

RESIDENTIAL DUPLEX 2367 Marine Drive, West Vancouver, BC

ZONING INFORMATION SUMMERY

2367 MARINE DR, WEST VANCOUVER, BC		
	Permitted	Proposed
ZONE	RD1	RD1
Lot Area m2	778.00	778.00
Lot Width m2	18.27	18.27
Lot Coverage m2	311.20	311
Setback Rear (North) m	9.10 m	12.57 m
Setback Front (South) m	7.60 m	8.99 m
Setback Side (west) m	1.52	1.83
Setback Side (east) m	1.52	1.83
Combined Yards m	3.66	3.66
Accessory Building Setback m	1.20	1.22
Building Height m	7.62	7.62
Highest Building Face Envelope m	6.70	6.70
Garage Exemption m2	Unit 1	40.10
Garage Exemption m2	Unit 2	40.10
off Street Parking	One space per dwelling	
FSR	50% of Lot Area	388.80 m2

Zoning Information Summary
1" = 1'-0"



INTRODUCTION

Proposed Development Summary

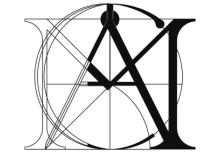
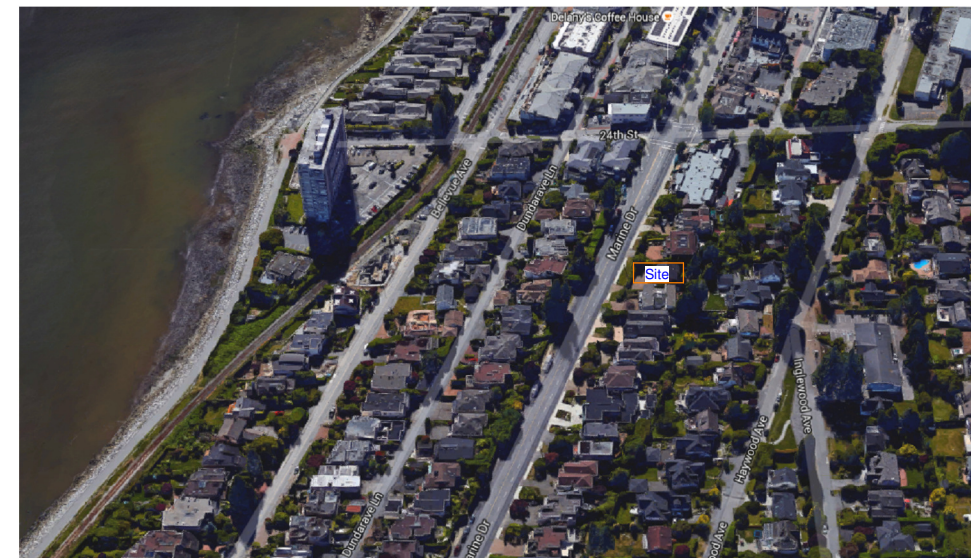
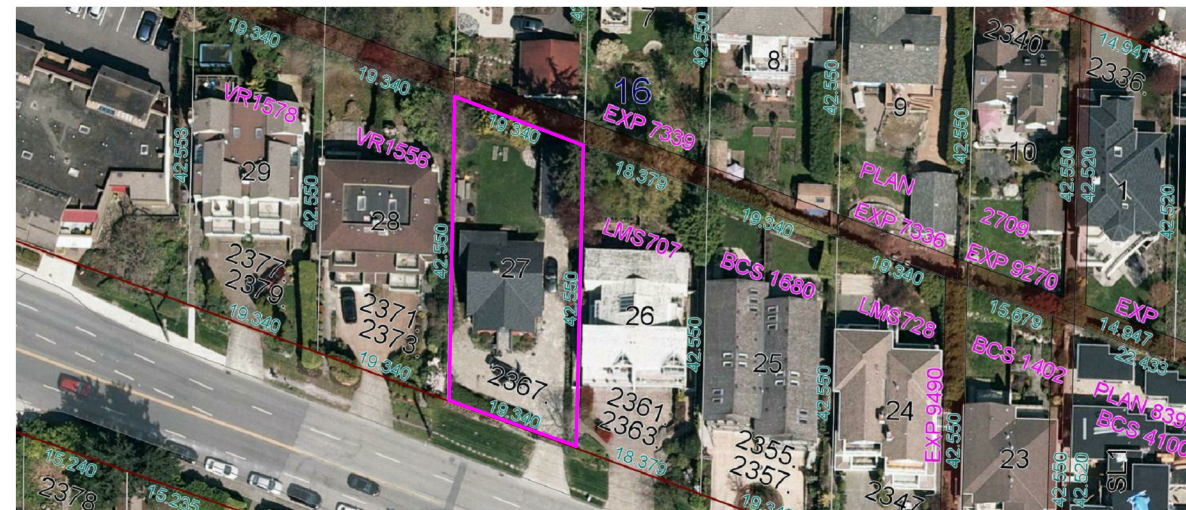
This report is to accompany the application for the residential development of 2367 Marine Dr , West Vancouver for a 3 storey duplex development.

The site is located in the Dundarave Village neighbourhood of West Vancouver. The proposed development incorporates the relocation of the existing 2 storey single family home and the development of a residential duplex consisting of two 3-bedroom units plus basement. A two 2-car garage is also proposed, accessed from Marine Dr.

The site is currently zoned as multiple dwelling zone RD1. The lot has an area of 778 m2

NEIGHBOURHOOD CONTEXT

The site is located at the zone RD1 which is indicated for duplex dwelling. Most of the properties in the neighbourhood are served as duplex dwelling, with 2 storeys plus basement.



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Revision:

Consultants

Project Title

**Keihani House
2367 Marine Dr.**

Sheet Title

Cover

Drawn: HR

Checked: MC

Scale: 1" = 1'-0"

Project Number:

Revision Date: Dec 17, 2019

Print Date:

17
A101

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE STANDARD OF 2012 BRITISH COLUMBIA BUILDING CODE

EXCAVATIONS

1. Geotechnical Engineer is to certify a site is safe for workers when the slope of the excavations exceeds ¼ horizontal to one vertical or excavation exceeds 48".
2. Inspections can only be done if site is posted as safe by Professional Engineer.

FOUNDATIONS

1. Pad footings are required to have a minimum footing area of 4.3sf supporting 1 floor, 8sf supporting 2 floors, & 10.7sf supporting 3 floors.
2. Footings are to extend 18" below grade minimum.
3. Foundation walls of basement below grade and crawl spaces must be insulated with R12 to 24" below grade.
4. Provide ½" Ø anchor bolts @ 8'-0" o.c.
5. Anchor posts to footings to resist uplift.

CRAWL SPACE

1. Provide crawl space access of 1'-8" x 2'-4", min. 18" clearance and ventilate to 1/500th of area.
2. Groundcover of 2" concrete over 6 mil U.V. poly required.

VENTILATION

1. Uniformly distribute ventilation to flat and vaulted roofs to 1/150 of insulated ceiling area. Venting is required to be two-way.
2. Min. 2 x 2 cross-purlins to flat, vaulted ceilings, and decks over living areas to conform to #9.19.1.2.
3. Provide min. 2 ½" clearance between roof sheathing and insulation #9.19.1.3. Provide min. 1" clearance between insulation and top of roof joists.
4. Ventilate attics to 1/300 of insulated ceiling area.
5. Roof vents must be uniformly distributed with a minimum of 25% at base and 25% in rooftop.
6. Provide attic hatch of 3.4sf in area with no dimensions less than 1'10"
7. Submit Mechanical Ventilation/Air Conditioning design and letter of supervision by Professional Engineer, certified HRAI or HVC Technician at frame and final inspection.
8. Continuous or intermittent exhaust fans are required to all bathrooms and kitchens as per #9.32.3.3.

INSULATION

1. Insulation where subject to mechanical damage is to be covered as per #9.25.2.3.(7) with drywall or equivalent (e.g. crawl storage areas).
2. Wall insulation to be R20 minimum if dwelling is not heated by natural gas.
3. Minimum insulation values R20 walls, R28 for flat or vaulted ceilings, and R40 for attic spaces.
4. Ceiling and walls to have 6 mil U.V. poly fully caulked as per # 9.25.
5. R10 rigid insulation required around unheated slabs on grade; 20" vertical or horizontal from bottom edge of slab.
6. R12 rigid insulation required under entire slab area and a thermal break at the exterior walls for slabs with radiant heating.

STAIRS

1. Straight stair: Rise min. 5" max. 7.87"
Run min. 8.25" max. 14"
2. Maximum 1" nosing on stair treads.
3. Minimum headroom is 6'-5" from a line through nosings, measured vertically.
4. Handrail to be between 32" to 38" from a line, measured vertically, through nosing.
5. Winders to conform to 9.8.4.5.
6. Primary stair minimum width 2'-10".
7. Stairs 43" in width or greater require 2 handrails.
8. Handrail reqd. on interior stairs with three or more risers, and exterior stairs with four or more risers.
9. Handrail as a guard is to be between 36" and 38".

CHIMNEY & FIREPLACES

1. Minimum 2" clearance between chimney and combustible framing.
2. Minimum 4" clearance between fireplace and combustible framing.
3. Masonry fireplace hearths must conform to # 9.22.5.1.
4. Hard wired C.O. detectors are required in each bedroom or within 5 metres of each bedroom door in conformance with #9.32.4.2.

GUARDRAILS

1. Guardrails to be a minimum 42" exterior and 36" interior height.
2. No member facilitating climbing permitted from 5.5" to 36" above the floor or walking surface (in all guards).
3. Maximum 4" opening in all stair, deck and balcony guards (interior and exterior).
4. All glass guards to have top cap unless approved by Prof. Engineer.
5. A minimum of 36" in height is permitted for decks within 5'-11" of grade.
6. Guard required to all drops exceeding 24" where access is provided (e.g. window wells).
7. Guard required where the adjacent surface within 1.2 m of the walking surface has a slope of more than 1 in 2.

GLAZING

1. Glass in windows and doors to be double-glazed.
2. Glass in entrance, shower and sliding doors, and windows within 8" of floors and within 36" of deadbolts are all to be safety glass.
3. Sidelights 20"+ in width are to be safety glass.
4. Windows in walls enclosing shower or tubs are to be safety glass and be located above the waterproof wall finish height.
5. The bottom of an openable window in a bedroom is not to exceed 4'-11" above the floor, and have a min. opening width of 15" with an area of 3.75sf, unless the house is sprinklered.
6. Windows over stairs, ramps and landings that extend to less than 36" above the surface shall be protected with guards or be non-openable and designed to #4.1.5.15.
7. Window wells are to be 22" minimum width when required as a bedroom egress.
8. Bedroom windows required as exits must maintain the required opening during an emergency without the need for additional support in conformance with #9.7.1.2.2.b.
9. Where a protective enclosure is installed over a window well, it shall be openable from the inside without the use of keys, tools, or special knowledge.

MASONRY VENEER WALLS

1. Provide masonry/veneer wall flashing ties and weep holes as per #9.20.

GARAGES

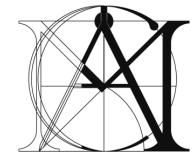
1. Doors between garage and dwelling are to be a self-closing and weather-stripped solid core door.
2. Thicken slab at garage entry to 18" below grade.

MOISTURE PROTECTION

1. Provide flashing between horizontal intersections of differing wall finishes. All flashing to slope away from the building a minimum of 6%.
2. Provide flashing at all wall-roof junctions, including parapets for solid guards on decks.
3. Rainscreen assembly required for all buildings, with a minimum capillary break of 3/8".
4. All platforms are roofs
5. All roofs must slope 1 in 50 away from walls, this includes parapet walls surrounding decks
6. 6" clearance required between deck membranes & floor

MISCELLANEOUS

1. Cross bridging required @ 7'-0" o.c. maximum for floor and roof joists.
2. Lino or equal required to bathroom floors
3. Waterproof wallboard required as tile base around tubs and showers.
4. 5/8" Drywall required to ceiling members at 24" o.c.
5. Provide 8" clearance between grade and siding.
6. Damp-proofing slabs, including crawl spaces, are to be 6 mil "UV" poly.
7. Furnace and laundry room door width of 2'-8" min.
8. N.R.P. hinges required for outswing exterior doors.
9. Hardwired and interconnected smoke alarms required on every floor level differing by 36", within 5 metres of bedroom doors, and within 15 metres of each other.
10. A 5lb A.B.C. dry chemical fire extinguisher is required near the kitchen.
11. Heating and air conditioning equipment must be secured to the building to resist overturning and displacement.



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Revision:

Consultants

Project Title

Keihani House
2367 Marine Dr.

Sheet Title

General Note

Drawn: HR

Checked: MC

Scale:

Project Number:

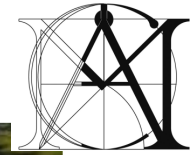
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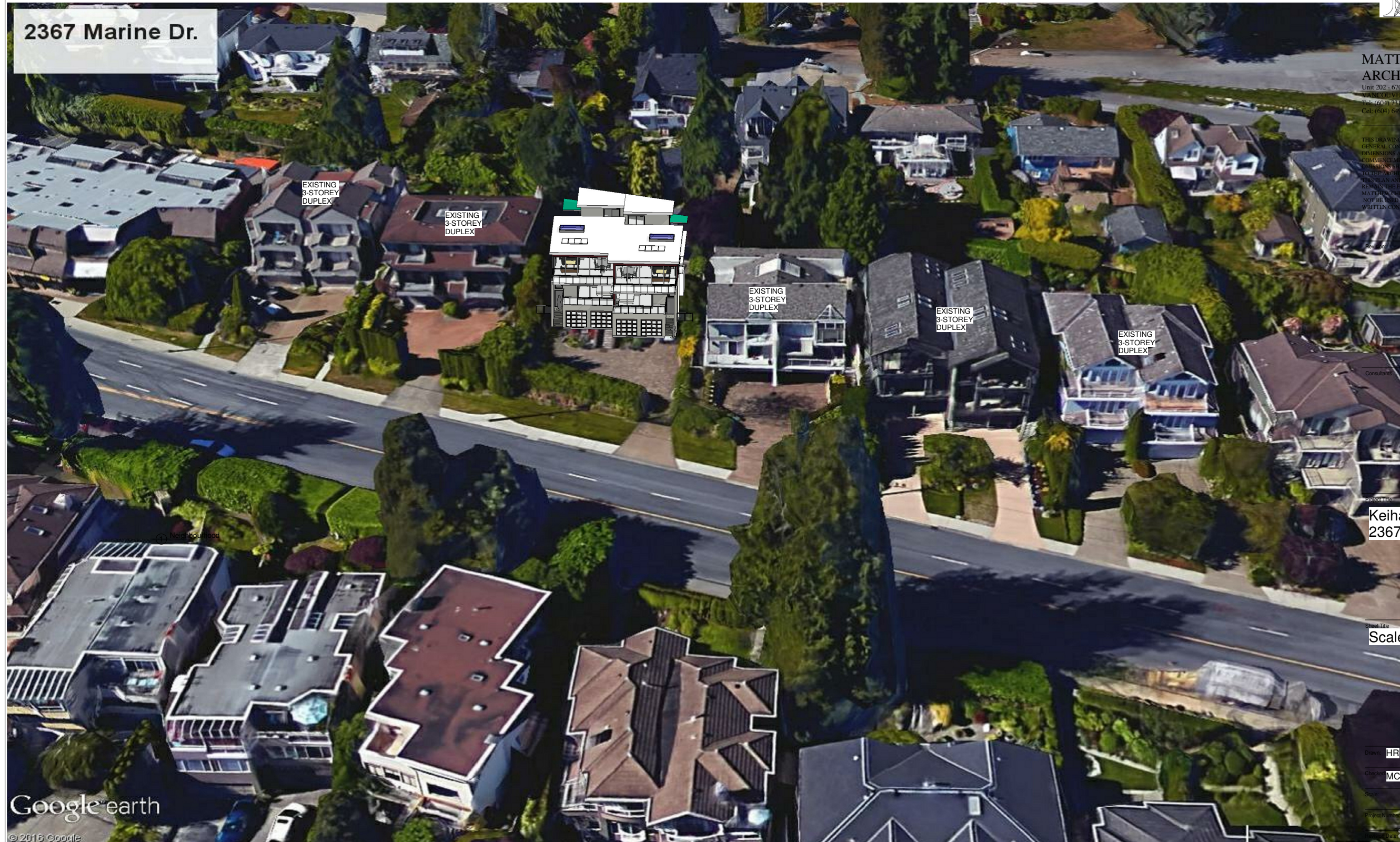
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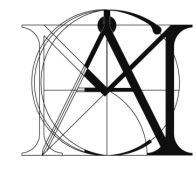
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Google earth

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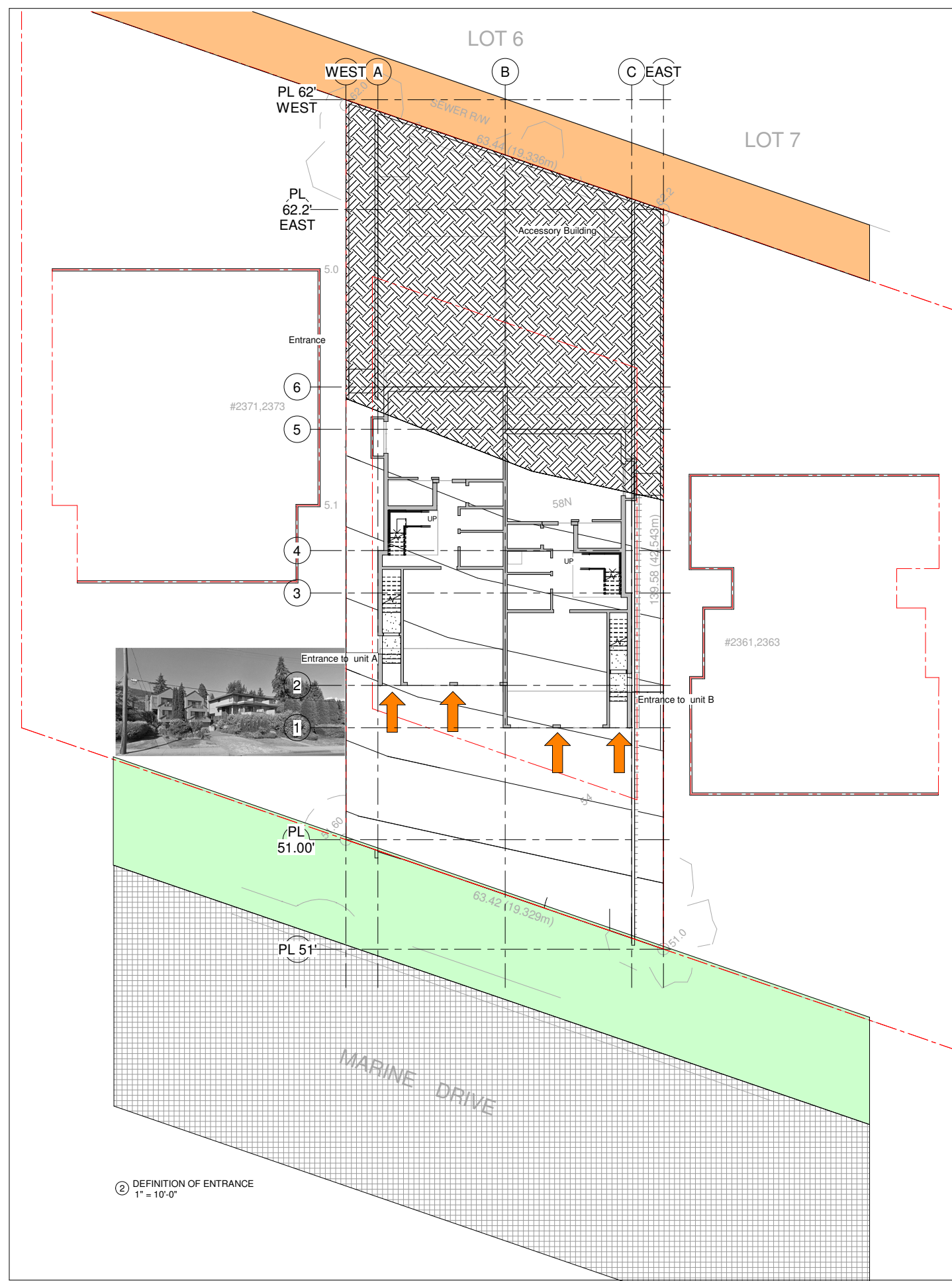
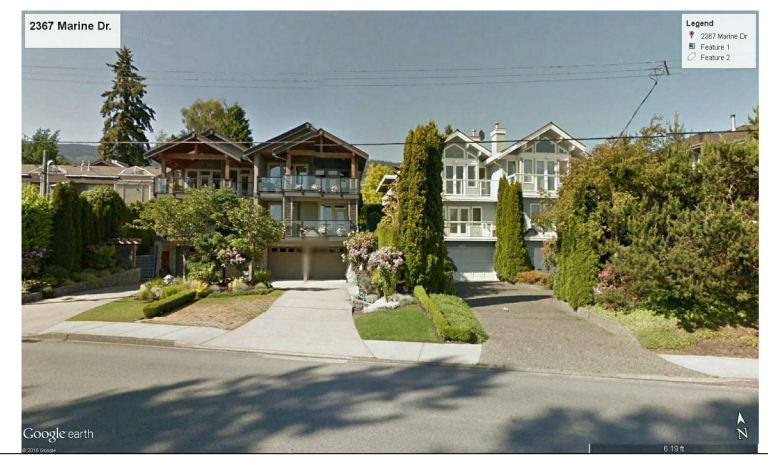
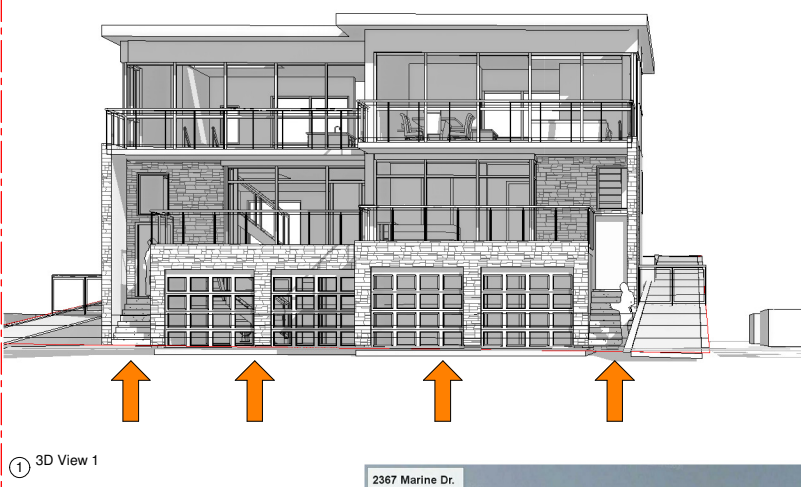
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Project Title
Keihani House
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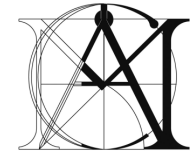
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Definition of Entrance

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 Project Number:
 Revision Date: _____ Dwg. No.: _____
 Print Date: Dec 17, 2019
A104

DEFINITION OF ENTRANCE
 Access to the unit A, and B are provided from front yard through stairway at West and East side of the property, Accesses to the garage from Marine Drive at South



Content and Character



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**Keihani House
2367 Marine Dr.**

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① PHOTO MONTAGE 1



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Zoning Map, Material Board

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USE OF APPROPRIATE MATERIAL

Cladding material are Swisspearl panels and natural stone (European Ledge) which give the building a modern coastal character.

There are large size of deck at the south and north of the building with glass handrail and large size of windows to provide natural light and views.

2367 Marine Dr. West Vancouver BC Exterior Color Chip Samples



Facade
 Swisspearl
 Zenor 35005



Facade
 Zenor 11006



Window/Frames
 Metal Frames
 Black



Garage Doors
 Satin Aluminum Frame
 Frosted Glass Panels |
 Black Aluminum Frames



Facade
 European Ledge



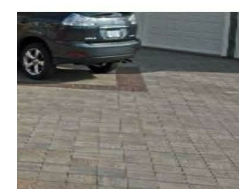
Roofing
 Flat Roof Material



Railings Glass
 Guardrail



Other Wall: Fence
 Aluminum
 Fence

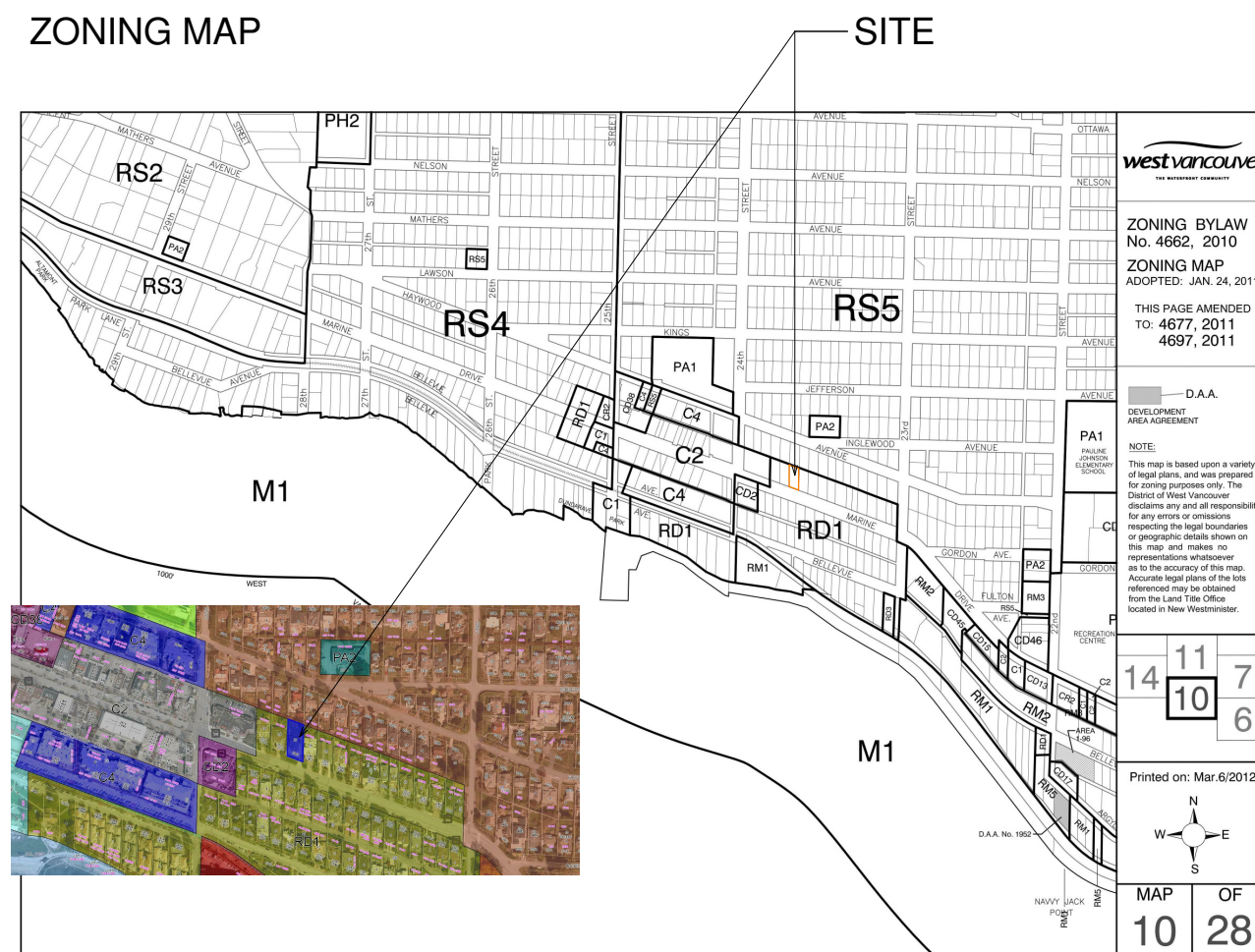


Driveways
 Pacific Slate Pavers
 Grey



Retaining Wall
 Concrete
 Dark Grey

ZONING MAP



SUSTAINABILITY STATEMENT

Building Envelope

- install site-applied spray foam to insulate entire rim joist area, expose floor, and/or house walls, and or entire roof.
- All electric back-boxes in exterior wall and ceiling are air tight (molded plastic)
- Attached garage is fully insulated, has no provision for future heating, and overhead door is insulated to minimum R8, or R 12
- All windows in home are ENERGY STAR labeled (or equivalent) for the climatic zone of the home or for a higher zone
- Install door that are minimum R6 and any door with glass (including french or sliding doors) that are minimum ENERGY STAR zone D or minimum R4 rated.

Mechanical Systems

- Install a zoned heating system. Either a) from a single HVAC utilizing two or more programable, thermostatically controled zone or b) zoning seperate systems through seperate programable thermostat
- Install high efficiency, sealed combustion heating appliance, with a minimum 94% AFUE
- Install high efficiency boiler domestic hot water system
- Insulate hot water lines with flexible pipe insulation for first 6 feet from the hot water tank

Appliances

- Electric oven is convection based
- Refrigerator is an ENERGY STAR labeled product
- Dishwasher is an ENERGY STAR labeled product
- Clothes washer or combo washer and dryer is an ENERGY STAR labeled product

On-Site Energy Generation

- Home is built "solar ready", following the guidelines from either Natural Resources Canada (NRCAN) or Canadian Solar Industries Association (CanSIA)
- Home is a built ready for plug-in electric vehicle

Lighting and Automation

- ENERGY STAR lighting or LED used in kitchen, living room, main hallways, and main bath, or interior and exterior lighting uses ENERGY STAR bulbs or LED
- Insulated ceiling have no recessed light, or advanced air ceiling methods are employed to ensure that recessed lights are fully air-tight

Material and Method

- Reduce dimensional lumber use by using engineered product for all load-bearing beams and columns

Environmentally Preferable material

- Install ecologically preferred bamboo, cork, or hardwood flooring for a minimum of 300 sq ft
- Solid countertops are made from local natural stone

Durable Construction

- minimum 30 years manufacturer warranty roofing material
- Fiber cement siding
- Fascia and soffit made from fiber cement
- Deck and veranda surfaces made from environmentally preferable low-maintenance material, (Stone, concrete, tile, composite, etc) that do not need maintenance of any kind, including painting for 5 years
- lifetime finish on all faucets
- lifetime finish on all door hardware
- install durable flooring (laminate, finished concrete, tile, hardwood, etc.) in all high traffic areas



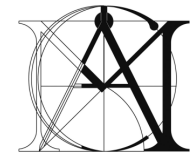
Capture Energy Energy Performance Design June 8, 2018

Project: 2367 Marine Drive, to meet Step Code 3

PROJECTIONS*	Base Case From plans	Step Code 3
Rating (Energy Use)	102 GJ/year	GJ/year
Reference House	132 GJ/year	GJ/year
% lower/ over than Reference House- SC3=200% min	22.4 % Lower	% Lower
Mechanical Energy Use Intensity (MEUI)	59 kWh/m ² year	kWh/m ² year
SC2=45 kWh/m ² year		
TEDI (Thermal energy demand intensity)	32 kWh/m ² year	kWh/m ² year
SC3=40 kWh/m ² year		
PTL (Peak Thermal Load)- SC3= 30 W/m ²	28 W/m ²	W/m ²
Design Heat Loss at 19.4 F (.93 BTU/h/ R3)	46301 BTU/hr	BTU/hr
Design Ceiling Load For July at (82.4 F)	72355 BTU/hr	BTU/hr

SPECIFICATIONS	Base Case From plans
Slab	R-12 rigid insulation
Foundation	8" concrete, 2" XPS 2x4 R14
Main Walls	2x6 @ 16" R-22 batt insulation
Exposed Floors	2x10 @ 16" R-28 Batt insulation
Flat Ceilings	n/a
Flat Roofs	2x10@1600 R28 batt insulation
Windows Performance	US1 1.4 SHGC=19
Air Tightness	2.5 ACH @ 50 Pa
Ventilation	HRV 60% SRE Exhaust Fans
Heating System	Condensing Boiler AFUE 95%
Air-Source Heat Pump	n/a
Fireplaces	n/a
Hot Water	Indirect tank EF .79

* NOTE: Projections shown above are calculated from Hot 2000 models based on plans/specs as provided and prepared using occupancy and usage assumptions defined by Natural Resources Canada. Design Heat Loss, Annual Energy Usage, and EUI estimates are for reference purposes only, and do not constitute a representation regarding actual performance.



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Keihani House
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Sustainability

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A107

SUSTAINABILITY STATEMENT

INDOOR AIR QUALITY

Air Filters

- Install pleated media filter on HVAC system with minimum MERV rating 7
- All gas fireplaces are sealed and have electronic ignition
- provide a minimum of one Carbon Monoxide (CO) detector per floor
- Power vacuum all HVAC ducting prior to occupancy by homeowner, or keep all ducts sealed (and clean) during construction
- prior to occupancy, but after all interior construction substantially complete and all finished have been installed, perform a full flush of the air within the house by running the air handler on max speed if a variable speed device for a minimum of 48 hours combined over not more than 4 sessions, and provide new filters in the air handler after the flush is complete.
- Central vacuum system vented to exterior as recommended by the Carpet and Rug Institute
- All insulation in the home third party certified or certified with zero formaldehyde
- Low formaldehyde subfloor sheathing
- Low formaldehyde underlayment
- Low formaldehyde particle board used for cabinet, and shelves
- All interior wire shelving is factory coated with low VOC, or no off-gassing coating
- All hardwood flooring is factory finished
- Water based lacquer or paints are used on all site-built and installed millwork, including doors, casing, and baseboards
- Interior paint used have low VOC content
- Interior paint used have no VOCs in base point prior to tint
- All ceramic tiles are installed with low VOC adhesive and plasticizer-free grout
- Carpet and Rug Institute (CRI) IAQ label on all carpet and underlay used in home

VENTILATION

- All ventilation fans (bath or inline type) meet or exceed the ENERGY STAR requirements
- Kitchen range Hood is ENERGY STAR certified and has a CFM rating less than 300
- Install and active Heat Recovery Ventilator (HRV)
- All local bath exhaust fan used throughout home have a noise level of 1 sone or less



WASTE MANAGEMENT

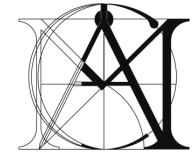
- Comprehensive recycling program during construction for building site, including education, site signage and bins.
- Suppliers and trades recycle their own waste, including leftover material and packaging
- Minimum 35% by weight or volume of waste material collected from construction site is diverted from waste stream.
- protect trees and natural features on site during construction
- Install permanent recycling center for the homeowner with two or more 26L bins

WATER MANAGEMENT

- Install efficient toilet with average flow rates less than, or equal to 4.8L/flush
- Install low flow faucets for all lavatories including kitchen
- Provide front loading clothes washer or condensing combination washer
- Install water-saving dishwasher that uses less than 20L/water per load
- Install permeable paving materials for all driveways and walkways
- provide a list of drought-tolerant plants and a copy of the local municipality water usage guide to home buyers with the closing package
- Builder incorporates permeable landscaping that is water efficient

BUSINESS PRACTICE

- Products used for home are manufactured within 800 km of build site
- Builder provides BUILT GREEN@ homeowner manual, completed BUILT GREEN@ checklist, and educational walkthrough upon closing
- For this house, the builder conducts an air-tightness inspection at the pre-drywall stage with optional door-fan depressurization test.



**MATTHEW CHENG
ARCHITECT INC.**
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Revision:

Consultants

Project Title

Keihani House
2367 Marine Dr.

Sheet Title

Sustainability

Drawn: HR

Checked: MC

Scale:

Project Number:

Revision Date:

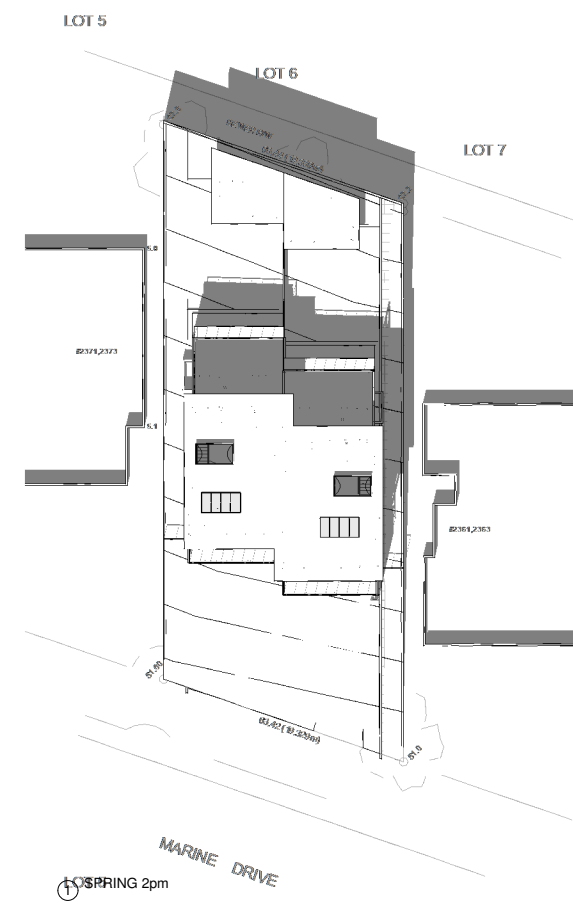
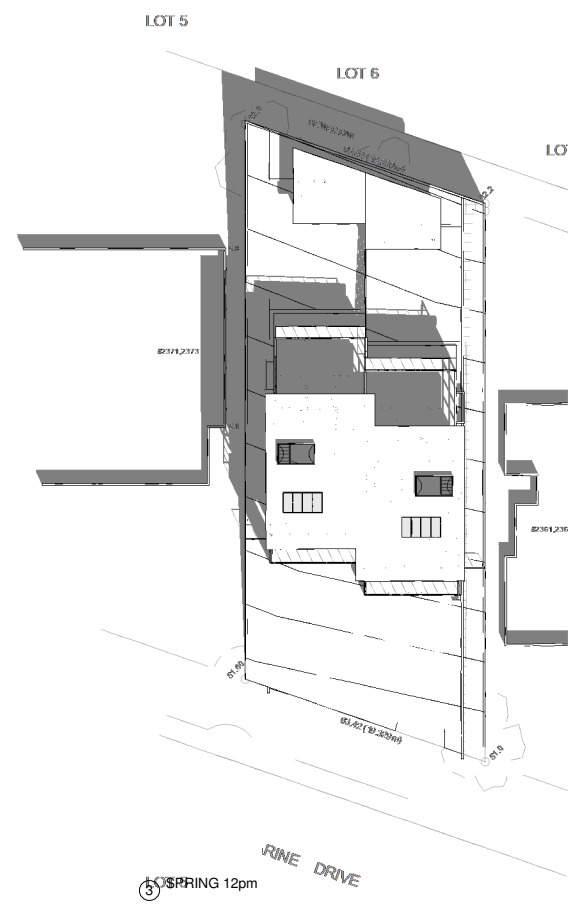
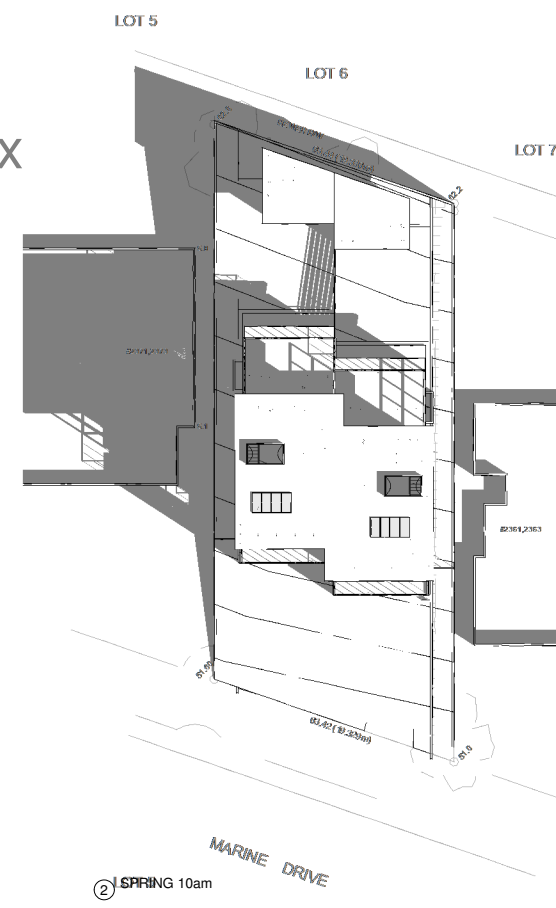
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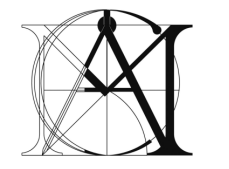
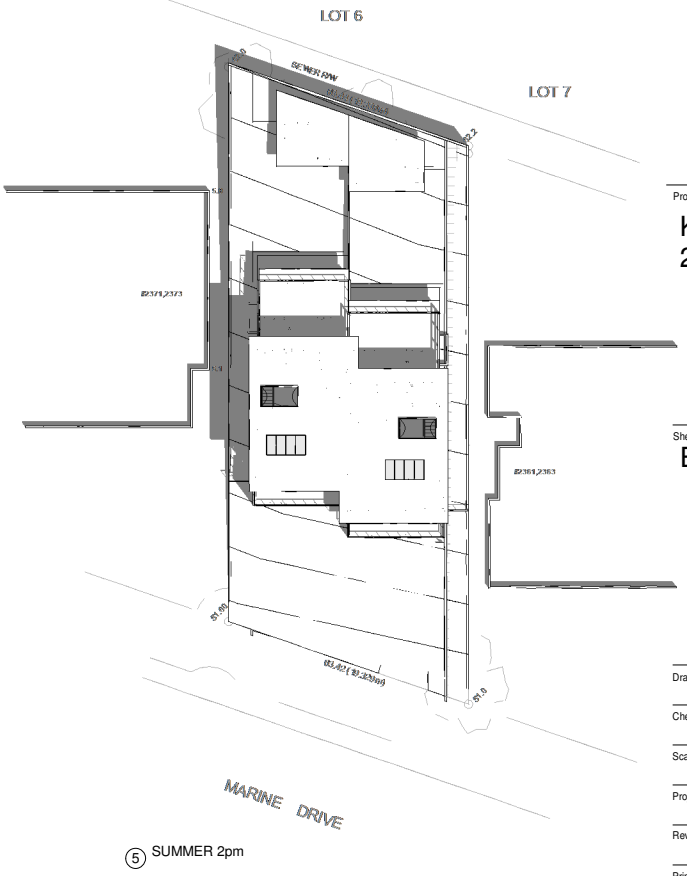
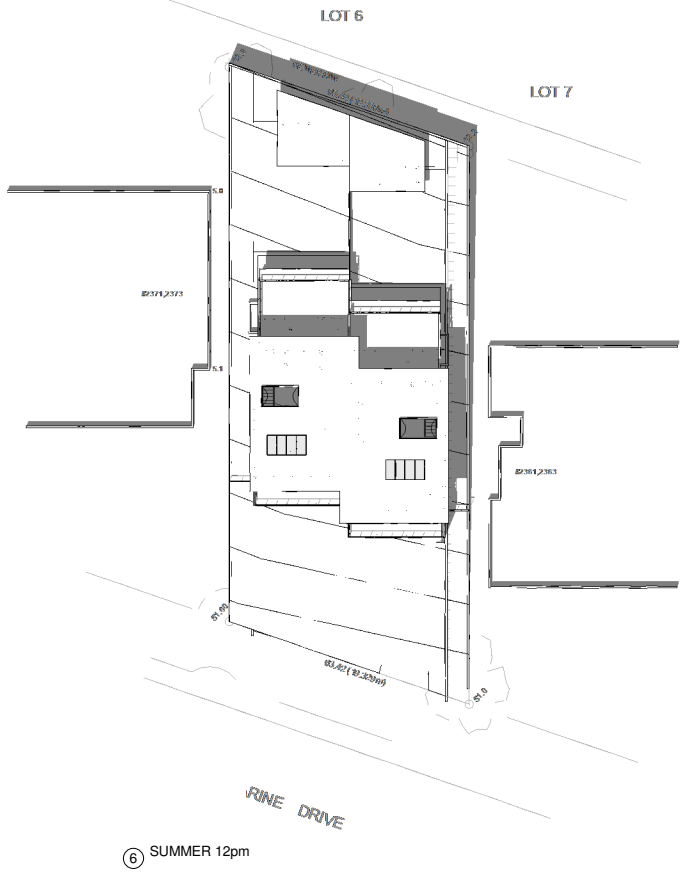
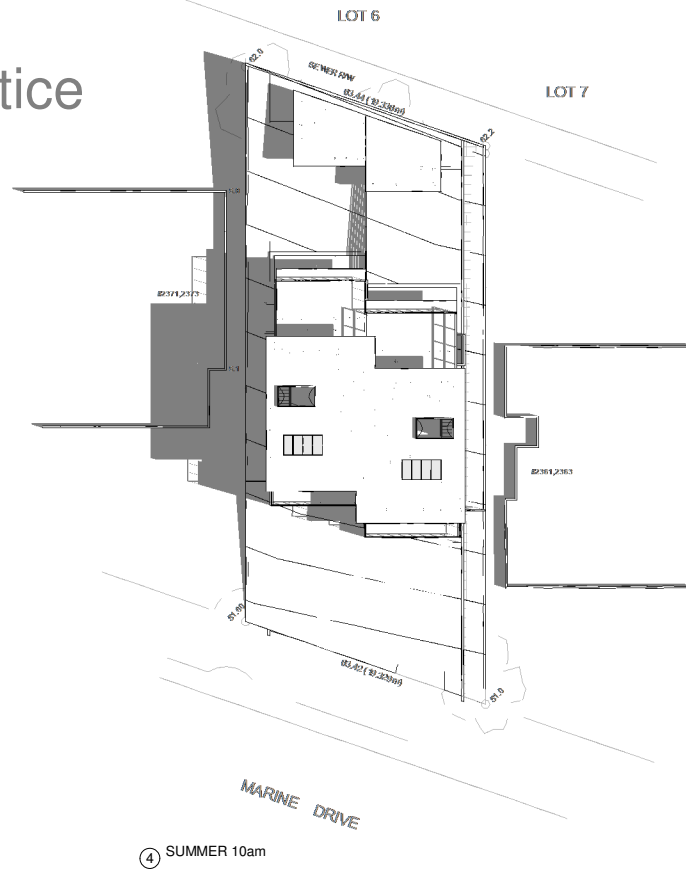
Desig. No.:

A108

Spring Equinox



Summer Solstice



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Revision:

Consultants

Project Title
Keihani House
 2367 Marine Dr.

Sheet Title
Effect of Shadow

Drawn: **HR**
 Checked: **MC**
 Scale:
 Project Number:
 Revision Date: Dwg. No.:
 Dec: 17, 2019
 Print Date: **A109**



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Revision:

Consultants

Project Title

**Keihani House
2367 Marine Dr.**

Sheet Title

Survey Plan

Drawn: **HR**

Checked: **MC**

Scale: **1/8" = 1'-0"**

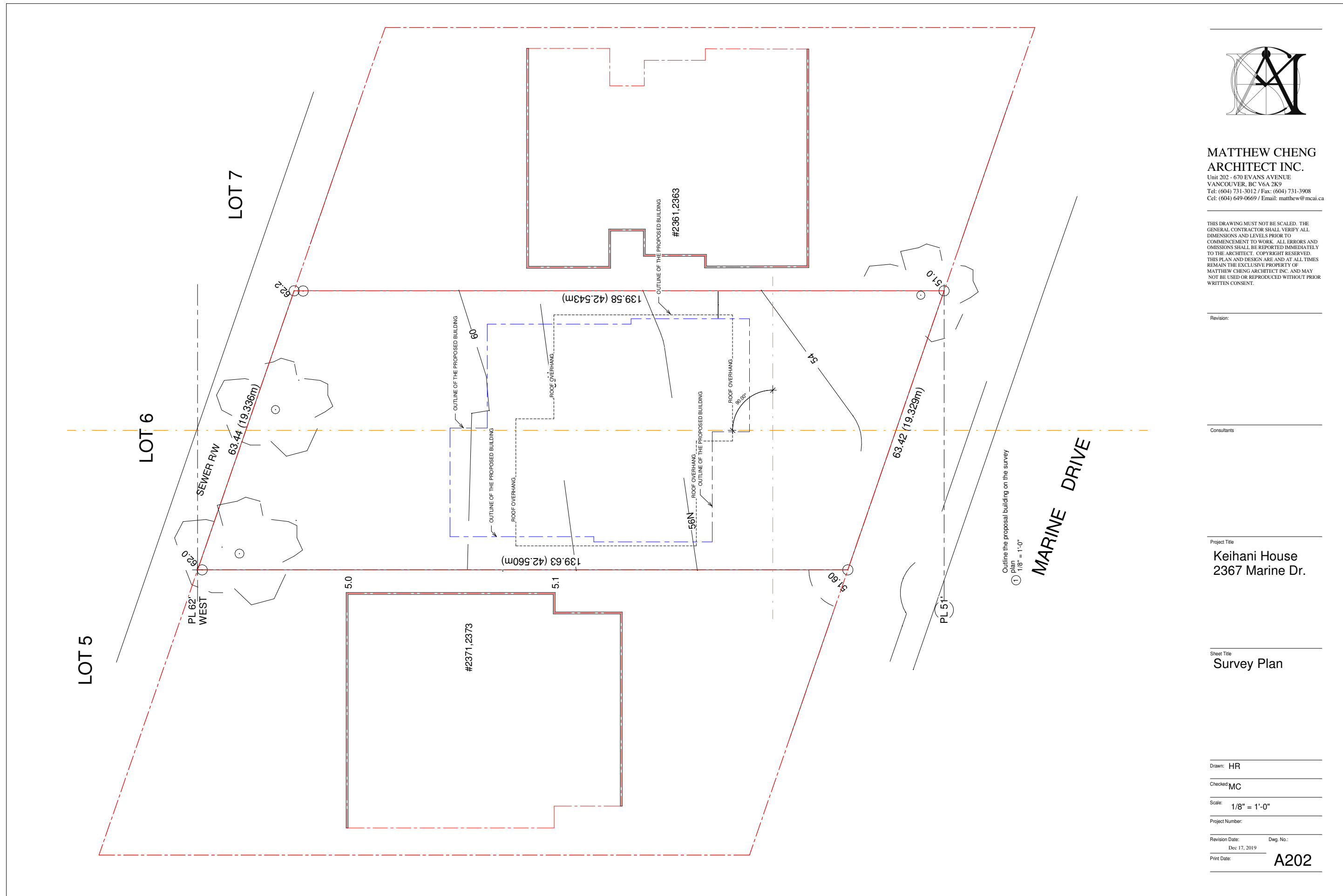
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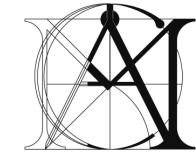
Revision Date: Des. No.:

Dec: 17, 2019

Print Date:

A202





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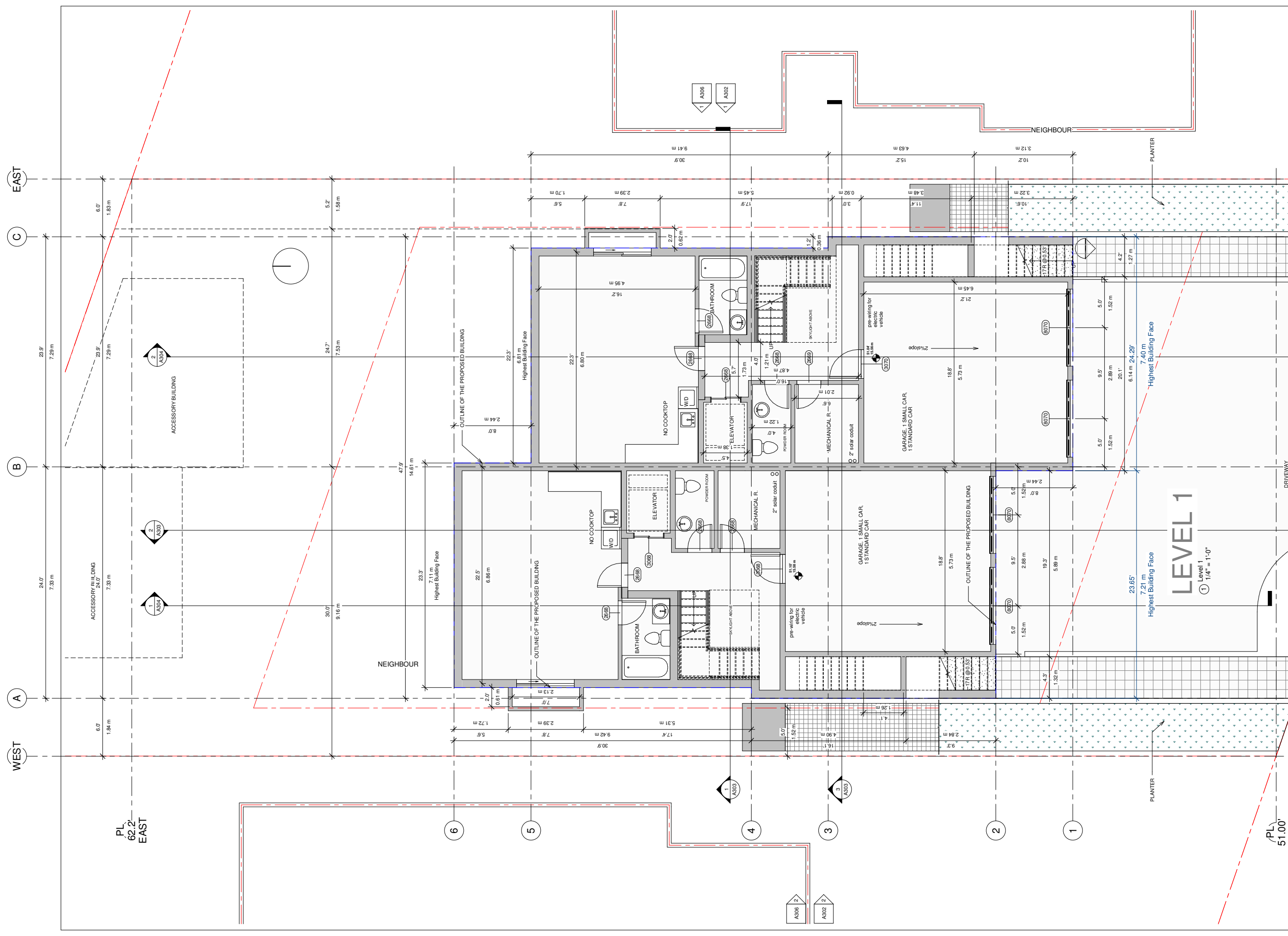
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Revision:
 Consultants:

Project Title
Keihani House
 2367 Marine Dr.

Sheet Title
Level 1

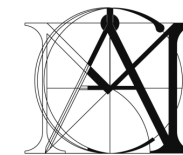
Drawn: HR
 Checked: MC
 Scale: 1/4" = 1'-0"
 Project Number:
 Revision Date: Des. No.:
 Dec: 17, 2019
 Print Date: **A203**



WEST EAST
 A B C
 EAST

PL
 62.2'
 EAST

(PL)
 51.00'



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Revision:

Consultants

Project Title

**Keihani House
2367 Marine Dr.**

Sheet Title

Level 2

Drawn: Author

Checked: Checker

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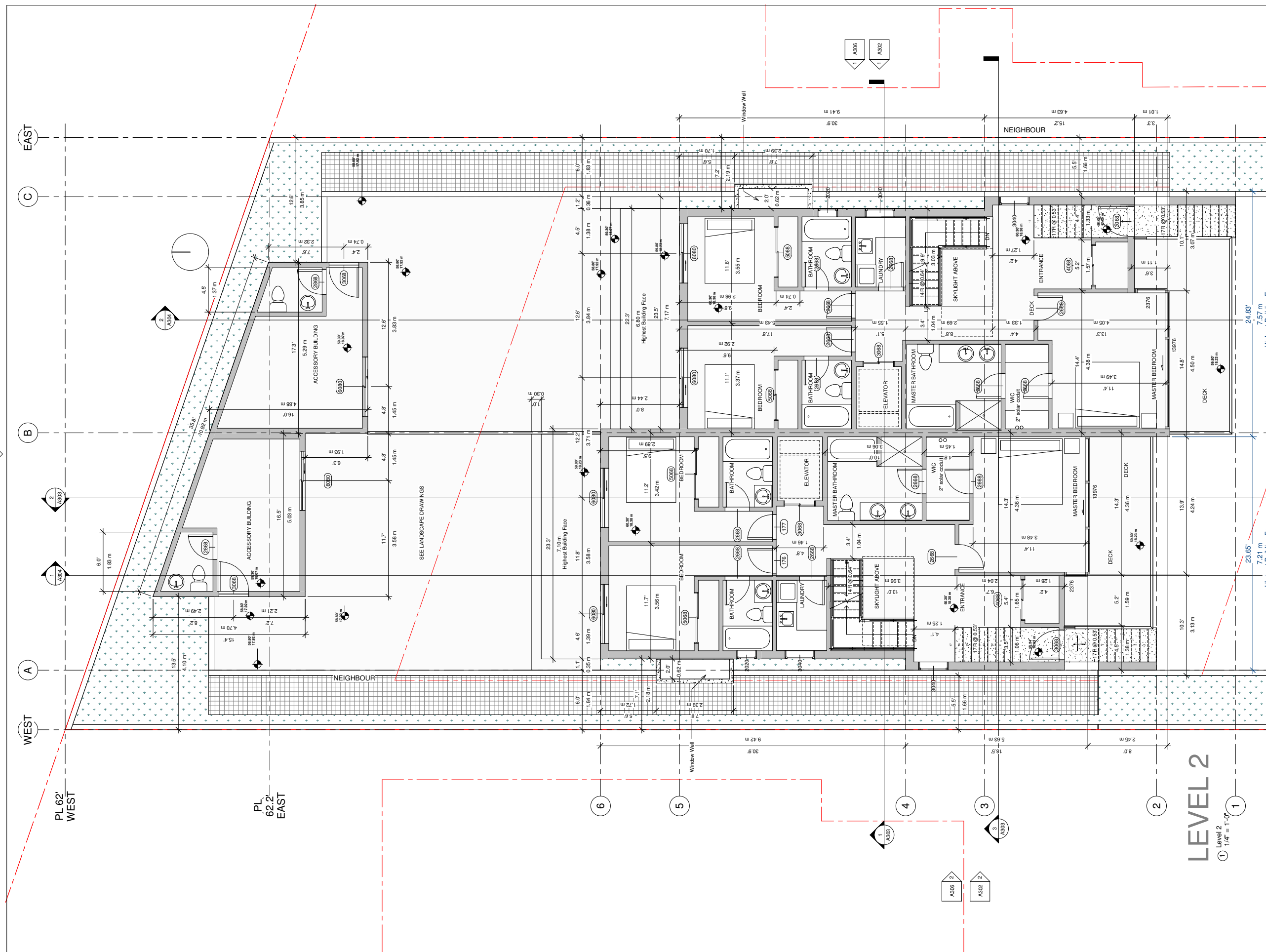
Project Number:

Revision Date: Dwg. No.:

Dec: 17, 2019

Print Date:

A204



LEVEL 2
Level 2
1/4" = 1'-0"

24.83'
7.57 m
Highest Building Face

23.65'
7.21 m
Highest Building Face

EAST

C

B

A

WEST

PL 62' WEST

PL 62.2' EAST

6

5

4

3

2

1

A306 2

A302 2

A303 1

A303 3

A301 2

A303 2

A304 1

A304 2

Window Well

Window Well

NEIGHBOUR

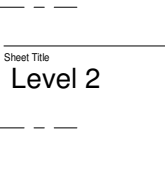
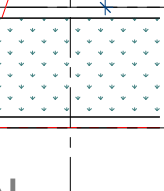
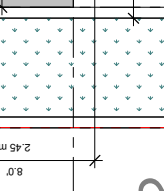
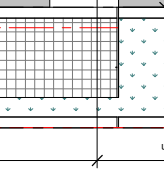
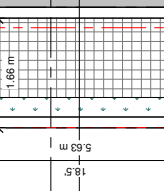
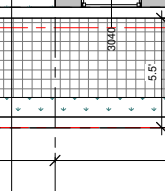
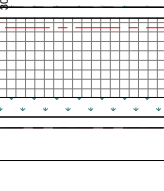
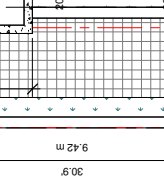
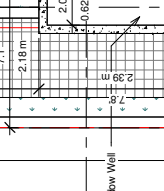
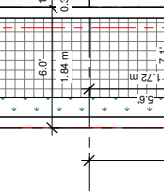
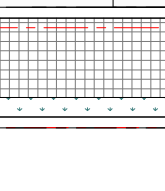
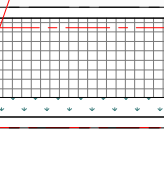
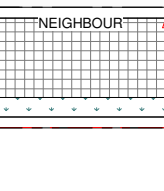
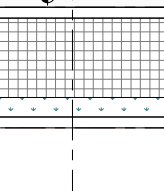
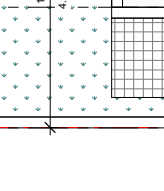
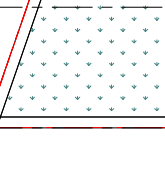
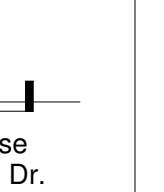
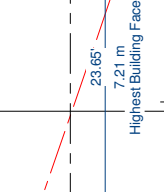
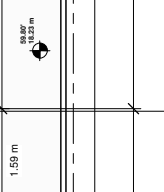
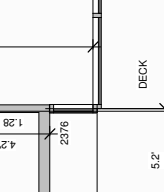
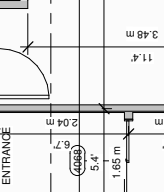
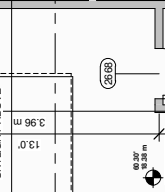
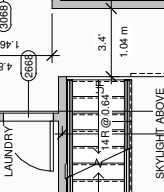
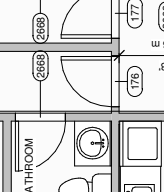
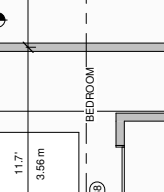
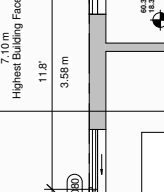
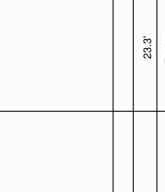
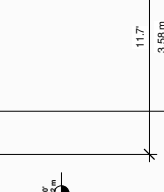
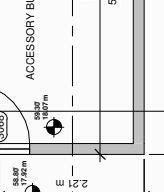
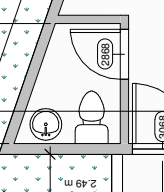
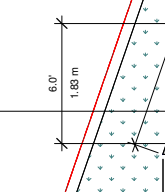
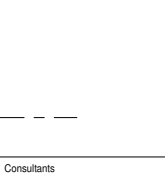
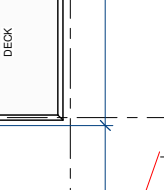
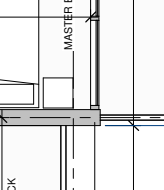
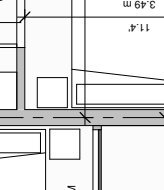
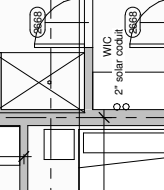
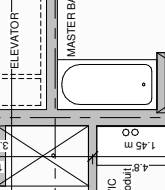
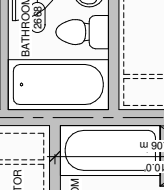
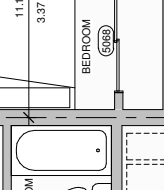
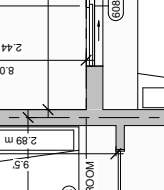
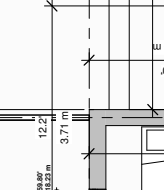
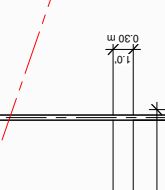
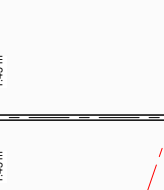
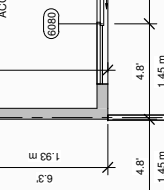
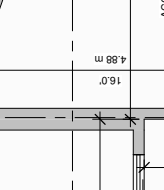
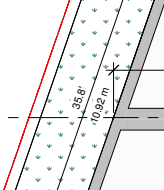
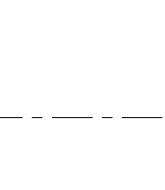
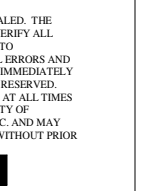
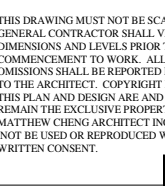
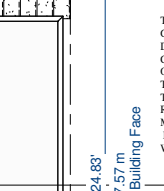
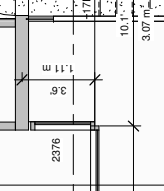
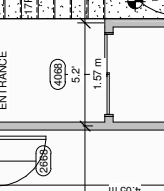
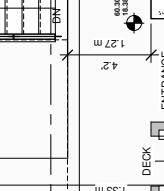
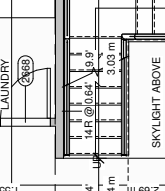
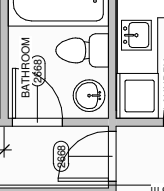
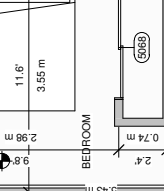
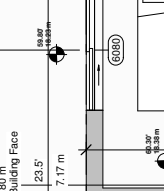
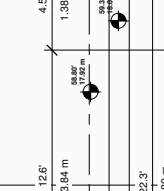
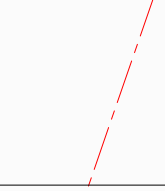
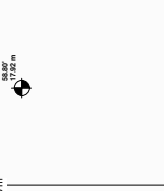
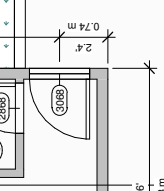
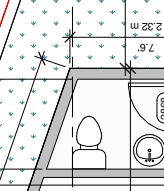
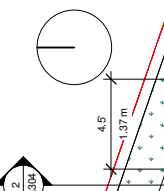
NEIGHBOUR

SEE LANDSCAPE DRAWINGS

Highest Building Face

Highest Building Face

Highest Building Face





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Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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Revision:

Consultants

Project Title

Keihani House
2367 Marine Dr.

Sheet Title

Level 3

Drawn: HR

Checked: MC

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

Project Number:

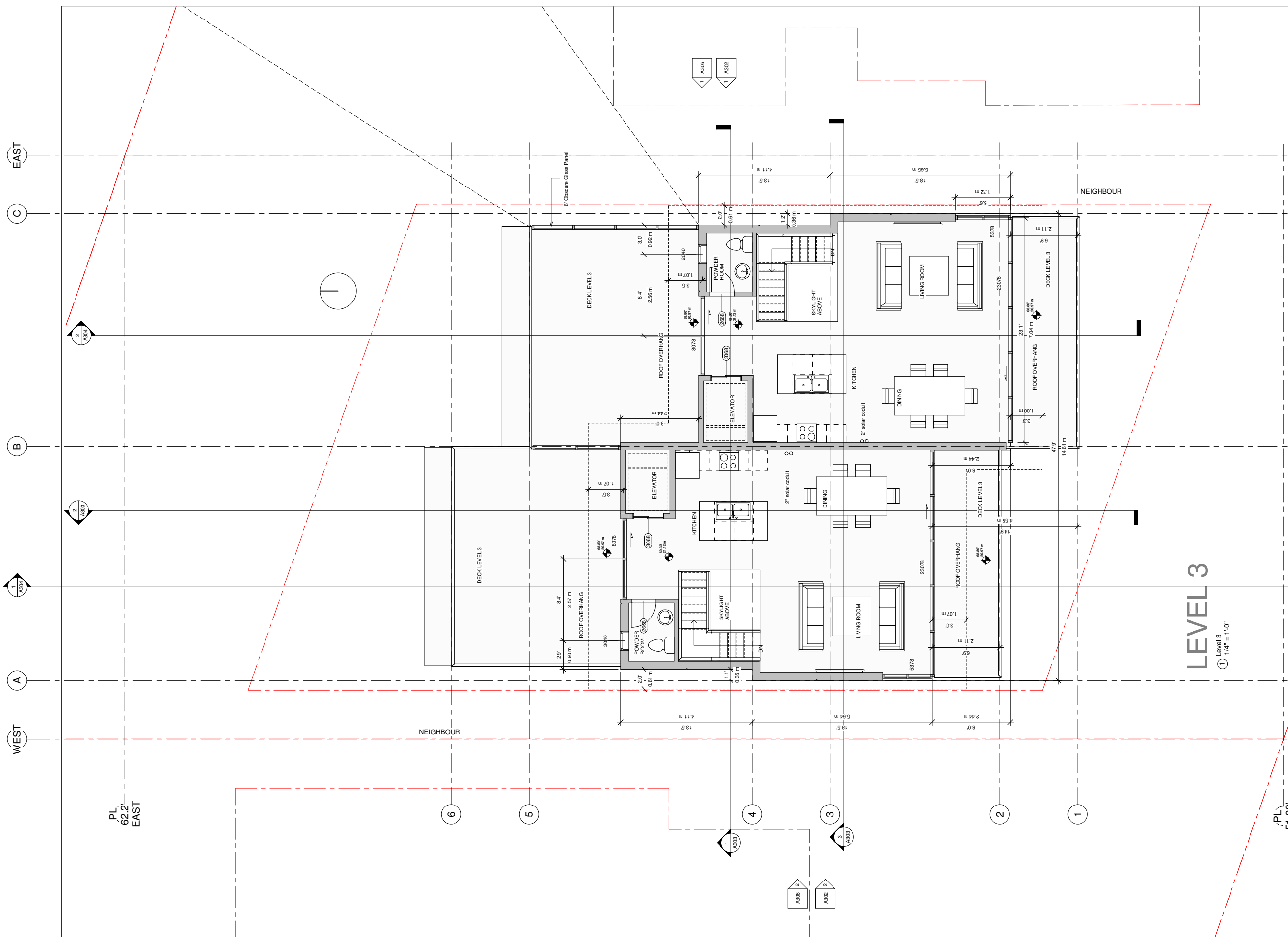
Revision Date:

Dec: 17, 2019

Print Date:

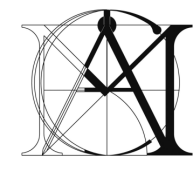
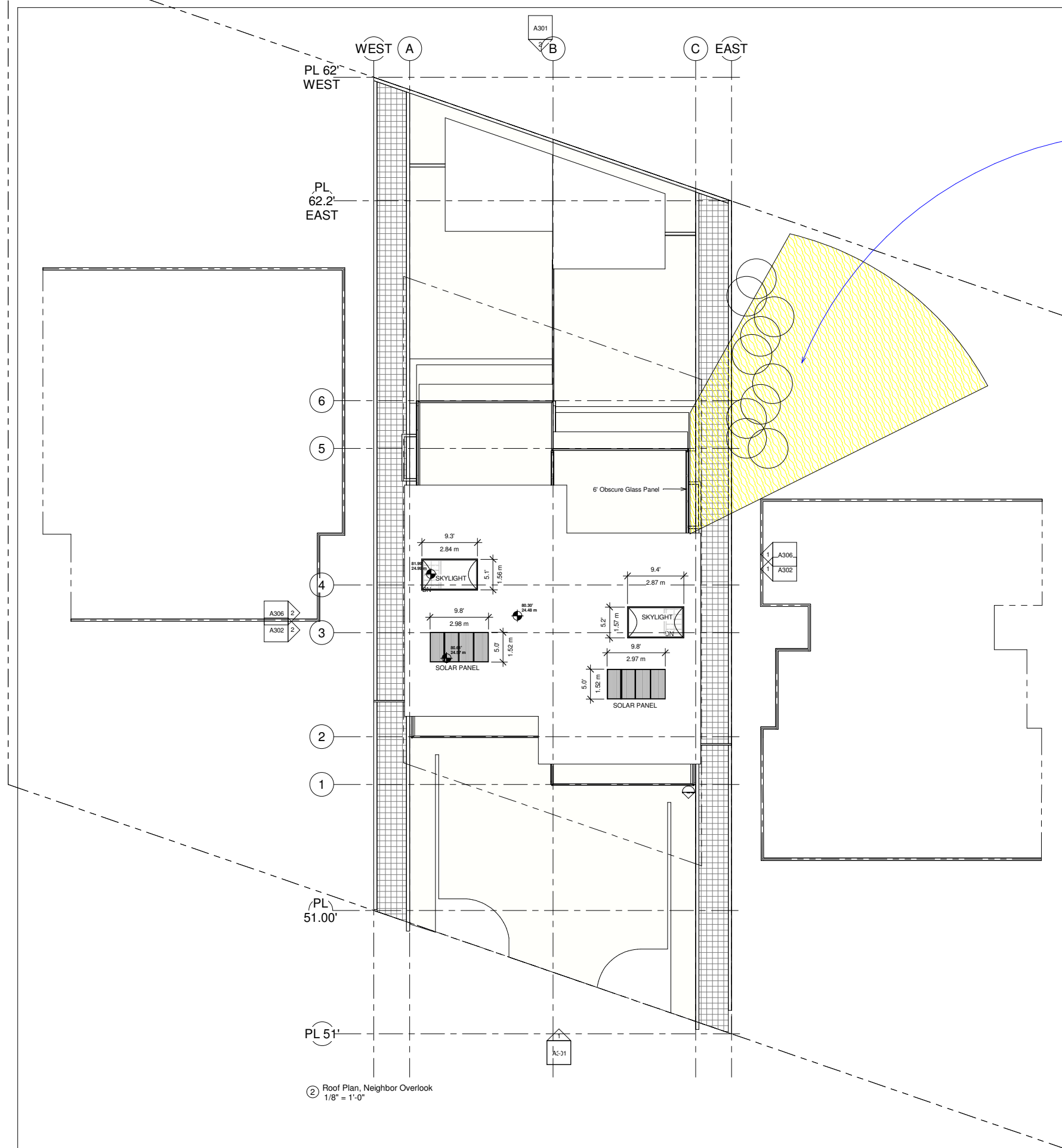
Desig. No.:

A205



PL 62.2' EAST

(PL) 51.00'



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Revision:

Consultants

Project Title
Keihani House
 2367 Marine Dr.

Sheet Title
Roof Plan & Neighbor Overlook

Drawn: HR

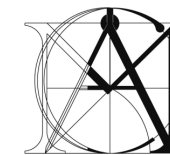
Checked: MC

Scale: 1/8" = 1'-0"

Project Number:

Revision Date: Des. No.:

Print Date: **A206**



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Revision:

Consultants

Project Title

Keihani House
 2367 Marine Dr.

Sheet Title

South, North Elev

Drawn: HR

Checked: MC

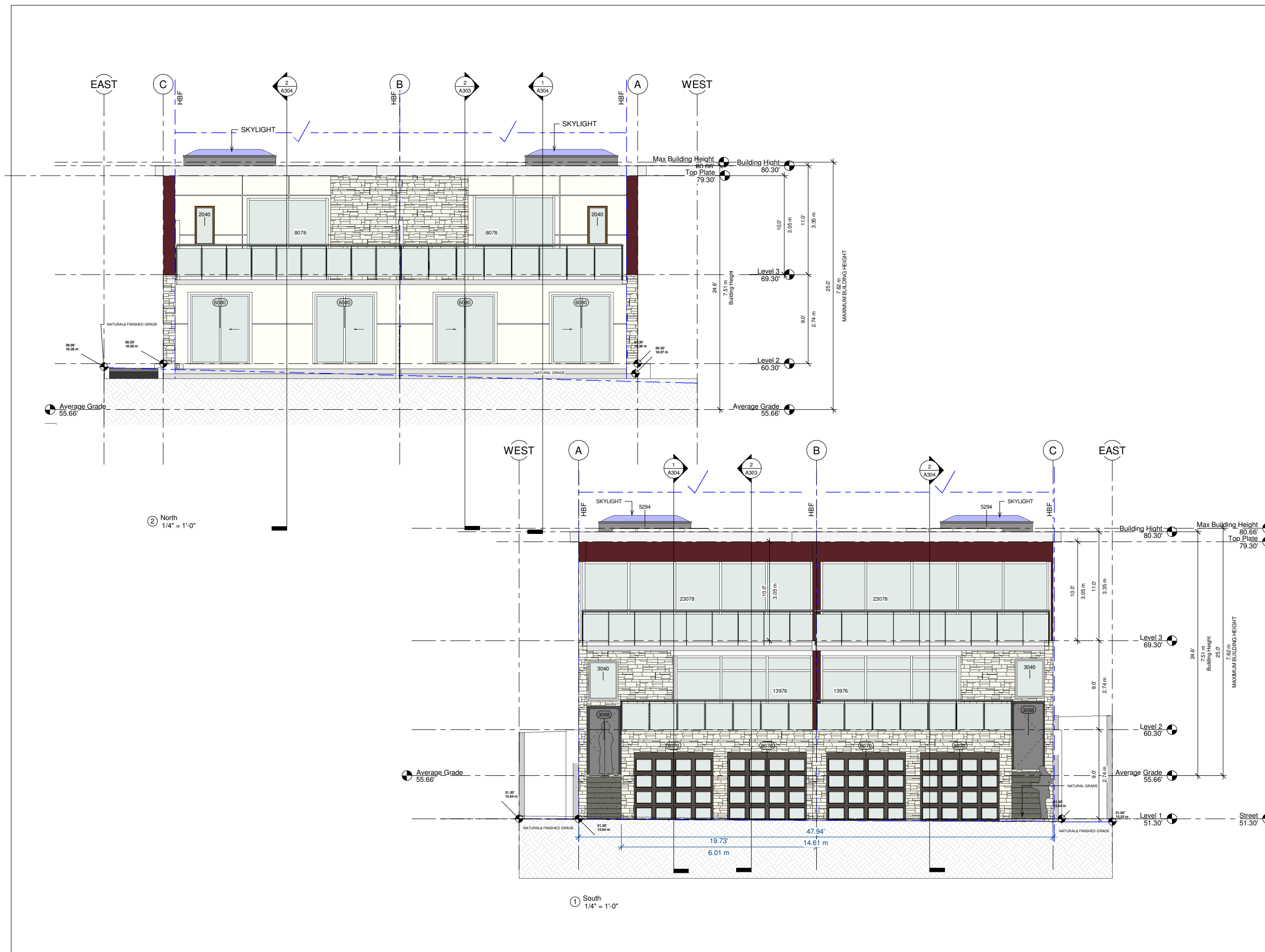
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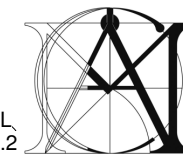
Project Number:

Revision Date: Des. No.:

Print Date: Dec: 17, 2019

Sheet No.: **A301**



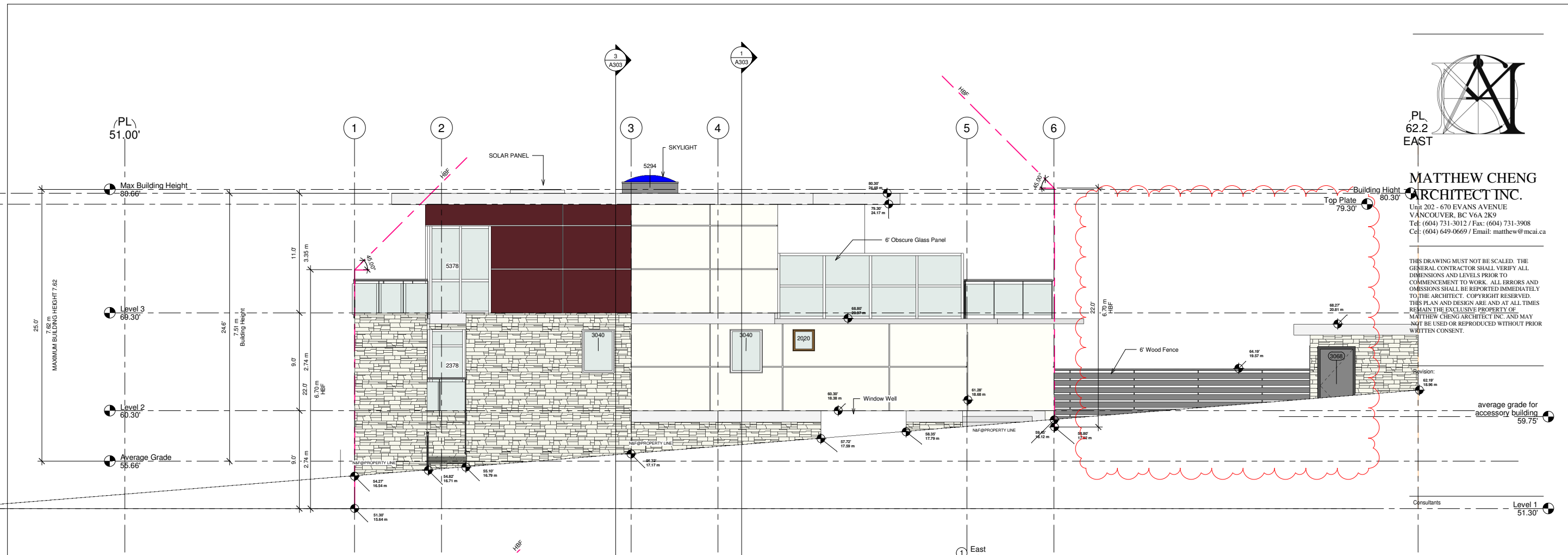


PL
62.2
EAST

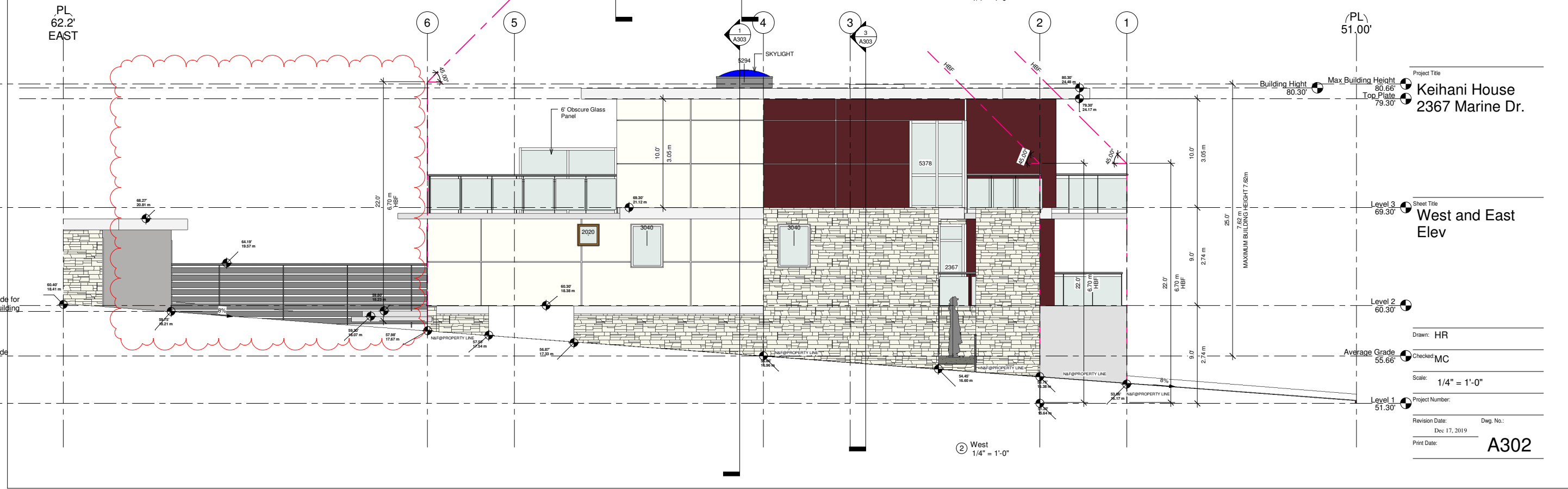
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Revision:
62.15' 18.96 m
62.15' 18.96 m
average grade for accessory building 59.75'
Level 1 51.30'



1 East
1/4" = 1'-0"



2 West
1/4" = 1'-0"

Project Title
Keihani House
2367 Marine Dr.

Sheet Title
West and East Elev

Drawn: HR
Checked: MC
Scale: 1/4" = 1'-0"
Project Number:
Revision Date: Dec 17, 2019
Dwg. No.:
Print Date:
A302

(PL) 51.00'

1

2

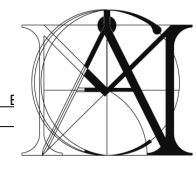
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4

5

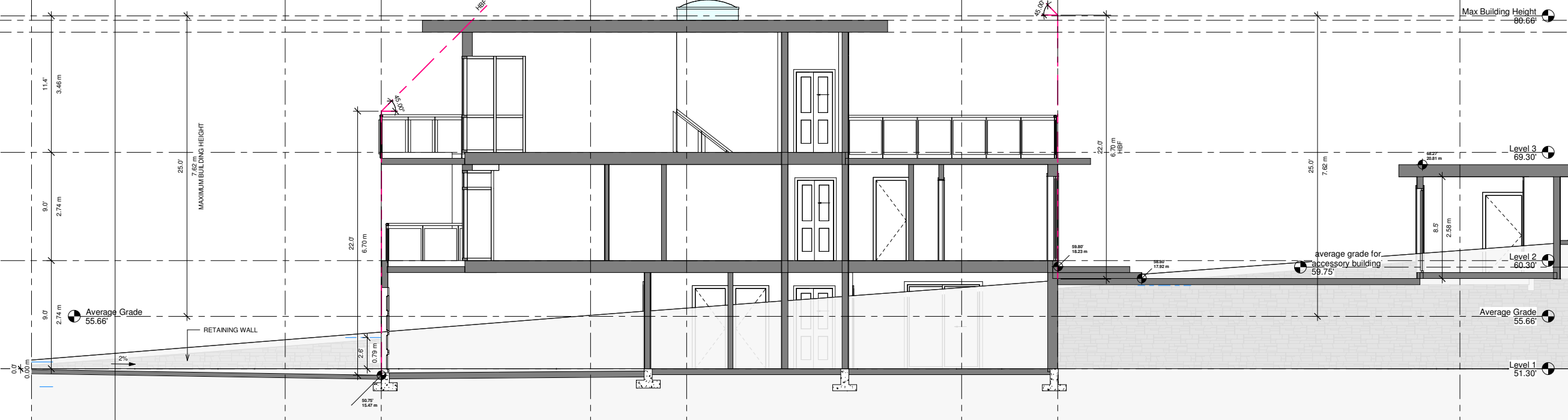
6

PL 62.2' EAST



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WEST

A

B

C

EAST

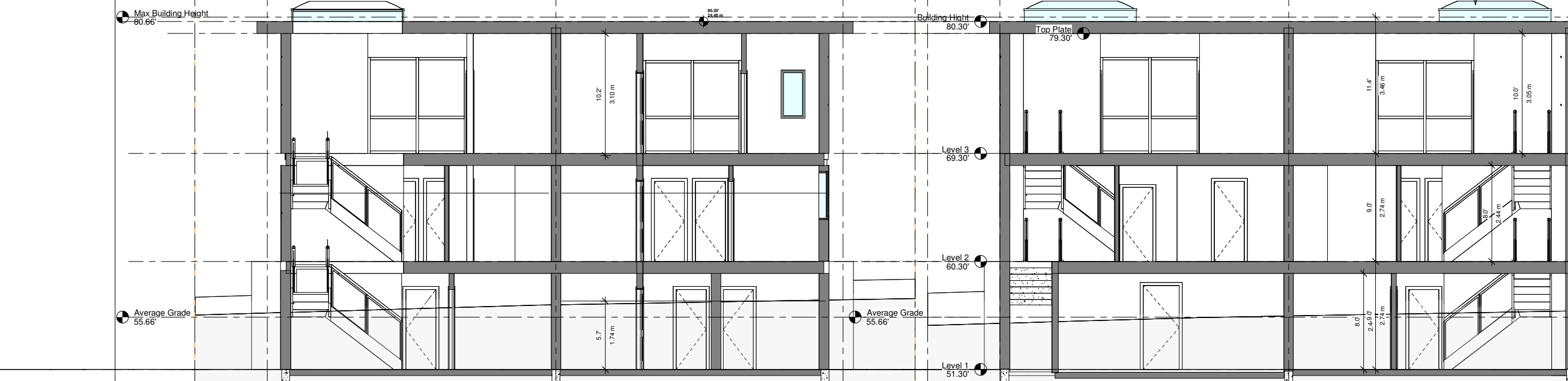
A

B

C

EAST

Consultants



Project Title
Keihani House
2367 Marine Dr.

Sheet Title
Section 1, 2, 3

Drawn: HR

Checked: MC

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

Project Number:

Revision Date: Des. No.:

Dec: 17, 2019

Print Date:

A303

① Section 1
1/4" = 1'-0"

③ Section 3
1/4" = 1'-0"

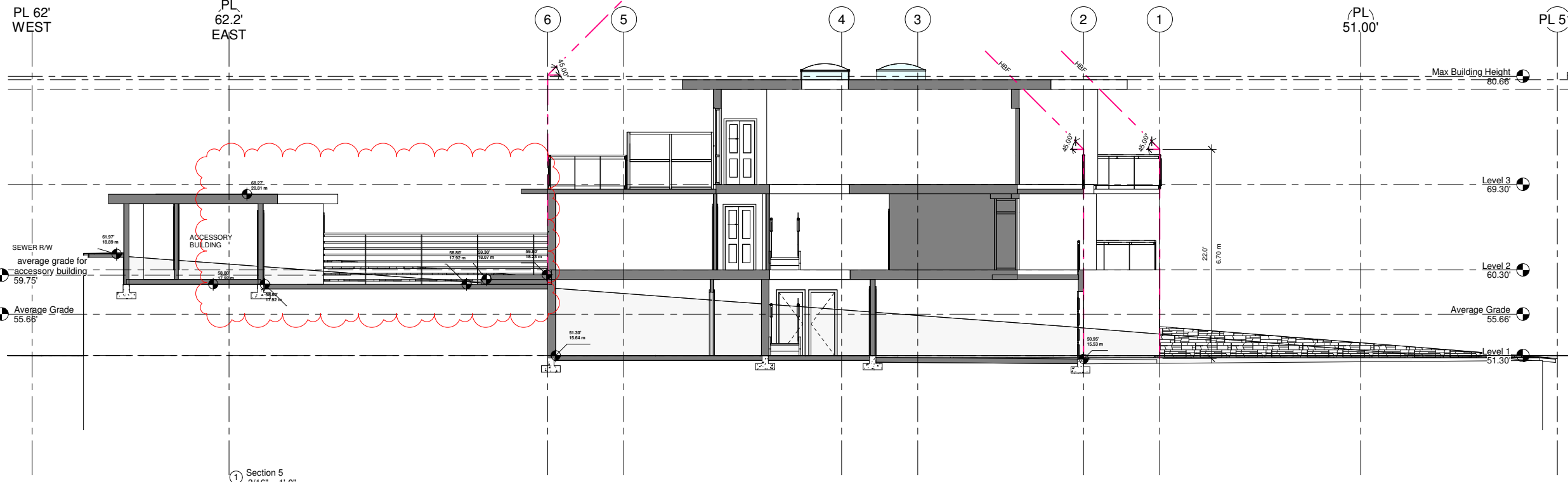


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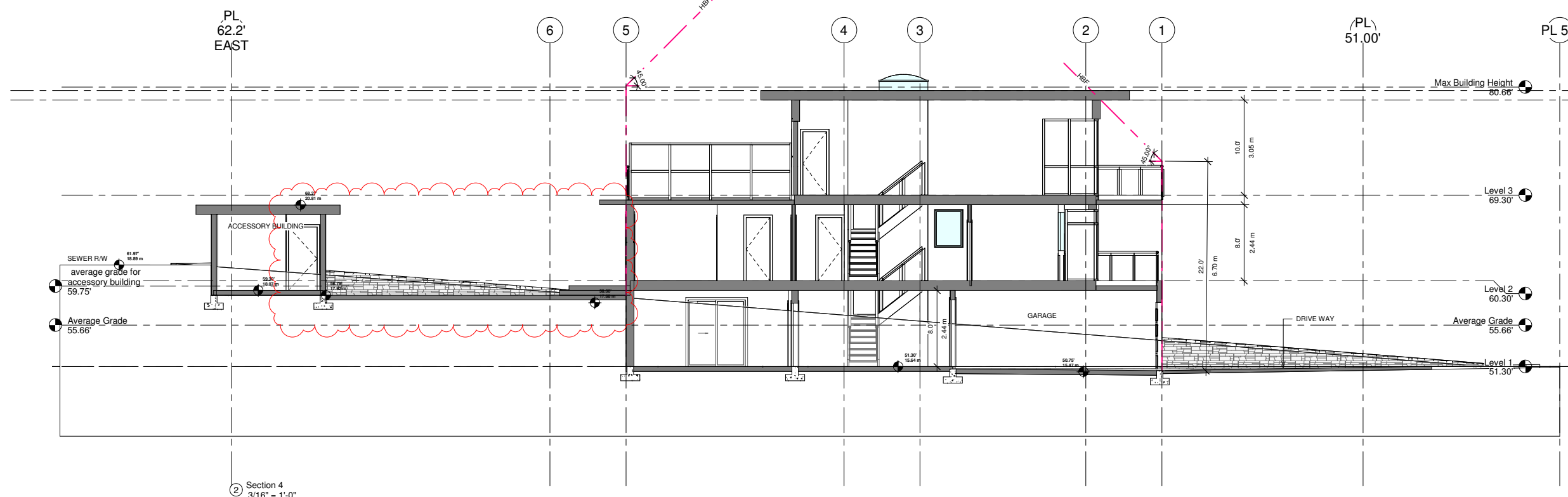
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Revision:

Consultants



① Section 5
3/16" = 1'-0"



② Section 4
3/16" = 1'-0"

Project Title
Keihani House
 2367 Marine Dr.

Sheet Title
Section 4, 5

Drawn: HR
 Checked: MC
 Scale: 3/16" = 1'-0"
 Project Number:
 Revision Date: Des. No.:
 Dec 17, 2019
 Print Date: **A304**



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Revision:

Consultants:

Project Title:

Keihani House
 2367 Marine Dr.

Sheet Title:

Area Plans

Drawn: HR

Checked: MC

Scale: 3/32" = 1'-0"

Project Number:

Revision Date: Dwg. No.:

Dec: 17, 2019

Print Date:

A305



Area Schedule (Gross Building)				
Level	Name	Area	Area m2	Comments
Level 1				
Level 1	UNIT 1	1318 SF	122.47 m ²	
Level 1	UNIT 2	1317 SF	122.33 m ²	
Level 2				
Level 2	ACCESSORY BUILDING	207 SF	19.19 m ²	Exemption
Level 2	ACCESSORY BUILDING	227 SF	21.11 m ²	Exemption
Level 2	UNIT 1	1127 SF	104.69 m ²	
Level 2	UNIT 2	1121 SF	104.13 m ²	
Level 3				
Level 3	UNIT 1	748 SF	69.53 m ²	
Level 3	UNIT 2	754 SF	70.05 m ²	

Rentable Area Legend

- 100% Exemption
- Area
- Garage

Site Coverage and Basement Exemption			
Name	Area	Area m2	Comments
100% Exemption			
100% Exemption	476 SF	44.18 m ²	Unit 1
100% Exemption	486 SF	45.18 m ²	Unit 2
Area			
Area	810 SF	75.28 m ²	Remaining Basement Area
Garage			
Garage	432 SF	40.10 m ²	Unit 1
Garage	432 SF	40.10 m ²	Unit 2
Site Coverage			
Site Coverage	2914 SF	270.70 m ²	Site Area 778.00 sm
Site Coverage	434 SF	40.30 m ²	Site Coverage permitted 40% (311.20 m2)

⑤ Average Grade
 3/32" = 1'-0"



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Revision:

Consultants

Project Title

**Keihani House
2367 Marine Dr.**

Sheet Title

NW

Drawn: **HR**

Checked: **MC**

Scale:

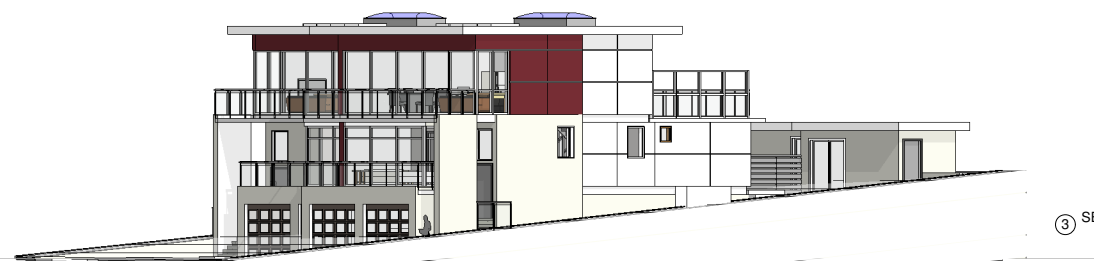
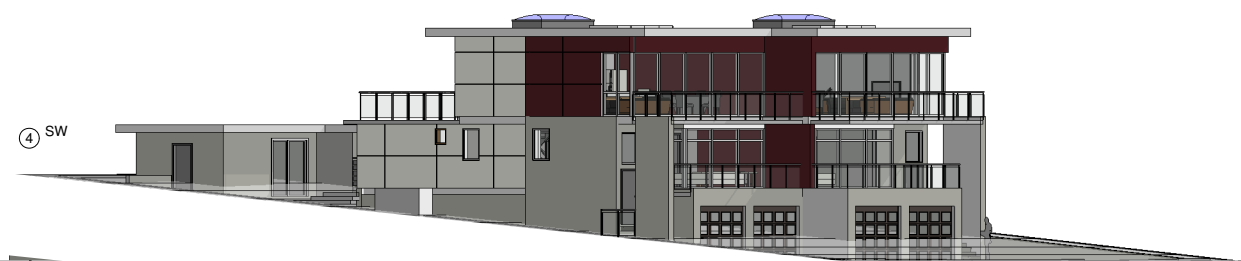
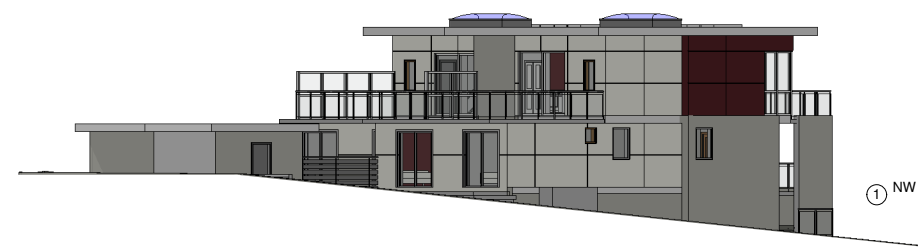
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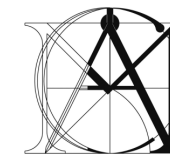
Revision Date: Dep. No.:

Dec: 17, 2019

Print Date:

A307





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Revision:

Consultants

Project Title

**Keihani House
2367 Marine Dr.**

Sheet Title

3Ds

Drawn: **HR**

Checked: **MC**

Scale:

Project Number:

Revision Date:

Dec 17, 2019

Dep. No.:

Print Date:

A308



⑩ 3D View 10



③ 3D View 3