



**DIRECTORY OF CONSULTANTS**

**ARCHITECT**  
**VIA ARCHITECTURE**  
 301 - 1050 Homer Street  
 Vancouver, B.C. V6B 2W9  
 phone: 604-683-1024  
 fax: 604-683-0774

**LANDSCAPE ARCHITECT**  
**PVL Partnership**  
 5th Floor, East Astoria House  
 1201 West Pender Street  
 Vancouver, B.C. V6E 2V2  
 phone: 604-686-6111  
 d. 604-636-5525

**DESIGN CONSULTANT**  
**NIELSEN DESIGN CONSULTANTS Ltd.**  
 5395 Waterfield Beach Lane  
 Surrey, B.C. V0N 3A0  
 Suite 101  
 tel: 604-741-0986  
 fax: 604-642-4946

**CIVIL ENGINEER**  
**CREUS Engineering Ltd.**  
 Site 200 - 901 West 18th Street  
 North Vancouver, B.C. V7P 1R2  
 North Vancouver, B.C. V7P 1R2  
 tel: 604-987-9070 ext 301

**SURVEYOR**  
**Chapman Land Surveying**  
 Site 107  
 100 Park Royal South, West  
 Vancouver, B.C. V7T 1A2  
 Tel: 604-682-6223

**GEOTECHNICAL**  
**Horizon Engineering Inc.**  
 Site #114-2433 Dollarton Highway  
 North Vancouver, B.C. V7H 0A1  
 North Vancouver, B.C. V7H 0A1  
 tel: 604-990-0583

**ARBORIST**  
**DIAMOND HEAD CONSULTING Ltd.**  
 342 West 8th Avenue  
 Vancouver, B.C. V6N 3A0  
 tel: 604-631-9163

**TRAFFIC ENGINEER**  
**BUNT & ASSOCIATES**  
 Site 1812 - 1177 West Hastings Street  
 Vancouver, B.C. V6E 2K3  
 tel: 604-695-6427 ext 225

**ENERGY MANAGER**  
**Enpro Systems Corp.**  
 Site #310 - 280 West Esplanade  
 North Vancouver, B.C. V7M 3G7  
 tel: 604-982-6165

**LEED CONSULTANT**  
**Kane Consulting**  
 176 Kings Road West  
 North Vancouver, B.C. V7N 2L8  
 tel: 778-539-6431

**CODE CONSULTANT**  
**Pioneer Engineering Consultants**  
 1833 West Broadway  
 Vancouver, B.C. V6J 1Z3  
 tel: 604-737-0333

Sheet Number	Sheet Name
A00	COVER PAGE
A01	CONTEXT PLAN - AERIAL
A02	SITE PLAN - EXISTING
A100	PARKING PLAN
A201	LEVEL 1 PLAN
A202	LEVEL 2 PLAN
A203	LEVEL 4 PLAN
A204	LEVEL 5 PLAN
A205	LEVEL 6 ROOF PLAN
A300	EAST BUILDING ELEVATIONS
A301	WEST BUILDING ELEVATIONS
A400	SITE SECTION / ELEVATIONS
A401	WEST BUILDING SECTIONS
A402	WEST & EAST BUILDING SECTION
A403	EAST BUILDING SECTION
FAR100	SHADOW STUDY
FAR101	LEVEL 0 - FAR AREA PLAN
FAR102	LEVEL 1 - FAR AREA PLAN
FAR103	LEVEL 2 - FAR AREA PLAN
FAR104	LEVEL 4 - FAR AREA PLAN
FAR105	LEVEL 5 - FAR AREA PLAN
FAR106	SITE COVERAGE
R201	LEVEL 1 FLOOR AREA PLAN
R202	LEVEL 2 FLOOR AREA PLAN
R203	LEVEL 4 FLOOR AREA PLAN
R204	LEVEL 5 FLOOR AREA PLAN
R205	LEVEL 5 FLOOR AREA PLAN

FAR CALC BASED ON PARCELS A,B,C									
PARCEL	Units	Parking	Parcel Area (ha)	Parcel area (sq) (ft)	Parcel Area (sq) (ft)	Gross Floor Area (sqm)	Net Floor Area (per Addition) (sqm)	Net Floor Area (per Addition) (sqm)	FAR
K. Court (C)	80	42	0.8873	52,425.5	13,993.0	58,588.0	58,588.0	58,588.0	1.17
K. Manor (B)	77	35	0.3329	20,925.0	25,260.0	56,872	56,872	1.97	
									1.53
Parcel (A)	137	49	0.6453	40,853.3	135,020.0	321,724	321,724	1.46	
									1.53
East Building									
Floor	Units	Parking	Area (sqm)	Area (sq ft)	Area (sq ft)	Area (sqm)	Area (sqm)	Area (sqm)	FAR
1	11	24	13,433	13,433	13,433	13,433	13,433	13,433	1.53
2	18		12,789	12,789	12,789	12,789	12,789	12,789	1.53
3	15		13,006	13,006	13,006	13,006	13,006	13,006	1.53
4	18		12,544	12,544	12,544	12,544	12,544	12,544	1.53
5	14		15,549	15,549	15,549	15,549	15,549	15,549	1.53
6	24		63,433	63,433	63,433	63,433	63,433	63,433	1.53
Grand Total	89	24	109,704	109,704	109,704	109,704	109,704	109,704	1.53
West Building									
Floor	Units	Parking	Area (sqm)	Area (sq ft)	Area (sq ft)	Area (sqm)	Area (sqm)	Area (sqm)	FAR
1	12	25	13,664	13,664	13,664	13,664	13,664	13,664	1.53
2	15		12,298	12,298	12,298	12,298	12,298	12,298	1.53
3	18		12,007	12,007	12,007	12,007	12,007	12,007	1.53
4	12		11,596	11,596	11,596	11,596	11,596	11,596	1.53
5	18		15,549	15,549	15,549	15,549	15,549	15,549	1.53
6	24		63,433	63,433	63,433	63,433	63,433	63,433	1.53
Grand Total	90	25	109,547	109,547	109,547	109,547	109,547	109,547	1.53

LEGAL DESCRIPTION	ZONING	GROSS SITE AREA	DWELLING UNITS	FLOOR AREA RATIO	SITE COVERAGE	BUILDING HEIGHT	NUMBER OF STOREYS	NET BUILDING AREA: (FAR CALC)							
								NET BUILDING AREA (FAR CALC)	NET BUILDING AREA (FAR CALC)						
2105-2105 Haywood, West Vancouver, B.C.	LD A, D.L. 7/5, GP 1, New Westminster District, Plan BCP 11635	6483 HA: 69,804 SF	137	1.4 Precincts A,B,C combined: 1.5 based on Parcel 'A' only	42.4%	Average Gradi(finished): East Bldg: 39.3m, West Bldg: 38.65m Average Gradi(natural): East Bldg: 39.72m, West Bldg: 37.74 Top of Parcel: East Bldg: 12.33m, West Bldg: 15.72m East building Height: 12.34m West building Height: 16.6m	4 Storeys: Parking/Garage in Basement, Amenity Level 1 West Building: 5 Storeys: Parking/Garage in Basement, Amenity Level 1	10,042.1m <sup>2</sup>	10,042.1m <sup>2</sup>						
<p><b>GROSS BUILDING AREA SF (m2):</b></p> <p><b>PARKING LEVEL</b></p> <p>LEVEL 1 E = 13,433 (1247.9) W = 13,484 (1252.7)            E = 13,221 (1228.2) W = 12,289 (1141.7)            LEVEL 2 E = 12,769 (1186.3) W = 12,007 (1115.5)            LEVEL 3 E = 12,674 (1177.4) W = 12,006 (1115.4)            LEVEL 4 E = 11,446 (1063.4) W = 11,531 (1071.2)            LEVEL 5 E = N/A W = 10,149 (942.9)            TOTAL E 63,443 (5903.3) W = 71,466 (6639.4) TOTAL E+W = 135,009 SF (12,542.8m<sup>2</sup>)</p> <p><b>NET BUILDING AREA:</b>            E = 50,110 (4,655.4m<sup>2</sup>) W = 57,582 (5386.7m<sup>2</sup>) TOTAL E+W = 107,754 SF (9433.3m<sup>2</sup>)            (10,042.1m<sup>2</sup>)            E = 24 W = 25 TOTAL E+W = 49</p> <p>7.6m EAST - 2145 STREET            SOUTH (TO EXIST. KWANIS MANOR)            3m WEST (TO ADJACENT PROPERTY)            3m NORTH (TO ADJACENT SCHOOL)</p>								3	3	3	3	3	3	3	
<p><b>UNDERGROUND PARKING STALLS</b></p> <p>East Building:            E = 21 (Bedroom unit)            E = 1 (Bathroom unit)            E = 2 (Bathroom unit)            E = 2 (Guest room)            Total: 26</p> <p>West Building:            W = 23 (Bedroom unit)            W = 1 (Bathroom unit)            W = 2 (Bathroom unit)            W = 2 (Guest room)            Total: 28</p>								26	28	26	28	26	28	26	28
<p><b>NET BUILDING AREA: (FAR CALC)</b></p> <p>Net Building Area (FAR Calc) = 10,042.1m<sup>2</sup>            Net Building Area (FAR Calc) = 10,042.1m<sup>2</sup></p>								10,042.1	10,042.1	10,042.1	10,042.1	10,042.1	10,042.1	10,042.1	
<p><b>SETBACKS</b></p> <p>East - 2145 Street: 7.6m            South (to exist. Kwanis Manor): 3m            West (to adjacent property): 3m            North (to adjacent school): 3m</p>								7.6m	3m	3m	3m	7.6m	3m	3m	3m

Room Schedule	Count	
	Level	Occupancy
E-Level 1	11	11
E-Level 2	11	11
E-Level 3	1	1
E-Level 4	1	1
E-Level 5	1	1
W-Level 1	12	12
W-Level 2	16	16
W-Level 3	16	16
W-Level 4	14	14
W-Level 5	14	14
W-Level 6	2	2
W-Level 7	17	17
W-Level 8	17	17
W-Level 9	17	17
W-Level 10	10	10
W-Level 11	1	1
W-Level 12	11	11

SITE COVERAGE	Count	
	Level	Occupancy
W-Level 1	11	11
W-Level 2	11	11
W-Level 3	1	1
W-Level 4	1	1
W-Level 5	1	1
W-Level 6	12	12
W-Level 7	16	16
W-Level 8	16	16
W-Level 9	14	14
W-Level 10	14	14
W-Level 11	2	2
W-Level 12	16	16
W-Level 13	16	16
W-Level 14	17	17
W-Level 15	17	17
W-Level 16	17	17
W-Level 17	10	10
W-Level 18	11	11
W-Level 19	11	11
W-Level 20	16	16
W-Level 21	16	16
W-Level 22	18	18
W-Level 23	16	16
W-Level 24	16	16
W-Level 25	16	16
W-Level 26	14	14
W-Level 27	14	14
W-Level 28	2	2
W-Level 29	2	2
W-Level 30	14	14
W-Level 31	14	14
W-Level 32	2	2
W-Level 33	2	2
W-Level 34	14	14
W-Level 35	16	16
W-Level 36	16	16
W-Level 37	16	16
W-Level 38	18	18
W-Level 39	18	18
W-Level 40	14	14
W-Level 41	14	14
W-Level 42	16	16
W-Level 43	16	16
W-Level 44	16	16
W-Level 45	16	16
W-Level 46	16	16
W-Level 47	16	16
W-Level 48	16	16
W-Level 49	16	16
W-Level 50	16	16
W-Level 51	16	16
W-Level 52	16	16
W-Level 53	16	16
W-Level 54	16	16
W-Level 55	16	16
W-Level 56	16	16
W-Level 57	16	16
W-Level 58	16	16
W-Level 59	16	16
W-Level 60	16	16
W-Level 61	16	16
W-Level 62	16	16
W-Level 63	16	16
W-Level 64	16	16
W-Level 65	16	16
W-Level 66	16	16
W-Level 67	16	16
W-Level 68	16	16
W-Level 69	16	16
W-Level 70	16	16
W-Level 71	16	16
W-Level 72	16	16
W-Level 73	16	16
W-Level 74	16	16
W-Level 75	16	16
W-Level 76	16	16
W-Level 77	16	16
W-Level 78	16	16
W-Level 79	16	16
W-Level 80	16	16
W-Level 81	16	16
W-Level 82	16	16
W-Level 83	16	16
W-Level 84	16	16
W-Level 85	16	16
W-Level 86	16	16
W-Level 87	16	16
W-Level 88	16	16
W-Level 89	16	16
W-Level 90	16	16
W-Level 91	16	16
W-Level 92	16	16
W-Level 93	16	16
W-Level 94	16	16
W-Level 95	16	16
W-Level 96	16	16
W-Level 97	16	16
W-Level 98	16	16
W-Level 99	16	16
W-Level 100	16	16
Grand Total	137	137

SITE COVERAGE	Count	
	Level	Occupancy
W-Level 1	11	11
W-Level 2	11	11
W-Level 3	1	1
W-Level 4	1	1
W-Level 5	1	1
W-Level 6	12	12
W-Level 7	16	16
W-Level 8	16	16
W-Level 9	14	14
W-Level 10	14	14
W-Level 11	2	2
W-Level 12	16	16
W-Level 13	16	16
W-Level 14	17	17
W-Level 15	17	17
W-Level 16	17	17
W-Level 17	10	10
W-Level 18	11	11
W-Level 19	11	11
W-Level 20	16	16
W-Level 21	16	16
W-Level 22	18	18
W-Level 23	16	16
W-Level 24	16	16
W-Level 25	16	16
W-Level 26	14	14
W-Level 27	14	14
W-Level 28	2	2
W-Level 29	2	2
W-Level 30	14	14
W-Level 31	14	14
W-Level 32	2	2
W-Level 33	2	2
W-Level 34	14	14
W-Level 35	16	16
W-Level 36	16	16
W-Level 37	16	16
W-Level 38	18	18
W-Level 39	18	18
W-Level 40	14	14
W-Level 41	14	14
W-Level 42	16	16
W-Level 43	16	16
W-Level 44	16	16
W-Level 45	16	16
W-Level 46	16	16
W-Level 47	16	16
W-Level 48</		