

SITE PLAN

SCALE: 1/4"=1'-0" [1:48]

DATA

SITE AREA AND ZONING

LOT AREA: 1,476.81 SQ.FT. [137.20M²]
ZONING: COMPREHENSIVE DEVELOPMENT ZONE 5 (CD-5)
LEGAL DESCRIPTION

LOT 3 SECTION 12 TOWNSHIP 4 RANGE 29 MERIDIAN 6 NEW WESTMINSTER
DISTRICT PLAN NWP5519 MERIDIAN W6 PID 011-150-491
CIVIC ADDRESS
750 HARRISON HOT SPRINGS ROAD, HARRISON HOT SPRINGS, B.C., CANADA V0M 1K0

PRINCIPAL BUILDING SITE COVERAGE

MAX. SITE COVERAGE REQUIRED CALC:

LOT AREA: 1,476.81 SQ.FT. [137.20M²]
K₁50 = 738.41 SQ.FT. [68.60M²]
(NOTE: F.S.R. NOT REQUIRED. SITE COVERAGE APPLIES: 738.41 SQ.FT. [68.60M²])

MAX. PROPOSED FLOOR SPACE RATIO

FIRST FLOOR: 457.30 SQ.FT.
SECOND FLOOR: 642.76 SQ.FT.
TOTAL F.S.R. PROPOSED: 1,100.06 SQ.FT.

SITE COVERAGE

SITE COVERAGE REQUIRED: 50% = 738.41 SQ.FT. [68.60M²]
SITE COVERAGE PROPOSED: 49% = 723.94 SQ.FT. [67.26M²]

SETBACKS

FRONT YARD: SOUTH 8'-8-3/4" [2.00M] | REAR YARD: NORTH 11'-5-3/4" [3.50M]
LEFT YARD: WEST 3'-11-1/4" [1.2M] | RIGHT YARD: EAST 3'-11-1/4" [1.2M]

DECK AREA

DECK AREA PROPOSED 00.00 SQ.FT.

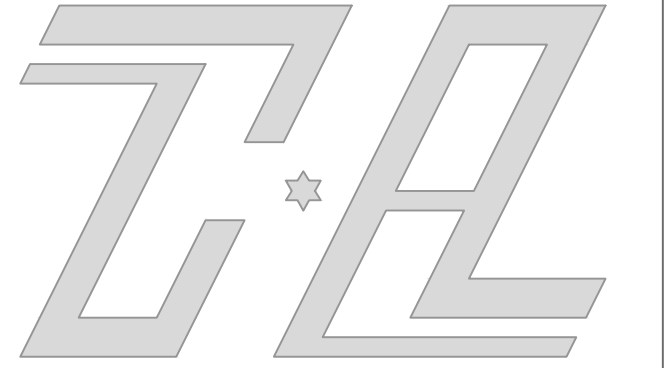
GARAGE CALCULATION

GARAGE REQUIRED 00.00 SQ.FT.
SINGLE GARAGE PROP. 224.72 SQ.FT.

PRINCIPAL BUILDING HEIGHT

PRINCIPAL BUILDING
PRINCIPAL BUILDING REQUIRED = 24'-7-3/8" [7.50M]
PRINCIPAL BUILDING PROPOSED 0.00' [0.00M]



REV.		REVISION DATE
0		
REMARKS		
CRUZ & ASSOCIATES  A Division Of Andesur Development Corporation		
INTERNATIONAL DESIGN & PLANNING CONSULTANTS GREATER VANCOUVER, B.C. CANADA TEL: 604-365-3296 luisjr@andesurdevelopment.com www.andesurdevelopment.com		
DRAWING NAME 750 HARRISON HOT SPRINGS ROAD, HARRISON HOT SPRINGS, B.C., CANADA V0M 1K0 SITE PLAN (LOT3)		
PROJECT NAME 0926935 BC LTD.		
DESIGNED BY	LUIS CRUZ	
DRAWN BY	LJRCM/LC	
SUBMISSION DATE	06 APR 2018	
SCALE	1/4"=1'-0" [1:48]	
START DATE, DRAWING & SET No.	17-12-2017- 81637 / 1 OF 15	REV. # 0

FILE NAME: 0926935 BC LTD.