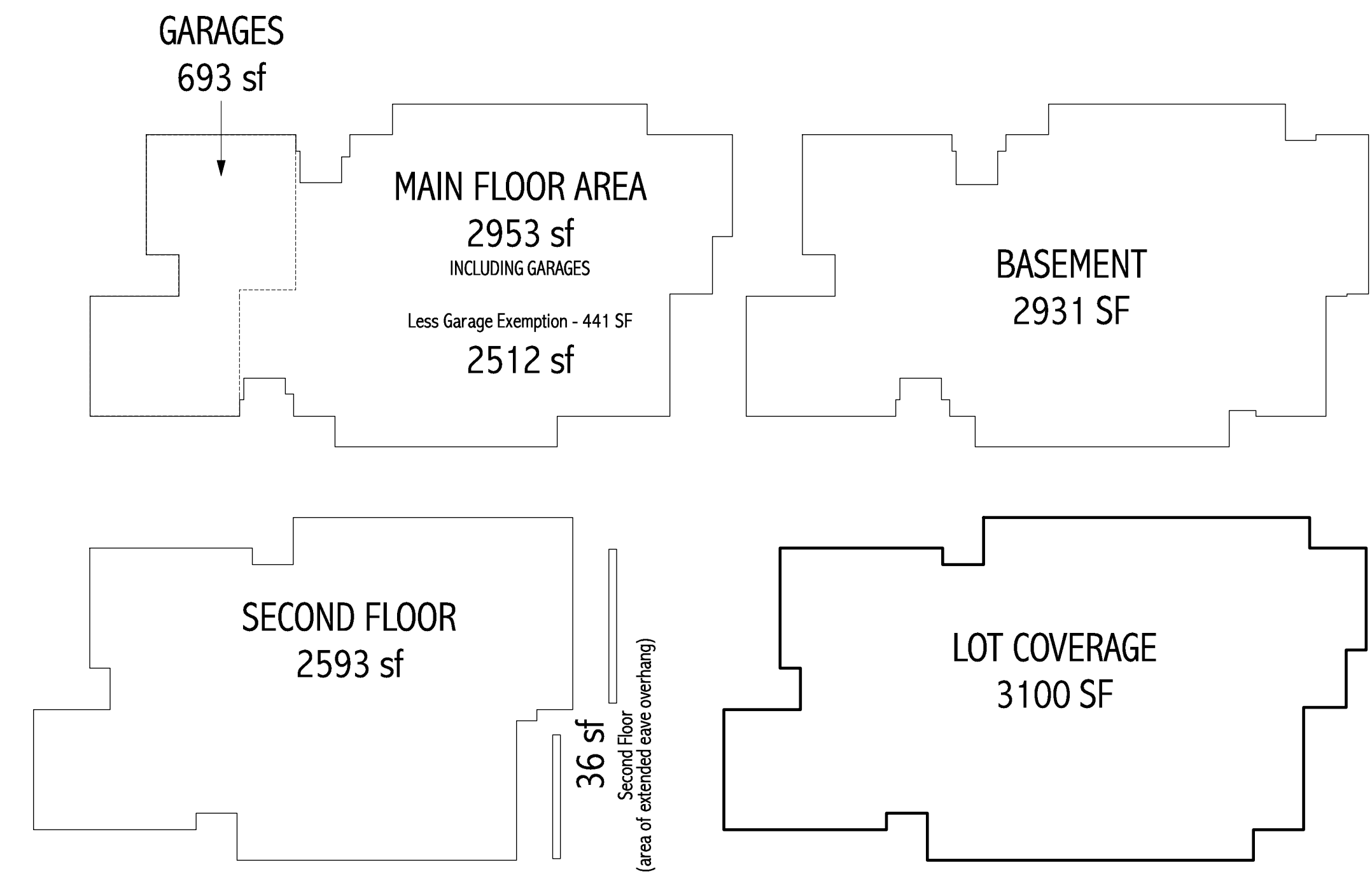


SITE PLAN



BIRD'S EYE VIEW

Municipality		District of West Vancouver		Lot Width		60'		Address		2354 Haywood Avenue West Vancouver, BC		Existing Zoning		RS5		ZONING & BYLAW ANALYSIS	
Lot Area		8372 sf		Proposed Zoning		RD1 REQ'D		RD2 REQ'D		RD3 REQ'D		PROPOSED		CONFORMING		COMMENTS	
Setbacks		Front		25'		25'		25'		25'		25'		<input checked="" type="checkbox"/>		Question RD3: Two separate single family dwellings... is this different from a duplex..?	
Rear		30'		30'		30'		30'		30'		30'		<input checked="" type="checkbox"/>		Zoning We are proposing an RD3 zoning with the exception of the method for measuring height. For that we favour the RD2 method since it facilitates a comfortably sloped front yard and garage access (In our proposed design it's almost flat). The twin conditions of a downward sloping lot combined with street accessed garages (no lane), creates a scenario where pushing the building down into the site to optimize the average grade, necessarily lowers the entrance to the garages relative to the street. In our view this isn't an attractive - or desirable - outcome. Measuring height at the front face of the building allows for a more comfortable relationship between the street and the house.	
Sides		6'		6'		5'		7.5'		7.5'		7.5'		<input checked="" type="checkbox"/>		Height In order to keep the Basement Suite above grade, which will facilitate optimal quality of life for the occupants, we are proposing to lower the backyard to below the basement floor level. Because this will drastically distort the "proposed" average grade calculation we propose using the "existing" average grade calculation for the purposes of determining FAR. We further propose that height be measured from the average grade at the front of the building which does two positive things: 1) facilitates the backyard elevation of approximately EL 61.0' which is only about 30" below the lowest grade existing on the property and 2) maintains the elevation of the front of the house and the entrances to the garages and eliminates the need for a maximum sloped driveway and the feeling of a sunken house.	
Combined Sideyard		15'		15'		NOT APPLICABLE		15'		15'		15'		<input checked="" type="checkbox"/>		Highest Building Face Still conforms even with a lowered backyard	
Height		25'		25' Measured at front		25'		25'		25' Measured at front		25'		<input checked="" type="checkbox"/>			
Highest Building Face		22'		22'		NOT APPLICABLE		22'		22'		22'		<input checked="" type="checkbox"/>			
Lot Coverage		3349 sf		3349 sf		3349 sf		3100 sf		3100 sf		3100 sf		<input checked="" type="checkbox"/>			
Floor Area Ratio		4186 sf		4186 sf		6279 sf		5141 sf		5141 sf		5141 sf		<input checked="" type="checkbox"/>			
FAR Summary		Main Floor Area (Including Garage)		2953 sf		2953 sf		2953 sf		2953 sf		2953 sf		<input checked="" type="checkbox"/>			
Main Floor Area (Excluding Garage - 441 SF)		2512 sf		2512 sf		2512 sf		2512 sf		2512 sf		2512 sf		<input checked="" type="checkbox"/>			
Second Floor Area		2593 sf		2593 sf		2593 sf		2593 sf		2593 sf		2593 sf		<input checked="" type="checkbox"/>			
Basement Area (area of extended eave overhang)		36 sf		36 sf		36 sf		36 sf		36 sf		36 sf		<input checked="" type="checkbox"/>			
Basement Area		2931 SF		2931 SF		2931 SF		2931 SF		2931 SF		2931 SF		<input checked="" type="checkbox"/>			
Basement Area counted in FAR		0.0 SF		0.0 SF		0.0 SF		0.0 SF		0.0 SF		0.0 SF		<input checked="" type="checkbox"/>			
Floor Area Ratio counted in FAR		5141 sf		5141 sf		5141 sf		5141 sf		5141 sf		5141 sf		<input checked="" type="checkbox"/>			



RELATIVE ROOF PEAK ELEVATIONS

COPYRIGHT RESERVED
These plans and designs are - and at all times remain - the exclusive property of
Graham Design
and may not be reproduced or used in any way without written consent.

Graham Design
860 Keefer Street
Vancouver BC
V6A 1Y7
778 858-5845

Revisions			
No.	Date	Details	By



Project
BABUL RESIDENCE
2354 HAYWOOD AVE
West Vancouver
BC

Drawing Title
PRELIMINARY DESIGN DRAWINGS
SITE PLAN

Date	August 18, 2020	Project No.	
Scale	1/16"=1'0"	Drawing No.	
Drawn By	RG		

PD1-1

COPYRIGHT RESERVED
 These plans and designs are - and at all times remain - the exclusive property of
 Graham Design
 and may not be reproduced or used in any way without written consent.

Graham Design
 860 Keefer Street
 Vancouver BC
 V6A 1Y7
 778 858-5845

Revisions

No.	Date	Details	By



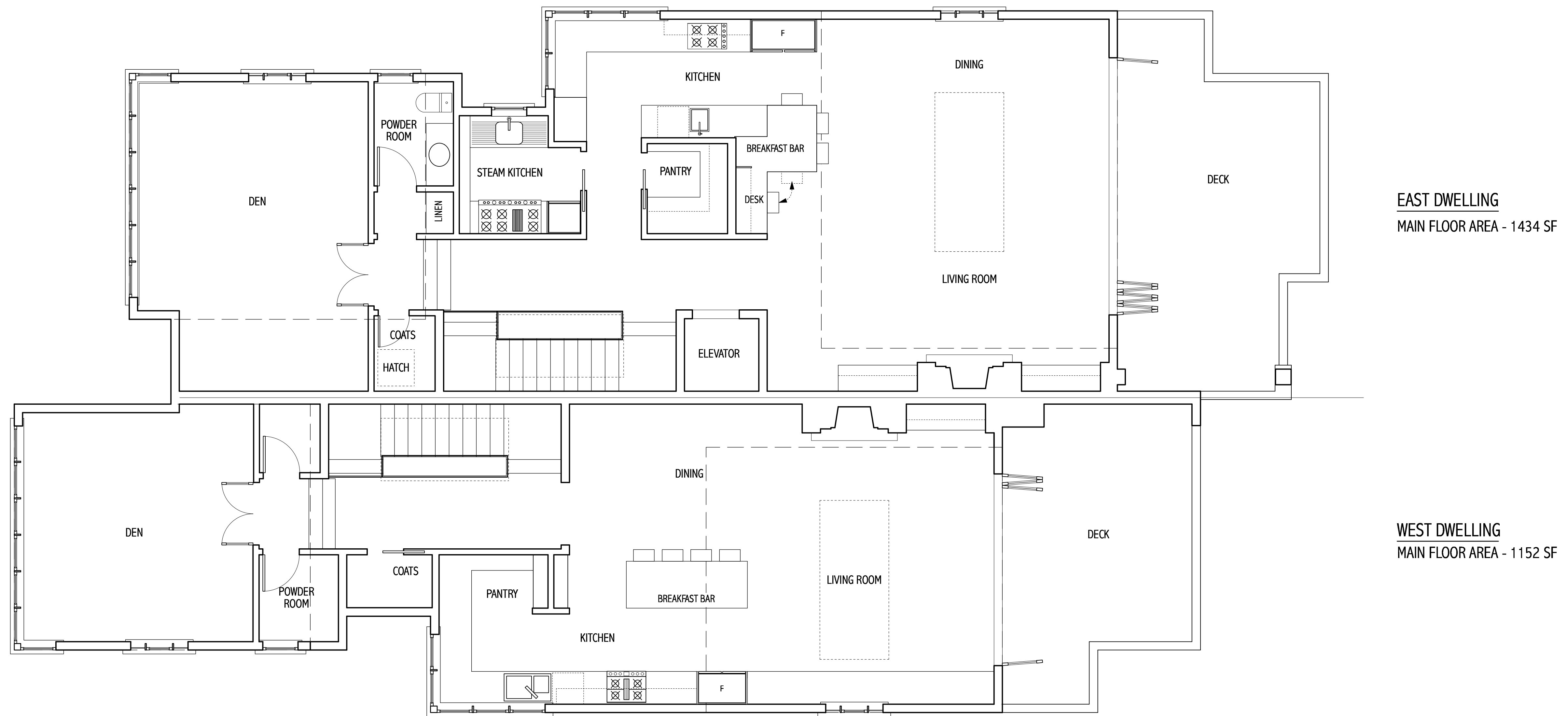
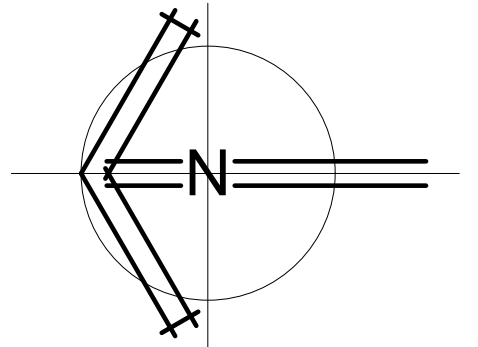
VIEW FROM SOUTH-WEST



VIEW FROM SOUTH-EAST



CUTAWAY VIEW FROM NORTH-WEST



EAST DWELLING
 MAIN FLOOR AREA - 1434 SF

WEST DWELLING
 MAIN FLOOR AREA - 1152 SF

**GRAHAM
 DESIGN**

**BABUL
 RESIDENCE**
 2354 HAYWOOD AVE
 West Vancouver
 BC

Project Title
**PRELIMINARY DESIGN
 DRAWINGS**
SECOND FLOOR PLAN

Date
 August 18, 2020

Project No.

Scale
 1/8"=1'0"

Drawing No.

Drawn By
 RG

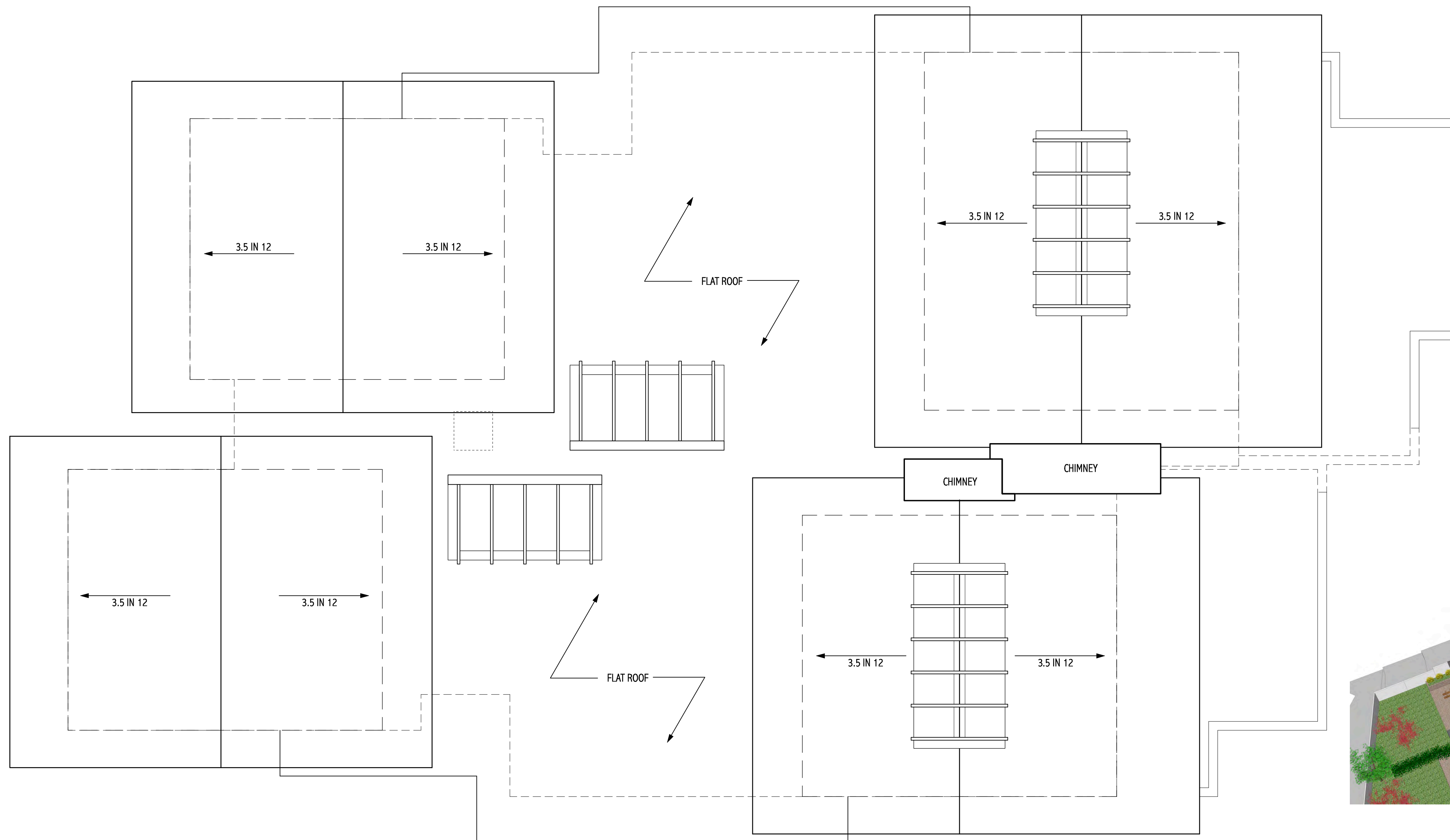
PD2-3



VIEW FROM SOUTH-EAST



VIEW FROM SOUTH-WEST

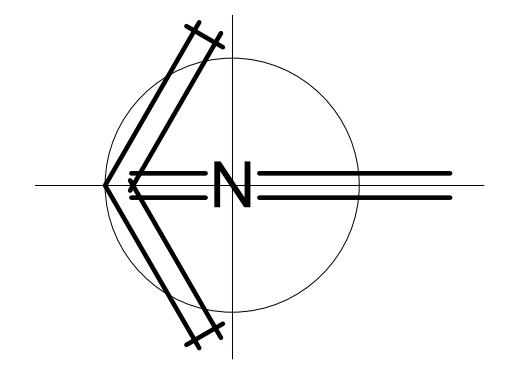


BIRD'S EYE VIE FROM SOUTH-EAST

COPYRIGHT RESERVED
 These plans and designs are - and at all times remain - the exclusive property of
Graham Design
 and may not be reproduced or used in any way without written consent.

Graham Design
 860 Keefer Street
 Vancouver BC
 V6A 1Y7
 778 858-5845

Revisions			
No.	Date	Details	By



**GRAHAM
 DESIGN**

Project
**BABUL
 RESIDENCE**
 2354 HAYWOOD AVE
 West Vancouver
 BC

Drawing Title
**PRELIMINARY DESIGN
 DRAWINGS**
 ROOF PLAN

Date August 18, 2020	Project No.
Scale 1/8"=1'0"	Drawing No. PD2-4
Drawn By RG	



Proposed new Duplex for
Farah and Arzoo Babul

2354 Haywood Avenue
West Vancouver

Graham Design

778 858-5845

ross@kga.ca