

**1760 29TH-PROJECT DATA**

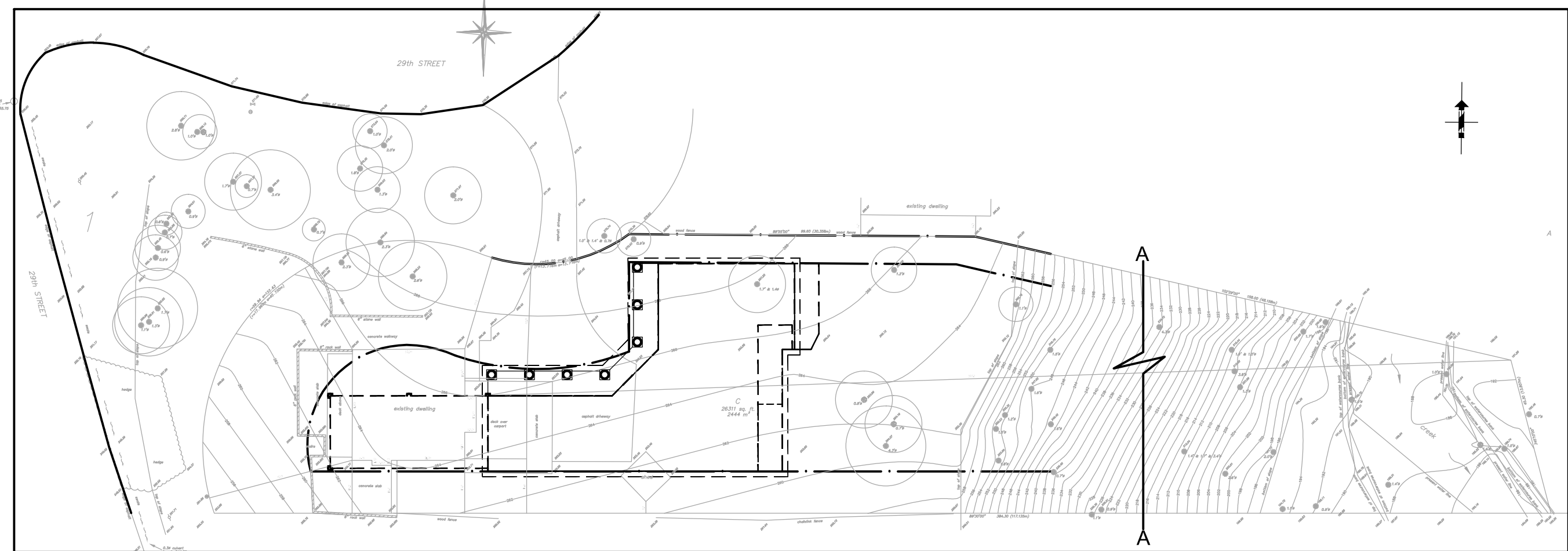
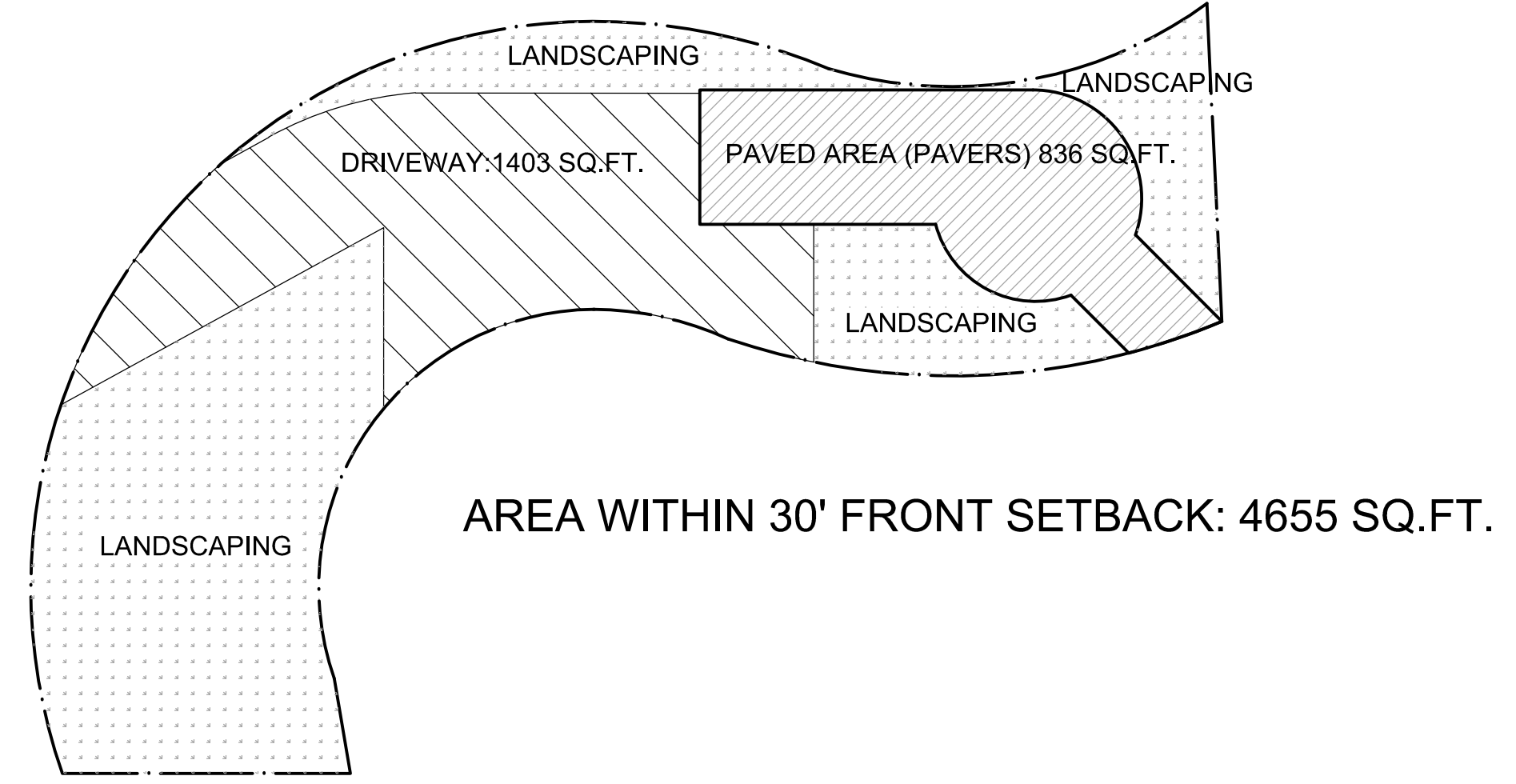
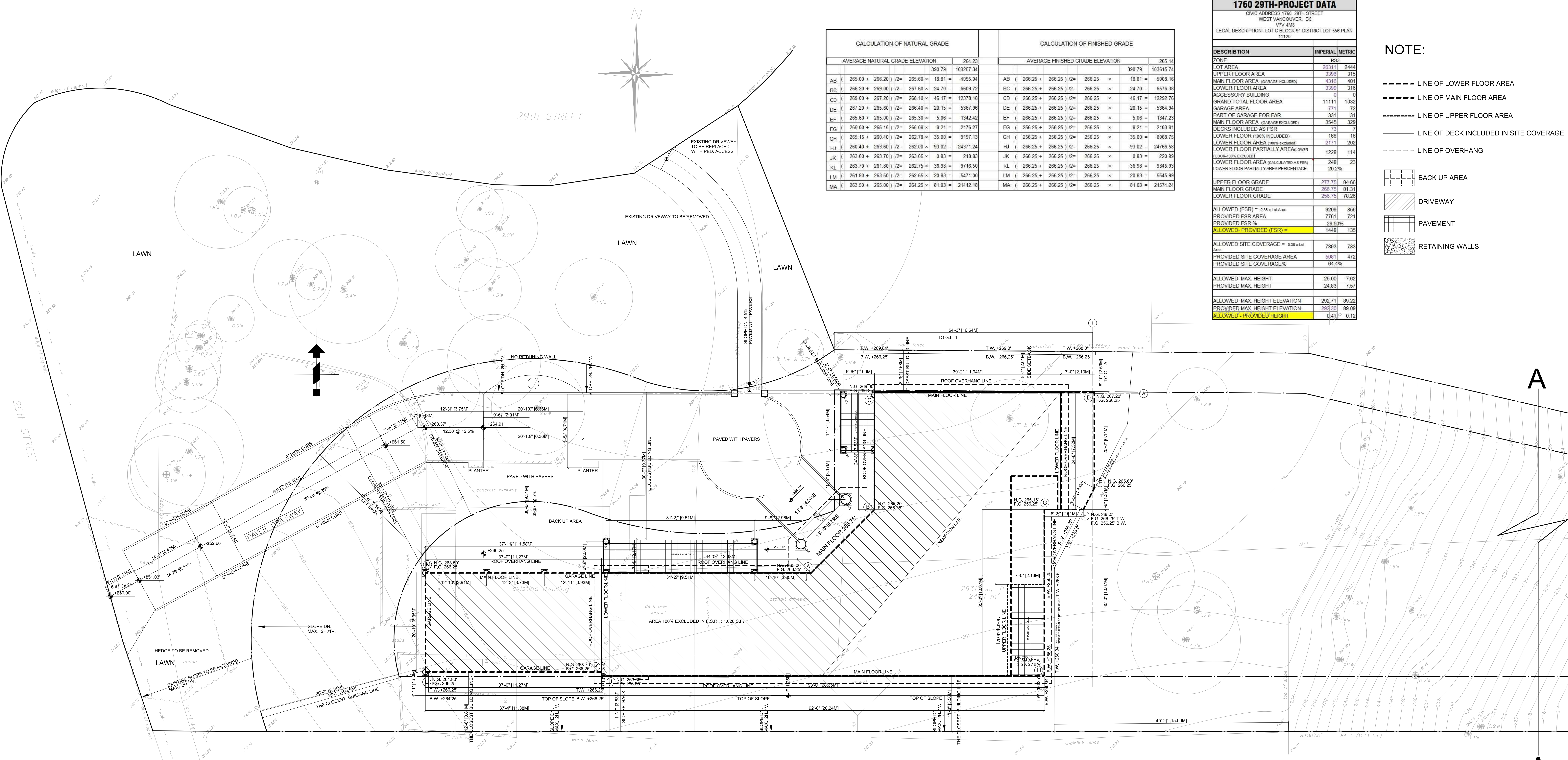
CIVIC ADDRESS: 1760 29TH STREET  
 WEST VANCOUVER, BC  
 V7V 4A8  
 LEGAL DESCRIPTION: LOT C BLOCK 91 DISTRICT LOT 566 PLAN 11129

DESCRIPTION	IMPERIAL	METRIC
ZONE	RS3	
LOT AREA	26311	2444
UPPER FLOOR AREA	3396	315
MAIN FLOOR AREA (GARAGE INCLUDED)	4316	401
LOWER FLOOR AREA	3399	316
ACCESSORY BUILDING	0	0
GRAND TOTAL FLOOR AREA	11111	1032
GARAGE AREA	771	72
PART OF GARAGE FOR FAR	331	31
MAIN FLOOR AREA (GARAGE EXCLUDED)	3545	329
DECKS INCLUDED AS FSR	73	7
LOWER FLOOR (100% INCLUDED)	168	16
LOWER FLOOR AREA (100% EXCLUDED)	2171	202
LOWER FLOOR PARTIALLY AREA (LOWER FLOOR 100% EXCLUDED)	1228	114
LOWER FLOOR AREA (CALCULATED AS FSR)	248	23
LOWER FLOOR PARTIALLY AREA PERCENTAGE	20.2%	
UPPER FLOOR GRADE	277.75	84.60
MAIN FLOOR GRADE	266.75	81.31
LOWER FLOOR GRADE	256.75	78.23
ALLOWED (FSR) = 0.35 x Lot Area	9209	856
PROVIDED FSR AREA	7761	721
PROVIDED FSR %	29.50%	
ALLOWED - PROVIDED (FSR) =	1448	135
ALLOWED SITE COVERAGE = 0.30 x Lot Area	7893	733
PROVIDED SITE COVERAGE AREA	5081	472
PROVIDED SITE COVERAGE%	64.4%	
ALLOWED MAX HEIGHT	25.00	7.62
PROVIDED MAX HEIGHT	24.63	7.57
ALLOWED MAX HEIGHT ELEVATION	292.71	89.22
PROVIDED MAX HEIGHT ELEVATION	292.30	89.09
ALLOWED - PROVIDED HEIGHT	0.41	0.12

**NOTE:**

- LINE OF LOWER FLOOR AREA
- LINE OF MAIN FLOOR AREA
- LINE OF UPPER FLOOR AREA
- LINE OF DECK INCLUDED IN SITE COVERAGE
- LINE OF OVERHANG
- [Pattern] BACK UP AREA
- [Pattern] DRIVEWAY
- [Pattern] PAVEMENT
- [Pattern] RETAINING WALLS

CALCULATION OF NATURAL GRADE		CALCULATION OF FINISHED GRADE	
AVERAGE NATURAL GRADE ELEVATION	264.23	AVERAGE FINISHED GRADE ELEVATION	265.14
AB ( ( 265.00 + 266.20 ) / 2 = 265.60 ) x 18.81 =	4995.94	AB ( 266.25 + 266.25 ) / 2 = 266.25 ) x 18.81 =	5008.16
BC ( ( 266.20 + 269.00 ) / 2 = 267.60 ) x 24.70 =	6609.72	BC ( 266.25 + 266.25 ) / 2 = 266.25 ) x 24.70 =	6576.38
CD ( ( 269.00 + 267.20 ) / 2 = 268.10 ) x 46.17 =	12378.18	CD ( 266.25 + 266.25 ) / 2 = 266.25 ) x 46.17 =	12292.76
DE ( ( 267.20 + 265.60 ) / 2 = 266.40 ) x 20.15 =	5367.96	DE ( 266.25 + 266.25 ) / 2 = 266.25 ) x 20.15 =	5364.94
EF ( ( 265.60 + 265.00 ) / 2 = 265.30 ) x 5.06 =	1342.42	EF ( 266.25 + 266.25 ) / 2 = 266.25 ) x 5.06 =	1347.23
FG ( ( 265.00 + 265.15 ) / 2 = 265.08 ) x 8.21 =	2176.27	FG ( 266.25 + 266.25 ) / 2 = 266.25 ) x 8.21 =	2103.81
GH ( ( 265.15 + 260.40 ) / 2 = 262.78 ) x 35.00 =	9197.13	GH ( 266.25 + 266.25 ) / 2 = 266.25 ) x 35.00 =	8968.75
HJ ( ( 260.40 + 263.60 ) / 2 = 262.00 ) x 93.02 =	24371.34	HJ ( 266.25 + 266.25 ) / 2 = 266.25 ) x 93.02 =	24766.68
JK ( ( 263.60 + 263.70 ) / 2 = 263.65 ) x 0.83 =	219.83	JK ( 266.25 + 266.25 ) / 2 = 266.25 ) x 0.83 =	220.98
KL ( ( 263.70 + 261.80 ) / 2 = 262.75 ) x 36.98 =	9716.50	KL ( 266.25 + 266.25 ) / 2 = 266.25 ) x 36.98 =	9845.93
LM ( ( 261.80 + 263.50 ) / 2 = 262.65 ) x 20.83 =	5471.00	LM ( 266.25 + 266.25 ) / 2 = 266.25 ) x 20.83 =	5545.99
MA ( ( 263.50 + 265.00 ) / 2 = 264.25 ) x 81.03 =	21412.18	MA ( 266.25 + 266.25 ) / 2 = 266.25 ) x 81.03 =	21574.24



ISSUES:	REVISIONS:	DRAWN BY:	SCALE:	TITLE:
	FEB. 2016 GENERAL REVISION	F.Y. & S.H.	1/8" = 1'-0"	SITE PLAN
		CAD FILE:	DATE:	PROJECT:
		1760 29TH.dwg	OCTOBER 2015	1760 29TH STREET, WEST VANCOUVER, BC V7V 4M8

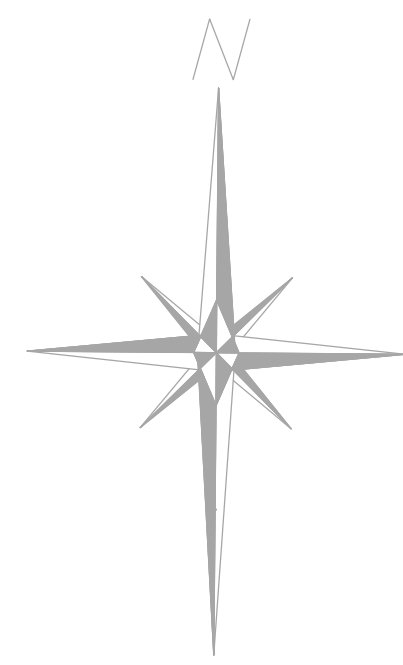
**FARZIN YADEGARI ARCHITECT INC.**  
 100 - 2240 CHIPPENDALE ROAD  
 WEST VANCOUVER, B.C. V7S 3J5  
 T. 778.342.4142 WWW.FYARCH.CA

DRAWING NO. **A-1.1**

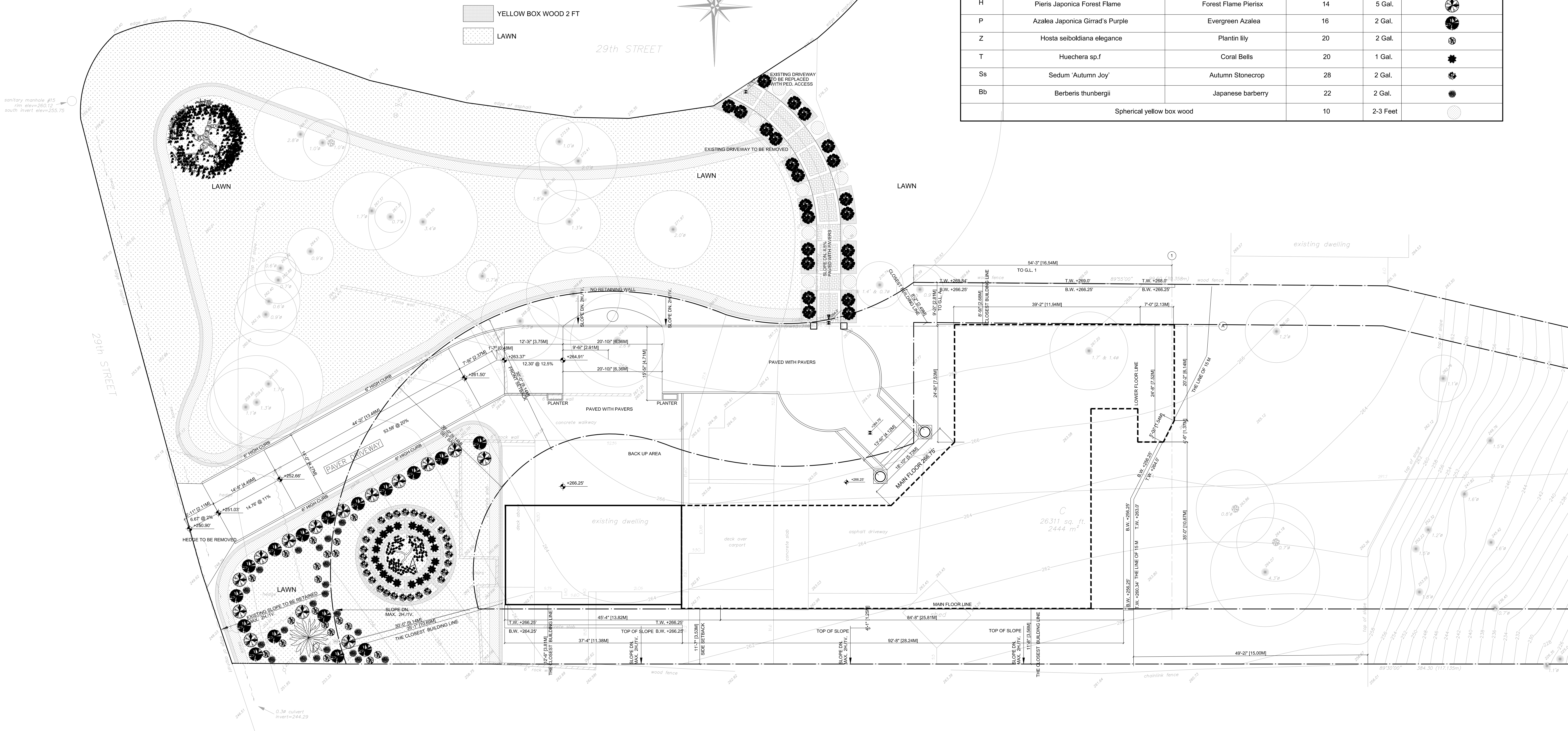
**NOTE:**

- LINE OF LOWER FLOOR AREA
- LINE OF MAIN FLOOR AREA
- LINE OF UPPER FLOOR AREA
- LINE OF DECK INCLUDED IN SITE COVERAGE
- LINE OF OVERHANG

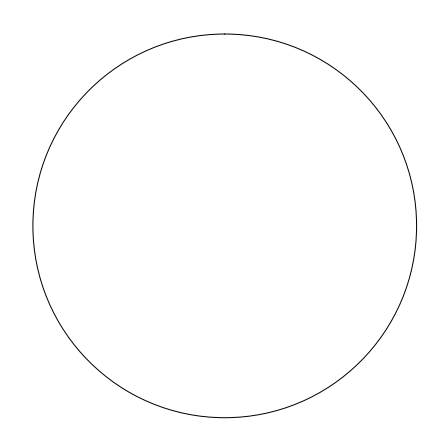
- BACK UP AREA
- DRIVEWAY
- PAVEMENT
- RETAINING WALLS
- GREEN BOX WOOD 1 FT
- YELLOW BOX WOOD 2 FT
- LAWN



CODE	LATIN NAME	COMMON NAME	QUANTITY	SIZE	SYMBOL
A	Acer dissectum (Laceleaf) 'Crimson Queen'	Red Lace Leaf Japanese Maple	1	15 Gal.	
B	Cornus Kousa Satumi	Pink Korean Dogwood	1	6-7 Feet	
D	Picea abies pendula	Weeping Norway spruce	1	7 Gal.	
F	Hydrangea SP.	Hydrangea	23	5 Gal.	
H	Pieris Japonica Forest Flame	Forest Flame Pierisx	14	5 Gal.	
P	Azalea Japonica Girrad's Purple	Evergreen Azalea	16	2 Gal.	
Z	Hosta seiboldiana elegance	Plantin lily	20	2 Gal.	
T	Huechera sp.f	Coral Bells	20	1 Gal.	
Ss	Sedum 'Autumn Joy'	Autumn Stonecrop	28	2 Gal.	
Bb	Berberis thunbergii	Japanese barberry	22	2 Gal.	
	Spherical yellow box wood		10	2-3 Feet	

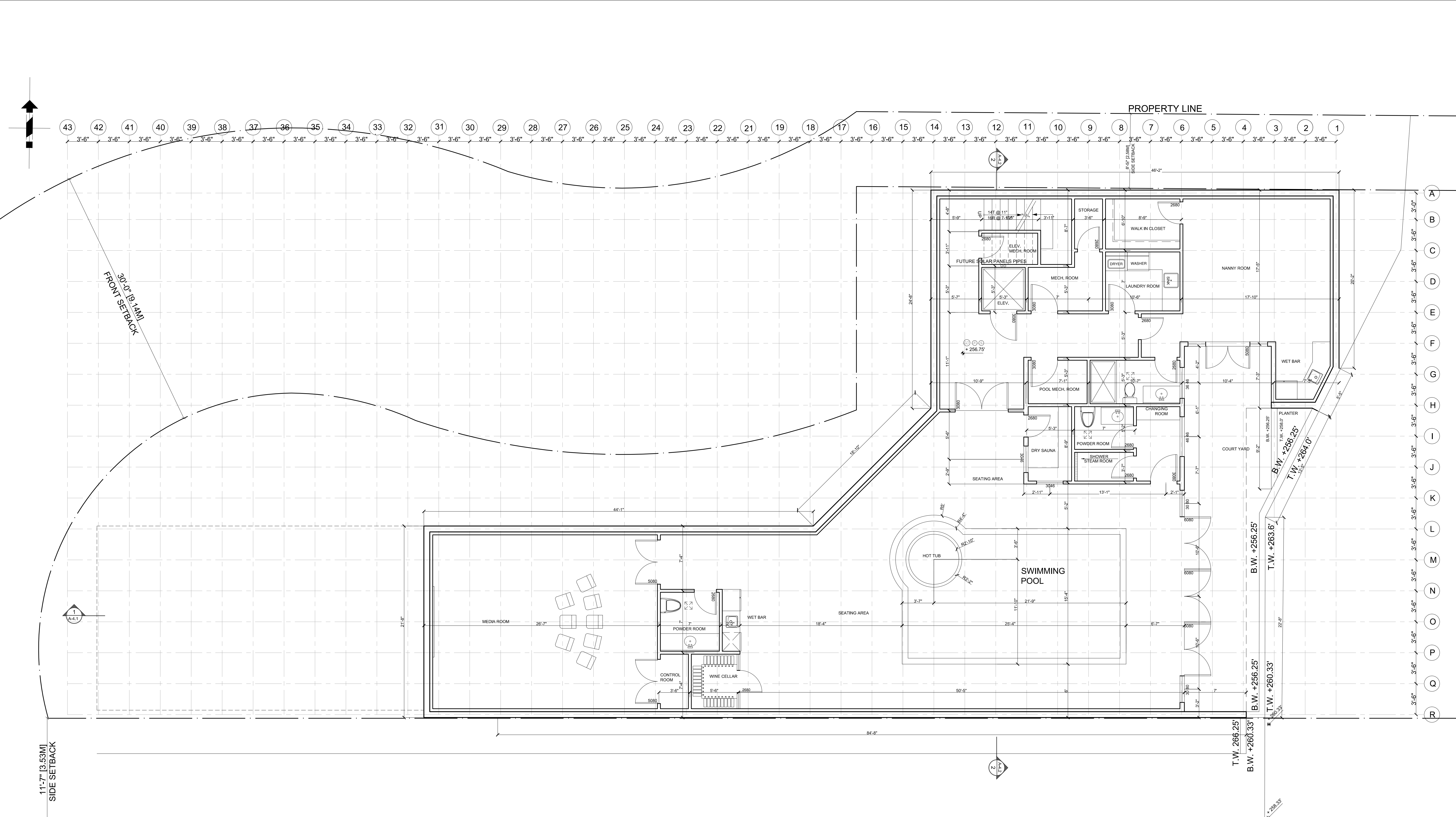


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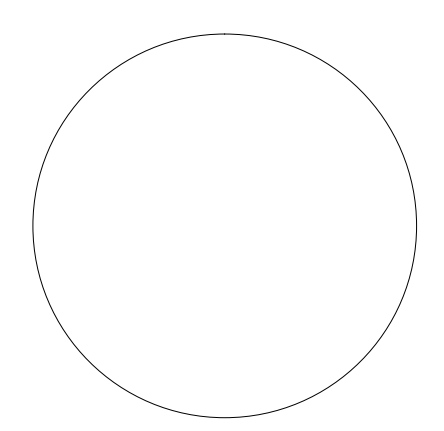


LOWER FLOOR PLAN 3399 Sq. Ft.

PROPERTY LINE

- LEGEND:
- SMOKE ALARM
  - PHOTO ELECTRIC ALARM
  - CO DETECTOR
  - ⊠ BATHROOM EXHAUST FAN

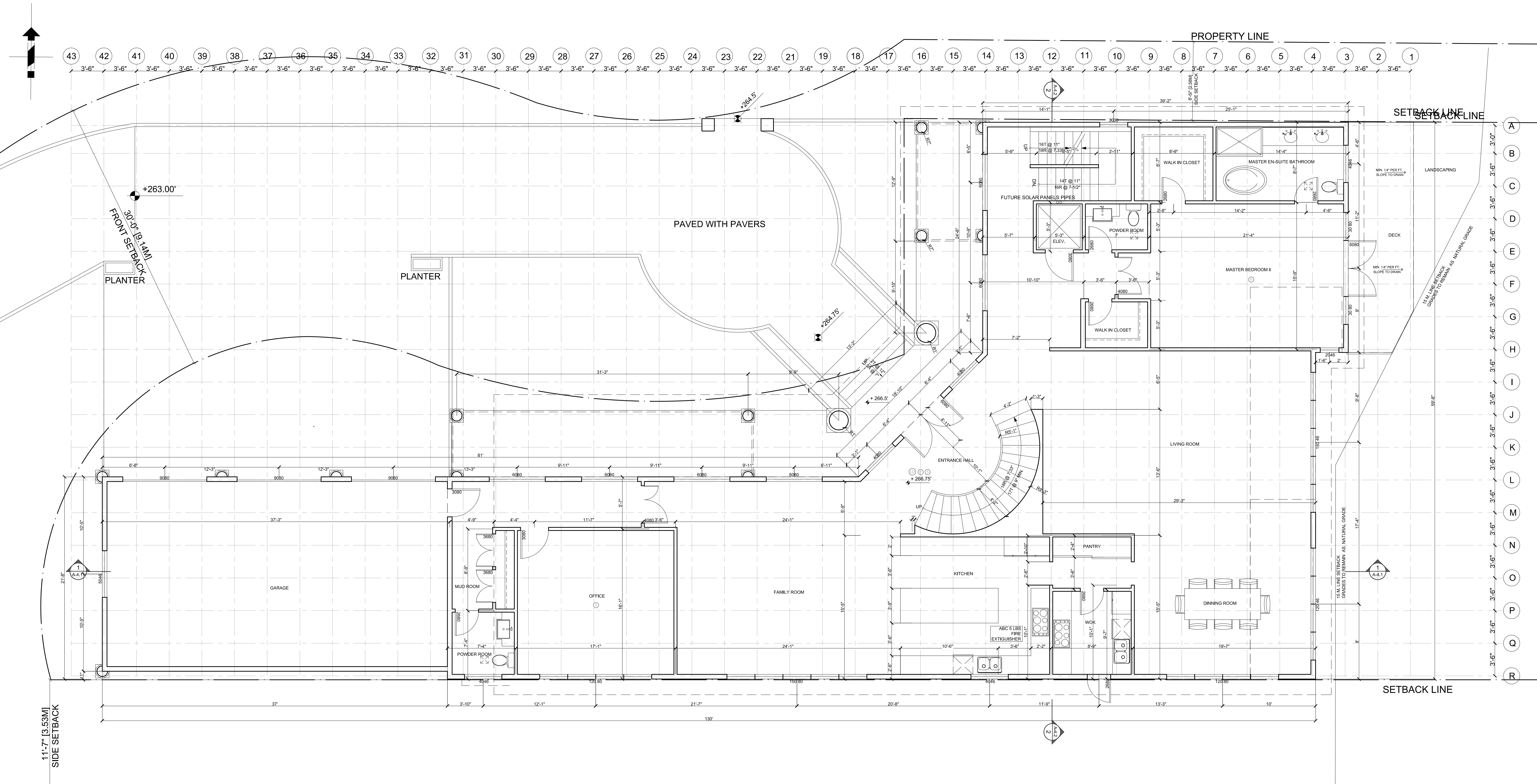
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ISSUES:	REVISIONS:		CAD FILE:	DATE:	PROJECT:
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MAIN FLOOR PLAN 3545 Sq. Ft.  
GARAGE 771 Sq. Ft.

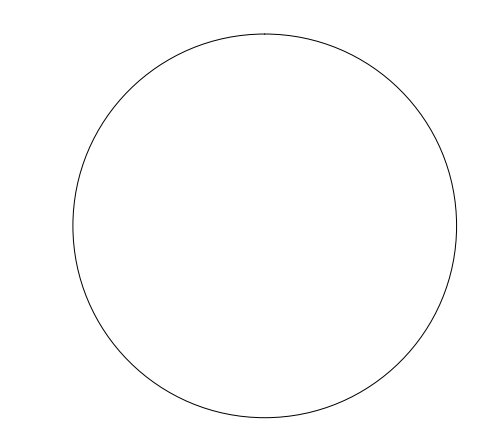
PROPERTY LINE

- LEGEND:
- SMOKE ALARM
  - PHOTO ELECTRIC ALARM
  - CO DETECTOR
  - ☼ BATHROOM EXHAUST FAN

ISSUES:	REVISIONS:
	FEB. 2016 GENERAL REVISION

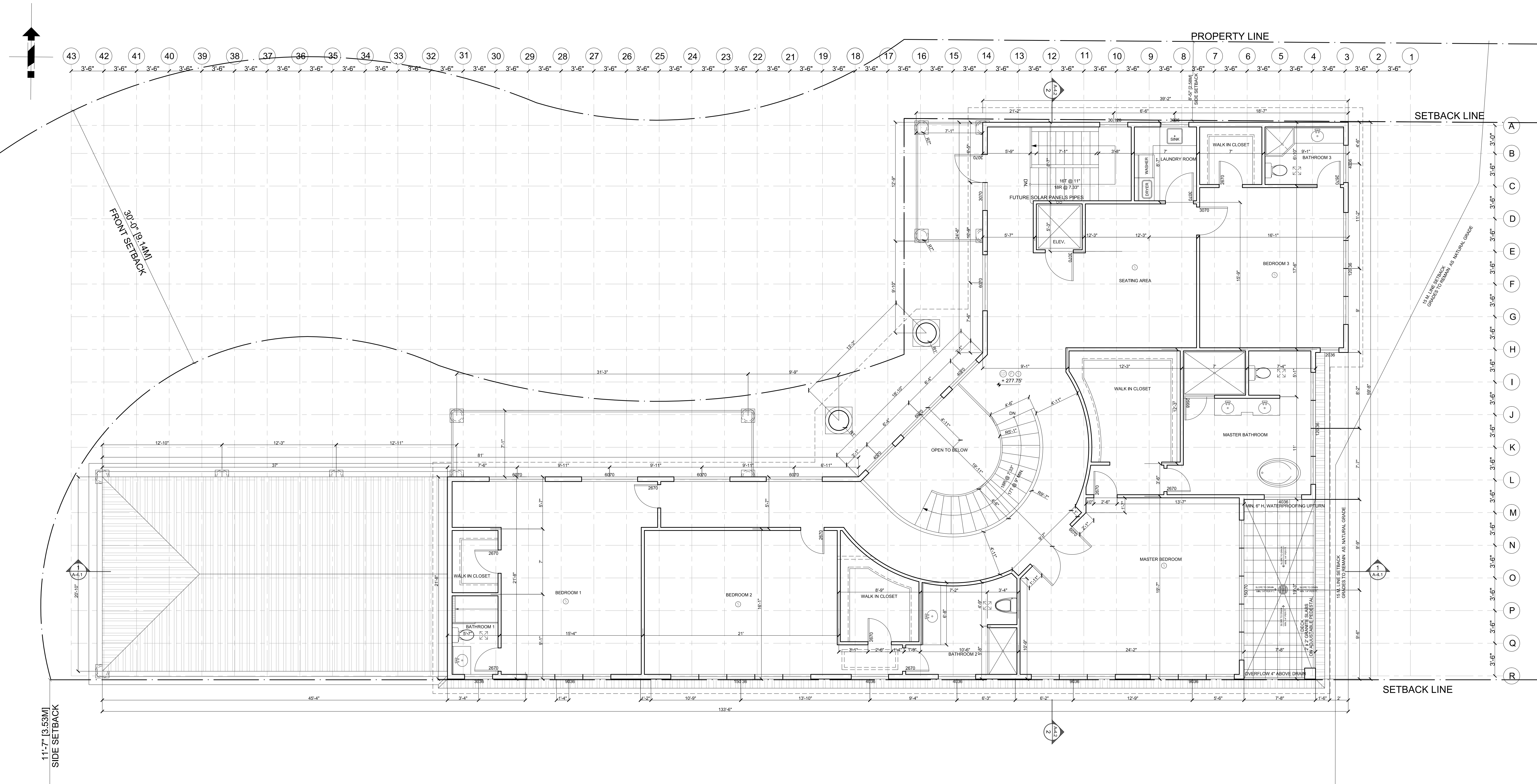
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TITLE: <b>MAIN FLOOR</b>
PROJECT: 1760 29TH STREET, WEST VANCOUVER, BC V7V 4M8



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UPPER FLOOR PLAN 3396 Sq. Ft.

PROPERTY LINE

- LEGEND:
- ⊙ SMOKE ALARM
  - ⊙ PHOTO ELECTRIC ALARM
  - ⊙ CO DETECTOR
  - ⊙ BATHROOM EXHAUST FAN

ISSUES:	REVISIONS:

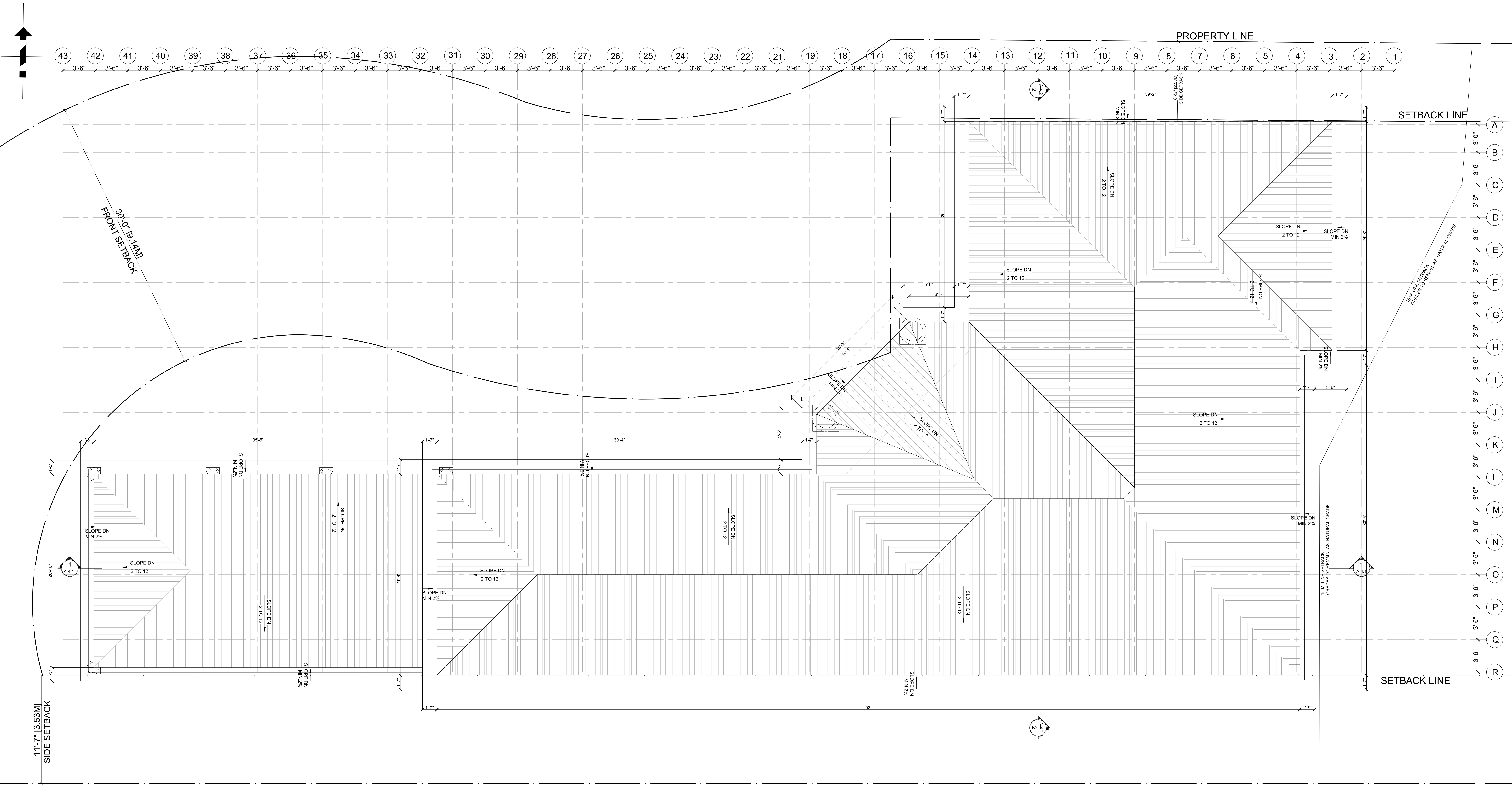
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TITLE: UPPER FLOOR
PROJECT: 1760 29TH STREET, WEST VANCOUVER, BC V7V 4M8

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ROOF PLAN

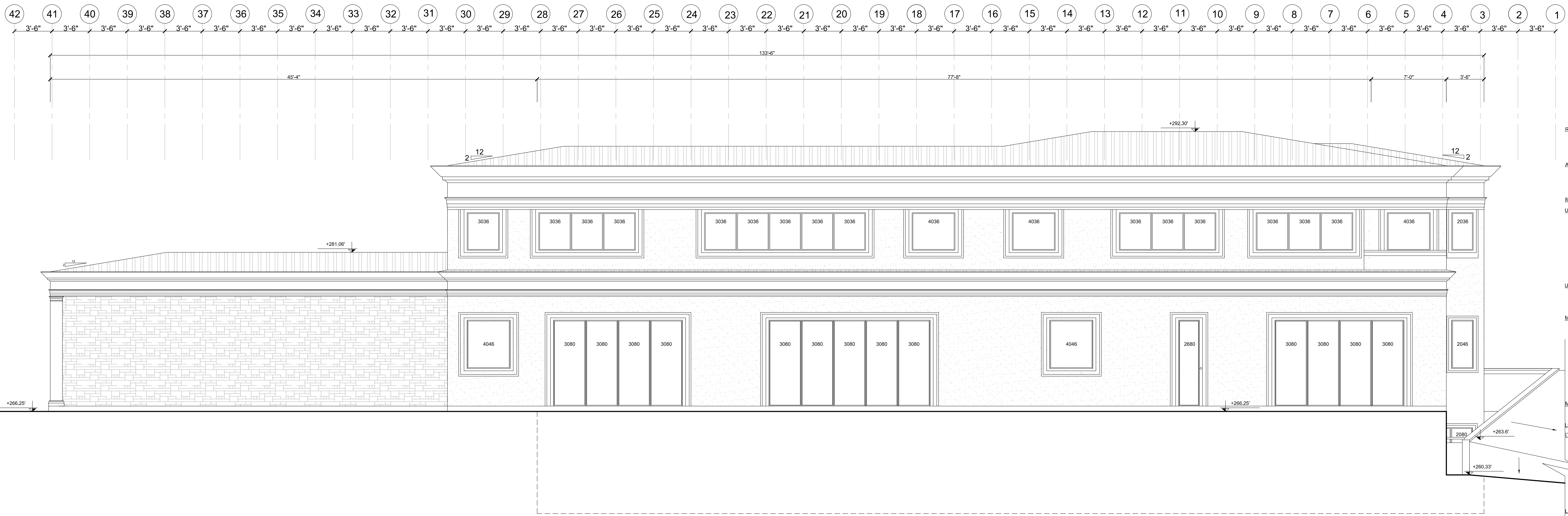
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			CAD FILE:	DATE:	PROJECT:
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SOUTH ELEVATION



NORTH ELEVATION

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				CAD FILE:	1760 29TH.dwg	DATE:	OCTOBER 2015	PROJECT:	1760 29TH STREET, WEST VANCOUVER, BC V7V 4M8

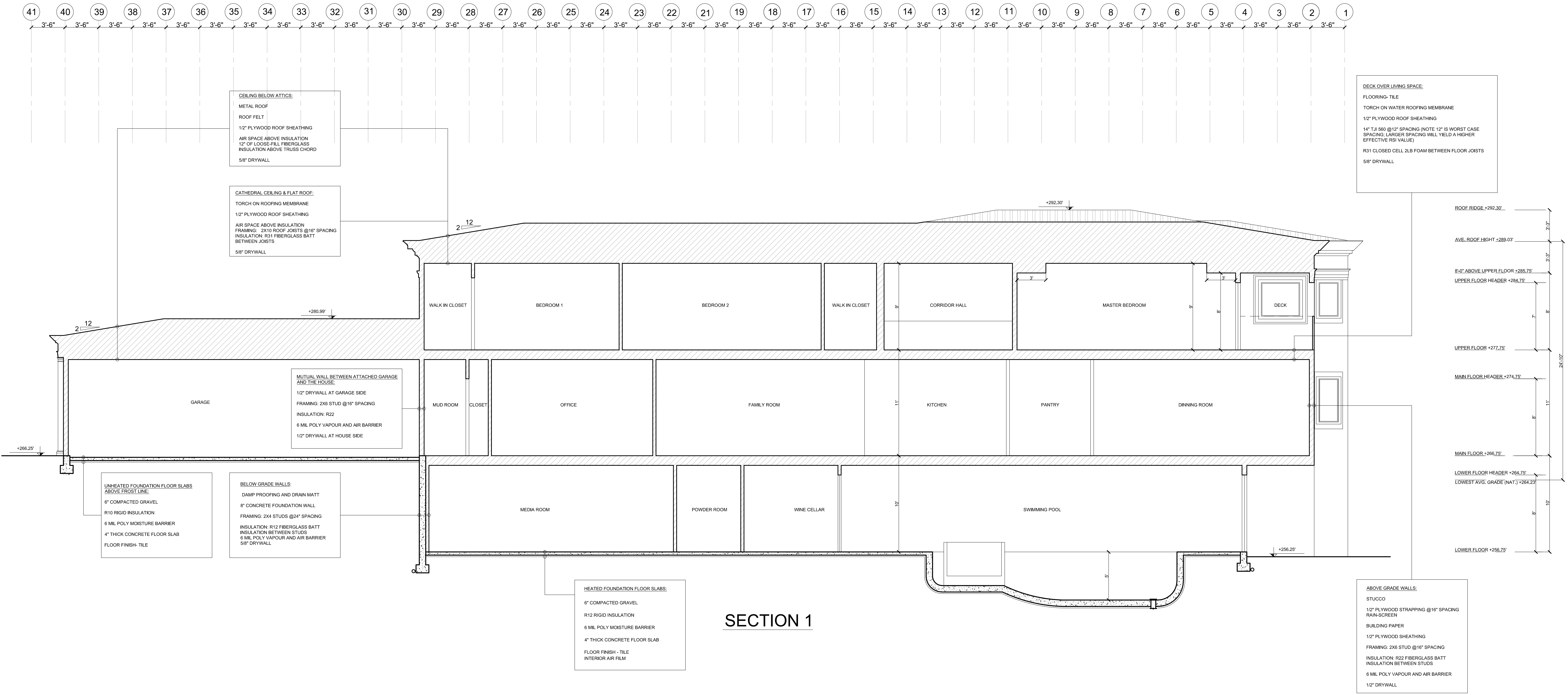
**FARZIN VADEGARI ARCHITECT INC.**  
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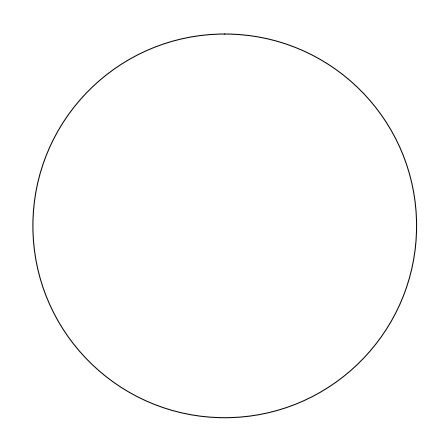






SECTION 1

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		CAD FILE: 1760 29TH.dwg	DATE: OCTOBER 2015	PROJECT: 1760 29TH STREET, WEST VANCOUVER, BC V7V 4M8



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DRAWING NO.  
**A-4.1**

**CEILING BELOW ATTICS:**  
 METAL ROOF  
 ROOF FELT  
 1/2" PLYWOOD ROOF SHEATHING  
 AIR SPACE ABOVE INSULATION  
 12" OF LOOSE-FILL FIBERGLASS INSULATION ABOVE TRUSS CHORD  
 5/8" DRYWALL

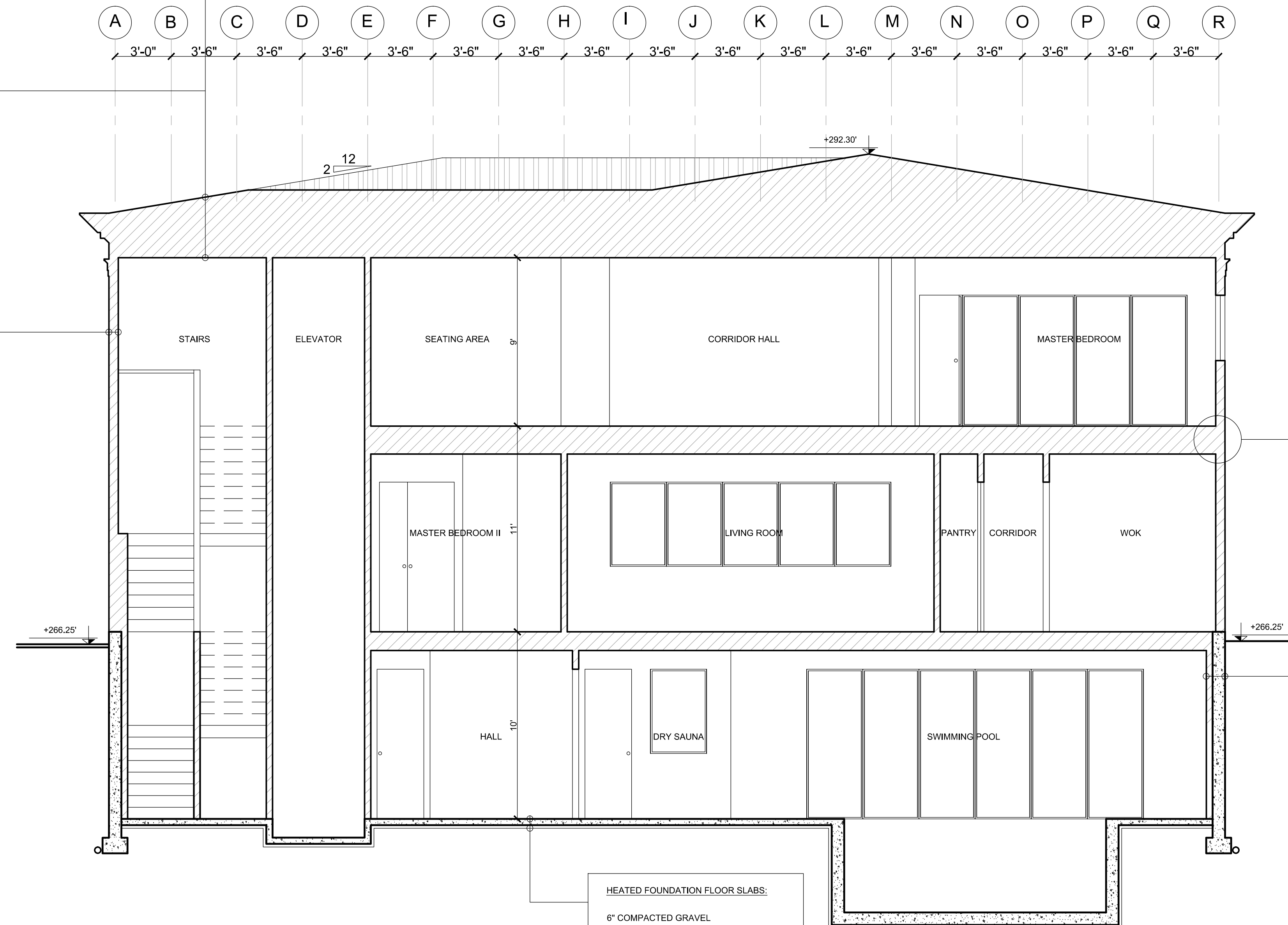
**CATHEDRAL CEILING & FLAT ROOF:**  
 TORCH ON ROOFING MEMBRANE  
 1/2" PLYWOOD ROOF SHEATHING  
 AIR SPACE ABOVE INSULATION  
 FRAMING: 2X10 ROOF JOISTS @16" SPACING  
 INSULATION: R31 FIBERGLASS BATT BETWEEN JOISTS  
 5/8" DRYWALL

**ABOVE GRADE WALLS:**  
 STUCCO  
 1/2" PLYWOOD STRAPPING @16" SPACING  
 RAIN-SCREEN  
 BUILDING PAPER  
 1/2" PLYWOOD SHEATHING  
 FRAMING: 2X8 STUD @16" SPACING  
 INSULATION: R22 FIBERGLASS BATT INSULATION BETWEEN STUDS  
 6 MIL POLY VAPOUR AND AIR BARRIER  
 1/2" DRYWALL

**RM JOISTS (FLOOR HEADER):**  
 EXTERIOR AIR FILM  
 STUCCO  
 1/2" PLYWOOD STRAPPING @16" SPACING  
 RAIN-SCREEN  
 EXTERIOR INSULATION- NONE, OR DESCRIBE  
 BUILDING PAPER  
 1/2" PLYWOOD SHEATHING  
 2X FLOOR JOISTS @16" SPACING  
 R22 FIBERGLASS BATT INSULATION BETWEEN STUDS  
 6 MIL POLY VAPOUR AND AIR BARRIER  
 1/2" DRYWALL

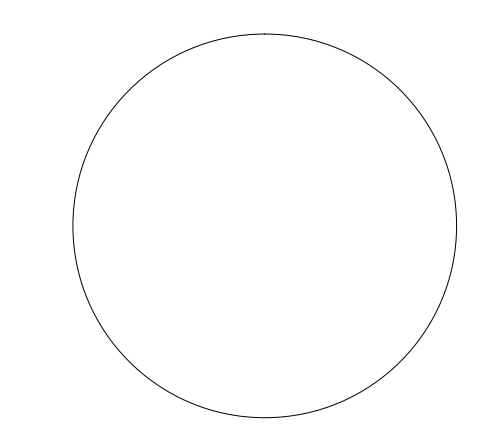
**BELOW GRADE WALLS:**  
 DAMP PROOFING AND DRAIN MATT  
 6" CONCRETE FOUNDATION WALL  
 FRAMING: 2X4 STUDS @24" SPACING  
 INSULATION: R12 FIBERGLASS BATT INSULATION BETWEEN STUDS  
 6 MIL POLY VAPOUR AND AIR BARRIER  
 5/8" DRYWALL

**HEATED FOUNDATION FLOOR SLABS:**  
 6" COMPACTED GRAVEL  
 R12 RIGID INSULATION  
 6 MIL POLY MOISTURE BARRIER  
 4" THICK CONCRETE FLOOR SLAB  
 FLOOR FINISH - TILE



**SECTION 2**

ISSUES:		REVISIONS:		DRAWN BY:	SCALE:	TITLE:
				F.Y. & S.H.	1/4" = 1'-0"	SECTION 2
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WEST ELEVATION



NORTH ELEVATION