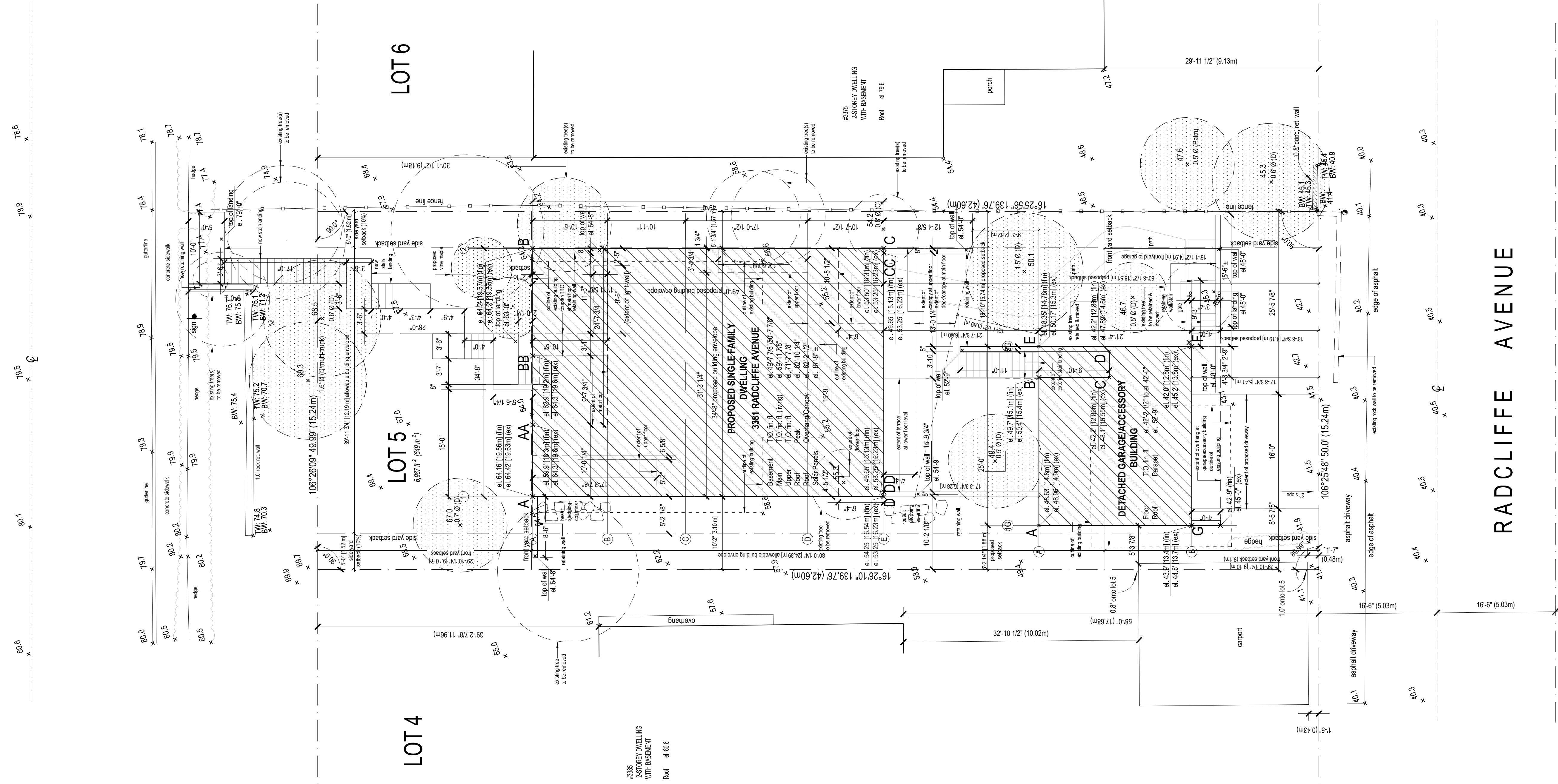


(NOTE: if no fin. grade denoted, then same as existing grade)

MARINE DRIVE



average grade calculation main house: FINISHED

ELEVATIONS	AVERAGE ELEVATION	x	LENGTH	AVE. GRADE x LENGTH = X
A	64.50	AA (A + AA) divided by 2	length (L1)	X1
AA	59.90	64.50 + 59.90	length (L2)	X2
BB	62.90	(BB + B) divided by 2	length (L3)	X3
B	64.50	(BB + B) divided by 2	length (L4)	X4
C	53.50	(C + CC) divided by 2	length (L5)	X5
CC	49.85	(CC + DD) divided by 2	length (L6)	X6
DD	49.85	(DD + D) divided by 2	length (L7)	X7
D	54.50	(D + A) divided by 2	length (L8)	X8
LENGTH (T)				X (T)
AVERAGE FINISHED GRADE (ft.)				57.95

2 AVERAGE GRADE CALCULATION FINISHED GRADE HOUSE

average grade calculation main house: NATURAL

ELEVATIONS	AVERAGE ELEVATION	x	LENGTH	AVE. GRADE x LENGTH = X
A	64.42	AA (A + AA) divided by 2	length (L1)	X1
AA	64.30	64.42 + 64.30	length (L2)	X2
BB	64.30	(BB + B) divided by 2	length (L3)	X3
B	64.20	(BB + B) divided by 2	length (L4)	X4
C	53.25	(C + CC) divided by 2	length (L5)	X5
CC	53.25	(CC + DD) divided by 2	length (L6)	X6
DD	53.25	(DD + D) divided by 2	length (L7)	X7
D	53.25	(D + A) divided by 2	length (L8)	X8
LENGTH (T)				X (T)
AVERAGE NATURAL GRADE (ft.)				56.79

3 AVERAGE GRADE CALCULATION NATURAL GRADE HOUSE

average grade calculation garage: FINISHED

ELEVATIONS	AVERAGE ELEVATION	x	LENGTH	AVE. GRADE x LENGTH = X
A	48.63	(A + B) divided by 2	length (L1)	X1
B	49.70	(A + B) divided by 2	length (L2)	X2
C	42.20	(C + D) divided by 2	length (L3)	X3
D	42.20	(C + D) divided by 2	length (L4)	X4
E	48.35	(E + F) divided by 2	length (L5)	X5
F	42.00	(E + F) divided by 2	length (L6)	X6
G	43.90	(G + A) divided by 2	length (L7)	X7
LENGTH (T)				X (T)
AVERAGE FINISHED GRADE (ft.)				45.59

4 AVERAGE GRADE CALCULATION FINISHED GRADE GARAGE

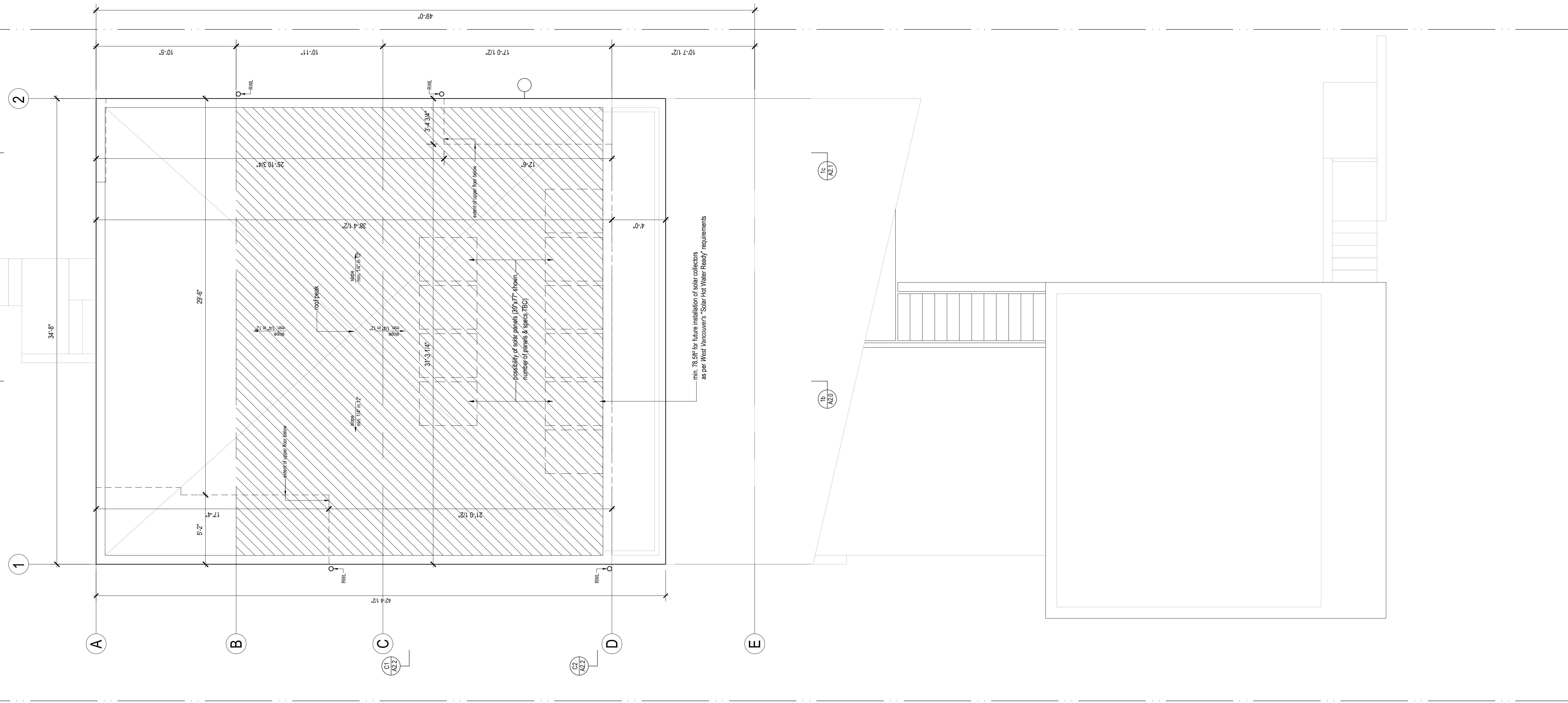
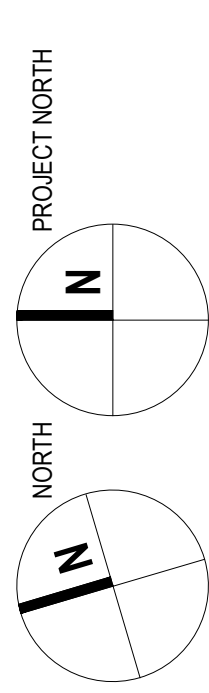
average grade calculation garage: NATURAL

ELEVATIONS	AVERAGE ELEVATION	x	LENGTH	AVE. GRADE x LENGTH = X
A	48.96	(A + B) divided by 2	length (L1)	X1
B	50.40	(B + C) divided by 2	length (L2)	X2
C	45.10	(C + D) divided by 2	length (L3)	X3
D	47.89	(D + E) divided by 2	length (L4)	X4
E	50.17	(E + F) divided by 2	length (L5)	X5
F	45.20	(E + F) divided by 2	length (L6)	X6
G	44.80	(G + A) divided by 2	length (L7)	X7
LENGTH (T)				X (T)
AVERAGE NATURAL GRADE (ft.)				47.56

5 AVERAGE GRADE CALCULATION NATURAL GRADE GARAGE

RADCLIFFE AVENUE

ISSUED FOR BP Jan. 16, 2017
revised for BP Feb. 28, 2017
revised for DVP March 15, 2017
Radcliffe Avenue
West Vancouver, BC
Job no. 18235



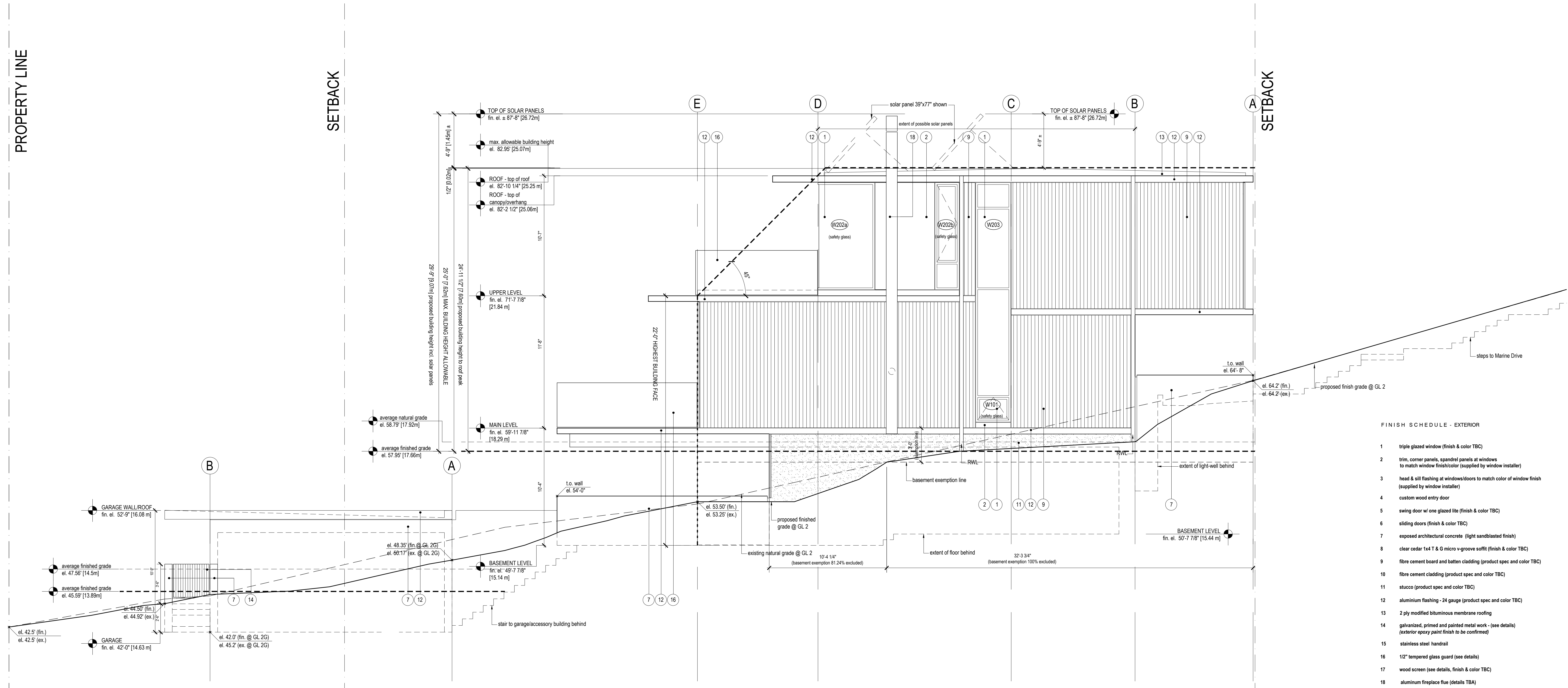
hatched area indicates possible extent of solar panels

issued for BP Jan. 16, 2017
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Battersby Howal Architects Inc.
3381 Radcliffe Avenue
Vancouver, BC
V6N 1B2

PROPERTY LINE

SETBACK

SETBACK



FINISH SCHEDULE - EXTERIOR

- 1 triple glazed window (finish & color TBC)
- 2 trim, corner panels, spandrel panels at windows to match window finish/color (supplied by window installer)
- 3 head & sill flashing at windows/doors to match color of window finish (supplied by window installer)
- 4 custom wood entry door
- 5 swing door w/ one glazed lite (finish & color TBC)
- 6 sliding doors (finish & color TBC)
- 7 exposed architectural concrete (light sandblasted finish)
- 8 clear cedar 1x4 T & G micro v-groove soffit (finish & color TBC)
- 9 fibre cement board and batten cladding (product spec and color TBC)
- 10 fibre cement cladding (product spec and color TBC)
- 11 stucco (product spec and color TBC)
- 12 aluminium flashing - 24 gauge (product spec and color TBC)
- 13 2 ply modified bituminous membrane roofing
- 14 galvanized, primed and painted metal work - (see details) (exterior epoxy paint finish to be confirmed)
- 15 stainless steel handrail
- 16 1/2" tempered glass guard (see details)
- 17 wood screen (see details, finish & color TBC)
- 18 aluminium fireplace flue (details TBA)

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

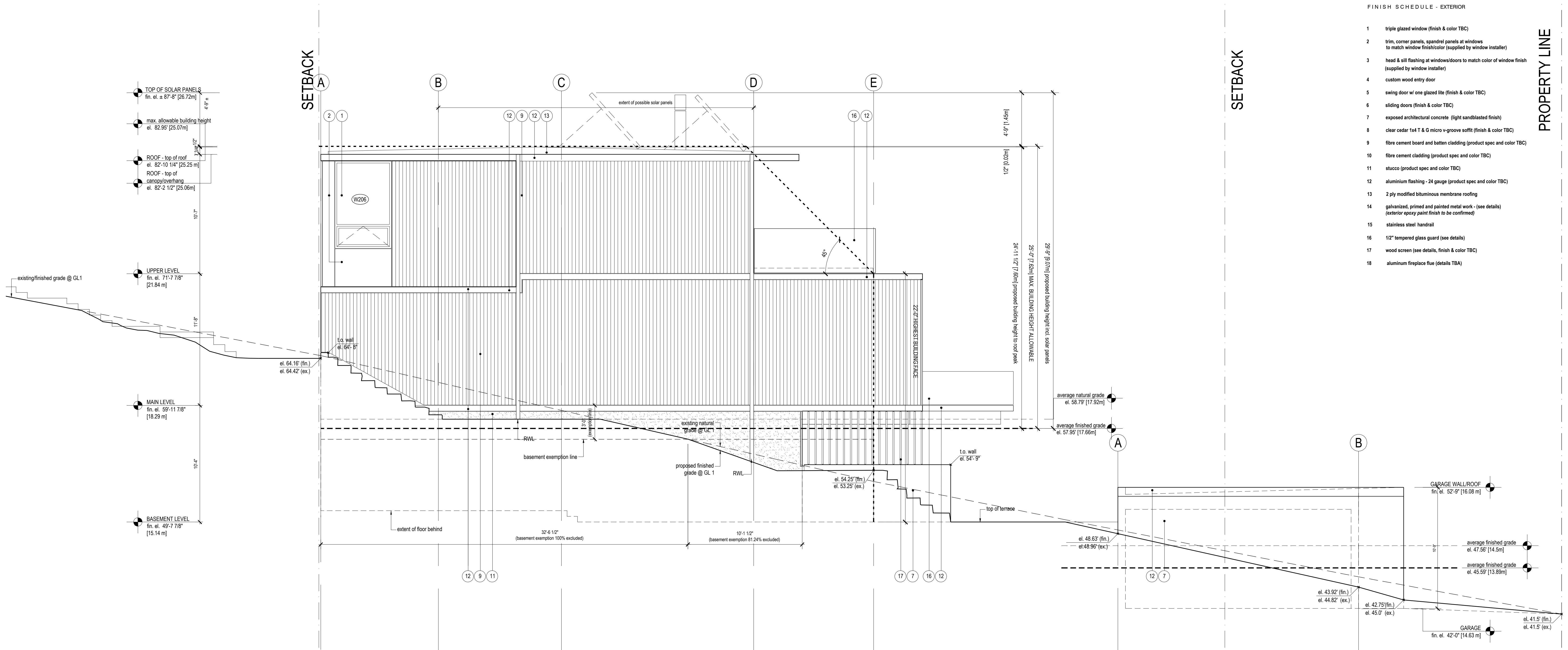
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BATTERSBYHOWAL ARCHITECTS INC.
200-49 DUNLEVY AVENUE, VANCOUVER
BRITISH COLUMBIA, V6A 3A3 CANADA
TELEPHONE 604 699 8647
www.battersbyhowal.com

ELEVATIONS
A3.1

SCALE: as indicated
Date: Jan. 16, 2017



FINISH SCHEDULE - EXTERIOR

1	triple glazed window (finish & color TBC)
2	trim, corner panels, spandrel panels at windows to match window finish/color (supplied by window installer)
3	head & sill flashing at windows/doors to match color of window finish (supplied by window installer)
4	custom wood entry door
5	swing door w/ one glazed lite (finish & color TBC)
6	sliding doors (finish & color TBC)
7	exposed architectural concrete (light sandblasted finish)
8	clear cedar 1x4 T & G micro v-groove soffit (finish & color TBC)
9	fibre cement board and batten cladding (product spec and color TBC)
10	fibre cement cladding (product spec and color TBC)
11	stucco (product spec and color TBC)
12	aluminium flashing - 24 gauge (product spec and color TBC)
13	2 ply modified bituminous membrane roofing
14	galvanized, primed and painted metal work - (see details) (exterior epoxy paint finish to be confirmed)
15	stainless steel handrail
16	12" tempered glass guard (see details)
17	wood screen (see details, finish & color TBC)
18	aluminum fireplace flue (details TBA)

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

**BATTERSBY
HOWAL**

BATTERSBYHOWAL ARCHITECTS INC.
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ELEVATIONS
A3.2

SCALE: as indicated
Date: Jan. 16, 2017

