

DRAWING LIST

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HADDAD RESIDENCE 4369 ERWIN DRIVE

| REV. NR. | DESCRIPTION | DATE | DRAWN |
|----------|-------------------|------------|-------|
| 3 | DVP - APPLICATION | 13/08/2019 | KH |



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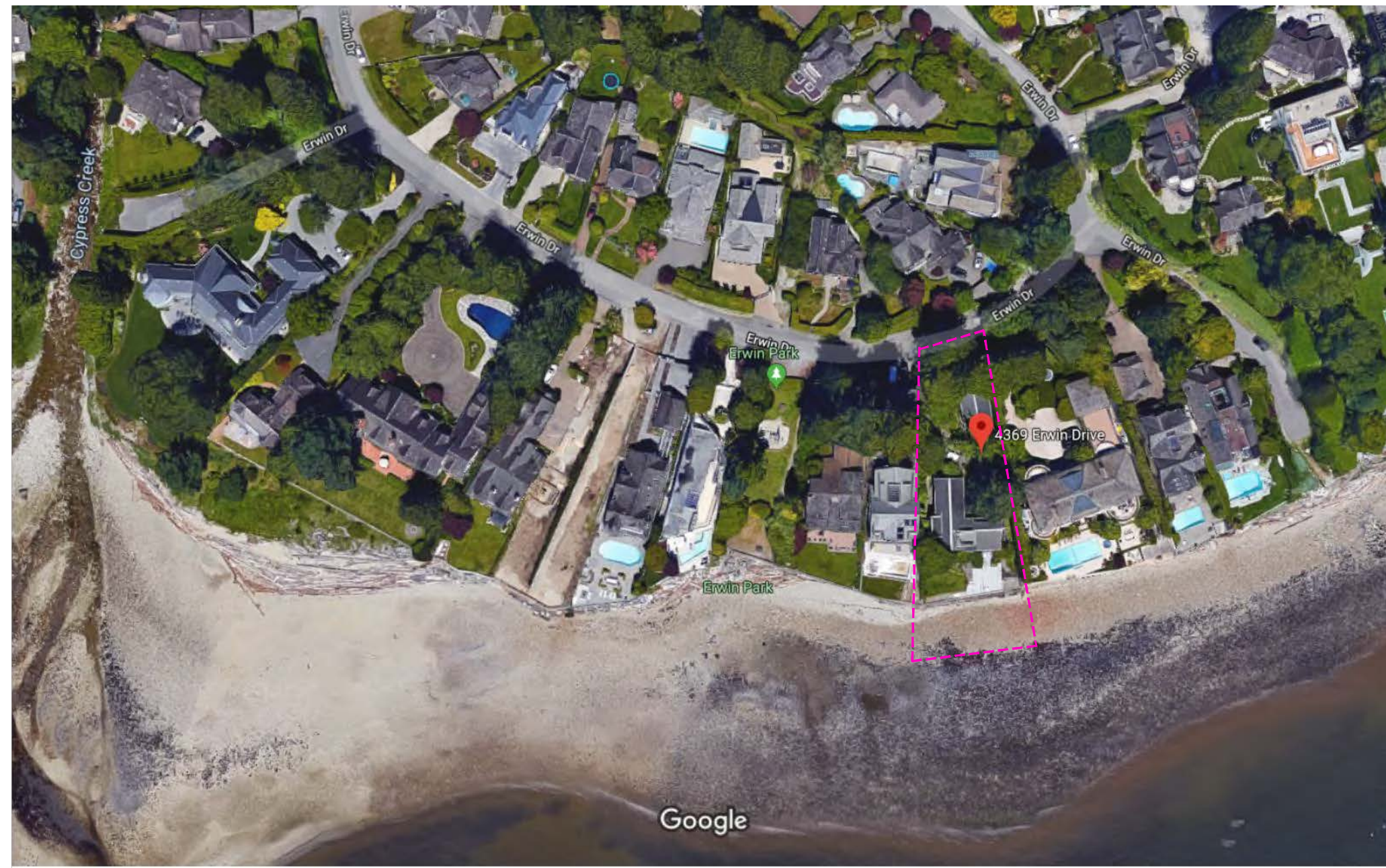
PROJECT TITLE:
HADDAD RESIDENCE
4369 ERWIN DRIVE
W.VAN, BC

SHEET TITLE:
RENDERS

FILE:
CURRENT COVER - HADDAD RESIDENCE - ERWIN DRIVE.dwg

DRAWN: KH
SCALE: N/A
DATE: 13/AUG/2019

A1.1



1 CONTEXT VIEW
A1.2 NTS



2 LOT DURING DECEMBER 2018 STORM EVENT
A1.2 NTS



3 WEST NEIGHBOR ADJACENCY LOOKING SOUTH
A1.2 NTS



4 WEST NEIGHBOR LOOKING NORTH
A1.2 NTS



5 EAST NEIGHBOR LOOKING NORTH
A1.2 NTS



6 SOUTH EAST FORESHORE ENCROACHMENT
A1.2 NTS



7 EXISTING GARAGE/WORKSHOP
A1.2 NTS



8 EAST P/L AT EXISTING GARAGE
A1.2 NTS



9 SOUTH EAST FORESHORE ENCROACHMENT
A1.2 NTS



10 SOUTH EAST FORESHORE ENCROACHMENT
A1.2 NTS



11 SOUTH EAST FORESHORE ENCROACHMENT
A1.2 NTS



12 SOUTH EAST FORESHORE ENCROACHMENT
A1.2 NTS



13 SOUTH EAST FORESHORE ENCROACHMENT
A1.2 NTS

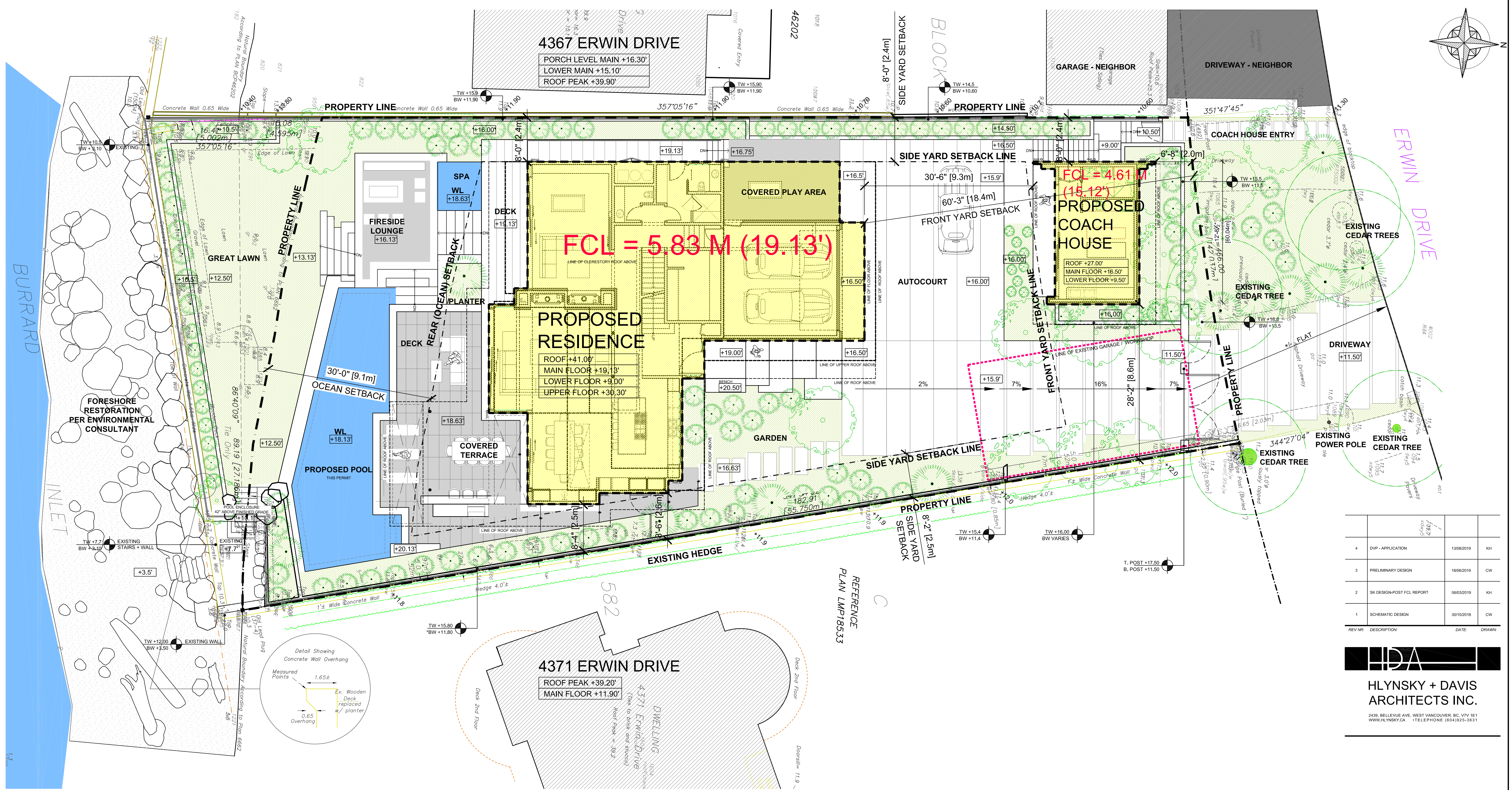
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A1.2



| REV. NO. | DESCRIPTION | DATE | DRAWN |
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| 4 | DVP - APPLICATION | 13/08/2019 | KH |
| 3 | PRELIMINARY DESIGN | 18/06/2019 | CW |
| 2 | SK DESIGN-POST FCL REPORT | 06/03/2019 | KH |
| 1 | SCHEMATIC DESIGN | 30/10/2018 | CW |

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PROJECT STATISTICS

LOT ADDRESS : 4369 ERWIN DRIVE, WEST VANCOUVER, BC
LEGAL DESCRIPTION : LOT 4 BLOCK 7 DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER DISTRICT
 PLAN 6662, P.I.D. 010-826-947
ZONING: R84
LOT AREA: 12,568.00 sq.ft.
 1,167.60 sq.m.

| SITE COVERAGE | CONFORMS | 3,754.00 | < | 3,770.40 |
|---------------|-----------------------------------|--------------------------|---|----------|
| ALLOWED | PROPOSED | COVERED DECK CALCULATION | | |
| | BUILDING OUTLINE | 2,893.00 sq.ft. | | |
| | COVERED DECK | 268.77 sq.m. | | |
| | COACH HOUSE | 42.55 sq.m. | | |
| | COACH HOUSE (ACCESSORY STRUCTURE) | 403.00 sq.ft. | | |
| | 3,770.40 sq.ft. | 3,754.00 sq.ft. | | |
| | 350.28 sq.m. | 348.76 sq.m. | | |

| FLOOR AREA RATIO | CONFORMS | 4,305.49 | < | 4,398.80 | | |
|------------------|-------------------------------|-----------------|----------------|----------------------------------|-----------------|--------------------------------------|
| ALLOWED = | 0.35 x 12,568.00 sq.ft. | 4,398.80 sq.ft. | | | | |
| | 408.66 sq.m. | | | | | |
| ELEVATION | AREA CALCULATIONS | ACTUAL | EXEMPT | NOTES | F.A.R. | COMMENTS |
| + 8.875 | LOWER FLOOR | 2,553.04 sq.ft. | 100% | EXEMPTION BASED ON FCL ELEVATION | - sq.ft. | |
| + 19.13 (5.83 m) | MAIN FLOOR | 2,115.00 sq.ft. | 0% | | 2,115.00 sq.ft. | ** MAIN FLOOR SET BY FCL REQUIREMENT |
| + 30.375 | UPPER FLOOR | 2,202.00 sq.ft. | 0% | | 2,202.00 sq.ft. | |
| + 16.50 | GARAGE | 489.00 sq.ft. | 441.32 sq.ft. | | 27.68 sq.ft. | |
| | COACH HOUSE | 403.00 sq.ft. | 242.19 sq.ft. | 200.00 sq.ft. | 39.19 sq.ft. | ** MAIN FLOOR SET BY FCL REQUIREMENT |
| + 9.5 | CRAWL SPACE UNDER COACH HOUSE | 37.44 sq.m. | 22.50 sq.m. | 18.58 sq.m. | 3.64 sq.m. | |
| | TOTAL | 8,145.04 sq.ft. | 7,567.70 sq.m. | 4,305.49 sq.ft. | 399.99 sq.m. | |

| MAIN RESIDENCE SETBACKS | ALLOWED | PROPOSED | COMMENTS |
|---------------------------|---------|----------|---|
| FRONT YARD | 30'-0" | 30'-3" | CONFORMS |
| EAST SIDE YARD | 6'-6" | 8'-2" | CONFORMS (10% LOT WIDTH 1.5M MIN / 3M MAX) |
| WEST SIDE YARD | 6'-6" | 8'-0" | CONFORMS (10% LOT WIDTH 1.5M MIN / 3M MAX) |
| REAR YARD / OCEAN SETBACK | 30'-0" | 30'-0" | CONFORMS |
| COMBINED SIDE YARD | 16'-2" | 16'-2" | CONFORMS SQUARE WIDTH = 64.67' (19.71 m) 25% x 64.67' = 16.17' (4.93 m) |

| COACH HOUSE SETBACK | ALLOWED | PROPOSED | COMMENTS |
|---------------------------|---------|----------|---|
| FRONT YARD | 30'-0" | 6'-8" | VARIANCE REQUIRED |
| EAST YARD | 6'-6" | 28'-2" | CONFORMS |
| WEST SIDE YARD | 6'-6" | 8'-0" | CONFORMS |
| REAR YARD / OCEAN SETBACK | 30'-0" | 128'-8" | CONFORMS |
| COMBINED SIDE YARD | 16'-2" | 38'-2" | CONFORMS SQUARE WIDTH = 64.67' (19.71 m) 25% x 64.67' = 16.17' (4.93 m) |

| BUILDING HEIGHT | ALLOWED | PROPOSED | COMMENTS |
|----------------------------------|---------|----------|--|
| MAIN RESIDENCE | 25.00' | 25.00' | CONFORMS BASED ON 19.13' FCL |
| ACCESSORY BUILDING (COACH HOUSE) | 12.00' | 11.88' | CONFORMS PROPOSED GRADE REFER TO AVERAGE GRADE CALCULATIONS |

| FRONT YARD PAVED AREA | ALLOWED | PROPOSED | COMMENTS |
|------------------------------------|---------------------------------|---------------|---------------------------------------|
| AREA WITHIN 30' FRONT YARD SETBACK | 1866.89 sq.ft. (173.44 sq.m.) | 933.45 sq.ft. | CONFORMS |
| PAVED AREA PERMITTED = 50 % | 933.45 sq.ft. | 877.36 sq.ft. | PROPOSED PAVED AREA = 47% CONFORMS |

NOTE: VARIANCE REQUIRED FOR RETAINING WALLS @ PROPERTY LINE (MAX 4'-0" ABOVE EXISTING WALL)
 4'-0" VARIANCE REQUIRED

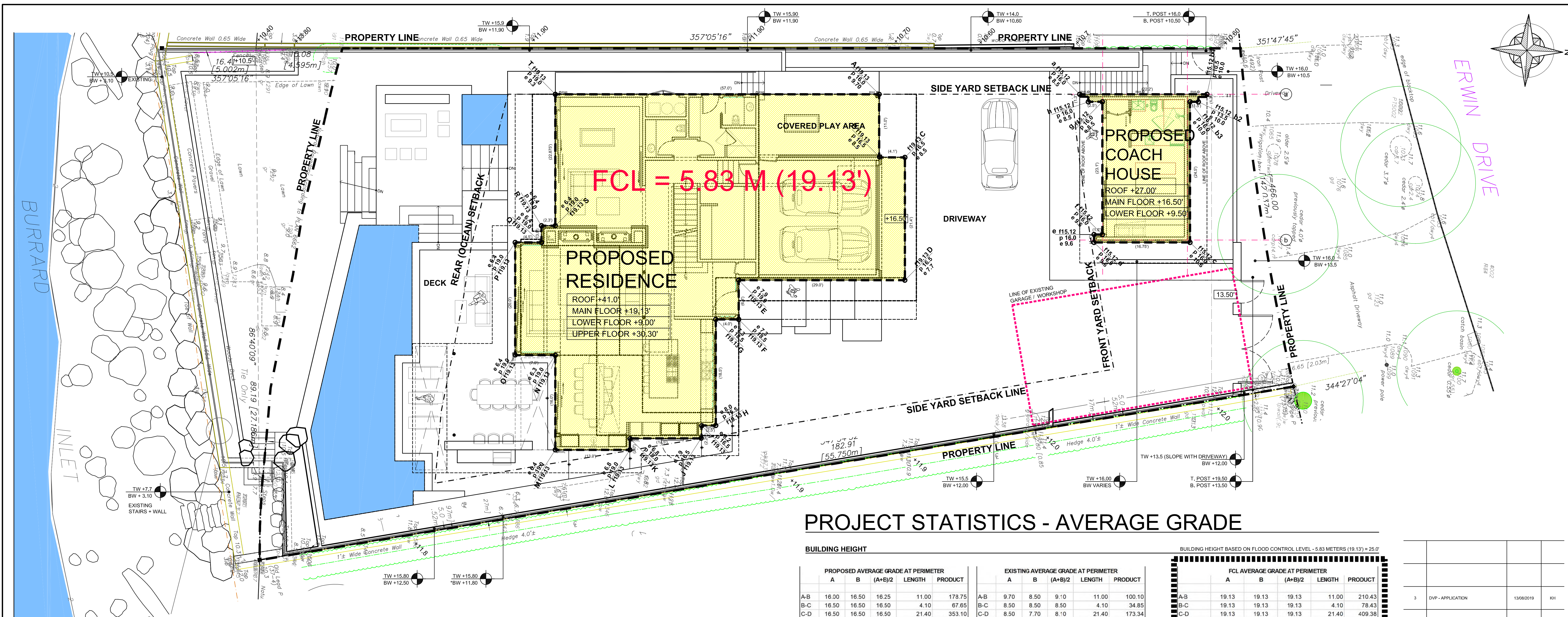
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 W.VAN, BC

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DRAWN: AKH
SCALE: 1/8" = 1'-0"
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A1.4



PROJECT STATISTICS - AVERAGE GRADE

| BUILDING HEIGHT | | | | | BUILDING HEIGHT BASED ON FLOOD CONTROL LEVEL - 5.83 METERS (19.13') ± 25.0' | | | | | | | | | | | | |
|-------------------------------------|-------|---------|--------|---------|---|-----------------------------------|---------|--------|---------|--------------------------------|---------|------------------------------|--------|---------|-------|-------|---------|
| PROPOSED AVERAGE GRADE AT PERIMETER | | | | | EXISTING AVERAGE GRADE AT PERIMETER | | | | | FCL AVERAGE GRADE AT PERIMETER | | | | | | | |
| A | B | (A+B)/2 | LENGTH | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT | | | |
| A-B | 16.00 | 16.50 | 16.25 | 11.00 | 178.75 | A-B | 9.70 | 8.50 | 9.10 | 11.00 | 100.10 | A-B | 19.13 | 19.13 | 19.13 | 11.00 | 210.43 |
| B-C | 16.50 | 16.50 | 16.50 | 4.10 | 67.65 | B-C | 8.50 | 8.50 | 8.50 | 4.10 | 34.85 | B-C | 19.13 | 19.13 | 19.13 | 4.10 | 78.43 |
| C-D | 16.50 | 16.50 | 16.50 | 21.40 | 353.10 | C-D | 8.50 | 7.70 | 8.10 | 21.40 | 173.34 | C-D | 19.13 | 19.13 | 19.13 | 21.40 | 409.38 |
| D-E | 16.50 | 19.00 | 17.75 | 29.00 | 514.75 | D-E | 7.70 | 7.90 | 7.80 | 29.00 | 226.20 | D-E | 19.13 | 19.13 | 19.13 | 29.00 | 554.77 |
| E-F | 19.00 | 18.50 | 18.75 | 6.80 | 127.50 | E-F | 7.90 | 7.30 | 7.60 | 6.80 | 51.68 | E-F | 19.13 | 19.13 | 19.13 | 6.80 | 130.08 |
| F-G | 18.50 | 18.50 | 18.50 | 4.00 | 74.00 | F-G | 7.30 | 7.30 | 7.30 | 4.00 | 29.20 | F-G | 19.13 | 19.13 | 19.13 | 4.00 | 76.52 |
| G-H | 18.50 | 16.50 | 17.50 | 18.50 | 323.75 | G-H | 7.30 | 8.00 | 7.65 | 18.50 | 141.53 | G-H | 19.13 | 19.13 | 19.13 | 18.50 | 353.91 |
| H-I | 16.50 | 16.50 | 16.50 | 2.50 | 41.25 | H-I | 8.00 | 8.20 | 8.10 | 2.50 | 20.25 | H-I | 19.13 | 19.13 | 19.13 | 2.50 | 47.83 |
| I-J | 16.50 | 16.50 | 16.50 | 2.25 | 37.13 | I-J | 8.20 | 7.90 | 8.05 | 2.25 | 18.11 | I-J | 19.13 | 19.13 | 19.13 | 2.25 | 43.04 |
| J-K | 16.50 | 19.00 | 17.75 | 12.50 | 221.88 | J-K | 7.90 | 6.80 | 7.35 | 12.50 | 91.88 | J-K | 19.13 | 19.13 | 19.13 | 12.50 | 239.13 |
| K-L | 19.00 | 19.00 | 19.00 | 2.00 | 38.00 | K-L | 6.80 | 6.80 | 6.80 | 2.00 | 13.60 | K-L | 19.13 | 19.13 | 19.13 | 2.00 | 38.26 |
| L-M | 19.00 | 19.00 | 19.00 | 13.00 | 247.00 | L-M | 6.80 | 6.40 | 6.60 | 13.00 | 85.80 | L-M | 19.13 | 19.13 | 19.13 | 13.00 | 248.69 |
| M-N | 19.00 | 19.00 | 19.00 | 16.00 | 304.00 | M-N | 6.40 | 6.30 | 6.35 | 16.00 | 101.60 | M-N | 19.13 | 19.13 | 19.13 | 16.00 | 306.08 |
| N-O | 19.00 | 19.00 | 19.00 | 7.00 | 133.00 | N-O | 6.30 | 6.40 | 6.35 | 7.00 | 44.45 | N-O | 19.13 | 19.13 | 19.13 | 7.00 | 133.91 |
| O-P | 19.00 | 19.00 | 19.00 | 20.00 | 380.00 | O-P | 6.40 | 6.40 | 6.40 | 20.00 | 128.00 | O-P | 19.13 | 19.13 | 19.13 | 20.00 | 382.60 |
| P-Q | 19.00 | 19.00 | 19.00 | 4.50 | 85.50 | P-Q | 6.40 | 6.40 | 6.40 | 4.50 | 28.80 | P-Q | 19.13 | 19.13 | 19.13 | 4.50 | 86.09 |
| Q-R | 19.00 | 19.00 | 19.00 | 3.00 | 57.00 | Q-R | 6.40 | 6.40 | 6.40 | 3.00 | 19.20 | Q-R | 19.13 | 19.13 | 19.13 | 3.00 | 57.39 |
| R-S | 19.00 | 19.00 | 19.00 | 2.30 | 43.70 | R-S | 6.40 | 6.40 | 6.40 | 2.30 | 14.72 | R-S | 19.13 | 19.13 | 19.13 | 2.30 | 44.00 |
| S-T | 19.00 | 19.00 | 19.00 | 22.88 | 434.63 | S-T | 6.40 | 9.30 | 7.85 | 22.88 | 179.57 | S-T | 19.13 | 19.13 | 19.13 | 22.88 | 437.60 |
| T-A | 19.00 | 16.00 | 17.50 | 57.00 | 997.50 | T-A | 9.30 | 9.70 | 9.50 | 57.00 | 541.50 | T-A | 19.13 | 19.13 | 19.13 | 57.00 | 1090.41 |
| TOTAL PERIMETER | | | | | 259.73 | TOTAL PERIMETER | | | | | 259.73 | TOTAL PERIMETER | | | | | 259.73 |
| TOTAL PRODUCT | | | | | 4660.08 | TOTAL PRODUCT | | | | | 2044.37 | TOTAL PRODUCT | | | | | 4968.54 |
| AVERAGE PROPOSED GRADE | | | | | 17.94 | AVERAGE EXISTING GRADE | | | | | 7.87 | AVERAGE FCL GRADE | | | | | 19.13 |
| MEAN HOUSE HEIGHT ELEVATION | | | | | 41.00 | MEAN HOUSE HEIGHT ELEVATION | | | | | 41.00 | MEAN HOUSE HEIGHT ELEVATION | | | | | 41.00 |
| HOUSE HEIGHT ABOVE PROPOSED GRADE | | | | | 23.06 | HOUSE HEIGHT ABOVE EXISTING GRADE | | | | | 33.13 | HOUSE HEIGHT ABOVE FCL GRADE | | | | | 21.87 |

| COACH HOUSE - HADDAD RESIDENCE | | | | | EXISTING AVERAGE GRADE AT PERIMETER | | | | | FCL AVERAGE GRADE AT PERIMETER | | | | | | | |
|-----------------------------------|-------|---------|--------|---------|-------------------------------------|-----------------------------------|---------|--------|---------|--------------------------------|--------|-----------------------------------|--------|---------|-------|-------|---------|
| A | B | (A+B)/2 | LENGTH | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT | | | |
| a-b1 | 16.00 | 10.50 | 13.25 | 22.20 | 294.15 | a-b | 8.50 | 10.00 | 9.25 | 22.20 | 205.35 | a-b | 15.12 | 15.12 | 15.12 | 22.20 | 335.66 |
| b1-b2 | 10.50 | 13.50 | 12.00 | 1.30 | 15.60 | b1-b2 | 10.00 | 10.00 | 10.00 | 1.30 | 13.00 | b1-b2 | 15.12 | 15.12 | 15.12 | 1.30 | 19.66 |
| b2-b3 | 13.50 | 16.00 | 14.75 | 1.50 | 22.13 | b2-b3 | 10.00 | 10.00 | 10.00 | 1.50 | 15.00 | b2-b3 | 15.12 | 15.12 | 15.12 | 1.50 | 22.68 |
| b3-c | 16.00 | 16.00 | 16.00 | 24.50 | 392.00 | b3-c | 10.00 | 10.60 | 10.30 | 24.50 | 252.35 | b3-c | 15.12 | 15.12 | 15.12 | 24.50 | 370.44 |
| c-d | 16.00 | 16.00 | 16.00 | 16.75 | 268.00 | c-d | 10.60 | 9.60 | 10.10 | 16.75 | 169.18 | c-d | 15.12 | 15.12 | 15.12 | 16.75 | 253.26 |
| d-e | 16.00 | 16.00 | 16.00 | 1.40 | 22.40 | d-e | 9.60 | 9.60 | 9.60 | 1.40 | 13.44 | d-e | 15.12 | 15.12 | 15.12 | 1.40 | 21.17 |
| e-f | 16.00 | 16.00 | 16.00 | 1.50 | 24.00 | e-f | 9.60 | 9.60 | 9.60 | 1.50 | 14.40 | e-f | 15.12 | 15.12 | 15.12 | 1.50 | 22.68 |
| f-g | 16.00 | 16.00 | 16.00 | 23.10 | 369.60 | f-g | 9.60 | 8.50 | 9.05 | 23.10 | 209.06 | f-g | 15.12 | 15.12 | 15.12 | 23.10 | 349.27 |
| g-h | 16.00 | 16.00 | 16.00 | 2.50 | 40.00 | g-h | 8.50 | 8.50 | 8.50 | 2.50 | 21.25 | g-h | 15.12 | 15.12 | 15.12 | 2.50 | 37.80 |
| h-a | 16.00 | 16.00 | 16.00 | 1.30 | 20.80 | h-a | 8.50 | 8.50 | 8.50 | 1.30 | 11.05 | h-a | 15.12 | 15.12 | 15.12 | 1.30 | 19.66 |
| TOTAL PERIMETER | | | | | 96.05 | TOTAL PERIMETER | | | | | 96.05 | TOTAL PERIMETER | | | | | 96.05 |
| TOTAL PRODUCT | | | | | 1468.68 | TOTAL PRODUCT | | | | | 924.07 | TOTAL PRODUCT | | | | | 1452.28 |
| AVERAGE PROPOSED GRADE | | | | | 15.29 | AVERAGE EXISTING GRADE | | | | | 9.62 | AVERAGE FCL GRADE | | | | | 15.12 |
| MEAN HOUSE HEIGHT ELEVATION | | | | | 27.00 | MEAN HOUSE HEIGHT ELEVATION | | | | | 27.00 | MEAN HOUSE HEIGHT ELEVATION | | | | | 27.00 |
| HOUSE HEIGHT ABOVE PROPOSED GRADE | | | | | 11.71 | HOUSE HEIGHT ABOVE EXISTING GRADE | | | | | 17.38 | HOUSE HEIGHT ABOVE EXISTING GRADE | | | | | 11.88 |

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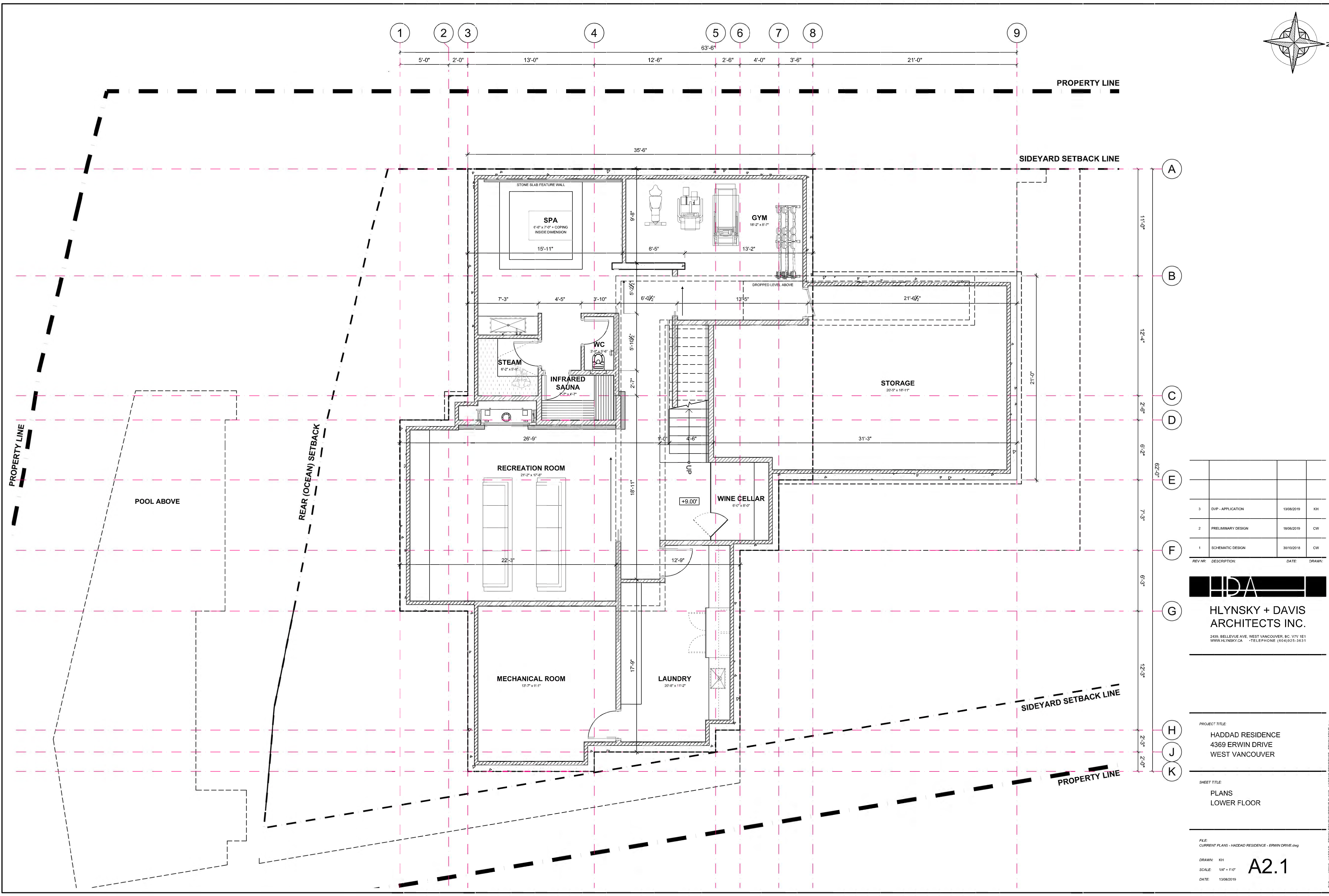
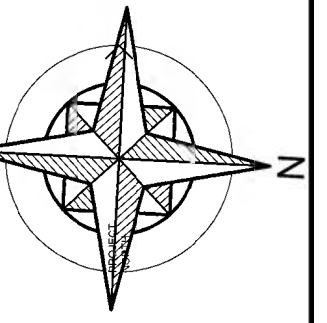
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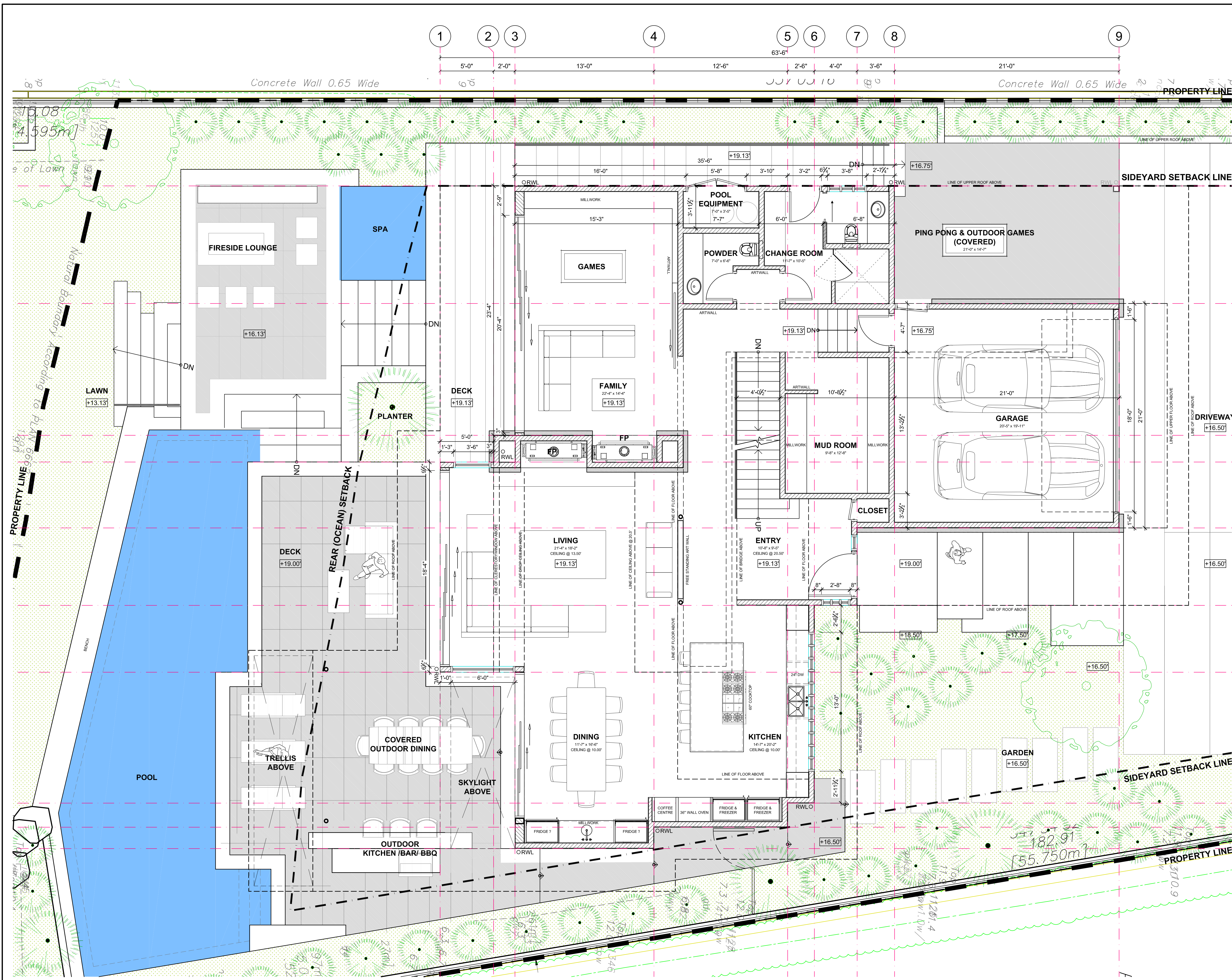
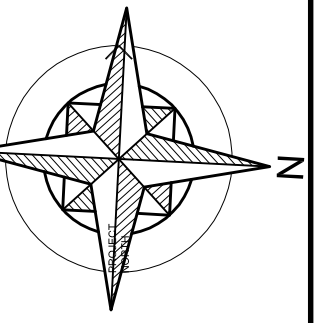
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SHEET TITLE
PLANS
LOWER FLOOR

FILE:
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DRAWN: KH
SCALE: 1/4" = 1'-0"
DATE: 13/06/2019

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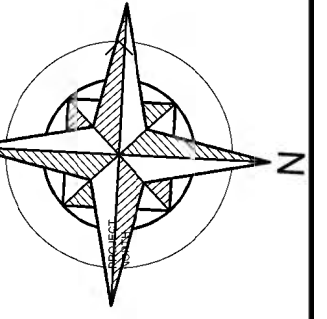
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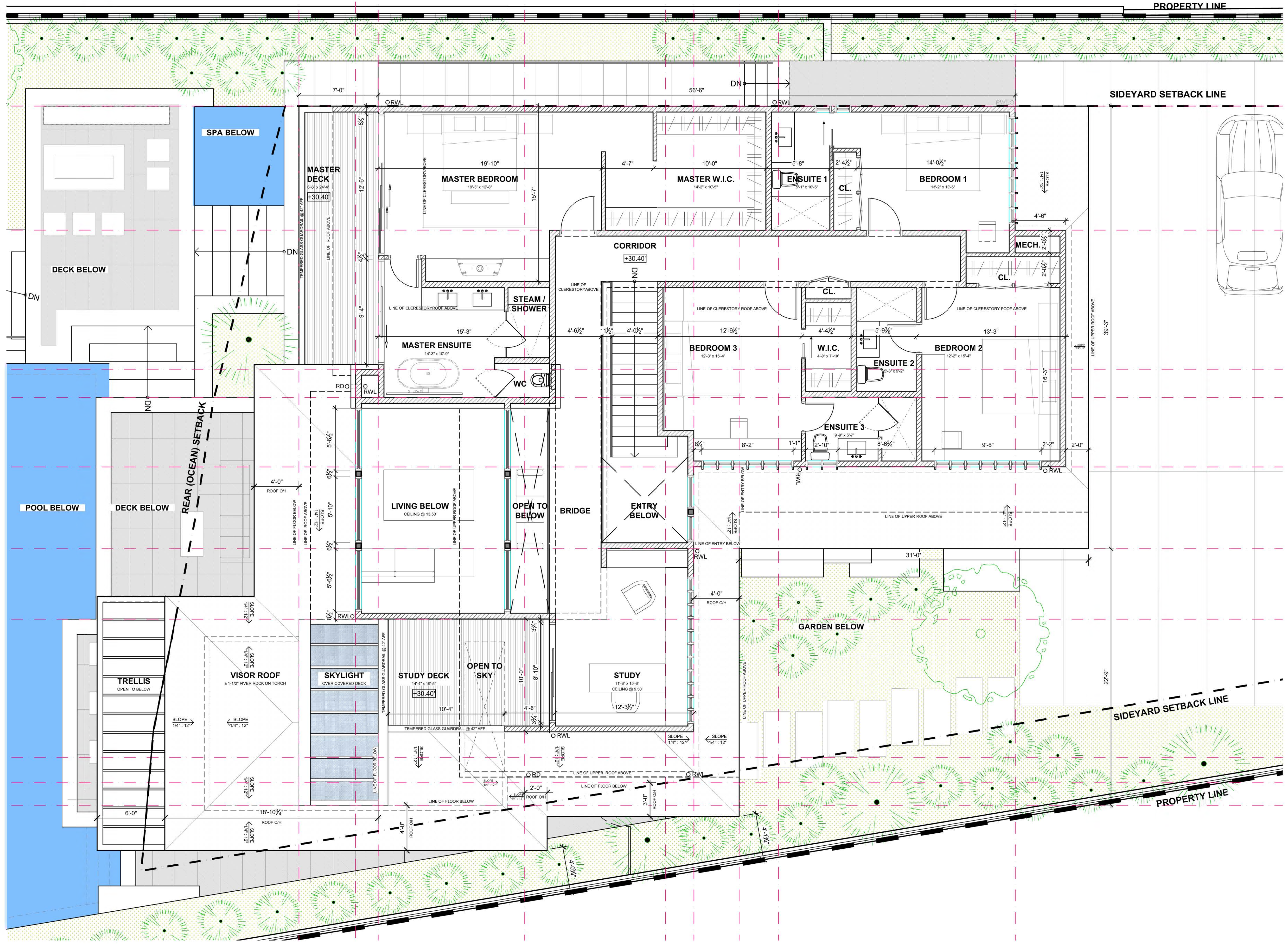
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A2.2



1 2 3 4 5 6 7 8 9
 5'-0" 2'-0" 13'-0" 12'-6" 63'-6" 2'-6" 4'-0" 3'-6" 21'-0"



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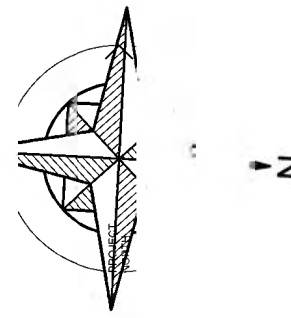
SHEET TITLE
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 UPPER FLOOR

FILE NAME
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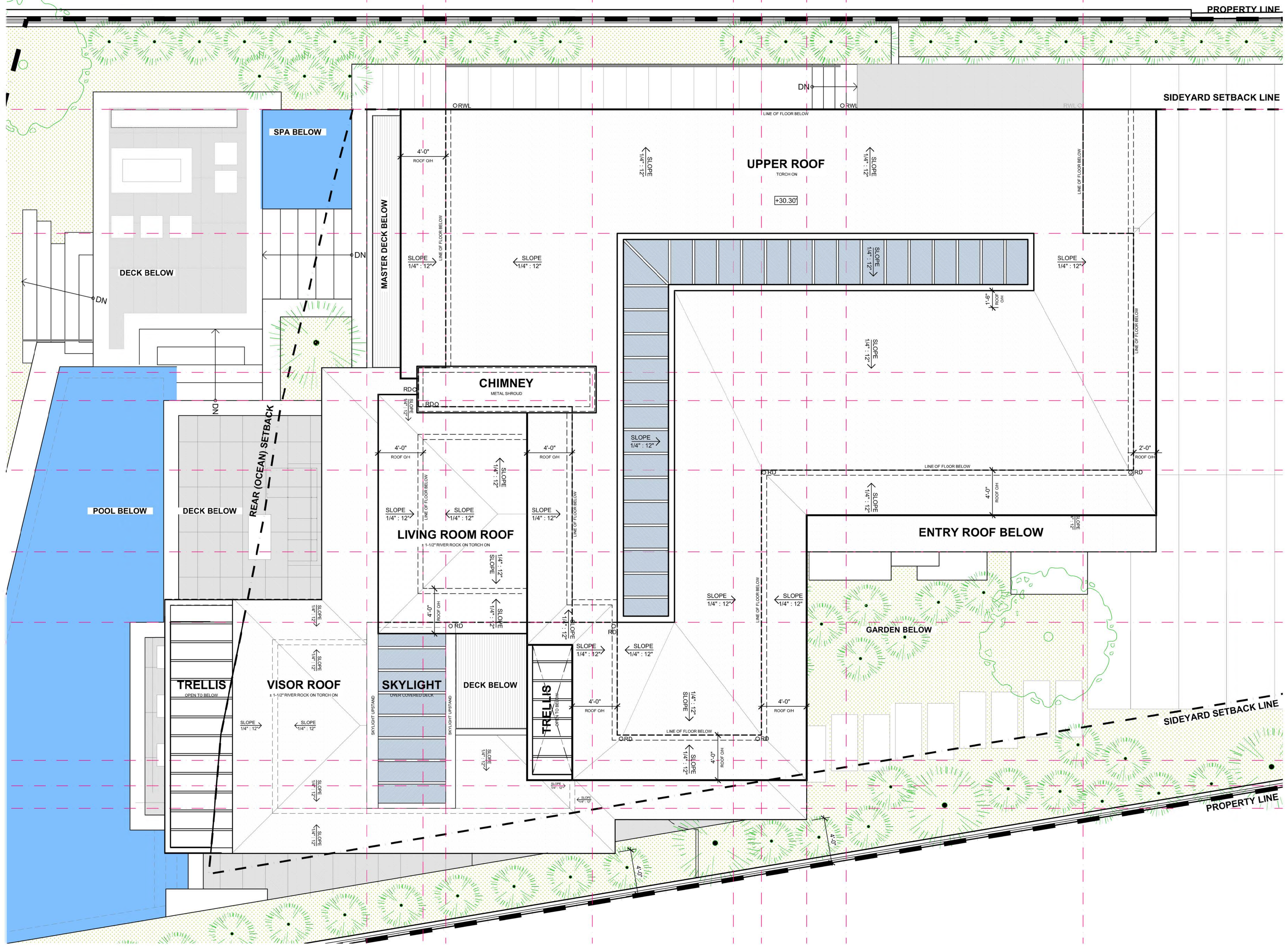
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1 2 3 4 5 6 7 8 9
 5'-0" 2'-0" 13'-0" 12'-6" 63'-6" 2'-6" 4'-0" 3'-6" 21'-0"



PROPERTY LINE

SIDEYARD SETBACK LINE

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|--------------------|-----------|
| D/P - APPLICATION | 13/08/201 |
| PRELIMINARY DESIGN | 18/06/201 |
| SCHEMATIC DESIGN | 30/10/201 |
| DESCRIPTION | DATE |

HDA
HLYSKY ARCHITECTS INC.
 2439 BELLEVUE AVE. WEST V
 WWW.HLYNSKY.CA TEL: (604) 925-1

PROJECT TITLE
HADDAD RESIDENCE
 4369 ERWIN DR
 WEST VANCOUVER

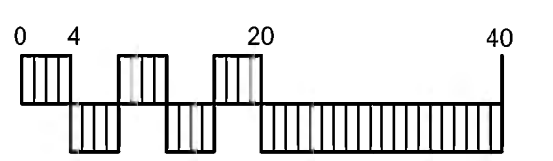
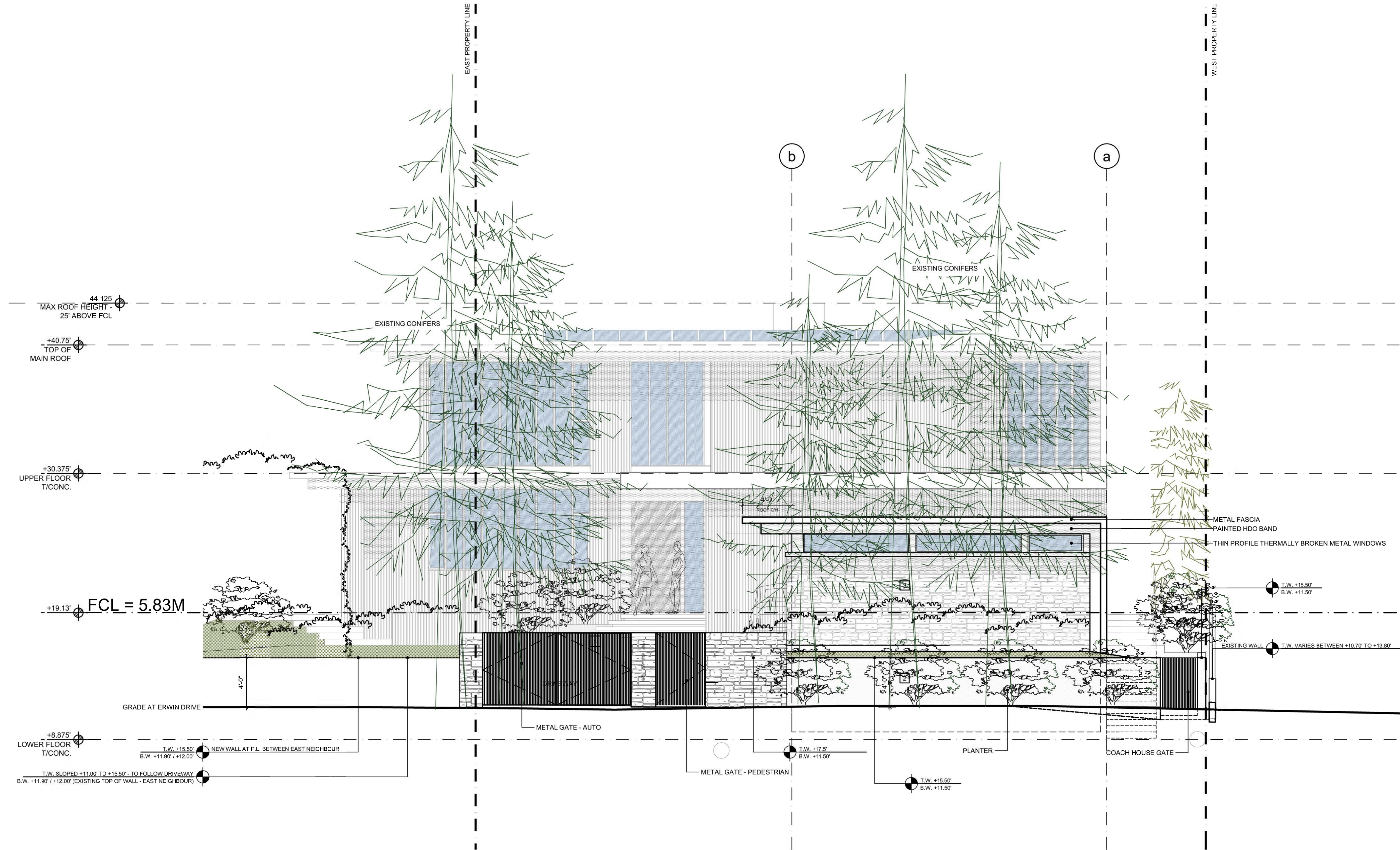
SHEET TITLE
PLANS
ROOF PLAN

DATE: 13/08/2019
 SCALE: 1/4" = 1'-0"
 DRAWN BY: KH
 CHECKED BY: JH

P:\Comments\13-HADDAD-ERWIN DRIVE\CURRENT PLANS - HADDAD RESIDENCE - ERWIN DRIVE.dwg

EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
- 2 SMOOTH ARCHITECTURAL CONCRETE
TIE ROD PATTERN TBD
- 3 STONE
LAY + TYPE TO BE FINALIZED
- 4 STANDING SEAM METAL
- 5 PAINTED WOOD BAND



| REV NR | DESCRIPTION | DATE | DRAWN |
|--------|-------------------|------------|-------|
| 3 | DVP - APPLICATION | 13/08/2019 | KH |

HDA

HLYNISKY + DAVIS ARCHITECTS INC.

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WWW.HLYNSKY.CA TELEPHONE (604)925-3631

PROJECT TITLE
HADDAD RESIDENCE
4369 ERWIN DRIVE
WEST VANCOUVER

SHEET TITLE
NORTH ELEVATION
COACH HOUSE

FILE:
CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg

DRAWN: KH
SCALE: 1/4" = 1'-0"
DATE: 06/AUG/2019

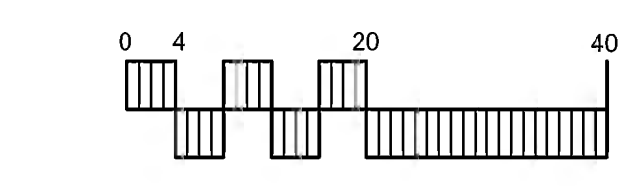
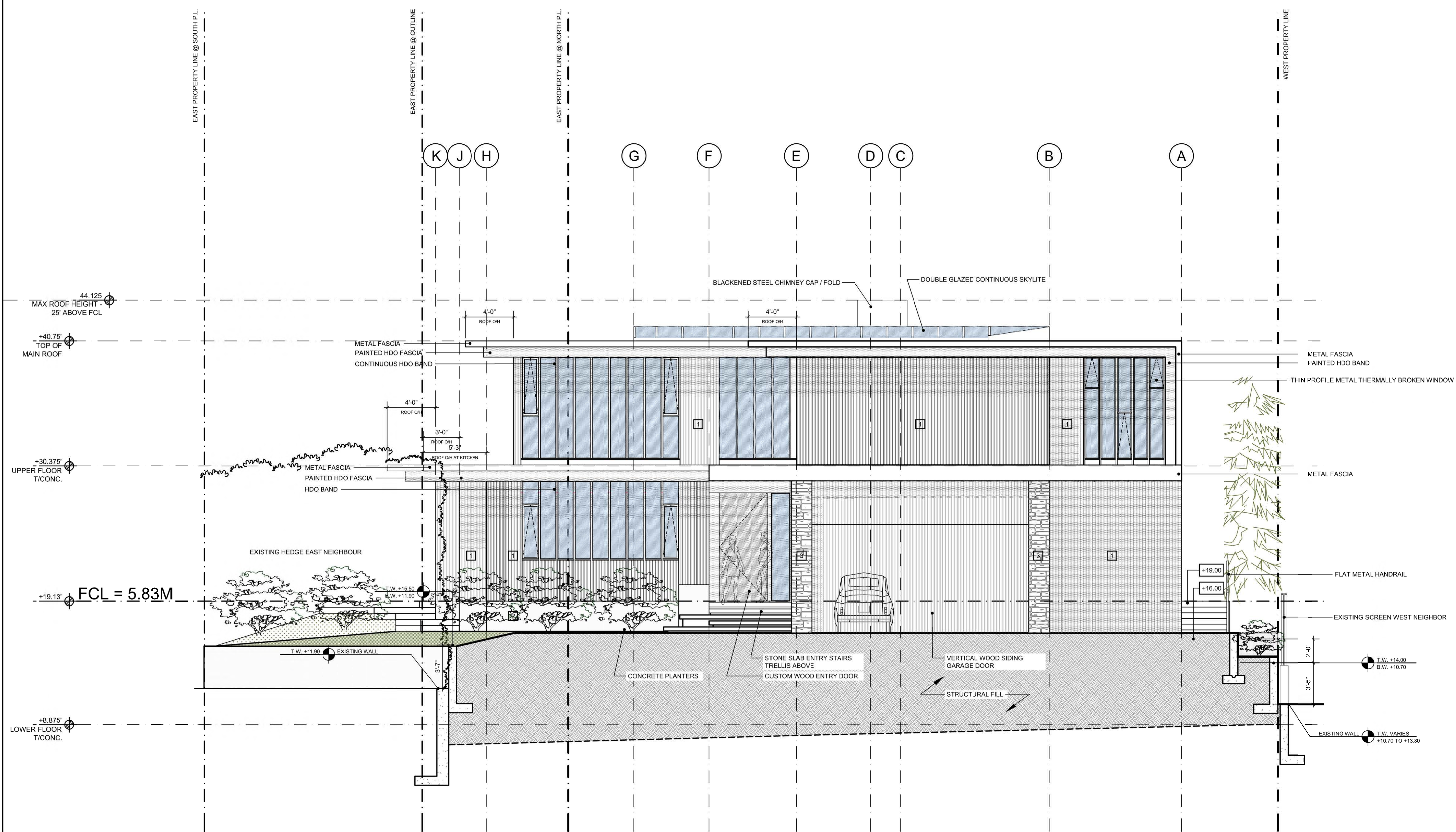
A4.1

1 NORTH ELEVATION - COACH HOUSE + HOUSE FROM ERWIN DRIVE
A4 1/4" = 1'-0"

P:\Comm\2019 - HADDAD - ERWIN DRIVE\CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg

EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
- 2 SMOOTH ARCHITECTURAL CONCRETE
TIE ROD PATTERN TBD
- 3 STONE
LAY + TYPE TO BE FINALIZED
- 4 STANDING SEAM METAL
- 5 PAINTED WOOD BAND



| | | |
|-------------------|------------|-------|
| DVP - APPLICATION | 13/06/2019 | KH |
| DESCRIPTION | DATE | DRAWN |



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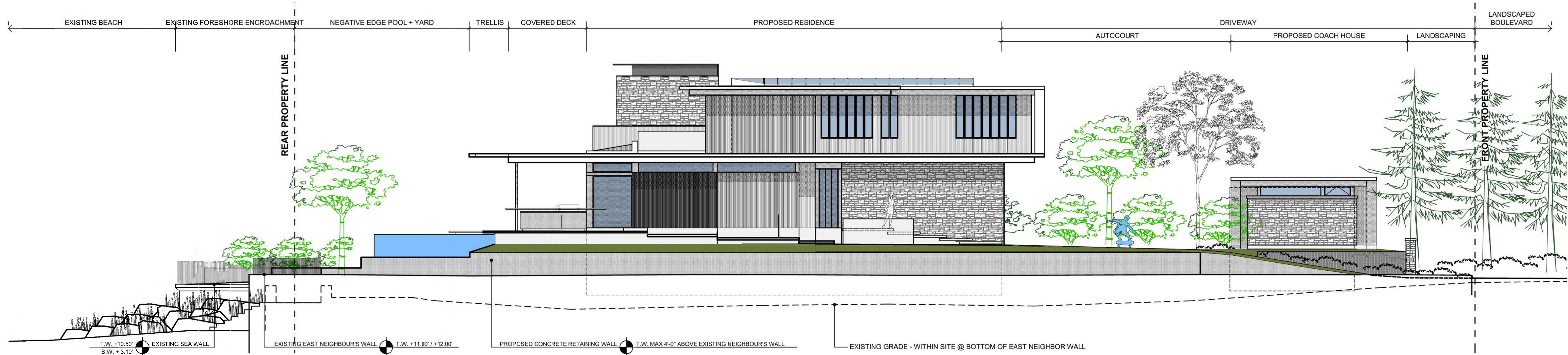
PROJECT TITLE
HADDAD RESIDENCE
4369 ERWIN DRIVE
WEST VANCOUVER

HEET TITLE
NORTH ELEVATION

FILE: J:\PROJECT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg
RAWN: KH
SCALE: 1/4" = 1'-0"
DATE: 13/AUG/2019

A4.2

1 NORTH ELEVATION - HOUSE FROM AUTOCOURT
A4.2 1/4" = 1'-0"



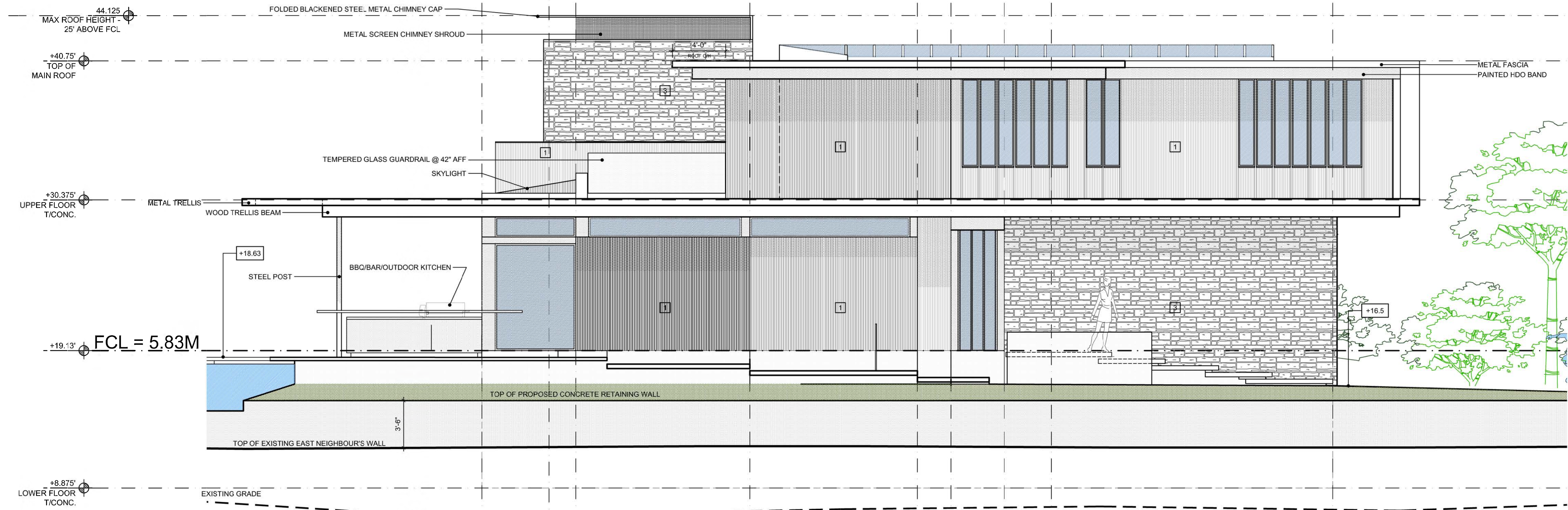
EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
- 2 SMOOTH ARCHITECTURAL CONCRETE TIE ROD PATTERN TBD
- 3 STONE LAY + TYPE TO BE FINALIZED
- 4 STANDING SEAM METAL
- 5 PAINTED WOOD BAND

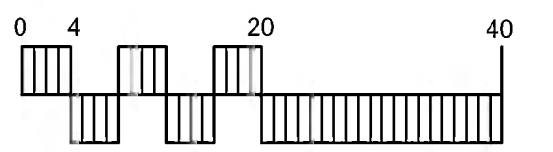
1 EAST ELEVATION - CONTEXT
A4.3 1/8" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS - EAST ELEVATION
MAXIMUM PERCENTAGE OF UNPROTECTED OPENINGS IN EXTERIOR WALLS FROM TABLE 3.2.3.1-D (B.C.B.C. 2019)

| AREA | WALL AREA | SETBACK DISTANCE | % OPENING AREA ALLOWED | OPENING AREA ALLOWED | OPENING AREA PROPOSED | COMMENTS |
|---------------------|------------------------------|------------------|------------------------|------------------------------|----------------------------|----------|
| PART 1 | 69.31 sq.ft. 6.44 sq.m. | 8.11 m | 100% | 69.31 sq.ft. 6.44 sq.m. | 57.00 sq.ft. 5.30 sq.m. | CONFORMS |
| PART 2 | 131.85 sq.ft. 12.25 sq.m. | 2.51 m | 50% | 65.93 sq.ft. 6.12 sq.m. | 17.13 sq.ft. 1.59 sq.m. | CONFORMS |
| PART 3 | 141.93 sq.ft. 13.19 sq.m. | 2.49 m | 50% | 70.96 sq.ft. 6.59 sq.m. | 17.94 sq.ft. 1.67 sq.m. | CONFORMS |
| PART 4 | 39.90 sq.ft. 3.71 sq.m. | 8.38 m | 100% | 39.90 sq.ft. 3.71 sq.m. | 24.00 sq.ft. 2.23 sq.m. | CONFORMS |
| PART 5 | 339.59 sq.ft. 31.55 sq.m. | 9.33 m | 100% | 339.59 sq.ft. 31.55 sq.m. | 93.04 sq.ft. 8.64 sq.m. | CONFORMS |
| PART 6 (CLERESTORY) | 60.50 sq.ft. 5.62 sq.m. | 14.52 m | 100% | 60.50 sq.ft. 5.62 sq.m. | 32.75 sq.ft. 3.04 sq.m. | CONFORMS |



2 EAST ELEVATION
A4.3 1/4" = 1'-0"



| | | | |
|--------|-------------------|------------|-------|
| 3 | DVP - APPLICATION | 13/08/2019 | KH |
| REV NR | DESCRIPTION | DATE | DRAWN |

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PROJECT TITLE
HADDAD RESIDENCE
4369 ERWIN DRIVE
WEST VANCOUVER

SHEET TITLE
EAST ELEVATION

FILE:
CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg

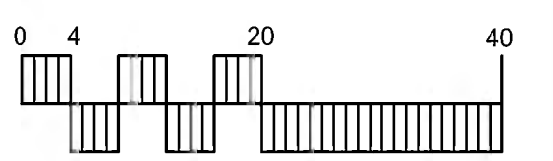
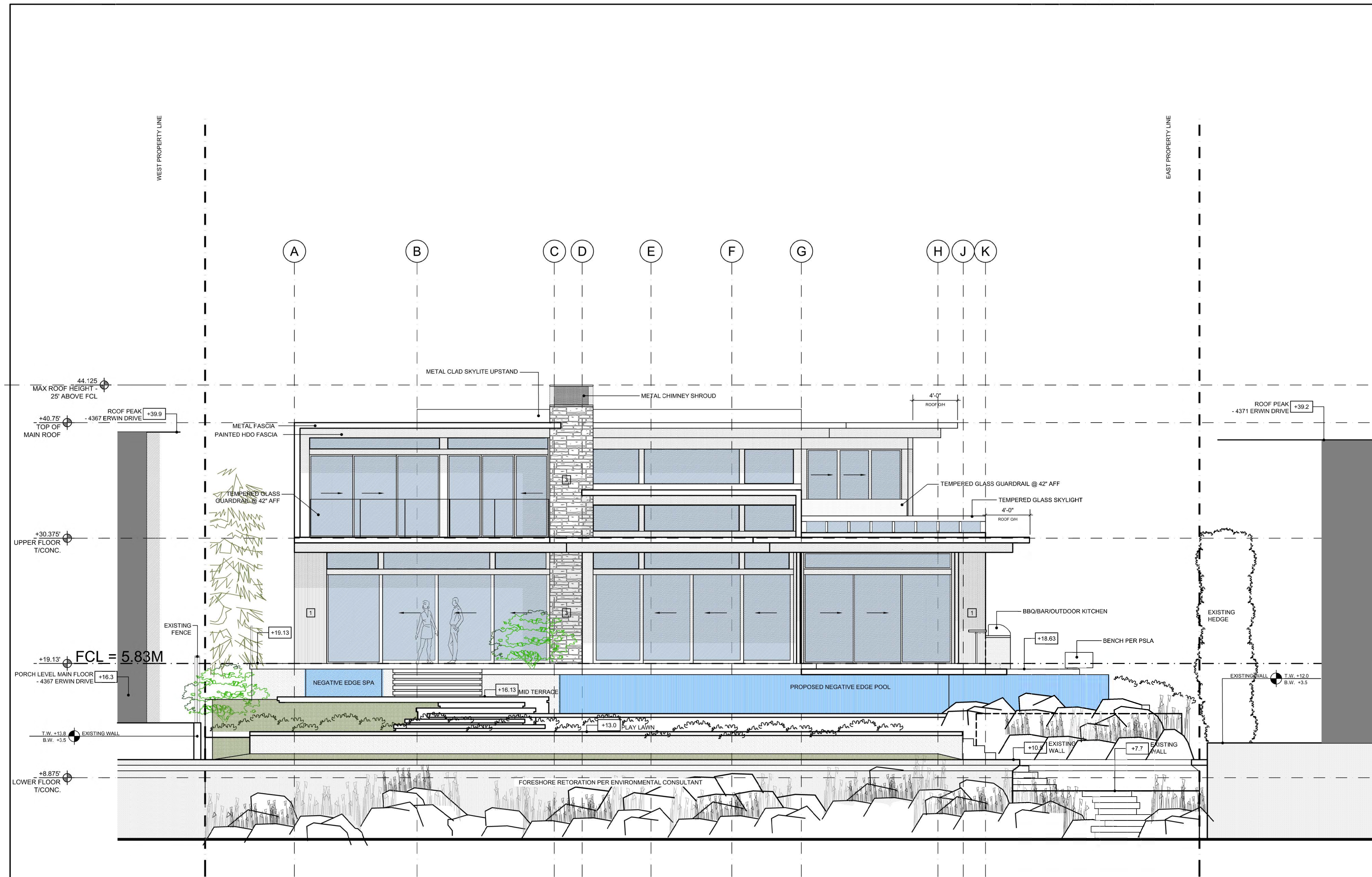
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SCALE: 1/4" = 1'-0"
DATE: 13/AUG/2019

A4.3

P:\Comm\2019 - HADDAD - ERWIN DRIVE\CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg

EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
- 2 SMOOTH ARCHITECTURAL CONCRETE
TIE ROD PATTERN TBD
- 3 STONE
LAY + TYPE TO BE FINALIZED
- 4 STANDING SEAM METAL
- 5 PAINTED WOOD BAND



| | | | |
|--------|-------------------|------------|-------|
| 3 | DVP - APPLICATION | 13/08/2019 | KH |
| REV NR | DESCRIPTION | DATE | DRAWN |

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PROJECT TITLE
HADDAD RESIDENCE
 4369 ERWIN DRIVE
 WEST VANCOUVER

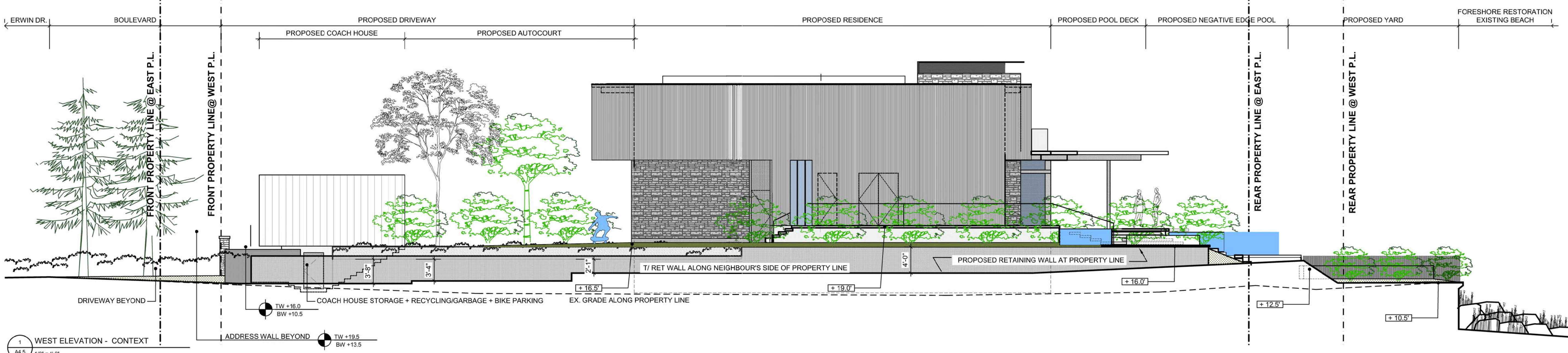
SHEET TITLE
SOUTH ELEVATION

FILE:
 CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg

DRAWN: KH
 SCALE: 1/4" = 1'-0"
 DATE: 13/AUG/2019

A4.4

1 SOUTH ELEVATION
 A4.4 1/4" = 1'-0"



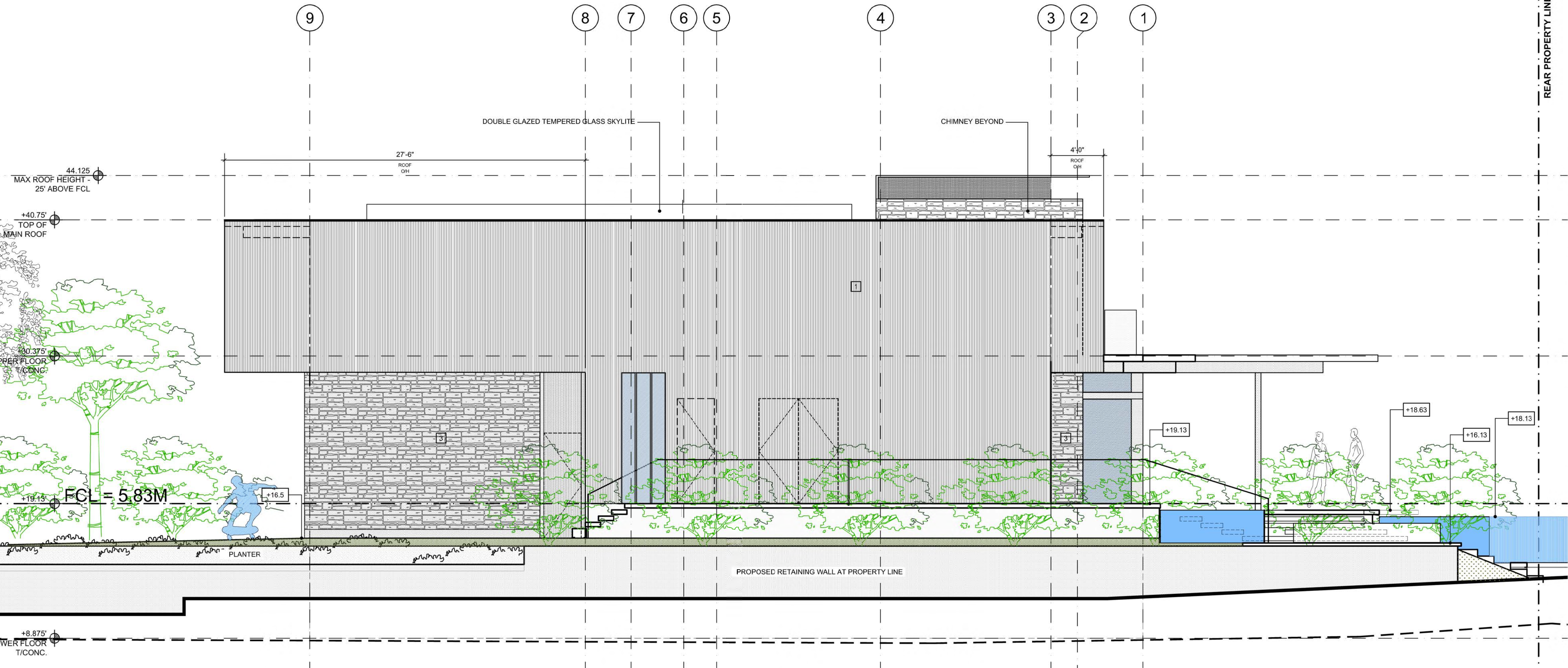
1 WEST ELEVATION - CONTEXT
A4.5 1/8" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS - WEST ELEVATION
MAXIMUM PERCENTAGE OF UNPROTECTED OPENINGS IN EXTERIOR WALLS FROM TABLE 3.2.3.1.-D (B.C.B.C. 2018)

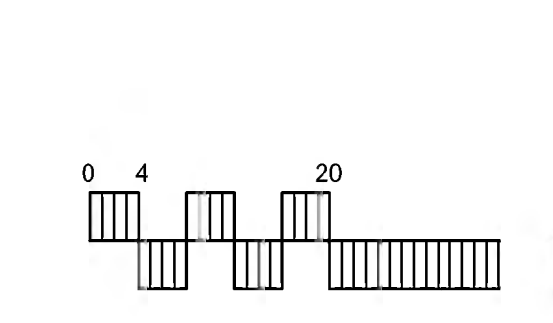
| AREA | WALL AREA | SETBACK DISTANCE | % OPENING AREA ALLOWED | OPENING AREA ALLOWED | OPENING AREA PROPOSED | COMMENTS |
|------|--------------------------------|------------------|------------------------|------------------------------|----------------------------|----------|
| EAST | 1163.11 sq.ft. 108.06 sq.m. | 2.40 m | 21% | 244.25 sq.ft. 22.69 sq.m. | 98.66 sq.ft. 9.17 sq.m. | CONFORMS |

EXTERIOR FINISH SCHEMATIC

- 1 VERTICAL WOOD SIDING
- 2 SMOOTH ARCHITECTURAL CONCRETE ROD PATTERN TBD
- 3 STONE LAY + TYPE TO BE FINALIZED
- 4 STANDING SEAM METAL
- 5 PAINTED WOOD BAND



2 WEST ELEVATION
A4.5 1/4" = 1'-0"



| | |
|-------------------|----------|
| DVP - APPLICATION | 13/08/20 |
| DESCRIPTION | DATE |



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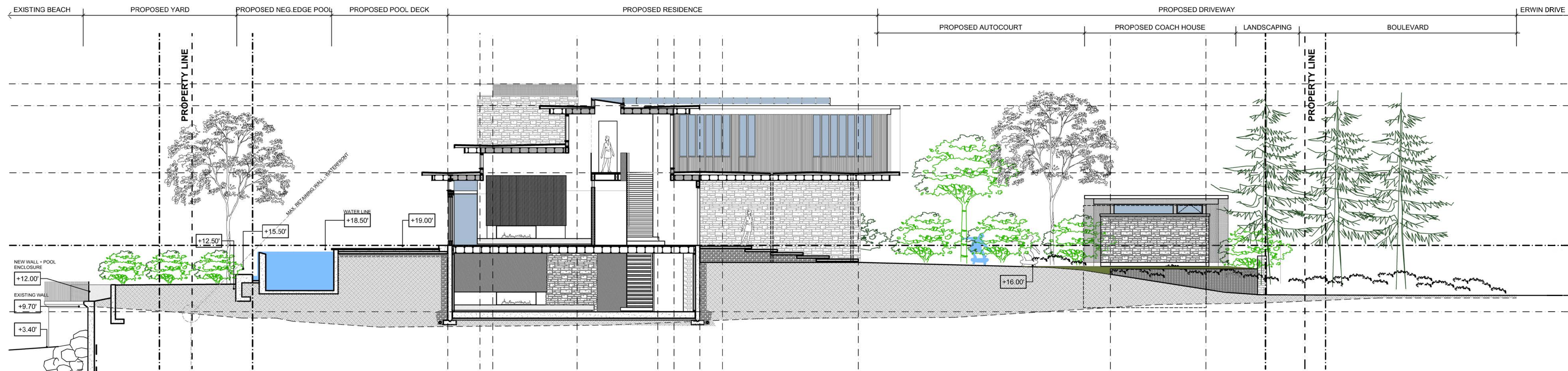
PROJECT TITLE
HADDAD RESIDENCE
4369 ERWIN DRIVE
WEST VANCOUVER

SHEET TITLE
WEST ELEVATION

LEGEND
CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE

RAWN: KH
SCALE: 1/4" = 1'-0"
DATE: 13/AUG/2019
A4.5

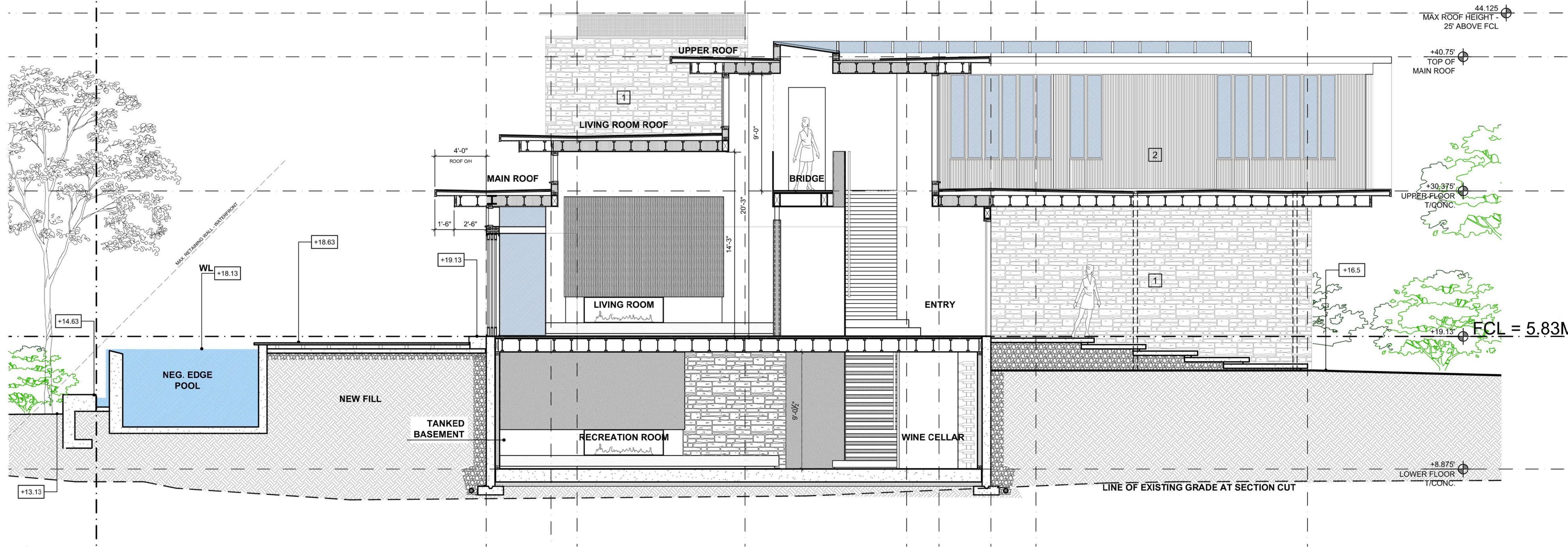
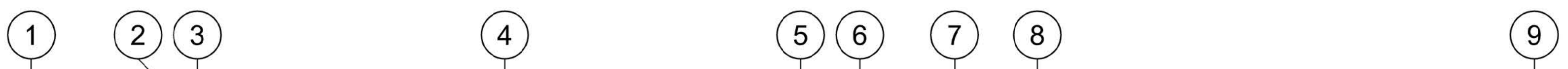
P:\Projects\2019 - HADDAD - ERWIN DRIVE\RESIDENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg



EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
- 2 SMOOTH ARCHITECTURAL CONCRETE
TIE ROD PATTERN TBD
- 3 STONE
LAY + TYPE TO BE FINALIZED
- 4 STANDING SEAM METAL
- 5 PAINTED WOOD BAND

1 SECTION
A5.1 1/8" = 1'-0"



2 SECTION
A5.1 1/4" = 1'-0"

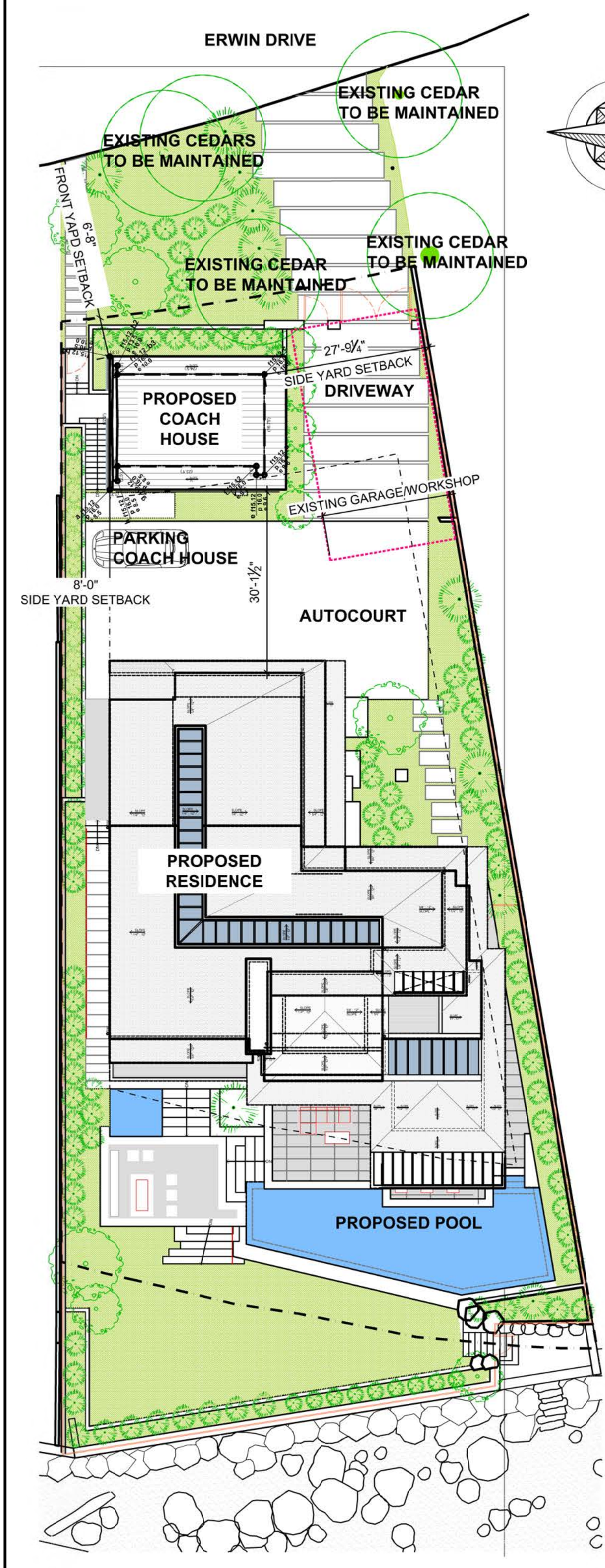
| REV. NO. | DESCRIPTION | DATE | DRAWN |
|----------|----------------------------|---------------|-------|
| 4 | DVP - APPLICATION | 13/08/2019 | KH |
| 3 | PRELIMINARY DESIGN | 02/04/2019 | CW |
| 2 | SK DESIGN-POST F'CL REPORT | 06/MARCH/2019 | KH |
| 1 | SCHEMATIC DESIGN | NOV/2018 | CW |

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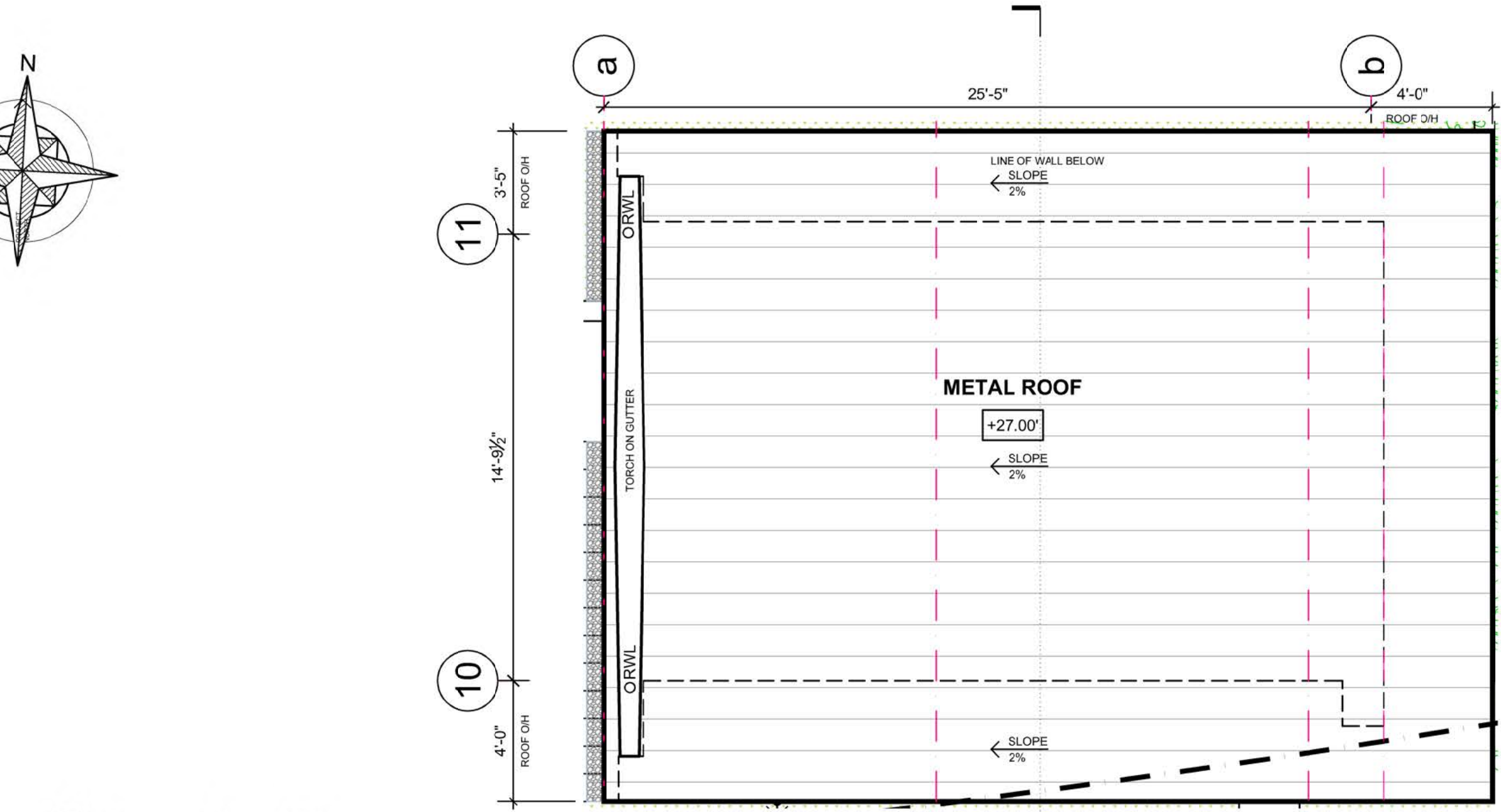
PROJECT TITLE
HADDAD RESIDENCE
 4369 ERWIN DRIVE
 WEST VANCOUVER

SHEET TITLE
SECTION - ENTRY

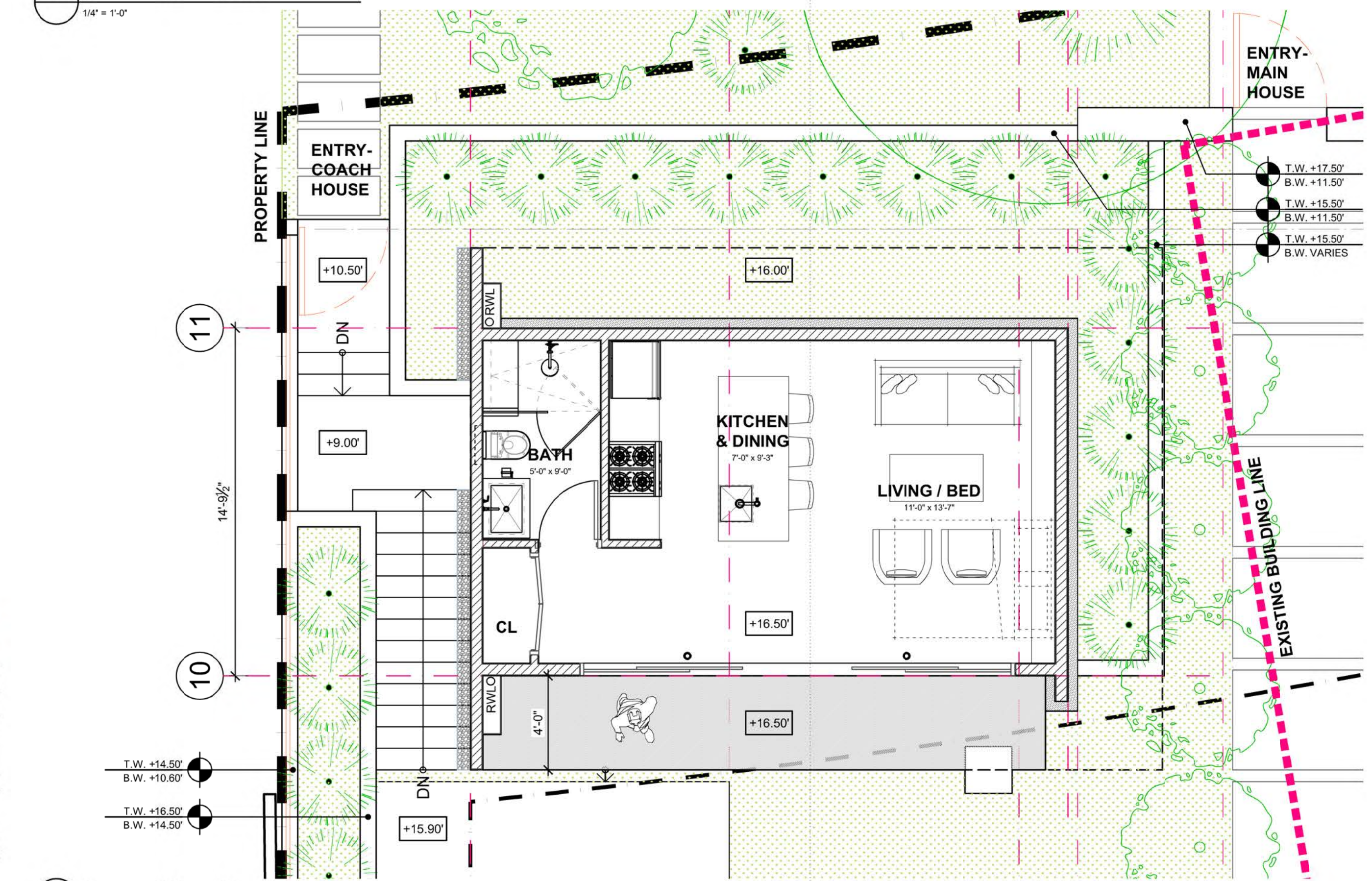
FILE:
 CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg
 DRAWN: KH
 SCALE: 1/4" = 1'-0"
 DATE: 13/AUG/2019
A5.1



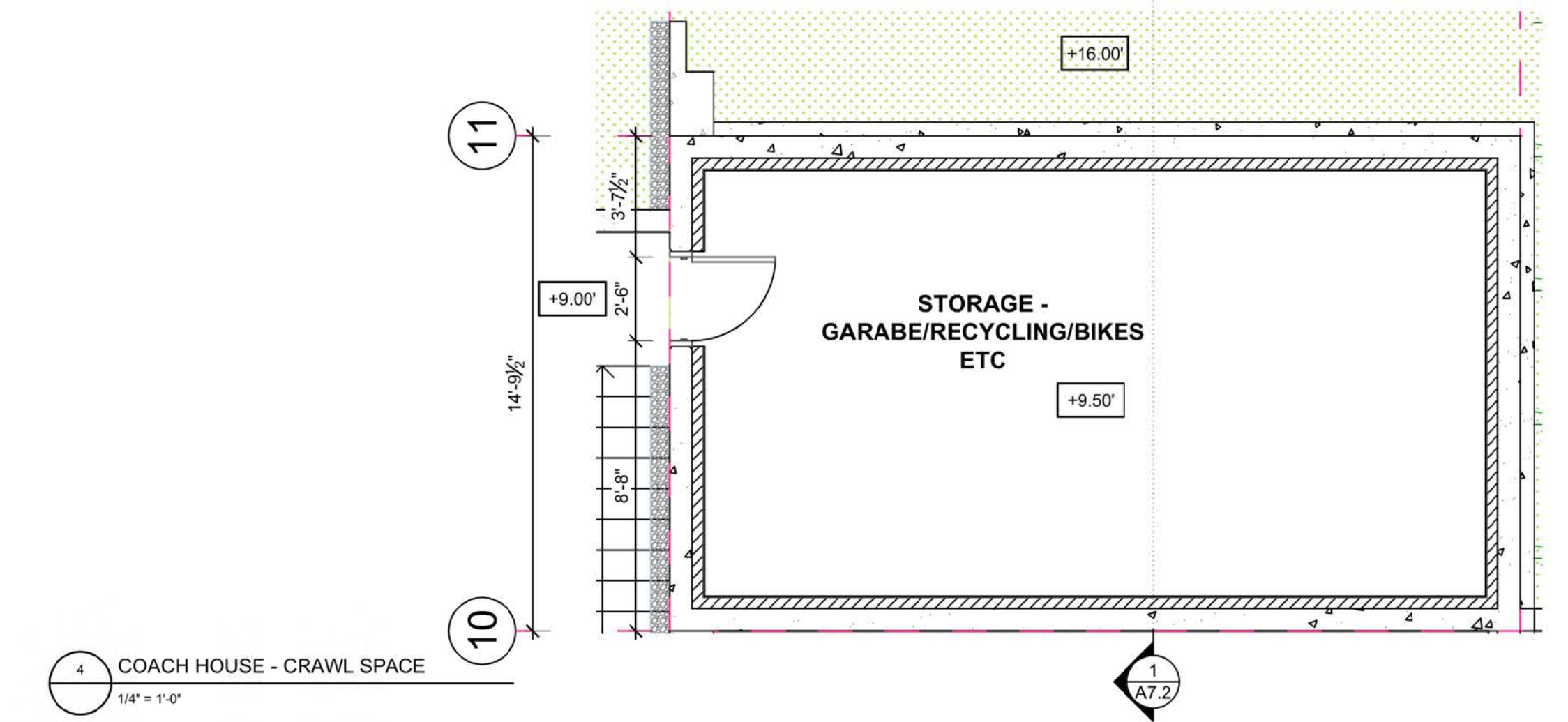
1 COACH HOUSE - CONTEXT PLAN
1/16" = 1'-0"



2 COACH HOUSE - ROOF PLAN
1/4" = 1'-0"



3 COACH HOUSE - PLAN
1/4" = 1'-0"



4 COACH HOUSE - CRAWL SPACE
1/4" = 1'-0"

COACH HOUSE STATISTICS

| COACH HOUSE FLOOR AREA RATIO | | | | | | |
|------------------------------|--------------------------------------|------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------------|
| ELEVATION | AREA CALCULATIONS | ACTUAL | EXEMPT | NOTES | F.A.R. | COMMENTS |
| + 16.50 | COACH HOUSE (ACCESSORY STRUCTURE) | 403.00 sq.ft. 37.44 sq.m. | 242.19 sq.ft. 22.50 sq.m. | 200.00 sq.ft. 18.58 sq.m. | - 39.19 sq.ft. - 3.64 sq.m. | ** MAIN FLOOR SET BY FCL REQUIREMENT |
| + 9.5 | CRAWL SPACE UNDER COACH HOUSE | 375.89 sq.ft. 34.92 sq.m. | 100% | LESS THAN 1.8m (height) | - sq.ft. - | |
| TOTAL | | 778.89 sq.ft. | | | - 39.19 sq.ft. | |
| | | 72.36 sq.m. | | | - 3.64 sq.m. | |

| COACH HOUSE SETBACK | ALLOWED | PROPOSED | COMMENTS |
|---------------------------|---------|----------|---|
| FRONT YARD | 30'-0" | 6'-8" | VARIANCE REQUIRED |
| EAST SIDE YARD | 6'-6" | 28'-2" | CONFORMS |
| WEST SIDE YARD | 6'-6" | 8'-0" | CONFORMS |
| REAR YARD / OCEAN SETBACK | 30'-0" | 128'-8" | CONFORMS |
| COMBINED SIDE YARD | 16'-2" | 36'-2" | CONFORMS |
| | | | SQUARE WIDTH = 64.67' (19.71 m) 25' x 64.67' = 16.17' (4.93 m) |

| BUILDING HEIGHT | ALLOWED | PROPOSED | COMMENTS |
|----------------------------------|------------------|-------------------|--|
| ACCESSORY BUILDING (COACH HOUSE) | 12.00 m 3.7 m | 11.88 m 3.82 m | CONFORMS PROPOSED GRADE REFER TO AVERAGE GRADE CALCULATIONS |

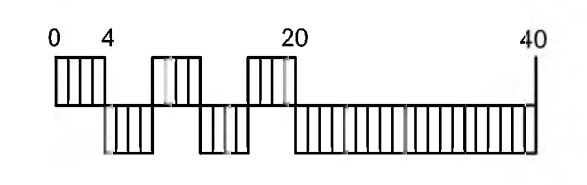
| COACH HOUSE - HADDAD RESIDENCE PROPOSED AVERAGE GRADE AT PERIMETER | | | | | |
|---|-------|---------|--------|---------|---------|
| A | B | (A+B)/2 | LENGTH | PRODUCT | |
| a-b1 | 16.00 | 10.50 | 13.25 | 22.20 | 294.15 |
| b1-b2 | 10.50 | 13.50 | 12.00 | 1.30 | 15.60 |
| b2-b3 | 13.50 | 16.00 | 14.75 | 1.50 | 22.13 |
| b3-c | 16.00 | 16.00 | 16.00 | 24.50 | 392.00 |
| c-d | 16.00 | 16.00 | 16.00 | 16.75 | 268.00 |
| d-e | 16.00 | 16.00 | 16.00 | 1.40 | 22.40 |
| e-f | 16.00 | 16.00 | 16.00 | 1.50 | 24.00 |
| f-g | 16.00 | 16.00 | 16.00 | 23.10 | 369.60 |
| g-h | 16.00 | 16.00 | 16.00 | 2.50 | 40.00 |
| h-a | 16.00 | 16.00 | 16.00 | 1.30 | 20.80 |
| TOTAL PERIMETER | | | | 96.05 | |
| TOTAL PRODUCT | | | | | 1468.68 |
| AVERAGE PROPOSED GRADE | | | | | 15.29 |
| MEAN HOUSE HEIGHT ELEVATION | | | | | 27.12 |
| HOUSE HEIGHT ABOVE PROPOSED GRADE | | | | | 11.83 |

| EXISTING AVERAGE GRADE AT PERIMETER | | | | | |
|--|-------|---------|--------|---------|--------|
| A | B | (A+B)/2 | LENGTH | PRODUCT | |
| a-b | 8.50 | 10.00 | 9.25 | 22.20 | 205.35 |
| b1-b2 | 10.00 | 10.00 | 10.00 | 1.30 | 13.00 |
| b2-b3 | 10.00 | 10.00 | 10.00 | 1.50 | 15.00 |
| b3-c | 10.00 | 10.60 | 10.30 | 24.50 | 252.35 |
| c-d | 10.60 | 9.60 | 10.10 | 16.75 | 169.18 |
| d-e | 9.60 | 9.60 | 9.60 | 1.40 | 13.44 |
| e-f | 9.60 | 9.60 | 9.60 | 1.50 | 14.40 |
| f-g | 9.60 | 8.50 | 9.05 | 23.10 | 209.06 |
| g-h | 8.50 | 8.50 | 8.50 | 2.50 | 21.25 |
| h-a | 8.50 | 8.50 | 8.50 | 1.30 | 11.05 |
| TOTAL PERIMETER | | | | 96.05 | |
| TOTAL PRODUCT | | | | | 924.07 |
| AVERAGE EXISTING GRADE | | | | | 9.62 |
| MEAN HOUSE HEIGHT ELEVATION | | | | | 27.12 |
| HOUSE HEIGHT ABOVE EXISTING GRADE | | | | | 17.50 |

| BUILDING HEIGHT BASED ON FLOOD CONTROL LEVEL - 4.60 METERS (15.12') | | | | | |
|---|-------|---------|--------|---------|---------|
| FCL AVERAGE GRADE AT PERIMETER | | | | | |
| A | B | (A+B)/2 | LENGTH | PRODUCT | |
| a-b | 15.12 | 15.12 | 15.12 | 22.20 | 335.66 |
| b1-b2 | 15.12 | 15.12 | 15.12 | 1.30 | 19.66 |
| b2-b3 | 15.12 | 15.12 | 15.12 | 1.50 | 22.68 |
| b3-c | 15.12 | 15.12 | 15.12 | 24.50 | 370.44 |
| c-d | 15.12 | 15.12 | 15.12 | 16.75 | 253.26 |
| d-e | 15.12 | 15.12 | 15.12 | 1.40 | 21.17 |
| e-f | 15.12 | 15.12 | 15.12 | 1.50 | 22.68 |
| f-g | 15.12 | 15.12 | 15.12 | 23.10 | 349.27 |
| g-h | 15.12 | 15.12 | 15.12 | 2.50 | 37.80 |
| h-a | 15.12 | 15.12 | 15.12 | 1.30 | 19.66 |
| TOTAL PERIMETER | | | | 96.05 | |
| TOTAL PRODUCT | | | | | 1452.28 |
| AVERAGE FCL GRADE | | | | | 15.12 |
| MEAN HOUSE HEIGHT ELEVATION | | | | | 27.12 |
| HOUSE HEIGHT ABOVE FCL GRADE | | | | | 12.00 |

| REV NR | DESCRIPTION | DATE | DRAWN |
|--------|-------------------|------------|-------|
| 0 | DVP - APPLICATION | 06/09/2019 | KH |

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PROJECT TITLE
 HADDAD RESIDENCE
 4369 ERWIN DRIVE
 WEST VANCOUVER

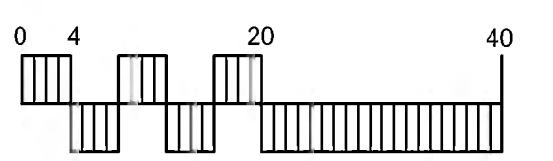
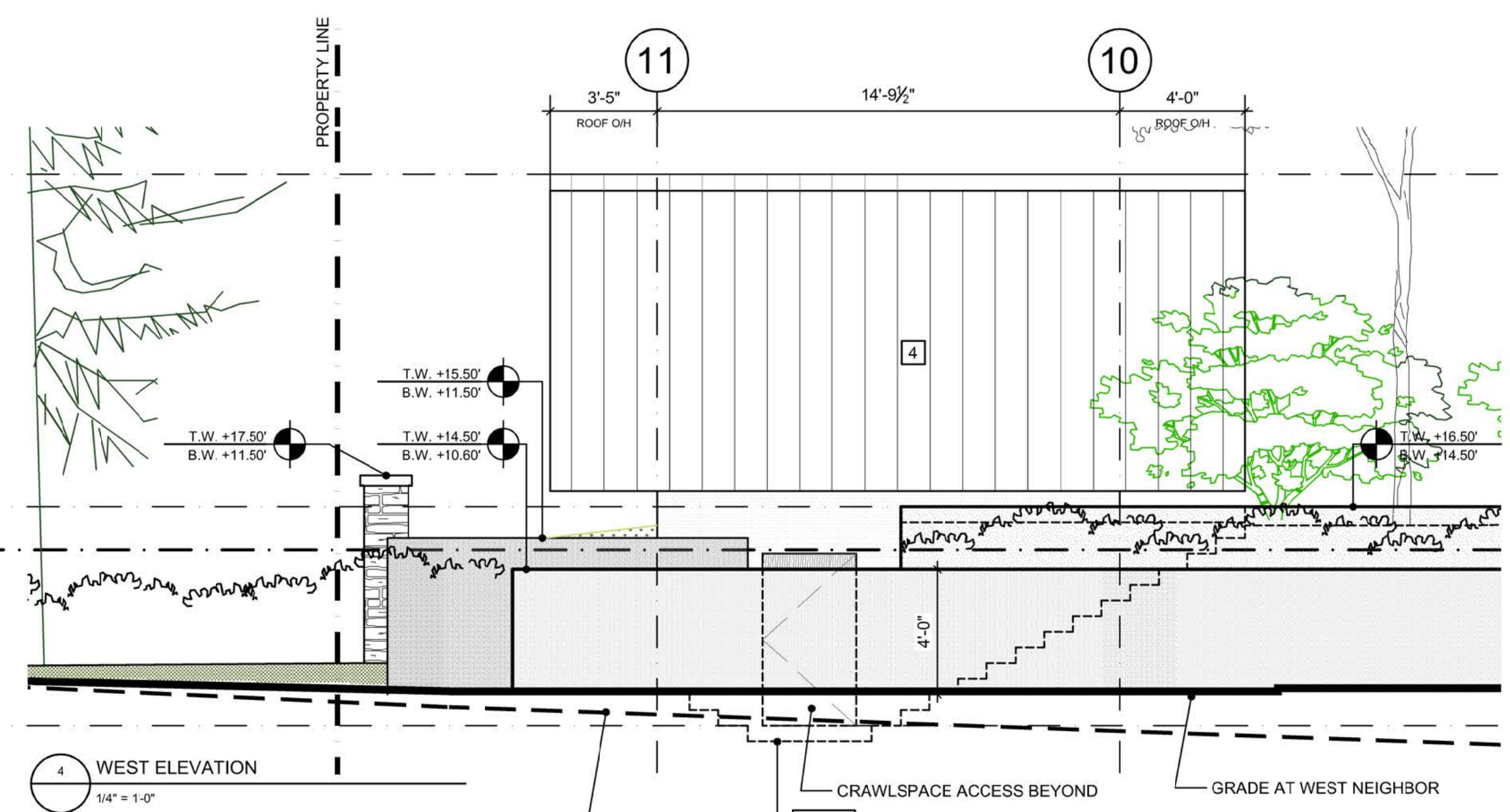
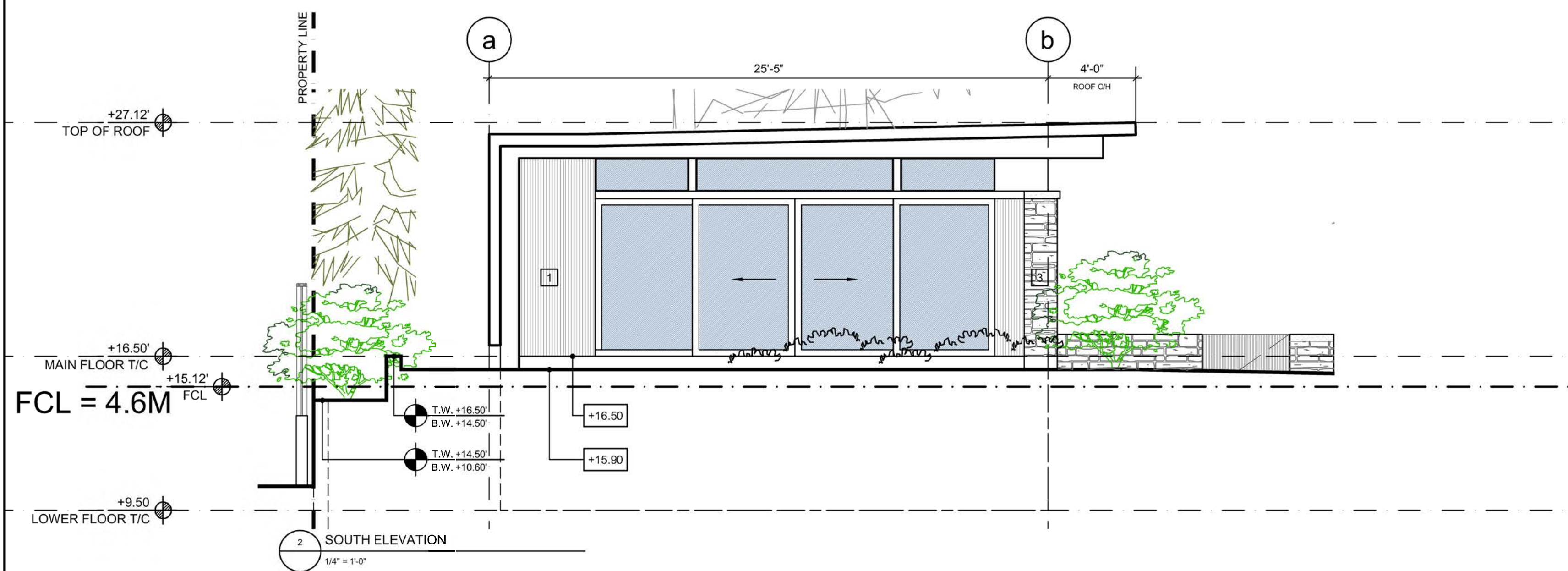
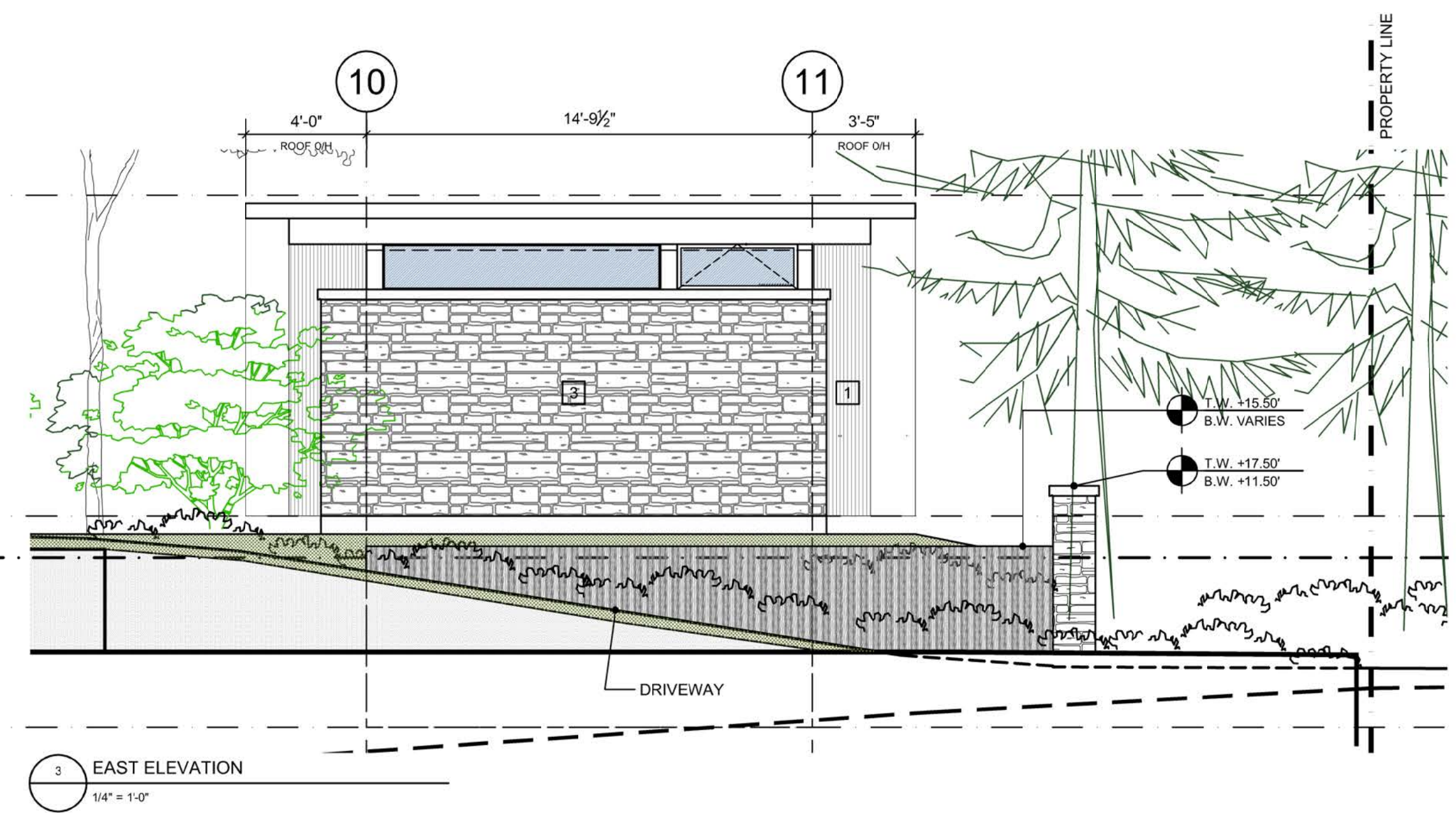
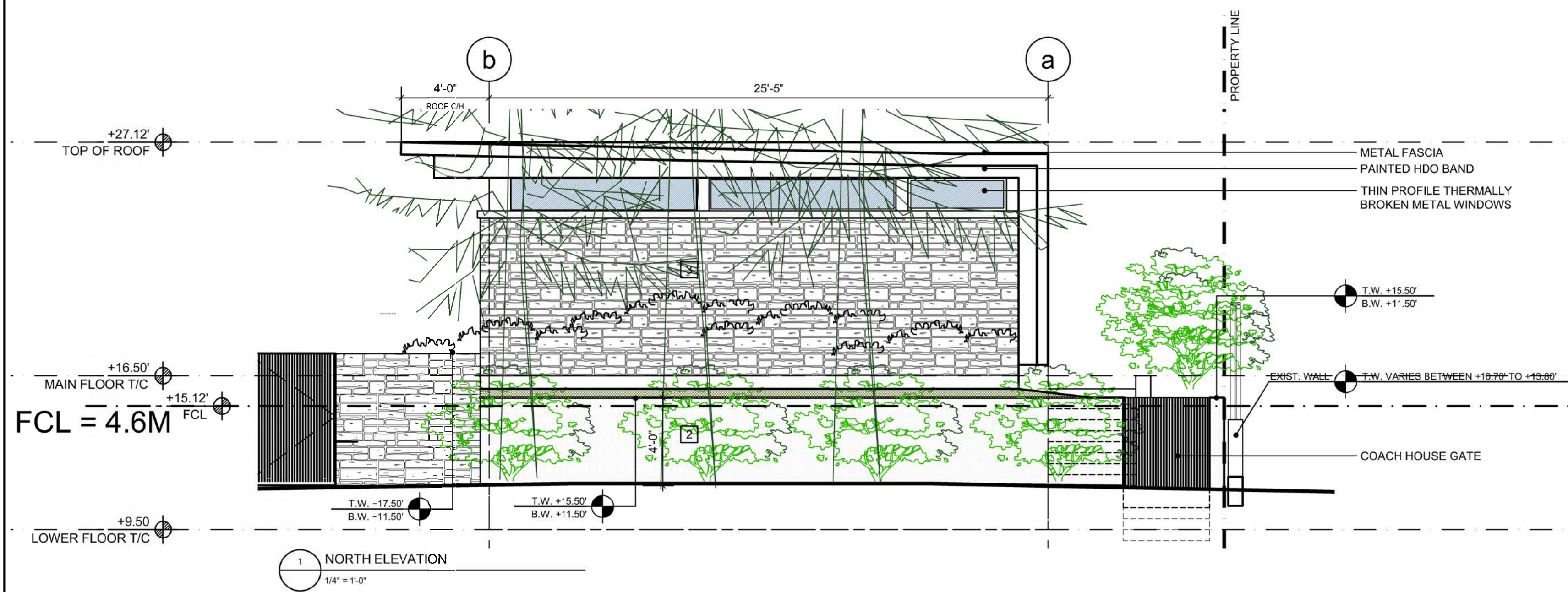
SHEET TITLE
 COACH HOUSE
 PLANS

FILE:
 CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg
 DRAWN: KH
 SCALE: 1/4" = 1'-0"
 DATE: 06/SEPT/2019

A7.1

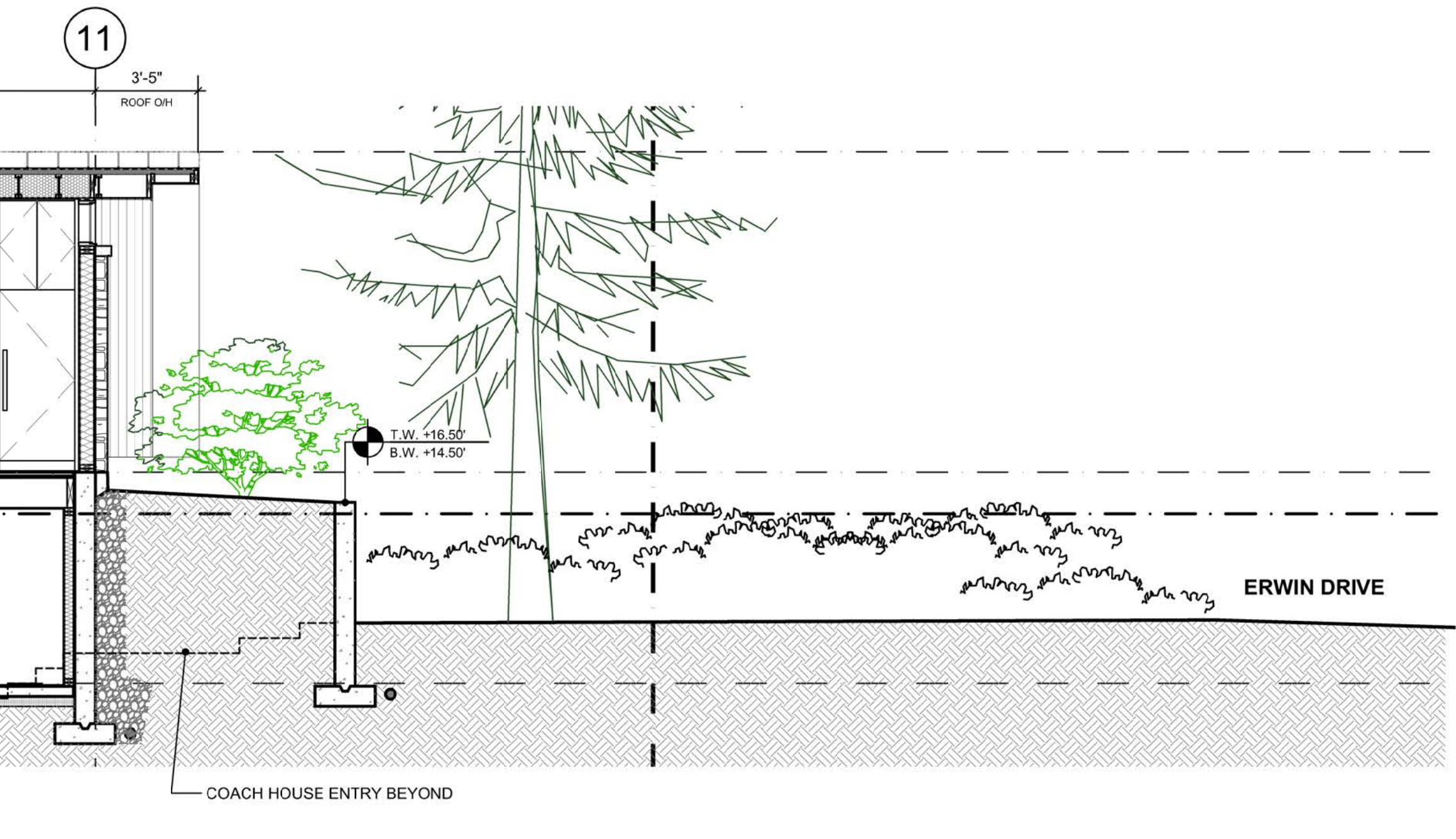
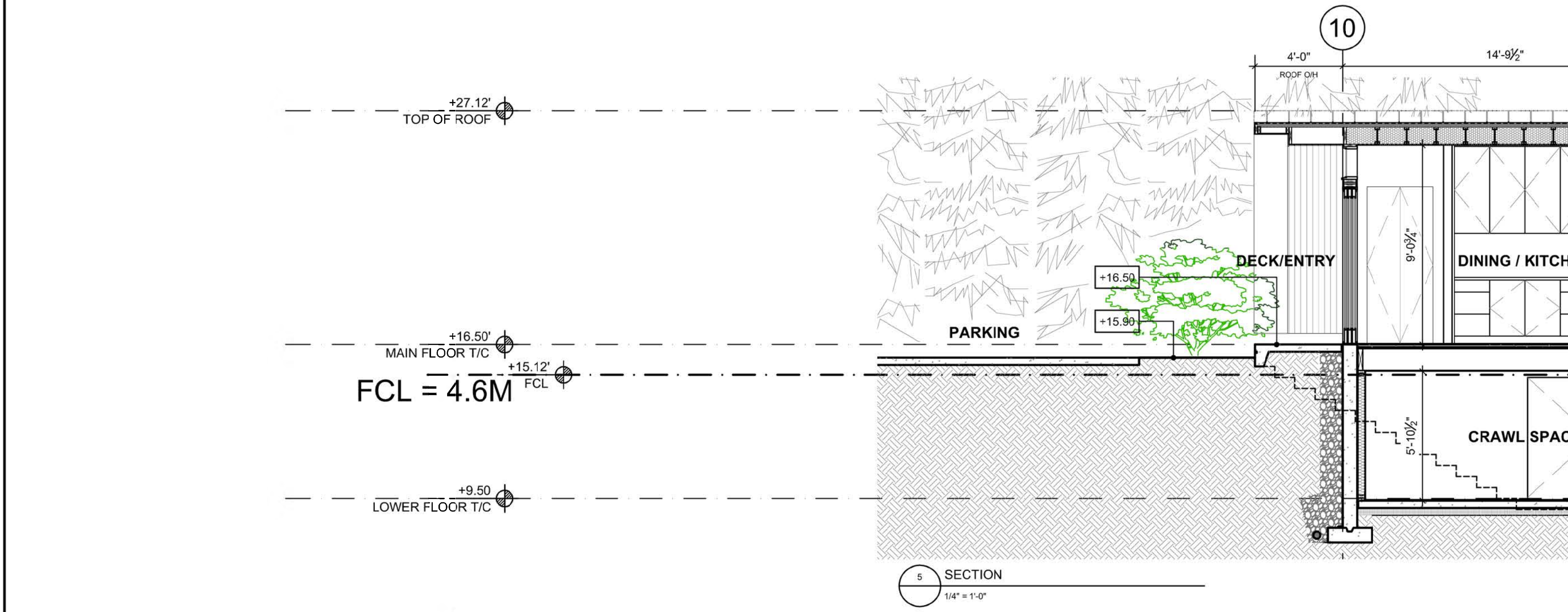
EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
- 2 SMOOTH ARCHITECTURAL CONCRETE
TIE ROD PATTERN TBD
- 3 STONE
LAY + TYPE TO BE FINALIZED
- 4 STANDING SEAM METAL
- 5 PAINTED WOOD BAND



| REV. NO. | DESCRIPTION | DATE | DRAWN |
|----------|-------------------|------------|-------|
| 1 | DVP - APPLICATION | 06/09/2019 | KH |

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PROJECT TITLE
 HADDAD RESIDENCE
 4369 ERWIN DRIVE
 WEST VANCOUVER

SHEET TITLE
 COACH HOUSE
 ELEVATIONS & SECTION

FILE:
 CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg

DRAWN: KH
 SCALE: 1/4" = 1'-0"
 DATE: 06/09/2019

A7.2