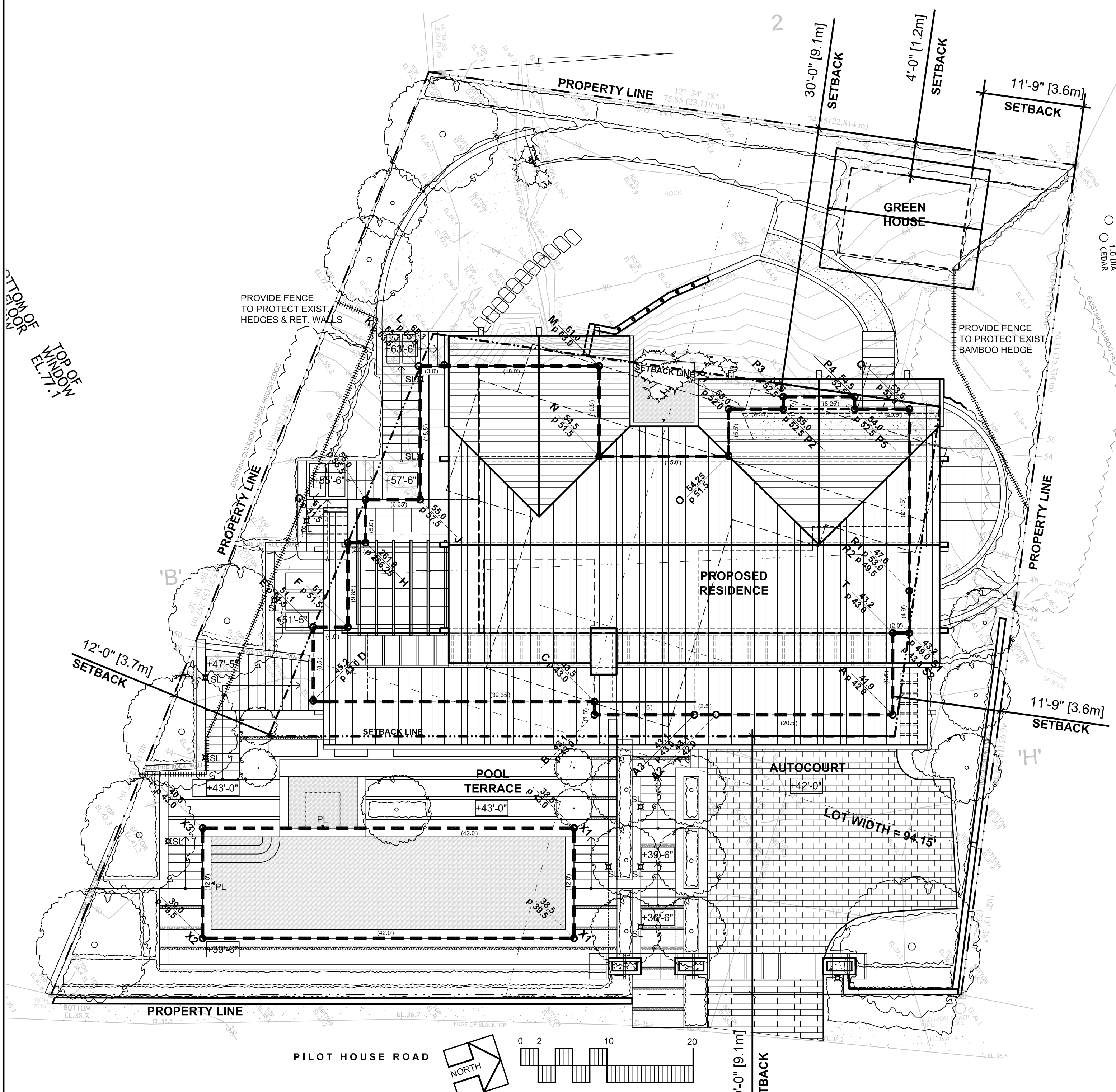


# CAPLAN RESIDENCE: 4753 PILOT HOUSE ROAD, WEST VANCOUVER

F.A.R. EXEMPTIONS SUMMARY



## PROJECT STATISTICS

**LOT ADDRESS**  
4753 PILOT HOUSE ROAD, WEST VANCOUVER, BC

**LEGAL DESCRIPTION:**  
LOT 18 BLOCK 2 DISTRICT LOT 811, PLAN 4763  
P.I.D. 011-317-680

ZONING	ALLOWED	PROPOSED	COMMENT
RS-3	RS-3		

**LOT AREA**  
9,349 SF  
868.5 m<sup>2</sup>

**SITE COVERAGE**  
9349.0 \* 0.3 = 2,804.7 SF (260.6 m<sup>2</sup>)  
2,433.8 SF (226.1 m<sup>2</sup>)  
conforms

**FLOOR AREA RATIO**  
9349.0 \* 0.35 = 3,272.2 SF (304.0 m<sup>2</sup>)

LOWER	POOL EQ.	MECHANICAL	UPPER	GARAGE AUXILIARY (GREENHOUSE)	TOTAL
307.4 SF (28.6 m <sup>2</sup> )	0.0 SF	1660.8 SF (154.3 m <sup>2</sup> )	1,299.3 SF (120.7 m <sup>2</sup> )	0.0 SF	3267.5 SF (303.6 m <sup>2</sup> )

**BUILDING SETBACKS**  
L.W. = 94.15' (28.7m). Refer to Site plan

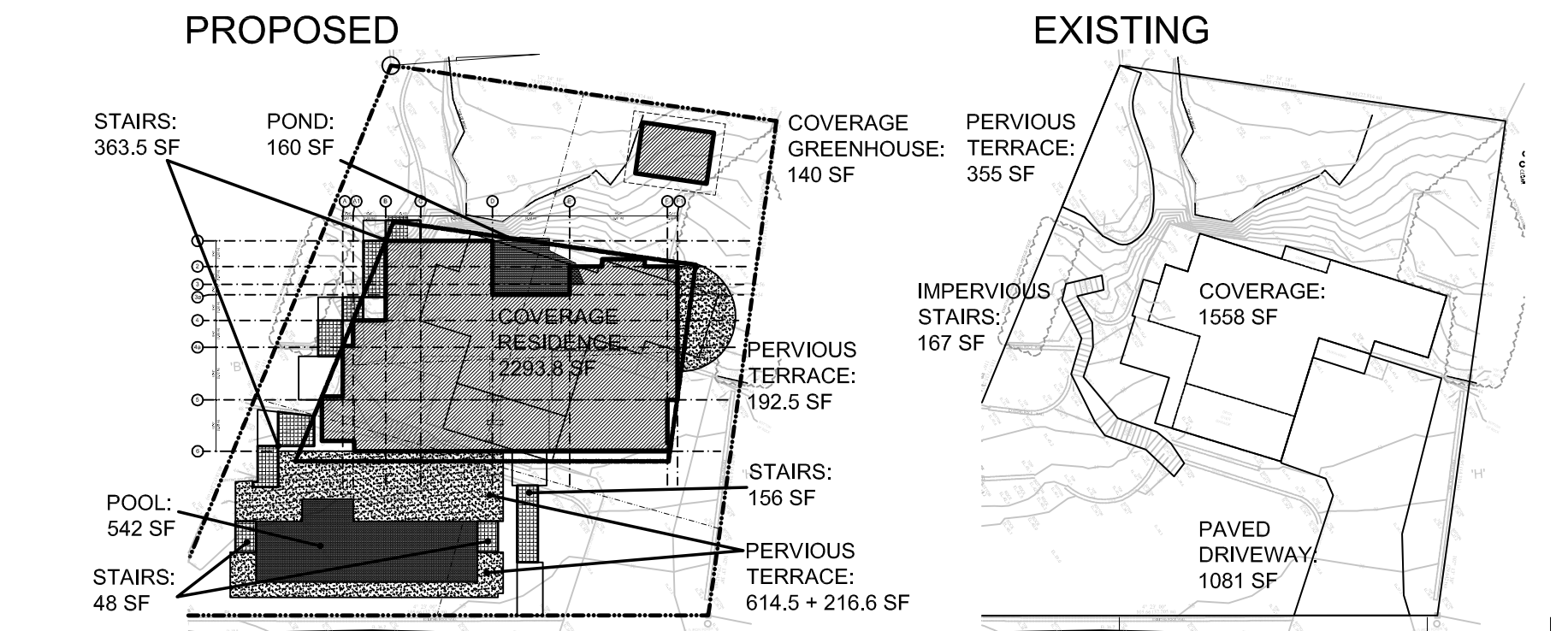
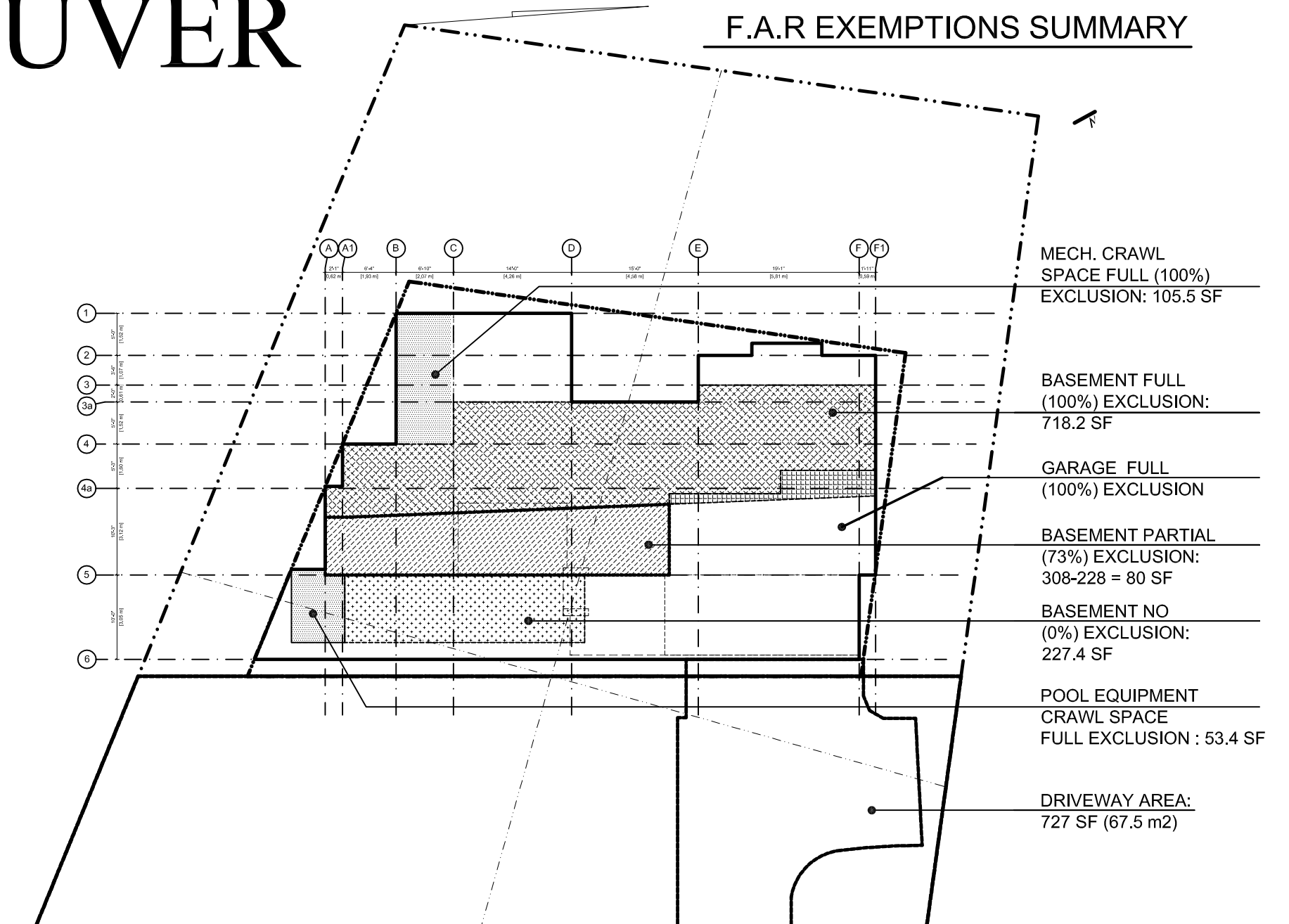
**FRONT YARD PAVED AREA**  
AREA WITHIN FRONT YARD SETBACK (30'-0") = 3,047.5 SF  
PAVED AREA PERMITTED (80%) = 1,523.8 SF  
ACTUAL PAVED FRONT YARD AREA = 727.0 SF

**LOWER FLOOR F.A.R. CALCULATION**

AVERAGE GRADE - BASEMENT FLR LVL	TTL. HT. OF BASEMENT	PERCENTAGE
50.73' - 43.0'	X 100 = 74%	
10.5'		

**LOWER FLOOR EXCLUSION** = 308' \* 0.74 = 228 SF

**TOTAL L.F. G.F.A.** = 1,253.8 SF  
0% EXEMPTION L.F.A. = 227.4 SF (under main terrace)  
PARTIAL EXEMPTION = 80.0 SF (308 - 228.0)  
100% EXEMPTION = 0.0 SF (718.2)  
**COUNTABLE L.F.A.** = 227.4 + 80.0 = 307.4



## SITE COVERAGE COMPARISON (sq.ft.)

	EXISTING	PROPOSED
BUILDING COVERAGE	1558.0	2433.8
DRIVEWAY	1081.0	753.5
POOL, POND	N/A	702.0
PERVIOUS TERRACE	355.0	1023.6
STAIRS	167.0	567.5

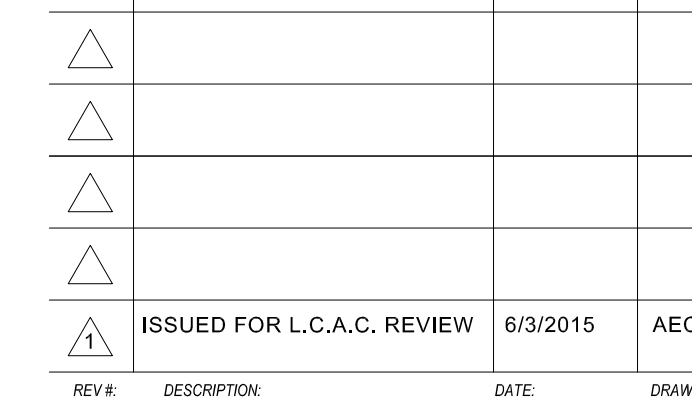
## SITE AREAS COVERAGE DEFINITIONS

4753 PILOT HOUSE ROAD - CAPLAN RESIDENCE					21-Oct-14					
EXISTING AVERAGE GRADE AT PERIMETER					AVERAGE PROPOSED GRADE AT PERIMETER					
A	B	(A+B)/2	LENGTH	PRODUCT	A	B	(A+B)/2	LENGTH	PRODUCT	
A-A2	41.90	43.10	42.50	20.90	871.25	42.00	42.00	42.00	20.90	861.00
A2-A3	43.10	43.10	43.10	2.90	107.75	42.00	43.00	42.50	2.90	106.25
A3-B	43.10	43.30	43.20	11.60	502.38	43.00	43.00	43.00	11.60	498.80
B-C	43.00	45.20	44.10	1.90	65.48	43.00	43.00	43.00	1.90	64.50
C-D	45.20	51.20	48.20	32.35	1413.70	43.00	43.00	43.00	32.35	1391.05
D-E	51.20	51.20	51.20	8.50	435.20	43.00	51.00	47.25	8.50	401.63
E-F	51.20	51.20	51.20	4.00	204.80	51.50	51.50	51.50	4.00	206.00
F-G	51.20	53.90	52.55	9.85	517.62	51.50	52.50	52.00	9.85	512.20
G-H	53.90	53.90	53.90	2.00	91.20	52.50	52.50	52.50	2.00	105.00
H-I	53.90	54.60	54.25	6.00	325.50	52.50	55.00	53.75	6.00	270.00
I-J	54.60	55.00	54.80	6.35	347.98	55.00	57.50	56.25	6.35	358.78
J-K	55.00	55.30	55.15	15.50	852.33	57.50	63.50	60.50	15.50	937.75
K-L	55.30	55.30	55.30	3.00	165.90	63.50	65.50	64.50	3.00	193.50
L-M	55.30	61.00	58.15	18.00	1136.70	65.50	63.00	64.25	18.00	1156.50
M-N	61.00	54.50	57.75	10.50	606.38	63.00	51.50	57.25	10.50	601.13
N-O	54.50	54.25	54.38	15.00	815.75	51.50	51.50	51.50	15.00	772.50
O-P	54.25	55.00	54.63	5.50	300.44	51.50	52.00	51.75	5.50	284.63
P1-P2	55.00	55.00	55.00	6.35	348.25	52.00	52.50	52.25	6.35	331.79
P2-P3	55.00	54.50	54.75	1.50	82.13	52.50	52.50	52.50	1.50	78.75
P3-P4	54.50	54.50	54.50	8.25	449.63	52.50	52.50	52.50	8.25	433.13
P4-P5	54.50	54.00	54.25	1.50	81.38	52.50	52.50	52.50	1.50	78.75
P5-Q	54.00	53.80	53.90	6.35	341.63	52.50	53.00	52.75	6.35	334.96
Q-R1	53.80	47.00	50.30	21.15	1063.85	53.00	53.00	53.00	21.15	1120.95
R1-R2	47.00	47.00	47.00	0.00	0.00	53.00	49.50	51.25	0.00	0.00
R2-S1	47.00	43.20	45.10	4.90	220.99	49.50	49.00	49.25	4.90	241.33
S1-S2	43.20	43.20	43.20	0.00	0.00	49.00	42.50	45.75	0.00	0.00
S2-T	43.20	43.20	43.20	2.00	86.40	42.50	42.50	42.50	2.00	85.00
T-A	43.20	41.90	42.55	9.50	404.23	42.50	42.00	42.25	9.50	401.38
<b>TOTAL PERIMETER</b>					<b>233.15</b>					<b>233.15</b>
<b>TOTAL PRODUCT</b>					<b>11847.70</b>					<b>11827.23</b>
<b>AVERAGE EXISTING GRADE</b>					<b>50.82</b>					<b>50.73</b>
<b>MEAN HOUSE HEIGHT ELEVATION</b>					<b>75.50</b>					<b>75.50</b>
<b>HOUSE HEIGHT ABOVE EXISTING GRADE</b>					<b>24.68</b>					<b>24.77</b>

4753 PILOT HOUSE ROAD - POOL					AVERAGE PROPOSED GRADE AT PERIMETER						
EXISTING AVERAGE GRADE AT PERIMETER					AVERAGE PROPOSED GRADE AT PERIMETER						
X1-X2	A	B	(A+B)/2	LENGTH	PRODUCT	X1-X2	A	B	(A+B)/2	LENGTH	PRODUCT
X1-X2	38.50	39.00	38.75	42.00	1627.50	39.50	39.50	39.50	42.00	1659.00	
X2-X3	39.00	40.50	39.75	12.00	477.00	39.50	43.00	41.25	12.00	495.00	
X3-X4	40.50	38.50	39.50	42.00	1659.00	43.00	43.00	43.00	42.00	1008.00	
X4-X1	38.50	38.50	38.50	12.00	462.00	43.00	39.50	41.25	12.00	495.00	
<b>TOTAL PERIMETER</b>					<b>108.00</b>					<b>108.00</b>	
<b>TOTAL PRODUCT</b>					<b>4225.50</b>					<b>4455.00</b>	
<b>AVERAGE EXISTING GRADE</b>					<b>39.13</b>					<b>41.25</b>	
<b>MEAN HOUSE HEIGHT ELEVATION</b>					<b>43.00</b>					<b>43.00</b>	
<b>POOL STRUCTURE HEIGHT ABOVE EXISTING GRADE</b>					<b>3.88</b>					<b>1.75</b>	

## GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DRAWINGS BEFORE COMMENCING CONSTRUCTION. REPORT DISCREPANCIES IMMEDIATELY TO ARCHITECT.
- DIMENSIONS ARE TAKEN TO OUTSIDE OF SHEATHING FOR EXTERIOR WALLS AND TO FACE OF STUD FOR INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- BUILDING CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE BRITISH COLUMBIA BUILDING CODE (BCBC), CURRENT EDITION AND ALL LOCAL BY-LAWS AS APPLICABLE.
- CONTRACTOR SHALL TAKE PRECAUTIONS AS SPECIFIED BY THE 'CANADIAN CONSTRUCTION SAFETY CODE' TO ENSURE PUBLIC SAFETY DURING CONSTRUCTION.
- FOOTINGS TO SUITABLE BEARING BELOW FROST PENETRATION DEPTH. MIN. 18" BELOW GRADE.
- CONCRETE SHALL BE 3000 PSI MIN. STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
- ALLOW OPENINGS IN FOUNDATIONS FOR SERVICES AS REQUIRED.
- ANCHOR SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIA. BY 8" LONG STEEL ANCHOR BOLTS AT 6'-0" O.C. MAX.
- WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 45# DAMPPROOFING FELT LAYER.
- PROVIDE 4" PERFORATED PERIMETER DRAIN TILE WITH 6" CLEAN GRAVEL OVER.
- FRAMING LUMBER SHALL BE DOUGLAS FIR OR HEMLOCK NO. 2D OR BETTER.
- FLOOR JOISTS SHALL BE DOUBLED UNDER WALLS PARALLEL TO JOIST.
- FLUSH FRAMED WOOD MEMBERS SHALL BE SECURED WITH APPROVED METAL FRAMING ANCHORS.
- LINTELS SHALL BE MIN. (2) 2X10'S UNLESS NOTED OTHERWISE.
- SYMBOL IN WALL CONSTRUCTION INDICATES BUILT-UP WOOD STUD COLUMN. NUMBER OF STUDS SHALL BE EQUAL TO THE NUMBER OF MEMBERS IN THE BEAM BEING SUPPORTED, UNLESS OTHERWISE INDICATED. ENSURE TRANSFER OF LOADS TO FOUNDATIONS.
- TRUSSES, GULLAM BEAMS, MICROLAMS, SHALL BE C.S.A. APPROVED - DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER. MANUFACTURE GULLAMS 12" LONGER FOR ACCURATE CUTTING ON SITE.
- 2X2 OR SOLID WOOD BLOCKING EQUAL IN DEPTH TO THE JOISTS, SHALL BE INSTALLED BETWEEN FLOOR AND ROOF JOISTS PERPENDICULAR TO THE SPAN IN ROWS NOT TO EXCEED 7'-0" APART. WHERE (1) ROW IS REQUIRED IT SHALL BE LOCATED MID-SPAN. WHERE MORE THAN (1) ROW IS REQUIRED, BRIDGING SHALL BE EQUALLY SPACED ACROSS THE SPANS.
- SHEET METAL FLASHINGS SHALL BE INSTALLED OVER ALL UNPROTECTED OPENINGS TO THE EXTERIOR AND BELOW ALL EXTERIOR DOOR SILLS. SHEET METAL FLASHINGS SHALL BE INSTALLED TO PROTECT MOISTURE PENETRATION AT ALL HORIZONTAL AND OBLIQUE CHANGES OF PLANE OR MATERIAL ON THE EXTERIOR.
- UNLESS NOTED OTHERWISE, PAINT ALL FLASHINGS TO MATCH ADJACENT MATERIAL FINISHES.
- CAULKING SHALL BE INSTALLED AROUND ALL OPENINGS TO THE EXTERIOR.
- NEW CEDAR SHAKE ROOF TO BE 18" NO. 1 CEDAR RESAWN, PRESSURE TREATED SHAKES WITH 7" MAX. EXPOSURE. PROVIDE MIN. 18" WIDE #15 BUILDING FELT UNDERLAY BETWEEN EACH SHAKE COURSE.
- GRADE LINES AS SHOWN ARE APPROXIMATE.
- NEW WINDOWS AND GLAZED DOORS TO BE INSULATED GLAZED IN WOOD SASHES. GLAZING WEIGHTS TO CONFORM TO THOSE SPECIFIED BY THE N.B.C. GLAZING WITHIN 6" OF THE FLOOR, OR IN DOORS, OR WITHIN 36" OF DOOR LOCKS, AND ABOVE TUBS SHALL BE SAFETY GLASS.
- INTERIOR CEILING AND WALL SURFACES SHALL BE 5/8" GYPSUM BOARD WHERE FRAMING EXCEEDS 16' O.C. AND 1/2" GYPSUM BOARD ALL OTHER AREAS, UNLESS NOTED OTHERWISE. CEMENT BOARD REQUIRED AS TILE BASE AROUND TUBS & SHOWERS.
- SMOKE DETECTOR'S SHALL BE INSTALLED IN ACCORDANCE WITH B.C.B.C. PROVIDE MINIMUM (1) HARDWIRED SMOKE DETECTOR PER FLOOR, ALL ALARMS INTERCONNECTED. PROVIDE A 5 LB. A.B.C. DRY CHEMICAL FIRE EXTINGUISHER NEAR THE KITCHEN, FRAMED INTO THE WALL.
- VENTILATION: PROVIDE CONT. 2" SCREENED VENTS AT EAVES. PROVIDE 12"x12" ROOF JACKS AT HIGH IN ROOF STRUCTURE. PROVIDE CONTINUOUS OR INTERMITTENT EXHAUST FANS TO BATHROOMS, TOILET ROOMS AND KITCHENS.
- CHIMNEY FLUES TO CONFORM TO U.L.C. 5610 AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL NECESSARY CLEARANCES TO COMBUSTIBLE MATERIALS.
- EXTERIOR SWINGING DOORS TO BE SOLID BLOCKED BETWEEN FRAME AND FRAMING AT HINGE AND STRIKE PLATE HEIGHTS. PROVIDE SOLID BLOCKING TWO STUD SPACES EITHER SIDE OF DOOR AT LATCH HEIGHT.
- OUTSWINGING EXTERIOR DOORS TO HAVE NON-REMOVABLE-PIN TYPE HINGE. PROVIDE SECURITY PER B.C. BUILDING CODE 9.6.4, 9.6.6 AND 9.7.6. PROVIDE CONTINUOUS WEATHERSTRIPPING TO ALL EXTERIOR DOORS.
- PROVIDE 20"x28" WEATHERSTRIPPED ACCESS PANEL TO ALL ATTIC AND CRAWL SPACES.
- ALL EXTERIOR FASTENERS SHALL BE GALV. STEEL OR OTHER CORROSION RESISTANT MATERIALS.
- PROVIDE AIR SPACE FOR INSULATION ABOVE JOISTS AS PER B.C. BUILDING CODE 9.19.1.3.(1) & 9.19.1.3.(2).
- TIE DOWNSPOUTS INTO SEPARATE RAIN WATER COLLECTION SYSTEM.
- SECURE HOT WATER TANKS TO PREVENT OVERTURNING.
- NO MIRRORING DOORS TO WALK-IN CLOSETS.



**HLINSKY + DAVIS ARCHITECTS INC.**

2430 BELLEVUE AVENUE, WEST VANCOUVER, B.C. V7Y 1Y1  
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PROJECT TITLE:  
**CAPLAN RESIDENCE**  
4753 PILOT HOUSE ROAD  
WEST VANCOUVER

SHEET TITLE:  
**SITE PLAN**  
ZONING & STATISTICS

PAGE:  
DRAWN: AEC  
SCALE: 1/8" = 1'-0"  
DATE: 12/08/2014

**A1.0**

P:\Current\2014-Caplan-4753-Pilot-Hs-Ro-Caplan-CURRENT PLANS - 4753 Pilot House Road.dwg





A. View from Pilot House Road to the Property and Adjacent Neighbours : Natural character of the site, the varied topography and short Rock Walls along street, establishes the feeling of openness and provides visual interest.



B. View To Water at Middle Terrace : View is blocked From existing house to Water by couple of Evergreen and Alder Trees.



C. View To Water at Top Terrace / Back Yard : View to water from South side yard has a continuous presence and visibility.



D. Landscape Character : Site has a Picturesque landscape setting with natural and man-made components which contributes to existing visual setting.



E / F . Natural Rock Outcropping at Property's West Side / Backyard : It's the significant natural feature of the site and important to overall character of the site.



G. Existing Rock Walls : Another man-made landscape feature that is important to overall character of the site and remain in couple locations.



H . South Border : Mature Common Laurel shrub maintains screening between properties to remain.



I / J . North Border : Mature grouping of Bamoo trees maintain screening between properties to remain.



REV#	DESCRIPTION	DATE	DRAWN
1	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC

**HDA**  
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PROJECT TITLE:  
**CAPLAN RESIDENCE**  
 4753 PILOT HOUSE ROAD  
 WEST VANCOUVER

SHEET TITLE:  
**SITE CONTEXT PHOTOS**

PAGE:  
 DRAWN: AEC  
 SCALE: 3/32" = 1'-0"  
 DATE: 12/08/2014

P:\Current\2014-Caplan-4753-Pilot-Hs-Roi-Caplan- CURRENT PLANS - 4753 Pilot House Road.dwg

# CAPLAN RESIDENCE: 4753 PILOT HOUSE ROAD, WEST VANCOUVER

2 PROPOSED HOUSE ELEVATION 75'-6"

AMD 26

- PROPERTY WEST BORDER**
- Retain and Reconstruct Existing Wooden Fence
  - Remove Door to Adjacent Property and Fill
  - Retain Existing Chinese Wisteria
  - Planting Yew Hedge in front of Wooden Fence

- ROCK OUTDROP TERRACE GARDEN**
- Natural Rock Outcrop of the Site and Sunny Spot
  - Retained and Highlighted Feature in Garden
  - Enclosed By Natural Informal Planting (Trees, Understory Shrubs and Prennials)
  - Features in Upper Garden : Rock Plantings, Stepping Stones in Garden, Green House, Garden Plots, Pathway

- GRASS LOUNGE AREA - FIRE PIT AREA**
- Enhance Great View to Water
  - Informal Gathering Place for Family
  - Activity Space i.e Trampoline Location

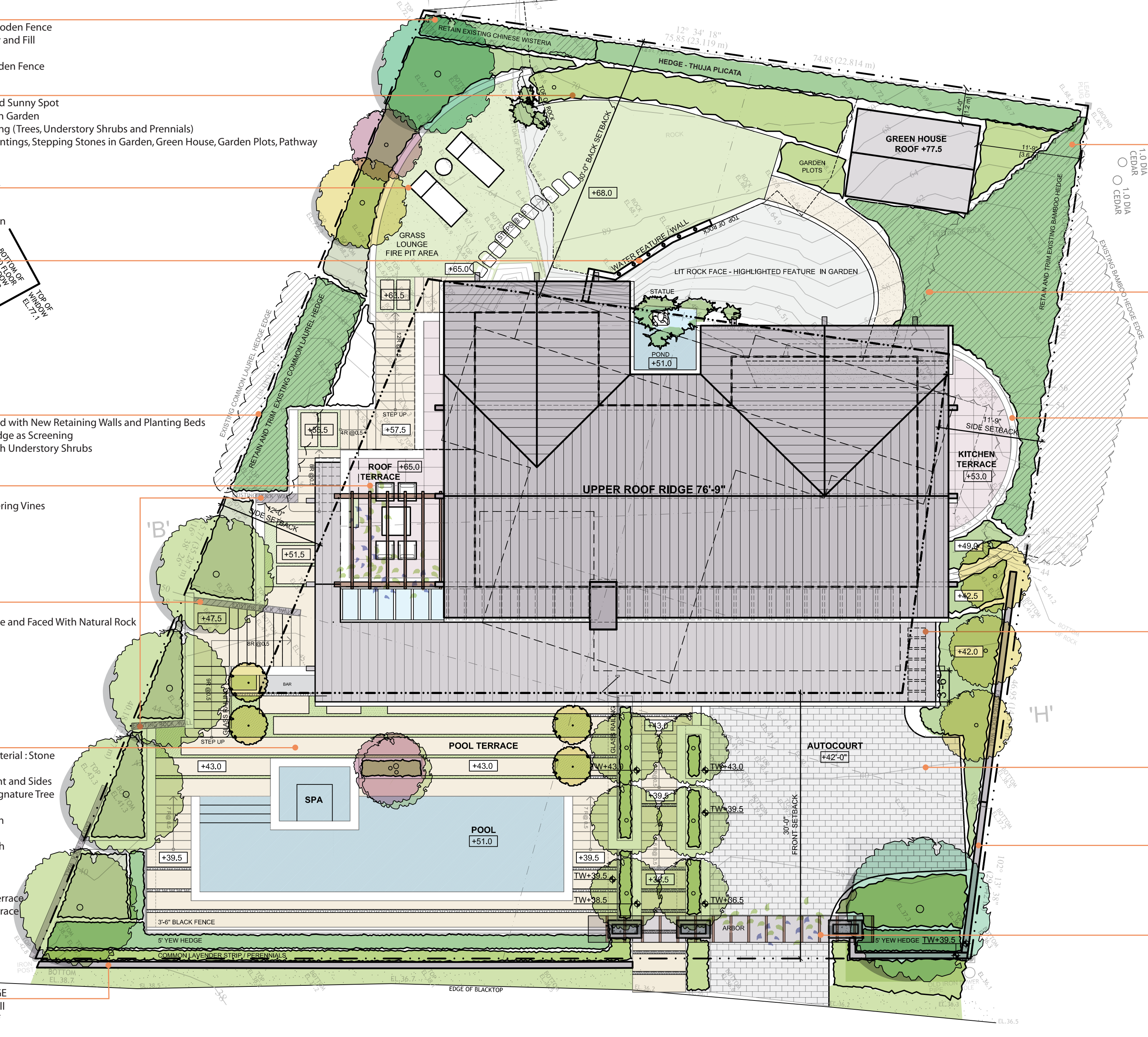
- WATERFALL WALL - POND FEATURE**
- Waterfall Wall Feature Incorporates Natural Rock Outcrop Face
  - Water Fountains on Top Of Natural Rock Outcrop
  - Water Trickles Down on Natural Rock Surface to Pond
  - Illuminated and Highlighted At Night
  - Pond Features : a Statue and Aquatic Plants

- PROPERTY SOUTH BORDER**
- Retain Existing Rock Walls Integrated with New Retaining Walls and Planting Beds
  - Retain Existing Common Laurel Hedge as Screening
  - Planting Canopy Trees together With Understory Shrubs (Natural Picturesque Landscape)
- MASTER BEDROOM TERRACE**
- With South Facing Seating Area
  - Wooden Trellis - Pergola With Flowering Vines

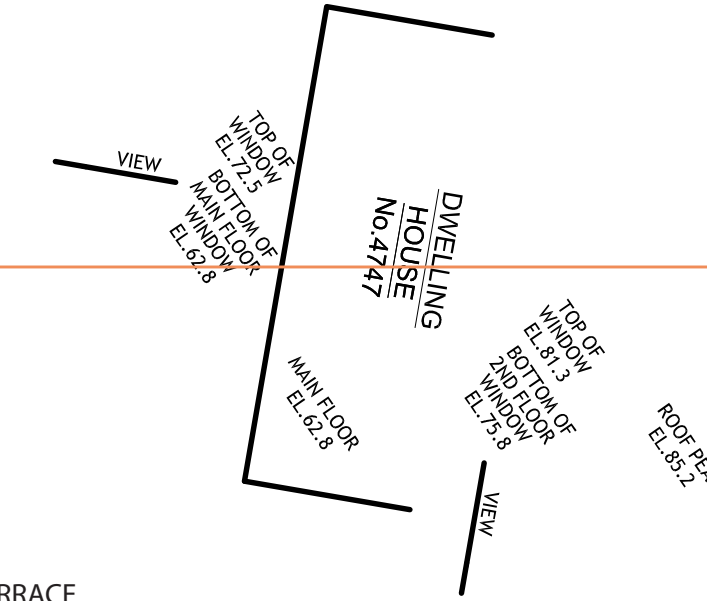
- EXISTING ROCK WALLS**
- Retain Existing Rock Walls Per Plan
  - All other Retaining Walls to Integrate and Faced With Natural Rock To Match Existing Rock Walls

- POOL TERRACE**
- Pool Size : 41X 10.75 ft Pool Wall Material : Stone
  - Planting :
  - Enclosed By 5ft Yew Hedge at Front and Sides
  - Upper Terrace Highlighted By a Signature Tree
  - Paving :
  - a. Precast Concrete Paving Slab With Wooly Thyme between Pavers
  - b. Precast Concrete Paving Slab With Pebble Strips Between Pavers (Set In Concrete Surface)
  - Railing :
  - 3.5ft Black Metal Fence at Lower Terrace and Glass Railing at Upper Pool Terrace

- PROPERTY EAST BORDER - FRONTAGE**
- Retain and Repair Existing Rock Wall
  - Planting 5ft Yew Hedge and Strip of Lavender and Prennials



- PROPERTY NORTH BORDER**
- Retain and Shape Existing Bamboo Hedge at North as Screening
  - Planting Informal Natural Planting Together with South Planting Frame Upper Rock Garden



- GARDEN PATHWAY**
- Circulation and Access Stepped Pathway
  - In Garden towards Green House, Pond and House
  - Enhance the Upper Garden Experience

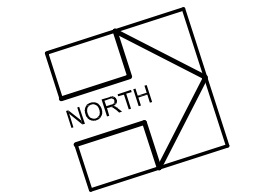
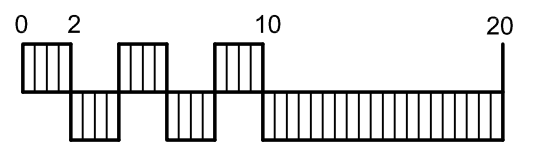
- KITCHEN TERRACE**
- BBQ and Socializing Terrace
  - With Stone Retaining Walls Stepping Down
  - Retain and Shape Bamboo Hedge adjacent to Kitchen Terrace as Screening
  - Planting : More Aromatic Kitchen herbs, Cascading Shrubs and Vines
  - Paving : Concrete Pavers On Pedestals

- SECONDARY SERVICE ACCESS TO GARAGE**
- Stepping Stones Pathway To The Entrance
  - With Water hose Area close to Secondary Entrance
  - Planting : Small Trees, Understory Shrubs and Groundcover
  - Paving : Stepping Stones

- DRIVEWAY**
- Paving : Precast Concrete Unit Pavers

- EXISTING ROCK WALLS**
- Retain Existing Rock Walls
  - Construct a Rock Wall at Front Property Edge to Match Existing
  - Planting 5ft Yew Hedge with Low Shrubs and Prennials
  - And a Corner Tree

- MAIN ENTRANCE**
- Highlighted By a Continuous Wooden Arbor with Climbing Vines
  - Entrance To House/Driveway Defined by Arbor Rock Posts
  - Main Entrance to House Further Enhanced by Two Rows of Styrax japonicus (Japanese Snowball) Trees
  - Main Entrance Paving : Precast Concrete Paving Slab With Pebble Strips Between Pavers (Set In Concrete Surface)



**B.GORDON  
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Caplan Residence  
4753 Pilot House Road  
West Vancouver, B.C.

PROJECT  
**LANDSCAPE  
CONCEPT PLAN  
SHEET**

SCHEMATIC SITE AUG 12, 14  
ISSUED FOR REVIEW OCT 20, 14  
PLANNING SUBMITTAL NOV 05, 14  
REVISED SITE PLAN OCT 28, 14

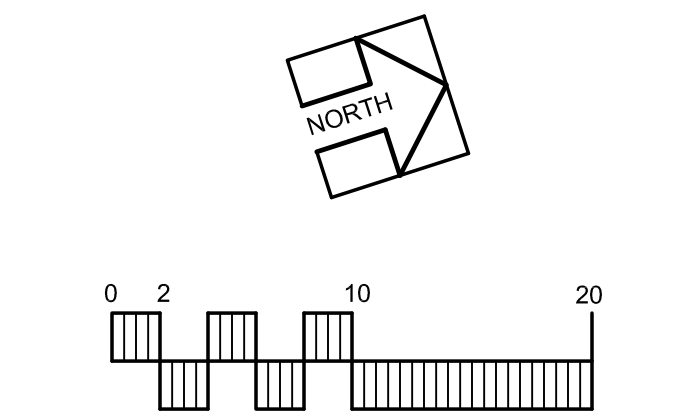
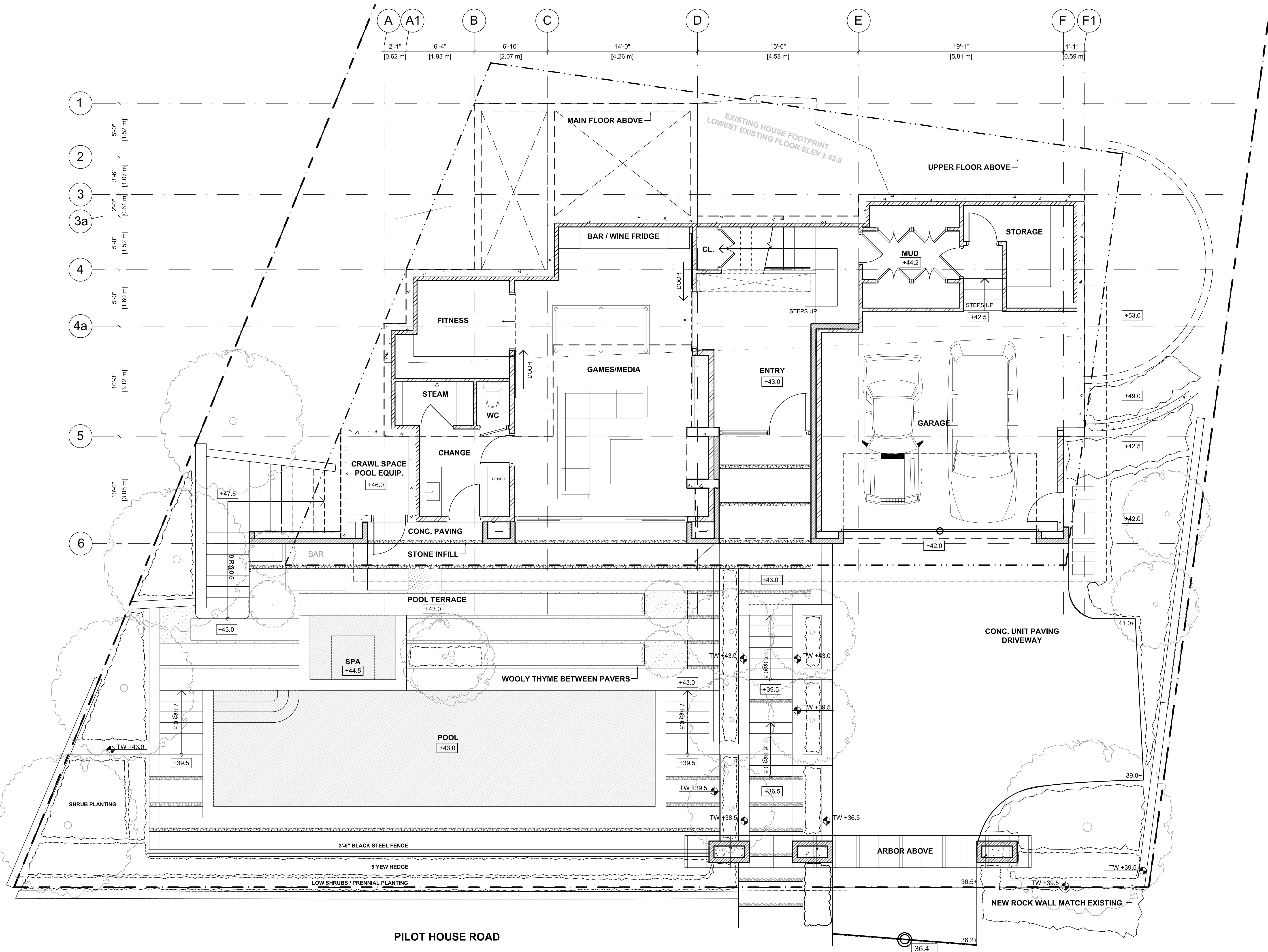
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DRAWN AEC  
SCALE 1/8" = 1'-0"  
DATE 12. AUG. 2014

SHEET **A1.3**

PILOT HOUSE ROAD

BENCH MARK  
TOP OF ARROWHEAD NUT ON  
FIRE HYDRANT  
ELEVATION 38.28 FEET

P:\Current\2014-Caplan-4753-Pilot-Hs-Roi-Caplan-CURRENT PLANS - 4753 Pilot House Road.dwg



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△			
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△	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC
REV#	DESCRIPTION	DATE	DRAWN

**HDA**  
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**ARCHITECTS INC.**

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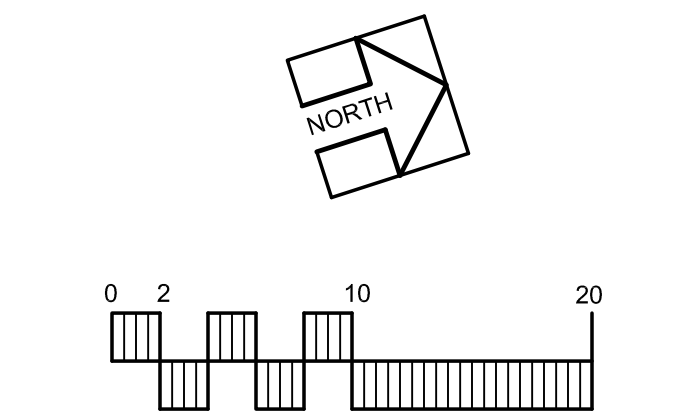
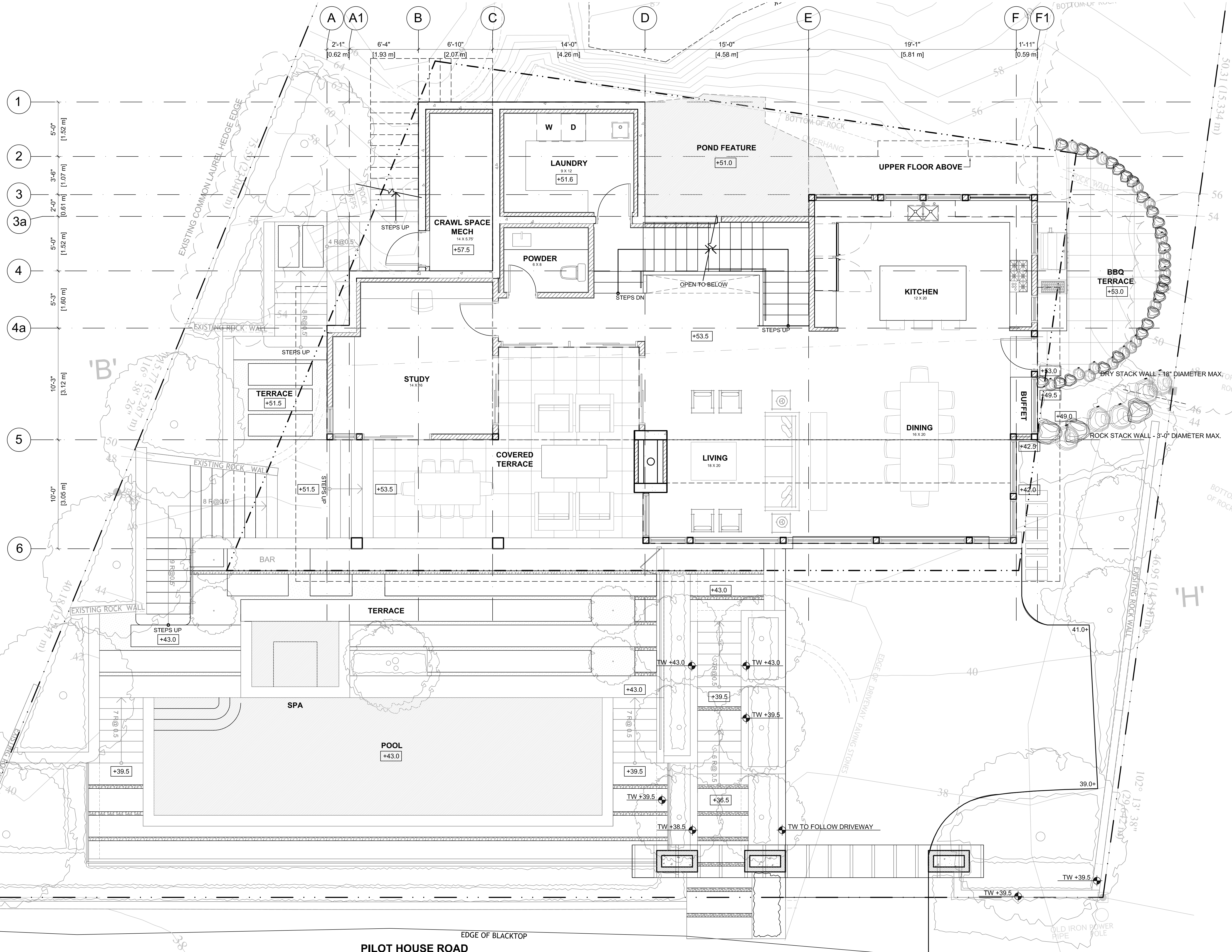
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**WEST VANCOUVER**

SHEET TITLE:  
**LOWER FLOOR PLAN**

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 DATE: 12/08/2014

**A2.1**

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REV#	DESCRIPTION	DATE	DRAWN
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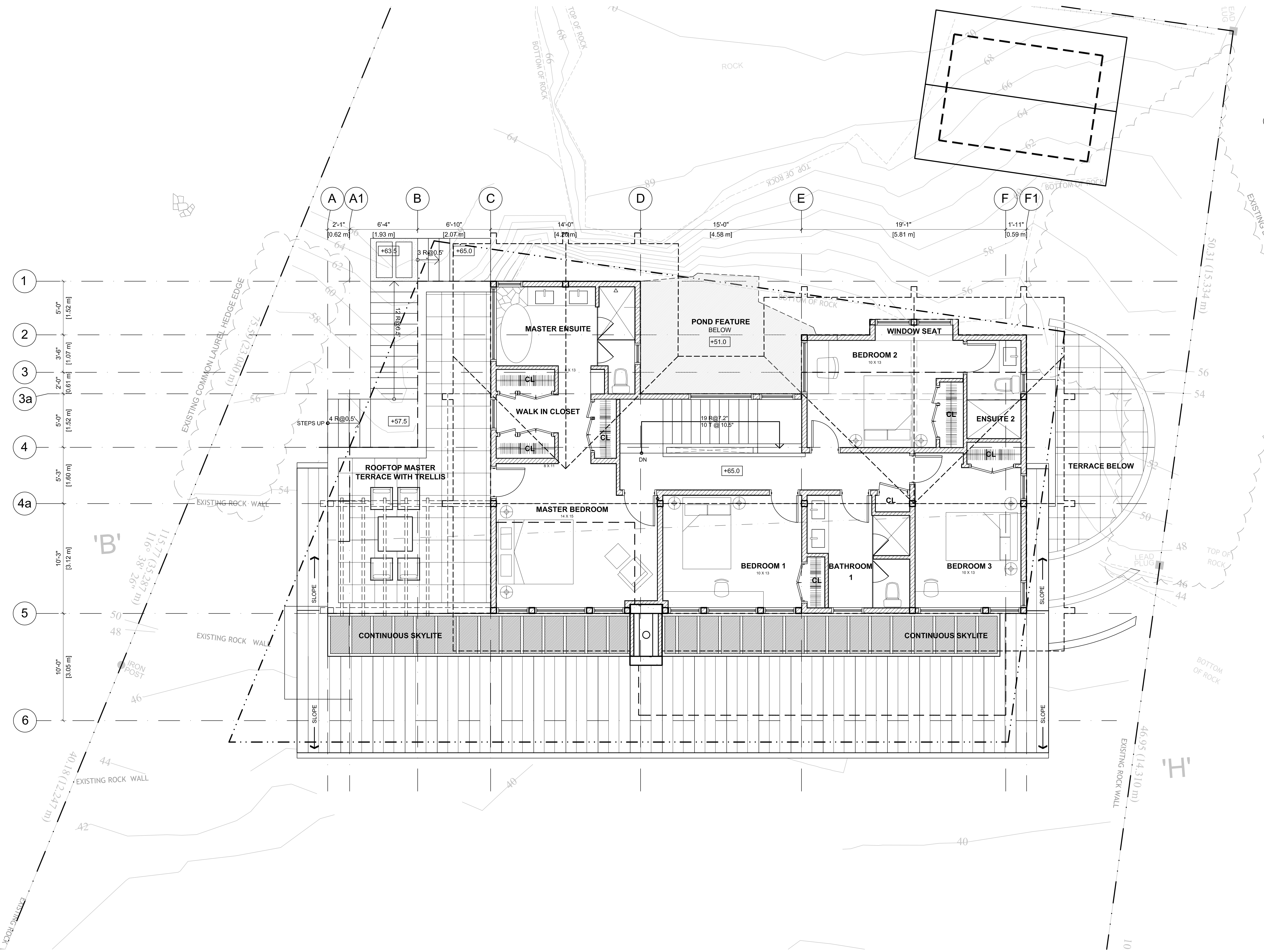
**HDA**  
**HLYSKY + DAVIS**  
**ARCHITECTS INC.**  
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PROJECT TITLE:  
**CAPLAN RESIDENCE**  
**4753 PILOT HOUSE ROAD**  
**WEST VANCOUVER**

SHEET TITLE:  
**MAIN FLOOR PLAN**

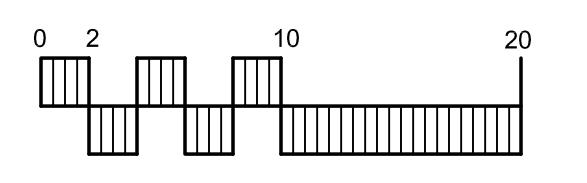
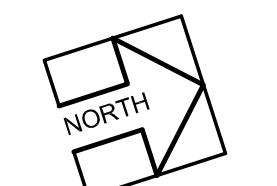
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 DATE: 12/08/2014

**A2.2**



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REV#	DESCRIPTION	DATE	DRAWN
1	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC

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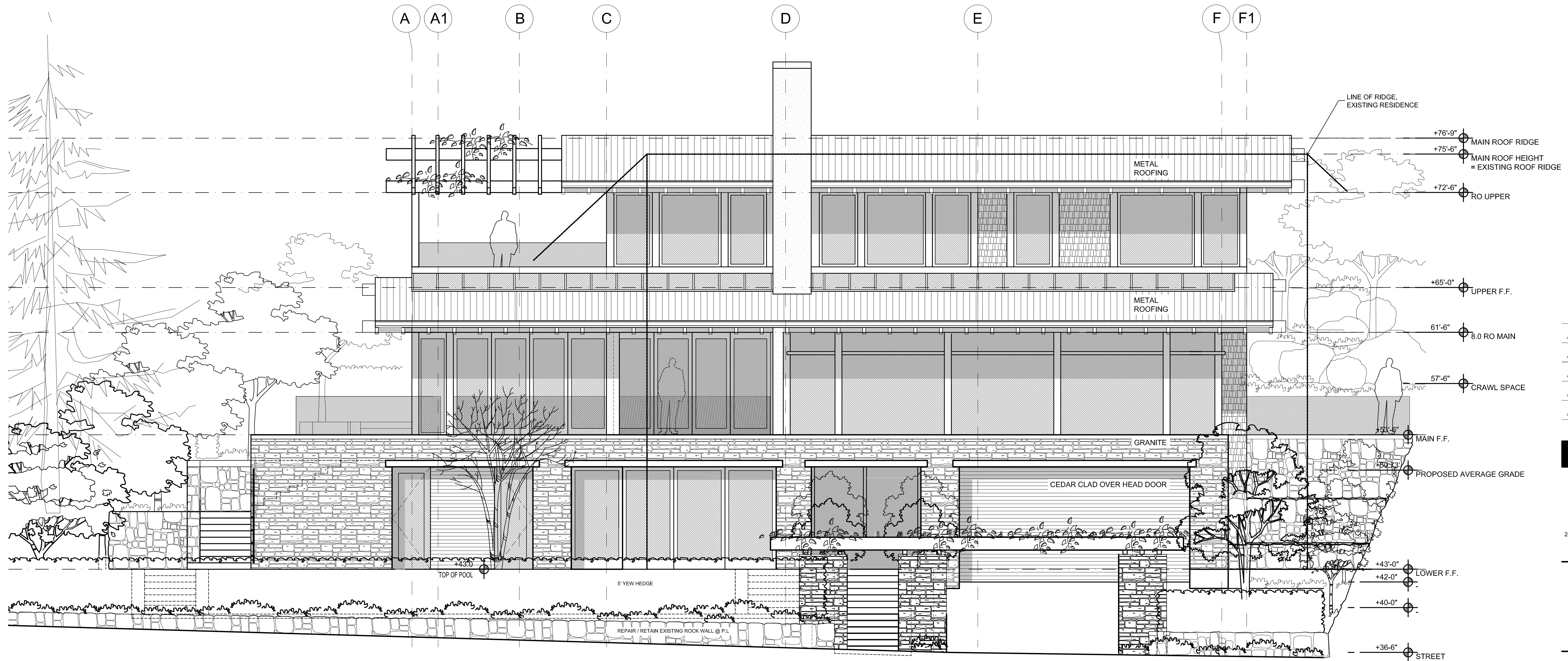
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**CAPLAN RESIDENCE**  
 4753 PILOT HOUSE ROAD  
 WEST VANCOUVER

SHEET TITLE:  
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**A2.3**

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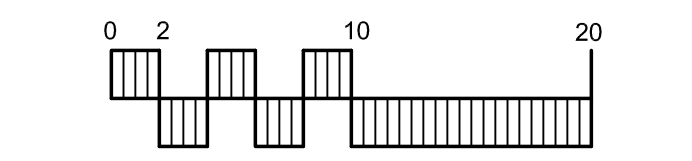


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△	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC
REV#	DESCRIPTION	DATE	DRAWN



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PROJECT TITLE:  
**CAPLAN RESIDENCE**  
4753 PILOT HOUSE ROAD  
WEST VANCOUVER

SHEET TITLE:  
**EAST ELEVATION**  
-

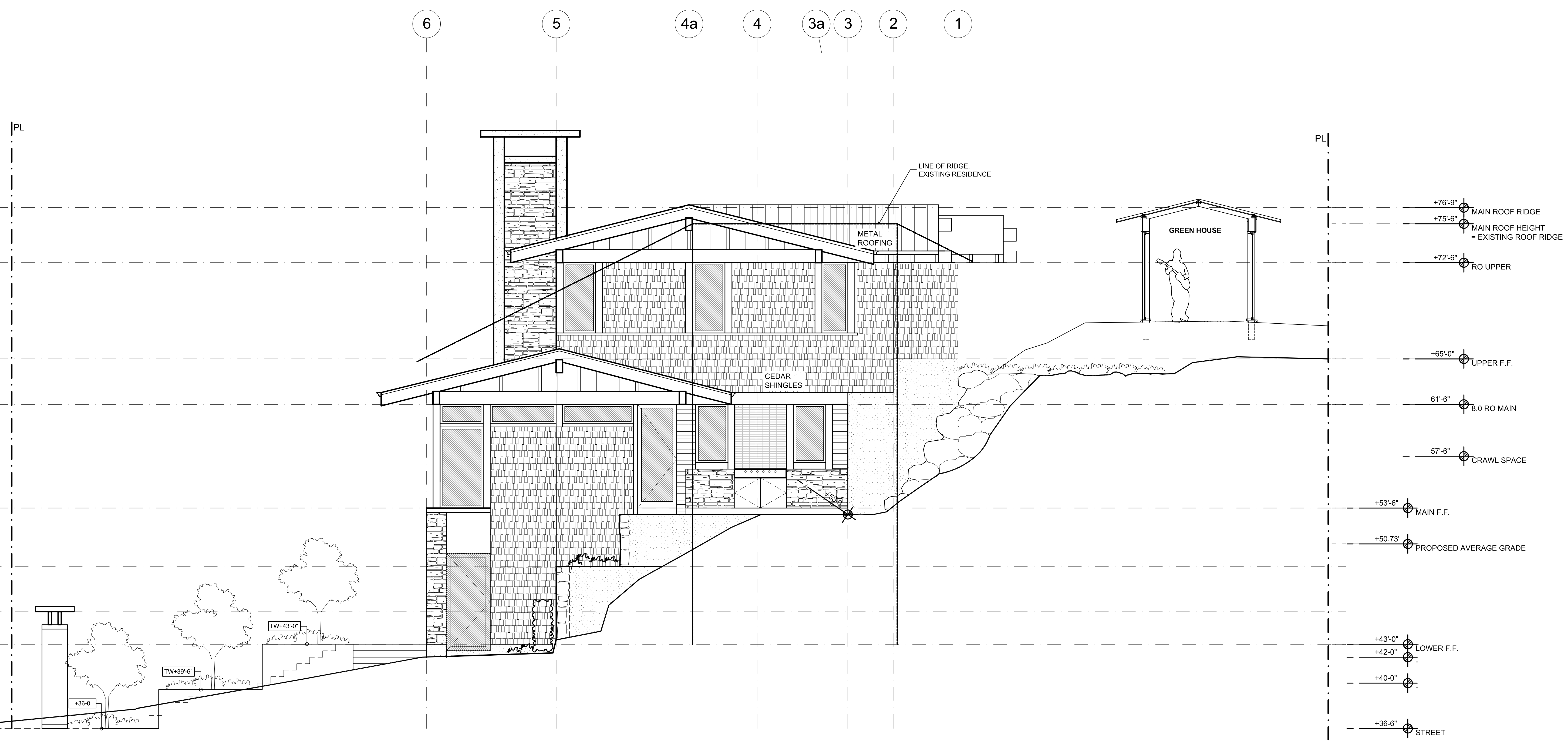
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**A3.1**





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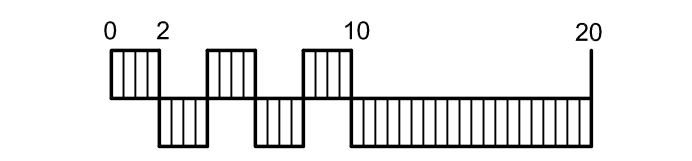


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△	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC
REV#	DESCRIPTION	DATE	DRAWN



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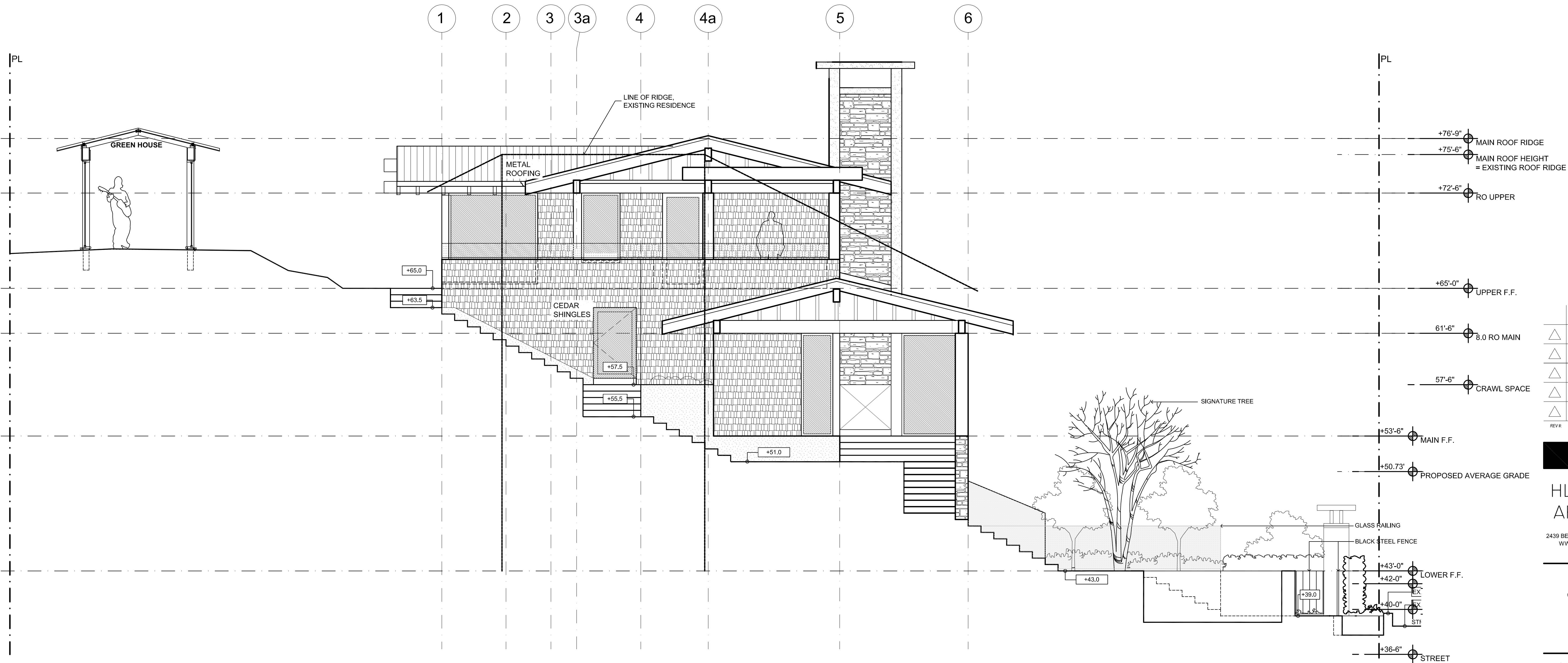
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4753 PILOT HOUSE ROAD  
WEST VANCOUVER

SHEET TITLE:  
**NORTH ELEVATION**  
-

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**A3.2**

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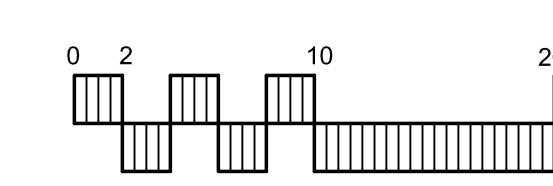


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△	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC



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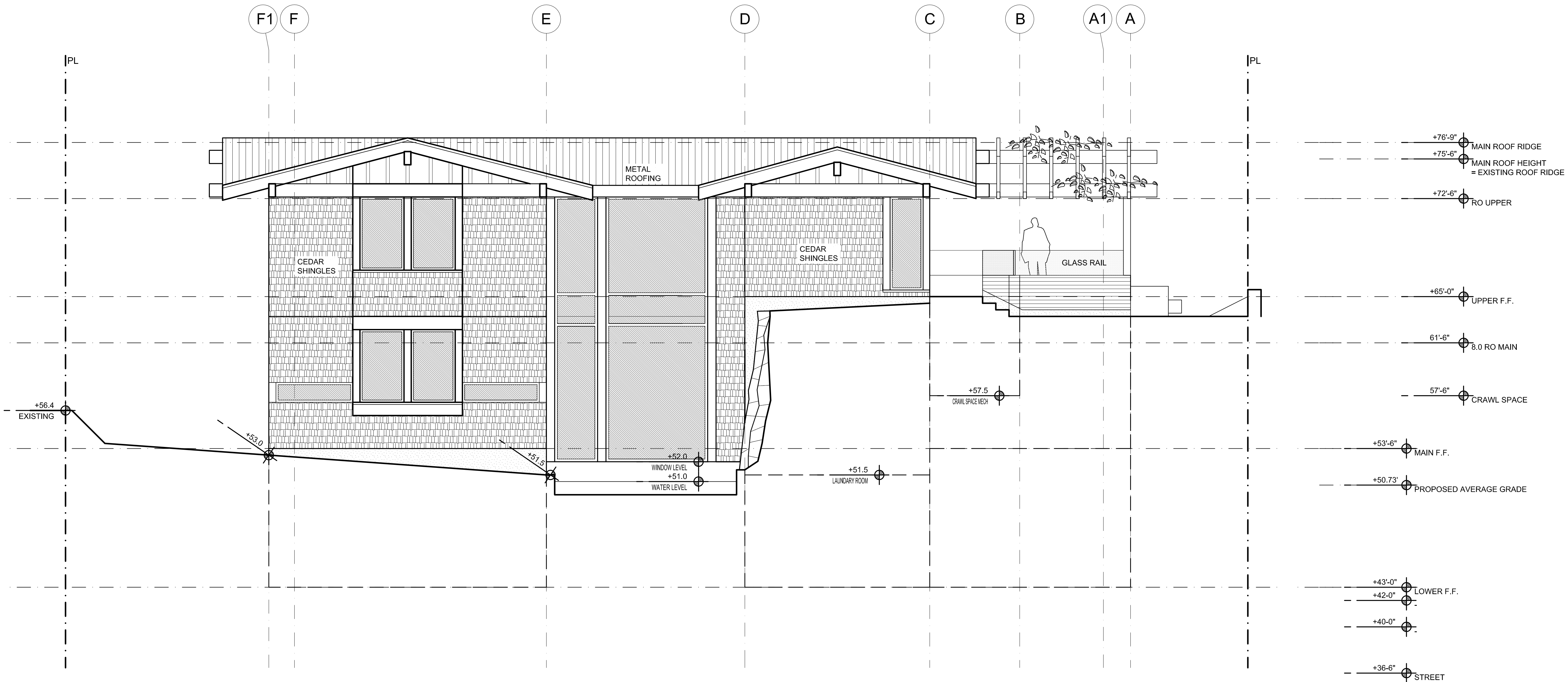
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4753 PILOT HOUSE ROAD  
WEST VANCOUVER

SHEET TITLE:  
**SOUTH ELEVATION**

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**A3.3**

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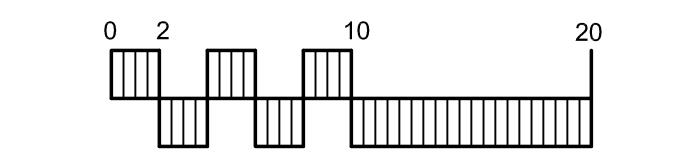


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△	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC
REV#	DESCRIPTION	DATE	DRAWN



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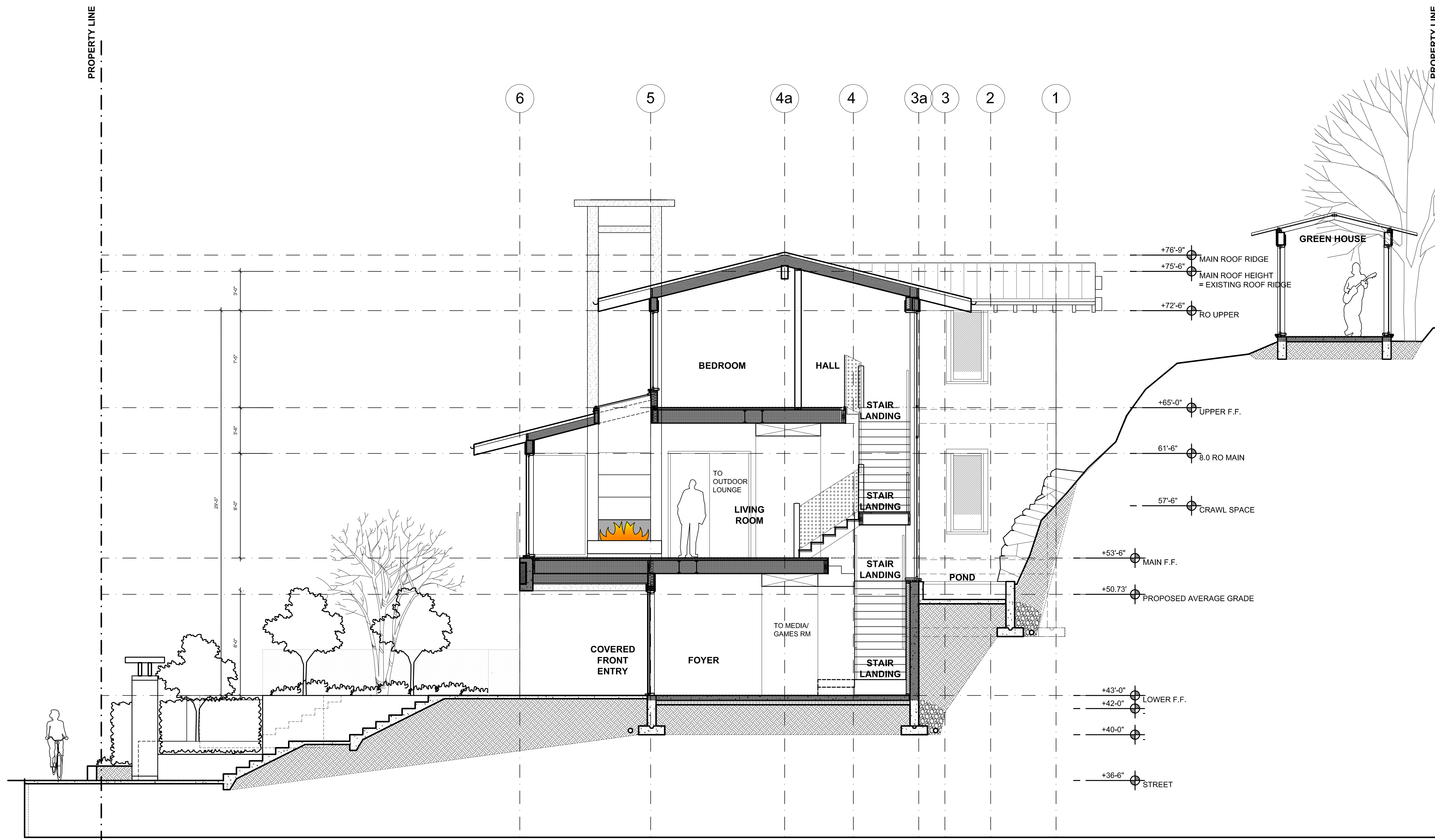
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4753 PILOT HOUSE ROAD  
WEST VANCOUVER

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DATE: 12/08/2014

**A3.4**

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SECTION A-A  
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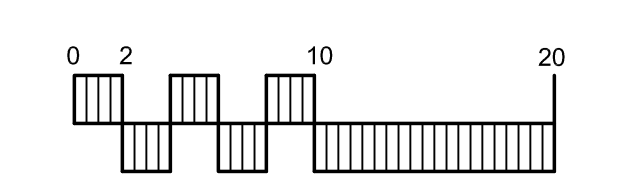
- +76'-9" MAIN ROOF RIDGE
- +75'-6" MAIN ROOF HEIGHT = EXISTING ROOF RIDGE
- +72'-6" RO UPPER
- +65'-0" UPPER F.F.
- 61'-6" 8.0 RO MAIN
- 57'-6" CRAWL SPACE
- +53'-6" MAIN F.F.
- +50.73' PROPOSED AVERAGE GRADE
- +43'-0" LOWER F.F.
- +42'-0"
- +40'-0"
- +36'-6" STREET

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△	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC
REV#	DESCRIPTION	DATE	DRAWN



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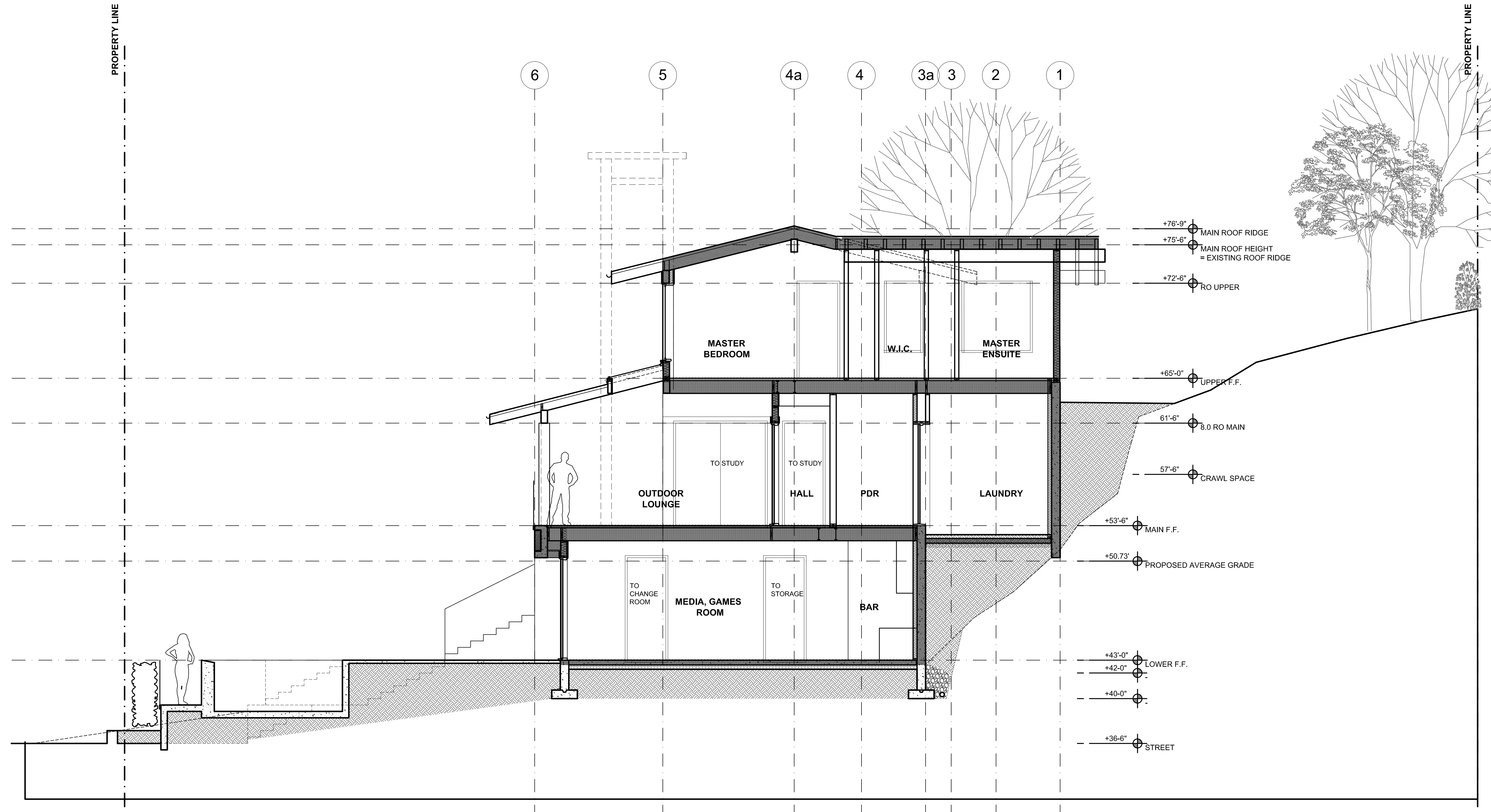
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CAPLAN RESIDENCE  
4753 PILOT HOUSE ROAD  
WEST VANCOUVER

SHEET TITLE:  
SECTION A-A

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DATE: 12/08/2014

**A4.1**

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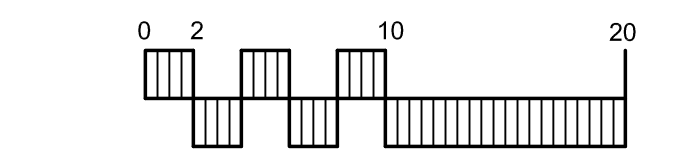
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REV#	DESCRIPTION	DATE	DRAWN
1	ISSUED FOR L.C.A.C. REVIEW	10/30/15	AEC



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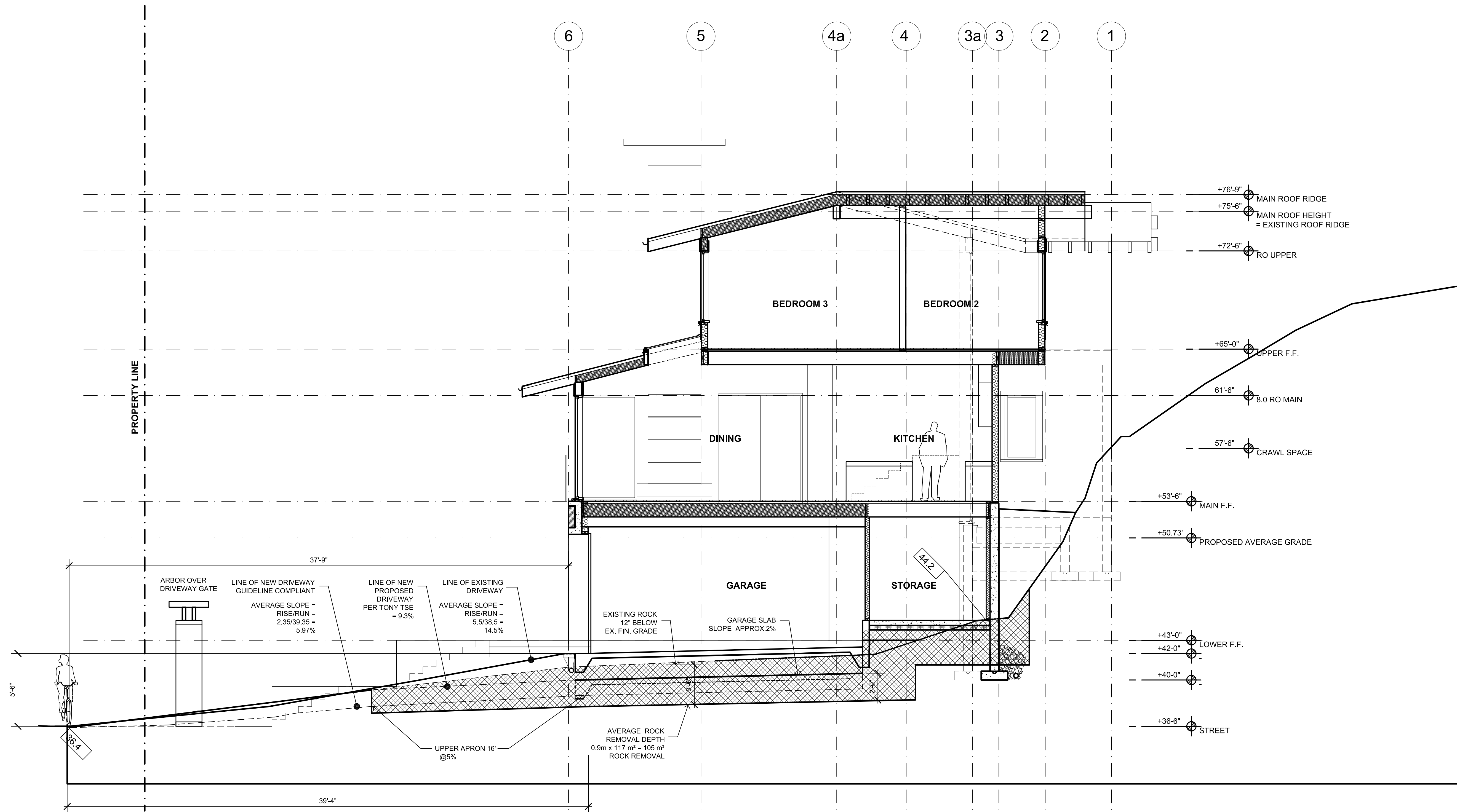
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**CAPLAN RESIDENCE**  
4753 PILOT HOUSE ROAD  
WEST VANCOUVER

SHEET TITLE:  
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**A4.2**

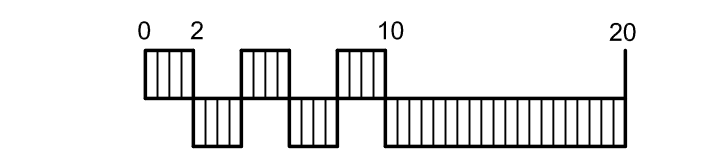
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1 SECTION C-C  
1/4" = 1'-0"

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△	ISSUED FOR L.C.A.C. REVIEW	6/3/2015	AEC
REV#	DESCRIPTION	DATE	DRAWN

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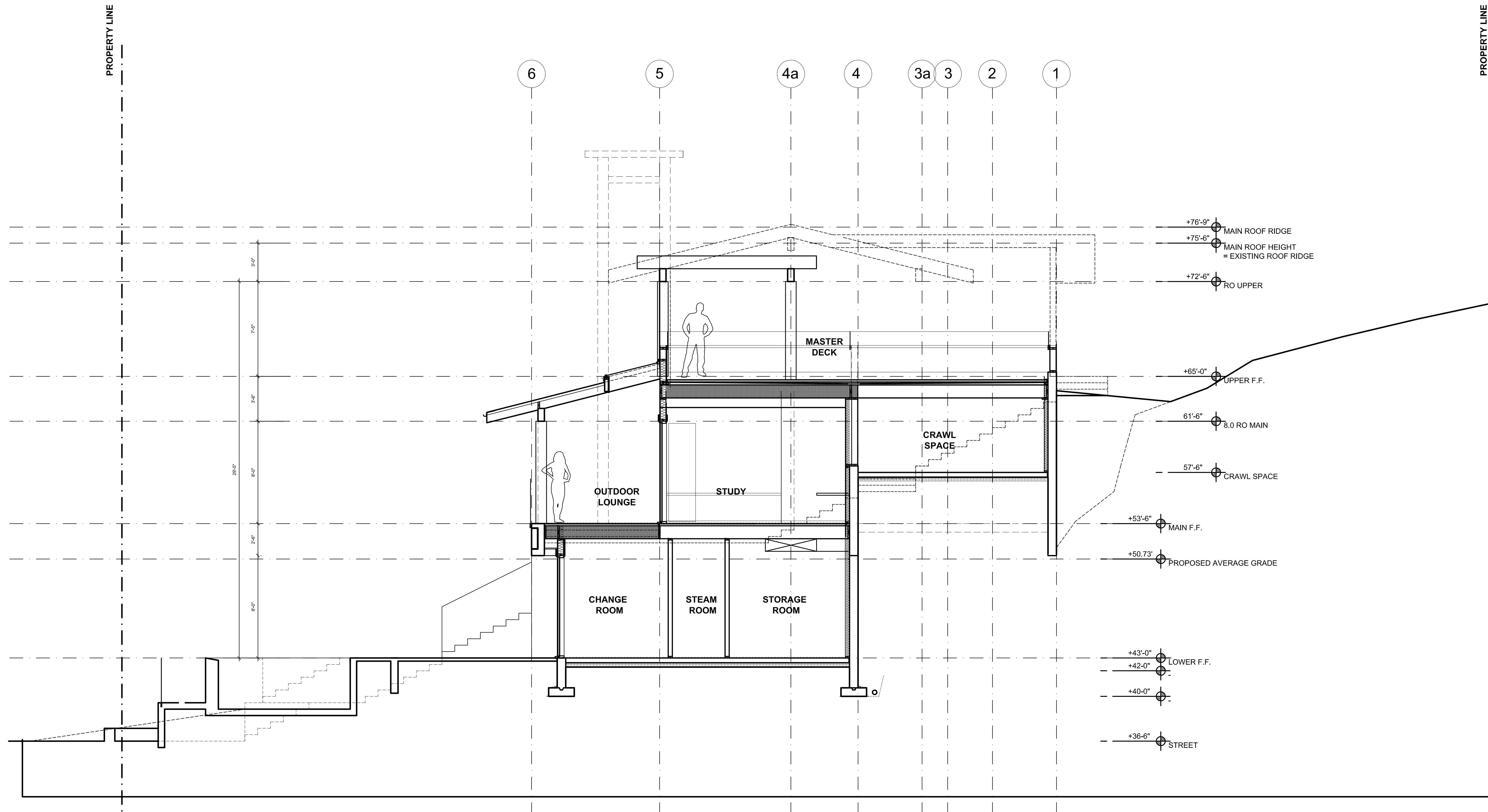
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 4753 PILOT HOUSE ROAD  
 WEST VANCOUVER

SHEET TITLE:  
 SECTION C-C

PAGE:  
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**A4.3**

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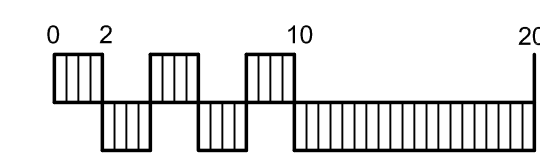
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REV#	DESCRIPTION	DATE	DRAWN
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PROJECT TITLE:  
CAPLAN RESIDENCE  
4753 PILOT HOUSE ROAD  
WEST VANCOUVER

SHEET TITLE:  
SECTION D-D

PAGE:  
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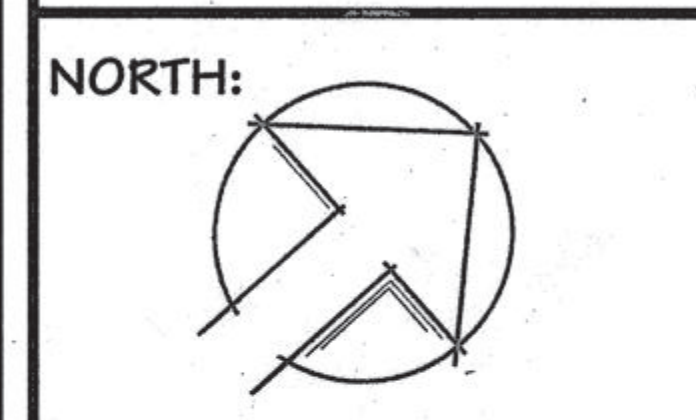
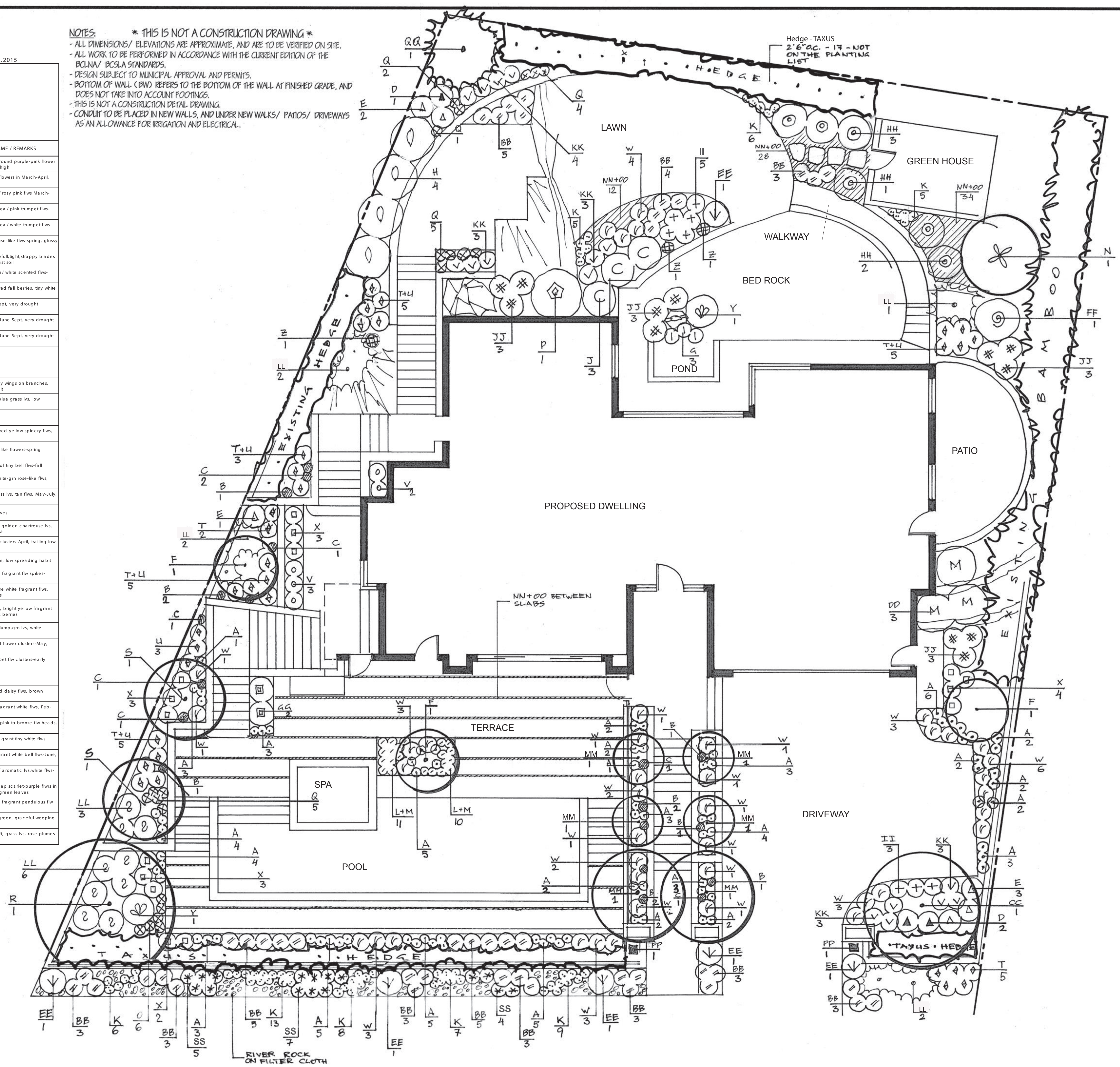
**A4.4**

PLANT LIST		# 2188 CAPLAN RESIDENCE	16.02.2015
gal-gallon pot	B-biennial	G-ornamental grass	
cal-caliper	C-coniferous	P-perennial	
oc-on center	D-deciduous	S-shrub	
S-sun	E-evergreen	T-tree	
Sh-shade	V-vine	G-ground cover	
Psh-part shade			

- SUPPLIED PLANTS SHALL CONFORM TO B.C.L.N.A. & B.C.S.L.A. STANDARDS  
- PLANT SUBSTITUTIONS SHALL BE APPROVED BY BLASIG LANDSCAPE

KEY	BOTANICAL NAME	QTY.	SIZE	SPACING	TYPE	EXP.	COMMON NAME / REMARKS
A	Allium giganteum	78	1 gal	12"oc	P	S, Psh	Flowering Onion / exotic round purple-pink flower head on tall spikes, 4-5' high
B	Arabis caucasica 'snowball'	10	10 cm pots	18" oc	P	S	White Rock Cress / white flowers in March-April, trailing habit
C	Arabis caucasica 'Compinkie'	9	1 gal	12-18"oc	P	S	Red Rock Cress / mass of rosy pink flws March-April, trailing habit
D	Azalea japonica 'Gumpo Pink'	3	2 gal	20"-26"oc	ES	S, Psh	Miniature Evergreen Azalea / pink trumpet flws-late spring, dwarf form
E	Azalea japonica 'Gumpo White'	6	2 gal	20"-26"oc	ES	S, Psh	Miniature Evergreen Azalea / white trumpet flws-late spring, dwarf form
F	Camellia japonica	3	3 gal	50"-70"oc	ES	S, Psh	Camellia / large bright rose-like flws-spring, glossy lvs
G	Carex 'Ice Dance'	3	1 gal	18"-24" oc	GR	Psh, Sh	Variagated Sedge Grass/full, tight, strappy blades of grass, takes sun in moist soil
H	Choisya ternata	4	3 gal	40"oc	ES	S, Sh	Mexican Orange Blossom / white scented flws-May, glossy lvs
J	Cotoneaster dammeri	3	4"pot	4"oc	EG	S, Psh	Bearberry Cotoneaster / red fall berries, tiny white flw-spring
K	Delosperma PDDIS "Fire Spinner"	59	1 gal	12-24"oc	P	S	Ice plant/blooms June-Sept, very drought tolerant, cascades well
L	Delosperma 'Jewel of Desert Gamet'	11	1 gal	12-24"oc	P	S	Purple Ice plant/blooms June-Sept, very drought tolerant, cascades well
M	Delosperma 'Lavender Ice'	10	1 gal	12-24"oc	P	S	Purple Ice plant/blooms June-Sept, very drought tolerant, cascades well
N	Drimys lanceolata	1	3 gal	per plan	ESH	S, Psh	Mountain Pepper
O	Edgeworthia papyrifera	4	3 gal	5' oc	ES	S, Psh	Paper Bush
P	Euonymus alata compacta	1	3 gal	30"oc	DS	S, Sh	Dwarf Burning Bush / corky wings on branches, bright red fall color & fruit
Q	Festuca ovina glauca 'Elijah Blue'	23	1 gal	16"oc	Gr	S, Psh	Blue Fescue Grass / soft blue grass lvs, low clumping tuft
R	Fig tree	1	2" cal	per plan	DT	S	Fig tree
S	Hamelis Jelena	2	7 gal	per plan	DS	S, Psh	Witch Hazel / ribbon like red-yellow spidery flws, Dec-March
T	Heather (winter)	16	1 gal	18"oc	ES	S, Psh	Erica carnea / small bell-like flowers-spring
U	Heather (fall)	17	1 gal	18"oc	ES	S, Psh	Calluna vulgaris / spikes of tiny bell flws-fall
V	Helleborus niger	5	1 gal	18-24"oc	ES	P, Sh, Psh	Christmas Rose / large white-gm rose-like flws, Nov-Dec
W	Helictotrichon sempervirens	41	1 gal	18-24"oc	Gr	S	Blue Oat Grass / blue grass lvs, tan flws, May-July, dome form
X	Heuchera 'Caramel'	14	1 gal	12-18"oc	P	S, Psh	Coral Bells / colourful leaves
Y	Hosta 'Sum and Substance'	2	1 gal	30"oc	P	Sh, Psh	Plantain Lily / huge fleshy golden-cha-reuse lvs, pale lavender flws-August
Z	Iberis sempervirens	3	4" pots	12-18"oc	EG	P	Candytuft / flat white flw clusters-April, trailing low habit
AA	Juniperus sabina tamariscifolia	7	2 gal	30"oc	CS	S	Tamarix Juniper / blue-gm, low spreading habit
BB	La vandula angustifolia 'Hidcote Blue'	43	1 gal	18-24"oc	ES	S	English Lavender / purple fragrant flw spikes-summer, gray lvs
CC	Magnolia grandiflora 'Teddy Bear'	1	2" cal	per plan	ET	rich dark green	Evergreen Magnolia / pure white fragrant flws, glossy rich dark green lvs
DD	Mahonia aquifolium	3	3 gal	40"oc	ES	S, Sh	Oregon Grape / spiny lvs, bright yellow fragrant flws-early spring, blue-bk berries
EE	Miscanthus sinensis purpurascens	6	1 gal	36"oc	Gr	S, Psh	Maiden Grass / upright clump, gm lvs, white summer-fall flw plumes
FF	Rhododendron 'Cotton Candy'	1	3 gal	40"oc	ES	Psh	Pink bud to white trumpet flower clusters-May, medium size
GG	Rhododendron 'Pink Pearl'	2	3 gal	30"oc	ES	Psh	Pink buds, soft pink trumpet flw clusters-early May, tall size
HH	Rosa (relocate existing)	6					
II	Rudbeckia fulgida 'Goldsturm'	8	1 gal	18-24"oc	P	S	Gloriosa Daisy / dble gold daisy flws, brown centers, summer-fall
JJ	Saxococca russicifolia	12	3 gal	20"oc	ES	Sh, Psh	Fragrant Saxococca / fragrant white flws, Feb-March, glossy lvs
KK	Sedum x 'Autumn Joy'	16	1 gal	18-24"oc	P	S	Showy Stonecrop / large pink to bronze flw heads, late summer
LL	Skimmia japonica (dwarf)	16	3 gal	40"oc	ES	S, Psh	Skimmia / leathery lvs, fragrant tiny white flws-spring, red fall fruit
MM	Styrax japonica	6	2" cal	per plan	DT	S, Psh	Japanese Snowbell / fragrant white bell flws-June, fan-like form
NN	Thymus praecox 'Albiflorus'	130	4" pot	12-18"oc	EG	P	Mother-of-Thyme / mat of aromatic lvs, white flws-summer
OO	Thymus 'Coccinea'	134	10 cm pots	18" oc	EP	S	Red Creeping Thyme / deep scarlet-purple flws in summer very sma ll dark green leaves
PP	Wisteria sinensis	2	2 gal	per plan	DV	S	Chinese Wisteria / mauve fragrant pendulous flw clusters-May
QQ	Chamaecyparis nootkanensis 'Torulosa'	1	7 gal	per plan	CT	S	Nootka Cypress / bright green, graceful weeping habit
SS	Pennisetum alopecuroides 'Little Bunny'	16	1 gal	12-18"oc	Gr	S	Dwarf Fountain Grass / tuft, grass lvs, rose plumes-late summer

NOTES: \* THIS IS NOT A CONSTRUCTION DRAWING \*  
- ALL DIMENSIONS / ELEVATIONS ARE APPROXIMATE, AND ARE TO BE VERIFIED ON SITE.  
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BCLNA / BCSLA STANDARDS.  
- DESIGN SUBJECT TO MUNICIPAL APPROVAL AND PERMITS.  
- BOTTOM OF WALL (B.W.) REFERS TO THE BOTTOM OF THE WALL AT FINISHED GRADE, AND DOES NOT TAKE INTO ACCOUNT FOOTINGS.  
- THIS IS NOT A CONSTRUCTION DETAIL DRAWING.  
- CONDUIT TO BE PLACED IN NEW WALLS, AND UNDER NEW WALKS / PATIOS / DRIVEWAYS AS AN ALLOWANCE FOR IRRIGATION AND ELECTRICAL.



SCALE: 3/16" = 1'-0"  
DATE: 16/02/2015  
DESIGNED BY: E.V.  
REVISIONS: Feb. 23, 2015  
DRAWN BY: E.V.  
DRAWING #: 2188  
SHEET: 1 OF 1

TITLE:  
LANDSCAPE DESIGN  
PLANTING PLAN

CLIENT:  
CAPLAN RESIDENCE  
4753 PILOT HOUSE RD. W. VANCOUVER

Phone: 604.462.9144  
Fax: 604.462.9134  
Website: www.blasig.com  
E-mail: info@blasig.com