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HORSESHOE BAY ROWHOUSE DEVELOPMENT

6340 & 6344 DOUGLAS ST, WEST VANCOUVER, BC.

PROJECT TEAM

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0894368 BC Ltd.
#142-33771 GEORGE FERGUSON WAY
ABBOTSFORD, BC V2S 2M5
EMAIL: divinevillas22@yahoo.ca

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CONTACT: MICHAEL RINSMAN
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ABBOTSFORD, BC V2S 2E3
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FRONTIERA FOREST SOLUTIONS INC.
102-315 1ST STREET WEST
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CONTACT: NOAH SULLIVAN
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2462 JONQUIL COURT
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CONTACT: CLARK KAVOLINAS
EMAIL: CLARK@KAVOLINAS.CA

ENERGY AND BUILDING ENVELOPE
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VANCOUVER BC V6H 1E3

CONTACT: RICHARD KADULSKI
EMAIL: KADULSKI@DIRECT.CA

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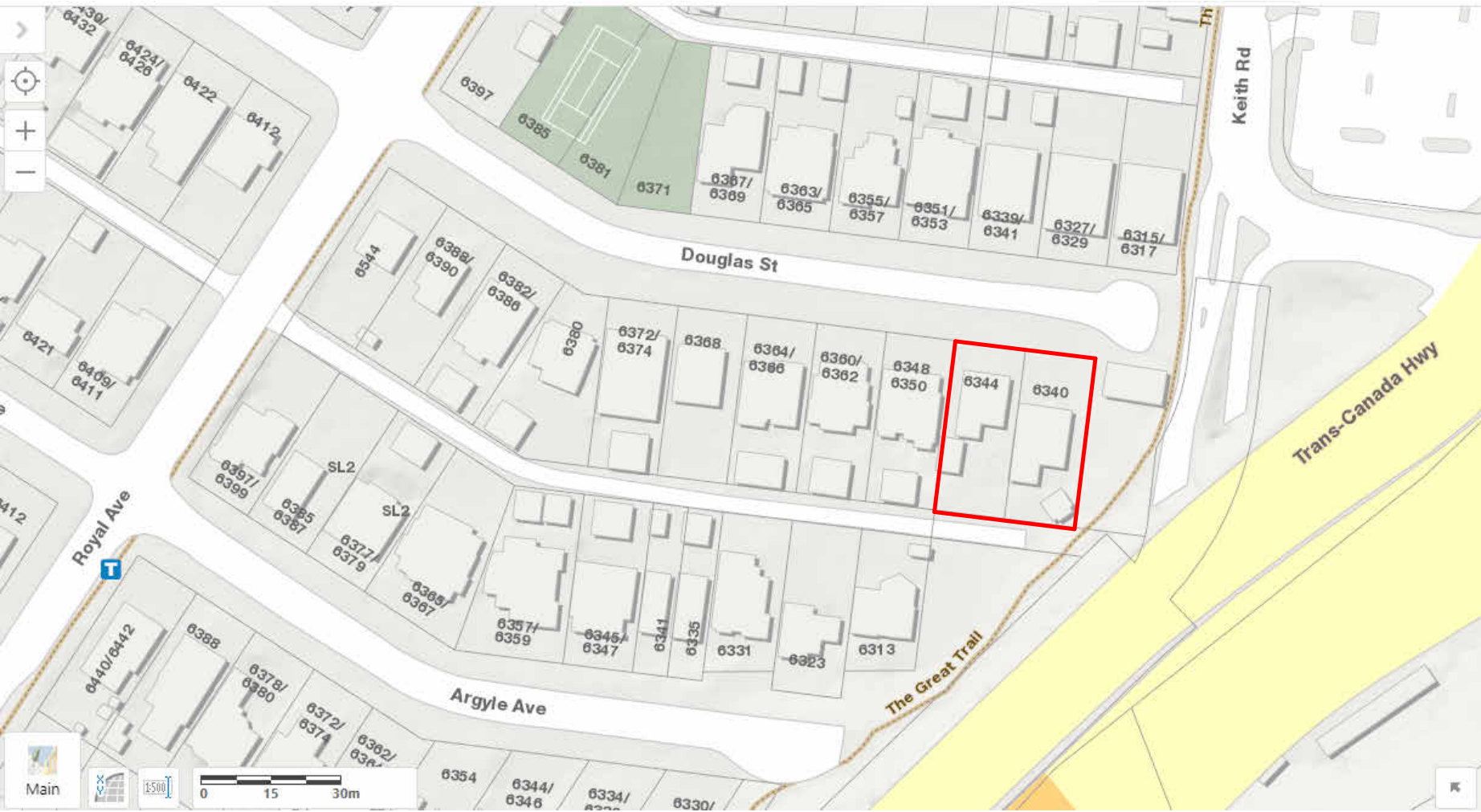
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PROJECT NAME

HORSESHOE BAY
ROWHOUSE
DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

COVER SHEET

SCALE 1/8" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

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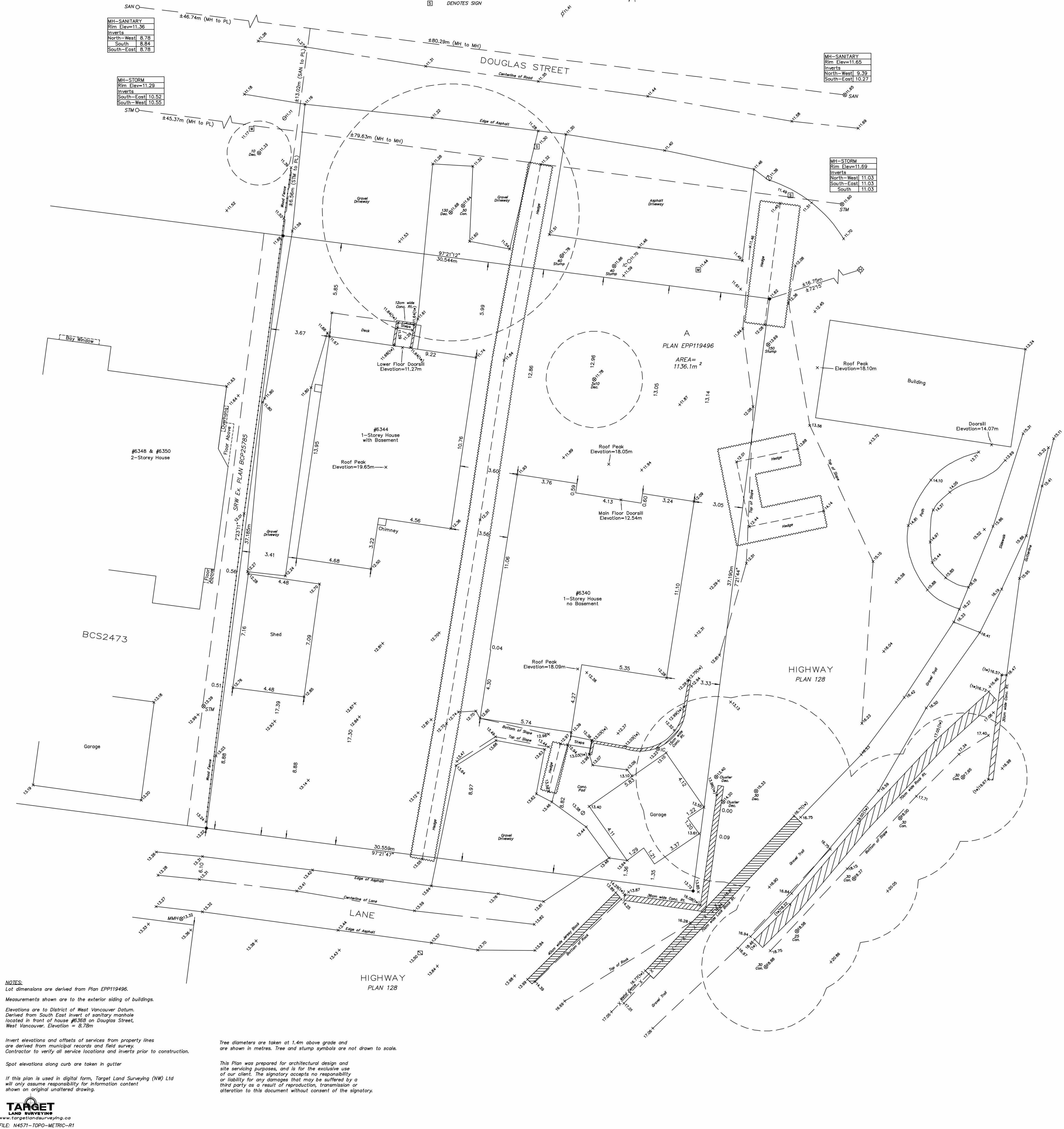
TOPOGRAPHIC SITE PLAN OVER LOT A BLOCK 4 DISTRICT LOT 1493
GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP119496

LOCAL ADDRESS:
6340 and 6344 Douglas Street, West Vancouver
PID: 014-050-995, 008-989-605

SCALE 1 : 100
ALL DISTANCES ARE IN METRES

LEGEND

- DENOTES STANDARD IRON POST
- DENOTES SQUARE METRES
- ⊕ DENOTES FIRE HYDRANT
- ⊖ DENOTES CATCH BASIN - TOP ENTRY
- ⊖ DENOTES CATCH BASIN - ROUND
- ⊖ DENOTES POWER POLE
- ⊖ DENOTES W/TP WATER
- ⊖ DENOTES GUY WIRE
- SAN DENOTES SANITARY MANHOLE
- STM DENOTES STORM MANHOLE
- MMH DENOTES MISCELLANEOUS MANHOLE
- ⊖ DENOTES TREE AND CANOPY EXTENT
- ⊖ DENOTES GROUND ELEVATION
- ⊖ DENOTES TOP OF RETAINING WALL ELEVATION
- ⊖ DENOTES DECEIDUOUS
- ⊖ DENOTES CONIFEROUS
- ⊖ DENOTES CONCRETE
- ⊖ DENOTES RETAINING WALL
- ⊖ DENOTES INSPECTION CHAMBER
- ⊖ DENOTES SIGN



NOTES:
Lot dimensions are derived from Plan EPP119496.

Measurements shown are to the exterior siding of buildings.

Elevations are to District of West Vancouver Datum.

Service Pipe, South East Street of existing easement

located in front of House located on Douglas Street.

West Vancouver Elevation = 8.78m

Invert elevations and offsets of services from property lines

are derived from municipal records and field survey.

Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

If this plan is used in digital form, Target Land Surveying (N) Ltd

will not assume responsibility for information content

shown on original unwatered drawing.

Tree diameters are taken at 1.4m above grade and

are shown in metres. Tree and stump symbols are not drawn to scale.

This Plan was prepared for architectural design and

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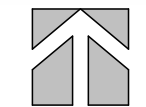
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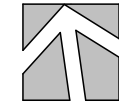
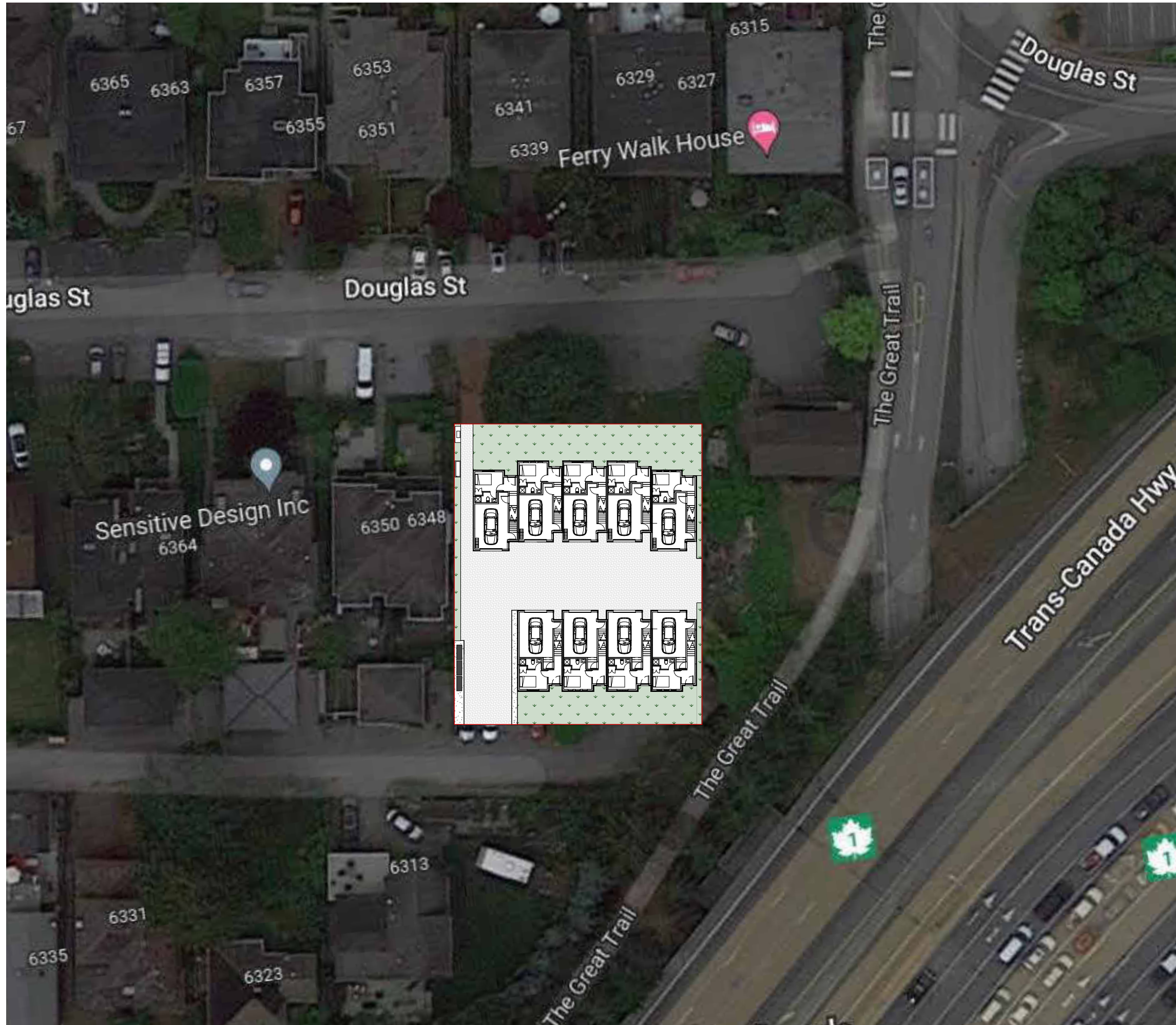
LAND SURVEYING

11657-1200-4670-401

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SURVEY PLAN - NO SCALE



CONTEXT PLAN - NO SCALE

6	2023/11/08	ISSUED FOR DP
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NO.	DATE Y/M/D	DESCRIPTION

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SEAL

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PROJECT NAME

HORSESHOE BAY
ROWHOUSE
DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

BASE PLAN

SCALE As indicated

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

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① **CONTEXT**
12" = 1'-0"

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ISSUES AND REVISIONS
SFAI

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HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

CONTEXTUAL PHOTO

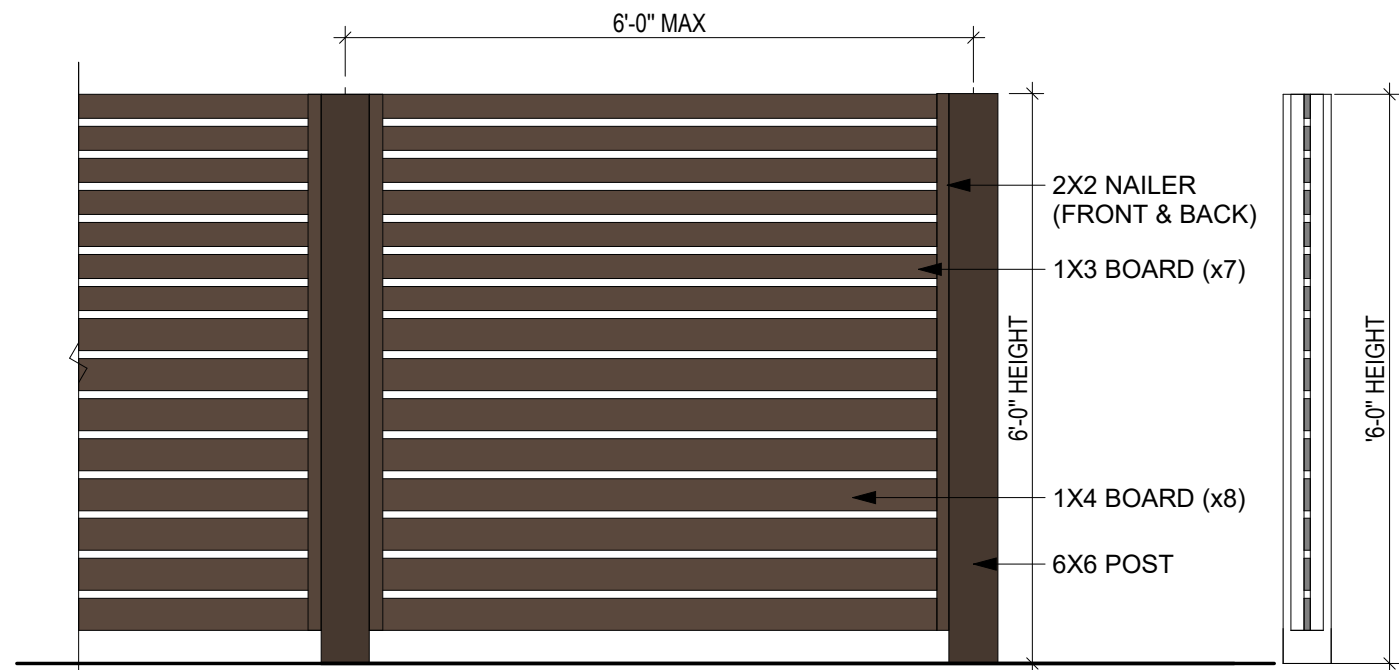
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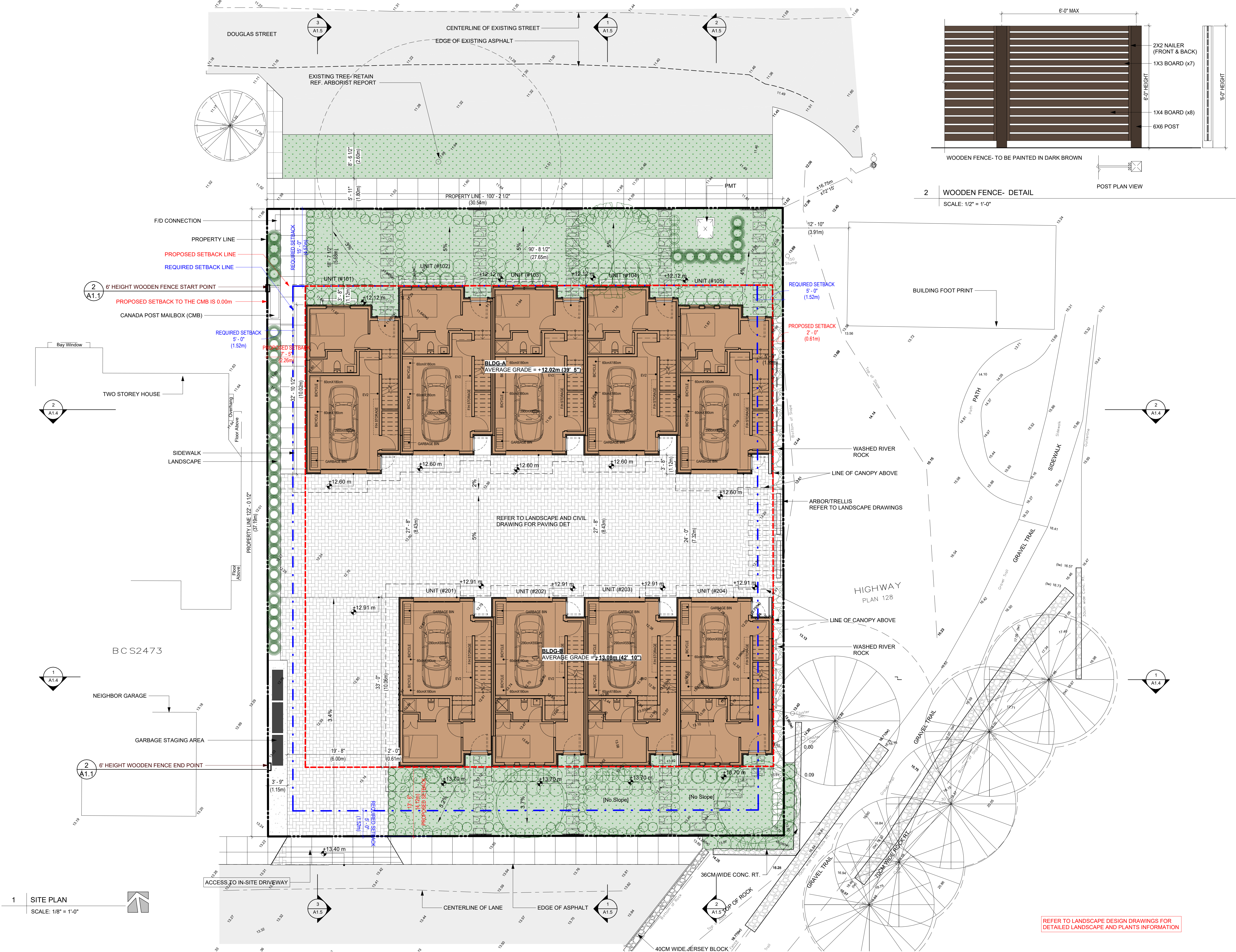


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2 WOODEN FENCE- DETAIL

SCALE: 1/2" = 1'-0"



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HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE

SITE PLAN

SCALE As indicated

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

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PROJECT DATA

CIVIC ADDRESS: 6340 86344 DOUGLAS STREET, WEST VANCOUVER, BC.
LEGAL ADDRESS: PLAN VAP2103 DISTRICT LOT 1493 BLOCK 4 LOT 1&2
PID: 014-050-994 & 008-989-605
ZONING: RG-3 (GROUND-ORIENTED)
BUILDING USE: RESIDENTIAL

ZONING BYLAW ANALYSIS (DISTRICT OF WEST VANCOUVER)

1. ZONING: RG-3

2. SITE AREA LOT WIDTH:

SITE AREA: 12,229.09 ft² | 0.28 acres | 1,136.12 m² | 0.11 hectare

SITE WIDTH: 30.544 m | SITE LENGTH: 37.190 m

3. DWELLING UNITS, SITE COVERAGE, BUILDING AREAS:

TWO BUILDINGS

BUILDING A:
THREE STOREYS
5 UNITS

BUILDING B:
THREE STOREYS
4 UNITS

SITE COVERAGE CALCULATIONS

	PROP. SITE COVERAGE	BLDG AREA (SF)	BLDG AREA (SM)	SITE AREA (SF)	PERMITTED SITE COVERAGE
BLDG A LOT COVERAGE	24.19%	2,958.75	274.88	12,229.3 ft²	55.00%
BLDG B LOT COVERAGE	19.62%	2,399.38	222.91	12,229.3 ft²	55.00%
TOTAL: 2	43.81%	5,358.13	497.79		

FAR CALCULATIONS

LOT AREA	DEVELOPABLE / NET SITE AREA	PROPOSED NET FLOOR AREA	PROPOSED FAR *	ALLOWABLE FAR **
12,229.09 ft²	12,229.09 ft²	12,717.1 ft²	1.040	1.00

* THIS BUILDING HAVE BEEN DESIGNED TO COMPLY WITH ENERGY STEP CODE 4 LCES TO MEET SECTION 120.29 OF THE ZONING BYLAW. ACCORDING TO (120.29.2.a.i) 0.04 TIMES THE FLOOR AREA PERMITTED WHERE THE BUILDING MEETS STEP 4 OF ENERGY CODE.

** NOTWITHSTANDING 264.06(1), 1.00 MAXIMUM FLOOR AREA, PROVIDED THAT AN AMENITY UNIT IS PROVIDED IN ACCORDANCE WITH SECTION 120.30(2) Zonong Bylaw No. 4662, 2010

AREA CLACULATION ARE IN COMPLIANCE WITH SECTION 130.08 (6) OF THE ZONING BYLAW
REFERE TO PAGES A30-A31-A32-A33

GROSS FLOOR AREA IN FAR CALCULATION			
Comments	Level	AREA (SFT)	AREA (SM)
BLDG A	LOWER FLOOR- BLDG A	2,172.35 ft²	201.82 m²
BLDG A	MAIN FLOOR - BLDG A	2,457.9 ft²	228.35 m²
BLDG A	UPPER FLOOR- BLDG A	2,437.93 ft²	226.49 m²
BLDG A		7,068.18 ft²	656.66 m²
BLDG B	LOWER FLOOR- BLDG B	1,738.13 ft²	161.48 m²
BLDG B	MAIN FLOOR- BLDG B	1,960.35 ft²	182.12 m²
BLDG B	UPPER FLOOR- BLDG B	1,950.36 ft²	181.19 m²
BLDG B		5,648.83 ft²	524.79 m²
TOTAL GROSS FLOOR AREA		12,717.01 ft²	1,181.45 m²

STORAGE OF VEHICLES - EXCLUDED FLOOR AREA *		
BUILDING	AREA (SFT)	AREA (SM)
BLDG A	678.51 ft²	63.04 m²
BLDG A	678.51 ft²	63.04 m²
BLDG B	542.8 ft²	50.43 m²
BLDG B	542.8 ft²	50.43 m²
TOTAL AREA	1,221.31 ft²	113.46 m²

*COMPLIANCE WITH SECTION 130.08(6)(B)

NET FLOOR AREA IN FAR CALCULATION			
Comments	Level	AREA (SFT)	AREA (SM)
BLDG A	LOWER FLOOR- BLDG A	2,850.85 ft²	264.85 m²
BLDG A	MAIN FLOOR - BLDG A	2,457.9 ft²	228.35 m²
BLDG A	UPPER FLOOR- BLDG A	2,437.93 ft²	226.49 m²
BLDG A		7,746.69 ft²	719.69 m²
BLDG B	LOWER FLOOR- BLDG B	2,280.92 ft²	211.9 m²
BLDG B	MAIN FLOOR- BLDG B	1,960.35 ft²	182.12 m²
BLDG B	UPPER FLOOR- BLDG B	1,950.36 ft²	181.19 m²
BLDG B		6,191.63 ft²	575.22 m²
TOTAL NET FLOOR AREA		13,938.31 ft²	1,294.91 m²

UNITS AREA CLACULATION:

UNIT AREA IS IN COMPLIANCE WITH SECTION 264.07 OF THE RG-3 ZONE.
(UNITS AREA LESS THAN 0.30 OF LOT AREA)

UNITS AREA - INCLUDED IN FAR				
Comments	Unit Address	Name	AREA (SFT)	AREA (SM)
BLDG A	UNIT 101	FINISHED AREA- UNIT 101	1,429.7 ft²	132.82 m²
BLDG A	UNIT 102	FINISHED AREA- UNIT 102	1,404.57 ft²	130.49 m²
BLDG A	UNIT 103	FINISHED AREA- UNIT 103	1,397.62 ft²	129.84 m²
BLDG A	UNIT 104	FINISHED AREA- UNIT 104	1,402.35 ft²	130.28 m²
BLDG A	UNIT 105	FINISHED AREA- UNIT 105	1,433.95 ft²	133.22 m²
BLDG A			7,068.18 ft²	656.66 m²
BLDG B	UNIT 201	FINISHED AREA- UNIT 201	1,432.03 ft²	133.04 m²
BLDG B	UNIT 202	FINISHED AREA- UNIT 202	1,396.16 ft²	129.71 m²
BLDG B	UNIT 203	FINISHED AREA- UNIT 203	1,399.19 ft²	129.99 m²
BLDG B	UNIT 204	FINISHED AREA- UNIT 204	1,421.45 ft²	132.06 m²
BLDG B			5,648.83 ft²	524.79 m²
TOTAL FLOOR AREA			12,717.01 ft²	1,181.45 m²

4. BUILDING HEIGHT

MAXIMUM ALLOWED: 35' 1" (10.67M) - (10.82M AS PER 120.29)

PROPOSED HEIGHT BLDG A (3 STOREYS): (9.91M)
PROPOSED HEIGHT BLDG B (3 STOREYS): (9.97M)

*THIS BUILDING HAVE BEEN DESIGNED TO COMPLY WITH ENERGY STEP CODE 4 LCES TO MEET SECTION 120.29 OF THE ZONING BYLAW. ACCORDING TO (120.29.1.a.i) 0.15 METER ADDED TO BUILDING HEIGHT WHERE THE BUILDING MEETS STEP 4 OF ENERGY CODE.

5. REQUIRED SETBACKS:

REQUIRED:		PROPOSED:	
FRONT YARD (NORTH):	4.57m	FRONT YARD (NORTH):	4.57m
SIDE YARD (EAST):	1.52m	SIDE YARD (EAST):	0.61m*
SIDE YARD (WEST):	1.52m	SIDE YARD (WEST):	2.26m
REAR YARD (SOUTH):	1.52m	SIDE YARD (WEST)TO THE COMMUNITY MAILBOX:	0.00m**
		REAR YARD (SOUTH):	4.12m

* VARIANCE TO THE EAST SIDE YARD SETBACK OF 0.91M REQUIRED

** VARIANCE TO THE WEST SIDE YARD SETBACK (TO THE COMMUNITY MAILBOX) OF 1.52m REQUIRED

6. PARKING :

REQUIRED:
1 SPACES PER DWELLING UNIT = 9 SPACE

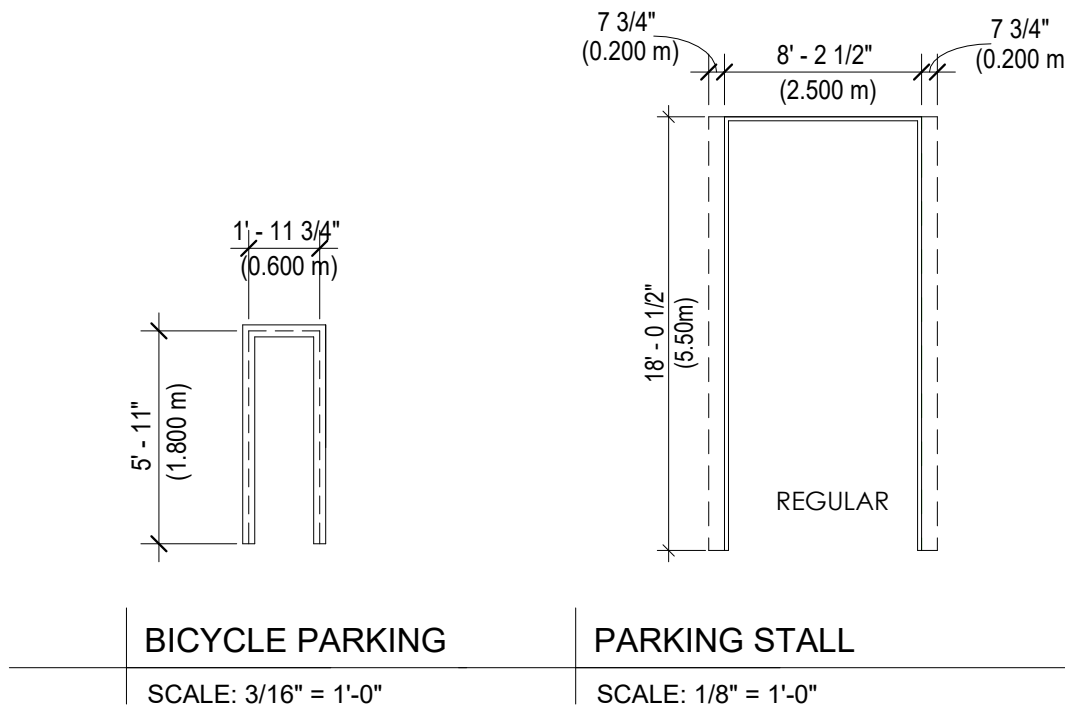
PROVIDED:
1 SPACES PER DWELLING UNIT = 9 SPACE

-EV2 CHARGER POSITIONED IN EACH PARKINGS

7. BICYCLE PARKING :

REQUIRED:
2 SPACES PER DWELLING UNIT = 18 SPACE

PROVIDED:
2 SPACES PER DWELLING UNIT = 18 SPACE



8. SITE PERMEABILITY:

REQUIRED:
NO REQUIREMENT AS PER ZONING BYLAW. 22% FOR SINGLE FAMILY HOUSES

PROPOSED:
24% - 3,008 ft² PERMEABLE SURFACE

BC BUILDING CODE ANALYSIS (2018)

GROUP C, RESIDENTIAL OCCUPANCIES BC BUILDING CODE 2018 , PART 9 HOUSING AND SMALL BUILDING.
MAXIMUM BUILDING HEIGHT 3 STOREYS , SPRINKLED , SPATIAL SEPARATION BETWEEN HOUSES (9.10.15)

THE BUILDING IS DIVIDED BY FIRE SEPARATION INTO FIRE COMPARTMENTS WITH FIRE - RESISTANCE RATING NOT LESS THAN 3/4 HR . (9.10.15.2)

ISSUES AND REVISIONS		
SEAL		
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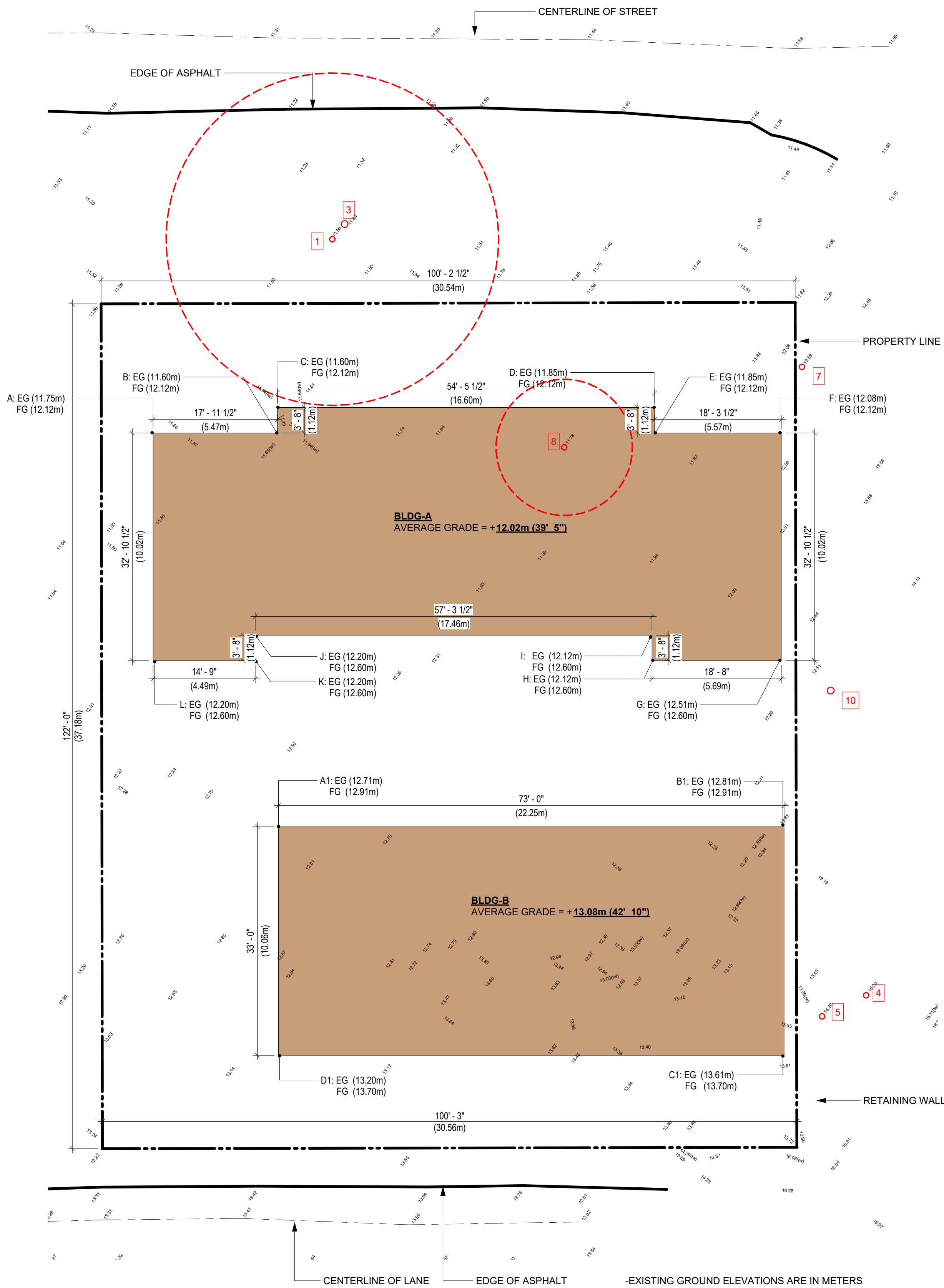
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ZONING SUMMERY

SCALE	As indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025
DRAWING NO.	

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1 SITE PLAN AVERAGE GRADE CALCULATION
3/32" = 1'-0"

AVERAGE GRADE CALCULATION¹

AVERAGE GRADE-BLDG A						AVERAGE GRADE-BLDG B					
POINTS	HEIGHT	AVERAGE m	X	LENGTH m	= Y	POINTS	HEIGHT	AVERAGE m	X	LENGTH m	= Y
A-B	(11.75 + 11.6) / 2		X	5.47	= 63.86225	A1-B1	(12.71 + 12.81) / 2		X	22.25	= 283.91
B-C	(11.6 + 11.6) / 2		X	1.12	= 12.992	B1-C1	(12.81 + 13.61) / 2		X	10.06	= 132.8926
C-D	(11.6 + 11.85) / 2		X	16.6	= 194.635	C1-D1	(13.61 + 13.2) / 2		X	22.25	= 298.26125
D-E	(11.85 + 11.85) / 2		X	1.12	= 13.272	D1-E1	(13.2 + 12.71) / 2		X	10.06	= 130.3273
E-F	(11.85 + 12.08) / 2		X	5.57	= 66.64505					64.62	845.39115
F-G	(12.08 + 12.51) / 2		X	10.02	= 123.1959						
G-H	(12.51 + 12.12) / 2		X	5.69	= 70.07235						
H-I	(12.12 + 12.12) / 2		X	1.12	= 13.5744						
I-J	(12.12 + 12.2) / 2		X	17.46	= 212.3136						
J-K	(12.2 + 12.2) / 2		X	1.12	= 13.664						
K-L	(12.2 + 12.2) / 2		X	4.49	= 54.778						
L-A	(12.2 + 11.75) / 2		X	10.02	= 119.9895						
				79.8	958.99405						

TOTAL Y / TOTAL PERIMETER LENGTH = **AVERAGE GRADE**

959 / 79.8 = **12.02m (39' 5")**

TOTAL Y / TOTAL PERIMETER LENGTH = **AVERAGE GRADE**

845.39 / 64.62 = **13.08m (42' 10")**

¹ THE AVERAGE GRADE DETERMINED CONSIDERING ZONING BYLAW NO. 4662, 2010 SECTION 120.17

Table 2: Tree management decisions based on data collected during the site visit.

Tree ID	Management	Comments
1	Retain	Large diameter protected tree, may need to be pruned to avoid tear outs and further injury to tree.
3	Remove	Heavily intertwined with Tree 1, may cause long-term health issues, little aesthetic value.
4	Retain	Small vine maple, not in striking distance, good health, and off property.
5	Retain	Continue monitoring. In striking distance of proposed structure.
7	Remove	Seedling big leaf maple from larger tree, multi stemmed, likely roots will impact driveways over time.
8	Remove	In proposed building area, and non-native.
10	Retain	Ornamental planted by owner; potentially owner is taking the tree with them.

REFER TO ARBORIST REPORT FOR INFORMATION

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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

**AVERAGE GRADE -
TREES**

SCALE As indicated

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

A1.3

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1 Section 1
SCALE: 1/8" = 1'-0"



2 Section 6
SCALE: 1/8" = 1'-0"

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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

SITE SECTIONS

SCALE 1/8" = 1'-0"

DRAWN Author

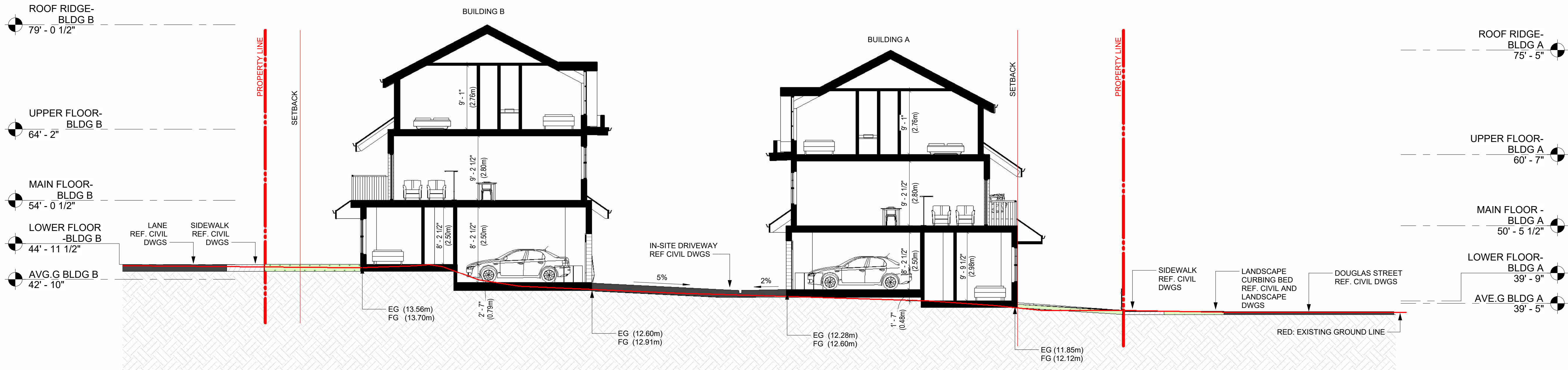
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PROJECT NO. 22025

DRAWING NO.

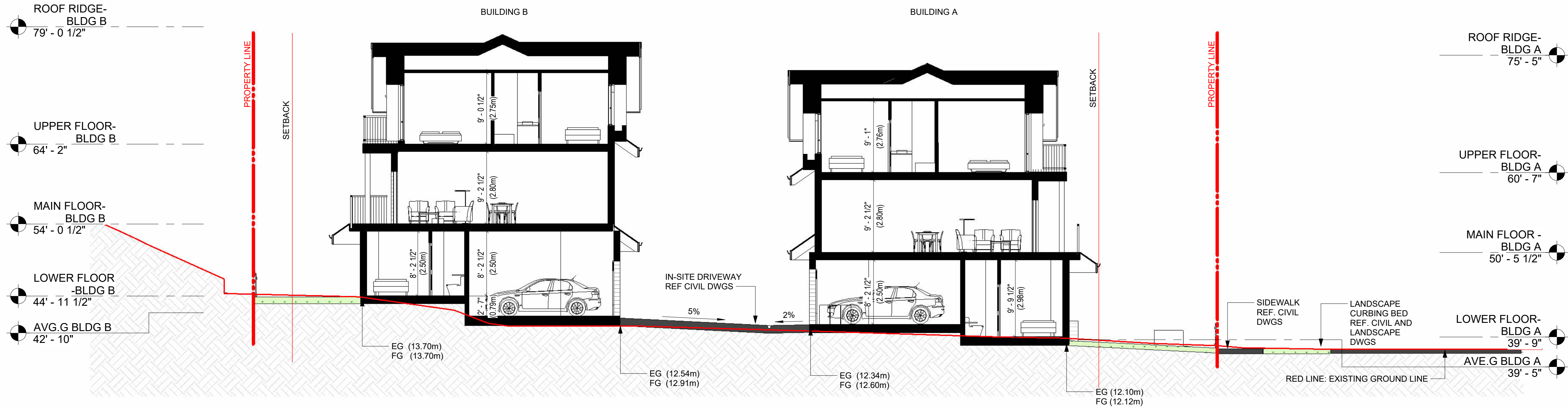
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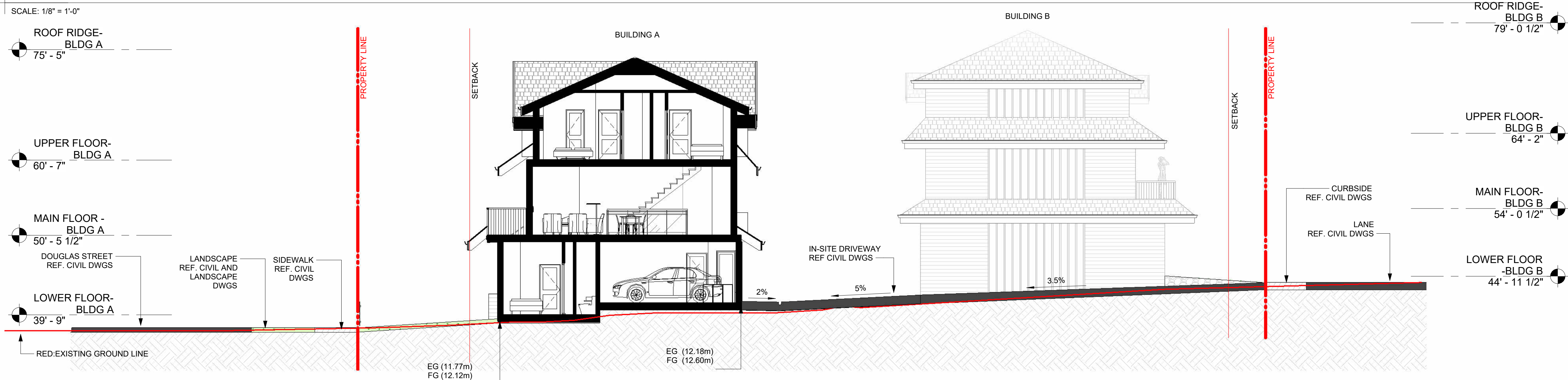
1 Section - A

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



2 SITE SECTION - B

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



3 SITE SECTION - C

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

6	2023/11/08	ISSUED FOR DP
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ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

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DRAWING TITLE

SITE SECTIONS

SCALE	1/8" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025
DRAWING NO.	

A1.5

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BUILDING A NORTH ELEVATION



BUILDING A NORTH ELEVATION



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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

PERSPECTIVES - A

SCALE 12" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

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BUILDING B SOUTH ELEVATION



VIEW FROM TRAIL



BUILDING A SOUTH ELEVATION



BUILDING A NORTH ELEVATION



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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

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VANCOUVER, BC.**

DRAWING TITLE

PERSPECTIVES - B

SCALE 12" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

A1.7

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TECHNICAL MEMORANDUM

TO: Mr Singh, Divine Villas
FROM: Aaron Chan, P.Eng. Creative Transportation Solutions Ltd (CTS)
DATE: September 1st, 2023
RE: 6340 & 6344 Douglas Street Swept Path Analysis
CTS FILE NO: 9074-01

1.0 BACKGROUND

Divine Villas retained CTS to conduct swept path analysis on their proposed rowhouse development at 6340 & 6344 Douglas Street near Horseshoe Bay in the District of West Vancouver.

The objectives of this assignment are as follows:

- To ensure the accessibility of all garages by conducting swept path analyses with a Honda Accord as the selected passenger vehicle.
- To ensure the accessibility of the driveway and drive aisle of the proposed development by conducting swept path analysis with a PTAC passenger vehicle.

This technical memorandum documents the analysis and findings.

2.0 SWEEP PATH ANALYSIS

The swept path analyses to test the accessibility of the garages were conducted using the Honda Accord 2009 as the selected passenger vehicle. The custom AutoTurn template was created from the specifications provided on the official Honda website. The length of the Honda Accord 2009 is 4.93 metres, with a front overhang of 0.73 metres and a wheelbase of 2.93 metres.

The swept path analysis to test the accessibility of the driveway and drive aisle was conducted using a PTAC passenger vehicle. The specifications for the PTAC are from the 2017 Transportation Association of Canada Geometric Design Guide for Canadian Roads Chapter 2. The length of a PTAC is 5.6 metres, with a front overhand of 1.1 metres and a wheelbase of 3.2 metres.

FIGURE 1 illustrates a Honda Accord entering the site and backing into the garage of unit #105 without any conflicts.

FIGURE 2 illustrates a Honda Accord exiting from the garage of unit #105 with the front first and exiting the site without any conflicts.

FIGURE 3 illustrates a Honda Accord entering the site and entering the garage of unit #105 with the front first without any conflicts.

FIGURE 4 illustrates a Honda Accord backing out from the garage of unit #105 and exiting the site without any conflicts.

FIGURE 5 illustrates a Honda Accord entering the site and backing into the garage of unit #204 without any conflicts.

FIGURE 6 illustrates a Honda Accord exiting the garage of unit #204 with the front first and exiting the site without any conflicts.

FIGURE 7 illustrates a Honda Accord entering the site and entering the garage of unit #204 with the front first without any conflicts.

FIGURE 8 illustrates a Honda Accord backing out from the garage of unit #204 and exiting the site without any conflicts.

FIGURE 9 illustrates a PTAC entering the site and turning around with a 5-point turn to exit the site without entering any of the parking garages. No conflicts were observed.

3.0 CONCLUSION

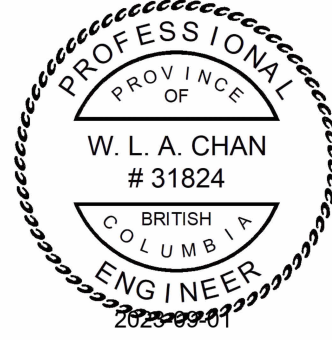
- The Honda Accord was tested to enter and exit the two garages on the east end of the drive aisle for the worst-case scenario. No conflicts were identified. Therefore, the Honda Accord, as the selected passenger vehicle, should be able to enter and exit all of the garages in the proposed development.
- The PTAC is able to enter the site via the proposed driveway and turn around within the driveway using a 5-point turn to exit the site.

Should you have any questions regarding this memo please contact the undersigned directly.

Yours truly,

CREATIVE TRANSPORTATION SOLUTIONS LTD.

Aaron Chan, P.Eng.
Engineering Group Manager



Jacqueline Lee, E.I.T.
Junior Traffic Engineer

FIGURE 4
HONDA ACCORD BACK OUT FROM UNIT #105

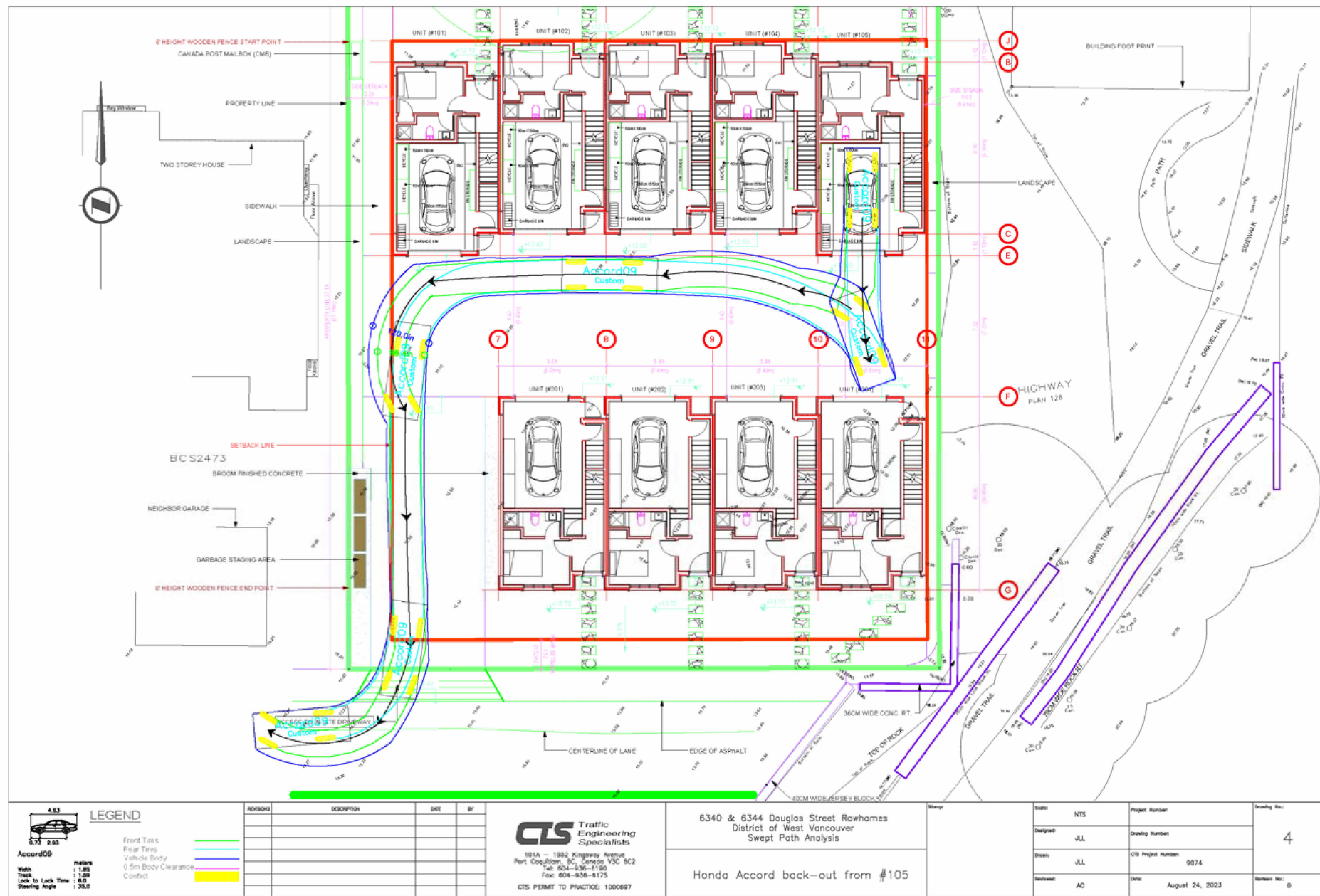
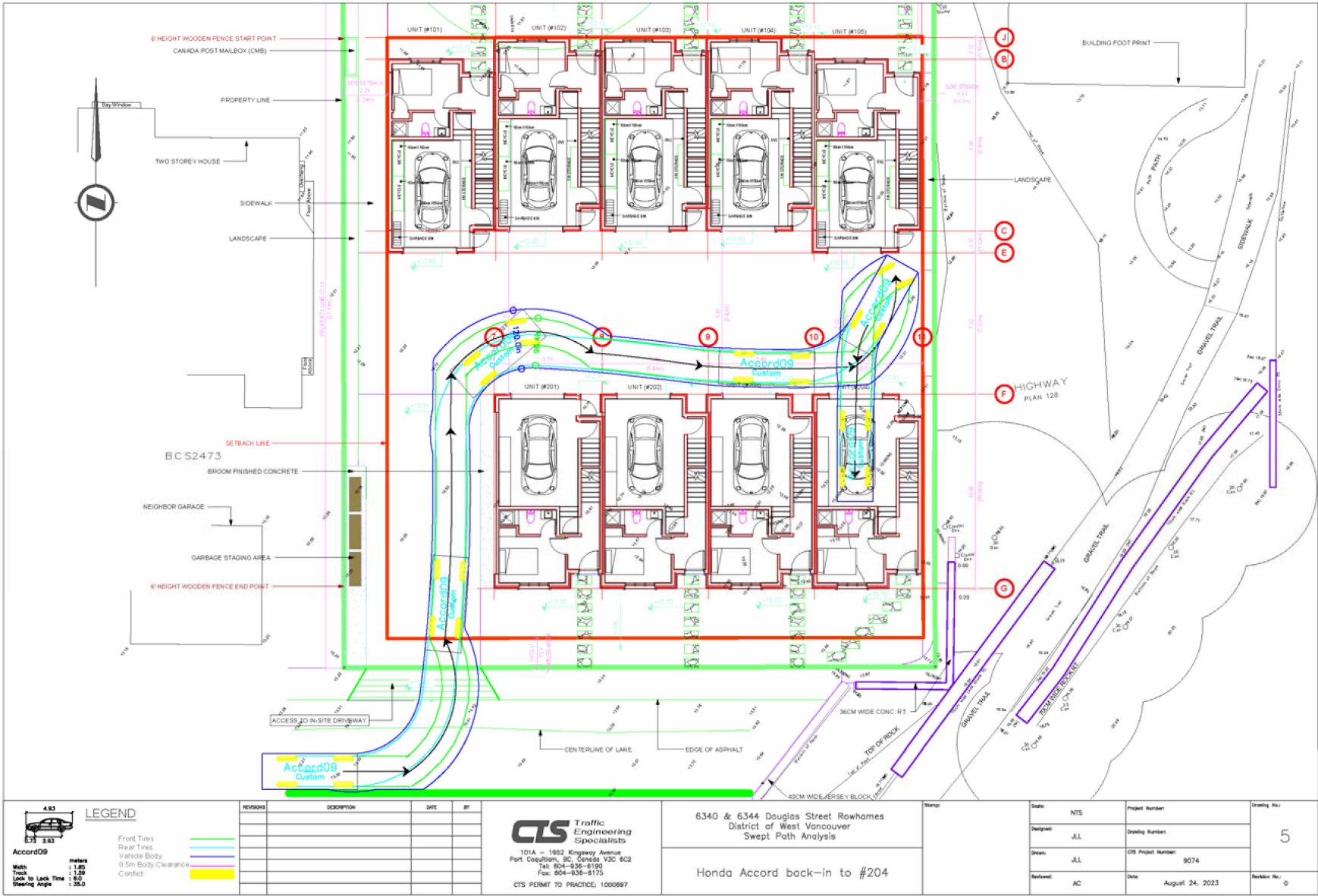


FIGURE 5
HONDA ACCORD BACK INTO UNIT #204



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PROJECT NAME

HORSESHOE BAY
ROWHOUSE
DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

TURNING RADIUS

SCALE

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

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5	2023/04/14	ISSUED FOR DP
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PROJECT NAME

HORSESHOE BAY
ROWHOUSE
DEVELOPMENT

PROJECT ADDRESS
6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

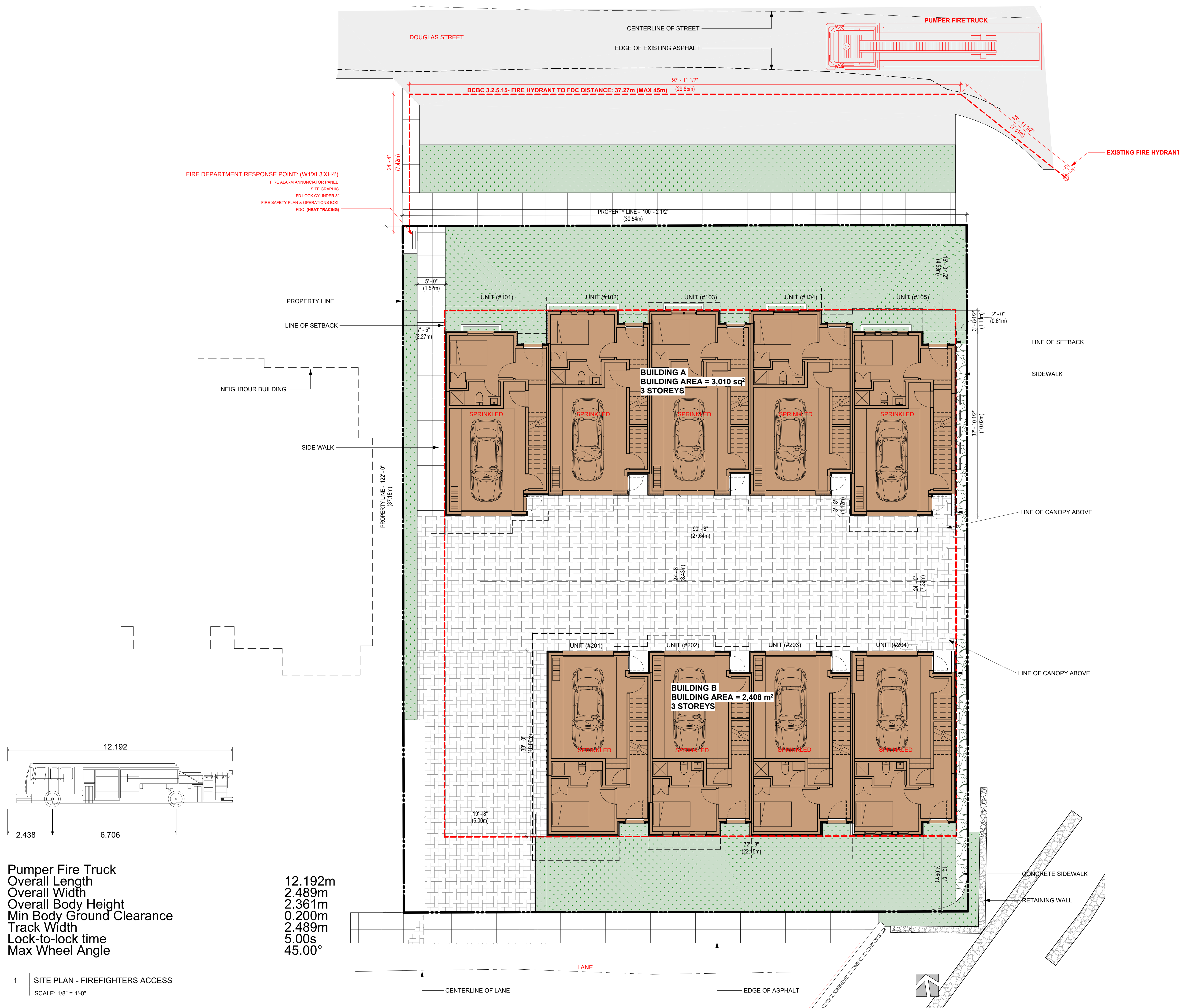
DRAWING TITLE

PROVISIONS FOR FIREFIGHTING

SCALE	1/8" = 1'-0"
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CHECKED	Checker
PROJECT NO.	22025
DRAWING NO.	

A1.10

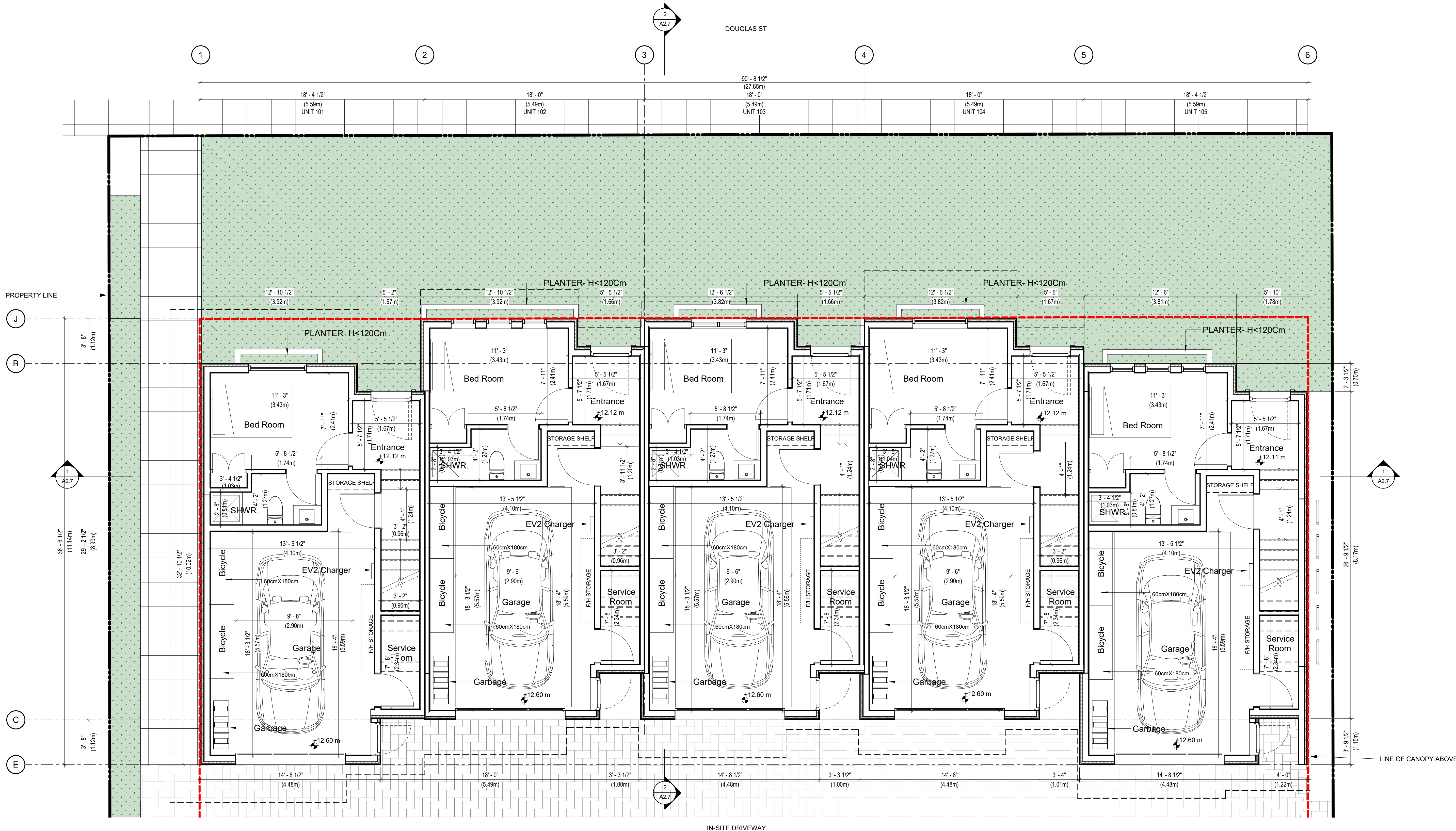
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Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

12.192m
2.489m
2.361m
0.200m
2.489m
5.00s
45.00°

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



① LOWER FLOOR PLAN- BLDG A
1/4" = 1'-0"

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PROJECT NAME

**HORSESHOE BAY
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**6340 & 6344 DOUGLAS ST, WEST
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DRAWING TITLE

**BLDG A- LOWER
FLOOR PLAN**

SCALE 1/4" = 1'-0"

DRAWN Author

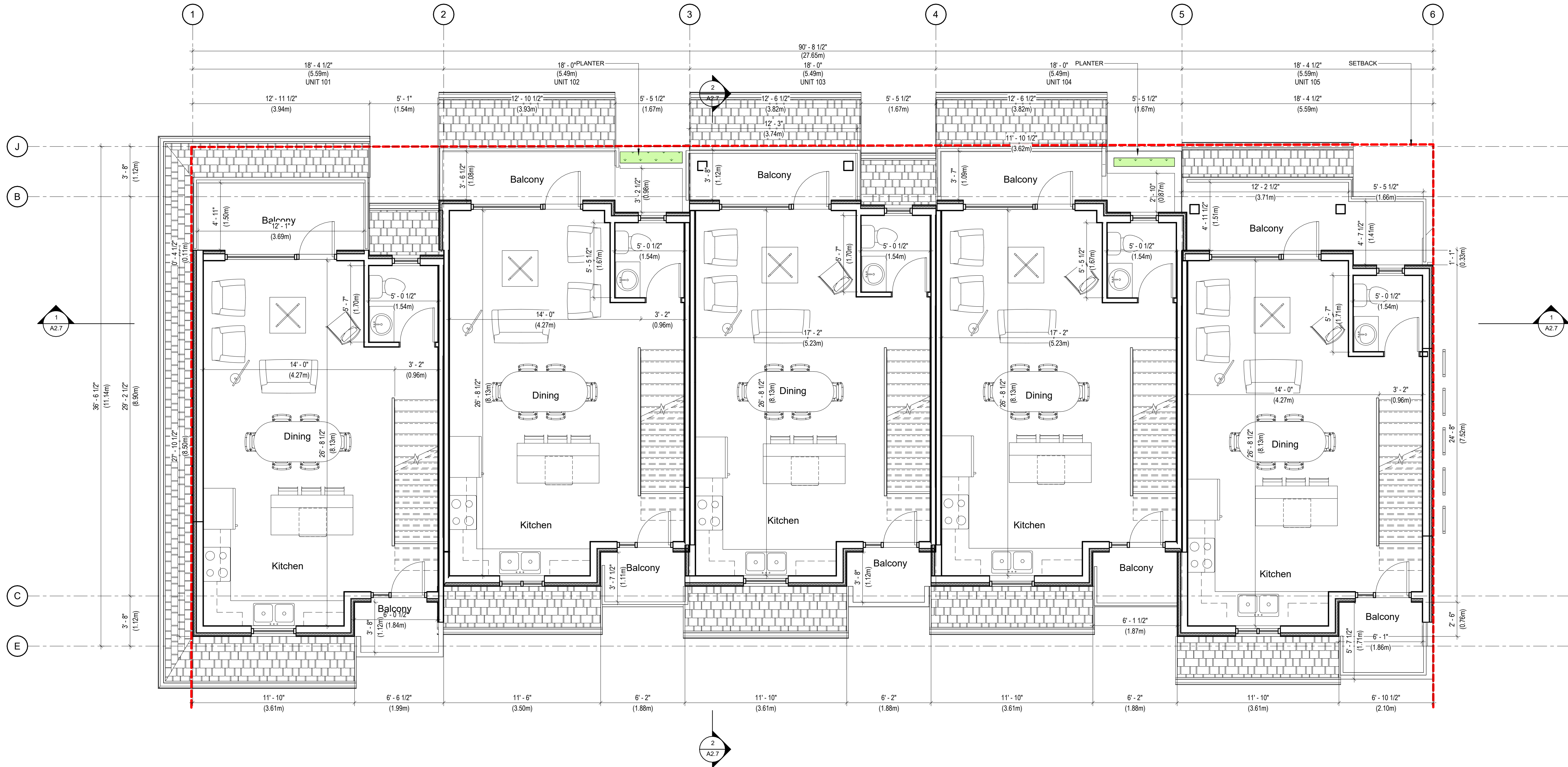
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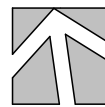
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1 MAIN FLOOR PLAN- BLDG A
1/4" = 1'-0"



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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

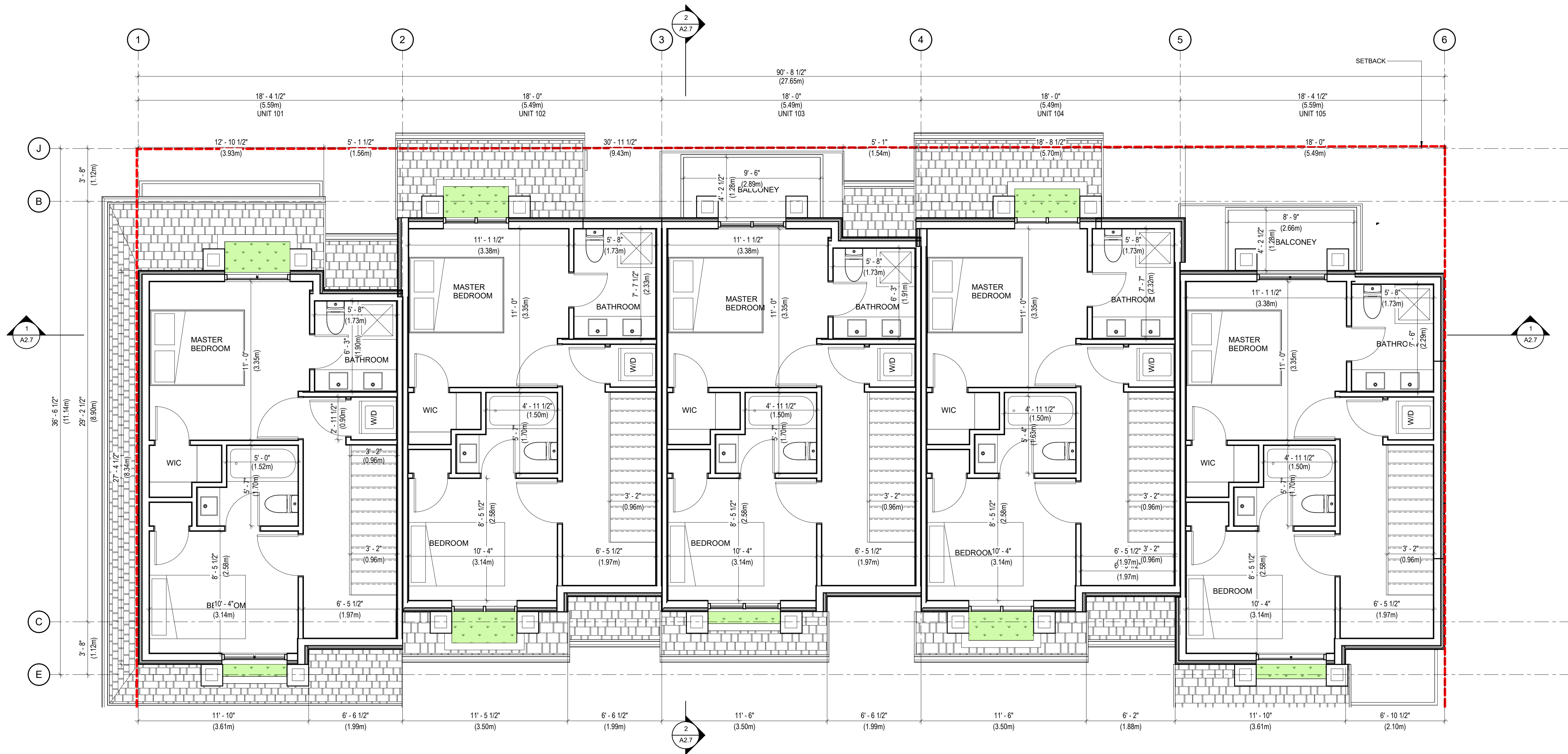
DRAWING TITLE

**BLDG A- MAIN FLOOR
PLAN**

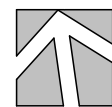
SCALE	1/4" = 1'-0"
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1 UPPER FLOOR- BLDG A
1/4" = 1'-0"



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PROJECT NAME

**HORSESHOE BAY
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PROJECT ADDRESS

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DRAWING TITLE

**BLDG A- UPPER
FLOOR PLAN**

SCALE 1/4" = 1'-0"

DRAWN Author

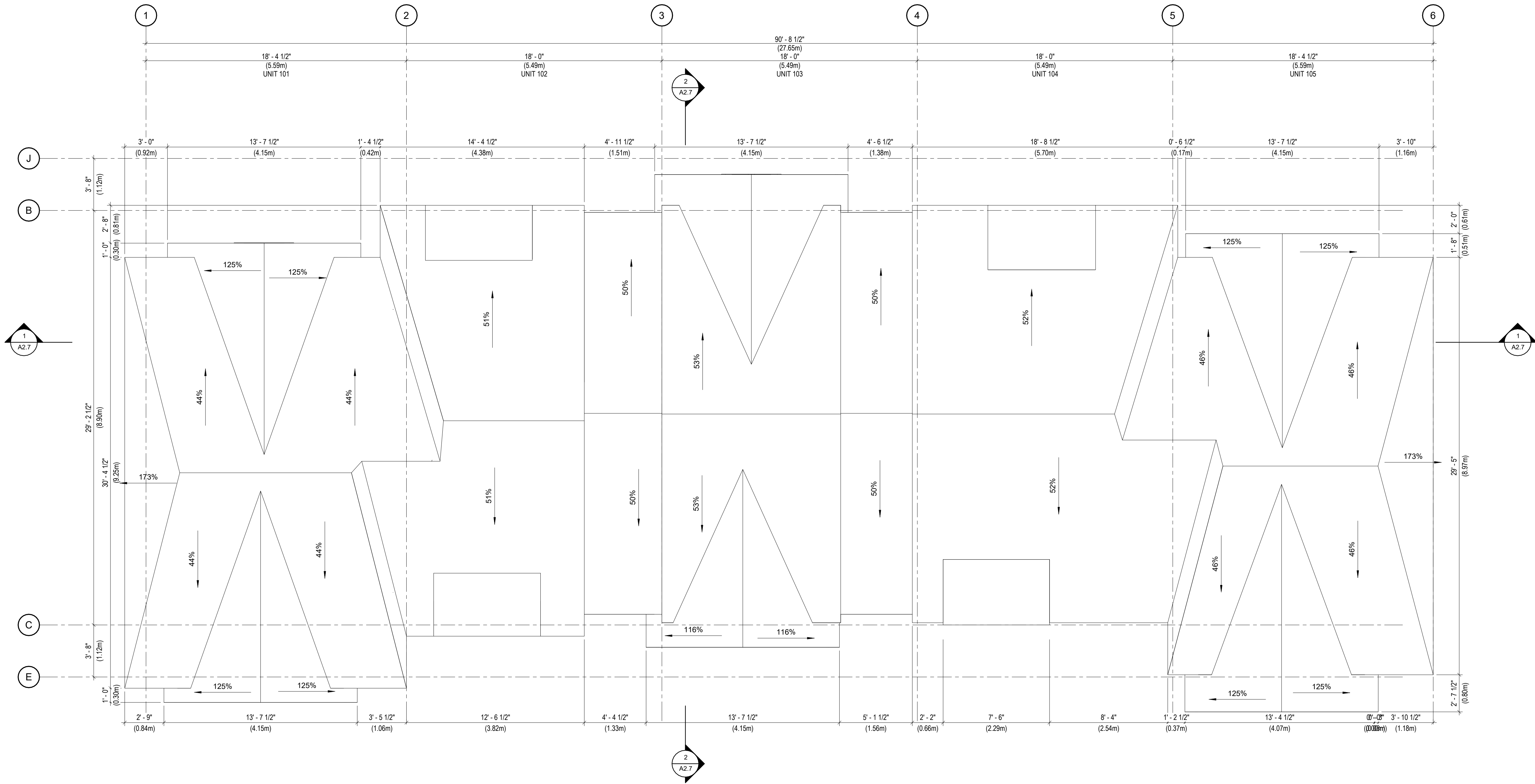
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PROJECT NO. 22025

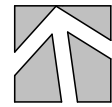
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1 ROOF RIDGE- BLDG A
1/4" = 1'-0"



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**HORSESHOE BAY
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DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

BLDG A- ROOF PLAN

SCALE 1/4" = 1'-0"

DRAWN Author

CHECKED Checker

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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

**BLDG A- NORTH AND
EAST ELEVATION**

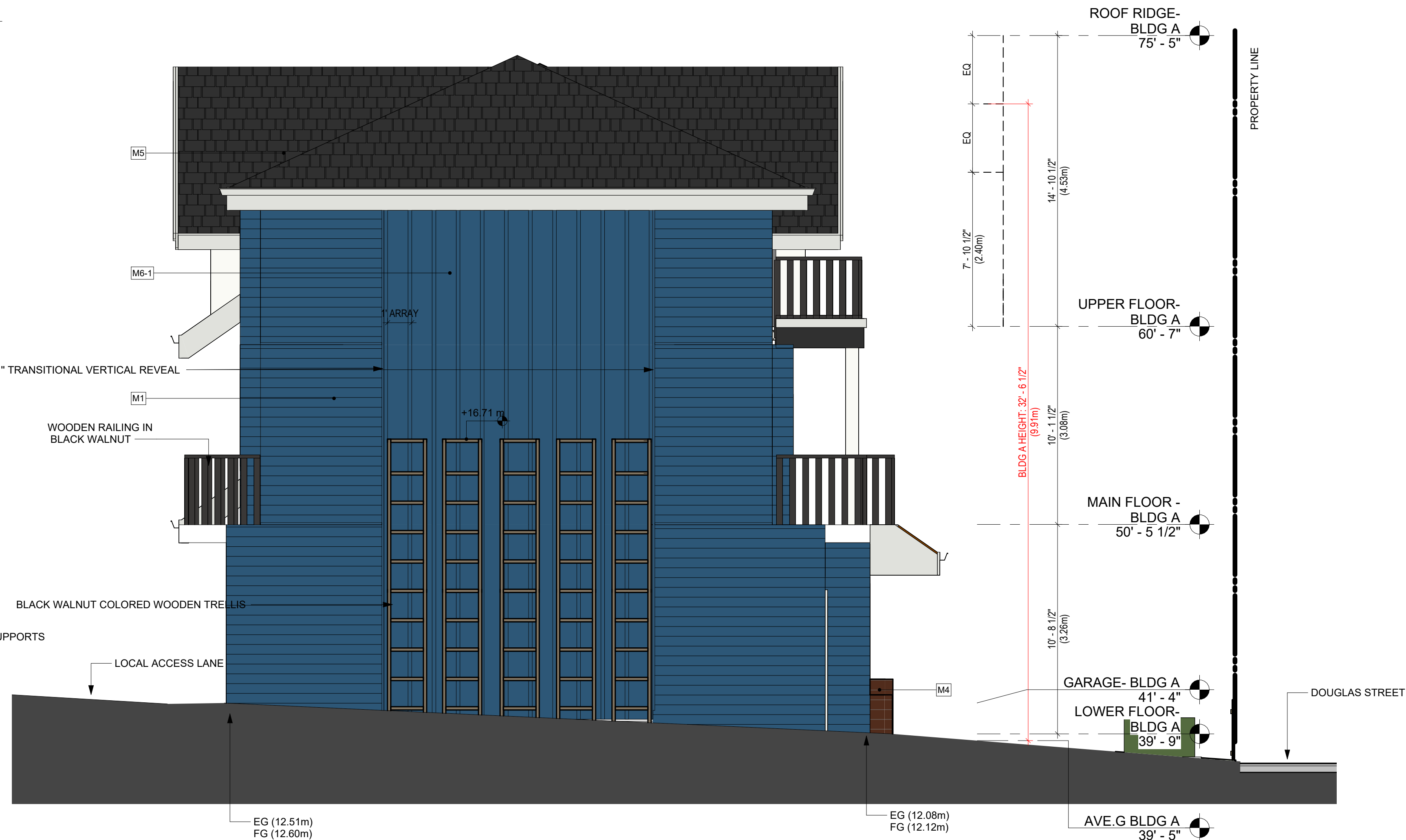
SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025
DRAWING NO.	

A2.5

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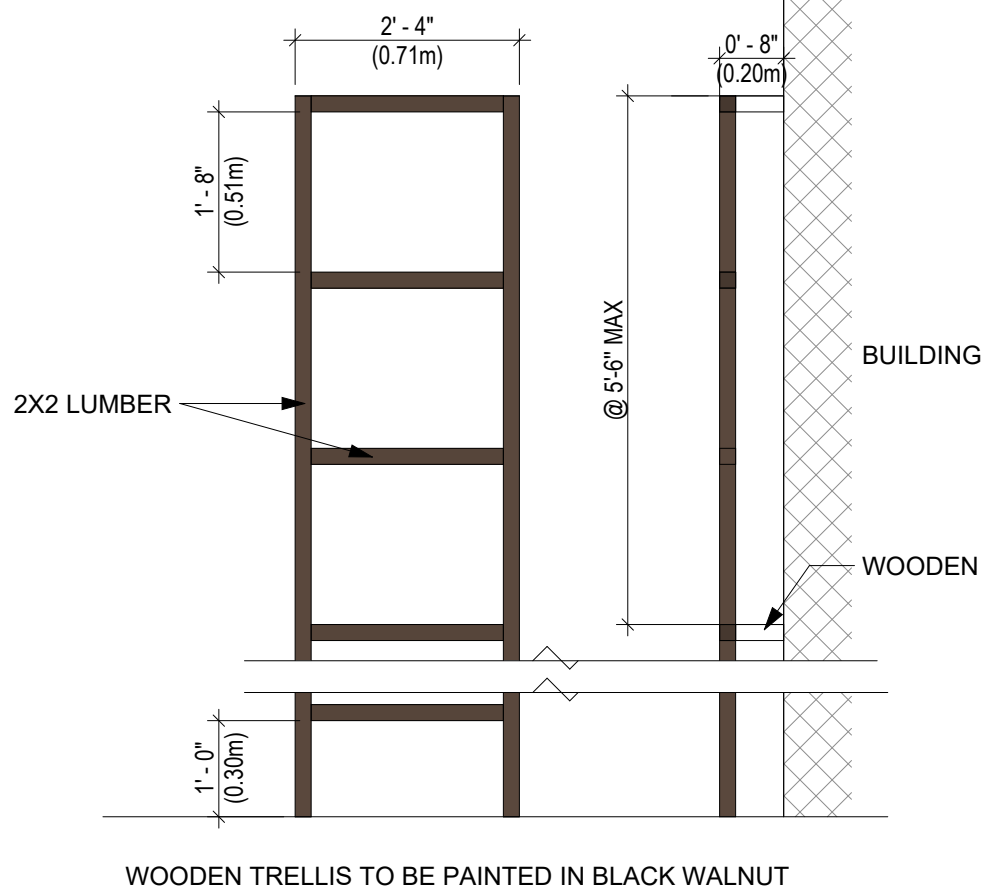
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SCALE: 1/4" = 1'-0"



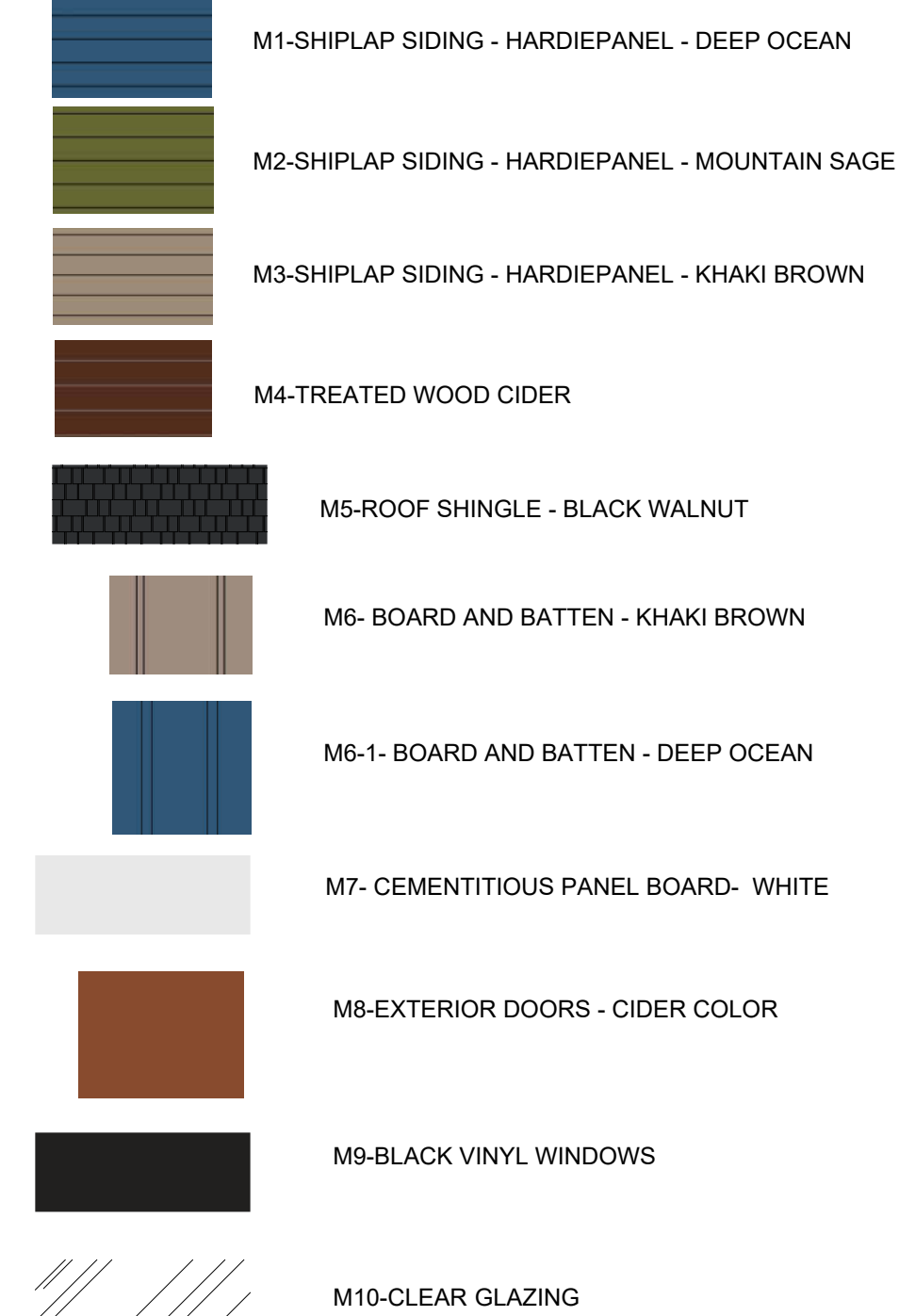
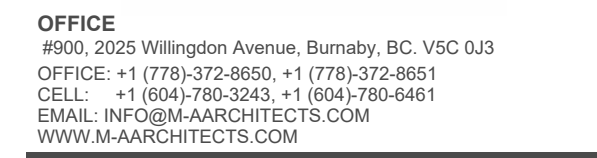
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SCALE: 1/4" = 1'-0"

MATERIAL AND COLOUR LEGEND

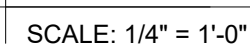
- M1-SHILAP SIDING - HARDIEPANEL - DEEP OCEAN
- M2-SHILAP SIDING - HARDIEPANEL - MOUNTAIN SAGE
- M3-SHILAP SIDING - HARDIEPANEL - KHAKI BROWN
- M4-TREATED WOOD CIDER
- M5-ROOF SHINGLE - BLACK WALNUT
- M6- BOARD AND BATTEN - KHAKI BROWN
- M6-1- BOARD AND BATTEN - DEEP OCEAN
- M7- CEMENTITIOUS PANEL BOARD- WHITE
- M8-EXTERIOR DOORS - CIDER COLOR
- M9-BLACK VINYL WINDOWS
- M10-CLEAR GLAZING



3 EAST FACADE TRELLIS DETAIL
SCALE: 1/2" = 1'-0"



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



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PROJECT NAME

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

SCALE As indicated

DRAWN	Author
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CHECKED	Checker
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PROJECT NO. 22025

DRAWING NO.

A2.6

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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

BLDG A- SECTIONS

SCALE 1/4" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

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ISSUES AND REVISIONS		
SEAL		

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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

**BLDG B- LOWER
FLOOR PLAN**

SCALE 1/4" = 1'-0"

DRAWN Author

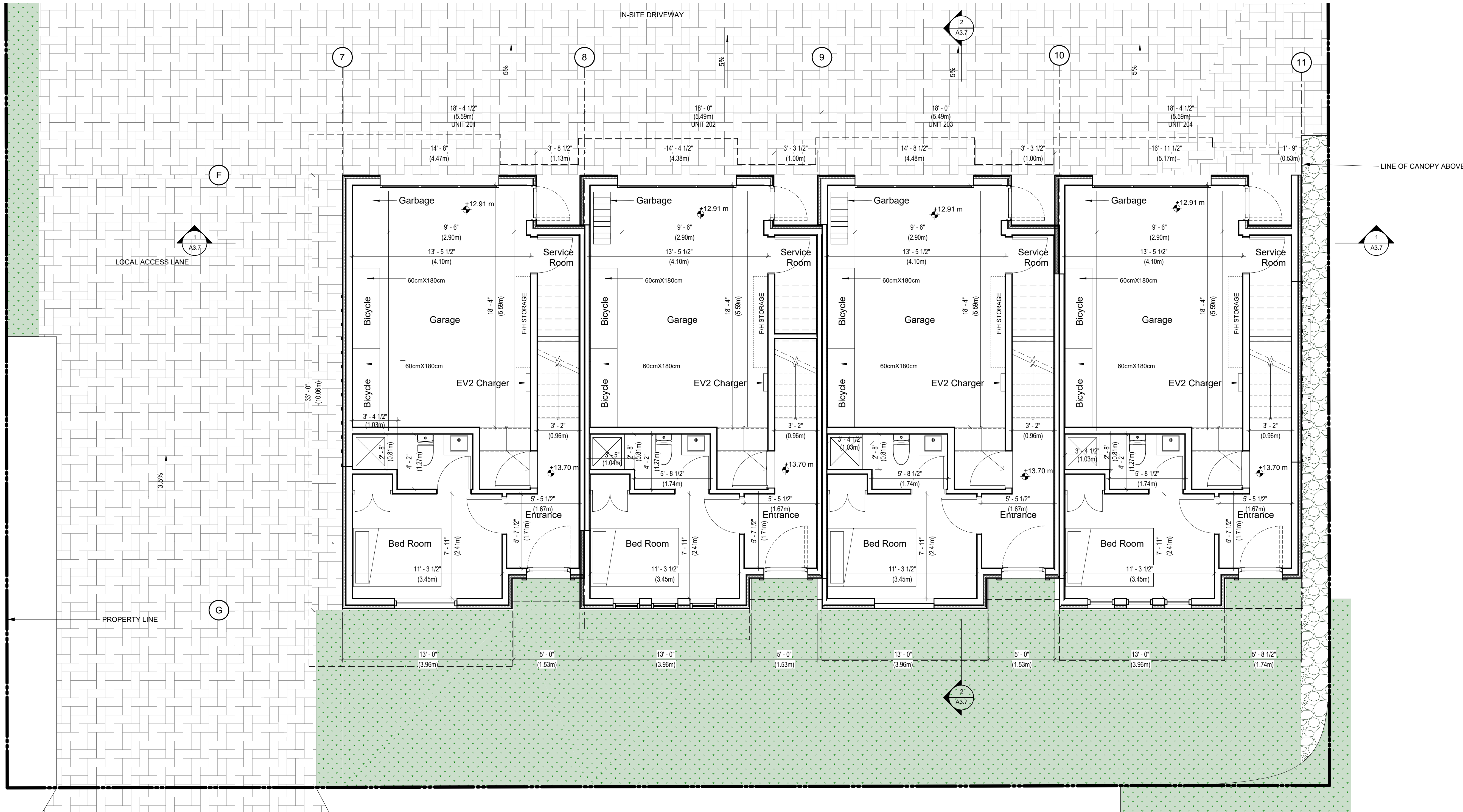
CHECKED Checker

PROJECT NO. 22025

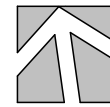
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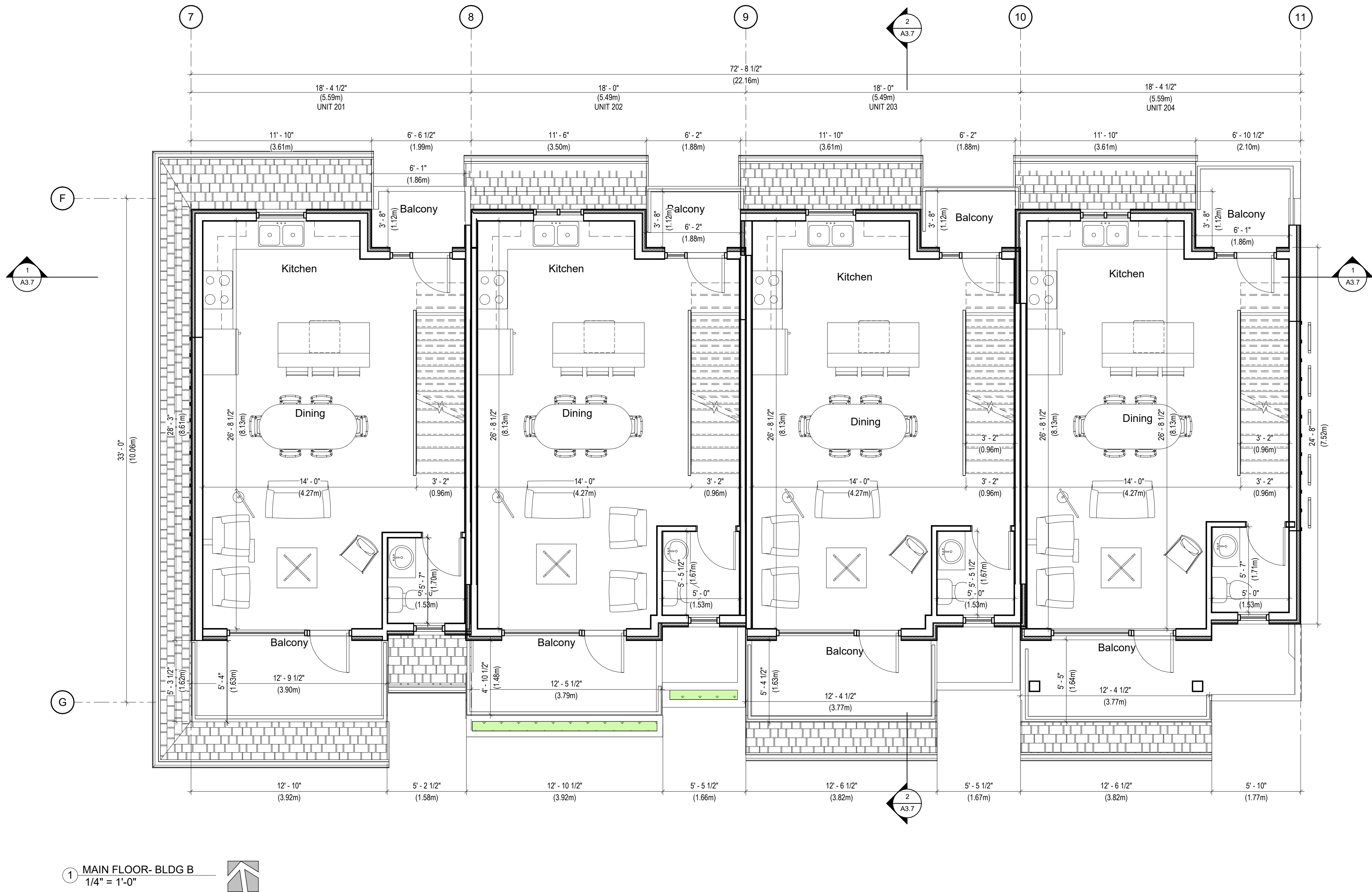
A3.1

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1 LOWER FLOOR -BLDG B
1/4" = 1'-0"





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NO.	DATE	YMD DESCRIPTION

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PROJECT NAME

HORSESHOE BAY
ROWHOUSE
DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

BLDG B- MAIN FLOOR
PLAN

SCALE 1/4" = 1'-0"

DRAWN Author

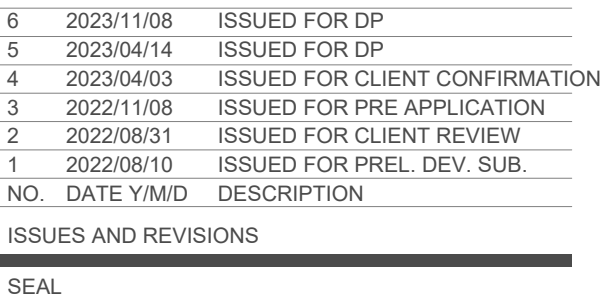
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PROJECT NO. 22025

DRAWING NO.

A3.2

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PROJECT NAME

HORSESHOE BAY
ROWHOUSE
DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

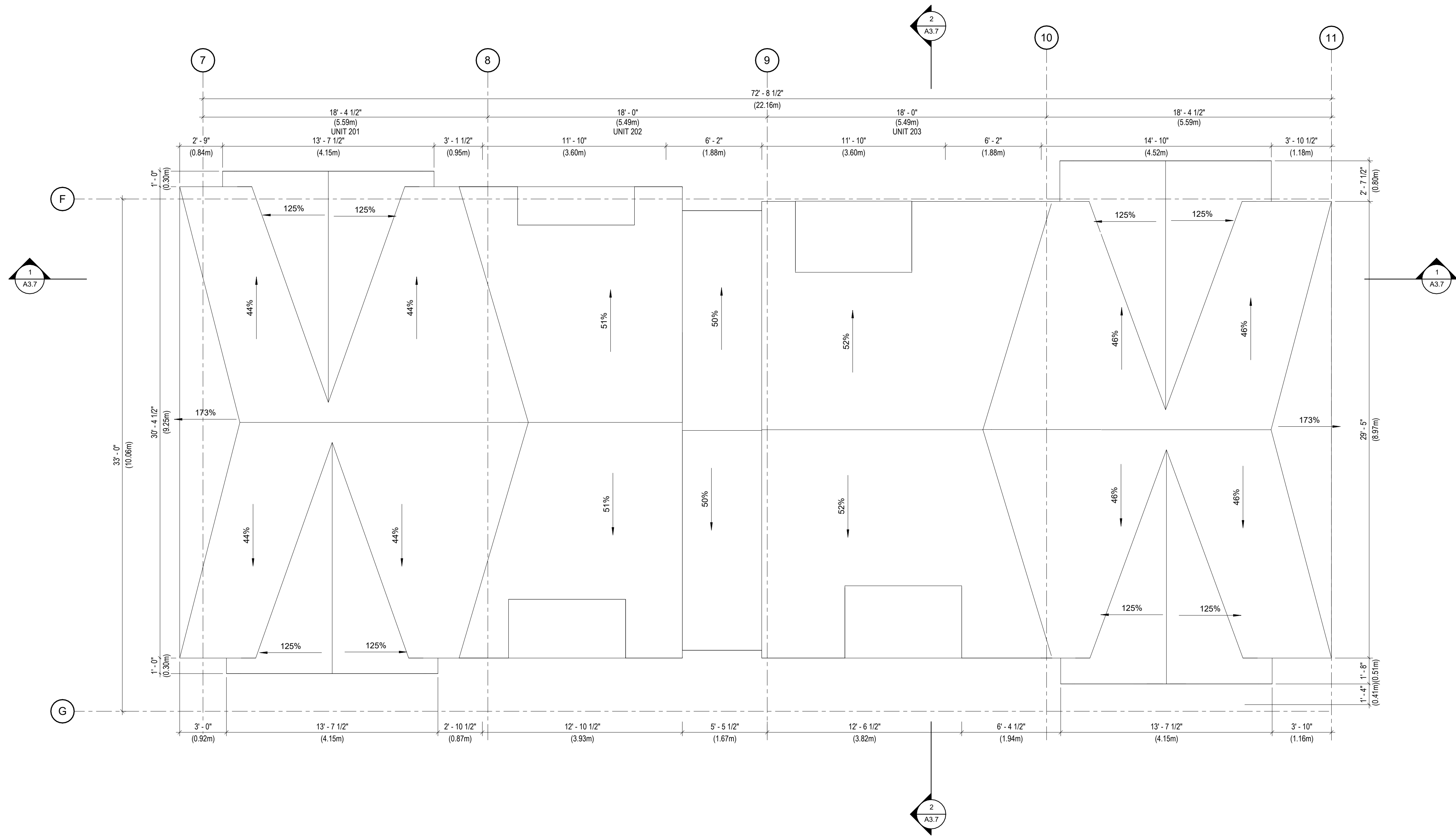
BLDG B- UPPER
FLOOR PLAN

SCALE	1/4" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025

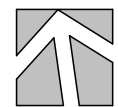
DRAWING NO.

A3.3

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1 ROOF PLAN- BLDG B
1/4" = 1'-0"



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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

BLDG B- ROOF PLAN

SCALE 1/4" = 1'-0"

DRAWN Author

CHECKED Checker

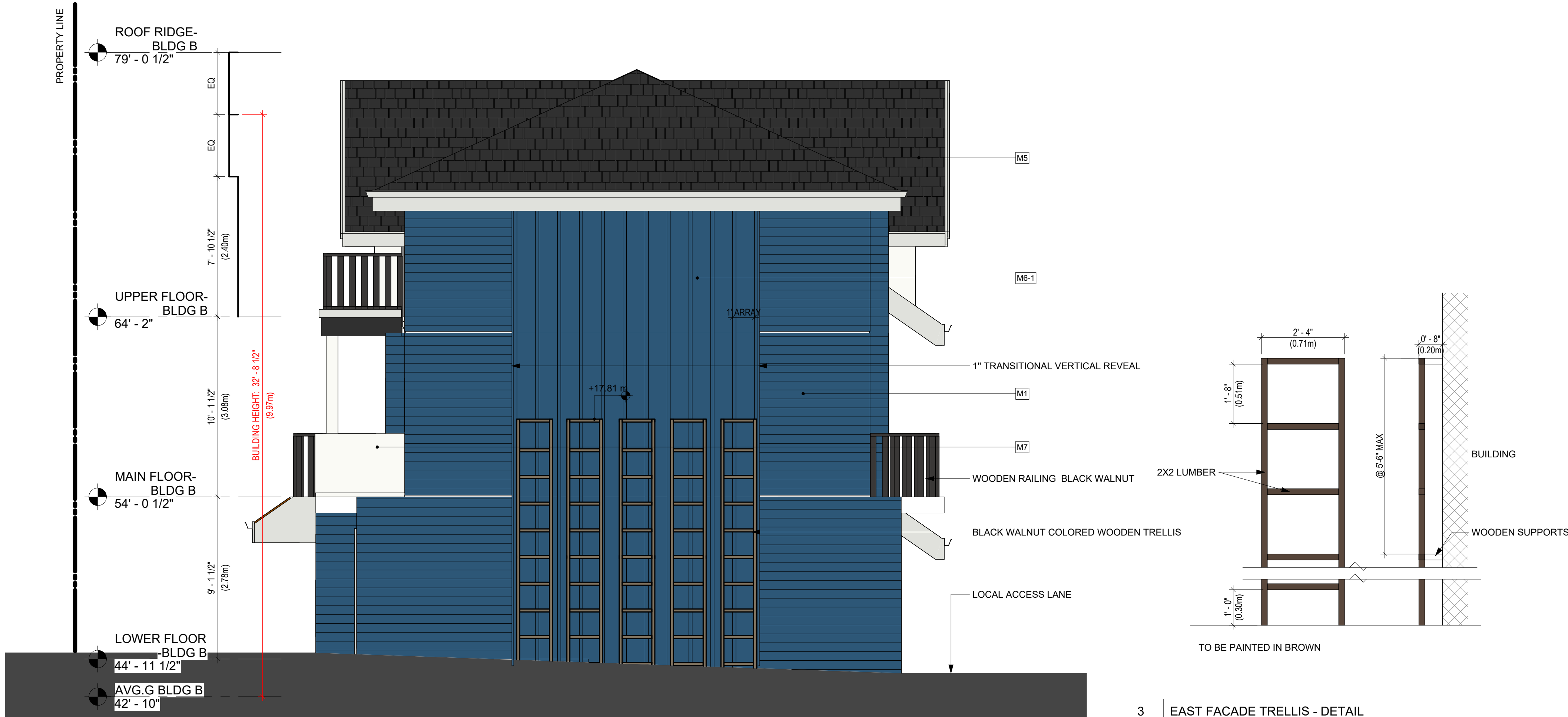
PROJECT NO. 22025

DRAWING NO.

A3.4

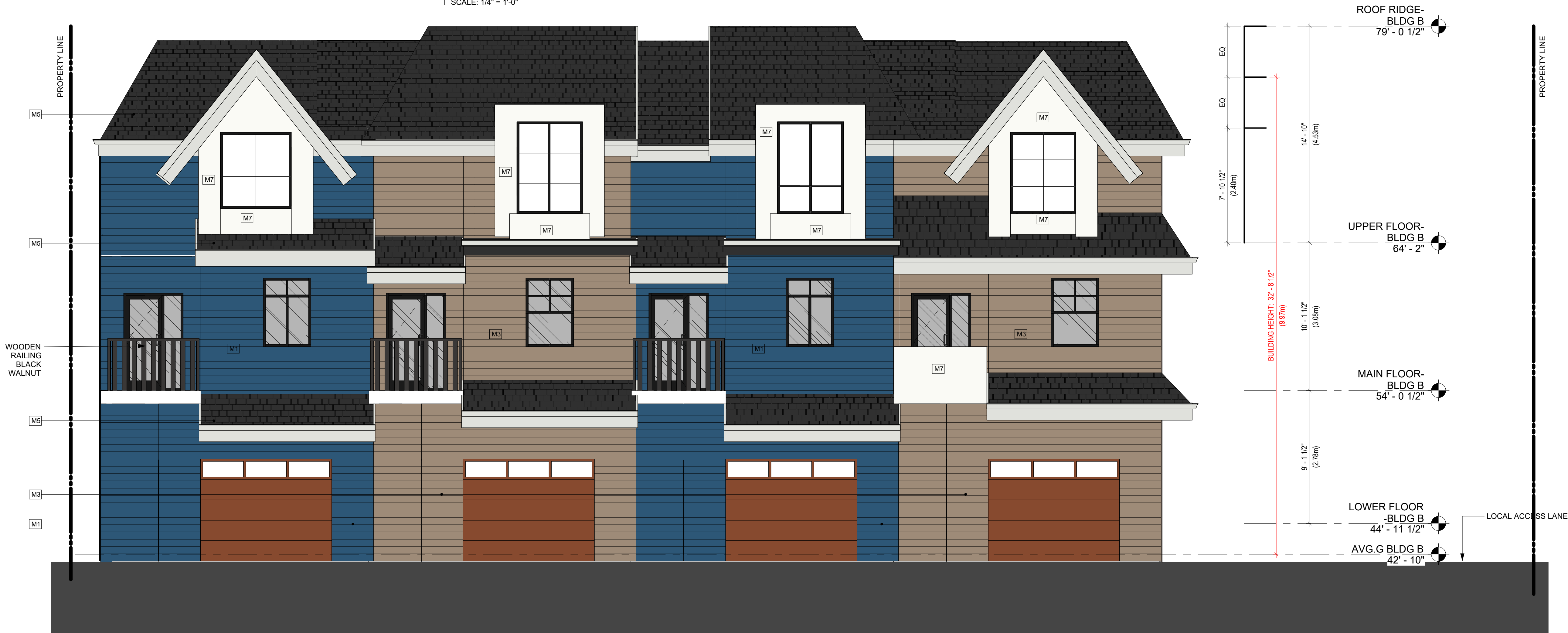
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MATERIAL AND COLOUR LEGEND



2 EAST ELEVATION- BLDG B - Dependent 1

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



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PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
6340 & 6344 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE
BLDG B- NORTH AND EAST ELEVATION

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025

DRAWING NO.

A3.5

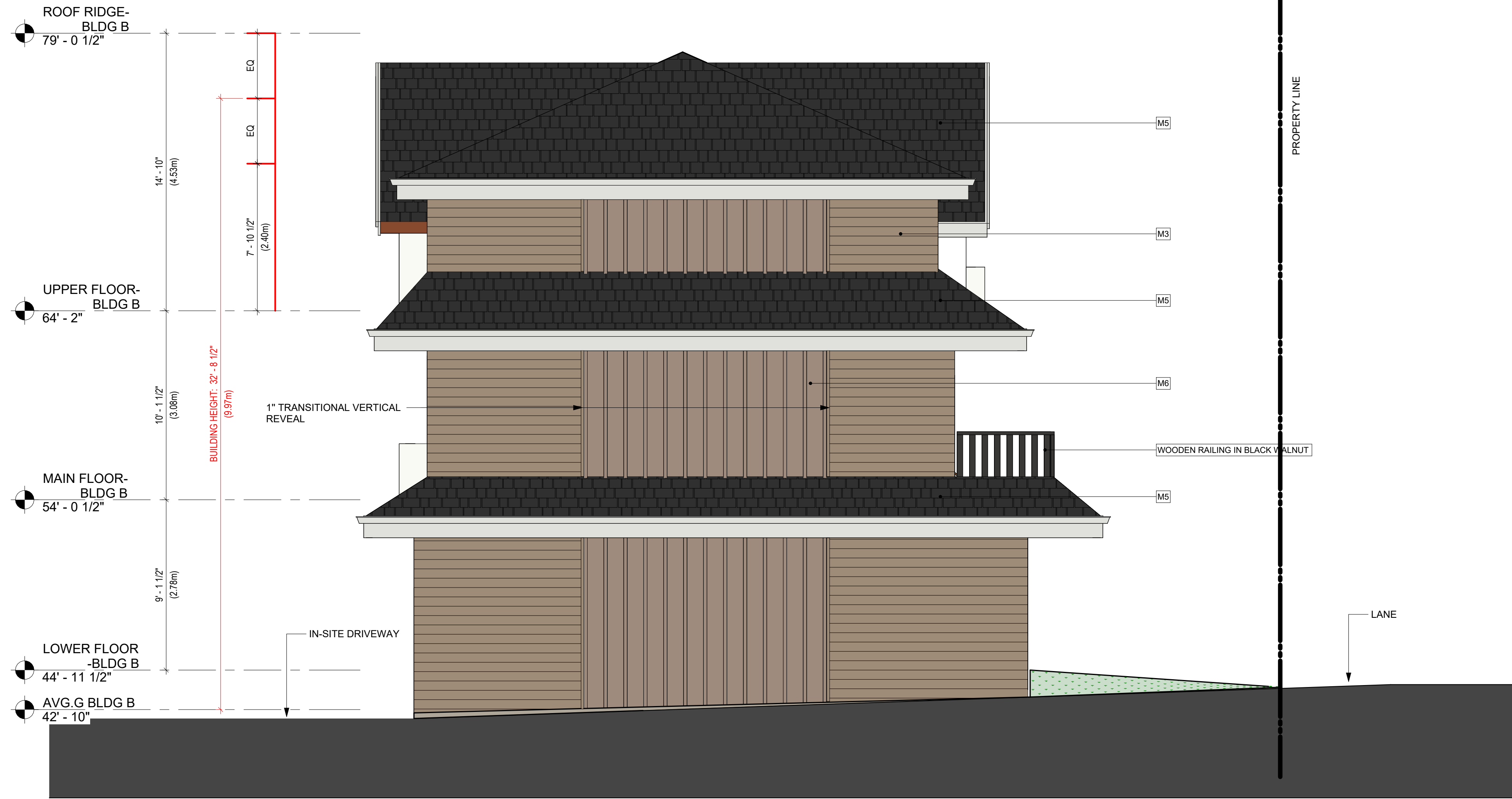
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WWW.MA-ARCHITECTS.COM



1 SOUTH ELEVATION- BLDG B
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - BLDG B - Dependent 1
SCALE: 1/4" = 1'-0"

MATERIAL AND COLOUR LEGEND

- M1-SH1PLAP SIDING - HARDIEPANEL - DEEP OCEAN
- M2-SH1PLAP SIDING - HARDIEPANEL - MOUNTAIN SAGE
- M3-SH1PLAP SIDING - HARDIEPANEL - KHAKI BROWN
- M4-TREATED WOOD CIDER
- M5-ROOF SHINGLE - BLACK WALNUT
- M6- BOARD AND BATTEN - KHAKI BROWN
- M6-1- BOARD AND BATTEN - DEEP OCEAN
- M7- CEMENTITIOUS PANEL BOARD- WHITE
- M8-EXTERIOR DOORS - CIDER COLOR
- M9-BLACK VINYL WINDOWS
- M10-CLEAR GLAZING

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**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**
PROJECT ADDRESS
6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE
**BLDG B- SOUTH AND
WEST ELEVATION**

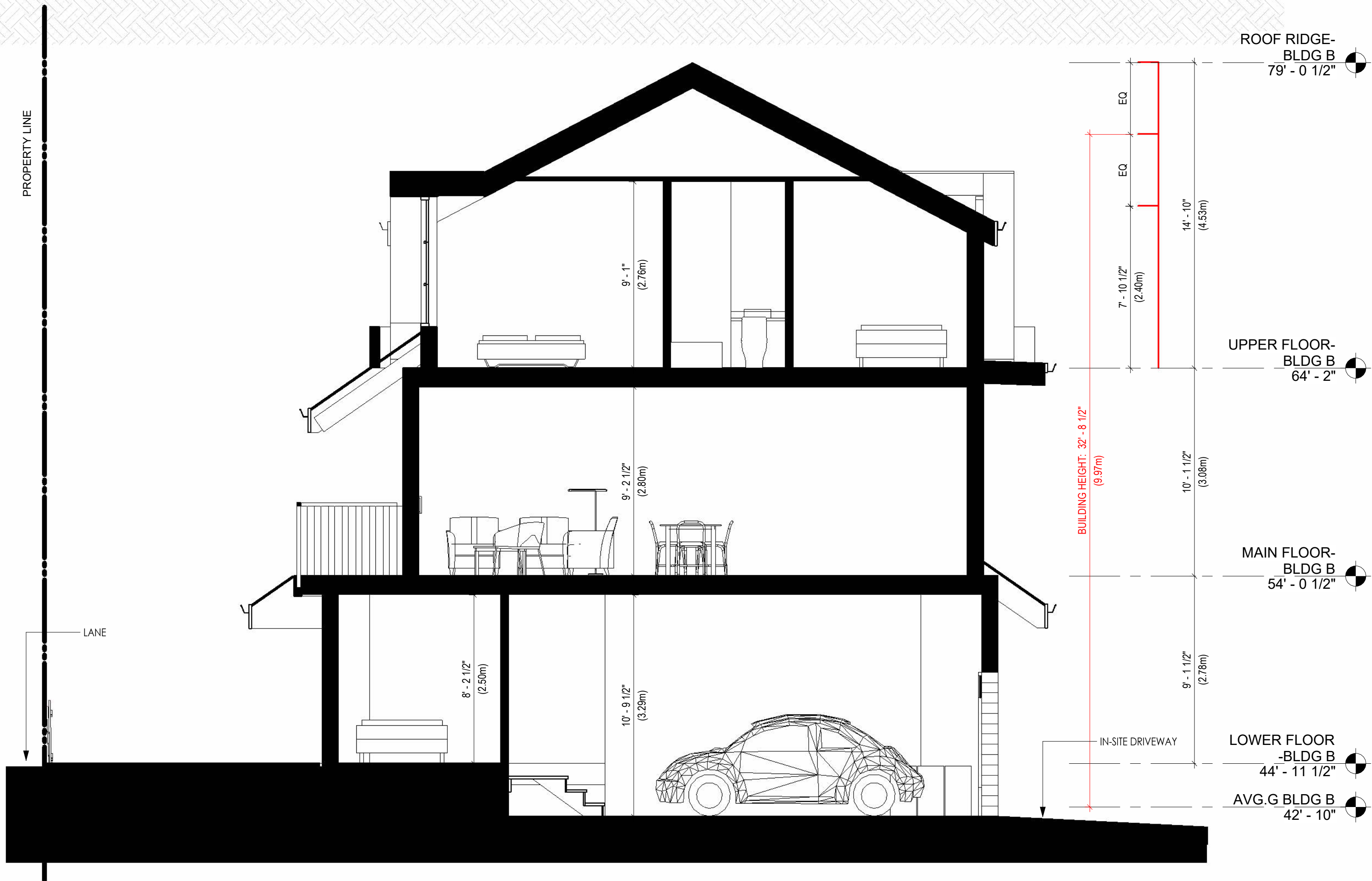
SCALE As indicated
DRAWN Author
CHECKED Checker
PROJECT NO. 22025
DRAWING NO.

A3.6

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1 Section BUILDING
SCALE: 1/4" = 1'-0"



2 Section 7
SCALE: 1/4" = 1'-0"

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**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

BLDG B- SECTION

SCALE 1/4" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

A3.7

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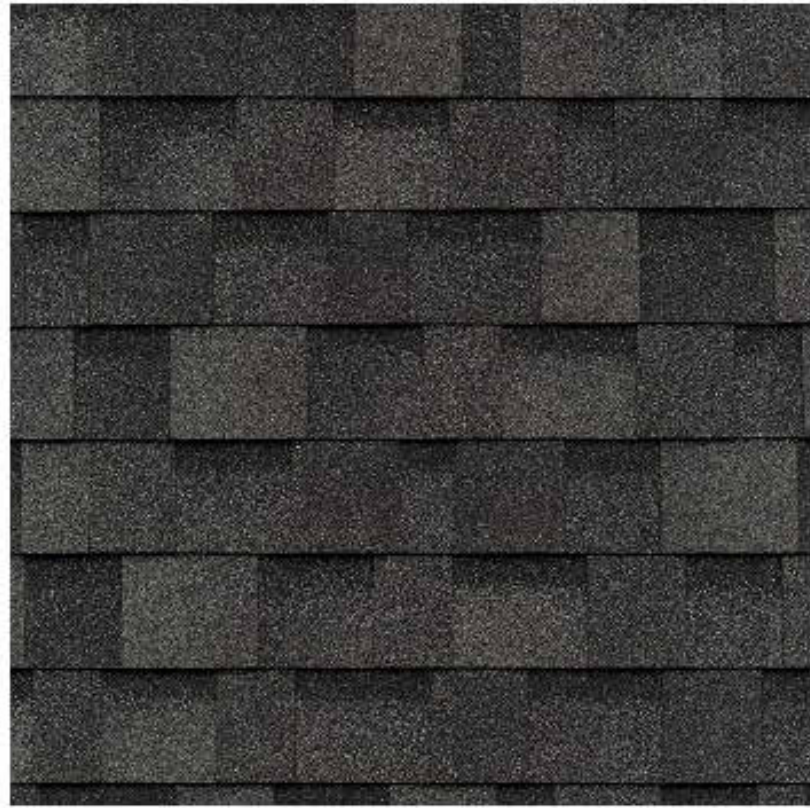
JAMES HARDIE - ARCTIC WHITE



JAMES HARDIE - DEEP OCEAN



CEDAR



ROOF SGINGLES - CHARCOL GREY



JAMES HARDIE - KAHKI BROWN



JAMES HARDIE - MOUNTAIN SAGE



* SHIPLAP SIDING- JAMES HARDIE



BOARD AND BATTEN

MATERIAL AND COLOUR LEGEND

- M1-SHIPLAP SIDING - HARDIEPANEL - DEEP OCEAN
- M2-SHIPLAP SIDING - HARDIEPANEL - MOUNTAIN SAGE
- M3-SHIPLAP SIDING - HARDIEPANEL - KHAKI BROWN
- M4-TREATED WOOD CIDER
- M5-ROOF SHINGLE - BLACK WALNUT
- M6- BOARD AND BATTEN - KHAKI BROWN
- M7- CEMENTITIOUS PANEL BOARD- WHITE
- M8-EXTERIOR DOORS - CIDER COLOR
- M9-BLACK VINYL WINDOWS
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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

MATERIAL BOARD

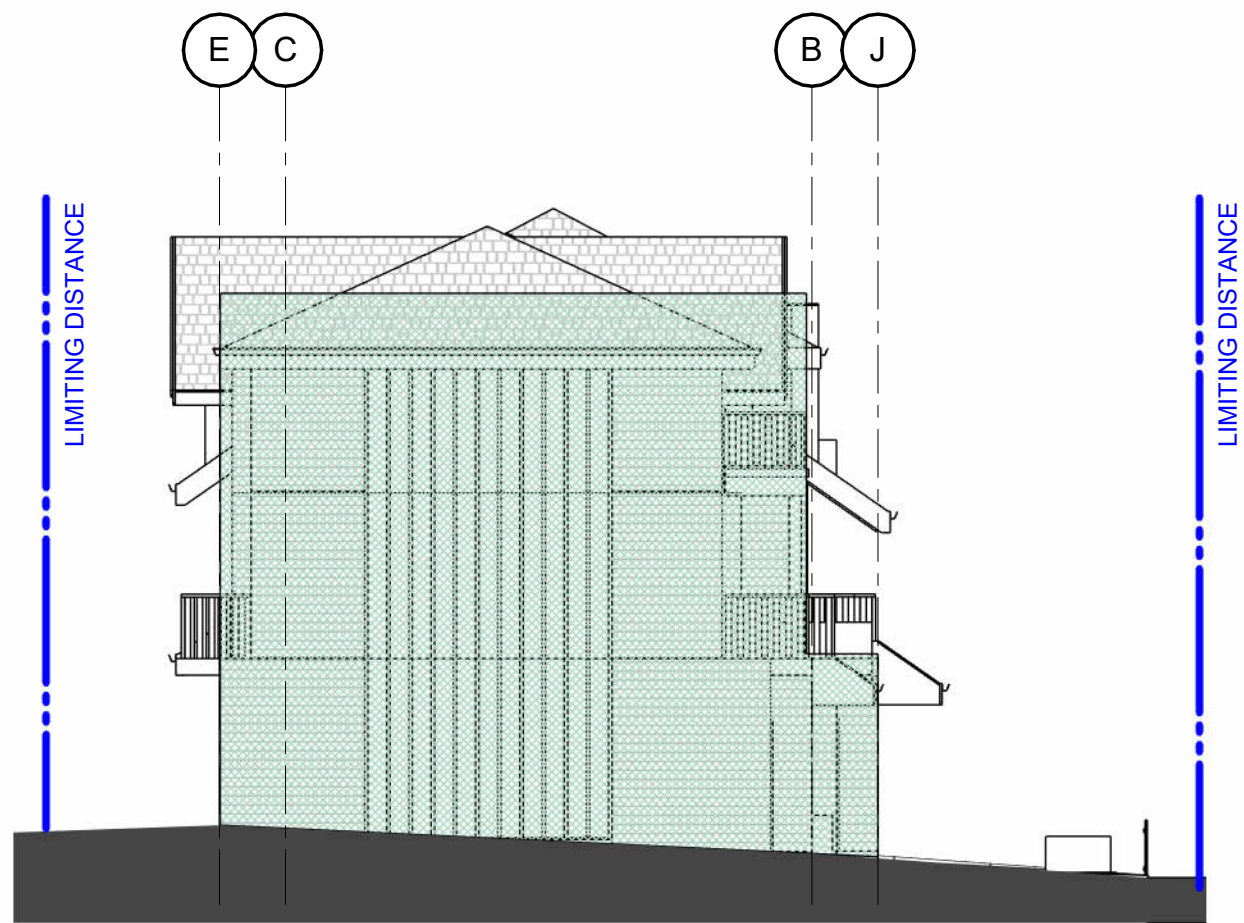
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DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025

DRAWING NO.

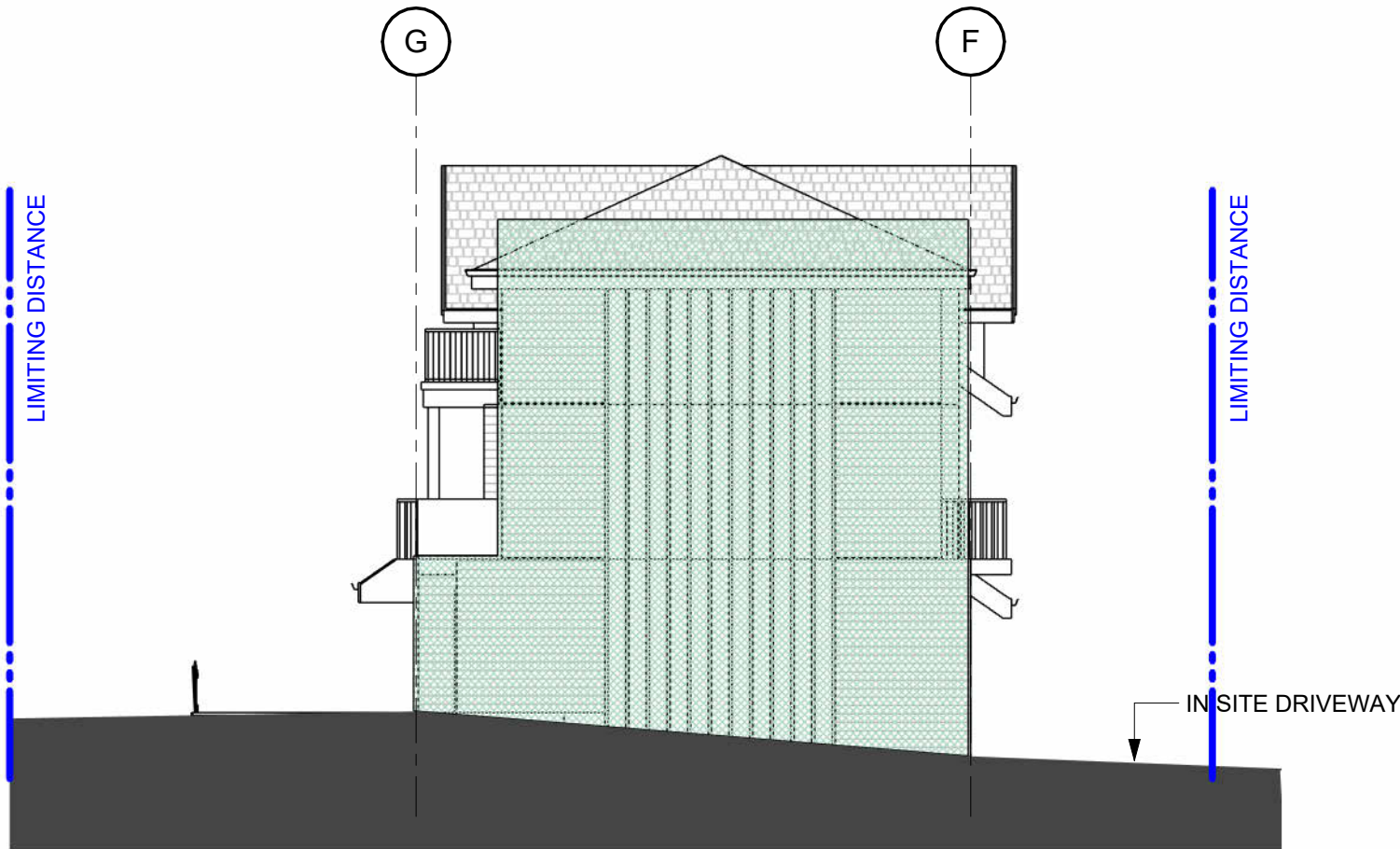
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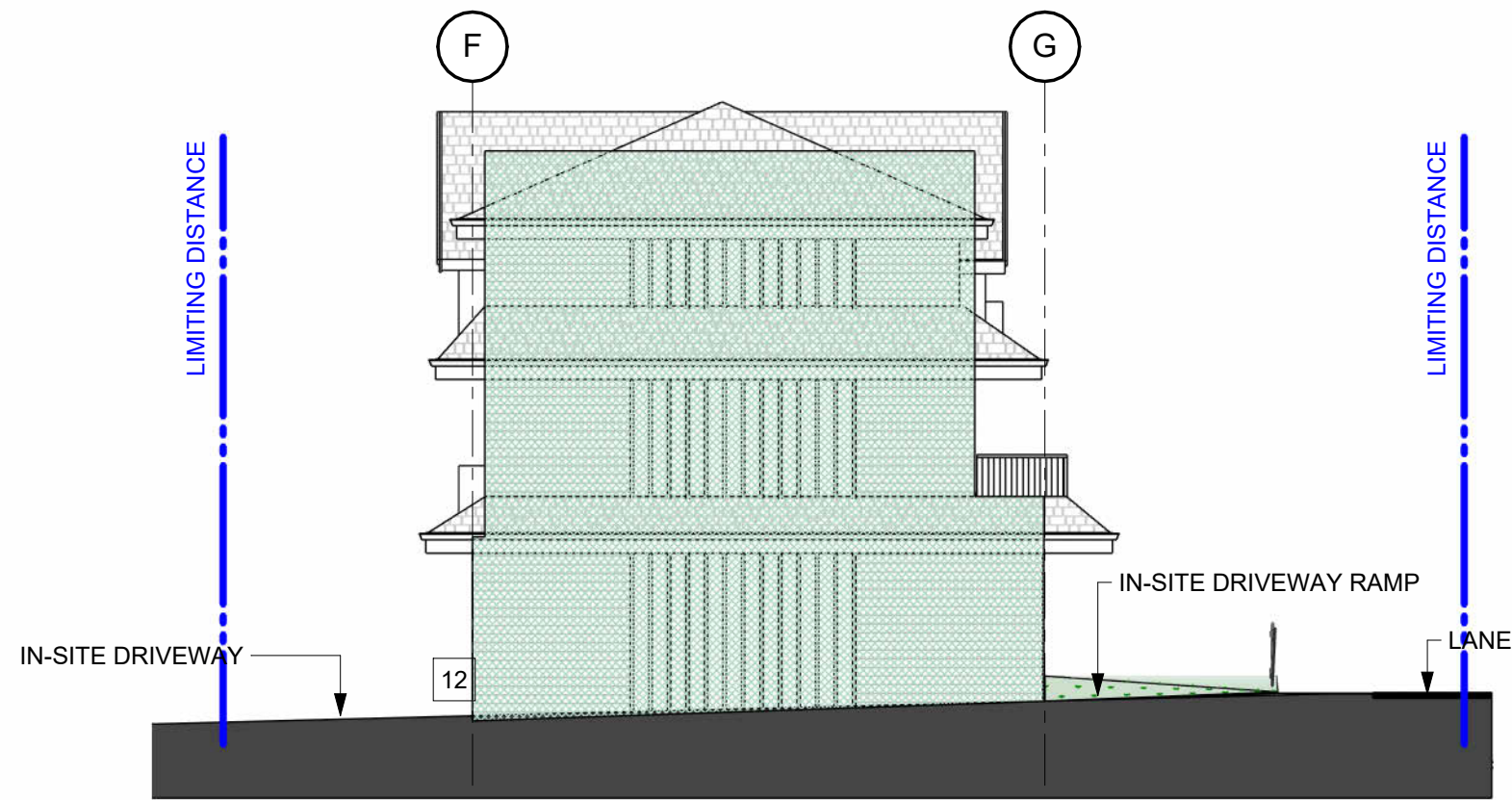
* **Artisan Shiplap siding** delivers distinct lines that closely replicate traditional cedar siding to bring authenticity to any home.



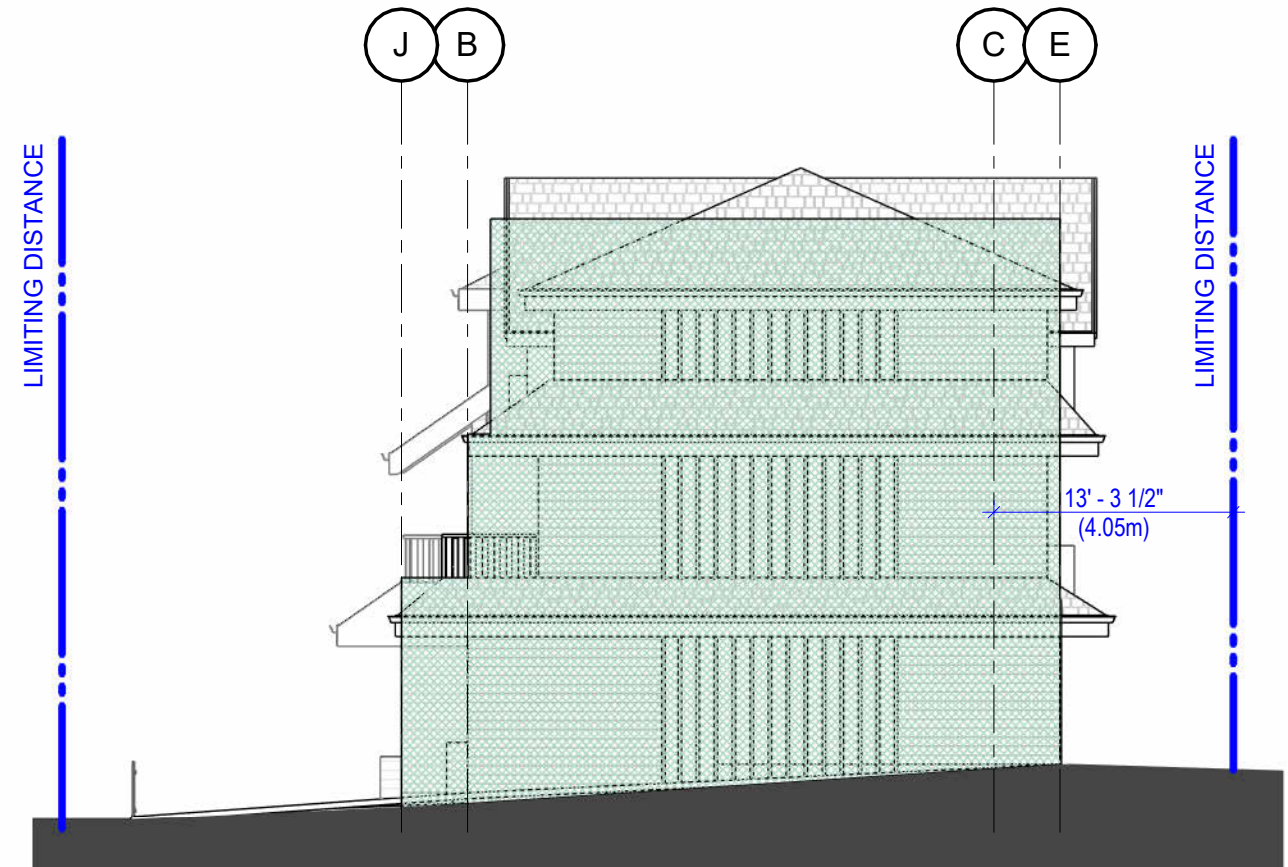
1 | EAST ELEVATION- BLDG A SPECIAL SEPARATION
SCALE: 3/32" = 1'-0"



2 | EAST ELEVATION- BLDG B SPECIAL SEPARATION
SCALE: 3/32" = 1'-0"



7 | WEST ELEVATION -BLDG B SPECIAL SEPARATION
SCALE: 3/32" = 1'-0"



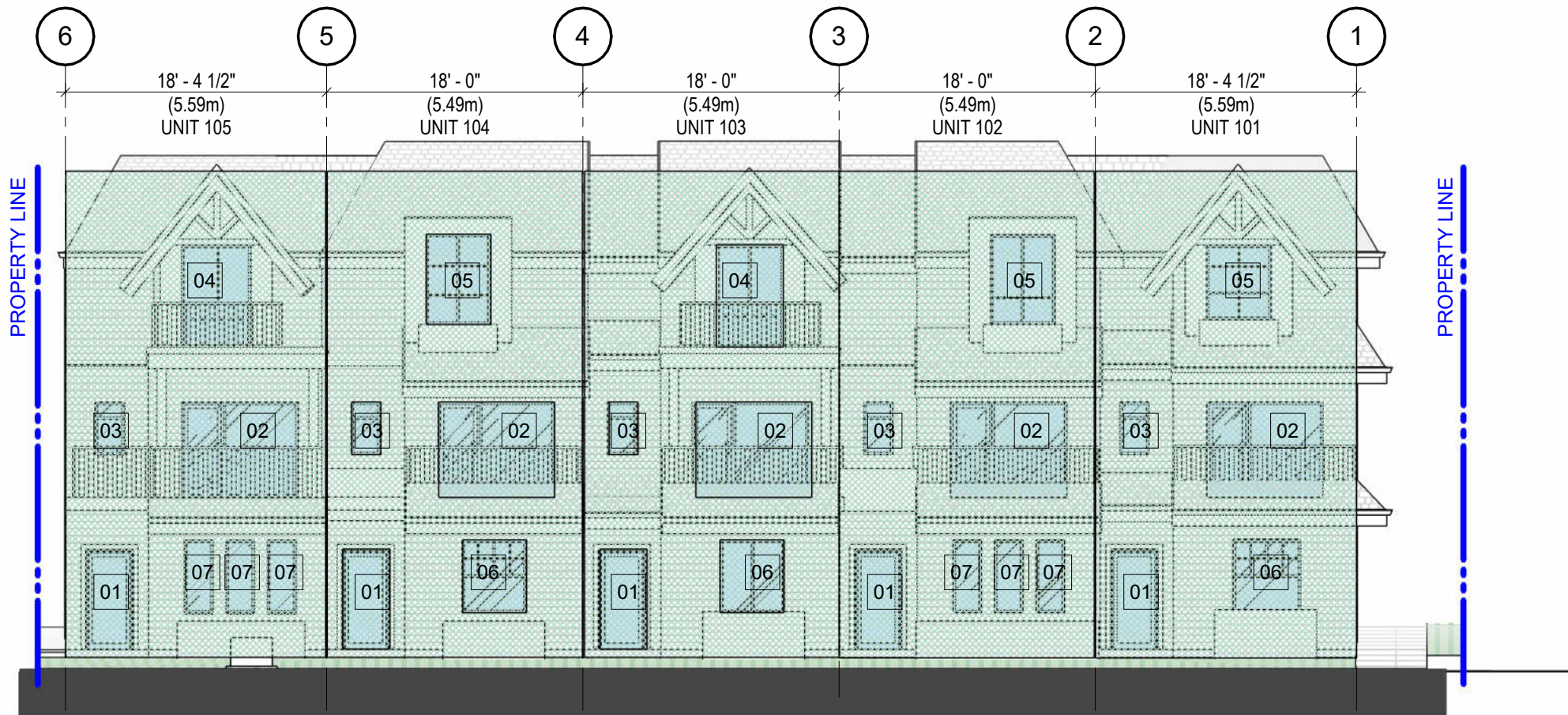
8 | WEST ELEVATION- BLDG A SPECIAL SEPARATION
SCALE: 3/32" = 1'-0"

OPENING AREA:

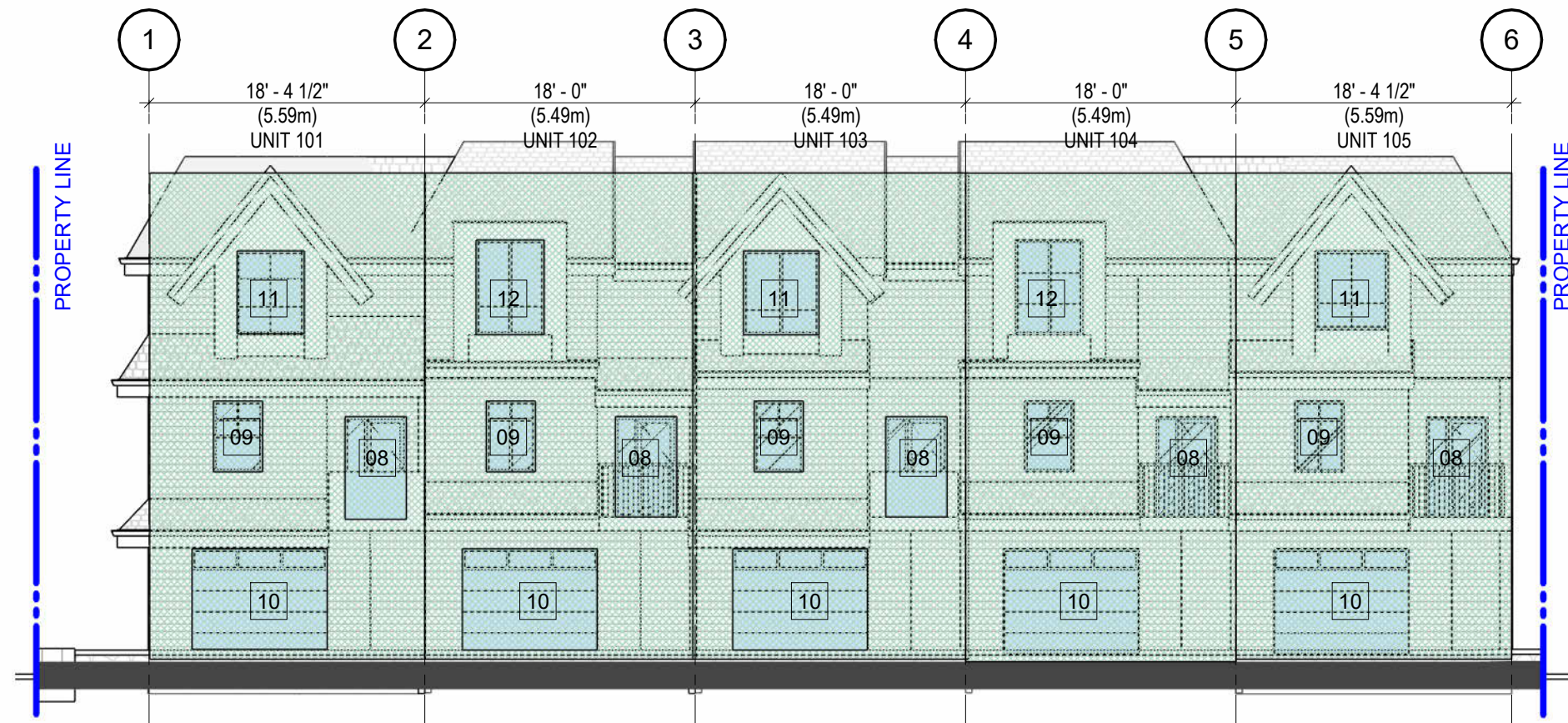
01-23.23 ft²
02-54.56 ft²
03-7.54 ft²
04-33.76 ft²
05-28.67 ft²
06-22.92 ft²
07-10.15 ft²
08-27.23 ft²
09-15.43 ft²
10-61.85 ft²
11-25.54 ft²
12-28.12 ft²
13-25.23 ft²

SUITE NAME	ELEVATION	WALL AREA (SQ FT)	AREA (SQ M)	LIMITING DISTANCE (FT)	LIMITING DISTANCE (M)	UNPROTECTED OPENINGS				FIRE RATING	CONSTRUCTION TYPE	CLADDING TYPE
						%	SQ FT	%	SQ FT			
UNIT 204	EAST	908.57	84.41	2.00'	0.61 m	0.00	0.00	0.00	0.00	3/4HR	Combustible or noncombustible	Noncombustible
UNIT 105	EAST	1,029.36	95.63	2.00'	0.61 m	0.00	0.00	0.00	0.00	3/4HR	Combustible or noncombustible	Noncombustible
UNIT 101	WEST	1,062.00	98.66	7.50'	2.29 m	9.00	95.58	0.00	0.00	3/4 HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 203	NORTH	594.00	55.18	13.83'	4.22 m	28.00	166.32	22.56	134.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 202	NORTH	594.00	55.18	13.83'	4.22 m	28.00	166.32	22.56	133.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 201	NORTH	594.00	55.18	13.83'	4.22 m	28.00	166.32	21.89	130.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 103	SOUTH	584.00	54.26	13.83'	4.22 m	28.00	163.52	22.43	131.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 102	SOUTH	584.00	54.26	13.83'	4.22 m	28.00	163.52	22.60	132.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 104	SOUTH	584.00	54.26	13.83'	4.22 m	28.00	163.52	22.95	134.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 204	NORTH	594.00	55.18	12.00'	3.66 m	29.00	172.26	21.55	128.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 105	SOUTH	594.00	55.18	12.00'	3.66 m	29.00	172.26	22.05	131.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 101	SOUTH	594.00	55.18	12.00'	3.66 m	29.00	172.26	21.55	128.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 201	WEST	968.00	89.93	25.46'	7.76 m	56.00	542.08	0.00	0.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 204	SOUTH	663.50	61.64	24.46'	7.45 m	90.00	597.15	20.05	133.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 203	SOUTH	553.50	51.42	24.46'	7.45 m	90.00	498.15	26.56	147.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 202	SOUTH	553.50	51.42	24.46'	7.45 m	90.00	498.15	24.75	137.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 201	SOUTH	663.50	61.64	24.46'	7.45 m	90.00	597.15	23.06	153.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 105	NORTH	628.50	58.39	46.79'	14.26 m	100.00	628.50	21.16	133.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 103	NORTH	612.00	56.86	43.13'	13.14 m	100.00	612.00	21.73	133.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 102	NORTH	612.00	56.86	43.13'	13.14 m	100.00	612.00	22.88	140.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 101	NORTH	628.50	58.39	46.79'	14.26 m	100.00	628.50	21.16	133.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible
UNIT 104	NORTH	612.00	56.86	43.13'	13.14 m	100.00	612.00	22.88	140.00	3/4HR	Combustible or noncombustible	Combustible or noncombustible

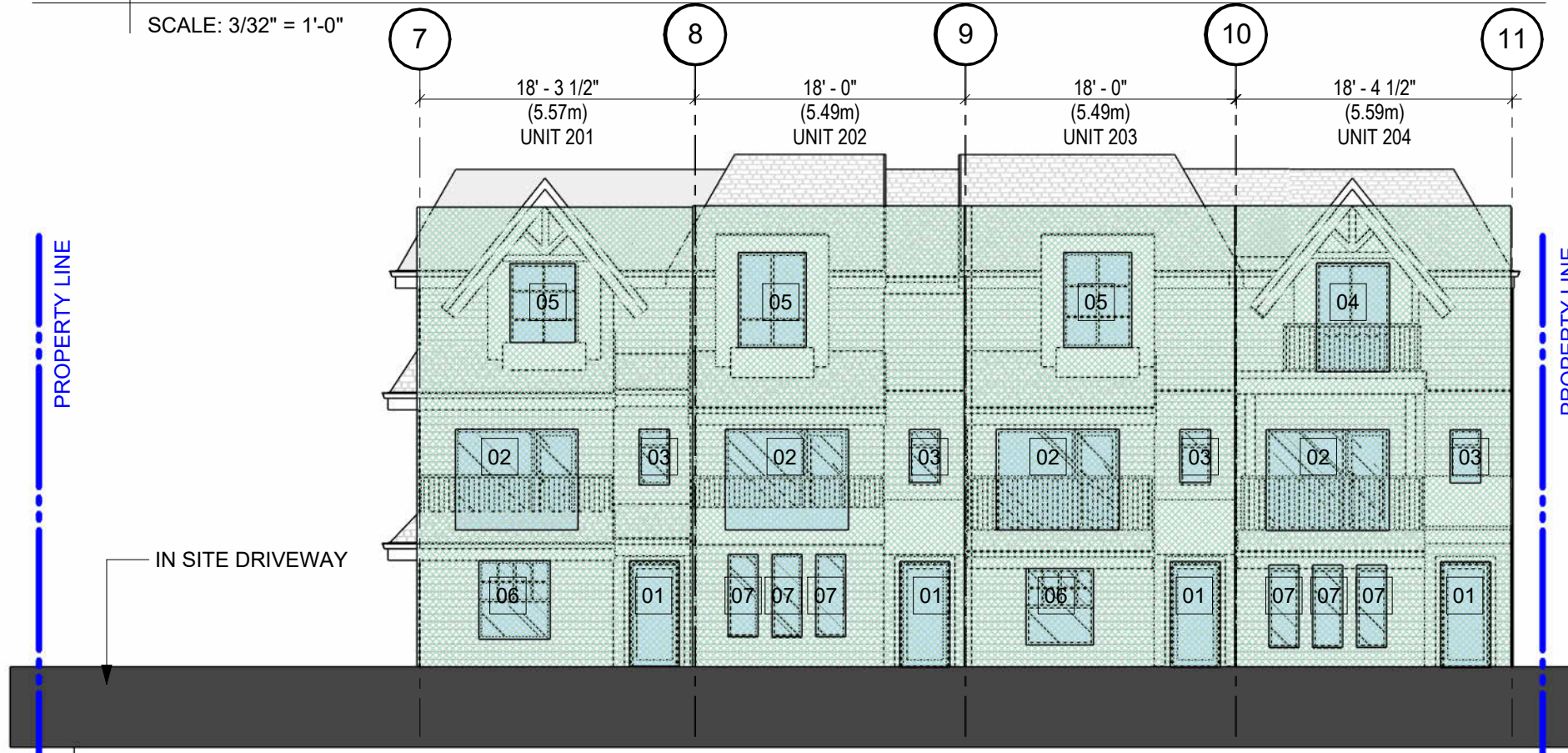
BUILDING IS SPRINKLERED - SPATIAL SEPARATION CALCULATION BASED ON TABLE 9.10.15.4



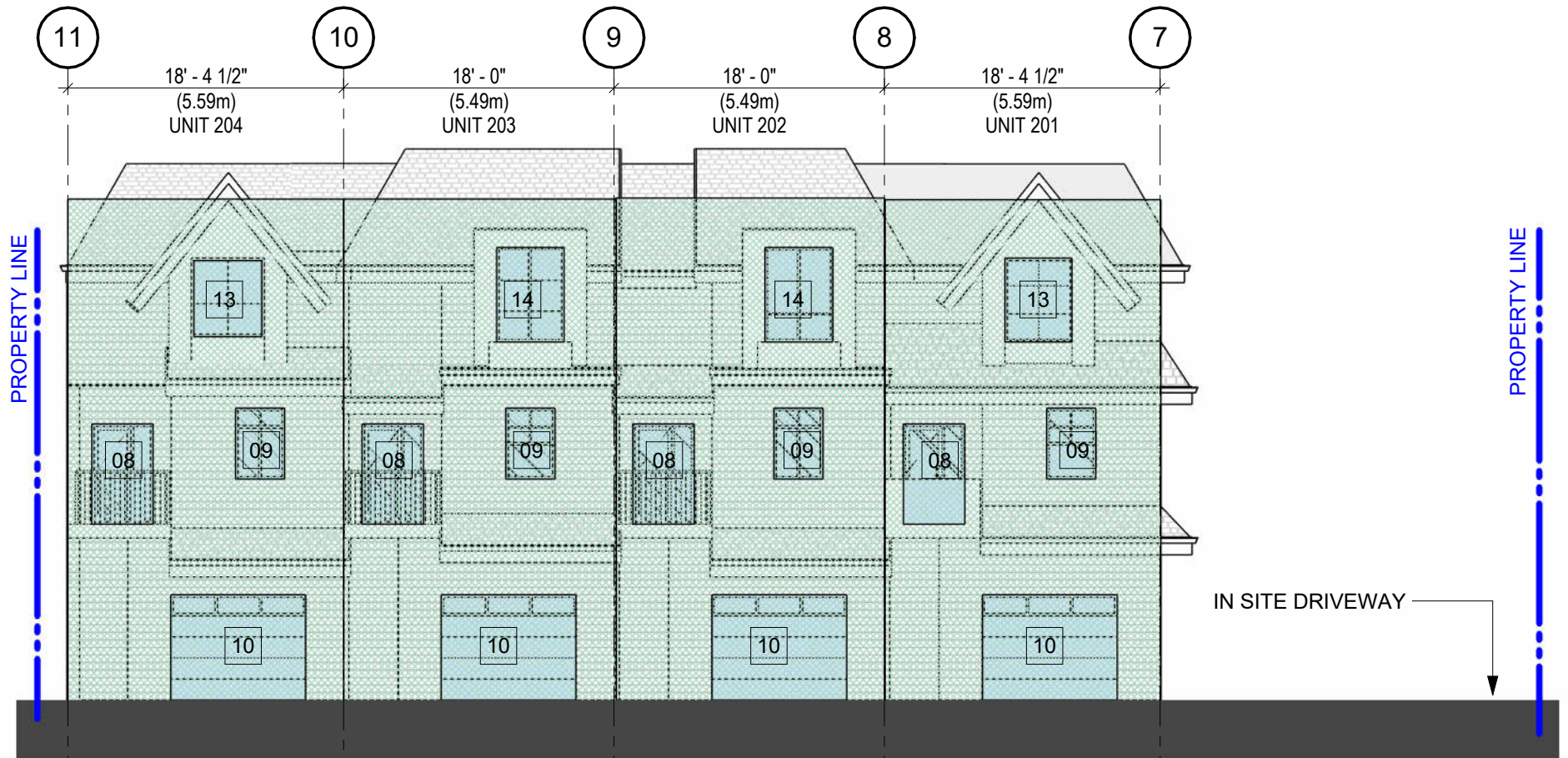
3 | NORTH ELEVATION- BLDG A SPECIAL SEPARATION
SCALE: 3/32" = 1'-0"



5 | SOUTH ELEVATION- BLDG 1
SCALE: 3/32" = 1'-0"



6 | SOUTH ELEVATION- BLDG B
SCALE: 3/32" = 1'-0"



4 | NORTH ELEVATION- BLDG B SPECIAL SEPARATION
SCALE: 3/32" = 1'-0"

6	2023/11/08	ISSUED FOR DP
5	2023/04/14	ISSUED FOR DP
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1	2022/08/10	ISSUED FOR PREL. DEV. SUB.
NO.	DATE YMD	DESCRIPTION

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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

**SPACIAL SIPARATION
CALCULATION**

SCALE 3/32" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

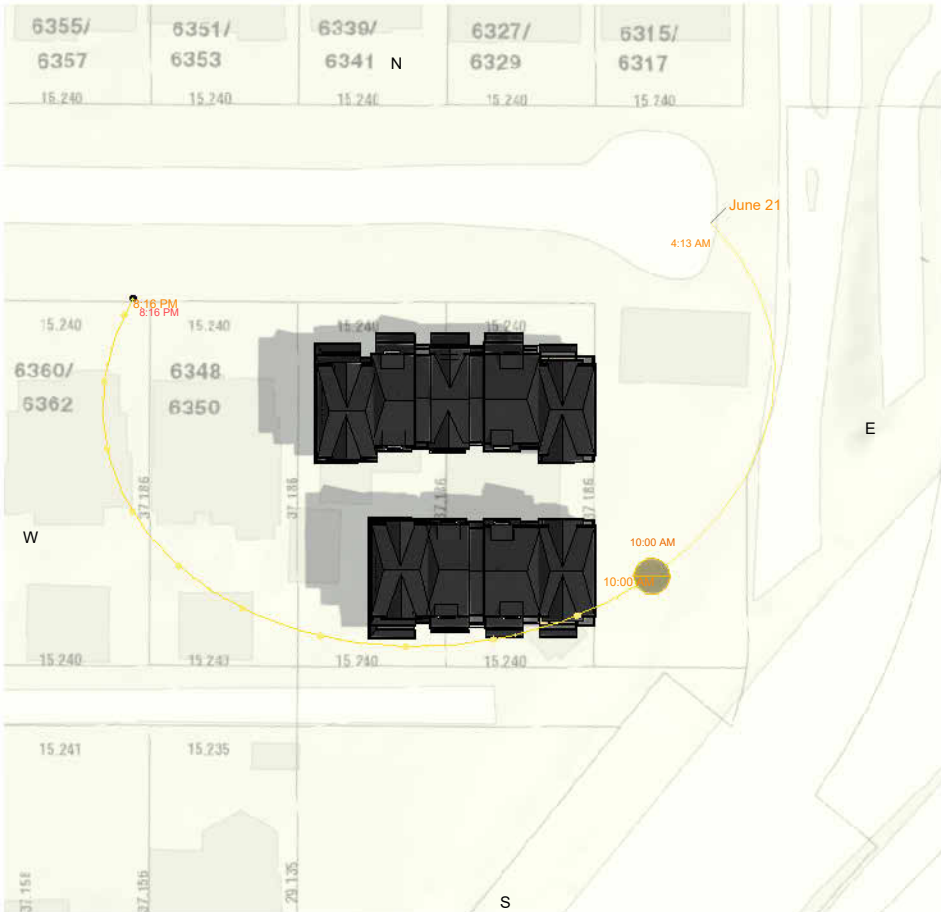
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MARCH 21st



JUNE 21st



SEPT 21st

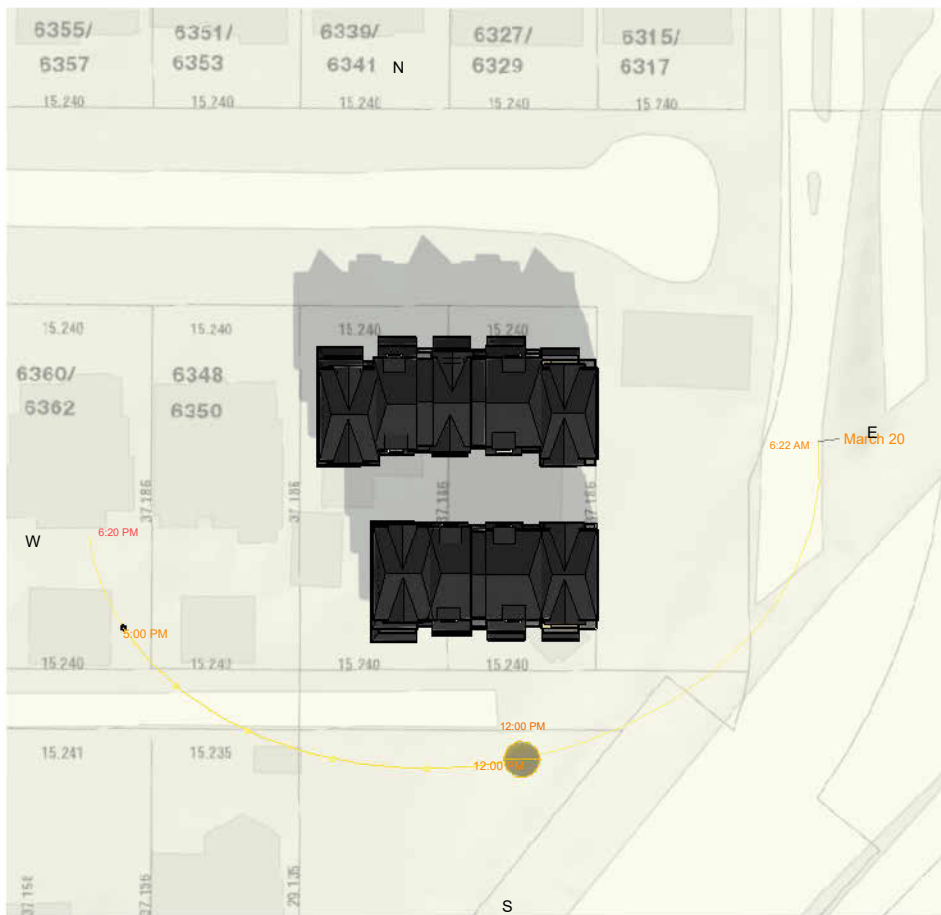


DEC 21st

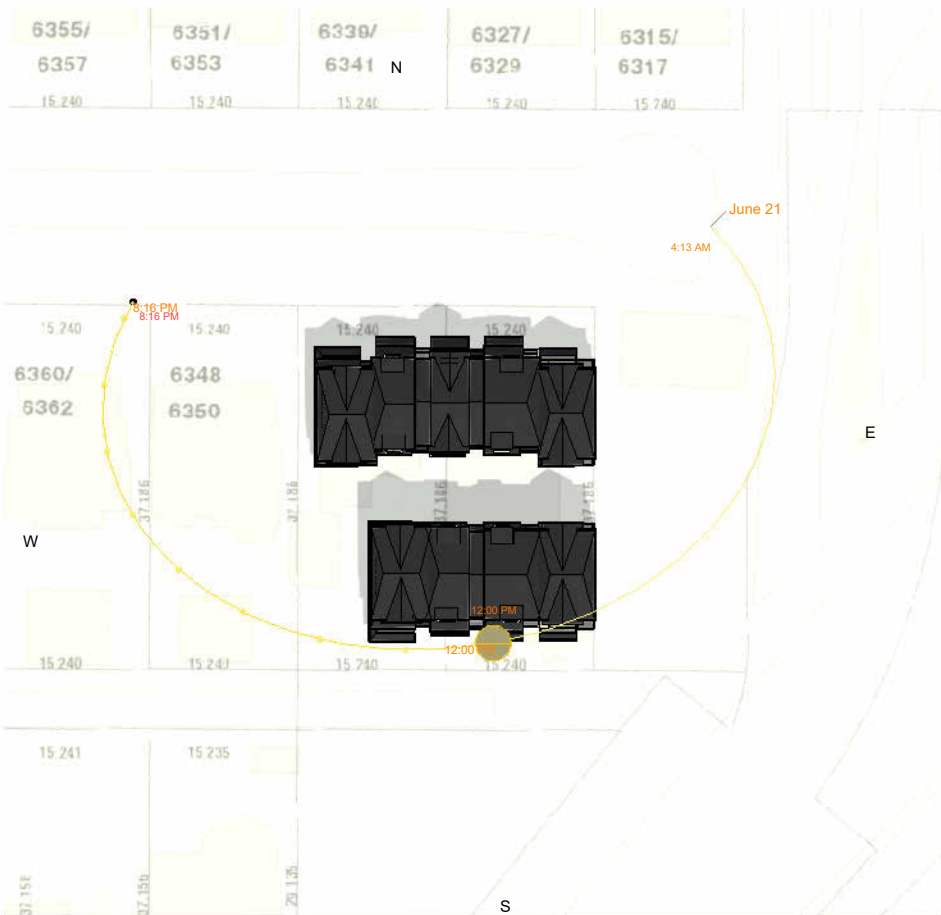


10AM

SPRING EQUINOX MORNING



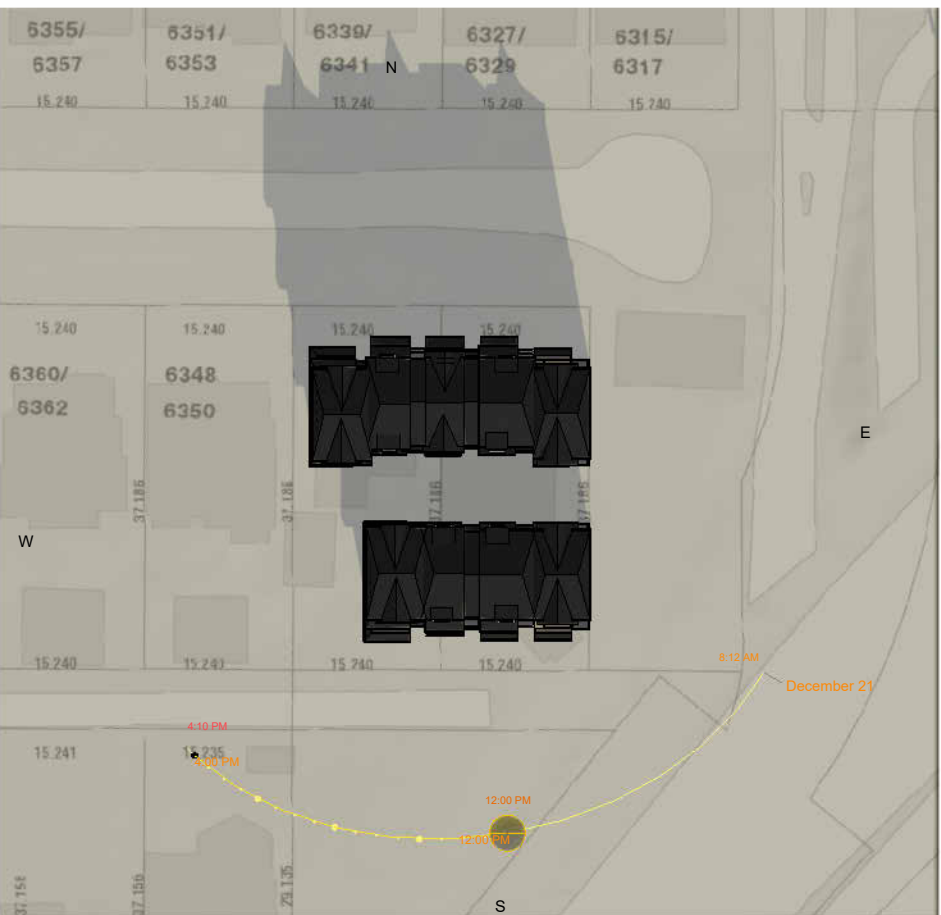
SUMMER SOLSTICE MORNING



FALL EQUINOX MORNING



WINTER SOLSTICE MORNING

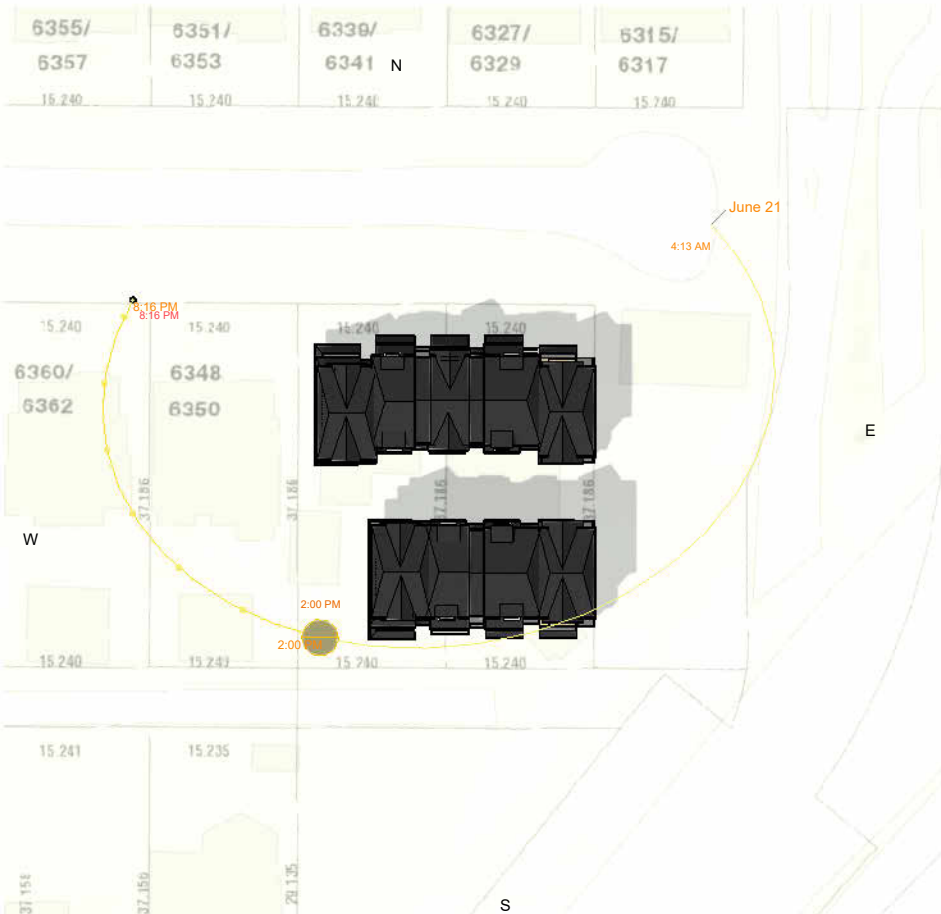


12PM

SPRING EQUINOX MIDDAY



SUMMER SOLSTICE AFTERNOON



FALL EQUINOX AFTERNOON

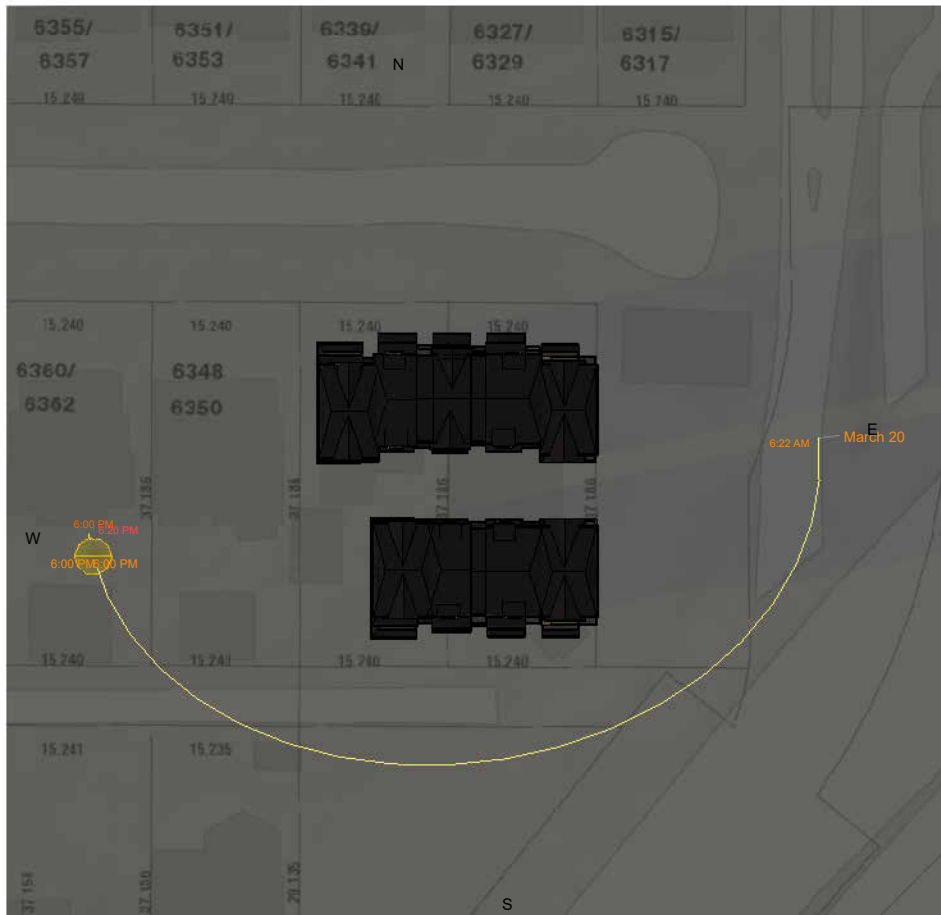


WINTER SOLSTICE AFTERNOON



2PM

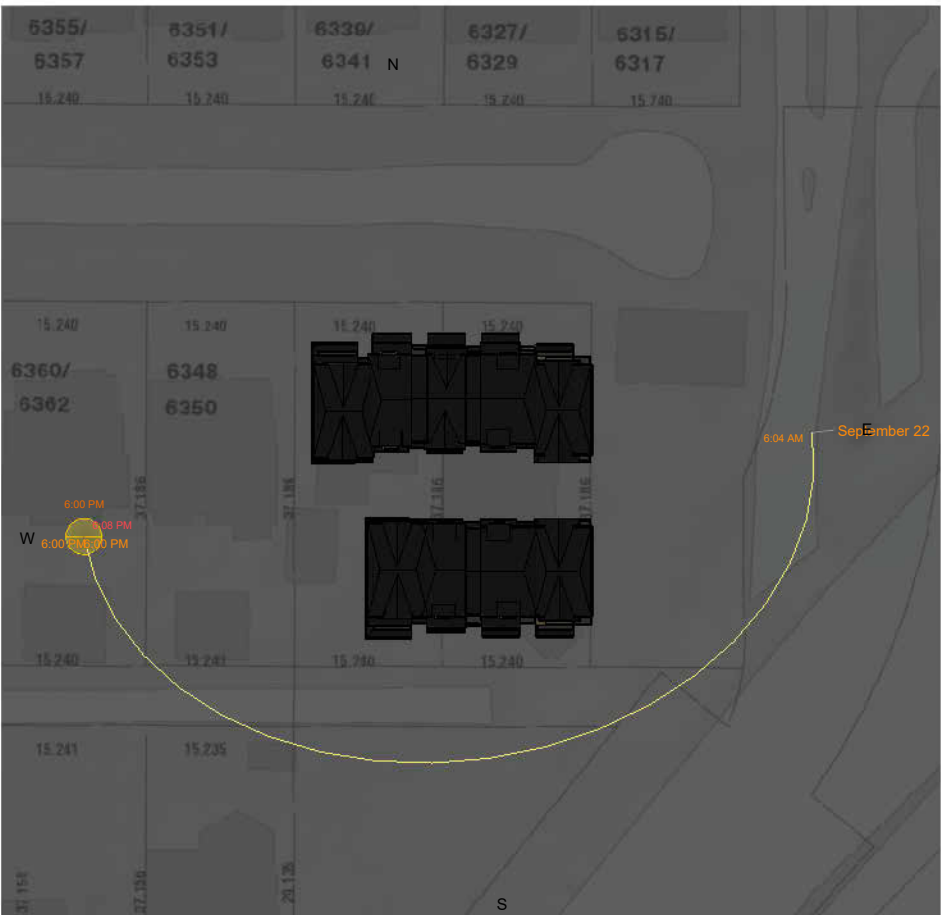
SPRING EQUINOX AFTERNOON



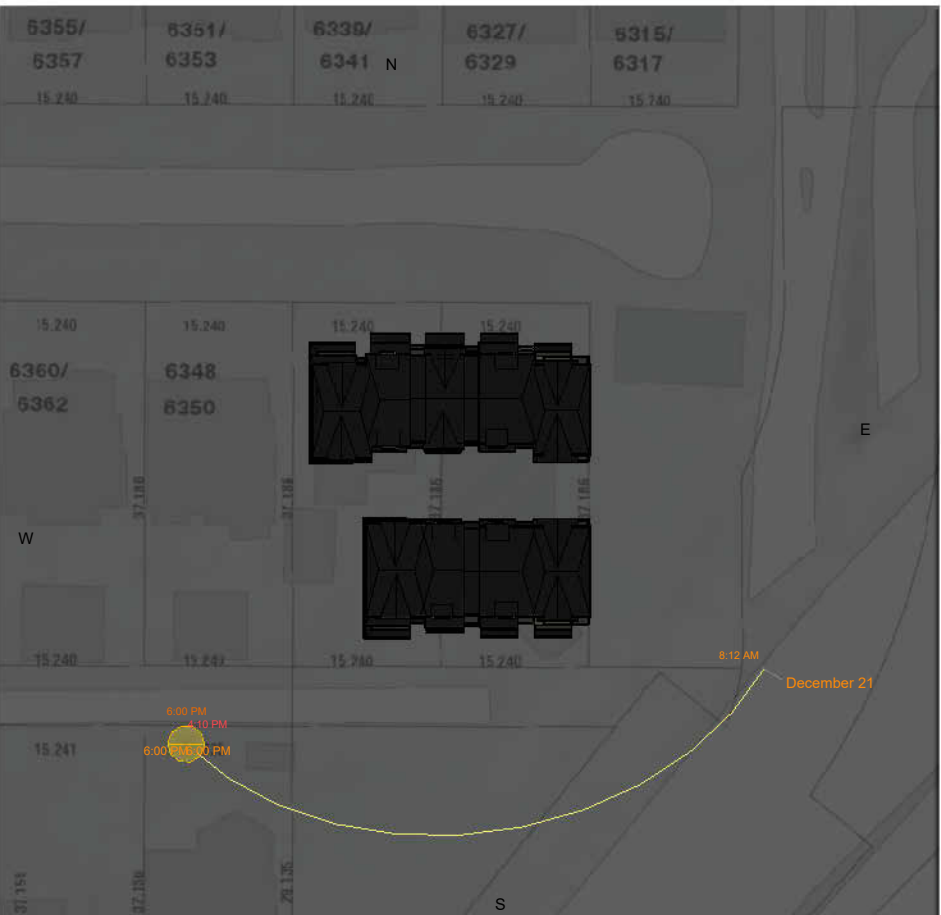
SUMMER SOLSTICE MIDDAY



FALL EQUINOX MIDDAY



WINTER SOLSTICE MIDDAY



6PM

SPRING EQUINOX EVENING

SUMMER SOLSTICE EVENING

FALL EQUINOX EVENING

WINTER SOLSTICE EVENING

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NO.	DATE YMD	DESCRIPTION
ISSUES AND REVISIONS		
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PROJECT NAME

HORSESHOE BAY
ROWHOUSE
DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

SHADOW STUDY

SCALE

DRAWN Author

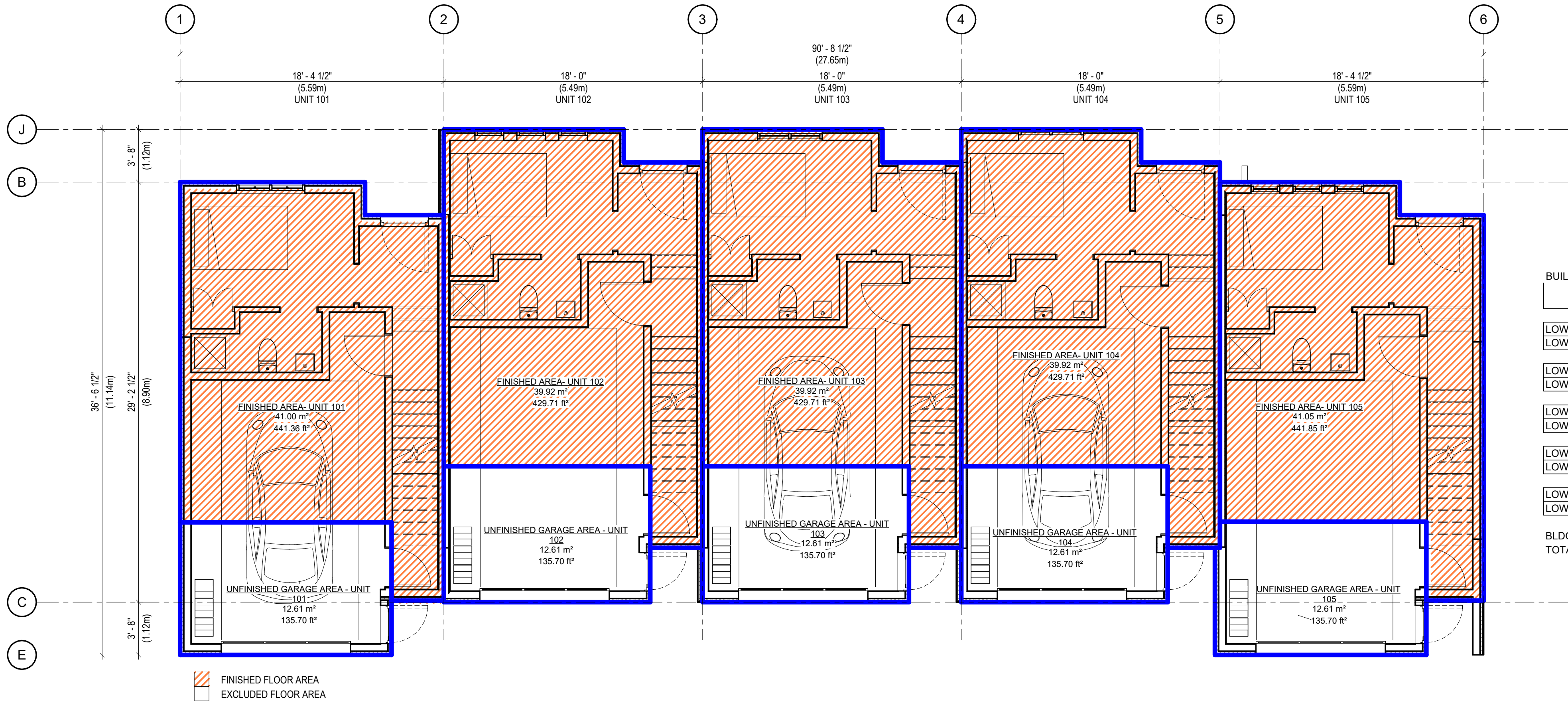
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PROJECT NO. 22025

DRAWING NO.

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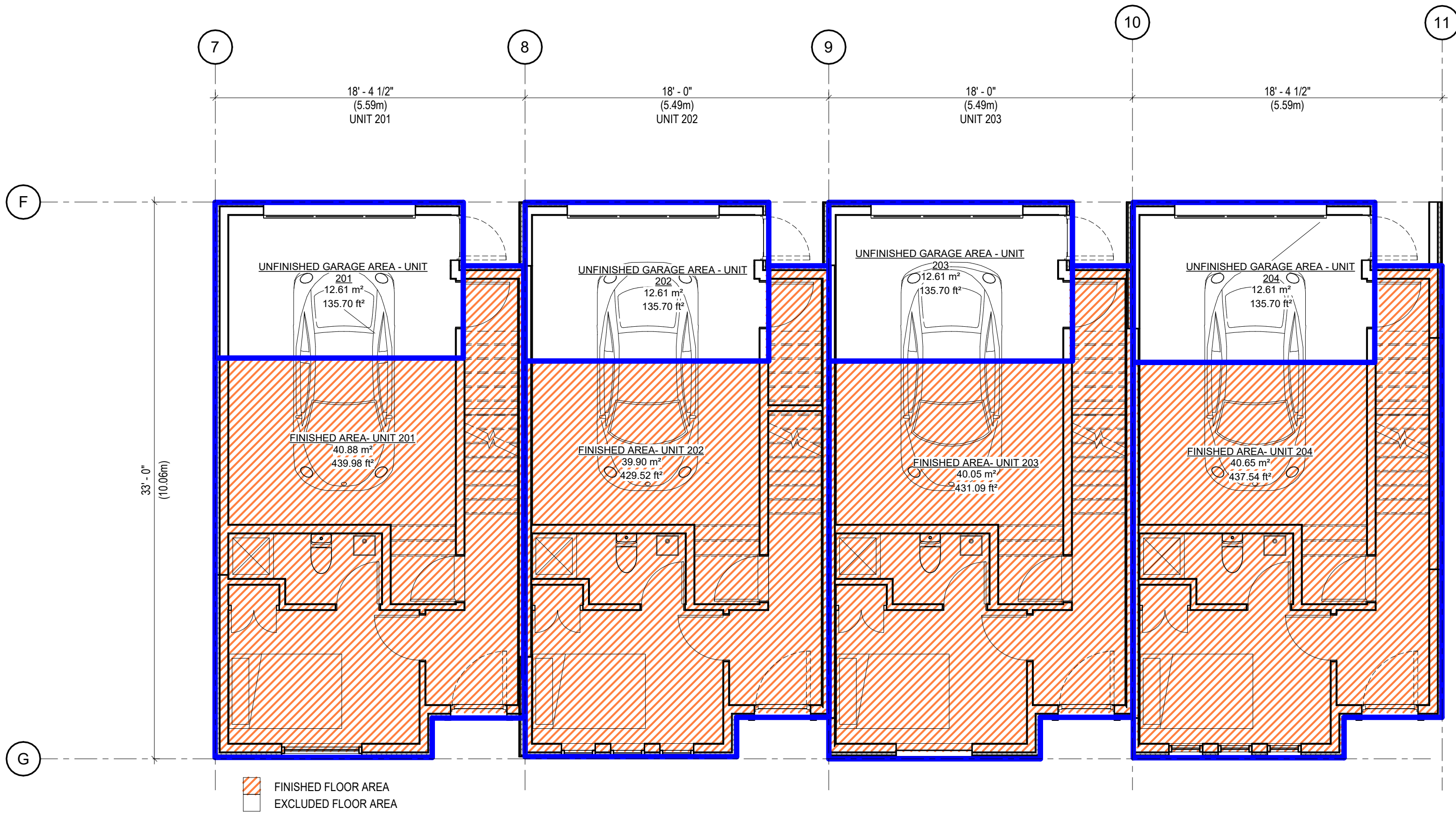
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BUILDING AREA CALCULATIONS LOWER FLOOR- BLDG 1

LEVEL	BLDG	UNIT#	NAME	FLOOR AREA (SF)	FLOOR AREA (SM)
LOWER FLOOR- BLDG A	BLDG A	UNIT 101	UNFINISHED GARAGE AREA - UNIT 101	135.70	12.61
LOWER FLOOR- BLDG A	BLDG A	UNIT 101	FINISHED AREA- UNIT 101	441.36	41.00
				577.06	53.61
LOWER FLOOR- BLDG A	BLDG A	UNIT 102	UNFINISHED GARAGE AREA - UNIT 102	135.70	12.61
LOWER FLOOR- BLDG A	BLDG A	UNIT 102	FINISHED AREA- UNIT 102	429.71	39.92
				565.42	52.53
LOWER FLOOR- BLDG A	BLDG A	UNIT 103	UNFINISHED GARAGE AREA - UNIT 103	135.70	12.61
LOWER FLOOR- BLDG A	BLDG A	UNIT 103	FINISHED AREA- UNIT 103	429.71	39.92
				565.42	52.53
LOWER FLOOR- BLDG A	BLDG A	UNIT 104	UNFINISHED GARAGE AREA - UNIT 104	135.70	12.61
LOWER FLOOR- BLDG A	BLDG A	UNIT 104	FINISHED AREA- UNIT 104	429.71	39.92
				565.42	52.53
LOWER FLOOR- BLDG A	BLDG A	UNIT 105	UNFINISHED GARAGE AREA - UNIT 105	135.70	12.61
LOWER FLOOR- BLDG A	BLDG A	UNIT 105	FINISHED AREA- UNIT 105	441.85	41.05
				577.55	53.66
BLDG A				2,850.85	264.85
TOTAL				2,850.85	264.85

① LOWER FLOOR - BLDG A
3/16" = 1'-0"



BUILDING AREA CALCULATIONS LOWER FLOOR-BLDG 2

LEVEL	BLDG	UNIT#	NAME	FLOOR AREA (SF)	FLOOR AREA (SM)
LOWER FLOOR- BLDG B	BLDG B	UNIT 201	UNFINISHED GARAGE AREA - UNIT 201	135.70	12.61
LOWER FLOOR- BLDG B	BLDG B	UNIT 201	FINISHED AREA- UNIT 201	439.98	40.88
				575.68	53.48
LOWER FLOOR- BLDG B	BLDG B	UNIT 202	FINISHED AREA- UNIT 202	429.52	39.90
LOWER FLOOR- BLDG B	BLDG B	UNIT 202	UNFINISHED GARAGE AREA - UNIT 202	135.70	12.61
				565.22	52.51
LOWER FLOOR- BLDG B	BLDG B	UNIT 203	FINISHED AREA- UNIT 203	431.09	40.05
LOWER FLOOR- BLDG B	BLDG B	UNIT 203	UNFINISHED GARAGE AREA - UNIT 203	135.70	12.61
				566.79	52.66
LOWER FLOOR- BLDG B	BLDG B	UNIT 204	UNFINISHED GARAGE AREA - UNIT 204	135.70	12.61
LOWER FLOOR- BLDG B	BLDG B	UNIT 204	FINISHED AREA- UNIT 204	437.54	40.65
				573.24	53.26
BLDG B				2,280.92	211.90
TOTAL				2,280.92	211.90

② LOWER FLOOR - BLDG B
3/16" = 1'-0"

6	2023/11/08	ISSUED FOR DP
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NO.	DATE Y/M/D	DESCRIPTION
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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

**AREA PLAN-BLDG A
AND B-LOWER FLOOR**

SCALE 3/16" = 1'-0"

DRAWN Author

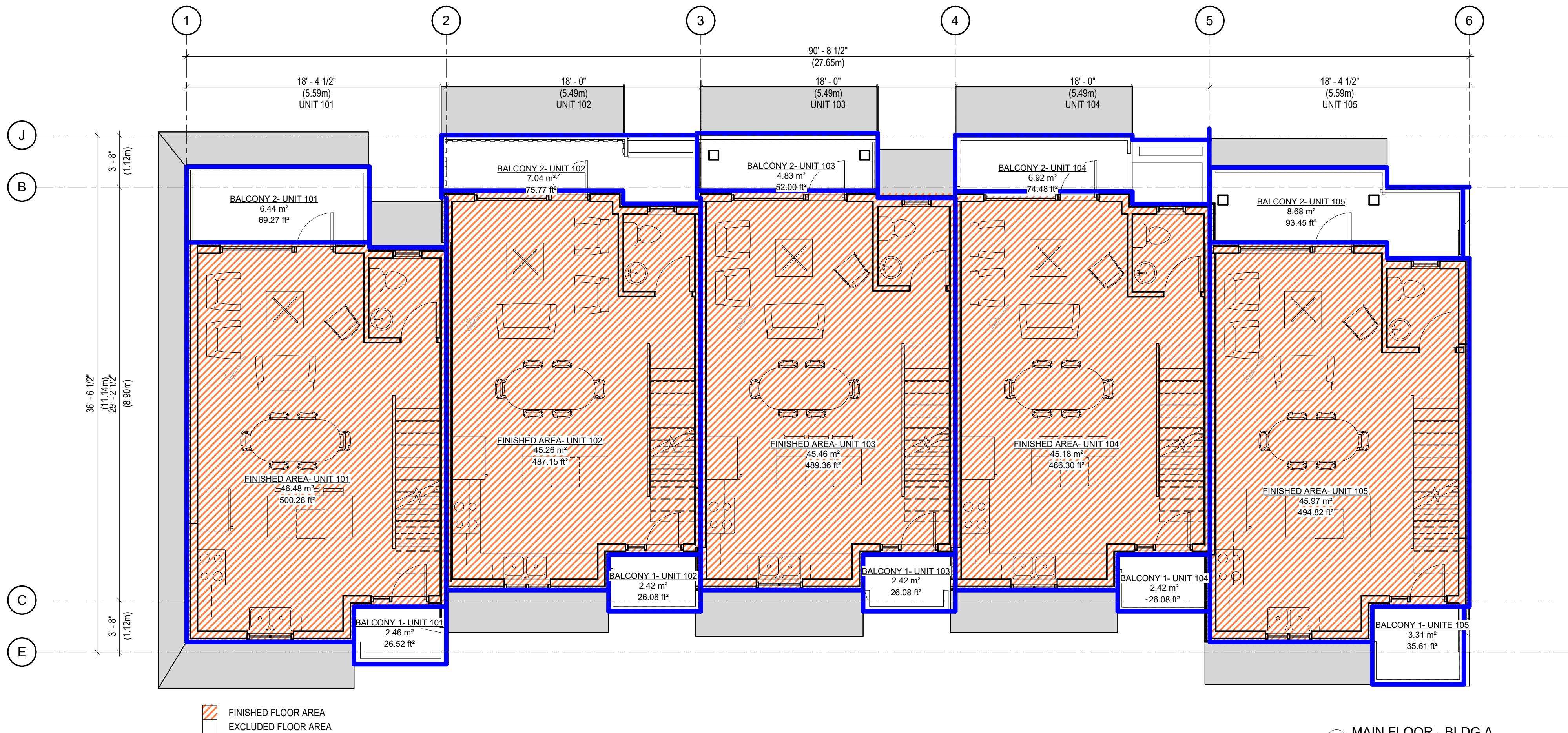
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PROJECT NO. 22025

DRAWING NO.

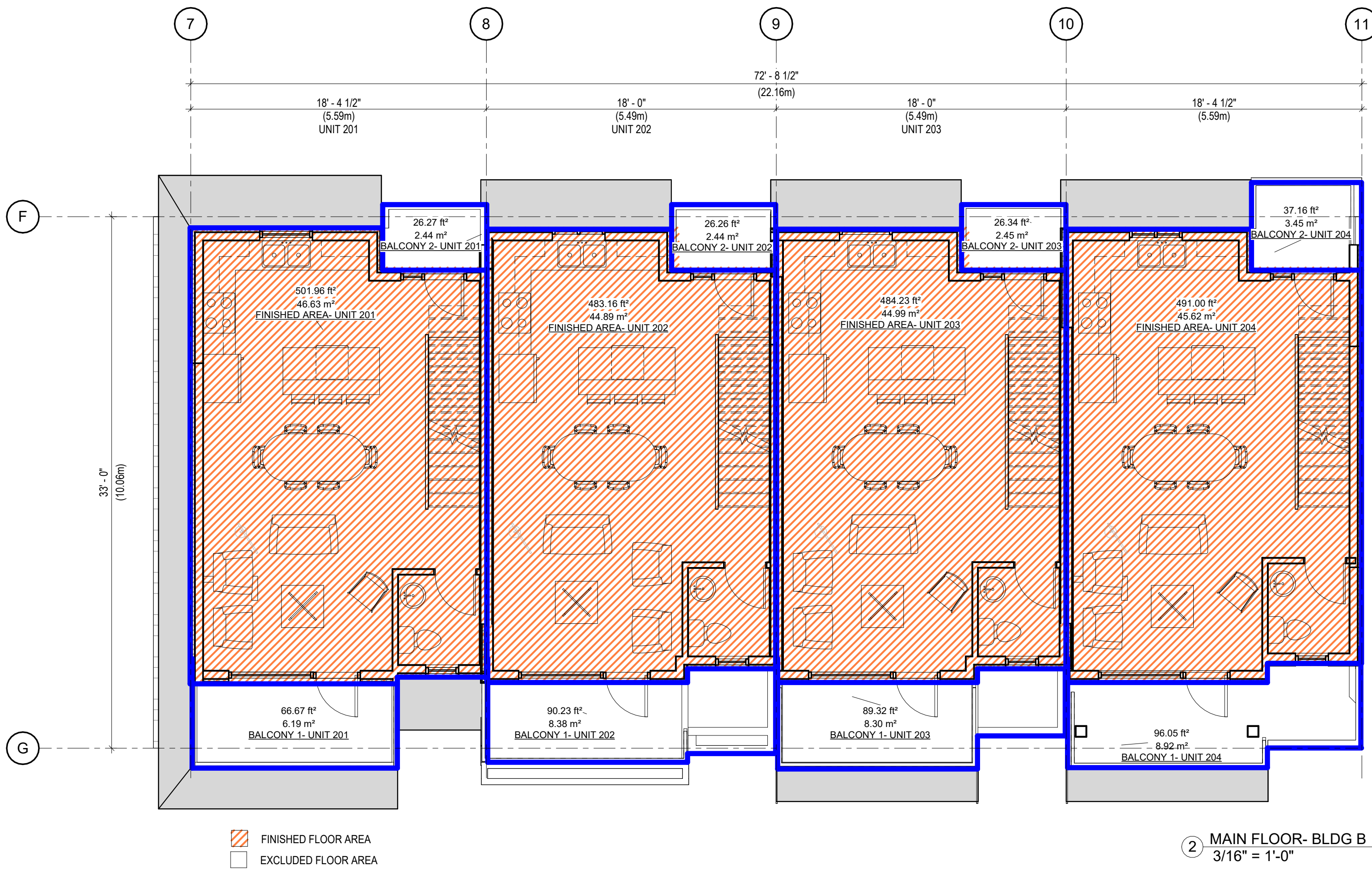
A5.1

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1 MAIN FLOOR - BLDG A
3/16" = 1'-0"

BUILDING AREA CALCULATIONS MAIN FLOOR- BLDG 1					
LEVEL	BLDG	UNIT#	NAME	FLOOR AREA (SF)	FLOOR AREA (SM)
MAIN FLOOR - BLDG A	BLDG A	UNIT 101	FINISHED AREA- UNIT 101	500.28	46.48
MAIN FLOOR - BLDG A	BLDG A	UNIT 101	BALCONY 1- UNIT 101	26.52	2.46
MAIN FLOOR - BLDG A	BLDG A	UNIT 101	BALCONY 2- UNIT 101	69.27	6.44
UNIT 101: 3				596.08	55.38
MAIN FLOOR - BLDG A	BLDG A	UNIT 102	FINISHED AREA- UNIT 102	487.15	45.26
MAIN FLOOR - BLDG A	BLDG A	UNIT 102	BALCONY 1- UNIT 102	26.08	2.42
MAIN FLOOR - BLDG A	BLDG A	UNIT 102	BALCONY 2- UNIT 102	75.77	7.04
UNIT 102: 3				589.00	54.72
MAIN FLOOR - BLDG A	BLDG A	UNIT 103	FINISHED AREA- UNIT 103	489.36	45.46
MAIN FLOOR - BLDG A	BLDG A	UNIT 103	BALCONY 1- UNIT 103	26.08	2.42
MAIN FLOOR - BLDG A	BLDG A	UNIT 103	BALCONY 2- UNIT 103	52.00	4.83
UNIT 103: 3				567.45	52.72
MAIN FLOOR - BLDG A	BLDG A	UNIT 104	FINISHED AREA- UNIT 104	486.30	45.18
MAIN FLOOR - BLDG A	BLDG A	UNIT 104	BALCONY 1- UNIT 104	26.08	2.42
MAIN FLOOR - BLDG A	BLDG A	UNIT 104	BALCONY 2- UNIT 104	74.48	6.92
UNIT 104: 3				586.86	54.52
MAIN FLOOR - BLDG A	BLDG A	UNIT 105	FINISHED AREA- UNIT 105	494.82	45.97
MAIN FLOOR - BLDG A	BLDG A	UNIT 105	BALCONY 1- UNIT 105	35.61	3.31
MAIN FLOOR - BLDG A	BLDG A	UNIT 105	BALCONY 2- UNIT 105	93.45	8.68
UNIT 105: 3				623.89	57.96
BLDG A				2,963.27	275.30
TOTAL				2,963.27	275.30



2 MAIN FLOOR- BLDG B
3/16" = 1'-0"

BUILDING AREA CALCULATIONS MAIN FLOOR- BLDG 2					
LEVEL	BLDG	UNIT#	NAME	FLOOR AREA (SF)	FLOOR AREA (SM)
MAIN FLOOR- BLDG B	BLDG B	UNIT 201	FINISHED AREA- UNIT 201	501.96	46.63
MAIN FLOOR- BLDG B	BLDG B	UNIT 201	BALCONY 1- UNIT 201	66.67	6.19
MAIN FLOOR- BLDG B	BLDG B	UNIT 201	BALCONY 2- UNIT 201	26.27	2.44
UNIT 201: 3				594.90	55.27
MAIN FLOOR- BLDG B	BLDG B	UNIT 202	FINISHED AREA- UNIT 202	483.16	44.89
MAIN FLOOR- BLDG B	BLDG B	UNIT 202	BALCONY 2- UNIT 202	26.26	2.44
MAIN FLOOR- BLDG B	BLDG B	UNIT 202	BALCONY 1- UNIT 202	90.23	8.38
UNIT 202: 3				599.64	55.71
MAIN FLOOR- BLDG B	BLDG B	UNIT 203	FINISHED AREA- UNIT 203	484.23	44.99
MAIN FLOOR- BLDG B	BLDG B	UNIT 203	BALCONY 1- UNIT 203	89.32	8.30
MAIN FLOOR- BLDG B	BLDG B	UNIT 203	BALCONY 2- UNIT 203	26.34	2.45
UNIT 203: 3				599.89	55.73
MAIN FLOOR- BLDG B	BLDG B	UNIT 204	FINISHED AREA- UNIT 204	491.00	45.62
MAIN FLOOR- BLDG B	BLDG B	UNIT 204	BALCONY 1- UNIT 204	96.05	8.92
MAIN FLOOR- BLDG B	BLDG B	UNIT 204	BALCONY 2- UNIT 204	37.16	3.45
UNIT 204: 3				624.21	57.99
BLDG B				2,418.65	224.70
TOTAL				2,418.65	224.70

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PROJECT NAME

**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS

**6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE

**AREA PLAN-BLDG A
AND B-MAIN FLOOR**

SCALE 3/16" = 1'-0"

DRAWN Author

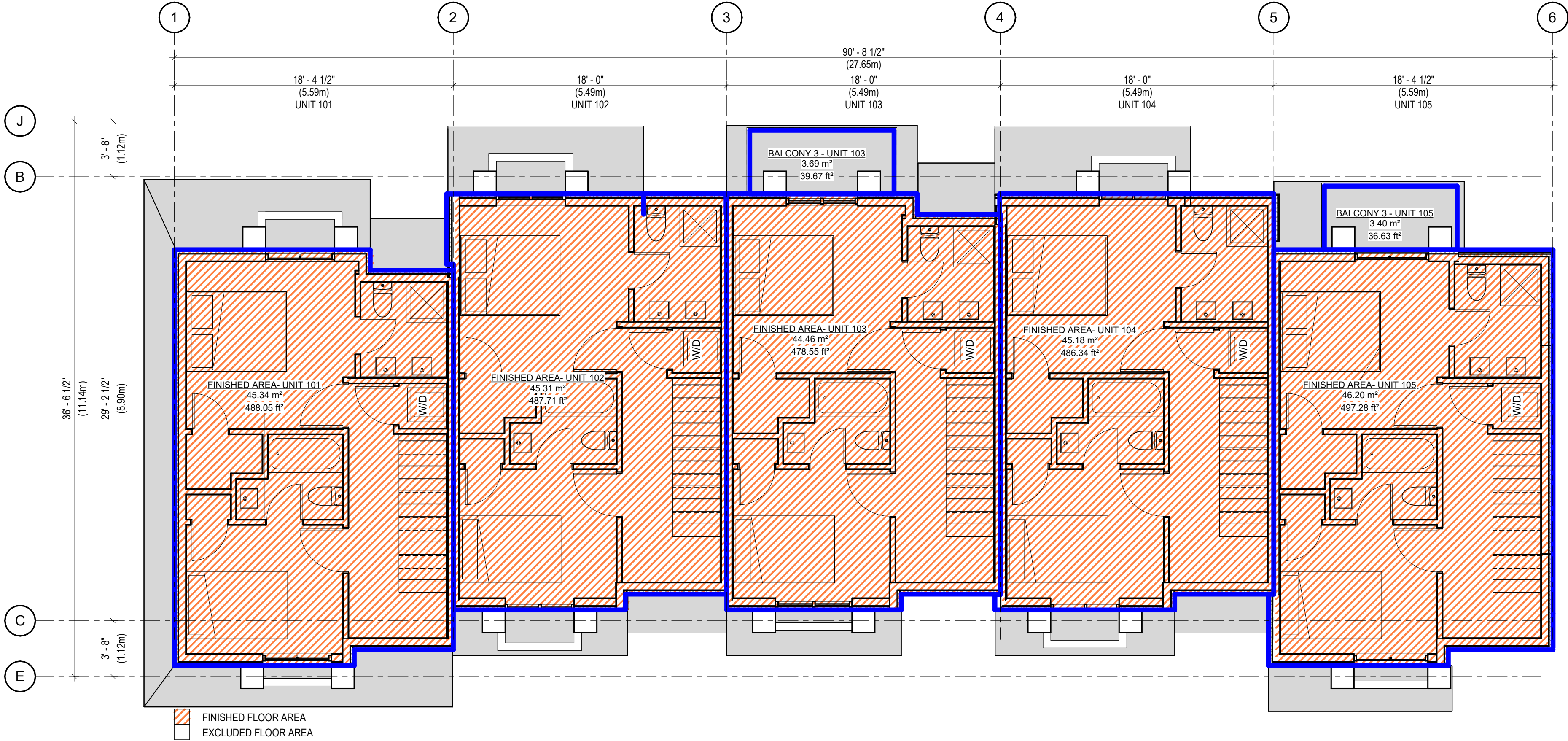
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PROJECT NO. 22025

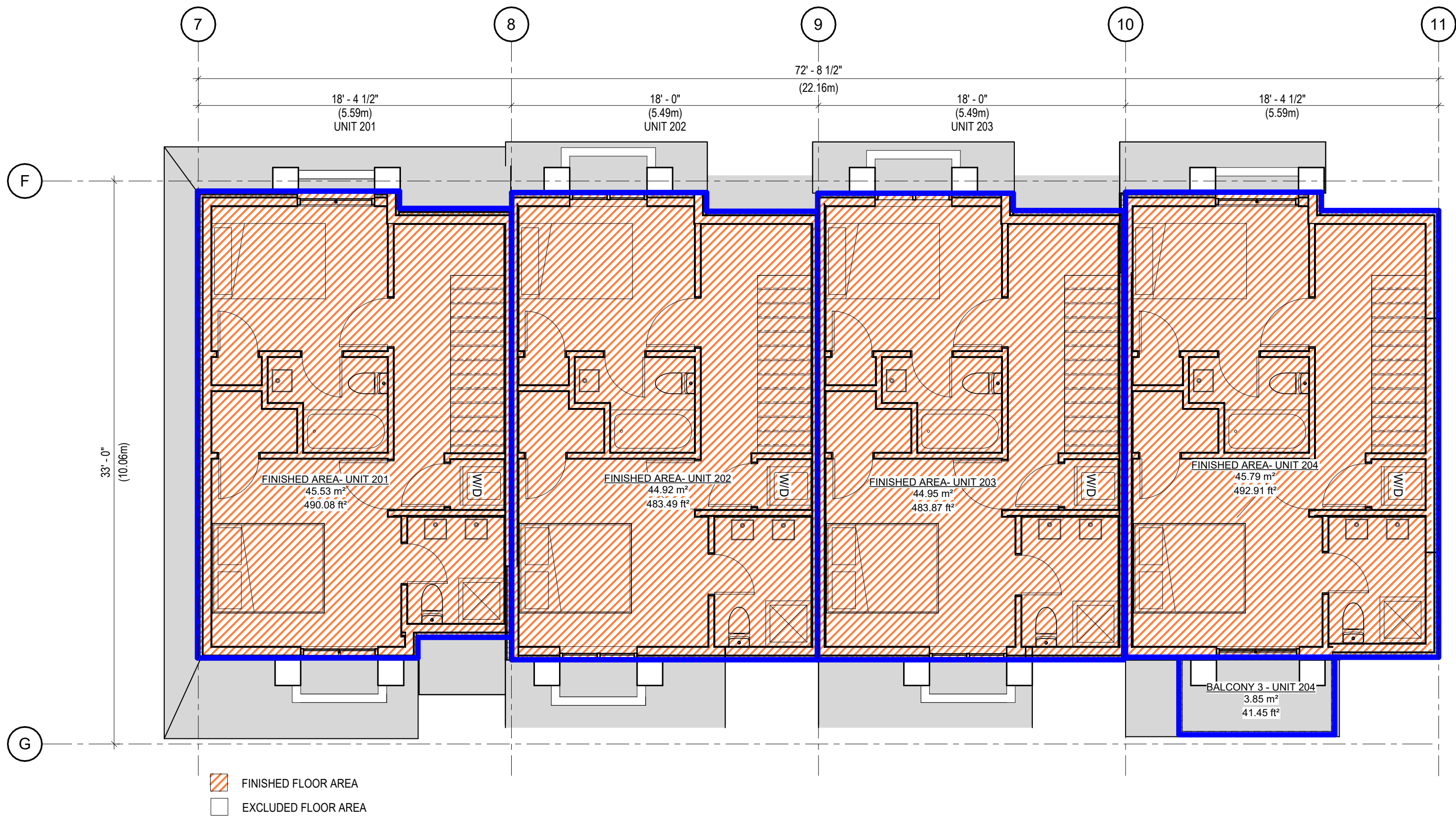
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A5.2

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1 UPPER FLOOR - BLDG A
3/16" = 1'-0"



2 UPPER FLOOR- BLDG 2
3/16" = 1'-0"

BUILDING AREA CALCULATIONS UPPER FLOOR-BLDG 1					
LEVEL	BLDG	UNITE#	NAME	FLOOR AREA (SF)	FLOOR AREA (SM)
UPPER FLOOR- BLDG A	BLDG A	UNIT 101	FINISHED AREA- UNIT 101	488.05	45.34
UPPER FLOOR- BLDG A	BLDG A	UNIT 102	FINISHED AREA- UNIT 102	488.05	45.34
UPPER FLOOR- BLDG A	BLDG A	UNIT 103	FINISHED AREA- UNIT 103	487.71	45.31
UPPER FLOOR- BLDG A	BLDG A	UNIT 103	BALCONY 3 - UNIT 103	39.67	3.69
UPPER FLOOR- BLDG A	BLDG A	UNIT 104	FINISHED AREA- UNIT 104	518.23	48.14
UPPER FLOOR- BLDG A	BLDG A	UNIT 104	FINISHED AREA- UNIT 104	486.34	45.18
UPPER FLOOR- BLDG A	BLDG A	UNIT 105	FINISHED AREA- UNIT 105	497.28	46.20
UPPER FLOOR- BLDG A	BLDG A	UNIT 105	BALCONY 3 - UNIT 105	36.63	3.40
				533.91	49.60
TOTAL				2,514.23	233.58

BUILDING AREA CALCULATIONS UPPER FLOOR- BLDG 2					
LEVEL	BLDG	UNITE#	NAME	FLOOR AREA (SF)	FLOOR AREA (SM)
UPPER FLOOR- BLDG B	BLDG B	UNIT 201	FINISHED AREA- UNIT 201	490.08	45.53
UPPER FLOOR- BLDG B	BLDG B	UNIT 202	FINISHED AREA- UNIT 202	490.08	45.53
UPPER FLOOR- BLDG B	BLDG B	UNIT 202	FINISHED AREA- UNIT 202	483.49	44.92
UPPER FLOOR- BLDG B	BLDG B	UNIT 203	FINISHED AREA- UNIT 203	483.49	44.92
UPPER FLOOR- BLDG B	BLDG B	UNIT 203	FINISHED AREA- UNIT 203	483.87	44.95
UPPER FLOOR- BLDG B	BLDG B	UNIT 204	FINISHED AREA- UNIT 204	483.87	44.95
UPPER FLOOR- BLDG B	BLDG B	UNIT 204	FINISHED AREA- UNIT 204	492.91	45.79
UPPER FLOOR- BLDG B	BLDG B	UNIT 204	BALCONY 3 - UNIT 204	41.45	3.85
				534.36	49.64
TOTAL				1,991.81	185.04

AREA INCLUDED IN FAR				
Comments	Unit Address	Name	AREA (SFT)	AREA (SM)
BLDG A	UNIT 101	FINISHED AREA- UNIT 101	1,429.7 ft²	132.82 m²
BLDG A	UNIT 102	FINISHED AREA- UNIT 102	1,404.57 ft²	130.49 m²
BLDG A	UNIT 103	FINISHED AREA- UNIT 103	1,397.62 ft²	129.84 m²
BLDG A	UNIT 104	FINISHED AREA- UNIT 104	1,402.35 ft²	130.28 m²
BLDG A	UNIT 105	FINISHED AREA- UNIT 105	1,433.95 ft²	133.22 m²
BLDG A	UNIT 105	FINISHED AREA- UNIT 105	7,068.18 ft²	656.66 m²
BLDG B	UNIT 201	FINISHED AREA- UNIT 201	1,432.03 ft²	133.04 m²
BLDG B	UNIT 202	FINISHED AREA- UNIT 202	1,396.16 ft²	129.71 m²
BLDG B	UNIT 203	FINISHED AREA- UNIT 203	1,399.19 ft²	129.99 m²
BLDG B	UNIT 204	FINISHED AREA- UNIT 204	1,421.45 ft²	132.06 m²
BLDG B			5,648.83 ft²	524.79 m²
TOTAL FLOOR AREA			12,717.01 ft²	1,181.45 m²

AREA NOT INCLUDED IN FAR					
Comments	Unit Address	Name	AREA (SFT)	AREA (SM)	Level
BLDG A	UNIT 101	UNFINISHED GARAGE AREA - UNIT 101	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG A
BLDG A	UNIT 101	BALCONY 1- UNIT 101	26.52 ft²	2.46 m²	MAIN FLOOR- BLDG A
BLDG A	UNIT 101	BALCONY 2- UNIT 101	69.27 ft²	6.44 m²	MAIN FLOOR- BLDG A
			231.49 ft²	21.51 m²	
BLDG A	UNIT 102	UNFINISHED GARAGE AREA - UNIT 102	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG A
BLDG A	UNIT 102	BALCONY 1- UNIT 102	26.08 ft²	2.42 m²	MAIN FLOOR- BLDG A
BLDG A	UNIT 102	BALCONY 2- UNIT 102	75.77 ft²	7.04 m²	MAIN FLOOR- BLDG A
			237.56 ft²	22.07 m²	
BLDG A	UNIT 103	UNFINISHED GARAGE AREA - UNIT 103	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG A
BLDG A	UNIT 103	BALCONY 1- UNIT 103	26.08 ft²	2.42 m²	MAIN FLOOR- BLDG A
BLDG A	UNIT 103	BALCONY 2- UNIT 103	52 ft²	4.83 m²	MAIN FLOOR- BLDG A
BLDG A	UNIT 103	BALCONY 3 - UNIT 103	39.67 ft²	3.69 m²	UPPER FLOOR- BLDG A
			253.46 ft²	23.55 m²	
BLDG A	UNIT 104	UNFINISHED GARAGE AREA - UNIT 104	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG A
BLDG A	UNIT 104	BALCONY 1- UNIT 104	26.08 ft²	2.42 m²	MAIN FLOOR- BLDG A
BLDG A	UNIT 104	BALCONY 2- UNIT 104	74.48 ft²	6.92 m²	MAIN FLOOR- BLDG A
			236.26 ft²	21.95 m²	
BLDG A	UNIT 105	UNFINISHED GARAGE AREA - UNIT 105	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG A
BLDG A	UNIT 105	BALCONY 1- UNITE 105	35.61 ft²	3.31 m²	MAIN FLOOR- BLDG A
BLDG A	UNIT 105	BALCONY 2- UNIT 105	93.45 ft²	8.68 m²	MAIN FLOOR- BLDG A
BLDG A	UNIT 105	BALCONY 3 - UNIT 105	36.63 ft²	3.4 m²	UPPER FLOOR- BLDG A
			301.4 ft²	28 m²	
BLDG A			1,260.18 ft²	117.07 m²	
BLDG B	UNIT 201	UNFINISHED GARAGE AREA - UNIT 201	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG B
BLDG B	UNIT 201	BALCONY 1- UNIT 201	66.67 ft²	6.19 m²	MAIN FLOOR- BLDG B
BLDG B	UNIT 201	BALCONY 2- UNIT 201	26.27 ft²	2.44 m²	MAIN FLOOR- BLDG B
			228.64 ft²	21.24 m²	
BLDG B	UNIT 202	UNFINISHED GARAGE AREA - UNIT 202	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG B
BLDG B	UNIT 202	BALCONY 2- UNIT 202	26.26 ft²	2.44 m²	MAIN FLOOR- BLDG B
BLDG B	UNIT 202	BALCONY 1- UNIT 202	90.23 ft²	8.38 m²	MAIN FLOOR- BLDG B
			252.19 ft²	23.43 m²	
BLDG B	UNIT 203	UNFINISHED GARAGE AREA - UNIT 203	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG B
BLDG B	UNIT 203	BALCONY 1- UNIT 203	89.32 ft²	8.3 m²	MAIN FLOOR- BLDG B
BLDG B	UNIT 203	BALCONY 2- UNIT 203	26.34 ft²	2.45 m²	MAIN FLOOR- BLDG B
			251.36 ft²	23.35 m²	
BLDG B	UNIT 204	UNFINISHED GARAGE AREA - UNIT 204	135.7 ft²	12.61 m²	LOWER FLOOR- BLDG B
BLDG B	UNIT 204	BALCONY 1- UNIT 204	96.05 ft²	8.92 m²	MAIN FLOOR- BLDG B
BLDG B	UNIT 204	BALCONY 2- UNIT 204	37.16 ft²	3.45 m²	MAIN FLOOR- BLDG B
BLDG B	UNIT 204	BALCONY 3 - UNIT 204	41.45 ft²	3.85 m²	UPPER FLOOR- BLDG B
			310.35 ft²	28.83 m²	
BLDG B			1,042.55 ft²	96.86 m²	
TOTAL FLOOR AREA			2,302.73 ft²	213.93 m²	

TOTAL BUILDABLE FLOOR AREA CALCULATION			
Comments	Level	AREA (SFT)	AREA (SM)
BLDG A	LOWER FLOOR- BLDG A	2,850.85 ft²	264.85 m²
BLDG A	MAIN FLOOR- BLDG A	2,963.27 ft²	275.3 m²
BLDG A	UPPER FLOOR- BLDG A	2,514.23 ft²	233.58 m²
BLDG A		8,328.36 ft²	773.73 m²
BLDG B	LOWER FLOOR- BLDG B	2,280.92 ft²	211.9 m²
BLDG B	MAIN FLOOR- BLDG B	2,418.65 ft²	224.7 m²
BLDG B	UPPER FLOOR- BLDG B	1,991.81 ft²	185.04 m²
BLDG B		6,691.38 ft²	621.65 m²
TOTAL FLOOR AREA		15,019.74 ft²	1,395.38 m²



OFFICE
#805, 2025 Willingdon Avenue, Burnaby, BC, V5C 0J3
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CELL: +1 (604)-780-3243, +1 (604)-780-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

6	2023/11/08	ISSUED FOR DP
5	2023/04/14	ISSUED FOR DP
4	2023/04/03	ISSUED FOR CLIENT CONFIRMATION
3	2022/11/08	ISSUED FOR PRE APPLICATION
2	2022/08/31	ISSUED FOR CLIENT REVIEW
1	2022/08/10	ISSUED FOR PREL. DEV. SUB.
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

SEAL

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PROJECT NAME

HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

6340 & 6344 DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE

AREA PLAN- BLDG A AND B-UPPER FLOOR- TOTAL BLDG AREA

SCALE 3/16" = 1'-0"

DRAWN Author

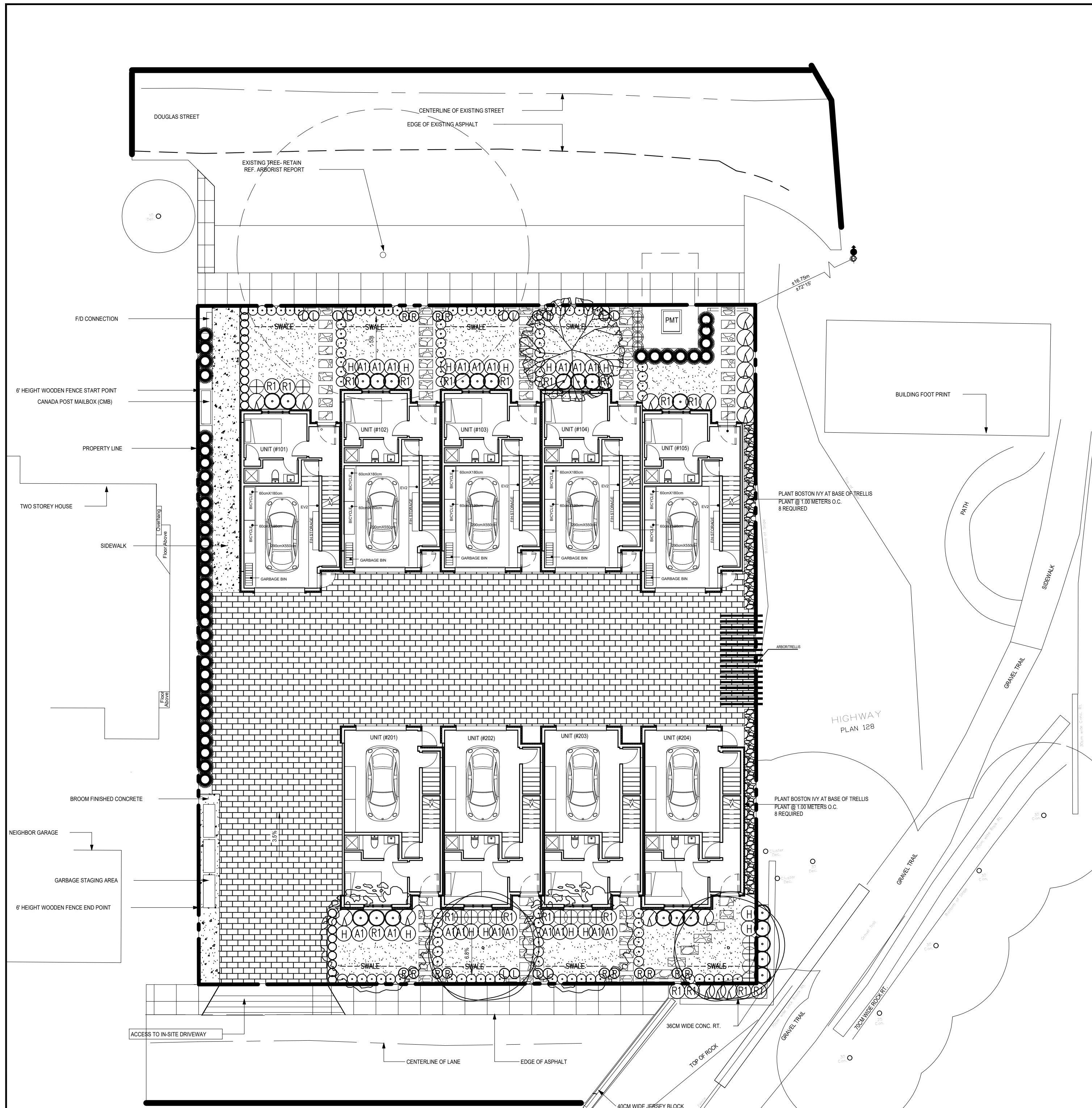
CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

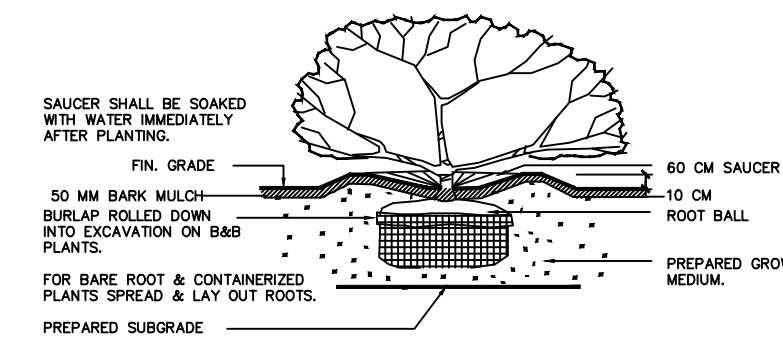
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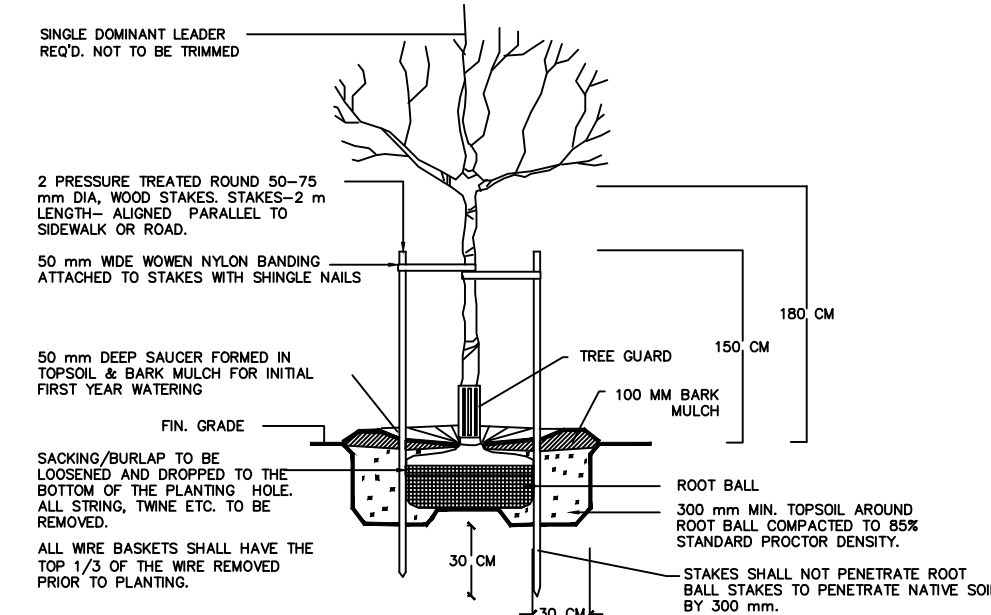


KEY		PLANT LIST				
	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	1	6 CM. CAL.	AS SHOWN	B. & B.
	LIGUSTRUM TEXANUM	WAX LEAF PRIVET	93	#3 POT	65 CM. O.C.	
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	14	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	19	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	24	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	23	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	19	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	14	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	18	#3 POT	90 CM. O.C.	
	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	4	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	9	1.50 METERS	70 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	12	#3 POT	45 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	12	#3 POT	45 CM. O.C.	
	PARTHENOCISSUS TRICUSPIDATA VEICHII	BOSTON IVY	16	#2 POT	2/PER/TRELLIS	

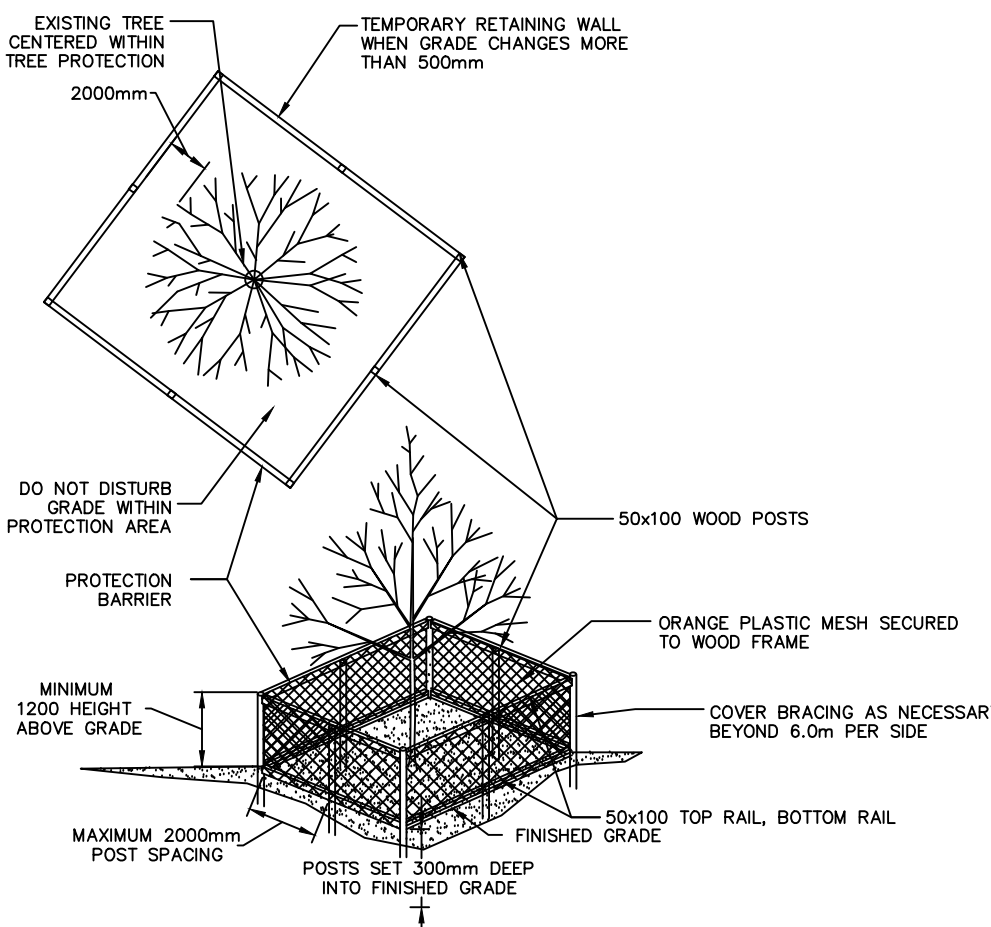
- NOTES / GENERAL
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"
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 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
LAWN AREAS 300 mm
GROUND COVER AREAS 450 mm
SHRUB AREAS 450 mm
TREE PITS 300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOL, WOOD INCL, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.

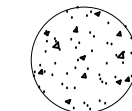
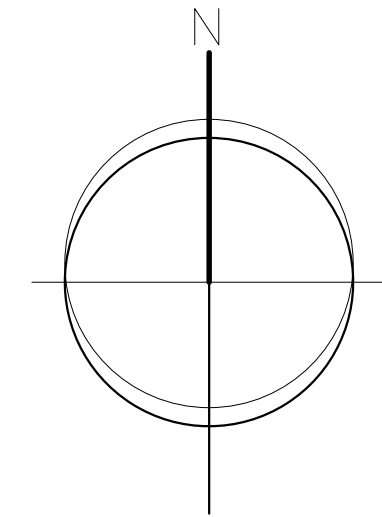


TREE PLANTING DETAIL
SECTION N.T.S.



- NOTES:
- INSTALL TREE PROTECTION BARRIER BEFORE SITE CLEARING AND INITIATION OF CONSTRUCTION.
 - MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
 - KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
 - DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
 - THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
 - SCHEDULE IN SUBDIVISION & DEVELOPMENT SERVING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
 - ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT.
 - RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBORIST/LANDSCAPE ARCHITECT.

SIGNAGE MUST BE ADDED TO IDENTIFY THE PROTECTION ZONE AS A "NON-ENCROACHMENT" AREA. ANY WORKS NEAR OR INSIDE THE "PROTECTION ZONE" IS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.



SEP/23	ADP COMMENTS	3
APR/23	REVISED SITE PLAN	
MAR/23	CITY COMMENTS	2
	REVISED SITE PLAN	1
DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
SABINA & TONY SINGH
DIVINE VILLAS

604--

TITLE
PLAN VIEW

LANDSCAPE PLAN
PROPOSED
ROW HOMES
6340 & 6344 DOUGLAS STREET
WEST VANCOUVER, B.C.

SCALE 1:150	DATE JAN/23
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

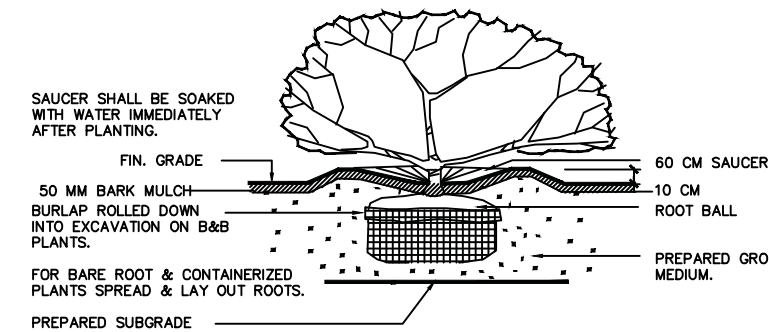
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	L-1



KEY		PLANT LIST					
	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS	
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.	
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	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	1	6 CM. CAL.	AS SHOWN	B. & B.	
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	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	14	#3 POT	90 CM. O.C.		
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	19	#3 POT	90 CM. O.C.		
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	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	19	#3 POT	90 CM. O.C.		
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	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	4	#3 POT	90 CM. O.C.		
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	9	1.50 METERS	70 CM. O.C.		
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	12	#3 POT	45 CM. O.C.		
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	12	#3 POT	45 CM. O.C.		
	PARTHENOCISSUS TRICUSPIDATA VEICHII	BOSTON IVY	16	#2 POT	2/PER/TRELLIS		

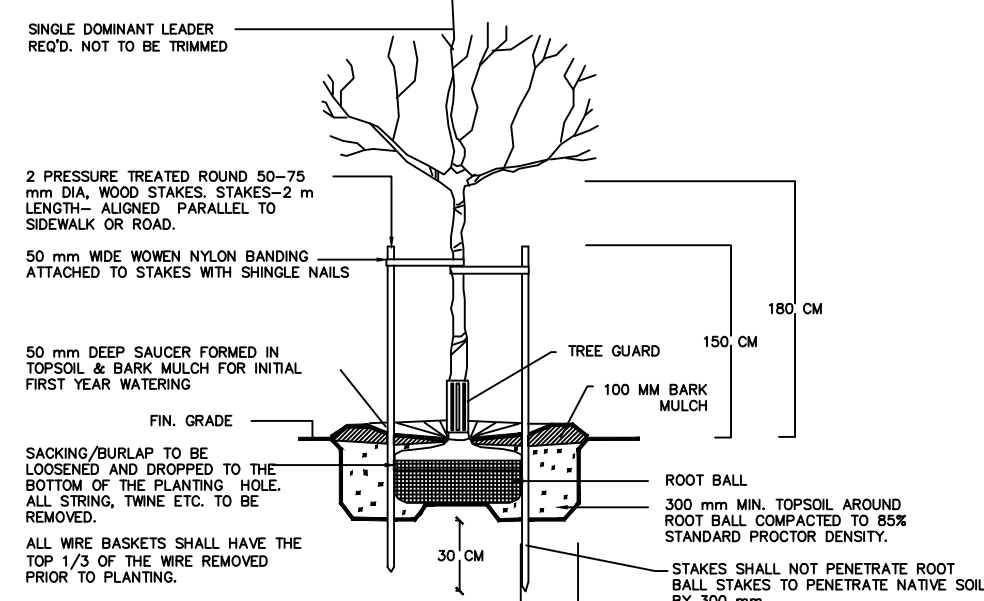
NOTES / GENERAL

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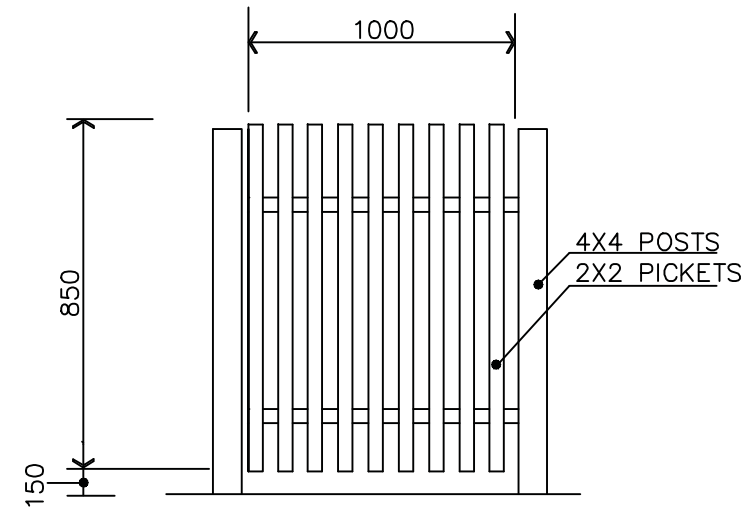
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

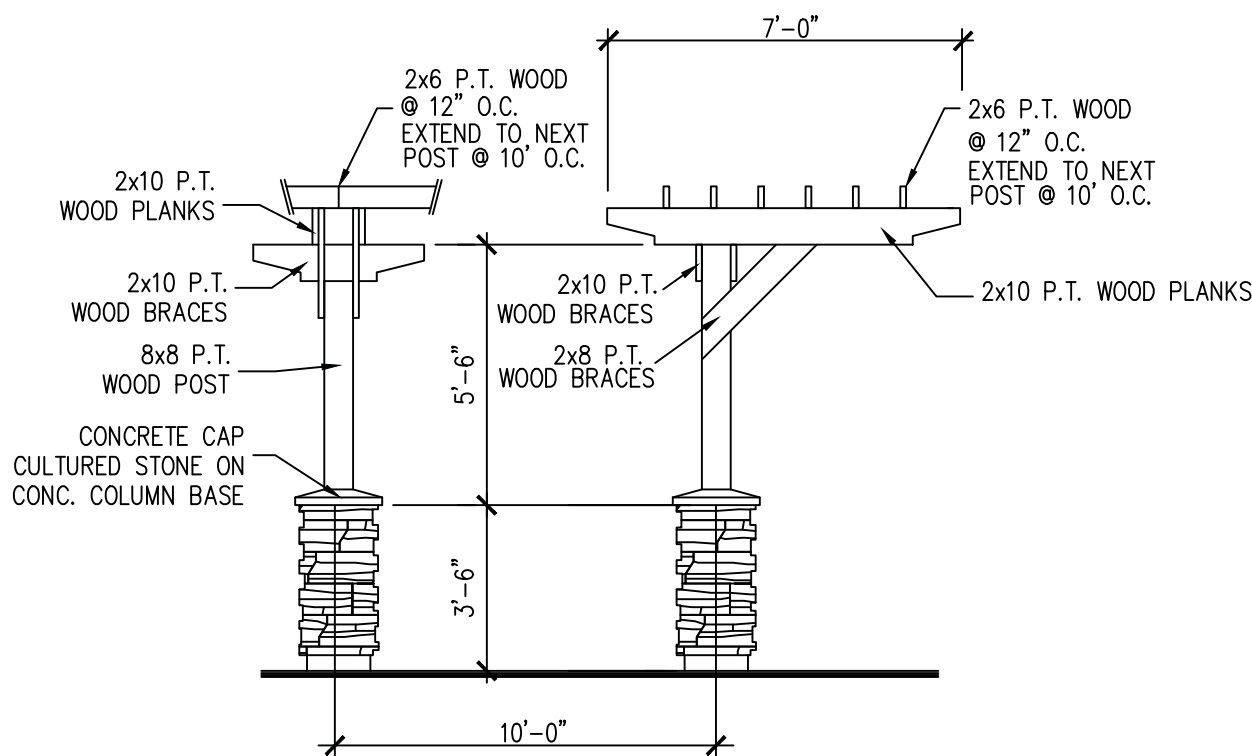


TREE PLANTING DETAIL

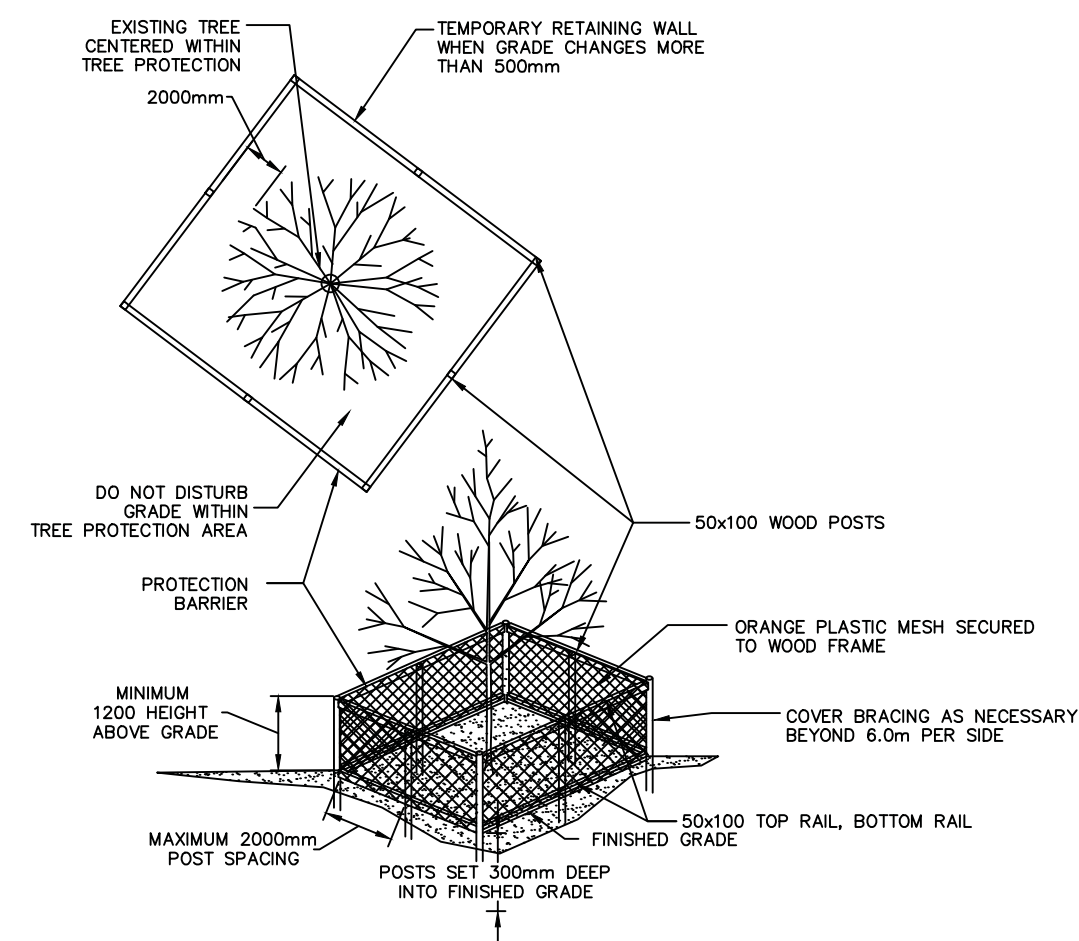
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GATE DETAIL

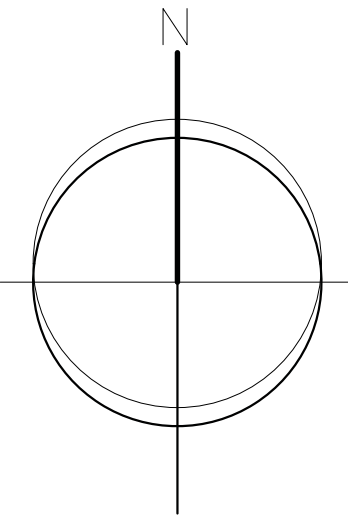


ARBOR/TRELLIS DETAIL



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 - RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBOURIST/LANDSCAPE ARCHITECT.

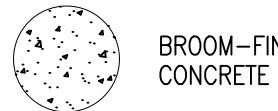
SIGNAGE MUST BE ADDED TO IDENTIFY THE PROTECTION ZONE AS A "NON-ENCROACHMENT" AREA. ANY WORKS NEAR OR INSIDE THE "PROTECTION ZONE" IS TO BE SUPERVISED BY AN ISA CERTIFIED ARBOURIST.



WASHED RIVER ROCK



NATURAL GRANITE STEPPING STONES



BROOM-FINISHED CONCRETE TYP.



PERMEABLE PAVERS RED COLOUR

SEP/23	ADP COMMENTS	3
APR/23	REVISED SITE PLAN	
MAR/23	CITY COMMENTS	2
MAR/23	REVISED SITE PLAN	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
SABINA & TONY SINGH
DIVINE VILLAS

604-

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
ROW HOMES
6340 & 6344 DOUGLAS STREET
WEST VANCOUVER, B.C.

SCALE 1:150	DATE JAN/23
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1