

**BASEMENT**

Gross Floor Area: 2,280.6 m<sup>2</sup>  
F.A.R. 0.0 m<sup>2</sup>

**MAIN FLOOR**

Gross Floor Area: 1,770.9 m<sup>2</sup>  
F.A.R. 843.7 m<sup>2</sup>

**2ND FLOOR**

Gross Floor Area: 1,692.1 m<sup>2</sup>  
F.A.R. 1,686.5 m<sup>2</sup>

**3RD FLOOR**

Gross Floor Area: 1,663.1 m<sup>2</sup>  
F.A.R. 1,663.1 m<sup>2</sup>

**MEZZ./GAZEBO**

Gross Floor Area: 164.2 m<sup>2</sup>  
F.A.R. 0.0 m<sup>2</sup>

**FAR Calculations**



67.0 m<sup>2</sup>

Not included in FAR

67.0 m<sup>2</sup>

Included in FAR

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Client  
**Unicare Management Inc.**  
207-828 Harbourside Drive, North Vancouver, BC

Project  
**INGLEWOOD CARE CENTRE**  
Proposed Addition  
725 Inglewood Avenue, West Vancouver, BC

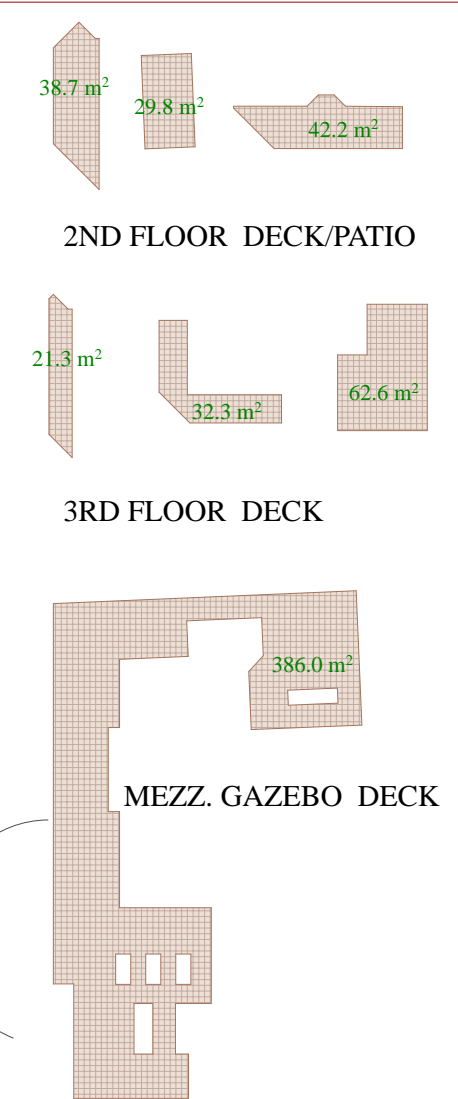
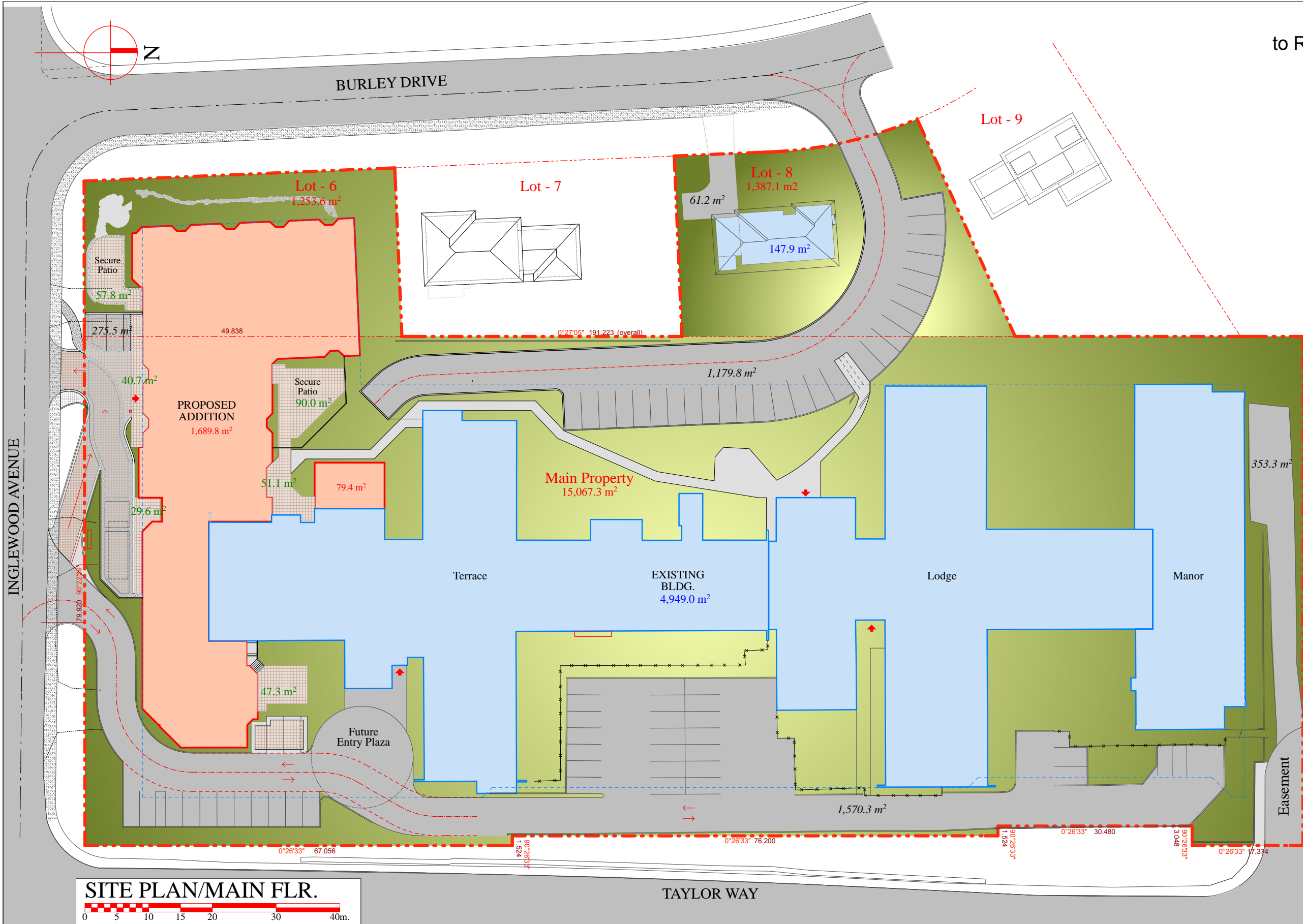
Sheet Title  
**FAR Calculations**

NOTE: The landscape drawings govern for hard and soft landscaping features.

Scale:	Date:	Job.No.
1:300/1:600 m.	15 NOV. 2016	13-400
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APPENDIX 'B'  
 to RTC dated January 23, 2017  
 USEABLE OPEN SPACE  
 CALCULATIONS

Total Lot Area:		
Main Property	=	15,067.3 m <sup>2</sup>
Lot 6	=	1,253.6 m <sup>2</sup>
Lot 8	=	1,387.1 m <sup>2</sup>
Total	=	17,708.0 m <sup>2</sup>
Less: Bldg. Footprint		
Existing	=	(4,949.0 m <sup>2</sup> )
House	=	(147.9 m <sup>2</sup> )
Proposed	=	(1,689.8 m <sup>2</sup> )
Total	=	(6,786.7 m <sup>2</sup> )
Parking/Driveway		
275.5 + 809.9 +		
1,179.8 + 61.2 +		
1570.3 + 353.3 =		(4,250.0 m <sup>2</sup> )
Total	=	(11,036.7 m <sup>2</sup> )
Plus: Balconies/Decks		
Main: 57.8 + 40.7 + 29.6 +		
90.0 + 51.1 + 47.3 +		
2nd: 38.7 + 29.8 + 42.2 +		
3rd: 21.3 + 32.3 + 62.6 +		
Mezz.: 386.0		
Total	=	929.4 m <sup>2</sup>
<b>Total useable open spaces:</b>		<b>7,600.7 m<sup>2</sup></b>



SITE PLAN/MAIN FLR.



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Project  
**INGLEWOOD CARE CENTRE**  
 Proposed Addition  
 725 Inglewood Avenue, West Vancouver, BC

Sheet Title  
**OPEN SPACE CALCULATIONS**

NOTE: The landscape drawings govern for hard and soft landscaping features.

Scale:	Date:	Job.No.
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- Property Line
- Setback line
- Contour Line
- Natural Grade (Spot Level)
- Proposed Finished Grade
- Floor Level

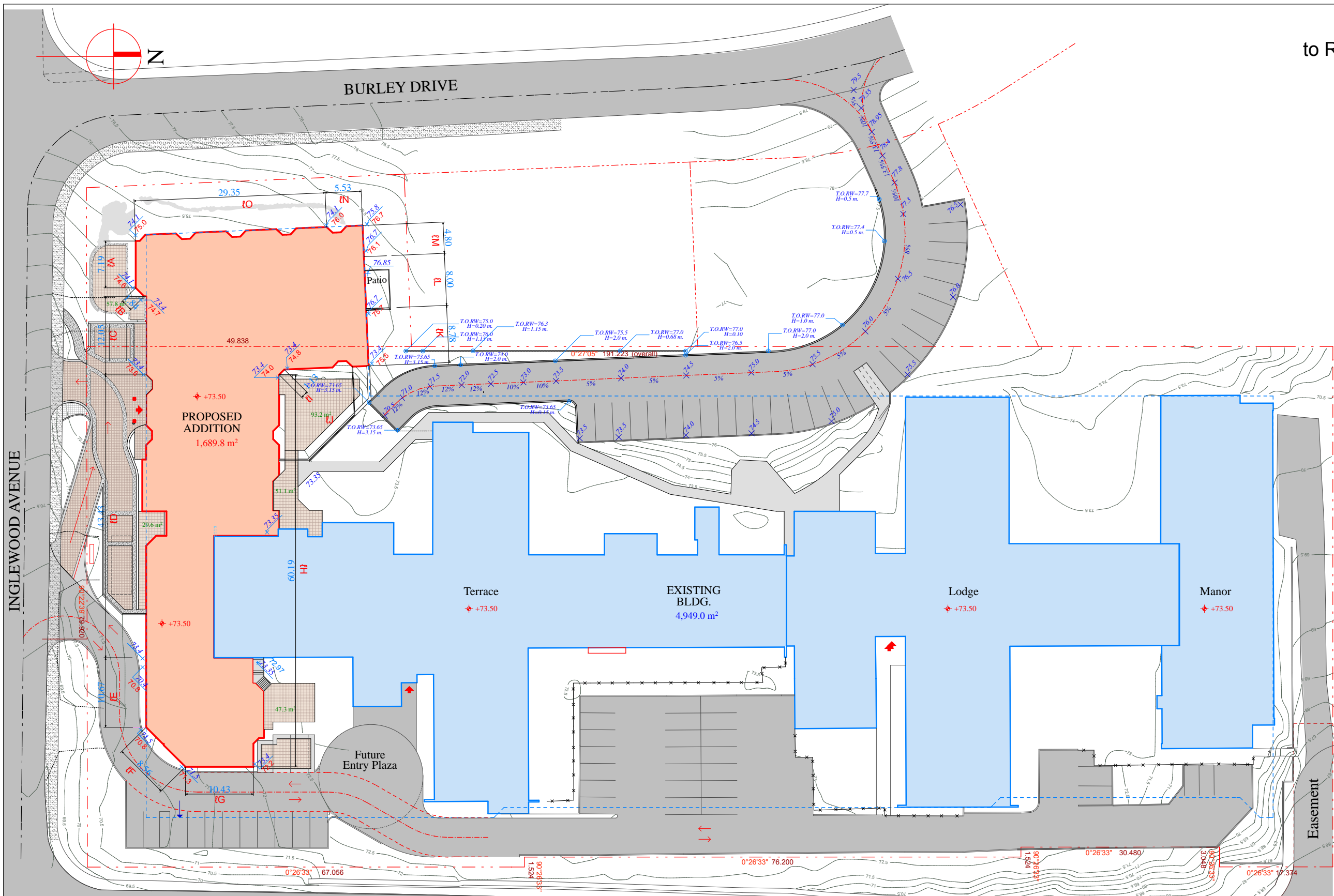
**INGLEWOOD ADDITION GRADING DATA**  
30 September 2015

**Average Natural Grade**

Wall	Grade (m) x Length (m)=	Y
A	75.0+ 74.6/2= 74.8x 7.19=	537.81
B	74.6+ 74.7/2= 74.6x 1.84=	137.26
C	74.7+ 73.6/2= 74.1x 12.05=	892.90
D	73.6+ 70.8/2= 72.2x 43.43=	3135.64
E	70.8+ 70.8/2= 70.8x 10.67=	755.43
F	70.8+ 71.3/2= 71.0x 8.56=	607.76
G	71.3+ 72.2/2= 71.7x 10.43=	747.83
H	72.2+ 74.0/2= 73.1x 60.19=	4399.88
I	74.0+ 74.8/2= 74.4x 1.13=	84.07
J	74.8+ 75.5/2= 75.1x 12.94=	971.79
K	75.5+ 75.7/2= 75.6x 8.78=	663.76
L	75.7+ 76.1/2= 75.9x 8.00=	607.20
M	76.1+ 76.72= 76.4x 4.80=	366.72
N	76.7+ 76.0/2= 76.3x 5.53=	421.93
O	76.0+ 75.0/2= 75.5x 29.35=	2215.92
<b>Perimeter (m):</b>	<b>224.89</b>	<b>16545.90</b>
<b>Avg. Natural Grade:</b>	<b>16565.90/224.89=</b>	<b>73.57m</b>

**Average Finished Grade**

Wall	Grade (m) x Length (m)=	Y
A	74.1+ 74.1/2= 74.1x 7.19=	532.77
B	74.1+ 73.4/2= 73.7x 1.84=	135.60
C	73.4+ 73.4/2= 73.4x 12.05=	884.47
D	73.4+ 73.4/2= 73.4x 43.43=	3187.76
E	70.4+ 71.5/2= 70.95x 10.67=	756.50
F	71.5+ 71.5/2= 71.5x 8.56=	612.04
G	71.5+ 73.4/2= 72.45x 10.43=	755.13
H	73.4+ 73.4/2= 73.4x 60.19=	4423.96
I	73.4+ 73.4/2= 73.4x 1.13=	84.94
J	73.4+ 73.4/2= 73.4x 12.94=	949.79
K	73.4+ 76.7/2= 75.05x 8.78=	658.50
L	76.7+ 76.7/2= 76.7x 8.00=	613.60
M	76.7+ 75.8/2= 76.2x 4.80=	365.76
N	75.8+ 74.1/2= 73.6x 5.53=	407.00
O	74.1+ 74.1/2= 74.1x 29.35=	2174.83
<b>Perimeter (m):</b>	<b>224.89</b>	<b>16540.65</b>
<b>Avg. Finished Grade:</b>	<b>16540.65/224.89=</b>	<b>73.55m</b>



**SITE PLAN**



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**AVERAGE GRADE CALCULATIONS**

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