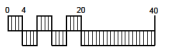




# HADDAD COACH HOUSE 4369 ERWIN DRIVE

REV. NO.	DESCRIPTION	DATE	DRAWN

**HDA**  
**HLYNSKY + DAVIS**  
**ARCHITECTS INC.**  
 3438 BELLEVUE AVE. WEST VANCOUVER, BC V7V 1E1  
 WWW.HLYNSKY.COM TEL: (604) 273-3631

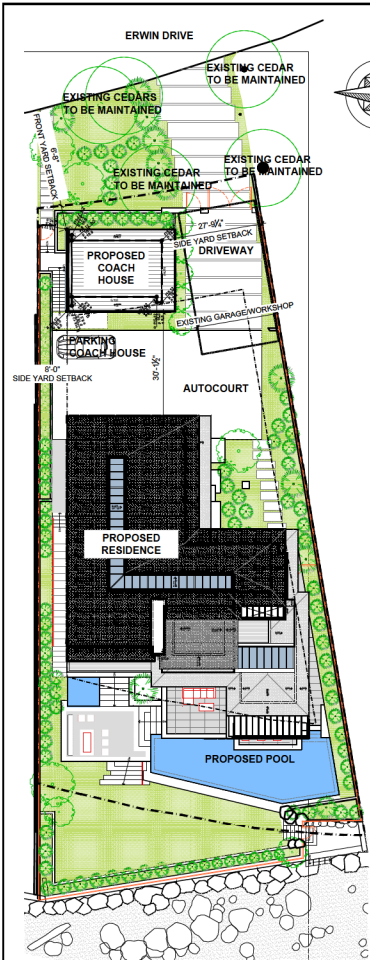


PROJECT TITLE:  
 HADDAD RESIDENCE  
 4369 ERWIN DRIVE  
 WEST VANCOUVER

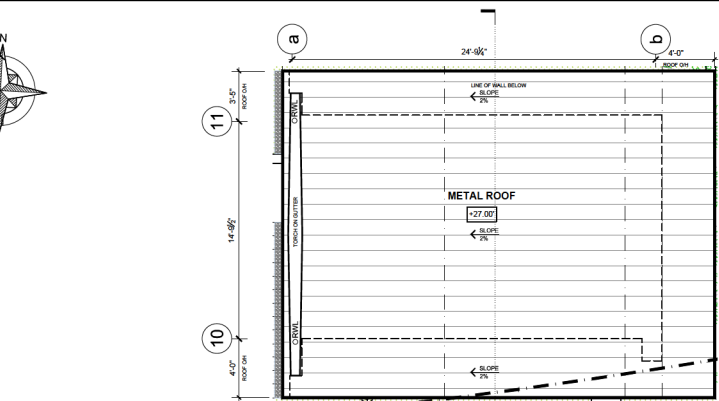
SHEET TITLE:  
 COACH HOUSE  
 RENDERS

FILE:  
 CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg  
 DRAWN: KKH  
 SCALE: NA  
 DATE: 04/28/2020

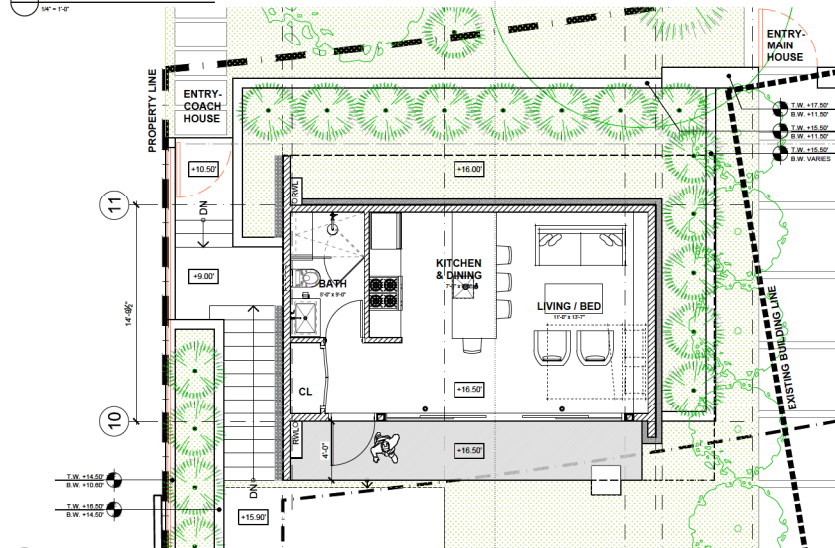
**A7.0**



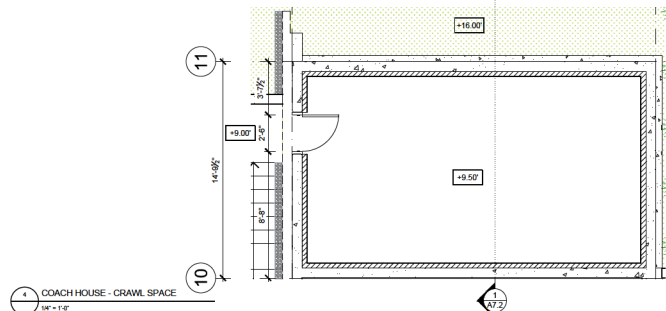
1 COACH HOUSE - CONTEXT PLAN  
1/8" = 1'-0"



2 COACH HOUSE - ROOF PLAN  
1/8" = 1'-0"



3 COACH HOUSE - PLAN  
1/8" = 1'-0"



4 COACH HOUSE - CRAWL SPACE  
1/8" = 1'-0"

### COACH HOUSE STATISTICS

COACH HOUSE FLOOR AREA RATIO						
ELEVATION	AREA CALCULATIONS	ACTUAL	EXEMPT	NOTES	F.A.R.	COMMENTS
+16.80	COACH HOUSE (ACCESSORY STRUCTURE)	403.86 sq.m	242.19 sq.m	200.00 sq.m	39.13 sqft	1st FLOOR OPT. EXCEL. REQUIREMENT
+9.5	CRAWL SPACE UNDER COACH HOUSE	34.92 sq.m	100%	LESS THAN 1.6m (5.25ft)	sqft	sqm
<b>TOTAL</b>		<b>778.89 sq.m</b>			<b>39.19 sqft</b>	<b>3.64 sqm</b>

COACH HOUSE SETBACK	ALLOWED	PROPOSED	COMMENTS
FRONT YARD	30'-0"	6'-0"	VARIANCE REQUIRED
EAST SIDE YARD	5'-6"	26'-2"	CONFORMS
WEST SIDE YARD	5'-6"	6'-0"	CONFORMS
REAR YARD / OCEAN SETBACK	30'-0"	129'-9"	CONFORMS
COVERED SIDE YARD	16'-2"	36'-2"	CONFORMS

BUILDING HEIGHT	ALLOWED	PROPOSED	COMMENTS
ACCESSORY BUILDING (COACH HOUSE)	12.00	11.86'	CONFORMS PER PROPOSED GRADE
	3.7 m	3.62 m	REFER TO AVERAGE GRADE CALCULATIONS

COACH HOUSE - HANDED RESIDENCE		EXISTING AVERAGE GRADE AT PERIMETER	
PROPOSED AVERAGE GRADE AT PERIMETER	PRODUCT	A	B
8-1	15.60 19.50 10.25 22.20 254.15	8-1	8.50 10.00 9.25 22.20 252.55
8-2	19.50 13.50 12.00 1.30 15.00	8-2	10.00 10.00 10.00 1.30 13.00
8-3	13.50 18.00 14.75 1.50 20.15	8-3	10.00 10.00 10.00 1.50 15.00
8-3-c	18.00 18.00 10.00 24.50 392.00	8-3-c	10.00 10.00 10.30 24.50 252.35
8-4	18.00 18.00 10.00 10.75 282.00	8-4	10.00 8.00 10.10 10.75 159.18
8-4	18.00 18.00 10.00 1.40 27.40	8-4	9.60 9.60 9.60 1.40 13.44
8-4	18.00 18.00 10.00 1.50 24.00	8-4	9.60 8.60 9.60 1.50 14.40
8-4	18.00 18.00 10.00 23.10 392.00	8-4	8.50 8.50 8.95 23.10 253.05
8-4	18.00 18.00 10.00 2.50 40.00	8-4	8.50 8.50 8.60 2.50 21.25
8-4	18.00 18.00 10.00 1.30 20.50	8-4	8.50 8.50 8.50 1.30 13.05
<b>TOTAL PERIMETER</b>	<b>96.06</b>	<b>TOTAL PERIMETER</b>	<b>96.06</b>
<b>TOTAL PRODUCT</b>	<b>1,822.60</b>	<b>TOTAL PRODUCT</b>	<b>924.67</b>
<b>AVERAGE PROPOSED GRADE</b>	<b>15.29</b>	<b>AVERAGE EXISTING GRADE</b>	<b>8.62</b>
<b>MEAN HOUSE HEIGHT ELEVATION</b>	<b>22.32</b>	<b>MEAN HOUSE HEIGHT ELEVATION</b>	<b>22.32</b>
<b>HOUSE HEIGHT ABOVE PROPOSED GRADE</b>	<b>11.83</b>	<b>HOUSE HEIGHT ABOVE EXISTING GRADE</b>	<b>17.50</b>

BUILDING HEIGHT BASED ON FLOOD CONTROL LEVEL - 4.80 METERS (15.75')				
F.C.L. AVERAGE GRADE AT PERIMETER		LENGTH		PRODUCT
A	B	(A-B)/2	LENGTH	PRODUCT
8-3	15.12	15.12	15.12	335.66
8-1-2	15.12	15.12	1.50	19.88
8-2-2	15.12	15.12	1.50	22.88
8-3-c	15.12	15.12	24.50	370.44
8-4	15.12	15.12	15.75	253.36
8-4	15.12	15.12	1.40	21.87
8-4	15.12	15.12	1.50	22.88
8-4	15.12	15.12	23.10	349.21
8-4	15.12	15.12	2.50	37.00
8-4	15.12	15.12	1.50	19.88
<b>TOTAL PERIMETER</b>	<b>96.06</b>	<b>TOTAL PERIMETER</b>	<b>96.06</b>	
<b>TOTAL PRODUCT</b>	<b>1,862.59</b>	<b>TOTAL PRODUCT</b>	<b>1,862.59</b>	
<b>AVERAGE F.C.L. GRADE</b>	<b>15.12</b>	<b>AVERAGE F.C.L. GRADE</b>	<b>15.12</b>	
<b>MEAN HOUSE HEIGHT ELEVATION</b>	<b>22.32</b>	<b>MEAN HOUSE HEIGHT ELEVATION</b>	<b>22.32</b>	
<b>HOUSE HEIGHT ABOVE F.C.L. GRADE</b>	<b>7.20</b>	<b>HOUSE HEIGHT ABOVE F.C.L. GRADE</b>	<b>7.20</b>	

APP. APPLICATION: R1	REVISIONS	DATE
APP. APPLICATION:	REVISIONS	DATE
REV. NO.	DESCRIPTION	DATE

**HDA**  
**HLYNKY + DAVIS**  
**ARCHITECTS INC.**  
 3438 BELLEVUE AVE. WEST VANCOUVER, BC V7V 1E1  
 WWW.HLYNKY.COM • TELEPHONE (604) 925-3631



PROJECT TITLE:  
 HADDAD RESIDENCE  
 4389 ERWIN DRIVE  
 WEST VANCOUVER

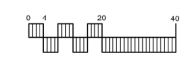
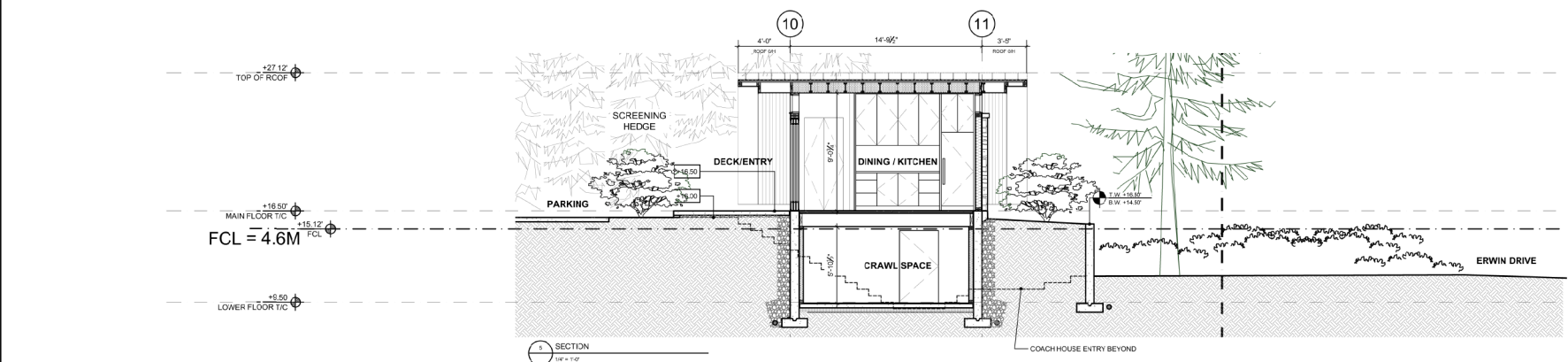
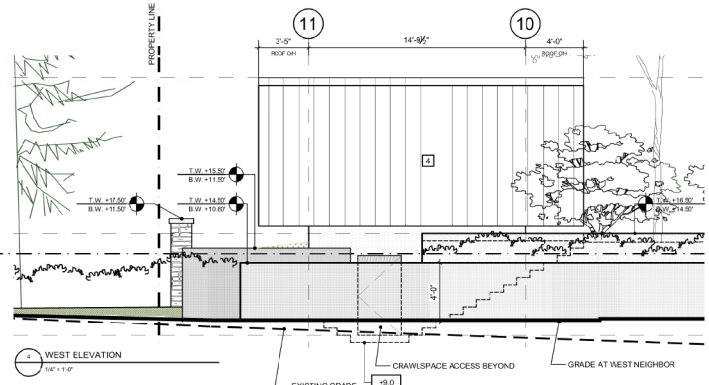
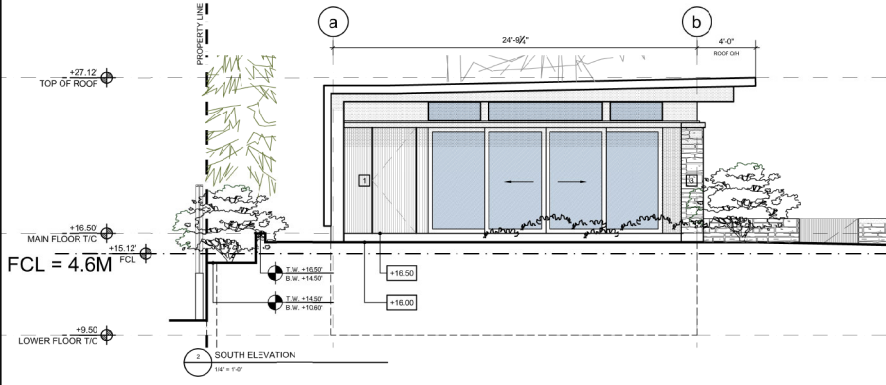
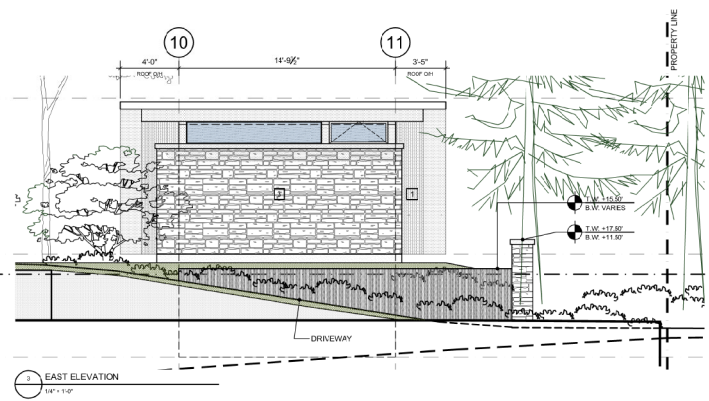
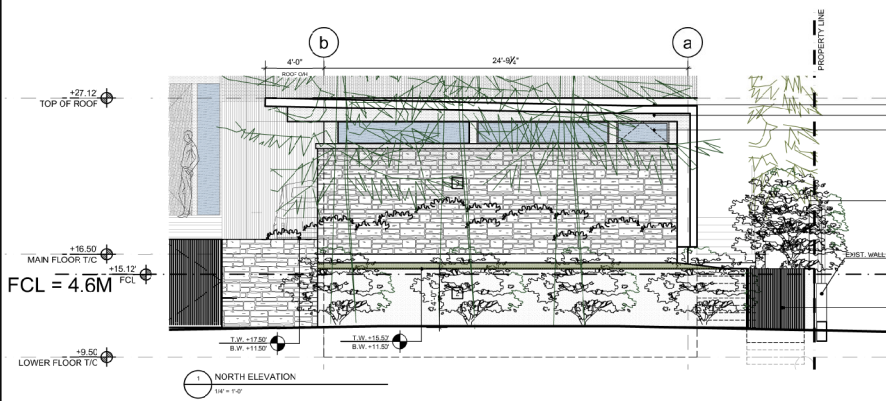
SHEET TITLE:  
 COACH HOUSE  
 PLANS

FILE:  
 CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg  
 DRAWN: KH  
 SCALE: 1/8" = 1'-0"  
 DATE: 08/05/2019

**A7.1**

**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



REV	DATE	DESCRIPTION	BY	CHKD	DRWN
1		APP. APPLICATION: P1			
2		APP. APPLICATION			



**HLYNKY + DAVIS  
ARCHITECTS INC.**  
3439 BELLEVUE AVE. WEST VANCOUVER, BC, V7V 1E1  
WWW.HLYNKY.COM - TELEPHONE (604)933-3631

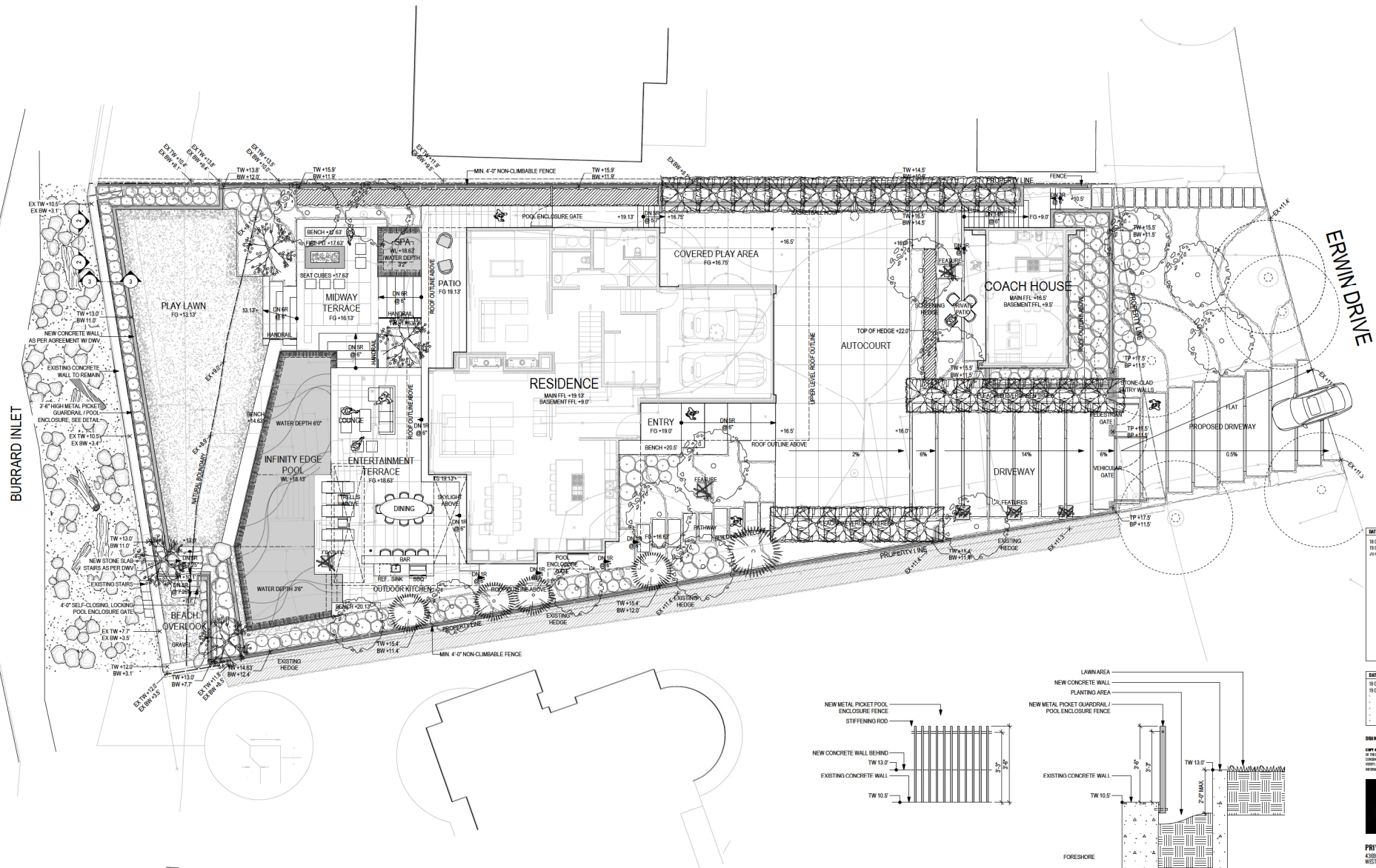
PROJECT TITLE:  
HADDAD RESIDENCE  
4389 ERWIN DRIVE  
WEST VANCOUVER

SHEET TITLE:  
COACH HOUSE  
ELEVATIONS & SECTION

FILE:  
CURRENT ELEVATIONS - HADDAD RESIDENCE - SPRAWL.DWG  
DRAWN: K1  
SCALE: 1/4" = 1'-0"  
DATE: 08/27/2018

**A7.2**





DATE	ISSUE / REVISION
18 04 20	R1 ISSUED FOR CONSULTATION
19 08 09	R2 ISSUED FOR RFP
20 02 19	R3 REVISED AS PER RFP & INCLUDE RFP UP

DATE	PROJECT STATUS
18 04 20	CONCEPTUAL MASTERPLAN
19 08 09	RFP DEVELOPMENT PHASE
20 02 19	R3 (BRADING PERMIT) / DESIGN CONSTRUCTION

DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.  
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**PAUL SANGHA CREATIVE**

**PRIVATE RESIDENCE**  
 4335 ERWIN DRIVE  
 WEST VANCOUVER, BC

**LANDSCAPE MASTER PLAN**

DATE: 2020 Feb 10  
 DRAWN BY: J. SANGHA  
 SCALE: AS NOTED  
 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"

DESIGNED BY: PAUL SANGHA CREATIVE, INC. 1010 14th Street, Vancouver, BC V6C 1T5

