DEVELOPMENT SUMMARY

GROSS BUILDING AREA-	**231, 000 sf**
EXCLUSIONS	**-39, 000 sf**
NET BUILDING AREA (RES. + COMM)	**192, 000 sf**
SITE AREA	**115, 112 sf**

GROSS AREA SUMMARY

L1 -	26, 000 sf
L2 -	27, 500 sf
L3 -	46, 500 sf
L4 -	46, 500 sf
L5 -	46, 500 sf
L6 -	38, 000 sf
TOTAL (GROSS AREA):	**231, 000 sf**
TOTAL RESIDENTIAL L2-L6:	**179, 500 sf**
TOTAL COMMERICAL:	**12, 500 sf**
TOTAL EXCLUSIONS:	**39, 000 sf**

FSR

PROPOSED FSR	**1.66**
CURRENT FSR (RM-3)	1.00

FSR Exclusions:
Common stairwells, common elevator shafts, common corridors, common recreation or service facilities, common garbage and recycling facilities, and Class A bicycle parking facilities;

LOT COVERAGE

PROPOSED SITE COVERAGE (Not including parking structure)	**40%**
CURRENT SITE COVERAGE (RM-3)	50%

BUILDING HEIGHT

PROPOSED BUILDING HEIGHT	**19.9m**
CURRENT BUILDING HEIGHT (RM-3)	15m

SETBACKS

PROPOSED SETBACKS

NORTH L1-L2	**3.05m**
NORTH L3-L6	**5.03m**
EAST L1-L2	**5.03m**
EAST L3-L4	**3.05m**
EAST L5-L6	**5.03m**
SOUTH L1-L2	**5.03m**
SOUTH L3-L5	**3.05m**
SOUTH L6	**5.03m**
WEST L1-L2	**5.03m**
WEST L3-L5	**3.05m**
WEST L6	**5.03m**

CURRENT SETBACKS (RM-3)

FRONT YARD	7.62m
REAR YARD	9.15m
INT. SIDE YARD	4.57m
EXT.SIDE YARD	7.62m

PROPERTY AREA = 115152.88 SF

SHIFT
SHIFT ARCHITECTURE INC
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No.	Date	Revision Notes
1	23/10/2017	ISSUED FOR REZONING

ISSUED FOR REZONING 23- OCT - 2017

Project Title
SQUAMISH - PEMBERTON & 3RD

38201 Third Avenue, Squamish BC

POLYGON

Client/Owner
POLYGON HOMES LTD.

Suite 900, 1333 West Broadway
Vancouver, BC, V6H 4C2

Sheet Title
SITE PLAN - LEVEL 1

Drawn By / *Reviewed by* — *Author* / *Approver*

Project Number **1702**

Plot Date 2017/07/18 — *Issue Date* 23/10/2017

Scale **1" = 20'-0"** — *Issue/Revision* **1**

Sheet Number

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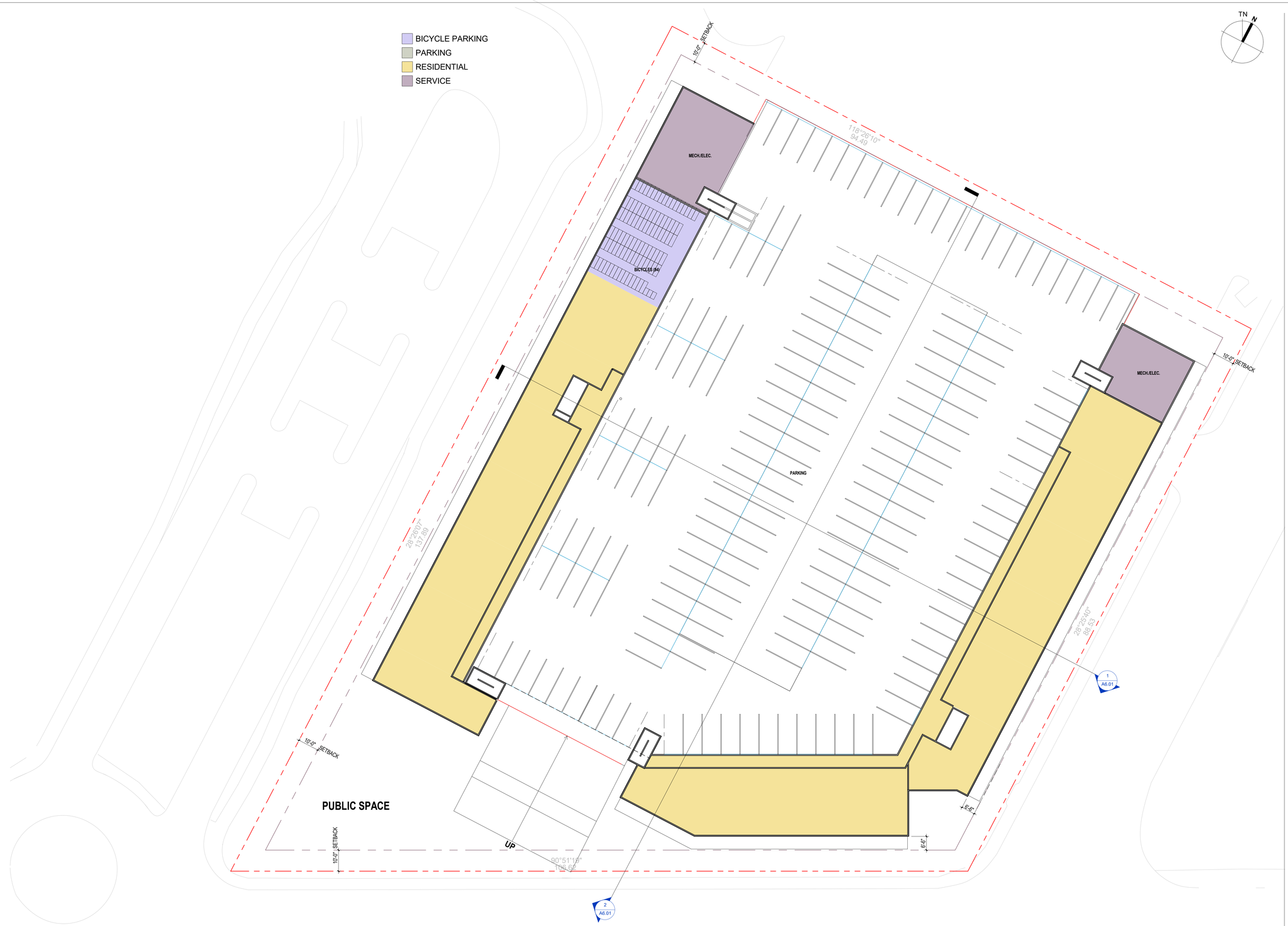

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ISSUED FOR REZONING 23- OCT - 2017

Project Title

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Sheet Title

SITE PLAN LEVEL 2

Drawn By	Author
Reviewed by	Approver

Project Number
1702

Plot Date	*Issue Date*
2017/07/18	23/10/2017
Scale	*Issue/Revision*
1" = 20'-0"	**1**

Sheet Number

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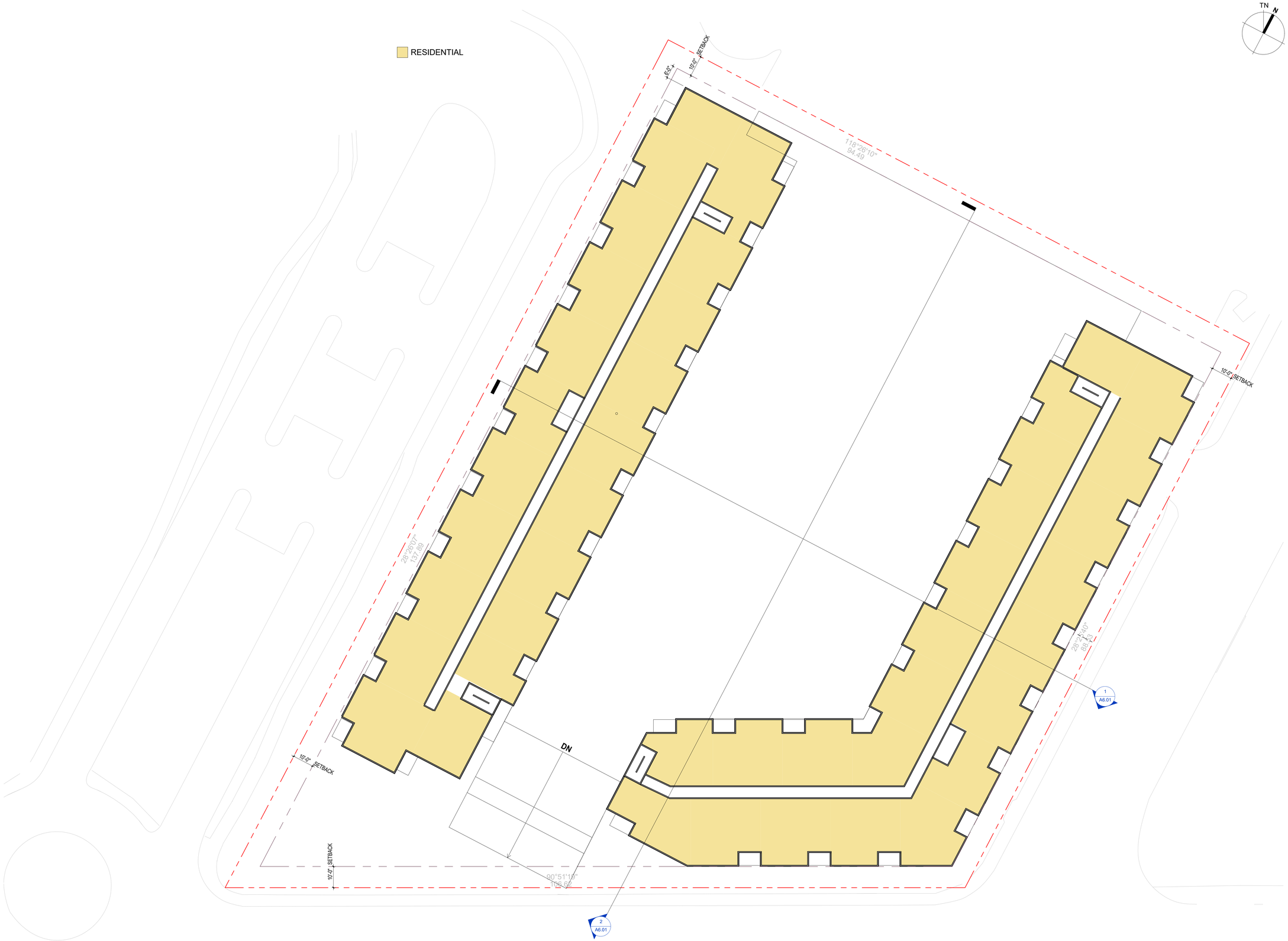

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Sheet Title

SITE PLAN LEVELS 3, 4

Drawn By Author
Reviewed by Approver

Project Number
1702

Plot Date 2017/07/18
Issue Date 23/10/2017

Scale **1" = 20'-0"**
Issue/Revision **1**

Sheet Number

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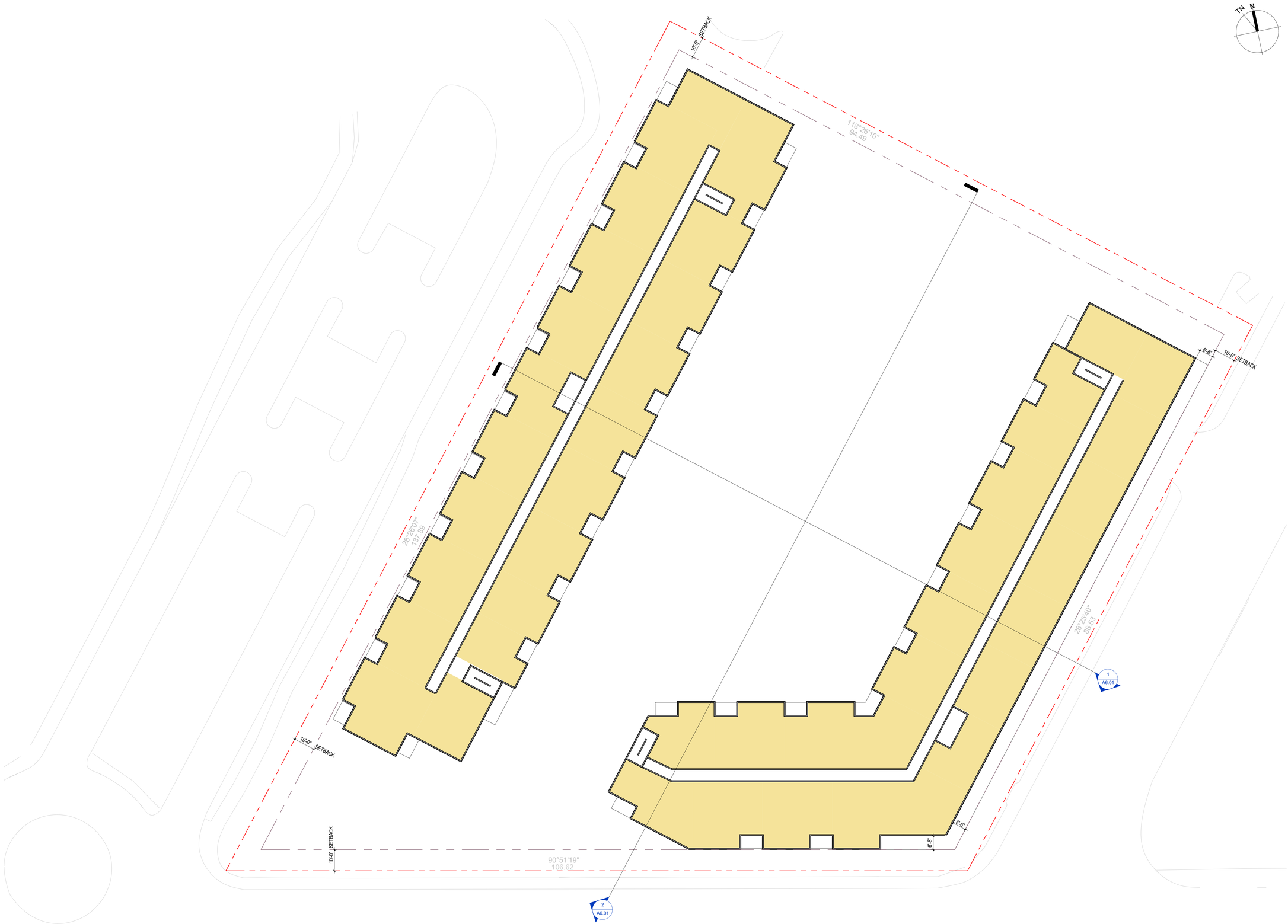

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No.	Date	Revision Notes

ISSUED FOR REZONING 23- OCT - 2017

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Sheet Title

SITE PLAN - LEVEL 5

Drawn By Author
Reviewed by Approver

Project Number
1702

Plot Date 2017/07/18
Issue Date

Scale **1" = 20'-0"**
Issue/Revision

Sheet Number

A1.05

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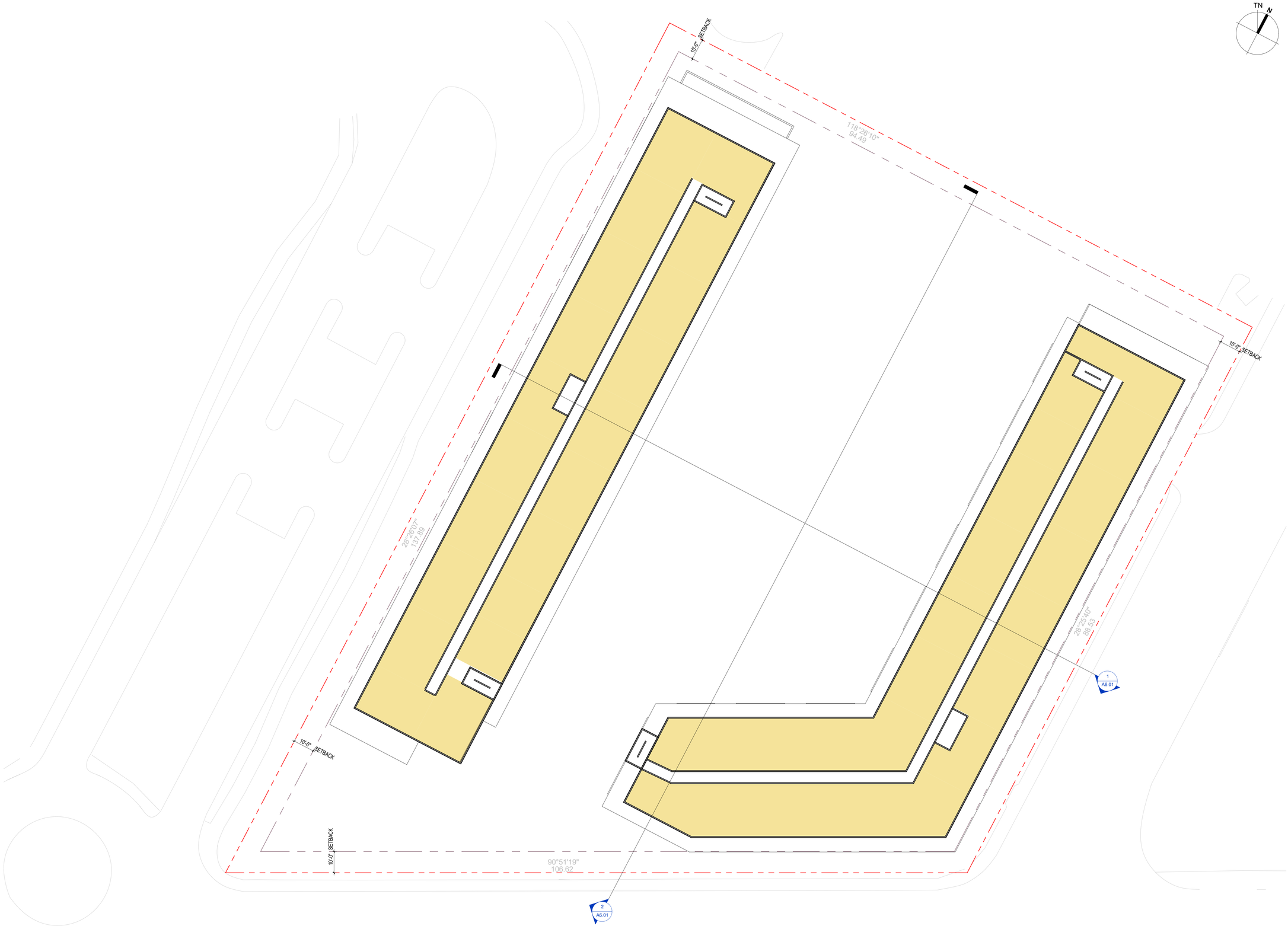

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Sheet Title

SITE PLAN - LEVEL 6

Drawn By	Author
Reviewed by	Approver

Project Number
1702

Plot Date	*Issue Date*
2017/07/18	23/10/2017
Scale	*Issue/Revision*
1" = 20'-0"	**1**

Sheet Number

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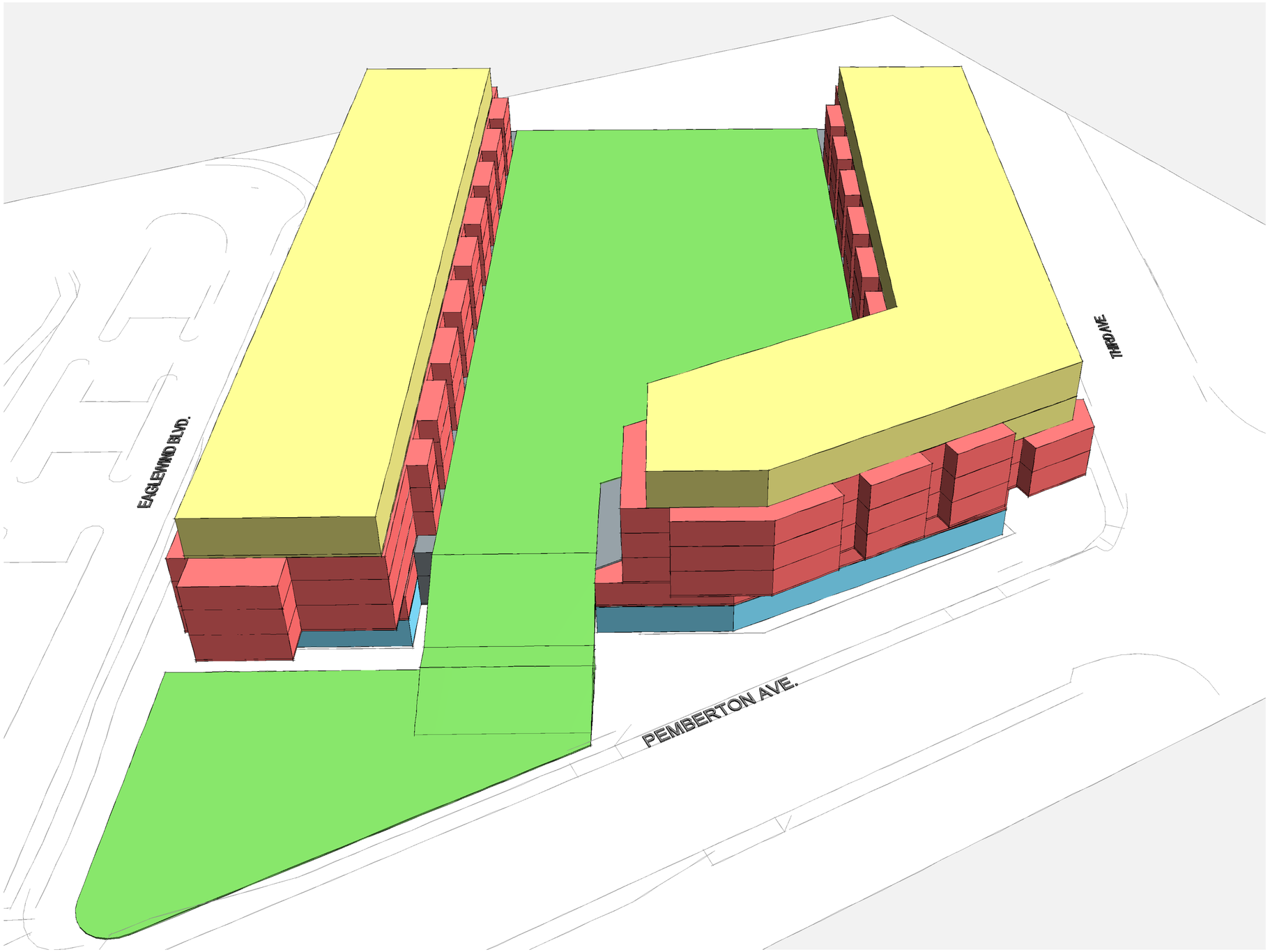

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Sheet Title

AERIAL VIEW - S

Drawn By Author
Reviewed by Approver

Project Number
1702

Plot Date 2017/07/18
Issue Date 23/10/2017

Scale
Issue/Revision **1**

Sheet Number

A2.01a

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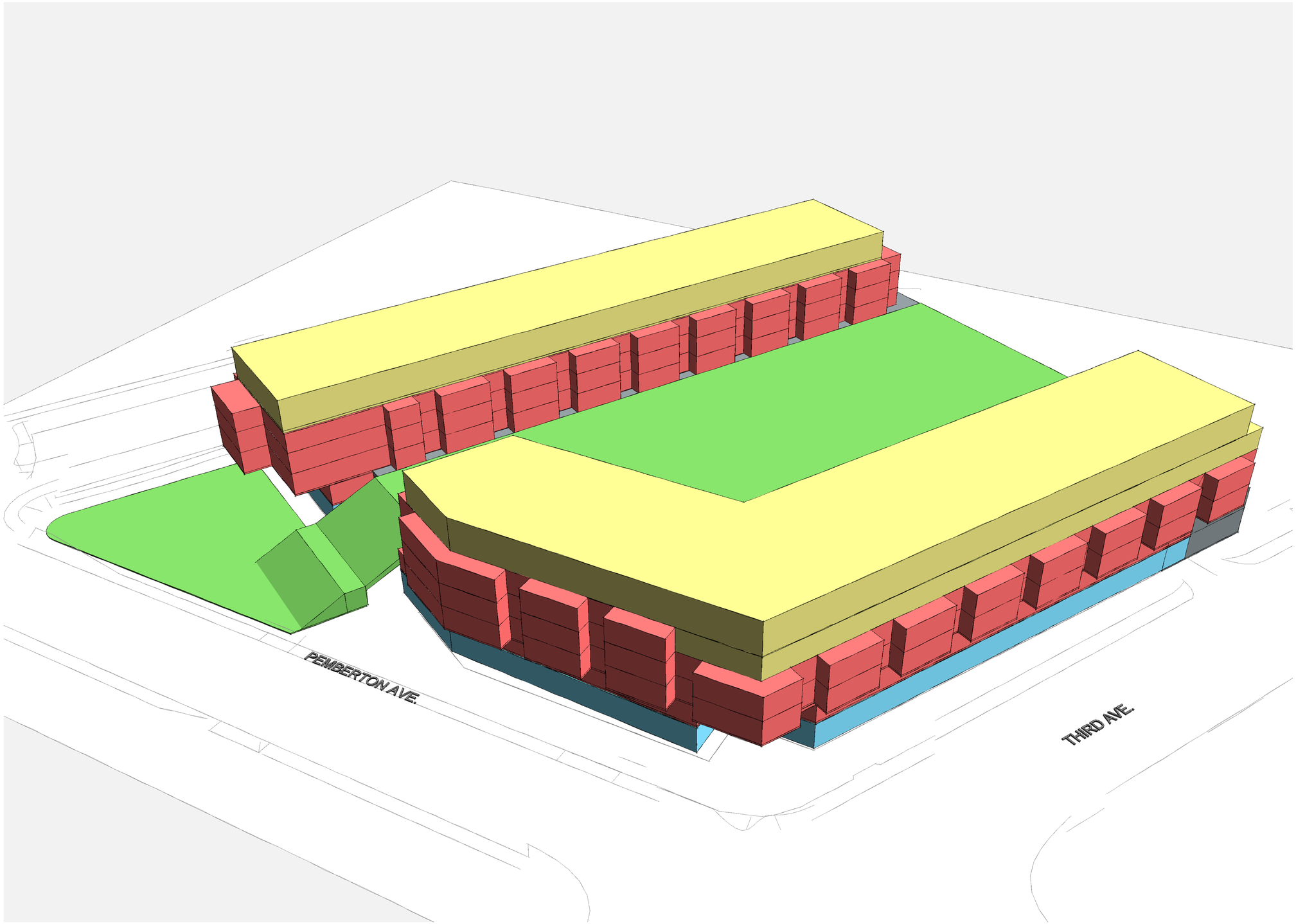

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Project Title

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Sheet Title

AERIAL VIEW - SE

Drawn By	Author
Reviewed by	Approver

Project Number
1702

Plot Date	*Issue Date*
2017/07/18	23/10/2017
Scale	*Issue/Revision*
	1

Sheet Number

A2.01b

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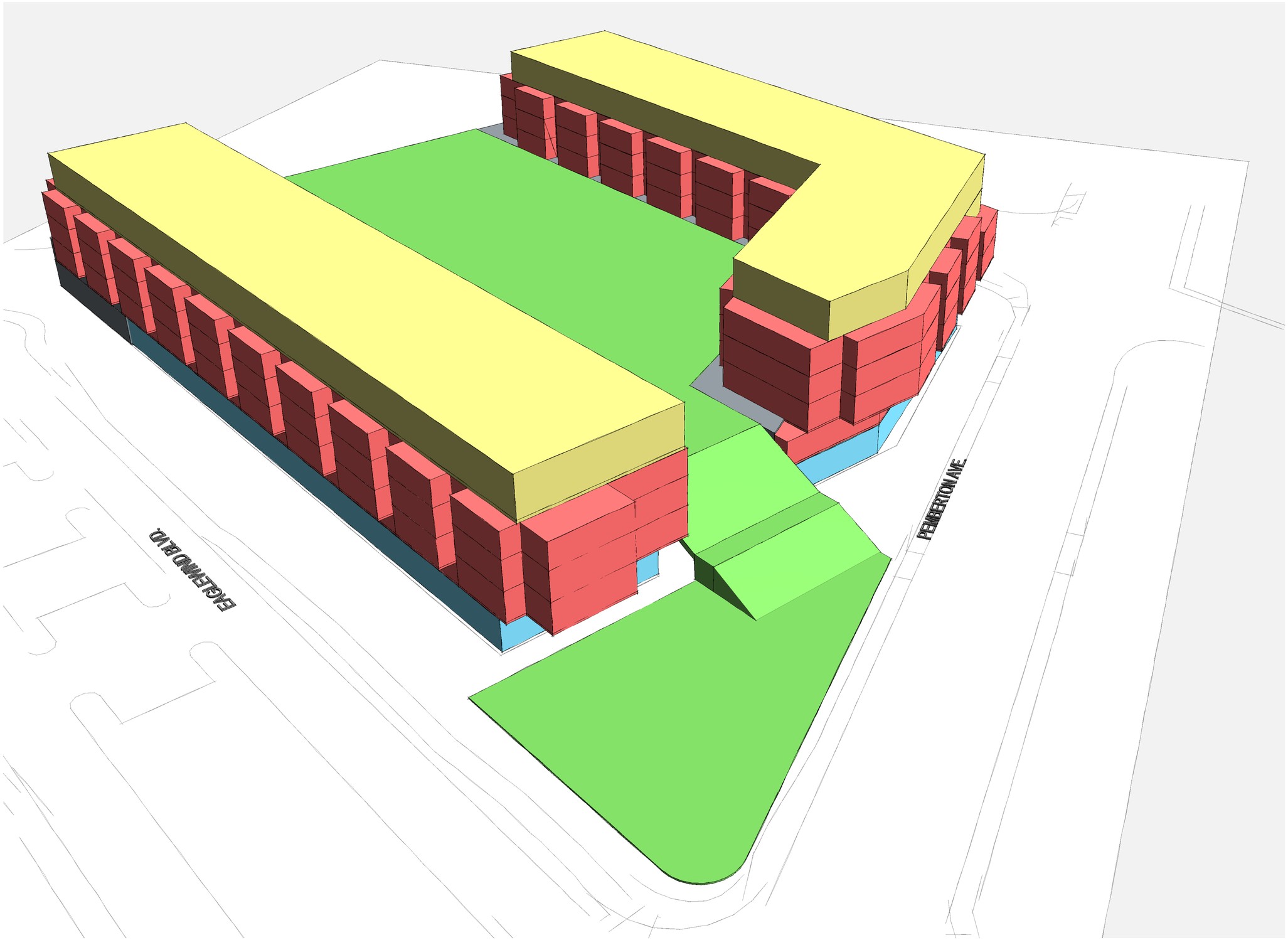

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Sheet Title

AERIAL VIEW - SW

Drawn By Author
Reviewed by Approver

Project Number
1702

Plot Date 2017/07/18
Issue Date 23/10/2017

Scale
Issue/Revision **1**

Sheet Number

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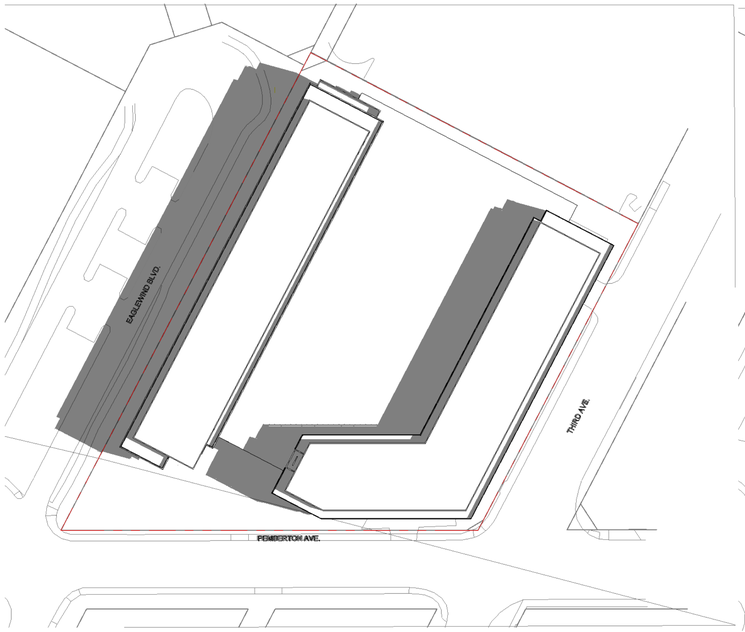
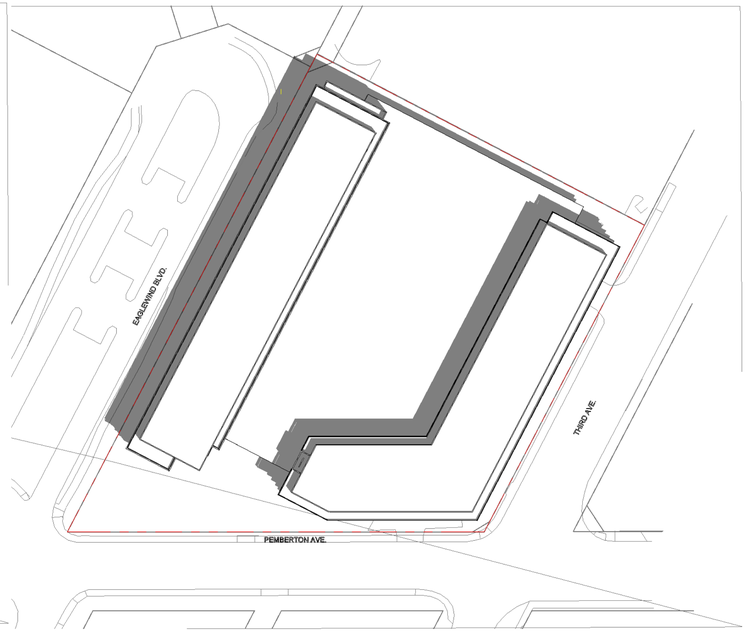


1 SHADOW STUDY - JUNE 21st (10am)
1" = 60'-0"



2 SHADOW STUDY - JUNE 21st (12pm)
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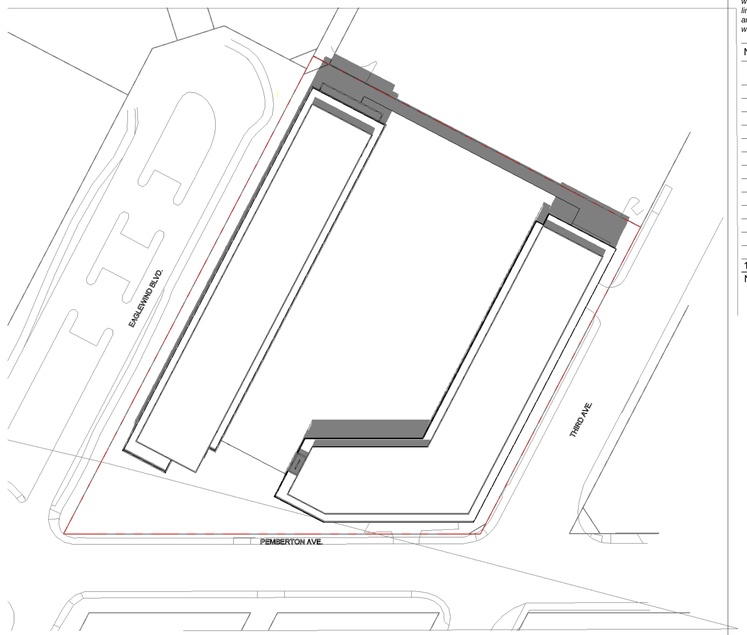

3 SHADOW STUDY - JUNE 21st (2pm)
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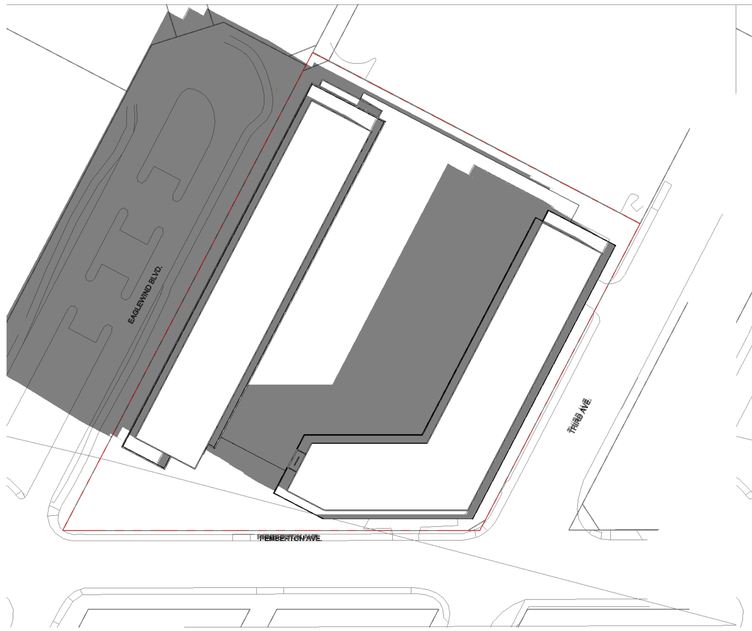
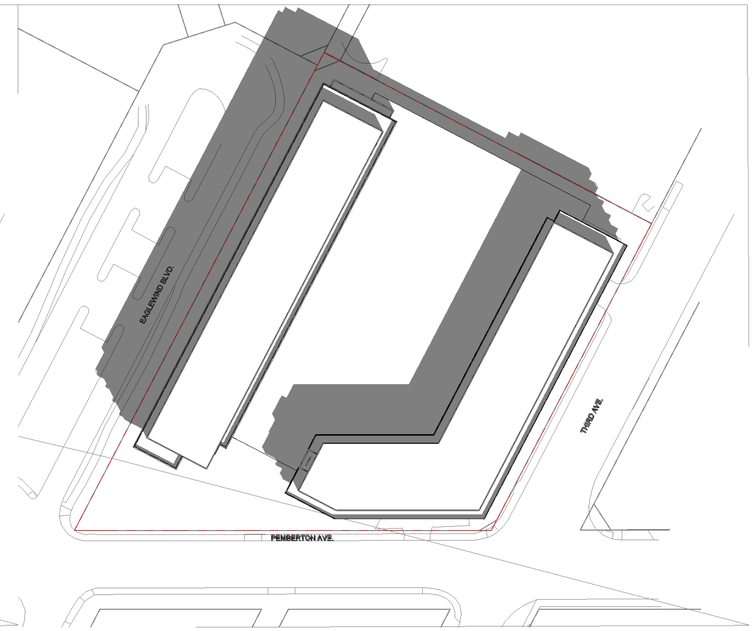
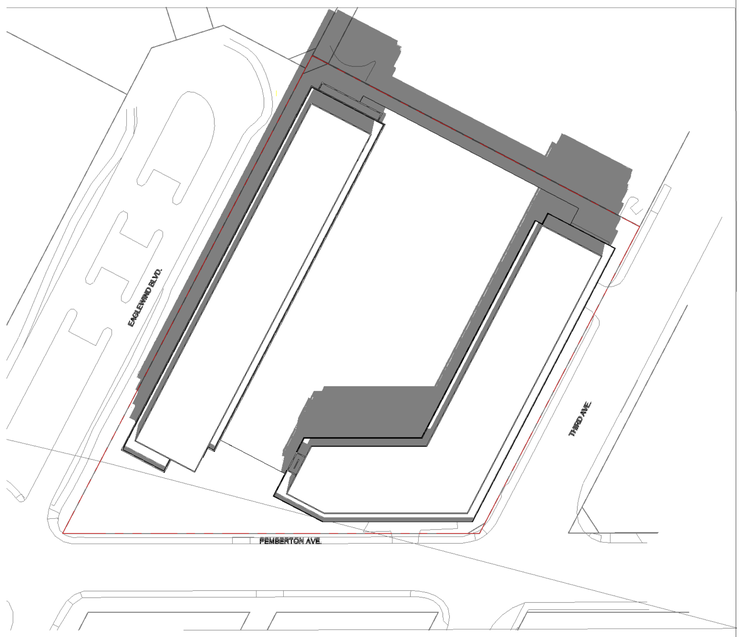


4 SHADOW STUDY - SEPT / MARCH 21st (10am)
1" = 60'-0"



5 SHADOW STUDY - SEPT / MARCH 21st (12pm)
1" = 60'-0"



6 SHADOW STUDY - SEPT / MARCH 21st (2pm)
1" = 60'-0"

TN

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No.	Date	Revision Notes

ISSUED FOR REZONING 23- OCT - 2017

Project Title
SQUAMISH - PEMBERTON & 3RD

38201 Third Avenue, Squamish BC

POLYGON

Client/Owner
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Suite 900, 1333 West Broadway
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Sheet Title
SHADOW STUDIES

Drawn By Author
Reviewed by Approver

Project Number
1702

Plot Date 2017/07/18
Issue Date 23/10/2017

Scale **1" = 60'-0"**
Issue/Revision **1**

Sheet Number
A2.02

23/10/2017 2:26:30 PM

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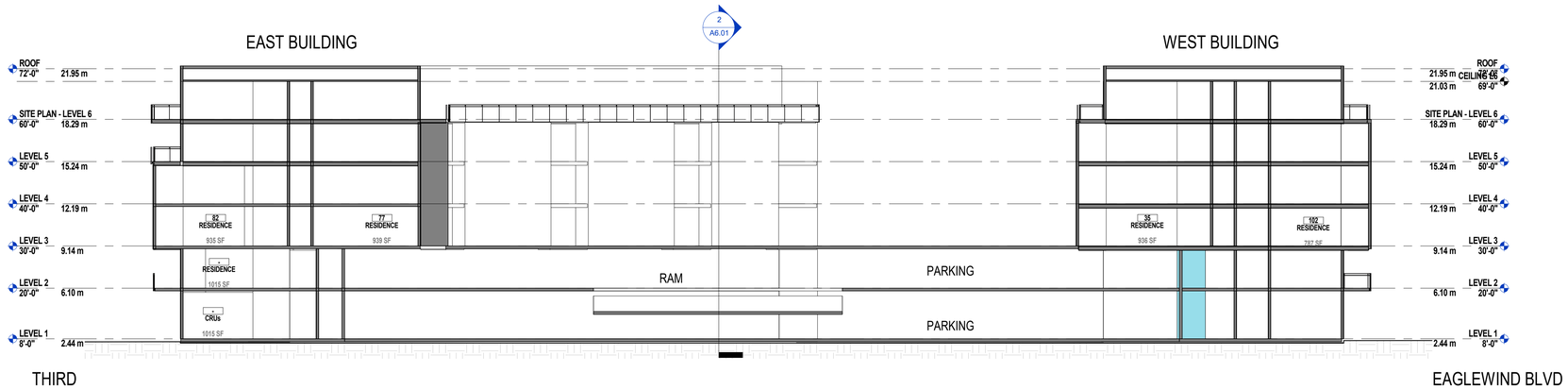
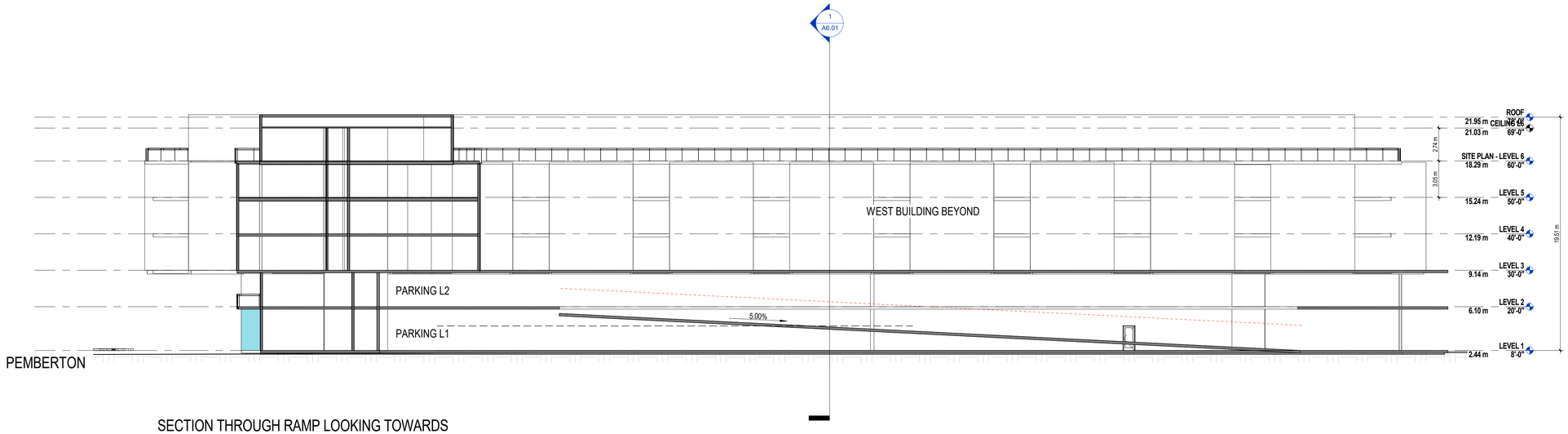


1 A1.02 CROSS SECTION THROUGH SITE

1/16" = 1'-0"



2 A1.02 SECTION THROUGH RAMP LOOKING TOWARDS WEST BUILDING

1/16" = 1'-0"

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Suite 900, 1333 West Broadway
Vancouver, BC, V6H 4C2

Sheet Title

BUILDING SECTIONS

Drawn By Author
Reviewed by Approver

Project Number
1702

Plot Date 2017/07/18
Issue Date 23/10/2017

Scale **1/16" = 1'-0"**
Issue/Revision **1**

Sheet Number

A6.01

23/10/2017 2:05:32 PM

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