









677 EAST 27TH AVENUE  
VANCOUVER, BC V5V 2K7  
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E: INFO@ARCHITECTURALCOLLECTIVE.COM

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**GENERAL CONTRACTOR RESPONSIBILITY TO LAYOUT WORK**

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAY OUT AND CARRY OUT THE WORK AS DETAILED IN THE CONTRACT DOCUMENTS. IT IS THEREFORE NECESSARY FOR THE GENERAL CONTRACTOR TO PAY VERY CLOSE ATTENTION TO ACTUAL SITE DIMENSIONS, GEOMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS.

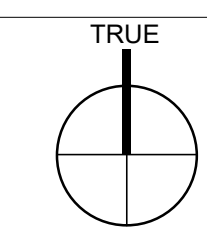
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**REVISIONS**

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	2022 AUG 22
2	ISSUED FOR PRELIM DEV PROPOSAL	2022 AUG 24
3	ISSUED FOR PRELIM DEV PROPOSAL#2	2022 OCT 12
4	ISSUED FOR PRELIM DEV PROPOSAL#3	2022 OCT 20
5	ISSUED FOR PRELIM DEV PROPOSAL#4	2022 NOV 14



**PROJECT:**  
LEGAL ADDRESS: LOT 'A', BLOCK 3,  
DISTRICT LOT 237, PLAN 17498

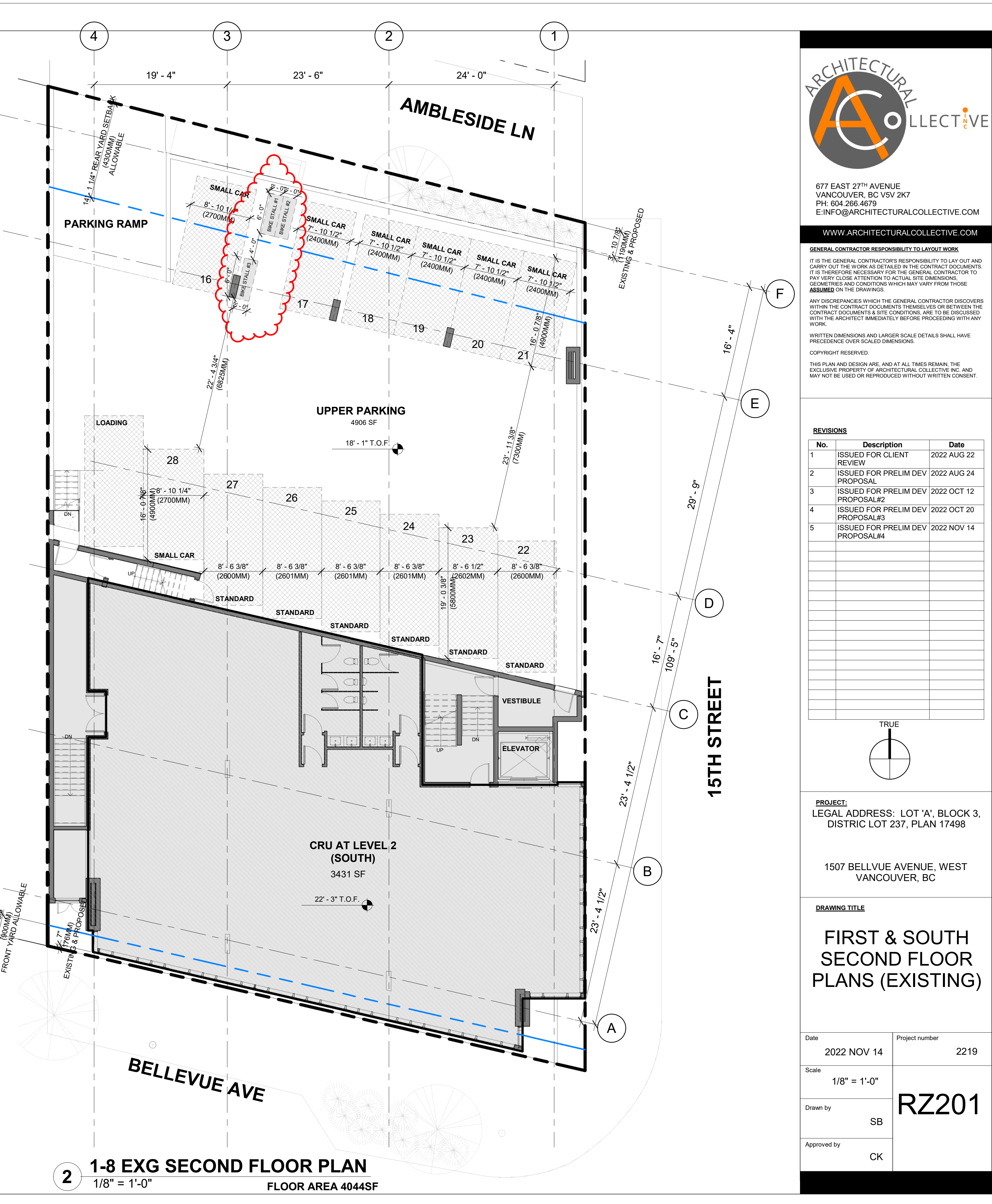
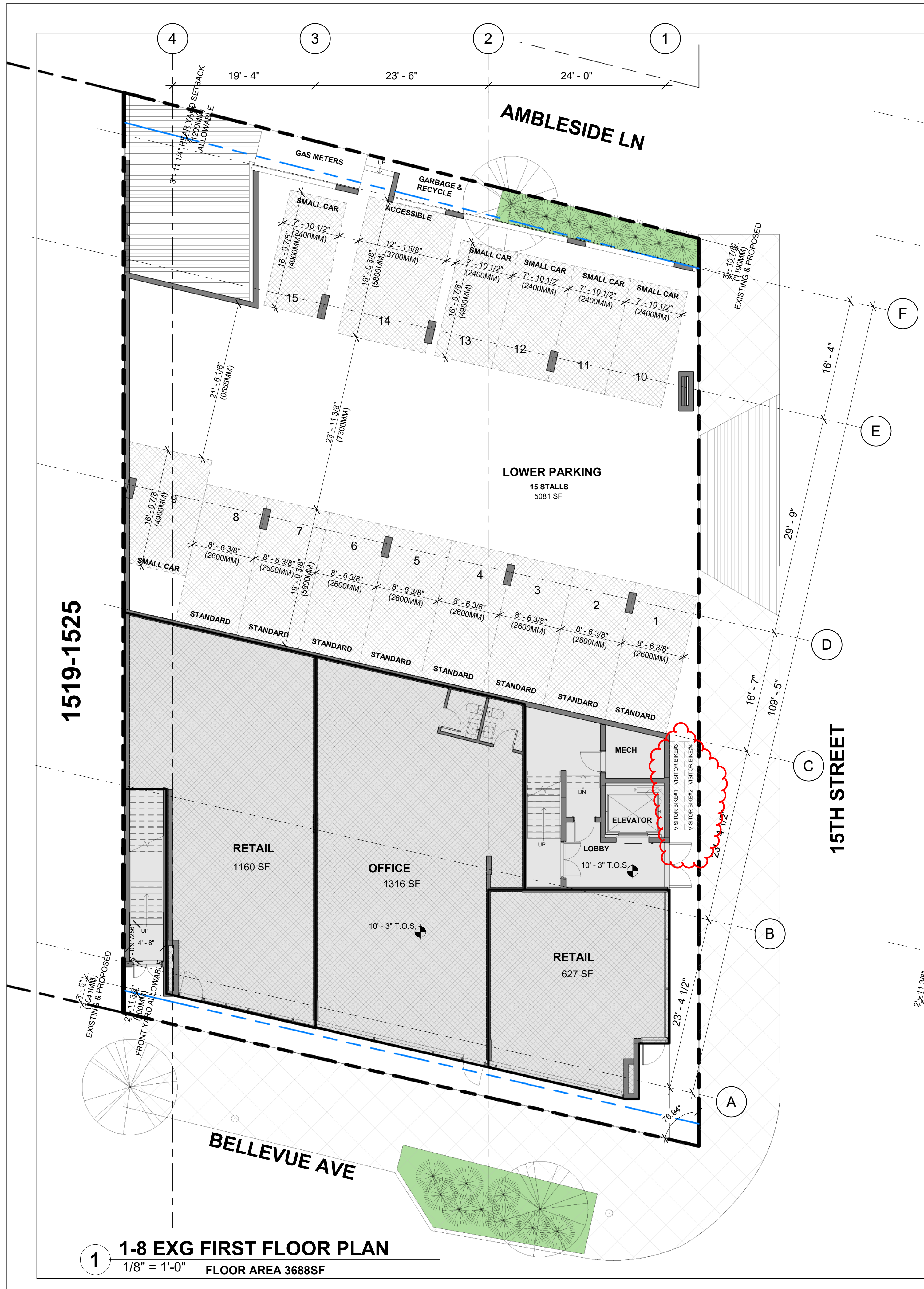
1507 BELLVUE AVENUE, WEST  
VANCOUVER, BC

**DRAWING TITLE**

**FIRST & SOUTH  
SECOND FLOOR PLANS (EXISTING)**

Date	2022 NOV 14	Project number	2219
Scale	1/8" = 1'-0"	RZ201	
Drawn by	SB		
Approved by	CK		

2022-11-13 9:51:39 PM









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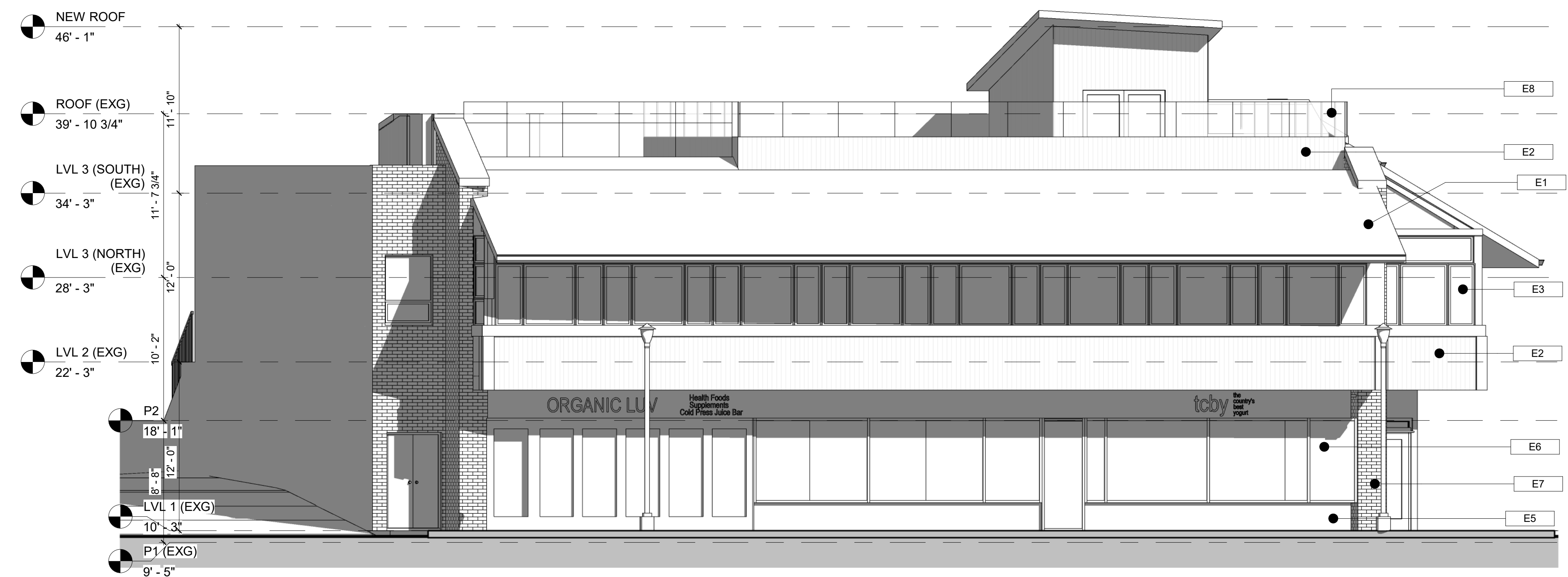
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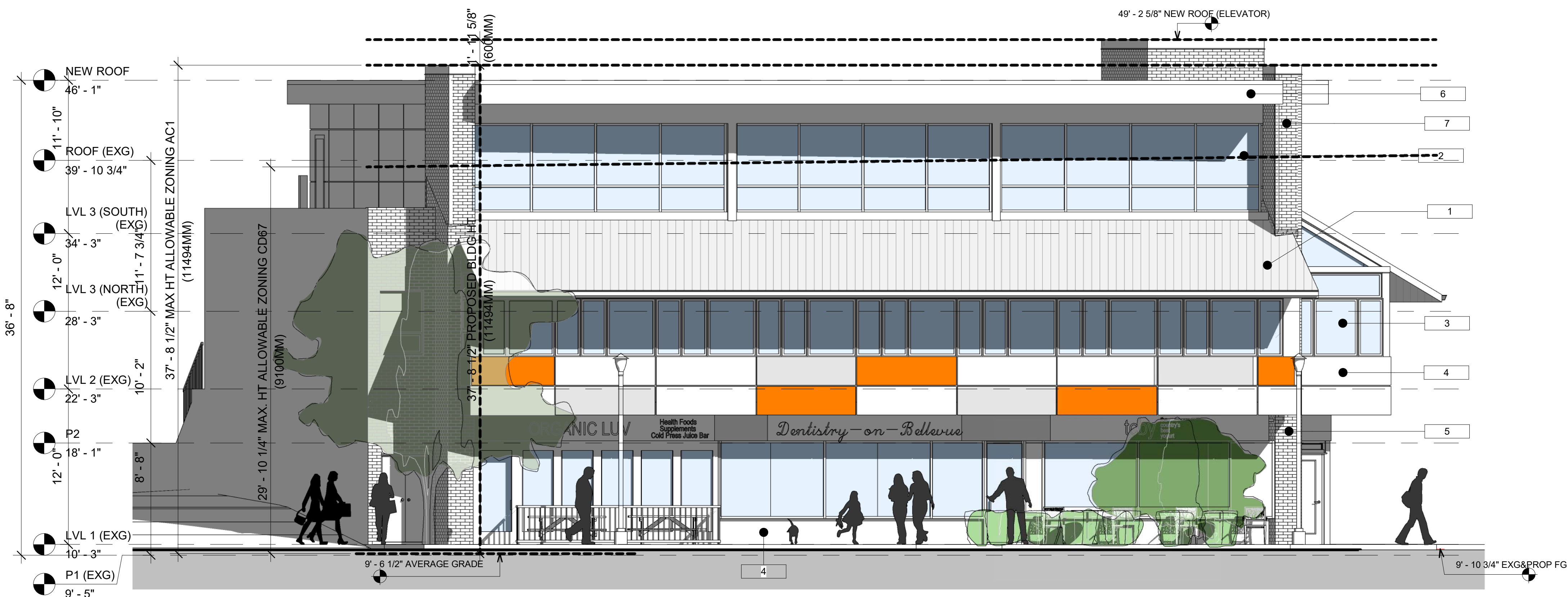
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**3 3-16 EXG SOUTH ELEVATION**  
3/16" = 1'-0"



**2 3-16 PROP SOUTH ELEVATION**  
3/16" = 1'-0"

MATERIAL LEGEND	
#	DESCRIPTION
1	EXISTING CEDAR ROOFING TO BE REMOVED AND REPLACED WITH NEW STANDING SEAM METAL ROOFING
2	NEW STOREFRONT WINDOWS
3	EXISTING WINDOW FRAMES TO BE RETAINED & REPAINTED
4	EXISTING SIDING TO BE REMOVED & REPLACED WITH NON COMBUSTIBLE COMPOSITE PANEL
5	EXISTING BRICK CLADDING TO BE PAINTED
6	PREFINISHED METAL CAP FLASHING OVER COMPOSITE PANEL FASCIA
7	NEW WHITE BRICK VENEER
E1	EXISTING CEDAR SHINGLE ROOFING
E2	EXISTING VERTICAL SIDING
E3	EXISTING WOOD WINDOWS
E5	EXISTING TILE CLADDING
E6	EXISTING ALUMINUM STOREFRONT WINDOWS
E7	EXISTING BRICK
E8	EXISTING GLASS GUARD @ EXISTING ROOF DECK

**PROJECT:**  
LEGAL ADDRESS: LOT 'A', BLOCK 3,  
DISTRICT LOT 237, PLAN 17498

1507 BELLVUE AVENUE, WEST  
VANCOUVER, BC

**DRAWING TITLE**  
**SOUTH ELEVATION (EXISTING & PROPOSED)**

Date	2022 NOV 14	Project number	2219
Scale	3/16" = 1'-0"	RZ301	
Drawn by	SB		
Approved by	CK		



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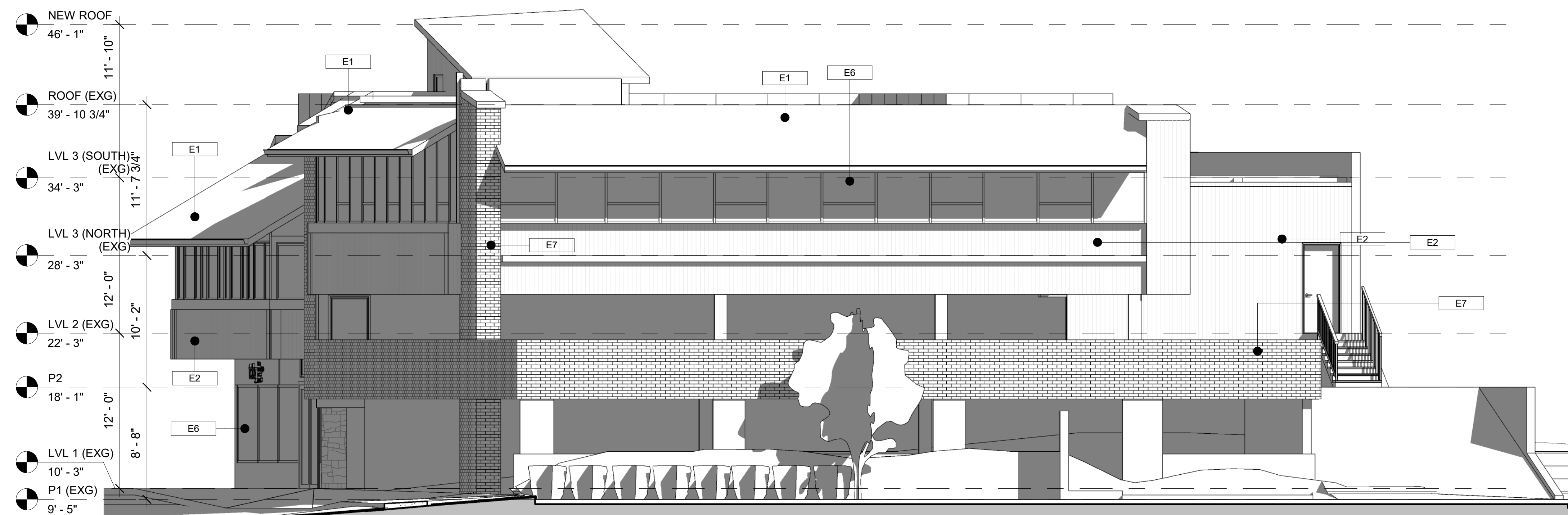
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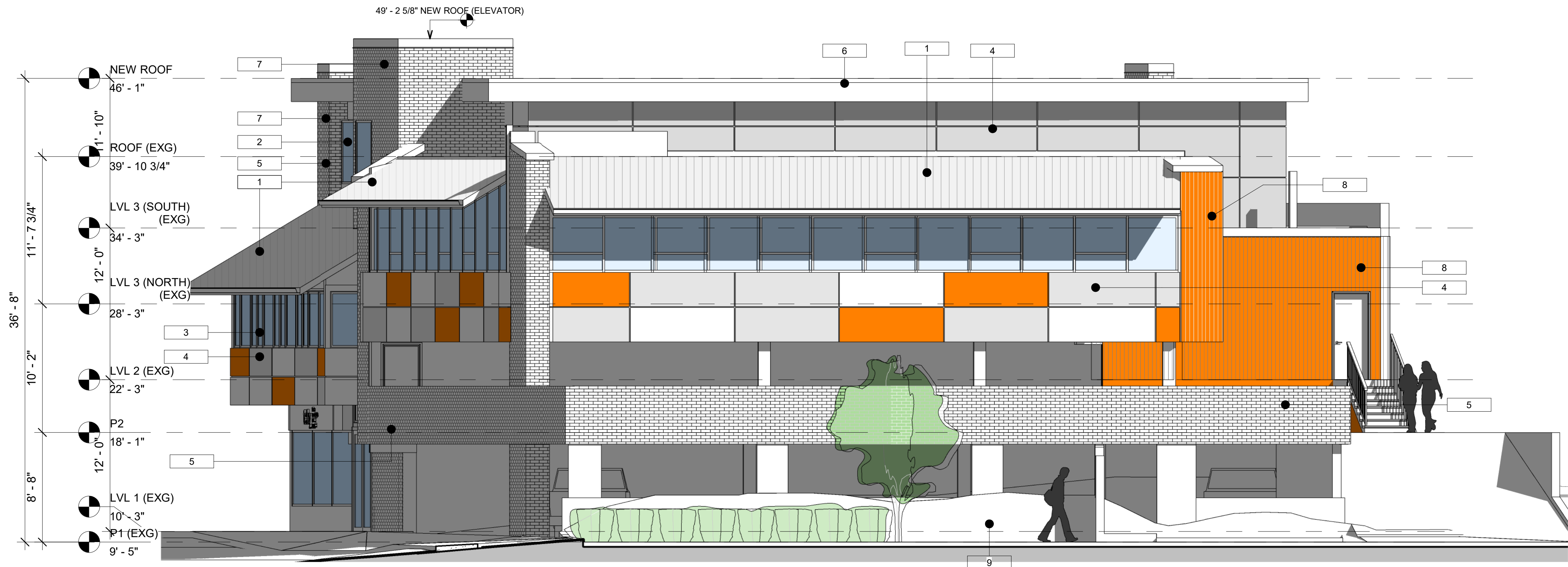
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**1 3-16 EXG NORTH ELEVATION**  
3/16" = 1'-0"



**2 3-16 PROP NORTH ELEVATION**  
3/16" = 1'-0"

MATERIAL LEGEND	
#	DESCRIPTION
1	EXISTING CEDAR ROOFING TO BE REMOVED AND REPLACED WITH NEW STANDING SEAM METAL ROOFING
2	NEW STOREFRONT WINDOWS
3	EXISTING WINDOW FRAMES TO BE RETAINED & REPAINTED
4	EXISTING SIDING TO BE REMOVED & REPLACED WITH NON COMBUSTIBLE COMPOSITE PANEL
5	EXISTING BRICK CLADDING TO BE PAINTED
6	PREFINISHED METAL CAP FLASHING OVER COMPOSITE PANEL FASCIA
7	NEW WHITE BRICK VENEER
8	EXISTING SIDING TO BE PAINTED
9	EXISTING CONCRETE TO BE POWERWASHED & CLEANED
E1	EXISTING CEDAR SHINGLE ROOFING
E2	EXISTING VERTICAL SIDING
E6	EXISTING ALUMINUM STOREFRONT WINDOWS
E7	EXISTING BRICK

**PROJECT:**  
LEGAL ADDRESS: LOT 'A', BLOCK 3,  
DISTRICT LOT 237, PLAN 17498

1507 BELLVUE AVENUE, WEST  
VANCOUVER, BC

**DRAWING TITLE**  
  
**NORTH  
ELEVATION  
(EXISTING &  
PROPOSED)**

Date	2022 NOV 14	Project number	2219
Scale	3/16" = 1'-0"	RZ302	
Drawn by	SB		
Approved by	CK		











PAEONIA GARDENS

12-40137 GOVERNMENT ROAD  
SQUAMISH, BC V7B0R6  
T: 778.987.9843 E: info@paeoniagardens.com  
www.paeoniagardens.ca

NOTES:

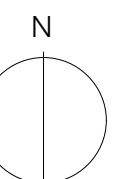
PROJECT TITLE:

LEGAL ADDRESS: LOT 'A', BLOCK 3,  
DISTRIC LOT 237, PLAN 17498

1507 BELLEVUE AVE  
WEST VANCOUVER, BC

DRAWING:

LANDSCAPE DESIGN  
CONCEPT



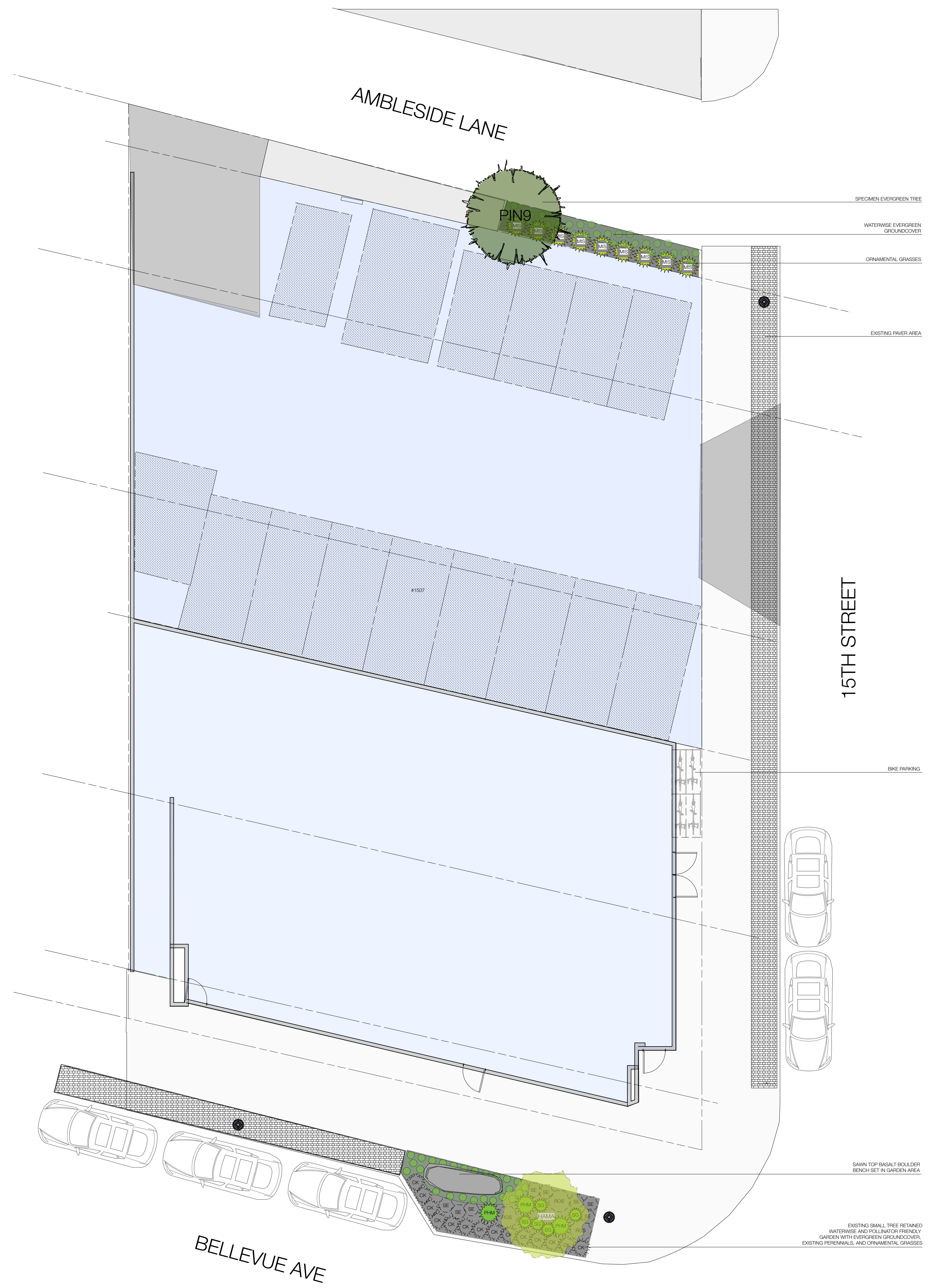
SCALE: 1/8" = 1'-0"

DATE: FEB 1, 2023

DRAWN BY: JH

CHECKED BY: JH

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DIMENSIONS SHOWN ON THIS DRAWING SHALL  
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MEASUREMENTS.  
LOT LINES, EXISTING FEATURES AND INDICATIONS  
OF GRADES ARE APPROXIMATE ONLY, BUT WITH  
REASONABLE ACCURACY FOR CONCEPTUAL  
PURPOSE INTENDED. CONTRACTORS SHALL  
CHECK AND VERIFY ALL DIMENSIONS ON SITE  
AND REPORT ALL ERRORS AND/OR OMISSIONS  
TO THE DESIGNER.



PLANT LIST						
	ID	Qty	Latin Name	Common Name	Scheduled Size	Notes
Trees						
	<b>PIN9</b>	1	Pinus flexilis 'vanderwolf'	Vanderwolf Limber Pine	10-12'	
Hedging						
Shrubs						
	<b>HAMA</b>	1	Hamamelis	Witchhazel	existing	retained
	<b>ROS</b>	3	Rosa x	Nootka Rose	existing	retained or transplanted
Perennials						
Grasses						
	<b>CK</b>	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gallon	
	<b>MIS</b>	9	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	5 gallon	
	<b>PHM</b>	3	Phormium 'Platts Black'	Black Flax	7 gallon	
	<b>SG</b>	5	Stipa tenuissima gigantea	Mexican Feather Grass	1 gallon	
Groundcovers						
	<b>TH</b>	55	Thymus	Creeping Thyme	4" Pot	

