

ECONOSPAN

STRUCTURES CORPORATION

PLANT: 472 VLA ROAD
CHASE, BC V0E 1M1

PHONE: (250) 679-3400
FAX: (250) 679-3421

ARCHITECTURAL:

A0.1 ZONING & BYLAW REVIEW

A1.1 SITE PLAN
A1.2 SITE SECTION

A2.1 FLOOR PLAN
A2.2 ROOF PLAN

A3.1 ELEVATIONS
A3.2 ELEVATIONS
A3.3 MATERIALS

A4.1 BUILDING SECTION

ISSUED FOR DEVELOPEMENT PERMIT

OWNER:
PROJECT:
CIVIC ADDRESS:
LEGAL ADDRESS:
DATE:

AL KIRSCHNER HOLDINGS LTD
NEW HANGAR
6301 CAPTAIN BAILEY WAY, VERNON, BC
LOT 1 PLAN KAP69447 ODYD DL 62 66 & 67, EXCEPT PLAN KAP69449 & KAP88927
JANUARY 25, 2024

ARCHITECTURAL CONSULTANT:



5545 Deerhorn Lane
North Vancouver
office@adventarchitecture.com

AL KIRSCHNER HOLDINGS LTD
NEW HANGAR
6301 CAPTAIN BAILEY WAY,
VERNON, BC

LOCATION MAP:



SITE



LIST OF DRAWINGS:

ACHITECT:

Advent Architecture



LANDSCAPE DESIGNER:

Down to Earth Ideas



CIVIC ADDRESS:
6301 CAPTAIN BAILEY WAY,
VERNON BC

LEGAL ADDRESS:
LOT 1 PLAN KAP69447 OSOYOOS DIVISION
YALE DISTRICT DISTRICT LOT 62 66 & 67,
EXCEPT PLAN KAP69449 & KAP88927, SITE
105 (VERNON MUNICIPAL AIRPORT) (SEE
LOT 1 REF PL KAP49284)

ZONING:
I2 - AIRPORT INDUSTRIAL

SITE AREA:
3022.23m² (32531 FT²)

GROSS FLOOR AREA (FT² (M²)):

BUILDING AREA	M²	FT²
HANGAR	1059	11400



CITY OF VERNON ZONING BYLAW NO. 5000(2003) ANALYSIS:

REQUIRED: 11.2 I2 (AIRPORT INDUSTRIAL)	PROPOSED: 11.2 I2 (AIRPORT INDUSTRIAL)
11.2.2 PRINCIPLE USES AIRPORT & RELATED USE (SALES, RENTAL, STORAGE, AND/OR SERVICE)	11.2.2 PRINCIPLE USES AIRPORT & RELATED USE (STORAGE, AND/OR SERVICE)
11.2.4 SUBDIVISION REGULATIONS MIN. LOT WIDTH 25m MIN. LOT AREA 2 000m²	11.2.4 SUBDIVISION REGULATIONS LOT WIDTH 61.57m SITE AREA 3022.23m²
11.2.5 DEVELOPMENT REGULATIONS MAX. BUILDING HEIGHT 10m MIN. SETBACKS 1. FRONT 6m (19.69ft) 2. SIDE 0m (0ft) 3. SIDE 0m (0ft) 4. REAR 4.5m (14.76ft) MAX. SITE COVERAGE 80%	11.2.5 DEVELOPMENT REGULATIONS BUILDING HEIGHT 7.79m (25' 6-1/2") MIN. SETBACKS 1. FRONT - SOUTH EL. 6.0m (19.69ft) 2. SIDE - WEST EL. 2.1m (7ft) 3. SIDE - EAST EL. 1.5m (5ft) 4. REAR - NORTH EL. 16.7m (54.8ft) SITE COVERAGE 35.0%
7.0 PARKING AND LOADING 7.1 ON-SITE VEHICLE PARKING 7.1.2 MIN. NUMBER OF SPACES TABLE 7.1 - PARKING SCHEDULE INDUSTRIAL USES AIRCRAFT SALES/RENTALS/ REPAIRS/MAINTENANCE/ CONSTRUCTION 1 PLUS 1 PER EMPLOYEE ON DUTY 7.1.7 ACCESSIBLE PARKING SPACES 2% OF ALL REQUIRED SPACES	7.0 PARKING AND LOADING 7.1 ON-SITE VEHICLE PARKING 7.1.2 NUMBER OF SPACES 10 TOTAL (9 STANDARD, 1 ACCESSIBLE) 7.1.7 ACCESSIBLE PARKING SPACES 1 OF ALL REQUIRED SPACES
7.2 ON-SITE LOADING 7.2.2 NUMBER OF SPACES TABLE 7.2 - LOADING SCHEDULE INDUSTRIAL USES AIRCRAFT SALES/RENTALS/ REPAIRS/ MAINTENANCE/ CONSTRUCTION 1 per 1900m2 GFA, minimum 1 (Bylaw 5339)	7.2 ON-SITE LOADING 7.2.2 NUMBER OF SPACES 1
	IMPERMEABLE SURFACES ASPHALT APRON 491m²(5280ft²) CONCRETE APRON 164m²(1760ft²) CONCRETE SIDEWALKS 120m²(1296ft²) ASPHALTING PARKING 574m²(6174ft²)
	LANDSCAPING AREA 170m²(1833ft²)

B.C. BUILDING CODE (2018) ANALYSIS:

MAJOR OCCUPANCY CLASSIFICATION:	GROUP F2
GOVERNING CODE PART:	PART 3
BUILDING HEIGHT:	7.8m (25'-6 1/2")
BUILDING FOOTPRINT:	1059 m² (11400 FT²)
SPRINKLERS:	YES
FACING NO. OF STREETS:	2 STREET

2018 BC BUILDING CODE:

PROPOSED BUILDING:

MAJOR OCCUPANCY 3.2.2.79. GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED 1) A BUILDING CLASSIFIED AS GROUP F, DIVISION 2 IS PERMITTED TO CONFORM TO SENTENCE (2) PROVIDED A) EXCEPT AS PERMITTED BY SENTENCES 3.2.2.7.(1) AND 3.2.2.18.(2), THE BUILDING IS SPRINKLERED THROUGHOUT, B) IT IS NOT MORE THAN 2 STOREYS IN BUILDING HEIGHT, AND C) IT HAS A BUILDING AREA NOT MORE THAN I) 4 500 m² IF 1 STOREY IN BUILDING HEIGHT, OR II) 1 800 m² IF 2 STOREYS IN BUILDING HEIGHT. 2) THE BUILDING REFERRED TO IN SENTENCE (1) IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN, AND B) LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL I) HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN, OR II) BE OF NONCOMBUSTIBLE CONSTRUCTION.	MAJOR OCCUPANCY 3.2.2.79. GROUP F, DIVISION 2, 1 STOREY, SPRINKLERED 1) A BUILDING CLASSIFIED AS GROUP F, DIVISION 2 IS PERMITTED TO CONFORM TO SENTENCE (2) PROVIDED A) THE BUILDING IS SPRINKLERED THROUGHOUT, B) IT IS 1 STOREY IN BUILDING HEIGHT, AND C) IT HAS A BUILDING AREA I) 1059 m² AND IS 1 STOREY IN BUILDING HEIGHT 2) THE BUILDING REFERRED TO IN SENTENCE (1) IS OF COMBUSTIBLE CONSTRUCTION AND NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE-RESISTANCE RATING OF 45 MIN, AND B) LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL I) HAVE A FIRE-RESISTANCE RATING OF 45 MIN, OR II) BE OF NONCOMBUSTIBLE CONSTRUCTION.
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GENERAL NOTES:

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Building By:



Project Managed By:



Architectural Consultant:



Project:
AL KIRSCHNER HOLDINGS LTD
NEW HANGAR

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Rev#:	Description:	Date:	By:

Dwg Title:
ZONING & BYLAW REVIEW

Job #:

1395

Drawn By:

J. FUNK

Designed By:

D. NELSON

Checked By:

--

Date:

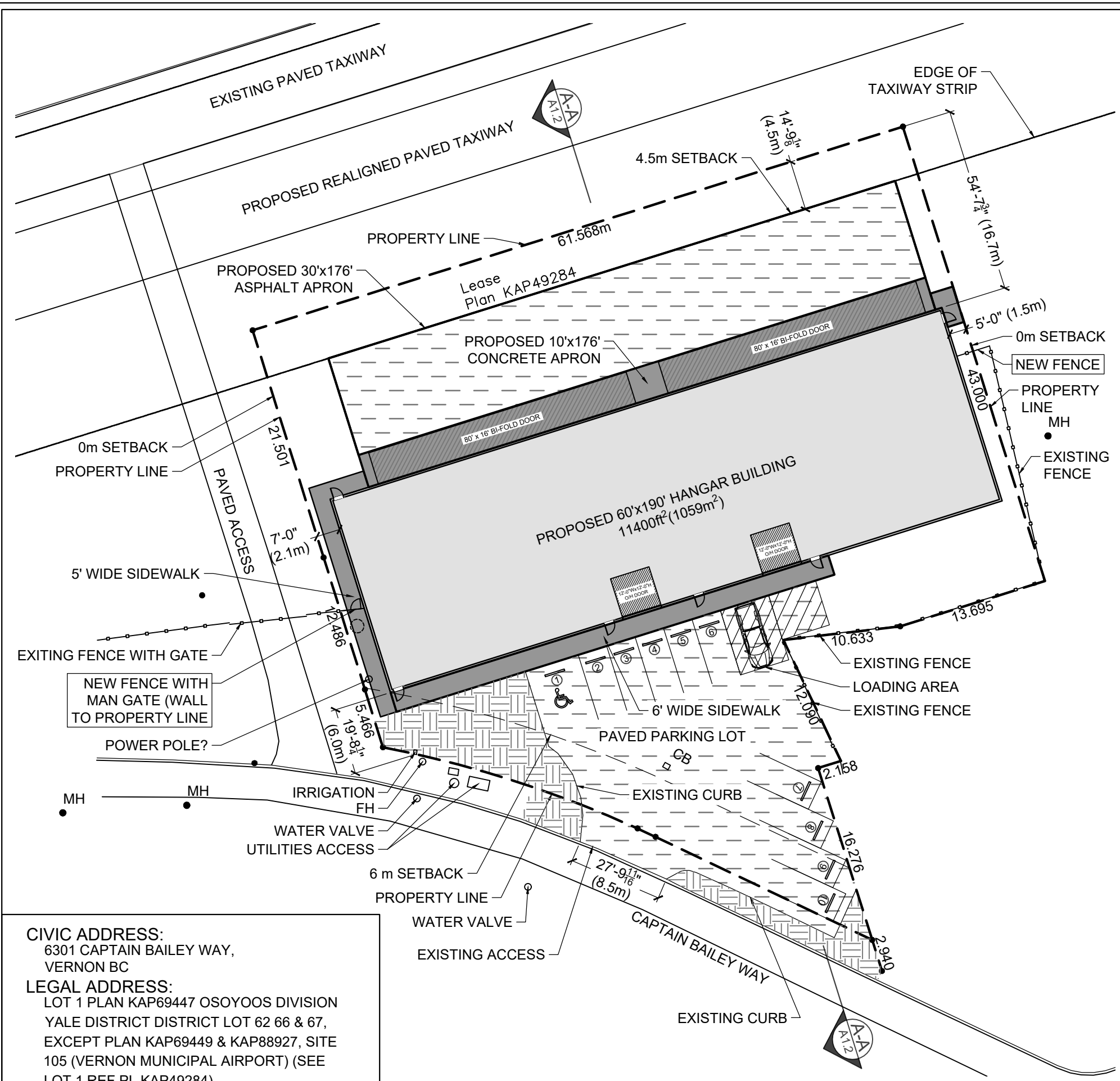
JAN. 25, 2024

Dwg #:

A0.1

Rev #:

0

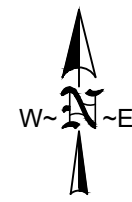


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YALE DISTRICT DISTRICT LOT 62 66 & 67,
EXCEPT PLAN KAP69449 & KAP88927, SITE
105 (VERNON MUNICIPAL AIRPORT) (SEE
LOT 1 REF PL KAP49284)

SITE AREA:
3022.23m² (32531 ft²)

SITE PLAN
SCALE: 1/32" = 1'-0"

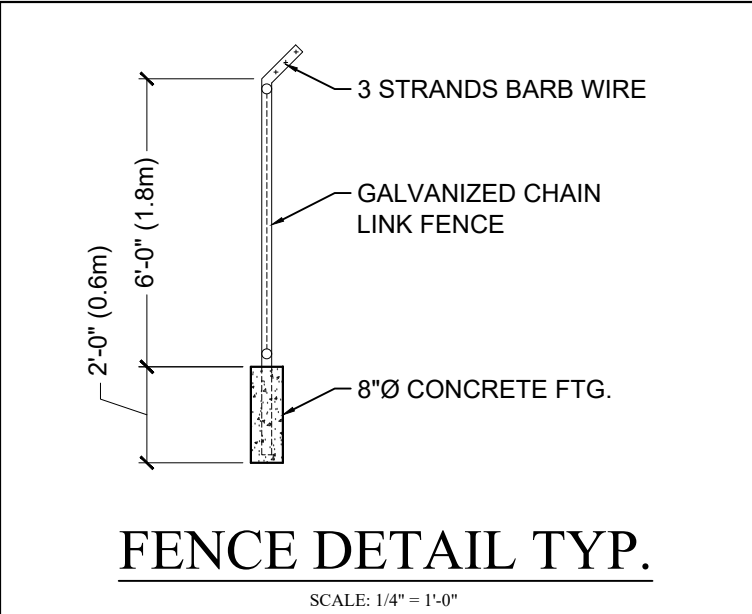


LEGEND

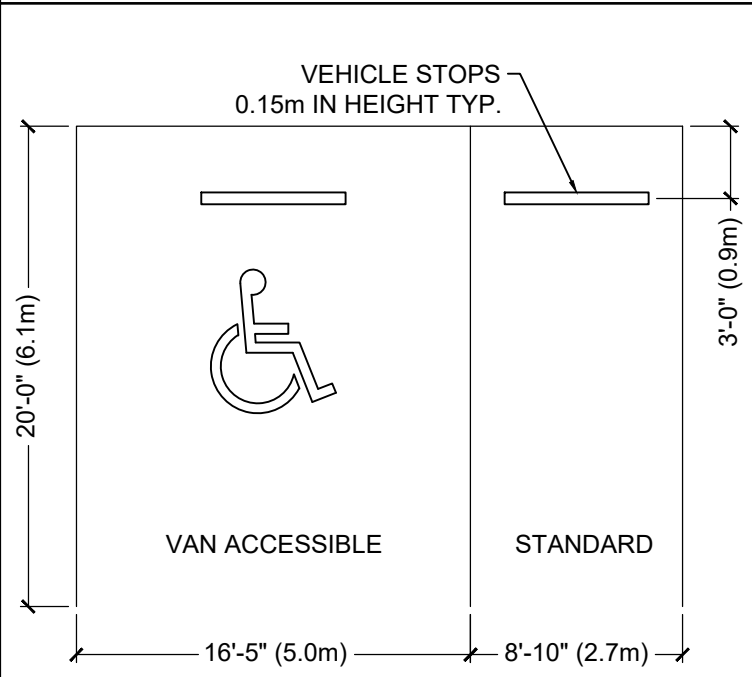
- NEW HANGAR
- CONCRETE APRON AND SIDEWALKS
- LANDSCAPING
- ASPHALT

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FENCE DETAIL TYP.
SCALE: 1/4" = 1'-0"



TYPICAL PARKING SPACES
SCALE: 1/8" = 1'-0"

Building By:

ECONOSPAN
STRUCTURES

PLANT:
472 AYLMER ROAD
CHASE, B.C.

PHONE: (250) 679-3400
FAX: (250) 679-3421

Project Managed By:

SHUSWAP DESIGN INC.

RR#2, SITE 26, COMP
CHASE, B.C. V0E 1M0

PHONE: (250) 679-3400
FAX: (250) 679-3421

Architectural Consultant:

Advent Architecture Inc.

5545 Deernhorn Lane
North Vancouver
office@adventarchitecture.com

Project:

**AL KIRSCHNER HOLDINGS LTD
NEW HANGAR**

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Rev#:	Description:	Date:	By:

Dwg Title:
SITE PLAN

Job #:
1395

Drawn By:
J. FUNK

Designed By:
D. NELSON

Checked By:
--

Date:
JAN. 25, 2024

Dwg #:
A1.1

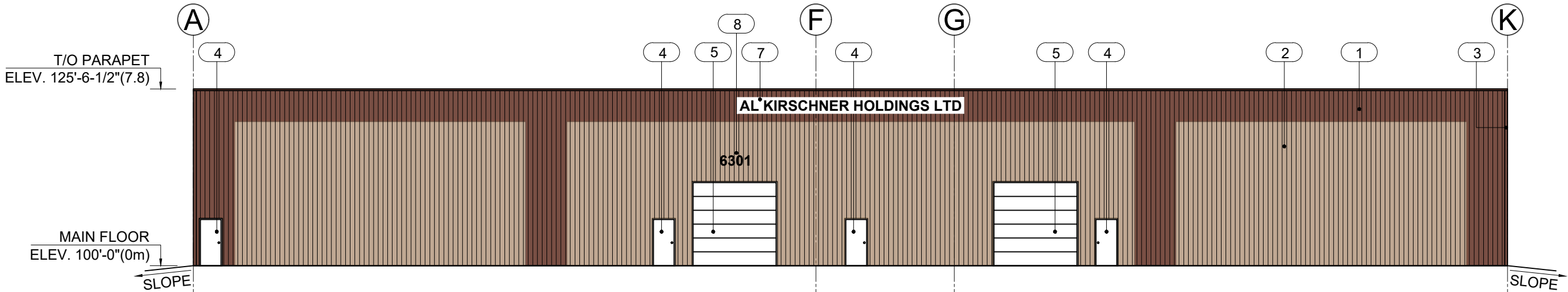
Rev #:
0

MATERIAL LEGEND

1. 26 GA. EXTERIOR METAL CLADDING - DARK BROWN
2. 26 GA. EXTERIOR METAL CLADDING - TAN
3. 26 GA. METAL TRIM - DARK BROWN
4. EXTERIOR METAL DOOR
5. OVERHEAD GARAGE METAL DOOR - WHITE
6. BI-FOLD HANGAR DOOR - TAN
7. BUILDING SIGNAGE - NAME
8. BUILDING SIGNAGE - ADDRESS NUMBER

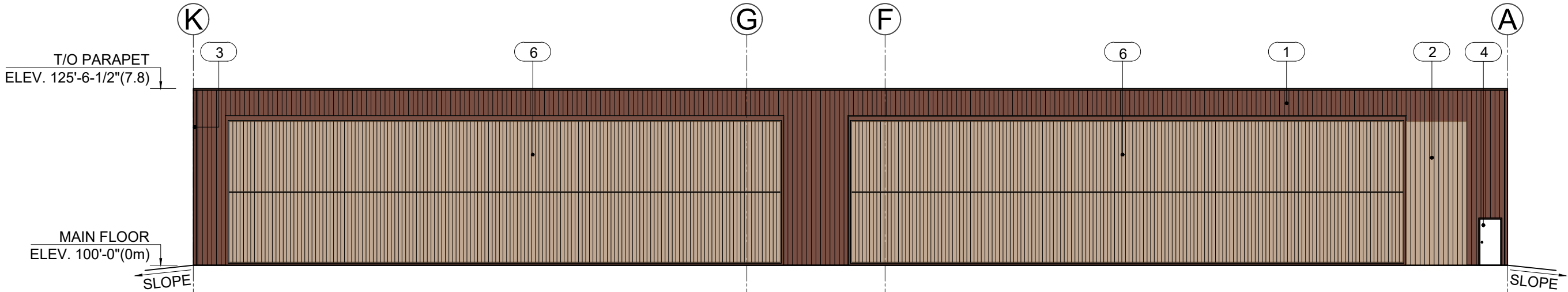
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SOUTH ELEVATION

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



NORTH ELEVATION

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

Building By:

ECONOSPAN
STRUCTURES

PLANT: 472 AYLMER ROAD
CHASE, B.C.
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Project Managed By:

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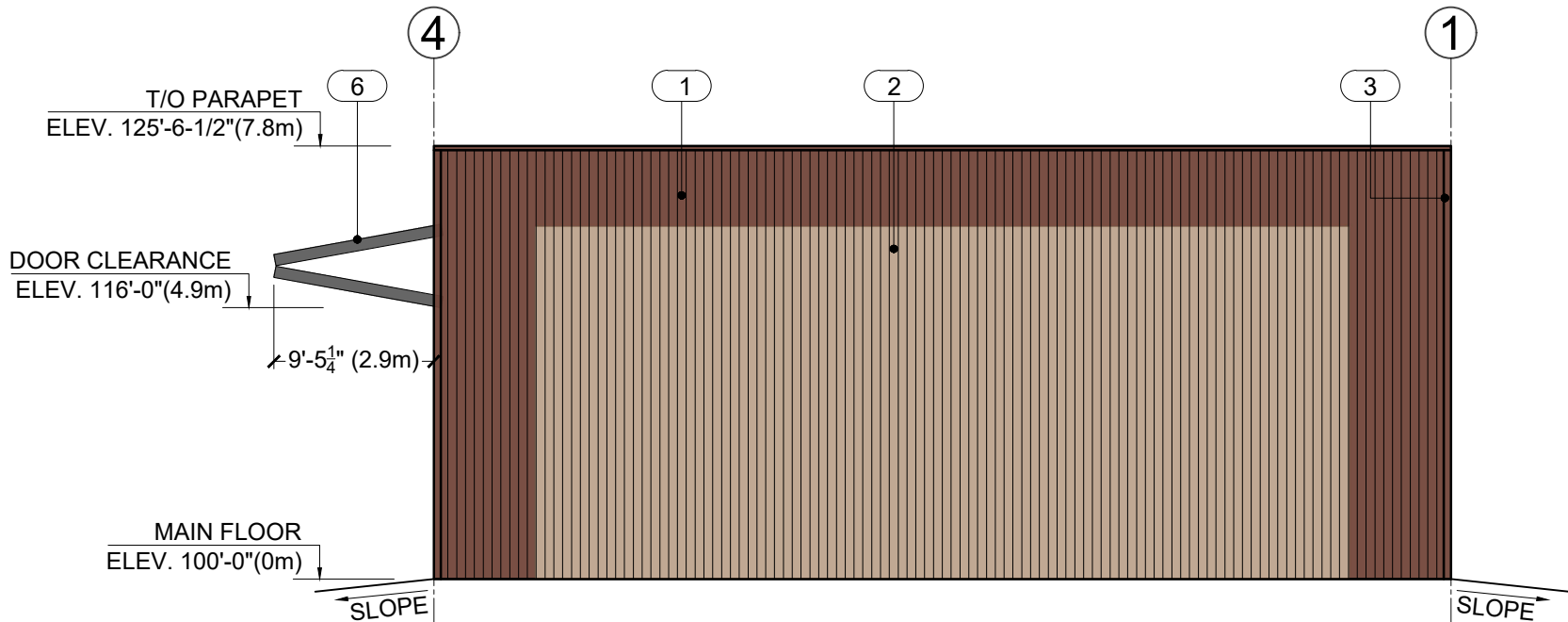
Project:

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Rev#:	Description:	Date:	By:

Dwg Title: ELEVATIONS			
Job #: 1395			
Drawn By: J. FUNK			
Designed By: D. NELSON		Checked By: --	
Date: JAN. 25, 2024	Dwg #: A3.1	Rev #: 0	



WEST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. 26 GA. EXTERIOR METAL CLADDING - DARK BROWN
2. 26 GA. EXTERIOR METAL CLADDING - TAN
3. 26 GA. METAL TRIM - DARK BROWN
4. EXTERIOR METAL DOOR
5. OVERHEAD GARAGE METAL DOOR - WHITE
6. BI-FOLD HANGAR DOOR - TAN
7. BUILDING SIGNAGE - NAME
8. BUILDING SIGNAGE - ADDRESS NUMBER

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Building By:



Project Managed By:



RR#2, SITE 26, COMP CHASE, B.C. V0E 1M0 PHONE: (250) 679-3400 FAX: (250) 679-3421

Architectural Consultant:



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Project:

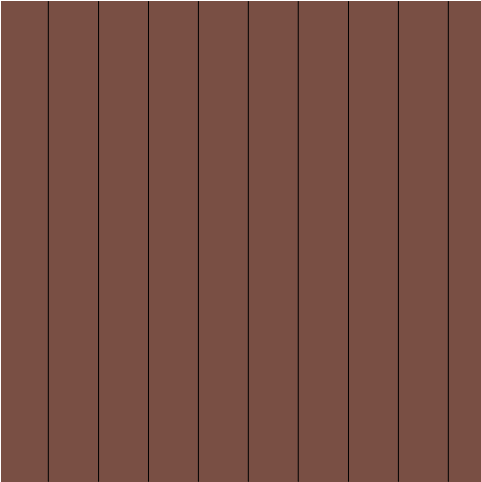
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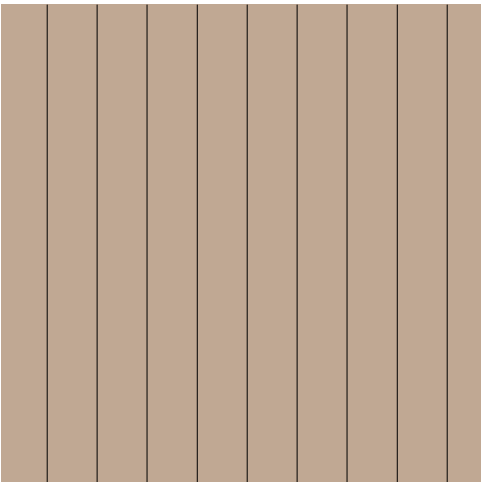
Rev#:	Description:	Date:	By:

Dwg Title: ELEVATIONS			
Job #: 1395			
Drawn By: J. FUNK			
Designed By: D. NELSON		Checked By: --	
Date: JAN. 25, 2024	Dwg #: A3.2	Rev #: 0	

1. 26 GA. EXTERIOR METAL
CLADDING - DARK BROWN



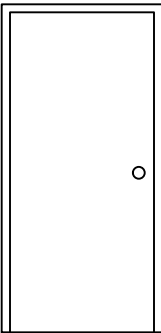
2. 26 GA. EXTERIOR METAL
CLADDING - TAN



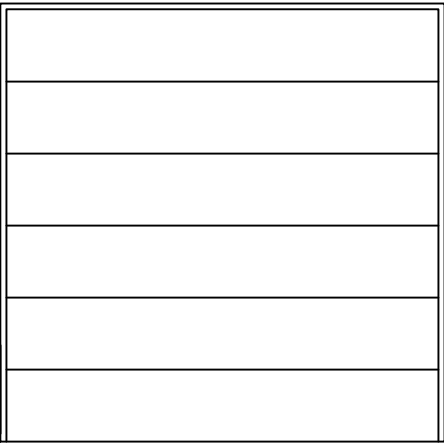
3. 26 GA. METAL
TRIM - DARK BROWN



4. EXTERIOR METAL
DOOR - WHITE



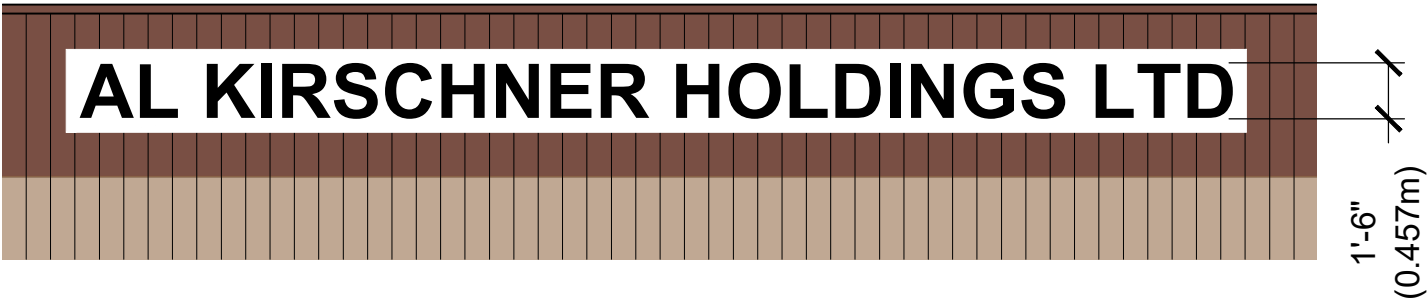
5. OVERHEAD GARAGE
METAL DOOR - WHITE



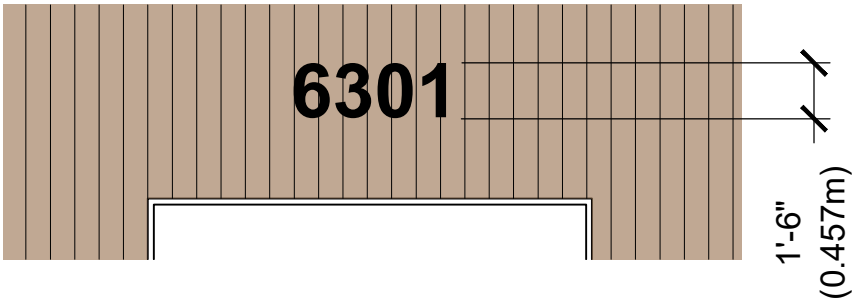
6. BI-FOLD HANGAR DOOR - TAN, WITH DARK BROWN TRIM



7. BUILDING SIGNAGE - NAME



8. BUILDING SIGNAGE - ADDRESS NUMBER



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Building By:

ECONOSPAN
STRUCTURES

PLANT: 472 AYLMER ROAD CHASE, B.C. PHONE: (250) 679-3400 FAX: (250) 679-3421

Project Managed By:

SHUSWAP DESIGN INC.

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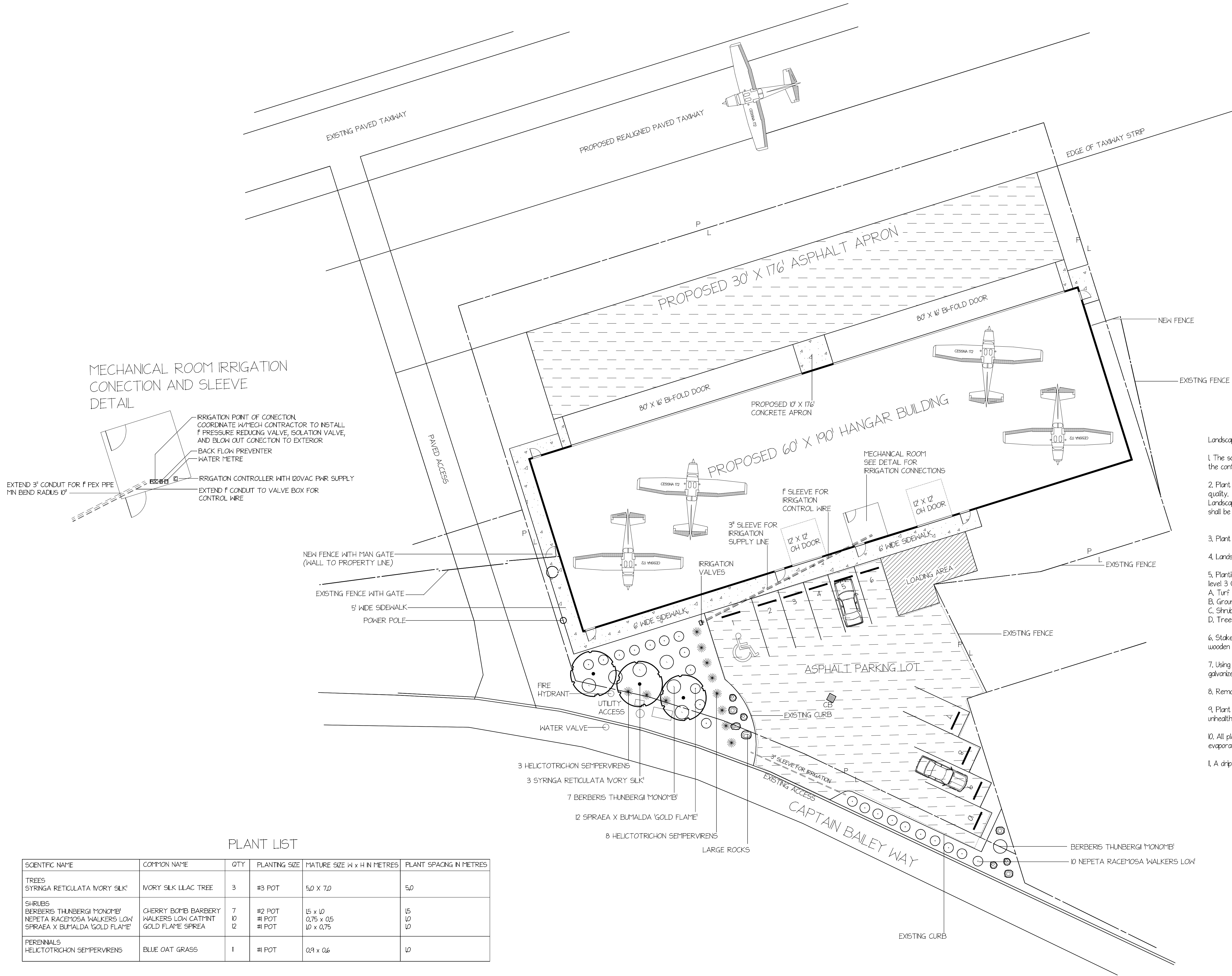
Rev#:	Description:	Date:	By:

Dwg Title:
MATERIALS

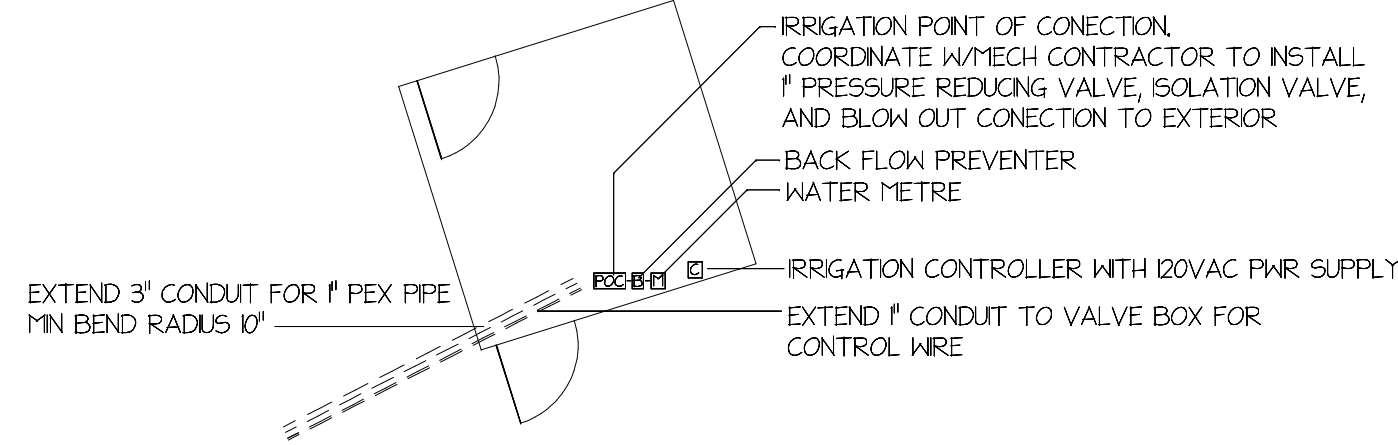
Job #:
1395

Drawn By:
J. FUNK

Designed By: D. NELSON	Checked By: --	
Date: JAN. 25, 2024	Dwg #: A3.3	Rev #: 0



MECHANICAL ROOM IRRIGATION
CONNECTION AND SLEEVE
DETAIL



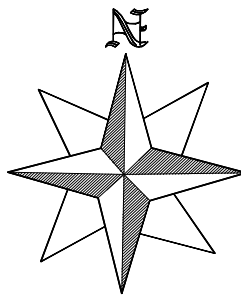
- GENERAL NOTES
1. RECOMMEND DRIP IRRIGATION FOR PLANTING BEDS,
 2. ALL TREES, PLANTS, AND GRASSES ARE DROUGHT TOLERANT, DEER AND BEAR RESISTANT, IRRIGATION CAN BE SIGNIFICANTLY REDUCED IN ALL AREAS AFTER THE FIRST TWO SEASONS OF GROWTH.
 3. PLANTS ON PAVEMENT PERMETER CAN WITHSTAND SNOW LOAD DURING WINTER MONTHS.

- IRRIGATION NOTES
1. SPECIFICATIONS
- ALL WORK TO MEET THE PROJECT SPECIFICATIONS, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS.
2. VERIFICATION
- SYSTEM DESIGN IS BASED ON 20 GPM AND 70 PSI AVAILABLE AT THE POINT OF CONNECTION (POC). VERIFY SAME PRIOR TO COMMENCING IRRIGATION WORK.
3. SLEEVING
- ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 300MM FROM EDGE OF PAVING INTO PLANTING AREA, AND ENDS CLEARLY MARKED ABOVE GRADE.

- Landscape Specifications
1. The scaled dimensions on this drawing are approximate. Before proceeding with any work, the contractor shall check and verify all dimensions and quantities.
 2. Plant material shall meet or exceed the British Columbia Landscape Standard, 2007, 7th edition, for nursery stock size and quality. Plant materials listed in the accompanying Plant List have been specified according to the Canadian Nursery and Landscape Association Canadian Standard for Nursery Stock and the BCLNA Standard for Container Grown Plants. Nursery shall be certified free of Sudden Oak Death (SOD).
 3. Plant List substitutions permitted with the approval of the Landscape Consultant.
 4. Landscape Contractor shall take measures to prevent unnecessary soil compaction during landscape work.
 5. Planting medium shall meet or exceed the British Columbia Landscape Standard, 2006, 7th edition for level 2 @Groomed and level 3 @Moderate areas. Minimum planting depths are:
A. Turf areas: 150mm
B. Ground covers: 300mm
C. Shrubs: 450mm
D. Trees: 600mm
 6. Stake the trees only if they are unable to support themselves. If staking is required, stake with two 50mm diameter, 15 metre wooden stakes. Drive stakes into the undisturbed soil outside of the root ball.
 7. Using two 50mm flexible canvas or vinyl straps in a figure of eight formation, attach the strapping to the stakes with a galvanized roofing nail.
 8. Removed the tree stakes 12 months after installation.
 9. Plant materials shall be guaranteed to the owner for a period of one year after substantial completion against death due to unhealthy supply or installation conditions and wrong species or variety.
 10. All planting areas shall be covered with 2\"/>
 11. A drip line irrigation system shall be installed so that each plant receives its own water emitter(s).

PLANT LIST

SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	MATURE SIZE W x H IN METRES	PLANT SPACING IN METRES
TREES SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LLAC TREE	3	#3 POT	5,0 X 7,0	5,0
SHRUBS BERBERIS THUNBERGII 'MONOMBI' NEPETA RACEMOSA 'WALKERS LOW' SPRAEA X BUMALDA 'GOLD FLAME'	CHERRY BOMB BARBERY WALKERS LOW CATMINT GOLD FLAME SPREA	7 10 12	#2 POT #1 POT #1 POT	15 x 10 0,75 x 0,5 10 x 0,75	15 10 10
PERENNIALS HELIOTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1	#1 POT	0,9 x 0,6	10



SCALE IN FEET

AL KIRSHNER HANGAR
CAPTAIN BAILEY WAY VERNON, BC

client:	date	revision
scale 1" = 16'	24 JAN 24	ONE
drawn by PAT DILLON	checked by	drawing # LANDSCAPE PLAN