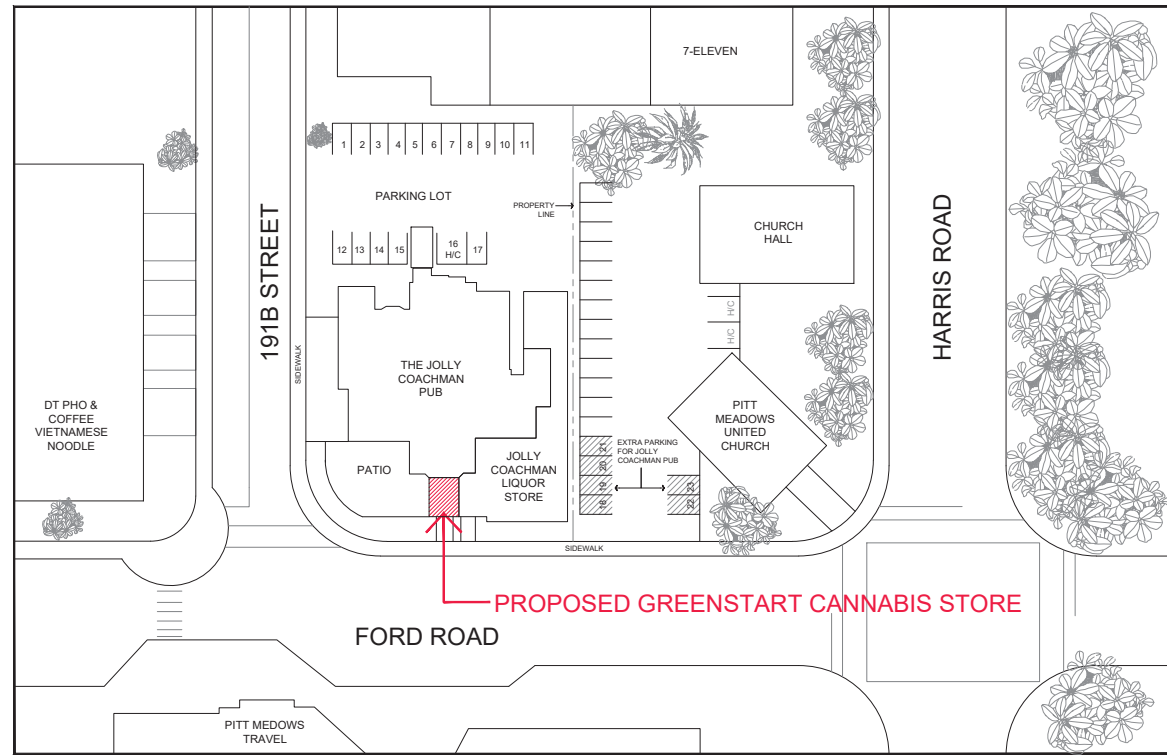


- PROPOSED GREENSTAR CANNABIS RETAIL STORE -

19167 FORD ROAD, PITT MEADOWS, B.C., V3Y 2B6



SITE PLAN
SCALE: 1/16" = 1'-0"



STORE FRONT ELEVATION - FACING FORD ROAD
SCALE: N.T.S.

PROJECT DATA

PROJECT NAME: THE JOLLY COACHMAN PUB / LIQUOR STORE & PROPOSED GREENSTAR CANNABIS STORE
CIVIC ADDRESS: 19167 FORD ROAD, PITT MEADOWS, B.C., V3Y 2B6
LEGAL DESCRIPTION: LOT 42, BLOCK 6N, PLAN NWP52329, SECTION 36, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT
PID: 000-452-742
BUILDING: 16279.0 SQUARE FEET
JOLLY COACHMAN: 14221.0 SQUARE FEET
LIQUOR STORE: 2043.0 SQUARE FEET
PROPOSED CANNABIS STORE: 185.2 SQUARE FEET
PARKING:
EXISTING ON SITE 17
ADDITIONAL OFF SITE 6
TOTAL PARKING 23

DRAWING LIST

- AD-1.0 SITE PLAN, STOREFRONT ELEVATION, PROJECT DATA, DRAWING LIST, DESCRIPTION OF WORK, CONTACT INFORMATION
- AD-1.1 EXISTING & DEMOLITION PLAN, DEMOLITION LEGEND, DEMOLITION NOTES
- AD-1.2 PROPOSED FLOOR PLAN
- AD-1.3 PROPOSED FLOOR PLAN, SECURITY DEVICES PLAN, DIMENSION PLAN, WALL LEGEND, DOOR SCHEDULE, SECURITY DEVICE LEGEND

DESCRIPTION OF WORK

ARCHITECTURAL
TENANT IMPROVEMENT TO EXISTING RESTAURANT'S FOYER AREA INVOLVING THE REMOVAL OF INTERIOR WALLS AND DOOR TO ACCOMMODATE THE PROPOSED FLOOR PLAN. NEW DEMISING WALL, REGULAR WASHROOM ALONG WITH A NEW SERVICE COUNTER, LOCKED DISPLAY CABINETS WILL BE INSTALLED. ADDITIONALLY, NEW ENTRANCE DOOR WILL BE INSTALLED FOR THE ADJACENT RESTAURANT.

CONTACT INFORMATION

LANDLORD
19167 FORD ROAD, PITT MEADOWS, B.C., V3Y 2B6
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DESIGNER
WHG DESIGN
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5489 BYRNE ROAD
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ARCHITECT
ARCHITELIER ARCHITECTURE & REAL ESTATE CONSULTING INC.
CONTACT: DANNY WONG
680 - 838 WEST HASTINGS ST.
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E: dwong@architelier.com
T: 604-773-2068

REV.	DATE	DESCRIPTION

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO WHG DESIGN.
DO NOT SCALE DRAWINGS.

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CLIENT



CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE.
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CONSULTANTS



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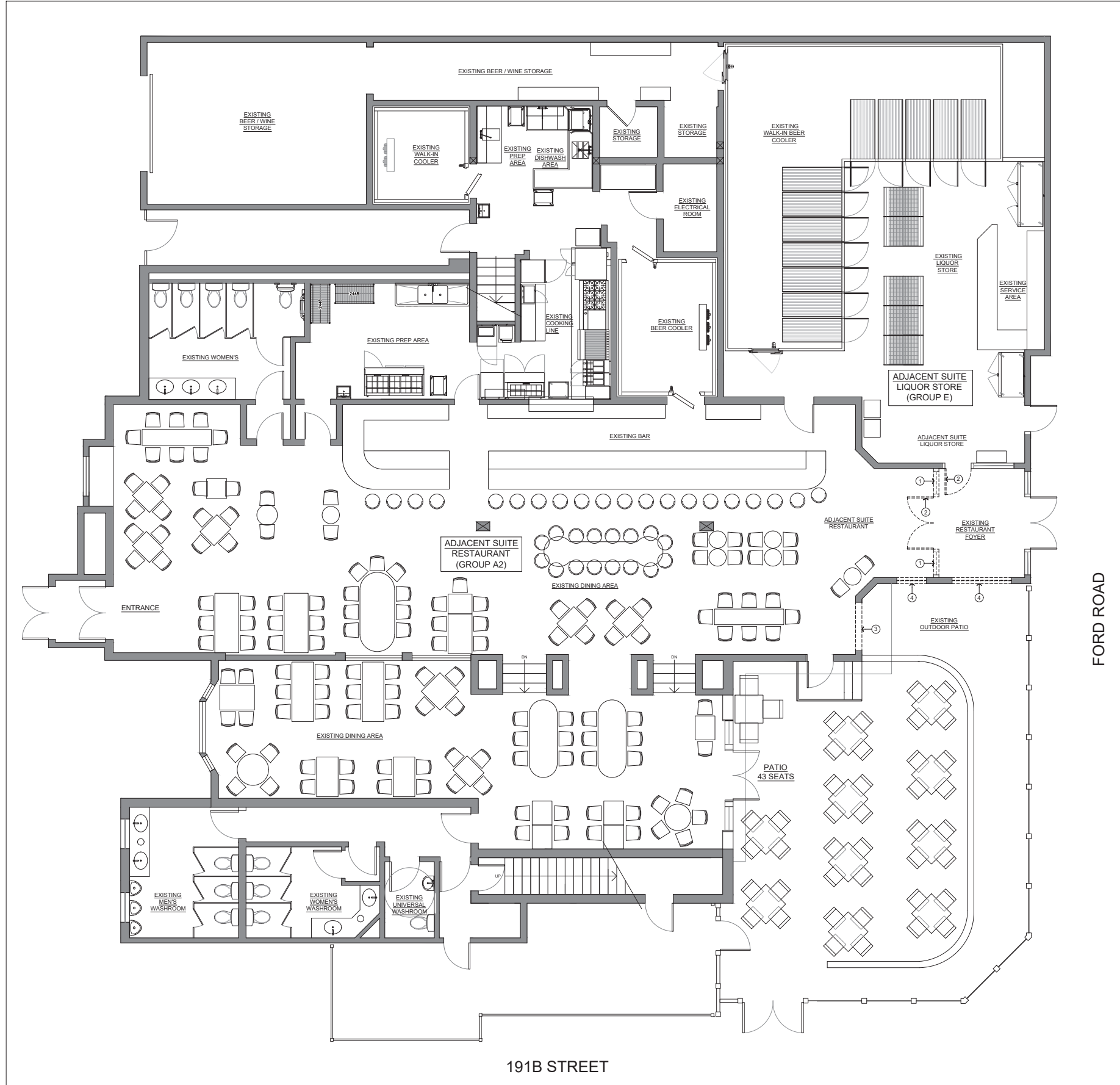
DRAWN BY: DW
APPROVED BY: DW

PROJECT
GREENSTAR CANNABIS STORE
19167 FORD ROAD,
PITT MEADOWS, B.C.
V3Y 2B6

DRAWING
SITE PLAN, STOREFRONT ELEVATION, PROJECT DATA, DRAWING LIST, DESCRIPTION OF WORK, CONTACT INFORMATION

PROJECT NUMBER: 24-003
DRAWING NUMBER: AD-1.0

SCALE: AS NOTED
DATE: JANUARY 15, 2024
REVISION:



DEMOLITION LEGEND

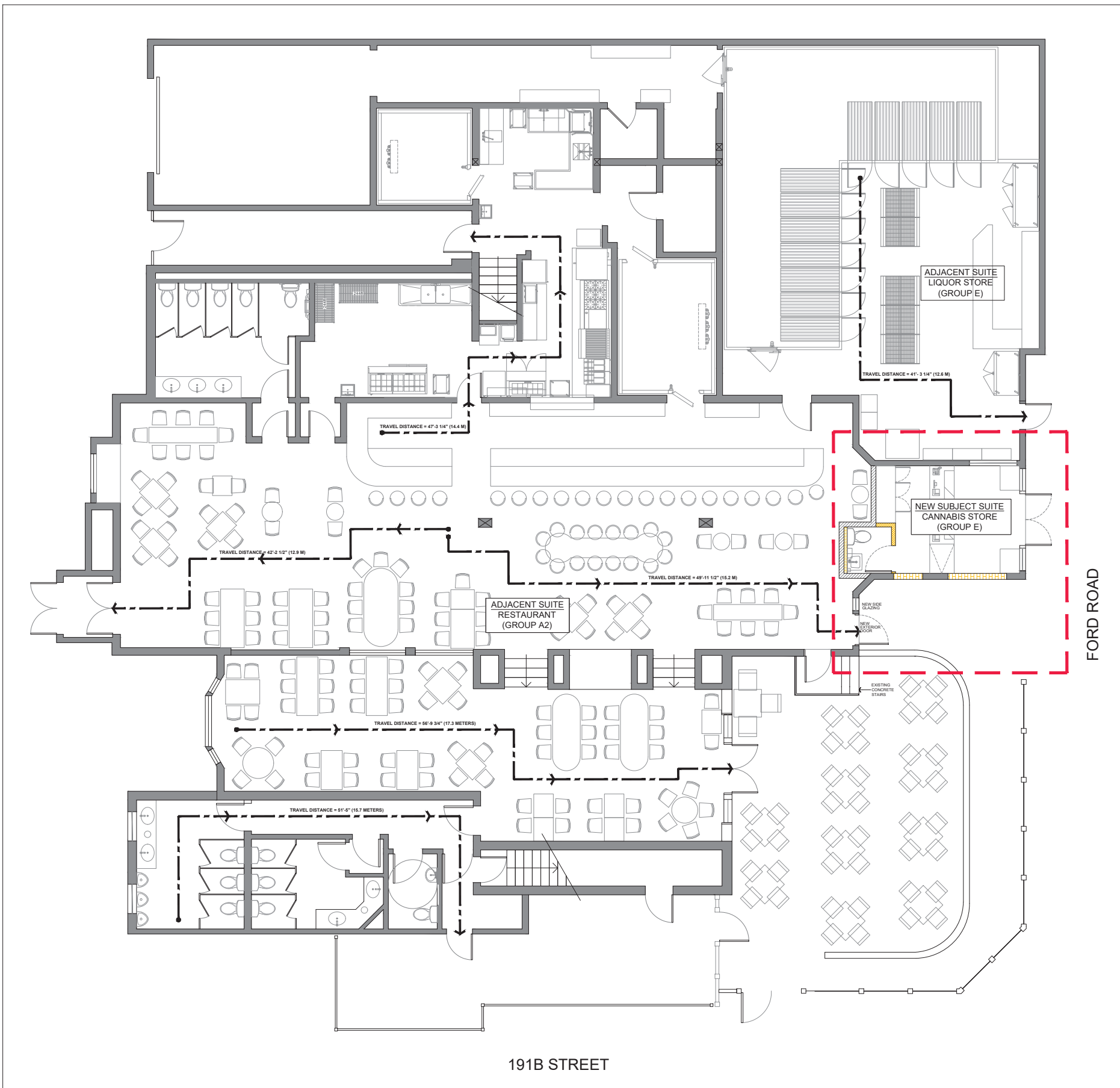
- ① DEMO EXISTING WALLS & WINDOWS.
- ② DEMO EXISTING INTERIOR DOORS.
- ③ DEMO EXISTING EXTERIOR WALL FOR NEW RESTAURANT ENTRANCE DOOR & SIDELIGHT.
- ④ DEMO EXISTING STOREFRONT GLAZING FOR NEW EXTERIOR WALLS.

DEMOLITION NOTES

- DEMOLITION:
1. DEACTIVATE FIRE ALARM SYSTEM, FIRE SUPPRESSION SYSTEM, ELECTRICAL & PLUMBING DURING DEMOLITION AND RETURN SYSTEM TO FULLY FUNCTIONING AS REQUIRED.
 2. GENERAL CONTRACTOR TO ENSURE BASE BUILDING MECHANICAL AND ELECTRICAL SYSTEMS ARE NOT INTERRUPTED BY THE DEMOLITION.
 3. FOLLOW ALL LANDLORD GUIDELINES AND RULES DURING THE DEMOLITION PERIOD.
 4. REMOVE ELECTRICAL AND MECHANICAL MATERIALS INCLUDING LIGHT FIXTURES, FIRE ALARM PANELS, SECURITY SYSTEMS, EXIT AND EMERGENCY LIGHTS AND LINEAR AIR DIFFUSERS TO BE SET ASIDE IN A PROTECTED AREA FOR RELOCATION.
 5. PATCH AND MAKE GOOD ALL SURFACES AFFECTED BY THE DEMO INCLUDING BASE OF WALL, WHERE DEMO HAS OCCURRED, MAKE SURFACES READY TO RECEIVE NEW FINISHES.
 6. PROTECT ALL SURFACES AND FINISHES ADJACENT TO THE AREA OF WORK DURING THE DEMOLITION. PATCH AND MAKE GOOD TO SURFACES DAMAGED DURING THE RENOVATION.
 7. GYPSUM BOARD CONTRACTOR TO PROTECT EXISTING BUILDING AND CONTENTS DURING ENTIRE CONSTRUCTION PERIOD, POLLY TO BE USED WHERE REQUIRED.
 8. JOB SITE TO BE MAINTAINED IN A NEAT AND TIDY CONDITION AT ALL TIMES.
 9. FLOORING - REMOVE ALL EXISTING FLOORING MATERIALS AND ADHESIVES AND LEAVE FLOOR READY TO RECEIVE NEW FINISHES. G.C. TO ENSURE THAT ANY FLOOR PREPARATION ARE FILLED WILL FIRE RATED SYSTEM THAT MEETS BASE BUILDING STANDARDS.
 10. COORDINATE WITH REFLECTED CEILING PLAN AND PARTITION PLAN FOR NEW CONSTRUCTION.
 11. PROVIDE TEMPORARY SUPPORT FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT OR DEVICES THROUGHOUT AS REQUIRED DURING THE DEMOLITION.
 12. REMOVE ALL ELECTRICAL OUTLETS THAT ARE NOT REQUIRED. REFER TO POWER EQUIPMENT DRAWINGS.
 13. PATCH AND REPAIR REMAINING CONDITIONS IN ALL DEMOLISHED AREAS SKIM COAT AREAS AFFECT.
 14. POLY-PROTECT ALL PERIMETER WINDOWS / COVERINGS DURING CONSTRUCTION.
 15. ELECTRICAL CONTRACTOR TO INSPECT AND MAKE SAFE JOB SITE FOR DEMOLITION.
 16. ALL DEBRIS GENERATED FROM CONSTRUCTION MUST BE KEPT ON SITE IN EITHER AN ENCLOSED AREA OR HAULED AWAY DAILY AND DISPOSED OF LEGALLY OFF SITE.
 17. G.C TO REMOVE AND STORE EQUIPMENT ON-SITE THAT ARE TO BE RE-USED.

EXISTING & DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

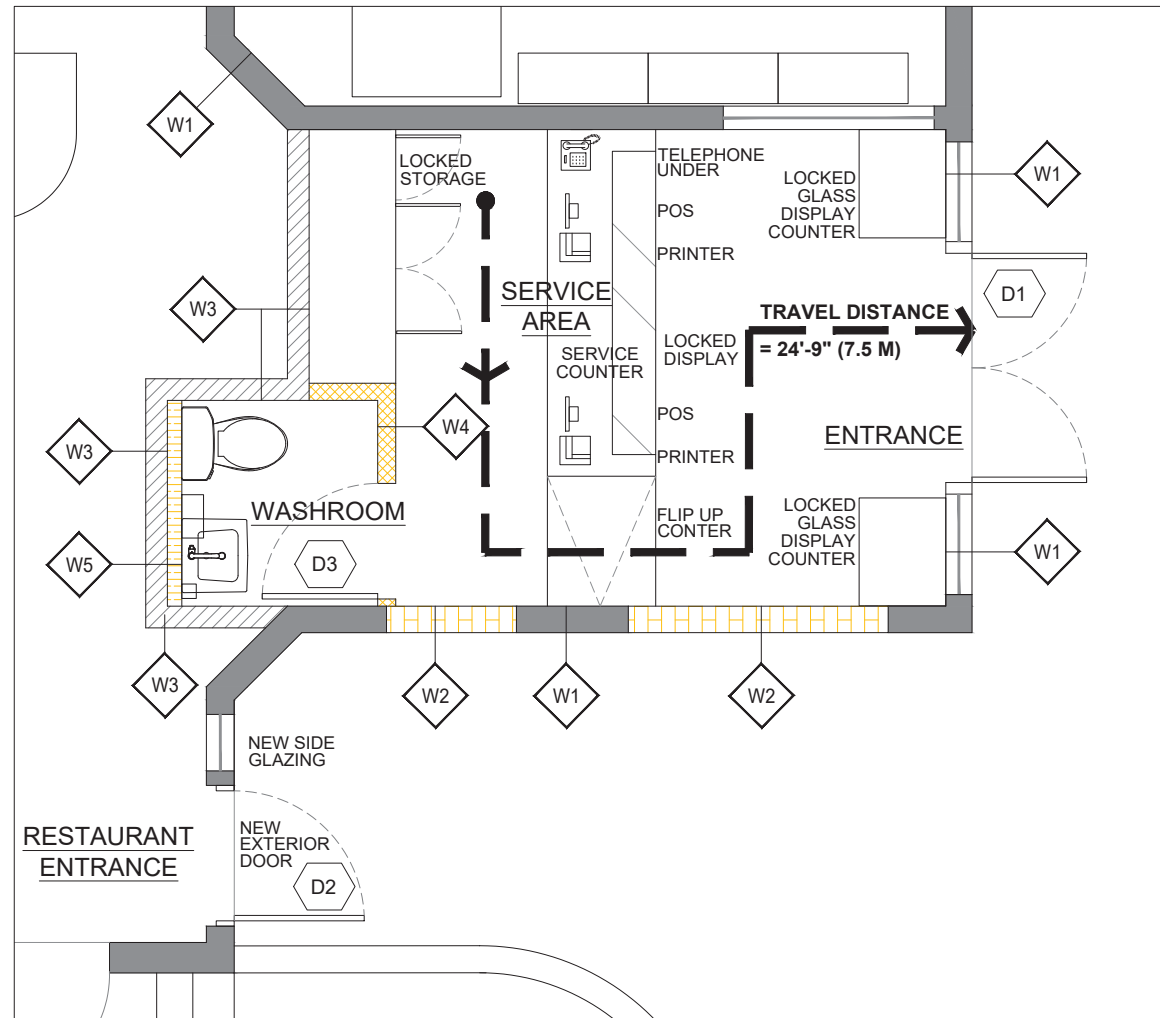
							BY
<p>THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO WHG DESIGN. DO NOT SCALE DRAWINGS. PROPERTY OF WHG DESIGN.</p>							
<p>CLIENT</p> <p style="text-align: center;">REGISTERED ARCHITECT RENNY KA WAI WONG 2024-01-25 BRITISH COLUMBIA</p>							
<p>CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED. CONSULTANTS</p>							
<p>Architelier architecture • real estate 660-838 WEST HASTINGS STREET VANCOUVER, BC V6C 0A6 WWW.ARCHITELIER.COM 604-773-2068</p>							
<p>WHG DESIGN #157 UPPER LEVEL T: 604-206-1887 5489 BYRNE RD C: 604-671-0112 BURNABY BC E: dave@whgdesign.ca V5J 3J1 W: whgdesign.ca</p>							
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<p>DRAWN BY: DW APPROVED BY: DW</p>							
<p>PROJECT GREENSTAR CANNABIS STORE 19167 FORD ROAD, PITT MEADOWS, B.C. V3Y 2B6</p>							
<p>DRAWING EXISTING & DEMOLITION PLAN, DEMOLITION LEGEND, DEMOLITION NOTES</p>							
<p>PROJECT NUMBER 24-003</p>				<p>DRAWING NUMBER AD-1.1</p>			
<p>SCALE AS NOTED</p>							
<p>DATE JANUARY 15, 2024</p>							
<p>REVISION</p>							



PROPOSED FLOOR PLAN

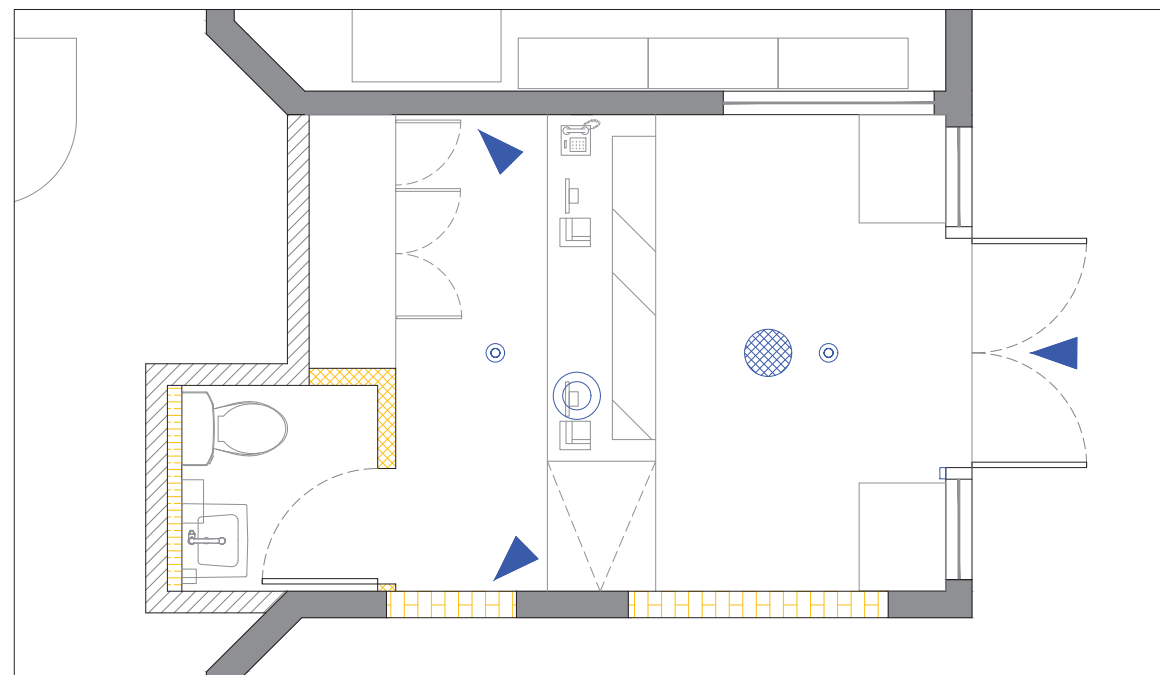
SCALE: 3/16" = 1'-0"

REV.	DATE	DESCRIPTION
	JAN 24 2024	ISSUE FOR DEVELOPMENT PERMIT
	JAN 15 2024	ISSUE FOR REVIEW
<p>THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO WHG DESIGN. DO NOT SCALE DRAWINGS. PROPERTY OF WHG DESIGN.</p>		
<p>CLIENT</p> <p style="text-align: center;"> </p>		
<p>CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.</p> <p>CONSULTANTS</p>		
<p style="text-align: center;">Architelier <small>architecture + real estate</small></p> <p>88-88 WEST HASTINGS STREET VANCOUVER, BC V6C 0M WWW.ARCHITELIER.COM 604-773-2058</p> <p style="text-align: center;">WHG <small>design</small></p> <p>#157 UPPER LEVEL T. 604-206-1887 5489 BYRNE RD C. 604-671-0112 BURNABY BC E. dave@whgdesign.ca V5J 3J1 W. whgdesign.ca</p>		
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DRAWN BY	DW	APPROVED BY D.W.
PROJECT	<p>GREENSTAR CANNABIS STORE 19167 FORD ROAD, PITT MEADOWS, B.C. V3Y 2B6</p>	
<p>DRAWING</p> <p>PROPOSED FLOOR PLAN</p>		
PROJECT NUMBER	24-003	DRAWING NUMBER AD-1.2
SCALE	AS NOTED	
DATE	JANUARY 15, 2024	



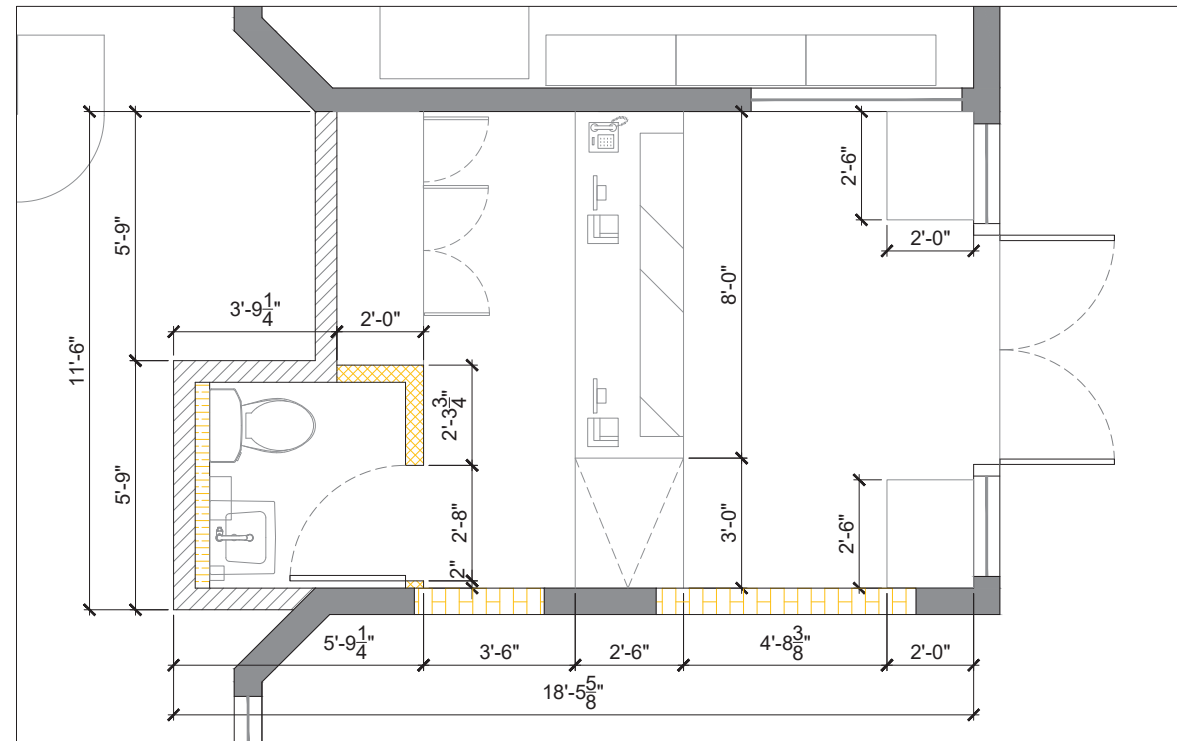
PROPOSED FLOOR PLAN

SCALE: 1/2" = 1'-0"



PROPOSED FLOOR PLAN - SECURITY DEVICES

SCALE: 1/2" = 1'-0"



PROPOSED DIMENSION PLAN

SCALE: 1/2" = 1'-0"

WALL LEGEND		
	W1	EXISTING EXTERIOR WALLS & COLUMNS
	W2	NEW EXTERIOR WALL. MATCH TO THICKNESS & FINISHES ADJACENT EXTERIOR WALL.
	W3	NEW DEMISING WALL - 2 LAYERS OF 5/8" TYPE 'X' FIRE RESISTANT DRYWALL ON BOTH SIDE OF EXISTING WALL. 2 HOUR FIRE RATING.
	W4	NEW WALLS - 1/2" GYPSUM WALL BOARD ON EACH SIDE OF 3 3/8" METAL STUDS AT 16" OC TO CEILING.
	W5	NEW FURR OUT WALL - 1/2" GYPSUM WALL BOARD ON ONE SIDE OF 3 3/8" METAL STUDS AT 16" OC TO CEILING.

SECURITY DEVICE LEGEND	
	AUDIBLE SECURITY MONITORING
	SECURITY CAMERAS
	DOMES CAMERA
	FIRE PULL STATION
	SPINKLER HEADS

NOTES:
 1) AUDIBLE SECURITY SYSTEM MONITORED BY THIRD PARTY.
 2) ANTI THEFT / ANTI FIRE SYSTEM MONITORED BY THIRD PARTY COMPANY.

DOOR SCHEDULE		
TAG NO.	SPECIFICATION	HARDWARE
D1	EXISTING STOREFRONT DOOR & FRAME 2 - 3'-0" X 7'-0"	HARDWARE TO REMAIN, ADJUST TO GOOD WORKING ORDER.
D2	NEW STOREFRONT DOOR & FRAME 3'-0" X 7'-0"	ALUMINUM FRAME DOOR, HARDWARE & FINISH TO MATCH EXISTING ENTRANCE DOOR. LOCATION: RESTAURANT ENTRANCE
D3	NEW INTERIOR SOLID WOOD DOOR & FRAME 2'-8" X 7'-0"	SELF CLOSER, SCHLAGE MARIN LEVER OPENER W/PRIVACY LOCK FINISH: SATIN CHROME LOCATION: WASHROOM

NO.	REV.	DATE	DESCRIPTION
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<p>Architelier architecture + real estate</p> <p>880-838 WEST HASTINGS STREET VANCOUVER, BC V6C 0A6 WWW.ARCHITELIER.COM 604-773-2058</p>			
<p>WHG DESIGN</p> <p>4157 UPPER LEVEL T: 604 206 1887 5489 BYRNE RD C: 604 671-0112 BURNABY BC E: dave@whgdesign.ca V5J 3J1 W: whgdesign.ca</p>			
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<p>DRAWING</p> <p>PROPOSED FLOOR PLAN, SECURITY DEVICES PLAN, DIMENSION PLAN, WALL LEGEND, DOOR SCHEDULE, SECURITY DEVICE LEGEND</p>			
PROJECT NUMBER	DRAWING NUMBER		BY:
24-003	AD-1.3		
SCALE			
AS NOTED			
DATE			
JANUARY 15, 2024			