

Horstman Estates Subdivision

DESIGN GUIDELINES CONFORMANCE CHECKLIST

B. Gordon Hlynsky • Architect


15 - 636 Clyde Avenue
West Vancouver, B.C. phone (604) 925 - 3631
V7T 1E1 FAX (604) 925 - 3671

VARIOUS TO BUILDING SETBACKS FOR SPA ROOF & STAIR (EXISTING)

Lot No: <u>S.L. 24</u>	The undersigned applicant and design consultant confirm that the design shown in the appended drawings is in conformance with the Horstman Estates zoning regulations & design guidelines. _____ applicant _____ consultant
Legal Description: _____	
Street Address: <u>4937 HORSTMAN LANE</u>	
Lot Area: _____	
Gross Building Area: _____	
Applicant: _____	
Applicant Address: _____	
Phone No: _____	

(Above to be completed by Applicant)

SUBMISSION REQUIREMENTS	date submitted	reviewed
4 copies SITE PLAN	<u>OCT 27/22</u>	<u>FEB 29/24</u>
3 copies complete WORKING DRAWINGS	<u>OCT 27/22</u>	<u>FEB 29/24</u>
2 copies of SITE CLEARING PLAN		
1 COLOUR SCHEME BOARD		

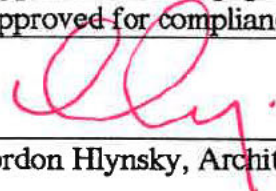
ZONING CHECKLIST				
ITEM	REGULATION	PROPOSED <i>this column completed by applicant</i>	approved subject to Whistler review	resubmit
A. USE	single family with max. 800 sq. ft. suite	<u>ROOF & STAIR ENCLOSUREMENT</u>	<u>O.K.g.h.</u>	
B. FOOTPRINT ENVELOPE	building to be sited in "footprint envelope"	<u>ENCLOSUREMENT FOR D.U.S.</u>	<u>O.K.g.h.</u>	
C. DENSITY	As per Schedule C			
D. HEIGHT	As per Schedule C			
E. PARKING	per Zoning Regulation			
F. DRIVEWAYS	Zoning Regulation Slope			

DESIGN GUIDELINES CHECKLIST

GUIDELINE	REMARKS	Resubmit	Approved As Noted	Approved
A. BUILDING SITING	VARIANCE FOR ROOF OVER SPA & STAIR		0.6%	
B. LOT CLEARING	N/A.			
C. DRIVEWAYS & PARKING				
D. NEIGHBOUR RELATIONSHIP				
E. GRADING & DRAINAGE				
F. LANDSCAPING & PLANTS				
G. SIGNS				
H. EXTERIOR LIGHTING				
I. BUILDING MASSING				
J. WALL TREATMENT				
K. FENESTRATION				
L. ROOF DESIGN				
M. ROOF PENETRATIONS				
N. COLOURS				
O. SNOW MANAGEMENT				
P. STORAGE				
Q. GARBAGE				
R. UTILITIES				
S. FENCES				

GENERAL COMMENTS MILK ENCLOSURES REVIEWED APPROVED BY MAX HENRIS.

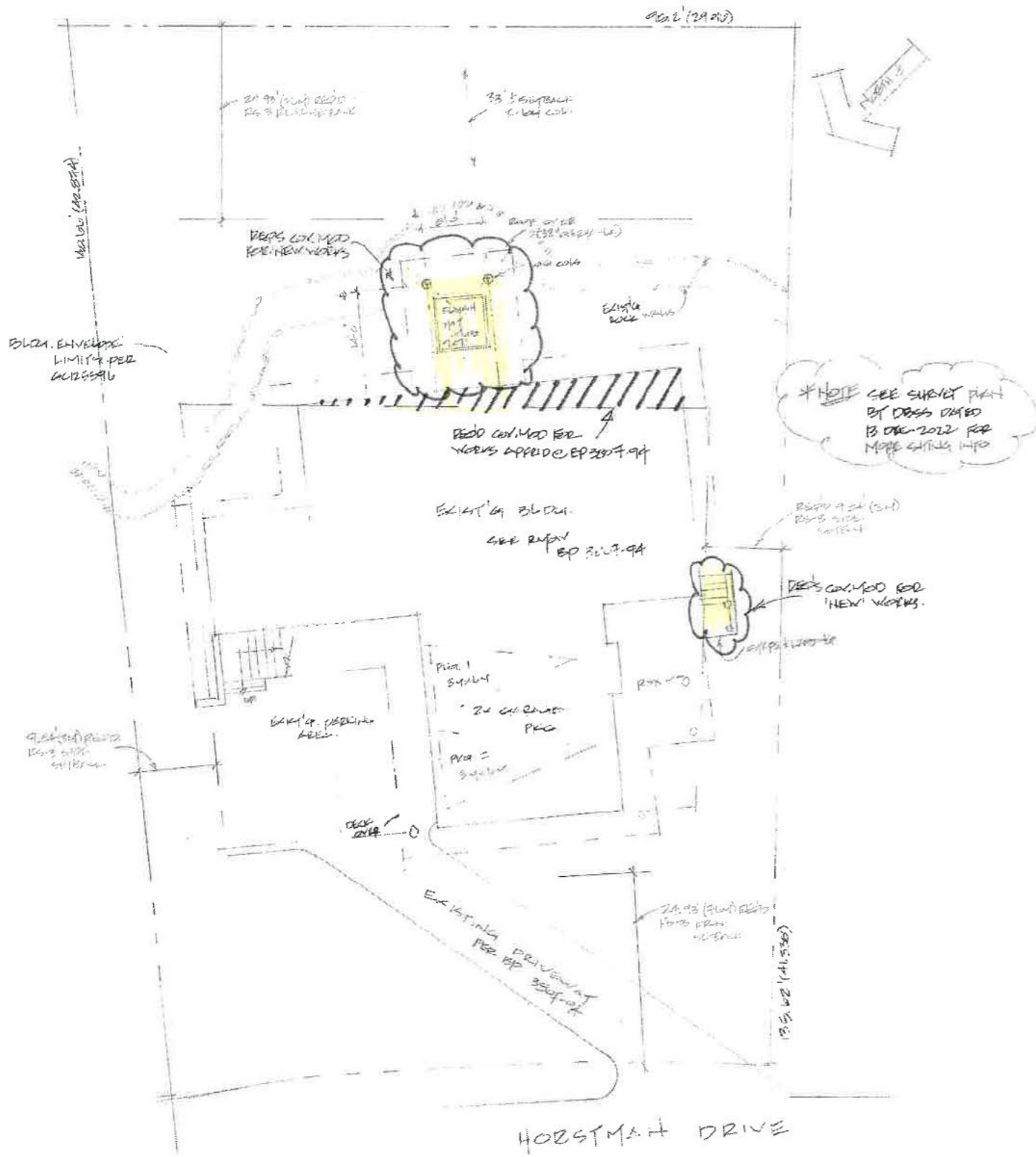
The appended drawings prepared by HAROLD DIAMOND BUILDING DESIGN are approved for compliance with the Horstman Estates Design Guidelines.


B. Gordon Hlynsky, Architect

dated FEB. 29/24.

Director of Planning, Resort Municipality of Whistler

dated _____



AVERAGE SETBACKS

TO PROPOSED BUILDING
FLOOR AREA (sq ft)

North	141.586	135.02
South	135.02	141.586
West	141.586	135.02
East	135.02	141.586
AVERAGE	138.05	138.05

BLDR ENVELOPE

MAX. EXCLUDED SETBACK = 38.00' (38.000')

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*NOTING SETBACKS PER LOCAL PROVISIONS

Lot 3 Permits

MAX GRASS: 33% of LOT AREA
 * 33% of 11,819 SF = 3,900 SF GRASS

MAX GRASS: 2 DECKS - 2,000 SF GRASS
 MAX GRASS: 2 PATIOS - 2,000 SF GRASS
 * 2,000 SF GRASS = 2,000 SF GRASS

MAX GRASS: 2 PATIOS - 2,000 SF GRASS
 MAX GRASS: 2 DECKS - 2,000 SF GRASS
 * 2,000 SF GRASS = 2,000 SF GRASS

* MAXIMUM GRASS COVERAGE PER LOCAL PROVISIONS

1) MODIFY GRASS COVERAGE PER LOCAL PROVISIONS
 BLDR ENVELOPE PER ACROSS PER 38.00' (38.000')

2) SETBACK IS 10.00' (10.000') FROM EXISTING BLDR ENVELOPE
 TO NEW BLDR ENVELOPE PER LOCAL PROVISIONS

* MAX GRASS: 33% of LOT AREA
 * 33% of 11,819 SF = 3,900 SF GRASS

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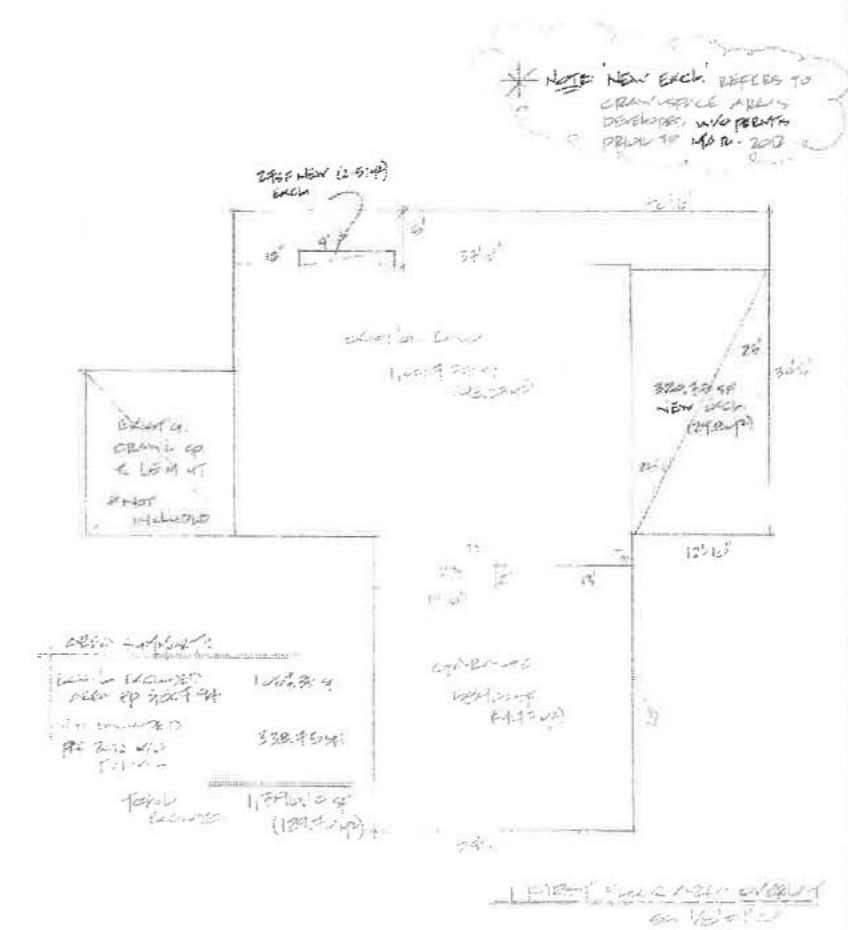
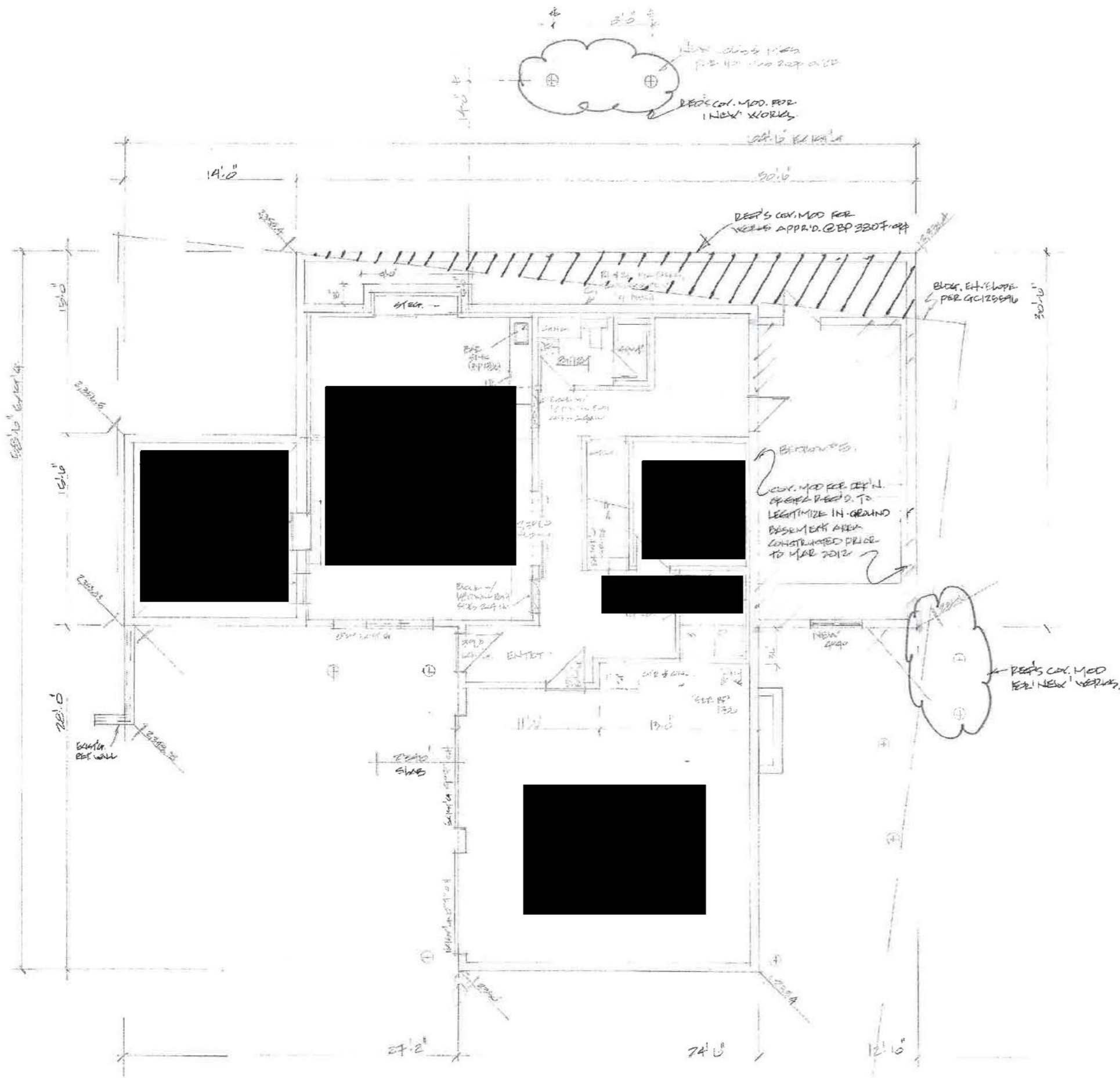
SITE PLAN 1/8" = 1'-0"

LOT AREA = 11,819 SF

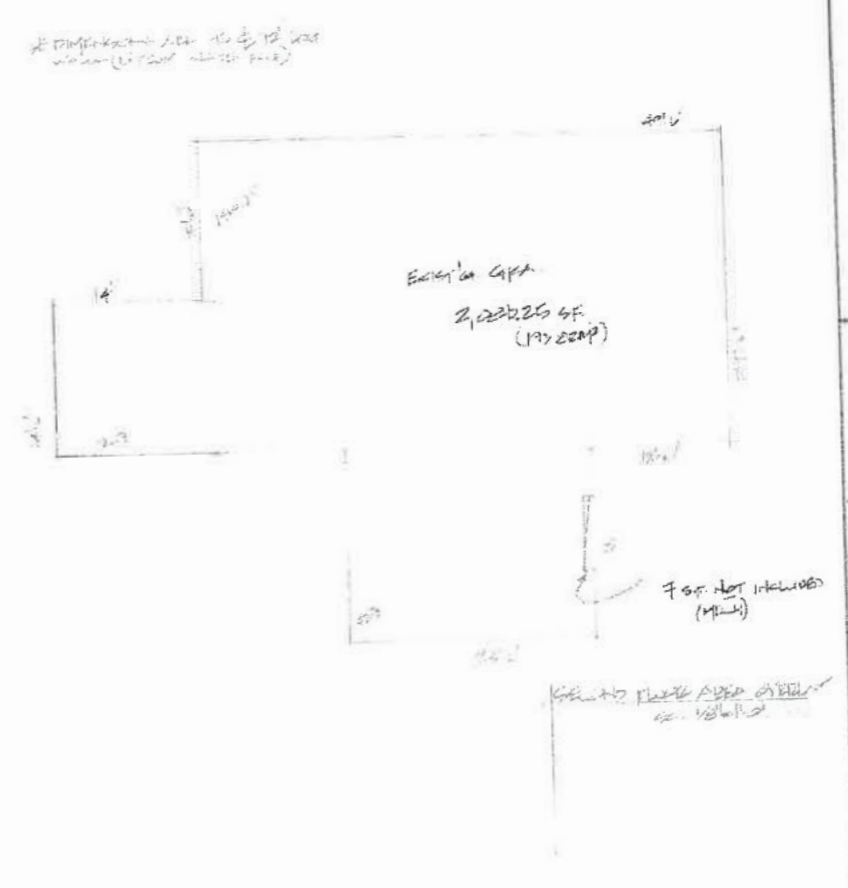
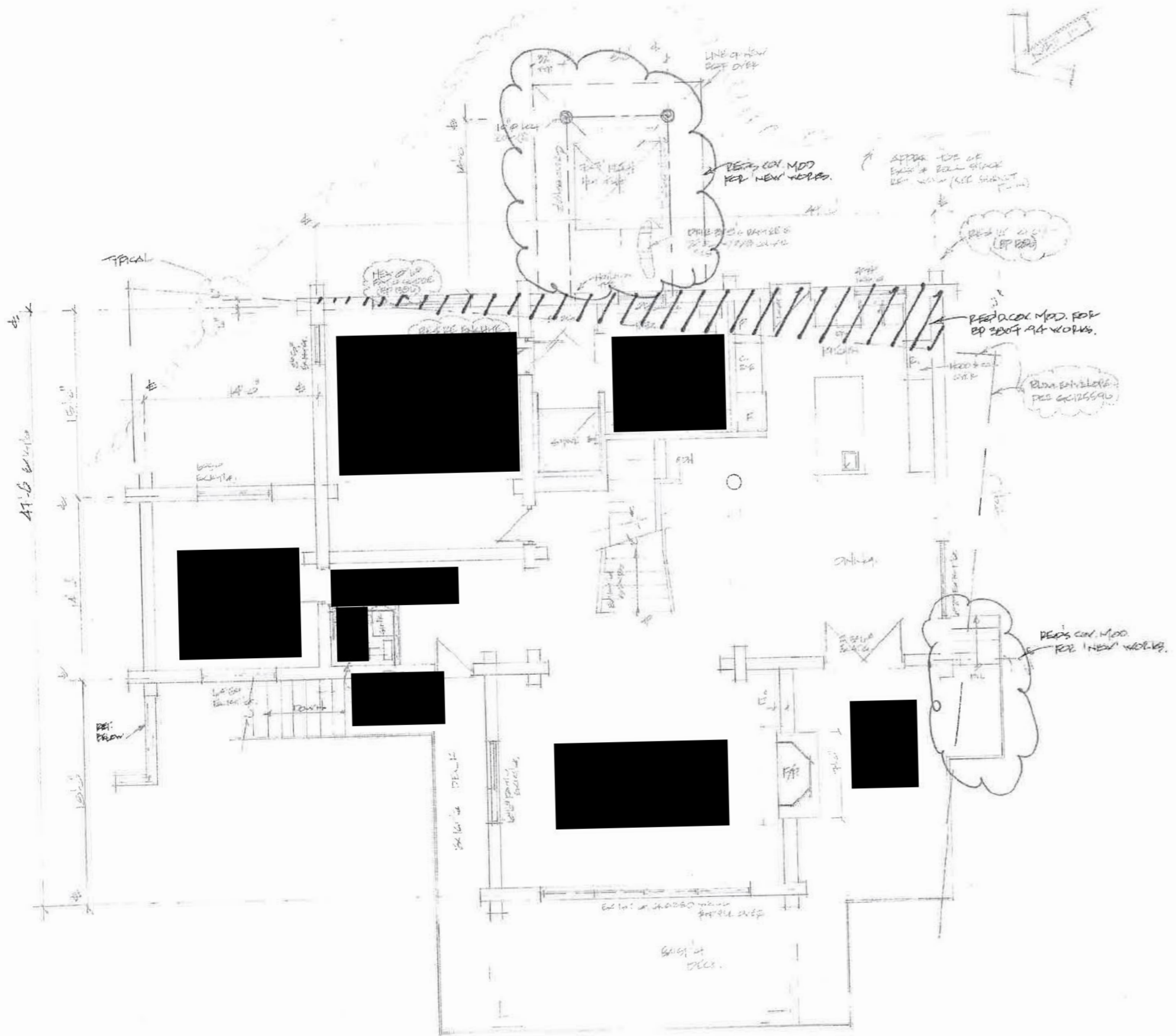
LEGAL DESC = C.B. 24 DIST VAG 2482
 RL 3805 L.O. 30 & 26.4214

P.I.D. 014.35.05.ATB

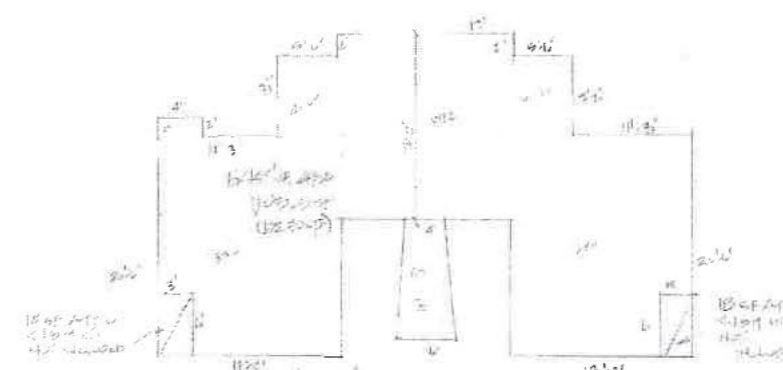
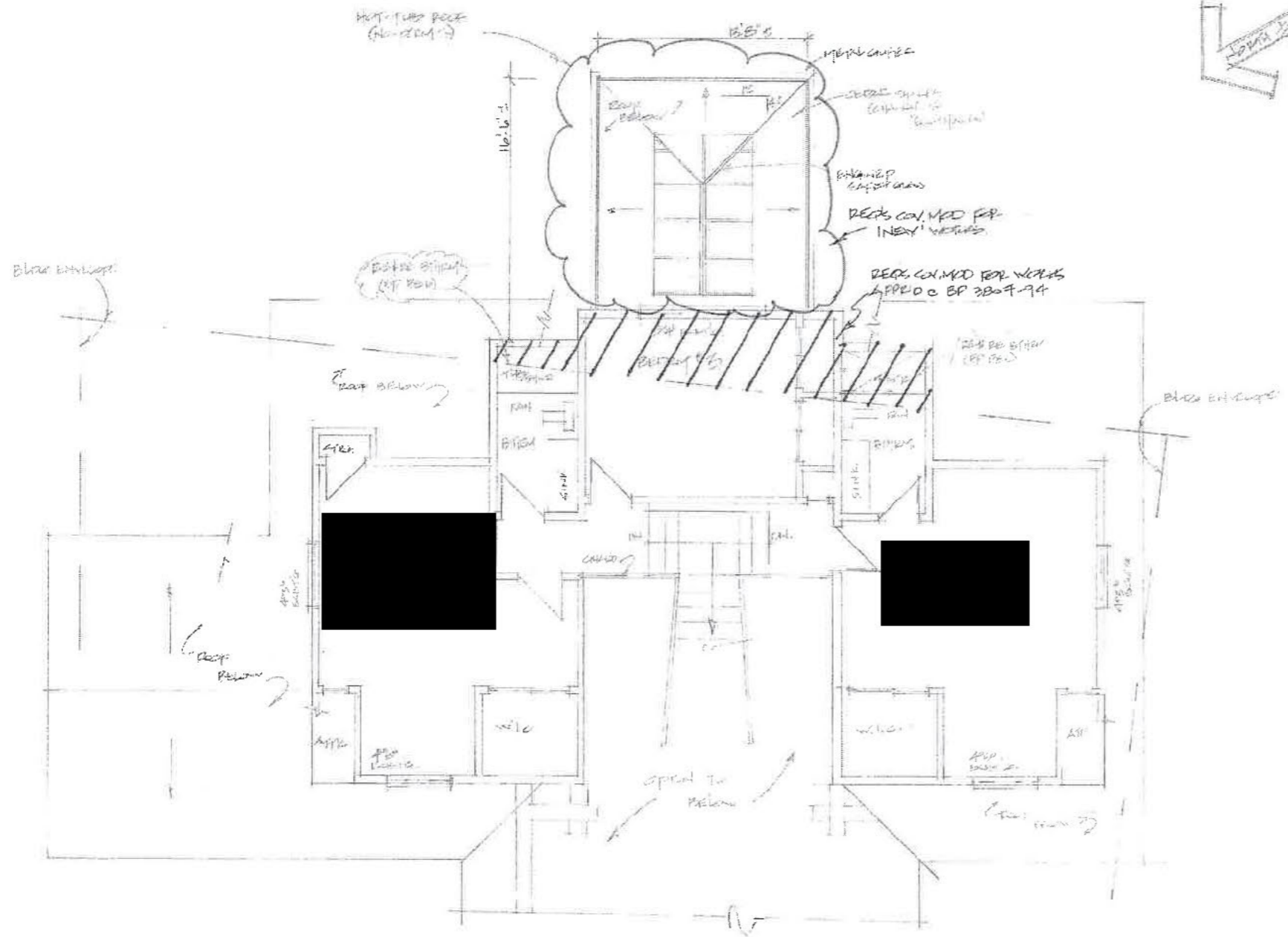
R.D. AMEND BLDR DESIGN PER 08 VAG 2482 VENT 150 LOCAL PROV. 150	McNEIL RESIDENCE 401st HOBSTMAN Lane SITE PLAN DEPARTMENT OF CITY ENGINEERING
	1
	1



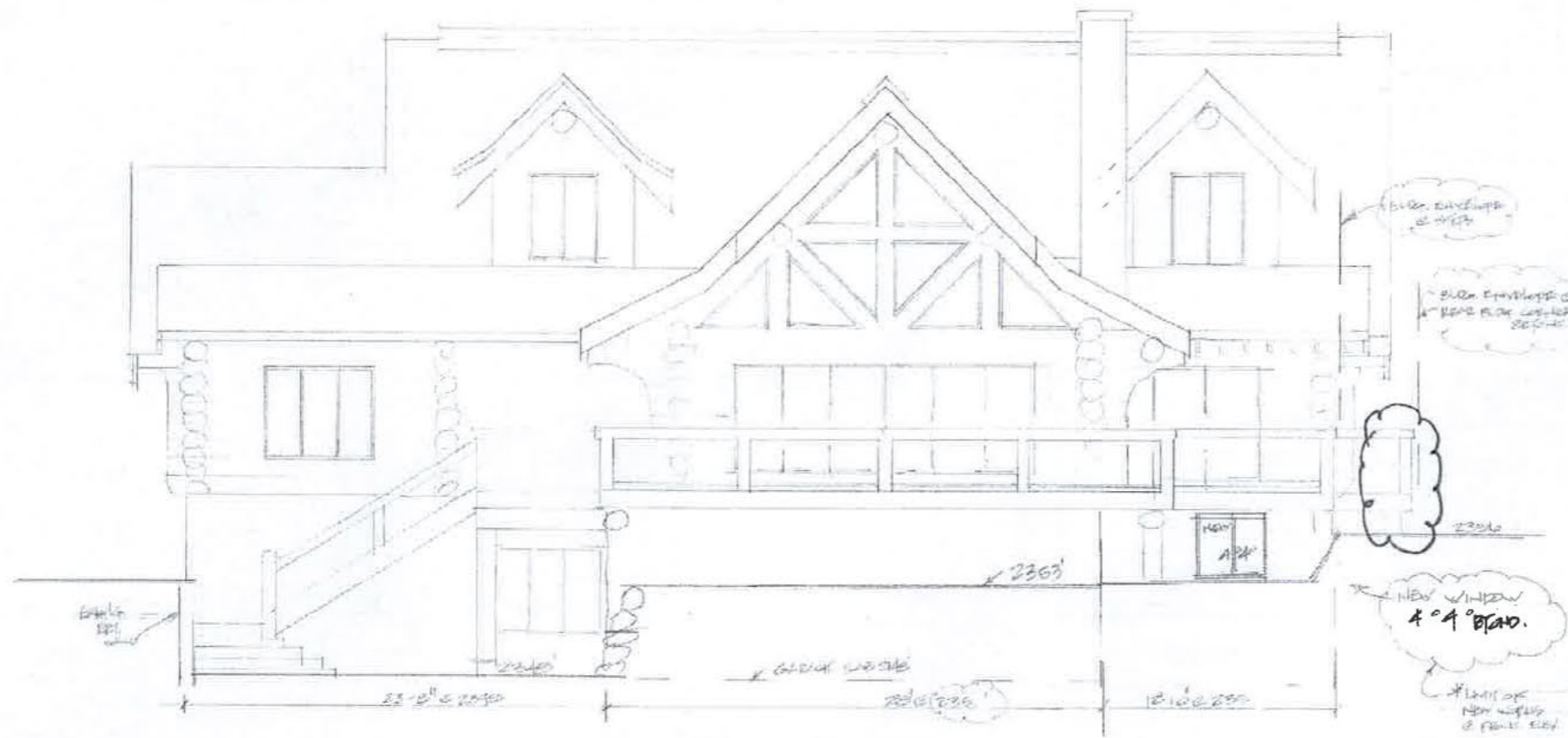
DRAWING	REVISION	
	NO.	DATE
2	MENEILL RESIDENCE	
	4037 HERBERT LN, WHISTLER	
	DR.	BT
	BT	RD



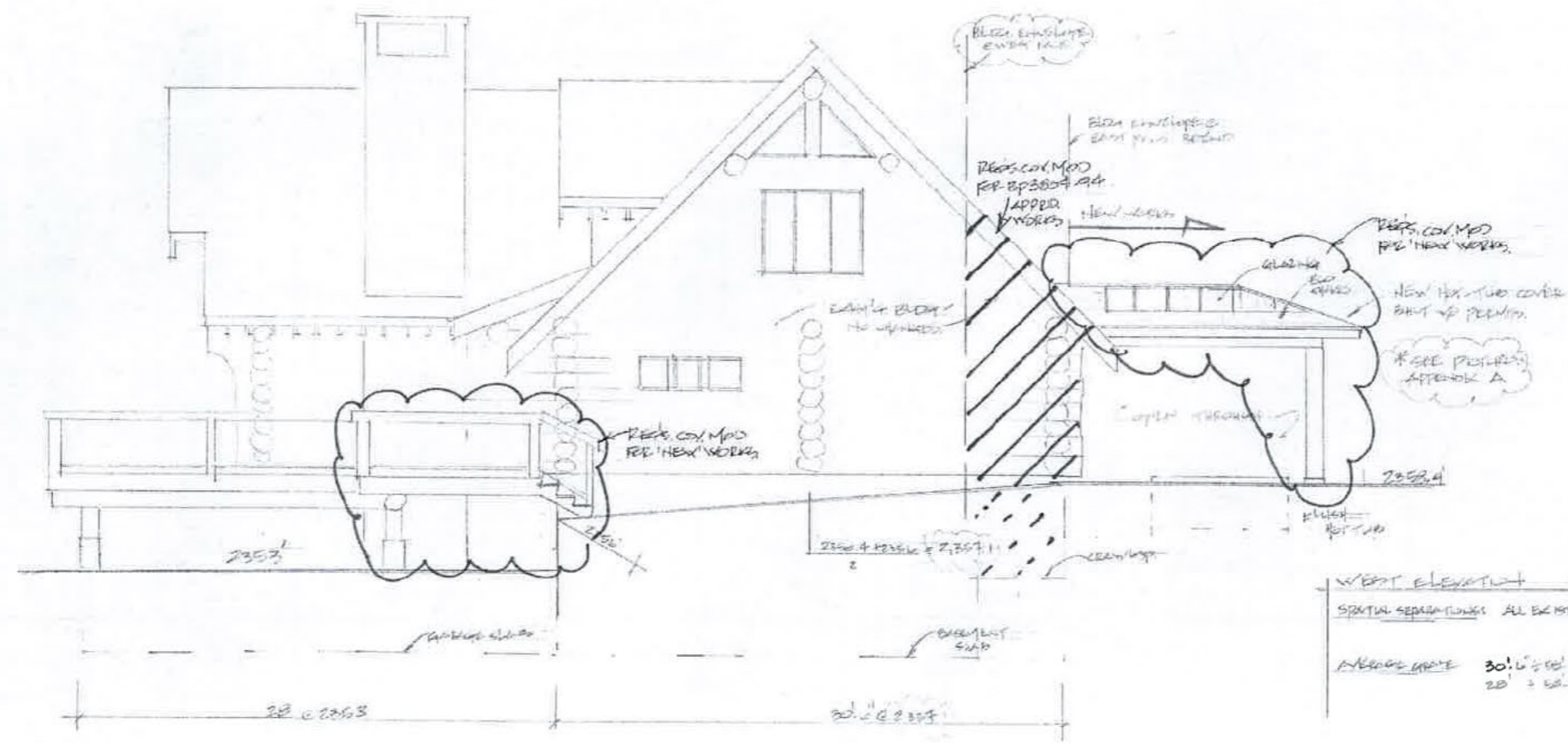
DRAWN	McNELL RESIDENCE	R.D.
	101ST HOSPITAL HT. WHEELER	
DATE	15 DEC 22	BY
	12/15/22	
PROJECT	REVISIONS FOR ACCESS	R.D.
	REVISIONS FOR ACCESS	
SCALE	AS SHOWN	R.D.
	AS SHOWN	
SHEET	1 OF 1	R.D.
	1 OF 1	
DRAWN	McNELL RESIDENCE	R.D.
	101ST HOSPITAL HT. WHEELER	
DATE	15 DEC 22	BY
	12/15/22	
PROJECT	REVISIONS FOR ACCESS	R.D.
	REVISIONS FOR ACCESS	
SCALE	AS SHOWN	R.D.
	AS SHOWN	
SHEET	1 OF 1	R.D.
	1 OF 1	



DRAWING	4	
	McNEILL RESIDENCE	
DESIGNER	4937 HORSFORD LN, WHISTLER	
	THIRD FLOOR PLAN	
DATE	15.08.20	BT
	8.11.20	RD
B-DIAPHRAGM		BLDG DESIGN
BOYD & HARRIS		604-933-0279



FRONT ELEVATION
 SPECIAL OPERATIONS: N/A. PAGES STREET.
 AVERAGE AREA: $12'10\" \times 23'6\" = 2,886' \uparrow$
 $20' \times 14'6\" \times 2,353' = 470,600' \uparrow$
 $20' \times 14'6\" \times 2,353' = 470,600' \uparrow$
 AVERAGE AREA = 2,356.17'

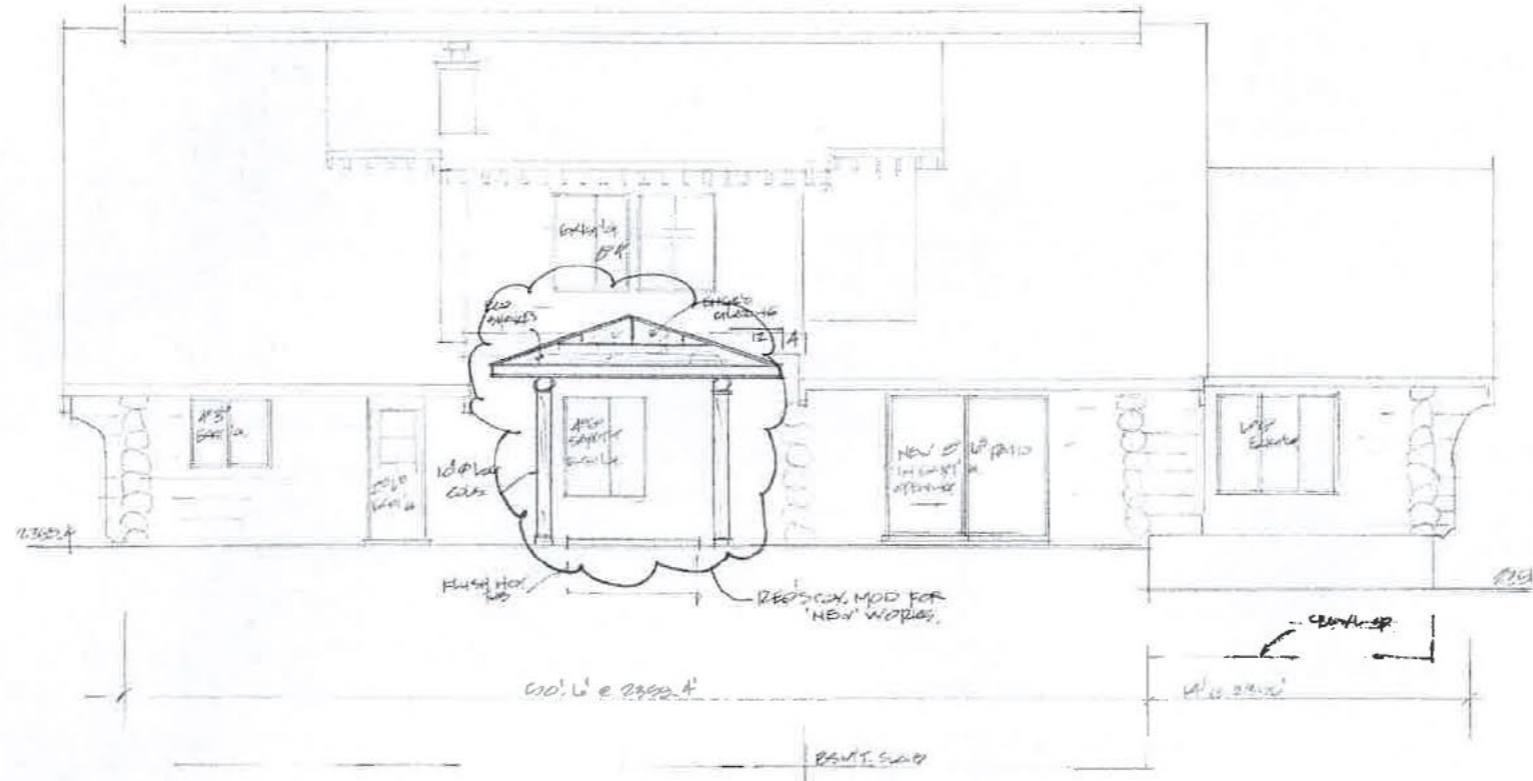


WEST ELEVATION
 SPECIAL OPERATIONS: ALL EXIST'G WORKS - NO CHANGES.
 AVERAGE AREA: $30'6\" \times 20' \times 2,353' = 1,422,420' \uparrow$
 $20' \times 14'6\" \times 2,353' = 470,600' \uparrow$
 AVERAGE AREA = 2,356.17'

12 DIAMOND
 BURR DESIGN
 BOB'S
 ARCHITECTURE
 1001 180
 604-936-0999

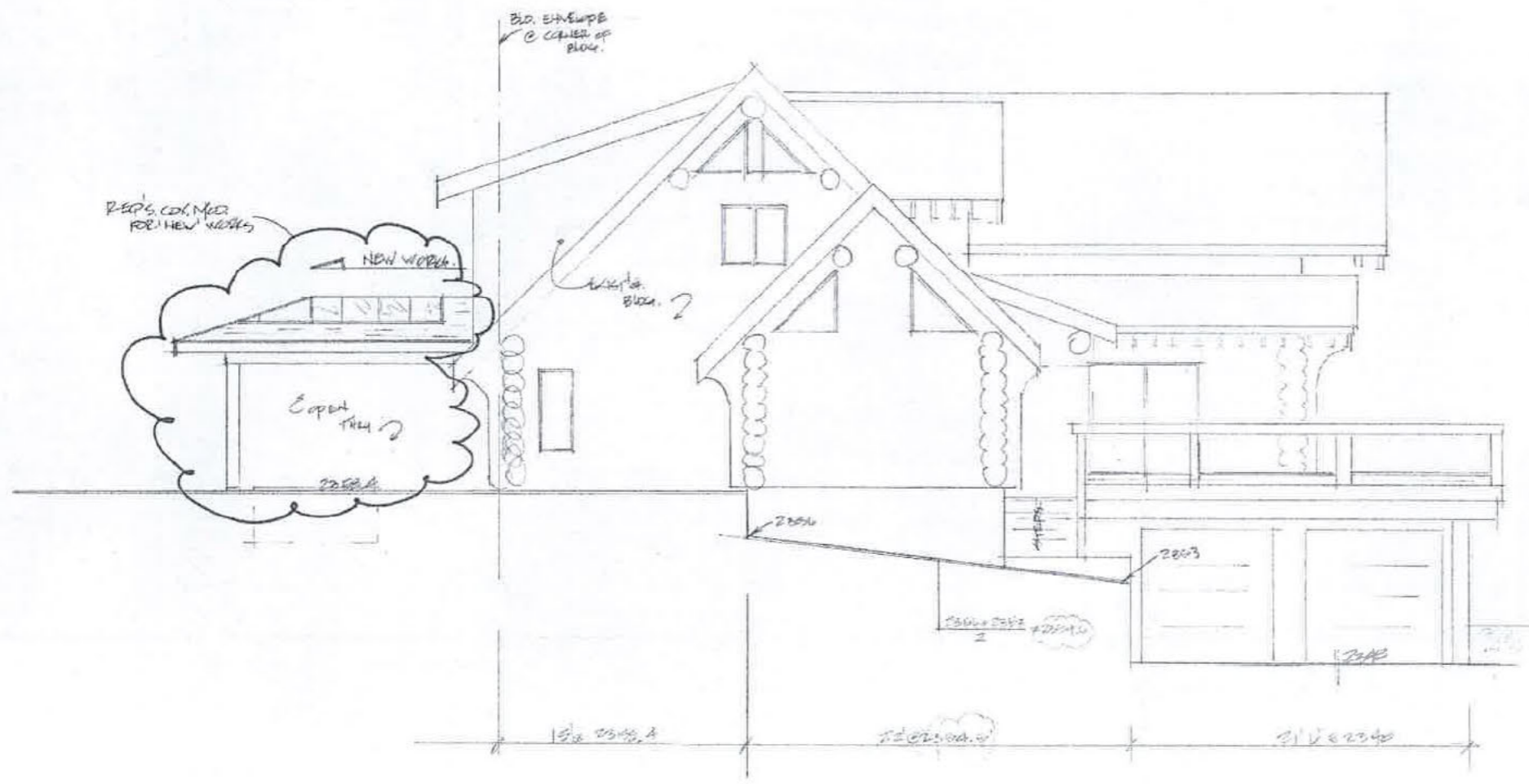
McHELL RESIDENCE
 ARTIST WORKSHOP Ltr, xdriller
 HEIGHT & WEST ELEVATIONS
 DT: 5/22/2022 BY: BJS
 SC: 1/4"=1'-0"

5



BASE ELEVATION
 14' 2\"/>

R. DIAMOND
 BLOCK DESIGN
 SIX 9\"/>



EAST ELEVATION
 SPECIAL SECT - NO CHANGES
 AVERAGE GRADE - $10' 66.6' \times 2355.4 = 24732$
 $22' 00.0' \times 2344.0 = 51568$
 $21' 00.0' \times 2340 = 49140$
 AVERAGE GRADE = 2352.1'

McNEILL RESIDENCE
 ARTIST HOUSING L1
 R. DIAMOND
 SIX 9\"/>

DR. S. B. CROW
 6

Brook McCrady

From: Gord Hlynsky <gord@hlynsky.ca>
Sent: Monday, April 22, 2024 8:42 AM
To: Brook McCrady
Cc: Richard Diamond
Subject: RE: 4937 Horstman

CAUTION: This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Hi Brook

These are very minor encroachments and we have no issue with these.

Thanks

Gordon Hlynsky retired Architect AIBC

HLYNKY + DAVIS ARCHITECTS INC.

2439 Bellevue Ave.
West Vancouver, BC V7V 1E1

gord@hlynsky.ca
www.hlynsky.ca
ph. 604.925-3631

From: Brook McCrady <bmccrady@whistler.ca>

Sent: April 19, 2024 2:49 PM

To: Gord Hlynsky <gord@hlynsky.ca>

Subject: FW: 4937 Horstman

Hi Gord,

Hope you are doing well.

I have received your checklist from Richard D. for the minor encroachments into the rear yard at 4937 Horstman Lane.

I have since had Richard revise the requested covenant amendment to also include the ground level deck, rock stack retaining wall and a small portion of the retaining wall in the side yard. This can be seen on the attached survey with the proposed amendments in green hatch.

Could you please confirm that you support these landscaping features (green) for the covenant amendment?

Thank you.



Brook McCrady (he/him)
PLANNING ANALYST
CLIMATE ACTION, PLANNING & DEVELOPMENT SERVICES

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, B.C. V8E 0X5
T: 604-935-8167
whistler.ca

Whistler: A place where our community thrives, nature is protected and guests are inspired.

*The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as *Łílwat7úl*, and the Squamish people, known in their language as *Skwxwú7mesh*. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

From: Richard Diamond <[REDACTED]>
Sent: Thursday, April 18, 2024 6:12 PM
To: Brook McCrady <bmccrady@whistler.ca>
Cc: Cameron McNeill <[REDACTED]>
Subject: 4937 Horstman

CAUTION: This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Hi Brook

Please see attached

--

Richard Diamond