



SITE DATA

Legal Description: LOT A (Explanatory Plan 4302) of LOT 1, BLOCK 12, DISTRICT LOT ABC, PLAN 1234

Civic Address: Pemberton Heights, North Vancouver BC

Owners:
Zoning: RSPH Single Family

Lot Size: 10,560 Sq. Ft.

Building Coverage:
Allowed: 3696 sq. ft. (35%)
Proposed: 2361 sq. ft. (22.4%)
(includes existing accessory building)

Upper Deck: 96 sq. ft.

FSR (to outside of cladding):
Allowed: 3013 + 484 Garage = 3497 sq. ft.
Proposed: 2709.50 + 484 Garage = 3193.50 sq. ft.

(Ground Floor 1450 sq. ft., Garage 484 sq. ft., Upper Floor 1259.50 sq. ft.)
(Exempt Basement: 1744.4 sq ft - No Suite)

Upper Floor to lower Floor Ratio: Required 75%, Proposed 87%

Main Floor Elevation: 141.4 ft ASL (level with Grade)
Max Roof Height: 26' 8" Max Bylaw Height allowed 26'
Max Eave Height: 20' 6-3/4"
Max Garage Roof Eave: 11'

Maximum Roof Overhangs: Bottom Floor - 4'
Garage - 2' 4"
Top Floor - 3'

Driveway: Pervious Concrete with 4" - 6" of crushed reclaimed concrete below

Setbacks: As shown on drawing - conforming to RSPH Zoning (Min North Side Setback from Roof Overhang: 3' 9")

Building Depth: 51'1" (65' allowed)

Construction: To BCBC 2012 Part 9 unless otherwise noted.

Design Criteria:

Region: District of North Vancouver
Seismic: 0.88 Sa(0.2)
Snow Load (kPa): 1/50 Ss 3.0 Sr 0.3



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Project North	
No.	Date
A	September 22, 2013
B	October 14, 2013
1	December 14, 2013
2	February 21, 2014

Project Title	
The Enclosure	
Pemberton Heights, North Vancouver - British Columbia	
Drawing	
Site Plan	
Scale: 1/8" = 1'	Dwg. #
Date: February 21, 2014	A1
Drawn By: SW	