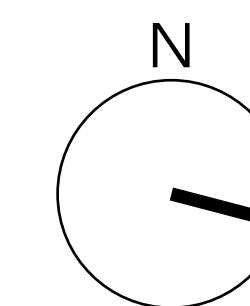


# FOLKESTONE WAY

October 6, 2021  
 PRELIMINARY DEVELOPMENT PROPOSAL



**SITE**  
 CIVIC ADDRESS 2229 Folkestone Way, West Vancouver  
 LEGAL DESCRIPTION Lot 3, Block 17, District Lot 783, Plan 15565  
 PROPERTY ID (PID) 007-649-908



3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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 ALL PRINTS TO BE RETURNED.  
 THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MALLEN ARCHITECTURE INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**COVER SHEET**

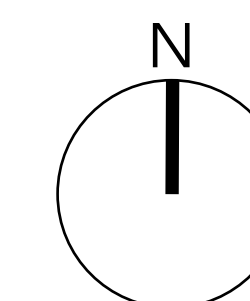
PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021
DRAWING NO.	ASK-01	SCALE	AS NOTED
		Scale	
		REVISION	



# CONTEXT PLAN



CONTEXT PLAN - ADJACENT STREETS AND SURROUNDING RESIDENTIAL USE



REV	DATE	DESCRIPTION	DRAWN	PM
3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ

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PROJECT:

**FOLKESTONE WAY**

2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:

**CONTEXT PLAN**

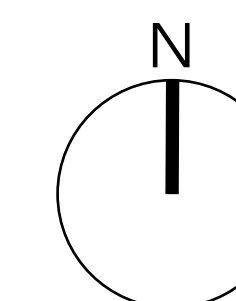
PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021	SCALE	AS NOTED	Scale	
DRAWING NO.	ASK-02	REVISION					





2229 Folkestone Way

CONTEXT - EXISTING SITE



3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ

REV	DATE	DESCRIPTION	DRAWN	PM
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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

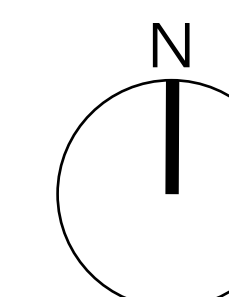
SHEET TITLE:  
**EXISTING SITE**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021	
		SCALE	AS NOTED	Scale
DRAWING NO.	ASK-03			REVISION





CONTEXT - EXISTING SITE & NEIGHBOURING PROPERTIES



3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**EXISTING SITE & NEIGHBOURING PROPERTIES**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021
DRAWING NO.	ASK-04	SCALE	AS NOTED
		Scale	
		REVISION	



CIVIC ADDRESS 2229 Folkestone Way, West Vancouver  
 LEGAL DESCRIPTION Lot 3, Block 17, District Lot 783, Plan 15565  
 PROPERTY ID (PID) 007-649-908

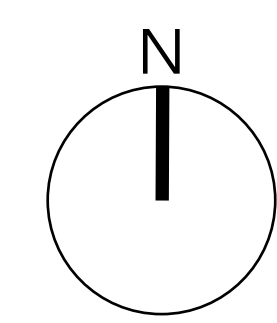
ZONING existing zoning

	<b>EXISTING</b>		<b>PROPOSED</b>	
	Restaurant	TOTAL SITE	Restaurant	Townhomes
GROSS AREA	16,805 s.f.	60,033 s.f.	4,500 s.f.	27,000 s.f.
BUILDING FOOTPRINT	9637 s.f.		4,500 s.f.	9,000 s.f.
TOTAL FSR	0.28		0.53 (restaurant + townhomes)	
TOTAL SITE COVERAGE	16.1%		22.5% (restaurant + townhomes)	
STOREY NO.	2 storeys		1 storey	3 storeys
BUILDING HEIGHT	22' - 34'		26'	20' - 34'
PARKING	63 stalls		38 stalls	20 stalls



1 EXISTING SITE PLAN  
 1 : 250

NOTE: DRAWING INCLUDED FOR REFERENCE, REQUIRED SCALE (1/8" = 1-0') SITE PLANS INCLUDED IN SUBMISSION PACKAGE



3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**EXISTING SITE PLAN**

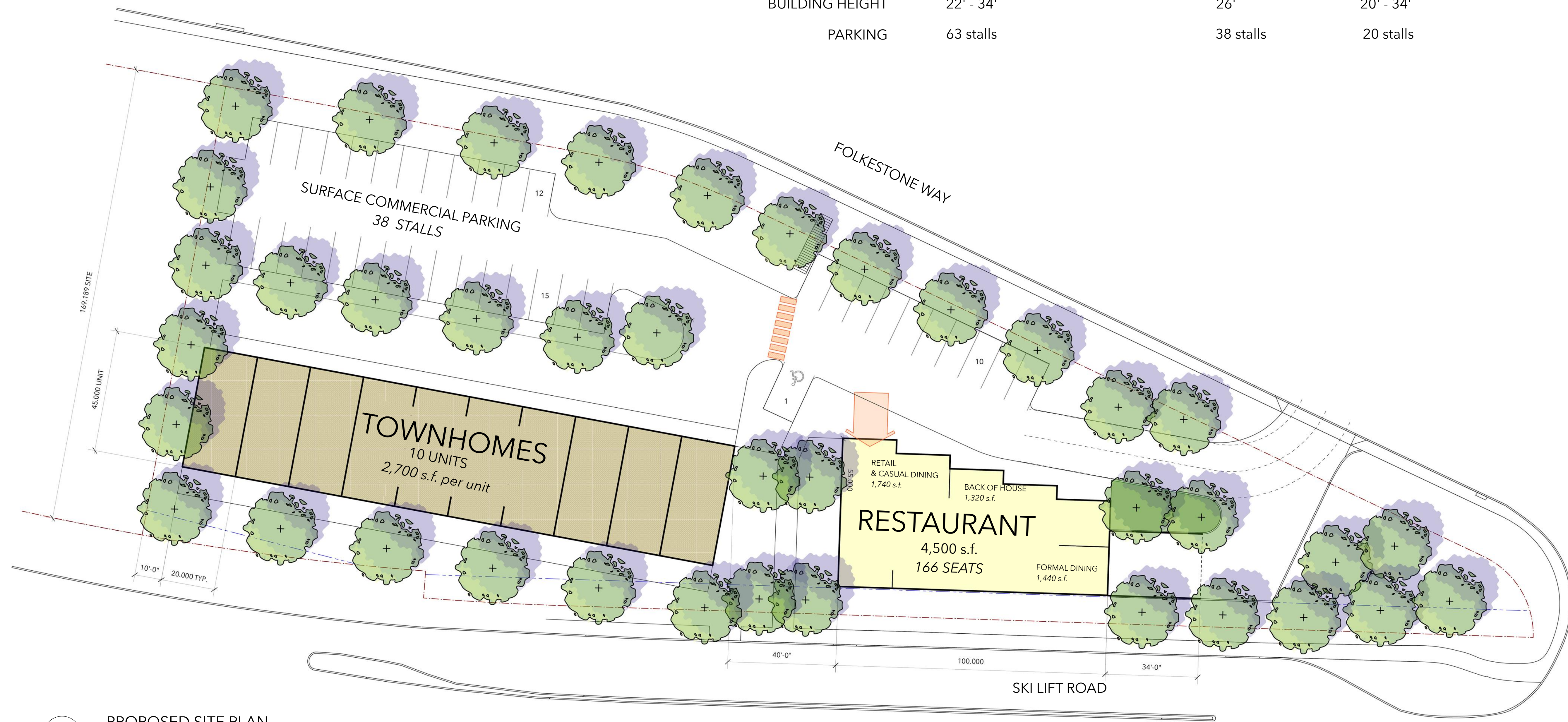
PROJECT NO.	21050	SCALE	AS NOTED	Scale
PROJECT NO.	21050	SCALE	AS NOTED	Scale
DRAWING NO.	ASK-05	REVISION		



CIVIC ADDRESS 2229 Folkestone Way, West Vancouver  
 LEGAL DESCRIPTION Lot 3, Block 17, District Lot 783, Plan 15565  
 PROPERTY ID (PID) 007-649-908

ZONING existing zoning

	<b>EXISTING</b>		<b>PROPOSED</b>	
	<i>Restaurant</i>	<i>TOTAL SITE</i>	<i>Restaurant</i>	<i>Townhomes</i>
GROSS AREA	16,805 s.f.	60,033 s.f.	4,500 s.f.	27,000 s.f.
BUILDING FOOTPRINT	9637 s.f.		4,500 s.f.	9,000 s.f.
TOTAL FSR	0.28		0.53 (restaurant + townhomes)	
TOTAL SITE COVERAGE	16.1%		22.5% (restaurant + townhomes)	
STOREY NO.	2 storeys		1 storey	3 storeys
BUILDING HEIGHT	22' - 34'		26'	20' - 34'
PARKING	63 stalls		38 stalls	20 stalls



2 PROPOSED SITE PLAN  
 1 : 250

NOTE: DRAWING INCLUDED FOR REFERENCE, REQUIRED SCALE (1/8" = 1-0') SITE PLANS INCLUDED IN SUBMISSION PACKAGE

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**PROPOSED SITE PLAN**

PROJECT NO.	21050	DATE	OCTOBER 6, 2021
DRAWING NO.	ASK-06	SCALE	AS NOTED
		Scale	
		REVISION	





EXISTING SOUTH EAST VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:

**FOLKESTONE WAY**

2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:

**VIEWS - SOUTH EAST - EXISTING BUILDING**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021
DRAWING NO.	ASK-07	SCALE	AS NOTED
		Scale	
		REVISION	





PROPOSED SOUTH EAST VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**VIEWS - SOUTH EAST - PROPOSED BUILDING**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021
DRAWING NO.	ASK-08	SCALE	AS NOTED
		Scale	
		REVISION	





EXISTING SOUTH VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**VIEWS - SOUTH - EXISTING BUILDING**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021
DRAWING NO.	ASK-09	SCALE	AS NOTED
		Scale	
		REVISION	





PROPOSED SOUTH VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**VIEWS - SOUTH -  
 PROPOSED  
 BUILDING**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021
DRAWING NO.	ASK-10	SCALE	AS NOTED
		Scale	
		REVISION	





EXISTING SOUTH WEST VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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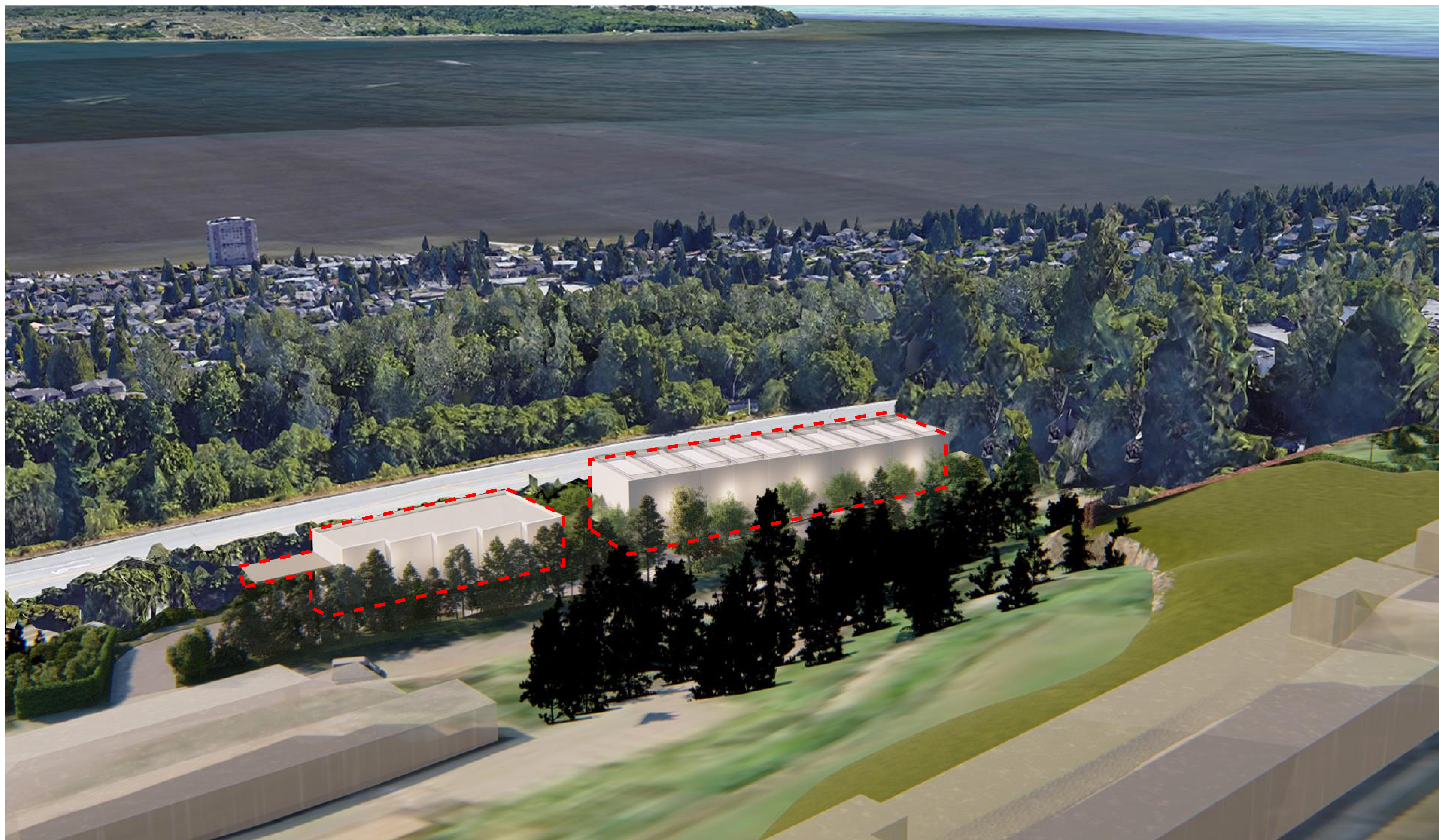
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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**VIEWS - SOUTH WEST - EXISTING BUILDING**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021	
		SCALE	AS NOTED	Scale
DRAWING NO.	ASK-11	REVISION		





PROPOSED SOUTH WEST VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**VIEWS - SOUTH WEST - PROPOSED BUILDING**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021
DRAWING NO.	ASK-12	SCALE	AS NOTED
		Scale	
		REVISION	





EXISTING WEST VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**VIEWS - WEST - EXISTING BUILDING**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021	
DRAWING NO.	ASK-13	SCALE	AS NOTED	Scale
				REVISION





PROPOSED WEST VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:  
**FOLKESTONE WAY**  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

SHEET TITLE:  
**VIEWS - WEST - PROPOSED BUILDING**

PROJECT NO.	21050	PLOT DATE	OCTOBER 6, 2021	
DRAWING NO.	ASK-14	SCALE	AS NOTED	Scale
				REVISION