

EXISTING AVERAGE GRADE CALCULATION

BC - (49.50+47.40)/2 x 37.56 = 1819.78
 CD - (47.40+46.70)/2 x 22.95 = 1079.80
 DE - (46.70+48.14)/2 x 15.73 = 745.92
 EF - (48.14+48.59)/2 x 2.00 = 97.36
 FG - (48.14+48.68)/2 x 6.66 = 322.41
 GH - (48.68+48.89)/2 x 2.00 = 97.36
 HI - (48.89+49.50)/2 x 22.95 = 1140.73

TOTAL 123.02 = 6050.09
 AVERAGE GR = 6050.09 / 123.02 = 49.18

DWELLING AVERAGE GRADE CALCULATION

BC - (48.70+47.40)/2 x 37.56 = 1804.76
 CD - (47.40+40.70)/2 x 0.66 = 29.07
 DE - (40.70+40.70)/2 x 8.00 = 326.50
 EF - (40.70+47.11)/2 x 0.66 = 32.58
 FG - (47.11+46.70)/2 x 13.83 = 639.32
 GH - (46.70+48.14)/2 x 15.73 = 745.92
 HI - (48.14+48.68)/2 x 2.00 = 97.36
 IJ - (48.68+48.89)/2 x 2.00 = 97.36
 JK - (48.89+48.70)/2 x 15.17 = 738.63
 KL - (48.70+48.70)/2 x 22.95 = 1117.67

TOTAL 123.02 = 5946.00
 AVERAGE GR = 5946.00 / 123.02 = 48.33

ZONING COMPLIANCE STATISTICS TABLE

	Required/Permitted	Existing	Proposed	Variance
Front Yard Setback	7.6m	7.6m	6.08m	1.52m
East Side Yard Setback	1.52m	1.52m	n/a	n/a
West Side Yard Setback	1.52m	1.52m	n/a	n/a
Rear Yard Setback	9.1m	7.77m	n/a	n/a
Site Coverage	50% (289.7m ²)	116m ²	120.1m ²	4.1m ²
FAR	144.85m ²	144.88m ²	n/a	n/a

BALCONY ADDITION: PROPOSED ZONING VARIANCE

CURRENT BYLAW PROHIBITS FRONTYARD SETBACK ENCROACHMENT ON BALCONIES/DECKS ABOVE 0.6M

PROPOSING 5FT BALCONY ADDITION INTO THE FRONTYARD SETBACK AT A RIGHT ANGLE 15FT IN LENGTH 10.6FT (3.23M) ABOVE FINISHED GRADE

REQUESTING MINOR BYLAW VARIANCE TO IMPROVE FUNCTIONALITY OF SPACE AND THE COHESION OF THE PROJECTION WITH THE AESTHETICS OF NEIGHBORING DWELLINGS

PRAIRIE BEACH DESIGN & WR CONTRACTING

ZONING RESTRICTIONS AS PER DWV ZONING BROSURE PAGE G3.5 AND ZBYL SECTION 120.27, REQUESTING RECONSIDERATION FOR VARIANCE:

Uncovered front steps can project into the front yard by up to 1.2 m. Landings and decks that are part of the building and over 0.6 m above ground cannot project into required yard areas.

Features such as decks (more than 0.6 m above grade), porches, and bay windows must conform to setback regulations.

CIVIC ADDRESS

1247 KEITH ROAD.
 WEST VANCOUVER, B.C.

ZONING: RD1

LEGAL DESCRIPTION

LOT 10, BLK 16, DL 237,
 NWD PLAN 3459

LIVING AREAS - METRIC

CELLAR FLOOR:	78.84 m ² .
MAIN FLOOR:	72.44 m ² .
TOP FLOOR:	72.44 m ² .
CELLAR EXCLUSION:	78.84 m ² .
TOTAL FSR:	144.88 m ² .

LIVING AREAS

CELLAR FLOOR:	848.70 SFT.
MAIN FLOOR:	779.80 SFT.
TOP FLOOR:	779.80 SFT.
CELLAR EXCLUSION:	848.70 SFT.
TOTAL FSR:	1559.60 SFT.

LOT AREA: 289.7 m²

	ALLOWED	PROPOSED
L.C 40%	115.88 m ²	116.00 m ²
GFA 50% LA	144.85 m ²	144.88 m ²

LOT AREA: 3119.0 SFT. (289.7 m²)

	ALLOWED	PROPOSED
L.C 40%	1247.60	1248.70
GFA 50% LA	1559.50	1559.60

GENERAL NOTES:

- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
- ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE 2012 EDITION.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA A23.3 LATEST EDITION.
- CONCRETE STRENGTH AT 28 DAYS MINIMUM 25 MPa.
- ALL FRAMING AND WALLING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
- WOOD TRUSSES TO BE DESIGNED AND SEALED BY P.ENG. REGISTERED IN B.C.
- ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 012 LATEST EDITION.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

DESIGN CRITERIA

- ALL CONSTRUCTION TO COMPLY WITH BCBC 2012 EDITION & LOCAL MUNICIPALITY BY LAWS & STANDARDS
- ALL TIMBERS S.P.F. #2, fc CONCRETE = 25 MPa EXCEPT FOR GARAGE FLOOR & EXTERIOR STAIRS CONCRETE fc=32MPa @ 28 DAYS. STEEL Fy=400MPa.
- FOUNDATION ARE DESIGNED FOR AN ASSUMED BEARING CAPACITY OF 1500 P.S.F. FOUNDATION BASE TO BE FREE FROM ANY ICE, WATER, SOFT SOIL OR ORGANIC MATERIALS.
- DESIGN LOADING: GROUND SNOW LOAD SG = 2.4 KPa OR 50.16 PSF
 RAIN LOAD SR = 0.2 KPa OR 4.2 PSF
 SEISMIC So(0.2) = 0.88, So(0.5)=0.62, So(1.0)=0.33, So(2.0)=0.17 & PGA = 0.43.
 WIND LOADING 1/10 = 0.37 KPa OR 7.7 PSF
 WIND LOADING 1/50 = 0.48 KPa OR 10.00 PSF
 LIVE LOADING FLOOR = 1.9 KPa OR 38.9 PSF
 FLR DL = 30 PSF (W/CONC. TOPPING)
 FLR DL = 10 PSF (W/O CONC. TOPPING)
- 3" MIN CONCRETE COVER REQ'D FOR STEEL IN CONCRETE IN CONTACT WITH EARTH.
 2" MIN CONCRETE COVER REQ'D FOR STEEL IN EXPOSED CONCRETE
- STAGGER STEEL SPLICES AND OVERLAP 36 BAR DIA. STEEL REINF. TO BE CONT. AROUND CORNERS.
- ALL BUILT UP BEAMS SHALL BE ADEQUATELY NAILED OR BOLTED TOGETHER TO ACT AS ONE.
- ALL BEAMS ENDS MUST BE SUPPORTED FOR THE FULL WIDTH OF THE BEAMS.
- ALL BEAMS BEARING POINTS SHALL BE 3-2x4 STUDS MINIMUM.
- ALL BEAMS, HEADERS AND LINTELS ARE OF S.P.F. #2 OR BETTER.
- ALL HEADERS AND LINTELS 2 - 2X10 S.P.F. #2 OR BETTER UNLESS NOTED OTHERWISE.
- ALL JOISTS TO BE S.P.F. #2 OR BETTER.
- ALL TRUSSES AND GIRDER SHALL BE DESIGNED BY THE MANUFACTURER AND INSTALLED AS SHOWN ON PLAN.
- ALL TRUSSES AND GIRDER SPAN SHALL BE VERIFIED BY THE MANUFACTURER ON THE JOB SITE BEFORE INSTALLATION.
- STRUCTURE DESIGN IS BASED ON THE LAYOUT SHOWN & ANY CHANGE IN THE SITE OF ROOM SPAN, SUPPORT MATERIAL TO BE CHECKED AND APPROVED BY THE ENGINEER.
- AT THE INTERSECTION OF BEAMS PROPER METAL HANGERS SHOULD BE USED.
- ASSUMED LUMBER DRY SERVICE CONDITIONS PREVAIL.
- LIVE LOAD DEFLECT = L/360
 TOTAL LOAD DEFLECT = L/240
- NOTIFY P. ENG. 24 HR. PRIOR TO INSPECTIONS
 FOR FILL COMPACTION PRIOR TO COVERING
 SLAB AND FOUNDATION / FOOTING REINF. SYSTEMS
 AND FRAME. CONTRACTOR TO ENSURE THAT APPROPRIATE
 HANGER NAILS ARE USED FOR FLUSH FRAMING CONNECTIONS
 GEOTECH. EVALUATION REQ'D IF NECESSARY AS DETERMINED ON SITE BY OTHERS.

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DESIGN CONSULTANTS LTD
 5690 KULLAHUN DR, VANCOUVER, BC, V6N 2E5.
 TEL: 604 324 7868, FAX: 604 324 7869

BUILDER:
OWNER:

ADDRESS: 1247 KEITH ROAD.
LOCATION: WEST VANCOUVER BC
DRAWING TITLE: SITE PLAN

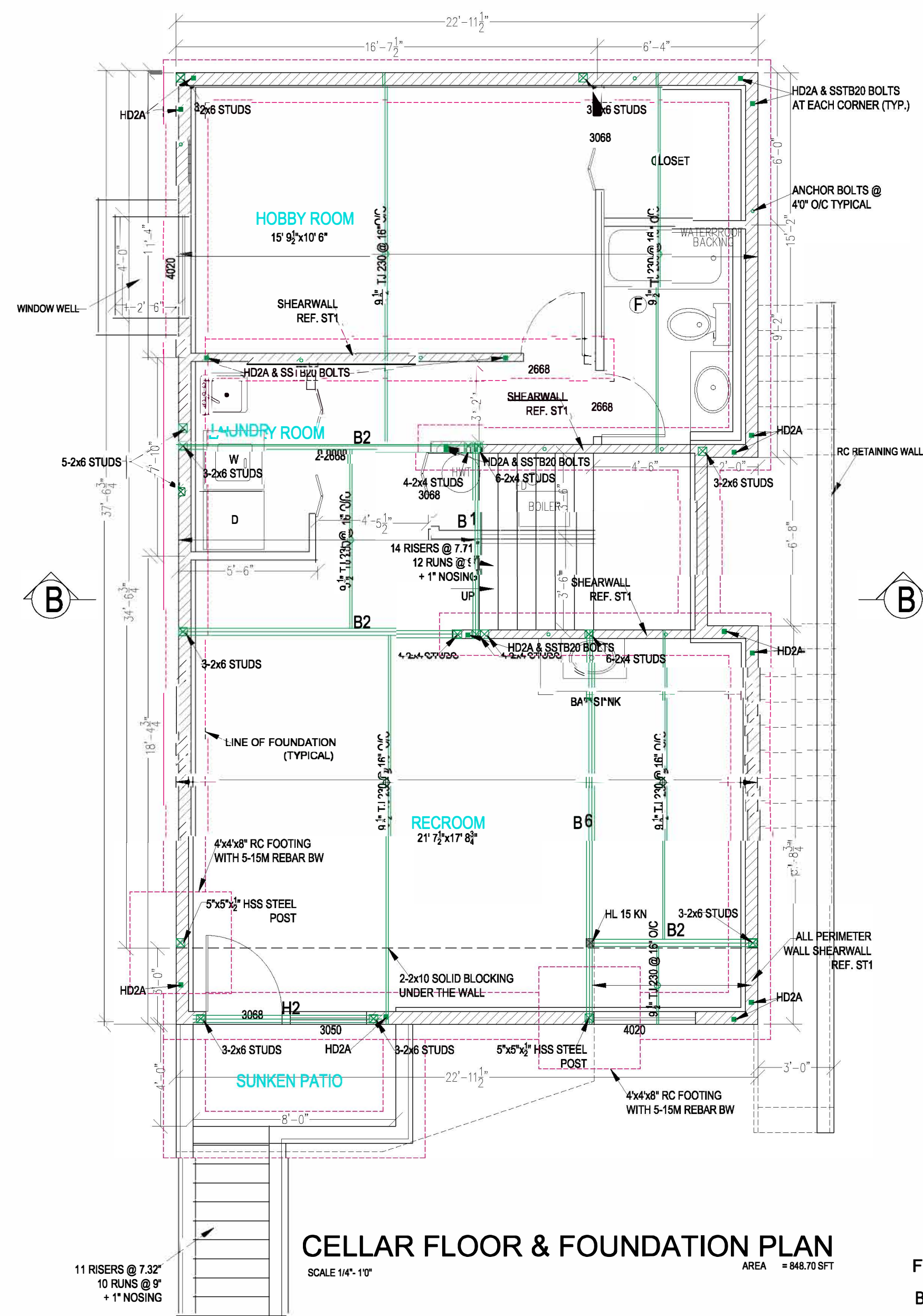
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL THE DIMENSIONS, LEVELS AND GRADES AS NOTED IN THE DRAWINGS AND AS PER THE SITE CONDITIONS PRIOR TO COMMENCE WORK. FOLLOW ONLY WRITTEN DIMENSIONS AND NOT THE SCALING OF THE DRAWINGS. OWNER / BUILDERS TO UNDERSTAND THAT TECTONIC DESIGN CONSULTANTS LTD HAS NO LIABILITY FOR ANY OMISSIONS AND ERRORS. NO REPRODUCTION OF THIS DRAWING IN PART OR FULL IS ALLOWED WITHOUT THE WRITTEN CONSENT OF TECTONIC DESIGN CONSULTANTS LTD.

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DRAWN BY: SRL

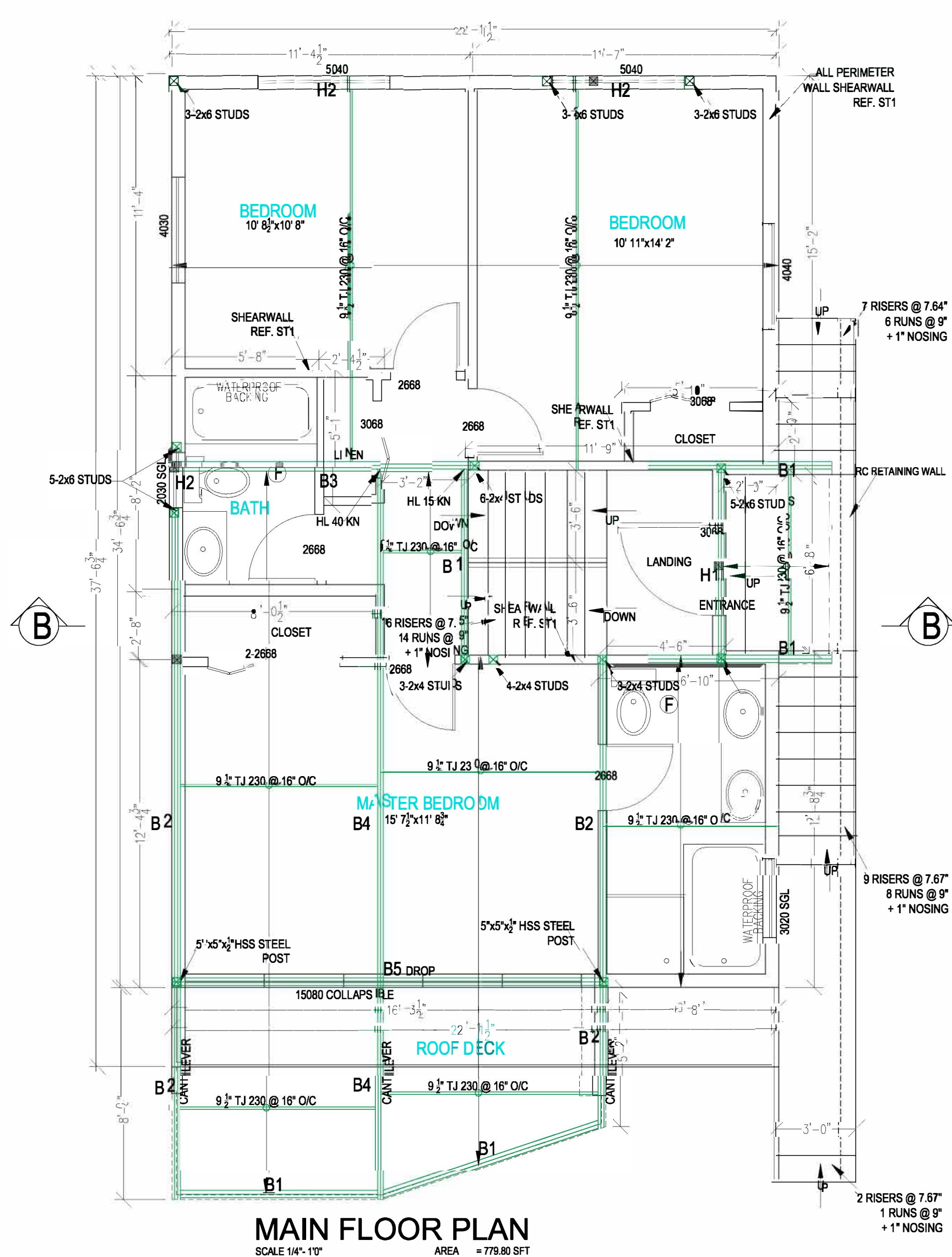
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DATE: 09-20-2014
SCALE: AS INDICATED

REVISION NO.:
DRAWING NUMBER: AS-1 OF 4

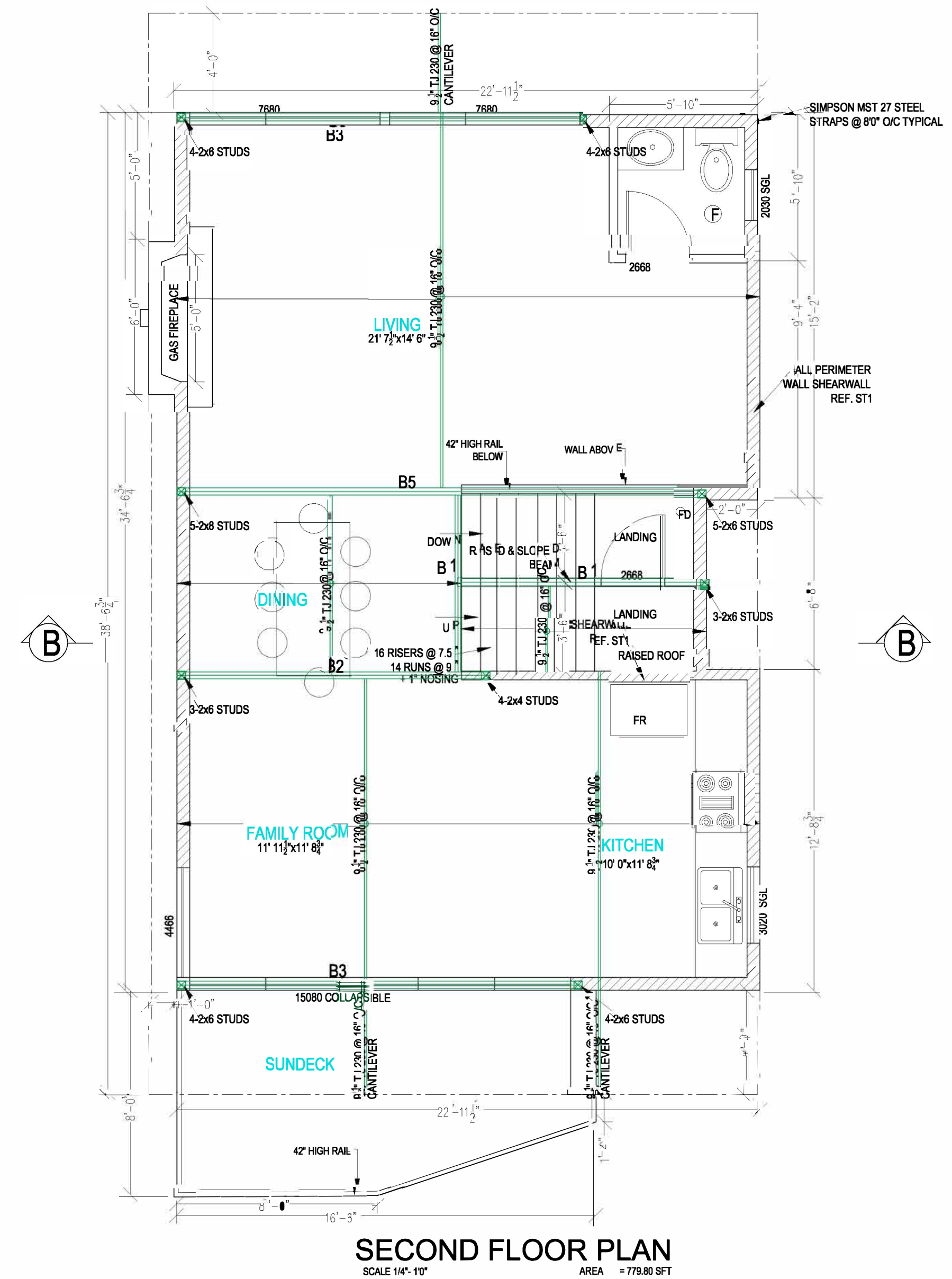
SEAL APPLIES ONLY FOR STRUCTURAL ELEMENTS



CELLAR FLOOR & FOUNDATION PLAN
SCALE 1/4" = 1'-0"
AREA = 848.70 SFT



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"
AREA = 779.80 SFT



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
AREA = 779.80 SFT

FLOOR BEAM SCHEDULE

- B1 - 3-2x10 BUILTUP
- B2 - PSL 5 1/2" x 9 1/2"
- B3 - PSL 5 1/2" x 11 1/8"
- B4 - PSL 7" x 11 1/8"
- B5 - STEEL BEAM W10x30 (IMP)
- B6 - STEEL BEAM W10x39 (IMP)

HEADER BEAM SCHEDULE

- H1 - 3-2"x10"
- H2 - PSL 5 1/2" x 9 1/2"

- POINT LOADS SUPPORTED ON BEAMS
- POINT LOADS TO FOUNDATION
- HL 50 KN = HANGER LOAD 50 KN (FACTORED)

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1247 KEITH ROAD.

LOCATION:

WEST VANCOUVER BC

DRAWING TITLE:

FLOOR PLANS

DESIGNED BY:

DRAWN BY:

SRL

JOB NUMBER:

AS624-14

DATE:

09-20-2014

SCALE:

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REVISION NO:

DRAWING NUMBER:

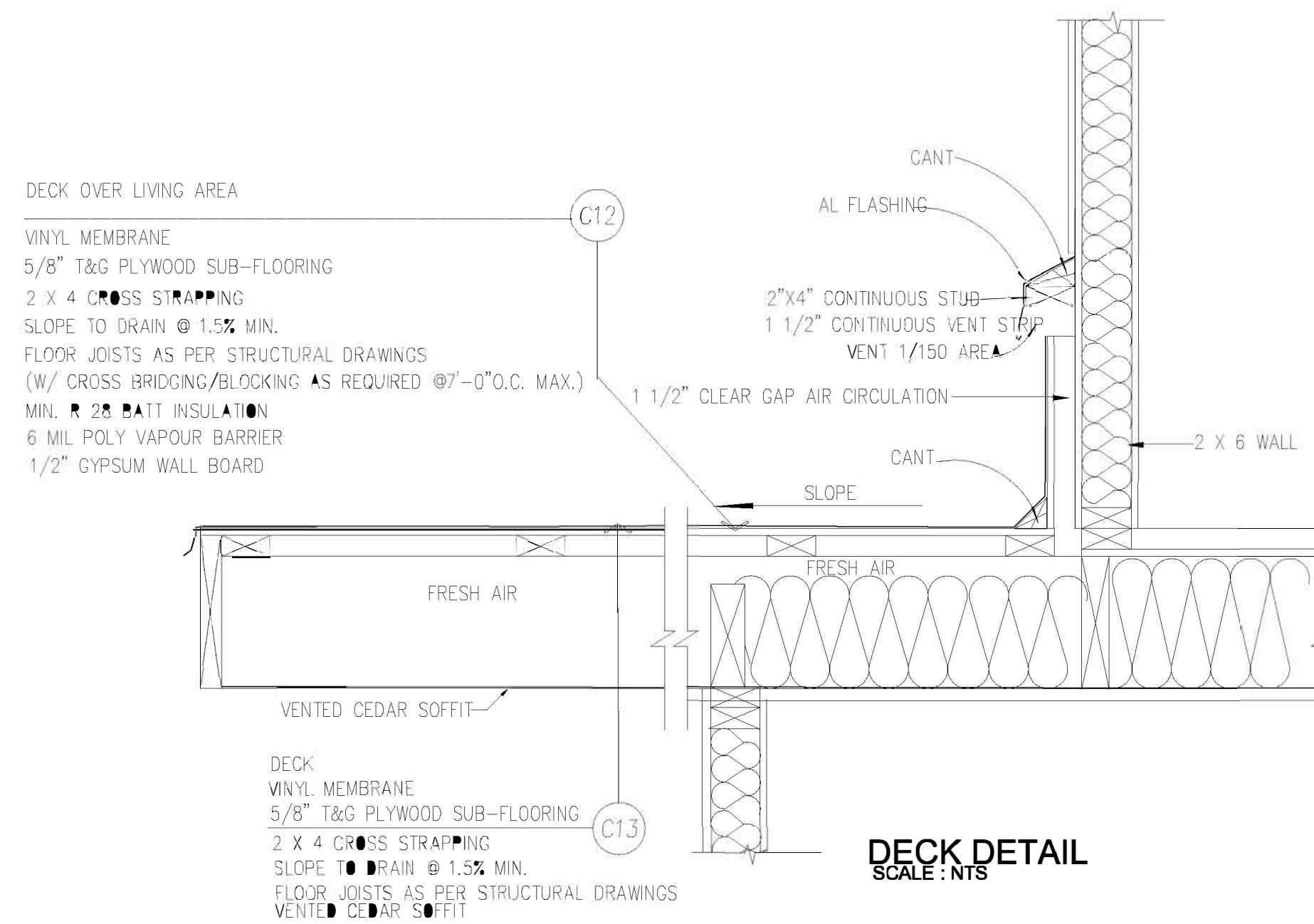
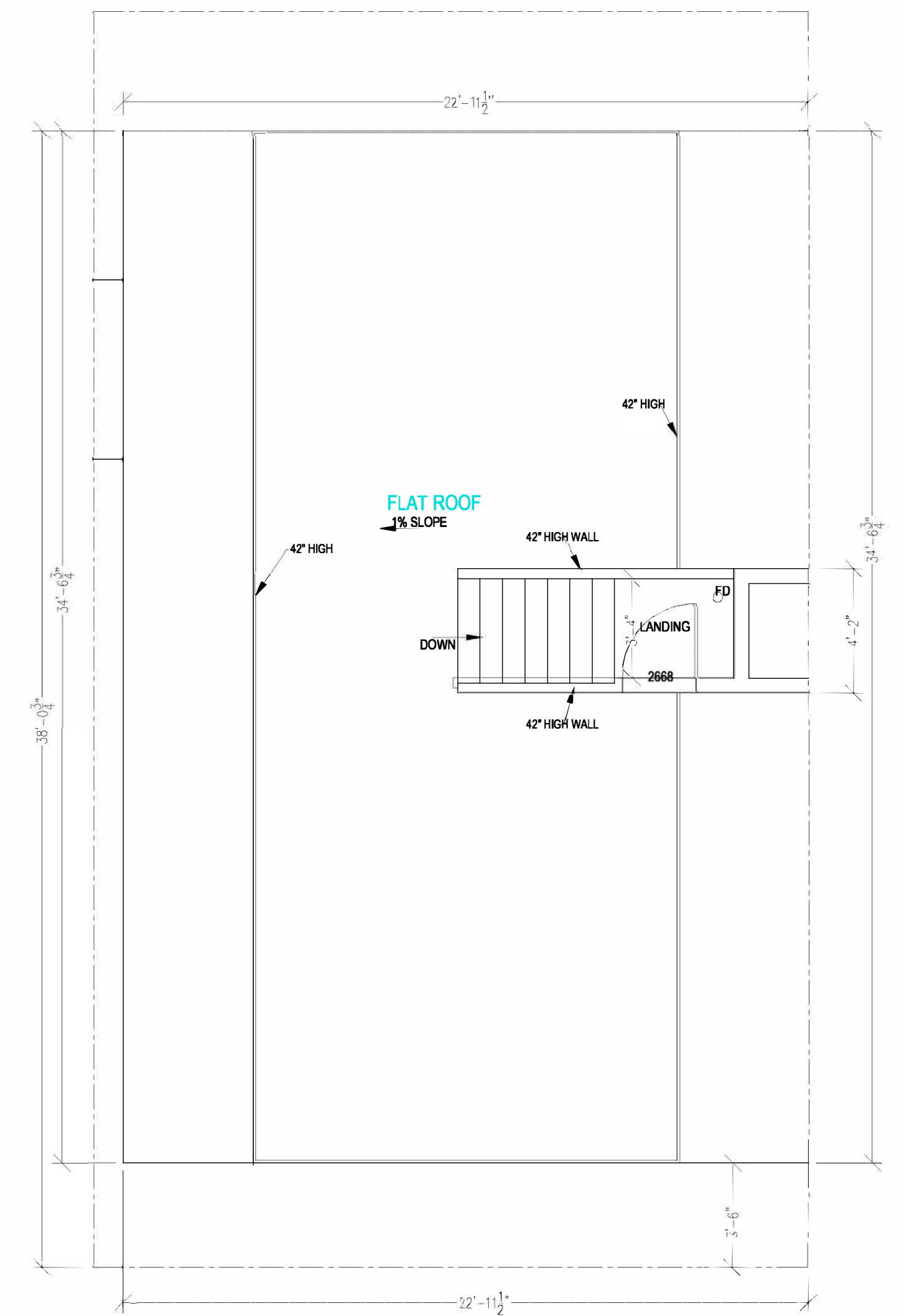
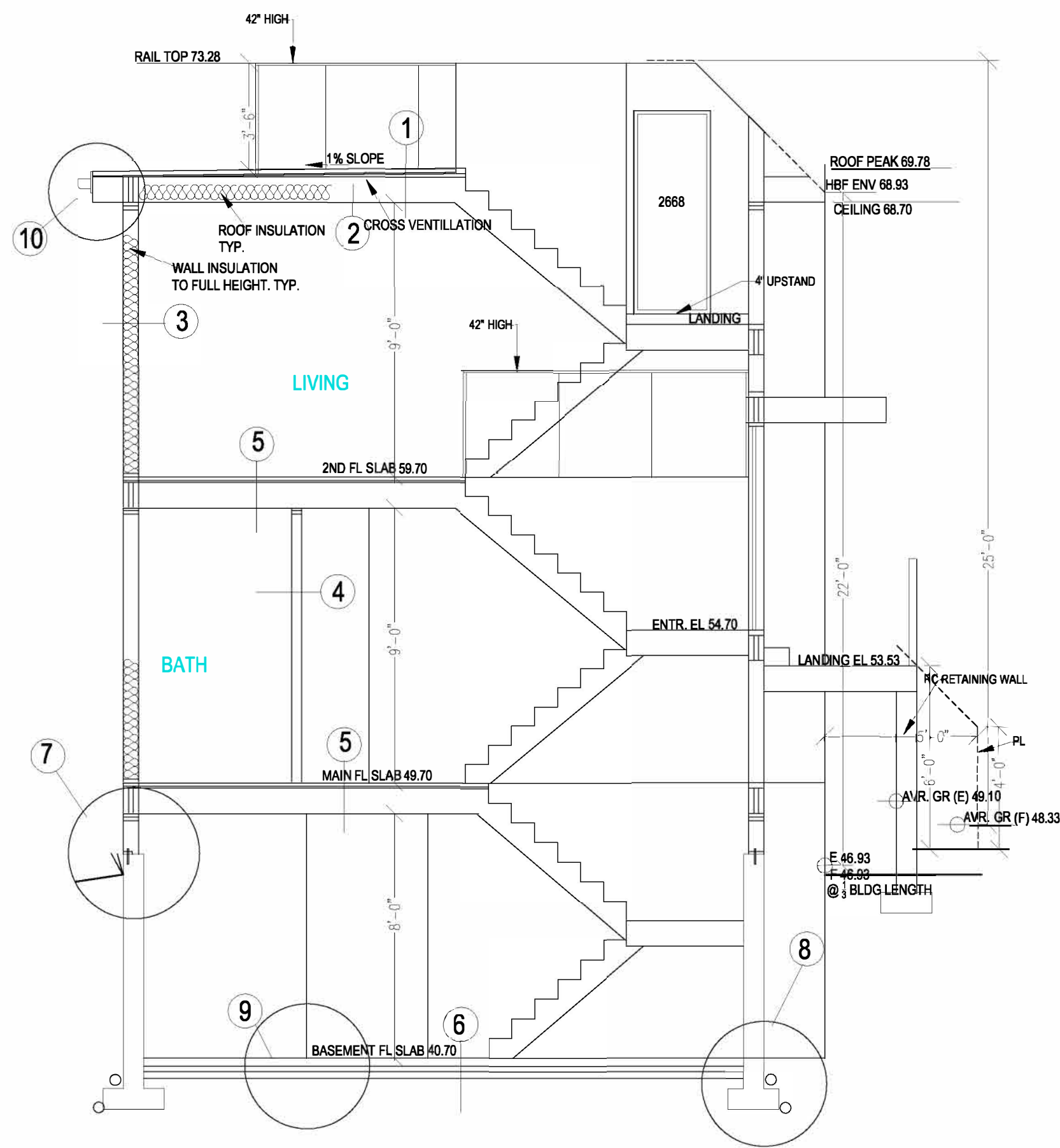
AS-2 OF 4

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SPECIFICATION

- 1 - ASPHALT SHINGLES
2 LAYERS TORCH ON MEMBRANE, ON 1/2" PLYWOOD
ROOF JOIST AS PER STRUCTURAL
 - 2 - SECOND FLOOR CEILING
MIN. R-10 RIGID INSULATION
6 MIL POLY VAPOUR BARRIER
5/8" GYPSUM WALL BOARD WITH PAINTED FINISH
 - 3 - EXTERIOR WALL - RAINSCREEN & STUCCO FINISH
3/4" ACRYLIC STUCCO ON EXPANDED METAL LATH
ON 3/8"x2" BORATE TREATED EXTERIOR GRADE
PLYWOOD STRAPPING AT 16" o.c.
60 W.N. BUILDING PAPER
1/2" PLYWOOD SHEATHING
R-22 FIBREGLASS BATT INSULATION HIGH DENSITY
2x6 STUDS @ 16" O/C AS PER STRUCTURAL
6 MIL POLYETHYLENE VAPOUR BARRIER
1/2" GYPSUM WALL BOARD - PAINTED
 - 4 - INTERNAL WALL
2x4 STUDS @ 16" O.C. EXCEPT AS NOTED ON STRUCTURAL DRAWINGS
2x6 STUDS @ 16" O.C. FOR BASEMENT LOAD BEARING WALL & PLUMBING WALL
1/2" GYPSUM WALL BOARD ON BOTH SIDES PAINTED
 - 5 - FLOORS (FRAMED FLOOR)
FINISH FLOORING TO OWNER'S SPECIFICATION
UNDERLAY AS REQUIRED
1 1/2" RADIANT HEAT CONC. TOPPING
5/8" T&G PLYWOOD SUB-FLOORING
FLOOR JOISTS AS PER STRUCTURAL DRAWINGS
(W/ CROSS BRIDGING/BLOCKING AS REQUIRED @7'-0" O.C. MAX.)
 - 6 - FLOOR SLAB ON HARD PAN (CONCRETE FLOOR)
FINISH FLOORING TO OWNER'S SPECIFICATION
UNDERLAY AS REQUIRED
5" CONC. SLAB WITH 6" WIRE MESH
6 MIL POLYETHYLENE VAPOUR BARRIER
R-22 RIGID INSULATION
MINIMUM COMPACTED GRANULAR FILL
AS SPECIFIED BY GEOTECHNICAL ENGINEER
 - 7 - EXTERNAL FOUNDATION WALL
2 CO. DAMP PROOFING ON OUTSIDE UP TO GRADE
FOR HOUSE WITH LG BASEMENT EXCEPT OTHERWISE SPECIFIED
8" THICK REINFORCED FOUNDATION WALL EXCEPT AS NOTED
CONTINUOUS REINFORCED CONCRETE SPREAD FOOTING 24"x8" WITH
15M@16" O/C VERTICAL & HORIZONTAL REBAR AS PER STRUCTURAL DRAWINGS
R-20 FIBREGLASS BATT INSULATION HIGH DENSITY
 - 8 - DRAINAGE
4" CONTINUOUS SOLID DRAIN PIPE AROUND ENTIRE BUILDING PERIMETER.
4" PERFORATED DRAIN TILES AROUND THE BUILDING
MINIMUM 6" DRAVEL OVER AND AT SIDE.
TO BE INSPECTED BY DIST. MNG. INSPECTOR PRIOR TO BACKFILLING.
 - 9 - BOTTOM PLATE ON CONC.
BASE PLATE TO SATE WALL STUDS
CLOSE CELL PLATE GASKET BETWEEN BOTTOM PLATE & CONC.
1/2" DIAMETER ANCHOR BOLTS @ 4'-0" O.C. MAX.
 - 10 - FASCIA / SOFFIT
EAVE PROTECTION
4"x5" ALUMINUM GUTTER
2"x8" FASCIA BOARD
VENTED CEDAR SOFFITS
- ** HEATING SYSTEM TO BE BASED ON NATURAL GAS HEATING (UNDER FLOOR HOT WATER PIPES)



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OWNER:

ADDRESS:

1247 KEITH ROAD.

LOCATION:

WEST VANCOUVER BC

DRAWING TITLE:

ROOF PLAN & SECTIONAL DETAILS

DESIGNED BY:

DRAWN BY:

SRL

JOB NUMBER:

AS624-14

DATE:

09-20-2014

SCALE:

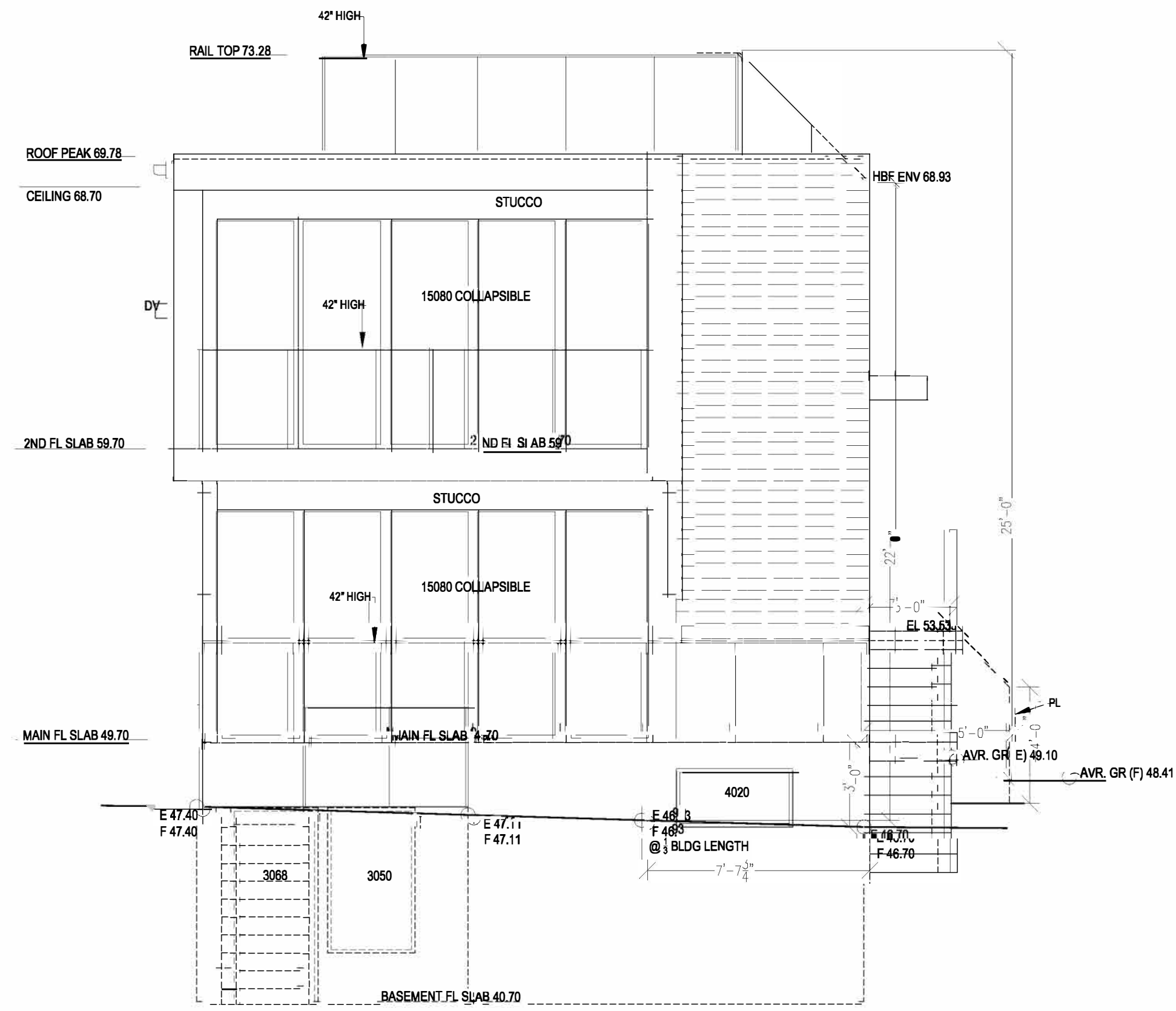
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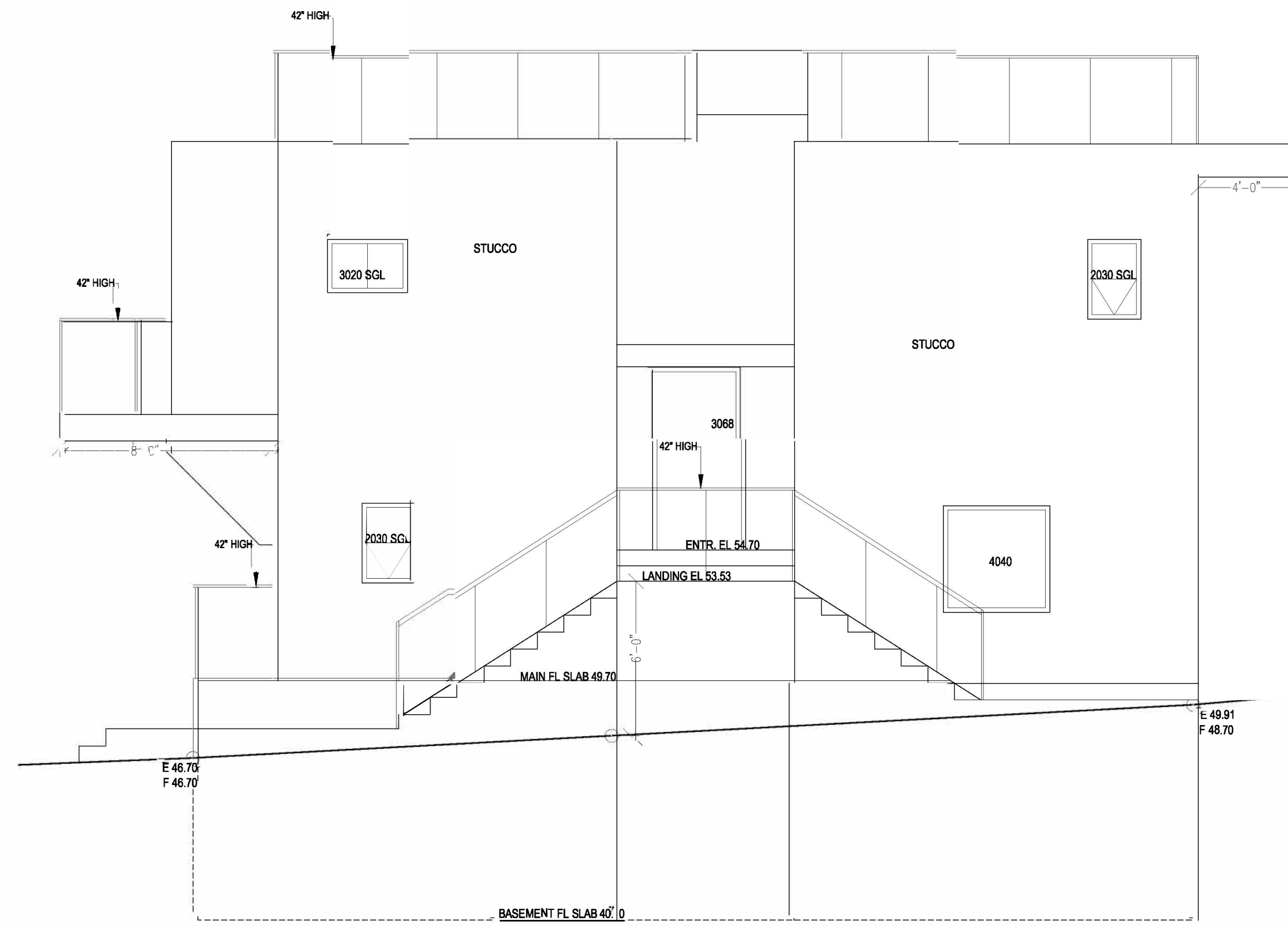
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FRONT ELEVATION (S)
SCALE 1/4" = 10"

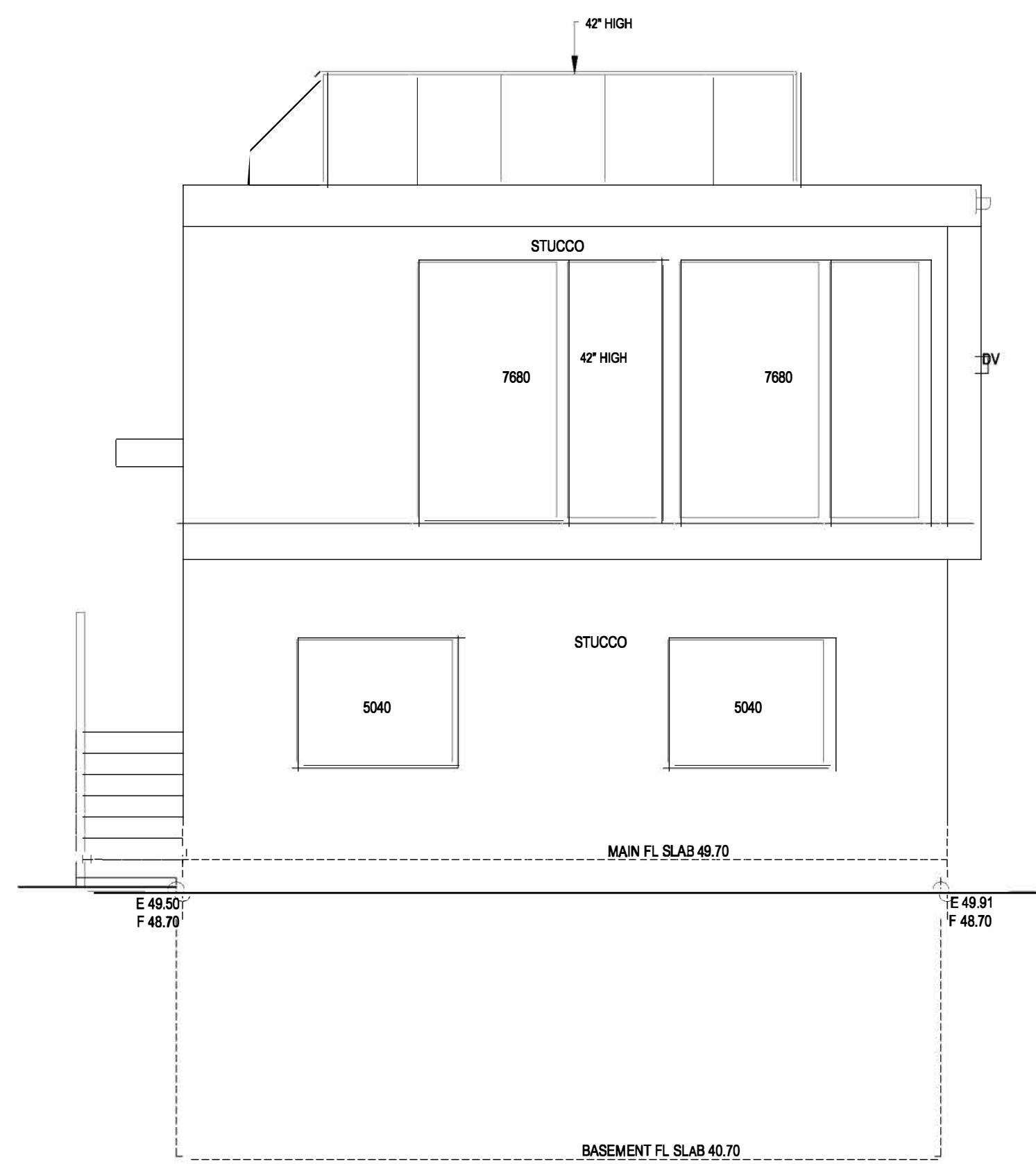


SIDE ELEVATION (E)
SCALE 1/4" = 10"

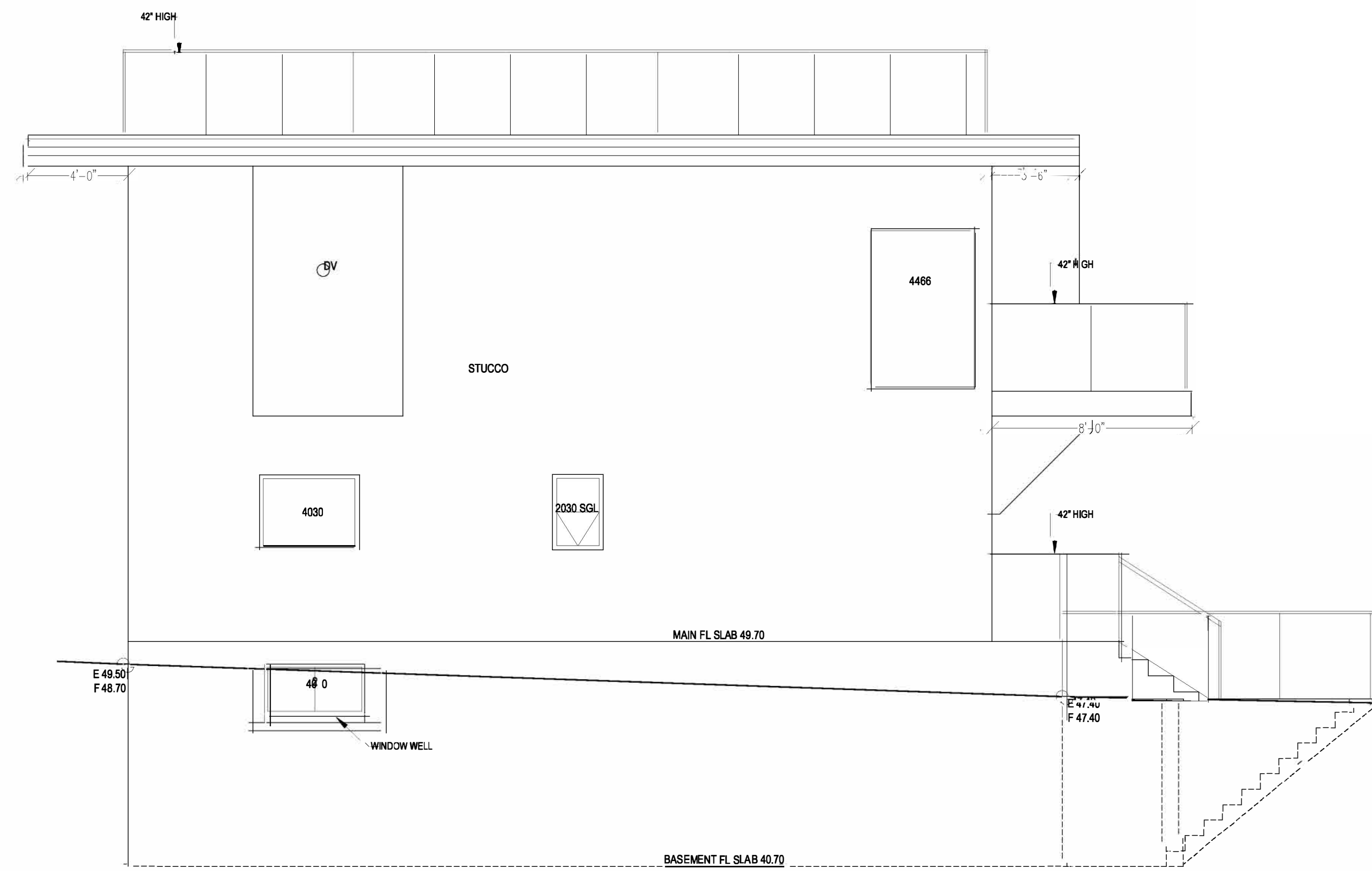
EBF
LIMITING DISTANCE = 968.1 SFT.
PERMITTED UO 8.07% = 522 FT.
PROPOSED UO = 78.21 SFT.
= 34.00 SFT.

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REAR ELEVATION (N)
SCALE 1/4" = 10"



SIDE ELEVATION (W)
SCALE 1/4" = 10"

EBF
LIMITING DISTANCE = 968.1 SFT.
PERMITTED UO 8.07% = 522 FT.
PROPOSED UO = 78.21 SFT.
= 54.15 SFT.



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ELEVATIONS

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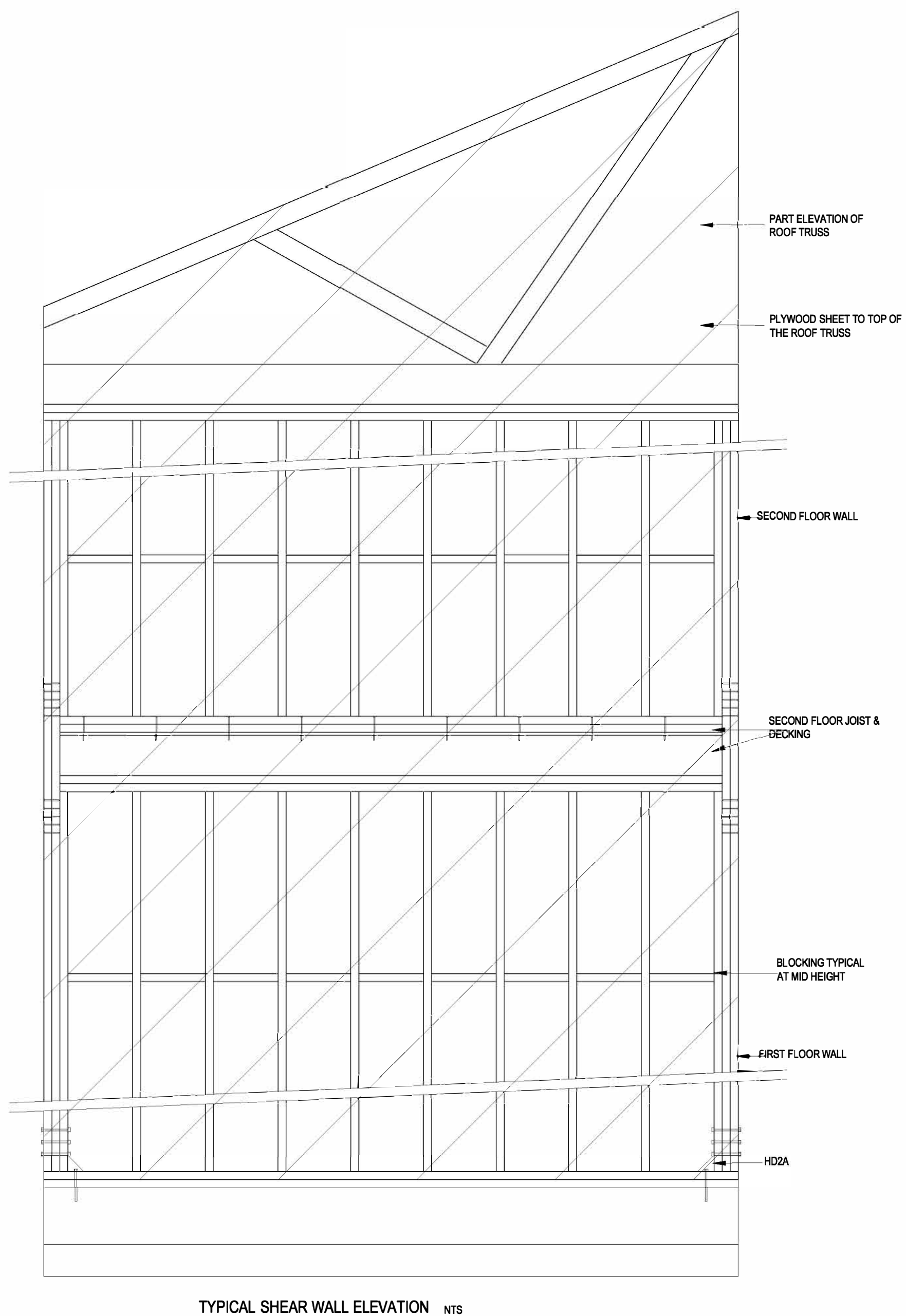
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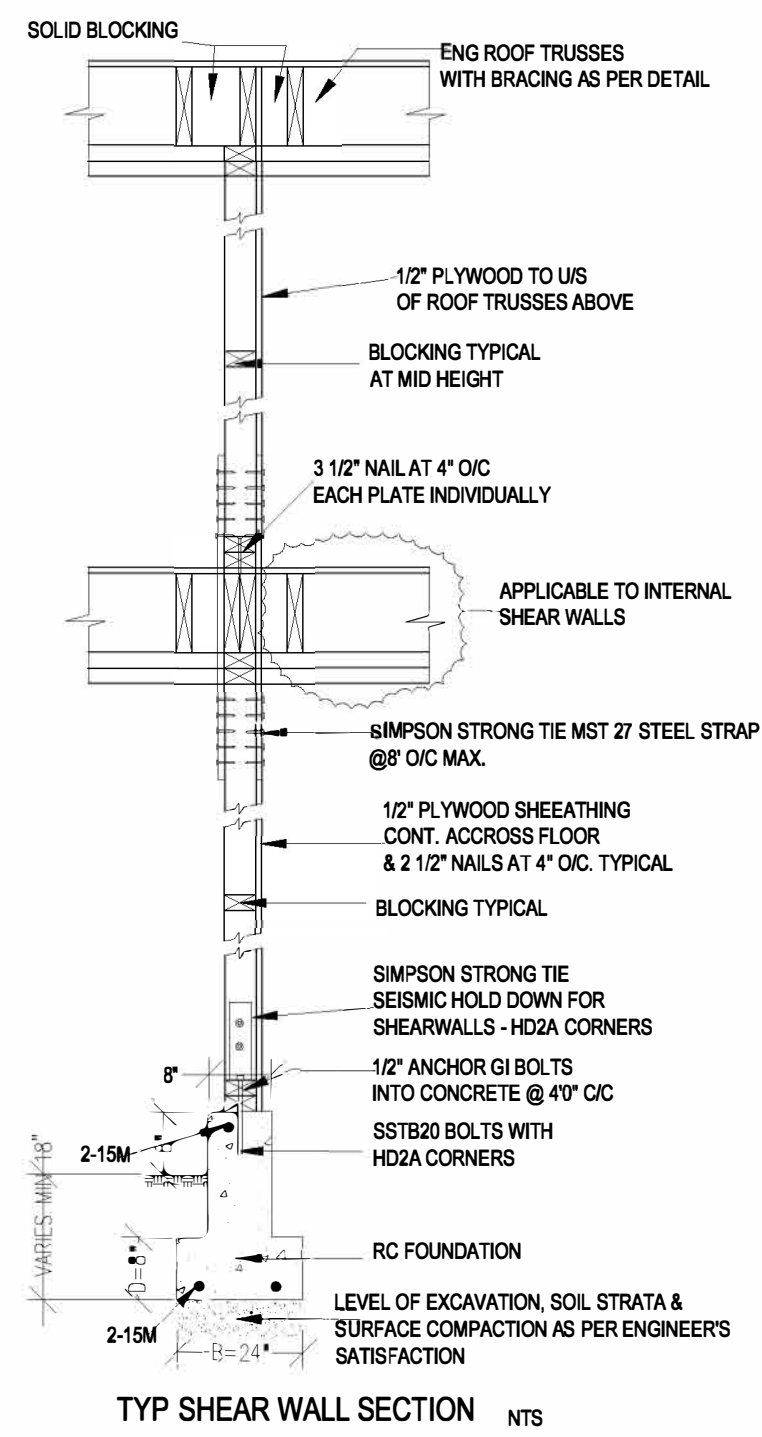
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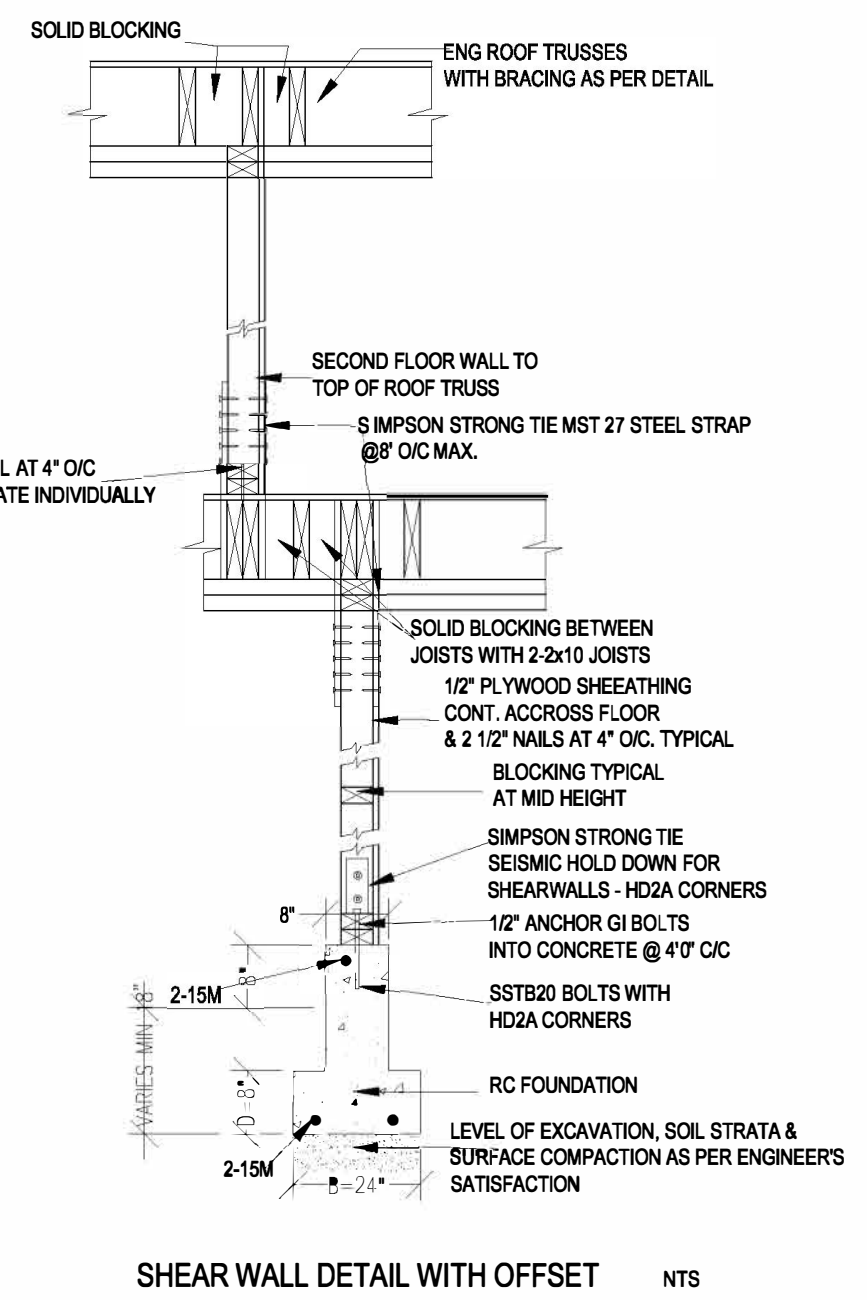
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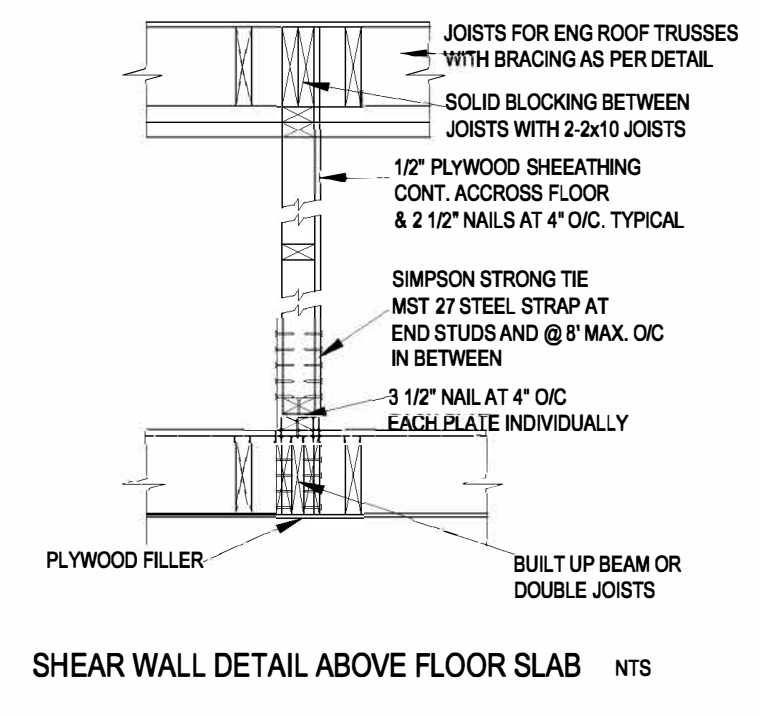
TYPICAL SHEAR WALL ELEVATION NTS



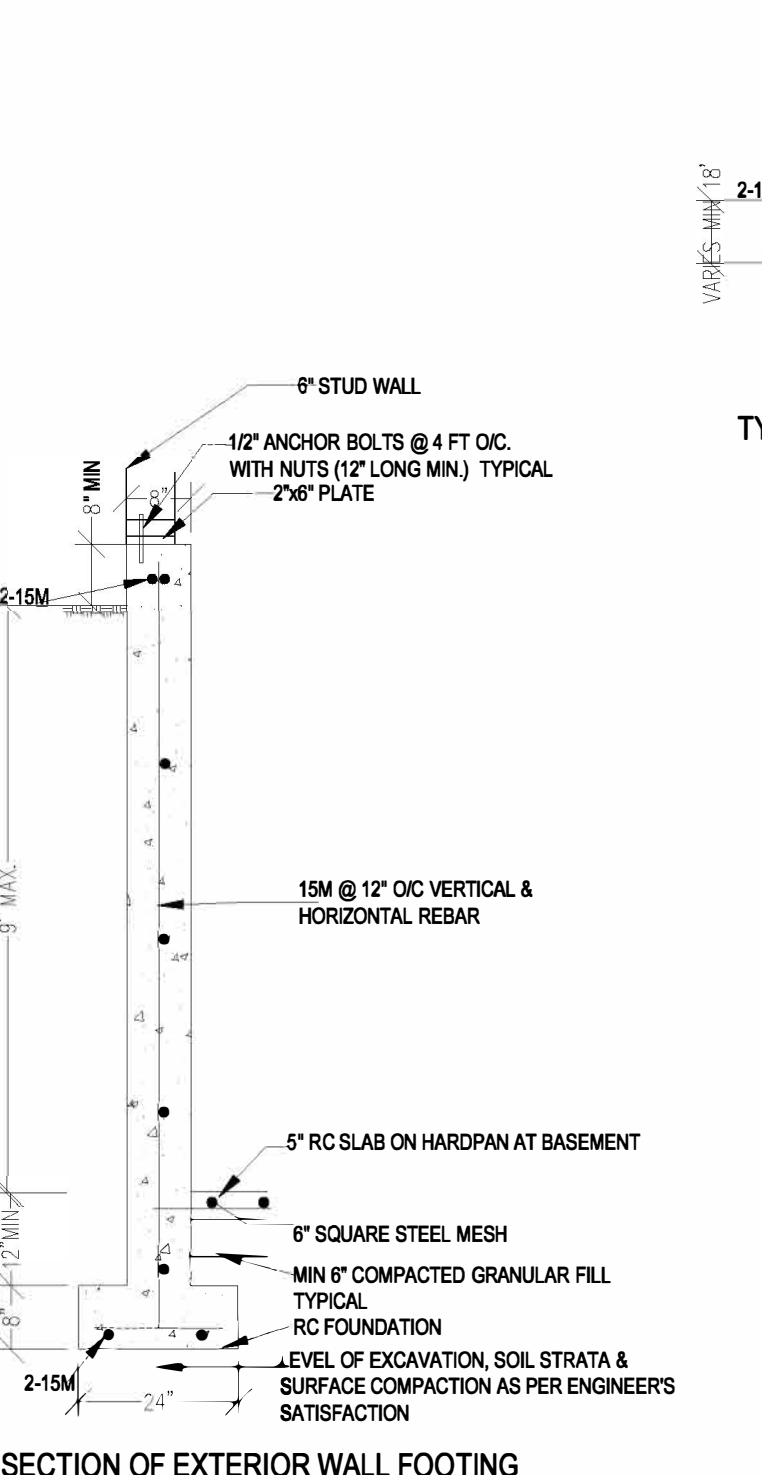
TYP SHEAR WALL SECTION NTS



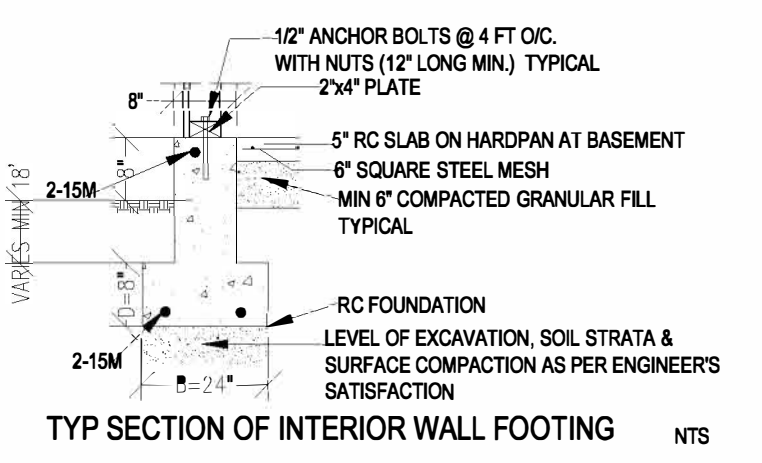
SHEAR WALL DETAIL WITH OFFSET NTS



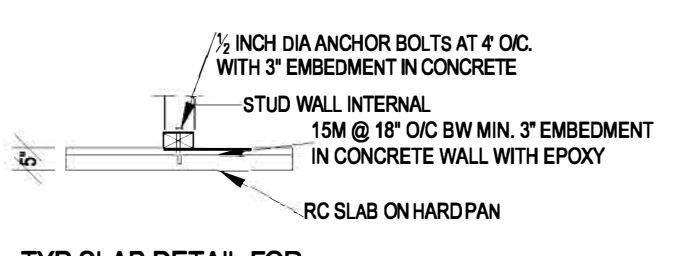
SHEAR WALL DETAIL ABOVE FLOOR SLAB NTS



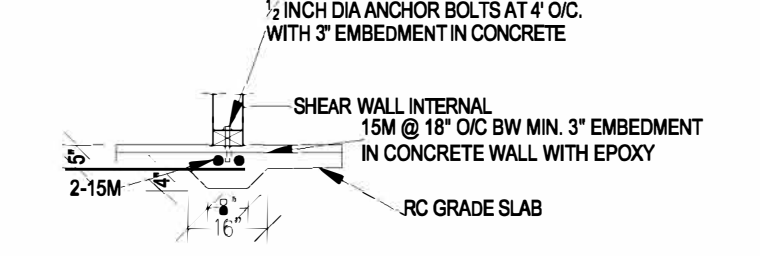
TYP SECTION OF EXTERIOR WALL FOOTING NTS



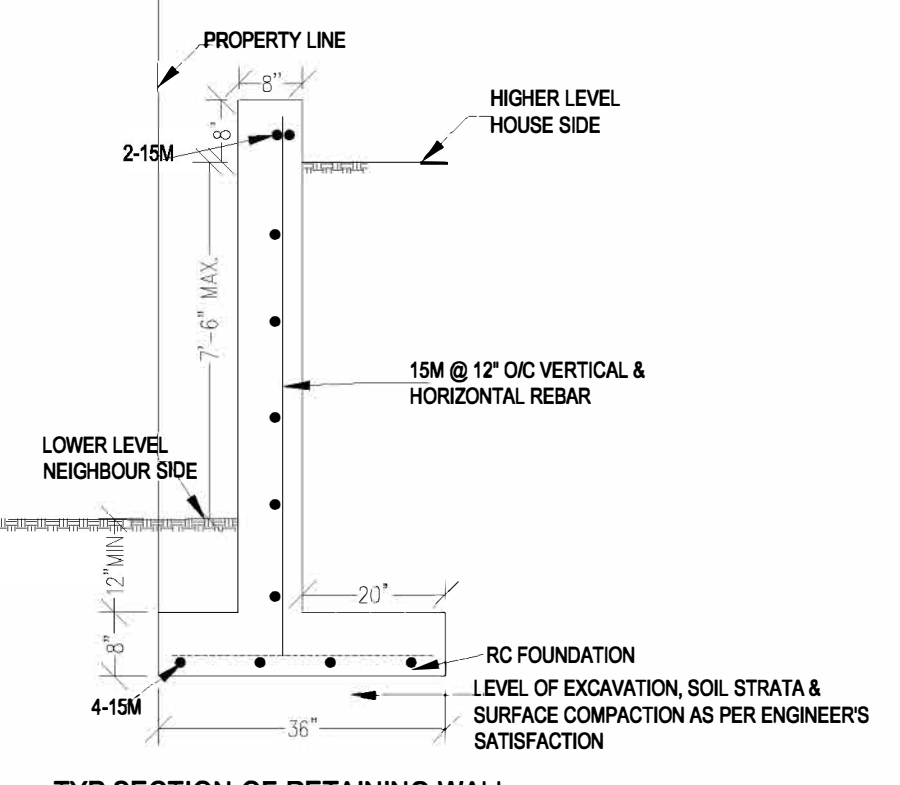
TYP SECTION OF INTERIOR WALL FOOTING NTS



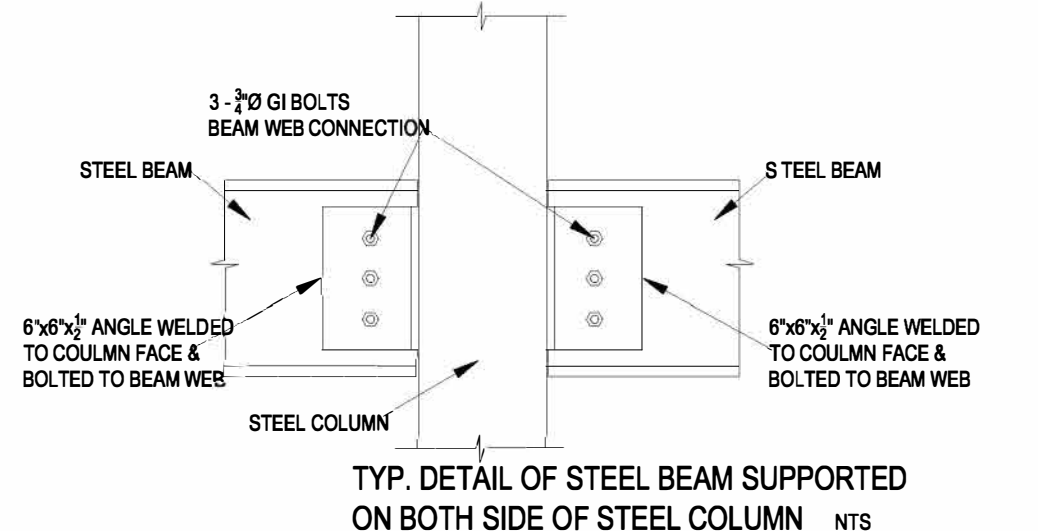
TYP SLAB DETAIL FOR NON LOAD BEARING WALLS NTS



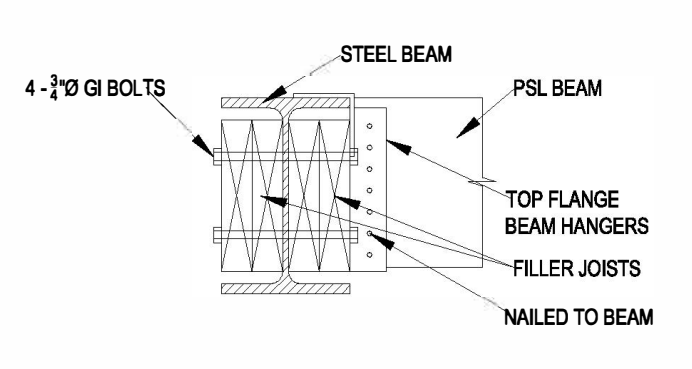
TYP SLAB DEEPENING DETAIL FOR NON LOAD BEARING SHEAR WALLS NTS



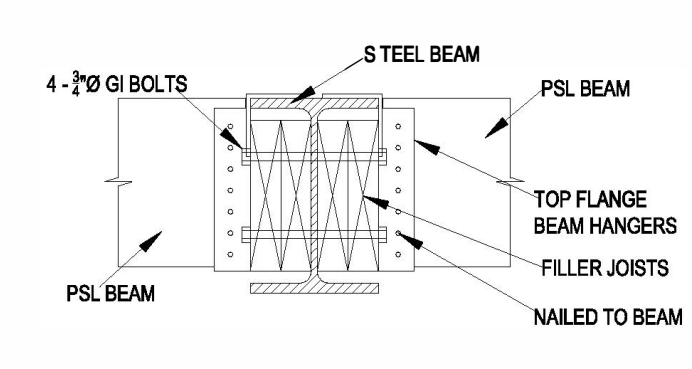
TYP SECTION OF RETAINING WALL NTS



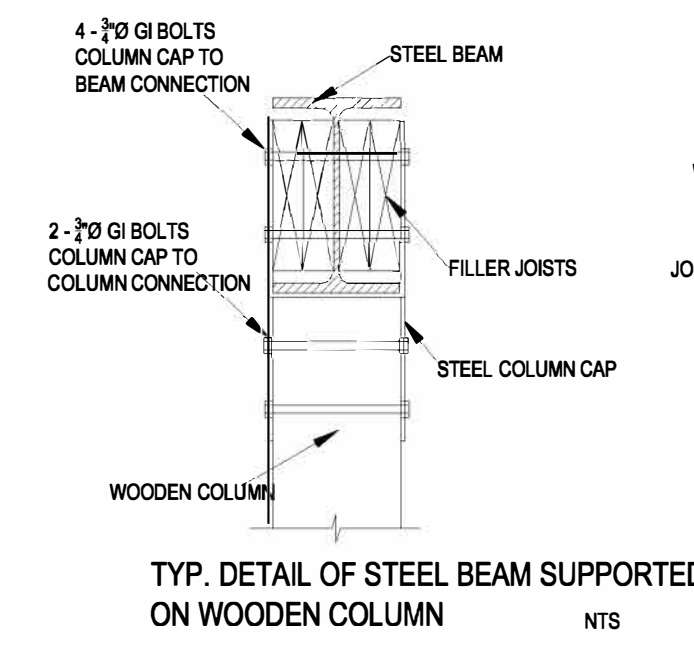
TYP. DETAIL OF STEEL BEAM SUPPORTED ON BOTH SIDE OF STEEL COLUMN NTS



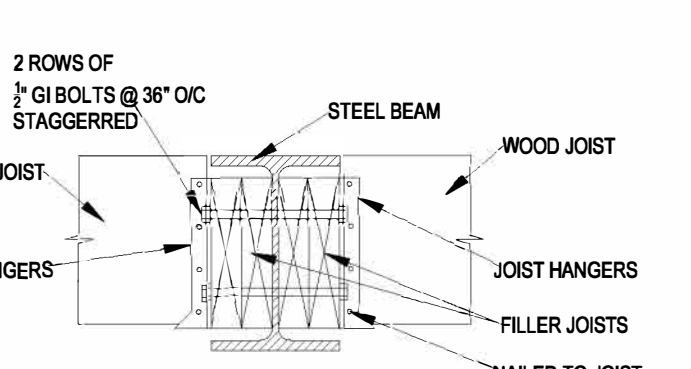
TYP. DETAIL OF PSL BEAM SUPPORTED ON ONE SIDE OF STEEL BEAM NTS



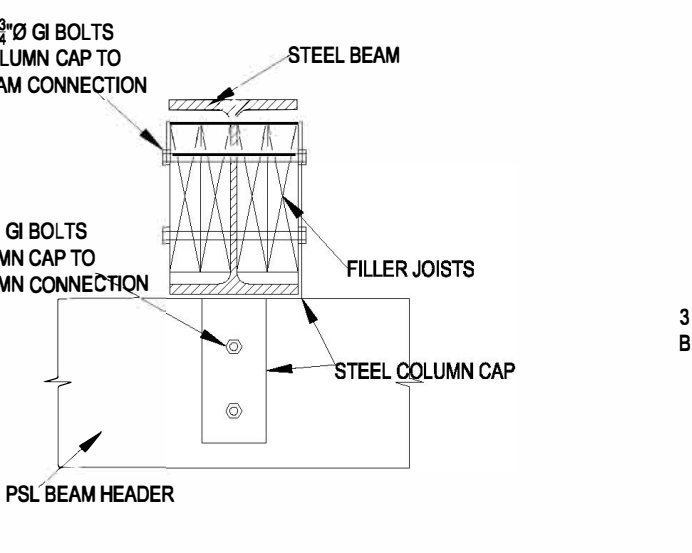
TYP. DETAIL OF PSL BEAM SUPPORTED ON BOTH SIDE OF STEEL BEAM NTS



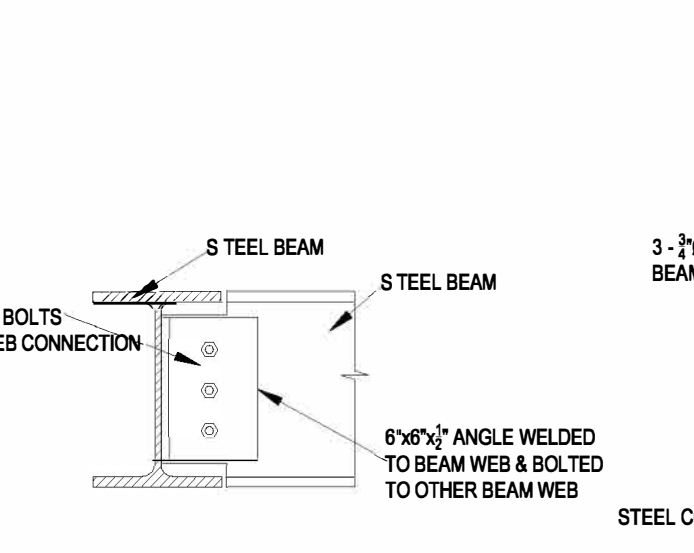
TYP. DETAIL OF STEEL BEAM SUPPORTED ON WOODEN COLUMN NTS



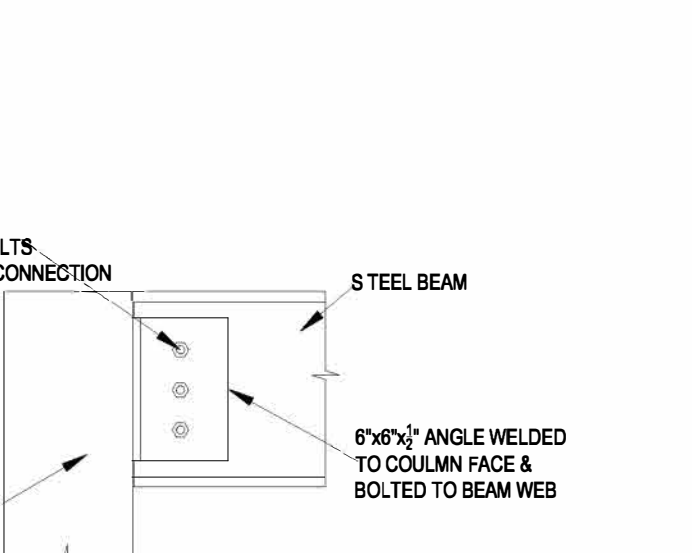
TYP. DETAIL OF WOOD JOIST SUPPORTED ON STEEL BEAM NTS



TYP. DETAIL OF STEEL BEAM SUPPORTED ON WOODEN HEADER BEAM OR WALL NTS



TYP. DETAIL OF STEEL BEAM SUPPORTED ON ONE SIDE OF STEEL BEAM NTS



TYP. DETAIL OF STEEL BEAM SUPPORTED ON ONE SIDE OF STEEL COLUMN NTS

- GENERAL NOTES:**
- All plywood to be of exterior type satisfying all requirements of Canadian Standards of Association CAN 086
 - All elevated plywood flooring to be 3/4" thick, all joints to be staggered. Provide blocking at joints at plywood junction or use T & G
 - All external wall plywood to be 3/4" thick and all joints to be staggered.
 - All nailing to be 2 1/2" @ 4' o/c perimeter and 6" o/c internally.
 - All studs to be 2x4" (except 2x6" from bottom floor to the next floor in case of three level houses) and all floor joists to be 2x10" unless noted otherwise.
 - All floor joists to be blocked & strapped at the ends & at mid point or 7'-0" max. o/c.
 - All internal shear wall plywood (Exterior type) to be connected in a manner so that it makes a continuous medium from foundation plate to anchor bolt, to stud wall to floor joist, above to partition wall, above to roof. Contractor to provide all necessary connection and metal plates to achieve continuity to the satisfaction of the Engineer.
 - All built up wooden beams to be glued & nailed in two rows at 8" o/c staggered. Length of the nails to cover full thickness of the beam.
 - All studs & floor joists to be S-P-F of No. 2 or better wood.
 - All 2x4" single plates to have 2x4" splices at all joints and to be anchored with 1/2" diameter bolt at 4'-0" O/C maximum with washer plate.
 - All trusses to be attached with top plate of all walls with hurricane anchor type HI as manufactured by Canada Scaffold and Construction supplies Co. or equivalent as approved by the Engineer.
 - All blockings and fire stops to satisfy the requirement of BCBC 2012 and relevant city requirements whichever is stringent.
 - All concrete to be of f'c= 3500 psi at 28 days, Maximum slump should not exceed 4".
 - All rebar to be of deformed type Fy= 60,000 psi.
 - All concrete at elevated slab should be light weight type with maximum weight of 800 kg/m³ and maximum thickness should be 1 1/2".
 - Minimum allowable bearing pressure of soil considered as 1500 PSF.
 - All underground basement walls (wherever applicable) to be applied with 2 coats of waterproofing slumert at all outside surfaces and surfaces in contact with the soil heath.
 - Security blocking required on exterior door.
 - All lintels to be 2-2x10 S-P-F No. 1 & 2 unless noted otherwise.
 - Provide seismic straps to install HW.

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The undersigned hereby gives assurance that the design of this structure has been reviewed for resistance to wind and earthquake loadings and has been found to substantially comply with Section 9.4.1.1(b) of the BCBC 2012. Designed according to good engineering practice such as that provided in Part B of the CWC 2009 the "Engineering Guide for Wood Frame Construction" by the Canadian Wood Council.

Signed: _____ Date: _____



DESIGN CONSULTANTS LTD
 5690 KULLAJUN DR, VANCOUVER, BC, V6N 2E5.
 TEL: 604 324 7868, FAX: 604 324 7869

BUILDER: _____
 OWNER: _____

ADDRESS: 1247 KEITH ROAD.
 LOCATION: WEST VANCOUVER BC
 DRAWING TITLE: STRUCTURAL DETAILS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL THE DIMENSIONS, LEVELS AND GRADES AS NOTED IN THE DRAWINGS AND AS FOR THE SITE CONDITIONS PRIOR TO COMMENCE WORK. FOLLOW OVER WRITTEN DIMENSIONS AND NOT THE SCALES OF THE DRAWINGS. OWNER / BUILDERS TO UNDERSTAND THAT TECTONIC DESIGN CONSULTANTS LTD HAS NO LIABILITY FOR ANY OMISSIONS AND ERRORS. NO REPRODUCTION OF THIS DRAWING IN PART OR FULL IS ALLOWED WITHOUT THE WRITTEN CONSENT OF TECTONIC DESIGN CONSULTANTS LTD.

DESIGNED BY: _____ DRAWN BY: SRL

JOB NUMBER: AS624-14
 DATE: 09-20-2014
 SCALE: AS INDICATED
 REVISION NO: _____
 DRAWING NUMBER: ST-1 OF 1

SEAL APPLIES ONLY FOR STRUCTURAL ELEMENTS

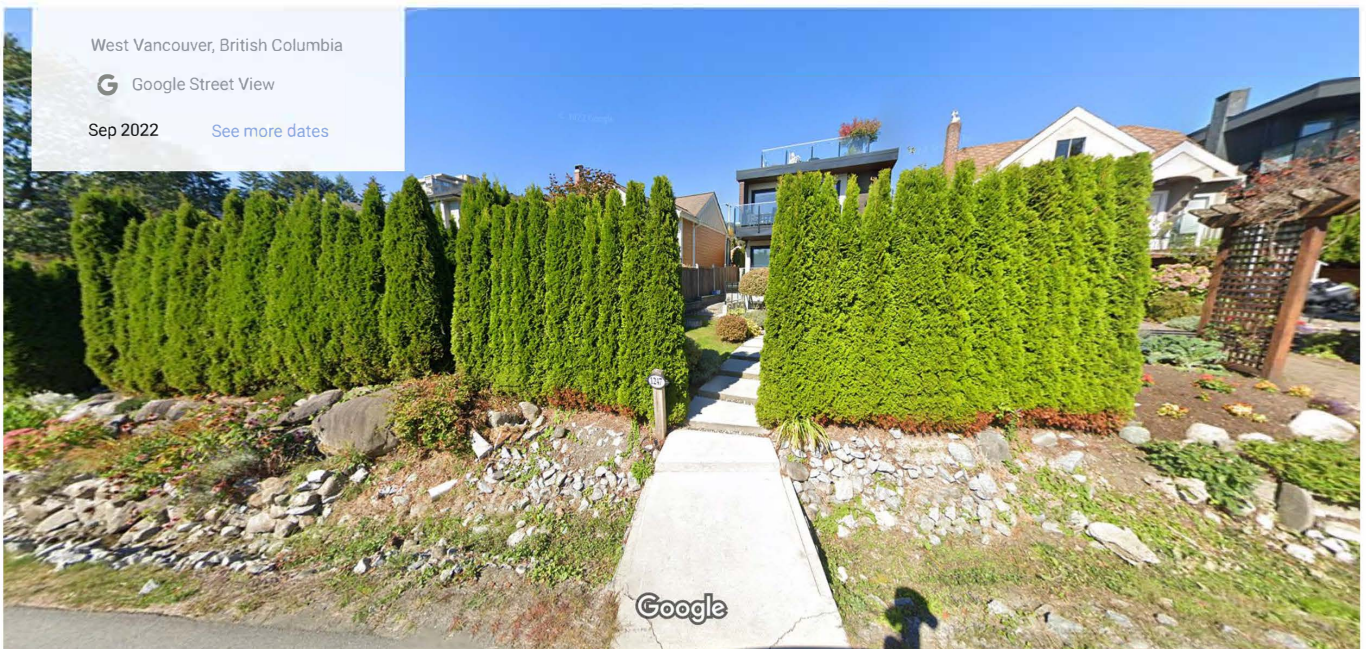
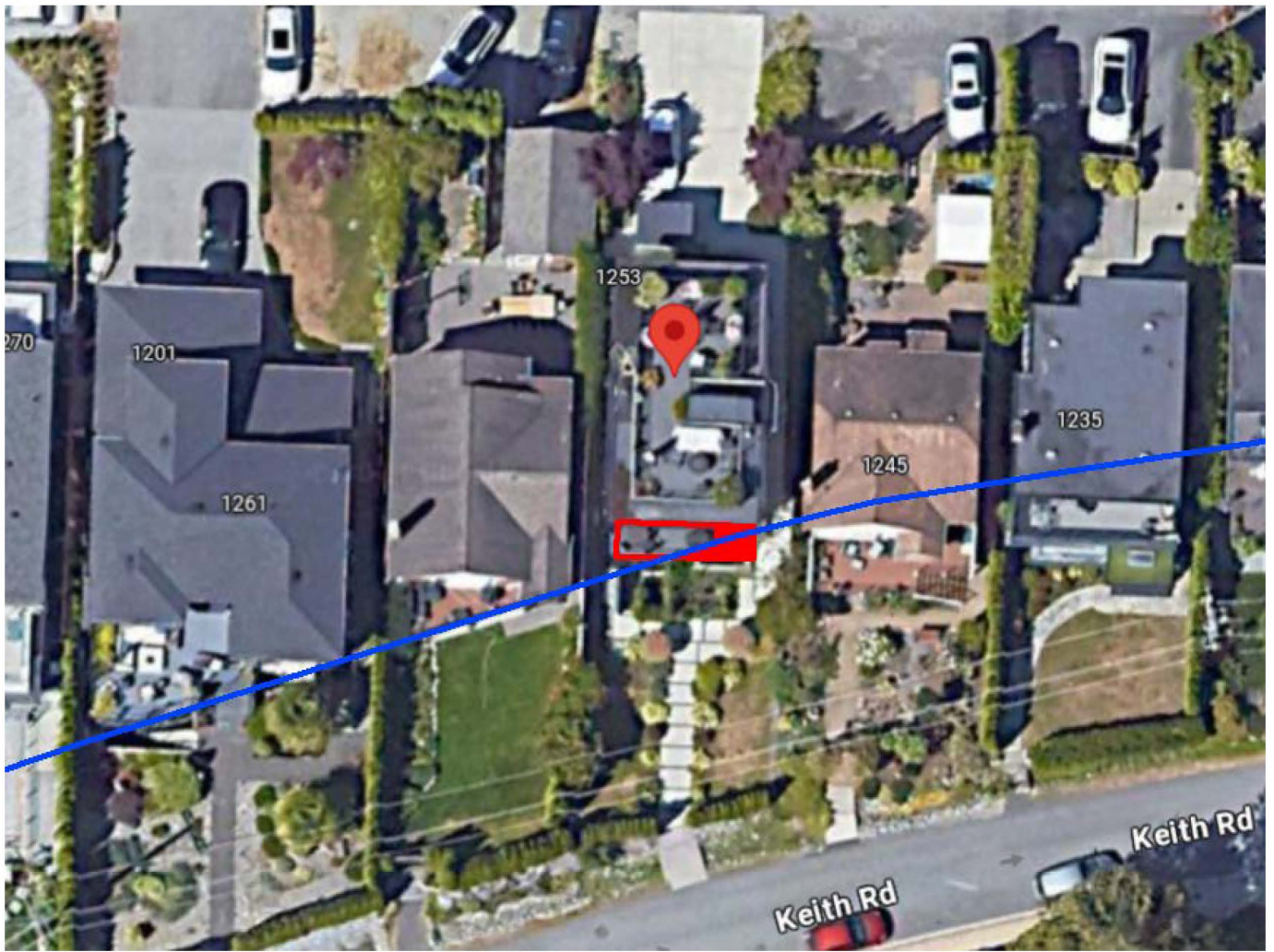
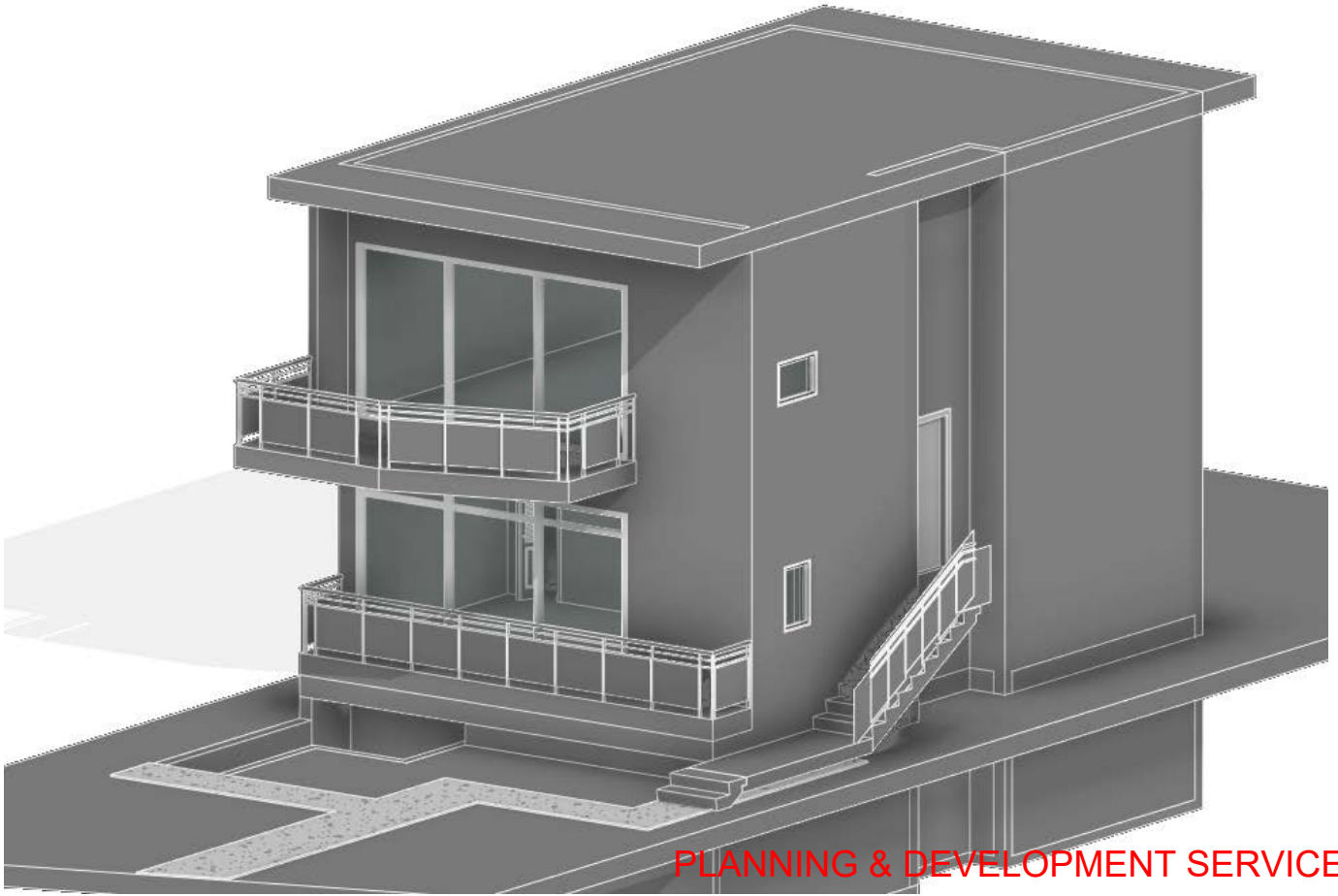


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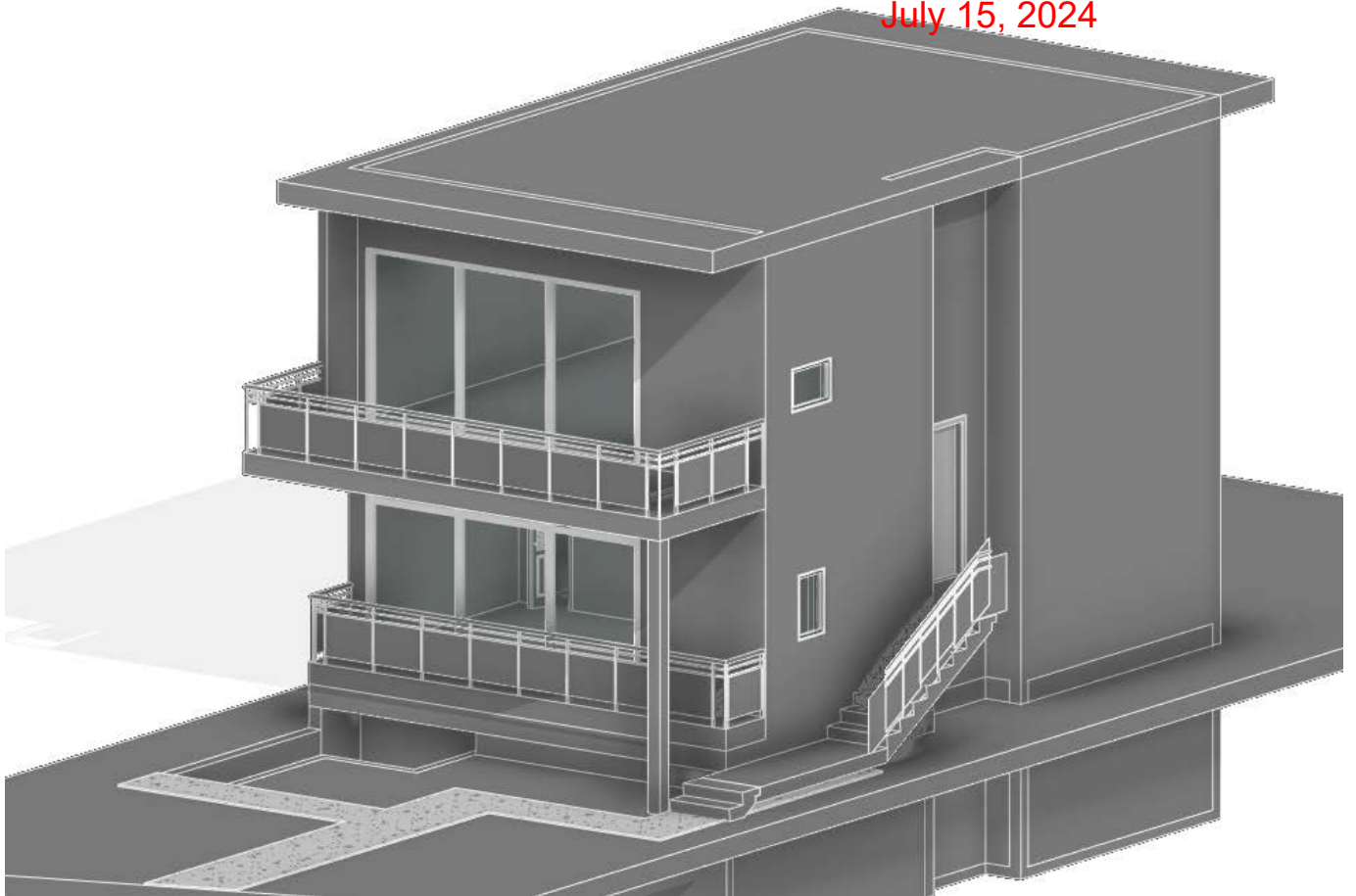
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New



Existing Balcony



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