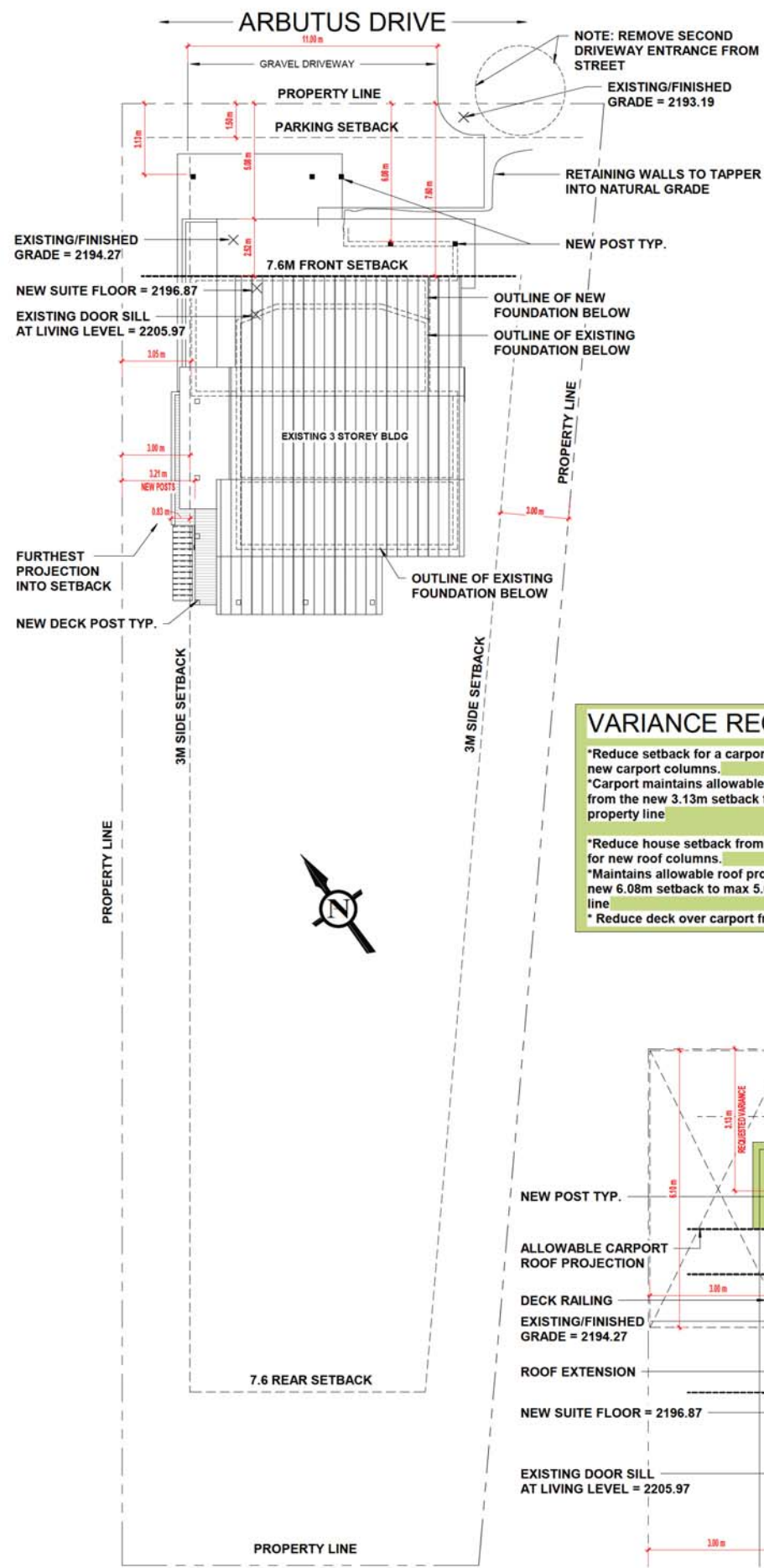


3254 ARBUTUS WHISTLER, BC

Appendix B



VARIANCE REQUESTS

- *Reduce setback for a carport from 5m to 3.13m for new carport columns.
- *Carport maintains allowable roof projection of 1m from the new 3.13m setback to max 2.13m from the property line
- *Reduce house setback from 7.6m to 6.08m to allow for new roof columns.
- *Maintains allowable roof projection of 1m from the new 6.08m setback to max 5.08m from the property line
- *Reduce deck over carport from 7.6m to 5.08m



PROJECT INFORMATION

CIVIC ADDRESS: 3254 ARBUTUS DRIVE
WHISTLER, BC

LEGAL DESCRIPTION PLAN VAP17377 BLOCK I LOT 20
DISTRICT LOT 4750 GROUP 1

BUILDING CODE BCBC 2018
OCCUPANCY C
ZONING RS1
PID 007-286-406

SCOPE OF WORK

1. LOWER ALL FLOORS AT REAR OF HOUSE TO MATCH ADJACENT SPLIT LEVEL FLOORS.
2. ADD NEW BEDROOM AND LAUNDRY TO LOWER FLOOR
3. ADD NEW MASTER BEDROOM EXTENSION TO UPPER FLOOR
4. ADD NEW BATHROOMS TO LOWER, KITCHEN AND UPPER FLOORS
5. NEW SKYLIGHTS IN EXISTING ROOF
6. NEW KITCHEN
7. NEW INTERIOR FINISHES
8. ALL NEW FIXTURES
9. ADD NEW SUITE AT NEW BASEMENT LEVEL.
10. NEW CARPORT (REQUESTED IN DVP APPLICATION)
11. NEW POSTS/CANOPY ROOF FOR COVERED ACCESS TO MAIN HOUSE. (REQUESTED IN DVP APPLICATION)

AREA ANALYSIS

NOTE: ALL AREAS SHOWN ARE IN SQUARE METRES
AREAS MEASURED 6" OUT FROM INTERIOR WALL FACE

SITE AREA = 1189.7m² = MAX GFA 325m²

EXISTING AREAS

LOWER FLOOR GFA: 31.92
MIDDLE FLOOR GFA: 67.19
UPPER FLOOR GFA: 66.09
TOTAL EXISTING GFA: 165.2

PROPOSED AREAS

NEW SUITE FLOOR GFA: 52.83
LOWER FLOOR GFA: 46.18
MIDDLE FLOOR GFA: 0
UPPER FLOOR GFA: 17.85
TOTAL NEW GFA: 131.68
MECHANICAL AREA: 1.70

TOTAL EXISTING + NEW GFA = 296.88 SM

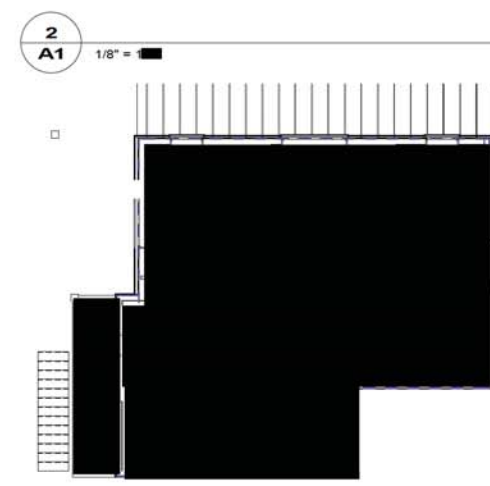
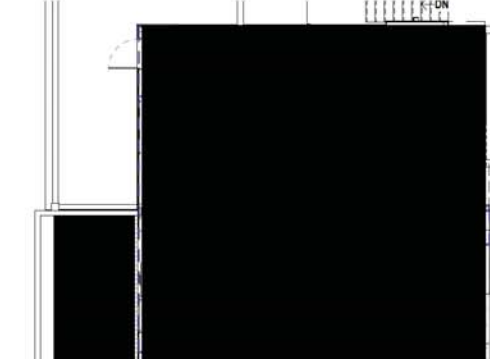
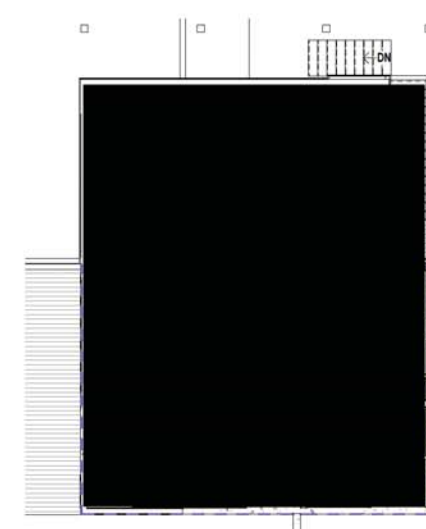
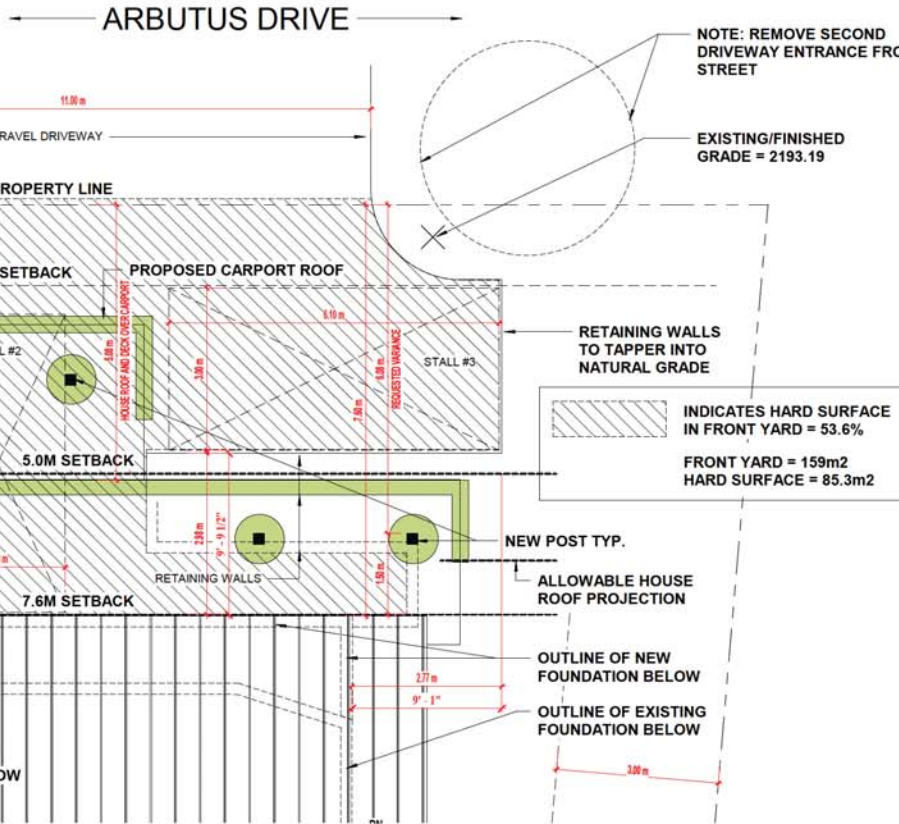
SITE ANALYSIS

	ALLOWED	PROVIDED
SITE AREA	NA	-
FRONT SETBACK	7.6m	3.13
REAR SETBACK	7.6m	42.29
SIDE SETBACK	3.0m	3.05
SITE COVERAGE	35%	9.8%
FLOOR SPACE RATIO	35%	23.7%

PARKING

HOUSE GFA = 229.23sm = 2 SPACES
SUITE = 1 SPACES

TOTAL PARKING PROVIDED = 3 SPACES

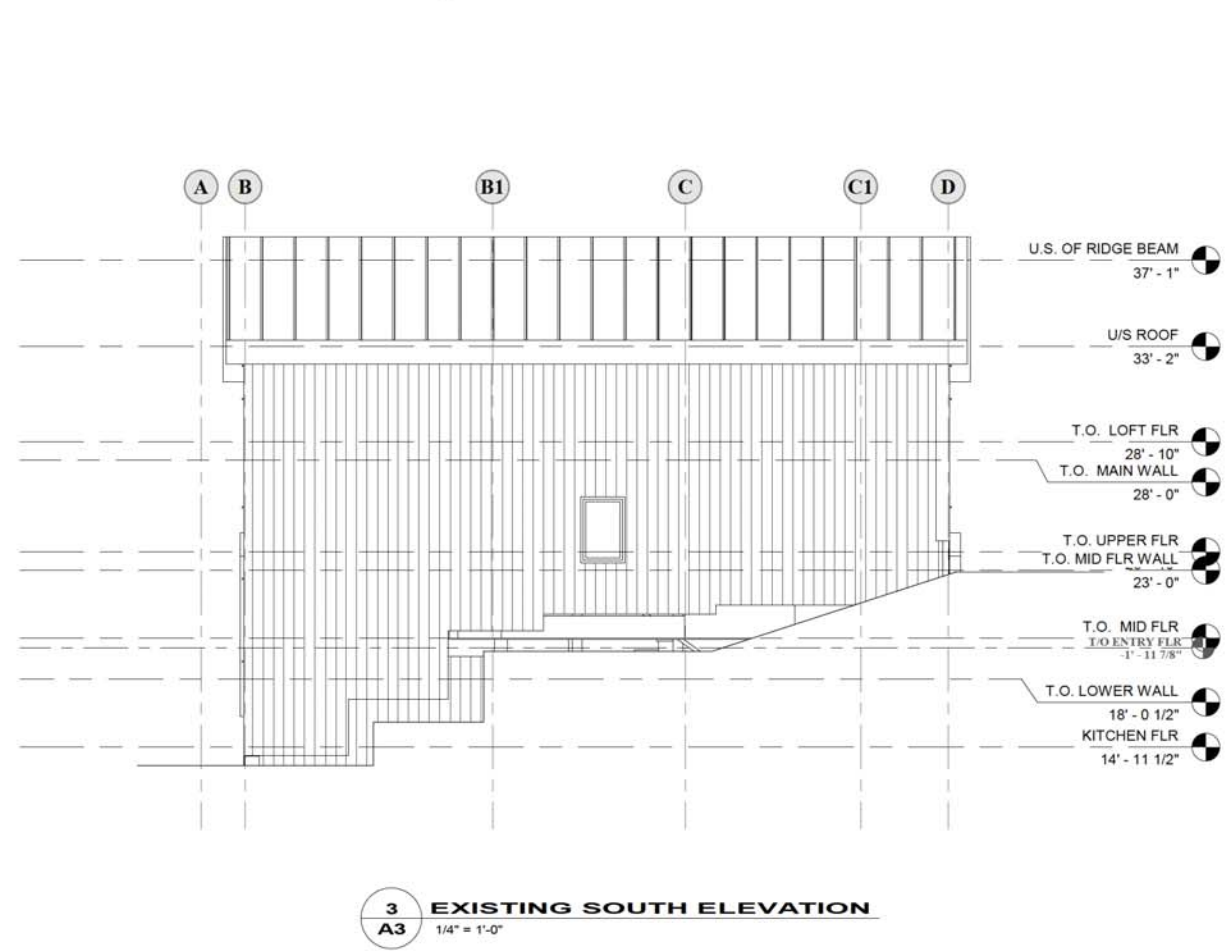
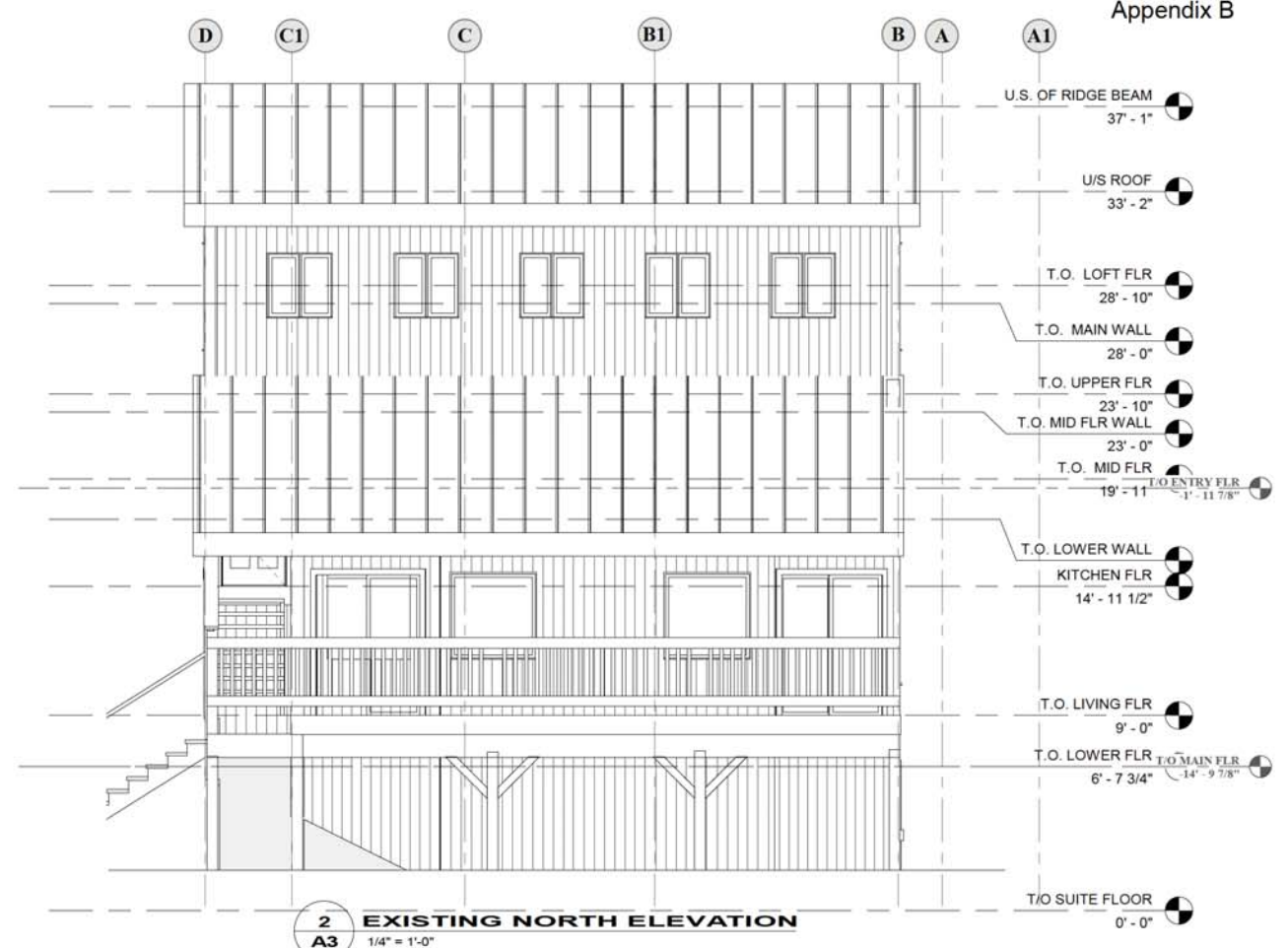
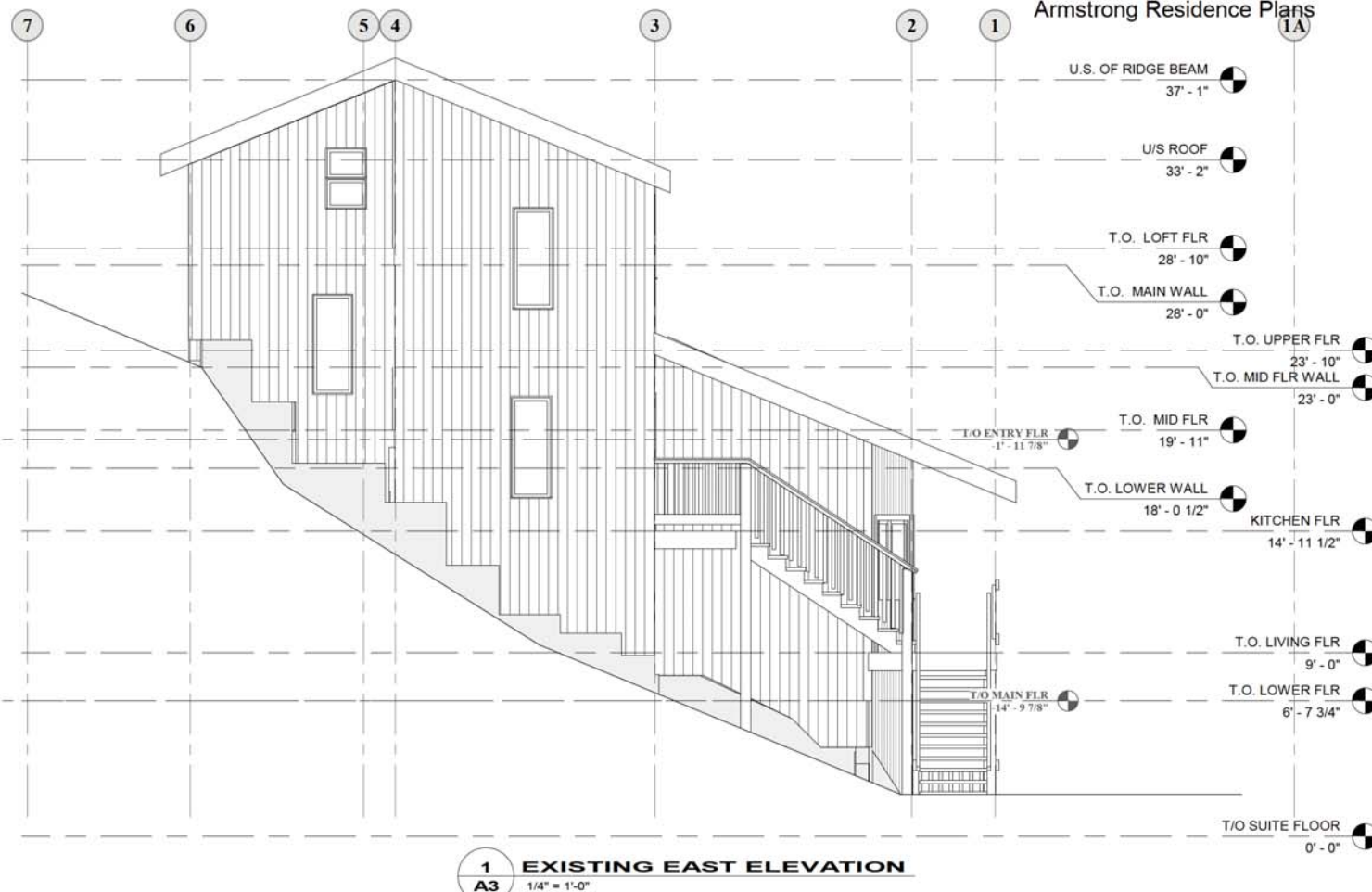


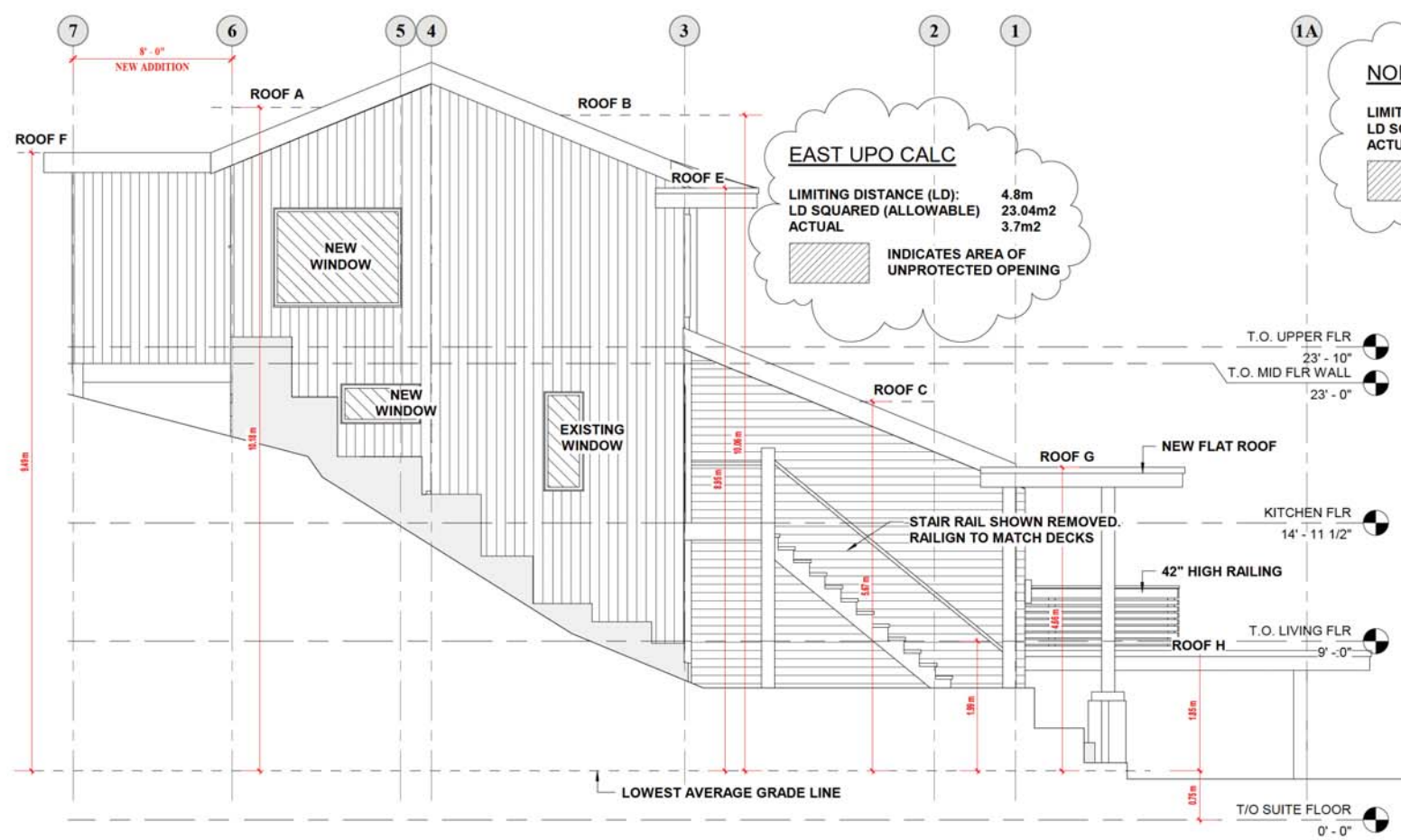
6 SITE PLAN
A1 3/32" = 1'-0"

4 BLOW UP OF NEW CONSTRUCTION AREA
A1 3/16" = 1'-0"

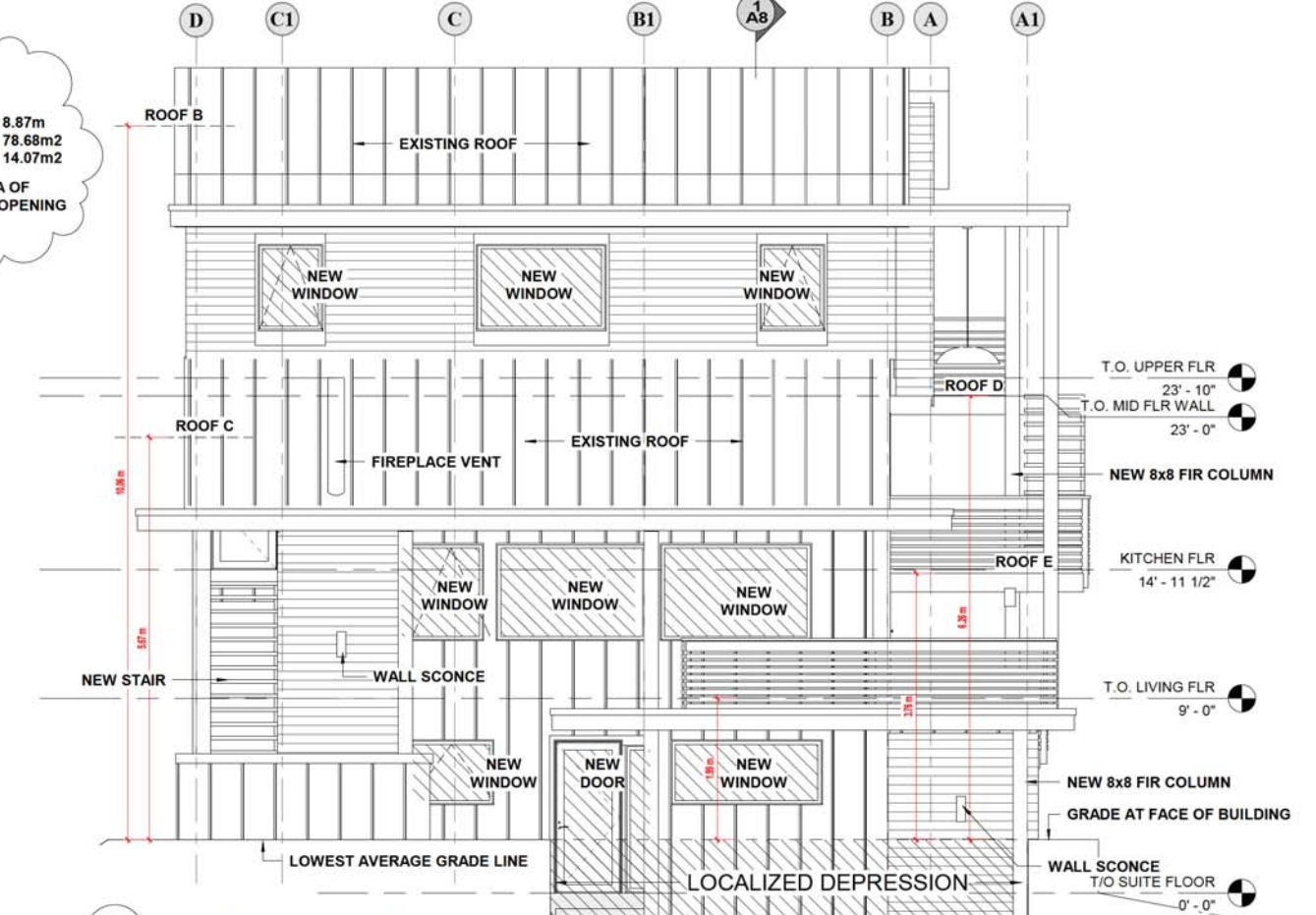
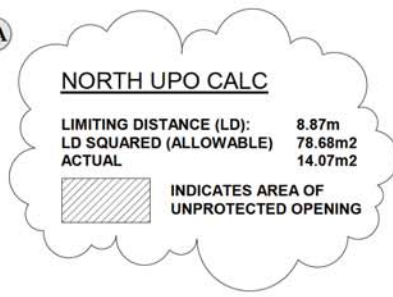
1
A1 1/8" = 1'-0"

5
A1 1/8" = 1'-0"





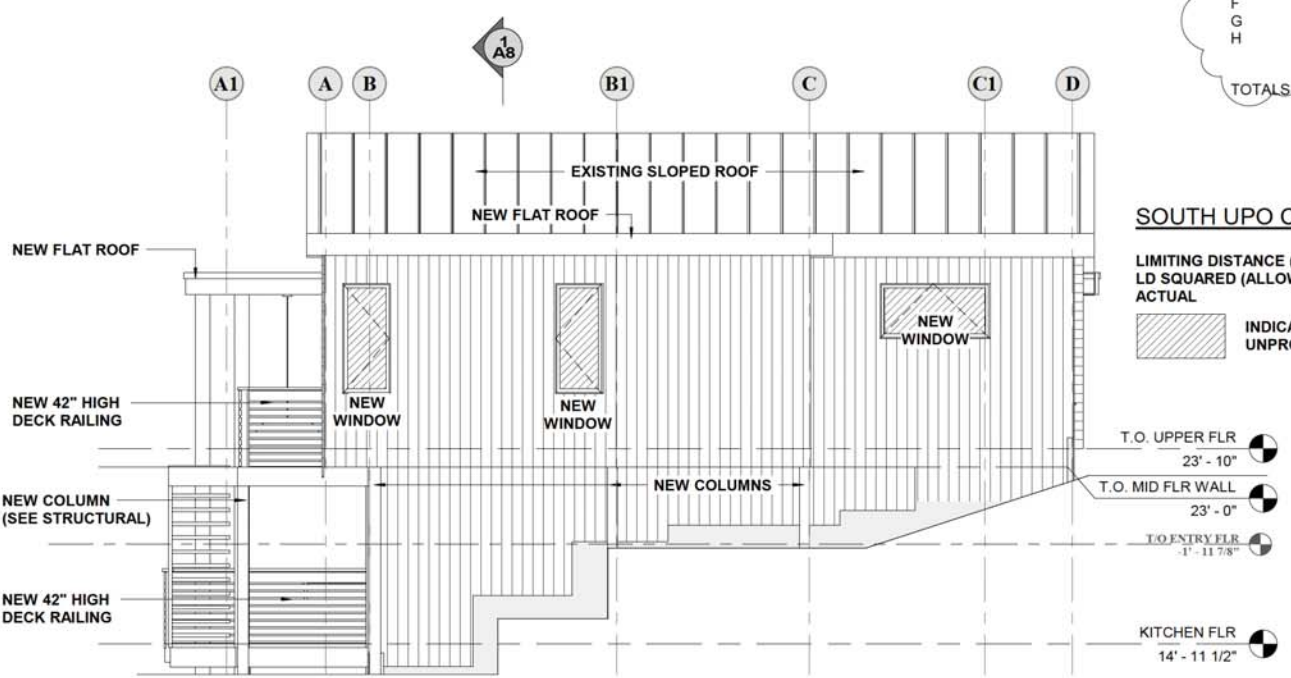
1 NEW EAST ELEVATION
 A7 1/4" = 1'-0"



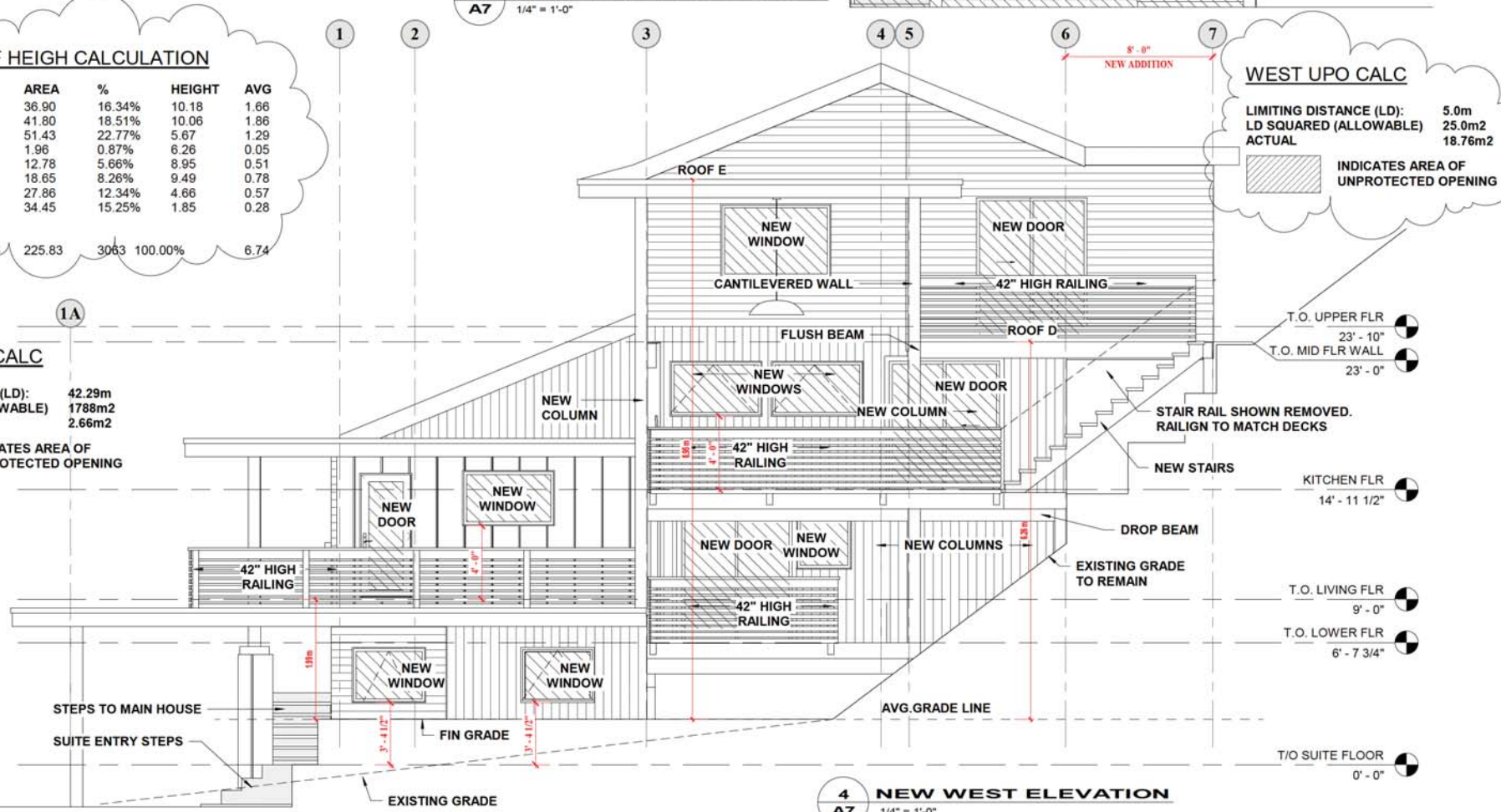
2 NEW NORTH ELEVATION
 A7 1/4" = 1'-0"

ROOF HEIGH CALCULATION

ROOF	AREA	%	HEIGHT	AVG
A	36.90	16.34%	10.18	1.66
B	41.80	18.51%	10.06	1.86
C	51.43	22.77%	5.67	1.29
D	1.96	0.87%	6.26	0.05
E	12.78	5.66%	8.95	0.51
F	18.65	8.26%	9.49	0.78
G	27.86	12.34%	4.66	0.57
H	34.45	15.25%	1.85	0.28
TOTALS	225.83	3063	100.00%	6.74



3 NEW SOUTH ELEVATION
 A7 1/4" = 1'-0"



4 NEW WEST ELEVATION
 A7 1/4" = 1'-0"