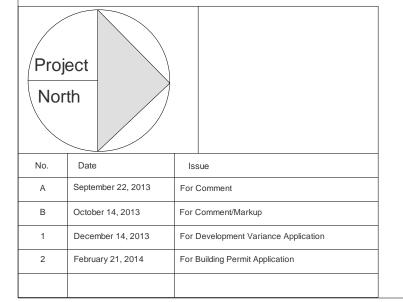


Philip Ave



## 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:

**RSPH Single Family** Zoning: 10,560 Sq. Ft. Lot Size:

**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) 26' 8" Max Bylow Height allowed 26' Max Roof Height: 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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The Enclosure Pemberton Heights, North Vancouver - British Columbia

Site Plan

1/8" = 1'

February 21, 2014

Drawn By: SW