

MASSING STUDY

5460 MARINE DRIVE / LOT C WITH SUBDIVISION

WEST VANCOUVER

British Columbia

March 16, 2016





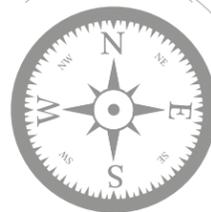
CONTEXT PLAN

MASSING STUDY WITH TWO HOUSES / SUBDIVIDED LOT C
LOT 1 & LOT 2 DRIVEWAYS FROM KEW CLIFF ROAD



LOT 1 / ZONE: SINGLE FAMILY RS3
 SITE AREA - 31665.4 SF (2941.8 SM)
 SITE COVERAGE 30% - 9499.62 (882.5 SM)
 FAR PERMITTED (0.35) - 11082.8 SF (1029.6 SM)
 FAR ACTUAL - 7110 SF (660.5 SM)
 (BASEMENT FULLY EXCEPTED) - CONFORMING
 SIDE YARD: 10' (3.0m)
 SIDE YARD WITH VEHICULAR ENTRANCE: 15' (4.5m)
 FRONT AND REAR YARD SETBACKS: 30' (9.1m)
 COMBINED SIDE YARD SETBACKS; 25% SITE WIDTH =20' (6.0m)
 MAX HEIGHT. 25' (7.62m) - CONFORMING
 MAX BUILDING FACE. 24' (7.3m) - CONFORMING
 ROCK BLASTING FOR HOUSE PERMITTED - 600 M³
 DRIVEWAY BLASTING PERMITTED - 400 m³
 ACTUAL BLASTING VOLUMES - TO BE CONFIRMED ON SITE
 NOTE: PROVIDED CALCULATIONS ARE PRELIMINARY

LOT 2/ ZONE: SINGLE FAMILY RS3
 SITE AREA - 35845.8 SF (3330.1 SM)
 SITE COVERAGE 30% - 10753.7 (999.0 SM)
 FAR PERMITTED (0.35) - 12546.0 SF (1165.5 SM)
 FAR ACTUAL - 11660 SF (1083 SM)
 (BASEMENT PARTIALLY EXCEPTED) - CONFORMING
 SIDE YARD: 10' (3.0m)
 SIDE YARD WITH VEHICULAR ENTRANCE: 15' (4.5m)
 FRONT AND REAR YARD SETBACKS: 30' (9.1m)
 COMBINED SIDE YARD SETBACKS; 25% SITE WIDTH =20' (6.0m)
 MAX HEIGHT. 25' (7.62m) - CONFORMING
 MAX BUILDING FACE. 22' (6.7m) - CONFORMING
 ROCK BLASTING FOR HOUSE PERMITTED - 600 M³
 DRIVEWAY BLASTING PERMITTED - 200 m³
 ACTUAL BLASTING VOLUMES - TO BE CONFIRMED ON SITE
 NOTE: PROVIDED CALCULATIONS ARE PRELIMINARY



MASSING STUDY WITH TWO HOUSES / SUBDIVIDED LOT C
LOT 1 DRIVEWAY FROM KEW CLIFF ROAD & LOT 2 DRIVEWAYS FROM MARINE DRIVE



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LOT 1



LOT 1



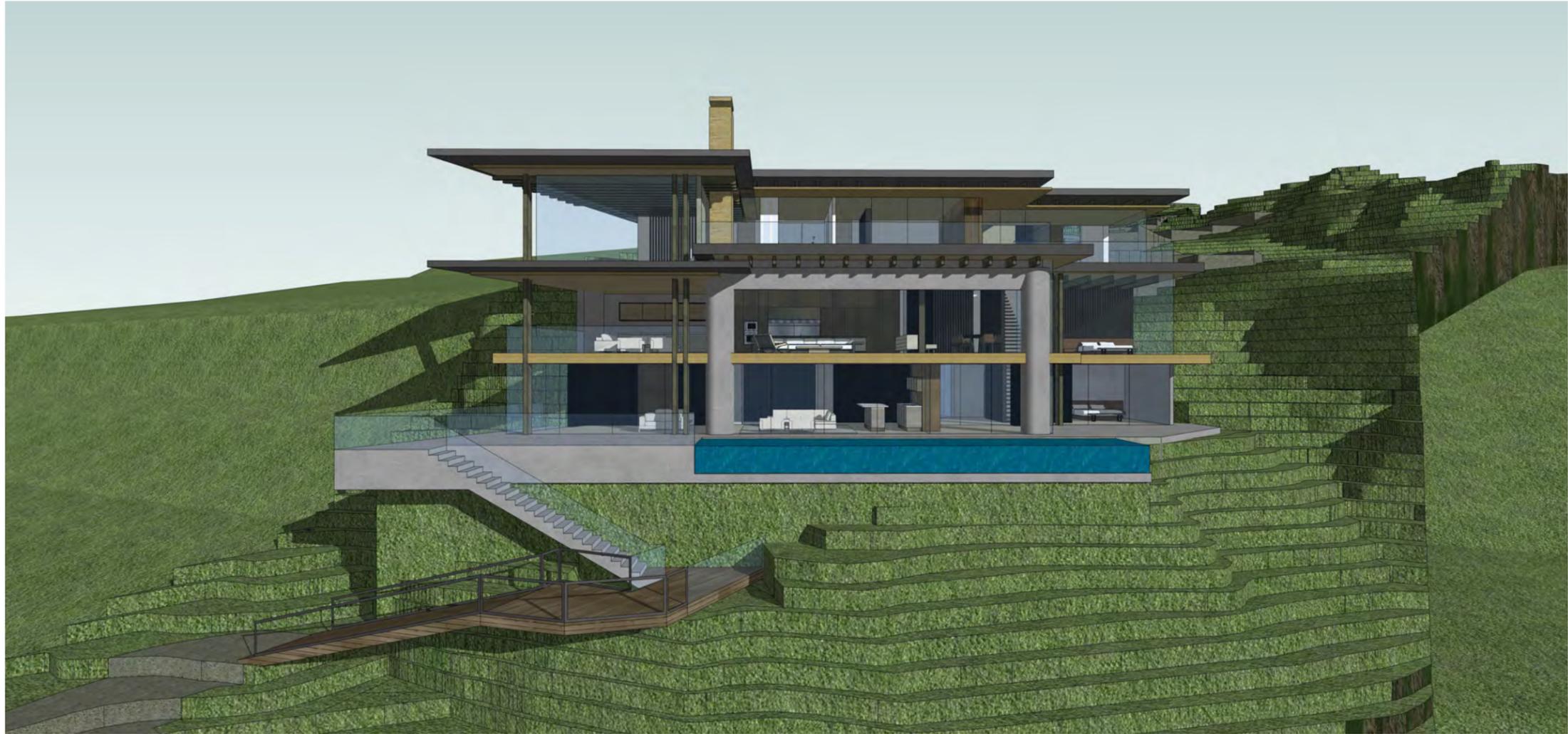
LOT 1



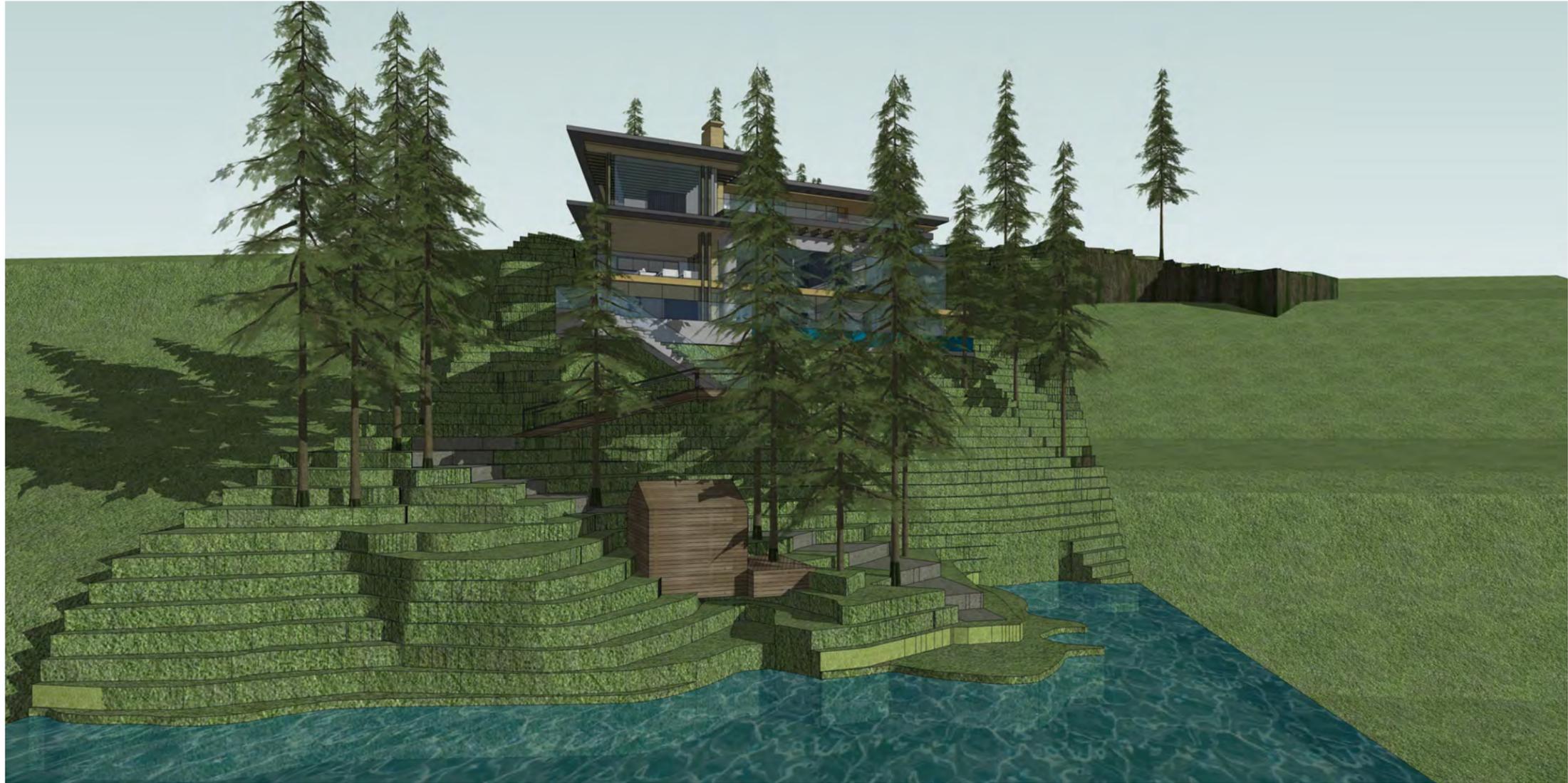
LOT 1



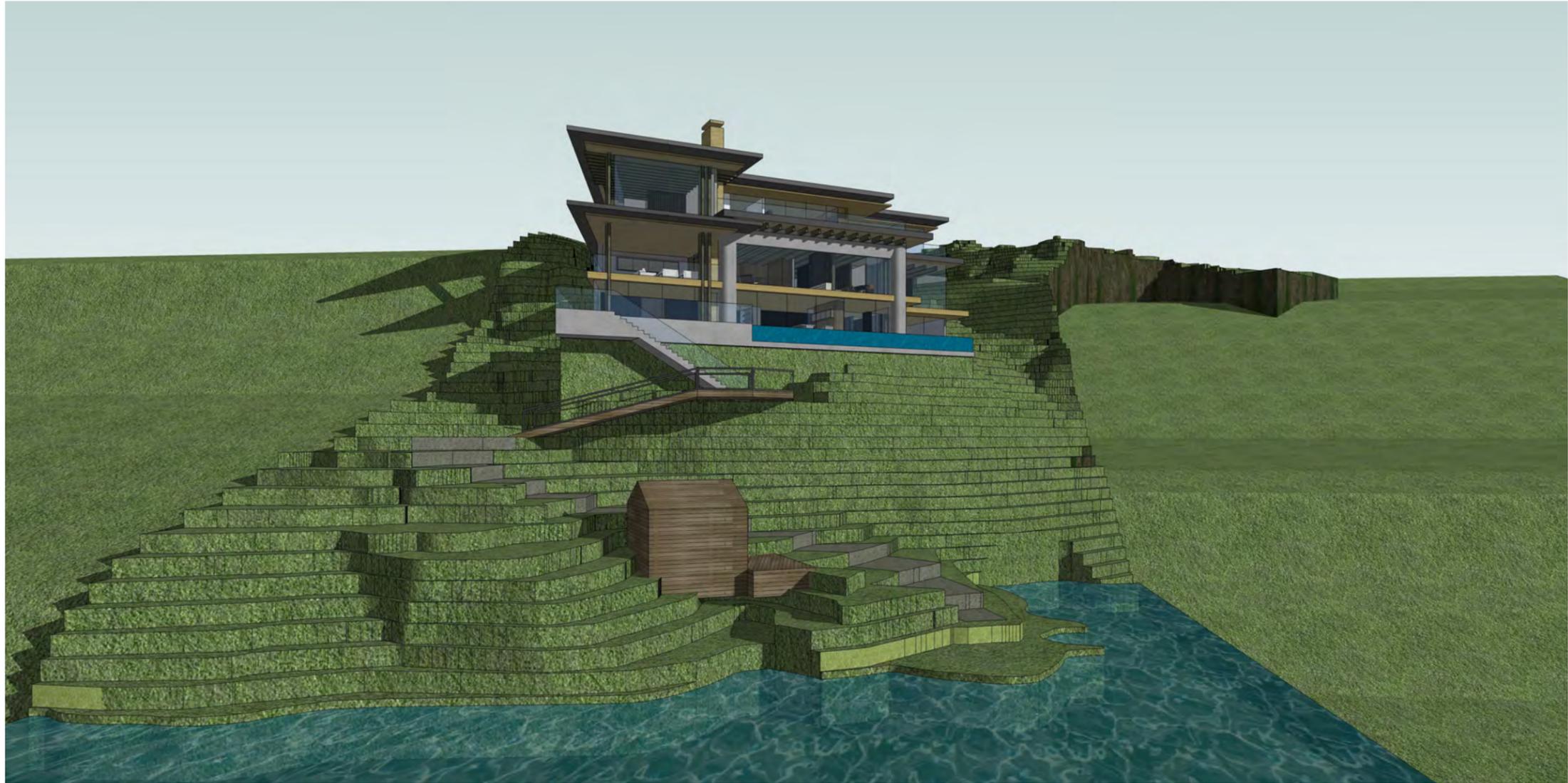
LOT 1



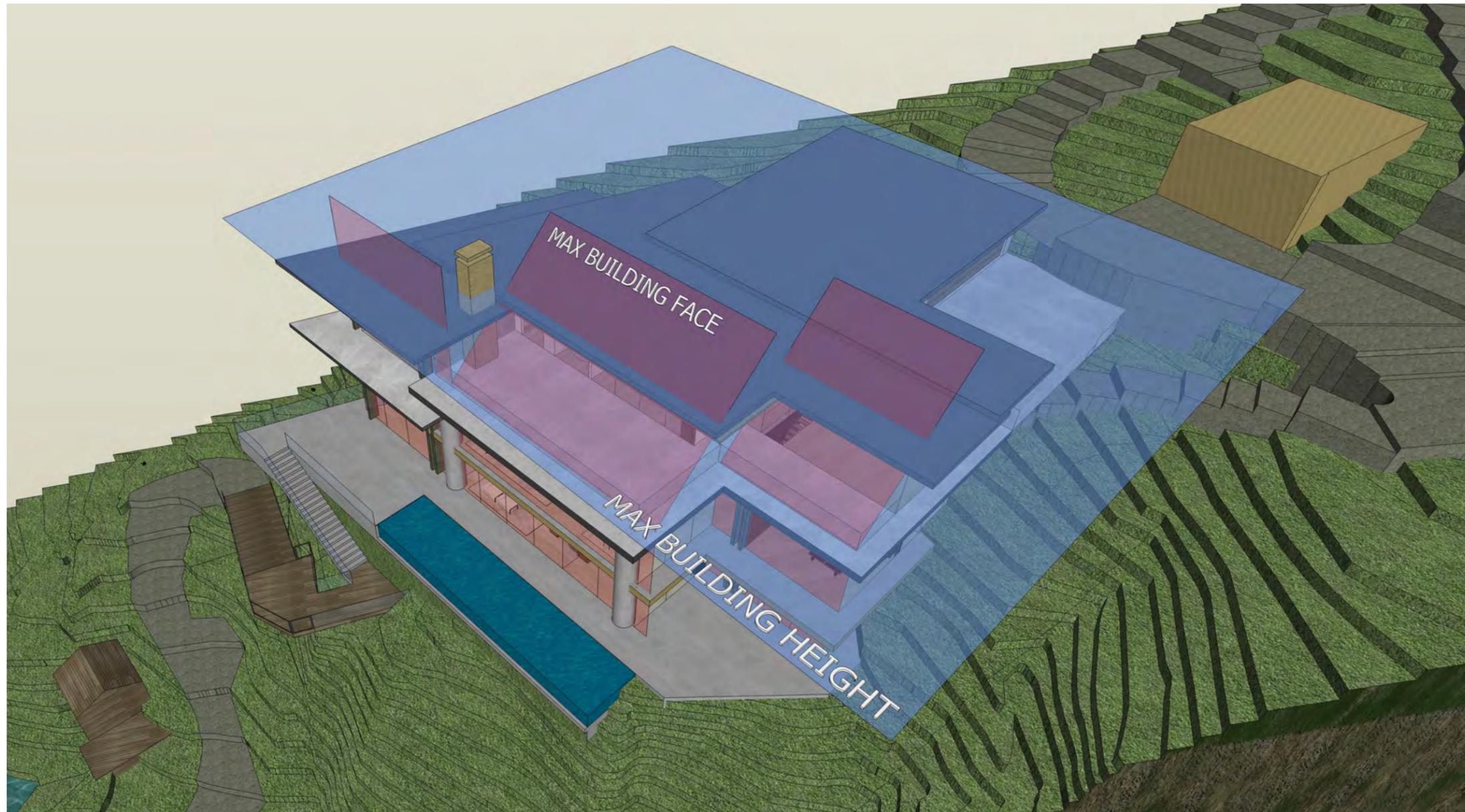
LOT 1



LOT 1



LOT 1



LOT 1 MAX BUILDING HEIGHT AND HIGHEST BUILDING FACE STUDY MODEL



LOT 1

PROPOSED LOWEST LEVEL (4TH FLOOR)
ELEVATOR FROM LOWER (BASEMENT) FLOOR TO EXISTING BEACH SIDE PATHWAY
ADDITIONAL BLASTING REQUIRED - TO BE REVIEWED WITH PLANNING DEPARTMENT



LOT 1 & LOT 2



LOT 1 & LOT 2



LOT 2



LOT 2



LOT 2



LOT 2



LOT 2



LOT 2



LOT 2 MAX BUILDING HEIGHT AND HIGHEST BUILDING FACE STUDY MODEL