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RESIDENTIAL DEVELOPMENT

EVELYN DRIVE - PARCEL 3
KEITH ROAD, WEST VANCOUVER, B.C.

DEVELOPMENT PERMIT
NOVEMBER 18th, 2013

SITE AREA:					
AREA (SQ.FT.)		AREA (SQ.M.)			
60402.3 sq ft		5,611.4 sq.m			
SITE COVERAGE:					
AREA (SQ.FT.)		AREA (SQ.M.)			
30,058.8 sq.ft.		2,792.5 sq.m			
COVERAGE		49.8 %		(MAXIMUM 40%)	
PROPOSED FAR AREA					
NET FLOOR AREA		3,798.0 sq.ft.			
FAR PERMITTED		0.6		(36241.4 sq ft)	
FAR PROPOSED		0.6			
UNIT TYPE	AREA (SQ.FT.)	AREA (SQ.M.)	NUMBER OF UNITS	TOTAL AREA (SQ.FT.)	TOTAL AREA (SQ.M.)
A	1593 sq ft	148.0sq.m	7	11151 sq ft	1,035.9 sq.m.
A-1	1481 sq ft	136.8sq.m	2	2962 sq ft	273.6 sq.m.
B	1594 sq ft	148.1sq.m	6	9564 sq ft	888.5 sq.m.
B-1	1481 sq ft	137.9sq.m	2	2962 sq ft	273.8 sq.m.
C	1779 sq ft	165.3 sq.m	1	1779 sq ft	165.3 sq.m.
C-1	1796 sq ft	165sq.m	1	1796 sq ft	165.0 sq.m.
D	1899 sq ft	176.4 sq.m	2	3798 sq ft	352.8 sq.m.
E	1110 sq ft	103.1 sq.m	2	2220 sq ft	206.2 sq.m.
TOTALS			23	36232 sq ft	3,363.2 sq.m.

PROJECT TEAM CONTACT LIST			
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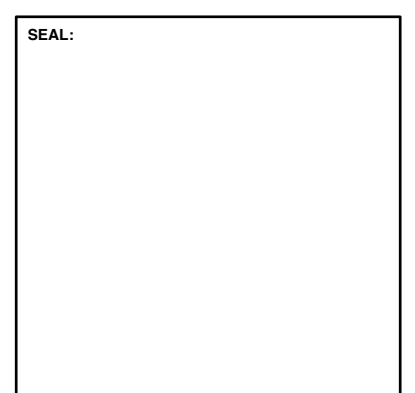
ARCHITECTURAL DRAWINGS	SCALE
A0.0 COVER SHEET	NTS
A0.1 DESIGN RATIONALE	NTS
A0.2 CONTEXT SITE PLAN	1:750
A0.3 PRECEDENT IMAGES	NTS
A0.4 SITE CONTEXT	NTS
A0.5 MATERIAL BOARD	NTS
A0.6 LEED SUSTAINABILITY	NTS
A0.7 SITE SECTION DIAGRAM	1/8" = 1'-0"
A0.8 SITE SECTIONS	1/32" = 1'-0"
A1.0 OVERALL SITE PLAN	1:750
A1.1 SITE PLAN	1/16" = 1'-0"
A2.0 LEVEL 1 PLAN	3/32" = 1'-0"
A2.1 LEVEL 2 PLAN	3/32" = 1'-0"
A2.2 LEVEL 3 PLAN	3/32" = 1'-0"
A2.3 LEVEL 4 PLAN	3/32" = 1'-0"
A2.4 LEVEL 5 PLAN	3/32" = 1'-0"
A2.5 LEVEL 6 PLAN	3/32" = 1'-0"
A2.6 LEVEL 7 PLAN	3/32" = 1'-0"
A2.7 LEVEL 8 PLAN	3/32" = 1'-0"
A2.8 ROOF PLAN	3/32" = 1'-0"
A3.0 UNIT 'A' PLAN	1/4" = 1'-0"
A3.1 UNIT 'A-1' PLAN	1/4" = 1'-0"
A3.2 UNIT 'B' PLAN	1/4" = 1'-0"
A3.3 UNIT 'B-1' PLAN	1/4" = 1'-0"
A3.4 UNIT 'C' PLAN	1/4" = 1'-0"
A3.5 UNIT 'C-1' PLAN	1/4" = 1'-0"
A3.6 UNIT 'D' PLAN	1/4" = 1'-0"
A3.7 UNIT 'E' PLAN	1/4" = 1'-0"
A4.0 WEST BUILDING - WEST ELEVATION	1/8" = 1'-0"
A4.1 WEST BUILDING - EAST ELEVATION	1/8" = 1'-0"
A4.2 EAST BUILDING - WEST ELEVATION	1/8" = 1'-0"
A4.3 EAST BUILDING - EAST ELEVATION	1/8" = 1'-0"
A4.4 WEST BUILDING - NORTH/SOUTH ELEVATION	1/8" = 1'-0"
A4.5 EAST BUILDING - NORTH/SOUTH ELEVATION	1/8" = 1'-0"
A5.0 WEST BUILDING SECTION A-A	1/8" = 1'-0"
A5.1 WEST BUILDING SECTION B-B	1/8" = 1'-0"
A5.2 WEST BUILDING SECTION C-C	1/8" = 1'-0"
A5.3 EAST BUILDING SECTION D-D	1/8" = 1'-0"
A5.4 EAST BUILDING SECTION E-E	1/8" = 1'-0"
A5.5 EAST BUILDING SECTION F-F	1/8" = 1'-0"
A5.6 LONGITUDINAL BUILDING SECTION G-G	1/8" = 1'-0"
A5.7 LONGITUDINAL BUILDING SECTION G-G	1/8" = 1'-0"

PARKING	
REQUIRED PARKING: Min. 1.5 space / unit includes min. 10% of total resident parking stalls as visitor parking stalls.	PROPOSED PARKING: 37 Standard stalls 9 Small car stalls = 46 Resident stalls 4 Visitor stalls provided (2 Standard + 1 Small car + 1 Accessible) TOTAL: 50 STALLS (46 Resident + 4 Visitor)
39 STALLS TOTAL (35 Resident + 4 Visitor stalls)	PROPOSED BICYCLE PARKING: 23 lockable bike racks in secure bike rooms

SCHEDULE 'A'
DP No. 13-018
Evelyn by Onni - Parcel 3
APPROVED: June 2, 2014

REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:
EVELYN DRIVE
PARCEL 3
870 & 876 KEITH ROAD
WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: N.T.S.	PROJECT NO.: RCA-233-3
SHEET TITLE: COVER SHEET	

REVISION NO.: -	SHEET NO.: A0.0
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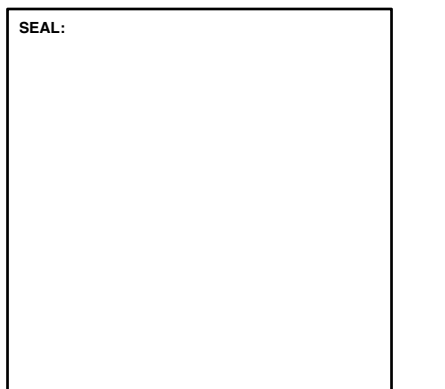
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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
31.08.13	ISSUED FOR DP
28.10.13	RE-ISSUED FOR DP
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Evelyn Parcel 3 - Design Rationale

The design proposed for Parcel 3 at Evelyn is a response to both the design precedent set by the previous parcels of Cluster Housing to the West and to the specifics of topography, context and adjacent road conditions for this specific parcel. We feel it improves upon the preliminary designs that were done earlier for this parcel by better using the building itself to negotiate the changes of grade across the site. Units have effectively been “borrowed” or transferred from other parcels to create a best fit to this site – better massing along Keith Road and reduced retaining along the lane to the south of the site. The following is a summary of the precedents and influences for the design of Parcel 3:

- The primary design elements are consistent with Parcels 1 and 2 – strong horizontal banding established by overhanging planters and grade related stepping typical of the cluster housing type. The proposed material palette of natural stone cladding, exposed concrete soffits and planters, expansive windows, and glass guards is also consistent with the earlier Cluster Home parcels. Several changes to the material palette are also proposed to improve upon the previous parcels. Clear cedar soffits have been introduced at key locations along Keith Road (entry gate and upper unit soffits) and at the unit entries. The colour for guard rails and handrails has been changed from black to a softer metallic grey.
- Similar to the other Cluster Home parcels, the buildings will present a single storey mass along Keith Road (conforming to the height requirements of the zone), with a freestanding entry gate feature.
- Units have been modified from the earlier parcels to better suite the proportions of this site. It was important to the cluster housing form to maintain the central walkway/elevator access with flanking units to both sides. The width of the site meant that individual units become narrower to maintain 2 buildings with this configuration. In order to maintain average unit sizing, the units generally also become a bit deeper.
- Similar to parcels 1 and 2, the units stack backwards into the slope of the site; the roof of the lower units becomes the patio for the next unit above. All patio areas are surrounded by a band of planters – this both helps to “green” the edge and to aid with privacy between decks from above and below.
- The stepping of the units, and the ultimate number of units proposed, has been derived from the amount of grade difference between Keith Road at the north and the onsite lane at the south. Both slope down toward the west, but the lane is much steeper than Keith Road (the Lane falls approximately 15m from east to west across the site while Keith Road falls only 3m over the same distance). This results in a significantly larger grade difference at the west side of the site than at the east. We have tried to respond to the streetscape along both frontages: at Keith Road by presenting single storey buildings sited close to the sidewalk elevation, and along the Lane by minimizing the amount of retaining between the lowest unit and the lane elevation.
- There are 7 Levels in the West building and 5 Levels in the East Building (the bottom most easterly portion being the parkade entry). The units, therefore, start several levels lower for the west building than the east.
- The 7 levels proposed in the West Building are required to make up the 23.5m grade difference between the Lane and Keith Road. To make these units fit the physical (plan) dimension of the site, some of the lower units are a shallower plan which allows them to be stacked with less offset. They remain stepped and grade related, but this strategy allows us to make up most of the elevation difference with the building itself instead of retaining at the lower level. The steepness of the Lane means some retaining is still required toward the west of the building but the east unit is set close to the elevation of the Lane.
- Of the 5 levels proposed for the East Building, the lowest level is buried along the east property line and accommodates the parking entry. This means that the building mass facing onto the neighbor to the east is effectively only 4 residential units. To further respect the adjacency to that single family home, the units have been oriented so their primary windows and patios face toward the west and the full 20’ setback has been respected.
- Shifting the parkade entry to the east side of the site substantially reduces the amount of excavation that will be needed along that portion of the site while still maintaining adequate separation to both the next adjacent private garage and to the driveway entry to the Parcel 9 lane to the south. It also allows the parkade to be largely buried behind units to the west.
- The proposed density for Parcel 3 is 36,198.7 SF. This is compliant with the materplan and zoning requirement of limiting cluster home density to 0.6 FAR per lot. In total 23 units are proposed. Including this parcel, a total of 61 Cluster homes equalling 93 686 SF are proposed for Evelyn. This is 4 more units and 7955 SF more area than contemplated in the Master Plan. This application is for a net zero increase to the unit count and density for Evelyn.
- To achieve this net zero, it is proposed that the 4 units and 7955 SF of density be transferred from the Apartment district (Area B – south side of Arthur Erickson Drive).
- Visually, the massing of the extra 4 units and additional density is less impactful where proposed in Parcel 3, the units are being used to make up an existing grade difference and terrace into the hillside versus locating a similar density in the apartment district (where it would result in bulk above grade). From Keith Road, the visual impact of the additional density is indistinguishable. From the Lane, the extra units will be visible but will clearly relate to the grade and the height of the hillside and represent a trade-off for retaining walls which we believe is a positive to that streetscape.

Voluntary improvements are proposed to Evelyn Walk, which abuts Parcel 3 to the West. Improvements include an expanded landing at the top of the walk at Keith Road. The landing is envisioned as a rest area and viewing platform overlooking the development with distant views of Stanley Park. Additional seating benches are also proposed along the walk between Parcels 2 and 3.

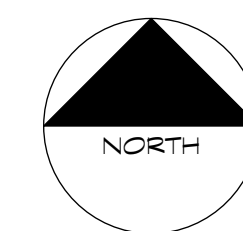
The proposed coverage for the parcel is 49.2% (the zone maximum is 40%) This is similar to the coverage varaince for Parcel 2 (45.72%) and reflects the nature of the Cluster housing, where the stepping of the units creates more site coverage even though the density is in line with the 0.6 FAR permitted for the site.

PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 KEITH ROAD
 WEST VANCOUVER, BC

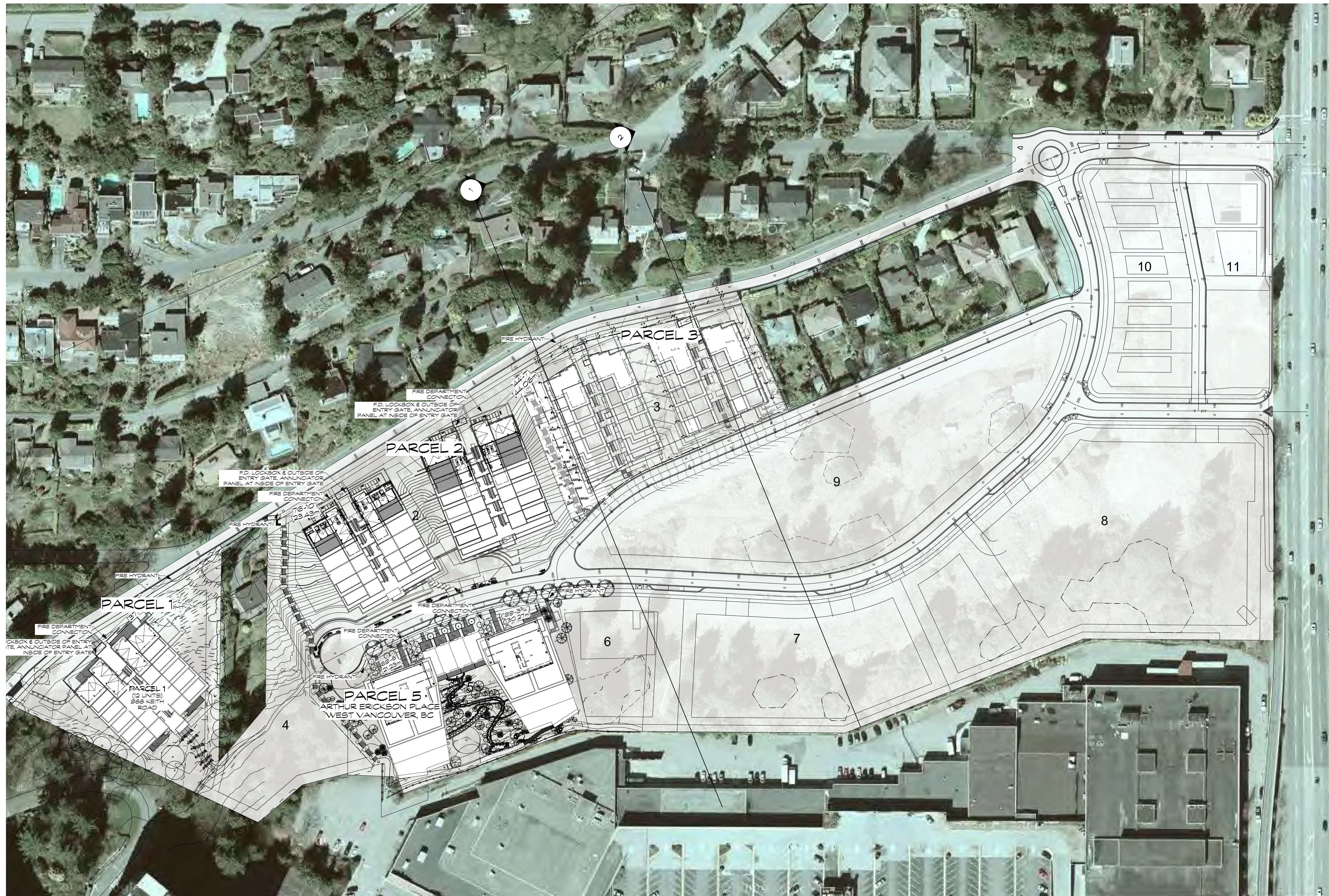
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SCALE: -	PROJECT NO.: RCA 233

SHEET TITLE:
**DESIGN
 RATIONALE**

REVISION NO.:	SHEET NO.:
-	AO.1



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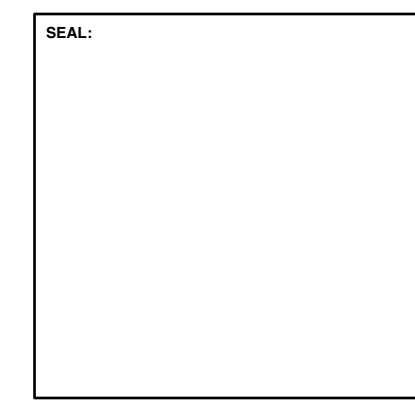


REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
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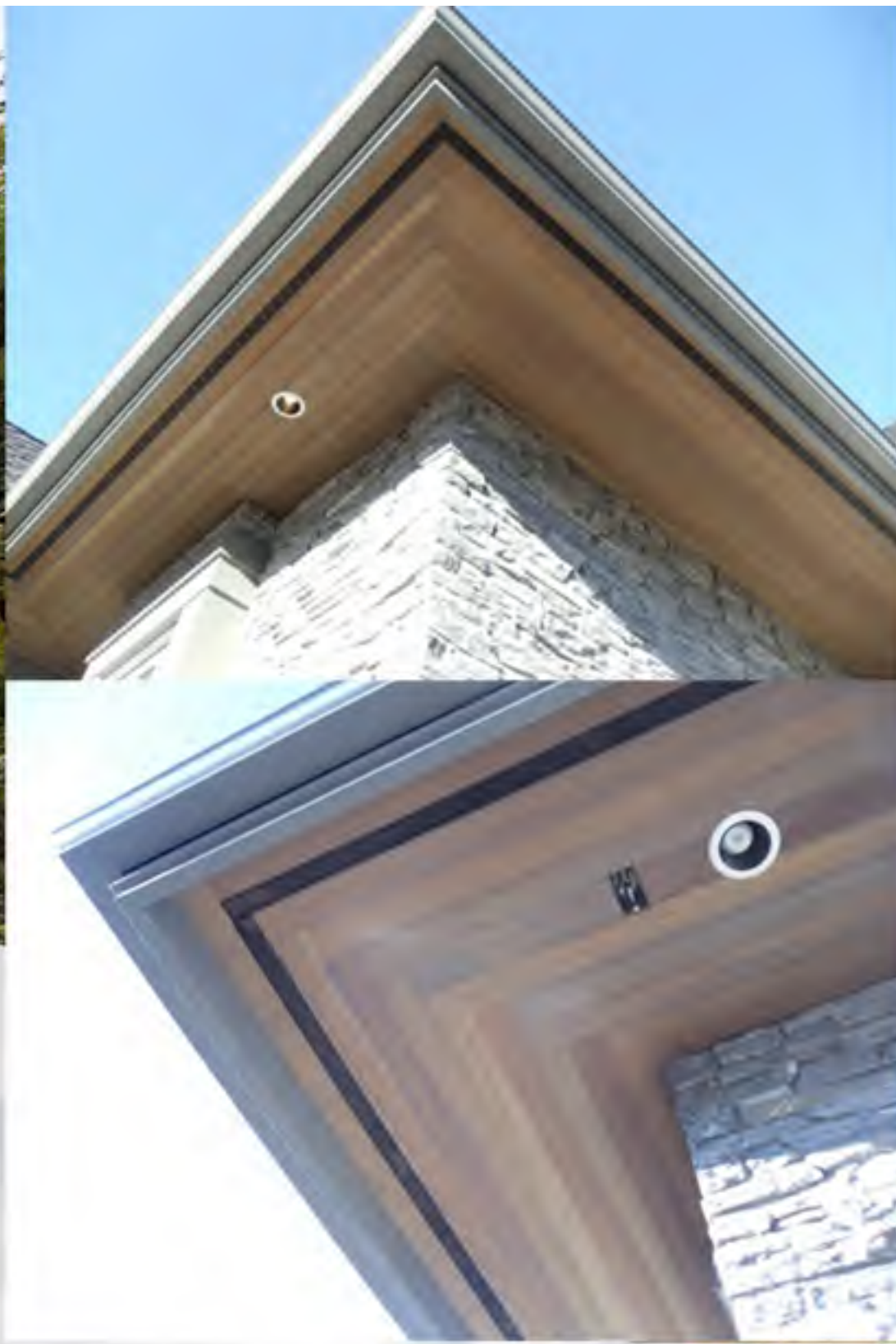
PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1:750	PROJECT NO.: RCA-239

SHEET TITLE:
**CONTEXT
 SITE PLAN**

REVISION NO.: -	SHEET NO.: A0.2
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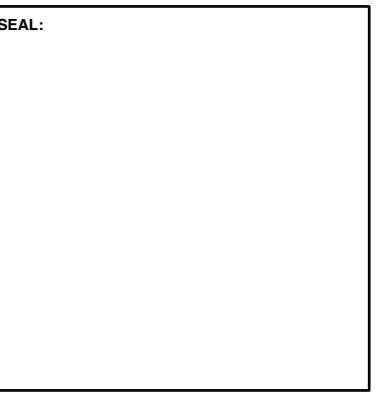


REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
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16.11.13	RE-ISSUED FOR DP



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PROJECT:

EVELYN DRIVE

DRAWN: EC	CHECKED BY: KS
SCALE: -	PROJECT NO.: RCA.239

SHEET TITLE:
PRECEDENT IMAGES

REVISION NO.: -	SHEET NO.: A0.3
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CONTEXT PLAN



1. VIEW FROM NORTHEAST:
SINGLE FAMILY HOUSE



2. VIEW FROM SOUTHEAST: SINGLE FAMILY HOUSE



3. VIEW FROM EAST: OVERALL



4. VIEW FROM WEST: PARCEL 2 BUILDING



5. VIEW OF PARCEL 2 MAIN ENTRY



3. VIEW FROM NORTH: KEITH ROAD

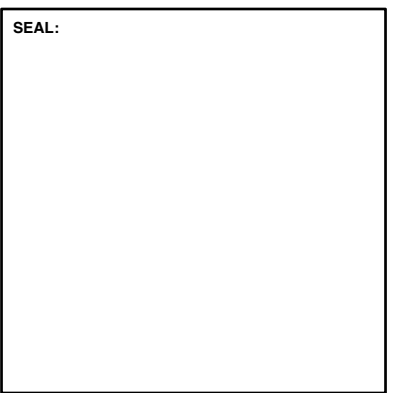
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ISSUE:

DATE	DESCRIPTION
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18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
PARCEL 3**
KEITH ROAD
WEST VANCOUVER, BC

DRAWN: EC	CHECKED BY: KS
SCALE: -	PROJECT NO.: RCA 239

SHEET TITLE:
**SITE
CONTEXT**

REVISION NO.: -	SHEET NO.: A0.4
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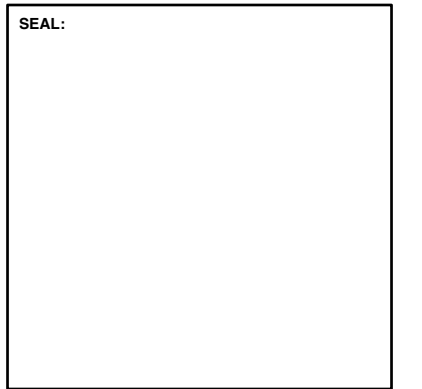
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ISSUE:

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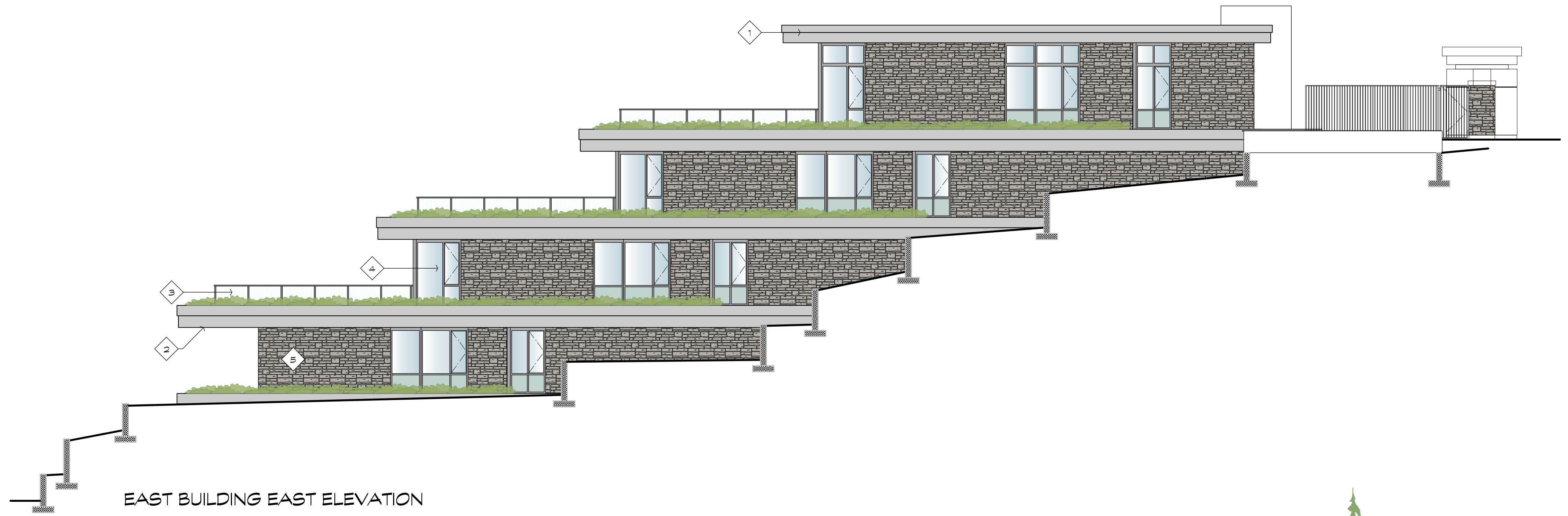
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PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: EC	CHECKED BY: KS
SCALE: -	PROJECT NO.: RCA 239

SHEET TITLE:
**MATERIAL
 BOARD**

REVISION NO.: -	SHEET NO.: A0.5
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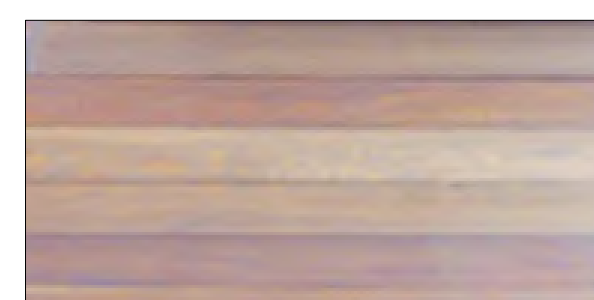
EAST BUILDING EAST ELEVATION



EAST BUILDING SOUTH ELEVATION



1 PAINTED CONCRETE
 GENERAL PAINT
 "CHARLESTON" CL 3172



2 CEDAR SOFFIT



3 GLASS/ ALUMINUM
 PREFINISHED ALUMINUM
 (METALLIC ZINC POWDER COAT)
 & CLEAR GLASS GUARDRAIL



4 WINDOW WALL
 CLEAR GLASS PANEL,
 STANDARD SILVER FRAMES,
 AND "CLEAR GREEN" SPANDREL
 GLASS



5 NATURAL STONE VENEER
 PANGAEA LEDGESTONE -
 "WEST COAST"

(NOTE: *ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT (CUSTOM COLOUR:
 GENERAL PAINT "CHARLESTON" CL3172W - COLOUR TO BE APPROVED ON SITE BY RCA/ONN)

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SUSTAINABILITY AT EVELYN BY ONNI

Onni is committed to sustainable design and building practices, and has developed a sustainability and green building program for the Evelyn project to guide the design, construction, and occupancy phases of development. Onni is working in partnership with its project team and the District to ensure that Evelyn is a showcase for green building in the community. The sustainability strategy for the project is based in part upon the 2007 Evelyn Drive Master Plan, which established the guiding principles and approach to sustainability for the site. The Master Plan was informed by the West Vancouver Official Community Plan and the Evelyn Drive Development Guidelines. It identified six areas of focus, including: *Community Completeness & Integration; Site, Water & Natural Elements; Energy & Atmosphere; Materials & Waste; Health & Safety; and Economic Efficiency.*

Community Completeness & Integration

Evelyn provides the community with a range of new housing options in form, features, and value, and residents with options for aging in place. By locating on an infill site and replacing existing single family homes with mid-rise housing, Evelyn brings a greater degree of density to the community, providing residents with access to a wide range of shops and services at Park Royal, high quality transit on Taylor Way and Marine Drive. Careful attention has been paid to the connectivity of the site with the surrounding neighborhood in order to reduce automobile use, encourage walking and cycling, and provide residents with convenient transit access. The 22 acre community has been designed to encourage walking, from wandering recreational paths across the site to direct pedestrian connections to Taylor Way and Park Royal. The project features conveniently located indoor bicycle storage for every resident, and includes electric vehicle charging infrastructure for each dwelling.

Site, Water & Natural Elements

Evelyn has been designed to provide residents with a park-like living experience. All of the parking on site is located underground (on level 4, to minimize amount of cut and fill during construction), and as many mature trees as possible have been retained and incorporated into the landscape design. Private terraces provide homeowners with their own garden space, accentuated by the natural surroundings and trees. Penthouse suites feature green roofs, and the buildings themselves are designed so that nearly all unites have southern views and ample sun exposure. Evelyn features bioswales and other stormwater management practices to reduce the stormwater runoff from site, and minimize the discharge into municipal storm drains. The project uses only high efficiency irrigation systems to reduce the use of potable water, and suites feature high efficiency / low flow fixtures and energy star appliances to reduce water consumption by 20% from the BC Building Code. Onni is using best practices in construction management to minimize disruption on the site. A Construction Activity Pollution Prevention program is in place to manage erosion and sedimentation during construction. Large boulders cleared from site have been provided to the District to contribute to restoration of aquatic habitat along the shoreline. The boulders are used to help restore reefs that would otherwise be degraded by waves and currents.

Energy & Atmosphere

Energy efficiency is inherent in the design of the Evelyn project. By building into the side of a hill, the terrace building form draws on passive design, reducing exterior wall area (reducing heat loss) and taking advantage of passive cooling due to the ground contact.

Energy modeling has been used as a tool early in the design process to simulate the impact of different design strategies on energy consumption. A number of energy conservation measures have been incorporated into the design of the terrace homes, including the following:

- High performance glazing (lower u-value), protected with large overhangs limiting solar gain in summer months, while allowing sun into the living spaces during the winter
- Better insulation on roof and below grade walls
- High efficiency heating and cooling system
- Reduced lighting power density in the corridor and parkade and full cut off lighting outside
- Energy efficient appliances and low-flow water fixtures
- Higher efficiency domestic water heating

All building systems will be commissioned to verify that fundamental building elements and systems are designed, installed and calibrated as intended, and metering of all central equipment and common utilities will be provided to ensure ongoing transparency regarding building energy consumption over time.

Changes to the BC Building Code mean that Parcel 3 must meet a higher energy performance standard than previous parcels. The team is exploring the following options to improve the energy efficiency of the design by a further 10-15 percent, incorporating:

- High performance glazing
- Better roof insulation
- Better insulation in below grade walls

Materials & Waste

Whenever possible local, recycled and remanufactured materials will be selected and utilized, reducing the use of new products as practical. Recycling systems are incorporated into the design of the community, reducing the amount of waste generated and moved off site. Onni has developed a material selection and waste management strategy for the project based on the following objectives:

- 100 percent of construction related waste will be sorted, weighed, and tracked, with an aim to divert in excess of 85% from landfill
- Ten percent (by cost) of the materials used on the project will be comprised of recycled content
- 20 percent (by cost) of the materials used on the project will be sourced locally
- Best practice limits on VOC and other contaminants have been established for adhesives, sealants, paints, coatings, carpets and wood products used on the project

Health & Safety

A safe and high quality indoor environment is one of the key objectives behind the design of Evelyn. The design features the following strategies:

- Measures to supply or distribute outdoor air to the breathing zone in each individual occupiable space
- Measures to minimize air leakage between suites
- CO2 monitoring of regularly occupied spaces
- Indoor air quality to be monitored and managed by contractor during construction and before occupancy
- Primary building entries will feature permanent entryway systems, high quality filters will be installed on all air handling equipment prior to occupancy, and CO alarms will be installed in all units adjacent to parking areas
- Lighting and airflow controls for all regularly occupied areas
- Thermal Comfort Standard. Monitoring and verification will be addressed in the design

Finally, with respect to community safety, the community has been planned carefully, utilizing the most sophisticated CPTED or Crime Prevention Through Environmental Design Principles.

Pedestrian pathways and vibrant open spaces offer integration for the community and provide significant "eye on the street" security.

Economic Efficiency

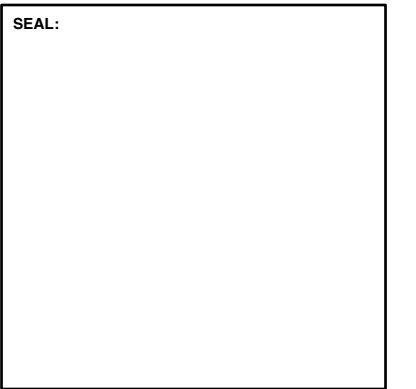
Redevelopment of the Evelyn site will create significant economic benefit for the District, and bring added value to a long dormant development site in the community.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
31.05.13	ISSUED FOR DP
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:
**EVELYN DRIVE
PARCEL 3**

KEITH ROAD
WEST VANCOUVER, BC

DRAWN: EC	CHECKED BY: KS
SCALE: -	PROJECT NO.: RCA 2339

SHEET TITLE:
**LEED
SUSTAINABILITY**

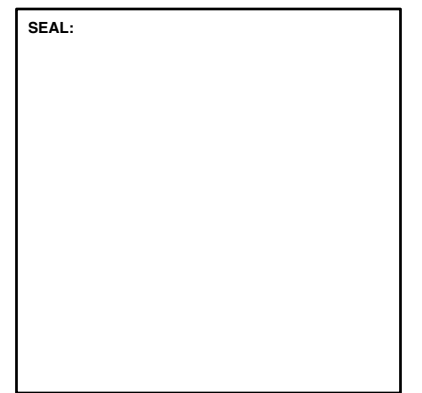
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.15	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
15.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
PARCEL 3**

870 & 876 KEITH ROAD
WEST VANCOUVER, BC

DRAWN: CHECKED BY:

SCALE: PROJECT NO:

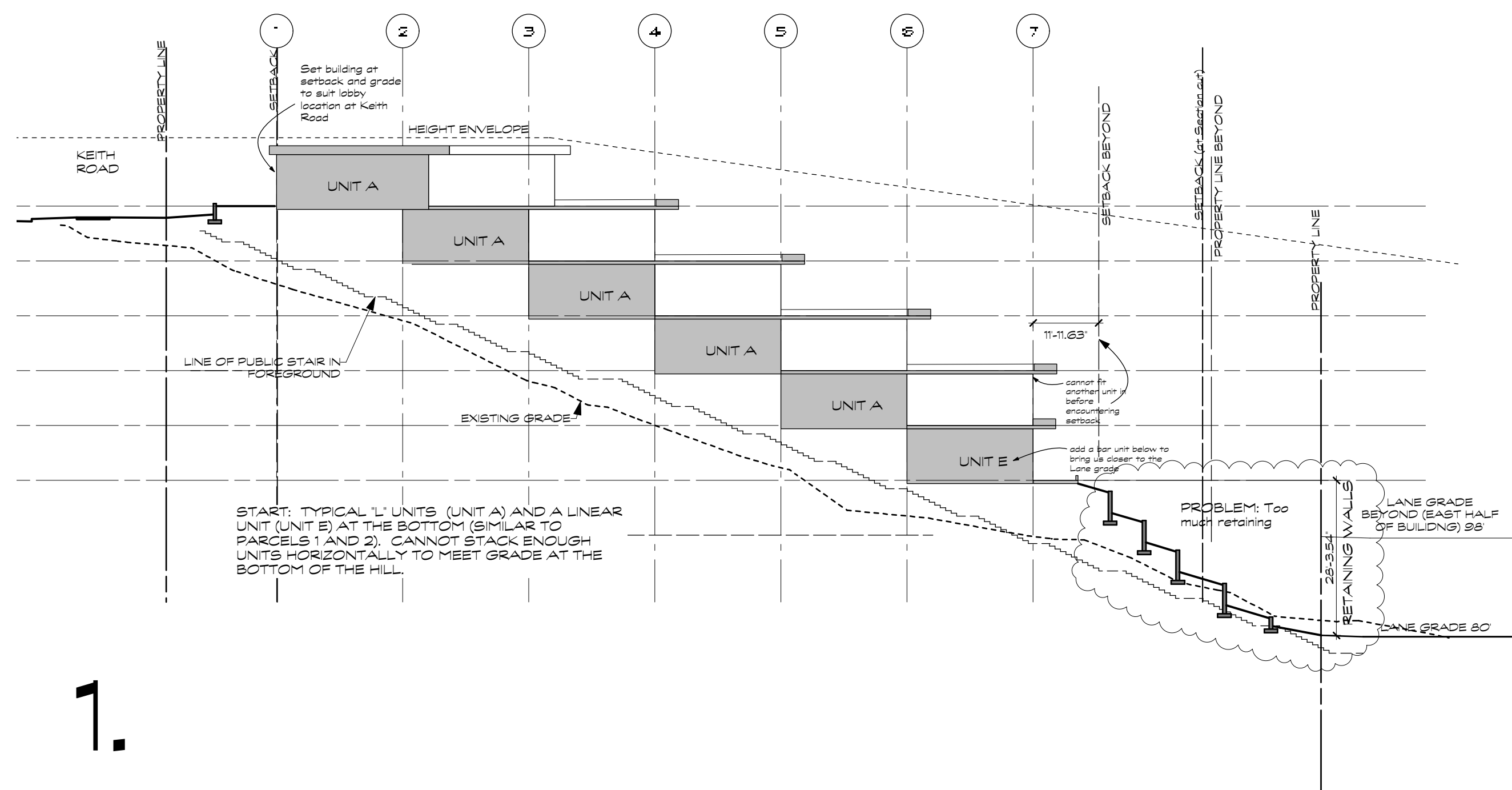
1/8" = 1'-0" 239-3

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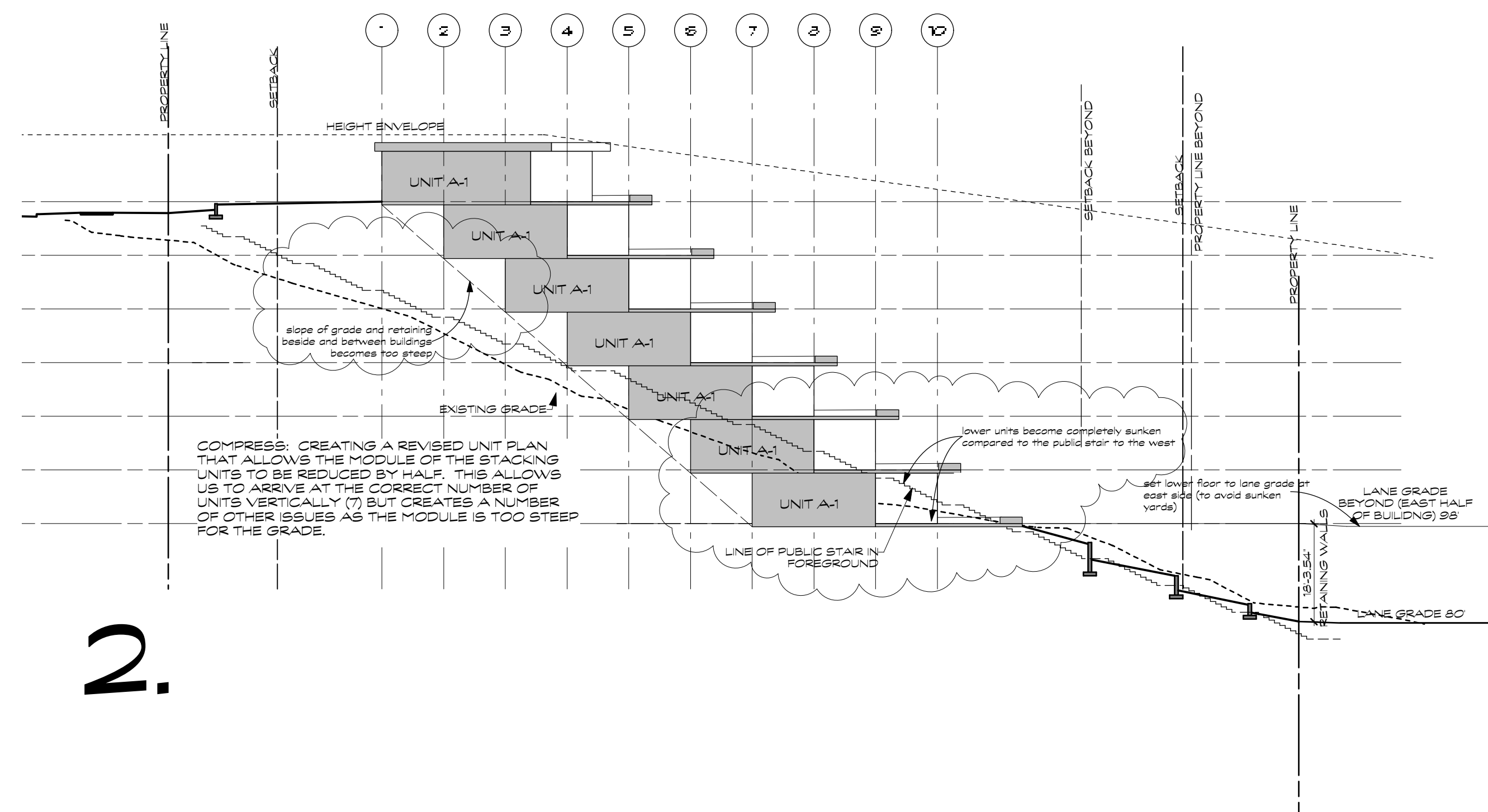
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REVISION NO.: SHEET NO.:

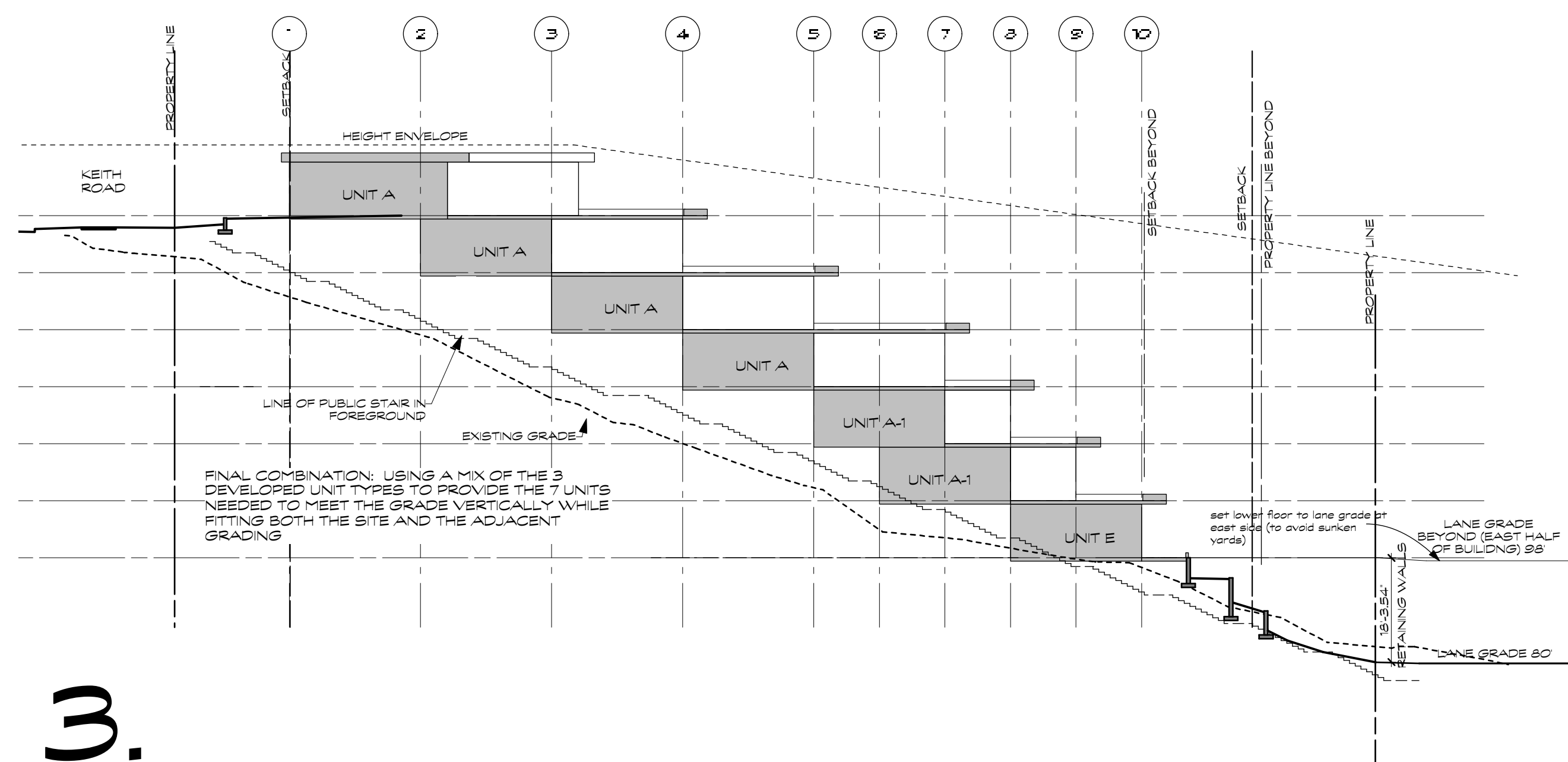
- A0.7



1.



2.



3.

DEVELOPMENT OF BUILDING FORM IN RESPONSE TO SITE AND TOPOGRAPHY

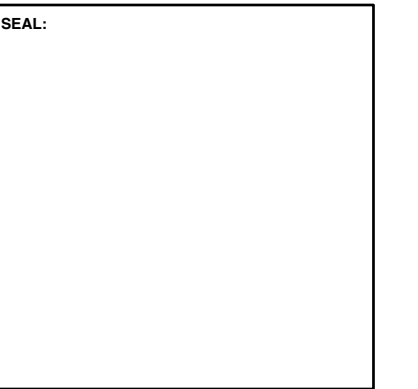
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NO.	DATE	DESCRIPTION

ISSUE:

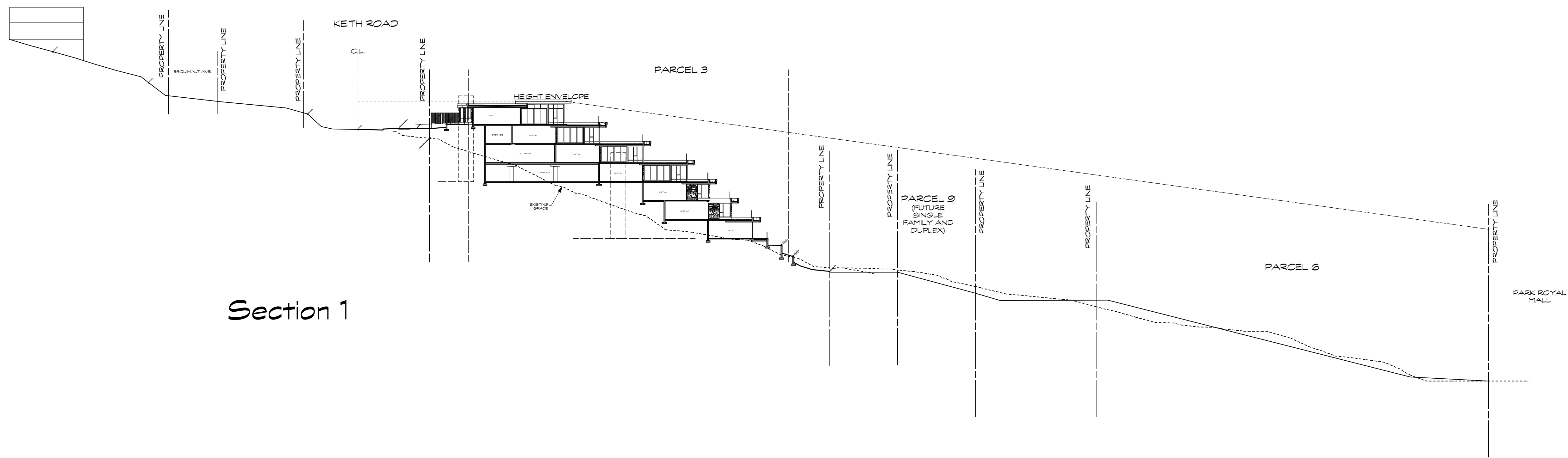
DATE	DESCRIPTION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



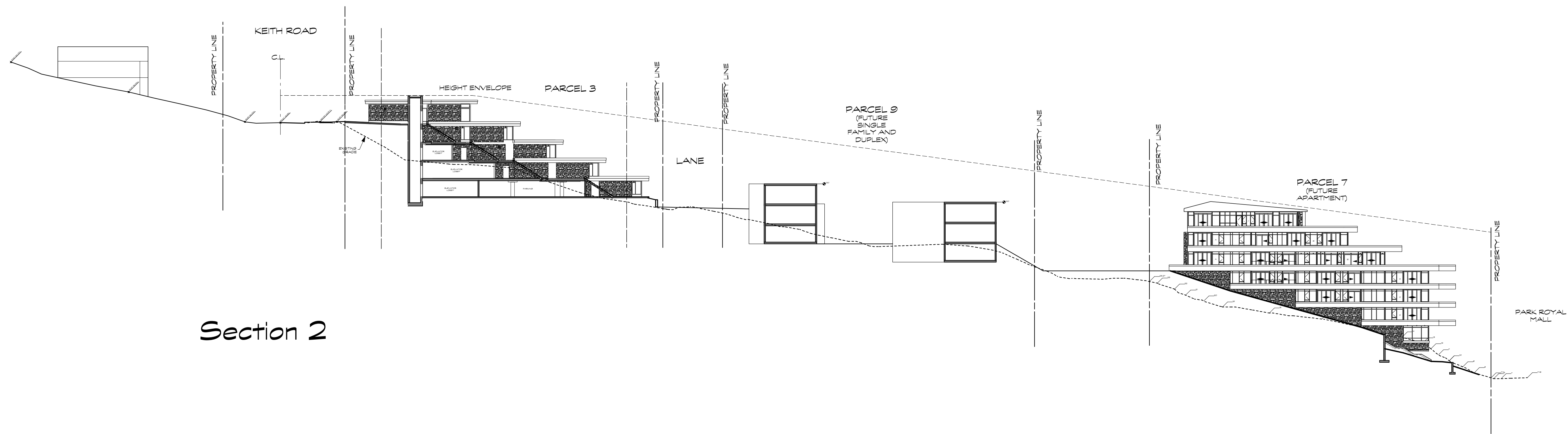
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Section 1



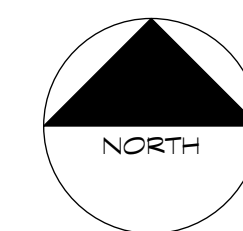
Section 2

PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/32" = 1'-0"	PROJECT NO.: 239-3

SHEET TITLE:
**SITE
 SECTIONS**

REVISION NO.: -	SHEET NO.: A0.8
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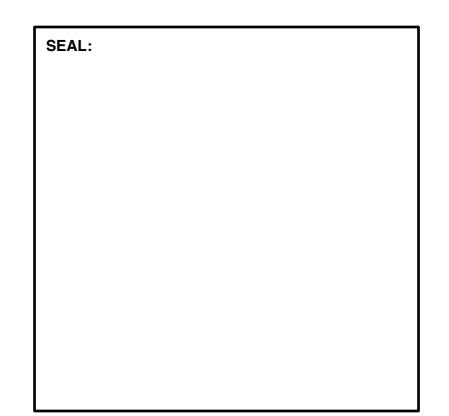
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REVISION:

NO.	DATE	DESCRIPTION

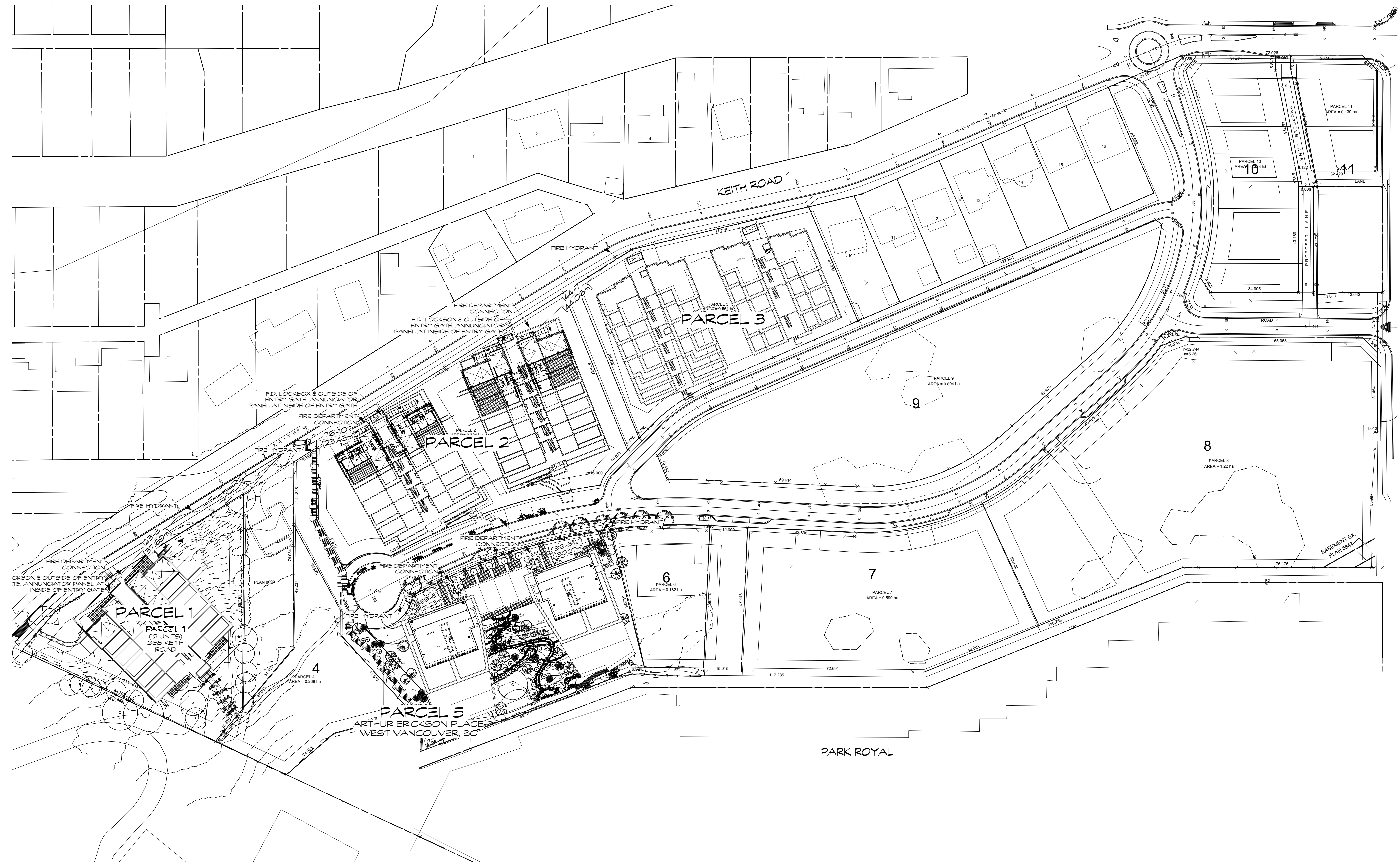
ISSUE:

DATE	DESCRIPTION
31.03.13	ISSUED FOR DP
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1:750	PROJECT NO.: RCA-239

SHEET TITLE:
**OVERALL
 SITE PLAN**

REVISION NO.: -	SHEET NO.: A1.0
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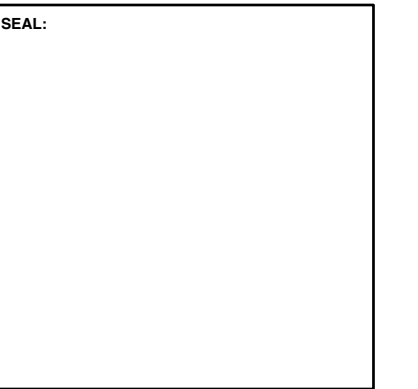
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

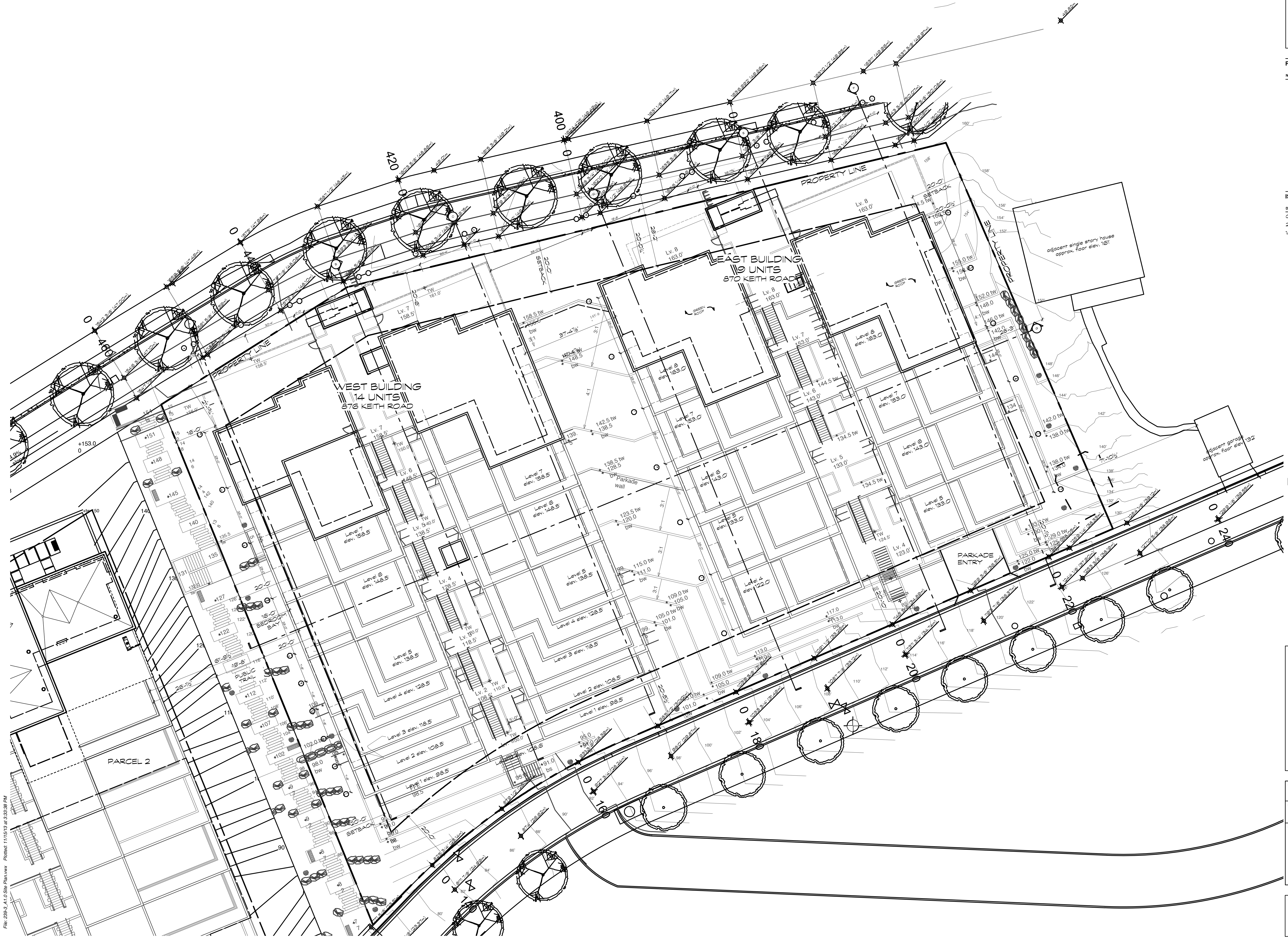
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SCALE: 1/16" = 1'-0"	PROJECT NO.: RCA 239-3
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SHEET TITLE:

SITE PLAN

REVISION NO.: -	SHEET NO.: A1.1
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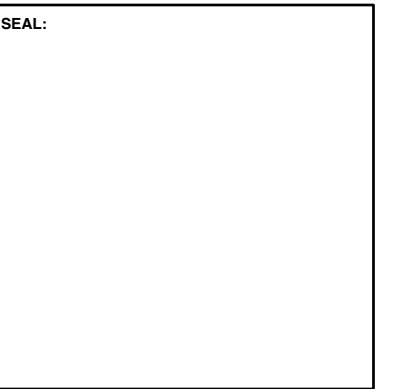
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REVISION:

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ISSUE:

DATE	DESCRIPTION
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18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

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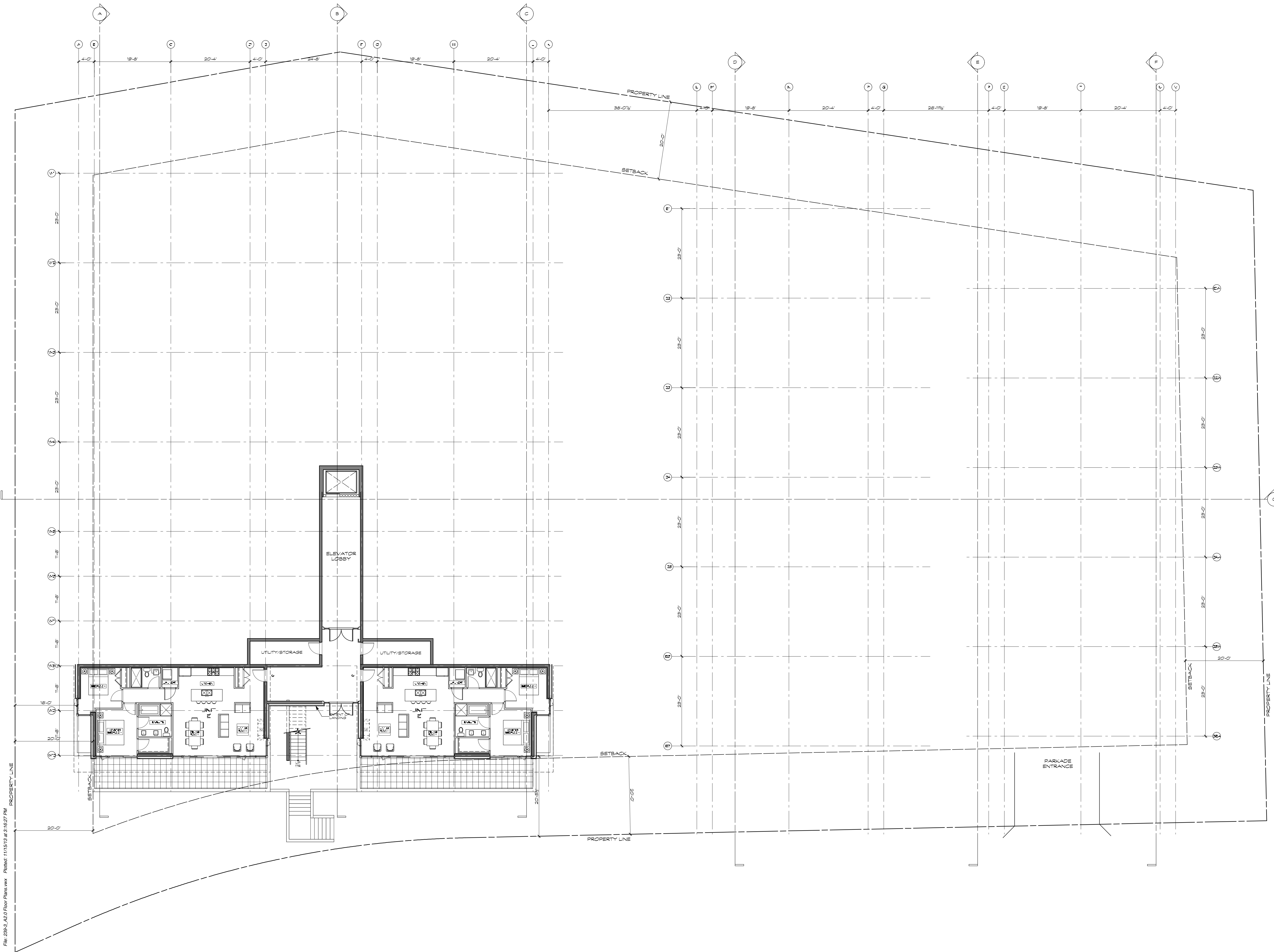
SCALE: 3/32" = 1'-0" PROJECT NO.: 239-3

SHEET TITLE:

Level 1
 FLOOR PLANS

REVISION NO.: SHEET NO.:

- A2.0



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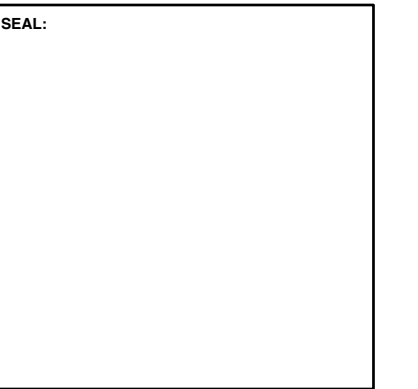
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
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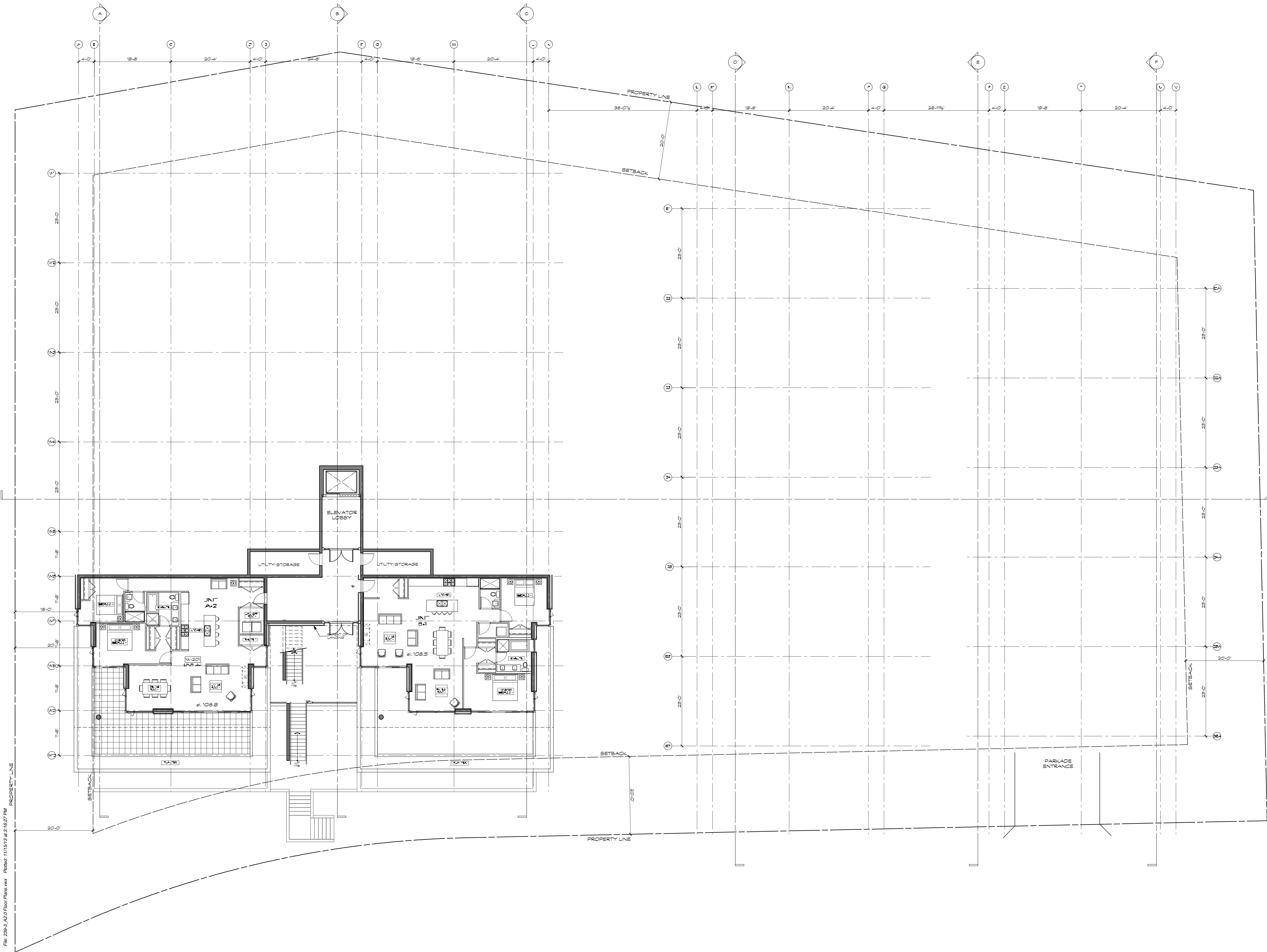
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SHEET TITLE:

**Level 2
 FLOOR PLANS**

REVISION NO.:	SHEET NO.:
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- A2.1



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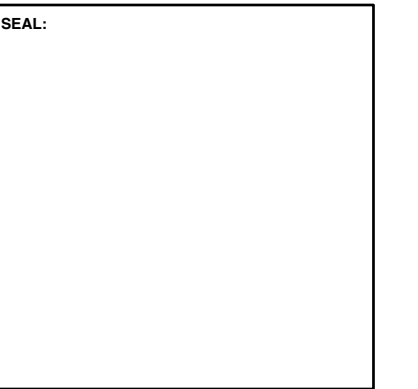
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP CHECKED BY: RC

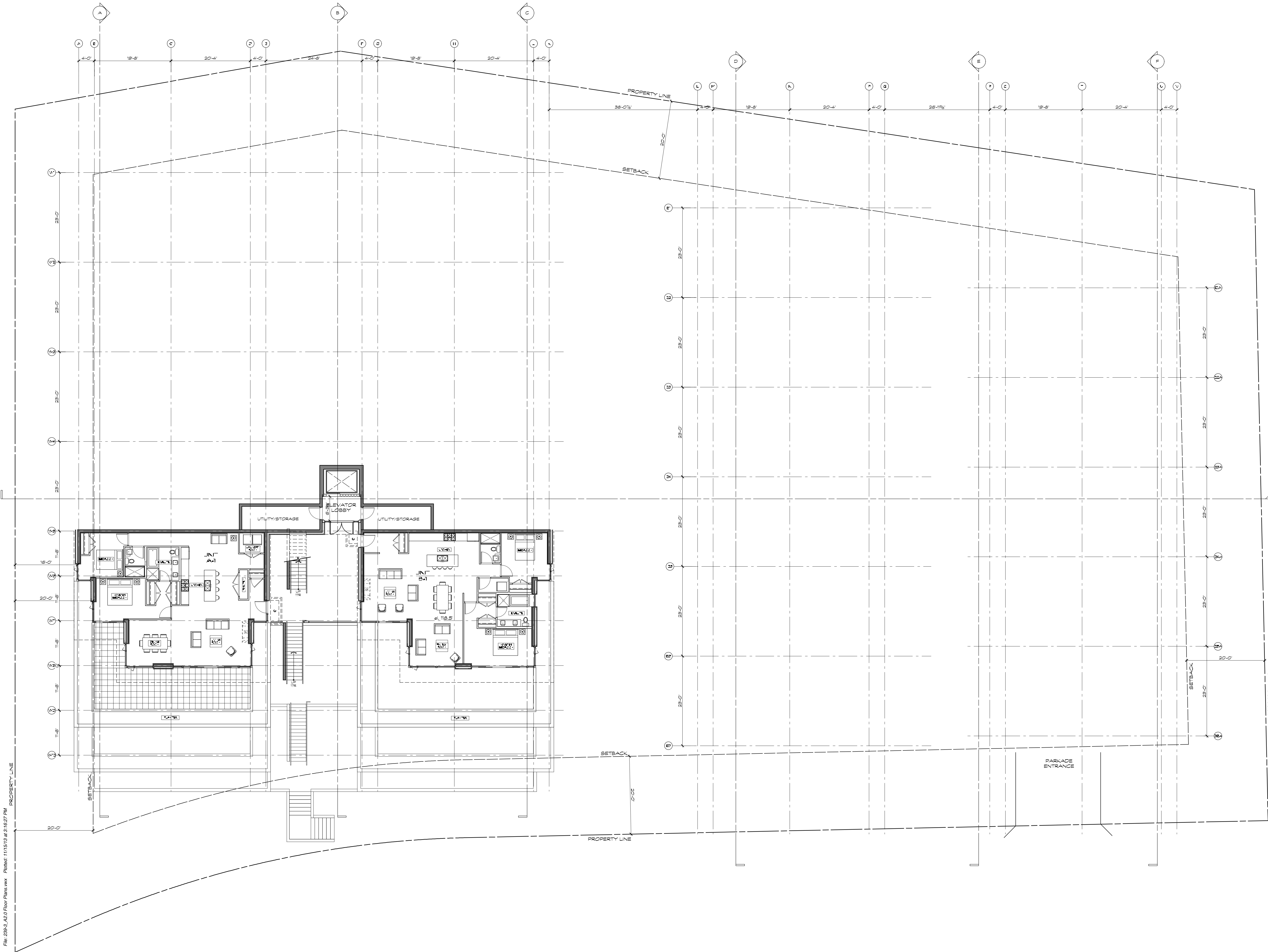
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SHEET TITLE:

**Level 3
 FLOOR PLANS**

REVISION NO.: SHEET NO.:

- A2.2



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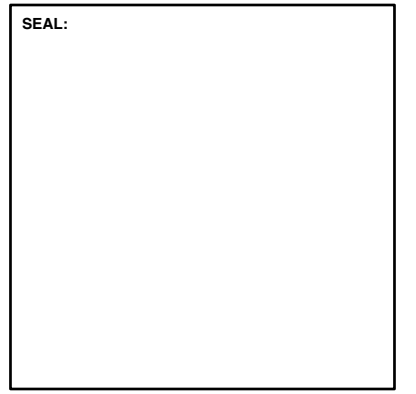
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
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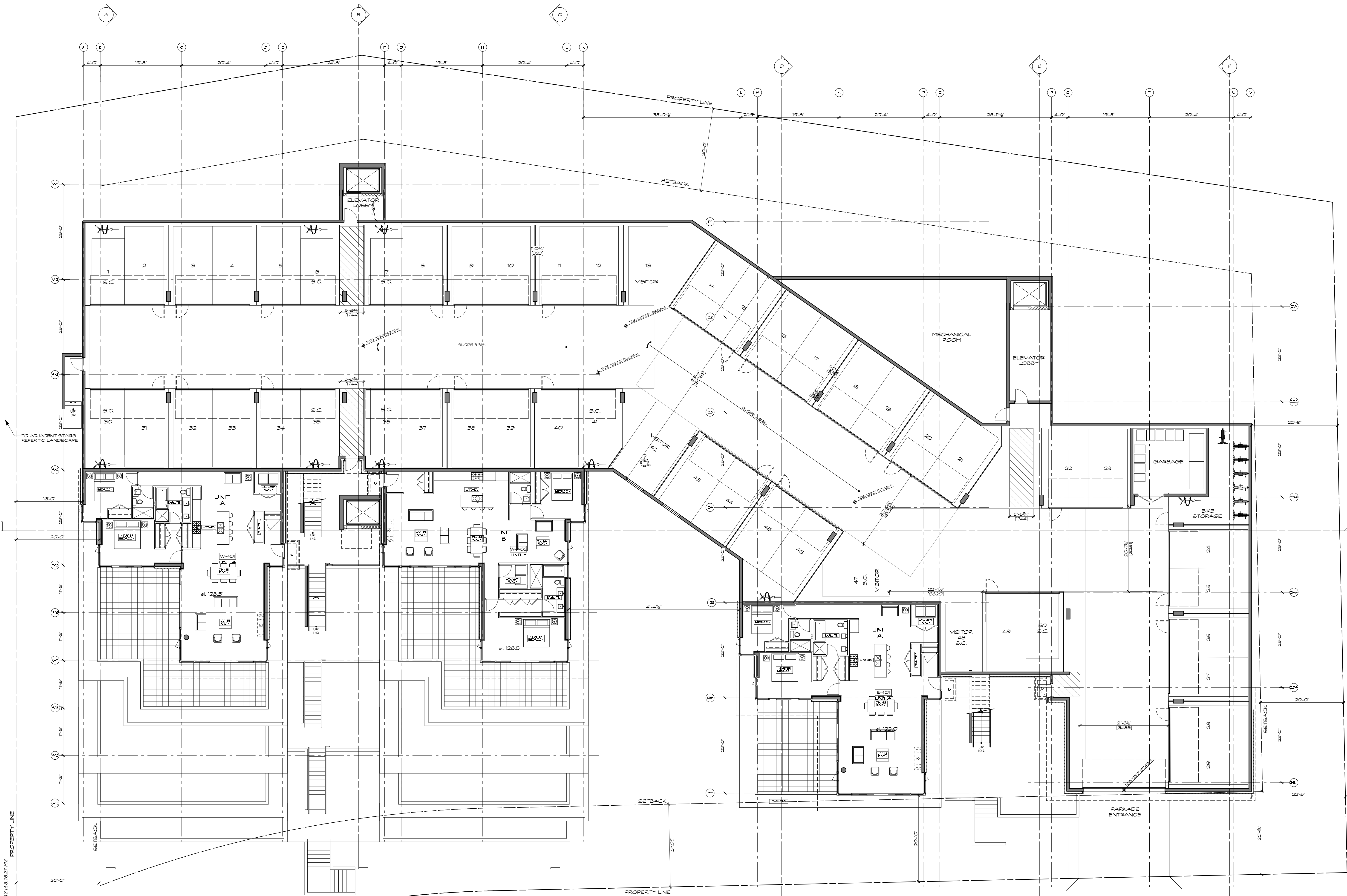
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SHEET TITLE:

**Level 4
 FLOOR PLANS**

REVISION NO.:	SHEET NO.:
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- **A2.3**



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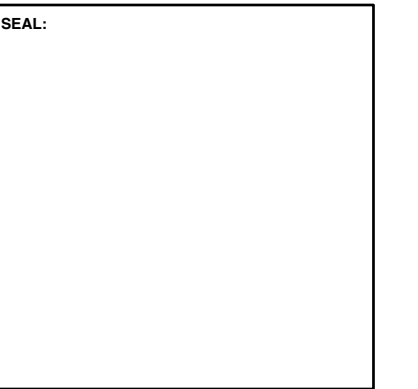
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NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP CHECKED BY: RC

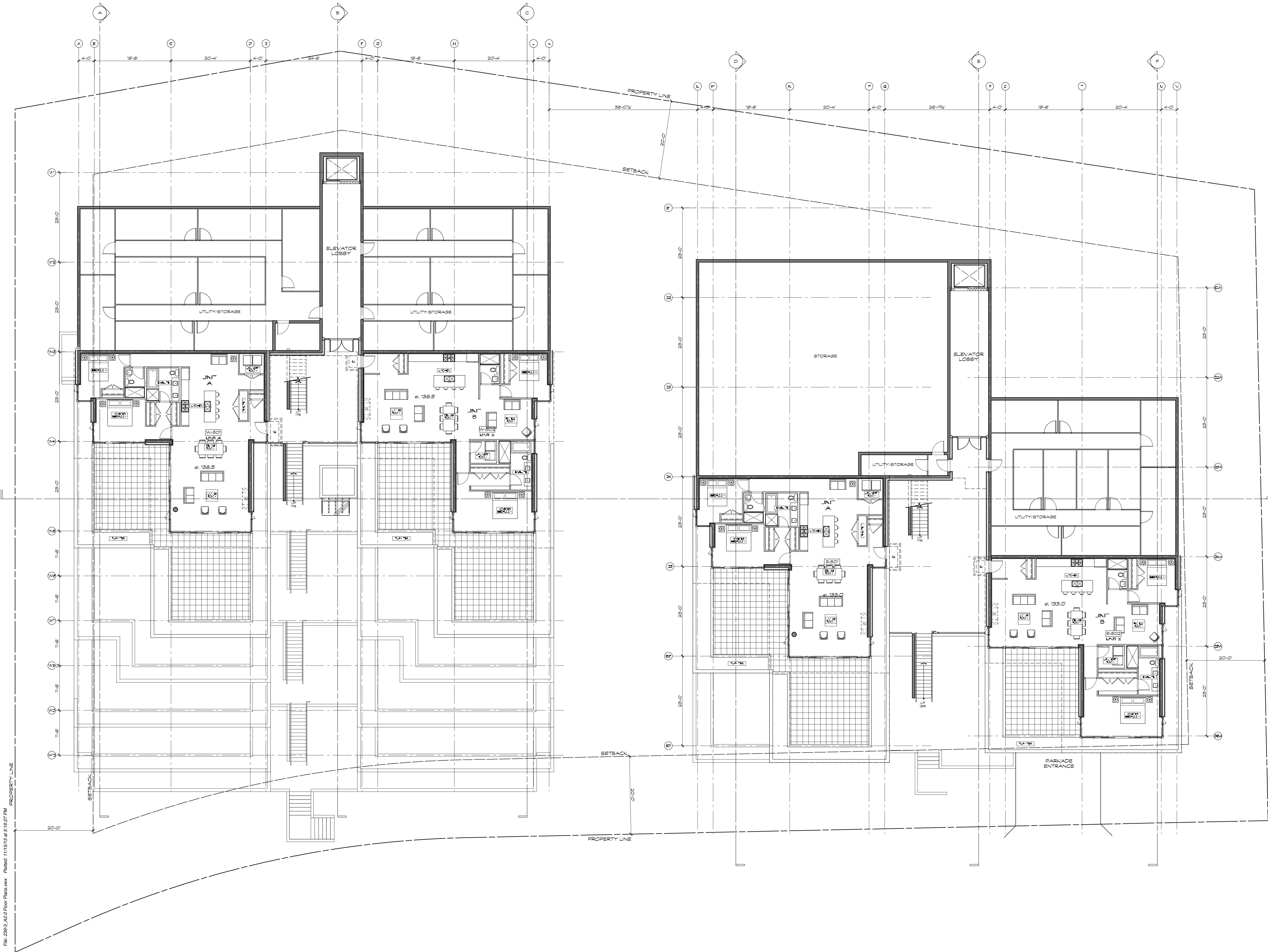
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SHEET TITLE:

**Level 5
 FLOOR PLANS**

REVISION NO.: SHEET NO.:

- A2.4



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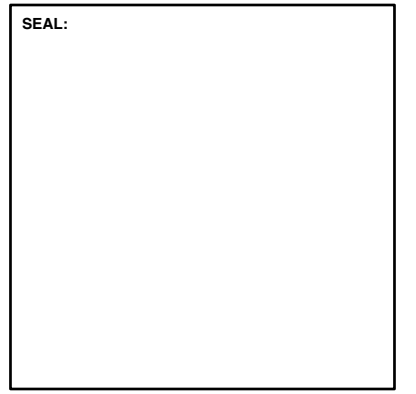
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP CHECKED BY: RC

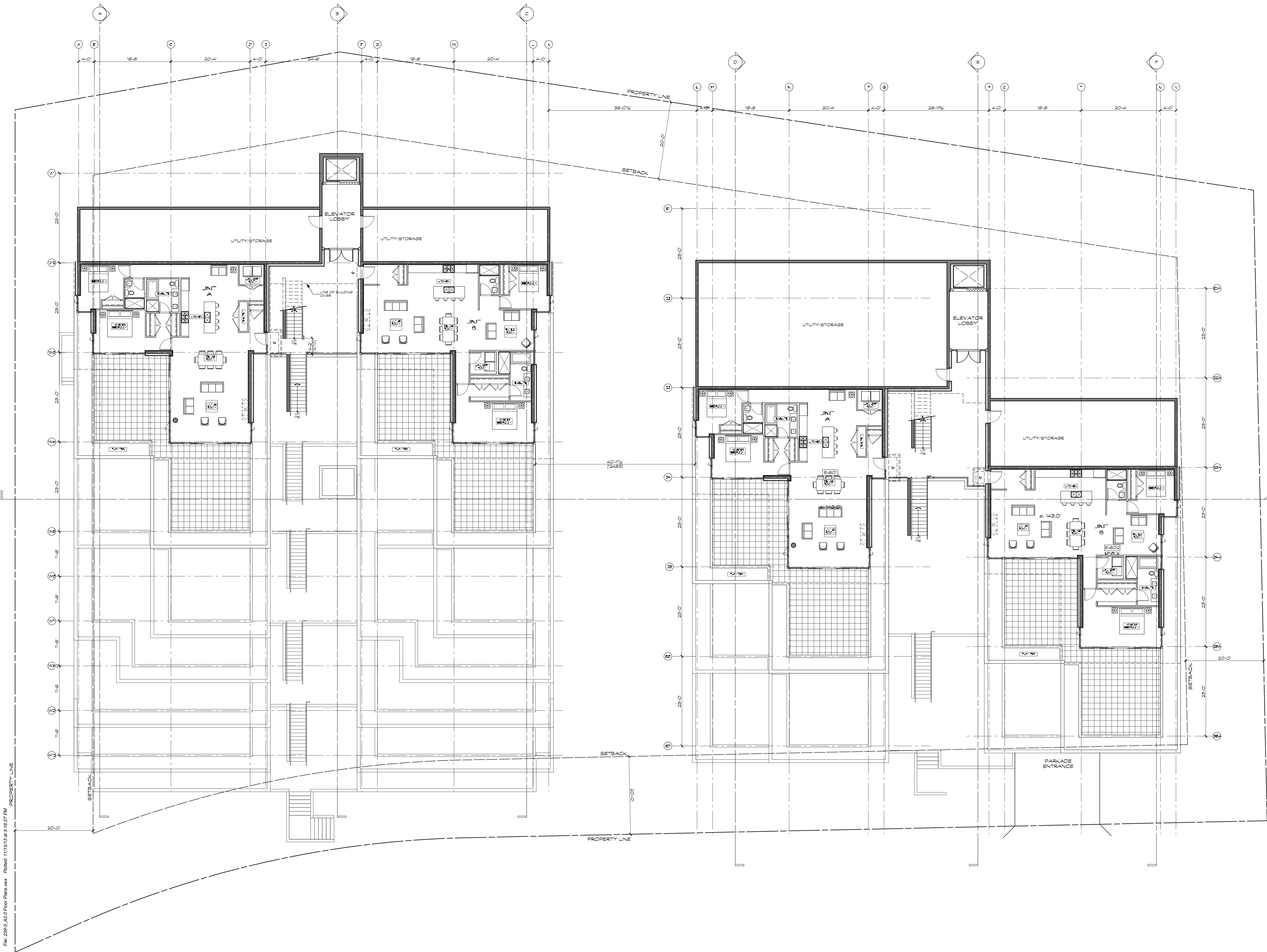
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SHEET TITLE:

**Level 6
 FLOOR PLANS**

REVISION NO.: SHEET NO.:

- A2.5



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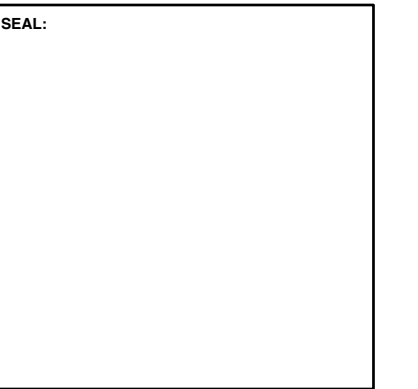
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
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SCALE: 3/32" = 1'-0"	PROJECT NO.: 239-3
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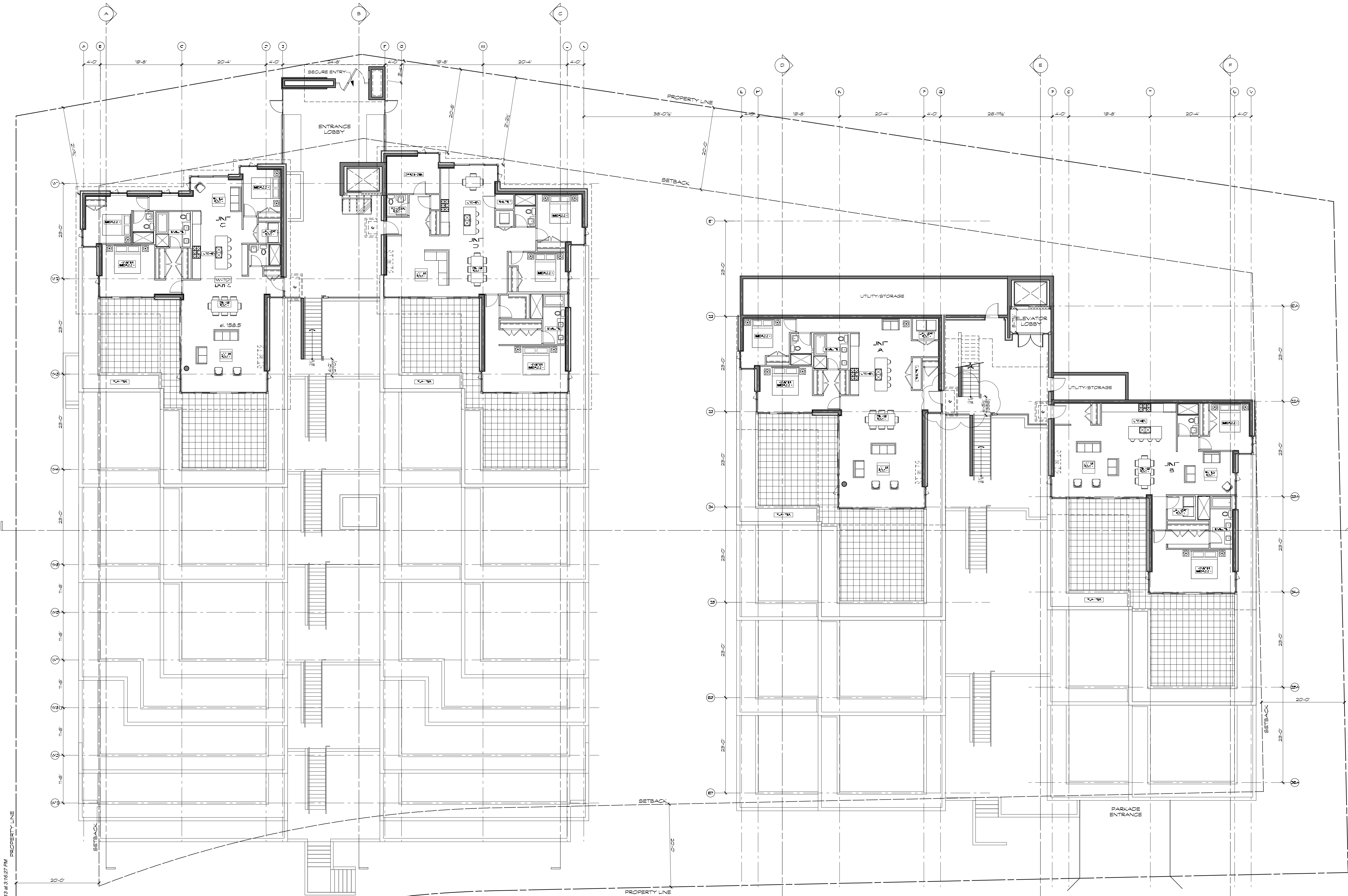
**Level 7
 FLOOR PLANS**

REVISION NO.:

-

SHEET NO.:

A2.6



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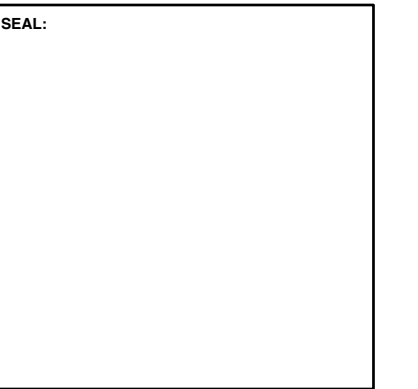
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
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SCALE: 3/32" = 1'-0"	PROJECT NO.: 239-3
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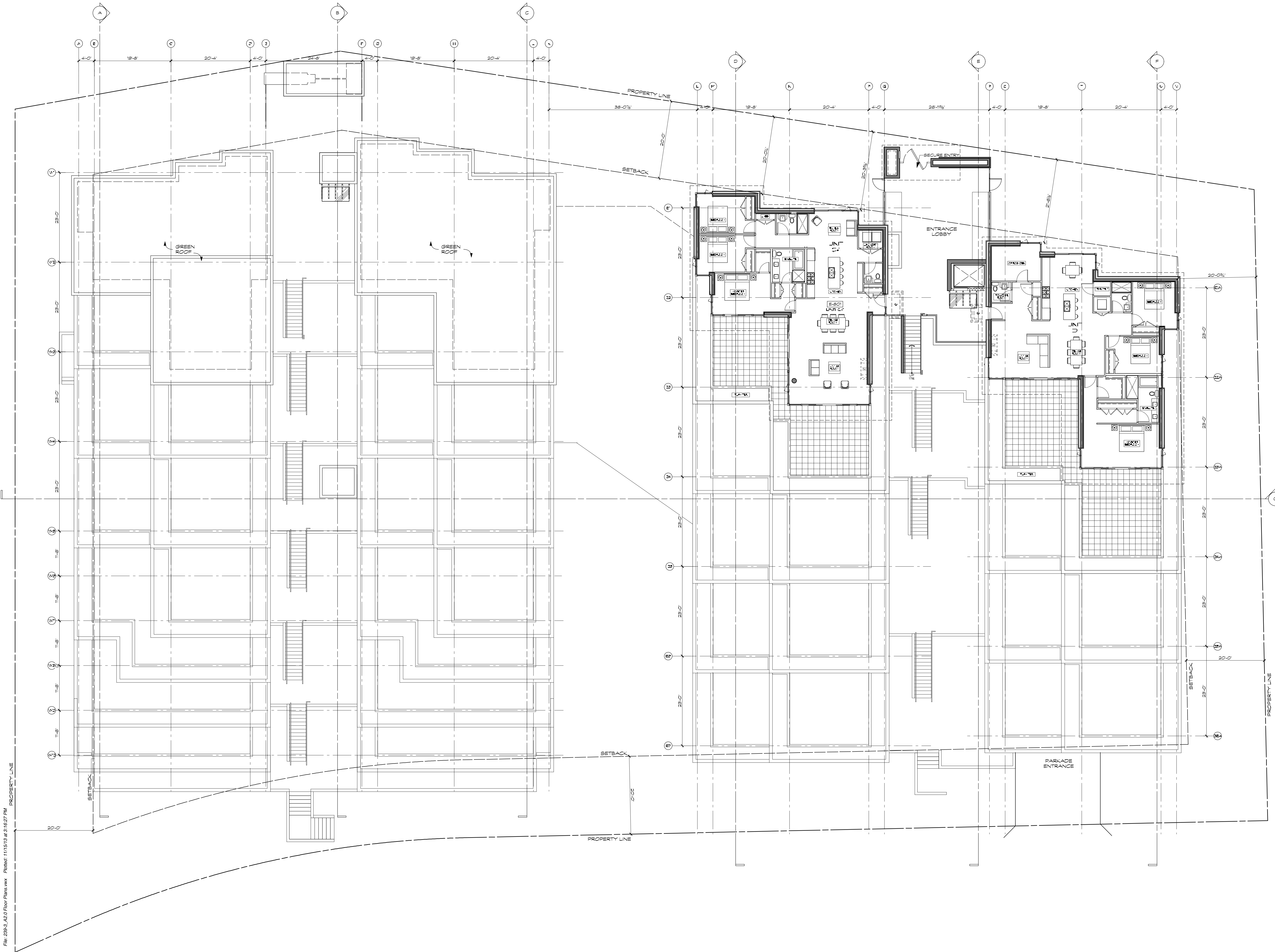
**Level 8
 FLOOR PLANS**

REVISION NO.:

-

SHEET NO.:

A2.7



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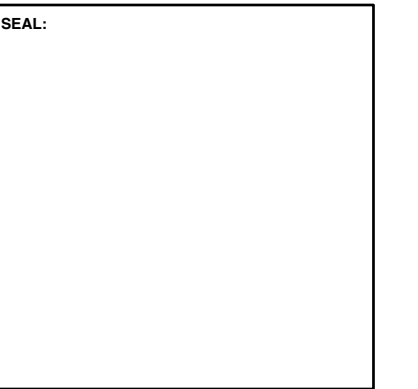
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
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28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP CHECKED BY: RC

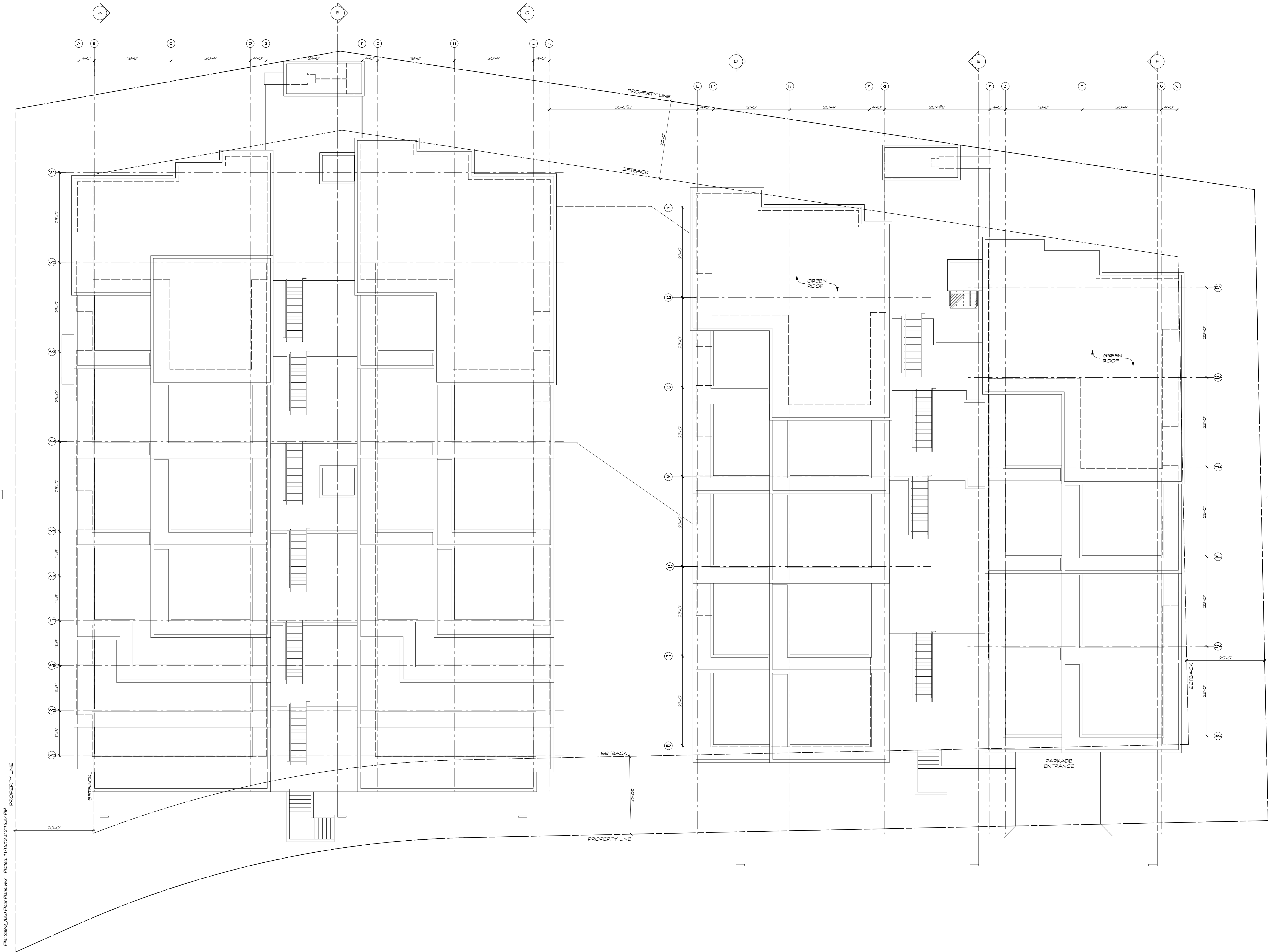
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SHEET TITLE:

**Roof
 FLOOR PLANS**

REVISION NO.: SHEET NO.:

- A2.8



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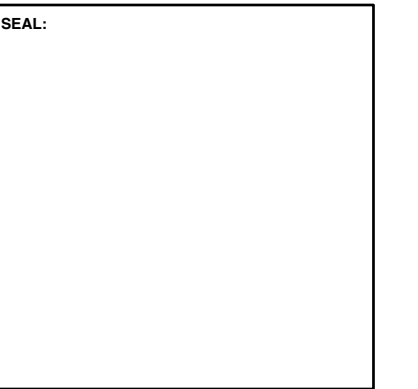
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

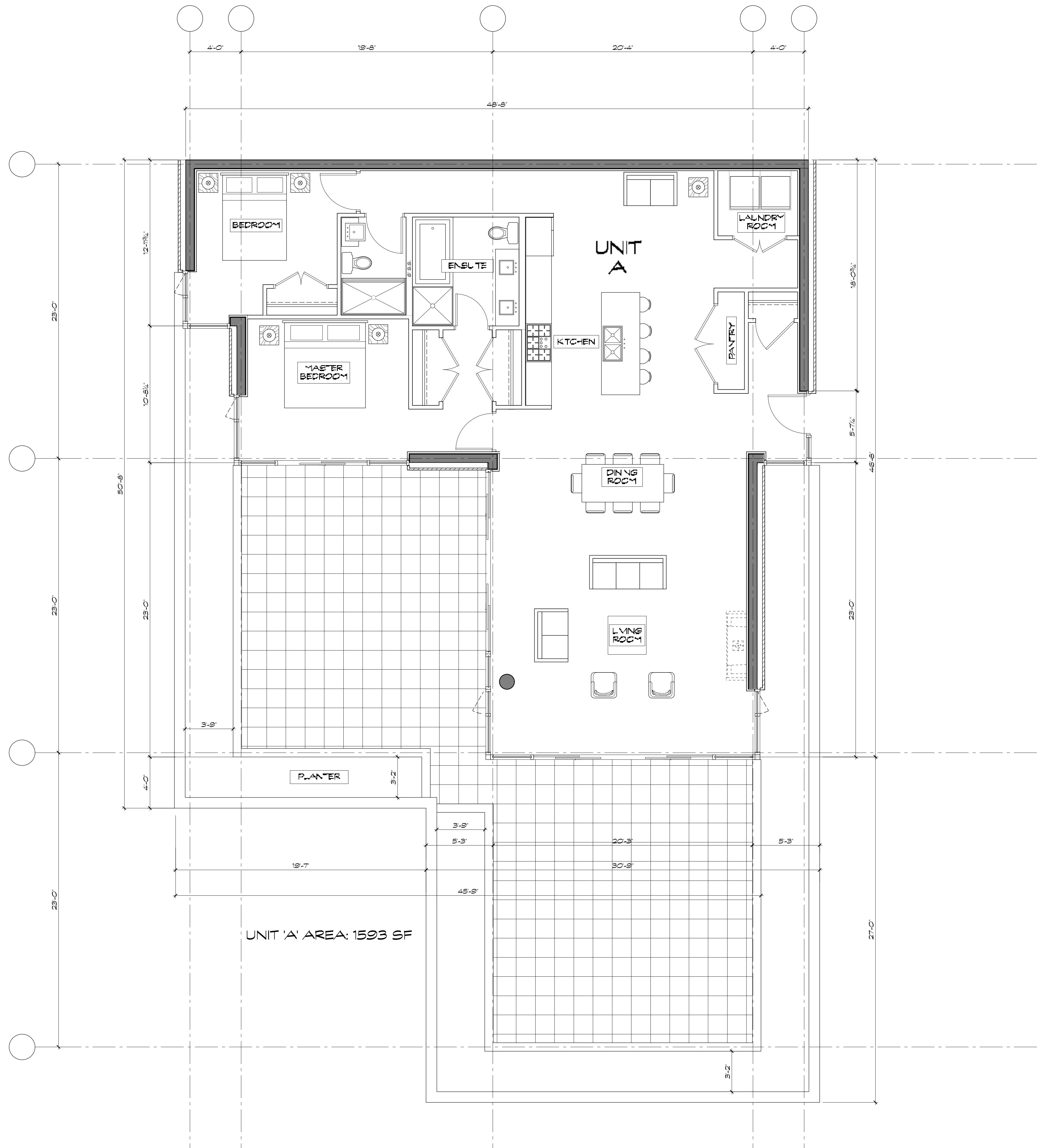
DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



RCA

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 Fax: (604) 687-4641
 admin@ciccozziarchitecture.com



UNIT 'A' AREA: 1593 SF

PROJECT:
EVELYN PARCEL 3
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA239-3

SHEET TITLE:
**Unit Plans
 A**

REVISION NO.: -	SHEET NO.: A3.0
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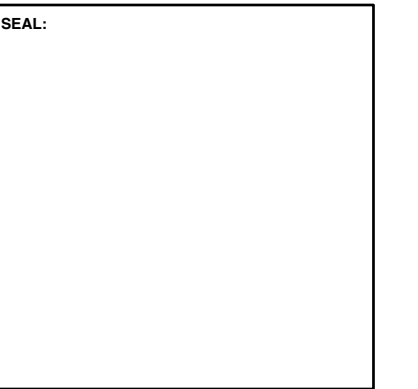
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

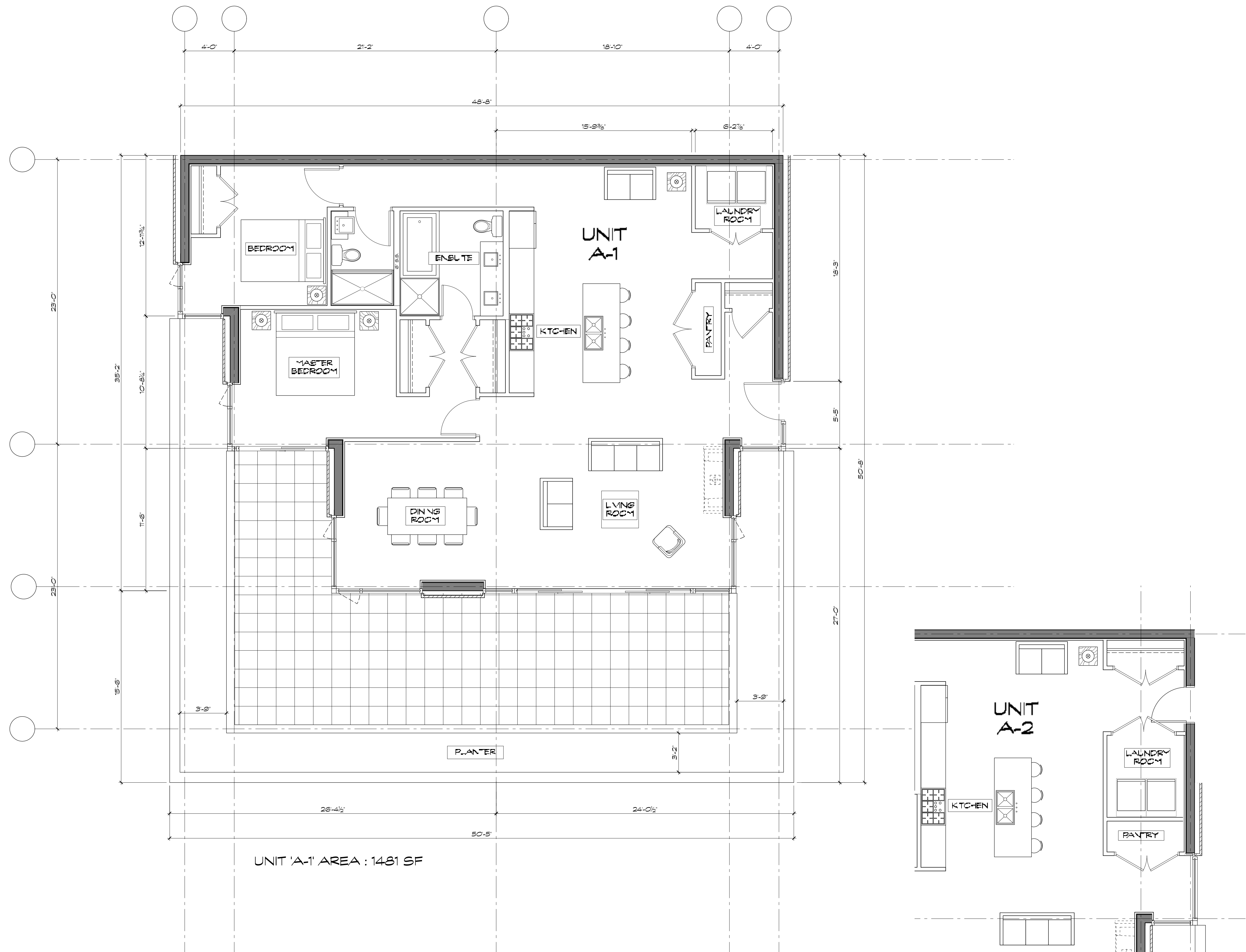
DATE	DESCRIPTION
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18.11.13	RE-ISSUED FOR DP



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UNIT 'A-1' AREA : 1481 SF

UNIT A-2 : 1481 SF (SAME AS UNIT A-1 EXCEPT ENTRY AS SHOWN)

PROJECT:
**EVELYN
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA239-3

SHEET TITLE:
 Unit Plans
 A-1 (A-2)

REVISION NO.: -	SHEET NO.: A3.1
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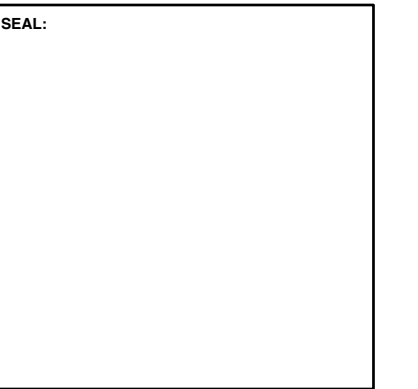
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
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28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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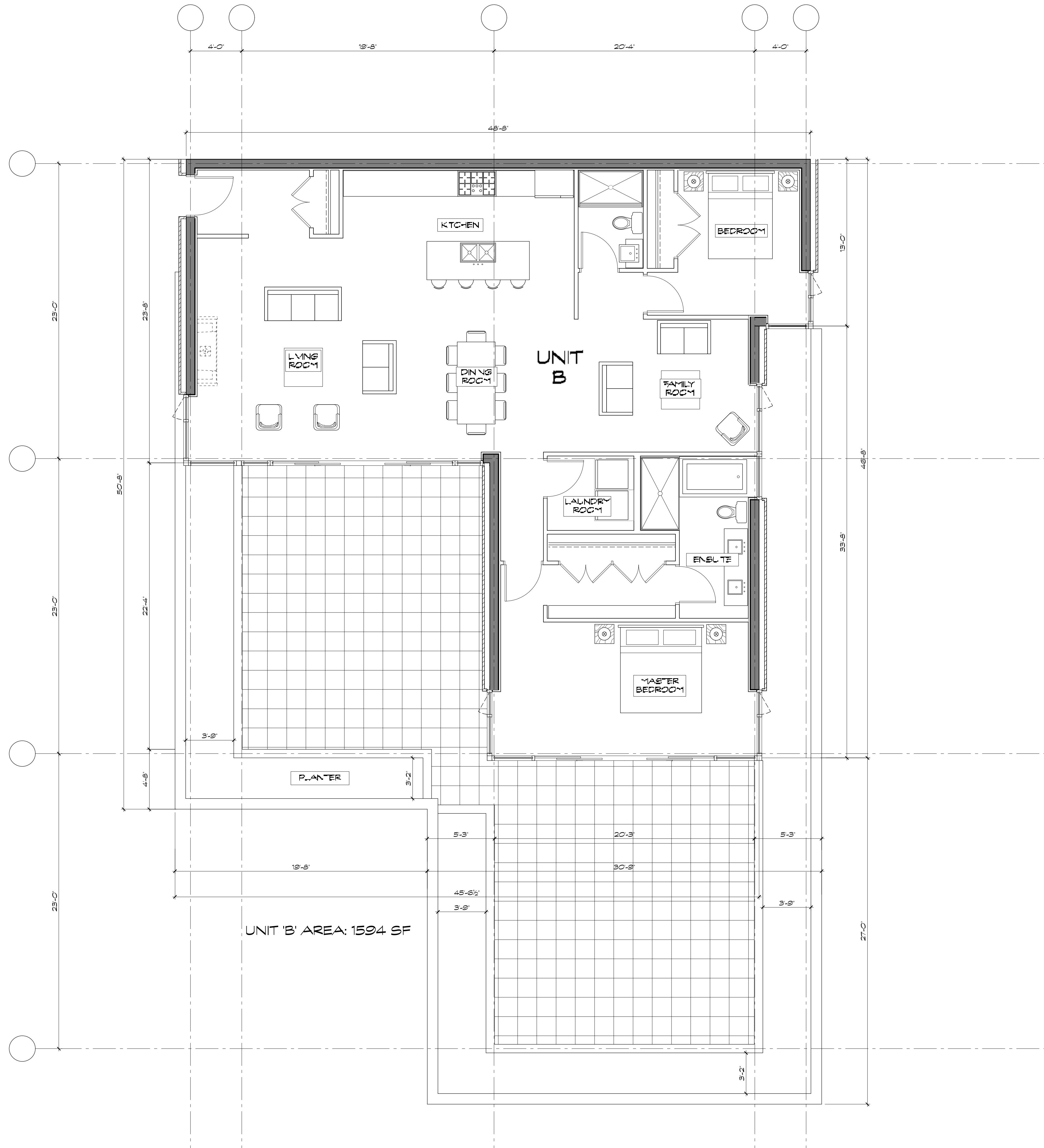
200 - 2339 Columbia Street
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 Fax: (604) 687-4641
 admin@ciccozziarchitecture.com

PROJECT:
**EVELYN
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA239-3

SHEET TITLE:
**Unit Plans
 B**

REVISION NO.: -	SHEET NO.: A3.2
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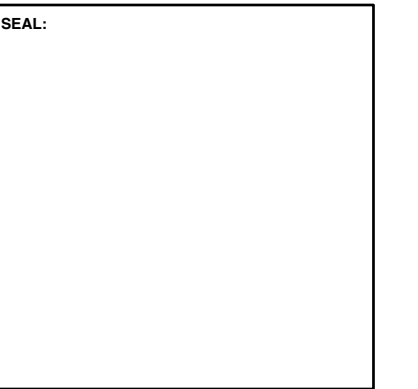
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

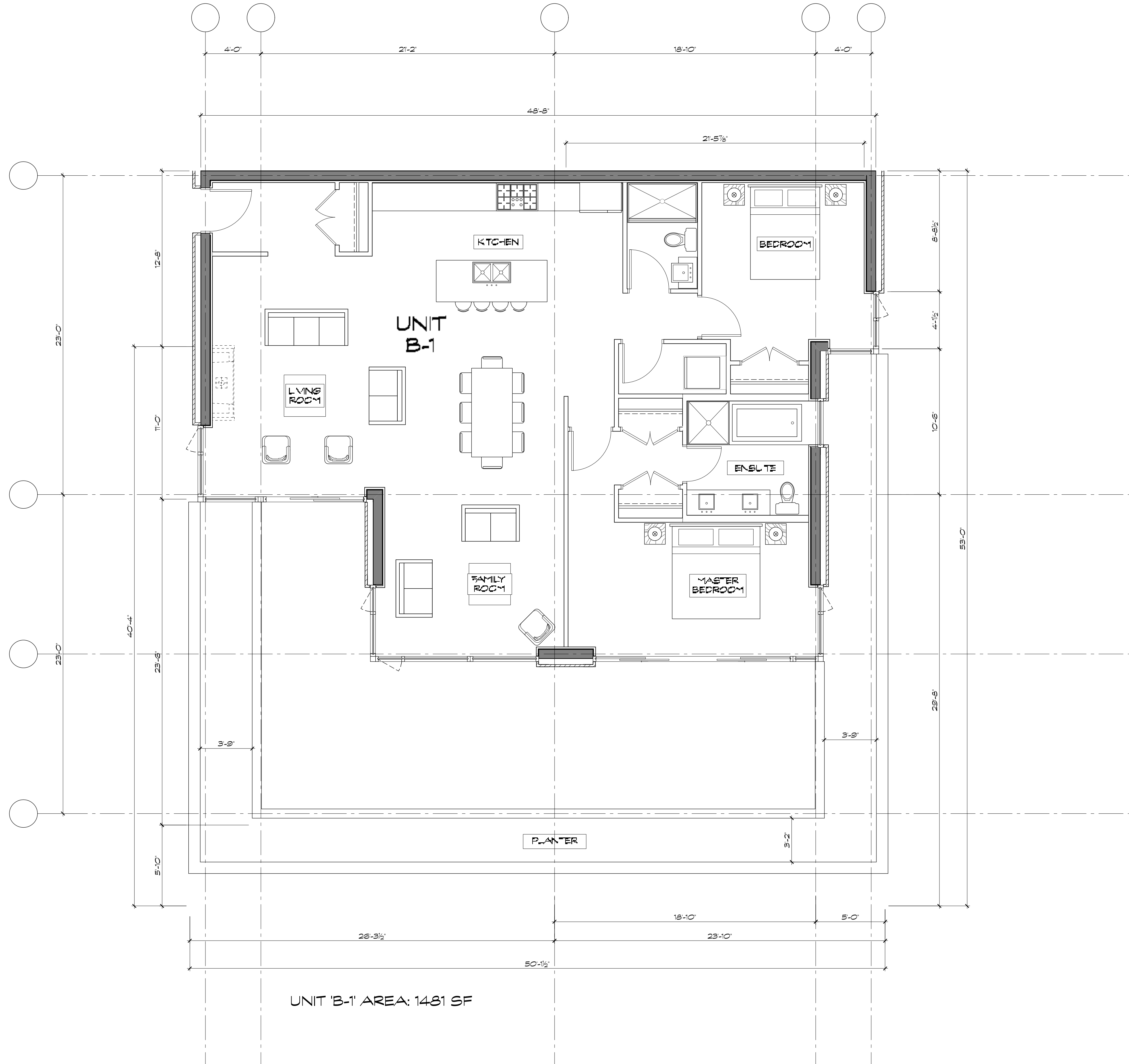
DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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UNIT 'B-1' AREA: 1481 SF

PROJECT:
**EVELYN
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA239-3

SHEET TITLE:
 Unit Plans
 B-1

REVISION NO.: -	SHEET NO.: A3.3
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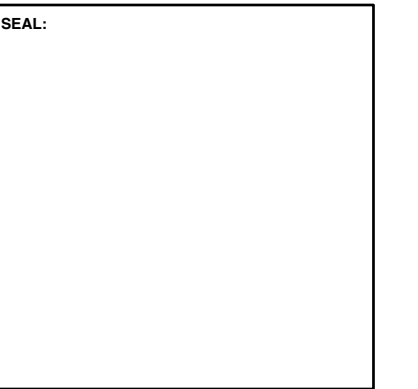
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

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18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
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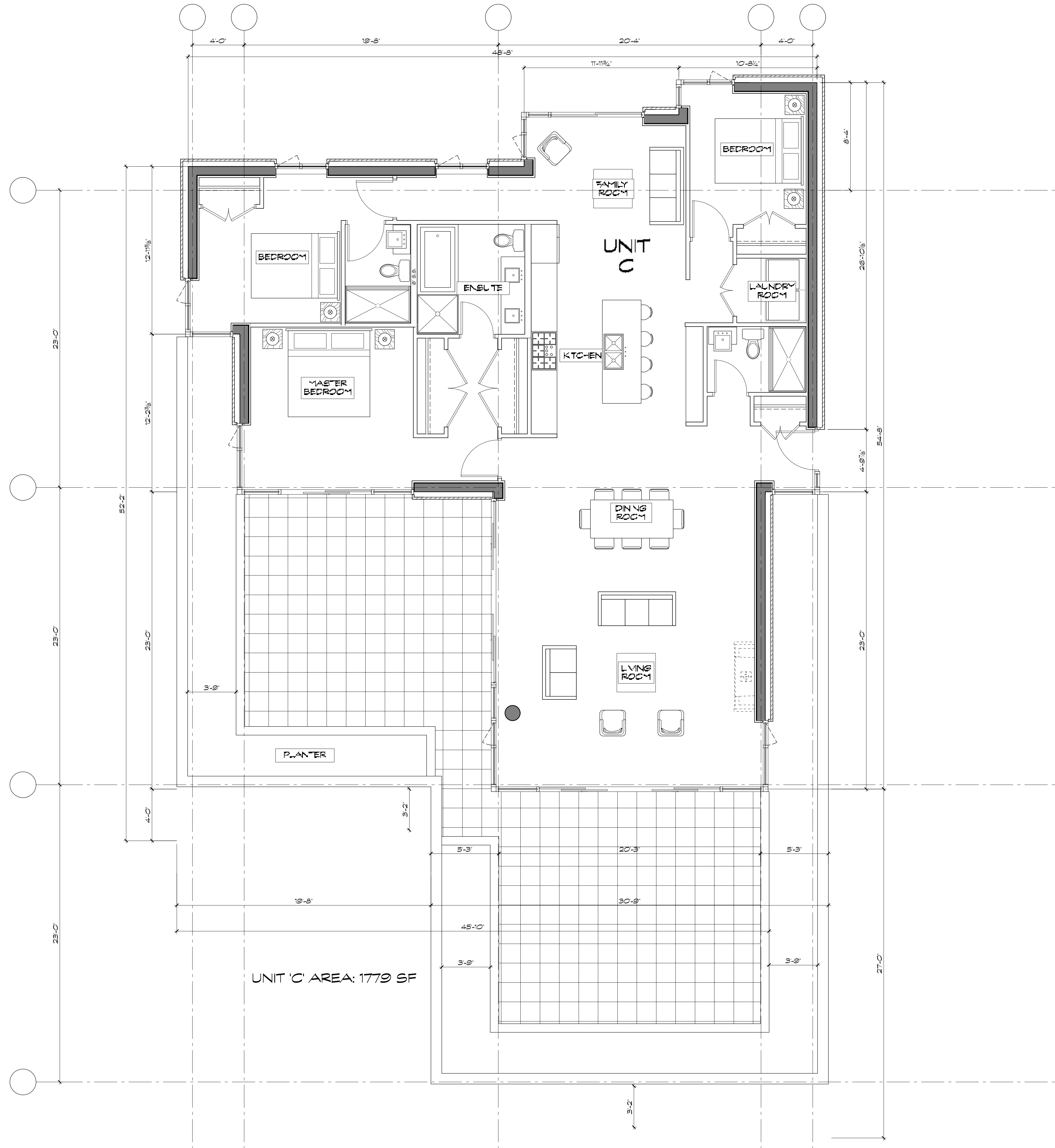
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA239-3
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SHEET TITLE:

Unit Plans
 C

REVISION NO.:

SHEET NO.:
A3.4



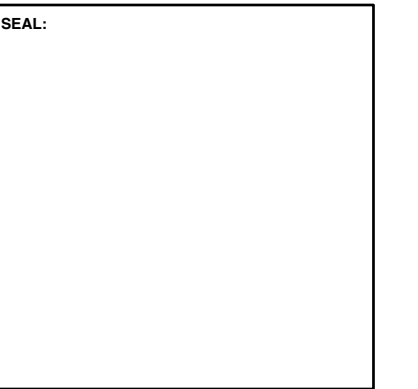
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NO.	DATE	DESCRIPTION

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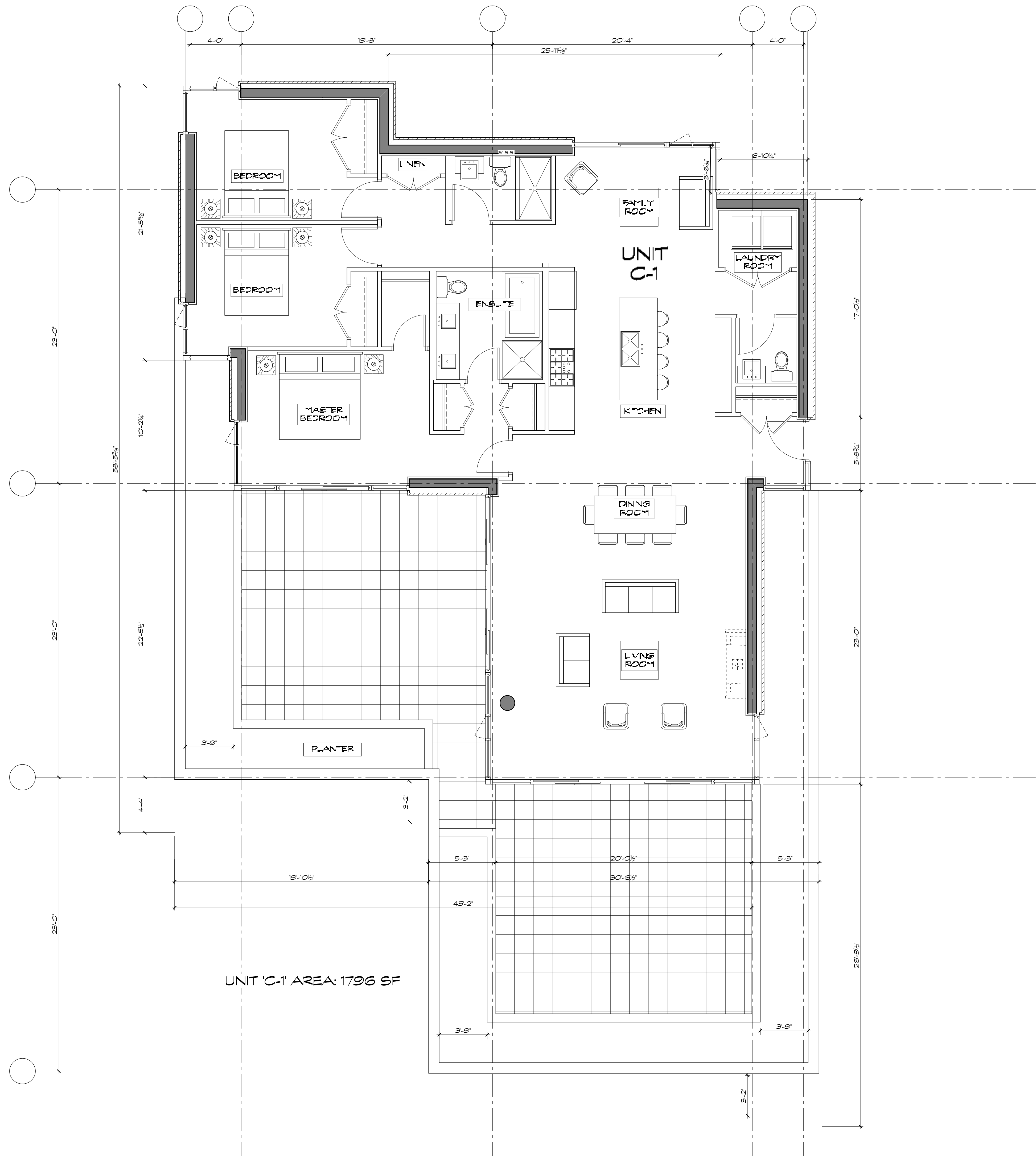
DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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UNIT 'C-1' AREA: 1796 SF

PROJECT:
EVELYN PARCEL 3
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA239-3

SHEET TITLE:
Unit Plans C-1

REVISION NO.: -	SHEET NO.: A3.5
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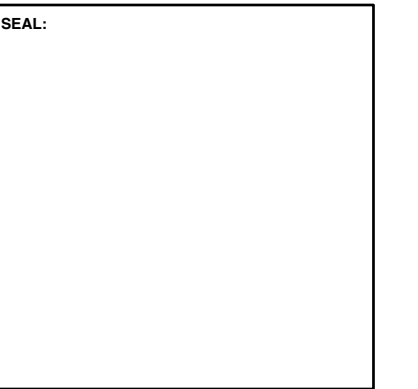
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NO.	DATE	DESCRIPTION

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DATE	DESCRIPTION
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28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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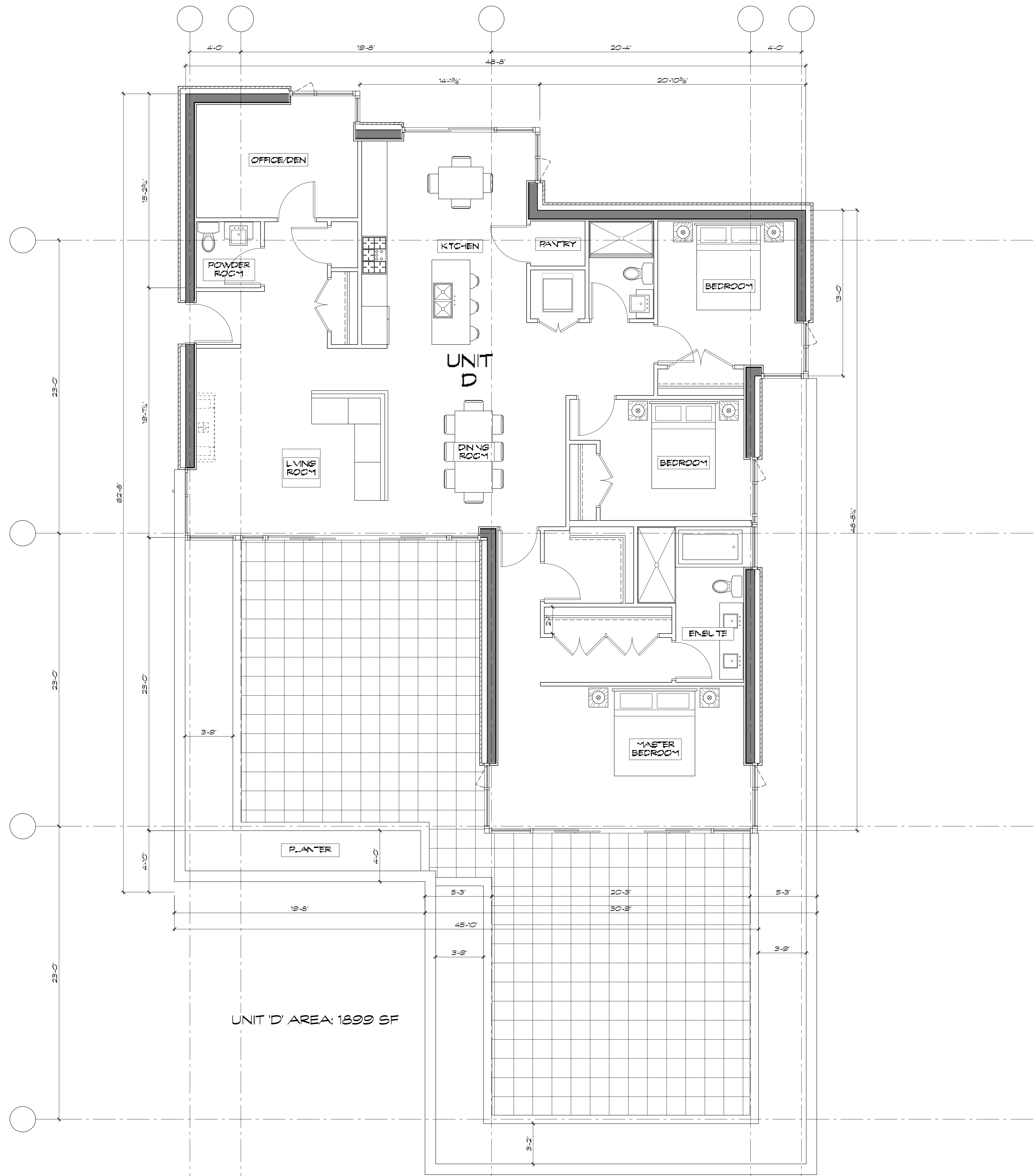
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 Fax: (604) 687-4641
 admin@ciccozziarchitecture.com

PROJECT:
**EVELYN
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA239-3

SHEET TITLE:
**Unit Plans
 D**

REVISION NO.: -	SHEET NO.: A3.6
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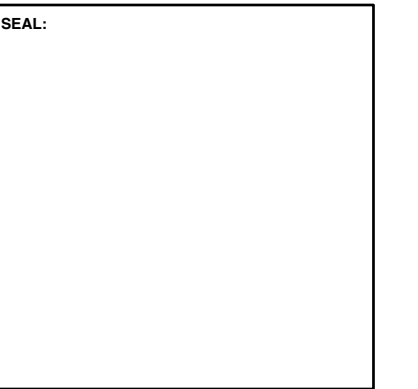
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NO.	DATE	DESCRIPTION

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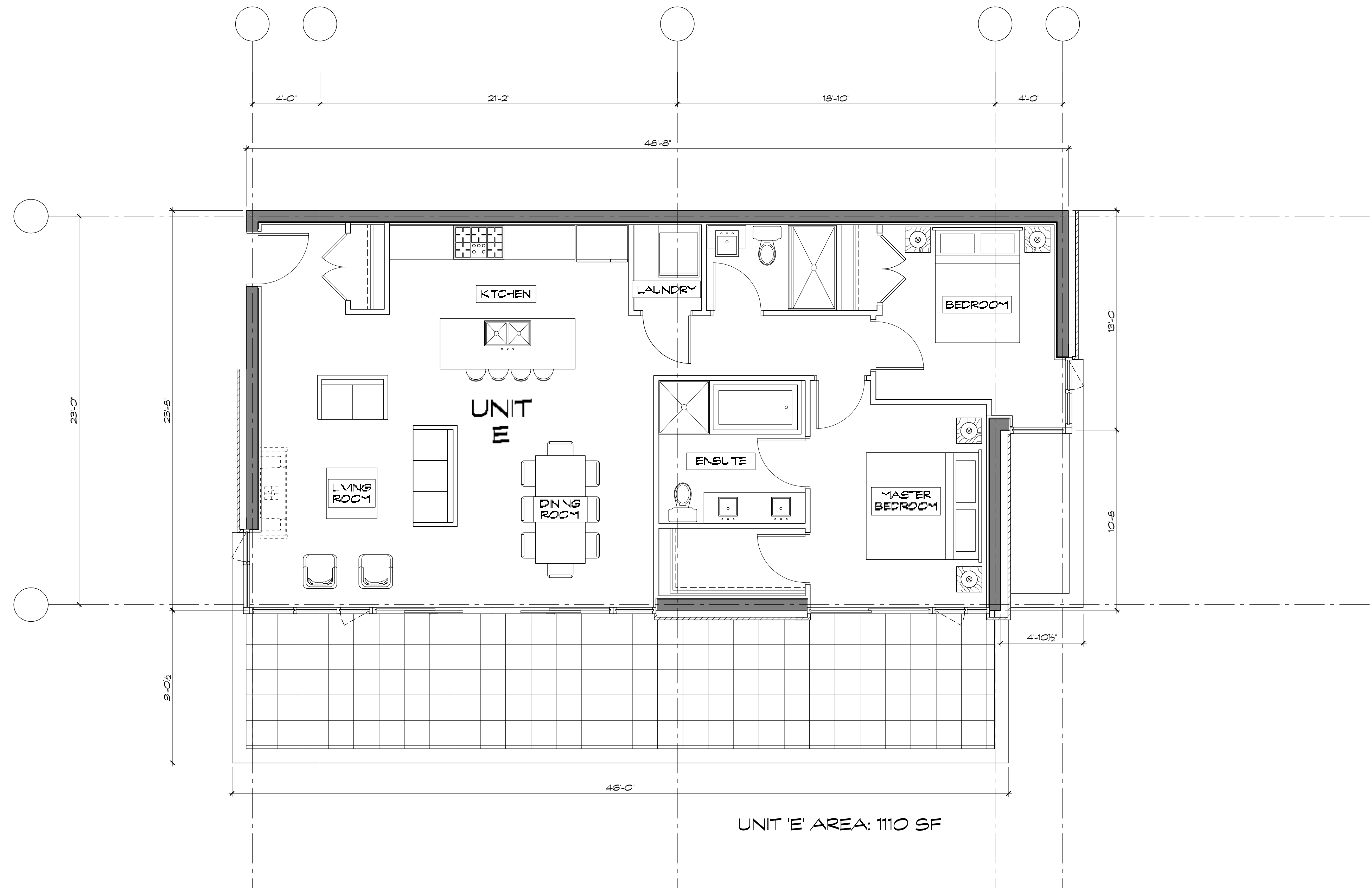
DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:
**EVELYN
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA239-3

SHEET TITLE:
**Unit Plans
 E**

REVISION NO.: -	SHEET NO.: A3.7
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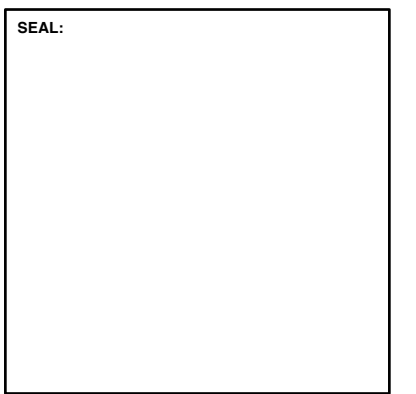
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
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SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA-239-3
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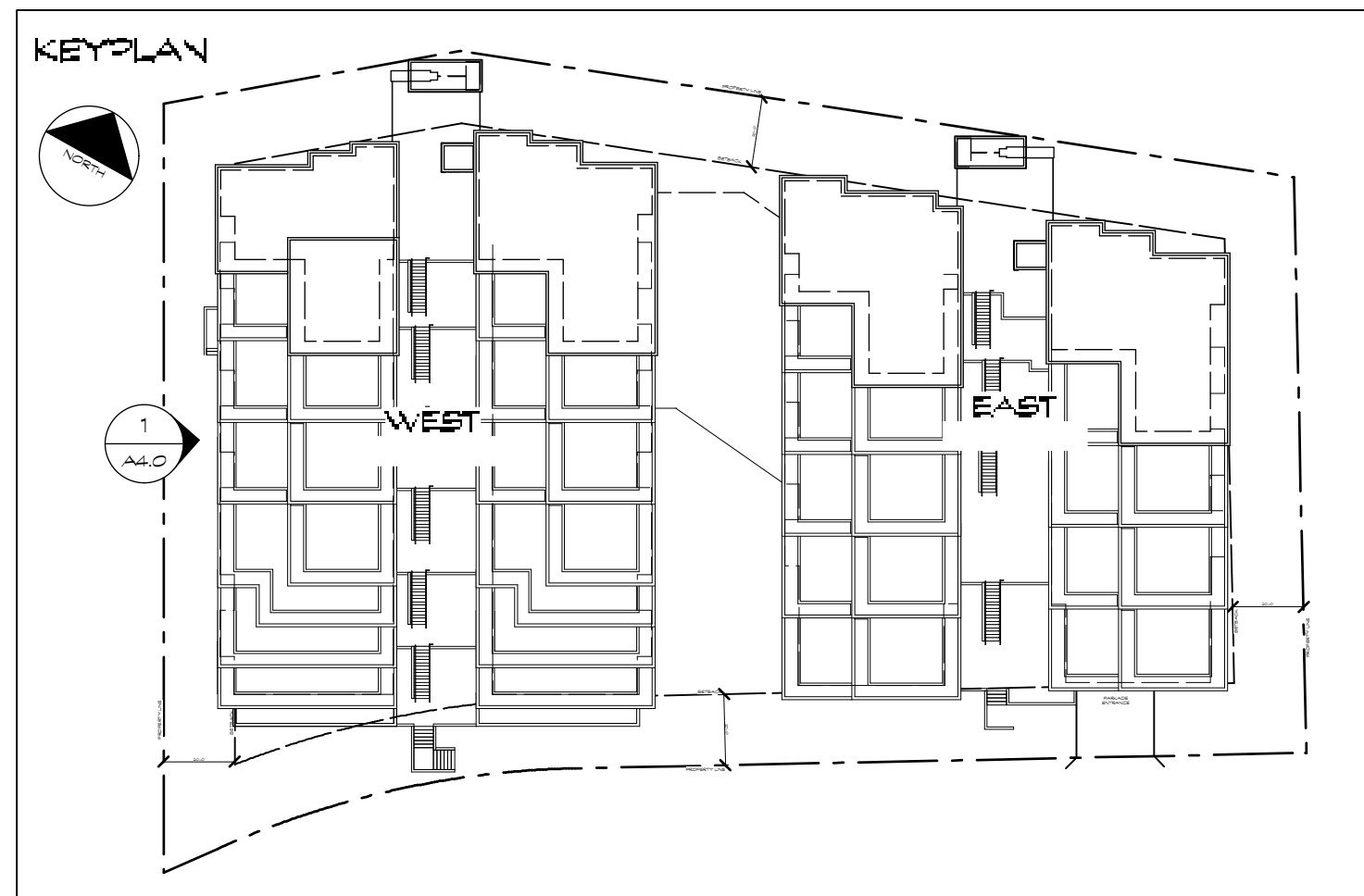
SHEET TITLE:
**West Building
 West Elevation**

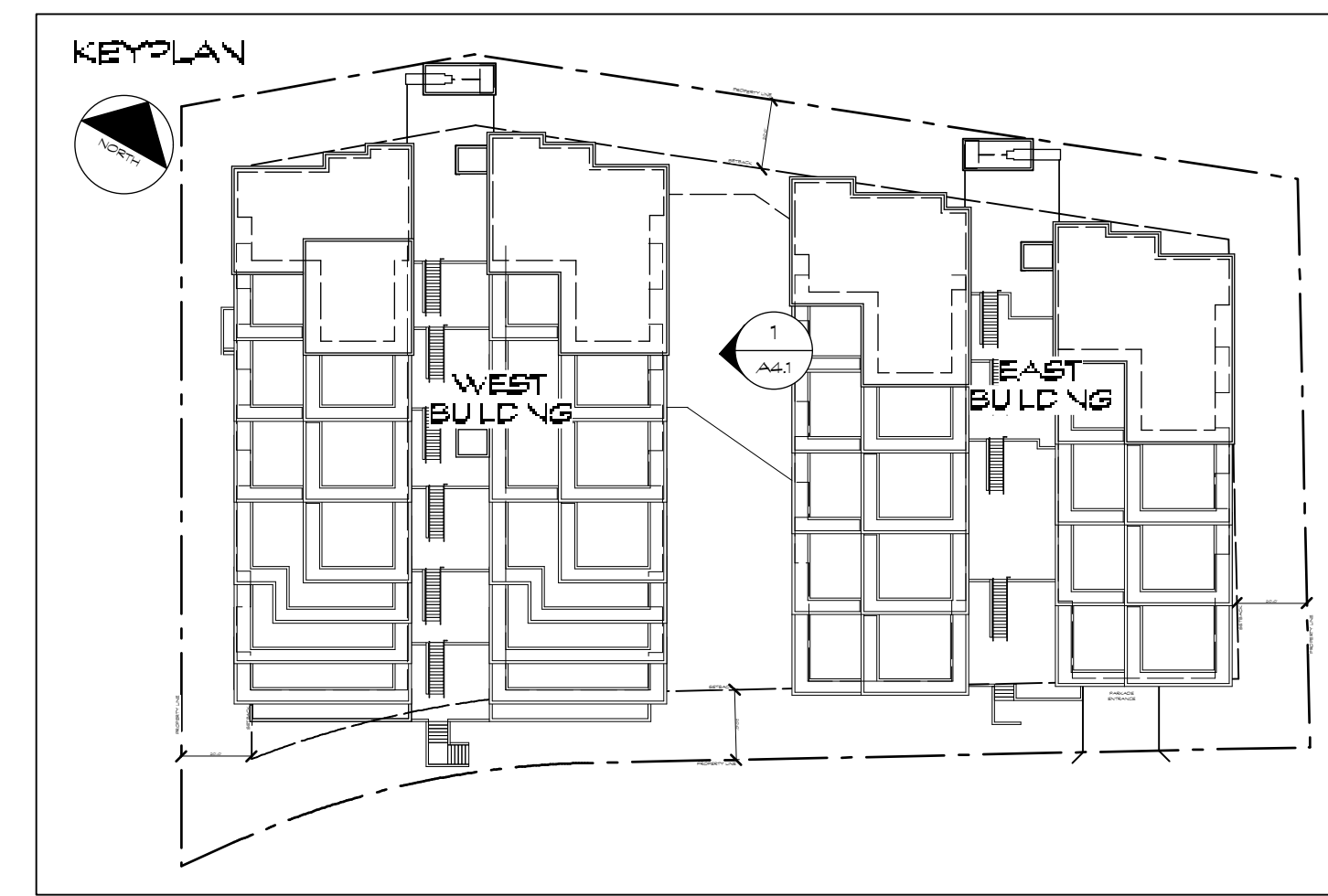
REVISION NO.: -	SHEET NO.: A4.0
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MATERIAL LEGEND

- 1 - ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT (CUSTOM COLOUR: GENERAL PAINT 'CHARLESTON' CL 8724V - COLOUR TO BE APPROVED ON SITE BY RCA/ONN)
- 2 - NATURAL STONE VENEER - PANGAEA LEDGESTONE - WEST COAST
- 3 - PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & CLEAR GLASS GUARDRAIL
- 4 - PRECAST CONCRETE PLANTER
- 5 - PRECAST STAIRS
- 6 - PREFINISHED ALUMINUM GATE (METALLIC ZINC POWDER COAT)
- 7 - ALUMINUM LOUVRE
- 8 - ARCHITECTURAL CONCRETE RETAINING WALL
- 9 - PREFINISHED ALUMINUM HANDRAIL (METALLIC ZINC POWDER COAT)
- 10 - CLEAR GLASS PANEL (WINDOW WALL), STANDARD SILVER FRAMES
- 11 - SPANDREL GLASS - 'CLEAR GREEN' (WINDOW WALL)
- 12 - PRIVACY SCREEN - PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & FROSTED GLASS
- 13 - CLEAR GLASS CANOPY W/ STEEL T-SECTION SUPPORTS (METALLIC ZINC POWDER COAT)
- 14 - CONCRETE CANOPY WITH CLEAR CEDAR SOFFIT AND INSET LIGHT





MATERIAL LEGEND

- 1 ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT (CUSTOM COLOUR, GENERAL PAINT "CHARLESTON" CL 372V - COLOUR TO BE APPROVED ON SITE BY RCA/ONN)
- 2 NATURAL STONE VENEER - PANGAEA LEDGESTONE - WEST COAST
- 3 PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & CLEAR GLASS GUARDRAIL
- 4 PRECAST CONCRETE PLANTER
- 5 PRECAST STAIRS
- 6 PREFINISHED ALUMINUM GATE (METALLIC ZINC POWDER COAT)
- 7 ALUMINUM LOUVRE
- 8 ARCHITECTURAL CONCRETE RETAINING WALL
- 9 PREFINISHED ALUMINUM HANDRAIL (METALLIC ZINC POWDER COAT)
- 10 CLEAR GLASS PANEL (WINDOW WALL), STANDARD SILVER FRAMES
- 11 SPANDREL GLASS - "CLEAR GREEN" (WINDOW WALL)
- 12 PRIVACY SCREEN - PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & FROSTED GLASS
- 13 CLEAR GLASS CANOPY W/ STEEL T-SECTION SUPPORTS (METALLIC ZINC POWDER COAT)
- 14 CONCRETE CANOPY WITH CLEAR CEDAR SOFFIT AND INSET LIGHT

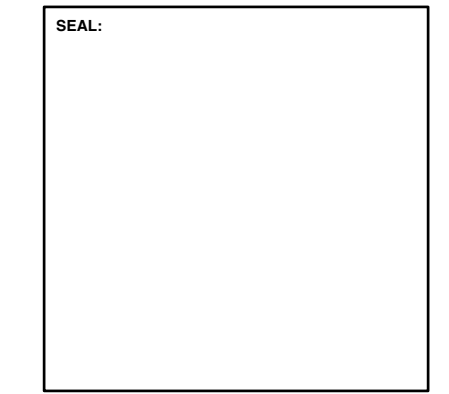
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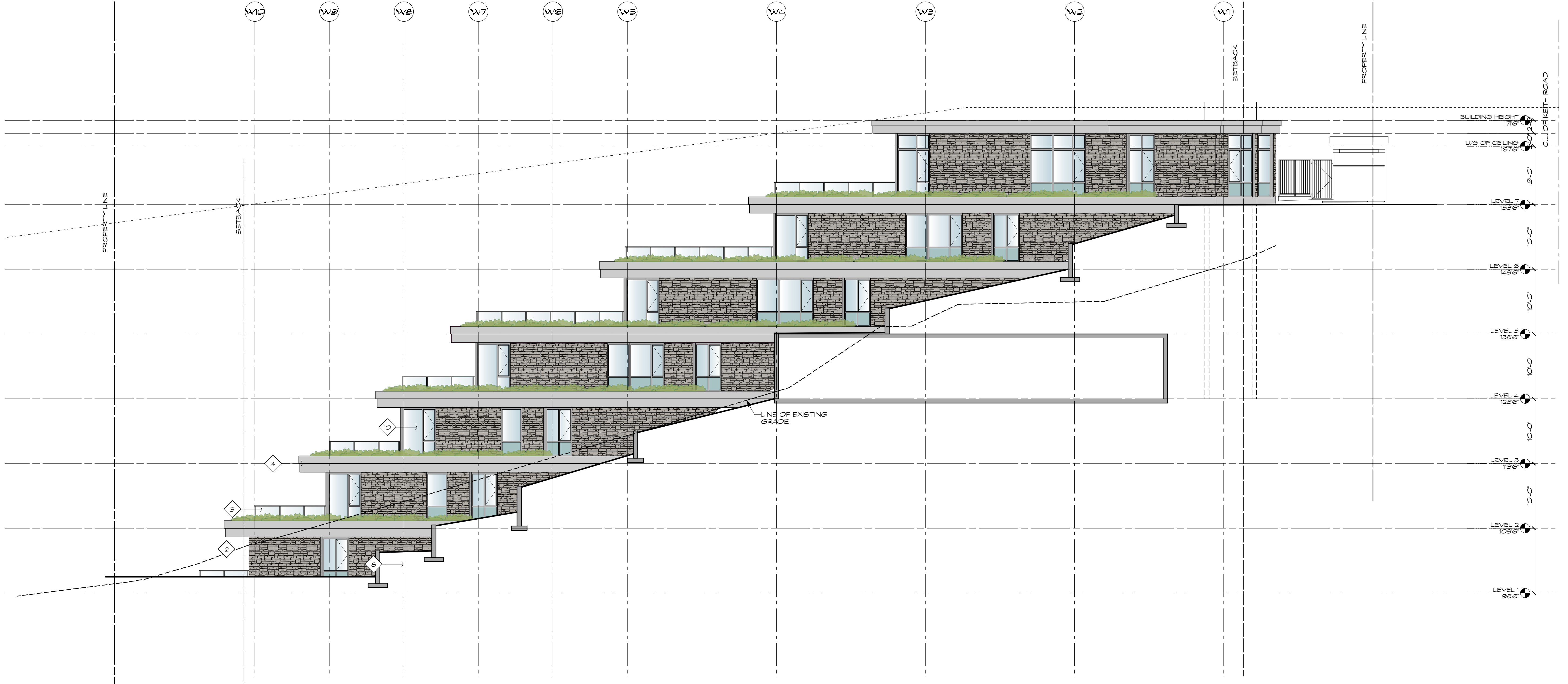
ISSUE:

DATE	DESCRIPTION
06.06.13	DP APPLICATION
26.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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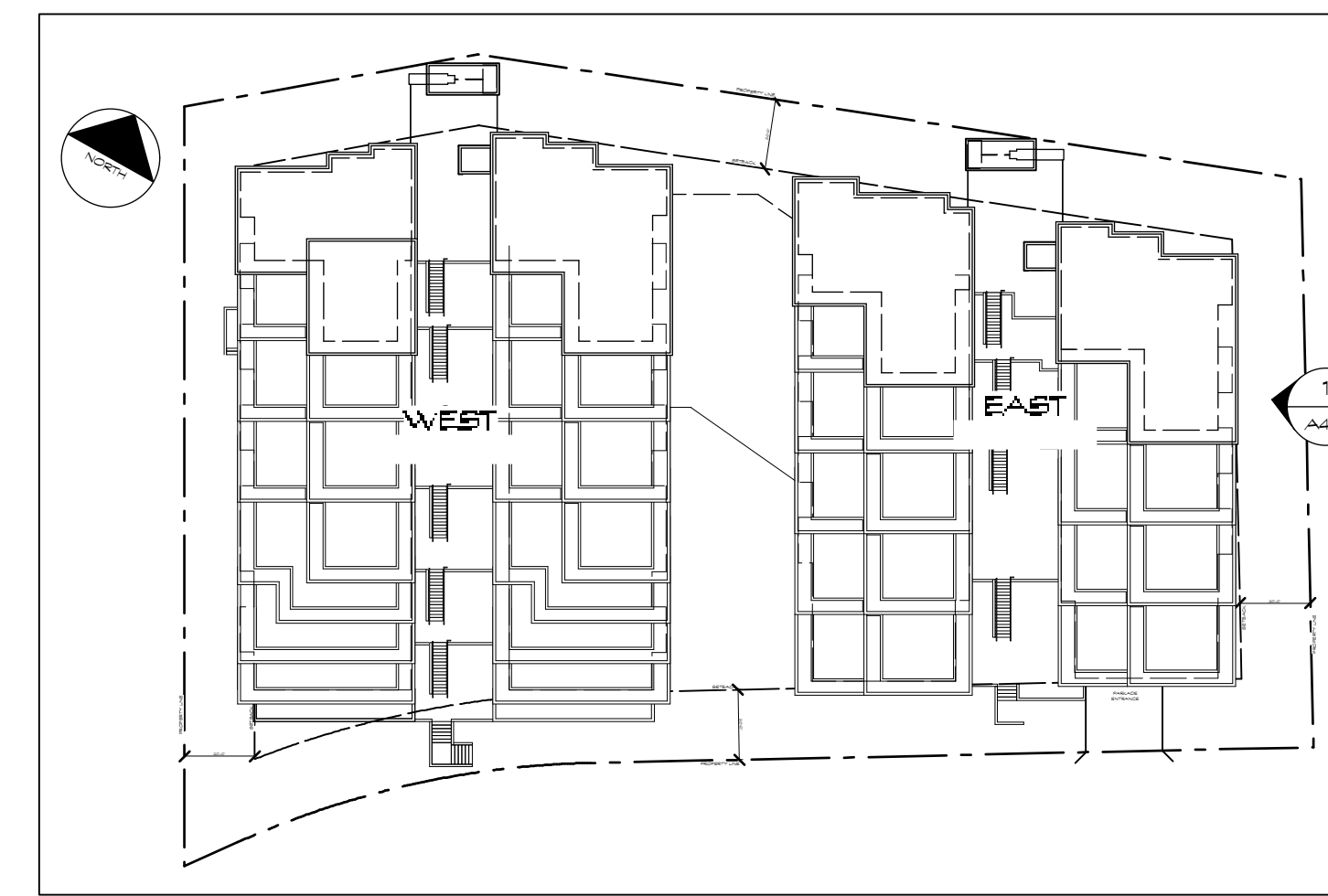


PROJECT:
EVELYN DRIVE PARCEL 3
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA-239-3

SHEET TITLE:
 West Building
 East Elevation

REVISION NO.: -	SHEET NO.: A4.1
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MATERIAL LEGEND

- 1 → ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT (CUSTOM COLOUR: GENERAL PAINT 'CHARLESTON' CL 3172W) + COLOUR TO BE APPROVED ON SITE BY RCA/ ONN)
- 2 → NATURAL STONE VENEER - PANGAEA LEDGESTONE - WEST COAST
- 3 → PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & CLEAR GLASS GUARDRAIL
- 4 → PRECAST CONCRETE PLANTER
- 5 → PRECAST STAIRS
- 6 → PREFINISHED ALUMINUM GATE (METALLIC ZINC POWDER COAT)
- 7 → ALUMINUM LOUVRE
- 8 → ARCHITECTURAL CONCRETE RETAINING WALL
- 9 → PREFINISHED ALUMINUM HANDRAIL (METALLIC ZINC POWDER COAT)
- 10 → CLEAR GLASS PANEL (WINDOW WALL), STANDARD SILVER FRAMES
- 11 → SPANDREL GLASS - 'CLEAR GREEN' (WINDOW WALL)
- 12 → PRIVACY SCREEN - PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & FROSTED GLASS
- 13 → CLEAR GLASS CANOPY W/ STEEL T-SECTION SUPPORTS (METALLIC ZINC POWDER COAT)
- 14 → CONCRETE CANOPY WITH CLEAR CEDAR SOFFIT AND INSET LIGHT

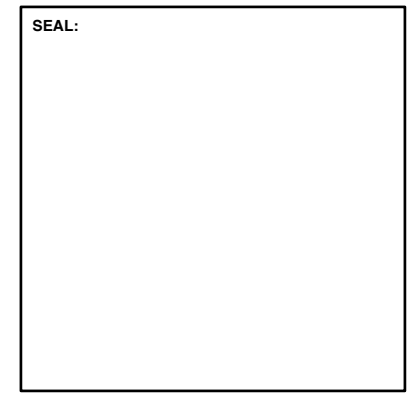
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NO.	DATE	DESCRIPTION

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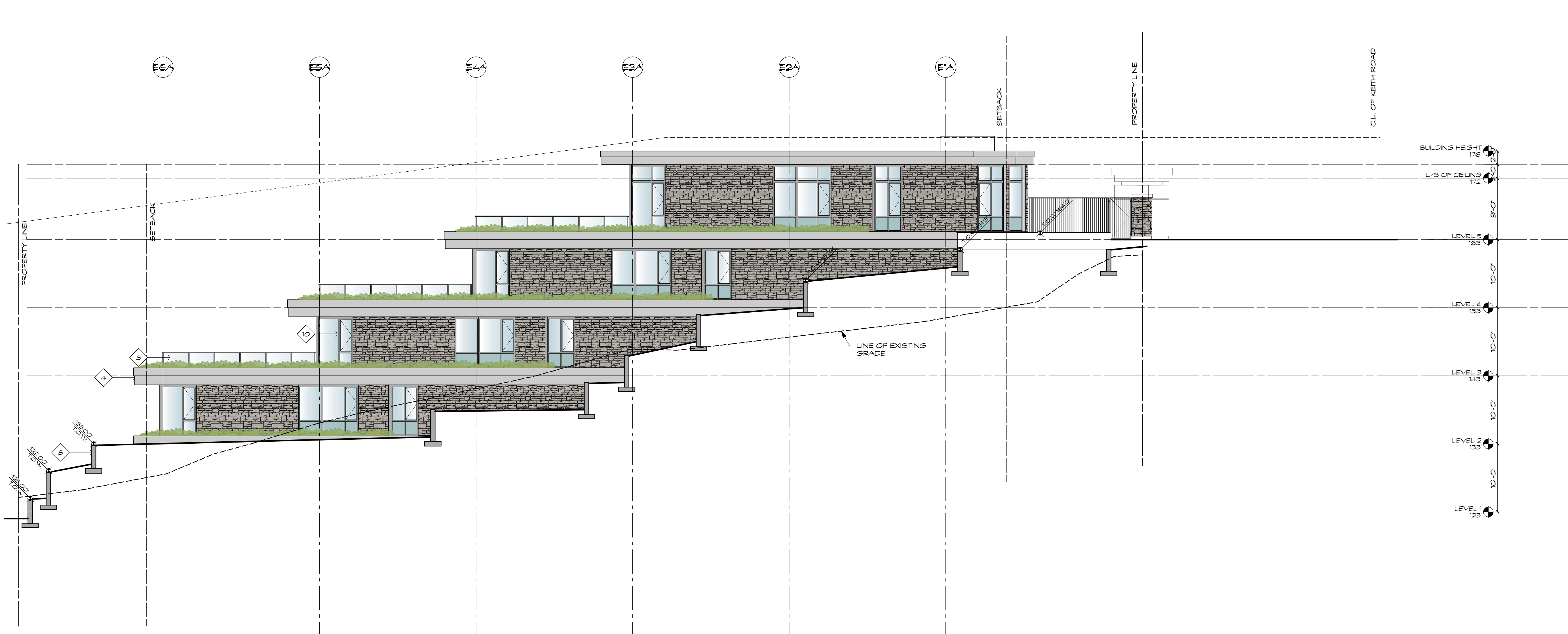
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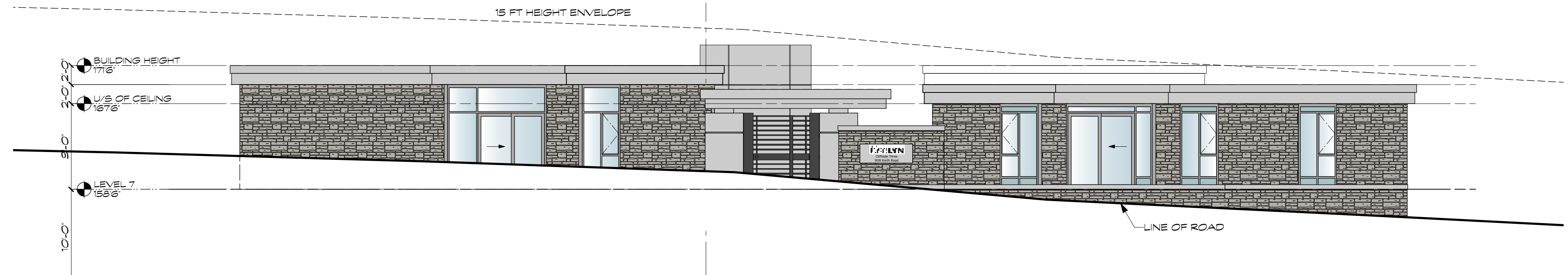


PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA.239-3

SHEET TITLE:
**East Building
 East Elevation**

REVISION NO.: -	SHEET NO.: A4.3
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1A WEST BUILDING - NORTH ELEVATION - FROM FRONT OF ENTRY MONUMENT
SCALE: 1/8" = 1'-0"



2 WEST BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- 1 ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT (CUSTOM COLOUR GENERAL PAINT 'CHARLESTON' CL 372W - COLOUR TO BE APPROVED ON SITE BY RCA/ GNN)
- 2 NATURAL STONE VENEER - PANGAEA LEDGESTONE - WEST COAST
- 3 PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & CLEAR GLASS GUARDRAIL
- 4 PRECAST CONCRETE PLANTER
- 5 PRECAST STAIRS
- 6 PREFINISHED ALUMINUM GATE (METALLIC ZINC POWDER COAT)
- 7 ALUMINUM LOUVRE
- 8 ARCHITECTURAL CONCRETE RETAINING WALL
- 9 PREFINISHED ALUMINUM HANDRAIL (METALLIC ZINC POWDER COAT)
- 10 CLEAR GLASS PANEL (WINDOW WALL), STANDARD SILVER FRAMES
- 11 SPANDREL GLASS - 'CLEAR GREEN' (WINDOW WALL)
- 12 PRIVACY SCREEN - PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & FROSTED GLASS
- 13 CLEAR GLASS CANOPY W/ STEEL T-SECTION SUPPORTS (METALLIC ZINC POWDER COAT)
- 14 CONCRETE CANOPY WITH CLEAR CEDAR SOFFIT AND INSET LIGHT

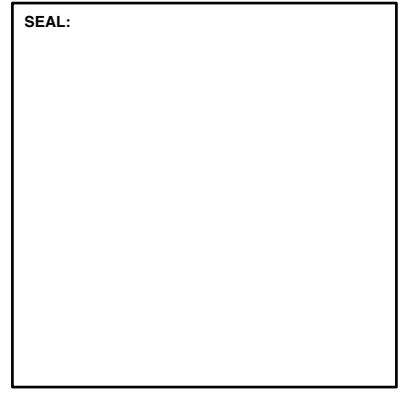
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REVISION:

NO.	DATE	DESCRIPTION

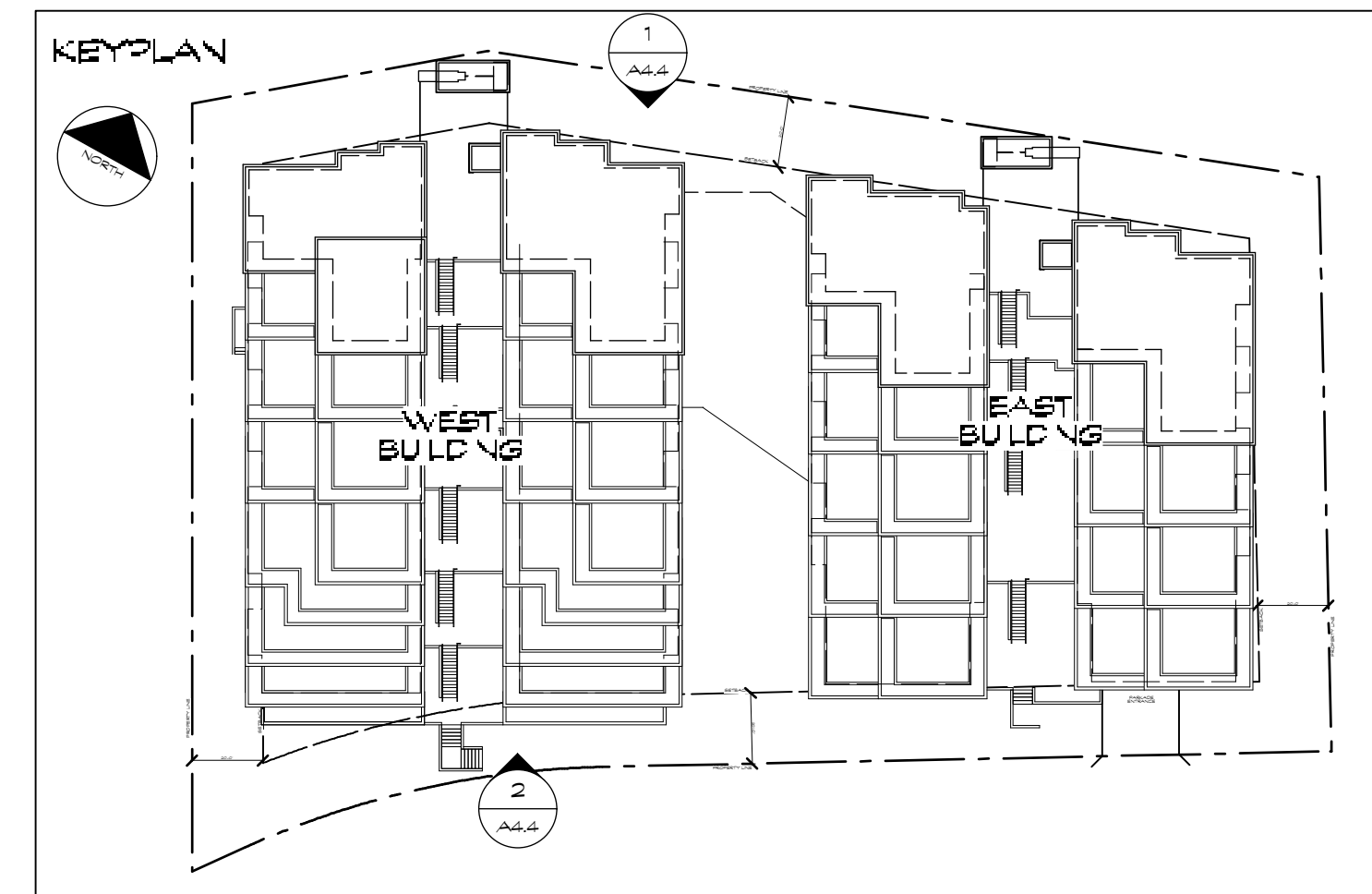
ISSUE:

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06.06.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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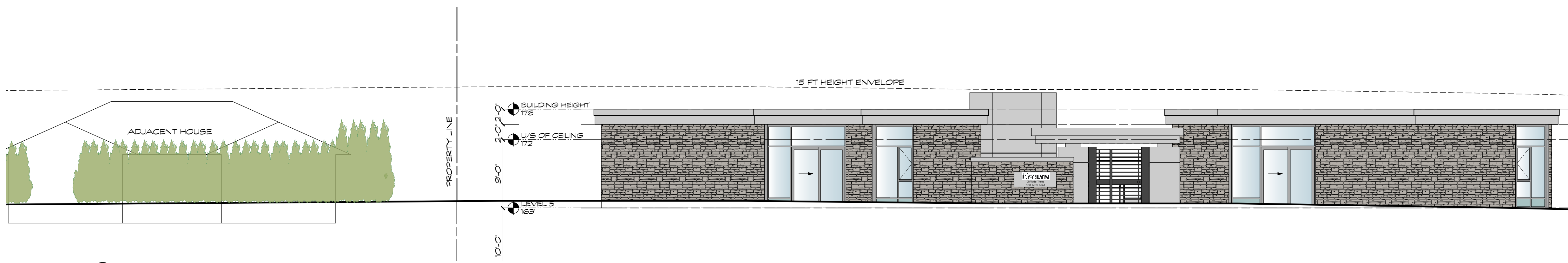


PROJECT:
EVELYN DRIVE
PARCEL 3
870 & 876 KEITH ROAD
WEST VANCOUVER, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA 239-3

SHEET TITLE:
West Building
North/South Elevs.

REVISION NO.: -	SHEET NO.: A4.4
-----------------	-----------------



1A EAST BUILDING - NORTH ELEVATION - FROM FRONT OF ENTRY MONUMENT
SCALE: 1/8" = 1'-0"



2 EAST BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- 1 → ARCHITECTURAL CONCRETE (NOTE: ALL EXPOSED CONCRETE TO BE PAINTED W/ ELASTOMERIC PAINT (CUSTOM COLOUR GENERAL PAINT 'CHARLESTON' CL 3172W - COLOUR TO BE APPROVED ON SITE BY RCA/ONN)
- 2 → NATURAL STONE VENEER - PANGAEA LEDGESTONE - WEST COAST
- 3 → PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & CLEAR GLASS GUARDRAIL
- 4 → PRECAST CONCRETE PLANTER
- 5 → PRECAST STAIRS
- 6 → PREFINISHED ALUMINUM GATE (METALLIC ZINC POWDER COAT)
- 7 → ALUMINUM LOUVRE
- 8 → ARCHITECTURAL CONCRETE RETAINING WALL
- 9 → PREFINISHED ALUMINUM HANDRAIL (METALLIC ZINC POWDER COAT)
- 10 → CLEAR GLASS PANEL (WINDOW WALL), STANDARD SILVER FRAMES
- 11 → SPANDREL GLASS - 'CLEAR GREEN' (WINDOW WALL)
- 12 → PRIVACY SCREEN - PREFINISHED ALUMINUM (METALLIC ZINC POWDER COAT) & FROSTED GLASS
- 13 → CLEAR GLASS CANOPY W/ STEEL T-SECTION SUPPORTS (METALLIC ZINC POWDER COAT)
- 14 → CONCRETE CANOPY WITH CLEAR CEDAR SOFFIT AND INSET LIGHT

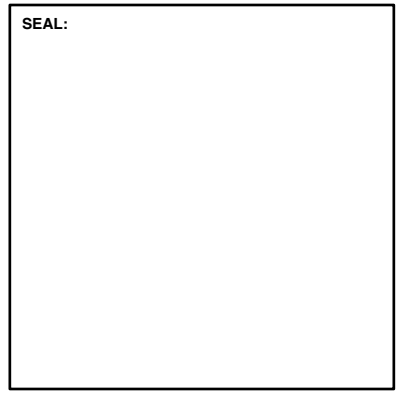
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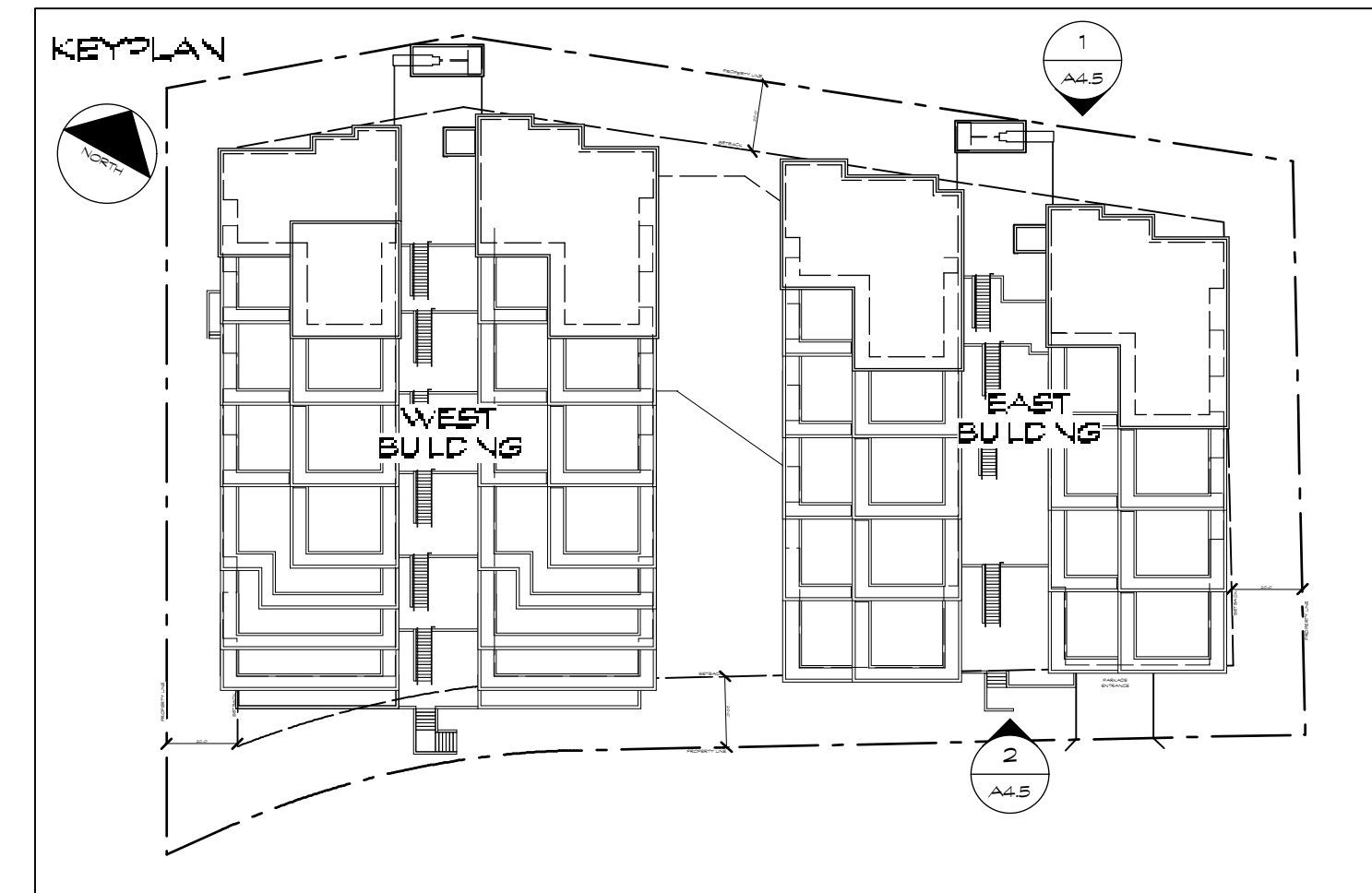
NO.	DATE	DESCRIPTION

ISSUE:

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PROJECT:
EVELYN DRIVE PARCEL 3
870 & 876 KEITH ROAD
WEST VANCOUVER, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA.239-3

SHEET TITLE:
East Building North/South Elevs.

REVISION NO.: -	SHEET NO.: A4.5
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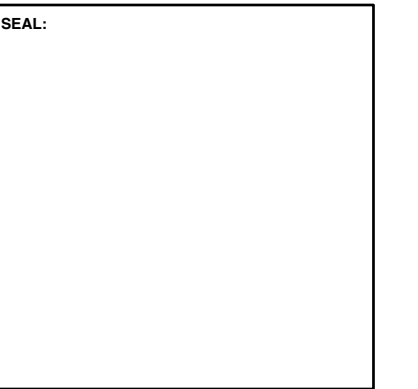
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

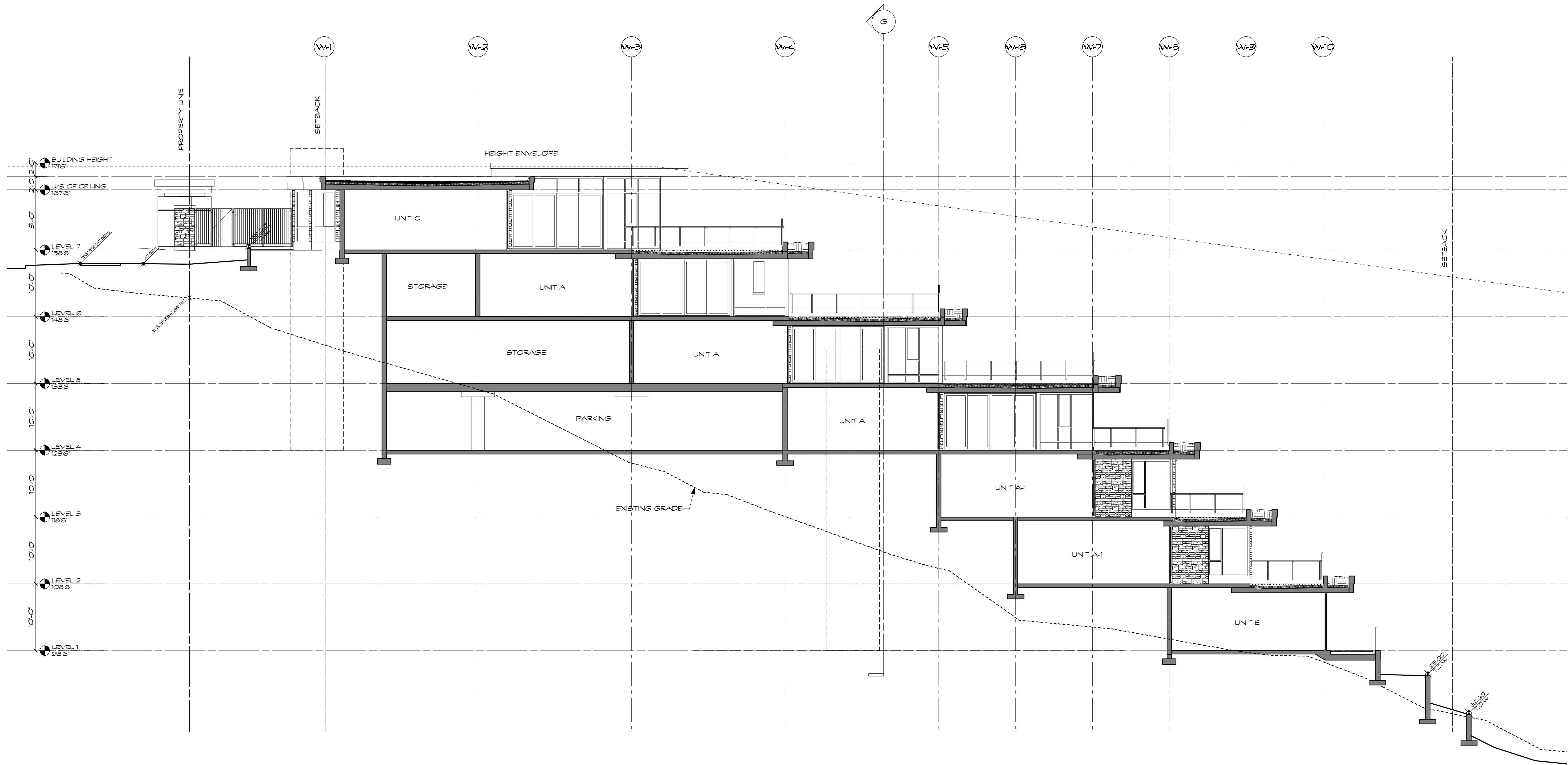
DATE	DESCRIPTION
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18.11.13	RE-ISSUED FOR DP



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SECTION A
 SCALE: 1/8" = 1'-0"

PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 239-3

SHEET TITLE:
**SECTION A
 PARCEL 3**

REVISION NO.: -	SHEET NO.: A5.0
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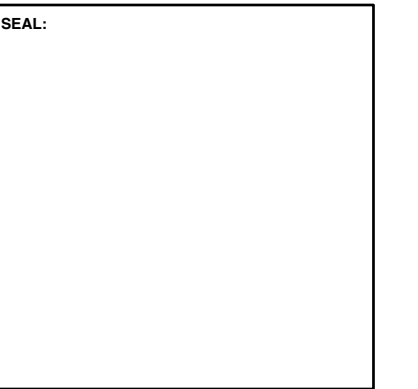
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

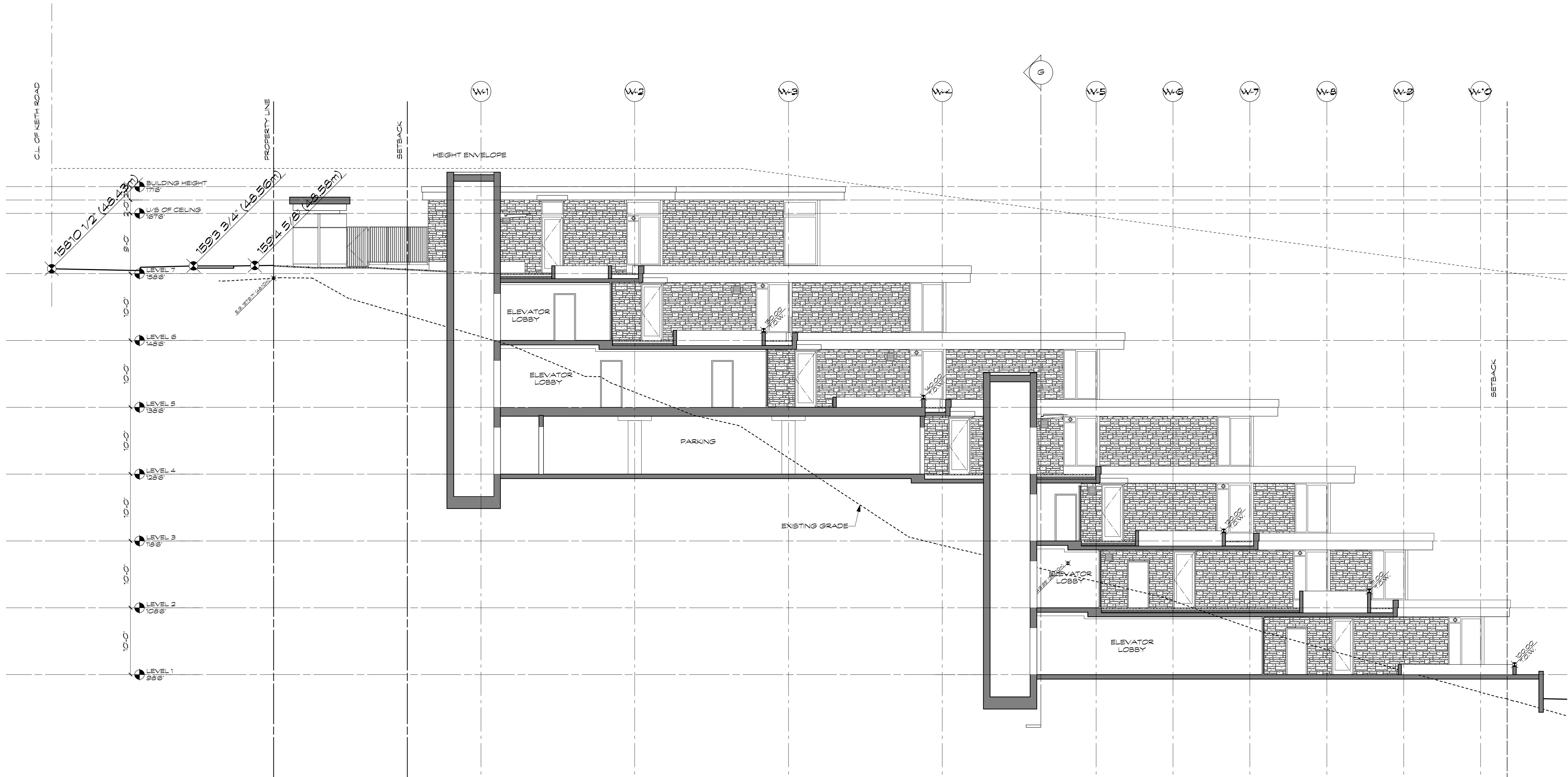
DATE	DESCRIPTION
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18.11.13	RE-ISSUED FOR DP



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SECTION B
 SCALE: 1/8" = 1'-0"

PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: GP	CHECKED BY: RC
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SCALE: 1/8" = 1'-0"	PROJECT NO.: 233-3
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SHEET TITLE:

**SECTION B
 PARCEL 3**

REVISION NO.:

-

SHEET NO.:

A5.1

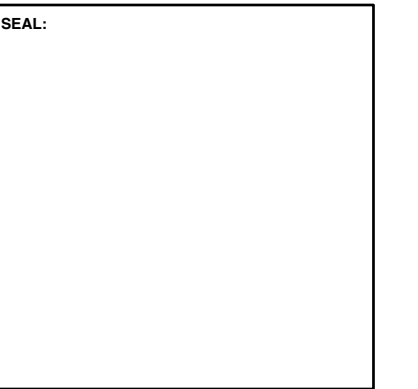
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

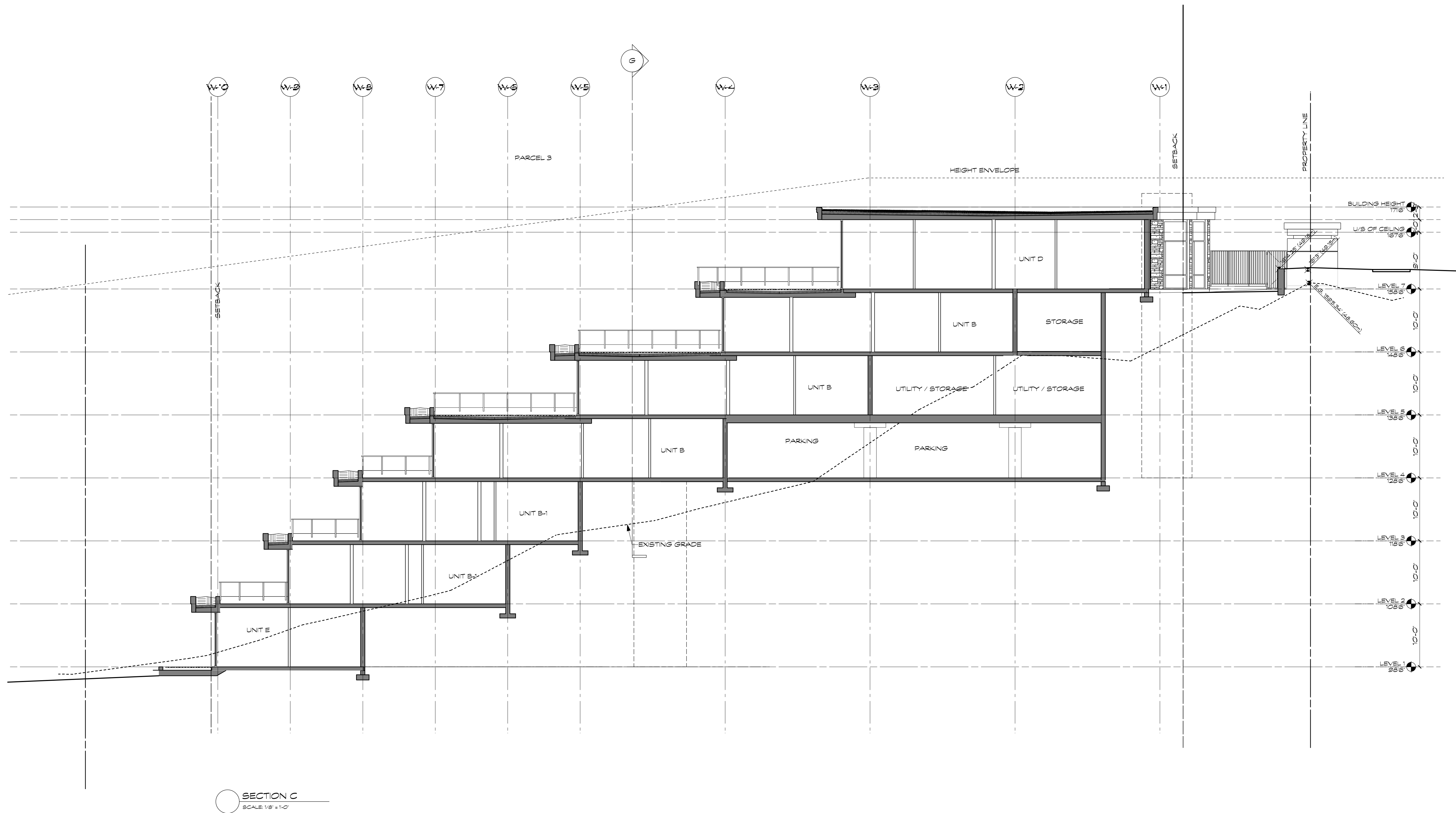
DATE	DESCRIPTION
06.06.13	DP APPLICATION
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18.11.13	RE-ISSUED FOR DP



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PROJECT:
**EVELYN DRIVE
PARCEL 3**

870 & 876 KEITH ROAD
WEST VANCOUVER, BC

DRAWN:	CHECKED BY:
SCALE: 1/8" = 1'-0"	PROJECT NO.: 239-3

SHEET TITLE:
**SECTION C
PARCEL 3**

REVISION NO.: -	SHEET NO.: A5.2
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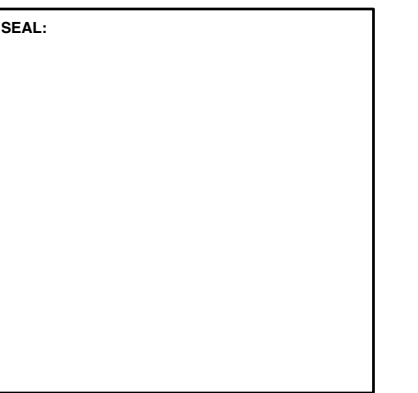
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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: CHECKED BY:

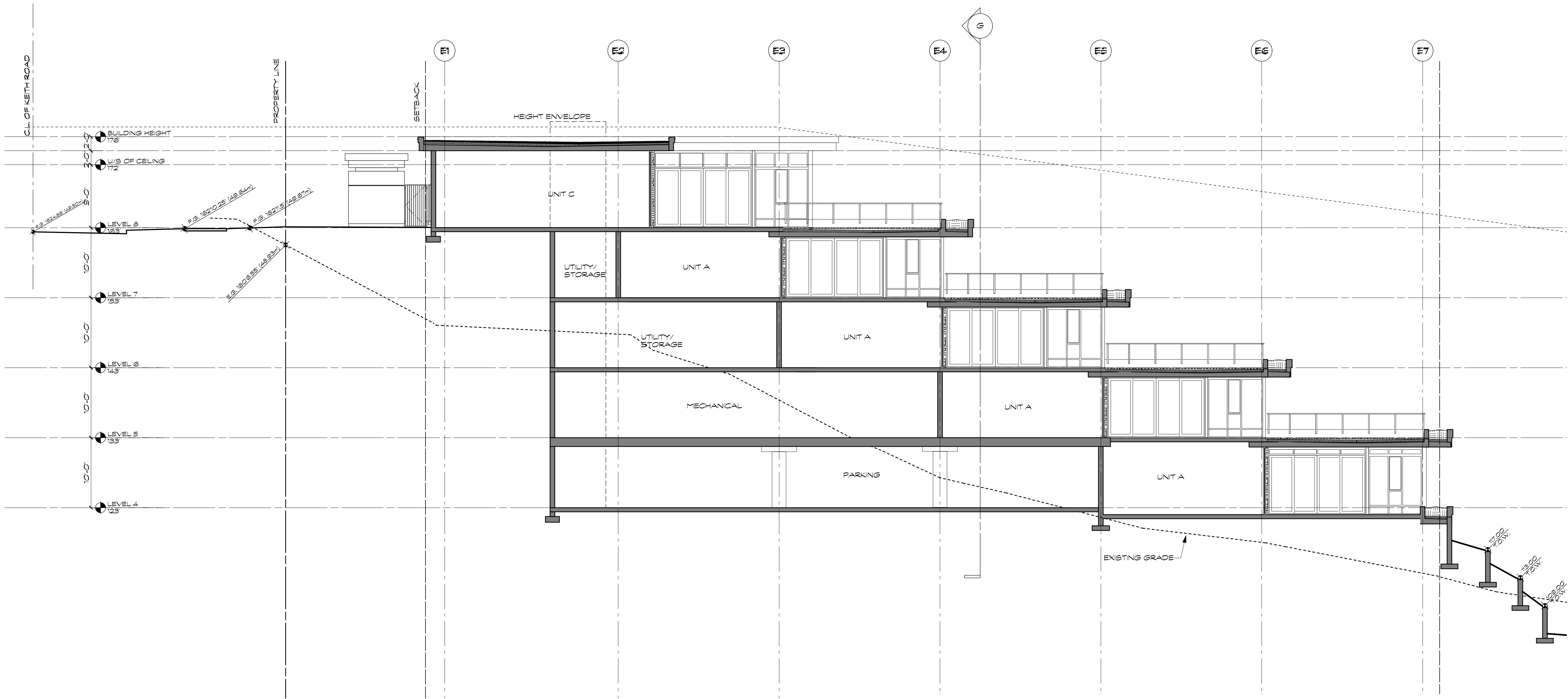
SCALE: PROJECT NO:
 1/8" = 1'-0" 239-3

SHEET TITLE:

**SECTION D
 PARCEL 3**

REVISION NO.: SHEET NO.:

- A5.3



SECTION D
 SCALE: 1/8" = 1'-0"

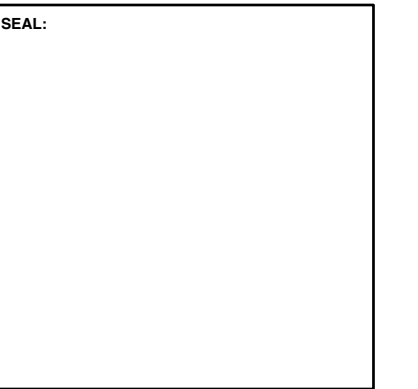
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NO.	DATE	DESCRIPTION

ISSUE:

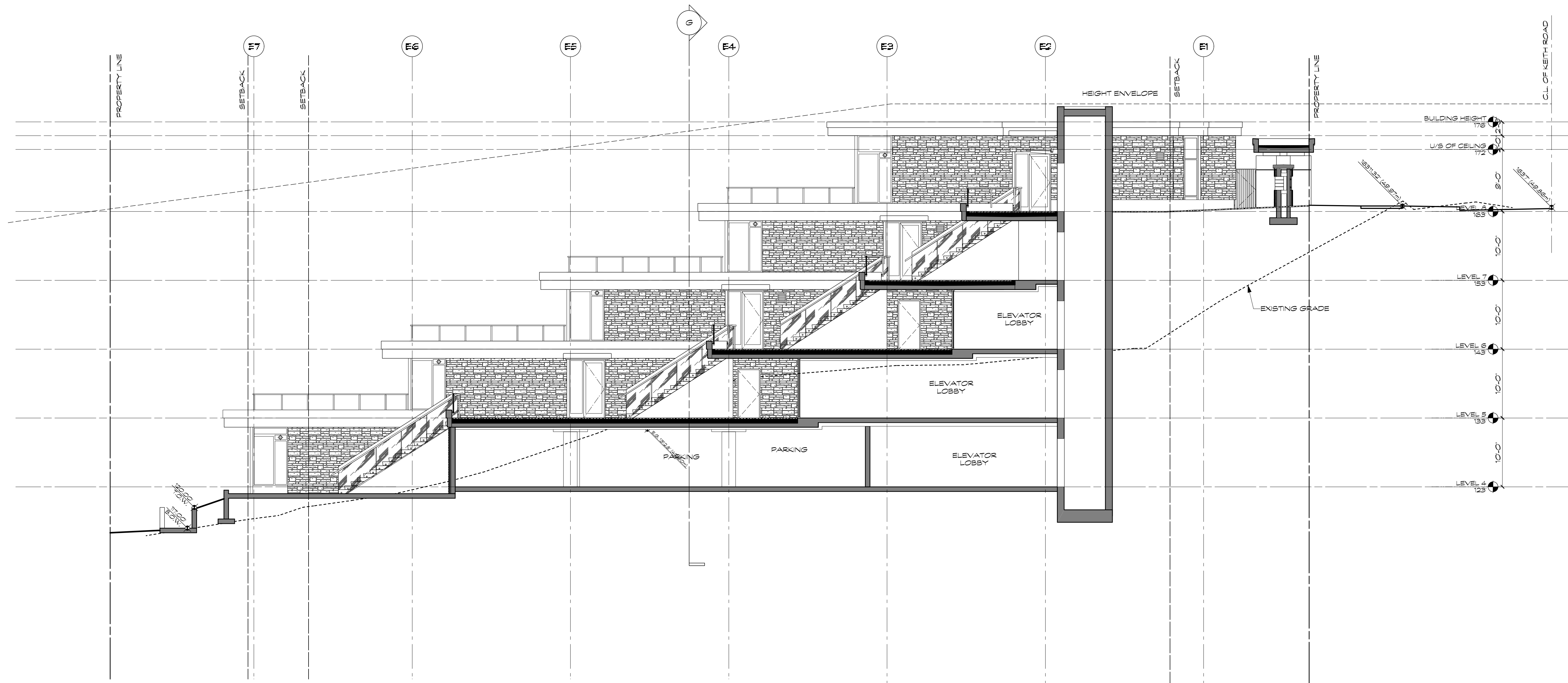
DATE	DESCRIPTION
06.06.13	DP APPLICATION
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18.11.13	RE-ISSUED FOR DP



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SECTION E
 SCALE: 1/8" = 1'-0"

PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN:	CHECKED BY:
SCALE: 1/8" = 1'-0"	PROJECT NO.: 239-3

SHEET TITLE:
**SECTION E
 PARCEL 3**

REVISION NO.: -	SHEET NO.: A5.4
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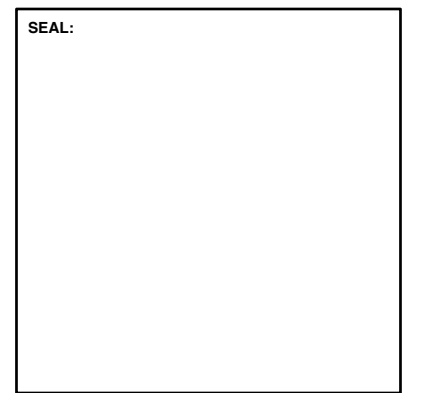
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

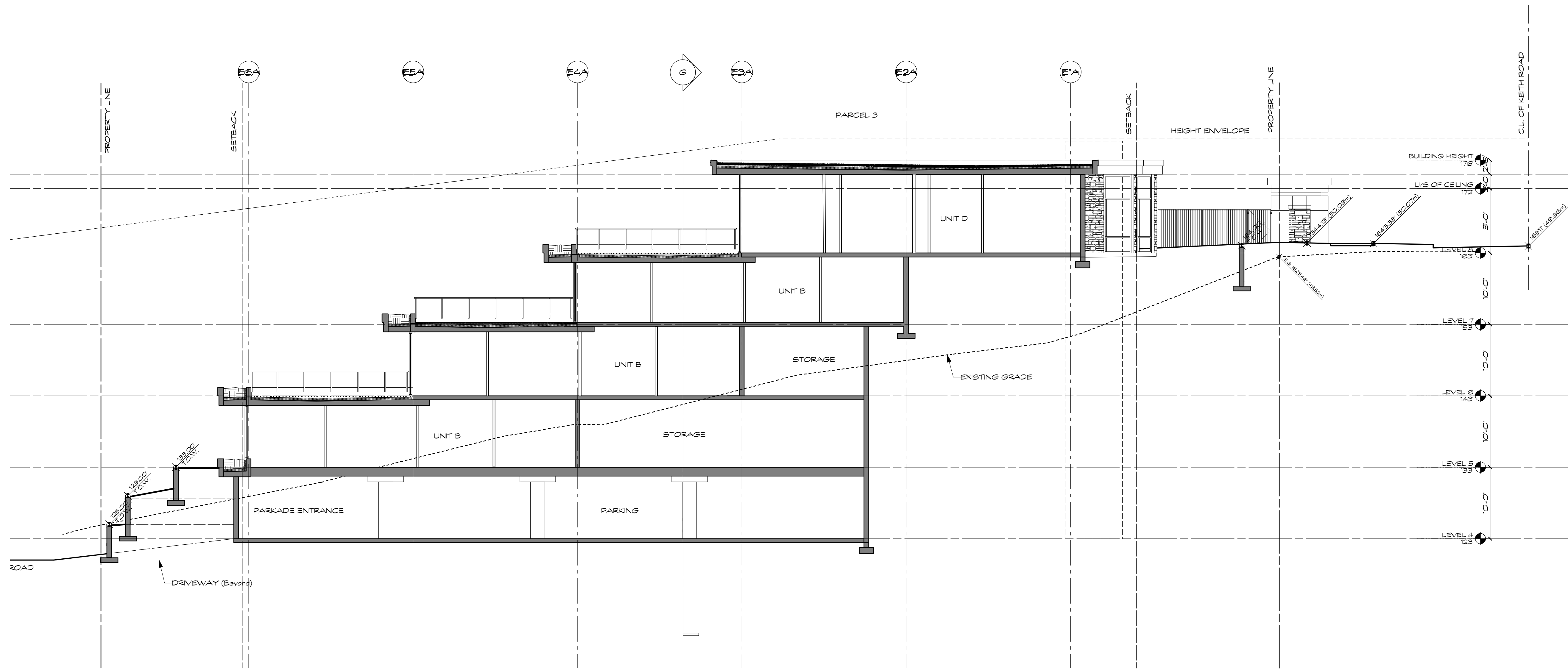
DATE	DESCRIPTION
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18.11.13	RE-ISSUED FOR DP



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SECTION F
 SCALE 1/8" = 1'-0"

PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: CHECKED BY:

SCALE: PROJECT NO:

SHEET TITLE:

**SECTION F
 PARCEL 3**

REVISION NO.: SHEET NO.:

- **A5.5**

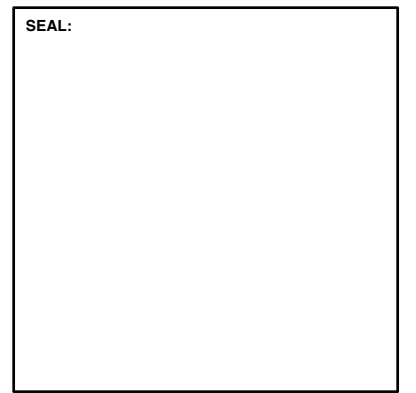
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
08.08.13	DP APPLICATION
28.10.13	RE-ISSUED FOR DP
18.11.13	RE-ISSUED FOR DP



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PROJECT:

**EVELYN DRIVE
 PARCEL 3**

870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: CHECKED BY:

DD

SCALE: PROJECT NO.:

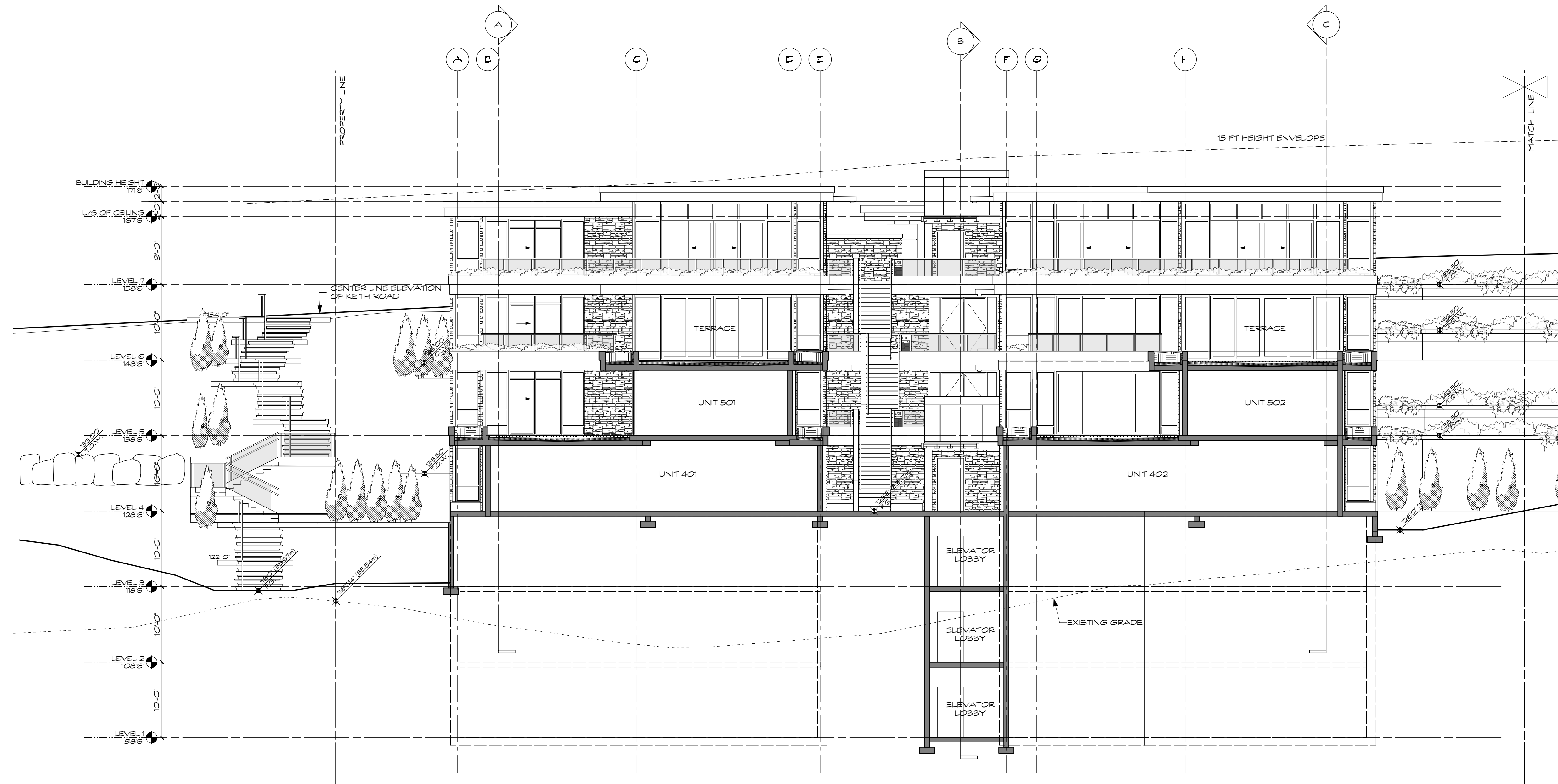
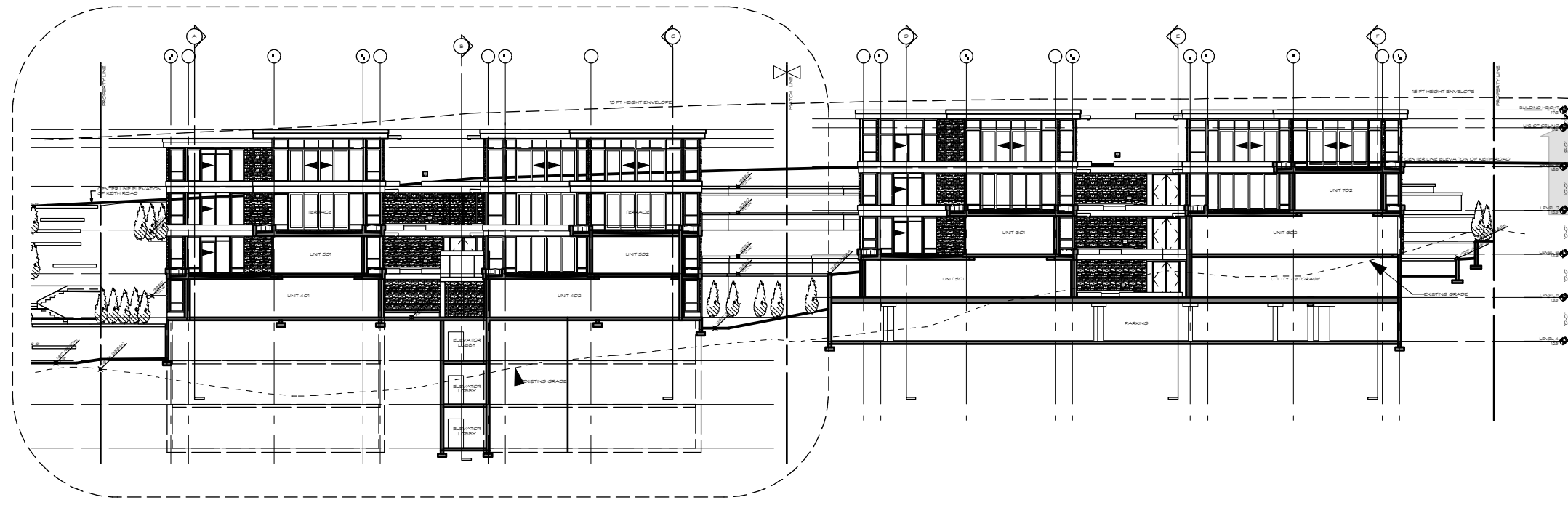
1/8" = 1'-0" 238-3

SHEET TITLE:

**SECTION G
 PARCEL 3**

REVISION NO.: SHEET NO.:

- A5.6



SECTION G
 SCALE: 1/8" = 1'-0"

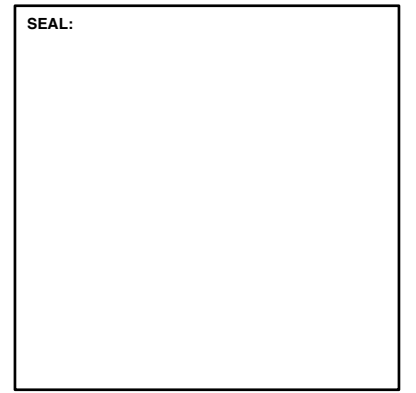
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NO.	DATE	DESCRIPTION

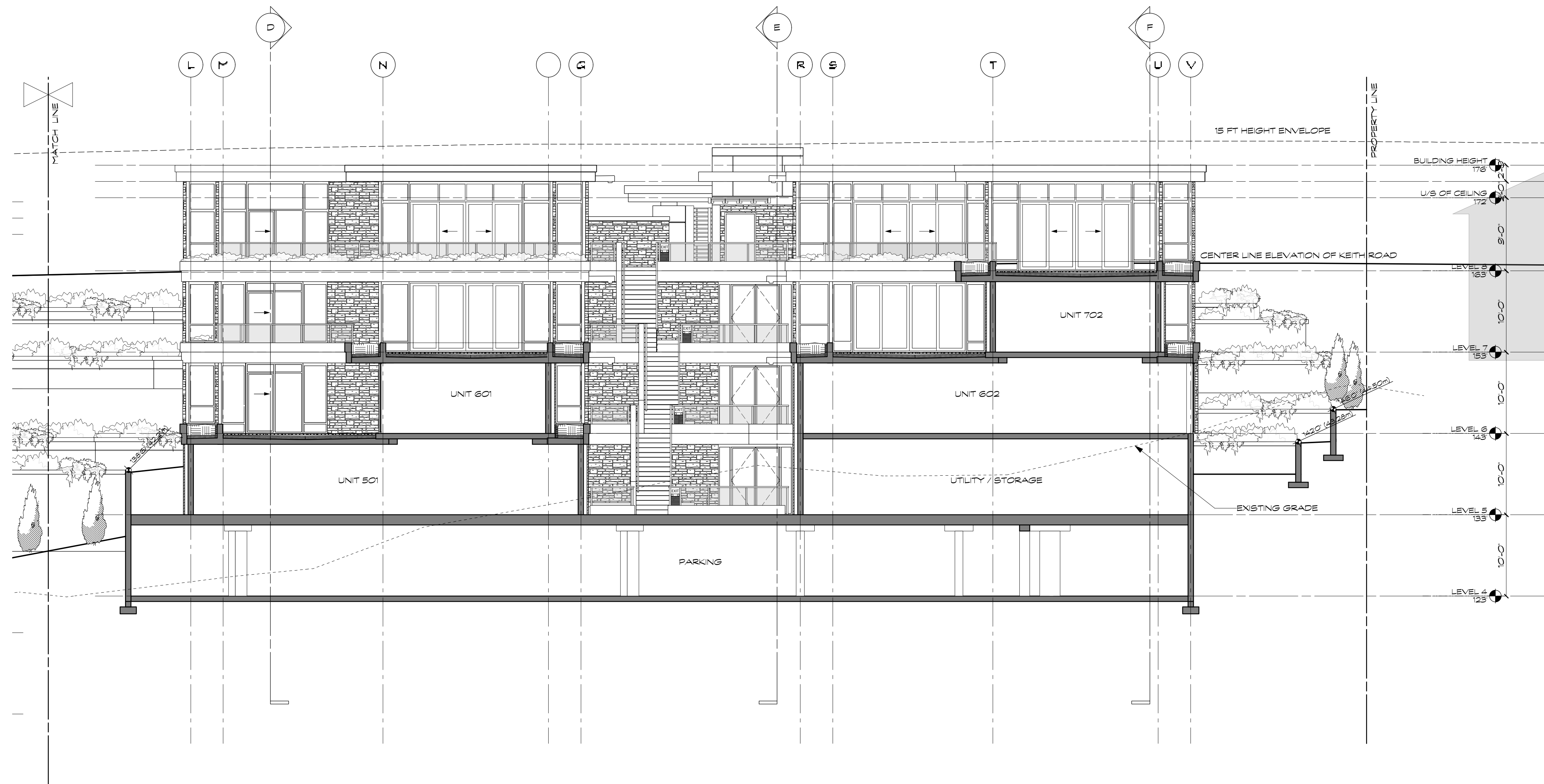
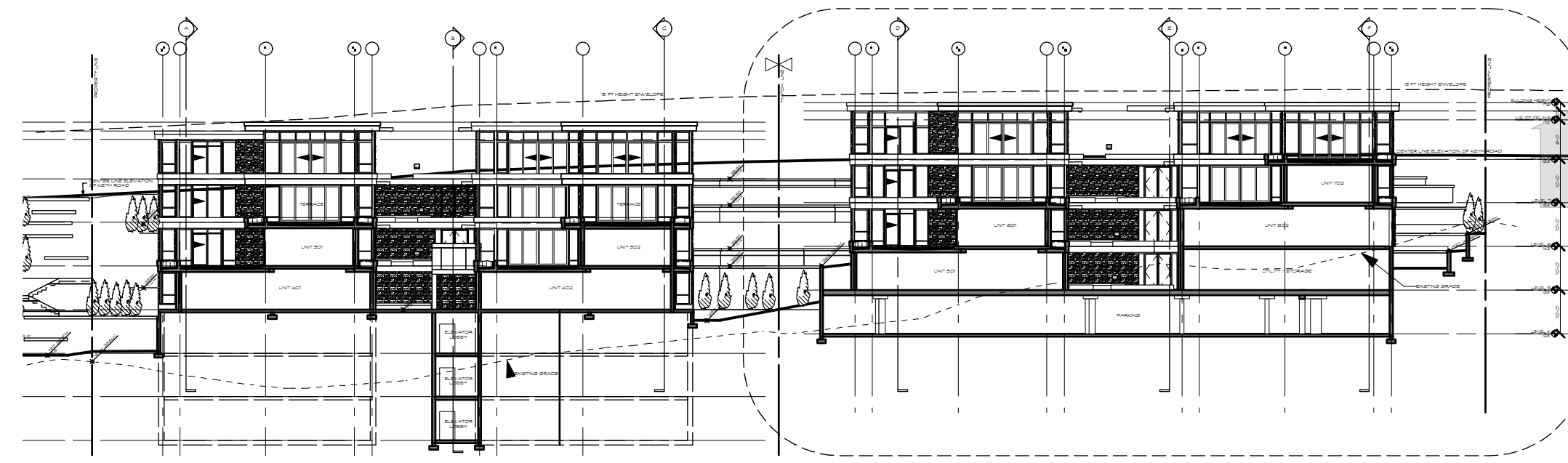
ISSUE:

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SECTION G
 SCALE: 1/8" = 1'-0"

PROJECT:
**EVELYN DRIVE
 PARCEL 3**
 870 & 876 KEITH ROAD
 WEST VANCOUVER, BC

DRAWN: DD	CHECKED BY:
SCALE: 1/8" = 1'-0"	PROJECT NO.: 239-3

SHEET TITLE:
**SECTION G
 PARCEL 3**

REVISION NO.: -	SHEET NO.: A5.7
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LEGEND:

	Shrub planting on grade		Property line
	Shrub planting on structure		Outline of slab below
	Sodded lawn boulevard		Existing contours
	Extensive green roof over parkade		Proposed contours
	CIP concrete medium sandblast finish	74.00	Elevations (imperial)
	18" x 18" Texada Hydrapressed pavers. Colour: charcoal	tw/bw	Top of wall/ bottom of wall
	Unit entry	bs	Bottom of stair
	Lamp Standard	FFE	Finished floor elevation
			Catch Basin

Revisions:

5	Jan 15-14	Public Information Meeting
4	Nov 19-13	Re-issued for DP
3	Oct 28-13	Re-issued for DP
2	May 31-13	Re-issued for DP
1	Mar 11-13	Issued for DP
no.:	date:	item:

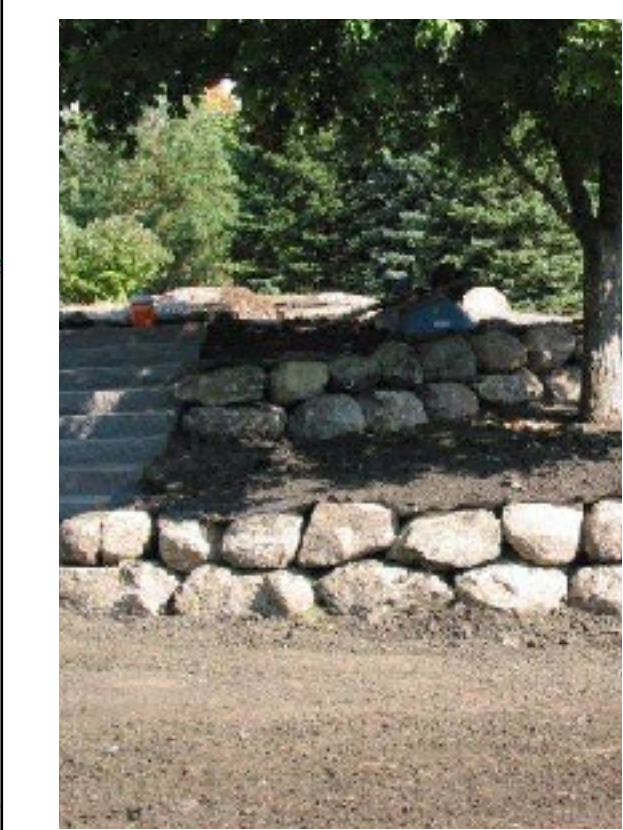
dk Durante Kreuk Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N5
 t: 604 684 4611
 f: 604 684 0577
 www.dkl.bc.ca

Project:
EVELYN DRIVE PARCEL 3

Drawn by:	EKN
Checked by:	PK
Date:	MARCH 11-13
Scale:	1/16"=1'-0"

Drawing Title:
Site Plan

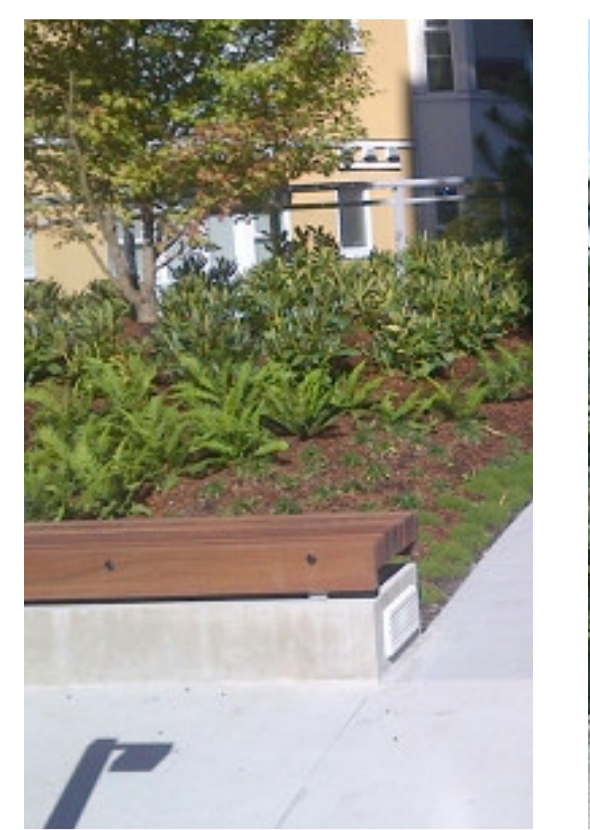
Project No.:
 11083
 Sheet No.:



BOULDER RETAINING



WILDFLOWER MEADOW



CUSTOM WOOD BENCH



EVELYN WALK



GREEN ROOF



Revisions:

5	Jan 15-14	Public Information Meeting
4	Nov 19-13	Re-issued for DP
3	Oct 28-13	Re-issued for DP
2	May 31-13	Re-issued for DP
1	Mar 11-13	Issued for DP
no.:	date:	Item:

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 Durante Kreuk Ltd.
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 www.dkl.bc.ca

Project:
EVELYN DRIVE PARCEL 3

Drawn by: EKN
 Checked by: PK
 Date: MARCH 11-13
 Scale: 1/16"=1'-0"

Drawing Title:
Planting Plan

Project No.:
11083
 Sheet No.:

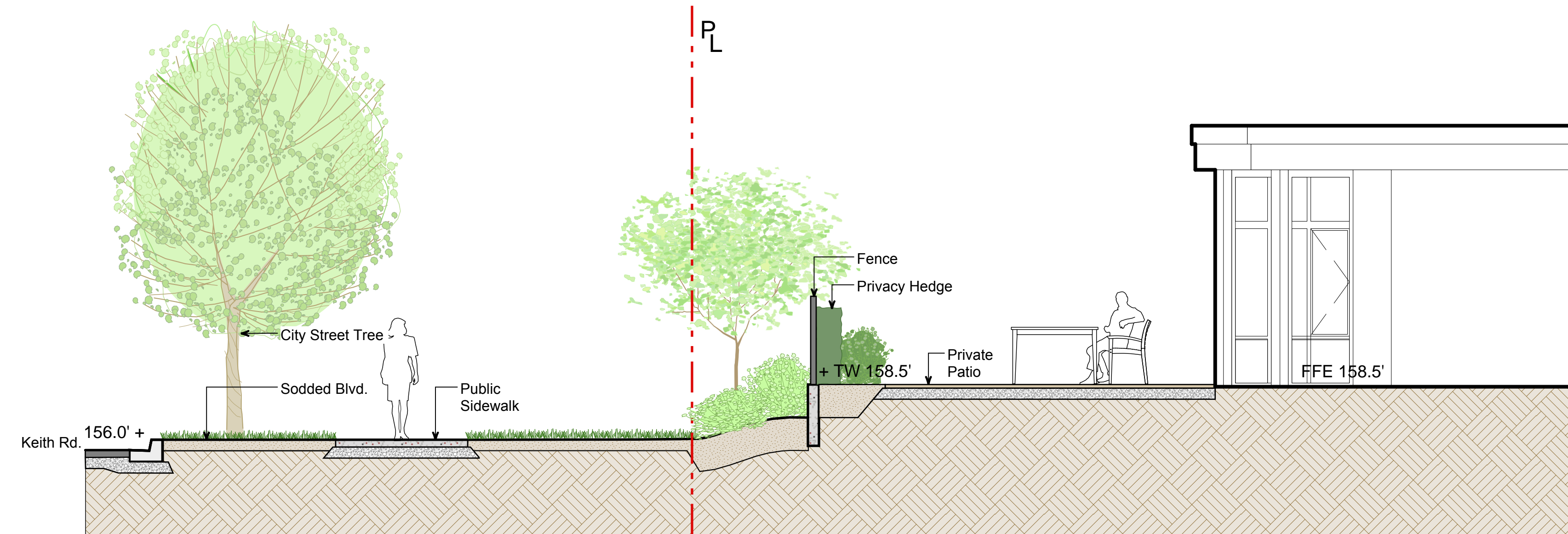
PLANTING NOTES:
 1. All plants / planting to be as per current BCLNA/BCSLA Landscape Standards.
 2. All plant substitutes to be pre-approved by Landscape Architect.
 3. All On-Site Planting to be irrigated using Automatic Irrigation System.
 4. Tree locations to be staked and approved onsite by Landscape Architect prior to planting.
 5. All landscape areas under architectural cover to be irrigated in winter.

PLANT LIST											
Sym	Qty	Botanical Name	Common Name	Size	Comments	Sym	Qty	Botanical Name	Common Name	Size	Comments
Trees											
	18	Picea Omorika	Serbian Spruce	6' ht.	B&B	Au	127	Arbutus unedo 'Elfin King'	Dwarf Strawberry Tree	#3 pot	
	45	Acer circinatum	Vine Maple	1.2m ht. B&B multi-stem		a	699	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	
	10	Cornus kousa	Chinese Dogwood	5 cm cal.		Ct	123	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mexican Mock Orange	#3 pot	
	24	Cornus kousa 'Satomi'	Satomi Chinese Dogwood	2m ht.	B&B	ck	686	Cornus kelseyii	Kelsey Dogwood	#2 pot	
	8	Hammamelis mollis	Chinese Witchhazel	4cm cal.	multi-stem	e	62	Erica darleyensis 'Kramer's Rote'	Kramer's Red Winter Heath	#1 pot	
	10	Nyssa sylvatica	Black Tupelo	7cm cal.	B&B	Lp	762	Lonicera pileata	Box Honeysuckle	#2 pot	
	19	Rhus typhina	Staghorn Sumac	5' ht.		Pc	42	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	#3 pot	
	29	Thuja plicata	Western Red Cedar	6' ht.	B&B	PI	2044	Prunus laurocerasus 'Otto Lutyens'	Otto Lutyen Cherry Laurel	#3 pot	
		Street Tree	Refer to Evelyn Dr. Planting Plan			Ry	403	Rhododendron 'Yaku Princess'	Light Pink Flowered Rhodo	#2 pot	
						Rr	137	Rhododendron Ramapo	Dwarf Purple Rhodo	#3 pot	
						R	93	Ribes Sanguineum	Red Flowering Currant	#1 pot	
						Ra	386	Rosa acicularis	Prickly Shrub Rose	#1 pot	
						Rs	75	Rubus parviflora	Thimbleberry	#1 pot	
						Sc	576	Symphoricarpos chenaultii 'Hancock'	Coralberry	#2 pot	
						t	105	Taxus bacata 'Repandens'	Spreading English Yew	#2 pot	
							162	Taxus x media 'Hicksii'	Yew Hedge	4' ht.	B&B plant rootball to rootball

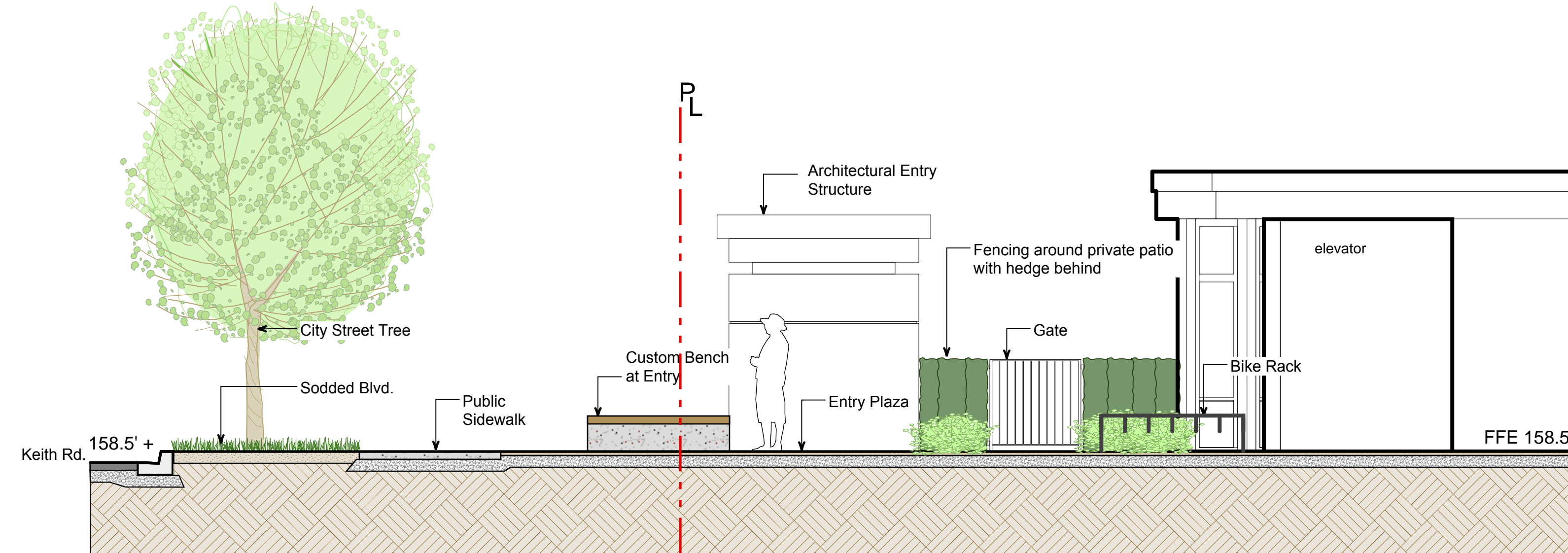
Native Groundcover Blend: Integrated growing medium / seed application as per BC Landscape Standard with erosion control. Seeding to be low growing reclamation mix with native shrubs.

Extensive Green Roof: pre-vegetated Sedum mats

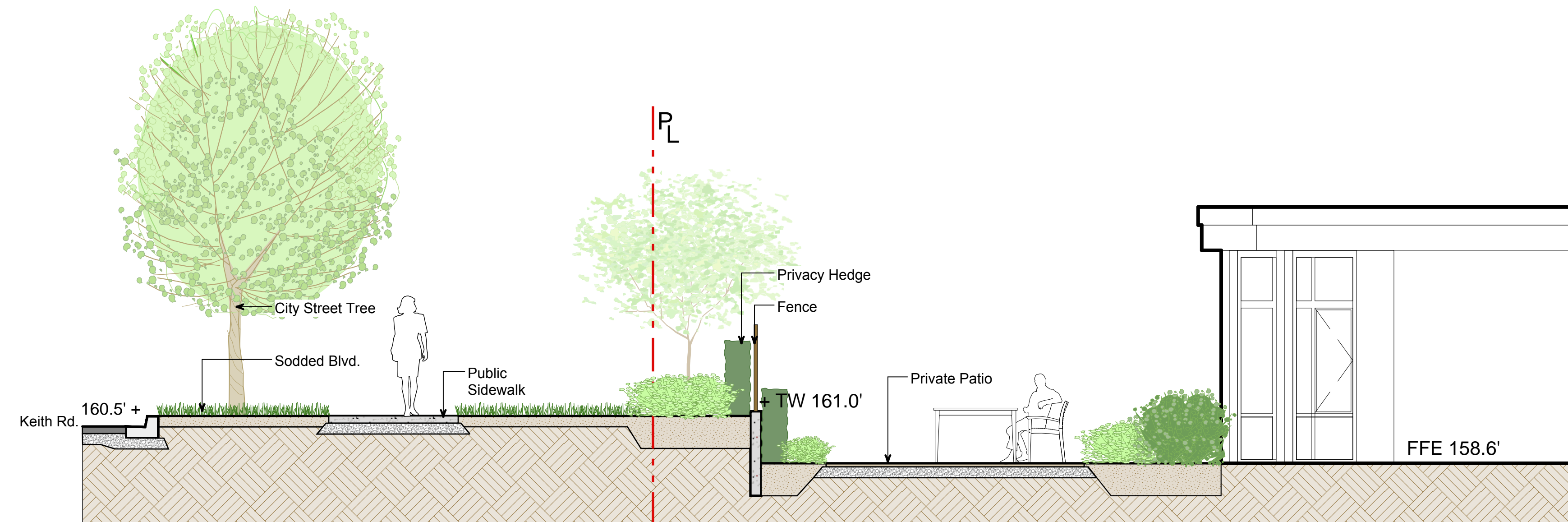
section A
1/4" = 1'-0"



section B
1/4" = 1'-0"



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



5	Jan 15-14	Public Information Meeting
4	Nov 19-13	re-issued for DP
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1	Mar 11-13	Issued for DP
no.:	date:	item:

Revisions:



Project:

EVELYN DRIVE PARCEL 3

Drawn by: EKN

Checked by: PK

Date: MARCH 11-13

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

Drawing Title:

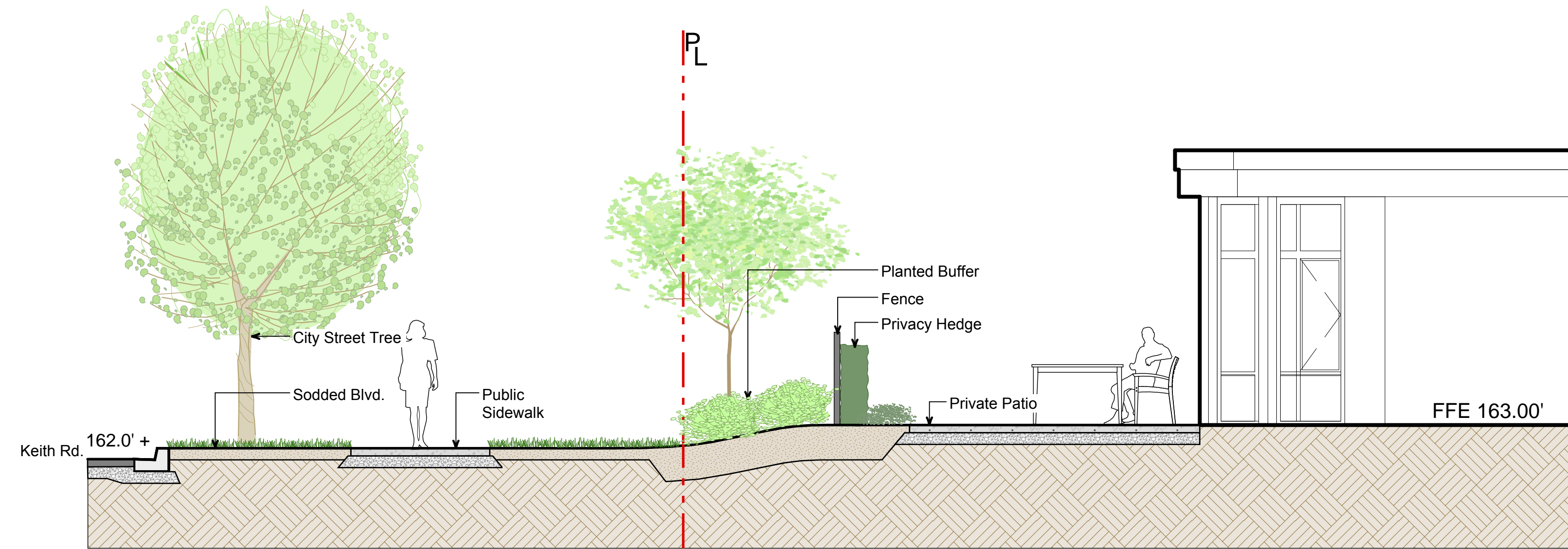
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Project No.:

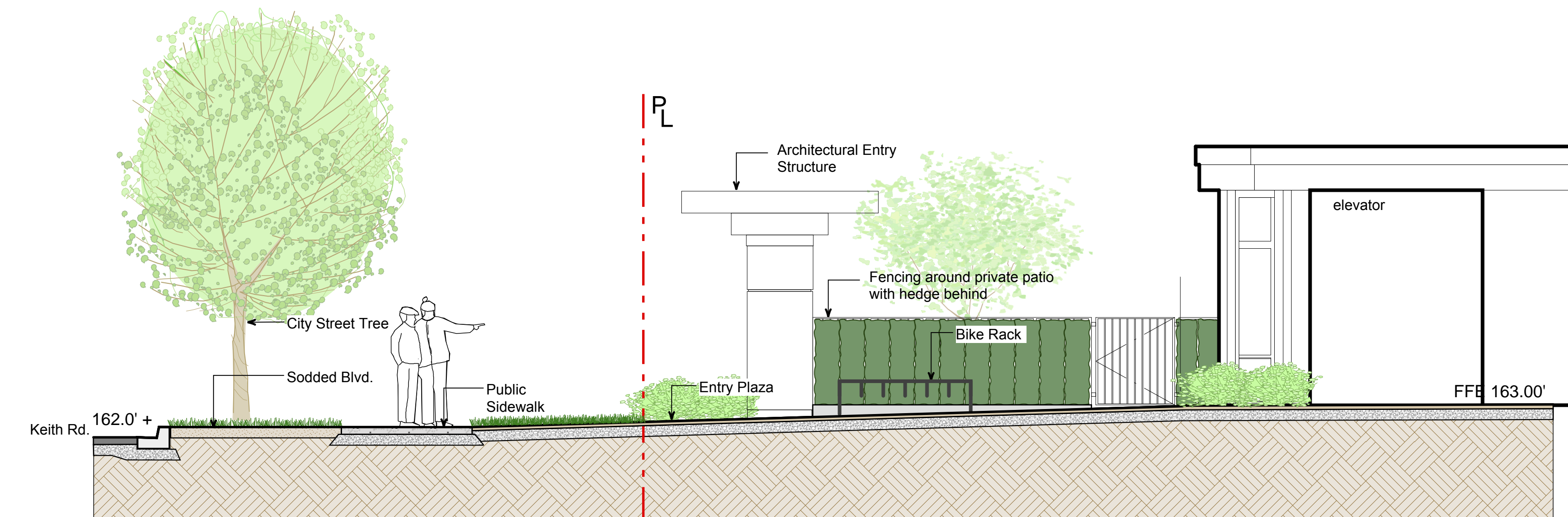
11083

Sheet No.:

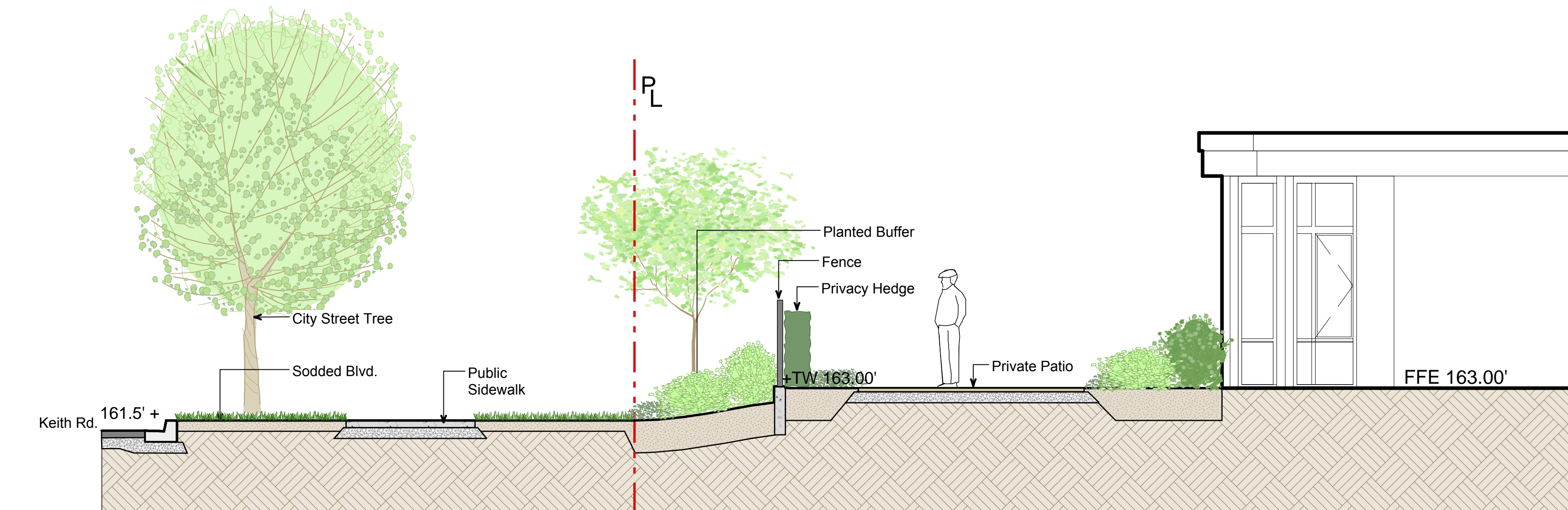
section D
1/4" = 1'-0"



section E
1/4" = 1'-0"



section F
1/4" = 1'-0"



5	Jan 15-14	Public Information Meeting
4	Nov 19-13	re-Issued for DP
3	Oct 28-13	re-Issued for DP
2	May 31-13	re-Issued for DP
1	Mar 11-13	Issued for DP
no.:	date:	item:

Revisions:



Project:

EVELYN DRIVE PARCEL 3

Drawn by: EKN

Checked by: PK

Date: MARCH 11-13

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

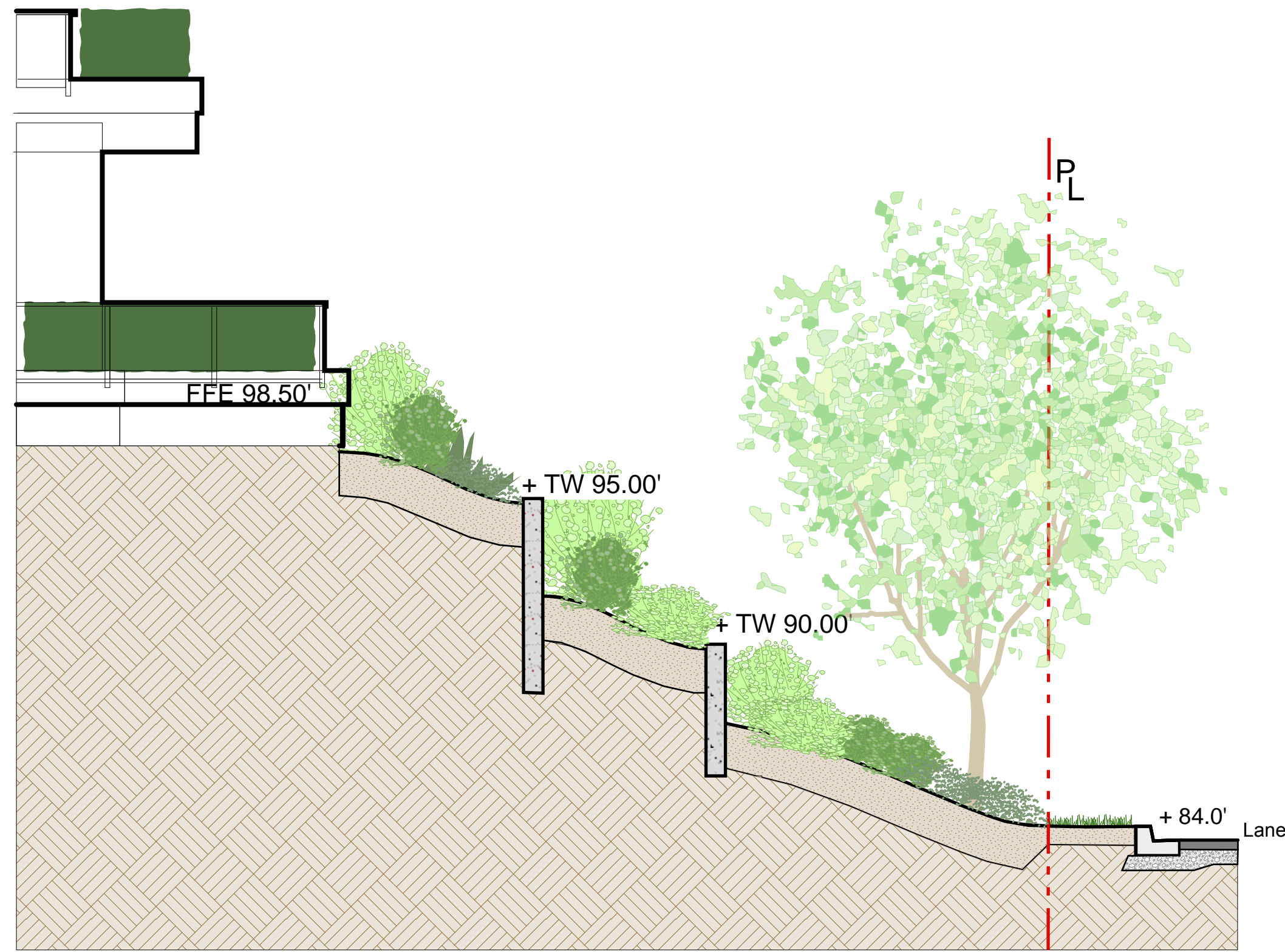
Drawing Title:

Sections

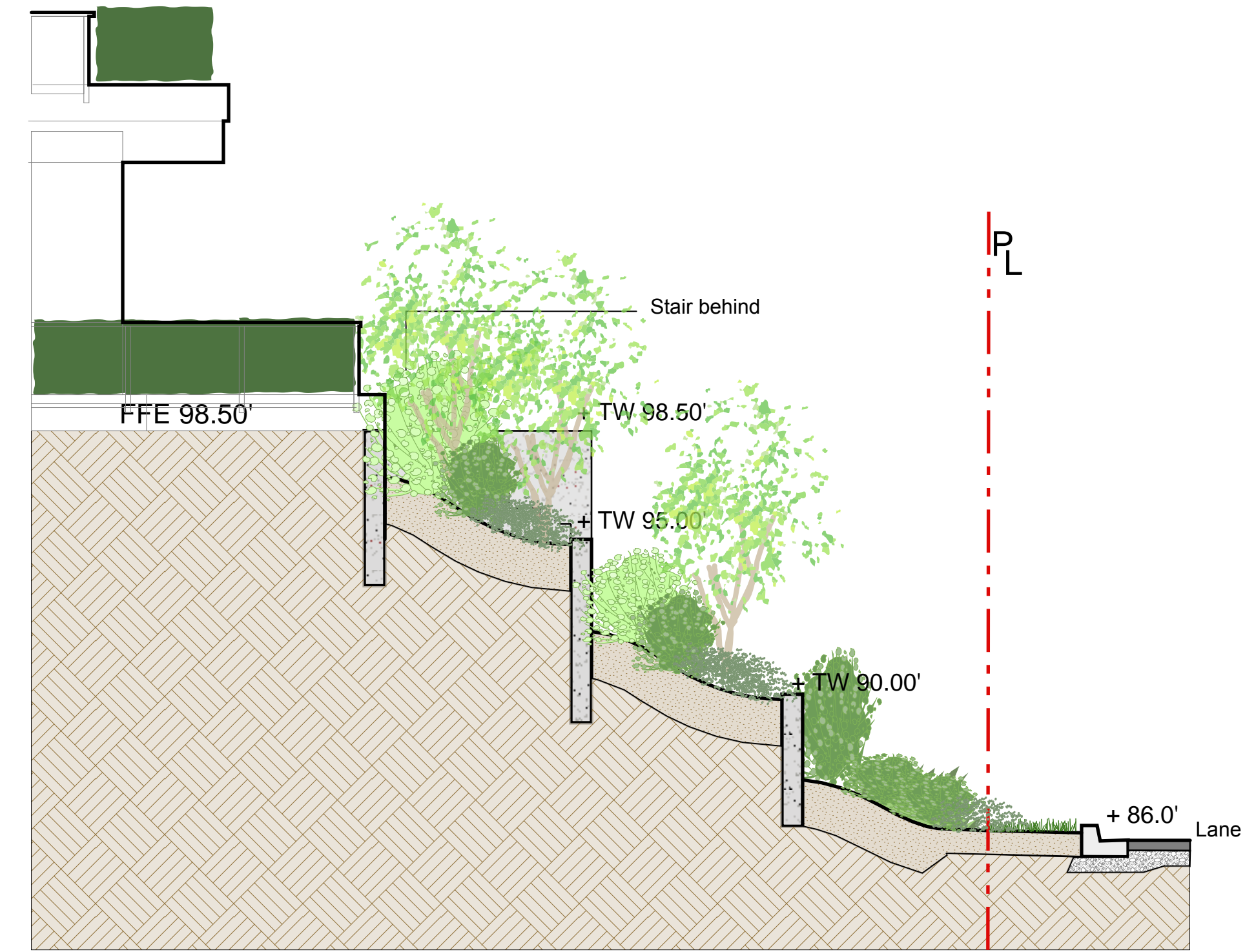
Project No.:

11083

Sheet No.:



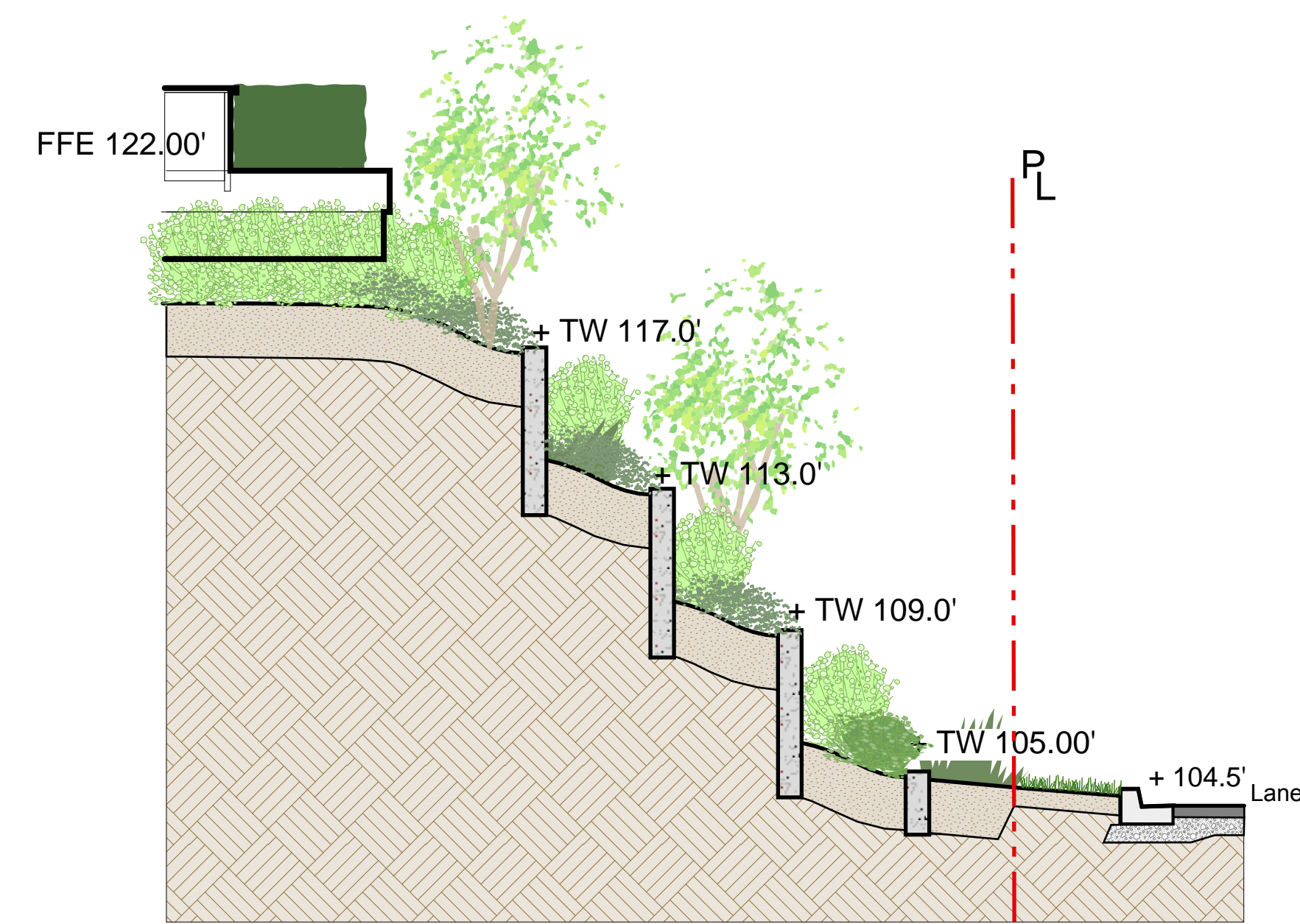
section G
1/4" = 1'-0"



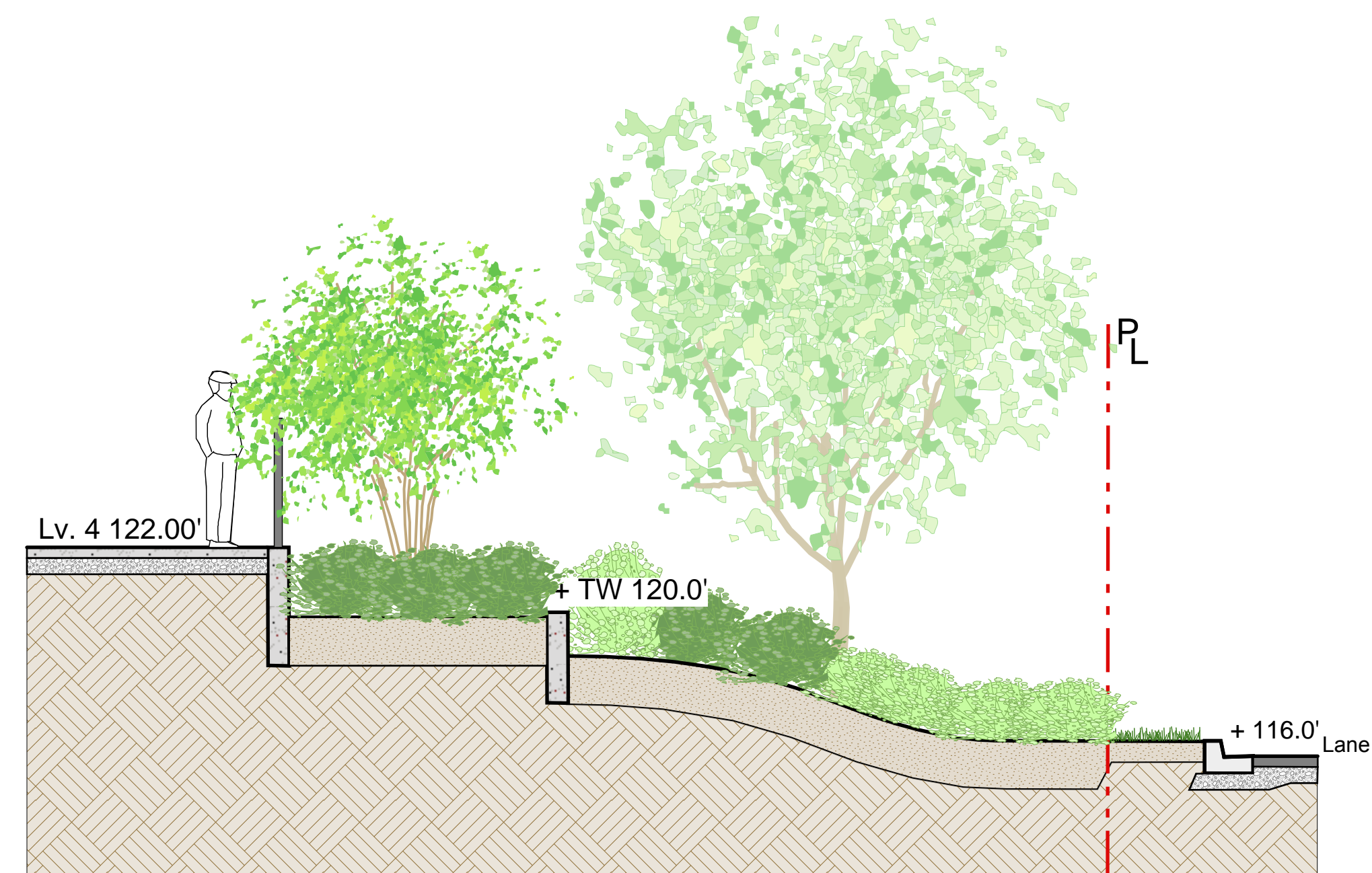
section H
1/4" = 1'-0"

5	Jan 15-14	Public Information Meeting
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no.:	date:	item:

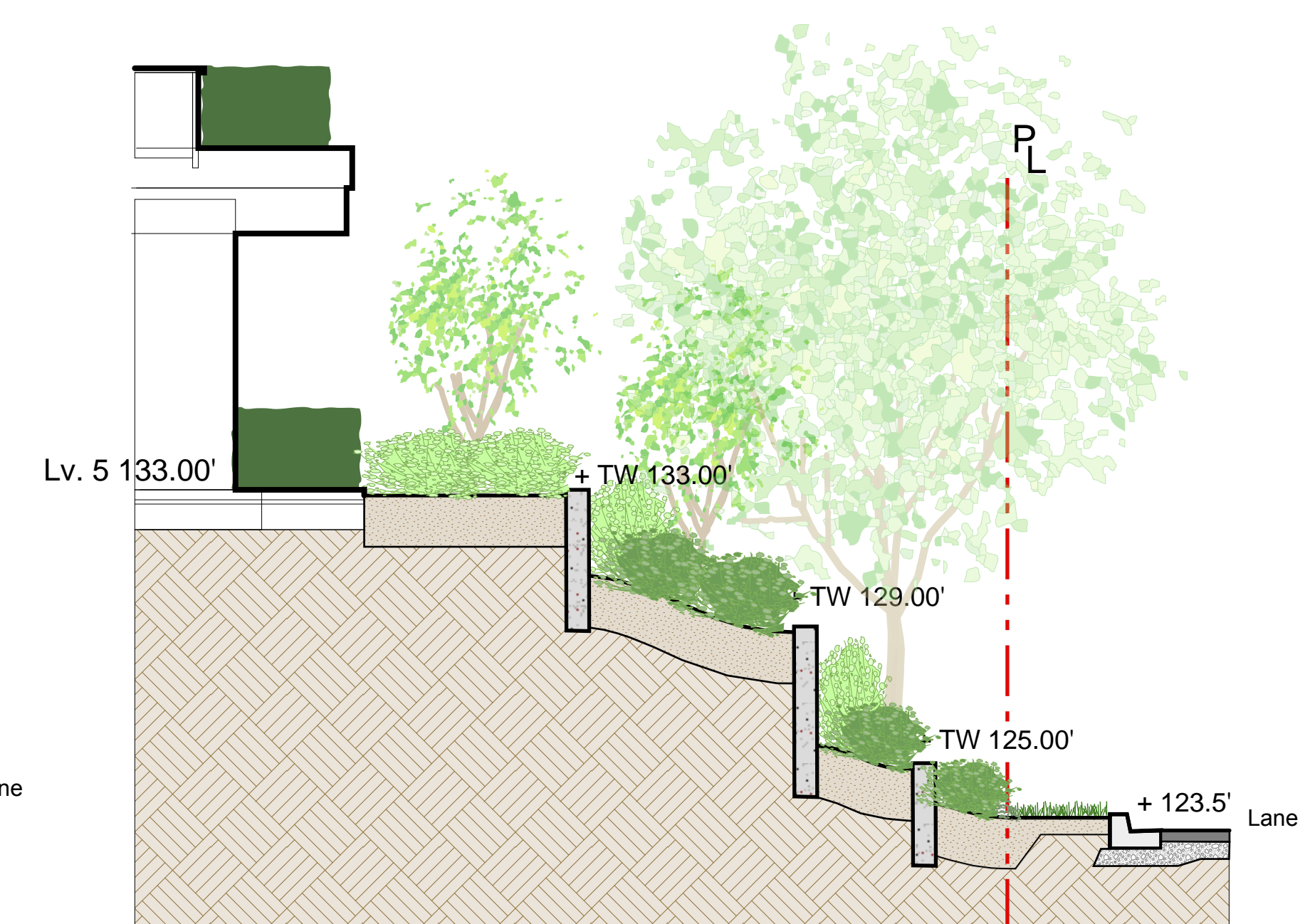
Revisions:



section I
1/4" = 1'-0"



section J
1/4" = 1'-0"



section K
1/4" = 1'-0"

Project:

VELVYN DRIVE PARCEL 3

Drawn by: EKN

Checked by: PK

Date: MARCH 11-13

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

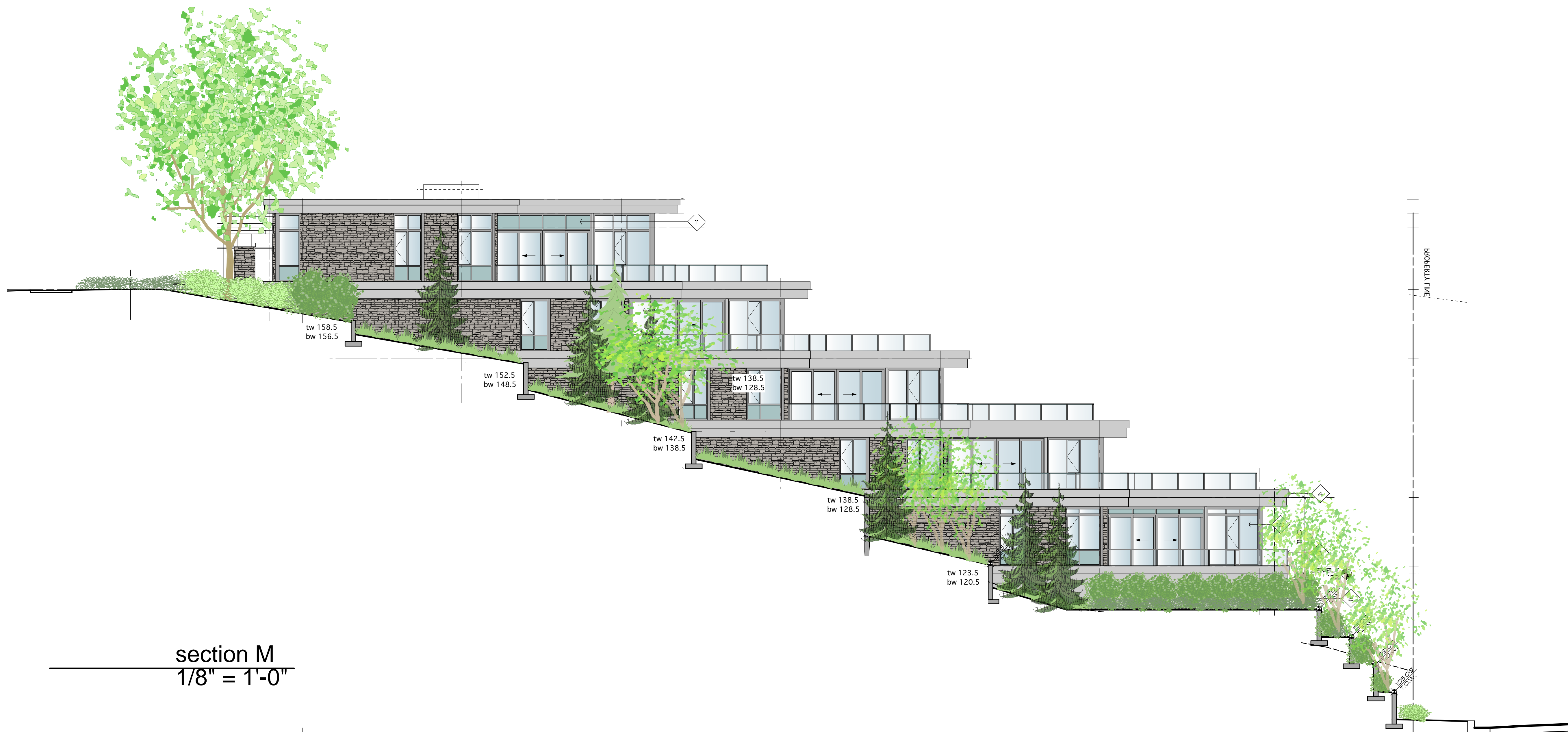
Drawing Title:

Sections

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Sheet No.:



section M
1/8" = 1'-0"



section L
1/8" = 1'-0"

5	Jan 15-14	Public Information Meeting
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no.:	date:	item:

Revisions:


 Durante Kreuk Ltd.
 102 - 1637 West 5th Avenue
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 www.dkl.bc.ca

Project:

EVELYN DRIVE PARCEL 3

Drawn by: EKN

Checked by: PK

Date: MARCH 11-13

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

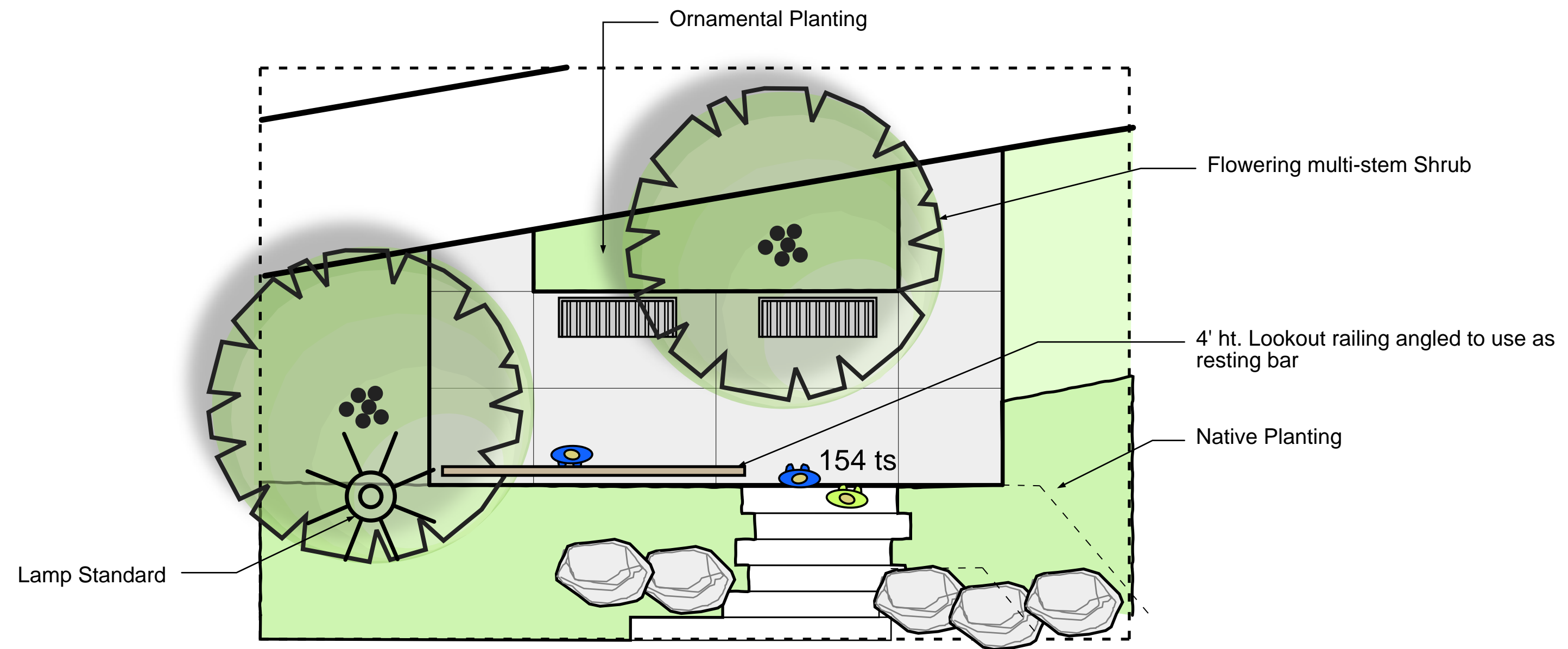
Drawing Title:

Sections

Project No.:

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Enlargement Plan - Lookout at Evelyn Walk
 $1/4" = 1'-0"$



section N
 $1/8" = 1'-0"$

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no.:	date:	item:

Revisions:



Project:

EVELYN DRIVE PARCEL 3

Drawn by: EKN

Checked by: PK

Date: MARCH 11-13

Scale: as noted

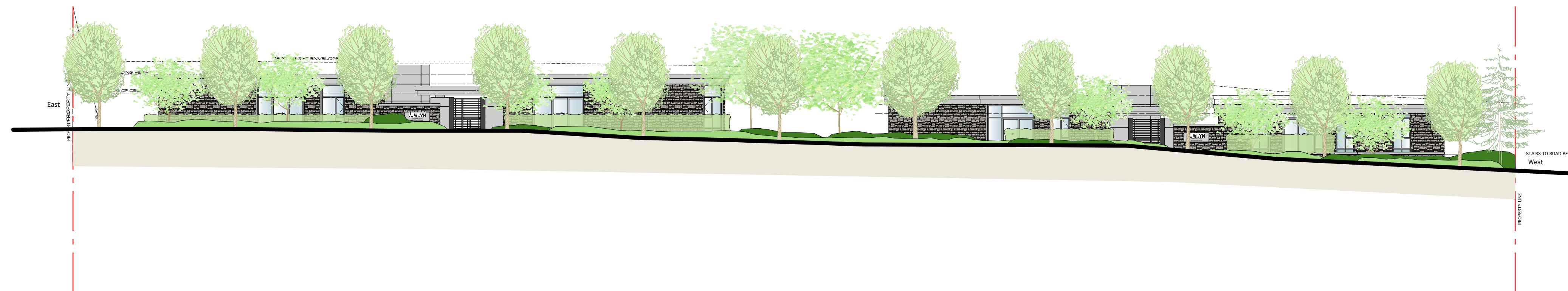
Drawing Title:

Section and Enlargement

Project No.:

11083

Sheet No.:



Elevation at Keith Rd
 1/6" = 1'-0"

5	Jan 15-14	Public Information Meeting
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1	Mar 11-13	Issued for DP
no.:	date:	item:

Revisions:



Project:

VELYN DRIVE PARCEL 3

Drawn by: EKN

Checked by: PK

Date: MARCH 11-13

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

Drawing Title:

Elevations

Project No.:

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Sheet No.:

Elevation at Lane
 1/6" = 1'-0"

