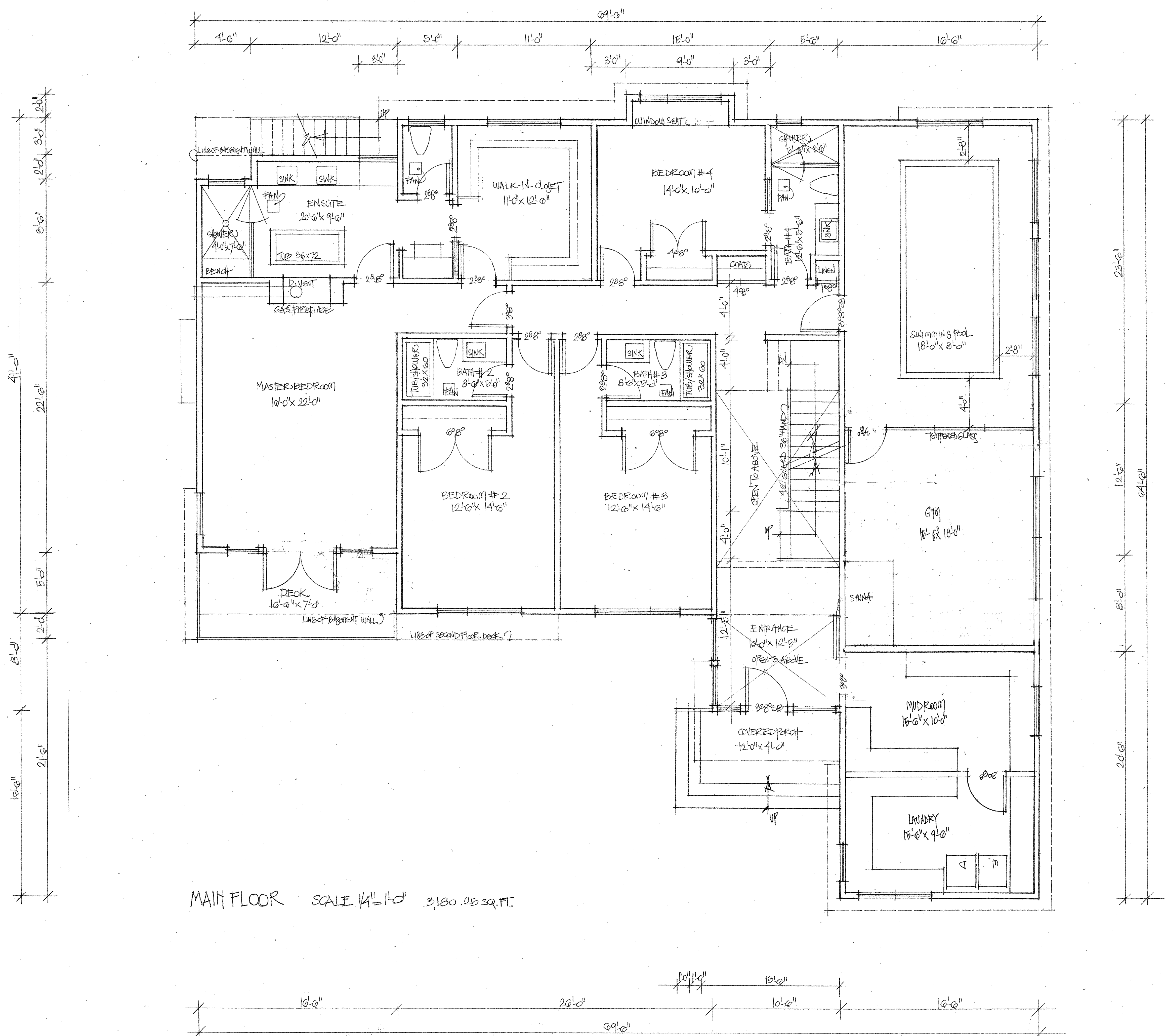


BASEMENT SCALE 1/4" = 1'-0"
 GROSS AREA OF BASEMENT 3,205.75 SQ. FT.
 (INCLUDING SECONDARY SUITE)

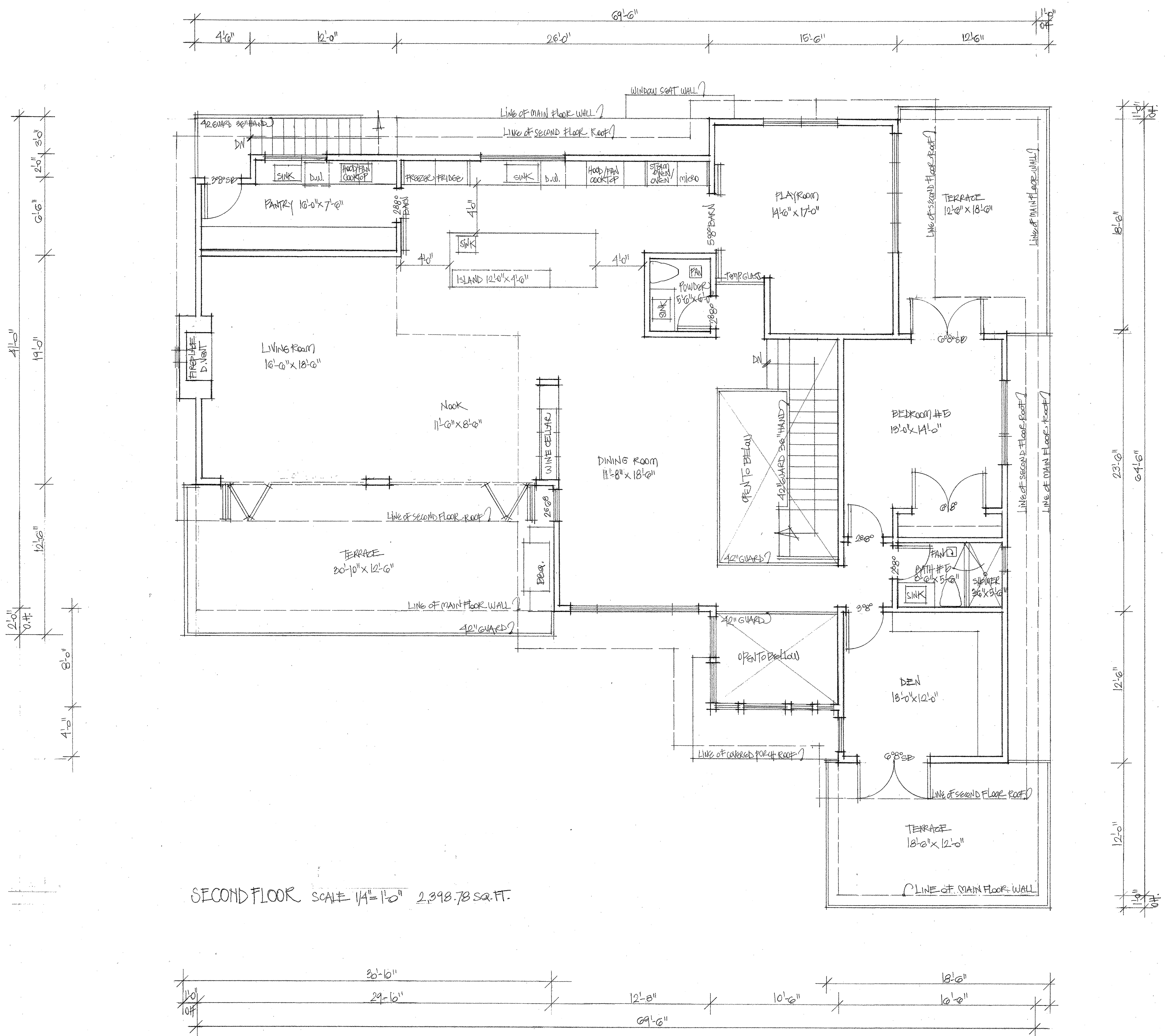
SECONDARY SUITE 957 SQ. FT.



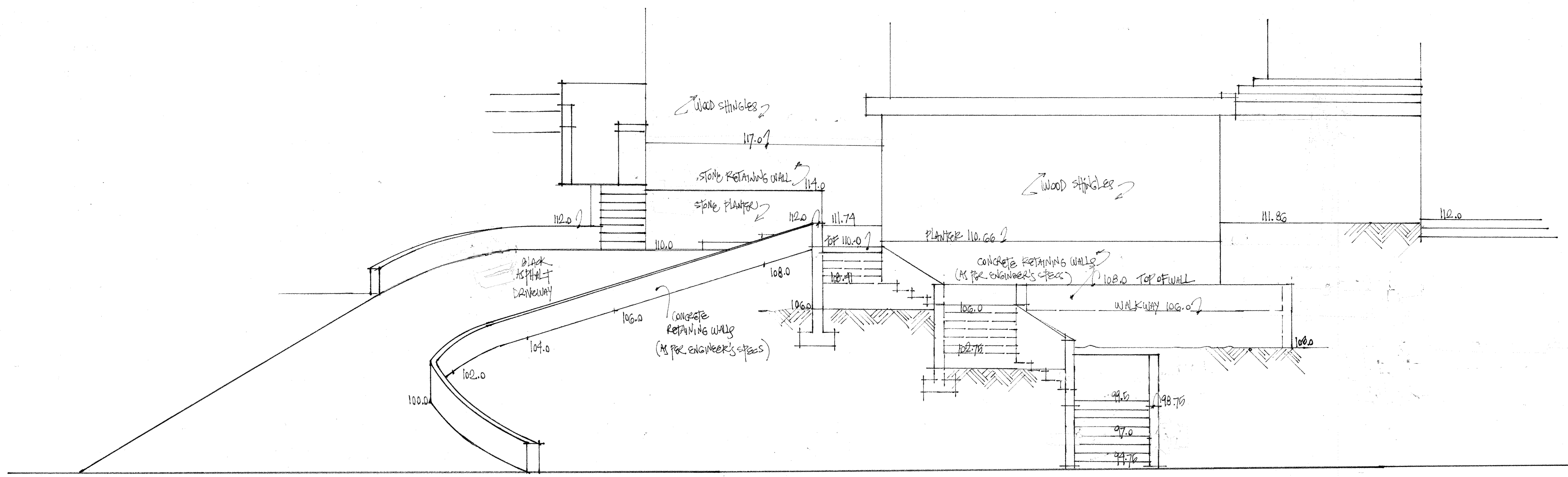
MAIN FLOOR SCALE 1/4" = 1'-0" 3,180.25 SQ. FT.

DNV5 DESIGN INC.
 Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Main Floor Plan
 Scale: 1/4" = 1'-0" Date: May 2015



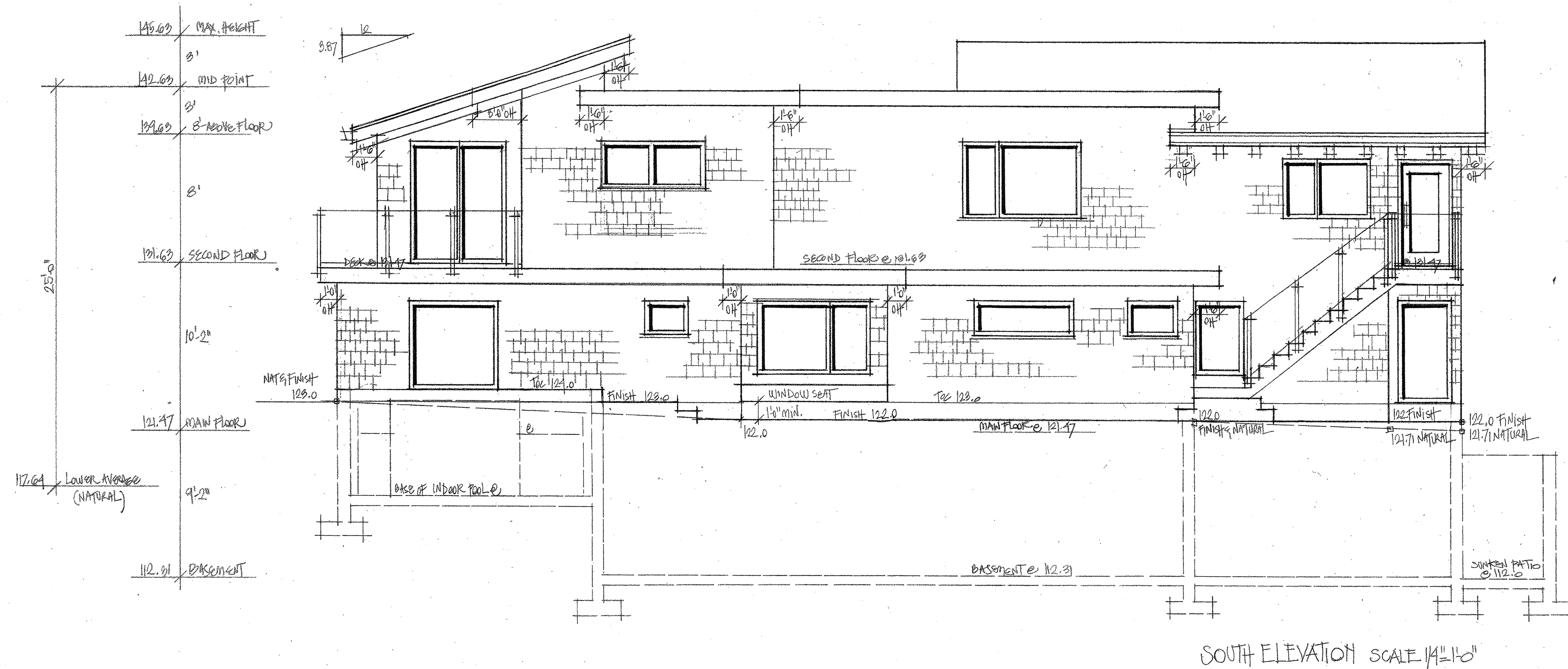
SECOND FLOOR SCALE 1/4" = 1'-0" 2,398.78 SQ. FT.



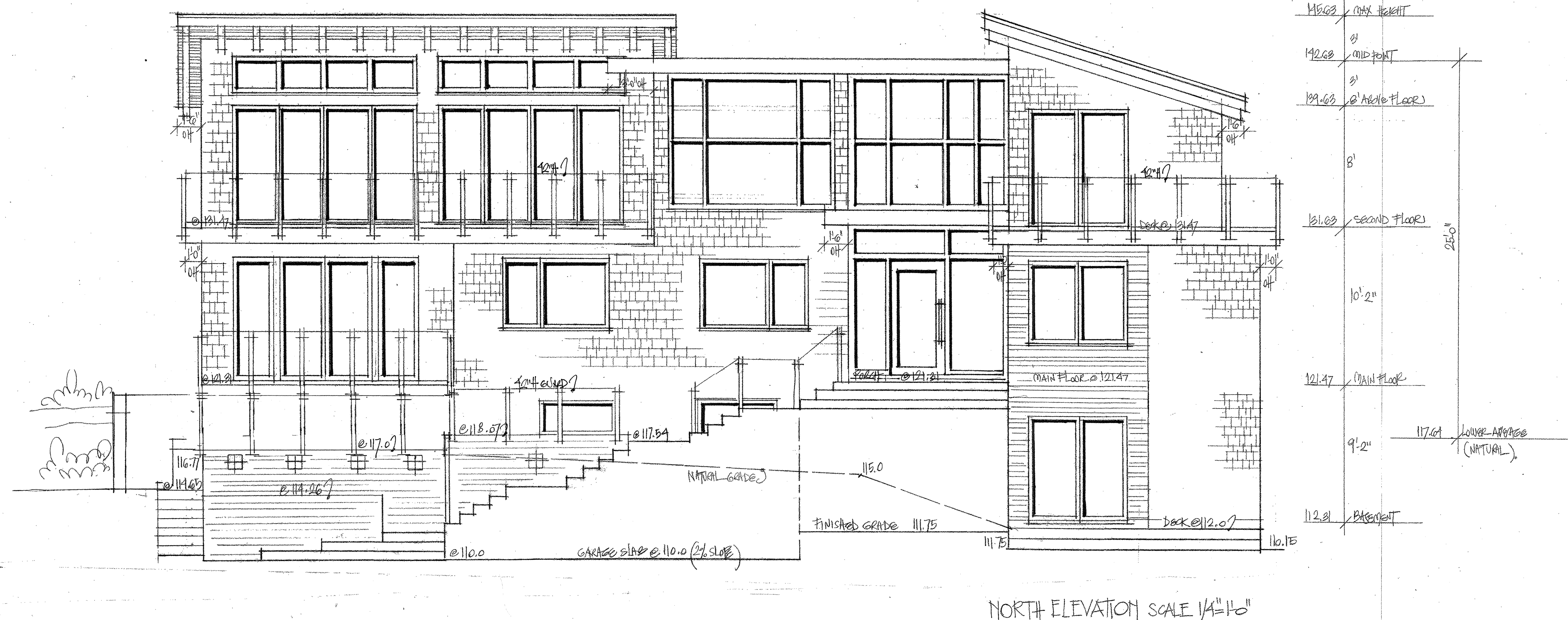
SECTION C-C' SCALE 1/4"=1'-0"

DNVS DESIGN INC.
 Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Sections
 Scale: 1/4" = 1'-0 Date: May 2015



SOUTH ELEVATION SCALE 1/4"=1'-0"

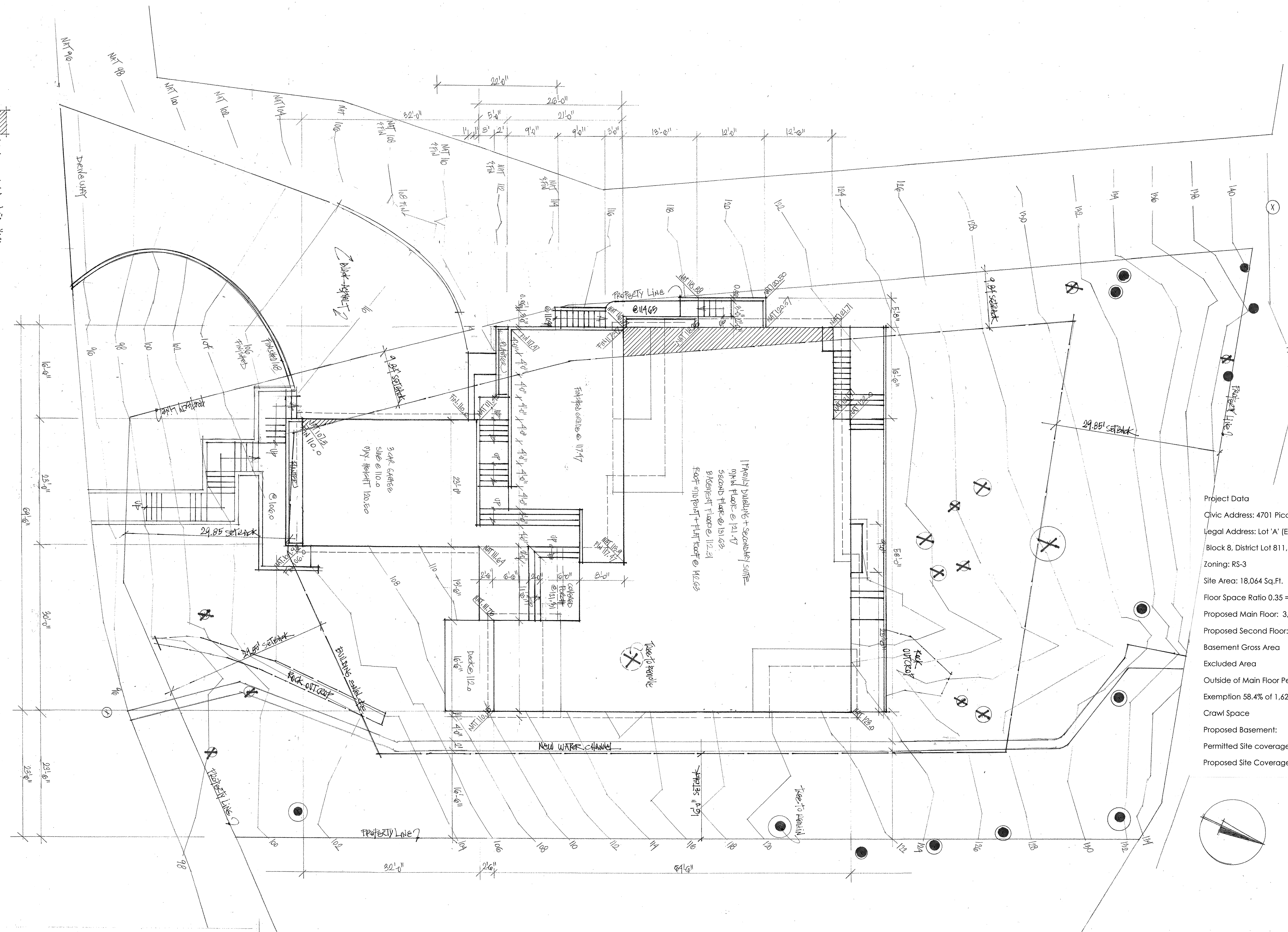


NORTH ELEVATION SCALE 1/4"=1'-0"

DNVS DESIGN INC.
 Per: Daniela Vicira-Sealer Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet title: North & South Elevations
 Scale: 1/4" = 1'-0" Date: May 2015

Red line indicates the NRS



Project Data

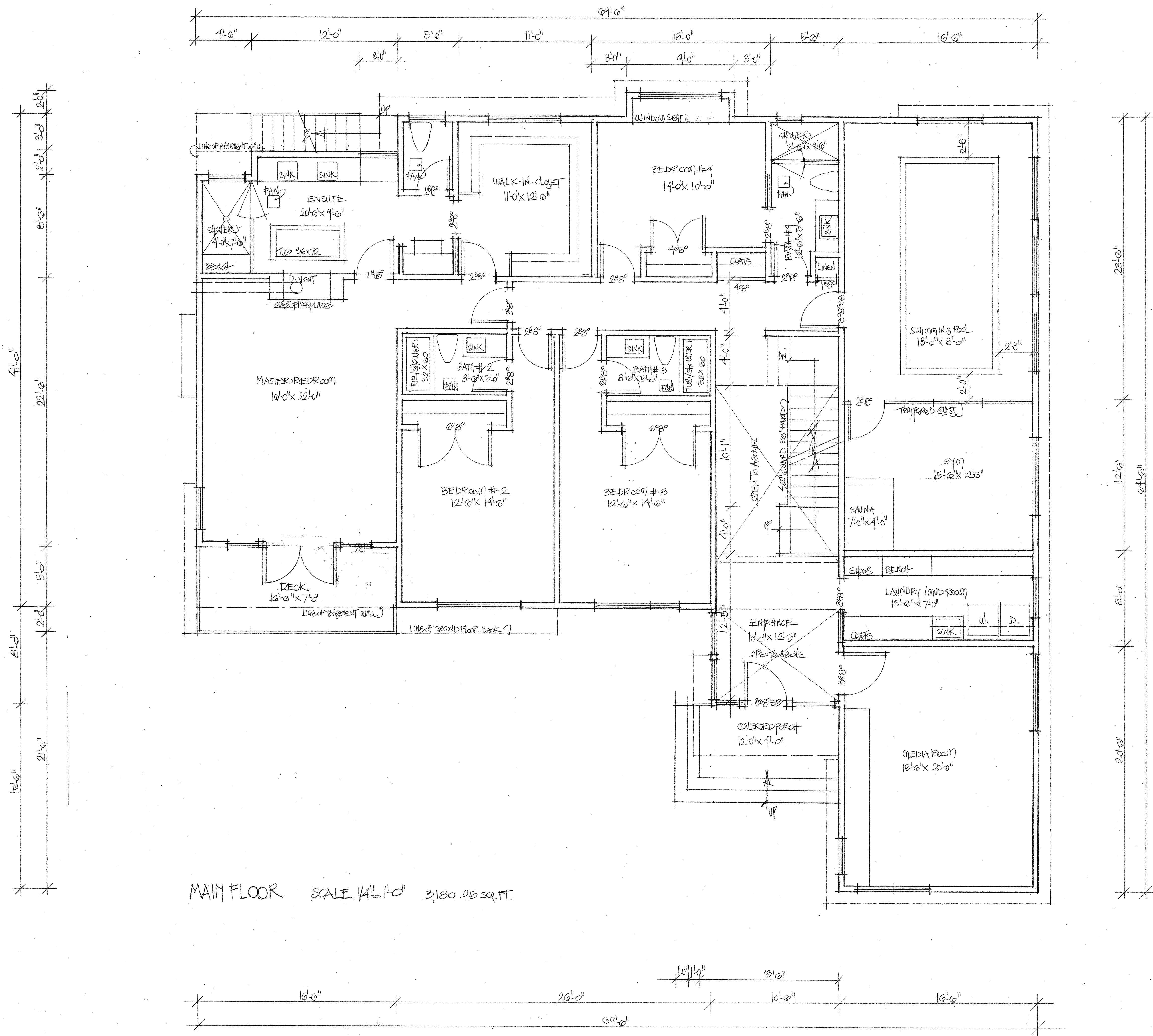
Civic Address: 4701 Piccadilly South, West Vancouver, B C
 Legal Address: Lot 'A' (Explanatory plan 8869) of Lot 1,
 Block 8, District Lot 811, Plan 4763

Zoning: RS-3
 Site Area: 18,064 Sq.Ft.
 Floor Space Ratio 0.35 = 6,322.4 Sq.Ft.
 Proposed Main Floor: 3,180.25 Sq.Ft.
 Proposed Second Floor: 2,398.78 Sq.Ft.

Basement Gross Area	3,205.75 Sq.Ft.
Excluded Area	-1,500 Sq.Ft.
Outside of Main Floor Perimeter	+ 82.5 Sq.Ft.
Exemption 58.4% of 1,623.25 Sq. Ft.	-947.97 Sq.Ft.
Crawl Space	-96.91 Sq.Ft.
Proposed Basement:	743.37 Sq.Ft.
Permitted Site coverage 30% =	5,419.2 Sq.Ft.
Proposed Site Coverage :	3,989.75 Sq.Ft.

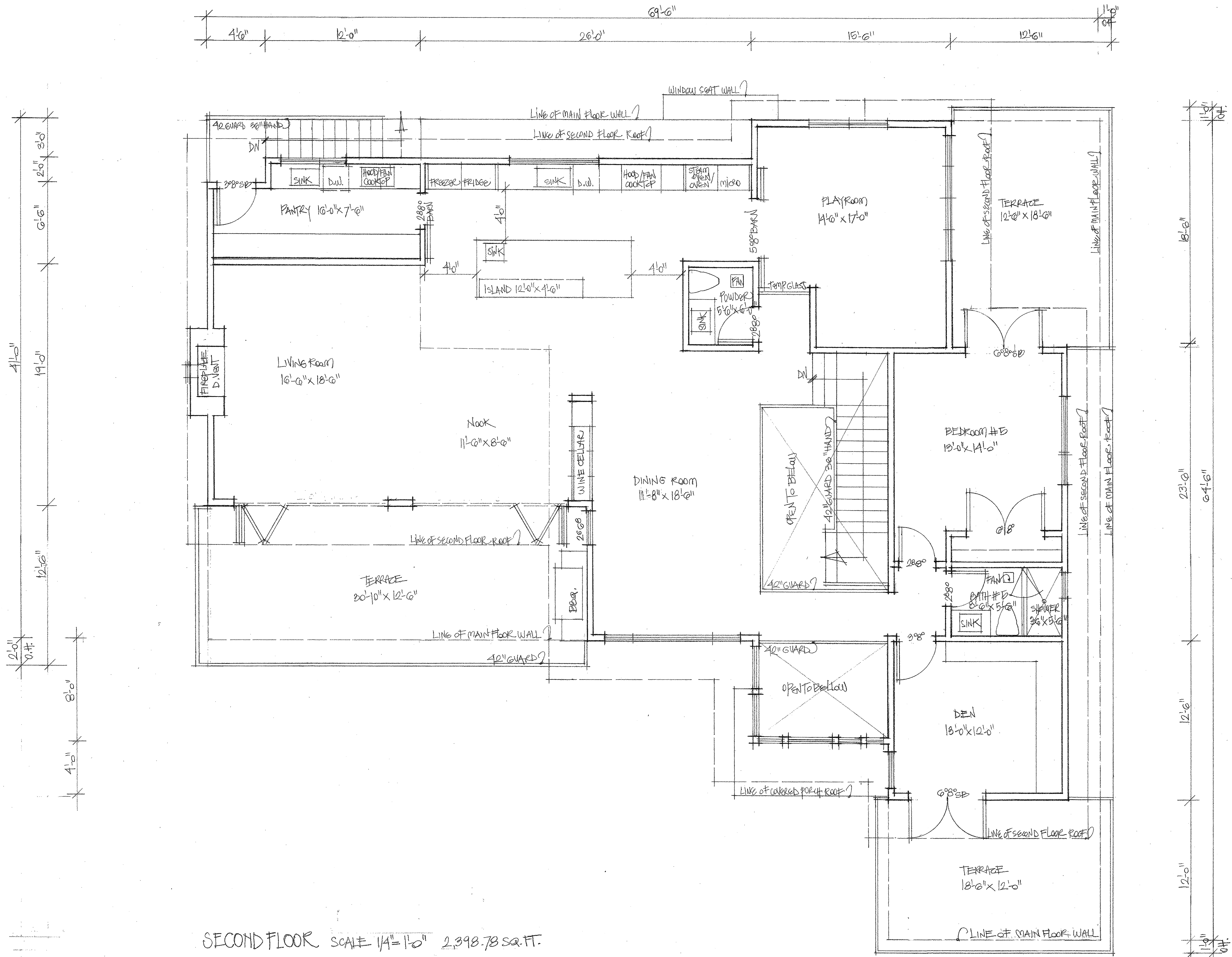
DNVS DESIGN INC.
 Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Site Plan
 Scale: 1/8" = 1'-0" Date: May 2015

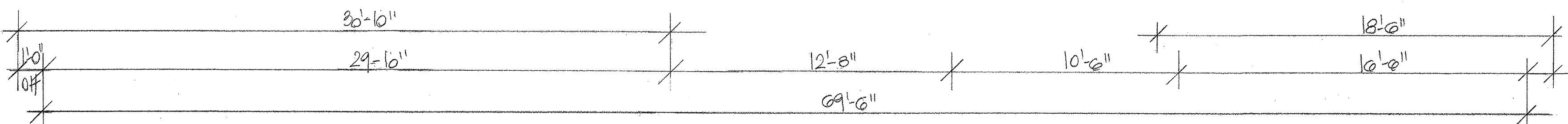
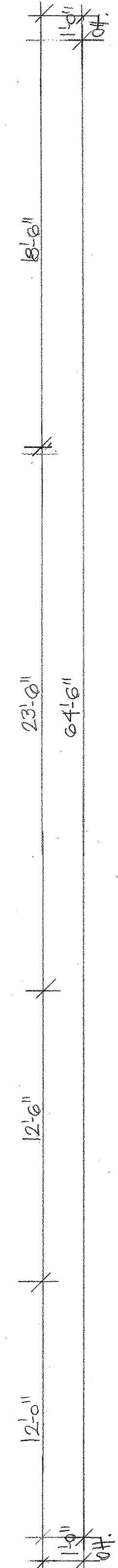
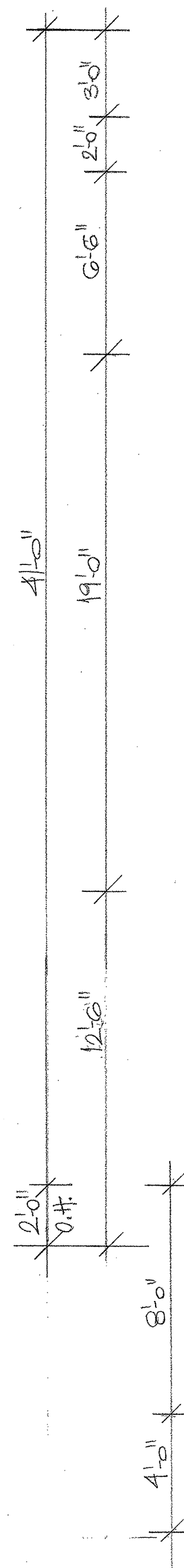


DNVS DESIGN INC.
 Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Main Floor Plan
 Scale: 1/4" = 1'-0" Date: May 2015

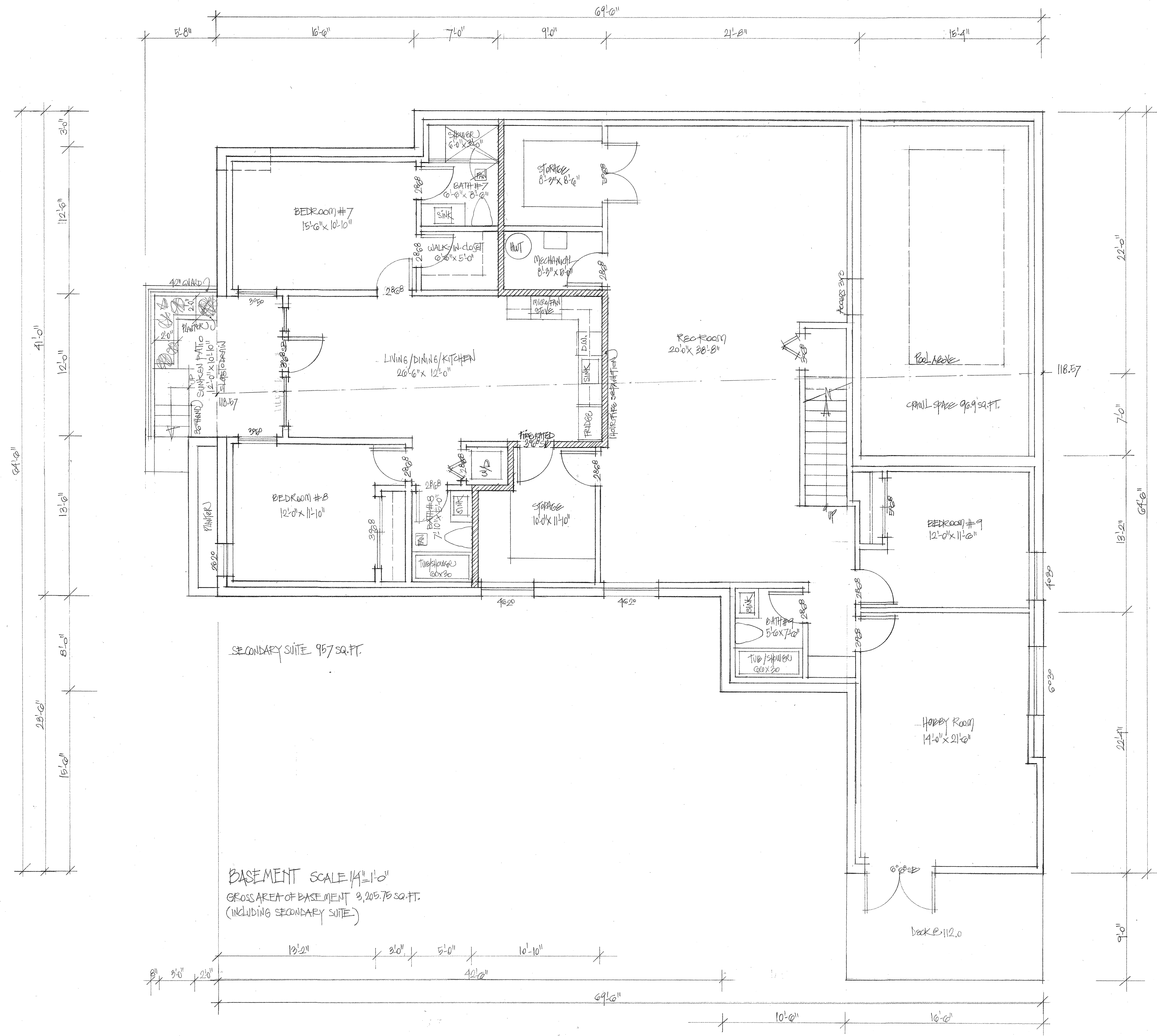


SECOND FLOOR SCALE 1/4" = 1'-0" 2,398.78 SQ. FT.



DNVS DESIGN INC.
 Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

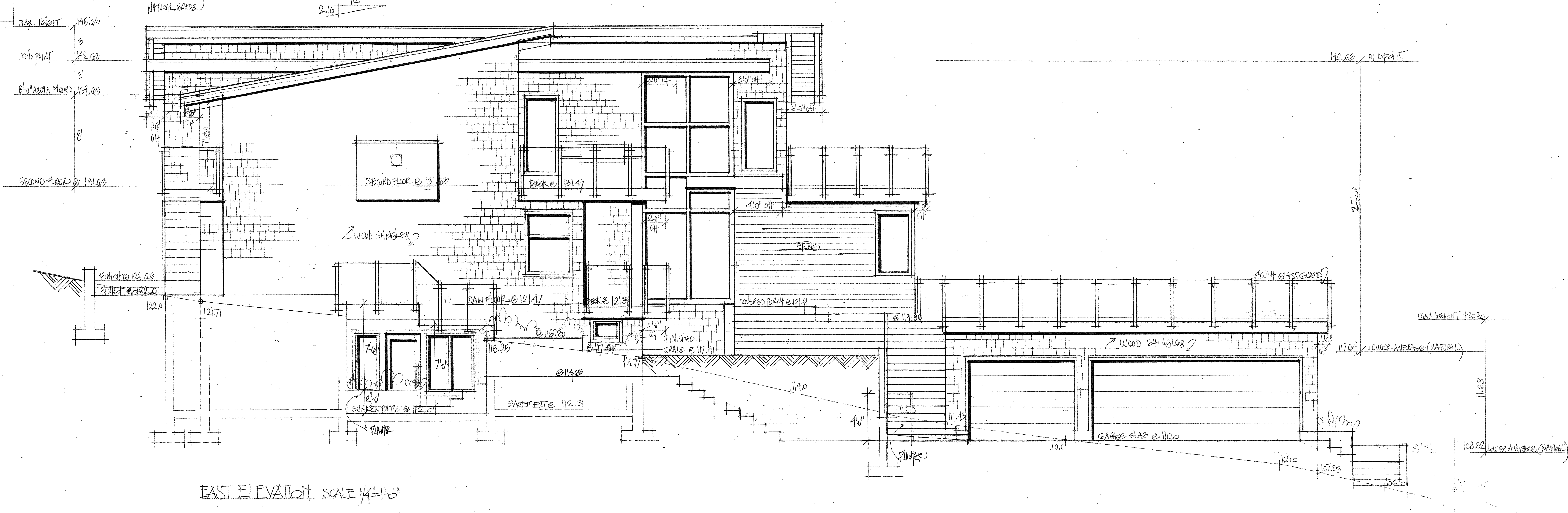
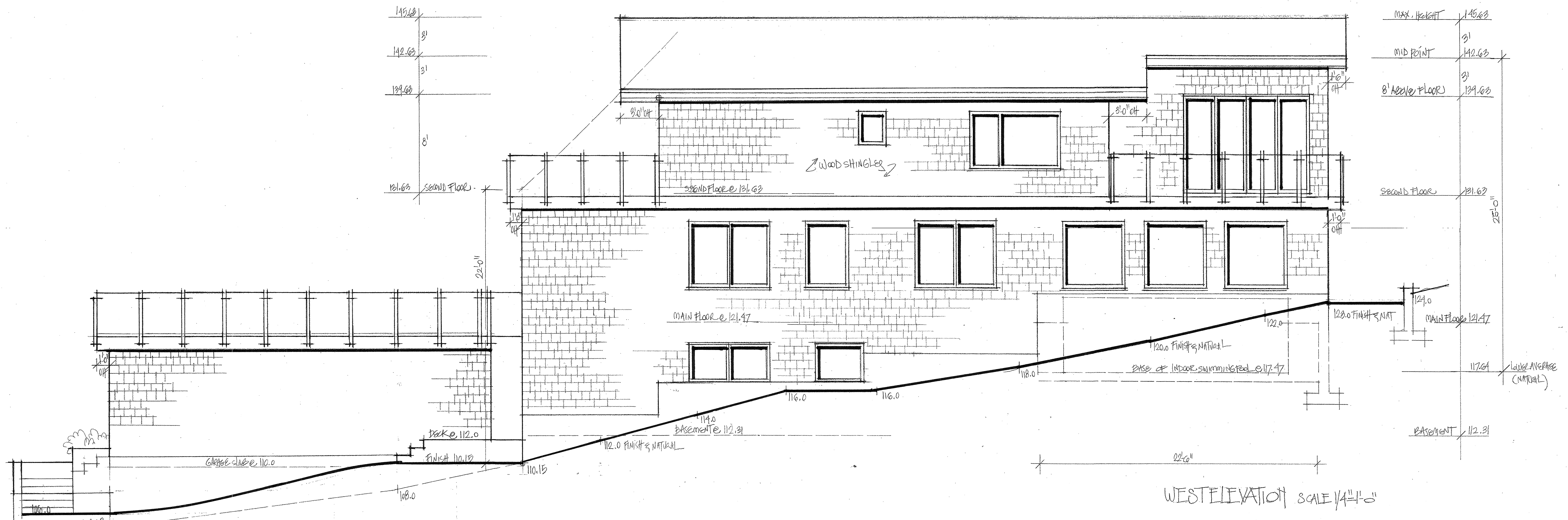
Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Second Floor Plan
 Scale: 1/4" = 1'-0" Date: May 2015



BASEMENT SCALE 1/4" = 1'-0"
 GROSS AREA OF BASEMENT 3,205.79 SQ. FT.
 (INCLUDING SECONDARY SUITE)

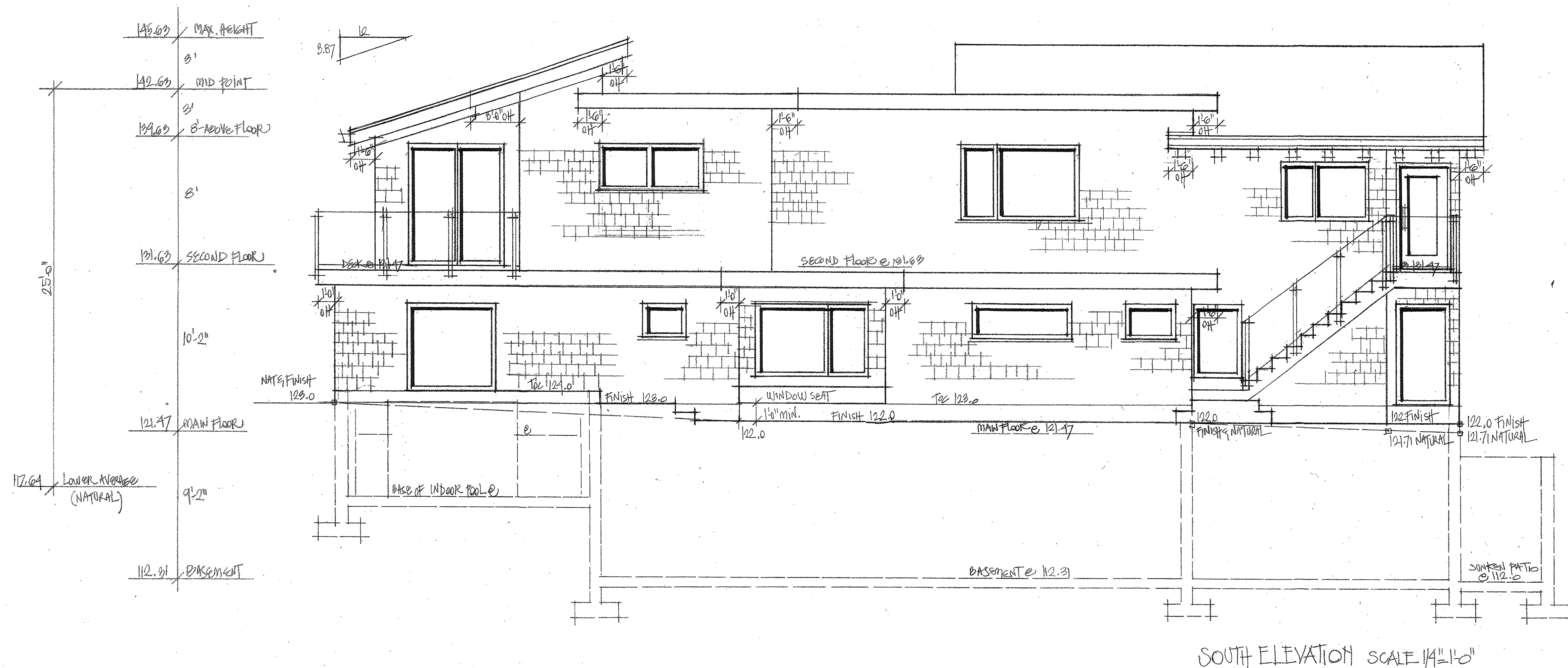
DNVS DESIGN INC.
 Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Basement Floor Plan
 Scale: 1/4" = 1'-0" Date: May 2015

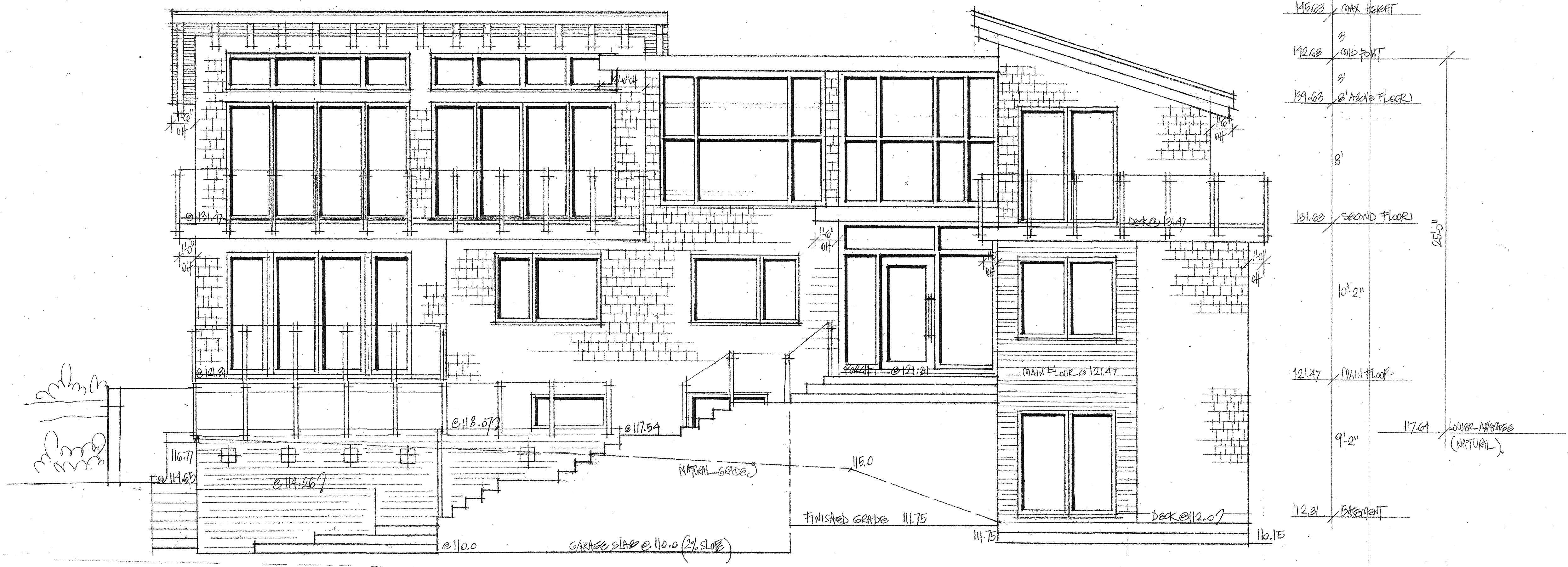


DNVS DESIGN INC.
 Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: East & West Elevations
 Scale: 1/4" = 1'-0" Date: May 2015



SOUTH ELEVATION SCALE 1/4"=1'-0"



NORTH ELEVATION SCALE 1/4"=1'-0"

DNVS DESIGN INC.

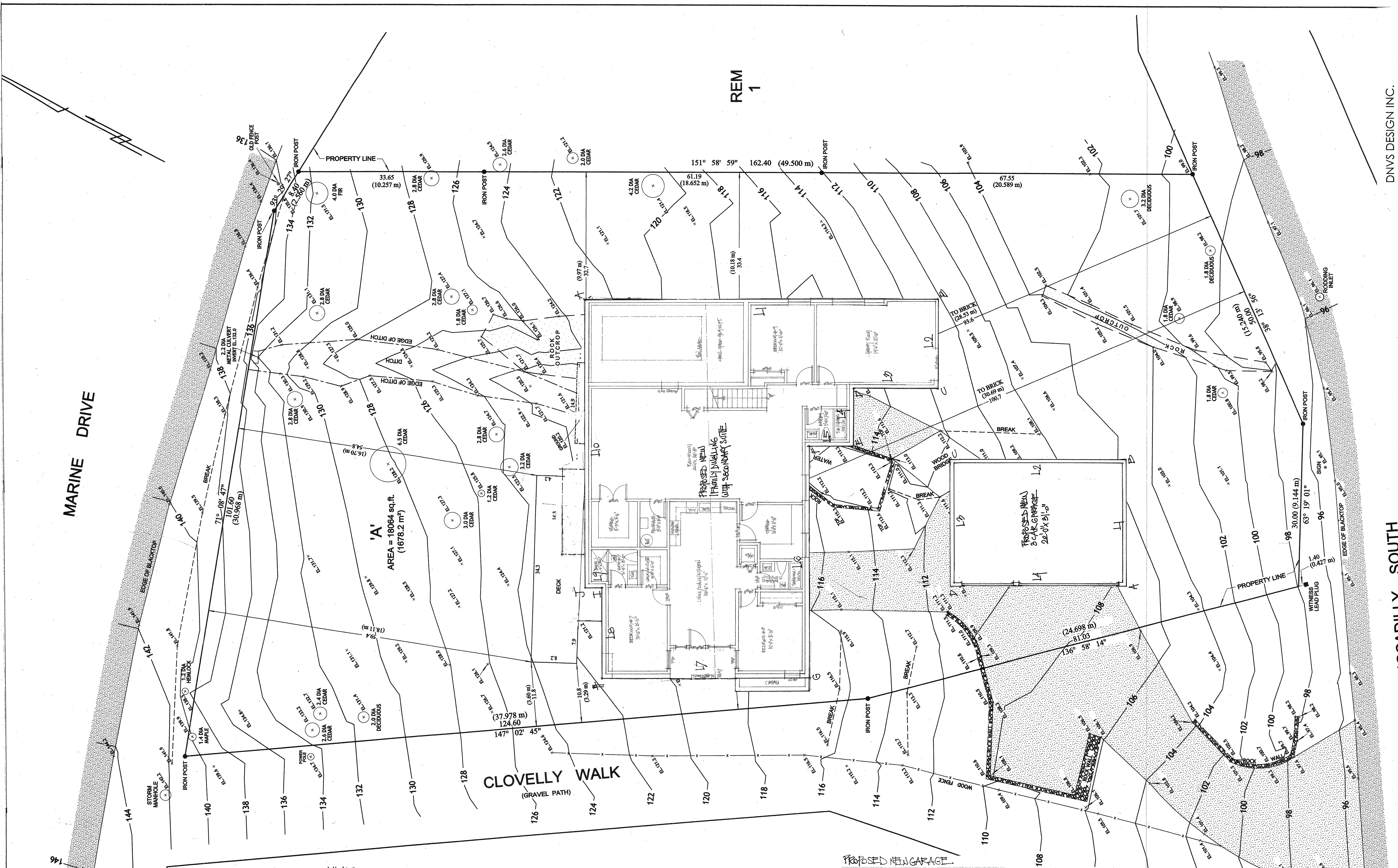
Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: North & South Elevations
 Scale: 1/4" = 1'-0" Date: May 2015

REM
1

MARINE DRIVE

PICCADILLY SOUTH



EXISTING GRADES	FINISH GRADES	SEGMENT LENGTH
A 123.0	A 123.0	L1 04.5'
B 110.0	B 110.0	L2 16.5'
C 111.75	C 111.75	L3 15.5'
D 115.33	D 121.51	L4 10.5'
E 115.0	E 121.51	L5 6'
F 113.9	F 117.47	L6 12.5'
G 116.77	G 117.47	L7 38'
H 121.71	H 122.0	L8 16.5'
I 121.71	I 122.0	L9 9'
J 122.0	J 122.0	L10 58'

PROPOSED NEW HOUSE

NATURAL GRADE CALCULATION

A-B	123.0+110.0/2x24.5'	7,519.08
B-C	110.0+111.75/2x16.5'	1,830.67
C-D	111.75+115.33/2x10.5'	1,779.87
D-E	115.33+115.0/2x10.5'	1,209.23
E-F	115.0+113.9/2x12.5'	915.6
F-G	113.9+116.77/2x38'	4,101.73
G-H	116.77+121.71/2x16.5'	4,521.12
H-I	121.71+121.71/2x9'	2,008.21
I-J	121.71+122.0/2x9'	365.56
J-A	122.0+123.0/2x58'	6,492.5
	Σ	31,533.57

AVERAGE NATURAL GRADE 117.66

FINISH GRADE CALCULATION

A-B	123.0+110.0/2x24.5'	7,519.08
B-C	110.0+111.75/2x16.5'	1,830.67
C-D	111.75+121.51/2x10.5'	1,806.21
D-E	121.51+117.47/2x10.5'	1,723.75
E-F	117.47+117.47/2x12.5'	755.12
F-G	117.47+122.0/2x38'	4,519.92
G-H	122.0+122.0/2x16.5'	2,010.0
H-I	122.0+122.0/2x9'	366.0
I-J	122.0+123.0/2x58'	6,492.5
J-A	122.0+123.0/2x58'	6,492.5
	Σ	31,798.73

AVERAGE FINISH GRADE 118.65

GARAGE

EXISTING GRADES	FINISH GRADES	SEGMENT LENGTH
A 107.33	A 110.0	L1 23'
B 104.92	B 106.0	L2 32'
C 111.64	C 111.64	L3 23'
D 111.43	D 111.0	L4 32'

PROPOSED NEW GARAGE

GARAGE NATURAL GRADE CALCULATION

A-B	107.33+104.92/2x23'	2,410.87
B-C	104.92+111.64/2x32'	3,464.96
C-D	111.64+111.64/2x23'	2,565.20
D-A	111.43+107.33/2x32'	3,500.16
	Σ	11,941.19

GARAGE AVERAGE NATURAL GRADE 108.82

GARAGE FINISH GRADE CALCULATION

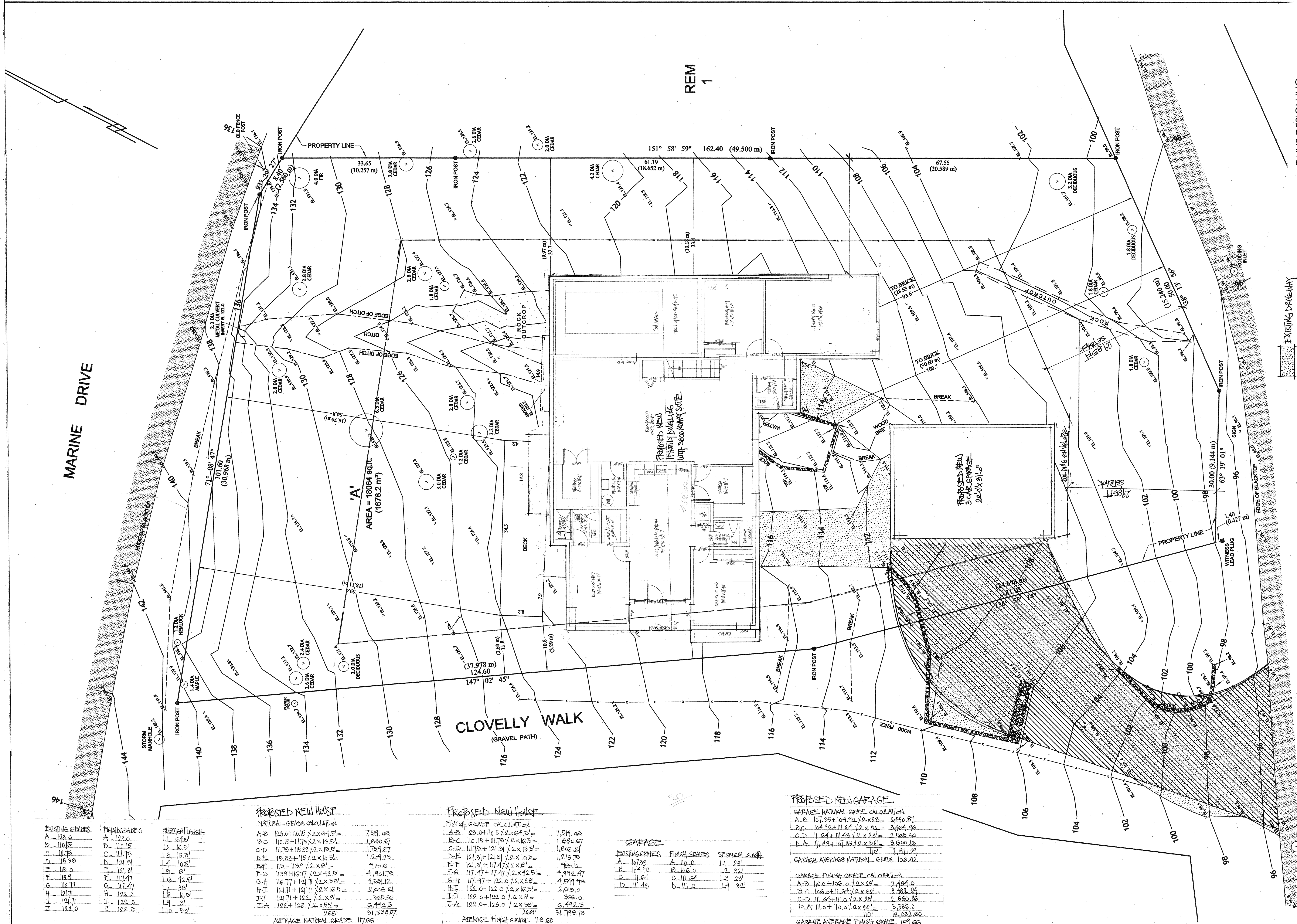
A-B	110.0+106.0/2x23'	2,484.0
B-C	106.0+111.64/2x32'	3,482.24
C-D	111.64+111.0/2x23'	2,560.36
D-A	111.0+110.0/2x32'	3,536.0
	Σ	12,062.60

GARAGE AVERAGE FINISH GRADE 109.66



DNVS DESIGN INC.
Per: Daniela Vitra-Sedler Bachelor in Arch.
250 West 18th Ave. Vancouver BC V5Y 2A7
phone: 604 266-4629 fax: 604 264-0322
www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
Sheet Title: Grades Calculation
Scale: 1/4" = 1'-0" Date: May 2015



MARINE DRIVE

PICCADILLY SOUTH

REM 1

PROPOSED NEW HOUSE

NATURAL GRADE CALCULATION

A-B	123.0 + 10.15 / 2 x 4.5'	799.08
B-C	110.15 + 11.75 / 2 x 16.5'	1,030.67
C-D	111.75 + 15.25 / 2 x 15.5'	1,759.87
D-E	115.25 + 15.5 / 2 x 10.5'	1,269.23
E-F	115 + 11.25 / 2 x 8'	915.6
F-G	112.9 + 10.77 / 2 x 12.5'	1,490.73
G-H	116.77 + 12.71 / 2 x 20'	2,531.12
H-I	121.71 + 12.71 / 2 x 16.5'	2,008.21
I-J	121.71 + 12.2 / 2 x 3'	365.56
J-A	122 + 12.3 / 2 x 55'	6,492.5
	268'	31,533.57

AVERAGE NATURAL GRADE 117.66

PROPOSED NEW HOUSE

FINISH GRADE CALCULATION

A-B	123.0 + 10.5 / 2 x 4.5'	7,519.08
B-C	110.15 + 11.75 / 2 x 16.5'	1,030.67
C-D	111.75 + 12.25 / 2 x 15.5'	1,806.21
D-E	121.3 + 12.25 / 2 x 10.5'	1,273.75
E-F	121.3 + 17.47 / 2 x 8'	955.12
F-G	117.47 + 17.47 / 2 x 12.5'	1,492.47
G-H	117.47 + 12.0 / 2 x 20'	1,599.93
H-I	122.0 + 12.0 / 2 x 16.5'	2,018.0
I-J	122.0 + 12.0 / 2 x 3'	366.0
J-A	122.0 + 12.0 / 2 x 55'	6,492.5
	268'	31,798.73

AVERAGE FINISH GRADE 118.65

GARAGE

EXISTING GRADES	FINISH GRADES	SEGMENT LENGTH	
A	107.33	A - 11.0	11 23'
B	104.92	B - 10.6	12 22'
C	111.64	C - 11.64	13 28'
D	111.43	D - 11.0	14 32'

PROPOSED NEW GARAGE

GARAGE NATURAL GRADE CALCULATION

A-B	107.33 + 104.92 / 2 x 23'	2,410.87
B-C	104.92 + 111.64 / 2 x 22'	2,464.92
C-D	111.64 + 111.43 / 2 x 22'	2,568.30
D-A	111.43 + 107.33 / 2 x 22'	2,500.16
	110'	11,944.25

GARAGE AVERAGE NATURAL GRADE 108.82

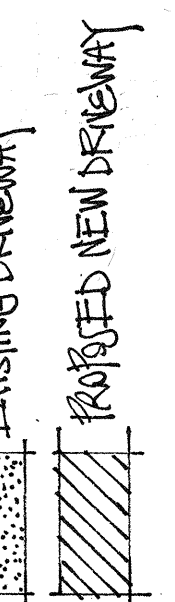
GARAGE FINISH GRADE CALCULATION

A-B	110.0 + 106.0 / 2 x 23'	2,484.0
B-C	106.0 + 111.0 / 2 x 22'	2,482.84
C-D	111.0 + 111.0 / 2 x 22'	2,560.36
D-A	111.0 + 110.0 / 2 x 22'	2,538.0
	110'	10,065.60

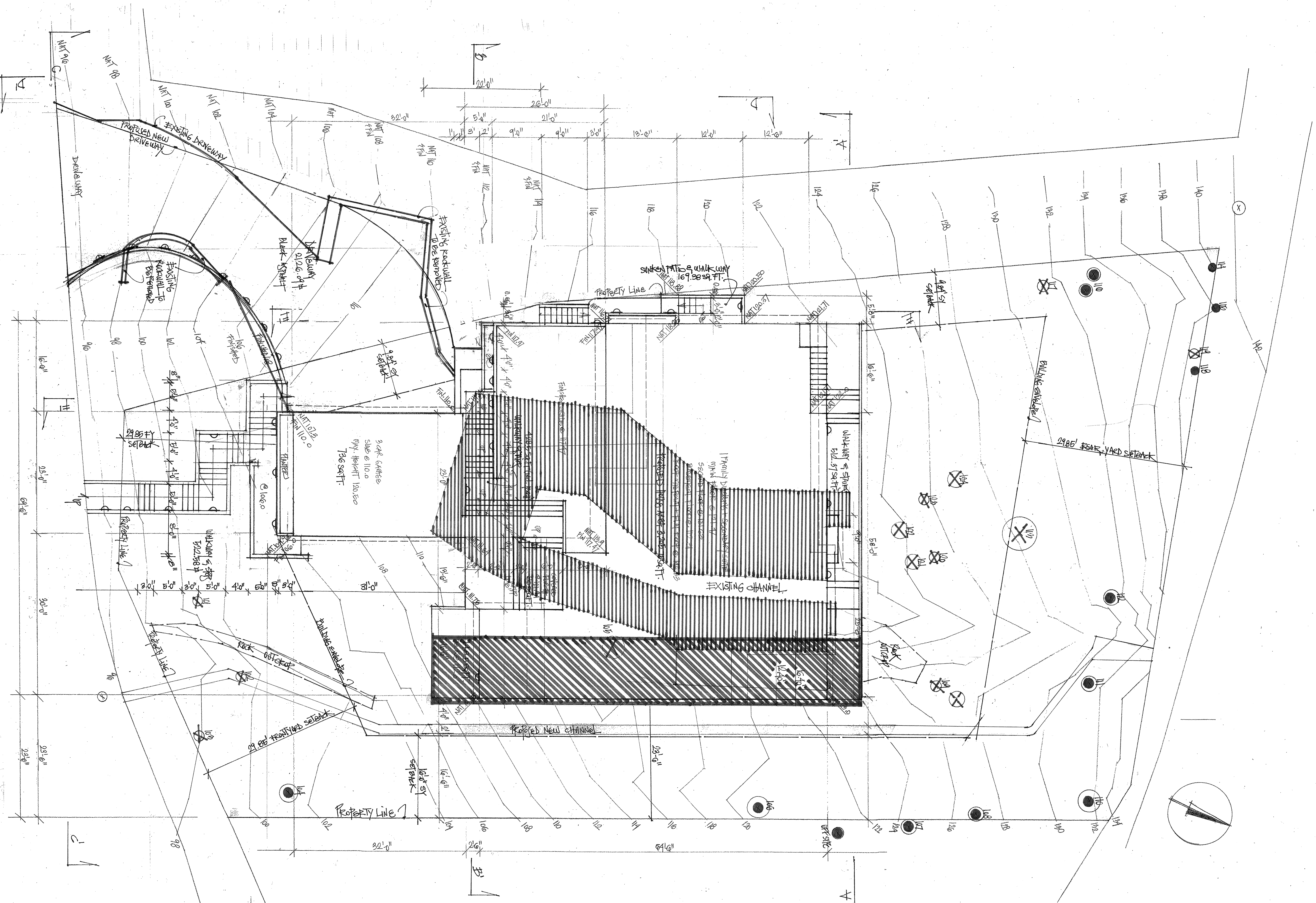
GARAGE AVERAGE FINISH GRADE 109.66

EXISTING GRADES	FINISH GRADES	SEGMENT LENGTH
A	123.0	11 04'
B	110.15	12 16.5'
C	111.75	13 15.5'
D	115.25	14 10.5'
E	115.0	15 8'
F	112.9	16 12.5'
G	117.47	17 38'
H	121.71	18 16.5'
I	121.71	19 3'
J	122.0	20 55'

DNYS DESIGN INC.
 Per: Daniela Vidra-Seidler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnysdesign.com



Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Grades Calculation
 Scale: 1/4" = 1'-0" Date: May 2015

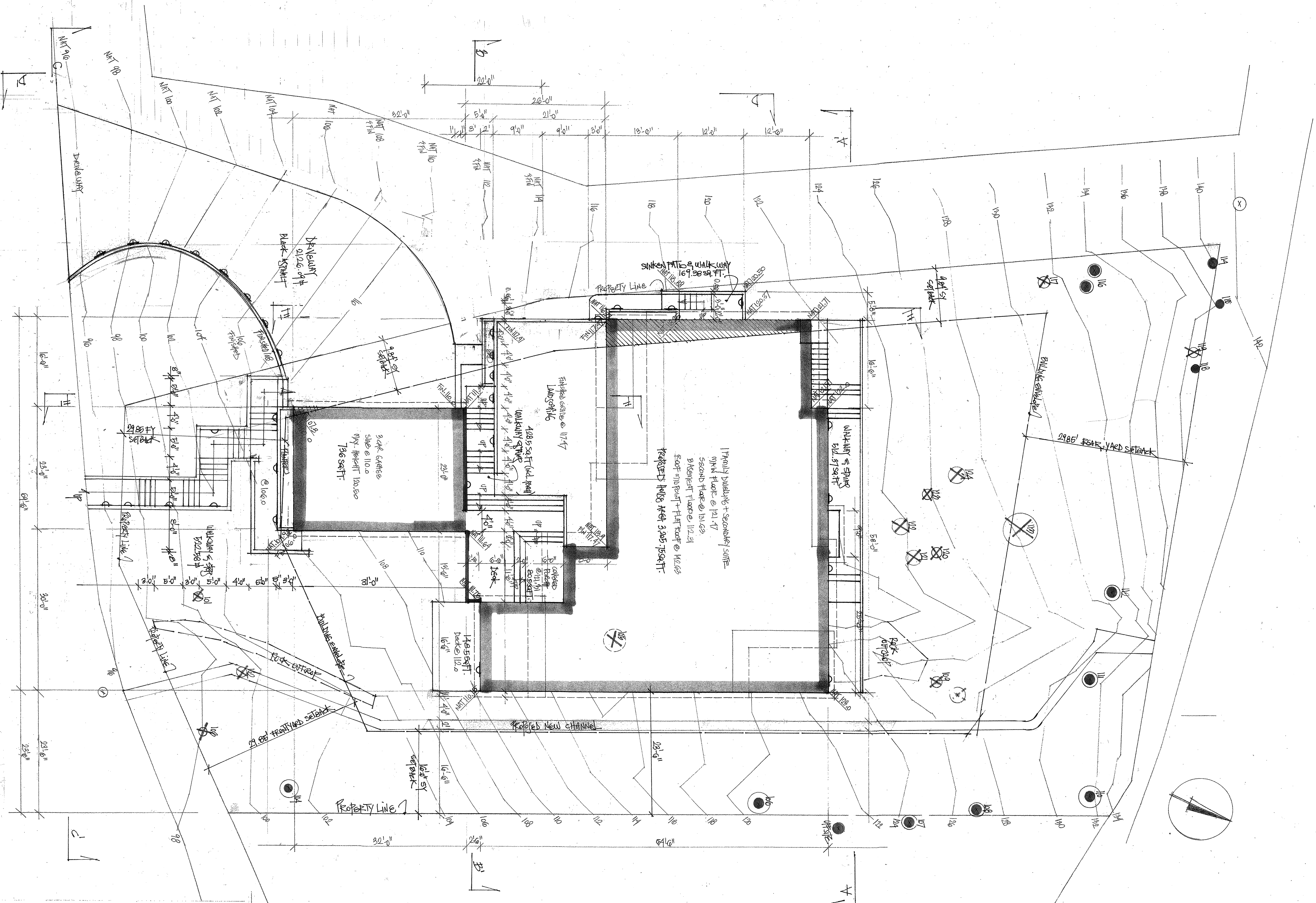


LANDSCAPE LIGHTING
 ▽ SIDEWALK CORE MOUNT LED LIGHTS
 ▽ TOP DRIVEWAY, WALKWAYS AND STEPS
 ● EXISTING TREES
 ○ PROPOSED TREES TO REMAIN
 ⊗ PROPOSED TREE TO REMOVE

TOTAL PROPOSED HARD SURFACE 3907.42 SQ FT
 TOTAL IMPERMEABLE AREA 7611.7 SQ FT
 TOTAL SITE CATCHMENT 3929.75 SQ FT
 PROPOSED IMPERMEABLE AREA WITHIN 5 METERS OF THE PROPOSED NEW CREEK
 EXISTING IMPERMEABLE AREA WITHIN 5 METERS OF THE EXISTING CREEK

DNVS DESIGN INC.
 Per: Daniela Vidra-Seidler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Landscaping
 Scale: 1/4" = 1'-0" Date: May 2015



LANDSCAPE LIGHTING
 ▽ SIDEWALK COFFER MOUNT LED LIGHTS
 ○ FOR DRIVEWAY, WALKWAYS AND STEPS

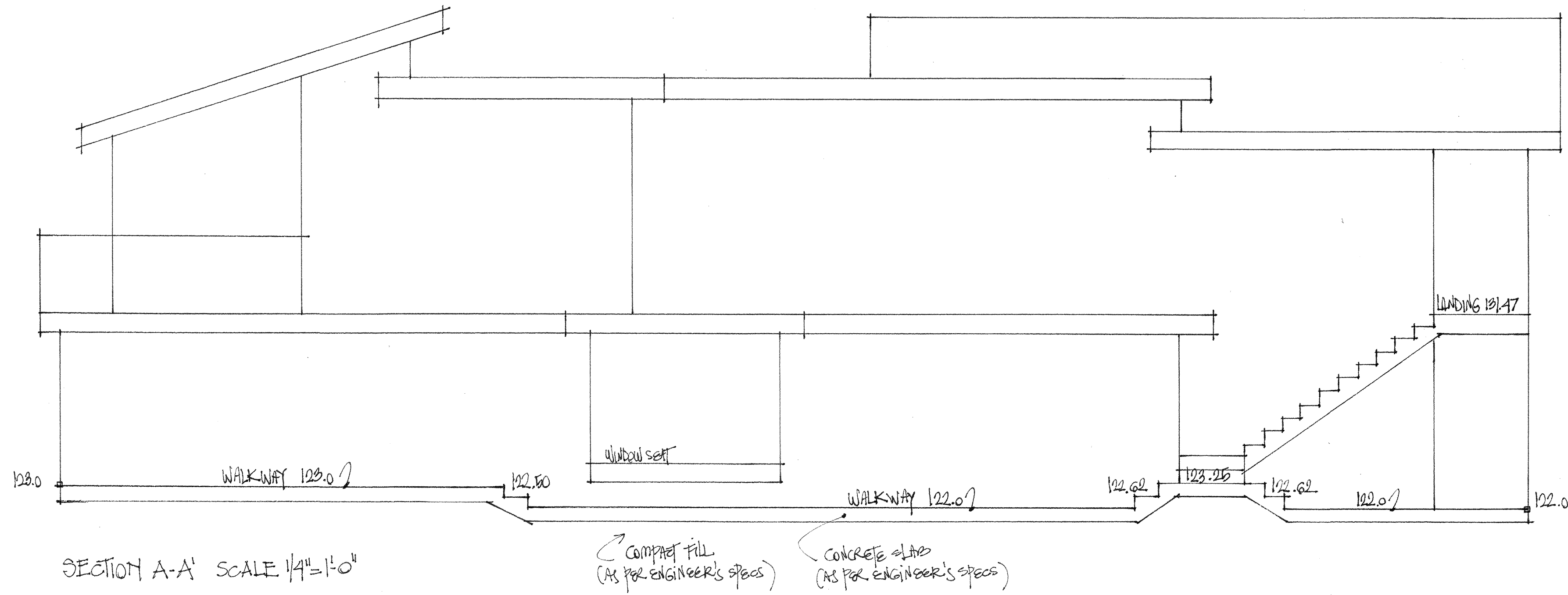
EXISTING TREES
 ● PROPOSED TREES TO REMAIN
 ⊗ PROPOSED TREES TO REMOVE

TOTAL PROPOSED HARD SURFACE 3,967/4,025 SQ FT
 TOTAL IMPERMEABLE AREA 7,671/7 SQ FT
 TOTAL SITE COEFFICIENT 3,967/7.5 SQ FT

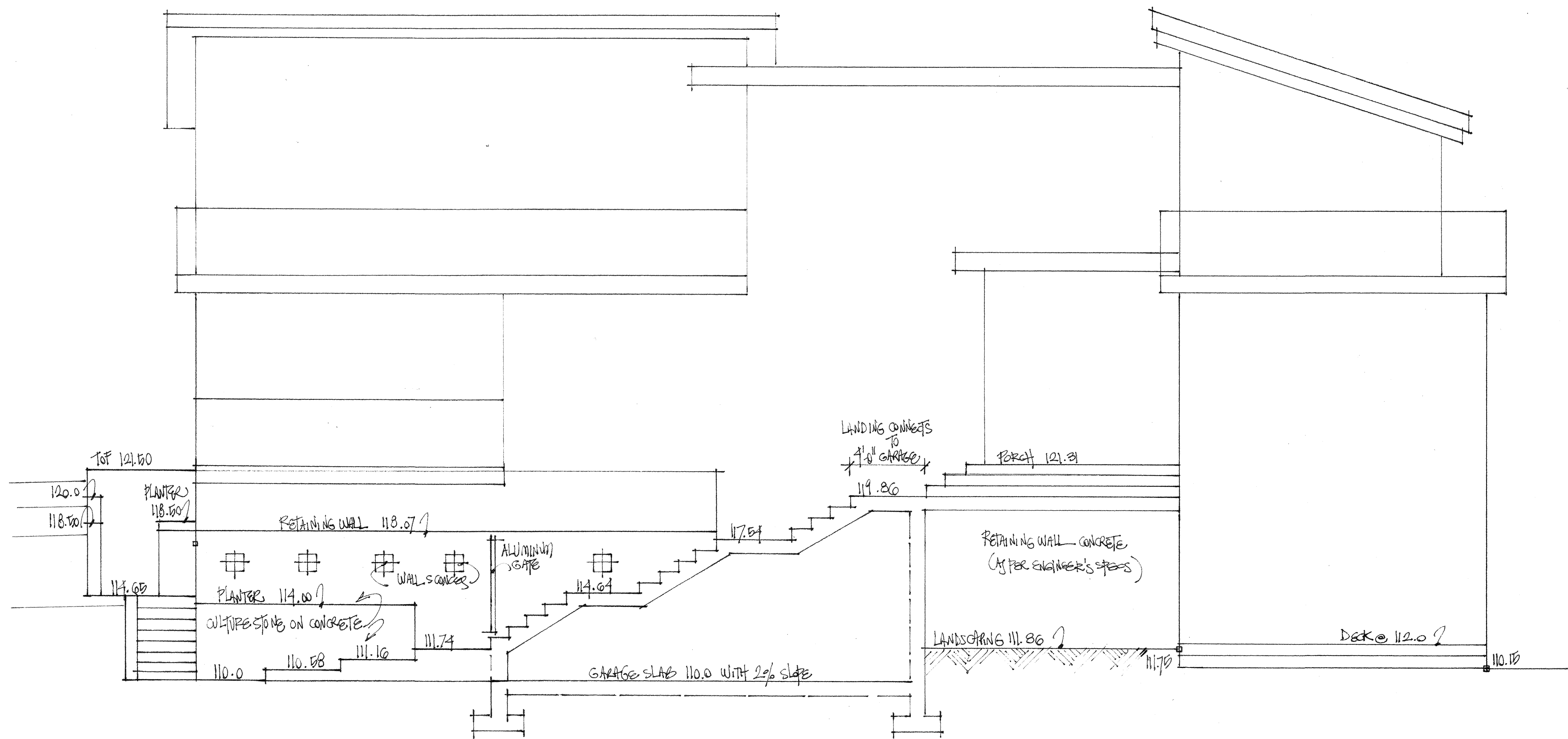
▨ HEAD AND/OR RETAINING ON SLOPES
 ▨ EXISTING WALLS FOR GARAGE AND DWELLING
 — REMAINING WALLS FOR STAIRS & DECK

DNVS DESIGN INC.
 Per: Daniela Vidra-Sedler Bachelor in Arch.
 250 West 18th Ave. Vancouver BC V5Y 2A7
 phone: 604 266-4629 fax: 604 264-0322
 www.dnvsdesign.com

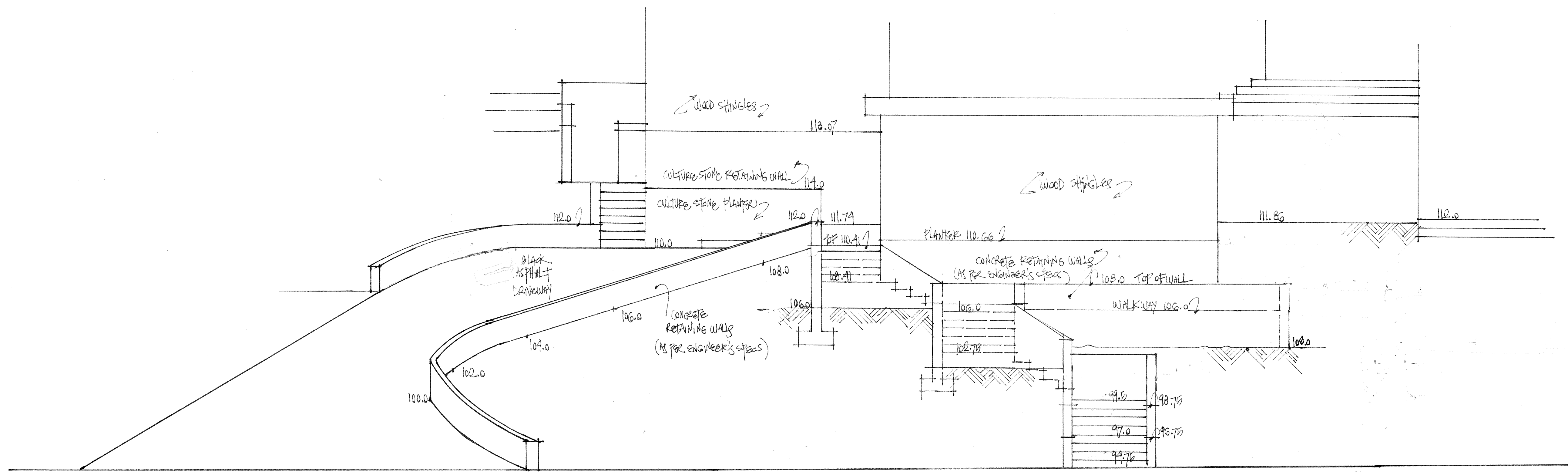
Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Landscaping
 Scale: 1/4" = 1'-0" Date: May 2015



SECTION A-A' SCALE 1/4" = 1'-0"



SECTION B-B' SCALE 1/4" = 1'-0"



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

NOTES

- This plan and design are the exclusive property of VAN DE POLL GARDEN DESIGN and may not be used or reproduced without written consent.

- Written dimensions shall take precedence over scaled dimensions.

- Contractor shall verify and be responsible for all dimensions and conditions on the site. VAN DE POLL GARDEN DESIGN shall be informed of any variations from the dimensions and the conditions shown on the drawing.

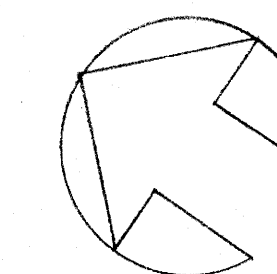
- It is the Contractor's responsibility to perform the work as detailed in the contract documents/drawings. Therefore, it is necessary for the Contractor(s) to accurately review the actual site dimensions, elevations and the conditions which may vary from those assumed on the drawings.

- Any discrepancies which the Contractor(s) discovers within the contract documents/drawings themselves or between the contract documents/drawings and the site conditions are to be discussed with VAN DE POLL GARDEN DESIGN immediately before proceeding with any work.

- All work shall conform to the current Standards of the BC Landscape Nursery Association/BC Society of Landscape Architects, local Building Codes, and Local Bylaws.

- The Owner or the Contractor shall be responsible for the correct siting of the home on the property.

NORTH



REVISIONS

Nov. 10, 2015

PROJECT

MUKER RESIDENCE

4701 SOUTH PICCADILLY RD
WEST VANCOUVER

DRAWING TITLE

LANDSCAPE PLAN
EXISTING SHRUBS
REQUIRING REMOVAL

PROJECT NO.

MU-15

DATE

2-11-2015

DRAWING NO.

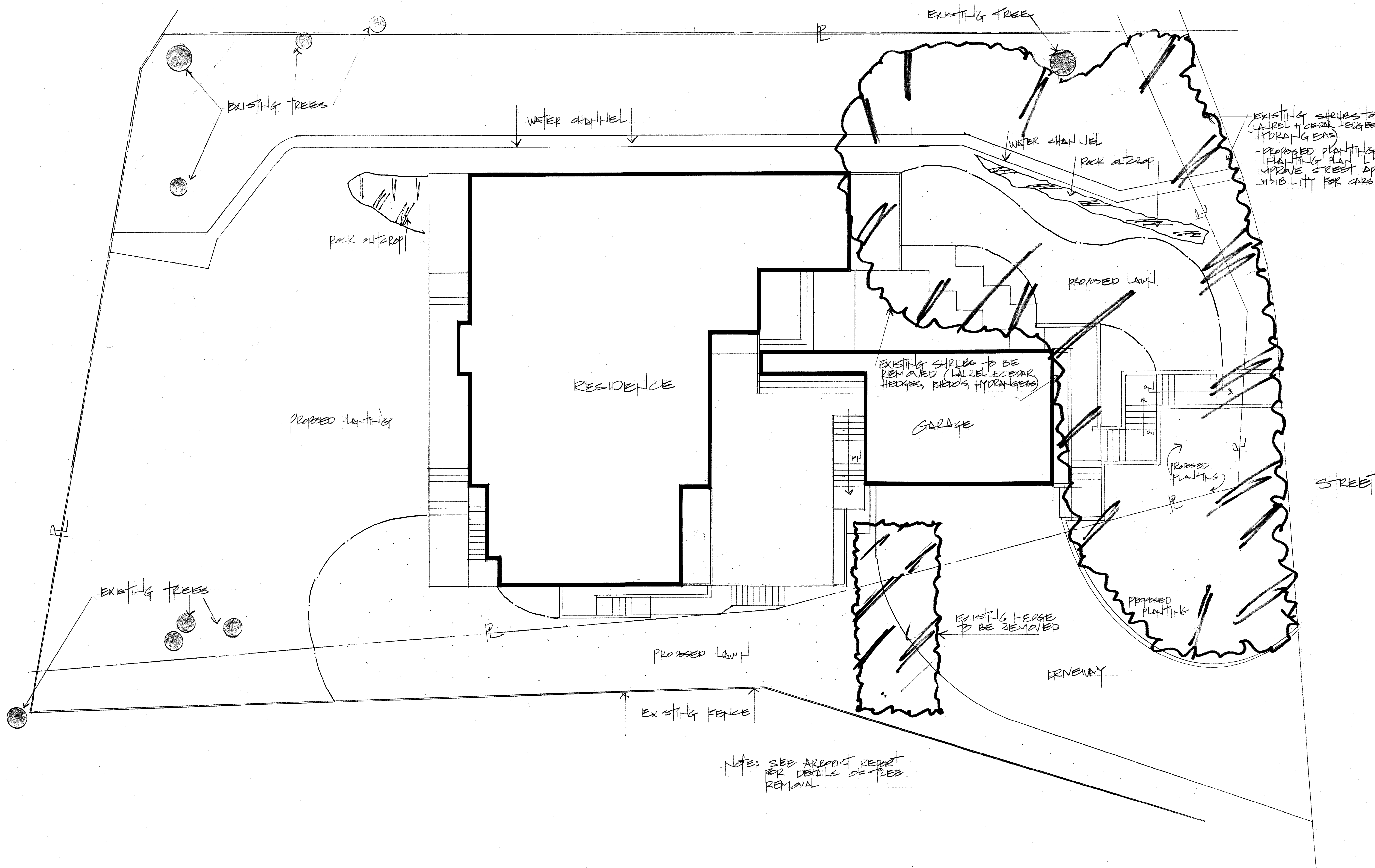
L1

SCALE

1/8" = 1'0"

DRAWN BY

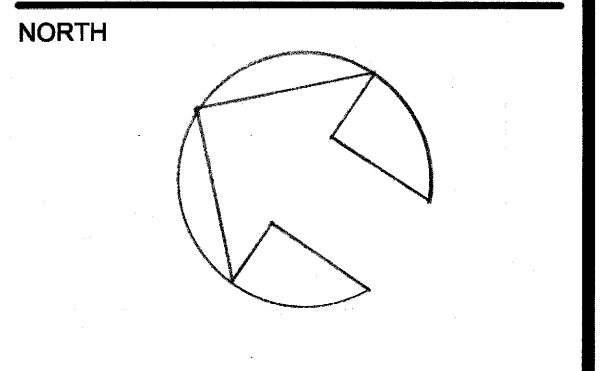
RV



NOTE: SEE ARCHITECT REPORT FOR DETAILS OF TREE REMOVAL

NOTES

- This plan and design are the exclusive property of VAN DE POLL GARDEN DESIGN and may not be used or reproduced without written consent.
- Written dimensions shall take precedence over scaled dimensions.
- Contractor shall verify and be responsible for all dimensions and conditions on the site. VAN DE POLL GARDEN DESIGN shall be informed of any variations from the dimensions and the conditions shown on the drawing.
- Any discrepancies which the Contractor(s) discovers within the contract documents/drawings themselves or between the contract documents/drawings and the site conditions are to be discussed with VAN DE POLL GARDEN DESIGN immediately before proceeding with any work.
- All work shall conform to the current Standards of the BC Landscape Nursery Association/BC Society of Landscape Architects, local Building Codes, and Local Bylaws.
- The Owner or the Contractor shall be responsible for the correct siting of the home on the property.



REVISIONS

JULY 10, 2015
AUG 15, 2015
NOV. 10, 2015

PROJECT

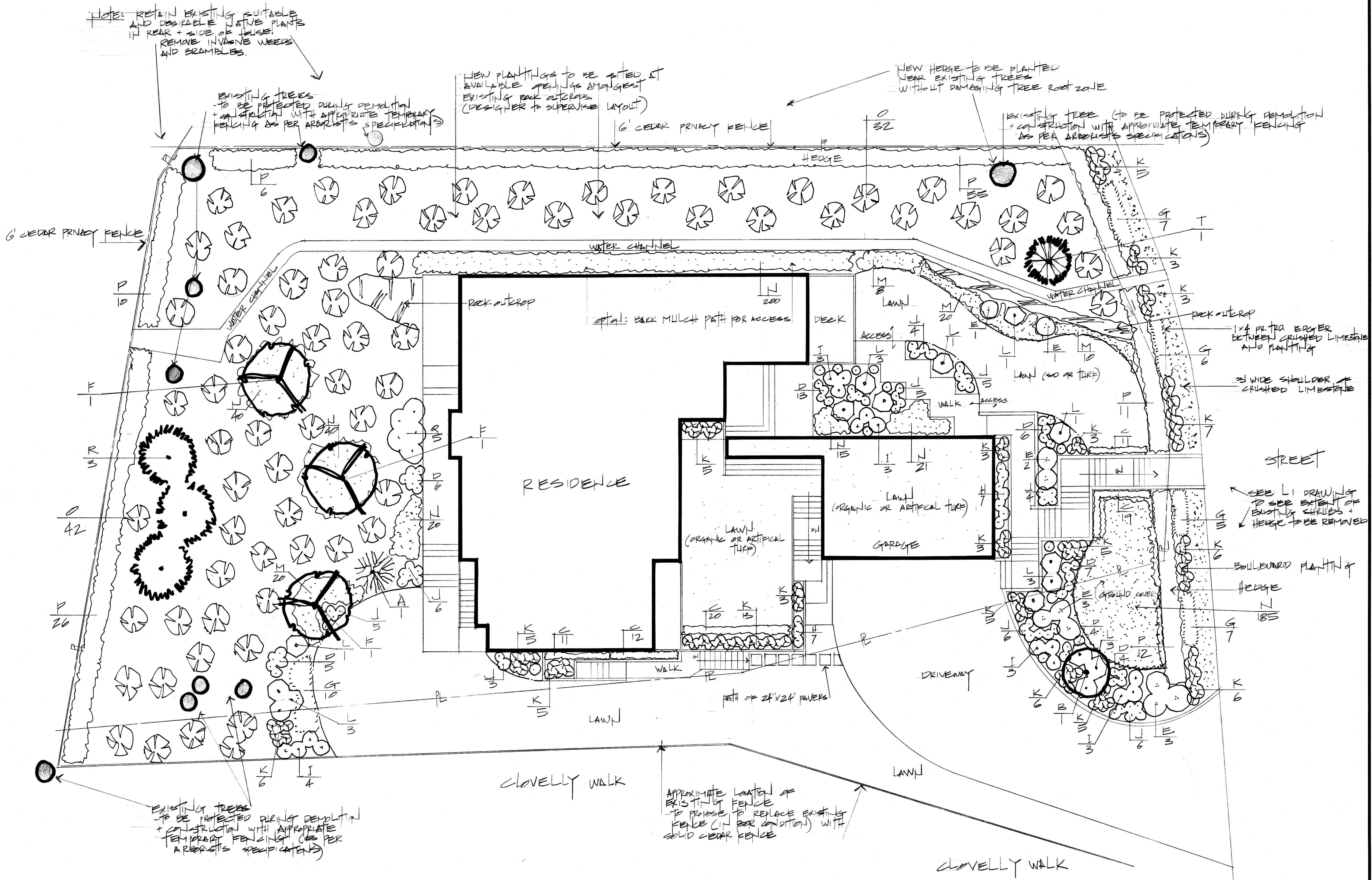
MUKER RESIDENCE

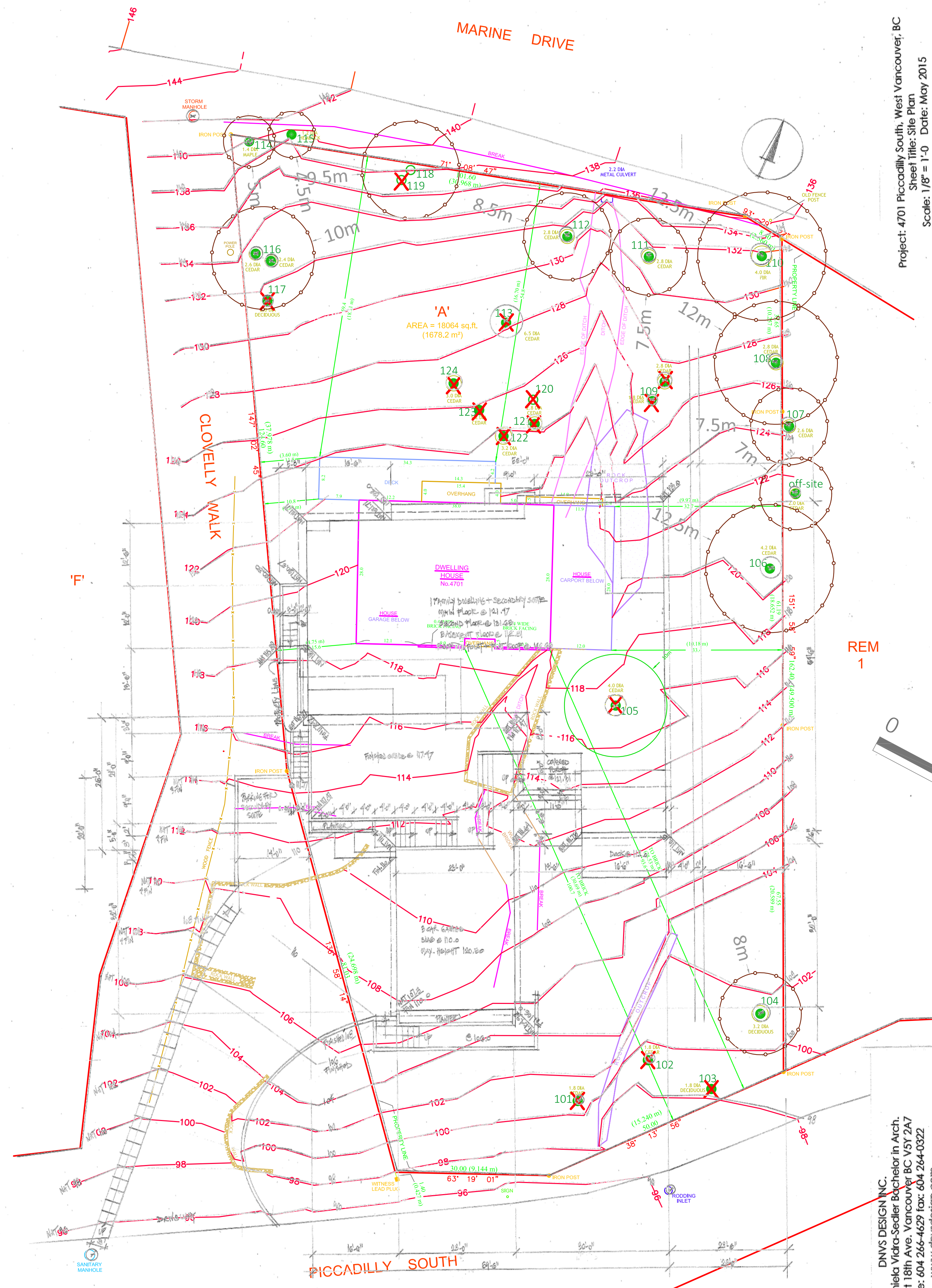
4701 SOUTH PICCADILLY RD
WEST VANCOUVER

DRAWING TITLE

PLANTING PLAN

PROJECT NO. MU-15	DATE AUG 2015
DRAWING NO. L2	SCALE 1/8" = 1'0"
	DRAWN BY RV





Project: 4701 Piccadilly South, West Vancouver, BC
 Sheet Title: Site Plan
 Scale: 1/8" = 1'-0" Date: May 2015

DNVS DESIGN INC.
 Janiela Vidro-Scelzer Bachelor in Arch.
 1818 18th Ave. Vancouver BC V5Y 2A7
 Phone: 604 266-4629 Fax: 604 264-0322
 www.dnvsdesign.com

- LEGEND**
- TREE PROTECTION ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION FENCE
 - TREE TO BE RETAINED
 - UN-SURVEYED TREE
 - ✗ TREE TO BE REMOVED

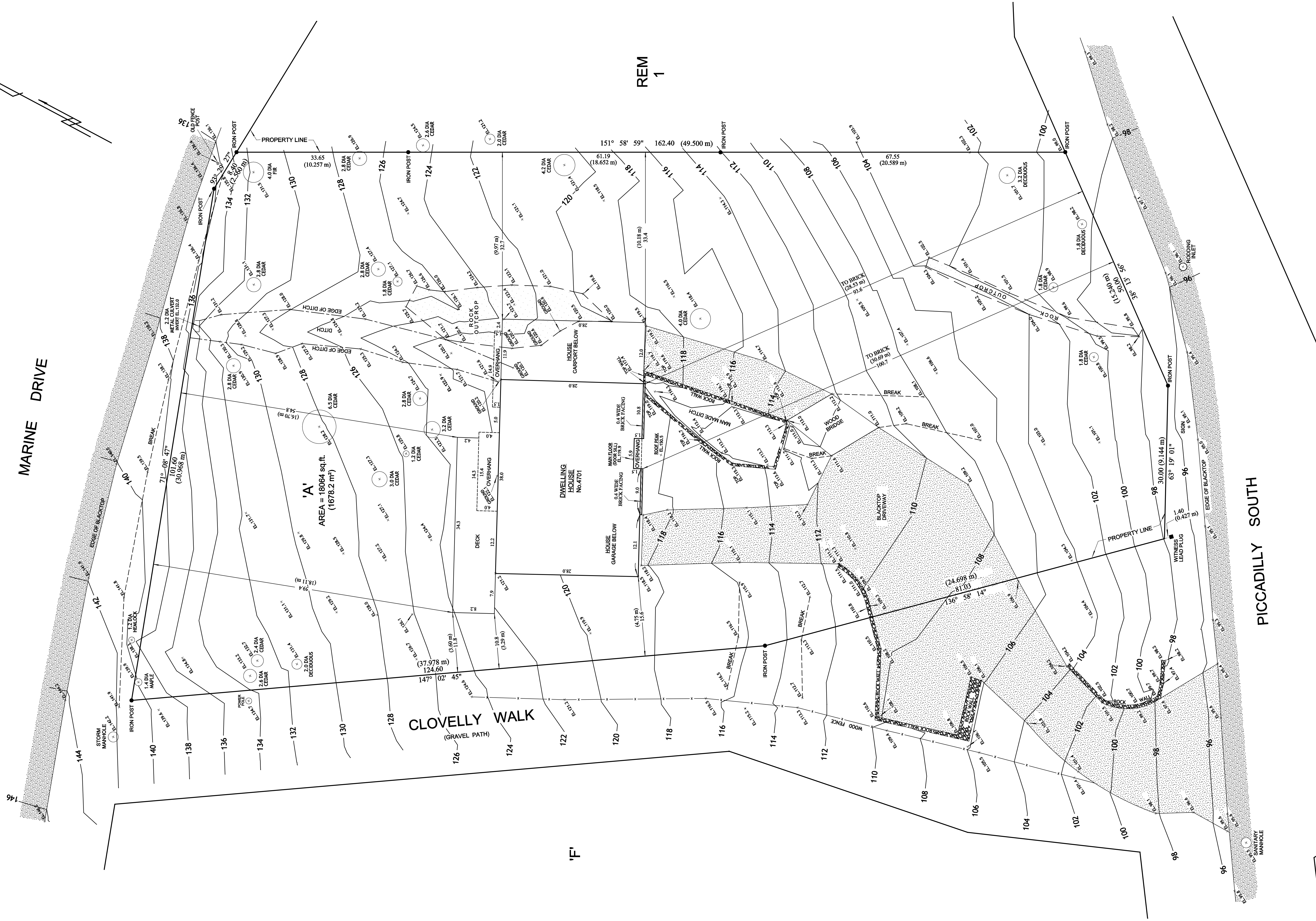
- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree.
 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
 5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey by: Client

TOPOGRAPHIC SURVEY PLAN OF LOT 'A' (EXPLANATORY PLAN 8869) OF LOT 1,
BLOCK 8, DISTRICT LOT 811, PLAN 4763

P.L.D. 011-305-223
SCALE 1 INCH = 8 FEET

MARINE DRIVE



REM 1

PICCADILLY SOUTH

REM 'B'

DOGWOOD LANE

ELEVATIONS

ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM.
BENCH MARK USED - INVERT OF SANITARY MANHOLE LOCATED AT THE INTERSECTION OF
PICCADILLY SOUTH AND DOGWOOD LANE.
INVERT ELEVATION 80.83 FEET (GEODETIC DATUM).

BENCH MARK SET: TOP OF ROAD SIDE NUT ON FIRE HYDRANT LOCATED ON DOGWOOD LANE
FOR THE INTERSECTION OF PICCADILLY SOUTH AND DOGWOOD LANE
ELEVATION 84.1 FEET.

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HOBBS, WINTER & McDONALD,
B.C. LAND SURVEYORS,
13-528 HARGREAVES DRIVE,
VICTORIA, B.C. V8M 1R9
TEL. 604-486-1371 FAX 604-486-5204
EMAIL: admin@hwsurveyors.com

NOTE:
FOR RESTRICTIVE COVENANT 403754, SEE Z1100K.
CERTIFIED CORRECT THIS 28TH DAY OF JULY, 2014

PCA B.C.L.S.

FB-2484 P.05-88 M.0186-24-A WY