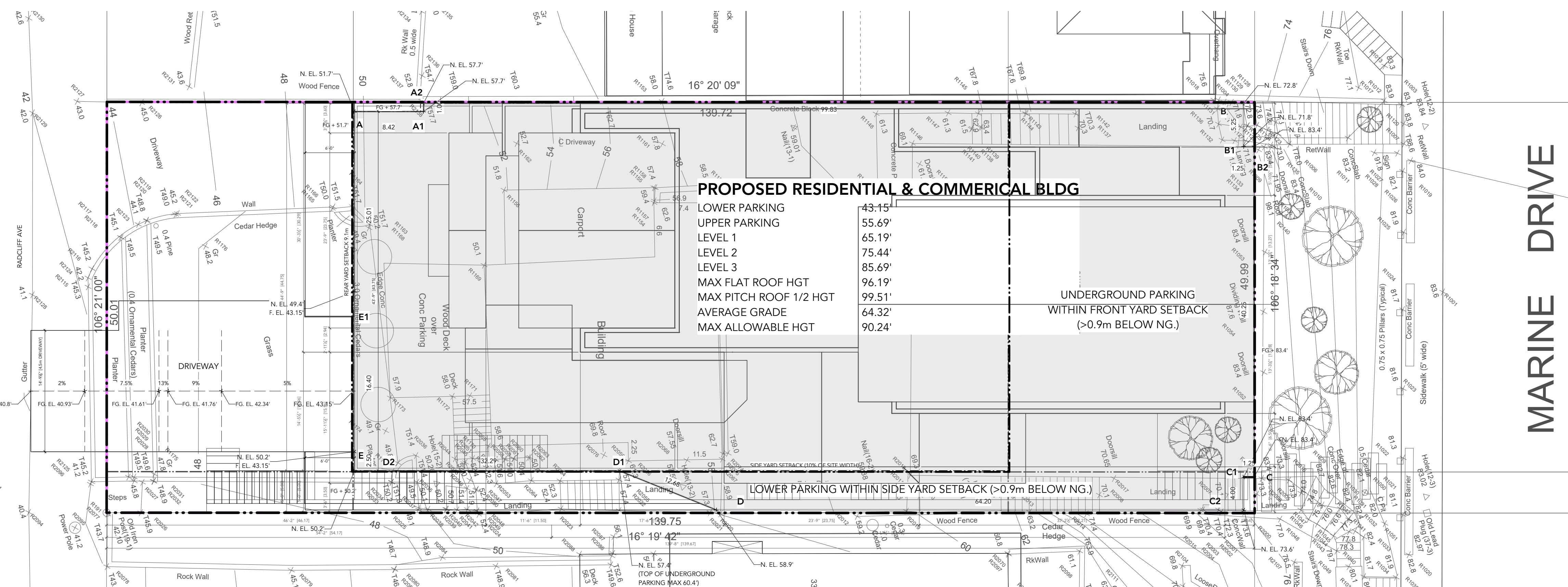




1 RENDER NTS

RADCLIFFE AVENUE

MARINE DRIVE



2 SITE PLAN 1/8" = 1'-0"

ZONING SUMMARY

CIVIC ADDRESS 3390 MARINE DRIVE
 LEGAL DESCRIPTION LOT 2, BLOCK 2, DL 557, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 4979, F.I.D. 011-265-531

ZONING C1
 BC BUILDING CODE Part 3

SITE AREA 6986.84 sf 649.1 sm

FLOOR AREAS (BYLAW 120.21)

LEVEL 3			
RESIDENTIAL UNIT #6	988 sf	TOTAL RESIDENTIAL	988 sf 91.8 sm
COMMERCIAL UNIT #1	1061 sf	TOTAL COMMERCIAL	1061 sf 98.6 sm
		CIRCULATION	611 sf 56.8 sm
		TOTAL	2660 sf 247.1 sm

LEVEL 2			
RESIDENTIAL UNIT #4	754 sf	TOTAL RESIDENTIAL	1677 sf 155.8 sm
RESIDENTIAL UNIT #5	923 sf	TOTAL COMMERCIAL	1029 sf 95.6 sm
COMMERCIAL UNIT #1	1029 sf	CIRCULATION	491 sf 45.6 sm
		TOTAL	3197 sf 297.0 sm

LEVEL 1			
RESIDENTIAL UNIT #1	901 sf	TOTAL RESIDENTIAL	2780 sf 258.3 sm
RESIDENTIAL UNIT #2	939 sf	TOTAL COMMERCIAL	0 sf 0.0 sm
RESIDENTIAL UNIT #3	940 sf	CIRCULATION	755 sf 70.1 sm
		TOTAL	3535 sf 328.4 sm

LEVEL P2			
		UPPER PARKING	EXEMPT

LEVEL P1			
		LOWER PARKING	EXEMPT

SUMMARY OF TOTALS			
TOTAL RESIDENTIAL	5445 sf		
TOTAL COMMERCIAL	2090 sf		
TOTAL CIRCULATION	1857.0 sf		

TOTAL FLOOR AREA	9392 sf	872.5 sm
------------------	---------	----------

FLOOR AREA RATIO	1.34
------------------	------

	Allowable/Required	Proposed (IMP.)	Proposed (METRIC)	
BUILDING HEIGHT	7.9 (STEP CODE 4) m	35.19'	10.73 m	See Section: variance of 2.8m
FRONT YARD SETBACK	9.1 m	0.00'	0.00 m	Exclude Underground Parking
REAR YARD SETBACK	9.1 m	29.87'	9.10 m	
SIDE YARD (EAST)	1.52 m	5.00'	1.52 m	Exclude Underground Parking
SIDE YARD (WEST)	N/A	0.00'	0.00 m	
STOREYS	3 (BYLAW 351.09)	3		Parking Levels Excluded (BYLAW 120.18)

OFF-STREET PARKING	Required	Proposed	
RESIDENTIAL PARKING OR (LESSER OF)	6787 sf / 900 sf = 8 stalls	6 stalls	
COMMERCIAL PARKING	1 / UNIT = 6 stalls	8 stalls	
TOTAL	2593 sf / 200 sf = 13 stalls	14 stalls	26%

AVERAGE GRADE CALCULATIONS

SEGMENT	1ST PT. ELEV.	2ND PT. ELEV.	LENGTH	AVERAGE ELEV.
A-A1	51.70 +	57.70 / 2 X	8.42 =	460.57
A1-A2	57.70 +	57.70 / 2 X	1.00 =	57.70
A2-B	57.70 +	72.80 / 2 X	99.83 =	6513.91
B-B1	72.80 +	71.80 / 2 X	5.25 =	379.58
B1-B2	71.80 +	83.40 / 2 X	1.25 =	97.00
B2-C	83.40 +	83.40 / 2 X	40.25 =	3356.85
C-C1	83.40 +	83.40 / 2 X	1.25 =	104.25
C1-C2	83.40 +	73.60 / 2 X	4.00 =	314.00
C2-D	73.60 +	58.90 / 2 X	64.20 =	4253.25
D-D1	58.90 +	57.40 / 2 X	12.68 =	737.34
D1-D2	57.40 +	50.20 / 2 X	32.29 =	1737.20
D2-E	50.20 +	50.20 / 2 X	2.50 =	125.50
E-E1	50.20 +	49.40 / 2 X	16.40 =	816.72
E1-A	49.40 +	51.70 / 2 X	25.01 =	1264.26
TOTALS :			314.33	20218.13
AVERAGE GRADE:	20218.13 /		314.33 =	64.32
MAX BLDG HEIGHT:				90.24

NO. DATE REVISION DATA

A 22/10/05 BASELINE SUBMISSION TO DWW
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Project
3390 MARINE DR
 3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

Drawn By JL / BW Reviewed By BL
 Date 2022/11/17 Scale 1/8" = 1'-0"

Project ID 2110 Phase DP

Sheet Title COVER

Sheet No. A0.0

RADCLIFFE AVENUE



1 SITE SURVEY
1/8" = 1'-0"

NO.	DATE	REVISION DATA
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		ISSUE DATA

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Project
3390 MARINE DR

3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

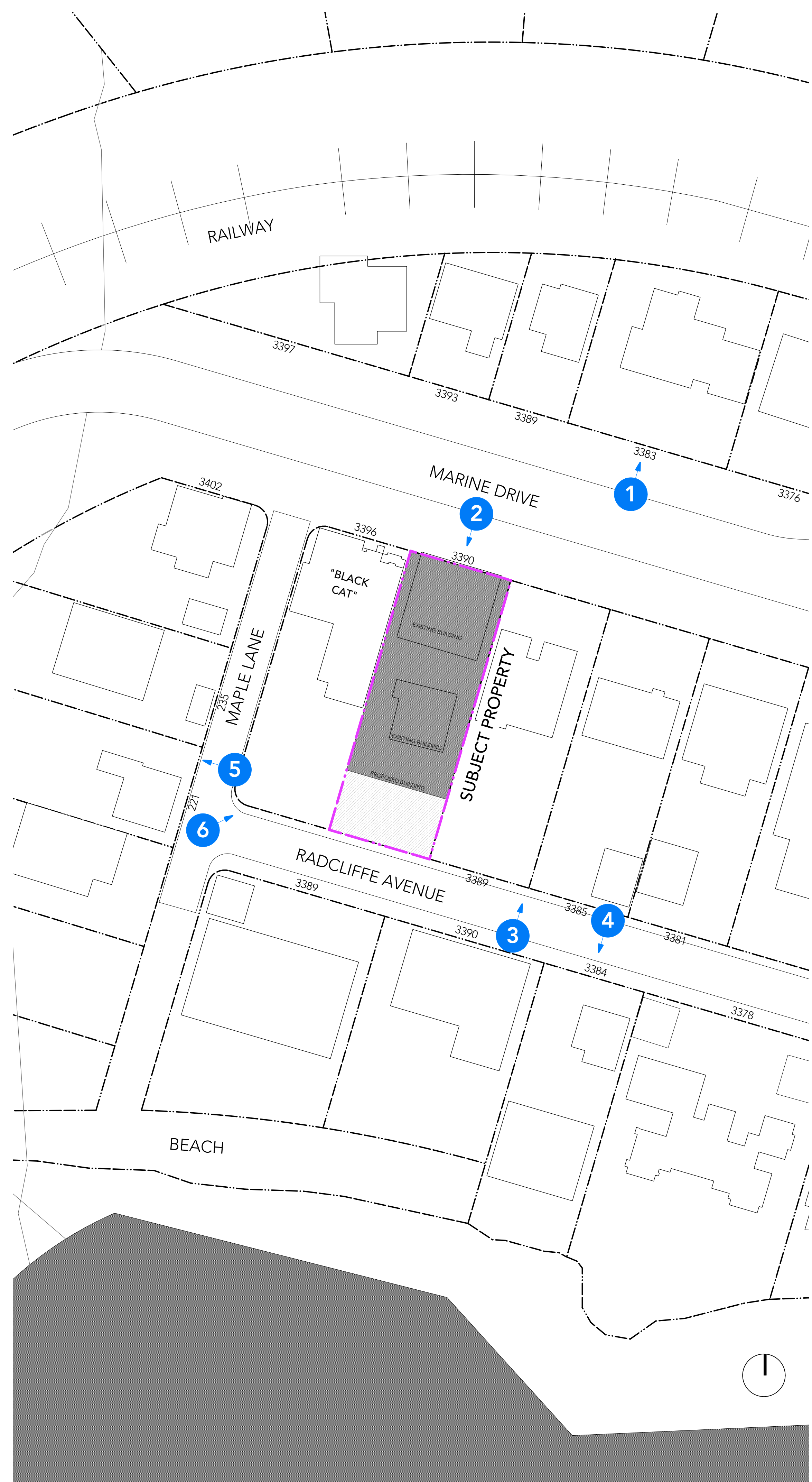
Drawn By: JUBW Reviewed By: BL

Date: 2022/11/17 Scale: 1/8" = 1'-0"

Project ID: 2110 Phase: DP

Sheet Title: SITE SURVEY

Sheet No.: A0.1



1 STREETScape NORTH MARINE DRIVE
NTS

NORTH ELEVATION : SUBJECT PROPERTY



2 STREETScape SOUTH MARINE DRIVE
NTS



3390 MARINE DRIVE - PROPOSED PROPERTY +/- 50'-5"



3396 MARINE DRIVE - "BLACK CAT"



MAPLE LANE ACCESS - MARINE DRIVE

SUBJECT PROPERTY



3 STREETScape NORTH RADCLIFF AVENUE
NTS

SOUTH ELEVATION: SUBJECT PROPERTY



4 STREETScape SOUTH RADCLIFF AVENUE
NTS



3390 RADCLIFF AVENUE



3389 RADCLIFF AVENUE



BEACH ACCESS - MAPLE LANE



5 STREETScape EAST MAPLE LANE
NTS



6 STREETScape WEST MAPLE LANE
NTS

7 CONTEXT PLAN
1/32" = 1'-0"

NO.	DATE	REVISION DATA

NO.	DATE	ISSUE DATA
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Drawn By: BW
Reviewed By: BL

Date: 2022/11/17
Scale: 1/32" = 1'-0"

Project ID: 2110
Phase: DP

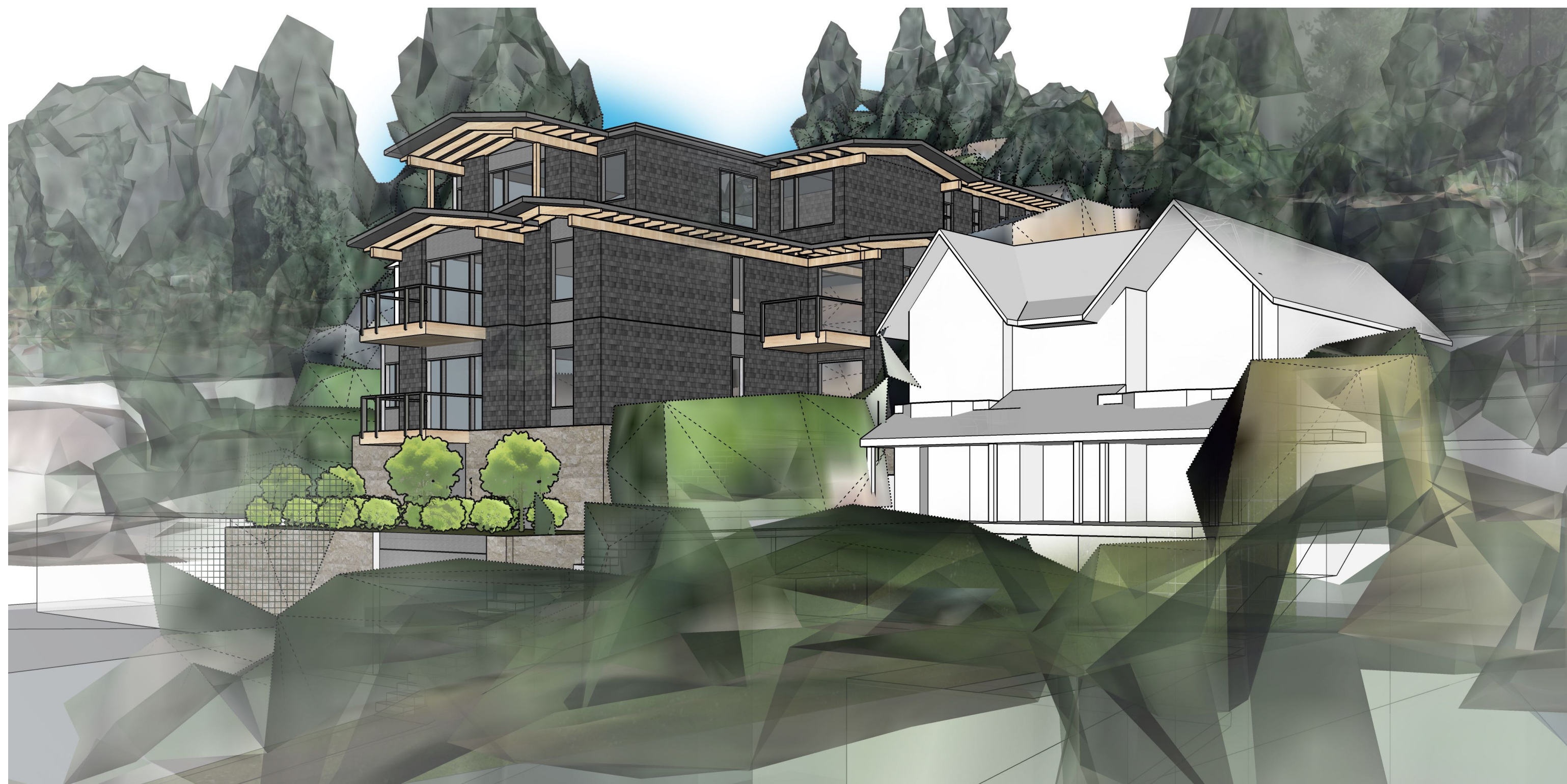
Sheet Title
CONTEXT



1 NORTH EAST
NTS



2 NORTH WEST
NTS



3 SOUTH EAST
NTS



4 SOUTH WEST
NTS

NO.	DATE	REVISION DATA
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1	2022-11-17	NEW SUBMISSION PRELIMINARY DEVELOPMENT - DWV
A	22/10/05	BASELINE SUBMISSION TO DWV

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3390 MARINE DRIVE, WEST
VANCOUVER, BC V7V 1M9

Drawn By	Reviewed By
BW	BL

Date	Scale
2022/11/17	NTS

Project ID	Phase
Z110	DP

Sheet Title

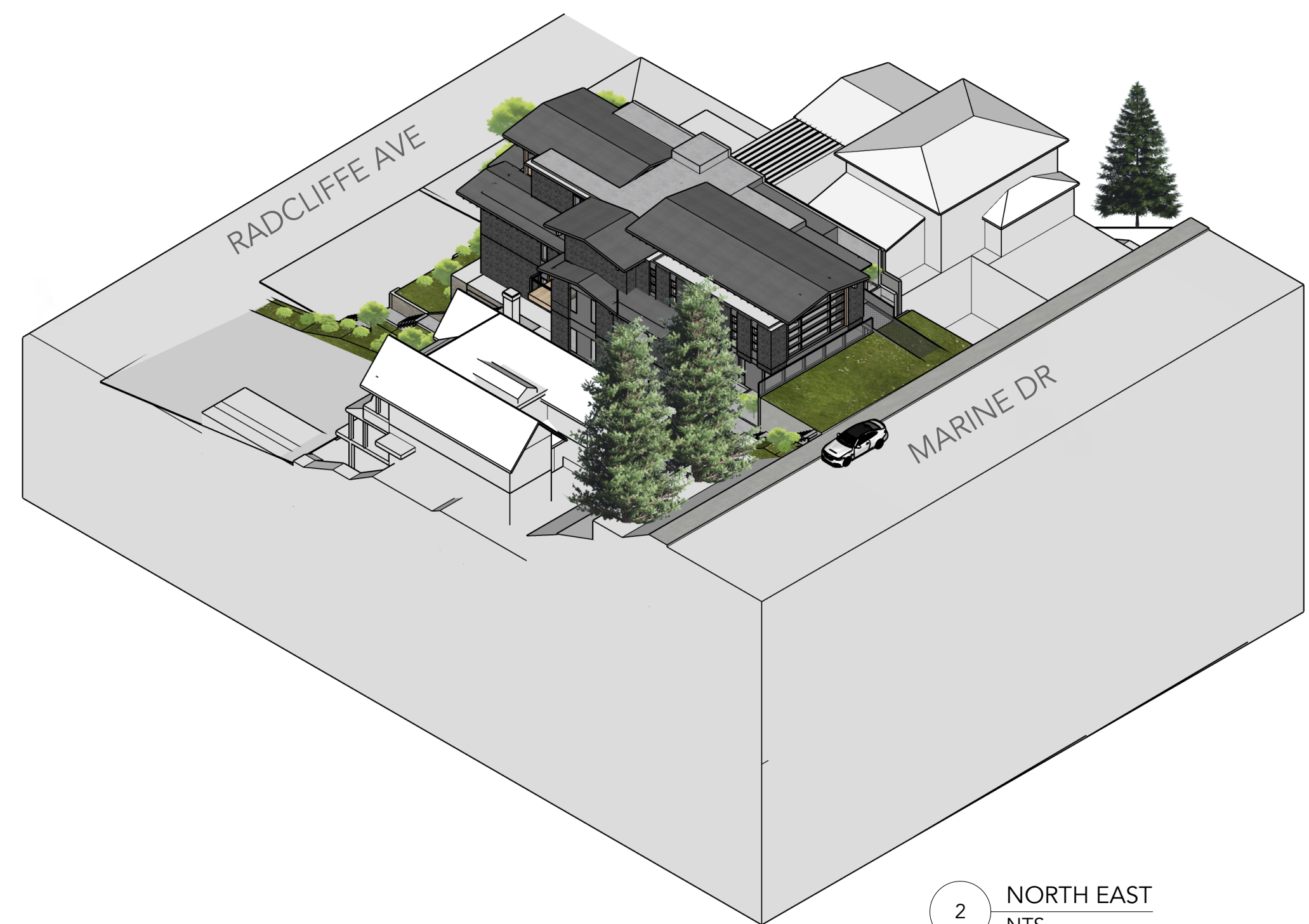
IN SITU PERSPECTIVES

Sheet No.

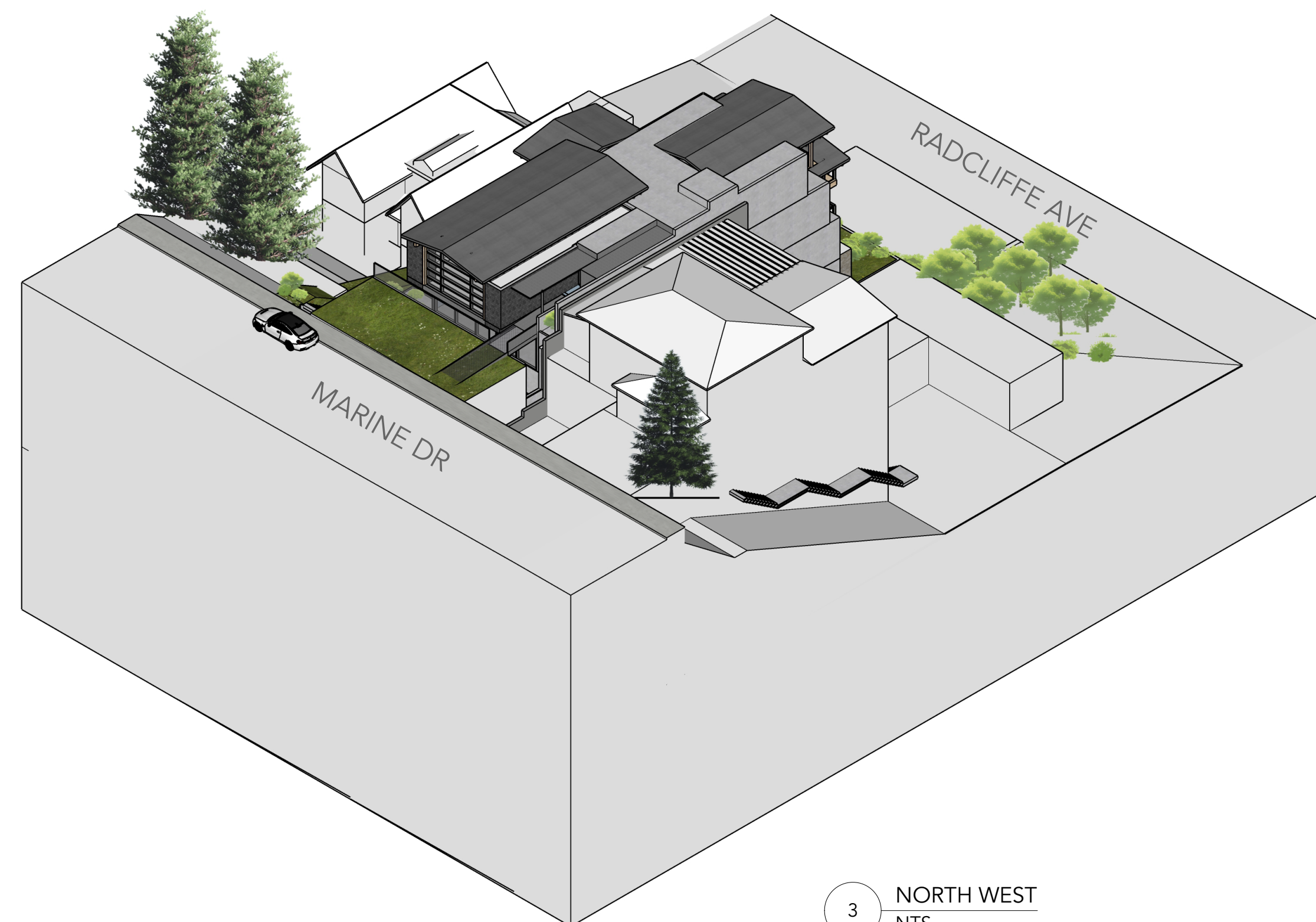
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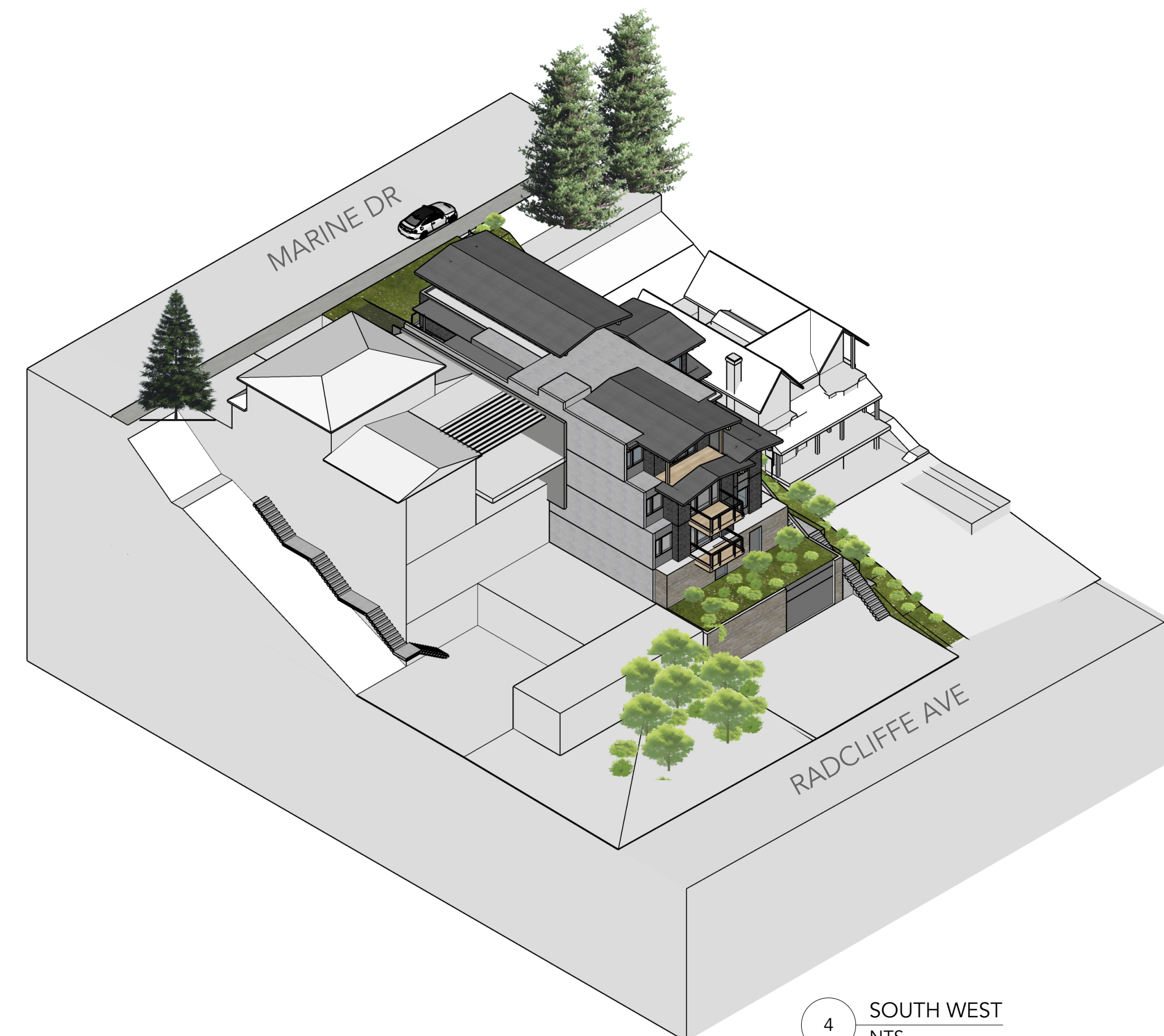
1 MARINE DRIVE SECTION
NTS



2 NORTH EAST
NTS



3 NORTH WEST
NTS



4 SOUTH WEST
NTS



4 SOUTH EAST
NTS

NO.	DATE	REVISION DATA
A	22/10/05	BASELINE SUBMISSION TO DWG
		ISSUE DATA

NO.	DATE	REVISION DATA
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Drawn By	Reviewed By
BW	BL

Date	Scale
2022/11/17	NTS

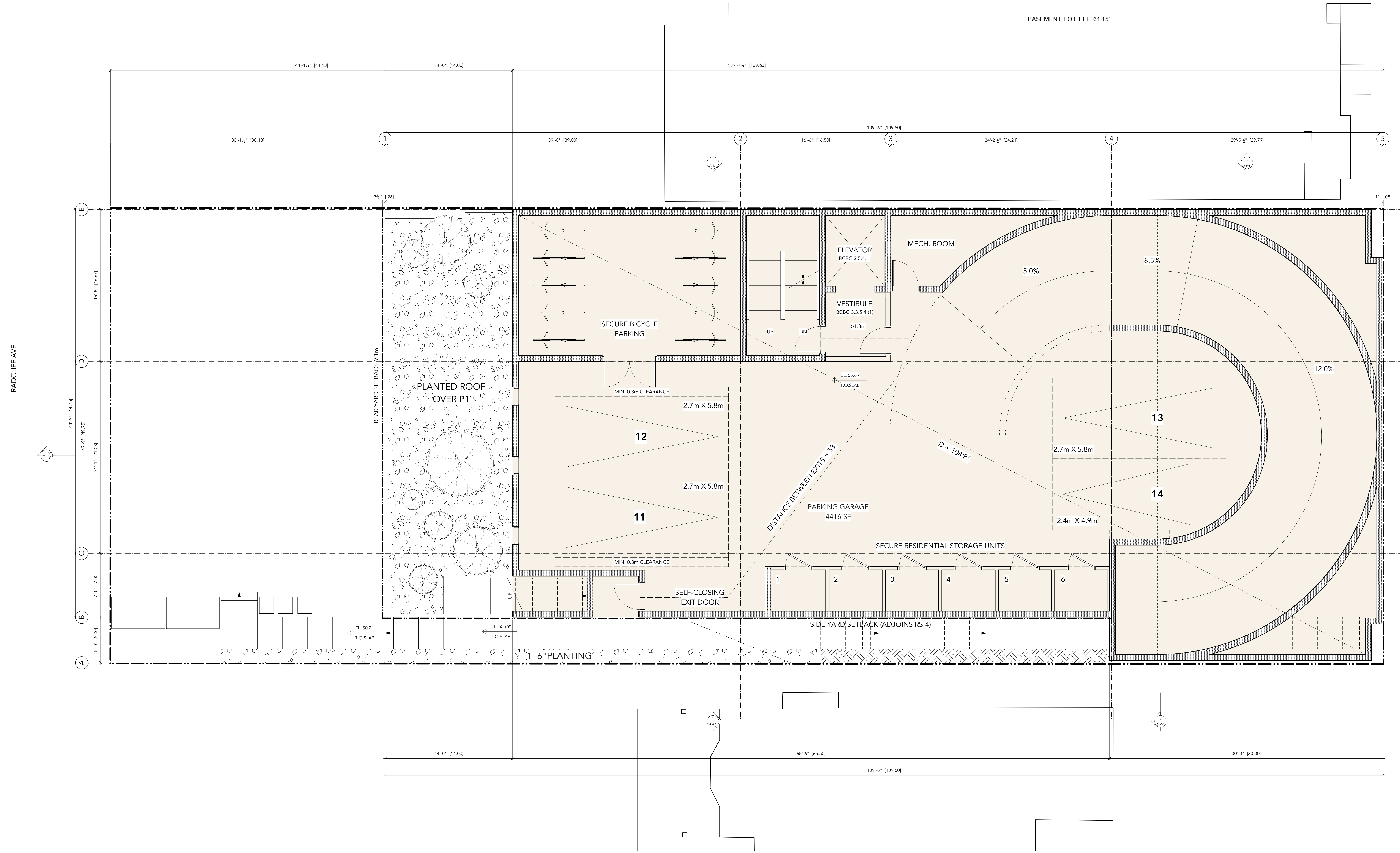
Project ID	Phase
2110	DP

Sheet Title

3D MASSING
DIAGRAMS

Sheet No.

A1.1



BASEMENT T.O.F.FEL. 61.15'

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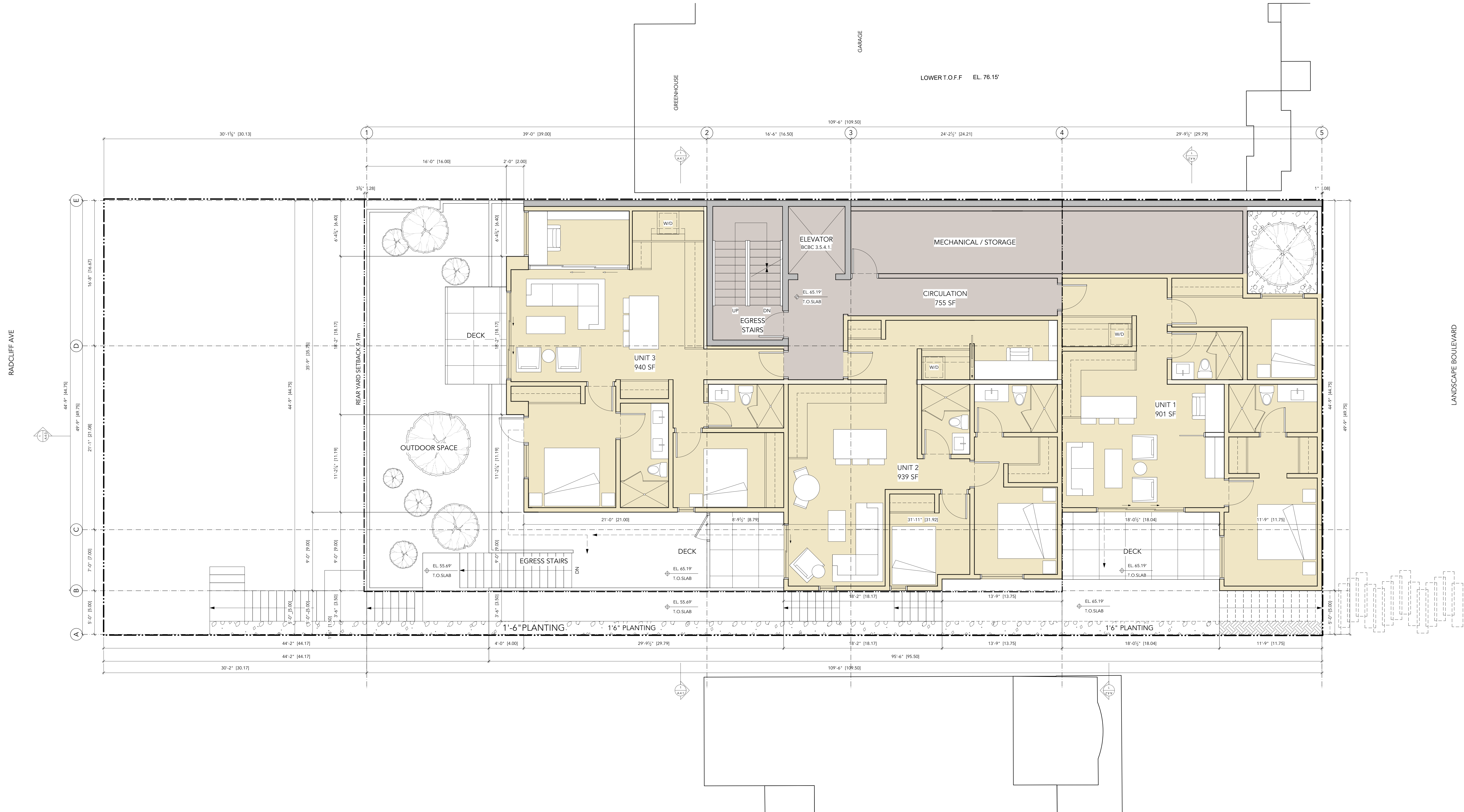
Drawn By JL / BW Reviewed By BL

Date 2022/11/17 Scale 1/4" = 1'-0"

Project ID 2110 Phase DP

Sheet Title
UPPER PARKING / P2

Sheet No.
A2.1

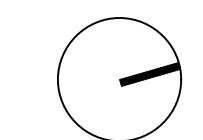


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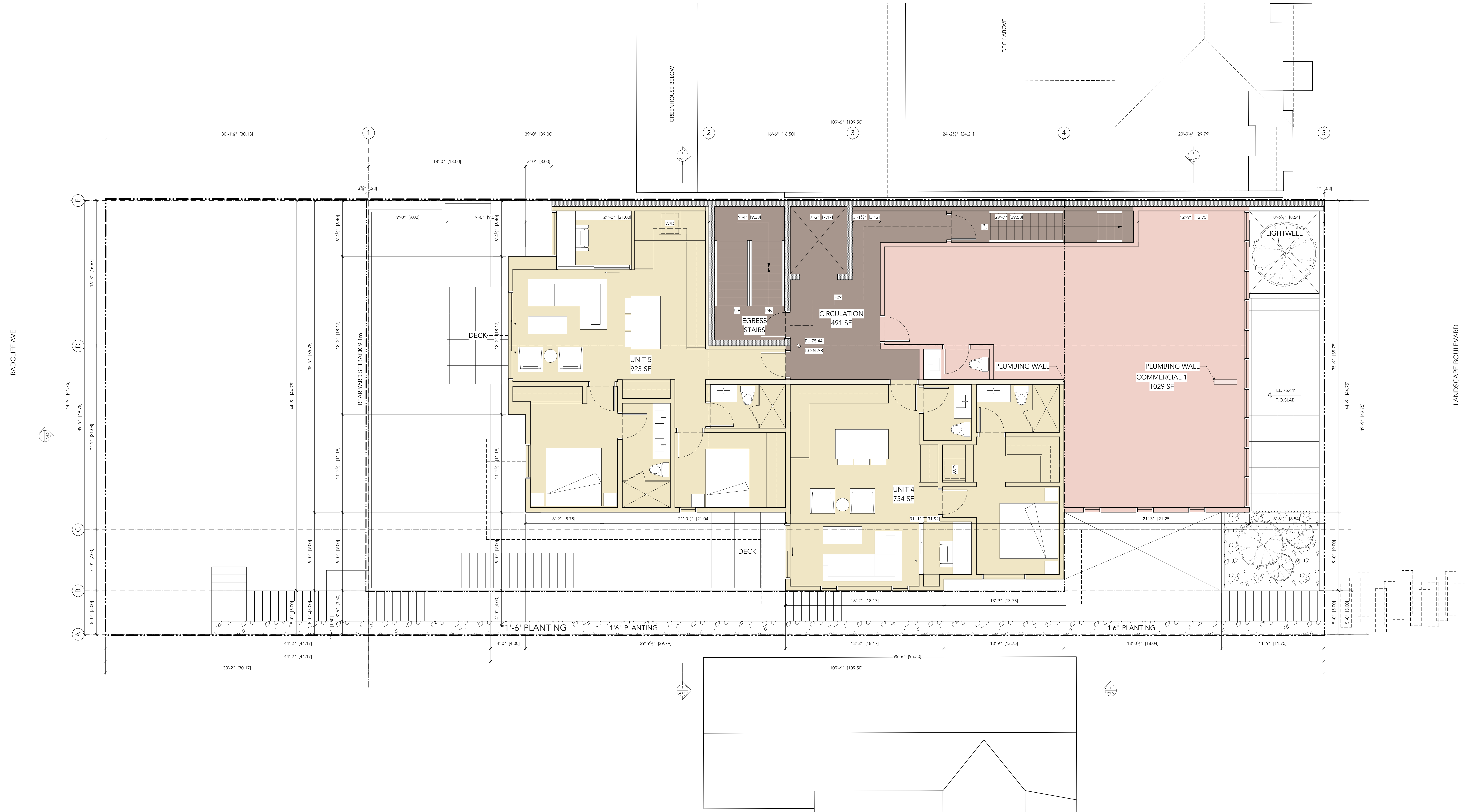
Drawn By: BW
 Reviewed By: BL

Date: 2022/11/17
 Scale: 1/4" = 1'-0"

Project ID: 2110
 Phase: DP

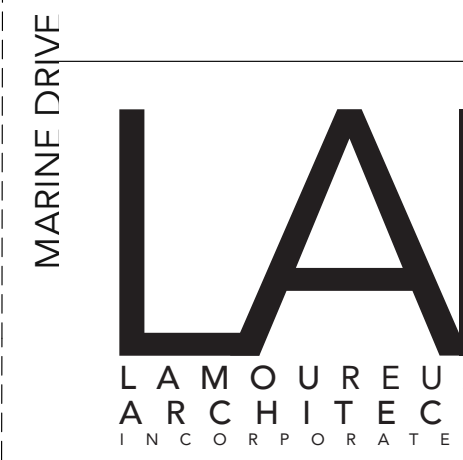
Sheet Title
LEVEL 1 PLAN

Sheet No.

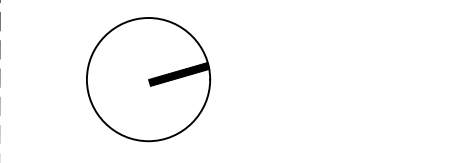


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Project
 3390 MARINE DR

3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

Drawn By: BW
 Reviewed By: BL

Date: 2022/11/17
 Scale: 1/4" = 1'-0"

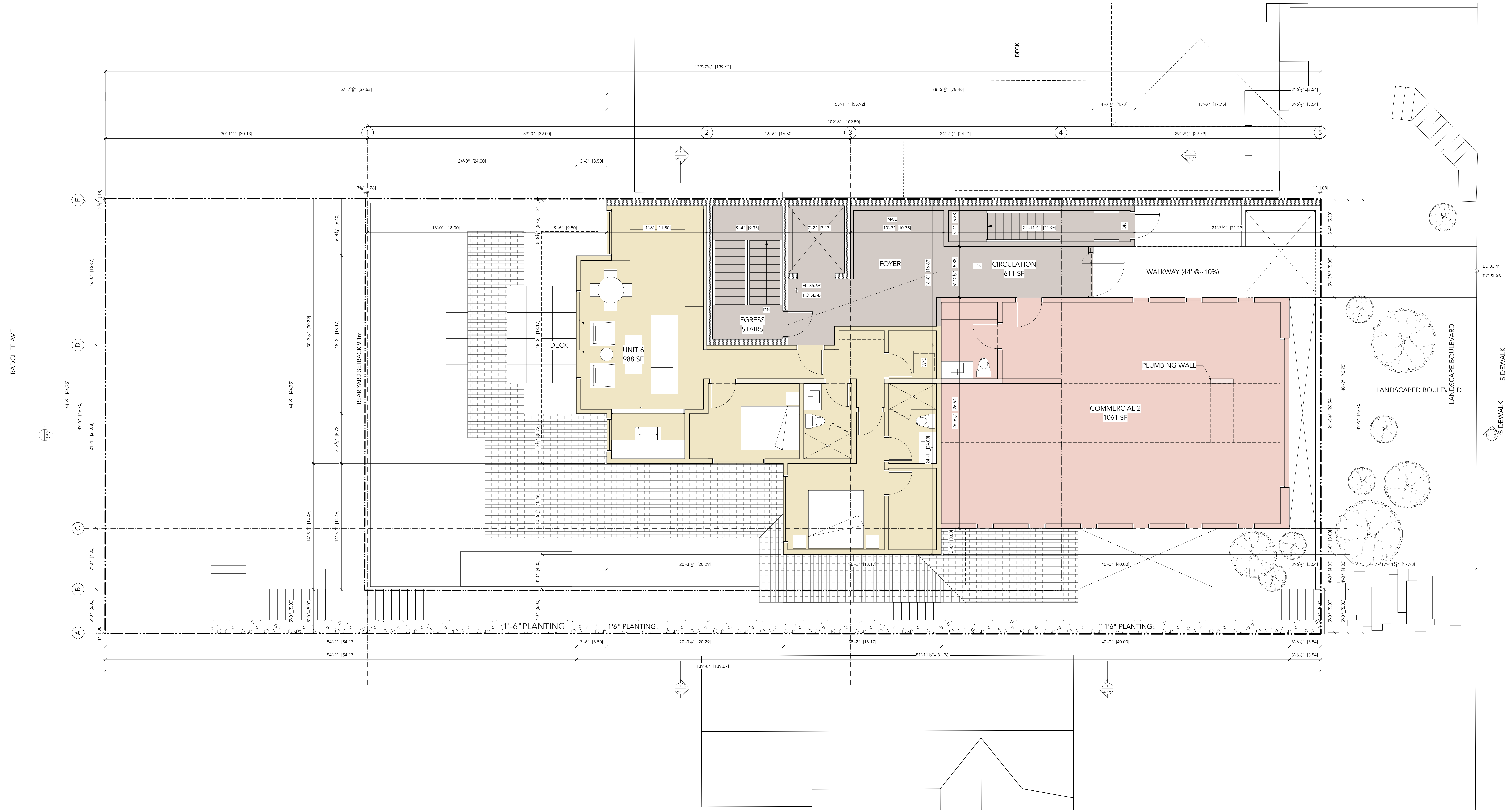
Project ID: 2110
 Phase: DP

Sheet Title

LEVEL 2 PLAN

Sheet No.

A2.3



NO.	DATE	REVISION DATA
A	22/10/05	BASELINE SUBMISSION TO DMV
NO.	DATE	ISSUE DATA

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Drawn By: JL
 Reviewed By: BL

Date: 2022/11/17
 Scale: 1/4" = 1'-0"

Project ID: 2110
 Phase: DP

Sheet Title
LEVEL 3 PLAN

Sheet No.
A2.6

RADCLIFF AVE



NO. DATE REVISION DATA

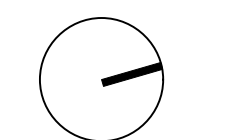
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MARINE DRIVE



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Project

3390 MARINE DR

3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

Drawn By: BW Reviewed By: BL
 Date: 2022/11/17 Scale: 1/4" = 1'-0"

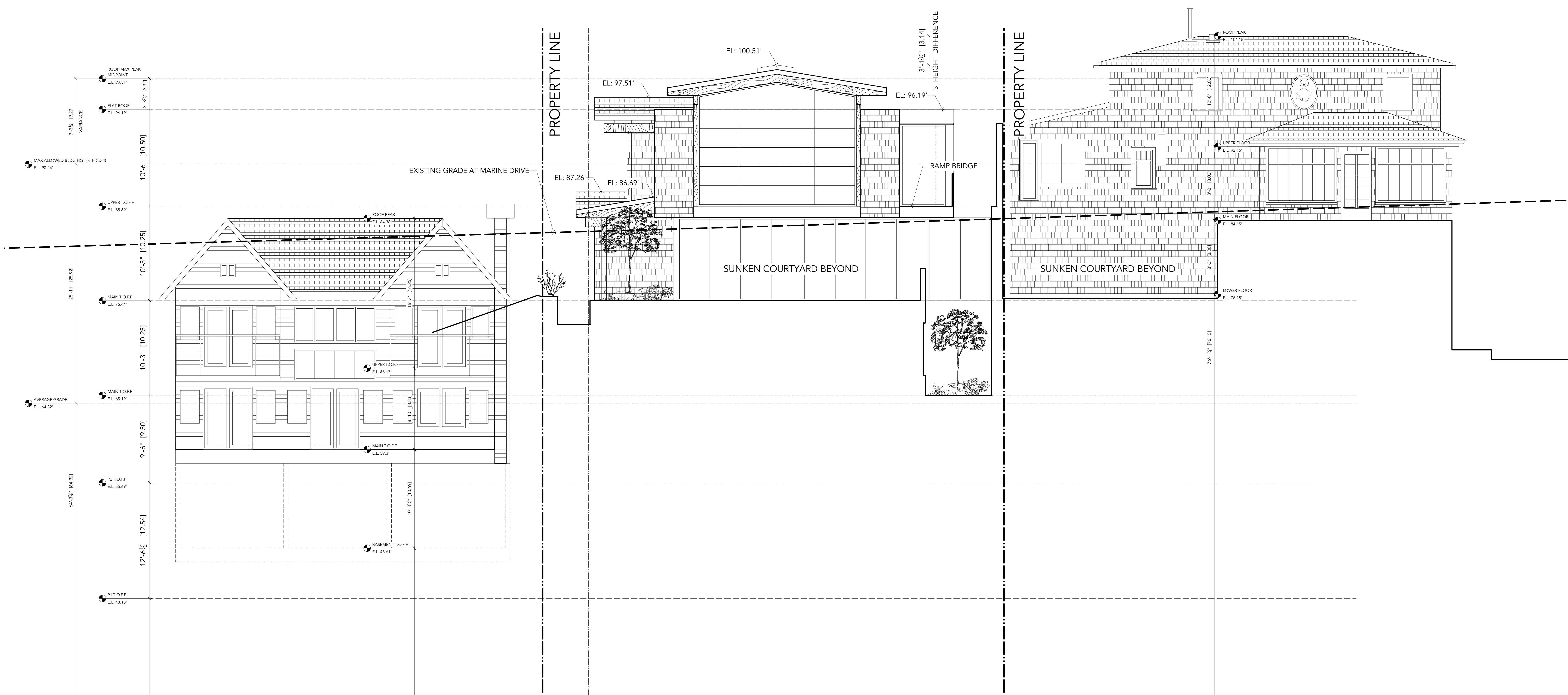
Project ID: Z110 Phase: DP

Sheet Title

ROOF PLAN

Sheet No.

A2.7



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A	22/10/05	BASELINE SUBMISSION TO DNV
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Project
3390 MARINE DR

3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

Drawn By: BW Reviewed By: BL

Date: 2022/11/17 Scale: 1/4" = 1'-0"

Project ID: 2110 Phase: DP

Sheet Title
NORTH ELEVATION

Sheet No.
A3.0



NO.	DATE	REVISION DATA
A	22/10/05	BASELINE SUBMISSION TO DAW
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Drawn By: BW
 Reviewed By: BL

Date: 2022/11/17
 Scale: 1/4" = 1'-0"

Project ID: Z110
 Phase: DP

Sheet Title
EAST ELEVATION

Sheet No.
A3.1



NO.	DATE	REVISION DATA
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		ISSUE DATA

NO.	DATE	REVISION DATA
		ISSUE DATA

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Project
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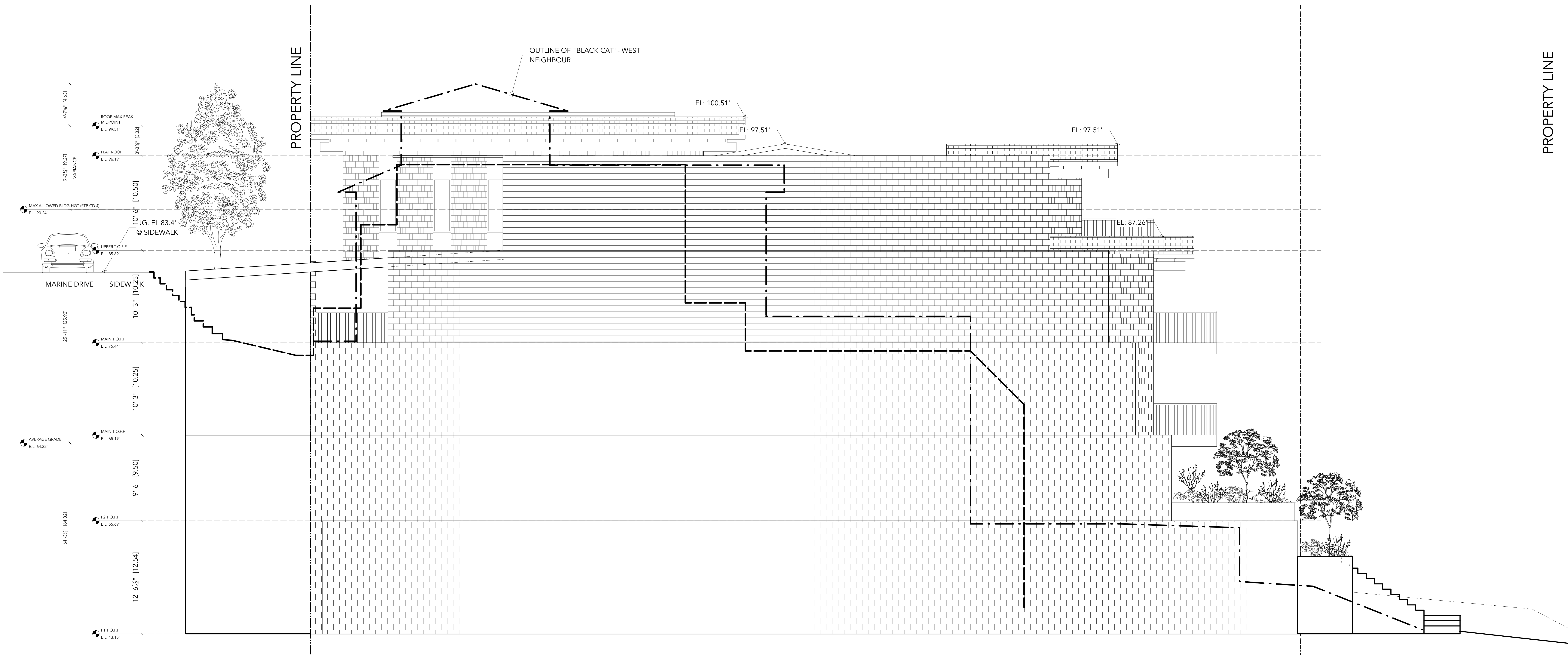
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 Reviewed By: BL

Date: 2022/11/17
 Scale: 1/4" = 1'-0"

Project ID: Z110
 Phase: DP

Sheet Title
SOUTH ELEVATION

Sheet No.
A3.2



NO.	DATE	REVISION DATA
A	22/10/05	BASELINE SUBMISSION TO DAW
		ISSUE DATA

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Project
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 3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

Drawn By: BW
 Reviewed By: BL
 Date: 2022/11/17
 Scale: 1/4" = 1'-0"

Project ID: Z110
 Phase: DP

Sheet Title: WEST ELEVATION

Sheet No.: A3.3

RADCLIFFE AVENUE

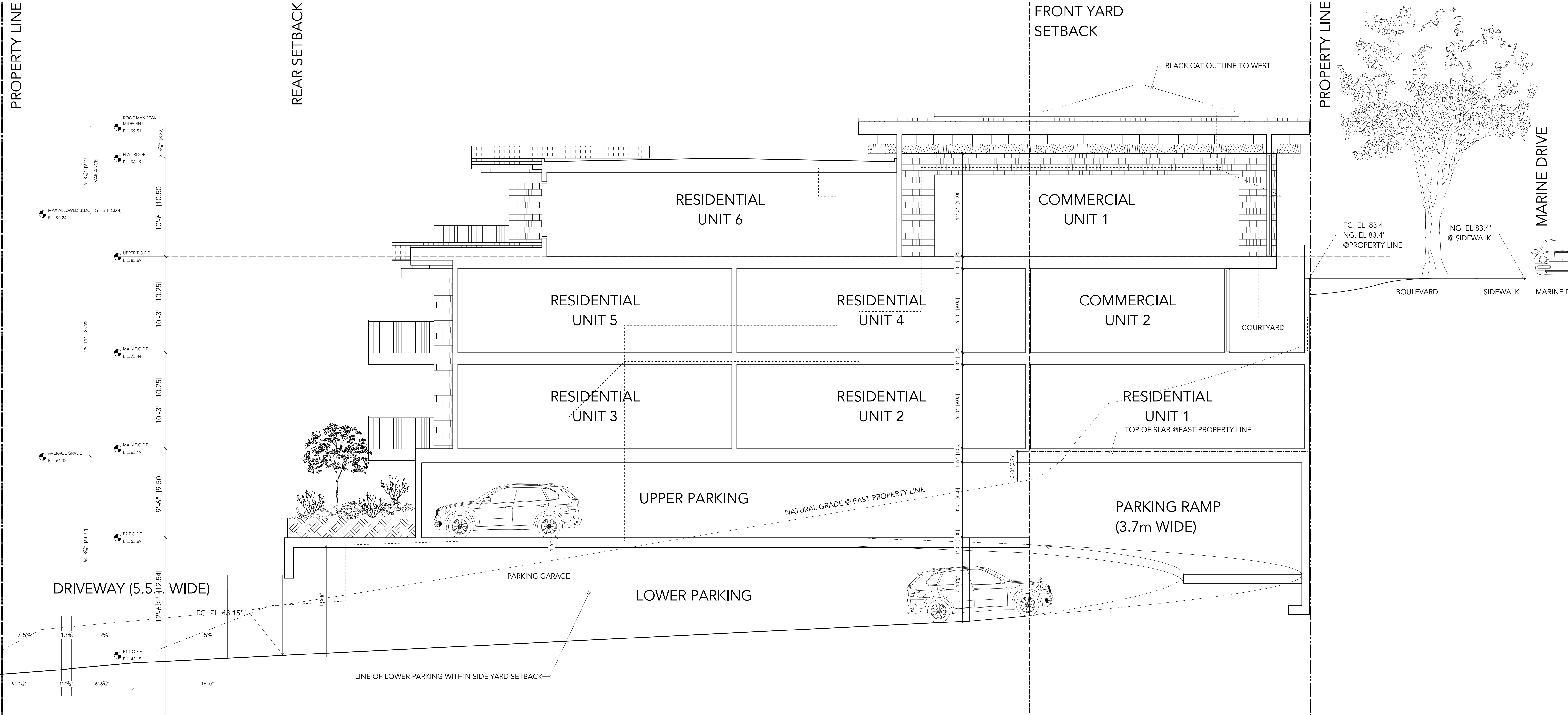
PROPERTY LINE

REAR SETBACK

FRONT YARD SETBACK

PROPERTY LINE

MARINE DRIVE



NO. DATE REVISION DATA

A 22/10/05 BASELINE SUBMISSION TO DAW
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Project

3390 MARINE DR

3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

Drawn By BW Reviewed By BL

Date 2022/11/17 Scale 1/4" = 1'-0"

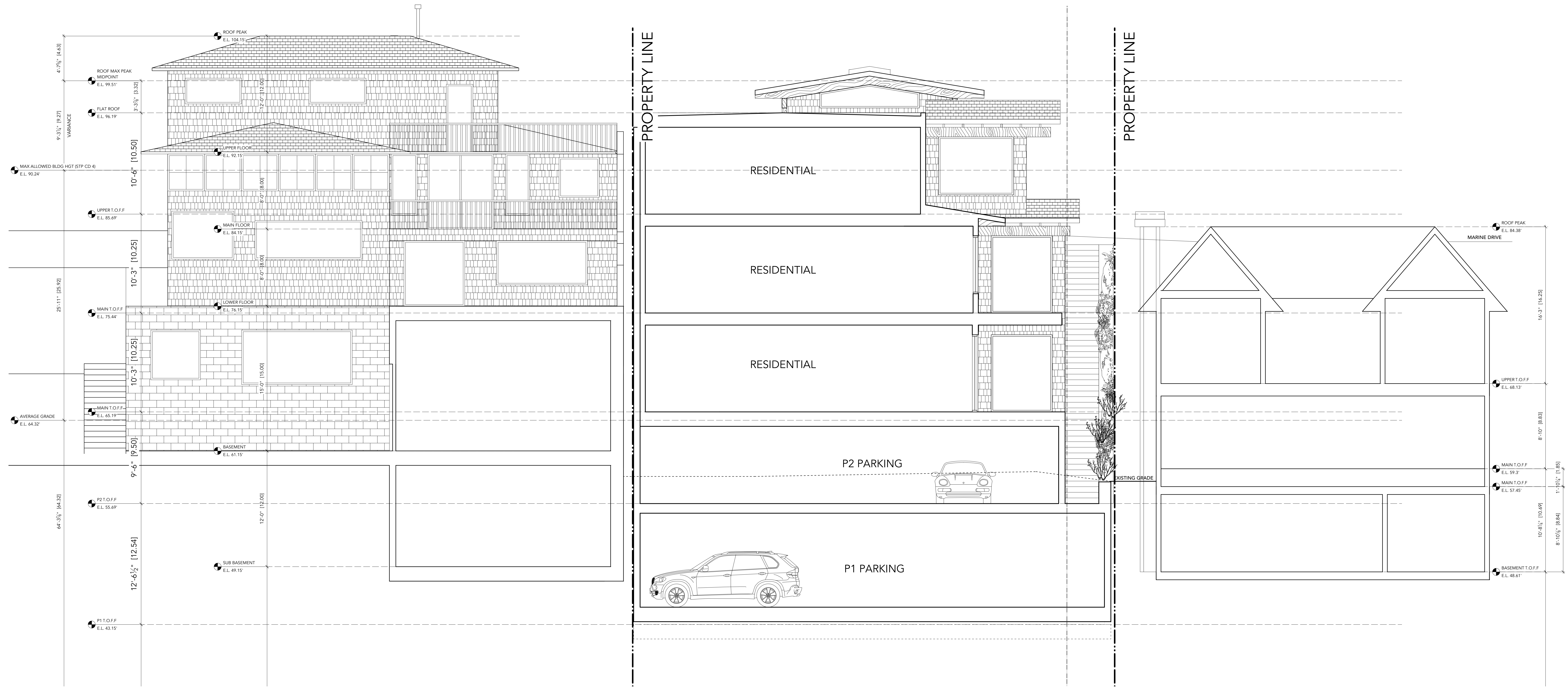
Project ID 2110 Phase DP

Sheet Title

SECTION

Sheet No.

A4.0



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A	22/10/05	BASELINE SUBMISSION TO DAW
		ISSUE DATA

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3390 MARINE DR
 3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

Drawn By: BW
 Reviewed By: BL

Date: 2022/11/17
 Scale: 1/4" = 1'-0"

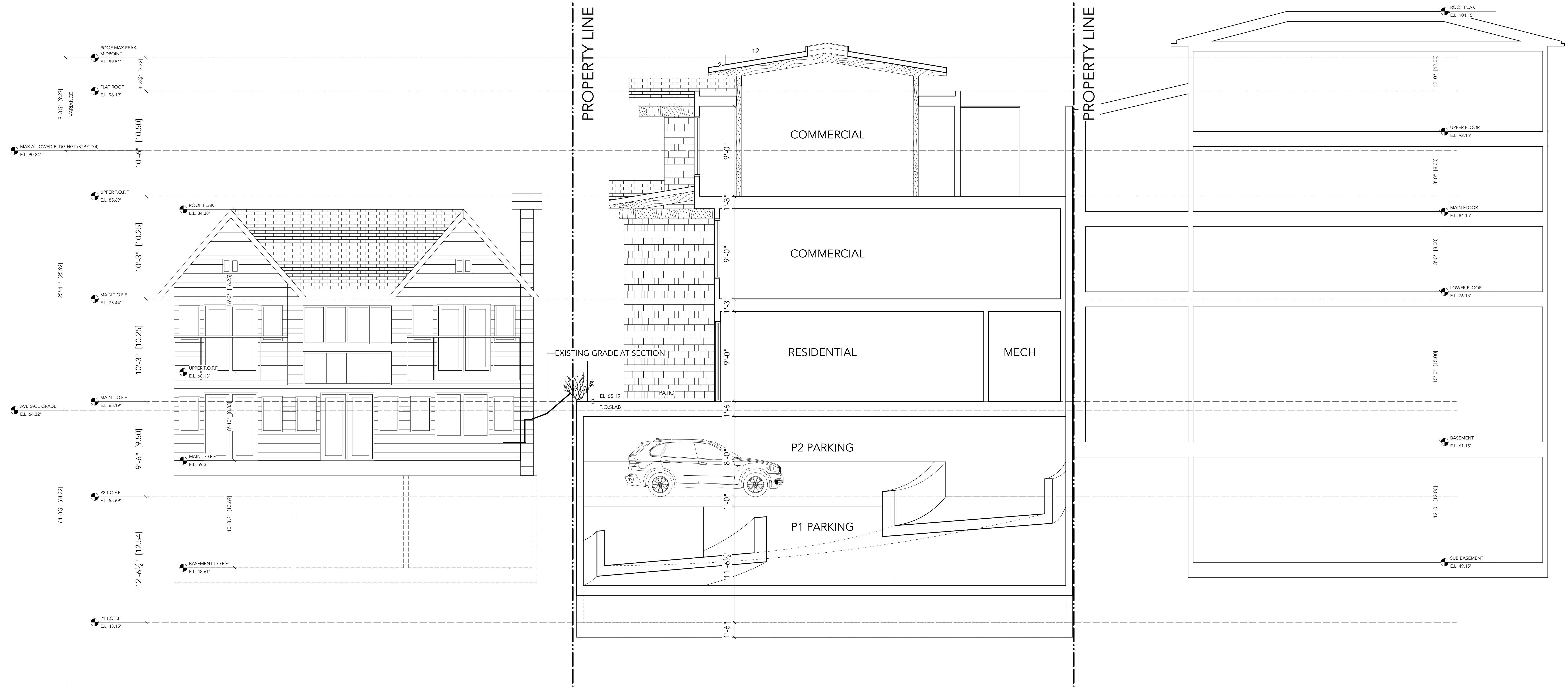
Project ID: 2110
 Phase: DP

SECTION

3389 RADCLIFFE AVENUE

3390 MARINE DRIVE

3396 MARINE DRIVE



NO.	DATE	REVISION DATA
A	22/10/05	BASELINE SUBMISSION TO DNV
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Sheet Title
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Sheet No.
A4.2