



# REZONING / SUBDIVISION OF 4056 RIPPLE PLACE

## DRAWING INDEX

SHEET 01 OF 09	—————	TITLE PAGE
SHEET 02 OF 09	—————	SITE PLANS & EXISTING HOUSE STATISTICS
SHEET 03 OF 09	—————	STEEP SLOPES DP ANALYSIS & 2ND RESPONSE TO PLANNING REVIEW
SHEET 04 OF 09	—————	FLOOR PLANS & INFILL HOUSE STATISTICS
SHEET 05 OF 09	—————	ELEVATIONS
SHEET 06 OF 09	—————	SOUTH ELEVATION & RENDERINGS
SHEET 07 OF 09	—————	HBF & MASSING
SHEET 08 OF 09	—————	GARAGE & ELEVATOR
SHEET 09 OF 09	—————	OVERALL DESIGN



**ROMMEL  
DESIGN LTD.**

PO BOX 91495  
WEST VANCOUVER, B.C.  
V7V 3P2  
604-913-0103

E-MAIL: [info@rommel-design.com](mailto:info@rommel-design.com)

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN IS INTENDED FOR USE ON THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.

SEAL:



REVISIONS:

DRAWN:

*Joe Rommel*

PROJECT:

REZONING/SUBDIVISION  
4056 RIPPLE PLACE  
WEST VANCOUVER

TITLE:

TITLE PAGE

PROJECT NUMBER:

SCALE:

1/4" = 1'-0"  
UNLESS NOTED

DATE:

OCTOBER 3, 2024

SHEET:

A 1 OF 9

# SITE STATISTICS - EXISTING HOUSE - LOT A

**4056 Ripple Place - DWV - EXISTING HOUSE Existing Zone = RS-3**

Allowed:	Existing:		UPDATED		CONFORMS	
Site Area	10494.80 SFT	975.00 SM	10672.41 SFT	991.50 SM	10672.41 SFT	991.50 SM
FSR	3201.73 SFT	297.45 SM	3074.00 SFT	285.58 SM	3074.00 SFT	285.58 SM
SC	3201.73 SFT	297.45 SM	2398.00 SFT	222.78 SM	2398.00 SFT	222.78 SM
Height House	25.00 FT	7.62 M	House	20.19 FT	6.16 M	CONFORMS

Allowed:	Existing:		UPDATED		CONFORMS	
Carport FY setback	29.86 FT	9.10 M	Carport FY setback	31.71 FT	9.66 M	CONFORMS
Carport SY setback	5.00 FT	1.52 M	Carport SY setback	2.92 FT	0.89 M	VARIANCE REQUIRED 2.08 FT 0.64 M
FY Setback House	29.86 FT	9.10 M	FY Setback FY Setback	78.83 FT	24.03 M	CONFORMS
RY setback House/Deck	29.86 FT	9.10 M	RY setback	13.98 FT	4.26 M	VARIANCE REQUIRED 15.88 FT 4.84 M
Side Yard - WEST	5.00 FT	1.52 M	Side Yard - WEST	18.05 FT	5.50 M	CONFORMS
Side Yard - EAST	13.02 FT	3.97 M	Side Yard - EAST TO DECK	7.60 FT	2.32 M	CONFORMS
SY - NORTHEAST	5.00 FT	1.52 M	SY - NORTHEAST	21.58 FT	6.58 M	CONFORMS
Side Yard - Combined	28.14 FT	8.58 M	Side Yard - Combined	25.65 FT	7.82 M	CONFORMS
Site Width	60.04 FT	18.30 M	Site Width	48.75 FT	14.86 M	VARIANCE REQUIRED 11.29 FT 3.44 M

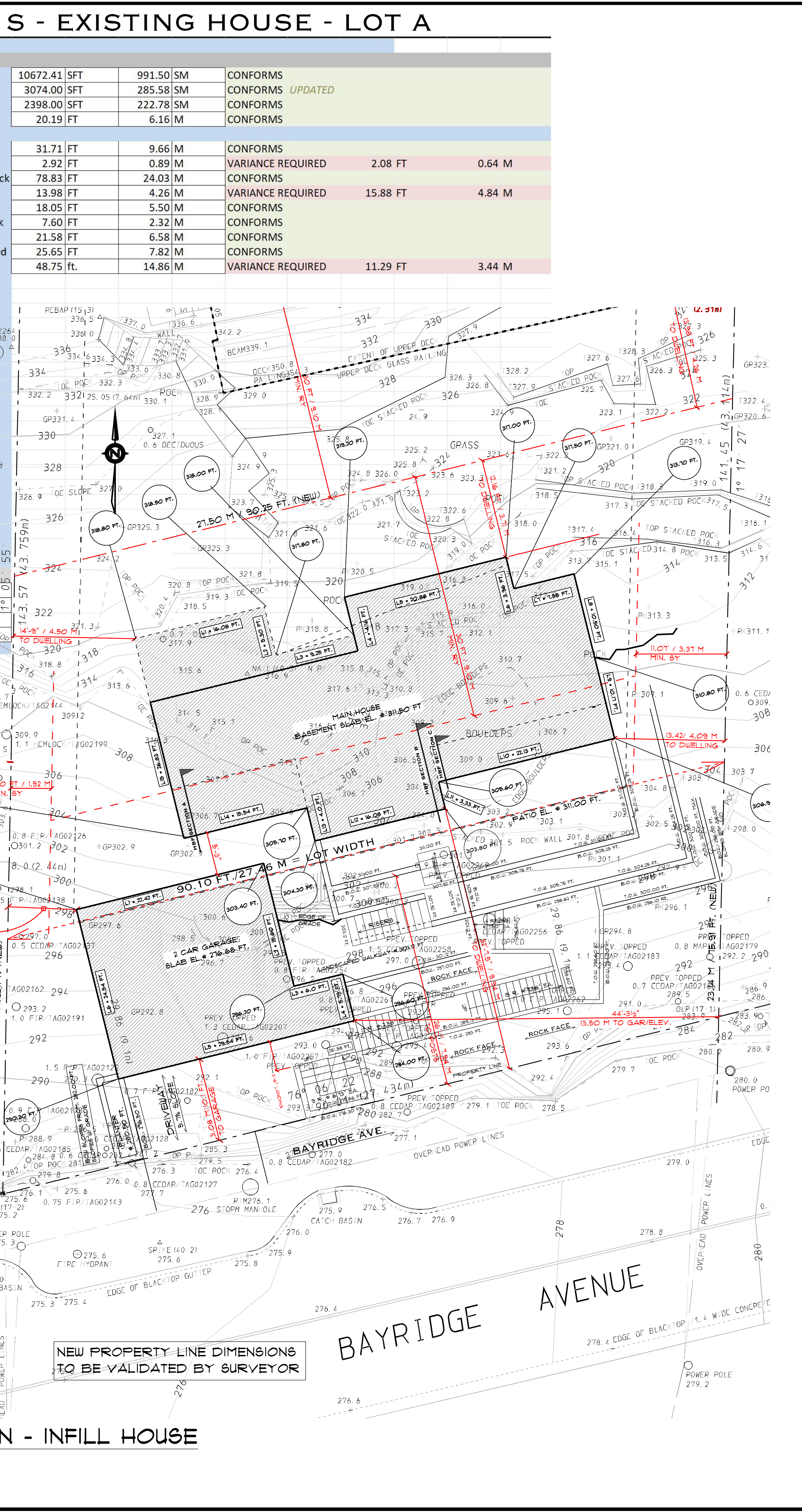
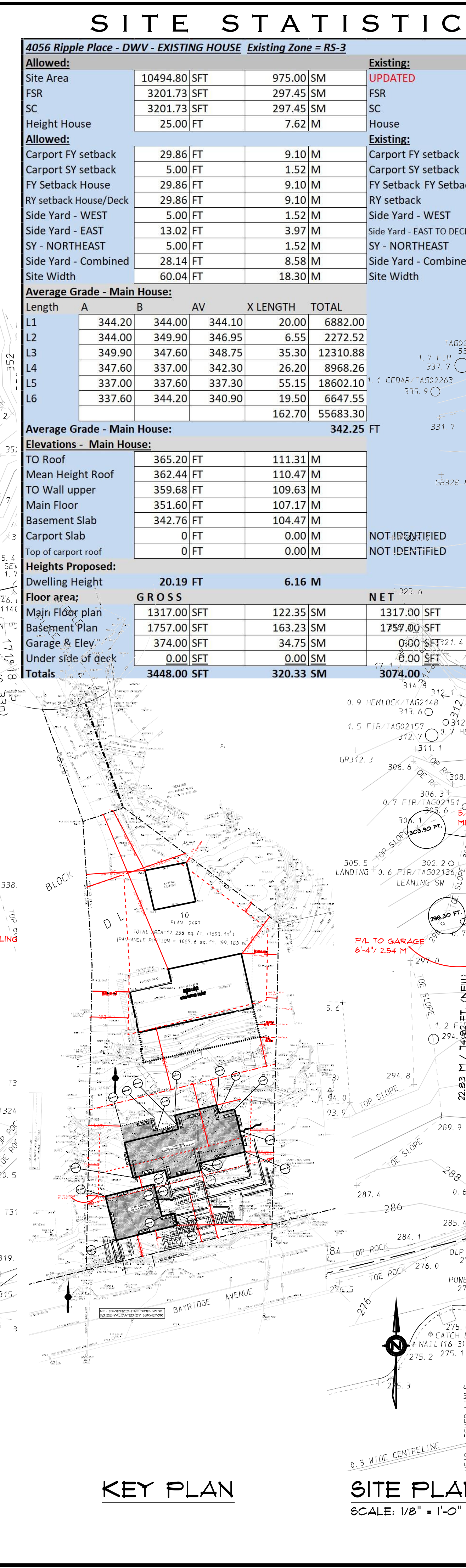
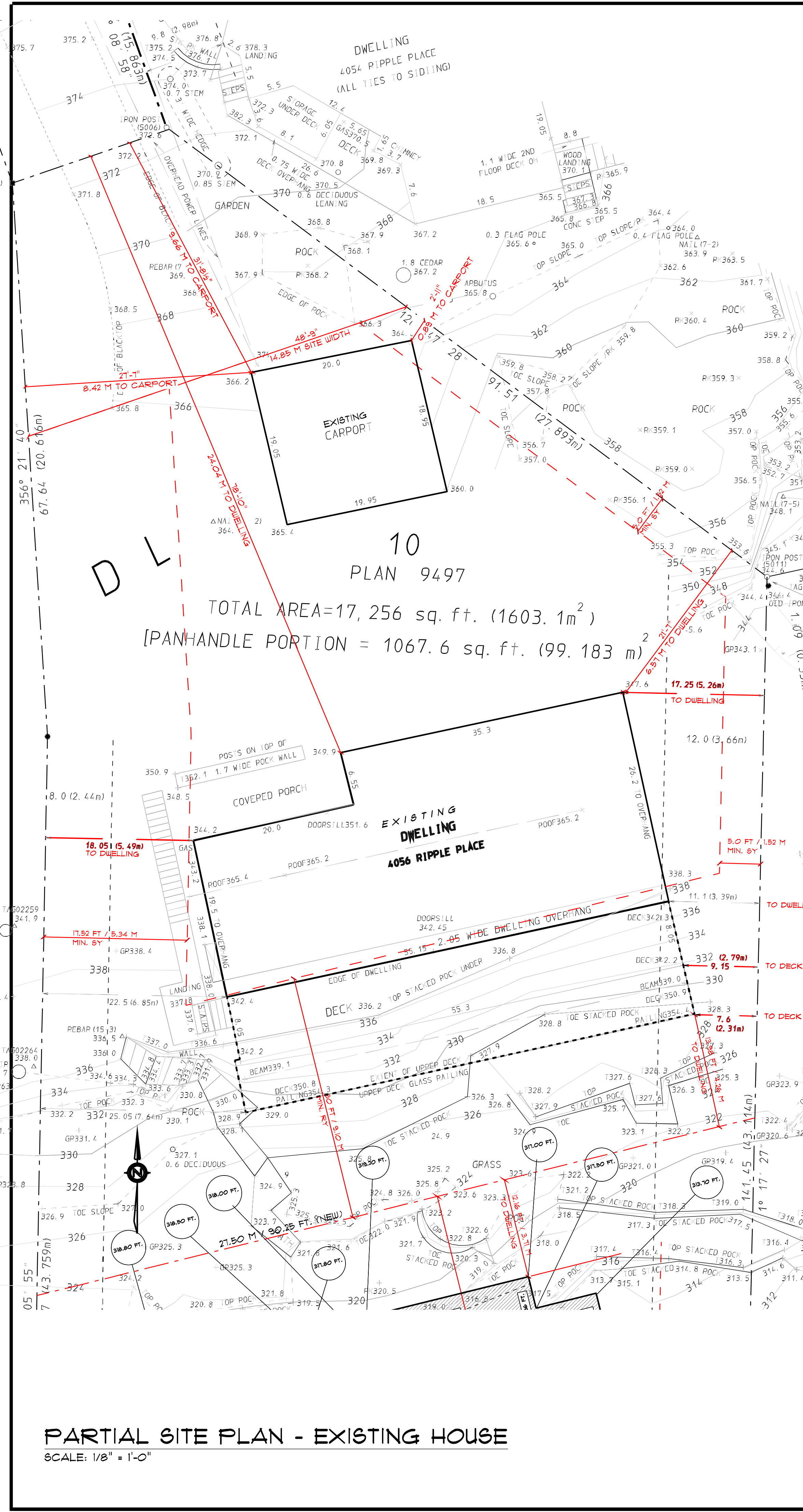
Average Grade - Main House:				
Length	A	B	AV	X LENGTH TOTAL
L1	344.20	344.00	344.10	20.00 6882.00
L2	344.00	349.90	346.95	6.55 2272.52
L3	349.90	347.60	348.75	35.30 12310.88
L4	347.60	337.00	342.30	26.20 8968.26
L5	337.00	337.60	337.30	55.15 18602.10
L6	337.60	344.20	340.90	19.50 6647.55
				162.70 55683.30

Average Grade - Main House:				
Elevations - Main House:				
	TO Roof	Mean Height Roof	TO Wall upper	Main Floor
	365.20 FT 111.31 M	362.44 FT 110.47 M	359.68 FT 109.63 M	351.60 FT 107.17 M
	Basement Slab 342.76 FT 104.47 M	Carport Slab 0 FT 0.00 M	Top of carport roof 0 FT 0.00 M	NOT IDENTIFIED

Heights Proposed:				
	Dwelling Height	20.19 FT	6.16 M	NOT IDENTIFIED
Floor area:				
	GROSS	NET	GROSS	NET
	1317.00 SFT	122.35 SM	1317.00 SFT	122.35 SM
	1757.00 SFT	163.23 SM	1757.00 SFT	163.23 SM
	374.00 SFT	34.75 SM	0.00 SFT	0.00 SM
	0.00 SFT	0.00 SM	0.00 SFT	0.00 SM
<b>Totals</b>	<b>3448.00 SFT</b>	<b>320.33 SM</b>	<b>3074.00 SFT</b>	<b>285.58 SM</b>



**ROMMEL DESIGN LTD.**  
 PO BOX 91495  
 WEST VANCOUVER, B.C.  
 604-913-0103

E-MAIL: info@rommel-design.com  
 THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN IS INTENDED FOR USE ON THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.



REVISIONS:

DRAWN: Joe Rommel

PROJECT: REZONING/SUBDIVISION  
 4056 RIPPLE PLACE  
 WEST VANCOUVER

TITLE: SITE PLANS & EX. STATS

PROJECT NUMBER:

SCALE: 1/4" = 1'-0"  
 UNLESS NOTED

DATE: OCTOBER 3, 2024

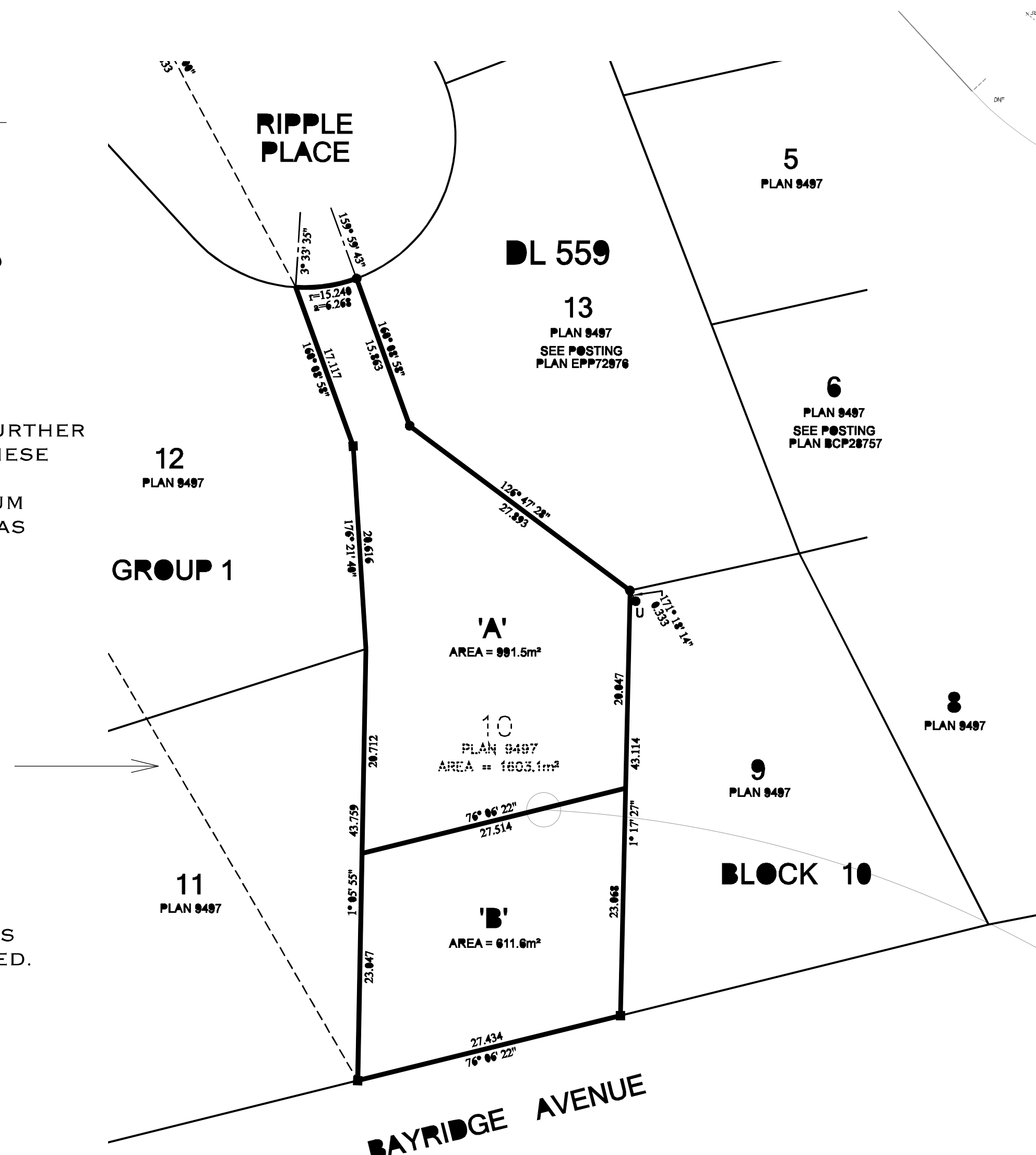
SHEET: A 2 OF 9

**DESIGN REVISIONS DRIVEN BY SECOND PLANNING REVIEW  
SUBMITTED APRIL 08/2024;**

- SEE STEEP SLOPE ANALYSIS THIS PAGE A3 OF 9. BOTH LOT ENVELOPES EXCEED MORE THAN 20% OF 35% SLOPE.
- THE LANDSCAPED ACCESS STAIRS HAVE BEEN REDUCED IN WIDTH, LOCATED FURTHER TO THE EAST AND INTO THE SLOPE. IT IS THE APPLICANT'S INTENT TO OBTAIN AN ENCROACHMENT PERMIT FOR THE LANDSCAPED ACCESS STAIRS BY WORKING WITH LAND DEVELOPMENT STAFF AFTER THE ISSUANCE OF A BUILDING PERMIT, AND ONCE A BLASTING PERMIT HAS BEEN OBTAINED. THE LANDSCAPED STEPS HAVE BEEN REDESIGNED BY BEING REDUCED IN WIDTH AND LOCATED FURTHER TO THE EAST. THEY WERE ALSO MOVED FURTHER INTO THE SLOPE TO HAVE LESS IMPACT ON THE BOULEVARD. TO CONTAIN THESE ACCESS STEPS INSIDE OF THE PROPERTY LINE WOULD REQUIRE SUFFICIENT BLASTING, WHICH MAY NOT BE PERMISSIBLE OR COULD EXCEED THE MAXIMUM ALLOWABLE BLASTING VOLUME AS PER #5130. ONCE A BLASTING PERMIT HAS BEEN ISSUED, AND THE SITE CLEARED, IT SHALL BE POSSIBLE TO FURTHER ASCERTAIN, IF THE STEPS REQUIRE ENCROACHMENT. IN OBTAINING THE ENCROACHMENT PERMIT, SECTION 6.5 OF BOULEVARD BYLAW # 4886 IS MET. ALSO, THE LOWER PORTION OF THE STEPS ARE NOW INSIDE OF THE EXISTING ROCK OUTCROP PROVIDING A CLEAR AND UNOBSTRUCTED SIGHTLINE, THUS NOT IMPEDING TRAFFIC VIEW CORRIDORS.
- THE ZONING TABLE OF THE EXISTING HOUSE WAS UPDATED, AND STILL CONFORMS
- THE PROPOSED SUBDIVISION BY CHAPMAN LAND SURVEYING IS SHOWN ON THIS SHEET A3 OF 9. LOT A = 991.50 SM, LOT B = 611.60 SM
- ZONING TABLES HAVE BEEN UPDATED TO INCLUDE SITE AREA ALLOWED VS. PROPOSED, SIDE WIDTHS ALLOWED VS. PROPOSED, COMBINED SIDE YARD SETBACKS ALLOWED VS. PROPOSED.
- TOP AND BOTTOM (TOW & BOW) OF RETAINING WALLS, PLANTERS AND STAIRS HAVE BEEN MORE CLEARLY INDICATED. NO VARIANCES HAVE BEEN IDENTIFIED.
- THE NET FLOOR AREAS SHOWN INCORRECTLY HAVE BEEN CORRECTED.
- HARDSHIP LETTER ATTACHED TO APPLICATION

**RESPONSE TO REPLY FROM AUG. 16TH, 2024**

- ENCROACHMENTS INTO DISTRICT BOULEVARD HAVE BEEN ELIMINATED. LANDSCAPED STEPS HAVE BEEN RELOCATED TO OCCUR EAST TO THE ELEVATOR.
- SITE WIDTH AND SETBACKS OF EXISTING DWELLING HAVE BEEN ADJUSTED BASED ON PANHANDLE.
- EXISTING HOUSE 9.1M FRONT VARIANCE HAS BEEN ELIMINATED.
- PERMITTED & PROPOSED SITE AREA OF EXISTING DWELLING HAS BEEN CORRECTED.
- "BUILT PRIOR..." TEXT HAS BEEN REMOVED.
- NET FLOOR AREAS OF EXISTING PLACED INTO CORRECT COLUMN LINE.
- DISTANCE BETWEEN GARAGE/ELEVATOR AND EAST PROPERTY LINE INDICATED.
- SITE AREA STATS FOR INFILL HOUSE CORRECTED.
- BASEMENT/MAIN FLOOR LABELS CHANGED TO MAIN & UPPER FLOOR. UPPER FLOOR DECK COVER REMOVED.
- COMBINED SETBACK IN STATISTICS CORRECTED.
- IMAGE REPLACED TO REFLECT CURRENT DESIGN PLUS CLOSE UP OF STEPS ADDED.

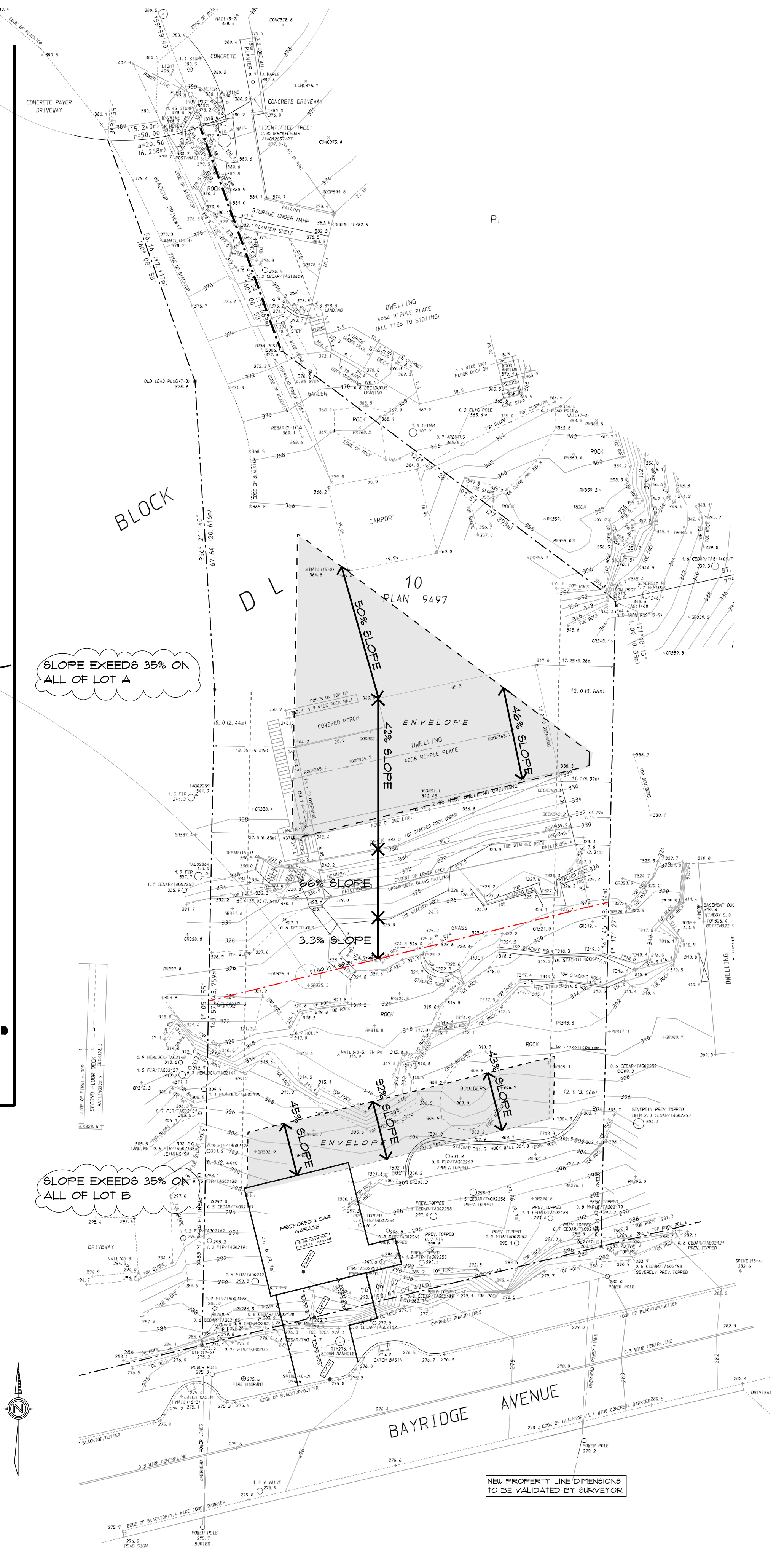


UTM COORDINATES		
UBM3(CSR) 4.0.0 BC.1.MVR0, UTM ZONE 10		
NORTHING	EASTING	ABSOLUTE ACCURACY (ESTIMATE)
465848.76	483856.40	0.05 METRES
465853.16	482887.81	0.05 METRES

089-837-861  
4856 RIPPLE PLACE  
FB - p- M3484-23 WV

HOBBS, WINTER & MacDONALD  
B.C. LAND SURVEYORS  
113-828 HARBORSIDE DRIVE,  
NORTH VANCOUVER, B.C., V7P 3R9  
TEL 604-988-1371 FAX 604-988-5284  
EMAIL: admin@hwmsurveys.com

**SUBDIVISION SURVEY**  
SCALE: 1/16" = 1'-0"



**SURVEY W/ DRIVEWAY SLOPE**  
SCALE: 1/16" = 1'-0"

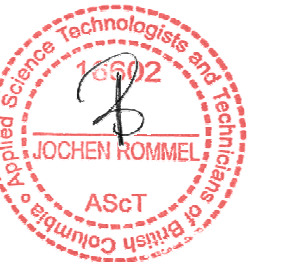


**ROMMEL  
DESIGN LTD.**

PO BOX 91495  
WEST VANCOUVER, B.C.  
V7V 3P2  
604-913-0103  
E-MAIL: info@rommel-design.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN IS INTENDED FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.

SEAL:



REVISIONS:

DRAWN:

*Joe Rommel*

PROJECT:

REZONING/SUBDIVISION  
4056 RIPPLE PLACE  
WEST VANCOUVER

TITLE:

STEEP SLOPES DP ANALYSIS  
& REVIEW 02 REVISION NOTES

PROJECT NUMBER:

SCALE:

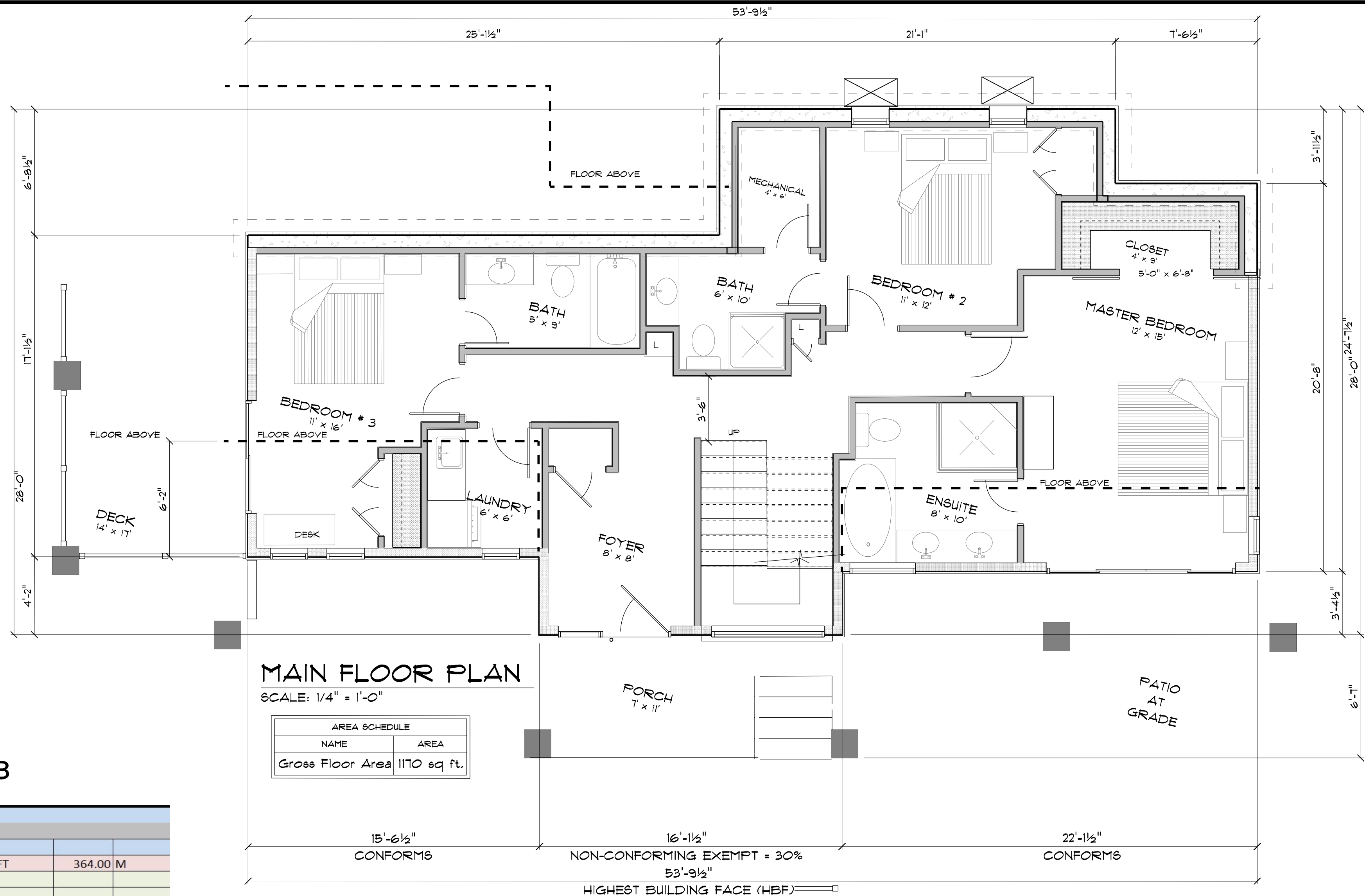
1/4" = 1'-0"  
UNLESS NOTED

DATE:

OCTOBER 3, 2024

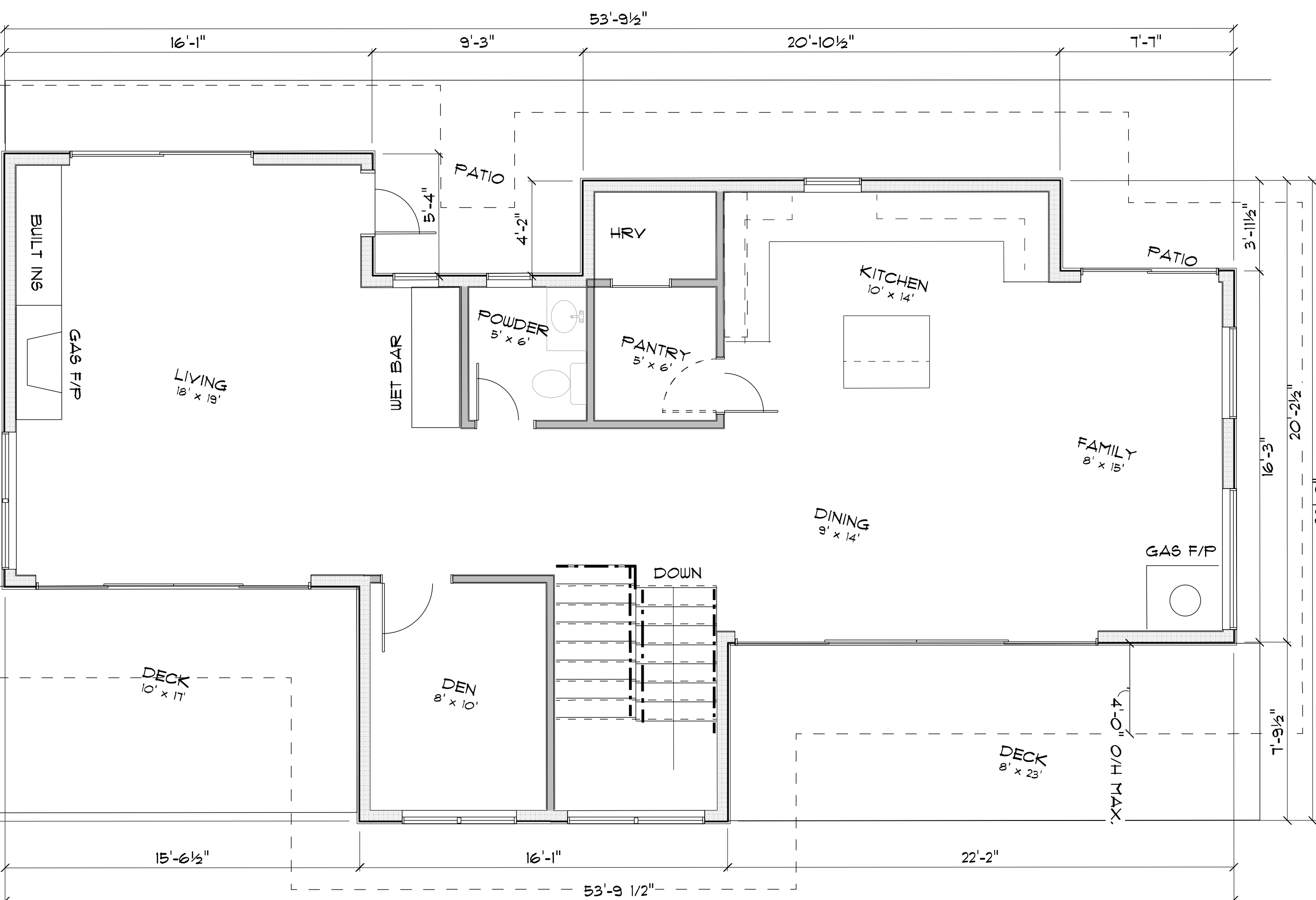
SHEET:

A 3 OF 9



**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Gross Floor Area	1170 sq. ft.



**UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Gross Floor Area	1122 sq. ft.

**SITE STATISTICS - INFILL HOUSE - LOT B**

4056 Ripple Place - DWV		Existing Zone = RS-3	
<b>Allowed:</b>		<b>Proposed:</b>	
Site Area - NEW	6583.21 SFT	611.60 SM	
Min. Site Area req'd	10494.80 SFT	975.00 SM	
FSR	2376.13 SFT	220.75 SM	
SC	2633.28 SFT	244.64 SM	
Height House	25.00 FT	7.62 M	
Height Gar. & Elev.	12.00 FT	3.66 M	
<b>Allowed:</b>		<b>Proposed:</b>	
Garage FY setback	29.86 FT	9.10 M	
Garage SY setback	9.10 FT	2.77 M	
Elevator FY setback	29.86 FT	9.10 M	
FY Setback	29.86 FT	9.10 M	
FY Setback TO POST	29.86 FT	9.10 M	
RY setback	29.86 FT	9.10 M	
Side Yard - WEST	9.02 FT	2.75 M	
Side Yard - EAST	11.07 FT	3.37 M	
Side Yard - Combined	22.50 FT	6.86 M	
Side Yard - EAST TO GAR./ELEV	11.07 FT	3.37 M	
Site Width	60.04 FT	18.30 M	
Dwelling separation	15.00 FT	4.5 M	

Average Grade - Main House:					Average Grade - Accessory garage & elevator:						
Length	A	B	AV	X LENGTH TOTAL	Length	A	B	AV	X LENGTH TOTAL		
L1	318.80	318.50	318.65	16.08	5123.89	L1	298.30	303.40	300.85	22.42	6745.06
L2	318.50	317.80	318.15	5.30	1686.20	L2	303.40	296.20	299.80	15.60	4676.88
L3	317.80	318.00	317.90	9.25	2940.58	L3	296.20	296.60	296.40	6.00	1778.40
L4	318.00	319.20	318.60	4.16	1325.38	L4	296.60	294.00	295.30	5.79	1709.79
L5	319.20	317.00	318.10	20.88	6641.93	L5	294.00	290.30	292.15	29.54	8630.11
L6	317.00	317.50	317.25	3.96	1256.31	L6	290.30	298.30	294.30	20.79	6118.50
L7	317.50	313.70	315.60	7.58	2392.25					100.14	29658.7
L8	313.70	310.80	312.25	10.50	3278.63						
L9	310.80	306.90	308.85	10.17	3141.00						
L10	306.90	305.60	306.25	22.13	6777.31						
L11	305.60	303.80	304.70	3.33	1014.65						
L12	303.80	304.20	304.00	16.08	4888.32						
L13	304.20	305.70	304.95	4.00	1219.80						
L14	305.70	303.90	304.80	15.54	4736.59						
L15	303.90	318.80	311.35	26.83	8353.52						
				175.79	54776.35						

Average Grade - Main House:		Average Grade - Accessory garage & elevator:	
TO Roof	333.74 FT	101.72 M	
TO Wall upper	331.84 FT	101.14 M	
Main Floor	321.76 FT	98.07 M	
Basement Slab	311.50 FT	94.95 M	
Garage Slab	276.68 FT	84.33 M	
Top of gar. & elev. Roof	310.43 FT	94.62 M	

Elevations - Main House:		Elevations - Accessory garage & elevator:	
TO Roof	333.74 FT	101.72 M	
TO Wall upper	331.84 FT	101.14 M	
Main Floor	321.76 FT	98.07 M	
Basement Slab	311.50 FT	94.95 M	
Garage Slab	276.68 FT	84.33 M	
Top of gar. & elev. Roof	310.43 FT	94.62 M	

Heights Proposed:		Accessory Height	
Dwelling Height	22.14 FT	6.75 M	14.26 FT
Floor area:			
UPPER FLOOR	1122.00 SFT	104.24 SM	1122.00 SFT
MAIN FLOOR	1170.00 SFT	108.70 SM	1170.00 SFT
Garage & Elev.	525.00 SFT	48.77 SM	84.00 SFT
Under side of deck	0.00 SFT	0.00 SM	0.00 SFT
<b>Totals</b>	<b>2817.00 SFT</b>	<b>261.71 SM</b>	<b>2376.0 SFT</b>



PO BOX 91495  
WEST VANCOUVER, B.C.  
V7V 3P2  
604-913-0103  
E-MAIL: info@rommeldesign.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN IS INTENDED FOR USE ON THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.



REVISIONS:

DRAWN: Joe Rommel

PROJECT: REZONING/SUBDIVISION  
4056 RIPPLE PLACE  
WEST VANCOUVER

TITLE: FLOOR PLANS & STATS

PROJECT NUMBER:

SCALE: 1/4" = 1'-0"  
UNLESS NOTED

DATE: OCTOBER 3, 2024

SHEET: A 4 OF 9



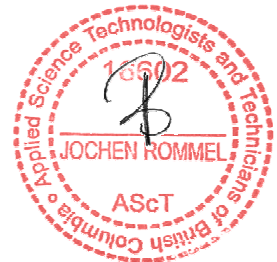
ROMMEL DESIGN LTD.

PO BOX 91495  
WEST VANCOUVER, B.C.  
V7V 3P2  
604-913-0103

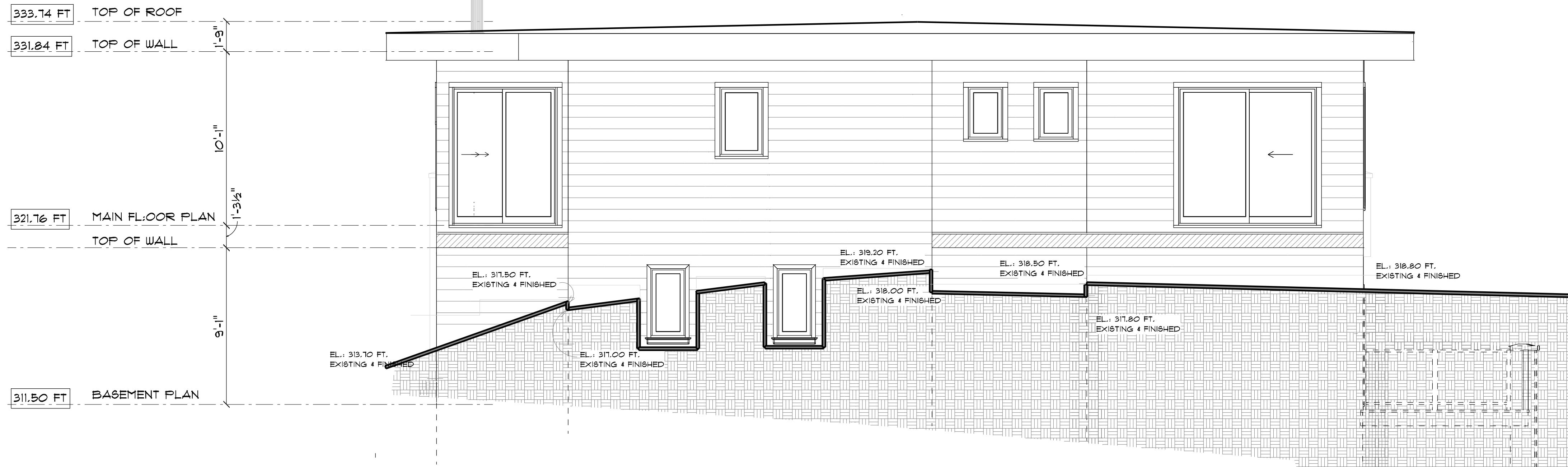
E-MAIL: info@rommeldesign.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN IS INTENDED FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.

SEAL:

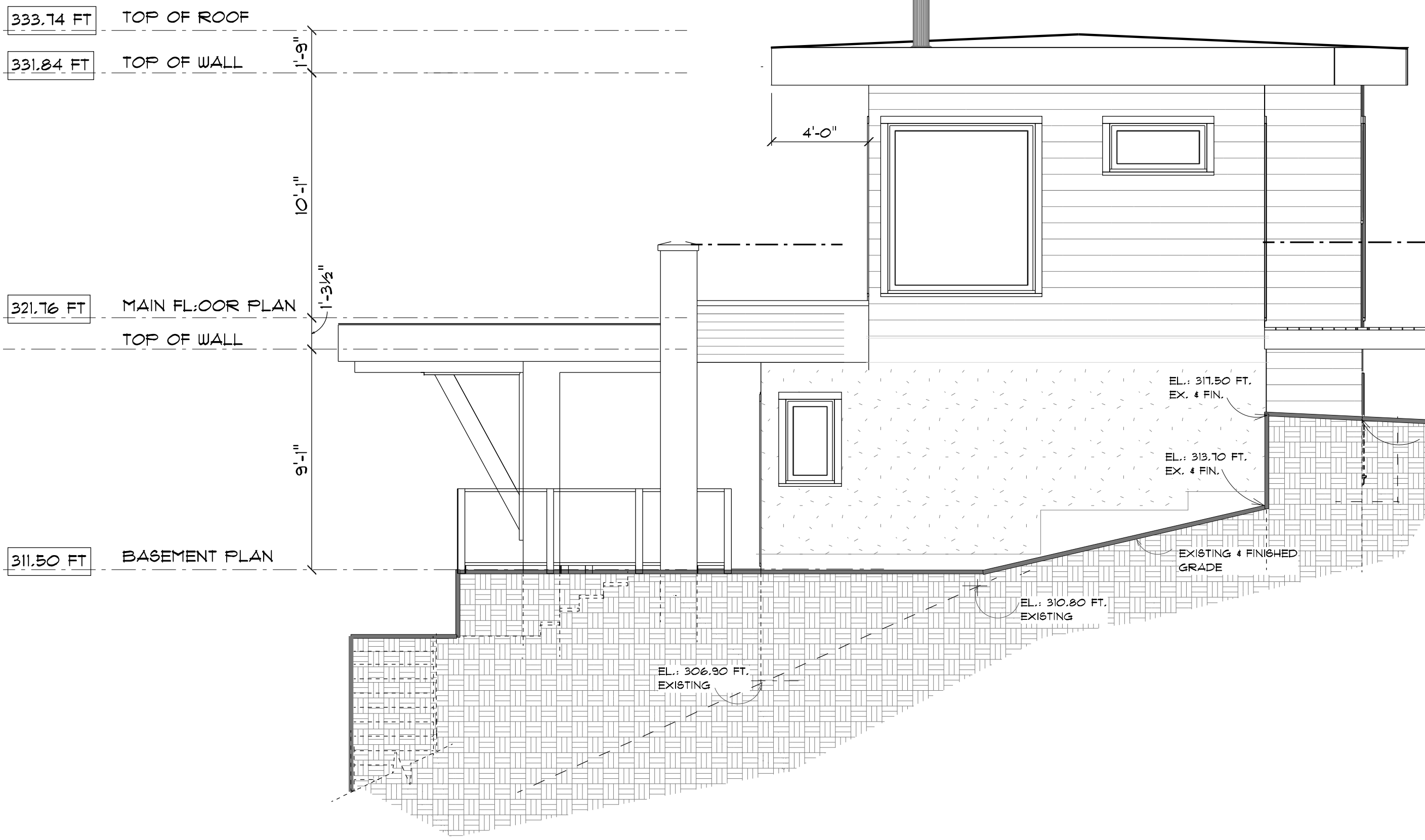


REVISIONS:



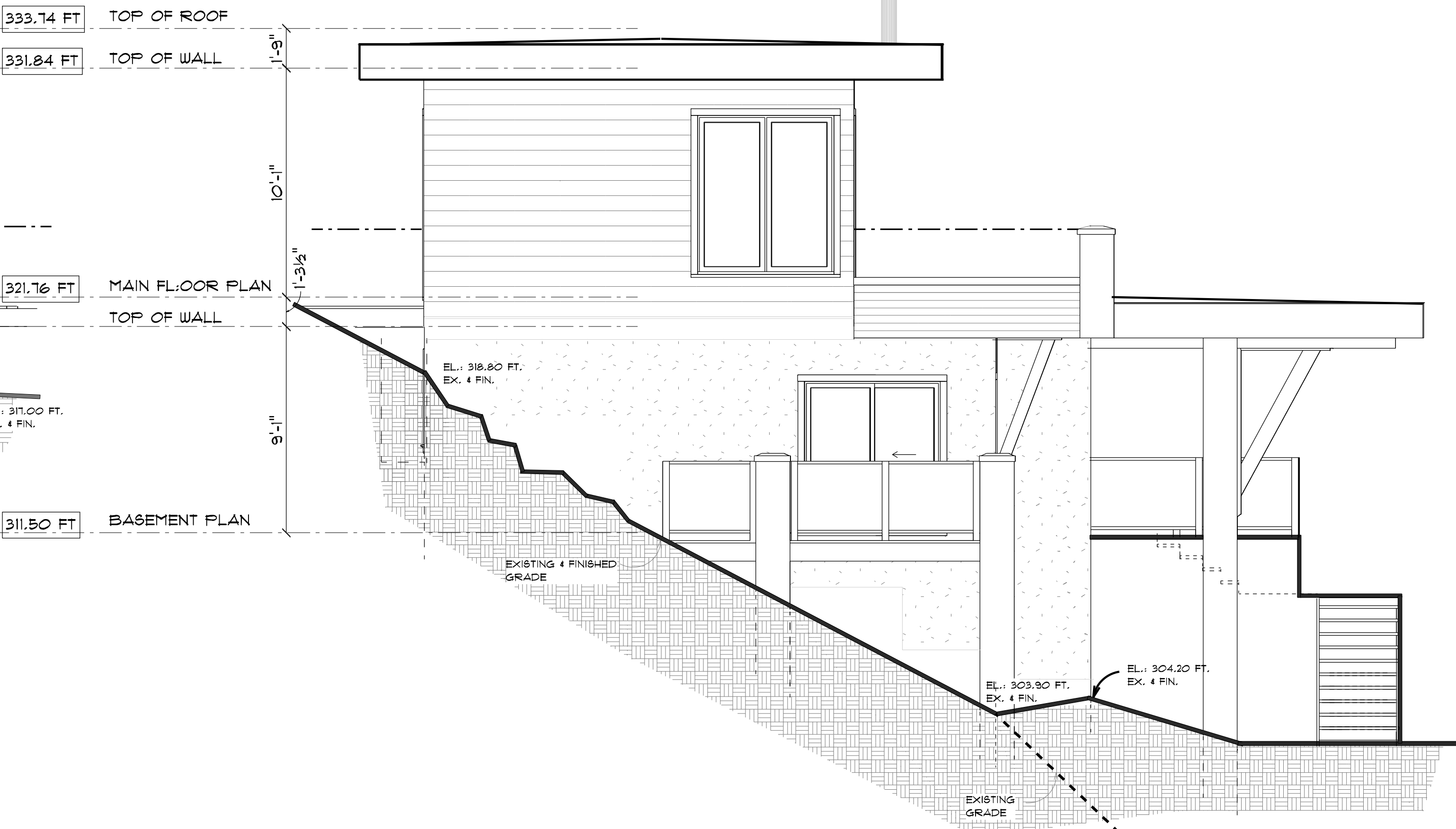
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

NORTH ELEVATION - AVERAGE GRADE					
L1	318.80	318.50	318.65	16.08	5123.89
L2	318.50	317.80	318.15	5.30	1686.20
L3	317.80	318.00	317.90	9.25	2940.58
L4	318.00	319.20	318.60	4.16	1325.38
L5	319.20	317.00	318.10	20.88	6641.93
L6	317.00	317.50	317.25	3.96	1256.31
L7	317.50	313.70	315.60	7.58	2392.25
				67.21	21366.52
Average Grade - Main House:					317.91



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

EAST ELEVATION - AVERAGE GRADE					
L6	317.00	317.50	317.25	3.96	1256.31
L7	317.50	313.70	315.60	7.58	2392.25
L8	313.70	310.80	312.25	10.50	3278.63
L9	310.80	306.90	308.85	10.17	3141.00
				32.21	10379.54
Average Grade - Main House:					322.25



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

WEST ELEVATION - AVERAGE GRADE					
L15	303.90	318.80	311.35	26.83	8353.52
				26.83	8353.52
Average Grade - Main House:					311.35

DRAWN:

*Joe Rommel*

PROJECT:

REZONING/SUBDIVISION  
4056 RIPPLE PLACE  
WEST VANCOUVER

TITLE:

ELEVATIONS

PROJECT NUMBER:

SCALE:

1/4" = 1'-0"  
UNLESS NOTED

DATE:

OCTOBER 3, 2024

SHEET:

A5 OF9



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

**SOUTH ELEVATION - AVERAGE GRADE**

L10	306.90	305.60	306.25	22.13	6777.31
L11	305.60	303.80	304.70	3.33	1014.65
L12	303.80	304.20	304.00	16.08	4888.32
L13	304.20	305.70	304.95	4.00	1219.80
L14	305.70	303.90	304.80	15.54	4736.59
				61.08	18636.68
<b>Average Grade - Main House:</b>					<b>305.12</b>

= LOWEST AVERAGE  
= HIGHEST BUILDING FACE (HBF)



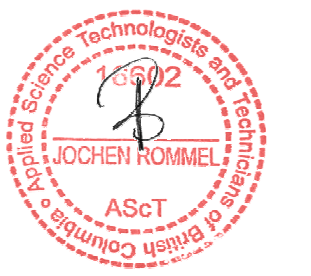
**ROMMEL DESIGN LTD.**

PO BOX 91495  
WEST VANCOUVER, B.C.  
V7V 3P2  
604-913-0103

E-MAIL: info@rommel.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN IS INTENDED FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.

SEAL:



REVISIONS:

DRAWN:

*Joe Rommel*

PROJECT:

REZONING/SUBDIVISION  
4056 RIPPLE PLACE  
WEST VANCOUVER

TITLE:

SOUTH ELEV. & RENDERINGS

PROJECT NUMBER:

SCALE:

1/4" = 1'-0"  
UNLESS NOTED

DATE:

OCTOBER 3, 2024

SHEET:

A 6 OF 9

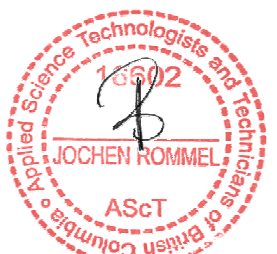


ROMMEL DESIGN LTD.

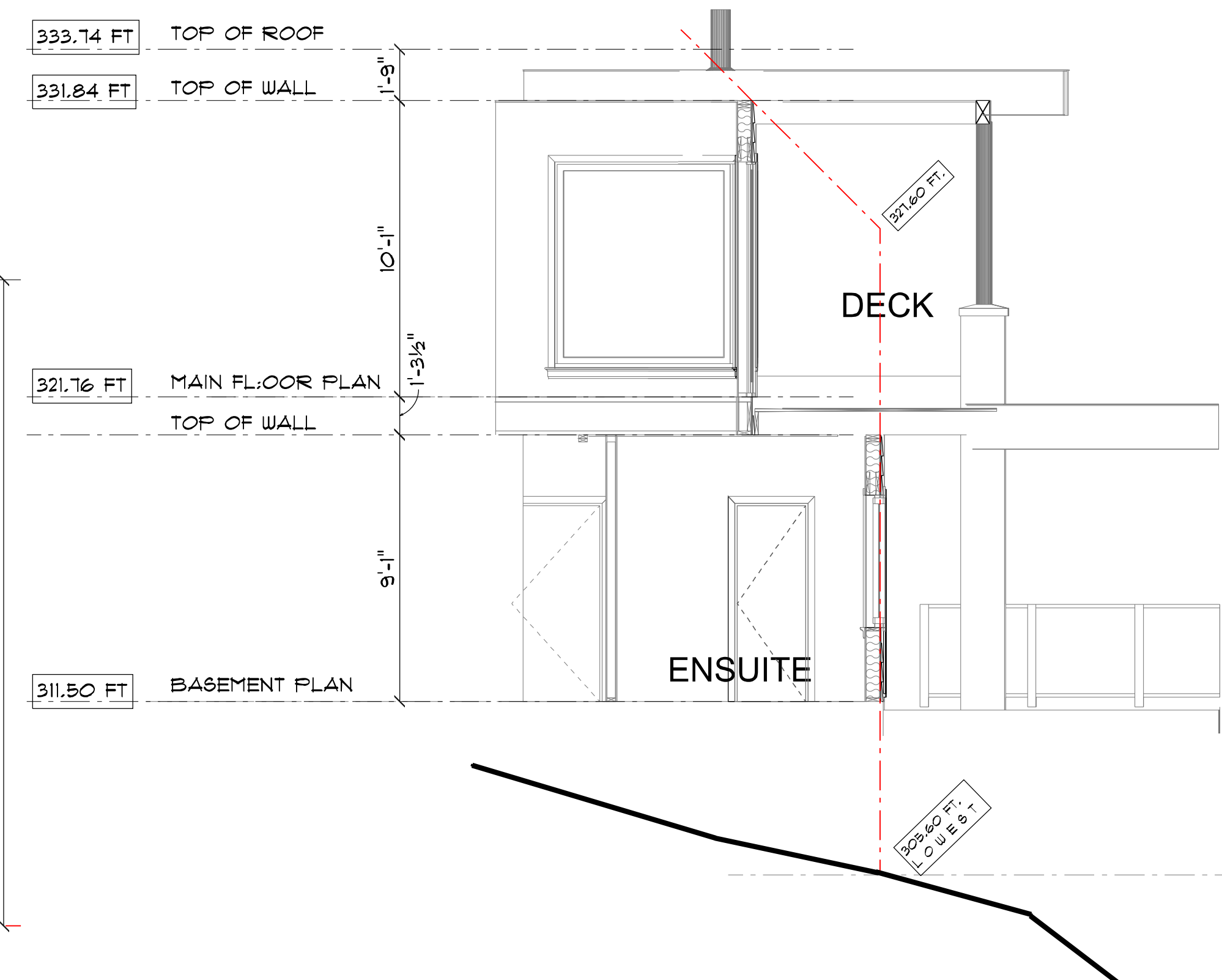
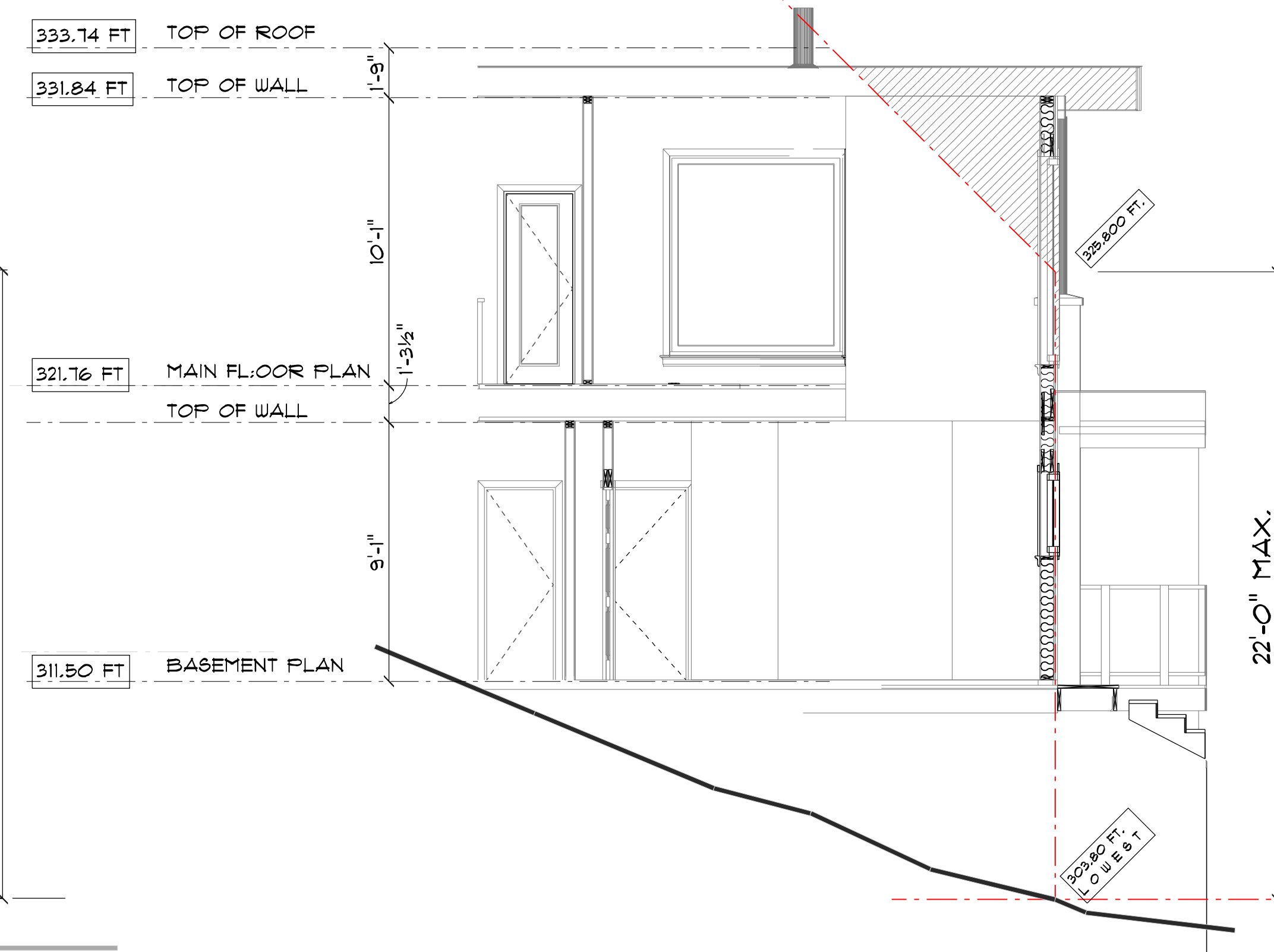
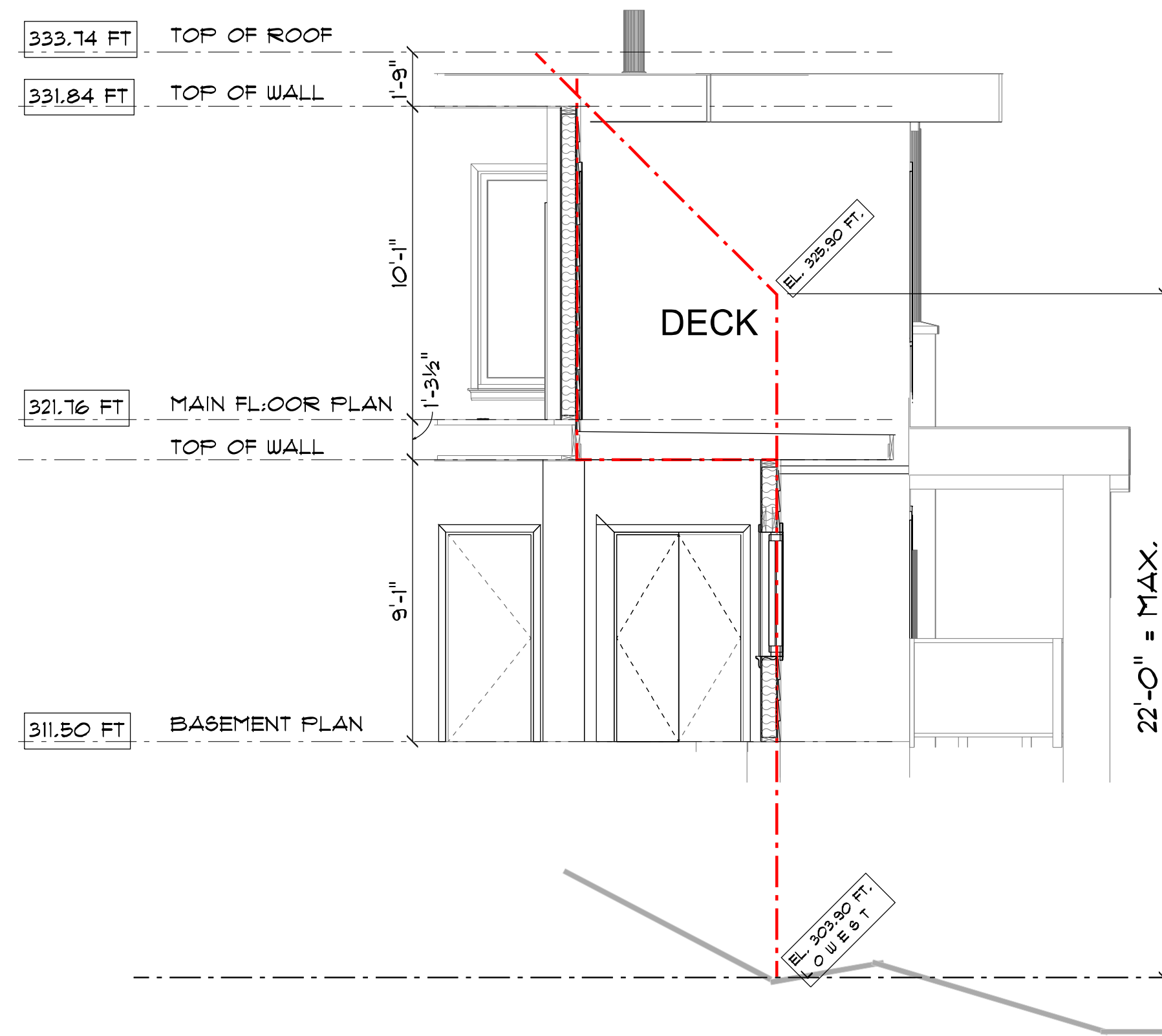
PO BOX 91495  
WEST VANCOUVER, B.C.  
V7V 3P2  
604-913-0103

E-MAIL: info@rommel-design.com  
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN IS INTENDED FOR USE ON THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.

SEAL:



REVISIONS:



HBF - A  
SCALE: 1/4" = 1'-0"

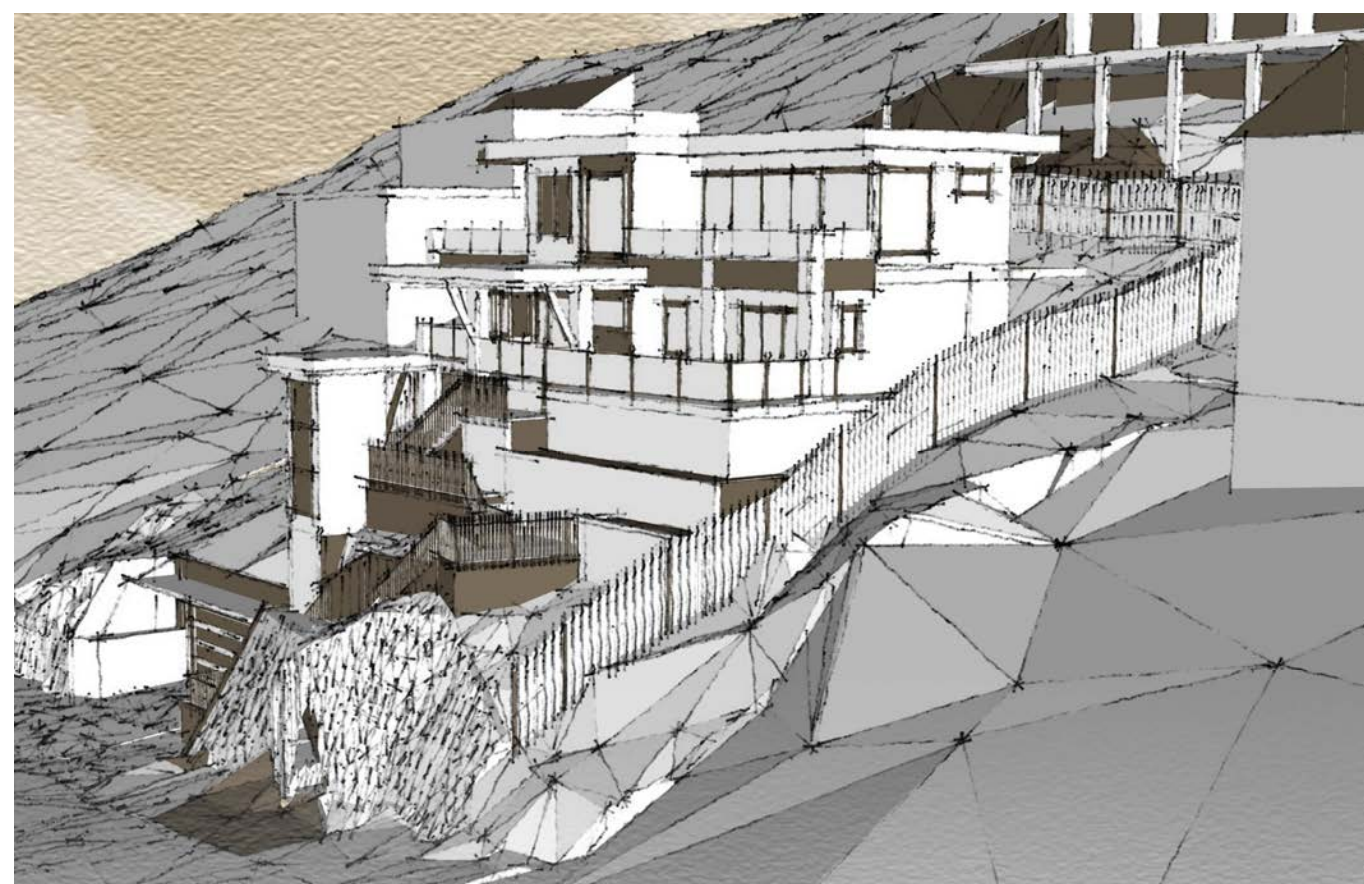
HBF - B  
SCALE: 1/4" = 1'-0"

HBF - C  
SCALE: 1/4" = 1'-0"

CONFORMS

NON - CONFORMING  
EXEMPT

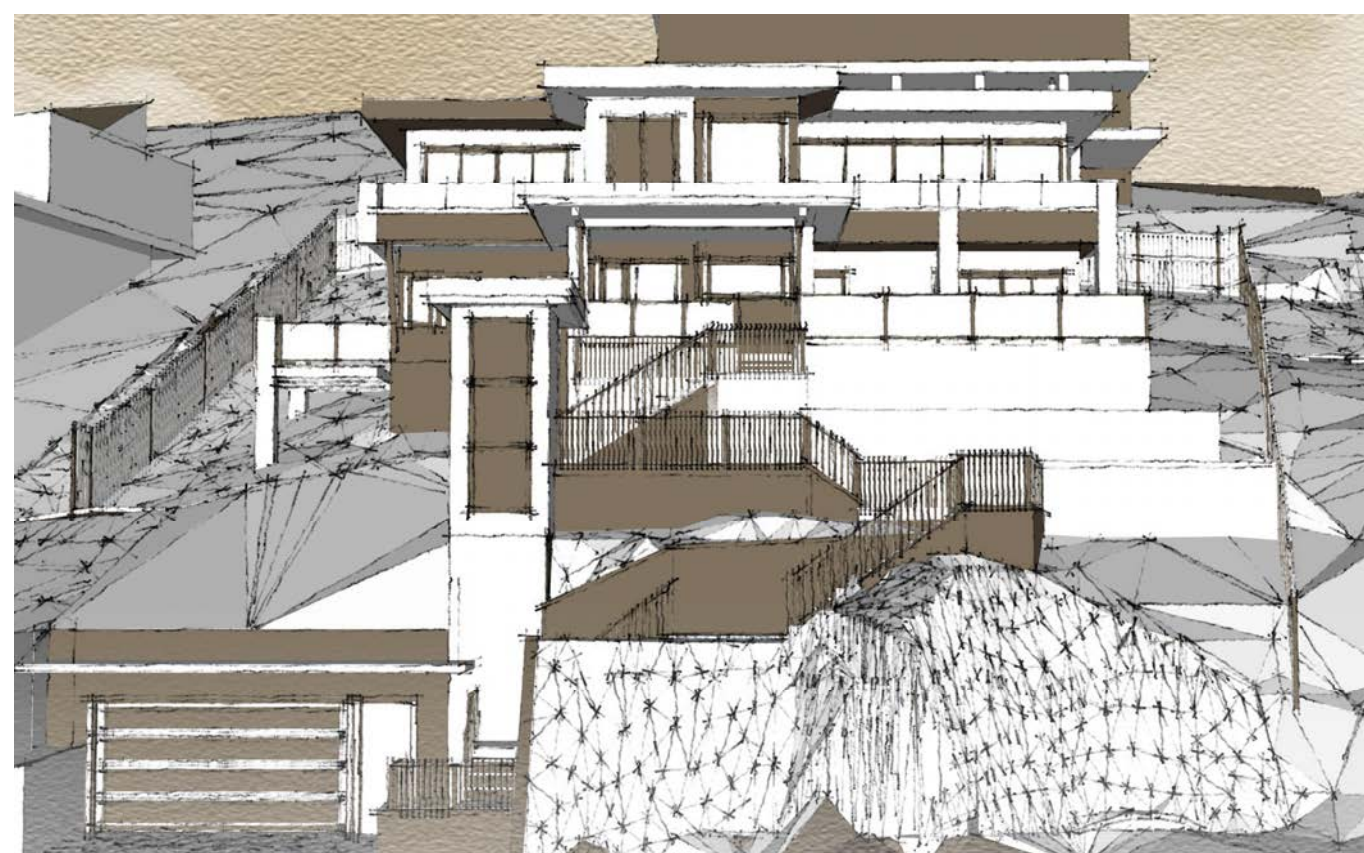
CONFORMS



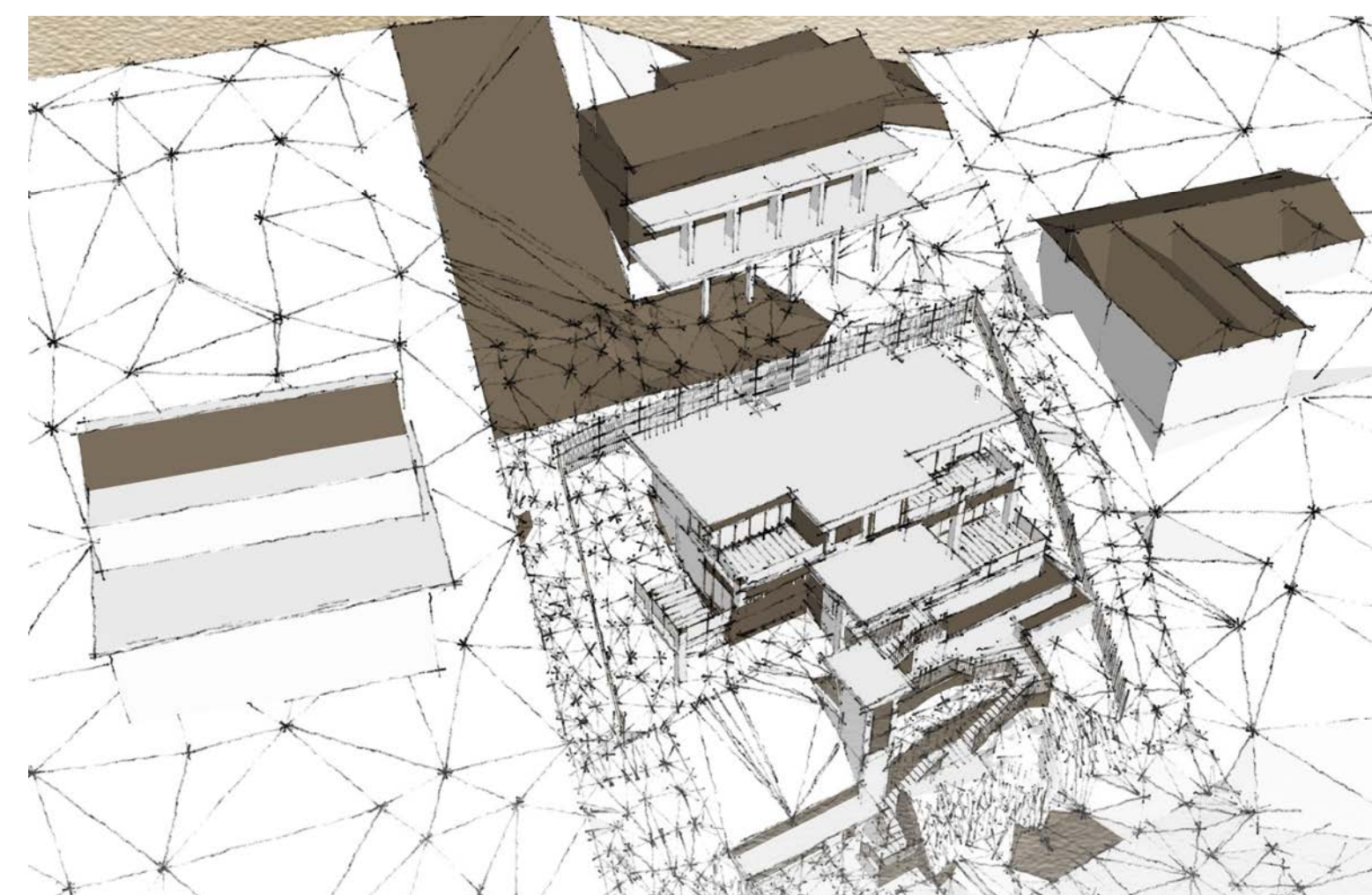
SCHEMATIC - CORNER VIEW FROM SOUTHEAST



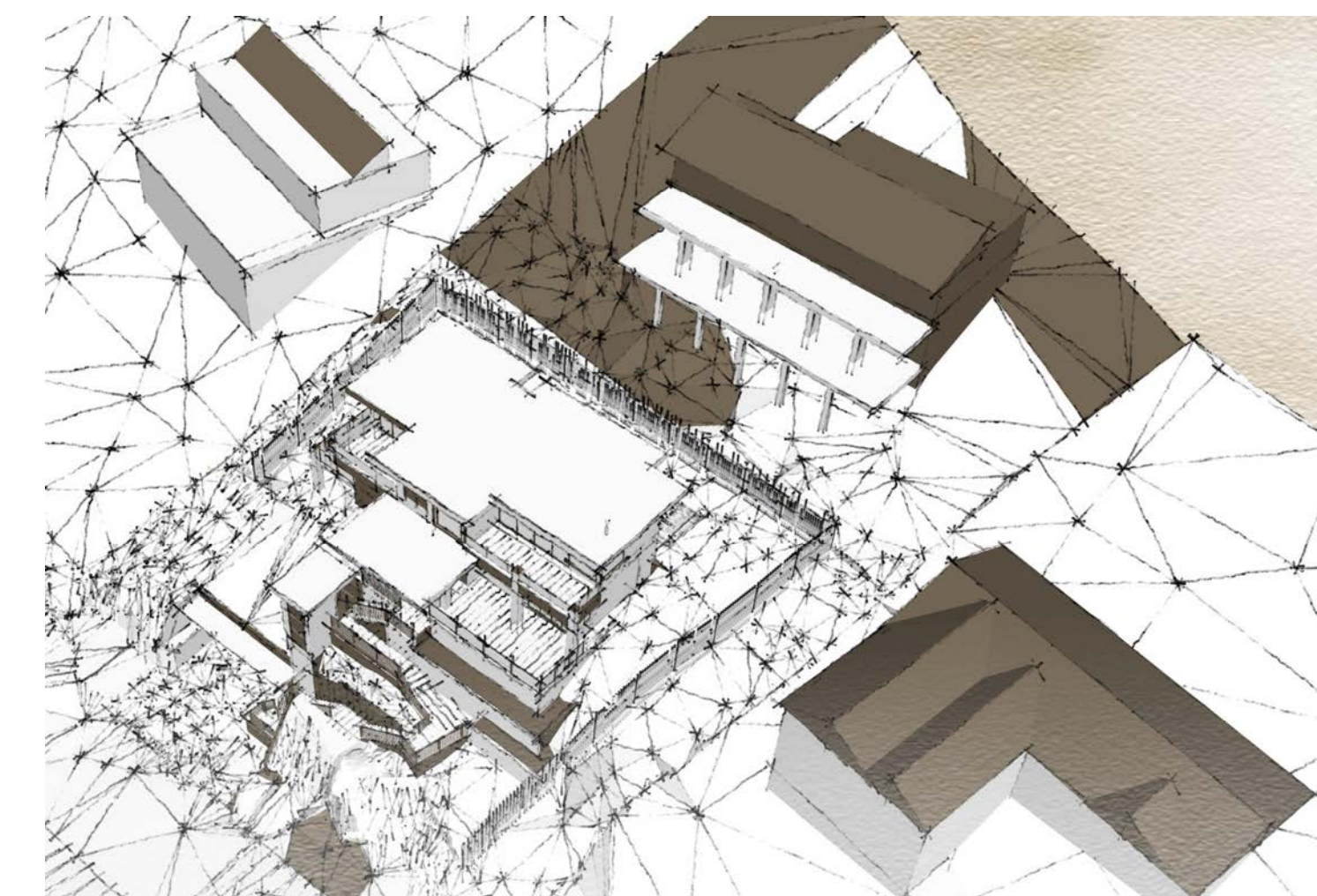
SCHEMATIC - SOUTHWEST CORNER VIEW



SCHEMATIC - SOUTHERN VIEW FROM STREET



SCHEMATIC - DWELLING SEPARATION WEST



SCHEMATIC - DWELLING SEPARATION EAST

# MASSING

DRAWN:

Joe Rommel

PROJECT:

REZONING/SUBDIVISION  
4056 RIPPLE PLACE  
WEST VANCOUVER

TITLE:

HBF & MASSING  
& SCHEMATICS

PROJECT NUMBER:

SCALE:

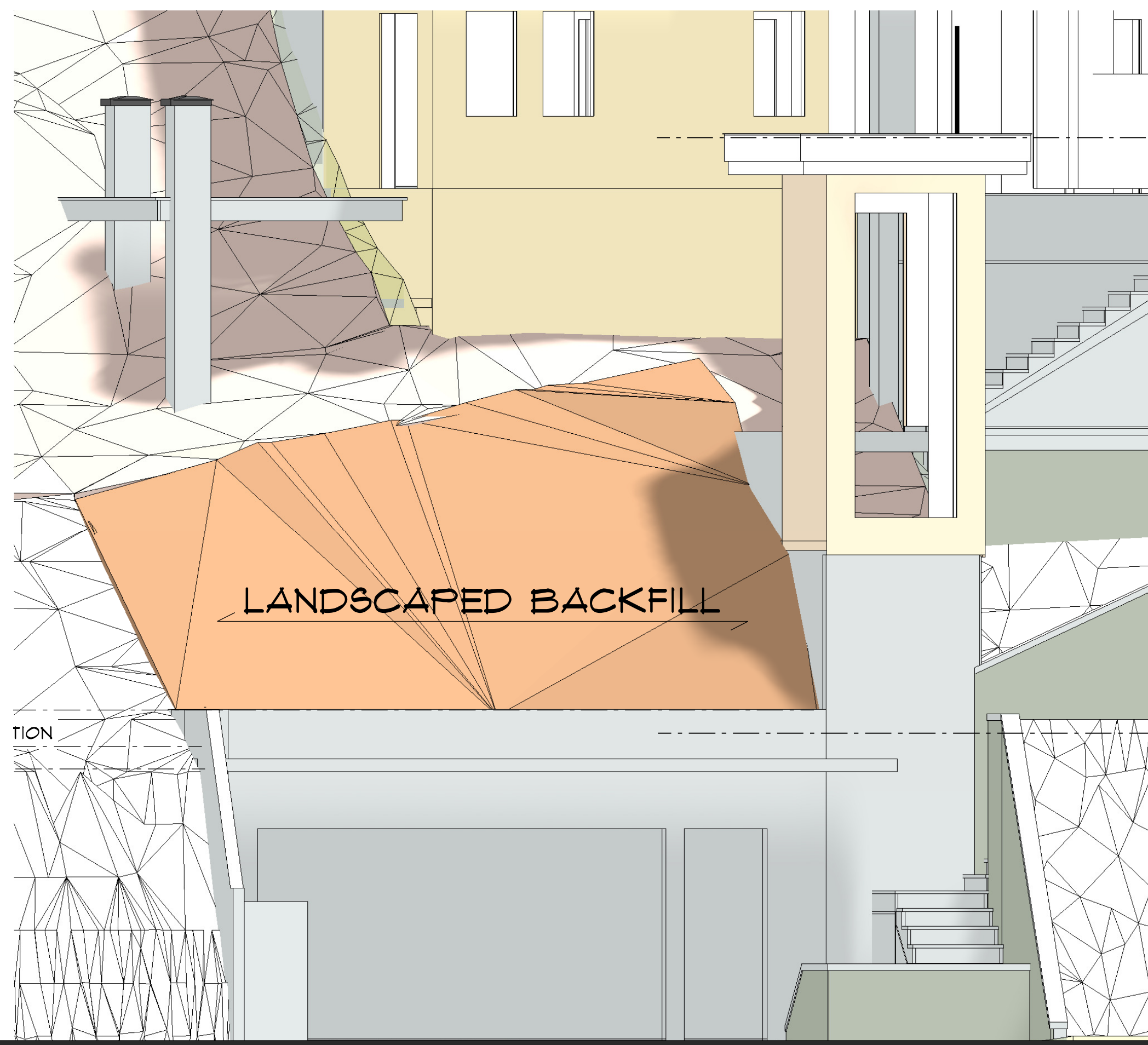
1/4" = 1'-0"  
UNLESS NOTED

DATE:

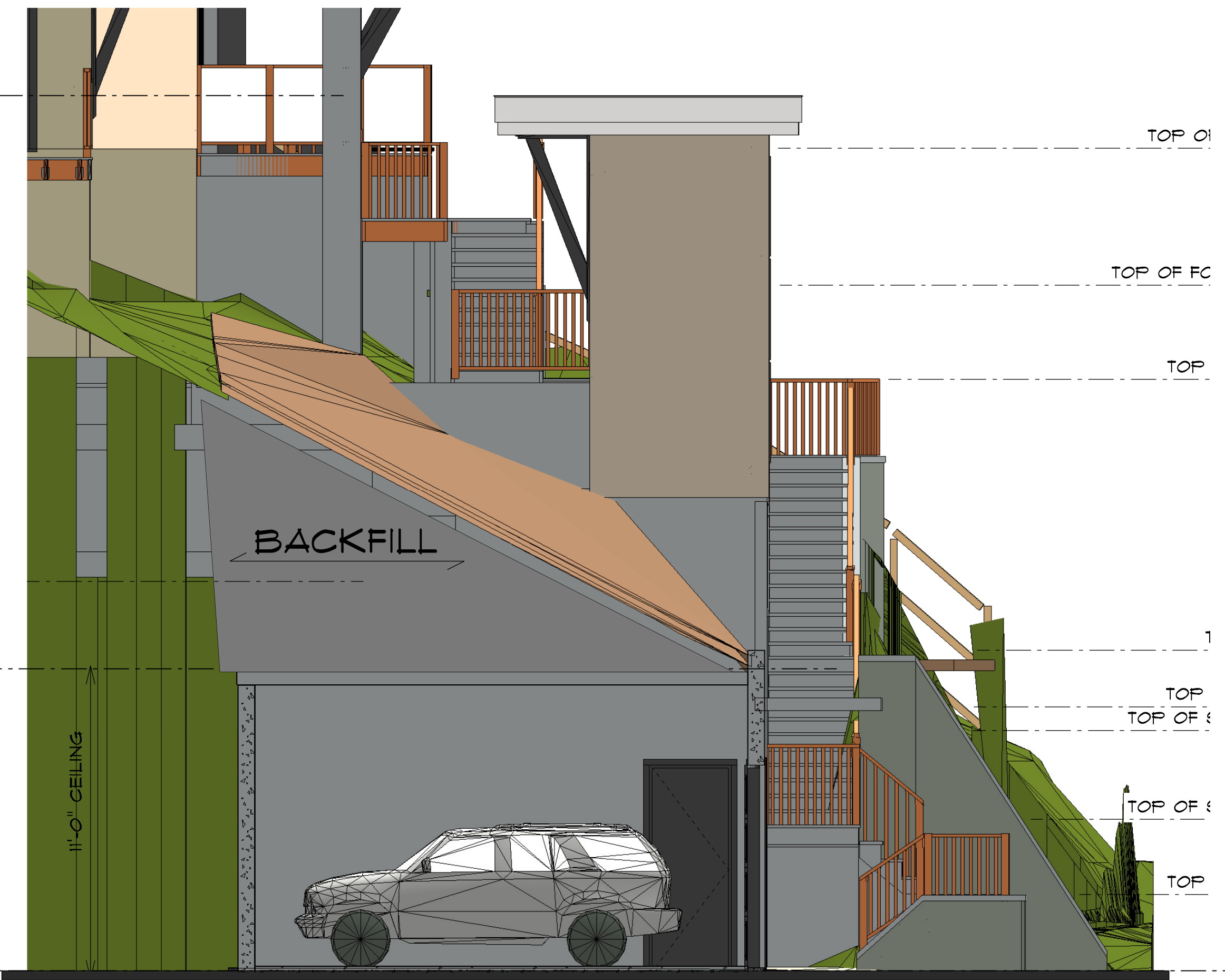
OCTOBER 3, 2024

SHEET:

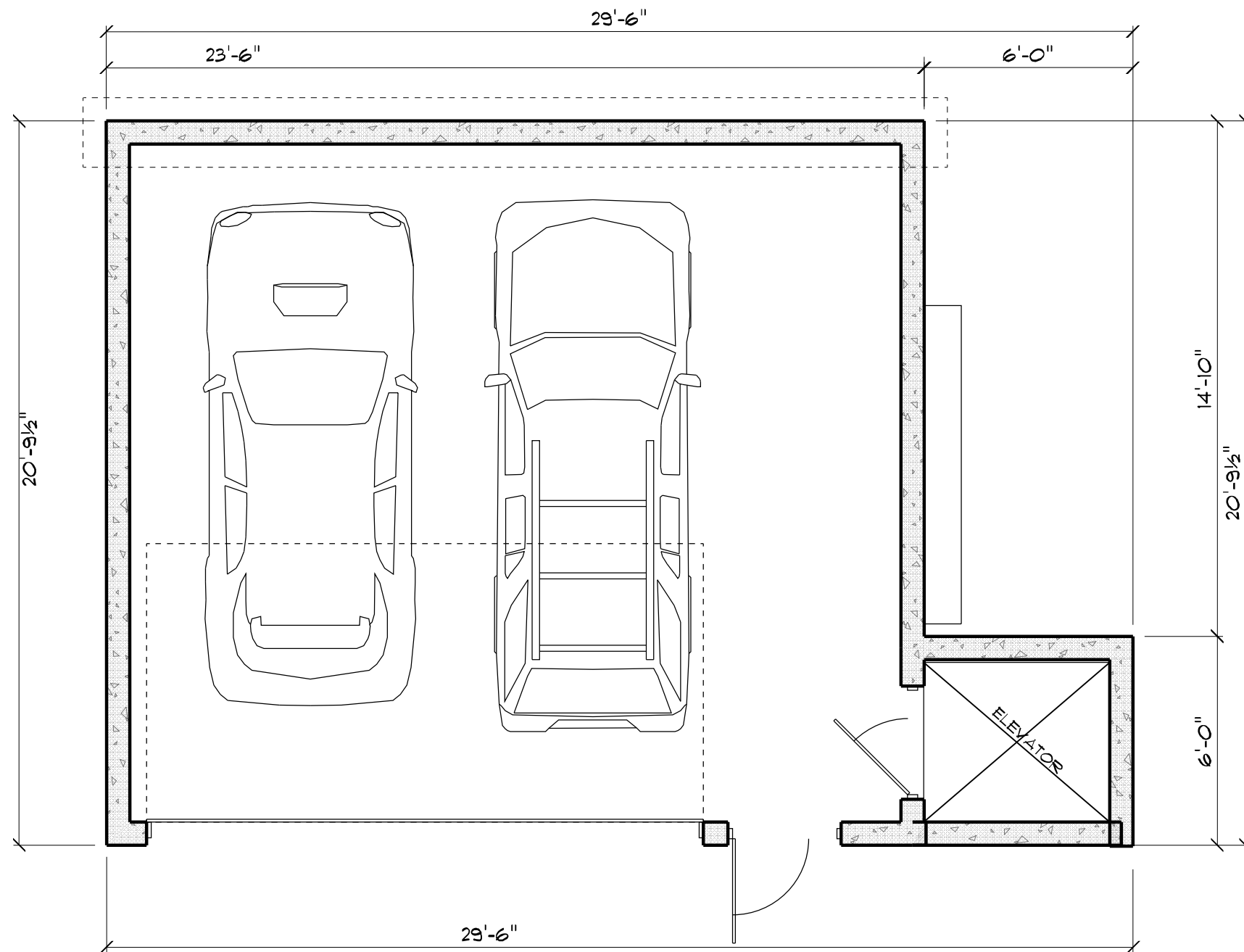
A 7 OF 9



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**CROSS SECTION A**  
SCALE: 1/4" = 1'-0"

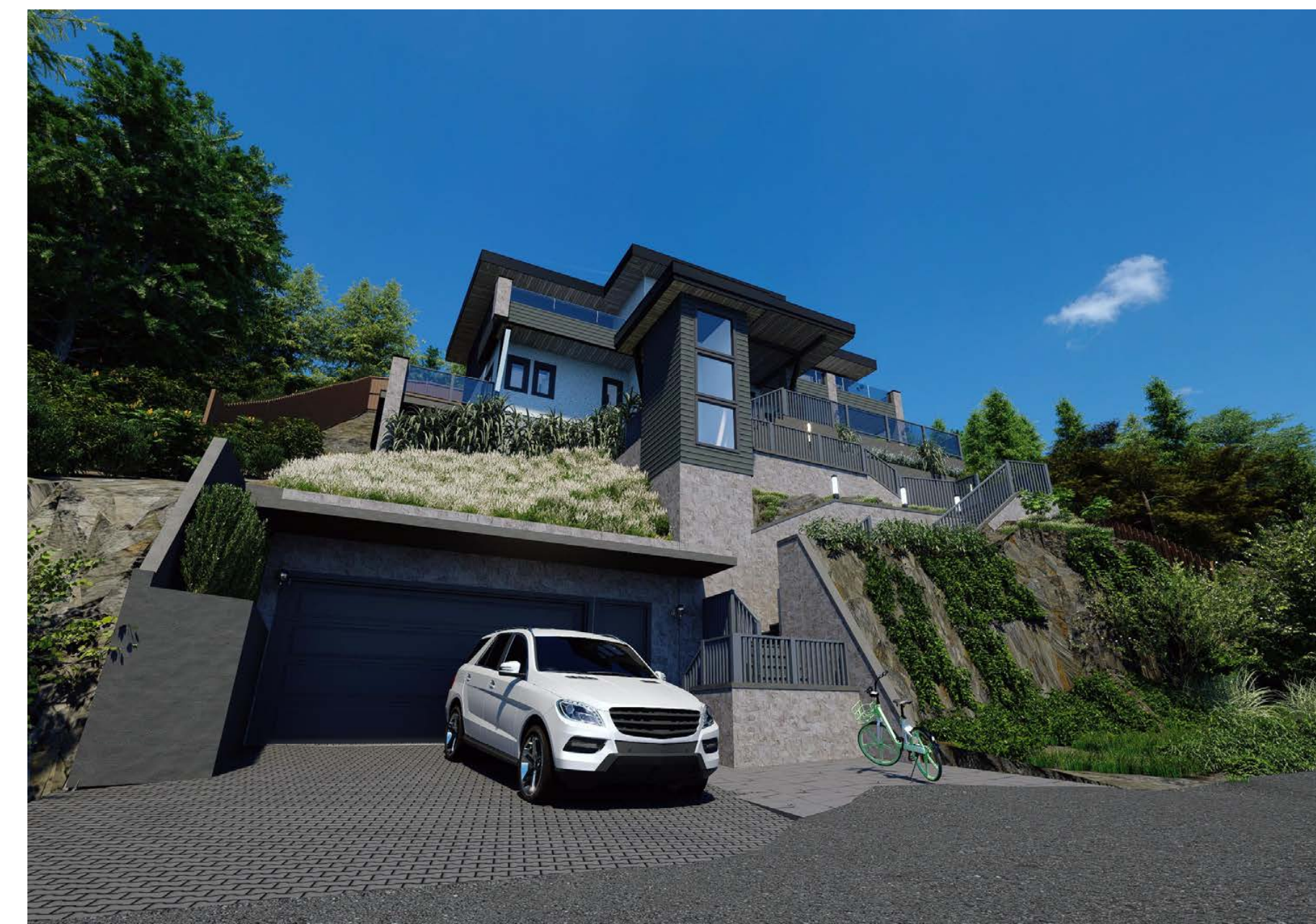


**GARAGE & ELEVATOR PLAN**  
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Area 2	257 sq. ft.
Gross Floor Area	525 sq. ft.



**SOUTHERLY VIEW**



**WESTERLY VIEW**



**EASTERLY VIEW**



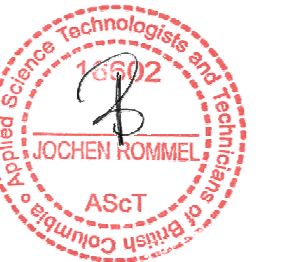
**ROMMEL  
DESIGN LTD.**

PO BOX 91495  
WEST VANCOUVER, B.C.  
V7V 3P2  
604-913-0103

E-MAIL: info@rommel.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.

SEAL:



REVISIONS:

DRAWN:

*Joe Rommel*

PROJECT:

REZONING/SUBDIVISION  
4056 RIPPLE PLACE  
WEST VANCOUVER

TITLE:

GARAGE & ELEVATOR

PROJECT NUMBER:

SCALE:

1/4" = 1'-0"  
UNLESS NOTED

DATE:

OCTOBER 3, 2024

SHEET:

A 8 OF 9



**AIREAL VIEW 01**

(SUBJECT SITE IS IN DARKER SHADE)

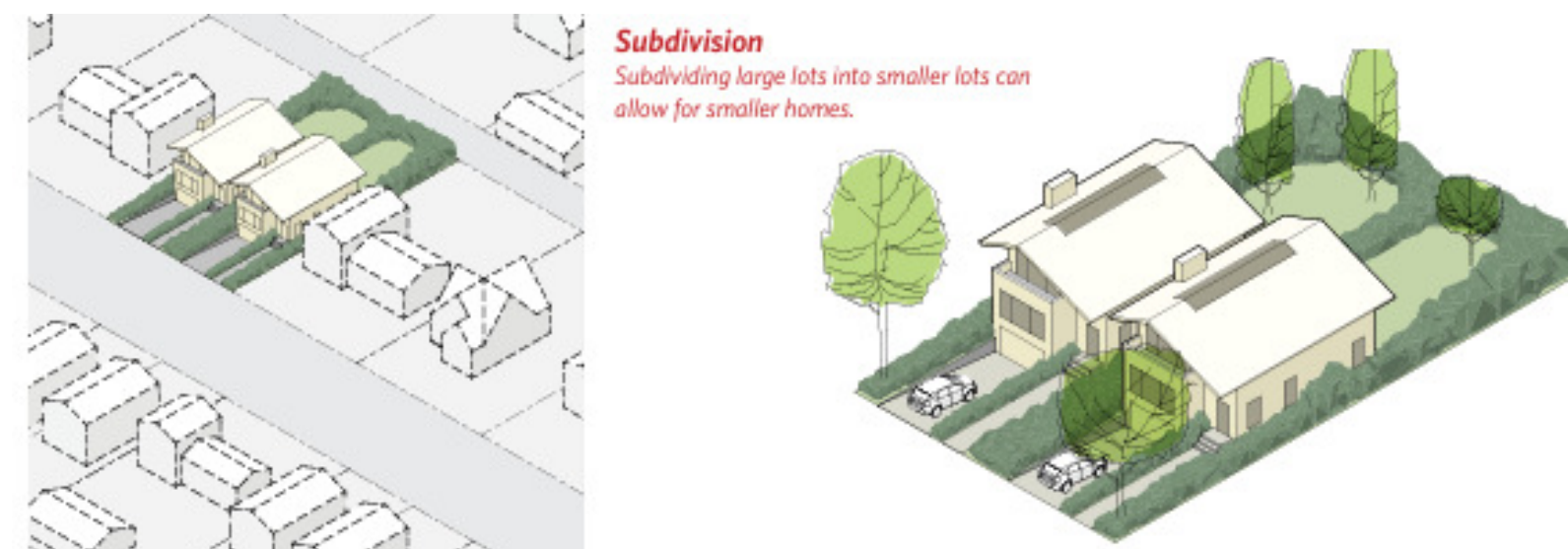
**AIREAL VIEW 02**

(SUBJECT SITE IS IN DARKER SHADE)

**DESIGN REVISIONS DRIVEN BY INITIAL PLANNING REPORT DATED JANUARY 04/2024;**

- 6. FLOOR AREA RATIO (FSR):**  
THE MAIN DWELLING WAS SHIFTED NORTH BY ABOUT 2 FEET TO INCREASE DISTANCE BETWEEN THE GARAGE AND ELEVATOR. THIS REQUIRED RAISING THE HOUSE WHICH ALSO AVOIDS FURTHER BLASTING, FURTHER RESULTING IN NO BASEMENT FSR EXCLUSION. AS A RESULT, BOTH THE DWELLING AND ACCESSORY WERE REDUCED TO MEET FSR REQUIREMENTS.
- 7. SITE COVERAGE:**  
SITE COVERAGE NOW STANDS AT AN ACCEPTABLE 28%.
- 8. NUMBER OF STORIES:**  
THE GARAGE/ELEVATOR ACCESSORY WAS PHYSICALLY SEPARATED FROM THE MAIN DWELLING BY MOVING THE HOUSE NORTHWARD. LANDSCAPED BACKFILL MATERIAL ON TOP OF A STRUCTURAL CONCRETE ROOF WILL COVER THE GARAGE, REDUCING ITS VISUAL IMPACT. THIS SOLUTION CREATES A NON-CONFORMING ACCESSORY STRUCTURE AND A SEPARATE PRINCIPAL DWELLING WITH INDIVIDUAL HEIGHT DEFINITIONS.
- 9. HEIGHT AND GRADE CALCULATIONS:**  
HBF CALCULATIONS HAVE BEEN ADDED TO EACH ELEVATION, WITH RELEVANT SECTIONS SHOWN ON SHEET A6 OF 8. HEIGHT CALCULATIONS ON SHEET A3 OF 08 HAVE BEEN REVISED TO COMPLY WITH NEW ZONING REQUIREMENTS.
- 10. SETBACKS:**  
CORRECTED LABELING OF EAST AND WEST SIDE YARD SETBACKS. ALL SITE DIMENSIONS FROM PROPERTY LINES TO DWELLING AND ACCESSORY STRUCTURES ARE MARKED IN RED. UNCERTAINTY REMAINS REGARDING THE CORRECT SITE WIDTH DEFINITION FOR THIS LOT. THE WORST-CASE SCENARIO WAS CHOSEN. SEPARATING THE ELEVATOR FROM THE GARAGE WOULD DIMINISH THE NECESSARY ACCESSIBILITY. TO TREAT THE ELEVATOR/GARAGE AS A NON-CONFORMING ACCESSORY STRUCTURE IN THE FRONT YARD VS. REAR YARD, AND NOT AS AN UNDERGROUND GARAGE WITH ELEVATOR, SHOULD BE ACCEPTABLE IN THIS CASE.
- 11. ELEVATOR:**  
STREET STAIR ACCESS HAS BEEN INTEGRATED INTO THE DESIGN. THE ELEVATOR/GARAGE IS NOW DISCONNECTED FROM THE MAIN DWELLING, WITH THE LANDING IN FRONT OF THE ELEVATOR CONSIDERED PART OF THE HARD LANDSCAPE.
- 12. STEP CODE ADJUSTMENTS:**  
THE INFILL DWELLING WILL ADHERE TO STEP CODE 5. THE ADJUSTED FSR AND SC IS REFLECTED IN THE ZONING TABLE.
- 13. ZONING TABLE:**  
UPDATED ZONING TABLE IN XML SPREADSHEET FORMAT.
- 14. SITE PLAN:**  
PROPOSED SITE AREAS AND WIDTHS CLEARLY DEPICTED FOR BOTH LOTS ON SHEET A2 OF 8, ALONG WITH DIMENSIONS TO PROPERTY LINES.
- 15. EXISTING BUILDING:**  
A ZONING TABLE ON SHEET A2 OF 8 IDENTIFIES NON-CONFORMITIES FOR THE EXISTING DWELLING & CARPORT. TO CONFORM.
- 16. OVERALL DESIGN:**  
SHEET A8 OF 8 PROVIDES ADDITIONAL INFORMATION ON HOW THE OVERALL DESIGN ALIGNS WITH THE OCP, DEMONSTRATING SENSITIVE INFILL DEVELOPMENT.

**EXCERPT FROM THE OCP TO SUPPORT DESIGN RATIONALE**



**Subdivision**  
Subdividing large lots into smaller lots can allow for smaller homes.

**POLICIES**

Regenerating our neighbourhoods with an estimated 300-400 new sensitive infill units

- 2.1.1** Amend neighbourhood subdivision standards (including consideration of site-specific applications) to enable the development of smaller houses on smaller lots in existing detached residential areas (see Map 1).
- 2.1.7** Consider proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in this plan only in limited circumstances by:
  - a. Reporting to Council after preliminary application review to allow an early opportunity for public input;
  - b. Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings (e.g., adjacent to a green belt, grade change, park, school, or existing multi-family site);
  - c. Requiring demonstration of minimal impact to access, traffic, parking and public views in the neighbourhood;
  - d. Restricting to one or more of a range of low-rise housing types including duplexes, triplexes, rowhouses, townhouses, seniors, rental and apartment buildings to a maximum of three storeys;
  - e. Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character; and
  - f. Ensuring information meetings with public notification prior to formal Council

Respecting character and protecting heritage

- 2.1.8** Ensure that new single-family dwellings respect neighbourhood character by:
  - a. Reviewing regulations controlling the scale of new single-family dwellings; and
  - b. Applying and updating built-form guidelines, as relevant, in regards to neighbourhood context and character, streetscape and natural features.

**DESIGN RATIONALE**

SITUATED ON A CHALLENGING STEEP SLOPING UPHILL SITE IN WEST VANCOUVER, OUR DESIGN AIMS TO HARMONIZE MODERN ARCHITECTURE WITH THE NATURAL SURROUNDING LANDSCAPE WHILE ADHERING TO THE MUNICIPALITY'S OCP (OFFICIAL COMMUNITY PLAN) NEIGHBORHOOD SUBDIVISION STANDARDS. BY INCORPORATING AN UNDERGROUND GARAGE, AN ELEVATOR FOR ACCESSIBILITY, WIDE LANDSCAPE STEPS FROM THE STREET, AND MINIMIZING BLASTING, OUR DESIGN SEEKS TO OPTIMIZE FUNCTIONALITY, ACCESSIBILITY, AND AESTHETIC INTEGRATION. THE DESIGN PHILOSOPHY PRIORITIZES SEAMLESS INTEGRATION WITH THE NATURAL TOPOGRAPHY. RATHER THAN IMPOSING ON THE SITE, THE ARCHITECTURE WILL COMPLEMENT THE NATURAL CONTOURS AND FEATURES OF THE LAND. BY FOLLOWING THE EXISTING SITE CONTOURS, THE HOME WILL BLEND HARMONIOUSLY WITH THE SURROUNDING ENVIRONMENT, MINIMIZING VISUAL DISRUPTION AND PRESERVING THE SITE'S INHERENT LANDSCAPE.

TO MAXIMIZE USABLE SPACE AND PRESERVE THE SITE'S AESTHETIC INTEGRITY, THE DESIGN INCORPORATES AN UNDERGROUND GARAGE. THIS NOT ONLY PROVIDES AMPLE PARKING BUT ALSO MINIMIZES THE VISUAL IMPACT ON THE LANDSCAPE. THE GARAGE IS STRATEGICALLY POSITIONED TO FACILITATE EASE OF ACCESS.

RECOGNIZING THE IMPORTANCE OF ACCESSIBILITY, ESPECIALLY ON THIS STEEP SLOPE, OUR DESIGN INCLUDES AN ELEVATOR FROM THE GARAGE TO THE MAIN LIVING AREAS. THIS ENSURES THAT RESIDENTS AND VISITORS OF ALL ABILITIES CAN NAVIGATE THE HOME COMFORTABLY AND SAFELY. THE ELEVATOR SERVES AS A PRACTICAL SOLUTION TO THE CHALLENGE OF VERTICAL CIRCULATION, WITHOUT COMPROMISING ON DESIGN AESTHETICS.

INSTEAD OF TRADITIONAL RETAINING WALLS OR EXTENSIVE BLASTING, OUR DESIGN INCORPORATES WIDE LANDSCAPE STEPS LEADING FROM THE STREET TO THE MAIN ENTRANCE OF THE HOME. THESE STEPS ARE CAREFULLY DESIGNED TO FOLLOW THE NATURAL CONTOURS OF THE SITE, MINIMIZING THE NEED FOR EXCAVATION AND PRESERVING THE EXISTING LANDSCAPE. BY INTEGRATING THE STEPS SEAMLESSLY INTO THE SURROUNDINGS, WE CREATE AN INVITING PATHWAY THAT ENHANCES THE OVERALL AESTHETIC APPEAL OF THE PROPERTY.

THE DESIGN METICULOUSLY FOLLOWS WEST VANCOUVER'S OCP NEIGHBORHOOD SUBDIVISION STANDARDS, ENSURING COMPLIANCE WITH LOCAL REGULATIONS AND GUIDELINES. BY ALLOWING THE GRADE CHANGE BETWEEN EXISTING HOMES TO CREATE THE NECESSARY PHYSICAL SEPARATION, OUR DESIGN RESPECTS THE CHARACTER AND INTEGRITY OF THE SURROUNDING NEIGHBORHOOD. THIS APPROACH FOSTERS HARMONY BETWEEN THE NEW CONSTRUCTION AND ITS ESTABLISHED CONTEXT, CONTRIBUTING TO THE COHESIVE FABRIC OF THE COMMUNITY.

EMBRACING CONTEMPORARY DESIGN PRINCIPLES, THE ARCHITECTURE FEATURES CLEAN LINES, GEOMETRIC FORMS, AND EXPANSIVE GLAZING TO MAXIMIZE NATURAL LIGHT AND VIEWS. THE MATERIALS PALETTE IS CAREFULLY SELECTED TO COMPLEMENT THE NATURAL SURROUNDINGS WHILE ADDING A TOUCH OF MODERN SOPHISTICATION. SUSTAINABLE DESIGN STRATEGIES, SUCH AS PASSIVE SOLAR PRINCIPLES AND ENERGY-EFFICIENT SYSTEMS, FURTHER ENHANCE THE ENVIRONMENTAL PERFORMANCE OF THE HOME.



**ROMMEL DESIGN LTD.**

PO BOX 91495  
WEST VANCOUVER, B.C.  
V7V 3P2  
604-913-0103

E-MAIL: info@rommeldesign.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN IS INTENDED FOR USE ON THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES AND VARIATIONS FROM THESE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ANY ERRORS OR OMISSIONS.

SEAL:



REVISIONS:

DRAWN:

*Joe Rommel*

PROJECT:

REZONING/SUBDIVISION  
4056 RIPPLE PLACE  
WEST VANCOUVER

TITLE:

OVERALL DESIGN

PROJECT NUMBER:

SCALE:

1/4" = 1'-0"  
UNLESS NOTED

DATE:

OCTOBER 3, 2024

SHEET:

A 9 OF 9