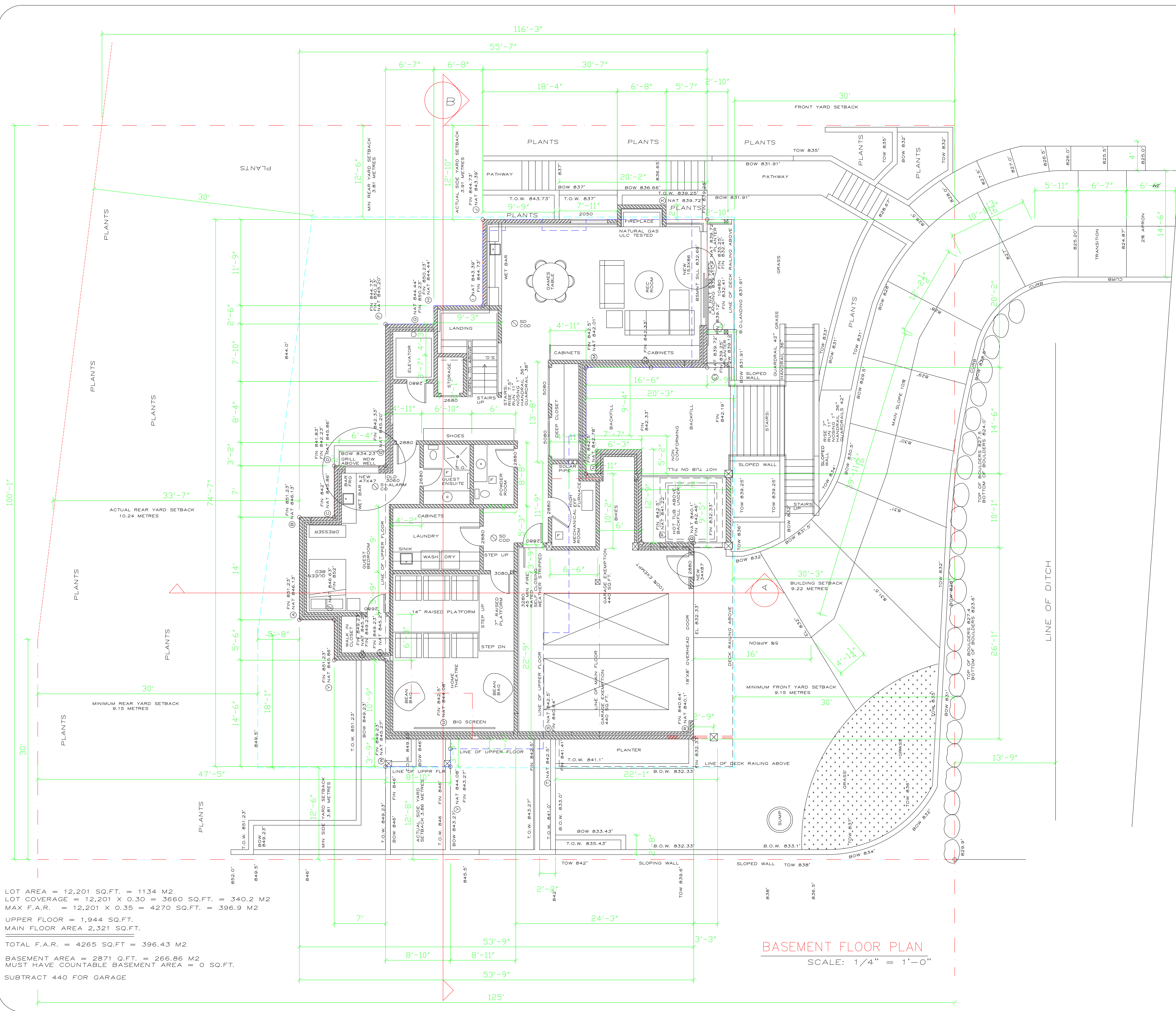




LOT AREA = 12,201 SQ.FT. = 1134 M2
LOT COVERAGE = 12,201 X 0.30 = 3660 SQ.FT. = 340.2 M2
MAX F.A.R. = 12,201 X 0.35 = 4270 SQ.FT. = 396.9 M2
UPPER FLOOR = 1,944 SQ.FT.
MAIN FLOOR AREA 2,321 SQ.FT.
TOTAL F.A.R. = 4265 SQ.FT = 396.43 M2
BASEMENT AREA = 2871 Q.FT. = 266.86 M2
MUST HAVE COUNTABLE BASEMENT AREA = 0 SQ.FT.
SUBTRACT 440 FOR GARAGE

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

CALCULATIONS FOR AVERAGE FINISHED GRADE:	
A-B = (852+852) / 2 X 14.0 = 11,928	
B-C = (842+842) / 2 X 7 = 5894	
C-D = (843+843) / 2 X 11.75 = 9946.30	
D-E = (843+843) / 2 X 12.42 = 10,461.18	
E-F = (851.5+851.9) / 2 X 8.08 = 6880	
F-G = (849+849) / 2 X 6.58 = 5585.42	
	55.66' 49,763.86
CALCULATIONS FOR AVERAGE NATURAL GRADE:	
G-H = (849+849) / 2 X 2.5 = 2122.5	
H-I = (842.5+845.5) / 2 X 6.66 = 5631.03	
I-J = (843+843) / 2 X 11.75 = 9946.30	
J-K = (833.18+833.18) / 2 X 5.25 = 4374	
K-L = (840.66+840.66) / 2 X 2.5 = 2101.65	
L-M = (840.3+843.27) / 2 X 7.66 = 6484.07	
M-N = (843.27+843.35) / 2 X 8.83 = 7446.43	
	55.16' 74,661.6
CALCULATIONS FOR AVERAGE FINISHED GRADE:	
N-O = (843.35+843.35) / 2 X 14.5 = 12228.58	
O-P = (843.27+843.33) / 2 X 5.33 = 4494.02	
P-Q = (841+841) / 2 X 26.38 = 22295.42	
Q-R = (841+841) / 2 X 20.5 = 17248.9	
R-S = (841+841) / 2 X 11.98 = 1007.15	
	55.66' 47,193.51
SUM = 289.63' SUM 244,808	
OLD AVG FINISHED GRADE = 244.808 / 289.63 = 845.24'	
NEW AVG FIN GRADE GIVEN BY WEST VAN BLDG DEPT. 844.47'	
CALCULATIONS FOR AVERAGE NATURAL GRADE:	
A-B = (846.9+846.9) / 2 X 14.0 = 11,856.6	
B-C = (846.6+846.6) / 2 X 7 = 5926.4	
C-D = (846.6+846.6) / 2 X 11.75 = 9946.30	
D-E = (846.6+846.6) / 2 X 12.42 = 10,461.18	
E-F = (850.9+850.9) / 2 X 8.08 = 6880	
F-G = (849.9+849.9) / 2 X 6.58 = 5585.42	
	55.66' 49,645.82
CALCULATIONS FOR AVERAGE NATURAL GRADE:	
G-H = (846.9+846.9) / 2 X 2.5 = 2113.03	
H-I = (846.2+846.2) / 2 X 6.66 = 5622.6	
I-J = (846.6+846.6) / 2 X 11.75 = 9946.30	
J-K = (846.6+846.6) / 2 X 5.25 = 4374	
K-L = (846.6+846.6) / 2 X 2.5 = 2101.65	
L-M = (846.6+846.6) / 2 X 7.66 = 6484.07	
M-N = (846.6+846.6) / 2 X 8.83 = 7446.43	
	55.66' 74,255.47
SUM = 289.63' SUM 244,340.83	
OLD AVG NATURAL GRADE = 244.34083 / 289.63 = 844.6'	
NEW AVG NAT GRADE GIVEN BY WEST VAN BLDG DEPT. 842.83'	
NOTE: THIS NEW AVG NAT GRADE WAS GIVEN BY THE DISTRICT OF WEST VANCOUVER AND IS TO BE USED FOR ALL BUILDING HEIGHT CALCULATIONS.	

PAUL BUTLER DESIGNS
401.15164 PROSPECT AVE
WHITE ROCK, B.C.
V4B-2B9
CELL: (604) 724-0640

ENGINEERING CONSULTANTS

JOB TITLE:
PROPOSED
NEW
HOME

SAEID EFTETAHI

557 ST. GILES
WEST VANCOUVER

SHEET TITLE:
BASEMENT FLR PLAN
WINDOW REVISIONS

PROJECT NO. P-1888

DATE: AUG 29/ 2017

DESIGN: P.B.

DRAWN BY: P.BUTLER

SCALE: 1/8"=1'-0"

CHECKED:

APPROVED:

DRAWING NO.:
A2 OF 11

REV.

BASEMENT AREA = 2871 Q.FT.
MUST HAVE COUNTABLE BASEMENT AREA = 0 SQ.FT.
SUBTRACT 440 FOR GARAGE

PAUL BUTLER DESIGNS

401 15164 PROSPECT AVE
WHITE ROCK, B.C.
V4B-2B9
CELL: (604) 724-0640

SAEID EFTETAHI

PROJECT NO.	P-1888
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DATE: AUG 29 / 2017

DESIGN: P.B.

DRAWN BY: P.BUTLER

SCALE: $1/8" = 1'-0"$

CHECKED:

APPROVED:

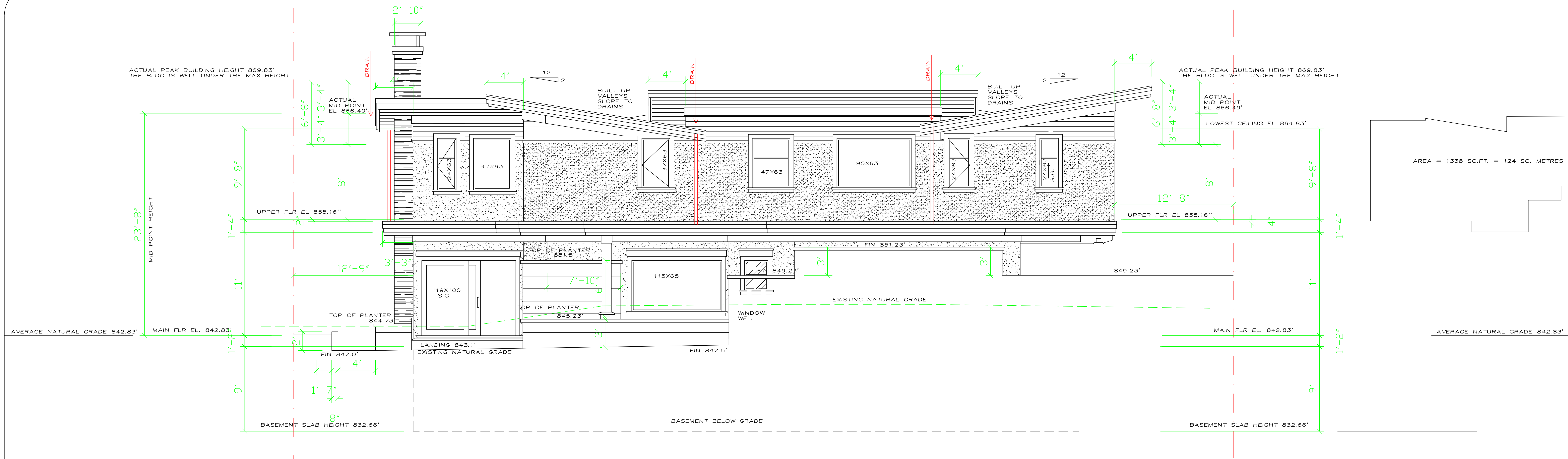
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REV.

A3 OF 11

MAIN FLOOR PLAN

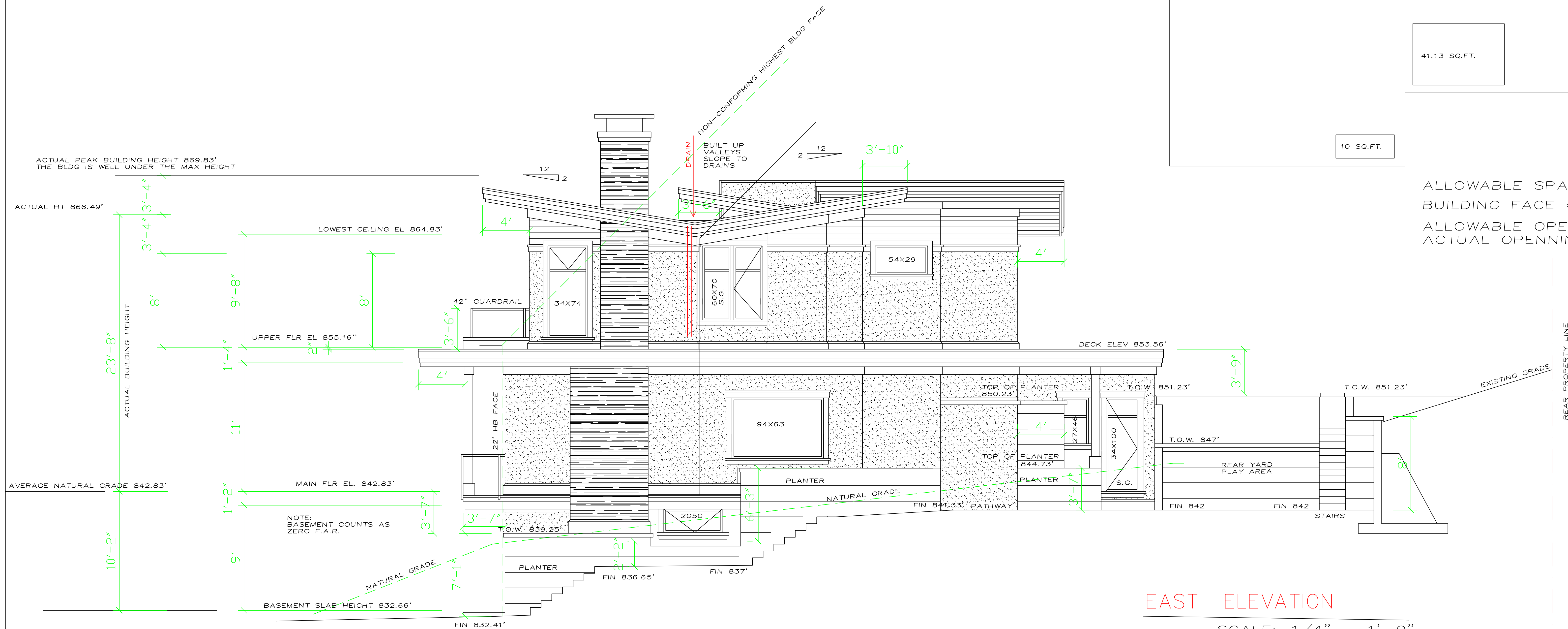
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

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

SPATIAL SEPARATION:
LIMITING DISTANCE 14.5 METRES
ALLOWABLE OPENINGS = 74%



EAST ELEVATION

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

ALLOWABLE SPATIAL SEPARATION = 37%
BUILDING FACE = 1075 SQ.FT.
ALLOWABLE OPENINGS = 18% = 193.5 SQ.FT.
ACTUAL OPENINGS = 148 SQ.FT.

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JOB TITLE:

PROPOSED
NEW
HOME

SAEID EFTETAHI

557 ST. GILES
WEST VANCOUVER

SHEET TITLE:

NORTH & EAST ELEVATIONS
WINDOW REVISIONS

PROJECT NO. P-1888

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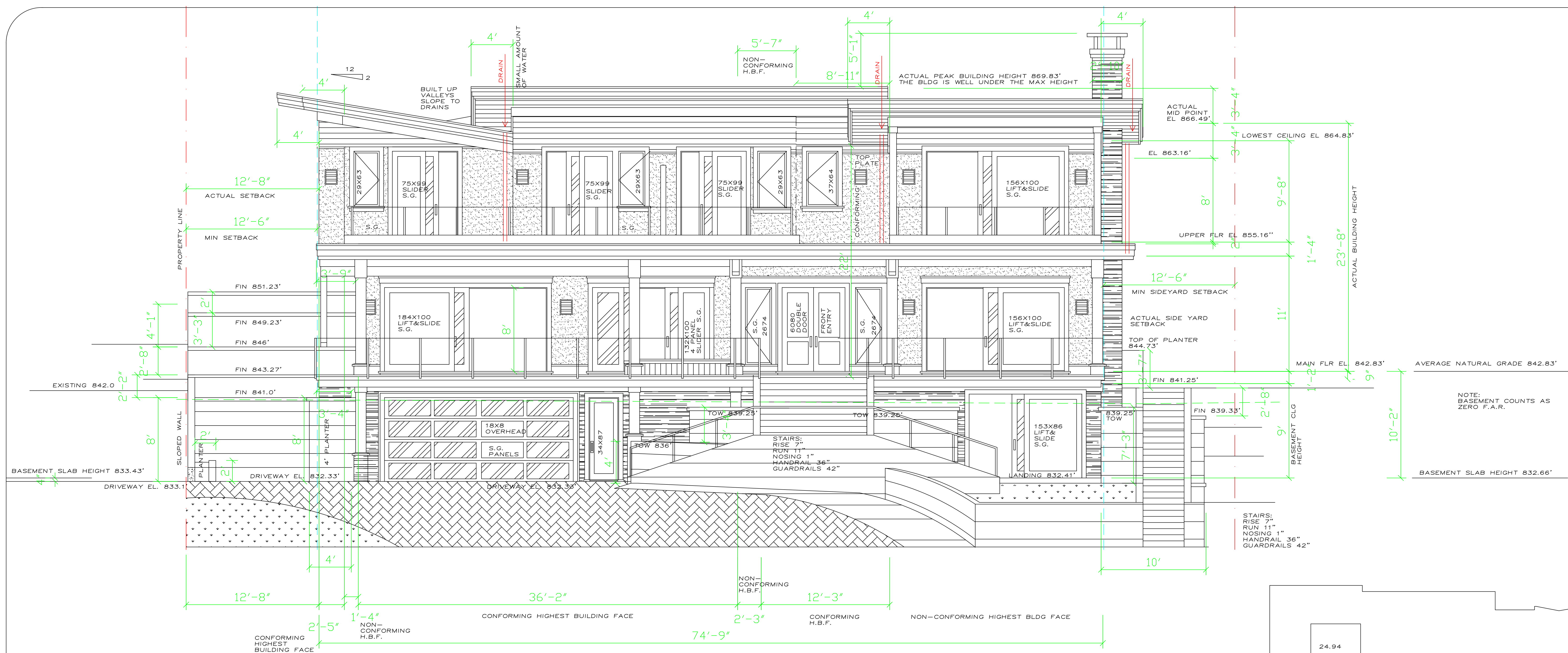
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DRAWING NO.:

REV.

A8 OF 11

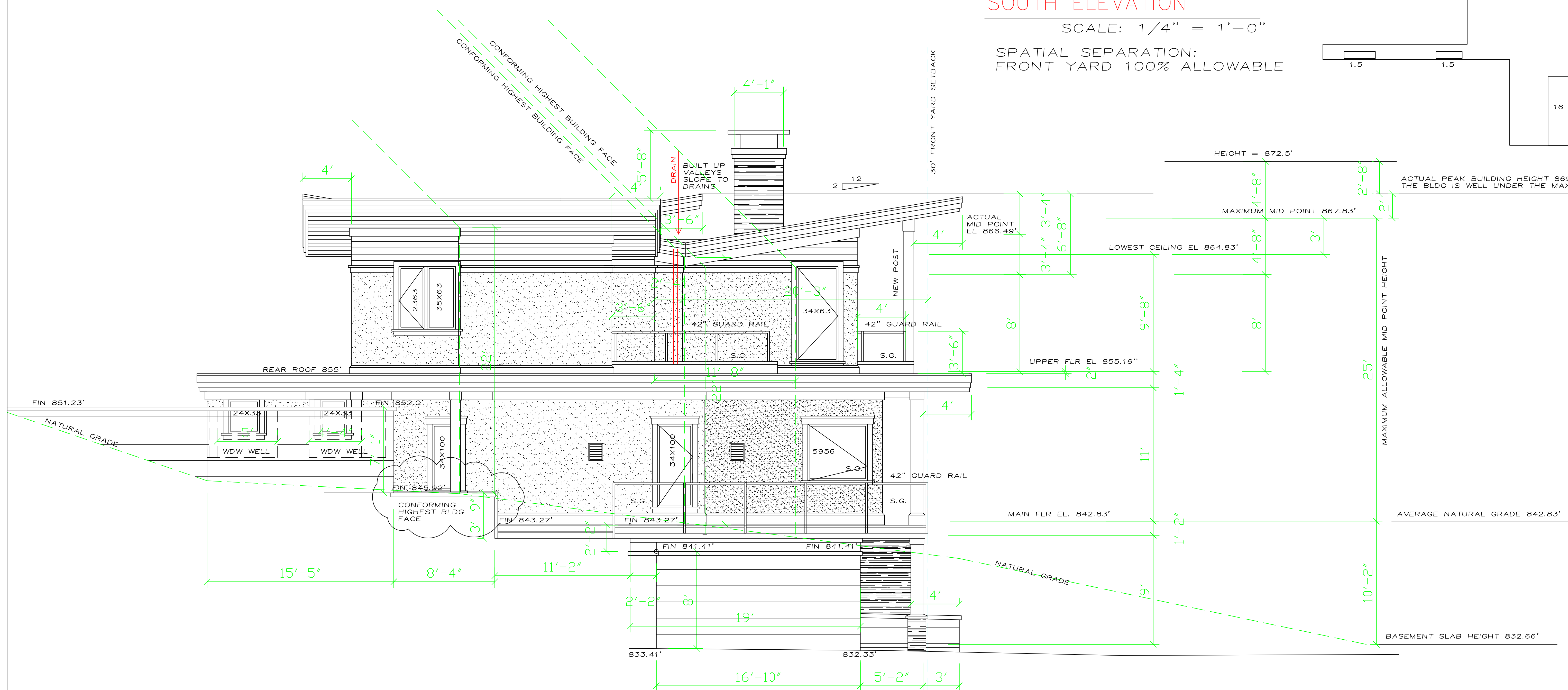


TOTAL CONFORMING (12.25+36.17'+2.52') = 50.94'
TOTAL NON-CONFORMING (1.33'+2.25 + 20.33') = 23.91'

SOUTH ELEVATION

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

SPATIAL SEPARATION:
FRONT YARD 100% ALLOWABLE



WEST ELEVATION

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

EXPOSED BUILDING FACE 1031 SQ.FT. = 95.8 SQ.METRES
LIMITING DISTANCE = 3.9 METRES
ALLOWABLE OPENINGS = 185 = 185.6 SQ.FT.
ACTUAL OPENINGS = 124.6 SQ.FT.

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SAEID EFTETAHI

557 ST. GILES
WEST VANCOUVER

SHEET TITLE:

SOUTH & WEST ELEVATIONS
WINDOW REVISIONS

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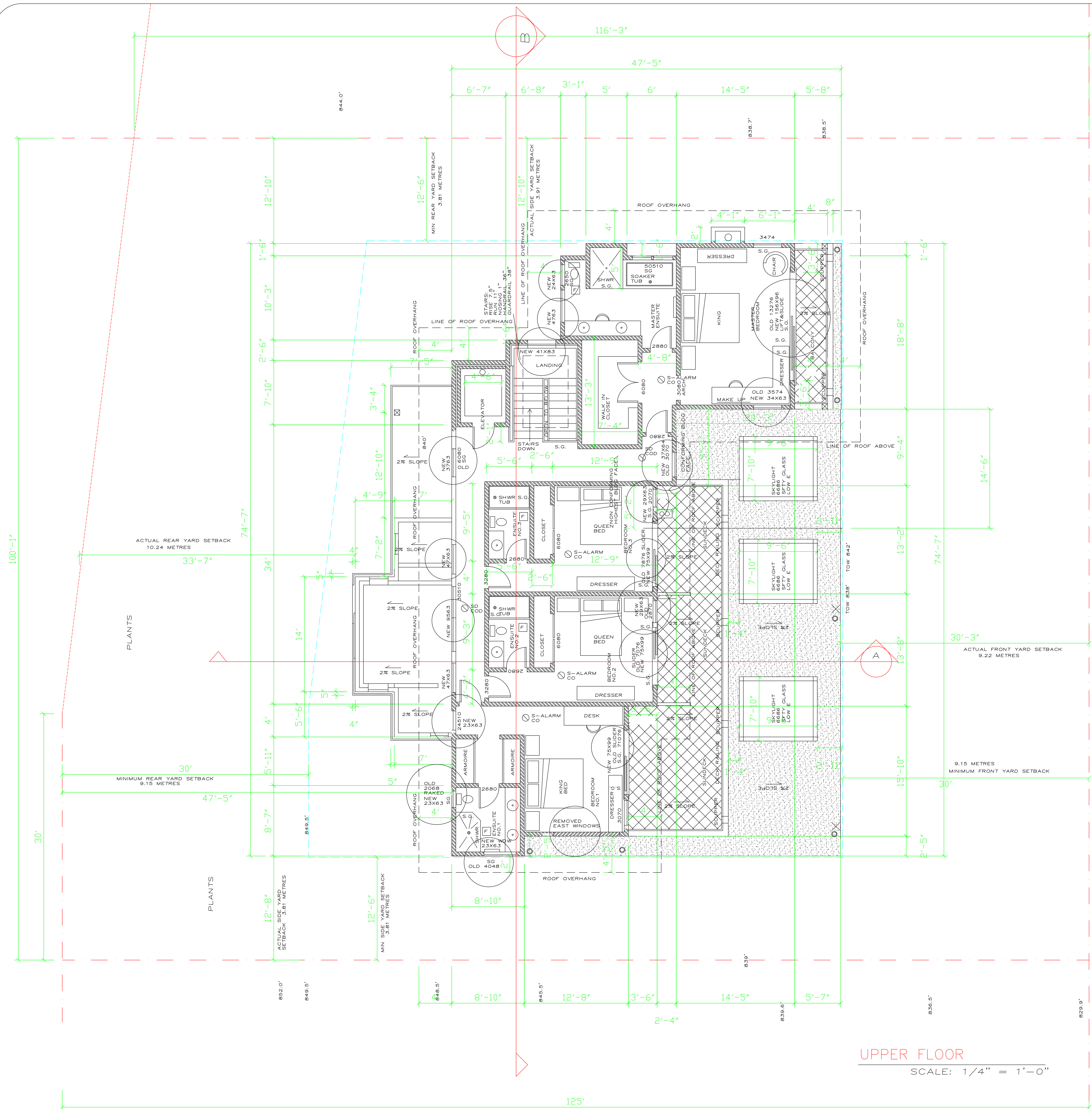
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APPROVED:

DRAWING NO.:

REV.

A7 OF 11



LOT AREA = 12,201 SQ.FT.
LOT COVERAGE = 12,201 X 0.30 = 3660 SQ.FT.
MAX F.A.R. = 12,201 X 0.35 = 4270 SQ.FT.

UPPER FLOOR = 1,944 SQ.FT.
MAIN FLOOR AREA 2,321 SQ.FT.

TOTAL F.A.R. = 4265 SQ.FT.

BASEMENT AREA = 2871 Q.FT.
MUST HAVE COUNTABLE BASEMENT AREA = 0 SQ.FT.
SUBTRACT 440 FOR GARAGE

PAUL BUTLER DESIGNS

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ENGINEERING
CONSULTANTS

JOB TITLE:

PROPOSED
NEW
HOME

SAEID EFTETAHI

557 ST. GILES
WEST VANCOUVER

SHEET TITLE:

UPPER FLOOR PLAN
WINDOW REVISIONS

PROJECT NO. P-1888

DATE: AUG 29/ 2017

DESIGN: P.B.

DRAWN BY: P.BUTLER

SCALE: 1/8"=1'-0"

CHECKED:

APPROVED:

DRAWING NO.:

REV.

A4 OF 11