

VIEW FROM DRIVEWAY TO THE COACH HOUSE



VIEW FROM SOUTH WEST CORNER TO THE COACH HOUSE

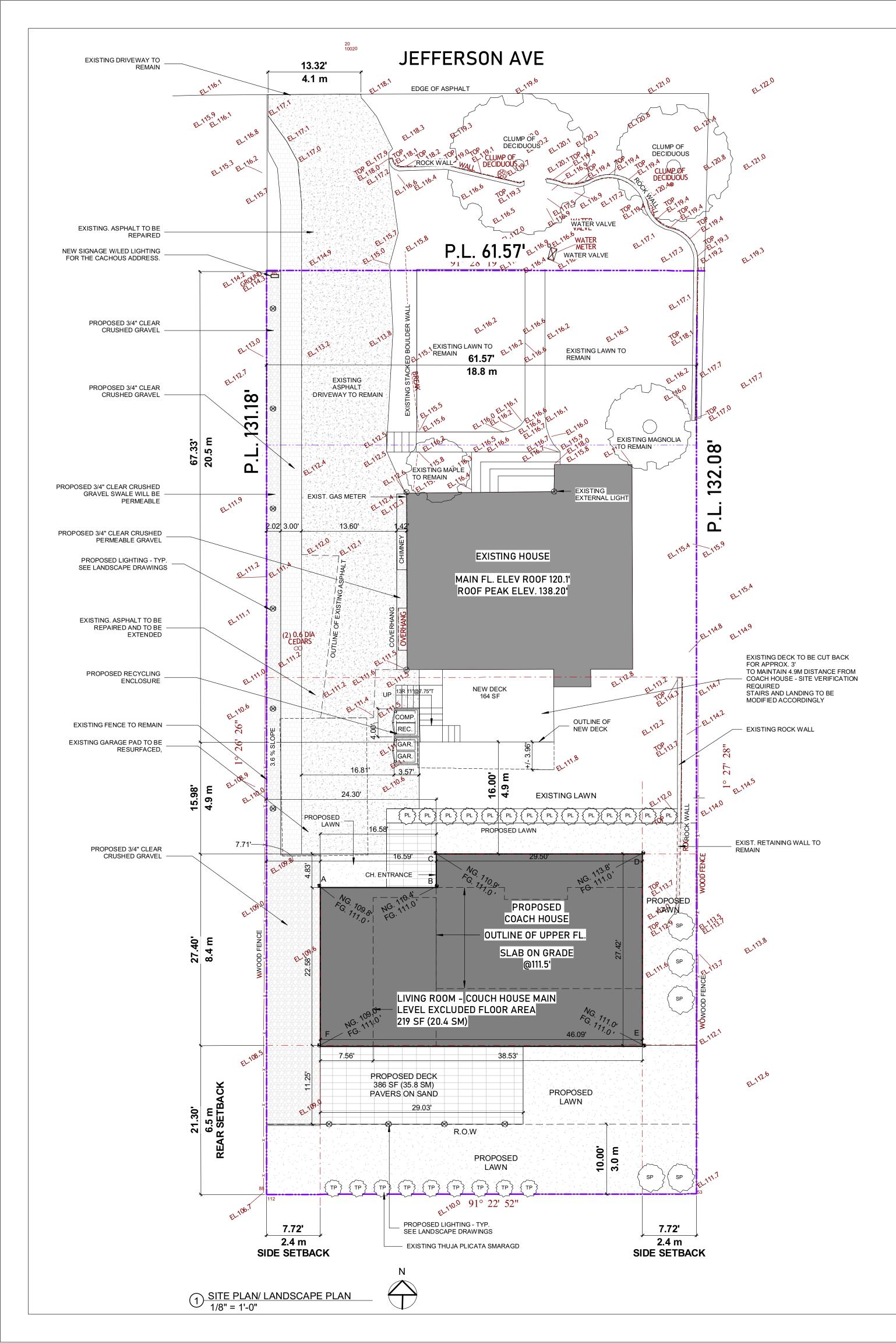
# 2272 JEFFERSON COACH HOUSE

2272 JEFFERSON WEST VANCOUVER, BC

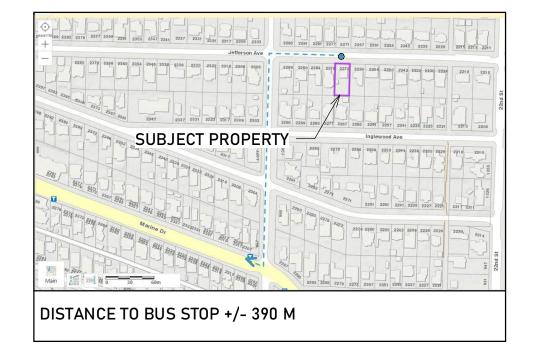


VIEW FROM SOUTH EAST CORNER TO THE COACH HOUSE









SUBJECT PROPERTY

Sheet List			
Sheet Number	Sheet Name		
A00	COVER PAGE		
A100	SITE PLAN/PROJECT DATA		
A101	PROJECT DATA		
A102	EXISTING STREET VIEW		
A200	FLOOR PLANS		
A300	ELEVATIONS		
A301	ELEVATIONS		
A400	SECTIONS		

/ERAGE	GRAI	DE ELEVA	TIO	N						110.32
								147.02		16218.69
AB	(	109.80	+	110.40	)	/2	×	16.59	=	1826.56
ВС	(	110.40	+	110.90	)	/2	×	4.67	=	516.74
CD	(	110.90	+	111.00	)	/2	×	29.50	=	3273.03
DE	(	111.00	+	111.00	)	/2	×	27.42	=	3043.62
EF	(	111.00	+	109.00	)	/2	×	46.09	=	5069.90
FA	(	109.00	+	109.80	)	/2	×	22.75	=	2488.85



Horizontal plastic storage shed (4' Wx2' Dx3.7"H)

REFER TO LANDSCAPE DRAWINGS FOR PLANT LIST AND LIGHTING

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No.	Description	Date
1	ISSUED FOR DP REVIEW	22.03.17
2	ISSUED FOR DP	22.03.22
3	ISSUED FOR DP-RESUBMISSION	22.12.06
5	ISSUED FOR DP-RESUBMISSION	23.02.08

2272 JEFFERSON WEST VANCOUVER, BC

SITE PLAN/PROJECT DATA

Project number	2135
Date	2021 11 15
Drawn by	NM
Checked by	NM

A100

Scale

As indicated

2023-02-28 8:47:06 PM

	2272 JEFFERSON, WEST	T VANCOUVER	R. BC				
RS5 Zoning Lot Area Loth Width Lot Depth	755.58 m2 18.78 m 40.26 m		8,133.0 sqf 61.6 ft 132.08 ft				
SITE COVERAGE		DWABLE		EXIS	TING	PRO	DPOSED
	, illi			12.			27.3%
	266.00		2002 2				
Total:	266.00 m2		<b>2863.2</b> sqf	96.64 m2	1040.18 sqf	206.54 m2	<b>2223.18</b> sqf
Principal Bldg.				81.40 m2	876.18 sqf		
Coach house Site Coverage Including, Vehicles storage						109.90 m2	1183.00 sqf
Decks Greater than 0.6 m above the higher of natural and finished grade				15.24 m2	164 sqf		
MAX floor area ratio (FAR)	ALLO	DWABLE		EXIS	TING	PRO	DPOSED
	226.68 + 74.3 BONUS = 300.98	3239	<b>.72</b> sqf	170.12 m2	1831.18 sqf	298.32 m2	<b>3211.08</b> sqf
MAX floor area ratio (FAR) for Principal Bldg (0.30)	ALLO	DWABLE		EXIS	TING	PRO	DPOSED
MAX floor area ration (FAR) for Principal Bldg. (0.30)	226.67 m2		2439.9 sqf				
Principal Bldg. Exisitng floor area, Upper floor				37.72 m2	406 sqf		
Principal Bldg. Exisitng floor area, Main floor				81.40 m2	876.18 sqf		
Basement finished area				51.00 m2	549 sqf		
Total principal bldg. floor area included in far				170.12 m2	1831.18 sqf		
The remaining available				56.55 m2	608.72 sqf		
COACH HOUSE	ALLC	DWABLE				PRO	DPOSED
Combined coach house & Accessory Bldg.	148.60 m2		1599.52 sqf			148.60 m2	1599.50 sqf
Vehicle storage/accessory building (proposed living room)						20.40 m2	219.6 sqf
Coach house main floor area + vehicle storage/living room("excluded floor area per 130.08(5)(a)(iii)"						109.90 m2	1183 sqf
Coach house upper floor area						38.69 m2	416.5 sqf
SETBACK - COACH HOUSE	ALLC	OWABLE		PROP	OSED		
To Principal Bldg.	4.90 m		16.07 ft	4.90 m	16.07 ft		
Rear	1.80 m		5.91 ft	6.49 m	21.30 ft		
Side (EAST) 10% Lot width	1.88 m		6.16 ft	2.35 m	7.72 ft		
Side (WEST)	m		ft	2.35 m	7.72 ft		
Combined Side Yard (25%)	4.69 m		15.40 ft	4.71 m	15.44 ft		
BUILDING HEIGHT	ALLC	DWABLE		PROP	OSED		
Bulidng Height - 2 Storey Coach house	6.40 m	21.00	ft	6.31 m	20.70 ft		
Heighest Building Face	6.40 m	21.00	ft	6.31 m	20.70 ft		



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No.	Description	Date
6	ISSUED FOR DP-RESUBMISSION	23.02.28

2272 JEFFERSON WEST VANCOUVER, BC

PROJECT DATA

Project number	2135
Date	2021 11 15
Drawn by	Author
Checked by	Checker

A101

Scale



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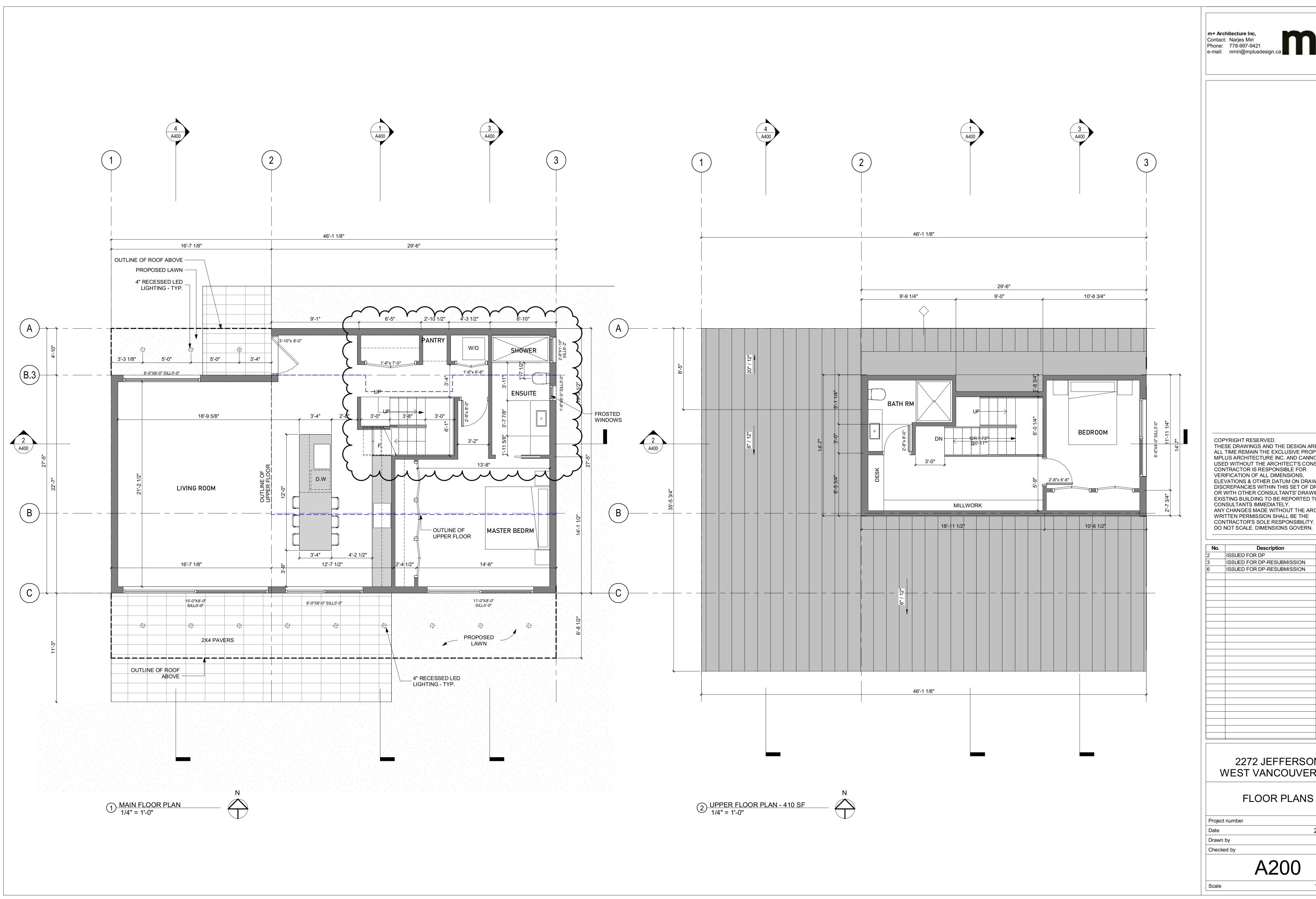
### 2272 JEFFERSON WEST VANCOUVER, BC

**EXISTING STREET VIEW** 

Project number	2135
Date	2021 11 15
Drawn by	Author
Checked by	Checker

A102

1 1/2" = 1'-0"



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2 3 6	ISSUED FOR DP-RESUBMISSION	22.12.06
3	ISSUED FOR DP-RESUBMISSION	23.02.28

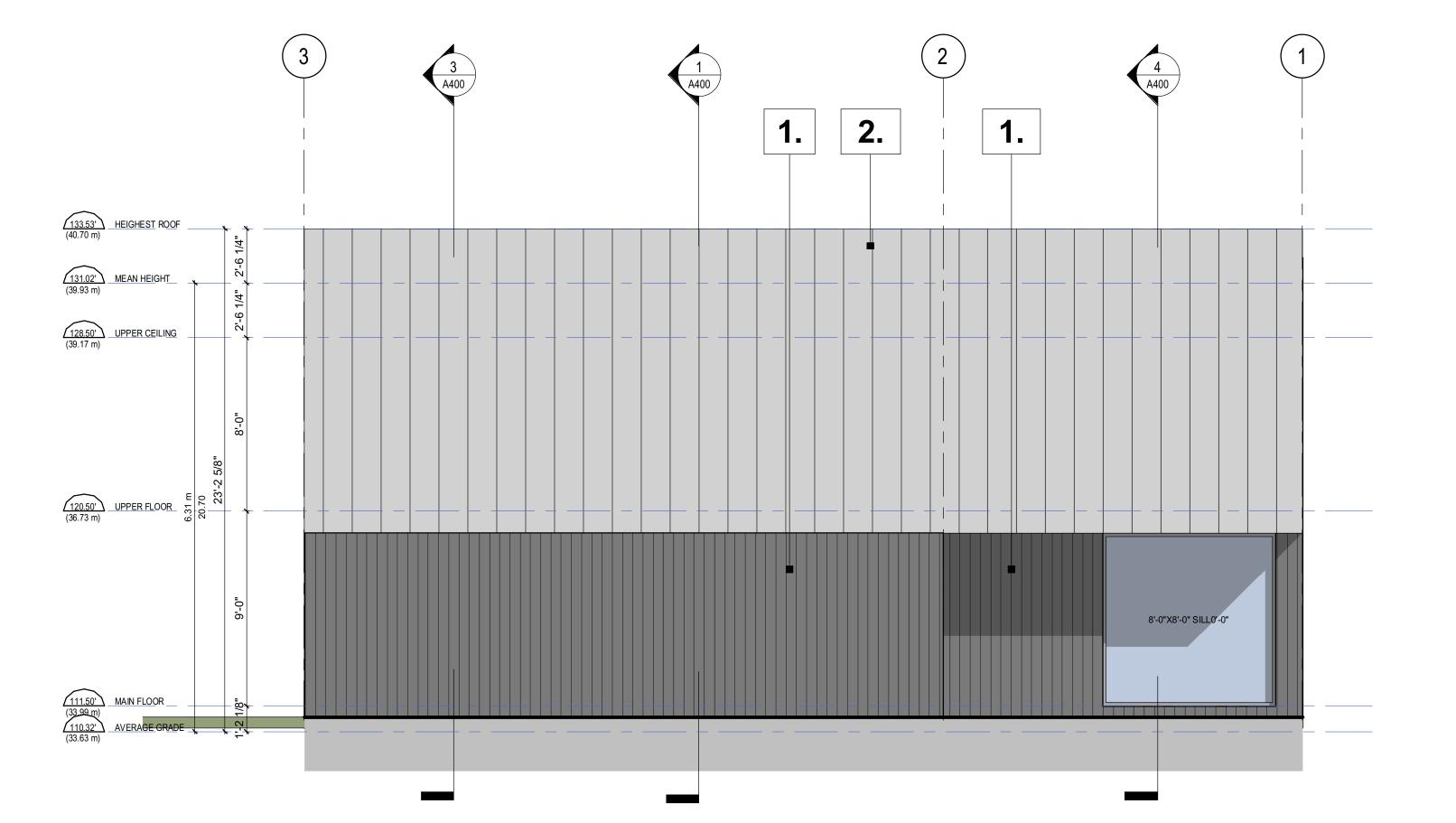
2272 JEFFERSON WEST VANCOUVER, BC

FLOOR PLANS

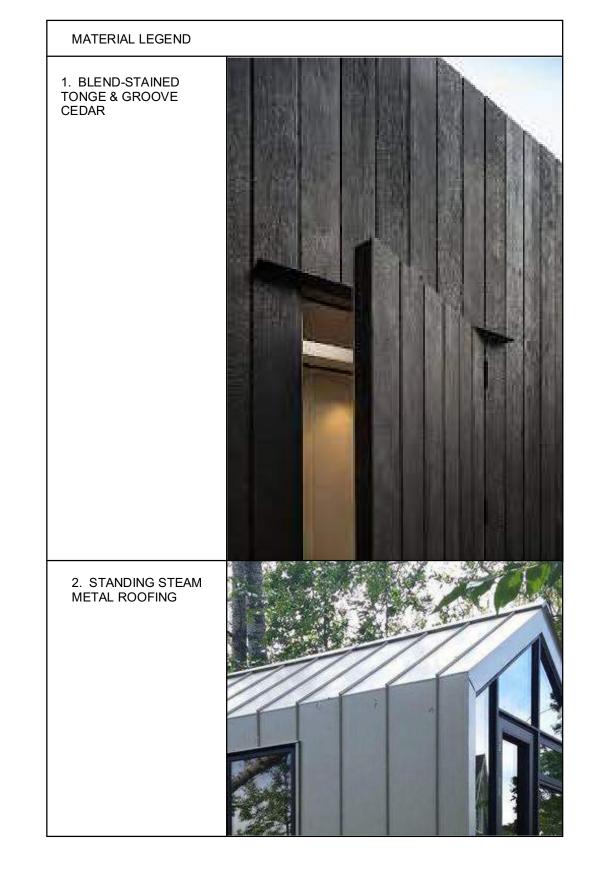
A200	
Checked by	Checker
Drawn by	NM
Date	2021 11 15
Project number	2135

/ 1200 1/4" = 1'-0"





Exposing Building Face - BCBC 2018- 9.10.15.4				
NORTH ELEVATION	ON			
AREA OF EXPOSING BUILDING FACE	66.1	sqm	712	sqft
LIMITING DISTANCE	4.6	m	15.0	ft
MAX. ALLOWED PERCENTAGE OF UNPROTECTED OPENING IN EXTERIOR WALLS	19.83			
MAX. ALLOWED AREA OF UNPROTECTED OPENING IN EXTERIOR WALLS	13.1	sqm	141.1	sqft
PROVIDED PERCENTAGE		8.	43	
AREA OF PROVIDED UNPROTECTED OPENING IN EXTERIOR WALL	5.6	sqm	60.0	sqft



Exposing Building Face - BCBC 2018- 9.10.15.4

AREA OF EXPOSING BUILDING FACE
LIMITING DISTANCE
MAX. ALLOWED PERCENTAGE OF UNPROTECTED

OPENING IN EXTERIOR WALLS

MAX. ALLOWED AREA OF UNPROTECTED OPENING

IN EXTERIOR WALLS
PROVIDED PERCENTAGE
AREA OF PROVIDED UNPROTECTED OPENING IN

EXTERIOR WALL

EAST ELEVATION

5.0 sqm 53.6 sqft

4.5 sqm 48.0 sqft

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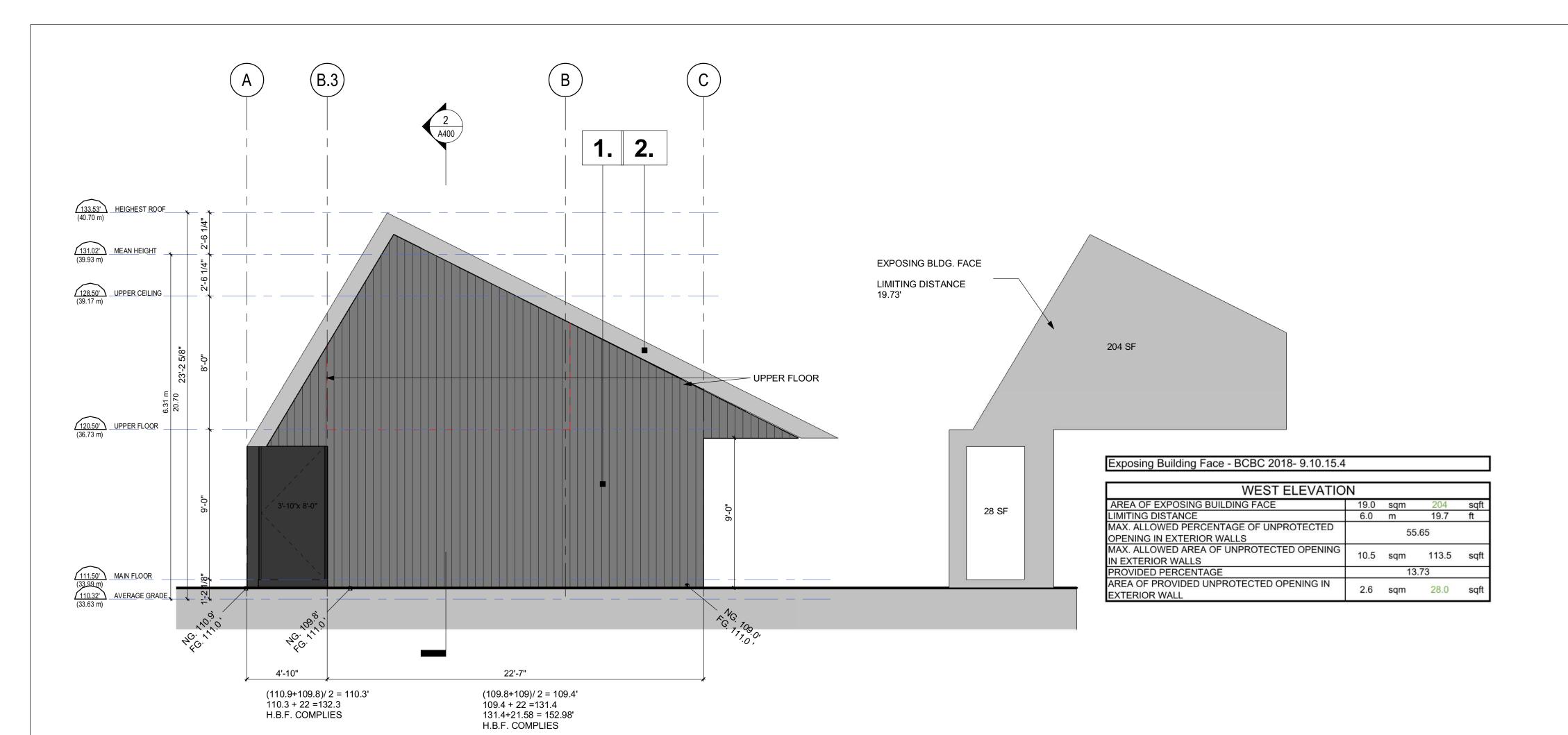
# 2272 JEFFERSON WEST VANCOUVER, BC

# **ELEVATIONS**

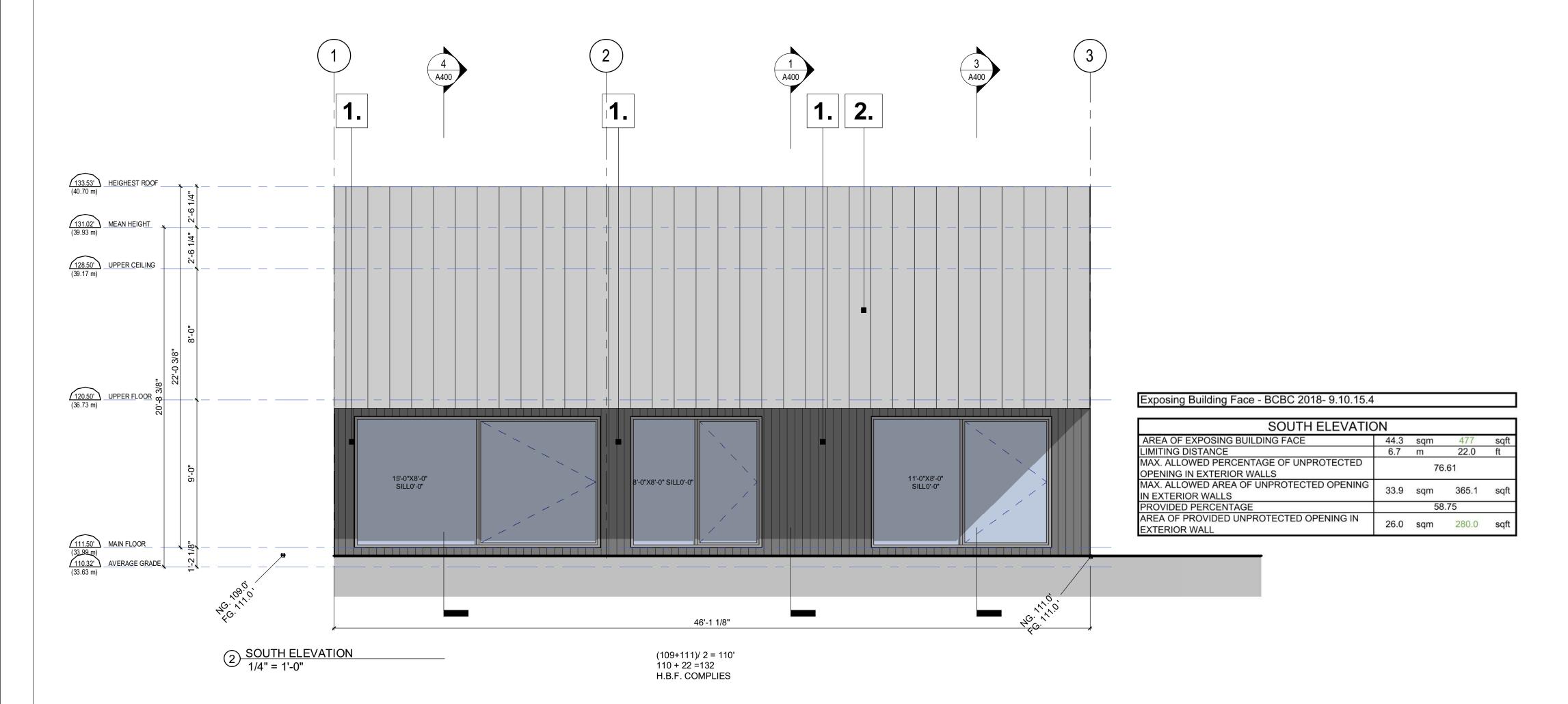
Project number	2135
Date	2021 11 15
Drawn by	Author
Checked by	Checker
A300	)
Scale	1/4" = 1'-0"

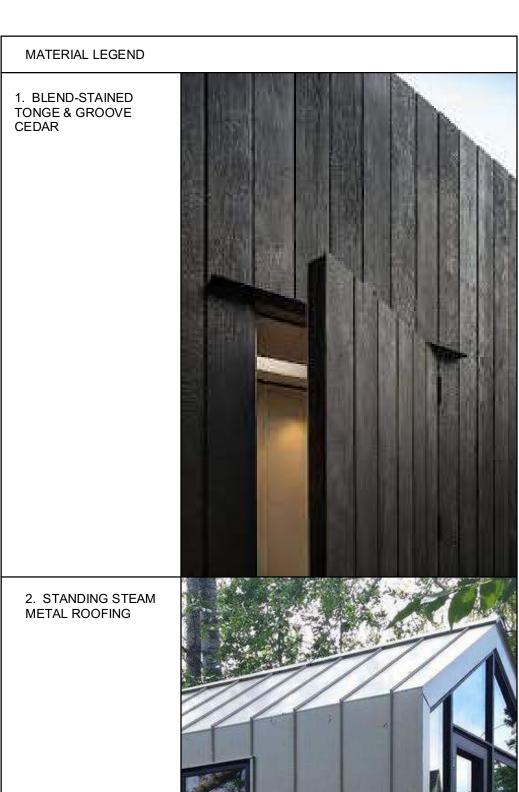
		B.3 A	
(40.70 m)  HEIGHEST ROOF  (40.70 m)  MEAN HEIGHT  (39.93 m)  UPPER CEILING  (39.17 m)  HEIGHEST ROOF  "71 9-12 7 7 7 8 7 7 8 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 8 7 7 8 7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8		1. 2.	EXPOSING BLDG. FACE
6.31 m 20.70 8'-0"	PPER FLOOR	8-0"X4'-0" SILL3'-0"	48 SF
111.50 MAIN FLOOR (33.99 m)		2'-8'X1\cdot 10 \( \frac{1}{2} \) \( \frac{1}{2}	372.75 SF
(33.63 m) AVERAGE GRADE			

2 NORTH ELEVATION 1/4" = 1'-0"



1/4" = 1'-0"





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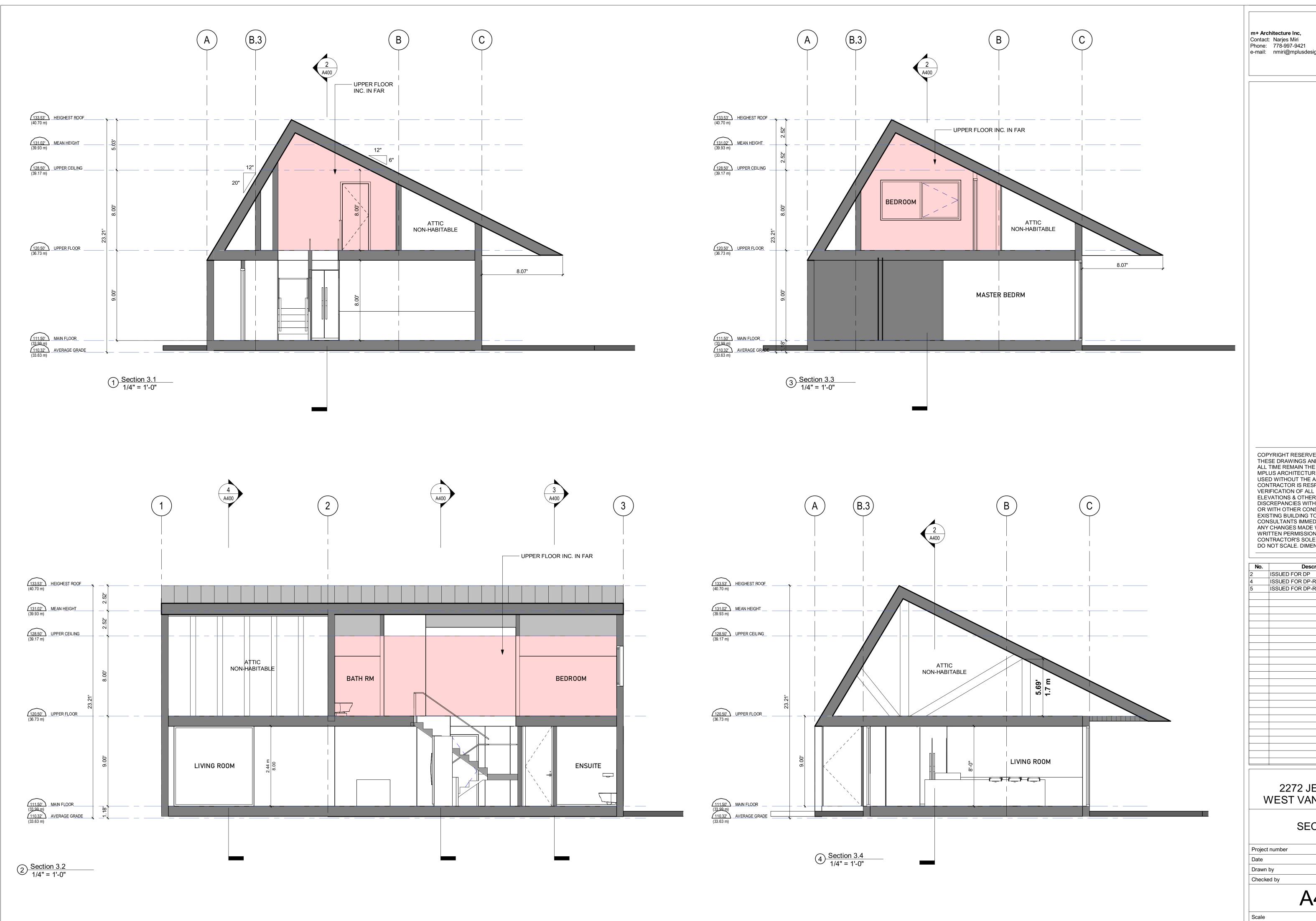
**ELEVATIONS** 

<b>A O C</b>	14
Checked by	Checker
Drawn by	Author
Date	2021 11 15
Project number	2135

A301

Scale

1/4" = 1'-0"



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#### 2272 JEFFERSON WEST VANCOUVER, BC

SECTIONS

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wn by	Autho
cked by	Checke

A400

1/4" = 1'-0"

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