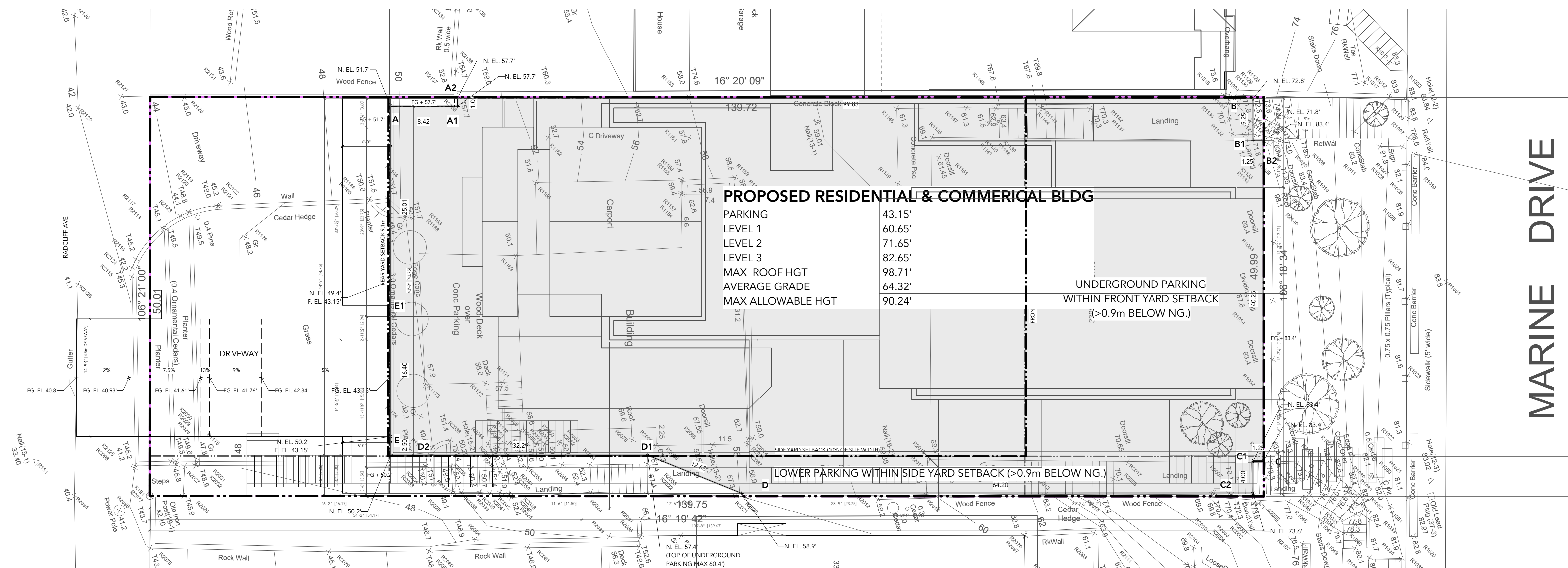




1 RENDER NTS

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, P.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		
COMMERCIAL UNIT #1	2007 sf	
TOTAL RESIDENTIAL	0 sf	0.0 sm
TOTAL COMMERCIAL	2007 sf	186.5 sm
CIRCULATION	527 sf	49.0 sm
TOTAL	2534 sf	235.4 sm

LEVEL 2		
RESIDENTIAL UNIT #4	820 sf	
RESIDENTIAL UNIT #5	1040 sf	
RESIDENTIAL UNIT #6	908 sf	
TOTAL RESIDENTIAL	2768 sf	257.2 sm
TOTAL COMMERCIAL	0 sf	0.0 sm
CIRCULATION	448 sf	41.6 sm
TOTAL	3216 sf	298.8 sm

LEVEL 1		
RESIDENTIAL UNIT #1	953 sf	
RESIDENTIAL UNIT #2	965 sf	
RESIDENTIAL UNIT #3	843 sf	
TOTAL RESIDENTIAL	2761 sf	256.5 sm
TOTAL COMMERCIAL	0 sf	0.0 sm
CIRCULATION	461 sf	42.8 sm
TOTAL	3222 sf	299.3 sm

LEVEL P1		
LOWER PARKING		EXEMPT

SUMMARY OF TOTALS		
TOTAL RESIDENTIAL	5529 sf	
TOTAL COMMERCIAL	2007 sf	
TOTAL CIRCULATION	1436.0 sf	

TOTAL FLOOR AREA	8972 sf	833.5 sm
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FLOOR AREA RATIO	1.28
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	Allowable/Required	Proposed (IMP.)	Proposed (METRIC)	
BUILDING HEIGHT	7.9 (STEP CODE 4) m	34.39'	10.48 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)

	Required	Proposed	
RESIDENTIAL PARKING OR (LESSER OF)	7536 sf / 900 sf = 7.7 stalls	6 stalls	+ 6 STACKERS BONUS = 10 TOTAL
COMMERCIAL PARKING	1 / UNIT = 6 stalls	7 stalls	
TOTAL	2007 sf / 200 sf = 10 stalls	13 stalls	19% DISCOUNT
		+ 6 stackers	25% ALTERNATIVE PARKING MEASURES
		19 total	119% TOTAL

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 =	77.00
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

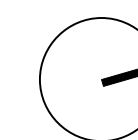
NO. DATE REVISION DATA

1	2022-11-17	PRELIMINARY PROPOSAL DWV
1	2023-01-24	REVISED PRELIMINARY PROPOSAL-DWV
A	22/10/05	BASELINE SUBMISSION TO DWV
NO.	DATE	ISSUE DATA

Consultants



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Project

3390 MARINE DR

3390 MARINE DRIVE, WEST VANCOUVER, BC V7V 1M9

Drawn By JL / BW Reviewed By BL

Date 2023/01/24 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
A	22/10/05	BASELINE SUBMISSION TO DNV
		ISSUE DATA

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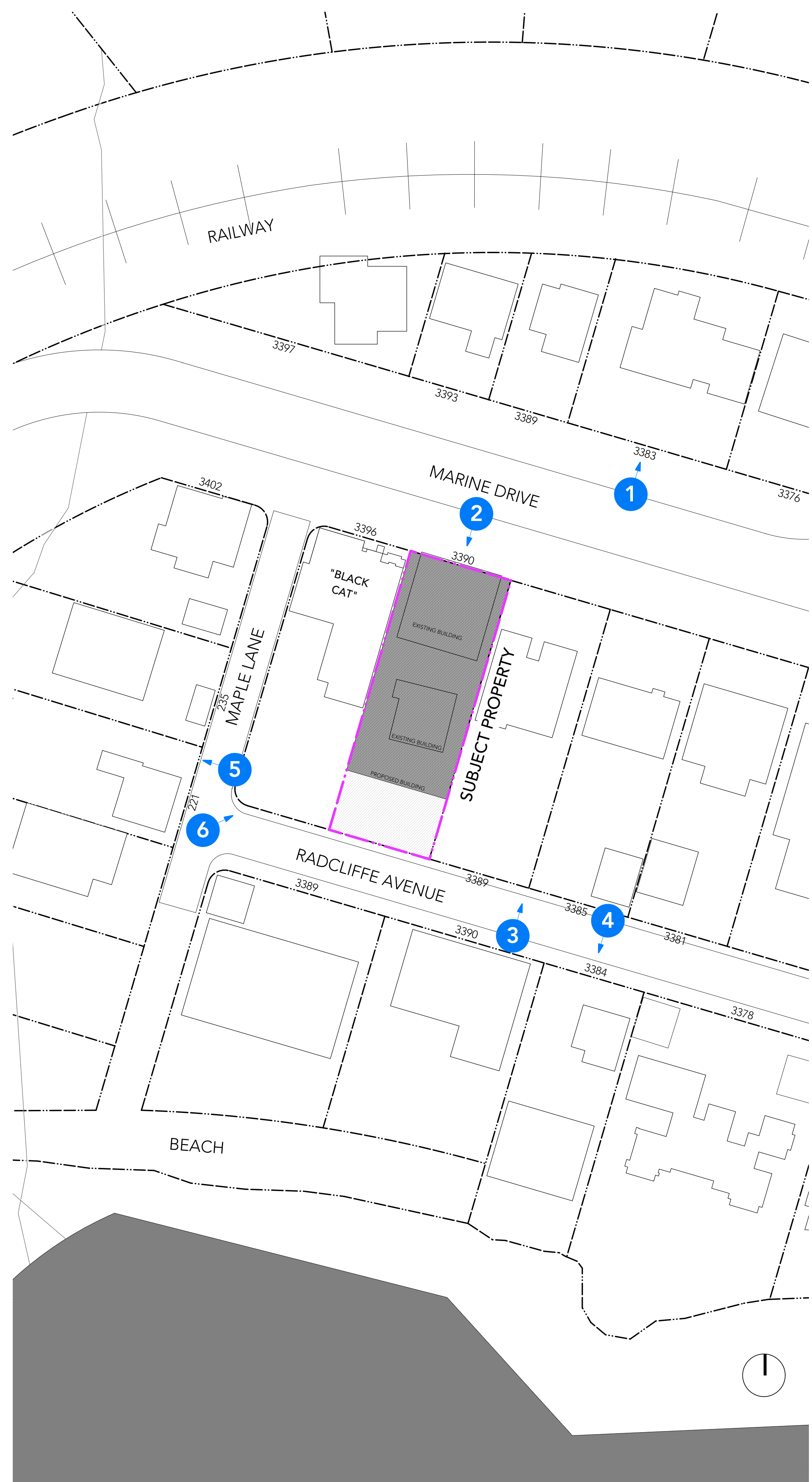
Drawn By: JUBW Reviewed By: BL

Date: 2023/01/24 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

SUBJECT PROPERTY



3 STREETScape NORTH RADCLIFF AVENUE
NTS

SOUTH ELEVATION: SUBJECT PROPERTY



4 STREETScape SOUTH RADCLIFF AVENUE
NTS



5 STREETScape EAST MAPLE LANE
NTS



6 STREETScape WEST MAPLE LANE
NTS

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

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

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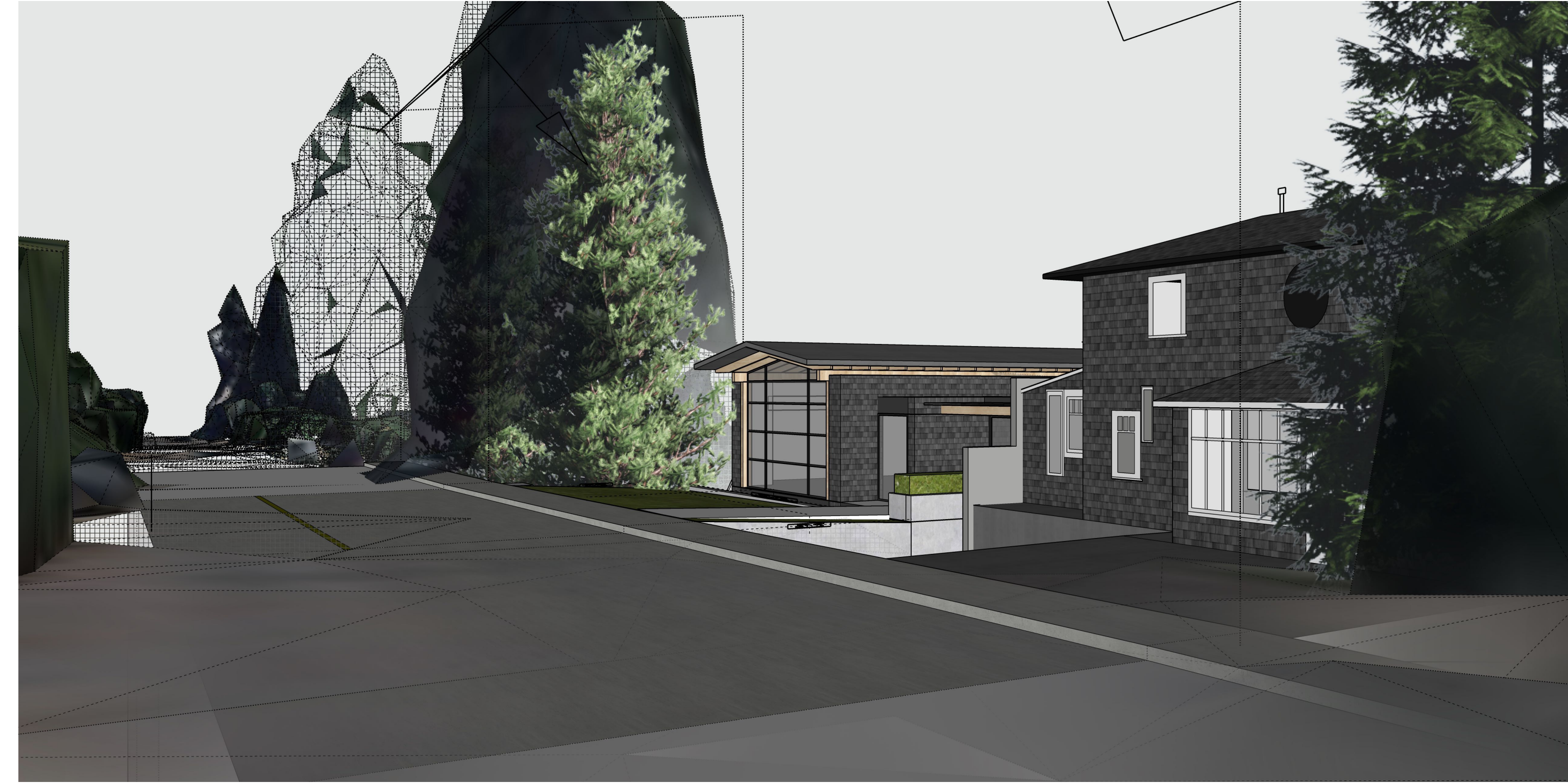
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Drawn By: BW
Reviewed By: BL
Date: 2023/01/24
Scale: 1/32" = 1'-0"
Project ID: 2110
Phase: DP

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 - DWG
A	22/10/05	BASELINE SUBMISSION TO DWG

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Project

3390 MARINE DR

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VANCOUVER, BC V7V 1M9

Drawn By	Reviewed By
BW	BL

Date	Scale
2023/01/24	NTS

Project ID	Phase
Z110	DP

Sheet Title

IN SITU PERSPECTIVES

Sheet No.

A0.5