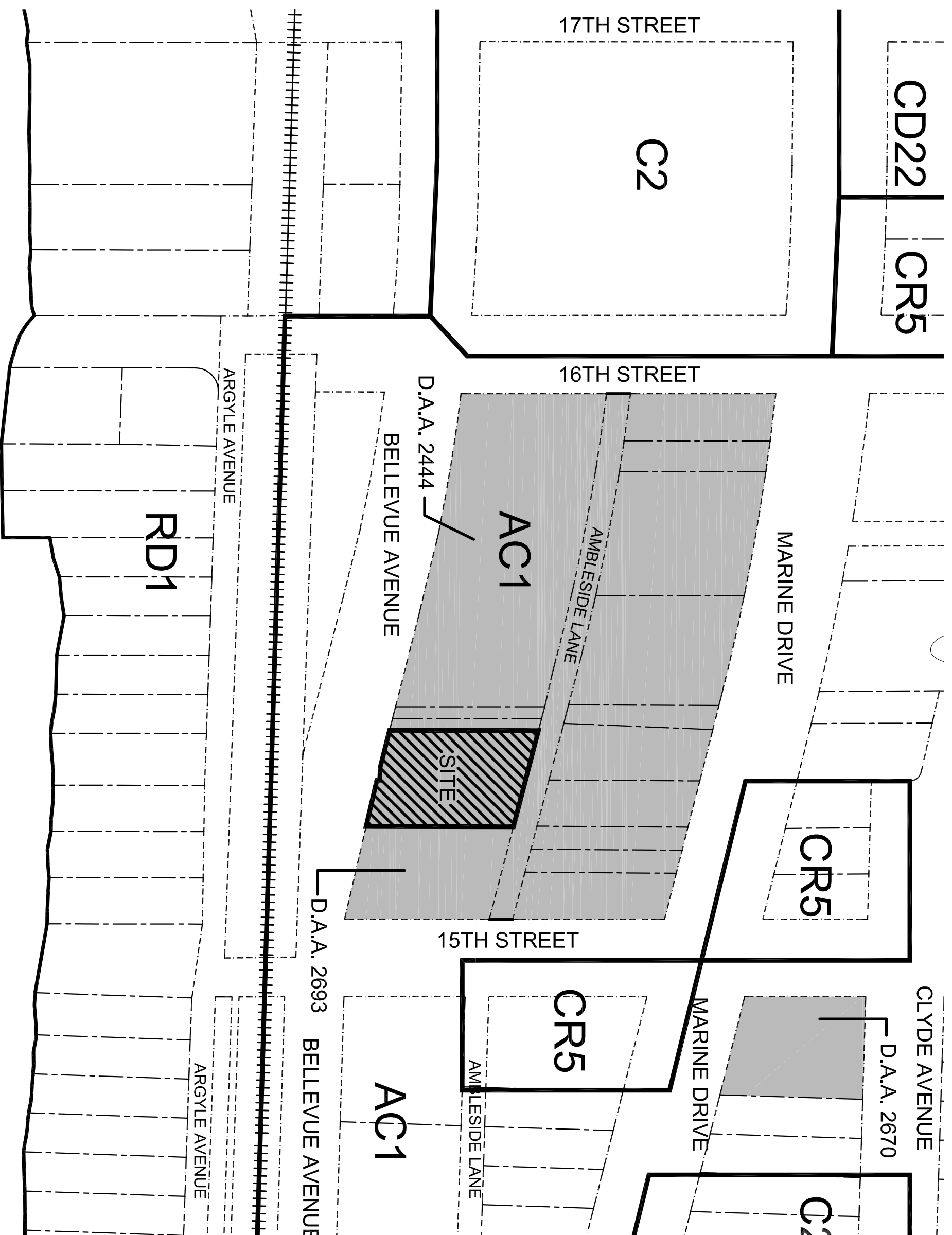




1 WEST VANCOUVER - AERIAL PHOTOGRAPH
Scale: 1:1000



1 WEST VANCOUVER - PARTIAL ZONING MAP
Scale: 1:1000

PROJECT DATA:

MUNICIPALITY: WEST VANCOUVER MUNICIPAL HALL
750 - 17th STREET, WEST VANCOUVER, BC

PROJECT DESCRIPTION: EXISTING 3 STOREY MIXED USE BUILDING - MAIN FLOOR - COMMERCIAL + PARKING SECOND / THIRD - RESIDENTIAL UNITS RECONSTRUCTION OF EXISTING STALLS LOT RESIDENTIAL UNITS ON UPPER FLOORS. RENOVATION OF MAIN FLOOR COMMERCIAL AND GARAGE AREA. RENOVATION AND UPGRADING OF EXTERIOR FACADE.

WORK DESCRIPTION: AS PER AMBLESIDE VILLAGE CENTRE DESIGN GUIDELINES

LEGAL DESCRIPTION: STRATA LOTS 1 - 6, DISTRICT LOT 237, STRATA PLAN VR2308

CIVIC ADDRESS: 1525 BELLEVUE AVENUE, DISTRICT OF WEST VANCOUVER.

REFERRING REGULATION: DEVELOPMENT PERMIT No. 87-54

OOP / DESIGN GUIDELINES: AS PER AMBLESIDE VILLAGE CENTRE DESIGN GUIDELINES

SITE AREA (SQ. FT.): 1,061.0sm (11,420sf)

SITE DIMENSIONS - AS PER SURVEY PLAN

SOUTH - BELLEVUE	28.55m (93.66ft)
NORTH - LANE	28.64m (93.96ft)
WEST - LANE	38.314m (125.70ft)
EAST	38.051m (124.84ft)

BUILDING SETBACKS: EXISTING

SOUTH - BELLEVUE	0m (0 ft)
NORTH - LANE	1.8m (5.9 ft)
WEST - LANE	1.7m (5.6 ft)
EAST	0m (0 ft)

BUILDING HEIGHT: EXISTING AND PROPOSED = 9.26m (30.38ft)

NO. OF STOREYS: 3 STOREYS

FLOOR AREA RATIO: 1.09 *

PARKING: EXISTING AND PROPOSED = 18 STALLS

STRATA LOTS EXISTING AREA:

LEVEL 1 - COMMERCIAL	UNIT AREA	LEVEL 2 & 3 - RESIDENTIAL	UNIT AREA - LEVEL 2	UNIT AREA - LEVEL 3
SL1	207.1sm (2,229.3sf)	SL3 - UNIT 101	184.82sm (1,989.5sf)	23.27sm (250.5sf)
SL2	23.9sm (257.3sf)	SL4 - UNIT 102	107.07sm (1,152.6sf)	28.28sm (304.5sf)
SUB TOTAL:	231.0sm (2,486.5sf)	SL5 - UNIT 103	114.10sm (1,228.3sf)	17.99sm (193.7sf)
		SL6 - UNIT 104	99.78sm (1,074.1sf)	16.12sm (173.6sf)
		SL7 - UNIT 105	160.60sm (1,728.8sf)	24.82sm (267.2sf)
		SL8 - UNIT 106	137.71sm (1,482.4sf)	14.42sm (155.3sf)
		TOTAL:	804.11sm (8,655.7sf)	124.93sm (1,344.8sf)
				1,160.04sm (12,487.0sf)

* PERMITTED BY DEVELOPMENT PERMIT No. 87-54

NOTES:
1. ROADS AND LANE INFORMATION SHOWN IS PROVIDED FOR CONTEXTUAL PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR COMPREHENSIVE INFORMATION.
2. SITE SURVEY INFORMATION SHOWN PROVIDED BY CHAPMAN LAND SURVEYING LTD. DATED JULY 30, 2010.

ARCHITECTURE, PLANNING, INTERIOR DESIGN
VANCOUVER
MONTREAL
KALOOKA
1545 BELLEVUE DRIVE
V7Y 3B6
TEL: 604.273.8888
WWW.FNDA.COM

Architect: **FNDA | ARCHITECTURE INC.**
1545 BELLEVUE DRIVE, WEST VANCOUVER, B.C. V7Y 3B6, CANADA
TEL: 604.969.5500 FAX: 604.969.0341
Structural Consultant:
Riad J. Jones Christoffersen Ltd.
1075 BURNHAMTHORPE AVENUE, SUITE 200
TEL: 604.738.0882

Survey:
Chapman Land Surveying Ltd.
1075 BURNHAMTHORPE AVENUE, SUITE 200
TEL: 604.969.5500
Medical Consultant:
Medical Consultant

Envelope Consultant:
Civil Engineer:
Furniture:
Geotechnical:
Landscape:
Date:
Owner Name:
Owner Signature:

Project Owners:
Strata Corporation VR 2308
1525 BELLEVUE AVENUE
WEST VANCOUVER, B.C. V7Y 1A6
TEL: 604.925.8699

ISSUE	DATE	DESCRIPTION	ISSUED FOR CLIENT APPROVAL
01	2011.06.18		

PROJECT STAMP

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SECTION LINES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DETECTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES THAT ARE NOT DETECTED PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO OBTAIN PERMITS ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SECTION LINES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DETECTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES THAT ARE NOT DETECTED PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO OBTAIN PERMITS ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.

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DATE: **A1.0**

1525 BELLEVUE AVENUE
WEST VANCOUVER, B.C.
CONTEXT & PROJECT DATA