
**Proposed New Development For 12258 Harris Road
Issued for Development Permit**



PROJECT MANAGER

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ARCHITECT

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SURVEYOR

-
MILNER LAND SURVEYING LTD

Office: 604 946 1788
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1	2019 02 22	ISSUED FOR DP
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PROPOSED NEW DEVELOPMENT

12258 HARRIS ROAD
PITT MEADOWS

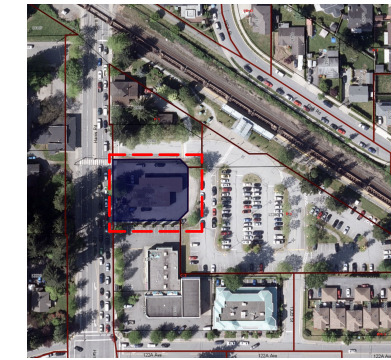
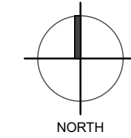
PROJECT DATA

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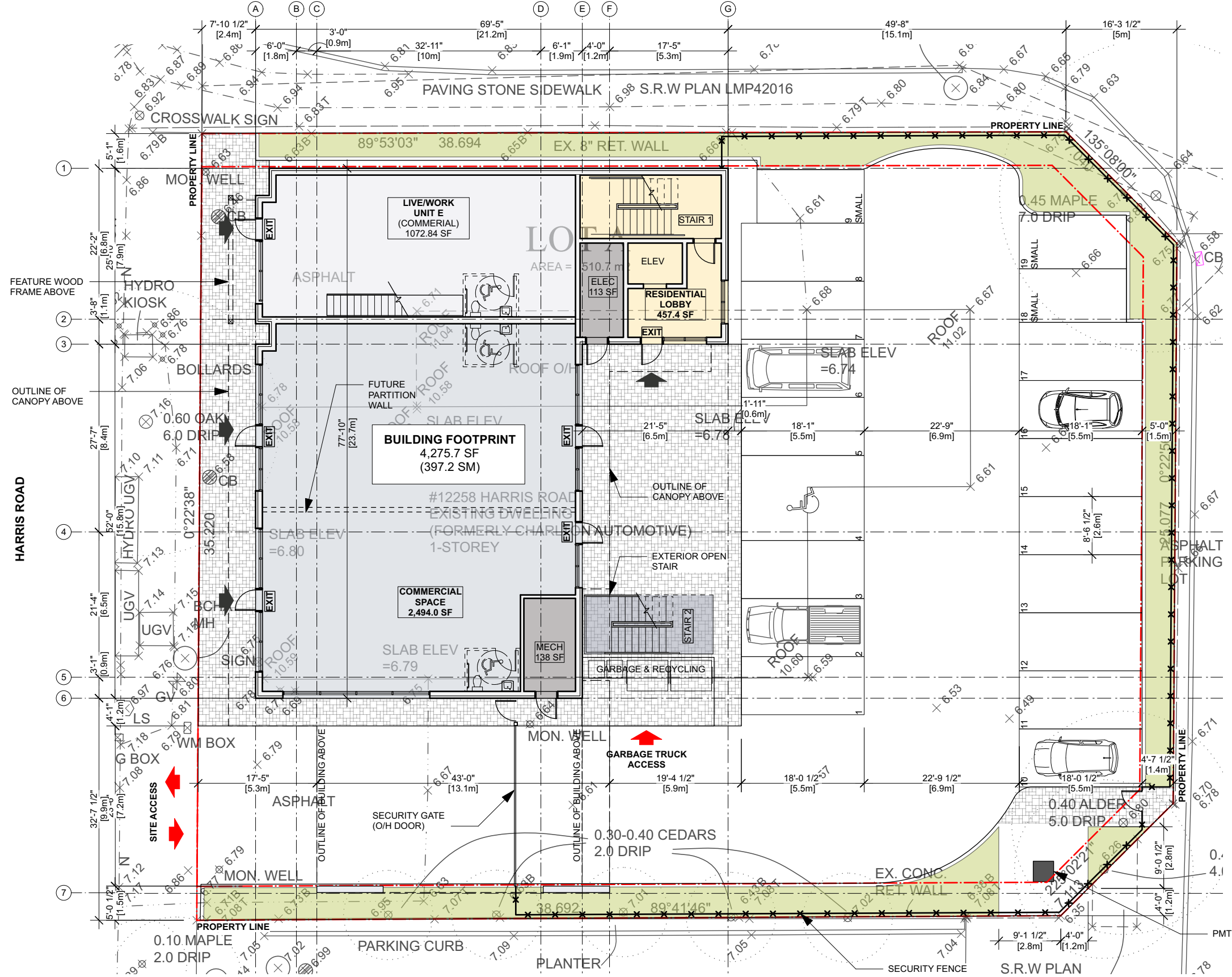


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SCALE: 1/16"=1'-0"
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CONTEXT PLAN



SITE DATA

CIVIC ADDRESS

12258 HARRIS ROAD
PITT MEADOWS, BC.

LEGAL DESCRIPTION

Lot A District Lot 283 Group 1
N.W.D. Plan LMP 29280

RE-ZONING

PERMITTED: C3 COMMUNITY COMMERCIAL
PROPOSED: TC MIXED USE

PROJECT SITE AREA

PROJECT SITE AREA 16,260.55 SF approx (1,510.65 SM approx)

GROSS FLOOR AREA

GROUND FLOOR	4,275.7 SF (397.2 SM)
LEVEL 1 TO 3 (4,977.09 SF PER FLOOR)	14,931.3 SF (1,387.2 SM)
LEVEL 4	3,530.0 SF (328.0 SM)
TOTAL	22,737.0 SF (2,112.3 SM)

DENSITY

PERMITTED 2
PROPOSED 1.39 APROX

SITE COVERAGE

PERMITTED 60%
PROPOSED 30% APROX

BUILDING HEIGHT

ALLOWED 16.00 M (52.49 F)
PROPOSED 19.93 M (65.41 F)

SETBACKS

FRONT YARD (west)	0.0 M	PERMITTED
	2.4 M	PROVIDED
EXTERIOR SIDE (North)	0.0 M	PERMITTED
	1.6 M	PROVIDED
SIDE YARD (south)	0.0 M	PERMITTED
	1.5 M	PROVIDED
REAR YARD (East)	0.0 M	PERMITTED
	20.1 M	PROVIDED

PARKING

REQUIRED
COMMERCIAL 1 PER 30SM
(231 / 30) = 7.72
RESIDENTIAL 1.5 PER 2/3 BEDROOM UNIT
(11 X 1.5) = 16.5
RESIDENTIAL 1.2 PER 1BEDROOM UNIT
(4 X 1.2) = 4.8
VISITORS 0.2 PER UNIT
(15 X .2) = 3

TOTAL REQUIRED 32.02
TOTAL PROVIDED 19

ACCESSIBLE PARKING

PROVIDED 1 spaces

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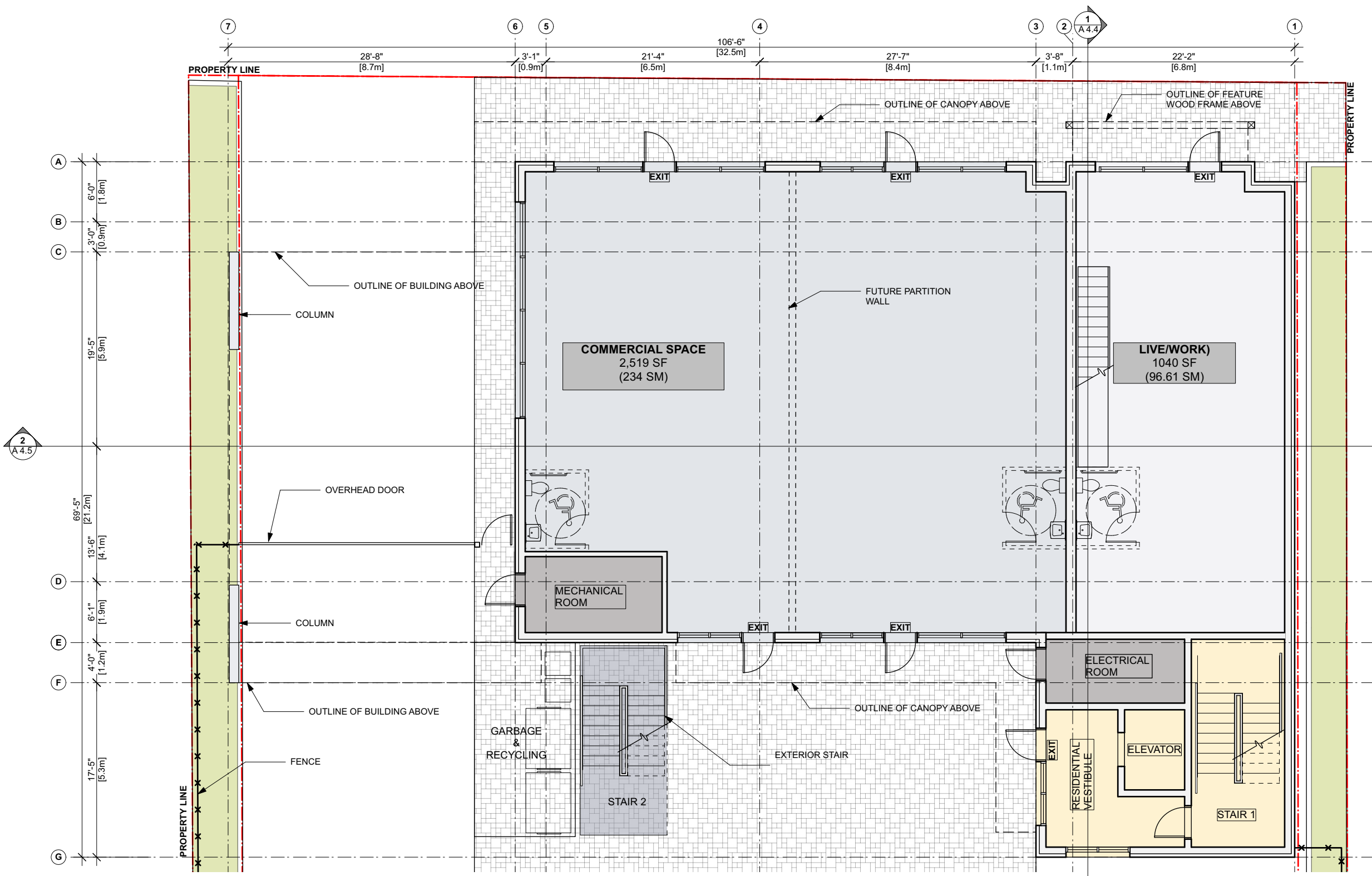
PROPOSED NEW DEVELOPMENT

12258 HARRIS ROAD
PITT MEADOWS

SITE PLAN

A 2.0





1 GROUND FLOOR PLAN
3/32"=1'-0"

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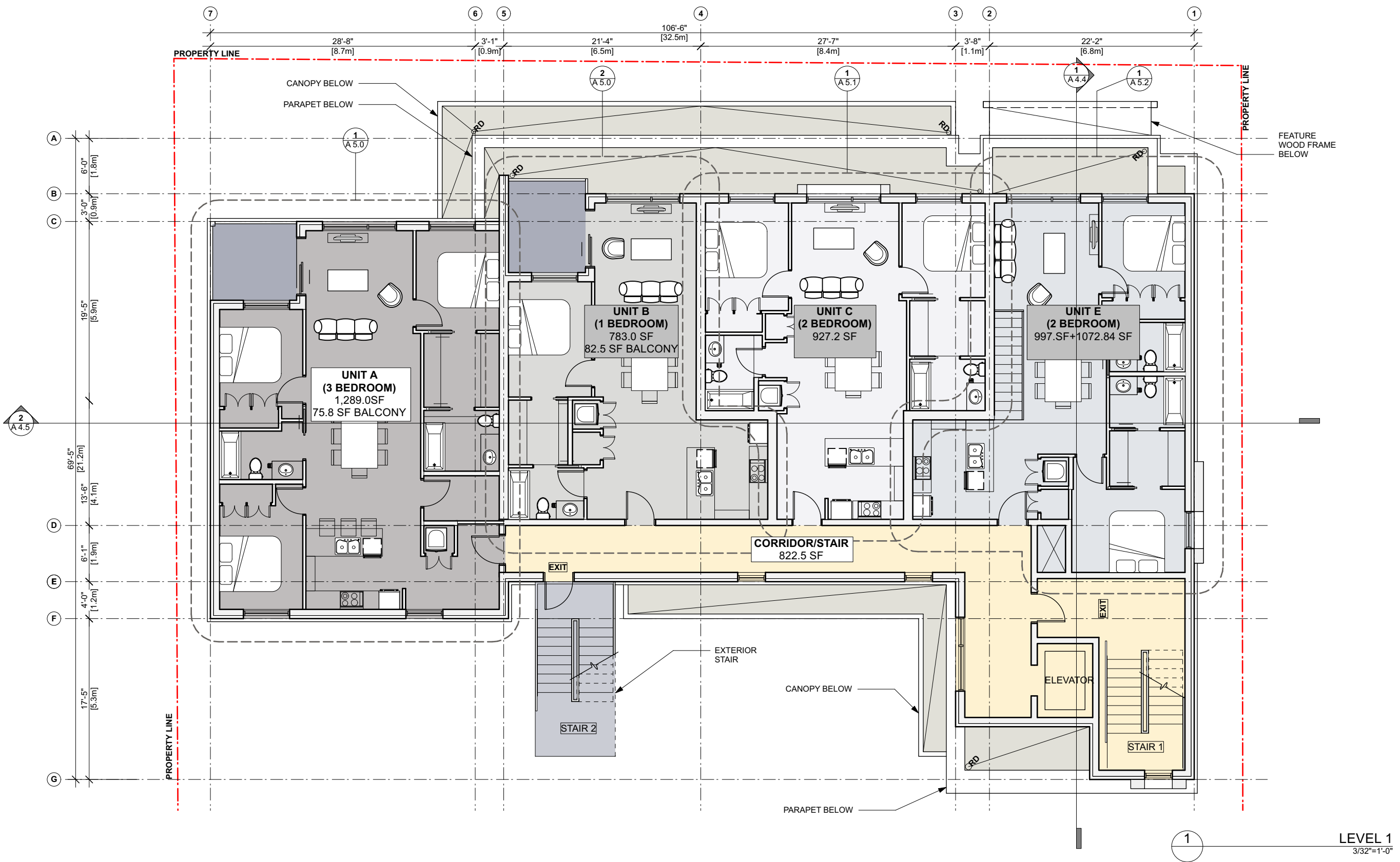
GROUND FLOOR

A 3.0



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LEVEL 1
3/32"=1'-0"

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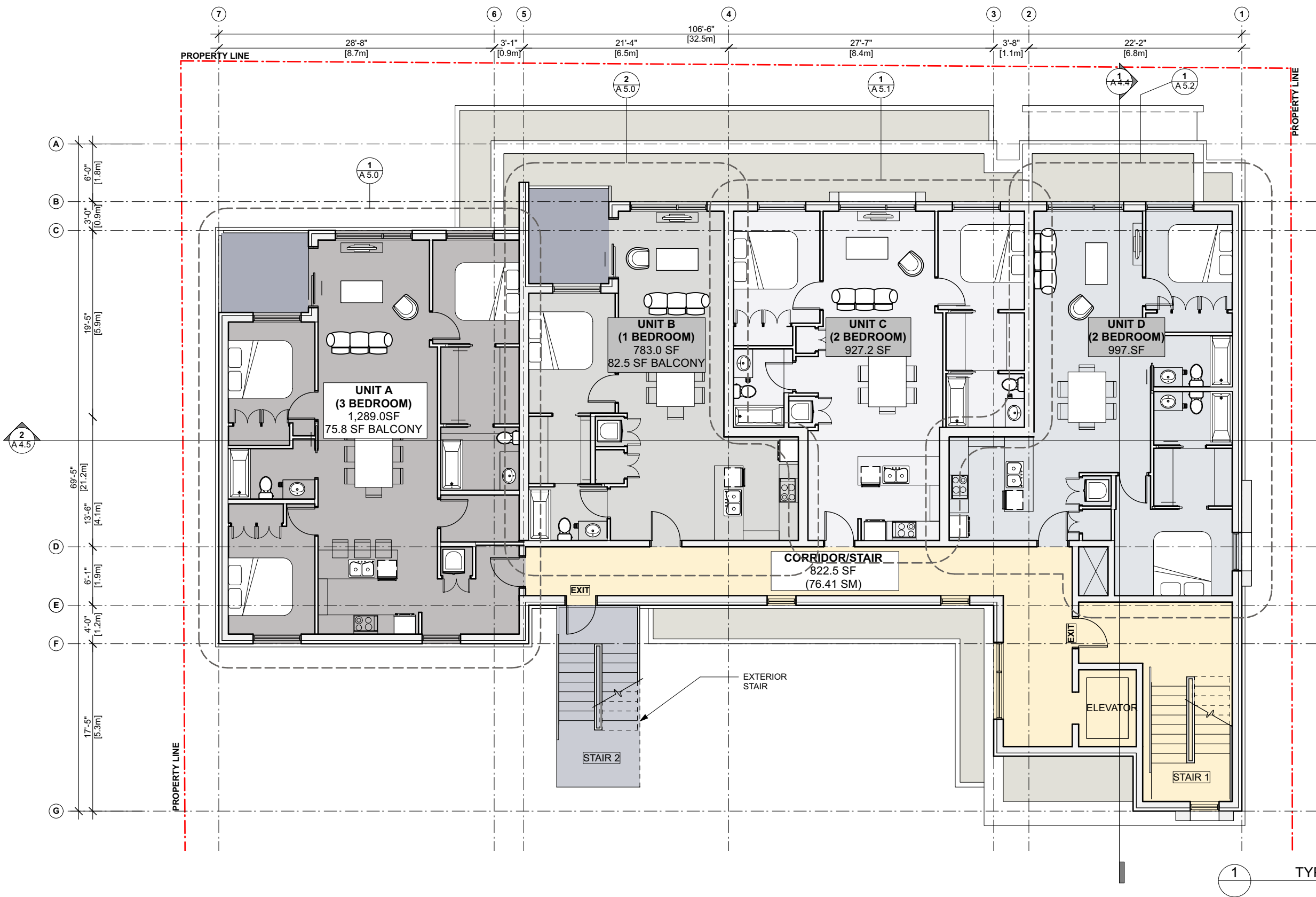
LEVEL 1

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1 TYPICAL FLOOR PLAN
3/32"=1'-0"

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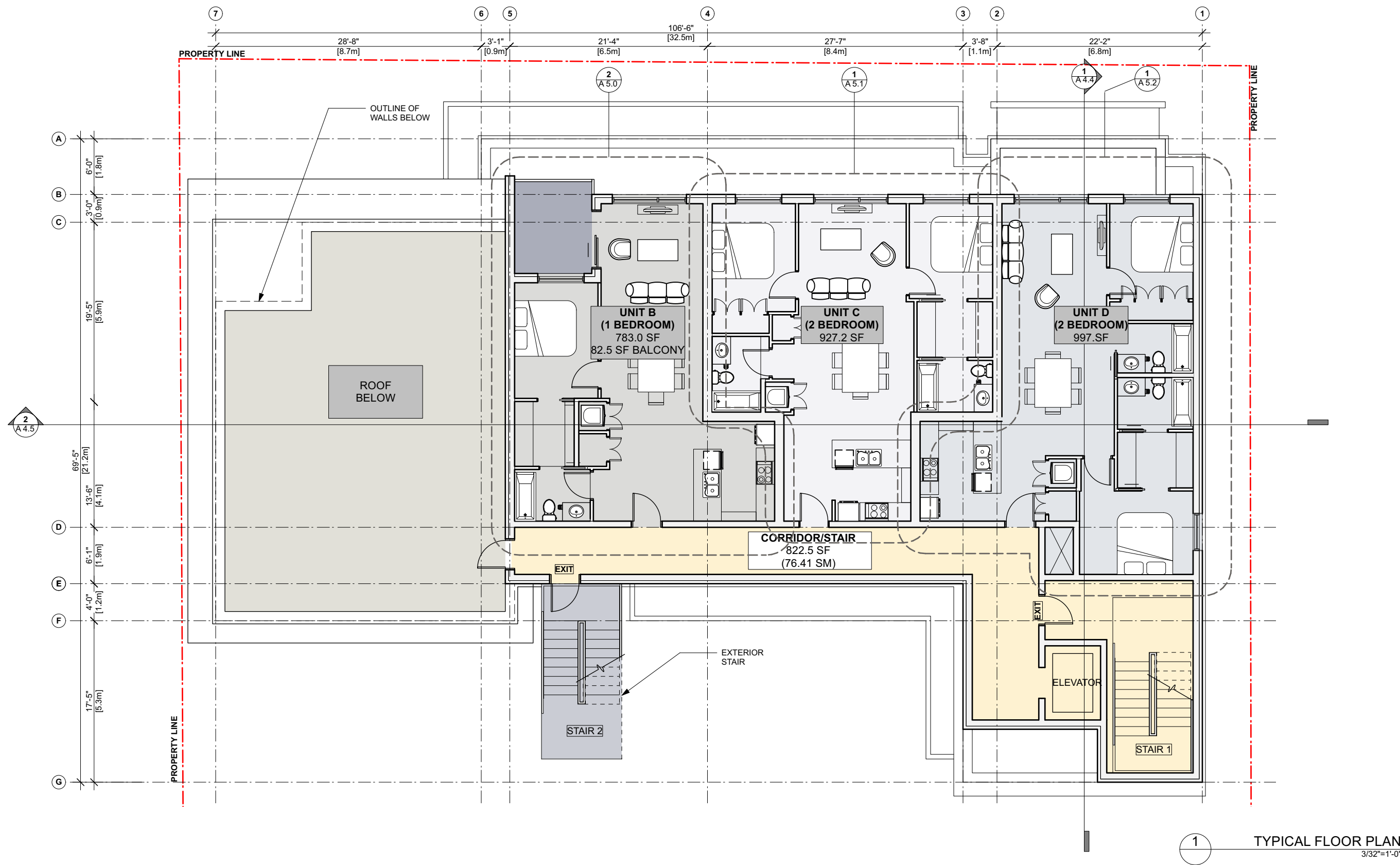
LEVEL 2 TO 3

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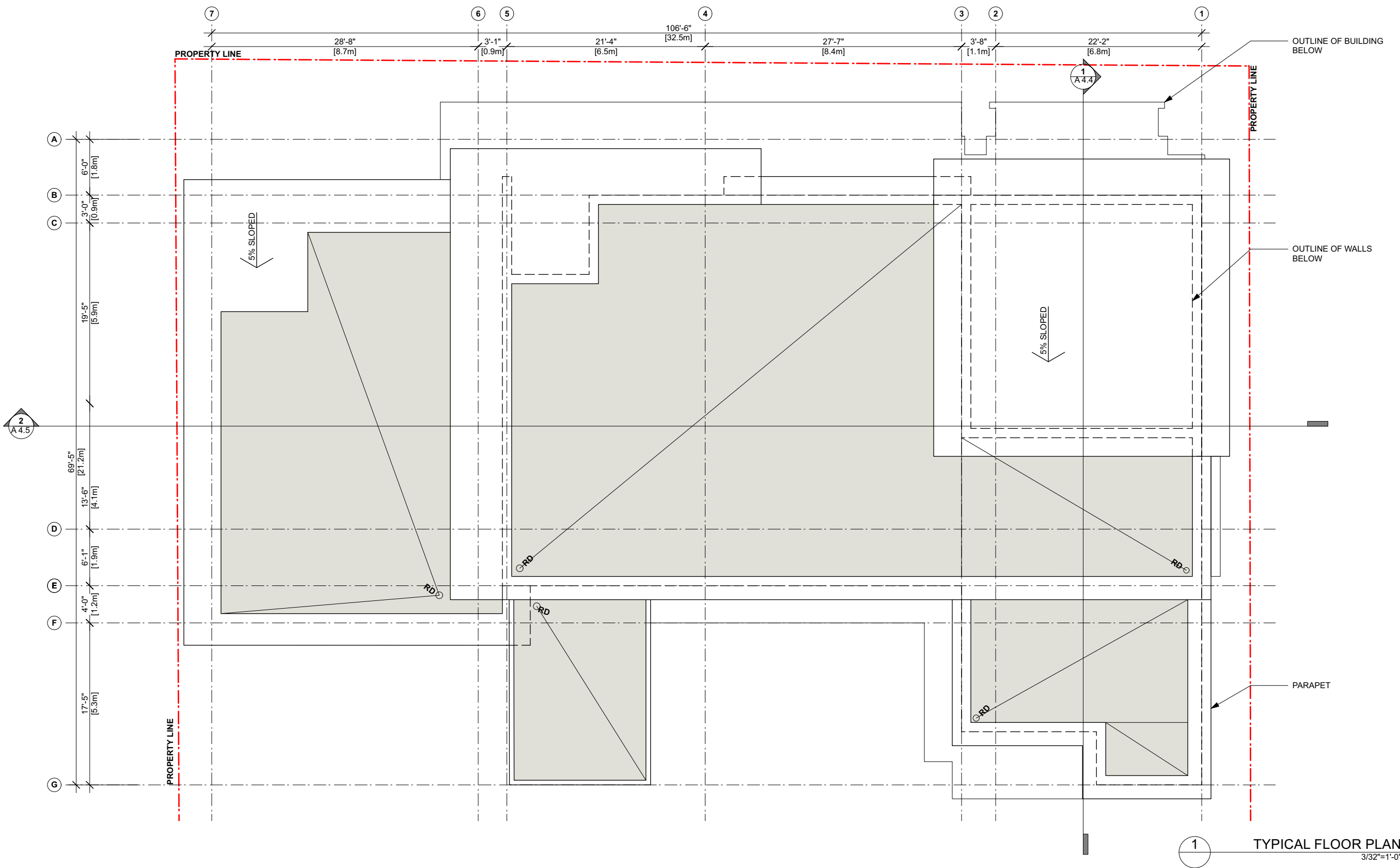
LEVEL 1 TO 3
TYPICAL

A 3.3



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ROOF PLAN

A 3.4



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1 WEST ELEVATION
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BUILDING ELEVATIONS A 4.0



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1 EAST ELEVATION
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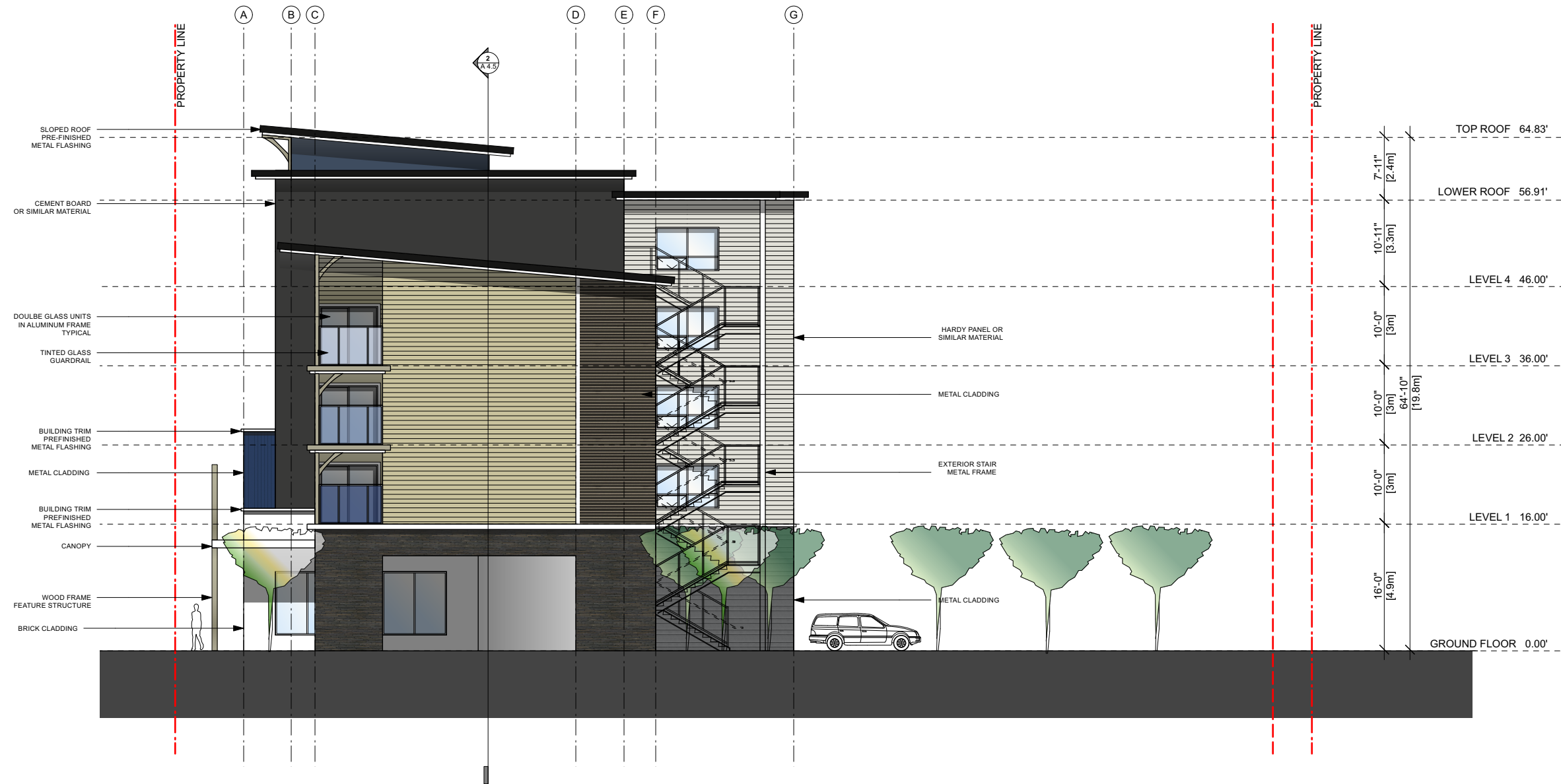
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BUILDING ELEVATIONS A 4.1



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1 SOUTH ELEVATION
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BUILDING ELEVATIONS A 4.2



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1 NORTH ELEVATION
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BUILDING ELEVATIONS A 4.3

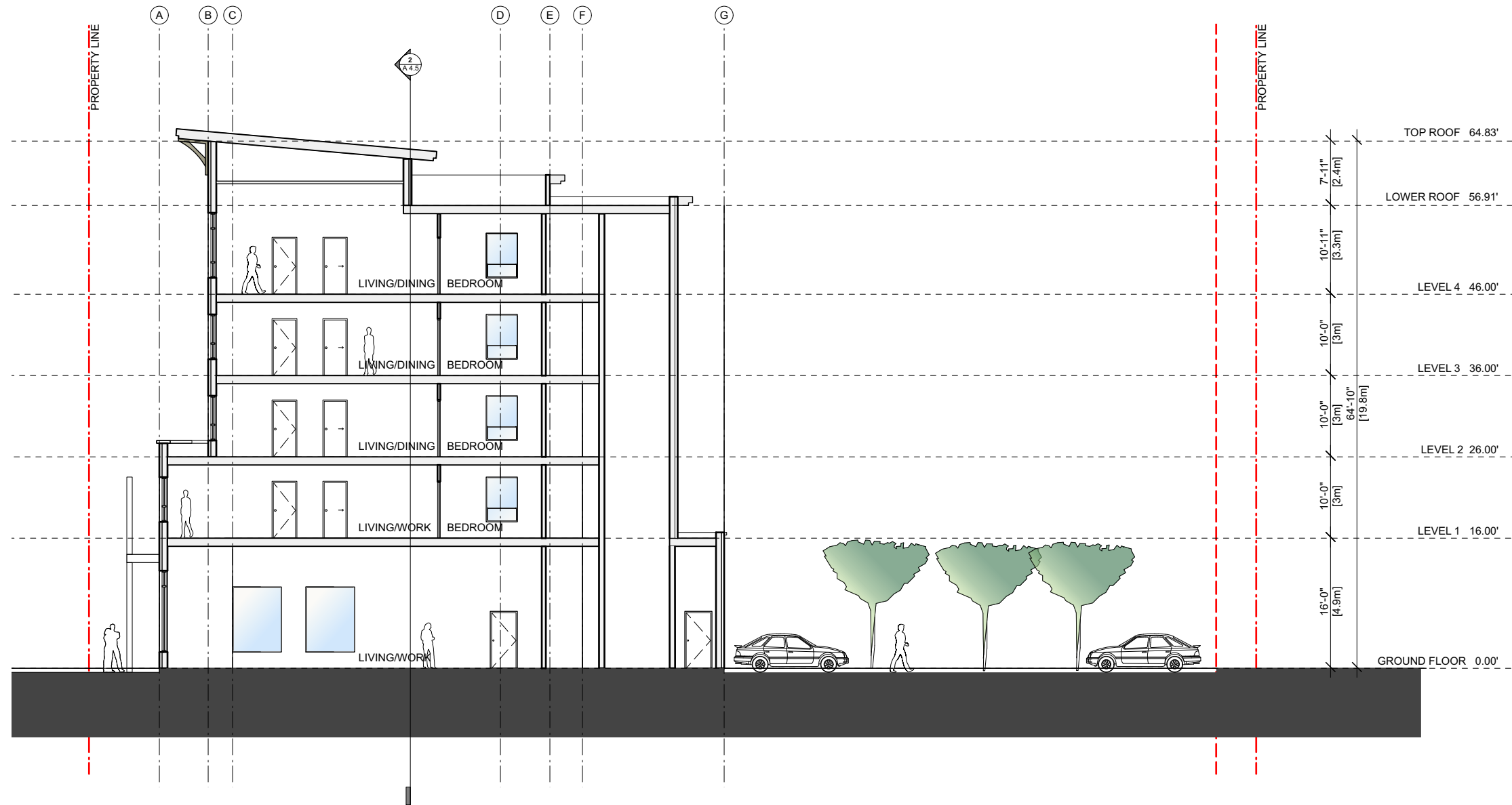


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1 BUILDING SECTION 1
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BUILDING SECTIONS

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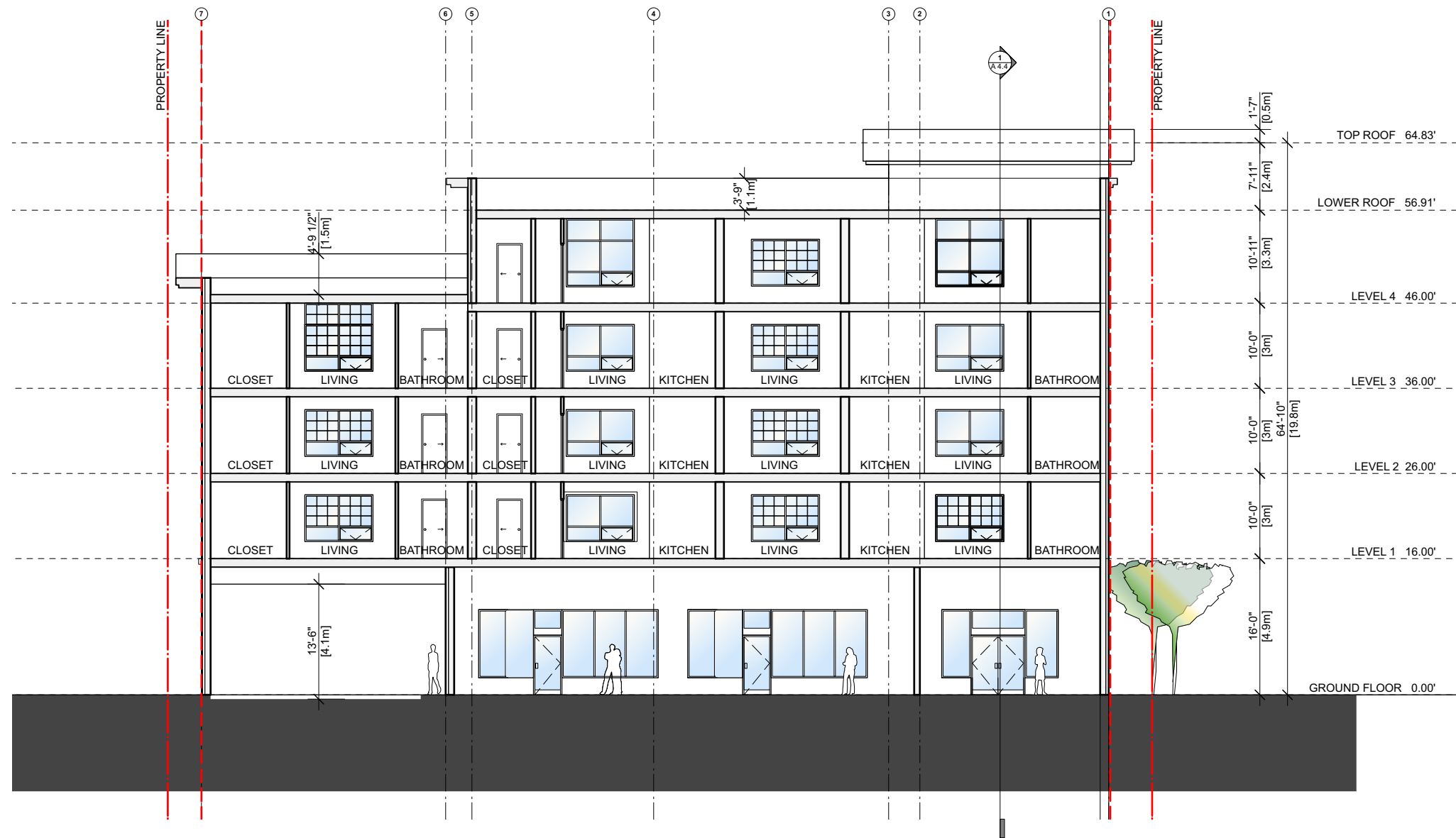


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1 BUILDING SECTION 2
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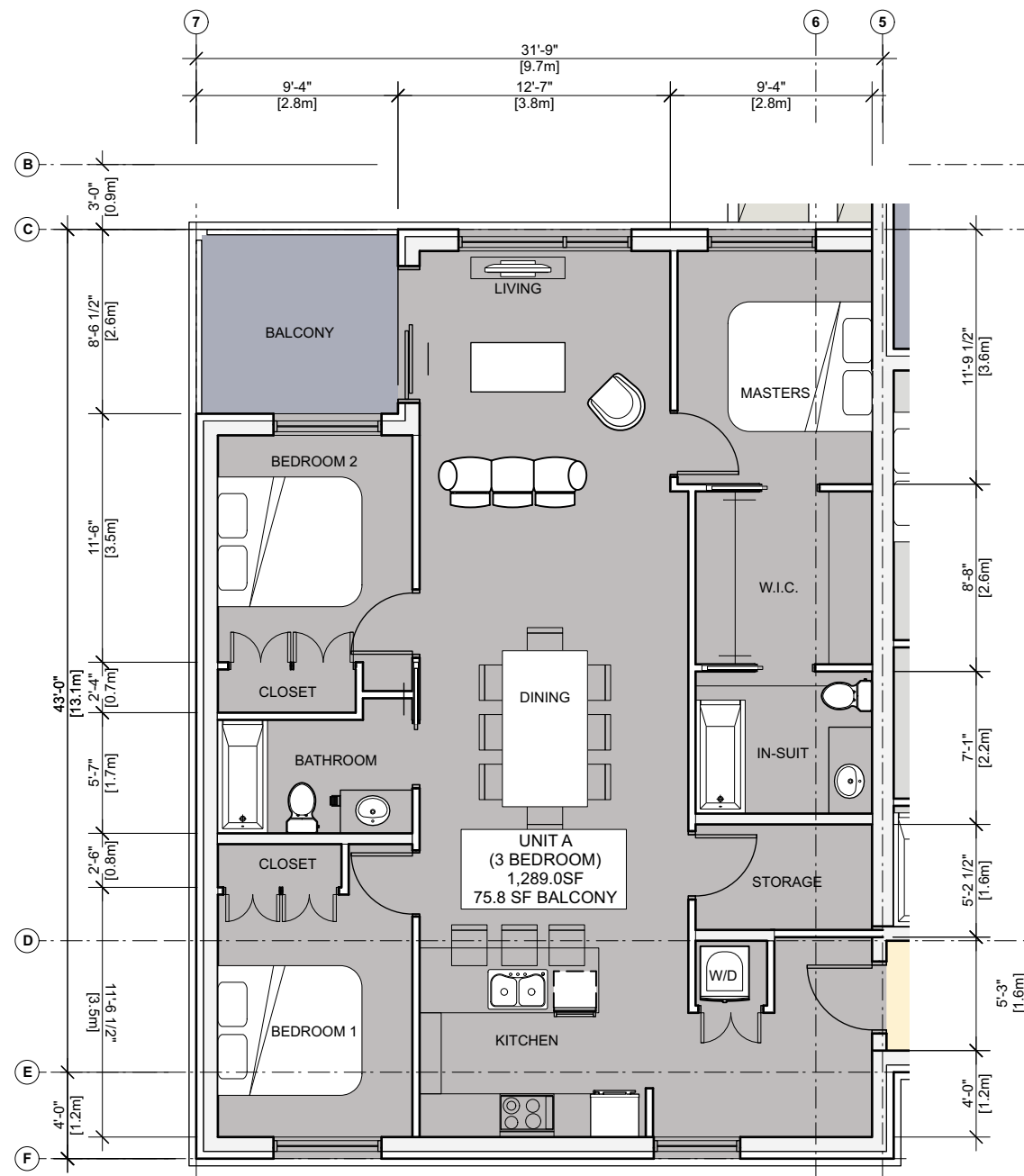


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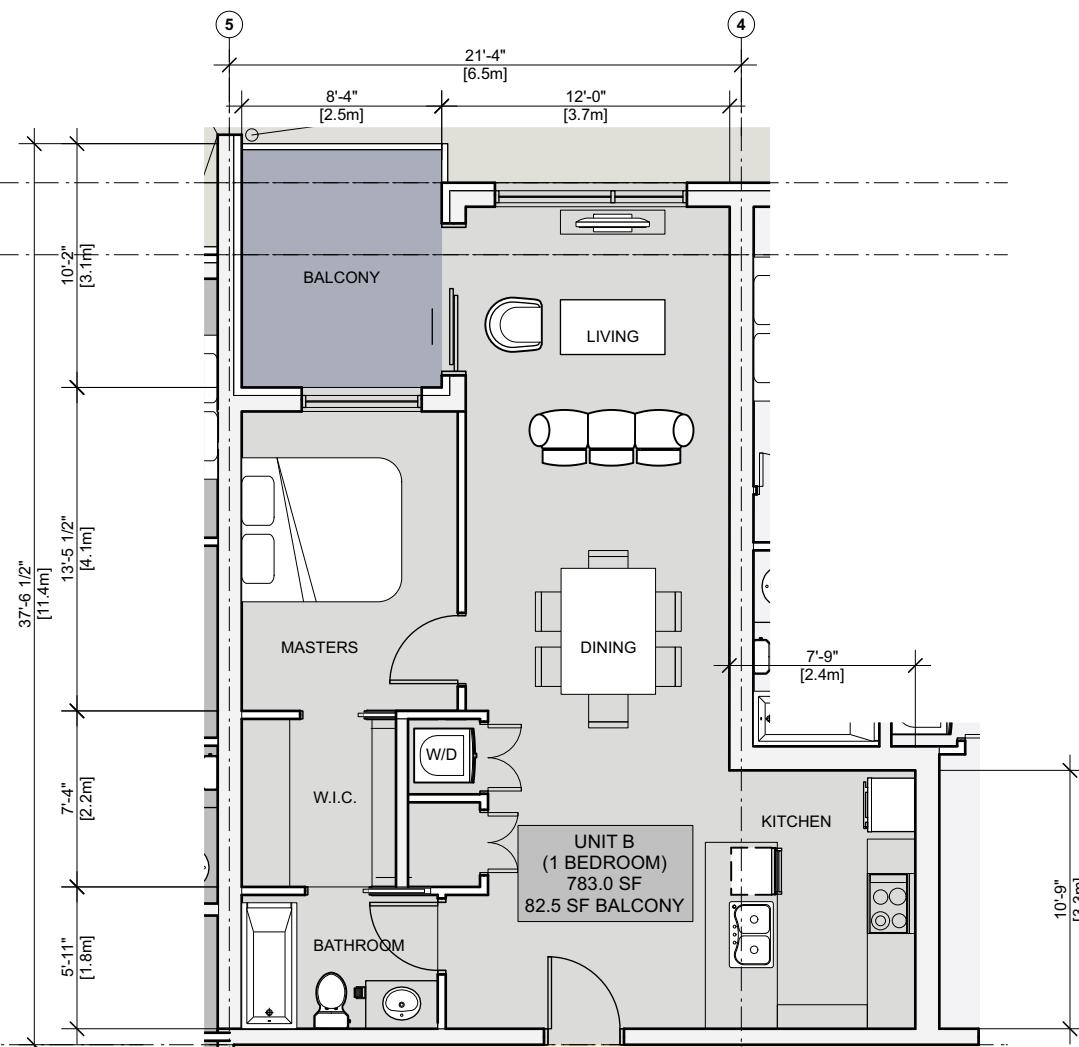
SCALE: AS NOTED

FILE: 1802

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Unit 300 15300 Croydon Drive Surrey BC V3Z 0S2 Tel 604 283 0912



1 UNIT A FLOOR PLAN
1/8"=1'-0"



2 UNIT B FLOOR PLAN
1/8"=1'-0"

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2019 02 22
2021 03 22

ISSUANCE
ISSUED FOR DP
ISSUED FOR REVIEW



PROPOSED NEW DEVELOPMENT

12258 HARRIS ROAD
PITT MEADOWS

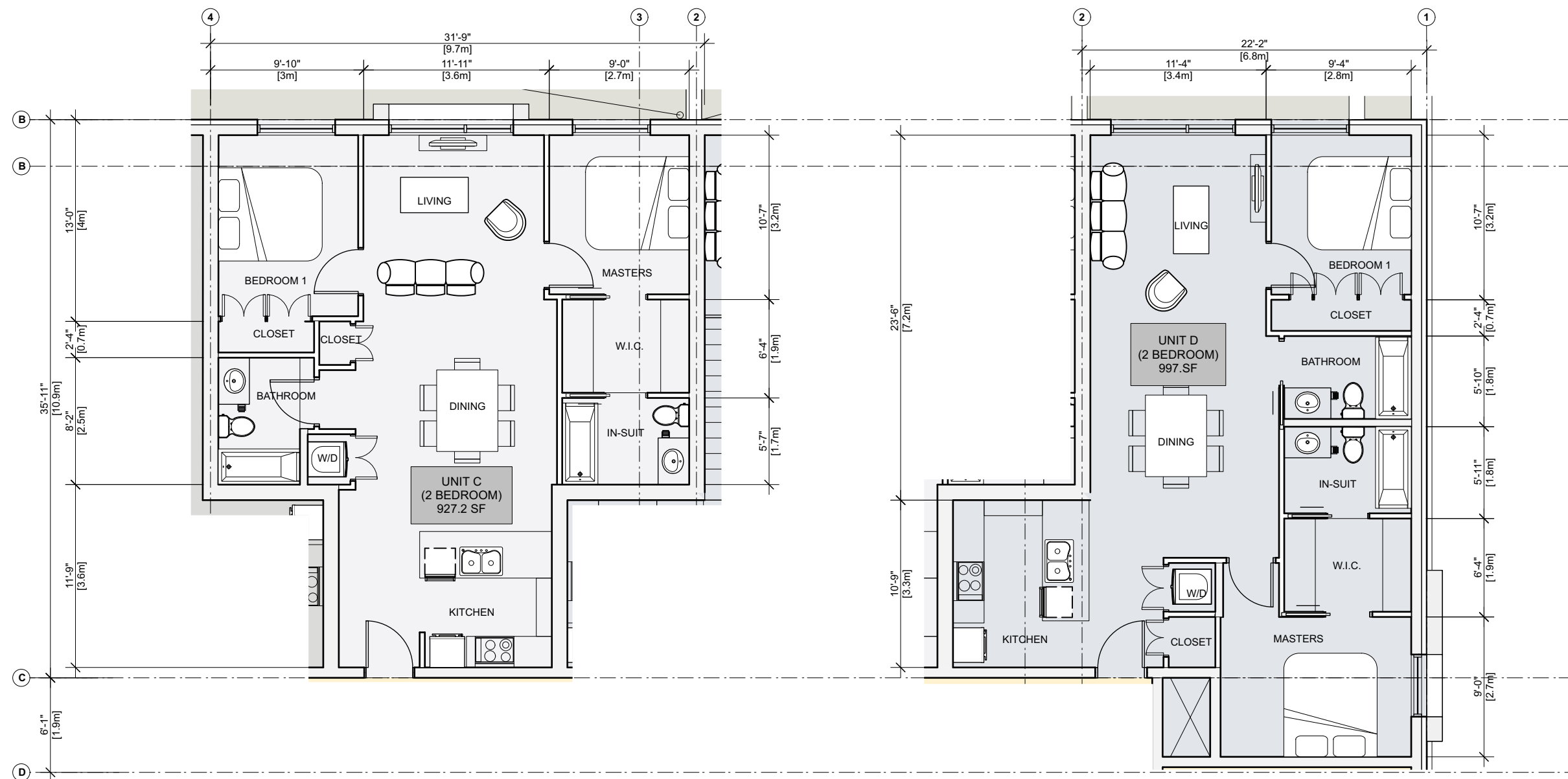
ENLARGED
FLOOR PLANS

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1 UNIT C FLOOR PLAN
1/8"=1'-0"

2 UNIT D FLOOR PLAN
1/8"=1'-0"

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PROPOSED NEW DEVELOPMENT

12258 HARRIS ROAD
PITT MEADOWS

ENLARGED
FLOOR PLANS

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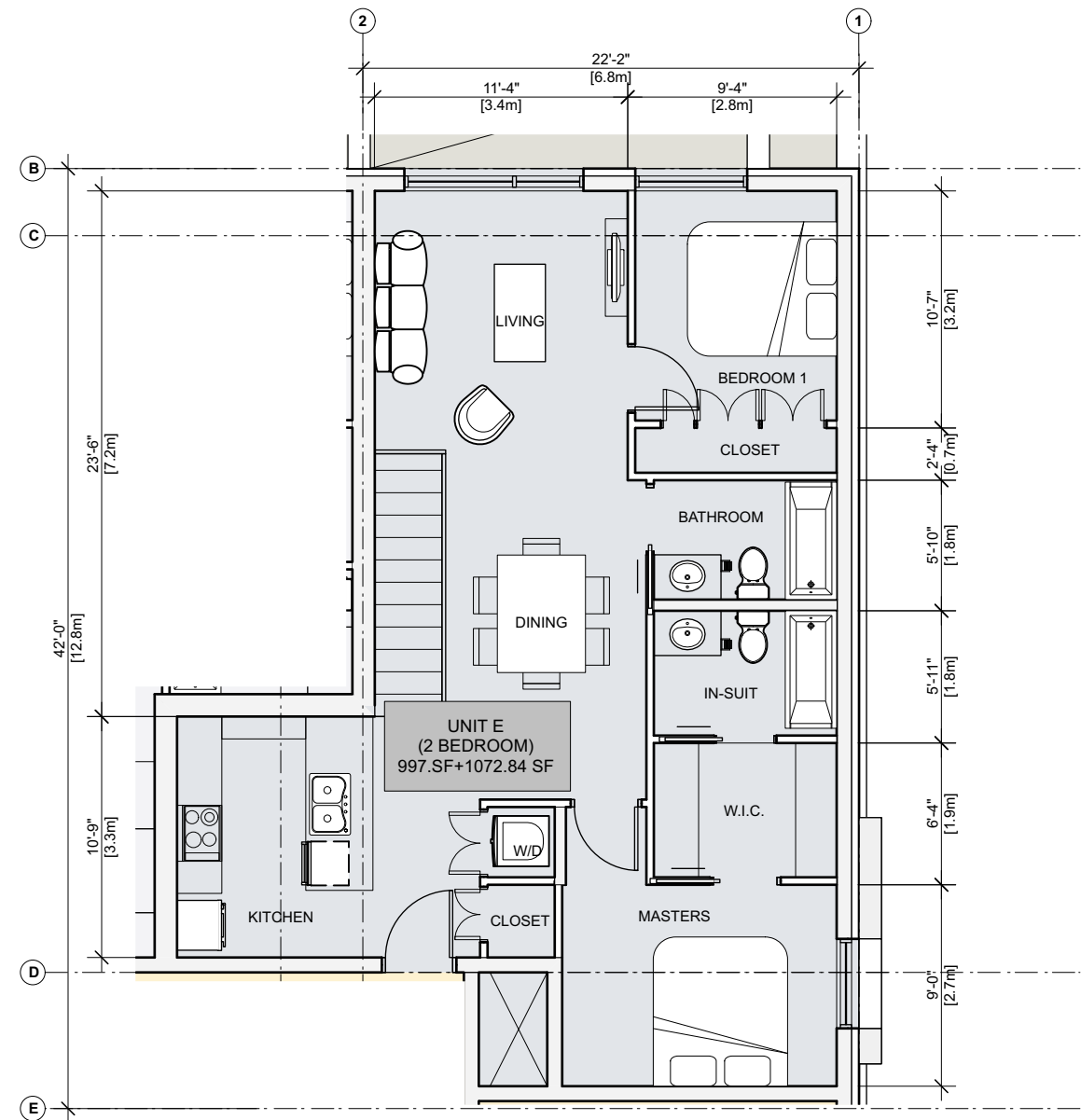


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1 UNIT E FLOOR PLAN
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PROPOSED NEW DEVELOPMENT

12258 HARRIS ROAD
PITT MEADOWS

ENLARGED
FLOOR PLANS

A 5.2



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