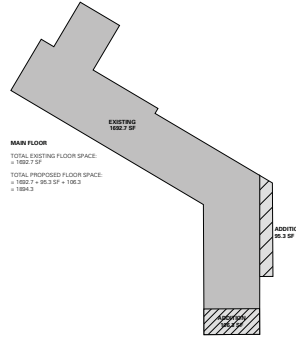
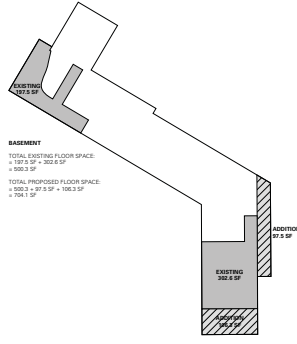




PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

CIVIC ADDRESS: 4797 HIGHWAY, WEST VANCOUVER BC
LEGAL DESCRIPTION: AMENDED LOT 2 USE 208B11 BLOCK 2 DISTRICT 01 011 PLAN 802
APPLICABLE ZONING BYLAW: DISTRICT OF WEST VANCOUVER ZONING BYLAW (NO. 4802)
APPLICABLE DISTRICT SCHEDULE: RD3 DISTRICT SCHEDULE



ZONING ANALYSIS

- SITE AREA**
SITE AREA = 12,549 SF (1,183.8 SQM)
- FLOOR AREA RATIOS ALLOWED**
ALLOWED = 12,549 SF x 0.25 = 3,137.25 SF (291.5 SQM)
MAXIMUM = 6,274.5 SF (583.0 SQM)
- FLOOR SPACE ADDED**
EXISTING: 100.0 SF (9.29 SQM)
PROPOSED: 97.0 SF (9.01 SQM)
TOTAL FLOOR SPACE ADDED = 197.0 SF (18.30 SQM)
- SITE COVERAGE ALLOWED OUTRIGHT**
ALLOWED = 12,549 SF x 0.15 = 1,882.35 SF (173.8 SQM)
MAXIMUM = 3,137.25 SF (291.5 SQM)
- SITE COVERAGE**
EXISTING: 100.0 SF (9.29 SQM)
PROPOSED: 97.0 SF (9.01 SQM)
TOTAL EXISTING SITE COVERAGE = 197.0 SF (18.30 SQM)

ZONING ANALYSIS CONT.

- BUILDING HEIGHT**
AVERAGE NATURAL GRADE = 71.7'
BUILDING HEIGHT ALLOWED = 71.7' x 0.25 = 17.93' (16.5 M)
EXISTING T.O. ROOF ELEVATION = 69.4' (20.5 M)
PROPOSED T.O. ROOF ELEVATION = 87.4' (26.6 M)
- AVERAGE FINISHED GRADE CALCULATION**
EXISTING: 100.0 SF (9.29 SQM)
PROPOSED: 97.0 SF (9.01 SQM)
TOTAL EXISTING FLOOR SPACE = 197.0 SF (18.30 SQM)
TOTAL PROPOSED FLOOR SPACE = 394.0 SF (36.60 SQM)
TOTAL FLOOR SPACE ADDED = 197.0 SF (18.30 SQM)

ISSUES:

A	AS-BUILTS	12-OCT-11
B	PRICING	02-OCT-11
C	PLANNING REVIEW	08-FEB-12
D	PLANNING PERMIT	02-FEB-12
E	ALTERATION PERMIT	07-MAR-12
F	ALTERATION PERMIT	22-MAR-12

D'ARCY JONES DESIGN INC
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 E mail@darcyjones.com

SCALE:	1/8" = 1'-0"
DATE:	23-MAR-12
DRAWN:	VP
CHECKED:	VP
REVISION:	
ISSUE:	PLANNING REVIEW
CONSULTANT:	

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 All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Designer.
 Any errors or omissions on this drawing shall be reported to D'ARCY JONES DESIGN INC for clarification and revision.

THE OLD HIGHWAY RENOVATION
 4797 HIGHWAY
 WEST VANCOUVER BC

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PROPOSED SITE PLAN