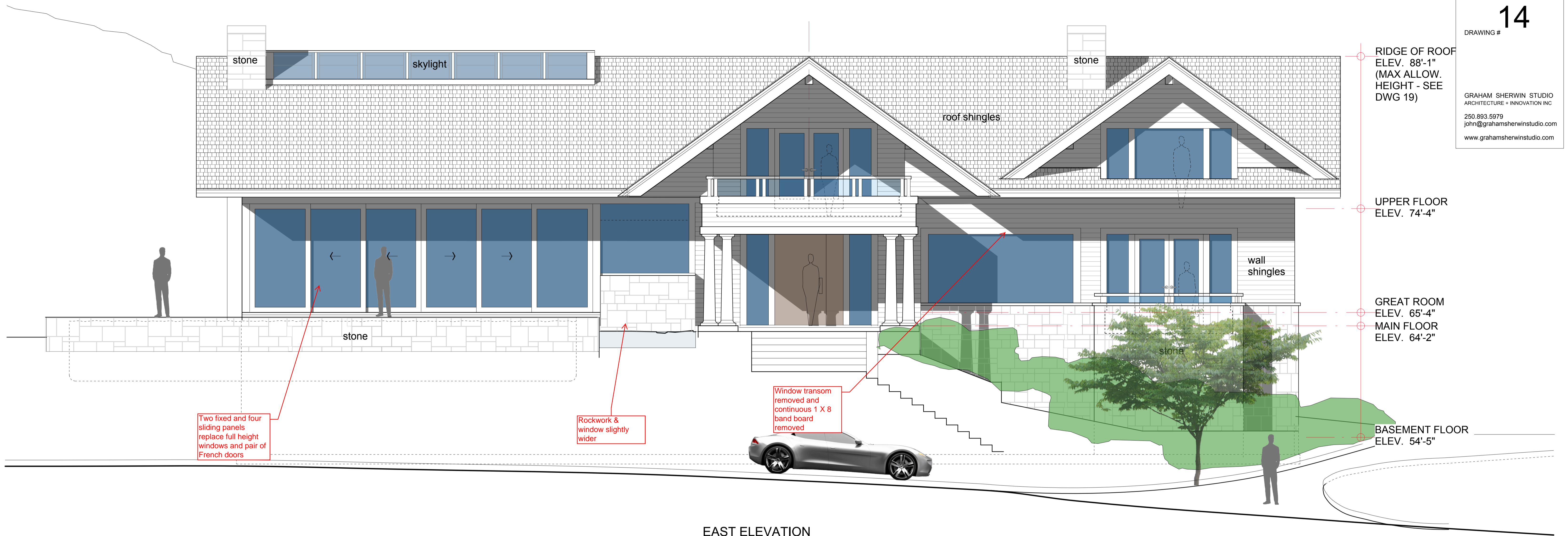


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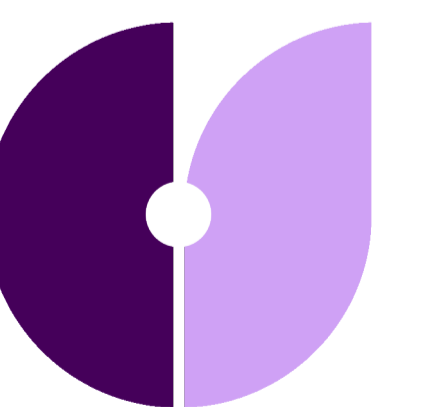
PILOT HOUSE ROAD

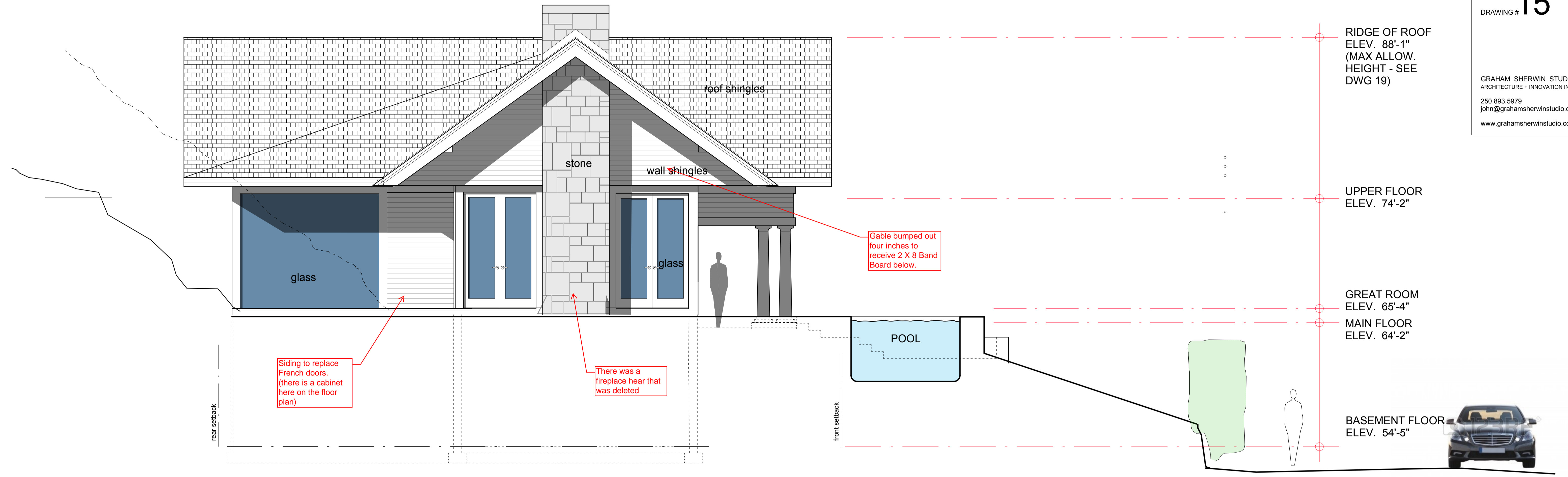
ZONING	RS-3	ALLOWED	PROPOSED
Zone:	RS-3	ALLOWED	PROPOSED
Site area:	16,136 sq ft		
Frontage @ setback:	157.2'		
Site coverage:		30% = 4,800 sq ft	3,220 sq ft = 20.2%
Floor area ratio:		0.35 = 5,600 sq ft	1,776 upper floor (incl. balcony)+ + 3,220 main floor + + 2,417 bsmt floor - 1,421 sq ft bsmt exemption (58.8%) - 400 sq ft garage) = 5,592 sq ft total floor area (complies)
Side yards:		5' minimum, 10% of site width min. 25% of site width combined	22' min. = 11.4% of site width 46'-1" combined = 29%
Front yard:		30'	30'-2"
Rear yard:		30'	30'-2"
Building height:		25'	25'
Highest building face:		22'	22'



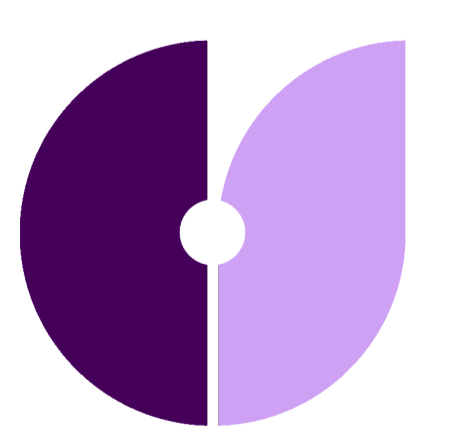


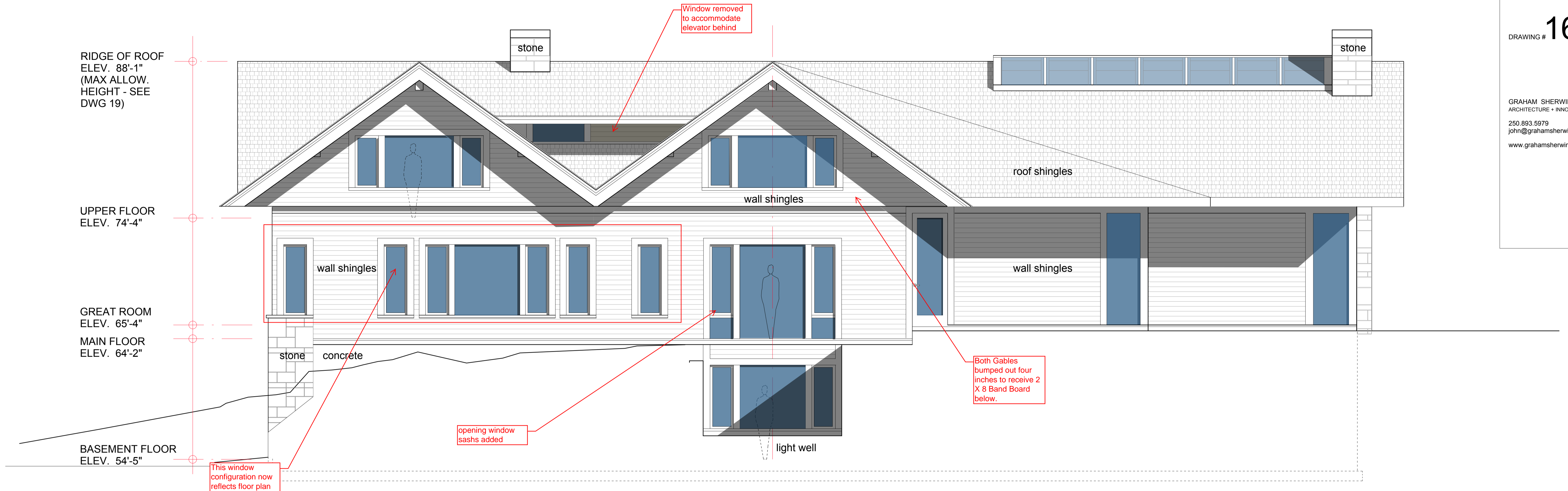
EAST ELEVATION



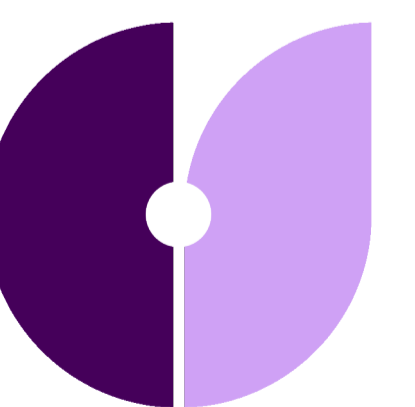


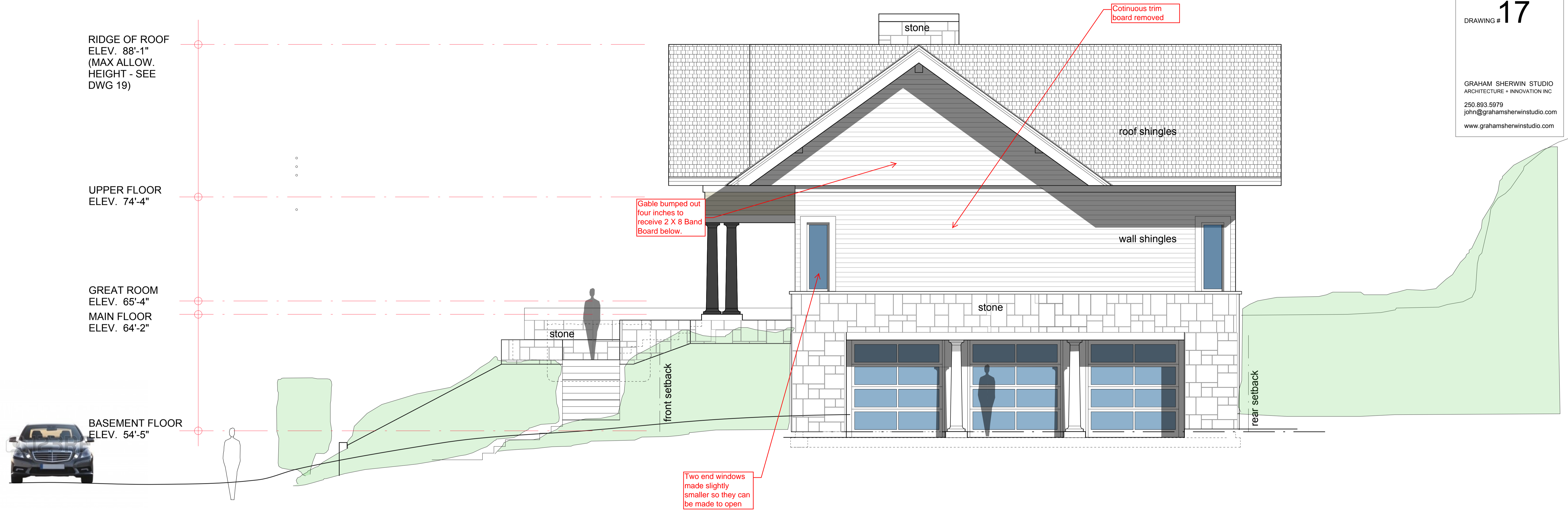
SOUTH ELEVATION



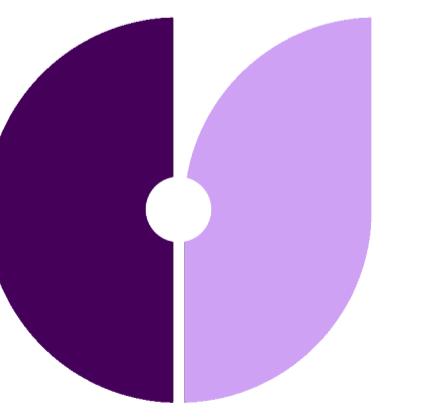


WEST ELEVATION





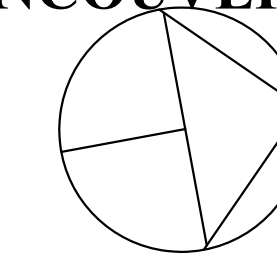
NORTH ELEVATION



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Project:

**4719 PILOT
HOUSE ROAD,
WEST
VANCOUVER**



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Title:

**LANDSCAPE
PLAN**

Sheet:

SITE PLAN

Date: 14 Oct. 2014

Rev: 2

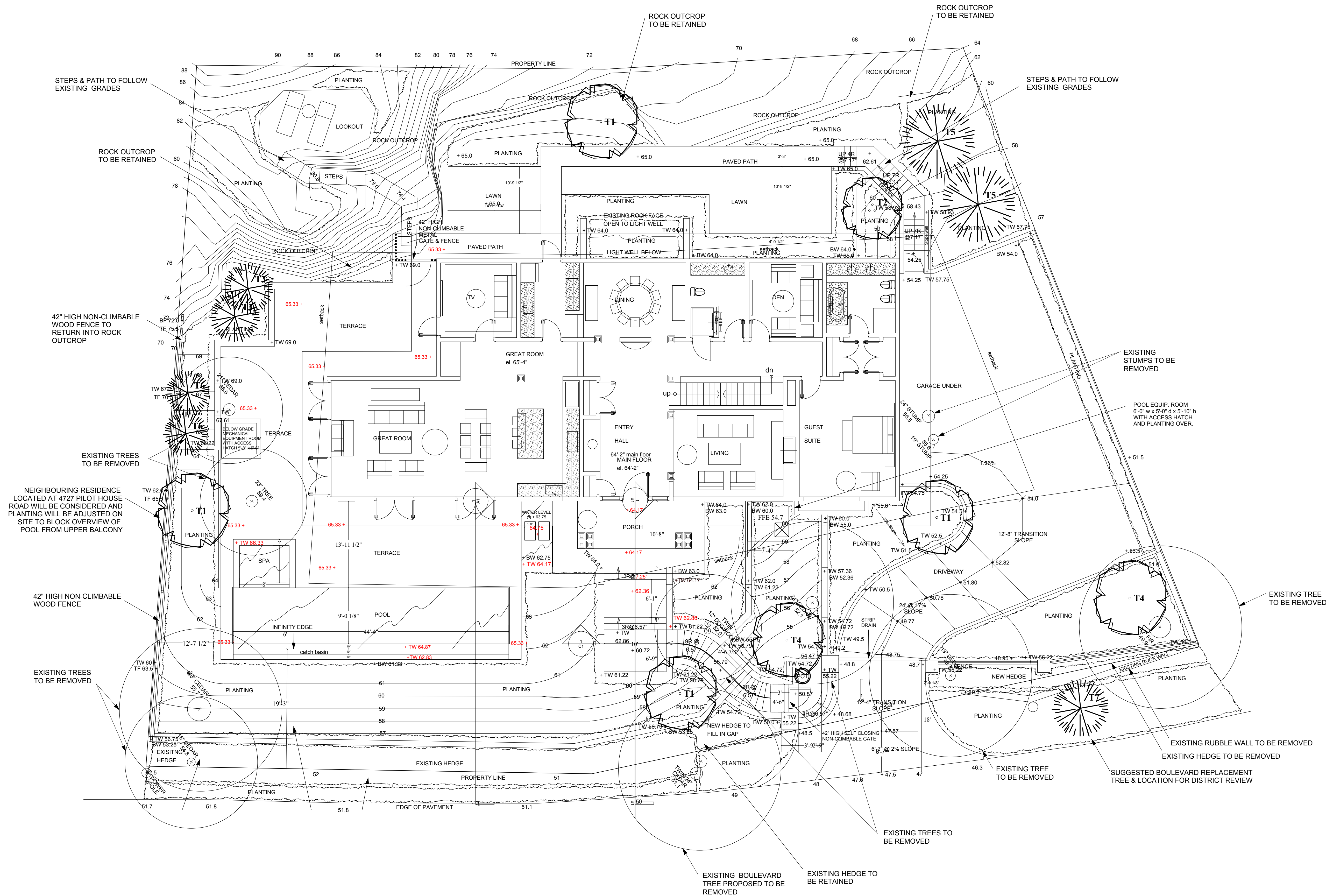
Job No: 2014-05

Supersedes all previous revisions.

Drawn: DBT/ST/KS

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

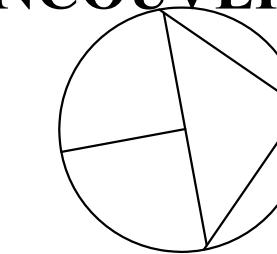
L1.0



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**LANDSCAPE
PLAN**

Sheet:

GRADING PLAN

Date: 14 Oct. 2014

Rev: 2

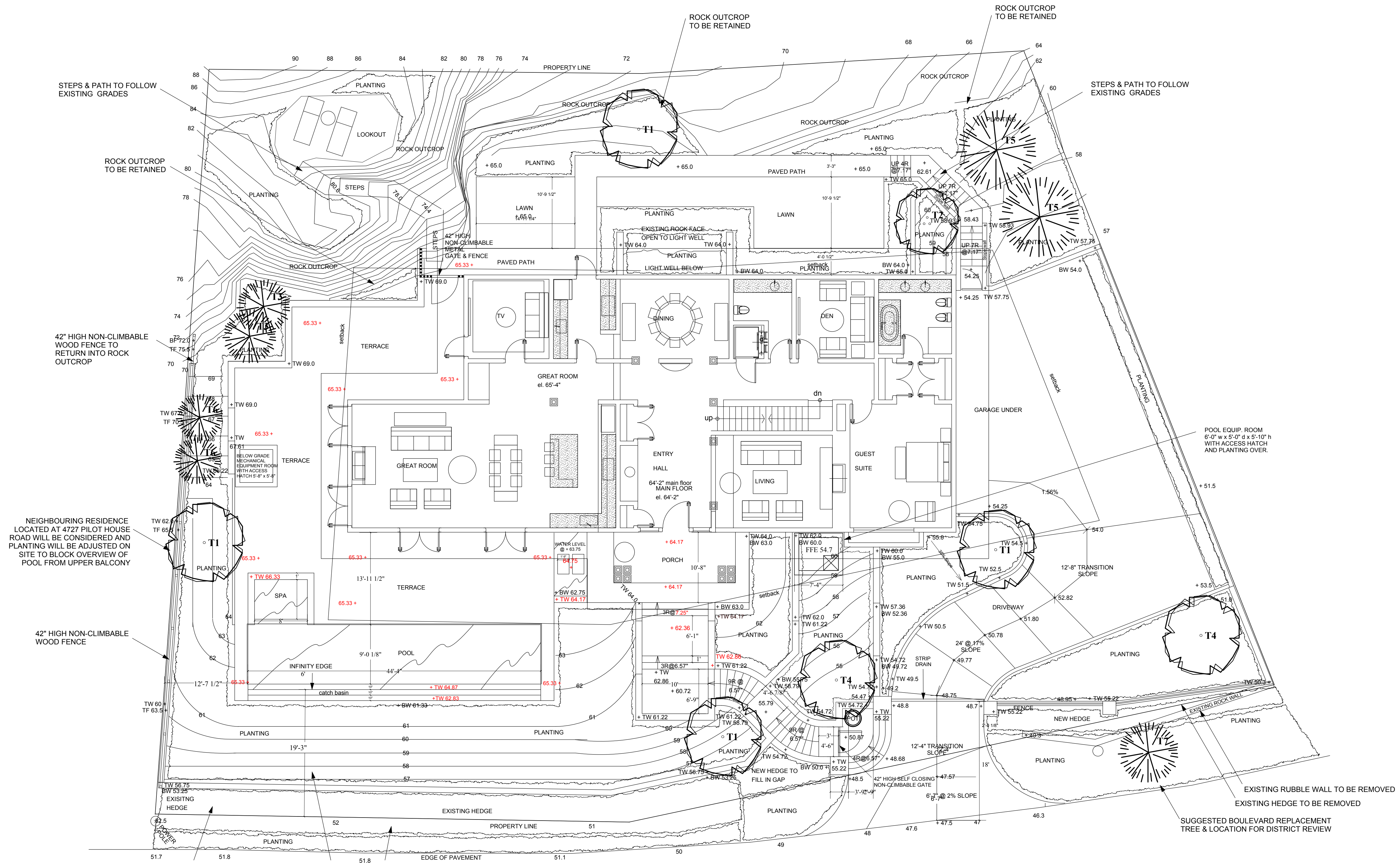
Job No: 2014-05

Supersedes all previous revisions.

Drawn: DBT/ST/KS

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

L1.1



STEPS & PATH TO FOLLOW EXISTING GRADES

ROCK OUTCROP TO BE RETAINED

42" HIGH NON-CLIMBABLE WOOD FENCE TO RETURN INTO ROCK OUTCROP

NEIGHBOURING RESIDENCE LOCATED AT 4727 PILOT HOUSE ROAD WILL BE CONSIDERED AND PLANTING WILL BE ADJUSTED ON SITE TO BLOCK OVERVIEW OF POOL FROM UPPER BALCONY

42" HIGH NON-CLIMBABLE WOOD FENCE

ROCK OUTCROP TO BE RETAINED

ROCK OUTCROP TO BE RETAINED

STEPS & PATH TO FOLLOW EXISTING GRADES

POOL EQUIP. ROOM 6'-0" w x 5'-0" d x 5'-10" h WITH ACCESS HATCH AND PLANTING OVER.

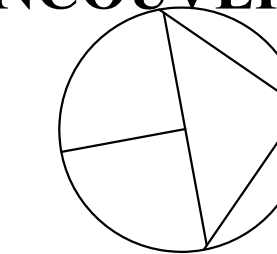
EXISTING RUBBLE WALL TO BE REMOVED
EXISTING HEDGE TO BE REMOVED

SUGGESTED BOULEVARD REPLACEMENT TREE & LOCATION FOR DISTRICT REVIEW

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4719 PILOT HOUSE ROAD, WEST VANCOUVER



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Title:

LANDSCAPE PLAN

Sheet:

LIGHTING PLAN

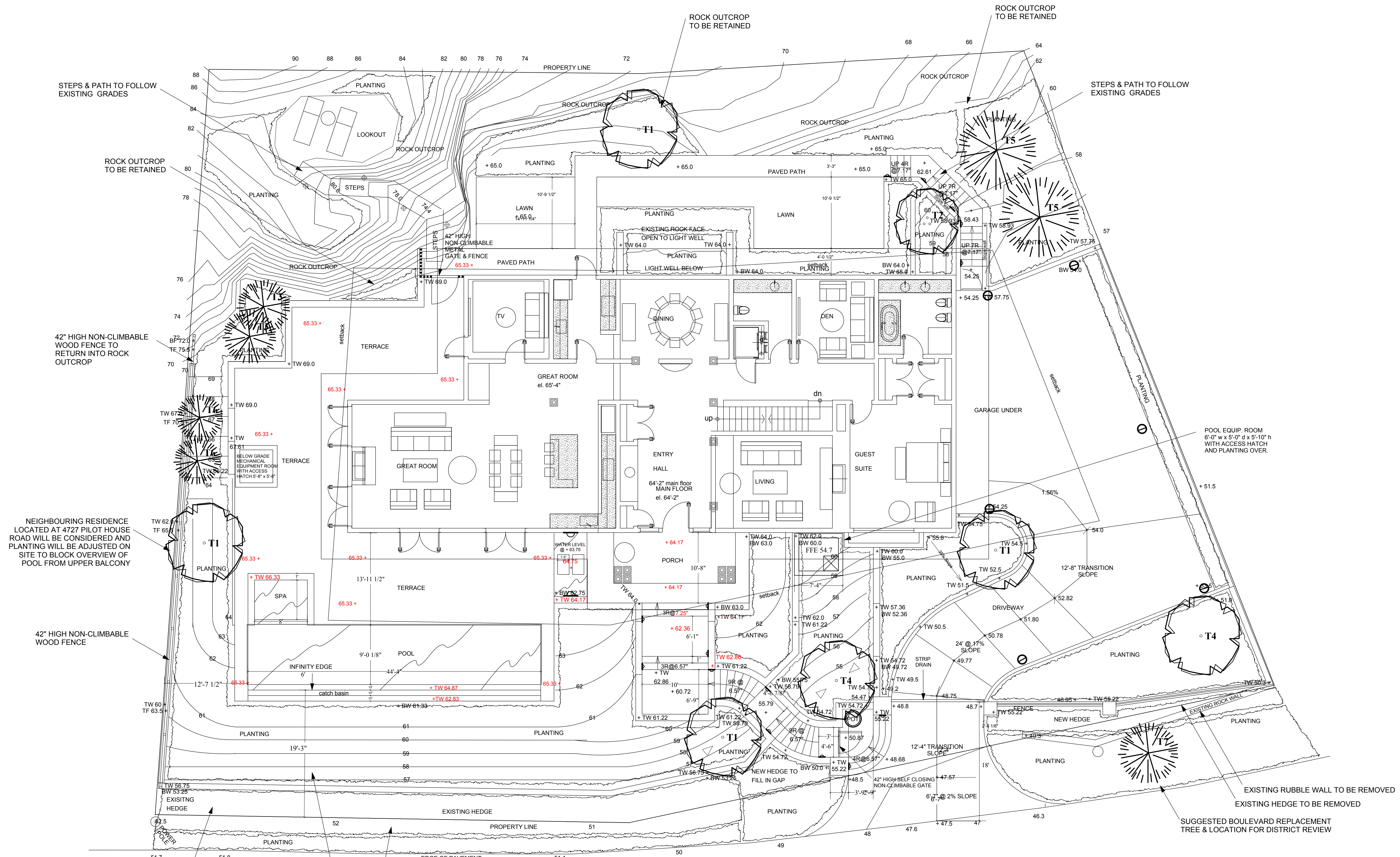
Date: 14 Oct. 2014 Rev: 2

Job No: 2014-05 Supersedes all previous revisions.

Drawn: DBT/ST/KS

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

L3.0



LANDSCAPE LIGHTING KEY

Qty	△ Stake mount adjustable tree light	BK Delta Star 3wLED DS-LED-E36-MEL-AX-BLP-12-A
2	Water Feature Light (Pool) lighting contractor to confirm specifications for lighting fixture	MP L03 Submersible Pool Light L03-1-W275-W-C-30-AC-30-A-S6
15	Step Light - Side wall core mount	BK Mini-micro 3wLED Wall Mount Step Light CM-LED-E36-BLP
5	In-ground Driveway Marker Light	BK DR2 Series Precision2 In-Grade (1 opening) DR2-RS-20-BLP-1
1	In-ground Driveway Marker Light	BK DR2 Series Precision2 In-grade (2 openings) DR2-RS-20-BLP-2
4	Pathway Light	Philips Hadoo LED Pathlyte (CL2DW2) - Finish in Black

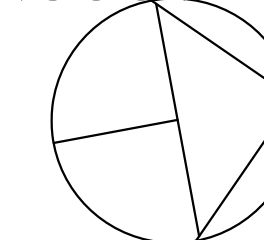
Stake mount adjustable tree light - BK Delta Star	Submersible Pool light - MP L03	BK DR2 Series Precision2 In-Grade (1 or 2 openings) In-Ground Driveway Light	Philips Hadoo LED Pathlyte (CL2DW2)
SLS Mini-Micro 3wLED or equivalent Wall mount step light			

LIGHTING NOTES:
 1. Fixtures to have LED in same colour value range.
 2. Adjustable spotlights to be directed up towards associated tree.
 3. Lighting contractor to confirm all specifications and whether the specified lights will require a remote magnetic transformer before confirming order.
 4. All back boxes and mounting fittings to be reviewed with general contractor, electrician, and fixture supplier for application.
 5. Water feature lights to be approved by lighting contractor.
 6. Any and all substitutions must be approved by Landscape Architect.
 7. Pool contractor to specify and approve pool & spa lights.
 8. Recommend using the BK Remote Transformer with the BK Lights.

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Project:

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HOUSE ROAD,
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PLAN**

Sheet:
SECTIONS

Date: 14 Oct. 2014	Rev: 2
Job No: 2014-05	Supersedes all previous revisions.
Drawn: DBT/ST/KS	L4.0
Scale: As Noted	

