



Horizontal plastic storage shed (4' Wx2' Dx3.7'H)

m+ Architecture Inc.
 Contact: Narjes Miri
 Phone: 778-987-9421
 e-mail: nmiri@mplsdesign.ca



Sheet List	
Sheet Number	Sheet Name
A00	COVER PAGE
A100	SITE PLAN/PROJECT DATA
A101	PROJECT DATA
A200	FLOOR PLANS
A300	ELEVATIONS
A301	ELEVATIONS
A302	MAIN HOUSE - SPATIAL SEPARATION
A400	SECTIONS

AVERAGE GRADE ELEVATION		110.32
		147.02 16218.69
AB	(109.80 + 110.40) / 2 × 16.59	= 1826.56
BC	(110.40 + 110.90) / 2 × 4.67	= 516.74
CD	(110.90 + 111.00) / 2 × 29.50	= 3273.03
DE	(111.00 + 111.00) / 2 × 27.42	= 3043.62
EF	(111.00 + 109.00) / 2 × 46.09	= 5069.90
FA	(109.00 + 109.80) / 2 × 22.75	= 2488.85

2272 JEFFERSON, WEST VANCOUVER, BC					
RS5 Zoning					
Lot Area	755.58 m2		8,133.0 sqf		
Lot Width	18.78 m		61.6 ft		
Lot Depth	40.26 m		132.08 ft		
SITE COVERAGE	ALLOWABLE		EXISTING		PROPOSED
			12.8%		27.3%
Total:	266.00 m2		96.64 m2	1040.18 sqf	206.54 m2 2223.18 sqf
Principal Bldg.			81.40 m2	876.18 sqf	
Coach house Site Coverage Including, Vehicles storage					109.90 m2 1183.00 sqf
Decks Greater than 0.6 m above the higher of natural and finished grade			15.24 m2	164 sqf	
MAX floor area ratio (FAR)	ALLOWABLE		EXISTING		PROPOSED
	226.68 + 74.3 BONUS = 300.98	m2	3239.72	sqf	170.12 m2 1831.18 sqf 298.32 m2 3211.08 sqf
MAX floor area ratio (FAR) for Principal Bldg (0.30)	ALLOWABLE		EXISTING		PROPOSED
MAX floor area ratio (FAR) for Principal Bldg. (0.30)	226.67 m2		2439.9 sqf		
Principal Bldg. Existing floor area, Upper floor			37.72 m2	406 sqf	
Principal Bldg. Existing floor area, Main floor			81.40 m2	876.18 sqf	
Basement finished area			51.00 m2	549 sqf	
Total principal bldg. floor area included in far			170.12 m2	1831.18 sqf	
The remaining available			56.55 m2	608.72 sqf	
COACH HOUSE	ALLOWABLE		EXISTING		PROPOSED
Combined coach house & Accessory Bldg.	148.60 m2		1599.52 sqf		148.60 m2 1599.50 sqf
Vehicle storage/accessory building (proposed living room)			20.40 m2	219.6 sqf	
Coach house main floor area + vehicle storage/living room ("excluded floor area per 130.08(5)(a)(iii)")			109.90 m2	1183 sqf	
Coach house upper floor area			38.69 m2	416.5 sqf	
SETBACK - COACH HOUSE	ALLOWABLE		PROPOSED		
To Principal Bldg.	4.90 m	16.07 ft	4.90 m	16.07 ft	
Rear	1.80 m	5.91 ft	6.49 m	21.30 ft	
Side (EAST) 10% Lot width	1.88 m	6.16 ft	2.35 m	7.72 ft	
Side (WEST)	m	ft	2.35 m	7.72 ft	
Combined Side Yard (25%)	4.69 m	15.40 ft	4.71 m	15.44 ft	
BUILDING HEIGHT	ALLOWABLE		PROPOSED		
Building Height - 2 Storey Coach house	6.40 m	21.00 ft	6.40 m	21.00 ft	
Highest Building Face	6.40 m	21.00 ft	6.40 m	21.00 ft	

APPROVED HIGHEST ROOF ELEV.: 134.14'
 AS-BUILT HIGHEST ROOF ELEV.: 134.5'
 VARIANCE REQUESTED: 0.36' (4 3/8")

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No.	Description	Date
1	ISSUED FOR DP REVIEW	22.03.17
2	ISSUED FOR DP	22.03.22
3	ISSUED FOR DP-RESUBMISSION	22.12.06
5	ISSUED FOR DP-RESUBMISSION	23.02.08
7	ISSUED FOR COORDINATION	23.06.29
8	ISSUED FOR BP-REVISION	23.09.10
9	ISSUED FOR BP-AMENDMENT	24.04.16
10	ISSUED FOR BP-R82	24.04.29
11	ISSUED FOR VARIANCE	25.03.24

2272 JEFFERSON
 WEST VANCOUVER, BC

SITE PLAN/PROJECT DATA

Project number	2135
Date	2021 11 15
Drawn by	NM
Checked by	NM

A100

Scale As indicated

