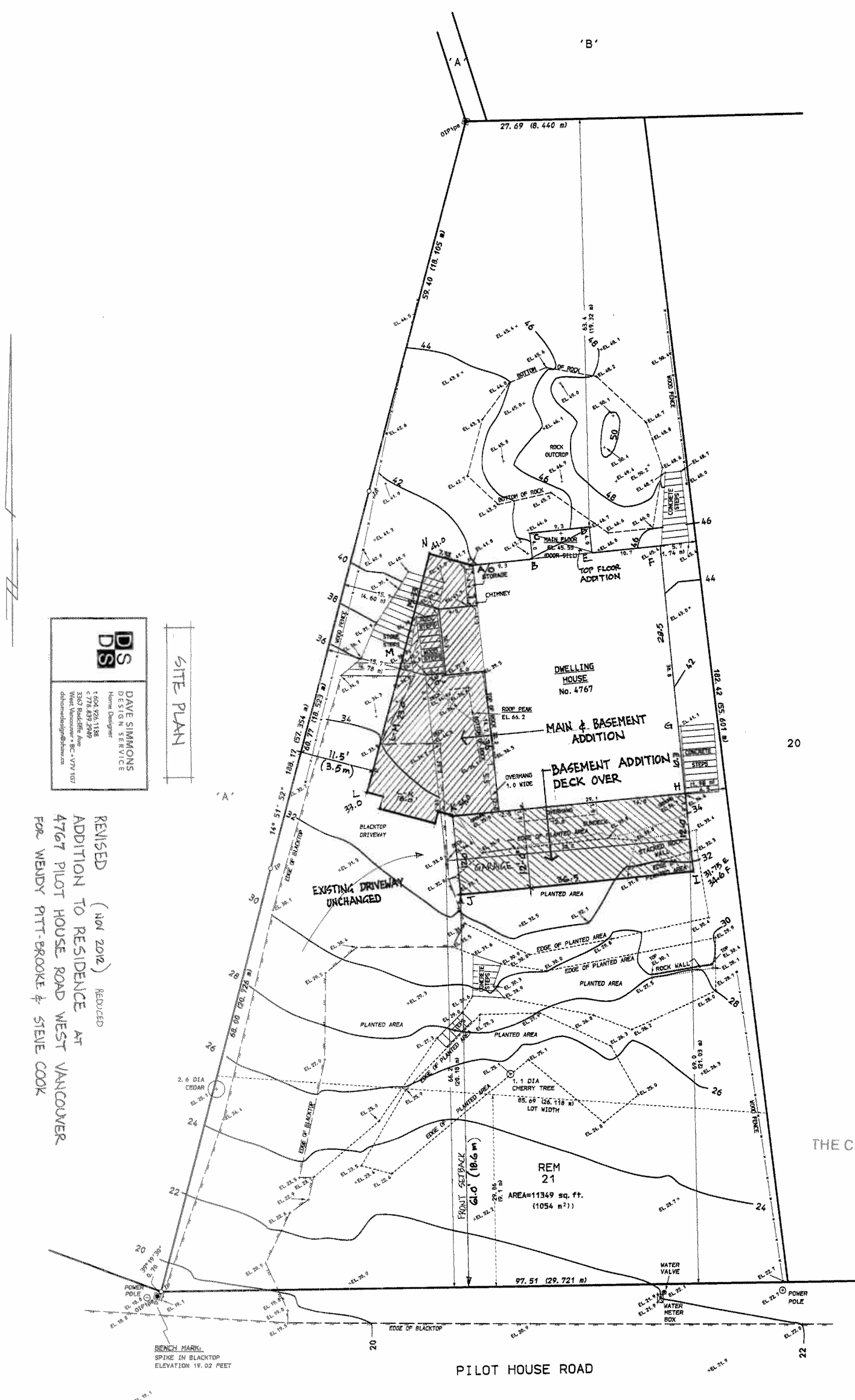


TOPOGRAPHIC SURVEY PLAN OF LOT 21, EXCEPT PART IN REFERENCE PLAN 1452,
BLOCK 2, DISTRICT LOT 811, PLAN 967

P. I. D. 015-048-462
SCALE 1 INCH = 8 FEET



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SITE PLAN

REMOVED (NOV 2012) REDUCED
ADDITION TO RESIDENCE AT
4767 PILOT HOUSE ROAD WEST VANCOUVER
FOR WENDY PITT-BROOKE & STEVE COOK

RECEIVED

OCT 12 2012

THE CORPORATION OF THE DISTRICT
OF WEST VANCOUVER
PLANNING, LANDS
& PERMITS DIVISION

LEGEND
 (IP) DENOTES NON-STANDARD ROUND IRON POST FOUND
 (IP) DENOTES STANDARD IRON POST SET
 CERTIFIED CORRECT THIS 21ST DAY OF NOVEMBER, 2011
 B. C. L. S.

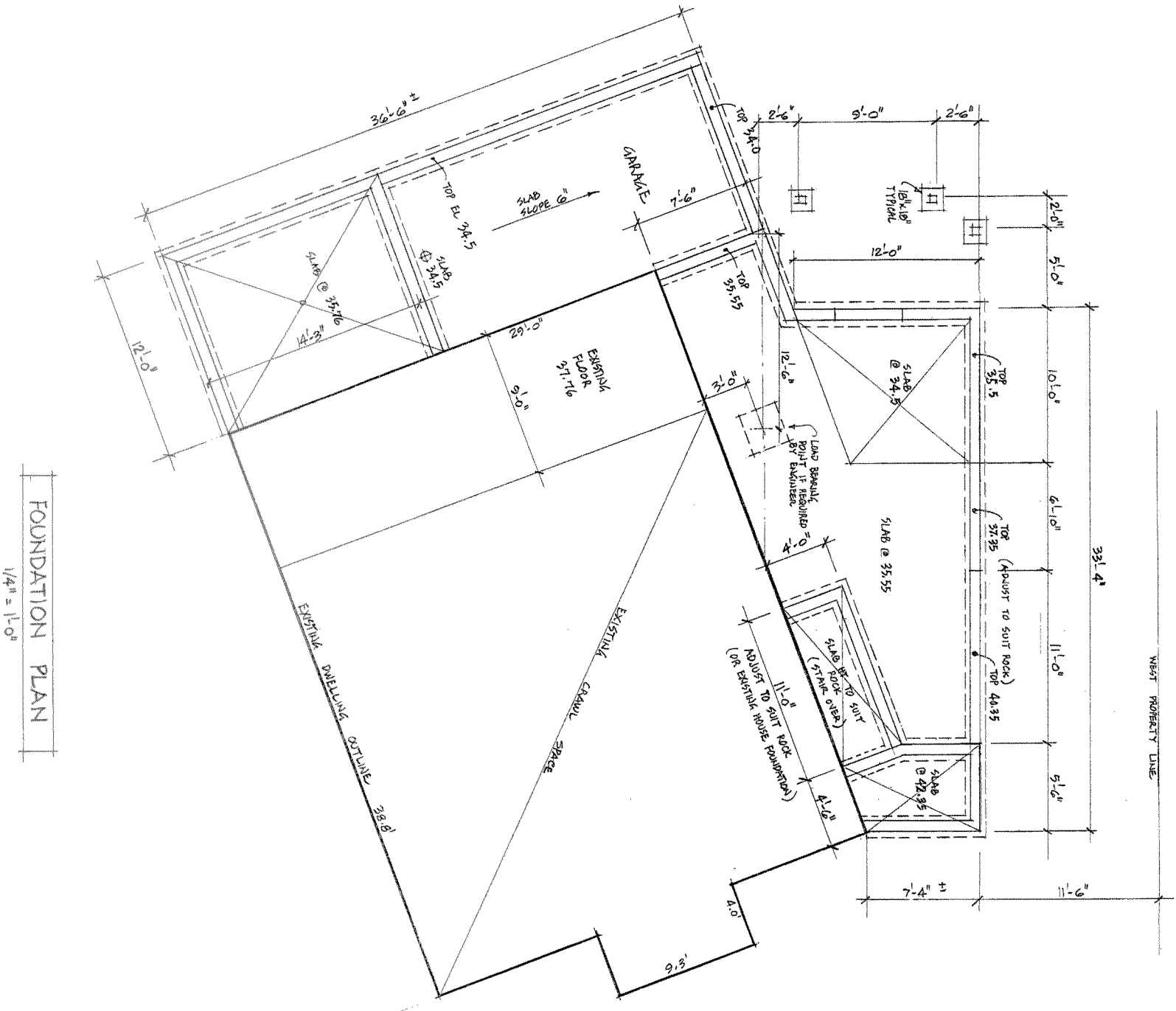
ELEVATIONS
 ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM.
 BENCH MARK USED: INVERT OF MANHOLE No. 8 LOCATED NEAR THE SOUTH WEST CORNER OF LOT 'A' (NO. 4763 PILOT HOUSE ROAD).
 INVERT ELEVATION 112.50 FEET (IGVS & OD DATUM) - 21.37 FEET ± 21.13 FEET (GEODETIC DATUM).
 BENCH MARK SET: SPIKE IN BLACKTOP LOCATED NEAR THE SOUTH WEST CORNER OF LOT 21. ELEVATION 19.02 FEET.

NOTE
 FOR RESTRICTIVE COVENANT GC 87456, SEE 29686 E.

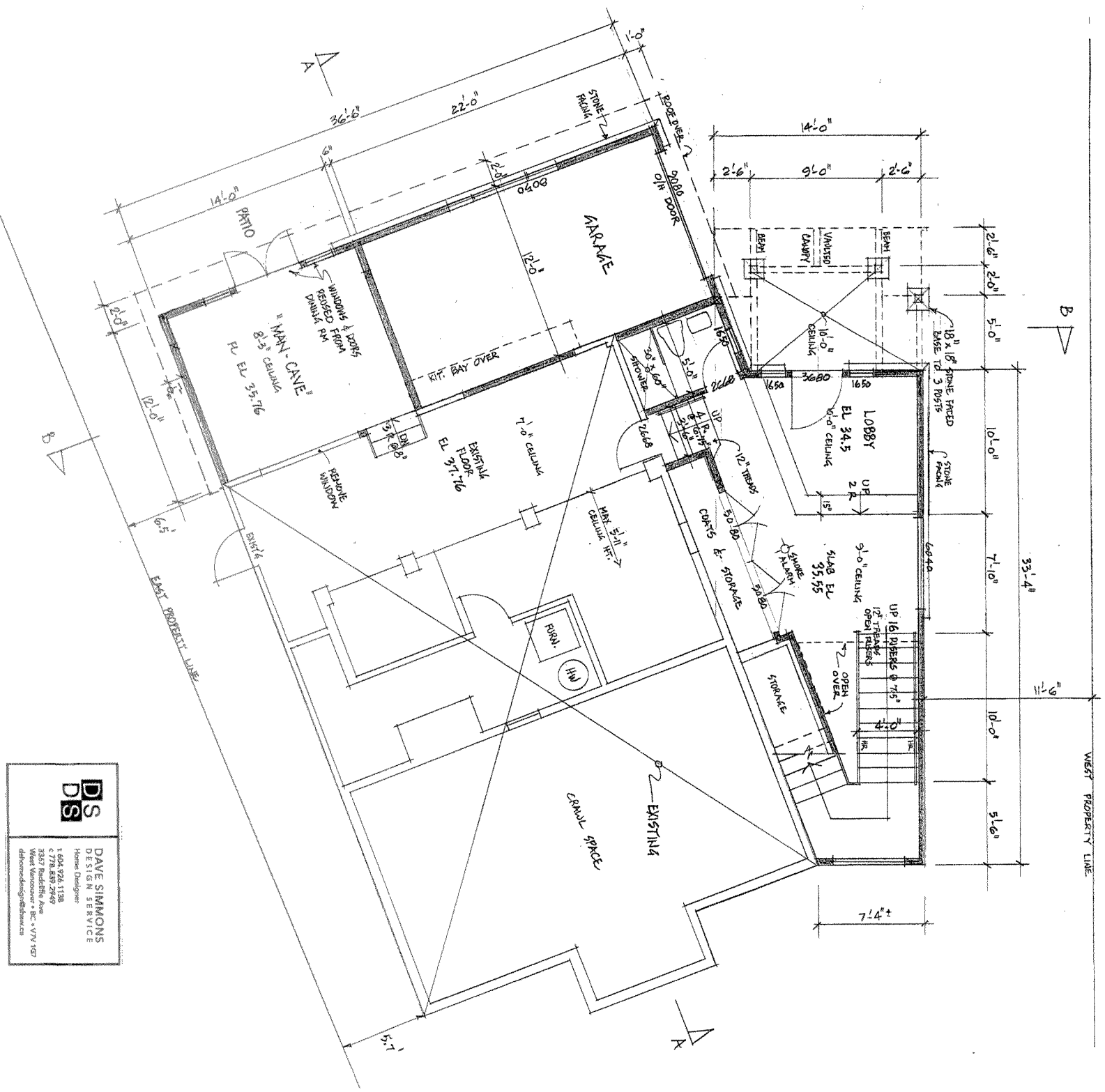
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HOBBS, WINTER & MACDONALD,
 B. C. LAND SURVEYORS,
 113-528 HARBOURSIDE DRIVE,
 NORTH VANCOUVER, B.C., V7P 3R9
 TEL 404-986-1371 FAX 604-986-5204
 EMAIL: hwsurveyors@telus.net

FB. 2010 p. 131-134
 FB. 2025 p. 115-132 H 3102-09 WV

A1



FOUNDATION PLAN
1/4" = 1'-0"



BASEMENT FLOOR PLAN
1/4" = 1'-0"

EXISTING WALLS
NEW WALLS

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REVISED (NOV 2012) REDUCED
ADDITION TO RESIDENCE AT
4767 PILOT HOUSE RD WEST VANCOUVER
FOR WENDY PITT-BROOKE & STEVE COOK

CALCULATIONS: R5 3 ZONE LOWER CAULFIELD CONSERVATION AREA

LOT AREA: 11349 SQ FT (1054 m²) LOT WIDTH 85.69' (26.18 m)

MAXIMUM ALLOWABLE FLOOR AREA: 11349 x 0.35 = 3972.15 SQ FT

PROPOSED FLOOR AREA: F.A.R.

FLOOR	EXISTING	NEW	DEDUCTION	TOTAL
BASEMENT	2610	48035	(DEDUCTION of APPROX 20% PERMITTED)	660
GARAGE	264	0	(22.92% DEDUCTION PERMITTED)	440
MAIN FLOOR	EXISTING	NEW		1166.28
UPPER FLOOR	EXISTING	NEW		599.75
TOTAL F.A.R.				3295.88 SQ FT (306.5 m ²)

SITE COVERAGE:

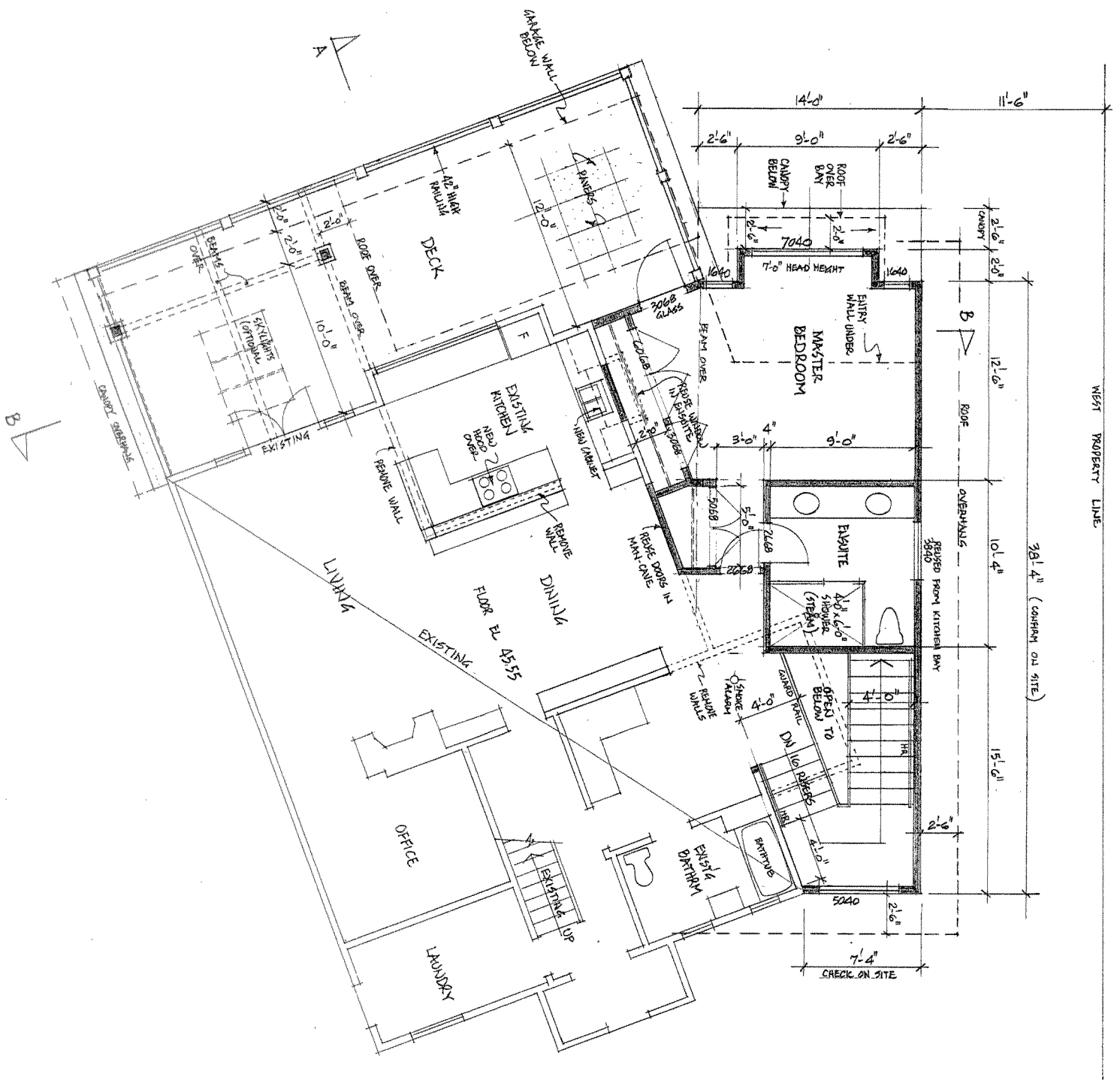
MAX = 11349 x 30% = 3404.7 SQ FT (315.9 m²)

PROPOSED = 2171.28 SQ FT (202 m²) = 19%

SETBACKS:

FRONT YARD	REAR YARD	UPPER FLOOR	MIN SIDEYARD	COMBINED SIDEYARDS	HIGHEST BUILDING FACE
9.1m	18.6m	29.1'	1.92m	5.22m	22' (6.7m)
9.1m	19.32m	51.5'	1.74m	5.24m	21' (6.4m)
THEREFORE UPPER FL IS LESS THAN 1/2 THE MAIN					

BUILDING HEIGHT: 1.66 FT (0.51m) OVERHEIGHT (SEE CALCULATIONS)

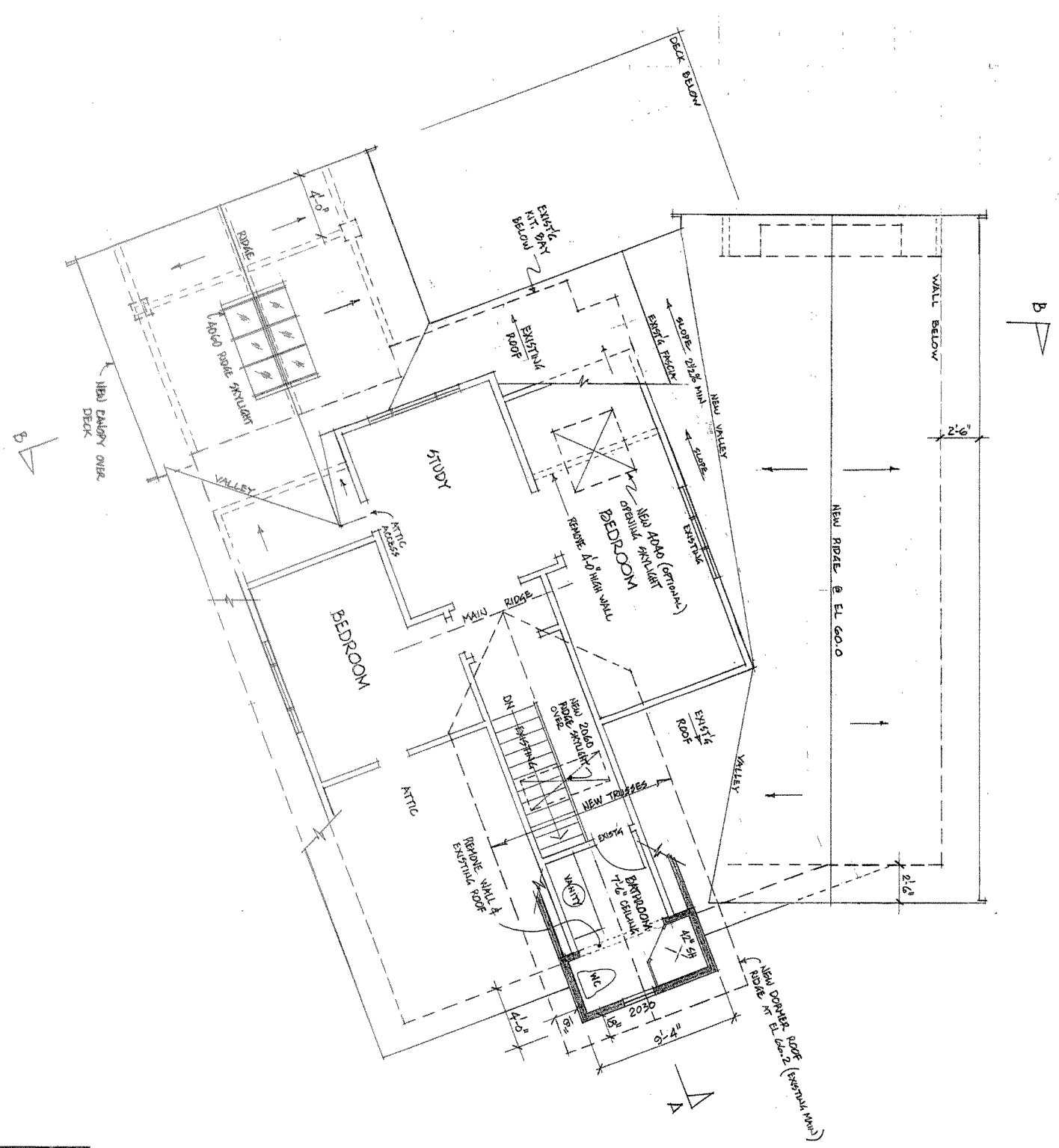


MAIN FLOOR PLAN

1/4" = 1'-0"

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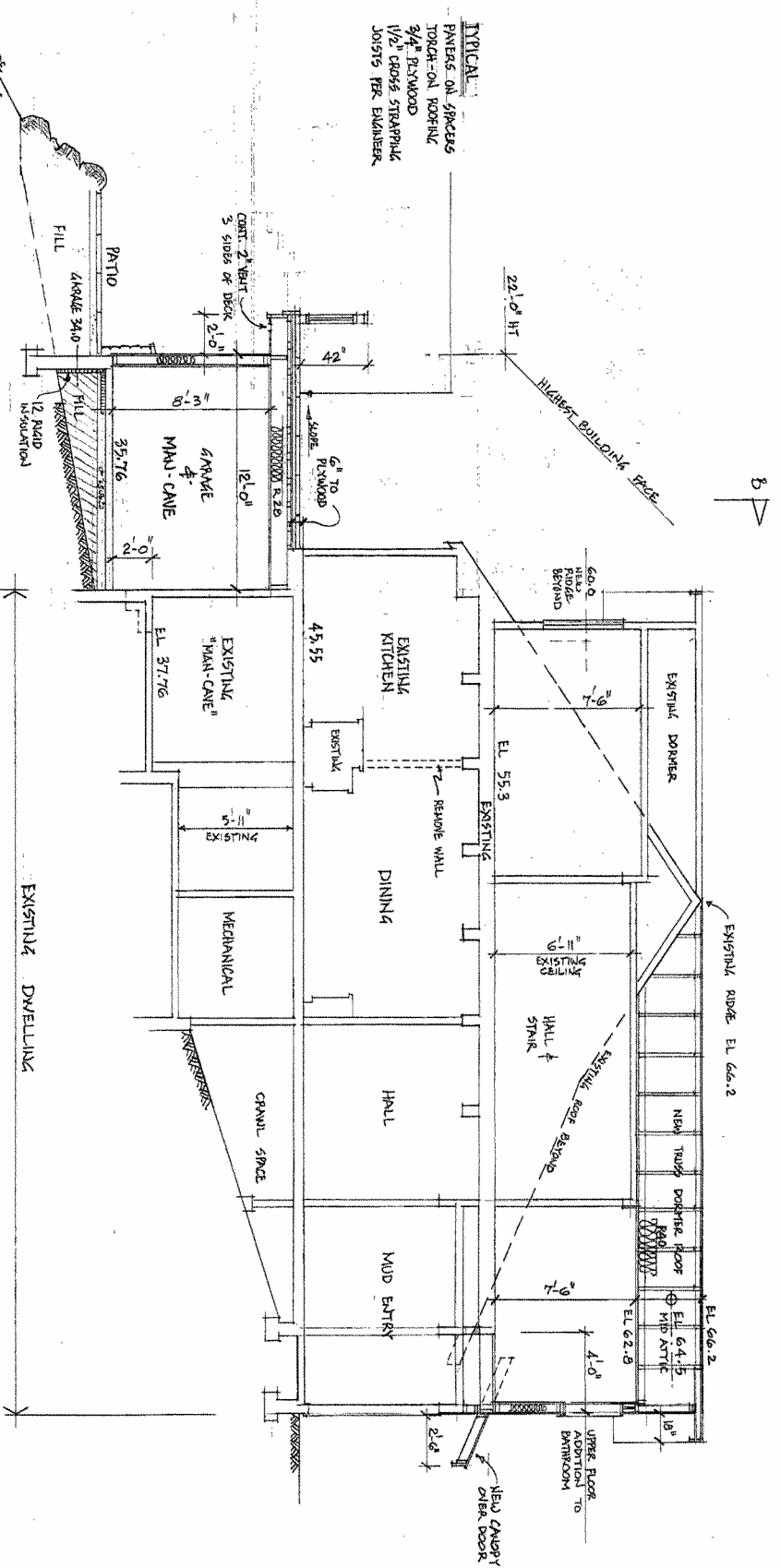


UPPER FLOOR PLAN
1/4" = 1'-0"

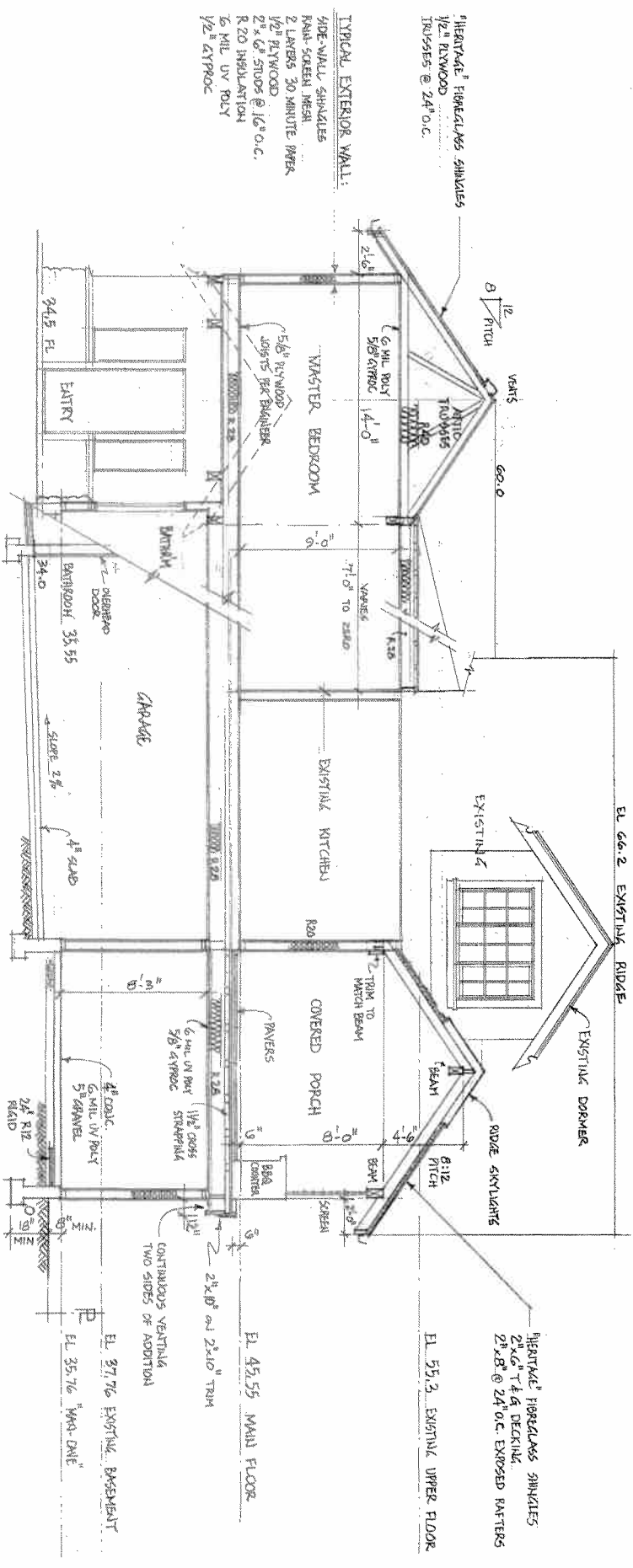
EXISTING WALLS
NEW WALLS

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 ADDITION TO RESIDENCE AT
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 FOR WENDY PITTE-BROOKE & STEVE COOK
 JAN 2012



SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"

- EXTERIOR FINISHINGS:**
- ROOF:** FIBERGLASS/ASPHALT SHINGLES "HEATSEAL" MODEL
 - VAULTED CANOPIES:** STRUCTURAL BEAMS TO BE CLAD FOR CHARACTER & PAINTED WHITE
 - ENGRA BOARD:** TO BE EXTENDED TO HIDE BUTTERS & ENDS SHAPED TO MATCH EXISTING (WHITE)
 - WINDOW TRIMS:** 1 1/2" x 6" TO MATCH EXISTING (WHITE)
 - WINDOWS:** THE EXISTING WINDOWS ARE NEW & OF GOOD QUALITY SO IT IS PROPOSED TO BE INSTALLED MOST IN THE NEW CONSTRUCTION. THEY ARE WOOD INTERIOR WITH ALUMINUM BURNED SUMMER EXTERIOR (WHITE) ALL NEW WILL BE MATCHING
 - CLADDING:** CEDAR "SIDE-WALL" SHINGLES - PAINTED PASTEL GREY
 - STONE FINISH:** 3'-0" HIGH STONE FINISH TO NEW BASEMENT - GRANITE COLOR TO COMPLEMENT EXISTING ROCK ON SITE
 - DECKS:** FINISHED WITH EXPOSED ASSEKANT OR STONE FINERS
 - RAILINGS:** POLY WOODDED (WHITE) "PERMA-ROCK" BY HB+G "WIND RAIL" BALUSTERS & 8"x8" PANEL NEWELS
 - COLUMNS:** NON STRUCTURAL "PERMA-CAST" 10" SQUARE RECESSED PANEL (WHITE) BY HB+G

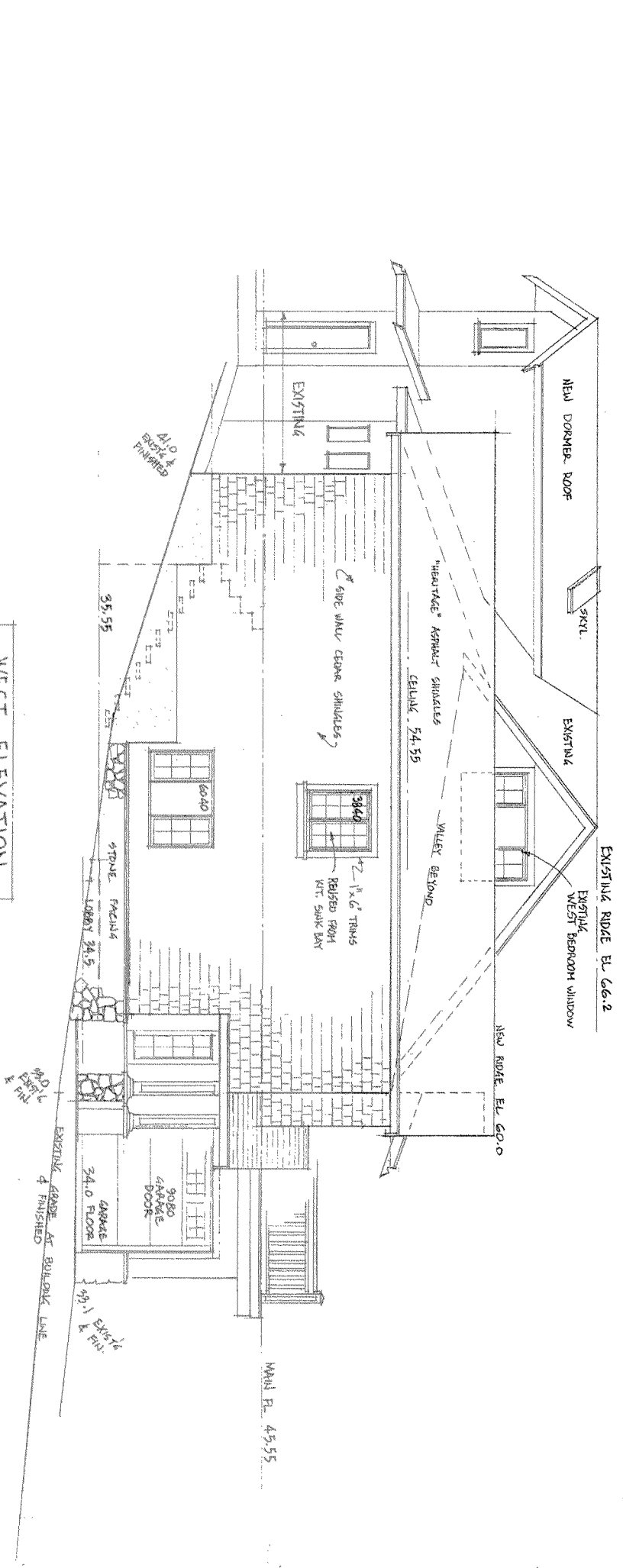
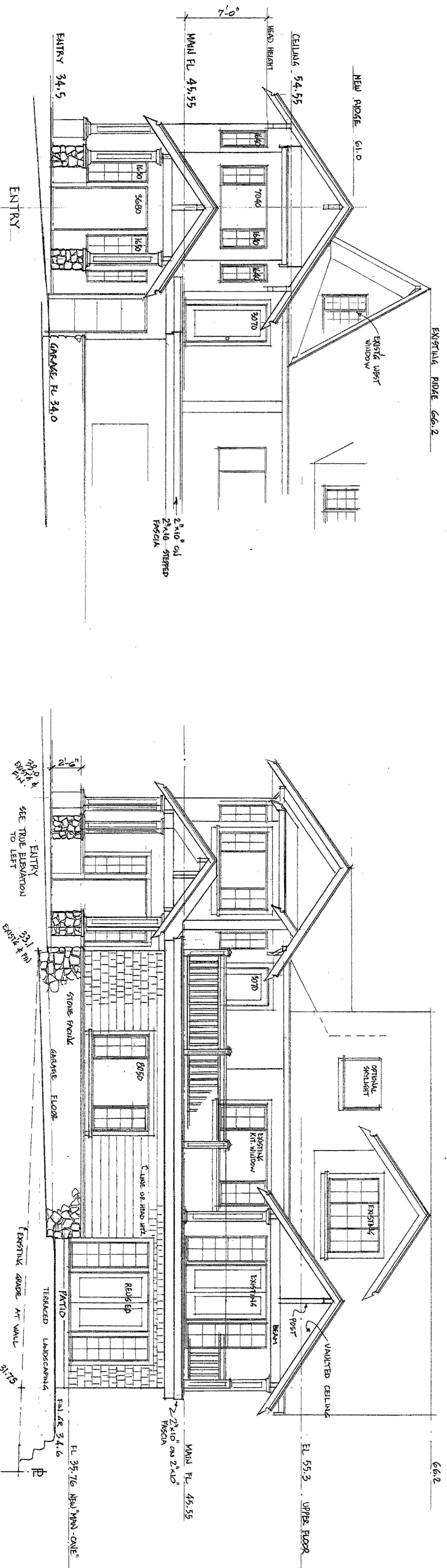
TYPICAL EXTERIOR WALL:
 5/8" SHEATHING
 1/2" SHEETROCK
 2 LAYERS 30 MINUTE PAPER
 1/2" PLYWOOD
 2"x6" STUDS @ 16" O.C.
 R-20 INSULATION
 5/8" MIL UV POLY
 1/2" GYPROC

"HEATSEAL" FIBERGLASS SHINGLES
 1/2" PLYWOOD
 TRUSSES @ 24" O.C.

TYPICAL:
 PANKERS ON SPACERS
 TORCH-ON ROOFING
 3/4" PLYWOOD
 1/2" GROSS STRAPBACK
 JOISTS PER DRAWING

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 JAN 2012

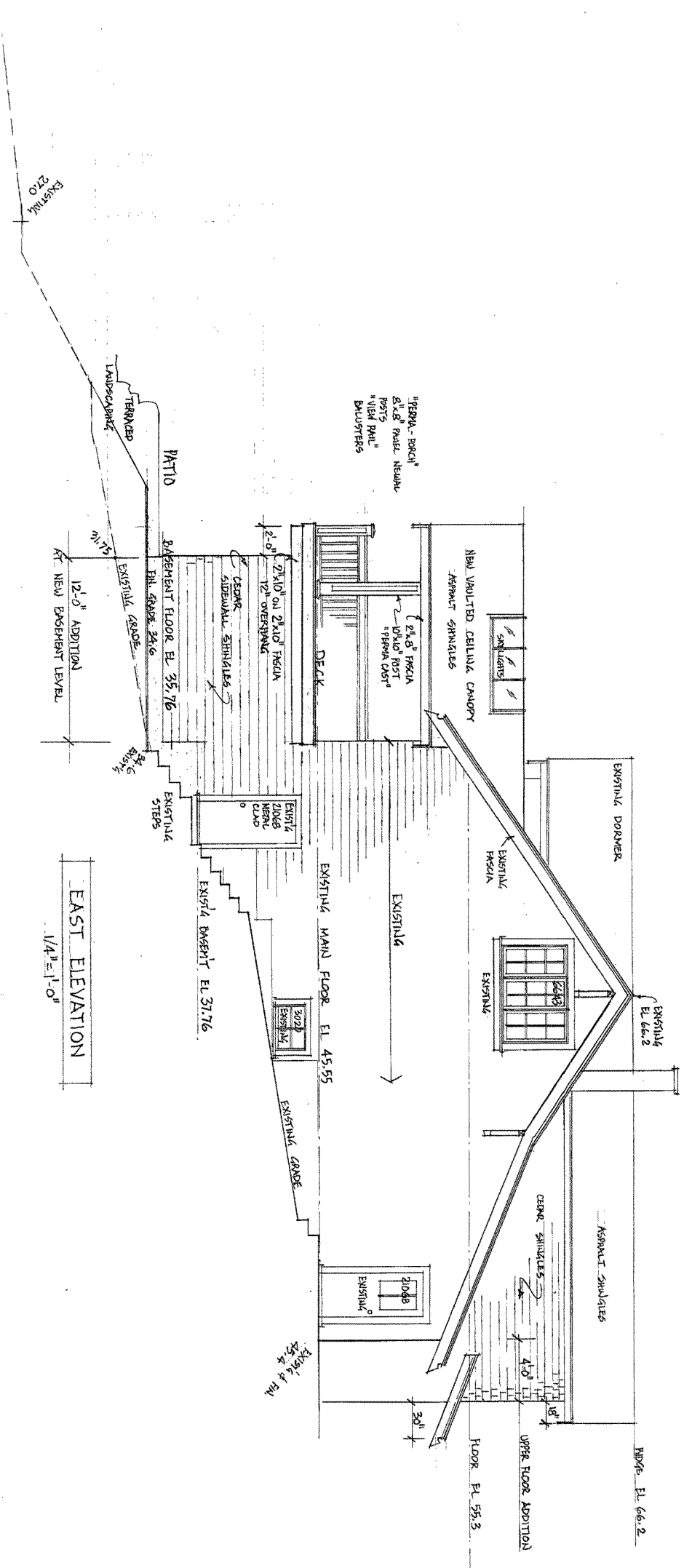


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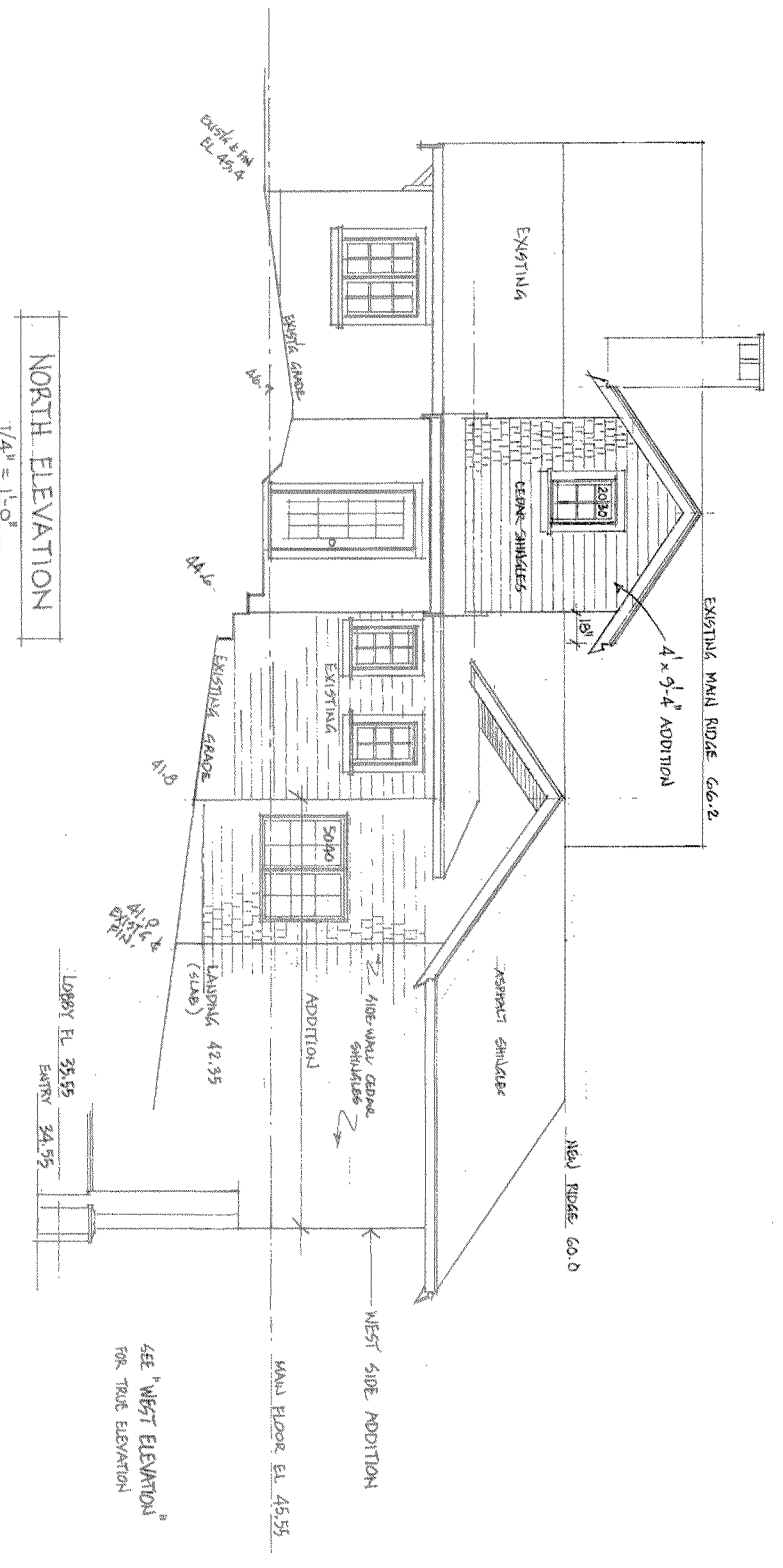
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 ADDITION TO RESIDENCE AT
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EAST ELEVATION
1/4" = 1'-0"



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

DS
DS

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