

1 MAIN FLOOR PLAN
1/8" = 1'-0"

PROJECT STATISTICS

TO CONFORM WITH BCBC 2018 PART 9 - RESIDENTIAL C
+ UPDATED ENERGY EFFICIENCY REQUIREMENTS PER BCBC DEC 19, 2014 - ZONE 4 (WEST VANCOUVER)

LOT ADDRESS : 3180 TRAVERS AVENUE, WEST VANCOUVER, BC
LEGAL DESCRIPTION : P.I.D. 030-029-228
ZONING: LOT A BLOCK 5 DISTRICT LOT 557 GROUP 1 NEW WEST. DIST. PLAN EPP66290
LOT AREA: 11628.00 sq.ft. (1080.28 sq.m.) (INCLUDING BOUNDARY ADJUSTMENT PER CHAPMAN SURVEY)

FLOOR AREA CALCULATIONS	ALLOWED	GROSS (PROPOSED)	BY LAW F.A.R. (PROPOSED)	COMMENTS
LOWER FLOOR		2659.33 sq.ft.	178.93 sq.ft.	MIN + 27.0, AVE. GRADE + 24.51
ACCESSORY SPACE (POOL MECH)		49.86 sq.ft.	0.00 sq.ft.	SEE CALCULATION BELOW
		4.63 sq.ft.	0.00 sq.ft.	FULLY EXEMPT
MAIN FLOOR		2300.61 sq.ft.	2300.61 sq.ft.	
		213.73 sq.ft.	213.73 sq.ft.	
UPPER FLOOR		1427.73 sq.ft.	1428.00 sq.ft.	
		132.64 sq.ft.	132.67 sq.ft.	
GARAGE		477.91 sq.ft.	36.59 sq.ft.	EXEMPT AREA = 441.32 sq.ft.
		44.40 sq.ft.	3.40 sq.ft.	41.00 sq.ft.
TOTAL	ALLOWED = 0.35	4069.80 sq.ft.	3944.13 sq.ft.	F.A.R. < 0.35, ALLOWED
		378.10 sq.ft.	366.42 sq.ft.	

BASEMENT F.A.R. CALCULATIONS

MAIN FLOOR LEVEL	+27'-0" (27.00)
APPROXIMATE ELEVATION FOR EXEMPTION	+24'-0" (27'-0" - 3'-0")
GROSS BASEMENT FLOOR AREA	2659.33 sq.ft. (247.06 sq.m.)
AREA OF BASEMENT FULLY EXEMPT	1949.29 sq.ft. (181.09 sq.m.)
AREA OF BASEMENT PARTIALLY EXEMPT	710.04 sq.ft. (65.96 sq.m.)
% OF EXEMPT AREA	$\frac{(AVERAGE\ GRADE\ ELEVATION - BASEMENT\ FLOOR\ ELEVATION)}{(MAIN\ FLOOR\ ELEVATION - BASEMENT\ FLOOR\ ELEVATION)} \times 100$
	$\frac{(24.48 - 17.00)}{(27.00 - 17.00)} \times 100$
	= 74.80%

SITE COVERAGE	ALLOWED	PROPOSED	COMMENTS
BUILDING OUTLINE (INCLUDING GARAGE)		2778.54 sq.ft.	
COVERED ENTRY		18.64 sq.ft.	
		1.73 sq.ft.	
COVERED DECK		194.19 sq.ft.	
		18.04 sq.ft.	
TOTAL	ALLOWED = 30%	3488.40 sq.ft.	2972.73 sq.ft.
		324.08 sq.ft.	276.18 sq.ft.
			CONFORMS

SHILLINGTON + DEAN RESIDENCE - 3180 TRAVERS AVE, W. VAN

EXISTING AVERAGE HEIGHT CALCULATIONS			
A	B	(A+B)/2	LENGTH PRODUCT
A-B	27.90	27.50	23.00
B-C	27.50	25.70	17.96
C-D	25.70	25.70	11.46
D-E	25.70	25.70	3.50
E-F	25.70	25.70	15.50
F-G	25.70	24.50	14.08
G-H	24.50	25.00	21.42
H-K	25.00	24.50	13.60
K-L	24.50	24.70	16.19
L-M1	24.70	20.50	27.38
M1-M2	20.50	20.50	1.50
M2-M3	20.50	20.10	7.00
M3-M4	20.10	20.10	1.50
M4-N	20.10	20.00	7.63
N-P1	20.00	19.90	5.00
P1-P2	19.90	19.90	0.00
P2-R1	19.90	22.00	12.00
R1-R2	22.00	22.00	0.00
R2-S1	22.00	22.25	3.58
S1-S2	22.25	22.25	0.00
S2-T	22.25	23.00	21.48
T-V	23.00	23.75	14.65
V-W	23.75	23.75	2.50
W-X	23.75	24.00	9.50
X-A	24.00	27.90	65.17
TOTAL PERIMETER			315.58
TOTAL PRODUCT			7,726.60
AVERAGE GRADE			24.48

SHILLINGTON + DEAN RESIDENCE - 3180 TRAVERS AVE, W. VAN

PROPOSED AVERAGE HEIGHT CALCULATIONS			
A	B	(A+B)/2	LENGTH PRODUCT
A-B	26.75	26.75	23.00
B-C	26.75	27.00	17.96
C-D	27.00	27.00	11.46
D-E	27.00	27.00	3.50
E-F	27.00	27.00	15.50
F-G	27.00	26.50	14.08
G-H	26.50	21.00	21.42
H-K	21.00	21.00	13.60
K-L	21.00	26.50	16.19
L-M1	26.50	26.50	27.38
M1-M2	26.50	26.50	1.50
M2-M3	26.50	24.00	7.00
M3-M4	24.00	24.00	1.50
M4-N	24.00	24.00	7.63
N-P1	24.00	24.00	5.00
P1-P2	24.00	18.20	0.00
P2-R1	18.20	18.20	12.00
R1-R2	18.20	24.00	0.00
R2-S1	24.00	24.00	3.58
S1-S2	24.00	27.00	0.00
S2-T	27.00	27.00	21.48
T-V	27.00	27.00	14.65
V-W	27.00	27.00	2.50
W-X	27.00	27.00	9.50
X-A	27.00	26.75	65.17
TOTAL PERIMETER			315.58
TOTAL PRODUCT			8,111.84
AVERAGE GRADE			25.70

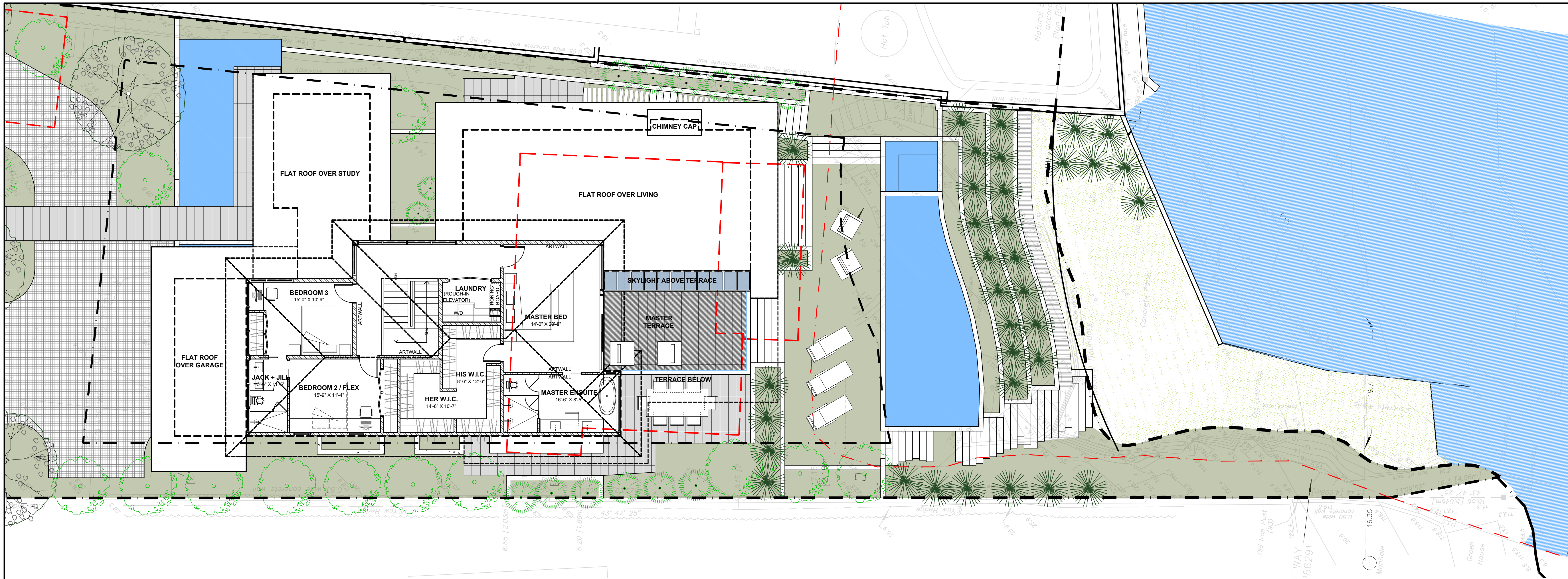
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HLYNKY + DAVIS ARCHITECTS INC.
2439 BELLEVUE AVE. WEST VANCOUVER, BC V7V 1E1
WWW.HLYNSKY.COM • TELEPHONE (604)925-3631

PROJECT TITLE:
SHILLINGTON & DEAN RESIDENCE
3180 TRAVERS AVENUE
WEST VANCOUVER, BC

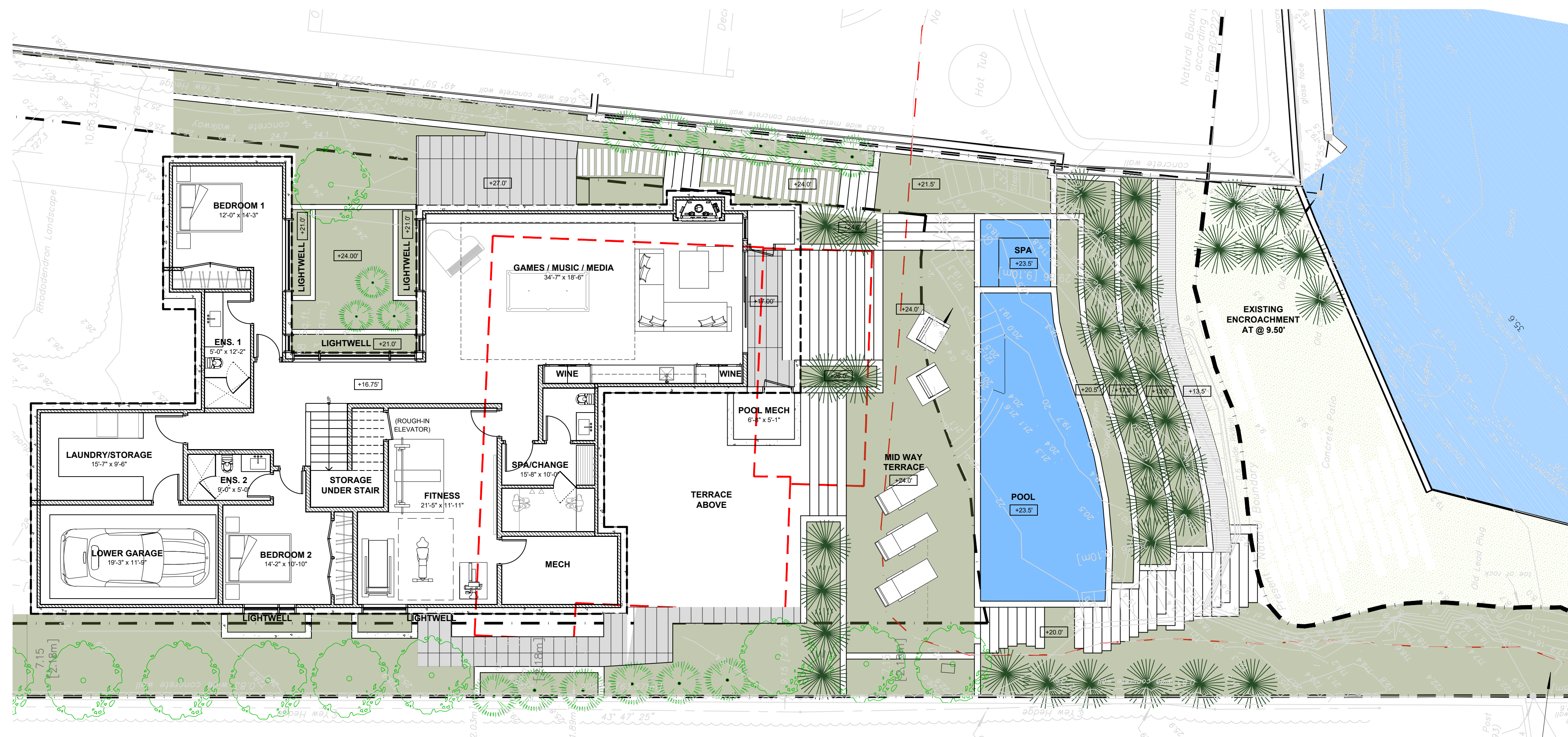
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SCHEMATIC LAYOUTS
PLANS
MAIN FLOOR & SITE

FILE:
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DRAWN: KH
SCALE: 1/8" = 1'-0"
DATE: 04/01/2021

SK1



2 UPPER FLOOR PLAN
1/8" = 1'-0"



3 LOWER FLOOR PLAN
1/8" = 1'-0"

REV. NO.	DESCRIPTION	DATE	DRAWN

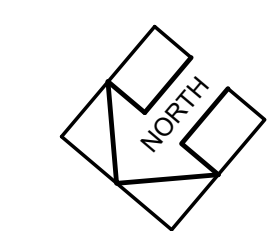
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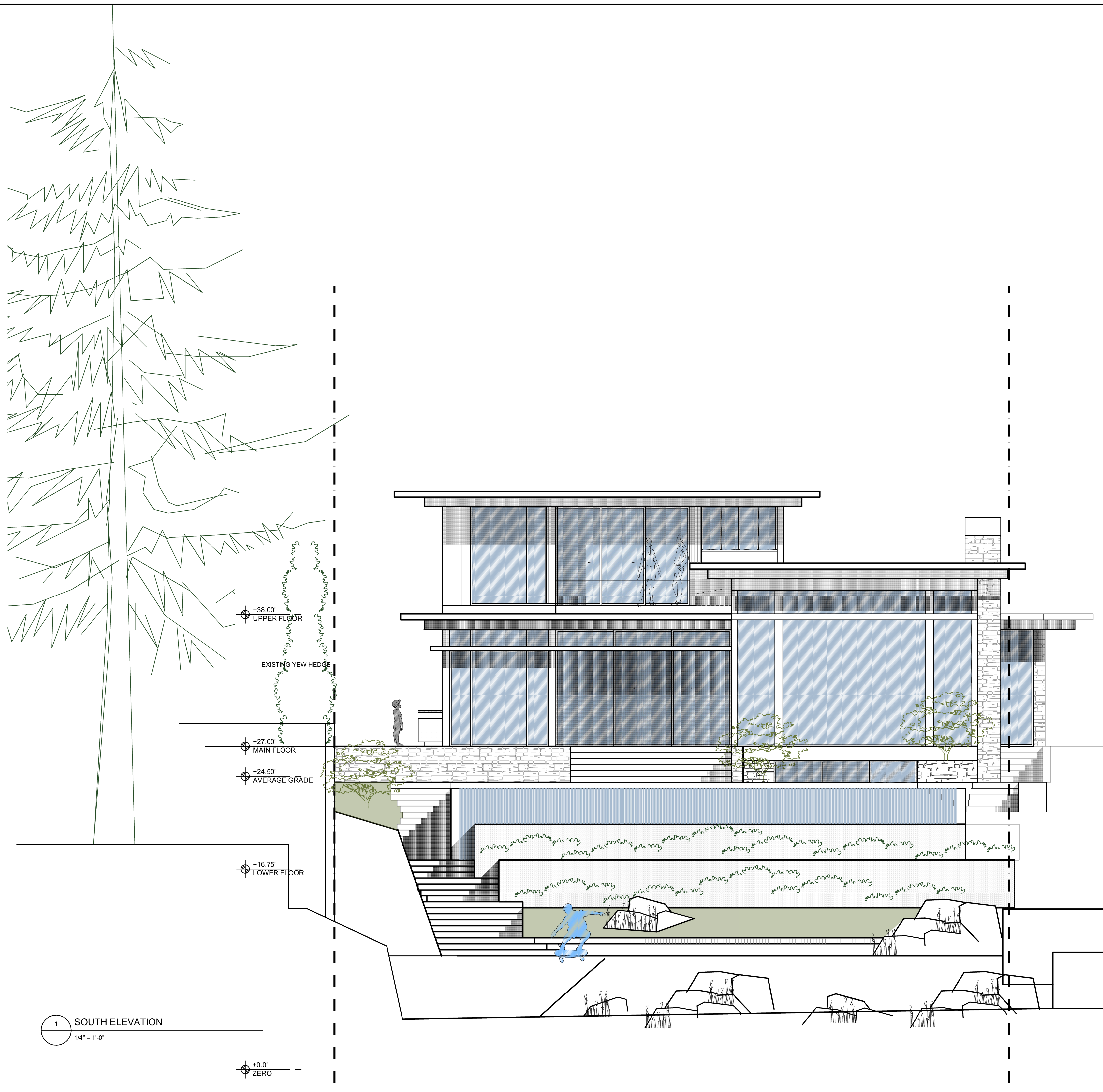
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SHILLINGTON & DEAN RESIDENCE
 3180 TRAVERS AVENUE
 WEST VANCOUVER, BC

SHEET TITLE:
SCHEMATIC LAYOUTS
PLANS
LOWER & UPPER FLOOR

FILE:
 DEAN + SHILLINGTON - CURRENT PLANS.dwg
 DRAWN: KH
 SCALE: 1/8" = 1'-0"
 DATE: 04/OCT/2021

SK2





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

+0.0'
ZERO

REV#	DESCRIPTION	DATE	DRAWN
1	PRELIM. DESIGN - CLIENT REVIEW	04NOV2021	KH

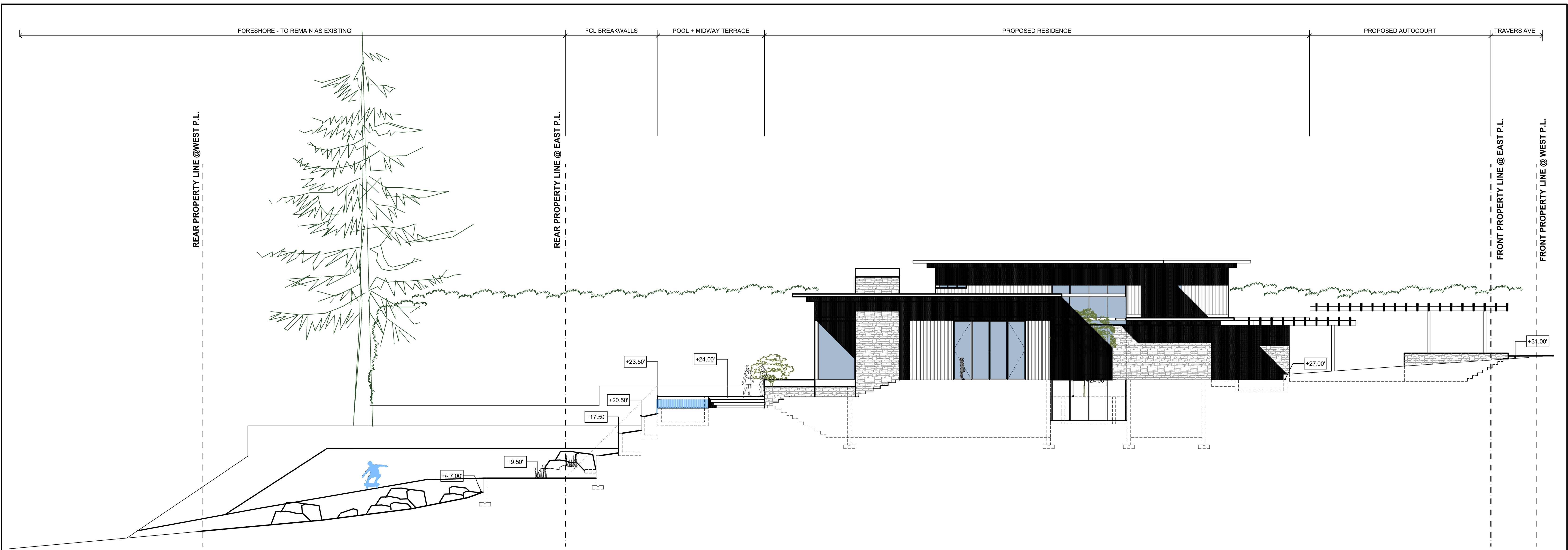
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SHEET TITLE:
 SCHEMATIC LAYOUTS
 ELEVATIONS

FILE:
 DEAN + SHILLINGTON - CURRENT ELEV. SECT - K.dwg
 DRAWN: SB
 SCALE: 1/4" = 1'-0"
 DATE: 22OCT2021

SK3b



1 EAST ELEVATION - CONTEXT
1/8" = 1'-0"



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

REV#	DESCRIPTION	DATE	DRAWN
1	PRELIM DESIGN - CLIENT REVIEW	04NOV2021	KH

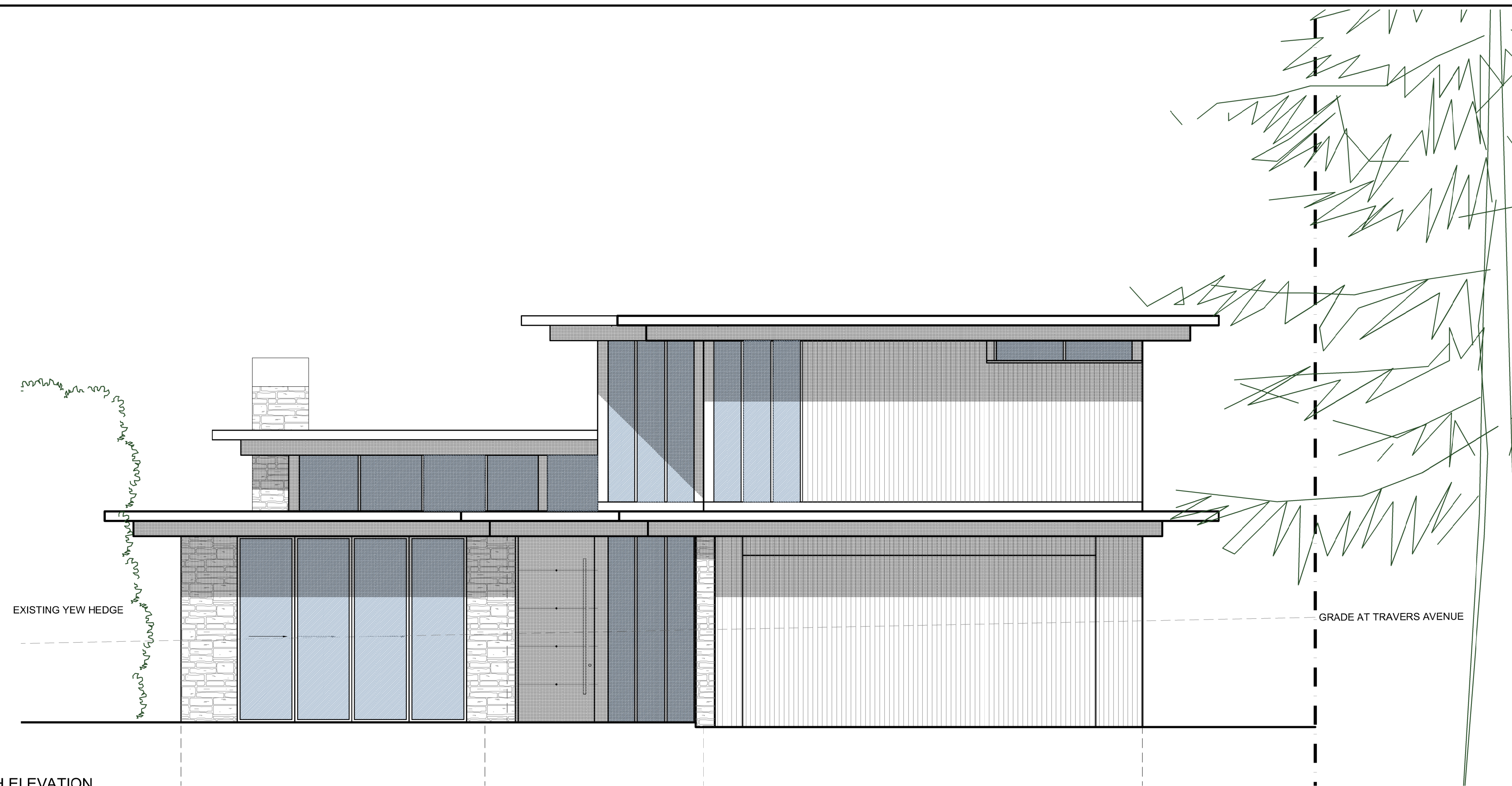
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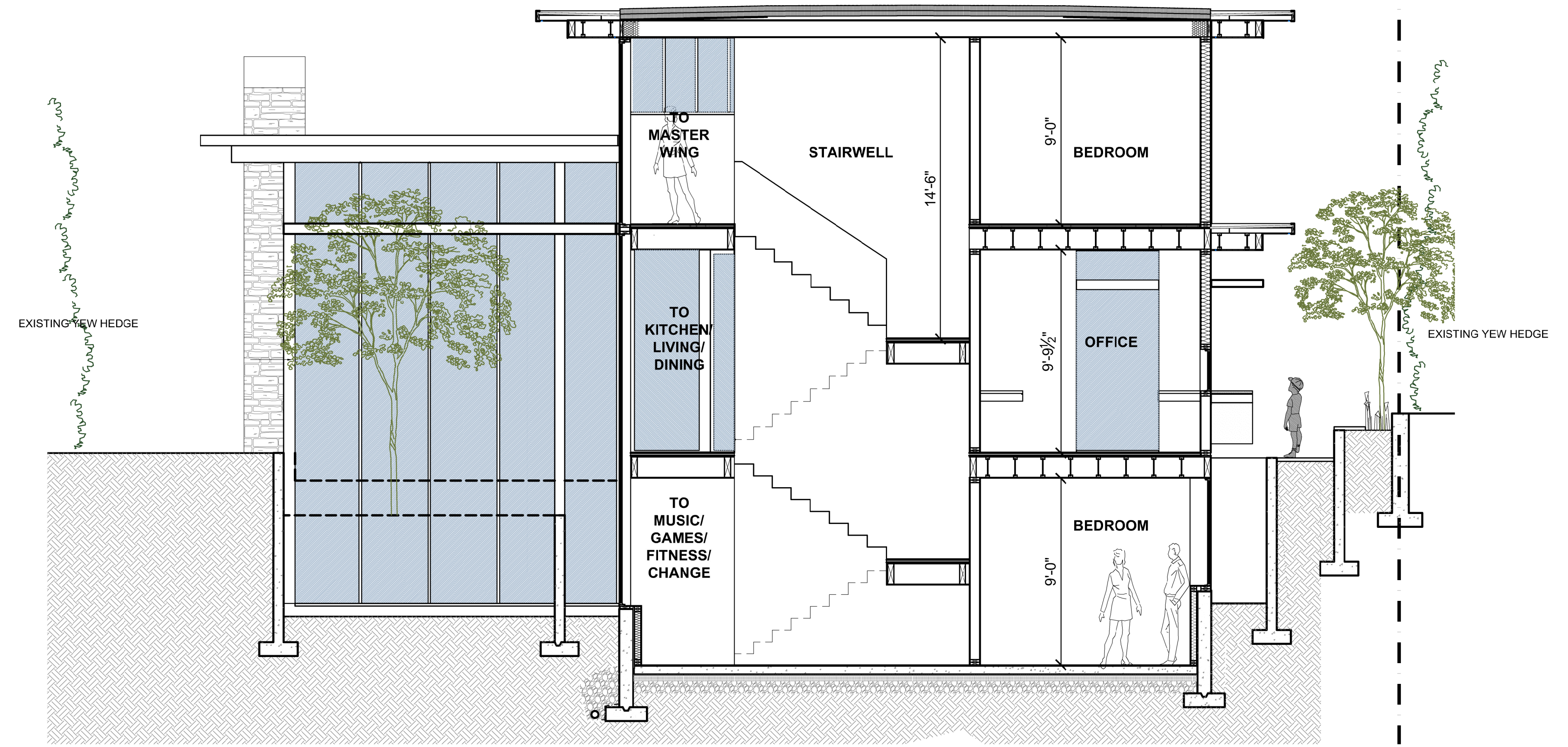
SHEET TITLE:
 SCHEMATIC LAYOUTS
 ELEVATIONS

FILE:
 DEAN + SHILLINGTON - CURRENT ELEV_SECT - K.dwg
 DRAWN: SB
 SCALE: 1/4" = 1'-0"
 DATE: 22OCT2021

SK4b



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



2 SECTION THROUGH COURTYARD + STAIRWELL
1/4" = 1'-0"

REV#	DESCRIPTION	DATE	DRAWN
1	PRELIM. DESIGN - CLIENT REVIEW	04NOV2021	KH

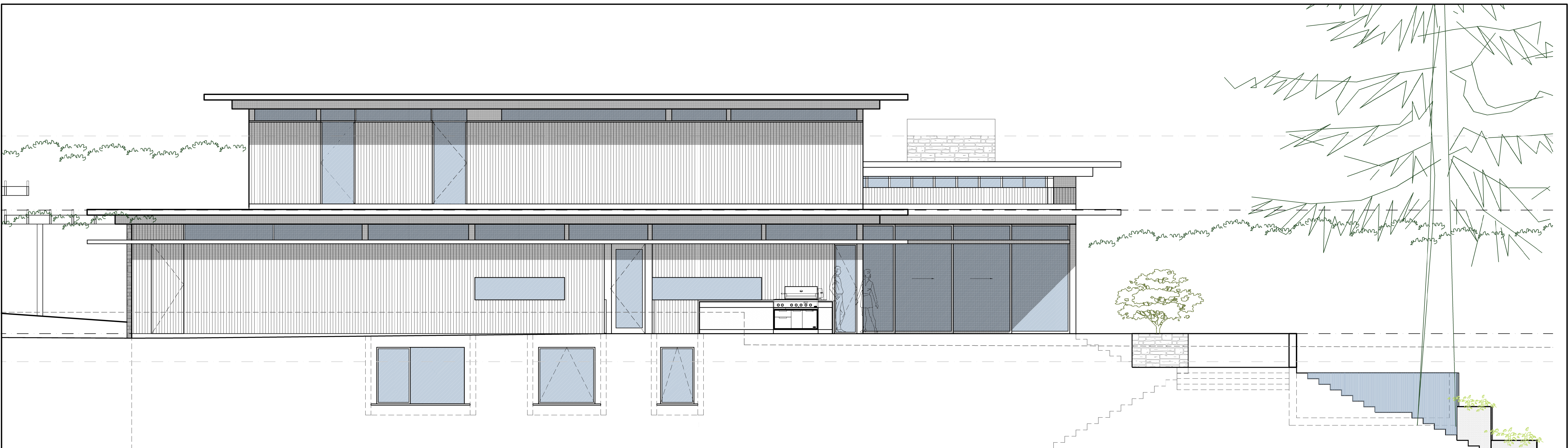
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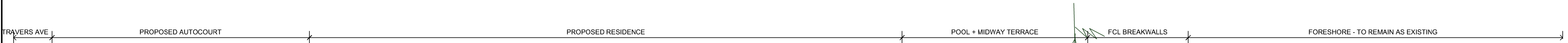
SHEET TITLE:
 SCHEMATIC LAYOUTS
 ELEVATIONS

FILE:
 DEAN + SHILLINGTON - CURRENT ELEV. SECT - K.dwg
 DRAWN: SB
 SCALE: 1/4" = 1'-0"
 DATE: 22OCT2021

SK5b



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



2 WEST ELEVATION - CONTEXT
1/8" = 1'-0"

REV#	DESCRIPTION	DATE	DRAWN
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SK6b