

NOTE: ALL CONIFERS WITHIN 3 M OF THE BUILDING ON ALL SIDES OF THE BUILDING TO BE REMOVED AND/OR LIMBED TO ENSURE THE 3 M CLEARANCE IS MAINTAINED AT ALL TIMES.

***NOTE SEE SURVEY PLAN BY DESS DATED 13 DEC 2022 FOR MORE CHIRING INFO**

REVISION 1-20 24-3-20 REMOVE ENCROACHING DECK AND STAIR AREA

SITE PLAN 1/8" = 1'-0"
 LOT AREA = 11,819 SF
 LEGAL DESS = G.L. 24 PLAT VAS 2482
 P.L. 3903 L.P. 30 & P.L. 4214
 P.I.D. 014-850-478

AVERAGE GRADE AROUND BLDG.
 TO DETERMINE 'BASEMENT' FLOOR AREA EXCLUSION.

NORTH 64'-0" x 240' x 235.11' = 16,647 +
 EAST 64'-0" x 240' x 235.11' = 959.58 +
 SOUTH 64'-0" x 240' x 235.11' = 1618.22 +
 WEST 64'-0" x 240' x 235.11' = 962.06 +
 AVERAGE GRADE = 2,364.23'

BASEMENT SLAB = 2,364.0' ±
 AVERAGE GRADE = 2,354.23' ±
 5.78' (1.6M)

* SLAB > 1M BELOW AVERAGE GRADE & MEETS EXCLUSION REQM'TS.
 MAX. EXCLUSION = 125% OF GRASS COVER
 = 2,000.25 SF x 125%
 = 2,500.31 SF (2.27M)
 MAX. PERMITTED
 11,348.1 SF (124.03 M²) OR 66.1% PROPOSED.

RS-3 ZONING.

MAX. GRASS: 45% OF LOT AREA
 = 1,093.2 M² x 0.35 = 384.37 M² PERMITTED
 * 296.52 OR 27% EXIST'G.

MAX. AREA OF HOUSE: 2 REAR - 2 EXIST'G. SPACES
 MAX. AREA OF HOUSE PLAN IS NOT LIMITED
 * 594.77 M² EXIST'G. * NO CHANGES TO APPRO. PLAN

SETBACKS: SEE SITE PLAN & SURVEY PLAN BY DESS DATED 13 DEC 2022.

* ARTICLES & COVENANT OF C125590 REPO AS FOLLOWS:

- 1) MODIFY C125590 TO ALLOW EXIST'G. BLDG. LOCATION AS APPRO. @ EP 3307-94 AND SIDE STEPS & SUPPORT @ WEST SIDE AND HOT. TUB REAR/SUPPORTS AS SHOWN AT DESS SURVEY PLAN DATED 13 DEC 2022.
- 2) VARY 12.5 (9) OF ZONING BY LAW 303 TO ALLOW FOR A 1.524 M SETBACK TO AN OPEN DECK/STAIR, A REDUCTION OF 1.48 M FROM THE REPO. 3M SIDE SETBACK AS SHOWN AT DESS SURVEY PLAN DATED 13 DEC 2022.

SITE COVERAGE: 35% OR 384.37 M² PERMITTED
 * 212.1 M² OR 19.8% EXIST'G.
 NO CHANGE

HEIGHT: EXIST'G. 11.10 CHANGE
 SEE EP 3307-94

NOTE REAR YARD ONLY: (a) New and existing coniferous vegetation within 10 m and where practical 20 meters of principal buildings should maintain a typical spacing between tree canopies and between tree canopies and principal buildings of at least 3 m. This can be achieved by:

- (i) planting/removing conifers to achieve a trunk to trunk or trunk to building spacing of 6 m or more; or**
- (ii) limbing mature trees, selecting species with narrow canopies or applying similar landscaping techniques to obtain a minimum 3 m vertical and horizontal separation between tree canopies and between tree canopies and principal buildings**

R. DIAMOND BLDG. DESIGN
 BOX 98
 WHISTLER
 VAN BC
 604-938-0979

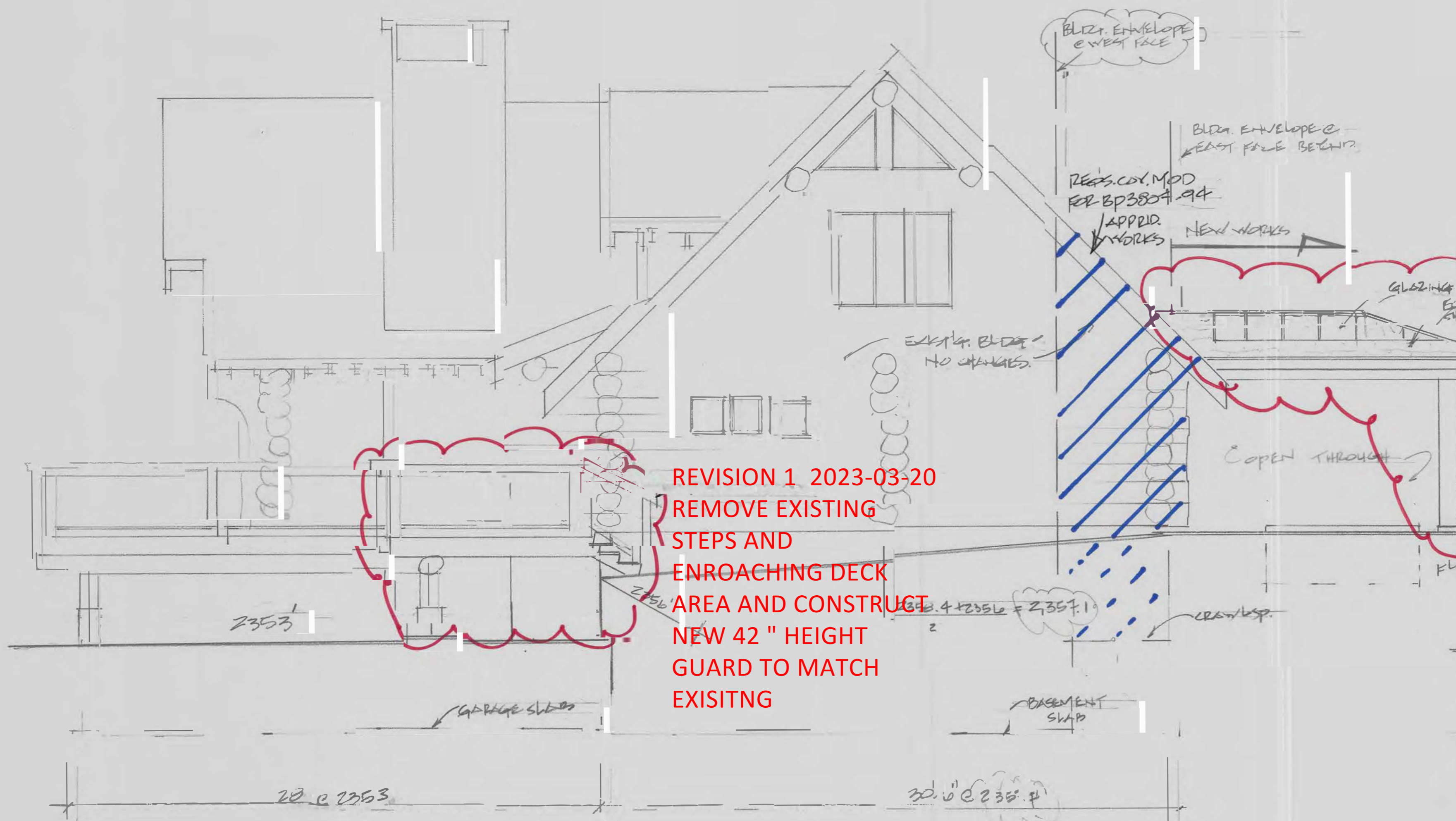
MONEILL RESIDENCE
 4987 HORSTMAT LANE
 SITE PLAN
 DT: 29-OCT-2022 BY: RA
 SC: 1/8" = 1'-0"

DRIVER: 1



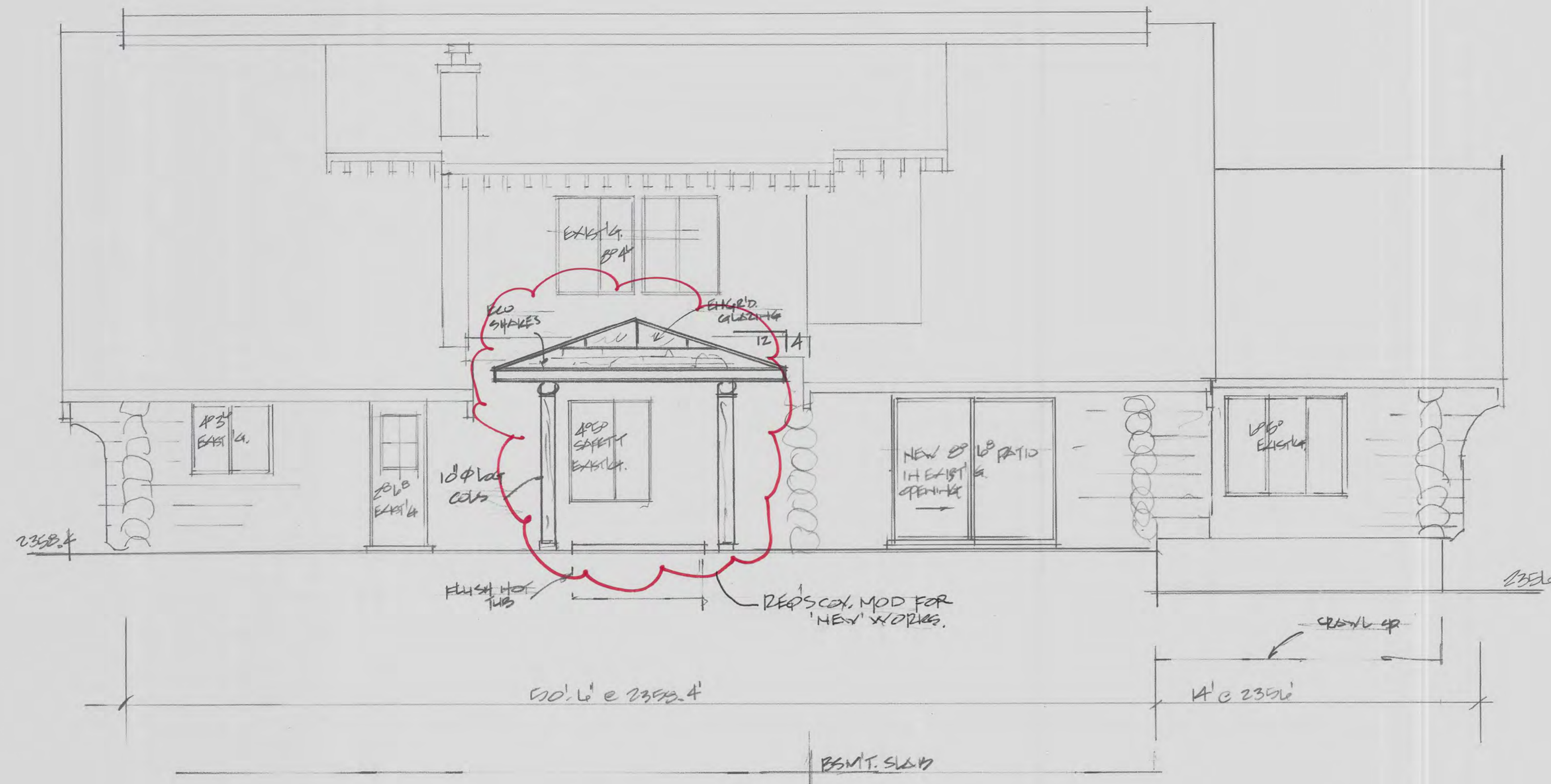
FRONT ELEVATION
 SPATIAL SEPARATIONS: N/A FACES STREET
 AVERAGE GRADE: $12'10\"/>$

All conifers on the property within 3 m of all sides of the building to be removed/limbed to ensure the 3 m clearance is maintained at all times



WEST ELEVATION
 SPATIAL SEPARATIONS: ALL EXIST'G. WORKS - NO CHANGES
 AVERAGE GRADE: $30'6\"/>$

DRG. 5
 MICHELL RESIDENCE
 ARIST HORSTMAN LTD., ARCHITECT
 NORTH & WEST ELEVATIONS
 DT. 15 DEC 2022
 SC. 1/4"=1'-0"
 BY RD
 1024 988.0774
 BLDG. DESIGN
 BOB 98
 WHISTLER
 VAN 180



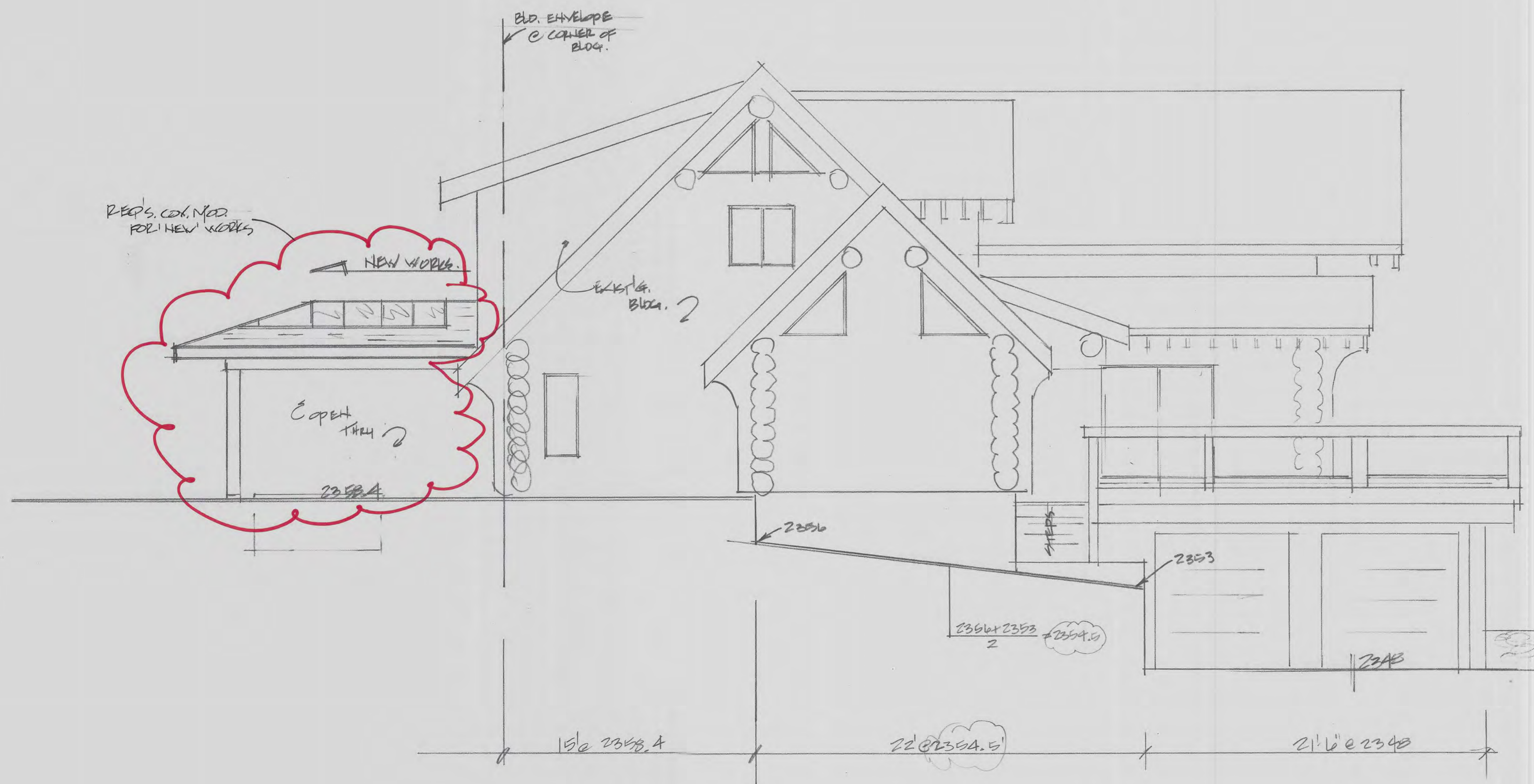
REAR ELEVATION

1-17.2' of PROPOSED

SPATIAL SEPARATIONS: $L \times W = 44'6'' \times 1,900.25'$
* OPENINGS PERMITTED

AVERAGE GRADE

$14' \times W \times L = 2399.4' = 511.38$
 $60' \times W \times L = 2399.4' = 1246.50$
 AVERAGE GRADE = 2,357.88'



EAST ELEVATION

SPATIAL SEP. - NO CHANGES.

AVERAGE GRADE - $15' \times 58.5' \times 2348.4' = 1604.72$
 $22' \times 58.5' \times 2348.4' = 2954.45$
 $21.5' \times 58.5' \times 2348.4' = 2954.45$
 AVERAGE GRADE = 2353.11'

R. DIAMOND
 ARCHITECTURE
 BOX 98
 WHISTLER
 VON 18
 604 939-0777

Mc NEIL RESIDENCE
 ART HORSTMAN L.L. WHISTLER
 REAR & EAST ELEVATIONS
 DT. 15. DEC 2021 BY R.O.
 SC. 1/4"=1'-0"

6
 SUPS
 CROWN