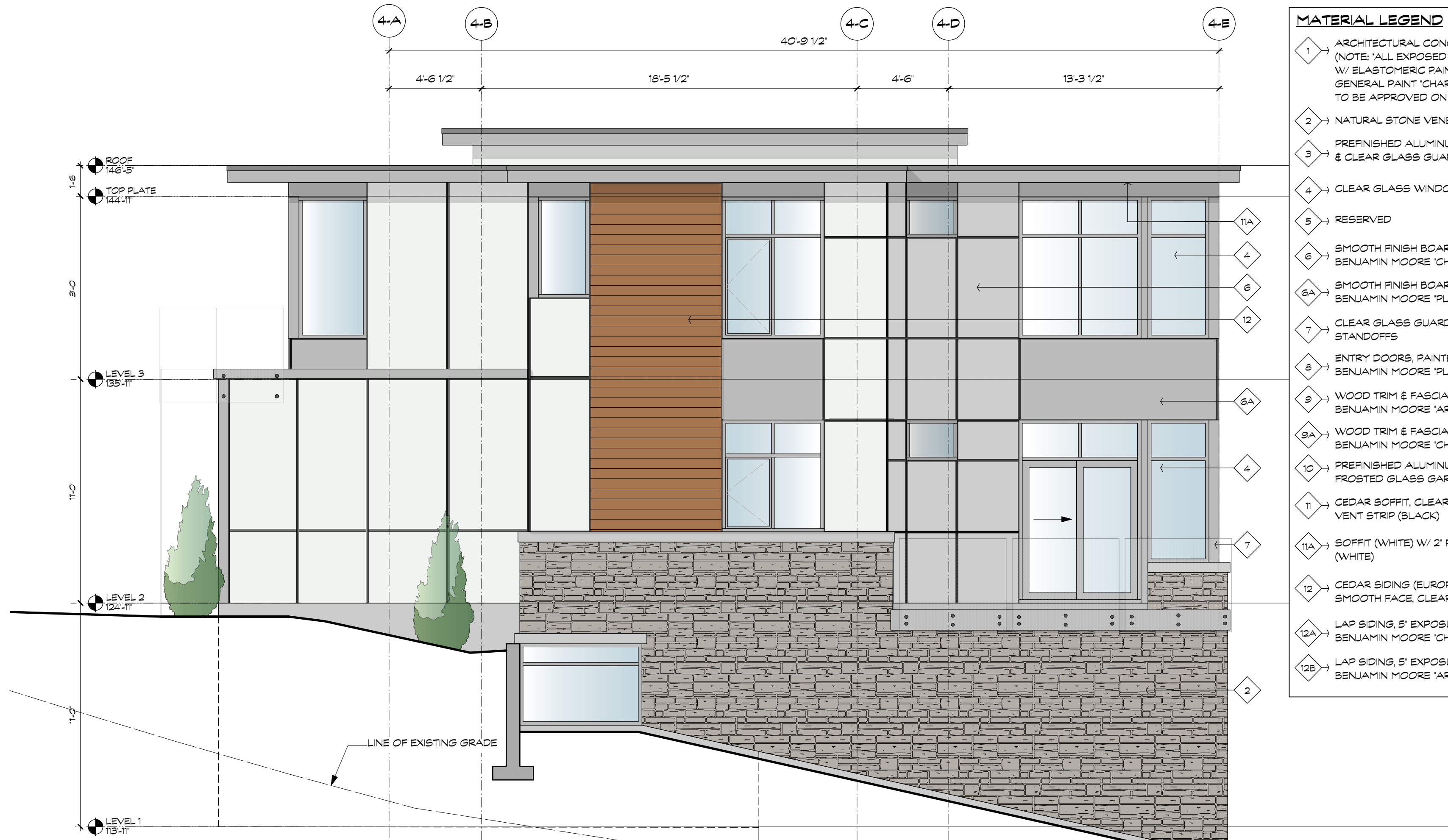
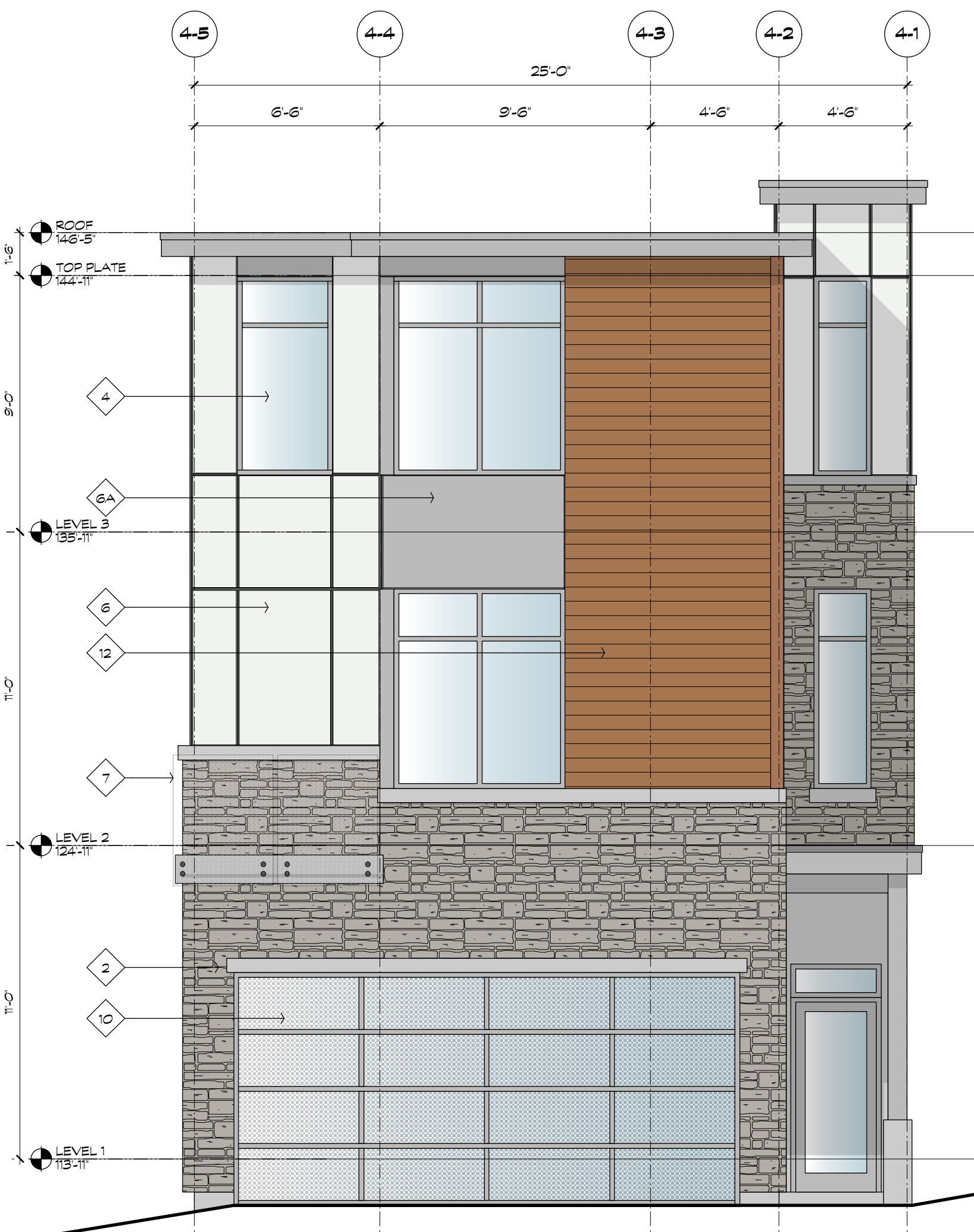


1 HOUSE 4 - FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



2 HOUSE 4 - SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



3 HOUSE 4 - REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



4 HOUSE 4 - SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

- 1 ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT - CUSTOM COLOUR. GENERAL PAINT 'CHARLESTON' CL 3172W - COLOUR TO BE APPROVED ON SITE BY RCVA/ONN)
- 2 NATURAL STONE VENEER
- 3 PREFINISHED ALUMINUM (SILVER) & CLEAR GLASS GUARDRAIL
- 4 CLEAR GLASS WINDOWS & SLIDING DOORS
- 5 RESERVED
- 6 SMOOTH FINISH BOARD & REVEAL SYSTEM BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 6A SMOOTH FINISH BOARD & REVEAL SYSTEM BENJAMIN MOORE 'PLATINUM GRAY' (PM-7)
- 7 CLEAR GLASS GUARDRAIL WITH STAINLESS STEEL STANDOFFS
- 8 ENTRY DOORS, PAINTED BENJAMIN MOORE 'PLATINUM GRAY' (PM-7)
- 9 WOOD TRIM & FASCIA BOARDS, PAINTED BENJAMIN MOORE 'ARCTIC SEAL' (CSR-15)
- 9A WOOD TRIM & FASCIA BOARDS, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 10 PREFINISHED ALUMINUM (STANDARD SILVER) AND FROSTED GLASS GARAGE DOOR
- 11 CEDAR SOFFIT, CLEAR STAIN W/ 2" PERIMETER VENT STRIP (BLACK)
- 11A SOFFIT (WHITE) W/ 2" PERIMETER VENT STRIP (WHITE)
- 12 CEDAR SIDING (EUROPEAN DROP SIDING), SMOOTH FACE, CLEAR FINISH
- 12A LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 12B LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'ARCTIC SEAL' (CSR-15)

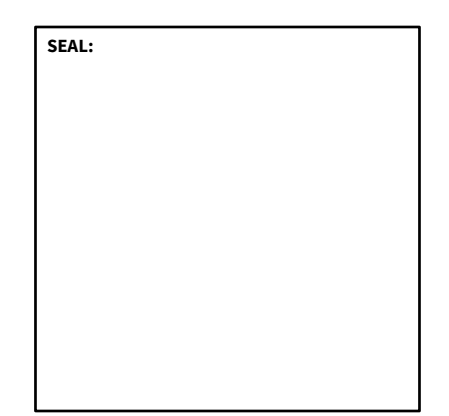
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REVISION:

NO.	DATE	DESCRIPTION
1	03.03.17	RESPONSE TO DRG COMMENTS

ISSUE:

DATE	DESCRIPTION
25.05.16	ISSUED FOR DEVELOPMENT PERMIT



CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT:

EVELYN PARCEL 10

West Vancouver, BC

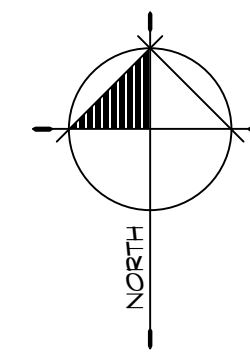
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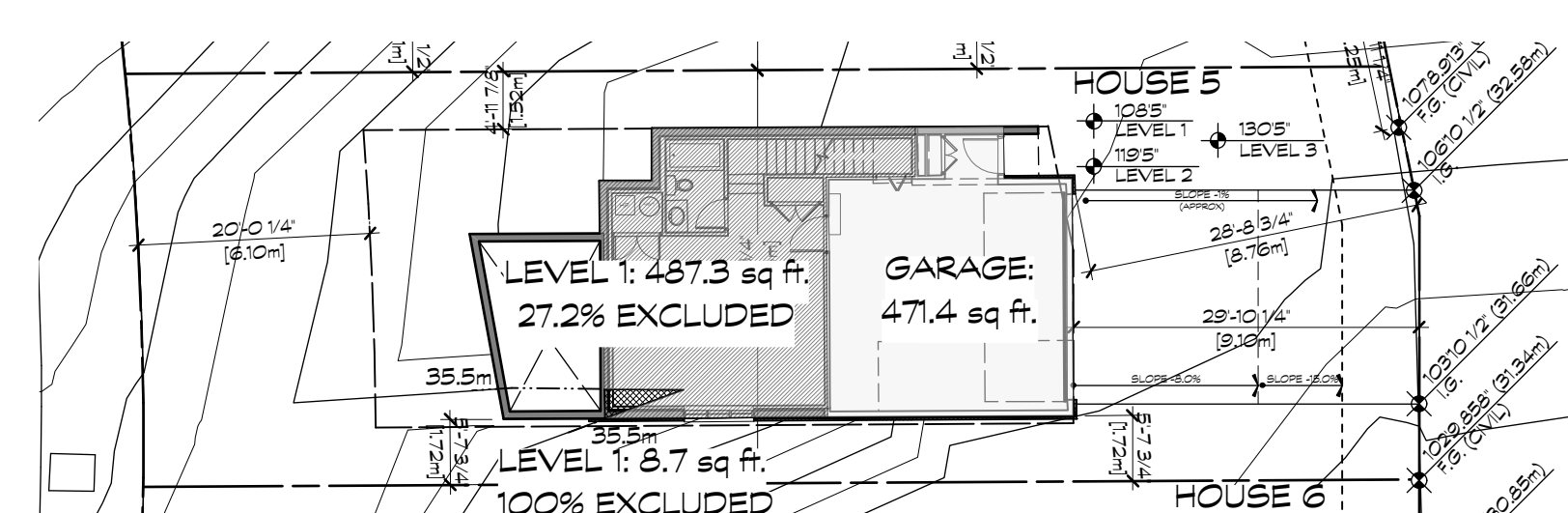
ELEVATIONS HOUSE 4

REVISION NO.: 1	SHEET NO.: A2.41
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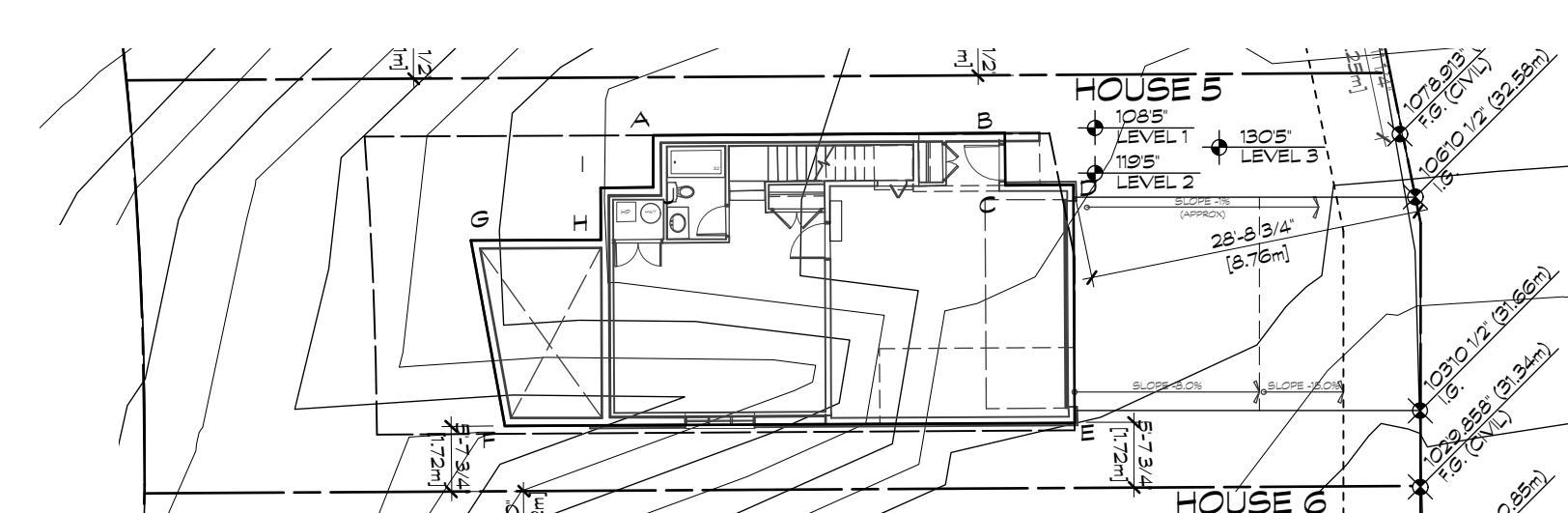
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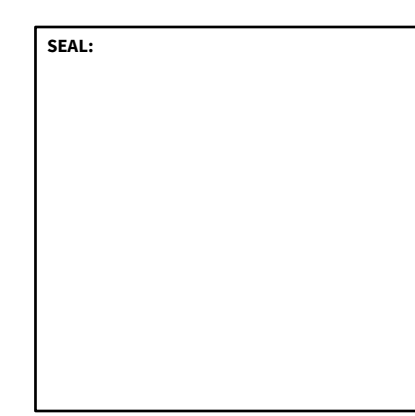
3 HOUSE 5 - KEY PLAN 1: GRADING
SCALE: 1/8"=1'-0"



4 HOUSE 5 - KEY PLAN 2: AREA
SCALE: 1/8"=1'-0"

REVISION:		
NO.	DATE	DESCRIPTION
1	03.03.17	RESPONSE TO DRG COMMENTS

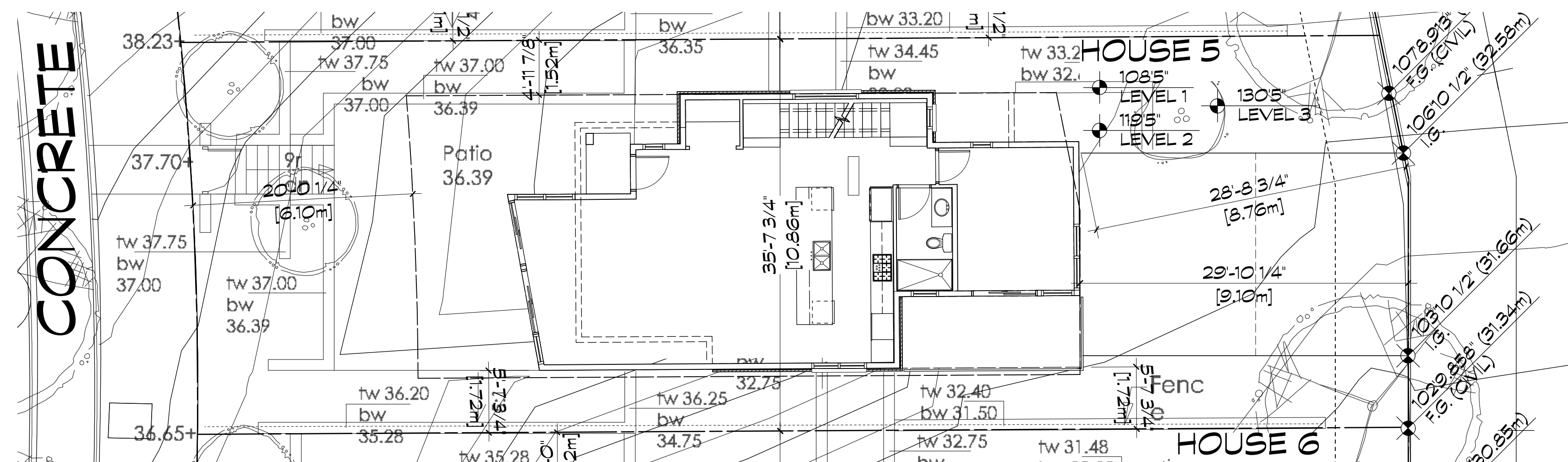
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DESCRIPTION: ISSUED FOR DEVELOPMENT PERMIT



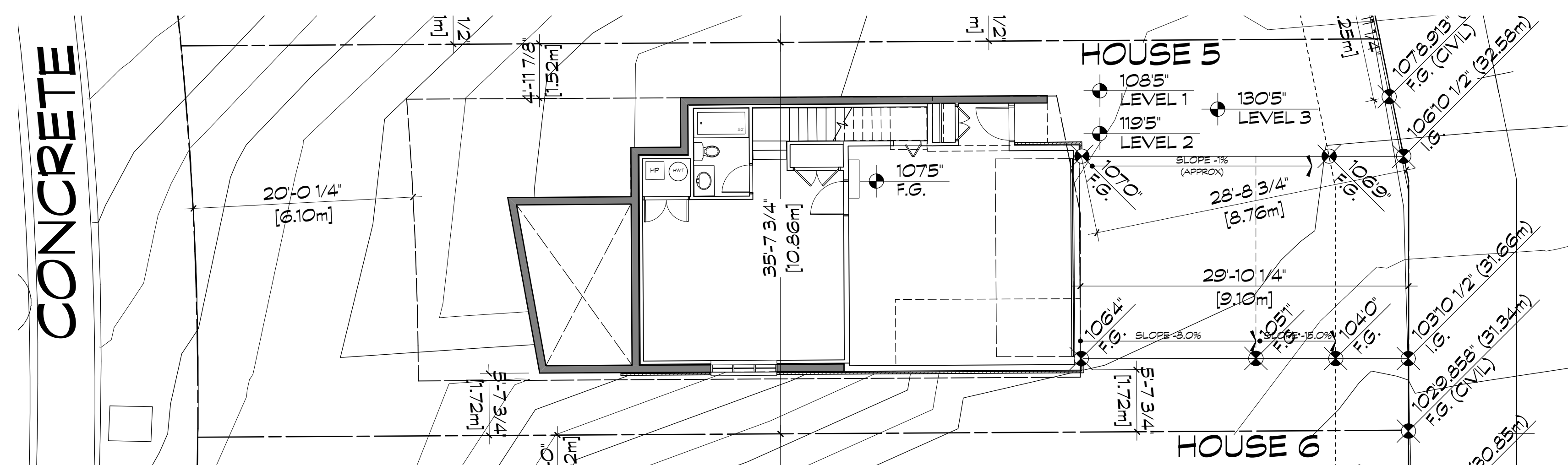
HOUSE 5			
LOT AREA:			3923.7 sq ft
BUILDING FOOTPRINT:			1095.3 sq ft
PROPOSED COVERAGE:			27.9 %
SETBACKS:	REQUIRED	PROPOSED	
FRONT 1	20'-0 1/4" (6.1 m)	20'-0 1/8" (6.1 m)	
REAR	29'-10 1/4" (9.1 m)	28'-8 3/4" (8.76 m)	
SIDEYARD SETBACK:			
SITE WIDTH	35'-7 3/4" (10.9 m)	35'-7 3/4" (10.9 m)	
COMBINED SETBACK (SITE WIDTH 25%)	8'-10 7/8" (2.7 m)	10'-7 5/8" (3.2 m)	
SIDE 1	4'-11 7/8" (1.52 m)	4'-11 7/8" (1.52 m)	
SIDE 2	4'-11 7/8" (1.52 m)	5'-7 3/4" (1.72 m)	

HOUSE 5 (Option 1)	
BUILDING AREA	
Level 2 Grade (+11)	1195'
Level 1 Grade	1085'
Avg. Grade	1115.5'
Basement 100% Exempt Elevation	
	1165'
	35.5 m
Basement Exempt %	
	27.2 %
Floor Area:	
Garage (440 sq.ft. exempt)	471.4 sq ft
Basement 100% Exempt	8.7 sq ft
Level 1 (487.3 sq.ft. X 0.728)	354.8 sq ft
Level 2	989.6 sq ft
Level 3	925.7 sq ft
Total Floor Area	2301.5 sq ft

HOUSE 5				
AVERAGE EXISTING GRADE				
	GRADE 1	GRADE 2	DISTANCE	AREA
AB	1112 5/8'	1089 1/8'	304 1/2'	3341 sq ft
BC	1089 1/8'	1089 1/8'	4'6"	489.4 sq ft
CD	1089 1/8'	1085 1/8'	510 1/2'	638 sq ft
DE	1085 1/8'	1067 1/2'	20'6"	2204.3 sq ft
EF	1067 1/2'	1173 1/2'	492 1/8'	5506 sq ft
FG	1173 1/2'	11310 1/8'	162 7/8'	1877.3 sq ft
GH	11310 1/8'	1118 1/2'	112 1/2'	1264.1 sq ft
HI	1118 1/2'	1116 5/8'	4'6"	502.3 sq ft
U	1116 5/8'	1112 5/8'	4'6 1/2'	505.9 sq ft
JA	1112 5/8'	1112 5/8'	4'6"	500.5 sq ft
TOTALS			1515 1/8'	16828.9 sq ft
AVERAGE EXISTING				1111 5/8'



1 HOUSE 5 - LEVEL 2
SCALE: 1/8"=1'-0"



2 HOUSE 5 - LEVEL 1
SCALE: 1/8"=1'-0"

NOTE: REFER TO A3.0 AND A3.1 FOR HOUSE PLANS.

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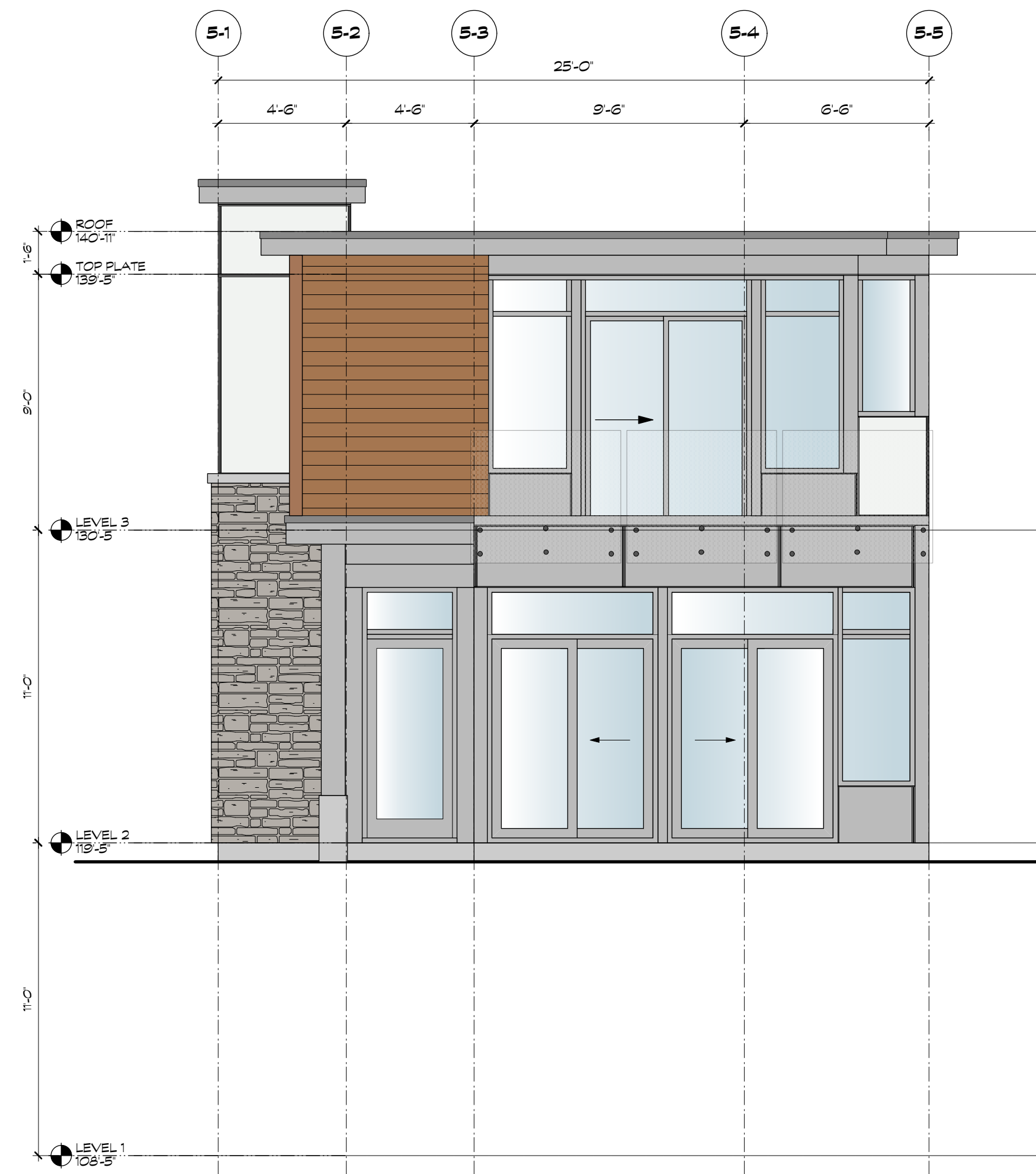
PROJECT:
EVELYN PARCEL 10

West Vancouver, BC

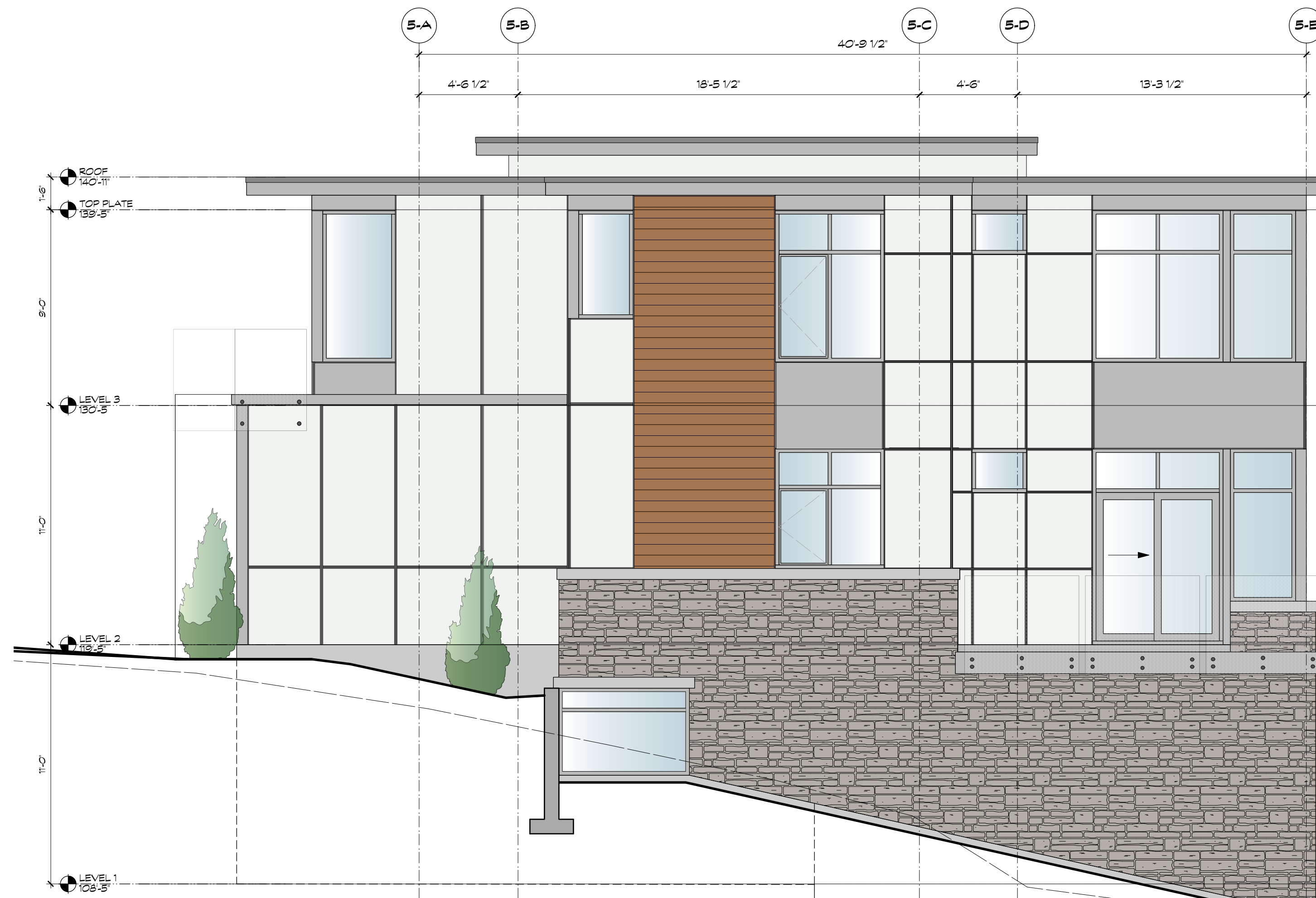
DRAWN: ES	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.: 238-10

SHEET TITLE:
HOUSE 5 SITE PLAN

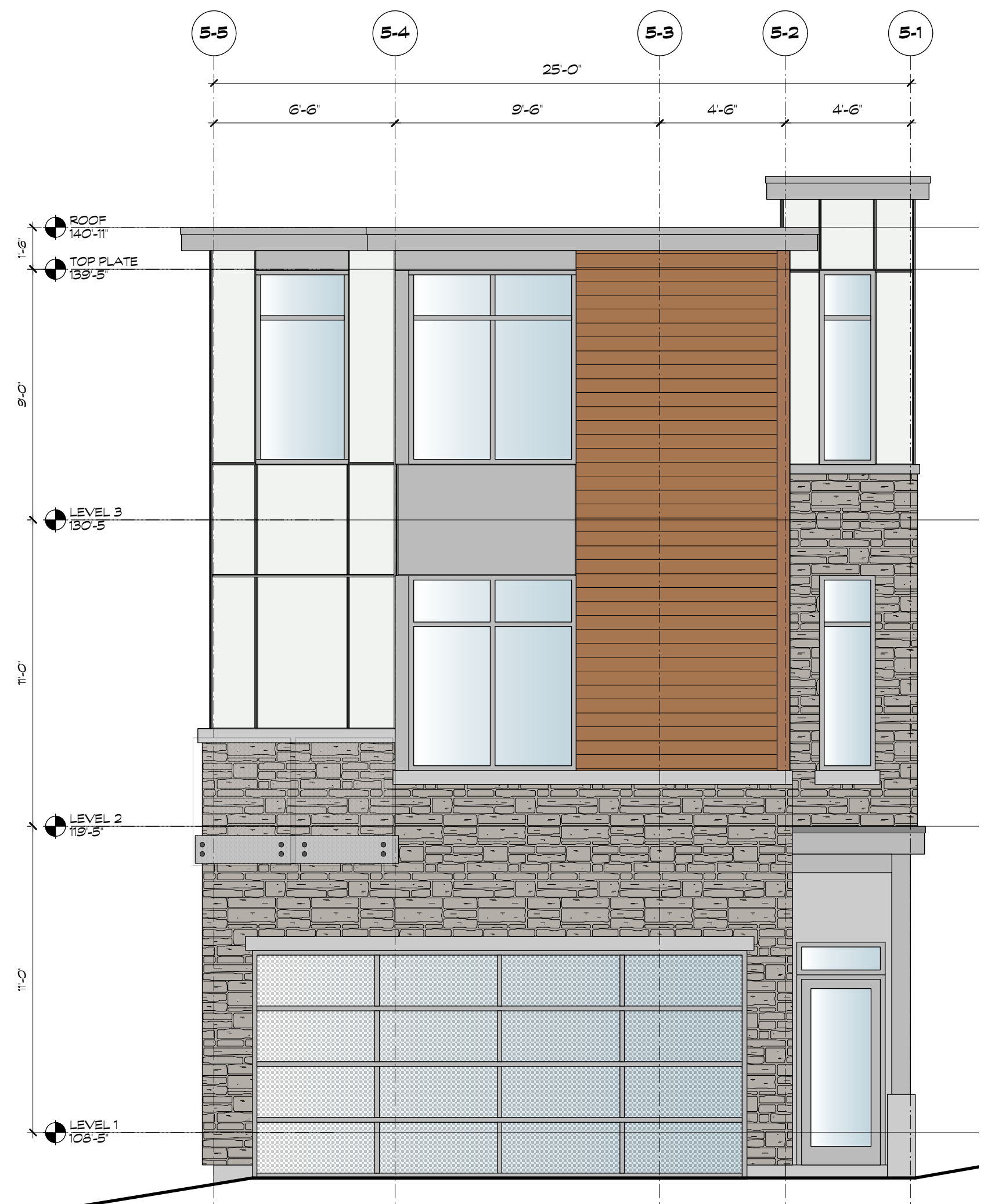
REVISION NO.: 1	SHEET NO.: A2.50
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1 HOUSE 5 - FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



2 HOUSE 5 - SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



3 HOUSE 5 - REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



4 HOUSE 5 - SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

- 1 ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT - CUSTOM COLOUR. GENERAL PAINT 'CHARLESTON' CL 3172W - COLOUR TO BE APPROVED ON SITE BY RCAY/ONN)
- 2 NATURAL STONE VENEER
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- 4 CLEAR GLASS WINDOWS & SLIDING DOORS
- 5 RESERVED
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- 6A SMOOTH FINISH BOARD & REVEAL SYSTEM BENJAMIN MOORE 'PLATINUM GRAY' (PM-7)
- 7 CLEAR GLASS GUARDRAIL WITH STAINLESS STEEL STANDOFFS
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- 9 WOOD TRIM & FASCIA BOARDS, PAINTED BENJAMIN MOORE 'ARCTIC SEAL' (CSR-15)
- 9A WOOD TRIM & FASCIA BOARDS, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 10 PREFINISHED ALUMINUM (STANDARD SILVER) AND FROSTED GLASS GARAGE DOOR
- 11 CEDAR SOFFIT, CLEAR STAIN W/ 2" PERIMETER VENT STRIP (BLACK)
- 11A SOFFIT (WHITE) W/ 2" PERIMETER VENT STRIP (WHITE)
- 12 CEDAR SIDING (EUROPEAN DROP SIDING), SMOOTH FACE, CLEAR FINISH
- 12A LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 12B LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'ARCTIC SEAL' (CSR-15)

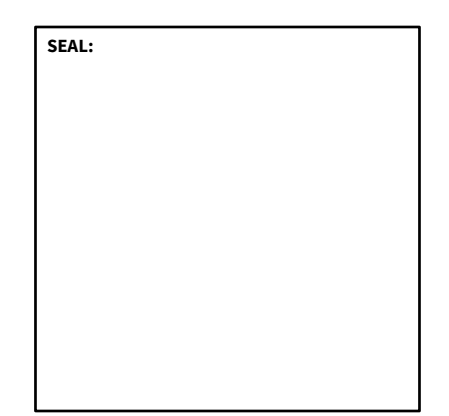
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REVISION:

NO.	DATE:	DESCRIPTION:
1	03.03.17	RESPONSE TO DRG COMMENTS

ISSUE:

DATE:	DESCRIPTION:
25.05.16	ISSUED FOR DEVELOPMENT PERMIT



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CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT:

**EVELYN
PARCEL 10**

West Vancouver, BC

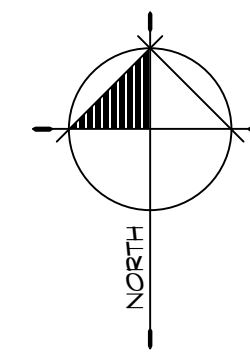
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SHEET TITLE:

**ELEVATIONS
HOUSE 5**

REVISION NO.: 1	SHEET NO.: A2.51
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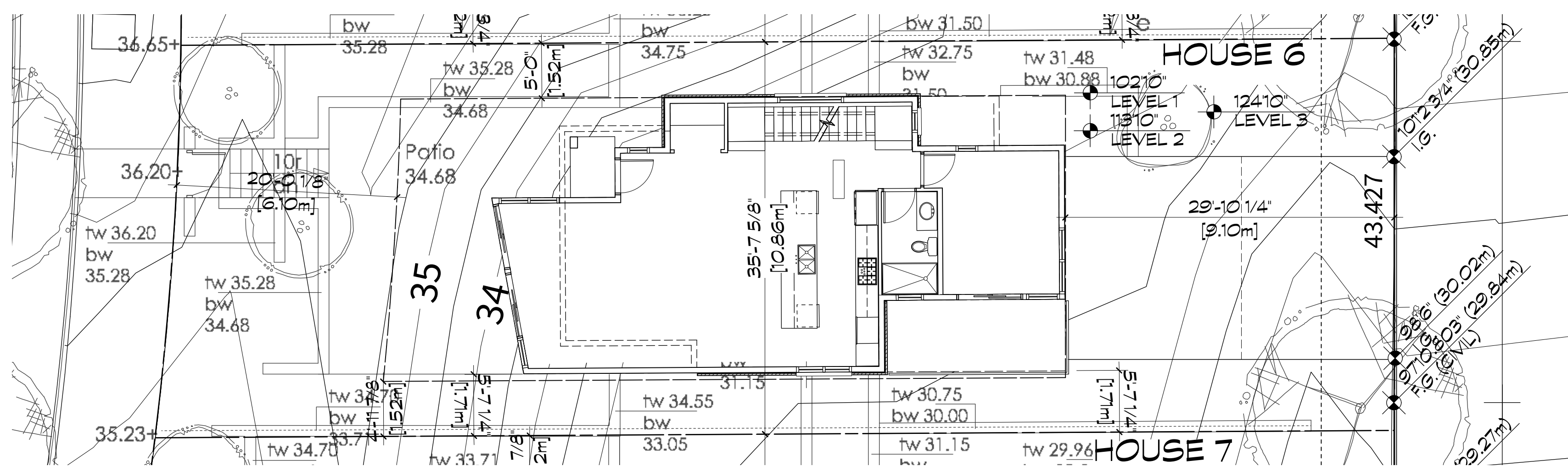
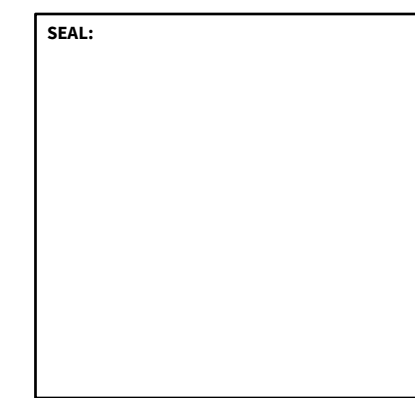
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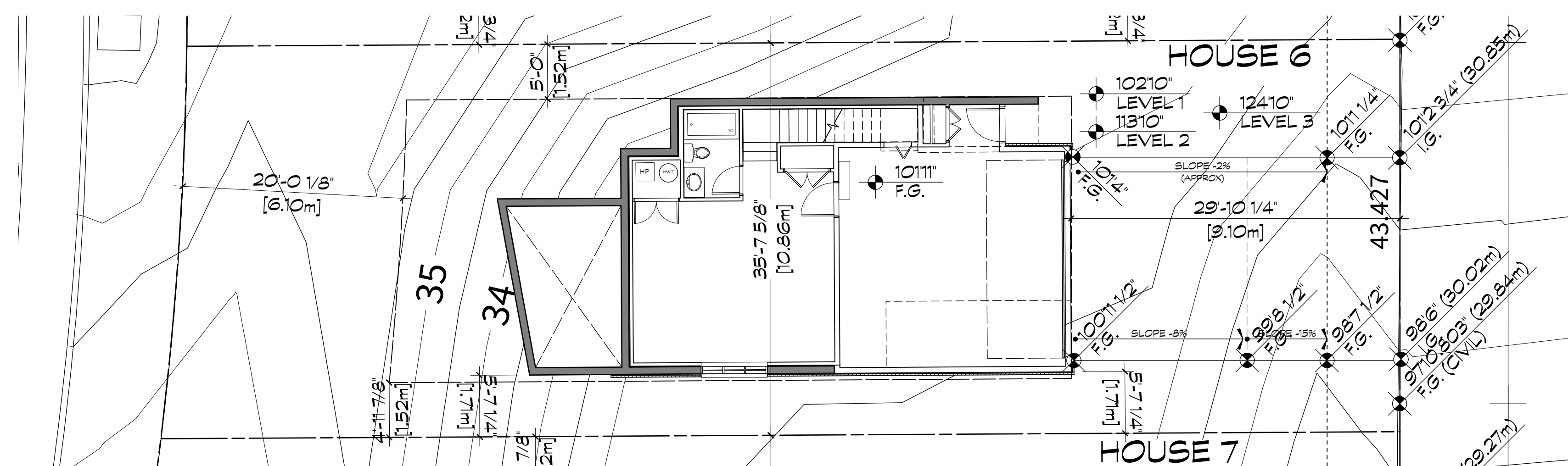
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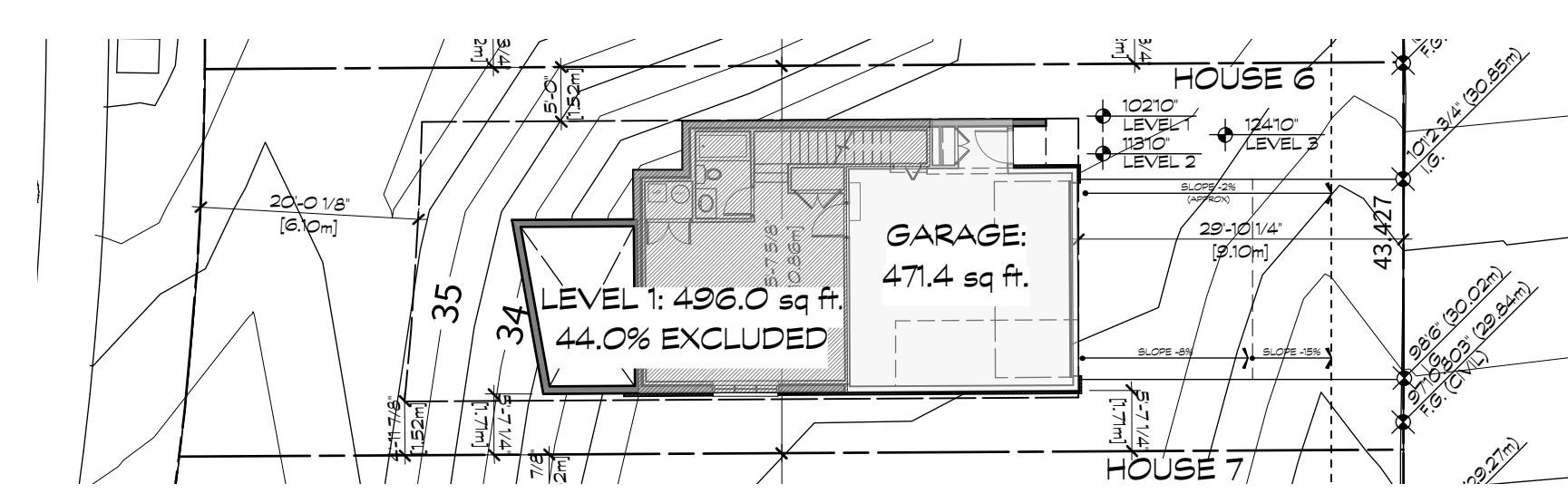
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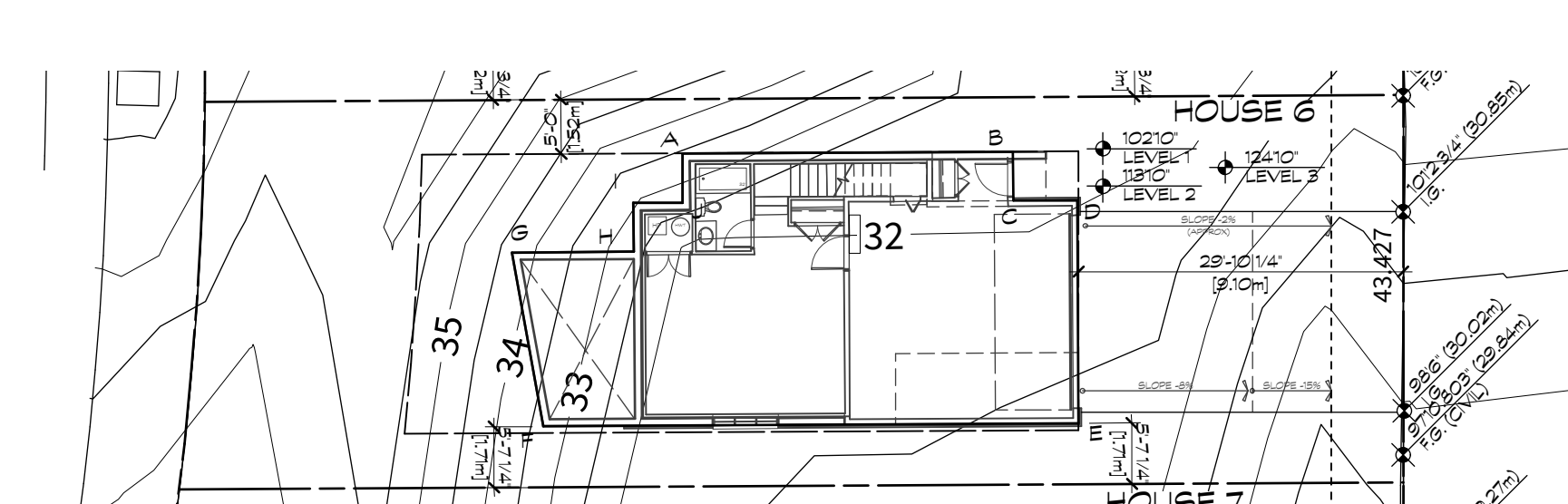
1 HOUSE 6 - LEVEL 2
SCALE: 1/8"=1'-0"



2 HOUSE 6 - LEVEL 1
SCALE: 1/8"=1'-0"
NOTE: REFER TO A3.0 AND A3.1 FOR HOUSE PLANS.



3 HOUSE 6 - KEY PLAN 1: GRADING
SCALE: 1/16"=1'-0"



4 HOUSE 6 - KEY PLAN 2: AREA
SCALE: 1/16"=1'-0"

HOUSE 6

LOT AREA:	3955.2 sq ft
BUILDING FOOTPRINT:	1095.3 sq ft
PROPOSED COVERAGE:	27.7 %

SETBACKS:	REQUIRED	PROPOSED
FRONT 1	20' 0 1/8" (6.1 m)	20' 0 1/8" (6.1 m)
REAR	29' 10 1/4" (9.1 m)	29' 10 1/4" (9.1 m)
SIDEYARD SETBACK:		
SITE WIDTH	35' 5/8" (10.9 m)	35' 5/8" (10.9 m)
COMBINED SETBACK (SITE WIDTH 25%)	8' 10 7/8" (2.7 m)	10' 7 1/4" (3.2 m)
SIDE 1	4' 11 7/8" (1.52 m)	5' 0" (1.52 m)
SIDE 2	4' 11 7/8" (1.52 m)	5' 7 1/4" (1.71 m)

HOUSE 6 (Option 1)	
BUILDING AREA	
Level 2 Grade (+11)	113' 0"
Level 1 Grade	102' 0"
Avg. Grade	107' 2 3/4"
Basement 100% Exempt Elevation	110' 0"
Basement Exempt %	33.8 m
	44.0 %
Floor Area:	
Garage (440 sq.ft. Exempt)	471.4 sq ft
Level 1 (496.0 sq.ft. X 0.56)	277.8 sq ft
Level 2	389.6 sq ft
Level 3	925.7 sq ft
Total Floor Area	2224.5 sq ft

HOUSE 6			
AVERAGE EXISTING GRADE			
GRADE 1	GRADE 2	DISTANCE	AREA
AB 109' 10 7/8"	105' 9 5/8"	30' 4 1/2"	3276.2 sq ft
BC 105' 9 5/8"	105' 3 3/4"	4' 6"	475 sq ft
CD 105' 3 3/4"	105' 1 3/4"	5' 10 1/2"	618.2 sq ft
DE 105' 1 3/4"	103' 0 1/4"	20' 6"	2133.7 sq ft
EF 103' 0 1/4"	109' 7"	49' 2 1/8"	5227.7 sq ft
FG 109' 7"	112' 10 3/8"	16' 2 7/8"	1806.7 sq ft
GH 112' 10 3/8"	107' 5 3/8"	11' 2 1/2"	1234.7 sq ft
HI 107' 5 3/8"	108' 5 1/8"	4' 6"	485.7 sq ft
U 108' 5 1/8"	107' 5 3/8"	4' 6 1/2"	480.2 sq ft
JA 107' 5 3/8"	109' 10 7/8"	4' 6"	489.1 sq ft
TOTALS	15' 1 5/8"	16237.2 sq ft	
AVERAGE EXISTING		107' 2 3/4"	

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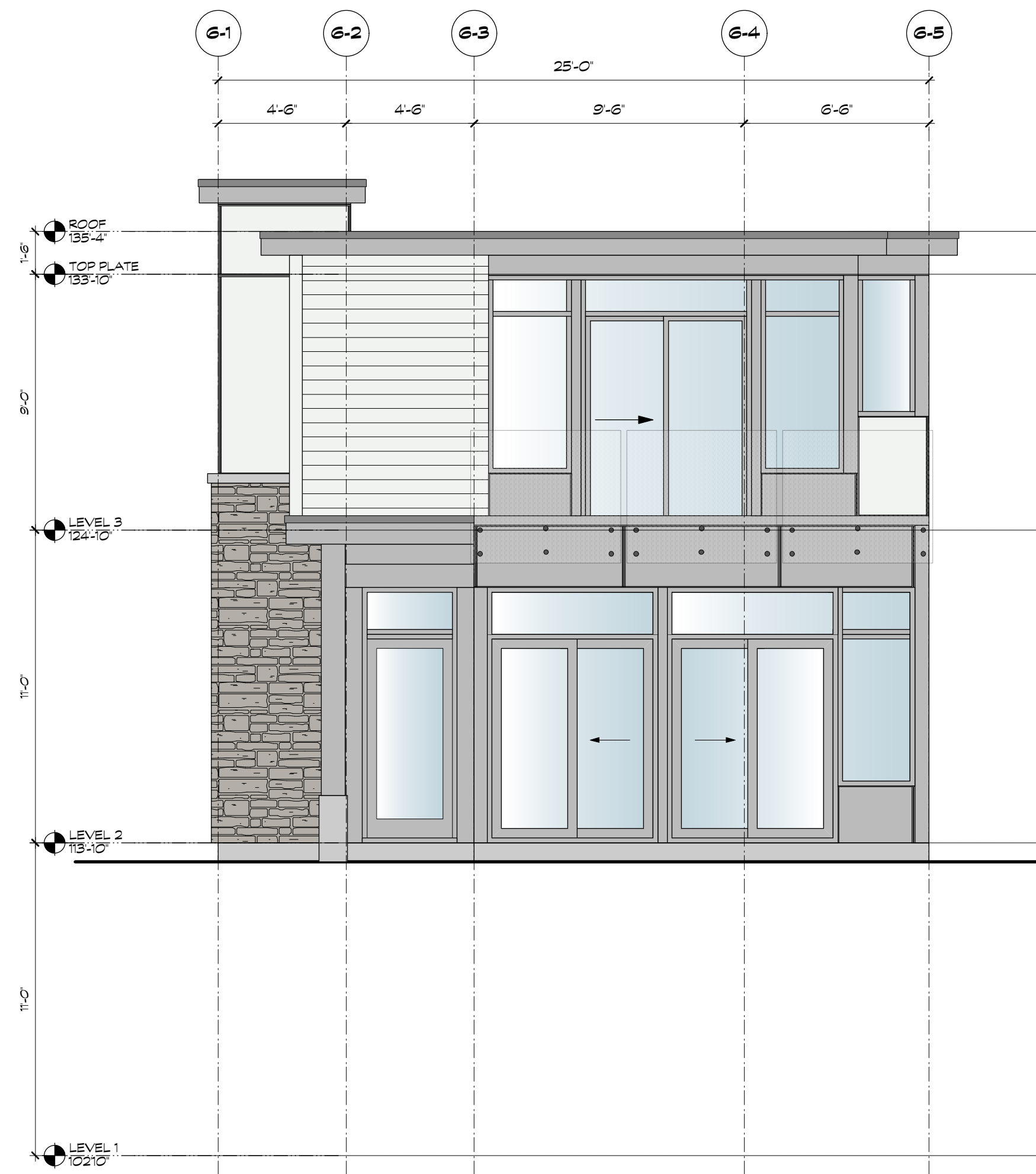
PROJECT:
EVELYN PARCEL 10

West Vancouver, BC

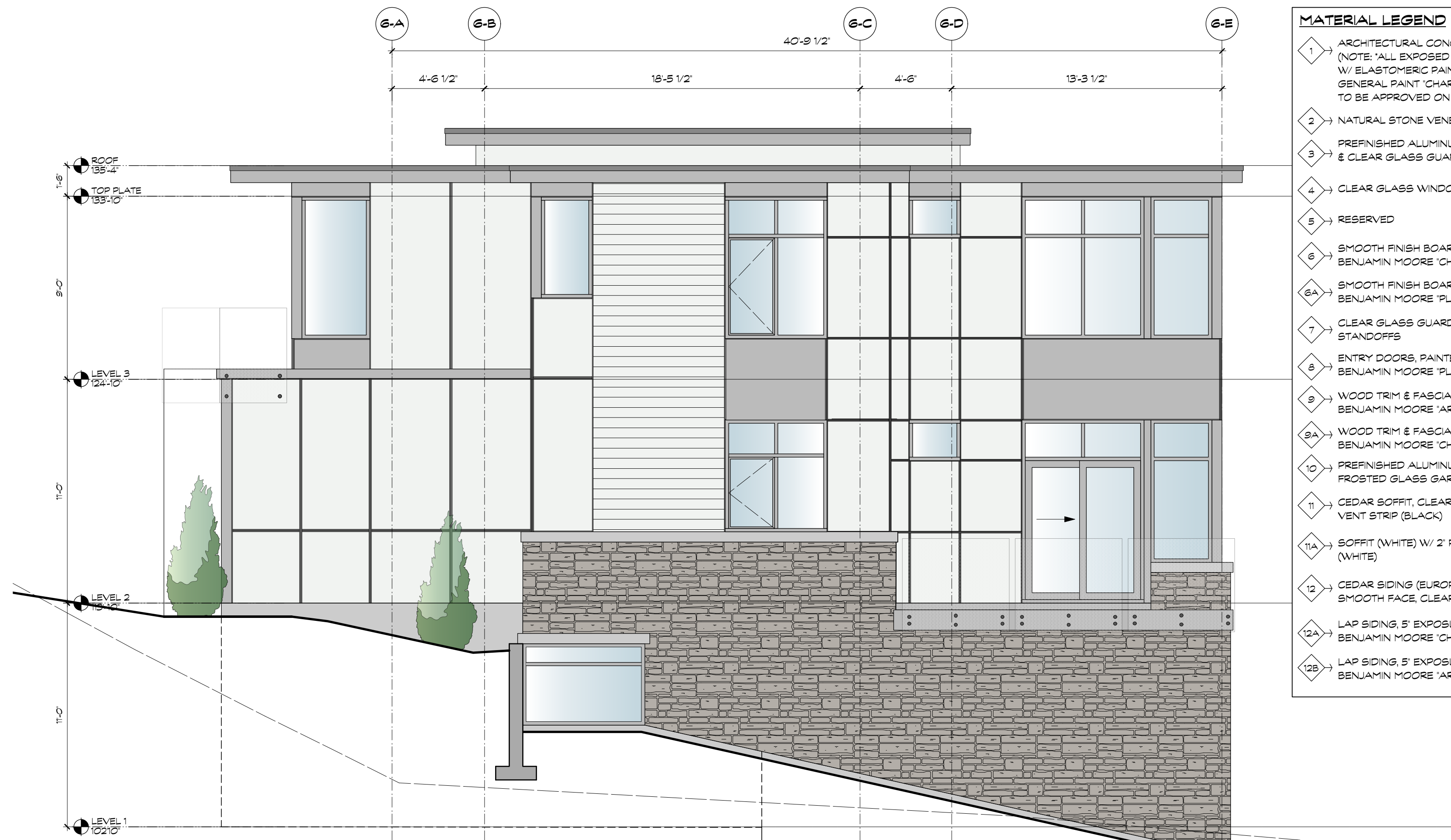
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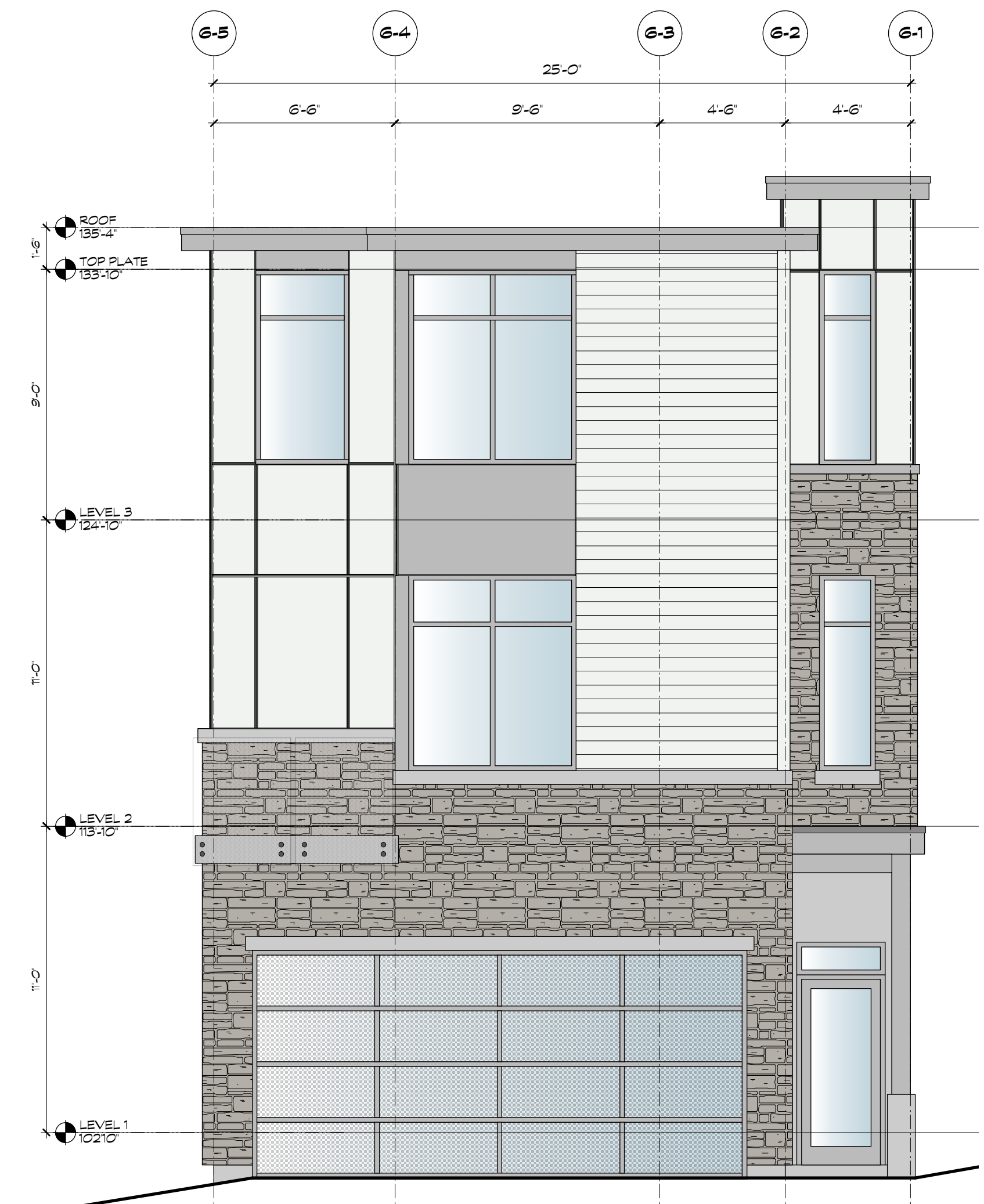
REVISION NO.: 1	SHEET NO.: A2.60
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1 HOUSE 6 - FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



2 HOUSE 6 - SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



3 HOUSE 6 - REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



4 HOUSE 6 - SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

- 1 ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT - CUSTOM COLOUR. GENERAL PAINT 'CHARLESTON' CL 3172W - COLOUR TO BE APPROVED ON SITE BY RCAY/ONN)
- 2 NATURAL STONE VENEER
- 3 PREFINISHED ALUMINUM (SILVER) & CLEAR GLASS GUARDRAIL
- 4 CLEAR GLASS WINDOWS & SLIDING DOORS
- 5 RESERVED
- 6 SMOOTH FINISH BOARD & REVEAL SYSTEM BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 6A SMOOTH FINISH BOARD & REVEAL SYSTEM BENJAMIN MOORE 'PLATINUM GRAY' (PM-7)
- 7 CLEAR GLASS GUARDRAIL WITH STAINLESS STEEL STANDOFFS
- 8 ENTRY DOORS, PAINTED BENJAMIN MOORE 'PLATINUM GRAY' (PM-7)
- 9 WOOD TRIM & FASCIA BOARDS, PAINTED BENJAMIN MOORE 'ARCTIC SEAL' (CSR-15)
- 9A WOOD TRIM & FASCIA BOARDS, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 10 PREFINISHED ALUMINUM (STANDARD SILVER) AND FROSTED GLASS GARAGE DOOR
- 11 CEDAR SOFFIT, CLEAR STAIN W/ 2" PERIMETER VENT STRIP (BLACK)
- 11A SOFFIT (WHITE) W/ 2" PERIMETER VENT STRIP (WHITE)
- 12 CEDAR SIDING (EUROPEAN DROP SIDING), SMOOTH FACE, CLEAR FINISH
- 12A LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 12B LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'ARCTIC SEAL' (CSR-15)

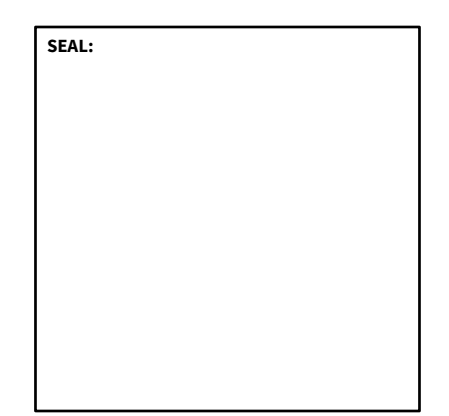
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PROJECT:

EVELYN
PARCEL 10

West Vancouver, BC

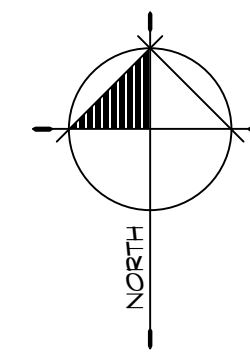
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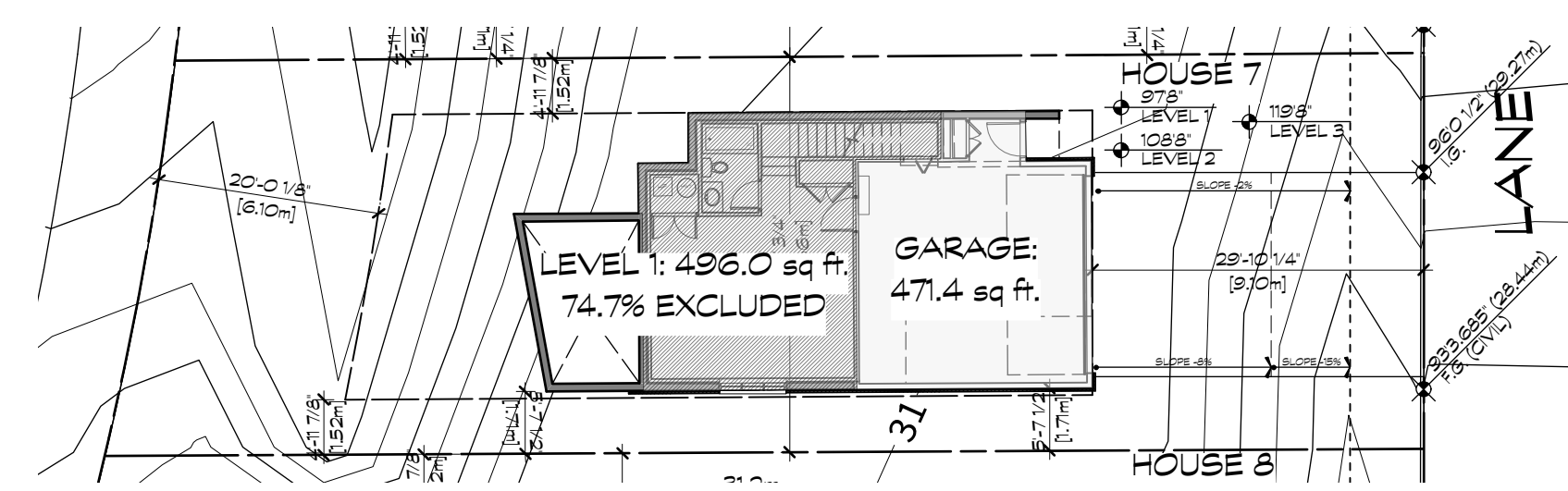
ELEVATIONS
HOUSE 6

REVISION NO.: 1	SHEET NO.: A2.61
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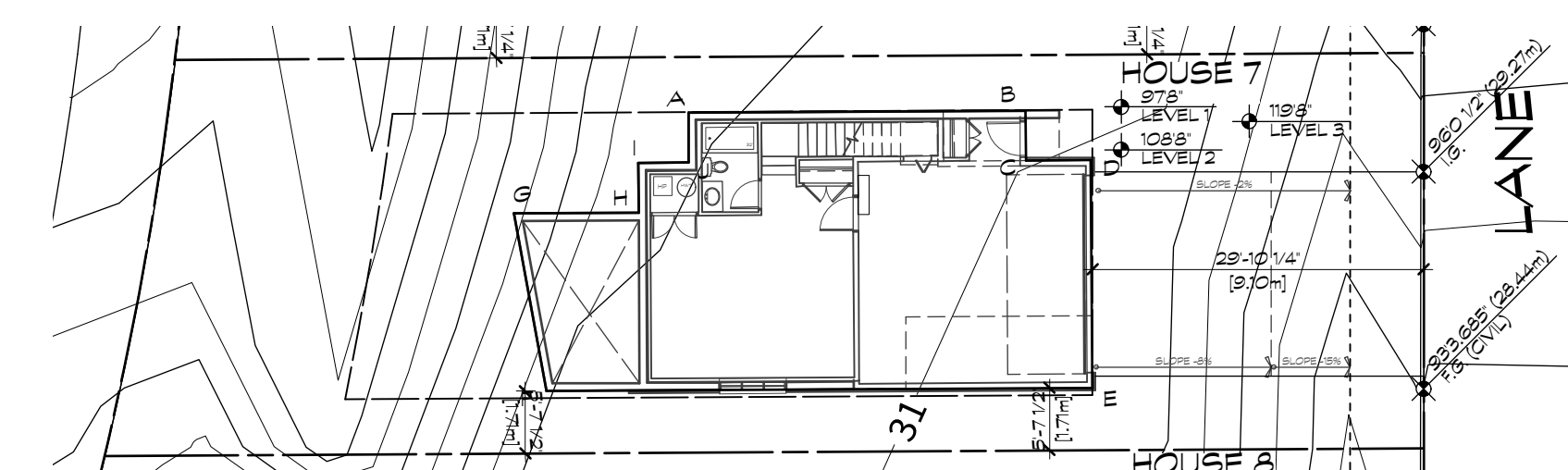
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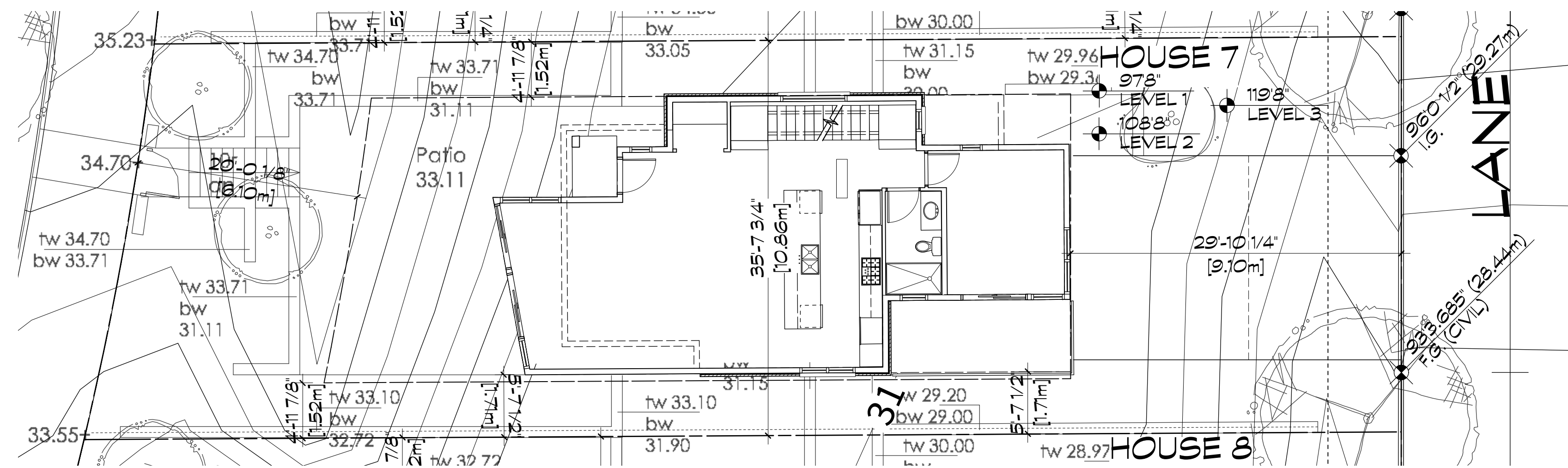
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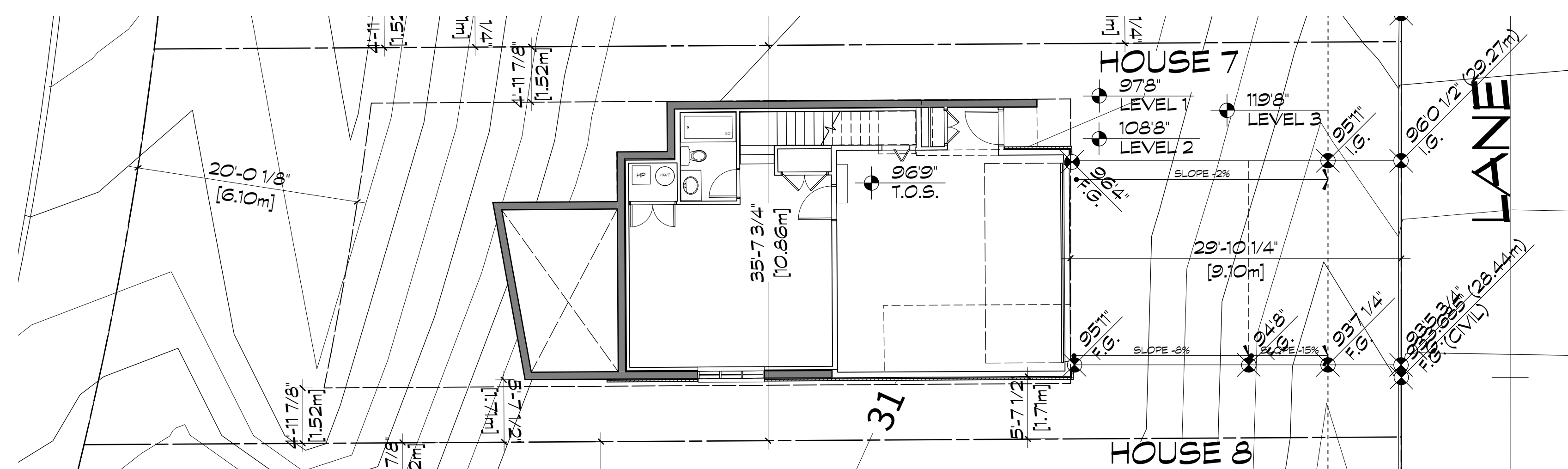
3 HOUSE 7 - KEY PLAN 1: GRADING
SCALE: 1/16"=1'-0"



4 HOUSE 7 - KEY PLAN 2: AREA
SCALE: 1/16"=1'-0"



1 HOUSE 7 - LEVEL 2
SCALE: 1/8"=1'-0"



2 HOUSE 7 - LEVEL 1
SCALE: 1/8"=1'-0"

NOTE: REFER TO A3.0 AND A3.1 FOR HOUSE PLANS.

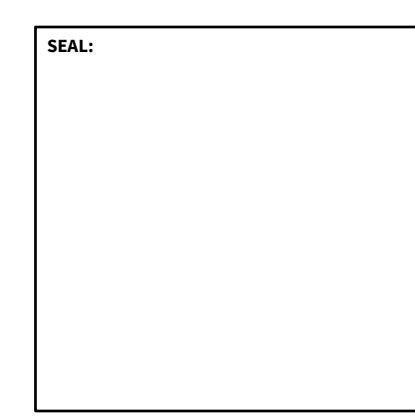
HOUSE 7				
LOT AREA:			4109.4 sq ft	
BUILDING FOOTPRINT:			1035.3 sq ft	
PROPOSED COVERAGE:			26.7 %	
	REQUIRED		PROPOSED	
SETBACKS:				
FRONT 1	200 1/8'	(6.1 m)	200 1/8'	(6.1 m)
REAR	2910 1/4'	(9.1 m)	2910 1/4'	(9.1 m)
SIDEYARD SETBACK:				
SITE WIDTH	357 5/8'	(10.9 m)	357 5/8'	(10.9 m)
COMBINED SETBACK (SITE WIDTH 25%)	810 7/8'	(2.7 m)	107 3/8'	(3.2 m)
SIDE 1	411 7/8'	(1.52 m)	411 7/8'	(1.52 m)
SIDE 2	411 7/8'	(1.52 m)	57 1/2'	(1.71 m)

HOUSE 7 (Option 1)	
BUILDING AREA	
Level 2 Grade (+11)	1088'
Level 1 Grade	978'
Avg. Grade	1030 1/4'
Basement 100% Exempt Elevation	1058'
	32.2 m
Basement Exempt %	53.5 %
Floor Area:	
Garage (Exempt)	471.4 sq ft
Level 1 (496.0 sq.ft. X 0.465)	230.6 sq ft
Level 2	389.6 sq ft
Level 3	925.7 sq ft
Total Floor Area	2177.3 sq ft

HOUSE 7				
AVERAGE EXISTING GRADE				
	GRADE 1	GRADE 2	DISTANCE	AREA
AB	1040 1/4"	1022 3/8"	304 1/2'	3132 sq ft
BC	1022 3/8"	10110 1/2"	46'	459.2 sq ft
CD	10110 1/2"	1016 1/2"	510 1/2'	597.5 sq ft
DE	1016 1/2"	1006 3/4"	206'	2071.5 sq ft
EF	1006 3/4"	1036 1/8"	49 2 1/8'	5017.9 sq ft
FG	1036 1/8"	1085 1/8"	162 7/8'	1721.5 sq ft
GH	1085 1/8"	1042"	112 1/2'	1191.5 sq ft
HI	1042"	1044"	46'	469.1 sq ft
U	1044"	1036 1/8"	46 1/2'	472 sq ft
JA	1036 1/8"	1040 1/4"	46'	467 sq ft
	TOTALS	1515 1/8'	15599.1 sq ft	
	AVERAGE EXISTING		1030 1/4'	

REVISION:		
NO.:	DATE:	DESCRIPTION:
1	03.03.17	RESPONSE TO DRG COMMENTS

ISSUE:	
DATE:	DESCRIPTION:
25.05.16	ISSUED FOR DEVELOPMENT PERMIT



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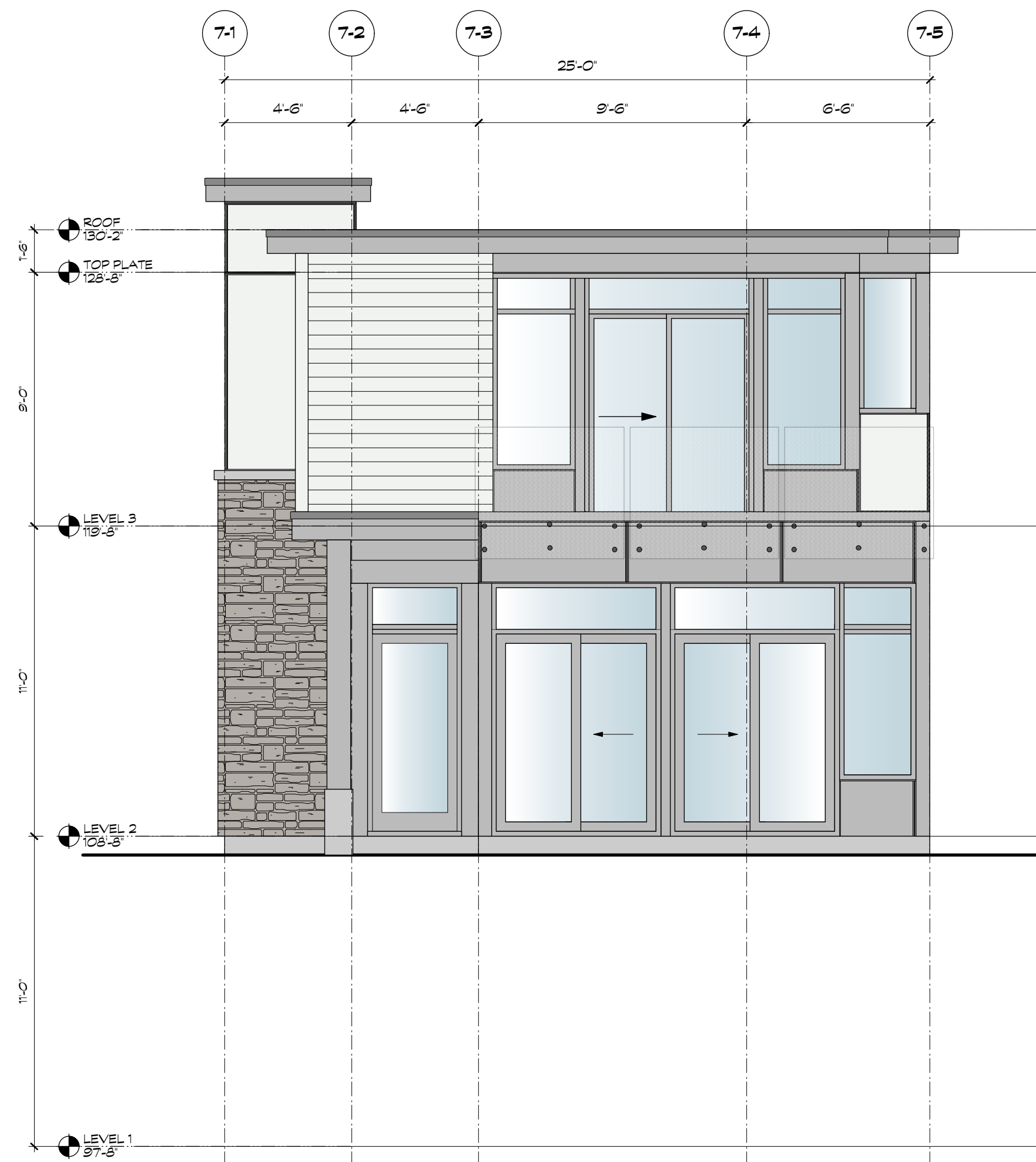


PROJECT:	EVELYN PARCEL 10
	West Vancouver, BC

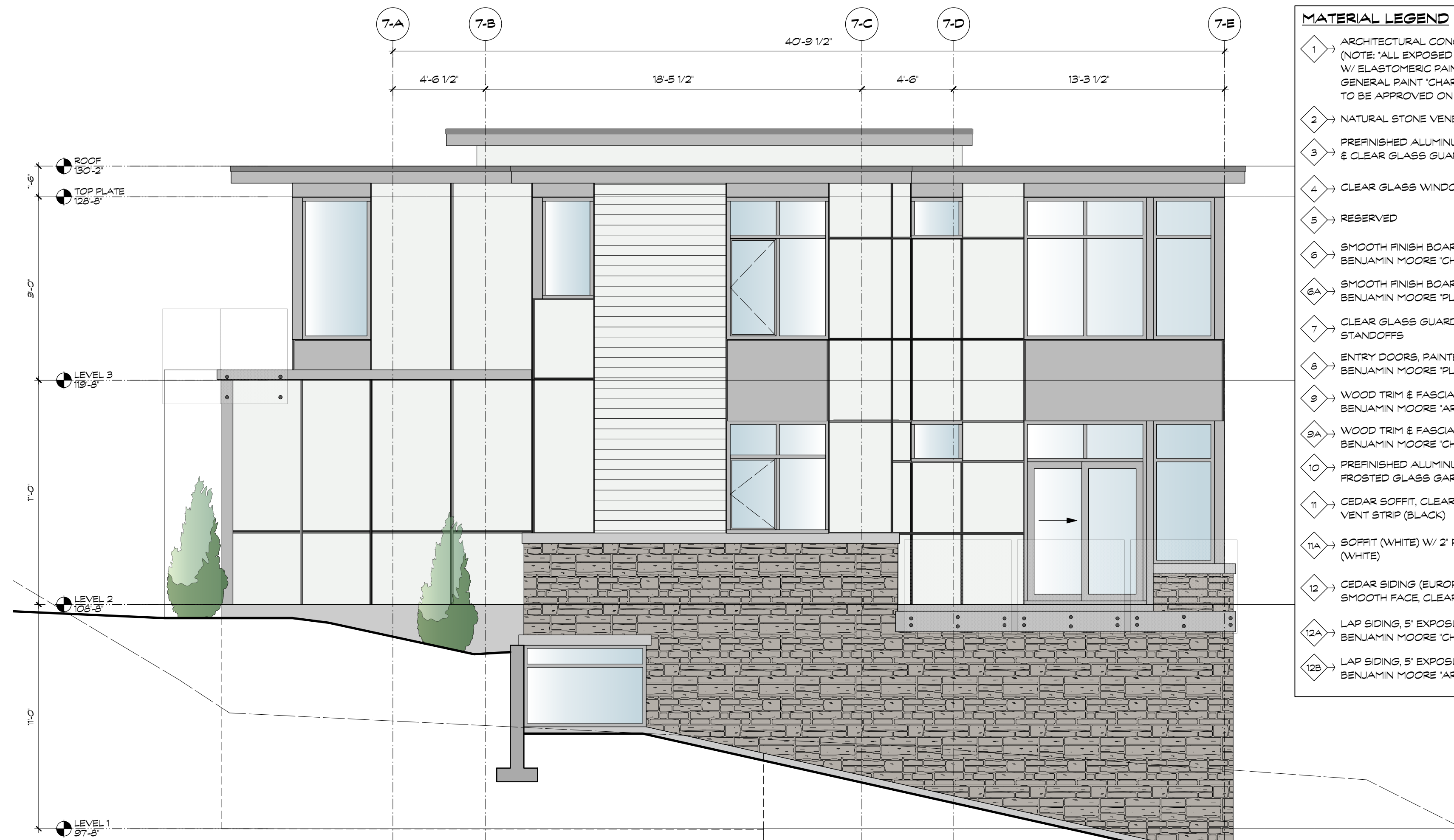
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SCALE:	AS NOTED	PROJECT NO.:	238-10

SHEET TITLE:	HOUSE 7 SITE PLAN
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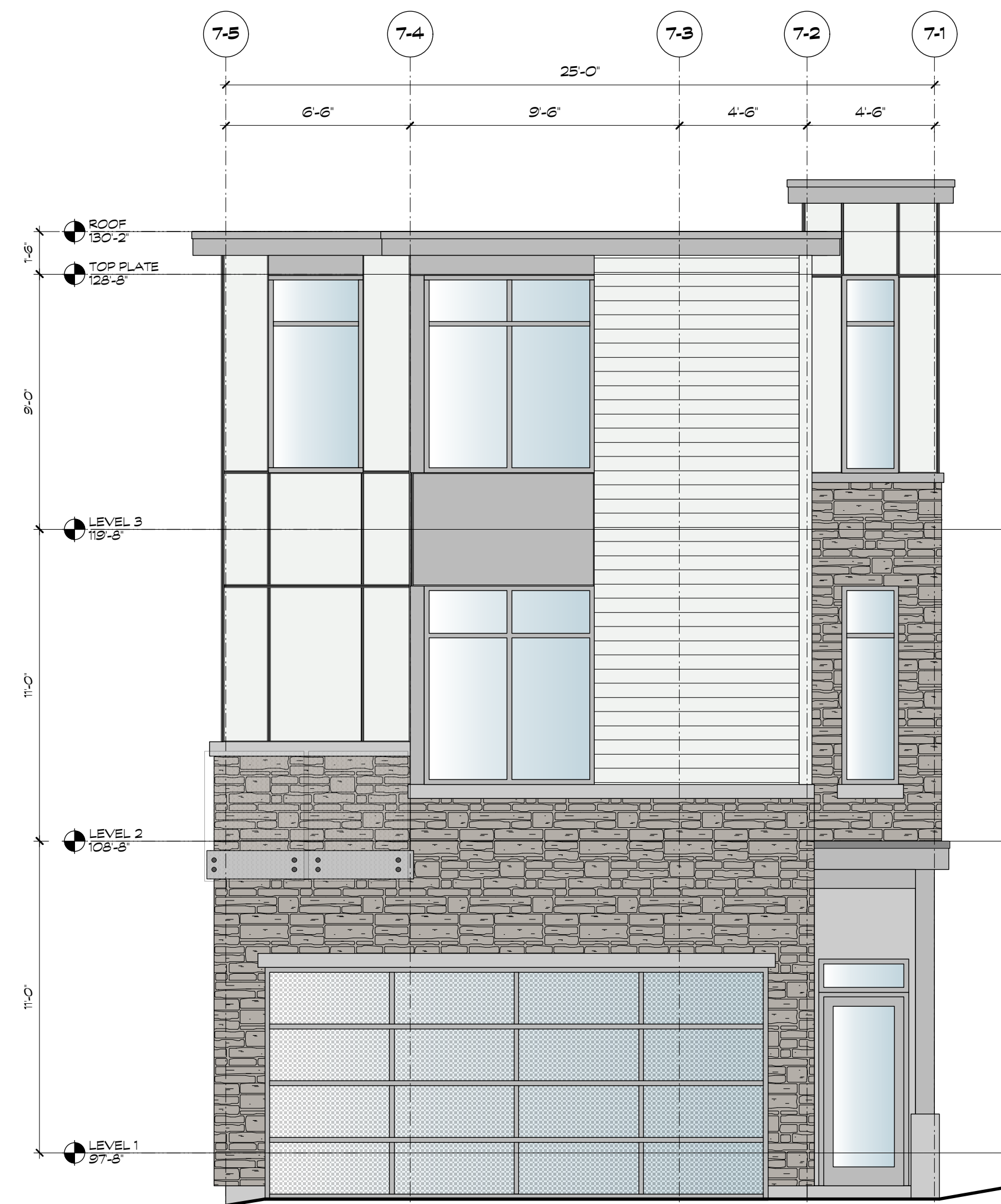
REVISION NO.:	1	SHEET NO.:	A2.70
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1 HOUSE 7 - FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



2 HOUSE 7 - SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



3 HOUSE 7 - REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



4 HOUSE 7 - SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

- 1 ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT - CUSTOM COLOUR. GENERAL PAINT 'CHARLESTON' CL. 3172W - COLOUR TO BE APPROVED ON SITE BY RCAY ONN)
- 2 NATURAL STONE VENEER
- 3 PREFINISHED ALUMINUM (SILVER) & CLEAR GLASS GUARDRAIL
- 4 CLEAR GLASS WINDOWS & SLIDING DOORS
- 5 RESERVED
- 6 SMOOTH FINISH BOARD & REVEAL SYSTEM BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 6A SMOOTH FINISH BOARD & REVEAL SYSTEM BENJAMIN MOORE 'PLATINUM GRAY' (PM-7)
- 7 CLEAR GLASS GUARDRAIL WITH STAINLESS STEEL STANDOFFS
- 8 ENTRY DOORS, PAINTED BENJAMIN MOORE 'PLATINUM GRAY' (PM-7)
- 9 WOOD TRIM & FASCIA BOARDS, PAINTED BENJAMIN MOORE 'ARCTIC SEAL' (CSR-15)
- 9A WOOD TRIM & FASCIA BOARDS, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 10 PREFINISHED ALUMINUM (STANDARD SILVER) AND FROSTED GLASS GARAGE DOOR
- 11 CEDAR SOFFIT, CLEAR STAIN W/ 2" PERIMETER VENT STRIP (BLACK)
- 11A SOFFIT (WHITE) W/ 2" PERIMETER VENT STRIP (WHITE)
- 12 CEDAR SIDING (EUROPEAN DROP SIDING), SMOOTH FACE, CLEAR FINISH
- 12A LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
- 12B LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'ARCTIC SEAL' (CSR-15)

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1	03.03.17	RESPONSE TO DRG COMMENTS

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DATE	DESCRIPTION
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PROJECT:
**EVELYN
PARCEL 10**

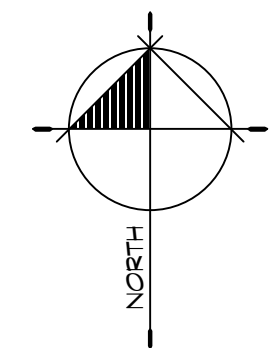
West Vancouver, BC

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SCALE: 1/4" = 1'-0"	PROJECT NO.: 238-10

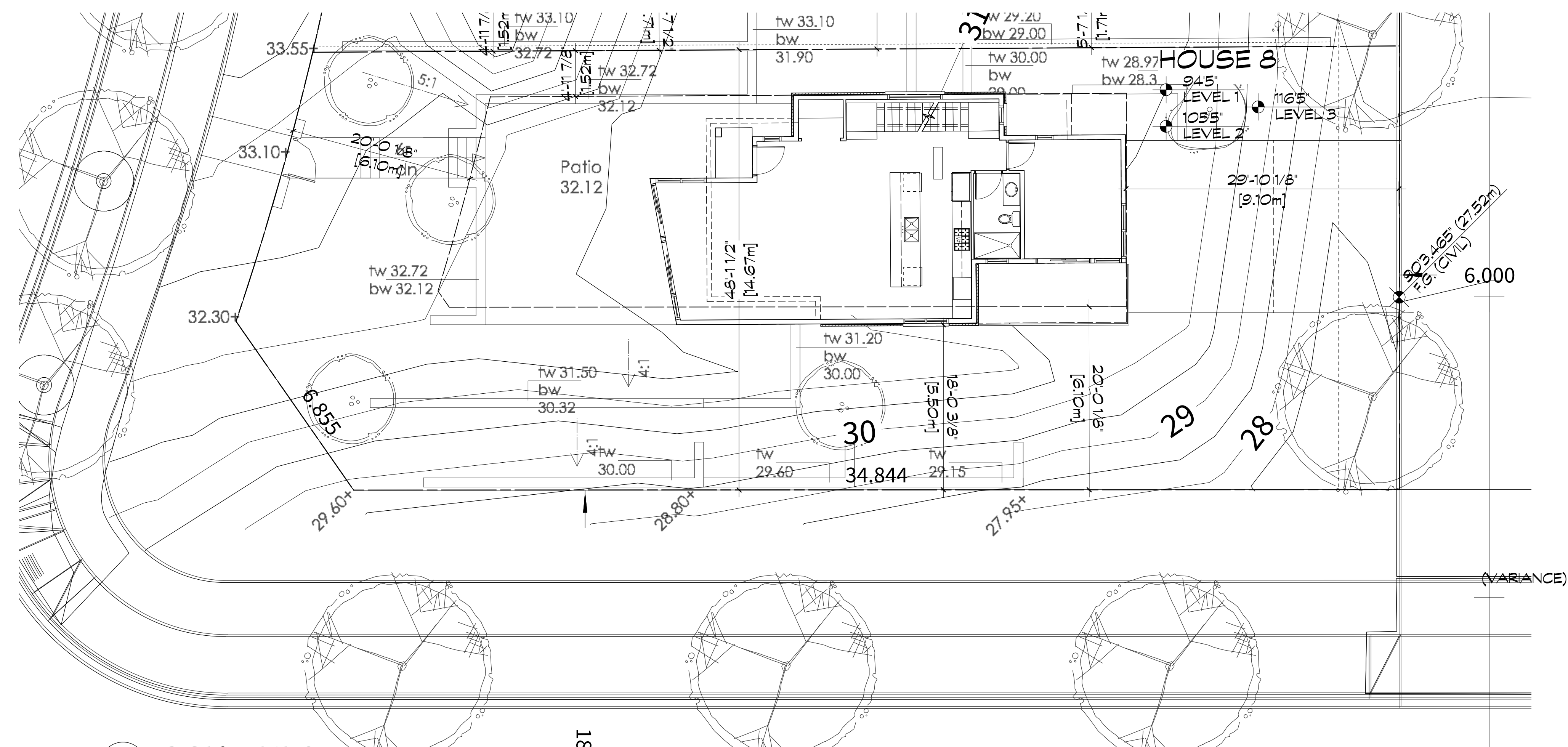
SHEET TITLE:
**ELEVATIONS
HOUSE 7**

REVISION NO.: 1	SHEET NO.: A2.71
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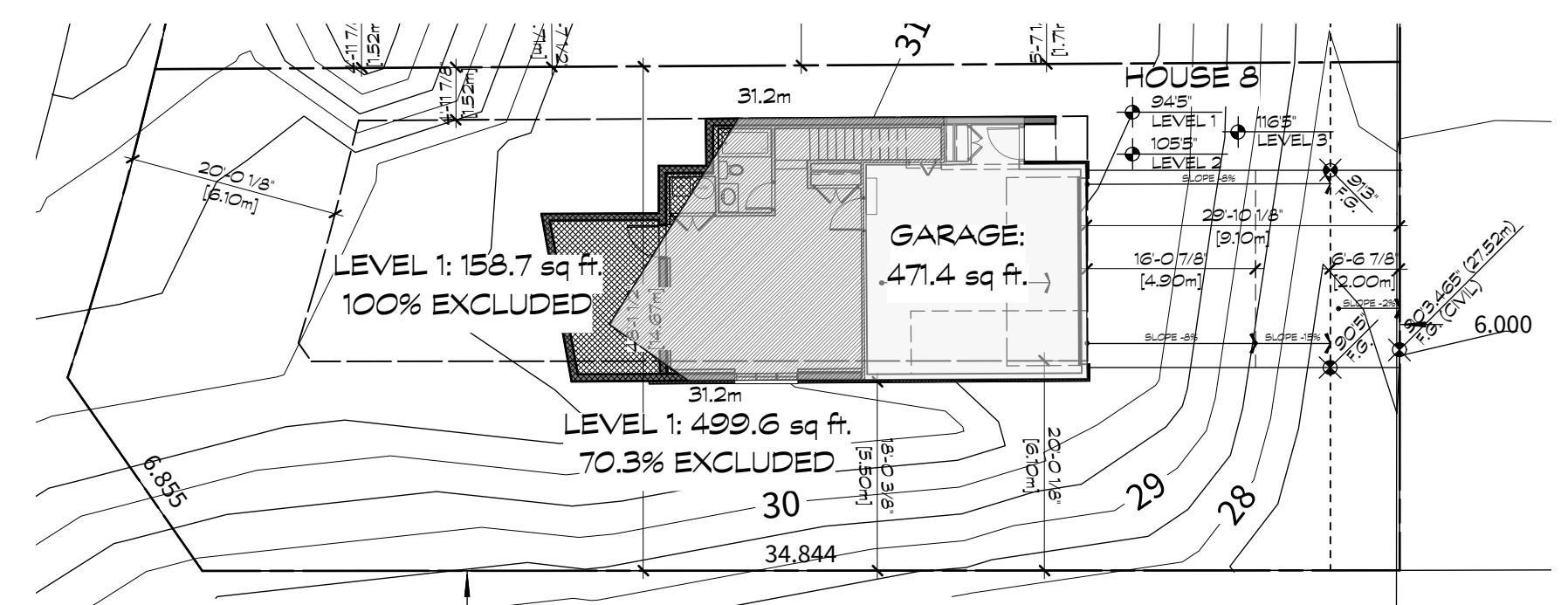
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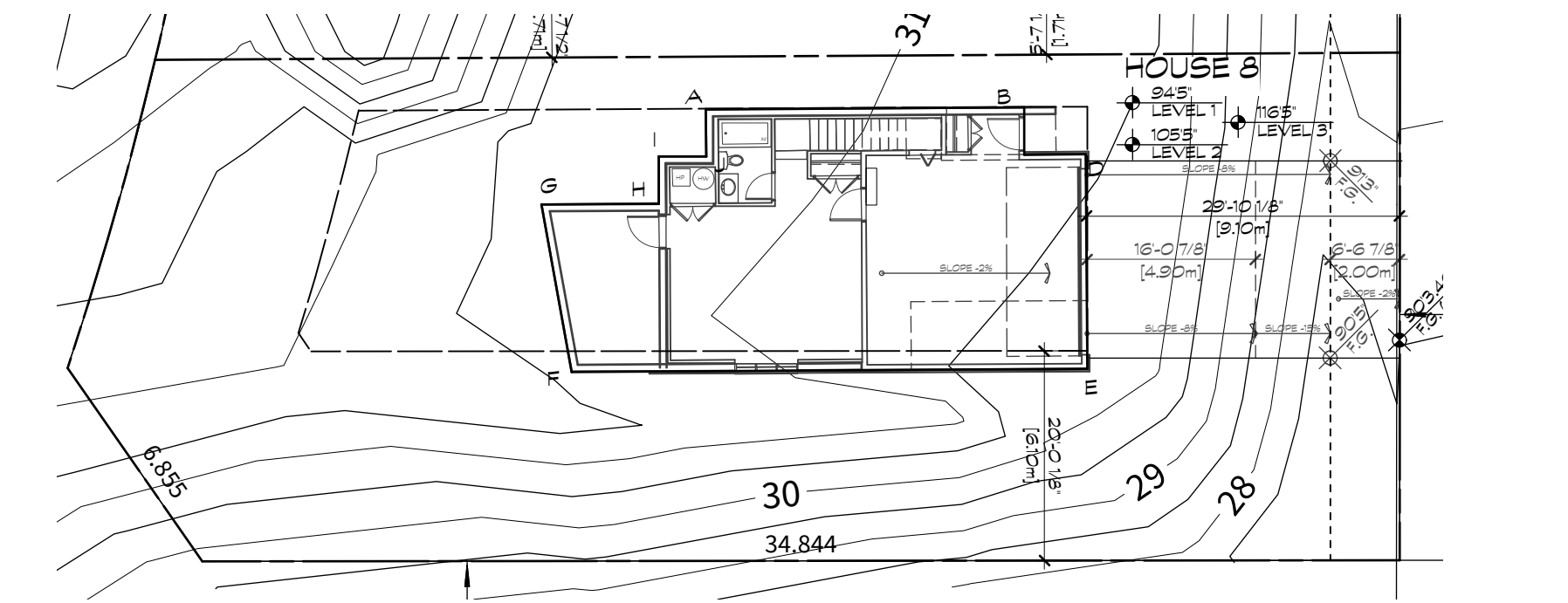
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1 HOUSE 8 - LEVEL 2
SCALE: 1/8"=1'-0"



3 HOUSE 8 - KEY PLAN 1: GRADING
SCALE: 1/16"=1'-0"



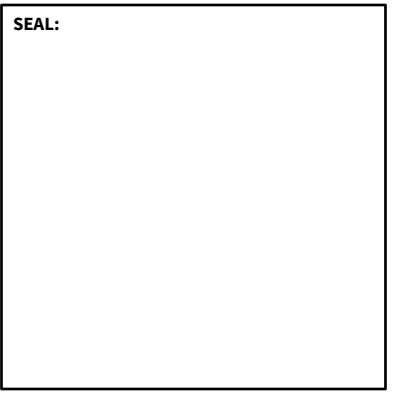
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SCALE: 1/16"=1'-0"

REVISION:

NO.	DATE	DESCRIPTION
1	03.03.17	RESPONSE TO DRG COMMENTS

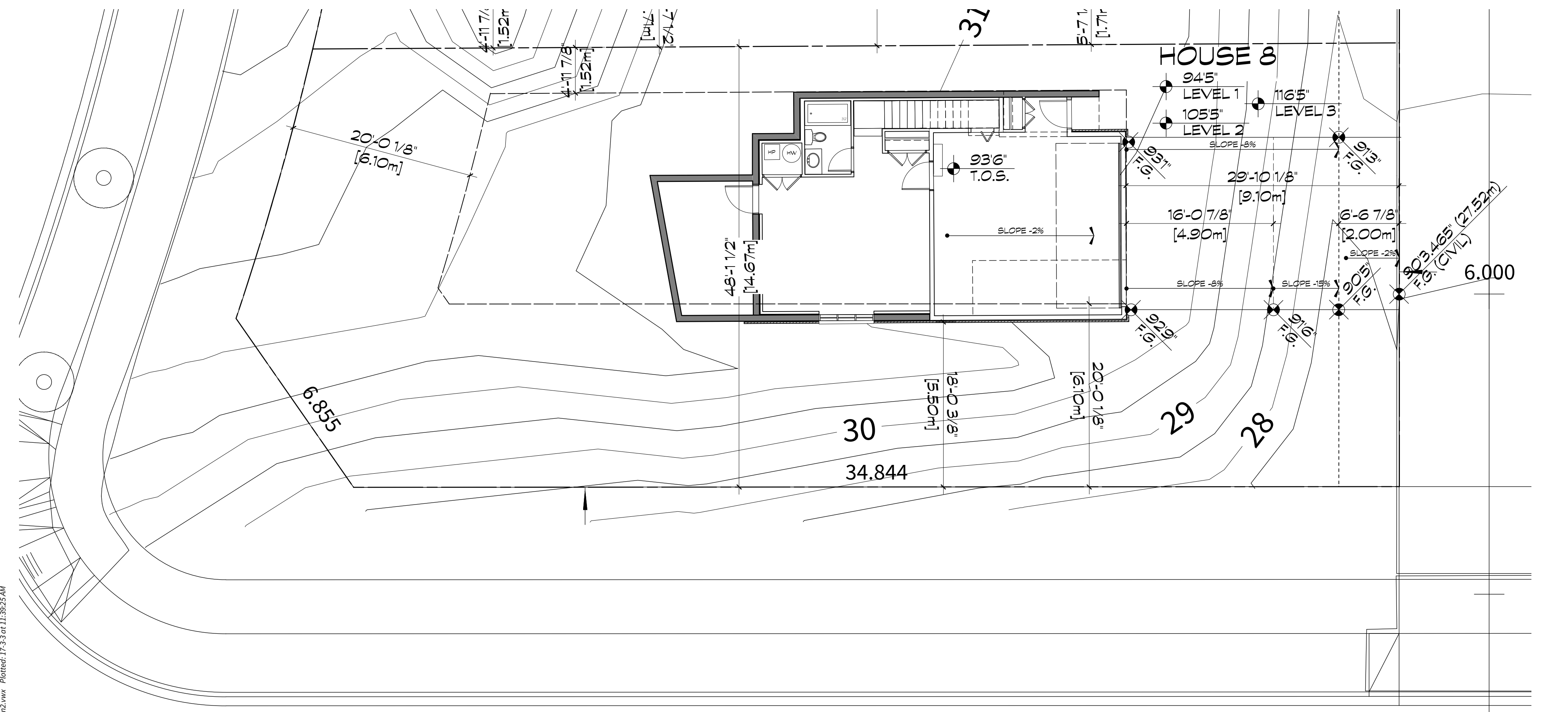
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2 HOUSE 8 - LEVEL 1
SCALE: 1/8"=1'-0"

NOTE: REFER TO A3.0 AND A3.1 FOR HOUSE PLANS.

HOUSE 1

LOT AREA:	5876.1 sq ft
BUILDING FOOTPRINT:	1025.3 sq ft
PROPOSED COVERAGE:	18.6 %

	REQUIRED	PROPOSED
SETBACKS:		
FRONT 1	20'0 1/8" (6.1 m)	20'1 1/8" (6.1 m)
FRONT 2	20'0 1/8" (6.1 m)	18'0 1/2" (5.5 m)
REAR	29'10 1/4" (9.1 m)	29'10 1/4" (9.1 m)
SIDEYARD SETBACK:		
SITE WIDTH	48'1 1/2" (14.7 m)	48'1 1/2" (14.7 m)
SIDE	41'7 7/8" (12.5 m)	41'7 7/8" (12.5 m)

HOUSE 8 Option 2)

BUILDING AREA	
Level 2 Grade (+11)	1055'
Level 1 Grade	945'
Avg. Grade	1015 3/8'
Basement 100% Exempt Elevation	1025'
	31.2
Basement Exempt %	70.3 %
Floor Area:	
Garage (Exempt)	471.4 sq ft
Basement 100% Exempt	158.7 sq ft
Level 1 (499.6 x 0.297)	148.4 sq ft
Level 2	989.6 sq ft
Level 3	925.7 sq ft
Total Floor Area	2095.1 sq ft

HOUSE 8
AVERAGE EXISTING GRADE

	GRADE 1	GRADE 2	DISTANCE	AREA
AB	1024 3/8'	10010 5/8'	304 1/2'	3086.8 sq ft
BC	10010 5/8'	10010 5/8'	46'	454 sq ft
CD	10010 5/8'	1002 3/4'	510 1/2'	590.8 sq ft
DE	1002 3/4'	991'	206'	2042.9 sq ft
EF	991'	1032 1/4'	492 1/8'	4973.5 sq ft
FG	1032 1/4'	1030 1/4'	162 7/8'	1674.8 sq ft
GH	1030 1/4'	1026 3/8'	112 1/2'	1151.9 sq ft
HI	1026 3/8'	1026 3/8'	46'	461.4 sq ft
IJ	1026 3/8'	1024 3/8'	46 1/2'	465.3 sq ft
JA	1024 3/8'	1024 3/8'	46'	460.6 sq ft
TOTALS			1515 1/8'	15362.1 sq ft
AVERAGE EXISTING				1015 3/8'

PROJECT:
**EVELYN
PARCEL 10**

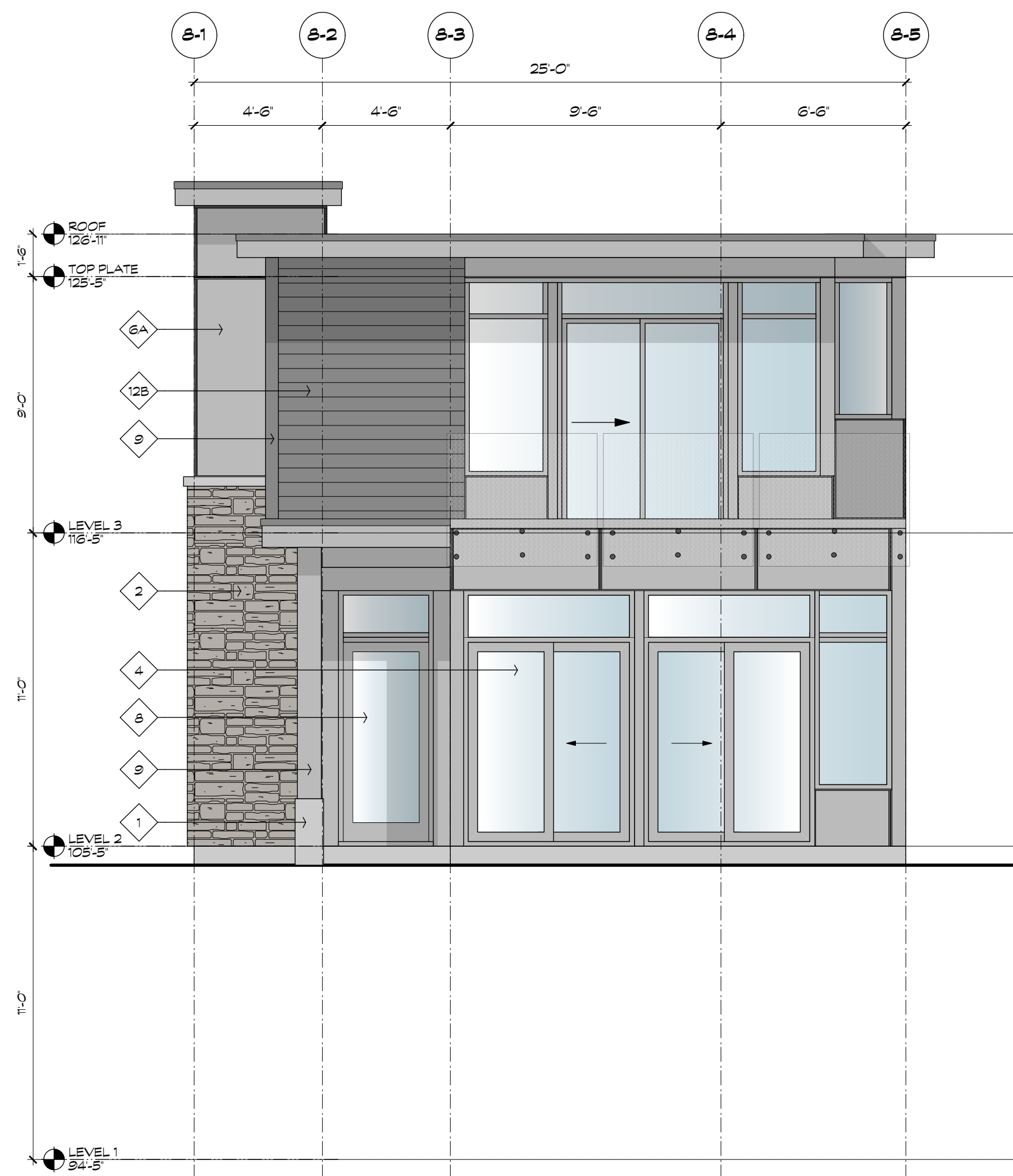
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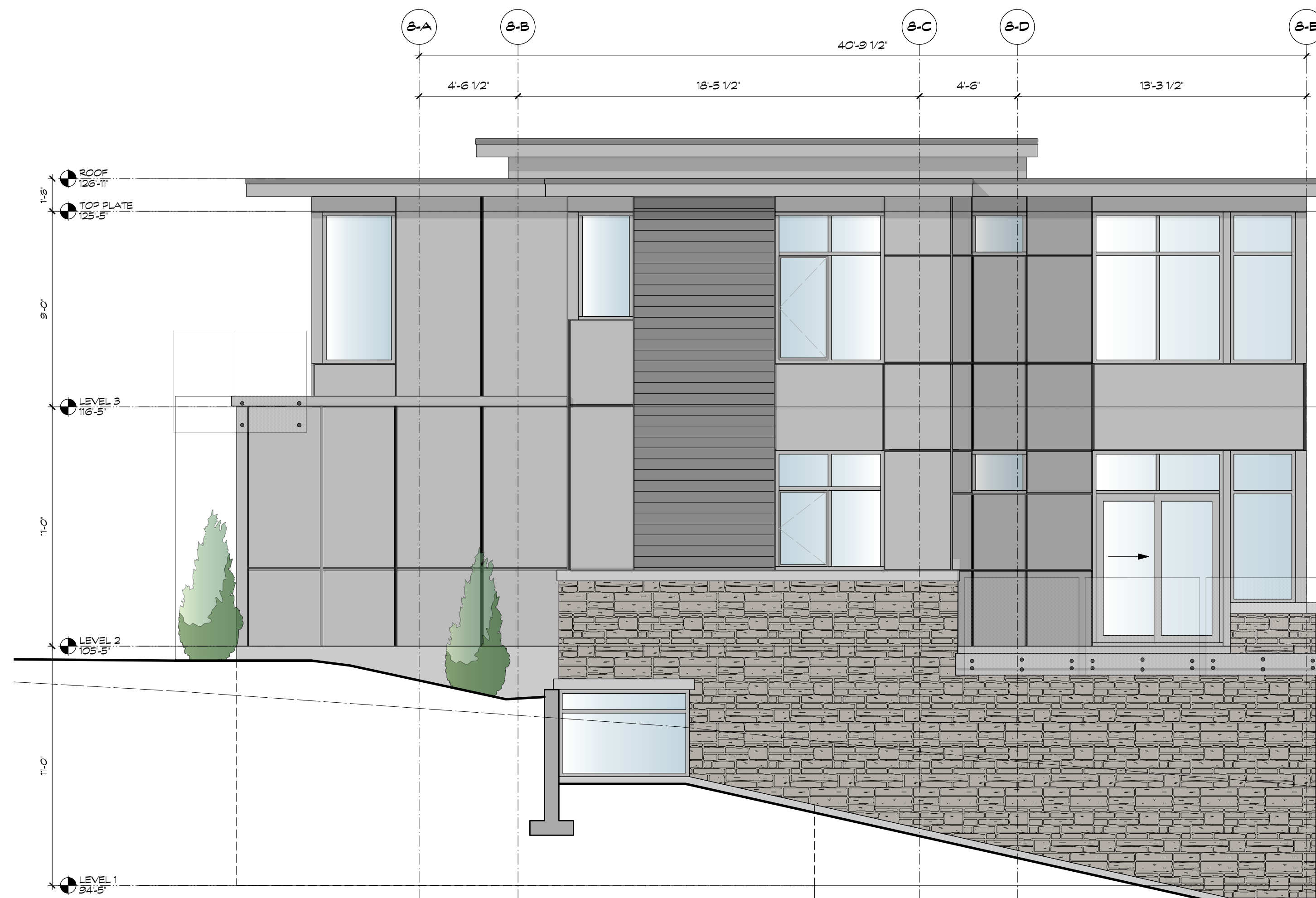
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**HOUSE 8
SITE PLAN**

REVISION NO.: 1	SHEET NO.: A2.80
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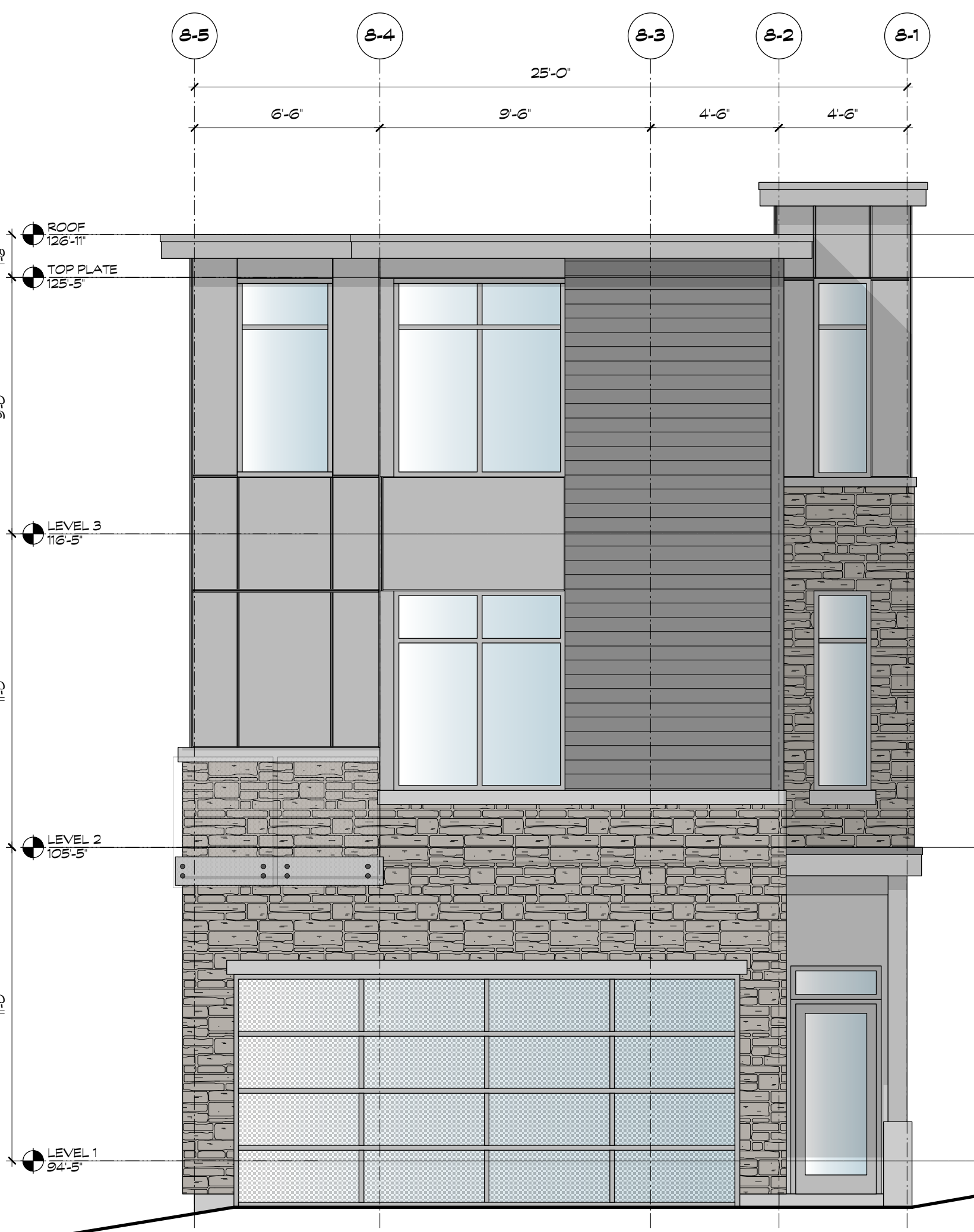
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1 HOUSE 8 - FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



2 HOUSE 8 - SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



3 HOUSE 8 - REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



4 HOUSE 8 - SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

- 1 ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT - CUSTOM COLOUR. GENERAL PAINT 'CHARLESTON' CL 3172W - COLOUR TO BE APPROVED ON SITE BY RCVA/ONN)
- 2 NATURAL STONE VENEER
- 3 PREFINISHED ALUMINUM (SILVER) & CLEAR GLASS GUARDRAIL
- 4 CLEAR GLASS WINDOWS & SLIDING DOORS
- 5 RESERVED
- 6 SMOOTH FINISH BOARD & REVEAL SYSTEM BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
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- 10 PREFINISHED ALUMINUM (STANDARD SILVER) AND FROSTED GLASS GARAGE DOOR
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- 11A SOFFIT (WHITE) W/ 2" PERIMETER VENT STRIP (WHITE)
- 12 CEDAR SIDING (EUROPEAN DROP SIDING), SMOOTH FACE, CLEAR FINISH
- 12A LAP SIDING, 5" EXPOSURE, SMOOTH FINISH, PAINTED BENJAMIN MOORE 'CHANTILLY LACE' (CC-65)
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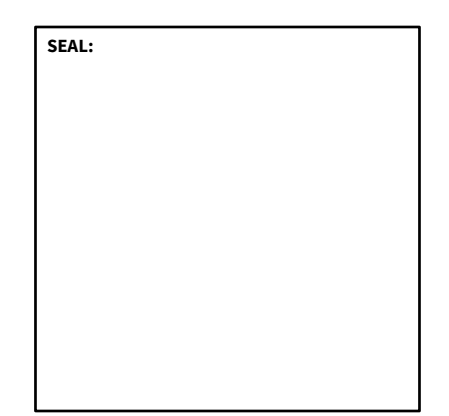
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NO.	DATE	DESCRIPTION
1	03.03.17	RESPONSE TO DRG COMMENTS

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PROJECT:

EVELYN
PARCEL 10

West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 238-10

SHEET TITLE:

ELEVATIONS
HOUSE 8

REVISION NO.: 1	SHEET NO.: A2.81
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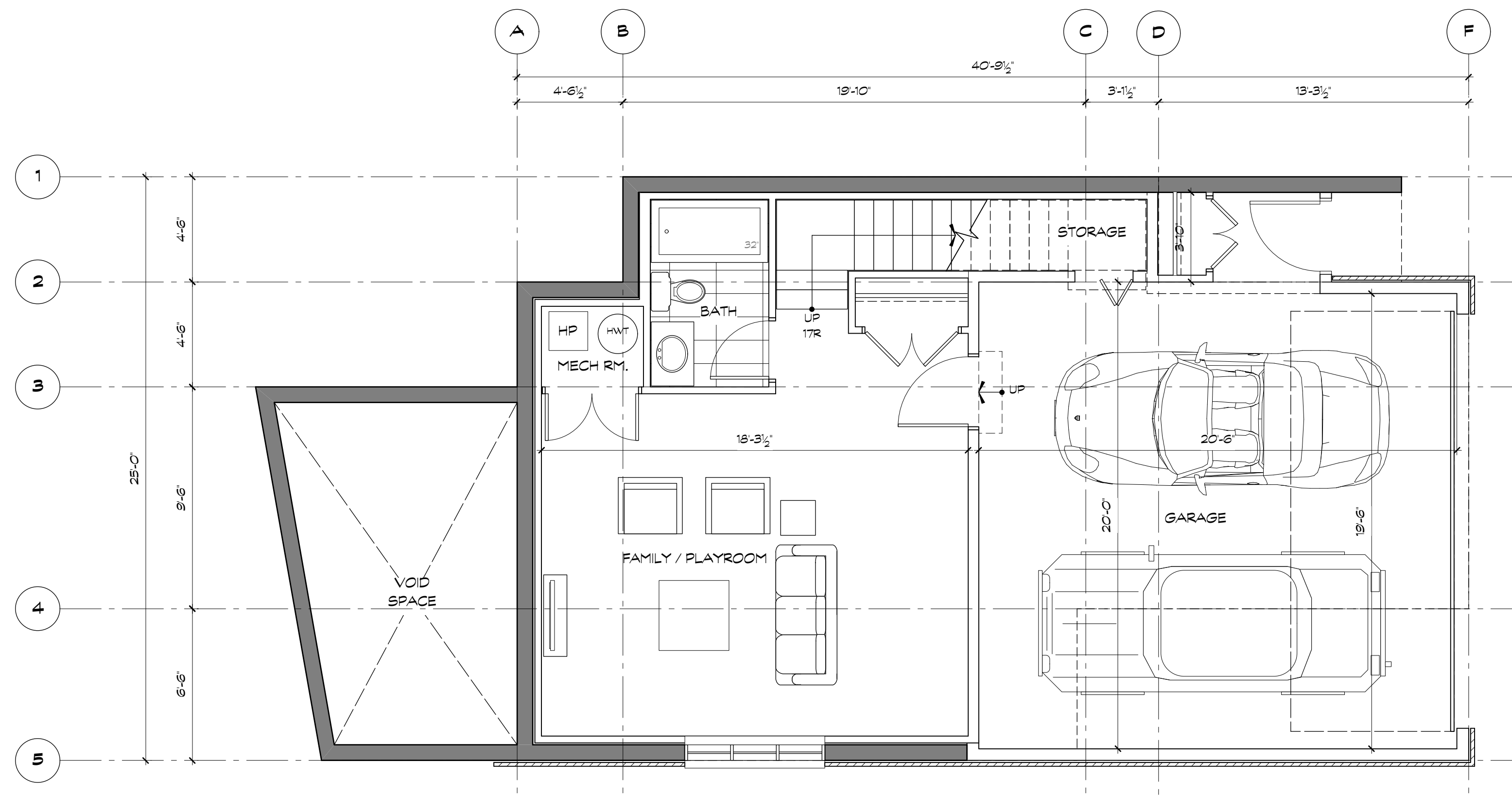
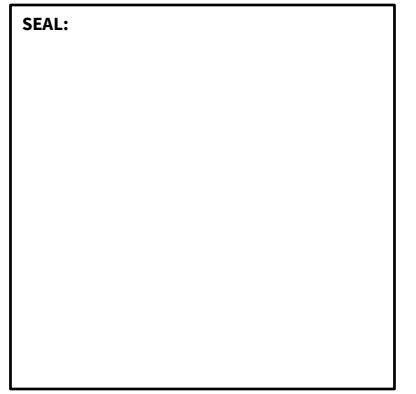
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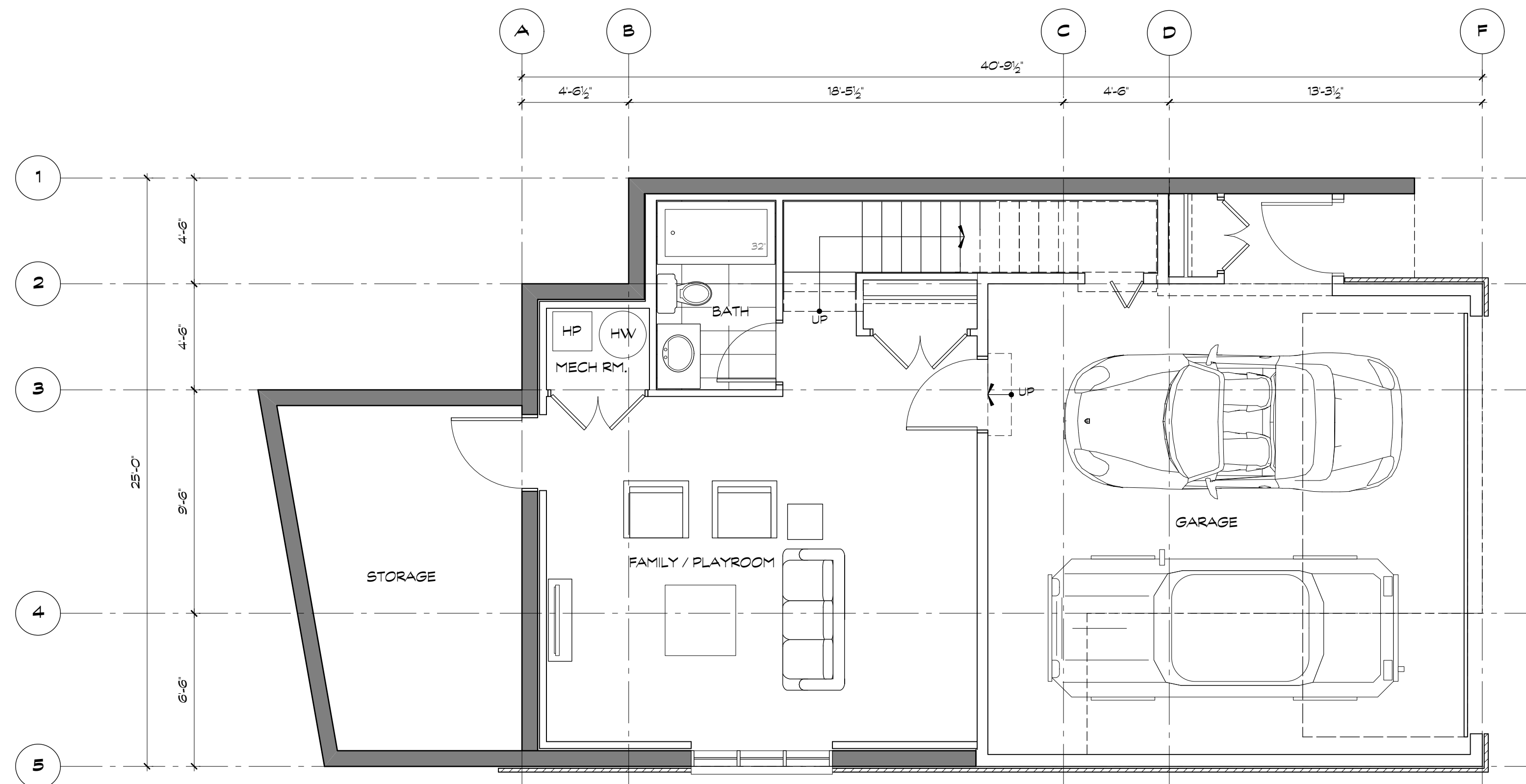
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△ 1	03.03.17	RESPONSE TO DRC COMMENTS

ISSUE:

DATE:	DESCRIPTION:
25.05.16	ISSUED FOR DEVELOPMENT PERMIT



1 LEVEL 01 (LOWER) FLOOR PLAN - OPTION 1 (HOUSE 1, 2, 4, 5, 6 & 7)
SCALE: 1/4"=1'-0"



2 LEVEL 01 (LOWER) FLOOR PLAN - OPTION 2 (HOUSE 3 & 8)
SCALE: 1/4"=1'-0"

HOUSE AREA - OPTION 1		
	M2	S.F.
LEVEL 01	46.1 M2	496.0 S.F.
LEVEL 02	91.9 M2	989.6 S.F.
LEVEL 03	86.0 M2	925.7 S.F.
GROSS AREA	224.0 M2	2411.3 S.F.
GARAGE	43.8 M2	471.4 S.F.
NET AREA	224.0 M2	2442.6 S.F.

HOUSE AREA - OPTION 2		
	M2	S.F.
LEVEL 01	61.2 M2	658.3 S.F.
LEVEL 02	91.9 M2	989.6 S.F.
LEVEL 03	86.0 M2	925.7 S.F.
GROSS AREA	239.1 M2	3044.9 S.F.
GARAGE	43.8 M2	471.4 S.F.
NET AREA	239.1 M2	2604.9 S.F.

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CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT:
**EVELYN
PARCEL 10**

West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 239-10

SHEET TITLE:
HOUSE PLANS

REVISION NO.: 1	SHEET NO.: A3.0
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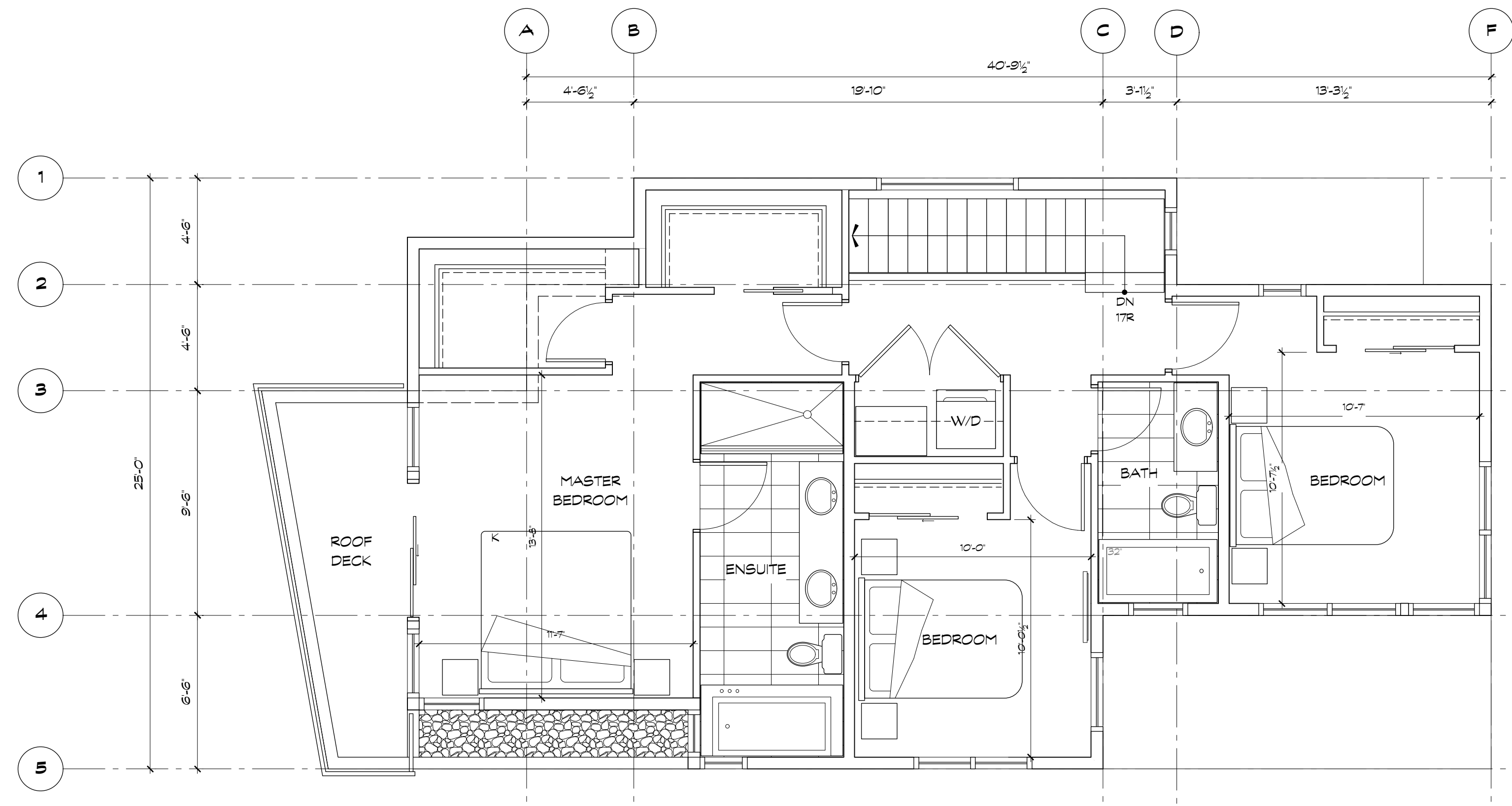
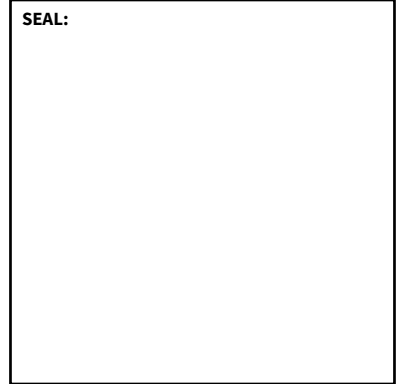
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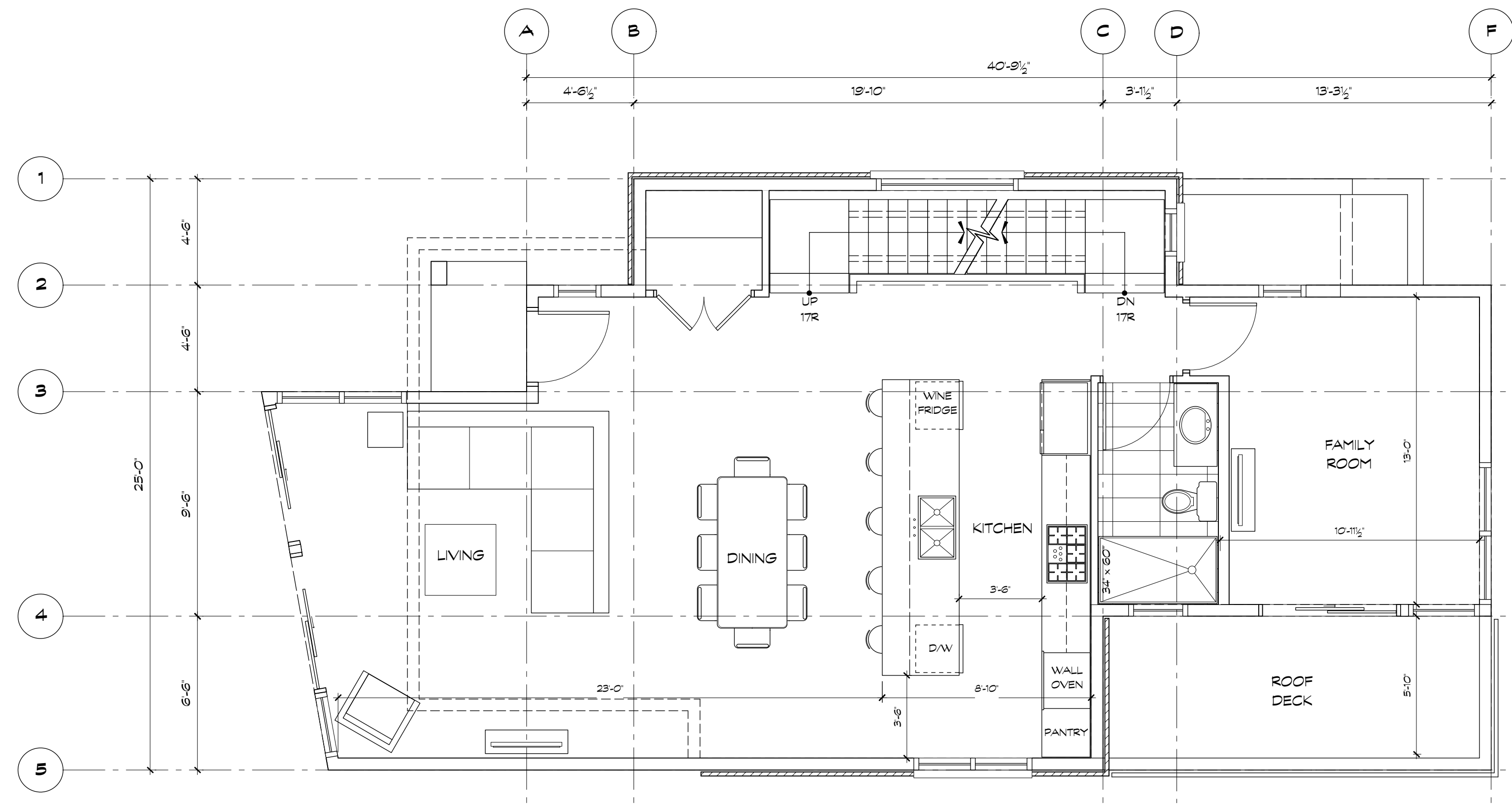
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△ 1	03.03.17	RESPONSE TO DRC COMMENTS

ISSUE:

DATE:	DESCRIPTION:
25.05.16	ISSUED FOR DEVELOPMENT PERMIT



2 LEVEL 03 (UPPER) FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 LEVEL 02 (MAIN) FLOOR PLAN
SCALE: 1/4" = 1'-0"

HOUSE AREA - OPTION 1		
	M2	S.F.
LEVEL 01	46.1 M2	496.0 S.F.
LEVEL 02	91.9 M2	989.6 S.F.
LEVEL 03	86.0 M2	925.7 S.F.
GROSS AREA	224.0 M2	2411.3 S.F.
GARAGE	43.8 M2	471.4 S.F.
NET AREA	224.0 M2	2442.6 S.F.

HOUSE AREA - OPTION 2		
	M2	S.F.
LEVEL 01	61.2 M2	658.3 S.F.
LEVEL 02	91.9 M2	989.6 S.F.
LEVEL 03	86.0 M2	925.7 S.F.
GROSS AREA	239.1 M2	3044.9 S.F.
GARAGE	43.8 M2	471.4 S.F.
NET AREA	239.1 M2	2604.9 S.F.

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PROJECT:
**EVELYN
PARCEL 10**

West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 239-10

SHEET TITLE:
HOUSE PLANS

REVISION NO.: 1	SHEET NO.: A3.1
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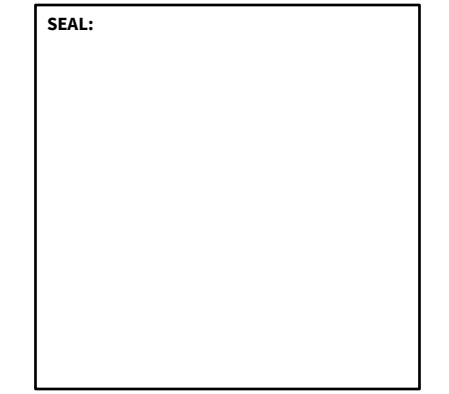
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NO.	DATE	DESCRIPTION
△ 03	03.17	RESPONSE TO DRG COMMENTS

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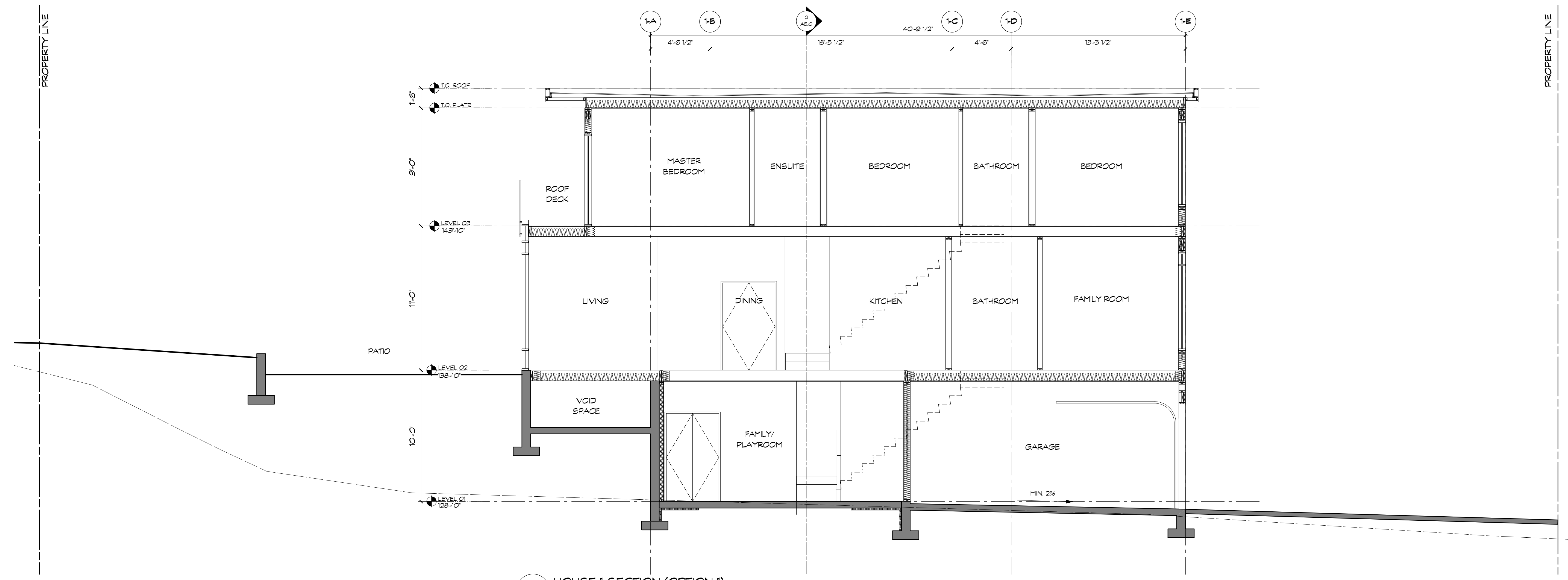
PROJECT:
**EVELYN
PARCEL 10**

West Vancouver, BC

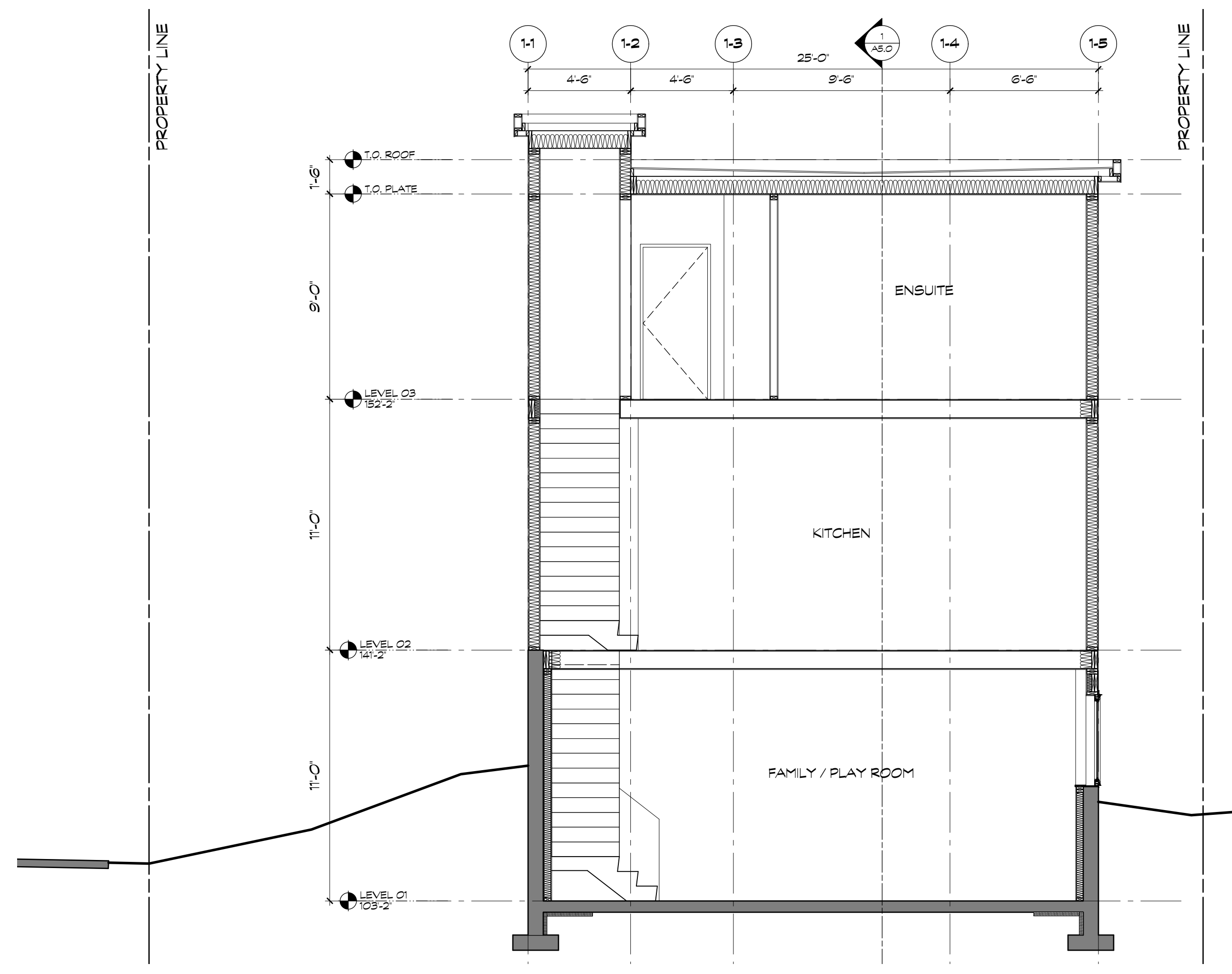
DRAWN: ES	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 238-10

SHEET TITLE:
**HOUSE 1
SECTIONS**

REVISION NO.: 1	SHEET NO.: A5.0
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1 HOUSE 1 SECTION (OPTION 1)
A5.0 SCALE: 1/4" = 1'-0"

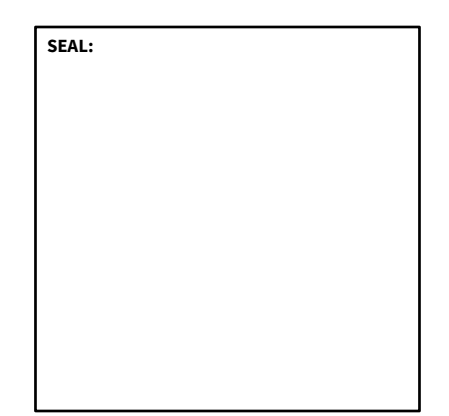


2 HOUSE 1 SECTION (OPTION 1)
A5.0 SCALE: 1/4" = 1'-0"

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REVISION:		
NO.:	DATE:	DESCRIPTION:
△ 03	03.17	RESPONSE TO DRG COMMENTS

ISSUE:	
DATE:	DESCRIPTION:
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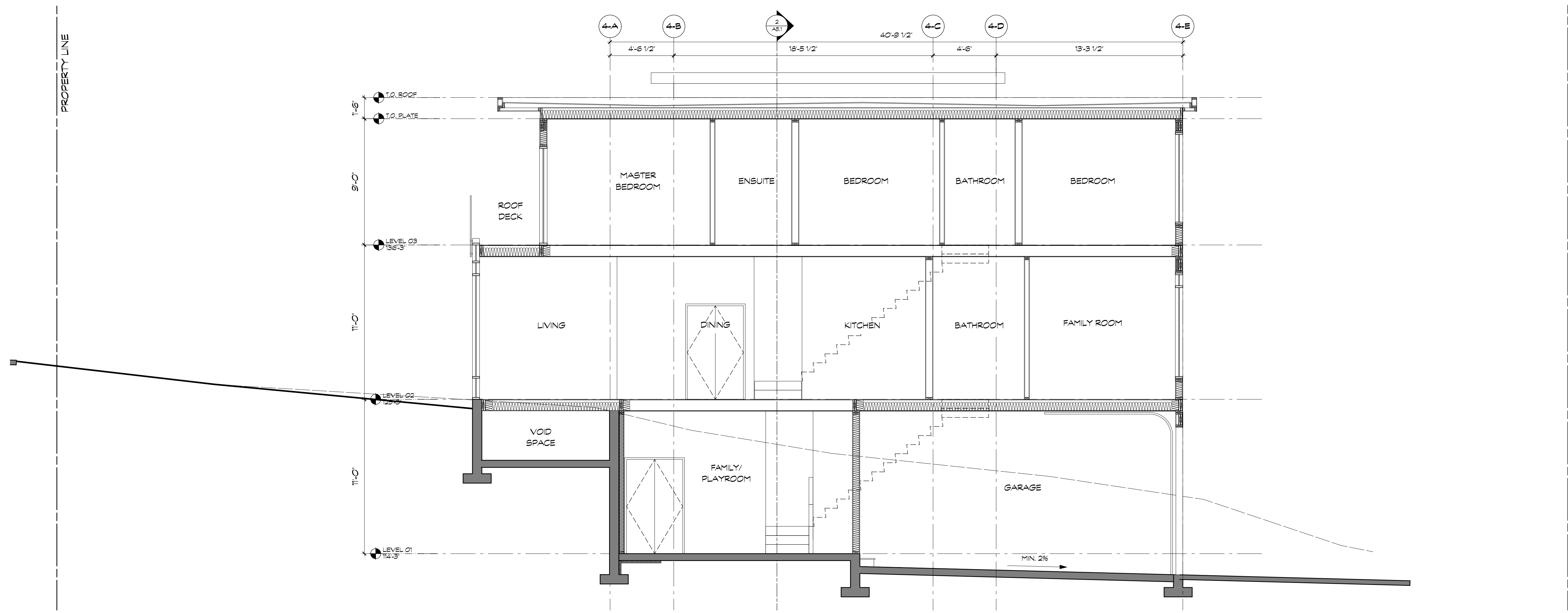
PROJECT:
**EVELYN
PARCEL 10**

West Vancouver, BC

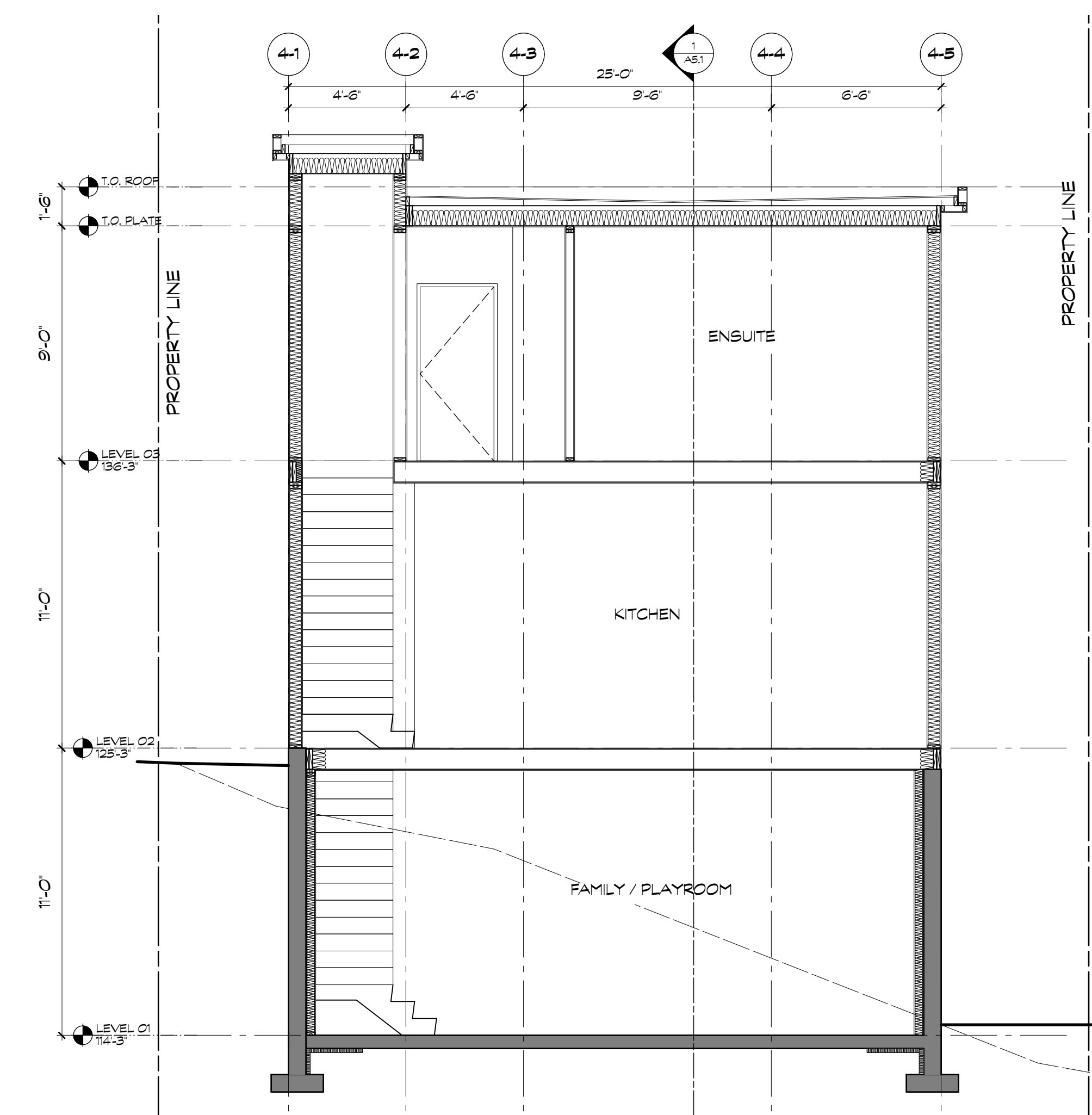
DRAWN: ES	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 238-10

SHEET TITLE:
**HOUSE 4
SECTIONS**

REVISION NO.:	SHEET NO.:
1	A5.1



1 HOUSE 4 SECTION (OPTION 1)
A5.0 SCALE: 1/4" = 1'-0"

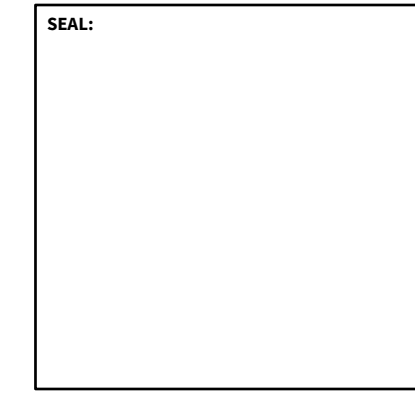


2 HOUSE 4 SECTION (OPTION 1)
A5.0 SCALE: 1/4" = 1'-0"

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1	03.03.17	RESPONSE TO DRG COMMENTS

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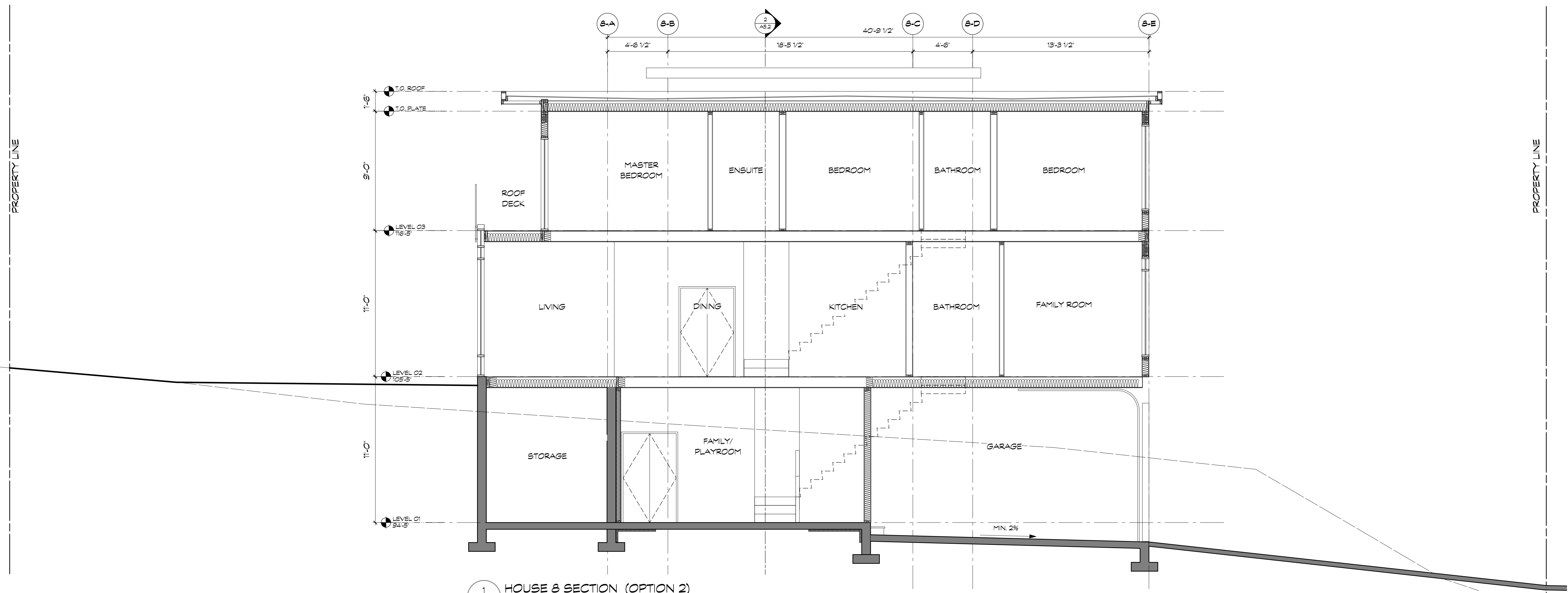
PROJECT:
**EVELYN
PARCEL 10**

West Vancouver, BC

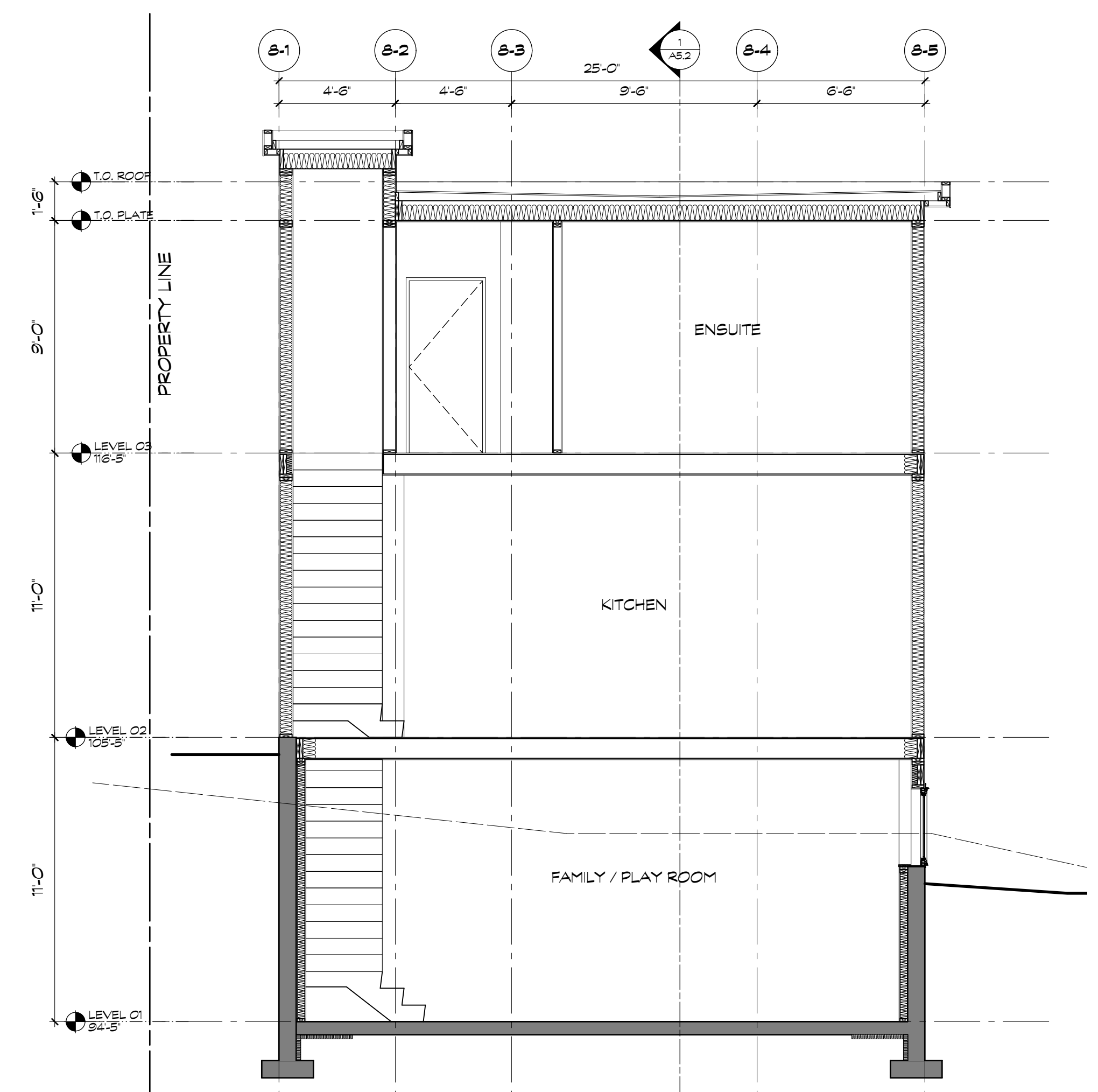
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SCALE: 1/4" = 1'-0"	PROJECT NO.: 238-10

SHEET TITLE:
**HOUSE 8
SECTIONS**

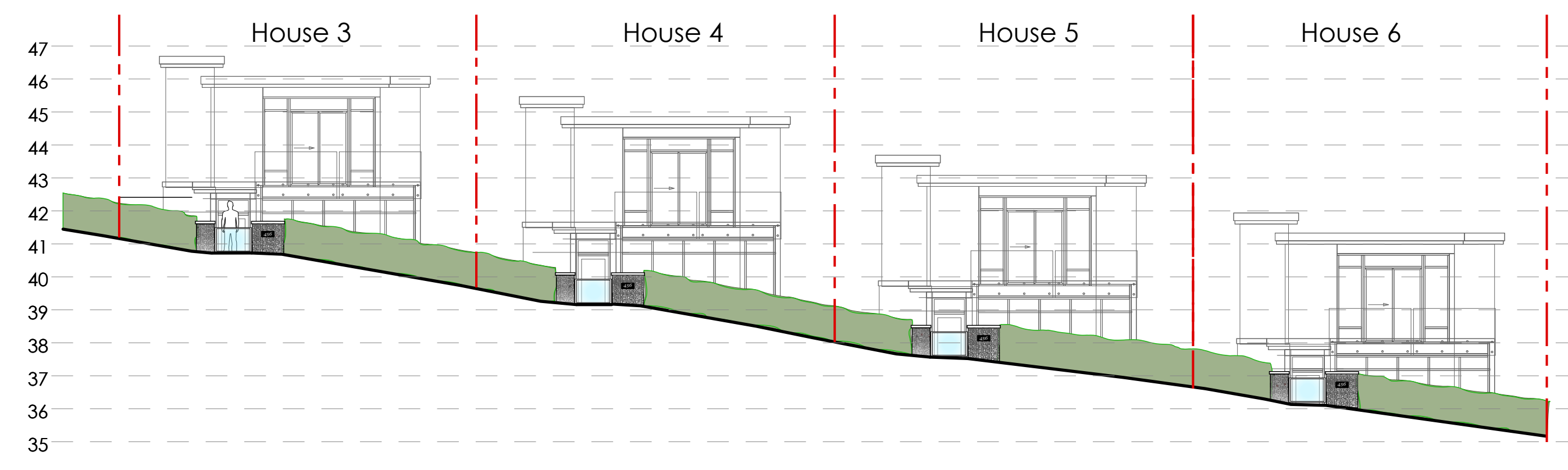
REVISION NO.:	SHEET NO.:
1	A5.2



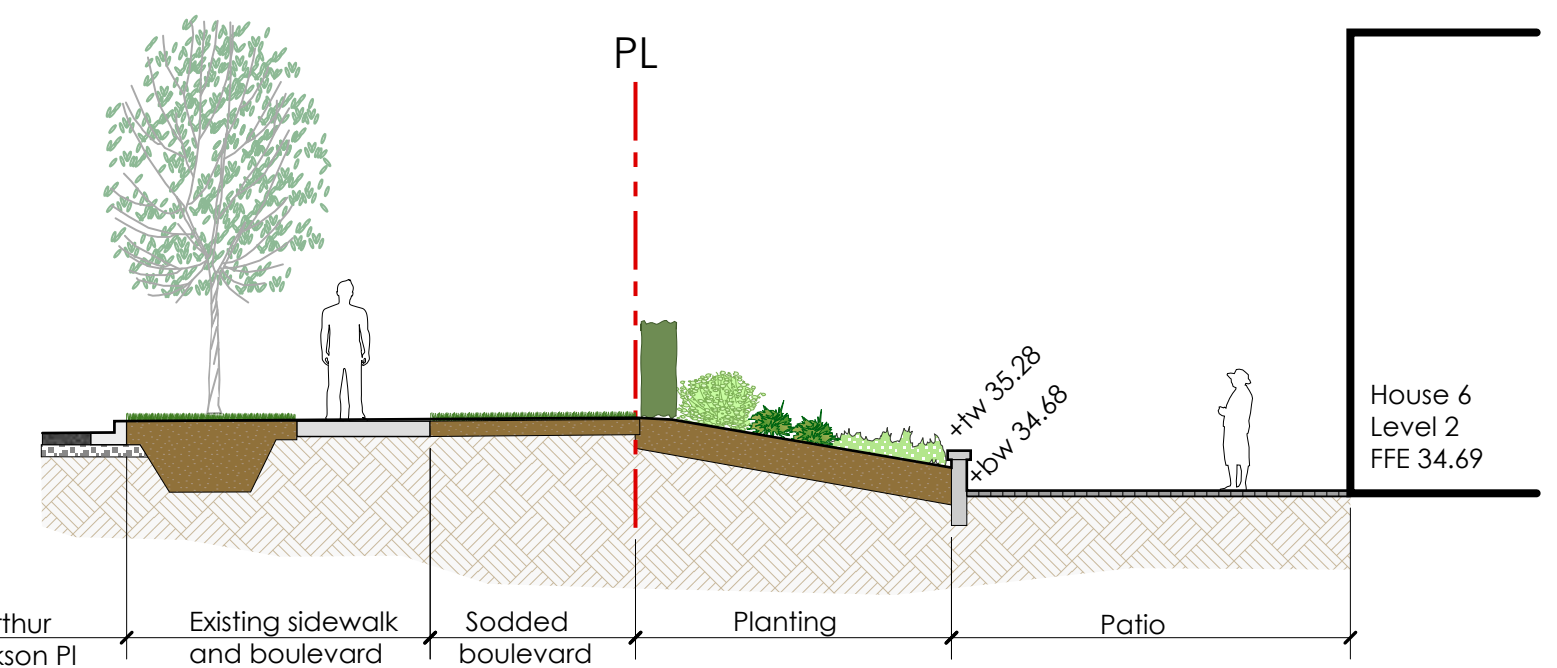
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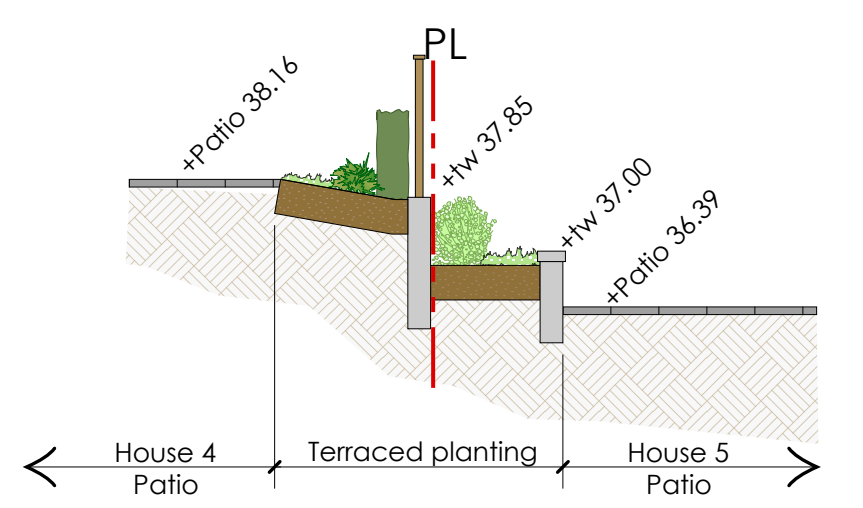
2 HOUSE 8 SECTION (OPTION 2)
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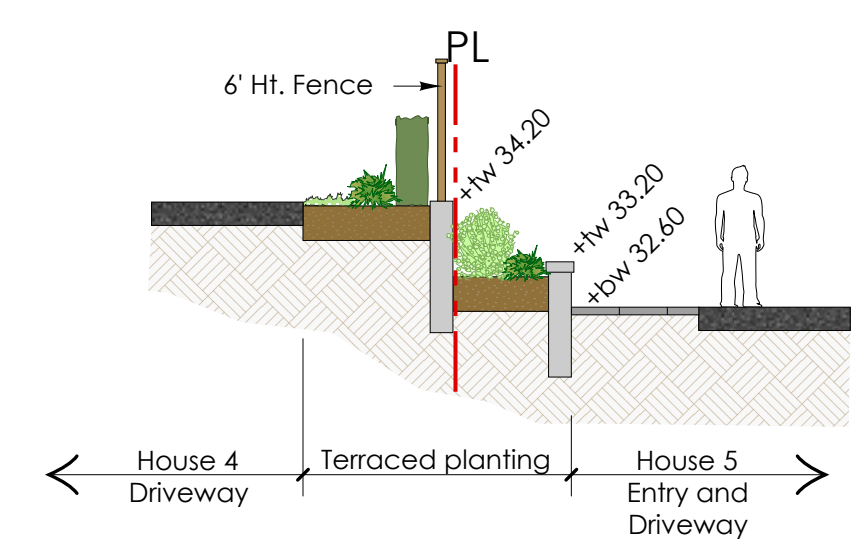
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Scale: 1:150



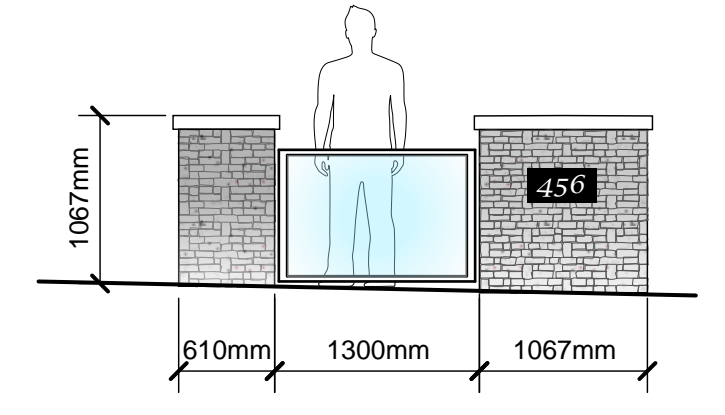
Section B-B
Scale: 1:100



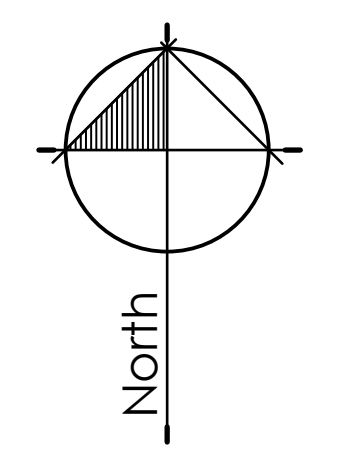
Section C-C
Scale: 1:100



Section D-D
Scale: 1:100



Typical Entry Monument along Arthur Erickson Place
Scale: 1:50



1	Apr. 22 - 16	Issued for DP
no.:	date:	item:
Revisions:		

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Project:
EVELYN DRIVE PARCEL 10

Drawn by: SF
Checked by: PK
Date: April 21 2016
Scale: 1:200
Drawing Title:

Landscape Concept Plan

Project No.:
11089
Sheet No.:

LEGEND

- Planting See Sheets L2 and L3
- Sodded lawn
- Existing Street Trees
- 4' Ht. Evergreen Hedge
- Property Line
- Proposed Street Trees
- River Rock
- Top of Wall and Bottom of Wall Elevations in Metric
- Proposed deciduous multi-stem, low-growing trees
- 12" x 24" Patio Pavers
- Cast in Place Concrete

PLANT LIST

TREES	Qty.	Botanical Name	Common Name	Size + Comments
	19	Cornus kousa	Kousa Dogwood	1.5m ht. Multi-stem
	8	Magnolia stellata	Star Magnolia	1.5m ht. Multi-stem
	12	Street Tree - size and species as per City of West Vancouver standard		7cm cal., B&B Min. 1.8m standard

SHRUBS	Qty.	Botanical Name	Common Name	Size + Comments + Spacing
	Az	Azalea japonica 'Glacier'	Glacier Azalea	#2 pot, 18" o.c.
	Ct	Choisya ternata	Mexican Orange	#2 pot, 2'-9" o.c.
	Ch	Cistus x hybridus	White Rockrose	#2 pot, 3' o.c.
	E	Erica 'December Red'	Winter Heath	#1 pot, 12" o.c.
	Lo	Lonicera pileata	Boxleaf Honeysuckle	#2 pot, 24" o.c.
	Rc	Rhododendron 'Cunningham's White'	Rhododendron Cunningham	#2 pot, 3' o.c.
	Sa	Sarcococca hookeriana var. humilis	Fragrant Sweet Box	#2 pot, 18" o.c.
	T+	Taxus x media 'Hicksii'	Hick's Yew	4' Ht. rootball to rootball

PERENNIALS/GRASSES/GROUNDCOVERS	Qty.	Botanical Name	Common Name	Size + Comments + Spacing
	Ca	Calamagrostis Acutiflora 'Karl Foerster'	Foerster Feather Reed Grass	#1 pot, 24" o.c.
	c	Carex morrowii 'Ice Dance'	Variegated Sedge	#2 pot, 2'-9" o.c.
	e	Echinacea purpurea	Purple Coneflower	#1 pot, 18" o.c.
	H	Heuchera 'Green Spice'	Coral Bells	#1 pot, 15" o.c.
	1000	Pachysandra terminalis	Japanese Spurge	4' pot, 12" o.c.
	r	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Black-Eyed Susan	#1 pot, 18" o.c.

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 current B.C. Landscape Standard 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 'Soft Landscape Areas' are to be irrigated to IIABC Standards with high efficiency irrigation system - Refer to Irrigation Plans and Irrigation details
- All irrigation valve boxes equipped with quick-couplers.
- All planting areas to be covered in mulch. Refer to planting details