

Project Description

Rezoning and Development of two consolidated land parcels at 2037 – 2043 Highway 99, Mt.Currie B.C. As consolidated lot the address is 2037 Sea to Sky Hwy 99, Mount Currie B.C..

The subject parcel is within Electoral Area C of the SLRD and is held as private fee simple land. The existing zoning is C-1 Community Commercial, which allows for relatively limited residential development.

The intent of this application is to rezone the parcels to allow for a Village type mixed use commercial and residential development, consisting of two separate buildings linked by a covered walkway. The residential development will include affordable housing units, sponsored by BC Housing.

Site development will also include extensive landscaping and the development of surface parking areas. The numbers of stalls meet bylaw and guideline parking requirements for the subject property.

Legal Description

Lot 1, D.L. 209, Lillooet District, Plan EPP102417

Sustainability Goals

The project will incorporate a number of Sustainability features:

- good energy utilization in the building design, including enhanced insulation levels, air-tightness in the building envelope, and high quality heat recovery systems incorporated in the mechanical equipment for the buildings.
- solar panel arrays on the roofs of the building.
- electric vehicle charging stations available at some of the commercial parking stalls.
- use of native plants in the site landscaping, that are drought-resistant.
- site landscaping that features native grasses, to create suitable habitat for the threatened dun skipper, whose presence has been documented in the general area of the subject site.

Project Directory

Client:
Lil'wat Nation
Lil'wat Capital Assets
Attention: Tom Laviolette
321 No. 10 IR Road
Mt. Currie, B.C. V0N 2L0
Tel: (604) 355-3184

Architect:
S.R. McEwen Architect
Attention: Sean McEwen
1995 West 14th Avenue
Vancouver B.C. V6J 2K1
Tel. (604) 733-8948

Surveyor:
Doug Bush Survey Services Ltd.
Attention: Ian Stirk
Unit 18 – 1370 Alpha Lake Road
Whistler B.C. V8E 0H9
Tel. (604) 932-3314

Geotechnical:
Kontur Geotechnical Consultants Inc.
Attention: Evan Sykes
Unit 65, 1833 Coast Meridian Road
Port Coquitlam B.C.
Tel. (778) 730-1747

Environmental:
Cascade Environmental Resource Group Ltd.
Attention: Simon Fry
Unit 3 – 1005 Alpha Lake Road
Whistler B.C. V0N 1B1
Tel. (604) 938-1247

Flood Control:
Northwest Hydraulic Consultants Ltd.
Attention: Vanessa McMaster
30 Gostick Place
North Vancouver B.C. V7M 3G3
Tel. (604) 980-6011

Development Statistics

Site Area - 121,488 sq. ft. [11,286.6 sq. m.]

South Building [All areas are Gross Floor Area]
Ground Floor Areas
Commercial - 3,660 sq. ft.
Residential - 4,317 sq. ft.
Residential Entry, Office and Interior Circulation - 1,112 sq. ft.
Exterior Circulation [Stairs, not at grade walkways] - 160 sq. ft.
Building Service Rooms - 1,033 sq. ft.
Total Ground Floor Areas - 10,282 sq. ft.

Second Floor Areas
Residential - 9,917 sq. ft.
Residential Common Areas - 432 sq. ft.
Interior Circulation - 925 sq. ft.
Exterior Circulation [Stairs] - 270 sq. ft.
Total Second Floor Areas - 11,544 sq. ft.

Third Floor Areas
Residential - 9,917 sq. ft.
Residential Common Areas - 432 sq. ft.
Interior Circulation - 925 sq. ft.
Exterior Circulation [Stairs] - 140 sq. ft.
Total Third Floor Areas - 11,414 sq. ft.

South Building - Total Floor Area = 33,240 sq. ft.

South Building - Unit Mix
36 Housing Units - All Affordable Non-Market Units
5 @ 3-BR Units
5 @ 2-BR Units
14 @ 1-BR Units
2 @ Accessible 1-BR Units
10 @ Studio Units

36 Housing Units Total
and 5 commercial Retail Units

North Building [All areas are Gross Floor Area]
Ground Floor Area
Commercial - 3,540 sq. ft.
Live-Work Units - 2,815 sq. ft.
Exterior circulation [Stairs, not at grade walkways] - 234 sq. ft.
Building Service Rooms - 1,158 sq. ft.
Total Ground Floor Areas - 7,747 sq. ft.

Second Floor Areas
Residential - 7,812 sq. ft.
Interior Circulation - 832 sq. ft.
Exterior Circulation [Stairs] - 234 sq. ft.
Total Second Floor Areas - 8,878 sq. ft.

North Building - Total Floor Area = 17,947 sq. ft.

North Building - Unit Mix [All Market Residential Units]
5 Live-Work 1-BR Units
12 @ 1-BR units
Total Number of Residential Units = 17 Units
And 1 Commercial Retail Unit

Additional Exterior Project Areas
South Building Residential Yards - 1,513 sq. ft.
South Bike Shelter - 1,158 sq. ft.

North Building Residential Yards - 862 sq. ft.
North Bike Shelter - 1,322 sq. ft.

Site Coverage of Buildings and Bike Shelters
Total Built Coverage = 22,884 sq. ft.
= approx. 17.2% Coverage of Total Site Area



Parking Calculations

Parking Stalls Required for Commercial Development
[3 stalls are required for every 100 sm (1076 sq.ft.) of gross floor area]
South Building - 3,849 sq.ft. Commercial - 11 stalls required
North Building - 770 sq.ft Commercial - 2 stalls required
[Parking for Commercial Portion of Live/Work is included in Residential Portion]
Total Commercial Stalls Required = 13 stalls

Parking Stalls Proposed for Residential Development
South Building - 36 Non-Market Units
45 Parking Stalls Proposed @ 1.25 stalls per unit
[Based on Proposed Requested Relaxation for Non-Market Housing]
North Building - 17 Low-End-of-Market Rental
34 Parking Stalls Proposed @ 1.25 stalls per unit
Total Residential Stalls Proposed = 66 Stalls

Residential Visitor Parking @ 1 Stall per 5 Dwelling Units
For 53 units = 11 Visitor Parking Stalls

Total Proposed for Project = 90 Stalls
Inclusive of 2 Disabled Parking Stalls for the Residential Units
And 1 Disabled Parking Stall for the Commercial Uses

Two Loading Bays Provided for the Project

Drawing List

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South Building
A – 10 Ground Floor Plan
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A – 15 Sections
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North Building
A – 18 Ground Floor Plan
A – 19 Second Floor Plan
A – 20 Roof Plan
A – 21 Unit Plans
A – 22 Sections
A – 23 Elevations
A – 24 Elevations

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Lil'wat Main Street - South and North Buildings

Lot 1, Main Street, Mount Currie



Revisions

2

Issued for Zoning
Change and
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with Revisions

16 November 2020

Drawing

Scale

Cover Sheet

Sheet Number

Revision

2

A00



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Lil'wat Main Street - South and North Buildings

Lot 1, Main Street, Mount Currie



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2

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South Building
Renderings

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2
A01



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Lil'wat Main Street - South and North Buildings

Lot 1, Main Street, Mount Currie



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2

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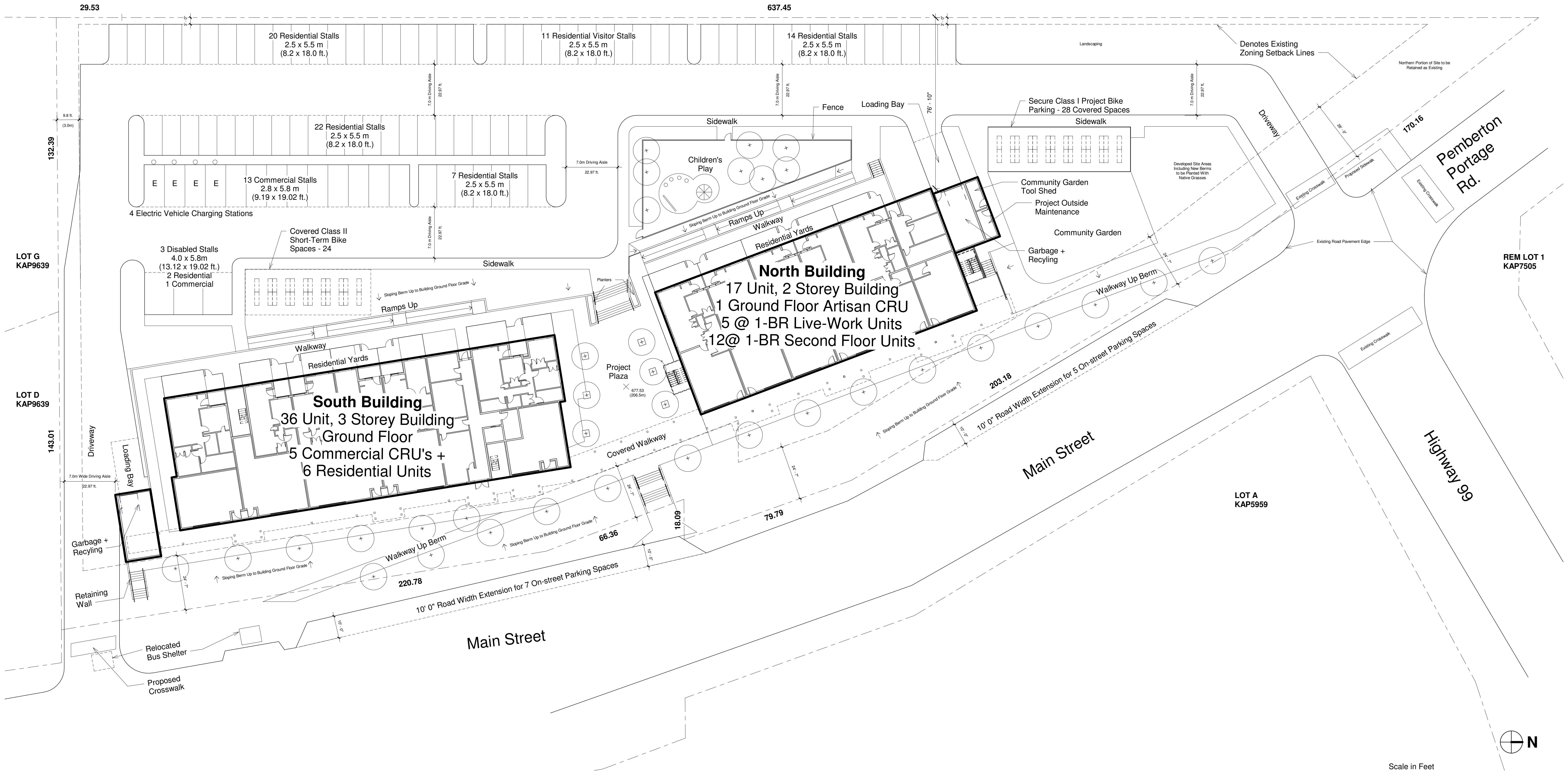
Drawing
Scale

North Building
Renderings

Sheet Number

Revision
2

A02



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Lil'wat Main Street - South and North Buildings

Lot 1, Main Street, Mount Currie



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2

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Drawing

Site Plan

Scale

1" = 20'-0"

Sheet Number

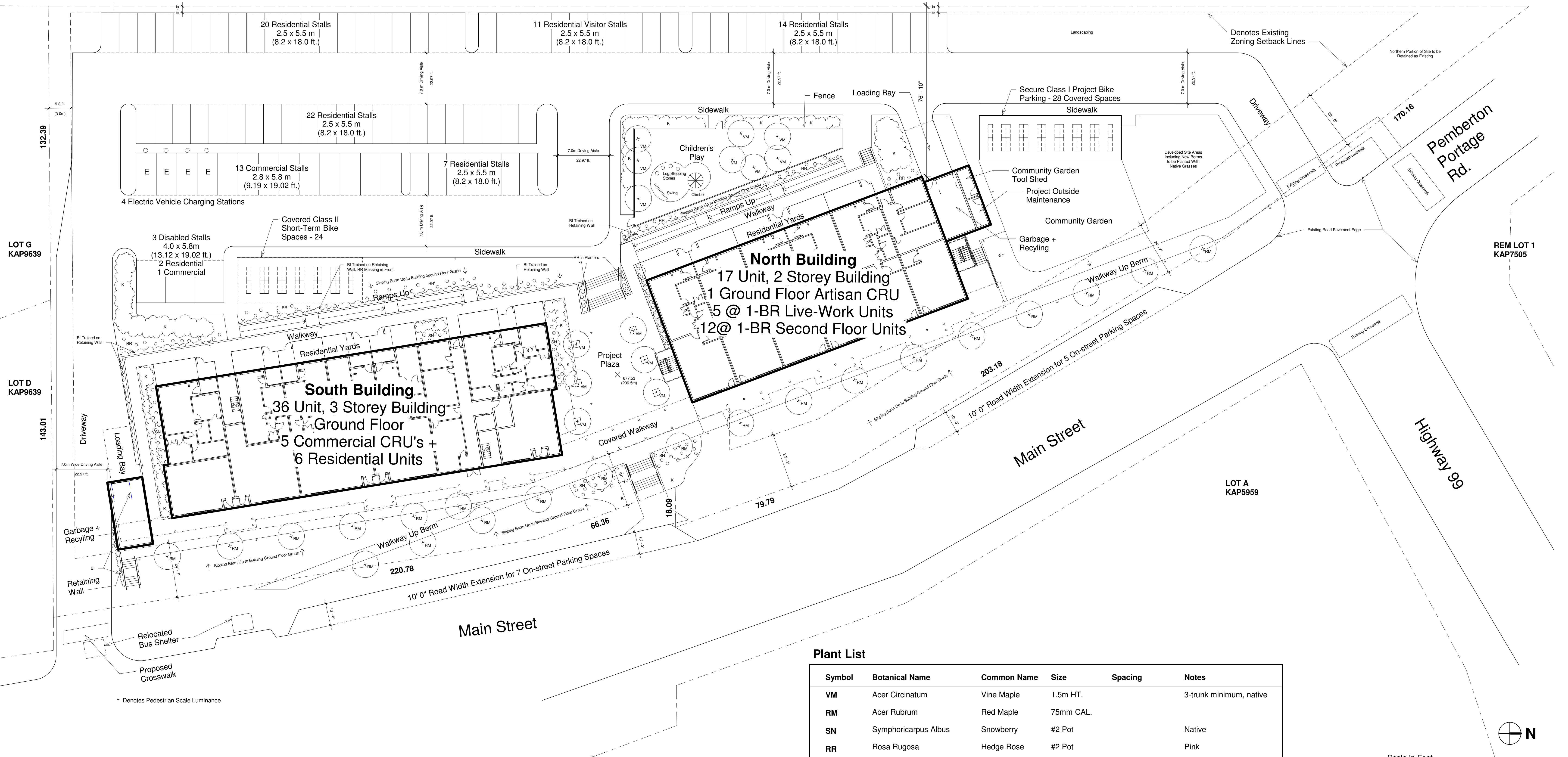
Revision
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A03

Note: Parking and Adjacent Landscaped Areas to be Installed at Modified Existing Grade, Sloping North to South as per Existing Site Topography

29.53

637.45



Plant List

Symbol	Botanical Name	Common Name	Size	Spacing	Notes
VM	Acer Circinatum	Vine Maple	1.5m HT.		3-trunk minimum, native
RM	Acer Rubrum	Red Maple	75mm CAL.		
SN	Symphoricarpus Albus	Snowberry	#2 Pot		Native
RR	Rosa Rugosa	Hedge Rose	#2 Pot		Pink
K	Arctostophylus Uva-Ursi	Kinnikinnick	SP 3	300mm OCBW	Native
BI	Parthenocissus Tricuspidata	Boston Ivy	#2 Pot	1200mm OC	

All remaining areas to be hydroseeded with native grasses and wildflowers.

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Lil'wat Main Street - South and North Buildings

Lot 1, Main Street, Mount Currie



Revisions
2

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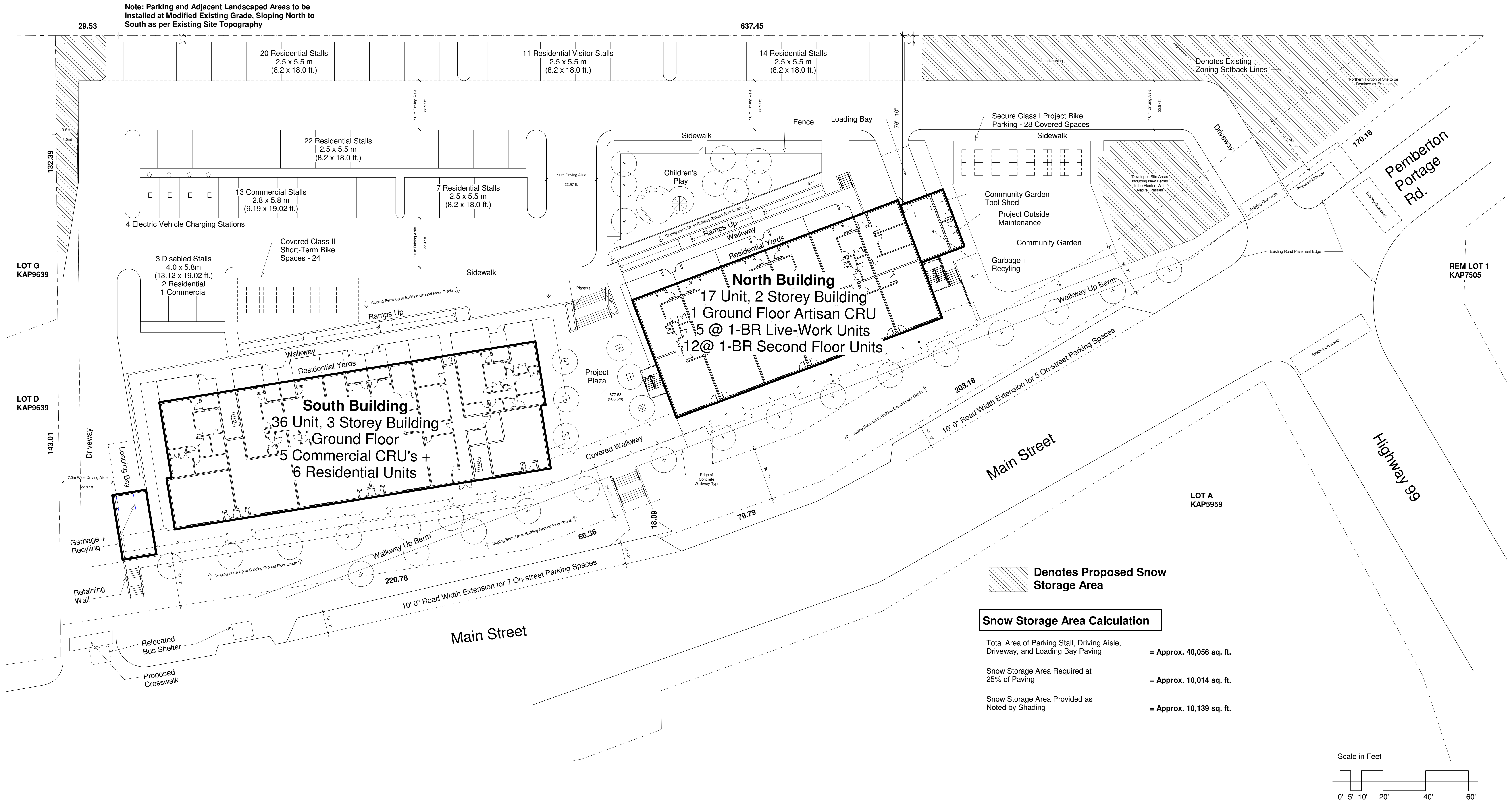
16 November 2020

Drawing
Landscape Plan

Scale
1" = 20'-0"

Sheet Number
Revision
2

A04



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Lil'wat Main Street - South and North Buildings

Lot 1, Main Street, Mount Currie



Revisions

2

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16 November 2020

Drawing

Snow Storage Plan

Scale

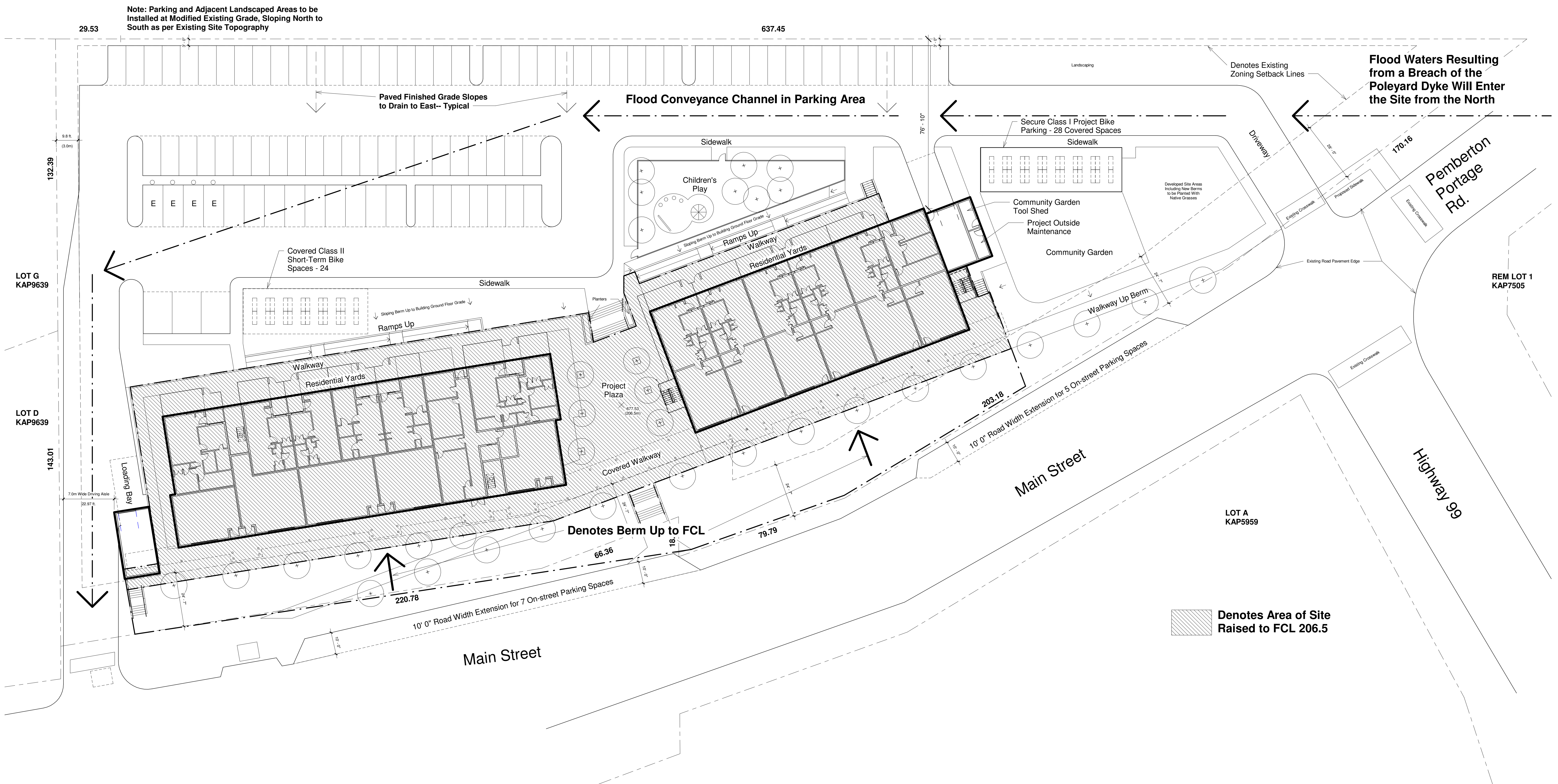
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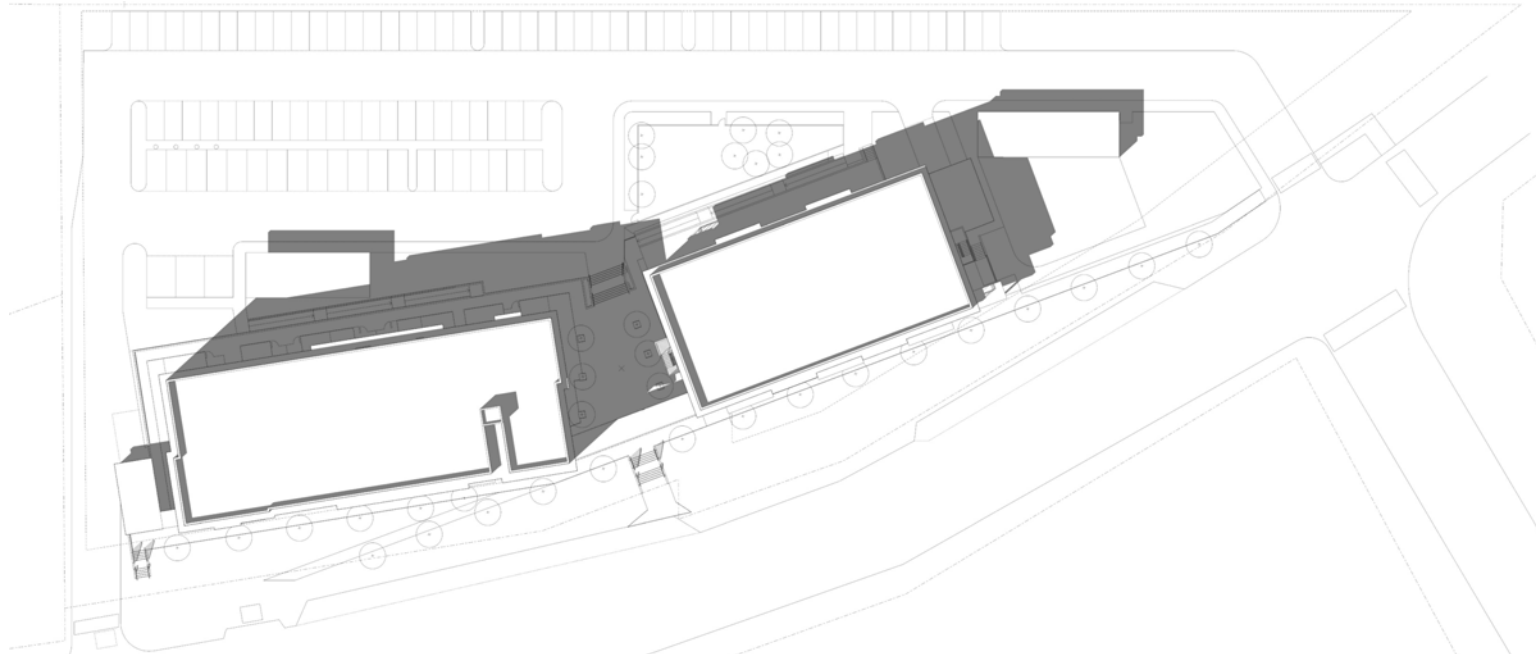
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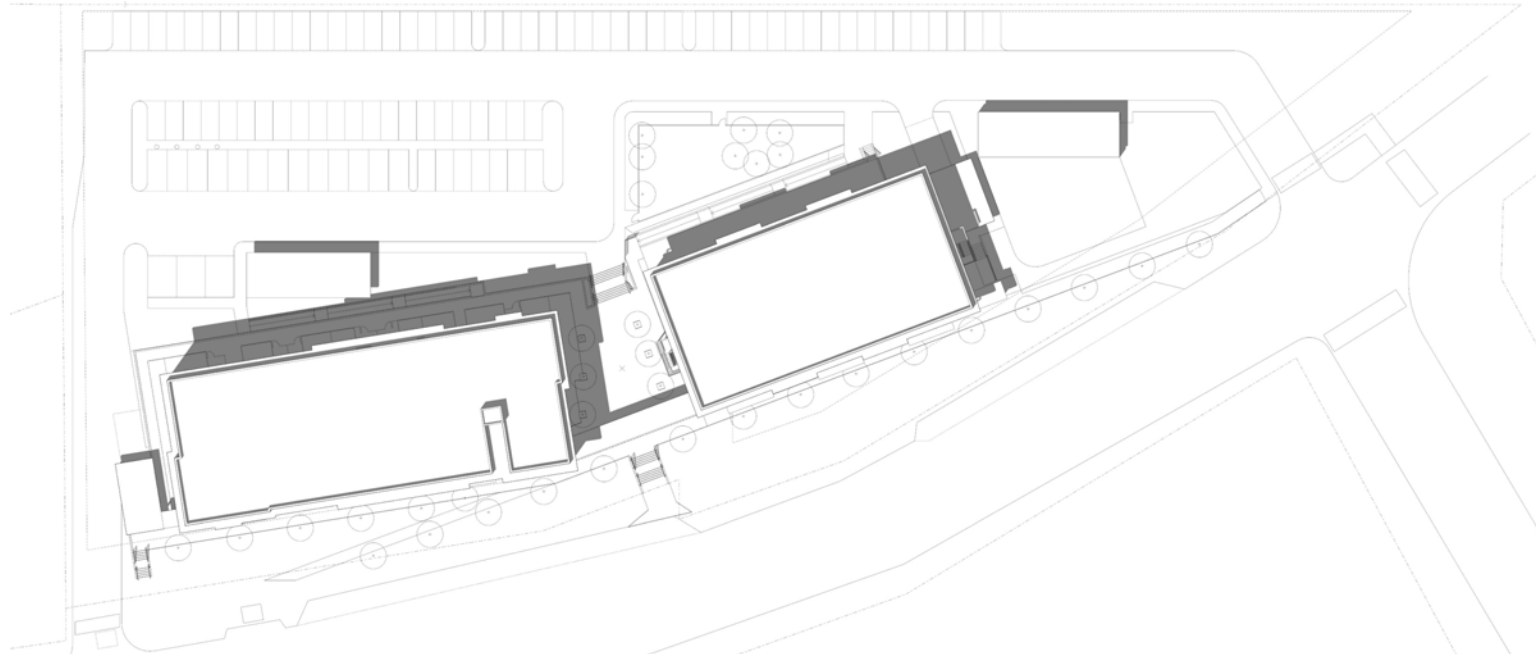
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A05

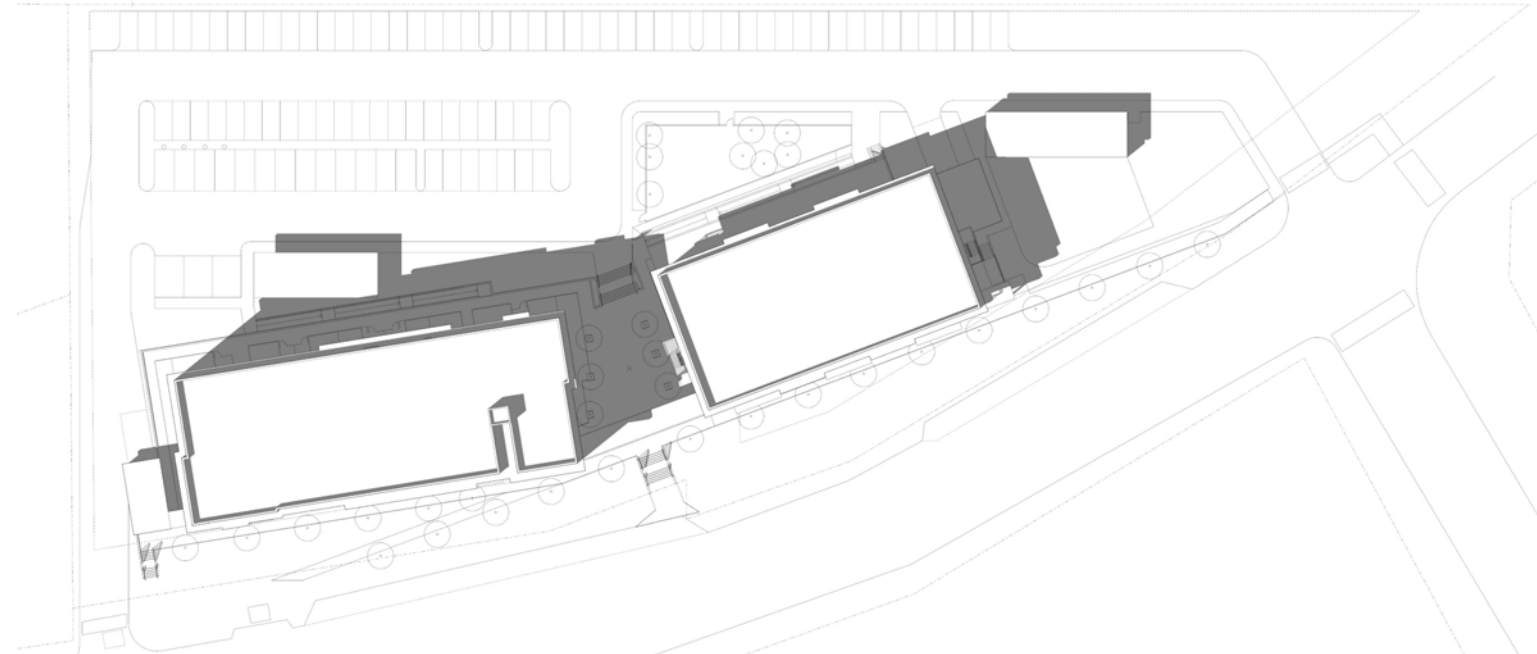




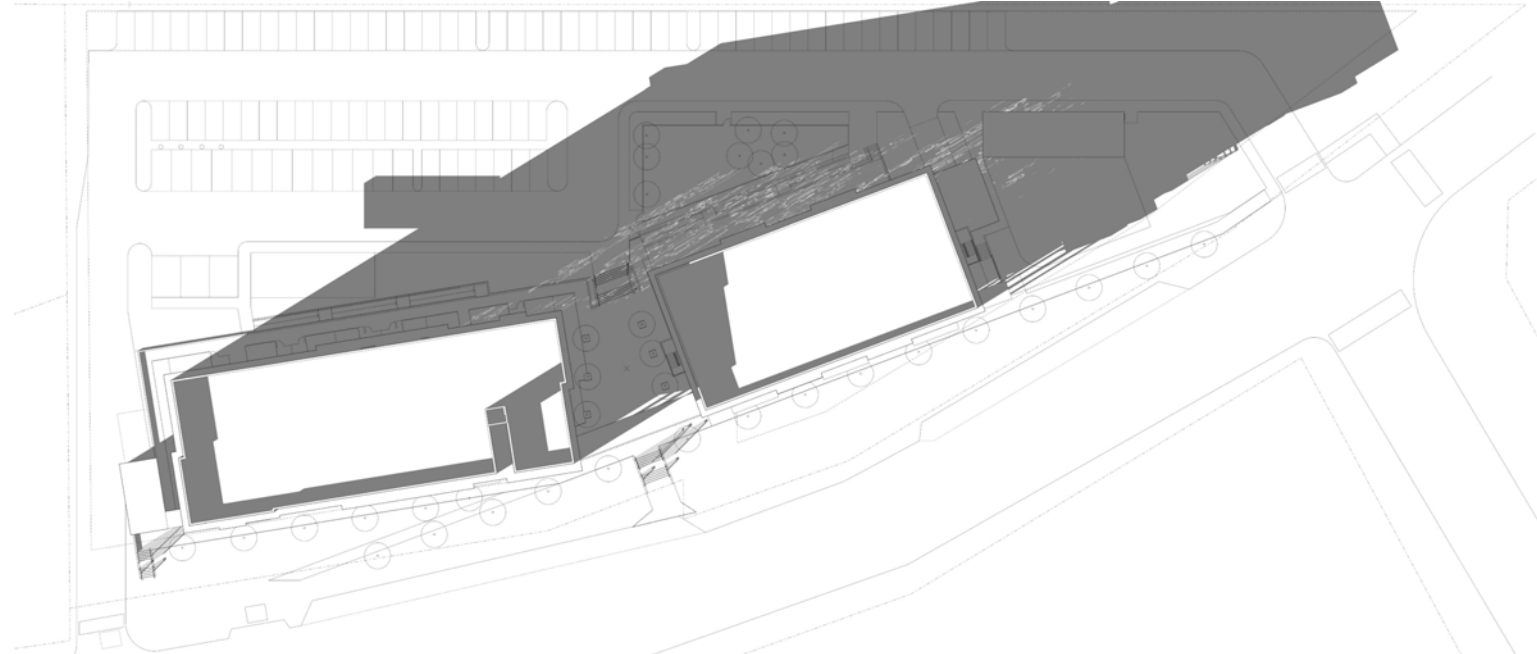
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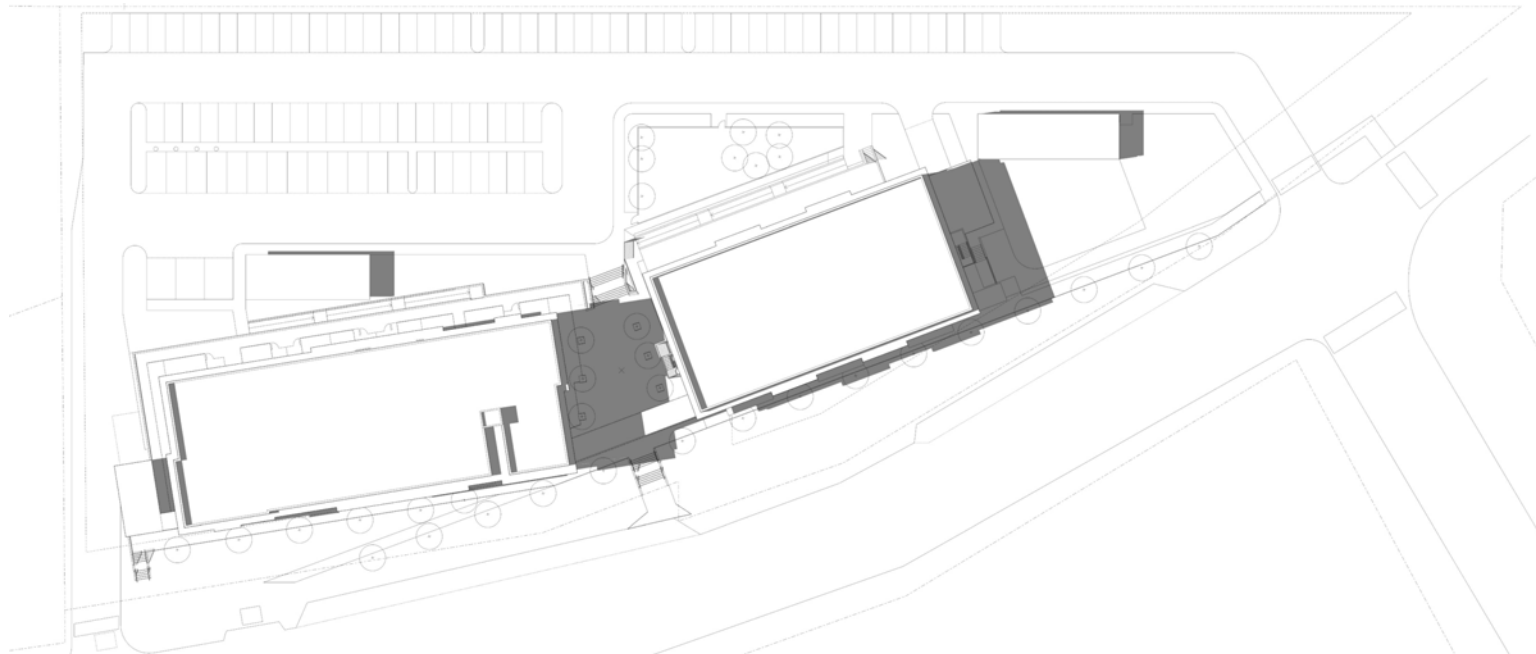
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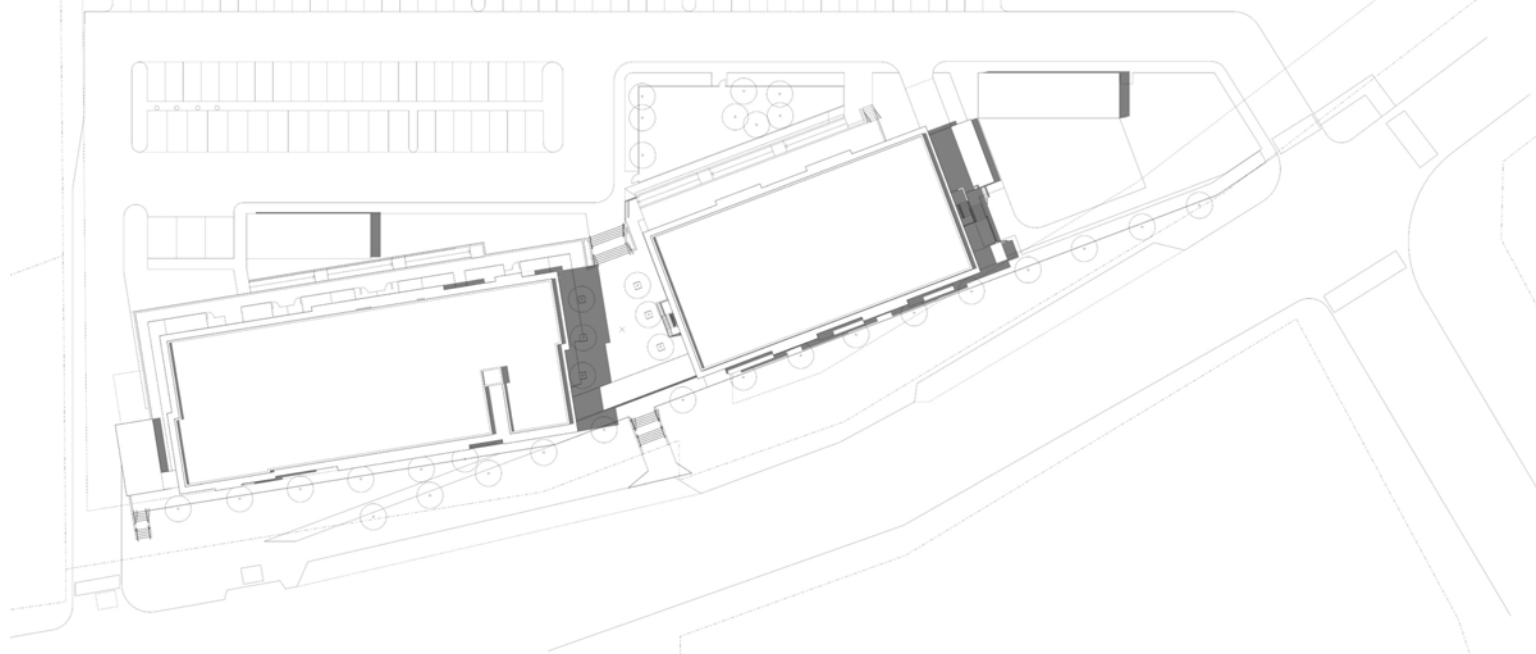
Fall Equinox, 10 a.m.



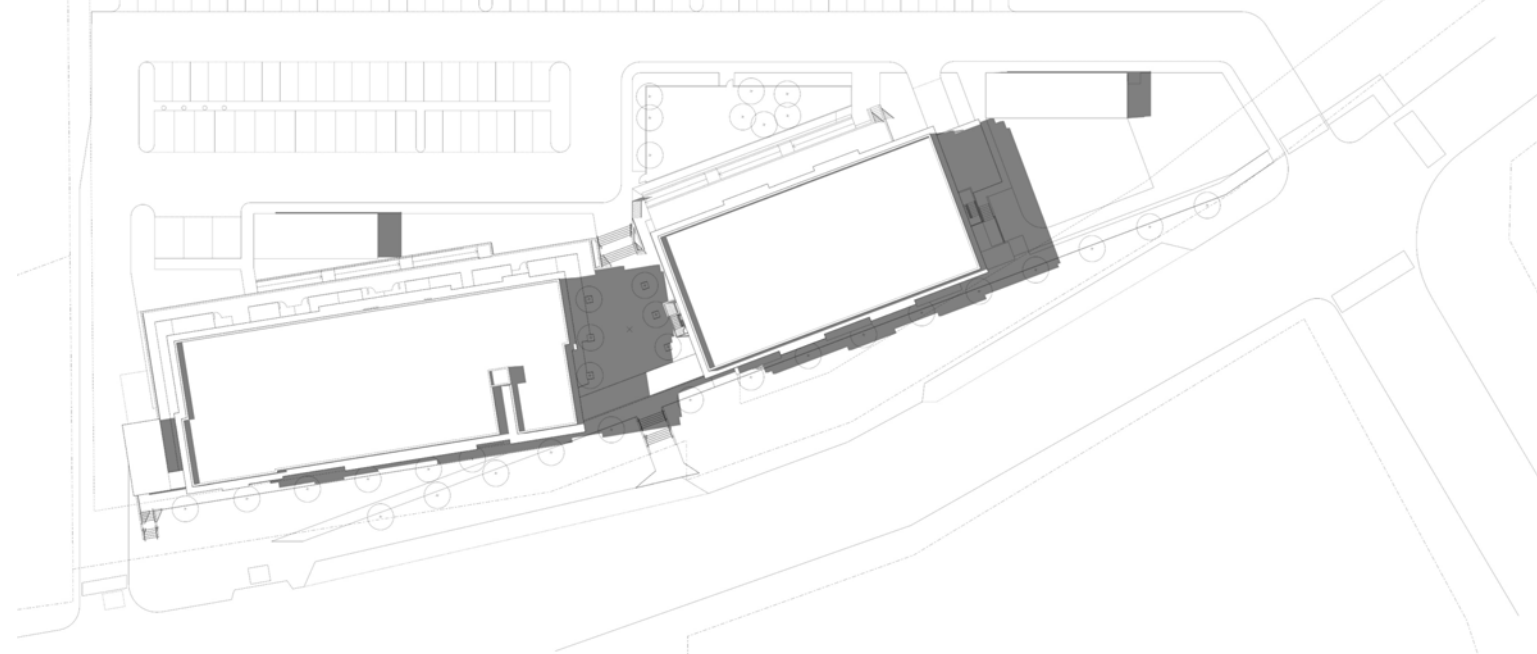
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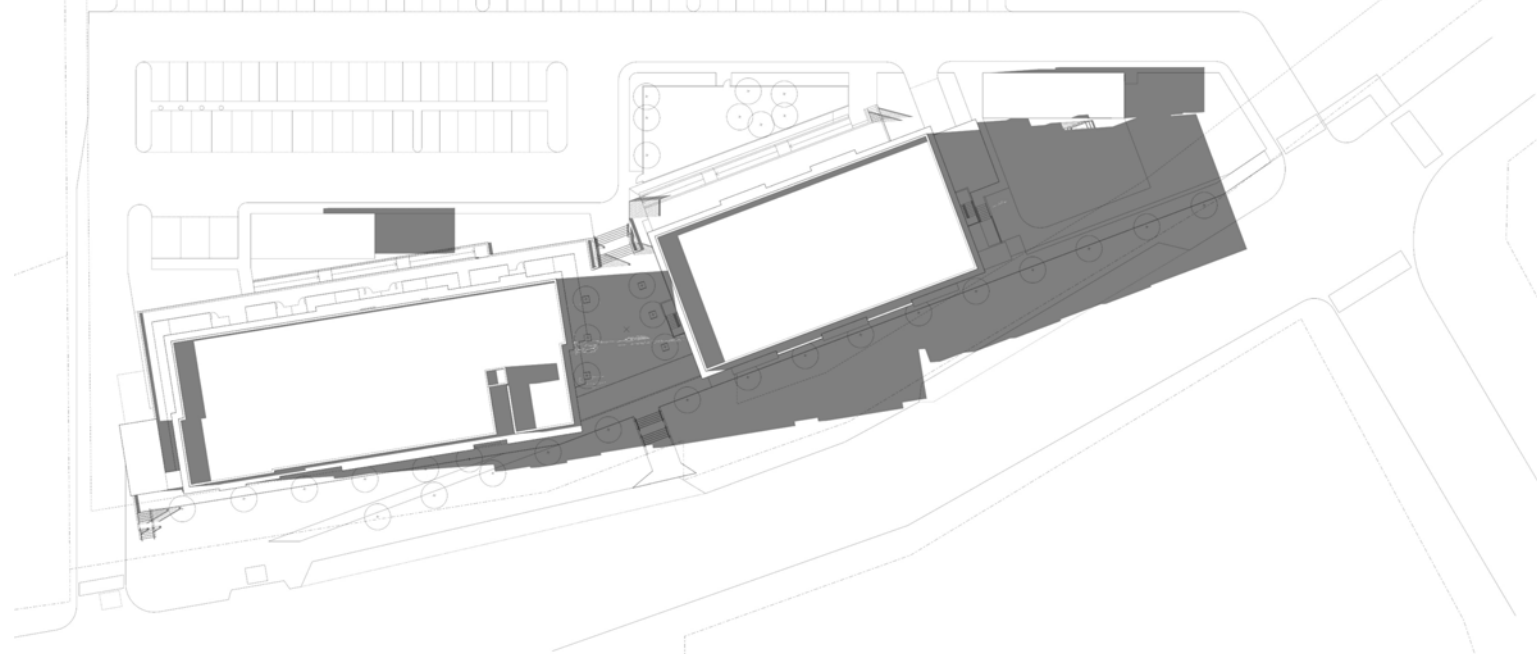
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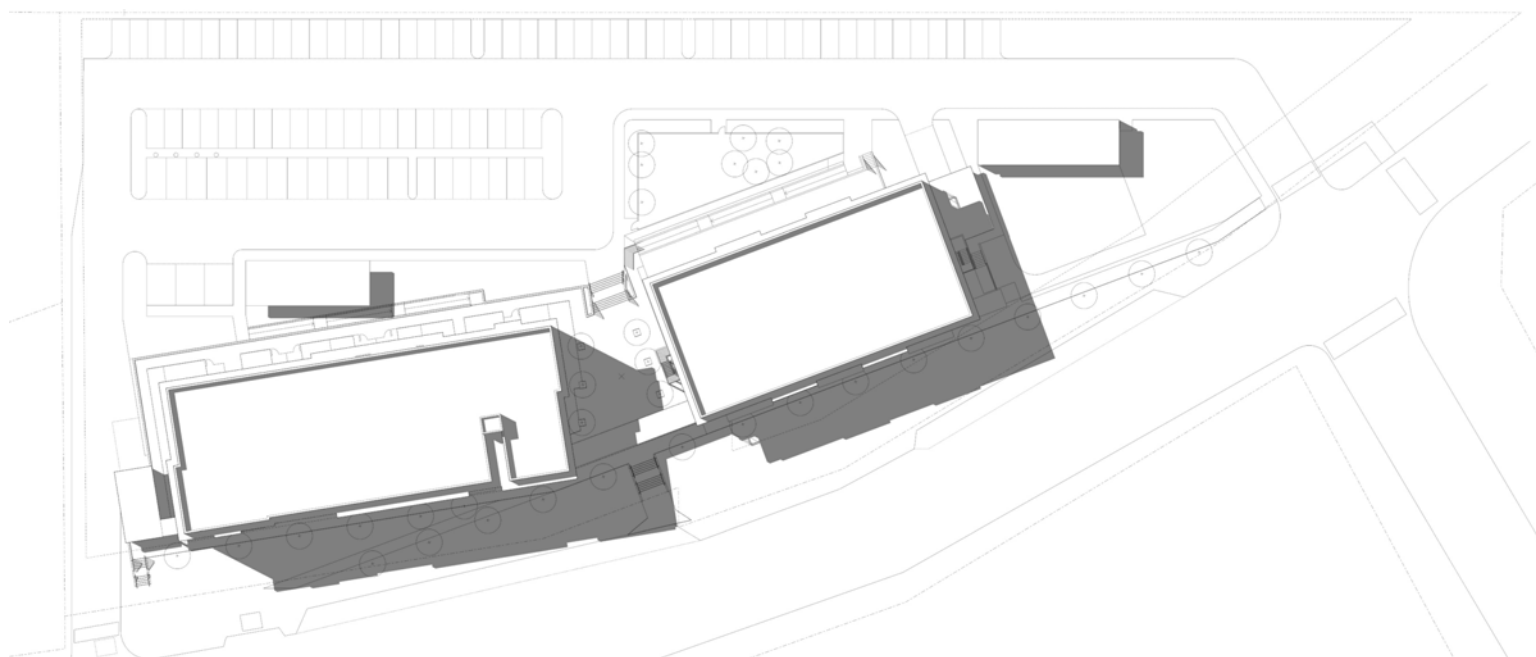
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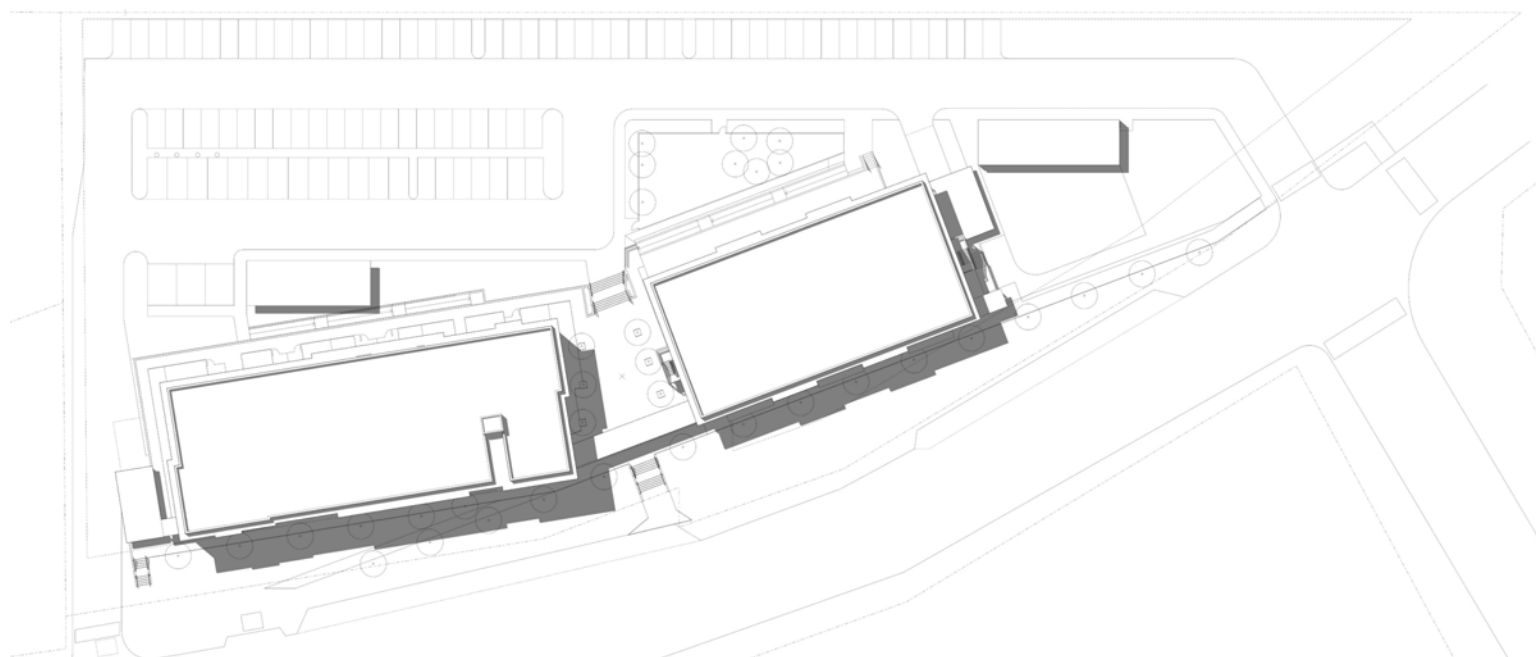
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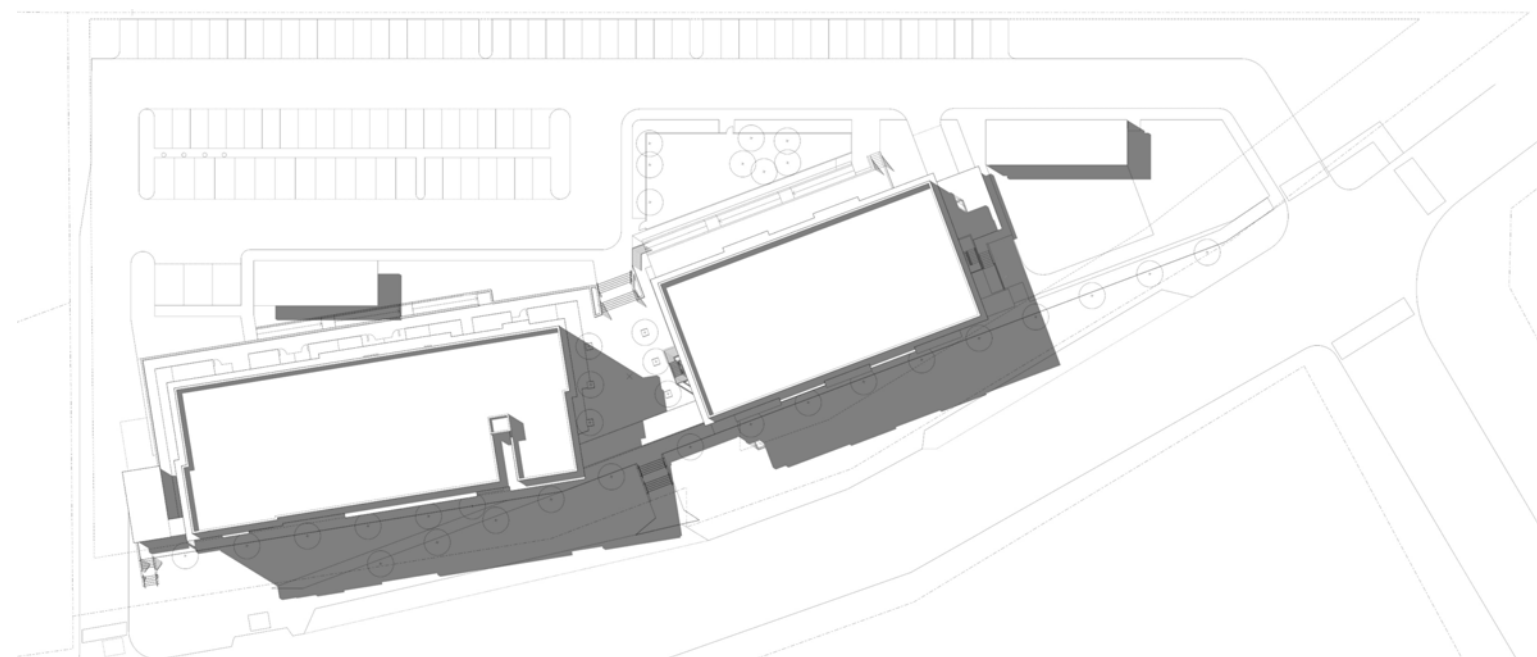
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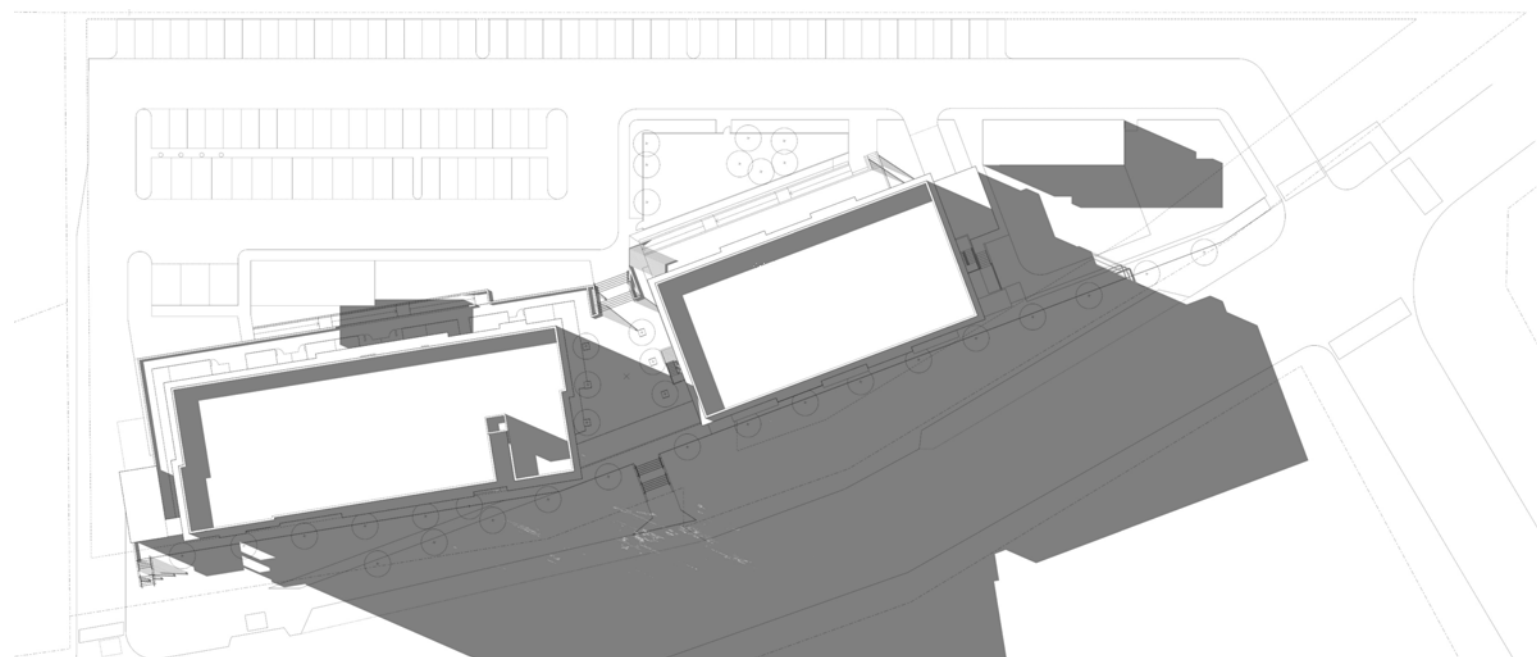
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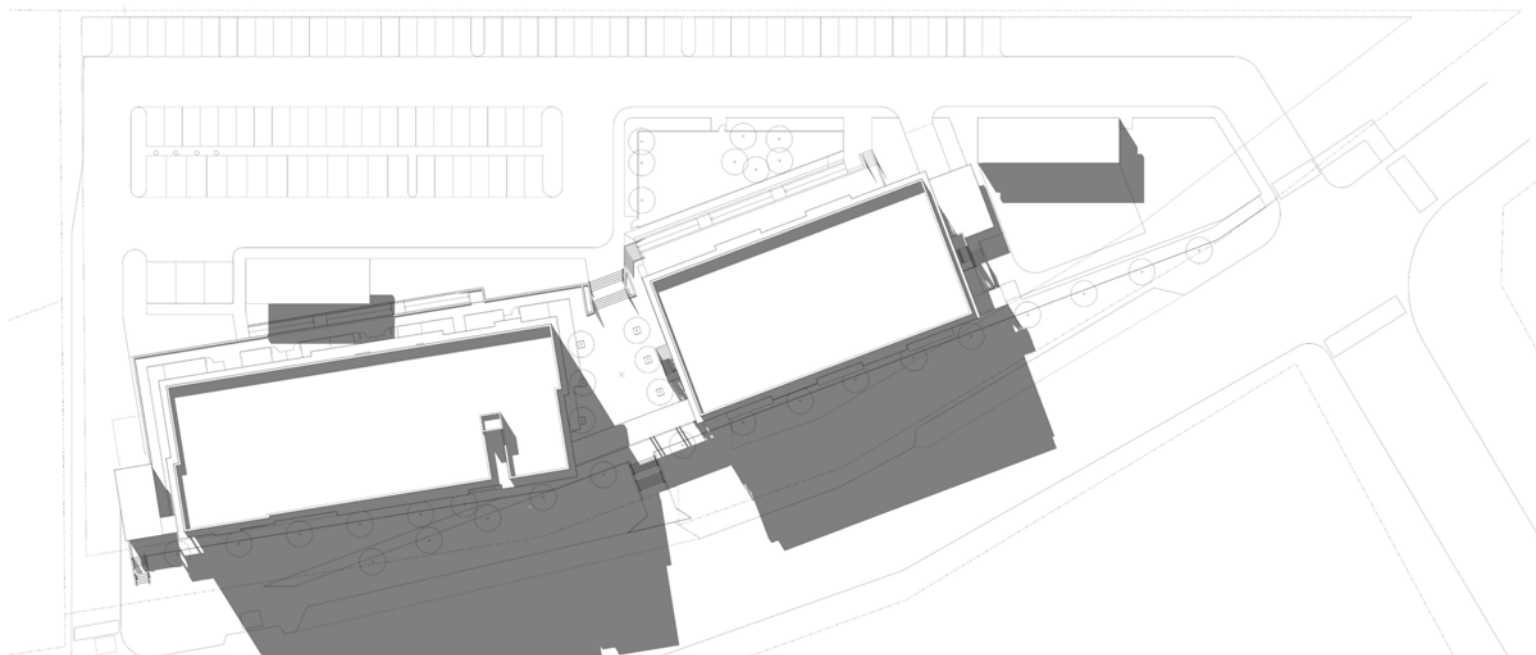
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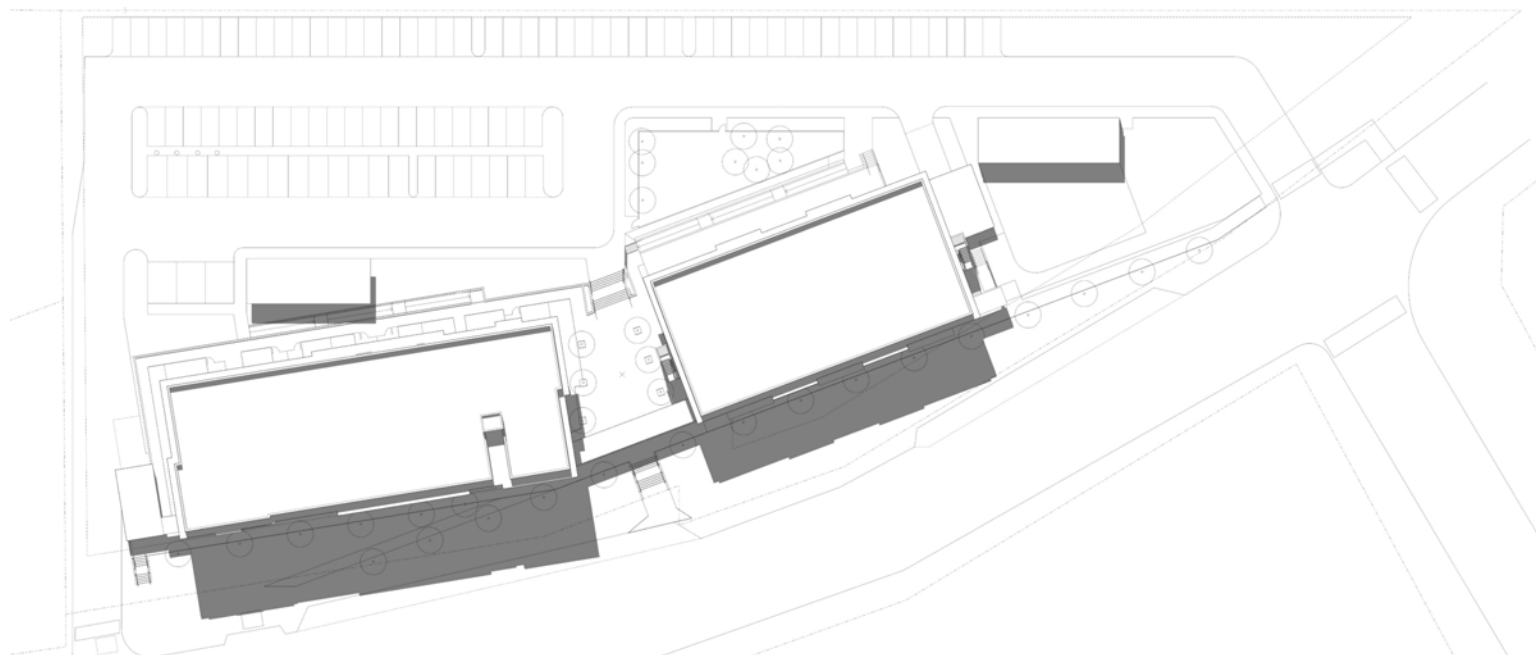
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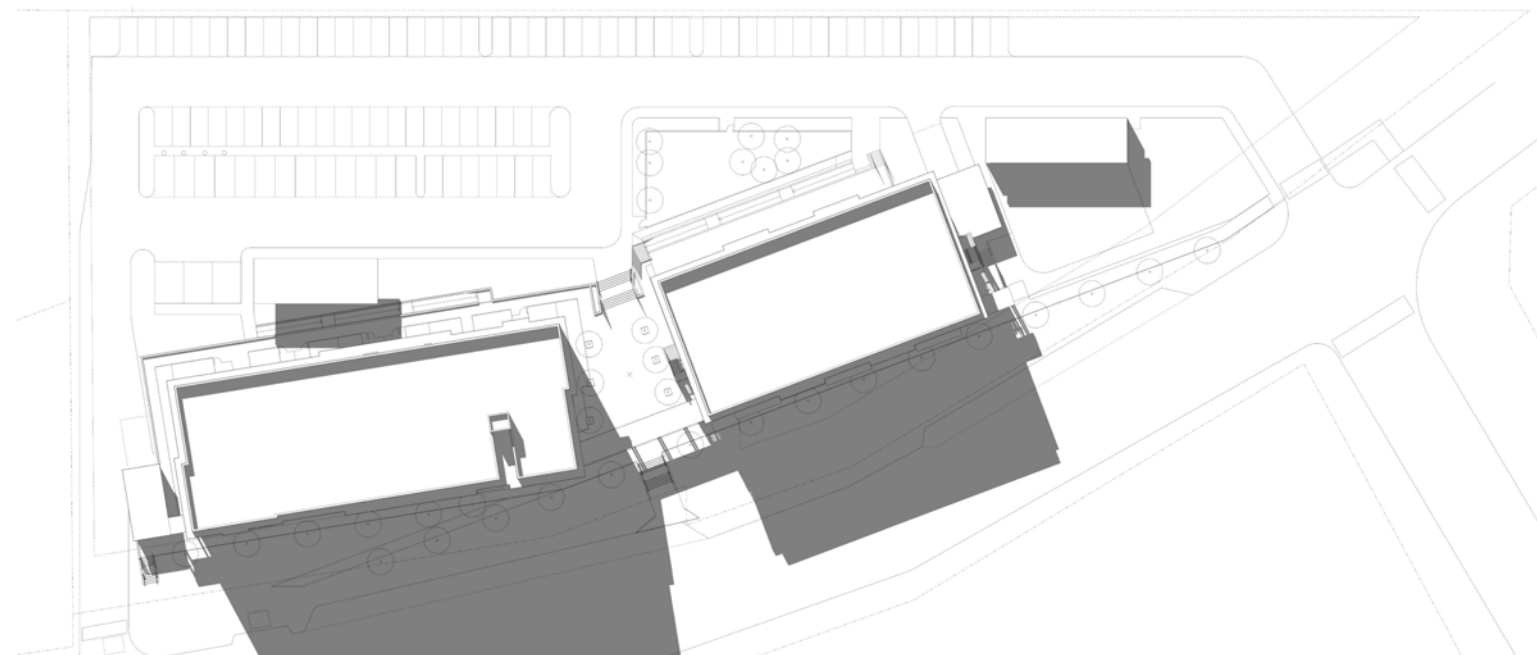
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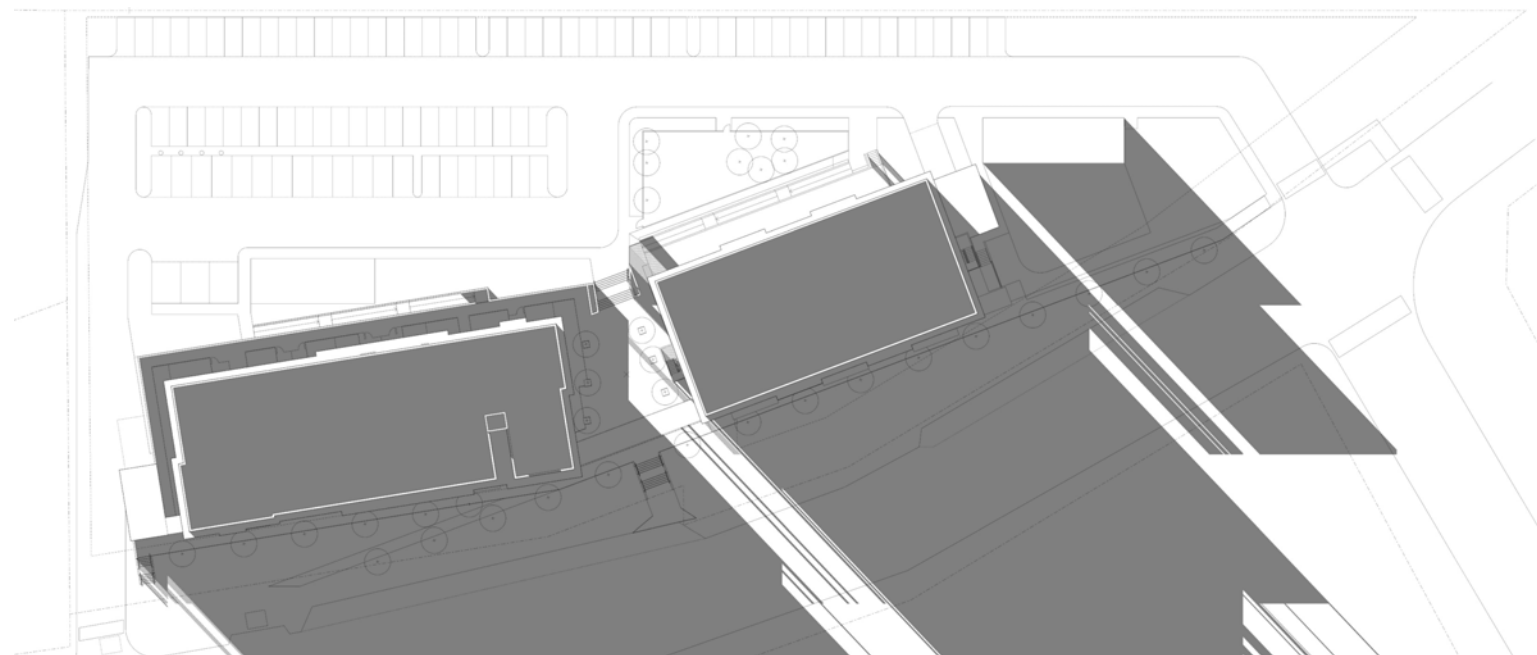
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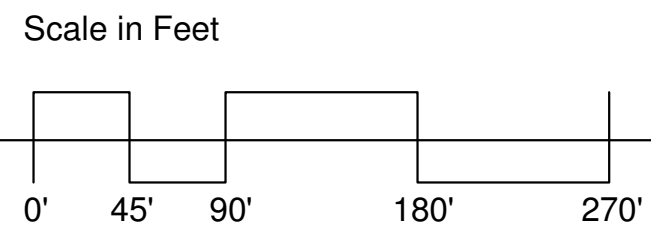
Summer Solstice, 4 p.m.



Fall Equinox, 4 p.m.



Winter Solstice, 4 p.m.



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Lil'wat Main Street - South and North Buildings

Lot 1, Main Street, Mount Currie



Revisions

2

Issued for Zoning Change and Development Permit with Revisions

16 November 2020

Drawing

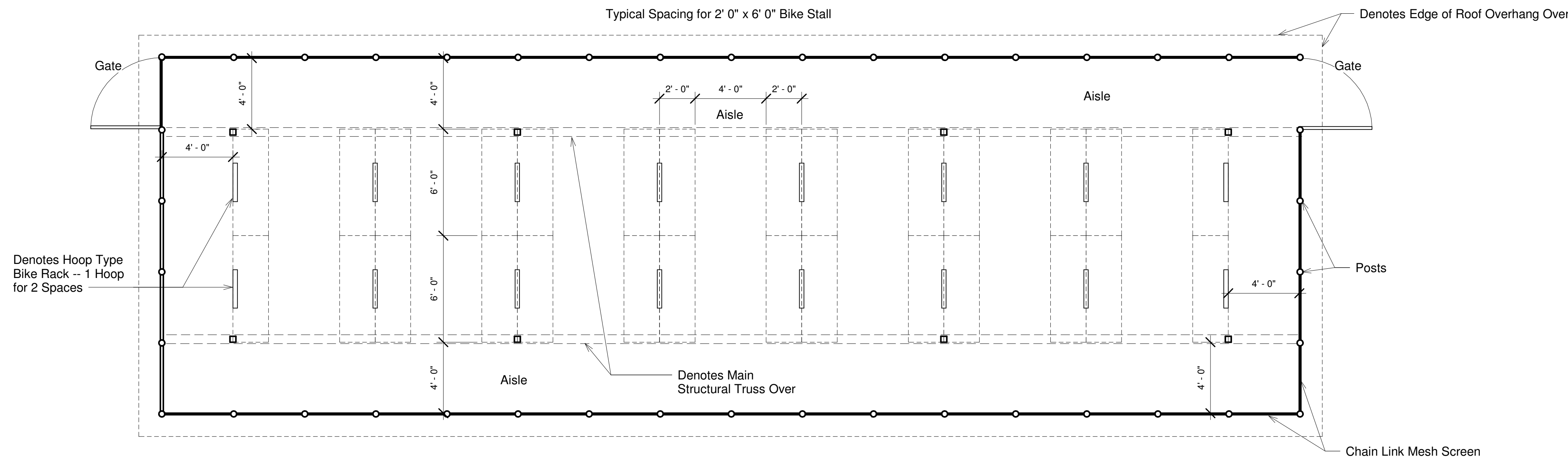
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Shadow Plans 1

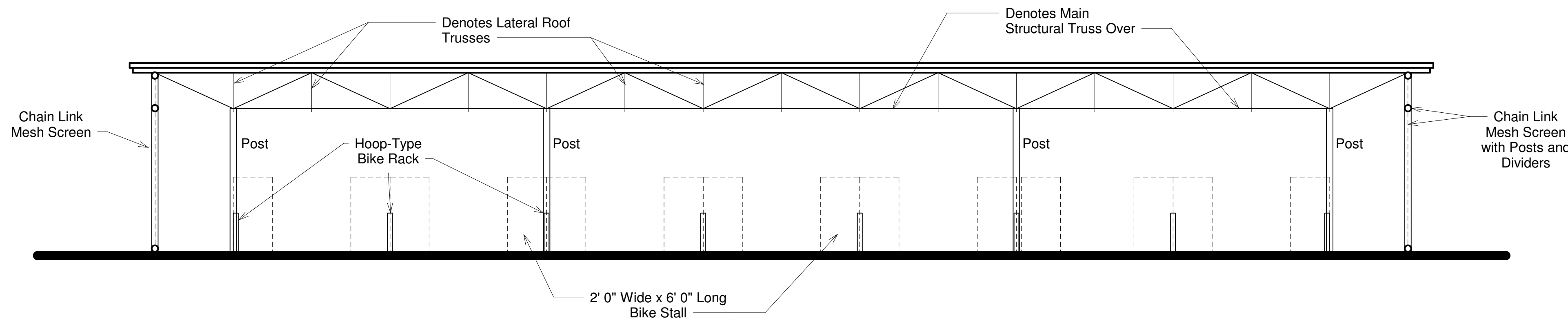
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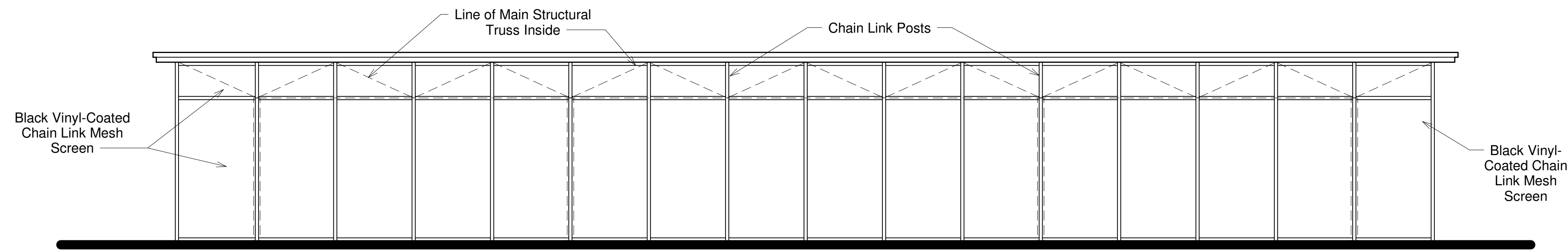
A07



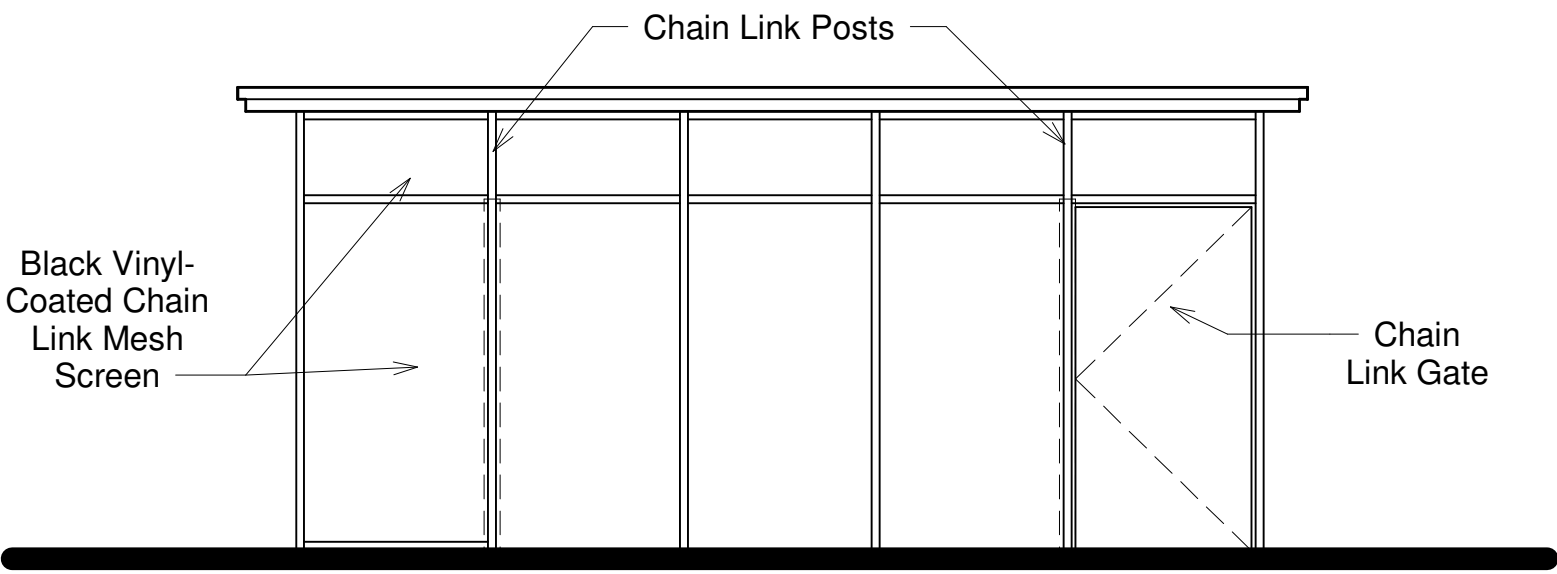
Plan - North Bike Secure Parkade -- 28 Class I Bike Stalls
 1/4" = 1' 0"



Long Section - North Bike Parkade
 1/4" = 1' 0"



Long Elevation - North Bike Parkade
 1/4" = 1' 0"



Short Elevation - North Bike Parkade
 1/4" = 1' 0"

Note: South Bike Parkade is similar to the North Bike Parkade, except that the Bike Parking is short term. No Post and Mesh Chain Link Screen is provided. South Bike Parkade has 24 Class II Bike Stalls.

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Lil'wat Main Street - South and North Buildings
 Lot 1, Main Street, Mount Currie



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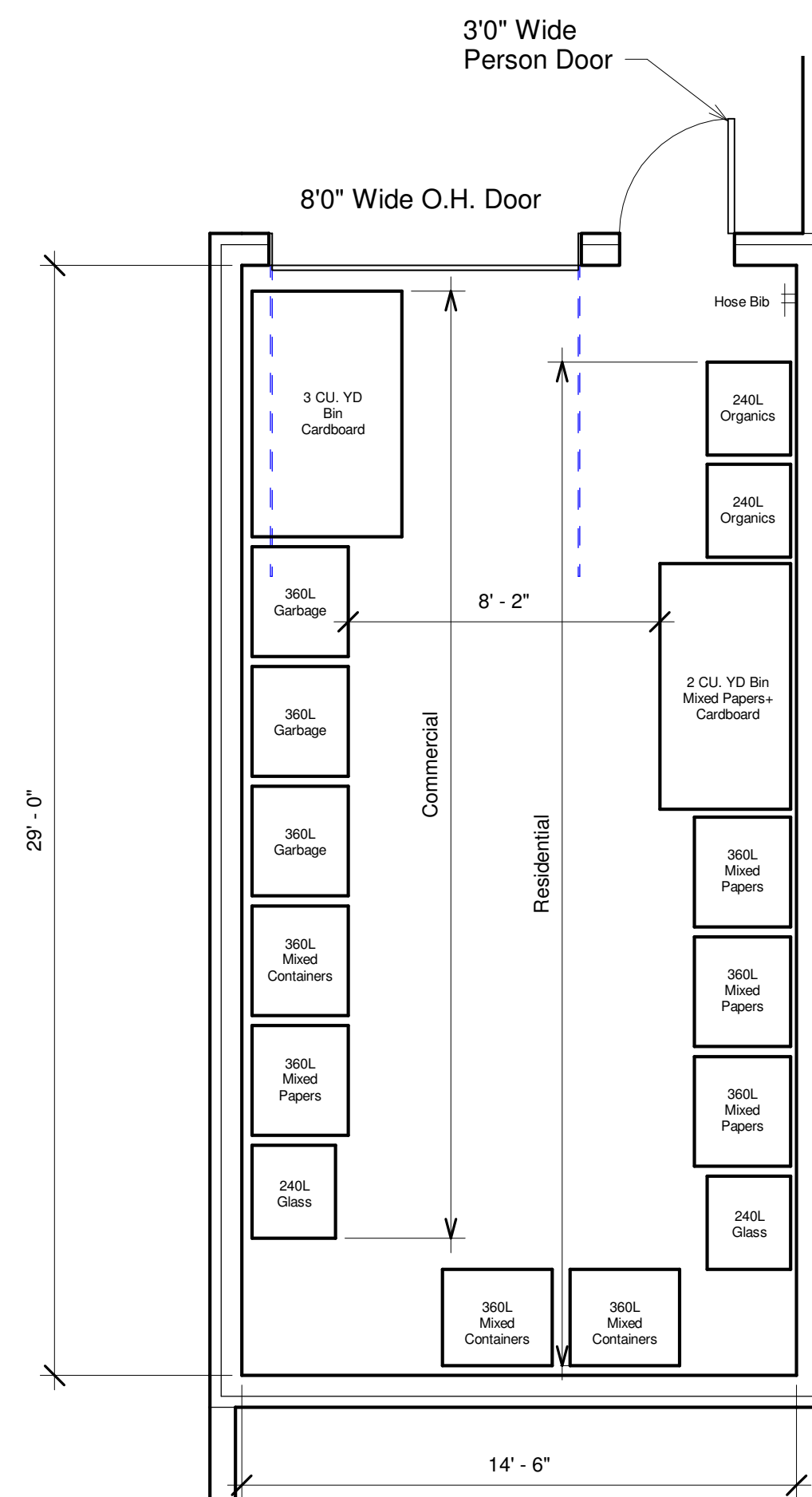
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Drawing
 Bike Parking
 Scale
 1/4" = 1'-0"

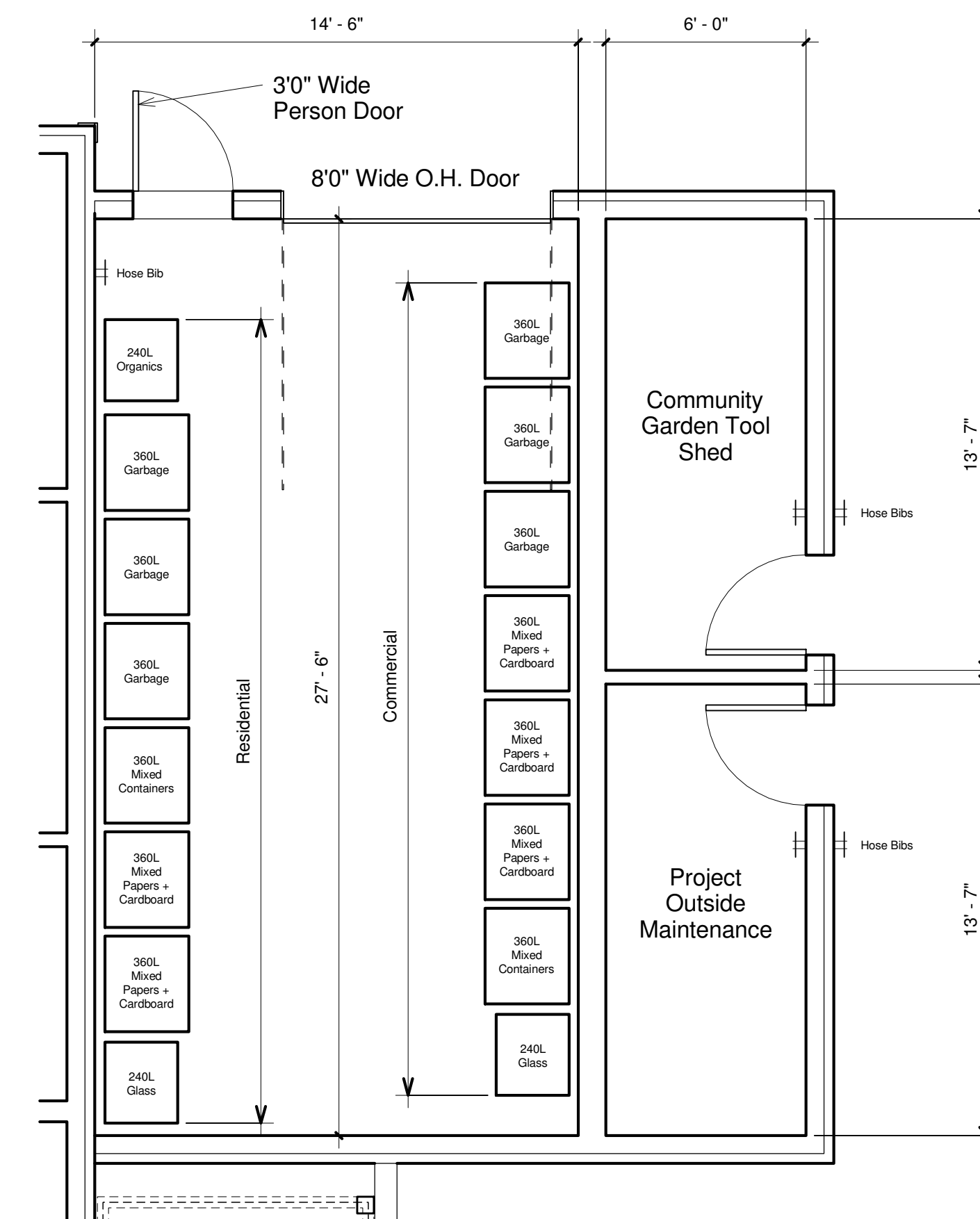
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A08



South Building Garbage + Recycling
1/4" = 1' 0"



North Building Garbage + Recycling
1/4" = 1' 0"

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Lot 1, Main Street, Mount Currie



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Drawing

Scale

Garbage + Recycling Rooms

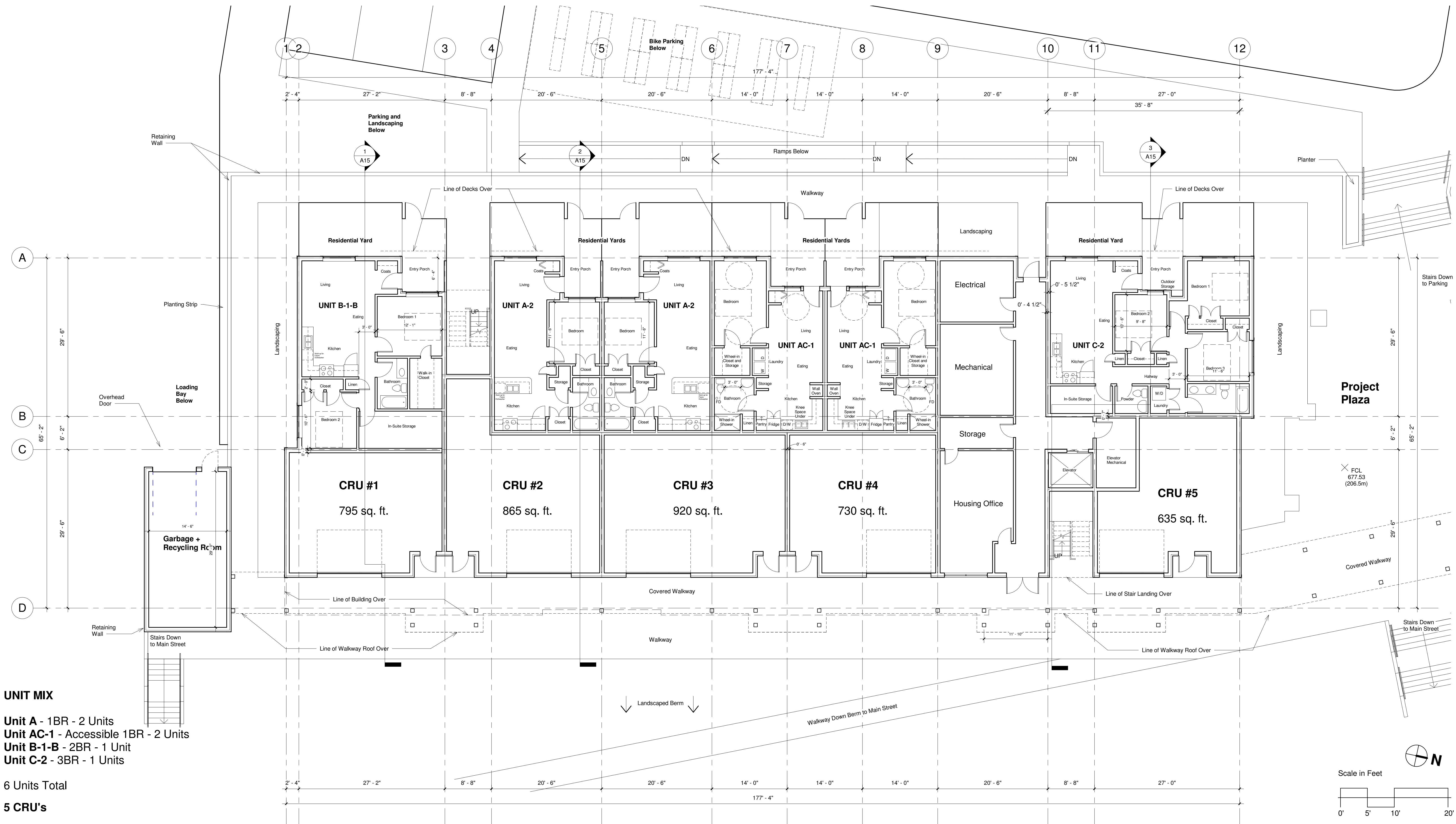
$$1/4'' = 1'-0''$$

Sheet Number

2

2

A09



UNIT MIX

- Unit A - 1BR - 2 Units
- Unit AC-1 - Accessible 1BR - 2 Units
- Unit B-1-B - 2BR - 1 Unit
- Unit C-2 - 3BR - 1 Units

6 Units Total

5 CRU's

Total Commercial Area = 3945 sq. ft.

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Lil'wat Main Street - South Building

Lot 1, Main Street, Mount Currie



Revisions

2

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Drawing

Ground Floor Plan

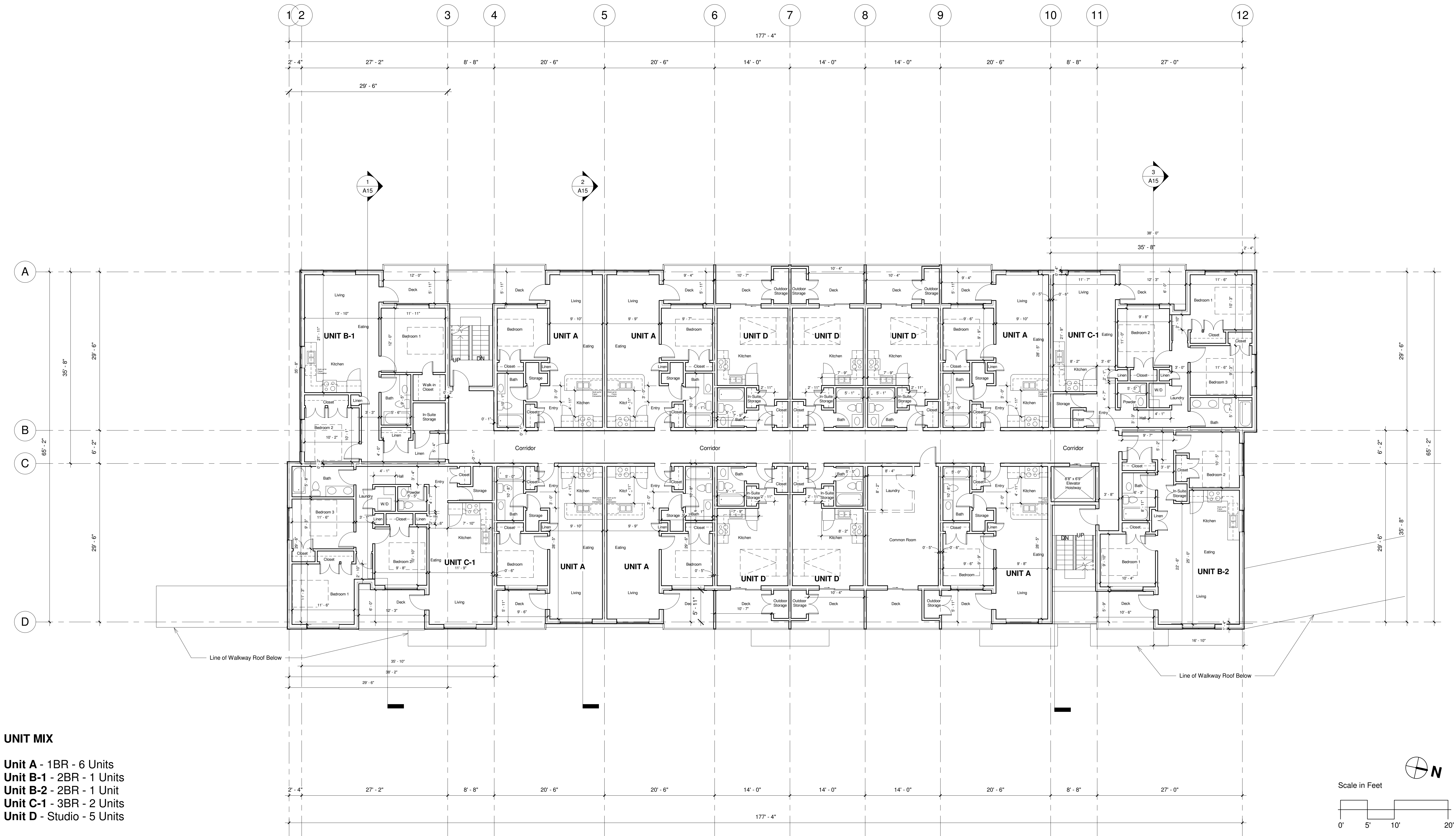
Scale

1/8" = 1'-0"

Sheet Number

Revision
2

A10



UNIT MIX

- Unit A** - 1BR - 6 Units
- Unit B-1** - 2BR - 1 Units
- Unit B-2** - 2BR - 1 Unit
- Unit C-1** - 3BR - 2 Units
- Unit D** - Studio - 5 Units

15 Units Total

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Lil'wat Main Street - South Building

Lot 1, Main Street, Mount Currie



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Drawing

Second Floor Plan

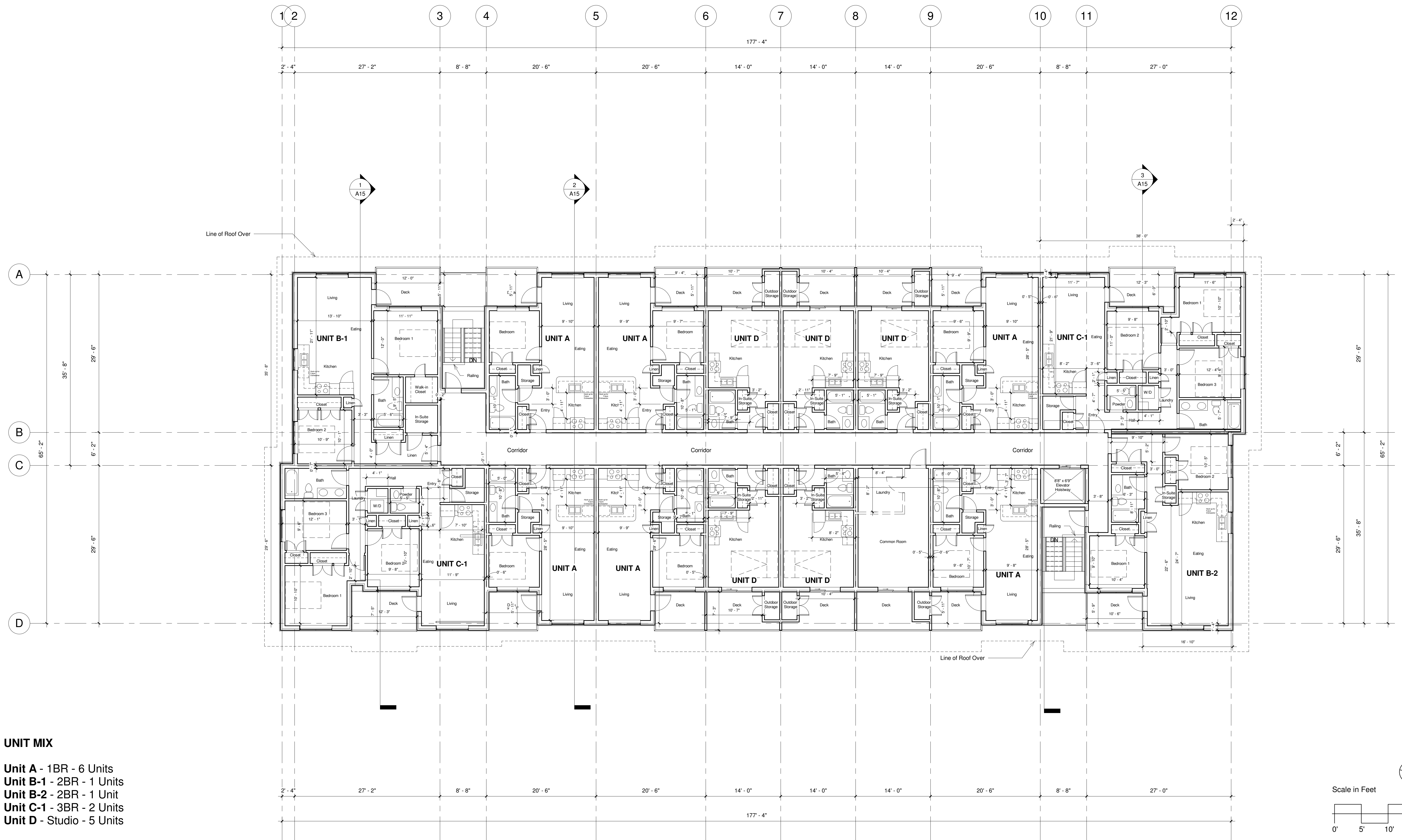
Scale

1/8" = 1'-0"

Sheet Number

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A11



UNIT MIX

Unit A - 1BR - 6 Units
Unit B-1 - 2BR - 1 Units
Unit B-2 - 2BR - 1 Unit
Unit C-1 - 3BR - 2 Units
Unit D - Studio - 5 Units

15 Units Total

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Lil'wat Main Street - South Building

Lot 1, Main Street, Mount Currie



Revisions

2

Issued for Zoning
 Change and
 Development Permit
 with Revisions

16 November 2020

Drawing

Third Floor Plan

Scale

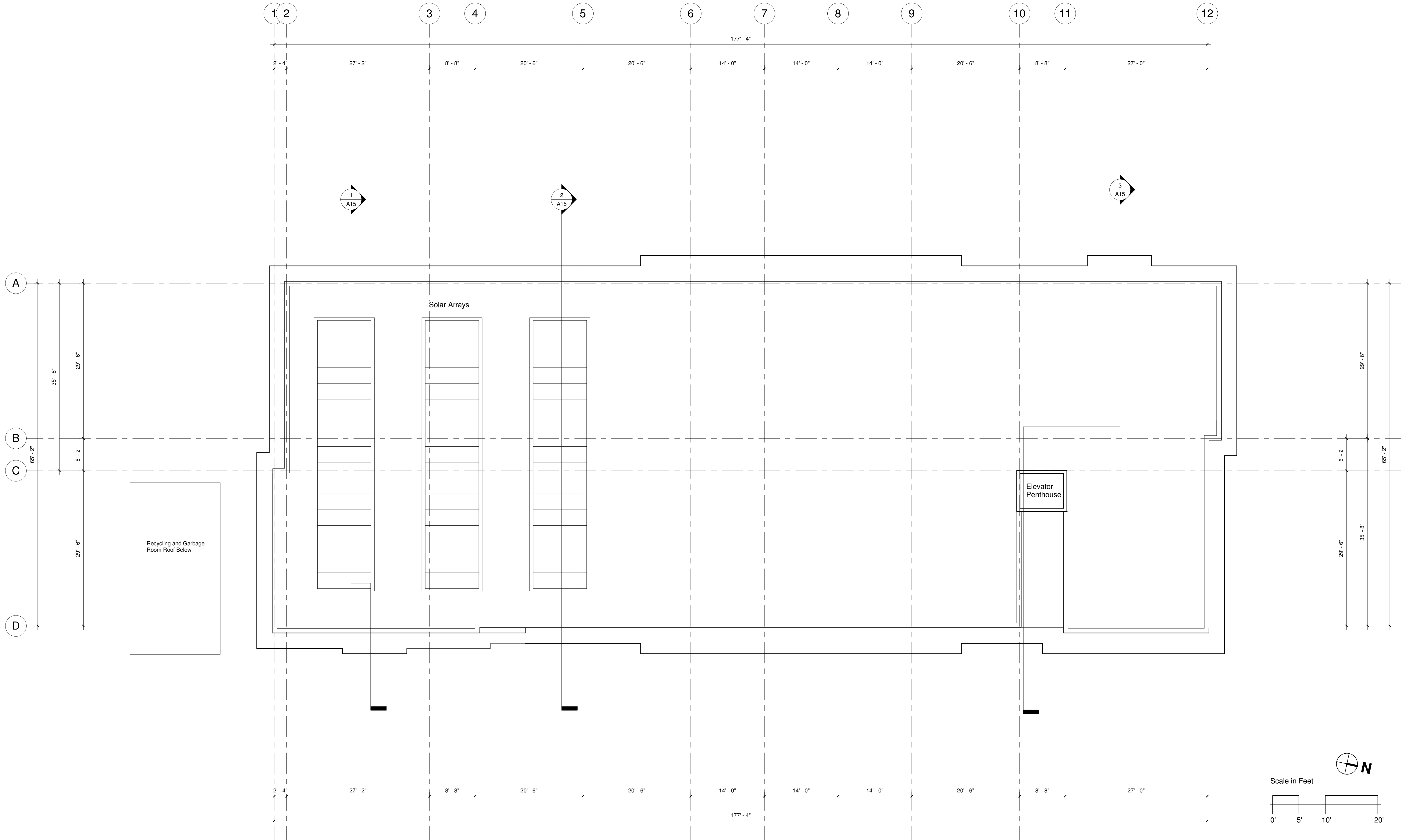
1/8" = 1'-0"

Sheet Number

Revision

2

A12



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Lil'wat Main Street - South Building

Lot 1, Main Street, Mount Currie



Revisions
2

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with Revisions
16 November 2020

Drawing
Roof Plan
Scale
1/8" = 1'-0"

Sheet Number
Revision
2
A13



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Lil'wat Main Street - South Building

Lot 1, Main Street, Mount Currie



Revisions

2

Issued for Zoning
Change and
Development Permit
with Revisions

16 November 2020

Drawing

Unit Plans

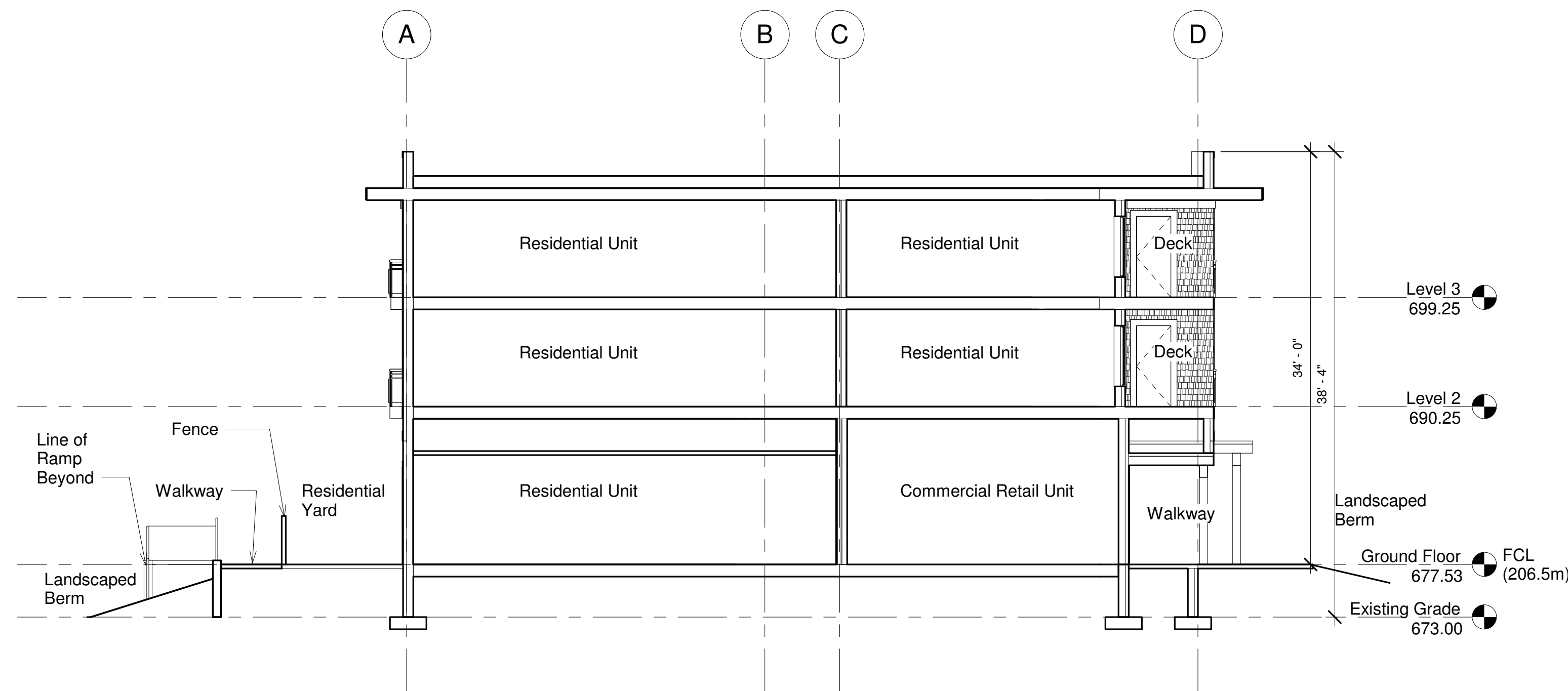
Scale

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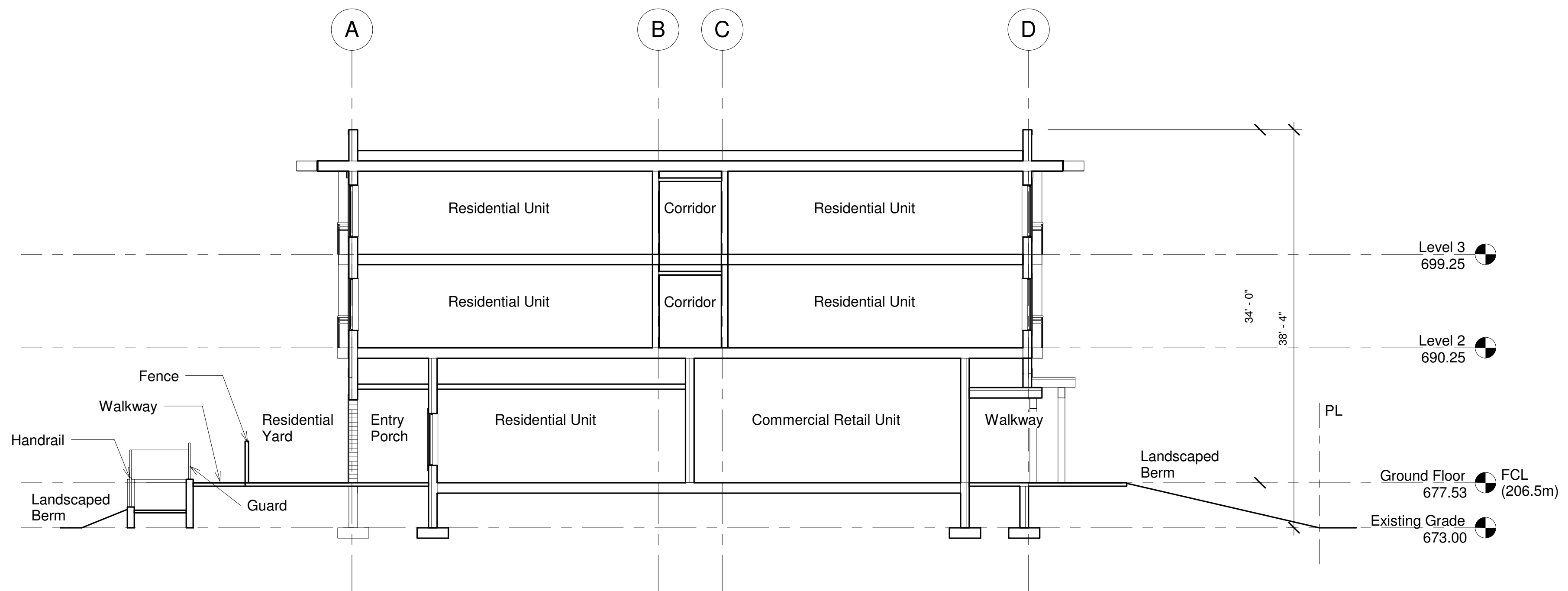
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Revision
2

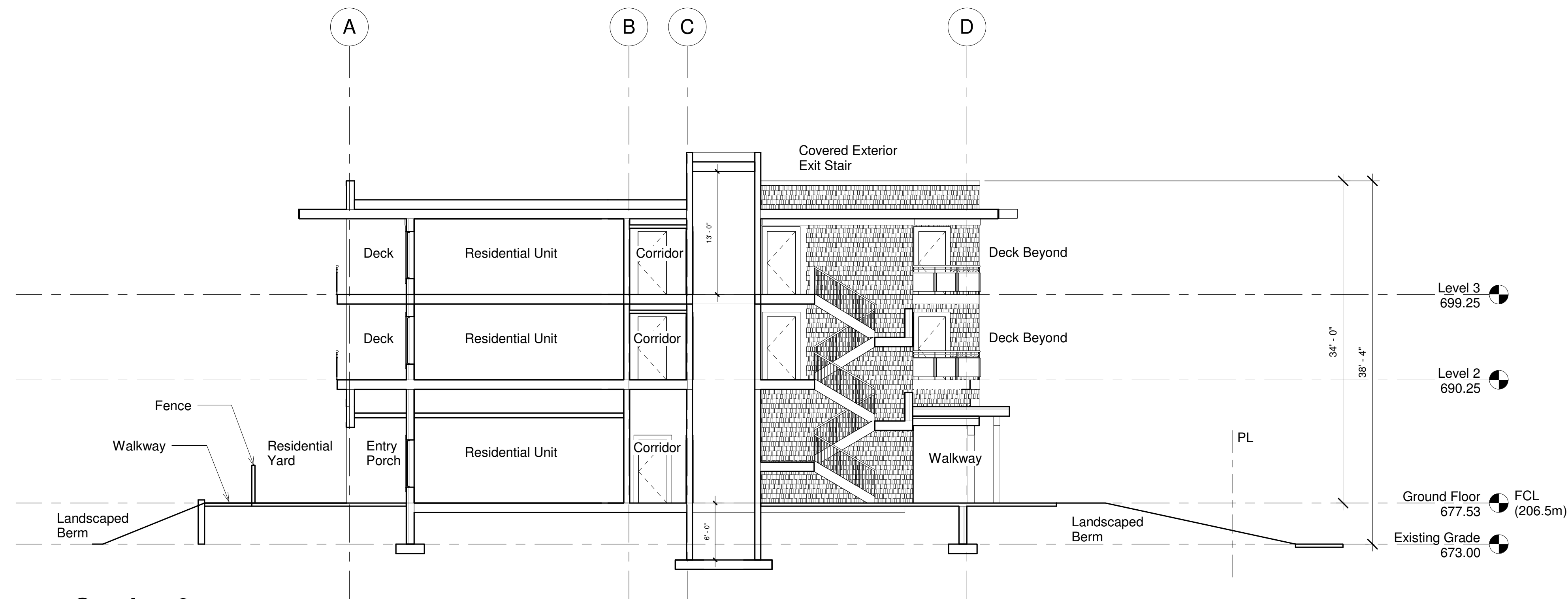
A14



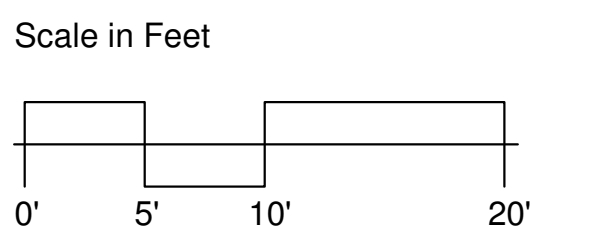
Section 1
1/8" = 1' 0"



Section 2
1/8" = 1' 0"



Section 3
1/8" = 1' 0"



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Lil'wat Main Street - South Building

Lot 1, Main Street, Mount Currie



Revisions
2

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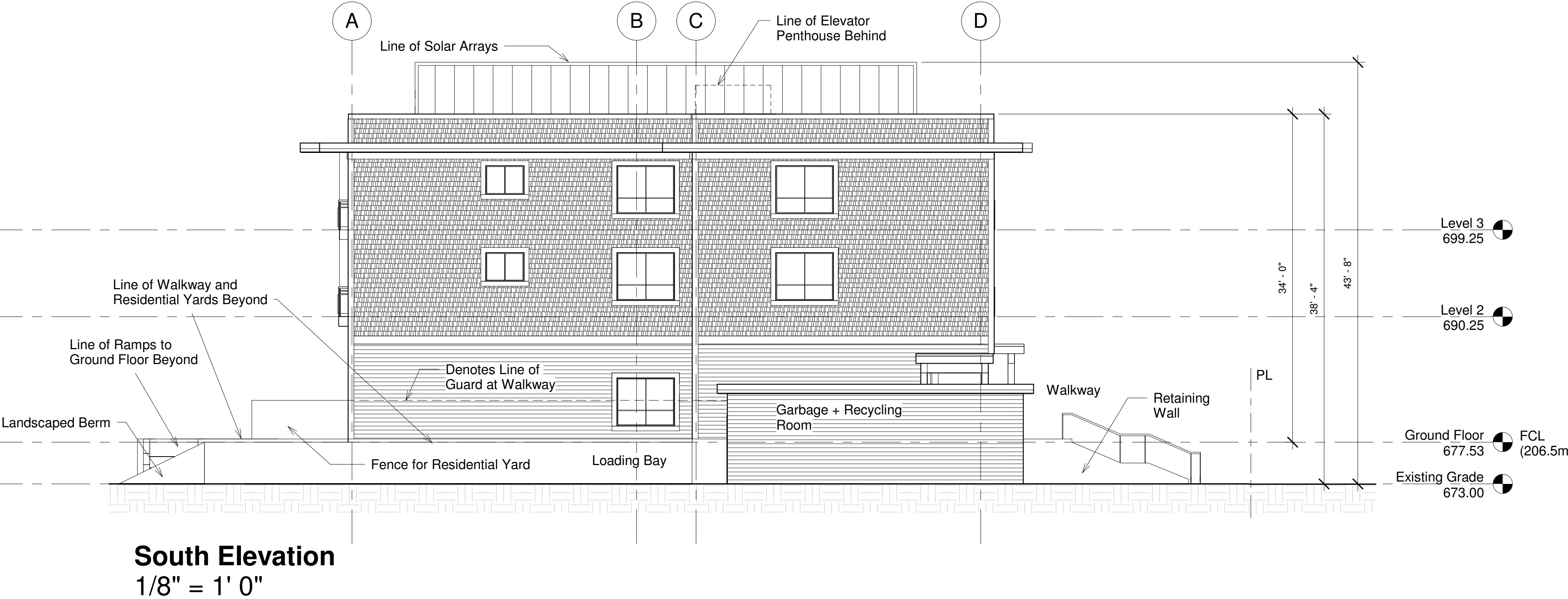
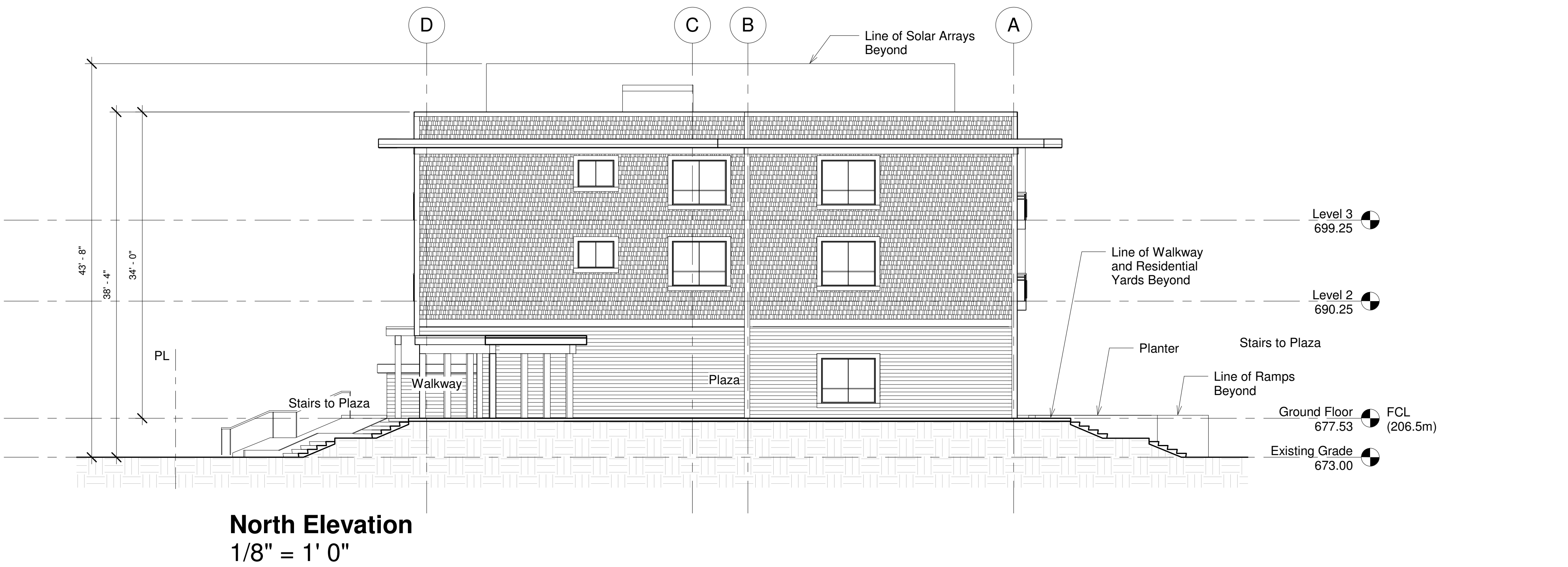
Drawing
Sections

Scale
1/8" = 1'-0"

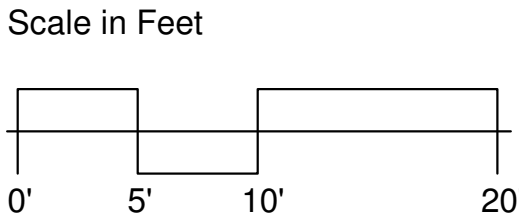
Sheet Number

Revision
2

A15



Exterior Finish Schedule
Exterior Siding - 1x6 Siding and Sidewall Shingle - Solid Stain
Exterior Wood Trims - 2x6 S4S - Painted
Fascia Boards - 2x10 S4S - Painted
Residential Windows and Doors - Vinyl, Double-Glazing
Commercial Windows and Doors - Metal Storefronts, Double-Glazing
Gutters and Downspouts - Prefinished Metal
Flashings - Prefinished Metal
Miscellaneous Guards and Railings - Prefinished Metal and Glass



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Lil'wat Main Street - South Building

Lot 1, Main Street, Mount Currie



Revisions
2

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Development Permit
with Revisions

16 November 2020

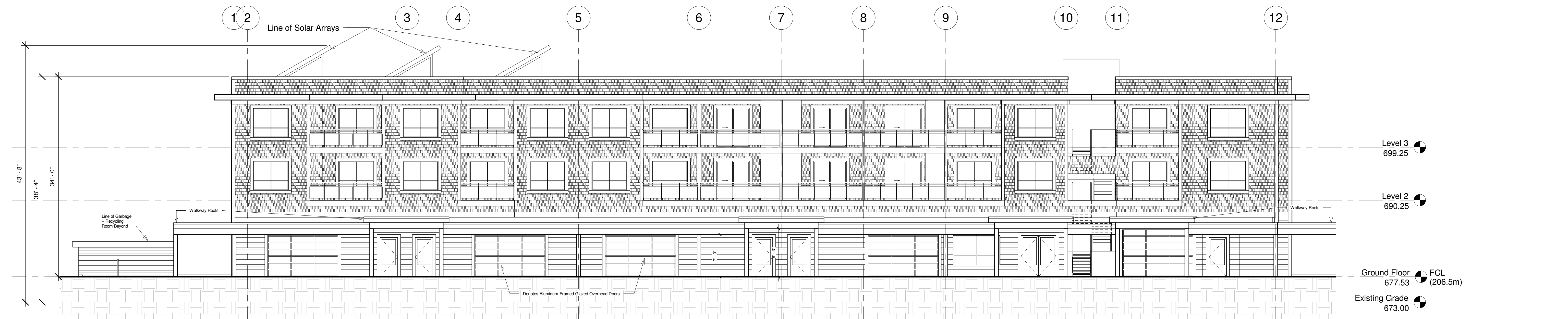
North + South
Elevation

1/8" = 1'-0"

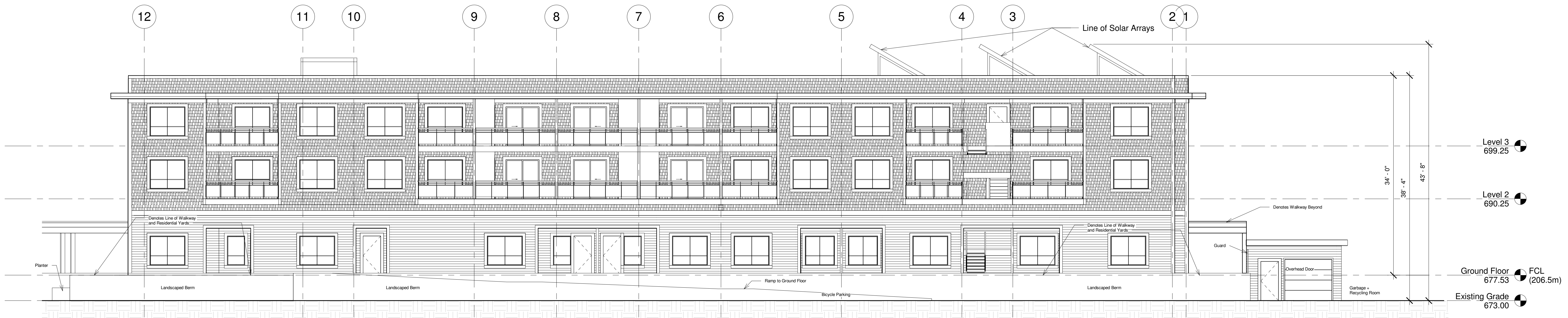
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Revision
2

A16



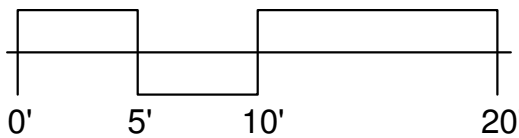
East Elevation
1/8" = 1' 0"



West Elevation
1/8" = 1' 0"

Exterior Finish Schedule
Exterior Siding - 1x6 Siding and Sidewall Shingle - Solid Stain
Exterior Wood Trims - 2x6 S4S - Painted
Fascia Boards - 2x10 S4S - Painted
Residential Windows and Doors - Vinyl, Double-Glazing
Commercial Windows and Doors - Metal Storefronts, Double-Glazing
Gutters and Downspouts - Prefinished Metal
Flashings - Prefinished Metal
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Scale in Feet



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Lil'wat Main Street - South Building

Lot 1, Main Street, Mount Currie



Revisions

2

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Development Permit
with Revisions

16 November 2020

Drawing

East + West
Elevation

Scale

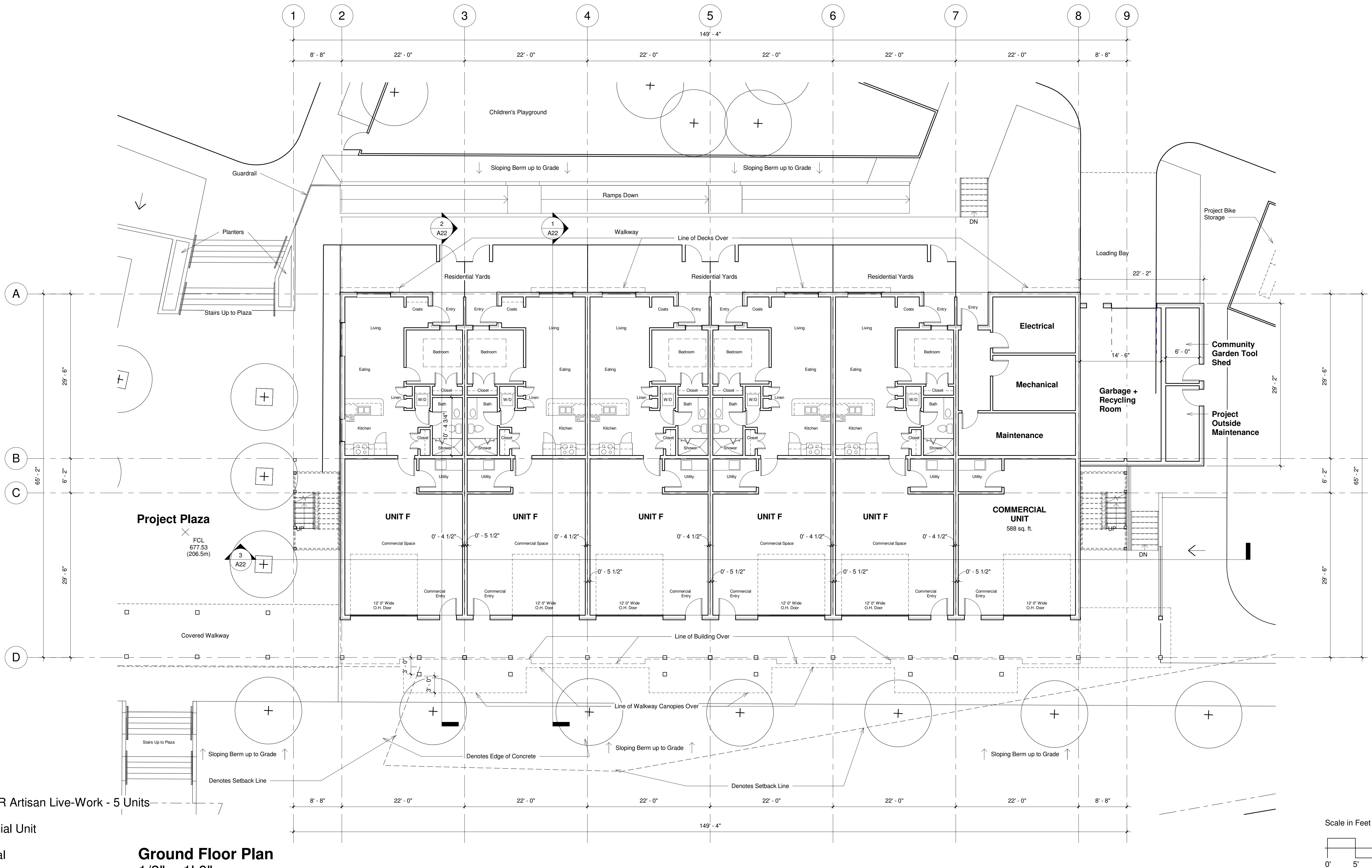
1/8" = 1'-0"

Sheet Number

Revision

2

A17



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Lil'wat Main Street - North Building

Lot 1, Main Street, Mount Currie



Revisions

2

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16 November 2020

Drawing

Ground Floor Plan

Scale

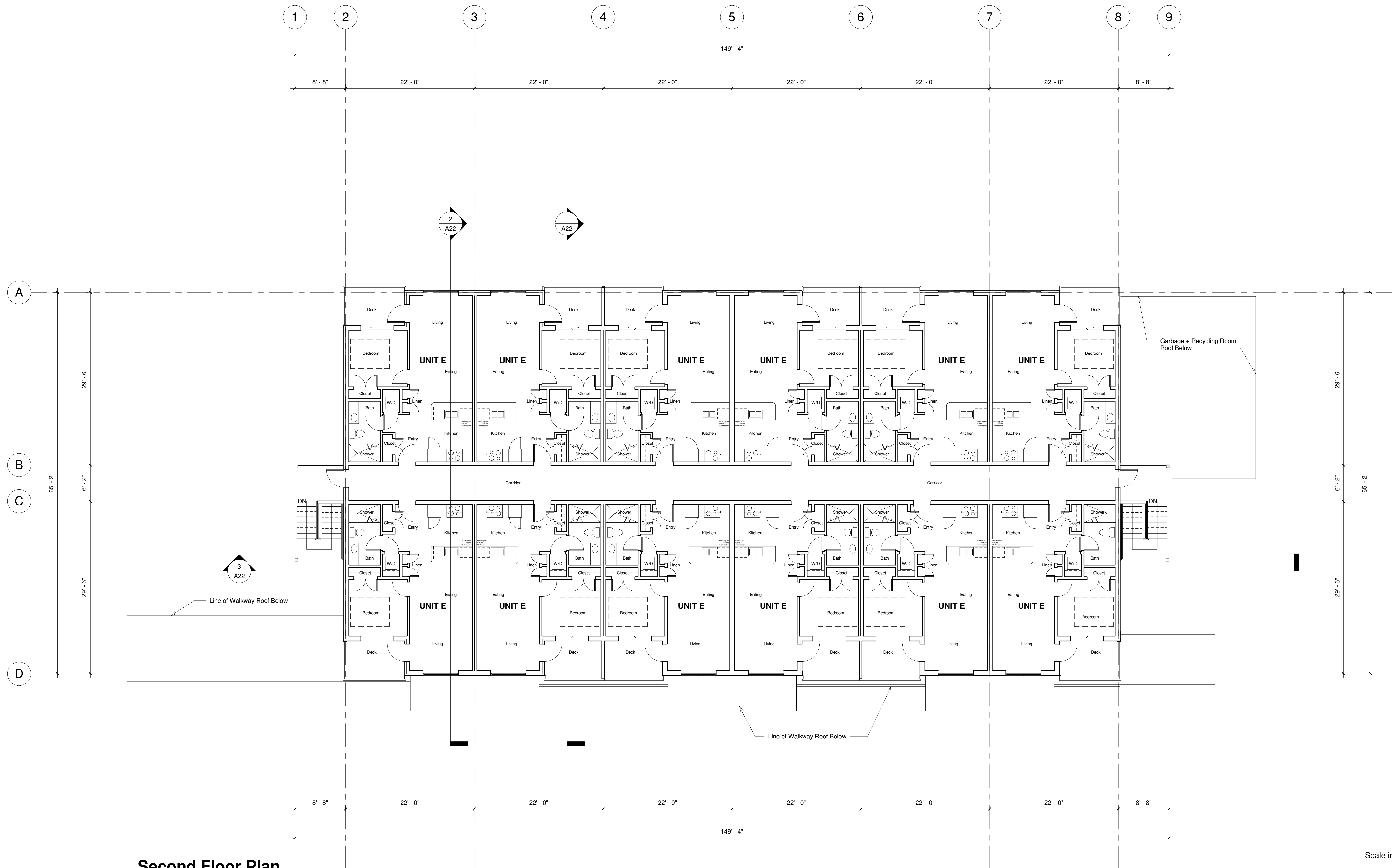
1/8" = 1'-0"

Sheet Number

Revision

2

A18



UNIT MIX
Unit E - 1BR - 12 Units
12 Units Total

Second Floor Plan
1/8" = 1' 0"

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Lil'wat Main Street - North Building

Lot 1, Main Street, Mount Currie



Revisions
2

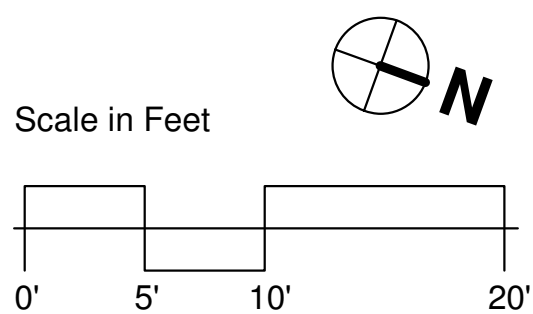
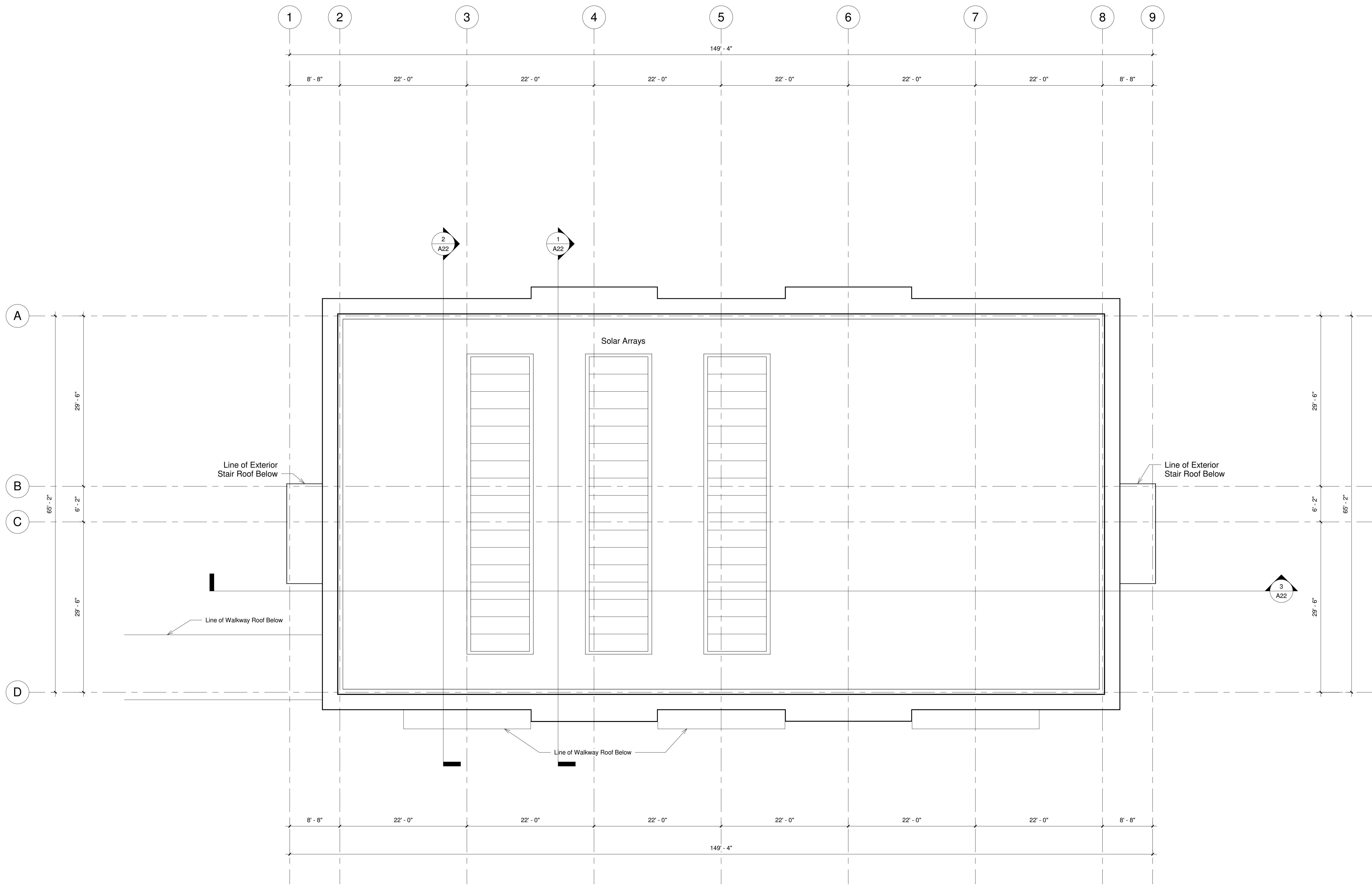
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16 November 2020

Drawing
Second Floor
Plan
Scale
1/8" = 1'-0"

Sheet Number

Revision
2

A19



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Lil'wat Main Street - North Building

Lot 1, Main Street, Mount Currie



Revisions
2

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with Revisions

16 November 2020

Drawing

Roof Plan

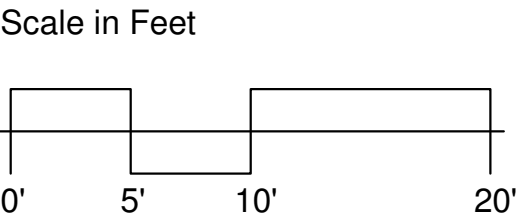
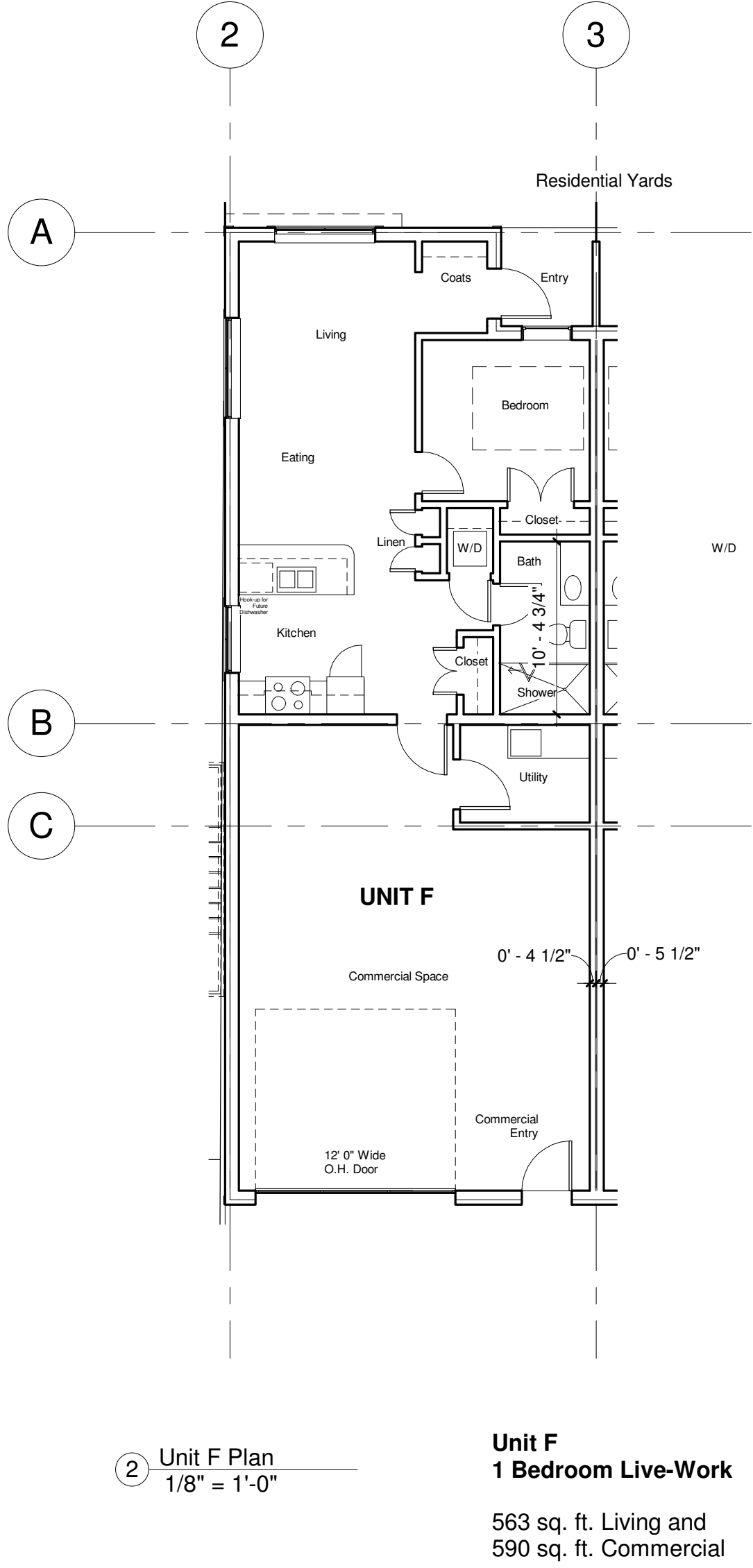
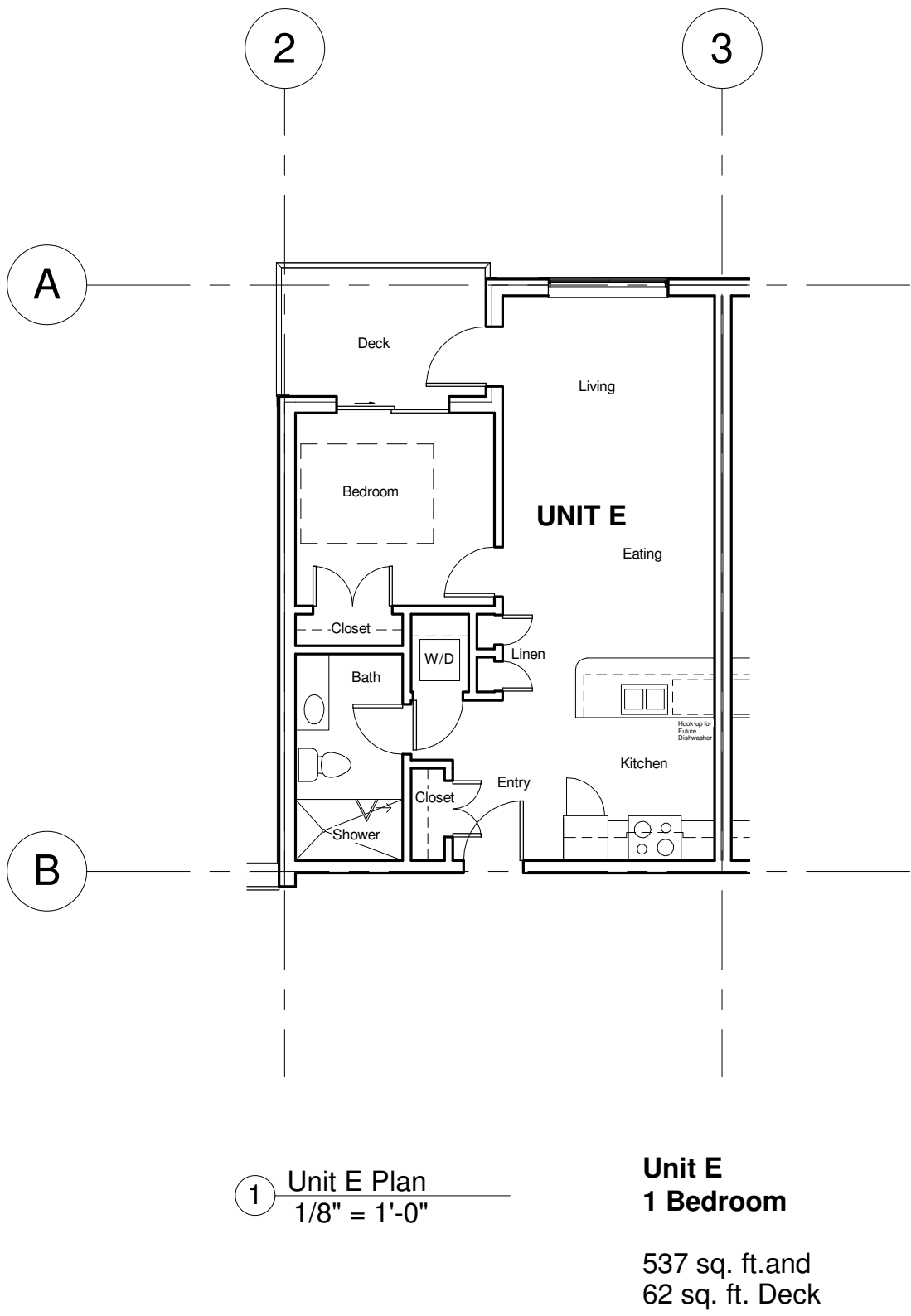
Scale

1/8" = 1'-0"

Sheet Number

Revision
2

A20



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Lil'wat Main Street - North Building

Lot 1, Main Street, Mount Currie



Revisions
2

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Change and
Development Permit
with Revisions

16 November 2020

Drawing

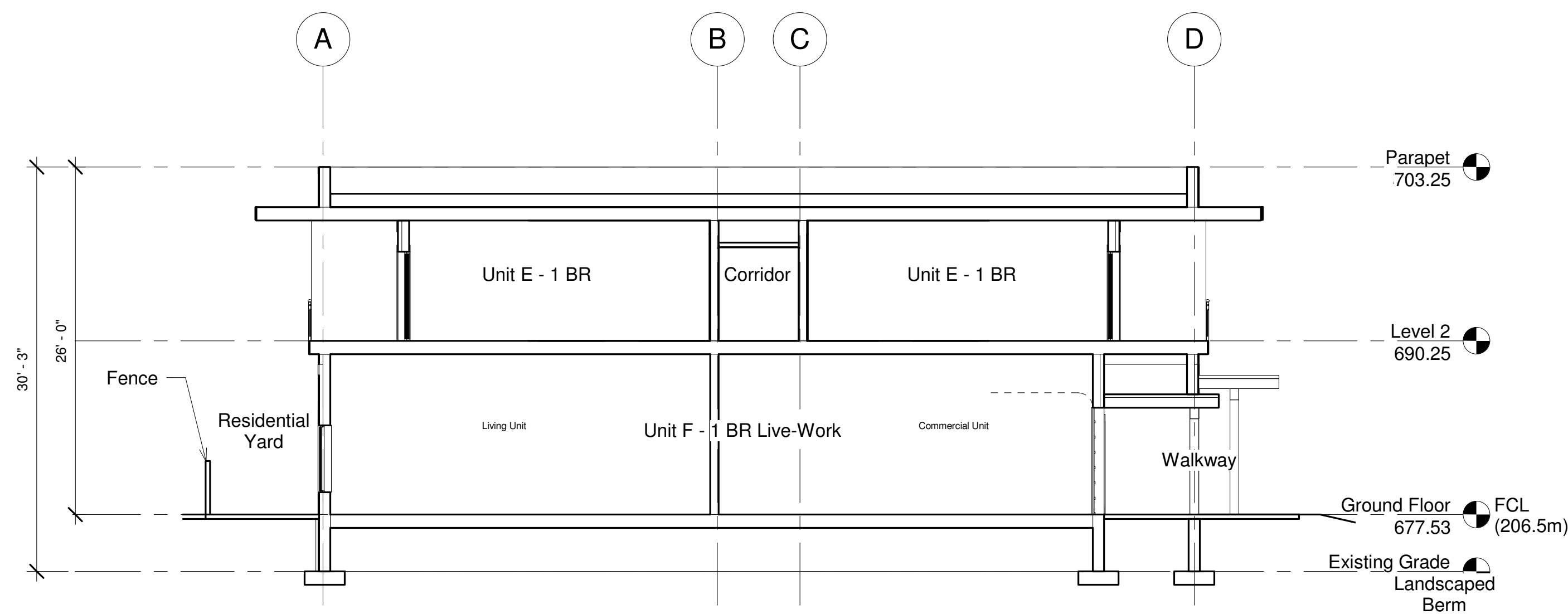
Unit Plans

Scale
1/8" = 1'-0"

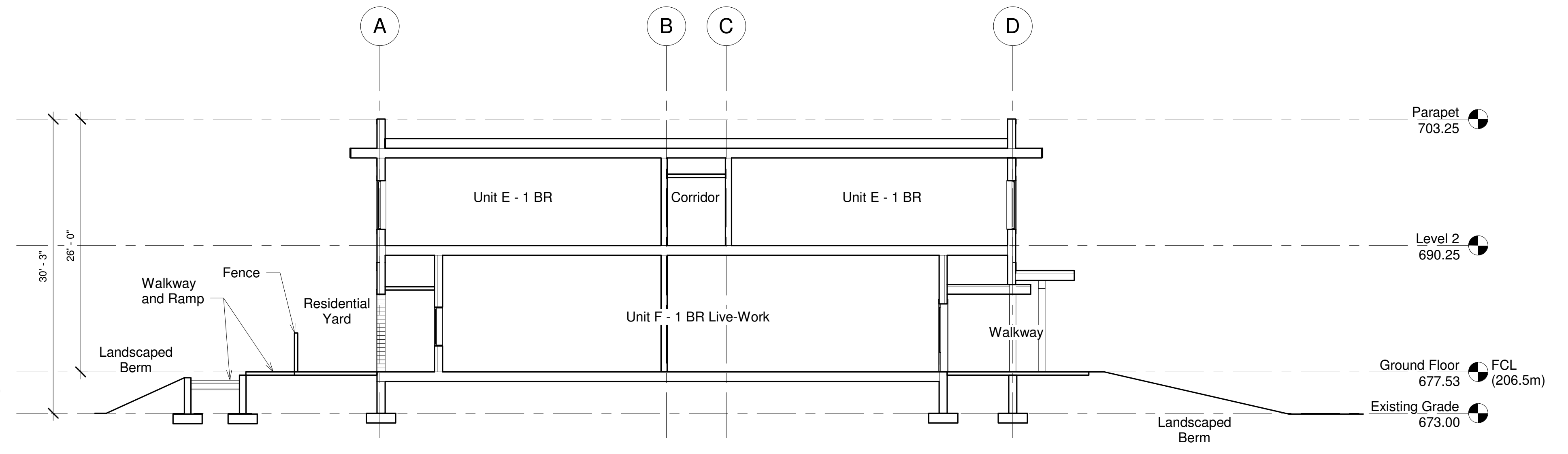
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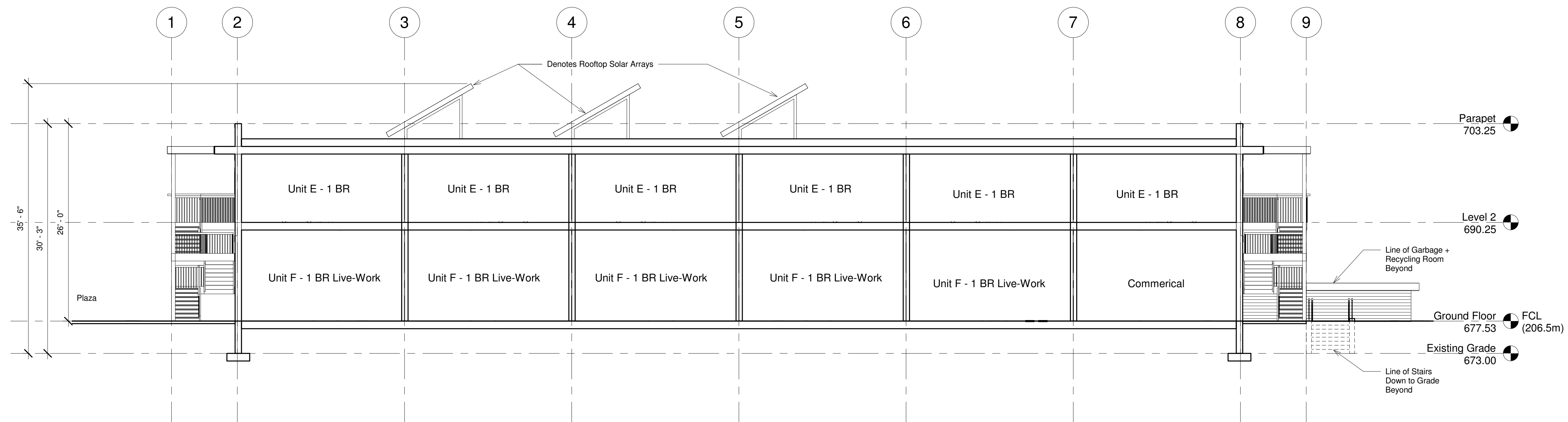
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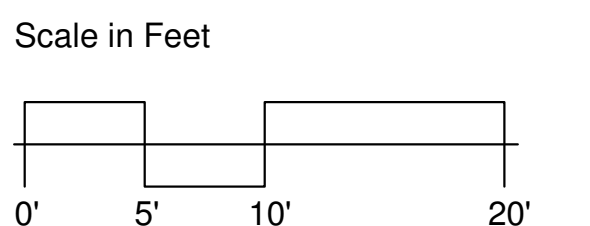
Section 1
1/8" = 1' 0"



Section 2
1/8" = 1' 0"



Section 3
1/8" = 1' 0"



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Lil'wat Main Street - North Building

Lot 1, Main Street, Mount Currie



Revisions
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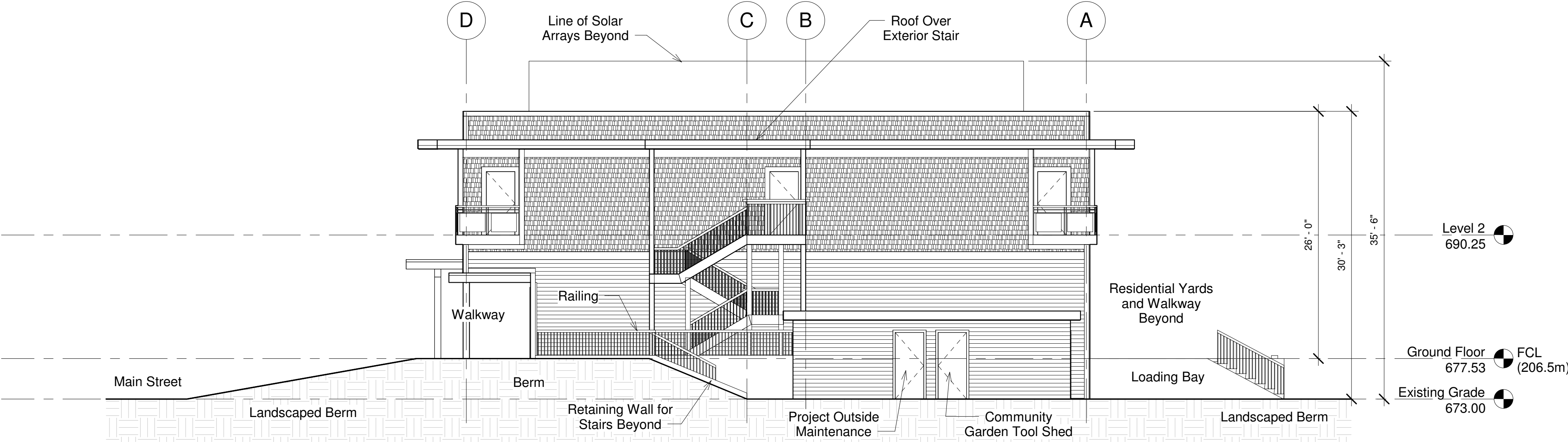
16 November 2020

Drawing
Sections

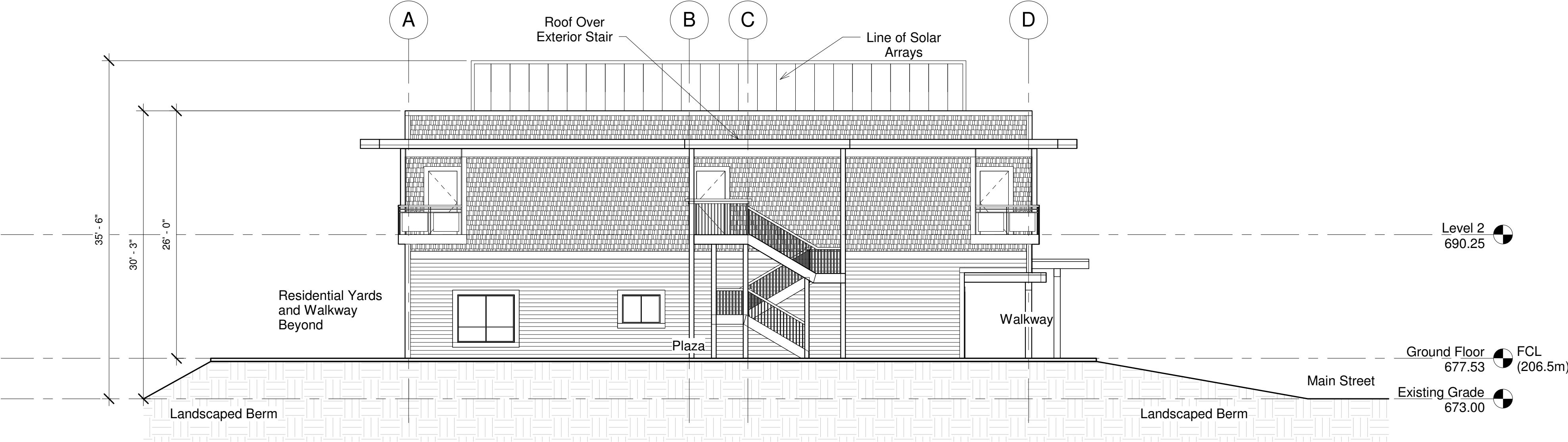
Scale
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Sheet Number
Revision
2

A22

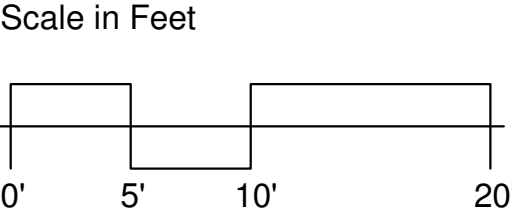


North Elevation
1/8" = 1' 0"



South Elevation
1/8" = 1' 0"

Exterior Finish Schedule
Exterior Siding - 1x6 Siding and Sidewall Shingle - Solid Stain
Exterior Wood Trims - 2x6 S4S - Painted
Fascia Boards - 2x10 S4S - Painted
Residential Windows and Doors - Vinyl, Double-Glazing
Commercial Windows and Doors - Metal Storefronts, Double-Glazing
Gutters and Downspouts - Prefinished Metal
Flashings - Prefinished Metal
Miscellaneous Guards and Railings - Prefinished Metal and Glass



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Lil'wat Main Street - North Building

Lot 1, Main Street, Mount Currie



Revisions
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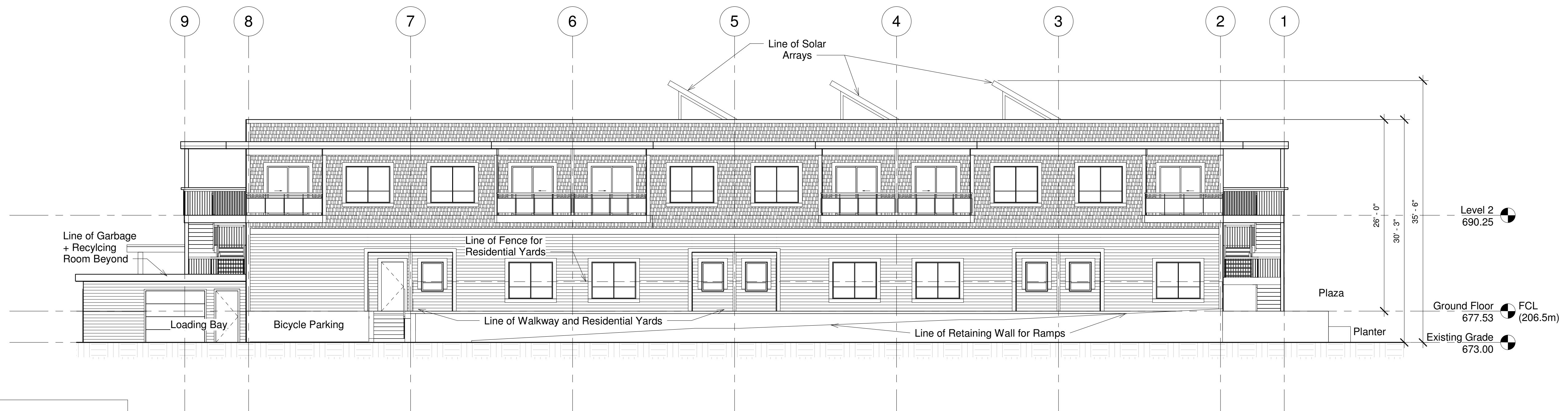
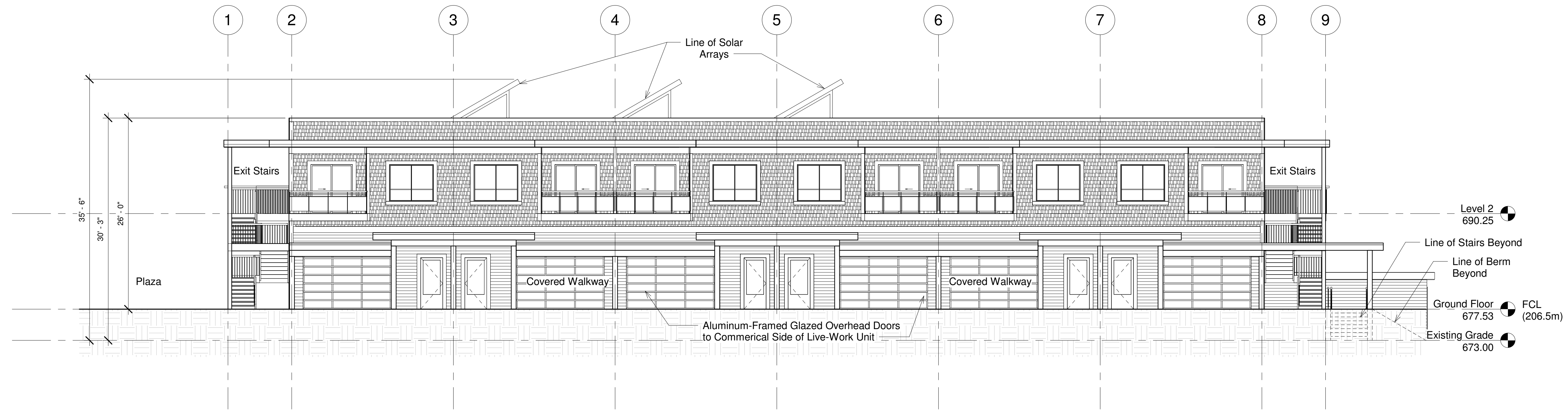
North + South Elevations

1/8" = 1'-0"

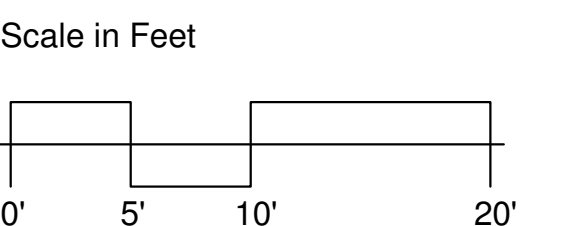
Sheet Number

Revision
2

A23



Exterior Finish Schedule
Exterior Siding - 1x6 Siding and Sidewall Shingle - Solid Stain Exterior Wood Trims - 2x6 S4S - Painted Fascia Boards - 2x10 S4S - Painted Residential Windows and Doors - Vinyl, Double-Glazing Commercial Windows and Doors - Metal Storefronts, Double-Glazing Gutters and Downspouts - Prefinished Metal Flashings - Prefinished Metal Miscellaneous Guards and Railings - Prefinished Metal and Glass



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Lil'wat Main Street - North Building

Lot 1, Main Street, Mount Currie



Revisions
2

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16 November 2020

Drawing
East + West Elevations

Scale
1/8" = 1'-0"

Sheet Number
Revision
2

A24