

BYLAW INFORMATION:

PROJECT: 4768 THE HIGHWAY, WEST VANCOUVER, B.C.  
LOT 2, D.L. 811, PLAN BCP48648  
ZONE: R53  
LOWER GAULFEILD HERITAGE CONSERVATION AREA

SITE AREA:	24,130.0 SQ.FT. 2,241.70 SQ. m
LOT WIDTH:	80.027' / 24.392m
REQUIRED SIDERYARD SETBACK:	20.006' / 6.097m (25.0%)
PROPOSED SIDERYARD SETBACK:	20.556' / 6.265m
REQUIRED FRONT YARD SETBACK:	30.0' / 9.14m
PROPOSED FRONT YARD SETBACK:	125.06' / 38.11m
REQUIRED REAR YARD SETBACK:	30.0' / 9.14m
PROPOSED REAR YARD SETBACK:	35.997' / 10.972m
MAX ALLOWABLE FLOOR AREA:	8,445.50 SQ.FT. / 35.0%
PROPOSED FLOOR AREA SHOWN:	4,097.48 SQ.FT. / 16.98%
MAX. SITE COVERAGE:	7,239.0 SQ.FT. / 30.0%
PROPOSED SITE COVERAGE SHOWN:	3,878.0 SQ.FT. / 16.07%
AVERAGE NATURAL GRADE:	67.13' / 20.46m
AVERAGE FINISHED GRADE:	67.13' / 20.46m
ALLOWABLE MAX. BUILDING HT ELEV:	92.13' / 28.08m
PROPOSED MID-POINT/ T.O. PARAPET:	84.33' / 21.22m
PROPOSED BUILDING HEIGHT SHOWN:	22.20' / 6.76m (-2.8' / 8534m)
HIGHEST BUILDING WIDTH FACE:	88.50' / 26.975m
MAX. ALLOWABLE OVER 22.0':	29.50' / 8.99m
BUILDING FACE SHOWN OVER 22.0':	21.00' / 6.40m
FRONT YARD AREA:	2,285.10 SQ. FT.
MAX. FRONT YARD COVERAGE:	1,142.55 SQ.FT.
PROPOSED FRONT YARD COVERAGE:	EXISTING GRAVEL SURFACE
PROPOSED OVERALL DRIVEWAY SLOPE:	10.5%

- Scope of Work:
- Replace existing structure with a new single family residence.
  - Convert existing 2-car carport to a garage and renovate to match the character of the new home.

- Site Access & Boulevard:
- The existing site access will remain in its current location.
  - The existing driveway circling the large cedar tree will remain, with crushed rock paving material.
  - A driveway of saw-cut architectural concrete will be added to connect the existing circular driveway to the dwelling.
  - Within the boulevard and the first 100.0' of the property the existing trees and overall vegetation will be preserved, with an overall trimming and general cleanup executed.
- Please refer to the landscape design provided for additional information.

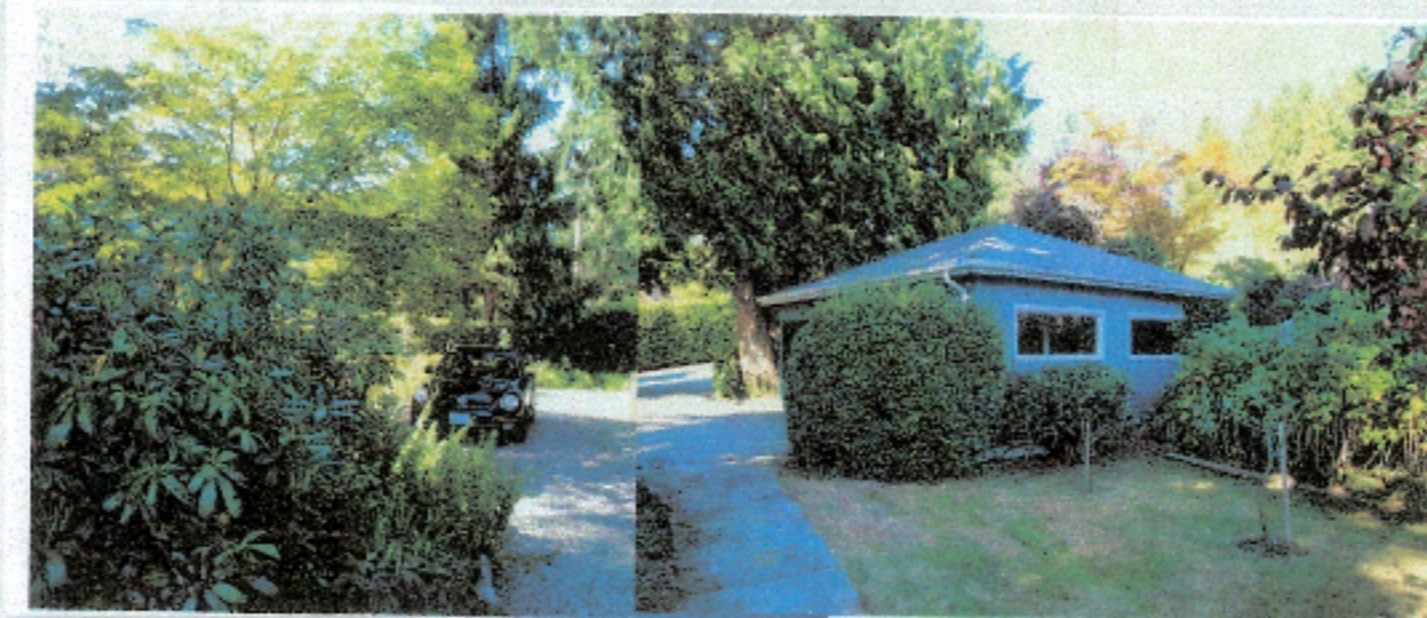
- Existing Dwelling:
- The existing structure is of no significant historical or architectural merit.
  - The dwelling comprises 2 storeys built on bedrock with the main entry on the lower floor and a terraced walk-out off the upper floor.
  - The existing dwelling is non-conforming to the current zoning bylaws and is non-conforming in its building setbacks.
  - A renovation or addition to the current dwelling is not an option that adequately reflects the design vision of the client.

- Proposed Dwelling:
- A great deal of consideration for working with the existing natural terrain of the site was taken into account when designing the proposed new dwelling.
  - The proposed dwelling is one storey, with a partial basement that takes advantage of the natural fall of the site to the south/west.
  - This was achieved by taking advantage of the site's natural fall to the south/west, placing the partial basement in this area.
  - This allows a garden walk-out off the main floor to the east and off the basement level to the south/west.
  - By doing so we do not anticipate any need for rock-removal by means of blasting.
  - This places a structure in this area that did not previously exist.
  - The new roof height is 7.08' lower than the existing structure's highest roofline.
  - Care and consideration was taken to impede as little as possible the surrounding neighbour's views and light corridors.
  - Other considerations taken when siting the new home were:
    - Preserving the property's current street appeal by retaining the existing trees and circular driveway entrance.
    - Preserving 3 significant natural rock outcrops, one to the north of the driveway and the two in the south side yard.
    - Avoiding the requirement of retaining walls by working with the existing grades on the property lines. \*please refer to landscape plan provided.
    - Extensively using natural materials - stone, wood siding, wood windows and soffits - balanced with the stucco surfaces is in keeping with West Coast Contemporary design elements.
    - The proposed roof assembly comprises flat surfaces with varying heights, creating strong horizontal lines that anchor the structure to the surrounding natural landscape, in keeping with West Coast Contemporary design principles.
    - The site is 24,130.00 sq.ft. and could support a much larger home under the West Vancouver's Zoning Bylaws.
    - The proposed dwelling uses only approximately 50% of the maximum allowable floor space area and site coverage, and is well under the maximum allowable building height.
    - The approach with this project has been to maintain the natural park/garden setting of this site, while capturing the best available view corridors from the dwelling.

\*Please refer to Bylaw Information provided above.



EAST FRONT YARD STREET VIEW



WEST VIEW ON PROPERTY TO STREET



EAST FRONT YARD / SOUTH SIDE YARD VIEW



SOUTH / WEST SIDE YARD VIEW



NORTH SIDE YARD VIEW



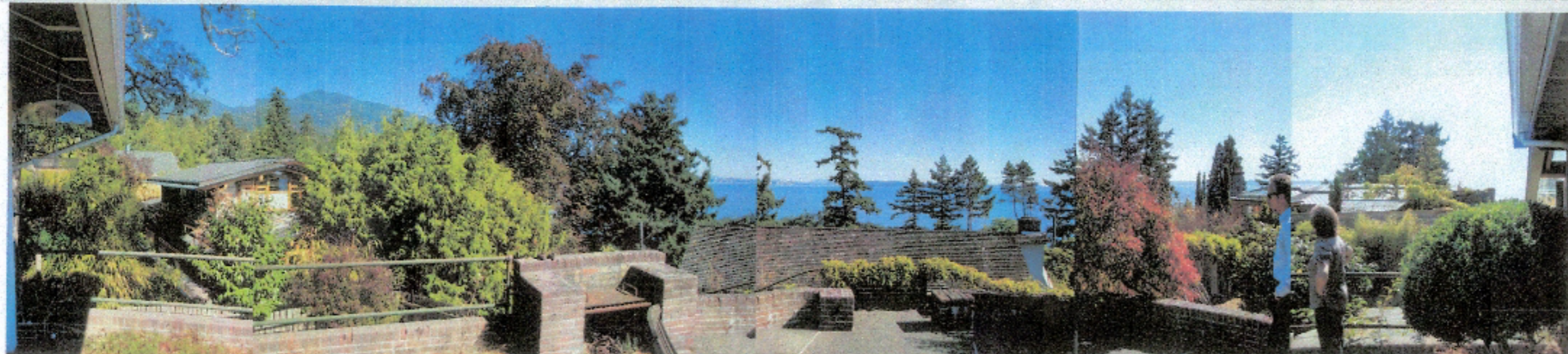
WEST SIDE YARD VIEW



NORTH SIDERYARD VIEW



NORTH SIDERYARD VIEW



REAR YARD EAST / SOUTH VIEW



PROPOSED DWELLING FOOTPRINT

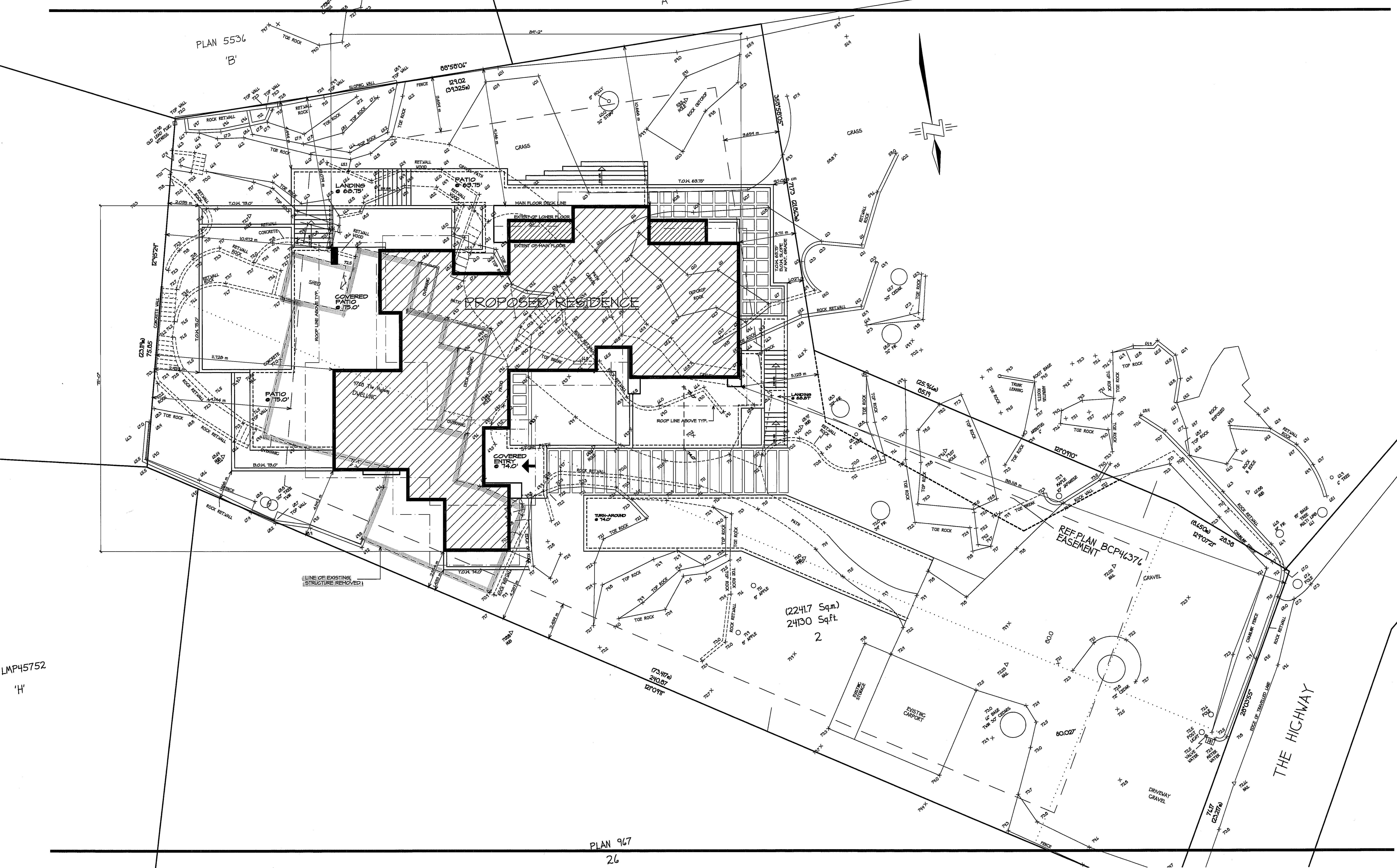


EXISTING DWELLING FOOTPRINT

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SCALE: 1/8"=1'-0"  
JOB# CDC13-01  
DECEMBER 2012  
PROPOSED RESIDENCE FOR DAVID SCHAFFNER & CATHY TILBY  
4768  
THE HIGHWAY WEST VANCOUVER, BRITISH COLUMBIA



PLAN 5536  
B'

PLAN 967  
26

LMP45752  
H'

(2241.7 Sq.m.)  
24130 Sq.ft.

REF PLAN BCP46376  
EASEMENT

THE HIGHWAY

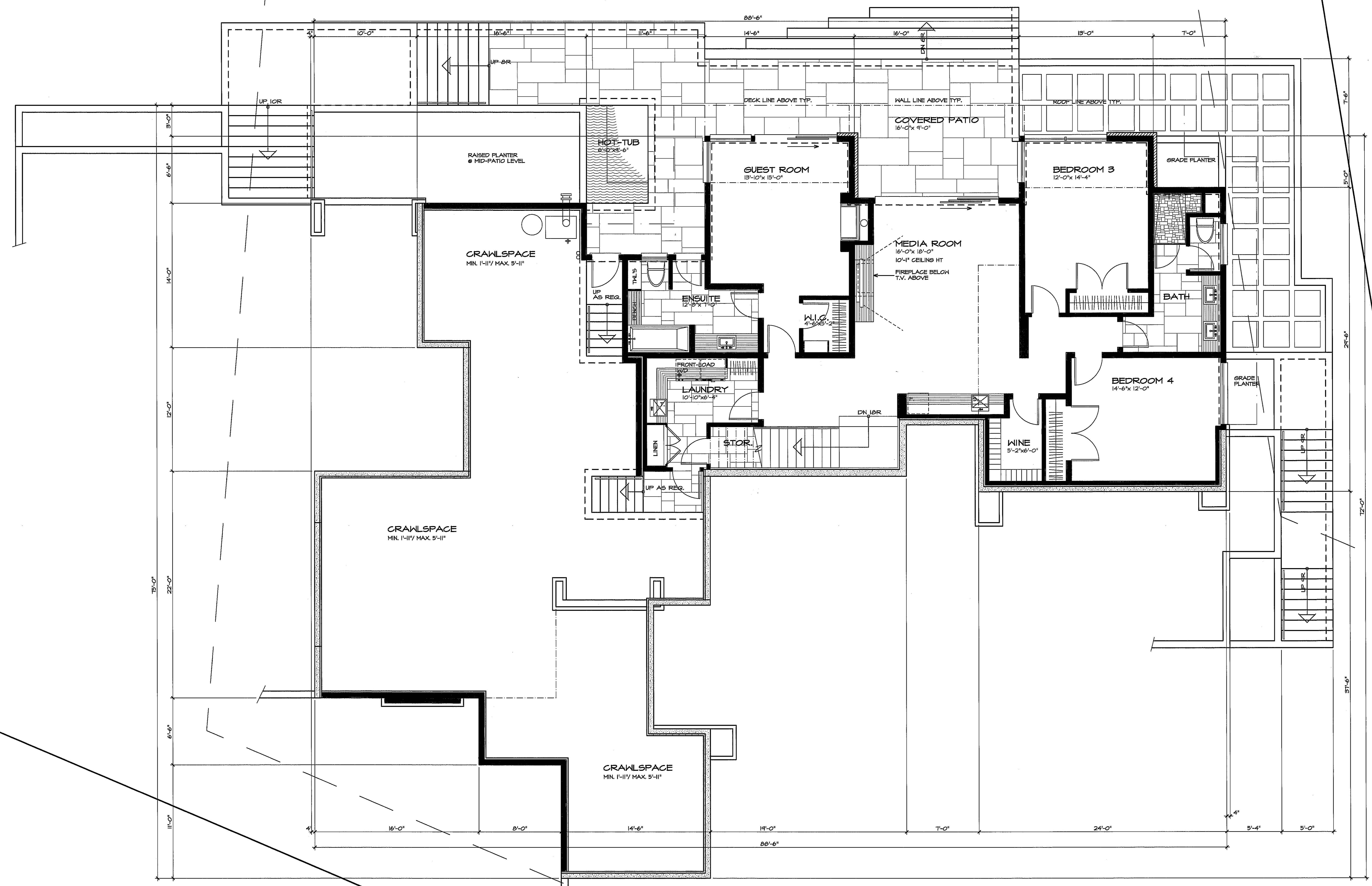
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SCALE: 1/4"=1'-0"  
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# LOWER FLOOR PLAN

1736.0 SQ.FT. TOTAL AREA  
 L2- 1610.50 SQ.FT. @ 74.33% = 1197.08 SQ.FT.  
 L1- 125.50 SQ.FT. 100% COUNTABLE  
 1280.98 SQ.FT. COUNTABLE



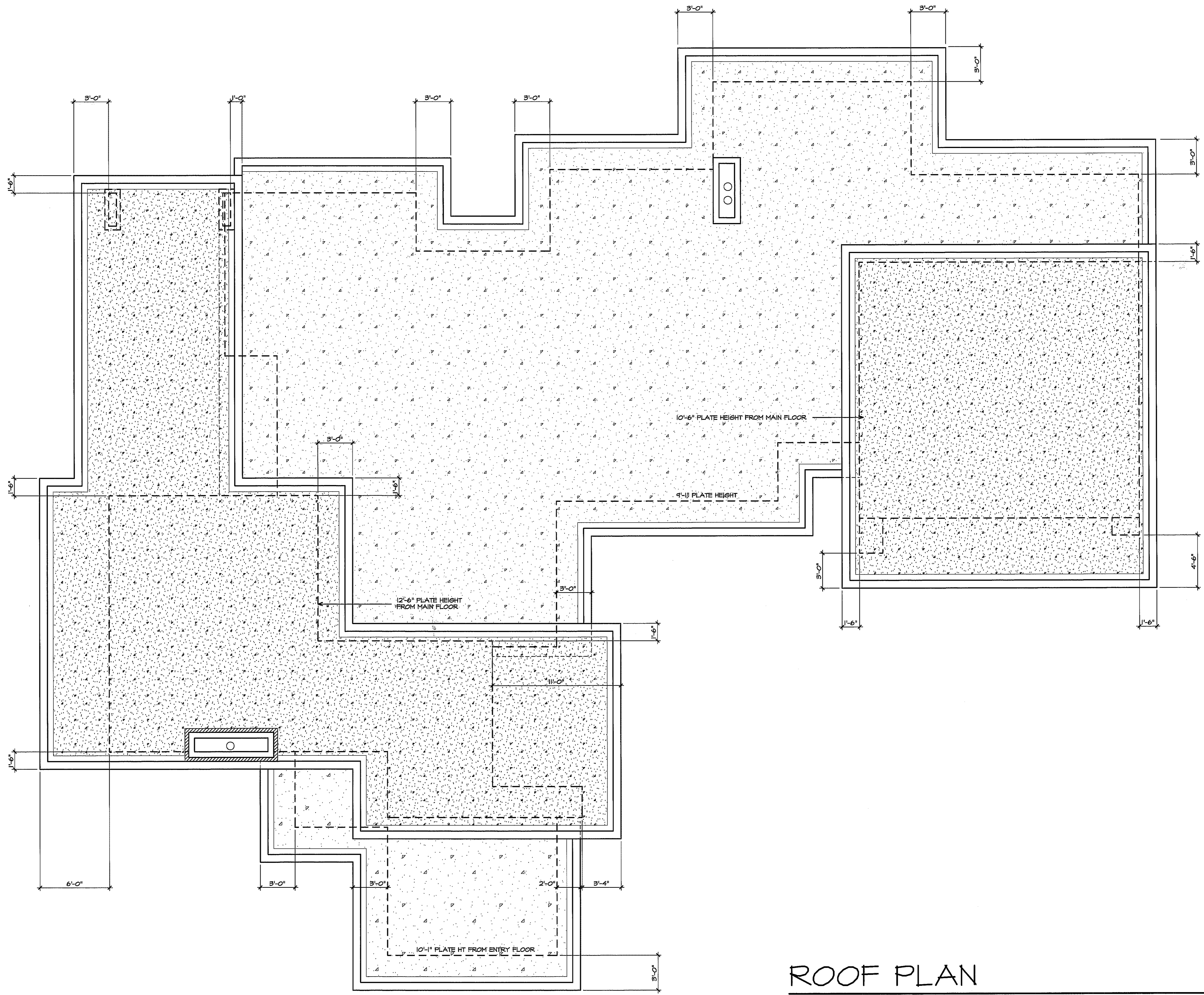
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ROOF PLAN

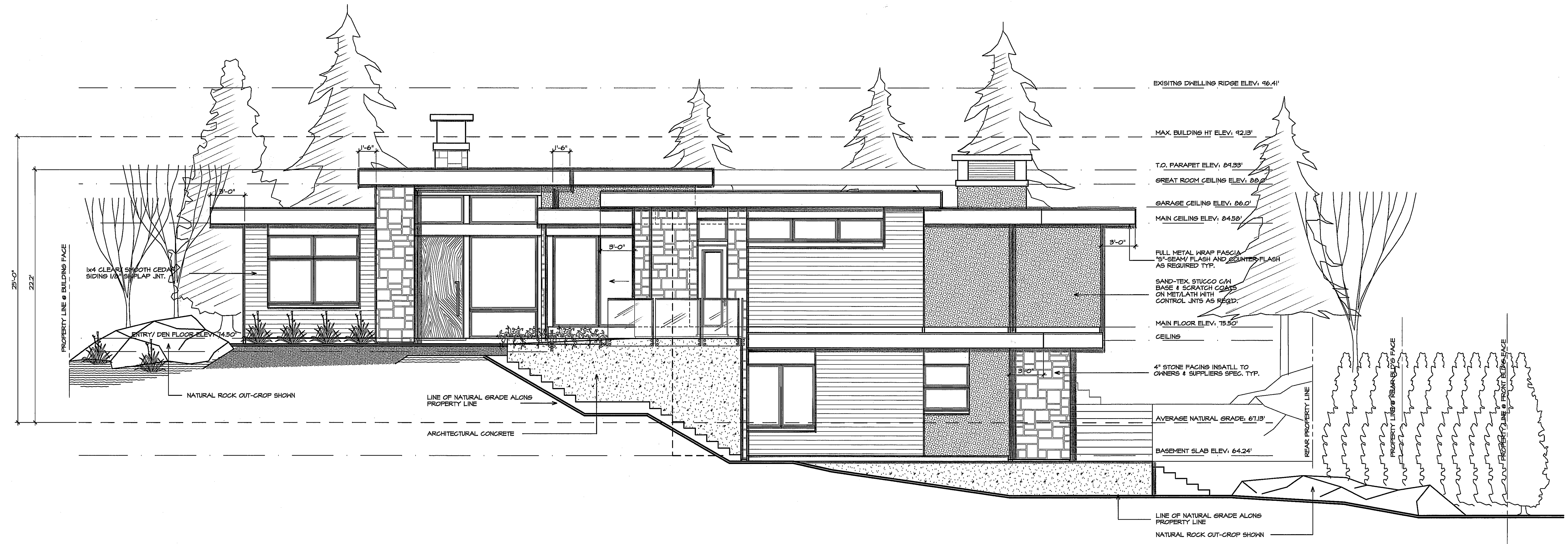
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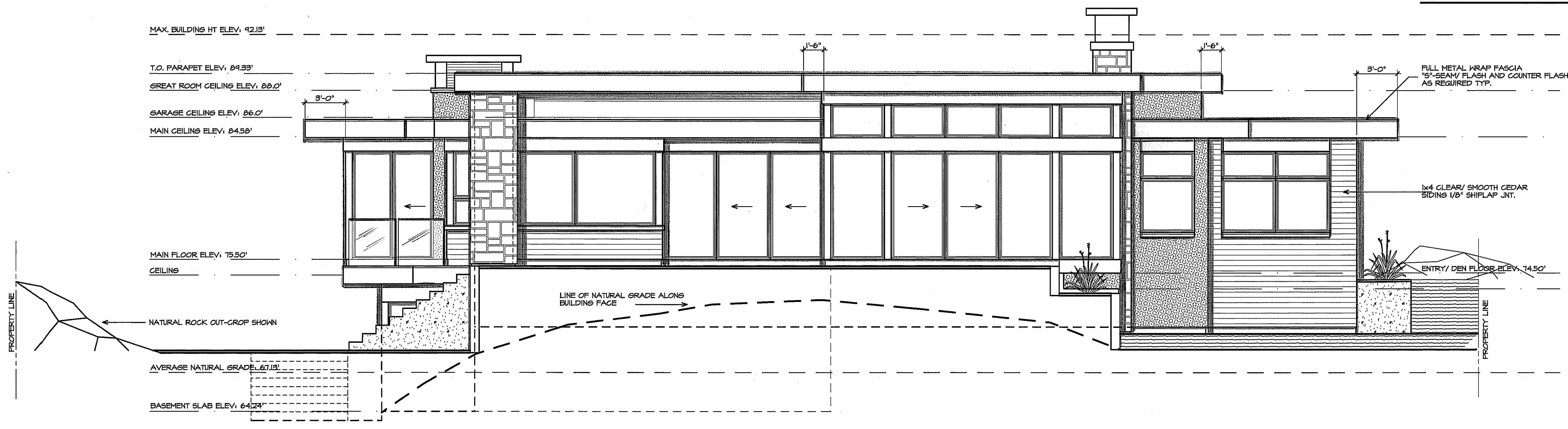
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FRONT ELEVATION



REAR ELEVATION

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PROPOSED RESIDENCE FOR DAVID SCHAFFNER & CATHY TILBY

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EXISTING DWELLING RIDGE ELEV. 96.41'

MAX. BUILDING HT ELEV. 92.13'

T.O. PARAPET ELEV. 84.33'

GREAT ROOM CEILING ELEV. 88.0'

MAIN CEILING ELEV. 84.58'

MAIN FLOOR ELEV. 75.50'

LINE OF NATURAL GRADE ALONG PROPERTY LINE  
AVERAGE NATURAL GRADE: 67.13'

GARAGE CEILING ELEV. 86.0'

MAIN CEILING ELEV. 84.58'

EXISTING 32" FIR TREE IN EASEMENT

EXISTING 34" FIR TREE

EXISTING NATURAL OUT-CROP

1x4 CLEAR/SMOOTH CEDAR SIDING 1/2" SHIPLAP

4" STONE FACING INSATTL TO OWNERS & SUPPLIERS SPEC. TYP.

MAIN FLOOR ELEV. 75.50'

ENTRY/DEN FLOOR ELEV. 74.50'

BASEMENT CEILING

CRAWLSPACE CEILING

BASEMENT SLAB ELEV. 64.24'

# LEFT ELEVATION

24'-2" HIGHEST BLD'G FACE/ 24.12' ALLOWABLE OVER 22.0'

6'-8" OVER 22.0'

17'-0" OVER 22.0'

3'-0"

3'-0"

MAX. BUILDING HT ELEV. 92.13'

FULL METAL WRAP FASCIA  
3/8" SEAM FLASH AND COUNTER FLASH AS REQUIRED TYP.  
T.O. PARAPET ELEV. 84.33'

GREAT ROOM CEILING ELEV. 88.0'

MAIN CEILING ELEV. 84.58'

4" STONE FACING INSATTL TO OWNERS & SUPPLIERS SPEC. TYP.

MAIN FLOOR ELEV. 75.50'

CEILING

AVERAGE NATURAL GRADE: 67.13'

ARCHITECTURAL CONCRETE RETAINING WALL TO OWNERS SPEC. TYP.

GARAGE CEILING ELEV. 86.0'

MAIN CEILING ELEV. 84.58'

EXISTING 32" FIR TREE IN EASEMENT

EXISTING 34" FIR TREE

EXISTING NATURAL OUT-CROP

SAND-TEX STUCCO CM BASE & SCRATCH COATS ON REINFORCING WITH CONTROL JNTS AS REQ'D.

MAIN FLOOR ELEV. 75.50'

BASEMENT CEILING

BASEMENT SLAB ELEV. 64.24'

LINE OF NATURAL GRADE ALONG BUILDING FACE TYP.

# RIGHT ELEVATION

