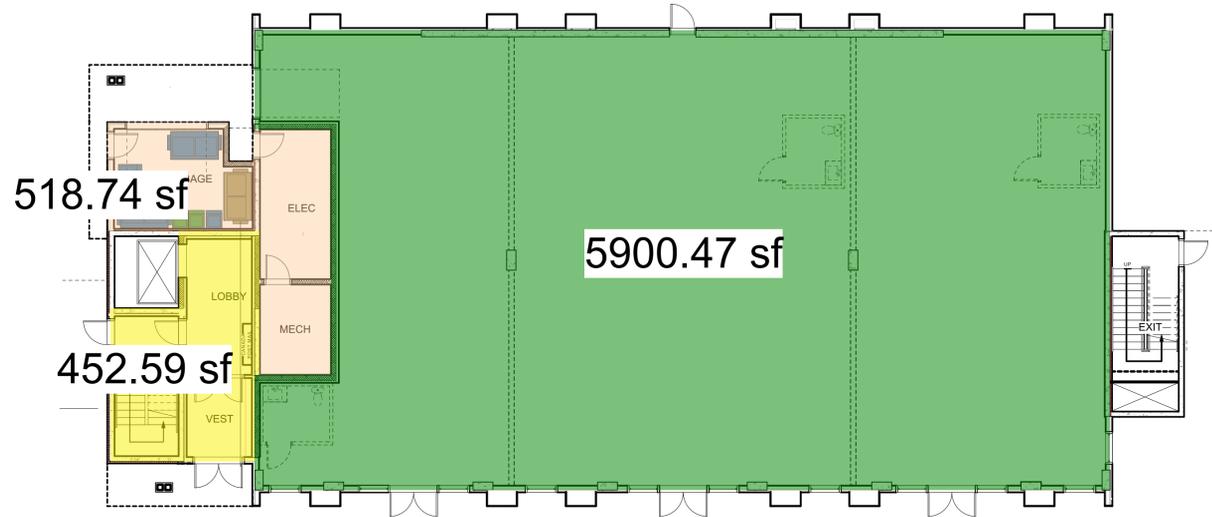
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Sheet Title:
B - ROOF HEIGHT CALCULATIONS
 Project
Tseqwtsúqum, Function Junction
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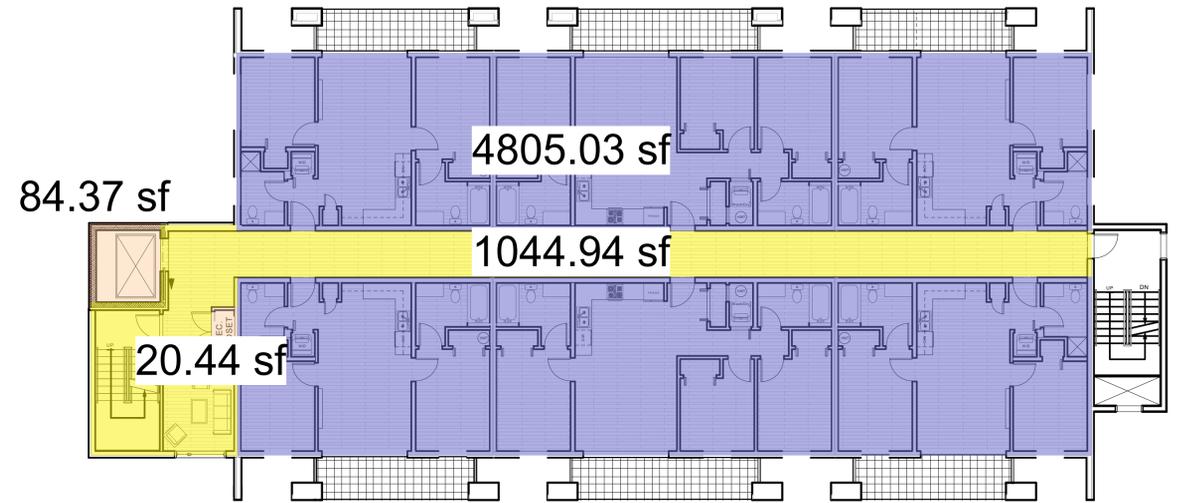
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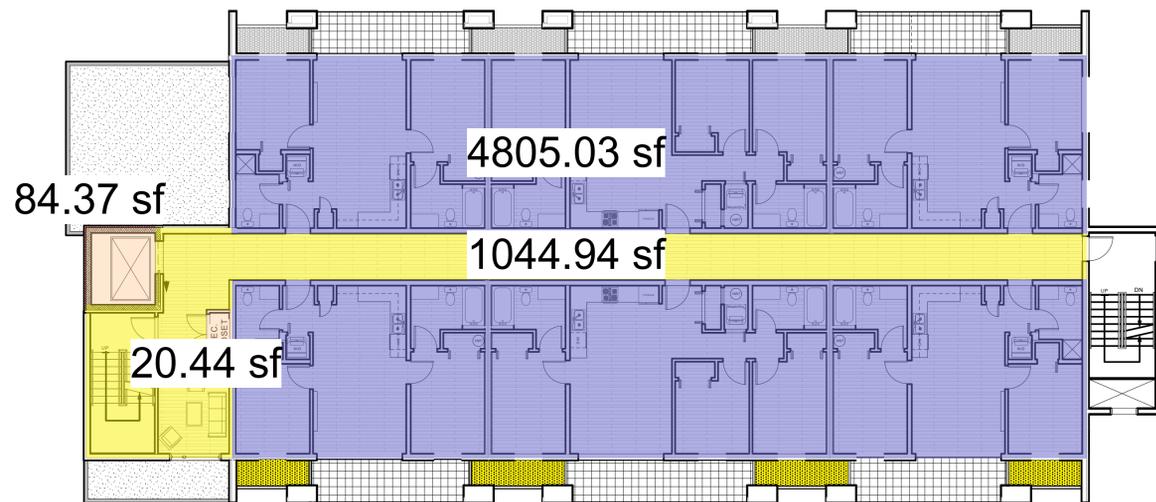
Drawn By: _____ Scale: _____
 NM 1/8" = 1'0"
 Project No: _____ Sheet No: _____
 1210 **A-2.5 B [R]**
 B - ROOF HEIGHT CALCULATIONS



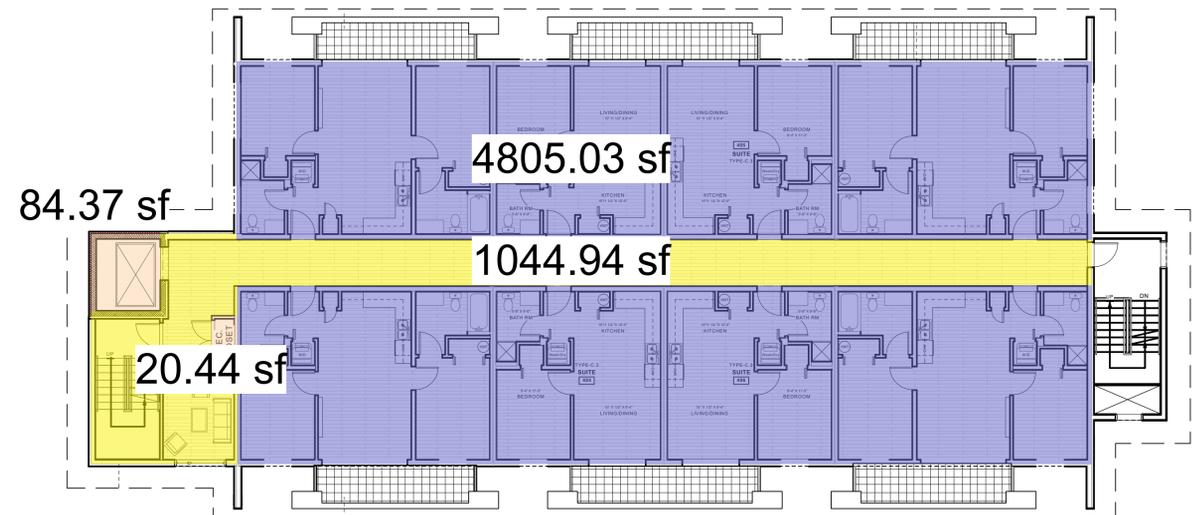
1 GROUND FLOOR PLAN - MUNICIPAL GFA
A-1.3 3/32" : 1'-0"



3 THIRD FLOOR PLAN - MUNICIPAL GFA
A-1.3 3/32" : 1'-0"



2 SECOND FLOOR PLAN - MUNICIPAL GFA
A-1.3 3/32" : 1'-0"

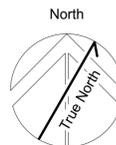


4 FOURTH FLOOR PLAN - MUNICIPAL GFA
A-1.3 3/32" : 1'-0"

MUNICIPAL GROSS FLOOR AREA - Tseqwtsúqum, Function Junction

	CIRCULATION (SQ.M.)	COMMERCIAL (SQ.M.)	RESIDENTIAL (SQ.M.)	SERVICE (SQ.M.)	BIKE STORAGE (SQ.M.)
GROUND FLOOR	42.05 SQ.M.	548.13 SQ.M.	0.00 SQ.M.	48.19 SQ.M.	0.00 SQ.M.
SECOND FLOOR	97.07 SQ.M.	0.00 SQ.M.	446.40 SQ.M.	1.90 SQ.M.	0.00 SQ.M.
THIRD FLOOR	97.07 SQ.M.	0.00 SQ.M.	446.40 SQ.M.	1.90 SQ.M.	0.00 SQ.M.
FOURTH FLOOR	97.07 SQ.M.	0.00 SQ.M.	446.40 SQ.M.	1.90 SQ.M.	0.00 SQ.M.
SUB-TOTAL:	333.26 SQ.M.	548.13 SQ.M.	1339.20 SQ.M.	53.88 SQ.M.	0.00 SQ.M.
TOTAL GFA:	2220.58 SQ.M.				
TOTAL AREA EXCLUDED:	53.88 SQ.M.				
TOTAL AREA BUILT:	2274 SQ.M.				

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C - MUNICIPAL GFA
Project
Tseqwtsúqum, Function Junction
1000 Alpha Lake Road, Whistler BC

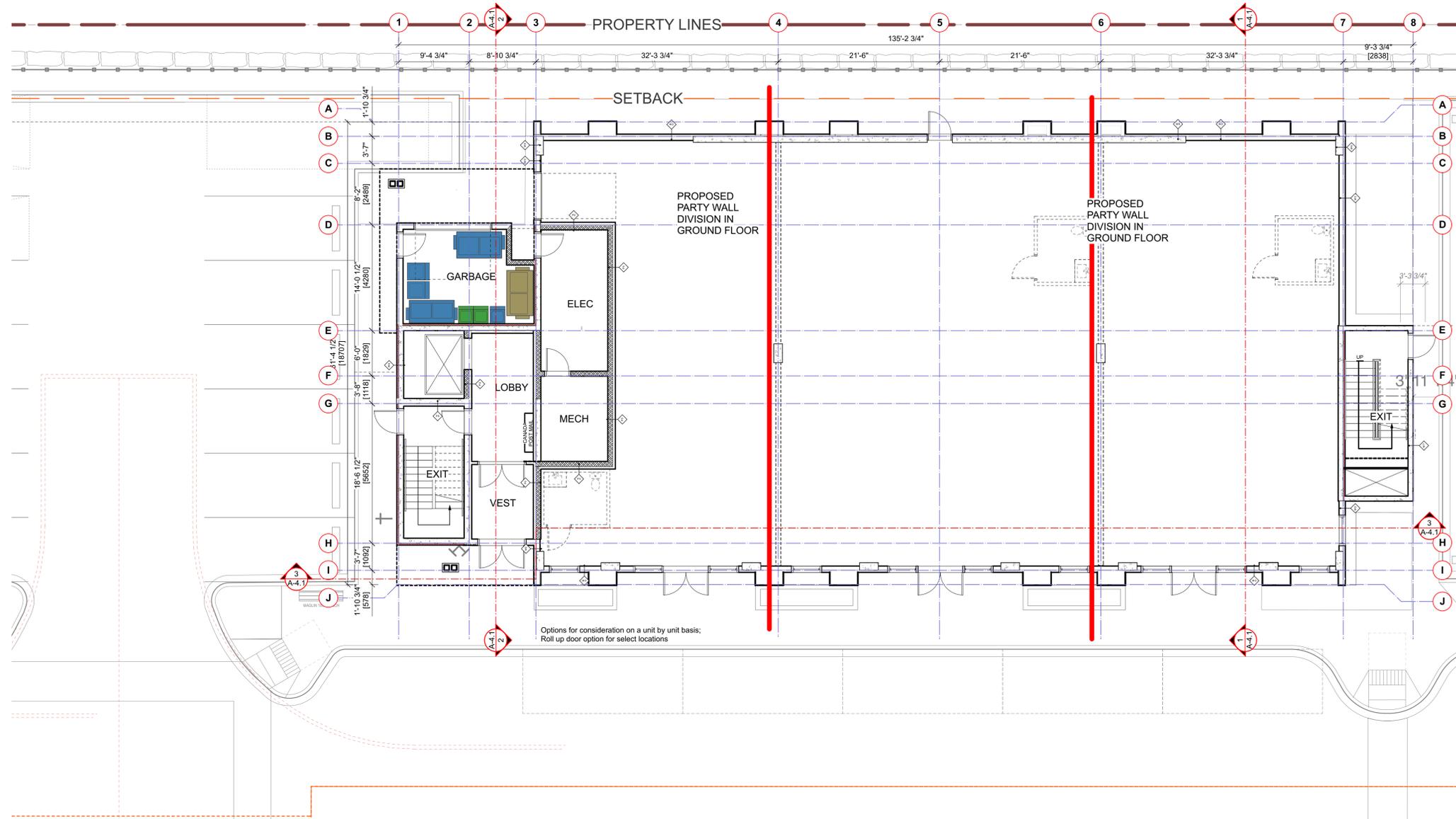
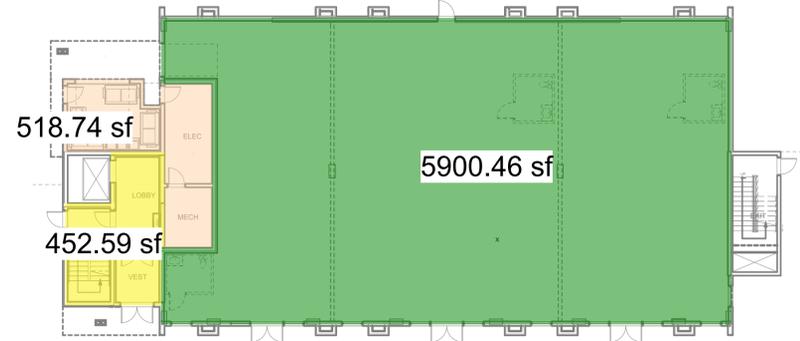
No: _____ Revision: _____ Date: _____
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BM/DA 3/32" = 1'0"
Project No: _____ Sheet No: _____
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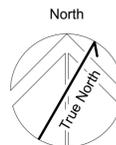
A-2.0 C [R]

C - MUNICIPAL GFA



1 GROUND FLOOR PLAN
1/8" = 1'0"

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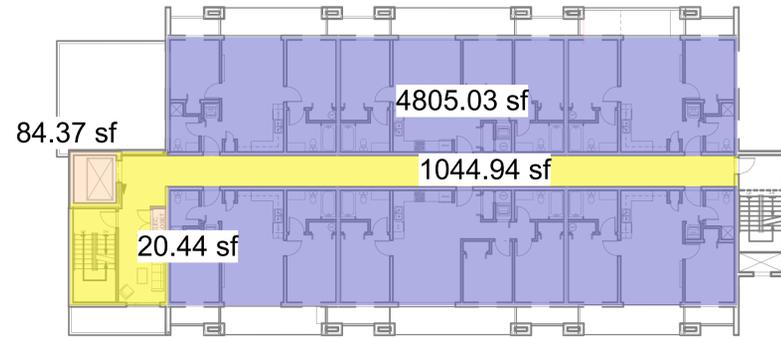
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BUILDING-C GROUND FLOOR
Project
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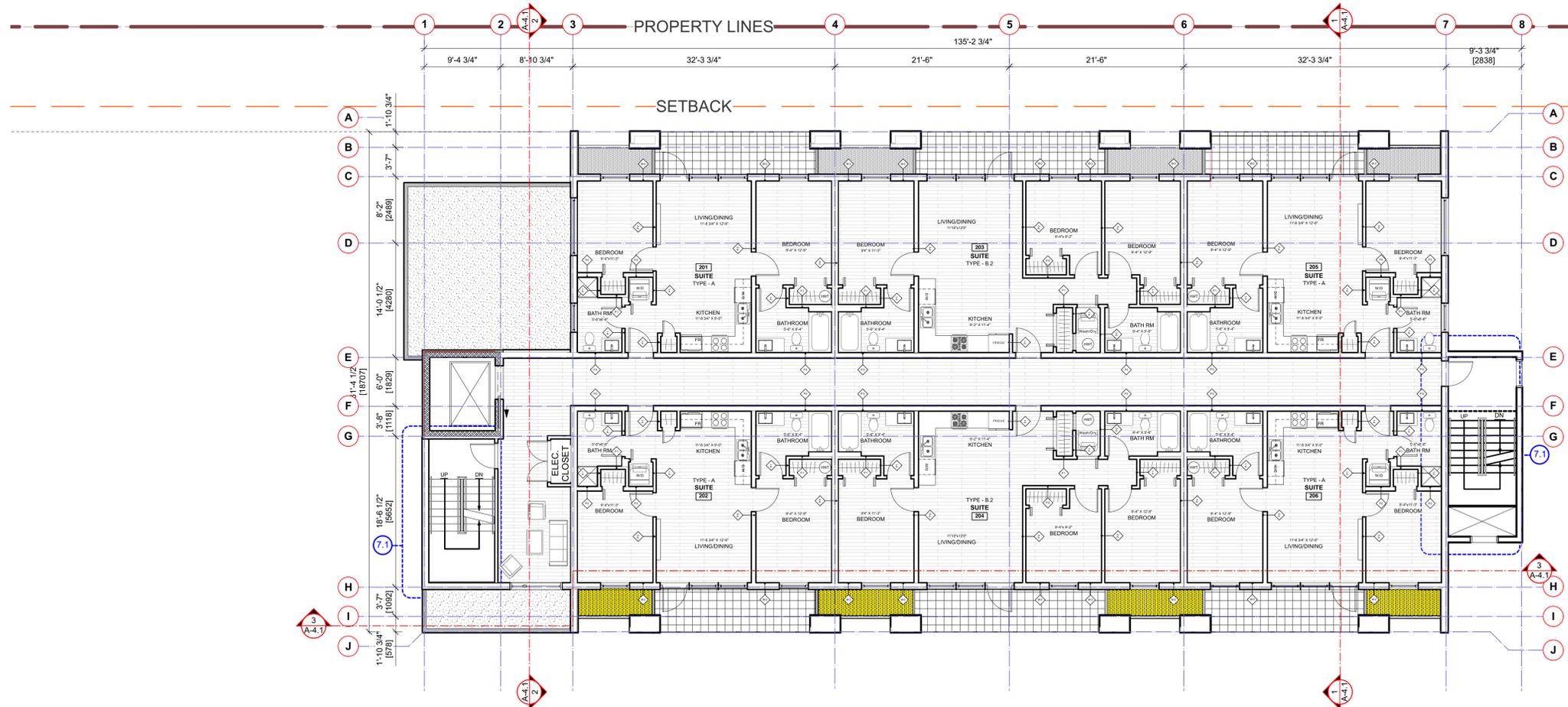
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1210 **A-2.1 C [R]**
BUILDING-C GROUND FLOOR

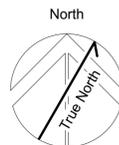


4 TWO BEDROOM RESIDENTIAL UNITS
2 THREE BEDROOM RESIDENTIAL UNITS



1 SECOND FLOOR PLAN
1/8" = 1'0"

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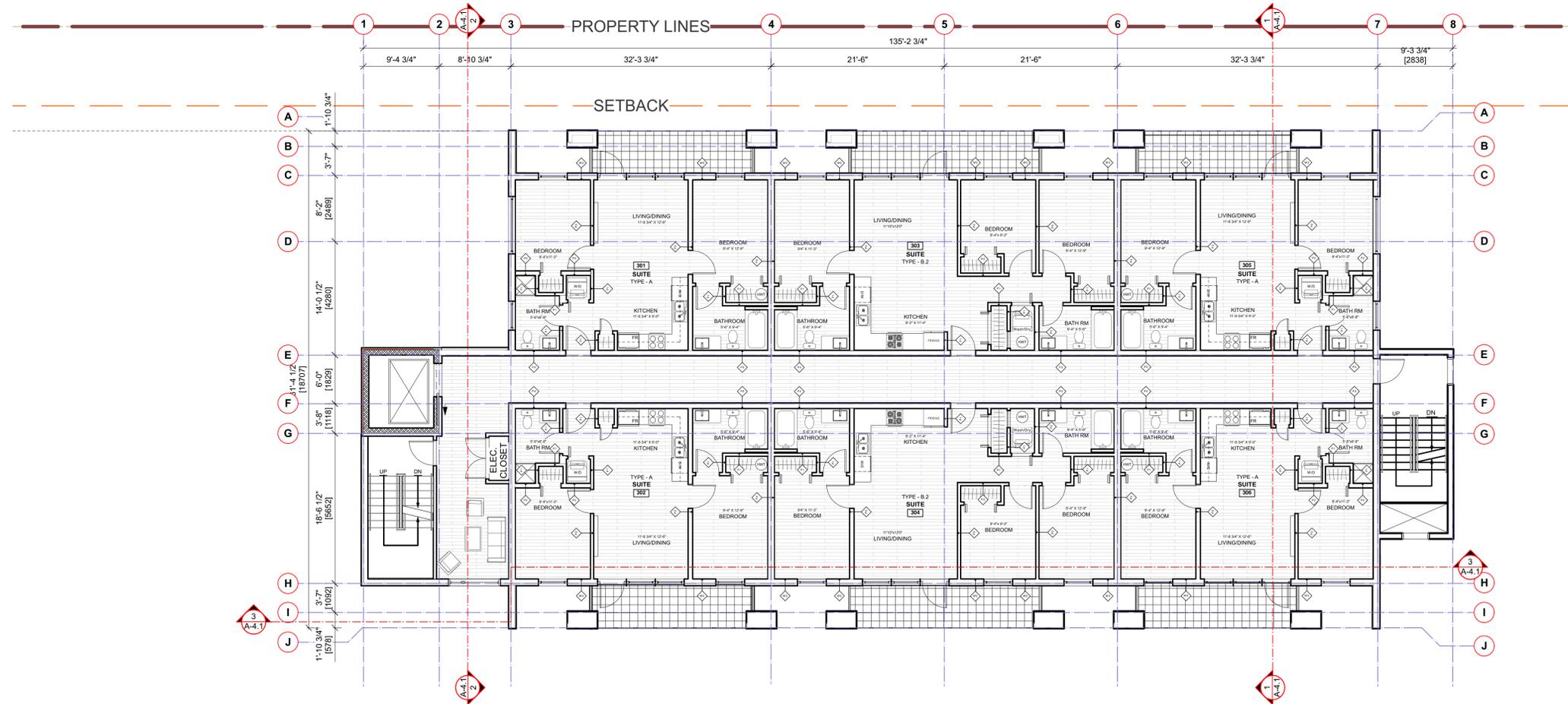
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1210 **A-2.2 C [R]**
BUILDING-C SECOND FLOOR

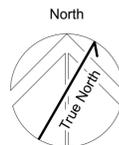


4 TWO BEDROOM RESIDENTIAL UNITS
2 THREE BEDROOM RESIDENTIAL UNITS



1 THIRD FLOOR PLAN
1/8" = 1'0"

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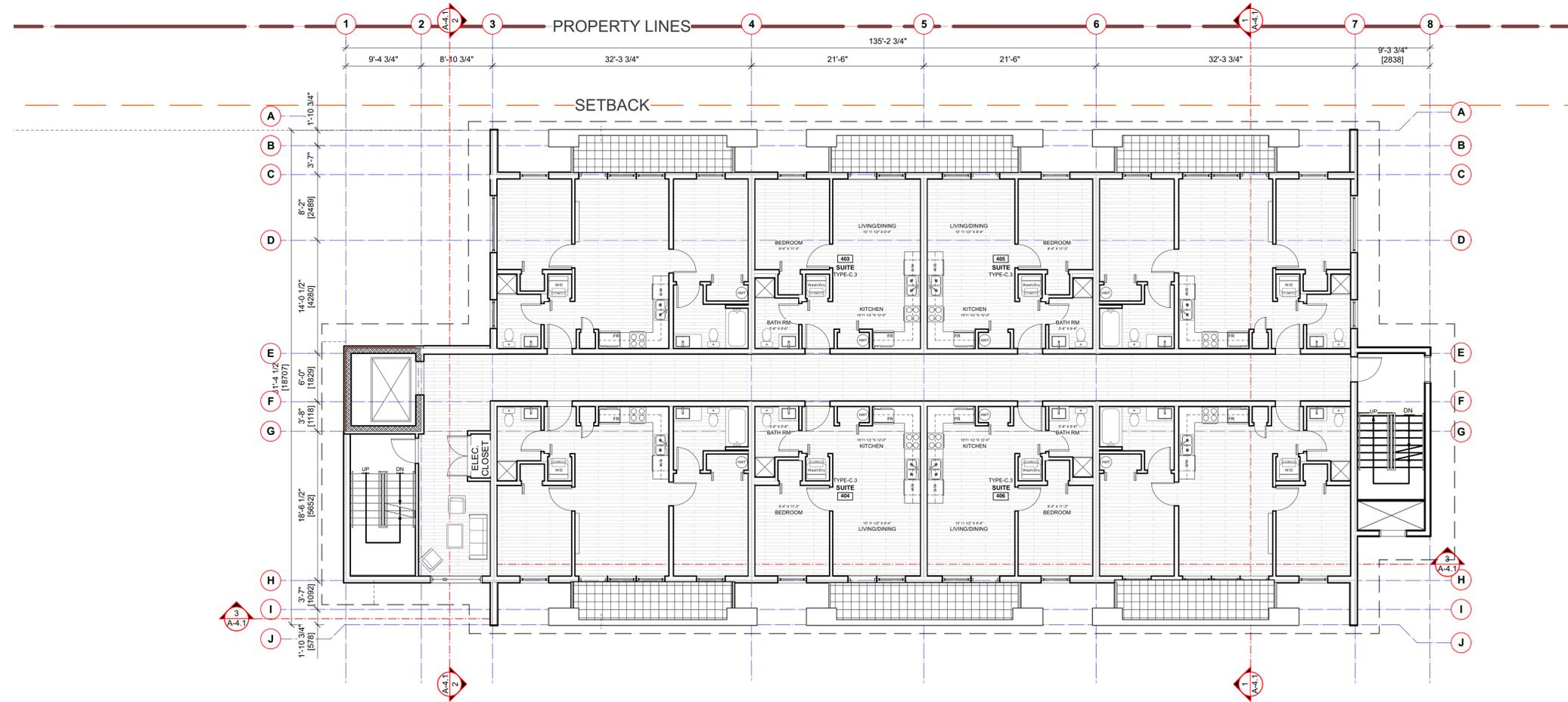
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A-2.3 C [R]
BUILDING-C THIRD FLOOR

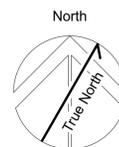


4 TWO BEDROOM RESIDENTIAL UNITS
4 ONE BEDROOM RESIDENTIAL UNITS



1 FOURTH FLOOR PLAN
1/8" = 1'0"

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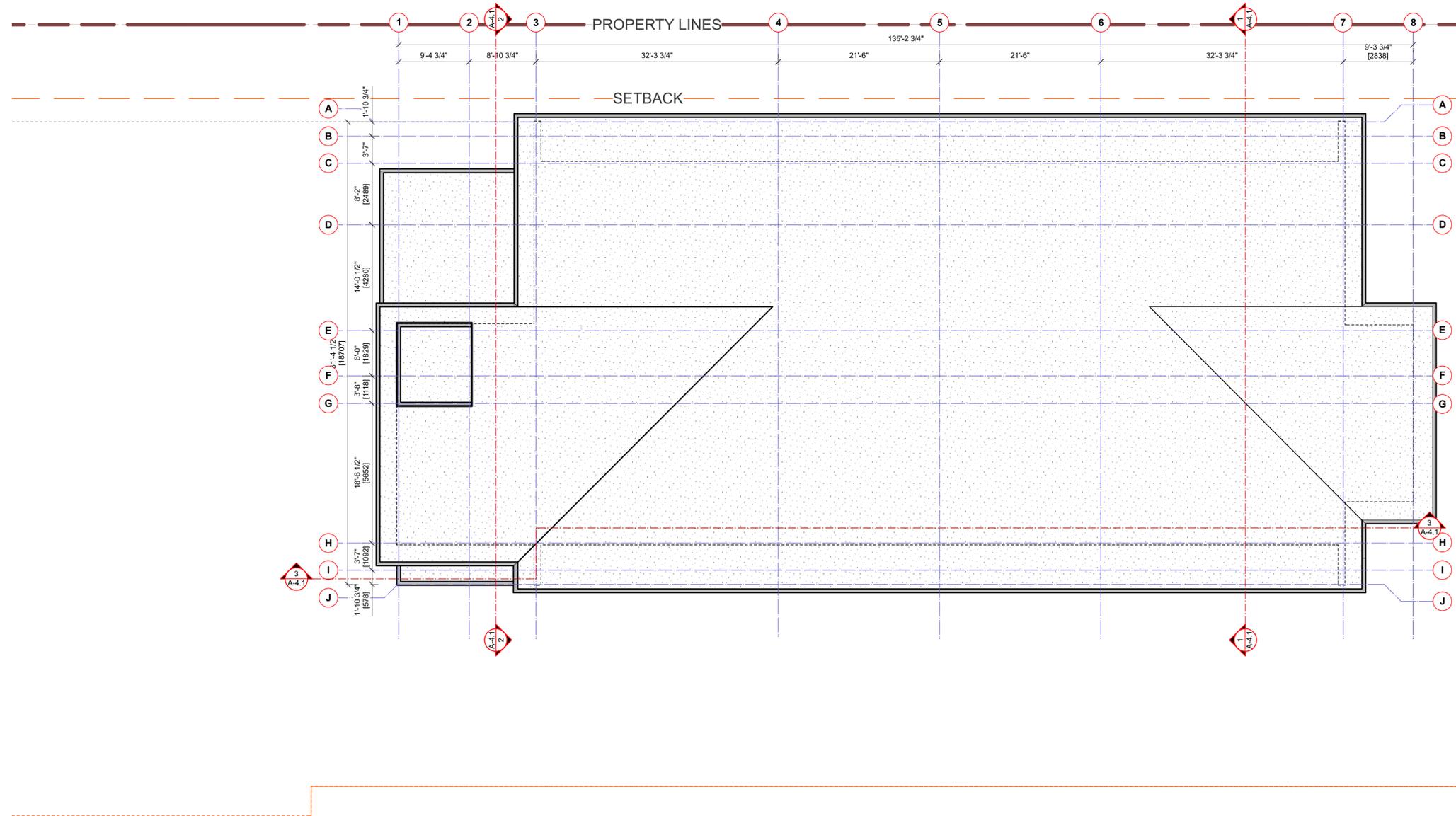
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A-2.4 C [R]
BUILDING-C FOURTH FLOOR

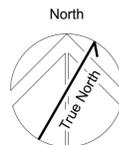
BUILDING-A HEIGHT CALCULATIONS <METRIC>				
Roof	Area	% of tot.	Mean height	Wtd. Avg.
ROOF A	621.0	83.3	12.18	10.15
ROOF B	59.1	7.9	12.52	0.99
ROOF C	36.2	4.9	12.64	0.61
ROOF D	28.9	3.9	4.41	0.17
Total	745.2	100.0	Overall Mean Ht.:	11.93
Total Permitted 12.0m				

*NOTE: LOW SLOPE TORCH ON
ROOF NO SIGNIFICANT SNOW DUMP



1 ROOF PLAN - BUILDING C
1/8" = 1'0"

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BUILDING-C ROOF
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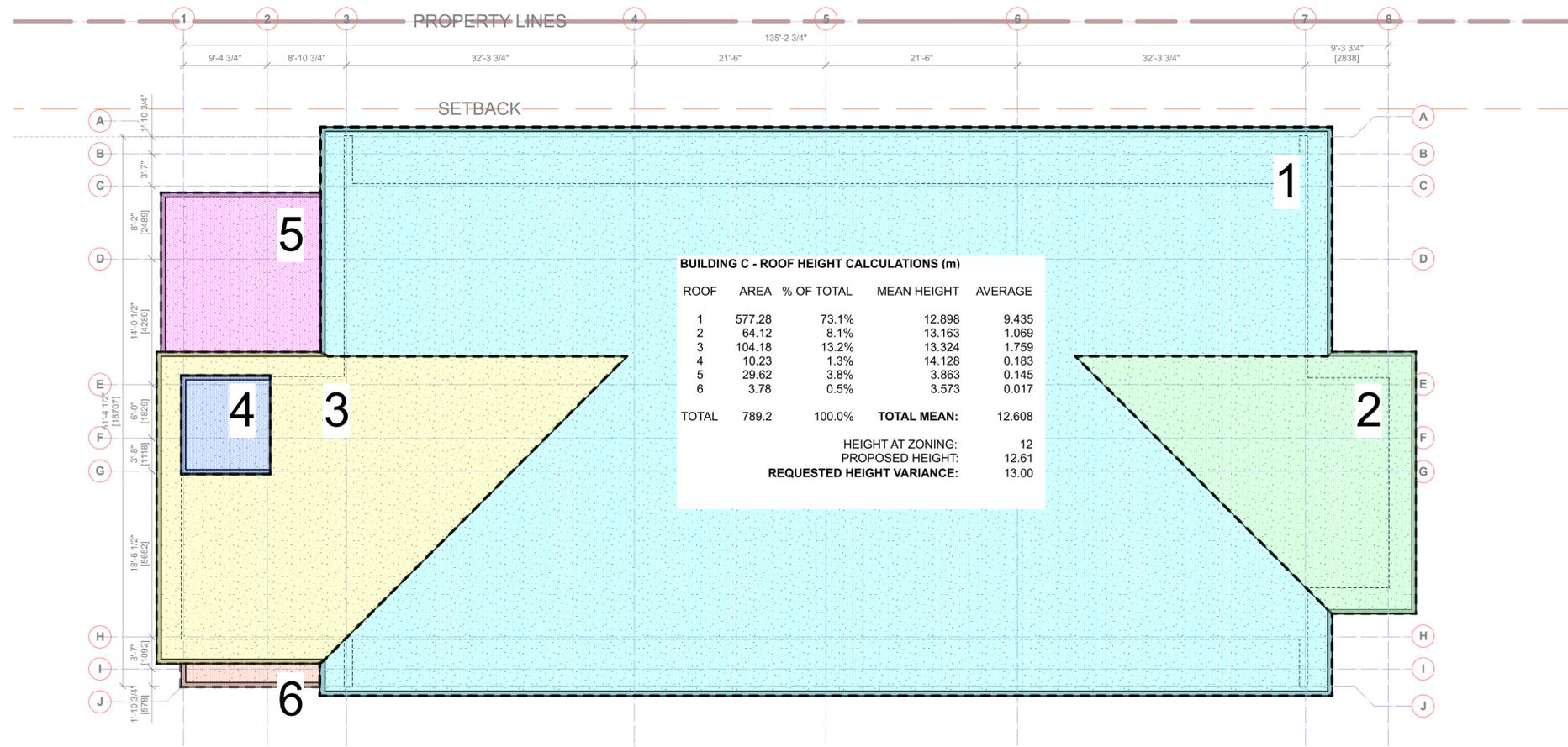
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BM/DA	1/8" = 1'0"
Project No:	Sheet No:
1210	A-2.5 C [R]
BUILDING-C ROOF	



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

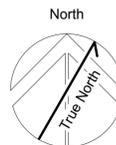


2 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 ROOF DIAGRAM
Scale: 1/8" = 1'-0"

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C - ROOF HEIGHT CALCULATIONS
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 NM 1/8" = 1'0"
 Project No: _____ Sheet No: _____
 1210 **A-2.6 C [R]**
 C - ROOF HEIGHT CALCULATIONS



1 SOUTH ELEVATION - BUILDING A
1/8" = 1'0"



2 WEST ELEVATION - BUILDING A
1/8" = 1'0"



3 NORTH ELEVATION - BUILDING A
1/8" = 1'0" imperial



4 EAST ELEVATION - BUILDING A
1/8" = 1'0" imperial

NOTES:
 ⚠ - LIGHTING FIXTURES TO BE DOWNWARD DIRECTED AND FULL CUT OFF FULLY SHIELDED. ANY LIMITED ARCHITECTURAL LIGHTING MUST BE FULLY AND PHYSICALLY CUT OFF BY SOFFIT. LIGHTING TO BE CONSISTENT WITH RMOW NIGHT SKY POLICY.
 - ANY EXTERIOR ELECTRICAL CONDUIT SHALL BE HIDDEN IN CONCEALED SOFFIT AND BEHIND FASCIA



EXTERIOR FINISHES LEGEND / MATERIAL BOARD TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS			
1 TORCH ON ROOFING MEMBRANE	5 HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH.	9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM	12 HARDIE BOARD - VERTICAL SIDING - LIGHT BROWN
2 PREFINISHED METAL FLASHING	6 WOOD TRIM / GLULAM STAINED	10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY (RMOW SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)	13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS
3 STANDING SEAM CLADDING - LIGHT GREY	7 STEEL FABRICATED AWNING - PAINTED	11 EXTERIOR LIGHTING (ALL FIXTURE TO BE FULL CUT OFF)	14 ALUMINUM DOWN PIPES
4 SOFFITING - STAINED SOLID WOOD	8 ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS		

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North
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A - ELEVATIONS
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Drawn By: **PMG** Scale: **1/8" = 1'0"**
 Project No: **1210** Sheet No: **A-3.1 A [R]**
 A - ELEVATIONS

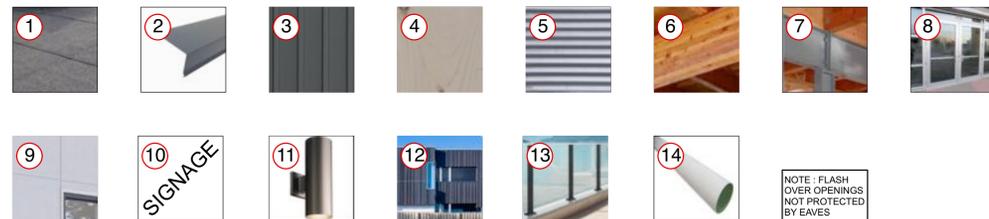


1 NORTH ELEVATION - BUILDING B
1/8" = 1'0"



2 WEST ELEVATION - BUILDING B
1/8" = 1'0"

- NOTES:**
- LIGHTING FIXTURES TO BE DOWNWARD DIRECTED AND FULL CUT OFF FULLY SHIELDED. ANY LIMITED ARCHITECTURAL LIGHTING MUST BE FULLY AND PHYSICALLY CUT OFF BY SOFFIT. LIGHTING TO BE CONSISTENT WITH RMOW NIGHT SKY POLICY.
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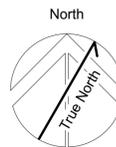


EXTERIOR FINISHES LEGEND / MATERIAL BOARD
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS

- | | | | |
|----------------------------------|--|---|---|
| 1 TORCH ON ROOFING MEMBRANE | 5 HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH. | 9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM | 12 HARDIE BOARD AND BATTEN - RANDOM SPACING - DARK GREY |
| 2 PREFINISHED METAL FLASHING | 6 WOOD TRIM / GLULAM STAINED | 10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY (RMOW SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA) | 13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS |
| 3 STANDING SEAM CLADDING | 7 STEEL FABRICATED AWNING - PAINTED | 11 EXTERIOR LIGHTING (ALL FIXTURE TO BE FULL CUT OFF) | 14 ALUMINUM DOWN PIPES |
| 4 SOFFITING - STAINED SOLID WOOD | 8 ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS | | |

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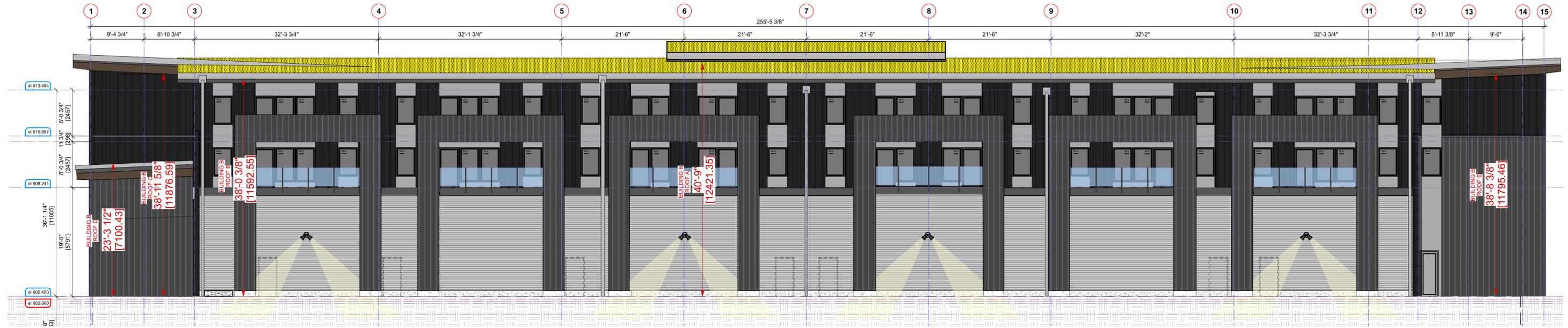
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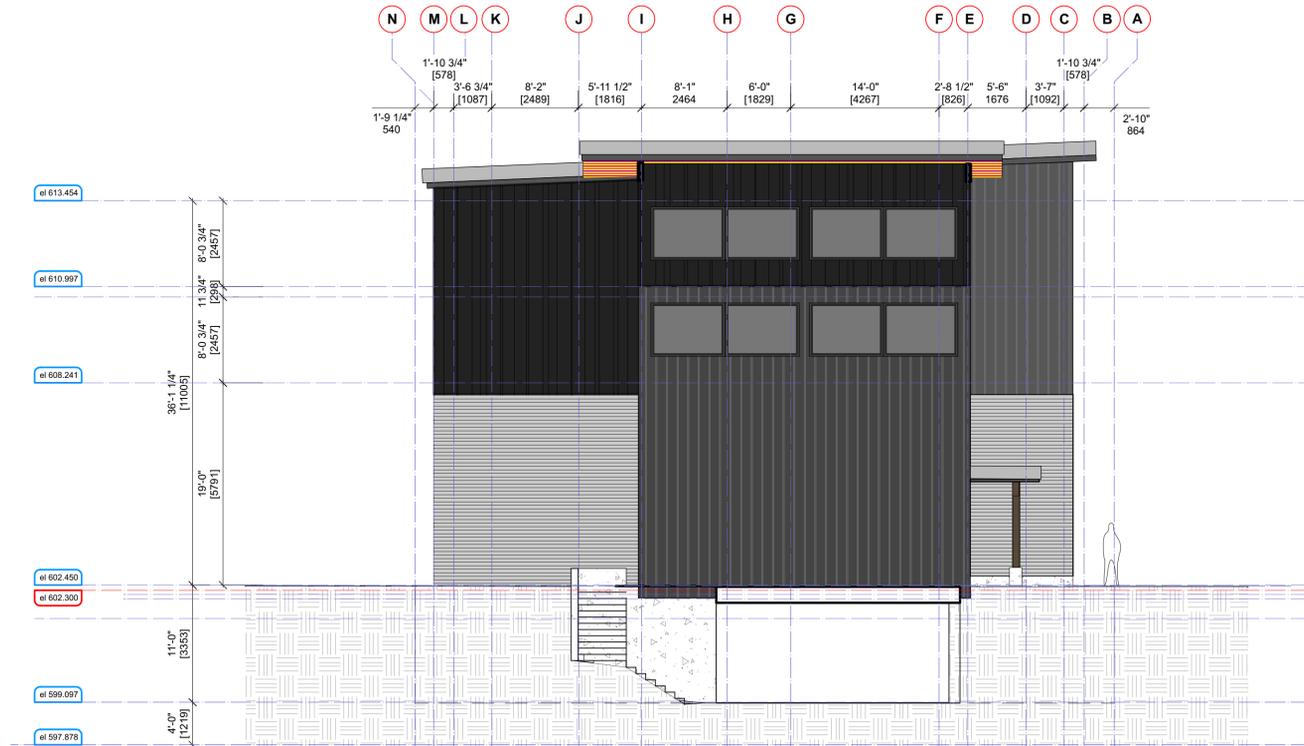
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BUILDING B ELEVATIONS



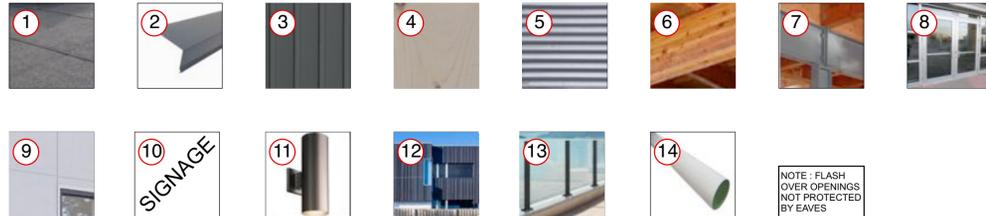
1 SOUTH ELEVATION - BUILDING B
1/8" = 10" imperial



2 EAST ELEVATION - BUILDING B
1/8" = 10" imperial

NOTES:

- LIGHTING FIXTURES TO BE DOWNWARD DIRECTED AND FULL CUT OFF FULLY SHIELDED. ANY LIMITED ARCHITECTURAL LIGHTING MUST BE FULLY AND PHYSICALLY CUT OFF BY SOFFIT. LIGHTING TO BE CONSISTENT WITH RMOW NIGHT SKY POLICY.
- ANY EXTERIOR ELECTRICAL CONDUIT SHALL BE HIDDEN IN CONCEALED SOFFIT AND BEHIND FASCIA

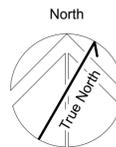


EXTERIOR FINISHES LEGEND / MATERIAL BOARD
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS

- | | | | |
|----------------------------------|---|--|---|
| 1 TORCH ON ROOFING MEMBRANE | 5 HORIZONTAL CORRUGATED METAL SIDING
PREFINISHED GALVALUM COLOR CONFIRM BY ARCH. | 9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM | 12 HARDIE BOARD AND BATTEN - RANDOM SPACING - DARK GREY |
| 2 PREFINISHED METAL FLASHING | 6 WOOD TRIM / GLULAM STAINED | 10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY
(RMOW SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA) | 13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS |
| 3 STANDING SEAM CLADDING | 7 STEEL FABRICATED AWNING - PAINTED | 11 EXTERIOR LIGHTING
(ALL FIXTURE TO BE FULL CUT OFF) | 14 ALUMINUM DOWN PIPES |
| 4 SOFFITING - STAINED SOLID WOOD | 8 ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS | | |

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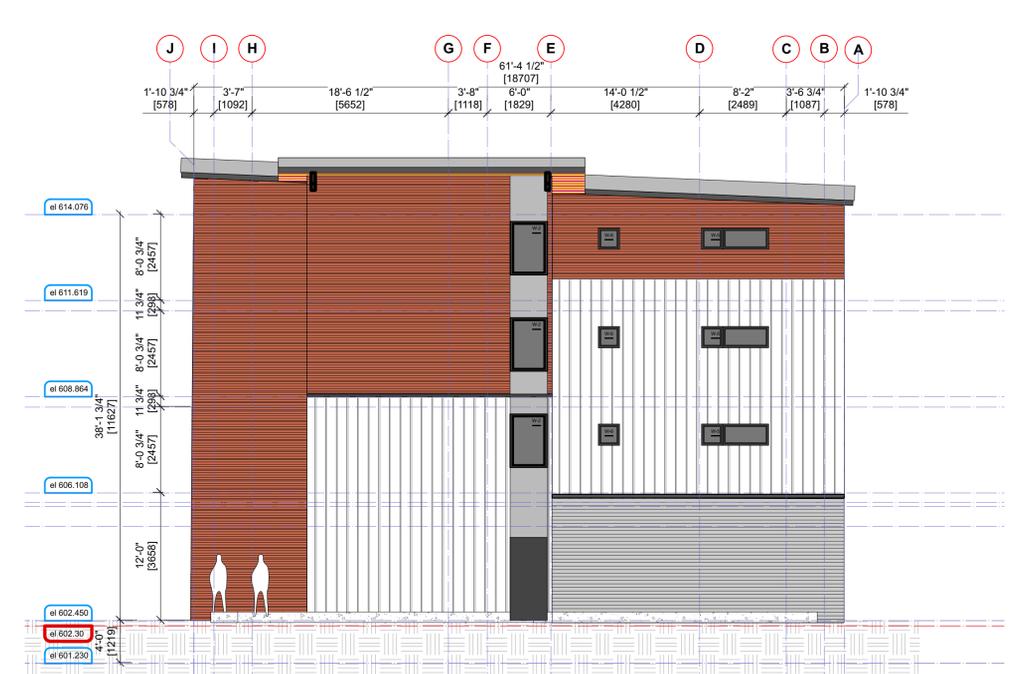
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BM/DA
Project No: 1210 Sheet No: **A-3.2 B [R]**
BUILDING B ELEVATIONS



1 SOUTH ELEVATION - BUILDING C
1/8" = 10"



1 EAST ELEVATION - BUILDING C
1/8" = 10"

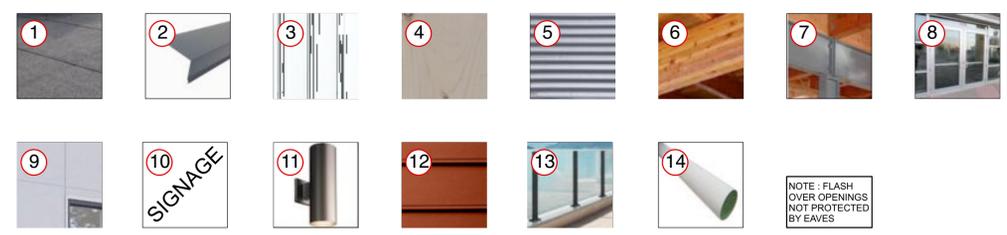


2 NORTH ELEVATION - BUILDING C
1/8" = 10" imperial



2 WEST ELEVATION - BUILDING C
1/8" = 10" imperial

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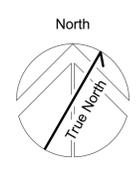


EXTERIOR FINISHES LEGEND / MATERIAL BOARD
TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS

1 TORCH ON ROOFING MEMBRANE	5 HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH.	9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM	12 HARDIE BOARD - BEADED SMOOTH - LIGHT RED
2 PREFINISHED METAL FLASHING	6 WOOD TRIM / GLULAM STAINED	10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY (RMOW SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)	13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS
3 STANDING SEAM CLADDING - WHITE	7 STEEL FABRICATED AWNING - PAINTED	11 EXTERIOR LIGHTING (ALL FIXTURE TO BE FULL CUT OFF)	14 ALUMINUM DOWN PIPES
4 SOFFITING - STAINED SOLID WOOD	8 ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS		

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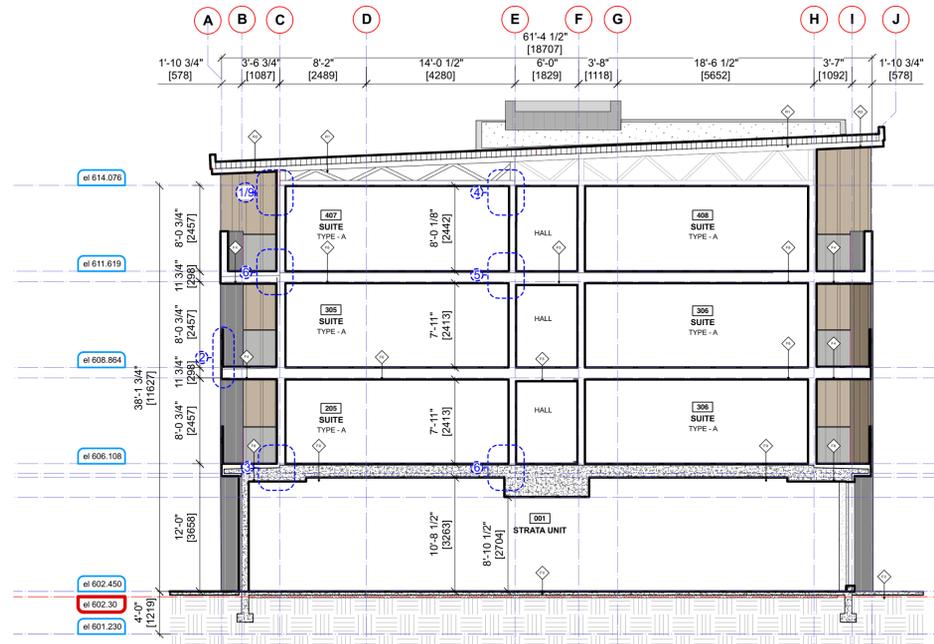
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Tseqwtsúqum, Function Junction
 1000 Alpha Lake Road, Whistler BC

No: _____ Revision: _____ Date: _____

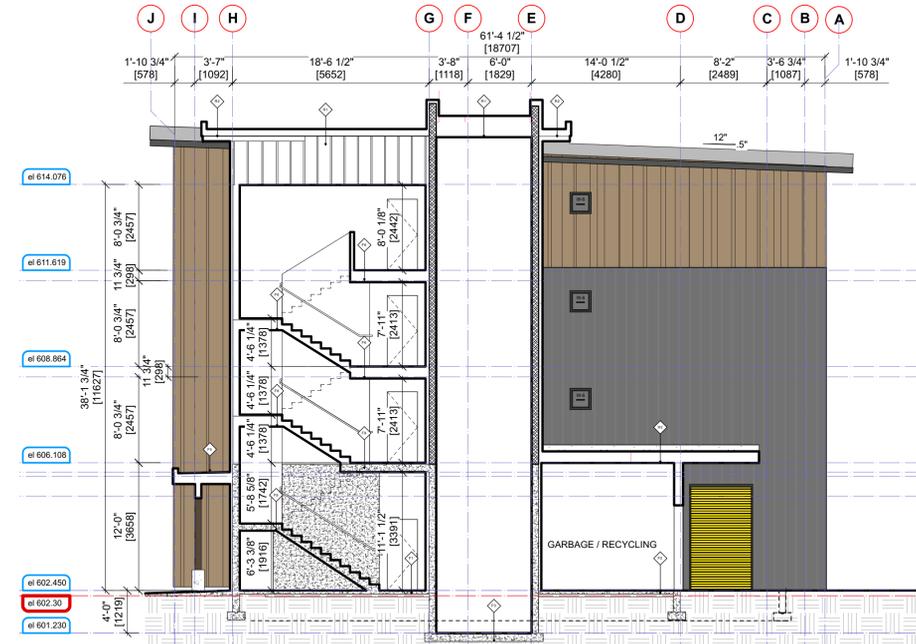
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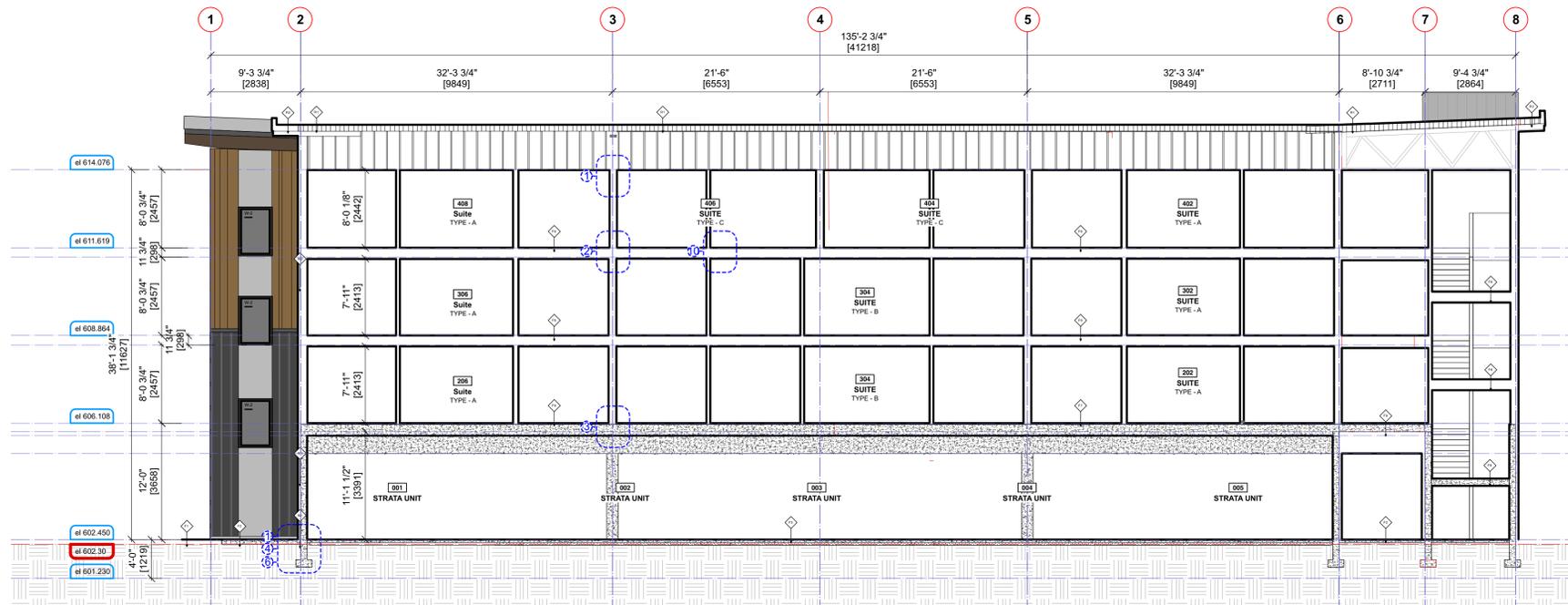
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 BM/DA _____
 Project No: 1210 Sheet No: **A-3.1 C [R]**
 BUILDING-C ELEVATIONS



1 SECTION 1 - BUILDING A
1/8" = 1'0" imperial

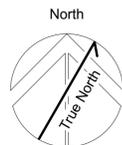


2 SECTION 2 - BUILDING A
1/8" = 1'0" imperial



3 SECTION 3 - BUILDING A
1/8" = 1'0" imperial

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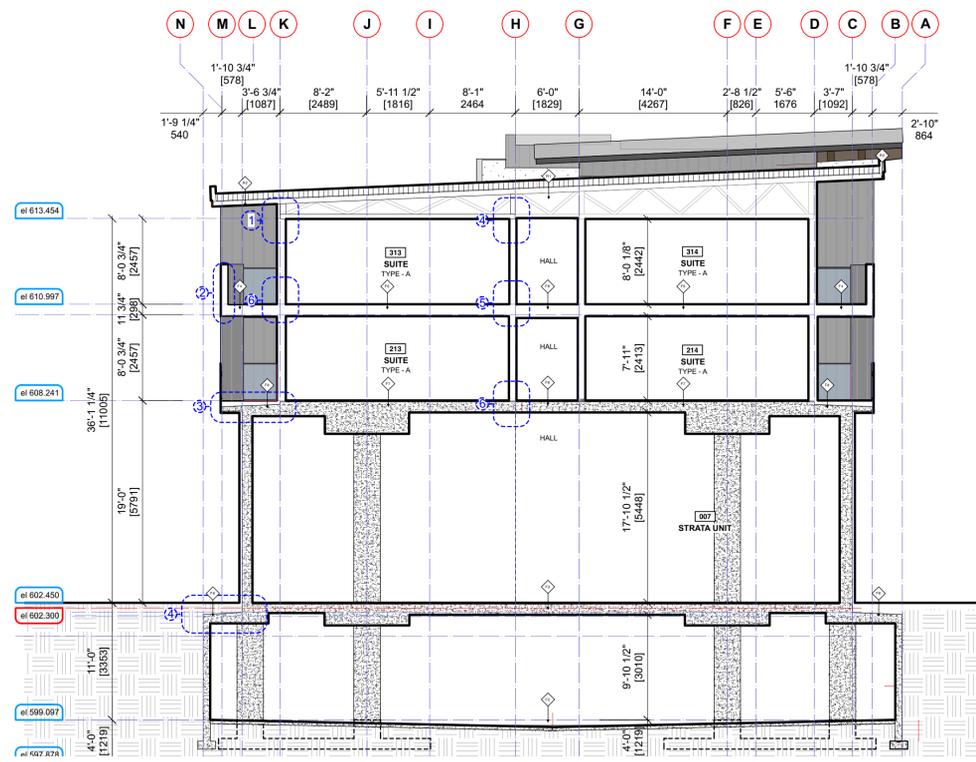
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1000 Alpha Lake Road, Whistler BC

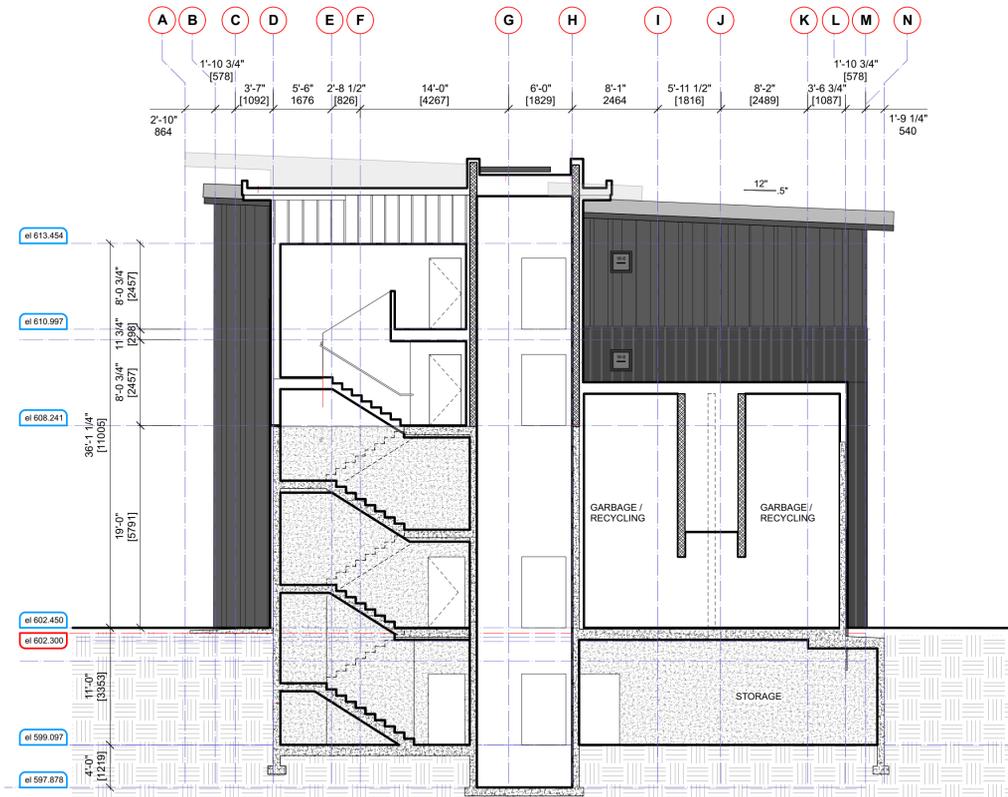
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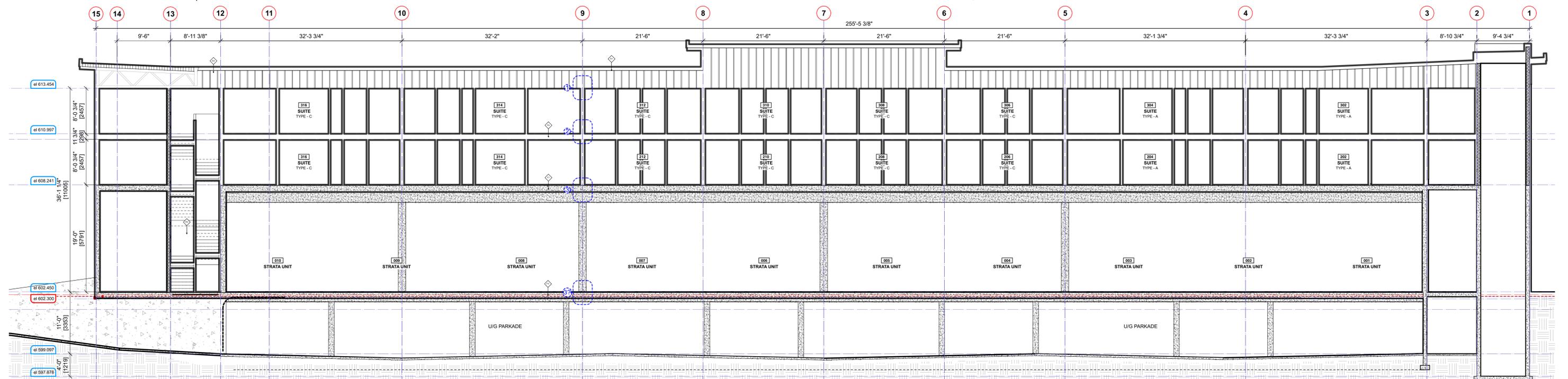
Drawn By: PMG Scale: 1/8" = 1'0"
Project No: 1210 Sheet No: A-4.1 A [R]



1 SECTION 1 - BUILDING B
1/8" = 1'0" imperial

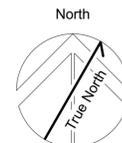


2 SECTION 2 - BUILDING B
1/8" = 1'0" imperial



3 SECTION 3 - BUILDING B
1/8" = 1'0" imperial

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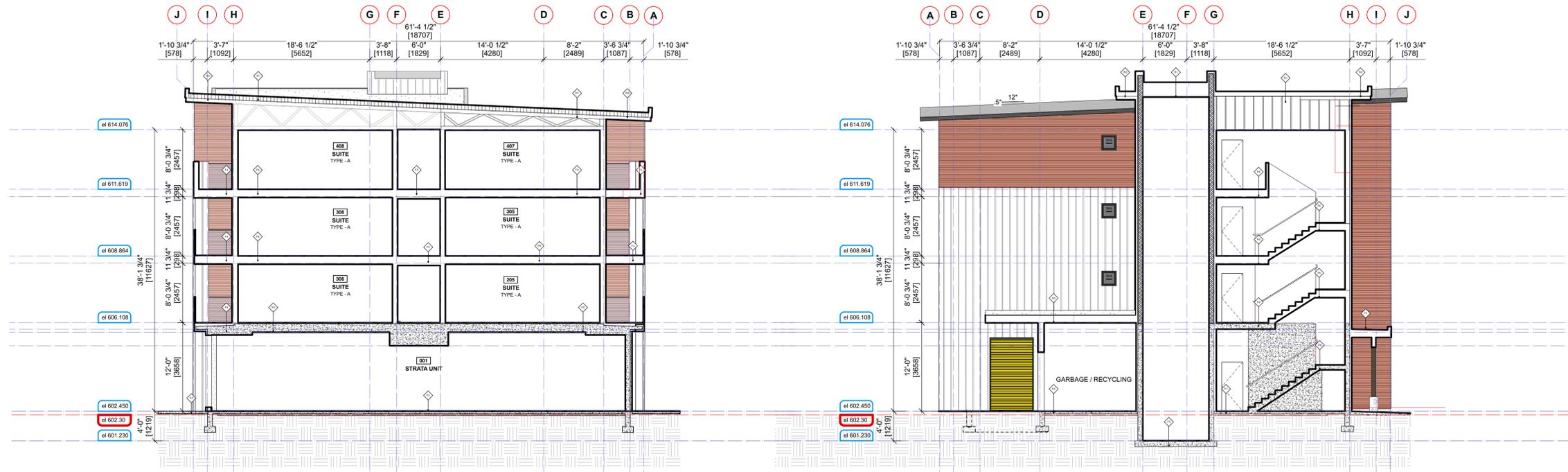
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Project No: _____ Sheet No: _____
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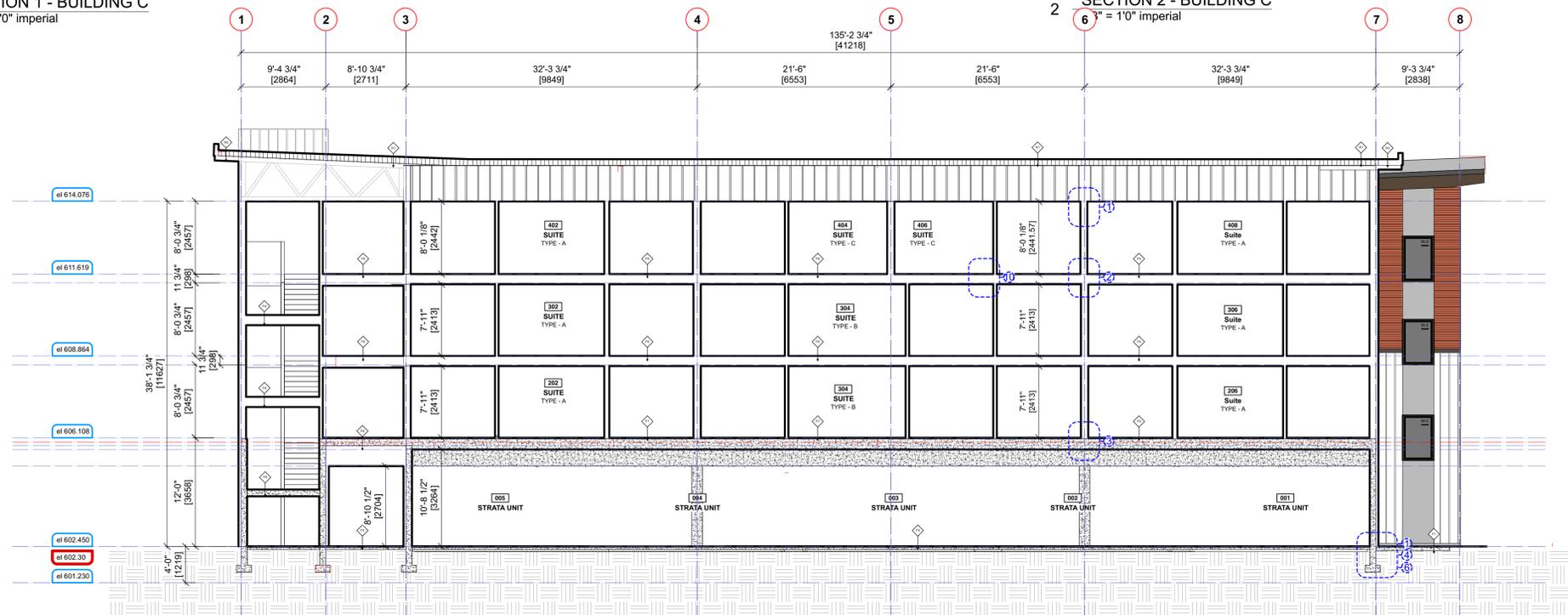
A-4.2 B [R]

BUILDING-B SECTIONS



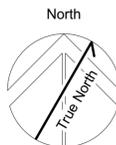
1 SECTION 1 - BUILDING C
1/8" = 1'0" imperial

2 SECTION 2 - BUILDING C
1/8" = 1'0" imperial



2 SECTION 3 - BUILDING C
1/8" = 1'0" imperial

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Project No: _____ Sheet No: _____
1210

A-4.3 C [R]

BUILDING-C SECTIONS

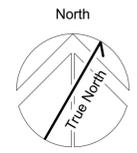


NOTE : FLASH OVER OPENINGS NOT PROTECTED BY EAVES

EXTERIOR FINISHES LEGEND / MATERIAL BOARD TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS	
1 TORCH ON ROOFING MEMBRANE	9 FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM
2 PREFINISHED METAL FLASHING	10 COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY (FROM SIGNAGE BYLAW APPLIES MAX LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)
3 STANDING SEAM CLADDING - LIGHT GREY	11 EXTERIOR LIGHTING (ALL FIXTURE TO BE FULL CUT OFF)
4 SOFFITING - WOODTONE IRISH CREAM (TO CONFIRM COLOUR W/ARCH)	12 HARDIE BOARD - VERTICAL SIDING - LIGHT BROWN
5 HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH.	13 PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS
6 WOOD TRIM / GLULAM STAINED	14 ALUMINUM DOWN PIPES
7 STEEL FABRICATED AWNING - PAINTED	
8 ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS	

1 EAST ELEVATION - BUILDING A
3/8" = 1'0"

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1210 **A-5.1 A [R]**
MATERIAL BOARD

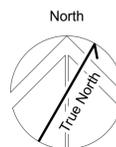


NOTE : FLASH OVER OPENINGS NOT PROTECTED BY EAVES

EXTERIOR FINISHES LEGEND / MATERIAL BOARD TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS	
① TORCH ON ROOFING MEMBRANE	⑨ FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM
② PREFINISHED METAL FLASHING	⑩ COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY <small>(R/W/W SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)</small>
③ STANDING SEAM CLADDING	⑪ EXTERIOR LIGHTING <small>(ALL FIXTURE TO BE FULL CUT OFF)</small>
④ SOFFITING - WOODTONE IRISH CREAM (TO CONFIRM COLOUR W/ARCH)	⑫ HARDIE BOARD AND BATTEN - RANDOM SPACING - DARK GREY
⑤ HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH.	⑬ PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS
⑥ WOOD TRIM / GLULAM STAINED	⑭ ALUMINUM DOWN PIPES
⑦ STEEL FABRICATED AWNING - PAINTED	
⑧ ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS	

1 EAST ELEVATION - BUILDING A
3/8" = 1'0"

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A-5.1 B [R]

MATERIAL BOARD

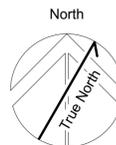


NOTE : FLASH OVER OPENINGS NOT PROTECTED BY EAVES

EXTERIOR FINISHES LEGEND / MATERIAL BOARD TO BE READ IN CONJUNCTION WITH DETAILS & ELEVATIONS	
① TORCH ON ROOFING MEMBRANE	⑨ FIBER CEMENT (HARDIE) PANNEL WITH C/W TRIM
② PREFINISHED METAL FLASHING	⑩ COMPANY LOGO / SIGNAGE ATTACHED TO STEEL CANOPY <small>(RMOW SIGNAGE BYLAW APPLIES. MAX. LETTER HT. 12" & ARCHITECTURAL SIGNAGE TO HAVE ALL CONDUITS CONCEALED BEHIND FASCIA)</small>
③ STANDING SEAM CLADDING - WHITE	⑪ EXTERIOR LIGHTING <small>(ALL FIXTURE TO BE FULL CUT OFF)</small>
④ SOFFITING - WOODTONE IRISH CREAM (TO CONFIRM COLOUR W/ARCH)	⑫ HARDIE BOARD - BEADED SMOOTH - LIGHT RED
⑤ HORIZONTAL CORRUGATED METAL SIDING PREFINISHED GALVALUM COLOR CONFIRM BY ARCH.	⑬ PREFINISHED ALUMIN GUARDRAILS W/ TEMPERED GLASS
⑥ WOOD TRIM / GLULAM STAINED	⑭ ALUMINUM DOWN PIPES
⑦ STEEL FABRICATED AWNING - PAINTED	
⑧ ANODIZED ALUMINIUM STORE FRONT WINDOWS AND DOORS	

1 EAST ELEVATION - BUILDING A
3/8" = 1'0"

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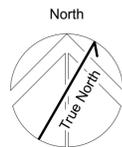
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Project No: _____

Sheet No: _____

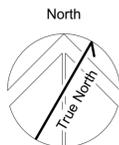
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A-9.2 {R}

RENDERINGS