

**CLARKE
REZONING**

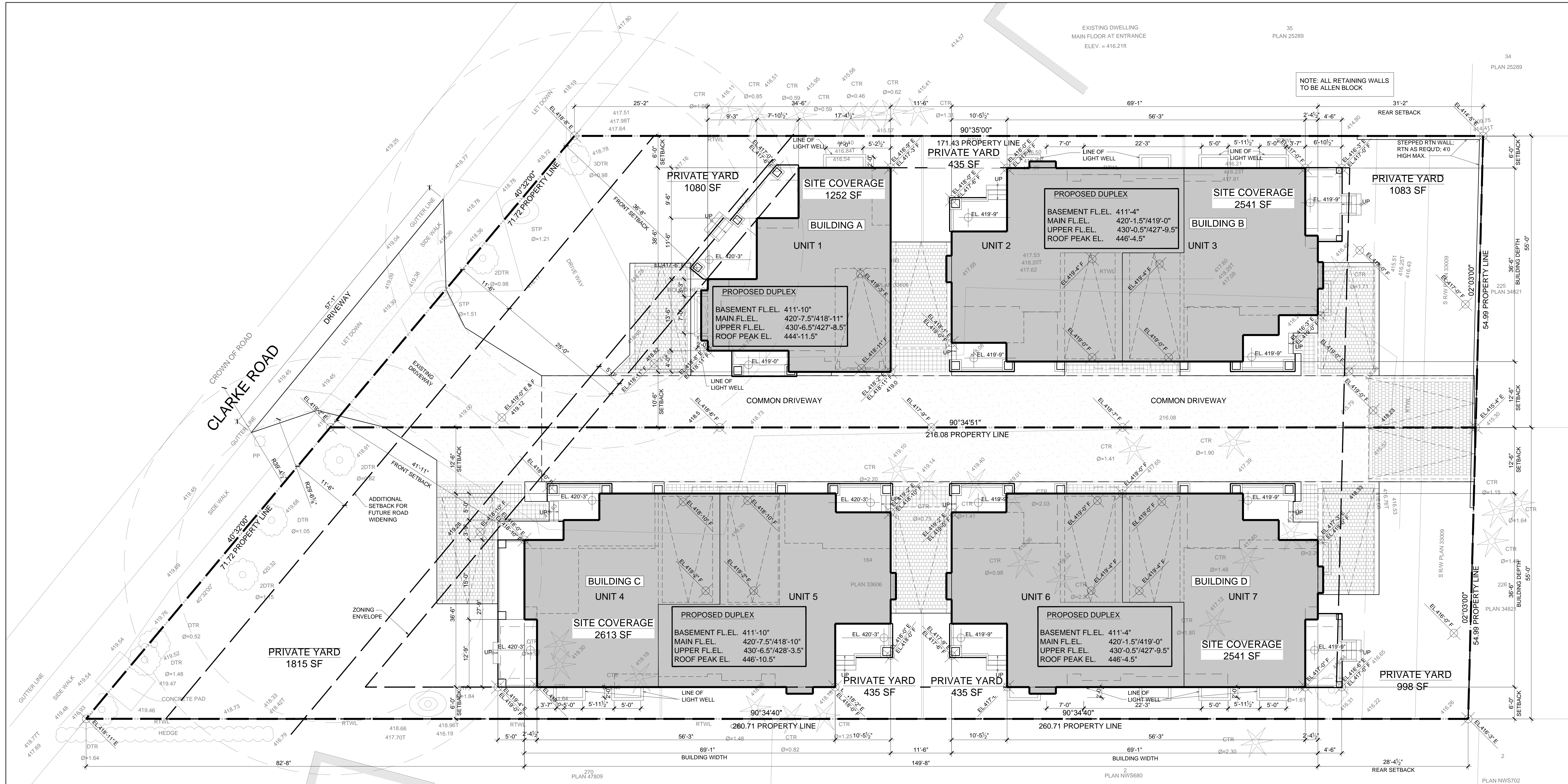
ADDRESS:
796 & 798 CLARKE RD.
& 794 & 792 CLARKE RD.
COQUITLAM, BC
ZONE RT3

LEGAL DESCRIPTION:

LOT 164 & LOT 163
DISTRICT LOT 367
GROUP 1, NWD
PLAN 33606
NEW WESTMINSTER DISTRICT.

LOT 164 P.I.D 006-394-633
LOT 163 P.I.D 006-394-625

No.	Date	Revision
1	14/10/11	ISSUED FOR DP
2	25/01/12	REV. FOR DP
3	14/03/12	REV. FOR DP
4	10/04/12	REV. FOR DP



ADDRESS		ZONING REQUIREMENTS						ADDRESS		ZONING REQUIREMENTS						
796 & 798 CLARKE RD, COQUITLAM, BC		LAND ZONED	54.99" X 171.43' / 216.08'	FROM RT1 TO RT3	SET BACKS	PERMITTED	PROPOSED	792 & 794 CLARKE RD, COQUITLAM, BC		LAND ZONED	54.99" X 216.08'/260.71'	FROM RT1 TO RT3	SET BACKS	PERMITTED	PROPOSED	
ZONE RT1 REZONED TO RT3		SITE COVERAGE	PERMITTED	PROPOSED	-FRONT YARD	24.93' (7.6M)	36.6'	ZONE RT1 REZONED TO RT3		SITE COVERAGE	PERMITTED	PROPOSED	-FRONT YARD	24.93' (7.6M)	41.9'	
LEGAL DESCRIPTION		-BUILDING	.5 X 10649 SF= 5324.5 SF	3793 SF	-SIDE YARD	6.0'	6.0'/12.5'	LEGAL DESCRIPTION		-BUILDING	.5 X 13104 SF= 6552 SF	5154 SF	-SIDE YARD	6.0'	6.0'/12.5'	
LOT 163		FLOOR AREA RATIO	PERMITTED	PROPOSED	-FLANKING SIDE	NA	NA	LOT 164		FLOOR AREA RATIO	PERMITTED	PROPOSED	-FLANKING SIDE	NA	NA	
BL 367		-PERMITTED	.75 X 10649 SF= 7986 SF	7986 SF	-REAR YARD	24.93' (7.6M)	31.2'	BL 367		-PERMITTED	.75 X 13104 SF= 9212 SF	9828 SF	-REAR YARD	24.93' (7.6M)	28.37'	
DL 1, NWD		-PROPOSED		7942 SF	BUILDING HEIGHTS	PERMITTED	PROPOSED	DL 1, NWD		-PROPOSED		9804 SF	BUILDING HEIGHTS	PERMITTED	PROPOSED	
PLAN LMP 33606		BLD. "A"	1000 SF	2230 SF	3230 SF	-BUILDING	36.0' (2 STOREYS)	28.5' (2 STOREYS)	PLAN LMP 33606		BLD. "C"	2230 SF	2230 SF	4460 SF	28.87' (2 STOREYS)	
P.I.D. 006-334-625		-UPPER FLOOR	782 SF	1645 SF	2427 SF	PARKING	REQUIRED	PROPOSED	P.I.D. 006-334-633		-UPPER FLOOR	1645 SF	1645 SF	3290 SF	PARKING	REQUIRED
		-BASEMENT	740 SF	1545 SF	1711 SF	1.5 STALLS / UNIT = 4.5	8 STALLS @ 9.5' X 20'	8 STALLS @ 9.5' X 20'			-BASEMENT	509 SF	1545 SF	1447 SF	OUTDOOR SPACE	REQUIRED
		TOTAL	2522 SF	5420 SF	7942 SF	OUTDOOR SPACE	REQUIRED	398 SF			TOTAL	4384 SF	5420 SF	9804 SF	398 SF	PROPOSED
																UNIT 4: 1815 SF
																UNIT 5: 435 SF
																UNIT 6: 435 SF
																UNIT 7: 998 SF

1 SITE PLAN
Scale: 1/8" = 1'-0"

All ideas, designs and plans indicated or represented by this art are owned by and remain the property of the designer. No part shall be used or disclosed to anyone without permission of the designer.

Title
SITE PLAN AND CALC.

Date
APRIL 10TH, 2012

Scale
AS SHOWN

Drawing No.
A1