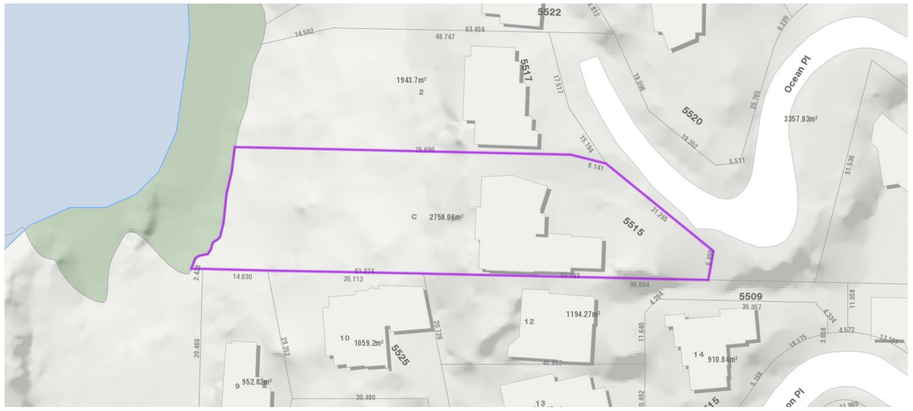
LEGAL: LOT C, BLOCK F, DISTRICT LOT 879, PLAN LMP5821
P.I.D. 017-856-850
CIVIL: 5515 OCEAN PLACE, WEST VANCOUVER



WESTMAP VIEW

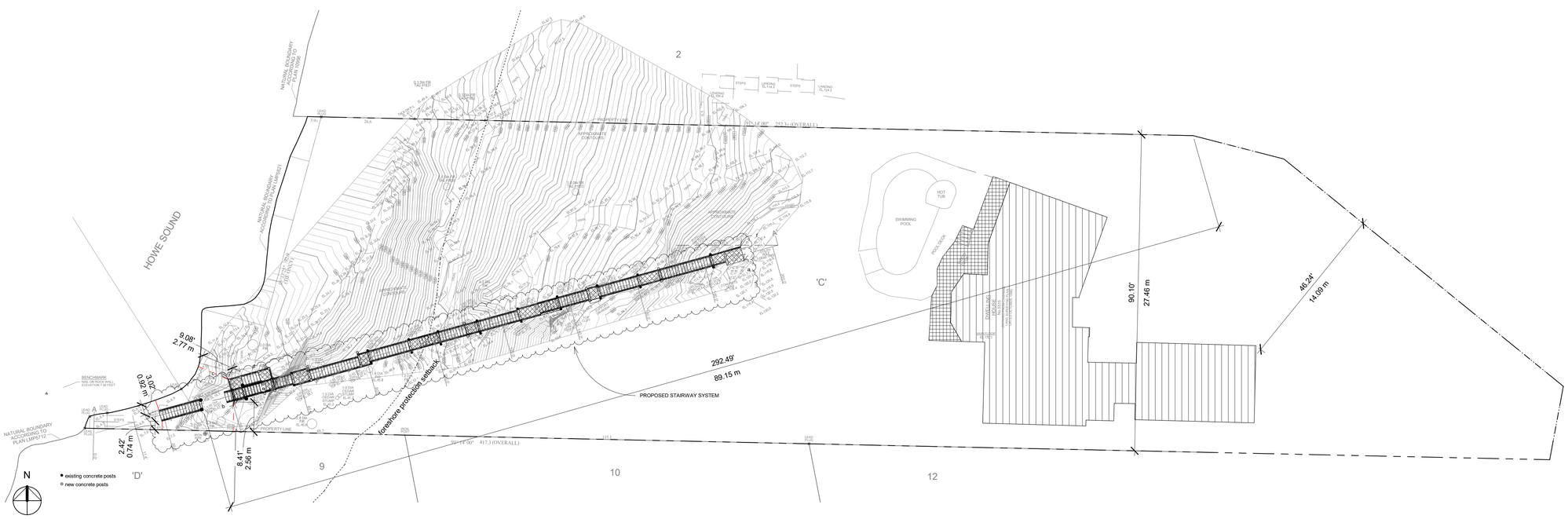
Address	5515 Ocean Place, West Vancouver			
Zoning	RS-3			
	Allowed		Proposed	
	imp	met	imp	met
Lot Area	29,688	2,758.1		
Site Width	81.04	24.70		
Site Coverage 30%	8,906	827.4	3,863.5	358.93
Existing House			2,979.0	276.76
Existing Deck			350.7	32.58
New Main Stairway Structure			493.0	45.80
New Lower Stairs			40.8	3.79
Main Stairway Structure				
Front Yard Setback	29.9	9.10	132.61	40.42
Waterfront Yard Setback	29.9	9.10	9.08	2.77
Side Yard Setback Minimum	8.10	2.47	8.41	2.56
Side Yard Setback			34.38	10.48
Combined Side Yard Setback	20.26	6.18	42.80	13.04
Maximum Height	12.14	3.70	53.87	16.42
Lower Stairs				
Front Yard Setback	29.9	9.10	292.49	89.15
Waterfront Yard Setback	29.9	9.10	3.03	0.92
Side Yard Setback Minimum	8.10	2.47	2.42	0.74
Maximum Height	12.14	3.70	9.03	2.75

Average Grade Calculations (Lower Stairs)

L1	L2	14.0	+	6.9	/ 2	X	12.24 =		127.9
L2	L3	6.9	+	6.9	/ 2	X	3.33 =		23.0
L3	L4	6.9	+	15.3	/ 2	X	12.24 =		135.9
L4	L1	15.3	+	14.0	/ 2	X	3.33 =		48.8
Total							31.14		335.5
Grade							*10.78*		

Average Grade Calculations (Main Stairs)

S0	S1	118.4	+	115.8	/ 2	X	9.31 =		1,090.2
S1	S2	115.8	+	100.0	/ 2	X	15.07 =		1,626.1
S2	S3	100.0	+	95.8	/ 2	X	6.22 =		608.9
S3	S4	95.8	+	94.5	/ 2	X	11.36 =		1,080.9
S4	S5	94.5	+	94.0	/ 2	X	3.55 =		334.6
S5	S6	94.0	+	83.5	/ 2	X	8.33 =		739.3
S6	S7	83.5	+	77.1	/ 2	X	12.25 =		983.7
S7	S8	77.1	+	66.5	/ 2	X	11.55 =		829.3
S8	S9	66.5	+	65.8	/ 2	X	4.00 =		264.6
S9	S10	65.8	+	55.8	/ 2	X	16.80 =		1,021.4
S10	S11	55.8	+	47.4	/ 2	X	11.47 =		591.9
S11	S12	47.4	+	47.4	/ 2	X	3.41 =		161.6
S12	S13	47.4	+	39.0	/ 2	X	14.30 =		617.8
S13	S14	39.0	+	37.0	/ 2	X	5.50 =		209.0
S14	S15	37.0	+	34.4	/ 2	X	5.41 =		193.1
S15	S16	34.4	+	18.5	/ 2	X	3.35 =		88.6
S16	S17	18.5	+	18.5	/ 2	X	5.02 =		92.9
S17	S18	18.5	+	17.0	/ 2	X	3.68 =		65.3
S18	A	17.0	+	15.5	/ 2	X	3.33 =		54.1
A	B	15.5	+	15.5	/ 2	X	1.20 =		18.6
B	N18	15.5	+	14.0	/ 2	X	3.33 =		49.1
N18	N17	14.0	+	17.2	/ 2	X	3.68 =		57.4
N17	N16	17.2	+	18.4	/ 2	X	8.37 =		149.0
N16	N15	18.4	+	18.0	/ 2	X	3.33 =		60.6
N15	N14	18.0	+	34.1	/ 2	X	5.41 =		140.9
N14	N13	34.1	+	37.2	/ 2	X	5.50 =		196.1
N13	N12	37.2	+	41.7	/ 2	X	14.30 =		564.1
N12	N11	41.7	+	43.7	/ 2	X	3.41 =		145.6
N11	N10	43.7	+	54.9	/ 2	X	11.47 =		565.5
N10	N9	54.9	+	65.0	/ 2	X	16.80 =		1,007.2
N9	N8	65.0	+	67.8	/ 2	X	4.00 =		265.6
N8	N7	67.8	+	76.0	/ 2	X	11.55 =		830.4
N7	N6	76.0	+	83.0	/ 2	X	12.25 =		973.9
N6	N5	83.0	+	90.3	/ 2	X	8.33 =		721.8
N5	N4	90.3	+	91.0	/ 2	X	3.55 =		321.8
N4	N3	91.0	+	95.5	/ 2	X	11.36 =		1,059.3
N3	N2	95.5	+	97.3	/ 2	X	6.22 =		599.6
N2	N1	97.3	+	114.2	/ 2	X	15.07 =		1,593.7
N1	N0	114.2	+	117.5	/ 2	X	9.31 =		1,078.6
N0	S0	117.5	+	118.4	/ 2	X	3.92 =		462.4
Total								316.27	21,514.4
Grade								*68.03*	



1 Key Plan
1/16" = 1'-0"

VANCOUVER BUILDING DESIGN

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All dimentions are to the outside of the concrete wall, exterior sheating and interior framing

No.	Description	Date
1	Revision 1	Date 1

New SFD House

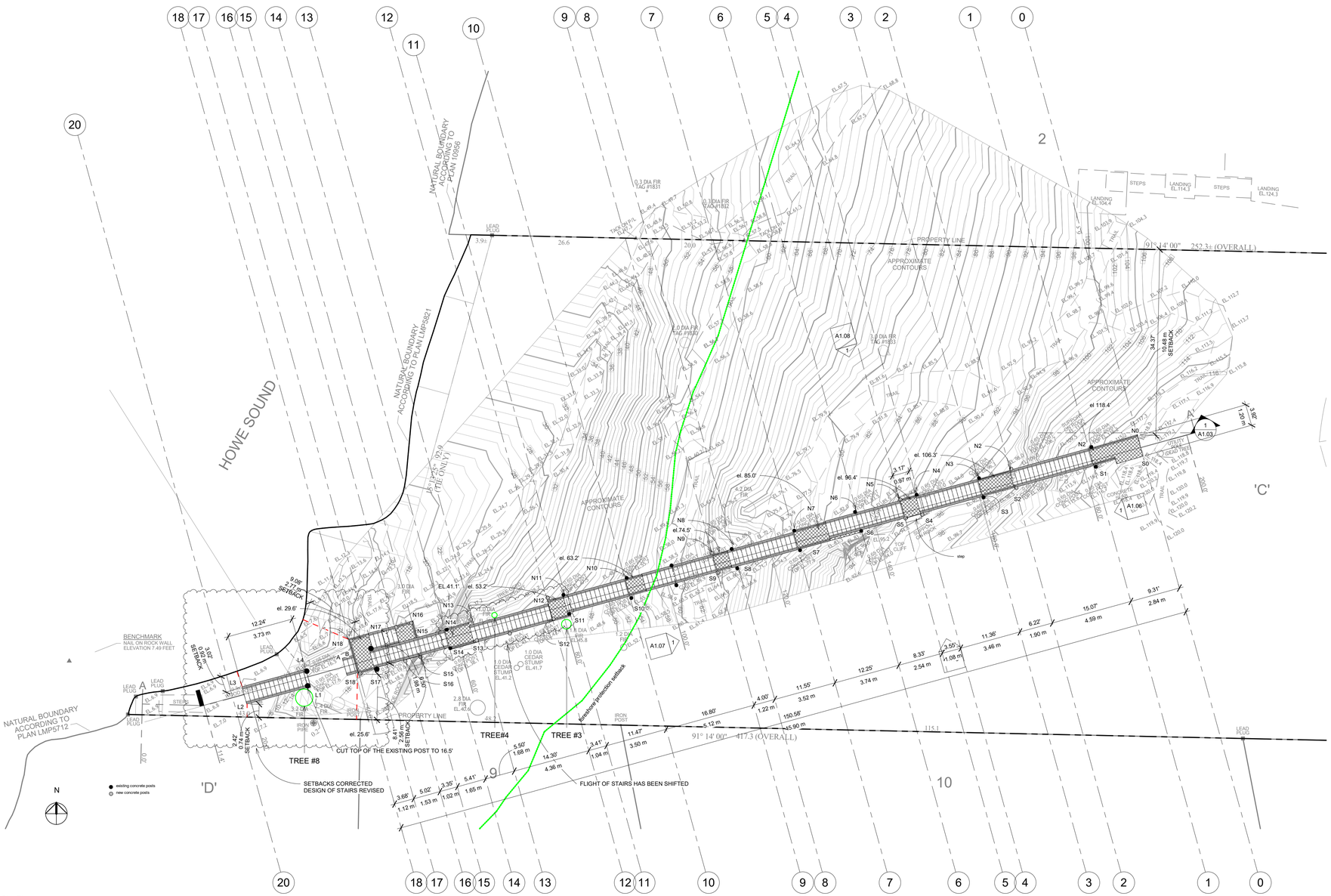
5515 Ocean Place, West Vancouver, BC

Key Plan

Project Number	NA
Date	31Oct25
Drawn By	IG
Checked By	NA

A1.01

Scale 1/16" = 1'-0"



1 Site Plan
1/8" = 1'-0"

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No.	Description	Date
1	Revision 1	Date 1

New SFD House

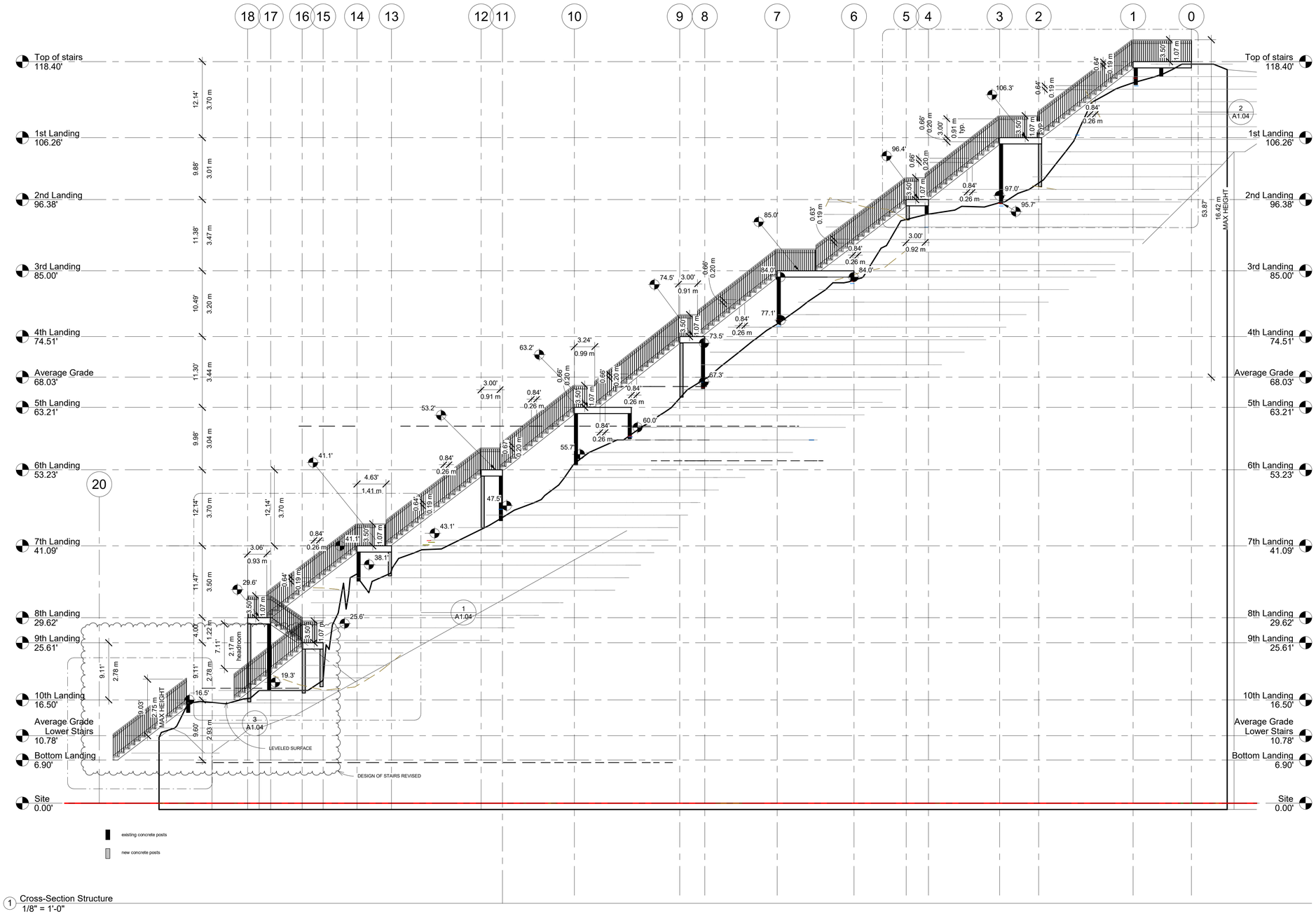
5515 Ocean Place, West Vancouver, BC

Site Plan/Plan View

Project Number	NA
Date	31Oct25
Drawn By	I.Goman
Checked By	NA

A1.02

Scale	1/8" = 1'-0"



1 Cross-Section Structure
1/8" = 1'-0"

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No.	Description	Date
1	Revision 1	Date 1

New SFD House

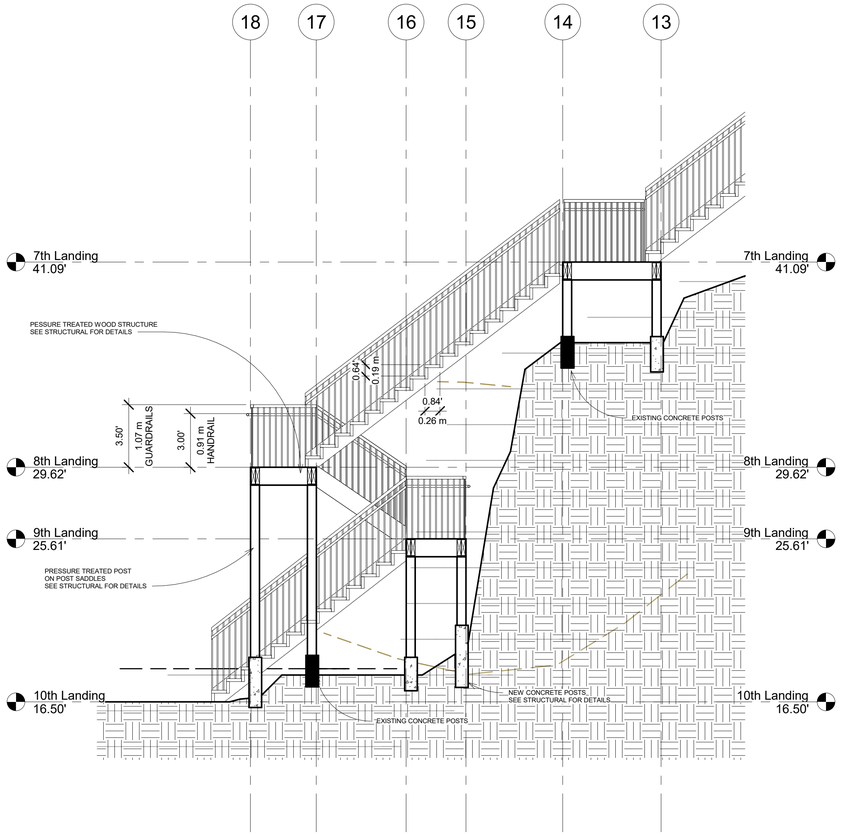
5515 Ocean Place, West Vancouver, BC

Cross - Section

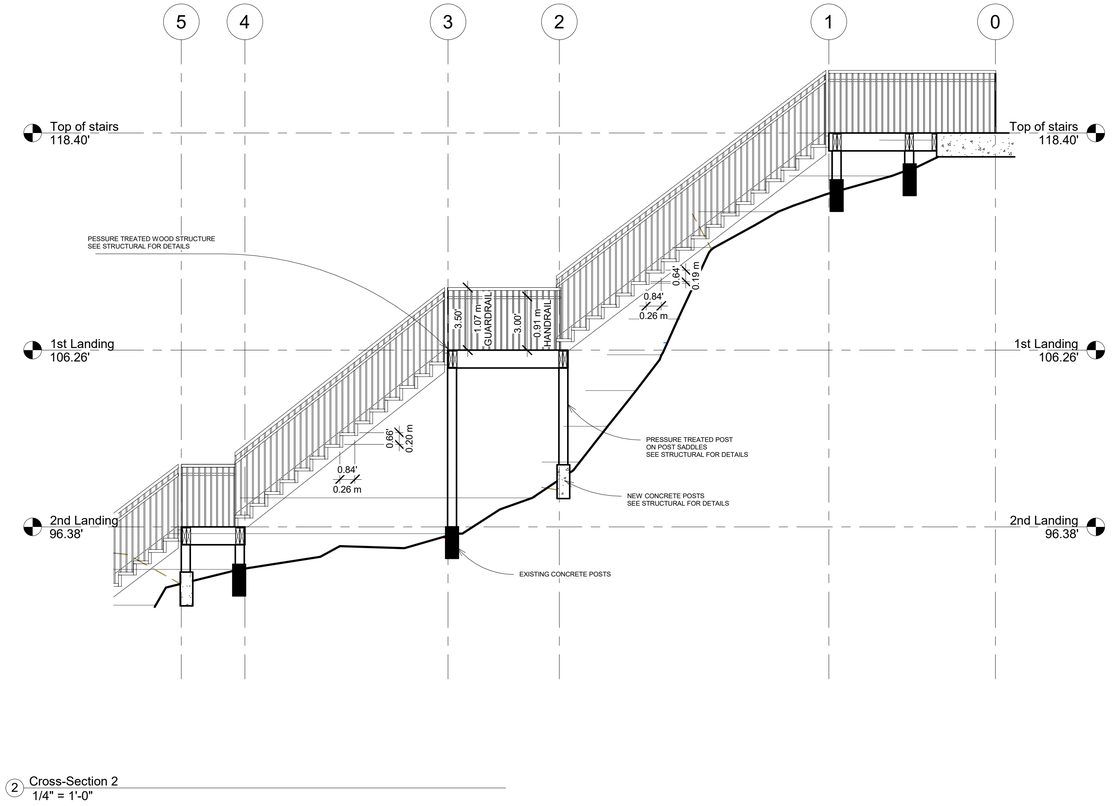
Project Number	NA
Date	31Oct25
Drawn By	I.Goman
Checked By	NA

A1.03

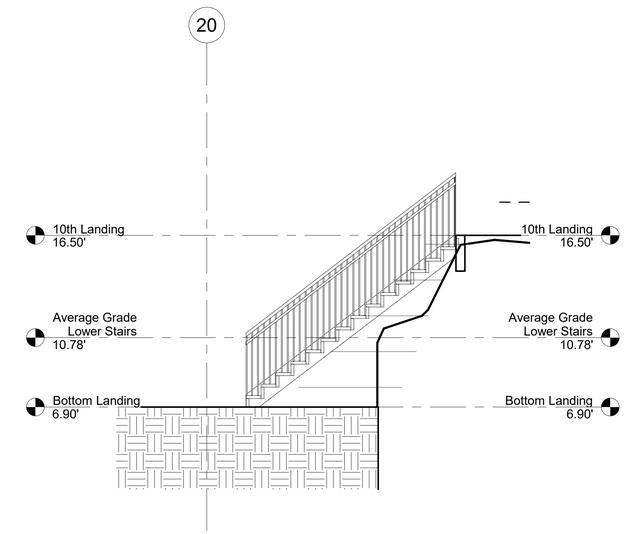
Scale	1/8" = 1'-0"



1 Cross-Section 1
1/4" = 1'-0"



2 Cross-Section 2
1/4" = 1'-0"



3 Cross-Section 3
1/4" = 1'-0"

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No.	Description	Date

New SFD House

5515 Ocean Place, West Vancouver, BC

Sections

Project Number	NA
Date	31Oct25
Drawn By	IG
Checked By	NA

A1.04

Scale	1/4" = 1'-0"