PROJECT TEAM

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GEOTECHNICAL ENGINEER	GEOPACIFIC CONSULTANTS LTD. BEN SHALANSKY, G.ENG. 1779 W 75TH AVENUE VANCOUVER, BC V6P 6P2 604 439 0922
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ENVIRONMENTAL	Sartori Environmental Inc. STEPHEN SIMS, RPBio 185 Forester St Unit 106 NORTH VANCOUVER, BC V7H 0A6 604 987 5588





WM. A. DOCTOR RESIDENCE

4777 PILOT HOUSE ROAD - HERITAGE ALTERATION PERMIT APPLICATION

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2	221010	HERITAGE ALTERATION PERMIT
1	211125	HERITAGE ALTERATION PERMIT

A0.0
COVER SHEET

IMAGES OF EXISTING DOCTOR HOUSE

AT THE ORIGINAL LOCATION OF THE HOUSE AT
5903 LARCH ST, VANCOUVER, BC



SOUTH SIDE



EAST SIDE



NORTH SIDE





WEST SIDE

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1	211125	HERITAGE ALTERATION PERMIT

A0.2
HERITAGE HOUSE PHOTOS

WILLIAM A. DOCTOR RESIDENCE STATEMENT OF SIGNIFICANCE

Note: document is attached in pdf format



STATEMENT OF SIGNIFICANCE: WILLIAM A. DOCTOR RESIDENCE



Original Address: 5903 Larch Street, Vancouver, British Columbia
Historic Name: William A. Doctor Residence
Architect: William A. Doctor
Date of Construction: 1912

Description of the Historic Place
The William A. Doctor Residence is a one-storey, side-gabled house with full basement and projecting front verandah, which was originally located at 5903 Larch Street the Kerrisdale neighbourhood of Vancouver. William A. Doctor, a local architect, designed this unique, rustic California Bungalow residence for his family.

Heritage Value of the Historic Place
The William A. Doctor Residence, constructed in 1912, is valued for its association with the pre-World War One development of Vancouver and for its California Bungalow architecture, as designed by the owner.

In the years leading up to the First World War, Vancouver was amidst an unprecedented development boom connected to growing resource industries, and the associated flows of capital into the province. Newcomers poured into the Lower Mainland, following the capital and attracted by the career opportunities available in the area. One group of professionals lured by the bright prospect of Vancouver were architects. A growing population necessitated new buildings and architects arriving in the area were greeted with ample commissions. Ontario-born William A. Doctor earned an architecture degree from Yale University in 1907 and found his way to Vancouver the following year, partnering with several local architects and also working on his own. Doctor's notable commissions in Vancouver touched each part of the growing economy, and included numerous houses (specifically Craftsman bungalows), commercial buildings and government institutions.

In 1912, architect William A. Doctor designed his family home on the corner of Larch Street and West 43rd Avenue, within Vancouver's Kerrisdale neighbourhood. Streetcar service to the area had been established the same year and with this new accessibility, Kerrisdale began to quickly grow. The house is a unique example of a California Bungalow, with its horizontal massing, shallow gabled roofs, gable screens and open soffits. Doctor was clearly familiar with the current trends in California architecture, as exemplified by the acclaimed Pasadena firm Greene & Greene and Julia Morgan's work in the Bay Area. Doctor adapted their Arts and Crafts idiom in a rustic vernacular, using unpeeled log columns that projected through the roofline, multi-paned casement windows, mortise and tenon detailing, long barn shingles and an extensive use of clinker brick. The richly-designed interior features a complex series of interlocking shallow vaulted ceilings, wood wainscot and trim, and custom built-ins. William's family, including his wife Catherine, and their son, only stayed in the house for a couple of years before emigrating to the San Francisco area in 1914, where William would actively contribute to the architectural community through the 1920s. Known for his work throughout the Lower Mainland, as well as California, Doctor's architectural legacy is embodied in his own house, which has maintained a significant level of its original integrity over more than a century.

Character-Defining Elements
The elements that define the heritage character of the William A. Doctor Residence are its:
- residential form, scale, and massing as expressed by its one-storey height with full basement, its rectangular plan and its shallow side-gabled roof with front-gabled open verandah on the front elevation and balcony on the side elevation;
- wood-frame construction, including barn shingle cladding and mortise and tenon detailing;
- California Bungalow detailing including log pillars, oversized roof brackets, pointed bargeboards and wide eaves with exposed rafter tails;
- variety of original windows including wood-frame, multi-paned casement assemblies, some with leaded and stained glass;
- original wooden front door with leaded glass light;
- one internal and one external chimney composed of a mixture of clinker brick and stone; and
- Arts and Crafts interior (within living room and dining room) features a complex series of interlocking shallow vaulted ceilings, dark wood wainscot panelling and trim, built-in grandfather clock and cabinetry, stained glass window with two birds, plywood bird light fixtures, custom hardware, rare pressed steel radiators, and a unique freeform fireplace of clinker brick, lava rock and Arts and Crafts tiles.

RESEARCH SUMMARY

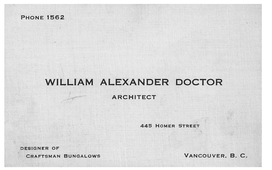
ORIGINAL ADDRESS: 5903 Larch Street, Vancouver, British Columbia

HISTORIC NAME: William A. Doctor Residence

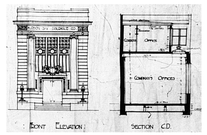
CONSTRUCTION DATE: 1912

POINT GREY WATER PERMIT:
- #550, April 24, 1912, 5903 Larch Street, Signed by: C.H. (Catherine Hopkins, wife) Doctor

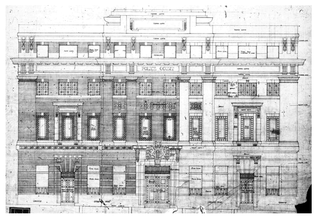

WILLIAM A. DOCTOR
Profession, Architecture
Yale 1907



SELECT WILLIAM A. DOCTOR ATTRIBUTIONS IN VANCOUVER:
- 1911: Hudson's Bay Insurance Company office building at 924 West Hastings Street [façade remains intact and is now attached to the lane elevation of the 900 West Hastings Street office building]

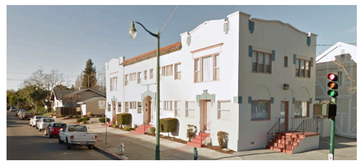


- 1913-14: Vancouver Police Headquarters, East Cordova Street [at Gore Street, demolished in 1956]





SELECT WILLIAM A. DOCTOR ATTRIBUTIONS IN CALIFORNIA:
- 1923: Apartment building on northwest corner of Santa Clara Avenue and High Street in Alameda

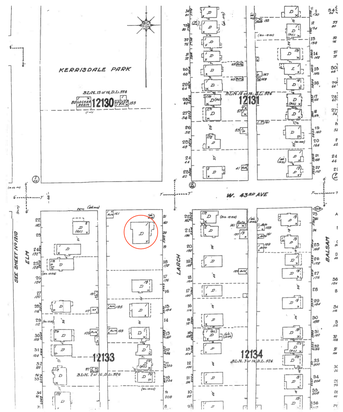


- circa 1925: House at 2352 Cedar Street in Berkeley





ARCHIVAL MAP AND PHOTOGRAPHS



1924 Vancouver Fire Insurance Map showing the William A. Doctor Residence in its original location at 5903 Larch Street


The house at 5903 Larch Street, circa 1913-14, courtesy of Bill Doctor, William and Catherine's grandson


Catherine Doctor with her son, circa 1914, courtesy of Bill Doctor, William and Catherine's grandson

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A0.2.1
HERITAGE HOUSE
STATEMENT OF SIGNIFICANCE

FLOOR AREA	PROPOSED	PERMITTED/REQUIRED
PRINCIPAL BUILDING GFA	BASEMENT GFA 213.7 sq m (2300.4 sf) +MAIN FLOOR GFA 223.6 sq m (2406.6 sf) = 437.3 sq m (4707.0 sf)	
PRINCIPAL BUILDING FLOOR AREA EXCLUSION	BASEMENT GFA - 0.13 x BASEMENT GFA 213.7 sq m (2300.4 sf) - 27.8 sq m (299.0 sf) = 185.9 sqm (2001.4 sf)	BASEMENT FAR EXEMPTION 130.08(4)(b)
PRINCIPAL BUILDING NET FLOOR AREA	BASEMENT NET 223.6 sq m (2406.6 sf) +MAIN FLOOR NET + 185.9 sqm (2001.4 sf) = 409.5 sqm (4408.0 sf) NET FA 29%	30% OF LOT AREA PER 203.06 (1) 416.6 sq m (4484.0 sf)
GARAGE GFA	CRAWL SPACE GFA 48.1 sq m (517.7 sf) +MAIN FLOOR GFA + 48.1 sq m (517.7 sf) = 96.2 sq m (1035.4 sf)	
GARAGE FLOOR AREA EXCLUSION	CRAWL SPACE EXCL. 48.1 sq m (517.7 sf) MAIN FLOOR EXCL. 41.0 sq m (441.3 sf)	EXEMPTION PER 130.08(3)(a) EXEMPTION PER 130.08(5)(a)
GARAGE NET FLOOR AREA	CRAWL SPACE NET 0 +MAIN FLOOR NET 7.1 sq m (76.4 sf) = 7.1 sq m (76.4 sf)	AVAILABLE FROM 30% OF LOT AREA

2 FLOOR AREA DATA

	PROPOSED	PERMITTED/REQUIRED
ZONING		RS3
DWELLING UNITS	1 SINGLE FAMILY DWELLING UNIT + 1 GARAGE	1 SINGLE FAMILY DWELLING UNIT + 1 ACCESSORY BUILDING
SITE AREA	1388.6 sq m (14946.6 sq ft)	MINIMUM 1115 sq ft PER 203.03
PRINCIPAL BUILDING NET FLOOR AREA	409.5 sq m (4408.0 sf)	30% OF LOT AREA 416.6 sq m (4484.0 sq ft) PER 203.06 (1)
GARAGE NET FLOOR AREA	7.1 sq m (76.4 sf)	7.1 sq m (76.4 sf) AVAILABLE FROM 30% OF LOT AREA
PRINCIPAL BUILDING FAR	0.29	0.3
NUMBER OF STOREYS	PRINCIPAL BLDG: 1 STOREY + BASEMENT GARAGE: 1 STOREY+ CRAWL SPACE	MAXIMUM 2 + BASEMENT PER 203.11 MAXIMUM 1 PER 130.01(7)(a)
LOT COVERAGE	30%	30% PER 203.05
SIDE WIDTH & DEPTH	10.5 m (34'4 3/4") 67.3 m (221')	MINIMUM SW 18.3 m (60') PER 203.04 MINIMUM SD< 5 x THE SITE WIDTH
BUILDING HEIGHT	PRINCIPAL BLDG: 5.65 m (18' 6 1/2") GARAGE : 4.2 m (13'-9") RELAXATION REQUIRED	MAXIMUM 7.62 m (25') PER Per 203.10 MAXIMUM 3.7 m (12.1') PER 130.01(7)(b)
PRINCIPAL BUILDING FRONT YARD SETBACK TO PICCADILLY SOUTH	15.2 m (49'11 1/2")	MINIMUM 9.1m (29'10") PER 203.07
PRINCIPAL BUILDING FRONT YARD SETBACK TO PILOT HOUSE ROAD	7.1 m (23'3") RELAXATION REQUIRED FOR DECK	MINIMUM 9.1m (29'10") PER 203.07
PRINCIPAL BUILDING WEST SIDE YARD SETBACK	A. 3.9 m (13')	MINIMUM 1.52 m (4'10") PER 203.09(1)
PRINCIPAL BUILDING EAST SIDE YARD SETBACK	B. 3.3 m (10' 9")	MINIMUM 1.52 m (4'10") PER 203.09(1)
PRINCIPAL BUILDING COMBINED SIDE YARD	A+B=7.2 m (23' 9")	MINIMUM 4.9 m/16 ft PER 203.09(1)(b)(i)
GARAGE FRONT YARD SETBACK TO PICCADILLY	11.1 m (36' 6")	MINIMUM 9.1m (29'10") PER 203.07
GARAGE EAST SIDE YARD SETBACK	a. 2.6 m (8' 6")	MINIMUM 1.52 m (5') PER 203.09(1)(a)
GARAGE WEST SIDE YARD SETBACK	b. 3.6 m (9' 10 1/2")	MINIMUM 1.52 m (5') PER 203.09(1)(a)
GARAGE COMBINED SIDE YARD SETBACK	a+b= 5.5 m (18' 4 1/2")	MINIMUM 4.9 m (16') PER 203.09(1)(b)
VEHICLE PARKING	2 SPACES	

1 SITE DATA

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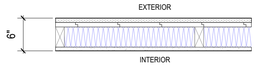
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A0.5
SITE DATA

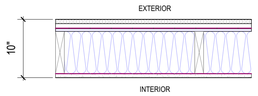
EXTERIOR WALL TYPES



W1 EXISTING EXTERIOR WALL - HERITAGE HOUSE - FROM UNDERSIDE OF MAIN FLOOR TO ROOF

1 H. FRR
BCBC T-9.10.3.1.-A EW1b

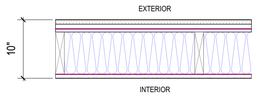
- ORIGINAL CEDAR SHAKE SIDING TO REMAIN IN PLACE - SEE ELEVATIONS
- ORIGINAL SHIPLAP SHEATHING TO REMAIN IN PLACE
- ORIGINAL 2X4 FRAME WALLS WITH EXISTING INSULATION
- 3/4" LATH AND PLASTER INTERIOR FINISH



W2 NEW EXTERIOR WALL - HERITAGE HOUSE - BASEMENT & GARAGE - CRAWL SPACE

1 H. FRR
BCBC T-9.10.3.1.-A EW1b

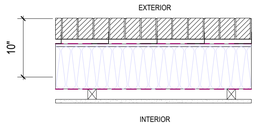
- ORIGINAL SALVAGED CEDAR SHAKE SIDING TO BE INSTALLED - LAP UNDER EXISTING SHAKES ON MAIN FLOOR WALLS - SHAKE EXPOSURE TO MATCH ORIGINAL WALL CLADDING
- RAINSCREEN SYSTEM FOR SHINGLES
- BUILDING WRAP
- PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS
- 2X8 FRAME WALLS
- R28 HI DENSITY BATT INSULATION TO FILL STUD SPACES
- 6 MIL. POLY VAPOUR BARRIER
- 5/8" TYPE X GWB



W3 NEW EXTERIOR WALL - HERITAGE HOUSE - BASEMENT

1 H. FRR
BCBC T-9.10.3.1.-A EW1b

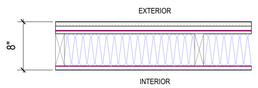
- ORIGINAL SALVAGED CEDAR SHAKE SIDING TO BE INSTALLED - LAP UNDER EXISTING SHAKES ON MAIN FLOOR WALLS - SHAKE EXPOSURE TO MATCH ORIGINAL WALL CLADDING
- RAINSCREEN SYSTEM FOR SHINGLES
- BUILDING WRAP
- PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS
- 2X8 FRAME WALLS
- R28 HI DENSITY BATT INSULATION TO FILL STUD SPACES
- 6 MIL. POLY VAPOUR BARRIER
- 5/8" TYPE X GWB



W4 NEW EXTERIOR WALL - HERITAGE HOUSE - BASEMENT - BRICK CLAD WALL

1 H. FRR
BCBC T-9.10.3.1.-A EW1b

- SALVAGED CLINKER BRICKS
- RAINSCREEN SYSTEM FOR MASONRY
- BUILDING WRAP
- PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS
- 2X8 FRAME WALLS
- R28 HI DENSITY BATT INSULATION TO FILL STUD SPACES
- 6 MIL. POLY VAPOUR BARRIER
- 2X2 HORIZONTAL STRAPPING
- 5/8" TYPE X GWB

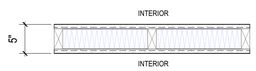


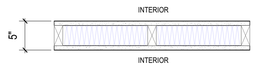
W5 NEW EXTERIOR WALL - GARAGE - PARKING LEVEL

1 H. FRR
BCBC T-9.10.3.1.-A EW1b

- NONCOMBUSTIBLE CEMENTITIOUS SHINGLES
- RAINSCREEN SYSTEM FOR SHINGLES
- BUILDING WRAP
- PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS
- 2X6 FRAME WALLS
- R22 HI DENSITY BATT INSULATION TO FILL STUD SPACES
- 6 MIL. POLY VAPOUR BARRIER
- 5/8" TYPE X GWB

INTERIOR WALL TYPES





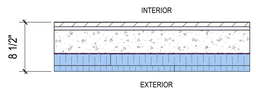
W6 INTERIOR WALL - TYPICAL - HERITAGE HOUSE MAIN FLOOR

- EXISTING INTERIOR FINISH TO REMAIN IN PLACE - INCLUDING PANELLING, WAINSCOTTING, TILE
- EXISTING LATH & PLASTER TO REMAIN IN PLACE
- 2X4 FRAME WALL TO REMAIN IN PLACE
- EXISTING LATH & PLASTER TO REMAIN IN PLACE
- EXISTING INTERIOR FINISH TO REMAIN IN PLACE - INCLUDING PANELLING, WAINSCOTTING, TILE

W7 INTERIOR WALL - TYPICAL - HERITAGE HOUSE - BASEMENT

- 5/8" TYPE X GWB
- 2X4 WOOD FRAME WALL
- 3 1/2" BATT INSULATION TO FILL STUD CAVITIES
- 5/8" TYPE X GWB

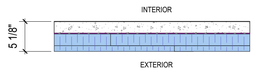
FLOOR TYPES



F1 BASEMENT SLAB- HERITAGE HOUSE

- FINISHED FLOOR
- 5/8" T&G PLYWOOD SUBFLOOR
- CONCRETE SLAB PER STRUCTURAL DRAWINGS
- 6 MIL POLY VAPOUR BARRIER TAPED & SEALED FOR RADON PROTECTION
- 3" XPS RIGID INSULATION - R15 - 2 LAYERS W. STAGGERED JOINTS
- 3" XPS RIGID INSULATION @ SLAB EDGE - R15
- COMPACTED GRAVEL PER STRUC

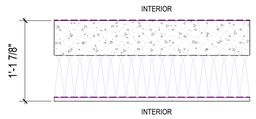
EFFECTIVE R VALUE = 15



F2 CRAWL SPACE SLAB - GARAGE

- 2" CONCRETE TOPPING SLAB
- 6 MIL POLY VAPOUR BARRIER TAPED & SEALED FOR RADON PROTECTION
- 3" XPS RIGID INSULATION - R15 - 2 LAYERS W. STAGGERED JOINTS
- 3" XPS RIGID INSULATION @ SLAB EDGE - R15
- COMPACTED GRAVEL PER STRUC

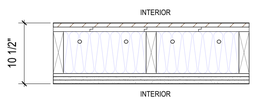
EFFECTIVE R VALUE = 15



F3 PARKING LEVEL SLAB - GARAGE

- TRAFFIC COAT WATERPROOF MEMBRANE - EXTENDED UP SIDEWALLS MIN. 8"
- SUSPENDED CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- HI DENSITY BATT INSULATION TO FILL CEILING SPACE - MIN. 8" DEEP
- 6 MIL. POLY VAPOUR BARRIER
- 5/8" TYPE X GWB CEILING SUSPENDED FROM SLAB ABOVE.

EFFECTIVE R VALUE = MIN. 22



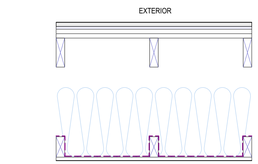
F4 TYPICAL FLOOR ASSEMBLY - EXISTING MAIN FLOOR - HERITAGE HOUSE

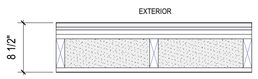
1 H. FRR
BCBC T-9.10.3.1.-A F9c - PROVIDES 1 H. FRR

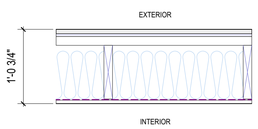
- EXISTING FLOORING TO REMAIN IN PLACE - SOLID WOOD, CERAMIC TILE, BRICK
- EXISTING SHIPLAP SHEATHING TO REMAIN IN PLACE
- EXISTING/NEW WOOD JOISTS - 1 3/4" x 9 1/2" ROUGH SAWN EXISTING JOISTS @ 16" O.C. TO REMAIN IN PLACE & NEW JOISTS PER STRUC.
- HOT WATER RADIANT HEAT BETWEEN JOISTS
- R28 BATT INSULATION
- RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO JOISTS
- 2 LAYERS 5/8" TYPE X DRYWALL

NOTE: PROVIDE R 28 RIM JOIST INSULATION

ROOF TYPES







R1 ATTIC ROOF - HERITAGE HOUSE - EXISTING

- NEW ASPHALT SHINGLE ROOFING
- NEW ROOFING UNDERLAYMENT PER MANUFACTURER'S REQUIREMENTS
- NEW PLYWOOD SHEATHING PER STRUC.
- NEW 1X4 WOOD STRAPPING ON TOP OF EXISTING 1X4 STRAPPING PERPENDICULAR TO RAFTERS FOR VENTILATION CAVITY
- EXISTING 2X4 WOOD RAFTERS PER STRUC.
- 12" FIBREGLASS BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER WRAPPED OVER EXISTING CEILING JOISTS
- EXISTING 2X4 CEILING JOISTS
- EXISTING LATH & PLASTER CEILING

EFFECTIVE R VALUE = 40

R2 VAULTED ROOF - HERITAGE HOUSE - EXISTING

- ASPHALT SHINGLE ROOFING
- NEW ROOFING UNDERLAYMENT PER MANUFACTURER'S REQUIREMENTS
- PLYWOOD SHEATHING PER STRUC.
- EXISTING 1X4 STRAPPING PERPENDICULAR TO RAFTERS
- EXISTING 2X4 WOOD RAFTERS PER STRUC.
- NEW SPRAY FOAM INSULATION TO FILL CAVITIES
- EXISTING LATH & PLASTER CEILING

EFFECTIVE R VALUE = 32

R3 VAULTED ROOF - GARAGE

- ASPHALT SHINGLE ROOFING
- ROOFING UNDERLAYMENT PER MANUFACTURER'S REQUIREMENTS
- PLYWOOD SHEATHING PER STRUC.
- 2X4 STRAPPING PERPENDICUAR TO RAFTERS FOR VENTILATION CAVITY
- 2X10 RAFTERS PER STRUC.
- R28 HIGH DENSITY BATT INSULATION - PROVIDE 1" AIRSPACE ABOVE INSULATION BETWEEN RAFTERS
- 6 MIL POLY VAPOUR BARRIER
- 5/8" TYPE X DRYWALL

EFFECTIVE R VALUE = 30

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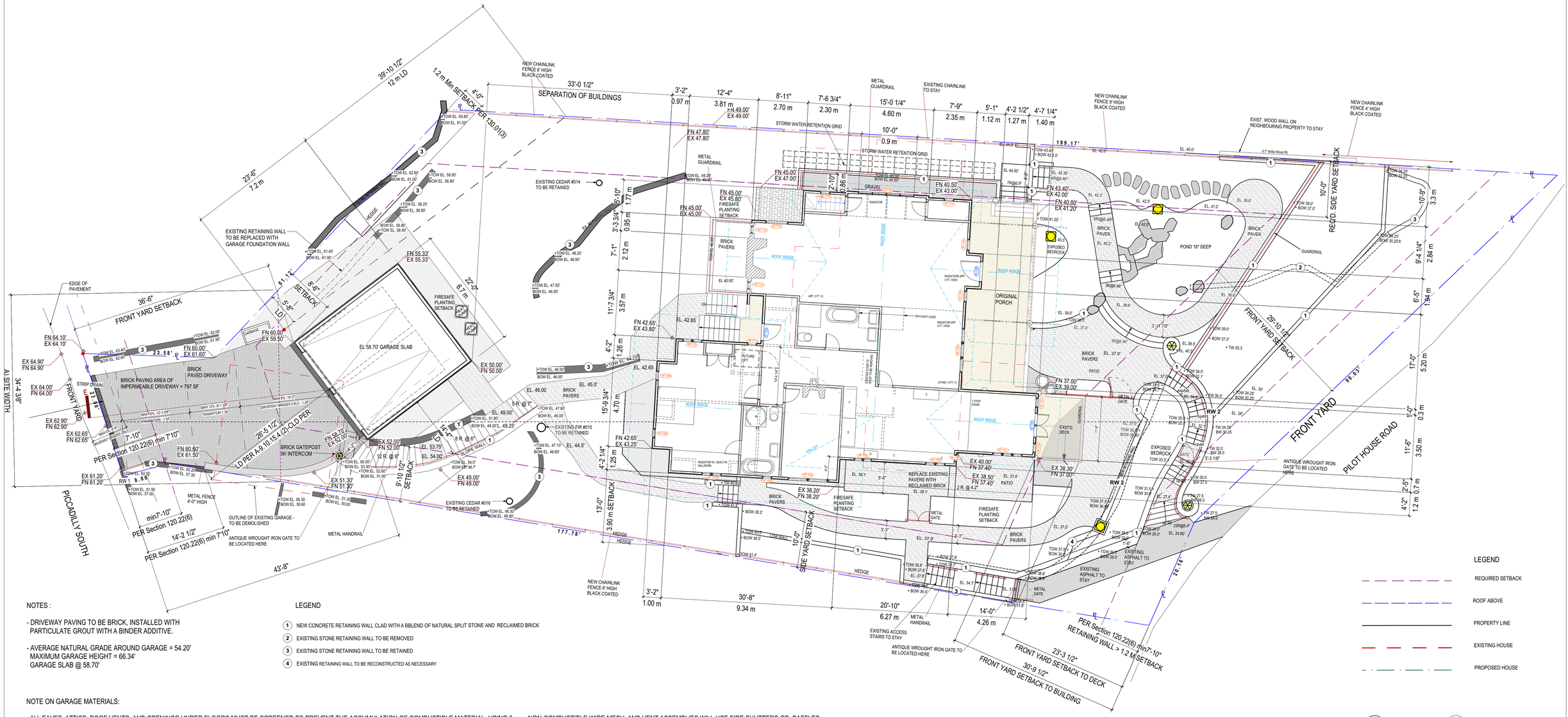
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4777 Pilot House Road
West Vancouver BC

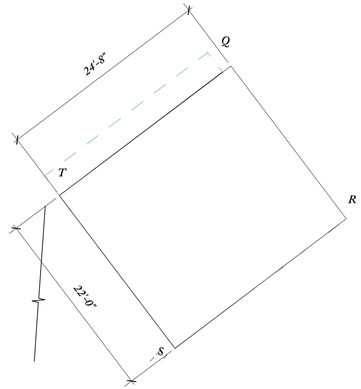
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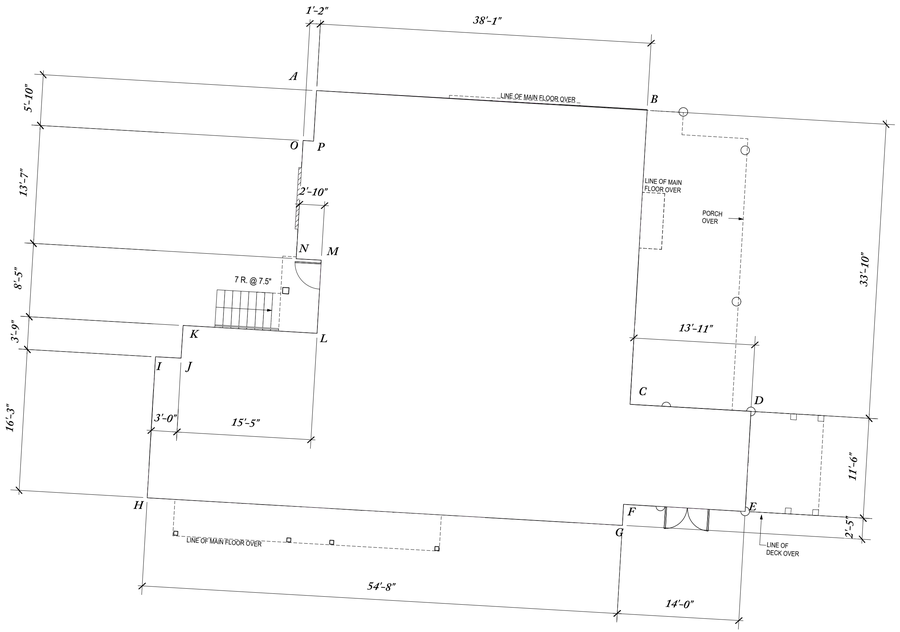
A0.7
MATERIAL & ASSEMBLIES

CIVIC ADDRESS: 4777 PILOT HOUSE ROAD

LEGAL DESCRIPTION: AMENDED LOT 5 BLOCK 2 DISTRICT LOT 811
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 967


39'-10 1/2"
12 m LD
1.2 m Min SETBACK PER 130.01(3)
4'-0"
NEW CHAINLINK FENCE 6' HIGH BLACK COATED
33'-0 1/2"
SEPARATION OF BUILDINGS
3'-2"
0.97 m
12'-4"
3.81 m
8'-11"
2.70 m
7'-6 3/4"
2.30 m
15'-0 1/4"
4.60 m
7'-9"
2.35 m
5'-1"
1.12 m
4'-2 1/2"
1.27 m
4'-7 1/4"
1.40 m
METAL GUARDRAIL
EXISTING CHAINLINK TO STAY
NEW CHAINLINK FENCE 6' HIGH BLACK COATED
EXIST. WOOD WALL ON NEIGHBOURING PROPERTY TO STAY
NEW CHAINLINK FENCE 4' HIGH BLACK COATED
199.17'
STORM WATER RETENTION GRID
10'-0"
0.9 m
REQ'D. SIDE YARD SETBACK
10'-0"
3.3 m
10'-9"
3.3 m
9'-4 1/4"
2.84 m
6'-5"
1.94 m
17'-0"
5.20 m
11'-6"
3.50 m
1'-0"
0.3 m
2'-5"
0.7 m
4'-2"
1.2 m
EXISTING RETAINING WALL TO BE REPLACED WITH GARAGE FOUNDATION WALL
EXISTING CEDAR #014 TO BE RETAINED
EXISTING CEDAR #016 TO BE RETAINED
EXISTING FIR #015 TO BE RETAINED
EDGE OF PAVEMENT
36'-6"
FRONT YARD SETBACK
8'-6"
SETBACK
5'-6"
LD
22'-0"
6.7 m
FIRESAFE PLANTING SETBACK
GARAGE
EL 58.70' GARAGE SLAB
BRICK PAVED DRIVEWAY
BRICK PAVING AREA OF IMPERMEABLE DRIVEWAY = 797 SF
STRIP DRAIN
23'-6"
7.2 m
26'-5 1/2"
8.07 m
LD PER A-9.10.15.4.(2)-CLD PER
PER Section 120.22(6) min 7'10"
7'-10"
2.4 m
min7'-10"
PER Section 120.22(6)
14'-2 1/2"
4.33 m
PER Section 120.22(6) min 7'10"
43'-8"
13.3 m
BRICK GATEPOST W/ INTERCOM
METAL FENCE 4'-0" HIGH
OUTLINE OF EXISTING GARAGE - TO BE DEMOLISHED
ANTIQUE WROUGHT IRON GATE TO BE LOCATED HERE
METAL HANDRAIL
PICCADILLY SOUTH
FRONT YARD
34'-4 3/8"
10.47 m
A1 SITE WIDTH
EX 64.90'
FN 64.90'
EX 64.00'
FN 64.00'
EX 62.90'
FN 62.90'
EX 62.65'
FN 62.65'
EX 61.20'
FN 61.20'
FN 64.10'
EX 64.10'
FN 60.00'
EX 59.50'
FN 60.00'
EX 61.60'
FN 60.60'
EX 61.50'
EX 55.33'
FN 55.33'
EX 50.00'
FN 50.00'
EX 52.00'
FN 52.00'
EX 51.30'
FN 51.30'
EX 49.00'
FN 49.00'
FN 47.80'
EX 47.80'
FN 45.00'
EX 47.00'
FN 45.00'
EX 45.00'
FN 45.00'
EX 45.80'
FIRESAFE PLANTING SETBACK
FN 42.65'
EX 43.80'
FN 42.65'
EX 43.25'
EX 40.00'
FN 37.40'
EX 38.50'
FN 37.40'
EX 38.30'
FN 37.00'
FN 37.00'
EX 39.00'
FN 43.40'
EX 42.00'
FN 40.80'
EX 41.20'
FN 40.50'
EX 43.00'
EX 38.20'
FN 38.20'
11'-7 3/4"
3.57 m
15'-9 3/4"
4.70 m
4'-2 1/4"
1.25 m
13'-0"
3.90 m SETBACK
9'-10 1/2"
3.00 m SETBACK
7'-1"
2.12 m
5'-10"
1.77 m
3'-3 3/4"
0.95 m
4'-2"
1.26 m
2'-10"
0.86 m
BRICK PAVERS
GRAVEL
ROOF RIDGE
ORIGINAL PORCH
EXISTG DECK
EXPOSED BEDROCK
POND 18" DEEP
GUARDRAIL
PATIO
METAL GATE
REPLACE EXISTING PAVERS WITH RECLAIMED BRICK
FIRESAFE PLANTING SETBACK
EXISTING ASPHALT TO STAY
EXISTING ACCESS STAIRS TO STAY
ANTIQUE WROUGHT IRON GATE TO BE LOCATED HERE
NEW CHAINLINK FENCE 6' HIGH BLACK COATED
HEDGE
3'-2"
1.00 m
30'-8"
9.34 m
20'-10"
6.27 m
14'-0"
4.26 m
10'-0"
3.0 m SIDE YARD SETBACK
177.78'
199.17'
25.16'
PER Section 120.22(6) min7'-10"
RETAINING WALL > 1.2 M SETBACK
23'-3 1/2"
FRONT YARD SETBACK TO DECK
30'-9 1/2"
FRONT YARD SETBACK TO BUILDING
29'-10 1/4"
FRONT YARD SETBACK
S 8° 03' E
PILOT HOUSE ROAD
RW 2
RW 1
EL. 44.0'
EL. 42.0'
EL. 40.0'
EL. 38.6'
EL. 37.0'
EL. 34.4'
EL. 30'
EL. 28'
EL. 27.4'
EL. 24.8'
TOW 43.42'
BOW 42.5.0'
TOW 41.20'
TOW 39.0'
BOW 37.0'
TOW 34.25'
BOW 30.25'
TOW 32.0'
BW 28.0
TOW 30.0
BW 27.0
TOW 27.5
BW 24.5
TOW 25.0'
BOW 22.0'
TOW 63.80'
BOW EL. 61.00'
TOW EL. 62.60'
BOW EL. 61.00'
TOW EL. 58.50'
BOW EL. 56.80'
TOW EL. 58.20'
BOW EL. 56.80'
BOW EL. 56.80'
BOW EL. 58.40'
TOW EL. 61.40'
BOW EL. 61.00'
TOW EL. 62.20'
BOW EL. 57.30'
TOW EL. 61.90'
BOW EL. 57.00'
TOW EL. 56.30'
BOW EL. 50.60'
TOW EL. 51.30'
BOW EL. 50.00'
TOW EL. 49.30'
BOW EL. 49.00'
TOW EL. 48.20'
BOW EL. 46.50'
TOW EL. 47.50'
BOW EL. 46.50'
TOW EL. 46.50'
BOW EL. 46.00'
TOW EL. 47.60'
BOW EL. 46.00'
TOW EL. 47.10'
BOW EL. 46.60'
TOW EL. 51.60'
BOW EL. 48.00'
TOW EL. 48.30'
BOW EL. 48.00'
TOW EL. 54.0'
BOW EL. 48.7'
TOW EL. 60.00'
BOW EL. 53.30'
TOW EL. 52.60'
BOW EL. 51.00'
TOW EL. 49.30'
BOW EL. 49.00'
TOW EL. 44.30'
BOW EL. 40.50'
TOW 41.4'
BOW 38.2'
BOW 40.5'
BOW 38.5'
TOW 41.4'
TOW 39.8'
BOW 37.8'
TOW 38.2'
BOW 36.4'
TOW 38.2'
BOW 36.2'
TOW 38.6'
BOW 34.6'
TOW 37.5'
BOW 36.8'
TOW 38.6'
BOW 34.6'
TOW 39.0'
BOW 28.0'
TOW 37.5'
BOW 36.8'
TOW 38.6'
BOW 34.6'
TOW 39.0'
BOW 28.0'
TOW 39.0'
BOW 37.0'
TOW 38.5'
BOW 32.1'
TOW 37.5'
BOW 37.1'
TOW 35.1'
BOW 32.1'
TOW 36.6'
BOW 30.25'
TOW 31.5'
BOW 30.6'
TOW 37.5'
BOW 36.8'
TOW 35.3'
TOW 38.6'
BOW 34.6'
TOW 39.0'
BOW 37.0





AVERAGE FINISHED GRADE 120.17(4)(b) MAIN HOUSE	x	LENGTH	= Y
AB	(45'+40.5') / 2 = 42.75'	38.1'	1628.8'
BC	(40.5'+37') / 2 = 38.75'	33.8'	1309.75'
CD	(37'+37') / 2 = 37'	13.9'	514.3'
DE	(37'+37') / 2 = 37'	11.5'	425.5'
EF	(37'+37.4') / 2 = 37.2'	14.0'	520.8'
FG	(37.4'+37.4') / 2 = 37.4'	2.4'	89.76'
GH	(37.4'+42.65') / 2 = 40.02'	54.65'	2187.1'
HI	(42.65'+42.65') / 2 = 42.65'	16.25'	693.06'
IJ	(42.65'+42.65') / 2 = 42.65'	3.0'	127.95'
JK	(42.65'+42.65') / 2 = 42.65'	3.75'	160.0'
KL	(42.65'+38.30') / 2 = 40.5'	15.4'	623.70'
LM	(38.30'+38.3') / 2 = 38.30'	8.4'	321.72'
MN	(38.3'+45.00') / 2 = 41.65'	2.8'	116.62'
NO	(45.0'+45.0') / 2 = 45.00'	13.6'	612.0'
OP	(45.0'+45.0') / 2 = 45.0'	1.16'	52.2'
PA	(45.0'+45.0') / 2 = 45.0'	5.8'	261.0'
TOTALS:		238.51'	9644.26'

TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE

9644.26' / 238.51' = 40.44'

AVERAGE FINISHED GRADE 120.17(4)(b) GARAGE	x	LENGTH	= Y
QR	(55.33'+50.0') / 2 = 52.66'	22.00'	1158.52'
RS	(50.0'+52.0') / 2 = 51.0'	24.66'	1257.66'
ST	(52.0'+59.5') / 2 = 55.75'	22.00'	1226.5'
TQ	(59.5'+55.33') / 2 = 57.41'	24.66'	1415.73'
TOTALS:		93.32'	5058.41'

TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE

5058.41' / 238.51' = 54.2'

NORTH

1 AVERAGE GRADE CALCULATION
Scale: 1/8" = 1'-0"

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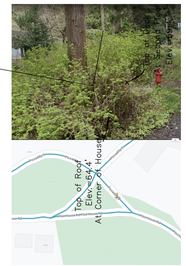
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4777 Pilot House Road
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6	241120	RESPONSE TO STAFF COMMENTS
5	241009	RESPONSE TO STAFF COMMENTS
4	240702	RESPONSE TO HAP COMMENTS
3	230524	HAP FORMAL APPLICATION
2	221010	HERITAGE ALTERATION PERMIT
1	211125	HERITAGE ALTERATION PERMIT

A1.1
AVERAGE GRADE CALCULATION

FIRE HYDRANT LOCATION



CIVIC ADDRESS: 4777 PILOT HOUSE ROAD

LEGAL DESCRIPTION: AMENDED LOT 5 BLOCK 2 DISTRICT LOT 811
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 967

PARCEL 1
PLAN BCP7301

Amd. 5
PLAN 967
POSTING PLAN
EPP87634

A
PLAN 16664

House #4775

Top of Ridge
Elev.= 74.5

199.17' (60.707m)
323'57"

Ridge Rock Rt.

Point Marker Set

Top of Roof
Elev.=58.7'
At Corner of House

ROOF RIDGE

VALLEY

Front Area
14,940.1ft²
(1387.90m²)

26'-5 5/8"
014 CEDAR

35'-5 3/4"

181 CEDAR
3 STEMS

22'-10 1/8"

19'-8 1/4"

183 CEDAR

015 FIR

26'-9 1/4"

07 CEDAR

06 CEDAR

016 CEDAR

27'-7 3/4"

32'-9 3/4"
(10.002m)
CLEARANCE

177.78' (54.189m)
9°23'56"

SIDE YARD SETBACK
10'-0"

FRONT YARD SETBACK
29'-10 1/2"

FRONT YARD

80.93' (27.540m)
136°57'

PILOT HOUSE ROAD

Edge of Asphalt Road

Centerline of Road

FRONT SITE LINE

SOUTH PICCADILLY

Edge of Asphalt road

House #4787

Asphalt Driveway

Garage

Chimney

Stemline of hedge

Top of Sundeck
Elev.=56.6'

PLAN EPP86463 EX EASEMENT

PLAN LMP9806

TREE LEGEND

1 REQUIRED ZONE 2 10 M. CLEARANCE AROUND COACH HOUSE

2 (13) TREE REMOVED FOR MAIN HOUSE LOCATION

4 (2) TREE NOT REMOVED

(3) TREE REMOVED FOR 10 M. CLEARANCE AROUND COACH HOUSE

CONIFER

NORTH

1 SITE PLAN
Scale: 1/8" = 1'-0"

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A1.2
SITE PLAN/ TREE DIAGRAM

COMPLIANCE WITH SECTION 130.16

(7) Impermeable surfaces and un-vegetated permeable surfaces of each yard adjacent to an open or un-opened public street right-of-way, not including a lane, shall not exceed the greater of: (Bylaw #5122 and Bylaw #5230)

(a) the area required to provide access from the abutting street to the principal building of the site by means of a pedestrian sidewalk with a maximum width of 1.5 metres, driveway with a maximum width of 4.5 metres, and a sufficient area for turning passenger vehicles in accordance with this Zoning Bylaw; or (Bylaw #5192)
(b) 50% of the site area of the yard.

FRONT YARD

IMPERMEABLE & UN-VEGETATED PERMEABLE

FRONT YARD A+B AREA = 3856.9 SF

TOTAL IMPERMEABLE & UN-VEGETATED PERMEABLE AREA @ FRONT YARDS = 1791.6 SF

----> 1791.6 SF / 3856.9 SF = 46%

FRONT YARD A= 3173.4 SF
IMPERMEABLE= 1192 SF

FRONT YARD B= 683.5 SF
IMPERMEABLE = 599.6 SF

LEGEND

REQUIRED SETBACK

ROOF ABOVE

PROPERTY LINE

EXISTING HOUSE

PROPOSED HOUSE

1 IMPERMEABLE AREA CALCULATIONS
Scale: 1/8" = 1'-0"

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2	221010	HERITAGE ALTERATION PERMIT
1	211129	HERITAGE ALTERATION PERMIT

A1.3
SITE PLAN-FRONT YARD

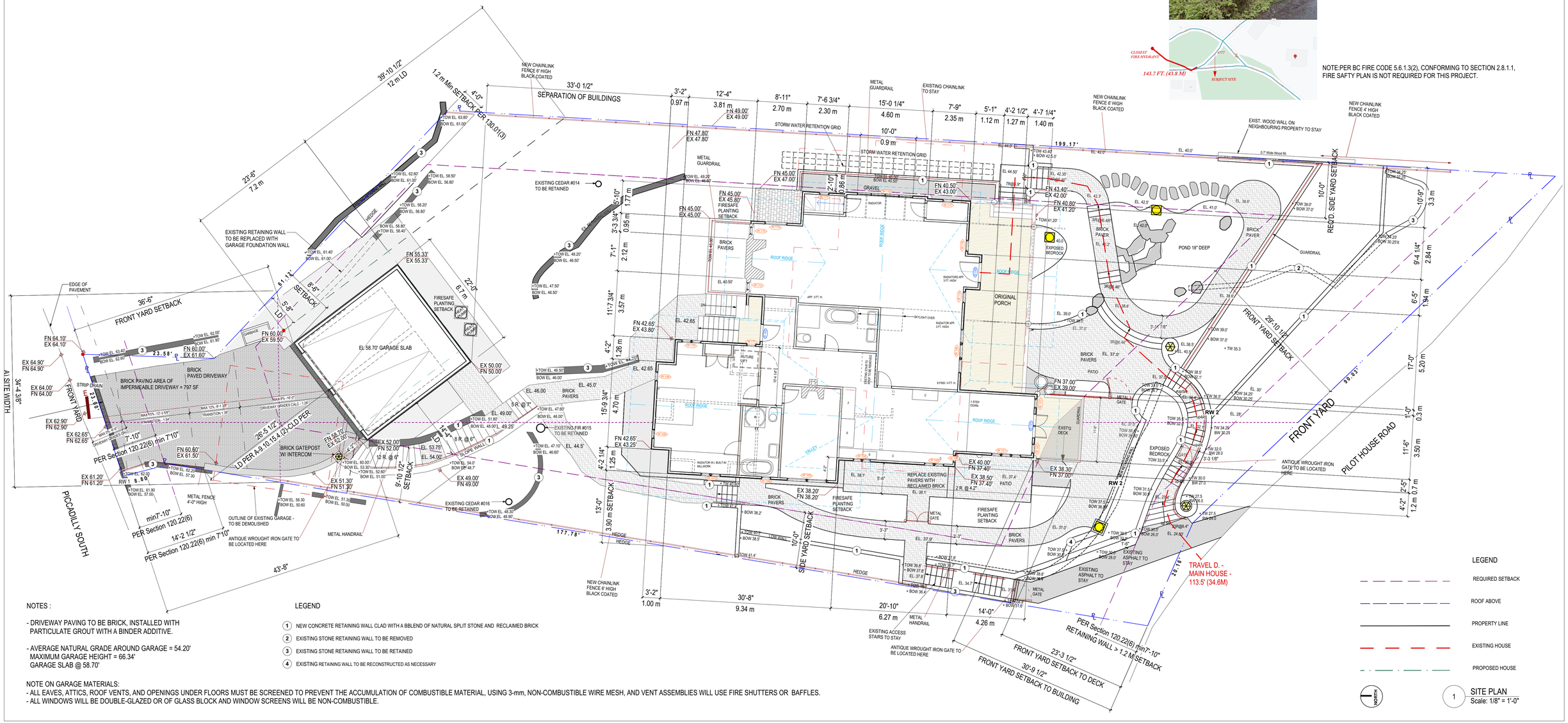
FIRE HYDRANT LOCATION



CIVIC ADDRESS: 4777 PILOT HOUSE ROAD

LEGAL DESCRIPTION: AMENDED LOT 5 BLOCK 2 DISTRICT LOT 811
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 967

NOTE:PER BC FIRE CODE 5.6.1.3(2), CONFORMING TO SECTION 2.8.1.1, FIRE SAFTY PLAN IS NOT REQUIRED FOR THIS PROJECT.



NOTES :

- DRIVEWAY PAVING TO BE BRICK, INSTALLED WITH PARTICULATE GROUT WITH A BINDER ADDITIVE.

- AVERAGE NATURAL GRADE AROUND GARAGE = 54.20'
MAXIMUM GARAGE HEIGHT = 66.34'
GARAGE SLAB @ 58.70'

NOTE ON GARAGE MATERIALS:
- ALL EAVES, ATTICS, ROOF VENTS, AND OPENINGS UNDER FLOORS MUST BE SCREENED TO PREVENT THE ACCUMULATION OF COMBUSTIBLE MATERIAL, USING 3-mm, NON-COMBUSTIBLE WIRE MESH, AND VENT ASSEMBLIES WILL USE FIRE SHUTTERS OR BAFFLES.
- ALL WINDOWS WILL BE DOUBLE-GLAZED OR OF GLASS BLOCK AND WINDOW SCREENS WILL BE NON-COMBUSTIBLE.

LEGEND

1. NEW CONCRETE RETAINING WALL CLAD WITH A BBLEND OF NATURAL SPLIT STONE AND RECLAIMED BRICK
2. EXISTING STONE RETAINING WALL TO BE REMOVED
3. EXISTING STONE RETAINING WALL TO BE RETAINED
4. EXISTING RETAINING WALL TO BE RECONSTRUCTED AS NECESSARY

LEGEND

- REQUIRED SETBACK
- ROOF ABOVE
- PROPERTY LINE
- EXISTING HOUSE
- PROPOSED HOUSE

NORTH

1 SITE PLAN
Scale: 1/8" = 1'-0"

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7	250226	RESPONSE TO PUBLIC MTG. 2
6	241120	RESPONSE TO STAFF COMMENTS
5	241009	RESPONSE TO STAFF COMMENTS
4	240702	RESPONSE TO HAP COMMENTS
3	230524	HAP FORMAL APPLICATION
2	221010	HERITAGE ALTERATION PERMIT
1	211125	HERITAGE ALTERATION PERMIT

A1.4
FIRE DEPARTMENT SITE PLAN

NOTES :

- DRIVEWAY PAVING TO BE BRICK, INSTALLED WITH PARTICULATE GROUT WITH A BINDER ADDITIVE.

- AVERAGE NATURAL GRADE AROUND GARAGE = 54.20'
MAXIMUM GARAGE HEIGHT = 66.34'
GARAGE SLAB @ 58.70'

1. NEW CONCRETE RETAINING WALL CLAD WITH A BBLEND OF NATURAL SPLIT STONE AND RECLAIMED BRICK
2. EXISTING STONE RETAINING WALL TO BE REMOVED
3. EXISTING STONE RETAINING WALL TO BE RETAINED
4. EXISTING RETAINING WALL TO BE RECONSTRUCTED AS NECESSARY

LEGEND

- REQUIRED SETBACK
- ROOF ABOVE
- PROPERTY LINE
- EXISTING HOUSE
- PROPOSED HOUSE

NOTE ON GARAGE MATERIALS:
- ALL EAVES, ATTICS, ROOF VENTS, AND OPENINGS UNDER FLOORS MUST BE SCREENED TO PREVENT THE ACCUMULATION OF COMBUSTIBLE MATERIAL, USING 3-mm, NON-COMBUSTIBLE WIRE MESH, AND VENT ASSEMBLIES WILL USE FIRE SHUTTERS OR BAFFLES.
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1 BASEMENT PLAN
Scale: 1/8" = 1'-0"

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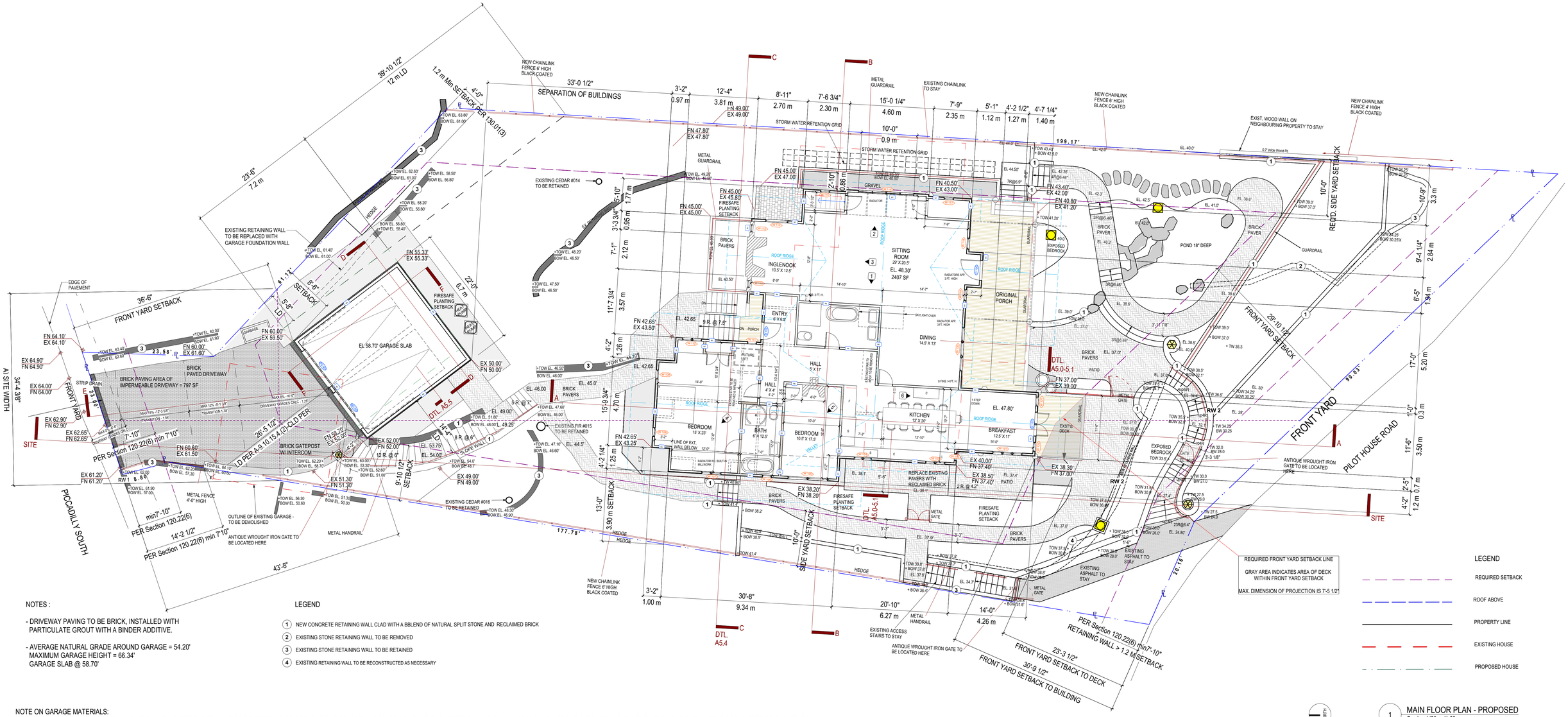
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A2.0
BASEMENT PLAN



NOTES :

- DRIVEWAY PAVING TO BE BRICK, INSTALLED WITH PARTICULATE GROUT WITH A BINDER ADDITIVE.

- AVERAGE NATURAL GRADE AROUND GARAGE = 54.20'
  MAXIMUM GARAGE HEIGHT = 66.34'
  GARAGE SLAB @ 58.70'

LEGEND

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NOTE ON GARAGE MATERIALS:
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1 MAIN FLOOR PLAN - PROPOSED
Scale: 1/8" = 1'-0"

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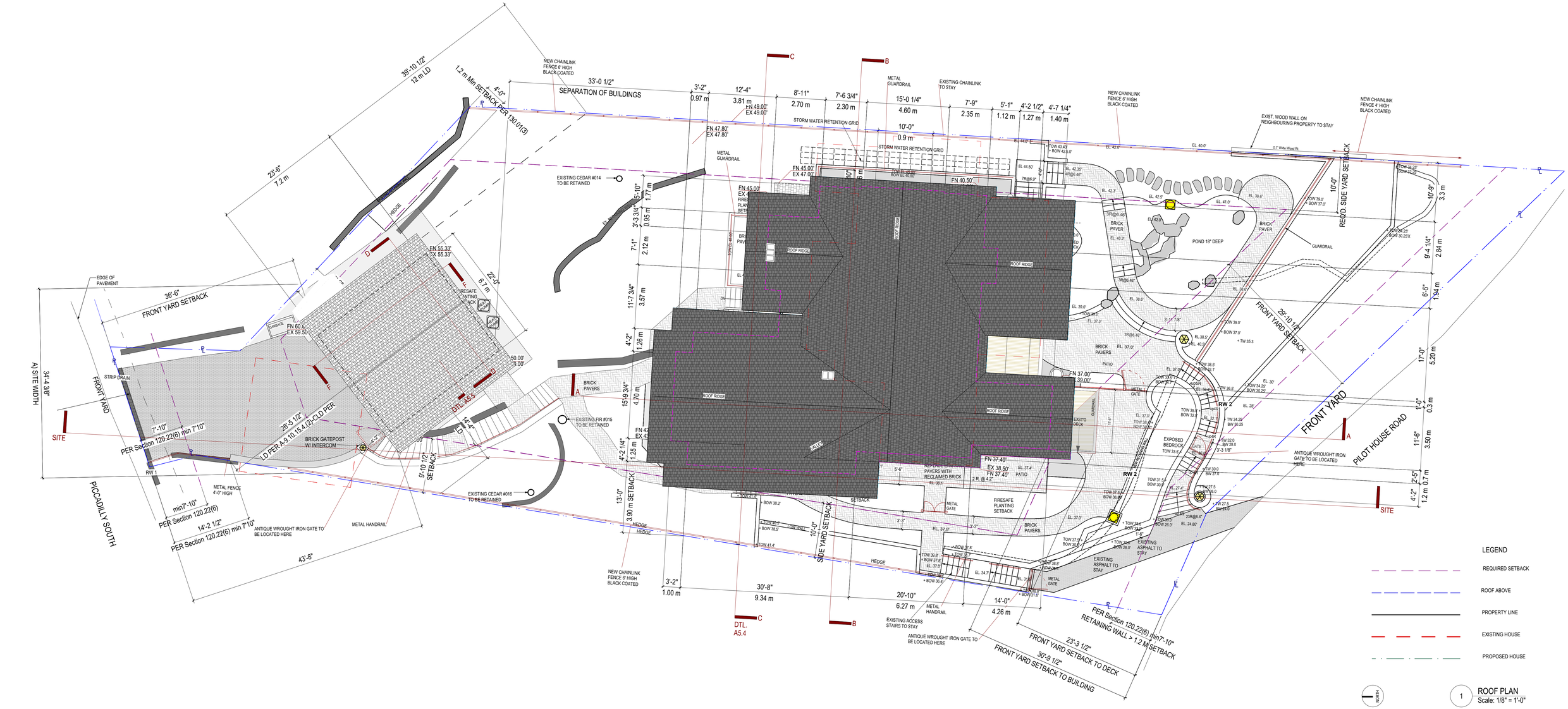
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A2.1
MAIN FLOOR PLAN - PROPOSED



1 ROOF PLAN
Scale: 1/8" = 1'-0"

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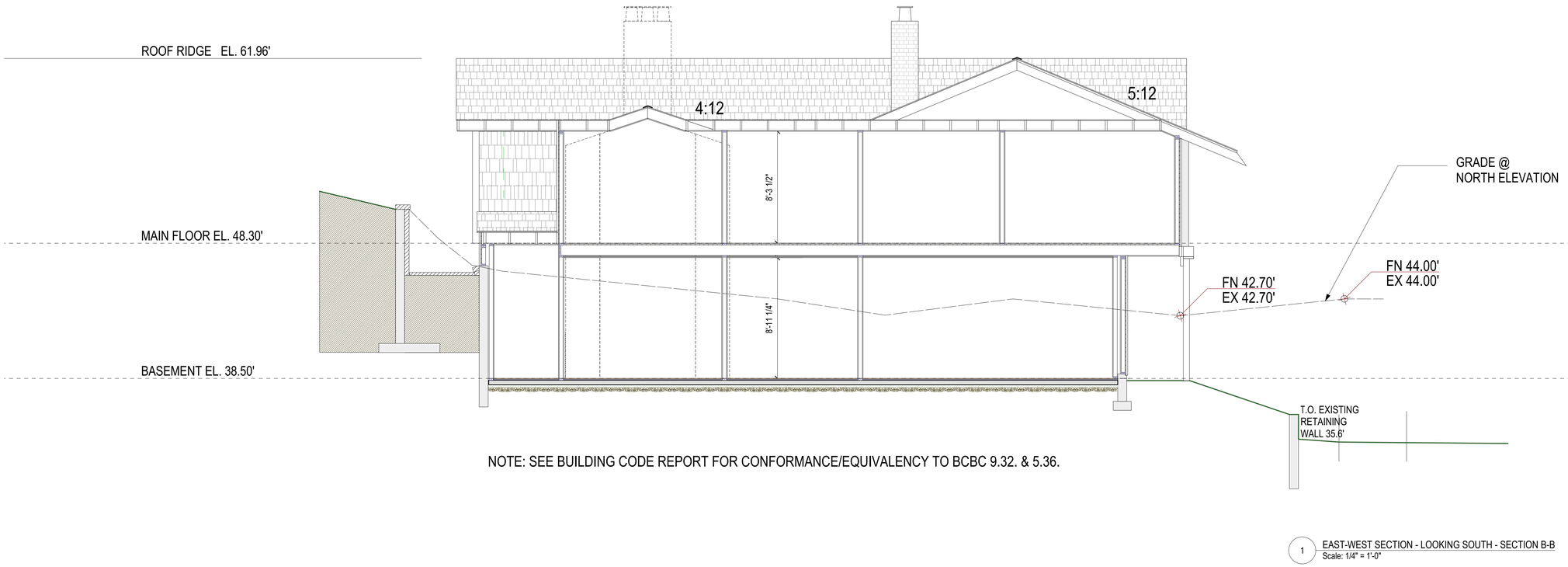
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A2.2
ROOF PLAN



NOTE: SEE BUILDING CODE REPORT FOR CONFORMANCE/EQUIVALENCY TO BCBC 9.32. & 5.36.

1 EAST-WEST SECTION - LOOKING SOUTH - SECTION B-B
Scale: 1/4" = 1'-0"

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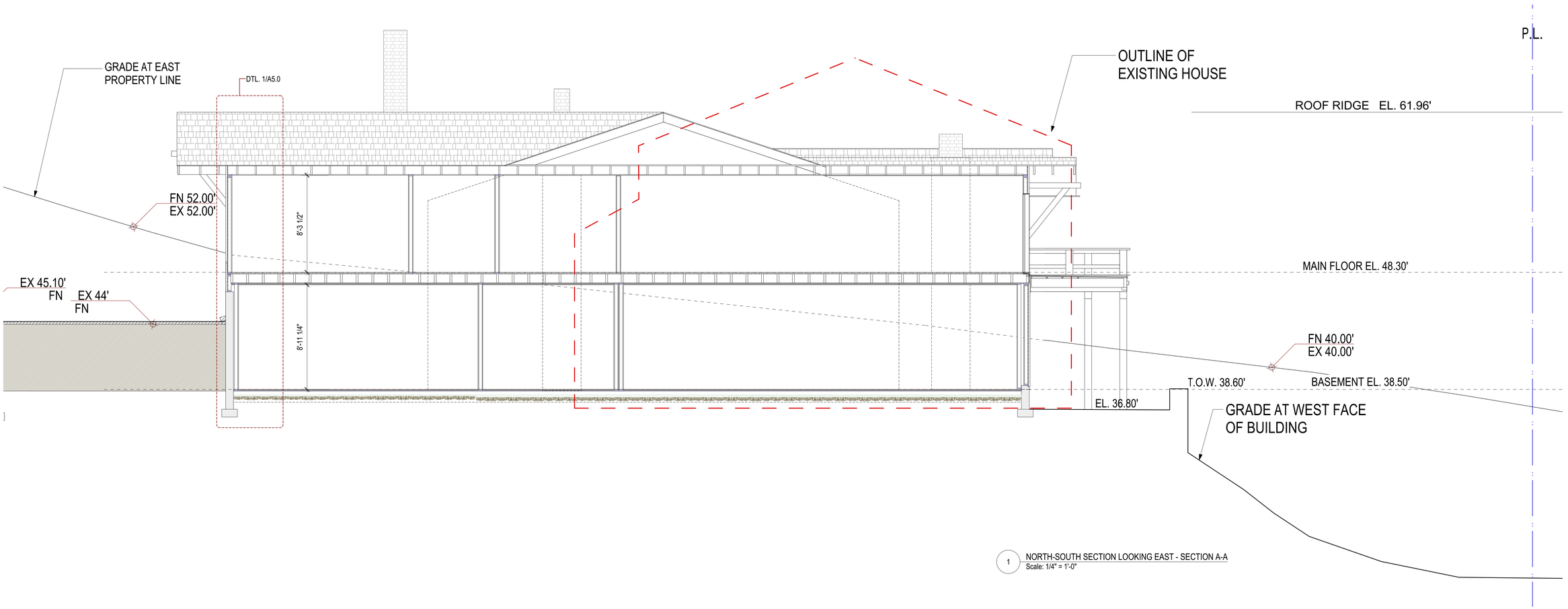
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A3.0
HERITAGE HOUSE SECTION



1 NORTH-SOUTH SECTION LOOKING EAST - SECTION A-A
Scale: 1/4" = 1'-0"

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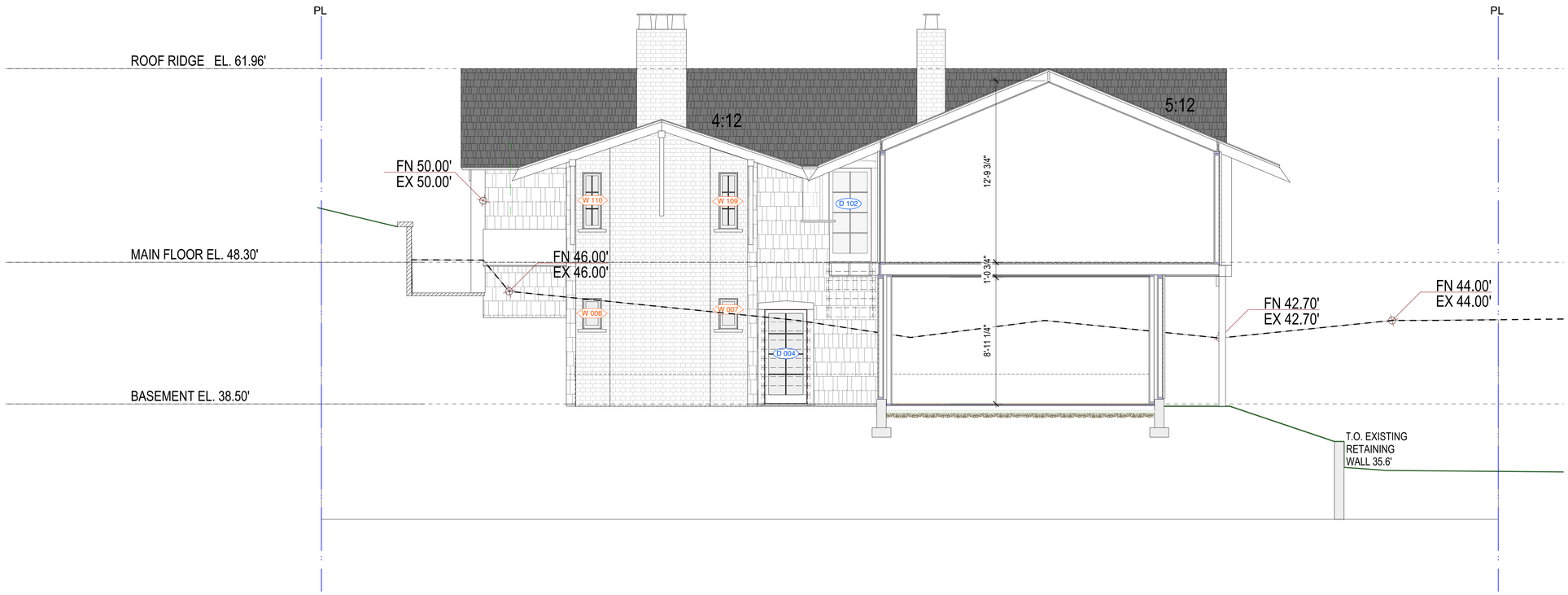
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A3.1
HERITAGE HOUSE SECTION



1 EAST-WEST SECTION LOOKING SOUTH - SECTION C-C
Scale: 1/4" = 1'-0"

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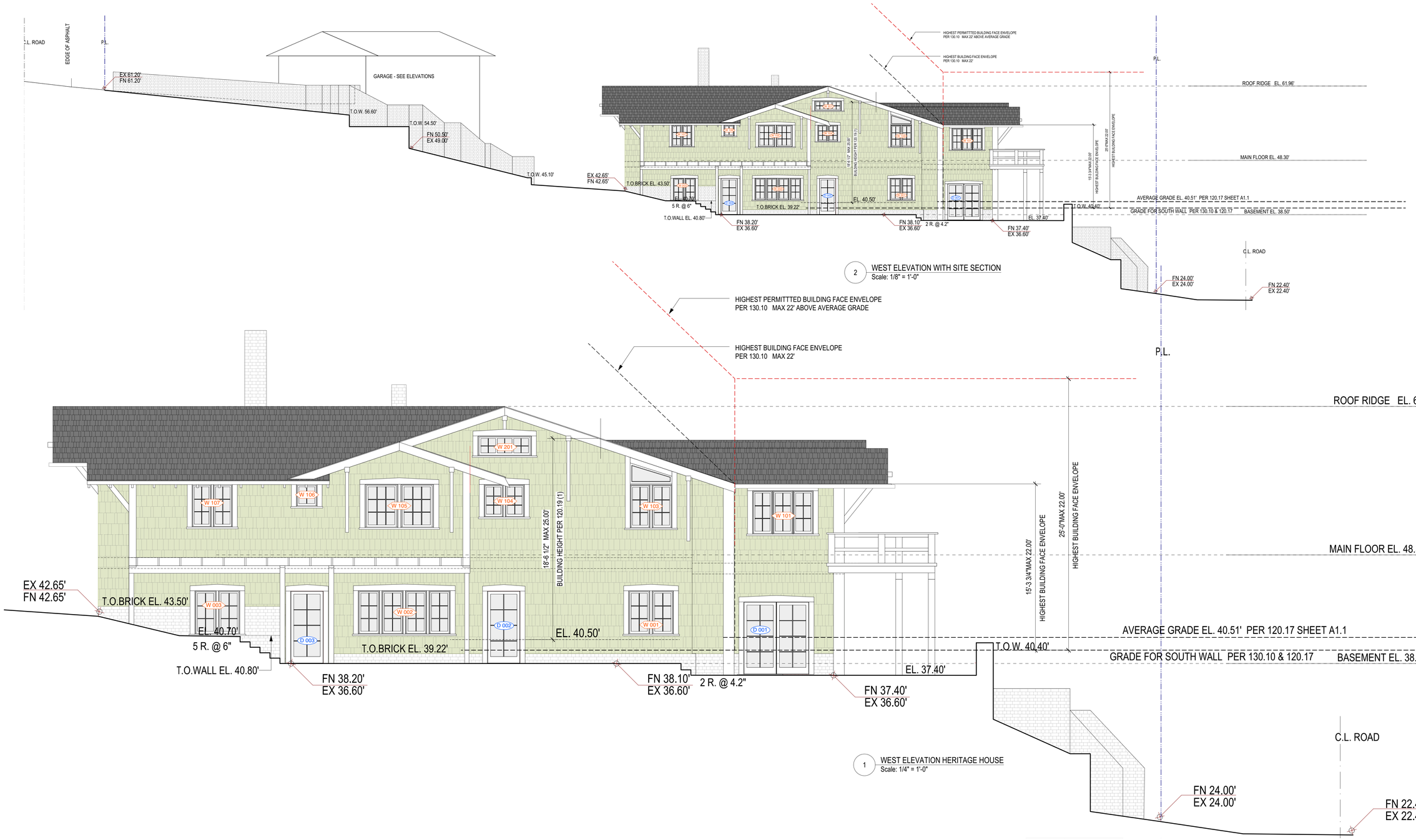
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A3.2
HERITAGE HOUSE SECTION



2 WEST ELEVATION WITH SITE SECTION
Scale: 1/8" = 1'-0"

1 WEST ELEVATION HERITAGE HOUSE
Scale: 1/4" = 1'-0"

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A4.0
WEST ELEVATION HERITAGE HOUSE

EXTERIOR MATERIALS / MAIN HOUSE:

1 ASPHALT SHINGLE
2 CEDAR SHAKES
3 WOOD TRIM BOARDS
4 WOOD BRACES AND BRACKETS
5 PEELED LOG POSTS
6 WOOD WINDOW TRIMS AND WINDOWS W. DIVIDED LITES AS INDICATED
7 SPACED WOOD STRAPPING SOFFITS W. WOOD SHEATHING OVER
8 ALUMINUM GUTTERS & RAIN WATER LEADERS
9 CLINKER BRICK FIREPLACES AND CHIMNEYS

NOTE:

ALL EXTERIOR MATERIALS ARE EXISTING UNLESS SPECIFICALLY NOTED OTHERWISE.

NOTE:

HOUSE WILL BE RECONSTRUCTED FROM UNDERSIDE OF MAIN FLOOR TO GRADE USING MATERIALS PRECISELY MATCHING EXISTING/ORIGINAL MATERIALS - SEE ALSO WINDOW/DOOR SCHEDULE



EXISTING BUILDING

1 HERITAGE HOUSE MATERIAL LIST
Scale: 1/4" = 1'-0"

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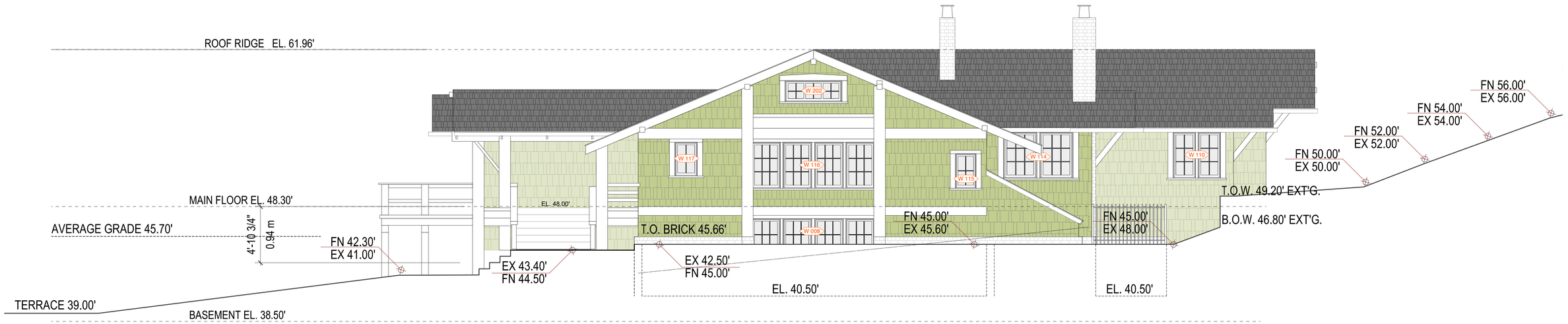
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A4.0.1
HERITAGE HOUSE MATERIALS



1 EAST ELEVATION HERITAGE HOUSE
Scale: 1/4" = 1'-0"

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A4.1
EAST ELEVATION HERITAGE HOUSE



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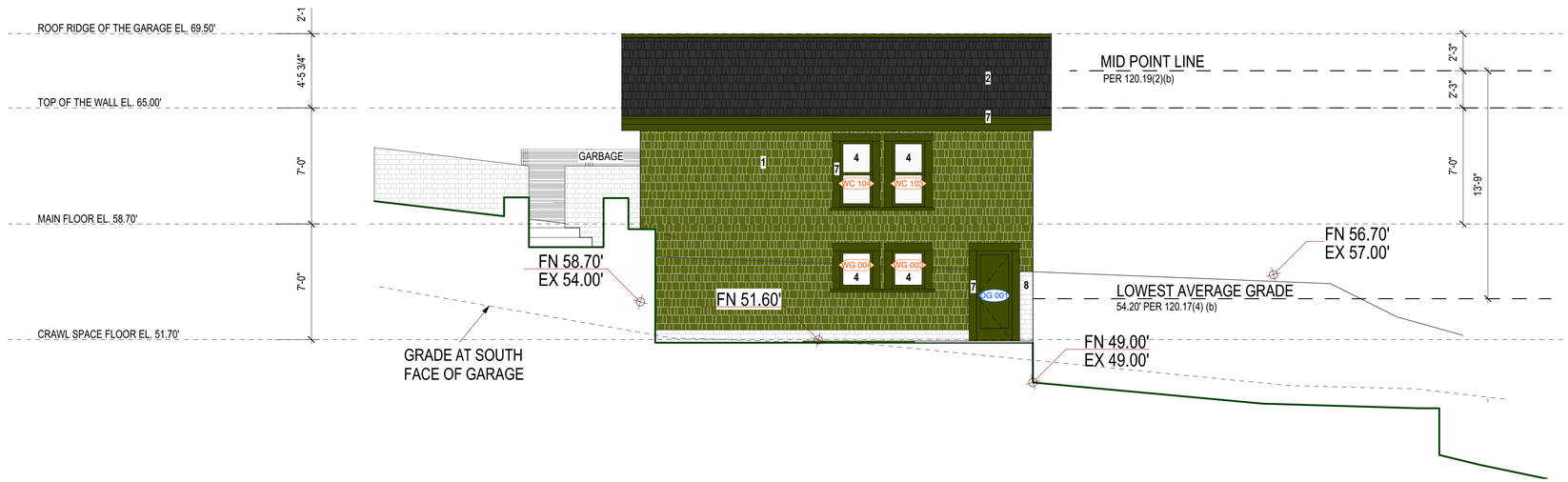
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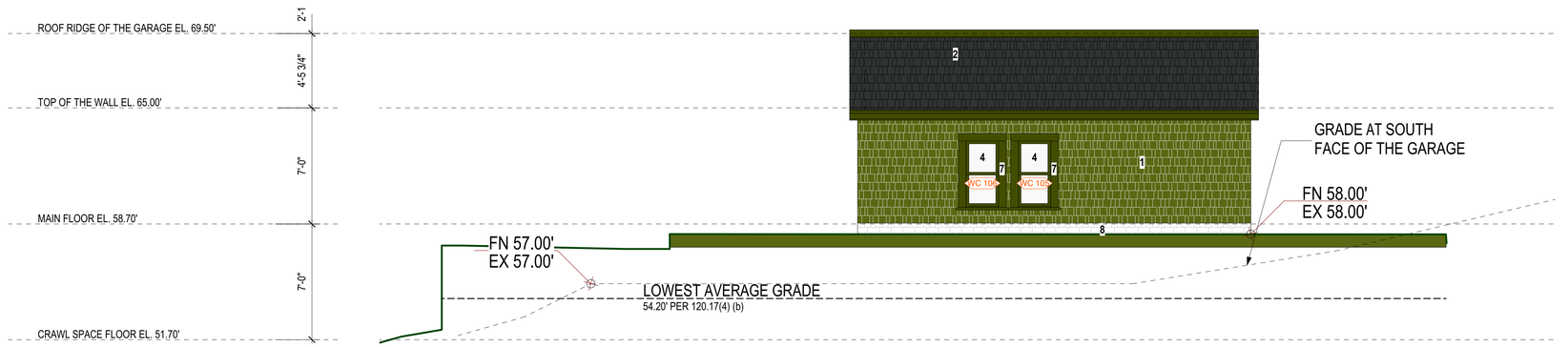
A4.2
SOUTH & NORTH ELEVATION
HERITAGE HOUSE



1 SOUTH ELEVATION GARAGE
Scale: 1/4" = 1'-0"

EXTERIOR MATERIALS:

1 NON-COMBUSTIBLE CEMENTITIOUS SHINGLES
2 ASPHALT SHINGLE ROOFING
3 SMOOTH 4 SIDES PAINTED 1X4 CORNER TRIMS
4 WOOD WINDOWS
5 WOOD DOORS
6 FOLDING FULLY GLAZED WOOD DOORS
7 SMOOTH 4 SIDES PAINTED 2X10 CLEAR TRIM BOARDS
8 BRICK



2 NORTH ELEVATION GARAGE
Scale: 1/4" = 1'-0"

NOTE:
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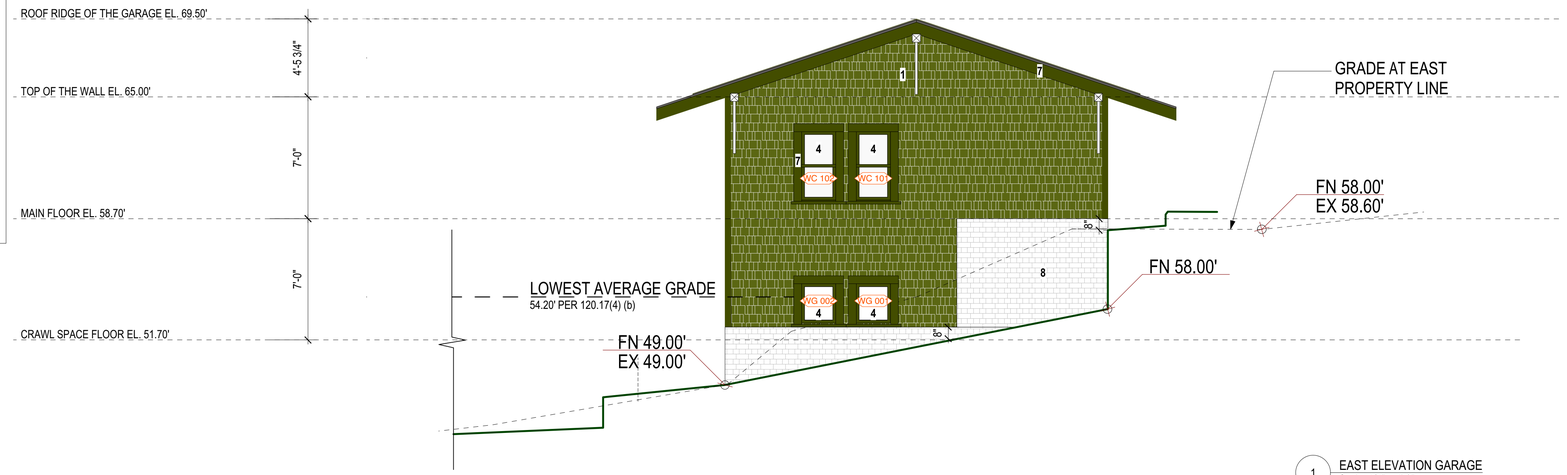
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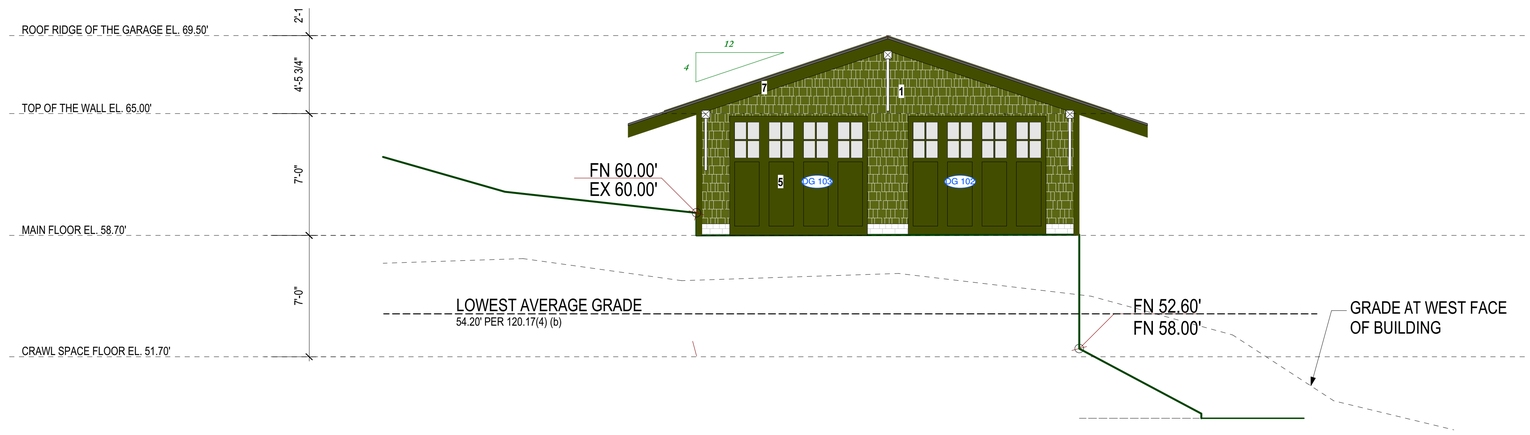
A4.3
SOUTH & NORTH ELEVATIONS GARAGE

EXTERIOR MATERIALS:

1 NON-COMBUSTIBLE CEMENTITIOUS SHINGLES
2 ASPHALT SHINGLE ROOFING
3 SMOOTH 4 SIDES PAINTED 1X4 CORNER TRIMS
4 WOOD WINDOWS
5 WOOD DOORS
6 FOLDING FULLY GLAZED WOOD DOORS
7 SMOOTH 4 SIDES PAINTED 2X10 CLEAR TRIM BOARDS
8 BRICK



1 EAST ELEVATION GARAGE
Scale: 1/4" = 1'-0"



2 WEST ELEVATION GARAGE
Scale: 1/4" = 1'-0"

NOTE:
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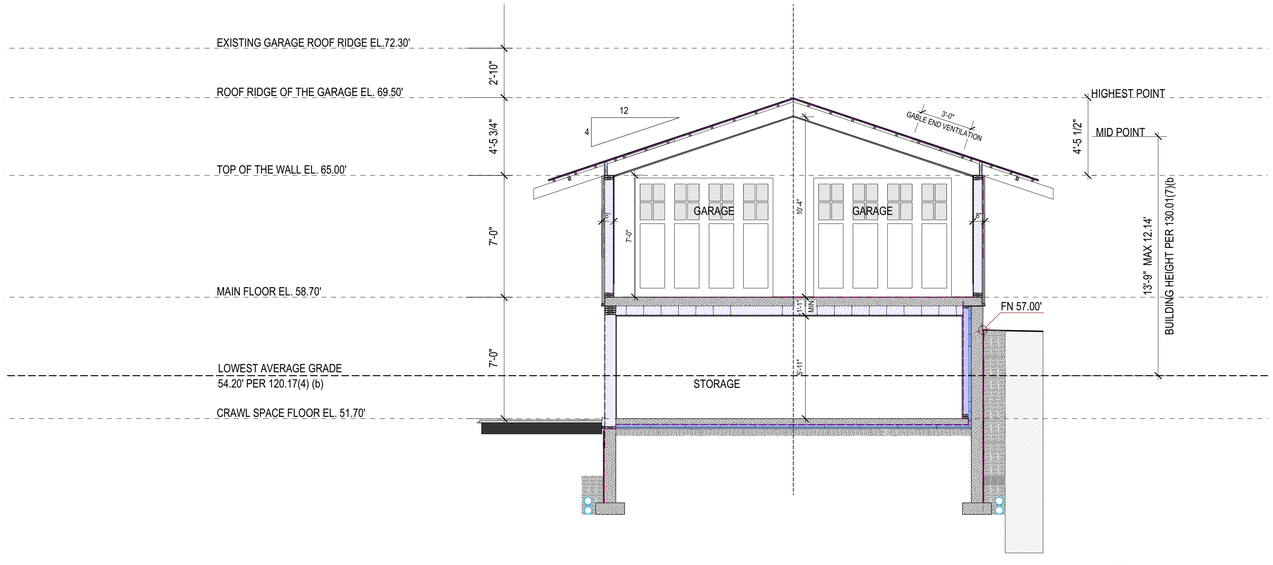
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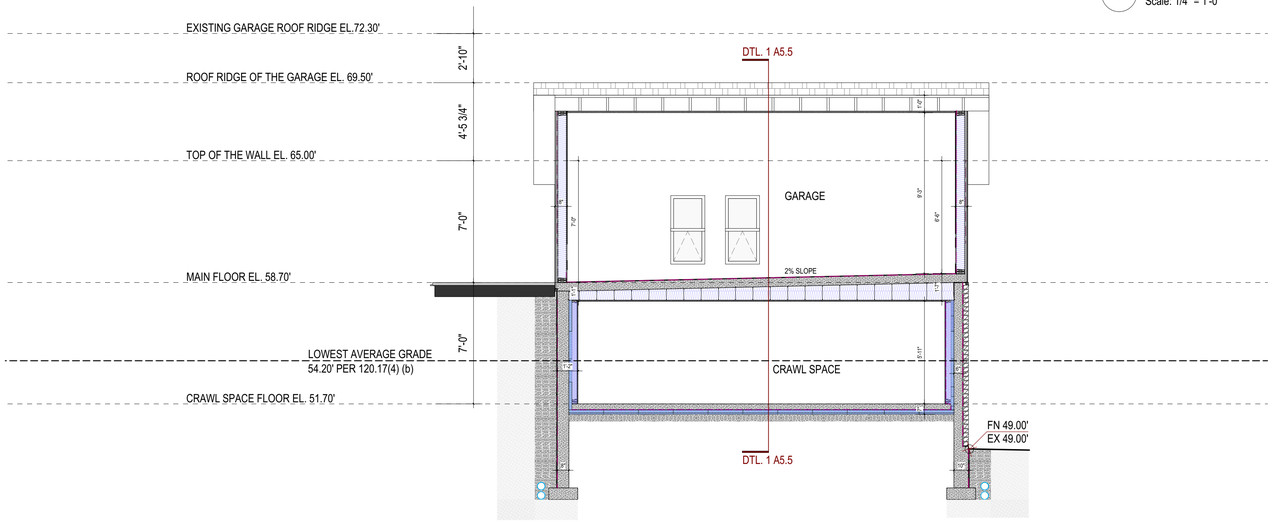
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A4.4
EAST & WEST ELEVATIONS GARAGE



1 SECTION D-D GARAGE
Scale: 1/4" = 1'-0"



2 SECTION F-F GARAGE
Scale: 1/4" = 1'-0"

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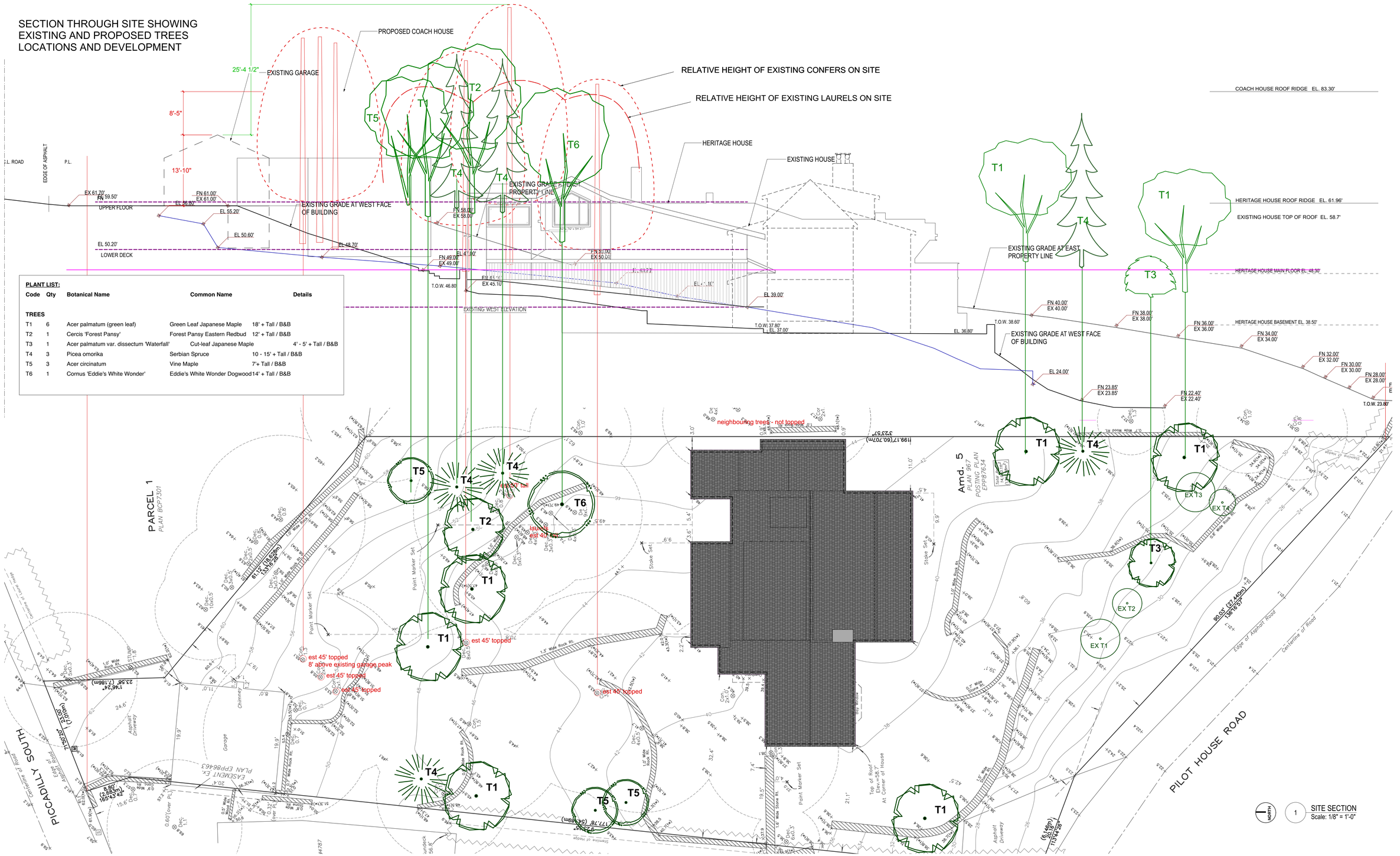
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4777 Pilot House Road
West Vancouver BC

NO.	DATE	REVISION
7	250226	RESPONSE TO PUBLIC MTG. 2
6	241120	RESPONSE TO STAFF COMMENTS
5	241009	RESPONSE TO STAFF COMMENTS
4	240702	RESPONSE TO HAP COMMENTS
3	230524	HAP FORMAL APPLICATION
2	221010	HERITAGE ALTERATION PERMIT
1	211125	HERITAGE ALTERATION PERMIT

A4.6
SECTIONS
GARAGE

SECTION THROUGH SITE SHOWING EXISTING AND PROPOSED TREES LOCATIONS AND DEVELOPMENT



PLANT LIST:

Code	Qty	Botanical Name	Common Name	Details
TREES				
T1	6	Acer palmatum (green leaf)	Green Leaf Japanese Maple	18' + Tall / B&B
T2	1	Cercis 'Forest Pansy'	Forest Pansy Eastern Redbud	12' + Tall / B&B
T3	1	Acer palmatum var. dissectum 'Waterfall'	Cut-leaf Japanese Maple	4' - 5' + Tall / B&B
T4	3	Picea omorika	Serbian Spruce	10 - 15' + Tall / B&B
T5	3	Acer circinatum	Vine Maple	7'+ Tall / B&B
T6	1	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	14' + Tall / B&B

1 SITE SECTION
Scale: 1/8" = 1'-0"

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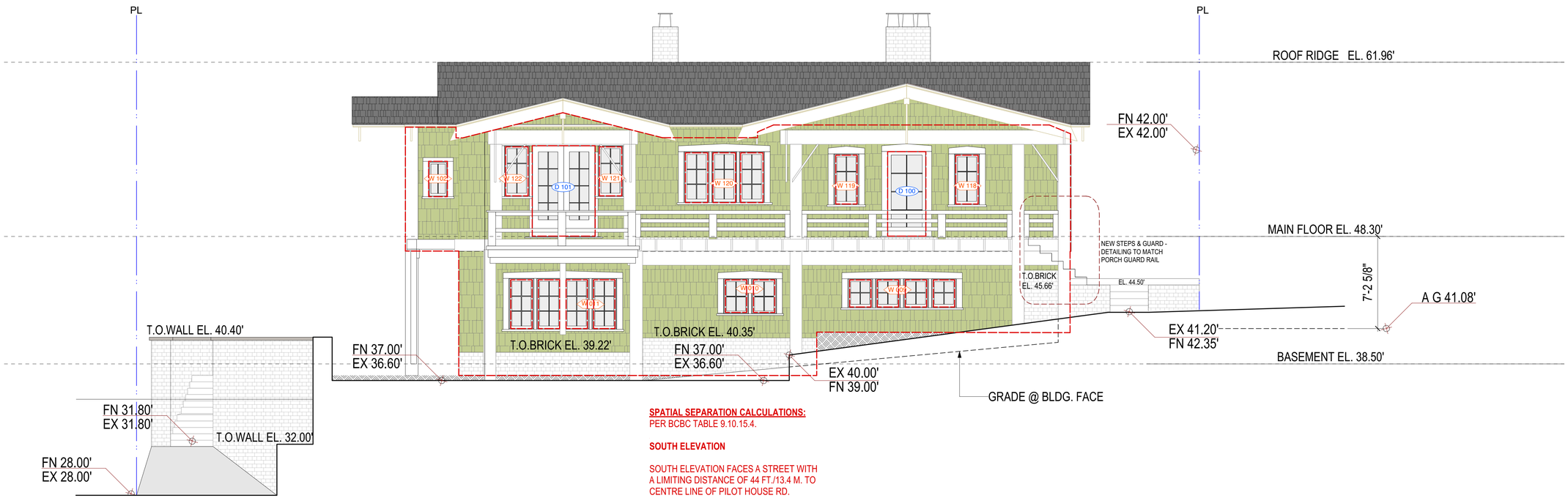
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A4.8.3
SITE SECTION
EXISTING/PROPOSED



SPATIAL SEPARATION CALCULATIONS:
PER BCBC TABLE 9.10.15.4.

SOUTH ELEVATION

SOUTH ELEVATION FACES A STREET WITH A LIMITING DISTANCE OF 44 FT./13.4 M. TO CENTRE LINE OF PILOT HOUSE RD.

ALLOWABLE UNPROTECTED OP. = 100%

1 SPATIAL SEPARATION CALCULATION - SOUTH ELEVATION HERITAGE HOUSE
Scale: 1/4" = 1'-0"

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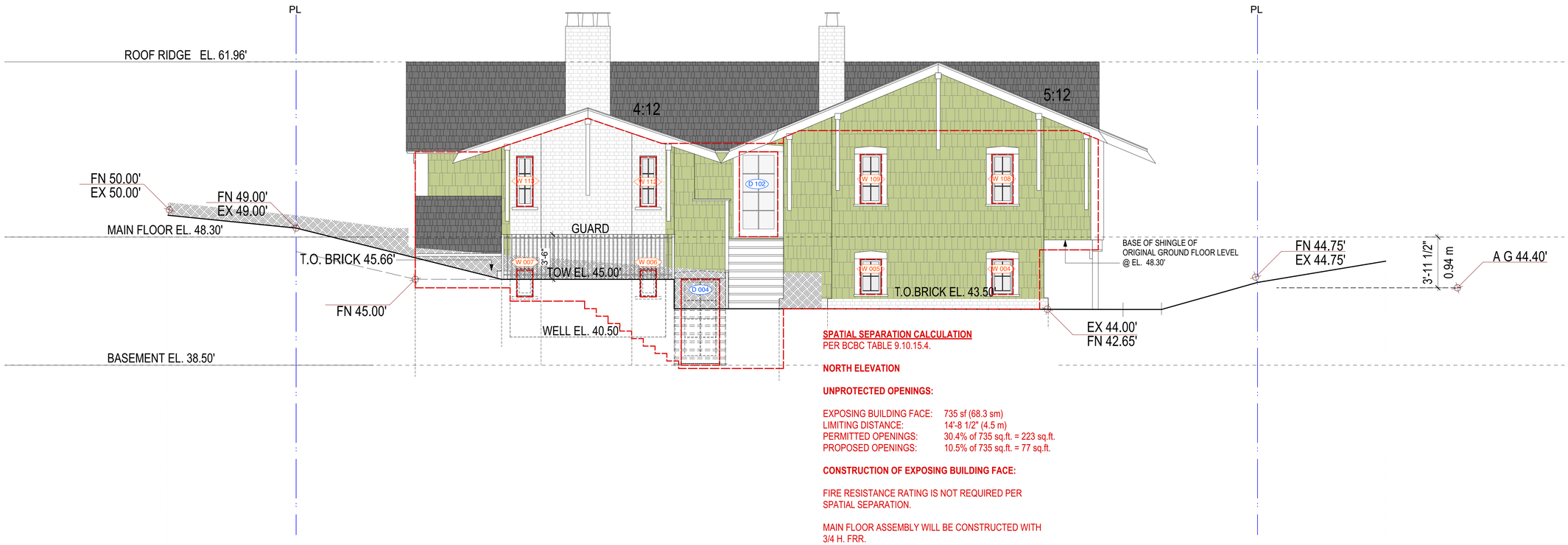
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A4.7.1
HERITAGE HOUSE
SPATIAL SEPARATION CALCULATION



SPATIAL SEPARATION CALCULATION
PER BCBC TABLE 9.10.15.4.

NORTH ELEVATION

UNPROTECTED OPENINGS:

EXPOSING BUILDING FACE:	735 sf (68.3 sm)
LIMITING DISTANCE:	14'-8 1/2" (4.5 m)
PERMITTED OPENINGS:	30.4% of 735 sq.ft. = 223 sq.ft.
PROPOSED OPENINGS:	10.5% of 735 sq.ft. = 77 sq.ft.

CONSTRUCTION OF EXPOSING BUILDING FACE:

FIRE RESISTANCE RATING IS NOT REQUIRED PER SPATIAL SEPARATION.

MAIN FLOOR ASSEMBLY WILL BE CONSTRUCTED WITH 3/4 H. FRR.

BASEMENT LEVEL EXTERIOR WALLS AND BEARING WALLS WILL BE CONSTRUCTED WITH 3/4 H. FRR PER VBBL 3.2.2.53.

1 SPATIAL SEPARATION CALCULATION - NORTH ELEVATION HERITAGE HOUSE
Scale: 1/4" = 1'-0"

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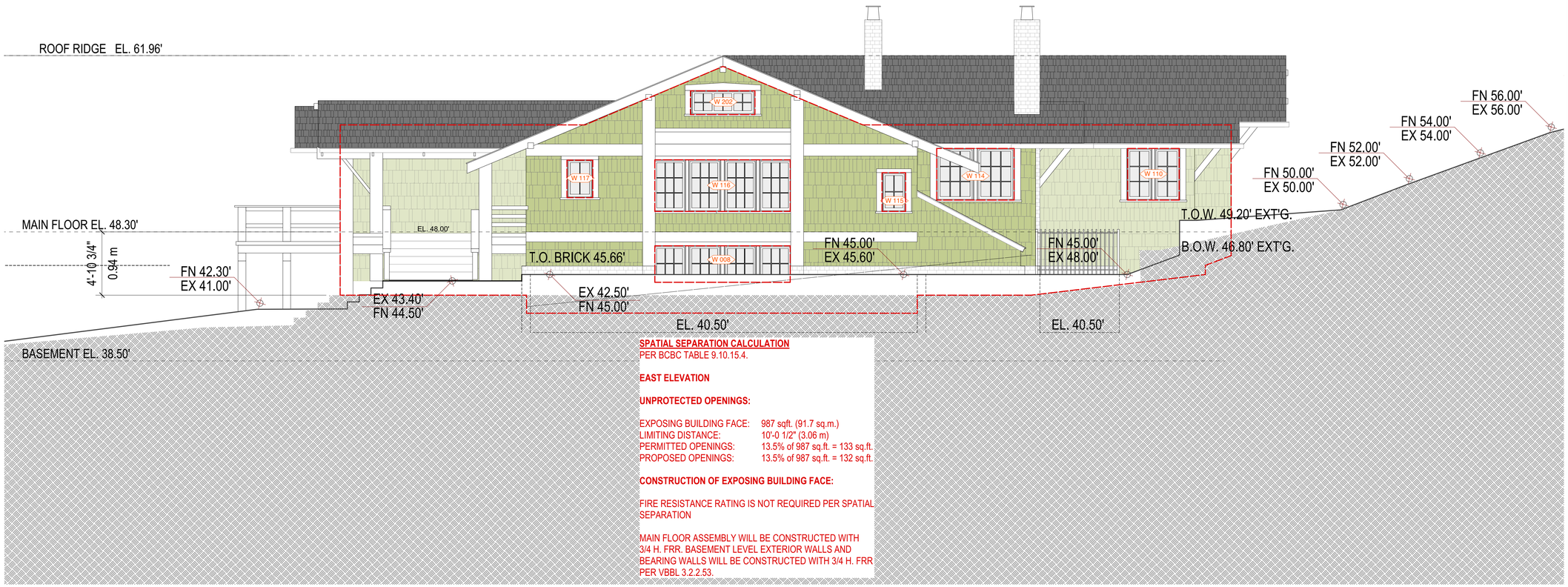
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A4.7.2
HERITAGE HOUSE
SPATIAL SEPARATION CALCULATION



SPATIAL SEPARATION CALCULATION
PER BCBC TABLE 9.10.15.4.

EAST ELEVATION

UNPROTECTED OPENINGS:

EXPOSING BUILDING FACE:	987 sqft. (91.7 sq.m.)
LIMITING DISTANCE:	10'-0 1/2" (3.06 m)
PERMITTED OPENINGS:	13.5% of 987 sq.ft. = 133 sq.ft.
PROPOSED OPENINGS:	13.5% of 987 sq.ft. = 132 sq.ft.

CONSTRUCTION OF EXPOSING BUILDING FACE:

FIRE RESISTANCE RATING IS NOT REQUIRED PER SPATIAL SEPARATION

MAIN FLOOR ASSEMBLY WILL BE CONSTRUCTED WITH 3/4 H. FRR. BASEMENT LEVEL EXTERIOR WALLS AND BEARING WALLS WILL BE CONSTRUCTED WITH 3/4 H. FRR PER VBBL 3.2.2.53.

1 SPATIAL SEPARATION CALCULATION - EAST ELEVATION HERITAGE HOUSE
Scale: 1/4" = 1'-0"

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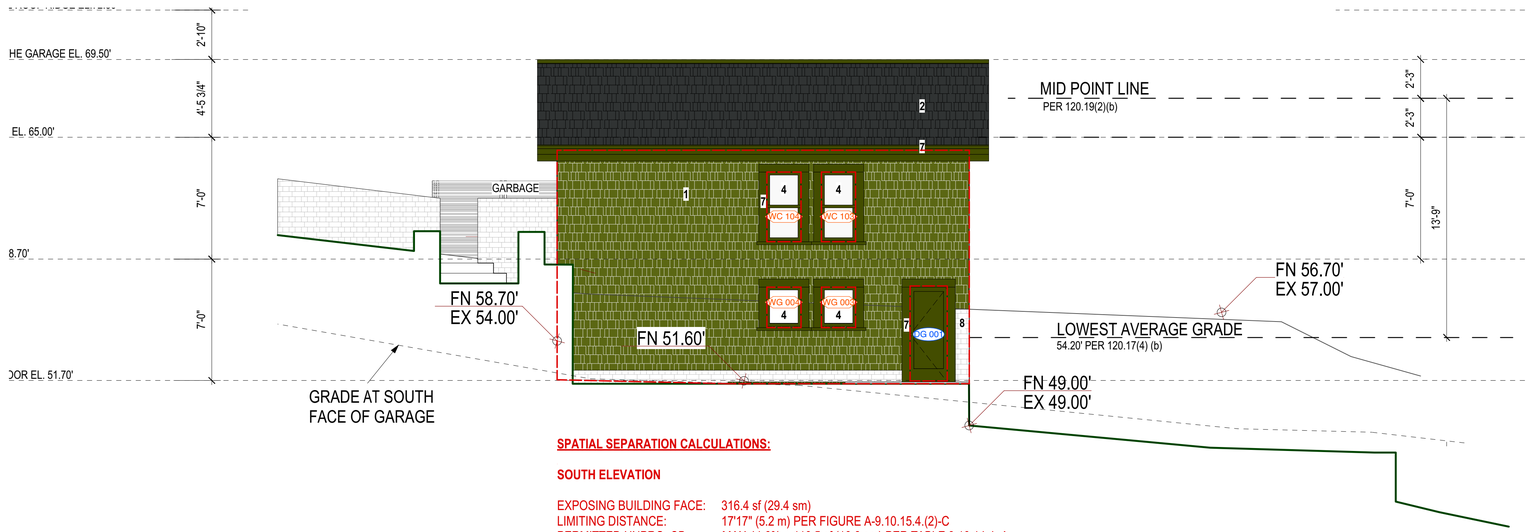
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A4.7.3
HERITAGE HOUSE
SPATIAL SEPARATION CALCULATION



SPATIAL SEPARATION CALCULATIONS:

SOUTH ELEVATION

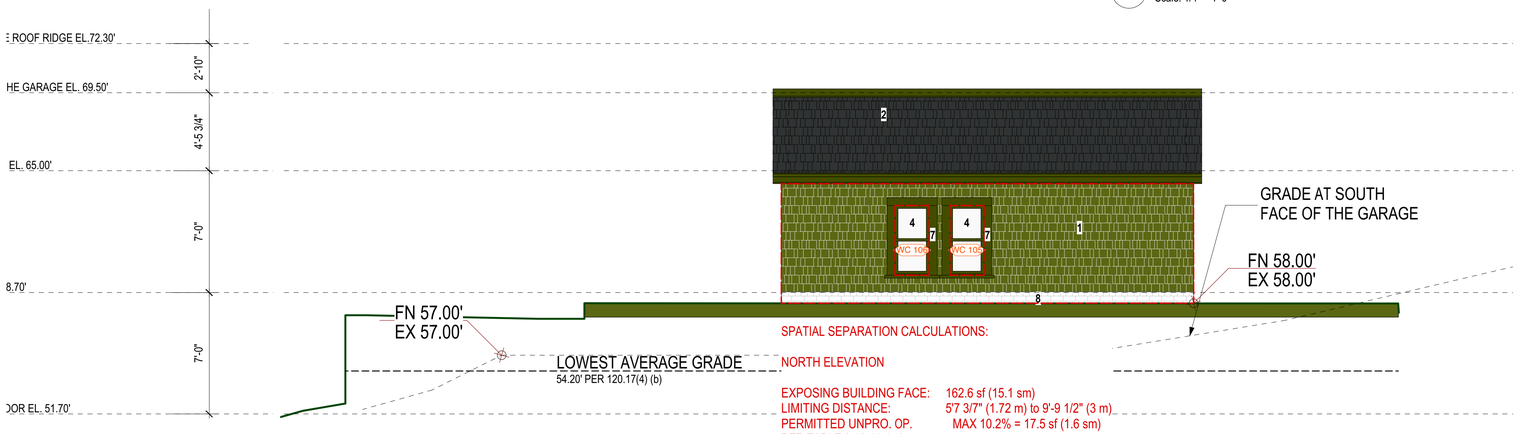
EXPOSING BUILDING FACE: 316.4 sf (29.4 sm)
LIMITING DISTANCE: 17'17" (5.2 m) PER FIGURE A-9.10.15.4.(2)-C
PERMITTED UNPRO. OP. MAX 41.6% = 116.5 sf (10.8 sm) PER TABLE 9.10.14.4.-A
PROPOSED OPENINGS: 10.6% of 372.8 sf = 39.4 sf (3.66 sm)

CONSTRUCTION OF EXPOSING BUILDING FACE:

45 MIN FIRE RESISTANCE RATING IS REQUIRED PER SPATIAL SEPARATION CALCULATION PER TABLE 9.10.14.5.

CLADDING WILL BE NON-COMBUSTIBLE.

1 SPATIAL SEPARATION CALCULATION - SOUTH ELEVATION GARAGE
Scale: 1/4" = 1'-0"



SPATIAL SEPARATION CALCULATIONS:

NORTH ELEVATION

EXPOSING BUILDING FACE: 162.6 sf (15.1 sm)
LIMITING DISTANCE: 5'7 3/7" (1.72 m) to 9'-9 1/2" (3 m)
PERMITTED UNPRO. OP. MAX 10.2% = 17.5 sf (1.6 sm)
PER TABLE 9.10.14.4.-A:
PROPOSED OPENINGS: 9% of 171.8 sf = 16 sf

CONSTRUCTION OF EXPOSING BUILDING FACE:

1 HR FIRE RESISTANCE RATING IS REQUIRED PER SPATIAL SEPARATION CALCULATION PER TABLE 3.2.3.7.

CLADDING WILL BE NON-COMBUSTIBLE.

2 SPATIAL SEPARATION CALCULATION - NORTH ELEVATION GARAGE
Scale: 1/4" = 1'-0"

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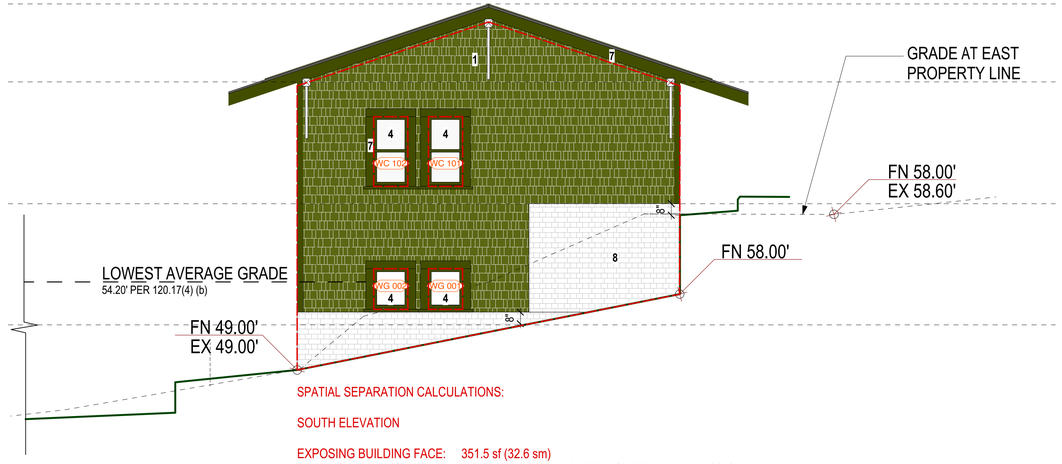
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A4.7.4
CALCULATION SPATIAL SEPARATION GARAGE



SPATIAL SEPARATION CALCULATIONS:

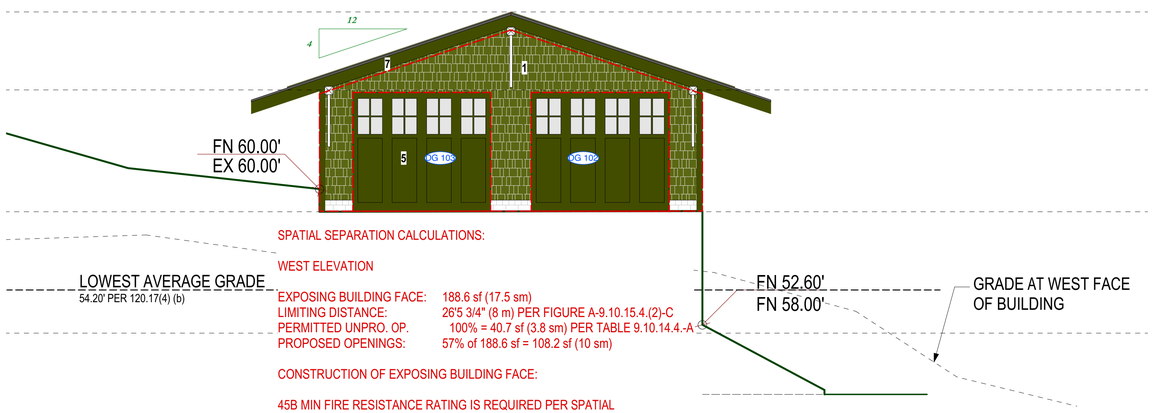
SOUTH ELEVATION

EXPOSING BUILDING FACE: 351.5 sf (32.6 sm)
LIMITING DISTANCE: MAX 38'8 1/4" (11.6 m) PER FIGURE A-9.10.15.4.(2)-C
PERMITTED UNPRO. OP. NO LIMIT PER TABLE 9.10.14.4.-A
PROPOSED OPENINGS: 7% of 351.5 sf = 25.2 sf (2.3 sm)

CONSTRUCTION OF EXPOSING BUILDING FACE:

CLADDING WILL BE NON-COMBUSTIBLE.

1 SPATIAL SEPARATION CALCULATION - EAST ELEVATION GARAGE
Scale: 1/4" = 1'-0"



SPATIAL SEPARATION CALCULATIONS:

WEST ELEVATION

EXPOSING BUILDING FACE: 188.6 sf (17.5 sm)
LIMITING DISTANCE: 26'5 3/4" (8 m) PER FIGURE A-9.10.15.4.(2)-C
PERMITTED UNPRO. OP. 100% = 40.7 sf (3.8 sm) PER TABLE 9.10.14.4.-A
PROPOSED OPENINGS: 57% of 188.6 sf = 108.2 sf (10 sm)

CONSTRUCTION OF EXPOSING BUILDING FACE:

45B MIN FIRE RESISTANCE RATING IS REQUIRED PER SPATIAL SEPARATION CALCULATION PER TABLE 9.10.14.5.

CLADDING WILL BE NON-COMBUSTIBLE.

2 SPATIAL SEPARATION CALCULATION - WEST ELEVATION GARAGE
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A4.7.5
SPATIAL SEPARATION CALCULATION GARAGE









1 MODEL VIEWS OF PROPOSAL

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A6.0
RENDERS