

RESIDENTIAL TRIPLEX

2173 Argyle Avenue
West Vancouver BC

REVISION 04 - ISSUED 09 MARCH 2016



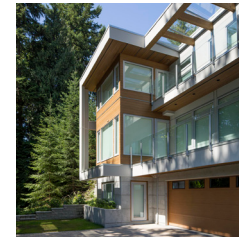
PROJECT TEAM



Eco-Regional Architecture + Interior Design

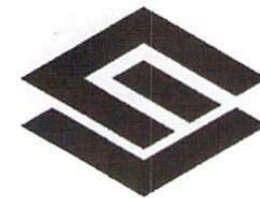
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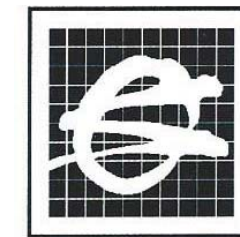
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RESIDENTIAL TRIPLEX
2173 Argyle Avenue, West Vancouver, BC

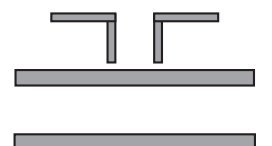


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REVISIONS

01 - DISTRICT OF WEST VANCOUVER PLANNING DEPT	02 JULY 2015
02 - DISTRICT OF WEST VANCOUVER PLANNING DEPT	02 OCTOBER 2015
03 - DISTRICT OF WEST VANCOUVER PLANNING DEPT	09 NOVEMBER 2015
04 - DISTRICT OF WEST VANCOUVER PLANNING DEPT	09 MARCH 2016

1.0 INTRODUCTION

1.1 Proposed Development Summary

This report is to accompany the application for the residential development of 2173 Argyle Avenue, West Vancouver for a 3 storey triplex development.

The site is located in the Dundarave Village neighbourhood of West Vancouver, in the 2100 block of Argyle Avenue. The proposed development incorporates the demolition of the existing 2 storey single family home and the development of a residential triplex consisting of two 2 bedroom units and one 1 bedroom unit. A 5 car garage is also proposed, accessed from the rear lane.

The site is currently zoned as multiple dwelling zone 2 (RM-2). The application requires a development permit with minor variations and does not require a re-zoning application..

The client currently owns the lot at 2173 Argyle Avenue. The lot has an area of 5,750 SF.

1.2 Project Chronology

- Pre application meeting with DWV planning Apr 2015
- Pre application meeting with DWV planning May 2015
- Development application submission Jul 2015
- ACDI Review Sep 2015
- Development application re-submission Oct 2015
- DRC Review 1 Nov 2015
- DRC Review 2 Jan 2016
- Applicant Resubmission Mar 2016
- DP Public Information Meeting TBC
- DP Council Consideration May 2016
- DP Issuance May 2016



2.0 PROJECT ANALYSIS

2.1 Design Philosophy

Besharat Friars Architects philosophy is based on providing contextual regional design, through a socially conscious and environmentally sensitive approach for people and communities. The predominant aim of the project is to create a development that is contextualized and be a welcome addition to the local urban fabric while maintaining a sensitivity to the site's neighbours and the wider community. The impact of the development on the Argyle Avenue streetscape is of utmost importance and as such an attractive and well designed front garden and yard are critical for both the owner and the general public. Due to the excellent location of site it will be important to maximize views and natural day lighting without compromising privacy for each unit.

2.2 Objectives

- Create two high-end residential units for residents downsizing from large homes
- Create one affordable residential unit
- Implement exceptional standards of design quality
- Select quality materials
- Design two units to adaptable design level 2 for aging and aging in place.
- Provide private garage for each unit
- Provide outdoor space for each unit
- Create open plan living & dining at street level
- Create Large bedrooms with ensuites at upper level
- Provide private at grade entrances for each unit
- Offer direct access into units from garages
- Maximize south ocean views and north mountain views
- Provide internal elevators in 2 bedroom units
- Maximize natural light
- Achieve a high quality development that will contribute and fit into the W Vancouver & Dundarave community
- Respond to solar orientation vis-a-vis heating and cooling

2.3 Programme

General

- Private covered main entrance at each unit.
- Roof top deck
- Balconies at upper level

2 Bedroom Units

- Double garage
- Basement storage / work shop space, washroom and laundry room.
- Landscaped front gardens
- Visible main entrance off Argyle Avenue
- Open plan kitchen / dining
- Formal Living and informal family areas
- Main level powder room
- Master bedroom with en-suite, walk in closet, south facing balcony and maximized ocean views
- Enclosed balcony
- 2nd bedroom with en-suite and walk in closet
- Roof top deck with hot tub and covered food preparation area.

1 Bedroom Unit

- Single garage
- Open plan living and dining area
- Bedroom with balcony
- Rear balcony with perimeter planting
- Roof top deck providing ocean and mountain views.



3.0 CITY CONTEXT

3.1 West Vancouver

Located on the North Shore, West Vancouver is mainly a residential community. Many residents are retired, work at home, or take the short commute to downtown Vancouver. A 25-block strip of Marine Drive serves as a commercial district, featuring shops, small offices, garages and gas stations, restaurants, banks, and other common amenities. This area is commonly known as Ambleside. West Vancouver is also home to Park Royal Shopping Centre, Canada's first mall. Opened in the 1950s, it now occupies 2 km of both sides of Marine Drive near North Vancouver, and is home to several department stores and large retailers, as well as many small shops. Park Royal is also the largest mall on the North Shore, and is a bus terminal for Blue Bus and North Vancouver TransLink buses.



3.2 Dundarave Village

The site is located in the Dundarave Village neighbourhood of West Vancouver. Dundarave is primarily a residential and recreation area and offers excellent access to the ocean and as such has developed into a charming seaside community. It features extensive high end housing, many restaurants, cafes and shops as well as numerous parks, beaches, Dundarave pier and over a mile of sea wall. Prior to the construction of the Lions Gate bridge, Dundarave was once a residential outpost to Vancouver, accessed only by boat and populated primarily by summer cottages. In recent decades, the village has grown into an eclectic and unique shopping and service area while still retaining its old-fashioned charm. One- and two-story buildings line the 2400 block of Marine Drive, housing restaurants and cafes, art galleries and specialty shops.



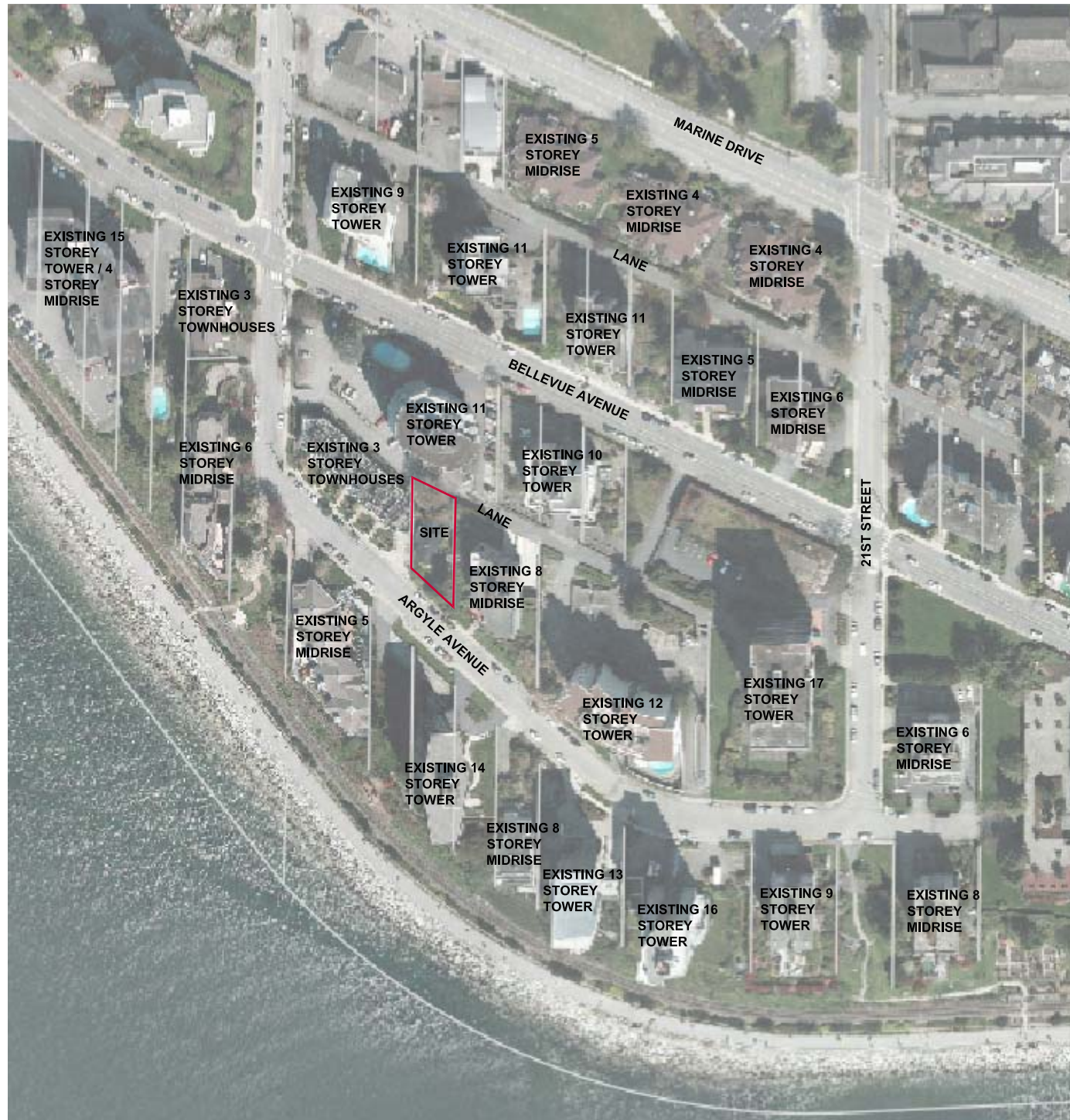
3.3 Argyle Avenue

Argyle Avenue is one of the most sought after and prestigious addresses in West Vancouver. It is excellently located with both southern ocean / downtown views and northern mountain views and is only minutes away from transit, restaurants, coffee shops, Park Royal Shopping, medical services, seniors centre, parks, recreation centre and just steps to beach and seawall. Direct access to the Lions Gate Bridge and major highways allows an easy commute to surrounding destinations including Downtown Vancouver, North Vancouver and YVR. Argyle avenue is very well maintained and features attractive street planting and trees. Southern views are maintained through un-obscured view corridors.



4.0 NEIGHBOURHOOD CONTEXT

4.1 Adjacent Buildings & Streets



4.2 Land Use

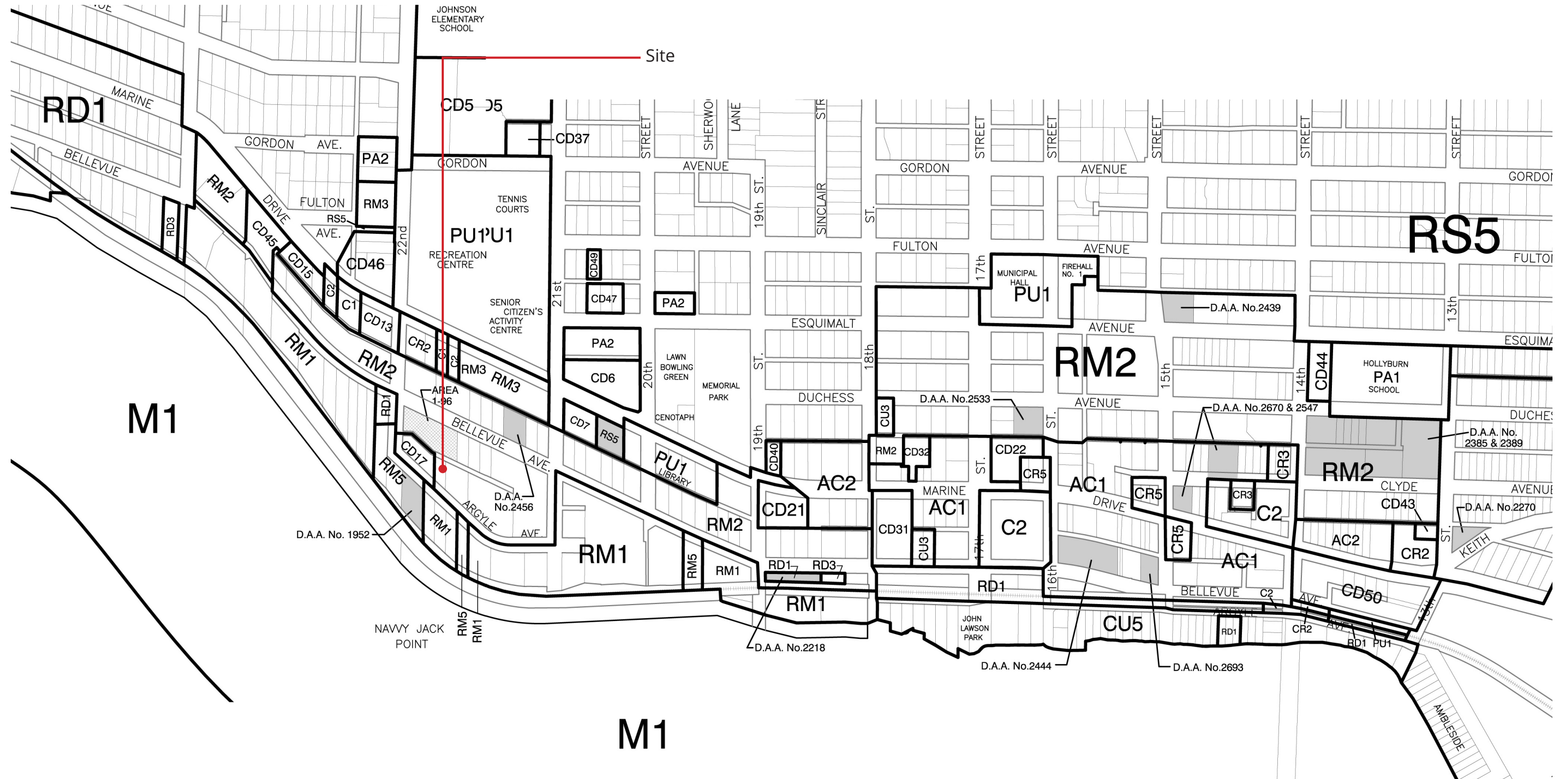
The immediate context of the site is dominated by residential buildings. These buildings range from 3 storey townhouses to 16 storey towers, the most recent being the 13 storey “The Argyle” apartment building. The site faces Argyle Avenue and backs onto a lane. The site is neighbored by 3 storey townhouses to the west, an 8 storey tower to the east, 14 and 8 storey towers to the south and an 11 storey tower to the north. There is limited surface parking in the area with most properties offering either covered or underground parking. Most of the apartment towers incorporate landscaped green areas. These features all contribute to the largely attractive appearance and community character of the street.

4.3 CPTED (Crime Prevention Through Environmental Design)

- **Landscaping**
 - Landscaping used to define and outline ownership of space at the front of property
 - The planting design does not create hidden areas around building entry
 - Planting design features low shrubs and hedging, thus providing clear sightlines and limiting hiding spots.
- **Entry point and natural surveillance**
 - Provide single entry point for each unit off Argyle Avenue. Allows natural surveillance to development with ‘eyes’ on the street from residential units 1 & 2, neighbouring buildings and street traffic.
 - Garage doors locked from outside, no access
 - No hidden areas
 - Vehicular access off rear Lane. Overhead doors feature vision panels
 - All entry points visible from public realm
 - Large amounts of glazing at front of units
 - Main entrances overlooked by balconies and roof top deck
 - Pedestrian natural surveillance from street from car and bike is increased due to residential nature of neighbourhood
- **Lighting**
 - Main entrances and paths to garage doors / unit 3 access is well lit
 - Lighting sources are located above the pedestrian level thus assisting in facial recognition

4.0 NEIGHBOURHOOD CONTEXT

4.4 Zoning Map



4.0 NEIGHBOURHOOD CONTEXT

4.5 Legal Composite Map



5.0 SITE CONTEXT

5.1 Topography

The site has an area of 5,750 SF. The northern property line is 55.11 feet, the south is 67.73 feet, west is 103.72 feet and east is 126.14 feet.

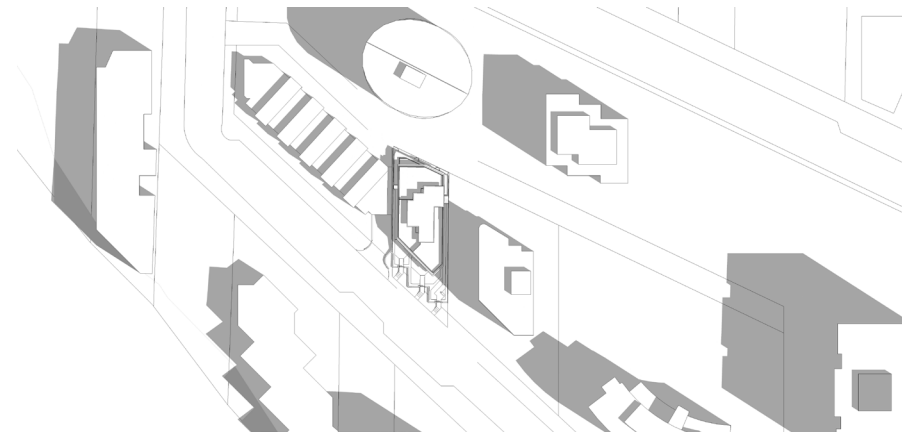
The site has a gradual north-to-south slope with a change of elevation of approx 3.5 feet from its highest point in the north west corner (50.00' geodetic) to its lowest point in the south west corner (46.40' geodetic). This slope continues down to the ocean and thus offers an elevated position for partial southern water views.

The west side of the site is flanked by a concrete wall, the north side by a lane, the south side by a mature Laurel hedge and east side by a Holly Tree hedge.

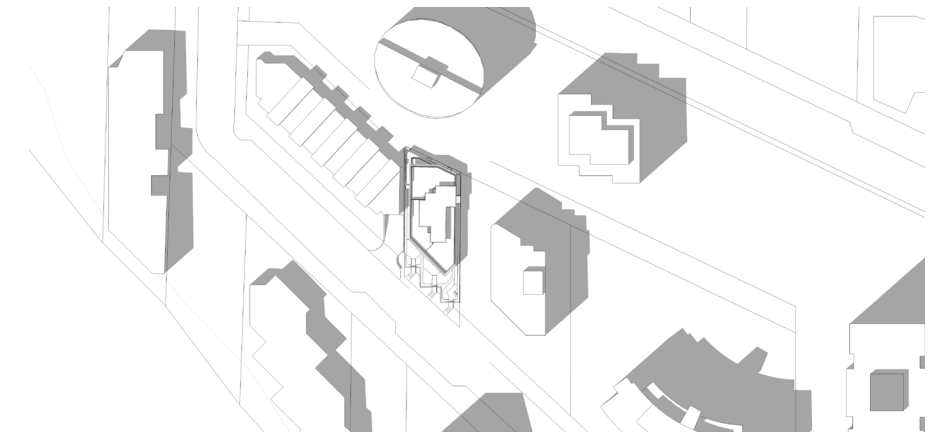
5.2 Natural Light & Shadows

The site benefits from relatively high amounts of natural light. The 8 storey tower to the east of the property casts shadows over the site in the morning throughout the year. The distance between the site and the neighbouring buildings to the south and the height of the townhouses to the west result in the site enjoying direct sun light during the afternoon and evening through out the year except in winter.

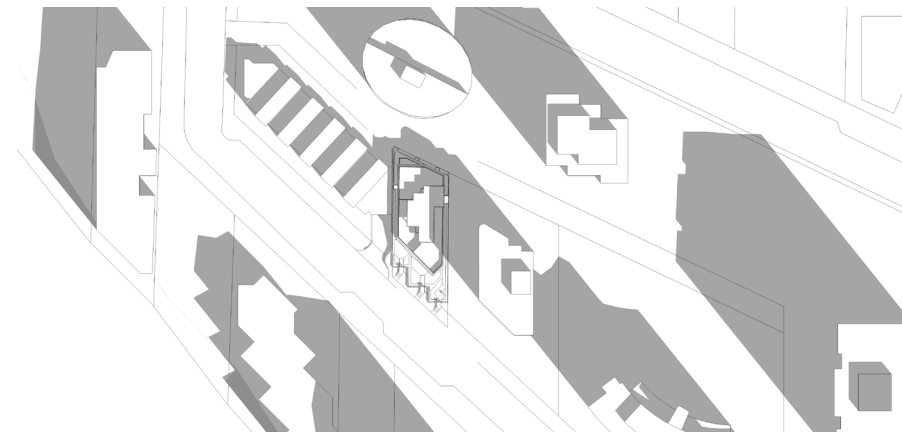
The proposed development cast shadows onto the townhouses to the west in the morning during summer and fall. During the rest of the year the development does not add to any shadows already cast on the neighbouring buildings by existing buildings.



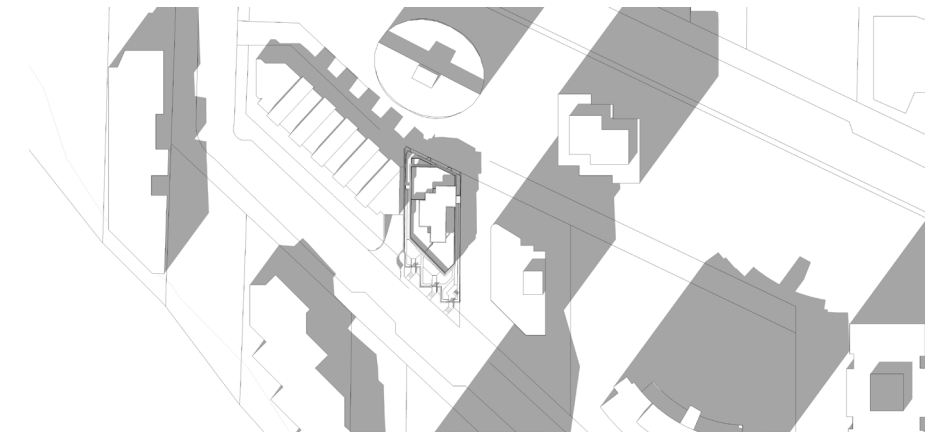
Site Shadows - Summer, AM



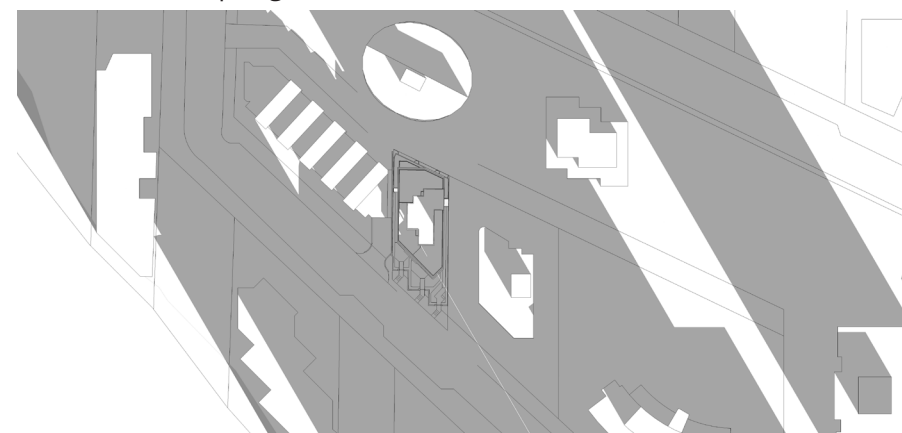
Site Shadows - Summer, PM



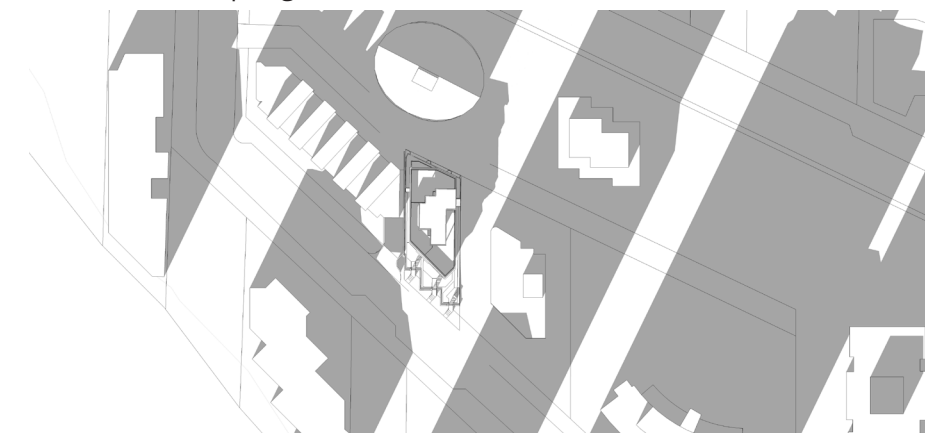
Site Shadows - Spring / Fall, AM



Site Shadows - Spring / Fall, PM



Site Shadows - Winter, AM



Site Shadows - Winter, PM

5.0 SITE CONTEXT

5.3 Climatic Analysis

West Vancouver's coastal location serves to moderate its temperatures. However the sea breezes and mountainous terrain make West Vancouver a region of micro climates, with local variations in weather sometimes being more exaggerated. The site is exposed to sea breezes being only one block from the ocean and is offered limited protection from neighbouring buildings.

Despite normally mild winters, occasional arrivals of cold arctic outflows in winter can sometimes last a week or more. These arctic outbreaks occur on average about one to three times per winter

Winters can be quite dark. The relatively high latitude of 49° 15' 0" N means early sunsets (as early as 4:15 pm) and late sunrises (as late as 8:10 am). From November to February on average more than 70% of the already short daytime is completely cloudy. The percentage of cloudiness is higher on the Northshore due to the mountains causing the development of clouds due to upslope winds.

Summers, in contrast, are characterized by a nearly opposite weather pattern, with consistent high pressure and sunshine. July and August are the sunniest months. For several nights near the summer solstice, there are less than 7.5 hours between sunset and sunrise, with twilight lasting past 10 pm.

The site is situated in climate zone 4 based on ASHRAE 90.1 2010 climate data.

5.4 Traffic & Access

Vehicular

The site faces Argyle Avenue. The proposed development is configured for vehicular access via the rear lane into covered garages. The section of Argyle Avenue where the site is located is a relatively quiet traffic route as it only serves residential buildings and does not connect to any roads other than Bellevue Avenue.

Bike

Bike access to the site will be via Argyle Avenue and the rear lane. Residents will access the site via the rear lane as it offers direct access to the rear garages whereas visitors will access via Argyle Avenue. Argyle Avenue currently does not have a bike lane.

Pedestrian

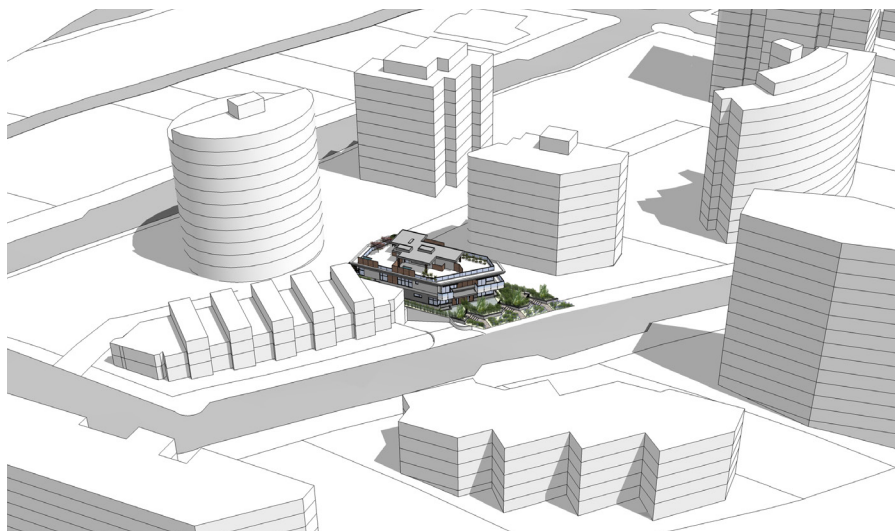
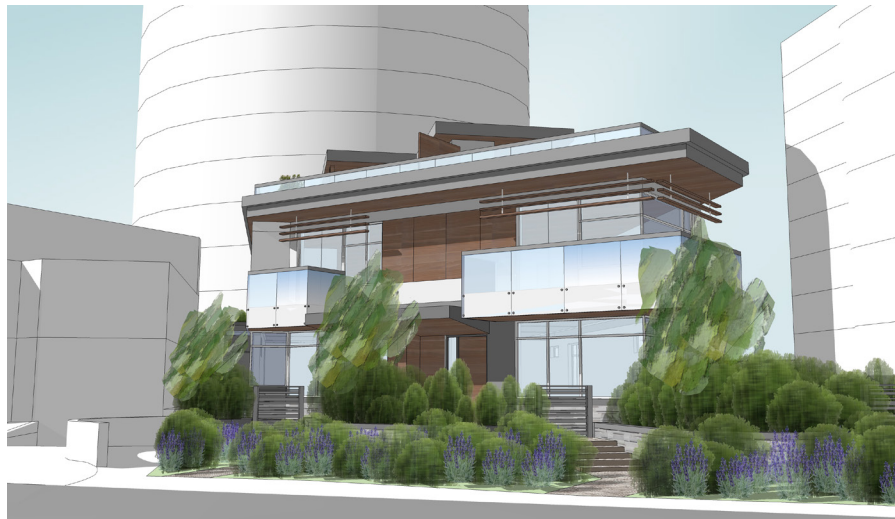
Pedestrian access to the site will be via Argyle Avenue. Argyle Avenue is a very pedestrian friendly street with wide side walks, limited obstructions and attractive planting and trees. The proposed development will contribute to the high caliber built environment of the street and pedestrian movement should be encouraged along it. The site is within walking distance of local shops, restaurants and amenities as well as the sea wall.



6.0 BUILDING DESIGN

6.1 Character

The architectural vocabulary of the building, choice of materials and articulation of the building & roof, and landscape design result in producing a high quality project with a sophisticated West Coast character. This is characterized by repeated wooden elements, large roof overhangs, extensive glazing, maximization of outdoor space, orientation of building to maximize views and predominantly open plan interior space.



6.2 Massing

The massing of the building is intended to provide adequate internal space for each unit and maximize outdoor areas, while being sensitive to the neighbouring properties. The building has been orientated to enhance ocean views. The three units respect the side and rear set backs of the lot. A 20' deep front garden is proposed. The 3 storey building has an overall height of 29'10". However the top storey consists of only the roof top access which are set back from the edge of the building. This reduces the appearance of the building from street level and will create the appearance of a 2 storey building. Unit 3 is also stepped back at level 2, which again reduces the perceived size of the building. Privacy screens are located on the roof top deck to provide privacy in between units and also from neighbouring properties. The main front facade of the building faces Argyle Avenue and features balconies, wooden doors, canopies and wooden brise soleil and offers an attractive addition to the street. Wooden soffits are used throughout the building.

The roof of the property is one of the most defining features of the building. It is constructed using a stepped fascia that softens the overall impact of the roof and provides an attractive detail. The roof projects out from the building on all facades providing both weather protection and architectural articulation. At the front of the building the roof extends 5 feet over the master bedroom balcony. This features offers rain protection and solar shading. Additional solar shading is provided through the use of a wooden bris soleil. The roof of the stepped-back top level features even larger overhangs of approx 8 feet and provides cover for an outdoor BBQ and food preparation area. Distinctive wooded feature canopies are located above all entrances into units. These announce the entrances and provide extra weather protection.

6.3 Materials

The proposed development will use quality materials throughout and employ high standards of design and construction in an effort to produce an attractive and successful project. The development will be a wood frame structure.

The south, east and west facades of the building will have a stone base with rainscreen stucco above. Two colours of stucco will be used; light grey and mid grey. Wood accents will also be used. The stone base grounds the building and acts as a transition from ground to the building above while also offering protection. The stone is capped with an architectural concrete cap. The two colours of stucco and the wood accents that are to be used provides variation in the facade. Wood cladding will be used in-between windows at upper level that unites the separate window units and results in them becoming a more defined feature. The use of wood as a repeated accent throughout the building gives the project a residential feel. Premium Vinyl windows will feature throughout.

The wooden front entrances will include a full height vision panel that softens the entrances. Large windows will be provided throughout the facades. This is done to maximize the views and natural light. The north facade of the building is to be finished entirely in stone. This is intended to distinguish the rear garage from the rest of the building. All guard rails will be constructed using frameless structural tempered glass with the front balconies finished with a white frit gradient finish. The roof of the building will have a wood soffit. The rear garage will feature dark grey overhead doors with glazed vision panel. Unit 3 balcony will incorporate perimeter planters that will grow down the side of the garage. All materials have been chosen to be durable and require minimum maintenance.

6.0 BUILDING DESIGN

6.4 Landscape

Landscape Design Narrative

Facing Argyle Avenue, the frontage treatment has been arranged to provide semi-private garden spaces for all three units. Units 1 and 2 have elevated, permeable-paved patios screened on both sides by evergreen hedging with lower Boxwood hedging at the front allowing some sense of privacy from the street while still allowing views to English Bay. Unit 3 has a proportional share of frontage enhanced by a small south-facing seating space.

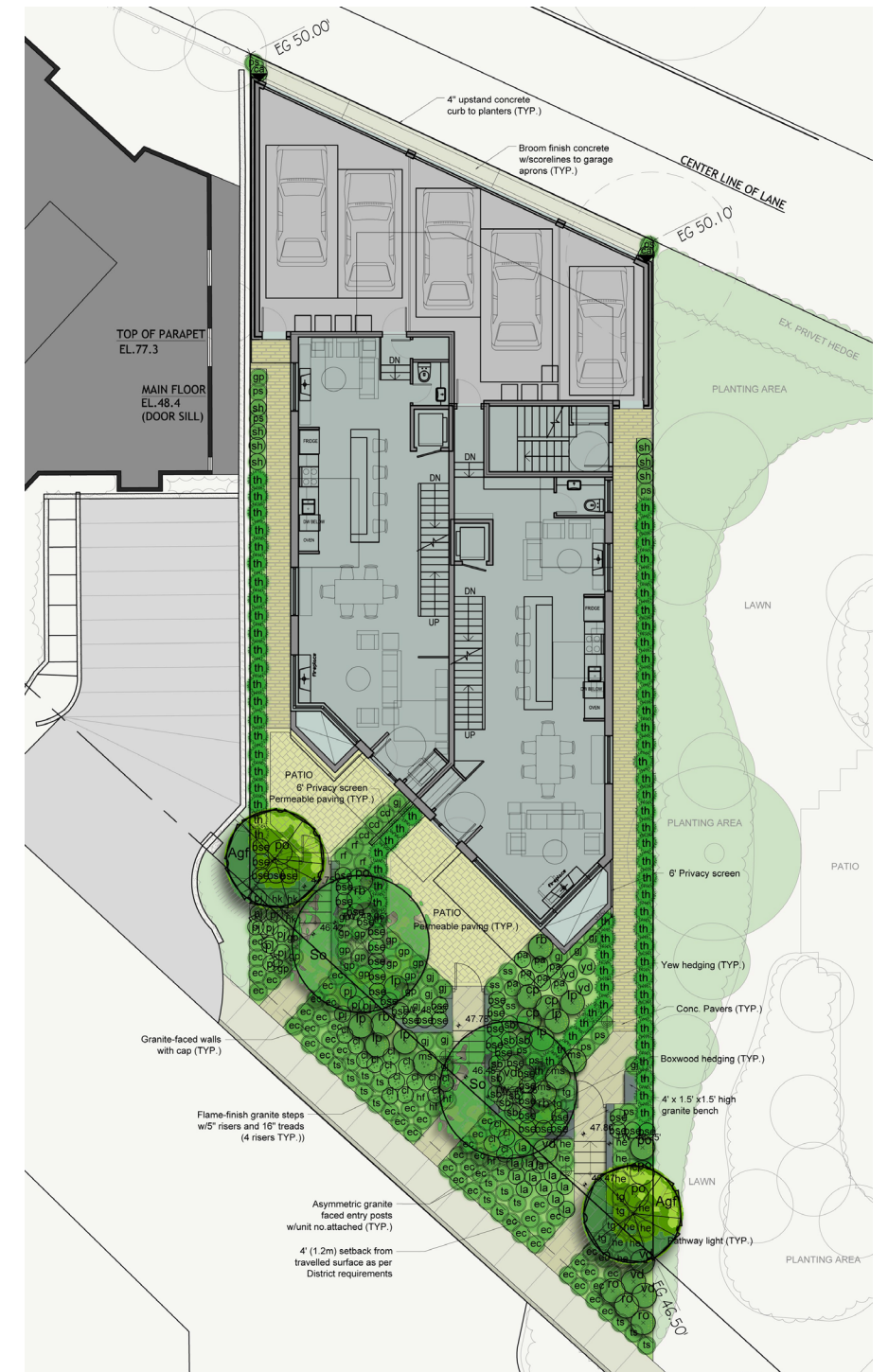
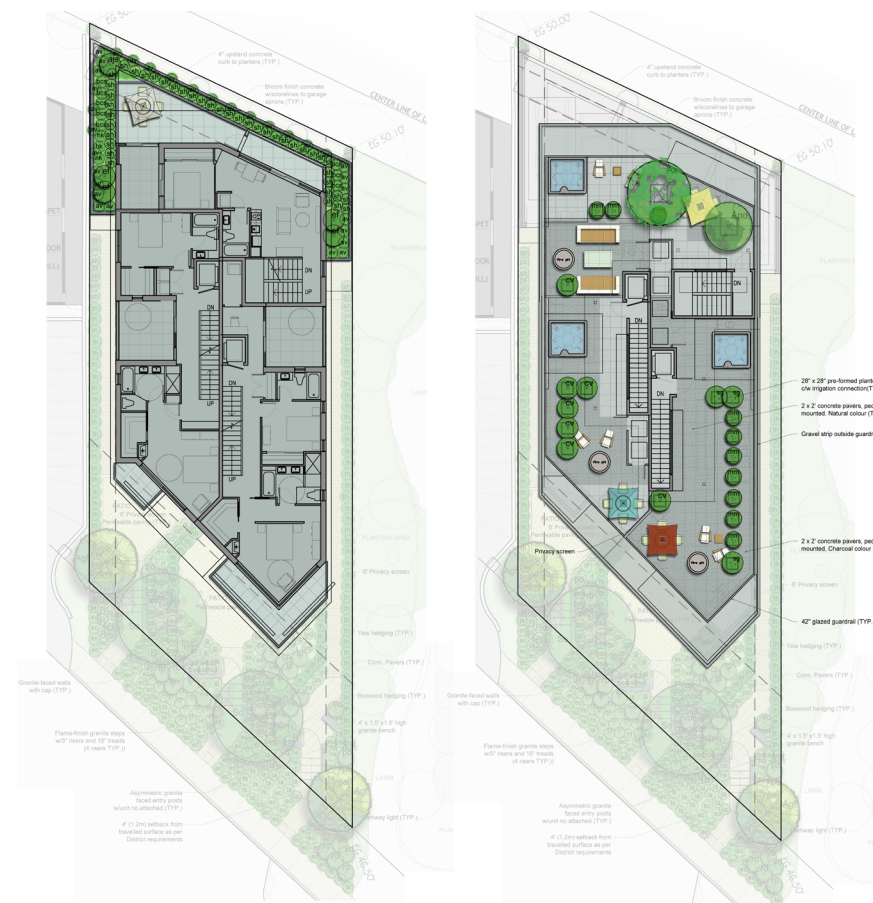
Each entry off the sidewalk is well defined by shallow stairs, a granite surfaced walkway and asymmetrical granite-faced gate posts accommodating unit numbering. Angular setbacks for each entry and low retaining walls, personalize each unit entry and low-medium height planting is arranged to give sight of unit entries from the street to address CPTED requirements. Discreet lighting is also included for entry walks and side yards. The use of small ornamental trees in the frontage reflects the need to maintain clearance from overhead Hydro lines and to maintain view corridors.

Laneway landscape takes maximum advantage of limited space by the use of small planters between garages. Greening of this north elevation is also achieved with the continuous wrap-around planter at the front of the Level 3 balcony to Unit 3. This contains shade tolerant planting and the use of trailing plants help to soften the rear elevation.

The 3rd floor roof deck provides flexible outdoor space with views for each unit. Privacy from above is partially maintained with the use of strategically located roofing elements over stair access, seating and hot tubs. These also allow for weather protection when required. Planting is located in containers with their impact maximized through the use of specimen plants. These containers will be irrigated to ensure ongoing plant health.

Sustainability

A fully automatic irrigation system is provided however the system will be designed to minimize water usage through the use of water-efficient fixtures including low-volume heads and rain sensors. Permeable paving on the site frontage will serve as a storm water detention feature for the site to reduce peak flows during rainfall. Selection of landscape components will be made on the basis of including locally produced products as far as possible in preference to those from outside the Lower Mainland.



7.0 SUSTAINABILITY

7.1 Sustainable Site

Development Density & Community Connectivity

- The development consists of 3 townhouse units to replace the existing single family home presently on the site thus increasing the density of the site. The units are designed and programmed to appeal to varied potential buyers. The one bedroom unit is more affordable and could attract first time buyers. The 2 bedroom units are designed to adaptable design level 2 and could appeal to an older clientele looking to downsize.
- High level of design elements including landscaping in front garden will be employed, adding to the character and vibrancy of Argyle Avenue and improving the pedestrian experience.
- Crime Prevention through Environmental Design (CPTED) principles will be incorporated at building and site perimeters

Brownfield Development

- Proposed building is an urban infill, promoting inherently sustainable development in existing areas, rather than on Greenfield land. Infill projects in established urban neighborhoods promote pedestrian activity and use of public transportation, and together with adequate and convenient bicycle storage reduces single occupant car dependency

Alternative Transportation

- Encourage pedestrian and bicycle –oriented movement within and around the proposed development
- Provide bicycle storage racks for residents in rear garage
- Integrate with convenient public transportation on Marine Drive
- Provide Electric Vehicle charging / re-fuelling station for each garage.

Site Development

- All measures will be taken to maintain any significant existing landscaping.
- All units are provided with a private landscaped front garden that offers outdoor space as well as acting as a buffer between Argyle Avenue and the building. All units also feature enclosed balconies and roof top decks.

Stormwater

- Project will contribute to storm water management, improving the quality, while reducing the rate and quantity of stormwater runoff discharged from the site through the use of increased soft landscaping and permeable surfaces.
- Planters will provide permeable surface areas for storm water detention
- Erosion and sedimentation control plan to meet DWV requirement will be implemented.

Heat Island Effect

- Light colour concrete unit paving, in addition to tree canopy and planted areas, provide reflectivity and summer shade thus contributing to the reduction of heat island effect

Light Pollution Reduction

- Light pollution will be mitigated by minimized lighting levels for landscape and building lighting and ensuring no uplighting will be used
- All exterior light fixture selections will be “dark skies” friendly

7.2 Water Efficiency

- For Water-efficiency, the landscape requirement for irrigation (following plant establishment) will be minimized through the use of native and/or drought resistant plants.
- Low consumption plumbing fixtures and water sense certified appliances will be provided for all residential units including provision of minimal wait and equal pressure hot water to further reduce water consumption

7.3 Energy & Atmosphere

Minimum Energy Performance

- The design will meet section 9.36 zone 4 of BCBC Energy Efficiency
- Heat recovery ventilator added to units 1 and 2

Fundamental Refrigerant Management

- No CFC based refrigerants will be used

Optimize Energy Performance

- The window-to-opaque-wall ratio will be calculated. This will inform and enhance envelope energy savings and insulation values
- Energy star certified appliances will be used
- Passive energy savings will be explored for each unit through use of direct outdoor air connection to allow for passive ventilation.
- Active technological and passive energy-saving solutions will be incorporated for heating, cooling and ventilation in addition to specifying appropriate window types and sizes to promote natural cross ventilation and day-lighting

7.0 SUSTAINABILITY

7.3 Energy & Atmosphere Cont.

On-Site Renewable Energy

- The project will provide rough-ins for potential future installation of solar panels to reduce electrical footprint
- Solar water heating and HRV system will be provided.

7.4 Materials and Resources

Storage and Collection of Recyclables

- Adequate garbage and compartmentalized recycling containers and dedicated convenient storage space will be provided for all units.

Construction Waste Management

- Construction material waste management during construction will be implemented.

Recycled Content

- Cost effective materials with recycled content in the building will be used where possible

Regional Materials

- Cost effective regional materials will be used where possible.



7.5 Indoor Environmental Quality

Minimum Indoor Air Quality Performance

- Developing comprehensive building envelope components in consultation with the building envelope consultant

Ventilation

- Residential unit design will incorporate operable windows for natural ventilation and occupants' comfort

Low-Emitting Material

- Low VOC materials will be used throughout the project including paints, coatings, adhesives, sealants to improve indoor air quality
- LED lighting will be specified where appropriate.

Controllability of System: Lighting / Thermal Comfort

- Long lasting low energy lighting, including LED lighting will be used where suitable
- User controlled heating and lighting systems provided

Thermal Comfort

- Roof overhangs and balconies as well as brise soleil provide solar shading to exposed south façade
- Open staircase from basement to roof deck acts as ventilators during summer months
- User controlled heating system provided in two units

Daylight and Views

- The building is designed for daylight and views to all of regularly occupied spaces

7.6 Regional

- Improve neighborhood livability and vibrancy promoting increased local interaction and economic activity
- Contribute to District of West Vancouver residential tax base revenue, which is a net gain for provision of services within the community
- Provide most of construction spending in the community
- Generate increased permit fees
- Increase direct employment during construction
- Provide indirect employment through increases in population, thus supporting local retail, commercial and service sectors



8.0 PROJECT DATA + DRAWINGS

8.1 Architectural

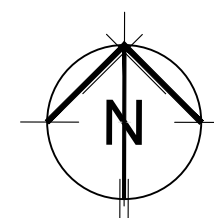
Townhouse Development

2173 Argyle Avenue, West Vancouver BC

bfa
BESHARAT FRIARS
ARCHITECTS

Eco-Regional Architecture + Interior Design

600 - 355 Burrard Street
 Vancouver, BC V6C 2G8



ARCHITECTURAL DRAWING INDEX	
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A202	SITE PLAN/ LEVEL 1 FLOOR PLAN
A203	LEVEL 2 FLOOR PLAN
A204	LEVEL 3 FLOOR PLAN
A205	ROOF PLAN
A301	BASEMENT LEVEL FLOOR PLAN
A302	LEVEL 1 FLOOR PLAN
A303	LEVEL 2 FLOOR PLAN
A304	LEVEL 3 FLOOR PLAN
A305	ADL2 FLOOR PLAN
A306	ADL2 FLOOR PLAN
A401	ELEVATIONS
A402	ELEVATIONS
A403	ELEVATIONS
A404	ELEVATIONS
A501	SECTIONS
X1	3D PERSPECTIVES
X2	3D PERSPECTIVES
X3	SHADOW STUDY
X4	SHADOW STUDY
X5	SHADOW STUDY
AP	SITE PHOTOGRAPHS
----	SURVEY

ABBREVIATIONS LEGEND			
A.F.F.	ABOVE FINISHED FLOOR	MTL.	METAL
A.B.	AIR BARRIER	N/A	NOT APPLICABLE
ALUM.	ALUMINIUM	N.I.C.	NOT IN CONTRACT
B/S	BASEMENT	N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTRE
B.O.S.	BOTTOM OF SLAB	OPG.	OPENING
B.O.W.	BOTTOM OF WALL	P-4-S	PEEL & STICK
BLDG.	BUILDING	PLYWD.	PLYWOOD
C.B.	CATCH BASIN	PREFIN.	PRE-FINISHED
C.I.P.	CAST-IN-PLACE	P.T.	PRESSURE TREATED
CLKG.	CAULKING	P/L	PROPERTY LINE
CLG.	CEILING	R.	RADIUS
CL	CENTRE LINE	R.	RISER
CLW	COMPLETE WITH	R.W.L.	RAIN WATER LEADER
CONC.	CONCRETE	REQD	REQUIRED
CONT.	CONTINUOUS	REV	REVISION
CJ	CONTROL JOINT	R & S	ROD & SHELF
CORR.	CORRIDOR	RM.	ROOM
DIA.	DIAMETER	R.D.	ROOF DRAIN
DN	DOWN	R.O.	ROUGH OPENING
DWG	DRAWINGS	STL.	STEEL
DW	DISHWASHER	STRUCT.	STRUCTURAL
ELECT.	ELECTRICAL	SPEC	SPECIFICATION
ELEV	ELEVATION	SF	SQUARE FEET
ENCL.	ENCLOSURE	SM	SQUARE METERS
EQ.	EQUAL	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STR.	STAIR
F.D.	FLOOR DRAIN	STD.	STANDARD
FDN	FOUNDATION	T.O.	TOP OF
FIN.	FINISH	T.O.C.	TOP OF CURB
FLR.	FLOOR	T.O.F.	TOP OF FLOOR
FTG.	FOOTING	T.O.P.	TOP OF PARAPET
GA.	GAUGE	T.O.W.	TOP OF WALL
GL.	GLASS	T.	TREAD
GR.	GRADE	TYP.	TYPICAL
GWB	GYPHUM WALLBOARD	UG	UNDERGROUND
H.	HANDICAPPED	US	UNDERSIDE
HT.	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL	UF	UPPER FLOOR
H.B.	HOSE BIB	V.B.	VAPOUR BARRIER
HR.	HOUR	VERT.	VERTICAL
HWH	HOT WATER HEATER	W.C.	WATER CLOSET (TOILET)
LIN.	LINEN	WD.	WASHER/ DRYER
MAX.	MAXIMUM	WO.	WOOD
MECH.	MECHANICAL	W.I.C.	WALK-IN CLOSET
MEZZ.	MEZZANINE	WJ	WITH
MIN.	MINIMUM	W.P.	WATERPROOF
MISC.	MISCELLANEOUS	WR.	WASHROOM

PROJECT / CONSULTANT TEAM			
ARCHITECT / INTERIOR DESIGNER BESHARAT FRIARS ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC TEL: 604.662.8544	LANDSCAPE ARCHITECT PD GROUP LANDSCAPE ARCHITECTURE 209 - 980 WEST 1ST STREET. VANCOUVER, BC TEL: 604.252.9500	BUILDING ENVELOPE SEL ENGINEERING 1117 LAMEYS MILL ROAD. VANCOUVER, BC TEL: 604.222.9691	
SURVEYOR HOBBS, WINTER & MacDONALD B.C. LAND SURVEYORS 113-828 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC TEL: 604.986-1371	STRUCTURAL / GEOTECHNICAL O&S ENGINEERING INTERNATIONAL 200 - 3490 GARDNER COURT BURNABY, BC TEL: 604.291.9899	ARBORIST MIKE FADUM & ASSOCIATES LTD 105, 8277 - 129 STREET SURREY, BC TEL: 778.593.0300	

RE-ISSUED FOR DEVELOPMENT PERMIT
 09 MARCH 2016

PROJECT / ZONING DATA													
PROJECT DESCRIPTION / USE		2 STOREY + ROOFTOP ACCESS RESIDENTIAL TOWNHOME BUILDING INCLUDING ON GRADE GARAGE											
LEGAL DESCRIPTION		LOT 22 OF LOT 13, BLOCKS 7 TO 12, DISTRICT LOT 775, PLAN 4595											
PID		011-469-013											
CIVIC ADDRESS PRESENT		2173 ARGYLE STREET, WEST VANCOUVER, BC											
CIVIC ADDRESS FUTURE		AS PER ABOVE											
LOT AREA (SF)		5750 SF		534 SM		0.13 ACRES							
LOT SIZE		FT		M									
		NORTH		55.11		16.8							
		EAST		126.14		38.4							
		SOUTH		67.73		20.6							
		WEST		103.72		31.6							
OCP / AREA DESIGN GUIDELINES													
ZONING PRESENT		MULTIPLE DWELLING ZONE 2 (RM-2)											
ZONING FUTURE PROPOSED		NA											
VARIANCES		WILL BE REQUIRED AS PART OF THIS APPLICATION											
		REQUIRED / ALLOWED			PROPOSED			VARIANCE			NOTES		
PERMITTED USES		APARTMENTS, DUPLEX DWELLINGS, TOWNHOMES			TOWNHOME								
SITE AREA		557.5 SM DUPLEXES OR 372.0 SM TOWNHOMES											
		SF		SM		SF		SM					
TOTAL GROSS / FAR		5,175		1,577		5,175		1,577					
DENSITY / FAR		FAR 0.90				FAR 0.90							
SITE COVERAGE (60% TH, 40% OTHER)		60%		3,450		320.5		59%		3,417 317.4			
HEIGHT		30 FT		9.1 M		30 FT		9.1 M		YES			
WIDTH		44.3 FT		13.5 M		40.3 FT		12.2 M		YES			
NUMBER OF STOREYS		2 STOREY				2+ BASEMENT+ ROOFTOP ACCESS STOREY				YES			
SETBACK		BUILDING		PARKING		BUILDING		PARKING					
		FT M		FT M		FT M		FT M					
SIDE/WEST		5.0 1.5		NA NA		5.0 1.5		0.0 0.0		YES			
REAR/NORTH / LANE		19.7 6.0		5.0 1.9		19.7 6.0		2.3 0.7		YES			
SIDE/EAST		5.0 1.5		NA NA		5.0 1.5		0.0 0.0		YES			
SOUTH / ARGYLE AVENUE		19.7 6.0		N/A N/A		19.7 6.0		N/A N/A					
BALCONIES		MAXIMUM 1.2M PROJECTION INTO FRONT YARD SETBACK											
										YES - NORTH & SOUTH BALCONY PROJECTIONS			
										4.5 FT (1.37 M) FRONT SETBACK BALCONY PROJECTION			
										4.7 FT (1.44 M) REAR SET SETBACK BALCONY PROJECTION			
OFF-STREET PARKING				TOTAL				TOTAL					
1.5 SPACE PER DWELLING		5						5		3 STANDARD & 2 SMALL CAR STALLS			
LOADING		NA				NA							
BICYCLE PARKING						PROVIDED							
GARBAGE / RECYCLING / STORAGE						PROVIDED							
						UNIT #1		UNIT#2		UNIT#3			
UNIT SIZE				1,000 93		2,094 SF		2,178 SF		903 SF			
										YES			
										UNIT #3 - 903 SF / 84 SM			

BC BUILDING CODE 2012 ANALYSIS	
2173 Argyle Avenue - 3 unit townhome development	
Major Occupancy Types	Group C, Residential & Group F2, storage garage
Building Height	3 storeys
BCBC Building Area	326 SM [3,507 SF]
Number of Streets Faced	assume 1
Applicable BCBC Article, Building Size and Construction	BCBC 9.10.8.10
Ⓢ construction type	combustible
Ⓢ cladding type	combustible
Ⓢ floors assemblies	no required fire separation as per BCBC
Ⓢ floor support	0 hr FRR
Ⓢ separation of suites	1 hr FRR as per BCBC 9.10.9.14. (3)
Ⓢ separation of individual garages	1 hr FRR as per BCBC 9.10.9.16. (2)
Ⓢ roofs	45 minute FRR as per BCBC 9.10.8.7.
Exiting	1 exit per unit, as per BCBC 9.9.9.1.(2)
Fire Response Point	Unit Entrance
Fire Alarm	Not required, as per BCBC 9.10.18.2.5
Sprinkler System	Not Required - Provided as per District of West NFPA 13R and/or NFPA 13
Standpipe System	Not Required
Smoke Alarms	required as per BCBC 9.10.19
Emergency Power Generator	Not required
Emergency Lighting	Not required
Exit Signs	Not required
Interconnected floors	Not applicable
Alternative Solutions	NA

AREA CALCULATIONS SUMMARY (SF)													
	A	B	C	D	E=B+C+D	F=E+A	G	H	I	J	K=G+H+I+J	L=F-K	
	EXCLUSIONS												
LEVEL	GARAGE	UNIT#1	UNIT#2	UNIT#3	GROSS FLOOR AREA (EXC. GARAGE)	GROSS FLOOR AREA (INC. GARAGE)	BASEMENT	GARAGE	ENCLOSED BALCONY	WALL THICKNESS	TOTAL EXCLUSIONS	TOTAL FAR	
BASEMENT		1,057	1,058		2,115	2,115	2,115				2,115	0	
LEVEL 1 GARAGE	1,239					1,239		1,239			1,239	0	
LEVEL 1		1,044	1,089	139	2,272	2,272						2,272	
LEVEL 2		922	961	619	2,502	2,502						2,502	
ENCLOSED BALCONIES		122	128	184	434	434		434			434	0	
ROOF ACCESS LEVEL		123	125	145	393	393						393	
SUB-TOTAL	1,239	3,268	3,361	1,087	7,716	8,955	2,115	1,239	434	0	3,788	5,167	
TOTAL UNIT (EXC. BASEMENT & ENCL BALC.)		2,089	2,175	903									
TOTAL UNIT (INC. BASEMENT & ENCL BALC.)		3,268	3,361	1,087	7,716	8,955							
LOT AREA (SF)			5,750										
MAX. FAR (SF)			5,175										
TOTAL FAR:			5,167										
NOTE: ALL AREAS & CALCULATIONS ARE APPROXIMATE													

bfa

BESHARAT FRIARS ARCHITECTS

600 - 355 Burrard Street
 Vancouver, BC V6C 2G8
 www.besharatfriars.com

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REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	02 JULY 2015
02	RE-ISSUED FOR DP	02 OCT 2015
03	RE-ISSUED FOR DP	09 NOV 2015
04	RE-ISSUED FOR DP	09 MAR 2016

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CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE

PROJECT DATA

SEAL

DRAWING NO. REVISION

A001

DATE 22 JAN 2015 DRAWN

SCALE N.T.S. CHECKED

REVISIONS		
NO.	DESCRIPTION	DATE
01	RE-ISSUED FOR DP	09 NOV 2015
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DRC COMMENT	RESPONSE
1. Enhance the presentation with the building in context with the rest of the area with photo montage.	Refer to revised drawings A401, A402, X1 and X2
2. Further resolution of the Argyle Avenue elevation in relation to the simplification of the horizontal elements on all floors and the upper balcony railing	Refer to revised drawings A401, A402, X1 and X2. In addition as per DRC comments the top level rooftop railing has been moved back and cap added to all glass guard rails. Resulting in enhancing street presence and emphasizing horizontality
3. Explore options pertaining to reconfiguration of the ground floor of unit one to resolve parking configuration.	North west corner of parking garage has been redesigned and garage doors have been widened as a result. Refer to traffic engineer report dated 26 October 2015. In addition the option of relocating mass from main level to level 3 was discussed. This option was not supported
4. Simplifying the planting palette and explore the possibility of adding smaller street trees in front and some additional planting at the roof top level in particular the east side unit	Planting palette has been reduced in scale by approximately 25%. This included rationalizing and simplifying planting areas. Small street frontage trees have been included and additional planters have been added to the roof top level particularly on the east side.
5. Improve the materials in the landscape walls on Argyle Avenue	Frontage landscape retaining walls have been upgraded to granite faced walls from Allan Block previously shown.

CLIENT

PROJECT NO. 15372

PROJECT

Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE

DRC COMMENTS
 RESPONSE

SEAL

DRAWING NO. REVISION

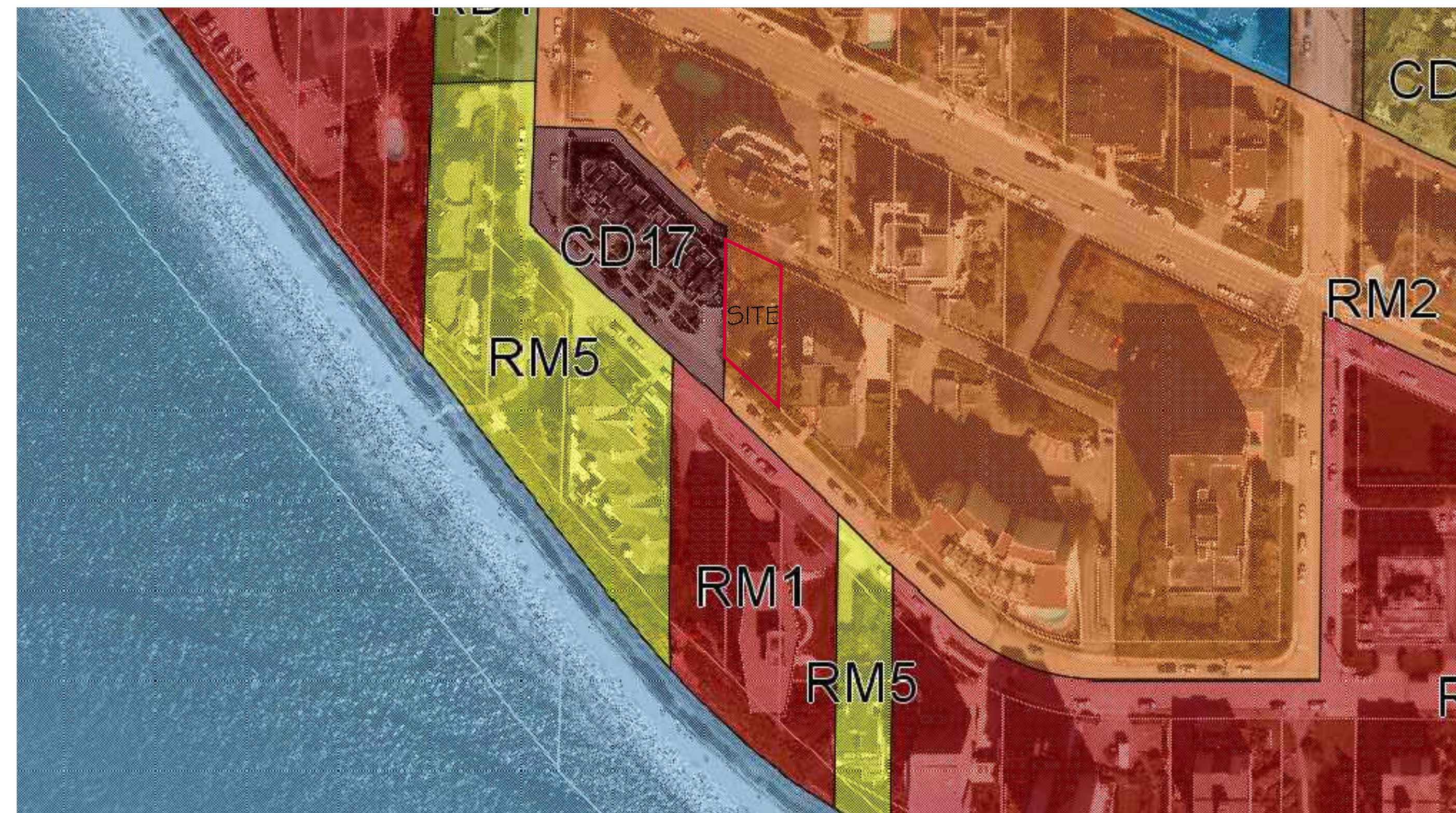
A002

DATE 22 JAN 2015 DRAWN

SCALE N.T.S. CHECKED



AERIAL



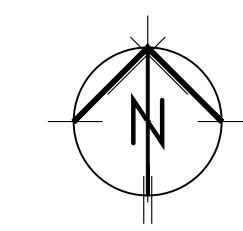
AERIAL - ZONING



AERIAL - BIRD EYE VIEW

REVISIONS		
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 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE
 AERIAL

SEAL

DRAWING NO. REVISION

A101

DATE 22 JAN 2015 DRAWN
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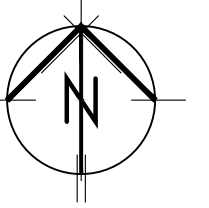


CONTEXT PLAN

REVISIONS

NO.	DESCRIPTION	DATE
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CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE
 CONTEXT PLAN

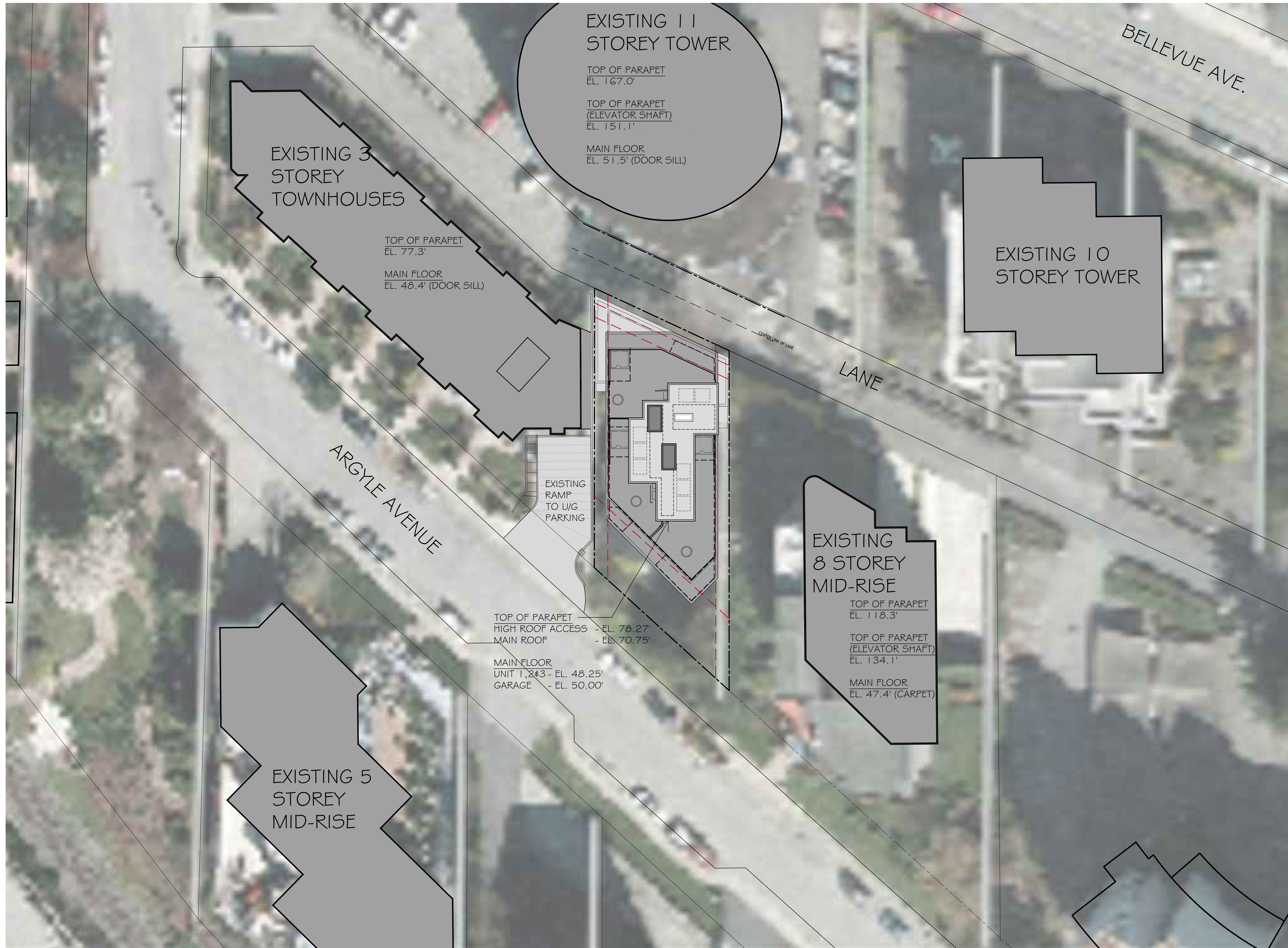
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DRAWING NO. REVISION

A102

DATE 22 JAN 2015 DRAWN

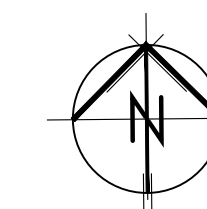
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VICINITY PLAN

NO.	DESCRIPTION	DATE
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 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE

VICINITY PLAN

SEAL

DRAWING NO. REVISION

A103

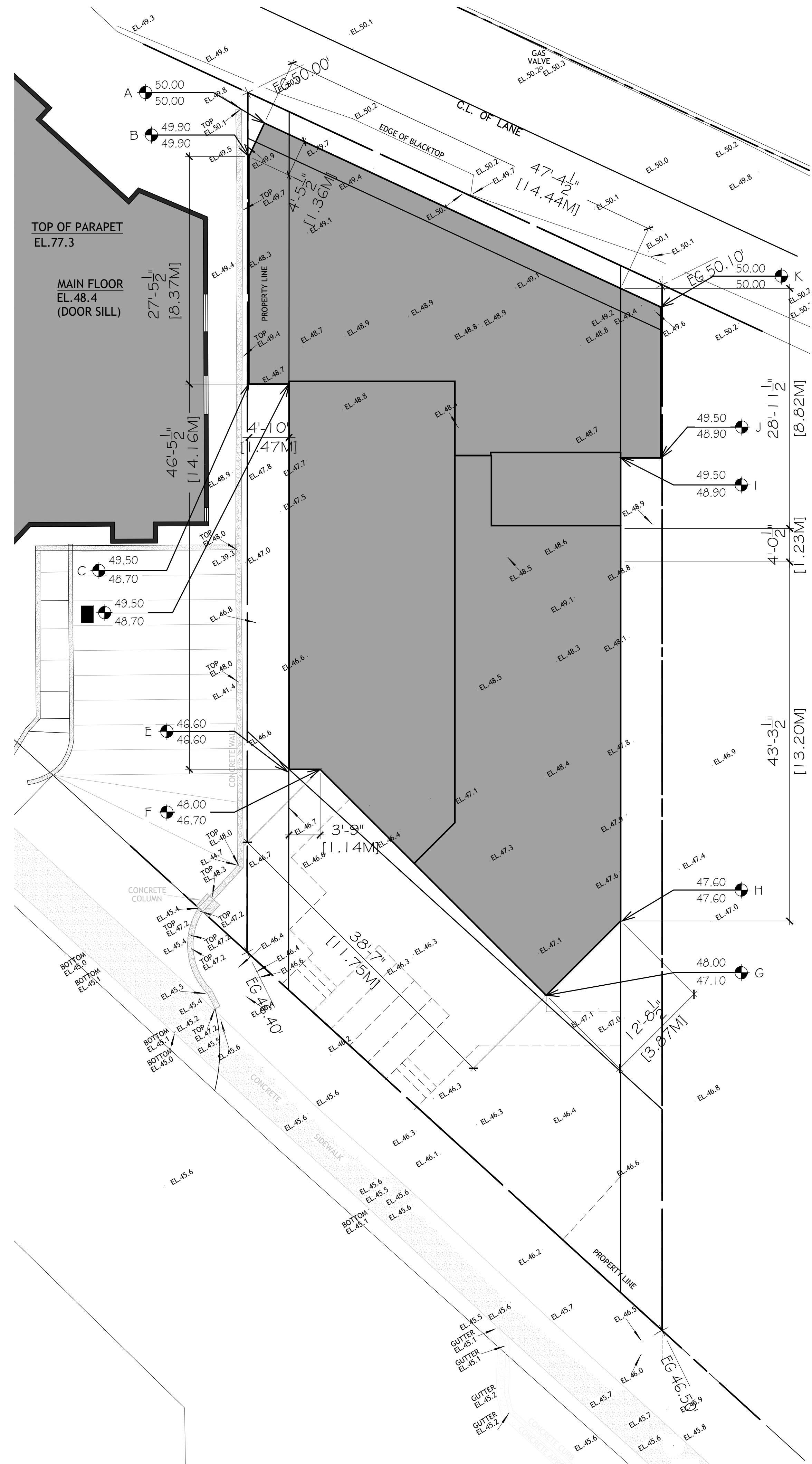
DATE 22 JAN 2015 DRAWN

SCALE 1/16"=1'-0" CHECKED

AVERAGE NATURAL EXISTING GRADE CALCULATIONS							
Point	Elev. (ft)	Point	Elev. (ft)	Segment	Average Elevation	Length (ft)	Elevation x Length = Z
A	50.00	B	49.90	AB	49.95	4.46	222.78
B	49.90	C	48.70	BC	49.30	27.46	1353.78
C	48.70	D	48.70	CD	48.70	4.83	235.22
D	48.70	E	46.60	DE	47.65	46.46	2213.82
E	46.60	F	46.70	EF	46.65	3.75	174.94
F	46.70	G	47.10	FG	46.90	38.58	1809.40
G	47.10	H	47.60	GH	47.35	12.71	601.82
H	47.60	I	48.70	HI	48.15	55.88	2690.62
I	48.70	J	48.70	IJ	48.70	4.83	235.22
J	48.70	K	50.00	JK	49.35	18.17	896.69
K	50.00	A	50.00	KA	50.00	52.71	2635.50
TOTAL					TOTAL LENGTH	Total 'Z'	
					532.7	269.84	13069.79
AVERAGE NATURAL EXISTING GRADE					48.44		
MAXIMUM HEIGHT					A.N.E.G. + 29.85' (9.1m) = 78.29		

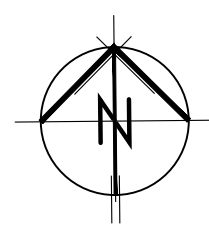
AVERAGE FINISHED GRADE CALCULATIONS							
Point	Elev. (ft)	Point	Elev. (ft)	Segment	Average Elevation	Length (ft)	Elevation x Length = Z
A	50.00	B	49.90	AB	49.95	4.46	222.78
B	49.90	C	49.50	BC	49.70	27.46	1364.76
C	49.50	D	49.50	CD	49.50	4.83	239.09
D	49.50	E	46.60	DE	48.05	46.46	2232.40
E	46.60	F	48.00	EF	47.30	3.75	177.38
F	48.00	G	48.00	FG	48.00	38.58	1851.84
G	48.00	H	47.60	GH	47.80	12.71	607.54
H	47.60	I	49.50	HI	48.55	55.88	2712.97
I	49.50	J	49.50	IJ	49.50	4.83	239.09
J	49.50	K	50.00	JK	49.75	18.17	903.96
K	50.00	A	50.00	KA	50.00	52.17	2608.50
TOTAL					TOTAL LENGTH	Total 'Z'	
					538.1	269.30	13160.30
AVERAGE FINISHED GRADE					48.87		

GRADE LEGEND	
XX.XX'	FINISHED GRADE
XX.XX'	NATURAL EXISTING GRADE



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 PROJECT NO. 15372
 PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

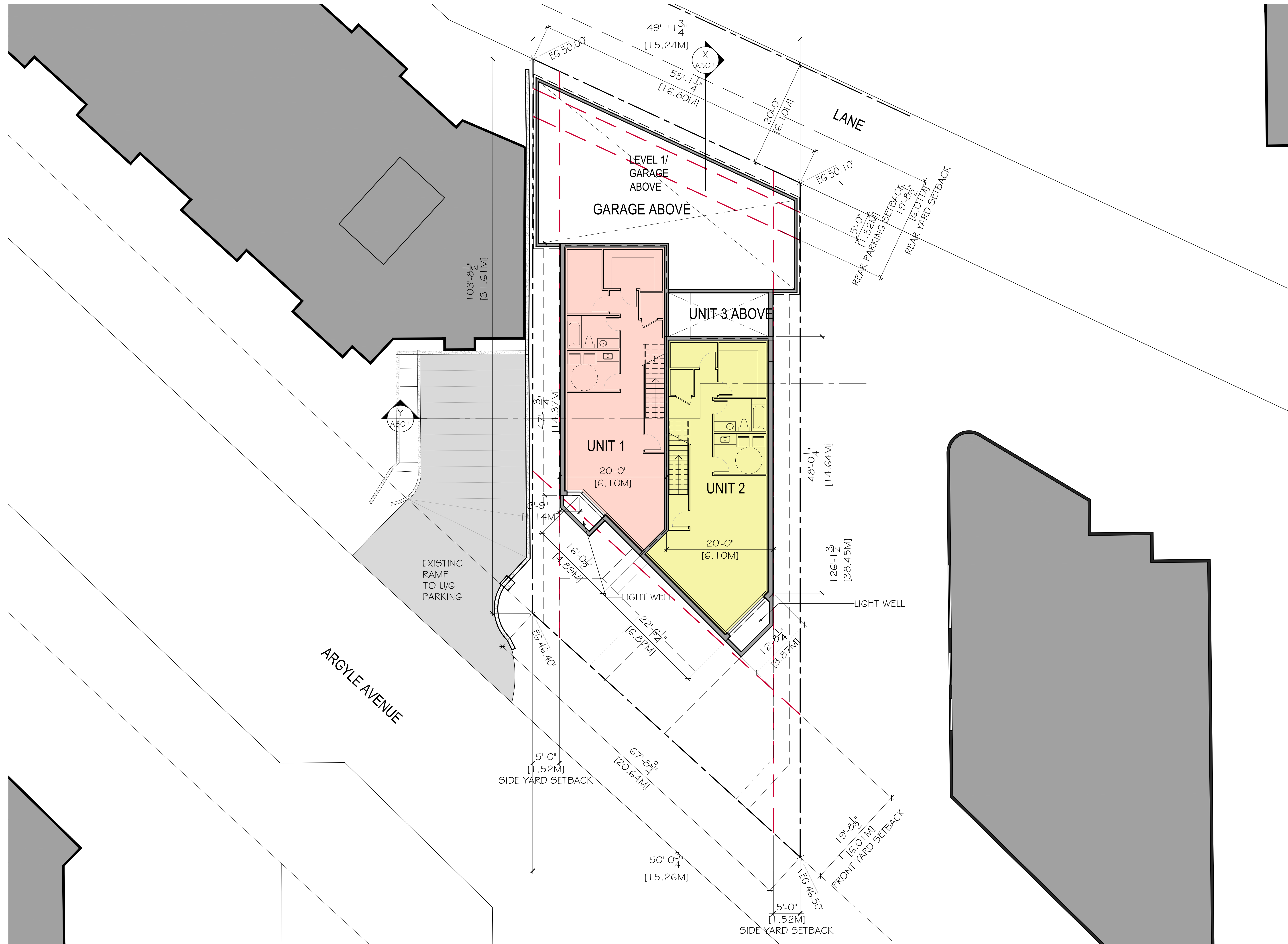
DRAWING TITLE
GRADE CALCULATION PLAN

SEAL _____

DRAWING NO. _____ REVISION _____

A104

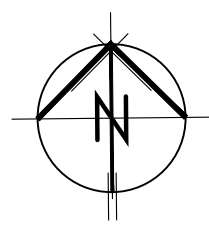
DATE 22 JAN 2015
 SCALE 1/8"=1'-0"



BASEMENT LEVEL

NO.	DESCRIPTION	DATE
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CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE
 BASEMENT LEVEL
 FLOOR PLAN

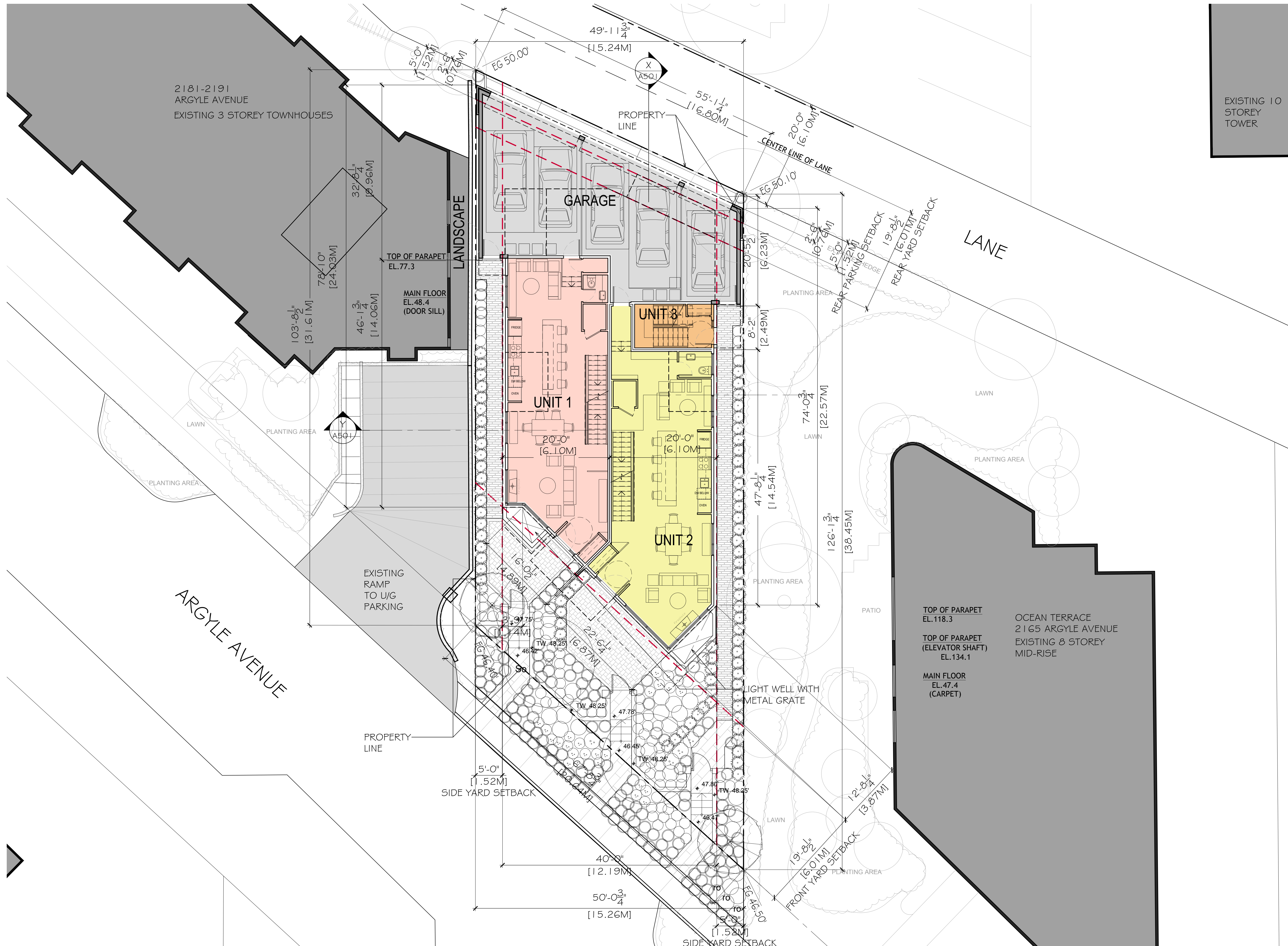
SEAL

DRAWING NO. REVISION

A201

DATE 22 JAN 2015
 DRAWN

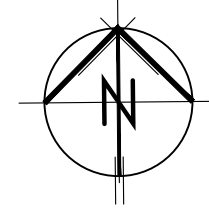
SCALE 1/8"=1'-0"
 CHECKED



EXISTING 10 STOREY TOWER

NO.	DESCRIPTION	DATE
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CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE
 SITE PLAN / LEVEL 1
 FLOOR PLAN

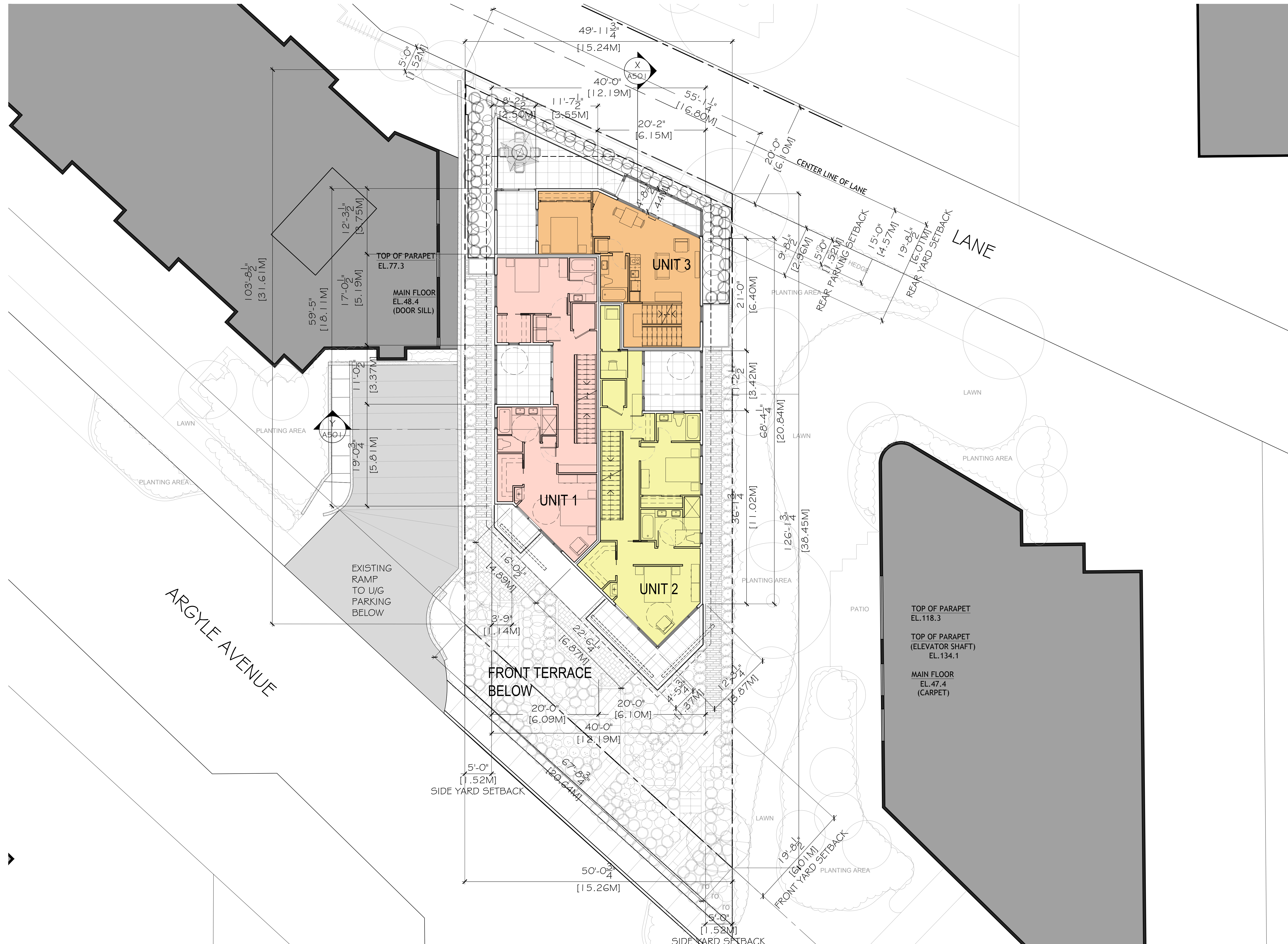
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DRAWING NO. REVISION

A202

DATE 22 JAN 2015
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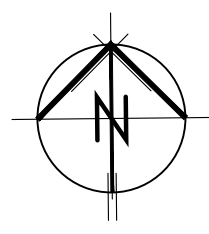
SITE PLAN / LEVEL 1



LEVEL 2

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	02 JULY 2015
02	RE-ISSUED FOR DP	02 OCT 2015
03	RE-ISSUED FOR DP	09 NOV 2015
04	RE-ISSUED FOR DP	09 MAR 2016

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CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

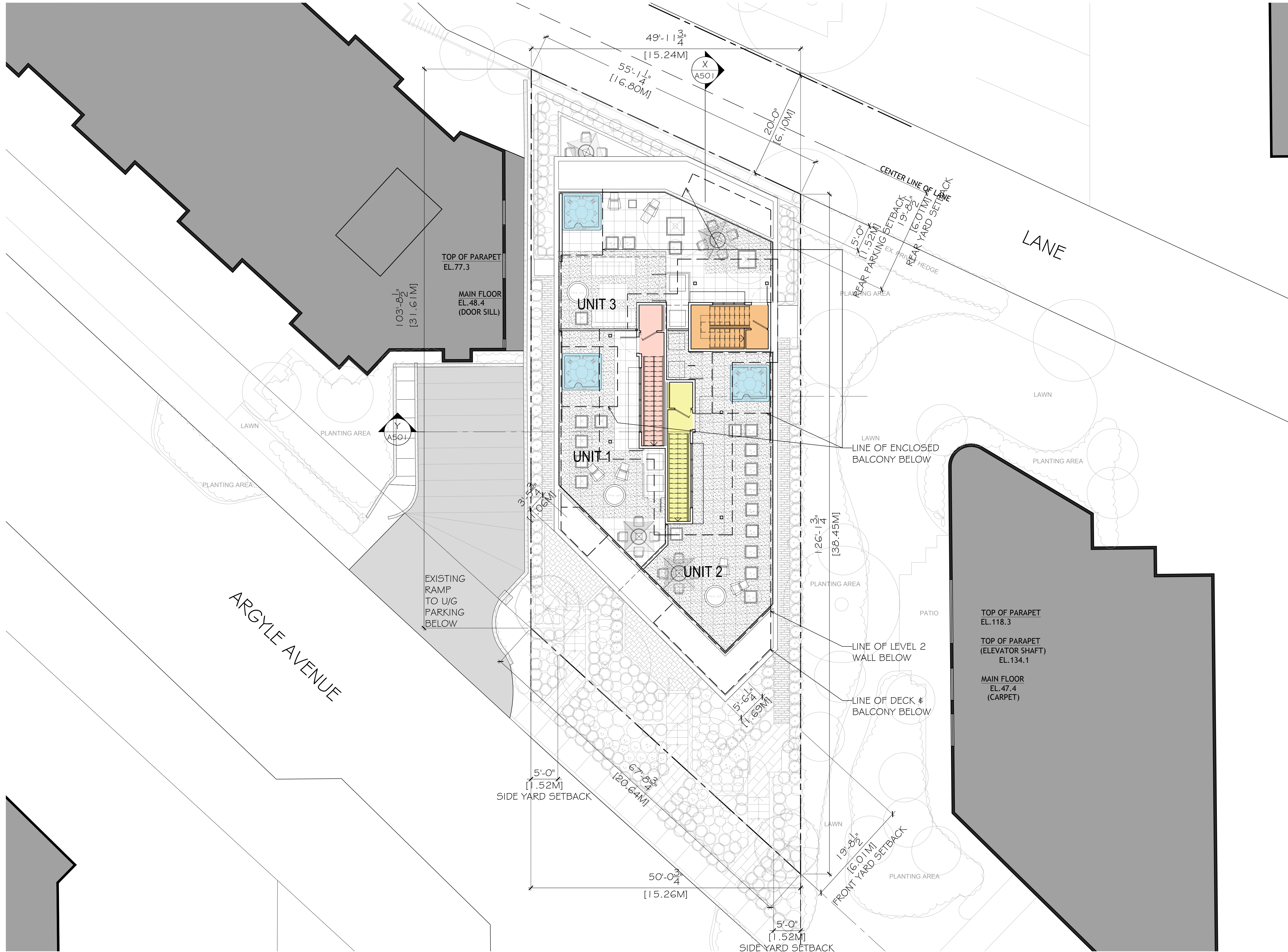
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 LEVEL 2
 FLOOR PLAN

SEAL

DRAWING NO. REVISION

A203

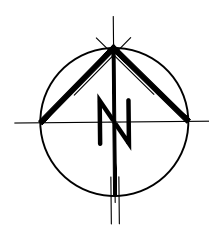
DATE 22 JAN 2015
 SCALE 1/8"=1'-0"



REVISIONS

NO.	DESCRIPTION	DATE
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02	RE-ISSUED FOR DP	02 OCT 2015
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CLIENT

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 Townhouse Development
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 West Vancouver BC

DRAWING TITLE
 LEVEL 3
 FLOOR PLAN

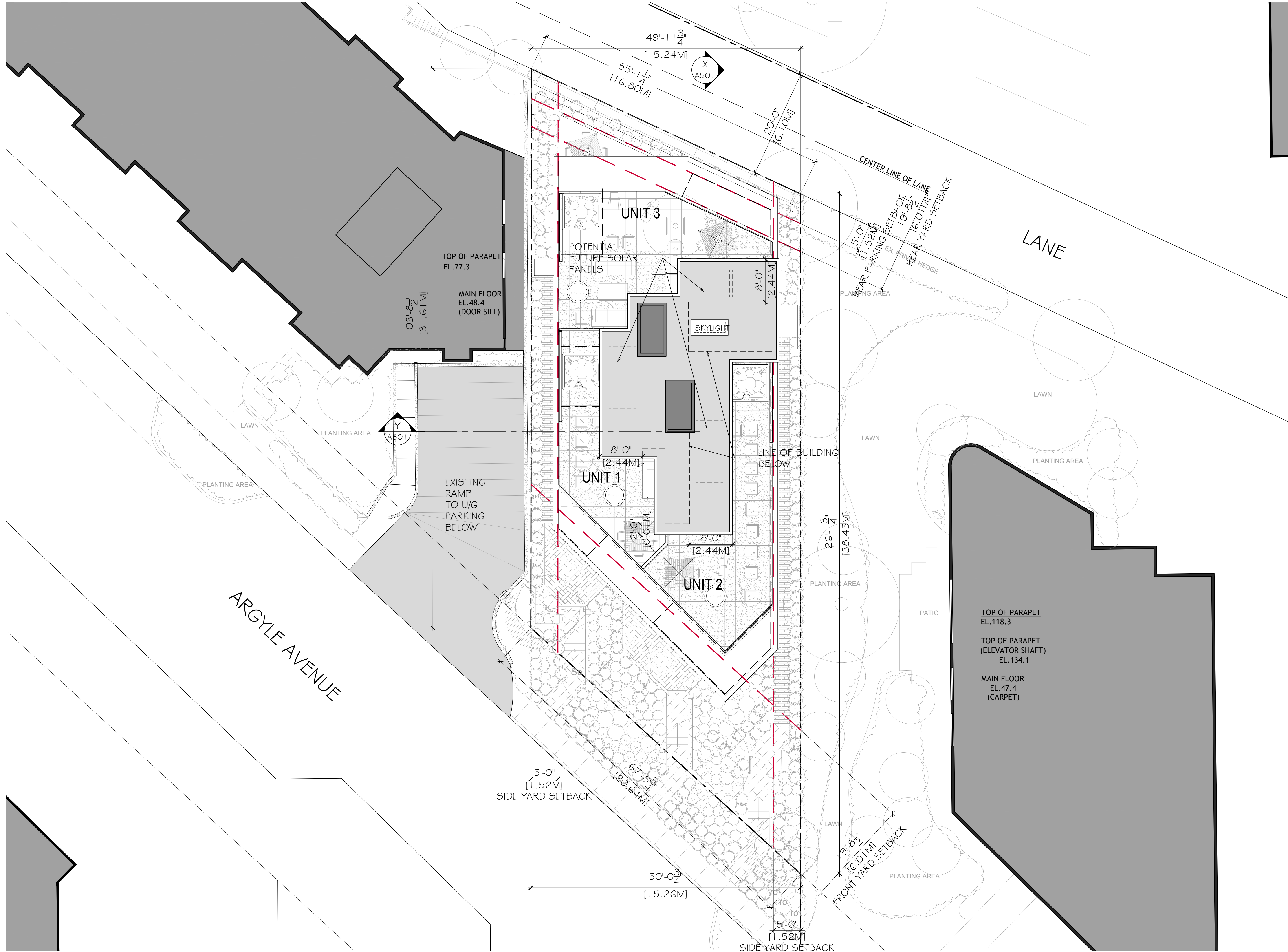
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DRAWING NO. REVISION

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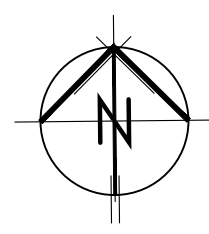
DATE 22 JAN 2015
 SCALE 1/8"=1'-0"

ROOF ACCESS LEVEL



NO.	DESCRIPTION	DATE
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PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE

ROOF PLAN

SEAL

DRAWING NO. REVISION

A205

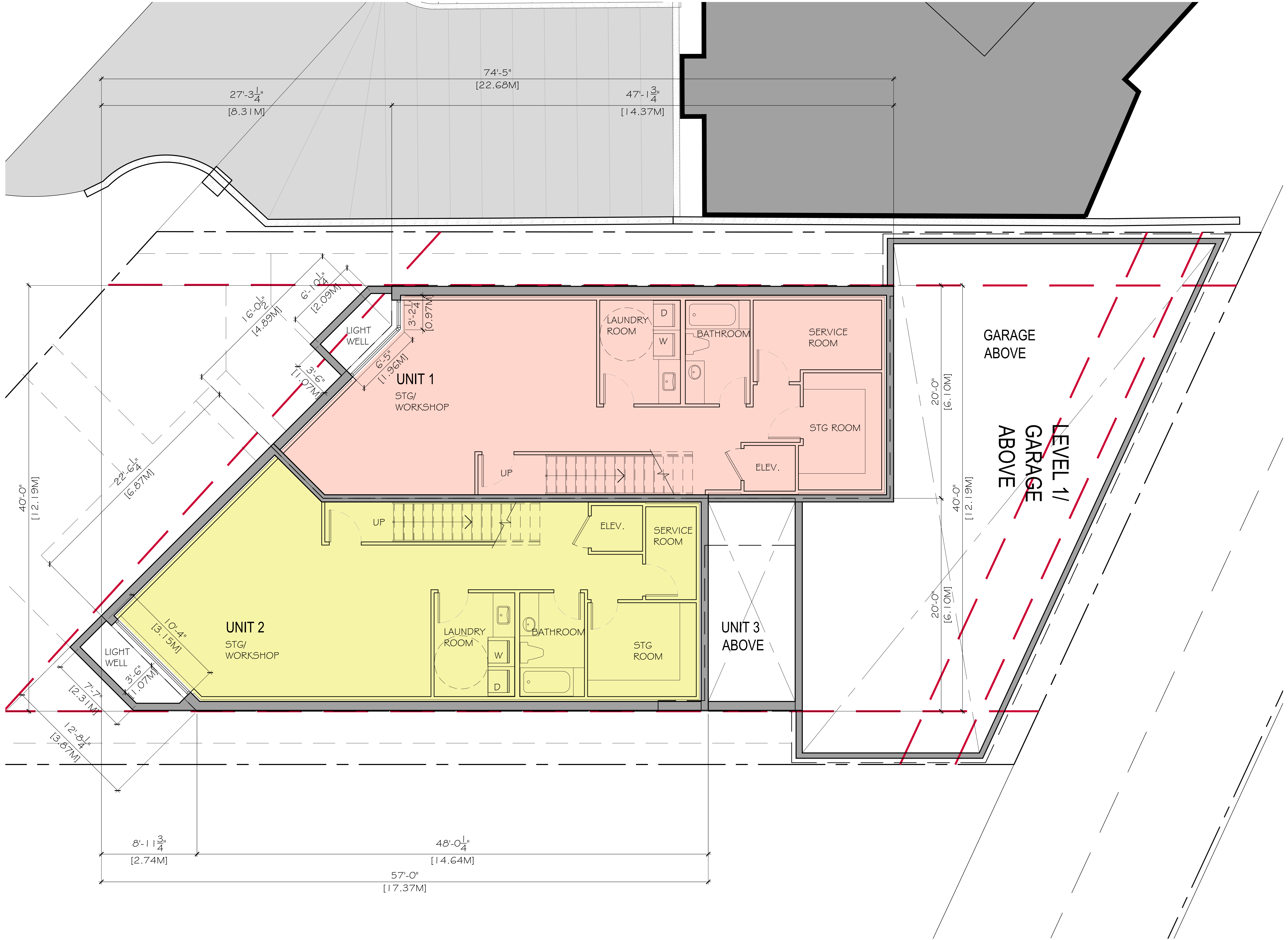
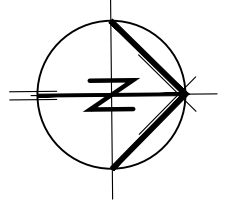
DATE 22 JAN 2015 DRAWN

SCALE 1/8"=1'-0" CHECKED

ROOF

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	02 JULY 2015
02	RE-ISSUED FOR DP	02 OCT 2015
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BASEMENT LEVEL

CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE
**BASEMENT LEVEL
 FLOOR PLAN**

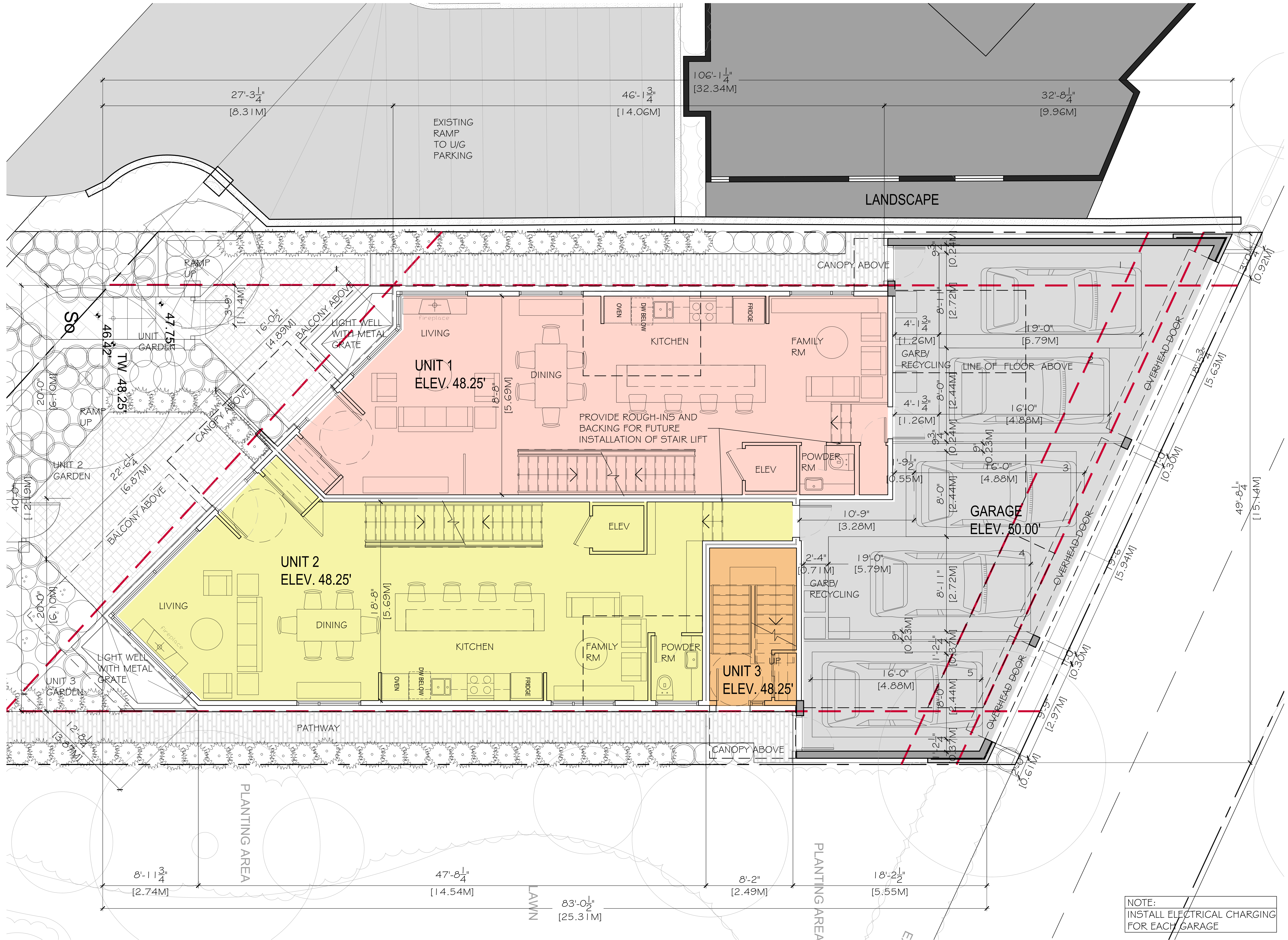
SEAL

DRAWING NO. REVISION

A301

DATE 22 JAN 2015
 DRAWN

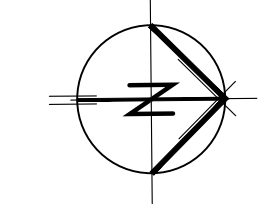
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LEVEL 1

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	02 JULY 2015
02	RE-ISSUED FOR DP	02 OCT 2015
03	RE-ISSUED FOR DP	09 NOV 2015
04	RE-ISSUED FOR DP	09 MAR 2016

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CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE
 LEVEL 1
 FLOOR PLAN

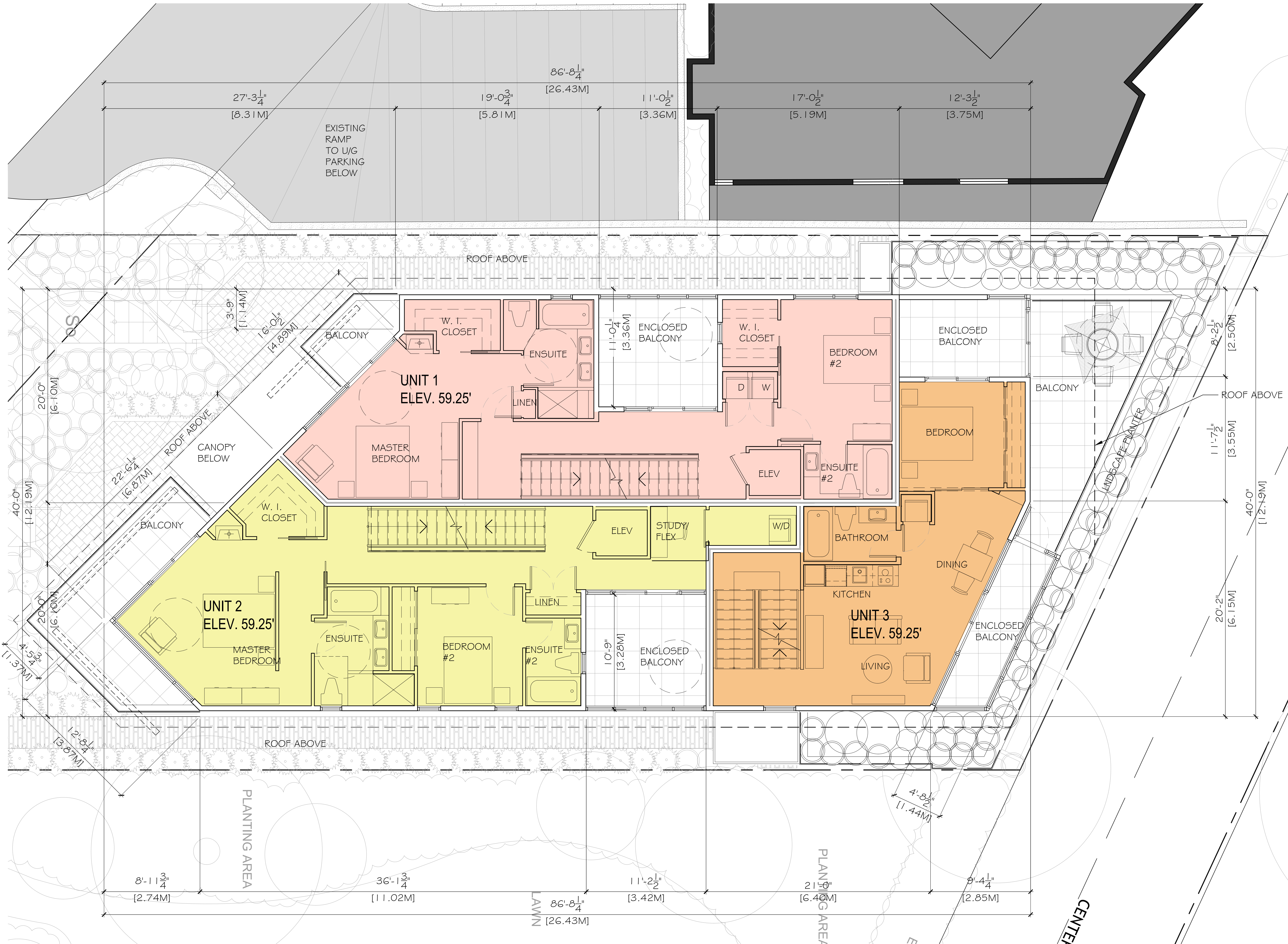
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DRAWING NO. REVISION

A302

DATE 22 JAN 2015
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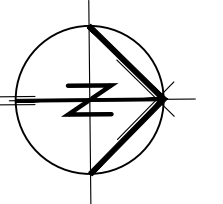
NOTE:
 INSTALL ELECTRICAL CHARGING
 FOR EACH GARAGE



LEVEL 2

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	02 JULY 2015
02	RE-ISSUED FOR DP	02 OCT 2015
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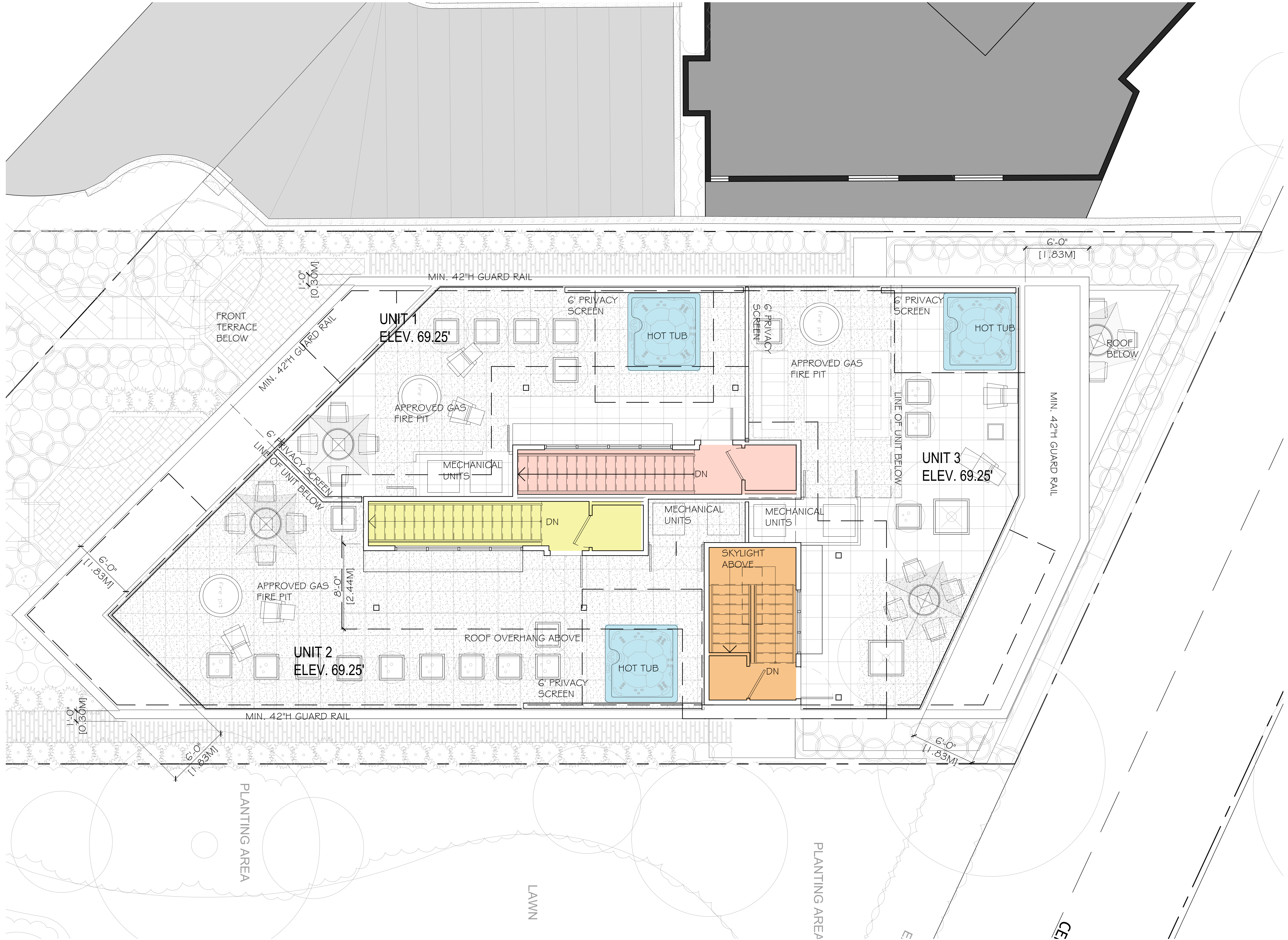
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 LEVEL 2
 FLOOR PLAN

SEAL

DRAWING NO. REVISION

A303

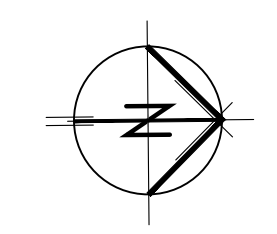
DATE 22 JAN 2015
 SCALE 1/4"=1'-0"



ROOF ACCESS LEVEL

NO.	DESCRIPTION	DATE
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CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE
 LEVEL 3
 FLOOR PLAN

SEAL

DRAWING NO. REVISION

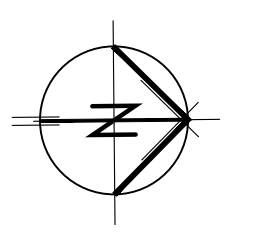
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DATE 22 JAN 2015 DRAWN

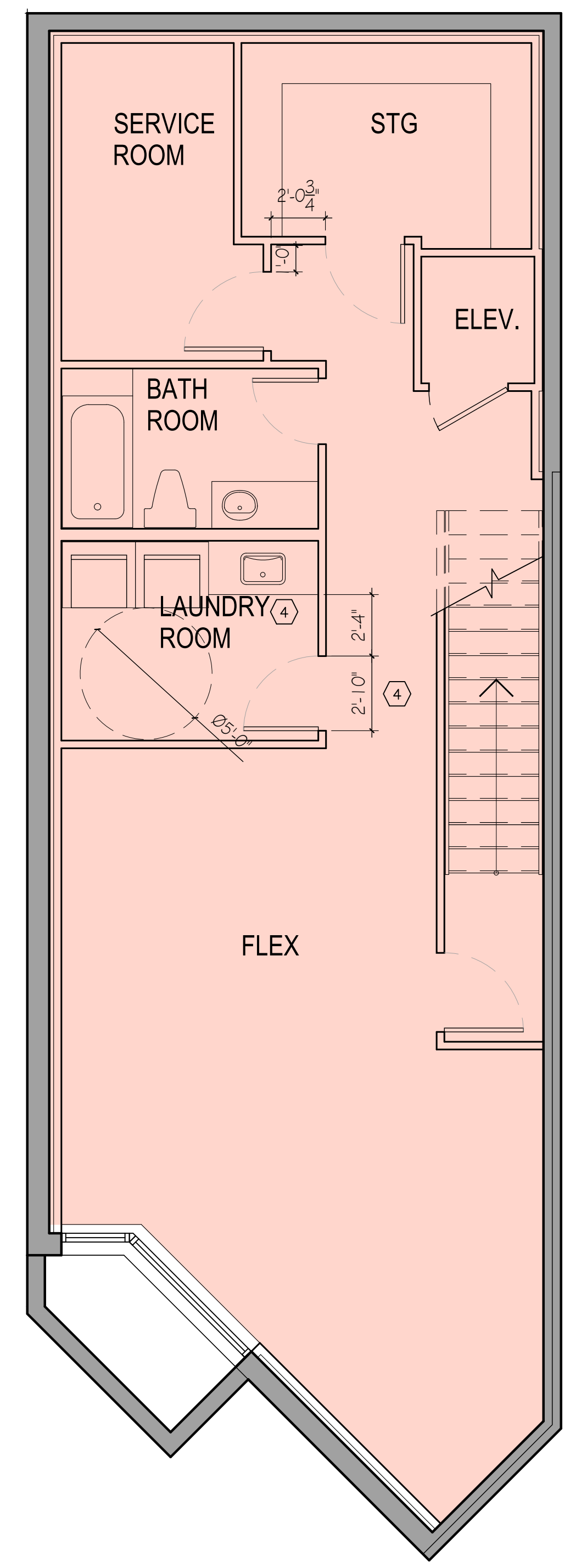
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NO.	DESCRIPTION	DATE
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02	RE-ISSUED FOR DP	02 OCT 2015
03	RE-ISSUED FOR DP	09 NOV 2015
04	RE-ISSUED FOR DP	09 MAR 2016

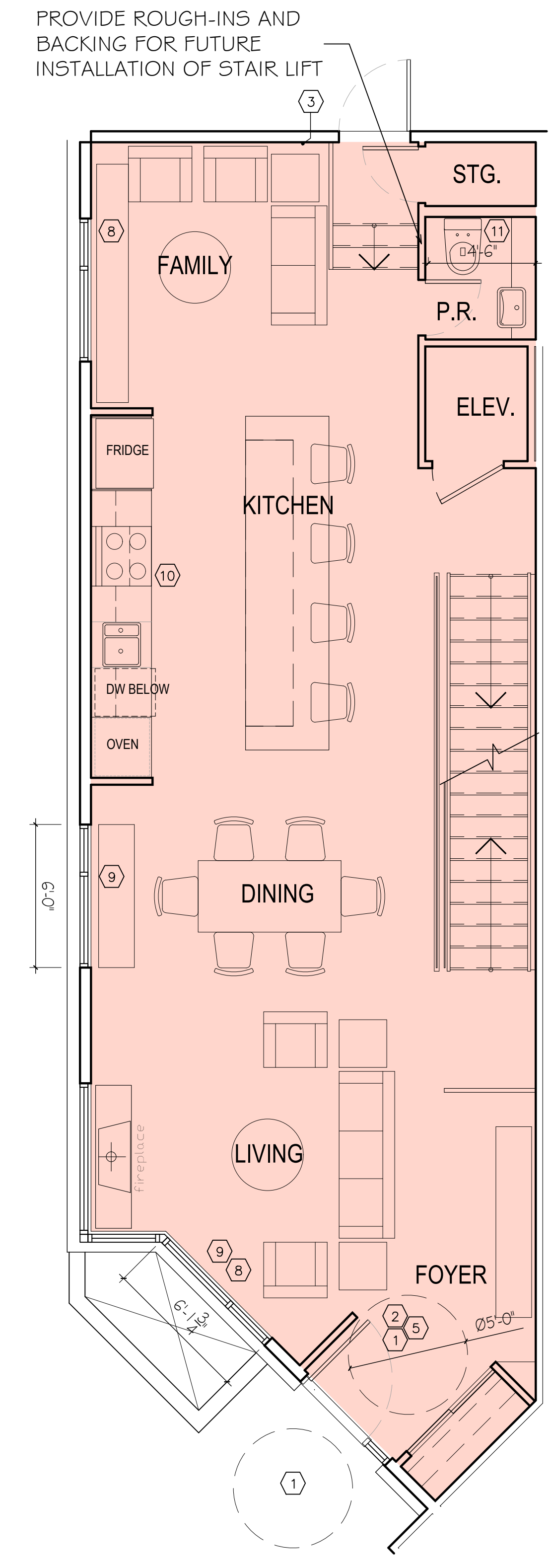
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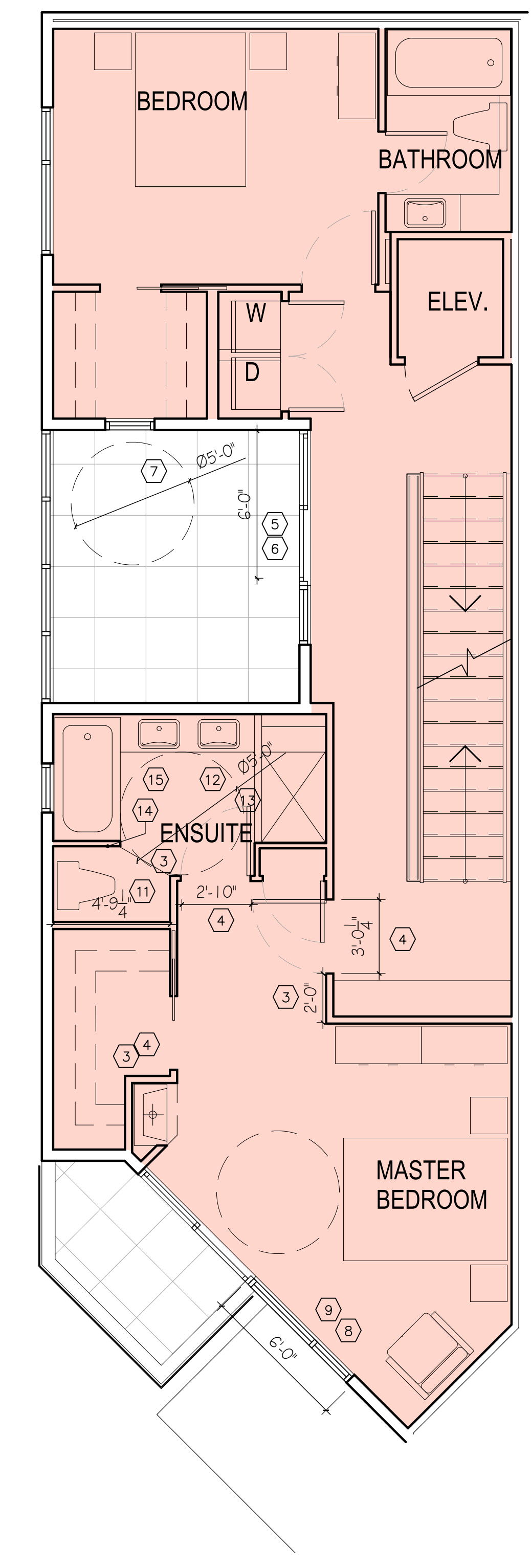
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CIRCULATION	
1	PROVIDE 5'-0" TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
2	PROVIDE WIRING FOR AN AUTOMATIC DOOR OPENER FOR THE SUITE ENTRY DOOR (REFER TO ELECTRICAL DWGS)
3	PROVIDE 2'-0" CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARDS USER (POCKET DOOR ACCEPTABLE FOR BATHROOMS AND BEDROOMS)
DOORS	
4	PROVIDE MINIMUM ONE BATHROOM, ONE BEDROOM AND STORAGE ROOM DOOR 2'-10" WIDE
PATIOS & BALCONIES	
5	PROVIDE MINIMUM ONE DOOR 2'-10" WIDE
6	PROVIDE MINIMUM ONE PATIO OR BALCONY DOORSILL WITH MAXIMUM 1/2" THRESHOLD
7	PROVIDE MIN. 5'-0" TURNING RADIUS
WINDOWS	
8	PROVIDE OPENING MECHANISM MAXIMUM 46" ABOVE FLOOR (REFER TO WINDOWS SCHEDULES)
9	PROVIDE MINIMUM 6'-0" HORIZONTAL WINDOW IN LIVING ROOM, DINING ROOM AND MINIMUM ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 2'-6" ABOVE THE FLOOR
KITCHEN	
10	PROVIDE CONTINUOUS COUNTER BETWEEN SINK AND STOVE
MINIMUM ONE BATHROOM	
11	PROVIDE MINIMUM 3'-0" WALL LENGTH FOR TOILET LOCATED ADJACENT TO WALL
12	PROVIDE 5'-0" TURNING RADIUS WITHIN BATHROOM (MAY RESULT FROM REMOVAL OF VANITY CABINET)
13	PROVIDE 3'-0" CLEARANCE ALONG FULL LENGTH OF TUB
14	PLACE TUB CONTROL VALVE AT OUTER EDGE OF TUB, WITH TUB SPOUT REMAINING IN CENTRAL POSITION
15	PROVIDE ACCESSIBLE STORAGE



UNIT 1 - BASEMENT



UNIT 1 - LEVEL 1

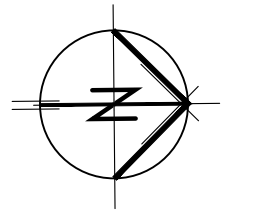


UNIT 1 - LEVEL 2

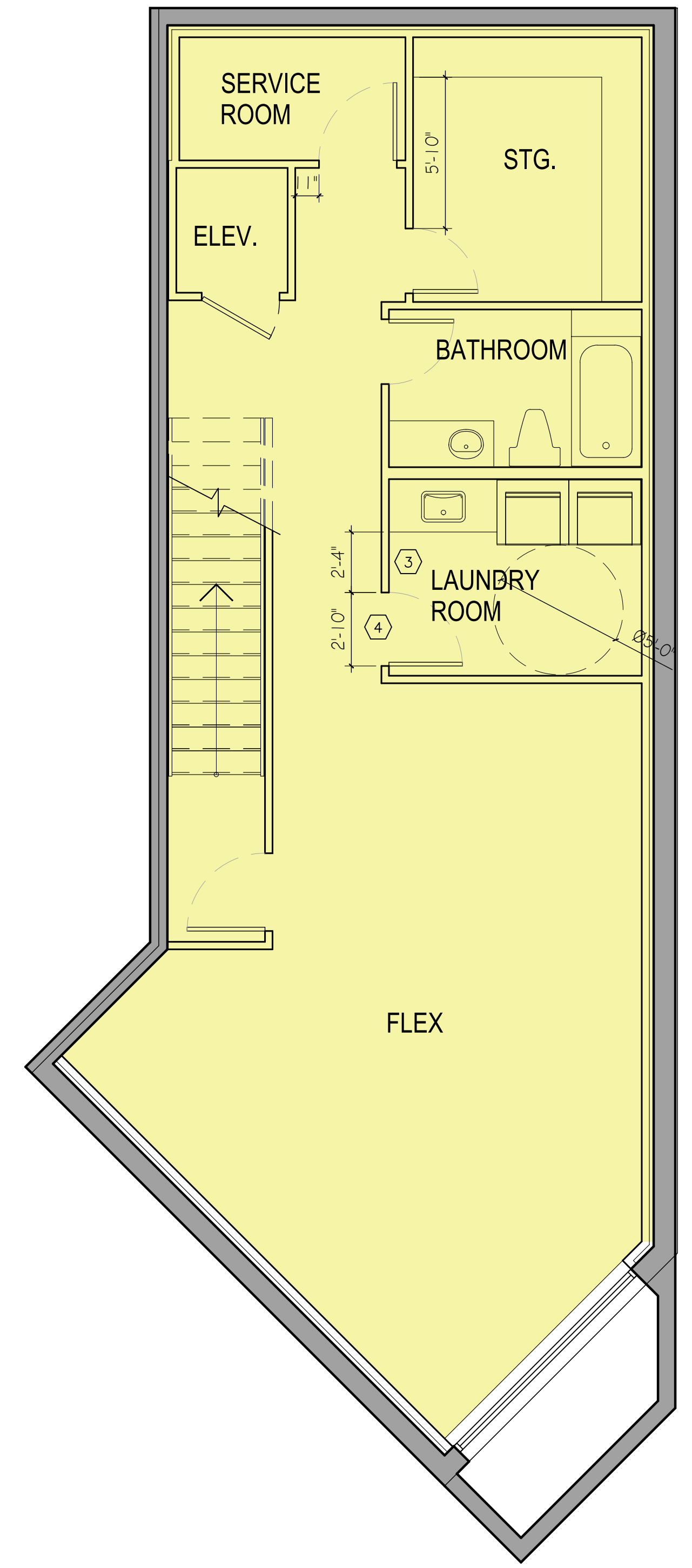
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PROJECT NO.	15372
PROJECT	Townhouse Development 2173 Argyle Avenue West Vancouver BC
DRAWING TITLE	ADL2 UNIT FLOOR PLANS
SEAL	
DRAWING NO.	REVISION
A305	
DATE	DRAWN
22 JAN 2015	
SCALE	CHECKED
1/8"=1'-0"	

NO.	DESCRIPTION	DATE
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04	RE-ISSUED FOR DP	09 MAR 2016

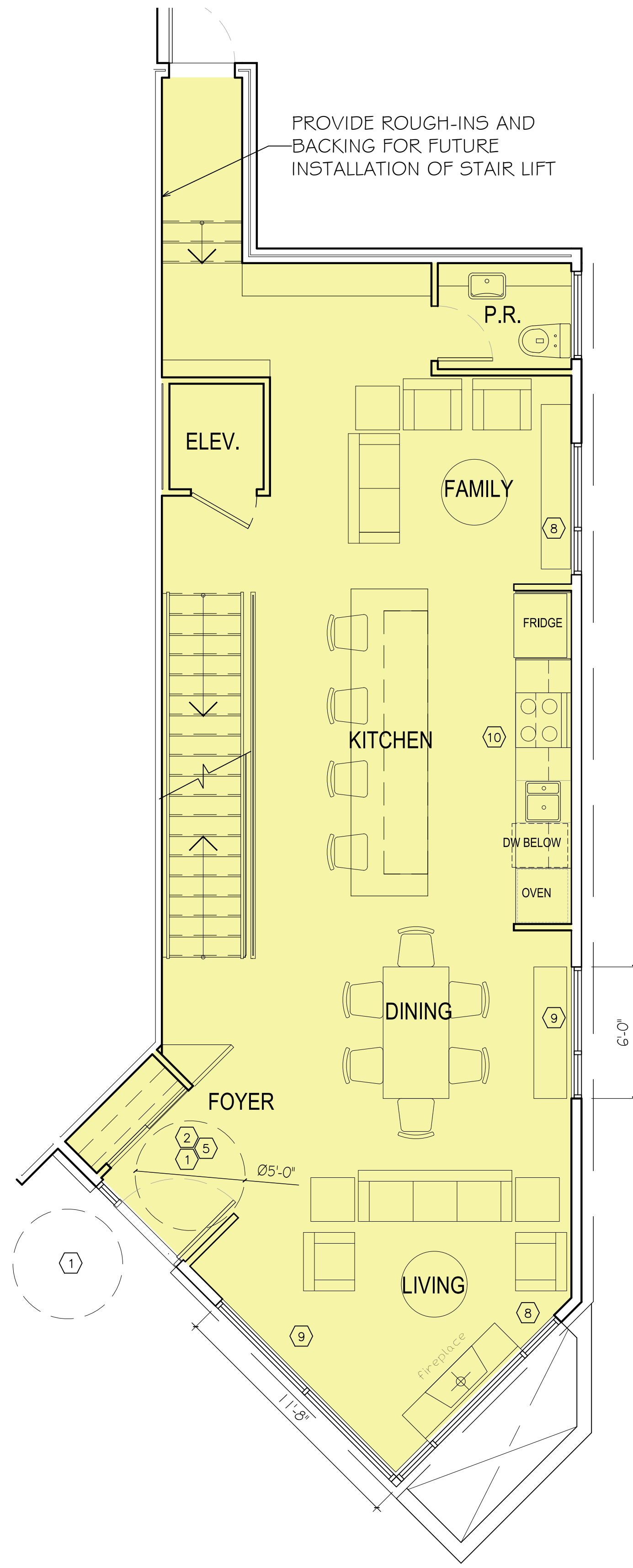
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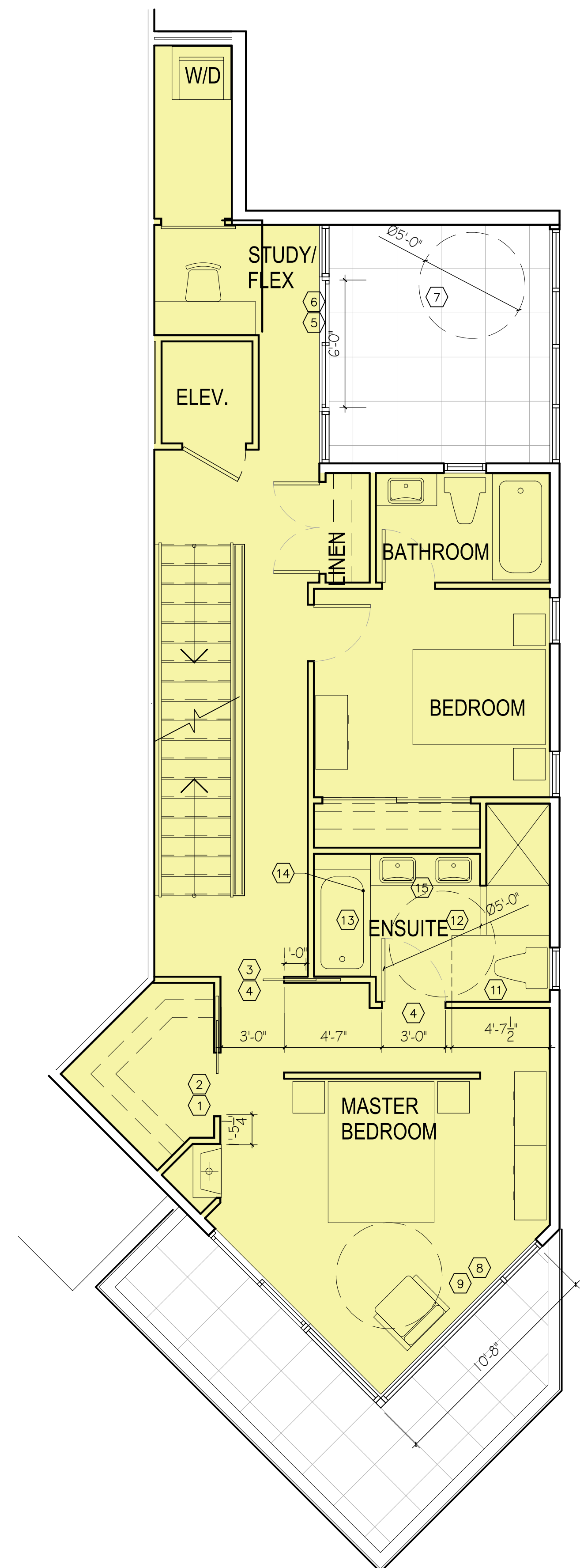
ADL2 REQUIREMENTS	
CIRCULATION	
1	PROVIDE 5'-0" TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
2	PROVIDE WIRING FOR AN AUTOMATIC DOOR OPENER FOR THE SUITE ENTRY DOOR (REFER TO ELECTRICAL DWGS)
3	PROVIDE 2'-0" CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARDS USER (POCKET DOOR ACCEPTABLE FOR BATHROOMS AND BEDROOMS)
DOORS	
4	PROVIDE MINIMUM ONE BATHROOM, ONE BEDROOM AND STORAGE ROOM DOOR 2'-10" WIDE
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13	PROVIDE 3'-0" CLEARANCE ALONG FULL LENGTH OF TUB
14	PLACE TUB CONTROL VALVE AT OUTER EDGE OF TUB, WITH TUB SPOUT REMAINING IN CENTRAL POSITION
15	PROVIDE ACCESSIBLE STORAGE



UNIT 2 - BASEMENT



UNIT 2 - LEVEL 1



UNIT 2 - LEVEL 2

CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE
 ADL2 UNIT
 FLOOR PLANS

SEAL

DRAWING NO. _____ REVISION _____

A306

DATE 22 JAN 2015 DRAWN _____

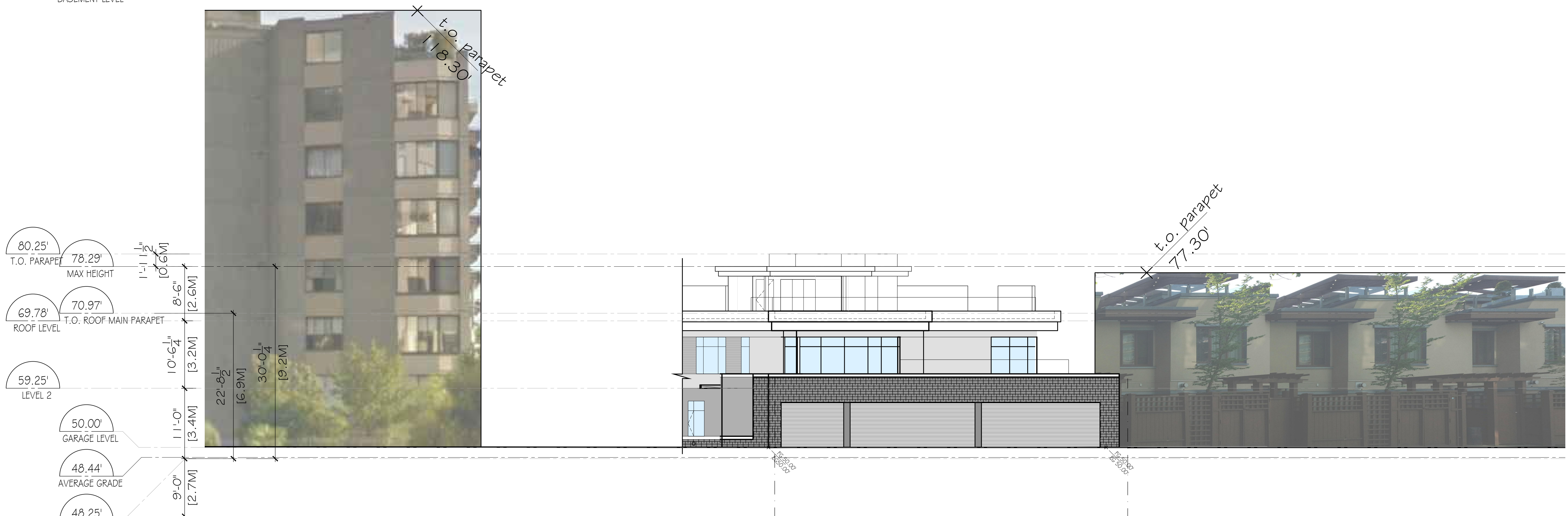
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SOUTH ELEVATION



NORTH ELEVATION

CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

DRAWING TITLE

ELEVATIONS

SEAL

DRAWING NO. REVISION

A401

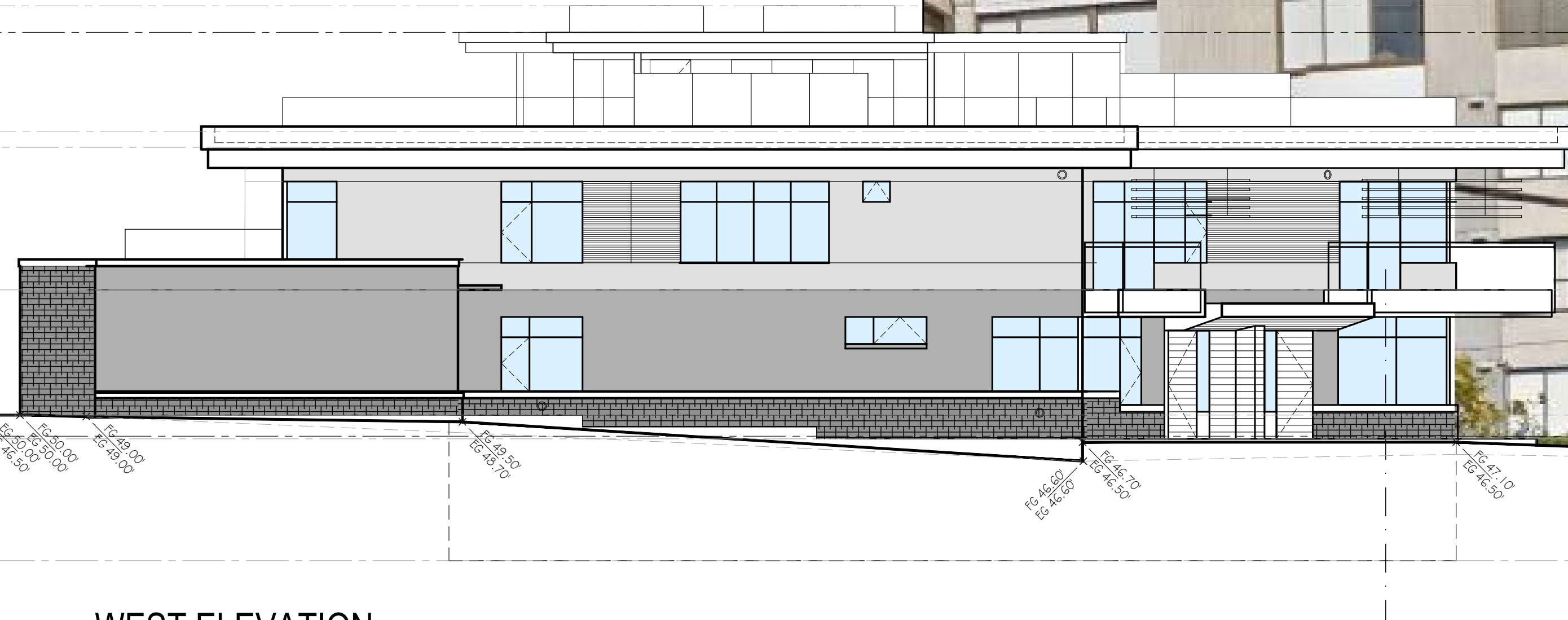
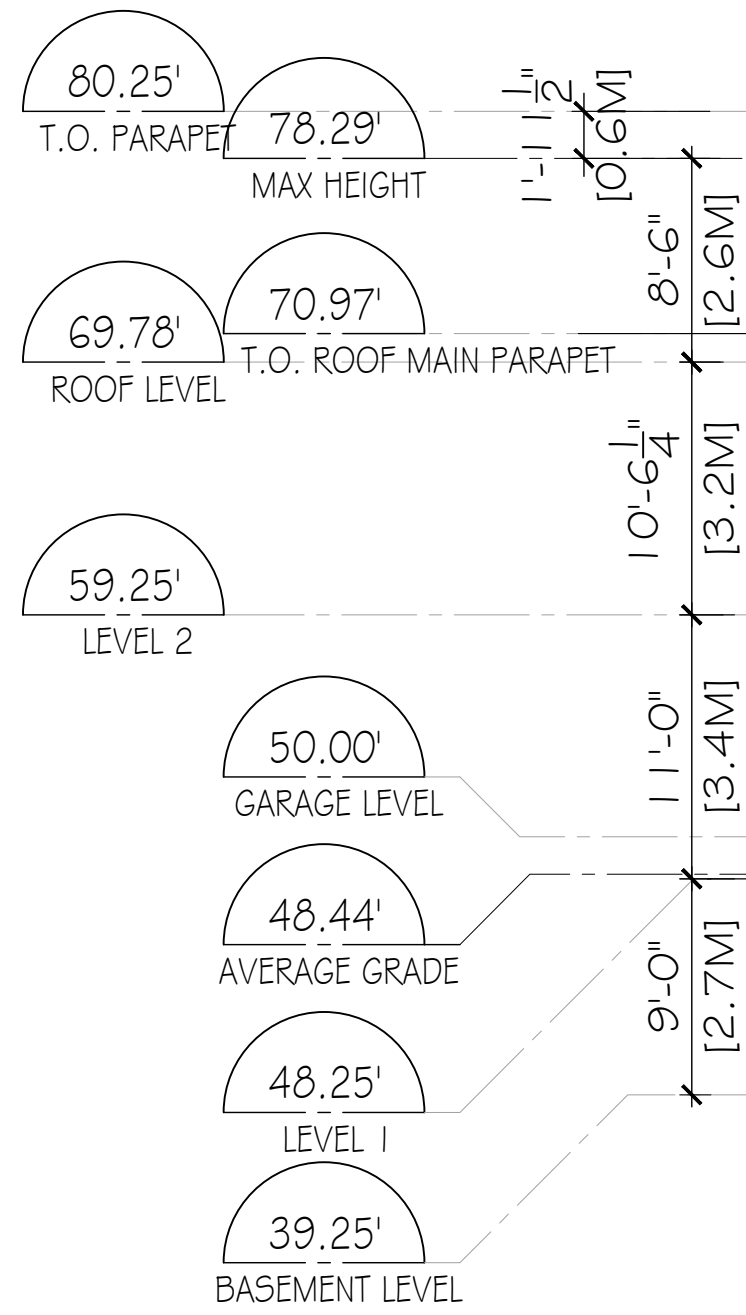
DATE 22 JAN 2015 DRAWN
 SCALE 1/8" = 1'-0" CHECKED



WEST SIDE ELEVATION: AREA OF UNPROTECTED OPENINGS CALCULATION & CONSTRUCTION OF EXPOSING BUILDING FACE
 B.C.B.C. 9.10.15. MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF BUILDINGS CONTAINING ONLY DWELLING UNITS TABLE 3.2.3.1.D. (SPRINKLERED)

	UNIT 1	UNIT 1 - 45° SKEWED WALL	UNIT 3
LIMITING DISTANCE (EXTRAPOLATED)	1.52M [5 FT]	3.81M [12.5 FT]	1.52M [5 FT]
EXPOSING BUILDING FACE AREA 'A'	89.0 5M [958 SF]	29.7 5M [320 SF]	10.1 5M [109 SF]
% UNPROTECTED OPENINGS (MAX.)	16% [14.2 5M]	72% [21.4 5M]	24% [2.4 5M]
PROPOSED UNPROTECTED OPENINGS	--	--	--
LIMITING DISTANCE (EXTRAPOLATED)			
EXPOSING BUILDING FACE AREA 'B'			
% UNPROTECTED OPENINGS (MAX.)			
PROPOSED UNPROTECTED OPENINGS			

NO REQUIREMENTS FOR WALL CONSTRUCTION OF EXPOSING BUILDING FACE [9.10.15.5.]

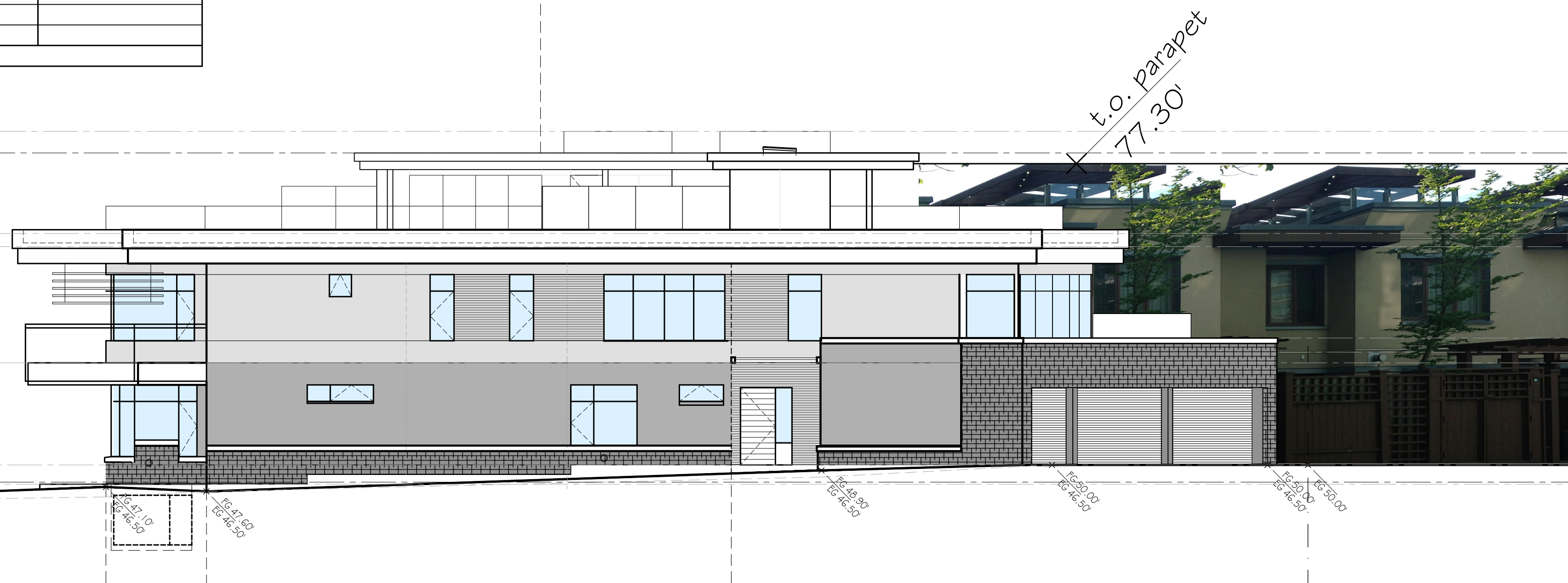
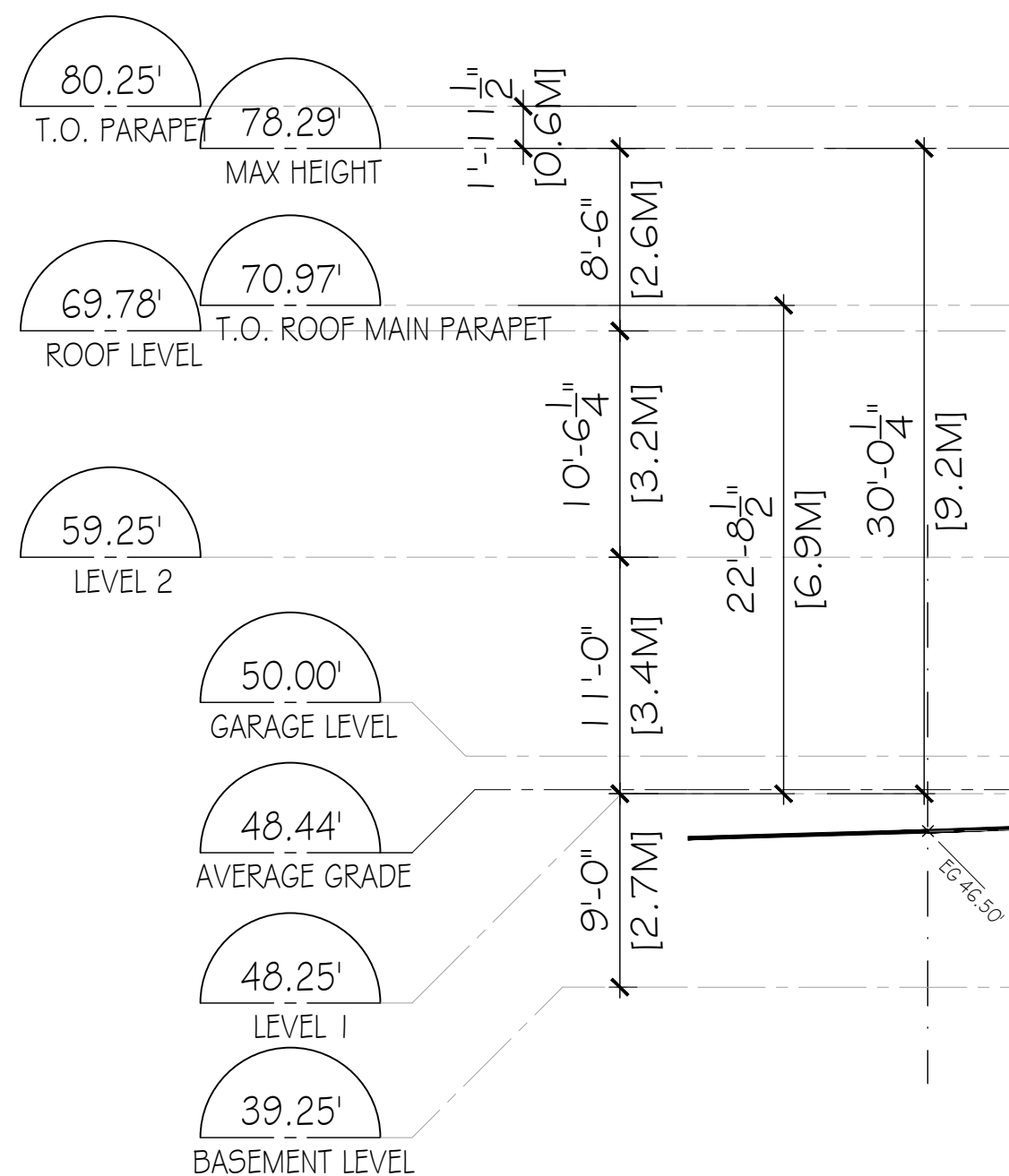


WEST ELEVATION

EAST SIDE ELEVATION: AREA OF UNPROTECTED OPENINGS CALCULATION & CONSTRUCTION OF EXPOSING BUILDING FACE
 B.C.B.C. 9.10.15. MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF BUILDINGS CONTAINING ONLY DWELLING UNITS TABLE 3.2.3.1.D. (SPRINKLERED)

	UNIT 2	UNIT 2 - 45° SKEWED WALL	UNIT 3
LIMITING DISTANCE (EXTRAPOLATED)	1.52M [5 FT]	2.15M [7.1 FT] (FIRST 3FT FACADE LENGTH)	1.52M [5.0 FT]
EXPOSING BUILDING FACE AREA 'A'	87.0 5M [937 SF]	5.6 5M [60 SF]	29.7 5M [320 SF]
% UNPROTECTED OPENINGS (MAX.)	16% [13.9 5M]	50% [2.8 5M]	18% [5.3 5M]
PROPOSED UNPROTECTED OPENINGS	--	--	--
LIMITING DISTANCE (EXTRAPOLATED)		3.07M [10.1 FT] (REMAINING FACADE LENGTH)	
EXPOSING BUILDING FACE AREA 'B'		17.9 5M [193 SF]	
% UNPROTECTED OPENINGS (MAX.)		67% [12.0 5M]	
PROPOSED UNPROTECTED OPENINGS		--	

NO REQUIREMENTS FOR WALL CONSTRUCTION OF EXPOSING BUILDING FACE [9.10.15.5.]



EAST ELEVATION



REVISIONS

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04	RE-ISSUED FOR DP	09 MAR 2016

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CLIENT

PROJECT NO. 15372

PROJECT
 Townhouse Development
 2173 Argyle Avenue
 West Vancouver BC

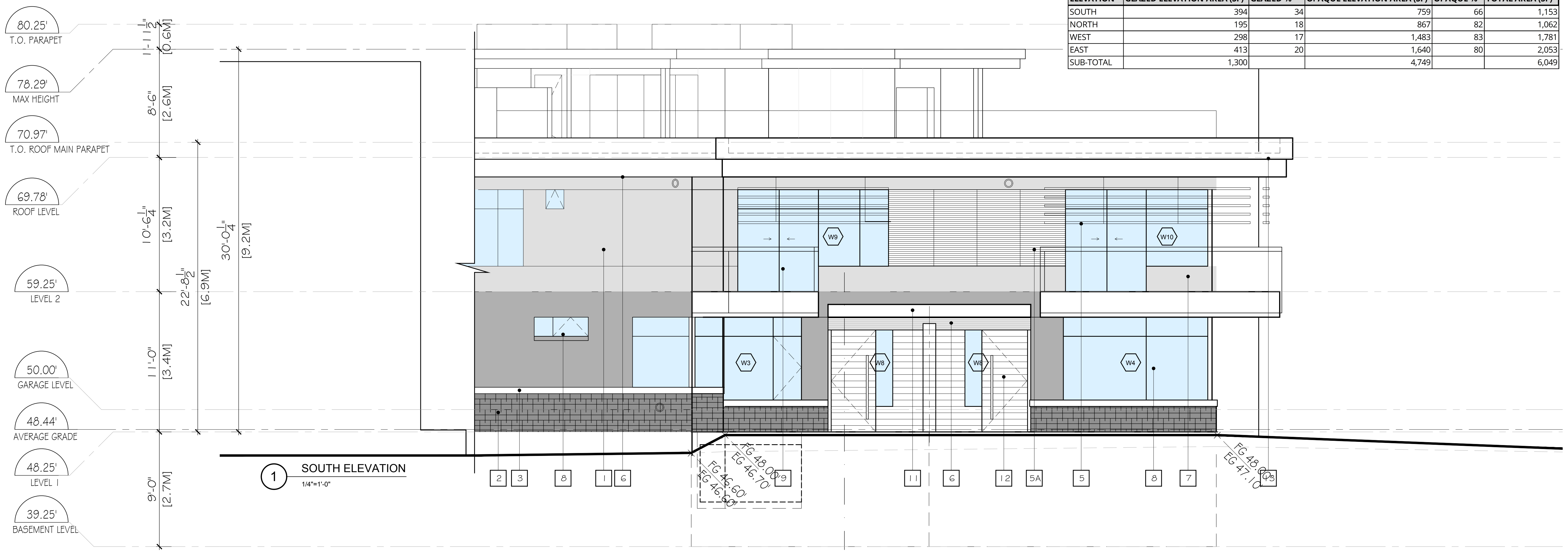
DRAWING TITLE
 ELEVATIONS

SEAL

DRAWING NO. REVISION

A402

DATE 22 JAN 2015
 SCALE 1/8" = 1'-0"



ELEVATION	GLAZED ELEVATION AREA (SF)	GLAZED %	OPAQUE ELEVATION AREA (SF)	OPAQUE %	TOTAL AREA (SF)
SOUTH	394	34	759	66	1,153
NORTH	195	18	867	82	1,062
WEST	298	17	1,483	83	1,781
EAST	413	20	1,640	80	2,053
SUB-TOTAL	1,300		4,749		6,049

bfa
BESHARAT FRIARS
ARCHITECTS

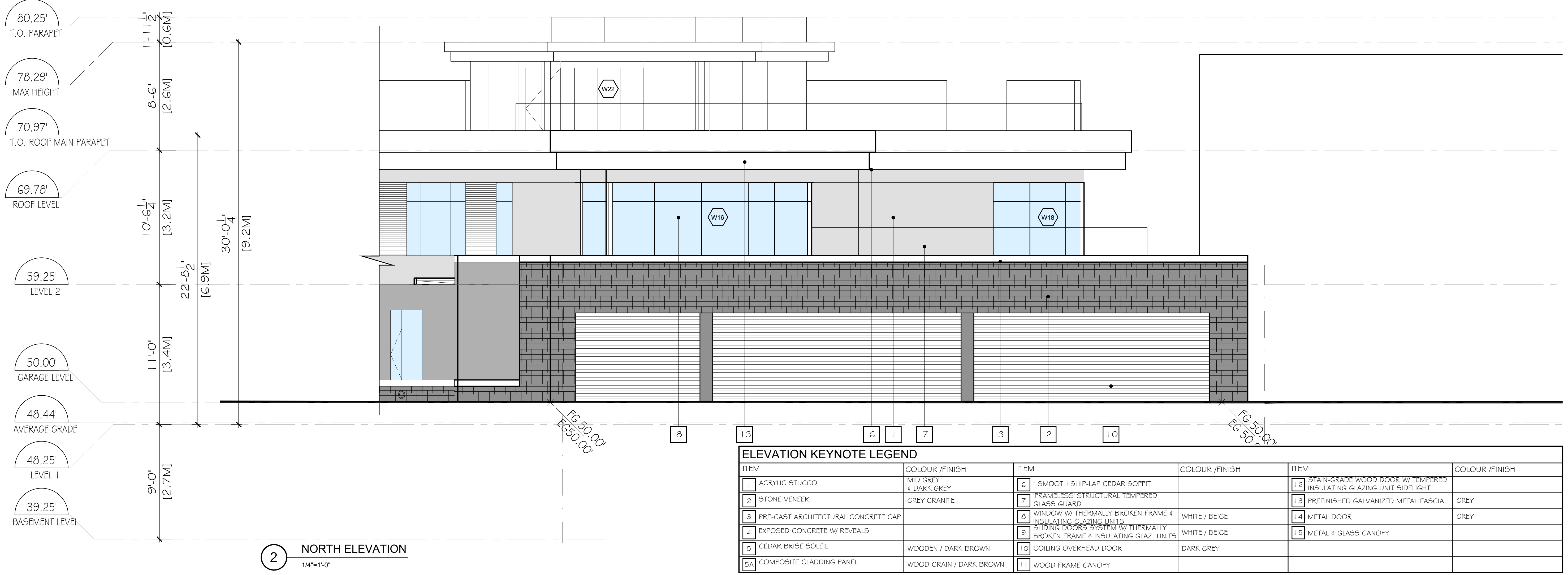
600 - 355 Burrard Street
 Vancouver, BC V6C 2G8
 www.besharatfriars.com

T 604 662 8544
 F 604 662 4060
 info@besharatfriars.com

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ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1	ACRYLIC STUCCO MID GREY # DARK GREY	6	* SMOOTH SHIP-LAP CEDAR SOFFIT	12	STAIN-GRADE WOOD DOOR W/ TEMPERED INSULATING GLAZING UNIT SIDELIGHT
2	STONE VENEER GREY GRANITE	7	*FRAMELESS* STRUCTURAL TEMPERED GLASS GUARD	13	PREFINISHED GALVANIZED METAL FASCIA
3	PRE-CAST ARCHITECTURAL CONCRETE CAP	8	WINDOW W/ THERMALLY BROKEN FRAME # INSULATING GLAZING UNITS	14	METAL DOOR
4	EXPOSED CONCRETE W/ REVEALS	9	SLIDING DOORS SYSTEM W/ THERMALLY BROKEN FRAME # INSULATING GLAZ. UNITS	15	METAL # GLASS CANOPY
5	CEDAR BRISE SOLEIL WOODEN / DARK BROWN	10	COILING OVERHEAD DOOR DARK GREY		
5A	COMPOSITE CLADDING PANEL WOOD GRAIN / DARK BROWN	11	WOOD FRAME CANOPY		

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 ELEVATIONS

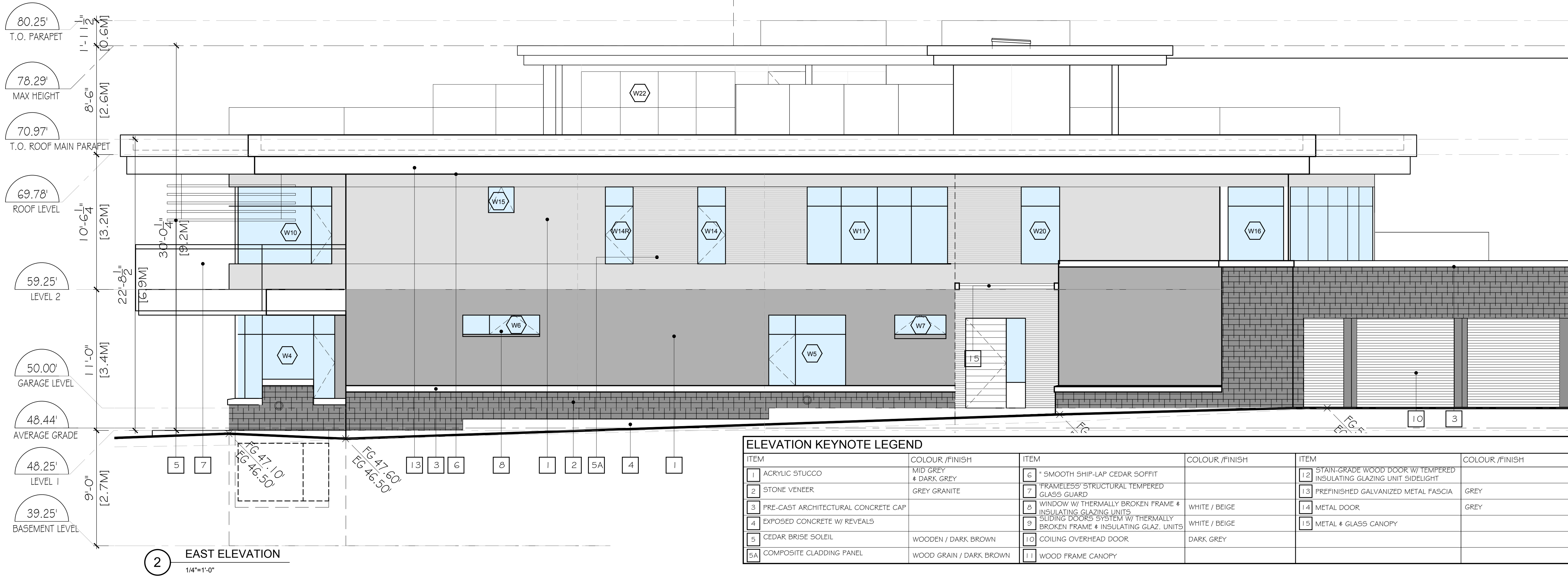
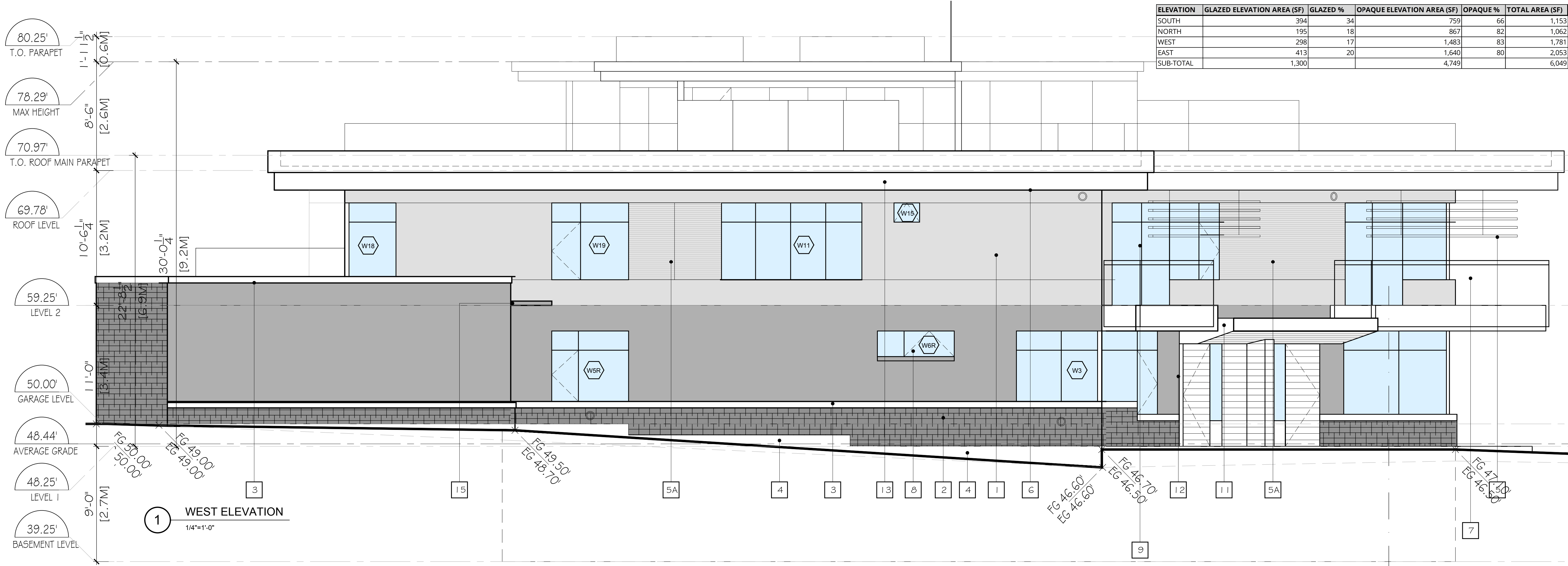
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DRAWING NO. REVISION

A403

DATE 22 JAN 2015 DRAWN

SCALE 1/4" = 1'-0" CHECKED



REVISIONS

NO.	DESCRIPTION	DATE
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PROJECT

Townhouse Development
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 West Vancouver BC

DRAWING TITLE

ELEVATIONS

SEAL

DRAWING NO. REVISION

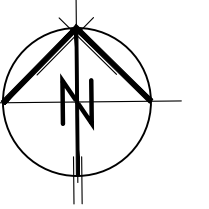
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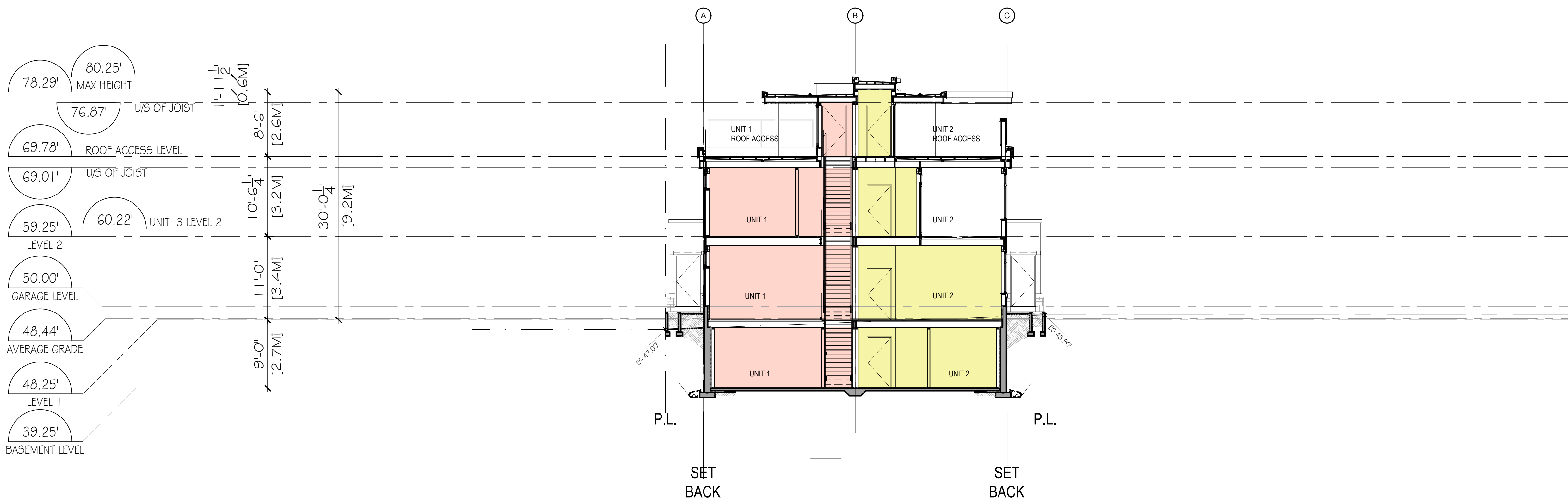
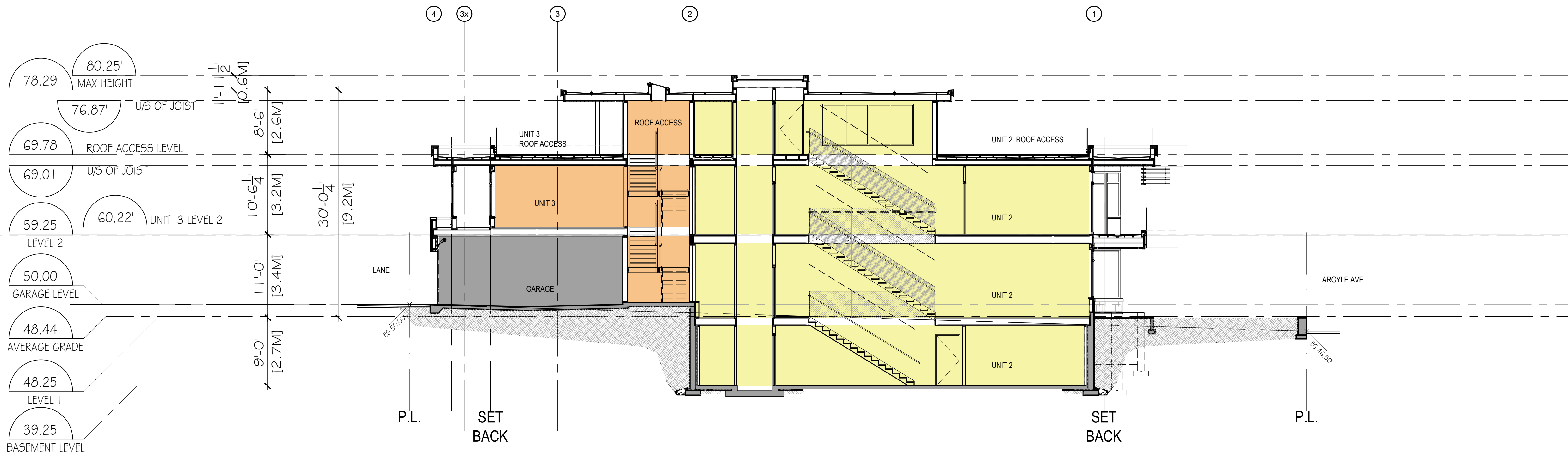
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SEAL

DRAWING NO. REVISION

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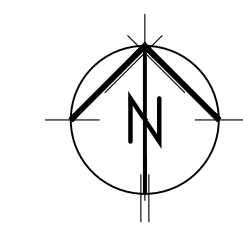
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04	RE-ISSUED FOR DP

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DRAWING TITLE
 3D PERSPECTIVES

SEAL

DRAWING NO. REVISION

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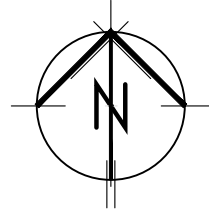
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DRAWING TITLE
 3D PERSPECTIVES

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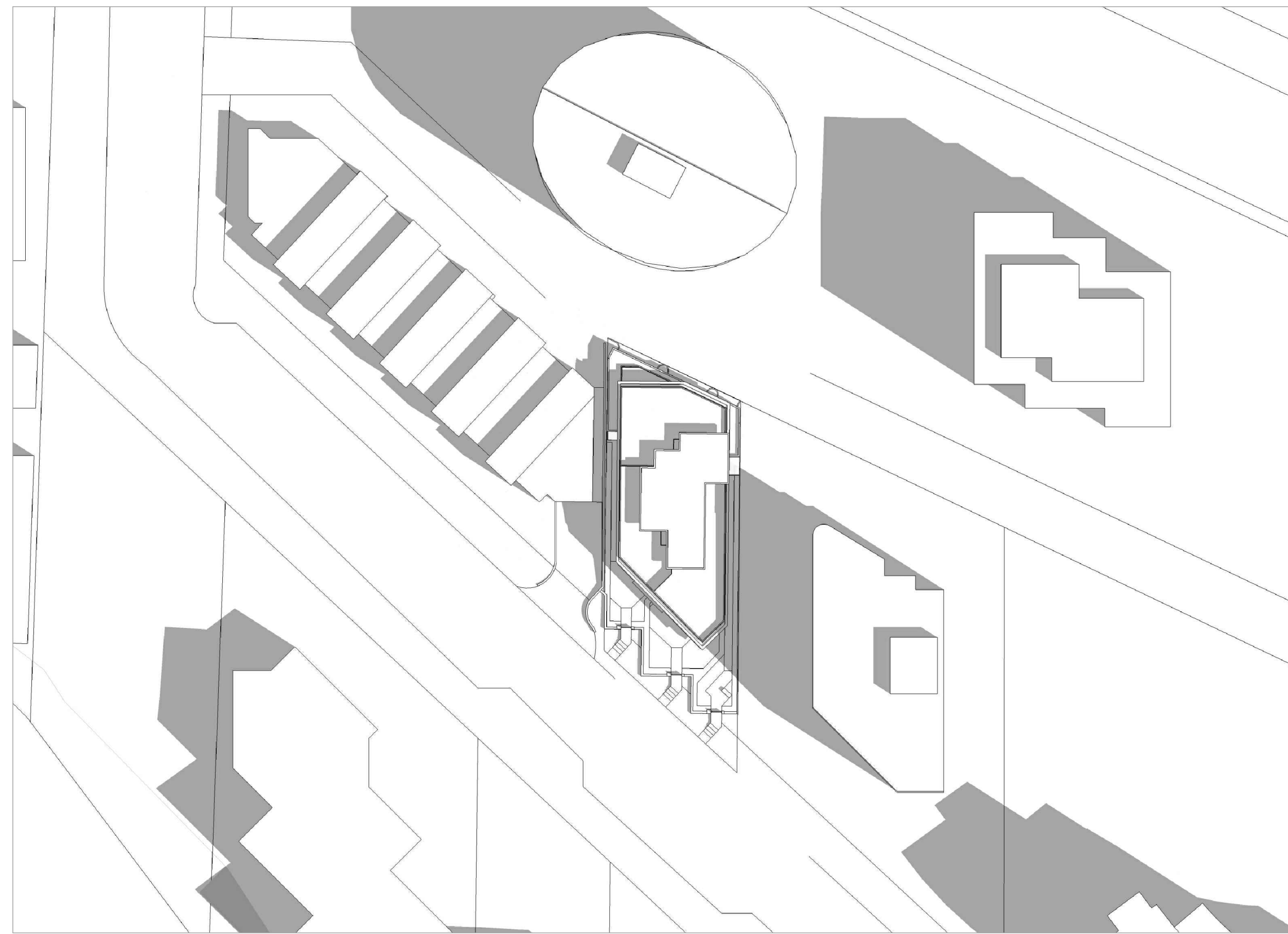
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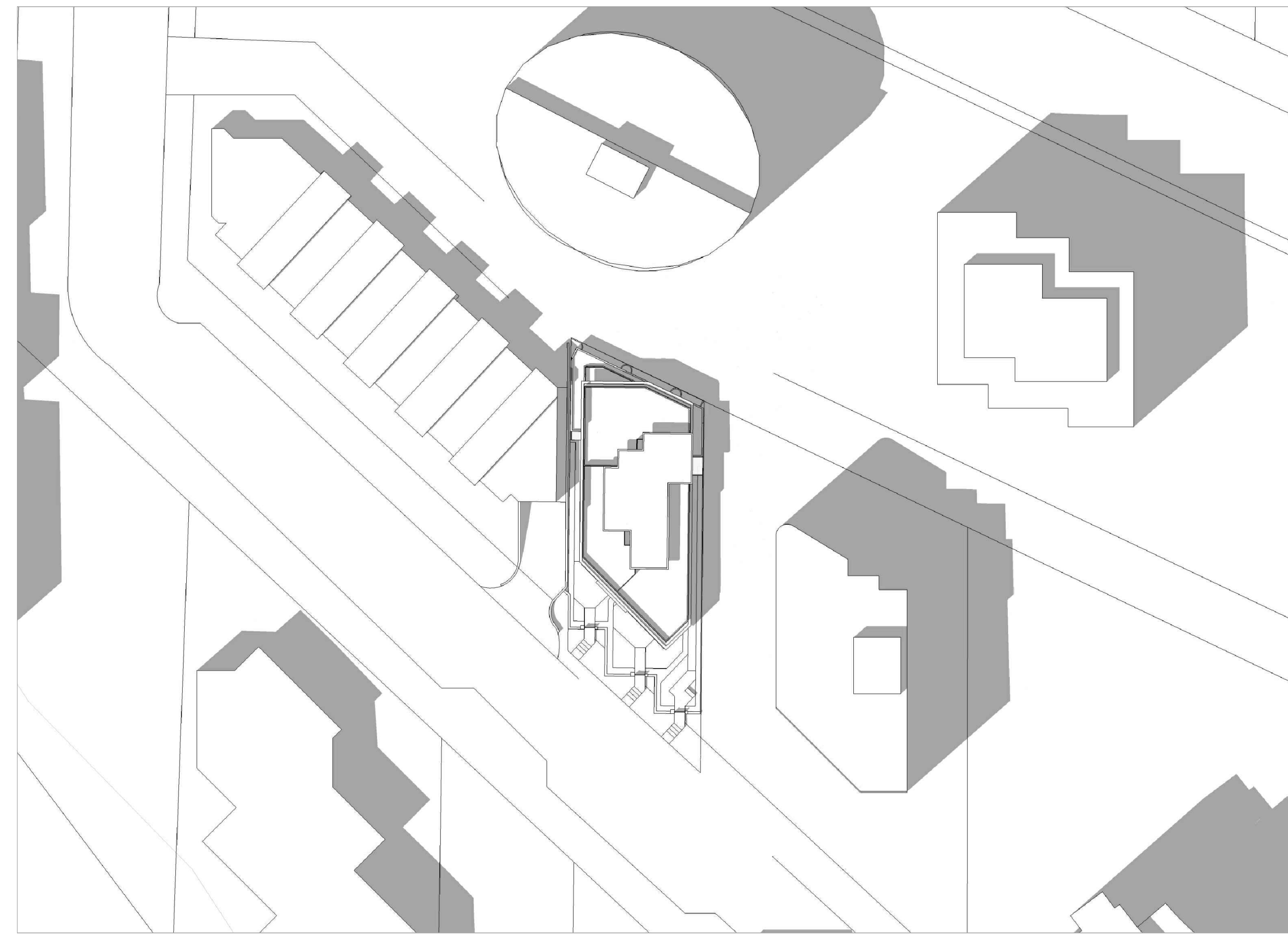
SCALE N.T.S. CHECKED

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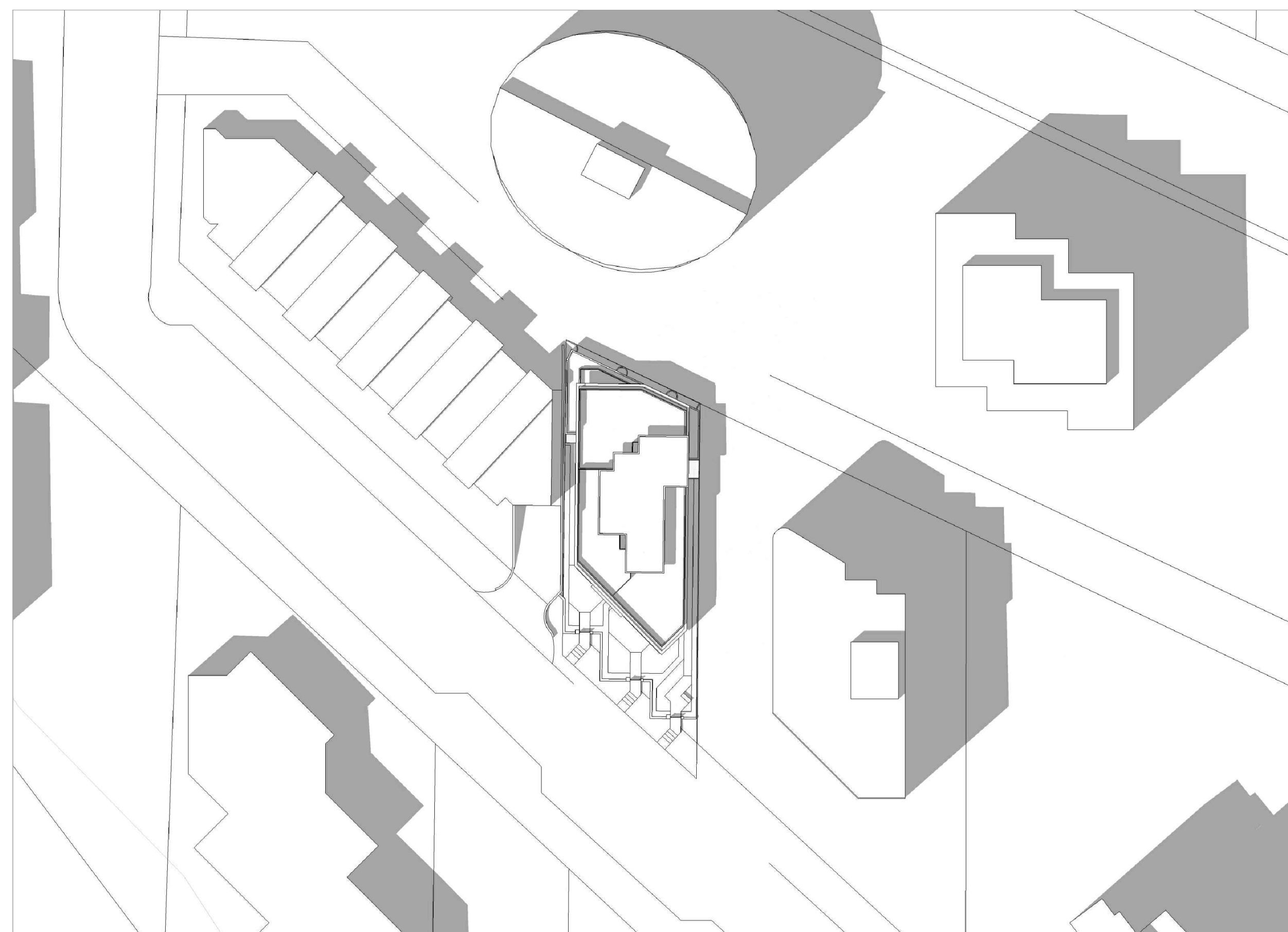
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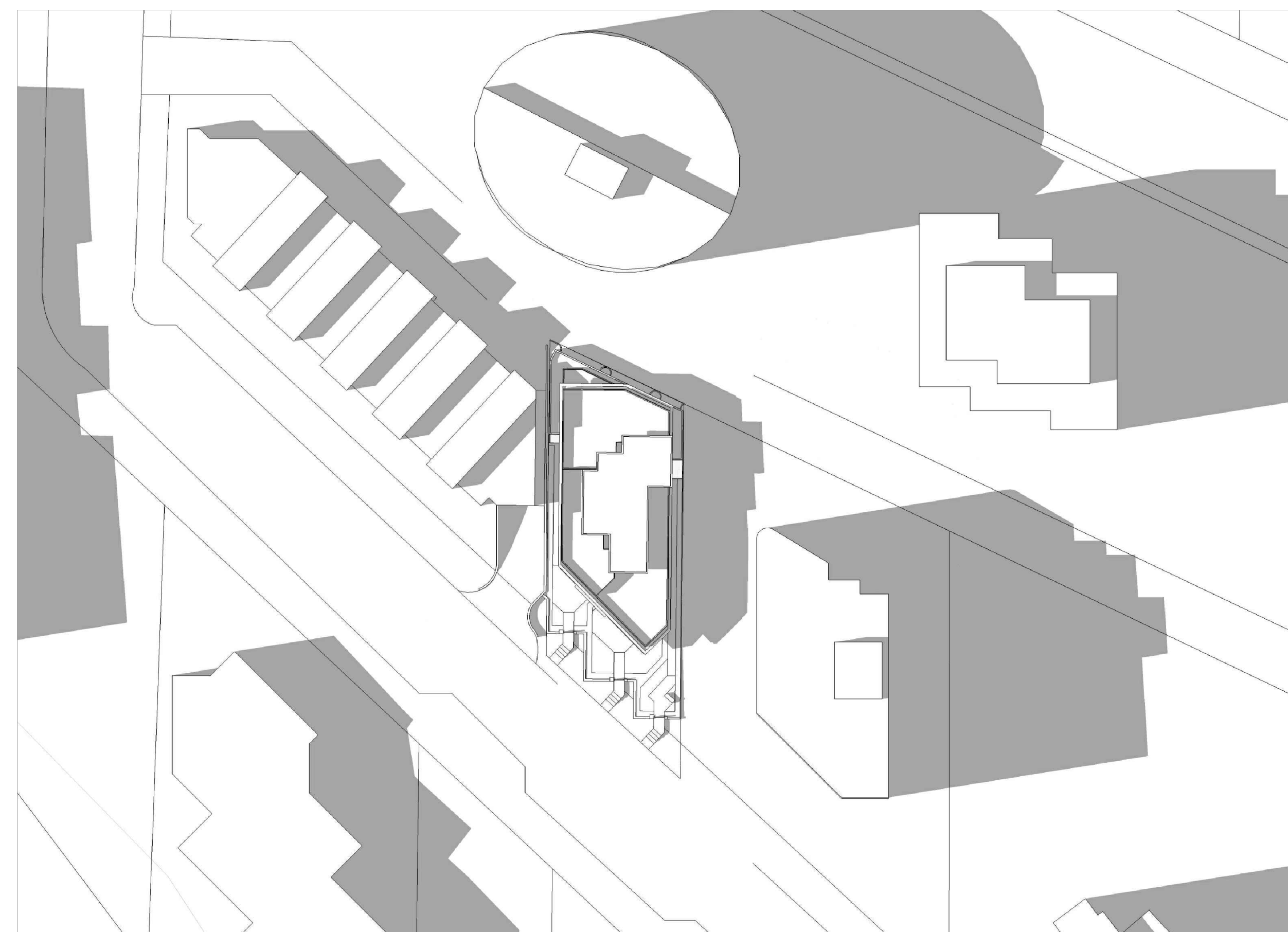
10.00 am



12.00 pm



2.00 pm



4.00 pm

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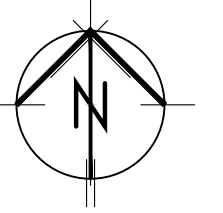
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DRAWING TITLE
 SHADOW STUDY

SEAL

DRAWING NO. REVISION

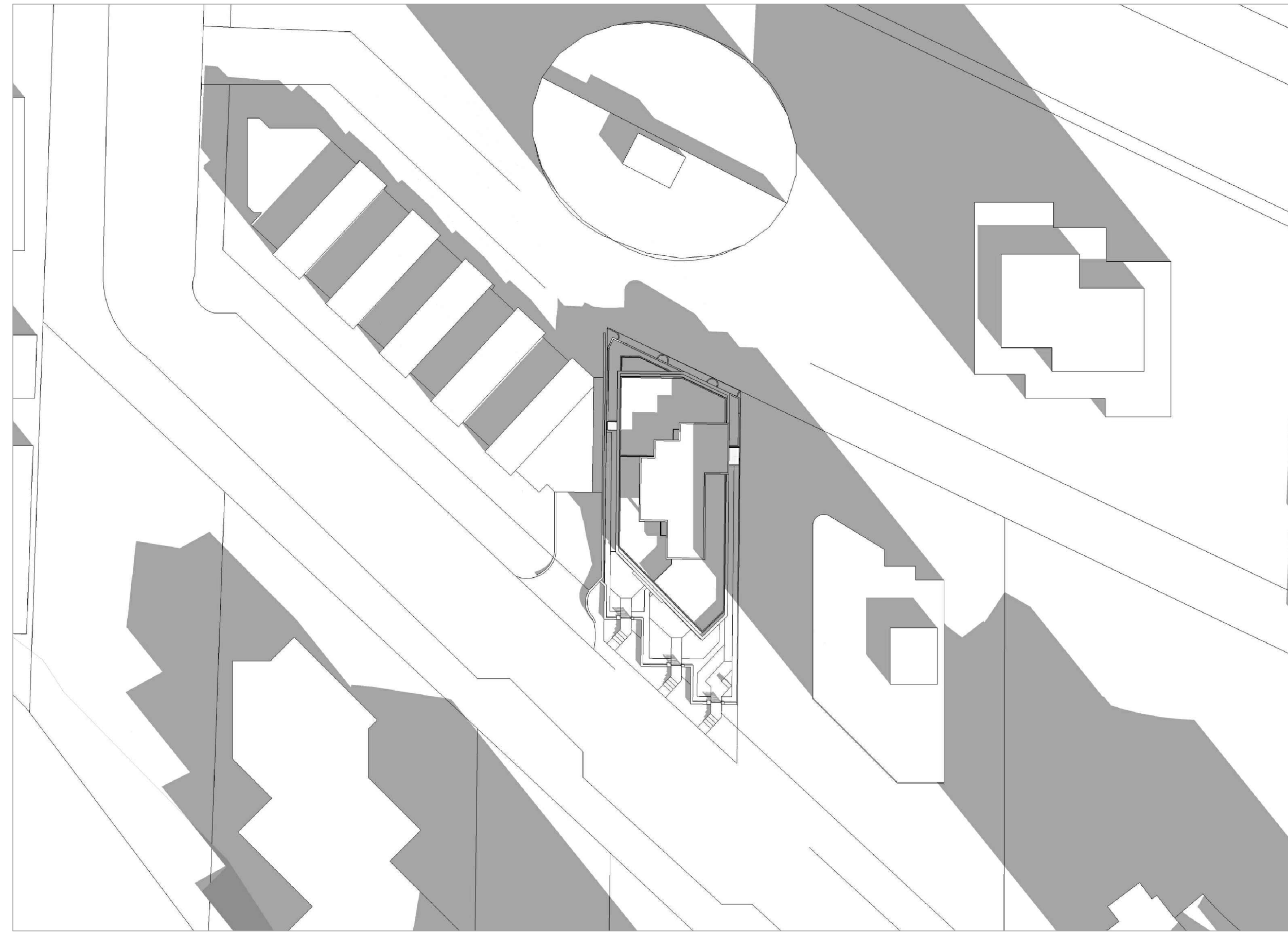
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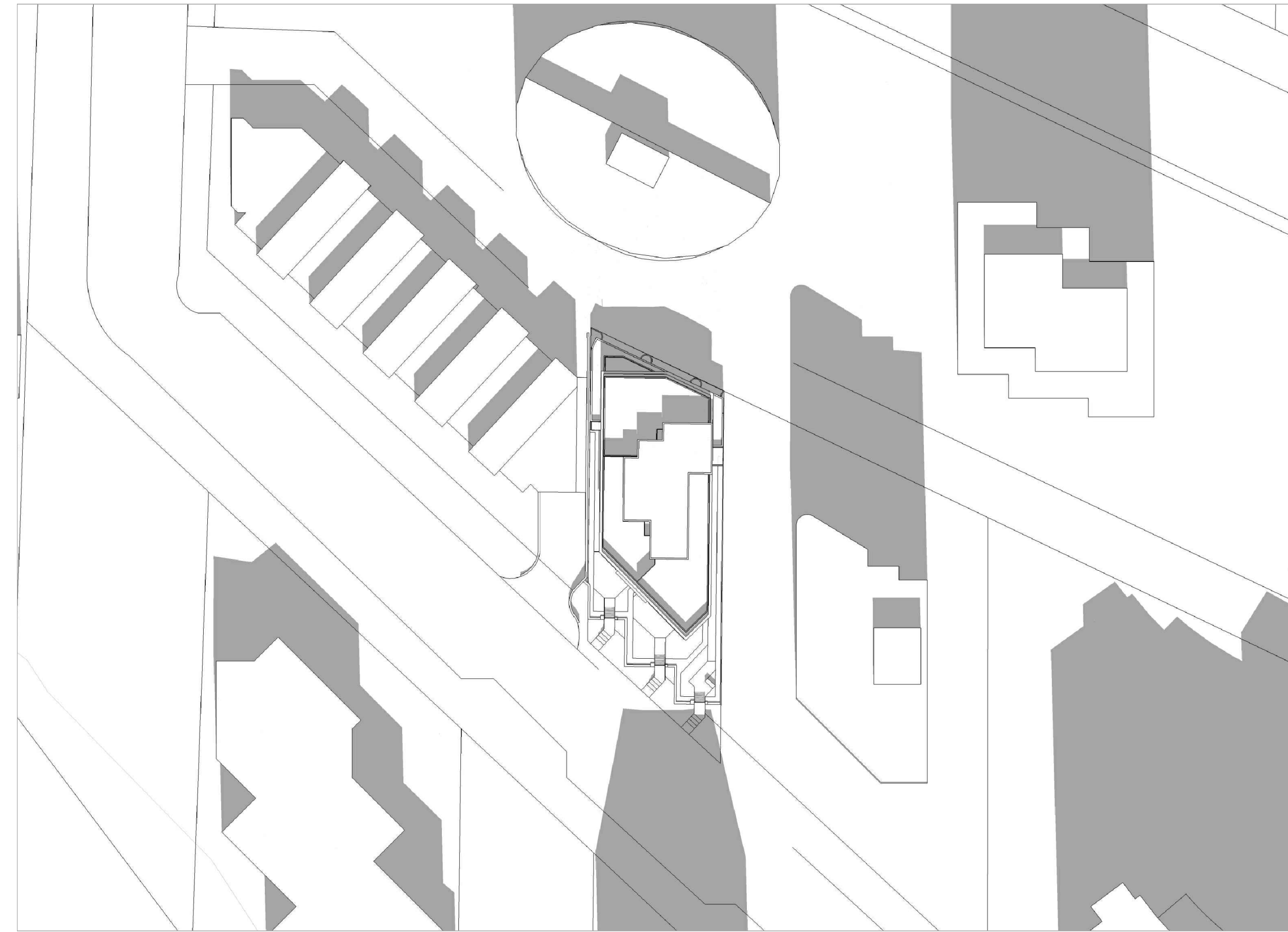
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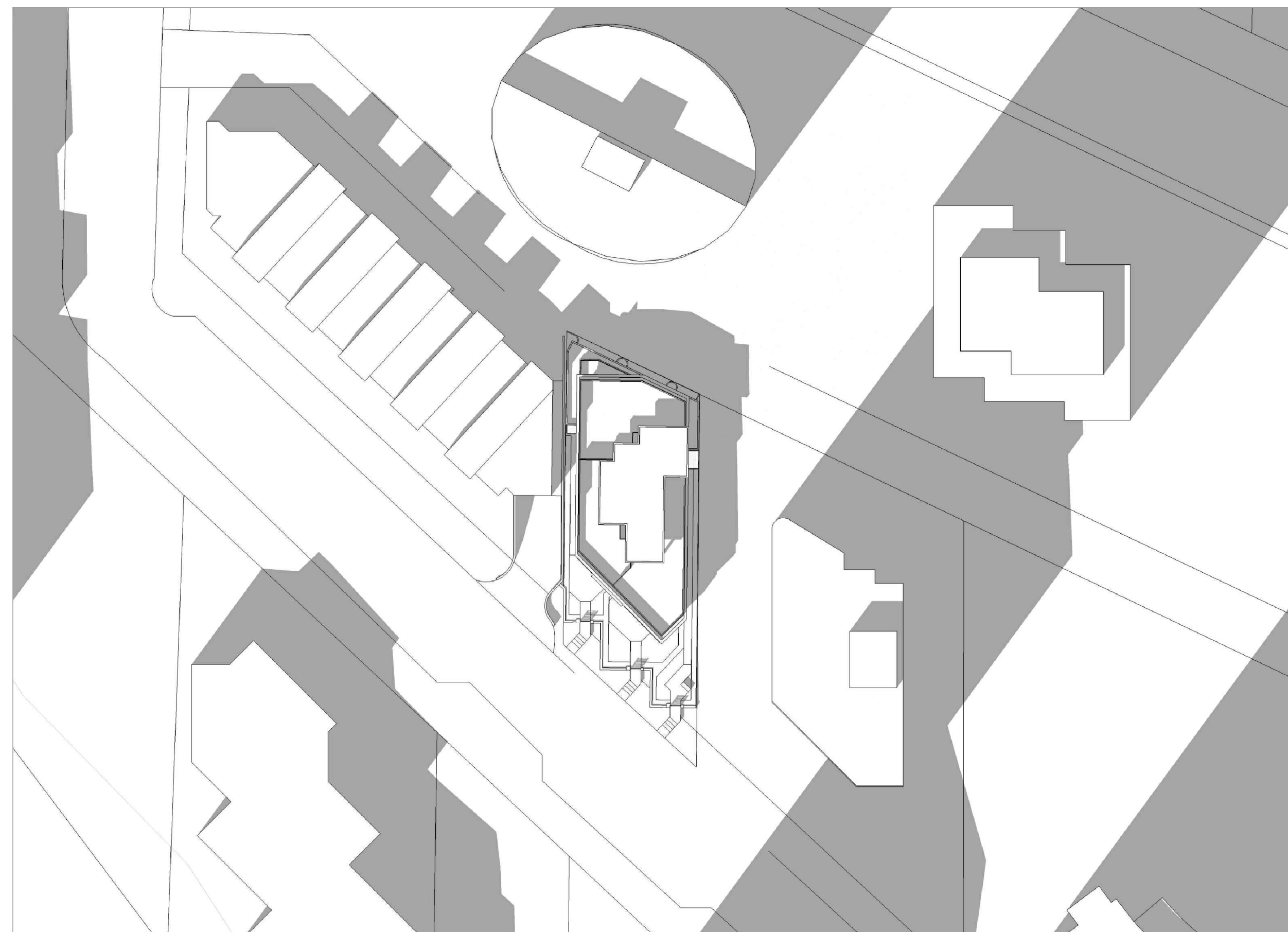
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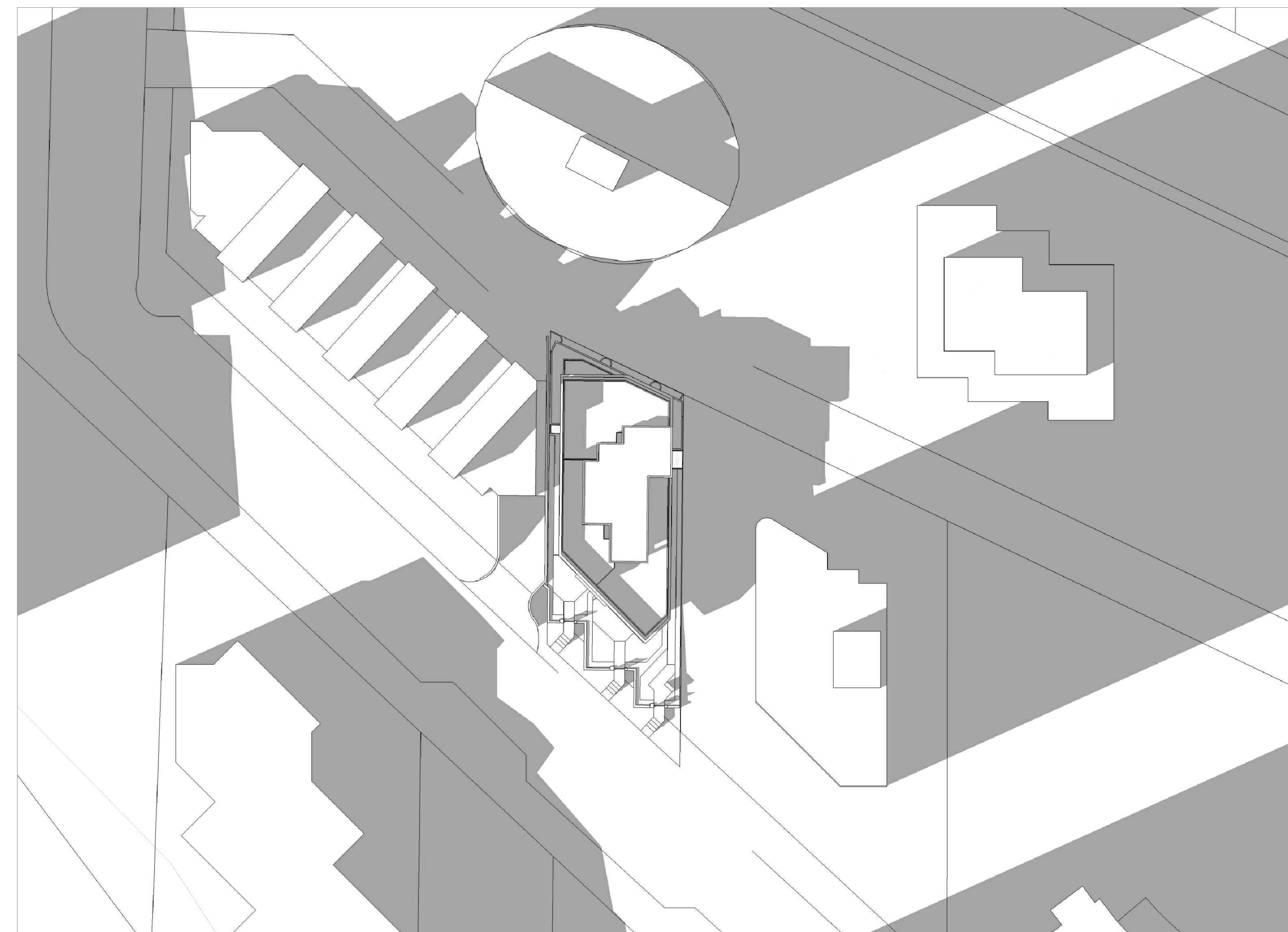
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12.00 pm



2.00 pm

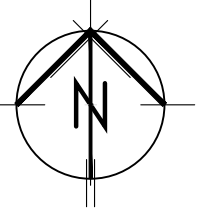


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DRAWING TITLE
 SHADOW STUDY

SEAL

DRAWING NO. REVISION

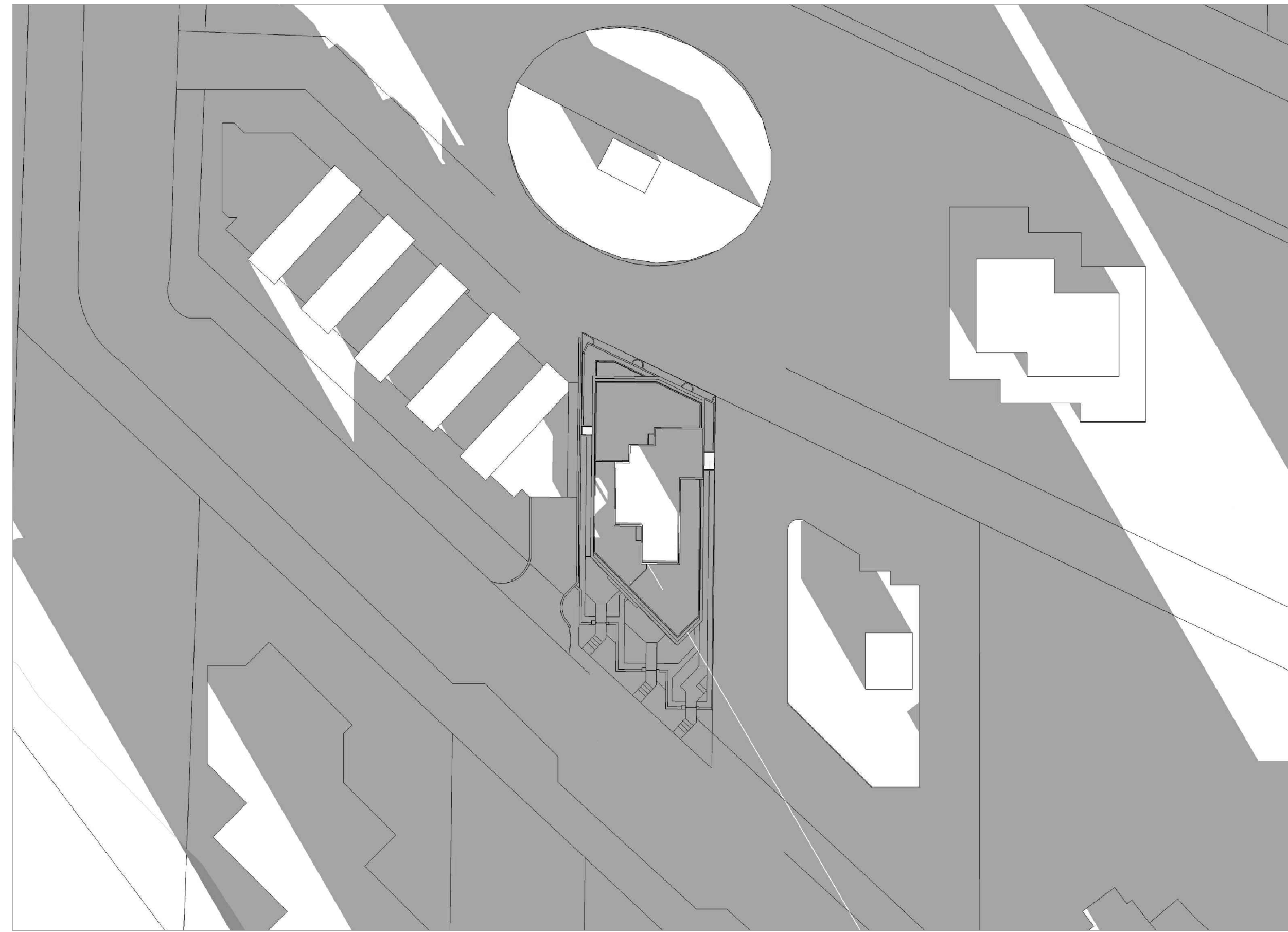
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DATE MAY 2015 DRAWN

SCALE N.T.S. CHECKED

N.T.S.

DECEMBER 21



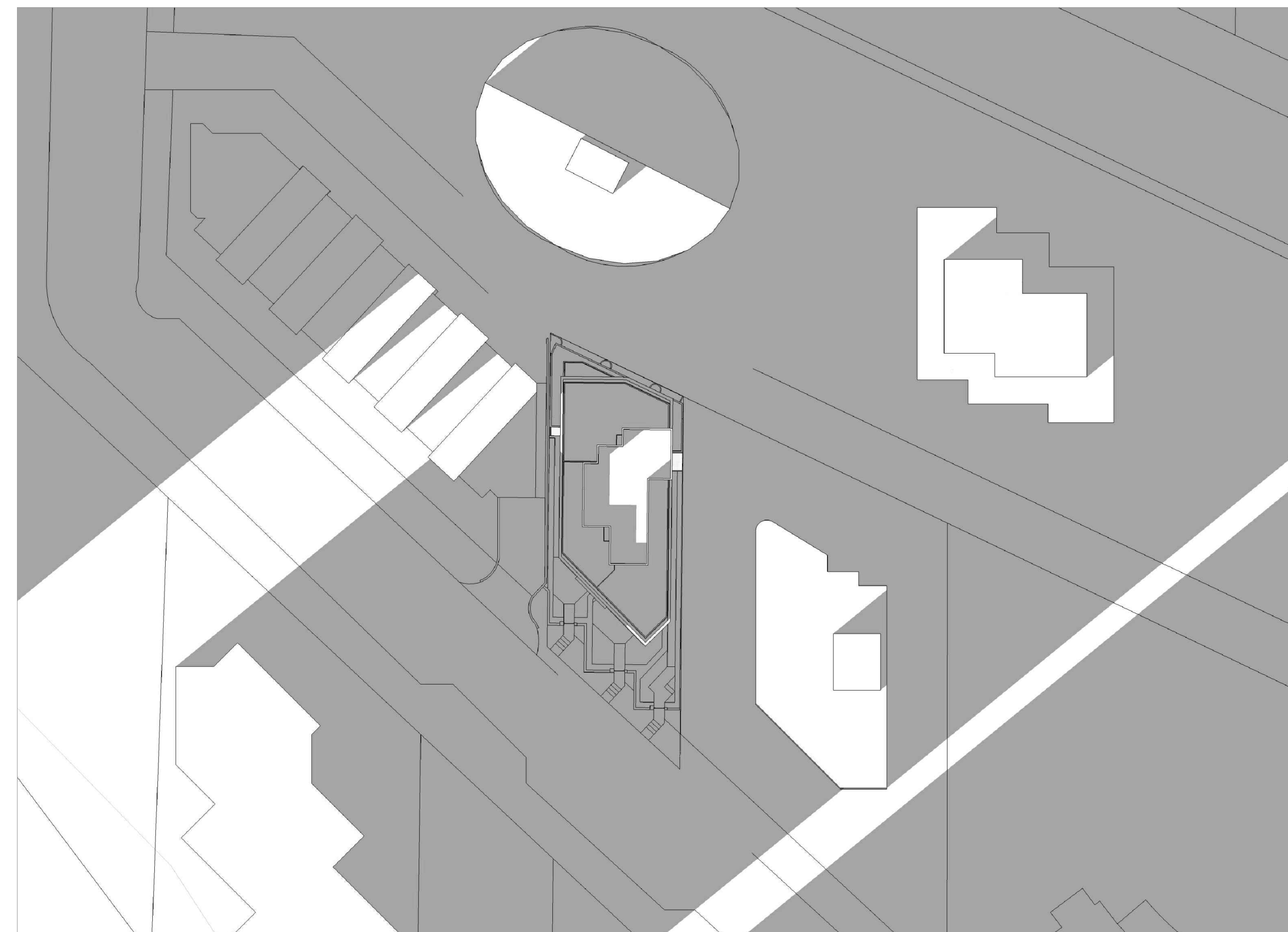
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2.00 pm

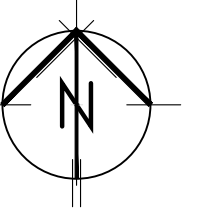


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DRAWING TITLE
 SHADOW STUDY

SEAL

DRAWING NO. REVISION

X5

DATE MAY 2015 DRAWN

SCALE N.T.S. CHECKED



1



2



3



4



9



5



6



7



8



10



11



12

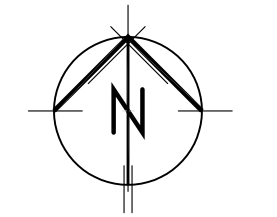


13

REVISIONS	
NO.	DESCRIPTION
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 15372

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 2173 Argyle Avenue
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DRAWING TITLE
 SITE PHOTOGRAPHS

SEAL

DRAWING NO. _____ REVISION _____

AP

DATE
 22 JAN 2015

DRAWN

SCALE
 N.T.S.

CHECKED

**TOPOGRAPHIC SURVEY PLAN OF LOT 22 OF LOT 13,
BLOCKS 7 TO 12, DISTRICT LOT 775, PLAN 4595**

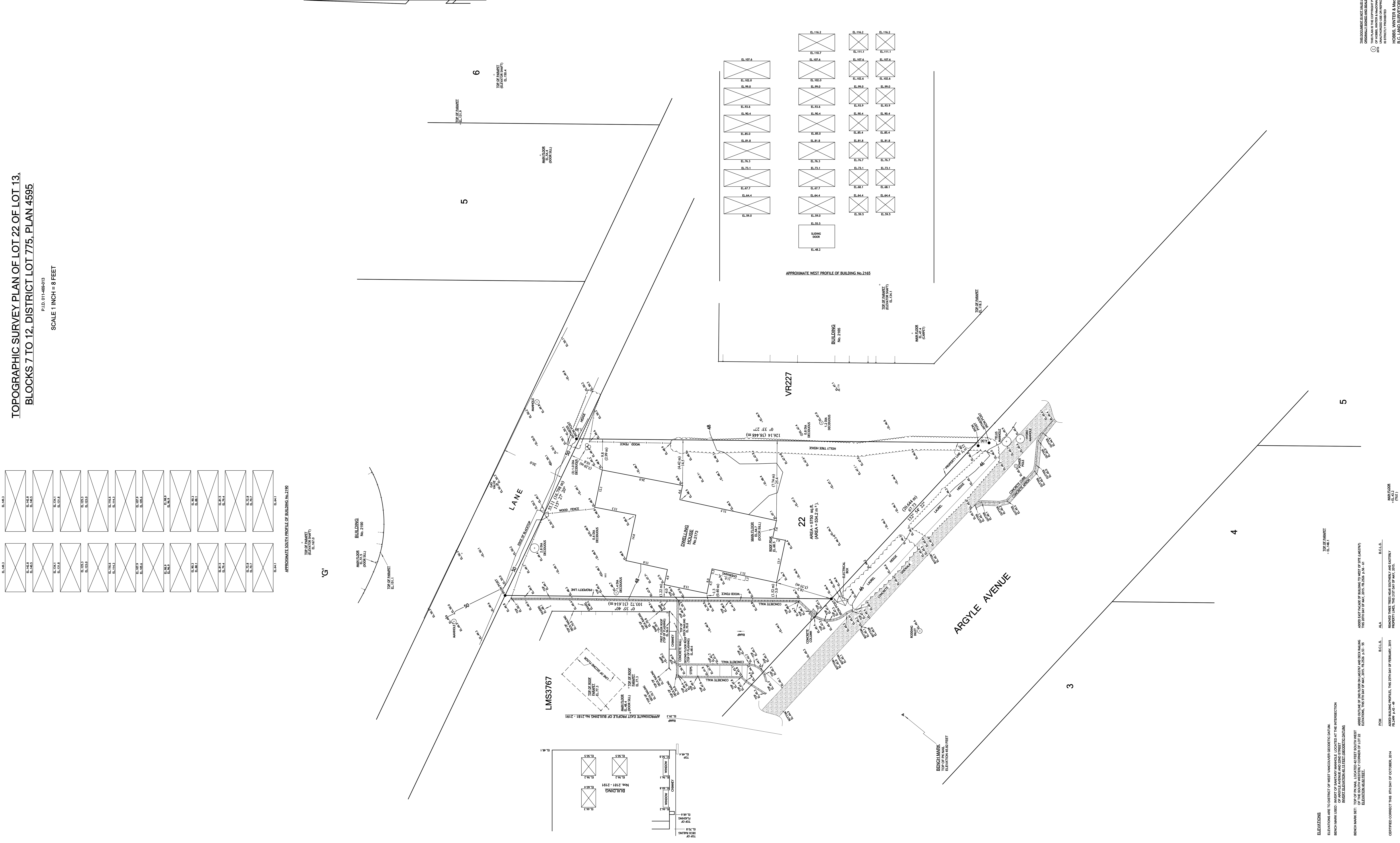
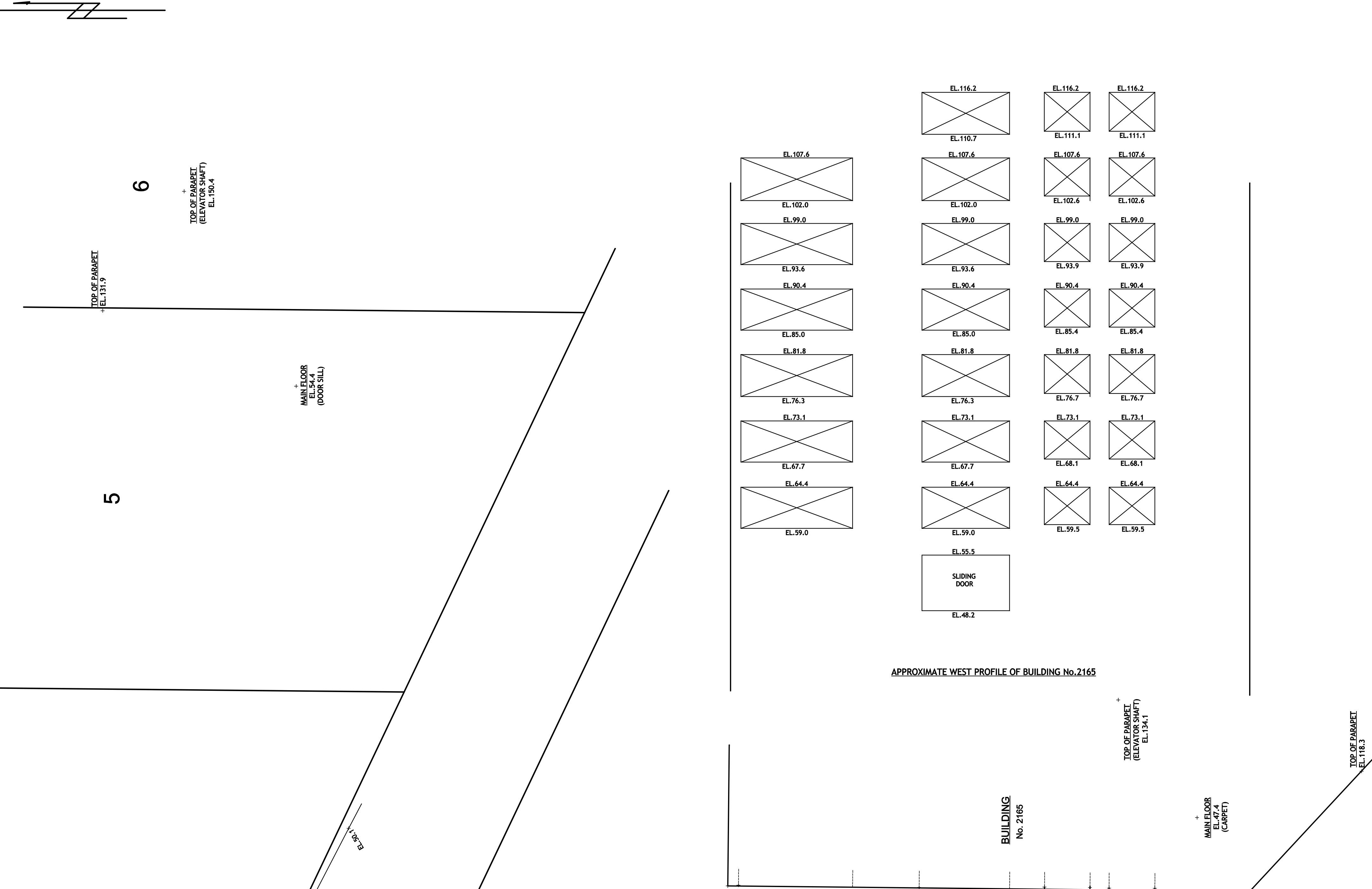
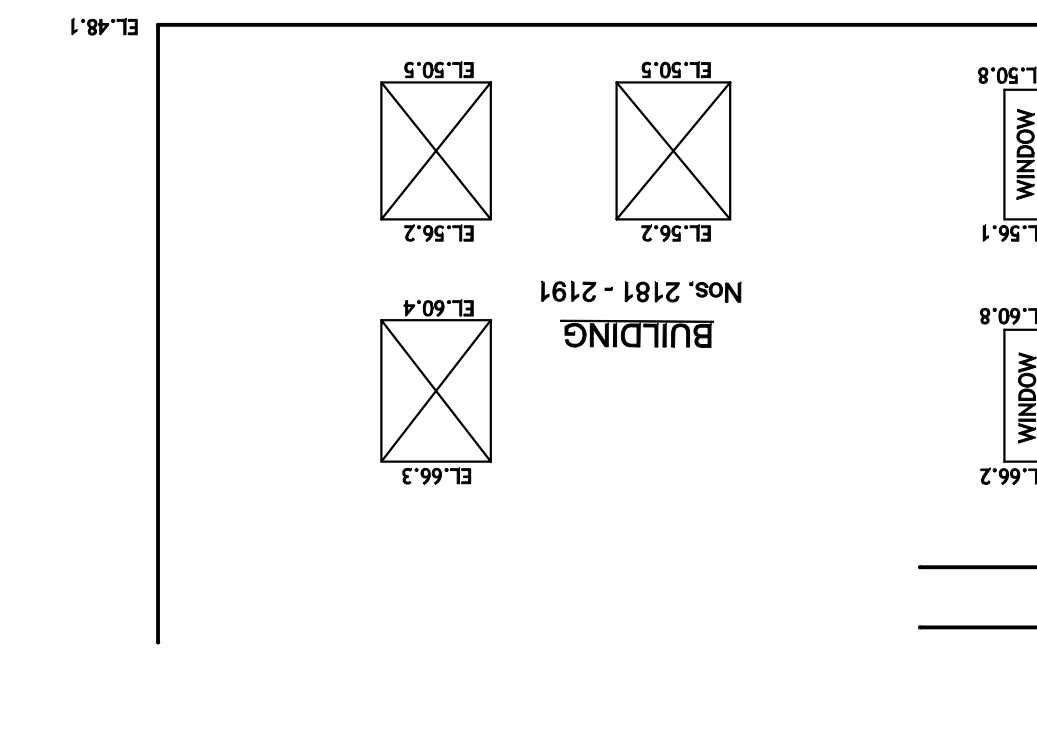
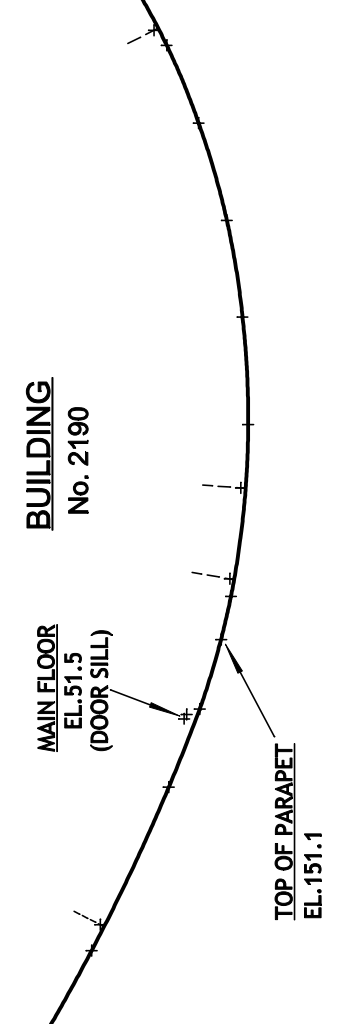
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EL.116.13	EL.116.14	EL.116.15	EL.116.16	EL.116.17	EL.116.18	EL.116.19	EL.116.20	EL.116.21	EL.116.22

APPROXIMATE SOUTH PROFILE OF BUILDING No.2190

TOP OF MARKET
ELEVATION SWFT
EL.116.10

G'



ELEVATIONS

ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM.
BENCHMARK USED IS THAT OF THE INTERSECTION
OF ARGYLE AVENUE AND 22ND STREET.
BENCHMARK SET: TOP OF P.N.W.M. LOCATED 42 FEET SOUTH WEST
OF THE SOUTH WASTERY CORNER OF LOT 22.
ELEVATION 116.10.

APPROXIMATE EAST PROFILE OF BUILDING No.2191
APPROXIMATE WEST PROFILE OF BUILDING No.2165
APPROXIMATE SOUTH PROFILE OF BUILDING No.2190
REMOVED THREE TIMES MEASUREMENTS AND MATRIALLY
PROPERTY USED, THIS IS NOT A SURVEY.
FORM 24-1-49

CERTIFIED CORRECT THIS 8TH DAY OF OCTOBER, 2014

APPROXIMATE WEST PROFILE OF BUILDING No.2165
APPROXIMATE SOUTH PROFILE OF BUILDING No.2190
REMOVED THREE TIMES MEASUREMENTS AND MATRIALLY
PROPERTY USED, THIS IS NOT A SURVEY.
FORM 24-1-49

MANU-LOU-OR
(FILE 1)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINAL SIGNED AND SEALED
BY THE SURVEYOR
IN THE PRESENCE OF
A PRACTICE PRINCIPAL



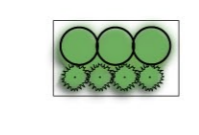
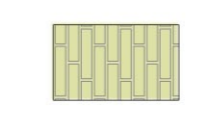


HODGSON, WATERS & MACDONALD,
B.C. LAND SURVEYORS,
13580 HANCOCK DRIVE, 2ND FLOOR,
VANCOUVER, BC V6V 2E9
TEL: 604-681-1171 FAX: 604-681-5204
EMAIL: info@hwmac.com

8.0 PROJECT DATA + DRAWINGS

8.2 Landscape



LEGEND

-  Proposed Tree Planting
-  Mixed Plantings of Shrubs, Perennials and Groundcovers
-  Evergreen Hedge
-  Concrete pavers 17.5" x 4" (Charcoal Colour)
-  "Aquapave" permeable conc. pavers with soldier course edge by Abbotsford Conc. - Old Country Stone ('Desert Sand' colour)
-  Pathway light

NOTES:

1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA and the contract specification.
2. Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
 Grass Areas - 150 mm (6")
 Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
 Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
3. Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.

2173 Argyle (Ground Floor) Plant List

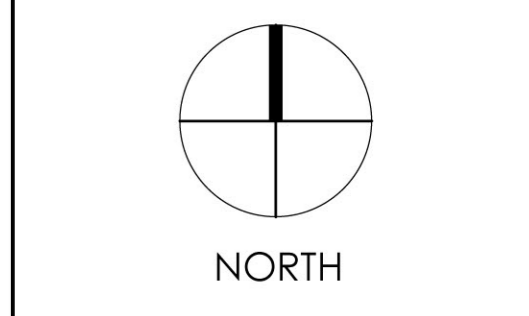
	CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
Trees	Agf	2	Acer ginnala flame	Flame Amur maple	7cm Cal	as shown	tree	nonnative
	So	2	Styrax obassia	Fragrant Snowbell	6cm Cal	as shown	tree	nonnative
	bse	39	Buxus sempervirens 'Elegantissima'	Variagated Boxwood	# 2 pot	as shown	shrub	nonnative
	ca	2	Clematis armandii	Evergreen clematis	#3 pot	as shown	shrub	nonnative
	cp	3	Cornus pumila	Dwarf Crimson Dogwood	#3 pot	as shown	shrub	nonnative
	la	12	Lavandula angustifolia 'Sawyers'	English Lavender	#2 pot	as shown	shrub	nonnative
	ms	4	Miscanthus 'Sarabande'	Japanese silver grass	# 2 pot	as shown	shrub	nonnative
	pj	13	Pieris japonica 'Little Heath'	Lily of the Valley shrub	#2 pot	as shown	shrub	nonnative
	po	5	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	as shown	shrub	nonnative
	ro	3	Rhododendron "Orchid Lights"	Orchid Lights Azalea	#2 pot	as shown	shrub	nonnative
Shrubs, Groundcovers, Perennials	rb	4	Rhododendron Cunningham's Blush	Cunningham's Blush Rhododendron	#2 pot	as shown	shrub	nonnative
	sh	7	Sarcococca hookeriana humilis	Sarcococca	#2 pot	as shown	shrub	nonnative
	sb	9	Spiraea x bumalda Gold Flame	Gold Flame Spiraea	#3 pot	as shown	shrub	nonnative
	th	79	Taxus x media "Hicksii"	Hicks Yew	Ht 1.75m	as shown	shrub	nonnative
	vd	5	Viburnum davidii	David's viburnum	#3 pot	as shown	shrub	nonnative
	yd	3	Yucca filamentosa 'Ivory Tower'	Yucca	#2 pot	as shown	shrub	nonnative
	gj	12	Geranium 'Johnson's Blue'	Hardy geranium	# 1 pot	as shown	perennial	nonnative
	hf	4	Heemerocallis flava	Daylily	# 1 pot	as shown	perennial	nonnative
	hk	3	Hosta 'Krossa Regal'	Plantain lily	# 1 pot	as shown	perennial	nonnative
	he	12	Hosta sieboldiana elegans	Plantain lily	# 1 pot	as shown	perennial	native
	rf	3	Rudbeckia fulgida 'Goldsturm'	Black-eyed susan	# 1 pot	as shown	perennial	nonnative
	ss	3	Sedum spectabile 'Indian Chief'	Stonecrop	# 1 pot	as shown	perennial	nonnative
	tg	6	Tellima grandiflora	Fringecup	# 1 pot	as shown	perennial	native
	ts	16	Thymus serpyllum	Wild Thyme	# 1 pot	as shown	perennial	nonnative
	cd	3	Cotoneaster dammeri	Bearberry cotoneaster	# 2 pot	as shown	ground cover	nonnative
	ec	50	Erica carnea	Winter heath	# 2 pot	as shown	ground cover	nonnative
	gp	17	Gaultheria procumbens	Creeping wintergreen	# 2 pot	as shown	ground cover	nonnative
	cl	18	Chasmanthium latifolium	Spangle grass	# 2 pot	as shown	grass	nonnative
	pa	7	Pennisetum alopecuroides 'Hameln'	Fountain grass	# 2 pot	as shown	grass	nonnative
	ps	11	Polystichum setiferum	Alaskan fern	# 2 pot	as shown	fern	nonnative

REVISIONS

No	DATE	DESCRIPTION
1	05/06/15	ISSUED FOR CLIENT REVIEW
2	12/06/15	ISSUED FOR CLIENT REVIEW
3	18/06/15	PLANTING DETAIL ADDED
4	9/08/15	DISTRICT REQUESTED REVS.
5	28/09/15	DISTRICT REQUESTED REVS.
6	21/10/15	DRC REQUESTED REVS.
7	09/11/15	DRC REQUESTED REVS.
8	07/03/16	CLIENT REQUESTED REVS.
9	09/03/16	REVS. PER DWV COMMENT

ISSUE

No	DATE	DESCRIPTION
1	05/06/15	ISSUED FOR CLIENT REVIEW
2	12/06/15	ISSUED FOR CLIENT REVIEW
3	18/06/15	ISSUED FOR ADP REVIEW
4	9/08/15	RE-ISSUED FOR ADP REVIEW
5	28/09/15	RE-ISSUED FOR ADP REVIEW
6	09/11/15	RE-ISSUED FOR DWV APPROVAL
7	07/03/16	RE-ISSUED FOR DWV APPROVAL
8	09/03/16	ISSUED FOR DP



PD Group
Landscape Architecture Ltd

209 - 980 West 1st Street
North Vancouver BC, Canada, V7P 3N6
p: 604 904 9803 web: pdg.ca

CLIENT:
Mr. D. Page
West Vancouver, BC

PROJECT:
**Townhouse Development
2173 Argyle Avenue
WEST VANCOUVER, B.C.**

DWG. TITLE:
Landscape Plan

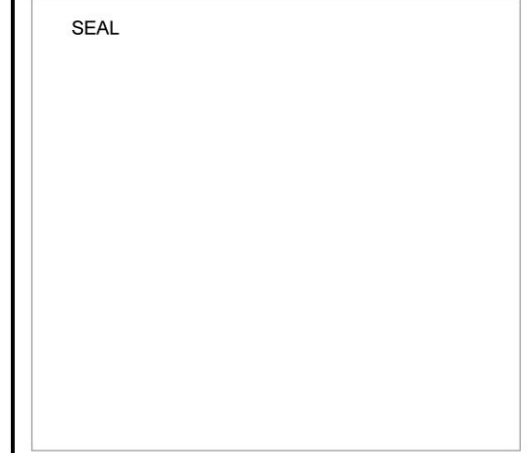
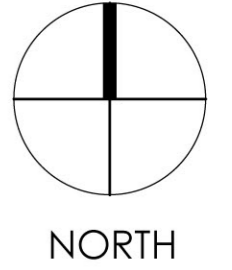
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DRAWN	SK
CHECKED	DR

SCALE: 1/8" = 1'-0"
DATE: 25/05/2015

PROJECT No.	DWG No.	REV
1512	L-1 (1 of 2)	9

REVISIONS		
No	DATE	DESCRIPTION
1	9/09/15	DISTRICT REQUESTED REVS.
2	24/9/15	ROOF LEVEL REVS PER ARCH.
3	28/9/15	ROOF LEVEL REVS PER ARCH.
4	21/10/15	DRC REQUESTED REVS.
5	09/11/15	DRC REQUESTED REVS.

ISSUE		
No	DATE	DESCRIPTION
1	18/05/15	ISSUED FOR ADP REVIEW
2	9/09/15	RE-ISSUED FOR ADP REVIEW
3	28/09/15	RE-ISSUED FOR ADP REVIEW
4	09/11/15	RE-ISSUED FOR DW APPROVAL
5	09/03/16	ISSUED FOR DP



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WEST VANCOUVER, B.C.**

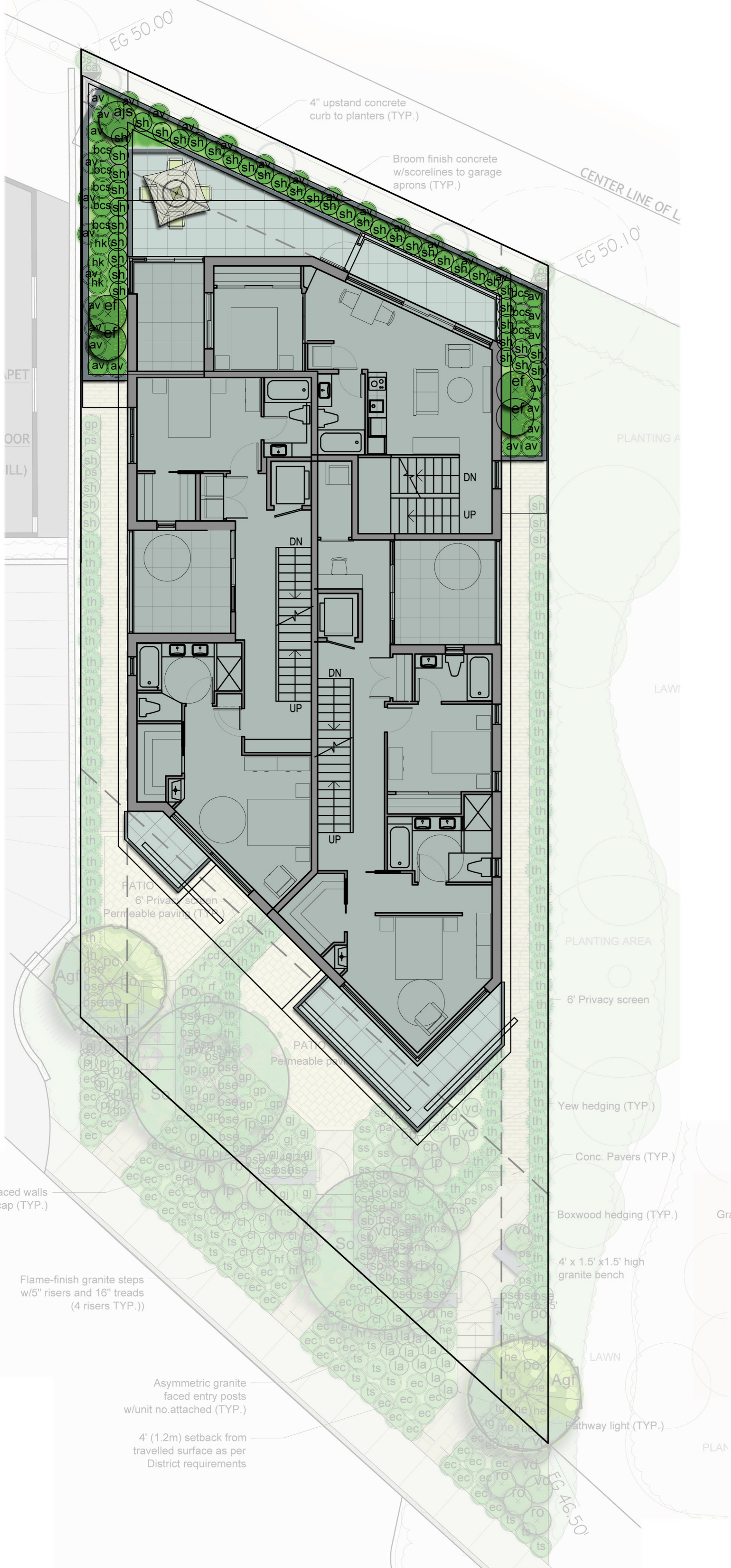
DWG. TITLE:
**Roof Deck -
Landscape Details**

DESIGNED	DR
DRAWN	SK
CHECKED	DR

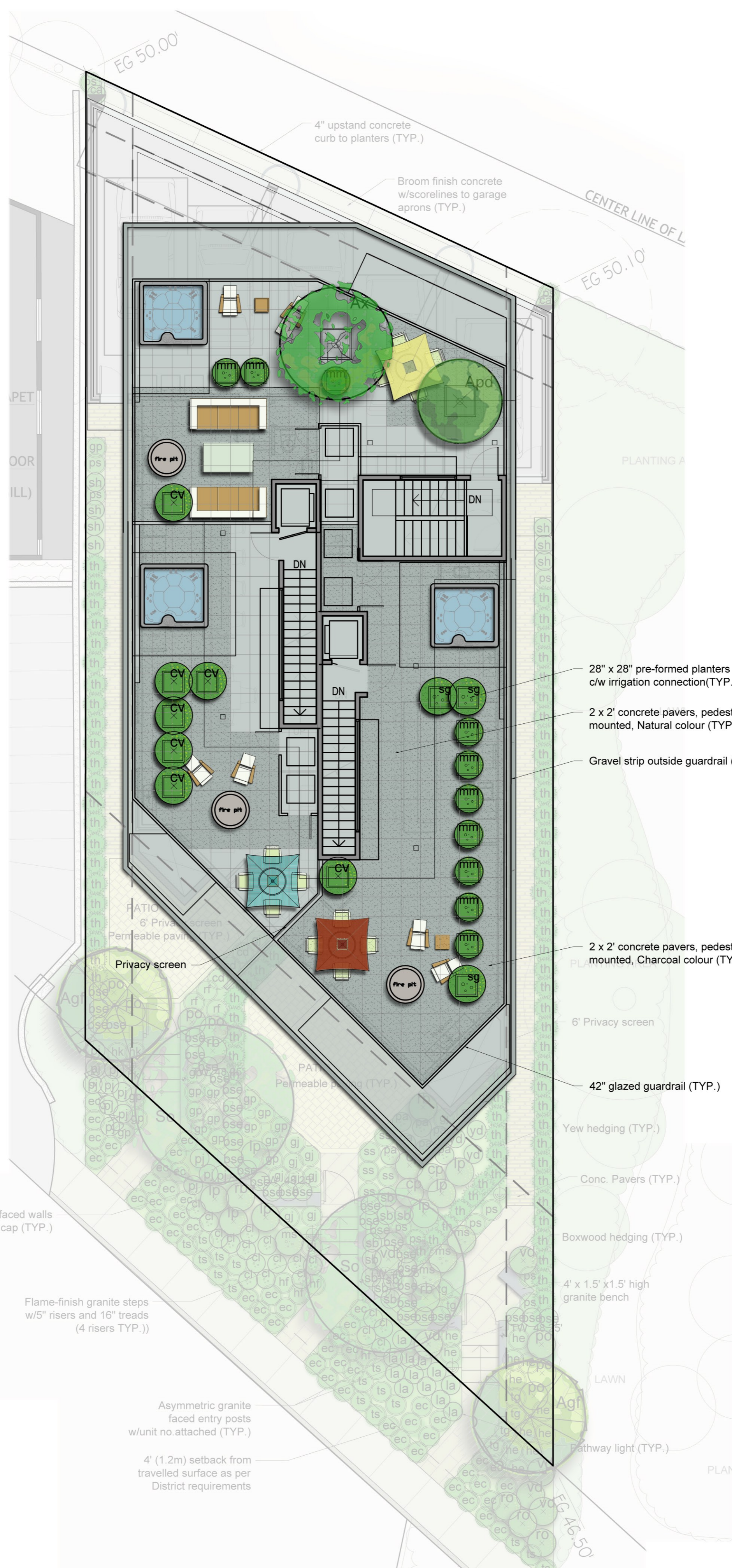
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DATE: 25/05/2015

PROJECT No.	DWG No.	REV
1512	L-2 (2 of 2)	5

2173 Argyle (Roof Decks) Plant List								
	CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
Trees	Apd	1	Acer palmatum 'Dissectum atropurpureum'	Purple Japanese maple	6", #25 pot	as shown	tree	nonnative
	Ax	1	Acer palmatum 'Shindo Shoji'	Shindo Shoji Japanese maple	10", #25 pot	as shown	tree	nonnative
Shrubs, Groundcovers, Perennials, Grasses	ajs	1	Aucuba japonica 'Serratifolia'	Japanese aucuba	#3 pot	as shown	shrub	nonnative
	cv	7	Ceanothus impressus 'Victoria'	California lilac	#3 pot	as shown	shrub	nonnative
	ef	4	Wintercreeper Euonymus	#1 pot	as shown	shrub	nonnative
	sh	41	Sarcococca hookeriana humilis	Sarcococca	#2 pot	as shown	shrub	nonnative
	sg	3	Slipa gigantea	Giant oat grass	#2 pot	as shown	shrub	nonnative
	bcs	8	Bergenia cordifolia 'Silver Light'	Bergenia	#1 pot	as shown	perennial	nonnative
	hk	3	Hosta 'Krossa Regal'	Plantain lily	#1 pot	as shown	perennial	nonnative
	av	32	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry	#2 pot	as shown	ground cover	nonnative
	mm	10	Miscanthus 'Morning Light'	Japanese silver grass	#2 pot	as shown	grass	nonnative



1
L-2
ROOF DECK - LEVEL 3
SCALE: 1/8"=1'-0"



1
L-2
ROOF DECK - LEVEL 4
SCALE: 1/8"=1'-0"