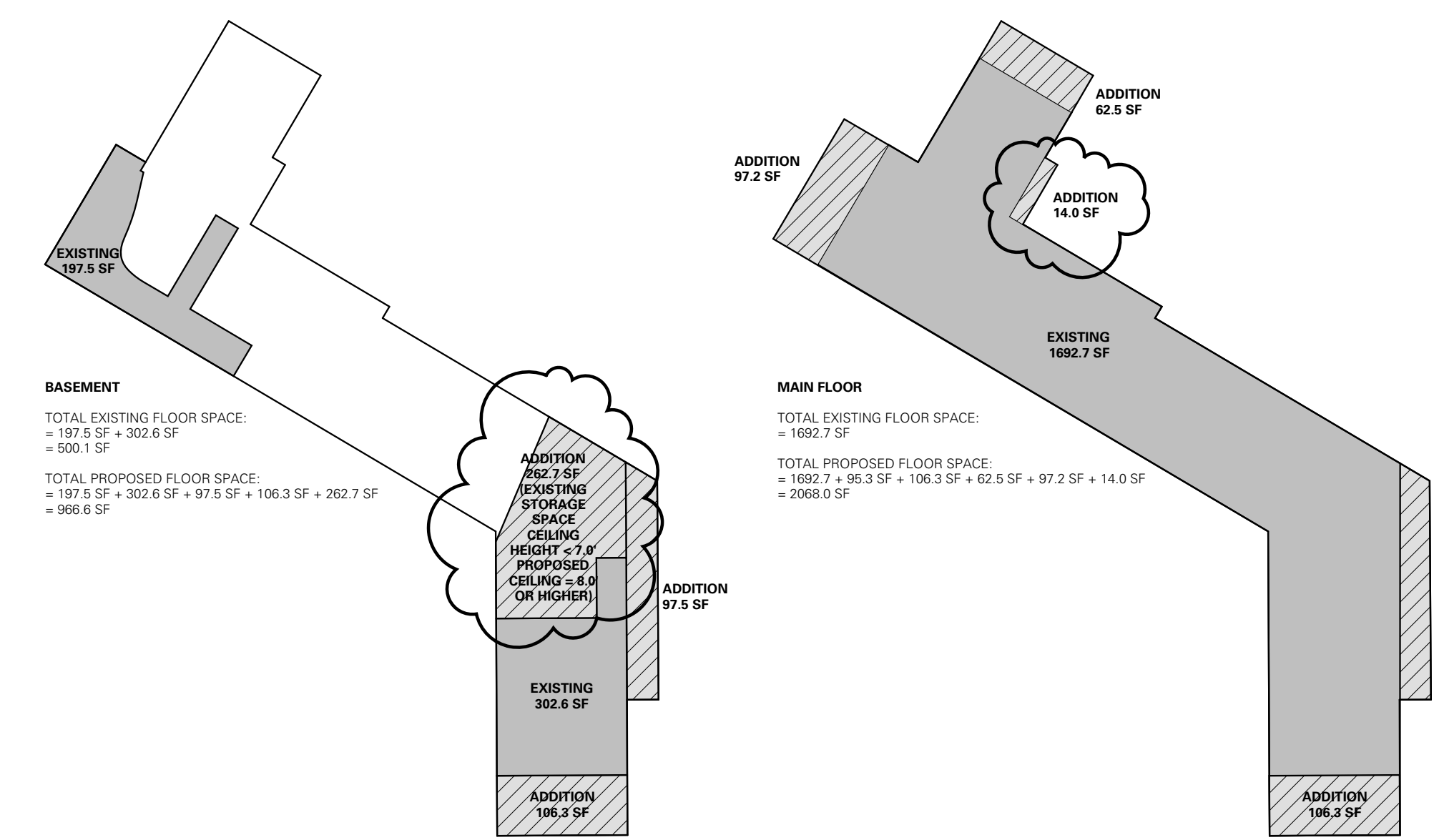


ISSUES:		
A	AS-BUILTS	12-OCT-11
B	PRICING	02-DEC-11
C	PLANNING REVIEW	08-FEB-12
D	PLANNING REVIEW	10-FEB-12
E	ALTERATION PERMIT	07-MAR-12
F	ALTERATION PERMIT	22-MAR-12
G	PRICING	25-APR-12
H	BUILDING PERMIT	01-AUG-12
I	ALTERATION PERMIT 2	01-NOV-12
J	ALTERATION PERMIT 2	20-NOV-12
K	BP	06-DEC-12
L	DESIGN REVIEW	09-JAN-13
M	ALTERATION PERMIT 3	16-JUL-13
N	REVISIONS	

PROJECT INFORMATION

CIVIC ADDRESS: 4797 HIGHWAY, WEST VANCOUVER BC
LEGAL DESCRIPTION: AMENDED LOT 2 (SEE 72051 LJ) BLOCK 2 DISTRICT LOT 611 PLAN 967
APPLICABLE ZONING BYLAW: DISTRICT OF WEST VANCOUVER ZONING BYLAW (NO. 4602)
APPLICABLE DISTRICT SCHEDULE: RS3 DISTRICT SCHEDULE



ZONING ANALYSIS

- SITE AREA**
SITE AREA = 12,549 SF (1,165.8 SM)
- FLOOR AREA RATIOS ALLOWED**
= 0.35 OF SITE AREA
= 12,549 SF X 0.35
= 4,392 SF (408 SM)
- FLOOR SPACE RATIOS**
EXISTING
BASEMENT = 500.1 SF (46.4 SM)
MAIN = 1,692.7 SF (157.2 SM)
TOTAL EXISTING FLOOR SPACE = 2,192.8 SF (203.7 SM)
PROPOSED
BASEMENT = 302.6 SF (28.1 SM)
MAIN = 2,068.0 SF (192.1 SM)
TOTAL PROPOSED FLOOR SPACE = 3,034.6 SF (281.9 SM)
TOTAL FLOOR SPACE ADDED
= 38.3%
- SITE COVERAGE ALLOWED OUTRIGHT**
= 30%
= 12,549 X 0.45
= 5,647.1 SF (524.6 SM)
- SITE COVERAGE**
EXISTING
DWELLING = 1,692.7 SF (157.2 SM)
DECKS/STAIRS ABOVE 2' = 248.7 SF (23.1 SM)
GARAGE = 214 SF (19.9 SM)
TOTAL EXISTING SITE COVERAGE = 2,155.4 SF (200.2 SM)
PROPOSED
DWELLING = 2,068.0 SF (192.1 SM)
DECKS/STAIRS ABOVE 2' = 478.8 SF (44.4 SM)
GARAGE = 214 SF (19.9 SM)
TOTAL PROPOSED SITE COVERAGE = 2,760.6 SF (256.4 SM)
- PRIMARY BUILDING SETBACKS**
FRONT YARD
ALLOWED = 29.86' (9.1 M)
EXISTING = 23.23' (7.08 M)
PROPOSED = 16.5' (5.04 M)
REAR YARD (NOTE: EXISTING NON-CONFORMITY)
ALLOWED = 7.87' (2.4 M)
EXISTING = 9.58' (2.9 M)
PROPOSED = 9.58' (2.9 M)
WEST SIDE YARD (NOTE: PROPOSED NON-CONFORMITY)
ALLOWED = 7.87' (2.4 M)
EXISTING = 7.87' (2.4 M)
PROPOSED = 3.42' (1.0 M)
EAST SIDE YARD
ALLOWED = 9.51' (2.9 M)
EXISTING = 10.96' (3.34 M)
PROPOSED = 8.20' (2.5 M)

ZONING ANALYSIS CONT.

- BUILDING HEIGHT**
AVERAGE NATURAL GRADE = 71.7'
BUILDING HEIGHT ALLOWED = 71.7' + 25' = 96.7' (29.5 M)
EXISTING T.O. RIDGE ELEVATION = 89.4' (27.2 M)
AVERAGE FINISHED GRADE = 70.6'
BUILDING HEIGHT ALLOWED = 70.6' + 25' = 95.6' (29.1 M)
PROPOSED T.O. RIDGE ELEVATION = 89.4' (27.2 M)
AVERAGE NATURAL GRADE CALCULATION:
88.2+70.9(2/116.2) = 1127.5
(70.9-72.0)/2+4 = 285.8
(72.0-73.9)/2+14.1 = 1028.6
(73.9-74.9)/2+12.5 = 920.4
(74.9-74.0)/2+14.1 = 1049.0
(74.0-75.5)/2+20.6 = 1539.9
(75.5-75.1)/2+1.5 = 113.0
(75.1-71.1)/2+3.1 = 2419.6
(71.1-68.4)/2+4.4 = 2528.9
(68.4-68.4)/2+15.2 = 1039.7
(68.4-74.1)/2+25.5 = 2020.6
(74.1-68.3)/2+51 = 4343.2
TOTAL: 257.2 18445.2
18445.2/257.2 = 71.7'
AVERAGE FINISHED GRADE CALCULATION:
87.4+70.8(2/116.2) = 1119.4
(70.8-70.9)/2+6 = 425.1
(70.9-72.0)/2+4 = 285.8
(72.0-73.9)/2+14.1 = 1028.6
(73.9-75.1)/2+5 = 372.5
(75.1-75.8)/2+15.5 = 943.1
(75.8-74.9)/2+5 = 376.5
(74.9-74.0)/2+14.1 = 1049.0
(74.0-75.5)/2+20.6 = 1539.9
(75.5-75.1)/2+1.5 = 113.0
(75.1-70.2)/2+7.2 = 2702.6
(70.2-69.2)/2+5.5 = 1649.9
(69.2-69.2)/2+17 = 219.0
(59.2-59.2)/2+8 = 521.0
(59.2-68.4)/2+15.2 = 969.6
(68.4-74.1)/2+25.5 = 2020.6
(74.1-68.8)/2+51 = 4356.5
(68.8-67.4)/2+5 = 436.6
TOTAL: 284.9 20112.9
20112.9/284.9 = 70.6'

D'ARCY JONES DESIGN INC

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 Vancouver BC V5T 1W2
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 F 604 669 2231
 E mail@darcyjones.com

SCALE:
1/8" = 1'-0"
DATE:
16-JUL-13
DRAWN:
MP+CS
CHECKED:
DJ
REVISION:
04
ISSUE:
ALTERATION PERMIT 3
CONSULTANT:

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 Any errors or omissions on this drawing shall be reported to D'ARCY JONES DESIGN INC for clarification and revision.

THE OLD HIGHWAY RENOVATION
 4797 HIGHWAY
 WEST VANCOUVER BC

A0

PROPOSED SITE PLAN

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED SIDE YARD ADDITION PROJECTION, AS PER ALTERATION PERMIT
 PROPOSED SIDE YARD OVERHANG PROJECTION, AS PER ALTERATION PERMITS