

# PROPOSED SINGLE FAMILY RESIDENCE

2372 BELLEVUE AVENUE, WEST VANCOUVER, B. C.

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**PROJECT DATA**

<b>IMPERIAL</b>	
LEGAL DESCRIPTION LOT 13, BLOCK G, DISTRICT LOT 654 PLAN 6699 P.I.D. 010-847-545	
ZONE - RD-1	
LOT AREA:	6,182.00 S/F
SITE COVERAGE:	
MAIN BUILDING AND GARAGE:	1,760.80 S/F
DECKS MORE THAN 2' ABOVE GRADE:	148.30
OTHER APPURTENANCES	16.00
<b>TOTAL:</b>	<b>1,925.10 S/F</b>
ALLOWABLE (SINGLE FAM LOT UNDER 7,147.5 SQ. FT.) 40% =	2,472.80
BUILDING AREA:	
BASEMENT COUNTABLE:	0.00 S/F
UPPER FLOOR	1,221.90
LOWER FLOOR	1,312.30
GARAGE OVER 440 S/F (AREA = 426 SQ. FT.)	0.00
ACCESSORY OVER 240 S/F	0.00
<b>TOTAL COUNTABLE AREA PROPOSED:</b>	<b>2,534.20 S/F</b>
FLOOR AREA ALLOWABLE (LOT BTWN 5,102 & 7,287 SQ. FT.)	2,551.00 S/F
BASEMENT AREA CALCULATION:	
TOTAL FLOOR AREA	1,320.10 S/F
EXEMPT AREA: (GRADE IS LESS THAN 2' BELOW CLG)	- 1,320.10
REMAINING AREA:	0.00
SECONDARY SUITE:	
TOTAL AREA OF HOUSE	3,854.30
ALLOWABLE ARE OF SUITE (40% TO MAX OF 968 SQ FT)	968.00
PROPOSED AREA OF SUITE	746.70

BUILDING HEIGHT	
ALLOWABLE BUILDING HEIGHT	25.00 FT
PROPOSED	21.39 FT
MAXIMUM ROOF PEAK ELEVATION OF EXISTING HOUSE ON SITE	41.90 FT
ROOF PEAK ELEVATION OF PROPOSED HOUSE	41.90 FT
DIFF	0.00

**REQUESTED RELAXATION OF BUILDING SETBACKS**

REQUIRED FRONT YARD SETBACK PROPOSED	25.00 FT 7.42
REQUIRED REAR YARD SETBACK PROPOSED	30.00 FT 5.34
REQUIRED MINIMUM SIDE YARD SETBACK	10.00 FT
PROPOSED EAST SIDE YARD SETBACK	8.08
PROPOSED WEST SIDE YARD SETBACK (COMPLIES)	91.75
REQUIRED COMBINED SIDE YARD SETBACKS	39.00 FT
PROPOSED COMBINED SIDE YARD SETBACKS (COMPLIES)	101.75

<b>METRIC</b>	
LEGAL DESCRIPTION LOT 13, BLOCK G, DISTRICT LOT 654 PLAN 6699 P.I.D. 010-847-545	
ZONE - RD-1	
LOT AREA:	574.31 M2
SITE COVERAGE:	
MAIN BUILDING AND GARAGE:	163.58 M2
DECKS MORE THAN 2' ABOVE GRADE:	13.78
OTHER APPURTENANCES	1.49
<b>TOTAL:</b>	<b>178.84 M2</b>
ALLOWABLE (SINGLE FAM LOT UNDER 664 M2) 40% =	229.72
BUILDING AREA:	
BASEMENT COUNTABLE:	0.00 M2
MID FLOOR	113.51
UPPER FLOOR	121.91
GARAGE OVER 40M2 (AREA = 39.6 M2)	0.00
ACCESSORY OVER 22 M2	0.00
<b>TOTAL COUNTABLE AREA:</b>	<b>235.43 M2</b>
FLOOR AREA ALLOWABLE (LOT BTWN 474 & 677 M2)	237.00 M2
BASEMENT AREA CALCULATION:	
TOTAL FLOOR AREA	122.64 M2
EXEMPT AREA: (GRADE IS LESS THAN 2' BELOW CLG)	- 122.64
REMAINING AREA:	0.00
SECONDARY SUITE:	
TOTAL AREA OF HOUSE	358.06
ALLOWABLE ARE OF SUITE (40% TO MAX OF 90 M2)	89.93
PROPOSED AREA OF SUITE	69.37

BUILDING HEIGHT	
ALLOWABLE BUILDING HEIGHT	7.62 M
PROPOSED	6.52
MAXIMUM ROOF PEAK ELEVATION OF EXISTING HOUSE ON SITE	12.77 M
ROOF PEAK ELEVATION OF PROPOSED HOUSE	12.77 M
DIFF	0.00

**REQUESTED RELAXATION OF BUILDING SETBACKS**

REQUIRED FRONT YARD SETBACK PROPOSED	7.62 M 2.26
REQUIRED REAR YARD SETBACK PROPOSED	9.14 M 1.63
REQUIRED SIDE YARD SETBACKS	3.05 M
PROPOSED EAST SIDE YARD SETBACK	2.46
PROPOSED WEST SIDE YARD SETBACK (COMPLIES)	27.97
REQUIRED COMBINED SIDE YARD SETBACKS	11.89 M
PROPOSED COMBINED SIDE YARD SETBACKS (COMPLIES)	31.01



VIEW FROM NORTH EAST



VIEW FROM NORTH



VIEW FROM NORTH WEST

NEW SINGLE FAMILY RESIDENCE  
2372 BELLEVUE AVE WEST VANCOUVER, B.C.

Project:

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**revisions and notes:**

- 18/11/2012 - issued for DVP application
- 22/02/13 - suite parking & revise entry porch
- 14/03/13 - revisions for staff comments
- 30/04/13 - revisions for neighbour concerns

sheet name:

COVER

scale:  
created: NOV. 15, 2012

sheet no.:





**NEW SINGLE FAMILY RESIDENCE**  
2572 BELLEVUE AVE. WEST VANCOUVER, B.C.

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sheet name:

SITE PLAN 4  
CONTEXT PLAN

scale:  
created: NOV. 13, 2012

sheet no.:

**AVERAGE GRADE CALCULATIONS**

**AVERAGE EXISTING GRADE CALCULATION**

ELEV	+ ELEV	/2	X LENGTH =	
22.00	22.00	2.00	27.34	601.48
22.00	22.90	2.00	6.00	134.70
22.90	22.20	2.00	10.42	234.97
22.20	22.60	2.00	3.84	86.02
22.60	22.80	2.00	3.50	79.45
22.80	22.00	2.00	5.67	127.01
22.00	22.00	2.00	12.75	280.50
22.00	21.80	2.00	9.84	215.50
21.80	21.70	2.00	4.00	87.00
21.70	21.50	2.00	7.84	169.34
21.50	21.70	2.00	7.00	151.20
21.70	20.60	2.00	21.34	461.34
20.60	20.10	2.00	7.00	142.45
20.10	20.30	2.00	21.34	431.07
20.30	20.20	2.00	17.50	354.38
20.20	20.50	2.00	2.50	50.88
20.50	20.40	2.00	3.50	71.58
20.40	20.50	2.00	5.50	112.48
20.50	20.50	2.00	7.50	153.75
20.50	20.70	2.00	2.50	51.50
20.70	20.80	2.00	3.50	72.28
20.80	20.80	2.00	6.50	113.85
20.80	20.70	2.00	2.50	51.88
20.70	21.00	2.00	3.50	72.98
21.00	20.80	2.00	3.84	80.26
20.80	21.00	2.00	2.00	41.80
21.00	21.00	2.00	2.00	42.00
21.00	21.50	2.00	9.50	201.88
21.50	21.40	2.00	8.75	187.69
21.40	22.00	2.00	11.84	256.93
22.00	22.00	2.00	2.00	44.00
22.00	22.00	2.00	2.17	47.74
				<b>TOTALS</b>
			243.98	5,199.84

AVE. NATURAL GRADE = 21.31

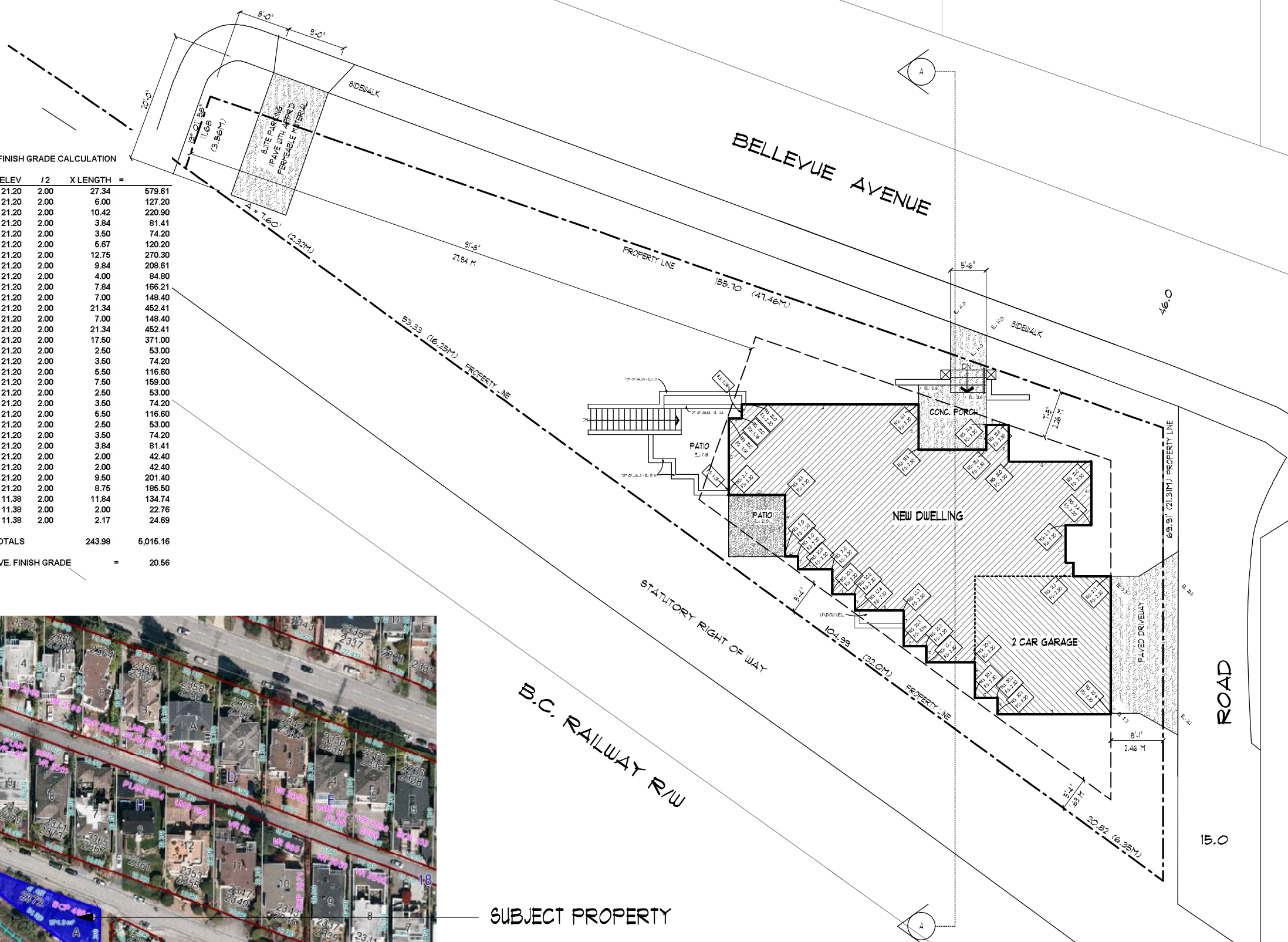
**AVERAGE FINISH GRADE CALCULATION**

ELEV	+ ELEV	/2	X LENGTH =	
21.20	21.20	2.00	27.34	579.61
21.20	21.20	2.00	6.00	127.20
21.20	21.20	2.00	10.42	220.90
21.20	21.20	2.00	3.84	81.41
21.20	21.20	2.00	3.50	74.20
21.20	21.20	2.00	5.67	120.20
21.20	21.20	2.00	12.75	270.30
21.20	21.20	2.00	9.84	208.61
21.20	21.20	2.00	4.00	84.80
21.20	21.20	2.00	7.84	166.21
21.20	21.20	2.00	7.00	148.40
21.20	21.20	2.00	21.34	452.41
21.20	21.20	2.00	7.00	148.40
21.20	21.20	2.00	21.34	452.41
21.20	21.20	2.00	17.50	371.00
21.20	21.20	2.00	2.50	53.00
21.20	21.20	2.00	3.50	74.20
21.20	21.20	2.00	5.50	116.60
21.20	21.20	2.00	7.50	159.00
21.20	21.20	2.00	2.50	53.00
21.20	21.20	2.00	3.50	74.20
21.20	21.20	2.00	6.50	116.60
21.20	21.20	2.00	2.50	53.00
21.20	21.20	2.00	3.50	74.20
21.20	21.20	2.00	3.84	81.41
21.20	21.20	2.00	2.00	42.40
21.20	21.20	2.00	2.00	42.40
21.20	21.20	2.00	9.50	201.40
21.20	21.20	2.00	8.75	185.50
11.38	11.38	2.00	11.84	134.74
11.38	11.38	2.00	2.00	22.76
11.38	11.38	2.00	2.17	24.69
				<b>TOTALS</b>
			243.98	5,015.16

AVE. FINISH GRADE = 20.56



SUBJECT PROPERTY

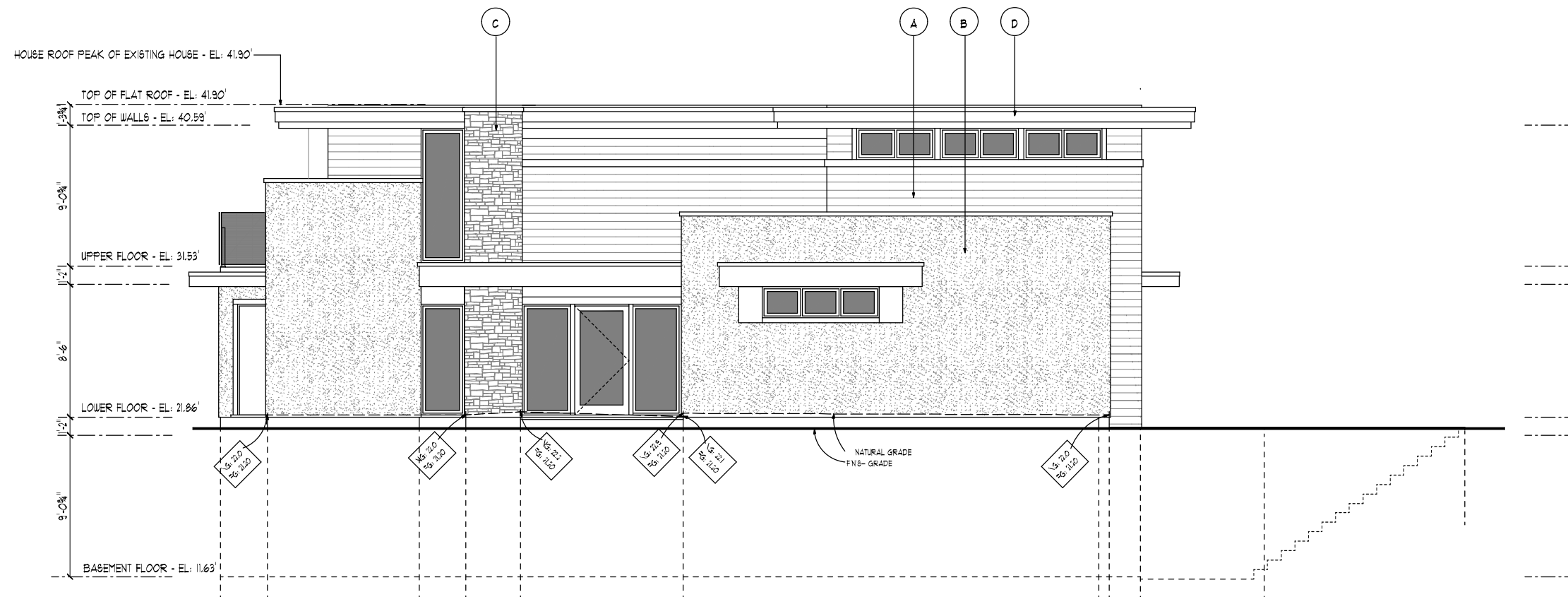


SITE PLAN  
1/8" = 1'-0"

B.C. RAILWAY R/W

BELLEVUE AVENUE

ROAD



**NORTH ELEVATION**



**WEST ELEVATION**

**EXTERIOR FINISHES**

- A CEDAR HORIZONTAL CHANNEL SIDING - STAINED NATURAL BROWN
- B ROCK DASHED STUCCO - NATURAL STONE
- C STONE FACING - GREY/BROWN BASALT
- D FASCIAE, TRIM AND WINDOW FRAMES - PAINTED CHARCOAL GREY
- E FRAMELESS GLASS GUARDRAILS

**NEW SINGLE FAMILY RESIDENCE**  
 2372 BELLEVUE AVE. WEST VANCOUVER, B.C.

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sheet name:

**NORTH & WEST ELEVATIONS**

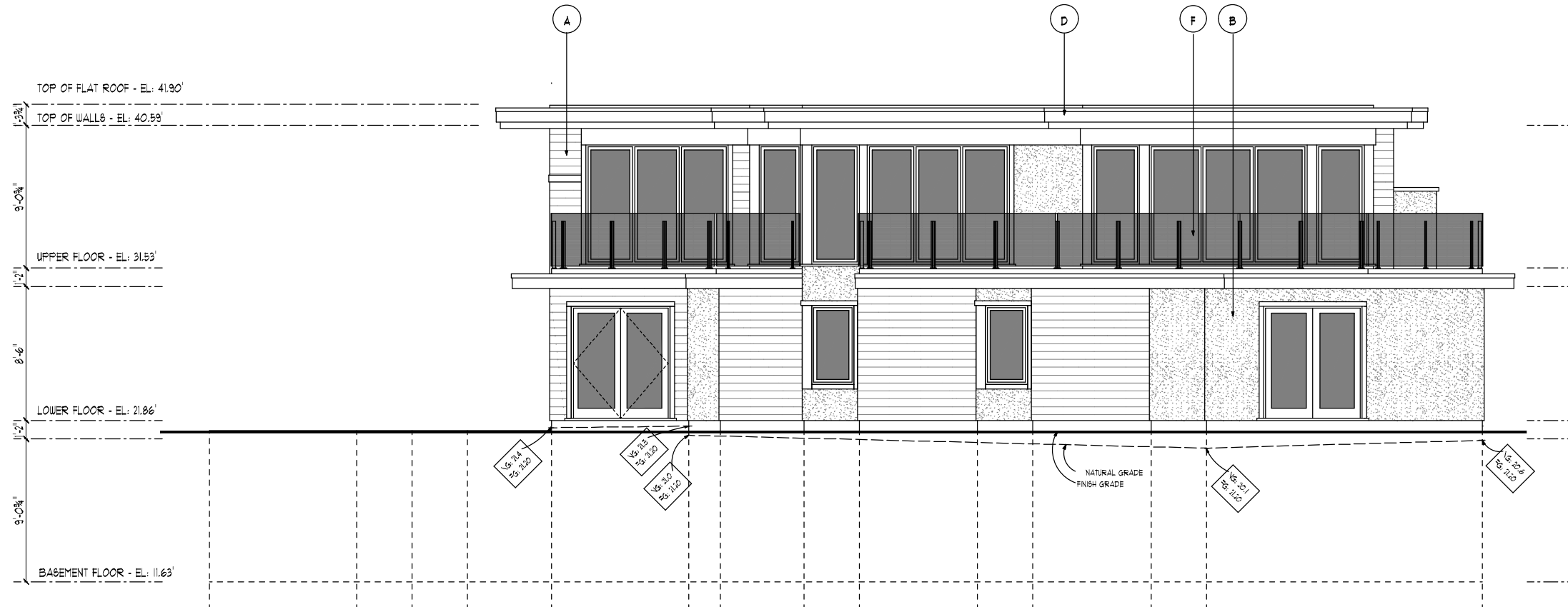
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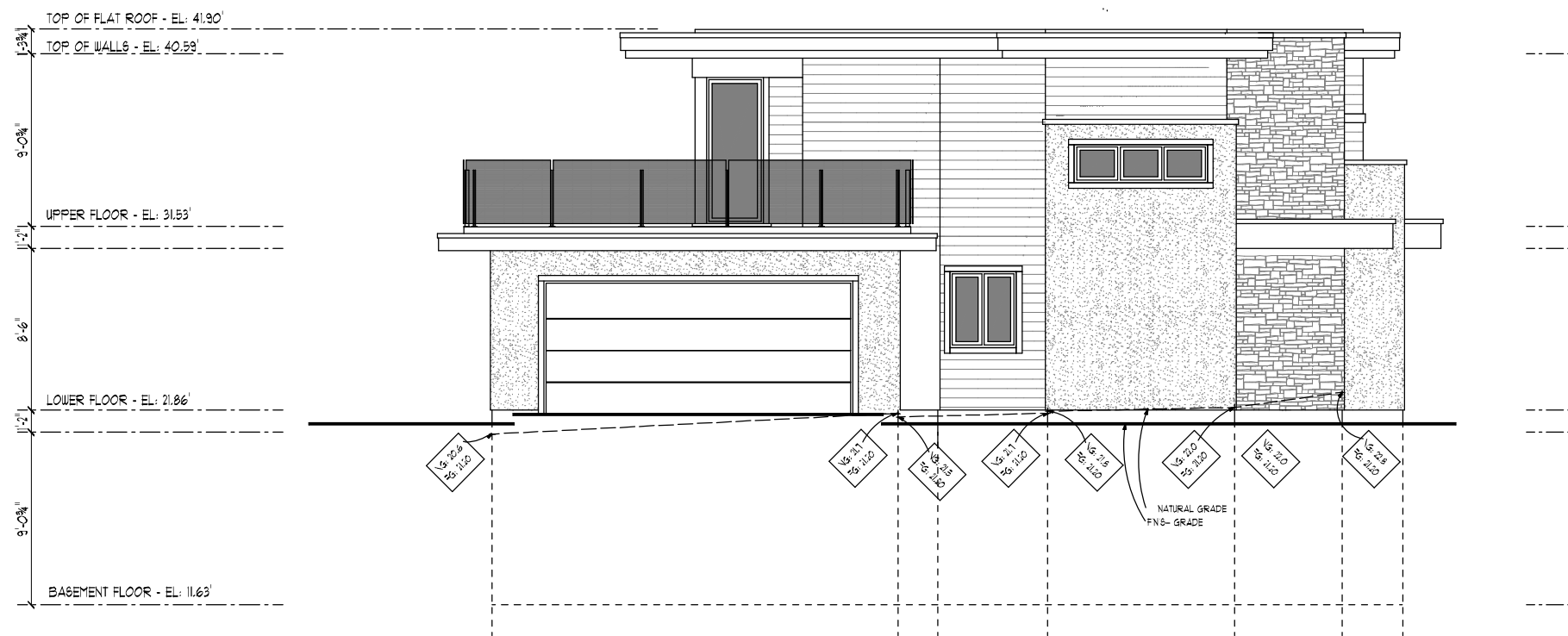
**1**

of 9





**SOUTH ELEVATION**



**EAST ELEVATION**

**EXTERIOR FINISHES**

- A CEDAR HORIZONTAL CHANNEL SIDING - STAINED NATURAL BROWN
- B ROCK DASHED STUCCO - NATURAL STONE
- C STONE FACING - GREY/BROWN BASALT
- D FASCIAS, TRIM AND WINDOW FRAMES - PAINTED CHARCOAL GREY
- E FRAMELESS GLASS GUARDRAILS

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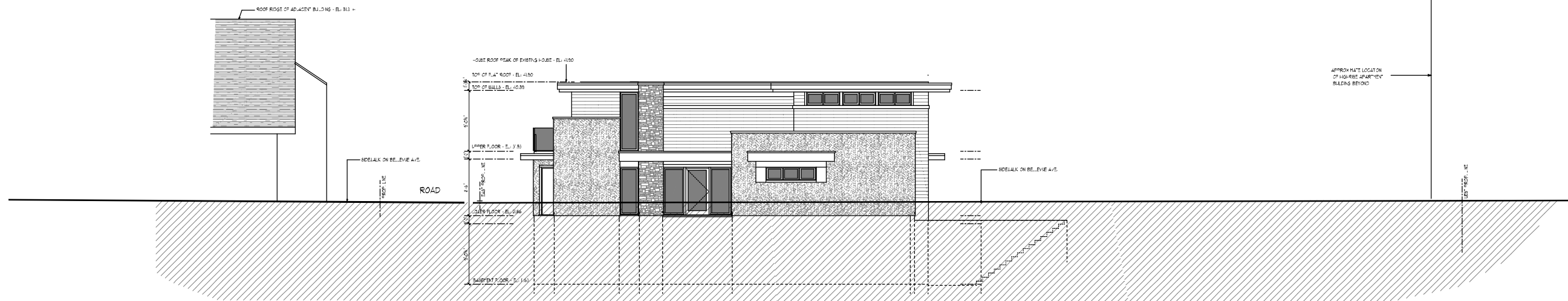
SOUTH & EAST ELEVATIONS

scale: 1/4" = 1'-0"  
created: NOV. 13, 2012

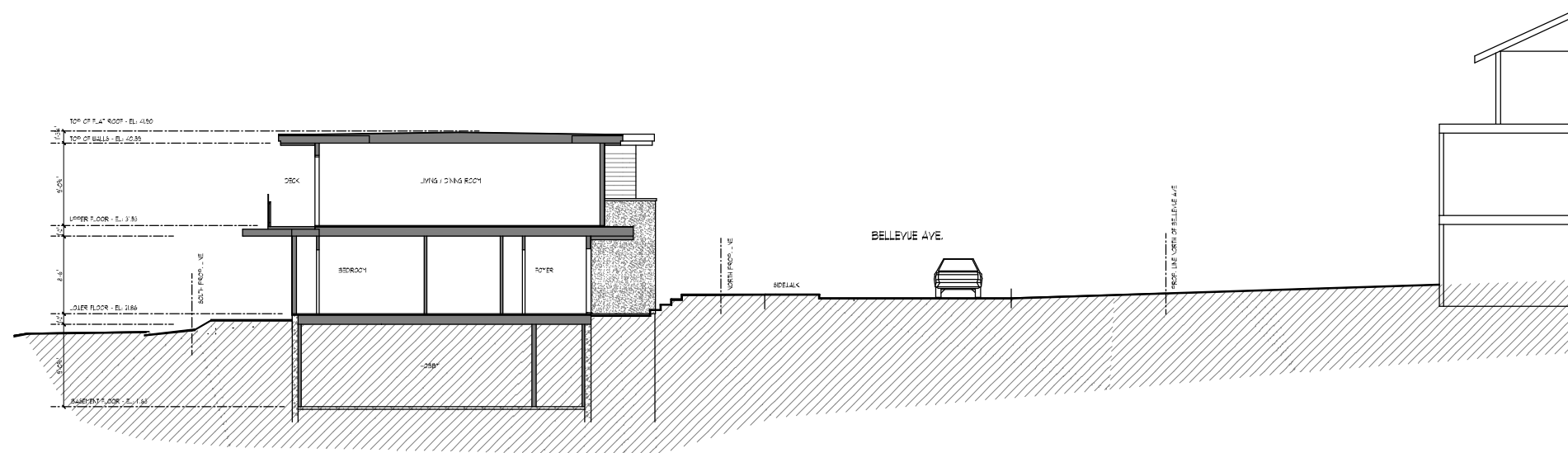
sheet no.:

**8**

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NORTH ELEVATION (BELLEVUE AVENUE)



NORTH - SOUTH SECTION A-A

NEW SINGLE FAMILY RESIDENCE  
2372 BELLEVUE AVE, WEST VANCOUVER, B.C.

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sheet name:

SITE SECTION &  
STREET CONTEXT

scale: 1/8" = 1'-0"  
created: NOV. 13, 2012

sheet no.:

9

of 9





Fc *Ficus carica*  
Fig Tree



Bocce Court



Cast in Place Concrete Stepping Stones



Grape Arbor w/ Seating



CoE *Cornus 'Eddie's White Wonder'*  
Eddie's White Wonder Dogwood



Gb *Ginkgo biloba*  
Maidenhair tree



Cok *Cornus kousa*  
Kousa dogwood



Of *Osmanthus fragrans*  
Sweet Osmanthus



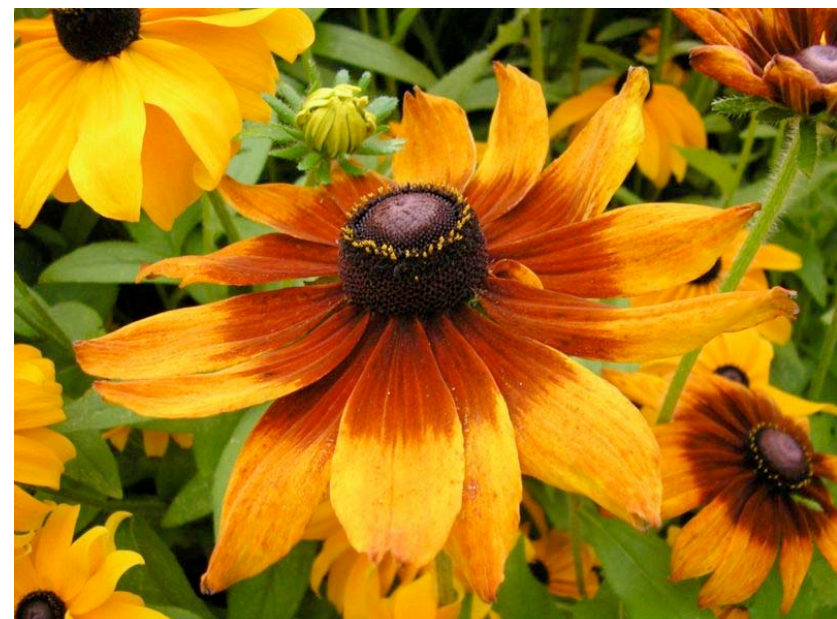
Hym *Hydrangea macrophylla*  
Hydrangea



La *Lavandula angustifolia*  
English Lavender



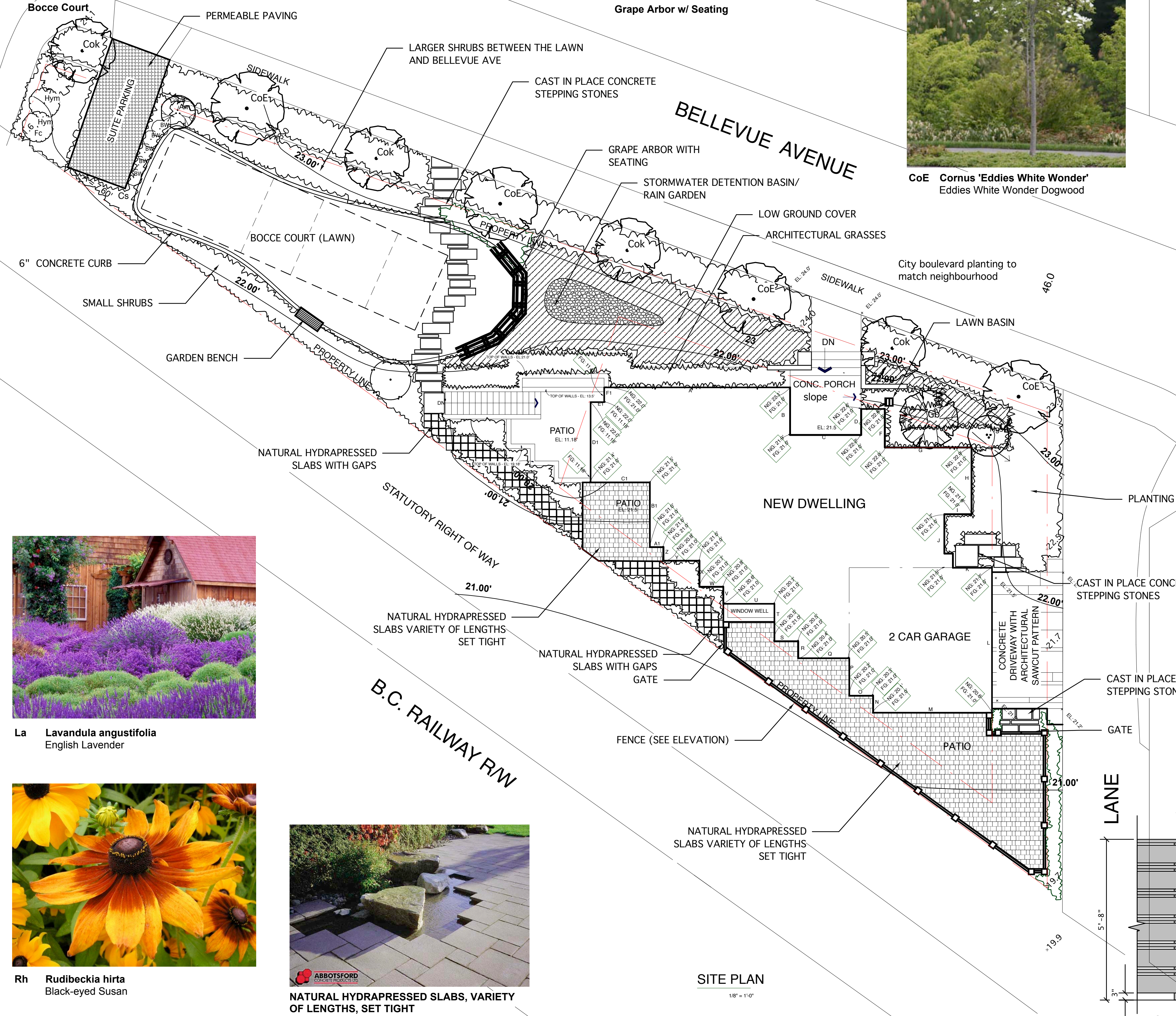
Bw *Buxus sempervirens*  
European box



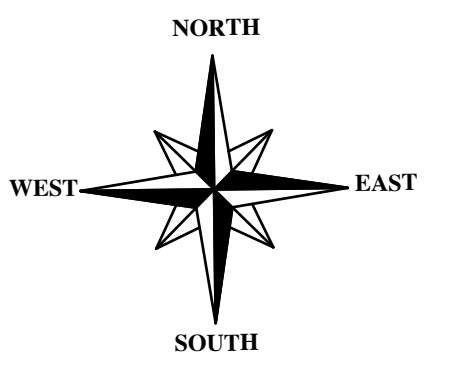
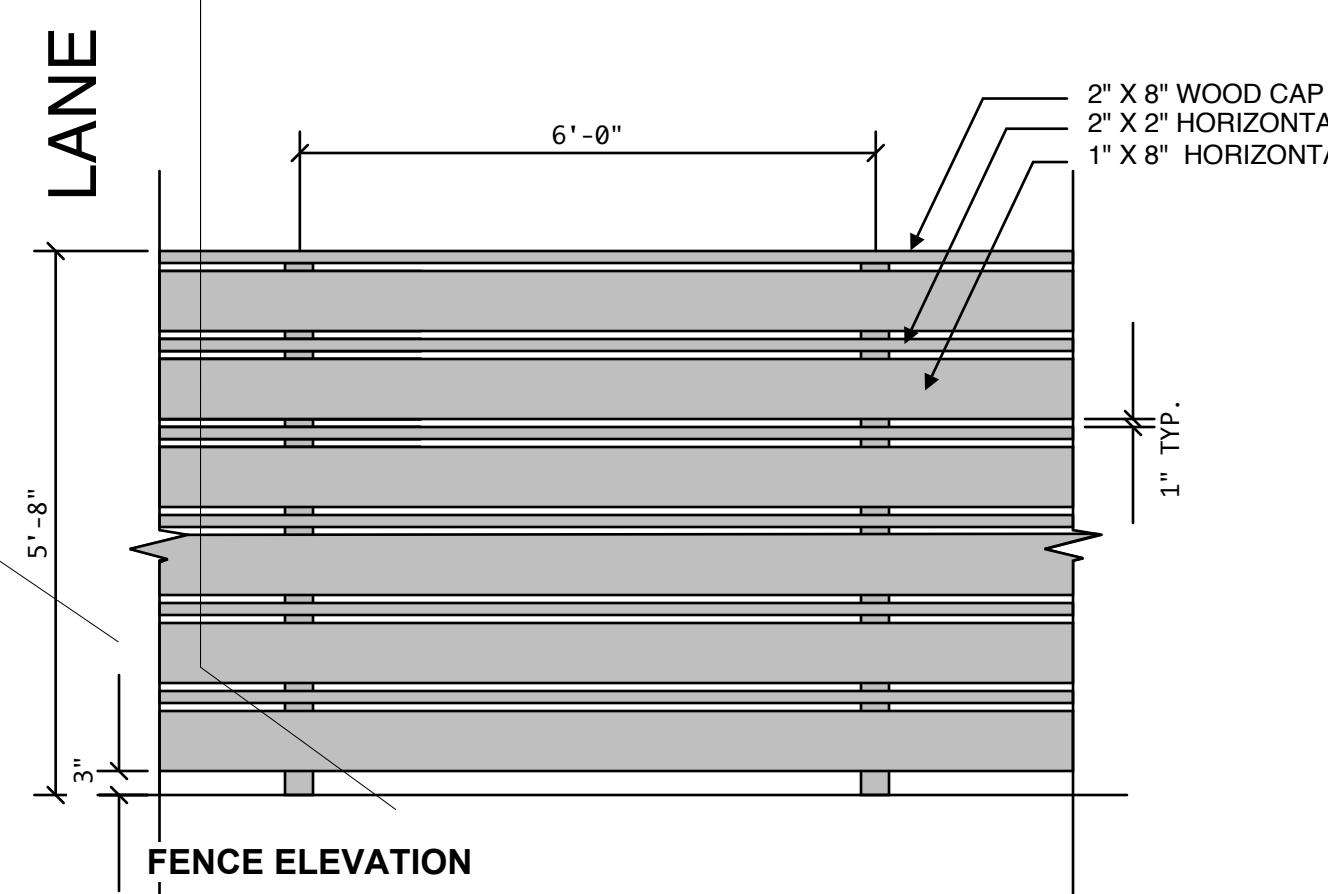
Rh *Rudbeckia hirta*  
Black-eyed Susan



NATURAL HYDRAPRESSED SLABS, VARIETY OF LENGTHS, SET TIGHT



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



LEGEND

DATE ISSUED

REV.	DATE	DESCRIPTION
1	Apr 30, 2013	REPLACED MAGNOLIA WITH EDDIES WHITE WONDER DOGWOOD, REMOVED CYPRESS

**NEW SINGLE FAMILY RESIDENCE**  
2372 Bellevue Ave,  
West Vancouver, BC

**Vaughan**  
Landscape Planning  
and Design  
1406 Clyde Ave.,  
West Vancouver, B.C.  
Canada V7T 1G1  
PH: 922-1885  
FAX: 922-5485  
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1:100
DATE	Jan 12, 2012

TITLE **LANDSCAPE PLAN**

DRAWING NO.	REV
L1	1

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER