

# 4361 ERWIN DRIVE PROPOSED COACH HOUSE

## PROJECT CONTACTS:

### OWNER:

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### GENERAL CONTRACTOR:

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### STRUCTURAL:

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PROPOSED COACH HOUSE DRAWING LIST	
Sheet Number	Sheet Name
A0.0.1	COVER
A1.1.1	SITE PLAN
A1.1.2	SECONDARY SUITE PLANS
A1.1.3	ELEVATIONS & SECTIONS
A1.1.4	LANDSCAPE
A1.1.5	ELEVATIONS



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### REVISIONS

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15	2016-02-26	ISSUED FOR INFO
16	2016-03-07	ISSUED FOR DP
25	2016-07-05	RE-ISSUE DP

NO. DATE  
SEAL

SEAL

## PROPOSED COACH HOUSE

CONSULTANTS

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GRANT  
ARCHITECTURE  
STUDIO

PROJECT TITLE

4361 ERWIN DRIVE, WEST  
VANCOUVER, BC

SHEET TITLE

COVER

SCALE  
1/4" = 1'-0"

DRAWN BY  
BF

DATE

CHECKED BY  
PG

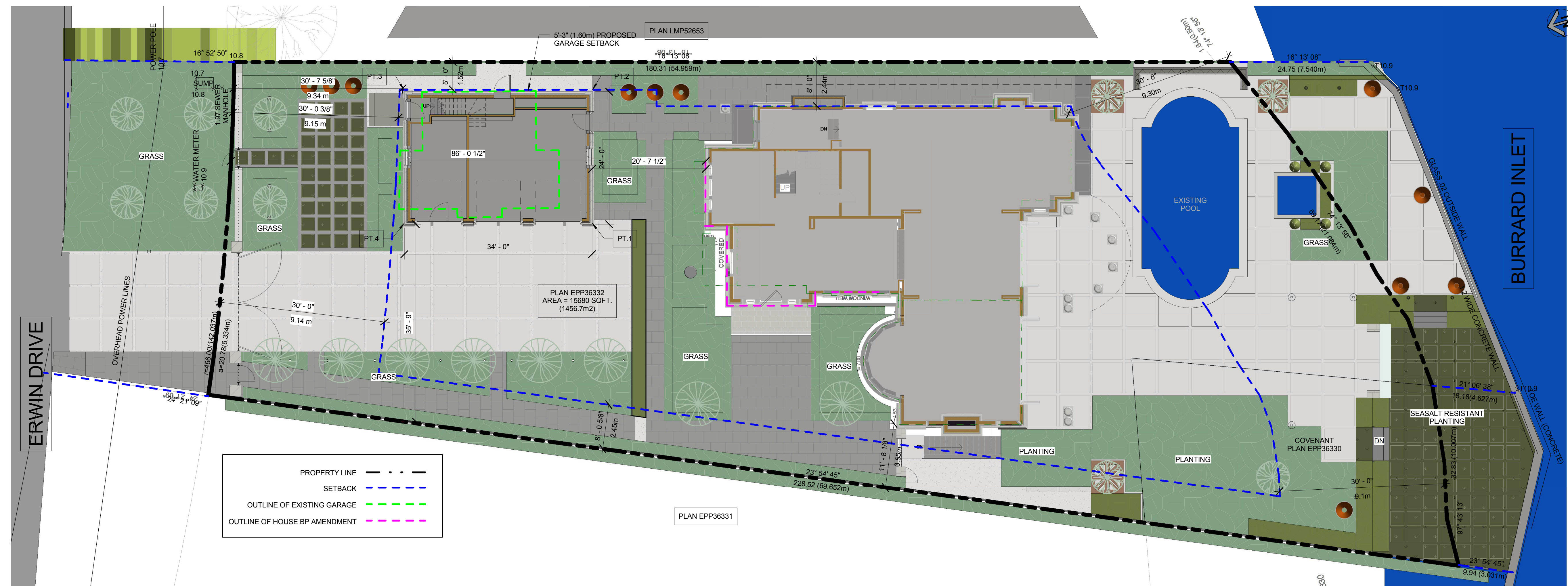
SHEET NO.

A0.0.1



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① COACH HOUSE - SITE PLAN  
1" = 10'-0"

**AREA CALCULATIONS**

LOT AREA: <b>15,680</b> SQ.FT (1,457m <sup>2</sup> )	LOT AREA: <b>1,457</b> m <sup>2</sup>
MAX. ALLOWED AREA = 35% of LOT AREA 0.35 * 15,680 SQ.FT = <b>5,488</b> SQ.FT	MAX. ALLOWED AREA = 35% of LOT AREA 0.35 * 1,457 m <sup>2</sup> = <b>510</b> m <sup>2</sup>
MAIN HOUSE TOTAL <b>4,997</b> SQ.FT	MAIN HOUSE TOTAL <b>464</b> m <sup>2</sup>
<b>COACH HOUSE</b>	<b>COACH HOUSE</b>
MAIN FLOOR	MAIN FLOOR
758 SQ.FT	70 m <sup>2</sup>
-206 SQ.FT Utilities	-19 m <sup>2</sup> Utilities
-441 SQ.FT Garage	-41 m <sup>2</sup> Garage
-53 SQ.FT Mechanical	-5 m <sup>2</sup> Mechanical
58 SQ.FT	5 m <sup>2</sup>
UPPER FLOOR	UPPER FLOOR
403 SQ.FT	37 m <sup>2</sup>
TOTAL COACH HOUSE <b>461</b> SQ.FT	TOTAL COACH HOUSE <b>42</b> m <sup>2</sup>
GRAND TOTAL <b>5,458</b> SQ.FT	GRAND TOTAL <b>506</b> m <sup>2</sup>

**SITE COVERAGE CALCULATIONS**

<sec. 204.05 Zoning Bylaw No. 4662, 2010  
 District of West Vancouver>  
 Max. site coverage allowed: **30%**

LOT AREA: **15,680**SQ.FT (1,457m<sup>2</sup>)

Total projected areas:  
 MAIN DWELLING 2749.8 SQ.FT 255.5 m<sup>2</sup>  
 SECONDARY SUITE 816.0 SQ.FT 75.8 m<sup>2</sup>  
 3565.8 SQ.FT 331.3 m<sup>2</sup>

TOTAL LOT COVERAGE = **23%**

**FRONT YARD CALCULATIONS**

<sec. 141.04 ZONING BYLAW NO. 4662, 2010  
 District of West Vancouver >  
 Maximum 50% non porous

Total front yard area: 1877.41 SQ.FT (174.4 m<sup>2</sup>)  
 Proposed paving area: 930 SQ.FT (86.4 m<sup>2</sup>)

PROPOSED NON POROUS PAVING = **50%**

**PROJECT INFORMATION**

**CIVIC ADDRESS:**  
 4361 ERWIN DRIVE, WEST VANCOUVER, BC.

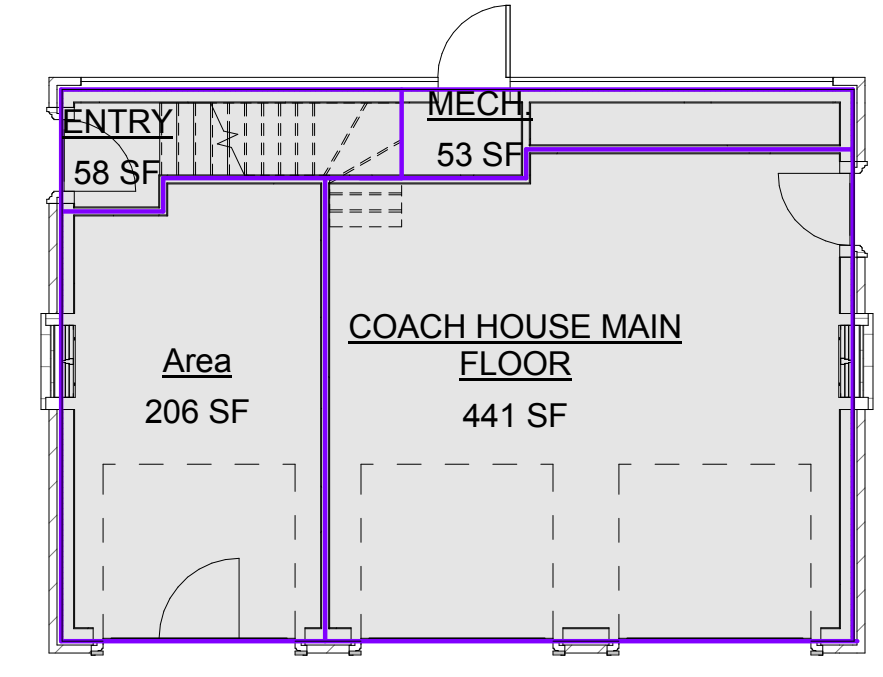
**LEGAL ADDRESS:**  
 LOT 7 BLK 6 D.L. 582 PLAN 5058

**ZONING:**  
 RS4

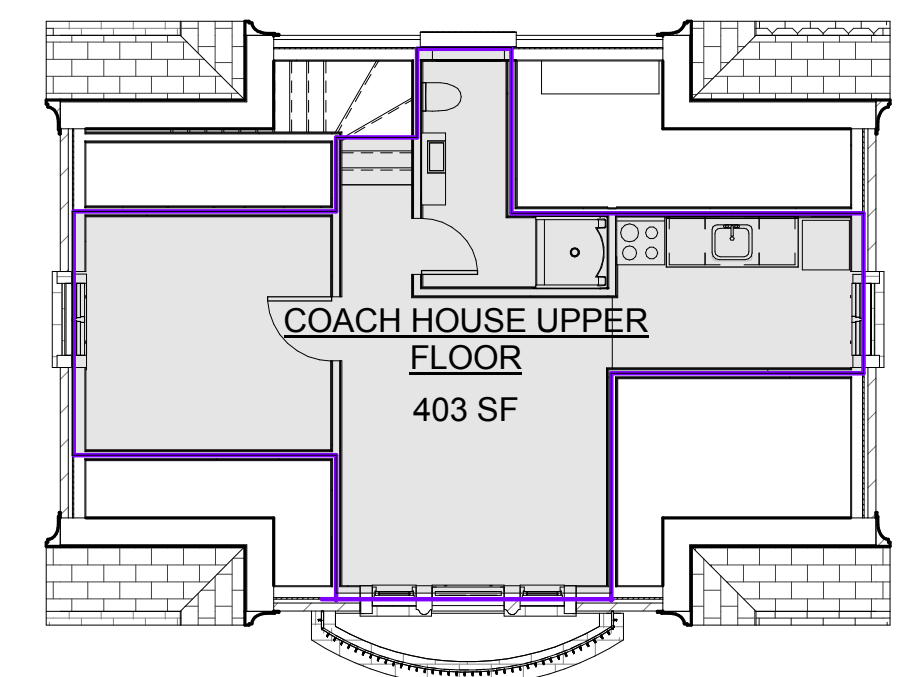
**SETBACKS:**

	ALLOWED	PROPOSED	MAIN DWELLING
FRONT YARD	30'-0"ft (9.14m)	30'-7 5/8"ft (9.34m)	86'-0"ft (26.21m)
SIDE YARD (EAST)	8'-0"ft (2.44m)	5'-3"ft (1.52m) - EXISTING GARAGE	8'-0"ft (2.44m)
SIDE YARD (WEST)	8'-0"ft (2.44m)	35'-7 3/4"ft (10.86m)	11'-6"ft (3.50m)

POINT #	GRADE A	POINT #	GRADE B	(A+B)/2	LENGTH	SUM
1	11.29	2	11.29	11.29	24	270.96
2	11.29	3	11.29	11.29	34	383.86
3	11.29	4	11.29	11.29	24	270.96
4	11.29	5	11.29	11.29	34	383.86
Total Sum:						<b>1309.64</b>
Perimeter:						<b>116</b>
Average grade (proposed):						<b>11.29</b>
Proposed coach house height:						<b>28.64</b>
Proposed Height above finished grade:						<b>17.35</b>



② COACH HOUSE MAIN FLOOR AREA PLAN  
1/8" = 1'-0"



③ COACH HOUSE UPPER FLOOR AREA PLAN  
1/8" = 1'-0"

**REVISIONS**

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**NO. DATE SEAL**

NO.	DATE	SEAL

**PROPOSED COACH HOUSE**

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 www.GrantArchitectureStudio.com

**GRANT ARCHITECTURE STUDIO**

PROJECT TITLE  
 4361 ERWIN DRIVE, WEST VANCOUVER, BC

SHEET TITLE  
 SITE PLAN

SCALE	DRAWN BY
As indicated	BF
DATE	CHECKED BY
	PG

SHEET NO.

**A1.1.1**



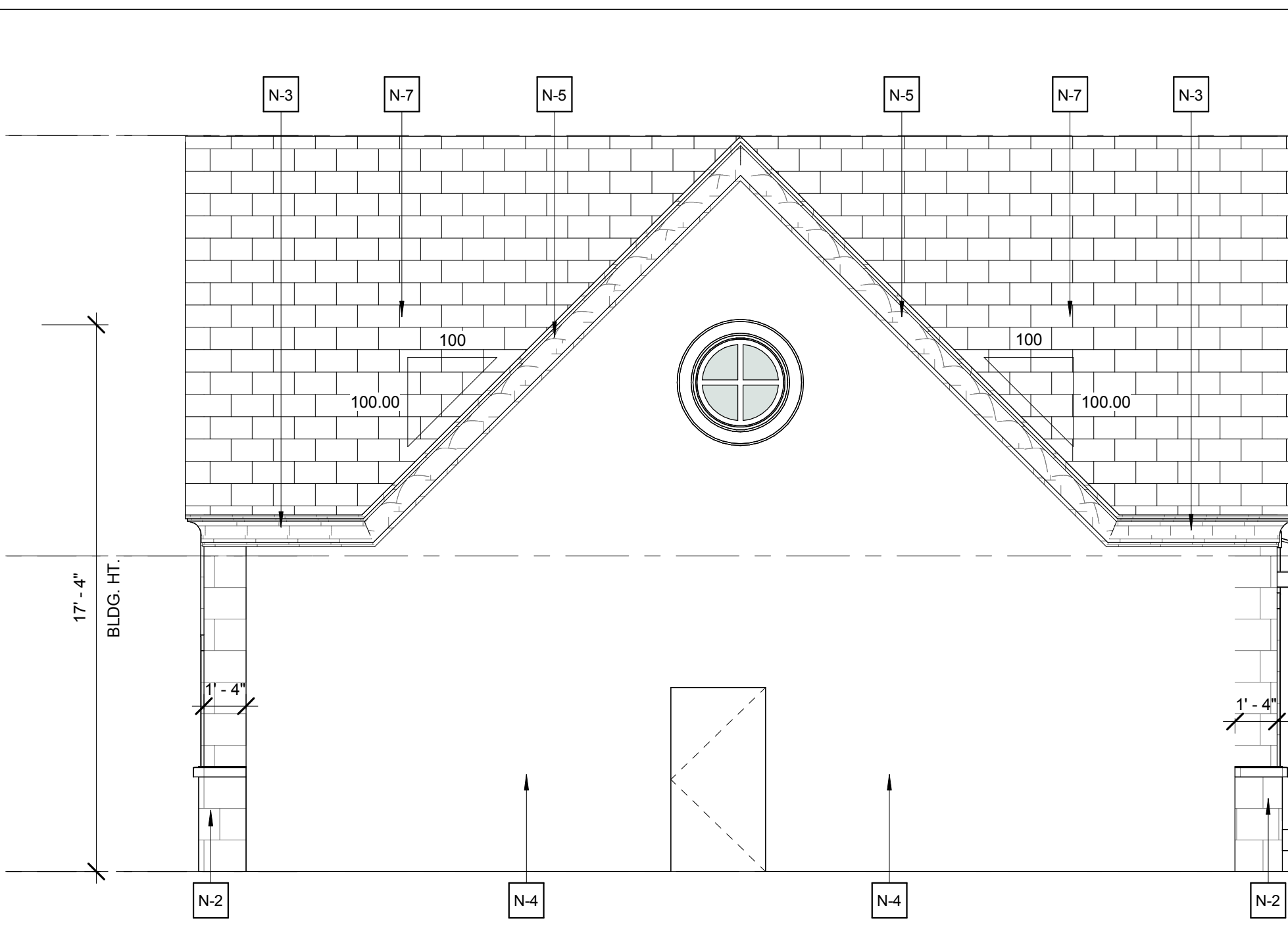
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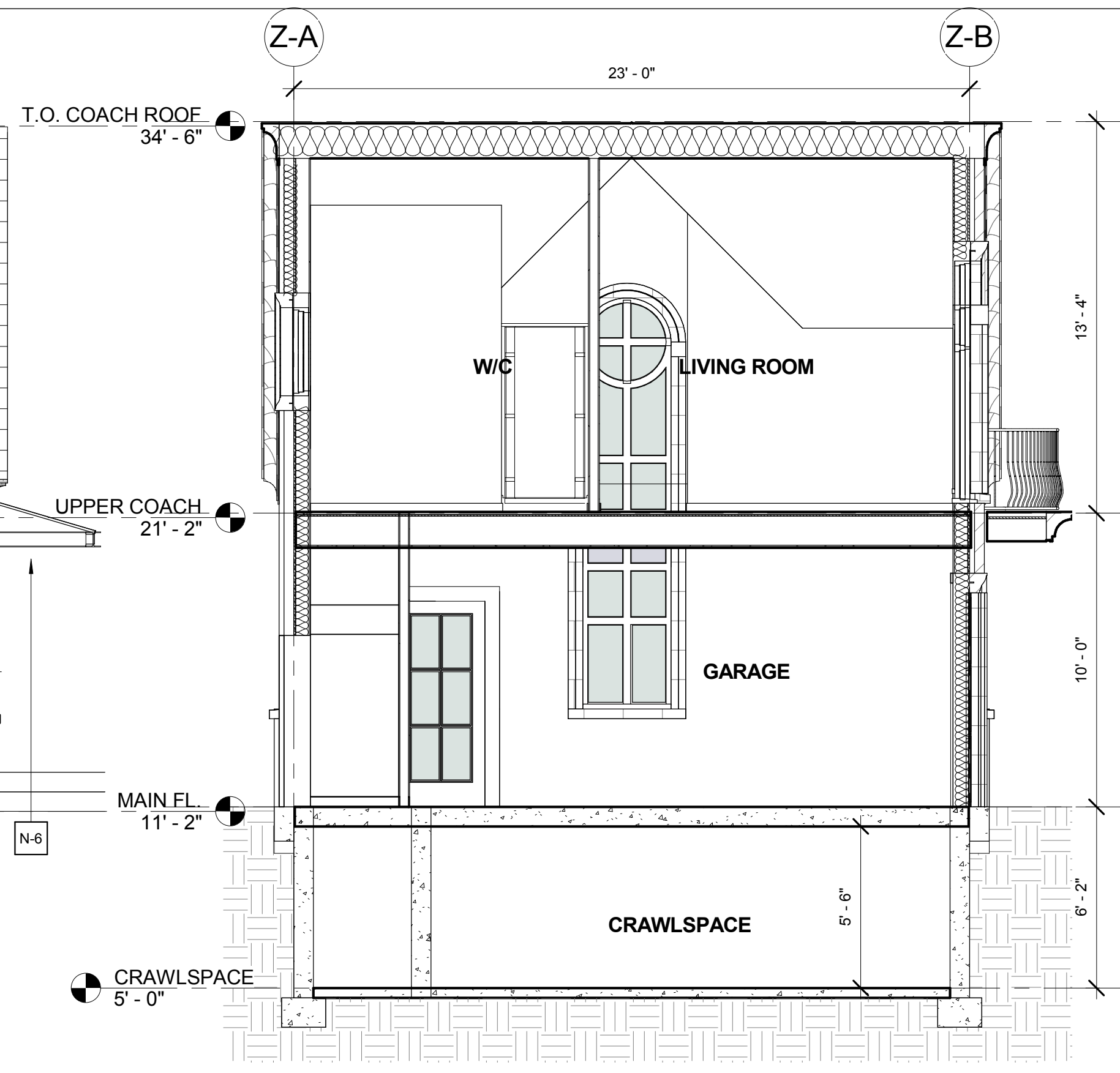
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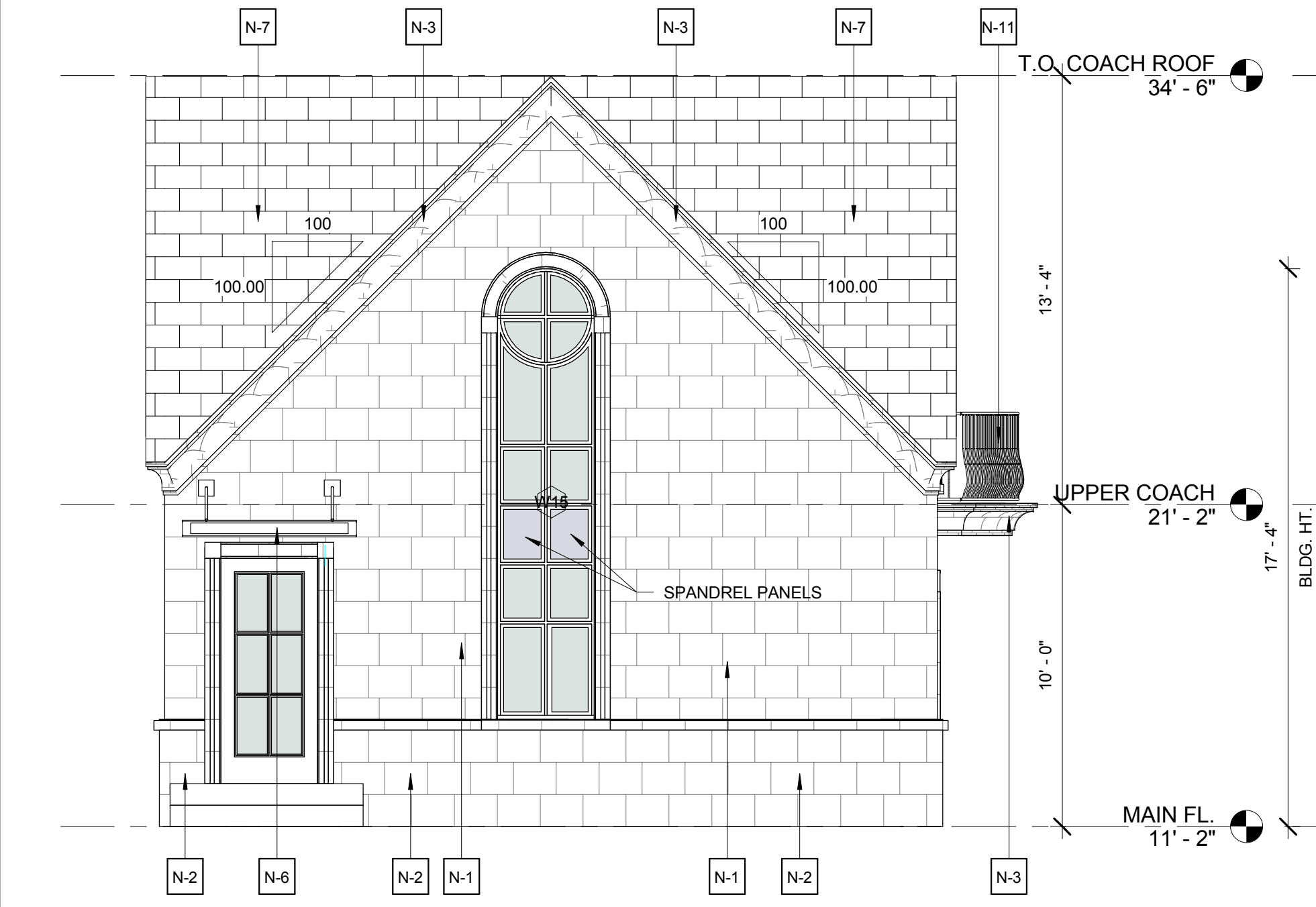
3 WEST ELEVATION - SUITE  
1/4" = 1'-0"



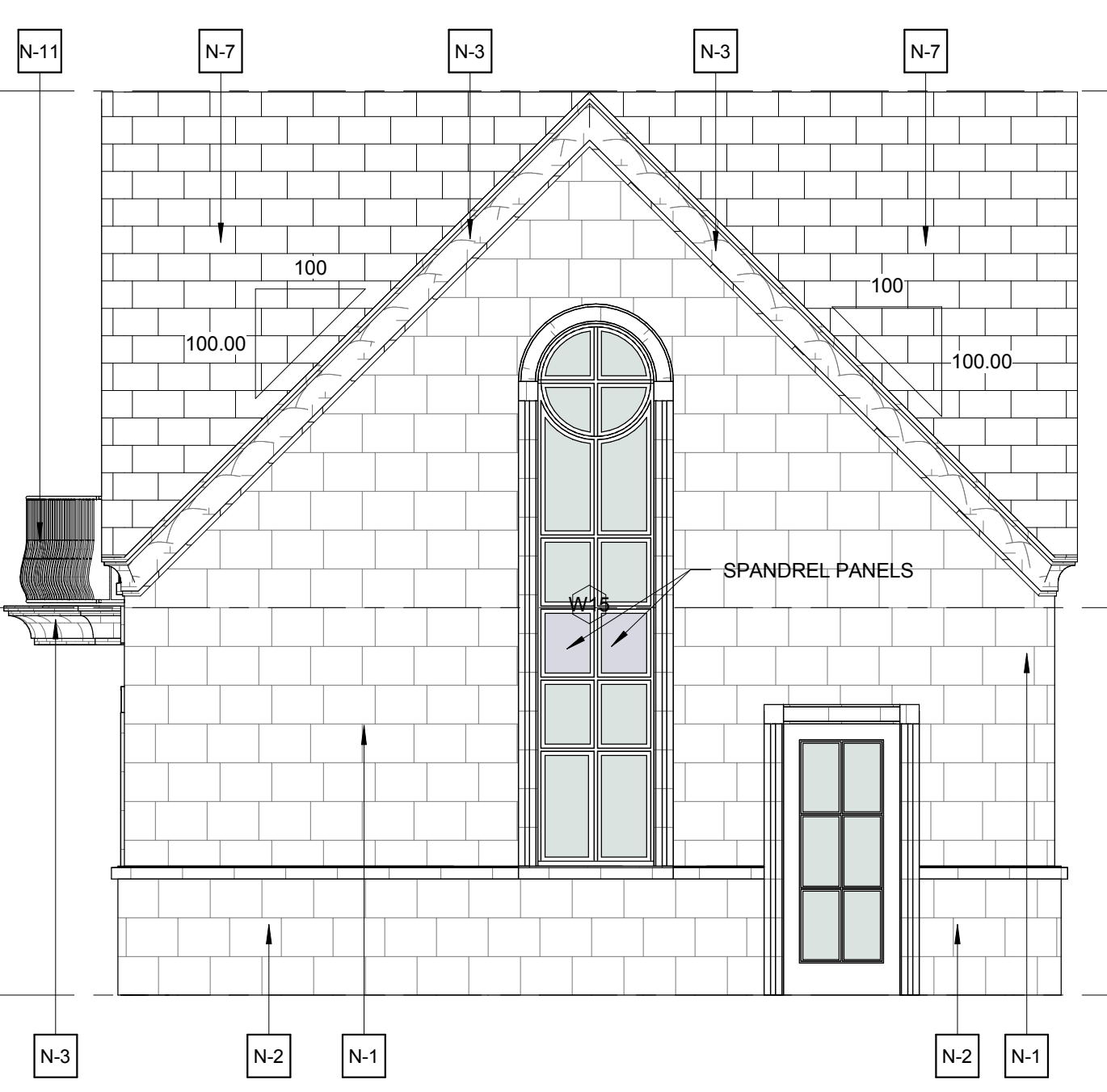
4 EAST ELEVATION - SUITE  
1/4" = 1'-0"



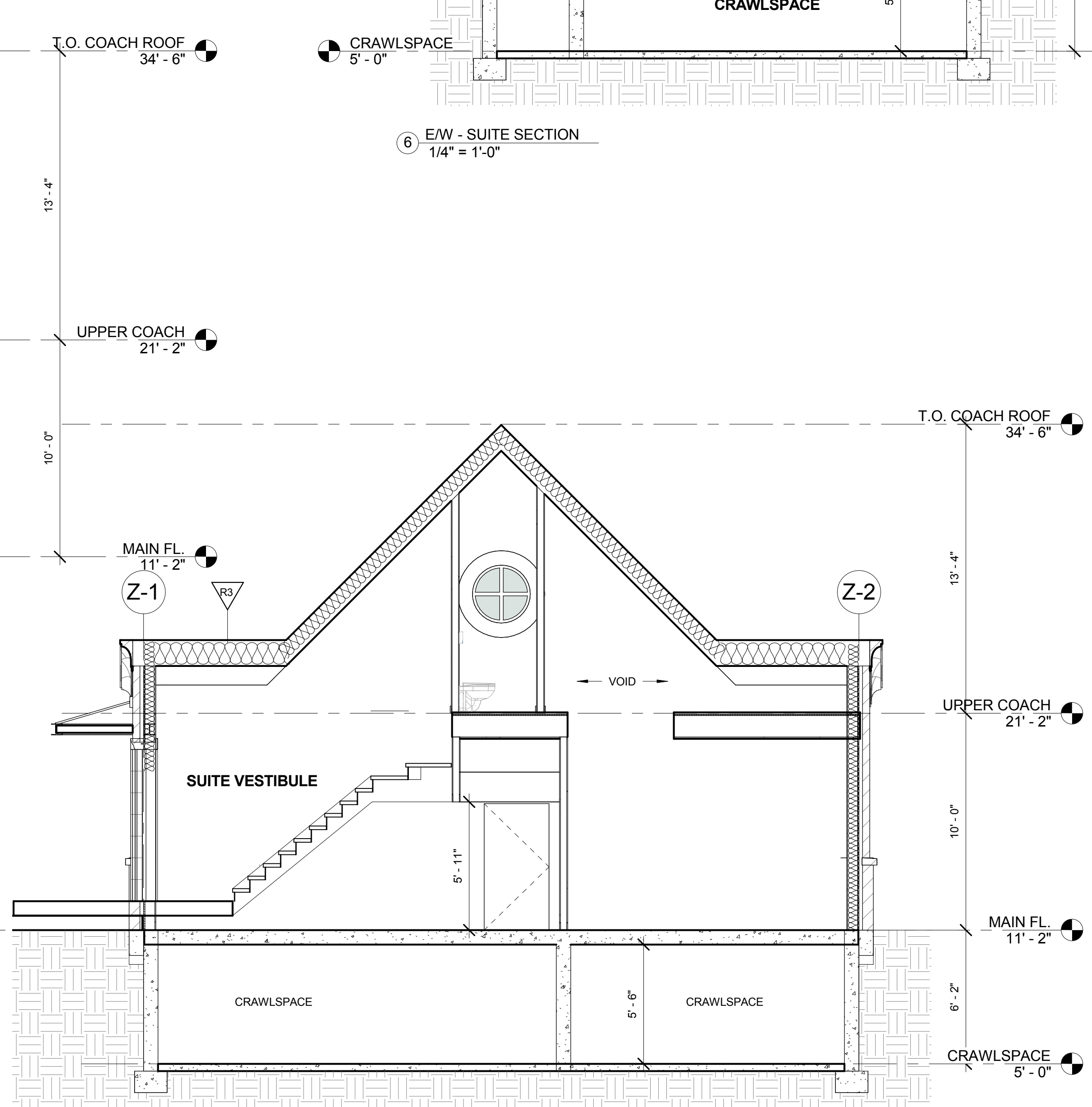
6 EW - SUITE SECTION  
1/4" = 1'-0"



1 NORTH ELEVATION - SUITE  
1/4" = 1'-0"



2 SOUTH ELEVATION - SUITE  
1/4" = 1'-0"



5 N/S - SUITE SECTION  
1/4" = 1'-0"

ELEVATION NOTES

- |                          |                                      |                          |                            |
|--------------------------|--------------------------------------|--------------------------|----------------------------|
| N-1 LIMESTONE MAIN FIELD | N-5 ZINK CORNICE                     | N-9 CURTAIN WALL         | N-13 LIMESTONE COLUMN      |
| N-2 LIMESTONE PLINTH     | N-6 ZINK STANDING SEAM               | N-10 PAINTED STEEL       | N-14 FAN MATERIAL T.B.D.   |
| N-3 LIMESTONE CORNICE    | N-7 SLATE ROOFING                    | N-11 PAINTED RAILING     | N-15 LIMESTONE CHIMNEY CAP |
| N-4 CEMENTITIOUS PANEL   | N-8 PAINTED COLUMN W/ LIMESTONE BASE | N-12 FOLDING DOOR SYSTEM | N-16 WALL SCONCE           |



WHITE PAINTED WOOD (WINDOWS & DOORS)



INDIANA LIMESTONE (BUFF)



SLATE SHINGLES ROOF



CEMENTITIOUS PANELS (COLOR MATCH TO LIMESTONE)

PROPOSED COACH HOUSE

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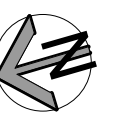
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ELEVATIONS & SECTIONS

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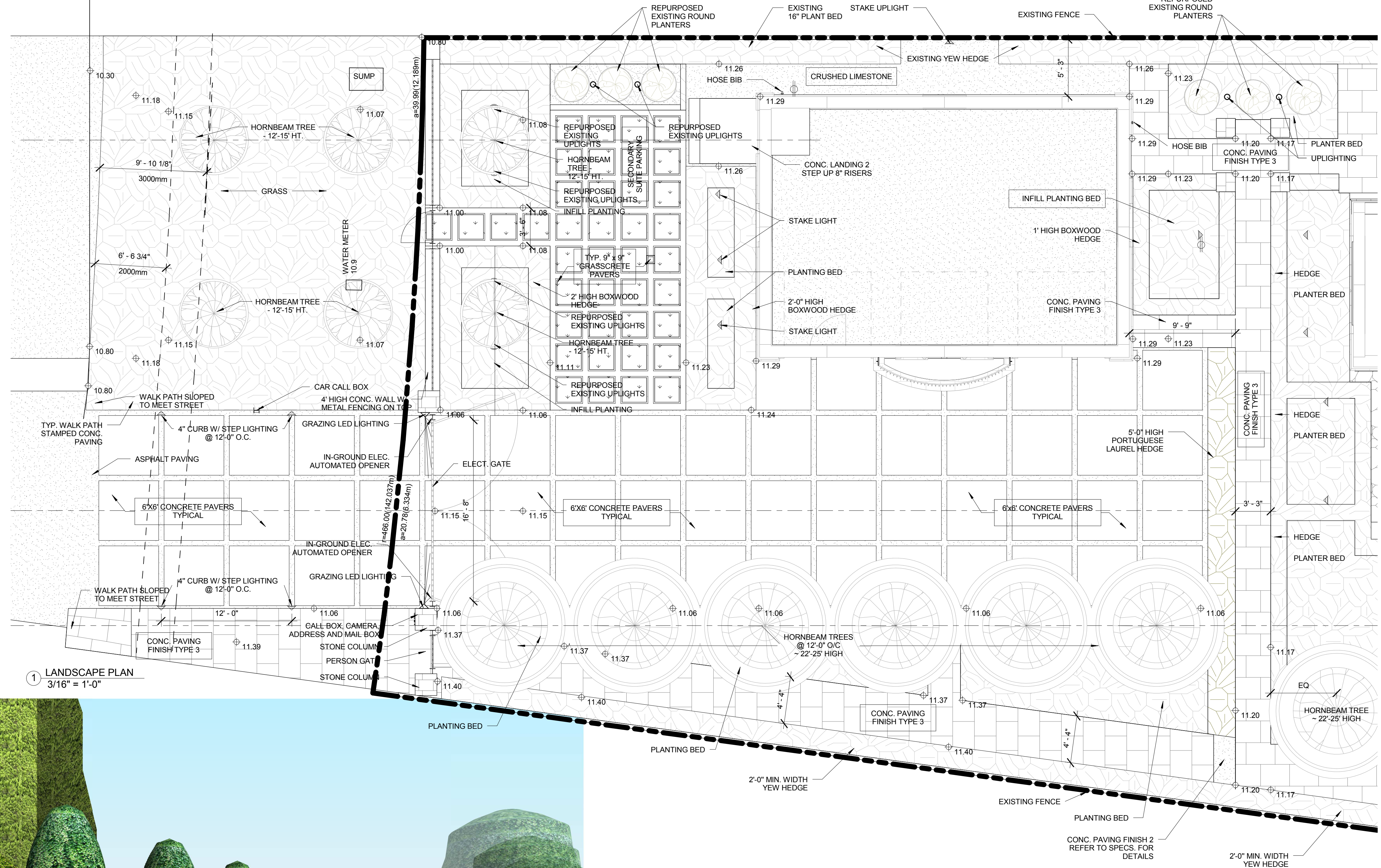
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1 LANDSCAPE PLAN  
3/16" = 1'-0"



2 PERSPECTIVE - NW

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PROJECT TITLE  
**4361 ERWIN DRIVE, WEST VANCOUVER, BC**

SHEET TITLE  
**LANDSCAPE**

SCALE 3/16" = 1'-0"	DRAWN BY SM
DATE	CHECKED BY PG

SHEET NO.

# A1.1.4

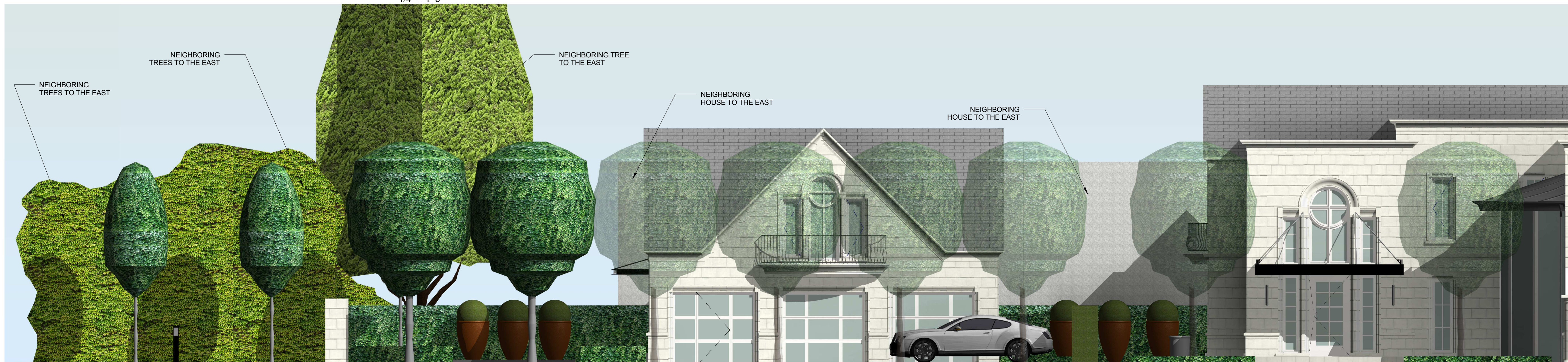


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② ELEVATION - STREET  
1/4" = 1'-0"



① SECONDARY SUITE CONTEXTUAL ELEVATION  
3/16" = 1'-0"

**LANDSCAPE SAMPLES**



CRUSHED LIMESTONE



GRASSCRETE PAVERS



BOXWOOD HEDGE



YEW HEDGE



HORNBEAM TREE



SARCOCOCCA HEDGE



PORTUGUESE LAUREL HEDGE

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SHEET TITLE

ELEVATIONS

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**A1.1.5**