

PROPOSED TOBY HOUSE ADDITION

2055 QUEENS AVE.
WEST VANCOUVER, B.C.



EXISTING TOBY HOUSE

FEBRUARY 11, 2015

PROJECT # 0909



Wensley
Architecture Ltd

301 - 1444 Alberni St.
Vancouver, BC V6G 2Z4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

PROPOSED TOBY HOUSE ADDITION Project # 0909



UNIT MIX/STATISTICS	(REVISION NO. 3)	February 10, 2015		
LEGAL DESCRIPTION	Lot F District Lot 1091 Plan 11018			
CIVIC ADDRESS	2055 Queens Ave. West Vancouver BC			
EXISTING ZONING	RS3	PROPOSED ZONING	CD	
EXISTING SITE AREA (SF)	37,727			
PROPOSED TOBY HOUSE SITE AREA (SF)	16,936 (1,573 m ²) >(min 1,115 m ²)			
SITE WIDTH	22.2m <24.4m min		(measured at front setback line) VARIANCE REQUIRED	
SITE DEPTH	less than <4x Site Width (max 97.6m)			
MAX. ALLOWABLE F.S.R	BYLAW	PROPOSED	UNUSED	FSR
TOBY HOUSE + ACCESSORY BUILDING	35%	0%	9%	4,373sf / 16,936sf = 0.26 FSR
MAX. ALLOWABLE SITE COVERAGE	BYLAW	PROPOSED	UNUSED	
TOBY HOUSE + ACCESSORY BUILDING	30%	0%	30%	
MAX. BUILDING HEIGHT	BYLAW	PROPOSED		
TOBY HOUSE	25' (2 STOREY + BSMT)	21.3'	2 STOREYS + BSMT	AVERAGE GRADE - 421.5'
TOBY ACCESSORY BUILDING	12.1' (1 STOREY + BSMT)	13.7'	1 STOREY	AVERAGE GRADE - 422.1' VARIANCE REQUIRED
BUILDING HEIGHT	TOBY HOUSE	TOBY POOLHOUSE		
Storeys	2	1		
Average Grade (ft)	421.5'	422.1'		
Building Height Above Avg. Grade (ft)	21.3'	13.7'		
Elevation at roof peak (ft)	442.75'			
Elevation of Bsmt ft)	413.9'			
Elevation of Main floor (ft)	422.9'			
Elevation of 2nd floor (ft)	430.7'			
SET BACKS	BYLAW			
TOBY HOUSE	SIDE SETBACK #1	Max 3m or 10% lot width (2.2m)	21.71' (6.6m)	
	SIDE SETBACK #2	Max 3m or 10% lot width (2.2m)	24.42' (7.4m)	
	SIDE SETBACK #3	Max 3m or 10% lot width (2.2m)	3.48' (1.1m)	VARIANCE REQUIRED (deck encroaching)
	FRONT (SOUTH)	29.86' (9.1m)	53.06' (18.3m)	
	REAR (NORTH)	29.86' (9.1m)	20.75' (6.3m)	VARIANCE REQUIRED (house encroaching)
ACCESSORY BUILDING	SIDE SETBACK	Max 10' or 10% lot width (2.2m)	4.08' (1.2m)	VARIANCE REQUIRED (pool deck encroaching)
	FRONT (SOUTH)	N/A	N/A	
	REAR (NORTH)	3.94' (1.2m)	4.0' (1.2m)	
	REAR (NORTH-EAST)	3.94' (1.2m)	0'	NOT REQUIRED
BUILDING AREA	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	COMBINED (sq. ft.)	
TOBY HOUSE	3,248	812	4,060	
ACCESSORY BUILDING		313	313	
TOTAL	3,248	1,125	4,373	
BUILDING FOOTPRINT	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	COMBINED (sq. ft.)	
TOBY HOUSE (SF)	1,785	423	2,208	
ACCESSORY BUILDING (SF)		400	400	
TOTAL	1,785	823	2,608	
PARKING	BYLAW	EXISTING	PROPOSED	TOTAL
TOBY HOUSE	Min. 1	2	1	3

CONTACT LIST	
CLIENT	
VLAHOS HOLDINGS LTD. 701 Patricia Street, Jasper, AB T0E 1E0	Tel: 780-852-3617 Cell: 780-883-0667
CONTACT: Gus Vlahos	Email:
ARCHITECTS	
WENSLEY ARCHITECTURE LTD. 301-1444 Alberni Street, Vancouver, BC V6G 2Z4	
Tel: 604-685-3529 Fax: 604-685-4574	
CONTACT: David McGrath	Email: dmcgrath@wensleyarch.com
WENSLEY ARCHITECTURE LTD. (Victoria) # 108, 2800 Bryn Maur Road, Victoria, BC V9B 3T4	
Tel: 250-391-4933 Fax: 250-391-4964	
CONTACT: Doug Wong Neil Jacobson	Email: dwong-victoria@wensleyarch.com Email: njacobson-victoria@wensleyarch.com
STRUCTURAL	
LONDON MAH & ASSOCIATES LTD. 103-1467 West Broadway, Vancouver, BC V6J 1Y6	
Tel: 604-739-8544 Fax: 604-739-1468	
CONTACT: Jim Mah	Email: londonmah@telus.net
LANDSCAPE	
DURANTE KREUK LANDSCAPE ARCHITECTS 102-1637 W 5th Avenue, Vancouver, BC V6J 1N5	
Tel: 604-684-4611 Cell: 604-880-7229	
CONTACT: Jennifer Stamp	Email: jennifer@dkl.bc.ca
GEOTECHNICAL	
PUAR ENGINEERING CONSULTANTS INC. 200-100 Park Royal S, West Vancouver, BC V7T 1A2	
Tel: 604-913-7827 Cell: 604-802-8229	
CONTACT: Surinder Puar	Email: surinder@puar.ca
SURVEY	
CHAPMAN LAND SURVEYING LTD. 107-100 Park Royal South, West Vancouver, BC V7T 1A2	
Tel: 604-926-7311 Fax: 604-926-6923	
CONTACT:	Email: sandy@chapmansurvey.com
ENVIRONMENTAL	
SARTORI ENVIRONMENTAL SERVICES 106-185 Forester Street, North Vancouver, BC V7H 0A6	
Tel: 604-987-5588 Cell: 604-220-0199	
CONTACT: Alex Sartori	Email: alex@sartorienv.com
MUNICIPAL	
DISTRICT OF WEST VANCOUVER 750-17th Street, West Vancouver, BC V7V 3T3	
Tel: 604-925-7056 Fax: 604-925-6083	
CONTACT: Stephen Mikicich	Email: smikicich@westvancouver.ca

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4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/08/13
2	ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
NO.	REVISION	M/D/Y

SEAL:

PROPOSED TOBY HOUSE ADDITION

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:

PROJECT DATA

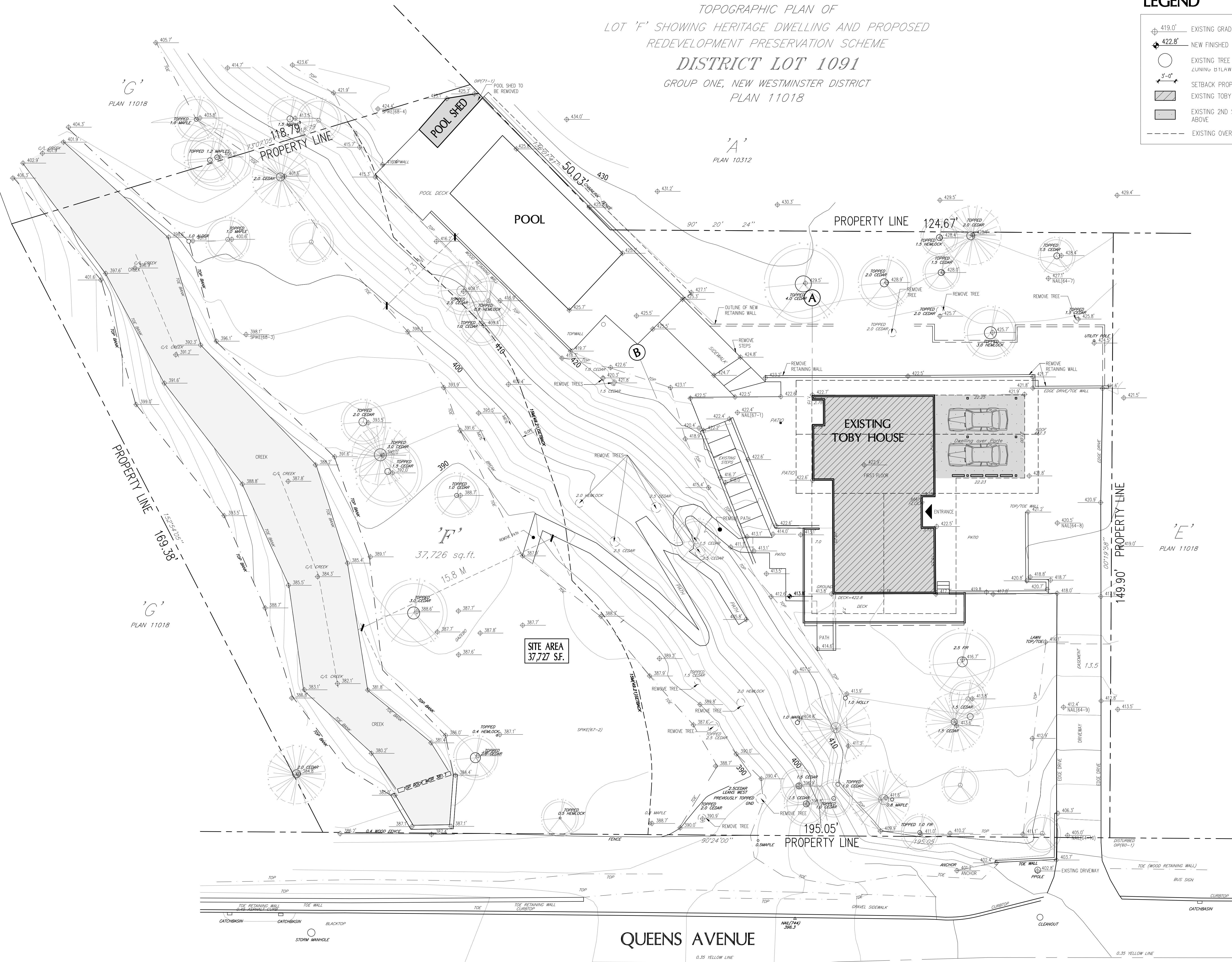
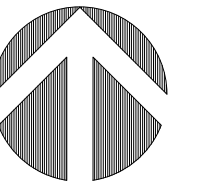
PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:		REVIEW BY:	EM
DATE:	17JAN11	DRAWING NO:	A001

TOPOGRAPHIC PLAN OF
 LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
 REDEVELOPMENT PRESERVATION SCHEME
DISTRICT LOT 1091
 GROUP ONE, NEW WESTMINSTER DISTRICT
 PLAN 11018

LEGEND

- ⊕ 419.0' EXISTING GRADE
- ⊕ 422.8' NEW FINISHED GRADE
- EXISTING TREE
LUNING D1/LAW K1.5
- ↔ 3'-0" SETBACK PROPOSED
- ▨ EXISTING TOBY HOUSE
- ▨ EXISTING 2ND STOREY ABOVE
- - - EXISTING OVERHANGS

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- CONSULTANTS:
- STRUCTURAL:
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- ELECTRICAL:
- LANDSCAPE:

DRAWING TITLE:
EXISTING SITE PLAN

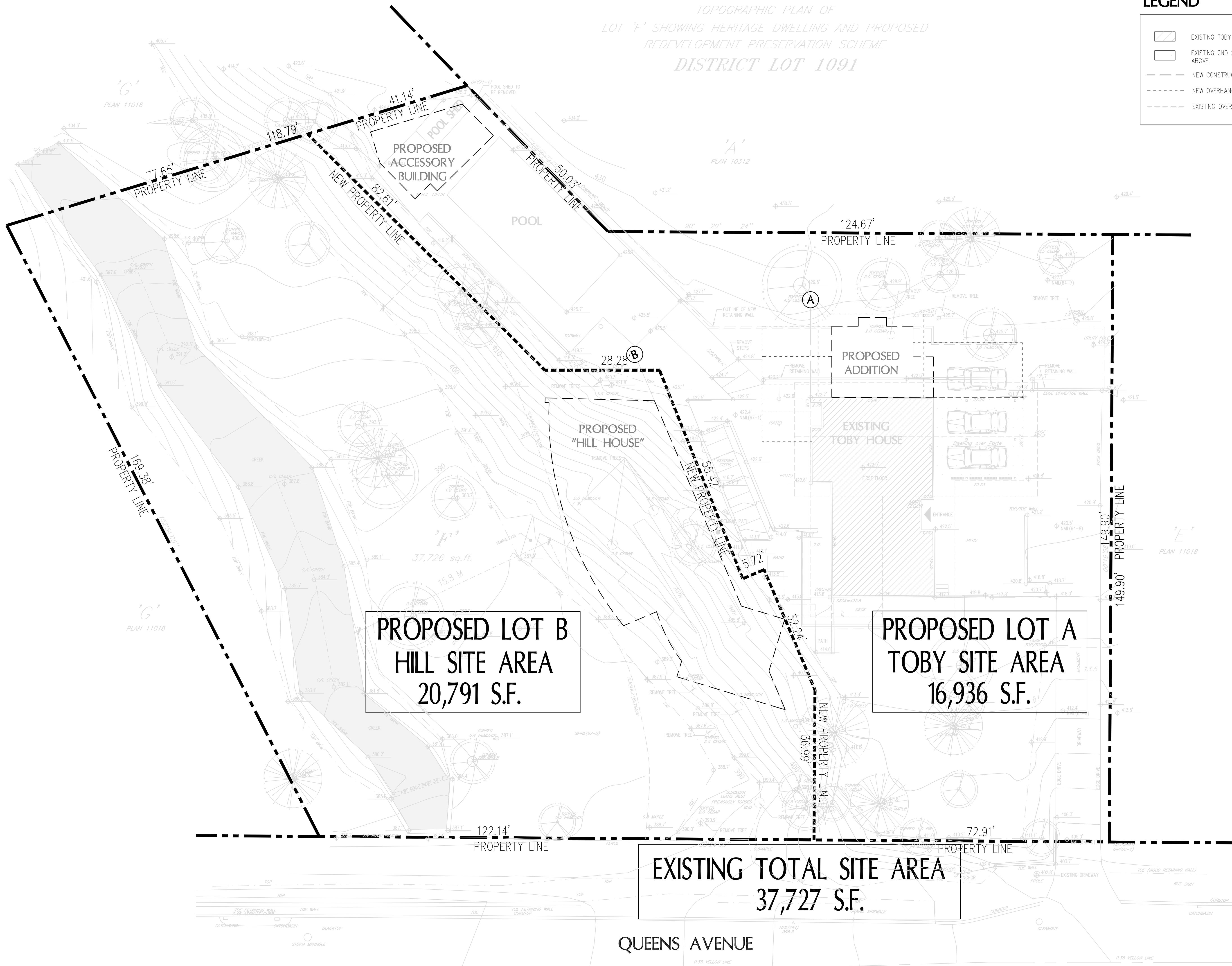
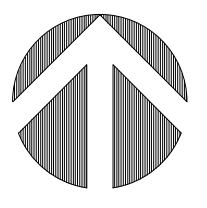
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SCALE:	3/32" = 1'-0"	REVIEW BY:	DM
DATE:	17/JAN/11	DRAWING NO:	A101

TOPOGRAPHIC PLAN OF
LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
REDEVELOPMENT PRESERVATION SCHEME
DISTRICT LOT 1091

LEGEND

	EXISTING TOBY HOUSE
	EXISTING 2ND STOREY ABOVE
	NEW CONSTRUCTION
	NEW OVERHANGS
	EXISTING OVERHANGS

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SEAL:

PROPOSED TOBY HOUSE ADDITION AND NEW HILL HOUSE

2055 QUEENS AVE.
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CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
PROPOSED SUBDIVISION

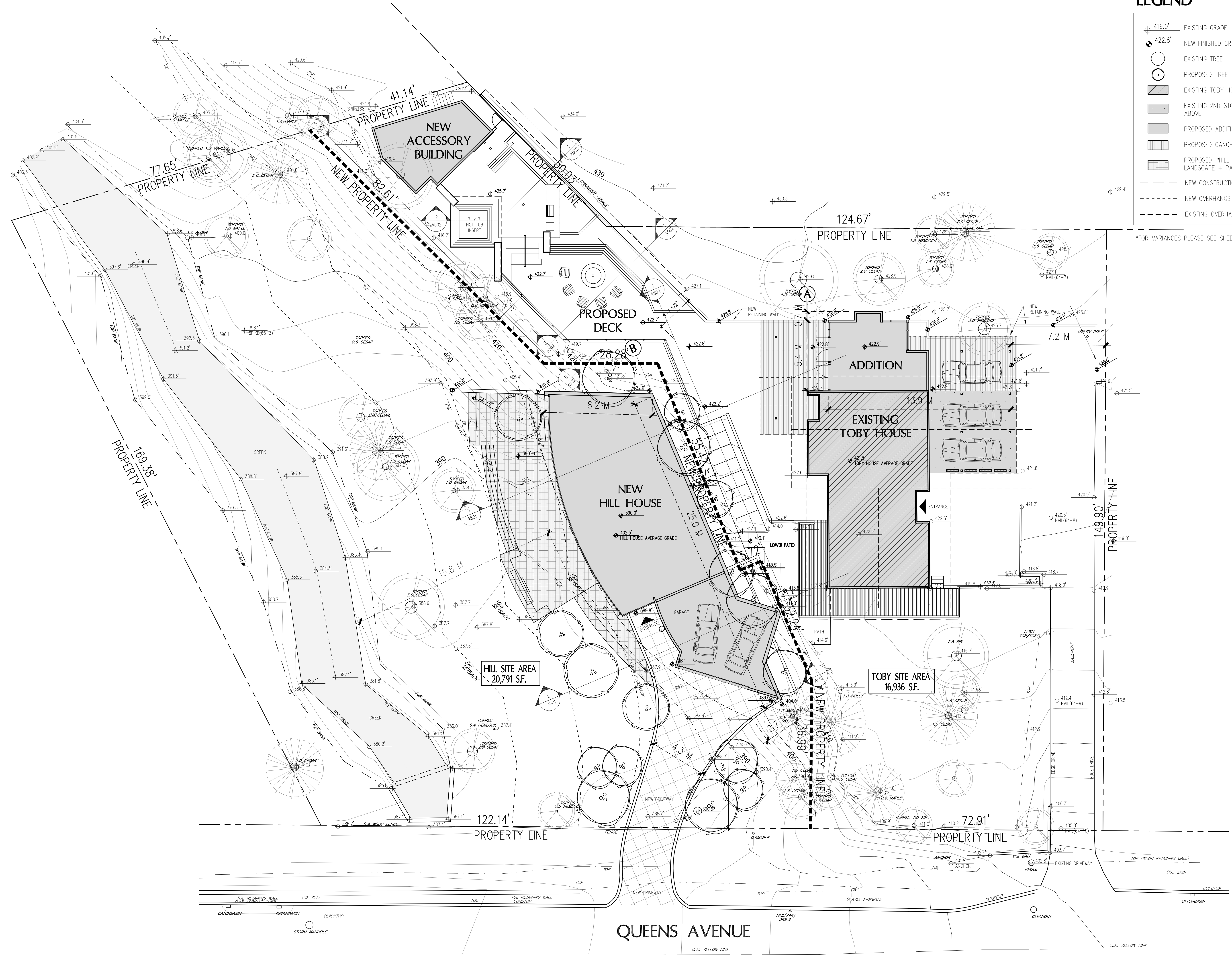
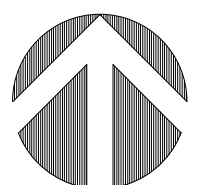
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SCALE:	3/32" = 1'-0"	REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO:	A101A

LEGEND

- ⊕ 419.0' EXISTING GRADE
- ⬇ 422.8' NEW FINISHED GRADE
- EXISTING TREE
- ⊙ PROPOSED TREE
- ▨ EXISTING TOBY HOUSE
- ▩ EXISTING 2ND STOREY ABOVE
- ▧ PROPOSED ADDITION
- ▨ PROPOSED CANOPIES
- ▨ PROPOSED "HILL HOUSE" LANDSCAPE + PATIO
- - - NEW CONSTRUCTION
- - - NEW OVERHANGS
- - - EXISTING OVERHANGS

*FOR VARIANCES PLEASE SEE SHEET A103

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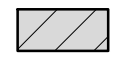



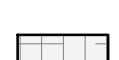



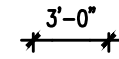


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LANDSCAPE:

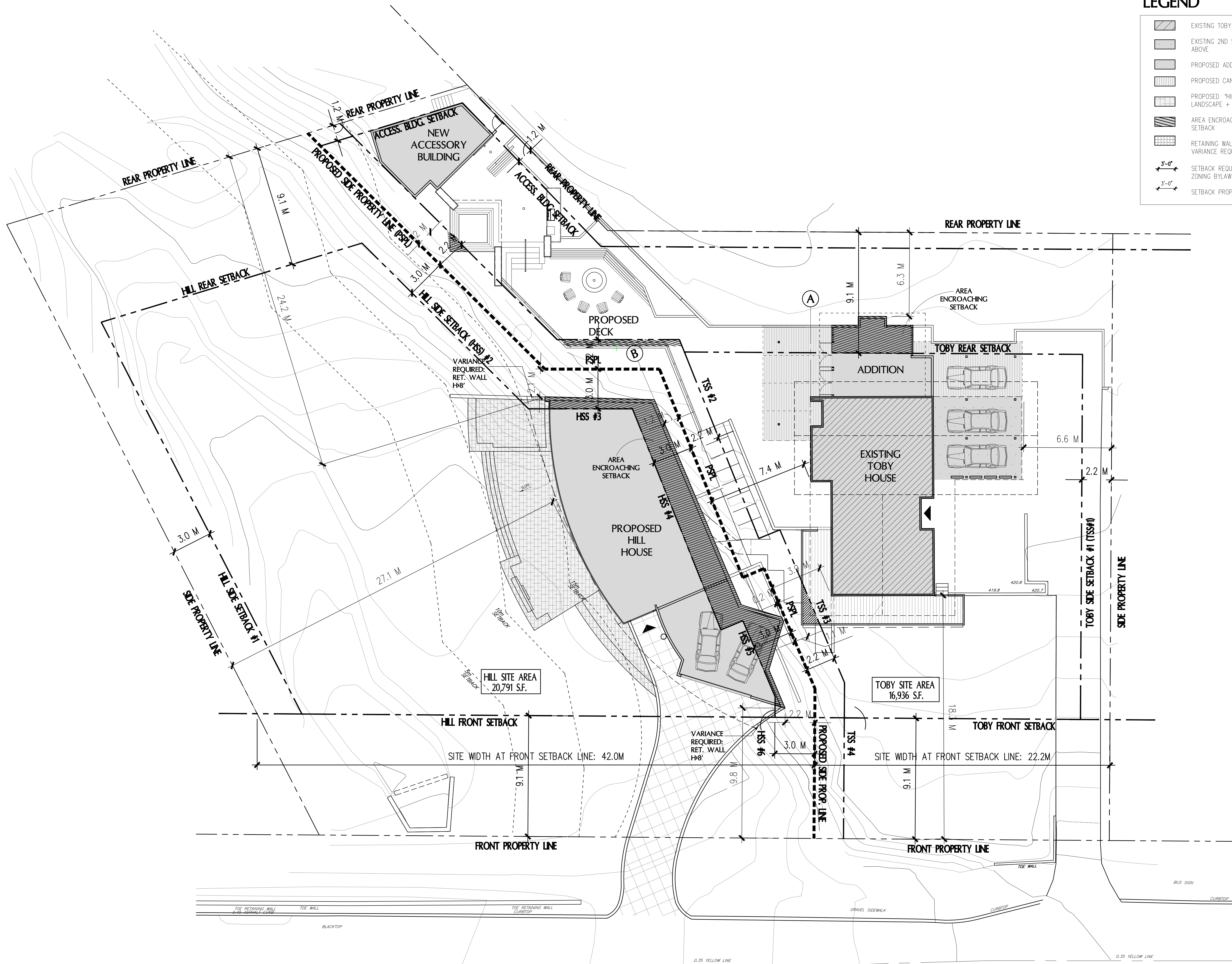
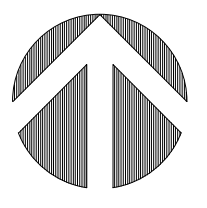
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PROPOSED SITE PLAN

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/32" = 1'-0"	REVIEW BY: DM
DATE: 17/JAN/11	DRAWING NO: A102

LEGEND

-  EXISTING TOBY HOUSE
-  EXISTING 2ND STOREY ABOVE
-  PROPOSED ADDITION
-  PROPOSED CANOPIES
-  PROPOSED "HILL HOUSE" LANDSCAPE + PATIO
-  AREA ENCRUCHING INTO SETBACK
-  RETAINING WALL VARIANCE REQUIRED
-  3'-0" SETBACK REQUIRED BY ZONING BYLAW R53
-  3'-0" SETBACK PROPOSED

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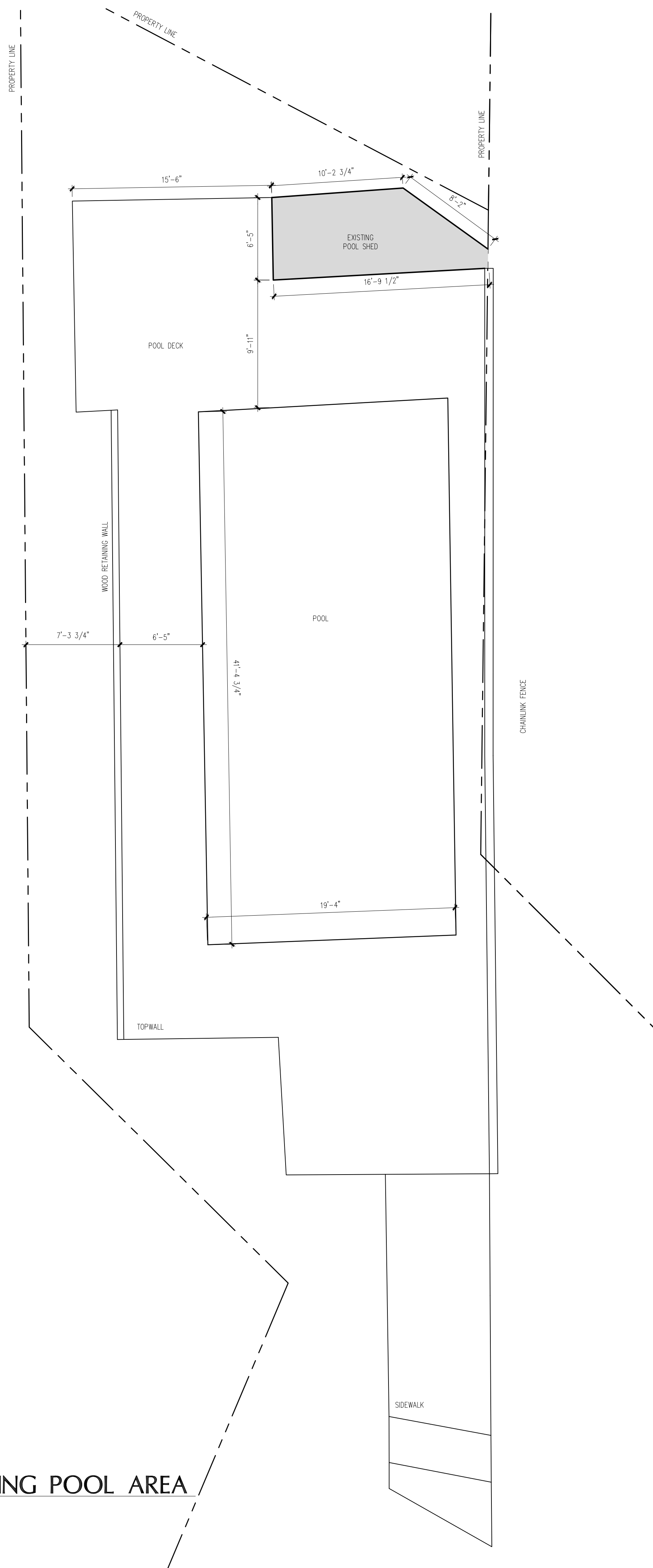
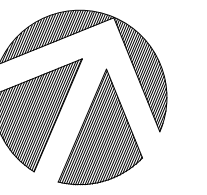
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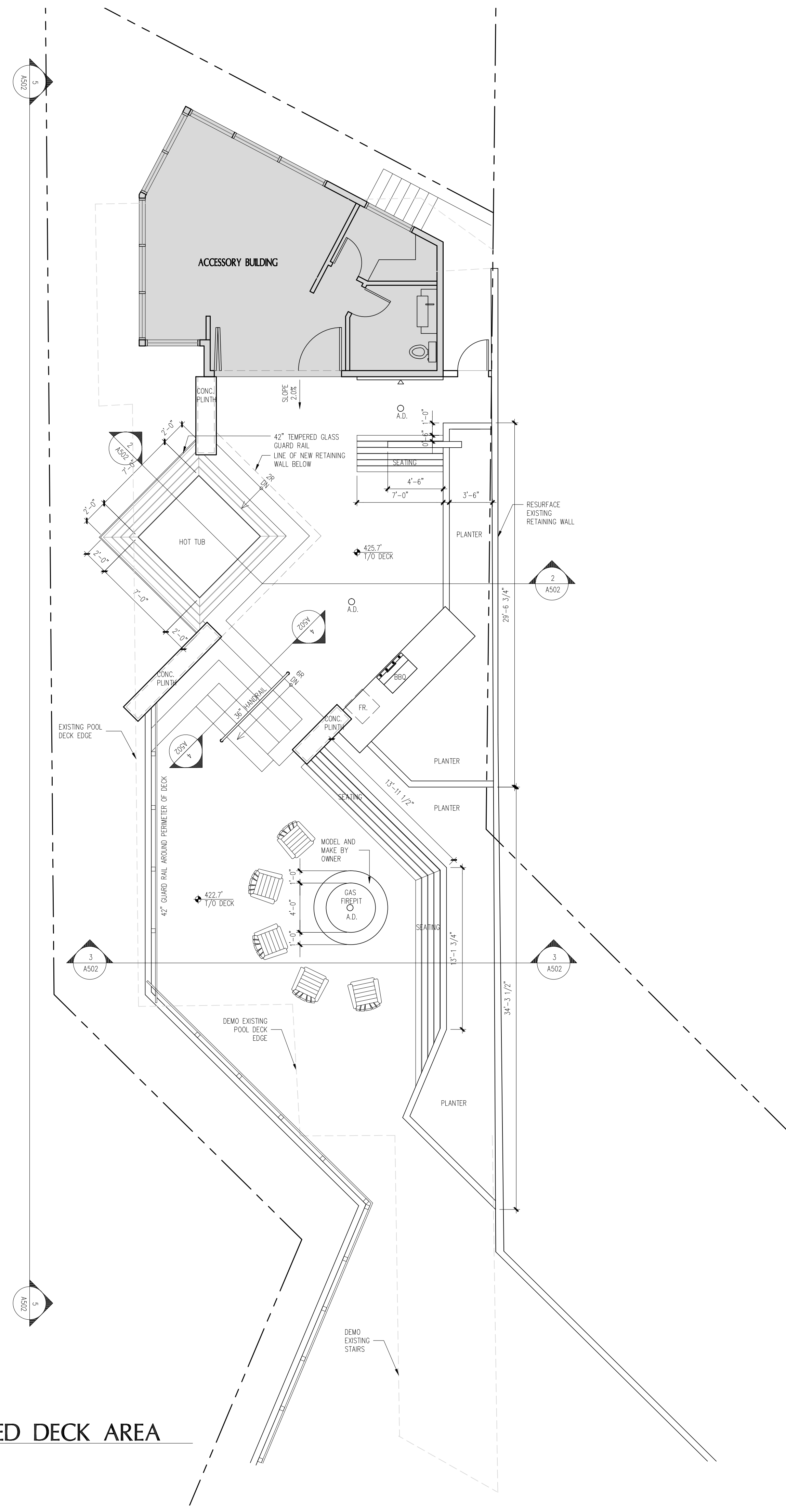
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MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
PROPOSED SETBACKS

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/32" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A103



1 EXISTING POOL AREA
3/16" = 1'-0"



2 PROPOSED DECK AREA
3/16" = 1'-0"

4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	11/03/14
1	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
NO.	REVISION	M/D/Y

SEAL:

PROPOSED TOBY HOUSE ADDITION

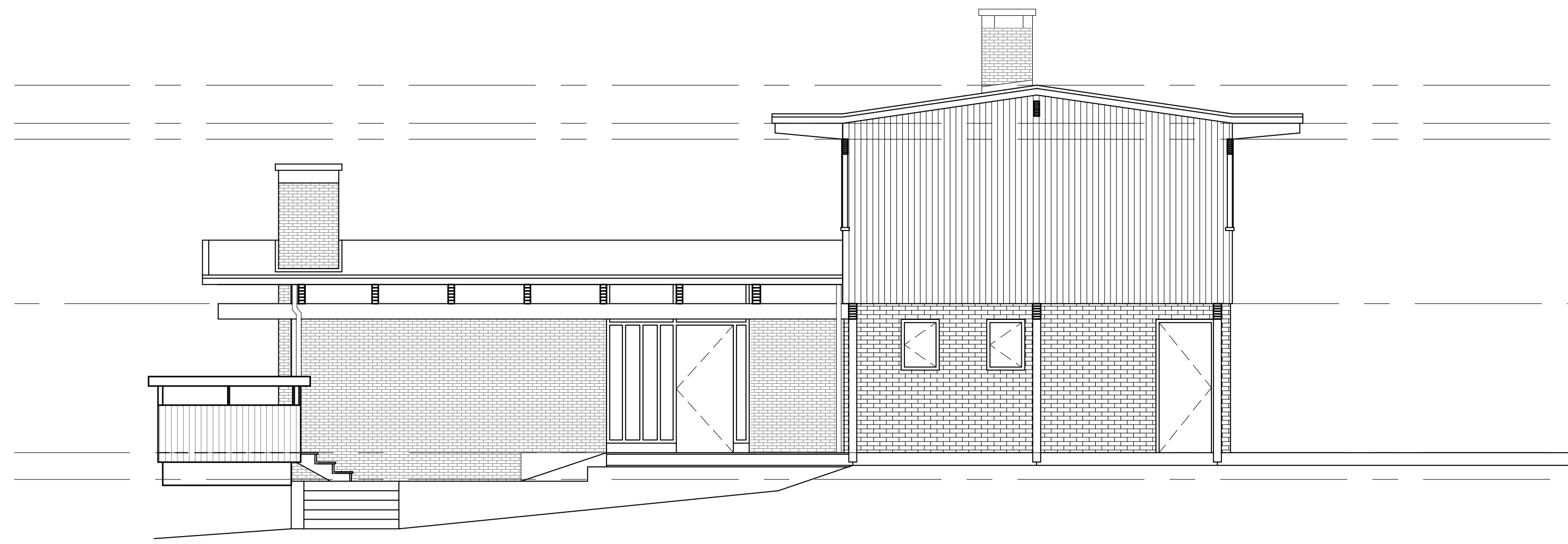
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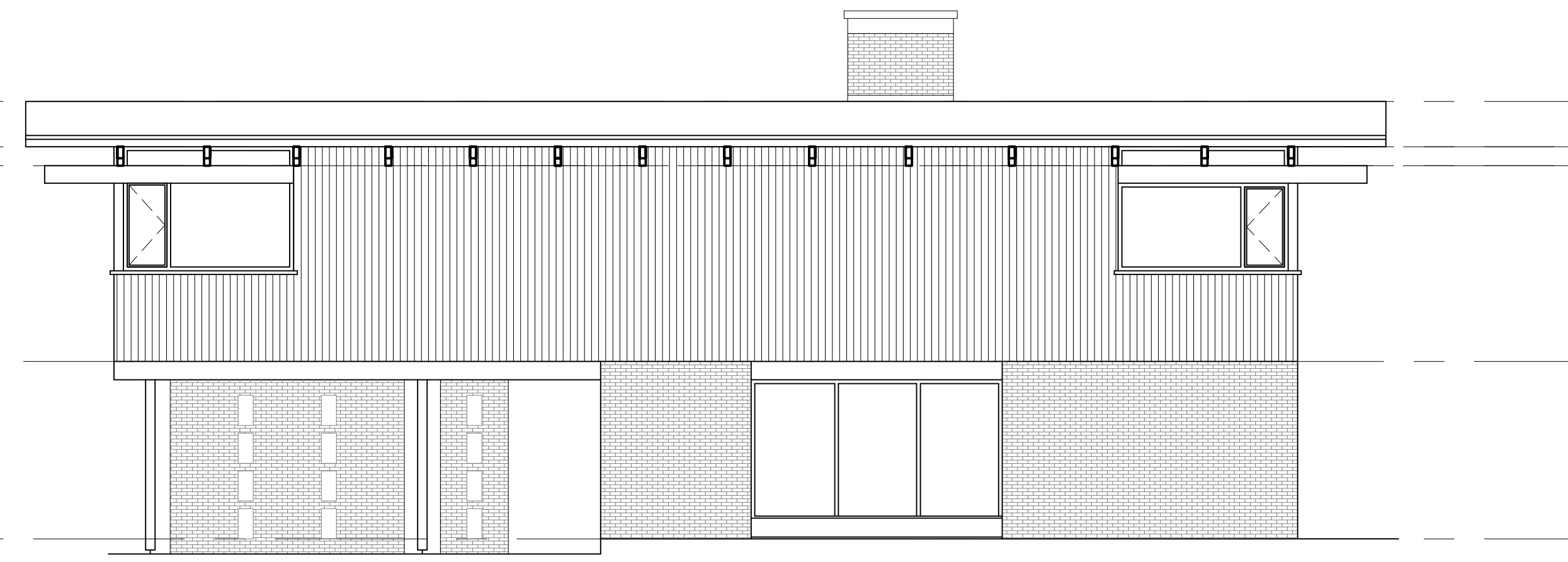
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MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**EXISTING POOL/
PROPOSED DECK**

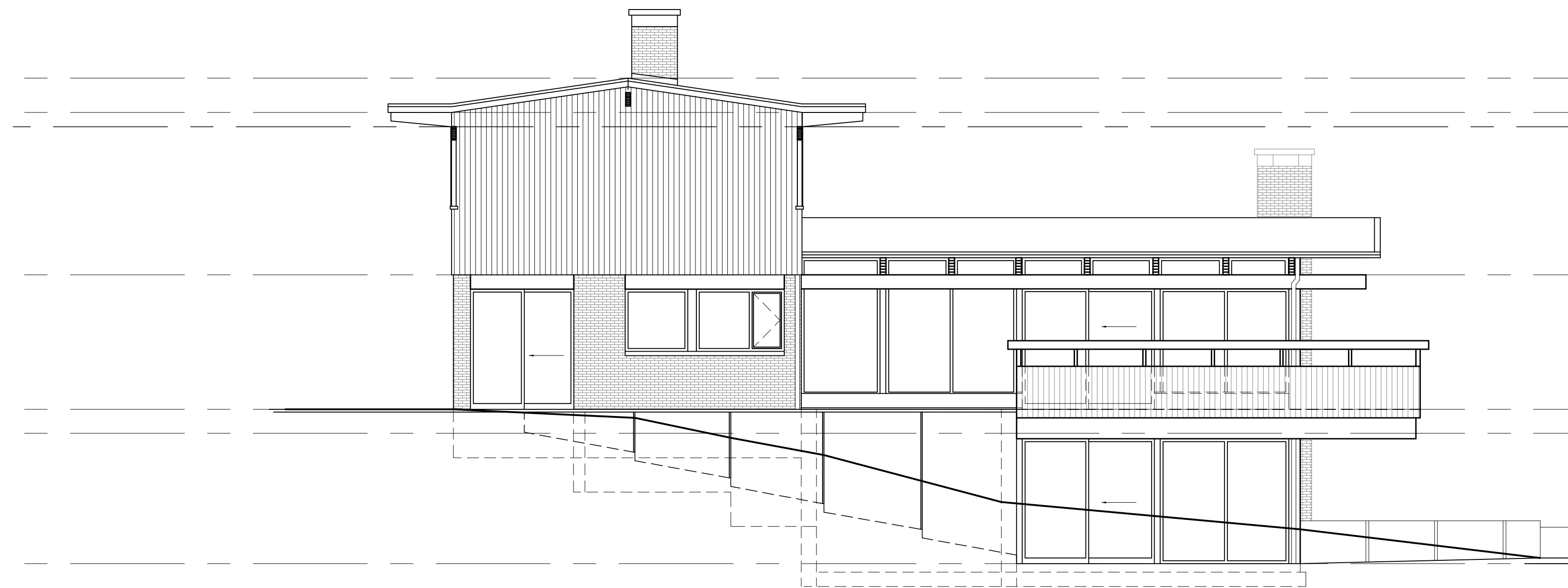
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DATE: 17JAN11 DRAWING NO: **A207**



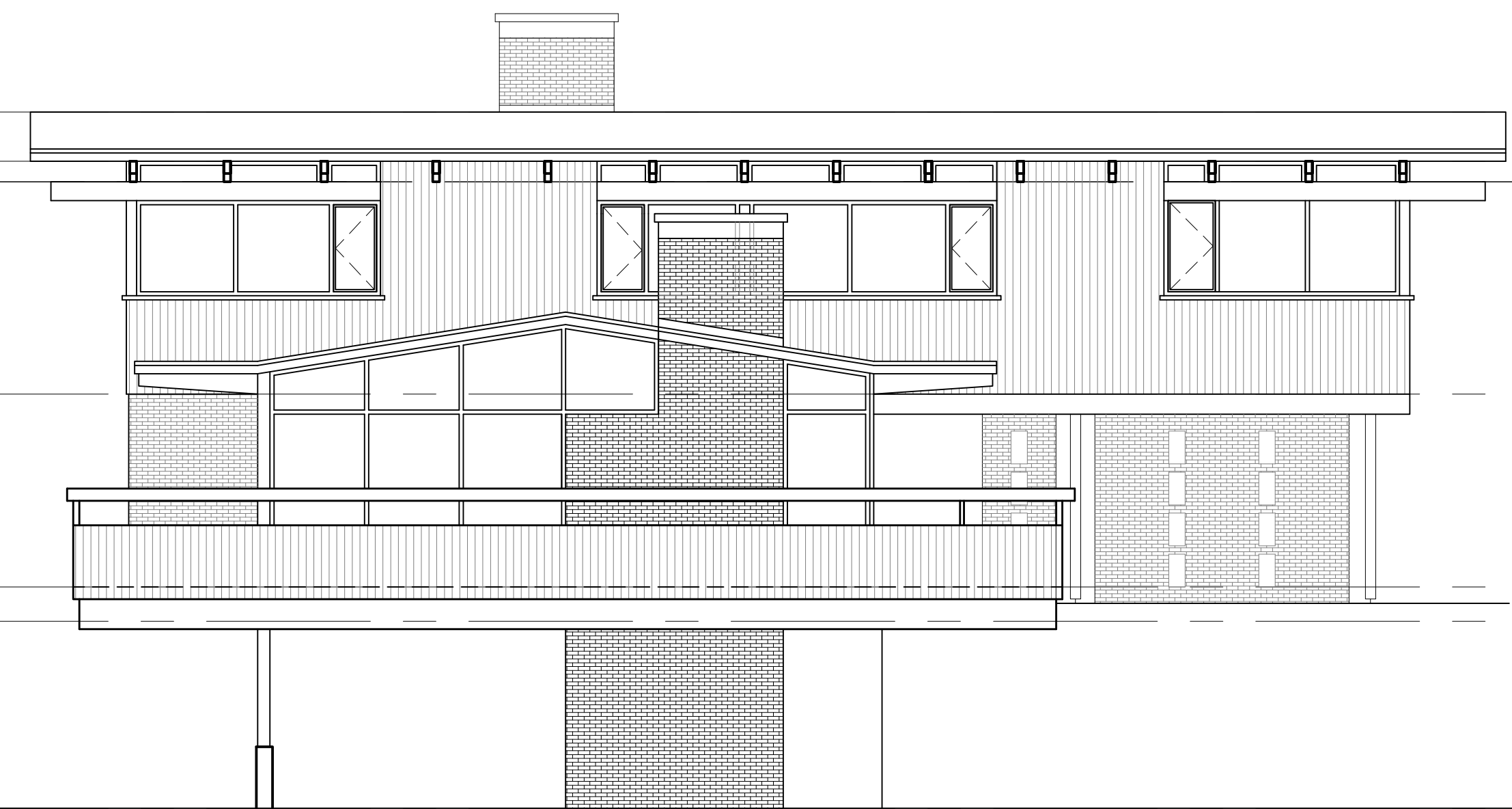
1 EXISTING EAST ELEVATION
3/16" = 1'-0"



2 EXISTING NORTH ELEVATION
3/16" = 1'-0"



3 EXISTING WEST ELEVATION
3/16" = 1'-0"



4 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

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SEAL:

**PROPOSED
TOBY HOUSE
ADDITION**

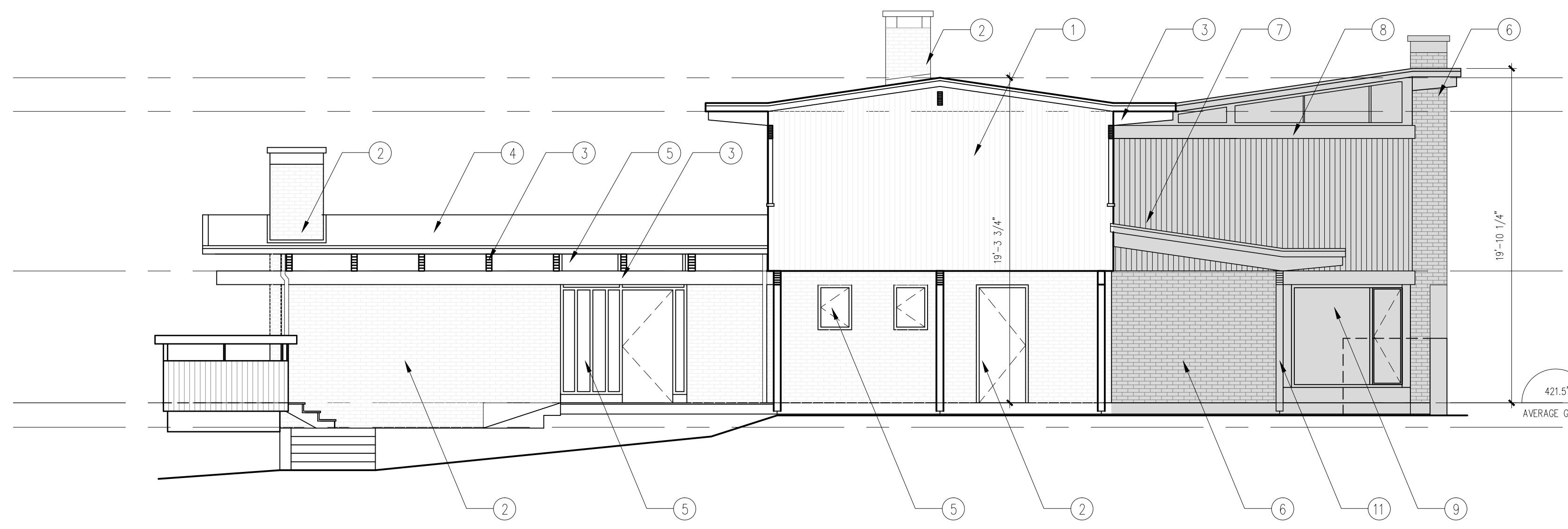
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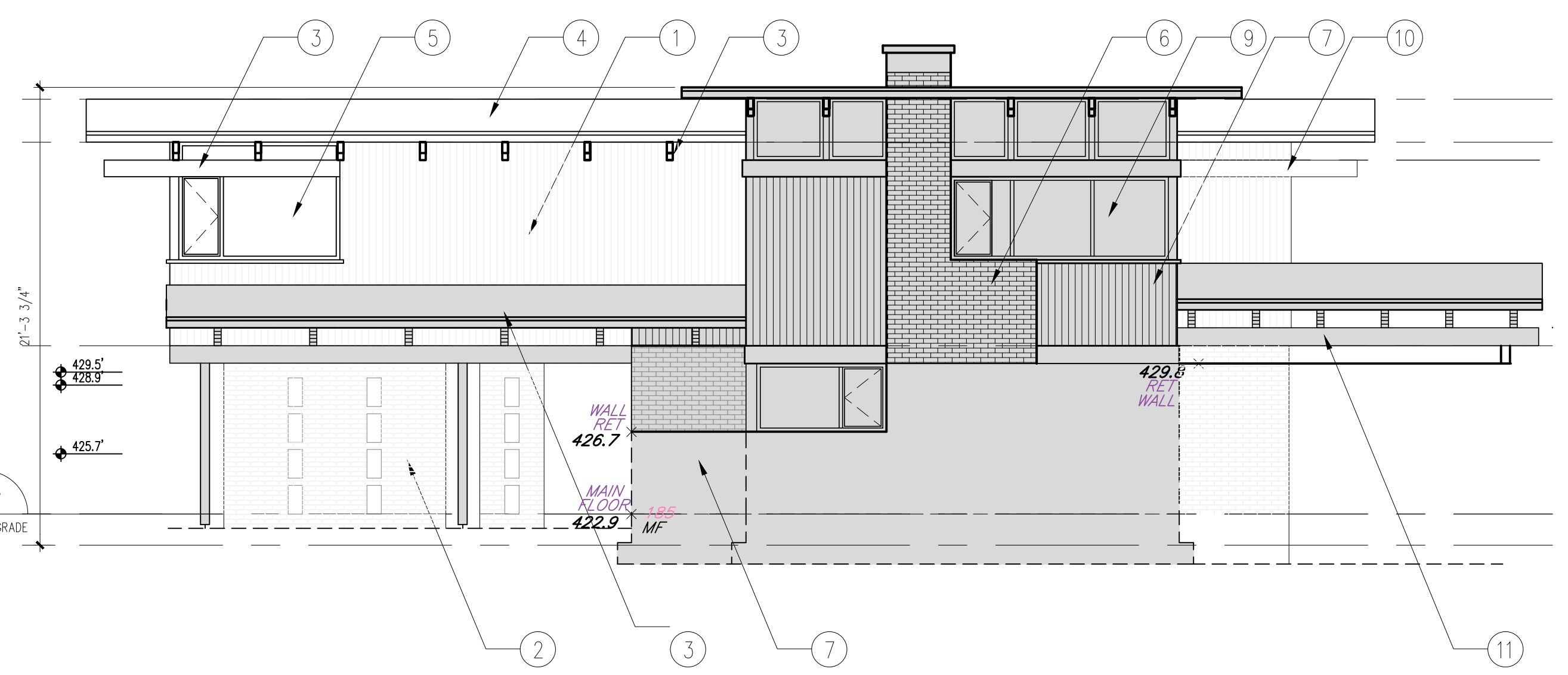
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ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**EXISTING TOBY
HOUSE ELEVATIONS**

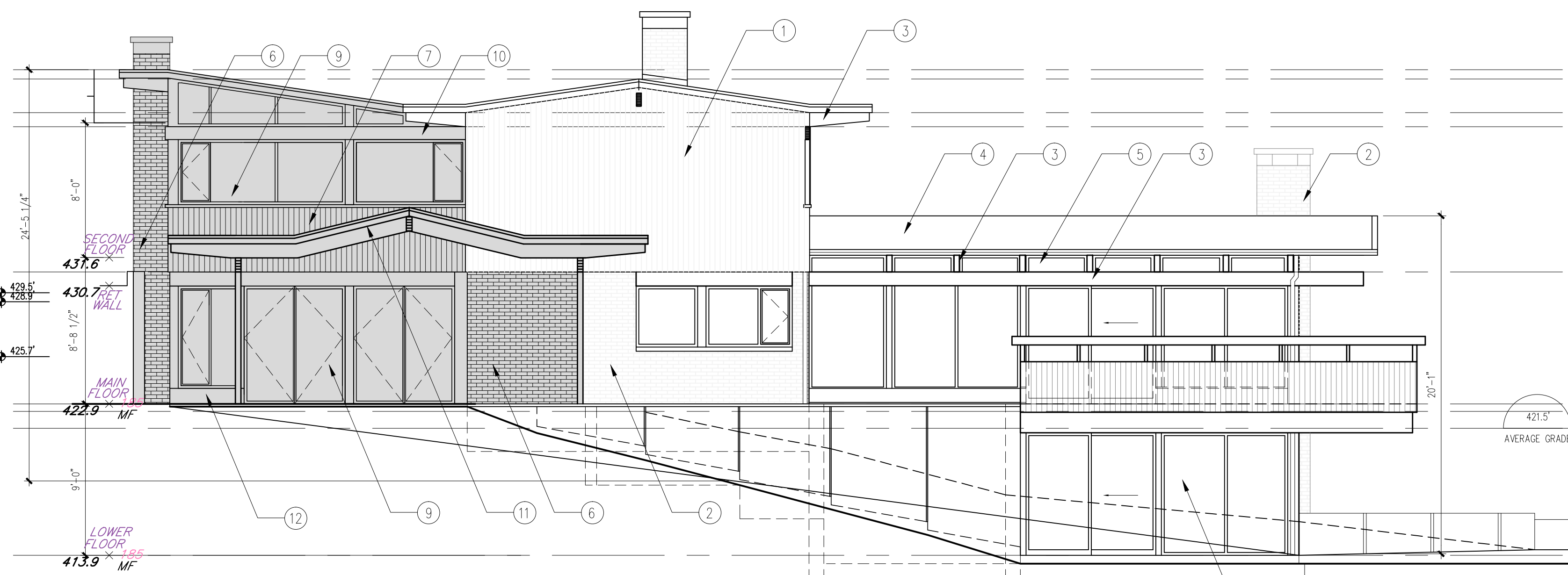
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SCALE:	3/16" = 1'-0"	REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO:	A301



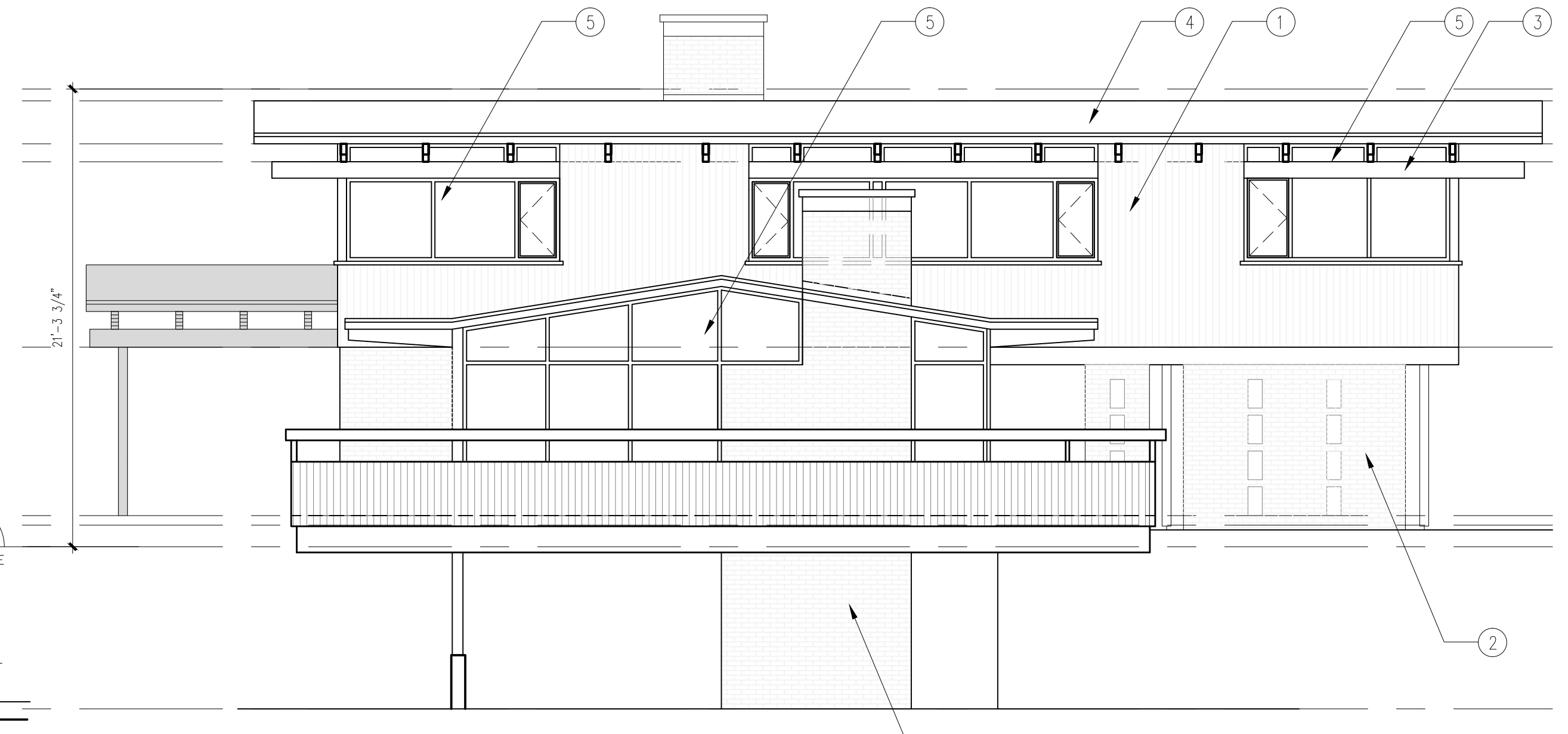
1 PROPOSED EAST ELEVATION
3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS FINISH LEGEND

- PROPOSED NEW CONSTRUCTION
- 1 EXISTING WOOD SIDING
- 2 EXISTING BRICK VENEER
- 3 EXISTING STAINED WOOD BEAM
- 4 EXISTING ASPHALT ROOFING MEMBRANE
- 5 EXISTING GLAZING
- 6 NEW BRICK VENEER (TO MATCH EXISTING) COLOR: (TO MATCH EXISTING)
- 7 NEW 3 1/2\"/>
- 8 NEW WOOD TRIM (TO MATCH EXISTING)
- 9 NEW GLAZING W/ POWDER COATED TRIM (TO MATCH EXISTING)
- 10 NEW STAINED WOOD BEAM (TO MATCH EXISTING)
- 11 NEW STAINED WOOD PORTE CORCHERE (TO MATCH EXISTING WOOD TRIM)

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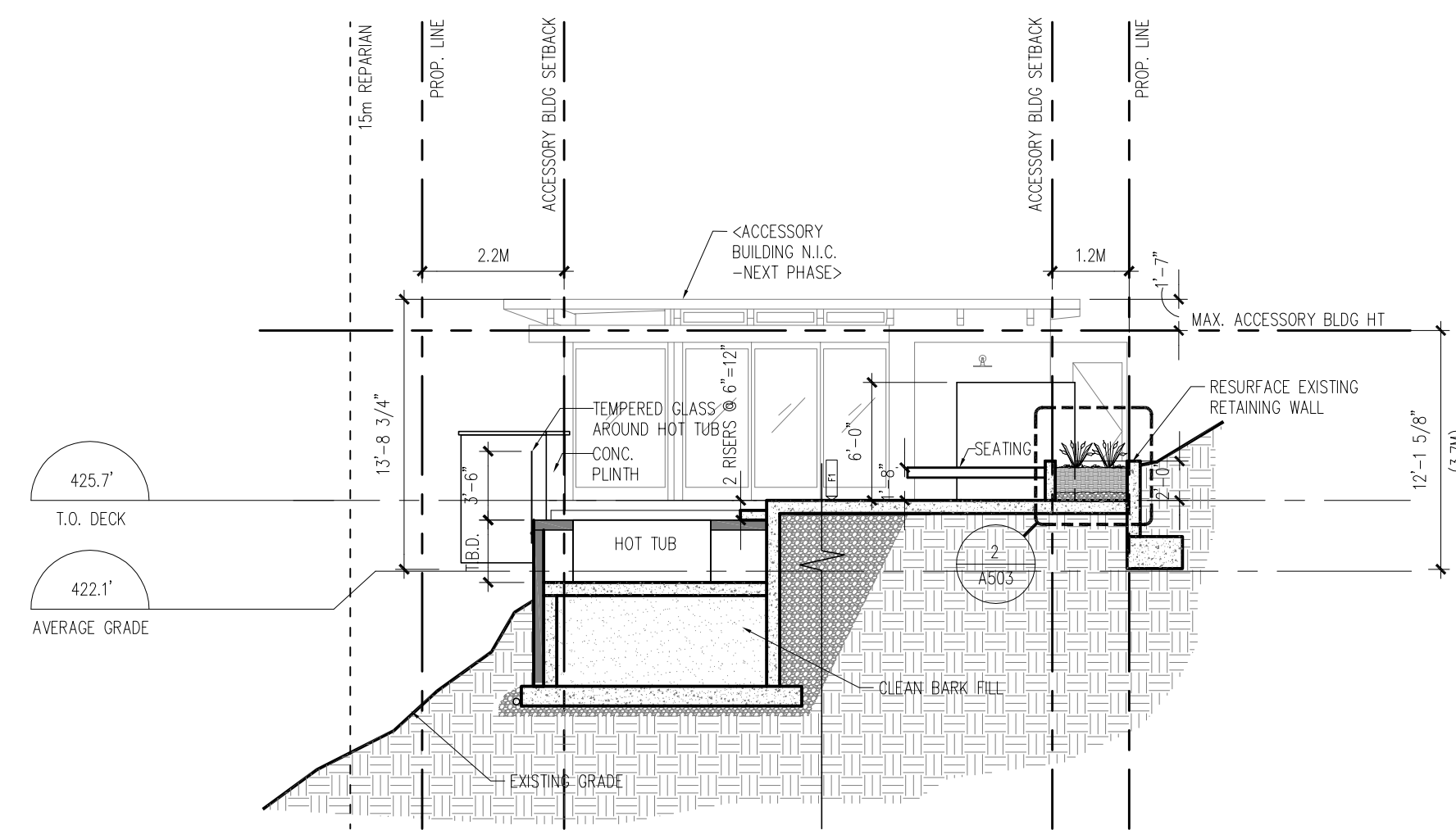
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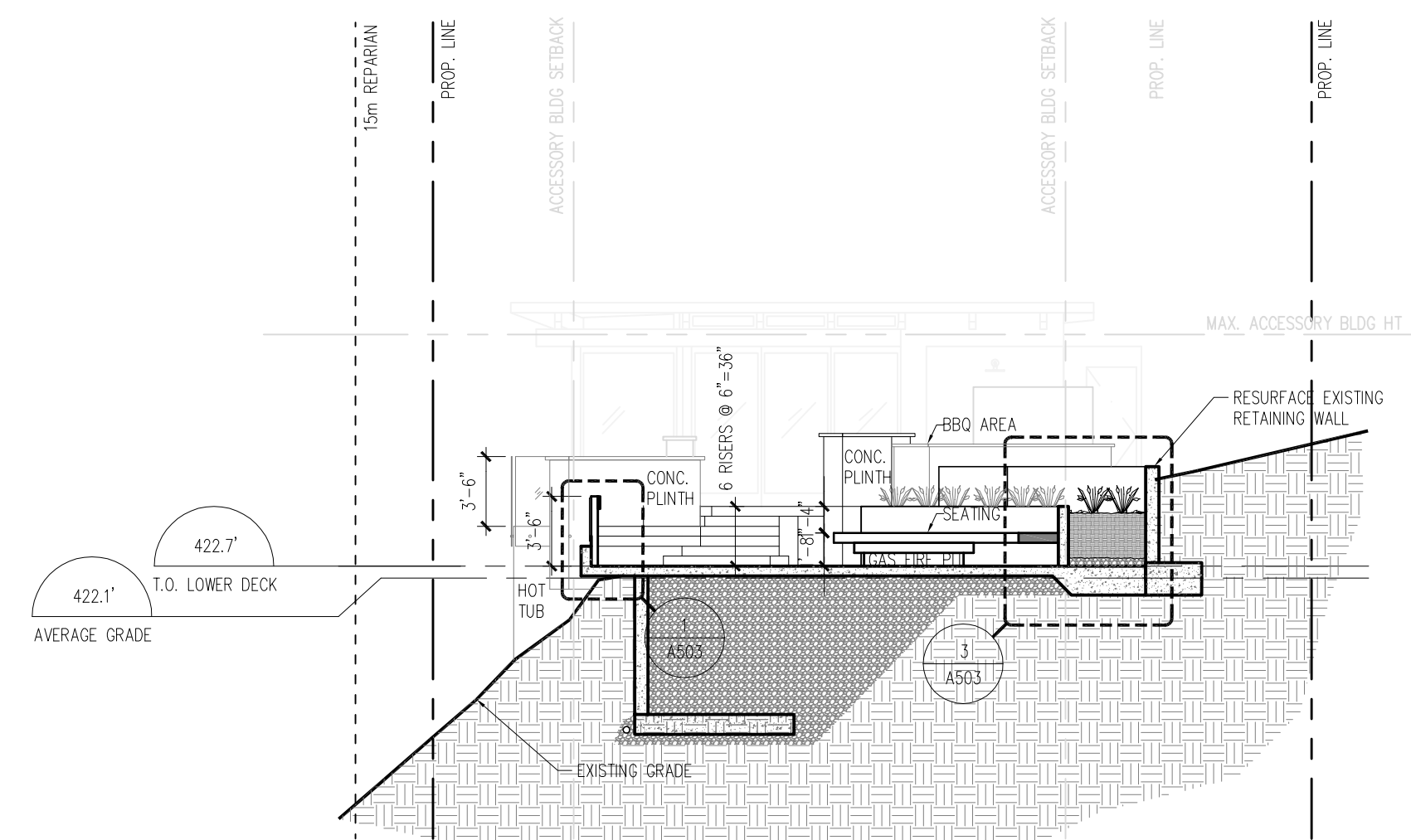
CONSULTANTS
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LANDSCAPE:

DRAWING TITLE:
PROPOSED TOBY HOUSE ELEVATIONS

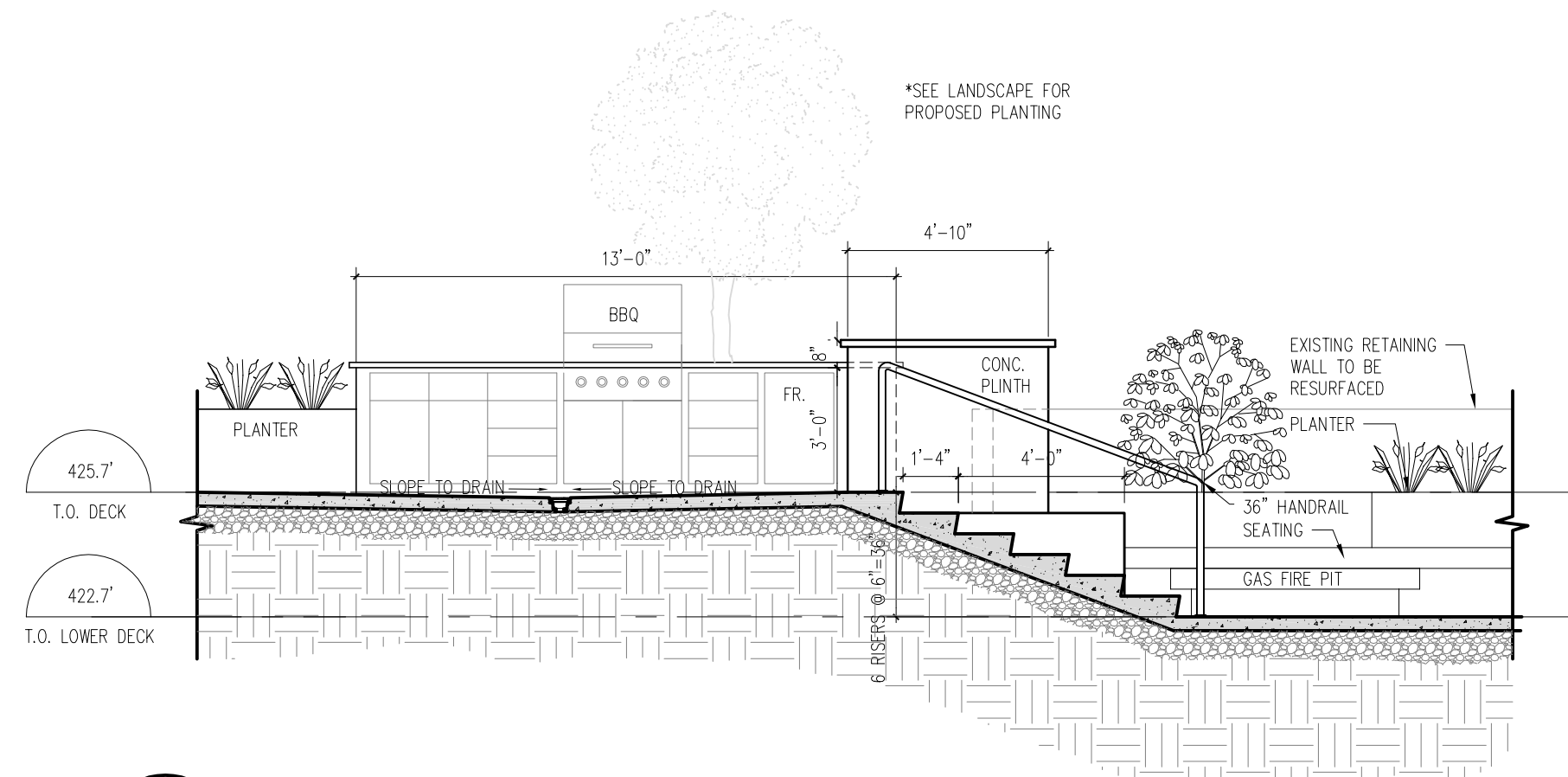
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SCALE: 3/16" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A302



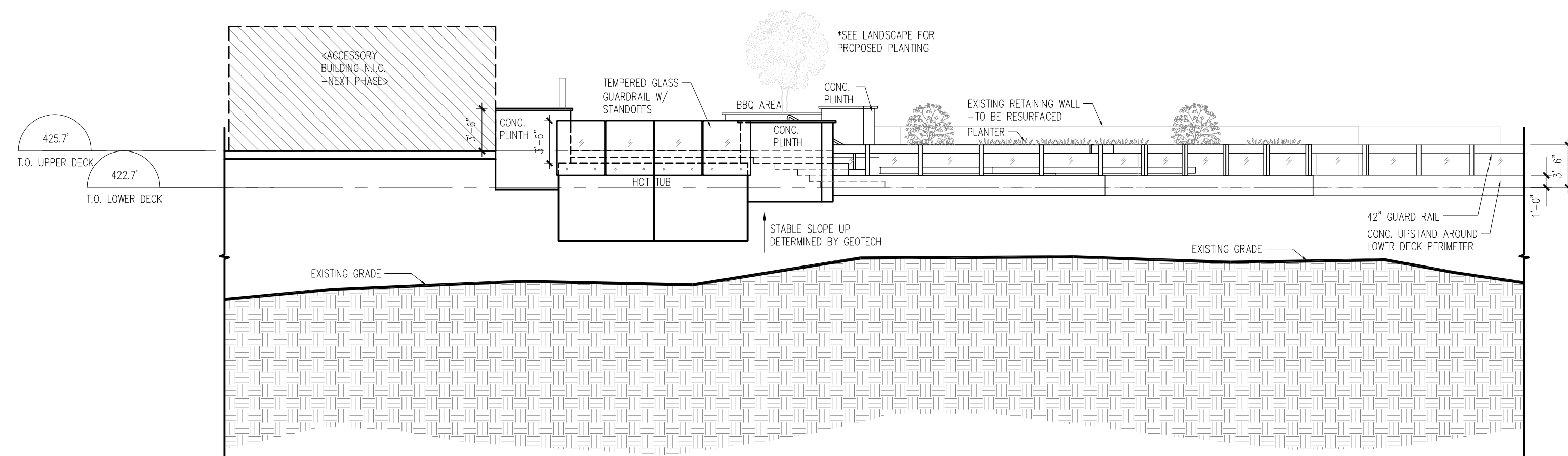
1 DECK SECTION
A102 1/8" = 1'-0"



2 DECK SECTION
A102 1/8" = 1'-0"



3 DECK SECTION
A102 1/4" = 1'-0"



4 SITE SECTION
A102 1/8" = 1'-0"

NO.	REVISION	DATE
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5	RE-ISSUED FOR DEVELOPMENT PERMIT	12/08/14
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		M/D/Y

SEAL:

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CONSULTANTS:
STRUCTURAL:
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ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
DECK SECTIONS

PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:	1/8" = 1'-0"	REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO:	A503

PROPOSED NEW “HILL HOUSE”
2055 QUEENS AVE.
WEST VANCOUVER, B.C.



FEBRUARY 11, 2015

PROJECT # 0909



Wensley
Architecture Ltd

301 - 1444 Alberni St.
Vancouver, BC V6G 2Z4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

PROPOSED NEW "HILL HOUSE" Project # 0909



UNIT MIX / STATISTICS	(REVISION NO. 3)	February 10, 2015			
LEGAL DESCRIPTION	Lot F District Lot 1091 Plan 11018				
CIVIC ADDRESS	2055 Queens Ave. West Vancouver BC				
EXISTING ZONING	RS3	PROPOSED ZONING	CD		
EXISTING SITE AREA (SF)	37,727				
SITE WIDTH	22.2m	<24.4m min	(measured at front setback line)		VARIANCE REQUIRED
PROPOSED HILL HOUSE SITE AREA (SF)	20,791 (1,932 m ²) >(min 1,115 m ²)				
SITE WIDTH	42.0m >24.4m min (measured at front setback line)				
SITE DEPTH	less than <4x Site Width (max 168m)				
MAX. ALLOWABLE F.S.R	BYLAW	PROPOSED	UNUSED	FSR	
HILL HOUSE	35%	24%	11%	4,894sf / 20,791 = 0.24 FSR	
MAX. ALLOWABLE SITE COVERAGE	BYLAW	PROPOSED	UNUSED		
HILL HOUSE	30%	11%	19%		
MAX. BUILDING HEIGHT	BYLAW	PROPOSED			
HILL HOUSE	25' (2 STOREY+BSMT)	0.0	2 STOREYS + BSMT	AVERAGE GRADE - 402.5'	
BUILDING HEIGHT	HILL HOUSE				
Storeys	2				
Average Grade (ft)	0.0				
Building Height Above Avg. Grade (ft)	17.5'				
Elevation at roof peak (ft)	420'				
Elevation of Bsmt ft)	390'				
Elevation of Main floor (ft)	400'				
Elevation of 2nd floor (ft)	410'				
SET BACKS	BYLAW				
HILL HOUSE	SIDE SETBACK #1	Max 3m or 10% lot width (4.2m)	88.75' (27.1m)		
	SIDE SETBACK #2	Max 3m or 10% lot width (4.2m)	N/A		
	SIDE SETBACK #3	Max 3m or 10% lot width (4.2m)	6.83' (2.1m)	VARIANCE REQUIRED	(house encroaching)
	SIDE SETBACK #4	Max 3m or 10% lot width (4.2m)	3.83' (1.2m)	VARIANCE REQUIRED	(house encroaching)
	SIDE SETBACK #5	Max 3m or 10% lot width (4.2m)	0.66' (0.2m)	VARIANCE REQUIRED	(house encroaching)
	FRONT (SOUTH)	29.86' (9.1m)	32.13' (9.8m)		
	REAR (NORTH)	29.86' (9.1m)	79.33' (24.2m)		
BUILDING AREA	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	COMBINED (sq. ft.)		
HILL HOUSE		4,894	4,894		
BUILDING FOOTPRINT	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	COMBINED (sq. ft.)		
HILL HOUSE (SF)		2,228	2,228		
PARKING	BYLAW	EXISTING	PROPOSED	TOTAL	
HILL HOUSE	Min. 1		2	2	

CONTACT LIST	
CLIENT	
VLAHOS HOLDINGS LTD. 701 Patricia Street, Jasper, AB T0E 1E0 Tel: 780-852-3617 Cell: 780-883-0667	
CONTACT:	Gus Vlahos
Email:	
ARCHITECTS	
WENSLEY ARCHITECTURE LTD. 301-1444 Alberni Street, Vancouver, BC V6G 2Z4 Tel: 604-685-3529 Fax: 604-685-4574	
CONTACT:	David McGrath
Email:	dmcgrath@wensleyarch.com
WENSLEY ARCHITECTURE LTD. (Victoria) # 108, 2800 Bryn Maur Road, Victoria, BC V9B 3T4 Tel: 250-391-4933 Fax: 250-391-4964	
CONTACT:	Doug Wong
Email:	dwong-victoria@wensleyarch.com
	Neil Jacobson
Email:	njacobson-victoria@wensleyarch.com
STRUCTURAL	
LONDON MAH & ASSOCIATES LTD. 103-1847 West Broadway, Vancouver, BC V6J 1Y6 Tel: 604-739-8544 Fax: 604-739-1468	
CONTACT:	Jim Mah
Email:	londonmah@telus.net
LANDSCAPE	
DURANTE KREUK LANDSCAPE ARCHITECTS 102-1637 W 5th Avenue, Vancouver, BC V6J 1N5 Tel: 604-684-4611 Cell: 604-880-7229	
CONTACT:	Jennifer Stamp
Email:	jennifer@dkl.bc.ca
GEOTECHNICAL	
PUAR ENGINEERING CONSULTANTS INC. 200-100 Park Royal S, West Vancouver, BC V7T 1A2 Tel: 604-913-7827 Cell: 604-802-8229	
CONTACT:	Surinder Puar
Email:	surinder@puar.ca
SURVEY	
CHAPMAN LAND SURVEYING LTD. 107-100 Park Royal South, West Vancouver, BC V7T 1A2 Tel: 604-926-7311 Fax: 604-926-6923	
CONTACT:	
Email:	sandy@chapmansurvey.com
ENVIRONMENTAL	
SARTORI ENVIRONMENTAL SERVICES 106-185 Forester Street, North Vancouver, BC V7H 0A6 Tel: 604-987-5588 Cell: 604-220-0199	
CONTACT:	Alex Sartori
Email:	alex@sartorienv.com
MUNICIPAL	
DISTRICT OF WEST VANCOUVER 750-17th Street, West Vancouver, BC V7V 3T3 Tel: 604-925-7056 Fax: 604-925-6083	
CONTACT:	Stephen Mikicich
Email:	smikicich@westvancouver.ca

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4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	ISSUED FOR DEVELOPMENT PERMIT	05/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
NO.	REVISION	M/D/Y

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

**2055 QUEENS AVE.
WEST VANCOUVER,
B.C.**



CONSULTANTS:
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:

DRAWING TITLE:

PROJECT DATA

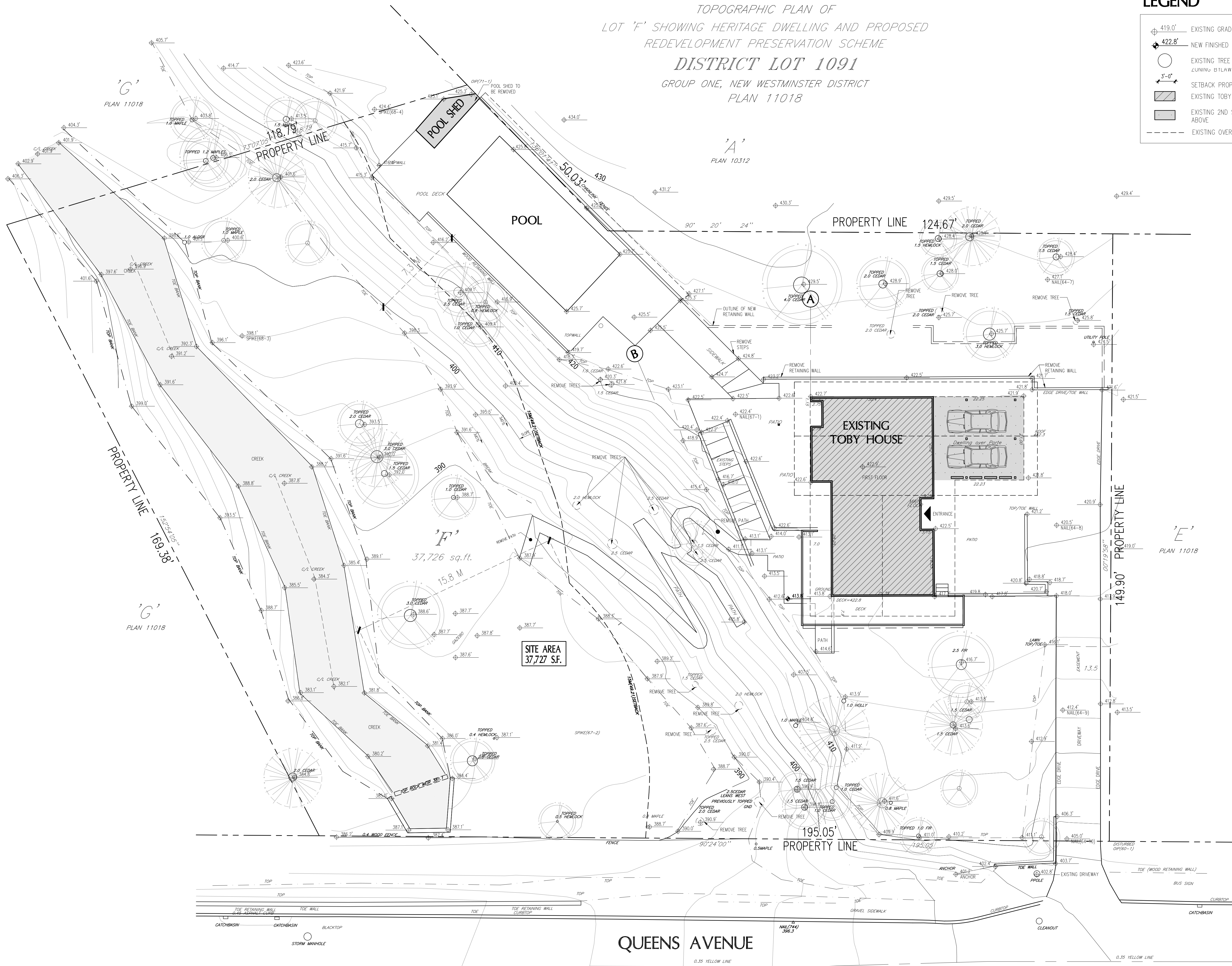
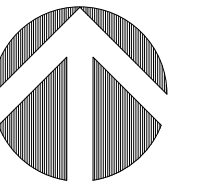
PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:		REVIEW BY:	DM
DATE:	17/JAN/11	DRAWING NO:	A001

TOPOGRAPHIC PLAN OF
 LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
 REDEVELOPMENT PRESERVATION SCHEME
DISTRICT LOT 1091
 GROUP ONE, NEW WESTMINSTER DISTRICT
 PLAN 11018

LEGEND

	EXISTING GRADE
	NEW FINISHED GRADE
	EXISTING TREE LUNING D114W K53
	SETBACK PROPOSED
	EXISTING TOBY HOUSE
	EXISTING 2ND STOREY ABOVE
	EXISTING OVERHANGS

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4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
NO.	REVISION	M/D/Y

SEAL:

**PROPOSED
 NEW "HILL
 HOUSE"**

2055 QUEENS AVE.
 WEST VANCOUVER,
 B.C.

**Wensley
 Architecture Ltd**

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 Vancouver, BC V6G 2E4
 tel 604.685.3529 fax 604.685.4574
 office@wensleyarch.com

CONSULTANTS:
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:

DRAWING TITLE:
**EXISTING
 SITE PLAN**

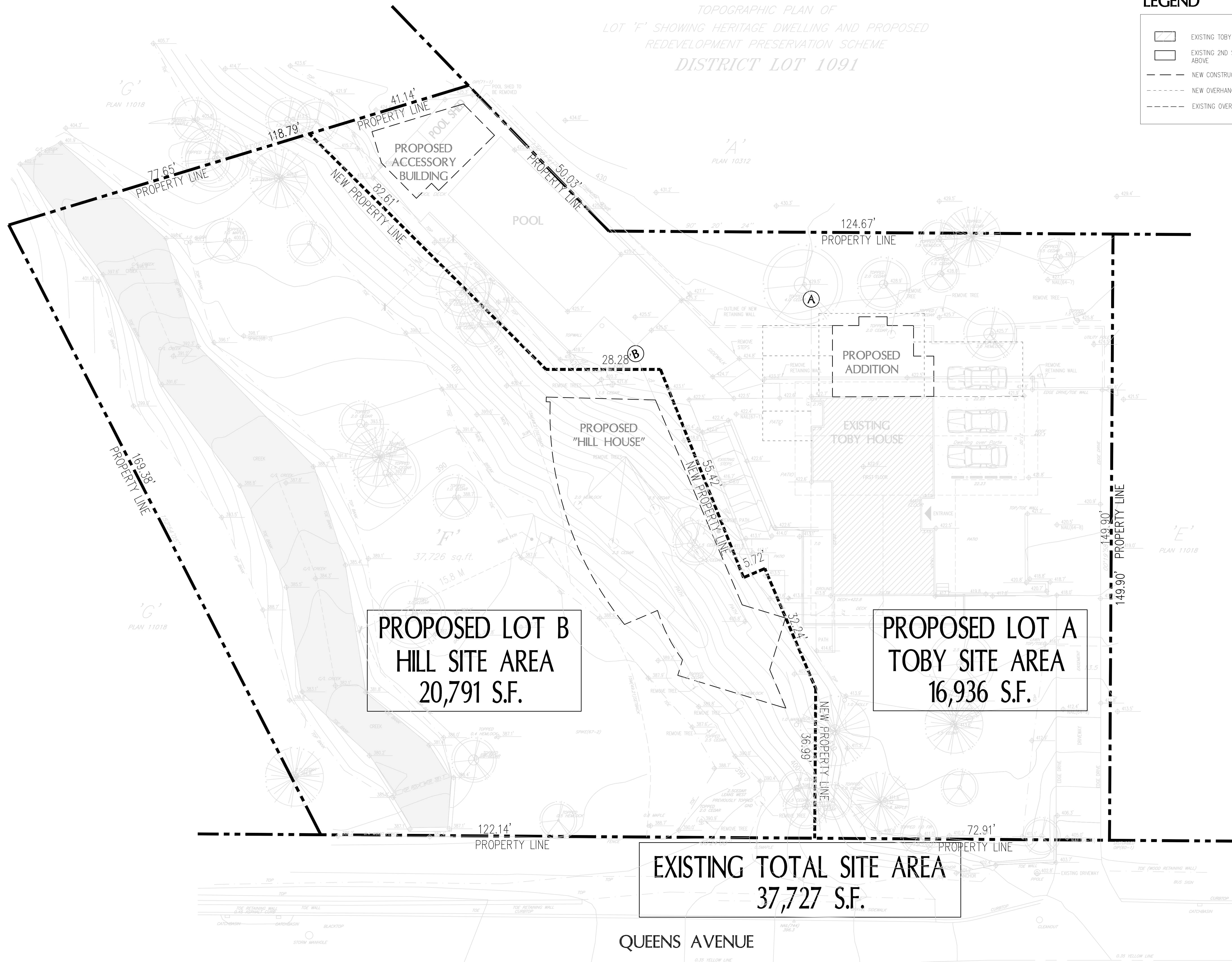
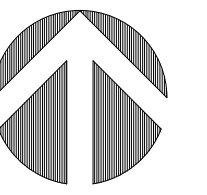
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SCALE:	3/32" = 1'-0"	REVIEW BY:	DM
DATE:	17/JAN/11	DRAWING NO:	A101

TOPOGRAPHIC PLAN OF
LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
REDEVELOPMENT PRESERVATION SCHEME
DISTRICT LOT 1091

LEGEND

	EXISTING TOBY HOUSE
	EXISTING 2ND STOREY ABOVE
	NEW CONSTRUCTION
	NEW OVERHANGS
	EXISTING OVERHANGS

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED TOBY HOUSE ADDITION AND NEW HILL HOUSE

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

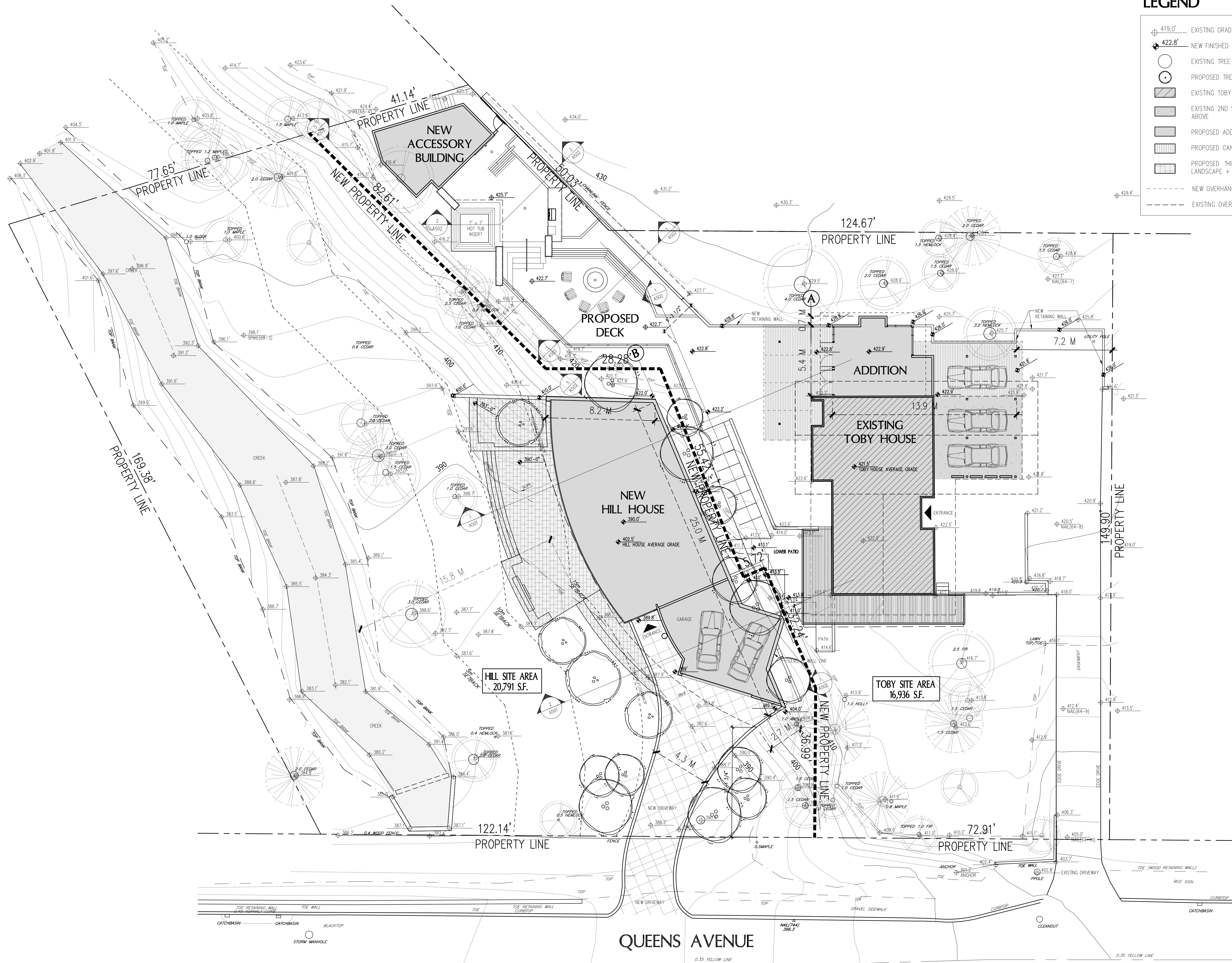
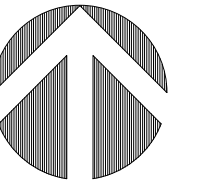
DRAWING TITLE:
PROPOSED SUBDIVISION

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/32" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A101A

LEGEND

- ⊕ 419.0' EXISTING GRADE
- ⬇ 422.8' NEW FINISHED GRADE
- EXISTING TREE
- ⊙ PROPOSED TREE
- ▨ EXISTING TOBY HOUSE
- ▩ EXISTING 2ND STOREY ABOVE
- ▧ PROPOSED ADDITION
- ▨ PROPOSED CANOPIES
- ▨ PROPOSED "HILL HOUSE" LANDSCAPE + PATIO
- - - - NEW OVERHANGS
- - - - EXISTING OVERHANGS

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
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1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.












CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

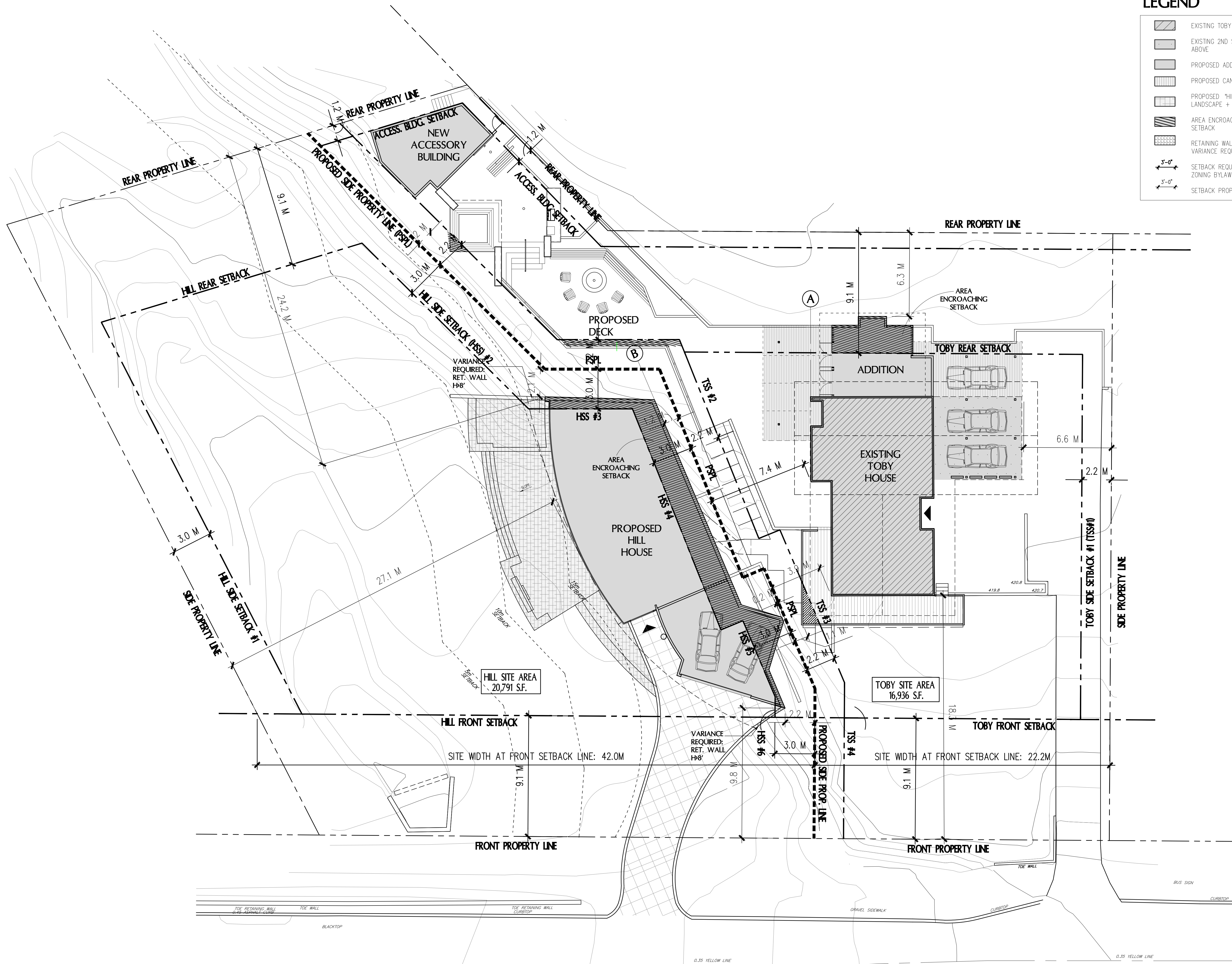
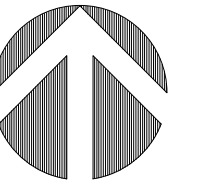
**PROPOSED
SITE PLAN**

PROJECT NO: 0909 DRAWN BY: NJ
SCALE: 3/32" = 1'-0" REVIEW BY: DM
DATE: 17/JAN/11 DRAWING NO: **A102**

LEGEND

-  EXISTING TOBY HOUSE
-  EXISTING 2ND STOREY ABOVE
-  PROPOSED CANOPIES
-  PROPOSED CANOPIES
-  PROPOSED "HILL HOUSE" LANDSCAPE + PATIO
-  AREA ENCRUCHING INTO SETBACK
-  RETAINING WALL VARIANCE REQUIRED
-  3'-0" SETBACK REQUIRED BY ZONING BYLAW RS3
-  3'-0" SETBACK PROPOSED

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.

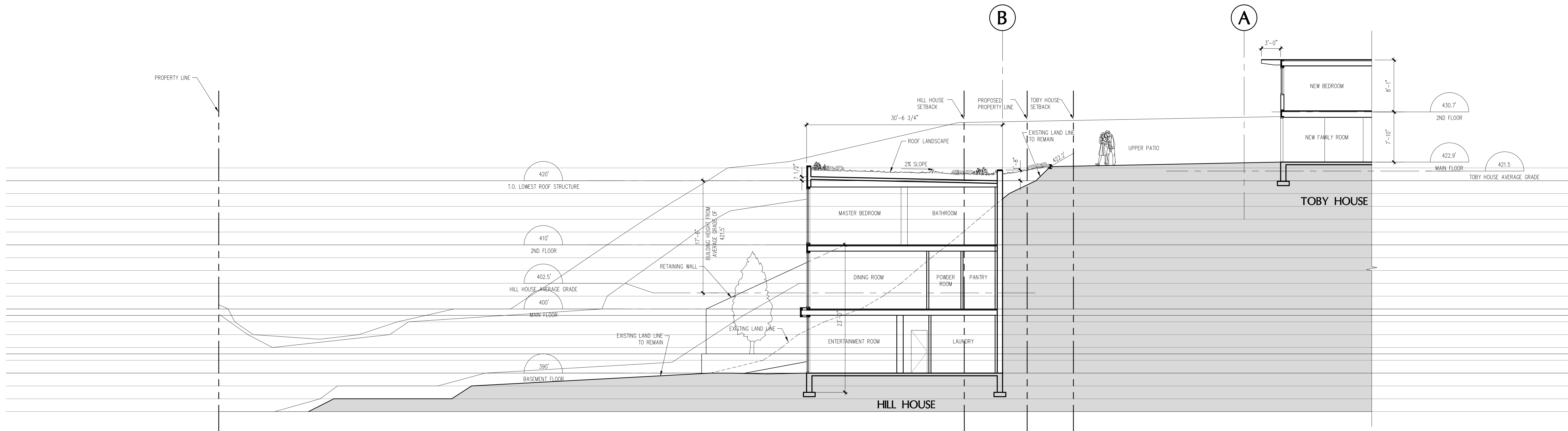
**Wensley
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301 - 1444 Alberni St.
Vancouver, BC V6G 2E4
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CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

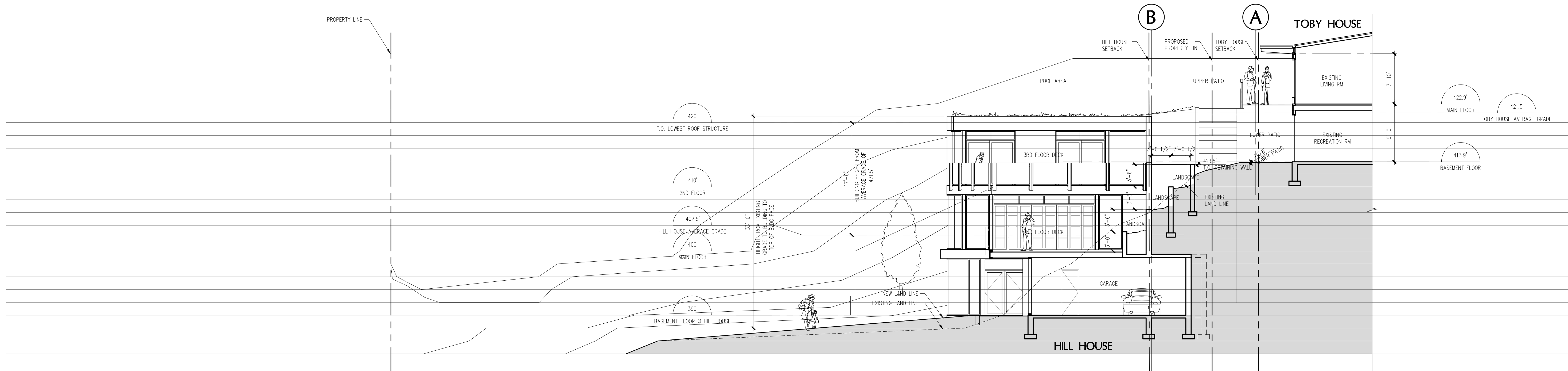
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**PROPOSED
SETBACKS**

PROJECT NO: 0909 DRAWN BY: NJ
SCALE: 3/32" = 1'-0" REVIEW BY: DM
DATE: 17JAN11 DRAWING NO: **A103**



1 SITE SECTION
A102 1/8" = 1'-0"

4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
NO.	REVISION	M/D/Y



2 SITE SECTION
A102 1/8" = 1'-0"

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**BUILDING &
SITE SECTIONS**

PROJECT NO: 0909 DRAWN BY: NJ
SCALE: 1/8" = 1'-0" REVIEW BY: DM
DATE: 17JAN11 DRAWING NO: A501

HILL HOUSE LANDSCAPE RATIONALE

The approach for the landscape design has been to have the exterior rooms be an extension of the interior living spaces and relate strongly to into the surrounding naturalistic landscape. The site is dominated by an arm of MacDonald Creek along the western property line, a steep embankment to the northeast adjacent the Toby residence, and many mature Douglas Fir and Western Hemlock Trees.

The intervention of built form in the naturalistic landscape has been informed by the riparian setbacks from the stream. Within 10m from the top of bank the only intervention is native riparian planting. Between the 10m zone and the facade of the house (15m) there are low stone walls, a patio and planting patterned to be sympathetic to the built form.

It is within the 10 - 15m zone that more intensive uses of the ground plane occur. The simple lines in plan tie in with the architecture. Low stone walls and small trees to direct views and frame spaces. The material palette has been minimized to cut stone and flagstone paving. The still, quiet plant palette is meant to compliment not compete with the naturalistic environment.

Specific landscape initiatives have been developed to preserve the natural quality of the property and create livable outdoor areas for both the proposed house and the Toby residence.

REMOVE INVASIVE SPECIES + REPLANT WITH NATIVES

Much of the area within the 15m riparian setback is vegetated with English Ivy, English Holly, Himalayan Blackberry, Periwinkle, and Impatiens. These invasive species would be removed. The 5m riparian setback would be replanted with robust native species, and the 15m setback would be a mixture of native and non-invasive exotic species. The exotic plant palette would focus on using predominantly evergreen plants with lush foliage that tie in and compliment our native plant species.

Invasive planting outside the property line and including the city boulevard will also be removed. Replanting will be to the satisfaction of the District of West Vancouver.

STORM WATER MANAGEMENT

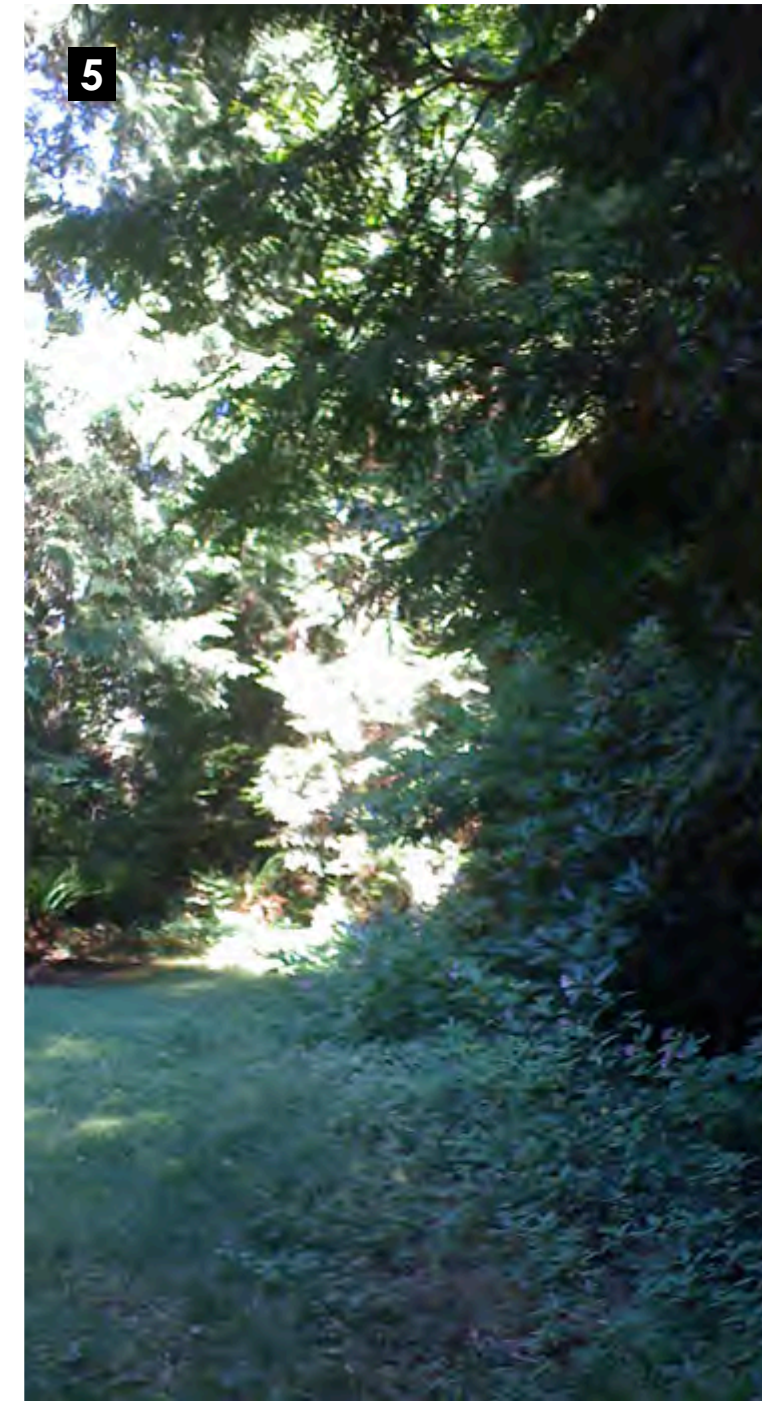
Several measures are proposed to manage storm water for the proposed house. A green roof is proposed for the top floor of the house. Not only does it slow down storm water but it also creates a pleasant outlook from the Toby house. Areas of permeable paving are proposed within the 15m riparian setback area thus allowing ground water infiltration. Storm water runoff from hard landscape areas such as the patios and driveway would be collected in a rock pit prior to connecting to the arm of MacDonald Creek that runs along the west side of the property.

CREATE LIVABLE OUTDOOR SPACES THAT PRESERVE PRIVACY

The Toby residence sits higher than the proposed residence. Effort has been made to buffer cross views and minimize the effect of the new house to the Toby residence. The roof of the proposed house sits at grade with the land to the north and is roughly 3 feet below in elevation as the main floor of the Toby residence. The intention is for the green roof planting to blend with the planting on grade so that the parapet edge disappears. The second floor patio of the new house is screened from the basement patio of the Toby residence with both a guardrail and tree planting. This basement patio is retained with a feature stone wall that is the backdrop of the second floor patio. The hot tub has been set into the landscape between the properties up against the feature stone wall.

TOBY HOUSE LANDSCAPE RATIONALE

The Toby house landscape is to remain and be restored to its heritage state. Mature shrubs and trees are to be protected during construction. Invasives, such as English Ivy will be removed.

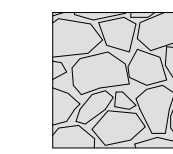


EXISTING SITE PHOTOS Refer to sheet L-3 for locations


APPENDIX 'E' TO SCHEDULE 'A'

MATERIALS LEGEND

Paving / Planting

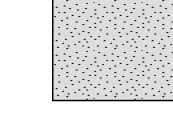
 Driveway and patio paving
 Prairie Moon Oversize Random Flagstone
 20" - 30" x .75"-1"
 Northwest Landscape and Stone Supply: 604 435 4842

 Stone Wall Facing
 Weathered Face Mix
 8" - 18" x 3"-5"
 Northwest Landscape and Stone Supply: 604 435 4842


 Entry walk paving
 Bohemian Flamed Basalt Pavers
 12" x 24" x 1.5"
 Northwest Landscape and Stone Supply: 604 435 4842

 C.I.P Concrete Steps


 C.I.P Exposed aggregate paving
 c/w Charcoal coloured monochromatic aggregate

 Ornamental Planting
 Refer to Plant list

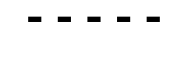
 Native Planting
 Refer to Plant list

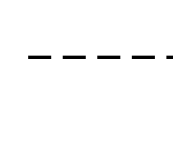
 Extensive Green Roof
 Refer to Plant list

DRAWING LEGEND

 Property Line

 Extent of Work

 Riparian Setback

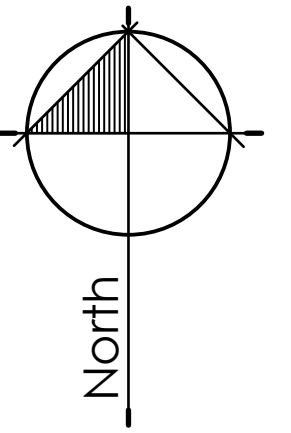
 Silt Fence - Refer to Erosion and Sedimental Control Plan

Lighting

 Wall Light

 Entry Light

 LED RGB strip light c/w controller



3	Feb 10-15	Revised per City Comments
1	Jan 28-15	Re-Issued for DP
1	Nov25-13	Issued for DP
no.:	date:	Item:

Revisions:

 Durante Kreuk Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N5
 t: 604 684 4611
 f: 604 684 0577
 www.dkl.bc.ca

Project:

2055 Queen's Ave

Drawn by: EN

Checked by: JES

Date: September 12, 2012

Scale: 3/32" = 1'0"

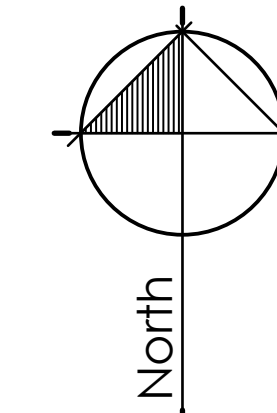
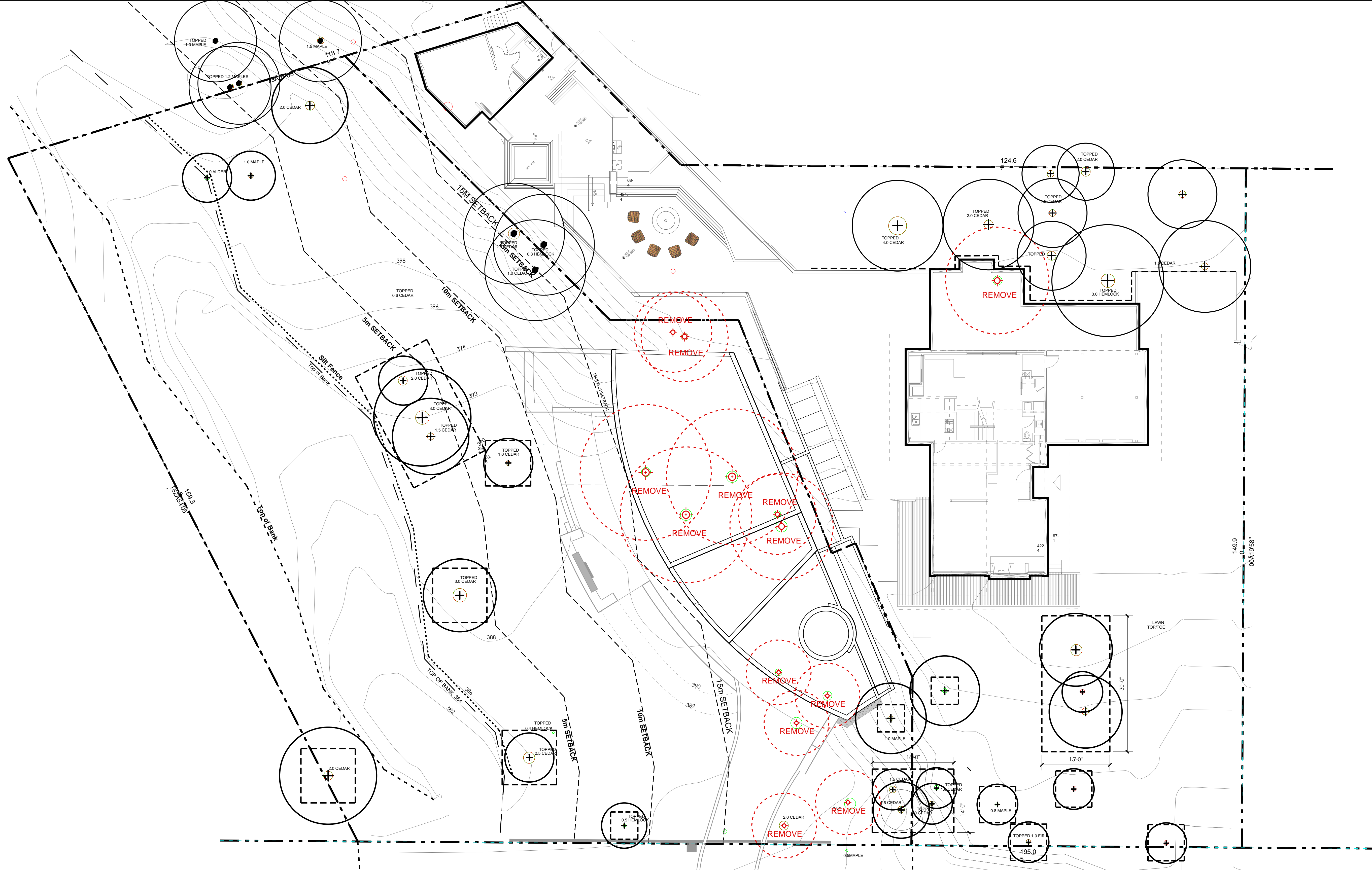
Drawing Title:

Cover Page

Project No.:

10076

Sheet No.:



3	Feb 10-15	Revised per City Comments
1	Jan 28-15	Re-Issued for DP
1	Nov25-13	Issued for DP
no.:	date:	Item:

Revisions:

dk Durante Kreuk Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N5
 t: 604 684 4611
 f: 604 684 0577
 www.dkl.bc.ca

Project:

2055 Queen's Ave

Drawn by: EN

Checked by: JES

Date: September 12, 2012

Scale: 3/32" = 1'0"

Drawing Title:

Tree Retention

Project No.:

10076

Sheet No.:

Figure 3 - Tree Protection Barrier

Schedule D - Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Req'd Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

* Table reproduced from the By-law

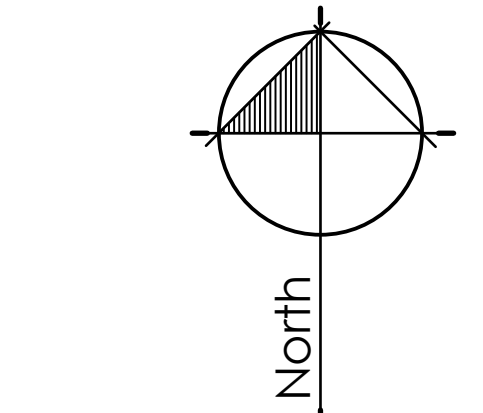
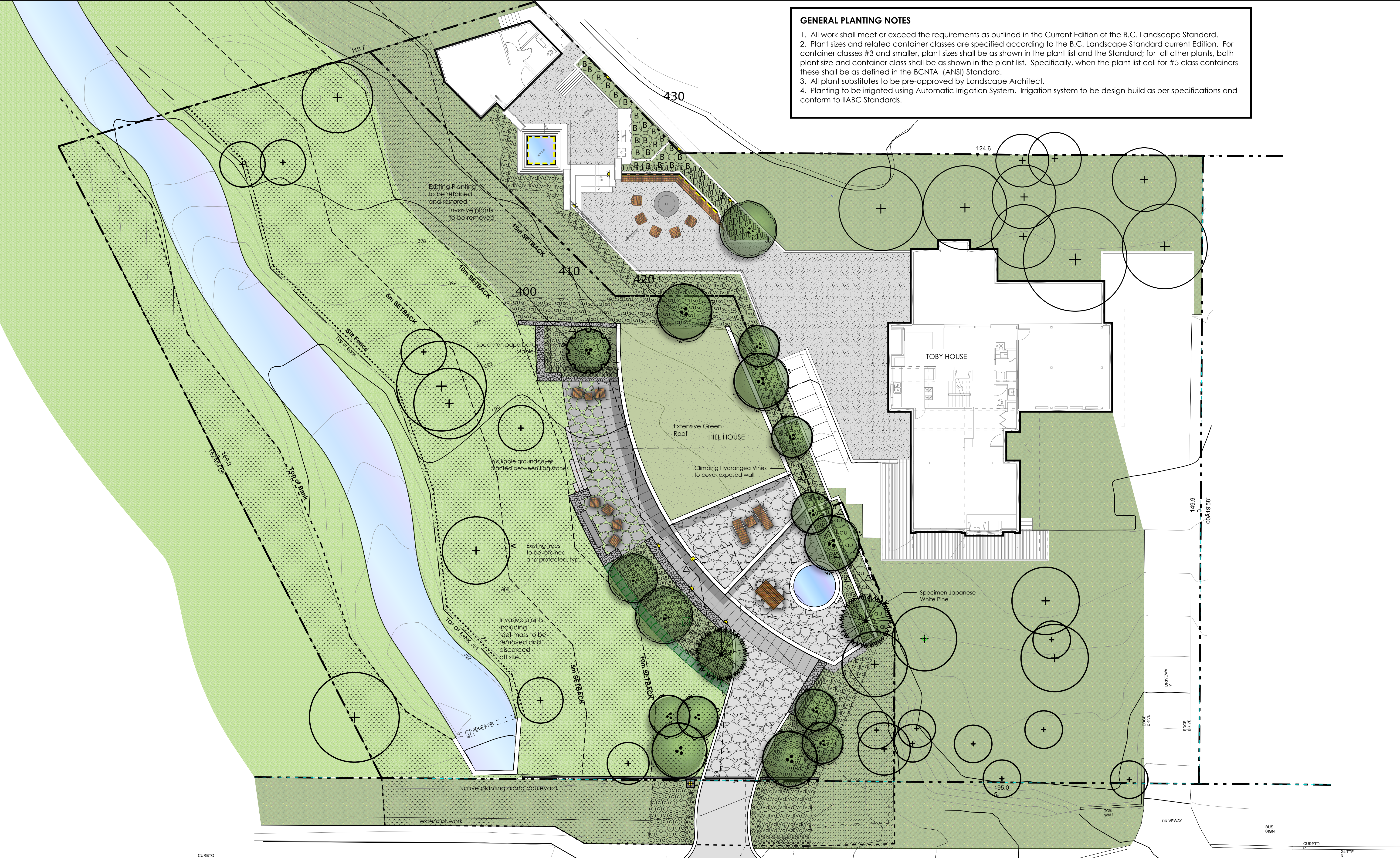
Tree protection fence

EXISTING TREES TO BE RETAINED
-DBH noted in feet

EXISTING TREES TO BE REMOVED

GENERAL PLANTING NOTES

- All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.
- All plant substitutes to be pre-approved by Landscape Architect.
- Planting to be irrigated using Automatic Irrigation System. Irrigation system to be design build as per specifications and conform to IIAABC Standards.



3	Feb 10-15	Revised per City Comments
1	Jan 28-15	Re-Issued for DP
1	Nov25-13	Issued for DP
no.:	date:	Item:

Revisions:



Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:
2055 Queen's Ave

Drawn by: EN
Checked by: JES
Date: September 12, 2012
Scale: 3/32" = 1'0"

Drawing Title:

Planting Plan

Project No.:
10076

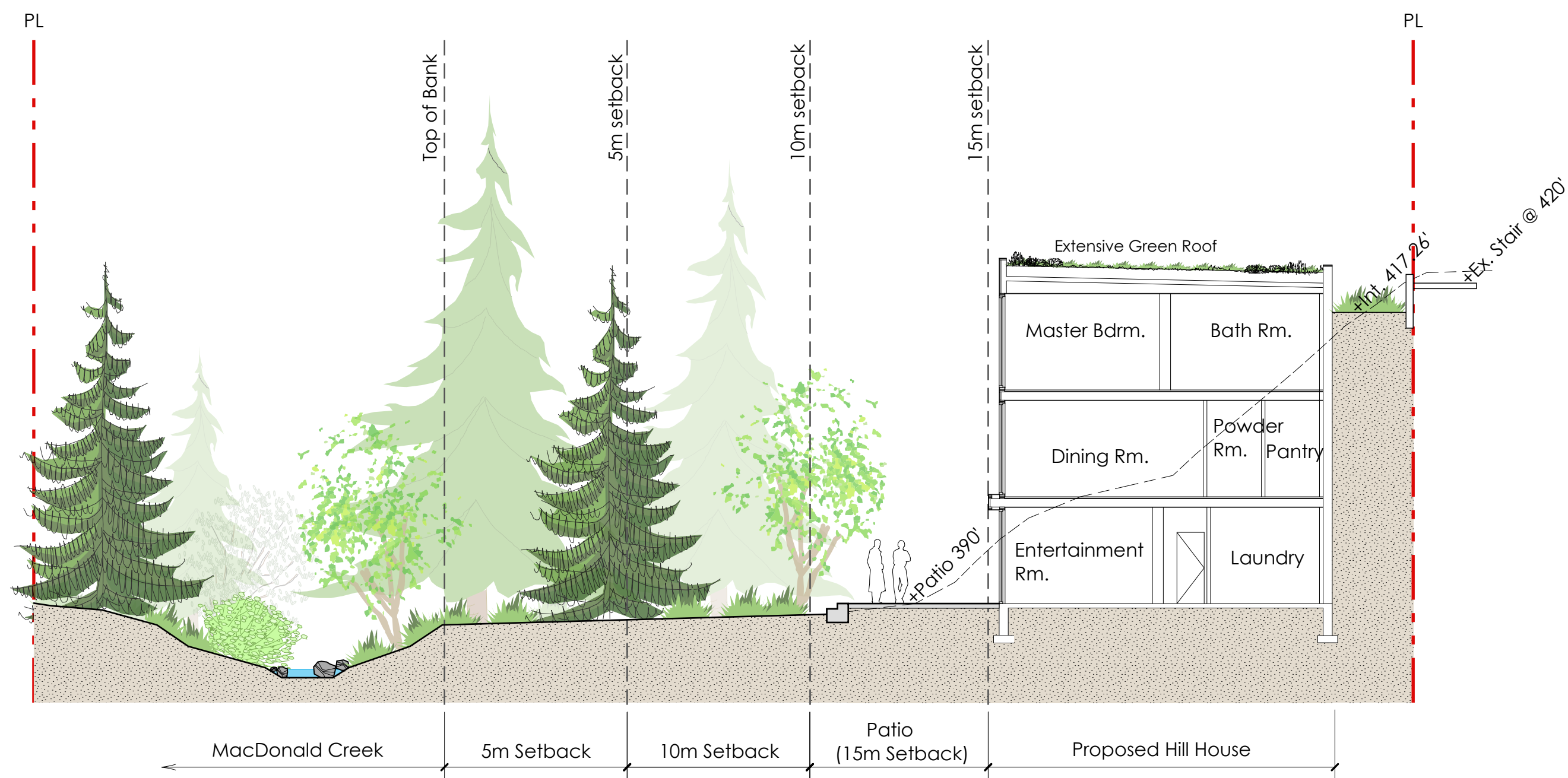
Sheet No.:

Sym	Qty	Botanical Name	Common Name	Size	Spacing/Comments
Trees					
	7	Acer circinatum	Vine Maple	1.5m ht. B&B	
	5	Acer Circinatum	Vine Maple	2m ht., B&B	
	1	Acer Griseum	Paperbark Maple	2m ht. B&B; multi-stem	Specimen quality
	2	Acer palmatum	Japanese Maple	2m ht. B&B; multi-stem	Specimen
	1	Acer palmatum	Japanese Maple	1.5m ht. B&B; multi-stem	Specimen
	2	Pinus parviflora 'Templehof'	Japanese White Pine	3m ht. B&B; 3' standard	

Shrubs Perennials, Vines					
an	45	Anemone x hybrida 'Honrine Jobert'	White Flowered Anemone	#1 pot	18" o.c.
au	10	Arbutus unedo	Strawberry shrub	3.5'	#5 pot
a	218	Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnickinnick	#1 pot	10" o.c.
b	22	Buxus microphylla	Boxwood	#3 pot	18" o.c.
c	131	Cornus kelseyii	Kelsey Dogwood	#2 pot	18" o.c.
e	324	Epimedium x perralchium 'Fronleiten'	Barrenwort	#1 pot	14" o.c.
	11	Hydrangea anomala subsp. 'Petiolaris'	Climbing Hydrangea	#2 pot	min. 3 x 3' leads; staked
li	65	Liriope muscaris	Lilyturf	#1 pot	18" o.c.
B	220	Leptinella gruveri	Dwarf Brass Buttons	4" pot	6" o.c.; interplant pavers at patio
	24	Phyllostachys nigra	Black Bamboo	#3 pot	3' o.c.
p	92	Pinus mugho 'Pumilio'	Dwarf Mugho Pine	#2 pot	18" o.c.
sa	96	Symphoricarpos albus	Snowberry	#3 pot	2' o.c.
	22	Taxus x media 'Hicksii'	Taxus Hedge	3' ht. B&B	2' o.c.
vd	288	Viburnum davidii	David's Viburnum	#3 pot	18" o.c.

Native Species for Revegetation			
Trees			
Acer circinatum	Vine Maple		1.2m ht. B&B
Malus fusca	Pacific Crabapple		1.2m ht. B&B
Oemleria cerasiformis	Indian Plum		1.2m ht. B&B
Shrubs			
Gaultheria Shallon	Salal	#1 pot	20" o.c.
Cornus sericea	Red-Osier Dogwood	#3 pot	2.5' o.c.
Rosa nutkana	Nootka Rose	#3 pot	2.5' o.c.
Mahonia nervosa	Oregon Grape	#1 pot	18" o.c.
Symphoricarpos albus	Snowberry	#3 pot	2' o.c.
Sambucus racemosa	Red Elderberry	#5 pot	3' o.c.
Vaccinium parvifolium	Red Huckleberry	#3 pot	2' o.c.
Herbs			
Filifera grandiflora	Fringecup	#1 pot	8" o.c.
Harelia trifoliata	Foam Flower	#1 pot	8" o.c.
Dicentra spectabilis	Pacific Bleeding Heart	#1 pot	8" o.c.
Maianthemum dilatatum	False Lily of the Valley	#1 pot	8" o.c.
Silicacina racemosa	False Solomon's Seal	#1 pot	1' o.c.
Polystichum muritum	Western Sword Fern	#1 pot	20" o.c.

Extensive Green Roof	
	Mix of locally adapted sedums and fescues

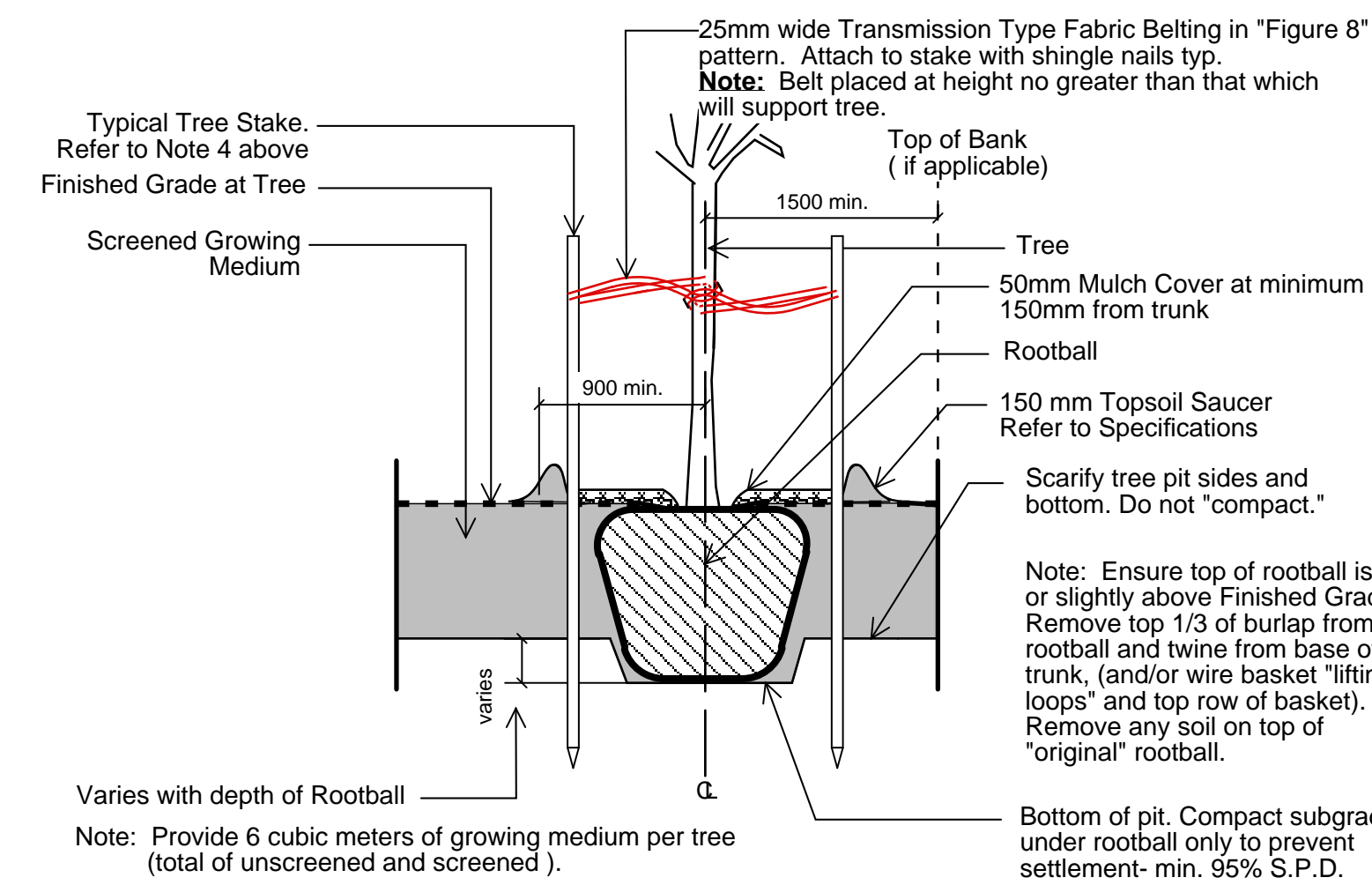


SECTION A: Proposed Hill House and MacDonald Creek

Scale: 3/32"=1'-0"

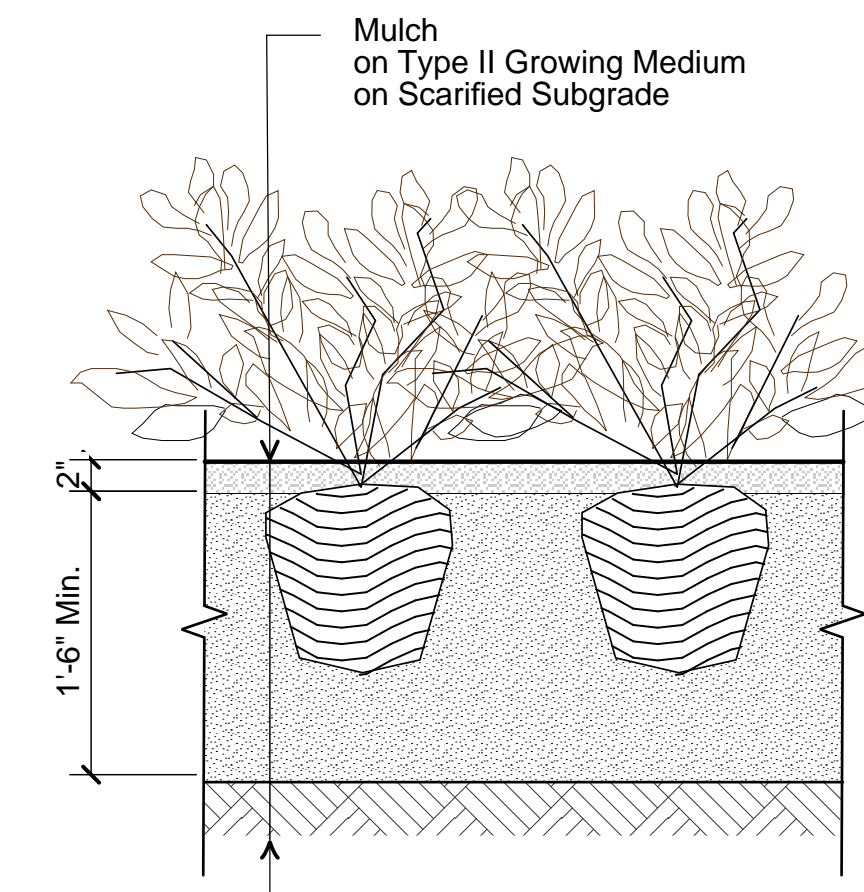
- General Notes:**
1. Do not cut Tree Leader.
 2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
 3. Ensure tree location does not conflict with Underground Services. "Call before digging".
 4. All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
 5. Provide min. 6 cubic meters of growing medium per tree.
 6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø



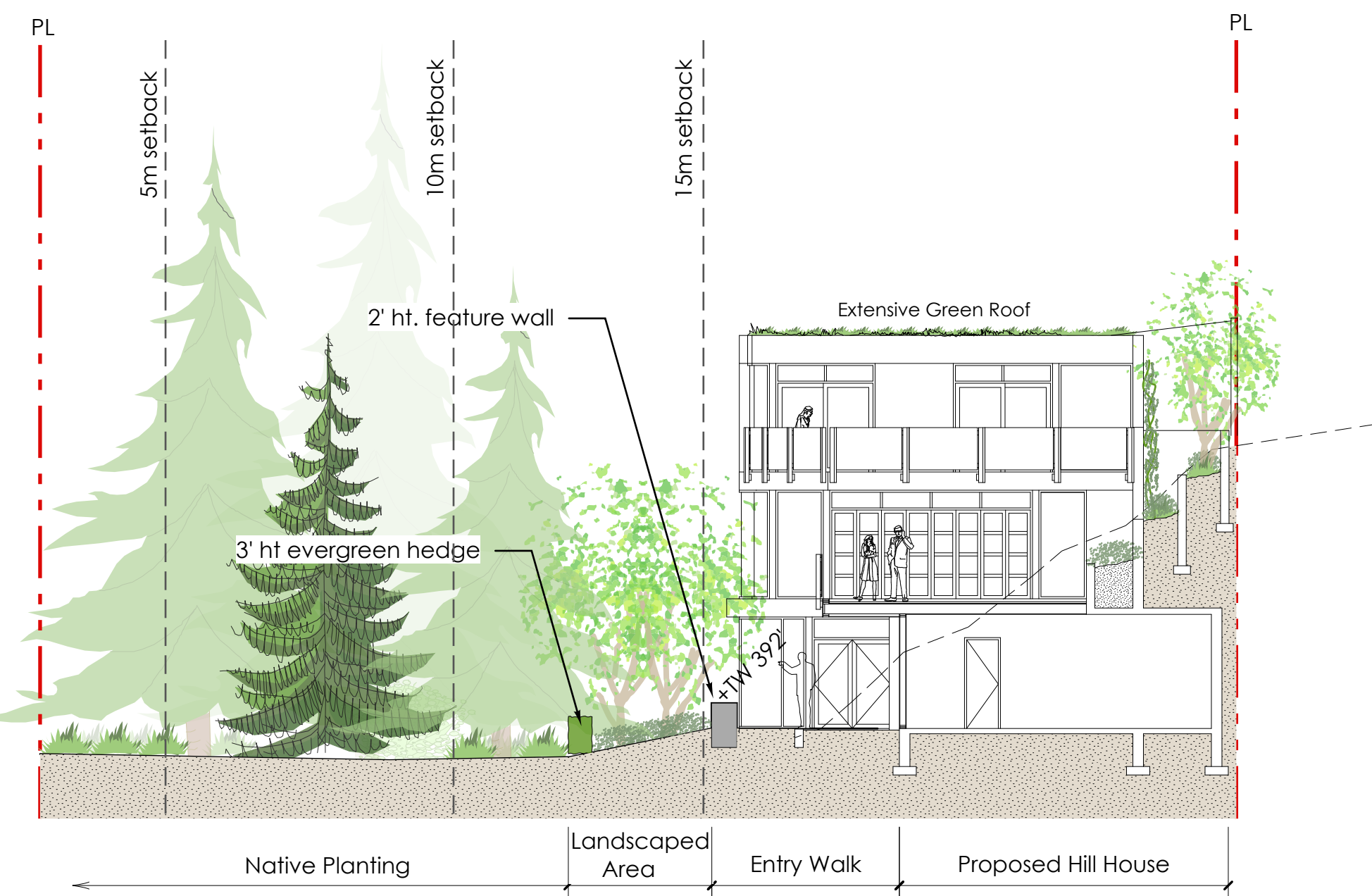
Ld 1 Tree Planting on Grade

Scale: 1" = 1'-0"



Ld 2 Shrub Planting on Grade

Scale: 1" = 1'-0"



SECTION B: Proposed Hill House with Landscaped Area and Riparian Setbacks

Scale: 3/32"=1'-0"



Japanese White Pine



Kelsey Dogwood



Japanese Maple



White Flowered Anemone



Mugho Pine



Epimedium



Entry Walk Paving



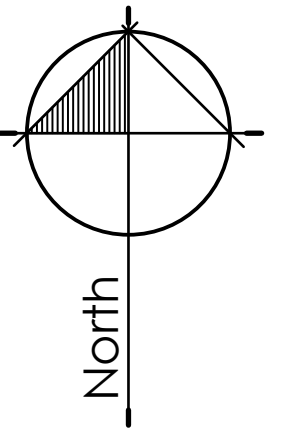
Feature Walls



Driveway Paving

PLANTING PALETTE

MATERIALS PALETTE



no.:	date:	Item:
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