PERSPECTIVE - James White Boulevard

SITE CONTEXT - SIDNEY AREA (NTS)

SITE CONTEXT - JAMES WHITE BOULEVARD (NTS)

ISSUED FOR DEVELOPMENT VARIANCE PERMIT
REV 1 RESUBMISSION - JUNE 24, 2026

NEW CONSTRUCTION

2240 JAMES WHITE BOULEVARD, SIDNEY BC
3 STOREY MULTI - SUITE RESIDENTIAL

Residential development providing nine dwelling units, 9 parking stalls, and a common rooftop amenity space.

PROJECT DIRECTORY

OWNER

Josephine Chu
[redacted]

CIVIL

Islander Engineering
Josh Bartley
jbartley@islanderengineering.com

ARCHITECTURAL

Fold Architects Inc.
Sonnen Sloan
ssloan@foldarchitects.com

LANDSCAPE

Greenspace Designs
Erin Renwick
erin@greenspacedesigns.com

DRAWING LIST

ARCHITECTURAL

A.000	COVER
A.002	MATERIAL BOARD
A.003	ZONING CALCULATIONS
A.008	L MITING DISTANCE
A.009	CODE REVIEW
A.100	SITE PLAN
A.201	PROPOSED PLAN - LEVEL 1
A.202	PROPOSED PLAN - LEVEL 2
A.203	PROPOSED PLAN - LEVEL 3
A.204	PROPOSED PLAN - ROOF
A.401	BU LDING ELEVATIONS
A.402	BU LDING ELEVATIONS
A.404	STREETSCAPE CONTEXT
A.405	SUPPORTING SECTIONS
A.501	SECTIONS

LANDSCAPE

L 1	LANDSCAPE PLAN
L 2	TREE PLAN
L 3	SITE PLAN
L 4	PLANTING PLAN
L 5	ROOF TOP PLAN
L 6	LANDSCAPE NOTES

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REGISTERED ARCHITECT
SOLOMON MARCELLO HEATH
BRITISH COLUMBIA

DIGITALLY SEALED
2026-06-24

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Do not scale these drawings.

No.	Description	Date
1	Issued for Development Permit	26 05.12
2	Issued for DVP Rev. 1	26 06.24

FOLD

2240 JAMES WHITE BOULEVARD

COVER

Project number	25009
Date	260624
Drawn by	SH
Checked by	SS

A.000

Scale	1 : 1
Printed	2026-06-24 1:12 33 PM

PERSPECTIVE - James White Boulevard Facing Elevation

PRIMARY EXTERIOR MATERIALS

1 **DARK CEMENTITIOUS PANEL**
VERTICAL ORIENTATION (PANEL WIDTH 1)
SMOOTH, WARM CHARCOAL FINISH
GABLE VOLUME (LEVELS 2-3)

2 **LIGHT CEMENTITIOUS PANEL**
VERTICAL ORIENTATION, (PANEL W DTH 2)
SMOOTH, LIGHT GREY F NISH
FLAT ROOF VOLUME (LEVELS 2-3)

3 **CONCRETE STYLE CLADDING PANEL**
VERTICAL ORIENTATION, (PANEL W DTH 3)
MATTE, MEDIUM GREY F NISH
BASE PLYNTH (LEVEL 1)

4 **PAINTED METAL ACCENTS**
WINDOW SURROUNDS AND CANOPIES
MATTE, MUTED GREEN FINISH

5 **GUARD SYSTEM**
SOL D METAL WITH INSET PICKET GUARD
MATTE, MUTED GREEN FINISH

6 **WINDOW SYSTEMS**
GLAZED UNITS WITH NEUTRAL GREY
PREF NISHED MULLIONS

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"AS TAI LY STAI ED"
2026-06-24

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FOLD

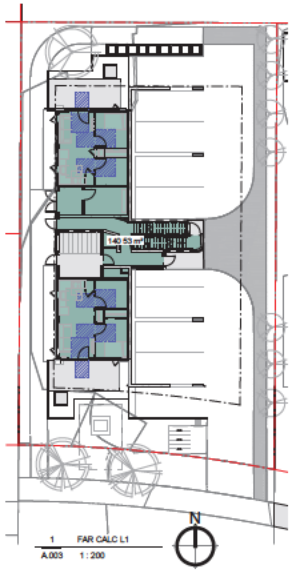
2240 JAMES WHITE BOULEVARD

MATERIAL BOARD

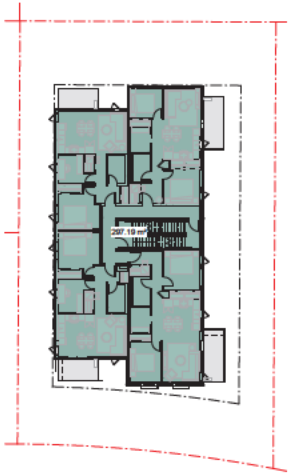
Project number	25009
Date	260624
Drawn by	SH
Checked by	SS

A.002

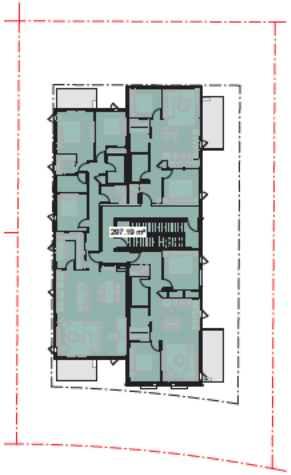
Scale	1 : 50
Printed	2026-06-24 1:12 34 PM



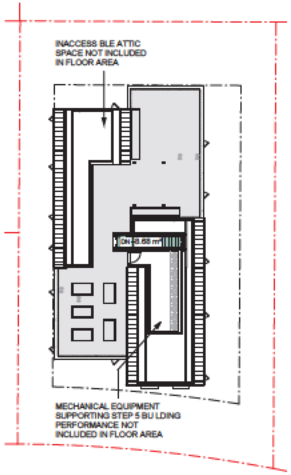
1 FAR CALC L1
A.003 1 : 200



2 FAR CALC L2
A.003 1 : 200

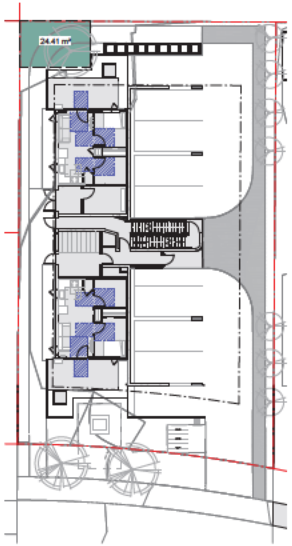


3 FAR CALC L3
A.003 1 : 200

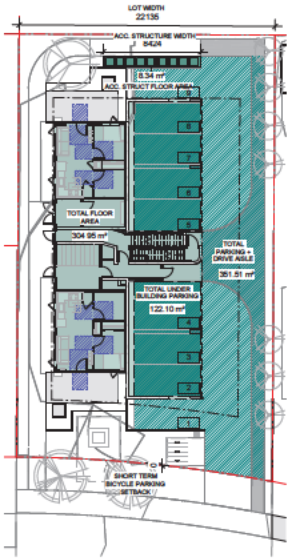


4 FAR CALC Roof
A.003 1 : 200

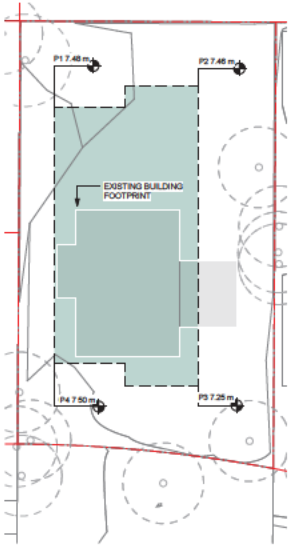
5 LOT COVERAGE
A.003 1 : 200



6 LANDSCAPE AREA
A.003 1 : 200



7 MISC. PARK NG & STRUCTURES
A.003 1 : 200



8 NATURAL GRADE (EXIST NG)
A.003 1 : 200

PER SIDNEY ZONING BYLAW SECTION 2 DEFINITIONS

FAR CALCULATION

LEVEL 1	140.5m²
LEVEL 2	297.2m²
LEVEL 3	297.2m²
LEVEL 4	8.7m²

TOTAL FLOOR AREA 743.6m² / SITE AREA 825m²

BALCONIES, PATIOS, ROOF PATIOS, AND ENCLOSED VEHICLE PARKING ARE EXCLUDED FROM FAR PER ZONING BYLAW DEFINITION

PER SIDNEY ZONING BYLAW SECTION 2 DEFINITIONS

SITE DATA CALCULATIONS

LOT COVERAGE 351m² / SITE AREA 825m²

REFER TO PROJECT INFORMATION TABLE FOR PERCENTAGES

5.1.9	ACC. STRUCTURE WIDTH	ALLOWED	<50% SITE WIDTH
	ACC. WIDTH 8.42m / SITE 22.14m = 0.38	PROPOSED	38%

EXISTING NATURAL GRADE

POINT 1	7.49m
POINT 2	7.48m
POINT 3	7.25m
POINT 4	7.50m

29.70m / 4 = 7.425 NATURAL EXISTING GRADE

PER SIDNEY OFF-STREET PARKING & LOADING SPACE BYLAW

VEHICLE PARKING CALCULATIONS

4.7	TOTAL ACC. STANDARD STALLS	REQUIRED	
	1-9 UNITS - SPACES REQUIRED = 1 STALLS		1 STALLS
4.7	TOTAL ACC. VAN STALLS	REQUIRED	
	1-9 UNITS - SPACES REQUIRED = 0 STALLS		0 STALL
4.11.3	TOTAL STANDARD STALLS	REQUIRED	
	1 SPACE PER DWELLING UNIT		9 STALLS
4.8.3.a	PARKING LOCATION REQUIREMENT	ALLOWED	RY, INT SY
	1 SPACE PARTIALLY LOCATED N FRONT YARD	PROPOSED	FY (VARIANCE)
4.8.3.b	PERCENTAGE OF PARKING TO FLOOR AREA	ALLOWED	40%
	122.1 / 304.95 sqm = 0.400	PROPOSED	40%
4.8.3.c	PERCENTAGE OF PARKING TO LOT AREA	ALLOWED	50%
	351.5 / 825 sqm = 0.426	PROPOSED	42.6%

PER SIDNEY OFF-STREET PARKING & LOADING SPACE BYLAW

BICYCLE PARKING CALCULATIONS

5.4	TOTAL LONG TERM STALLS (CLASS 1)	REQUIRED	
	1 PER DWELLING UNIT		9 STALLS
5.6	TOTAL SHORT TERM STALLS	REQUIRED	
	APARTMENT DWELLING USE - 6 STALLS		6 STALLS
5.5.6.	SHORT TERM STALL LOCATION	ALLOWED	MIN. 1.5m
		PROPOSED	0.0m (VARIANCE)

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1	Issued for Development Permit	26 05 12
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FOLD

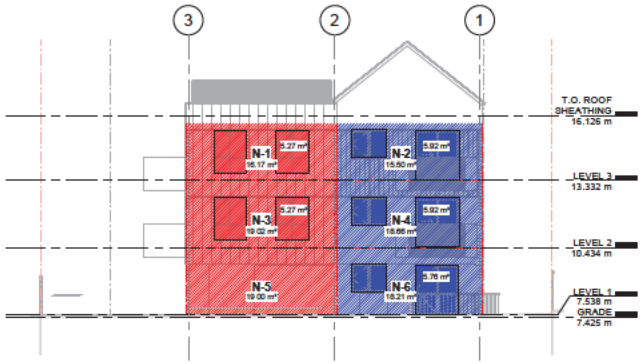
2240 JAMES WHITE BOULEVARD

ZONING CALCULATIONS

Project number	25009
Date	260624
Drawn by	SH
Checked by	SS

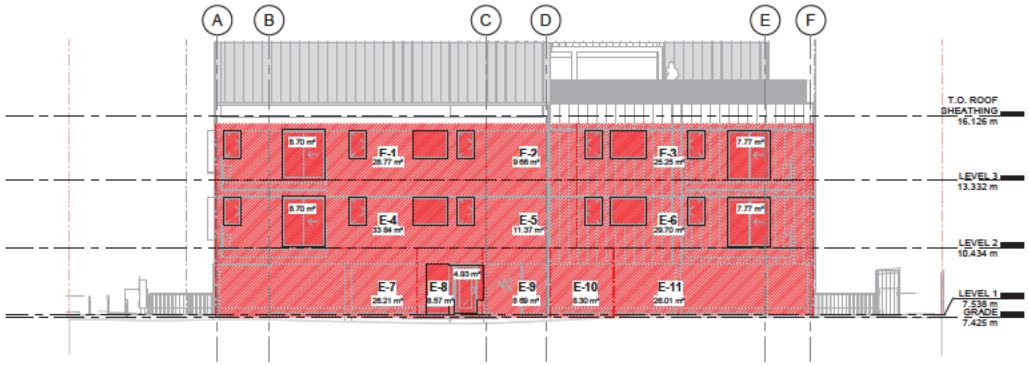
A.003

Scale	AS NOTED
Printed	2026-06-24 1:12:41 PM



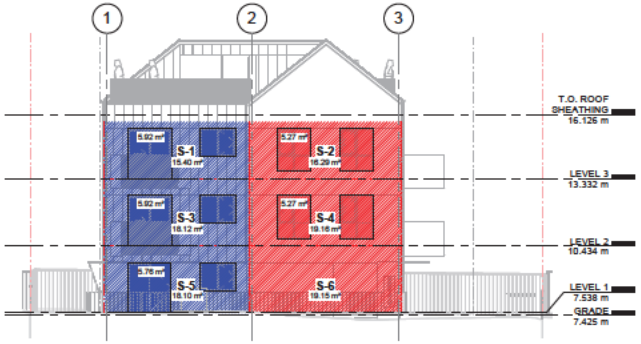
AREA	TABLE 9.10.14.4.-A EXPOSED BU LDING FACE AREA (m²)	LIMITING DISTANCE (m)	PERMIT MAX % OF OPENINGS	PROPOSED % OF OPENINGS	TABLE 9.10.14.5.-A FRR (HOURS)	TYPE OF CONSTRUCTION	TYPE OF CLADD NG
N-1	16.2	5.56	77.2%	32.6% (5.27 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
N-2	15.5	7.53	67.1%	38.2% (5.92 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
N-3	19.0	5.56	77.2%	27.8% (5.27 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
N-4	18.7	7.53	67.1%	31.7% (5.92 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
N-5	19.0	5.56	77.2%	0.0% (0.0 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
N-6	18.2	7.53	67.1%	31.7% (5.76 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB

1 LD NORTH ELEVATION
A.008 1 : 100



AREA	TABLE 9.10.14.4.-A EXPOSED BUILDING FACE AREA (m²)	LIMIT NG DISTANCE (m)	PERMIT MAX % OF OPENINGS	PROPOSED % OF OPENINGS	TABLE 9.10.14.5.-A FRR (HOURS)	TYPE OF CONSTRUCTION	TYPE OF CLADDING
E-1	28.8	6.11	88.7%	30.2% (8.7 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-2	9.7	6.11	88.7%	0.0% (0.0 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-3	25.3	6.11	88.7%	30.7% (7.77 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-4	33.9	6.11	81.7%	25.7% (8.7 sq.m)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-5	11.4	6.11	88.7%	0.0% (0.0 sq.m)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-6	29.7	6.11	88.7%	26.2% (7.77 sq.m)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-7	24.6	6.11	88.7%	0.0% (0.0 sq.m)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-8	8.1	6.11	88.7%	60.9% (4.93 sq.m)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-9	8.2	6.11	88.7%	0.0% (0.0 sq.m)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-10	7.8	6.11	88.7%	0.0% (0.0 sq.m)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
E-11	24.4	6.11	88.7%	0.0% (0.0 sq.m)	45 min	COMB OR NON-COMB	COMB OR NON-COMB

2 LD EAST ELEVATION
A.008 1 : 100



AREA	TABLE 9.10.14.4.-A EXPOSED BU LDING FACE AREA (m²)	LIMITING DISTANCE (m)	PERMIT MAX % OF OPENINGS	PROPOSED % OF OPENINGS	TABLE 9.10.14.5.-A FRR (HOURS)	TYPE OF CONSTRUCTION	TYPE OF CLADD NG
S-1	15.4	21.09	100%	38.5% (5.92 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
S-2	16.3	19.22	100%	32.3% (5.27 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
S-3	18.1	21.09	100%	32.7% (5.92 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
S-4	19.2	19.22	100%	27.5% (5.27 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
S-5	18.1	21.09	100%	31.8% (5.76 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB
S-6	19.2	19.22	100%	0.0% (0.0 m²)	45 min	COMB OR NON-COMB	COMB OR NON-COMB

3 LD - SOUTH ELEVATION
A.008 1 : 100

AREA	TABLE 9.10.14.4.-A EXPOSED BUILDING FACE AREA (m²)	LIMIT NG DISTANCE (m)	PERMIT MAX % OF OPENINGS	PROPOSED % OF OPENINGS	TABLE 9.10.14.5.-A FRR (HOURS)	TYPE OF CONSTRUCTION	TYPE OF CLADDING
W-1	53.5	3.05	19.05%	13.9% (7.43 m²)	1hr	COMB OR NON-COMB	NON-COMB
W-2	30.7	3.05	25.88%	12.1% (3.72 m²)	45 min	COMB OR NON-COMB	NON-COMB
W-3	32.3	3.05	25.22%	11.6% (3.72 m²)	45 min	COMB OR NON-COMB	NON-COMB
W-4	19.2	3.05	26.18%	9.7% (1.86 m²)	45 min	COMB OR NON-COMB	NON-COMB
W-5	7.6	3.05	26.18%	0.0% (0.00 m²)	45 min	COMB OR NON-COMB	NON-COMB
W-6	3.8	3.05	26.18%	0.0% (0.00 m²)	45 min	COMB OR NON-COMB	NON-COMB
W-7	12.0	3.05	26.18%	15.5% (1.86 m²)	45 min	COMB OR NON-COMB	NON-COMB
W-8	20.4	3.05	26.18%	9.1% (1.86 m²)	45 min	COMB OR NON-COMB	NON-COMB

DOORS AT PROPOSED OPENINGS W-5 TO W-7 MUST BE RATED TO MEET COMPLIANCE REQUIREMENTS

4 LD - WEST ELEVATION
A.008 1 : 100

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No.	Description	Date
1	Issued for Development Permit	26 05 12
2	Issued for DVP Rev. 1	26 06 24

FOLD

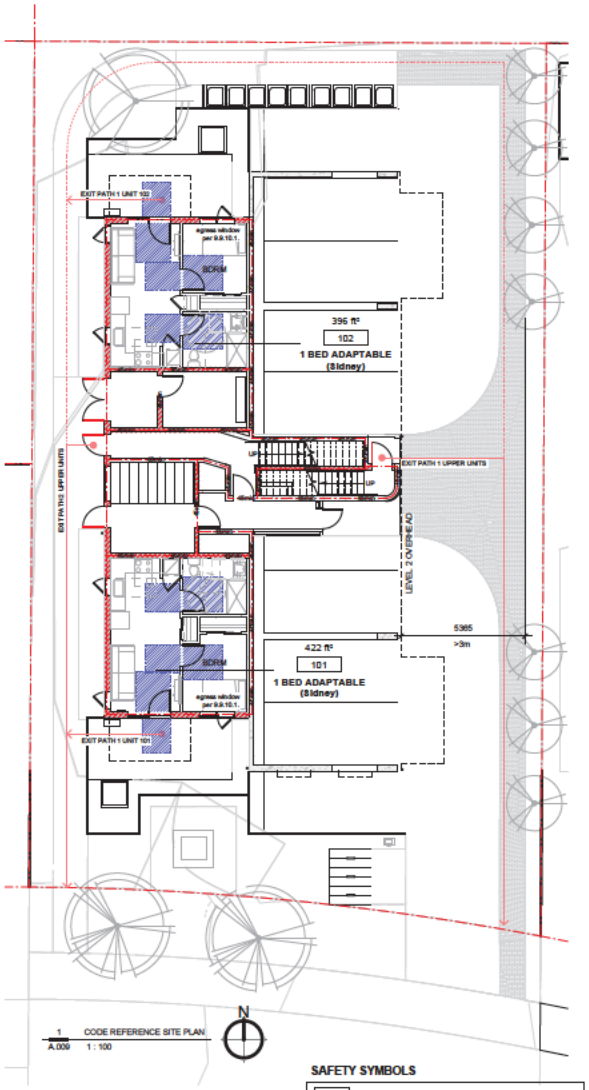
2240 JAMES WHITE BOULEVARD

LIMITING DISTANCE

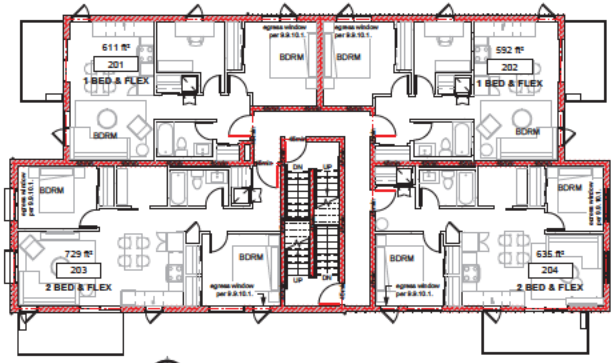
Project number	25009
Date	260624
Drawn by	SASH
Checked by	SS

A.008

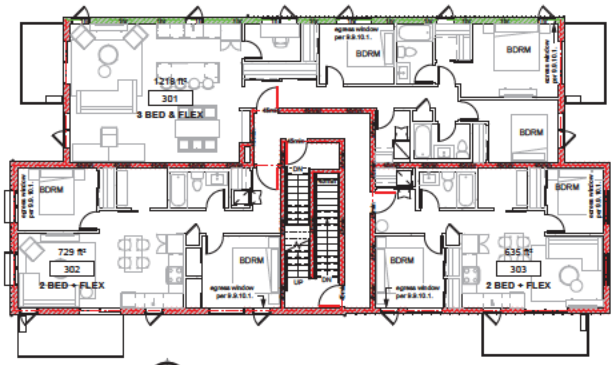
Scale	AS NOTED
Printed	2026-06-24 1:12:51 PM



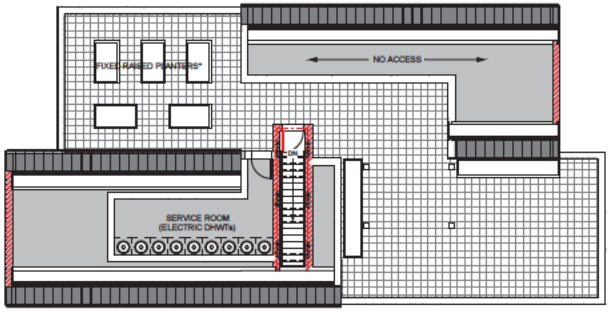
1 CODE REFERENCE SITE PLAN
A.009 1 : 100



2 CODE PLAN L2
A.009 1 : 100



3 CODE PLAN L3
A.009 1 : 100



Occupant load = occupant load for building (30 total)
Permanent sign indicating occupant load indicated in conspicuous location per 3.1.17.2)

4 CODE PLAN ROOF
A.009 1 : 100

BCBC 2024 - CODE REVIEW TABLE

ITEM	BC BUILD NG CODE MATRIX PARTS 3 & 9			BCBC REFERENCE	
1	PROJECT DESCRIPTION				
	☐ CHANGE OF USE	☑ NEW ☐ ADDITION ☐ ALTERATION		☐ PART 3	☑ PART 9
2	MAJOR OCCUPANCY(S) GROUP C - RESIDENTIAL OCCUPANCIES			3.1.2.1.(1)	9.10.2
3	BUILDING AREA (m²) EXIST NG: 150.67 m² NEW: 298.00 m² TOTAL: **298.00 m²**			1.4.1.2	
4	NUMBER OF STOREYS ABOVE GRADE 3 BELOW GRADE 0			3.2.1.1 & 3.2.2.15	9.10.4
5	HEIGHT OF UPPERMOST FLOOR LEVEL (m) N/A	MEASURED FROM GRADE		1.4.1.2	
6	NUMBER OF STREETS/ACCESS ROUTES 1	BUILDING FACES 1 STREET WITH F REFIGHTER ACCESS: JAMES WHITE BLVD. TO THE SOUTH		3.2.2.10 & 3.2.5.5	9.10.20.3
7	SPRINKLER SYSTEM PROPOSED				
	☐ ENTIRE BU LDING			3.2.2.20.-.90	9.10.8.2
	☐ BASEMENT ONLY			3.2.1.5	
	☐ IN LIEU OF ROOF RATING			3.2.2.17	
	☑ NOT REQUIRED				
8	STANDPIPE REQUIRED				
	☐ YES		☑ NO	3.2.5.8	9.10.1.3
9	FIRE ALARM REQU RED				
	☑ YES		☐ NO	3.2.4	9.10.18.2
10	WATER SERVICE SUPPLY IS ADEQUATE				
	☑ YES		☐ NO	3.2.5.7	
11	HIGH BUILDING				
	☐ YES		☑ NO	3.2.6.	
12a	PERMITTED CONSTRUCTION				
	☐ COMBUST BLE			3.2.2.20.-.90	9.10.14
	☐ NON-COMBUSTIBLE				
	☑ BOTH				
12b	PERMITTED CLADDING				
	☐ COMBUST BLE				9.10.14
	☐ NON-COMBUSTIBLE				
	☑ BOTH				
	NOTE REFER TO L MITING DISTANCE SHEET FOR SPATIAL SEPARATION CALCULATIONS				
13	MEZZAN NE(S) AREA (m²) 0.00 m²			3.2.1.1.(3)-(7)	9.10.4.1
14	OCCUPANT LOAD BASED ON				
	☐ m²/PERSON		☑ DESIGN OF BUILD NG	3.1.17	9.9.1.3
	TOTAL OCC: 30 PERSONS				
	NOTE REFER TO OCCUPANT LOAD TABLE (BELOW) FOR CALCULATIONS				
15	BARRIER-FREE DESIGN				
	☐ YES		☑ NO (NO ELEVATOR, GROUND FLOOR ONLY)	3.8	9.5.2
16	HAZARDOUS SUBSTANCES				
	☐ YES		☑ NO	3.3.1.2.(1)	9.10.1.3.(4)
17	REQUIRED FIRE RESISTANCE RATING (FRR)				
	HORIZONTAL ASSEMBLIES FRR		**LISTED DESIGN NO. OR DESCRIPTION**	3.2.2.20.-.90 & 3.2.1.4	9.10.8.1
	FLOORS	0.75 HR	REFER TO ASSEMBLIES SHEET		
	ROOF	-			
	MEZZANINE	N/A			
	FRR OF SUPPORTING MEMBERS		**LISTED DESIGN NO. OR DESCRIPTION**		
	LOAD BEARING WALLS	0.75 HR	REFER TO ASSEMBLIES SHEET		9.10.8.3.
	PARTY WALLS	0.75 HR			9.10.9.15
19	ACOUSTIC SEPARATION				
		ADJOINING WALLS	50 STC M N.		9.11.1
		HORIZONTAL CONSTRUCTION	50 STC M N.		
		WALLS	50 STC M N.		
20	OTHER				
	EGRESS	BUILDING	2 EXITS		9 9 9.1.(1)-(3)
		L1 UNITS	1 ACCESS TO EXIT 2 DIRECTIONS		
		L2-3 UNITS	1 ACCESS TO PUBLIC CORRIDOR & 2 EXITS		
		BEDROOMS: ALL UNITS	EGRESS WINDOW ALL BEDROOMS 1219X762 MM MIN MUM		

OCCUPANT LOAD PER FLOOR BASED ON BCBC 9.9.1.3
2 PERSONS/SLEEPING ROOM
2 PERSONS / 1BED, 4 PERSONS / 2BED, 6 PERSONS / 3BED

RES DENTIAL SUITES	1 BEDROOM		2 BEDROOM		3 BEDROOM		TOTAL
	# UNITS	# OCC	# UNITS	# OCC	# UNITS	# OCC	OCCUPANT LOAD
LEVEL 1	2	4	-	-	-	-	4
LEVEL 2	2	4	2	8	-	-	12
LEVEL 3	-	-	2	8	1	6	14
							30 TOTAL

OCCUPANT LOAD TABLE
1 : 1

FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPRINKLER

SAFETY SYMBOLS

EXIT	LLUM NATED EXIT SIGN
	EMERGENCY LIGHT NG WITH BATTERY PACK
SD	NTERCONNECTED SMOKE, F RE + CARBON MONOX DE DETECTOR
	FIRE EXTINGUISHER
	PULL STATION
	PATH OF TRAVEL
	PATH OF TRAVEL - ACCESSIBLE

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Do not scale these drawings.

No.	Description	Date
1	Issued for Development Permit	26 05.12
2	Issued for DVP Rev. 1	26 06.24

FOLD

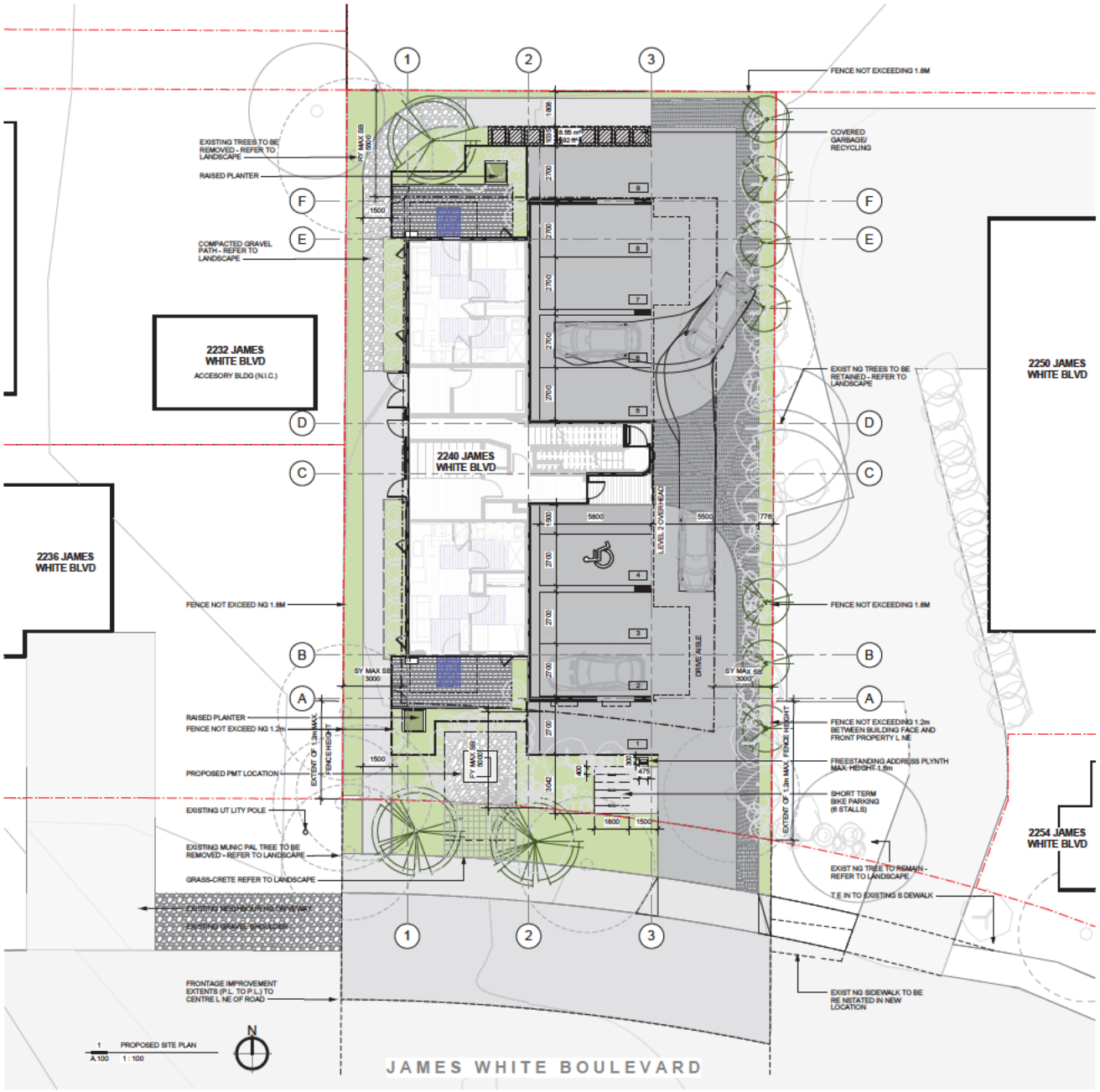
2240 JAMES WHITE BOULEVARD

CODE REVIEW

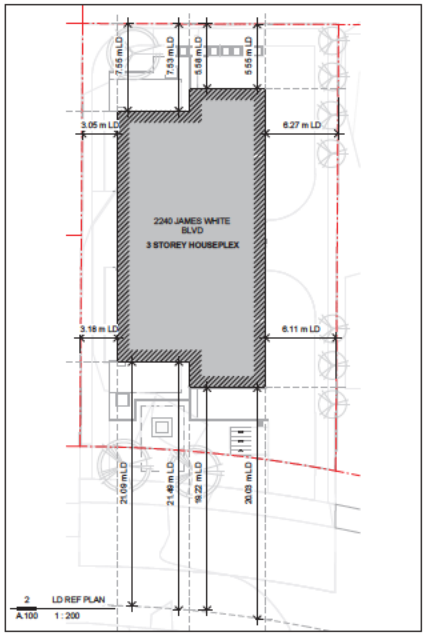
Project number	25009
Date	260624
Drawn by	SASH
Checked by	SS

A.009

Scale	AS NOTED
Printed	2026-06-24 1:12 54 PM



1 PROPOSED SITE PLAN
A.100 1 : 100



2 LD REF PLAN
A.100 1 : 200

PROJECT INFORMATION TABLE

ZONE (EXISTING) - RM - 6 MULTI UNIT RESIDENTIAL TIER 1

BUILDING/SITE DATA	PROPOSED	REQ'D/ALLOWED*	VARIANCE
SITE AREA (m²)	825 m²	750 m² min	-
TOTAL FLOOR AREA (m²)	743 6 m²	-	-
FLOOR AREA RATIO	0.9:1	0.9:1	NO
LOT COVERAGE (% MAX)	43%	45%	NO
HEIGHT(m)	11.9m	12 0 m	NO

BUILDING SETBACKS (m)	PROPOSED	REQ'D/ALLOWED*	VARIANCE
FRONT YARD	5 30m	5.0m	NO
REAR YARD	5 55m	5.5m	NO
SIDE YARD (WEST)	3 04m	3.0m	NO
SIDE YARD (EAST)	4 26m	3.0m	NO

BICYCLE AND VEHICLE PARKING	PROPOSED	REQ'D/ALLOWED	VARIANCE
ACC. VEHICLE STALLS (VAN)	0	0	NO
ACC. VEHICLE STALLS (STANDARD)	1	1	NO
STANDARD VEHICLE STALLS	9	9	NO
TOTAL ON SITE VEHICLE STALLS	9	9	NO
SHORT TERM BICYCLE STALLS	6	6	NO
LONG TERM BICYCLE STALLS	9	9	NO

RESIDENTIAL USE DETAILS	PROPOSED	REQ'D/ALLOWED*	VARIANCE
ADAPTABLE UNITS	2 (22%)	20%	NO
3 BEDROOM UNITS	1 (11%)	10%	NO
MINIMUM GFA 100 sq/m	1 (11%)	10%	NO
1st 2 STOREYS UNIT ACCESS	0 (0%)	10%	YES

RESIDENTIAL UNIT MIX

UNIT TYPE:

1 BEDROOM	2 UNITS
1 BED + FLEX	2 UNITS
2 BED + FLEX	4 UNITS
3 BED + FLEX	1 UNIT
TOTAL UNIT COUNT	9 UNITS

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No.	Description	Date
1	Issued for Development Permit	26 05 12
2	Issued for DVP Rev. 1	26 06 24

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2240 JAMES WHITE BOULEVARD

SITE PLAN

Project number	25009
Date	260624
Drawn by	SH
Checked by	SS

A.100

Scale	AS NOTED
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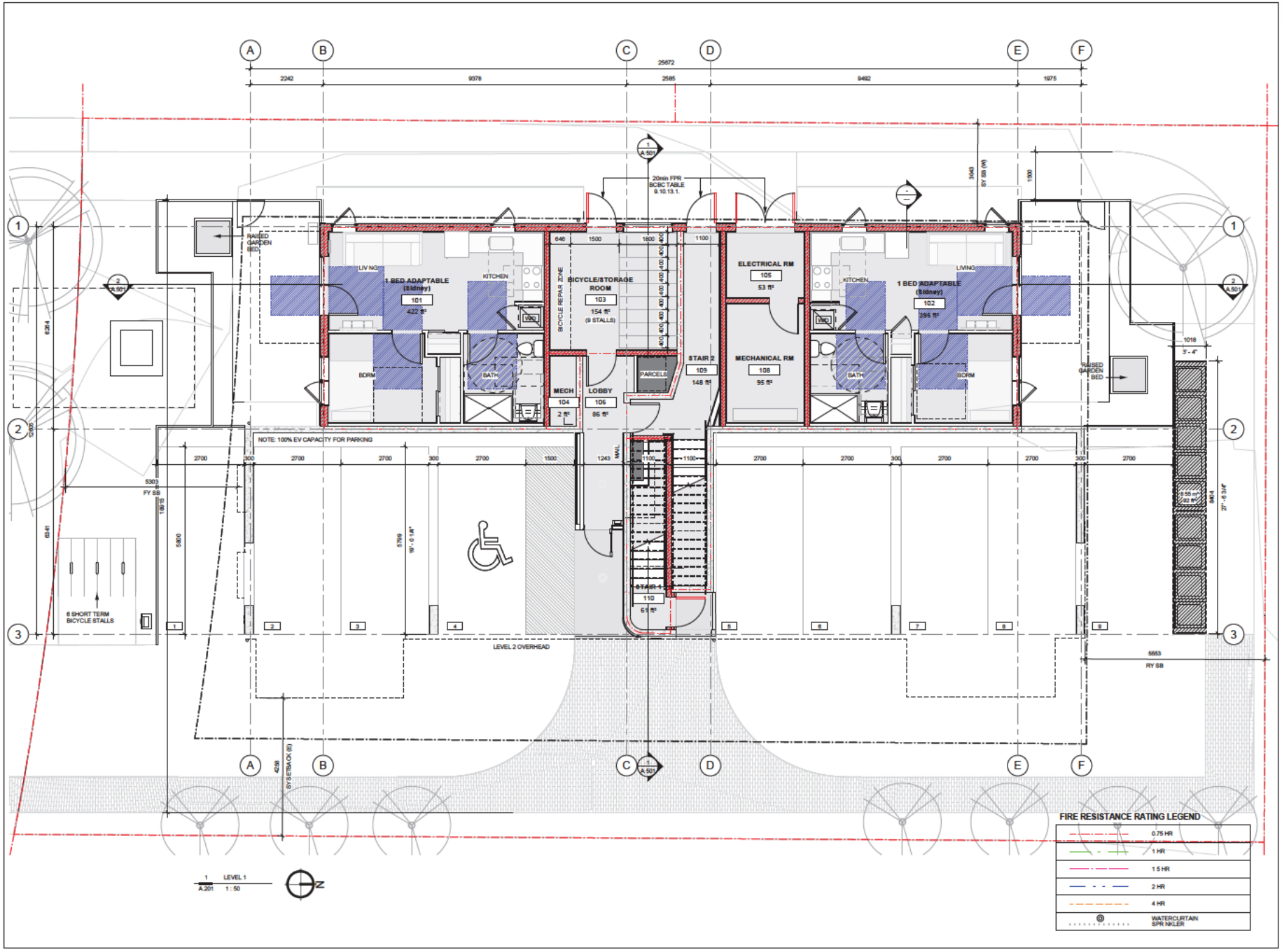

FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPRINKLER

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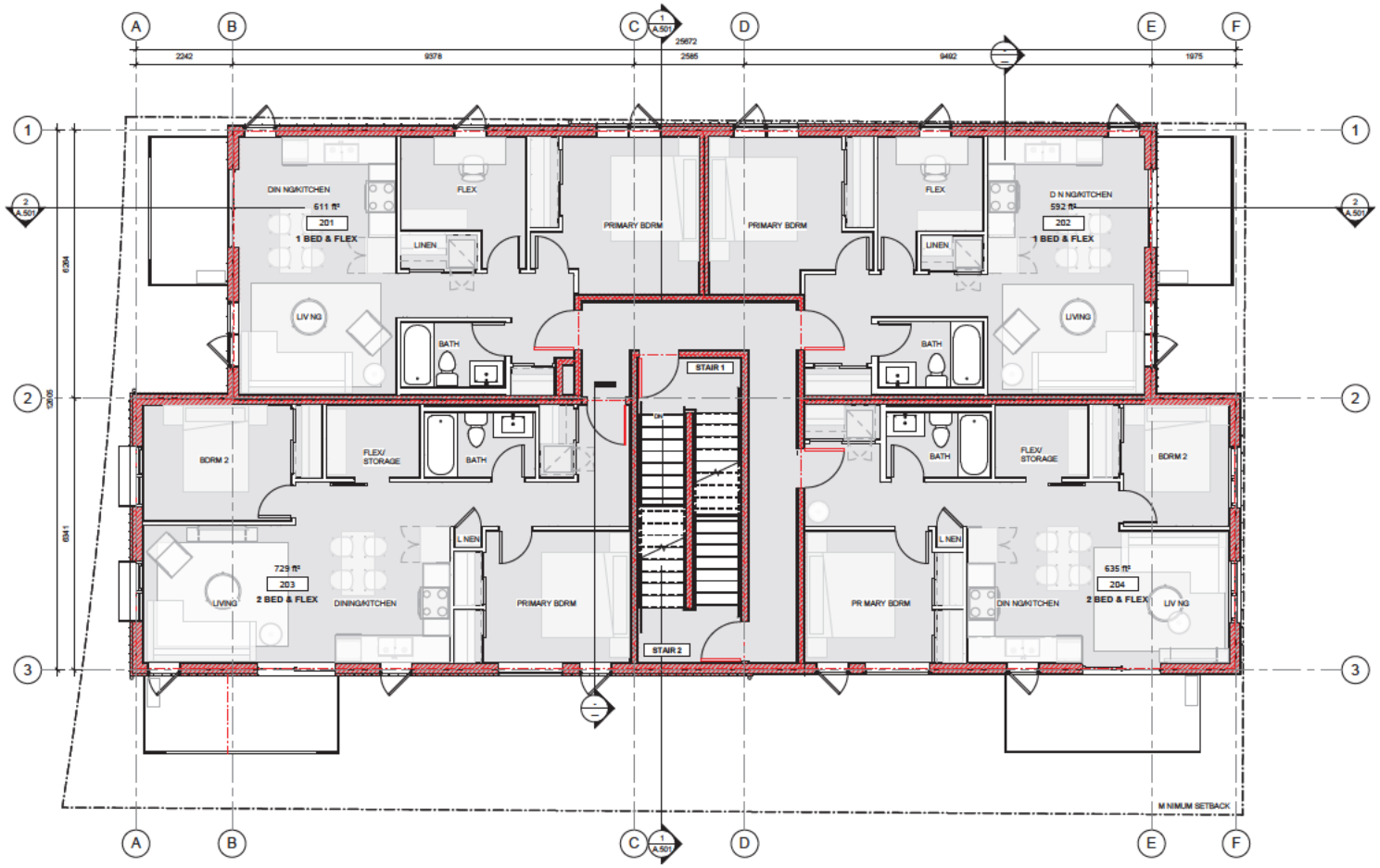
2240 JAMES WHITE BOULEVARD

PROPOSED PLAN - LEVEL 1

Project number	25009
Date	260624
Drawn by	SH
Checked by	SS

A.201

Scale	AS NOTED
Printed	2026-06-24 1:13 02 PM



1 LEVEL 2
A.202 1 : 50

FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPR NKLER

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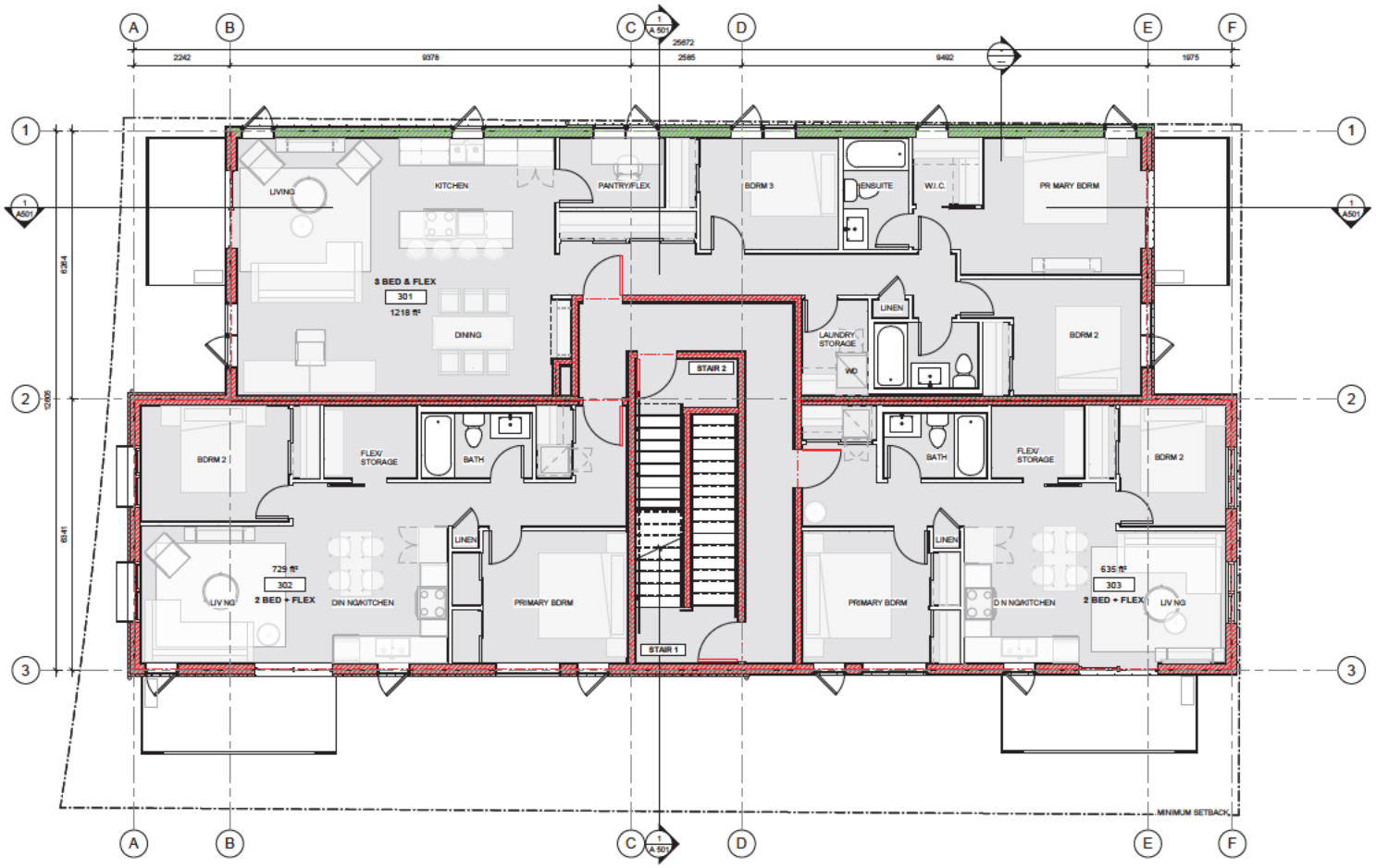
2240 JAMES WHITE BOULEVARD

PROPOSED PLAN - LEVEL 2

Project number	25009
Date	260624
Drawn by	SH
Checked by	SS

A.202

Scale	AS NOTED
Printed	2026-06-24 1:13 04 PM



1 LEVEL 3
A.203 1 : 50

FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPR NKLER

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REGISTERED ARCHITECT
MARCEL SCHAFER
BRITISH COLUMBIA

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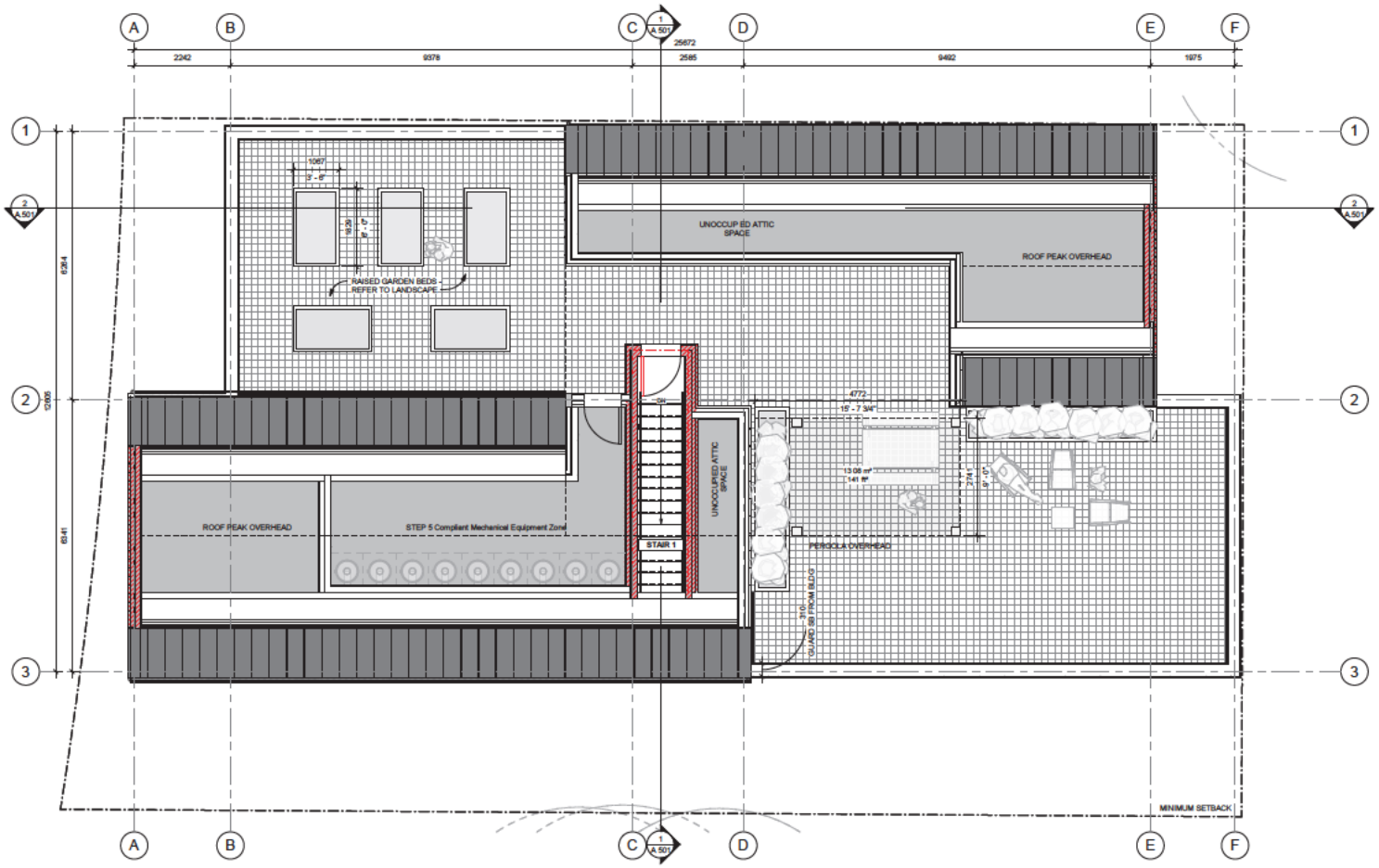
2240 JAMES WHITE BOULEVARD

PROPOSED PLAN - LEVEL 3

Project number	25009
Date	260624
Drawn by	SH
Checked by	SS

A.203

Scale	AS NOTED
Printed	2026-06-24 1:13 06 PM



1 LEVEL 4
A.204 1 : 50

N

FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPRINKLER

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REGISTERED ARCHITECT
SHAWN MARCELLIN
BRITISH COLUMBIA

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No.	Description	Date
1	Issued for Development Permit	26 05 12
2	Issued for DVP Rev. 1	26 06 24

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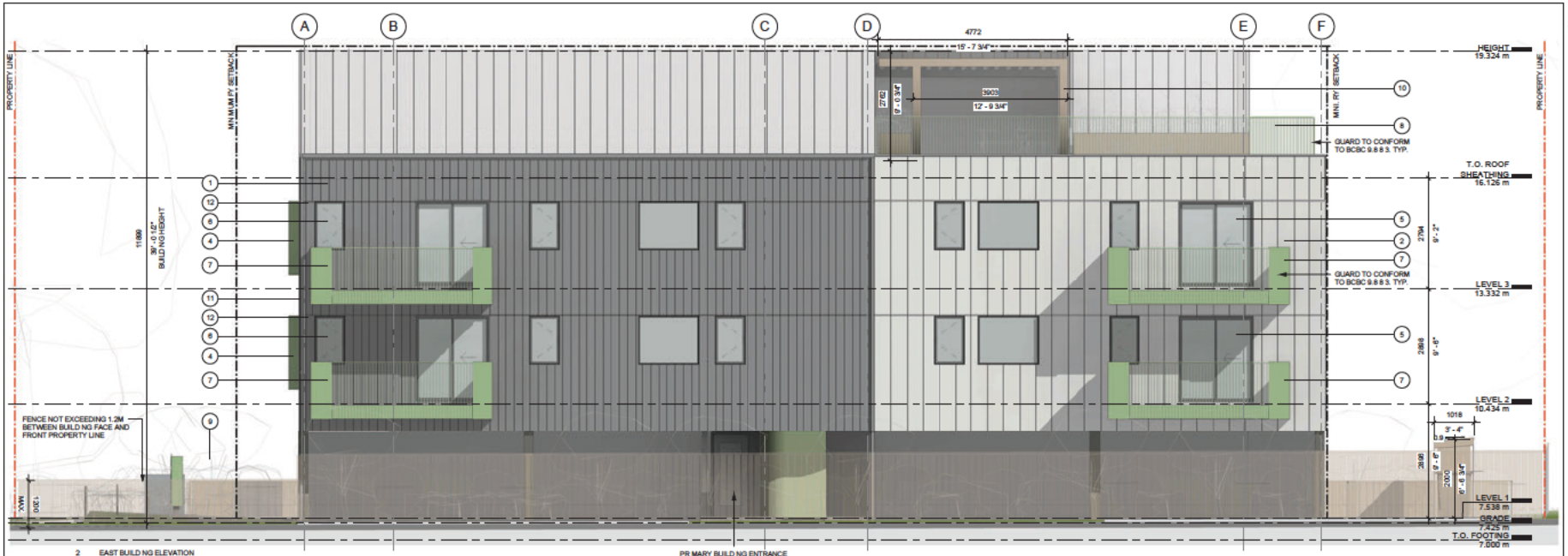
2240 JAMES WHITE BOULEVARD

PROPOSED PLAN - ROOF

Project number	25009
Date	260624
Drawn by	SH
Checked by	SS

A.204

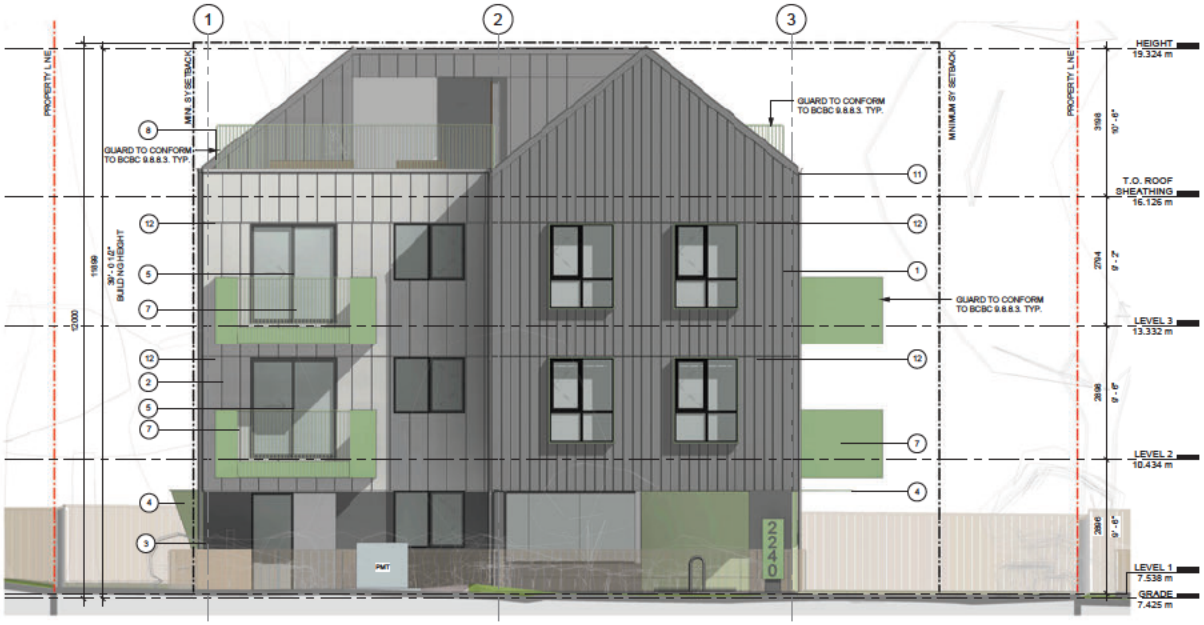
Scale	AS NOTED
Printed	2026-06-24 1:13 08 PM



2 EAST BUILDING ELEVATION
A.401 1 : 50

MATERIAL FINISHES

1	**DARK CEMENTITIOUS PANEL** VERTICAL OR ENTATION (PANEL WIDTH 1) SMOOTH, WARM CHARCOAL F NISH	5	**EXTERIOR SLIDING DOOR** GLAZED WITH NEUTRAL GREY PREFINISHED MULLIONS TO MATCH CLADD NG
2	**LIGHT CEMENTITIOUS PANEL** VERTICAL OR ENTATION, (PANEL WIDTH 2) SMOOTH, LIGHT GREY FINISH	6	**WINDOW SYSTEMS** GLAZED UNITS WITH NEUTRAL GREY PREFINISHED MULLIONS TO MATCH CLADD NG
3	**CONCRETE STYLE CLADDING PANEL** VERTICAL OR ENTATION, (PANEL WIDTH 3) MATTE, MEDIUM GREY FINISH	7	**GUARD SYSTEM 1** SOLID METAL PANEL GUARD WITH INSET PICKET, ACCENT F NISH (REFERENCE 4)
4	**PAINTED METAL ACCENTS** W NDOW SURROUNDS AND CANOP ES MATTE, MUTED GREEN F NISH	8	**GUARD SYSTEM 2** PICKET GUARD, ACCENT F NISH (REFERENCE 4)
		9	**WOOD FENCE** REFER TO LANDSCAPE FOR F NISH
		10	**WOOD PERGOLA** NATURAL FINISH TO MATCH FENCE & RAISED PLANTERS
		11	**GUTTER/DOWNSPOUT** F NISH TO MATCH CLADDING
		12	**THRU-WALL FLASHING** F NISH TO MATCH CLADDING



1 SOUTH BUILDING ELEVATION
A.401 1 : 50

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2	Issued for DVP Rev. 1	26 06 24

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2240 JAMES WHITE BOULEVARD

BUILDING ELEVATIONS

Project number	25009
Date	260624
Drawn by	SHSA
Checked by	SS

A.401

Scale	1 : 50
Printed	2026-06-24 1:13:40 PM

1 NORTH BUILDING ELEVATION
A.402 1 : 50

MATERIAL FINISHES

1. **DARK CEMENTITIOUS PANEL** VERTICAL OR ENTATION (PANEL WIDTH 1) SMOOTH, WARM CHARCOAL F NISH
2. **LIGHT CEMENTITIOUS PANEL** VERTICAL OR ENTATION, (PANEL WIDTH 2) SMOOTH, LIGHT GREY FINISH
3. **CONCRETE STYLE CLADDING PANEL** VERTICAL OR ENTATION, (PANEL WIDTH 3) MATTE, MEDIUM GREY FINISH
4. **PAINTED METAL ACCENTS** W NDOW SURROUNDS AND CANOP ES MATTE, MUTED GREEN F NISH
5. **EXTERIOR SLIDING DOOR** GLAZED WITH NEUTRAL GREY PREFINISHED MULLIONS TO MATCH CLADDING
6. **WINDOW SYSTEMS** GLAZED UNITS WITH NEUTRAL GREY PREFINISHED MULLIONS TO MATCH CLADDING
7. **GUARD SYSTEM 1** SOLID METAL PANEL GUARD WITH INSET PICKET, ACCENT F NISH (REFERENCE 4)
8. **GUARD SYSTEM 2** PICKET GUARD, ACCENT F NISH (REFERENCE 4)
9. **WOOD FENCE** REFER TO LANDSCAPE FOR F NISH
10. **WOOD PERGOLA** NATURAL F NISH TO MATCH FENCE & RAISED PLANTERS
11. **GUTTER/DOWNSPOUT** F NISH TO MATCH CLADDING
12. **THRU-WALL FLASHING** F NISH TO MATCH CLADDING

2 WEST BUILD NG ELEVATION
A.402 1 : 50

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No.	Description	Date
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2	Issued for DVP Rev. 1	26 06 24

FOLD

2240 JAMES WHITE BOULEVARD

BUILDING ELEVATIONS

Project number	25009
Date	260624
Drawn by	SHISA
Checked by	SS

A.402

Scale	1 : 50
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1 JAMES WHITE BOULEVARD STREETSCAPE CONTEXT
A.404 1 : 75

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No.	Description	Date
2	Issued for DVP Rev. 1	26.08.24

FOLD

2240 JAMES WHITE BOULEVARD

STREETSCAPE CONTEXT

Project number	25009
Date	260824
Drawn by	SHISA
Checked by	SS

A.404

Scale	1 : 75
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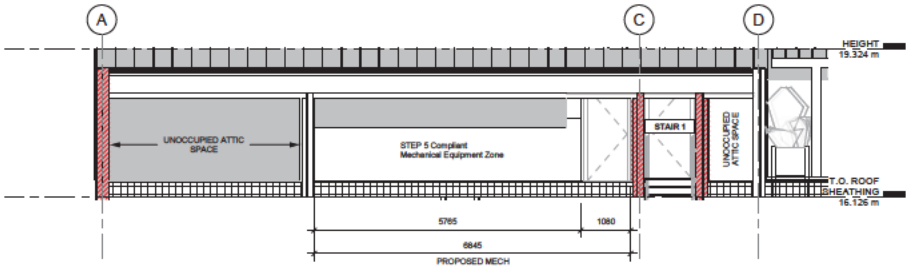
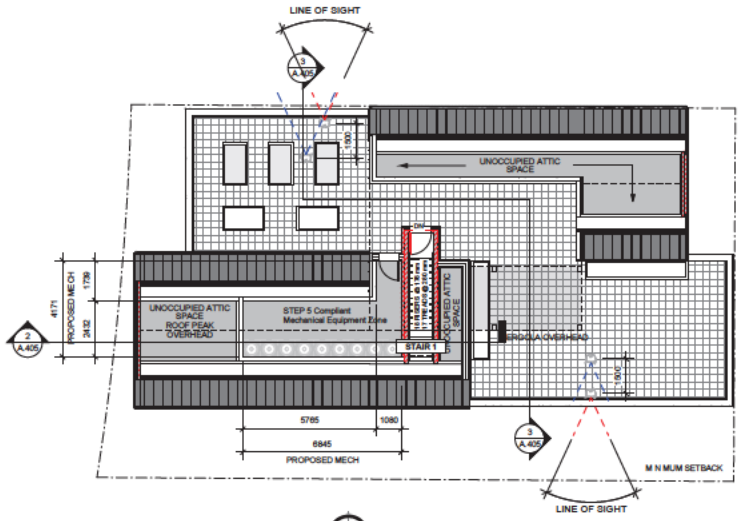


2 A.405 PROPOSED MECH SECTION
1 : 50



1 A.405 ROOF PLAN - DP SUPPORTING SECTIONS
1 : 100

3 A.405 LINE OF SIGHT DIAGRAM
1 : 75

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FOLD

2240 JAMES WHITE BOULEVARD

SUPPORTING SECTIONS

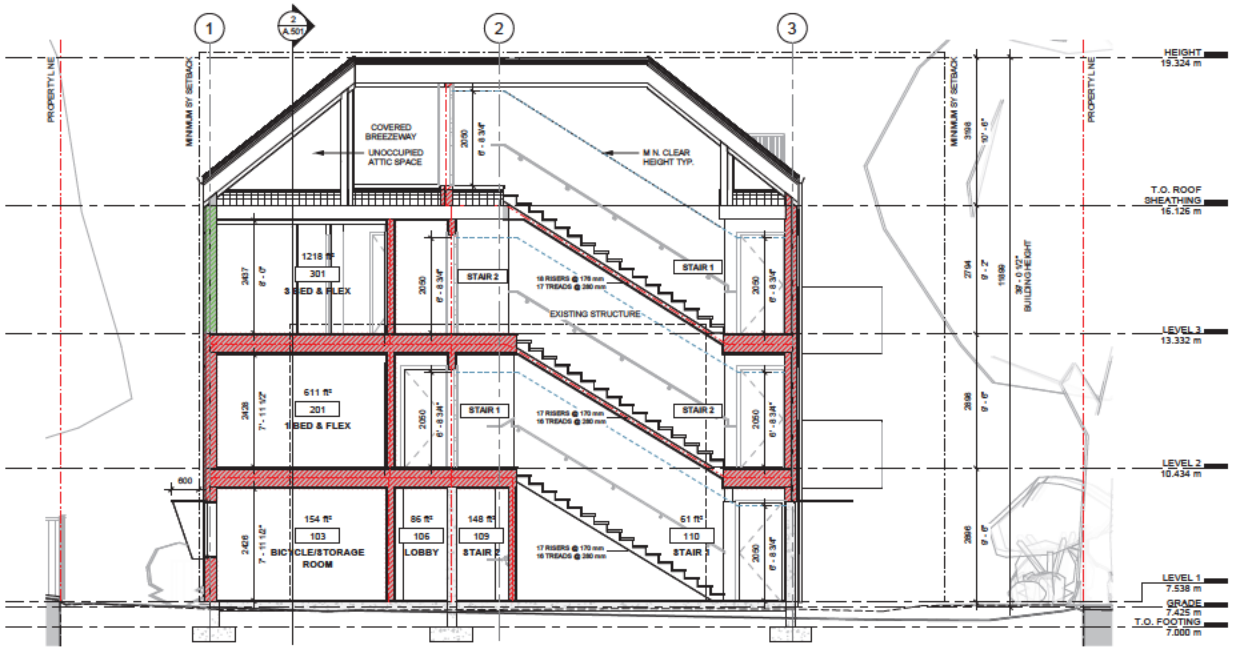
Project number	25009
Date	260624
Drawn by	SHSA
Checked by	SS

A.405

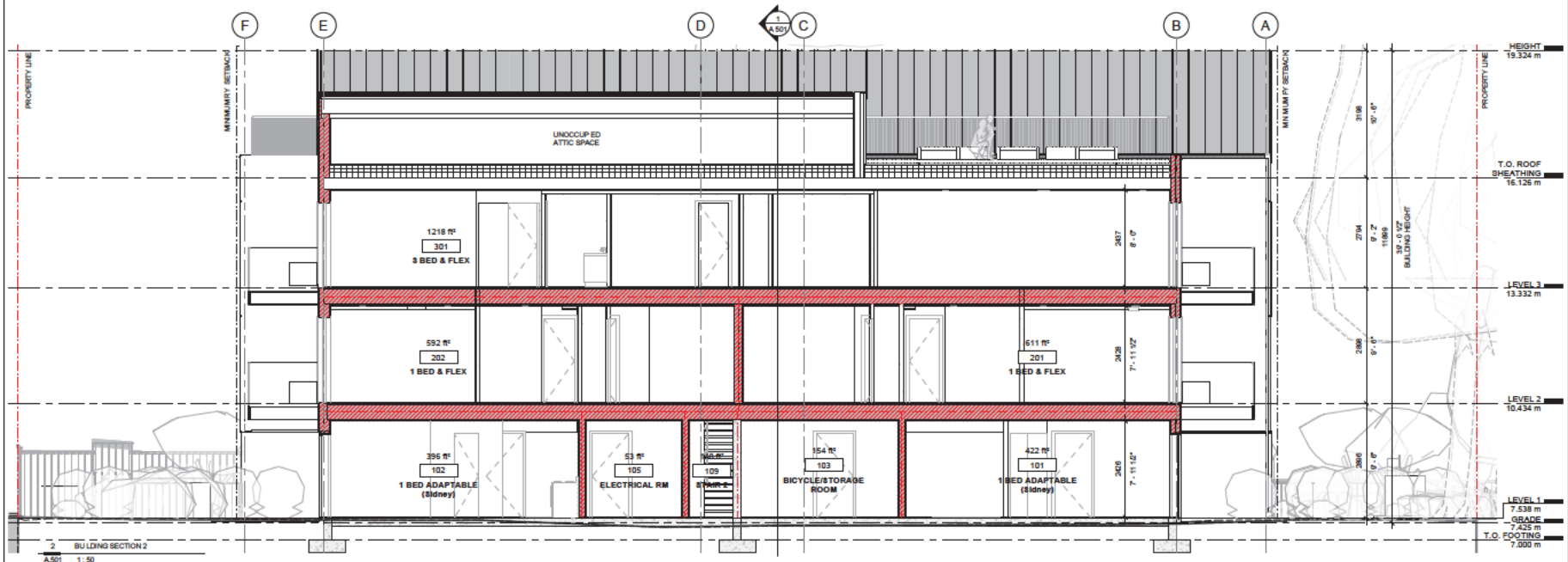
Scale	AS NOTED
Printed	2026-06-24 1:14:40 PM

FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPRINKLER



1 BUILDING SECTION 1
A.501 1 : 50



2 BUILDING SECTION 2
A.501 1 : 50

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2	Issued for DVP Rev. 1	26 06 24

FOLD

2240 JAMES WHITE BOULEVARD

SECTIONS

Project number	25009
Date	260624
Drawn by	SHSA
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A.501

Scale	AS NOTED
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