

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**
Wednesday, March 24, 2021 / Le mercredi 24 mars, 2021

Staff Report / Rapport du personnel

Subject / Objet : Variance Request / Demandes de Dérogation

File number / Numéro du fichier 21-324

From / De :



Phil Robichaud
Planner / Urbaniste

Reviewed by / Révisé par :



Joshua Adams
Planner / Urbaniste

General Information / Information générale

Applicant / Requérant :

Shawn Keough SGK Atlantic Limited

Landowner / Propriétaire :

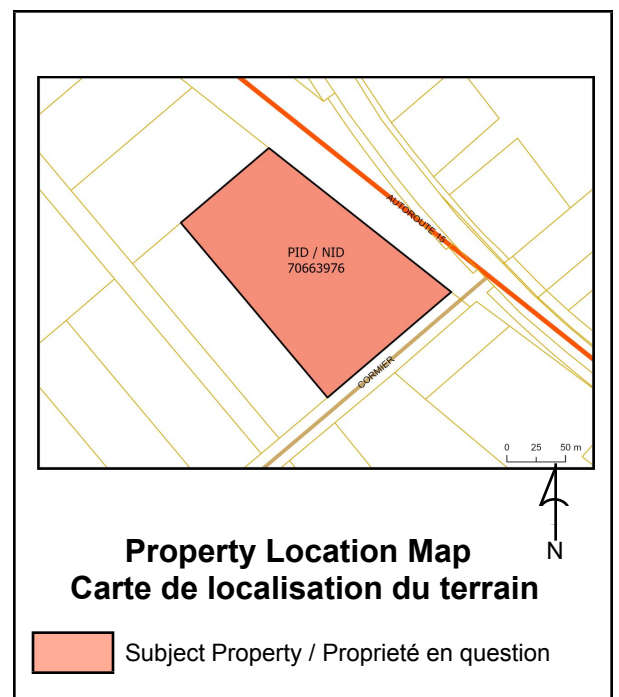
Nicolas Field Maritime Cold Storage Ltd.

Proposal / Demande :

Variance request to increase maximum height for an addition to a new main building / *Demande de dérogation pour augmenter la hauteur maximale pour un ajout à un nouveau bâtiment principal*

Required height / *Hauteur requise*: 15 meters (49.2 feet/*pieds*)

Proposed height / *Hauteur proposée*: 19.5 meters (64 feet/*pieds*)



Site Information / Information du site

PID / NID: 70663976

Lot Size / Grandeur du lot: 2.29 Hectares

Location / Endroit :

4987 Route 15, Communaute Rurale Beaubassin-Est

Current Use / Usage présent :

Industrial

Zoning / Zonage :

Industrial (I) / Industrie (I)

Future Land Use Designation / Désignation de l'utilisation future du sol :

Not applicable / Pas applicable

Surrounding Use & Zoning / Usage des environs & Zonage :

Surrounding uses: single dwelling units and vacant land

Surrounding zoning/zonage des environs: Rural Residential (RR) / *Résidentielle rurale (RR)*

Municipal Servicing / Services municipaux:

None

Access-Egress / Accès/Sortie :

chemin Cormier Road (Highway 15 is not approved as an access at the time of writing this report)

Policies / Politiques

Beaubassin-est Rural Community Rural Plan / *Plan rural de la Communauté rurale Beaubassin-est*

D) Industrial uses / Usages industriels**Policy / Principe**

The community's policy is to stimulate industrial uses which are linked to traditional sectors as well as those of non-traditional sectors. / *La communauté a pour principe de stimuler les usages industriels qui sont liés aux secteurs traditionnels ainsi que ceux des secteurs non traditionnels.*

Proposal / Proposition

It is proposed to encourage industrial uses to expand without compromising the quality of life of residents. / *Il est proposé d'encourager les usages industriels à prendre de l'expansion sans pour autant porter atteinte à la qualité de vie des résidents.*

It is proposed that new industrial uses be strategically located in order to meet the objectives of the rural plan and minimize land use conflicts. / *Il est proposé que les nouveaux usages industriels soient localisés stratégiquement afin de rencontrer les objectifs du plan rural et minimiser les conflits d'utilisation du sol.*

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

* Please note that the Plan rural de la Communauté rurale Beaubassin-est was adopted in French only and there is no official translation of the regulation. In the event of discrepancies between the two languages, the French version prevails. / *Veillez noter que le plan rural de la Communauté rurale de Beaubassin-est a été adopté en français, et qu'il n'existe aucune traduction officielle du règlement. S'il y a des écarts entre les deux langues, la version française l'emporte sur la version anglaise.*

Beaubassin-est Rural Community Rural Plan / *Plan rural de la Communauté rurale Beaubassin-est*

Height of buildings / Hauteur des bâtiments

10.14(1) The height of the main buildings may not exceed 11 meters for buildings for residential use and 15 meters for buildings for other uses. / *La hauteur des bâtiments principaux ne peut dépasser 11 mètres pour les bâtiments à usage résidentiel et 15 mètres pour les bâtiments à autre usage*

Internal Consultation & External Consultation / Consultations internes et externes

The Chief Administrative Officer/Clerk of the Rural Community of Beaubassin-East was consulted on this request / *Le Directeur général/Greffier de la Communauté rurale de Beaubassin-est a été consulté.*

Discussion

Maritime cold storage had recently applied for a rezoning to allow the expansion of their existing seafood storage facility. A rezoning was adopted by the council on July 21, 2020 (By-Law 09-1VV). Maritime Cold Storage changed the proposed orientation and location of their proposal and consequently required a new rezoning request. The new rezoning (By-Law 09-1YY) to allow the modifications was

adopted by Council on December 8, 2020. While processing the rezoning request, only a site plan was available. / *La société Maritime Cold Storage a récemment présenté une demande de changement de zonage afin de permettre l'expansion de ses installations de stockage de fruits de mer existantes. Le Conseil a approuvé cette demande le 21 juillet 2020 (règlement 09-1VV). Or, Maritime Cold Storage a modifié l'orientation et l'emplacement des installations proposées, d'où la nécessité d'une nouvelle demande de changement de zonage. Le Conseil a adopté un nouvel arrêté de zonage (09-1YY) le 8 décembre 2020, afin de permettre les modifications prévues. Lors du traitement de la demande de changement de zonage, seul un plan du site était disponible.*

Maritime Cold Storage applied for a building permit on January 29, 2021, for the addition to the existing facility. Architectural plans were submitted on February 19, 2021, showing the elevations of the building and it was noticed by staff shortly after that the proposed height was exceeding the maximum permitted height in an industrial zone. The proposed height is 19.5 meters (64 feet) and the Rural Plan states that the maximum height for an industrial building is 15 meters (49.2 feet). A variance was requested on February 24, 2021, to allow the addition to be built at a height of 19.5 meters (64 feet), a variance of 4.5 meters (14.8 feet). / *Maritime Cold Storage a présenté une demande de permis de construire le 29 janvier 2021 pour agrandir l'installation existante. Des plans architecturaux ont été soumis le 19 février 2021, ils indiquent des élévations du bâtiment et le personnel s'est aperçu peu après que la hauteur proposée dépassait la hauteur maximale autorisée dans une zone industrielle. La hauteur proposée est de 19,5 mètres (64 pieds), alors que le plan rural indique que la hauteur d'un bâtiment industriel ne doit pas dépasser 15 mètres (49,2 pieds). Une dérogation a été demandée le 24 février 2021 pour permettre la construction de l'annexe d'une hauteur de 19,5 mètres (64 pieds), soit une dérogation de 4,5 mètres (14,8 pieds).*

The conditions outlined in the most recent rezoning were (condition were written and adopted in French and unofficially translated in English): / *Conformément aux conditions énoncées dans le plus récent arrêté de zonage : (condition ont été rédigés et adoptés en français et traduits officieusement en anglais)*

- a) That the lots with PIDs 70655220 and 70069737 be consolidated before the issuance of a building and / or development permit; / *Que les lots ayant les NID 70655220 et 70069737 soient consolidés avant l'émission d'un permis de construction et/ou d'aménagement;*
- b) That a copy of an access permit be submitted before the issuance of a building and / or development permit; / *Qu'une copie d'un permis d'accès soit soumise avant l'émission d'un permis de construire et/ou d'aménagement;*
- c) That the equipment necessary for the ventilation of the freezer be placed inside the building so as to attenuate the noise; / *Que l'équipement nécessaire à la ventilation du congélateur soit placé à l'intérieur du bâtiment de façon d'atténuer le bruit;*
- d) That outside storage is not permitted on the property; / *Que l'entreposage à l'extérieur n'est pas permis sur la propriété;*
- e) No toxic or dangerous material is stored there; and / *Qu'aucune matière toxique ou dangereuse n'y soit entreposée; et*
- f) That vehicles equipped with refrigeration equipment be used for delivery only, and not as an additional source of refrigeration. / *Que les véhicules munis d'un appareil de réfrigération soient utilisés pour la livraison seulement, et non comme une source de réfrigération supplémentaire.*

Condition C states that the equipment necessary for the ventilation of the freezer be placed inside the building to attenuate the noise. This condition is intended to minimize the noise impact on the neighbouring properties caused by these types of equipment. Typically, these equipment are placed on the top of the roof and they are excluded from the maximum height calculation. To respect condition c), the proponent is proposing to frame a structure on the roof to enclose the ventilation equipment. Therefore, the maximum height is being exceeded. The remainder of the building, without the additional framed structure for ventilation equipment, is respecting the maximum height. The existing Maritime Cold Storage facility has ventilation equipment enclosed by a structure similar to what is proposed today. The proposal is not exceeding the height of the existing structure. / *La condition C stipule que l'équipement nécessaire à la ventilation du congélateur doit être placé à l'intérieur du bâtiment pour*

atténuer le bruit. Cette condition est destinée à minimiser l'impact sonore sur les propriétés voisines causé par ce type d'équipement. En général, ces équipements sont placés sur le toit et sont exclus du calcul de la hauteur maximale. Pour respecter la condition c), le promoteur propose d'encadrer une structure sur le toit pour y enfermer l'équipement de ventilation. Par conséquent, la hauteur maximale est dépassée. Le reste du bâtiment, sans la structure à cadre supplémentaire pour les équipements de ventilation, respecte la hauteur maximale. L'entrepôt frigorifique maritime existant est doté d'un équipement de ventilation entouré d'une structure similaire à celle qui est proposée aujourd'hui. La proposition ne dépasse pas la hauteur de la structure existante.

In the context of evaluating a variance, the Community Planning Act establishes the following criteria, or test, to evaluate the variance requests. / *Lors de l'évaluation d'une dérogation, la Loi sur l'urbanisme prévoit les critères suivants, ou test, pour évaluer les demandes de dérogation.*

Is the request reasonable and minor: / *Est-ce que la demande est raisonnable et mineure :*

The proposed addition is not exceeding the height of the existing structure. The variance request is intended to respect a condition that minimizes the impact on neighbouring properties. While the request is not minor at 30% over the maximum height, the staff is in the opinion that the variance is reasonable. / *L'ajout proposé ne dépasse pas la hauteur de la structure existante. La demande de dérogation vise à respecter une condition qui minimise l'impact sur les propriétés voisines. Bien que la demande ne soit pas mineure (30 % au-dessus de la hauteur maximale), le personnel est d'avis que l'écart est raisonnable.*

Does the request respect the intent of the Rural Plan / *Est-ce que la demande respecte l'intention du Plan rural?*

Most of the building is respecting the maximum height and the building is proposed at a setback of approximately 19.5 meters from the neighbouring property with a dwelling. The setback is equal to the proposed height. There are several purposes for height requirements on an industrial building, one of them is to minimize impacts on the neighbouring property caused by shadows, or safety concerns. Because the height is equal to the setback and because most of the building will be respecting the height requirement, the staff is in the opinion that the intent of the Rural Plan is being respected. / *La plus grande partie du bâtiment respecte la hauteur maximale et la marge de recul proposée est d'environ 19,5 mètres par rapport à la propriété voisine avec un logement. Le recul est égal à la hauteur proposée. Les exigences en matière de hauteur d'un bâtiment industriel ont plusieurs objectifs, l'un d'eux étant de minimiser les impacts sur la propriété voisine causés par l'ombrage ou les problèmes de sécurité. Comme la hauteur est égale à la marge de recul et que la plus grande partie du bâtiment respectera l'exigence en matière de hauteur, le personnel estime que l'intention du plan rural est respectée.*

Is the request desirable for the development of the property? / *Est-ce que la demande est souhaitable pour le développement de la propriété?*

The variance will allow the proponent to respect a condition outlined in the rezoning. The staff is in the opinion that the proposal is good for the development of the property. / *La dérogation permettra au promoteur de respecter une condition énoncée dans le changement de zonage. Le personnel est d'avis que la proposition est bonne pour le développement de la propriété.*

Public Notice / Avis public

Notices were sent March 10, 2021 to all neighbouring properties within 60 meters / *Le 10 mars 2021, on a envoyé des avis à tous les propriétaires voisins situés à moins de 60 mètres de la propriété en question.*

Legal Authority / Autorité légale

53(2) For greater certainty and without limiting subsection (1), a zoning by-law shall divide the municipality into zones, prescribe the purposes for which land, buildings and structures in a zone may be used and prohibit the use of land, buildings and structures for any other purpose, and may / *Pour plus de certitude et sans que soit limitée la portée du paragraphe (1), l'arrêté de zonage répartit la municipalité en zones, prescrit les fins auxquelles les terrains, les bâtiments et les constructions dans une zone peuvent être affectés et interdit toute autre affectation des terrains, des bâtiments et des constructions et peut :*

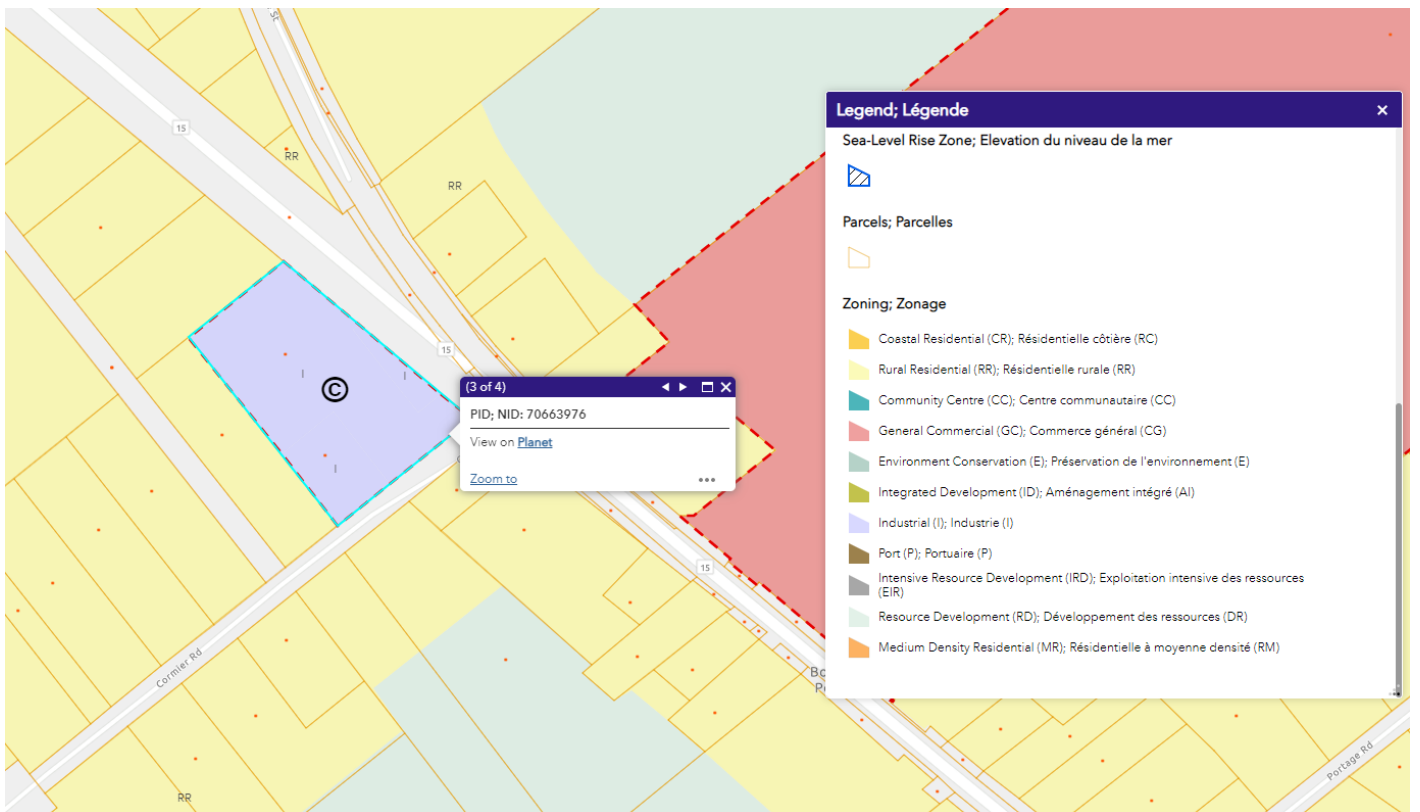
(iii) the height, number of storeys, ground area, floor area and bulk of buildings and structures, / la hauteur, le nombre d'étages, la superficie au sol, la surface de plancher et l'encombrement des bâtiments et des constructions,

55(1) Subject to the terms and conditions it considers fit, the advisory committee or regional service commission may permit / *Sous réserve des modalités et des conditions qu'il juge indiquées, le comité consultatif ou la commission de services régionaux peut autoriser :*

Recommendation / Recommandation

That the variance request presented by SGK Atlantic LTD on behalf of Maritime Cold Storage LTD in order to increase the maximum height to 19.5 meters for an addition on an existing industrial building, located at 4987 Route 15 and known as PID 70663976 be ACCEPTED because the request is reasonable, follow the intent of the Rural Plan and good for the development of the property. / *Que la demande de dérogation présentée par SGK Atlantic LTD, au nom de Maritime Cold Storage LTD, afin d'augmenter la hauteur maximale à 19,5 mètres pour un ajout sur un bâtiment industriel existant, situé au 4987 Route 15 et connu sous le numéro NID 70663976 soit ACCEPTÉE parce que la demande est raisonnable, elle respecte l'intention du plan rural et elle est bonne pour le développement de la propriété.*

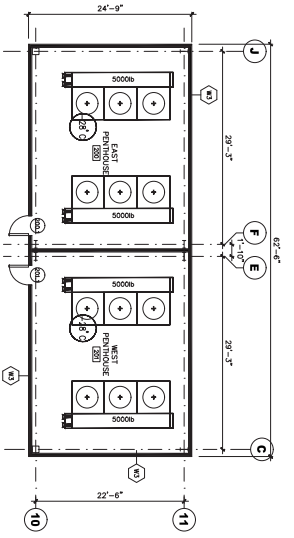
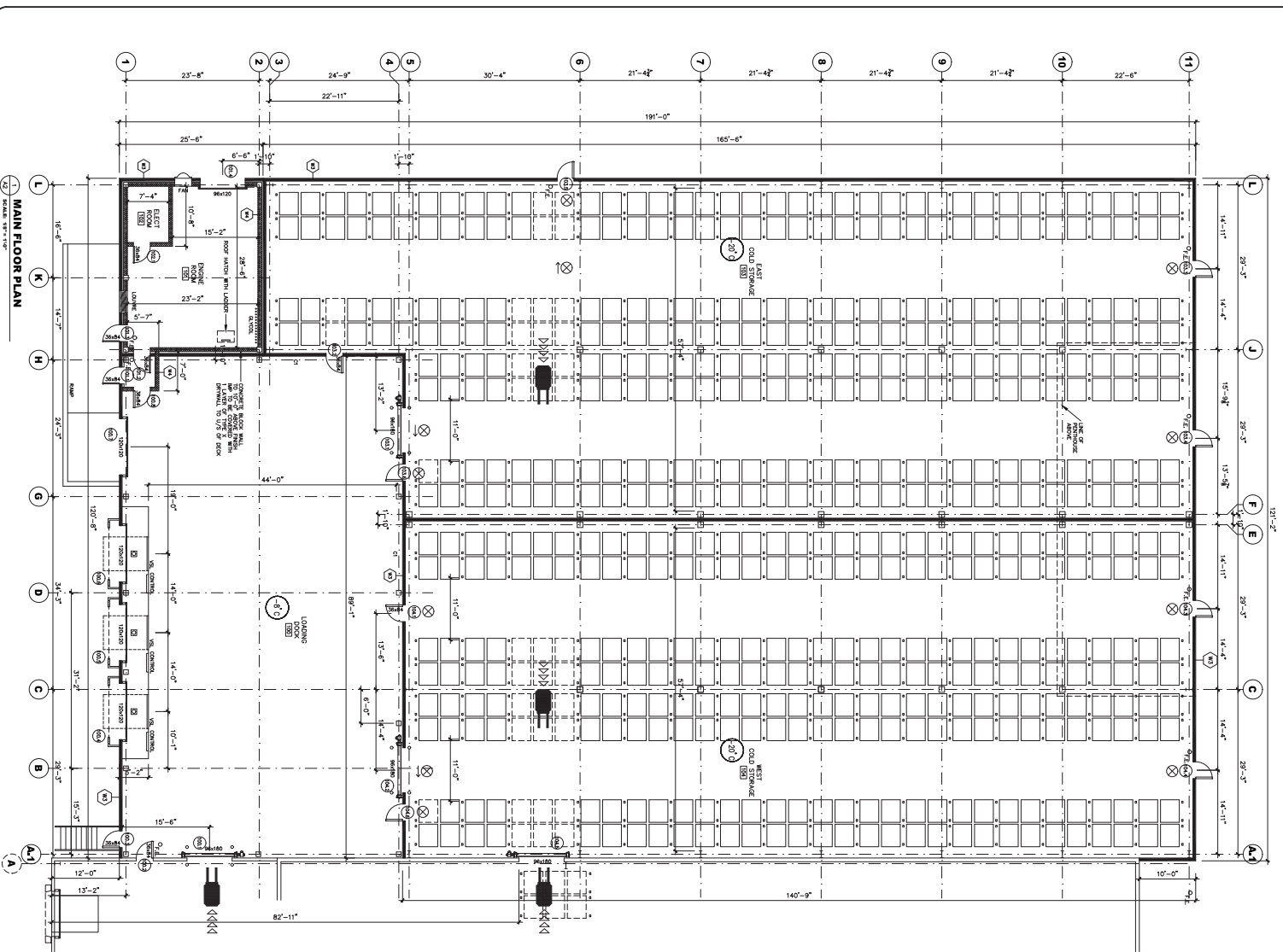
Note: This report was written in english and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** ce rapport a été rédigé en anglais et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.



Moncton
1234 rue Main Street
Unit/unité 200
Moncton, NB E1C 1H7
Tel/tél : 506-382-5386

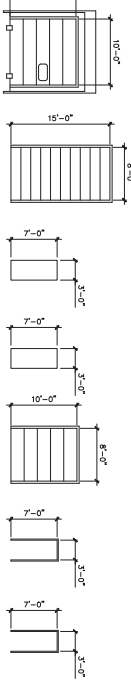
Shediac
815A rue Bombardier Street
Route 15, Exit/sortie 37
Shediac, NB E4P 1H9
Tel/tél : 506-533-3637

Sackville
112 rue Main Street
Unit/unité C
Sackville, NB E4L 0C3
Tel/tél : 506-364-4701



DOOR SCHEDULE

NO.	LOCATION	HEIGHT	DEPTH	DOOR TYPE	FINISH	REMARKS
001	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
002	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
003	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
004	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
005	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
006	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
007	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
008	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
009	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
010	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
011	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
012	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
013	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
014	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
015	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
016	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
017	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
018	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
019	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
020	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
021	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
022	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
023	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
024	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
025	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
026	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
027	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
028	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
029	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
030	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
031	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
032	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
033	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
034	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
035	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
036	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
037	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
038	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
039	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
040	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
041	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
042	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
043	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
044	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
045	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
046	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
047	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
048	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
049	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING
050	FRONT TO LOADING DOCK (B)	8'-0"	10'-0"	FI	FRAME	FRAMING



PENT. FLOOR PLAN

EAST COLD STORAGE

OPERATIONAL TEMPERATURE -20°C OR 4°F WITH OPTION FOR -30°C OR 86.6°F FOR JUMPER TRAYS
OPTION FOR TEMP CHANGE -8°C OR 17.6°F FOR CHAMBERIES

WEST COLD STORAGE

OPERATIONAL TEMPERATURE -20°C OR 4°F WITH OPTION FOR -30°C OR 86.6°F FOR JUMPER TRAYS
OPTION FOR TEMP CHANGE -8°C OR 17.6°F FOR CHAMBERIES

S.F. SUMMARY: 2020

COLD STORAGE AREA	17,281 S.F.
ENGINE ROOM	805 S.F.
LOADING DOCK	4,540 S.F.
TOTAL S.F.	23,066 S.F.
PENTHOUSE	1,481 S.F.
EXISTING BUILDING AREA	24,000 S.F.

PALETT CAPACITY:

FLOOR AREA	52 PALETTES
FRONT PALETTES	2700 PALETTES
DRIVE TRAYS	40 PALETTES
TOTAL PALETT CAPACITY	2700 PALETTES

KEY PLAN

NOTES:
- SITE COORDINATE ALL DIMENSIONS PRIOR TO WORK
- SEE PLAN 101

LEGEND

- ① - 4" RIG. INSULATED INSULATED WALL
- ② - PANEL SYSTEM INSULATED WALL
- ③ - PANEL SYSTEM INSULATED WALL
- ④ - 4" RIG. INSULATED INSULATED WALL
- ⑤ - 4" RIG. INSULATED INSULATED WALL
- ⑥ - 4" RIG. INSULATED INSULATED WALL
- ⑦ - 4" RIG. INSULATED INSULATED WALL
- ⑧ - 4" RIG. INSULATED INSULATED WALL
- ⑨ - 4" RIG. INSULATED INSULATED WALL
- ⑩ - 4" RIG. INSULATED INSULATED WALL
- ⑪ - 4" RIG. INSULATED INSULATED WALL
- ⑫ - 4" RIG. INSULATED INSULATED WALL
- ⑬ - 4" RIG. INSULATED INSULATED WALL
- ⑭ - 4" RIG. INSULATED INSULATED WALL
- ⑮ - 4" RIG. INSULATED INSULATED WALL
- ⑯ - 4" RIG. INSULATED INSULATED WALL
- ⑰ - 4" RIG. INSULATED INSULATED WALL
- ⑱ - 4" RIG. INSULATED INSULATED WALL
- ⑲ - 4" RIG. INSULATED INSULATED WALL
- ⑳ - 4" RIG. INSULATED INSULATED WALL
- ㉑ - 4" RIG. INSULATED INSULATED WALL
- ㉒ - 4" RIG. INSULATED INSULATED WALL
- ㉓ - 4" RIG. INSULATED INSULATED WALL
- ㉔ - 4" RIG. INSULATED INSULATED WALL
- ㉕ - 4" RIG. INSULATED INSULATED WALL
- ㉖ - 4" RIG. INSULATED INSULATED WALL
- ㉗ - 4" RIG. INSULATED INSULATED WALL
- ㉘ - 4" RIG. INSULATED INSULATED WALL
- ㉙ - 4" RIG. INSULATED INSULATED WALL
- ㉚ - 4" RIG. INSULATED INSULATED WALL
- ㉛ - 4" RIG. INSULATED INSULATED WALL
- ㉜ - 4" RIG. INSULATED INSULATED WALL
- ㉝ - 4" RIG. INSULATED INSULATED WALL
- ㉞ - 4" RIG. INSULATED INSULATED WALL
- ㉟ - 4" RIG. INSULATED INSULATED WALL
- ㊱ - 4" RIG. INSULATED INSULATED WALL
- ㊲ - 4" RIG. INSULATED INSULATED WALL
- ㊳ - 4" RIG. INSULATED INSULATED WALL
- ㊴ - 4" RIG. INSULATED INSULATED WALL
- ㊵ - 4" RIG. INSULATED INSULATED WALL
- ㊶ - 4" RIG. INSULATED INSULATED WALL
- ㊷ - 4" RIG. INSULATED INSULATED WALL
- ㊸ - 4" RIG. INSULATED INSULATED WALL
- ㊹ - 4" RIG. INSULATED INSULATED WALL
- ㊺ - 4" RIG. INSULATED INSULATED WALL
- ㊻ - 4" RIG. INSULATED INSULATED WALL
- ㊼ - 4" RIG. INSULATED INSULATED WALL
- ㊽ - 4" RIG. INSULATED INSULATED WALL
- ㊾ - 4" RIG. INSULATED INSULATED WALL
- ㊿ - 4" RIG. INSULATED INSULATED WALL

architecte 360

structural consultants

MARITIME COLD STORAGE LTD

COLD STORAGE EXPANSION

MARITIME COLD STORAGE

Scale: 1/8" = 1'-0"

Drawn By: AS MORTER

Checked By: SDC, M. J. SM

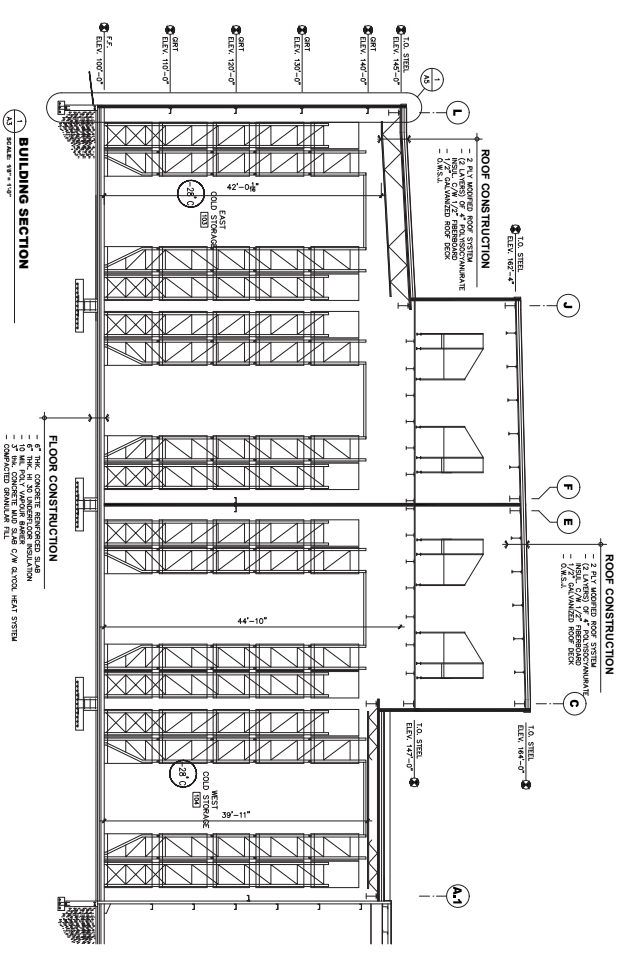
Sheet No.: 1

Scale: 1/8" = 1'-0"

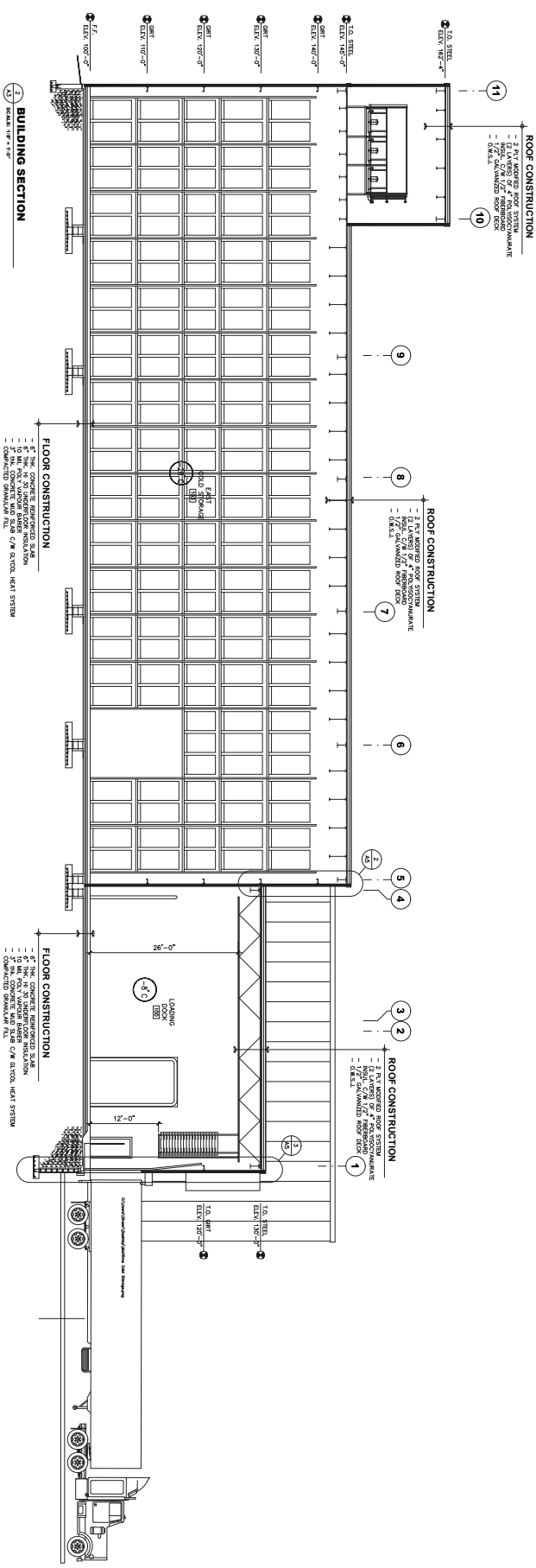
Drawn By: SDC

Sheet No.: A2





BUILDING SECTION
SCALE: 3/8" = 1'-0"



BUILDING SECTION
SCALE: 3/8" = 1'-0"

No.	Revision	By	Date
1	ISSUED FOR CONSTRUCTION	SKK	02/19/21
2	GENERAL REVISIONS	SKK	07/02/21
3	POSTNOISE RELIEF	SKK	12/15/20
4	ISSUED FOR REVIEW	SKK	12/01/20



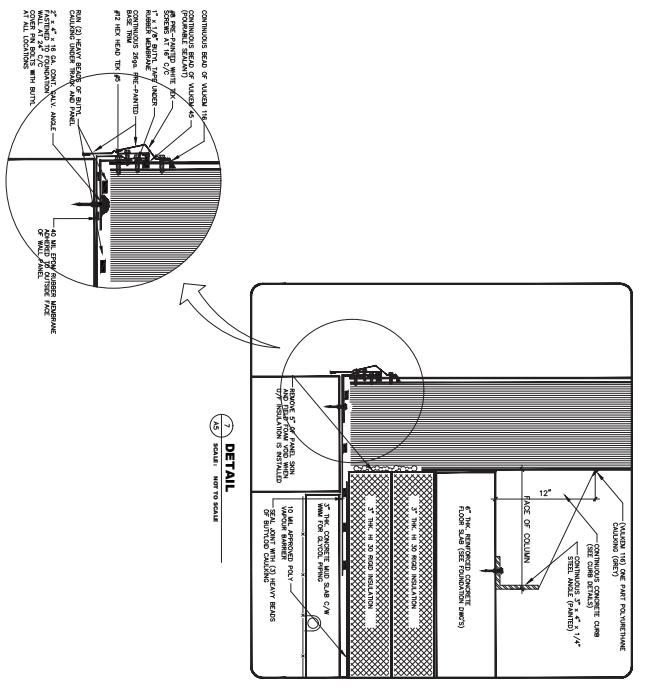
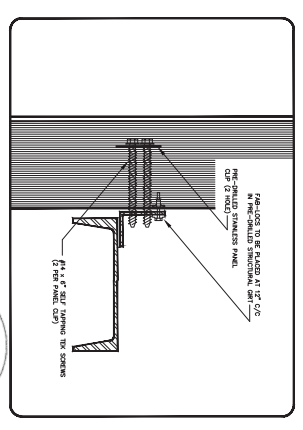
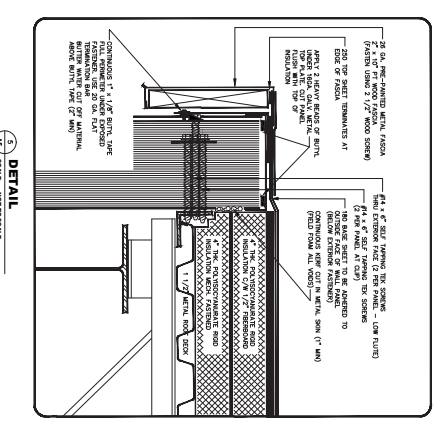
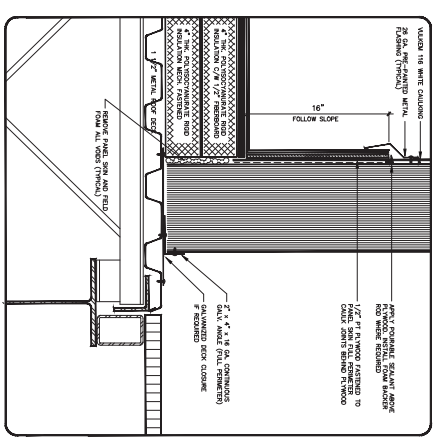
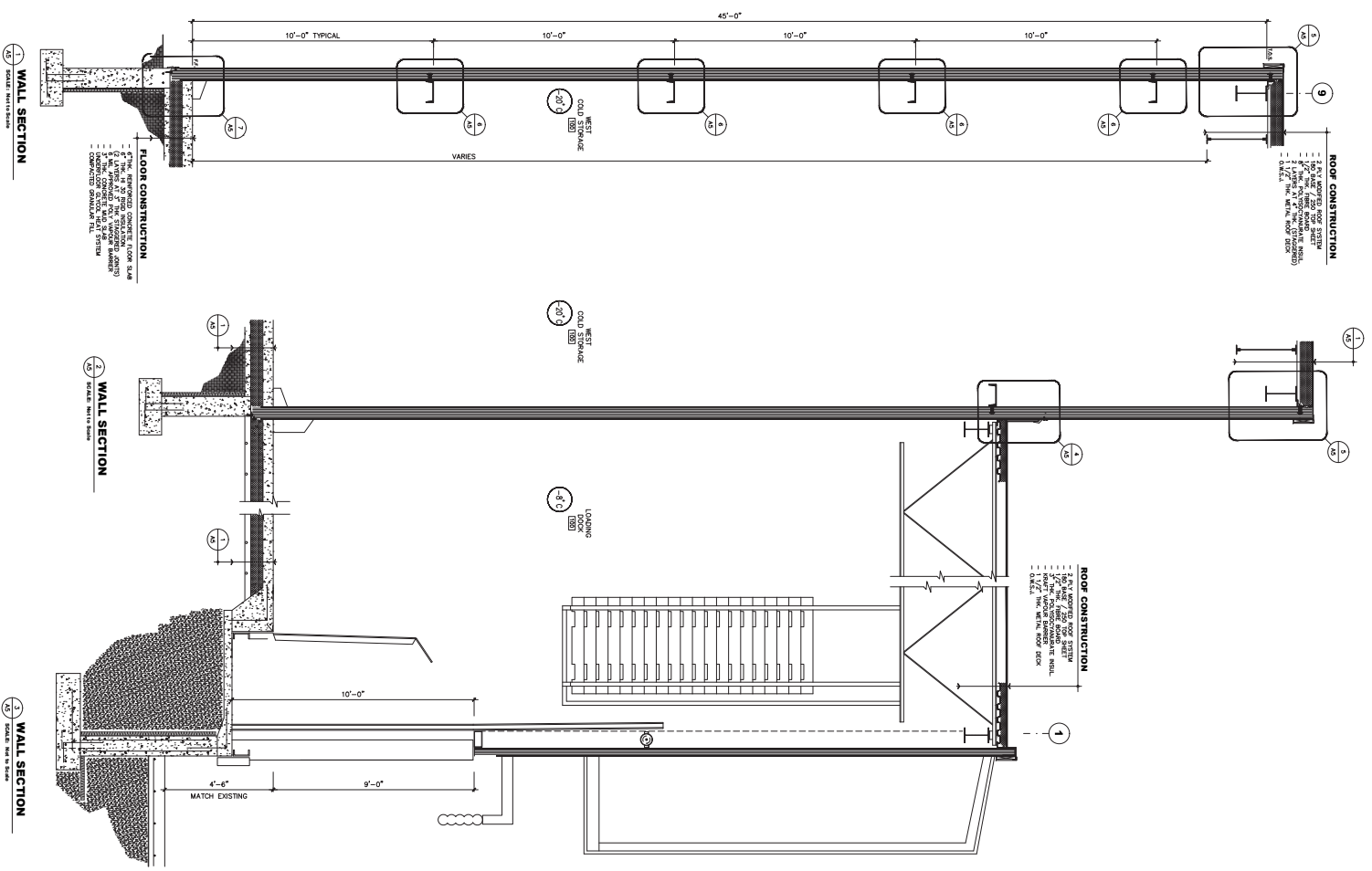
J.M. Gilin engineering inc.
structural consultants

360 architecture
architects 360
atlantic limited

SGK
MARITIME COLD STORAGE LTD
MARITIME COLD STORAGE
MARITIME COLD STORAGE

Sheet No.	Sheet Title	Sheet No.	Sheet Title
AS NORTH	AS NORTH	AS SOUTH	AS SOUTH

BUILDING SECTIONS



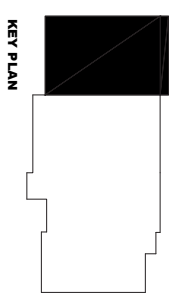
NO.	REVISION	BY	DATE
1	ISSUED FOR REVIEW	SKK	12/29/20
2	REVISIONS AND ARCHITECTURAL STAMP	MM	02/19/21

Jim Gilin engineering inc.
structural consultants

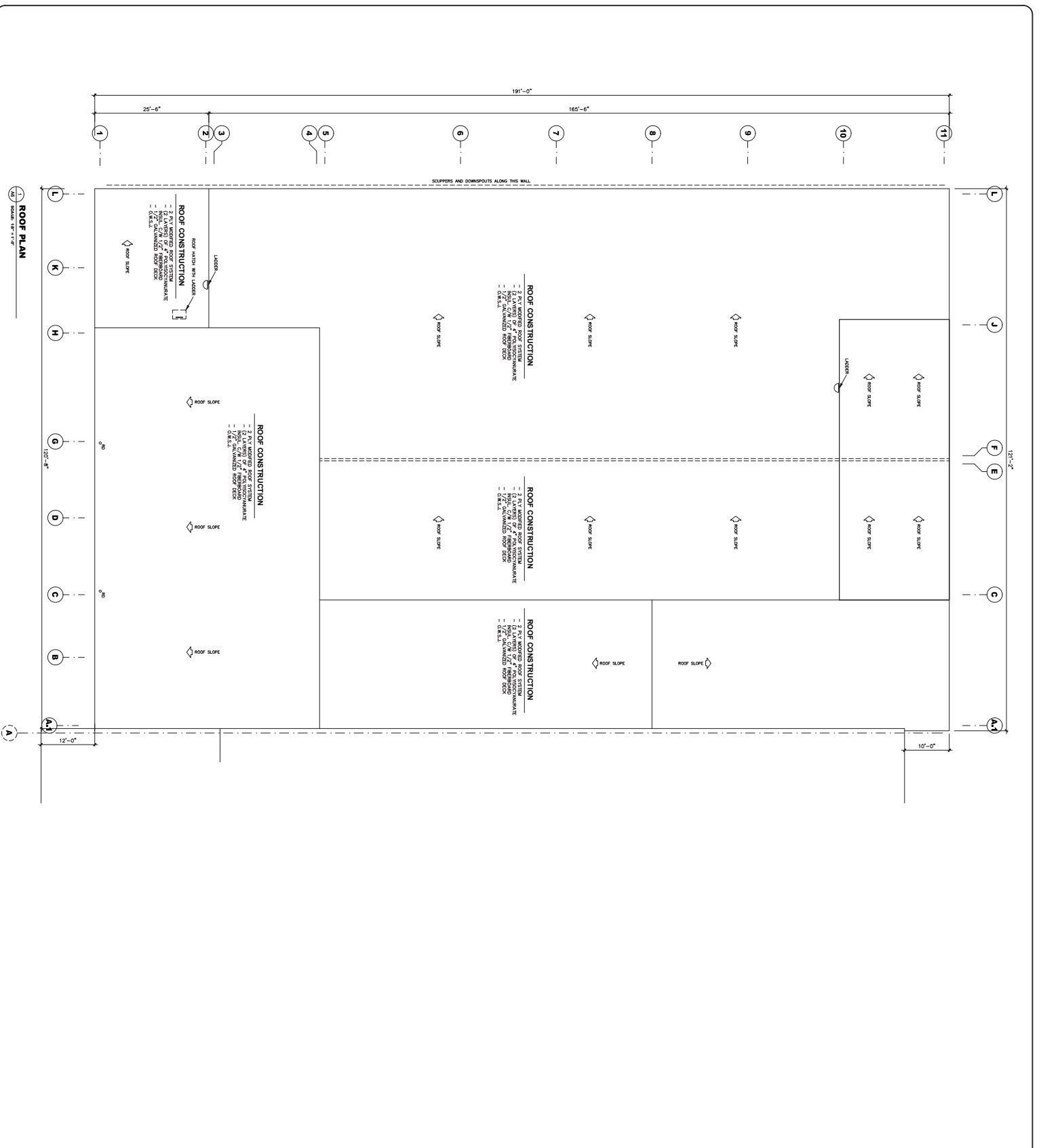
architecture 360
architectural

SGK atlantic limited
MARITIME COLD STORAGE EXPANSION
MARITIME COLD STORAGE

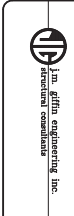
AS NOTED
WALL SECTIONS / DETAILS
AS



NOTES:
 - SITE COMPANY ALL DIMENSIONS PRIOR TO WORK
 - START UP



No.	Revision	By	Date
△			
△	REVISION AND ARCHITECTURAL STUDY	MM	02/19/21
△	GENERAL REVISIONS	SKK	07/06/21
△	GRID LINE REVISION	SKK	12/23/20
△	POSITIONS RELOCATE	SKK	12/15/20
△	ISSUED FOR REVIEW	SKK	12/01/20



architecture 360
SGK
 atlantic limited

Project:
 MARITIME COLD STORAGE LTD
COLD STORAGE EXPANSION
 MARITIME COLD STORAGE
 10000 Highway 100
 St. John's, NL A1A 1K6

Sheet No.	AS NOTED	Sheet No.	Rev. No.
001	AS NOTED	002	01
002	AS NOTED	003	01
003	AS NOTED	004	01
004	AS NOTED	005	01
005	AS NOTED	006	01
006	AS NOTED	007	01
007	AS NOTED	008	01
008	AS NOTED	009	01
009	AS NOTED	010	01
010	AS NOTED	011	01
011	AS NOTED	012	01
012	AS NOTED	013	01
013	AS NOTED	014	01
014	AS NOTED	015	01
015	AS NOTED	016	01
016	AS NOTED	017	01
017	AS NOTED	018	01
018	AS NOTED	019	01
019	AS NOTED	020	01
020	AS NOTED	021	01
021	AS NOTED	022	01
022	AS NOTED	023	01
023	AS NOTED	024	01
024	AS NOTED	025	01
025	AS NOTED	026	01
026	AS NOTED	027	01
027	AS NOTED	028	01
028	AS NOTED	029	01
029	AS NOTED	030	01
030	AS NOTED	031	01
031	AS NOTED	032	01
032	AS NOTED	033	01
033	AS NOTED	034	01
034	AS NOTED	035	01
035	AS NOTED	036	01
036	AS NOTED	037	01
037	AS NOTED	038	01
038	AS NOTED	039	01
039	AS NOTED	040	01
040	AS NOTED	041	01
041	AS NOTED	042	01
042	AS NOTED	043	01
043	AS NOTED	044	01
044	AS NOTED	045	01
045	AS NOTED	046	01
046	AS NOTED	047	01
047	AS NOTED	048	01
048	AS NOTED	049	01
049	AS NOTED	050	01
050	AS NOTED	051	01
051	AS NOTED	052	01
052	AS NOTED	053	01
053	AS NOTED	054	01
054	AS NOTED	055	01
055	AS NOTED	056	01
056	AS NOTED	057	01
057	AS NOTED	058	01
058	AS NOTED	059	01
059	AS NOTED	060	01
060	AS NOTED	061	01
061	AS NOTED	062	01
062	AS NOTED	063	01
063	AS NOTED	064	01
064	AS NOTED	065	01
065	AS NOTED	066	01
066	AS NOTED	067	01
067	AS NOTED	068	01
068	AS NOTED	069	01
069	AS NOTED	070	01
070	AS NOTED	071	01
071	AS NOTED	072	01
072	AS NOTED	073	01
073	AS NOTED	074	01
074	AS NOTED	075	01
075	AS NOTED	076	01
076	AS NOTED	077	01
077	AS NOTED	078	01
078	AS NOTED	079	01
079	AS NOTED	080	01
080	AS NOTED	081	01
081	AS NOTED	082	01
082	AS NOTED	083	01
083	AS NOTED	084	01
084	AS NOTED	085	01
085	AS NOTED	086	01
086	AS NOTED	087	01
087	AS NOTED	088	01
088	AS NOTED	089	01
089	AS NOTED	090	01
090	AS NOTED	091	01
091	AS NOTED	092	01
092	AS NOTED	093	01
093	AS NOTED	094	01
094	AS NOTED	095	01
095	AS NOTED	096	01
096	AS NOTED	097	01
097	AS NOTED	098	01
098	AS NOTED	099	01
099	AS NOTED	100	01
100	AS NOTED	101	01
101	AS NOTED	102	01
102	AS NOTED	103	01
103	AS NOTED	104	01
104	AS NOTED	105	01
105	AS NOTED	106	01
106	AS NOTED	107	01
107	AS NOTED	108	01
108	AS NOTED	109	01
109	AS NOTED	110	01
110	AS NOTED	111	01
111	AS NOTED	112	01
112	AS NOTED	113	01
113	AS NOTED	114	01
114	AS NOTED	115	01
115	AS NOTED	116	01
116	AS NOTED	117	01
117	AS NOTED	118	01
118	AS NOTED	119	01
119	AS NOTED	120	01
120	AS NOTED	121	01
121	AS NOTED	122	01
122	AS NOTED	123	01
123	AS NOTED	124	01
124	AS NOTED	125	01
125	AS NOTED	126	01
126	AS NOTED	127	01
127	AS NOTED	128	01
128	AS NOTED	129	01
129	AS NOTED	130	01
130	AS NOTED	131	01
131	AS NOTED	132	01
132	AS NOTED	133	01
133	AS NOTED	134	01
134	AS NOTED	135	01
135	AS NOTED	136	01
136	AS NOTED	137	01
137	AS NOTED	138	01
138	AS NOTED	139	01
139	AS NOTED	140	01
140	AS NOTED	141	01
141	AS NOTED	142	01
142	AS NOTED	143	01
143	AS NOTED	144	01
144	AS NOTED	145	01
145	AS NOTED	146	01
146	AS NOTED	147	01
147	AS NOTED	148	01
148	AS NOTED	149	01
149	AS NOTED	150	01
150	AS NOTED	151	01
151	AS NOTED	152	01
152	AS NOTED	153	01
153	AS NOTED	154	01
154	AS NOTED	155	01
155	AS NOTED	156	01
156	AS NOTED	157	01
157	AS NOTED	158	01
158	AS NOTED	159	01
159	AS NOTED	160	01
160	AS NOTED	161	01
161	AS NOTED	162	01
162	AS NOTED	163	01
163	AS NOTED	164	01
164	AS NOTED	165	01
165	AS NOTED	166	01
166	AS NOTED	167	01
167	AS NOTED	168	01
168	AS NOTED	169	01
169	AS NOTED	170	01
170	AS NOTED	171	01
171	AS NOTED	172	01
172	AS NOTED	173	01
173	AS NOTED	174	01
174	AS NOTED	175	01
175	AS NOTED	176	01
176	AS NOTED	177	01
177	AS NOTED	178	01
178	AS NOTED	179	01
179	AS NOTED	180	01
180	AS NOTED	181	01
181	AS NOTED	182	01
182	AS NOTED	183	01
183	AS NOTED	184	01
184	AS NOTED	185	01
185	AS NOTED	186	01
186	AS NOTED	187	01
187	AS NOTED	188	01
188	AS NOTED	189	01
189	AS NOTED	190	01
190	AS NOTED	191	01
191	AS NOTED	192	01
192	AS NOTED	193	01
193	AS NOTED	194	01
194	AS NOTED	195	01
195	AS NOTED	196	01
196	AS NOTED	197	01
197	AS NOTED	198	01
198	AS NOTED	199	01
199	AS NOTED	200	01

ROOF PLAN
 SCALE: 1/8" = 1'-0"