

Schedule A



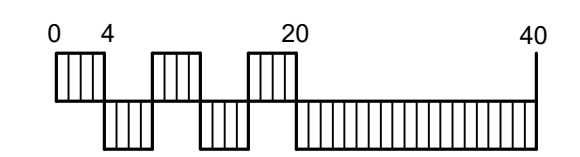
HADDAD COACH HOUSE 4369 ERWIN DRIVE

REV NR	DESCRIPTION	DATE	DRAWN
△	DVP - APPLICATION - R1	06/02/2020	KH



**HLYNSKY + DAVIS
ARCHITECTS INC.**

2439, BELLEVUE AVE, WEST VANCOUVER, BC, V7V 1E1
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PROJECT TITLE:
HADDAD RESIDENCE
4369 ERWIN DRIVE
WEST VANCOUVER

SHEET TITLE:
COACH HOUSE
RENDERS

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

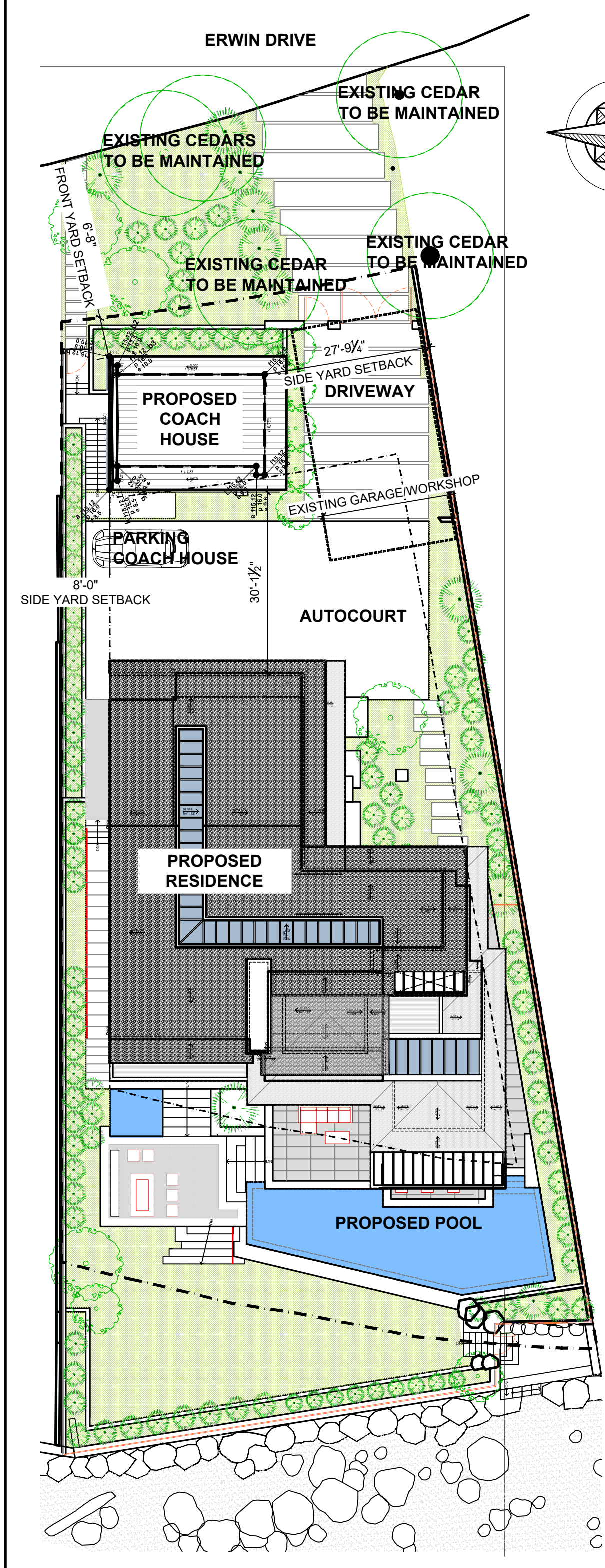
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SCALE: N/A

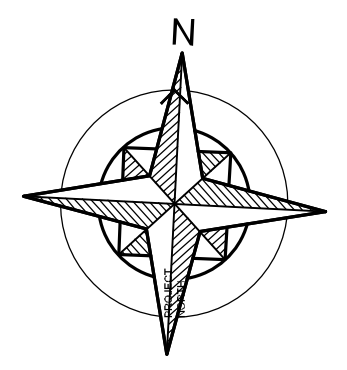
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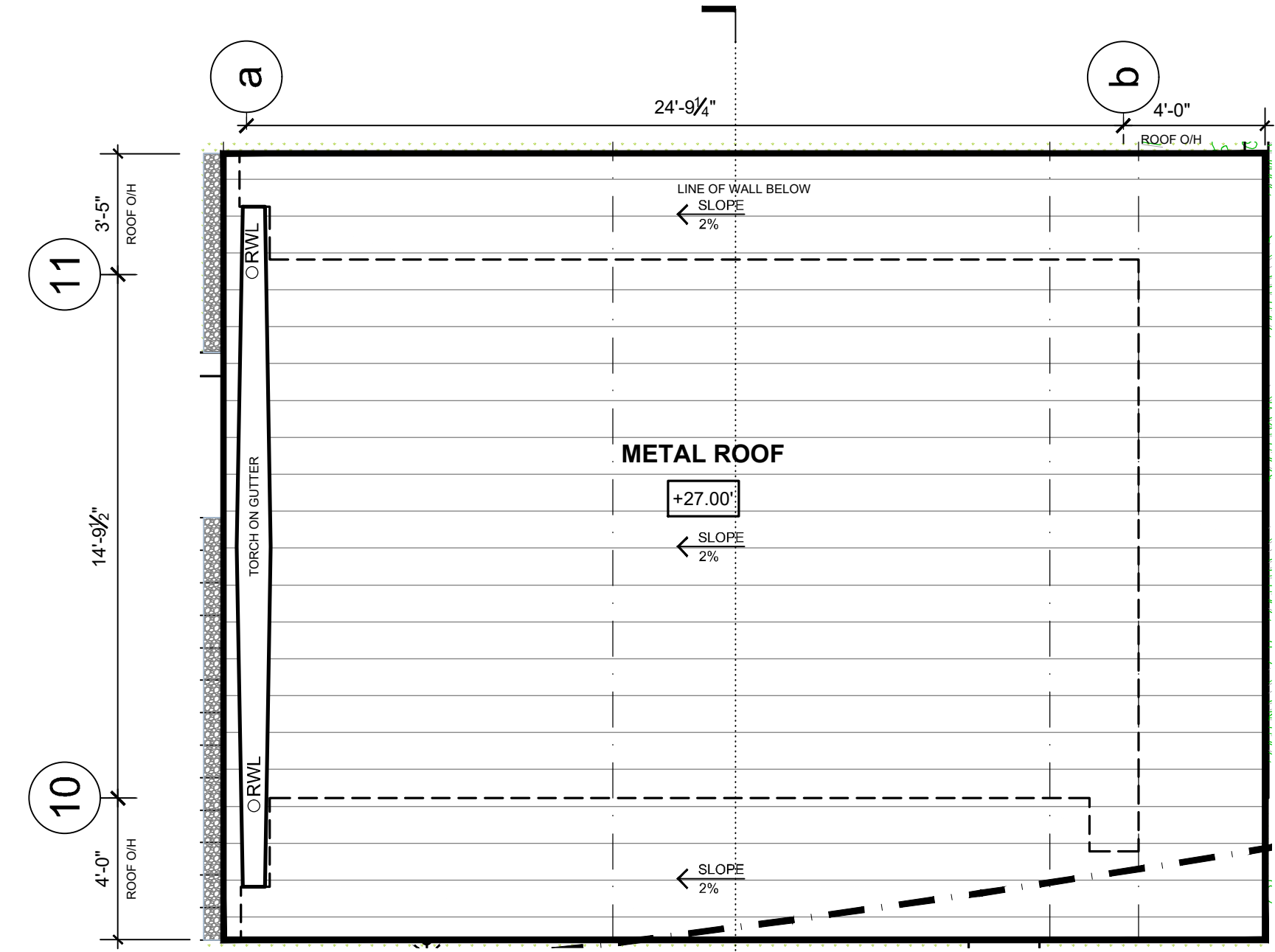
J:\Comments - HADDAD - ERWIN DRIVE\CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg



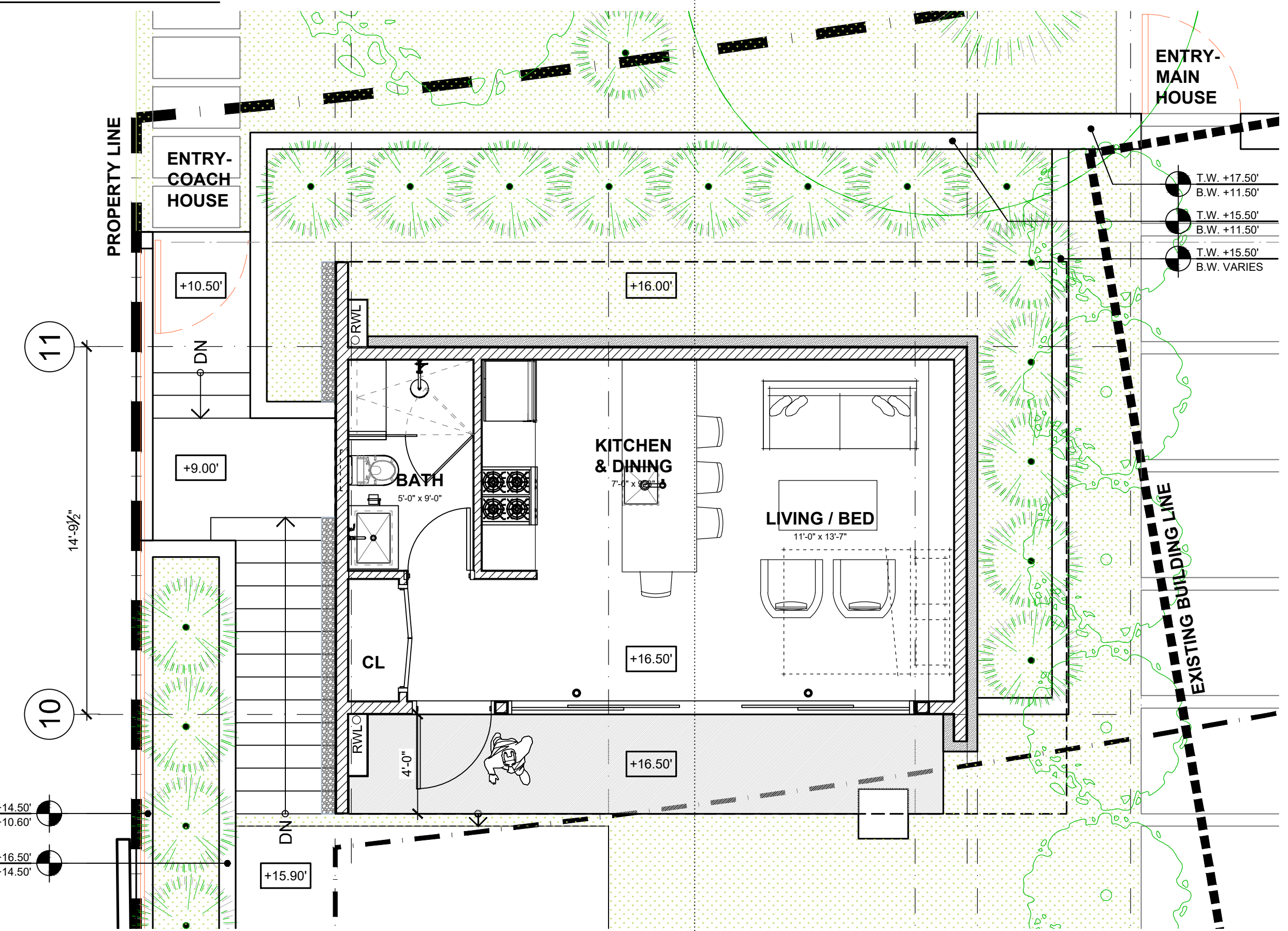
1 COACH HOUSE - CONTEXT PLAN
1/16" = 1'-0"



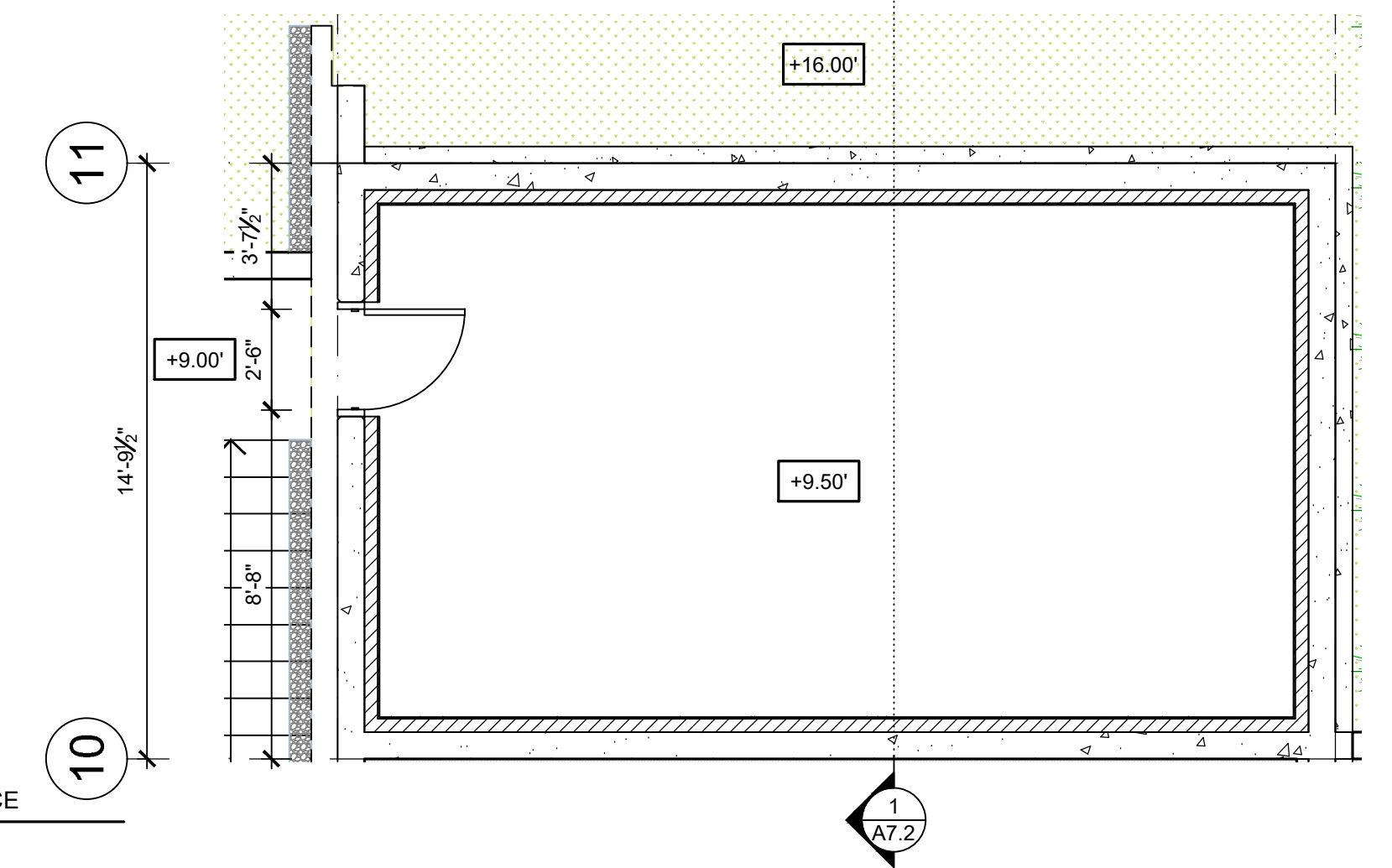
2 COACH HOUSE - ROOF PLAN
1/4" = 1'-0"



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. 18.59 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. - sq.m.	
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

Front Yard Setback Variance provided within DVP19-070

BUILDING HEIGHT	ALLOWED	PROPOSED	COMMENTS
ACCESSORY BUILDING (COACH HOUSE)	12.00'	11.88'	CONFORMS PROPOSED GRADE
	3.7 m	3.62 m	REFER TO AVERAGE GRADE CALCULATIONS

Height Variance provided within DVP19-070

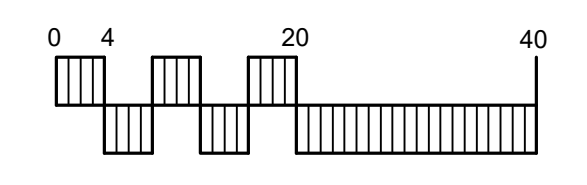
COACH HOUSE - HADDAD RESIDENCE PROPOSED AVERAGE GRADE AT PERIMETER					
A	B	(A+B)/2	LENGTH	PRODUCT	
a-b1	16.00	10.50	13.25	22.20	294.15
b1-b2	10.50	13.50	12.00	1.30	15.60
b2-b3	13.50	16.00	14.75	1.50	22.13
b3-c	16.00	16.00	16.00	24.50	392.00
c-d	16.00	16.00	16.00	16.75	268.00
d-e	16.00	16.00	16.00	1.40	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 - 4.80 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	336.66
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. NO.	DESCRIPTION	DATE	DRAWN
2	DVP - APPLICATION - R1	06/02/2020	KH
1	DVP - APPLICATION	06/09/2019	KH

HLDA
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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

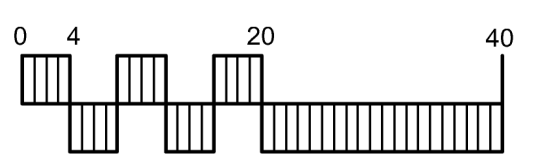
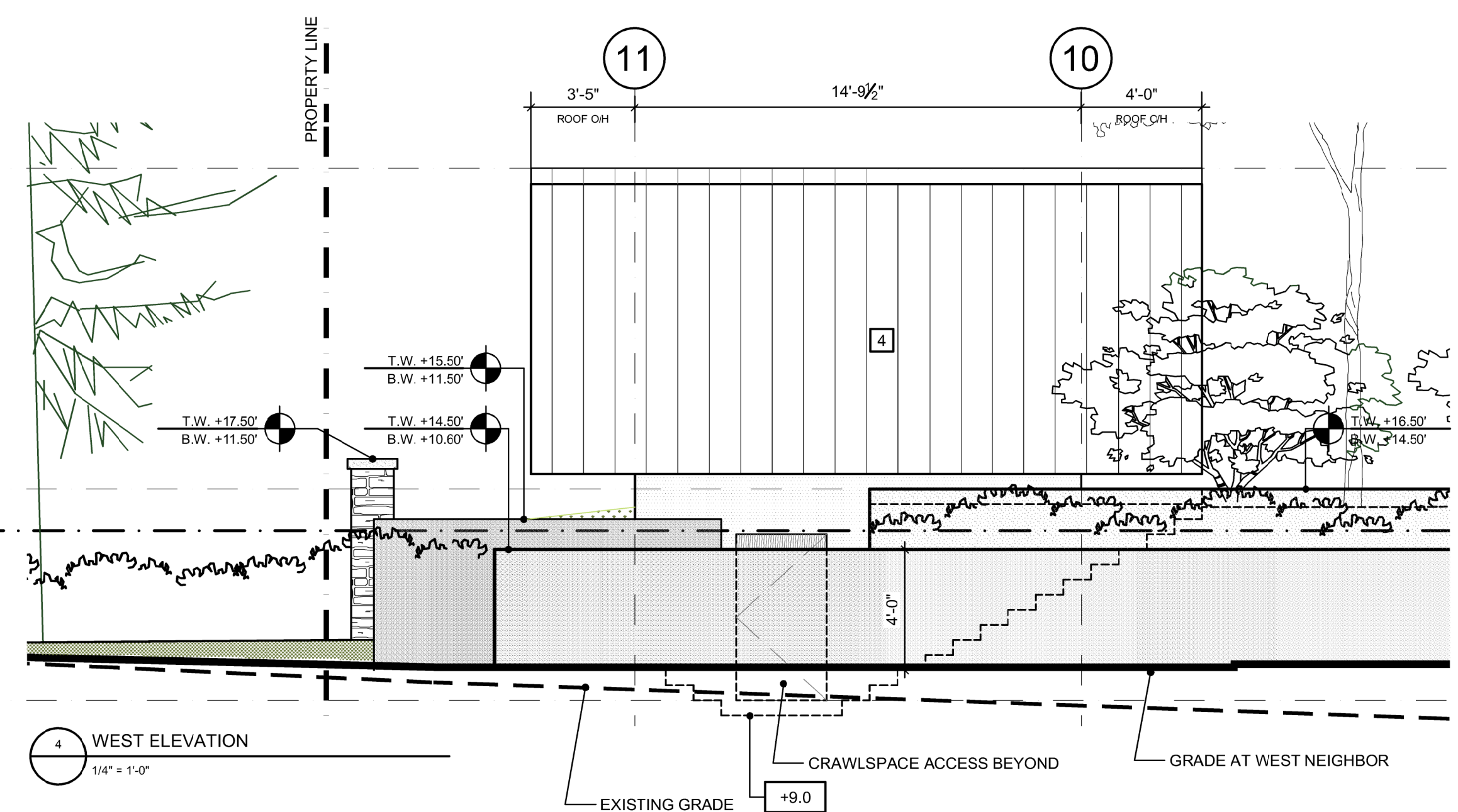
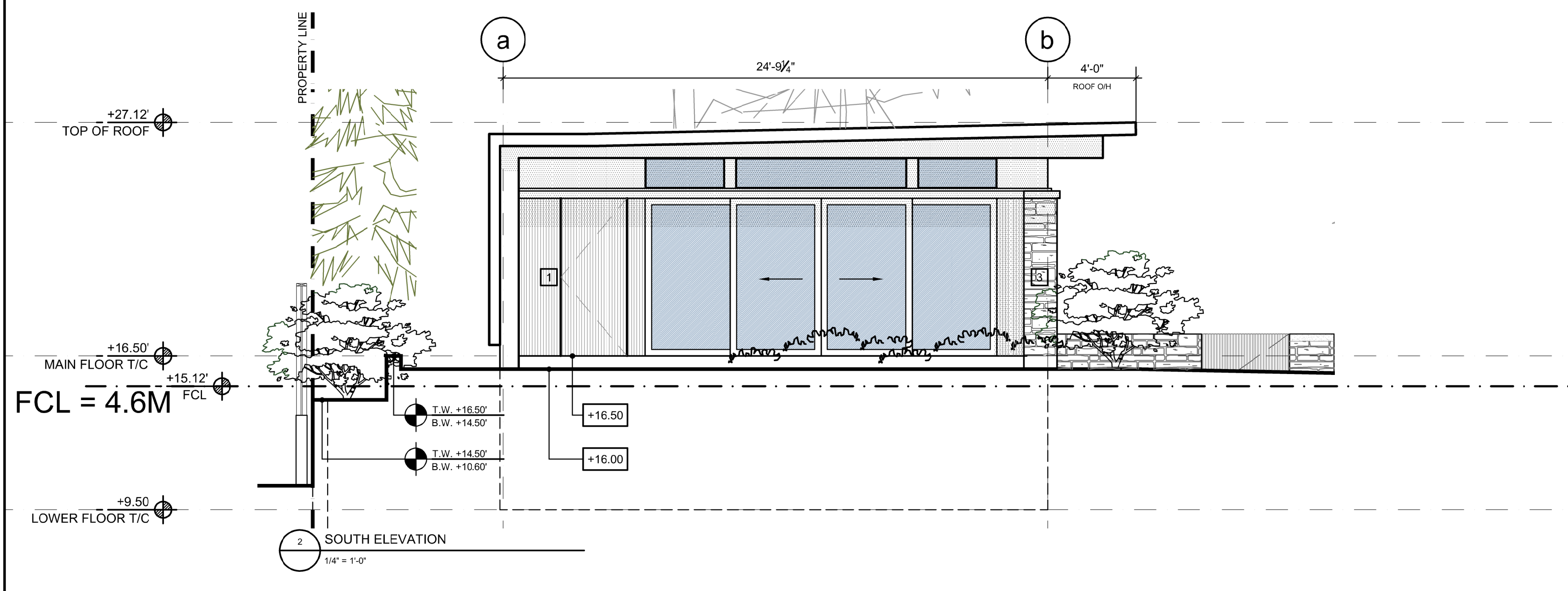
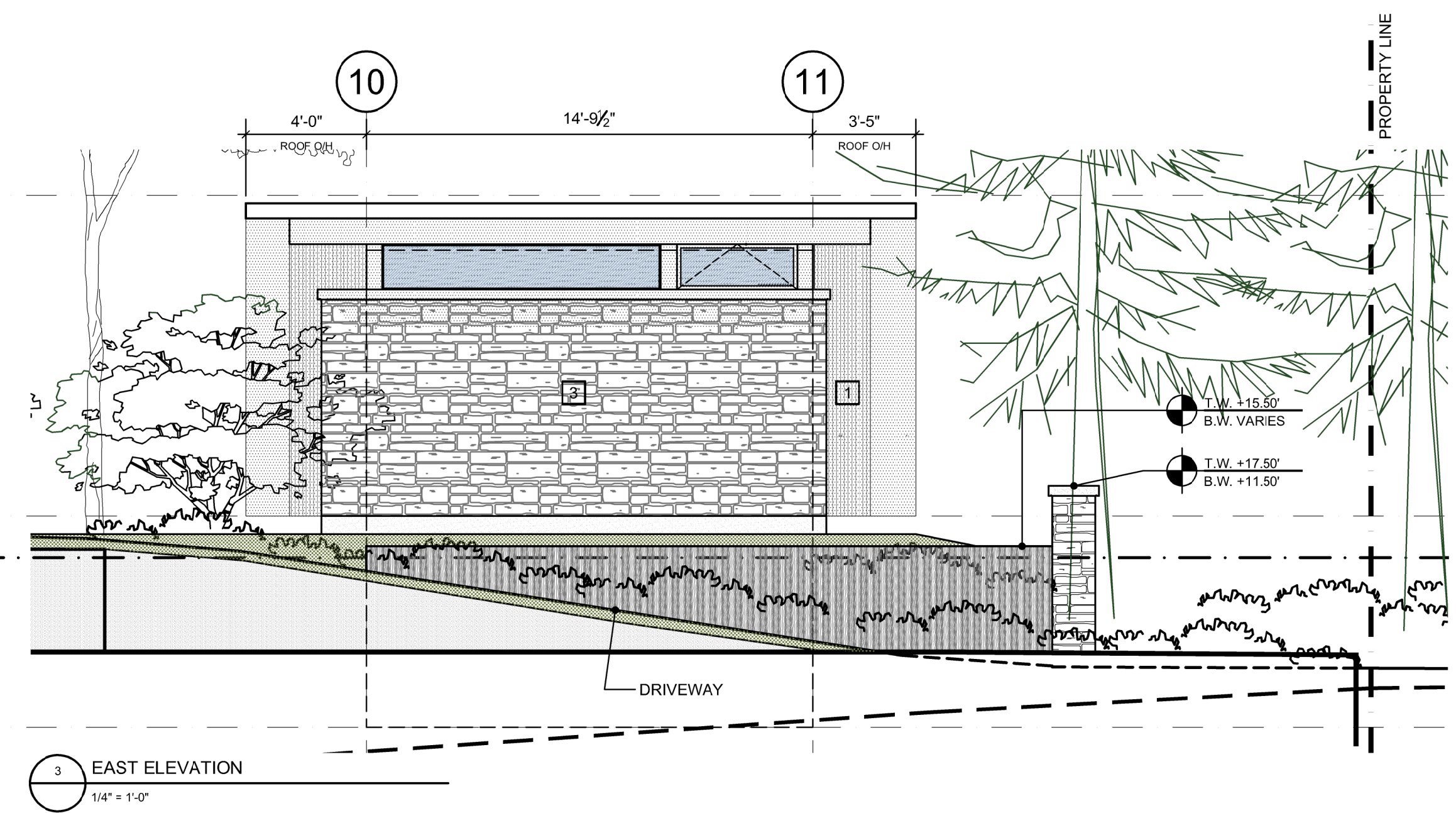
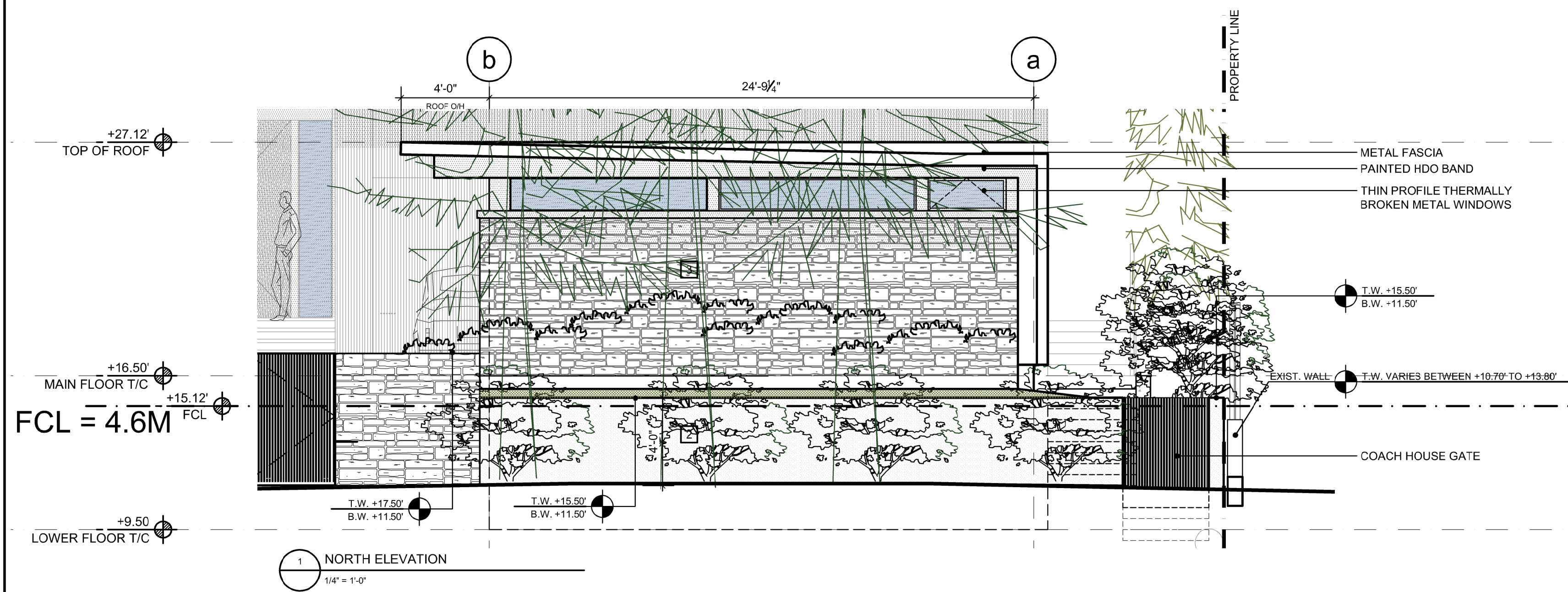
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 SCALE: 1/4" = 1'-0"
 DATE: 06/SEPT/2019

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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

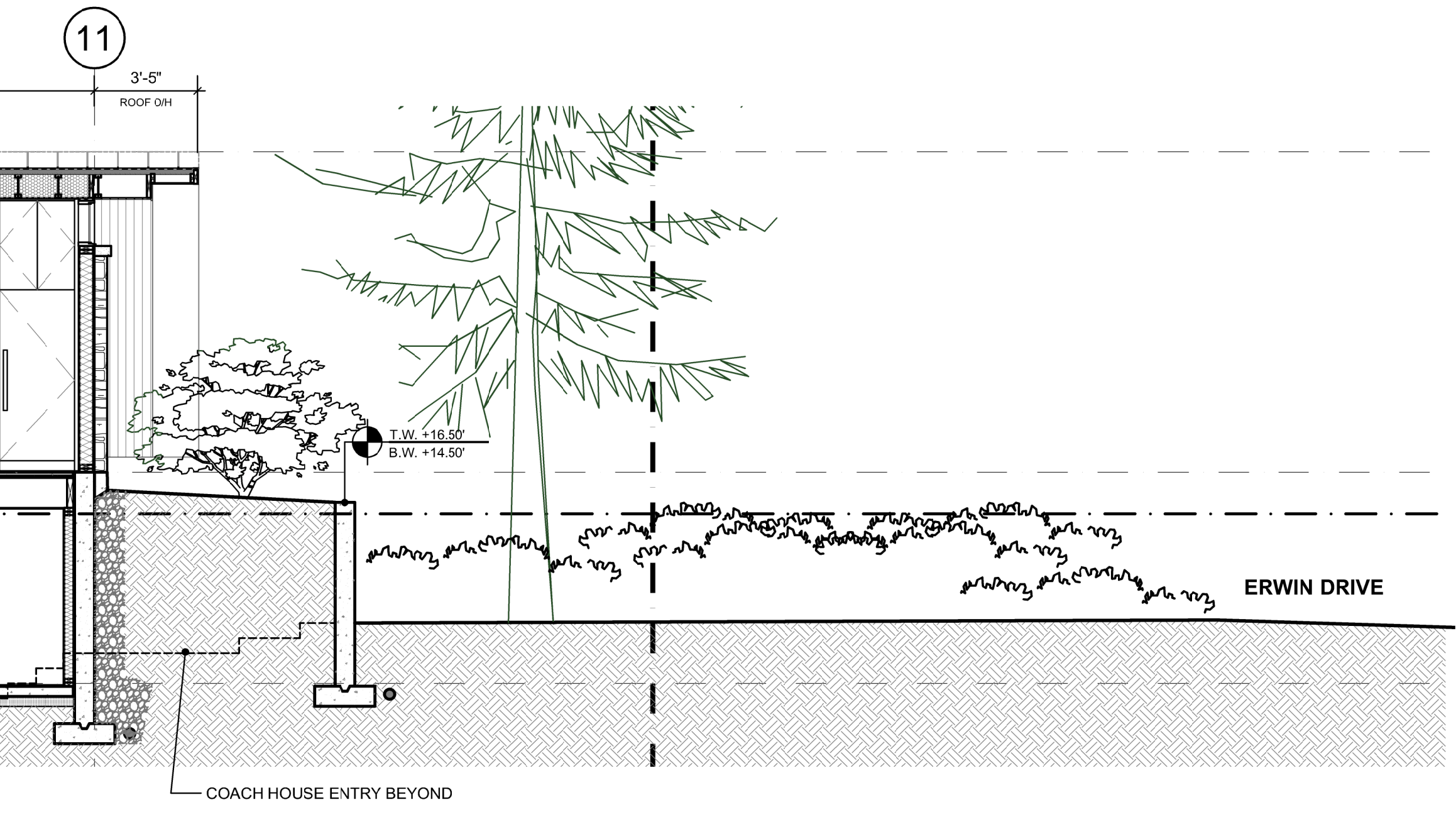
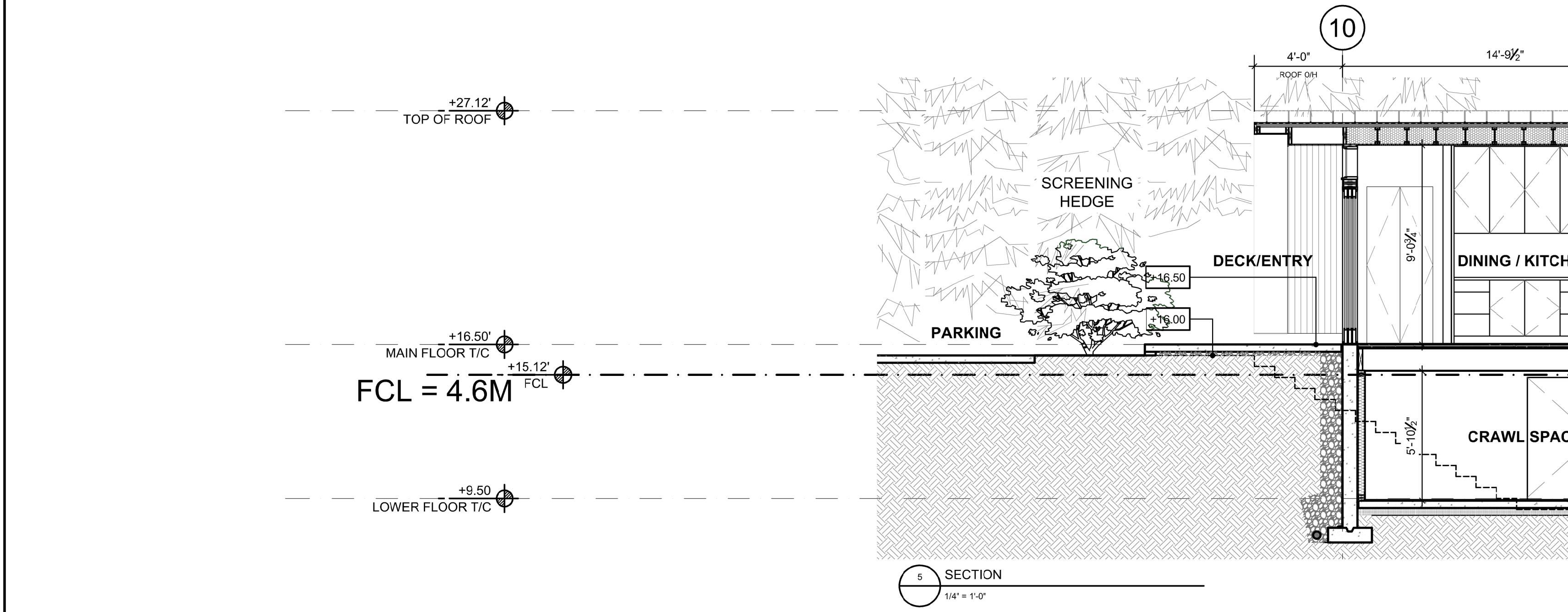


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1	DVP - APPLICATION	06/09/2019	KH

HDA

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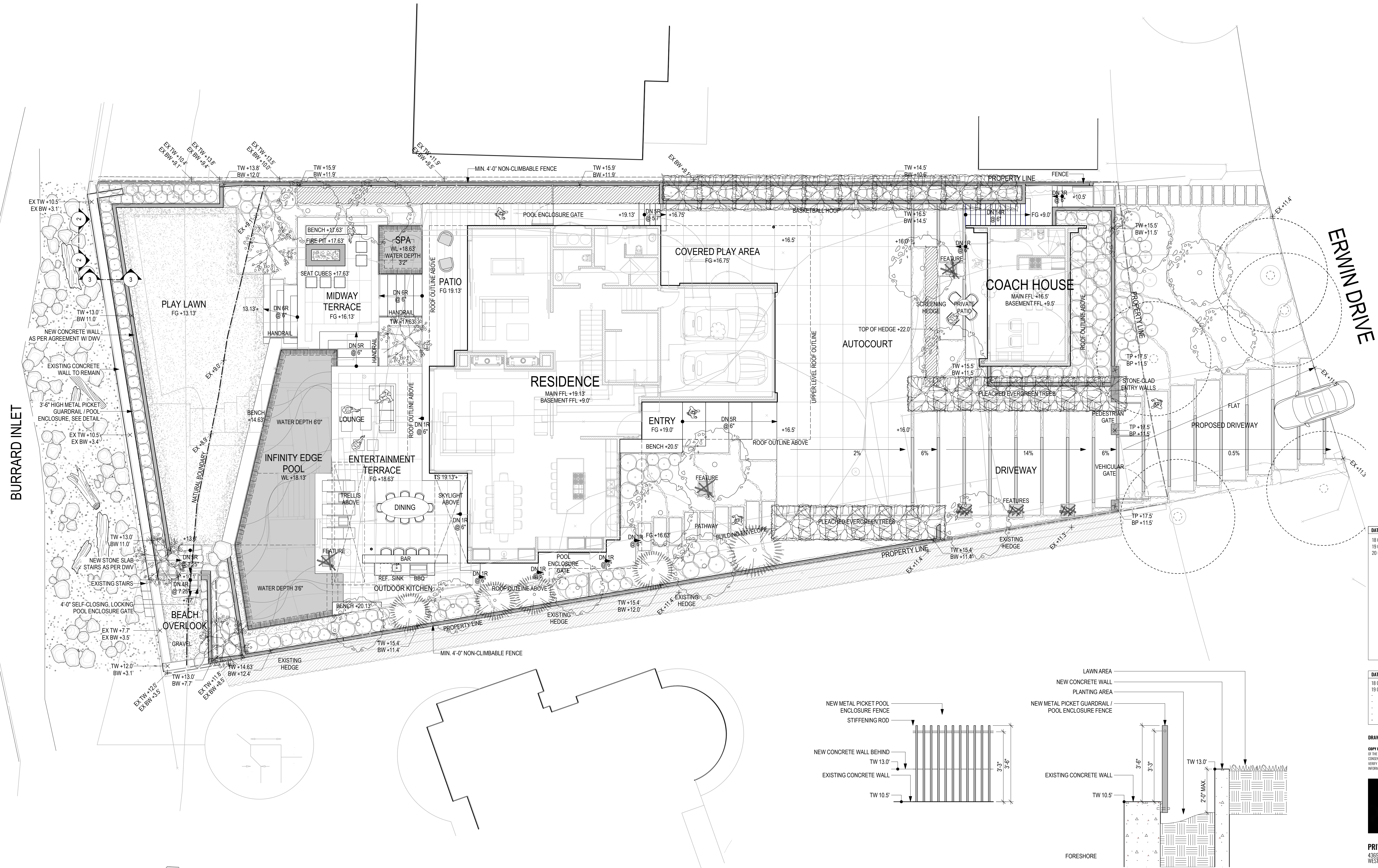
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4369 ERWIN DRIVE
WEST VANCOUVER

SHEET TITLE:
COACH HOUSE
ELEVATIONS & SECTION

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

DRAWN: KH
SCALE: 1/4" = 1'-0"
DATE: 06SEPT2019

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DATE	ISSUE / REVISION
18 04 20	ISSUED FOR COORDINATION
19 08 09	ISSUED FOR DWP
20 03 24	REVISED AS PER DWP & REISSUED FOR DWP

DATE	PROJECT STATUS
18 03 29	CONCEPTUAL MASTERPLAN
19 08 09	DP (DEVELOPMENT PERMIT)
-	BU (BUILDING PERMIT)
-	TENDER
-	CONSTRUCTION

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PAUL SANGHA CREATIVE

PRIVATE RESIDENCE
 4369 ERMINN DRIVE
 WEST VANCOUVER, BC

LANDSCAPE MASTER PLAN

DATE : 2020 Feb 10
 DRAWN BY : RS
 CHECKED BY : PS

LDP-1.01 R2

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

2 FORESHORE FENCE ELEVATION
 Scale: 1/2" = 1'-0"

3 FORESHORE FENCE DETAIL
 Scale: 1/2" = 1'-0"

