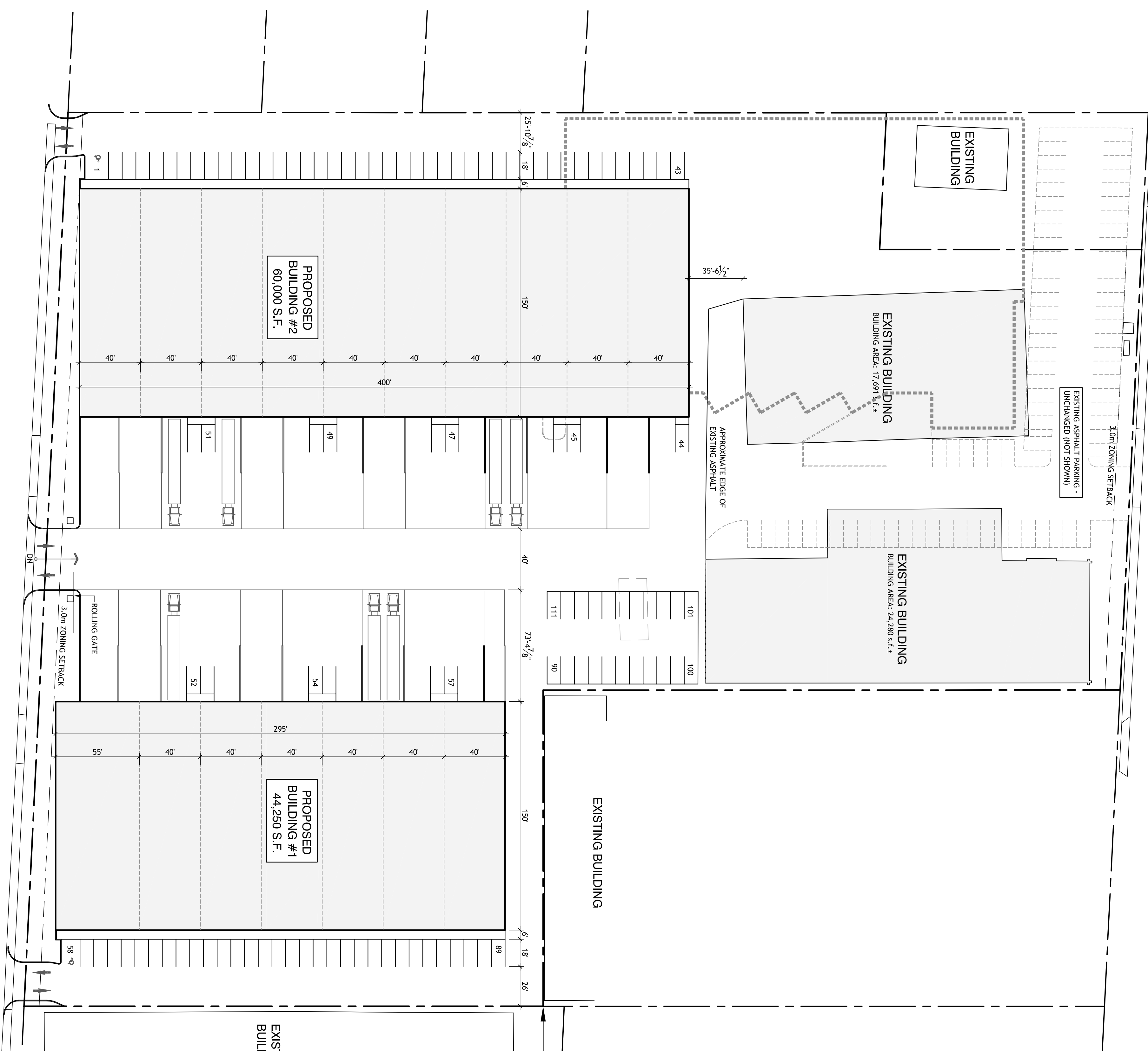


PEARLONVILLE ROAD



# SITE DATA

CIVIC ADDRESS: 31035 WHEEL AVENUE, ABBOTSFORD, BC

LEGAL DESCRIPTION: Lot - B, Section - 13, Township - 13, Plan - LMP43838  
PID - 124-620-335

ZONING: I2

SITE AREA: 323,111 s.f.± (7.42 acres)

**BUILDING AREAS:**

- EXISTING BUILDINGS: 42,713 s.f.±
- PROPOSED BUILDING #1: 44,250 s.f.
- PROPOSED BUILDING #2: 60,000 s.f.
- TOTAL: 146,963 s.f.±

LOT COVERAGE: 45%

**PARKING CALCULATIONS:**

PARKING REQUIRED (all buildings): 146,963 / 1001.1 = 146.8 STALLS  
TOTAL: 147 STALLS

PARKING PROVIDED (all buildings): 58 EXISTING STALLS (2 H/C STALLS)  
: 111 PROPOSED STALLS (2 H/C STALLS)  
TOTAL: 169 STALLS

LAY OUT BUILDING FROM THIS POINT

**NOTE:**

- PROPOSED BUILDING IS PERPENDICULAR OR PARALLEL TO THE **EAST PROPERTY LINE**
- PARKING STALLS, MANEUVERING AISLES & SIDEWALKS ARE PERPENDICULAR OR PARALLEL TO THE **NORTH PROPERTY LINE**, UNLESS NOTED OTHERWISE
- SLOPE EXTERIOR SIDEWALKS, STAIRS, DECKS & LANDSCAPED AREAS TO DRAIN
- ALL RETAINING WALLS OVER 4'-0" HIGH TO BE ENGINEERED WITH P ENG SEALED SHOP DRAWINGS. SEE GEOTECHNICAL & CIVIL
- SEE CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, OTHER SERVICES, CURB DETAILS, ETC.
- VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN
- ALL RETAINING WALLS OVER 2'-0" IN HEIGHT TO HAVE 3'-6" HT. GUARDRAILS
- SEE ELECTRICAL FOR SITE LIGHTING, KIOSK LOCATIONS ETC.
- SEE LEGAL SURVEY FOR EXACT SITE DIMENSIONS & BEARINGS

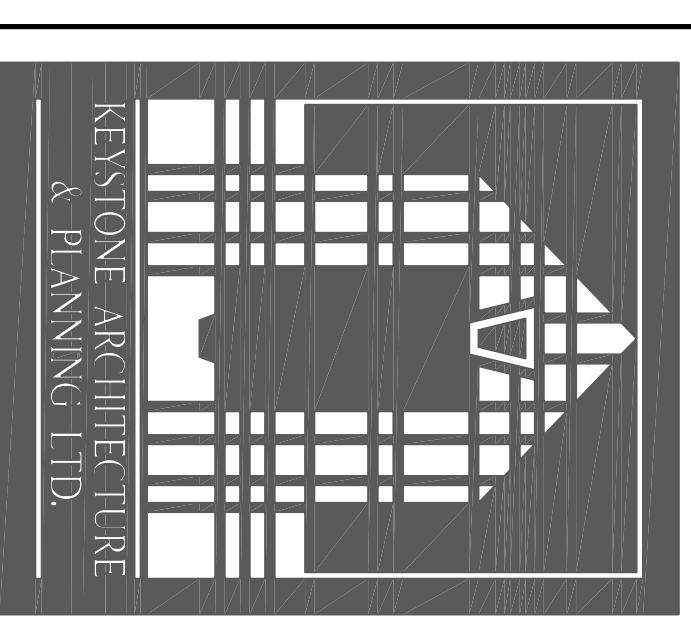
Issues & Revisions List

No.	Description	Date
1.	DESIGN	OCT 5, 06
2.	BP APPLICATION	DEC 12, 06
3.	SITE REDSIGN	MAR 12, 07
4.	BLDG 2 ENLARGEMENT REDSIGN	APR 6, 09

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**WHEEL AVENUE WAREHOUSE**

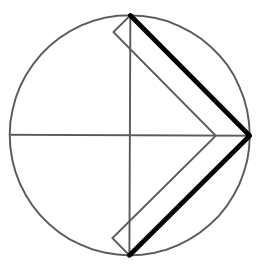
31035 WHEEL AVENUE,  
ABBOTSFORD, B.C.

Drawing Title  
SITE PLAN

Scale

**PRELIMINARY ONLY**  
NOT FOR CONSTRUCTION

Job No.: 06-103  
Scale: AS NOTED  
Date: OCT, 06  
Drawing No.  
**SK1**  
Drawn: LW



# SITE PLAN

SCALE: 1"=40'

# WHEEL AVENUE