

**SCHEDULE A**

CIVIC ADDRESS: 1090 17th STREET, WEST VANCOUVER, BC  
 LEGAL DESCRIPTION: LOT 19, DISTRICT LOT 1056, PLAN 5771

ZONING: RS5  
 SITE AREA: 7751 sf (720.1m<sup>2</sup>)  
 FLOOR AREA RATIO: Bylaw 205.06 (1) 35% OF SITE AREA  
 FLOOR AREA PERMITTED: 2712.85 sf (252.03m<sup>2</sup>)  
 TOTAL FLOOR AREA PROPOSED: 2711.96 sf (251.95m<sup>2</sup>)  
 MAIN HOUSE FLOOR AREA: 2262.56 sf (210.20m<sup>2</sup>)  
 SECONDARY SUITE FLOOR AREA: 449.40 sf (41.75m<sup>2</sup>)

SITE COVERAGE: Bylaw 205.05 (2) 266m<sup>2</sup>  
 SITE COVERAGE PERMITTED: 2863.20 sf (266m<sup>2</sup>)  
 SITE COVERAGE PROPOSED: 2416.00 sf (224.45m<sup>2</sup>)

LOT WIDTH: 63.05' (19.22m)  
 LOT DEPTH: 122.98' (37.48m)

SETBACKS:  
 FRONT YARD MINIMUM: 24.93' (7.60m)  
 FRONT YARD PROPOSED: 25.14' (7.66m)

REAR YARD MINIMUM: 29.86' (9.10m)  
 REAR YARD PROPOSED: 46.32' (14.12m)

SIDE YARD MINIMUM: 10% SITE WIDTH = 6.30' (1.92m)  
 SIDE YARD COMBINED MINIMUM: 25% SITE WIDTH = 15.76' (4.80m)  
 NORTH SIDE YARD PROPOSED: 8.50' (2.58m)  
 SOUTH SIDE YARD PROPOSED: 30.70' (9.32m)  
 SIDE YARD COMBINED PROPOSED: 39.20' (11.95m)

BUILDING HEIGHT MAX el.:  
 LOWEST AVERAGE GRADE el. 174.98' (53.33m)  
 BUILDING HEIGHT PERMITTED el. 199.98' (60.95m)  
 BUILDING HEIGHT PROPOSED el. 197.50' (60.20m)

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GARAGE - SECONDARY SUITE:  
 FLOOR AREA RATION: Bylaw 130.051(h) 10% OF SITE AREA  
 FLOOR AREA PERMITTED: 775.10sf (72.10m<sup>2</sup>)  
 FLOOR AREA PROPOSED: 449.40sf (41.75m<sup>2</sup>)  
 GARAGE: 440.00sf (40.00m<sup>2</sup>)

SETBACKS:  
 DISTANCE FROM PRINCIPLE DWELLING  
 PERMITTED: 16.07' (4.90m)  
 PROPOSED: 16.07' (4.90m)

REAR YARD MINIMUM: 5.91' (1.80m)  
 REAR YARD PROPOSED: 4.33' (1.30m)

SIDE YARD MINIMUM: 10% SITE WIDTH = 6.30' (1.92m)  
 SIDE YARD COMBINED MINIMUM: 25% SITE WIDTH = 15.76' (4.80m)  
 NORTH SIDE YARD PROPOSED: 17' (5.18m)  
 SOUTH SIDE YARD PROPOSED: 14.33' (4.37m)  
 SIDE YARD COMBINED PROPOSED: 31.33' (9.55m)

BUILDING HEIGHT by law 130.051(1)(f)(i)  
 LOWEST AVERAGE GRADE el. 171.67' (52.33m)  
 BUILDING HEIGHT PERMITTED 186.66' (56.89m)  
 BUILDING HEIGHT PROPOSED el. 186.50' (56.85m)

12/3/2018 Re-issued for DP KT  
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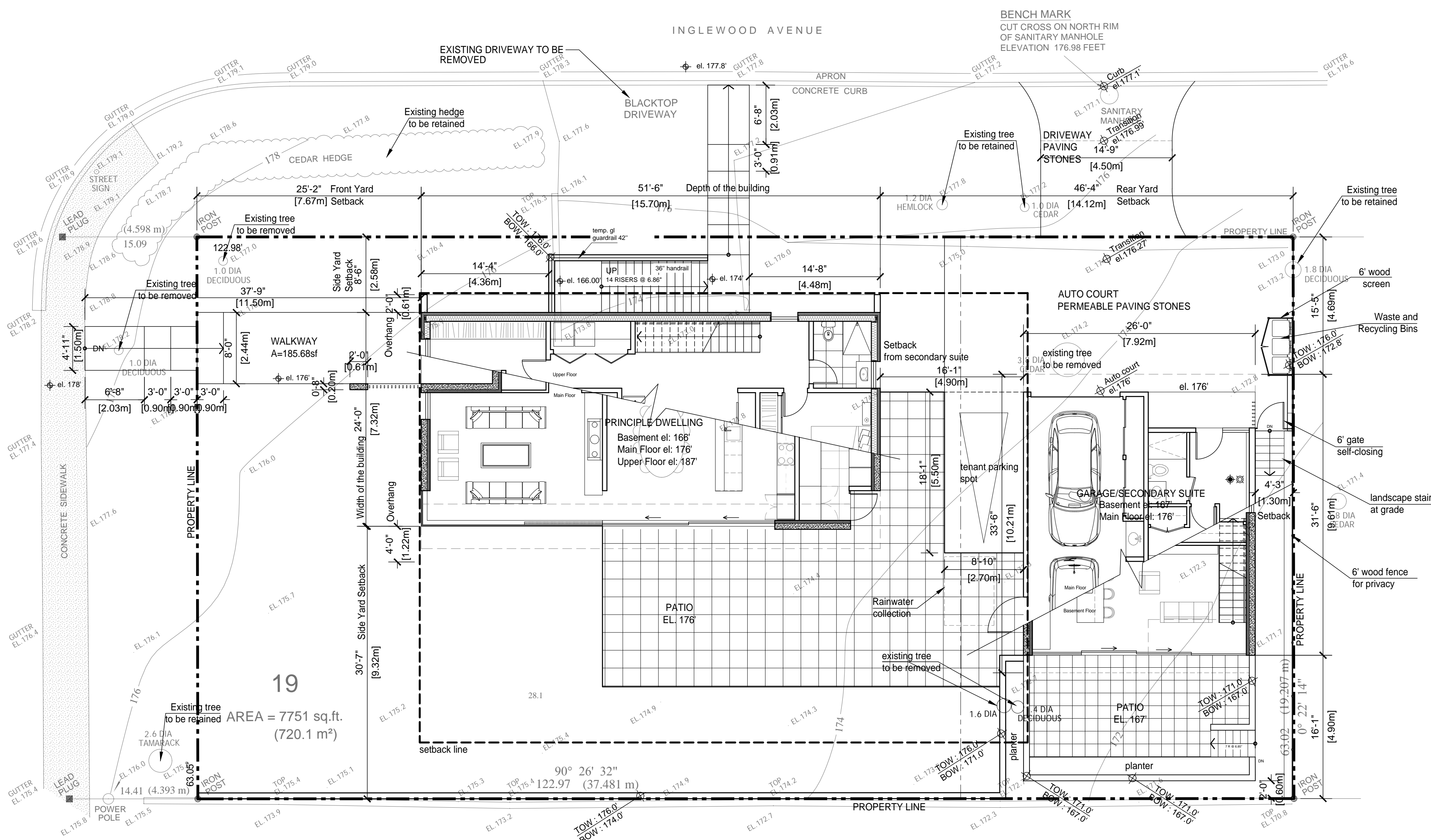
2488 HAYWOOD AVENUE  
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 PH: 604 926 6058  
 FAX: 604 926 9141  
 EMAIL: cedric@baichitects.com

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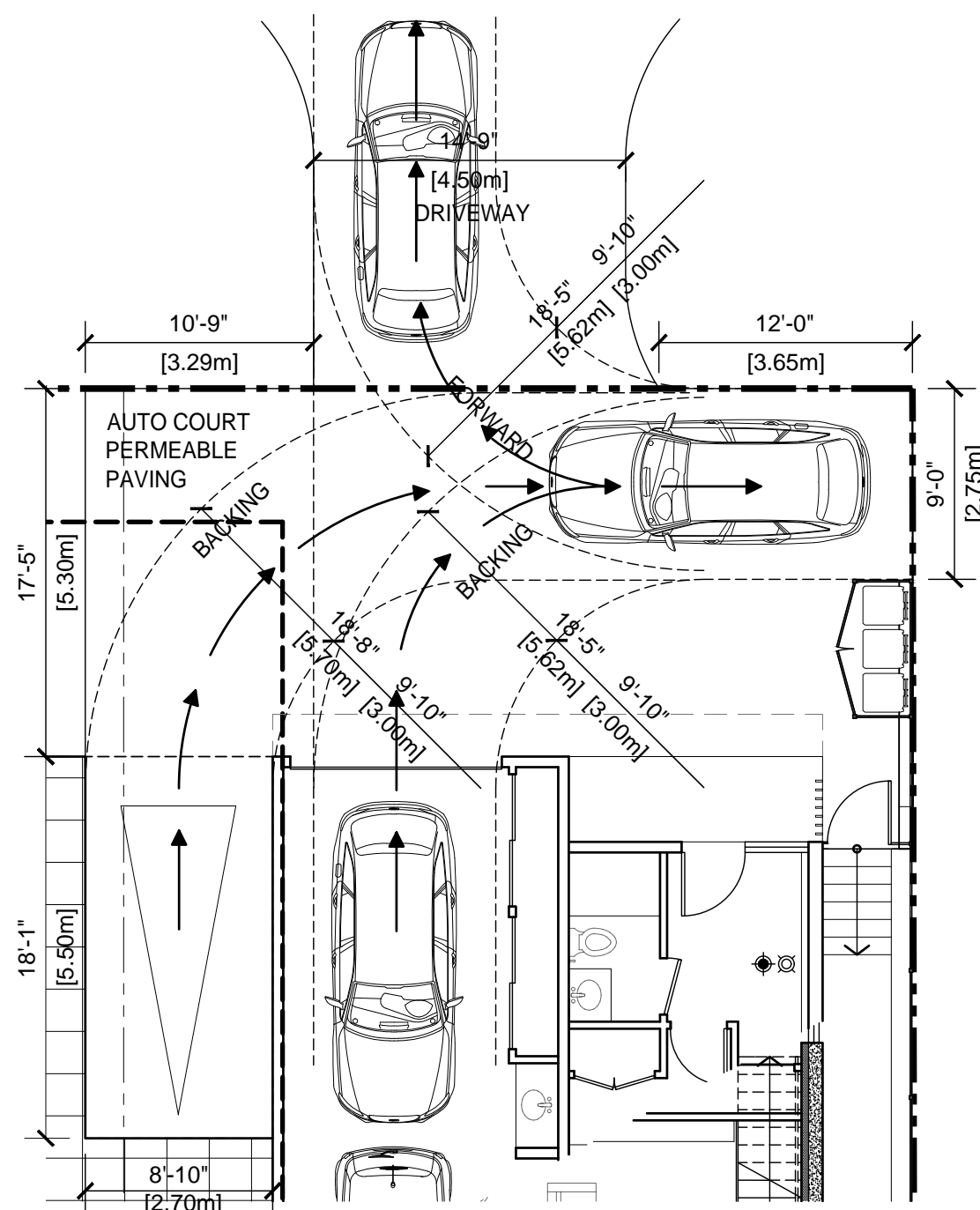
**HABIB-TSANGARAKIS**  
**RESIDENCE**  
 1090 17th STREET  
 WEST VANCOUVER, BC

**A101**

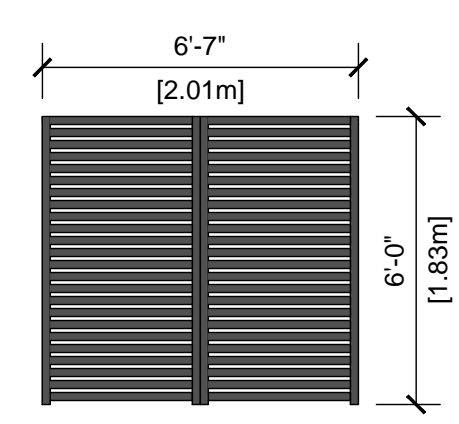
SITE PLAN  
 Scale: 1/8"=1'-0"



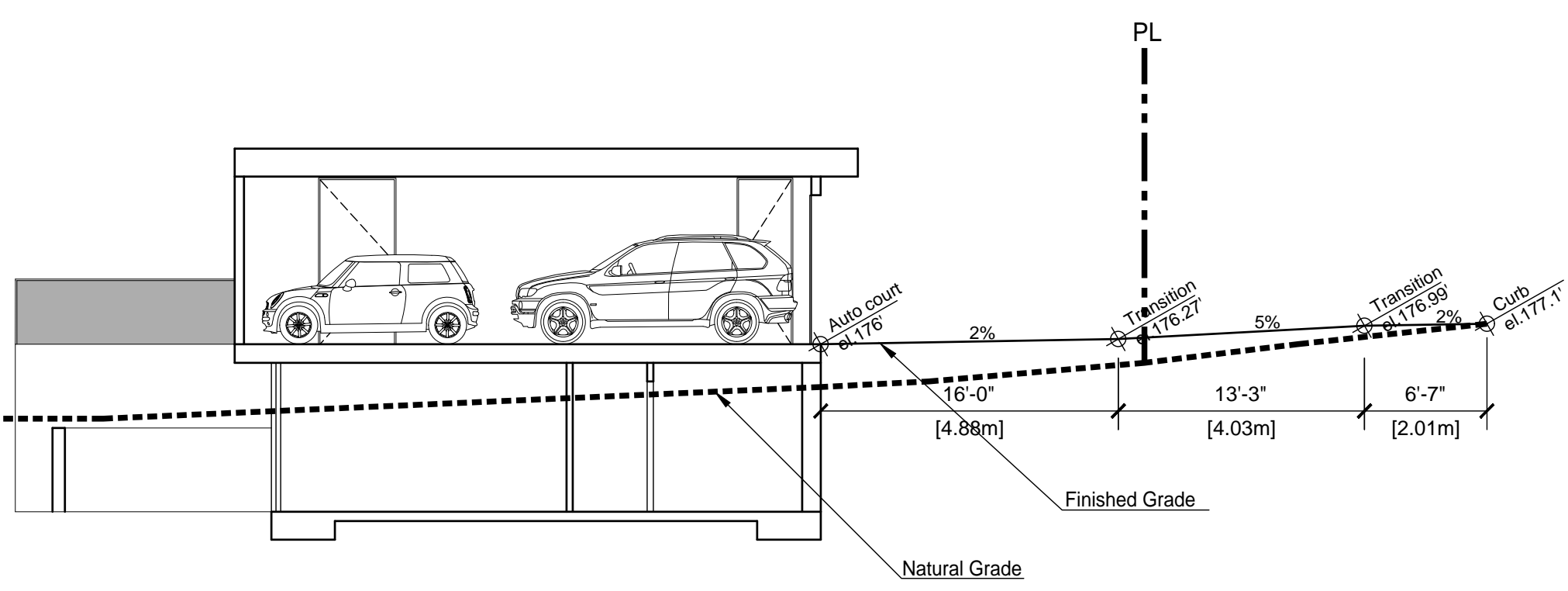
**1 SITE PLAN**  
 Scale: 1/8" = 1'-0"



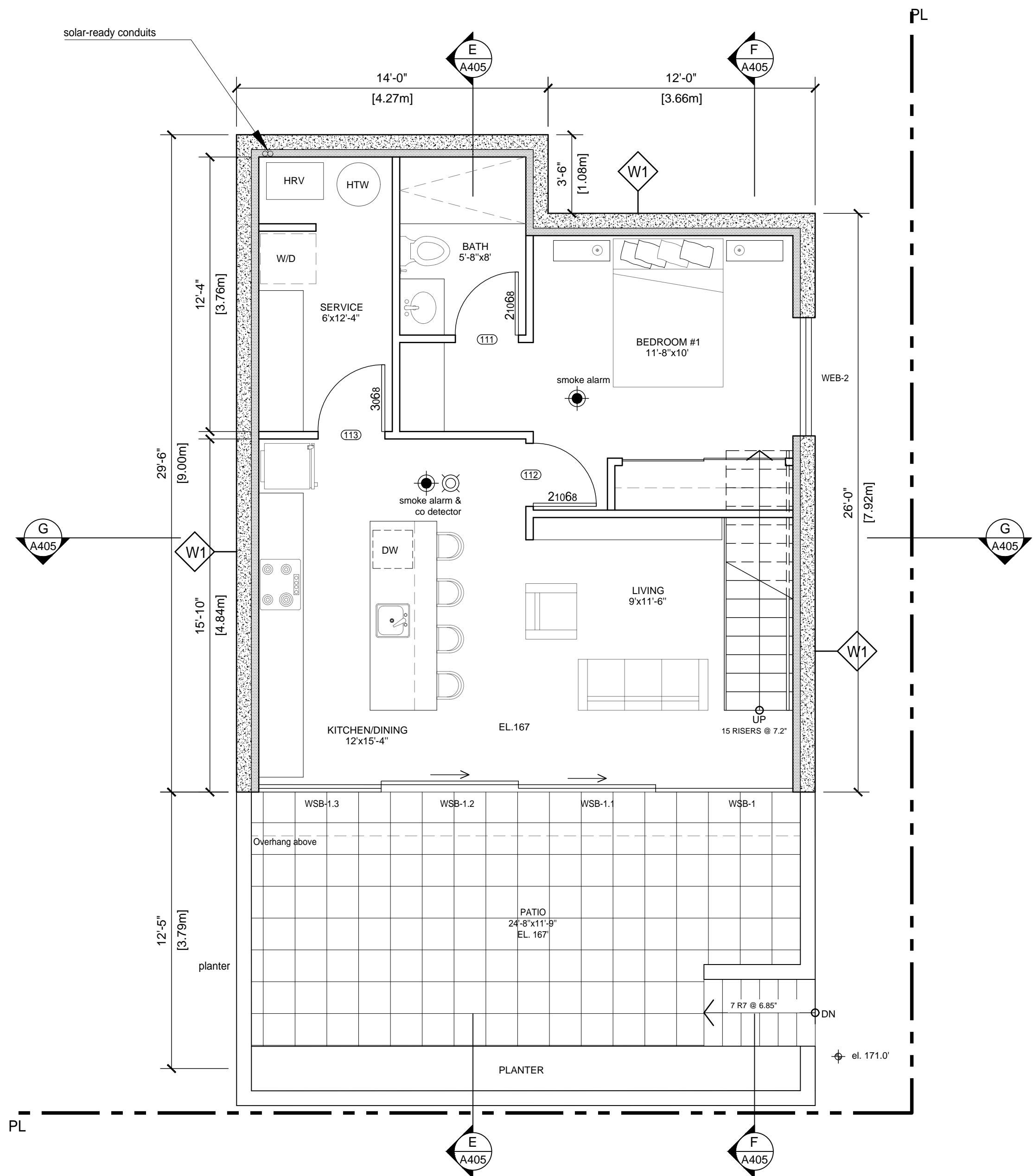
**3 AUTO TURN ANALYSIS**  
 Scale: 1/8" = 1'-0"



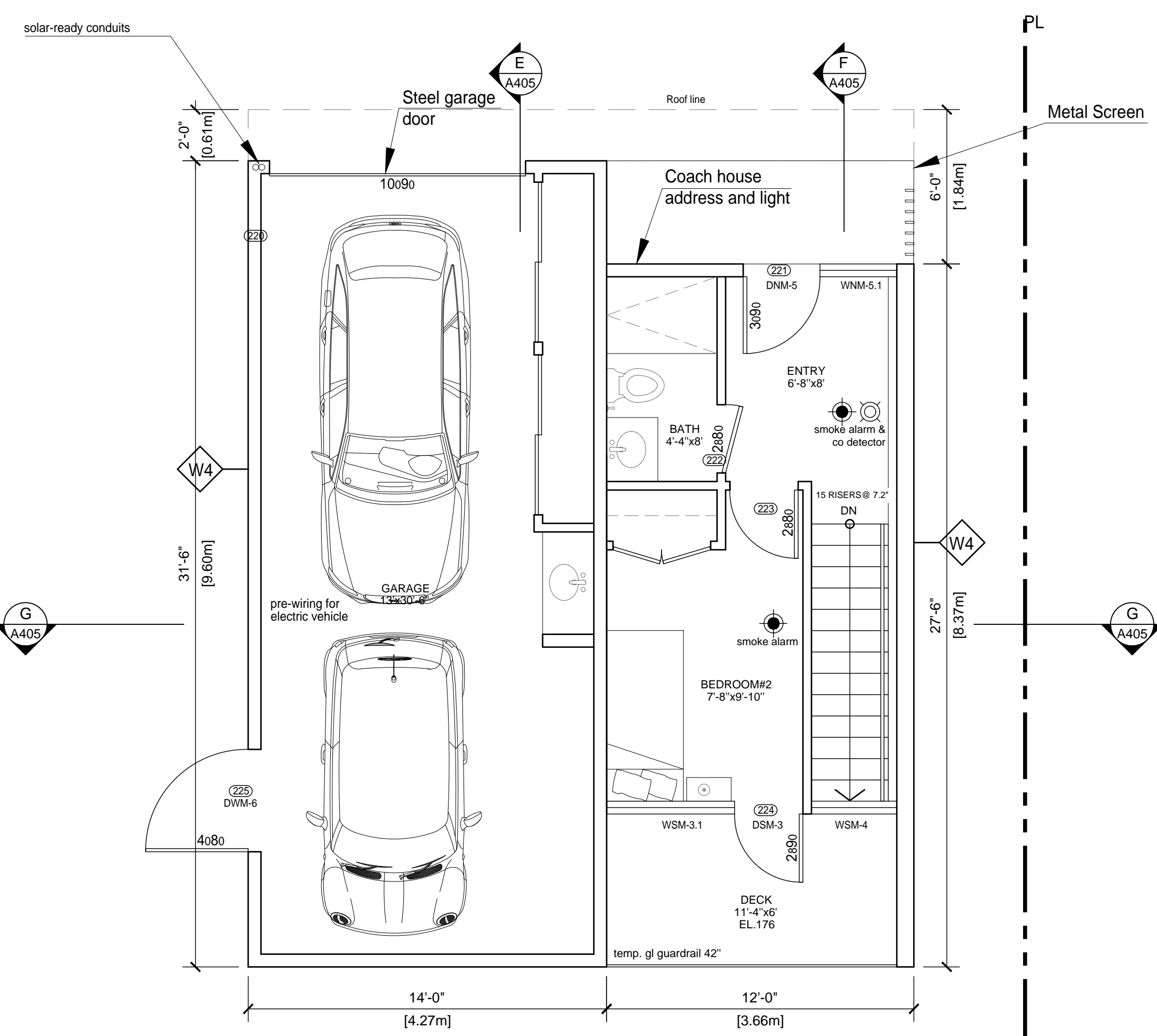
**4 WASTE & RECYCLING SCREEN + FENCE DETAIL**  
 Scale: 1/4" = 1'-0"



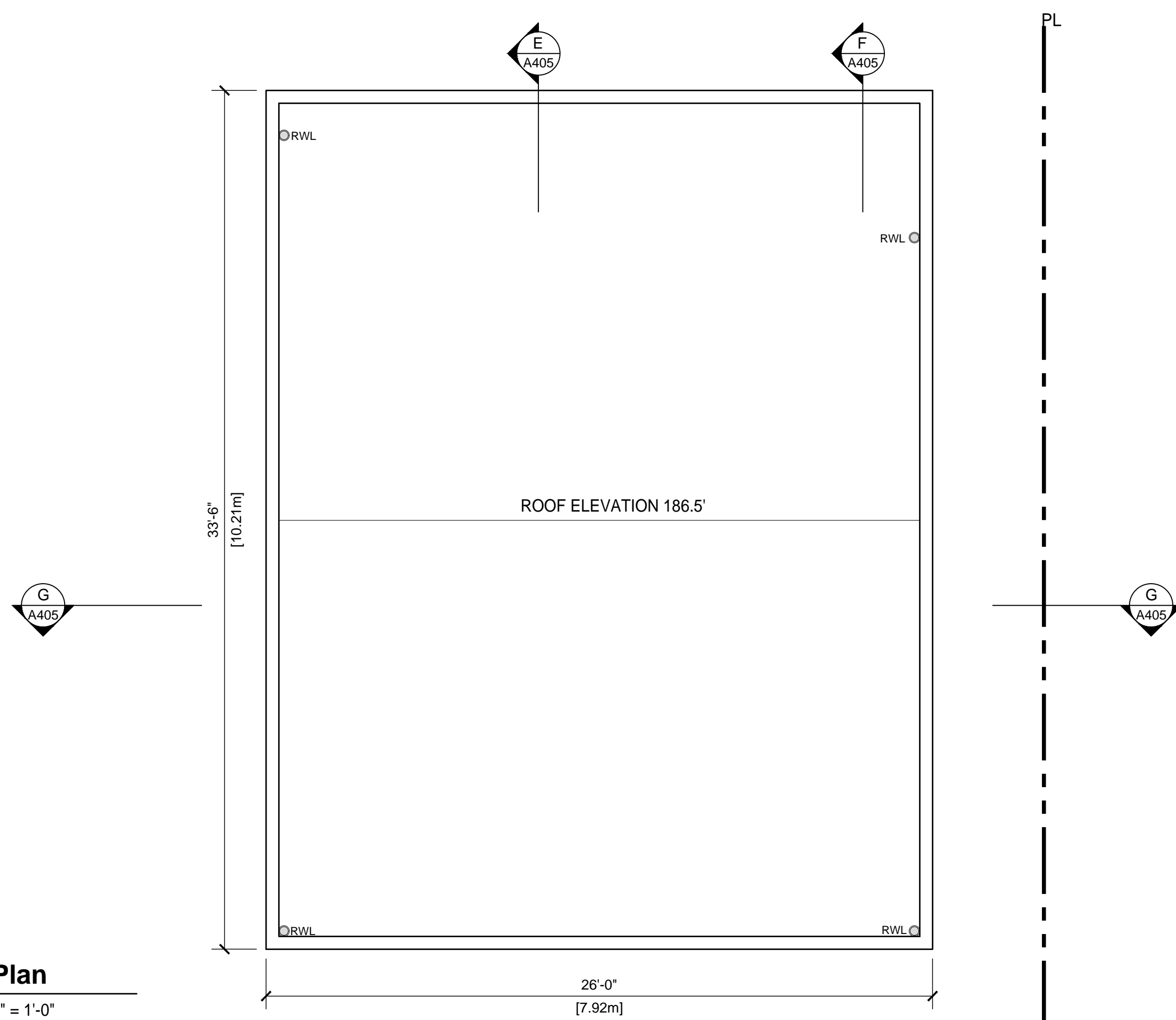
**2 DRIVEWAY GRADE PLAN**  
 Scale: 1/8" = 1'-0"



**1** Basement Floor Plan - 725.29sf  
Scale: 1/4" = 1'-0"



**2** Main Floor Plan - 257.62sf + 440sf (garage)  
Scale: 1/4" = 1'-0"



**3** Roof Plan  
Scale: 1/4" = 1'-0"

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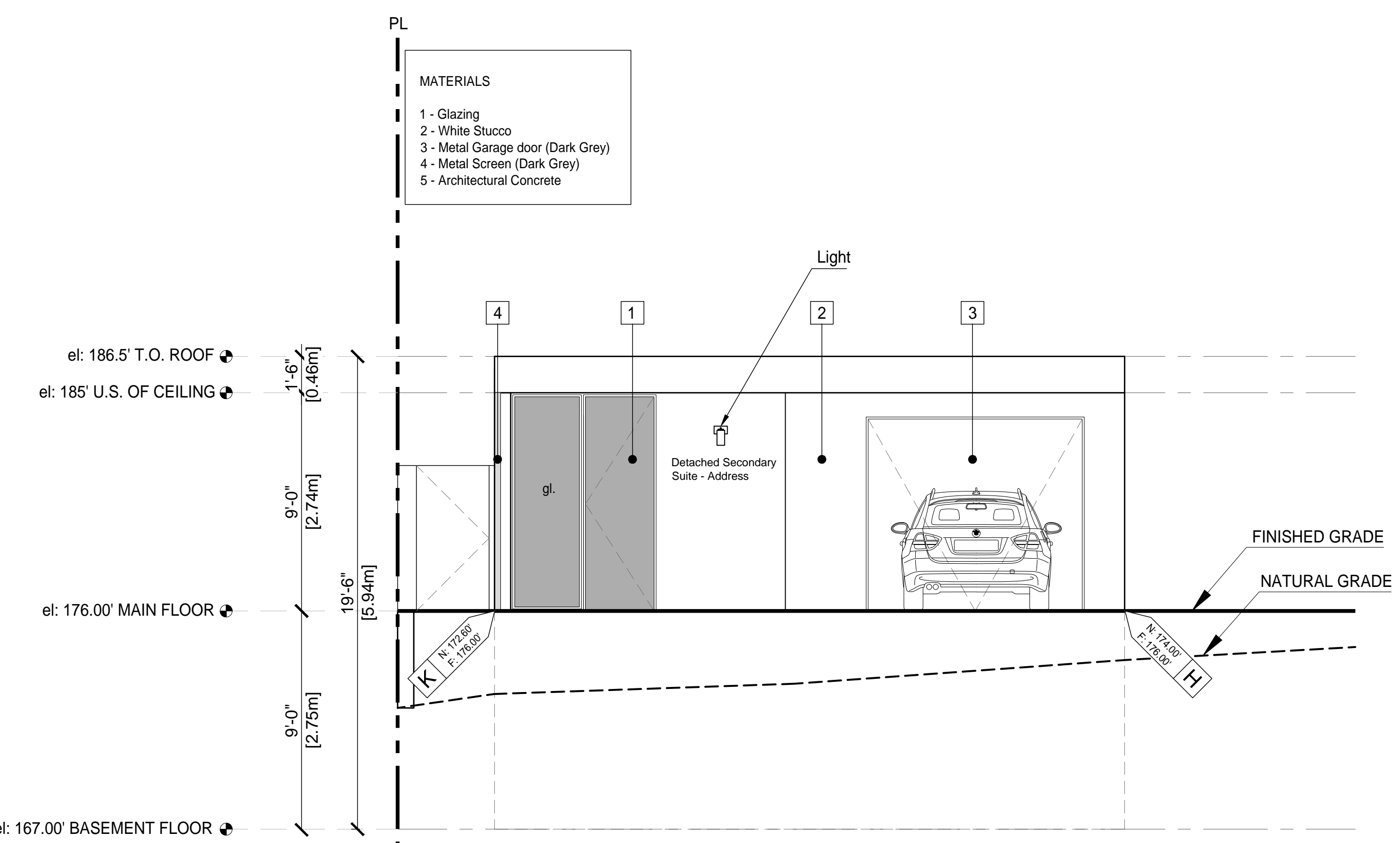
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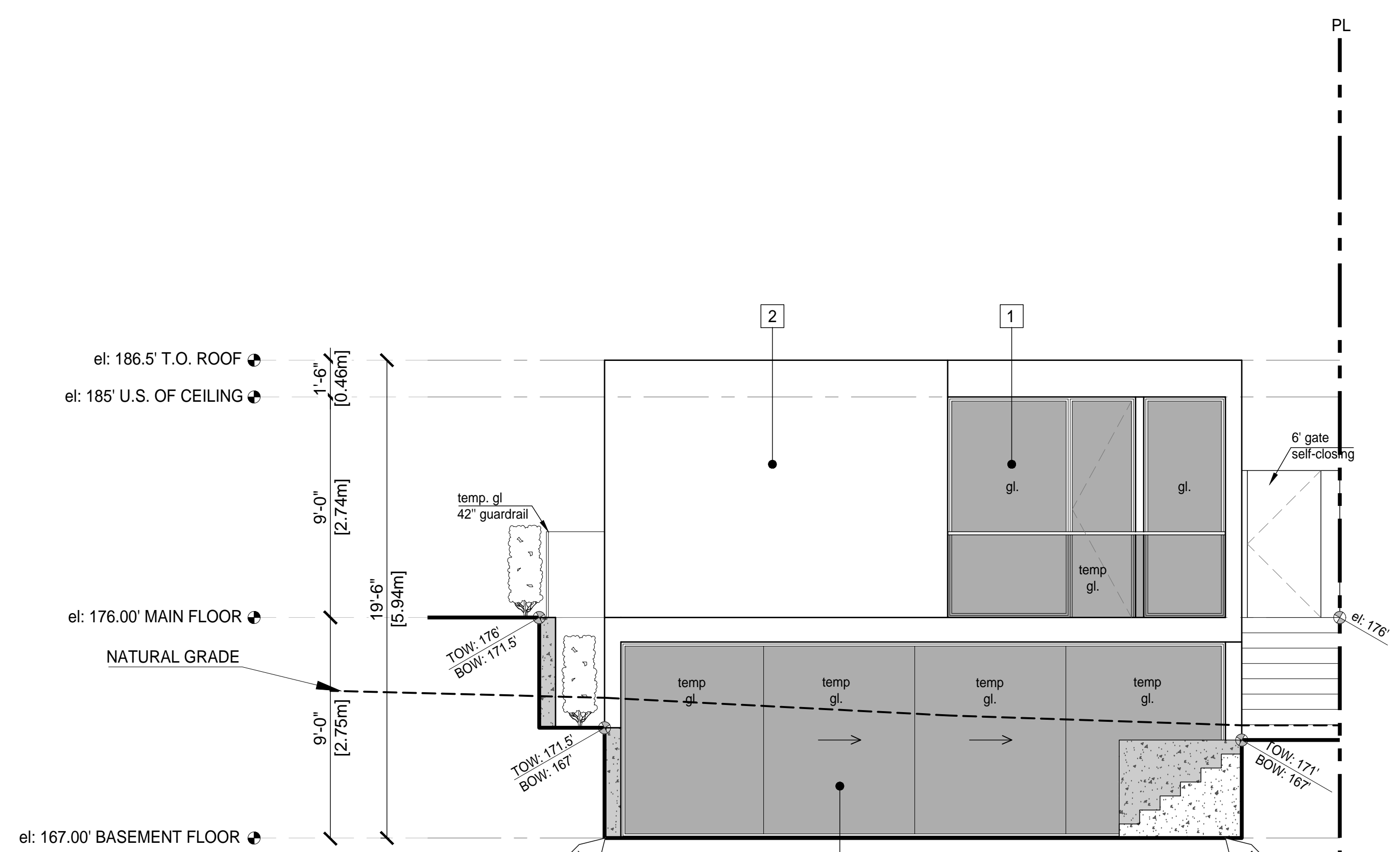
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1090 17th STREET  
WEST VANCOUVER, BC

**A240**  
SECONDARY SUITE/GARAGE  
FLOOR PLAN  
Scale: 1/4"=1'-0"

- MATERIALS**
- 1 - Glazing
  - 2 - White Stucco
  - 3 - Metal Garage door (Dark Grey)
  - 4 - Metal Screen (Dark Grey)
  - 5 - Architectural Concrete

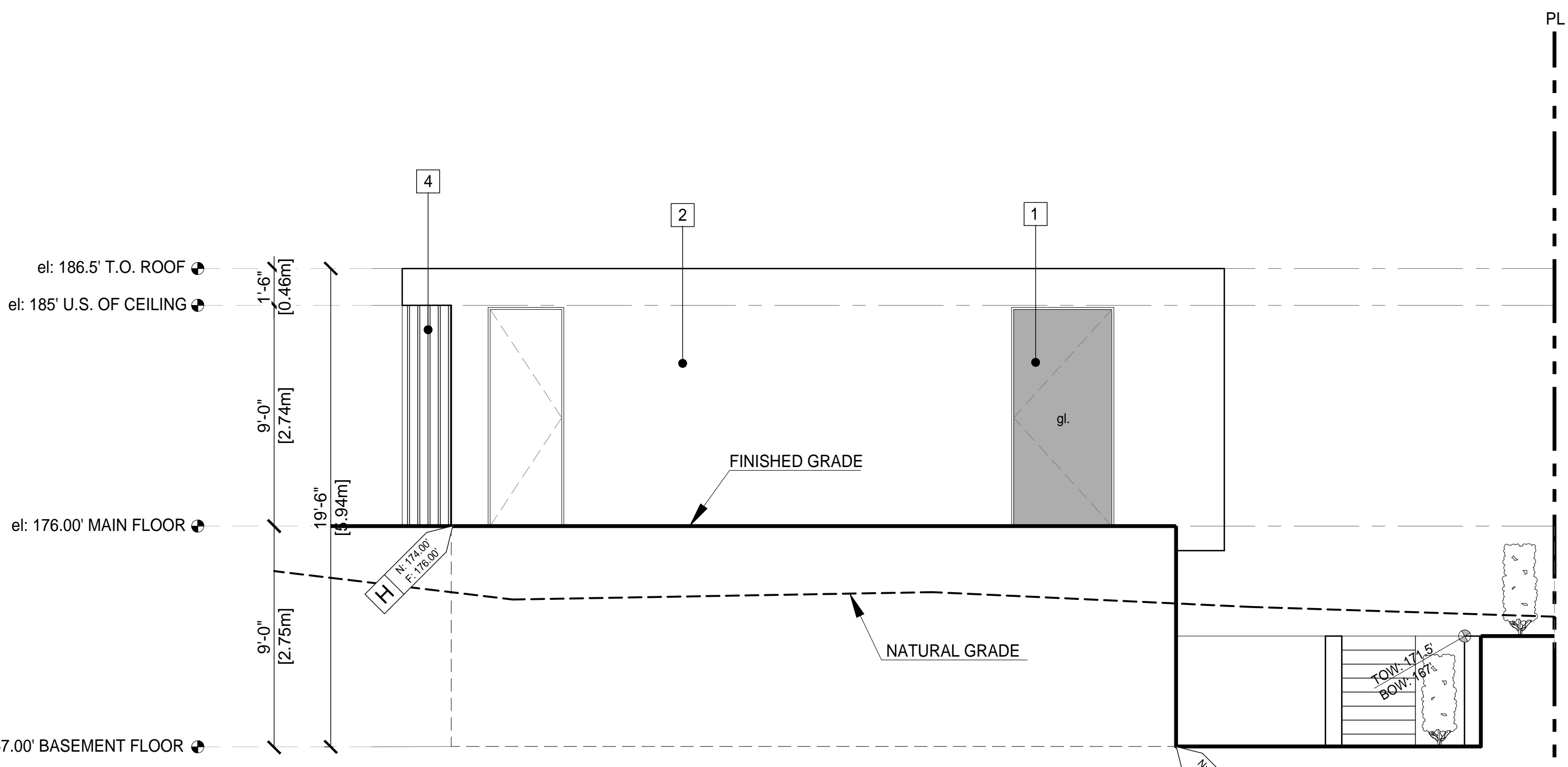


**1 North Elevation**  
Scale: 1/4" = 1'-0"

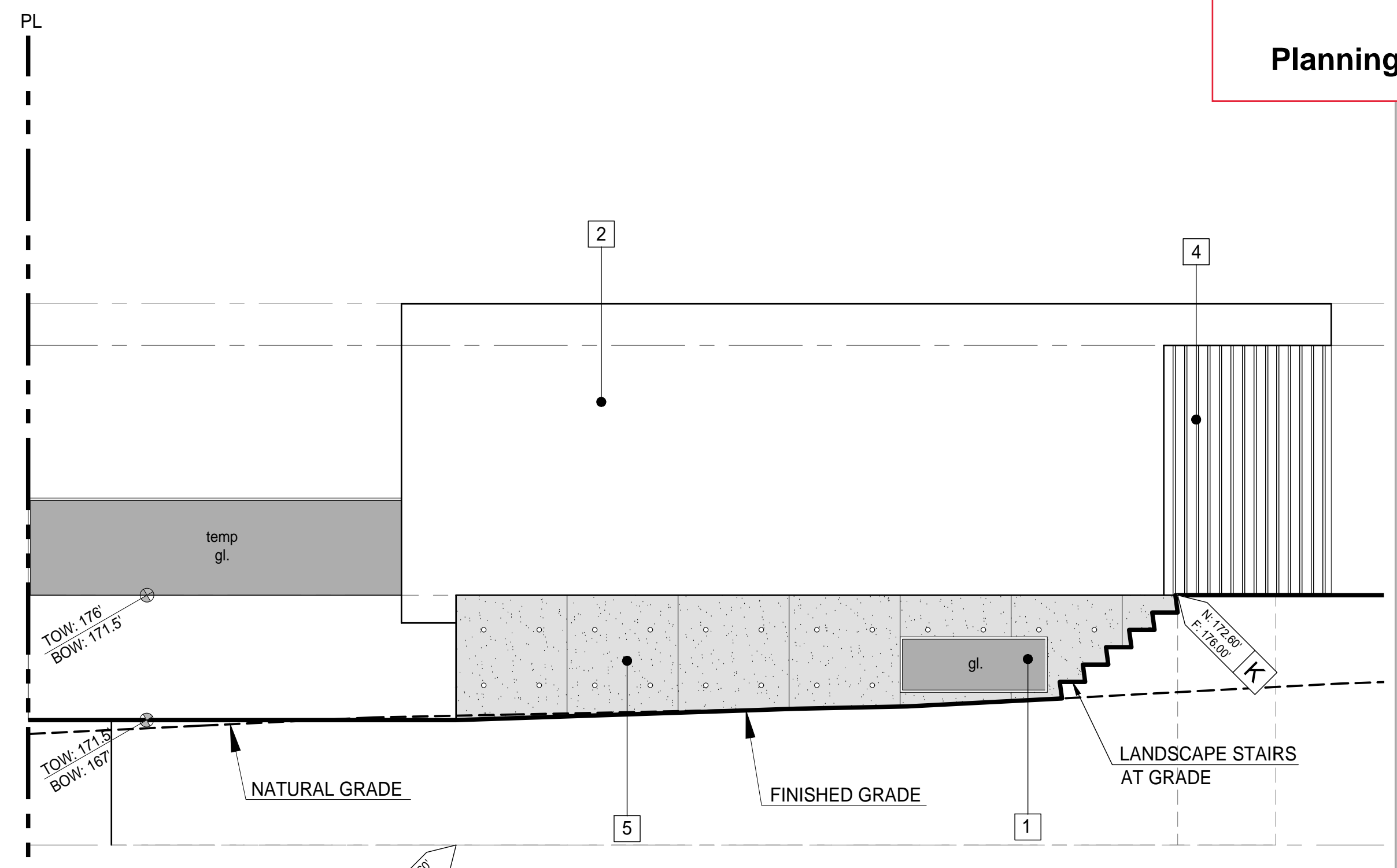


**2 South Elevation**  
Scale: 1/4" = 1'-0"

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**3 West Elevation**  
Scale: 1/4" = 1'-0"



**4 East Elevation**  
Scale: 1/4" = 1'-0"

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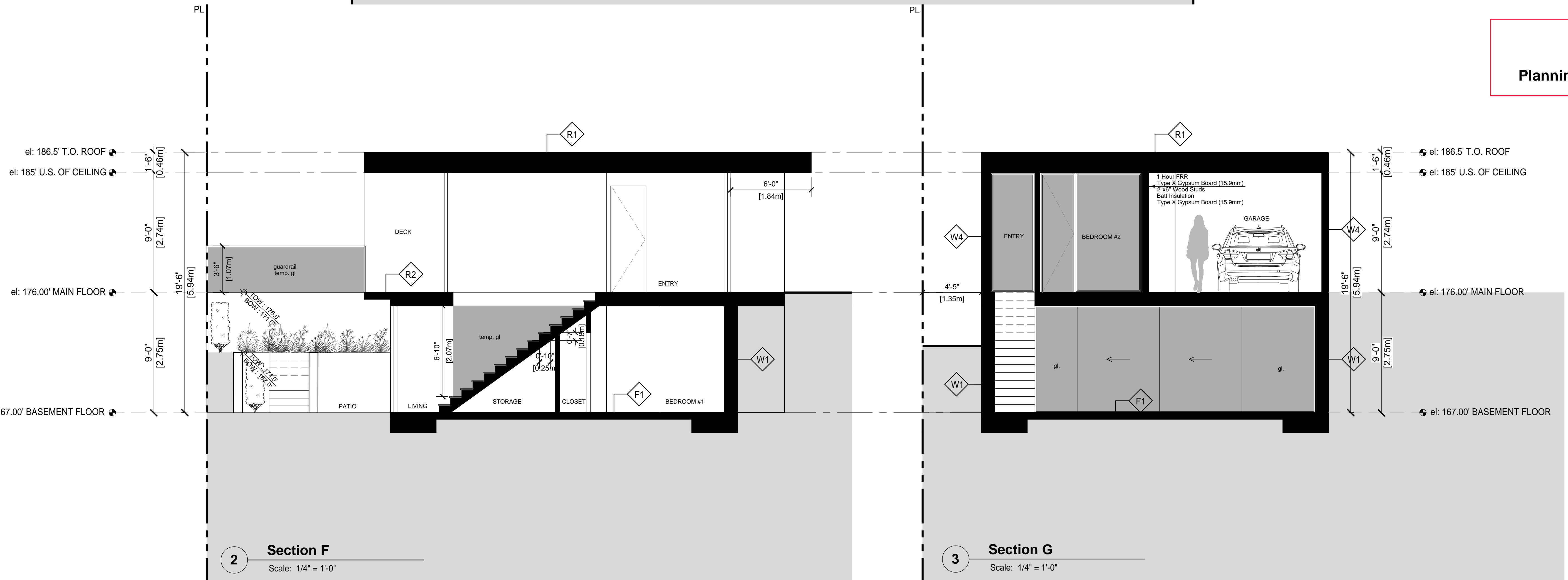
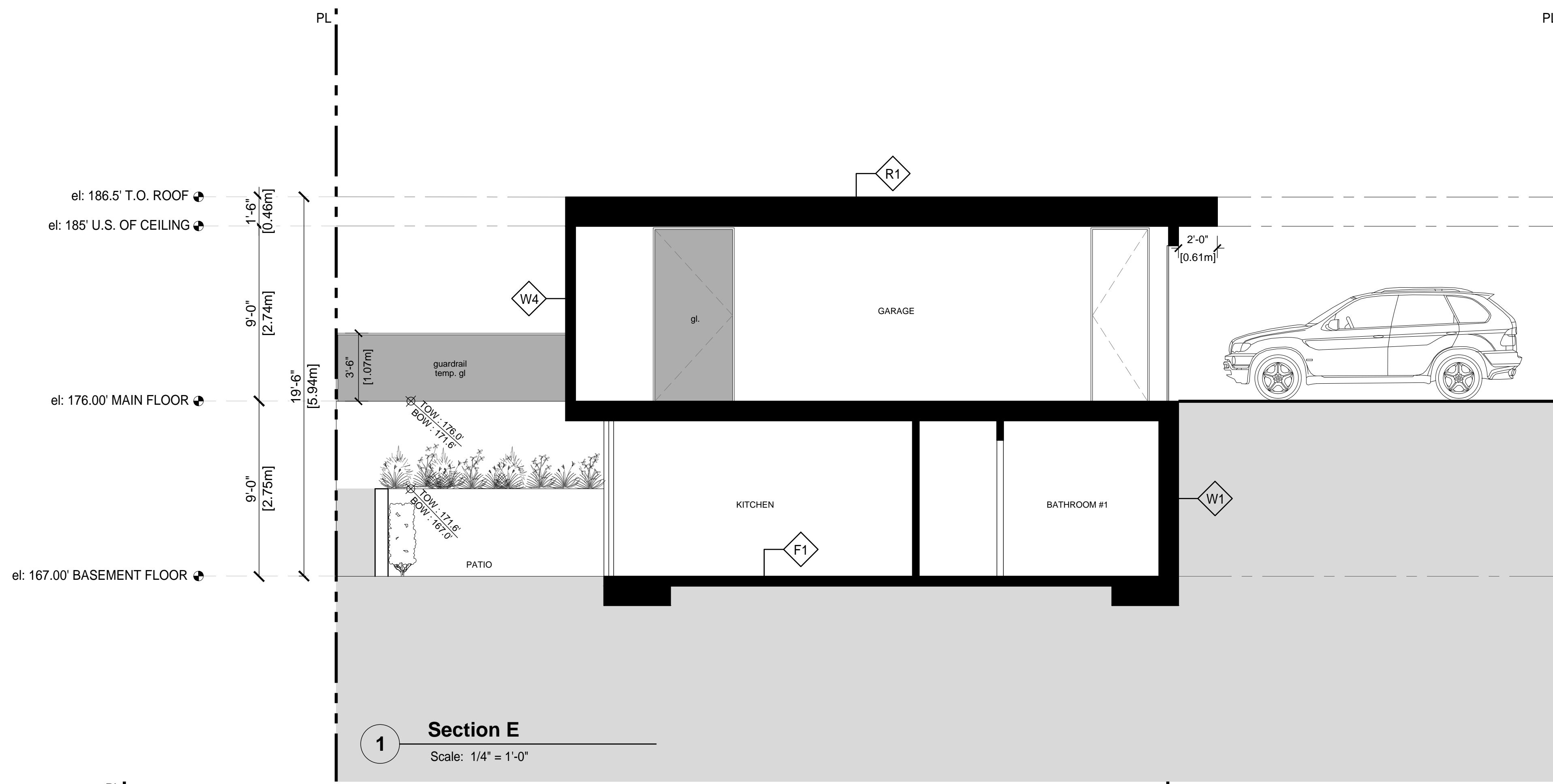
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**HABIB-TSANGARAKIS**  
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**A304**  
SECONDARY SUITE  
ELEVATIONS



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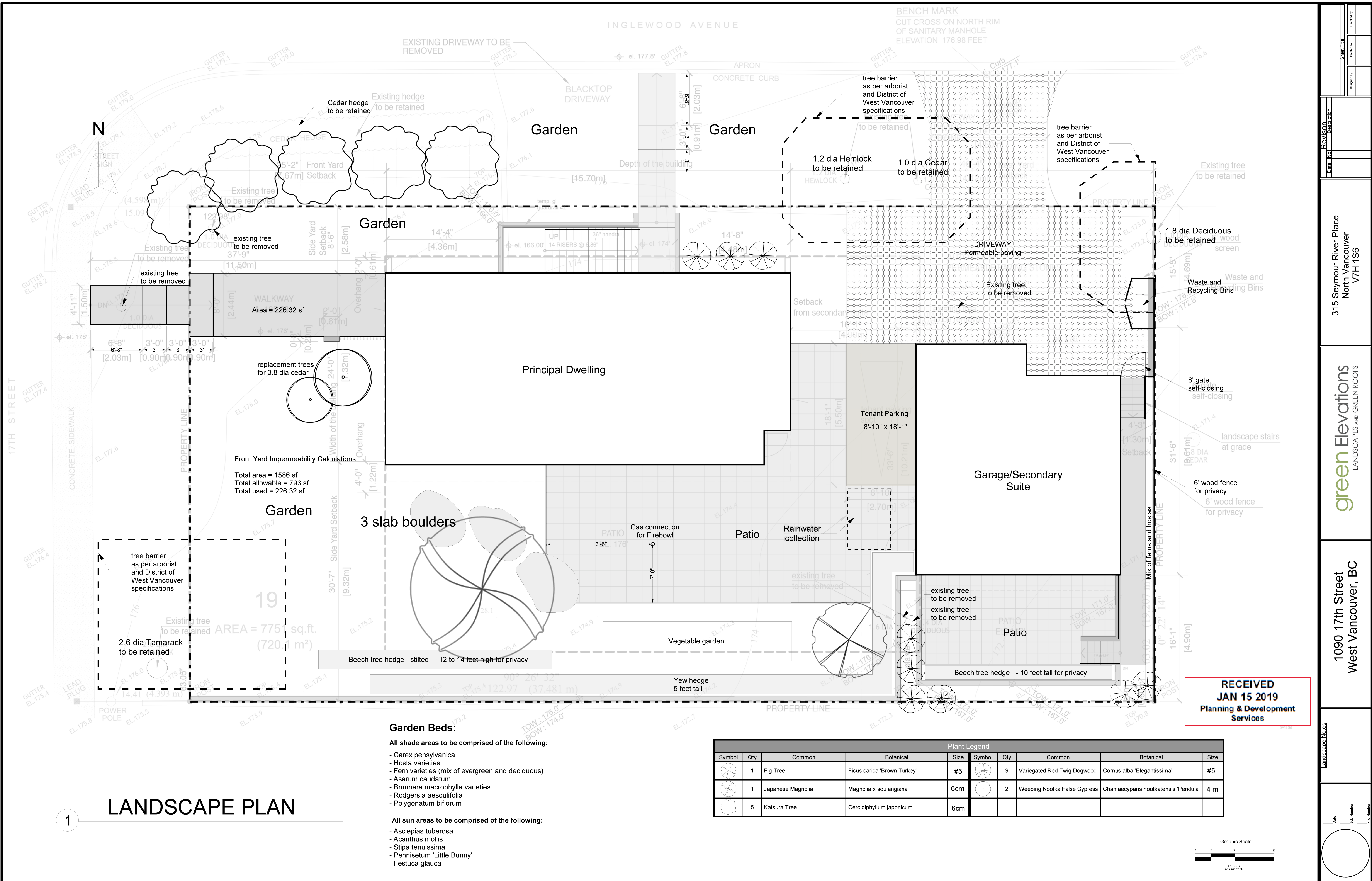
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**RESIDENCE**  
 1090 17th STREET  
 WEST VANCOUVER, BC

**A405**  
 SECTION E/F/G  
 GARAGE/SECONDARY SUITE  
 Scale: 1/4" = 1'-0"

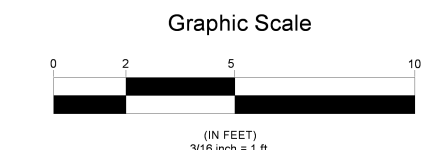


# LANDSCAPE PLAN

- Garden Beds:**
- All shade areas to be comprised of the following:**
- Carex pensylvanica
  - Hosta varieties
  - Fern varieties (mix of evergreen and deciduous)
  - Asarum caudatum
  - Brunnera macrophylla varieties
  - Rodgersia aesculifolia
  - Polygonatum biflorum
- All sun areas to be comprised of the following:**
- Asclepias tuberosa
  - Acanthus mollis
  - Stipa tenuissima
  - Pennisetum 'Little Bunny'
  - Festuca glauca

Plant Legend									
Symbol	Qty	Common	Botanical	Size	Symbol	Qty	Common	Botanical	Size
	1	Fig Tree	Ficus carica 'Brown Turkey'	#5		9	Variegated Red Twig Dogwood	Cornus alba 'Elegantissima'	#5
	1	Japanese Magnolia	Magnolia x soulangiana	6cm		2	Weeping Nootka False Cypress	Chamaecyparis nootkatensis 'Pendula'	4 m
	5	Katsura Tree	Cercidiphyllum japonicum	6cm					

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1090 17th Street  
 West Vancouver, BC

green Elevations  
 LANDSCAPES AND GREEN ROOFS

REVISION Description  
 Date No

Date Job Number File Number