



2913 S.L. 3 SOUTH ELEVATION & REARYARD LAWN



2909 S.L. 2 NORTH & WEST ELEVATION & REARYARD LAWN



S.L. 3 NORTH ELEV. & SKI-OUT

TREE PRESERVATION AREAS

- 1.) EXISTING: 3,489.43 s.f. (324.16 m²)
- 2.) REMOVED: 257.92 s.f. (23.86 m²)
- 3.) ADDED: 992.05 s.f. (92.16 m²)
- 4.) PROPOSED: 4,223.56 s.f. (392.36 m²)

**NET GAIN: 734.00 s.f. (68.19 m²)

PROPOSED SCOPE OF WORK:

- 1a.) REMOVE 23.96 m² of TREE PRESERVE AREA FROM THE SOUTH-WEST AREA OF THE PROPERTY WHERE THERE ARE CURRENTLY NO TREES
- 1b.) ADD 92.16 m² of TREE PRESERVE AREA TO PROTECT THE EXIST'G TREES ON THE NORTH SIDE OF THE PROPERTY & THE PROPOSED LANDSCAPE PLAN ON THE SOUTH.
- 1c.) THIS IS A NET GAIN OF 734.00 s.f. (68.19 m²) ADDED TO TREE PRESERVE AREA
- 2.) MODIFY THE SETBACK PLAN TO CONSTRUCT A SAUNA AND SUNDECK ADDITION. NEW SETBACK MATCHES ADJACENT NEIGHBOUR'S SETBACK AND INTENT OF RTA 11.
- 3.) RELOCATE EXISTING HOTTUB AND EXTEND GROUND LEVEL PATIO TO SUIT.
- 4.) ADD NEW STONE POST TO MATCH EXISTING AND EXTEND THE SUNDECK ROOF TO PROVIDE A NEW ROOF OVER THE NEW HOTTUB LOCATION.
- 5.) ADD NEW SAUNA SPA ROOM ADDITION. (BASEMENT LEVEL ONLY)
- 6.) ADD NEW LANDSCAPING IN 4.0m SIDEYARD SETBACK.
- 7.) APPLY FOR PART 5, SECTION 26.(1)(i) GFA EXCLUSION FOR PRE-2012 BASEMENT FLOOR AREA

NOTE:
SEE ORIGINAL BUILDING PERMIT
BP# 1340, ISSUED JULY 11, 2007

EXISTING TREE PRESERVE PLAN LMP54258

LOWEST AVG. GRADE CALCS: 01.24.23

ELEVATION			AVG. IMP.	AVG. METRIC
NORTH	2,734.00	2,753.54	2,743.77 ft	836.30 m
EAST	2,753.54	2,746.14	2,749.84 ft	838.15 m
SOUTH	2,746.14	2,734.20	2,740.17 ft	835.20 m
WEST	2,734.20	2,734.00	2,734.10 ft	833.35 m
AVERAGE GRADE			2,741.97 ft	835.75 m
BASEMENT ELEV.			2,735.54 ft	833.79 m
AVG. GR. ABOVE BASEMENT			6.43 ft	1.96 m

COVENANT MODIFICATIONS APPLIED FOR:

- SECTION 219 COVENANT BT193186
(1) Remove 23.96 m² of Tree Preserve Area (with no trees exist'g) to accommodate for proposed new addition.
Add 92.16m² of Tree Preserve Area to protect existing and proposed trees. Modify Plan LMP54258.
- SECTION 219 COVENANT BT193218, (Specifically Part 2, Section C).
(2) Proposed modification to the Building Envelope Plan LMP54256 to accommodate the construction of the proposed new Sauna and Sundeck addition only.

DVP01253 - SCHEDULE A

SITE DATA_03.15.23

LEGAL DESCRIPTION

S.L. 3, D.L. 7798, PLAN 13611, GRP 1, NWD, STRATA PLAN LMS4695
P.I.D. 025-424-581

CIVIC ADDRESS

2913 KADENWOOD DRIVE
WHISTLER, BC

ZONING

RTA11

SITE AREA

SITE COVERAGE ALLOW'D	0.3	16,851.45 sf	1565.50 m ²
EXIST'G BLDG & GARAGE & SUNDECK		5,055.44 sf	469.65 m ²
NEW SUNDECK		3691.00 sf	342.89 m ²
NEW SAUNA ROOM ADDITION		271.29 sf	25.20 m ²
		195.00 sf	18.12 m ²
		0.00 sf	0.00 m ²
		0.00 sf	0.00 m ²

SITE COVERAGE PROPOSED

	0.247	4,157.29 sf	386.21 m ²
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GFA

MAX. GFA ALLOWED	5,005.38 sf	465.00 m ²
MAIN FLOOR	1,943.00 sf	180.50 m ²
2ND FLOOR	1,707.00 sf	158.58 m ²
BASEMENT (INCL. pre-May 12/12 Floor Area)	2133.68 sf	198.22 m ²
LESS MECHANICAL RM & U/STAIR	-125.00 sf	-11.61 m ²
BASEMENT EXEMPTION SECT 26.(1)(i)	-2328.67 sf	-216.33 m ²
GARAGES OVER 80 m ²	861.10	0.00 m ²
SAUNA SPA ROOM ADDITION	195.00 sf	18.12 m ²
TOTAL GFA	3,525.01 sf	327.47 m ²

FLOOR AREAS

MAIN FLOOR	1,943.00 sf	180.50 m ²
2ND FLOOR	1,707.00 sf	158.58 m ²
BASEMENT	2,328.67 sf	216.33 m ²

GARAGE

TOTAL FLOOR AREA	785.00 sf	72.93 m ²
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GARAGE (80m ²)	785.00 sf	72.93 m ²
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NEW SUNDECK ROOF (COVERED PATIO BLW.)	271.29 sf	25.20 m ²
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U/S STAIR & MECH. GFA EXEMPTION	125.00 sf	11.61 m ²
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Appendix B

ISSUED

Date

Details

2022-11-18	to Client & GC
2022-11-30	to Client and GC
2022-12-02	to Client and GC
2023-03-15	DVP
2023-08-21	CM Application
2024-01-08	Re-submitted to RMOW
2024-01-15	Re-submitted to RMOW
2024-01-24	Re-submitted to RMOW

No. Date
Details

REVISIONS

john d. medland
architect
MAIBC INC.



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North Vancouver
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Project

HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title

Site Plan

Date:

November 1, 2022

Project No.

2206

Scale:

1/8"=1'-0"

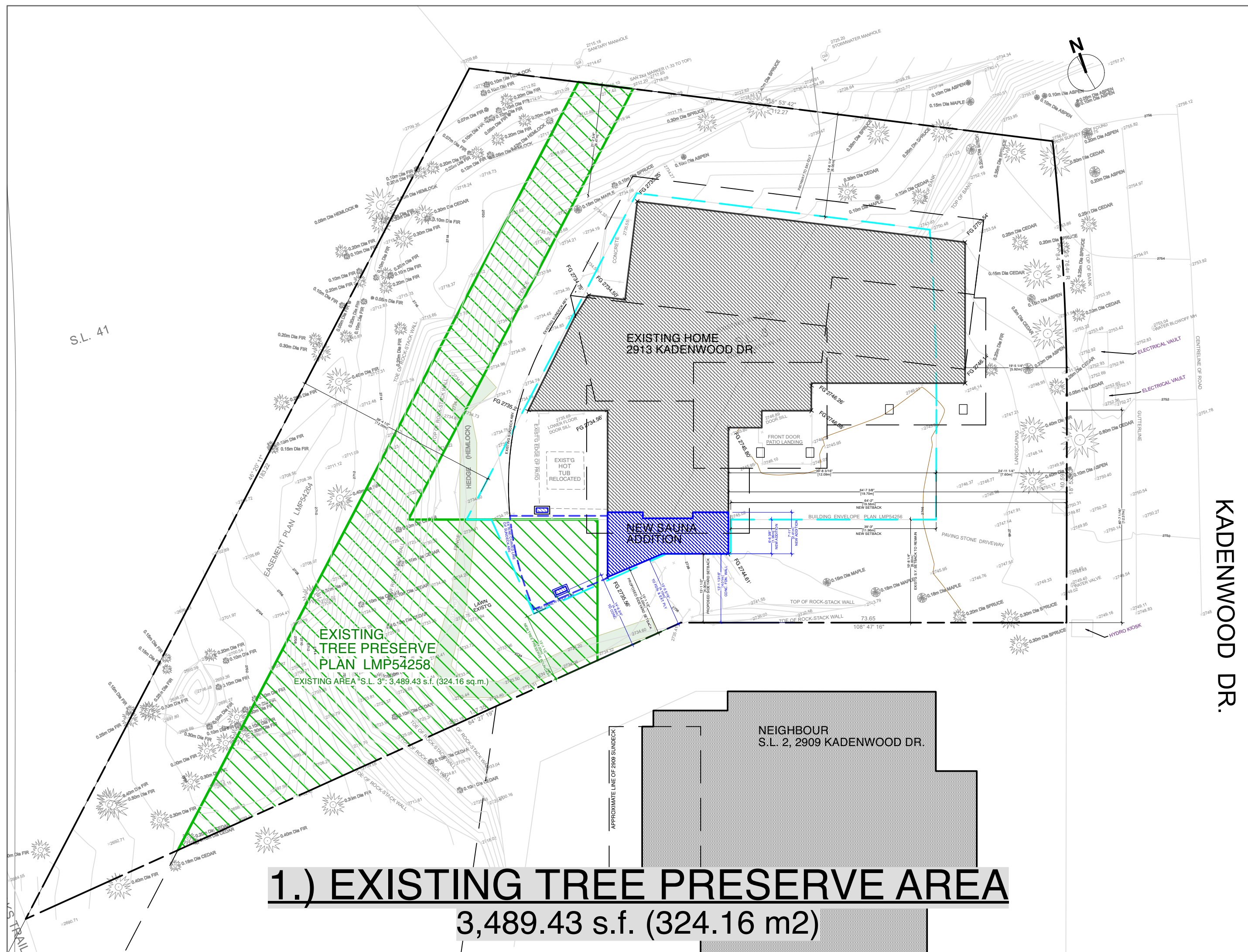
Drawing No.

Drawn By:

JDM

Approved By:

A1.1



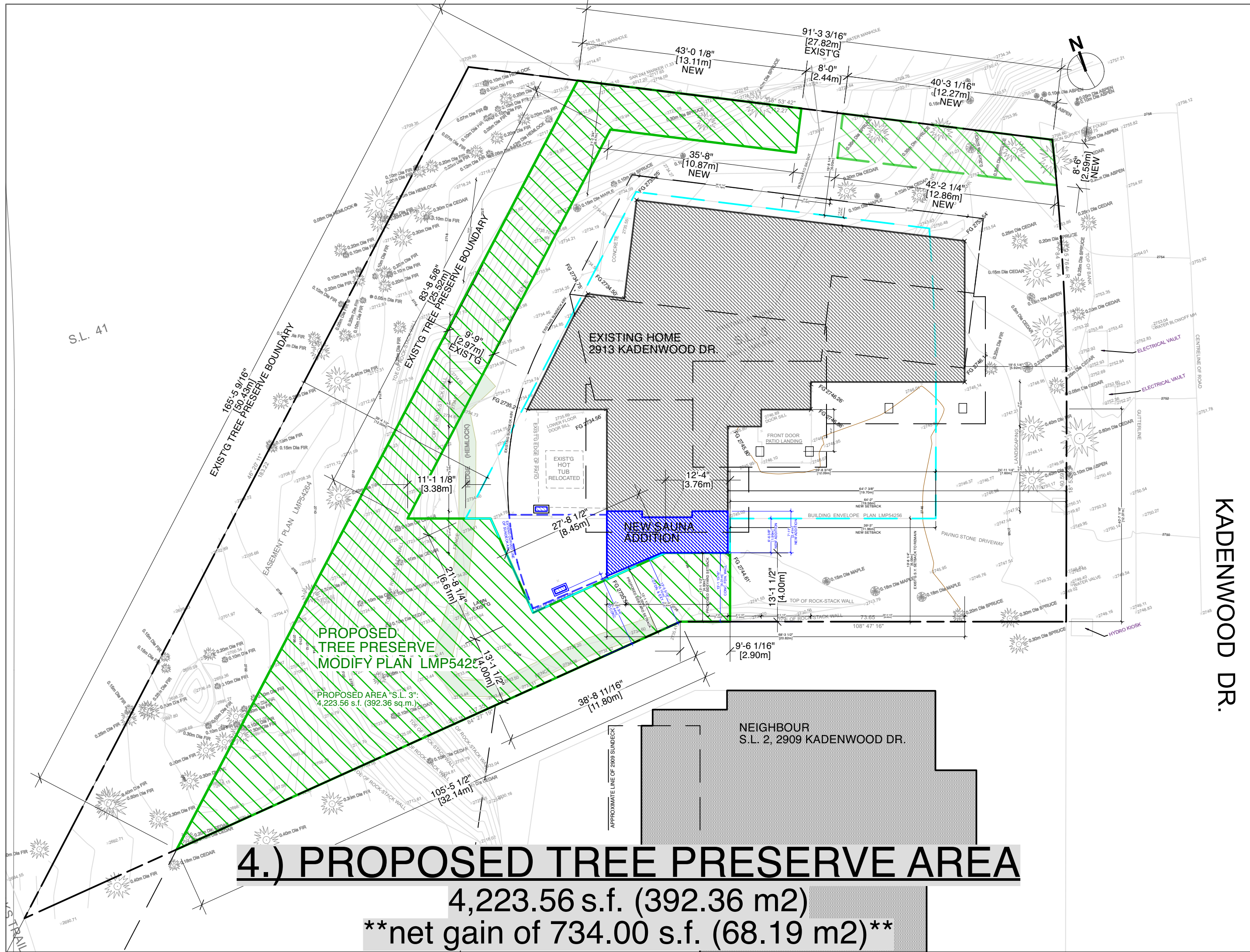
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3,489.43 s.f. (324.16 m2)



2.) AREA REMOVED FROM TREE PRESERVE AREA
257.92 s.f. (23.96 m2)



3.) NEW AREA ADDED TO TREE PRESERVE AREA
992.05 s.f. (92.16 m2)



4.) PROPOSED TREE PRESERVE AREA
4,223.56 s.f. (392.36 m2)
net gain of 734.00 s.f. (68.19 m2)

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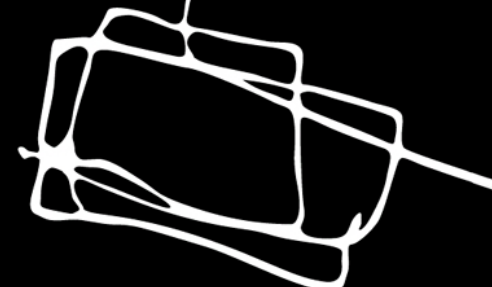
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No. Date
Details

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Project

HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title

Tree Preserve Plan

Date:
November 1, 2022

Scale:
1/16"=1'-0"

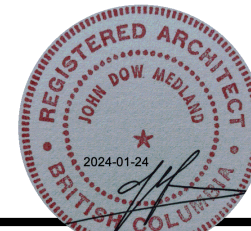
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JDM

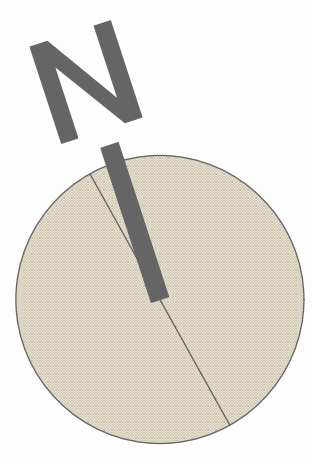
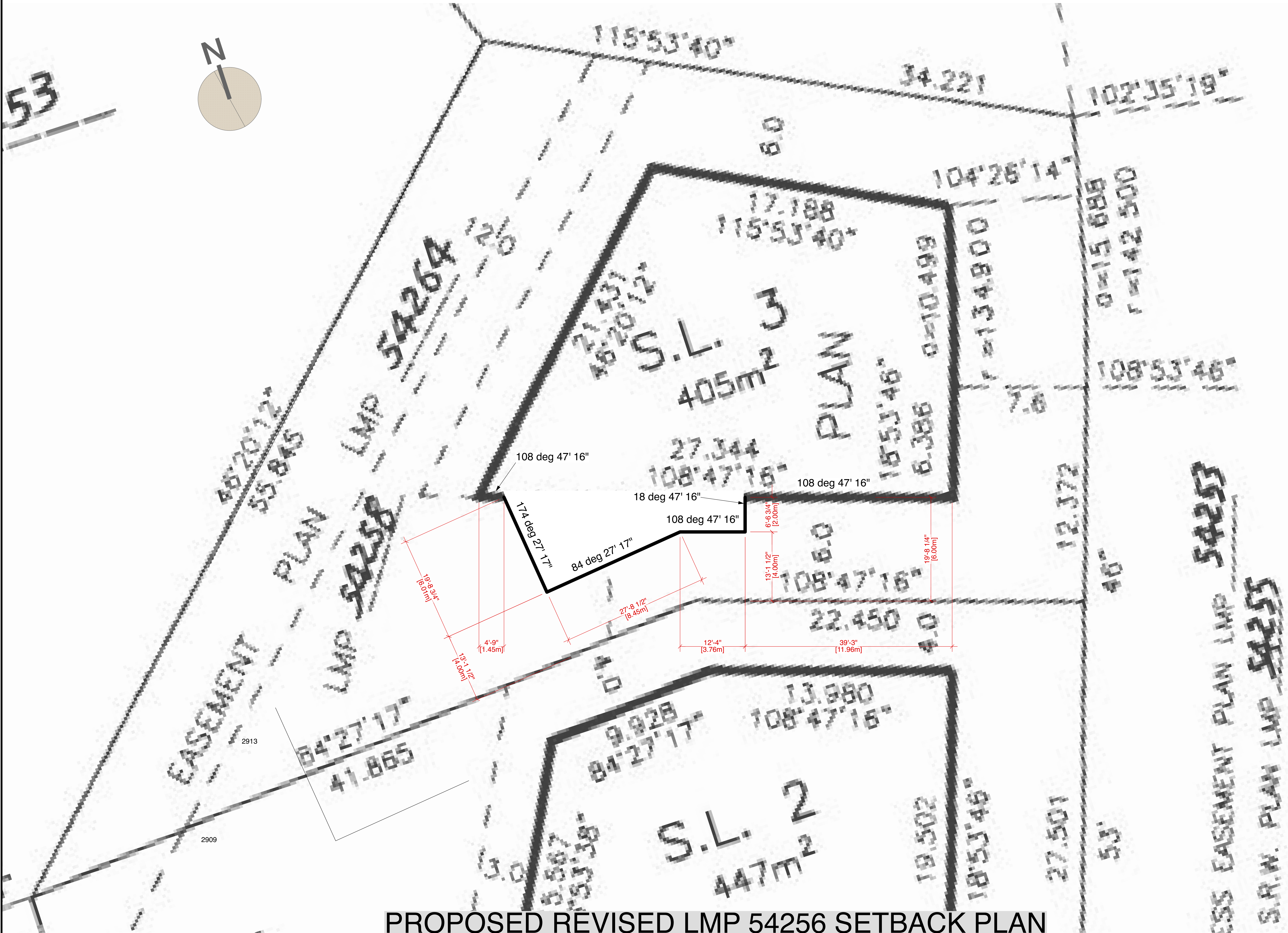
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2206

Drawing No.

A1.1a





PROPOSED REVISED LMP 54256 SETBACK PLAN

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2024-01-24	Re-submitted to RMOW

No.	Date
	Details

REVISIONS

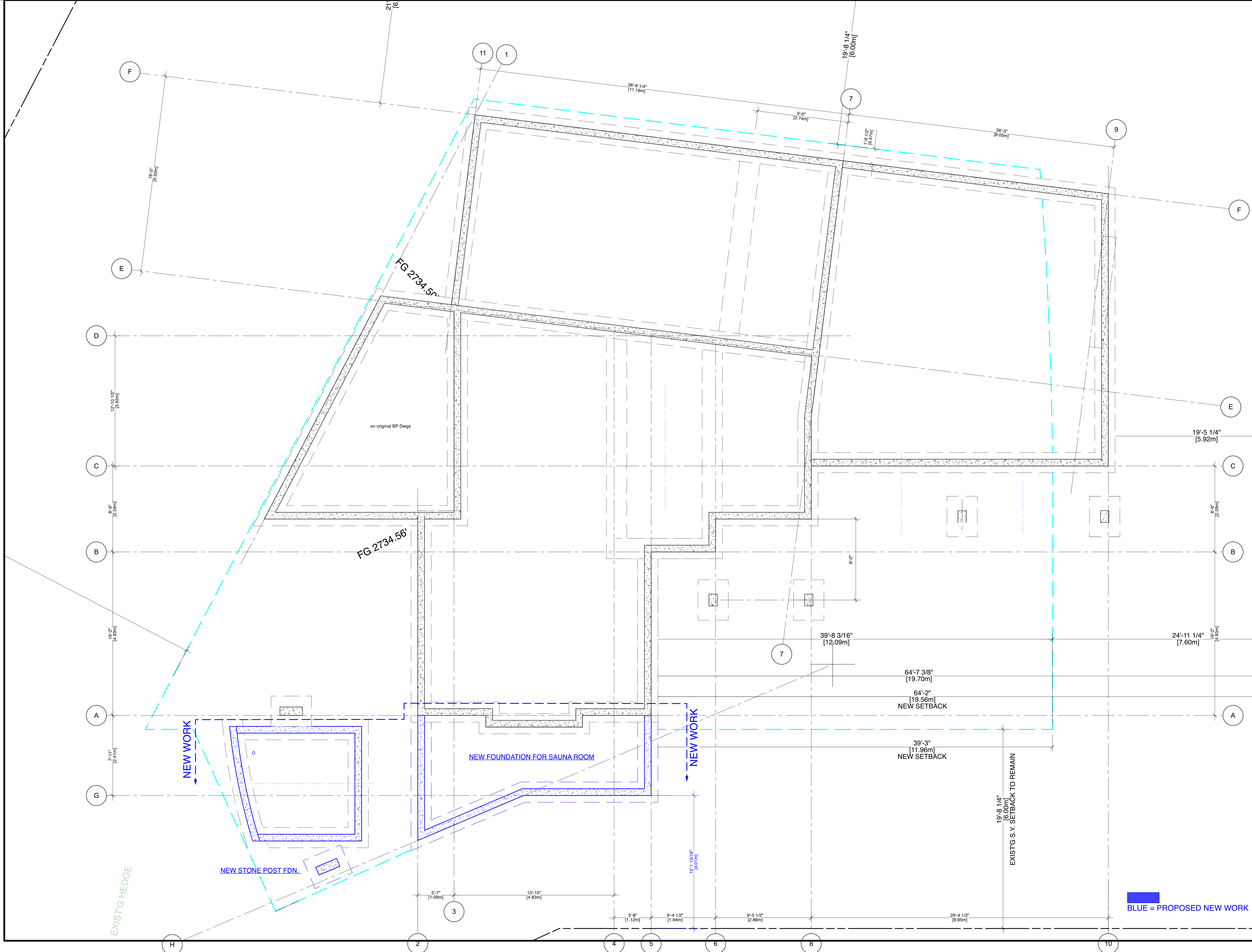


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Project
HENRY ADDITION#
2913 Kadenwood Drive
Whistler, BC

Drawing Title
**LMP 54256 Proposed
Revised Plan**

Date: November 1, 2022	Project No. 2206
Scale: 1/8"=1'-0"	Drawing No. A1.1b
Drawn By: JDM	
Approved By:	



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ISSUED

Date

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No. Date

Details

REVISIONS

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Project

HENRY ADDITION#

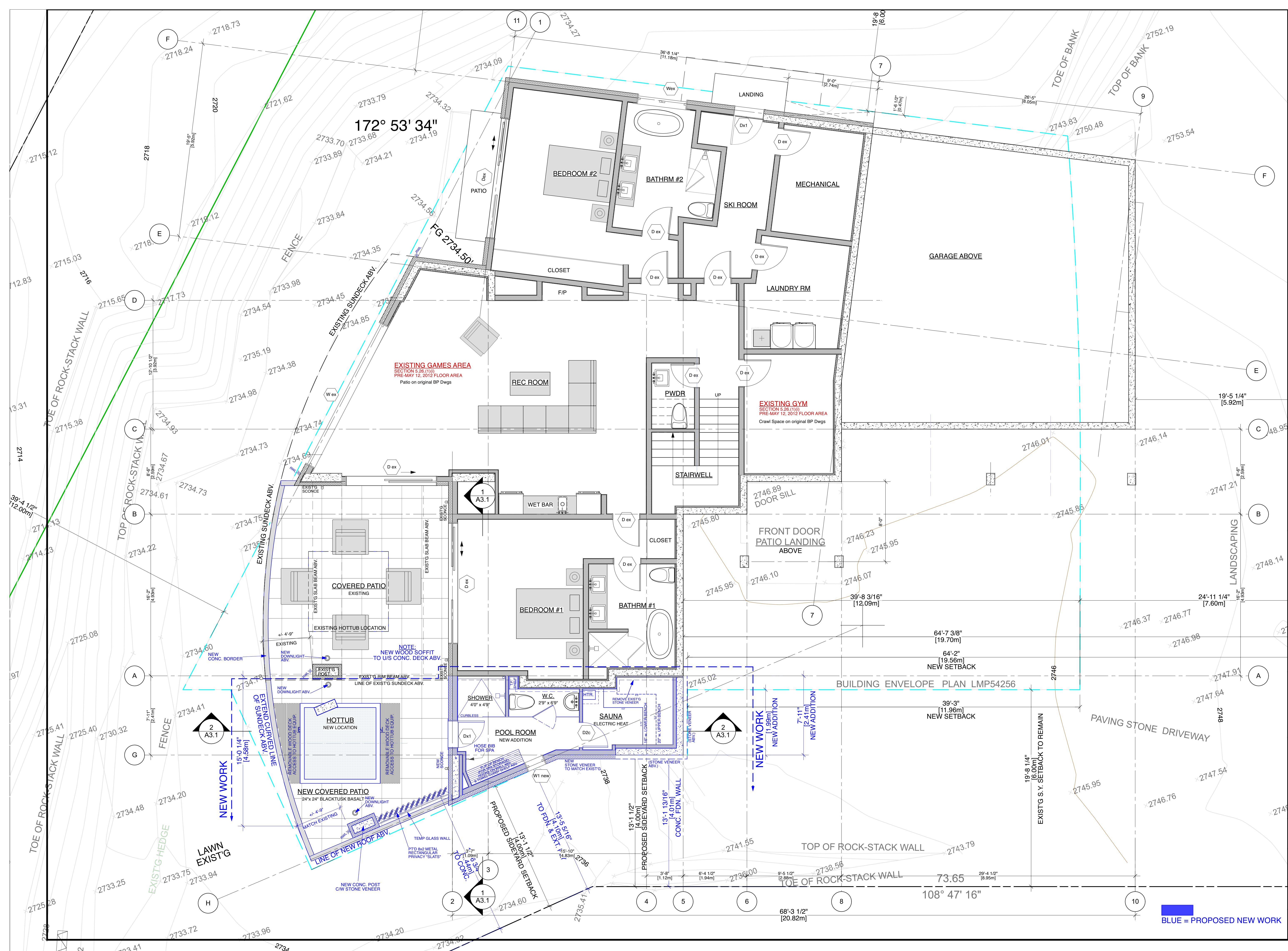
2913 Kadenwood Drive
Whistler, BC

Drawing Title

Foundation Plan

Date: November 1, 2022	Project No. 2206
Scale: 1/4"=1'-0"	Drawing No.
Drawn By: JDM	A1.2
Approved By:	

01.24.24_DVP & CM Rev2



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ISSUED

Date

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No. Date

Details

REVISIONS

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Project

HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title

Basement Plan

Date:
November 1, 2022

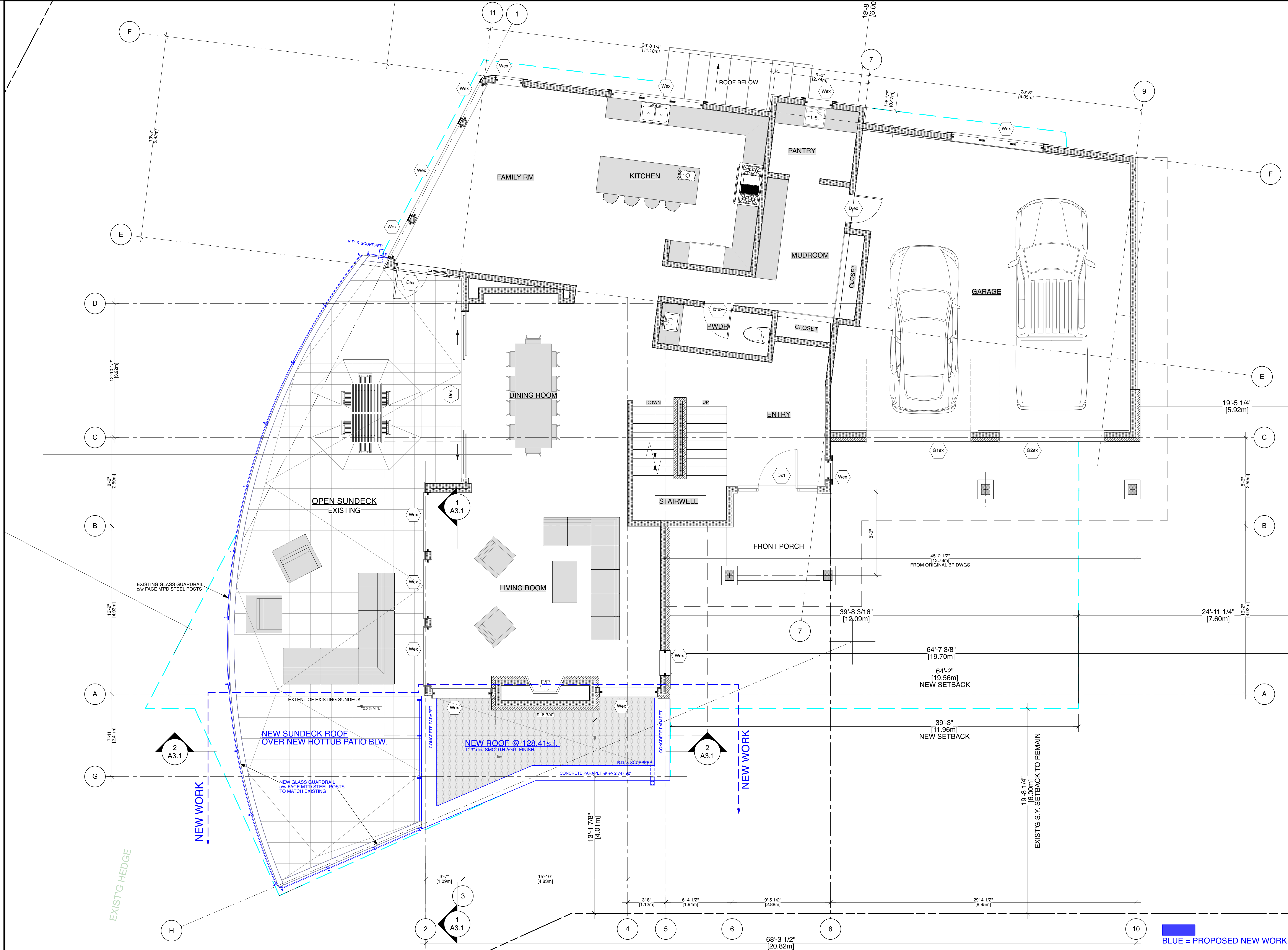
Project No.
2206

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

Drawn By:
JDM

Approved By:

Drawing No.
A1.3



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2024-01-24	Re-submitted to RMOW

No.	Date
Details	

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Project

HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title

Main Floor Plan

Date: November 1, 2022	Project No. 2206
Scale: 1/4"=1'-0"	Drawing No.
Drawn By: JDM	A1.4
Approved By:	

ISSUED

Date

Details

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No. Date
Details

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Project

HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title

2nd Floor Plan



Date:

November 1, 2022

Project No.

2206

Scale:

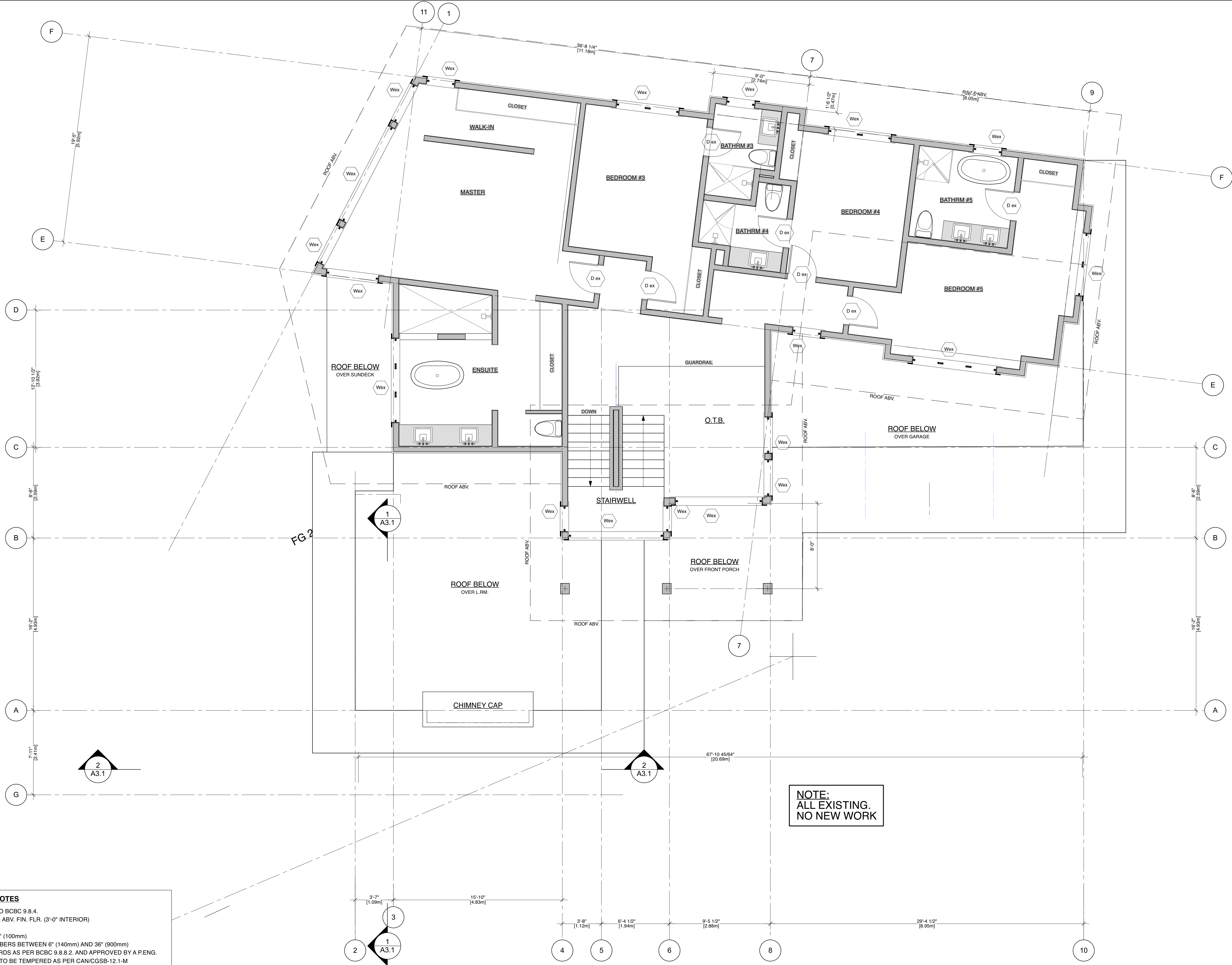
1/4"=1'-0"

Drawn By:

JDM

Approved By:

A1.5



GUARDRAIL NOTES

- TO CONFORM TO BCBC 9.8.4.
- 3'-6" h. (1070mm) ABV. FIN. FLR. (3'-0" INTERIOR)
- UNCLIMABLE
- MAX. OPGS @ 4" (100mm)
- NO HORIZ. MEMBERS BETWEEN 6" (140mm) AND 36" (900mm)
- LOADS ON GUARDS AS PER BCBC 9.8.8.2. AND APPROVED BY A P.ENG.
- SAFETY GLASS TO BE TEMPERED AS PER CAN/CGSB-12.1-M
- TEMPERED GLASS GUARD TO HAVE A METAL U-CHANNEL TOP EDGE CAP

01.24.24_DVP & CM Rev2

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to Client and GC
to Client and GC
DVP
CM Application
Re-submitted to RMOW
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2024-01-24	Re-submitted to RMOW

[illegible]

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2913 Kadenwood Drive
Whistler, BC

Roof Plan



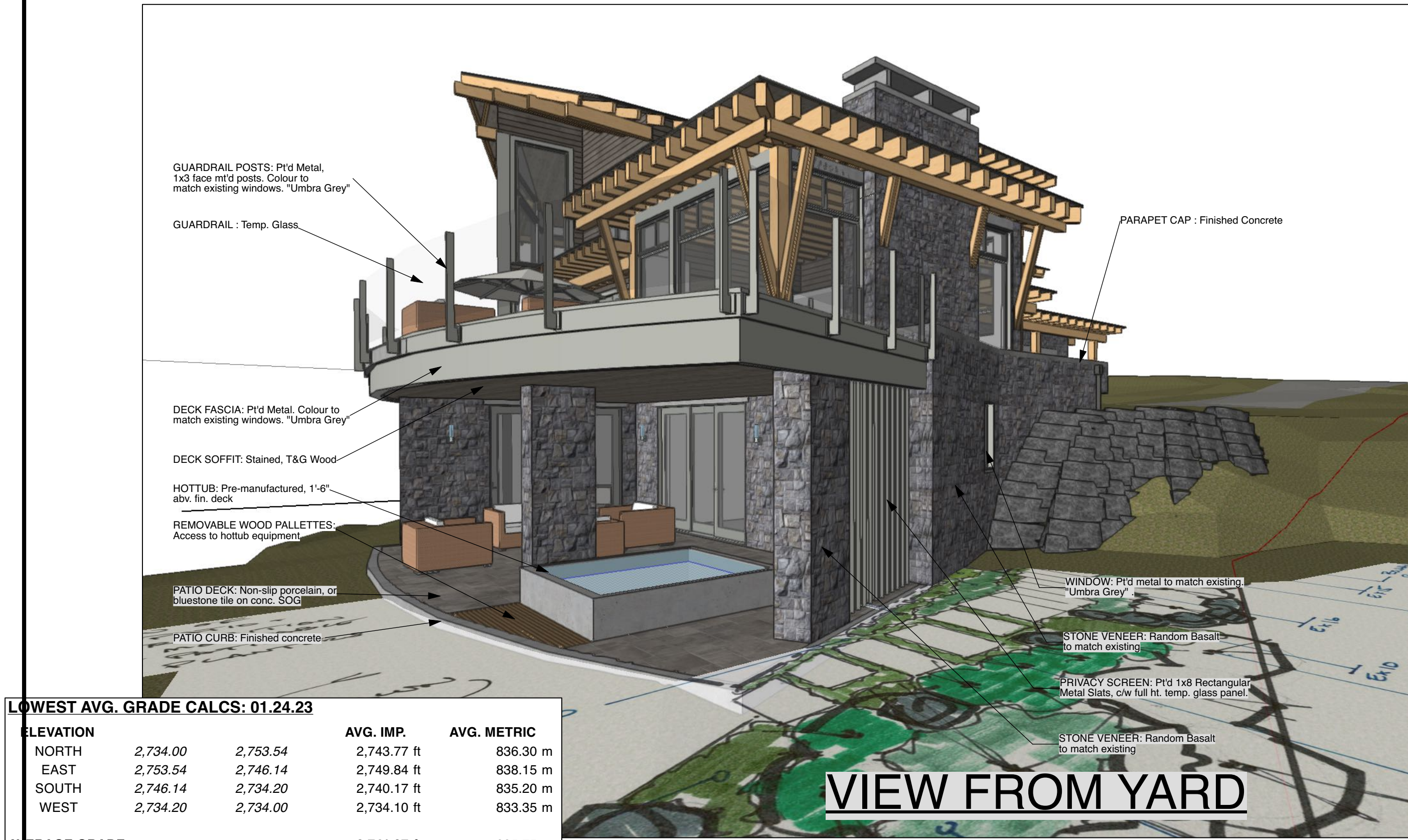
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2206

Drawing No

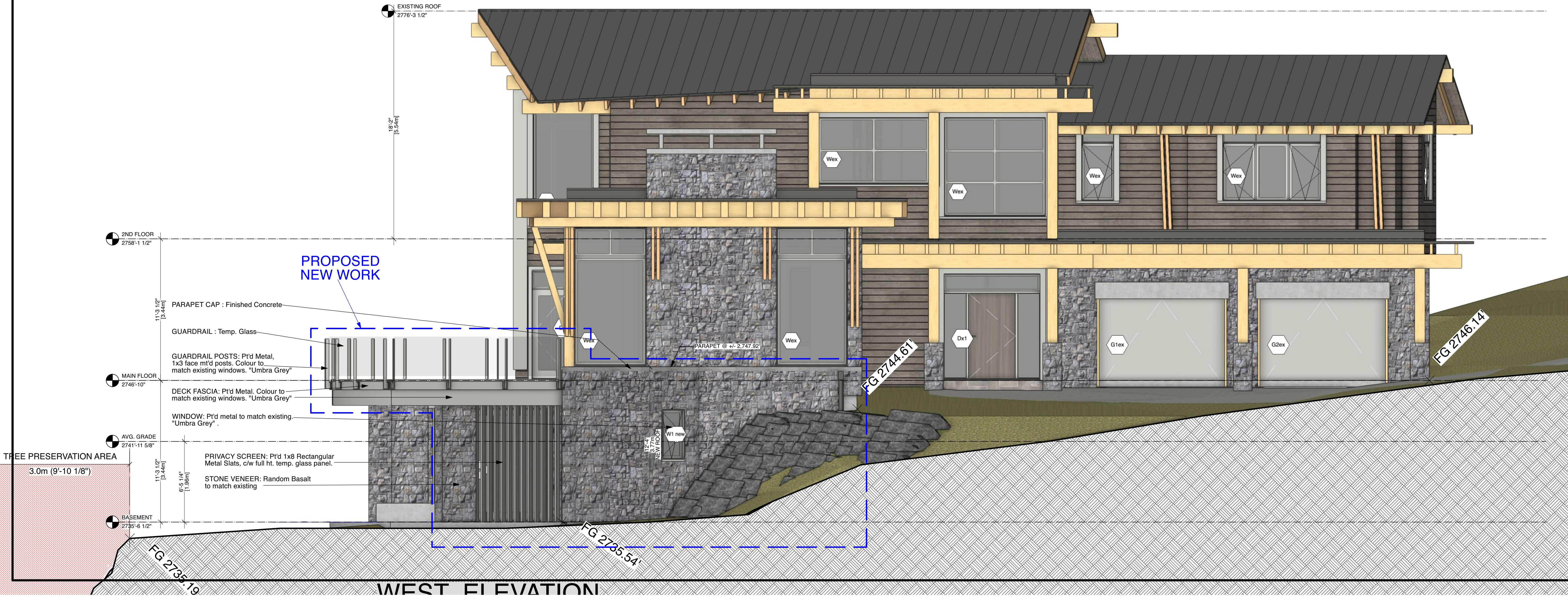
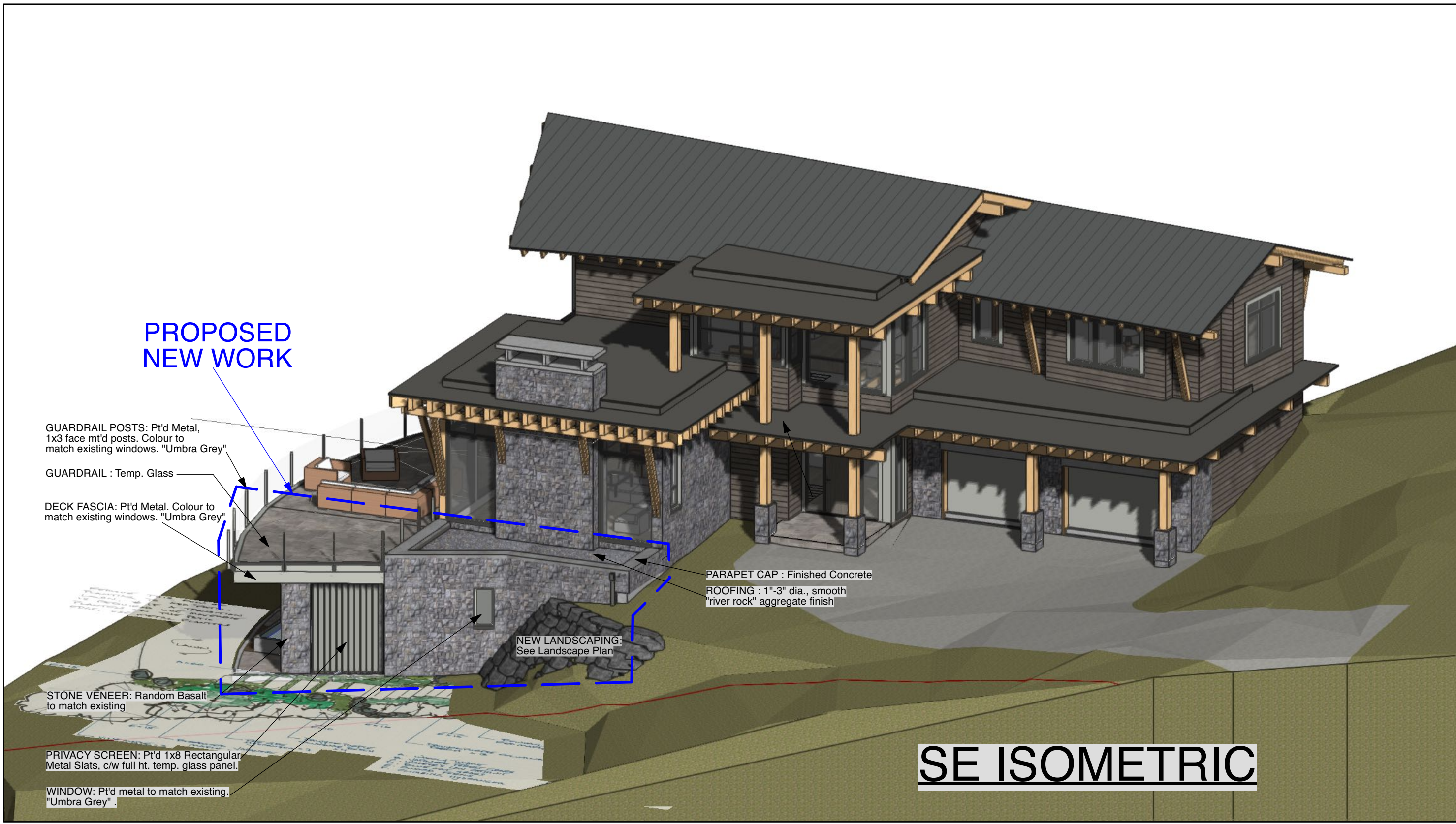
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Approved By





LOWEST AVG. GRADE CALCS: 01.24.23				
ELEVATION			AVG. IMP.	AVG. METRIC
NORTH	2,734.00	2,753.54	2,743.77 ft	836.30 m
EAST	2,753.54	2,746.14	2,749.84 ft	838.15 m
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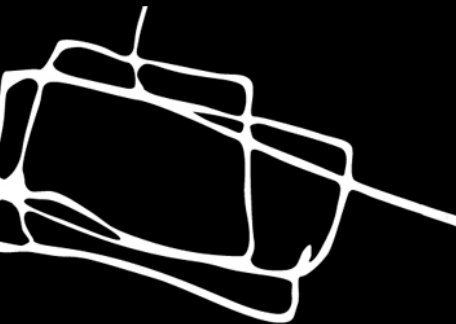
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Project
HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title
Elevation_SOUTH

Date:
November 1, 2022

Scale:
3/16"=1'-0"

Drawn By:
JDM

Approved By:

Project No.
2206

Drawing No.

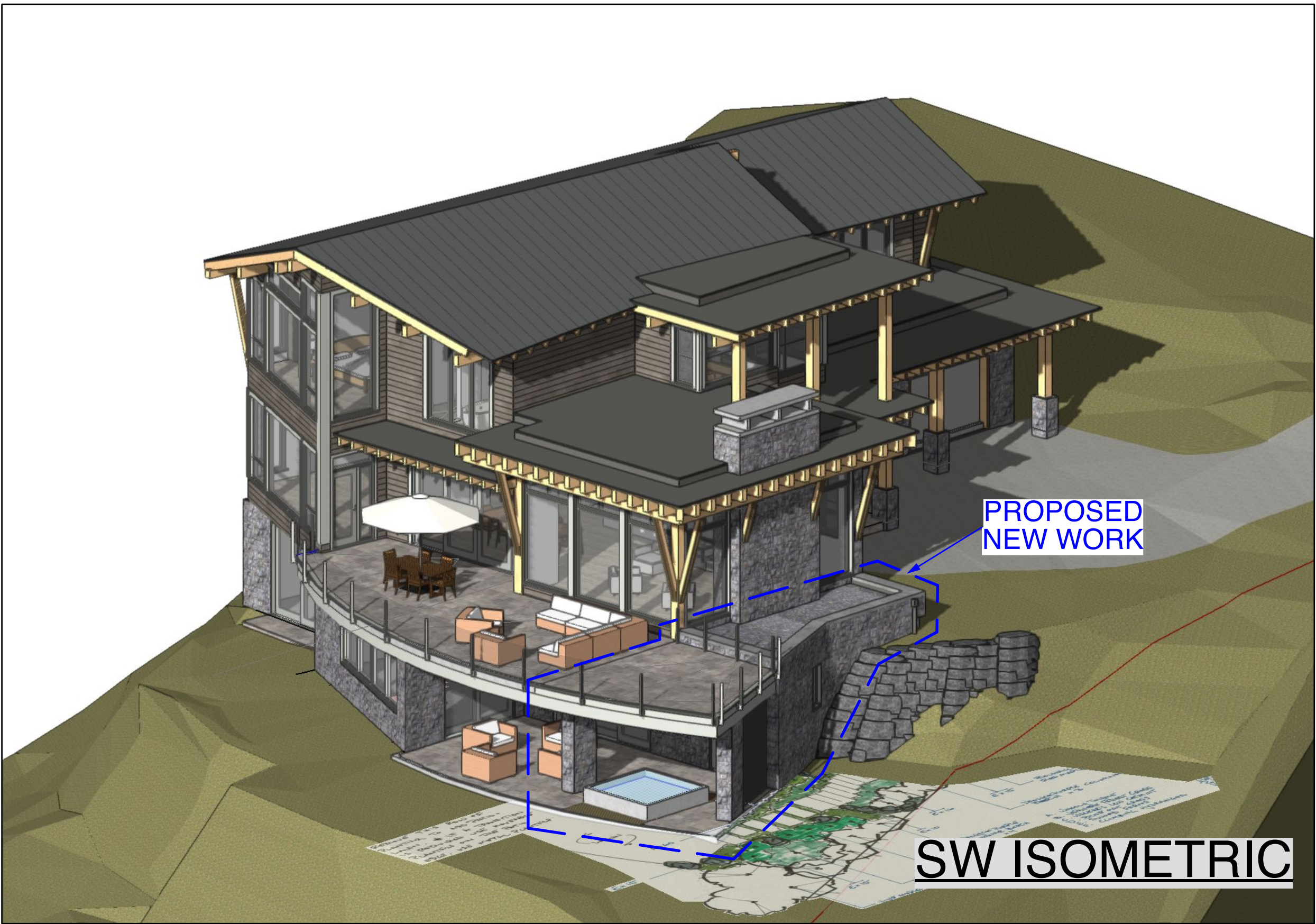
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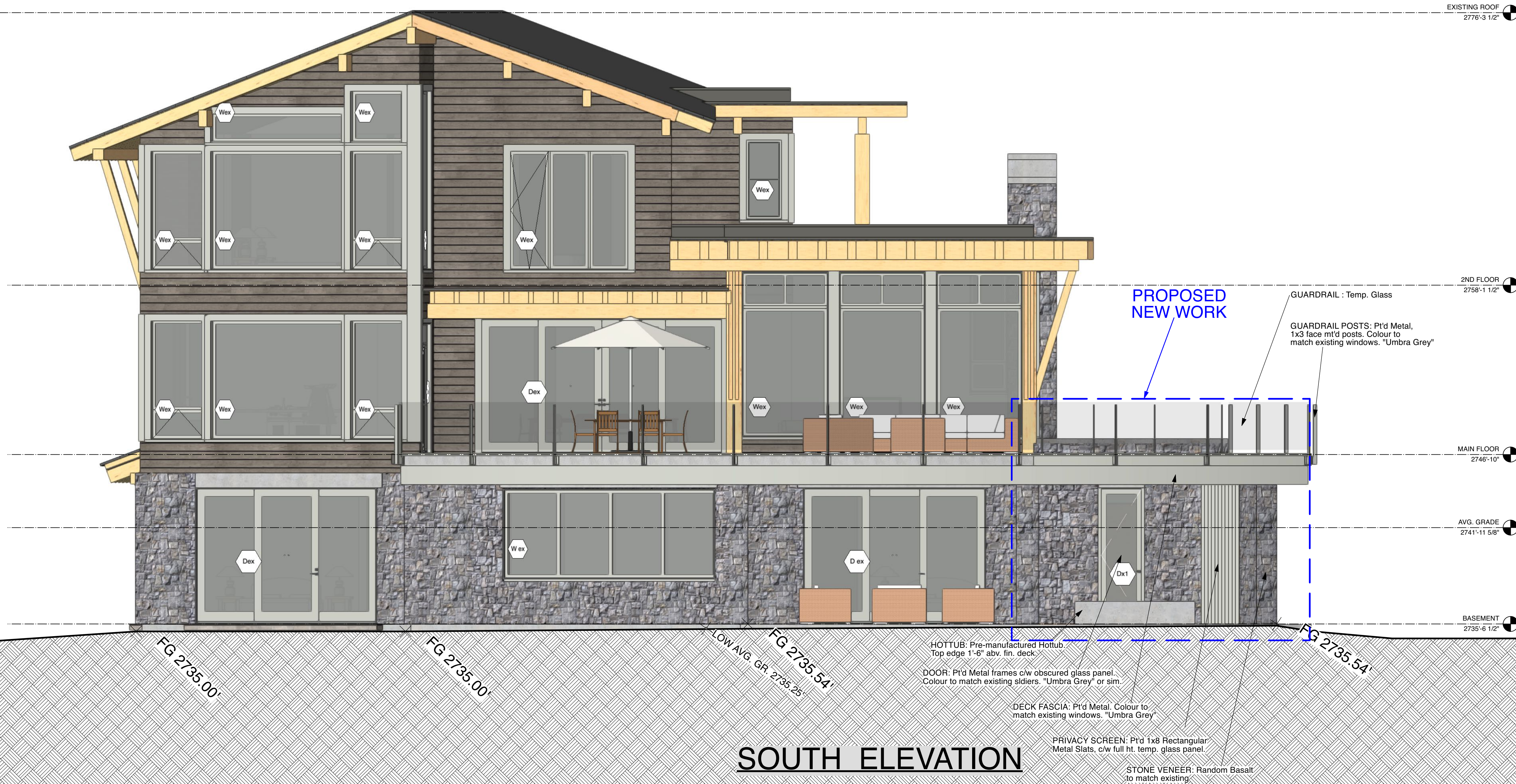
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VIEW FROM FRONT YARD



SW ISOMETRIC



SOUTH ELEVATION

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Project

HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title

Elevation_WEST

Date:
November 1, 2022

Scale:
3/16"=1'-0"

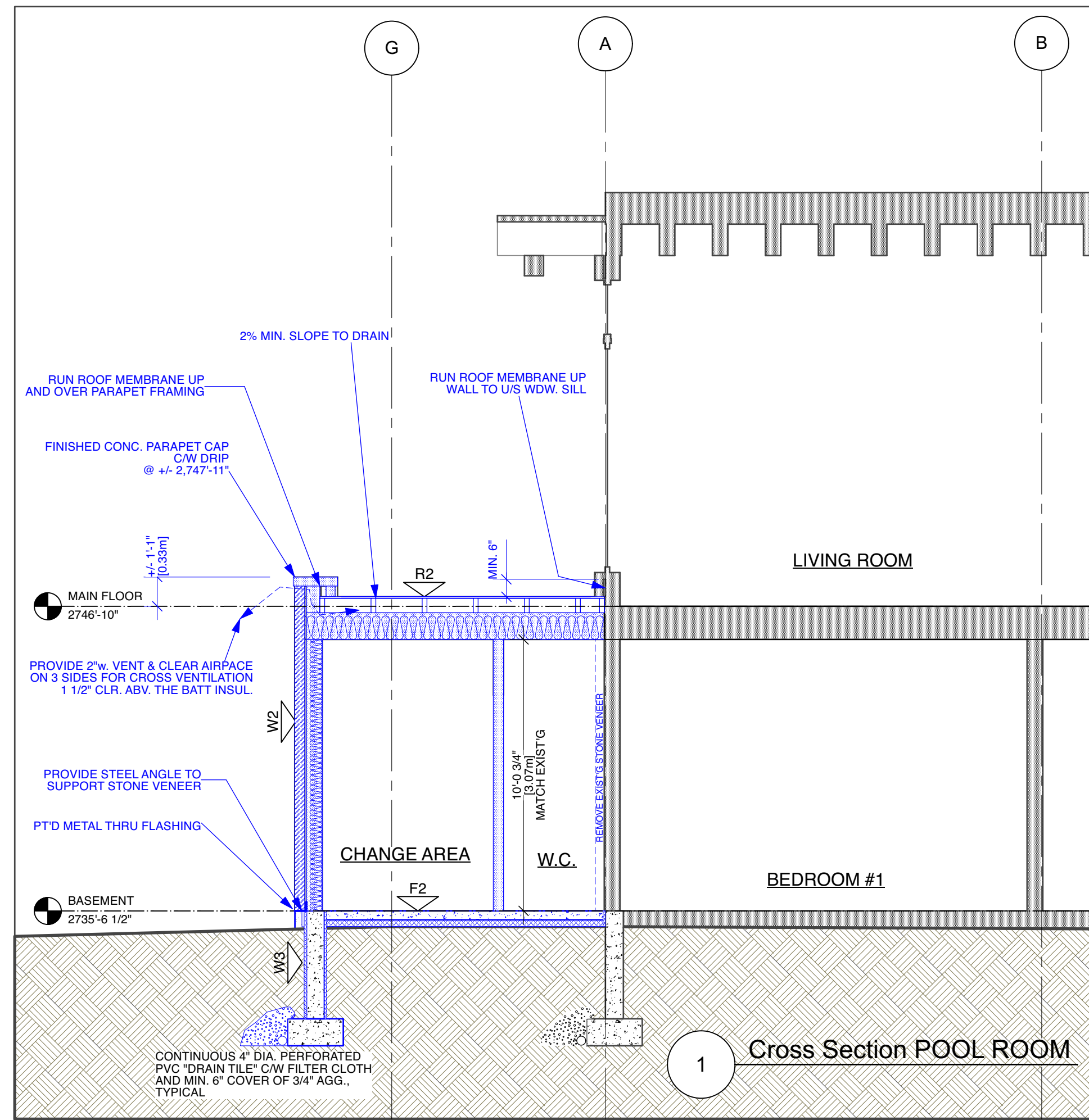
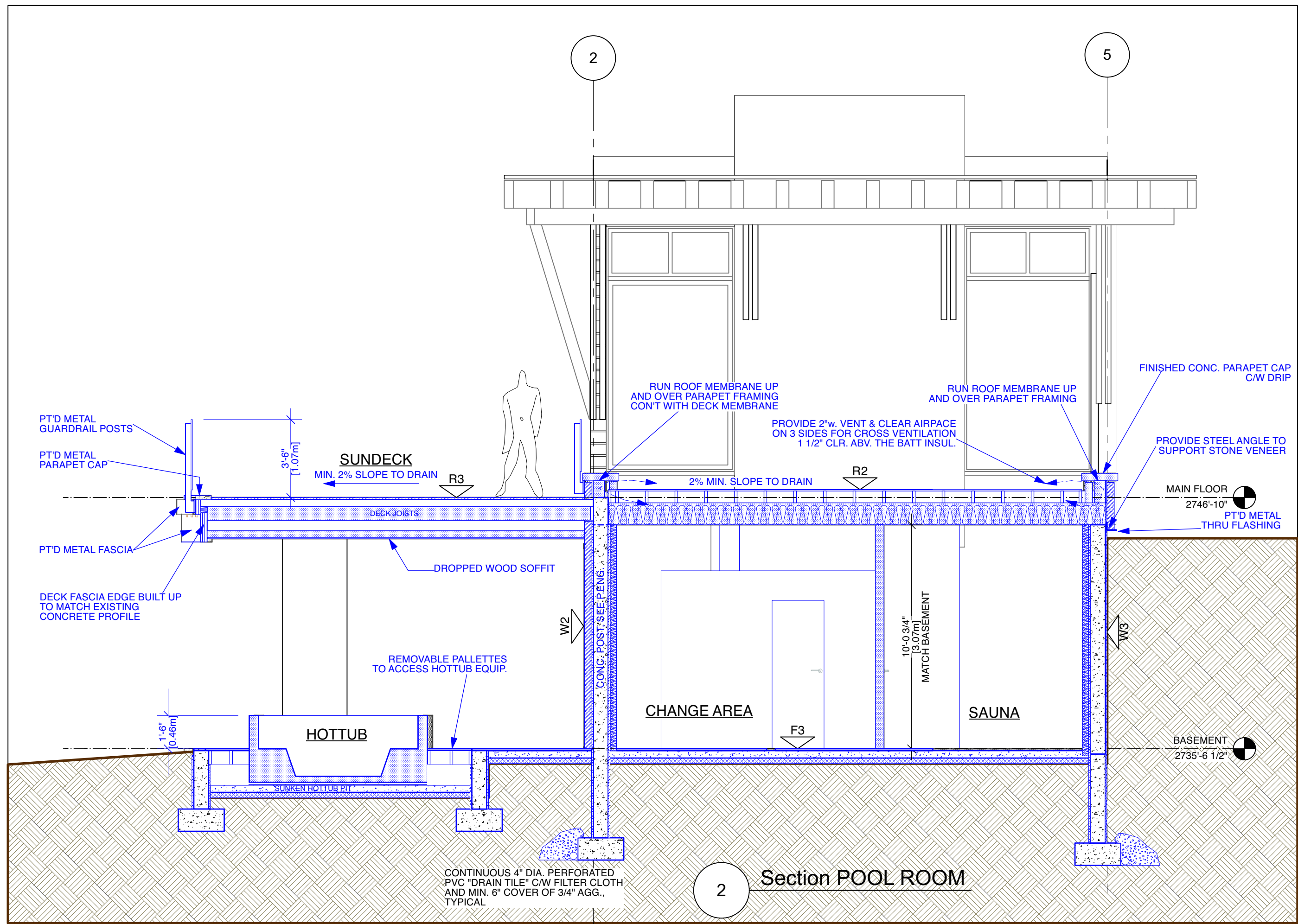
Drawn By:
JDM

Approved By:

Project No.
2206

Drawing No.

A2.2



BLUE = PROPOSED NEW WORK

INTERIOR WALL SCHEDULE:		
W5	2x6 WALL: (See Structural for shear wall locations)	
	1/2" Gypsum Board	
	1/2" Plywood Sheathing (where req'd by Structural for Shear Wall)	
	2x6 Wood Studs @ 16" o.c.	
	1/2" Gypsum Board	
W6	2x6 WALL-GARAGE: (Effective Insulation req'd RSI 2.92)	RSI
	1/2" Gypsum Board	0.08
	1/2" Plywood Sheathing (where req'd by Structural for Shear Wall)	0.11
	2x6 Wood Studs @ 16" (406mm) O.C. = 23.0% frame'g (Table A-9.36.2.4.(1)-A)	
	R-24 (RSI 4.23) Batt FG Insulation (5.5" deep) @ 77.0% cavity area.(NRCAN Table WA-2): RSIpp =	2.66
	6 mil Poly Air Barrier for exhaust and gas fumes	
	1/2" Gypsum Wall Board	0.08
	Air Film Interior	0.12
	TOTAL EFFECTIVE INSULATION VALUE	3.05

FLOOR SCHEDULE: Zone 6		
F1	TYPICAL FLOOR	
	Finished Floor	
	3/4" T&G Plywood Sheathing	
	TJI Floor Joists (see Structural for sizing & spacing)	
	Batt Insulation for sound attenuation ("Quiet Zone" or equiv.)	
	1/2" HD Gypsum Board	
F2	SLAB ON GRADE: HEATED SPACE (Effective Insulation Req'd: RSI 2.32)	RSI
	Air Film Interior	0.12
	Concrete Slab on Grade c/w reinforcing (see Structural)	0.04
	10 mil Polyethylene Vapour Barrier	
	3" Type 4 Rigid XPS Insulation (R15)	2.64
	6" layer 3/4" dia. Aggregate "Drain Rock"	
	Exterior Air Film	0.03
	TOTAL EFFECTIVE INSULATION VALUE	2.83

EXTERIOR CLADDING NOTES
ALL EXTERIOR CLADDING AND DETAILING
TO PREVENT THE REQUIRED PROTECTION
FROM PRECIPITATION AS PER,
BCBC 2018, SECT. 9.27.2

GUARDRAIL NOTES
- TO CONFORM TO BCBC 9.8.4.
- 3'-6" h. (1070mm) ABV. FIN. FLR. (3'-0" INTERIOR)
- UNCLIMABLE
- MAX. OPGS @ 4" (100mm)
- NO HORIZ. MEMBERS BETWEEN 6" (140mm) AND 36" (900mm)
- LOADS ON GUARDS AS PER BCBC 9.8.8.2. AND APPROVED BY A P.ENG.
- SAFETY GLASS TO BE TEMPERED AS PER CAN/CGSB-12.1-M
- TEMPERED GLASS GUARD TO HAVE A METAL U-CHANNEL TOP EDGE CAP

EXTERIOR WALL SCHEDULE: Zone 6		
W1	2x6 EXTERIOR WALL (Effective Insulation req'd RSI 3.08)	RSI
	Air Film Exterior	0.03
	Exterior Siding	0.21
	1x4 or sim. P. Trt'd Strapping @ 16" o.c.	
	Air Cavity_1/2"	0.16
	1" Thk. Mineral Fibre Rigid Insulation (0.72 RSI/inch , 4.2 R/inch))	0.72
	"Tyvek" HDPE Sheathing Membrane (AIR BARRIER)	
	1/2" Plywood Sheathing	0.11
	2x6 Wood Studs @ 16" (406mm) O.C. = 23.0% frame'g (Table A-9.36.2.4.(1)-A)	
	R-24 (RSI 4.23) Batt FG Insulation (5.5" deep) @ 77.0% cavity area.(NRCAN Table WA-2): RSIpp =	2.66
	6 mil Polyethylene Sheet (VAPOUR BARRIER)	
	1/2" Gypsum Wall Board	0.08
	Air Film Interior	0.12
	TOTAL EFFECTIVE INSULATION VALUE	4.09
W2	2x6 EXTERIOR WALL with Stone (Effective Insulation req'd RSI 3.08)	RSI
	Air Film Exterior	0.03
	Stone Veneer +/- 4" thk (provide steel angle ledge)	0.04
	10mm Cavity Drainage Mat ("Drivall" or similar)	
	Air Cavity_1/2"	0.16
	1" Thk. Mineral Fibre Rigid Insulation (0.72 RSI/inch , 4.2 R/inch))	0.72
	"Tyvek" HDPE Sheathing Membrane (AIR BARRIER)	
	1/2" Plywood Sheathing	0.11
	2x6 Wood Studs @ 16" (406mm) O.C. = 23.0% frame'g (Table A-9.36.2.4.(1)-A)	
	R-24 (RSI 4.23) Batt FG Insulation (5.5" deep) @ 77.0% cavity area.(NRCAN Table WA-2): RSIpp =	2.66
	6 mil Polyethylene Sheet (VAPOUR BARRIER)	
	1/2" Gypsum Wall Board	0.12
	Air Film Interior	0.08
	TOTAL EFFECTIVE INSULATION VALUE	3.92
W3	ICF FOUNDATION WALL-(Effective Insulation Req'd RSI 0.00)	
	Parging ("above grade only)	
	"Rainscreen Cavity" Vert. Strapp'g: 1x4 P. Trt'd Wood or Galv Z-Girt, as req'd ("above grade only)	
	HDPE Dimpled Plastic Drainage Mat ("below grade only). Protection Board if req'd.	
	1 layer, Self-Adhering Bituminous Waterproof ICF Fdn. Membrane	
	2 5/8" Type 4 XPS Rigid Insulation- "Nudura ICF" or sim.	
	Concrete (see Structural for sizing and reinforcing)- "Nudura ICF" or sim.	
	2 5/8" Type 4 XPS Rigid Insulation- "Nudura ICF" or sim.	

ROOF SCHEDULE: Zone 6		
R1	CATHEDRAL CLG. (Eff. Insulation req'd RSI 4.67)	RSI
	PT'd Metal Standing Seam Roofing	
	1 Ply, 60mil, "Peel & Stick" Self-Healing Bituminous Roofing Membrane (AIR BARRIER)	
	1/2" Plywood Sheathing	
	2X4 Strapping for cross ventilation	
	Exterior Air Film	
	11 7/8" TJI Roof Rafters @ 16" (406mm) O.C. = 9.0% framing area (NRCAN Table R2-2)	
	R-35 (RSI 6.16) Batt Fibreglass Insulation (10.25" deep) @ 91.0% cavity area.(NRCAN Table R2-2): RSIpp =	
	6 mil Polyethylene Sheet (VAPOUR BARRIER)	
	1/2" HD GWB	
	Air Film Interior	
	TOTAL EFFECTIVE INSULATION VALUE	
R2	"FLAT" ROOF (Eff. Insulation req'd RSI 4.67)	RSI
	Smooth "River Rock"-1"-3" dia.	
	2 Ply "SBS" Modified Bitumen Roofing Membrane (AIR BARRIER)	
	3/4" Plywood Sheathing	
	Tapered Sleepers sloped min. 2% to drain	
	2X4 Strapping for cross ventilation	
	Exterior Air Film	
	11 7/8" TJI Roof Joists @ 16" (406mm) O.C. = 9.0% framing area (NRCAN Table R2-2)	
	R-35 (RSI 6.16) Batt Fibreglass Insulation (10.25" deep) @ 91.0% cavity area.(NRCAN Table R2-2): RSIpp =	
	6 mil Polyethylene Sheet (VAPOUR BARRIER)	
	1/2" HD GWB or 1x6 T&G Wood Ceiling/Soffit	
	Air Film Interior	
	TOTAL EFFECTIVE INSULATION VALUE	5.80
R3	SUNDECK (Eff. Insulation req'd RSI 0.00)	
	Porcelain Tile on seats (create gap)	
	2 Ply "SBS" Modified Bitumen Roofing Membrane	
	1 1/2" Conc Topping	
	3/4" T&G Plywood Sheathing	
	Deck Joists (see Structural P.Eng for type and sizing)	
	Dropped metal furring as req'd	
	1x4 T&G Wood Ceiling/Soffit	
	Note: Sundeck to have min. 2% slope to drain.	
NOTE: ALL MATERIALS INSTALLED AS PER MANUFACTURER'S OR ROOFING ASSOCIATION'S SPECIFICATIONS. FOR STRUCTURAL SIZING, SPACING & GRADING, REFER TO STRUCTURAL P.ENG. DRAWINGS & SPECIFICATIONS		

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ISSUED

Date

Details

2022-11-18	to Client & GC
2022-11-30	to Client and GC
2022-12-02	to Client and GC
2023-03-15	DVP
2023-08-21	CM Application
2024-01-08	Re-submitted to RMOW
2024-01-15	Re-submitted to RMOW
2024-01-24	Re-submitted to RMOW

No. Date
Details

REVISIONS

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MAIBC
INC.

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T: 604.929.3564
E: jdm@jmed.com

Project
HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title

Sections

Date:
November 1, 2022

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

Drawn By:
JDM

Approved By:

Project No.
2206

Drawing No.

A3.1

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ISSUED

Date

Details

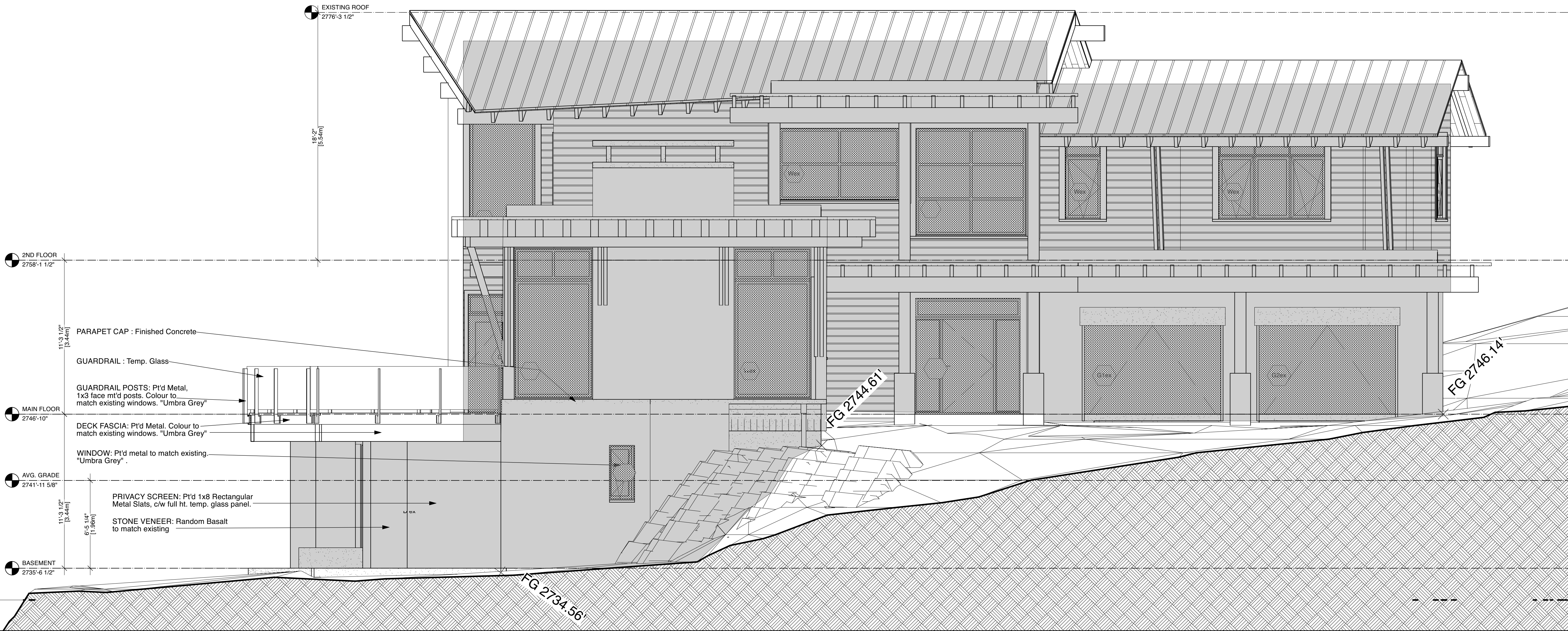
2022-11-18	to Client & GC
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2024-01-24	Re-submitted to RMOW

01.24.24_DVP & CM Rev2

UNPROTECTED OPENING CALCULATIONS as per Table 9.10.15.4. (SPRINKLERED)

LIMITING DISTANCE	13.12 ft	4 m	
BUILDING FACE AREA	2,800.41 sf	260.158 m2	
ALLOWABLE UNPROTECTED OPENINGS	672.10 sf	62.438 m2	24.00 %
PROPOSED UNPROTECTED OPENINGS	537.96 sf	49.976 m2	19.21 %

CONSTRUCTION BLDG. FACE: 9.10.15.5	FRR 0.00 min.	CONST. C or NC	CLAD'G C or NC
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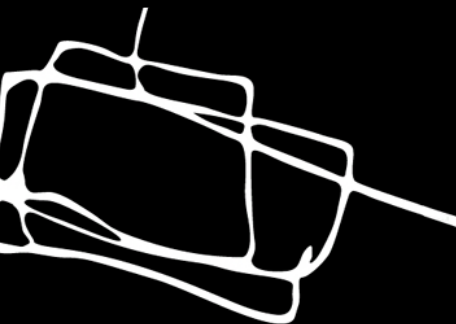


No. Date
Details

REVISIONS

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Project

HENRY ADDITION#

2913 Kadenwood Drive
Whistler, BC

Drawing Title

Limiting Distance
Calculations

Date:
November 1, 2022

Scale:

1/4"=1'-0"

Drawn By:

JDM

Approved By:

Project No.

2206

Drawing No.

A7.1



