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REVISION TABLE	
NUMBER	DATE
1	2024-01-15

1160 SINCLAIR ST.
NEW COACH HOUSE

PERSPECTIVE

KARL WEIN ASSOCIATES
135/2 1451 MARINE DRIVE
WEST VANCOUVER
karlwein@gmail.com
ARCHITECTURAL TECHNOLOGIST AIBC

DATE:
2024-01-15

SCALE:

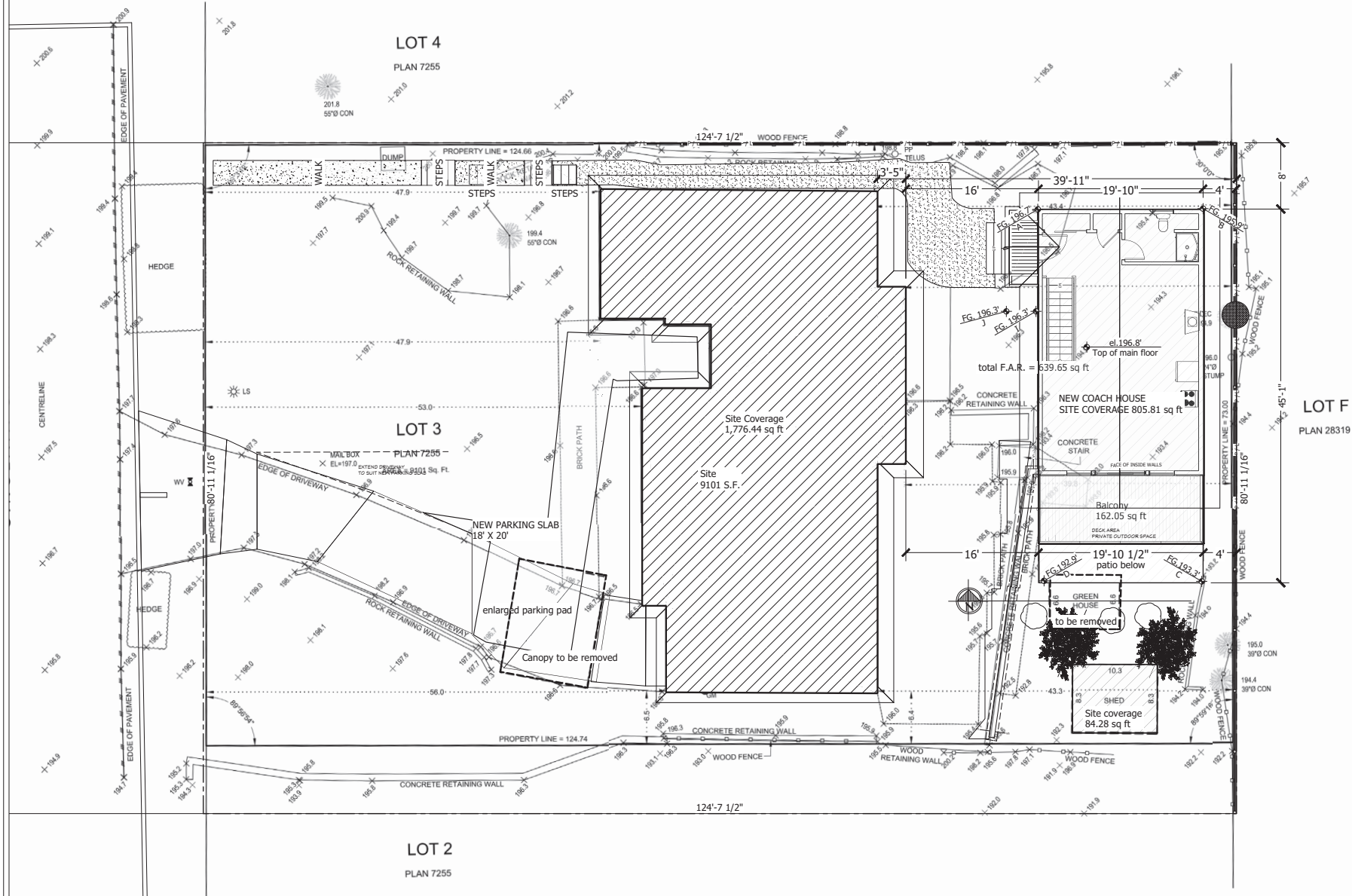
SHEET:

A - 1

MAX. FAR .30
Rear Yard Setback

Required: 1.2 m

PROPOSED FAR .28
Proposed: 1.2 m



REVISION TABLE	
NUMBER	DATE
1	2023-01-15
REVISION DESCRIPTION	
MOVED COACH HOUSE	

1160 SINCLAIR ST.
NEW COACH HOUSE

SIT PLAN

KARL WEIN ASSOCIATES
135/2 1451 MARINE DRIVE
WEST VANCOUVER
karlwein@gmail.com
ARCHITECTURAL TECHNOLOGIST AIBC

DATE:
2024-01-15

SCALE:

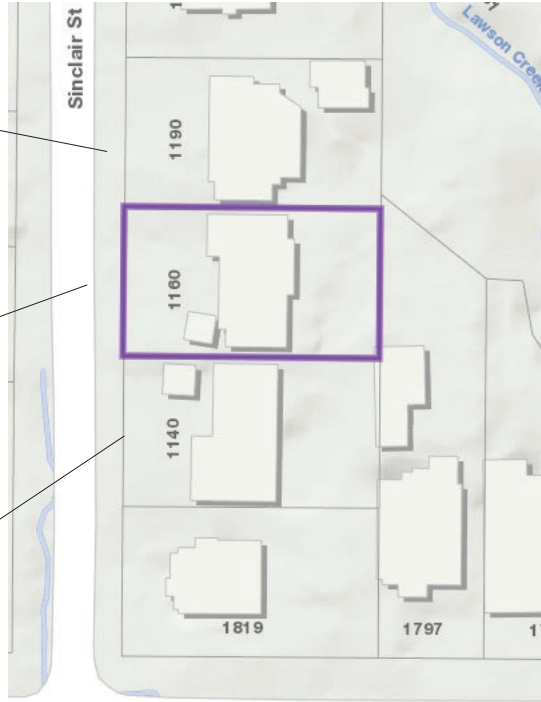
SHEET:

A -2

revised

Oct. 20 2023					SINCLAIR
AVERAGE GRADE					
	H1	H2	DISTANCE	SUM	
A	146.7	B	145.5	20	3422
B	145.5	C	143.3	44	5553.6
C	143.3	D	142.4	20	3562
D	142.4	A	146.7	44	5511.2
		Sum	125		24405.5
Average Grade				194.60	
Mean height				204.60	

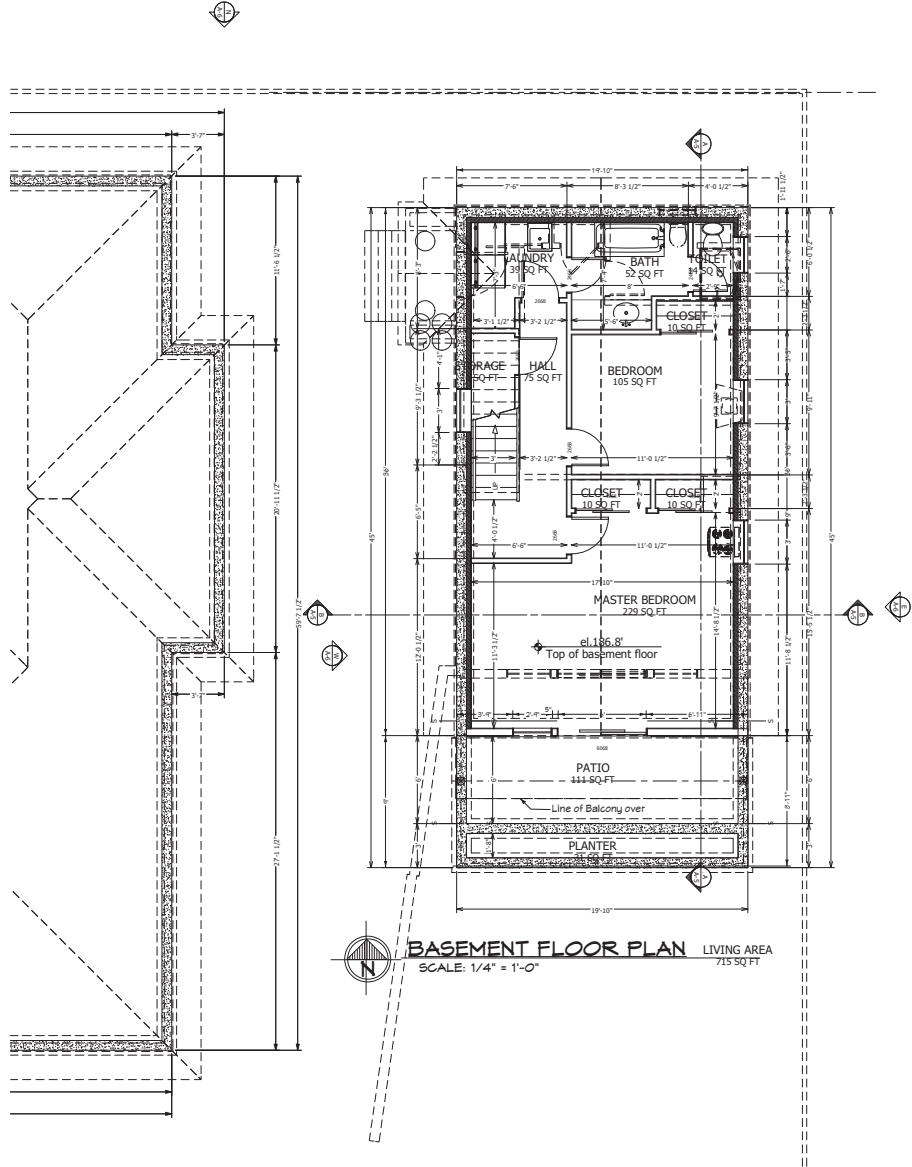
1160 SINCLAIR ST., West Vancouver				Jan 9 024
ZONING REQUIREMENTS				
ZONE			R55	
F / SF			4101	M / SM
LOT AREA			845.48	
MAIN HOUSE AREA			1178.84	
165.25				
COACH HOUSE AREA			805.51	
1178.84				
165.25				
MAX FAR		0.3	2730.3	253.64
PROPOSED		0.25	2216.61	211.55
COACH HOUSE FLOOR				
EXEMPTION				
MAIN FLOOR			801.69	14.30
BASEMENT FLOOR			570.46	53.74
			721	
66.35				
			441.77	46.42
SITE COVERAGE MAX				
ALLOW			9101	545.51
0.3 up to 266			2150	253.145
Ex. MAIN HOUSE			1178.84	162.32
COACH HOUSE			813.45	15.6 15.51
Ex. SHED			84.20	1.50
			2616.6	240.15
AVERAGE GRADE			145.1	
DISTANCE TO MAX			22	
HEIGHT			15'	
MID POINT ROOF MAX				
HEIGHT TO MIDPOINT			12.7	



re INGLEWOOD



T



REVISION TABLE		
NUMBER	DATE	REVISION
1	2023-01-23	DN
2	2023-09-28	DN

1160 SINCLAIR ST.
NEW COACH HOUSE

PROJECT SUMMARY
CONTEXT PLAN

KARL WEIN ASSOCIATES
135/2 1451 MARINE DRIVE
WEST VANCOUVER
karlwein@gmail.com
ARCHITECTURAL TECHNOLOGIST AIBC

DATE:
2024-01-15

SCALE:
1/8"=1'-0"

SHEET:

A -4

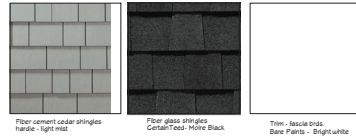
revised

NOTES/SCHEDULE
○ SIDING HARDIE SHAKE
○ ASPHALT ROOFING
○ HARDIE WINDOW TRIM
○ DOOR LHR RATING
○ VINYL WINDOWS

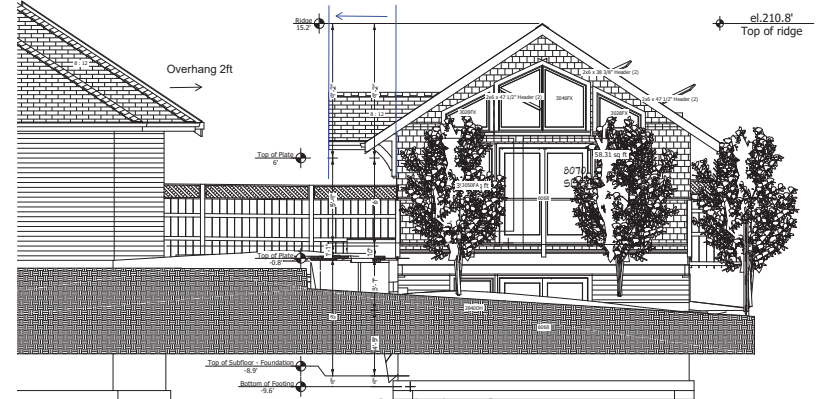
SPECIAL SEPARATION:
TO LOT LINE 7.5 FT
MAX WINDOW AREA 12% 56.4SF
WALL AREA 470SF
WINDOW AREA 51SF
WINDOW % 11%



WEST ELEVATION SCALE: 1/4" = 1'-0"

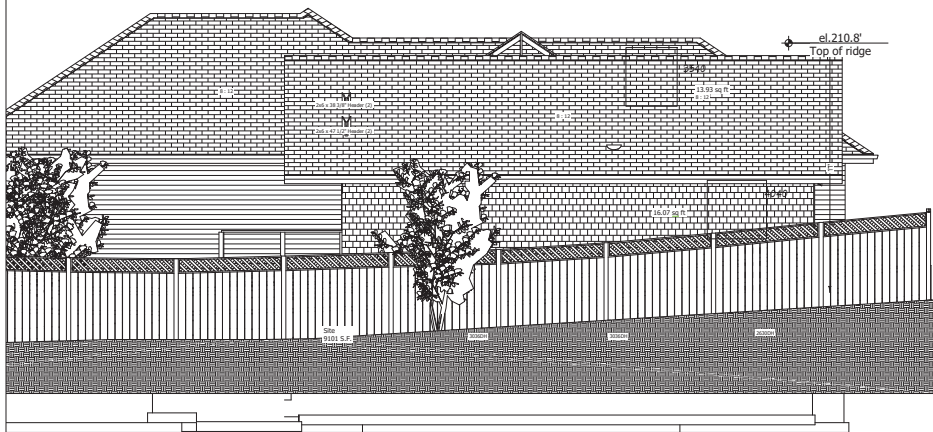


Overhang 3ft 11 inches

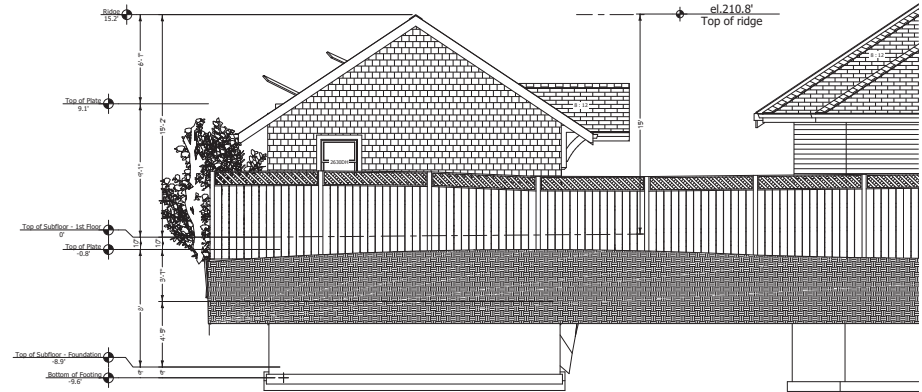


SOUTH ELEVATION SCALE: 1/4" = 1'-0"

SPECIAL SEPARATION:
TO LOT LINE 7.5 FT
MAX WINDOW AREA 12% 56.4SF
WALL AREA 470SF
WINDOW AREA 51SF
WINDOW % 11%



EAST ELEVATION SCALE: 1/4" = 1'-0"



NORTH ELEVATION SCALE: 1/4" = 1'-0"

revised

NUMBER	DATE	REVISED BY	DESCRIPTION
1	2023-01-23	DN	GRADES
2	2023-09-20	DN	MOVED COACH HOUSE

1160 SINCLAIR ST.
NEW COACH HOUSE

ELEVATIONS

KARL WEIN ASSOCIATES
135/2 1451 MARINE DRIVE
WEST VANCOUVER
karlwein@gmail.com
RANDOM RIGHTS
ARCHITECTURAL TECHNOLOGIST AIBC

DATE:
2024-01-15

SCALE:

SHEET:

A -6