

AQUILA

DAFFODIL DRIVE, WEST VANCOUVER, BC



These plans remain the ownership of Sterling Pacific

REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
COVER SHEET

PROJECT#	8030	SHEET
SCALE	NTS.	A0.00
DATE	OCT 1, 2023	

PROJECT DATA

DEVELOPMENT DATA

CIVIC ADDRESS
Daffodil Drive
West Vancouver, BC

LEGAL DESCRIPTION
LOT C AND D
PID: 010 069 775
015 934 586

ZONING

LOT AREA

LOT AREA (Ha)	-	1.80 Ha
LOT AREA (SQ.FT)	-	194,073.0 SQ.FT
LOT AREA (SQ.M)	-	18,030.0 SQ.M

LOT COVERAGE

AREA OF BUILDINGS & STRUCTURES	77,629.2 SF	39,218.9 SQ.FT
PERCENTAGE OF LOT AREA	40.00%	20.21%

SETBACKS

FRONT (<STREET OR PROPERTY NAME>)	6 M	6 M
REAR (<STREET OR PROPERTY NAME>)	6 M	6 M
SIDE #1 (<STREET OR PROPERTY NAME>)	4.5 M	4.5 M
SIDE #2 (<STREET OR PROPERTY NAME>)	4.5 M	4.5 M

BUILDING HEIGHT

BUILDING HEIGHT	9.1 M	*REFER TO ELEVATIONS
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NUMBER OF RESIDENTIAL UNITS

THREE-BEDROOM UNITS	-	36
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TOTAL FLOOR AREA RATIO (F.A.R.)

RESIDENTIAL UNITS	-	72,165.7 SQ.FT
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PARKING

RESIDENT SPACES	-	
COVERED GARAGE	2 PER UNIT	72
VISITOR SPACES	-	10

AREA CALCULATIONS

UNIT TYPE	# OF FLOORS	VARIANCE REQUIRED	# OF UNITS	SITE COVERAGE SQ.FT	SITE COVERAGE SQ.M	GROSS AREA SQ.FT	GROSS AREA SQ.M	FAR AREA SQ.FT	FAR AREA SQ.M
A (19) DUPLEX	3	YES	1	781.5	73	2,180.5	202.6	1,512.4	140.5
B1 (18) DUPLEX	3	YES	1	898.1	83	2,460.0	228.5	1,342.4	124.7
B2 (16) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	967.4	89.9
B2 (17) DUPLEX	3	YES	1	83.8	8	2,169.9	201.6	1,354.0	125.8
B3 (14) DUPLEX	3	YES	1	857.7	80	2,235.7	207.7	1,054.1	97.9
B3 (15) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,378.6	128.1
B4 (29) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,460.5	135.7
B4 (30) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,332.5	123.8
B5 (33) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,549.3	143.9
B5 (34) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,421.3	132.0
B6 (35) DUPLEX	3	YES	1	835.8	80	2,235.7	207.7	1,546.0	143.6
B6 (36) DUPLEX	3	YES	1	857.7	80	2,169.9	201.6	1,445.9	134.3
C (1) SINGLE	3	-	1	1,235.2	115	2,899.3	269.4	2,369.0	220.1
D1 (22) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,596.2	148.3
D1 (23) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,705.7	158.5
D2 (20) DUPLEX	3	YES	1	1,017.7	95	2,310.1	214.6	1,607.6	149.4
D2 (21) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,583.2	147.1
D3 (12) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,596.2	148.3
D3 (13) DUPLEX	3	YES	1	1,017.7	95	2,310.1	214.6	1,607.6	149.4
D4 (10) DUPLEX	3	YES	1	1,017.7	95	2,310.1	214.6	1,607.6	149.4
D4 (11) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,596.2	148.3
E (24) SINGLE	2	-	1	2,019.5	188	2,863.9	266.1	1,634.6	151.9
F (2) DUPLEX	3	-	1	1,319.5	123	3,216.2	298.8	2,556.5	237.5
F (3) DUPLEX	3	YES	1	1,319.5	123	3,216.2	298.8	2,556.5	237.5
H1 (4) DUPLEX	3	YES	1	1,281.2	119	3,559.4	330.7	3,058.1	284.1
H1 (5) DUPLEX	3	YES	1	1,282.0	119	3,545.9	329.4	2,717.0	252.4
H2 (6) DUPLEX	3	YES	1	1,274.0	118	3,913.7	363.6	3,170.3	294.5
H2 (7) DUPLEX	3	YES	1	1,332.5	124	4,038.5	375.2	3,280.3	304.7
H3 (8) DUPLEX	3	YES	1	1,279.5	119	3,511.0	326.2	2,845.4	264.3
H3 (9) DUPLEX	3	YES	1	1,279.0	119	3,510.4	326.1	2,844.8	264.3
G4 (25) DUPLEX	3	YES	1	1,384.3	129	3,913.7	363.6	2,312.4	214.8
G4 (26) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	2,252.0	209.2
G5 (27) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	2,686.7	249.6
G5 (28) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	2,252.0	209.2
G6 (31) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	3,131.4	290.9
G6 (32) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	3,234.0	300.4
TOTAL			36	39,218.9	3,643.5	102,349.6	9,508.6	72,165.7	6,704.4

CONTEXT PLAN



DRAWING LIST

COVER SHEET	A0.00	MAIN FLOOR PLAN	AB3-2.02	FRONT AND BACK ELEVATIONS	AD1-4.01	FRONT AND BACK ELEVATIONS CAMERA VIEW	AF-4.05	EAST AND WEST ELEVATIONS B/W	AG5-4.02
DATA SHEET	A0.01	UPPER FLOOR PLAN	AB3-2.03	EAST AND WEST ELEVATIONS B/W	AD1-4.02	SITE PLAN	AG1-1.01	FRONT AND BACK ELEVATIONS	AG5-4.03
DESIGN RATIONALE	A0.02	ROOF PLAN	AB3-2.04	FRONT AND BACK ELEVATIONS	AD1-4.03	LOWER FLOOR PLAN	AG1-2.01	EAST AND WEST ELEVATIONS	AG5-4.04
DESIGN RATIONALE	A0.02.1	SECTIONS	AB3-3.01	EAST AND WEST ELEVATIONS B/W	AD1-4.04	MAIN FLOOR PLAN	AG1-2.02	FRONT AND BACK ELEVATIONS CAMERA VIEW	AG5-4.05
OCP COMPLIANCE	A0.03	ENTRY AND BACK ELEVATIONS B/W	AB3-4.01	FRONT, BACK AND SIDE ELEVATIONS	AD1-4.05	UPPER FLOOR PLAN	AH1-2.03	SITE PLAN	AG6-1.01
CONTEXT ANALYSIS	A0.04	LEFT AND RIGHT ELEVATIONS B/W	AB3-4.02	FRONT, BACK AND SIDE ELEVATIONS	AD2-1.01	ROOF PLAN	AH1-2.04	LOWER FLOOR PLAN	AG6-2.01
AERIAL	A0.05	ENTRY AND BACK ELEVATIONS	AB3-4.03	FRONT AND BACK ELE. CAMERA VIEW	AD2-2.02	SECTION A-A	AH1-3.01	MAIN FLOOR PLAN	AG6-2.02
CONTEXT PLAN	A0.06	LEFT AND RIGHT ELEVATIONS	AB3-4.04	SITE PLAN	AD2-2.02	SECTION B-B	AH1-3.02	UPPER FLOOR PLAN	AG6-2.03
EXISTING STREETSCAPES	A0.07	FRONT AND BACK ELE. CAMERA VIEW	AB3-4.05	LOWER FLOOR PLAN	AD2-2.03	FRONT AND BACK ELEVATIONS B/W	AH1-4.01	ROOF PLAN	AG6-2.04
EXISTING STREETSCAPES	A0.08	SITE PLAN	AB4-1.01	UPPER FLOOR PLAN	AD2-2.04	EAST AND WEST ELEVATIONS B/W	AH1-4.02	SECTION A-A	AG6-3.01
3D MASSING	A0.09	LOWER FLOOR PLAN	AB4-2.01	ROOF PLAN	AD2-3.02	SECTION B-B	AH1-4.03	SECTION B-B	AG6-3.02
CONTEXT PHOTOS	A0.10	MAIN FLOOR PLAN	AB4-2.02	FRONT AND BACK ELEVATIONS	AD2-4.01	FRONT AND BACK ELEVATIONS	AH1-4.04	FRONT AND BACK ELEVATIONS B/W	AG6-4.01
PRECEDENT PHOTOS	A0.11	UPPER FLOOR PLAN	AB4-2.03	FRONT AND BACK ELEVATIONS	AD2-4.02	EAST AND WEST ELEVATIONS	AH1-4.05	EAST AND WEST ELEVATIONS B/W	AG6-4.02
SHADOW ANALYSIS	A0.12	ROOF PLAN	AB4-2.04	ROOF PLAN	AD2-4.02	FRONT AND BACK ELEVATIONS CAMERA VIEW	AH1-4.05	FRONT AND BACK ELEVATIONS	AG6-4.03
SITE PLAN	A1.00	SECTIONS	AB4-3.01	FRONT AND BACK ELEVATIONS	AD2-4.03	SITE PLAN	AH2-1.01	EAST AND WEST ELEVATIONS	AG6-4.04
SITE SECTIONS	A1.02	ENTRY AND BACK ELEVATIONS B/W	AB4-4.01	EAST AND WEST ELEVATIONS	AD2-4.04	LOWER FLOOR PLAN	AH2-2.01	FRONT AND BACK ELEVATIONS	AG6-4.05
SITE SECTIONS	A1.03	LEFT AND RIGHT ELEVATIONS B/W	AB4-4.02	FRONT, BACK AND SIDE ELEVATIONS	AD2-4.05	MAIN FLOOR PLAN	AH2-2.02	ASSEMBLIES	A6.00
SITE SECTIONS	A1.04	ENTRY AND BACK ELEVATIONS	AB4-4.03	FRONT, BACK AND SIDE ELEVATIONS	AD3-1.01	SITE PLAN	AH2-2.03	ARCHITECTURAL DETAILS	A7.00
SITE SECTIONS	A1.05	LEFT AND RIGHT ELEVATIONS	AB4-4.04	LOWER FLOOR PLAN	AD3-2.01	UPPER FLOOR PLAN	AH2-2.04	ARCHITECTURAL ADDITION	A8.00
SITE SECTIONS	A1.06	FRONT AND BACK ELE. CAMERA VIEW	AB4-4.05	UPPER FLOOR PLAN	AD3-2.02	SECTION A-A	AH2-3.01	LOWER FLOOR PLAN ADDITION	A8.01
SITE SECTIONS	A1.07	SITE PLAN	AB5-1.01	ROOF PLAN	AD3-2.03	SECTION B-B	AH2-3.02	MAIN FLOOR PLAN ELEVATOR ADDITION	A8.02
SITE SECTIONS	A1.08	LOWER FLOOR PLAN	AB5-2.01	SECTION A-A	AD3-3.01	FRONT AND BACK ELEVATIONS B/W	AH2-4.01	UPPER FLOOR PLAN ELEVATOR ADDITION	A8.03
R1	A1.09	MAIN FLOOR PLAN	AB5-2.02	SECTION B-B	AD3-3.02	EAST AND WEST ELEVATIONS	AH2-4.02		
R2	A1.10	UPPER FLOOR PLAN	AB5-2.03	FRONT AND BACK ELEVATIONS	AD3-4.01	FRONT AND BACK ELEVATIONS	AH2-4.03		
R3	A1.11	ROOF PLAN	AB5-2.04	EAST AND WEST ELEVATIONS	AD3-4.02	EAST AND WEST ELEVATIONS	AH2-4.04		
R4	A1.12	SECTIONS	AB5-3.01	FRONT AND BACK ELEVATIONS	AD3-4.03	FRONT AND BACK ELEVATIONS CAMERA VIEW	AH2-4.05		
R5	A1.13	ENTRY AND BACK ELEVATIONS B/W	AB5-4.01	EAST AND WEST ELEVATIONS	AD3-4.04	SITE PLAN	AH3-1.01		
R6	A1.14	LEFT AND RIGHT ELEVATIONS B/W	AB5-4.02	FRONT, BACK AND SIDE ELEVATIONS	AD3-4.05	LOWER FLOOR PLAN	AH3-2.01		
R7	A1.15	ENTRY AND BACK ELEVATIONS	AB5-4.03	FRONT AND BACK ELEVATIONS	AD4-1.01	SITE PLAN	AH3-2.02		
R8	A1.16	LEFT AND RIGHT ELEVATIONS	AB5-4.04	LOWER FLOOR PLAN	AD4-2.01	MAIN FLOOR PLAN	AH3-2.03		
R9	A1.17	FRONT AND BACK ELE. CAMERA VIEW	AB5-4.05	UPPER FLOOR PLAN	AD4-2.02	UPPER FLOOR PLAN	AH3-2.04		
R10	A1.18	SITE PLAN	AB6-1.01	ROOF PLAN	AD4-2.03	ROOF PLAN	AH3-3.01		
R11	A1.19	LOWER FLOOR PLAN	AB6-2.01	SECTION A-A	AD4-3.01	SECTION A-A	AH3-3.02		
R12	A1.20	MAIN FLOOR PLAN	AB6-2.02	SECTION B-B	AD4-3.02	SECTION B-B	AH3-3.03		
SITE PLAN A / B1	AB1-1.01	UPPER FLOOR PLAN	AB6-2.03	ENTRY AND BACK ELEVATIONS B/W	AD4-4.01	ENTRY AND BACK ELEVATIONS B/W	AH3-4.01		
LOWER FLOOR PLAN	AB1-2.01	ROOF PLAN	AB6-2.04	EAST AND WEST ELEVATIONS B/W	AD4-4.02	LEFT AND RIGHT ELEVATIONS B/W	AH3-4.02		
MAIN FLOOR PLAN	AB1-2.02	SECTIONS	AB6-3.01	FRONT AND BACK ELEVATIONS	AD4-4.03	ENTRY AND BACK ELEVATIONS	AH3-4.03		
UPPER FLOOR PLAN	AB1-2.03	ENTRY AND BACK ELEVATIONS B/W	AB6-4.01	FRONT AND BACK ELEVATIONS	AD4-4.04	LEFT AND RIGHT ELEVATIONS	AH3-4.04		
ROOF PLAN	AB1-2.04	LEFT AND RIGHT ELEVATIONS B/W	AB6-4.02	EAST AND WEST ELEVATIONS	AD4-4.05	FRONT AND BACK ELE. CAMERA VIEW	AH3-4.05		
SECTIONS	AB1-3.01	ENTRY AND BACK ELEVATIONS	AB6-4.03	FRONT, BACK AND SIDE ELEVATIONS	AE-1.01	SITE PLAN	AG4-1.01		
ENTRY AND BACK ELEVATIONS B/W	AB1-4.01	LEFT AND RIGHT ELEVATIONS	AB6-4.04	SITE PLAN	AE-2.01	LOWER FLOOR PLAN	AG4-2.01		
FRONT AND BACK ELEVATIONS	AB1-4.02	FRONT AND BACK ELEVATIONS	AB6-4.05	BUILDING PLANS	AE-2.02	MAIN FLOOR PLAN	AG4-2.02		
FRONT AND BACK ELE. CAMERA VIEW	AB1-4.03	ROOF PLAN	AB6-4.05	ROOF PLAN	AE-3.01	UPPER FLOOR PLAN	AG4-2.03		
SITE PLAN	AB1-4.04	SECTIONS	AC-1.01	SECTIONS	AE-3.01	ROOF PLAN	AG4-2.04		
BUILDING PLANS	AB1-4.05	SOUTH AND NORTH ELEVATIONS B/W	AC-2.01	SOUTH AND NORTH ELEVATIONS B/W	AE-4.01	SECTION A-A	AG4-3.01		
UPPER FLOOR & ROOF PLAN	AB2-1.01	UPPER FLOOR & ROOF PLAN	AC-2.02	EAST AND WEST ELEVATIONS	AE-4.02	SECTION B-B	AG4-3.02		
SITE PLAN	AB2-1.01	SECTIONS	AC-3.01	SOUTH AND NORTH ELEVATIONS B/W	AE-4.03	FRONT AND BACK ELEVATIONS B/W	AG4-4.01		
LOWER FLOOR PLAN	AB2-2.01	FRONT AND BACK ELEVATIONS B/W	AC-4.01	EAST AND WEST ELEVATIONS	AE-4.04	EAST AND WEST ELEVATIONS B/W	AG4-4.02		
MAIN FLOOR PLAN	AB2-2.02	SOUTH AND NORTH ELEVATIONS B/W	AC-4.02	FRONT AND SIDE ELEVATIONS CAMERA VIEW	AE-4.05	FRONT AND BACK ELEVATIONS	AG4-4.03		
UPPER FLOOR PLAN	AB2-2.03	FRONT AND BACK ELEVATIONS	AC-4.03	SITE PLAN	AF-1.01	EAST AND WEST ELEVATIONS	AG4-4.04		
ROOF PLAN	AB2-2.04	SOUTH AND NORTH ELEVATIONS	AC-4.04	LOWER FLOOR PLAN	AF-2.01	FRONT AND BACK ELEVATIONS CAMERA VIEW	AG4-4.05		
SECTIONS	AB2-3.01	FRONT, BACK AND SIDE ELE. CAMERA VIEW	AC-4.05	MAIN LEVEL	AF-2.02	SITE PLAN	AG5-1.01		
ENTRY AND BACK ELEVATIONS B/W	AB2-4.01	SITE PLAN	AD1-1.01	UPPER FLOOR PLAN	AF-2.03	LOWER FLOOR PLAN	AG5-2.01		
LEFT AND RIGHT ELEVATIONS B/W	AB2-4.02	LOWER FLOOR PLAN	AD1-2.01	ROOF PLAN	AF-2.04	MAIN FLOOR PLAN	AG5-2.02		
ENTRY AND BACK ELEVATIONS	AB2-4.03	MAIN FLOOR PLAN	AD1-2.02	SECTIONS	AF-3.01	UPPER FLOOR PLAN	AG5-2.03		
LEFT AND RIGHT ELEVATIONS	AB2-4.04	UPPER FLOOR PLAN	AD1-2.03	FRONT AND REAR ELEVATIONS B/W	AF-4.01	ROOF PLAN	AG5-2.04		
FRONT AND BACK ELE. CAMERA VIEW	AB2-4.05	ROOF PLAN	AD1-2.04	SOUTH AND NORTH ELEVATIONS B/W	AF-4.02	SECTION A-A	AG5-3.01		
SITE PLAN	AB3-1.01	SECTION A-A	AD1-3.01	FRONT AND SOUTH ELEVATIONS	AF-4.03	SECTION B-B	AG5-3.02		
LOWER FLOOR PLAN	AB3-2.01	SECTION B-B	AD1-3.02	BACK AND NORTH ELEVATIONS	AF-4.04	FRONT AND BACK ELEVATIONS B/W	AG5-4.01		

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REVISIONS

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Aquila Lower Road View



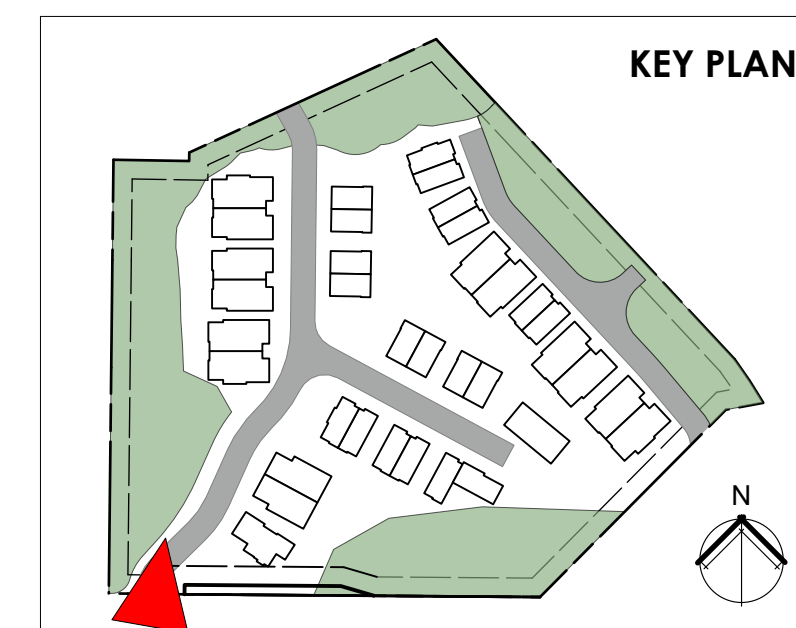
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DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

R1



PROJECT#	SHEET
8030	A1.09
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Aquila left view



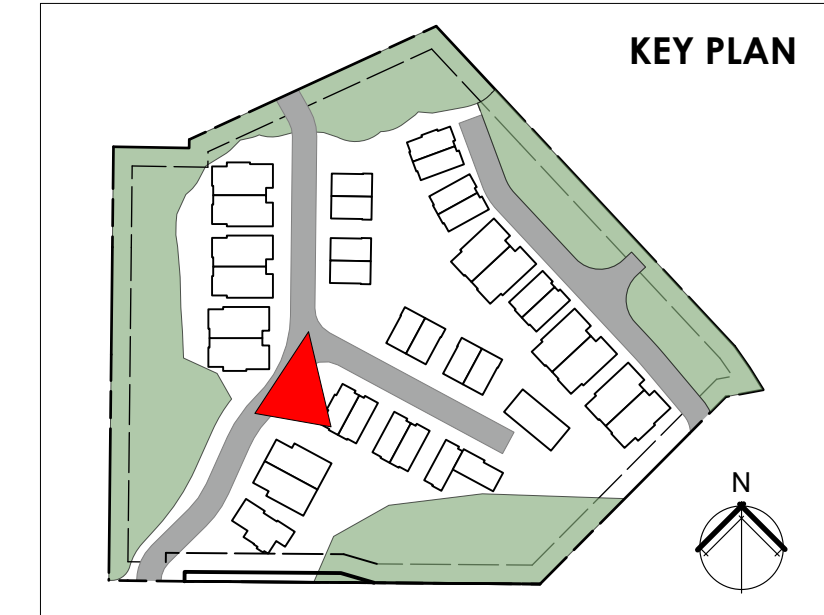
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AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

R2



PROJECT#	SHEET
8030	A1.10
SCALE	1/8"=1'-0"
DATE	OCT 1, 2023

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Aquila right view

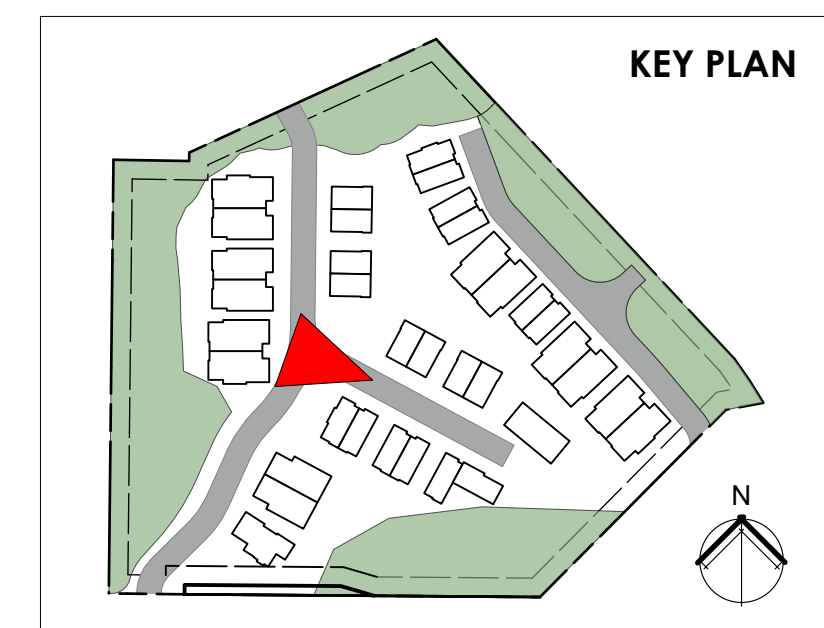


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PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
R3



PROJECT#	SHEET
8030	A1.11
SCALE	1/8"=1'-0"
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Aquila Upper Road View

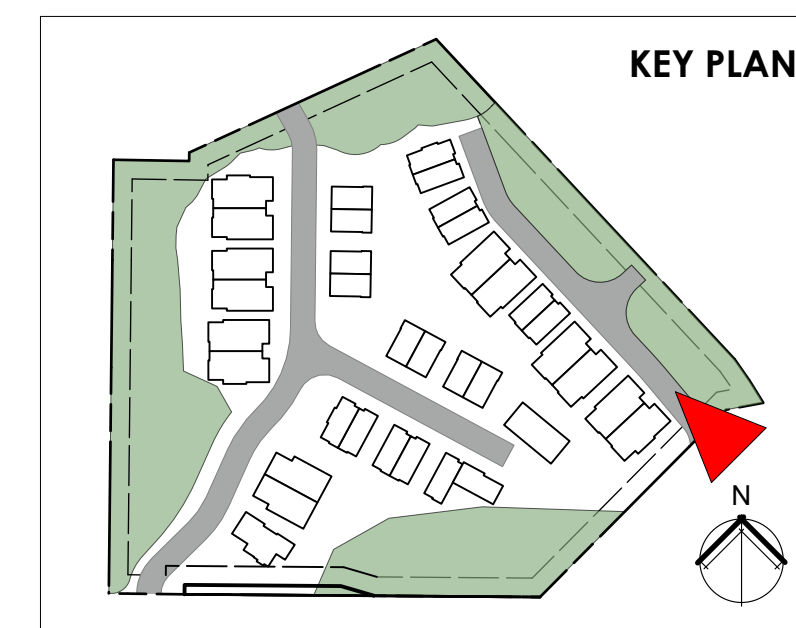


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PROJECT
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DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
R4



PROJECT#	SHEET
8030	A1.12
SCALE	1/8"=1'-0"
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*A wide-angle view taken from inside the property with no additional proposed trees. The foliage is all existing. The homes shown here have been reduced in height, width, massing and size compared to the previous proposal.

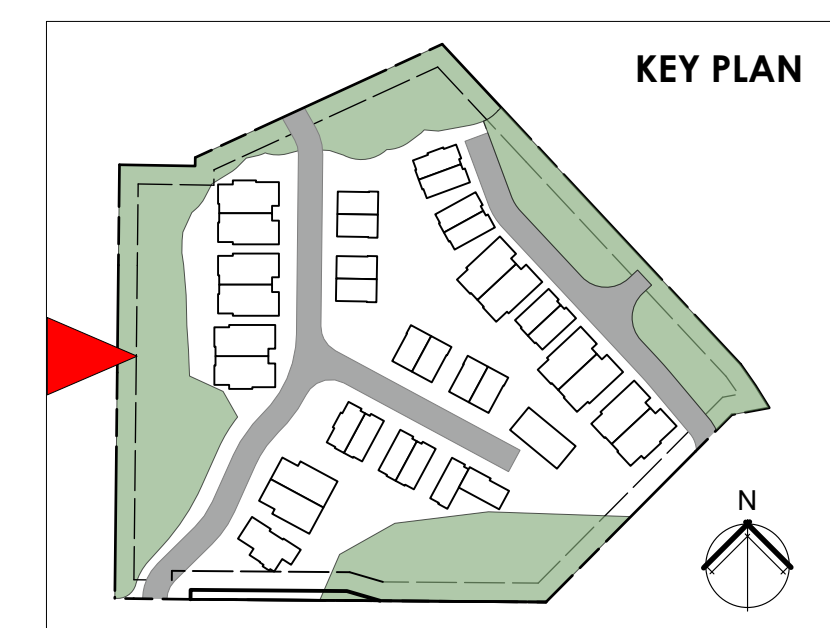


PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

R5



PROJECT#	SHEET
8030	A1.13
SCALE	
DATE	

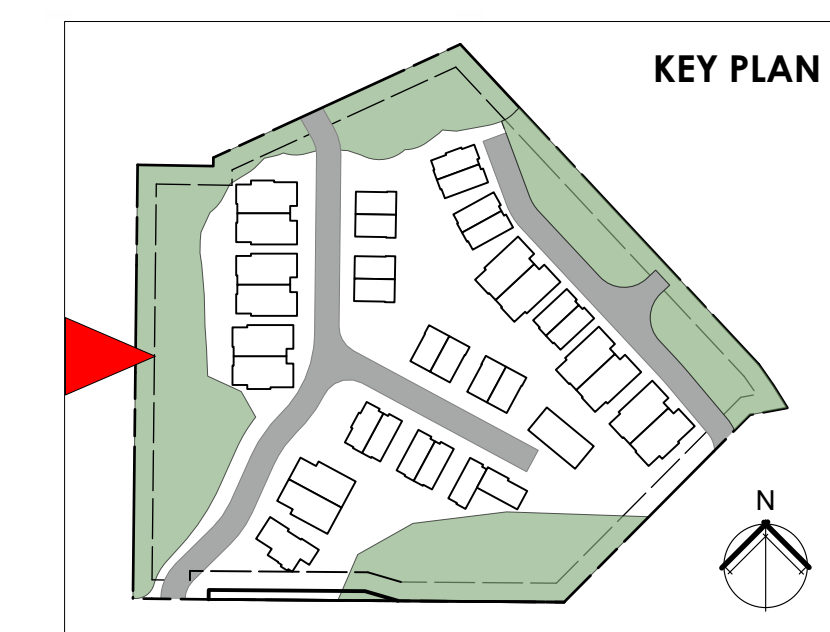
1/8" = 1'-0"
OCT 1, 2023

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*This view is taken from inside the Aquila property with only existing foliage shown. There are no proposed additional trees shown. This home has been reduced in height, massing, size and width from the original proposal.



PROJECT
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DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

R6

PROJECT#	8030	SHEET	A1.14
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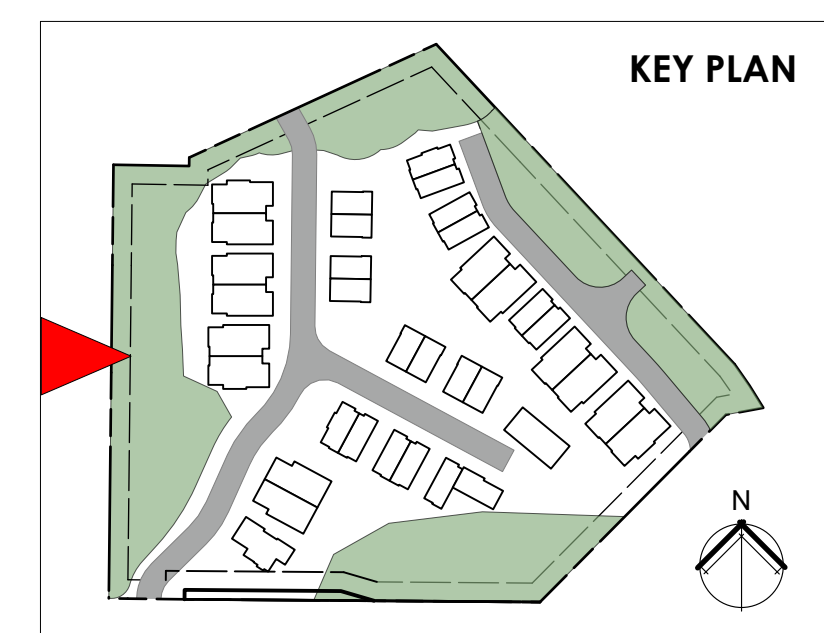


*A rendering taken from outside the Aquila property, from the homes of Cranley with the proposed 6m tall trees planted.



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
R7



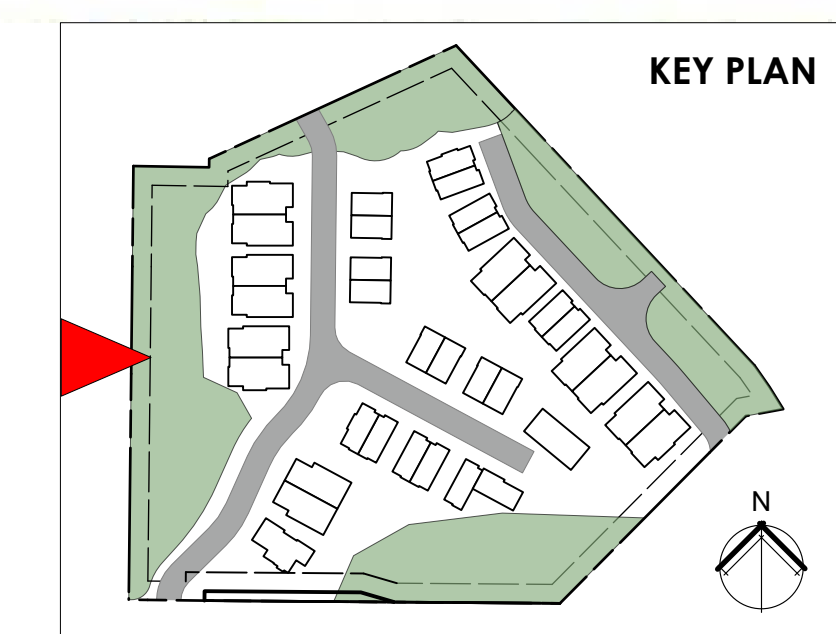
PROJECT#	8030	SHEET	A1.15
SCALE	1/8"=1'-0"		
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*This view is taken from the North West corner of the property, inside the property line. The trees shown area all existing trees without any of the proposed additional trees.



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

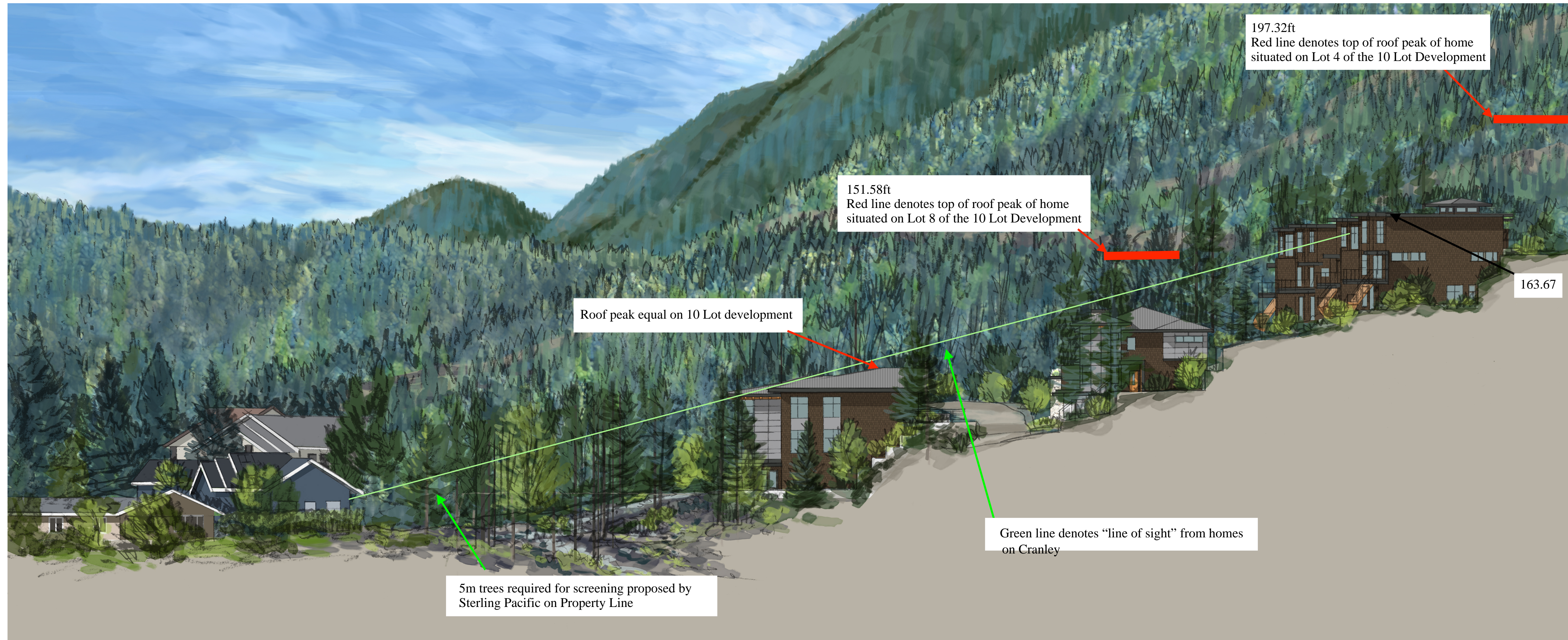
DRAWING
R8

PROJECT#	SHEET
8030	A1.16
SCALE 1/8" = 1'-0"	
DATE OCT 1, 2023	

Overlook Analysis

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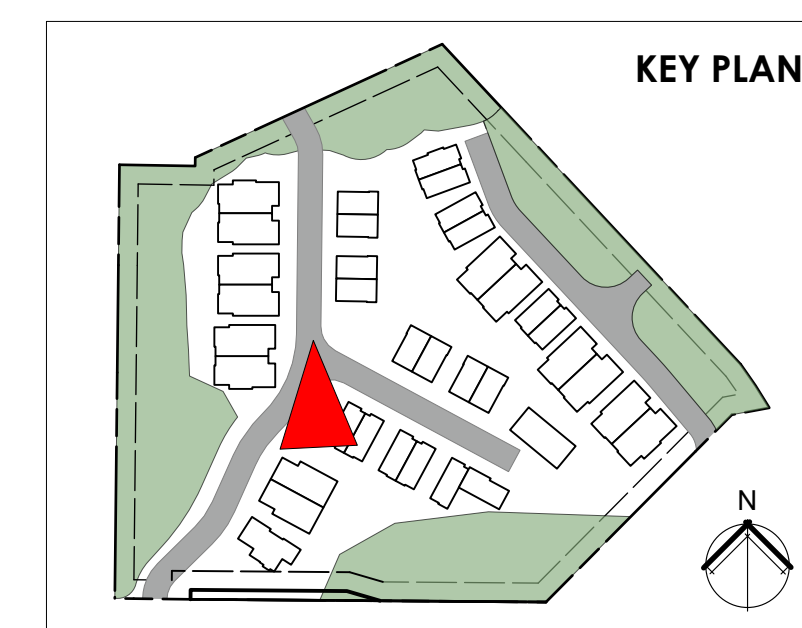
REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



PROJECT
AQUILA
 DAFFODIL DRIVE, WEST
 VANCOUVER, BC

DRAWING

R9



PROJECT#	SHEET
8030	A1.17
SCALE	1/8" = 1'-0"
DATE	OCT 1, 2023

Scale Model

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PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
R10

PROJECT#	SHEET
8030	A1.18
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Scale Model

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PROJECT
AQUILA
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VANCOUVER, BC

DRAWING

R11

PROJECT#	SHEET
8030	A1.19
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Scale Model

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PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

R12

PROJECT#	SHEET
8030	A1.20
SCALE 1/8"=1'-0"	
DATE OCT 1, 2023	



DESIGN RATIONALE

Housing and Liveability

A variety of 3 & 4 bedroom homes are being proposed ranging from 2170 to 4030 square feet to accommodate diverse housing needs and preferences. To ensure that the homes can indeed be used to age in place a number of homes have been designed to accommodate an elevator. All the homes have open concept main living areas with expansive glazing to allow for as much natural light as possible. In addition, due to the meticulous terracing of the site the views from all homes will not be impeded by homes across the street.

As Aquila is in a community with so many natural amenities (beaches, forests, lakes) the ability for all homes to have a connection with the outdoors was paramount. Accordingly, all homes have large decks and numerous indoor/outdoor connections that link the homes to their surroundings. The site is located near bus and bike routes for easy car-free commuting. Numerous natural amenities such as White Lake, Eagle Harbour Beach and Seaview Trail are all located within an easy walk.

Aquila will be developed in accordance with West Van's Sustainable Building Policy. Sustainable design is obtained through providing a variety of housing choices near public transit, amenities and services. The compact design of the duplex and single-family homes allow for a more sustainable development than the approved 10 lot mega home subdivision. Aquila maintains environmental protection measures through tree protection, parkland dedication and enhancing existing watercourses and wetland.

The developer of Aquila, Sterling Pacific Developments, is a leader in developing energy efficient homes utilizing the latest technology and reducing the carbon footprint of its homes. It recently developed the first duplex in West Vancouver utilizing an air to water heat pump that was not heated using Fossil Fuels.

The homes of Aquila will be developed to a Step 5 energy code and will consume 70% less GHG's per year compared to the 10 home development. (9.7 tonne GHG decrease)

Architectural Style

As Aquila is a unique large undeveloped site, we strived to ensure that the architectural style would also be unique. This goal of uniqueness combined with the homes being geared towards a broad range of owners from young families to empty nesters and everything in between, meant that the one style fits all approach was not something we wanted to explore. Thus, we have created 7 different architectural styles and floorplans. Furthermore, due to site characteristics these home styles have been further tweaked and refined to fit seamlessly on each property. While all of the homes are unique, they do share common design features, materials and colours. This has been done so they all complement one another resulting in a cohesive development.

West Vancouver is well known for its Westcoast Modern architecture. Our designs and plans pull from these timeless and classic styles through the use of natural materials and simple lines. Each home incorporates low pitched roofs with deep eaves combined with soaring vertical planes reminiscent of west coast rock faces. Blending into the natural landscape, the exterior elevations include exposed beams, rafter tails, clerestory windows and stone siding scaled down in the massing to fit into the natural forest setting. The interior spaces are open plan in the design and incorporate the classic simple lines also found in mid-century approach modern architecture that is as relevant today as it was 60 years ago.

An example of an inspiration taken from the west coast architecture movement is the small roof accentuating the entry of the B units. This was inspired by the roof on the Woyat-Bowie's Building designed by Fred Hollingsworth and Barry Downs. Another example is the slatted wooden screen which has been used to provide privacy to the master bath on the "D" units but also to provide a dramatic architectural element as seen on some of the current westcoast architecture modern designs.

The exterior material palette includes a combination of wood, stone and concrete. These materials have been used in different locations on the homes to ensure the design is not repetitive. In addition, the wood used is a mixture of bevel siding, board and batten and shake all used in a way to compliment the westcoast design aesthetic but functioning to create a cohesive community.

All of the finishes as well as the colours have been chosen to allow the homes to blend into the environment and not stand out. This is also why the larger facades on some of the homes have been finished in a consistent material and colour rather than using a variety of materials.

Eagle Harbour is a community that has a mixture of architectural styles with everything from Lewis post and beams to suburbia split levels; Aquila's 7 distinct architectural styles will blend seamlessly into the neighbourhood. It should be noted that the homes will be developed utilizing non-combustible materials so where we have stated wood siding it will be fibre cement siding developed by Fisher Coatings in Squamish whereby it has a wood grain and stain to mimic real wood siding. This siding is not only non-combustible but it has much less impact on the environment and it also has a much longer life span than conventional stains and paints

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PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
DESIGN RATIONALE

PROJECT#	SHEET
#8030	A0.02
SCALE	NTS
DATE	OCT 1, 2023
	.1



DESIGN RATIONALE

Location, Transportation, and Community Context

Aquila is a unique site in that it encompasses over 194,000 square feet and is one of the largest sites in West Vancouver below the Highway that has yet to be developed. The site is in the Eagle Harbour neighbourhood which is comprised of an eclectic mix of varying styles of single-family homes. The site is located near Caulfield Shopping Center along with Gleneagles and Eagle Harbour Elementary and Rockridge High School. In addition, the Gleneagles community center and golf course, numerous marinas and a plethora of outdoor amenities including beaches and hiking trails are in close proximity. Finally, the site is along the Marine Drive transit/cycling corridor, making it easily accessible via public transit and bicycle.

Recently the site was approved to be subdivided into 10 large single-family home lots to accommodate a subdivision of what are commonly referred to as monster homes. However, since this was done West Vancouver residents and council, through the new Official Community Plan (OCP), have stated that they do not want more monster homes but rather want more diverse housing options particularly those in the "missing middle" segment; homes for young families, empty nesters, and essential service providers which have an increasing demand for accessibility, close proximity to community amenities and at a price point lower than what is and has been available in West Vancouver.

Aquila's design reflects the importance of these factors along with the OCP as well as the context of incorporating a design that seamlessly transitions into the existing single-family neighbourhood.

Site Development

Aquila's site is in a location where it has large degrees of separation from the surrounding homes by natural boundaries and buffers which will not only be maintained but enhanced by the development. Eagle Creek on the south which will be protected by a 15-meter setback, on the east by a forested ravine backing onto Westport Road, on the north by Canadian National Railway along with a treed buffer separating it from Aquila and along the western boundary by an environmental protection area of over 25 meters wide. This environmental area will be improved by removing the invasive plants and developing fish spawning ponds along with permanent protection through an environmental protection covenant.

The site is currently accessed from Daffodil Dr on the south and Westport Rd on the north. One can currently travel through the site exiting on Daffodil Dr or Westport Rd. In designing Aquila one of the key site development objectives was to ensure that the roads would not become feeder roads for the Eagle Harbour neighbourhood and its popular beaches and marinas. That is allowing vehicles to travel through Aquila would not only be detrimental to developing a strong neighbour feel for Aquila but it would also be detrimental to the existing Eagle Harbour neighbourhood by significantly increasing the traffic going through it thus aquila has been developed using a road system of cul-de-sacs.

A public walkway has been provided through the property so that the residents of the Westport Road neighbourhood will have easier access to public transportation on the Marine Dr transit corridor as well as the parks and beaches of Eagle Harbour. In addition, Eagle Harbour residents will be able to walk to some of West Van's most coveted lakes and trails on Black Mountain.

As Aquila slopes from the north (Westport Rd) to the south (Daffodil Dr) the roads have been developed utilizing the natural terrain and therefore have been done in such a way to allow homes on one side of the road to drop below the road and on the other side to be built above the road. This way the site can have a much more open feel with building massing being developed to minimize the overall look as the homes are built "into" the natural topography and to allow natural light to flow to all homes.

Building Form and Placement

In developing the building form for Aquila, unlike so many recent multifamily developments, the goal has not been to maximize density and the number of units but rather to create a development that is transitional between what West Van residents asked for in the OCP and the surrounding single-family homes. That is, no large buildings are proposed, rather a development that weaves into the existing neighbourhood context by creating buildings similar in scale and massing to the existing homes. To accomplish this a mixture of 17 semi-detached buildings and 2 single family homes have been used.

The Floor Area Ratio (FAR) of the approved 10 lot subdivision is 35% and the proposed FSR for Aquila is 37.8%. A mere 2.8% greater.

Ensuring that these homes can be integrated onto the site in a sensitive way ensuring openness and natural light is paramount and without infringing on the environmental and natural buffers. In fact the greenbelt in Aquila has been enlarged by 9,230 sqft when compared to the 10 lot subdivision.

Positioning the buildings on the site has also been done to ensure that there are outdoor amenity areas where the residents of aquila and the surrounding community can enjoy. This further creates a connection between Aquila and its neighbours

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PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
DESIGN RATIONALE

PROJECT#	SHEET
#8030	A0.02
SCALE	NTS
DATE	OCT 1, 2023

OFFICIAL COMMUNITY PLAN

2.1 Existing Neighbourhoods

2.1 In recognition of the very limited availability of housing forms such as duplex, triplex, and townhomes, the development seeks to increase the variety of housing options available in West Vancouver. A variety of single family and duplex homes are provided with a mix of 3 to 4 bedrooms ranging from 2,170 SF to 4,073 SF in size. The proposal regenerates the single-family neighbourhood with "missing middle" housing options orientated around thoughtful site and landscape design encouraging opportunities for social interaction and connectedness within the community.

2.1.4 Increase "missing middle" housing options with ground oriented multi-family on appropriate sites along the marine drive transit corridor by:

2.1.4

a. The proposals close proximity to the Eagle Harbour Elementary School and the existing commercial use along Marine Drive make it an ideal site for expanding the "missing middle" housing options with ground-orientated multi-family housing. (Refer to Map 2. Marine Drive Transit Corridor).

b. Homes are oriented in relation to the steep slope of the site as well as the surrounding creeks and wetlands. Access is provided both off Daffodil Drive and Westport Road creating 2 separate access points and reducing the traffic to the adjacent streets. A traffic study has been completed and provided with the submission. The two sections are linked together through pedestrian paths both for the proposed community and the neighbourhood.

c. The proposed height of the duplexes are kept to a maximum of three storeys with careful terracing to the faces fronting the public realm. The majority of the homes appear as a single storey from the street.

2.1.6 Prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community sites district-wide that provide an existing community or public use function by:

2.1.6

b. The development seeks to provide the neighbourhood with walking paths linking Daffodil Drive and Westport Road. These trails also provide the community with a connection to the surrounding creek and wetlands on the site.

2.1.7 Consider proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in this plan only in limited circumstances by:

2.1.7

a. Public open house and community outreach has been completed prior to submission.

b. The proposed site is separated from the neighbouring single family context by a surrounding greenbelt which will be retained. On the North side of the site are the existing CPR tracks.

c. A traffic study has been completed and provided to demonstrate the minimal impact to local traffic.

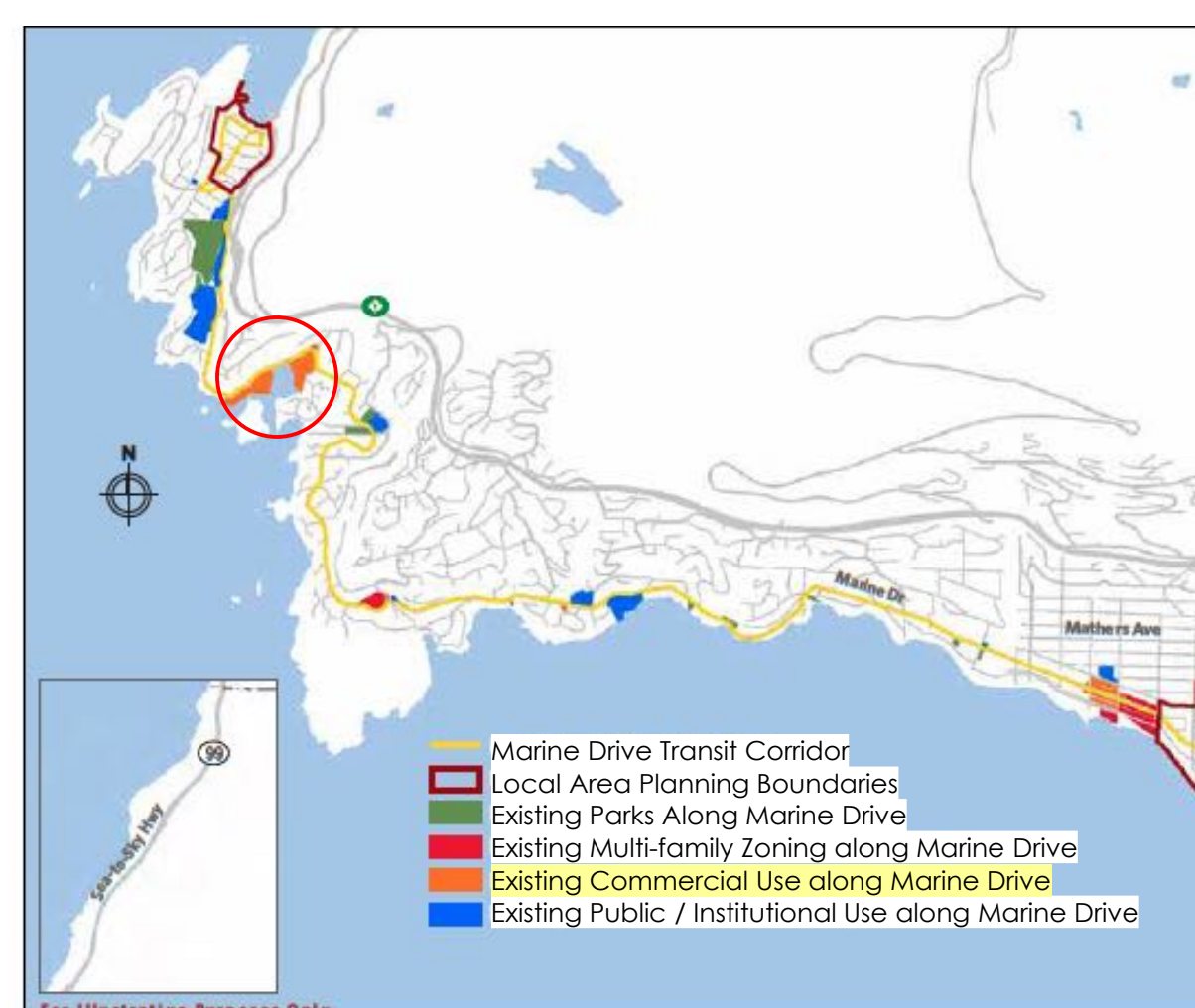
d. The proposed height of the duplexes are kept to a maximum of three storeys with careful terracing to the faces fronting the public realm. The majority of the homes appear as a single storey from the street.

e. Eagle Harbour is a family oriented neighbourhood where close proximity to schools and recreational facilities is important. Aquila will add to the community feel by adding a public walking paths within the development to further connect the neighbouring homes to the property.

f. Feedback from the public was considered and implemented in the proposal.

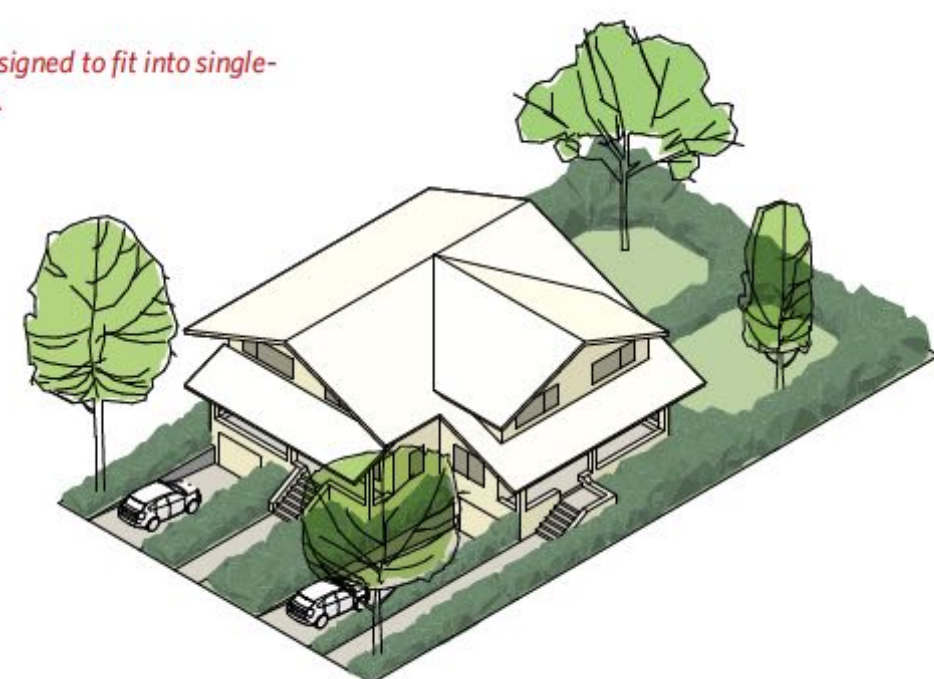


Retained Greenbelt Surrounding the Site

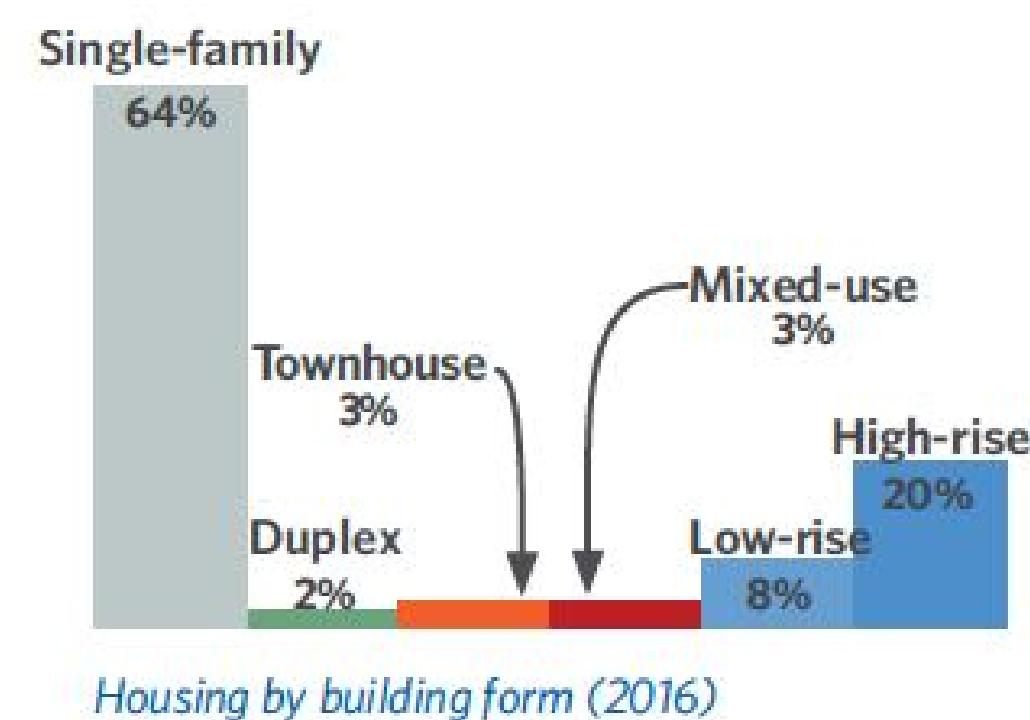


MAP 2 . MARINE DRIVE TRANSIT CORRIDOR

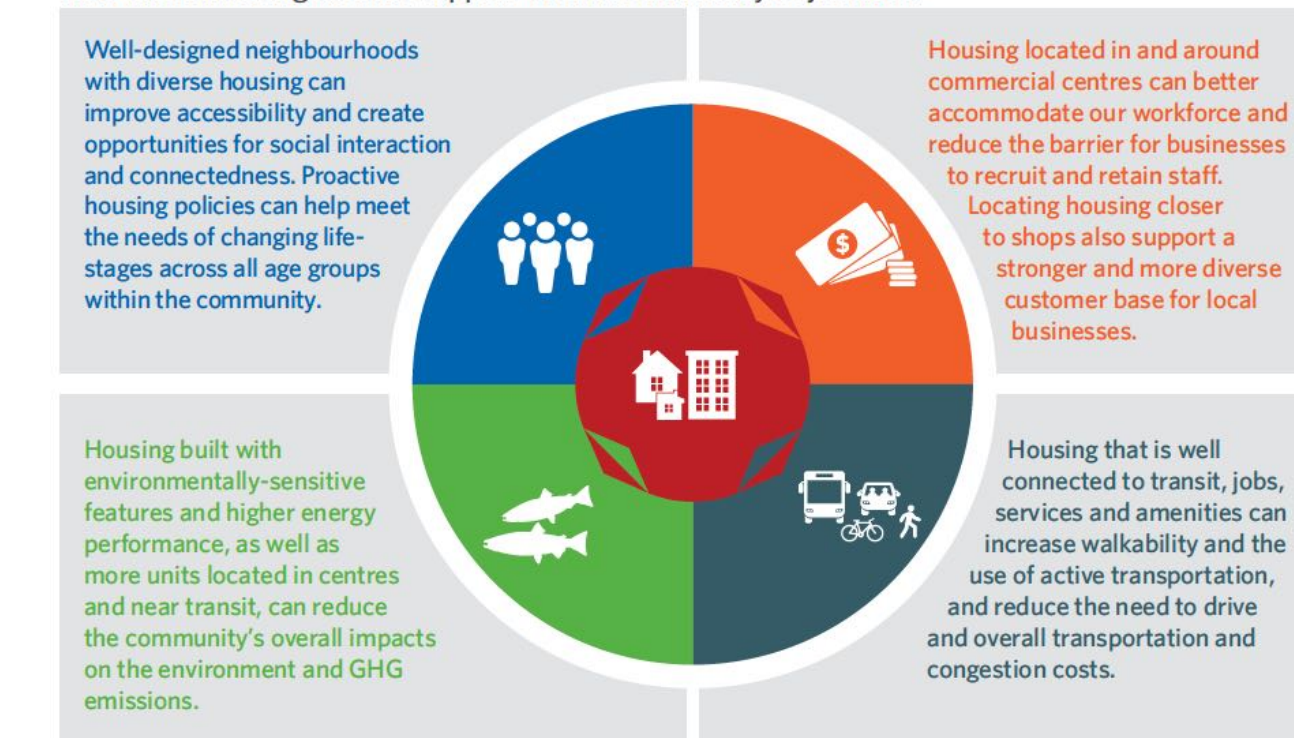
Duplex
Duplexes can be designed to fit into single-family streetscapes.



DISTRICT OF WEST VANCOUVER OFFICIAL COMMUNITY PLAN 25



How these housing actions support overall community objectives.



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PROJECT

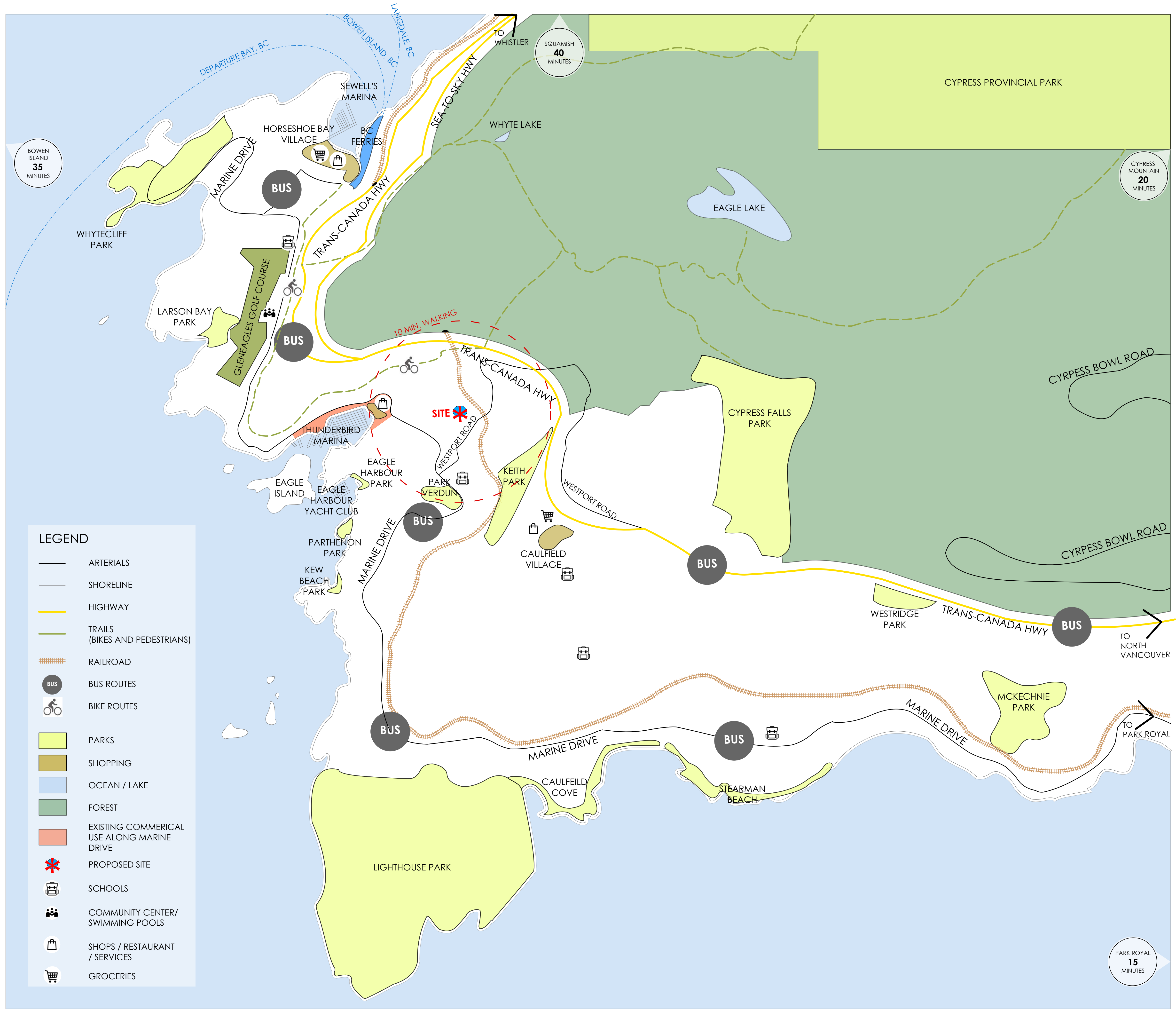
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING

OFFICIAL COMMUNITY PLAN COMPLIANCE

PROJECT#	#8030	SHEET	A0.03
SCALE	NTS		
DATE	OCT 1, 2023		

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LEGEND

- ARTERIALS
- SHORELINE
- HIGHWAY
- TRAILS (BIKES AND PEDESTRIANS)
- RAILROAD
- BUS ROUTES
- BIKE ROUTES
- PARKS
- SHOPPING
- OCEAN / LAKE
- FOREST
- EXISTING COMMERCIAL USE ALONG MARINE DRIVE
- PROPOSED SITE
- SCHOOLS
- COMMUNITY CENTER/ SWIMMING POOLS
- SHOPS / RESTAURANT / SERVICES
- GROCERIES

REVISIONS

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PROJECT

AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC




DRAWING

CONTEXT AND ANALYSIS

PROJECT#	SHEET
#8030	A0.04
SCALE	NTS
DATE	OCT 1, 2023



LEGEND

-  BUS STOP
-  SHOPS/ RESTAURANTS / SERVICES
-  BIKE ROUTES

REVISIONS

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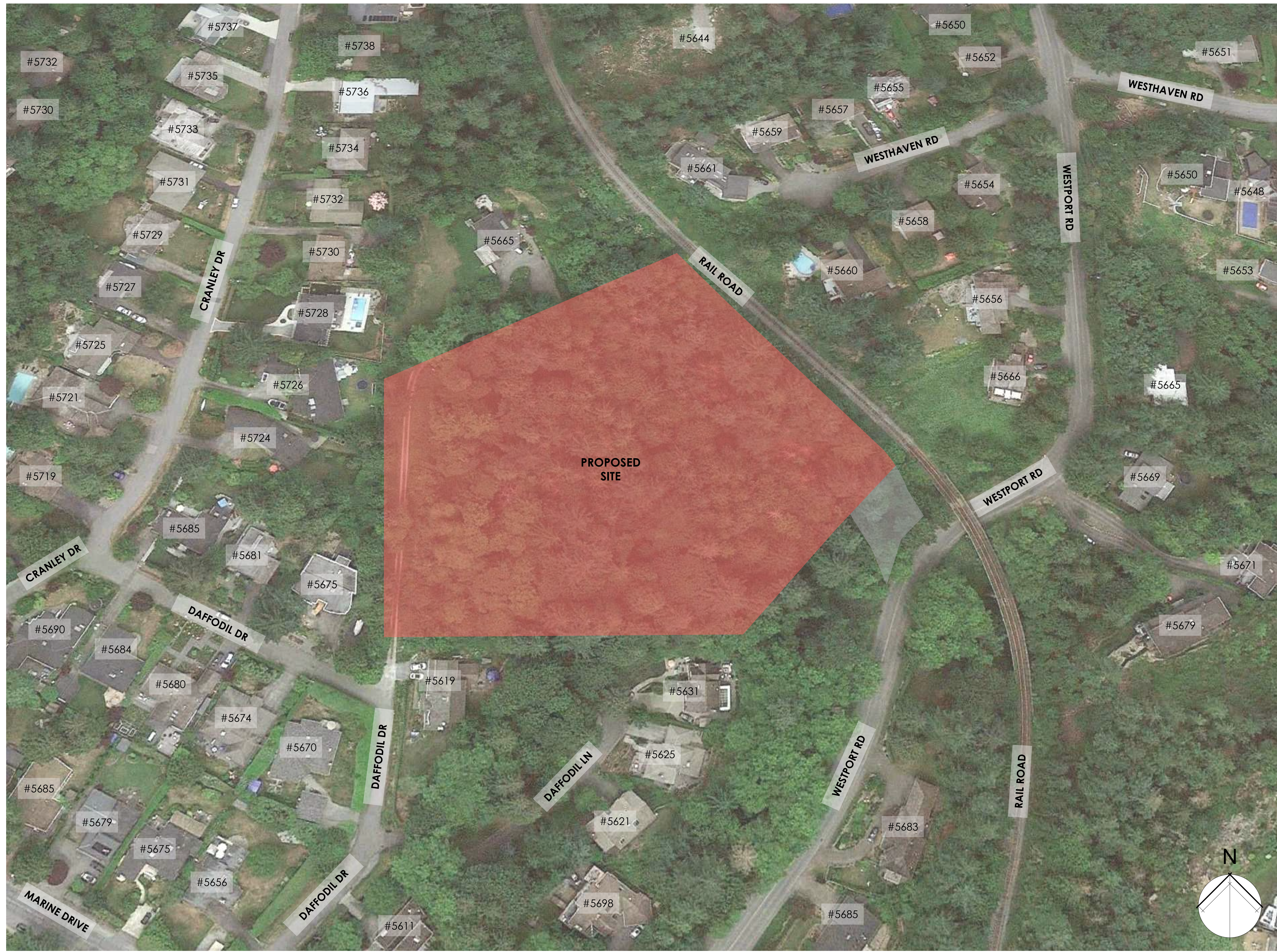
PROJECT

AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING

AERIAL

PROJECT#	SHEET
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NTS	A0.05
DATE	
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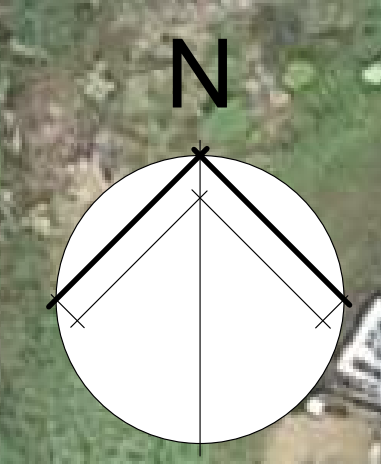
PROJECT

AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING

CONTEXT PLAN

PROJECT#	SHEET
#8030	A0.06
SCALE	NTS
DATE	OCT 1, 2023



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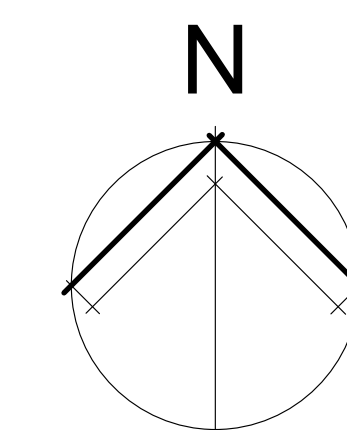
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(A) VIEW OF DAFFODIL DRIVE



(B) VIEW OF SITE FROM WESTPORT



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
**EXISTING
STREETSCAPES**

PROJECT#	SHEET
#8030	
SCALE	NTS
DATE	A0.07
	OCT 1, 2023

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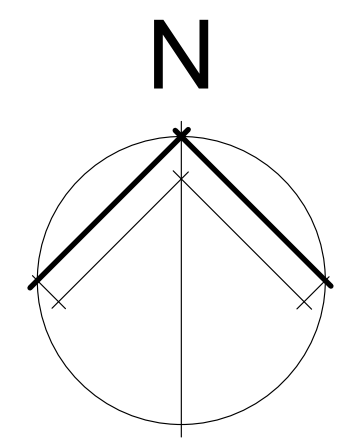
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C VIEW OF DAFFODIL DR. STREETScape



D DAFFODIL LANE STREETScape



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
**EXISTING
STREETSCAPES**

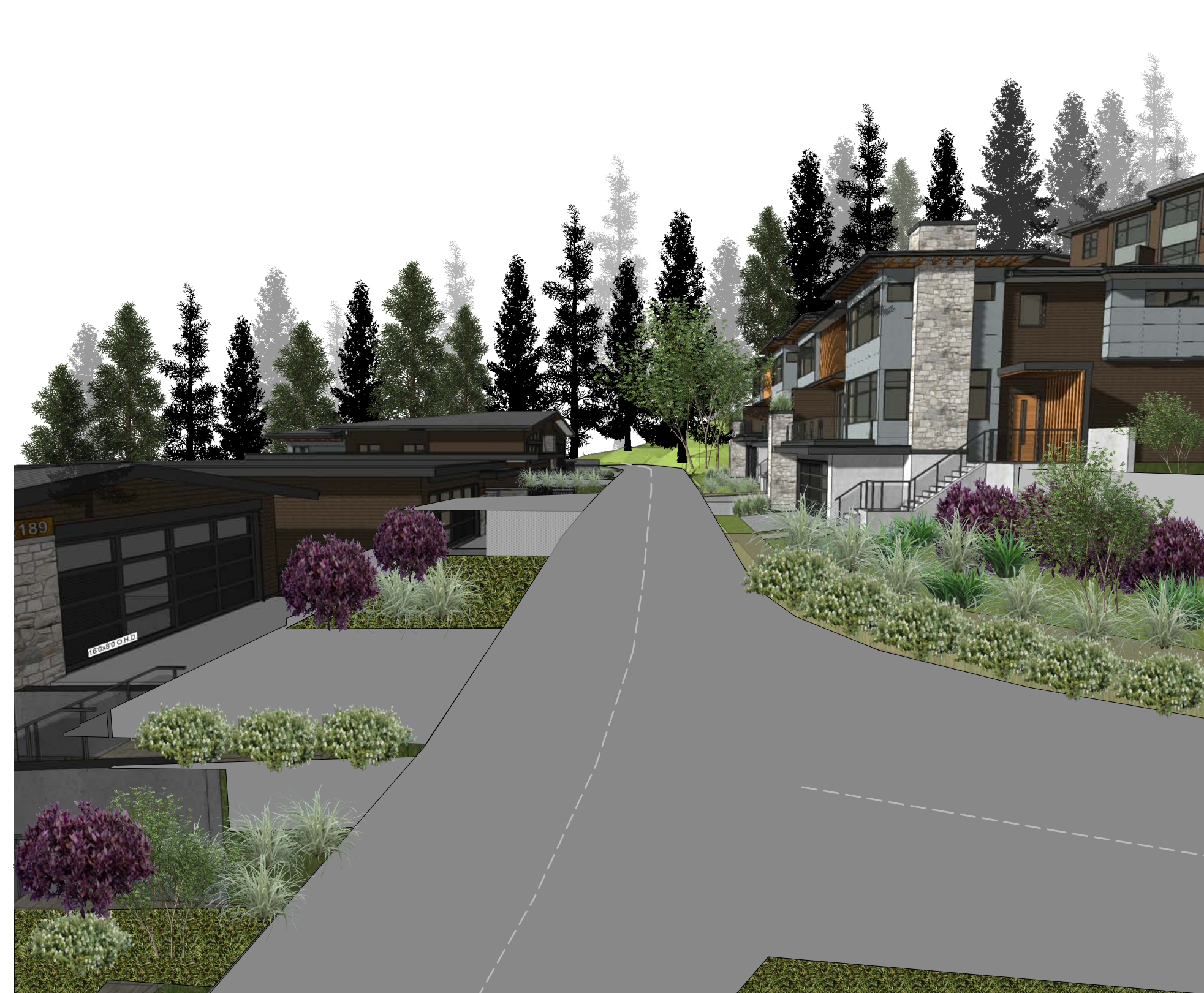
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#8030	A0.08
SCALE	NTS
DATE	OCT 1, 2023

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VIEW ALONG ROAD A
3D MASSING

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VIEW ALONG ROAD A
3D MASSING



VIEW ALONG ROAD B
3D MASSING



VIEW ALONG ROAD C
3D MASSING



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
3D MASSING

PROJECT#	SHEET
8030	A0.09
SCALE	
NTS.	
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A 5611 DAFFODIL DRIVE



B 5675 DAFFODIL DRIVE



C 5619 DAFFODIL DRIVE



D 5685 WESPORT ROAD



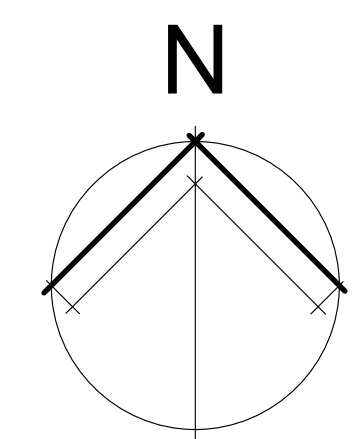
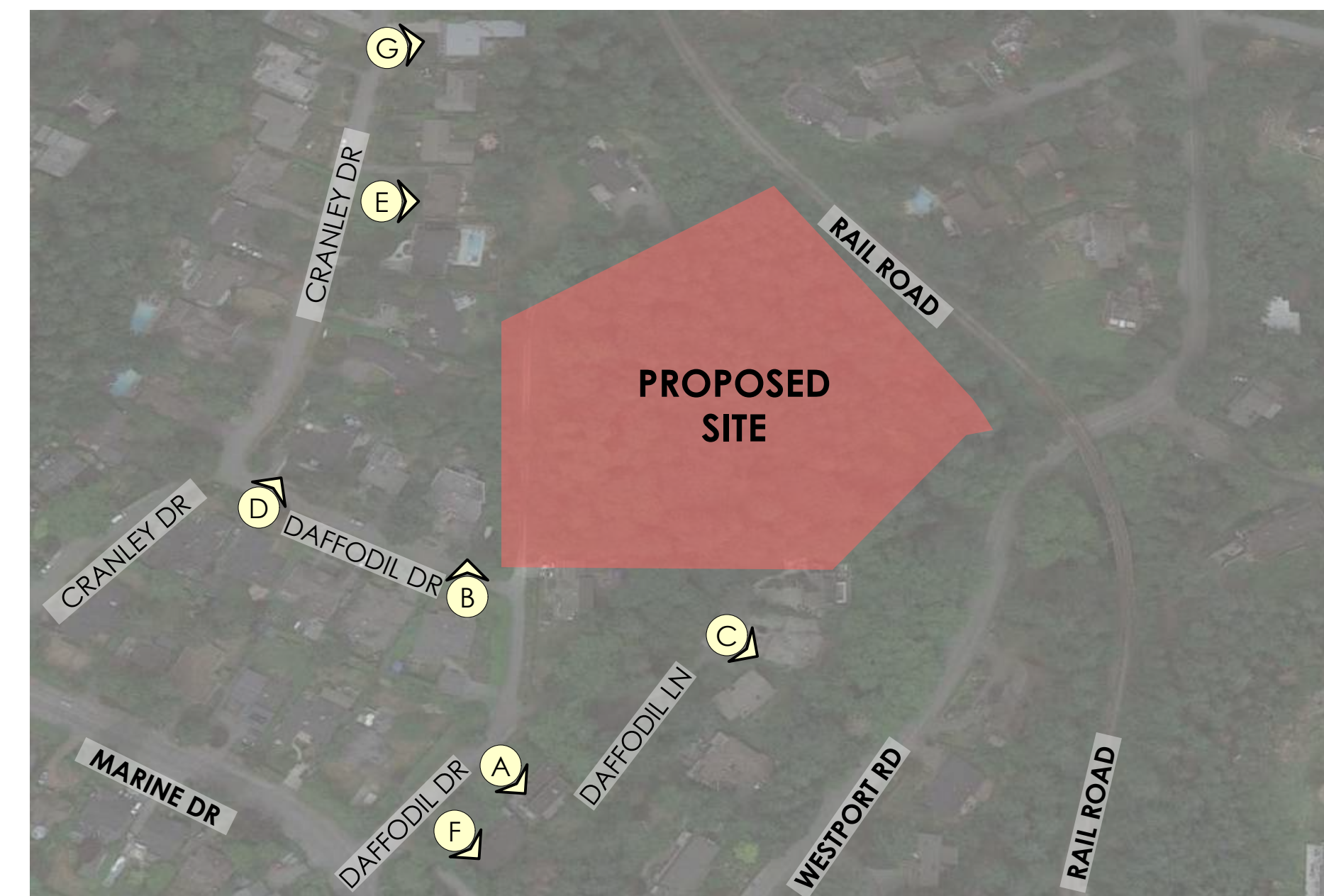
E 5730 CRANLEY DRIVE



F 5605 DAFFODIL DRIVE



G 5736 CRANLEY DRIVE



PROJECT
AQUILA
 DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
 CONTEXT PHOTOS

PROJECT#	SHEET
#8030	A0.10
SCALE	NTS
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MONTIVERDI PLACE



BOYD HOUSE



DOWN'S HOUSE II



PHILIPS RESIDENCE



FOREST HOUSE

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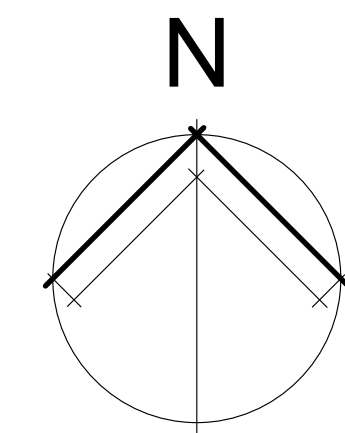


PROJECT
AQUILA
 DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
PRECEDENT PHOTOS

PROJECT#	SHEET
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JUNE - 10:00 AM



JUNE - 12:00 PM



JUNE - 2:00 PM



JUNE - 4:00 PM



MARCH/SEPTEMBER - 10:00 AM



MARCH/SEPTEMBER - 12:00 PM



MARCH/SEPTEMBER - 2:00 PM



MARCH/SEPTEMBER - 4:00 PM



DECEMBER - 10:00 AM



DECEMBER - 12:00 PM



DECEMBER - 2:00 PM



DECEMBER - 4:00 PM



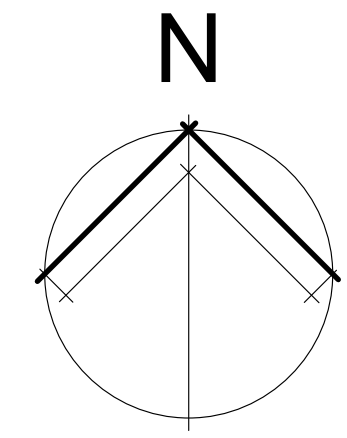
PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

**SHADOW
ANALYSIS**

PROJECT#	8030	SHEET	A0.12
SCALE	NIS		
DATE	OCT 1, 2023		



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LEGEND

- COVERED PARKING
- 10 VISITOR PARKING

PROJECT
AQUILA
 DAFFODIL DRIVE, WEST VANCOUVER, BC

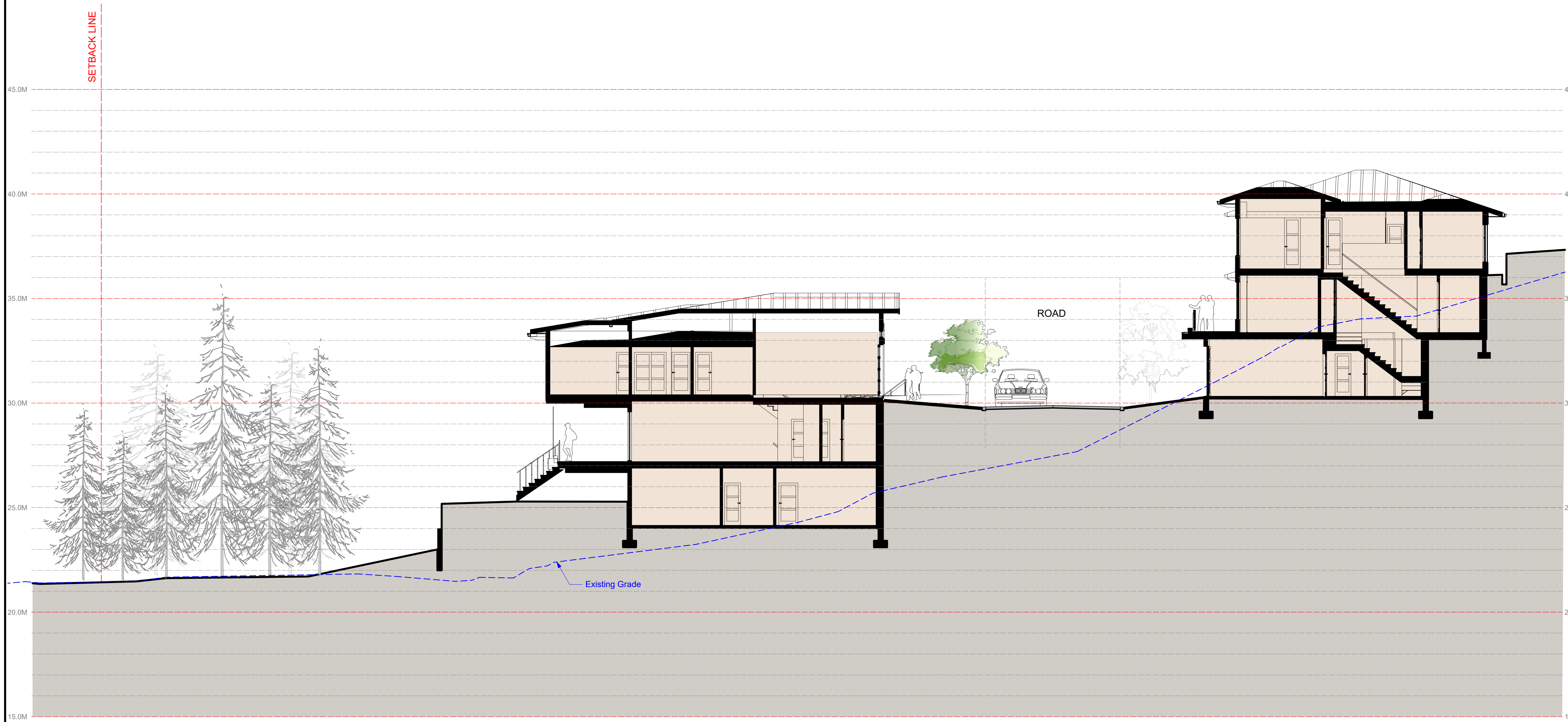
DRAWING
OVERALL SITE PLAN

PROJECT#	SHEET
8030	A1.00
SCALE	1 / 32" = 1'-0"
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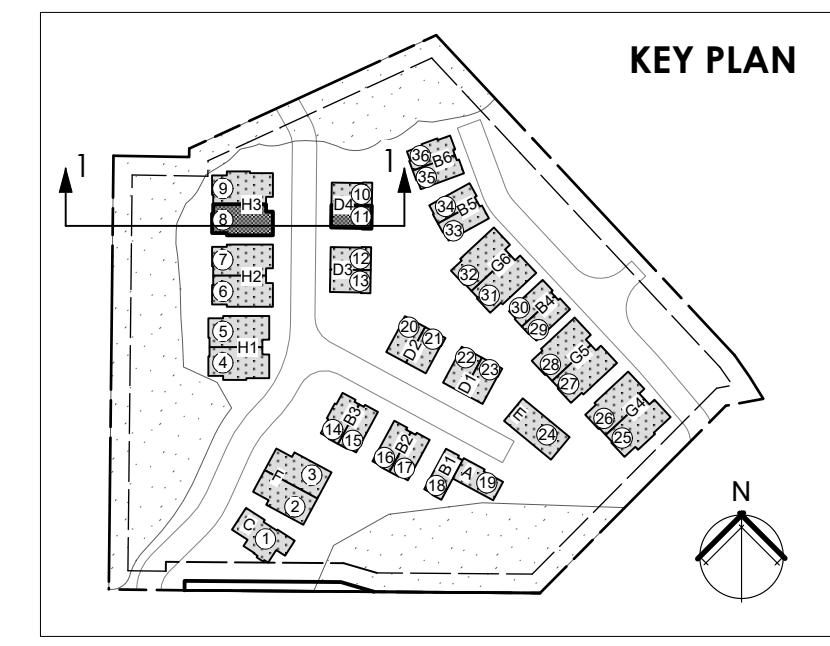
PROPERTY LINE



Existing Grade

ROAD

1 SECTION H3 (8) & D4 (11)
Scale: 1/8" = 1'-0"



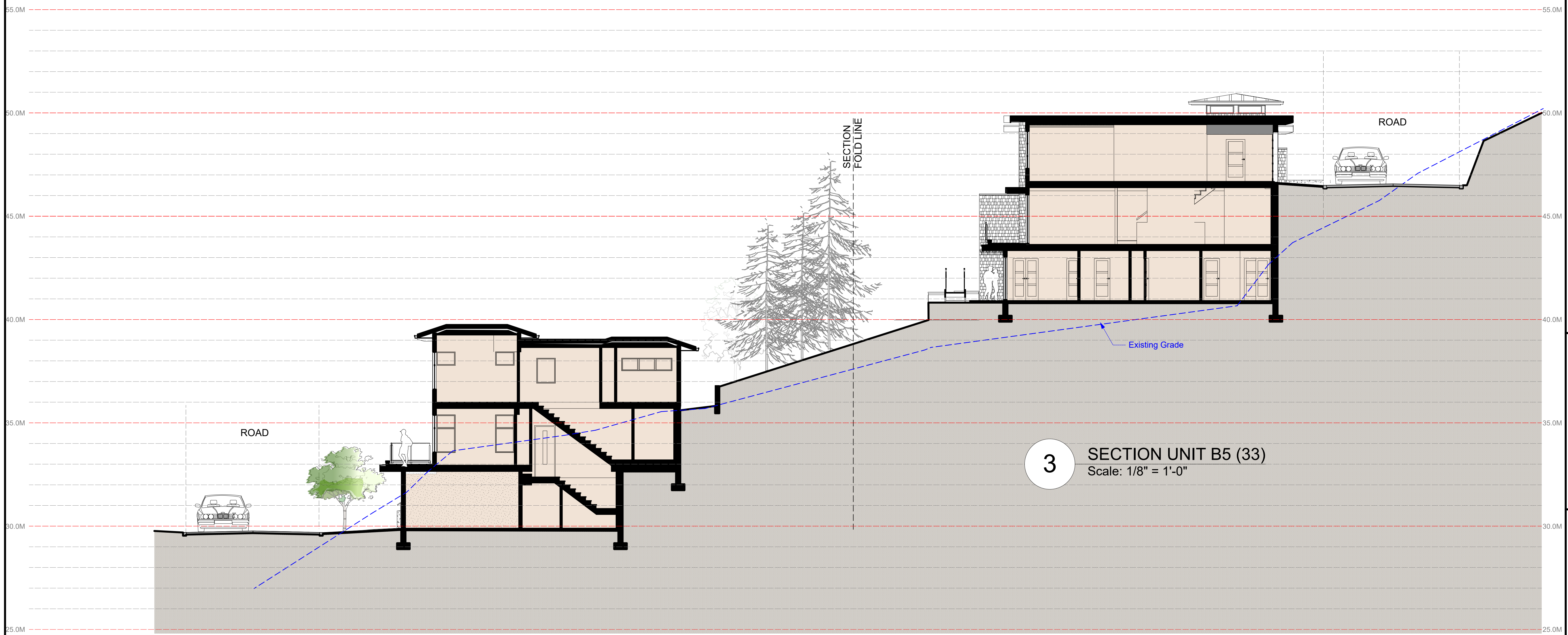
PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
SITE SECTIONS

PROJECT#	8030	SHEET	A1.02
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H unit additions	Oct 1, 2023



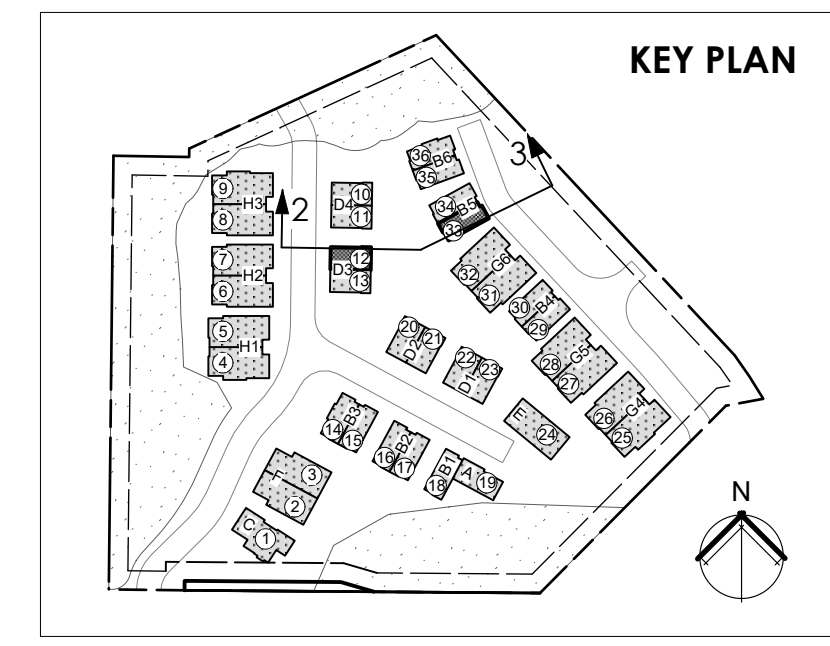
2 SECTION UNIT D3 (12)
Scale: 1/8" = 1'-0"

3 SECTION UNIT B5 (33)
Scale: 1/8" = 1'-0"



PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

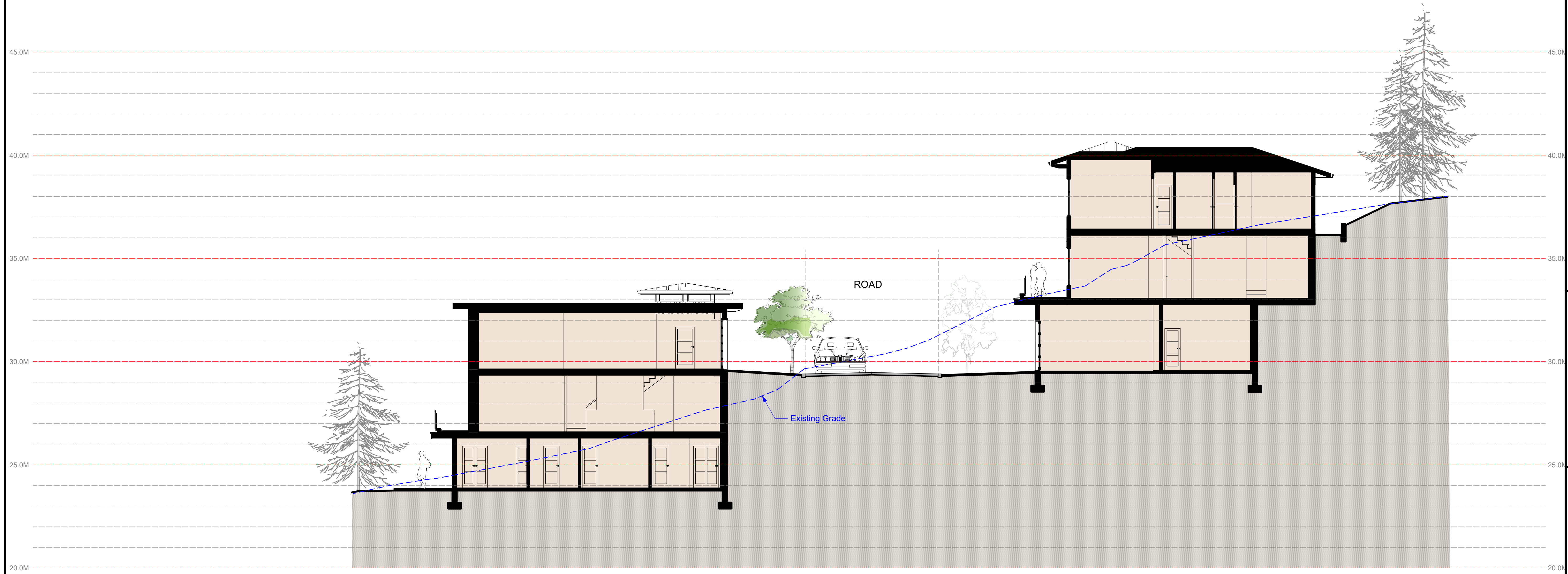
DRAWING
SITE SECTIONS



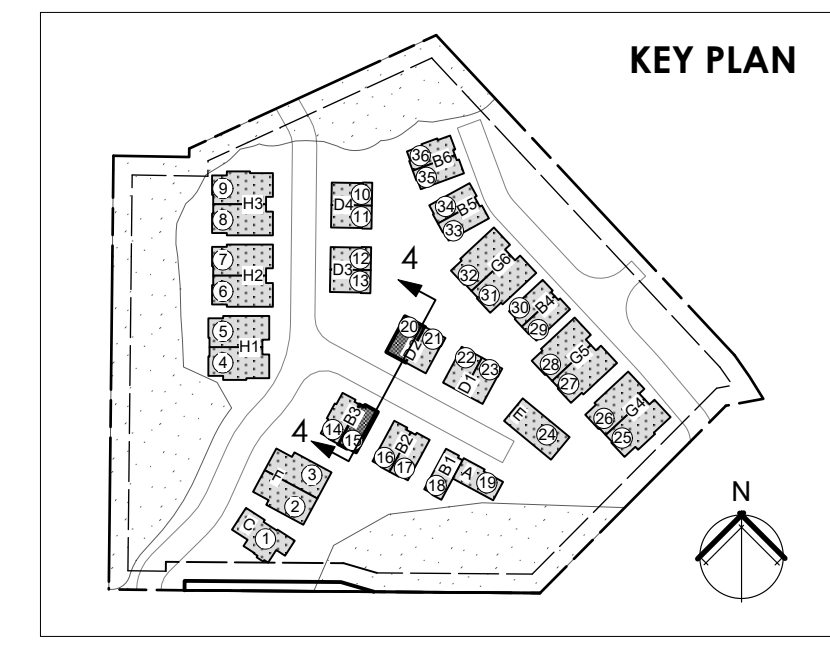
PROJECT#	8030	SHEET	A1.03
SCALE	1/8" = 1'-0"		
DATE	OCT 1, 2023		

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REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



4 SECTION UNIT B3 (15) & D2 (20)
Scale: 1/8" = 1'-0"



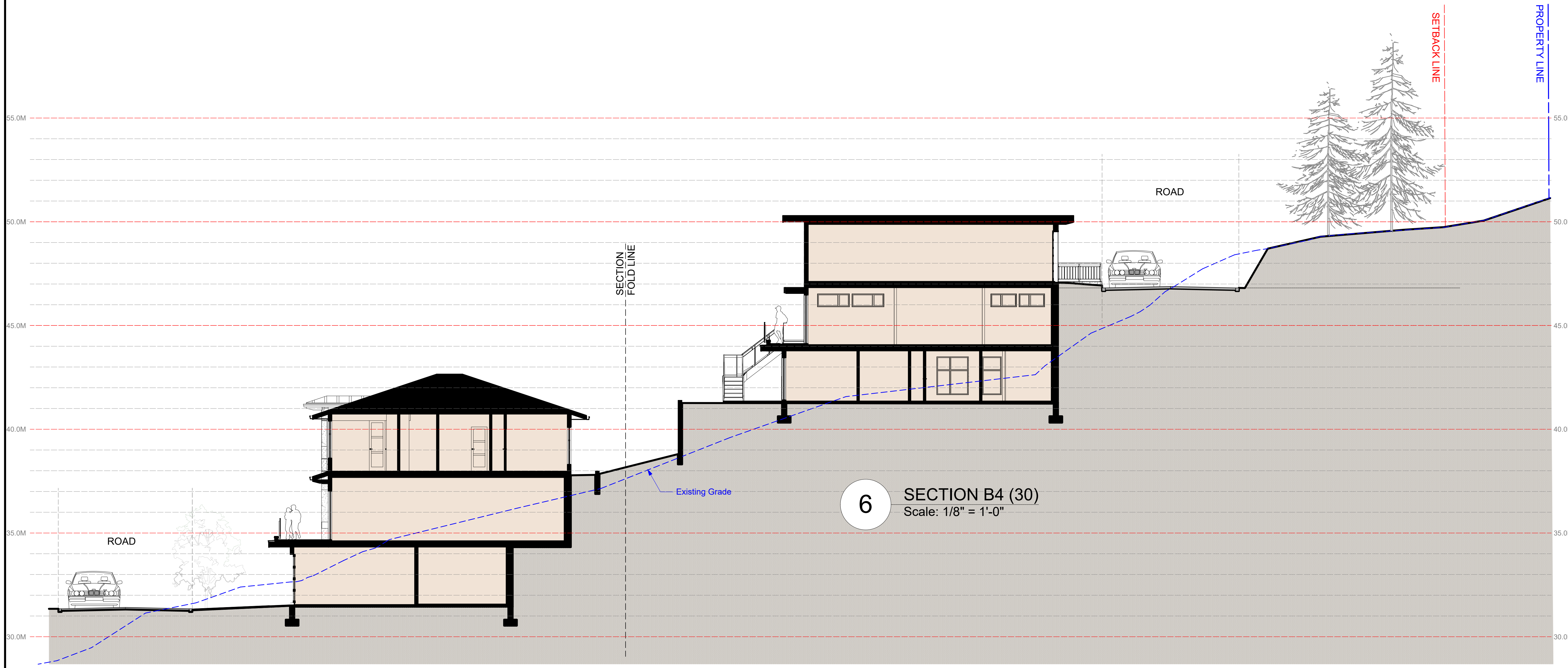
PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
SITE SECTIONS

PROJECT#	8030	SHEET	A1.04
SCALE	1/8" = 1'-0"		
DATE	OCT 1, 2023		

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REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



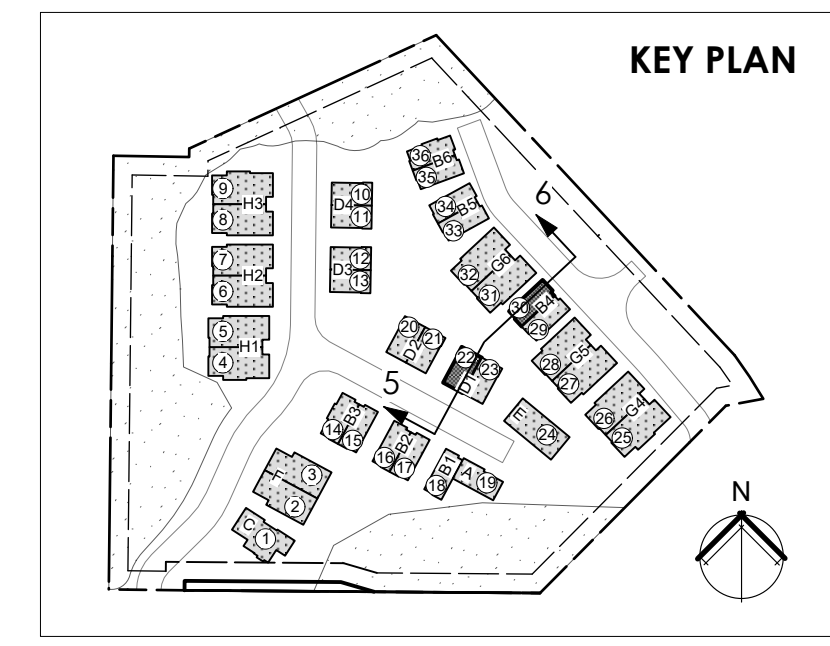
5 SECTION UNIT D1 (22)
Scale: 1/8" = 1'-0"

6 SECTION B4 (30)
Scale: 1/8" = 1'-0"



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

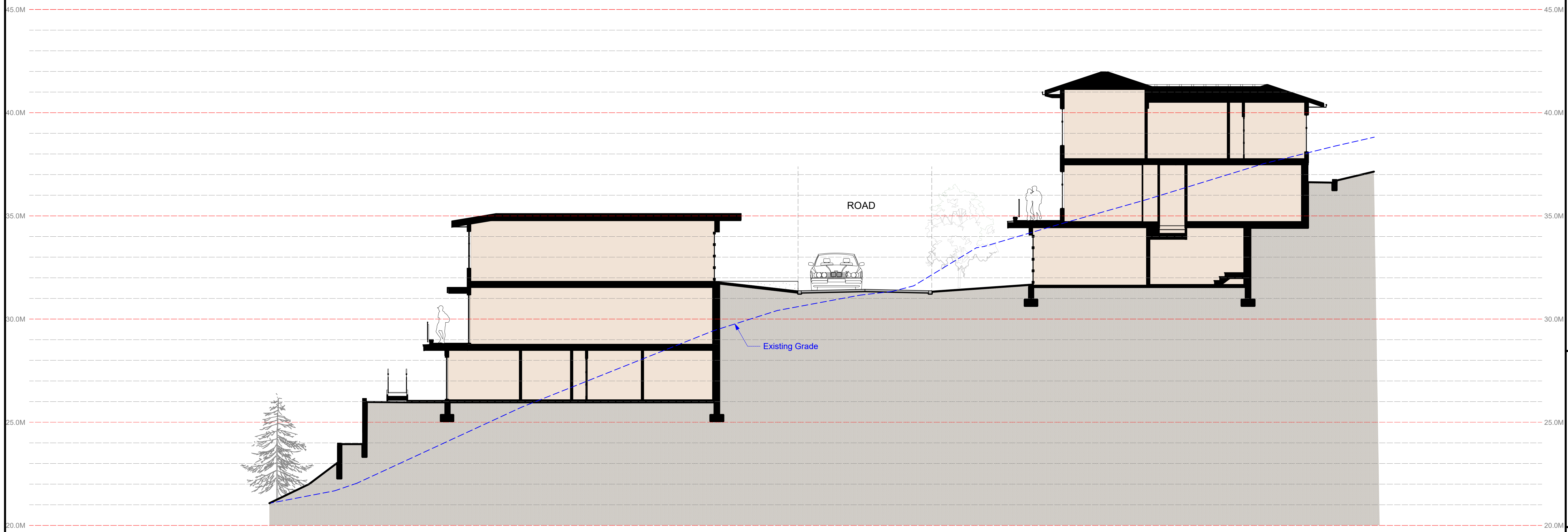
DRAWING
SITE SECTIONS



PROJECT#	8030	SHEET	A1.05
SCALE	1/8" = 1'-0"		
DATE	OCT 1, 2023		

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REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
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H unit additions	Oct 1, 2023

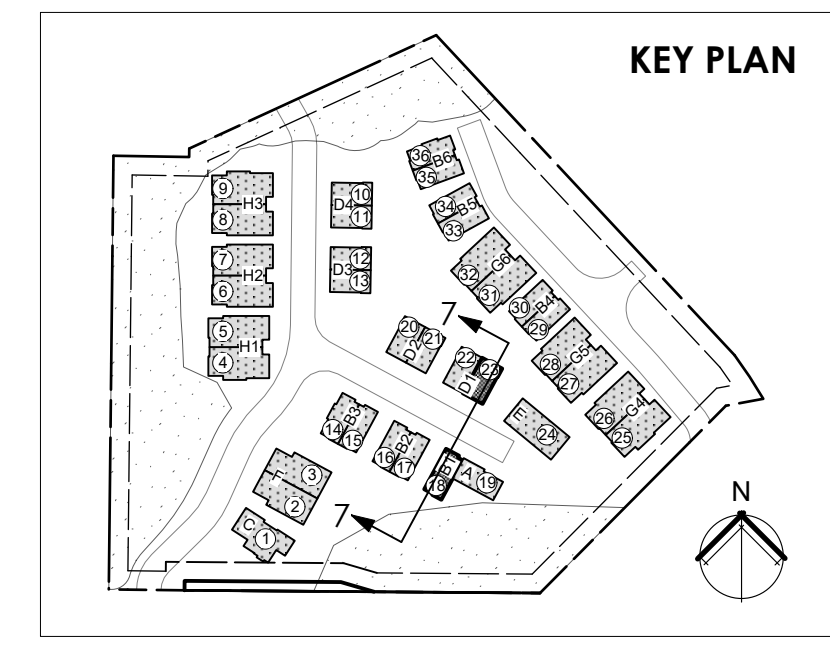


7 SECTION UNIT B1 (18) & D1 (23)
Scale: 1/8" = 1'-0"



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

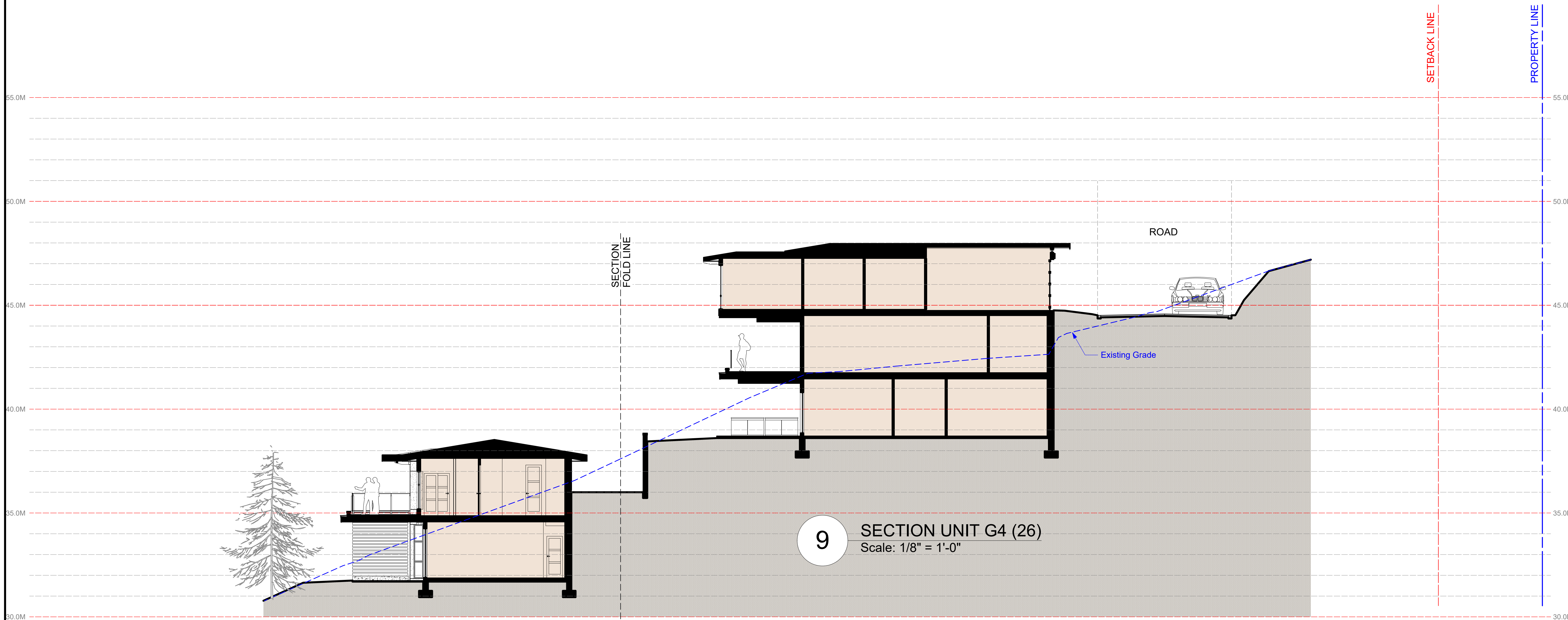
DRAWING
SITE SECTIONS



PROJECT#	SHEET
8030	A1.06
SCALE 1/8" = 1'-0"	
DATE OCT 1, 2023	

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REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



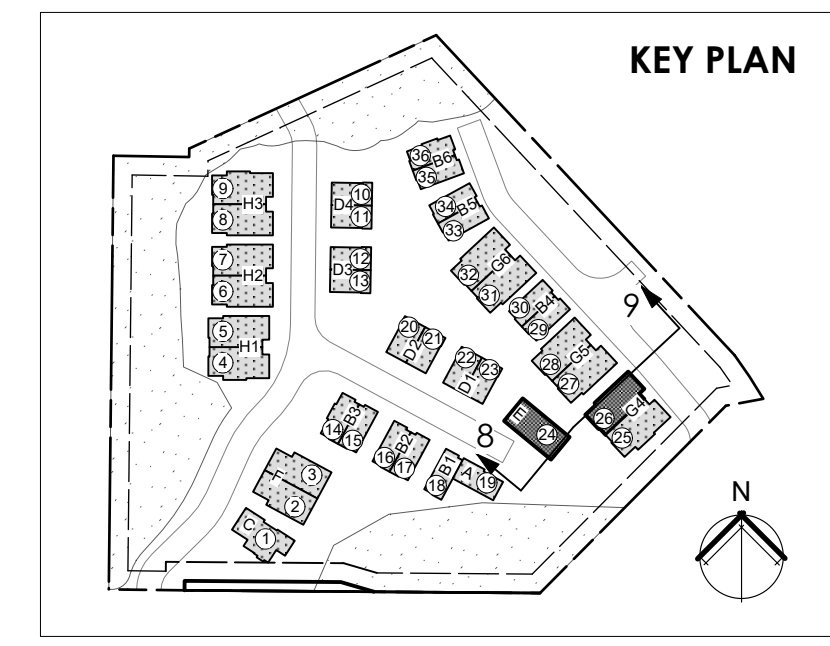
8 SECTION UNIT E (24)
Scale: 1/8" = 1'-0"

9 SECTION UNIT G4 (26)
Scale: 1/8" = 1'-0"



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

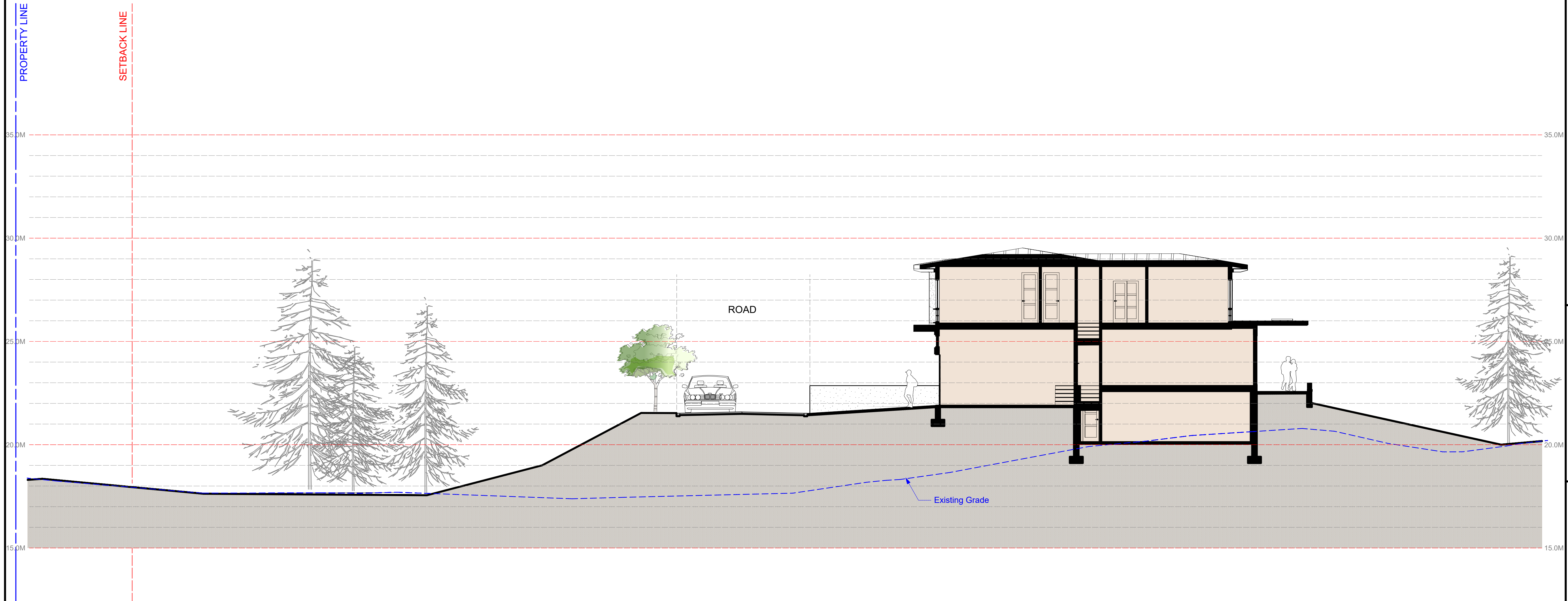
DRAWING
SITE SECTIONS



PROJECT#	8030	SHEET	A1.07
SCALE	1/8" = 1'-0"		
DATE	OCT 1, 2023		

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REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023

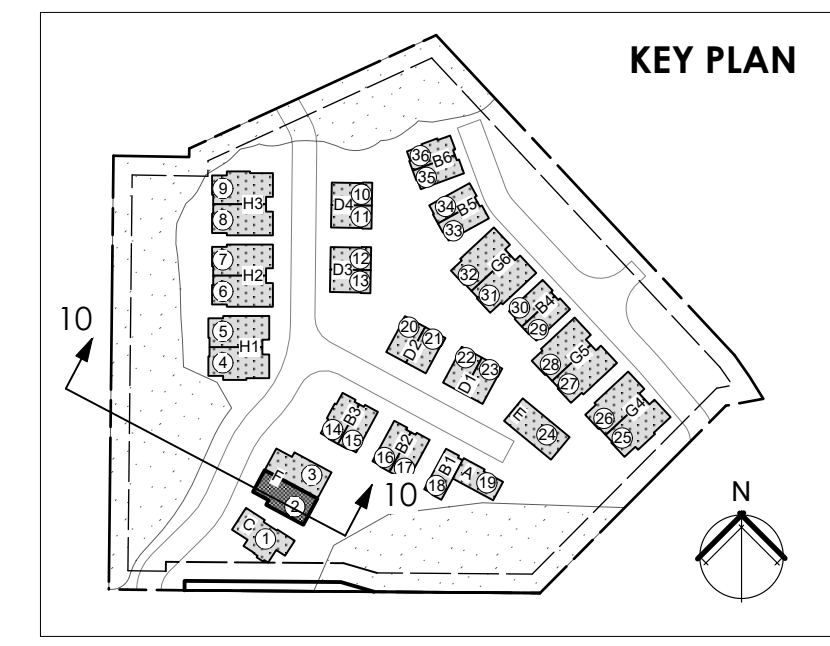


10 Section Unit F2 (10)
Scale: 1/8" = 1'-0"



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
SITE SECTIONS



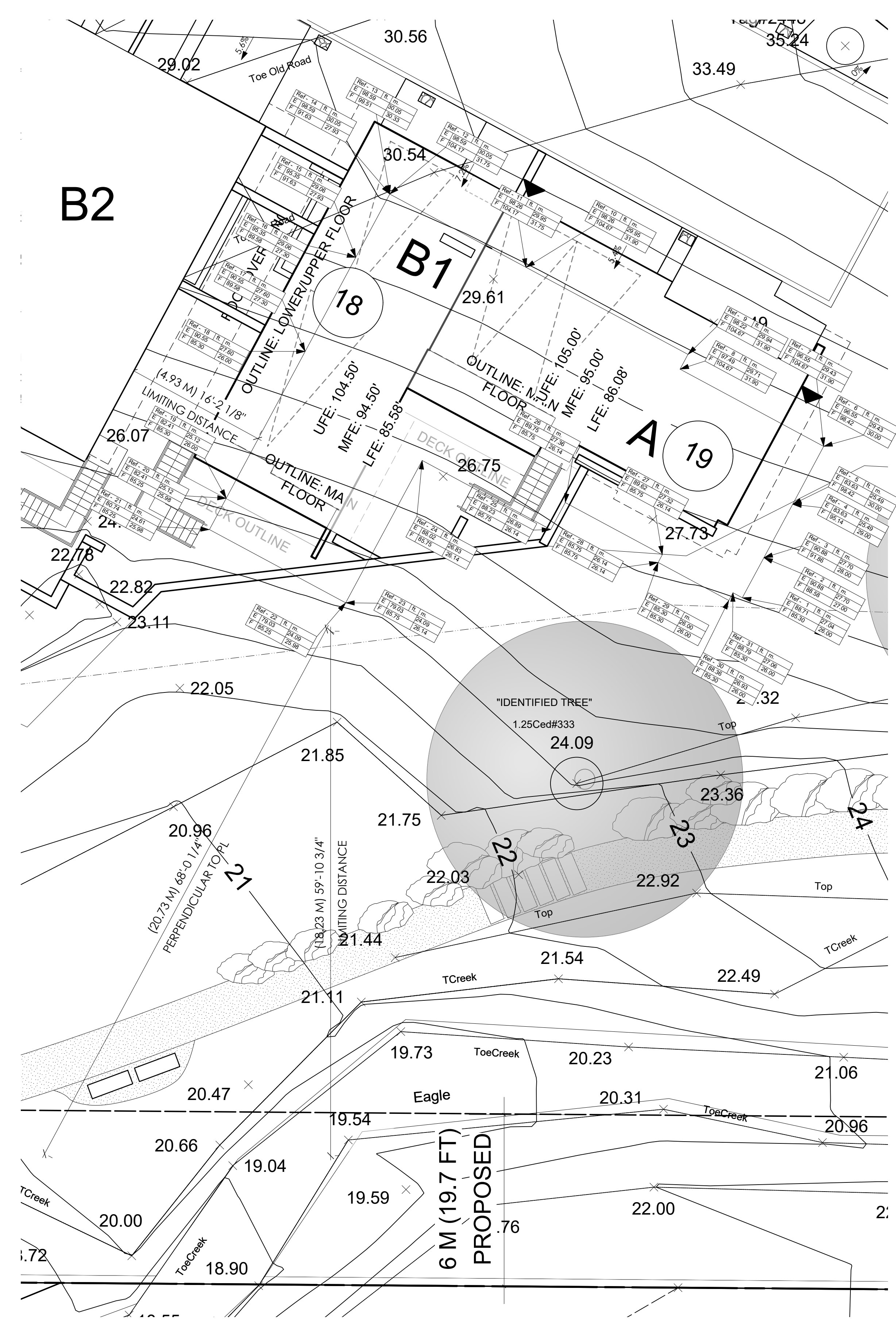
PROJECT#	SHEET
8030	A1.08
SCALE	1/8" = 1'-0"
DATE	OCT 1, 2023

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REVISIONS
 Issued for DP/Rezoning Aug 31, 2021
 DRC/ Public Comment Revisions MAY 12, 2023
 G1, G2, G3 Revisions JULY 31, 2023
 H unit additions Oct 1, 2023

AB1 - AVERAGE EXISTING GRADE CALCULATION						
Ref #	Elevation (Ft)	Ref #	Elevation (Ft)	Avg Elevation (Ft)	Distance (Ft)	Avg x Distance
1	88.71	2	90.88	89.80	5.20	466.84
2	90.88	3	90.88	90.88	0.00	0.00
3	90.88	4	83.63	87.26	6.92	604.15
4	83.63	5	83.63	83.63	0.00	0.00
5	83.63	6	96.55	90.09	7.50	675.86
6	96.55	7	96.55	96.55	0.00	0.00
7	96.55	8	97.49	97.02	18.63	1807.00
8	97.49	9	98.22	97.86	1.92	187.59
9	98.22	10	98.26	98.24	21.00	2063.04
10	98.26	11	98.26	98.26	0.00	0.00
11	98.26	12	98.59	98.43	17.67	1738.87
12	98.59	13	98.59	98.59	0.00	0.00
13	98.59	14	98.59	98.59	0.00	0.00
14	98.59	15	95.54	97.07	8.20	795.74
15	95.54	16	95.35	95.45	0.00	0.00
16	95.35	17	90.55	92.95	12.21	1134.76
17	90.55	18	90.55	90.55	0.00	0.00
18	90.55	19	82.41	86.48	19.03	1646.06
19	82.41	20	82.41	82.41	0.00	0.00
20	82.41	21	80.74	81.58	4.06	331.19
21	80.74	22	79.03	79.89	17.67	1411.33
22	79.03	23	79.03	79.03	0.00	0.00
23	79.03	24	88.02	83.53	18.46	1541.70
24	88.02	25	88.23	88.13	16.67	1468.78
25	88.23	26	89.75	88.99	3.50	311.47
26	89.75	27	85.75	87.75	12.58	1104.16
27	85.75	28	85.75	85.75	1.00	85.75
28	85.75	29	85.30	85.53	0.00	0.00
29	85.30	30	88.36	86.83	9.17	795.97
30	88.36	31	88.79	88.58	1.00	88.58
31	88.79	1	88.71	88.75	1.21	107.21
Total					203.58	18366.05
AVG Existing Grade						90.21
Max. Bldg Height (Ft):	29.85					120.06

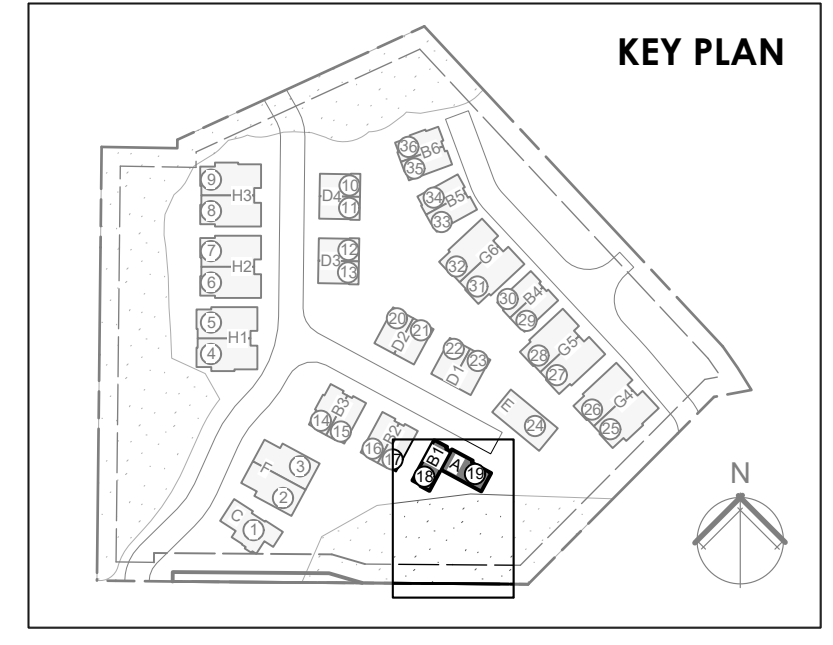
AB1 - AVERAGE FINISHED GRADE CALCULATION						
Ref #	Elevation (Ft)	Ref #	Elevation (Ft)	Avg Elevation (Ft)	Distance (Ft)	Avg x Distance
1	85.30	2	88.58	86.94	5.20	452.00
2	88.58	3	91.86	90.22	0.00	0.00
3	91.86	4	95.14	93.50	6.92	647.39
4	95.14	5	98.42	96.78	0.00	0.00
5	98.42	6	98.42	98.42	7.50	738.35
6	98.42	7	104.67	101.55	0.00	0.00
7	104.67	8	104.67	104.67	18.63	1949.48
8	104.67	9	104.67	104.67	1.92	200.65
9	104.67	10	104.67	104.67	21.00	2198.07
10	104.67	11	104.17	104.42	0.00	0.00
11	104.17	12	104.17	104.17	17.67	1840.37
12	104.17	13	99.51	101.84	0.00	0.00
13	99.51	14	91.63	95.57	0.00	0.00
14	91.63	15	91.63	91.63	8.20	751.18
15	91.63	16	89.58	90.61	0.00	0.00
16	89.58	17	89.58	89.58	12.21	1093.59
17	89.58	18	85.30	87.44	0.00	0.00
18	85.30	19	85.30	85.30	19.03	1623.60
19	85.30	20	85.25	85.28	0.00	0.00
20	85.25	21	85.25	85.25	4.06	346.12
21	85.25	22	85.25	85.25	17.67	1506.11
22	85.25	23	85.75	85.50	0.00	0.00
23	85.75	24	85.75	85.75	18.46	1582.77
24	85.75	25	85.75	85.75	16.67	1429.20
25	85.75	26	85.75	85.75	3.50	300.13
26	85.75	27	85.75	85.75	12.58	1078.99
27	85.75	28	85.75	85.75	1.00	85.75
28	85.75	29	85.30	85.53	0.00	0.00
29	85.30	30	85.30	85.30	9.17	781.95
30	85.30	31	85.30	85.30	1.00	85.30
31	85.30	1	85.30	85.30	1.21	103.04
Total					203.58	18794.04
AVG Finish Grade						92.32
Max. Bldg Height (Ft):	29.85					122.17



SITE PLAN
 SCALE: 1/8"=1'0"

TOP OF FINISH FLOOR - B1 (18)		
Lower	Main	Upper
26.08 m	28.80 m	31.85 m
85.58'	94.50'	104.50'

TOP OF FINISH FLOOR - A (19)		
Lower	Main	Upper
26.24 m	28.96 m	32.00 m
86.08'	95.00'	105.00'



PROJECT
AQUILA
 DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
SITE PLAN A / B1

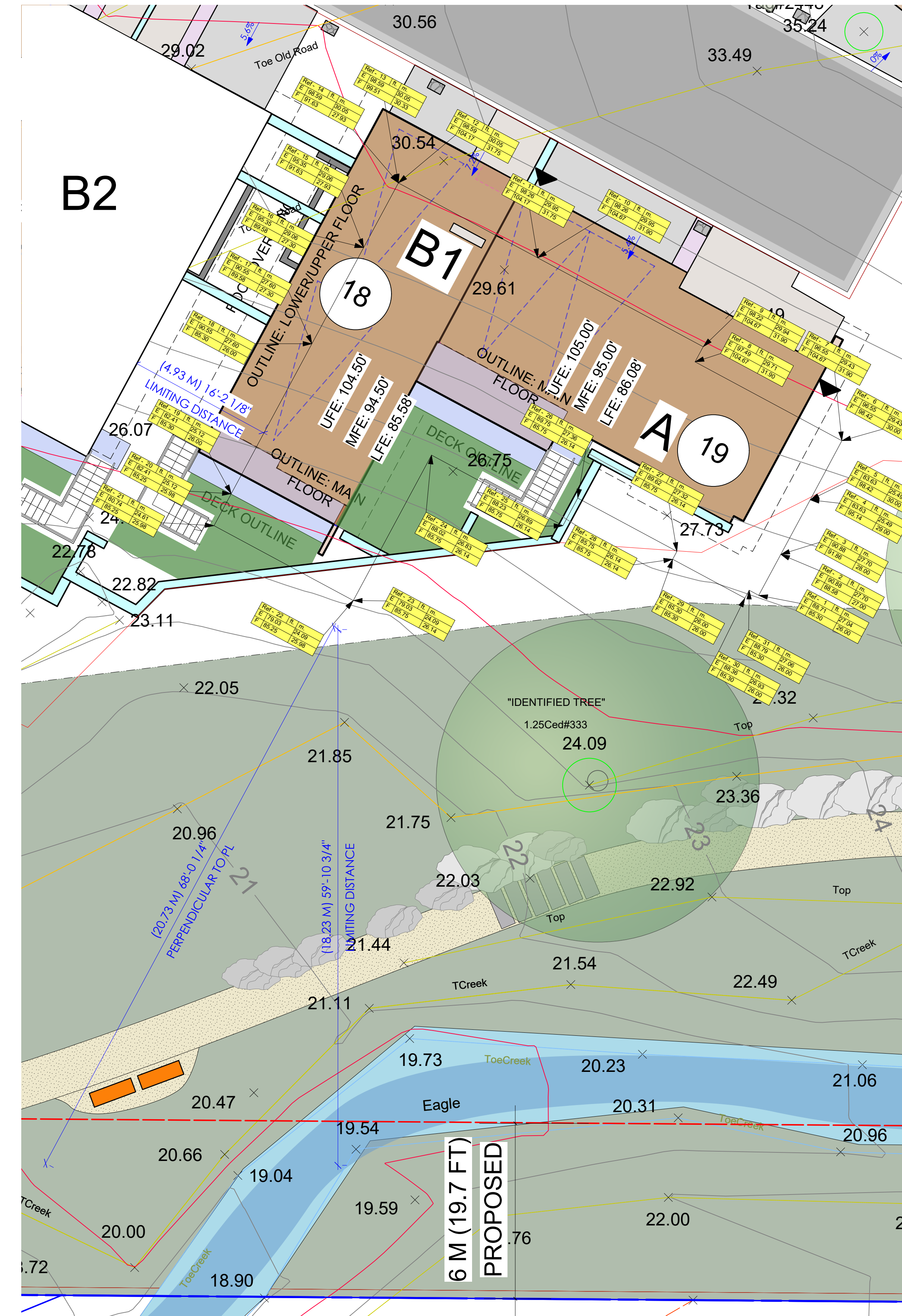
PROJECT# 8030
 SCALE 1/8"=1'-0"
 DATE OCT 1, 2023
AB1-1.01

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REVISIONS
 Issued for DP/Rezoning Aug 31, 2021
 DRC/ Public Comment Revisions MAY 12, 2023
 G1, G2, G3 Revisions JULY 31, 2023
 H unit additions Oct 1, 2023

AB1 - AVERAGE EXISTING GRADE CALCULATION						
Ref #	Elevation (Ft)	Ref #	Elevation (Ft)	Avg Elevation (Ft)	Distance (Ft)	Avg x Distance
1	88.71	2	90.88	89.80	5.20	466.84
2	90.88	3	90.88	90.88	0.00	0.00
3	90.88	4	83.63	87.26	6.92	604.15
4	83.63	5	83.63	83.63	0.00	0.00
5	83.63	6	96.55	90.09	7.50	675.86
6	96.55	7	96.55	96.55	0.00	0.00
7	96.55	8	97.49	97.02	18.63	1807.00
8	97.49	9	98.22	97.86	1.92	187.59
9	98.22	10	98.26	98.24	21.00	2063.04
10	98.26	11	98.26	98.26	0.00	0.00
11	98.26	12	98.59	98.43	17.67	1738.87
12	98.59	13	98.59	98.59	0.00	0.00
13	98.59	14	98.59	98.59	0.00	0.00
14	98.59	15	95.54	97.07	8.20	795.74
15	95.54	16	95.35	95.45	0.00	0.00
16	95.35	17	90.55	92.95	12.21	1134.76
17	90.55	18	90.55	90.55	0.00	0.00
18	90.55	19	82.41	86.48	19.03	1646.06
19	82.41	20	82.41	82.41	0.00	0.00
20	82.41	21	80.74	81.58	4.06	331.19
21	80.74	22	79.03	79.89	17.67	1411.33
22	79.03	23	79.03	79.03	0.00	0.00
23	79.03	24	88.02	83.53	18.46	1541.70
24	88.02	25	88.23	88.13	16.67	1468.78
25	88.23	26	89.75	88.99	3.50	311.47
26	89.75	27	85.75	87.75	12.58	1104.16
27	85.75	28	85.75	85.75	1.00	85.75
28	85.75	29	85.30	85.53	0.00	0.00
29	85.30	30	88.36	86.83	9.17	795.97
30	88.36	31	88.79	88.58	1.00	88.58
31	88.79	1	88.71	88.75	1.21	107.21
Total					203.58	18366.05
AVG Existing Grade						90.21
Max. Bldg Height (Ft):				29.85		120.06

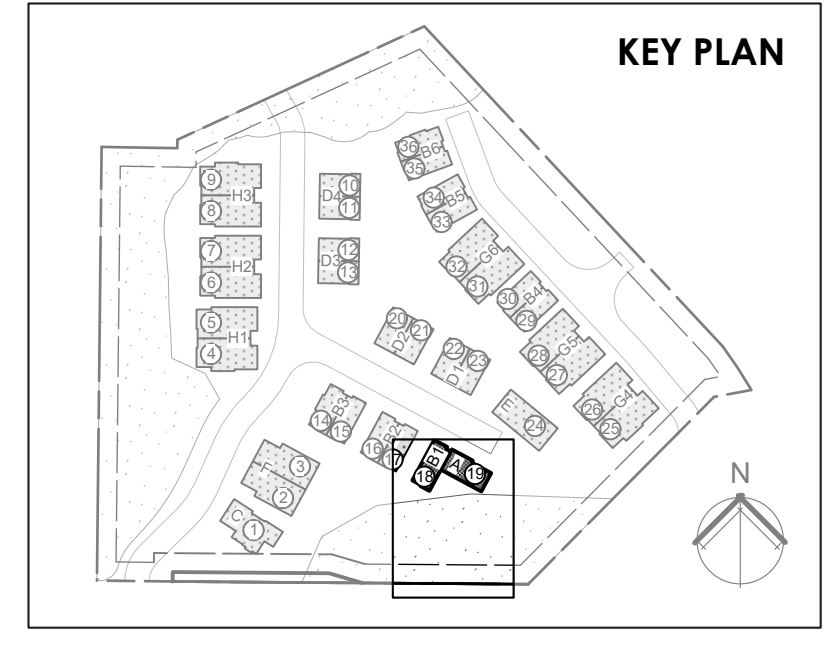
AB1 - AVERAGE FINISHED GRADE CALCULATION						
Ref #	Elevation (Ft)	Ref #	Elevation (Ft)	Avg Elevation (Ft)	Distance (Ft)	Avg x Distance
1	85.30	2	88.58	86.94	5.20	452.00
2	88.58	3	91.86	90.22	0.00	0.00
3	91.86	4	95.14	93.50	6.92	647.39
4	95.14	5	98.42	96.78	0.00	0.00
5	98.42	6	98.42	98.42	7.50	738.35
6	98.42	7	104.67	101.55	0.00	0.00
7	104.67	8	104.67	104.67	18.63	1949.48
8	104.67	9	104.67	104.67	1.92	200.65
9	104.67	10	104.67	104.67	21.00	2198.07
10	104.67	11	104.17	104.42	0.00	0.00
11	104.17	12	104.17	104.17	17.67	1840.37
12	104.17	13	99.51	101.84	0.00	0.00
13	99.51	14	91.63	95.57	0.00	0.00
14	91.63	15	91.63	91.63	8.20	751.18
15	91.63	16	89.58	90.61	0.00	0.00
16	89.58	17	89.58	89.58	12.21	1093.59
17	89.58	18	85.30	87.44	0.00	0.00
18	85.30	19	85.30	85.30	19.03	1623.60
19	85.30	20	85.25	85.28	0.00	0.00
20	85.25	21	85.25	85.25	4.06	346.12
21	85.25	22	85.25	85.25	17.67	1506.11
22	85.25	23	85.75	85.50	0.00	0.00
23	85.75	24	85.75	85.75	18.46	1582.77
24	85.75	25	85.75	85.75	16.67	1429.20
25	85.75	26	85.75	85.75	3.50	300.13
26	85.75	27	85.75	85.75	12.58	1078.99
27	85.75	28	85.75	85.75	1.00	85.75
28	85.75	29	85.30	85.53	0.00	0.00
29	85.30	30	85.30	85.30	9.17	781.95
30	85.30	31	85.30	85.30	1.00	85.30
31	85.30	1	85.30	85.30	1.21	103.04
Total					203.58	18794.04
AVG Finish Grade						92.32
Max. Bldg Height (Ft):				29.85		122.17



SITE PLAN
 SCALE: 1/8"=1'0"

TOP OF FINISH FLOOR - B1 (18)		
Lower	Main	Upper
26.08 m	28.80 m	31.85 m
85.58'	94.50'	104.50'

TOP OF FINISH FLOOR - A (19)		
Lower	Main	Upper
26.24 m	28.96 m	32.00 m
86.08'	95.00'	105.00'

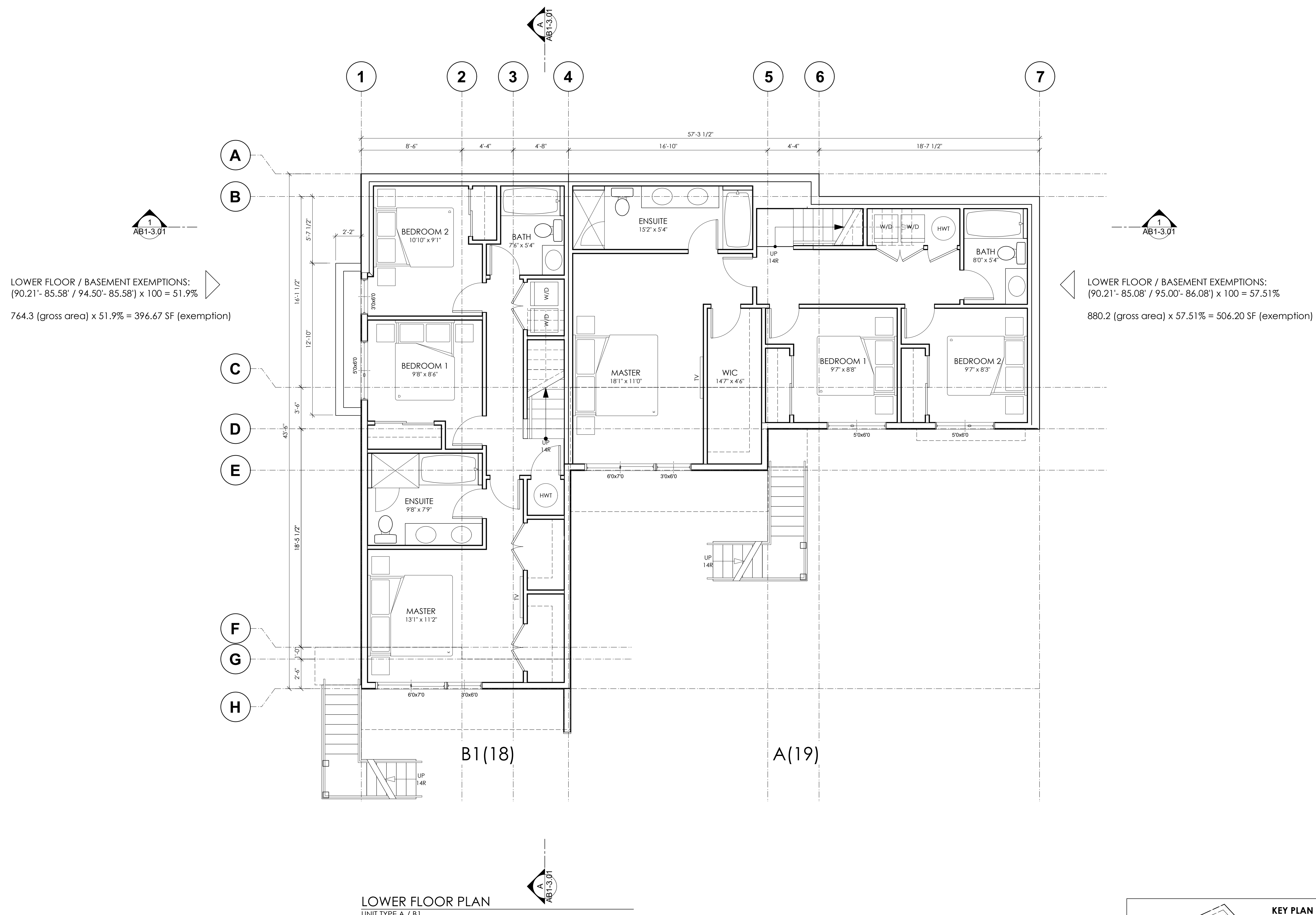


PROJECT
AQUILA
 DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
 SITE PLAN A / B1

PROJECT# 8030
 SCALE 1/8"=1'-0"
 DATE OCT 1, 2023
 SHEET
AB1-1.01

REVISIONS		
Issued for DP/Rezoning	Aug 31, 2021	
DRC/ Public Comment Revisions	MAY 12, 2023	
G1, G2, G3 Revisions	JULY 31, 2023	
H unit additions	Oct 1, 2023	

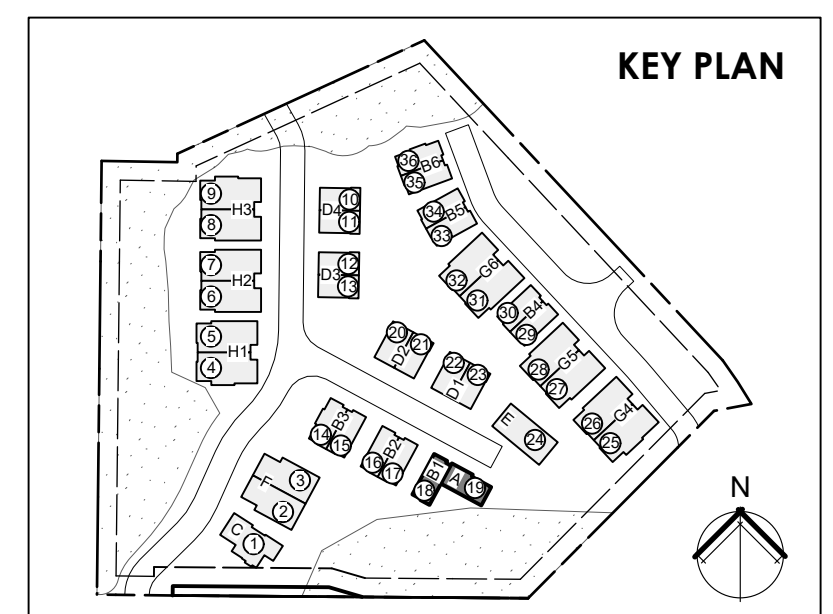


LOWER FLOOR PLAN
UNIT TYPE A / B1



PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
LOWER FLOOR PLAN



UNIT 18 FLOOR AREAS IMPERIAL				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	764.3 SF	712.9 SF	703.3 SF	2180.5 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.4 SF	441.4 SF
BASEMENT EXCLUSIONS 51.90%	396.7 SF	0.0 SF	0.0 SF	396.7 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	367.6 SF	712.9 SF	261.9 SF	1342.4 SF

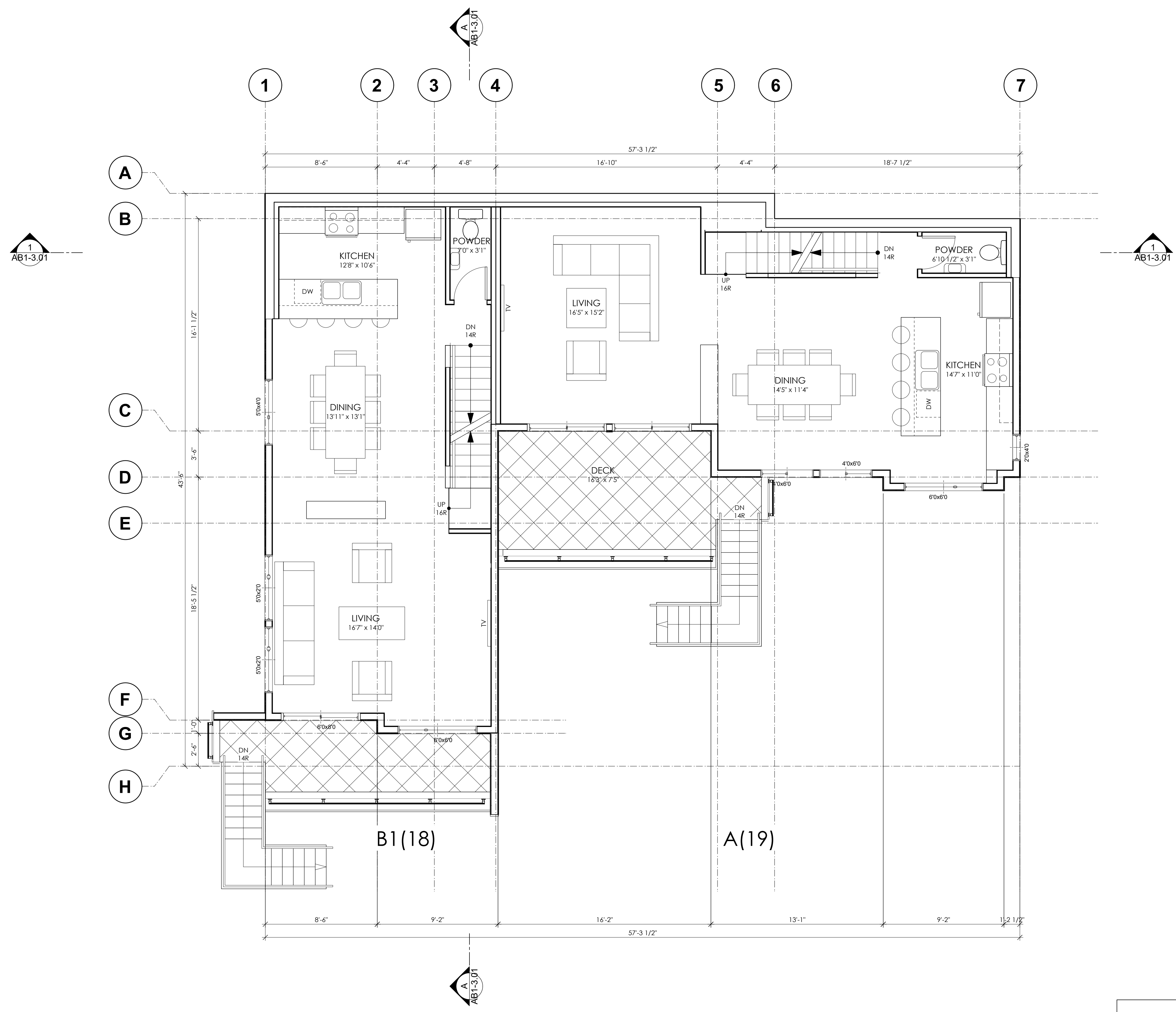
UNIT 18 FLOOR AREAS METRIC				
	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	71.0 SM	66.2 SM	65.3 SM	202.6 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 51.90%	36.9 SM	0.0 SM	0.0 SM	36.9 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	34.2 SM	66.2 SM	24.3 SM	124.7 SM

UNIT 19 FLOOR AREAS IMPERIAL				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	880.2 SF	773.4 SF	806.4 SF	2460.0 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.4 SF	441.4 SF
BASEMENT EXCLUSIONS 57.51%	506.2 SF	0.0 SF	0.0 SF	506.2 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	374.0 SF	773.4 SF	365.0 SF	1512.4 SF

UNIT 19 FLOOR AREAS METRIC				
	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	81.8 SM	71.8 SM	74.9 SM	228.5 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 57.51%	47.0 SM	0.0 SM	0.0 SM	47.0 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	34.8 SM	71.8 SM	33.9 SM	140.5 SM

PROJECT#	8030	SHEET	AB1-2.01
SCALE	1/4" = 1'-0"		
DATE	OCT 1, 2023		

REVISIONS		
Issued for DP/Rezoning	Aug 31, 2021	
DRC/ Public Comment Revisions	MAY 12, 2023	
G1, G2, G3 Revisions	JULY 31, 2023	
H unit additions	Oct 1, 2023	



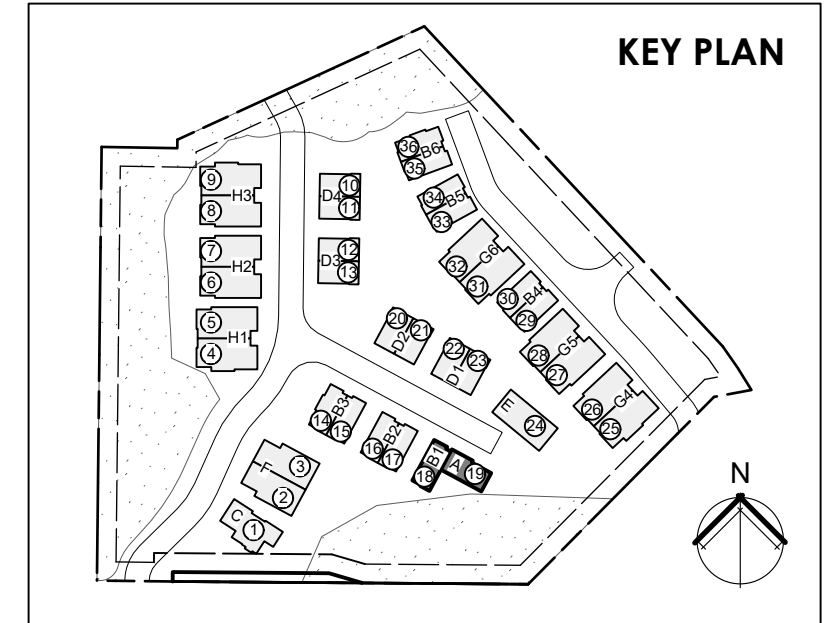
MAIN FLOOR PLAN
UNIT TYPE A / B1

UNIT 18 FLOOR AREAS IMPERIAL				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	764.3 SF	712.9 SF	703.3 SF	2180.5 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.4 SF	441.4 SF
BASEMENT EXCLUSIONS 51.90%	396.7 SF	0.0 SF	0.0 SF	396.7 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	367.6 SF	712.9 SF	261.9 SF	1342.4 SF

UNIT 18 FLOOR AREAS METRIC				
	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	71.0 SM	66.2 SM	65.3 SM	202.6 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 51.90%	36.9 SM	0.0 SM	0.0 SM	36.9 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	34.2 SM	66.2 SM	24.3 SM	124.7 SM

UNIT 19 FLOOR AREAS IMPERIAL				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	880.2 SF	773.4 SF	806.4 SF	2460.0 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.4 SF	441.4 SF
BASEMENT EXCLUSIONS 57.51%	506.2 SF	0.0 SF	0.0 SF	506.2 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	374.0 SF	773.4 SF	365.0 SF	1512.4 SF

UNIT 19 FLOOR AREAS METRIC				
	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	81.8 SM	71.8 SM	74.9 SM	228.5 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 57.51%	47.0 SM	0.0 SM	0.0 SM	47.0 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	34.8 SM	71.8 SM	33.9 SM	140.5 SM



PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

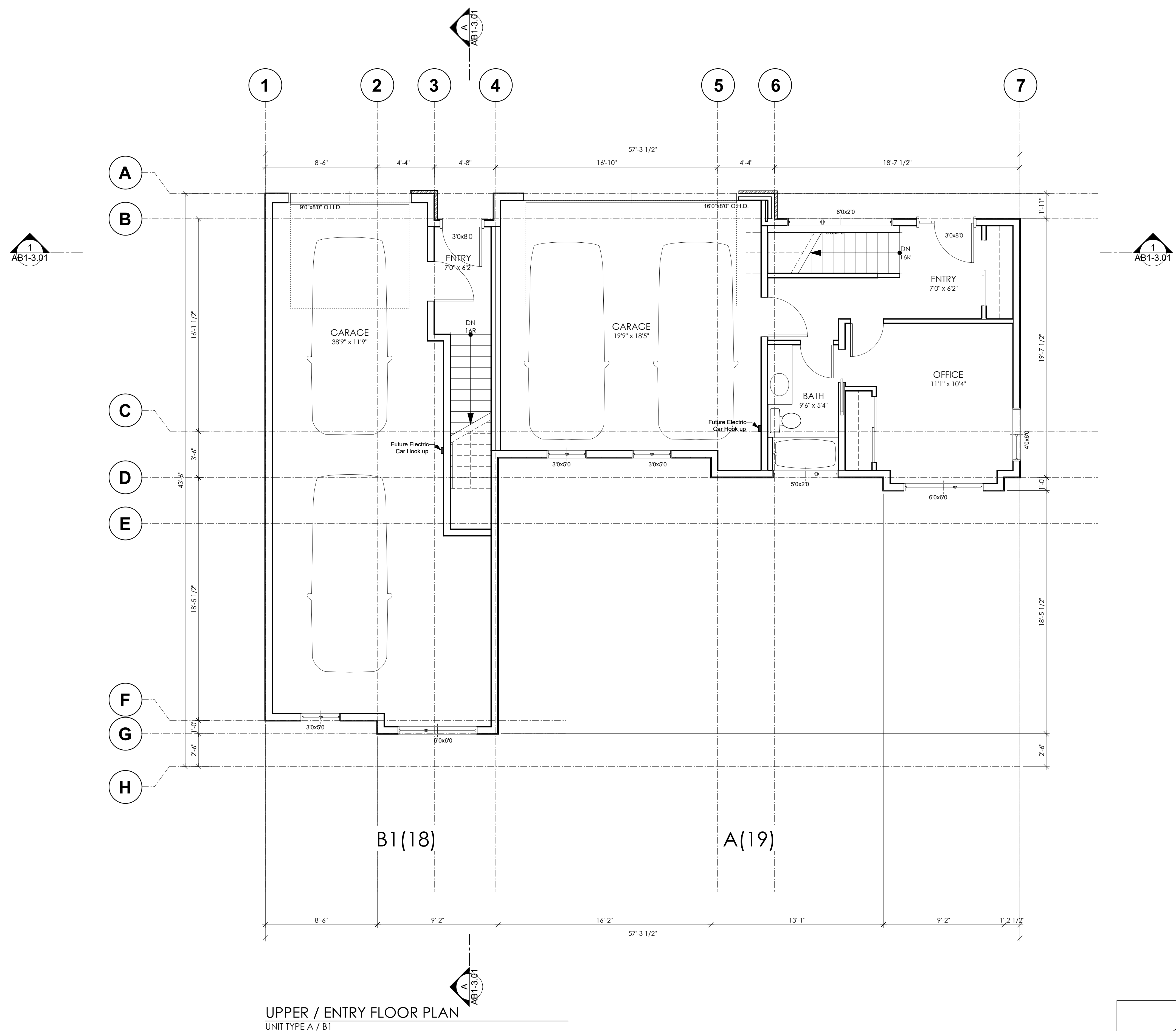
DRAWING
MAIN FLOOR PLAN

PROJECT#	8030	SHEET	AB1-2.02
SCALE	1/4" = 1'-0"		
DATE	OCT 1, 2023		

These plans remain the ownership of Sterling Pacific

REVISIONS

Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023

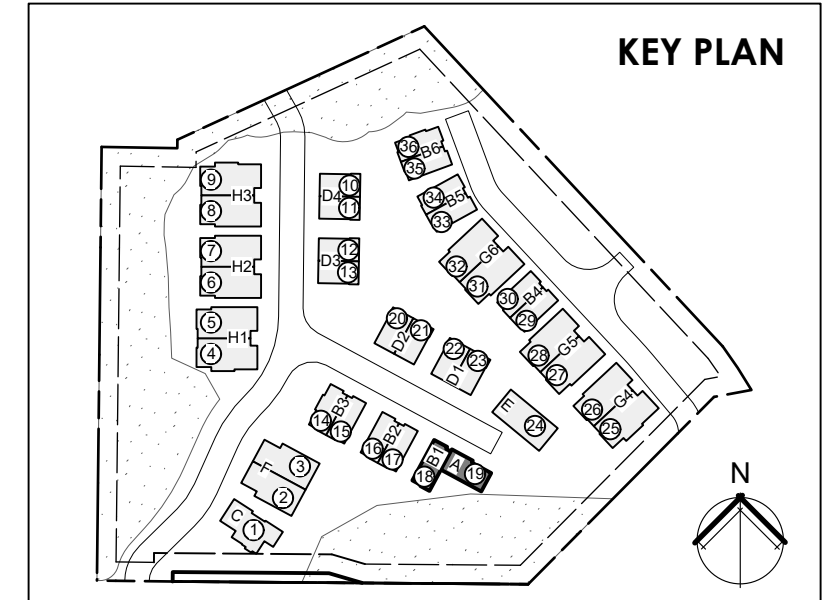


UPPER / ENTRY FLOOR PLAN
UNIT TYPE A / B1



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
UPPER FLOOR PLAN



UNIT 18 FLOOR AREAS IMPERIAL

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	764.3 SF	712.9 SF	703.3 SF	2180.5 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.4 SF	441.4 SF
BASEMENT EXCLUSIONS 51.90%	396.7 SF	0.0 SF	0.0 SF	396.7 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	367.6 SF	712.9 SF	261.9 SF	1342.4 SF

UNIT 18 FLOOR AREAS METRIC

	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	71.0 SM	66.2 SM	65.3 SM	202.6 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 51.90%	36.9 SM	0.0 SM	0.0 SM	36.9 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	34.2 SM	66.2 SM	24.3 SM	124.7 SM

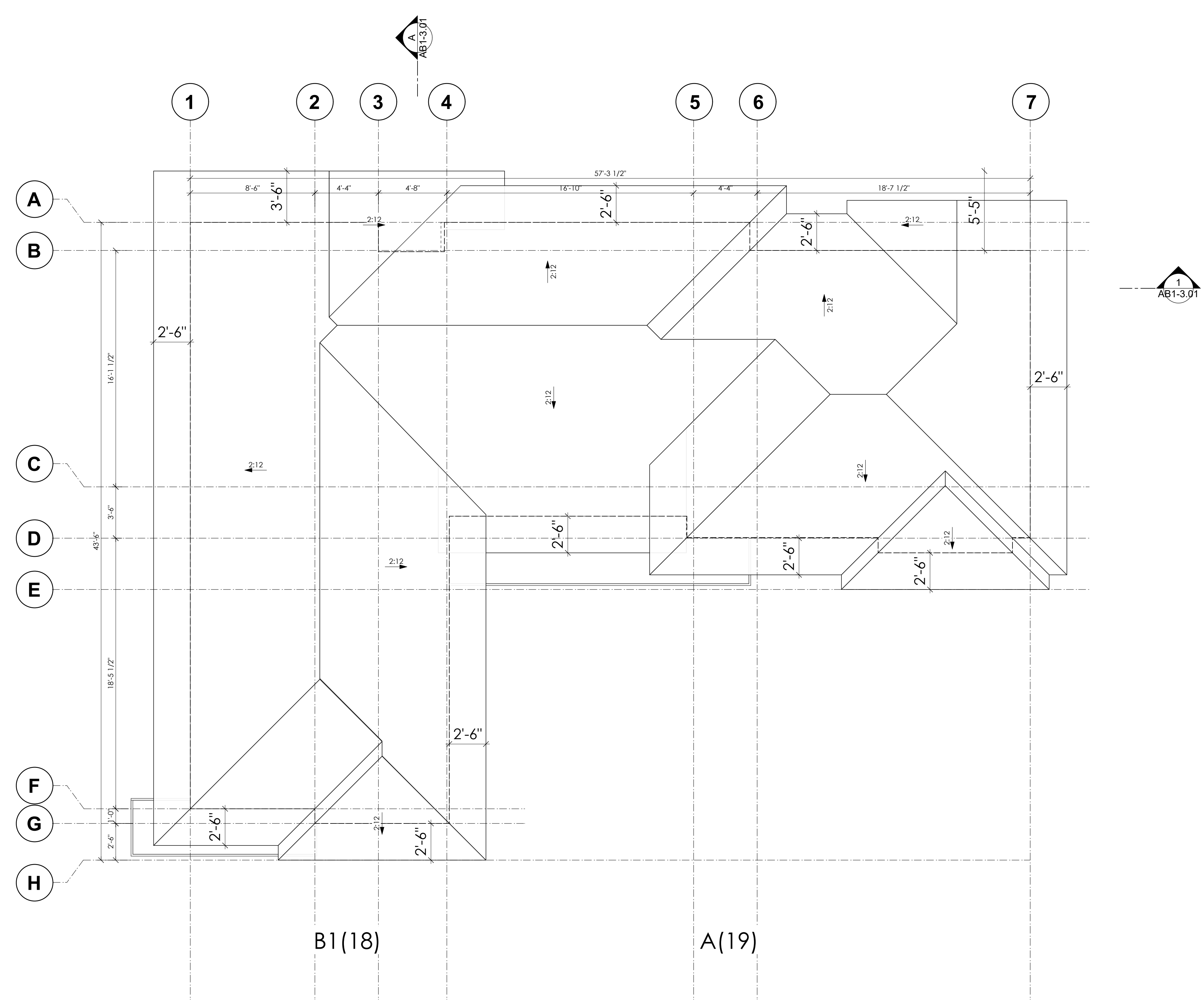
UNIT 19 FLOOR AREAS IMPERIAL

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	880.2 SF	773.4 SF	806.4 SF	2460.0 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.4 SF	441.4 SF
BASEMENT EXCLUSIONS 57.51%	506.2 SF	0.0 SF	0.0 SF	506.2 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	374.0 SF	773.4 SF	365.0 SF	1512.4 SF

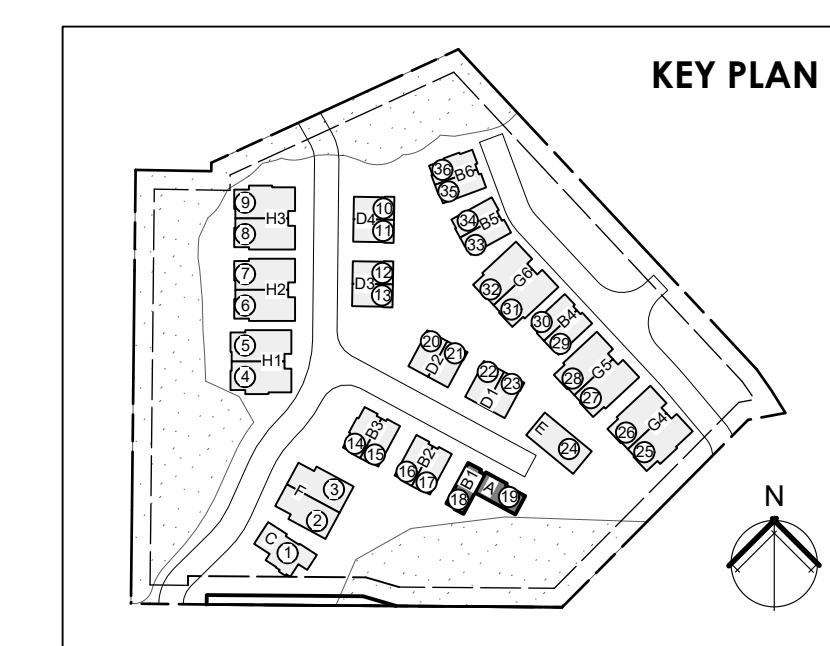
UNIT 19 FLOOR AREAS METRIC

	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	81.8 SM	71.8 SM	74.9 SM	228.5 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 57.51%	47.0 SM	0.0 SM	0.0 SM	47.0 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	34.8 SM	71.8 SM	33.9 SM	140.5 SM

PROJECT#	8030	SHEET	AB1-2.03
SCALE	1/4" = 1'-0"		
DATE	OCT 1, 2023		



ROOF PLAN
UNIT TYPE A / B1



REVISIONS

Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
ROOF PLAN

PROJECT#	8030	SHEET
SCALE	1/4" = 1'-0"	AB1-2.04
DATE	OCT 1, 2023	

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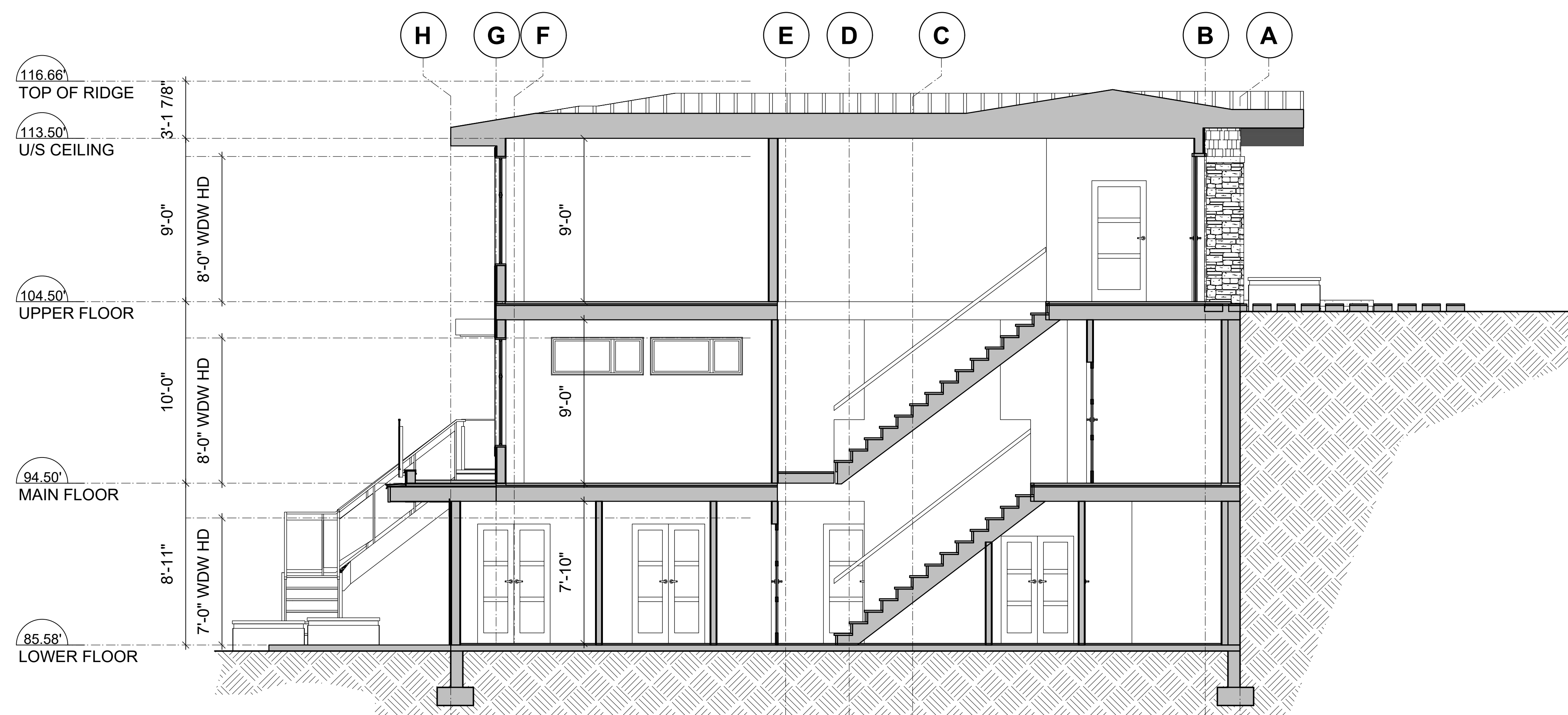
REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



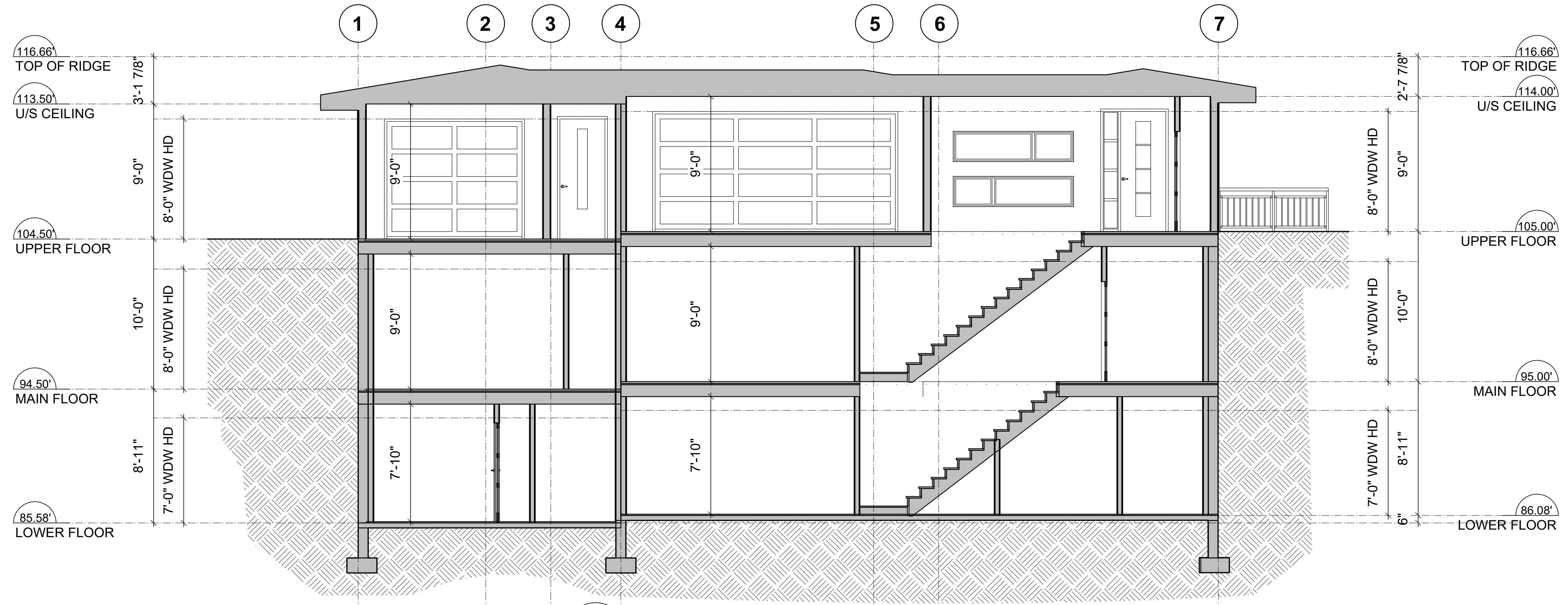
PROJECT
AQUILA
 DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
SECTIONS

PROJECT#	8030	SHEET	AB1-3.01
SCALE	1/4" = 1'-0"		
DATE	OCT 1, 2023		



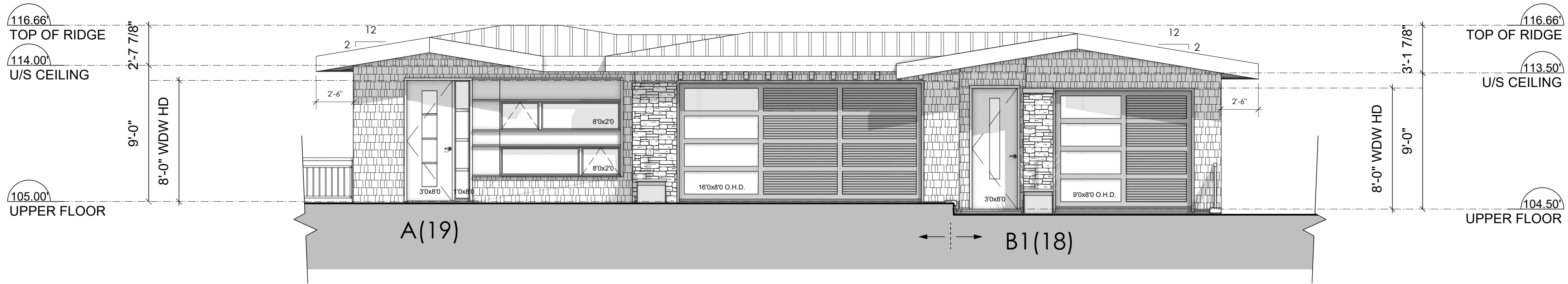
A Section A
 Scale: 1/4" = 1'-0"



1 Section B
 Scale: 1/4" = 1'-0"

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REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



ENTRY ELEVATION
UNIT TYPE A / B1



LOWER FLOOR / BASEMENT EXEMPTIONS:
(90.21' - 85.58' / 94.50' - 85.58') x 100 = 51.9%
764.3 (gross area) x 51.9% = 396.67 SF (exemption)

LOWER FLOOR / BASEMENT EXEMPTIONS:
(90.21' - 85.08' / 95.00' - 86.08') x 100 = 57.51%
880.2 (gross area) x 57.51% = 506.20 SF (exemption)

BACK ELEVATION
UNIT TYPE A / B1

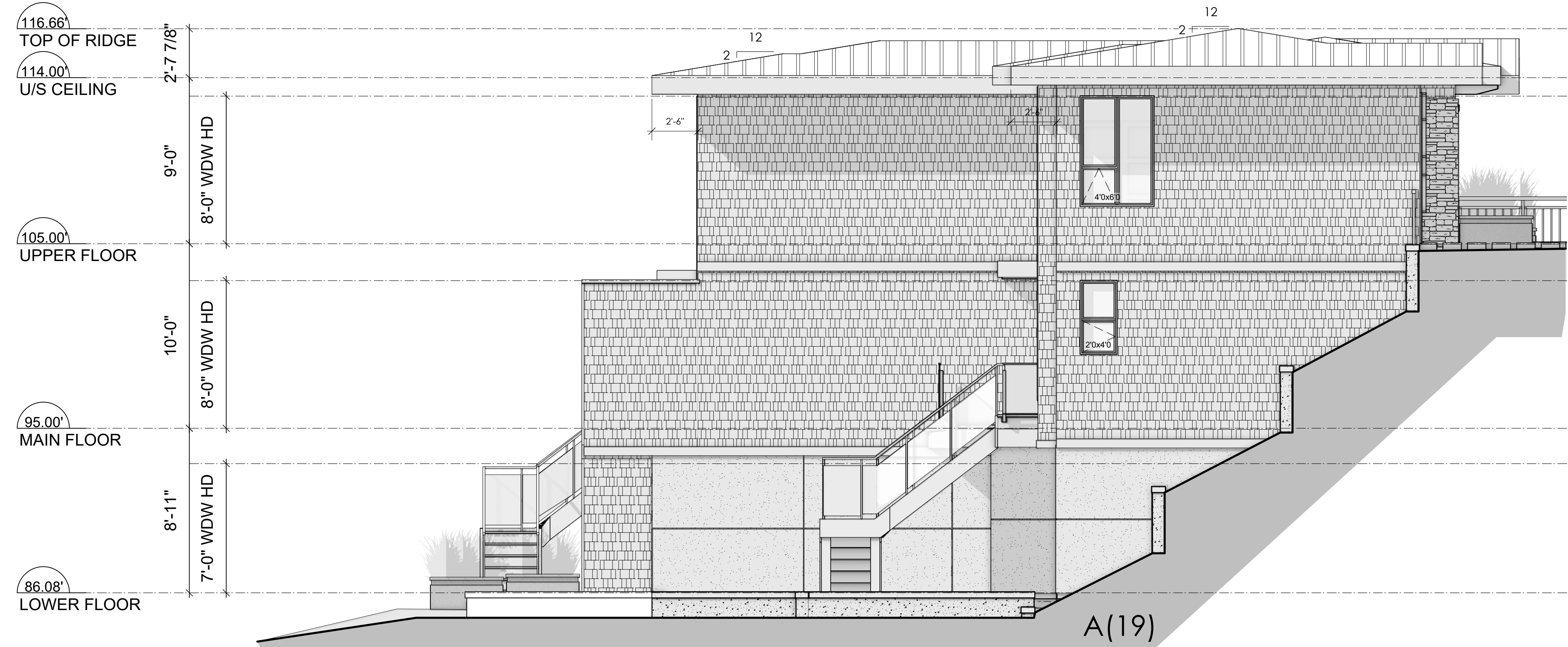


PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

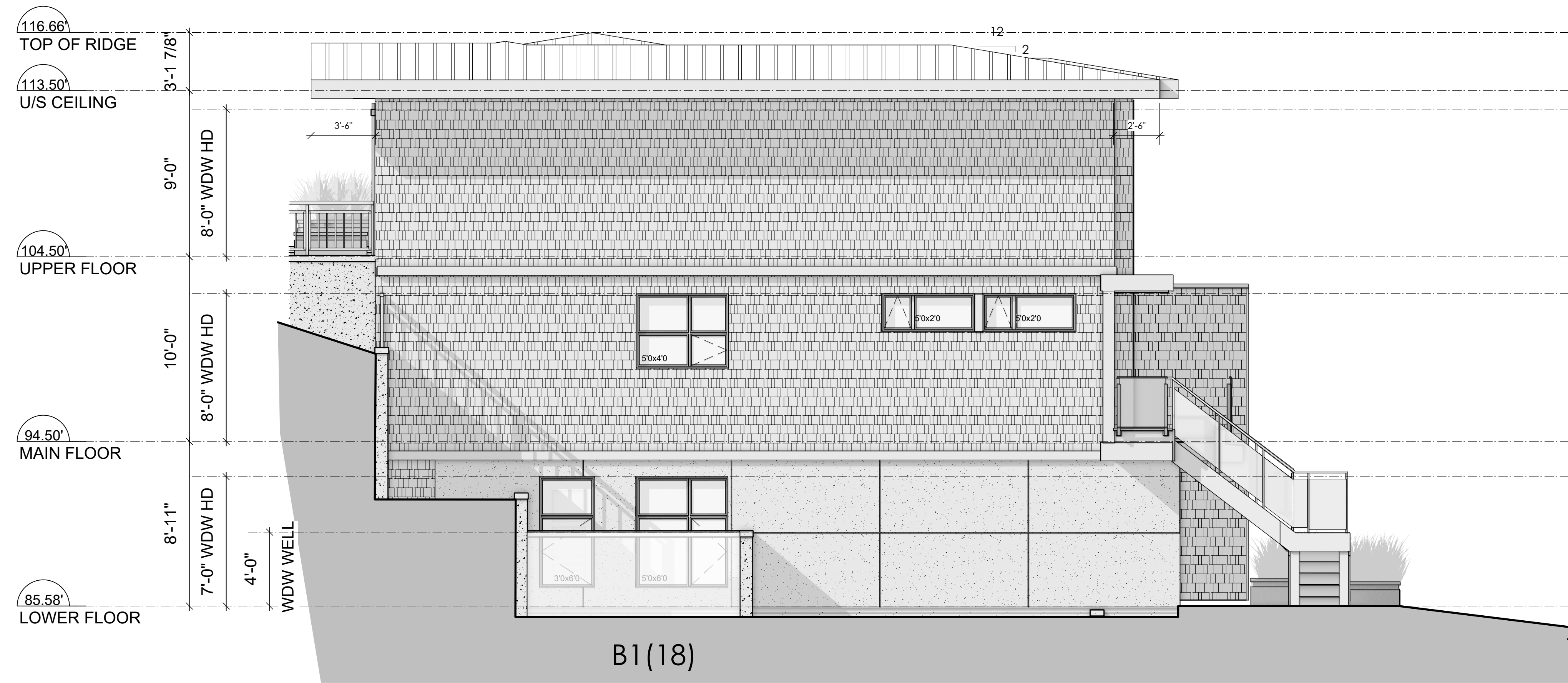
DRAWING
**ENTRY AND
BACK
ELEVATIONS B/W**

PROJECT#	8030	SHEET	AB1- 4.01
SCALE	1/4" = 1'-0"		
DATE	OCT 1, 2023		

REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



LEFT ELEVATION
UNIT TYPE A / B1



RIGHT ELEVATION
UNIT TYPE A / B1

SPATIAL SEPARATION CALCULATION (BCBC TABLE 3.2.3.1-D)

EXPOSED BUILDING FACE:	1152.36 SF (107.06 SM)
LIMITING DISTANCE:	8.09' (2.47 M)
UNPROTECTED OPENING:	88 SF (8.18 SM)
PROPOSED OPENING:	7.64%
PERMITTED OPENINGS:	21.48%



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
**LEFT AND RIGHT
ELEVATIONS B/W**

PROJECT#	SHEET
8030	AB1- 4.02
SCALE	
DATE	

1/4" = 1'-0"
OCT 1, 2023



ENTRY ELEVATION
UNIT TYPE A / B1



BACK ELEVATION
UNIT TYPE A / B1



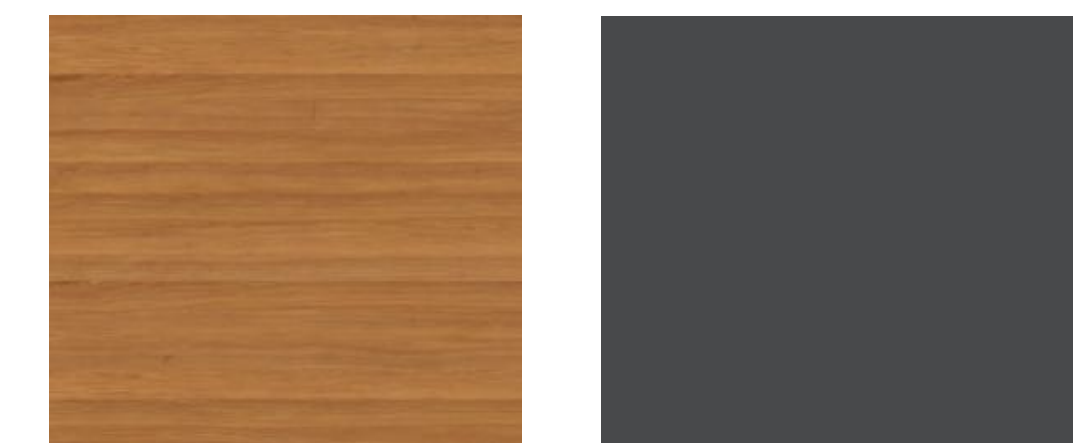
HARDY PANEL

FIBRE CEMENT SHINGLES -
WOODTONE RUSTIC SERIES
CARBON TRAILS



STONE CLADDING

METAL ROOF -
CHARCOAL GRAY



ENTRY DOOR STILEWOOD -
OLD MASTER GEL STAIN C/W
CLEAR TOP COAT - SPECIAL
WALNUT

WINDOW / FASCIA/
BARGE BOARDS & UPSTAND -
CHARCOAL GRAY



SOFFIT -
ROCKPORT GRAY BM - HC - 105

BALCONY -
WROUGHT IRON BM - 2124-10

AQUILA EXTERIOR MATERIAL SCHEDULE		
No.	Material	Colour
1.1	Class "A" Metal Roof	Charcoal Gray
1.2	Fibre Cement Soffit	Rockport Gray BM- HC-105
1.3	Gutter	Charcoal Gray
2.1	Fibre Cement Shingles	Woodtone Rustic Series Carbon Trails
2.2	Not used	
2.3	Hardy Panel	Light mist
2.4	Not used	
2.5	Stone	Random Granite
3.1	Upstand balcony curb c/w prefinished metal counter & cap flashing	Wrought Iron BM - 2124 - 10
3.2	Prefinished metal counter flashing fascia	Wrought Iron BM - 2124 - 10
4.1	Double-glazed vinyl windows & Sliding-glazed doors & Trims	Charcoal Gray
4.2	Entry door painted c/w transom and sidelight	Stilewood - Old Master Gel Stain c/w clear top coat - Special Walnut
4.3	Insulated fiberglass painted garage door c/w frosted glass 75% (see elev.)	Charcoal Gray
4.4	Stachion glass guardrail system c/w glass cap	Charcoal Gray
5.1	Fire resistive treated wood	Stilewood - Old Master Gel Stain c/w clear top coat - Special Walnut
5.2	Prefinished metal flashing	Charcoal Gray
5.3	Steel post (painted finish)	Charcoal Gray

REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
**ENTRY AND
BACK
ELEVATIONS**

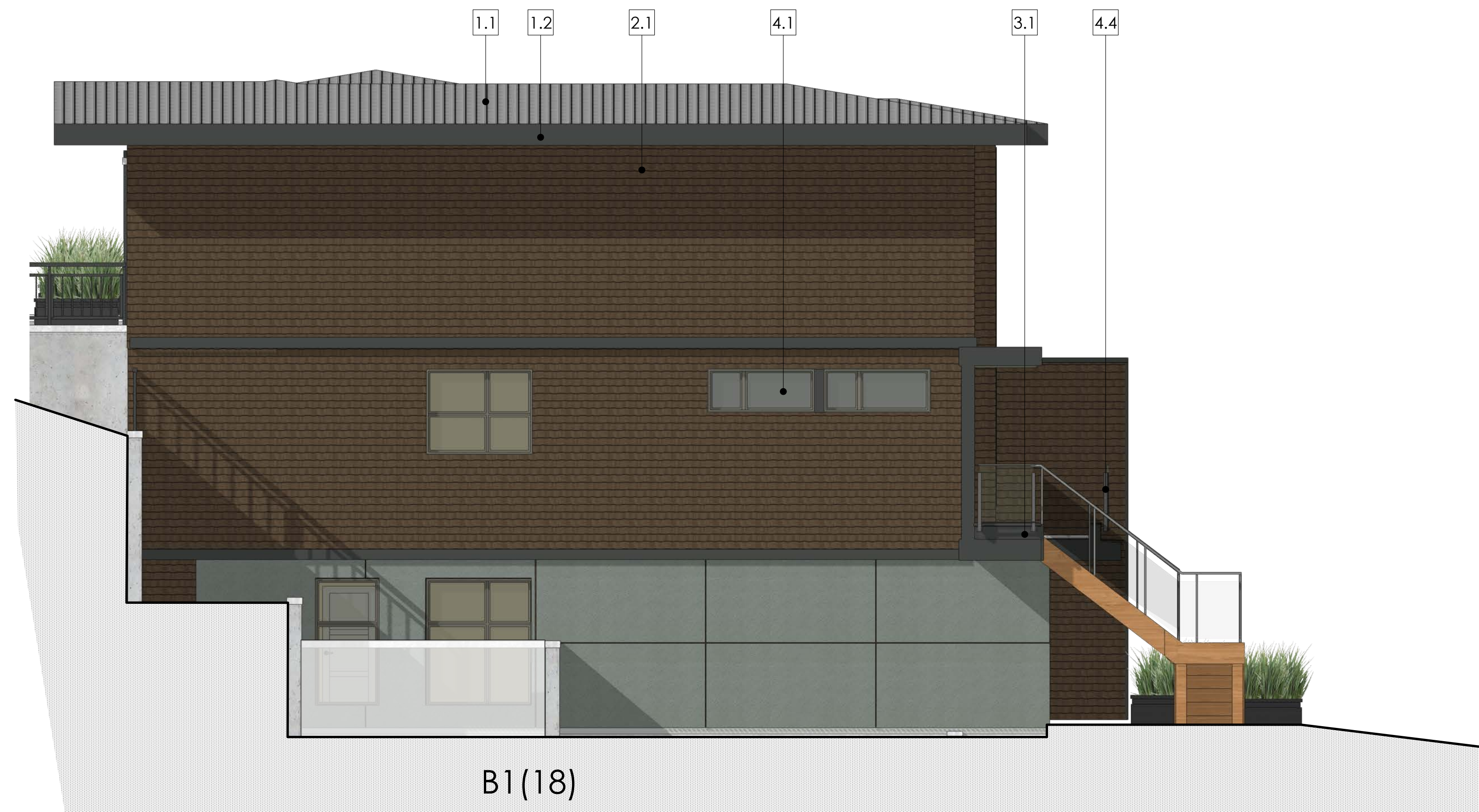
PROJECT#	8030	SHEET	AB1- 4.03
SCALE	1/4" = 1'-0"		
DATE	OCT 1, 2023		

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REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



LEFT ELEVATION
UNIT TYPE A / B1



RIGHT ELEVATION
UNIT TYPE A / B1

AQUILA EXTERIOR MATERIAL SCHEDULE		
No.	Material	Colour
1.1	Class "A" Metal Roof	Charcoal Gray
1.2	Fibre Cement Soffit	Rockport Gray BM- HC-105
1.3	Gutter	Charcoal Gray
2.1	Fibre Cement Shingles	Woodtone Rustic Series Carbon Trails
2.2	Not used	
2.3	Hardy Panel	Light mist
2.4	Not used	
2.5	Stone	Random Granite
3.1	Upstand balcony curb c/w prefinished metal counter & cap flashing	Wrought Iron BM - 2124 - 10
3.2	Prefinished metal counter flashing fascia	Wrought Iron BM - 2124 - 10
4.1	Double-glazed vinyl windows & Sliding-glazed doors & Trims	Charcoal Gray
4.2	Entry door painted c/w transom and sidelight	Stilewood - Old Master Gel Stain c/w clear top coat - Special Walnut
4.3	Insulated fiberglass painted garage door c/w frosted glass 75% (see elev.)	Charcoal Gray
4.4	Stachion glass guardrail system c/w glass cap	Charcoal Gray
5.1	Fire resistive treated wood	Stilewood - Old Master Gel Stain c/w clear top coat - Special Walnut
5.2	Prefinished metal flashing	Charcoal Gray
5.3	Steel post (painted finish)	Charcoal Gray

PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

LEFT AND RIGHT
ELEVATIONS

PROJECT#	SHEET
8030	AB1-4.04
SCALE	1 / 4" = 1' - 0"
DATE	OCT 1, 2023

These plans remain the ownership of Sterling Pacific

REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023



FRONT / ENTRY ELEVATION - CAMERA VIEW
UNIT TYPE A / B1



BACK ELEVATION - CAMERA VIEW
UNIT TYPE A / B1



PROJECT
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING
FRONT AND
BACK
ELEVATIONS -
CAMERA VIEW

PROJECT#	SHEET	
8030	AB1- 4.05	
SCALE		N.T.S.
DATE		OCT 1, 2023

These plans remain the ownership of Sterling Pacific

REVISIONS

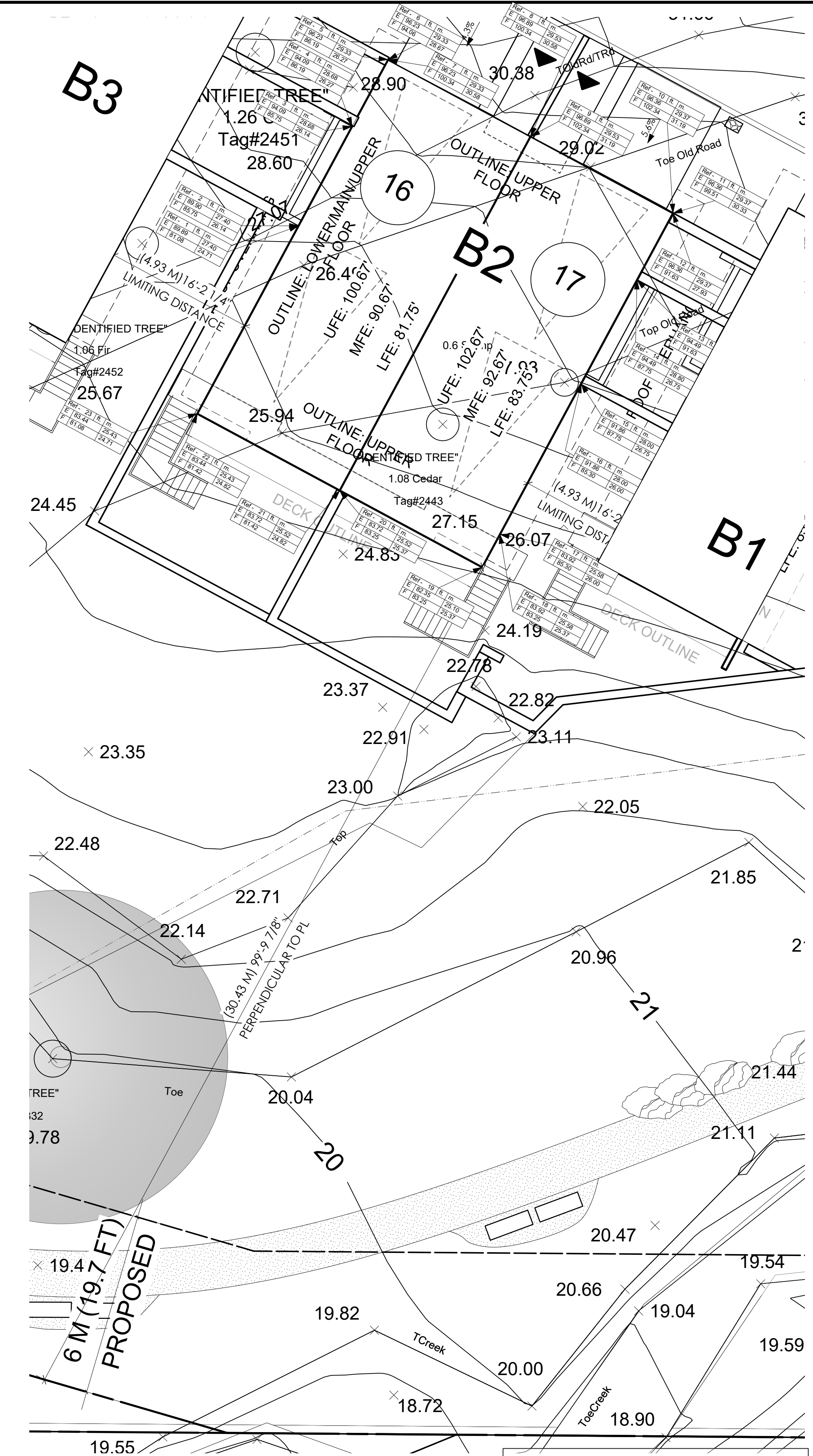
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023

B2 - AVERAGE FINISHED GRADE CALCULATION

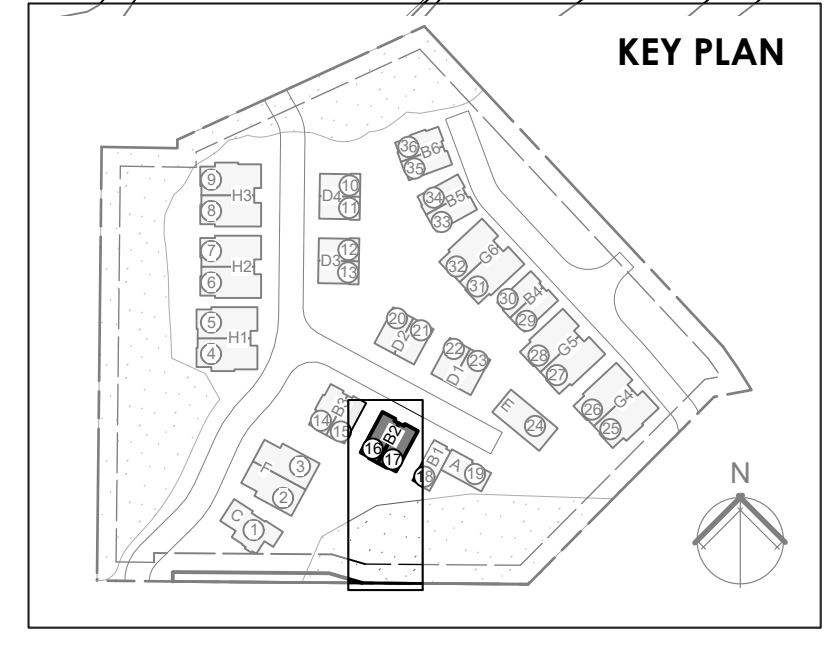
Ref #	Elevation (Ft)	Ref #	Elevation (Ft)	Avg Elevation (Ft)	Distance (Ft)	Avg x Distance
1	81.08	2	85.75	83.42	0.00	0.00
2	85.75	3	85.75	85.75	12.21	1046.84
3	85.75	4	86.19	85.97	0.00	0.00
4	86.19	5	86.19	86.19	8.21	707.45
5	86.19	6	94.06	90.13	0.00	0.00
6	94.06	7	100.34	97.20	0.00	0.00
7	100.34	8	100.34	100.34	17.50	1755.95
8	100.34	9	102.34	101.34	0.00	0.00
9	102.34	10	102.34	102.34	17.50	1790.95
10	102.34	11	99.51	100.93	0.00	0.00
11	99.51	12	91.63	95.57	0.00	0.00
12	91.63	13	91.63	91.63	8.21	752.10
13	91.63	14	87.75	89.69	0.00	0.00
14	87.75	15	87.75	87.75	12.21	1071.25
15	87.75	16	85.30	86.53	0.00	0.00
16	85.30	17	85.30	85.30	19.03	1623.60
17	85.30	18	83.25	84.28	0.00	0.00
18	83.25	19	83.25	83.25	4.05	337.16
19	83.25	20	83.25	83.25	17.50	1456.88
20	83.25	21	81.42	82.34	0.00	0.00
21	81.42	22	81.42	81.42	17.50	1424.85
22	81.42	23	81.08	81.25	0.00	0.00
23	81.08	1	81.08	81.08	23.08	1871.57
Total					157.00	13838.59
AVG Finish Grade						88.14
Max. Bldg Height (Ft):				29.85		117.99

B2 - AVERAGE EXISTING GRADE CALCULATION

Ref #	Elevation (Ft)	Ref #	Elevation (Ft)	Avg Elevation (Ft)	Distance (Ft)	Avg x Distance
1	89.90	2	89.90	89.90	0.00	0.00
2	89.90	3	94.09	92.00	12.21	1123.07
3	94.09	4	94.09	94.09	0.00	0.00
4	94.09	5	96.23	95.16	8.21	781.07
5	96.23	6	96.23	96.23	0.00	0.00
6	96.23	7	96.23	96.23	0.00	0.00
7	96.23	8	96.89	96.56	17.50	1689.80
8	96.89	9	96.89	96.89	0.00	0.00
9	96.89	10	96.36	96.63	17.50	1690.94
10	96.36	11	96.36	96.36	0.00	0.00
11	96.36	12	96.36	96.36	0.00	0.00
12	96.36	13	94.49	95.43	8.21	783.25
13	94.49	14	94.49	94.49	0.00	0.00
14	94.49	15	91.86	93.18	12.21	1137.48
15	91.86	16	91.86	91.86	0.00	0.00
16	91.86	17	83.92	87.89	19.03	1672.90
17	83.92	18	83.92	83.92	0.00	0.00
18	83.92	19	82.35	83.14	4.05	336.70
19	82.35	20	83.72	83.04	17.50	1453.11
20	83.72	21	83.72	83.72	0.00	0.00
21	83.72	22	83.44	83.58	17.50	1462.65
22	83.44	23	83.44	83.44	0.00	0.00
23	83.44	1	89.90	86.67	23.08	2000.60
Total					157.00	14131.58
AVG Existing Grade						90.01
Max. Bldg Height (Ft):				29.85		119.86



SITE PLAN
SCALE: 1/8"=1'0"



TOP OF FINISH FLOOR - B2 (16)			TOP OF FINISH FLOOR - B2 (17)		
Lower	Main	Upper	Lower	Main	Upper
24.92 m	27.64 m	30.68 m	25.53 m	28.25 m	31.29 m
81.75'	90.67'	100.67'	83.75'	92.67'	102.67'



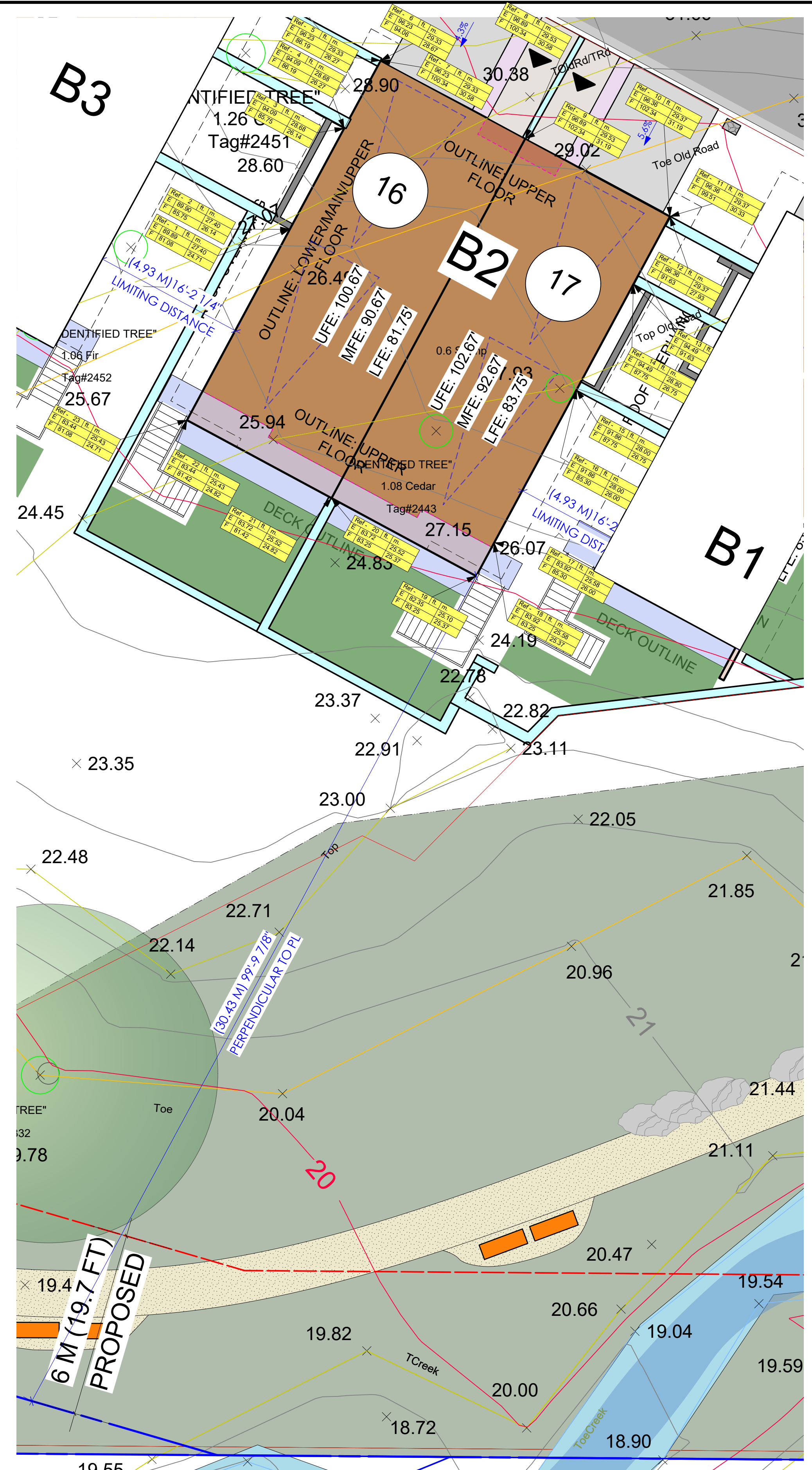
PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC
UNIT B2

DRAWING
SITE PLAN

PROJECT# 8030
SCALE 1/8"=1'-0"
DATE OCT 1, 2023
SHEET **AB2-1.01**

B2 - AVERAGE FINISHED GRADE CALCULATION						
Ref #	Elevation (Ft)	Ref #	Elevation (Ft)	Avg Elevation (Ft)	Distance (Ft)	Avg x Distance
1	81.08	2	85.75	83.42	0.00	0.00
2	85.75	3	85.75	85.75	12.21	1046.84
3	85.75	4	86.19	85.97	0.00	0.00
4	86.19	5	86.19	86.19	8.21	707.45
5	86.19	6	94.06	90.13	0.00	0.00
6	94.06	7	100.34	97.20	0.00	0.00
7	100.34	8	100.34	100.34	17.50	1755.95
8	100.34	9	102.34	101.34	0.00	0.00
9	102.34	10	102.34	102.34	17.50	1790.95
10	102.34	11	99.51	100.93	0.00	0.00
11	99.51	12	91.63	95.57	0.00	0.00
12	91.63	13	91.63	91.63	8.21	752.10
13	91.63	14	87.75	89.69	0.00	0.00
14	87.75	15	87.75	87.75	12.21	1071.25
15	87.75	16	85.30	86.53	0.00	0.00
16	85.30	17	85.30	85.30	19.03	1623.60
17	85.30	18	83.25	84.28	0.00	0.00
18	83.25	19	83.25	83.25	4.05	337.16
19	83.25	20	83.25	83.25	17.50	1456.88
20	83.25	21	81.42	82.34	0.00	0.00
21	81.42	22	81.42	81.42	17.50	1424.85
22	81.42	23	81.08	81.25	0.00	0.00
23	81.08	1	81.08	81.08	23.08	1871.57
Total					157.00	13838.59
AVG Finish Grade						88.14
Max. Bldg Height (Ft):				29.85		117.99

B2 - AVERAGE EXISTING GRADE CALCULATION						
Ref #	Elevation (Ft)	Ref #	Elevation (Ft)	Avg Elevation (Ft)	Distance (Ft)	Avg x Distance
1	89.90	2	89.90	89.90	0.00	0.00
2	89.90	3	94.09	92.00	12.21	1123.07
3	94.09	4	94.09	94.09	0.00	0.00
4	94.09	5	96.23	95.16	8.21	781.07
5	96.23	6	96.23	96.23	0.00	0.00
6	96.23	7	96.23	96.23	0.00	0.00
7	96.23	8	96.89	96.56	17.50	1689.80
8	96.89	9	96.89	96.89	0.00	0.00
9	96.89	10	96.36	96.63	17.50	1690.94
10	96.36	11	96.36	96.36	0.00	0.00
11	96.36	12	96.36	96.36	0.00	0.00
12	96.36	13	94.49	95.43	8.21	783.25
13	94.49	14	94.49	94.49	0.00	0.00
14	94.49	15	91.86	93.18	12.21	1137.48
15	91.86	16	91.86	91.86	0.00	0.00
16	91.86	17	83.92	87.89	19.03	1672.90
17	83.92	18	83.92	83.92	0.00	0.00
18	83.92	19	82.35	83.14	4.05	336.70
19	82.35	20	83.72	83.04	17.50	1453.11
20	83.72	21	83.72	83.72	0.00	0.00
21	83.72	22	83.44	83.58	17.50	1462.65
22	83.44	23	83.44	83.44	0.00	0.00
23	83.44	1	89.90	86.67	23.08	2000.60
Total					157.00	14131.58
AVG Existing Grade						90.01
Max. Bldg Height (Ft):				29.85		119.86



SITE PLAN
SCALE: 1/8"=1'-0"

TOP OF FINISH FLOOR - B2 (16)			TOP OF FINISH FLOOR - B2 (17)		
Lower	Main	Upper	Lower	Main	Upper
24.92 m	27.64 m	30.68 m	25.53 m	28.25 m	31.29 m
81.75'	90.67'	100.67'	83.75'	92.67'	102.67'

These plans remain the ownership of Sterling Pacific

REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023

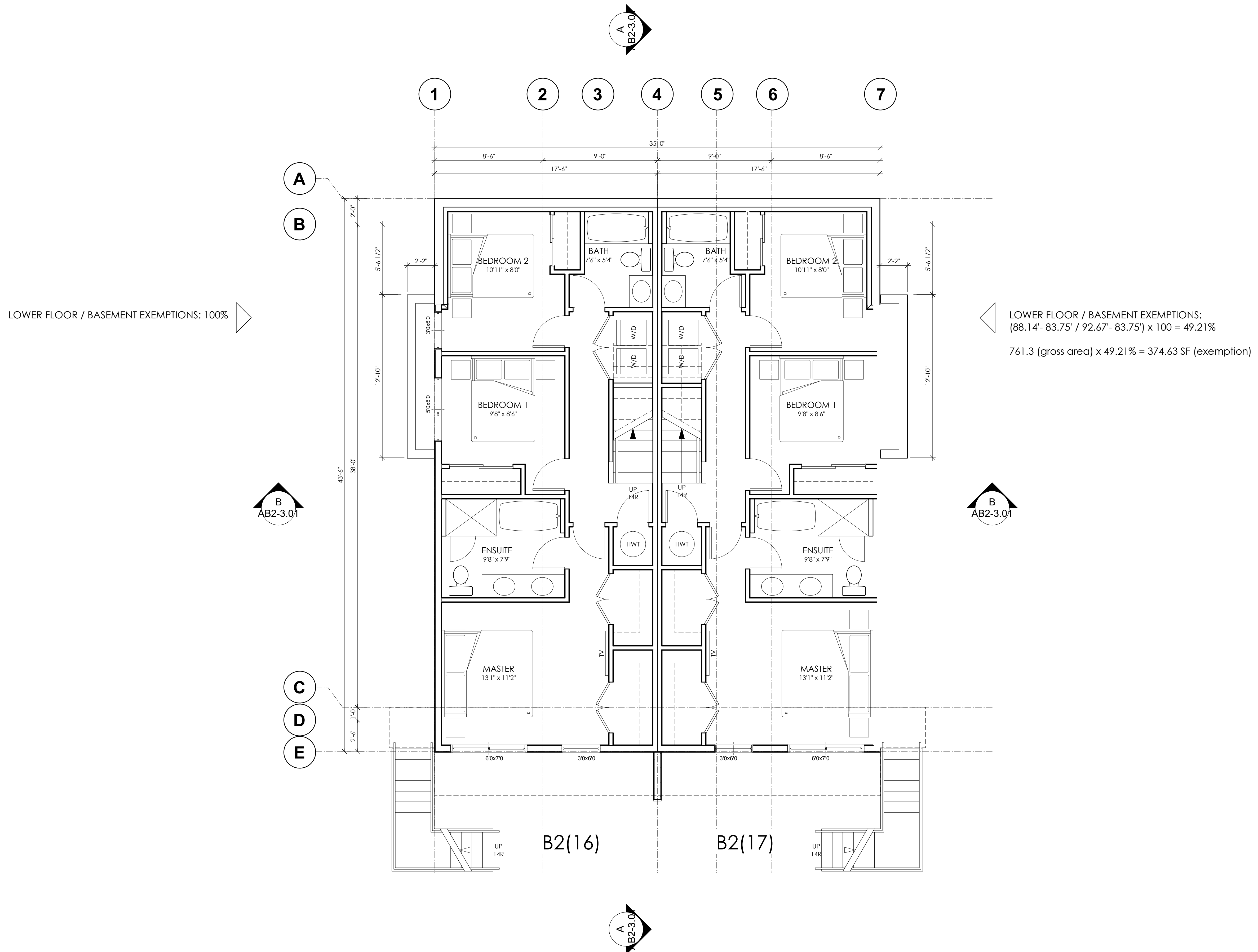


PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC
UNIT B2

DRAWING
SITE PLAN

PROJECT #	SHEET
8030	AB2-1.01
SCALE	1/8" = 1'-0"
DATE	OCT 1, 2023

REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023

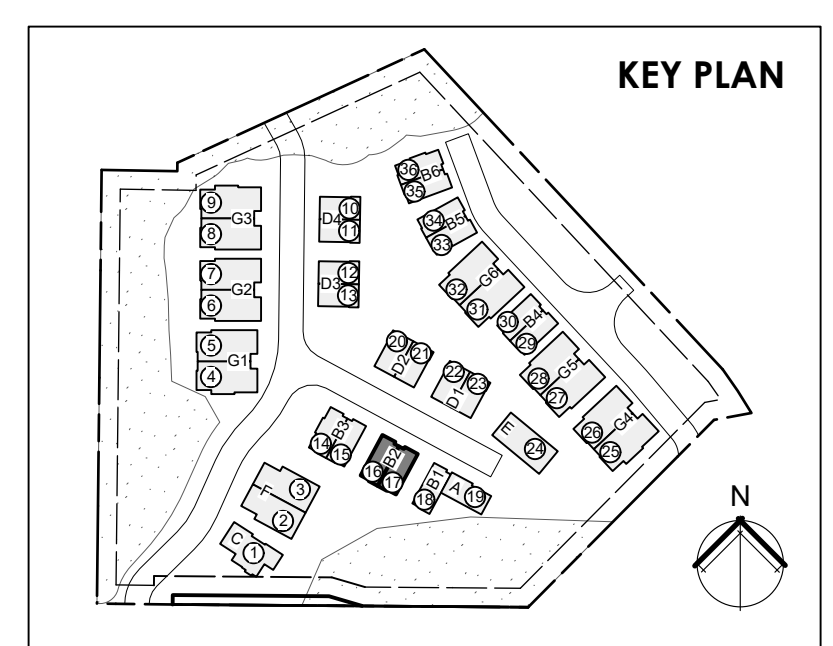


LOWER FLOOR PLAN
UNIT B2



PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC
UNIT B2

DRAWING
LOWER FLOOR PLAN



UNIT 16 FLOOR AREAS IMPERIAL				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	761.2 SF	709.0 SF	699.7 SF	2169.9 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.3 SF	441.3 SF
BASEMENT EXCLUSIONS 100%	761.2 SF	0.0 SF	0.0 SF	761.2 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	0.0 SF	709.0 SF	258.4 SF	967.4 SF

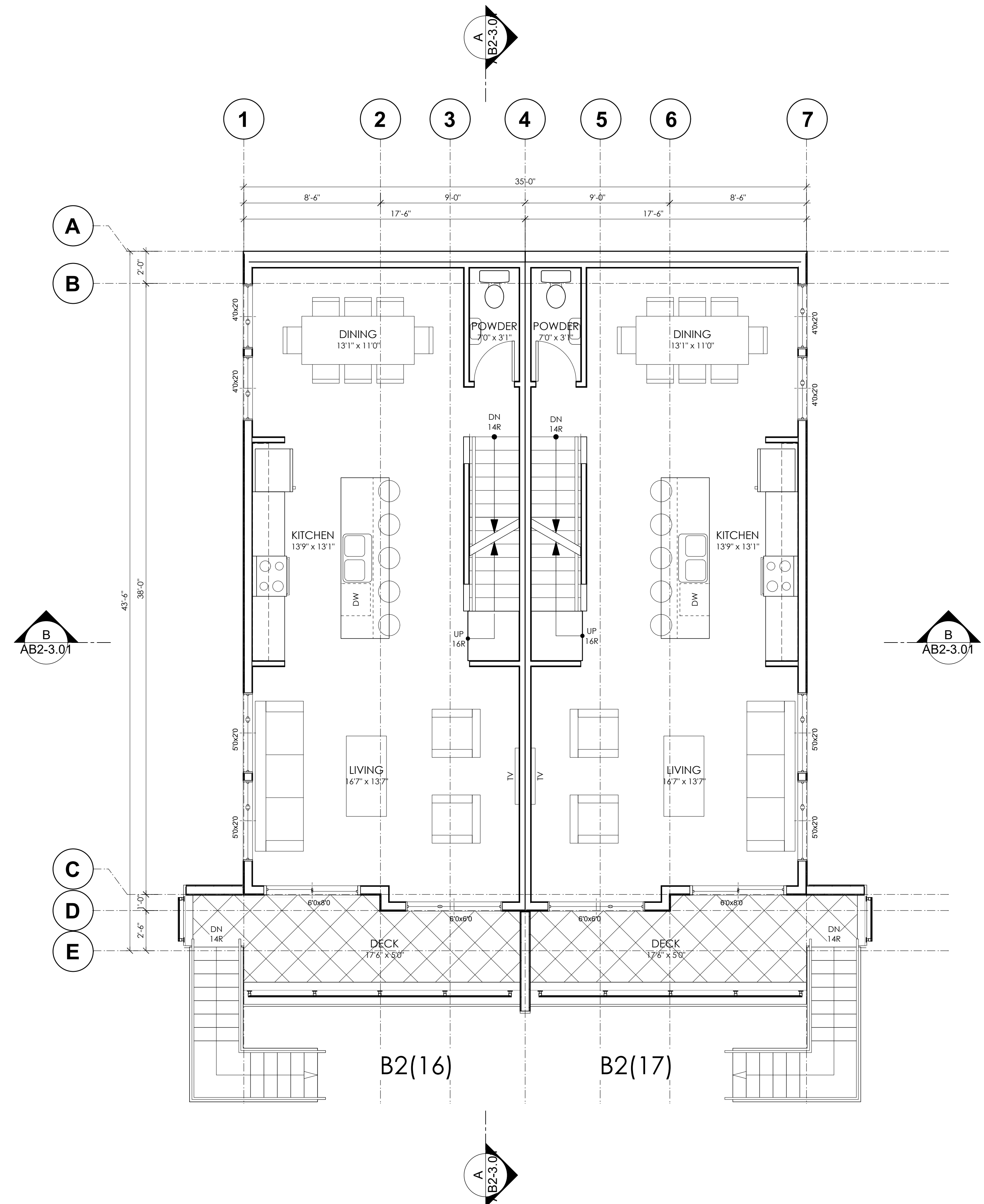
UNIT 16 FLOOR AREAS METRIC				
	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	70.7 SM	65.9 SM	65.0 SM	201.6 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 100%	70.7 SM	0.0 SM	0.0 SM	70.7 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	0.0 SM	65.9 SM	24.0 SM	89.9 SM

UNIT 17 FLOOR AREAS IMPERIAL				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	761.3 SF	709.0 SF	699.7 SF	2169.9 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.3 SF	441.3 SF
BASEMENT EXCLUSIONS 49.21%	374.6 SF	0.0 SF	0.0 SF	374.6 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	386.6 SF	709.0 SF	258.4 SF	1354.0 SF

UNIT 17 FLOOR AREAS METRIC				
	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	70.7 SM	65.9 SM	65.0 SM	201.6 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 49.21%	34.8 SM	0.0 SM	0.0 SM	34.8 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	35.9 SM	65.9 SM	24.0 SM	125.8 SM

PROJECT#	8030	SHEET	AB2-2.01
SCALE	1/4" = 1'-0"		
DATE	OCT 1, 2023		

REVISIONS	
Issued for DP/Rezoning	Aug 31, 2021
DRC/ Public Comment Revisions	MAY 12, 2023
G1, G2, G3 Revisions	JULY 31, 2023
H unit additions	Oct 1, 2023

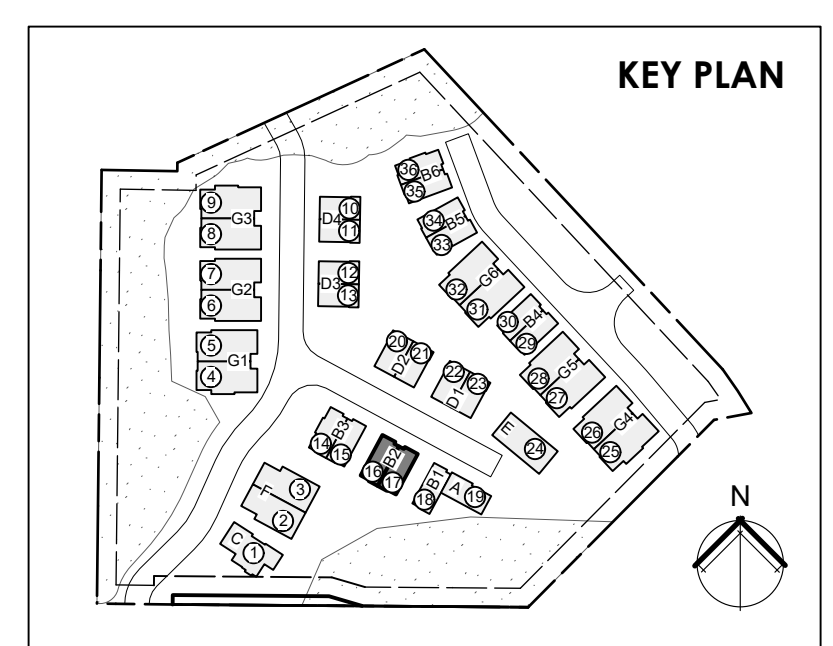


MAIN FLOOR PLAN
UNIT B2



PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC
UNIT B2

DRAWING
MAIN FLOOR PLAN



UNIT 16 FLOOR AREAS IMPERIAL				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	761.2 SF	709.0 SF	699.7 SF	2169.9 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.3 SF	441.3 SF
BASEMENT EXCLUSIONS 100%	761.2 SF	0.0 SF	0.0 SF	761.2 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	0.0 SF	709.0 SF	258.4 SF	967.4 SF

UNIT 16 FLOOR AREAS METRIC				
	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	70.7 SM	65.9 SM	65.0 SM	201.6 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 100%	70.7 SM	0.0 SM	0.0 SM	70.7 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	0.0 SM	65.9 SM	24.0 SM	89.9 SM

UNIT 17 FLOOR AREAS IMPERIAL				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	761.3 SF	709.0 SF	699.7 SF	2169.9 SF
GARAGE EXCLUSIONS	0.0 SF	0.0 SF	441.3 SF	441.3 SF
BASEMENT EXCLUSIONS 49.21%	374.6 SF	0.0 SF	0.0 SF	374.6 SF
COVERED BALCONY EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	386.6 SF	709.0 SF	258.4 SF	1354.0 SF

UNIT 17 FLOOR AREAS METRIC				
	LEVEL 1 SQ M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
GROSS	70.7 SM	65.9 SM	65.0 SM	201.6 SM
GARAGE EXCLUSIONS	0.0 SM	0.0 SM	41.0 SM	41.0 SM
BASEMENT EXCLUSIONS 49.21%	34.8 SM	0.0 SM	0.0 SM	34.8 SM
COVERED BALCONY EXCLUSIONS	0.0 SM	0.0 SM	0.0 SM	0.0 SM
NET	35.9 SM	65.9 SM	24.0 SM	125.8 SM

PROJECT#	8030	SHEET	AB2-2.02
SCALE	1/4" = 1'-0"		
DATE	OCT 1, 2023		