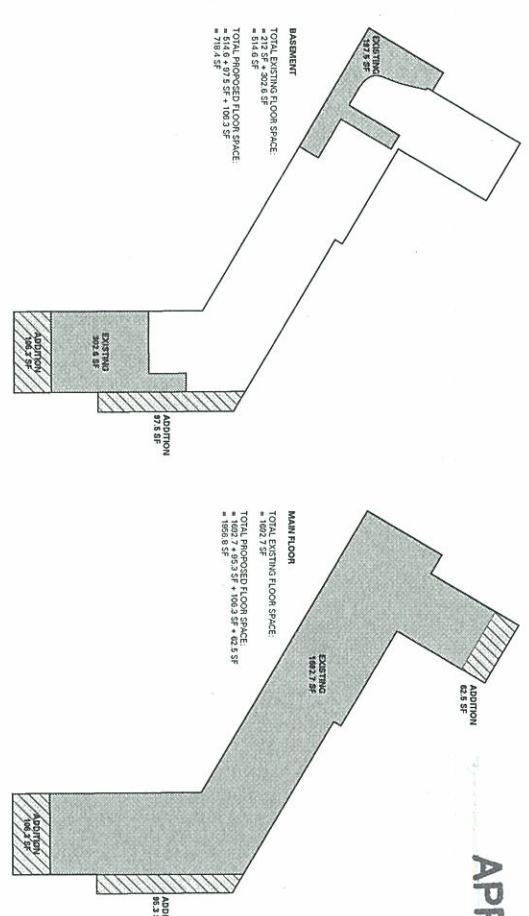


ISSUES	AS BUILT'S
A	12-OCT-11
B	08-FEB-11
C	08-FEB-12
E	07-MAR-12
F	22-MAR-12
H	01-MAR-12
I	02-NOV-12

# APPENDIX B



### PROJECT INFORMATION

**CIVIC ADDRESS:** 4797 HIGHWAY WEST VANCOUVER BC  
**EQUAL DESCRIPTION:** AMENDED LOT 122E TRAIL BLOCK 2  
**APPLICABLE ZONING BYLAW:** DISTRICT OF WEST VANCOUVER ZONING BYLAW NO. 4000  
**APPLICABLE DISTRICT SCHEDULE:** R50 DISTRICT SCHEDULE

### ZONING ANALYSIS

- SITE AREA:**  
 SITE AREA = 12,540 SF (1,168.8 SQM)  
 FLOOR AREA RATIO ALLOWED = 0.50  
 FLOOR AREA RATIO = 0.42  
 FLOOR SLOPE FACTORS  
 EXISTING = 4,000 SF (370.4 SQM)  
 MAIN = 1,000 SF (92.9 SQM)  
 TOTAL EXISTING FLOOR SPACE = 2,102.3 SF (207.3 SQM)  
 PROPOSED = 1,900 SF (175.8 SQM)  
 BASEMENT = 1,900 SF (175.8 SQM)  
 MAIN = 1,900 SF (175.8 SQM)  
 TOTAL PROPOSED FLOOR SPACE = 2,800.0 SF (260.2 SQM)  
**TOTAL FLOOR SPACE ADDED**  
 TOTAL PROPOSED FLOOR SPACE = 2,800.0 SF (260.2 SQM)  
**SITE COVERAGE ALLOWED OUTDOOR**  
 ALLOWED = 1,000 SF (92.9 SQM)  
 PROPOSED = 1,000 SF (92.9 SQM)
- EXISTING:**  
 EXISTING = 1,200 SF (111.5 SQM)  
 EXISTING ABOVE = 2,487.7 SF (228.1 SQM)  
 GARAGE = 214.5 SF (199.5 SQM)  
**TOTAL EXISTING SITE COVERAGE = 2,185.1 SF (202.2 SQM)**  
**PROPOSED:**  
 EXISTING = 1,200 SF (111.5 SQM)  
 EXISTING ABOVE = 2,400.0 SF (222.8 SQM)  
 GARAGE = 214.5 SF (199.5 SQM)  
**TOTAL PROPOSED SITE COVERAGE = 2,800.0 SF (260.2 SQM)**  
**PRIMARY BUILDING SETBACKS**  
 FRONT: ALLOWED = 28.00' (8.53M)  
 EXISTING = 22.00' (6.70M)  
 REAR: ALLOWED = 28.00' (8.53M)  
 EXISTING = 22.00' (6.70M)  
 REAR YARD SETBACK (NON-CORNER)  
 ALLOWED = 28.00' (8.53M)  
 PROPOSED = 28.00' (8.53M)  
 WEST SIDE YARD:  
 ALLOWED = 7.00' (2.13M)  
 EXISTING = 7.00' (2.13M)  
 EAST SIDE YARD:  
 ALLOWED = 10.00' (3.05M)  
 EXISTING = 10.00' (3.05M)  
 PROPOSED = 10.00' (3.05M)
- PROPOSED:**  
 EXISTING = 1,200 SF (111.5 SQM)  
 EXISTING ABOVE = 2,400.0 SF (222.8 SQM)  
 GARAGE = 214.5 SF (199.5 SQM)  
**TOTAL PROPOSED SITE COVERAGE = 2,800.0 SF (260.2 SQM)**  
**FRONT YARD:**  
 EXISTING = 22.00' (6.70M)  
 PROPOSED = 22.00' (6.70M)  
**REAR YARD:**  
 ALLOWED = 28.00' (8.53M)  
 EXISTING = 22.00' (6.70M)  
 PROPOSED = 28.00' (8.53M)
- FRONT YARD:**  
 EXISTING = 22.00' (6.70M)  
 PROPOSED = 22.00' (6.70M)  
**REAR YARD:**  
 ALLOWED = 28.00' (8.53M)  
 EXISTING = 22.00' (6.70M)  
 PROPOSED = 28.00' (8.53M)
- FRONT YARD:**  
 EXISTING = 22.00' (6.70M)  
 PROPOSED = 22.00' (6.70M)  
**REAR YARD:**  
 ALLOWED = 28.00' (8.53M)  
 EXISTING = 22.00' (6.70M)  
 PROPOSED = 28.00' (8.53M)

### ZONING ANALYSIS CONT.

- BUILDING HEIGHT**  
 AVERAGE NATURAL GROUND = 71.7'  
 BUILDING HEIGHT ALLOWED = 71.7' + 25' = 96.7' (29.50M)  
 BUILDING HEIGHT EXISTING = 71.7'  
 AVERAGE HEIGHT ALLOWED = 71.7' + 25' = 96.7' (29.50M)  
 BUILDING HEIGHT ALLOWED = 71.7' + 25' = 96.7' (29.50M)  
 PROPOSED TO ROOF ELEVATION = 68.4' (20.90M)  
**AVERAGE NATURAL GROUND CALCULATION:**  
 (68.3702714 + 117.2) / 2 = 92.7851357  
 (72.8124071 + 117.2) / 2 = 95.00620855  
 (75.4242071 + 117.2) / 2 = 96.31210705  
 (78.1124071 + 117.2) / 2 = 97.65620705  
 (81.1124071 + 117.2) / 2 = 99.15620705  
 (84.4242071 + 117.2) / 2 = 100.81210705  
 (88.1124071 + 117.2) / 2 = 102.65620705  
 (92.1124071 + 117.2) / 2 = 104.65620705  
 (96.4242071 + 117.2) / 2 = 106.81210705  
 (101.1124071 + 117.2) / 2 = 109.15620705  
 (106.1124071 + 117.2) / 2 = 111.65620705  
 (111.4242071 + 117.2) / 2 = 114.51210705  
 (117.1124071 + 117.2) / 2 = 117.15620705  
 (123.1124071 + 117.2) / 2 = 120.15620705  
 (129.4242071 + 117.2) / 2 = 123.31210705  
 (136.1124071 + 117.2) / 2 = 126.65620705  
 (143.1124071 + 117.2) / 2 = 130.15620705  
 (150.4242071 + 117.2) / 2 = 133.81210705  
 (158.1124071 + 117.2) / 2 = 137.65620705  
 (166.1124071 + 117.2) / 2 = 141.65620705  
 (174.4242071 + 117.2) / 2 = 145.81210705  
 (183.1124071 + 117.2) / 2 = 150.15620705  
 (192.1124071 + 117.2) / 2 = 154.65620705  
 (201.4242071 + 117.2) / 2 = 159.31210705  
 (211.1124071 + 117.2) / 2 = 164.15620705  
 (221.1124071 + 117.2) / 2 = 169.15620705  
 (231.4242071 + 117.2) / 2 = 174.31210705  
 (242.1124071 + 117.2) / 2 = 179.65620705  
 (253.1124071 + 117.2) / 2 = 185.15620705  
 (264.4242071 + 117.2) / 2 = 190.81210705  
 (276.1124071 + 117.2) / 2 = 196.65620705  
 (288.1124071 + 117.2) / 2 = 202.65620705  
 (300.4242071 + 117.2) / 2 = 208.81210705  
 (313.1124071 + 117.2) / 2 = 215.15620705  
 (326.1124071 + 117.2) / 2 = 221.65620705  
 (339.4242071 + 117.2) / 2 = 228.31210705  
 (353.1124071 + 117.2) / 2 = 235.15620705  
 (367.1124071 + 117.2) / 2 = 242.15620705  
 (381.4242071 + 117.2) / 2 = 249.31210705  
 (396.1124071 + 117.2) / 2 = 256.65620705  
 (411.1124071 + 117.2) / 2 = 264.15620705  
 (426.4242071 + 117.2) / 2 = 271.81210705  
 (442.1124071 + 117.2) / 2 = 279.65620705  
 (458.1124071 + 117.2) / 2 = 287.65620705  
 (474.4242071 + 117.2) / 2 = 295.81210705  
 (491.1124071 + 117.2) / 2 = 304.15620705  
 (508.1124071 + 117.2) / 2 = 312.65620705  
 (525.4242071 + 117.2) / 2 = 321.31210705  
 (543.1124071 + 117.2) / 2 = 330.15620705  
 (561.1124071 + 117.2) / 2 = 339.15620705  
 (579.4242071 + 117.2) / 2 = 348.31210705  
 (598.1124071 + 117.2) / 2 = 357.65620705  
 (617.1124071 + 117.2) / 2 = 367.15620705  
 (636.4242071 + 117.2) / 2 = 376.81210705  
 (656.1124071 + 117.2) / 2 = 386.65620705  
 (676.1124071 + 117.2) / 2 = 396.65620705  
 (696.4242071 + 117.2) / 2 = 406.81210705  
 (717.1124071 + 117.2) / 2 = 417.15620705  
 (738.1124071 + 117.2) / 2 = 427.65620705  
 (759.4242071 + 117.2) / 2 = 438.31210705  
 (781.1124071 + 117.2) / 2 = 449.15620705  
 (803.1124071 + 117.2) / 2 = 460.15620705  
 (825.4242071 + 117.2) / 2 = 471.31210705  
 (848.1124071 + 117.2) / 2 = 482.65620705  
 (871.1124071 + 117.2) / 2 = 494.15620705  
 (894.4242071 + 117.2) / 2 = 505.81210705  
 (918.1124071 + 117.2) / 2 = 517.65620705  
 (942.1124071 + 117.2) / 2 = 529.65620705  
 (966.4242071 + 117.2) / 2 = 541.81210705  
 (991.1124071 + 117.2) / 2 = 554.15620705  
 (1016.1124071 + 117.2) / 2 = 566.65620705  
 (1041.4242071 + 117.2) / 2 = 579.31210705  
 (1067.1124071 + 117.2) / 2 = 592.15620705  
 (1093.1124071 + 117.2) / 2 = 605.15620705  
 (1119.4242071 + 117.2) / 2 = 618.31210705  
 (1146.1124071 + 117.2) / 2 = 631.65620705  
 (1173.1124071 + 117.2) / 2 = 645.15620705  
 (1200.4242071 + 117.2) / 2 = 658.81210705  
 (1228.1124071 + 117.2) / 2 = 672.65620705  
 (1256.1124071 + 117.2) / 2 = 686.65620705  
 (1284.4242071 + 117.2) / 2 = 700.81210705  
 (1313.1124071 + 117.2) / 2 = 715.15620705  
 (1342.1124071 + 117.2) / 2 = 729.65620705  
 (1371.4242071 + 117.2) / 2 = 744.31210705  
 (1401.1124071 + 117.2) / 2 = 759.15620705  
 (1431.1124071 + 117.2) / 2 = 774.15620705  
 (1461.4242071 + 117.2) / 2 = 789.15620705  
 (1492.1124071 + 117.2) / 2 = 804.31210705  
 (1523.1124071 + 117.2) / 2 = 819.65620705  
 (1554.4242071 + 117.2) / 2 = 835.15620705  
 (1586.1124071 + 117.2) / 2 = 850.81210705  
 (1618.1124071 + 117.2) / 2 = 866.65620705  
 (1650.4242071 + 117.2) / 2 = 882.65620705  
 (1683.1124071 + 117.2) / 2 = 898.81210705  
 (1716.1124071 + 117.2) / 2 = 915.15620705  
 (1750.4242071 + 117.2) / 2 = 931.65620705  
 (1785.1124071 + 117.2) / 2 = 948.31210705  
 (1820.1124071 + 117.2) / 2 = 965.15620705  
 (1856.4242071 + 117.2) / 2 = 982.15620705  
 (1893.1124071 + 117.2) / 2 = 999.31210705  
 (1930.4242071 + 117.2) / 2 = 1016.65620705  
 (1968.1124071 + 117.2) / 2 = 1034.15620705  
 (2006.4242071 + 117.2) / 2 = 1051.81210705  
 (2045.1124071 + 117.2) / 2 = 1069.65620705  
 (2084.4242071 + 117.2) / 2 = 1087.65620705  
 (2124.1124071 + 117.2) / 2 = 1105.81210705  
 (2164.4242071 + 117.2) / 2 = 1124.15620705  
 (2205.1124071 + 117.2) / 2 = 1142.65620705  
 (2246.4242071 + 117.2) / 2 = 1160.31210705  
 (2288.1124071 + 117.2) / 2 = 1178.15620705  
 (2330.4242071 + 117.2) / 2 = 1196.15620705  
 (2373.1124071 + 117.2) / 2 = 1214.15620705  
 (2416.4242071 + 117.2) / 2 = 1232.31210705  
 (2460.4242071 + 117.2) / 2 = 1250.65620705  
 (2505.1124071 + 117.2) / 2 = 1269.15620705  
 (2550.4242071 + 117.2) / 2 = 1287.81210705  
 (2596.1124071 + 117.2) / 2 = 1306.65620705  
 (2642.4242071 + 117.2) / 2 = 1325.65620705  
 (2689.1124071 + 117.2) / 2 = 1344.81210705  
 (2736.4242071 + 117.2) / 2 = 1364.15620705  
 (2784.4242071 + 117.2) / 2 = 1383.65620705  
 (2833.1124071 + 117.2) / 2 = 1403.31210705  
 (2882.4242071 + 117.2) / 2 = 1423.15620705  
 (2932.1124071 + 117.2) / 2 = 1443.15620705  
 (2982.4242071 + 117.2) / 2 = 1463.31210705  
 (3033.1124071 + 117.2) / 2 = 1483.65620705  
 (3084.4242071 + 117.2) / 2 = 1504.15620705  
 (3136.1124071 + 117.2) / 2 = 1524.81210705  
 (3188.4242071 + 117.2) / 2 = 1545.65620705  
 (3241.1124071 + 117.2) / 2 = 1566.65620705  
 (3294.4242071 + 117.2) / 2 = 1587.81210705  
 (3348.1124071 + 117.2) / 2 = 1609.15620705  
 (3402.4242071 + 117.2) / 2 = 1630.65620705  
 (3457.1124071 + 117.2) / 2 = 1652.31210705  
 (3512.4242071 + 117.2) / 2 = 1674.15620705  
 (3568.1124071 + 117.2) / 2 = 1696.15620705  
 (3624.4242071 + 117.2) / 2 = 1718.31210705  
 (3681.1124071 + 117.2) / 2 = 1740.65620705  
 (3738.4242071 + 117.2) / 2 = 1763.15620705  
 (3796.4242071 + 117.2) / 2 = 1785.81210705  
 (3855.1124071 + 117.2) / 2 = 1808.65620705  
 (3914.4242071 + 117.2) / 2 = 1831.65620705  
 (3974.4242071 + 117.2) / 2 = 1854.81210705  
 (4035.1124071 + 117.2) / 2 = 1878.15620705  
 (4096.4242071 + 117.2) / 2 = 1901.65620705  
 (4158.1124071 + 117.2) / 2 = 1924.65620705  
 (4220.4242071 + 117.2) / 2 = 1947.81210705  
 (4283.1124071 + 117.2) / 2 = 1971.15620705  
 (4346.4242071 + 117.2) / 2 = 1994.65620705  
 (4410.4242071 + 117.2) / 2 = 2018.15620705  
 (4475.1124071 + 117.2) / 2 = 2041.81210705  
 (4540.4242071 + 117.2) / 2 = 2065.65620705  
 (4606.4242071 + 117.2) / 2 = 2089.65620705  
 (4673.1124071 + 117.2) / 2 = 2113.81210705  
 (4740.4242071 + 117.2) / 2 = 2138.15620705  
 (4808.4242071 + 117.2) / 2 = 2162.65620705  
 (4877.1124071 + 117.2) / 2 = 2187.31210705  
 (4946.4242071 + 117.2) / 2 = 2212.15620705  
 (5016.4242071 + 117.2) / 2 = 2237.15620705  
 (5087.1124071 + 117.2) / 2 = 2262.31210705  
 (5158.4242071 + 117.2) / 2 = 2287.65620705  
 (5230.4242071 + 117.2) / 2 = 2313.15620705  
 (5303.1124071 + 117.2) / 2 = 2338.81210705  
 (5376.4242071 + 117.2) / 2 = 2364.65620705  
 (5450.4242071 + 117.2) / 2 = 2390.65620705  
 (5525.1124071 + 117.2) / 2 = 2416.81210705  
 (5600.4242071 + 117.2) / 2 = 2443.15620705  
 (5676.4242071 + 117.2) / 2 = 2469.65620705  
 (5753.1124071 + 117.2) / 2 = 2496.31210705  
 (5830.4242071 + 117.2) / 2 = 2523.15620705  
 (5908.4242071 + 117.2) / 2 = 2550.15620705  
 (5987.1124071 + 117.2) / 2 = 2577.15620705  
 (6066.4242071 + 117.2) / 2 = 2604.31210705  
 (6146.4242071 + 117.2) / 2 = 2631.65620705  
 (6227.1124071 + 117.2) / 2 = 2659.15620705  
 (6308.4242071 + 117.2) / 2 = 2686.81210705  
 (6390.4242071 + 117.2) / 2 = 2714.65620705  
 (6473.1124071 + 117.2) / 2 = 2742.65620705  
 (6556.4242071 + 117.2) / 2 = 2770.81210705  
 (6640.4242071 + 117.2) / 2 = 2800.15620705  
 (6725.1124071 + 117.2) / 2 = 2829.65620705  
 (6810.4242071 + 117.2) / 2 = 2859.31210705  
 (6896.4242071 + 117.2) / 2 = 2889.15620705  
 (6983.1124071 + 117.2) / 2 = 2919.15620705  
 (7070.4242071 + 117.2) / 2 = 2949.31210705  
 (7158.4242071 + 117.2) / 2 = 2979.65620705  
 (7247.1124071 + 117.2) / 2 = 3010.15620705  
 (7336.4242071 + 117.2) / 2 = 3040.81210705  
 (7426.4242071 + 117.2) / 2 = 3071.65620705  
 (7517.1124071 + 117.2) / 2 = 3102.65620705  
 (7608.4242071 + 117.2) / 2 = 3133.81210705  
 (7700.4242071 + 117.2) / 2 = 3165.15620705  
 (7793.1124071 + 117.2) / 2 = 3196.65620705  
 (7886.4242071 + 117.2) / 2 = 3228.31210705  
 (7980.4242071 + 117.2) / 2 = 3260.15620705  
 (8075.1124071 + 117.2) / 2 = 3292.15620705  
 (8170.4242071 + 117.2) / 2 = 3324.31210705  
 (8266.4242071 + 117.2) / 2 = 3356.65620705  
 (8363.1124071 + 117.2) / 2 = 3389.15620705  
 (8460.4242071 + 117.2) / 2 = 3421.81210705  
 (8558.4242071 + 117.2) / 2 = 3454.65620705  
 (8657.1124071 + 117.2) / 2 = 3487.65620705  
 (8756.4242071 + 117.2) / 2 = 3520.81210705  
 (8856.4242071 + 117.2) / 2 = 3553.15620705  
 (8957.1124071 + 117.2) / 2 = 3585.65620705  
 (9058.4242071 + 117.2) / 2 = 3618.31210705  
 (9160.4242071 + 117.2) / 2 = 3651.15620705  
 (9263.1124071 + 117.2) / 2 = 3684.15620705  
 (9366.4242071 + 117.2) / 2 = 3717.31210705  
 (9470.4242071 + 117.2) / 2 = 3750.65620705  
 (9575.1124071 + 117.2) / 2 = 3784.15620705  
 (9680.4242071 + 117.2) / 2 = 3817.81210705  
 (9786.4242071 + 117.2) / 2 = 3851.65620705  
 (9893.1124071 + 117.2) / 2 = 3885.65620705  
 (10000.4242071 + 117.2) / 2 = 3919.81210705  
 (10108.4242071 + 117.2) / 2 = 3954.15620705  
 (10216.4242071 + 117.2) / 2 = 3988.65620705  
 (10325.1124071 + 117.2) / 2 = 4023.31210705  
 (10434.4242071 + 117.2) / 2 = 4058.15620705  
 (10544.4242071 + 117.2) / 2 = 4093.15620705  
 (10654.4242071 + 117.2) / 2 = 4128.31210705  
 (10764.4242071 + 117.2) / 2 = 4163.65620705  
 (10874.4242071 + 117.2) / 2 = 4200.15620705  
 (10984.4242071 + 117.2) / 2 = 4236.81210705  
 (11094.4242071 + 117.2) / 2 = 4273.65620705  
 (11204.4242071 + 117.2) / 2 = 4310.65620705  
 (11314.4242071 + 117.2) / 2 = 4347.81210705  
 (11424.4242071 + 117.2) / 2 = 4385.15620705  
 (11534.4242071 + 117.2) / 2 = 4422.65620705  
 (11644.4242071 + 117.2) / 2 = 4460.31210705  
 (11754.4242071 + 117.2) / 2 = 4498.15620705  
 (11864.4242071 + 117.2) / 2 = 4536.15620705  
 (11974.4242071 + 117.2) / 2 = 4574.31210705  
 (12084.4242071 + 117.2) / 2 = 4612.65620705  
 (12194.4242071 + 117.2) / 2 = 4651.15620705  
 (12304.4242071 + 117.2) / 2 = 4689.81210705  
 (12414.4242071 + 117.2) / 2 =