

NELSON TOWNHOMES

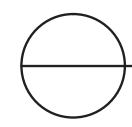
PARCEL 4

CONCEPT SKETCH








 PARCEL 4 - ELEVATION A
 SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

① CEMENT LIME RENDERED WALL FINISH	⑤ TYPICAL LOWER WALL STONE
② WOOD SOFFITS, BEAMS, AND TRELLISES	⑥ GRANITE PAVING
③ CANOPIES, GUARDRAILS, AND ARCHITECTURAL DETAILS	⑦ DRYPOINT STONE RETAINING WALL
④ TOWNHOME SHINGLES	⑧ STANDING STEAM ZINC ROOFING

- Townhome Shingles #1
- Townhome Shingles #2
- Townhome Shingles #3



Revision No.	Description	Date

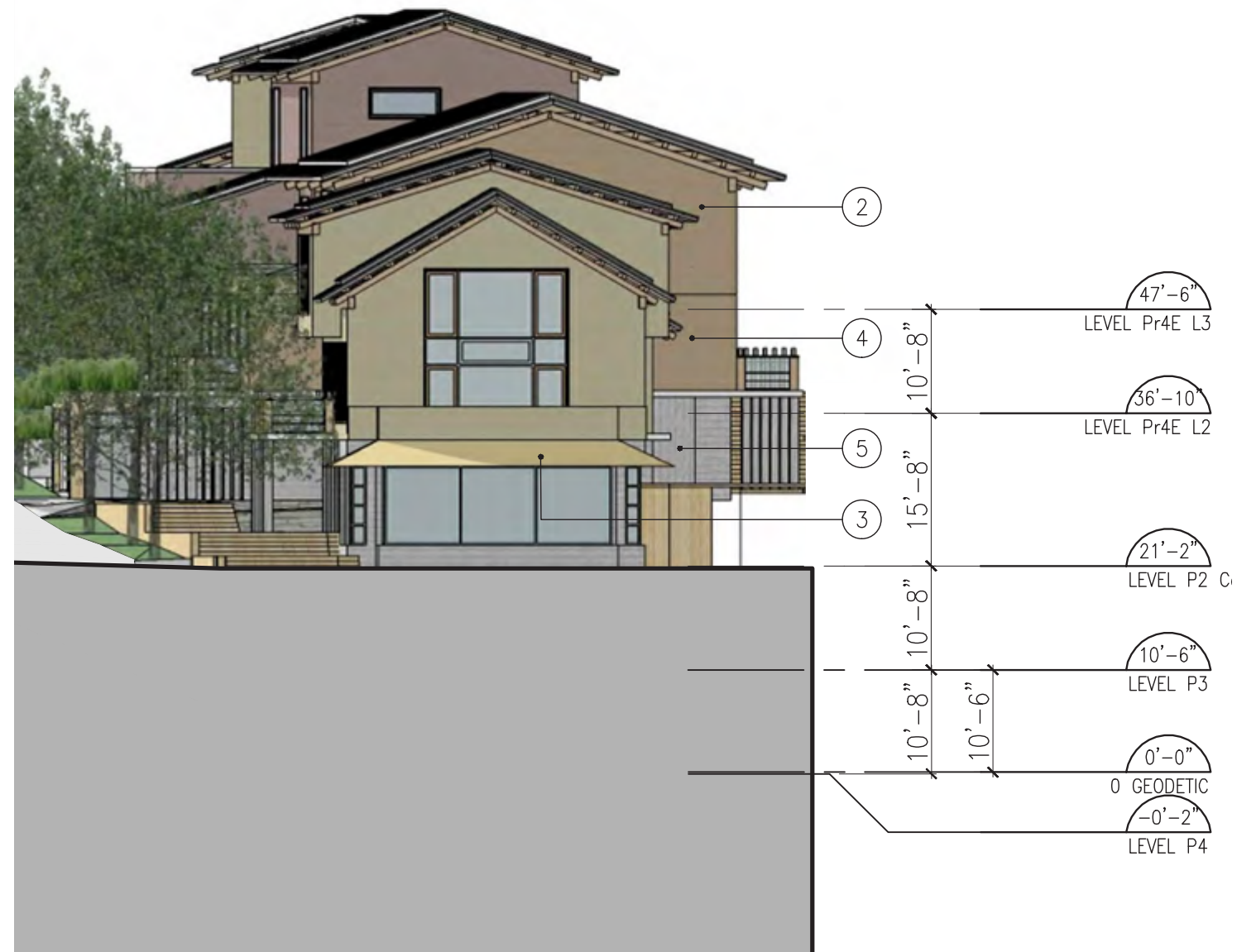
Issue	Issue Date
Issue for DP Stage	January 11, 2016
Issue for Rezoning	May 22, 2015


Consultant

Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
PARCEL 4 ELEVATIONS

Drawn By NC/PM	Checked GB
Project Number 1504	Scale AS NOTED
Revision	Sheet Number




 PARCEL 4 - ELEVATION B
 SCALE: 1/16"=1'-0"



MATERIALS LEGEND

① CEMENT LIME RENDERED WALL FINISH	⑤ TYPICAL LOWER WALL STONE
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④ TOWNHOME SHINGLES	⑧ STANDING STEAM ZINC ROOFING



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Revision No.	Description	Date

Issue	Issue Date
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○ PARCEL 4 - ELEVATION D
 SCALE: 1/16"=1'-0"




 PARCEL 4 - ELEVATION C
 SCALE: 1/16"=1'-0"

Revision No.	Description	Date

Issue	Issue Date
Issue for DP Stage	January 11, 2016
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Issue for Rezoning	May 22, 2015
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PARCEL 4 ELEVATIONS

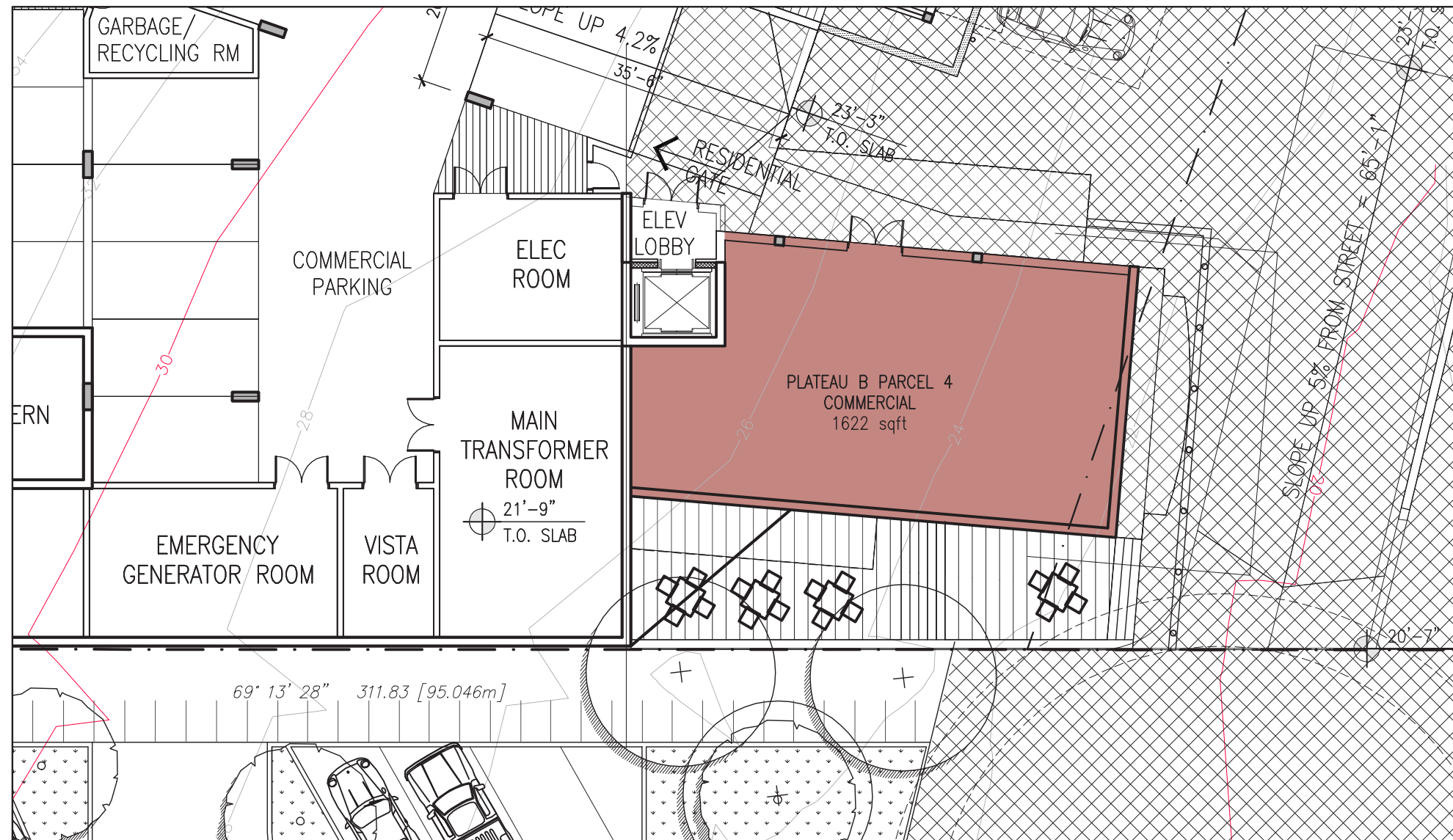
Drawn By NC/PM	Checked GB
Project Number 1504	Scale AS NOTED
Revision ----	Sheet Number ----

MATERIALS LEGEND

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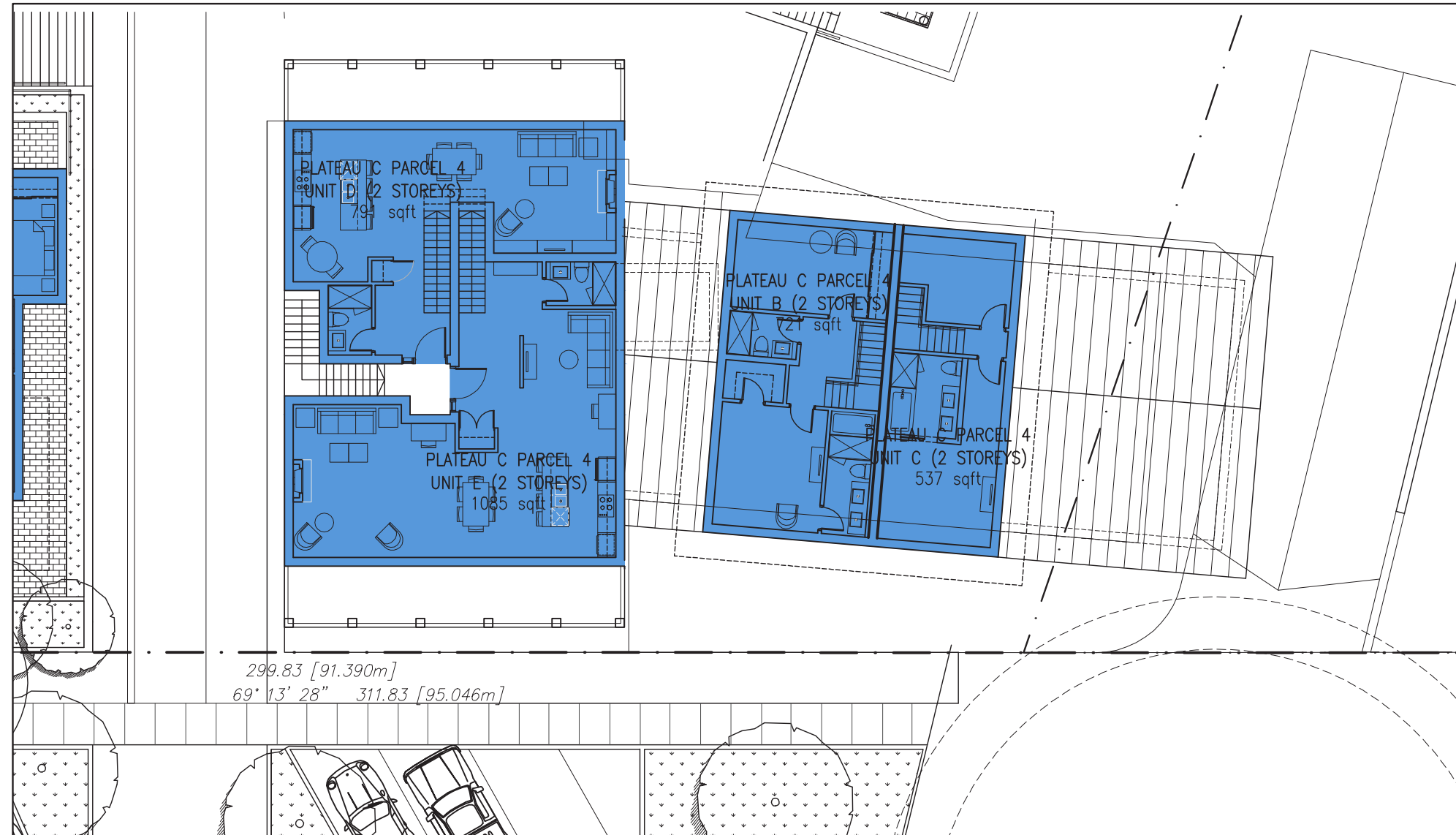




1 Parcel 4 – Level 1 Floor Plan
 SCALE : 1/16" = 1'-0"



2 Parcel 4 – Level 2 Floor Plan
 SCALE : 1/16" = 1'-0"



3 Parcel 4 – Level 3 Floor Plan
SCALE : 1/16" = 1'-0"

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Issue for DP Stage	January 11, 2016
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Consultant

Project

Sewell's Landing

6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

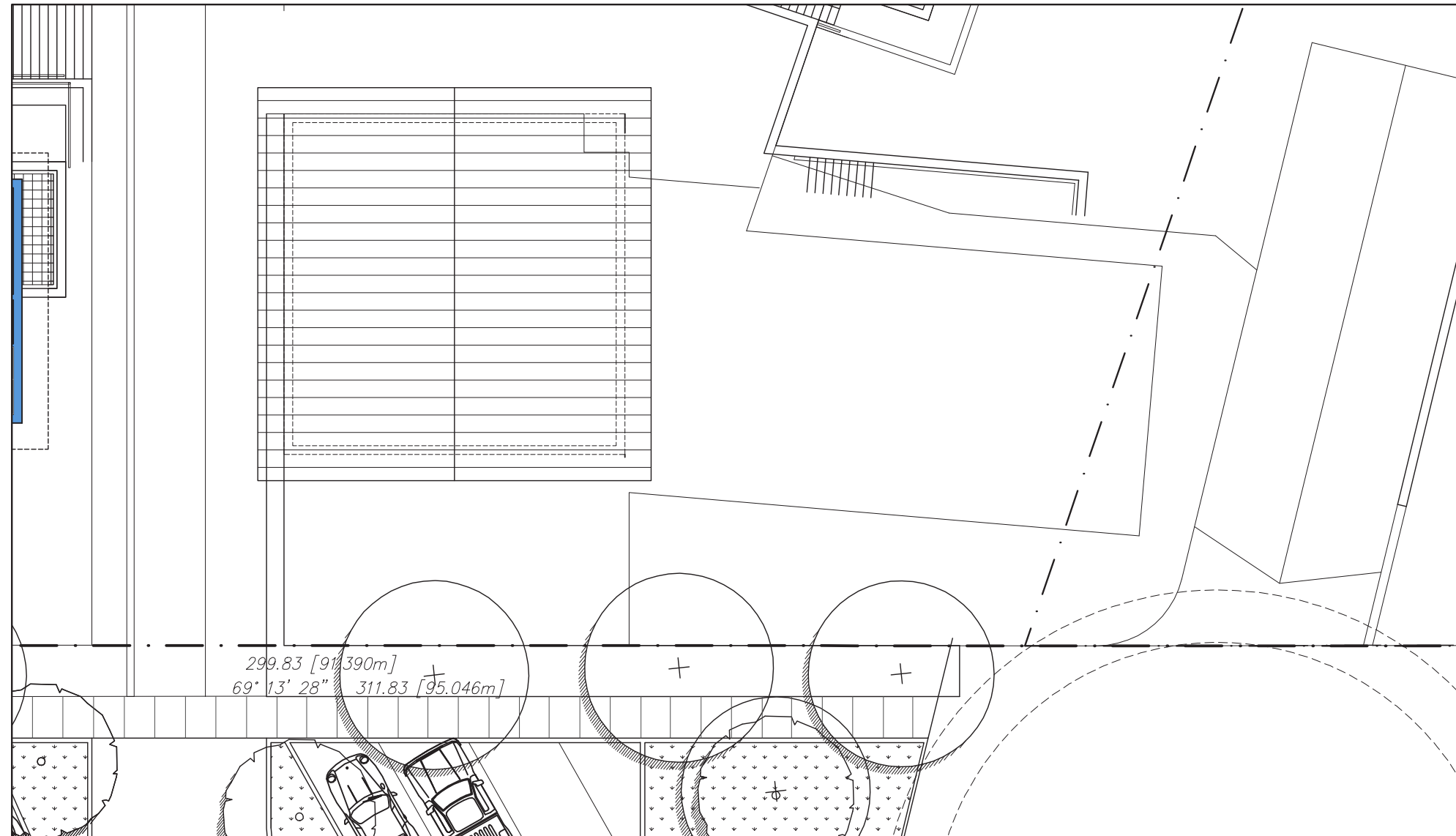
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**PARCEL 4 - PLATEAU C
FLOOR PLANS**

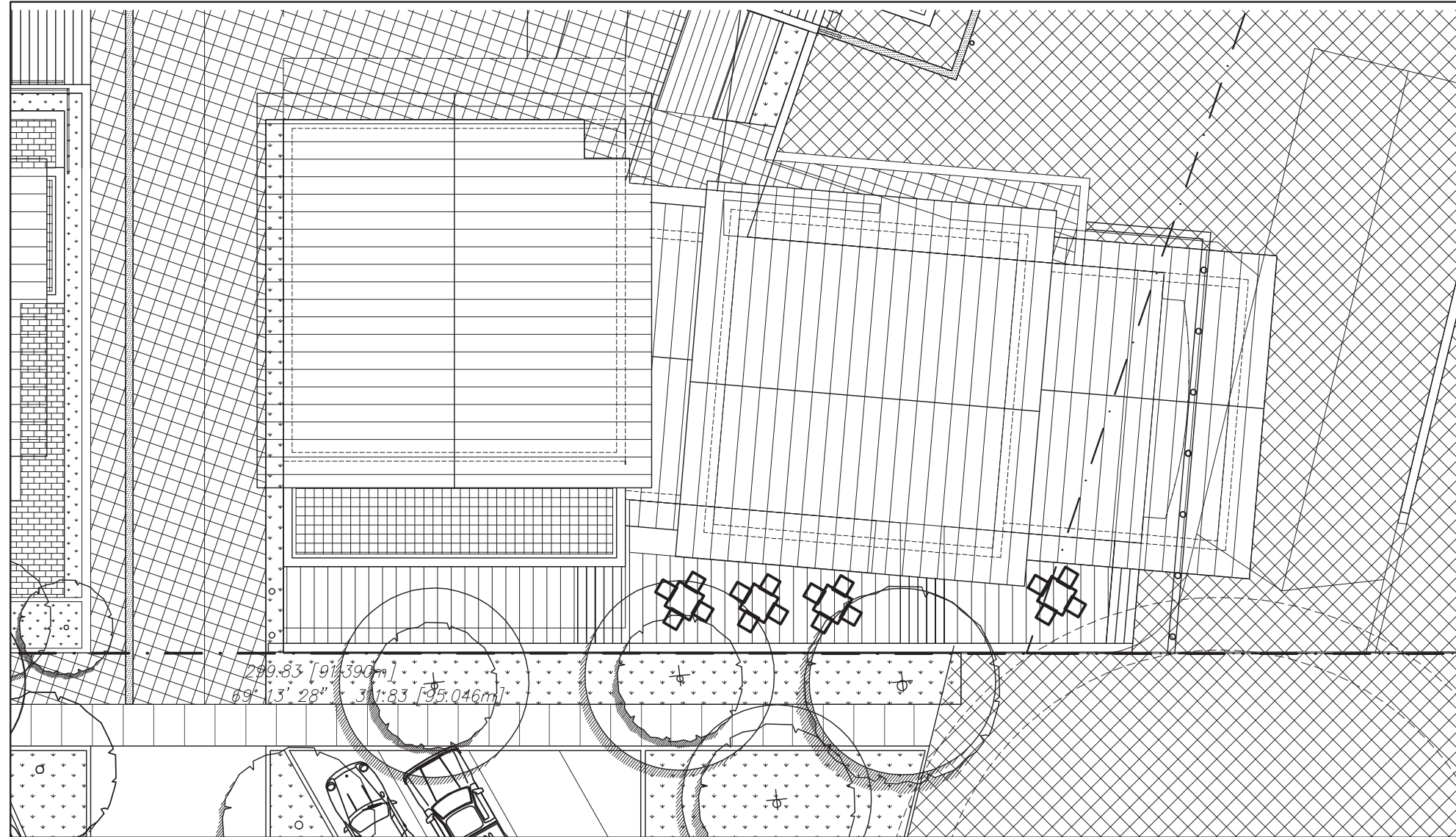
Drawn By: NC/PM Checked: GB

Project Number: 1504 Scale: AS NOTED

Revision: ---- Sheet Number: ----



5 Parcel 4 – Roof Plan
SCALE : 1/16" = 1'-0"



6

Parcel 4 – Overall Roof Plan

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

Revision No.	Description	Date
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Project

Sewell's Landing

6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title

PARCEL 4 - PLATEAU C
FLOOR PLANS

Drawn By

NC/PM

Project Number

1504

Revision

Checked

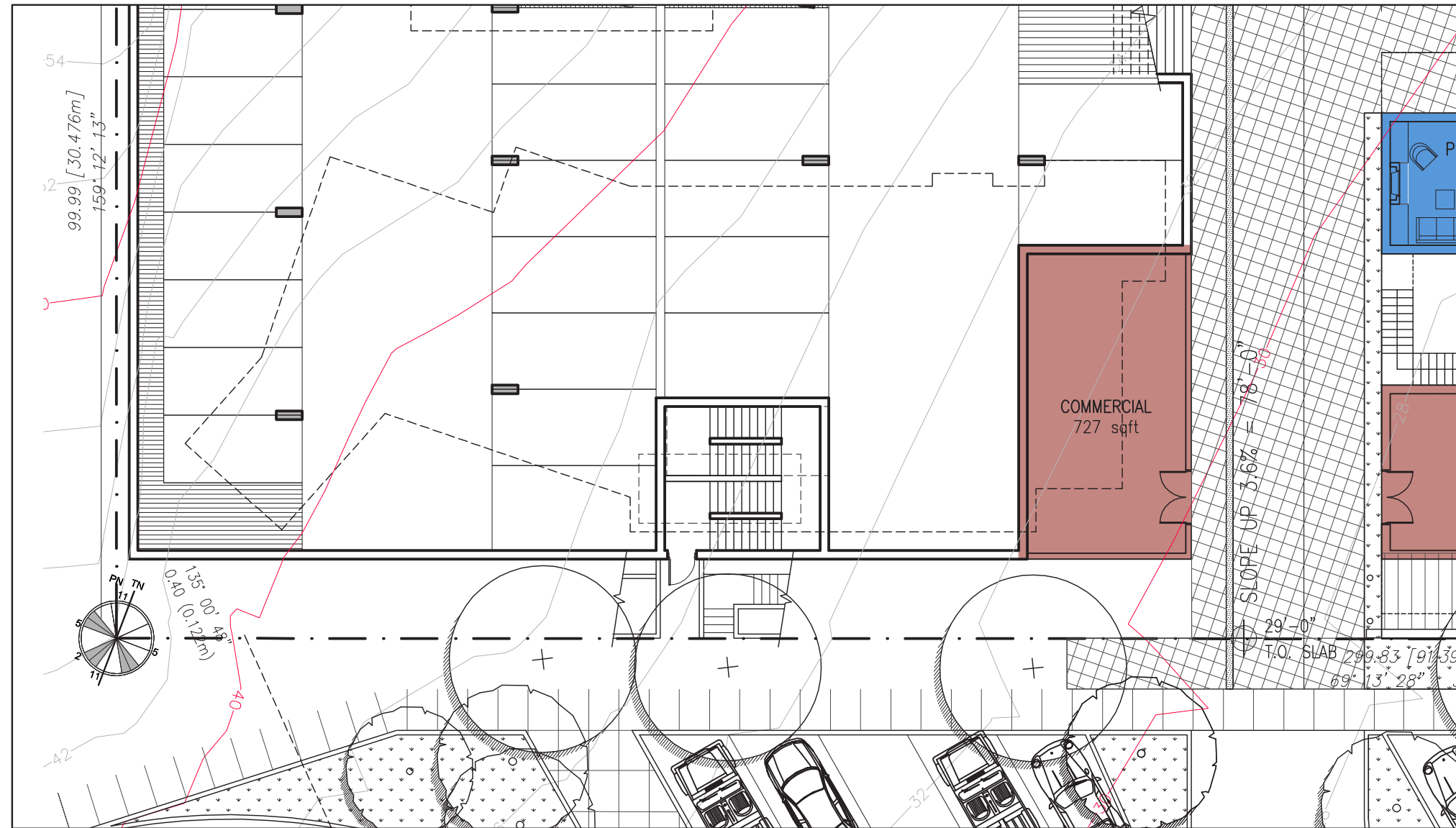
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Scale

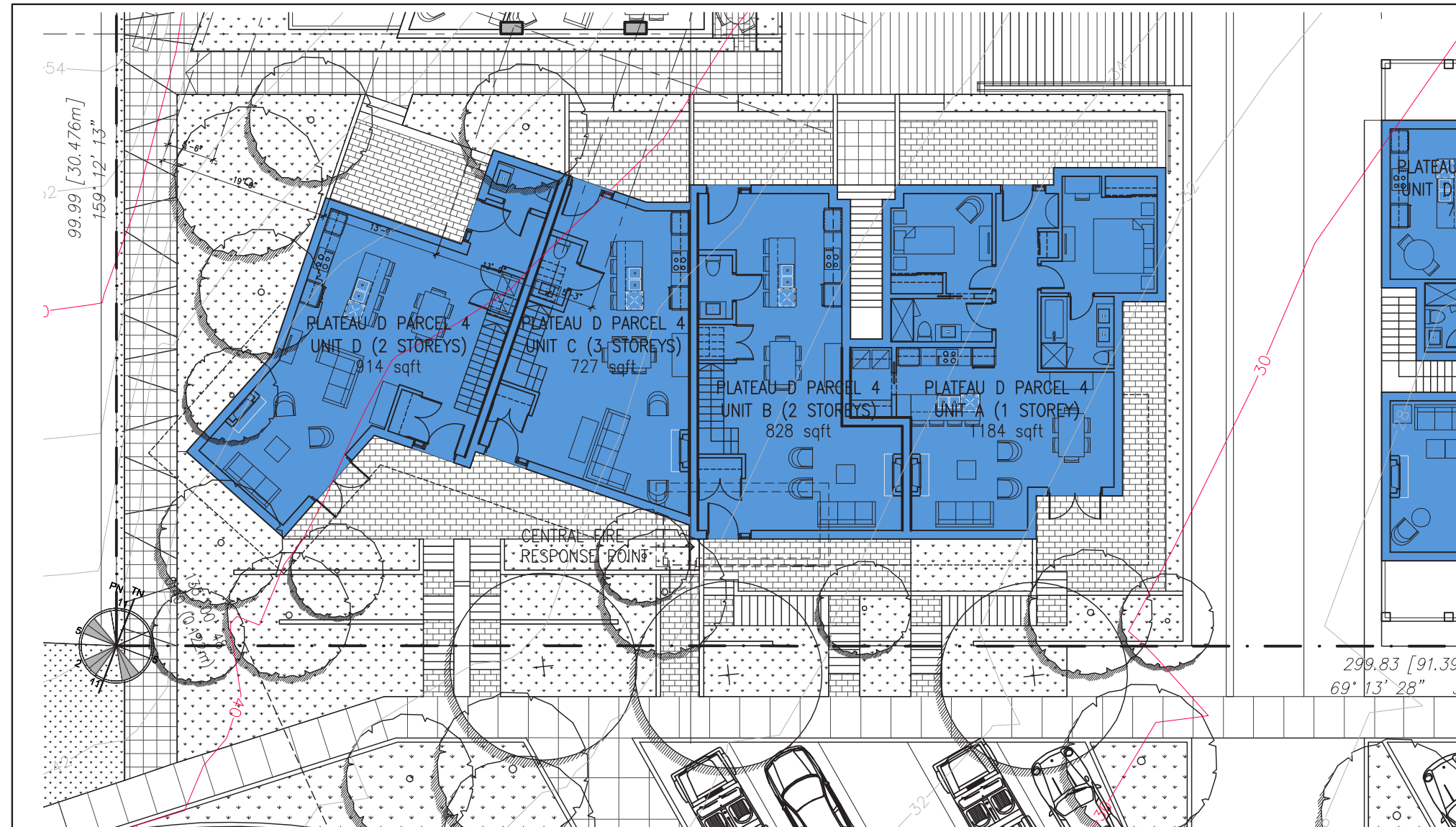
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Sheet Number

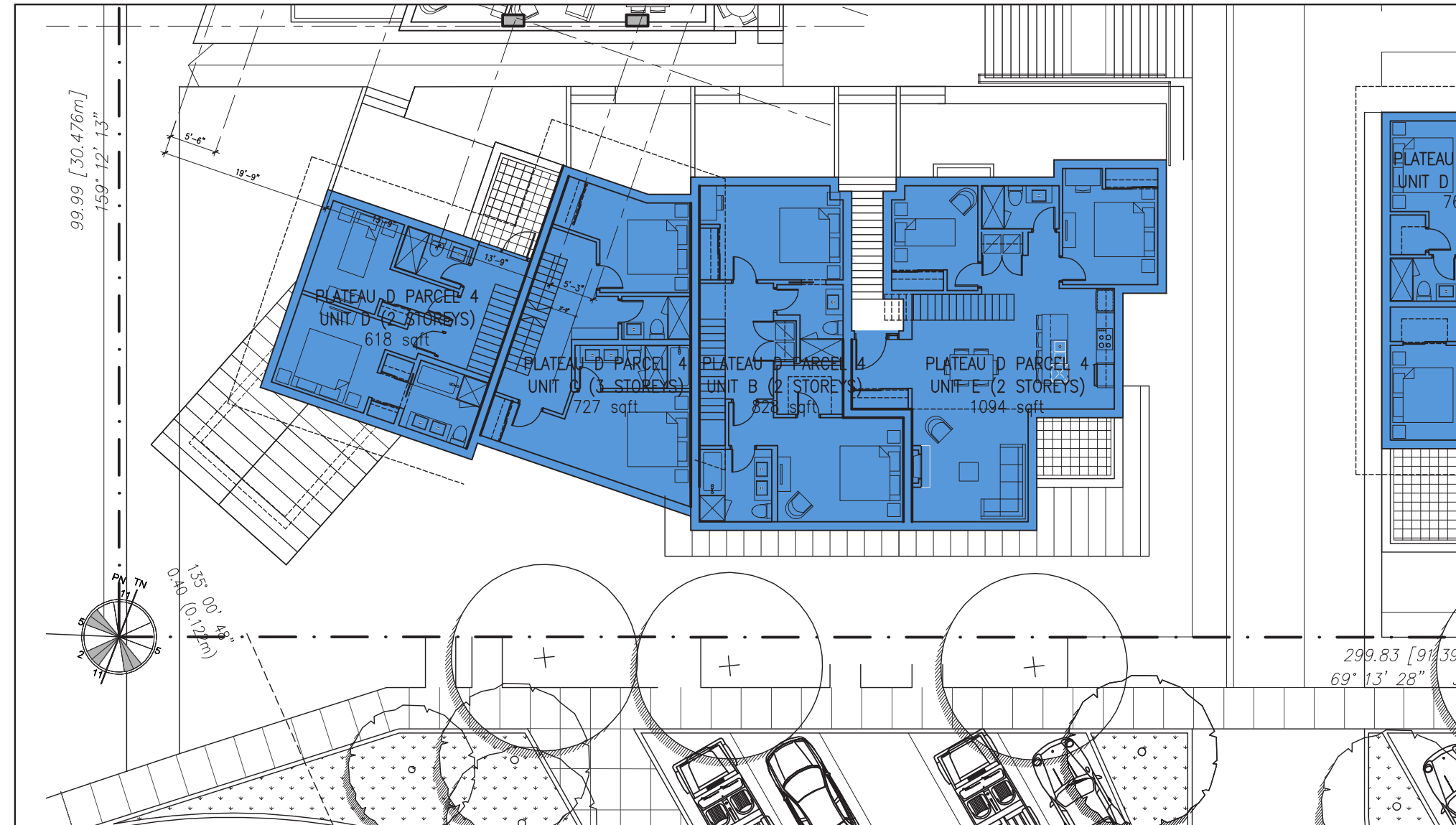
A251



1 Parcel 4 – Level 1 Floor Plan
 SCALE : 1/16" = 1'-0"



2 Parcel 4 – Level 2 Floor Plan
 SCALE : 1/16" = 1'-0"



3 Parcel 4 – Level 3 Floor Plan
 SCALE : 1/16" = 1'-0"

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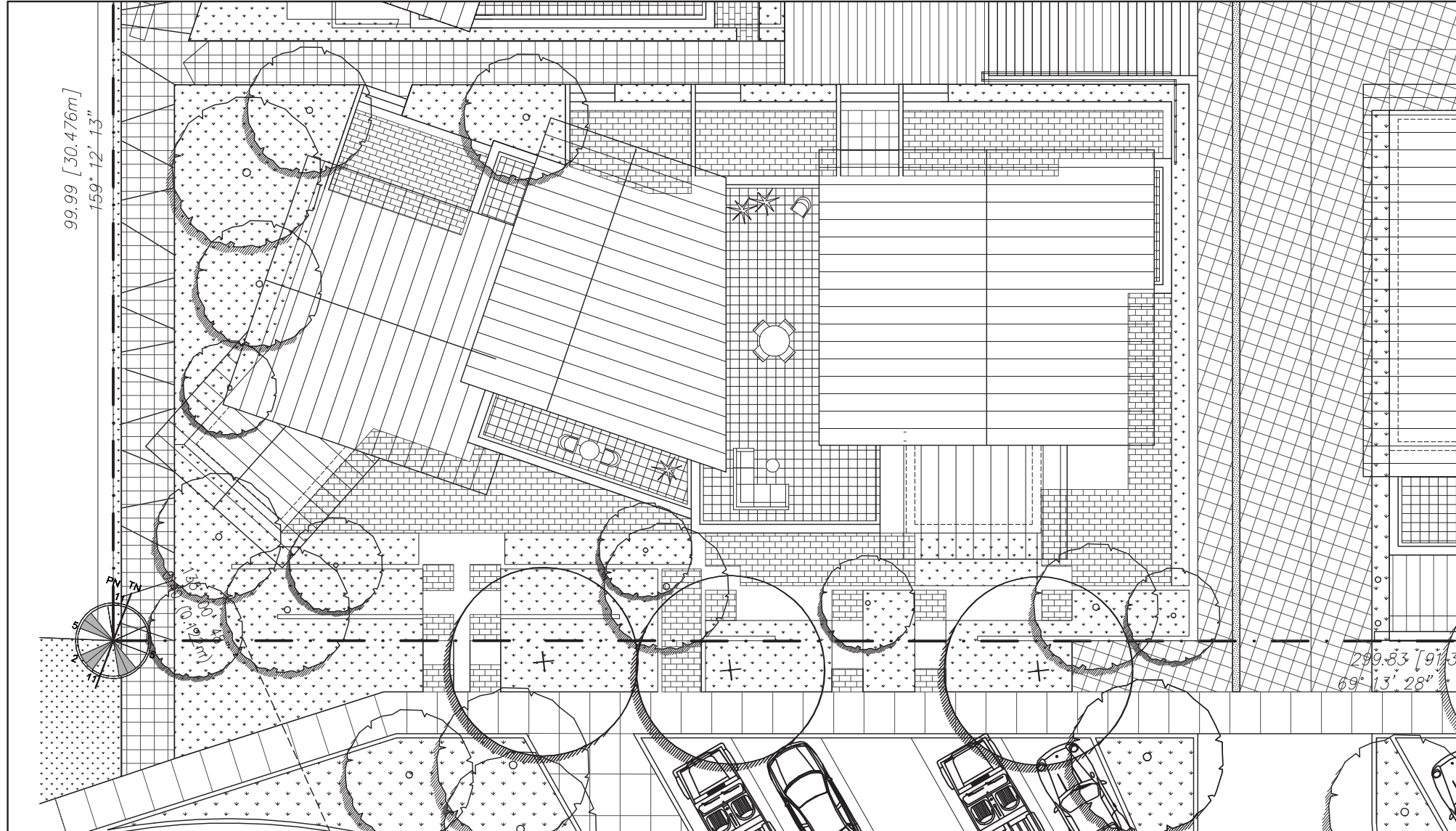
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**PARCEL 4 - PLATEAU D
FLOOR PLANS**

Drawn By NC/PM Checked GB

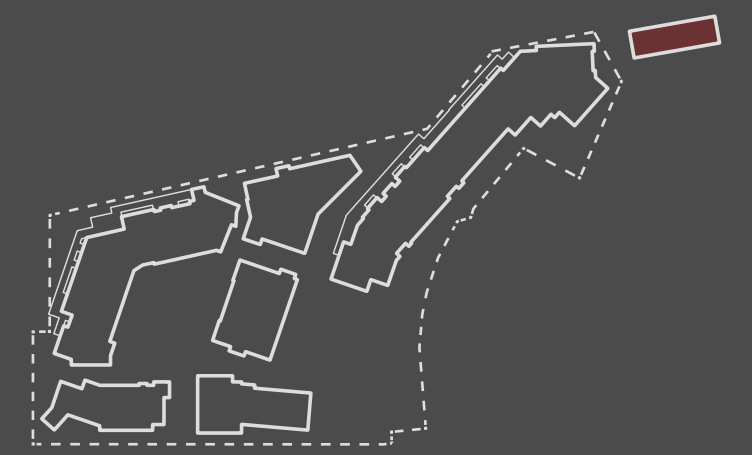
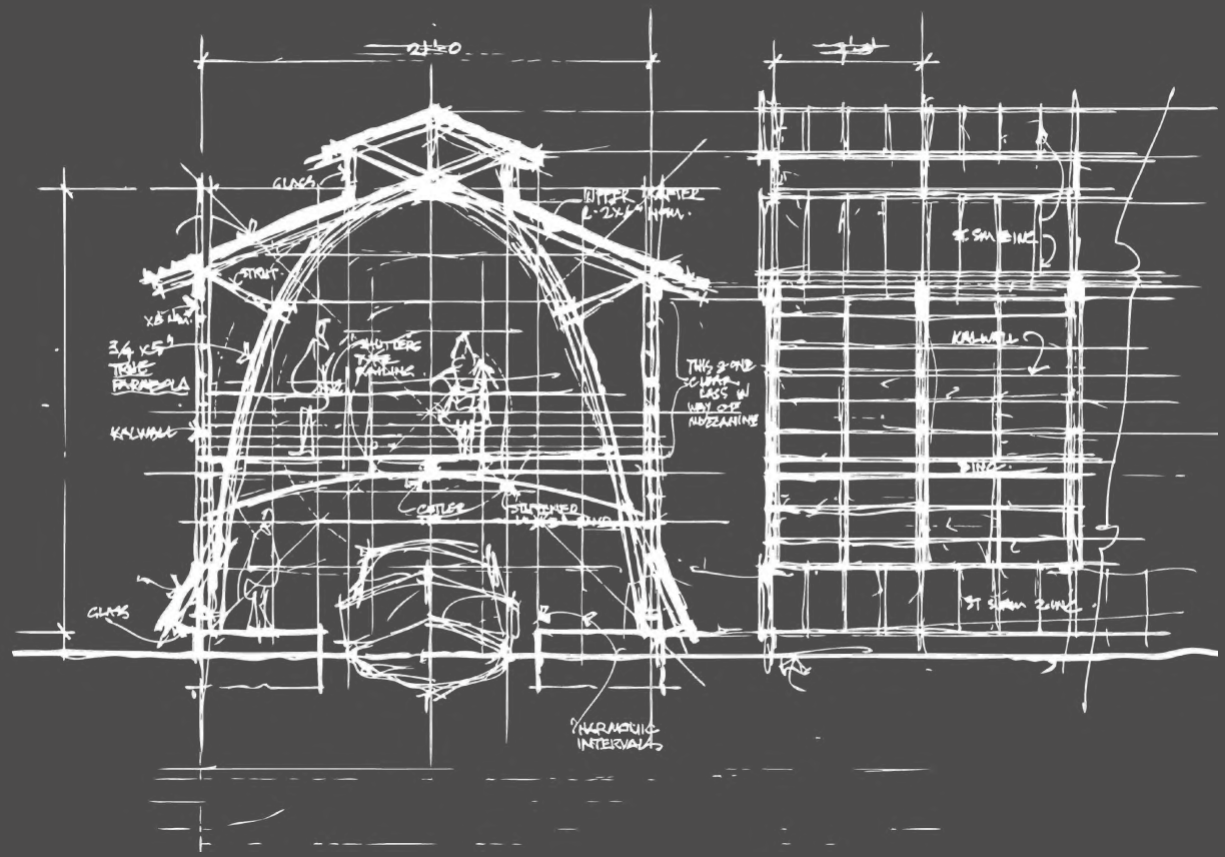
Project Number 1504 Scale AS NOTED

Revision Sheet Number



6 Parcel 4 – Overall Roof Plan
SCALE : 1/16" = 1'-0"





RESIDENTIAL AMENITY BUILDING

Guertin Boatport
Storm Bay, Ontario
5468796 Architecture



John M.S. Lecky UBC Boathouse
Richmond, British Columbia
Larry McFarland Architects



Interior of Maligne Lake Boathouse
Jasper National Park, Alberta



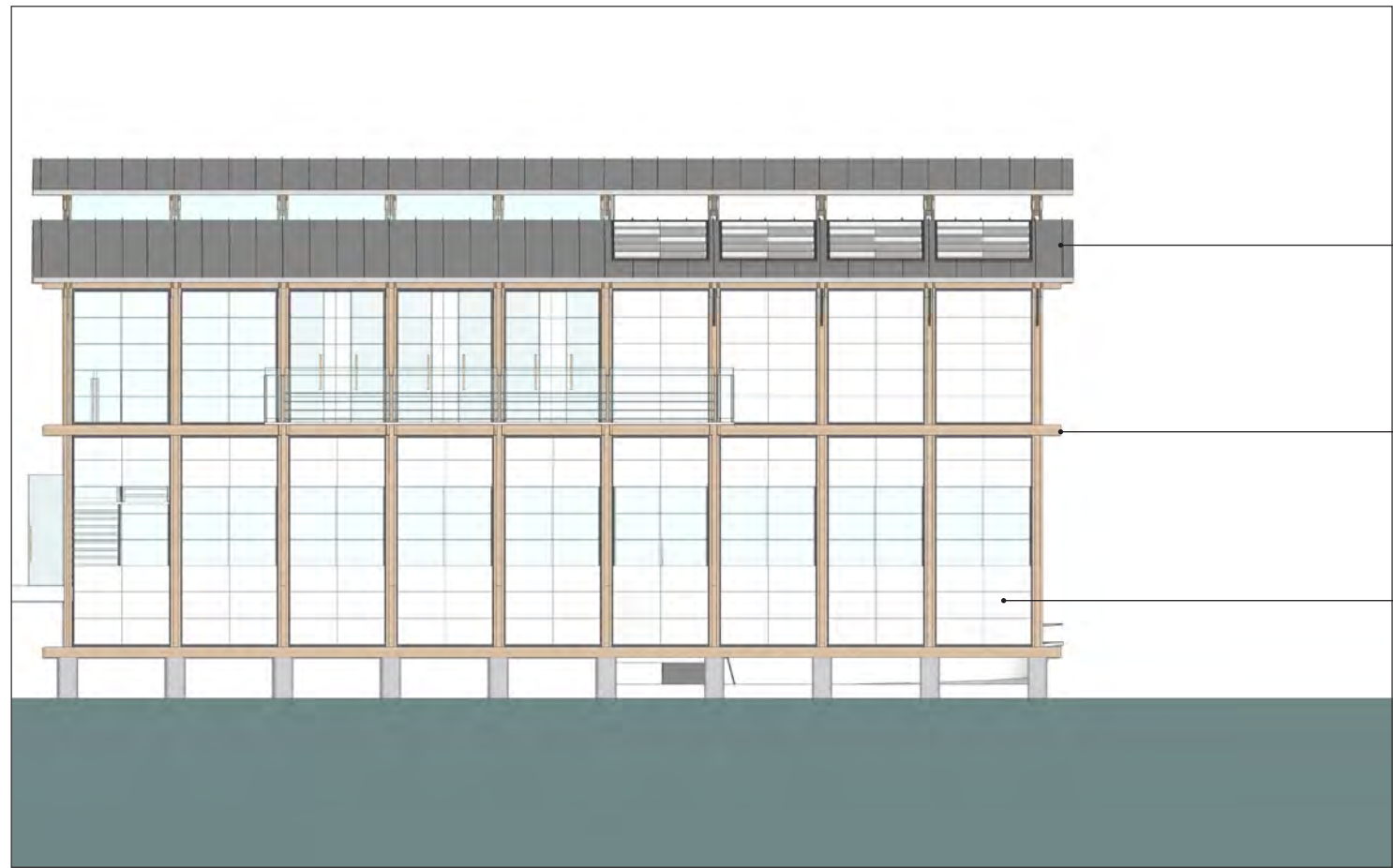


Residential Amenity Building seen from the slips at Sewell's Marina

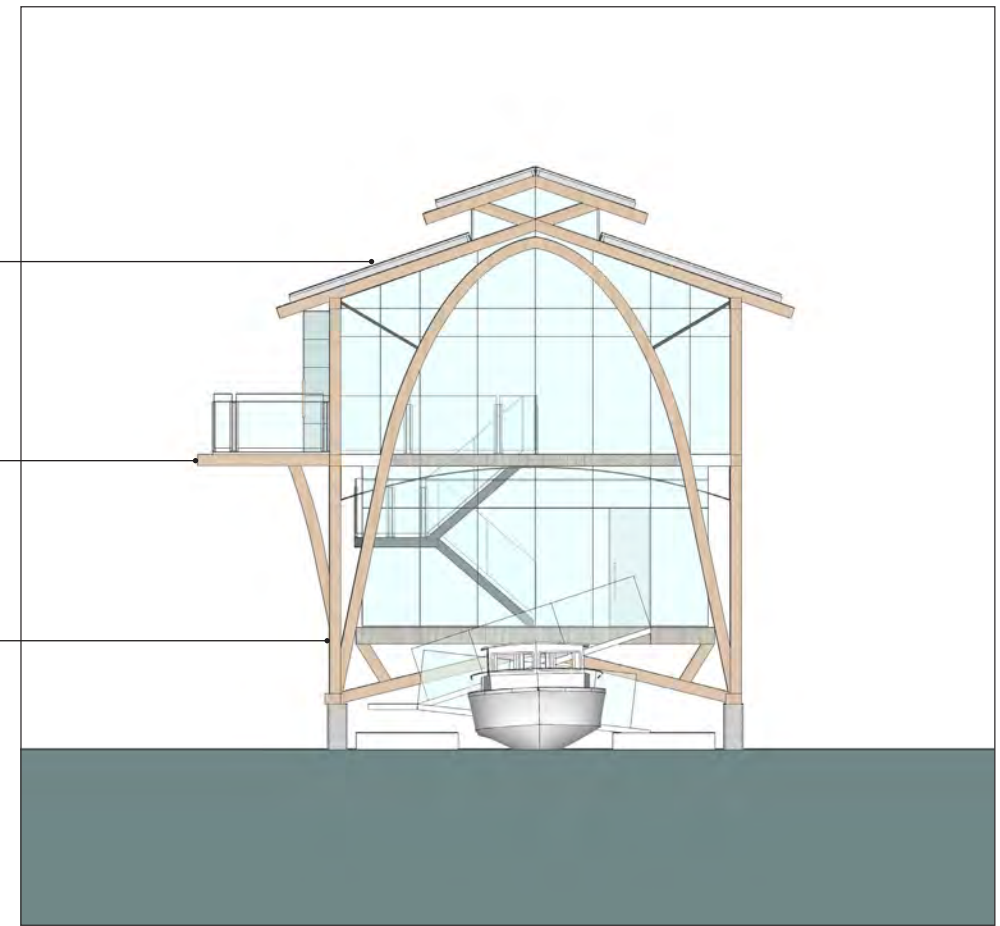


RESIDENTIAL AMENITY BUILDING

Residential Amenity Building seen from Madrona Ridge

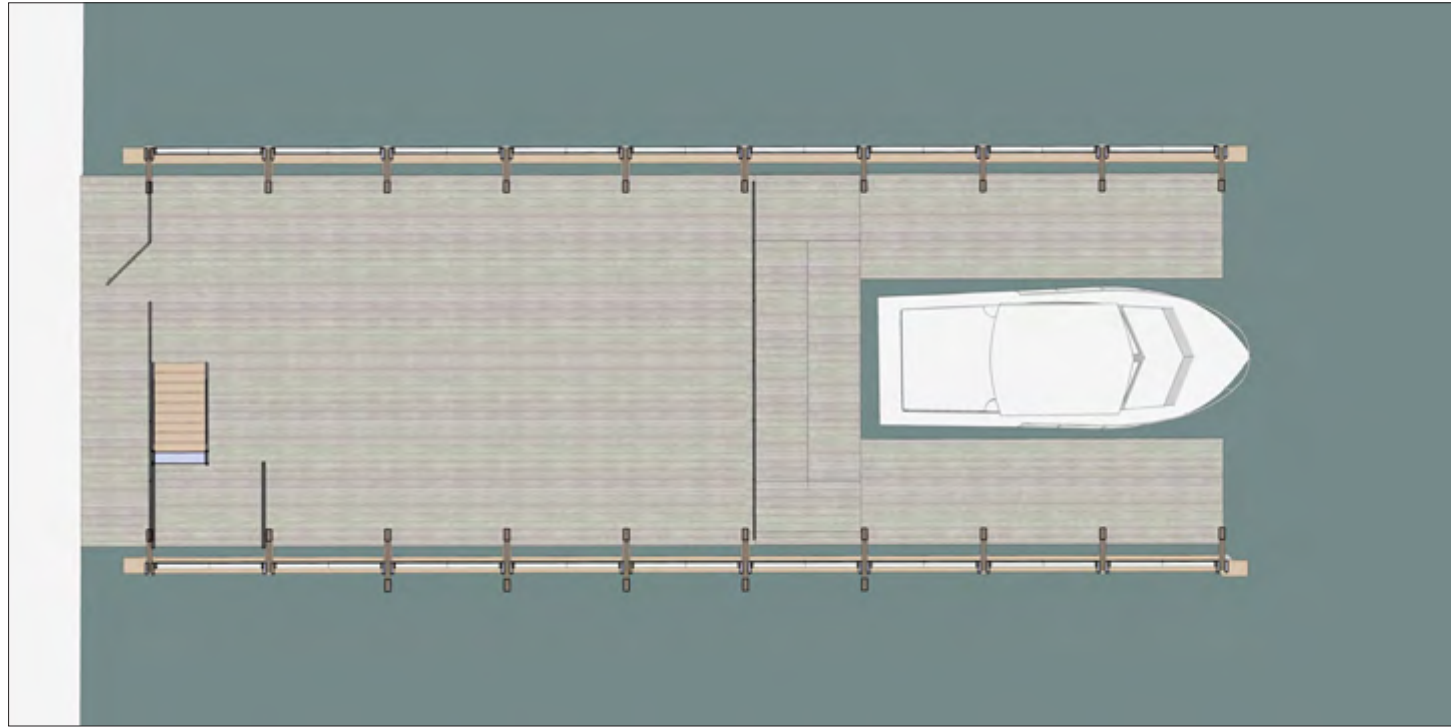


Residential Amenity Building
Side Elevation

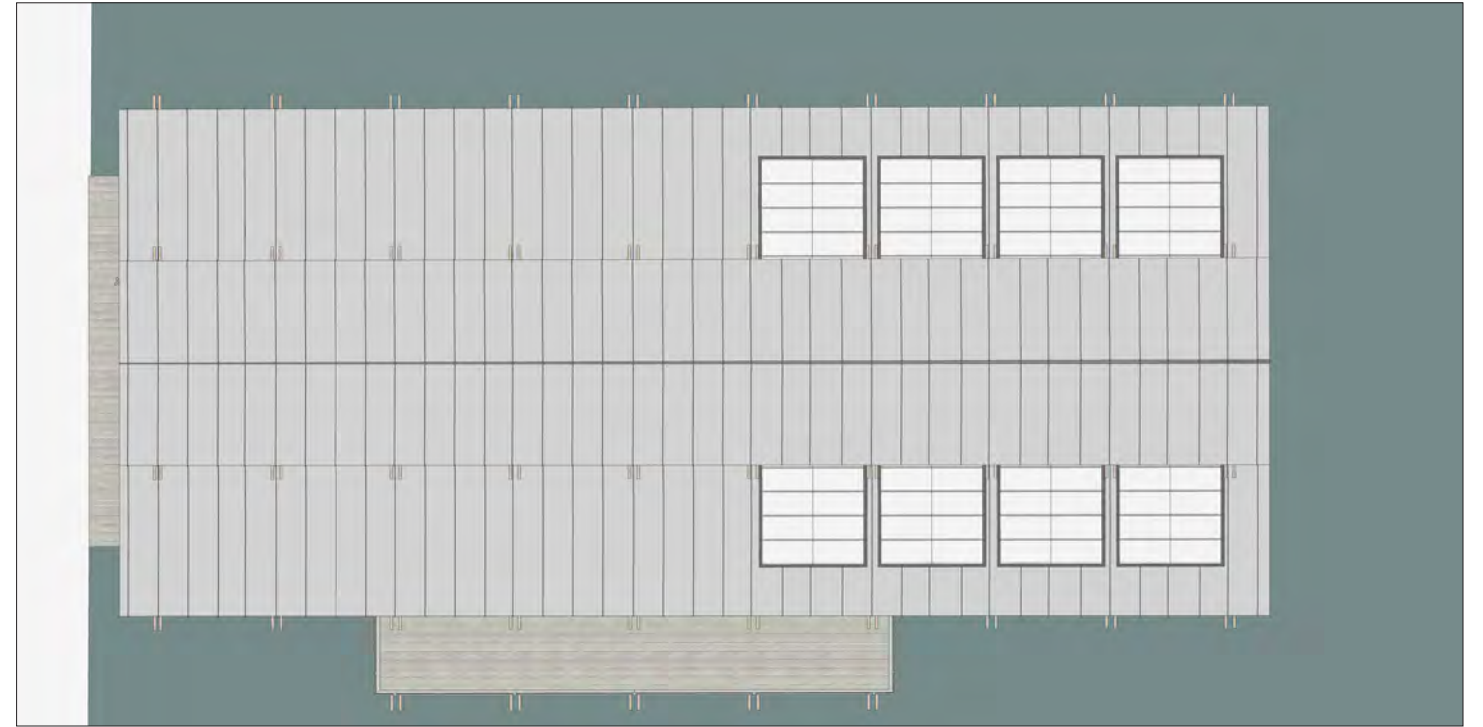


Residential Amenity Building
Front Elevation

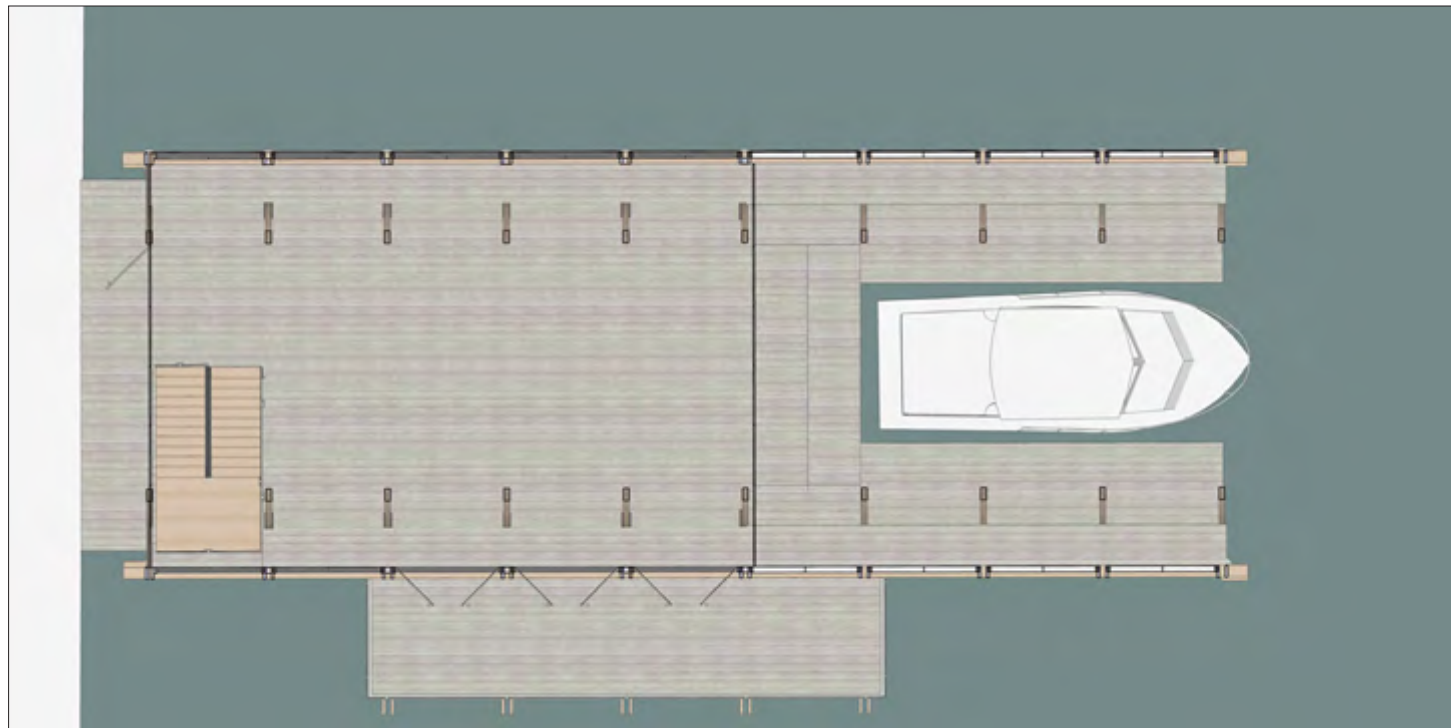
- Standing Seam Zinc Roofing ①
- Wood Beams ②
- Kalwall Translucent Panels ③



Residential Amenity Building
Level 1 Plan

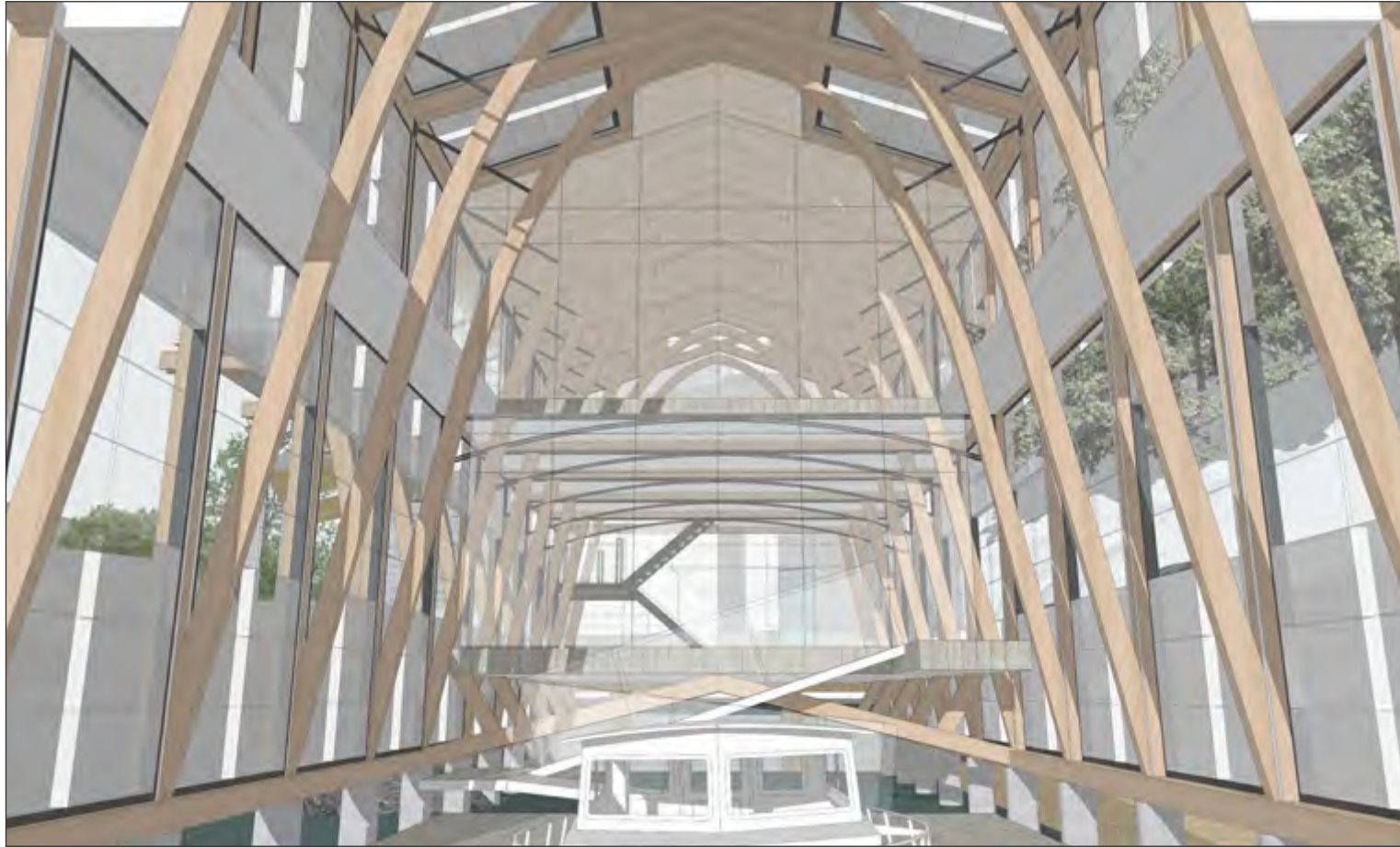


Residential Amenity Building
Roof Plan

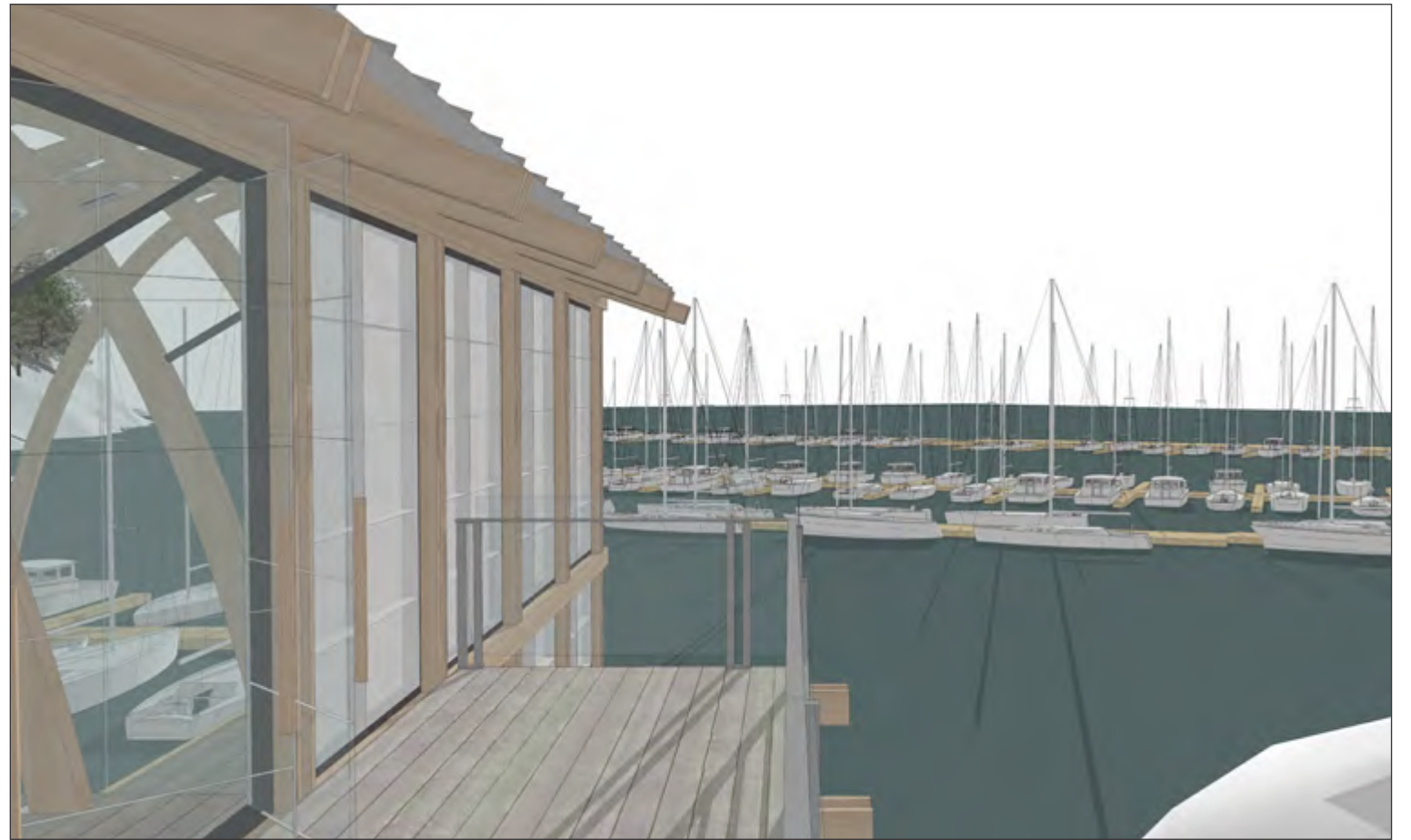


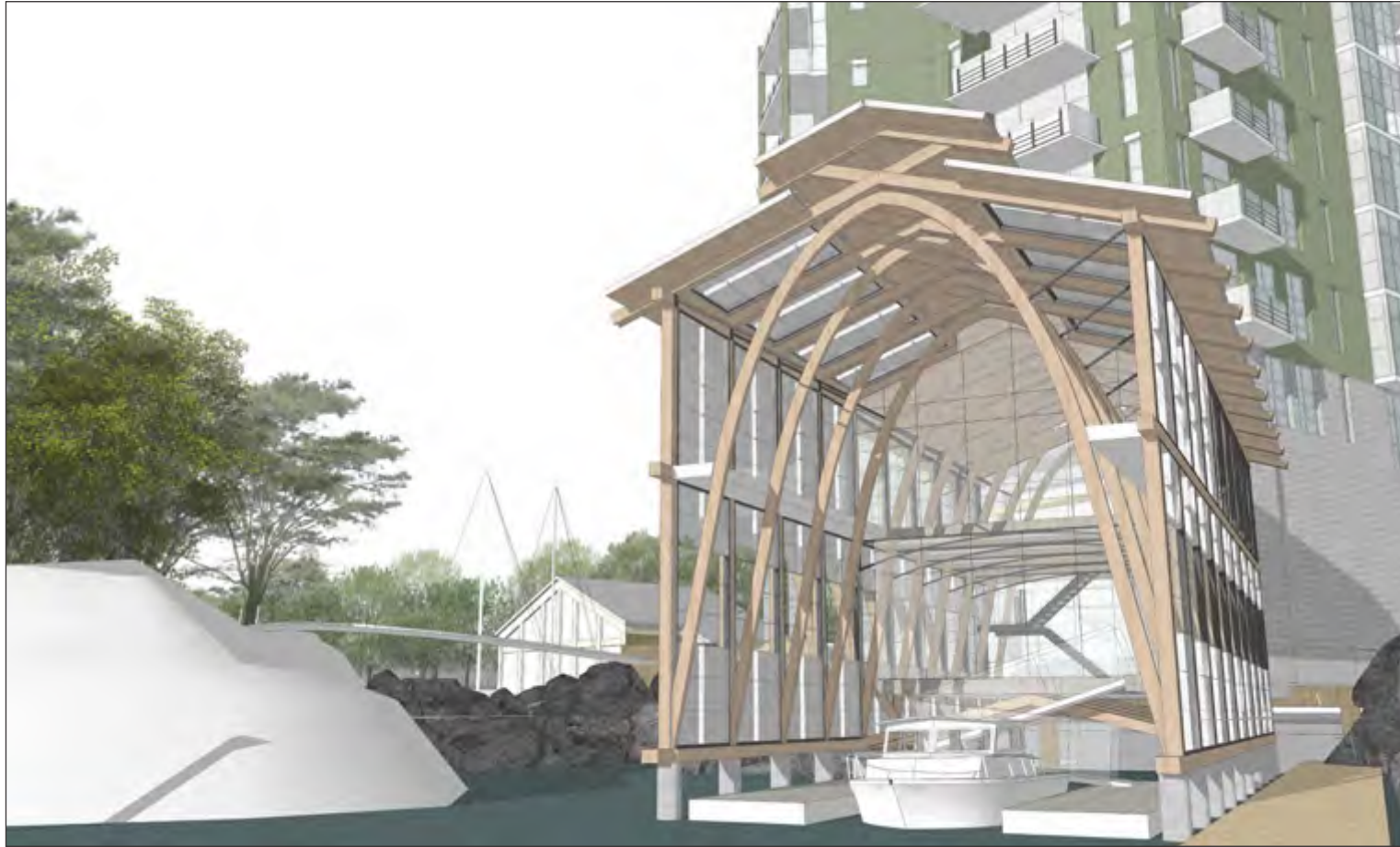
Residential Amenity Building
Level 2 Plan





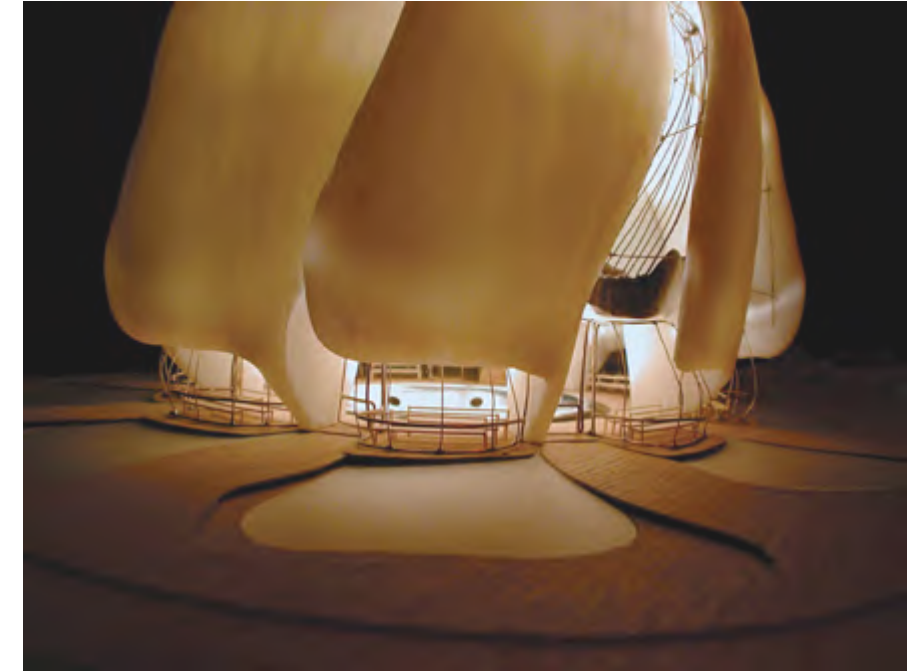
Residential Amenity Building
Interior Views

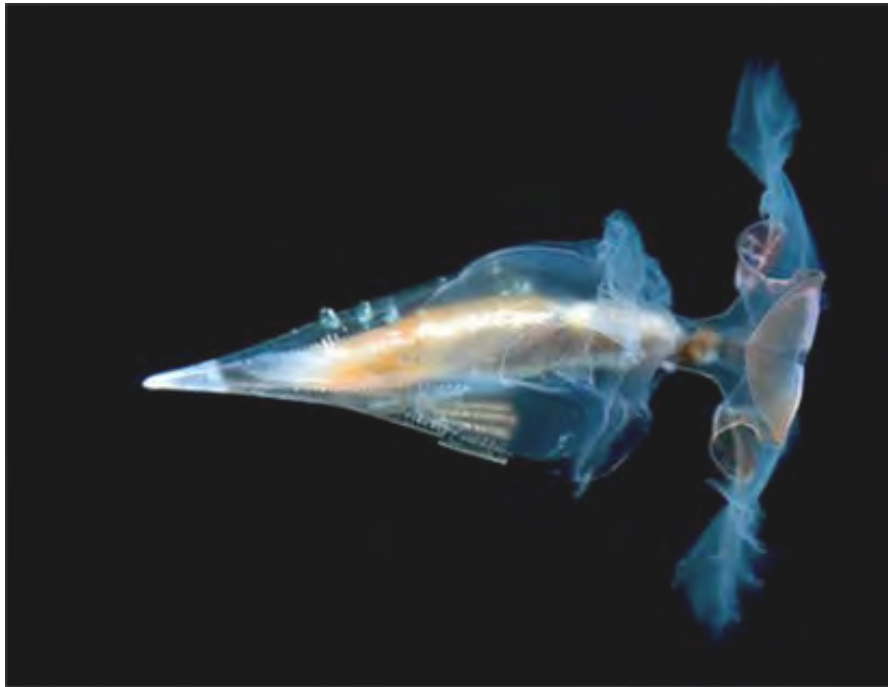




Residential Amenity Building
Interior Views

LIGHTING DESIGN



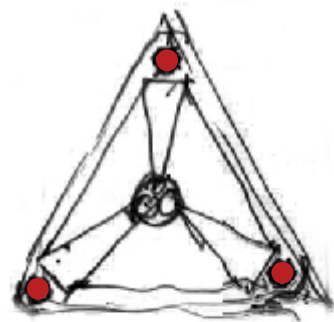


Lighting is intended to reinforce the connection with nature and the organic context

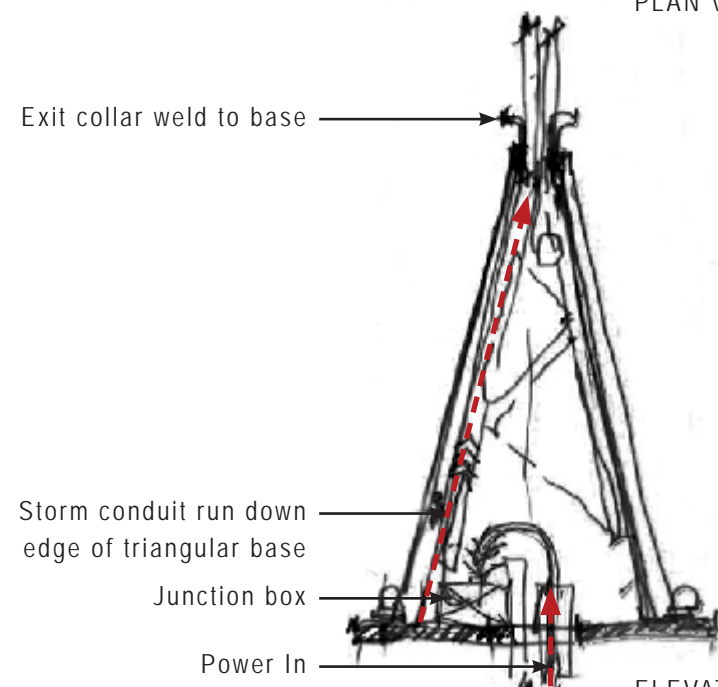
SCULPTURAL LIGHTING

BASE OF LIGHT STANDARD

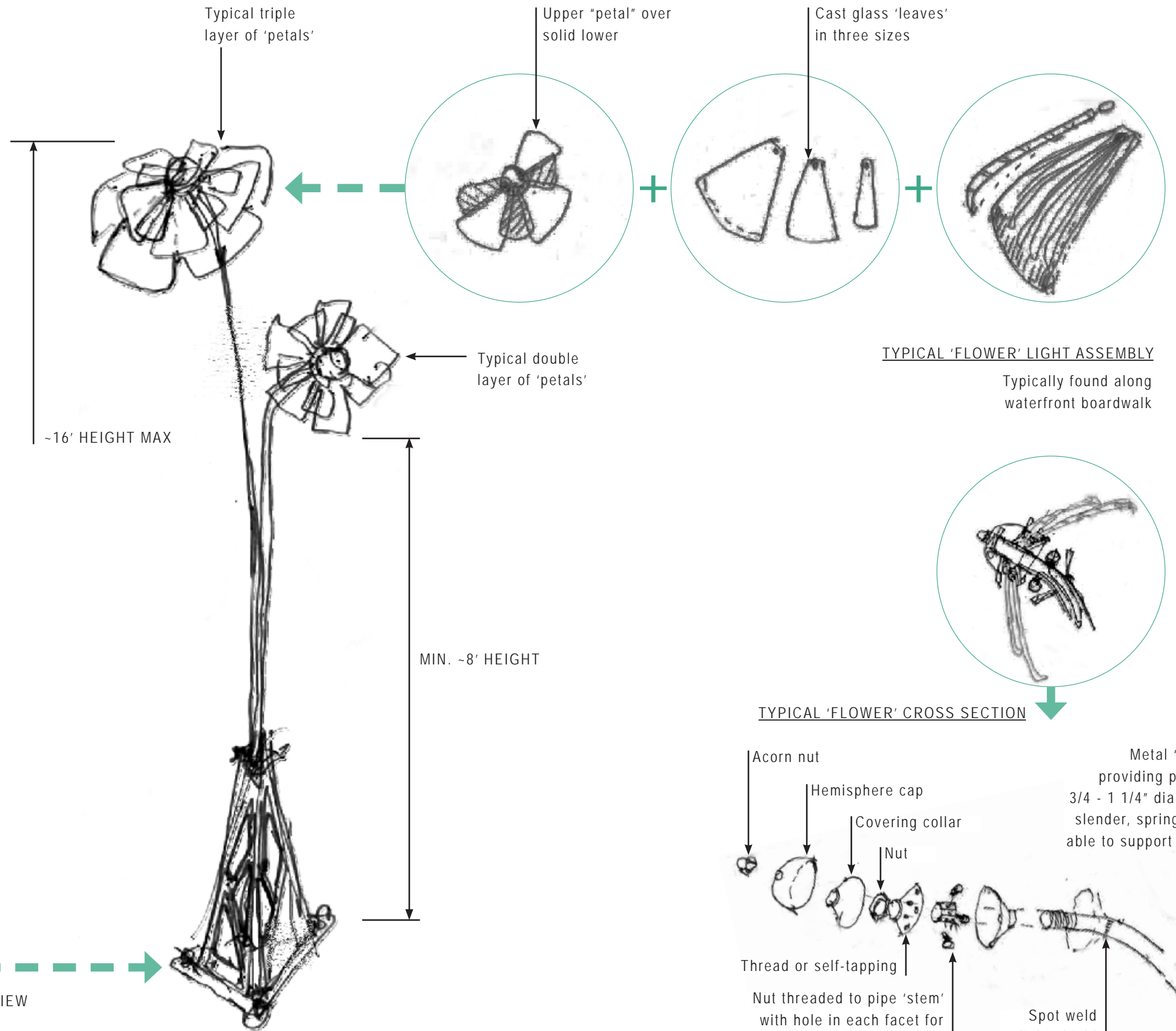
Typically found along waterfront boardwalk



PLAN VIEW



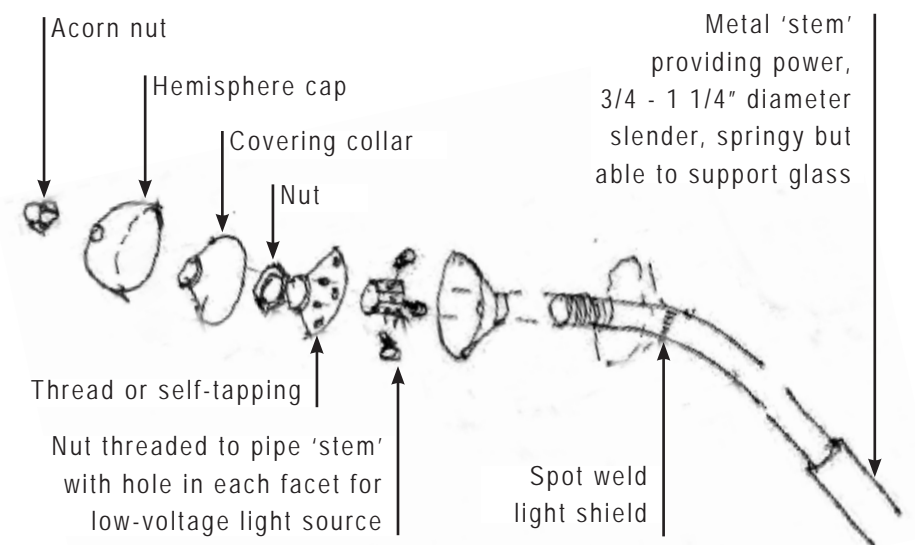
ELEVATION VIEW



TYPICAL 'FLOWER' LIGHT ASSEMBLY

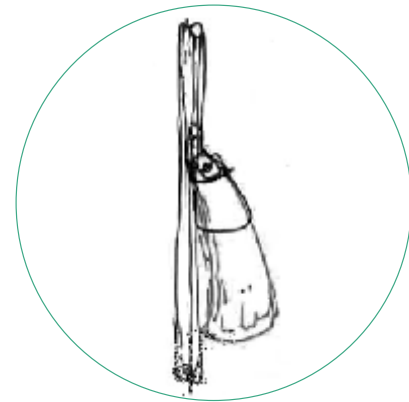
Typically found along waterfront boardwalk

TYPICAL 'FLOWER' CROSS SECTION

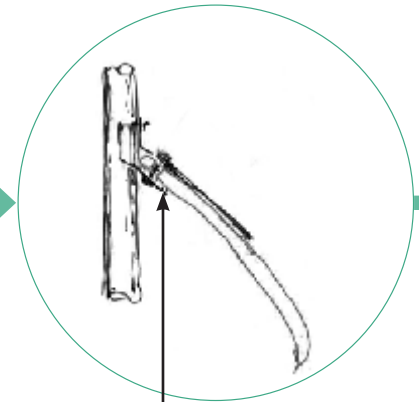


TYPICAL 'FLOWER' EXPLODED AXONOMETRIC

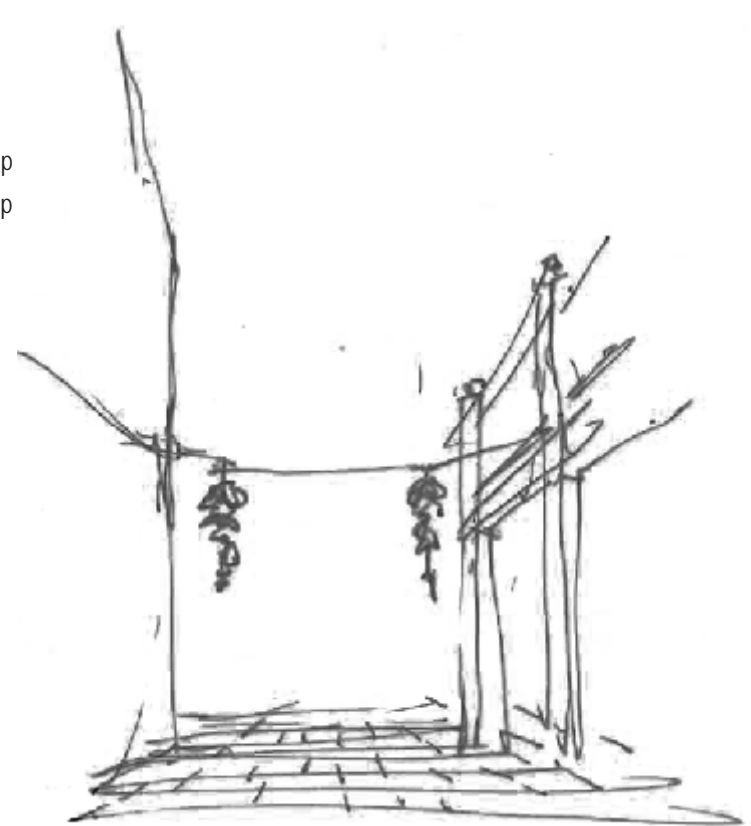
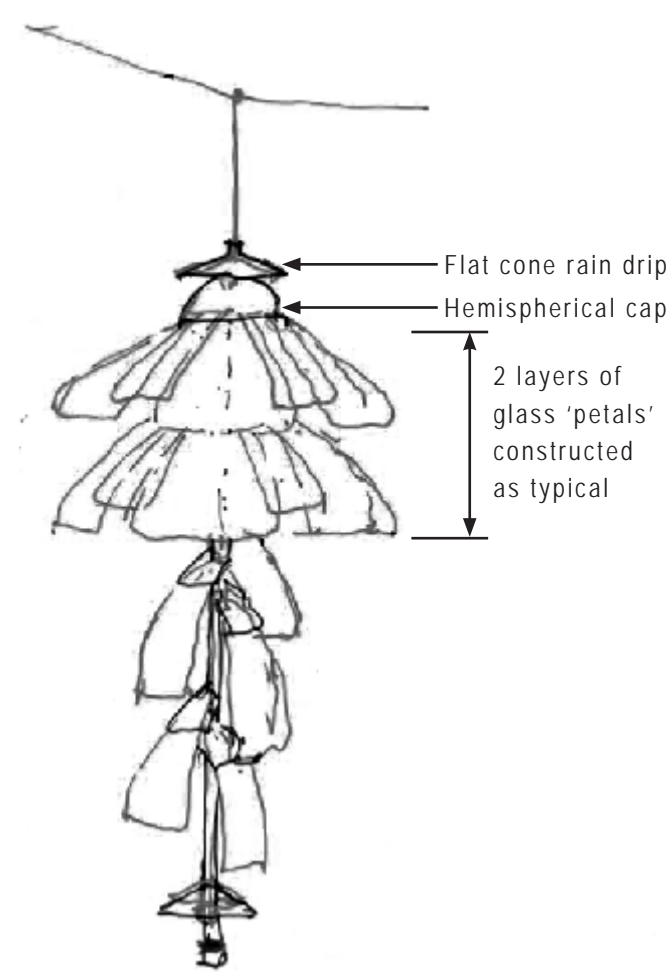
PENDANT FIXTURE
'PETAL' AXONOMETRIC



PENDANT FIXTURE
'PETAL' SECTION



Glass 'petal' fixed to metal shoe covered with metal leaf

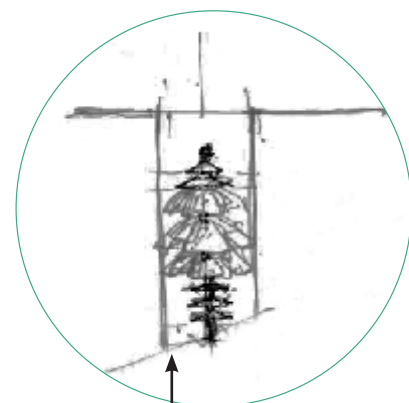


PENDANT FIXTURE IN CONTEXT

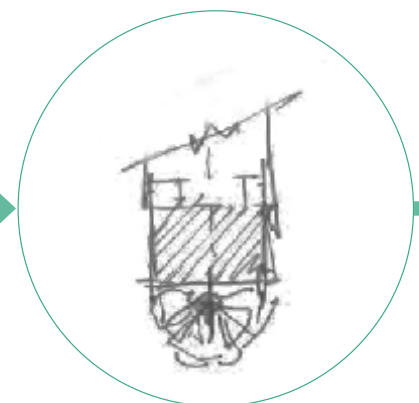


Pendant fixtures can also be hung on metal bracket away from building face

WALL -MOUNTED FIXTURE
TYPICAL ELEVATION

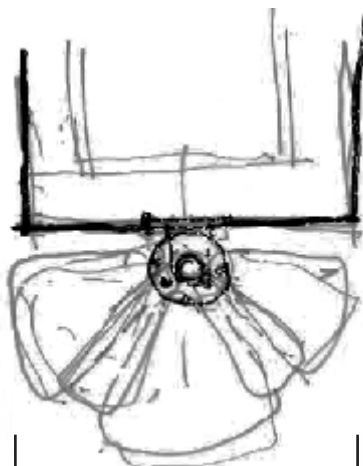


WALL -MOUNTED FIXTURE
TYPICAL PLAN



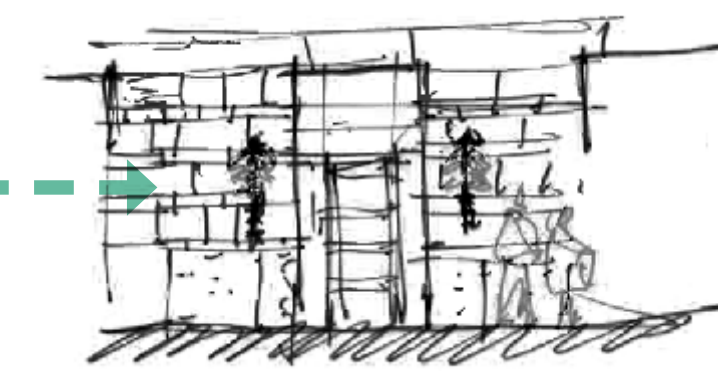
2-3 Layers of glass 'petals', adjusted for wall height and scale

WALL -MOUNTED FIXTURE
PLAN DETAIL

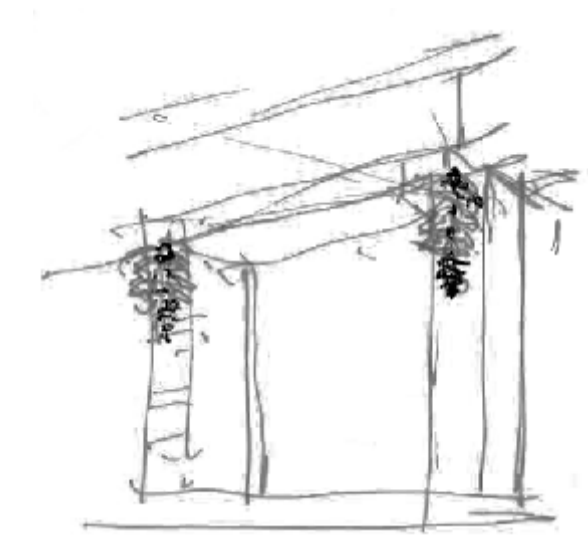


Half-circle layered variation on freestanding light standard (opposite page)

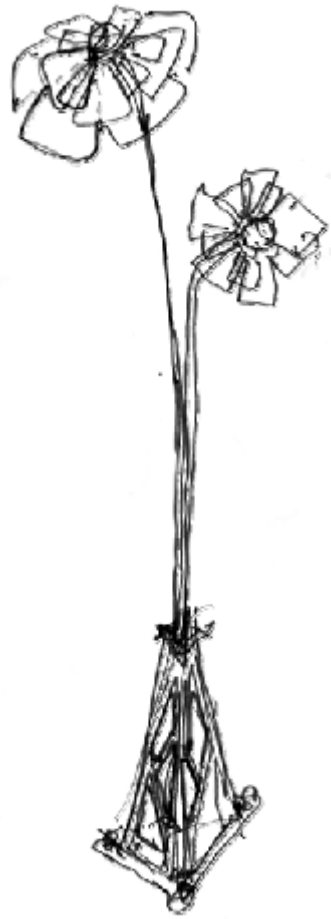
WALL -MOUNTED FIXTURE
ELEVATION IN CONTEXT



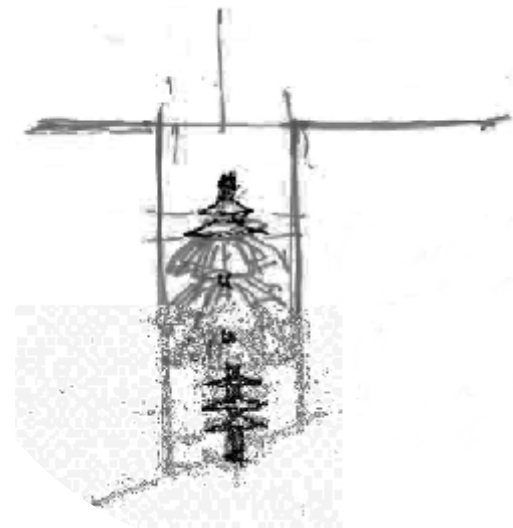
Regular rhythm of repeated fixtures along waterfront building elevation. Could be used as a pair to frame doorway



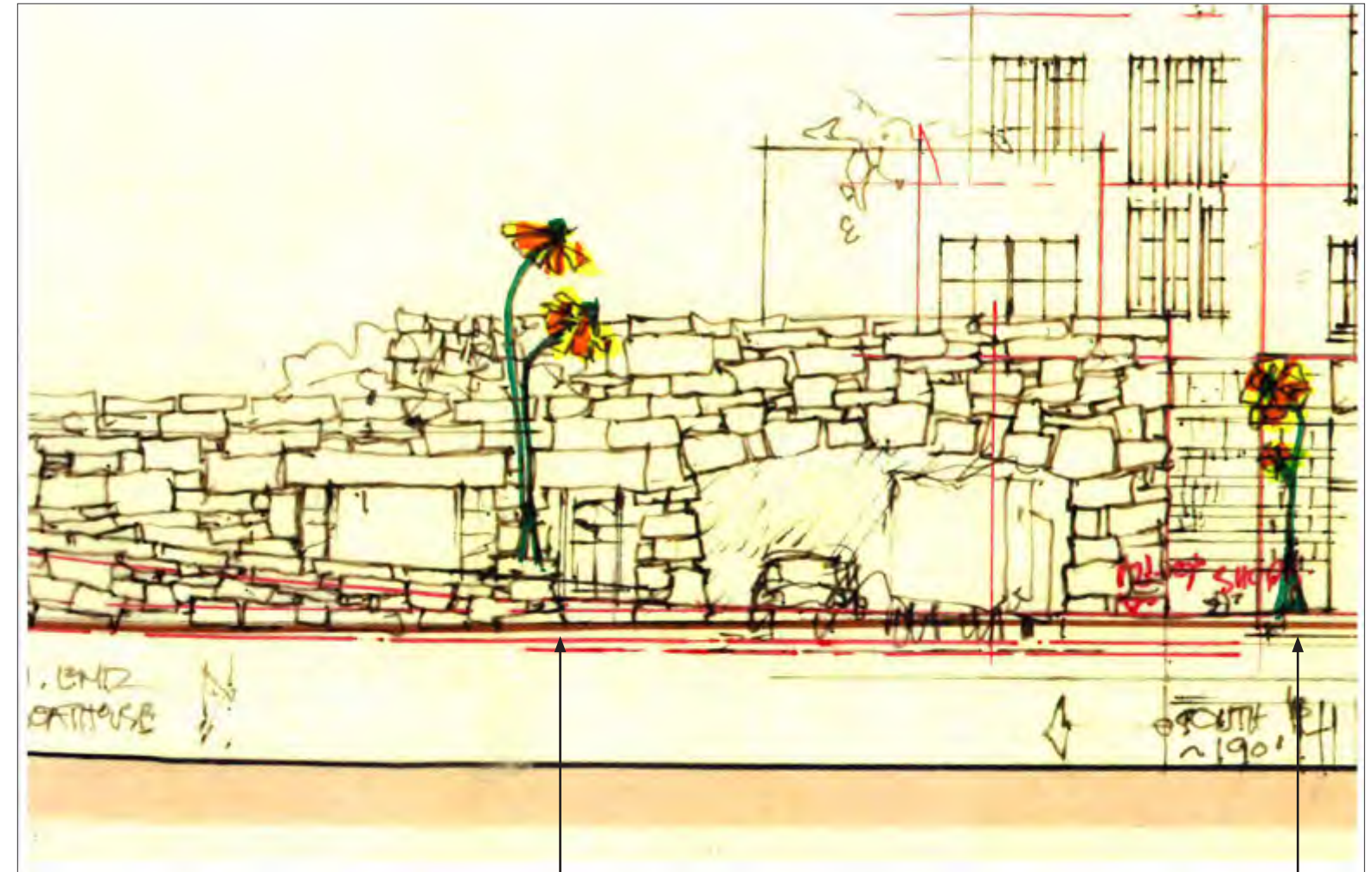
Studies by Paul Merrick for unique light fixtures throughout the project



TYPICAL WATERFRONT
LIGHT STANDARD

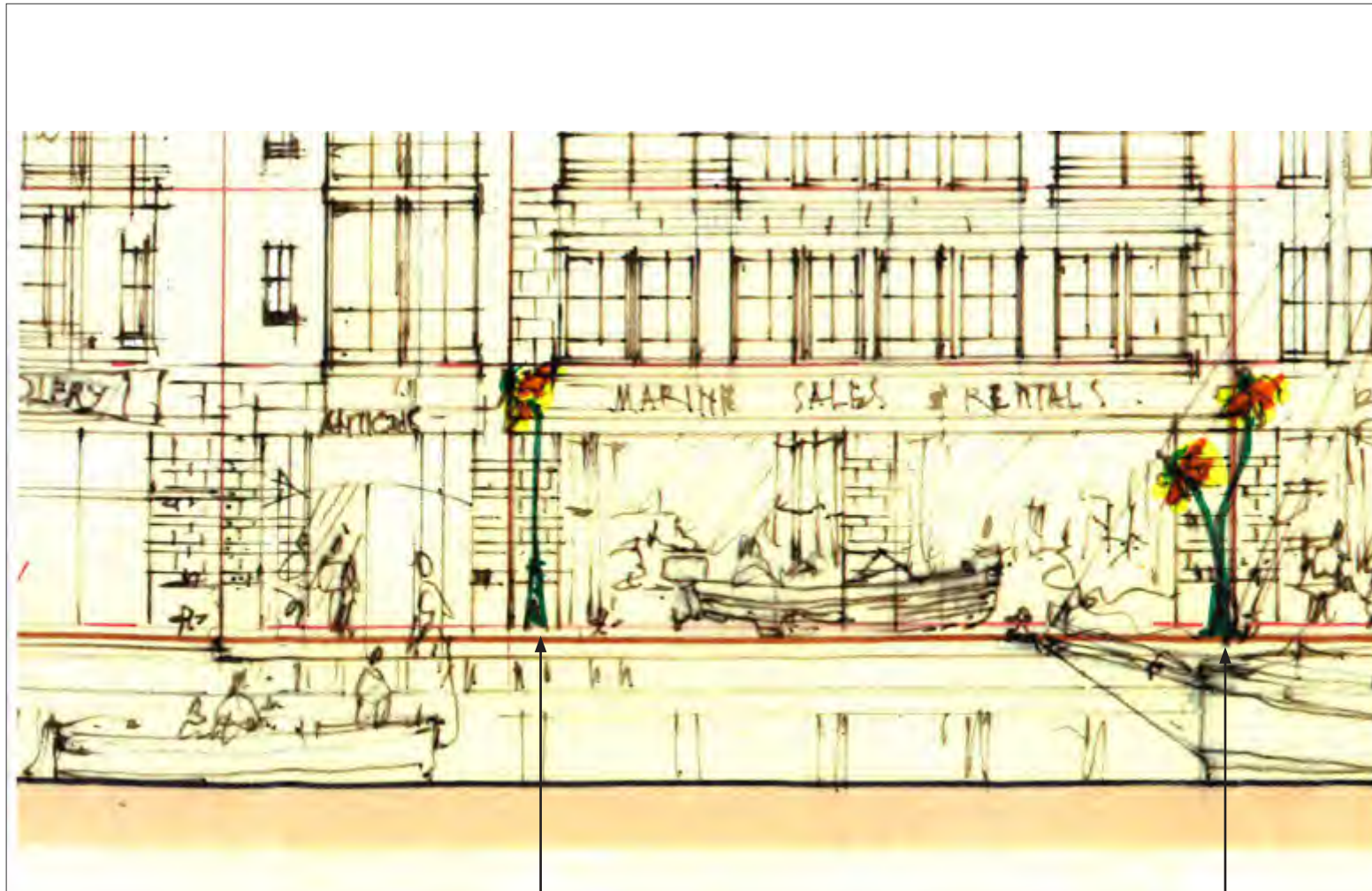


TYPICAL WALL -MOUNTED
FIXTURE



Waterfront light standard

Waterfront light standard



Waterfront light standard

Waterfront light standard

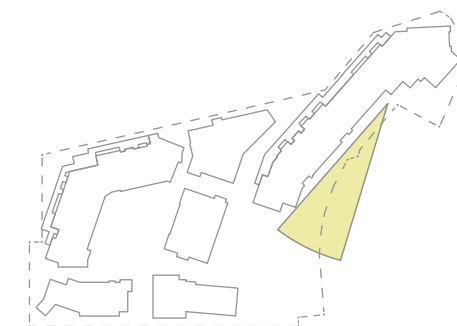


Pair of wall-mounted fixtures at doorway

Waterfront light standard

Studies by Paul Merrick for
lighting fixtures along boardwalk

SCULPTURAL LIGHTING



Perspective view looking south over waterfront boardwalk at Sewell's Landing

PROJECT OVERVIEW

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Issue Issue Date



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LANDSCAPE ARCHITECTURE

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Consultant

Project

6409 Bay Street
Horseshoe Bay, BC
For
Westbank

Sheet Title

**LIGHTING CONCEPT
PLAN**

Drawn By	Checked
MH / MP	KM
Project Number	Scale
15014	1/32" = 1'-0"
Revision	Sheet Number
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L6.01³⁹

LIGHTING SCHEDULE

- LF1 Pedestrian Column Light Type 1, Sculptural Light Fixture
- Structura Bol-T Tapered Pole c/w Custom Fixture head (Total height of fixture = 12)
- LF1A Pedestrian Column Light Type 1A, see Specifications
- Structura Bol-T Tapered Pole c/w Custom Fixture head (Total height of fixture = 12)
- With GFCI Receptacle
- LF2 Bollard Type 2, see Specifications
- Vehicular, Structura UTYL Bollard (Total height of fixture = 36")
- Option to have no illumination
- LF3 Bollard Type 3, see Specifications
- In planting pathway lighting, Structura (Total height = 12")
- LF4 Wall / Stair Light Type 4, see Specifications
- Stair Lighting
- LF5 Canopy Light Type 5, Sculptural Light Fixture
- (Avg. height = 20')
- LF6 Tree Light Type 6, see Specifications
- Custom 'In Tree' Lights
- LF7 Tree Uplight Type 7, see Specifications
- TBD
- LF8 Inground Pin Light Type 8, see Specification
- MP Lighting L337 or L07, 2" Dia.
- LF9 Recessed Strip Light Type 9, see Specifications
- TBD
- LF10 Marina bollard Light

LIGHTING NOTES:

1. Light fixtures are identified for type and location only.
2. Refer to elec. Dwgs for connections, wiring, and junction box details.



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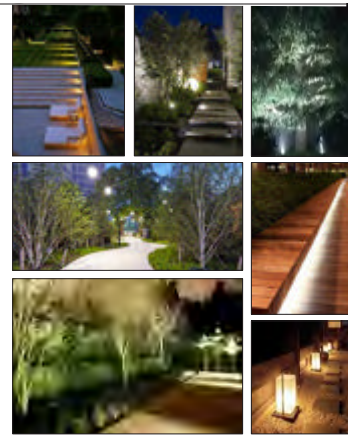
Project

6409 Bay Street
Horseshoe Bay, BC
For
Westbank

Sheet Title
LIGHTING CONCEPT PLAN

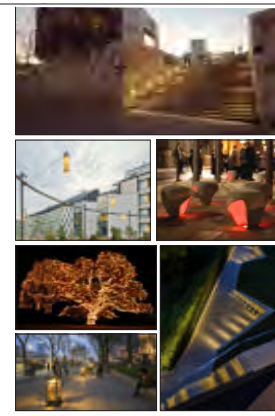
Drawn By	Checked
MH / MP	KM
Project Number	Scale
15014	1/32" = 1'-0"
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RESIDENTIAL



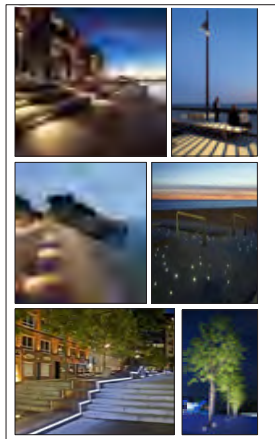
- STEP LIGHTING
- TREE UPLIGHTING
- BOLLARD PATHWAY AND COURTYARD LIGHTING
- BENCH RECESS STRIP LIGHTING
- CATENARY AMBIENT LIGHTING
- PRIVATE PATIO

PLAZA



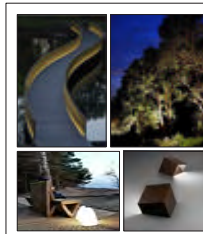
- CATENARY AMBIENT LIGHTING
- STEP LIGHTING
- FEATURE TREE UPLIGHTING / SEASONAL LIGHTING
- BOLLARD/COLUMN PLAZA LIGHTING
- BENCH RECESS STRIP LIGHTING

WATERFRONT

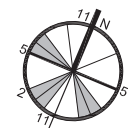


- STAIR/WALL LIGHTING
- PROMENADE COLUMN LIGHTING
- BOLLARD LIGHTING
- FURNITURE LIGHTING

MADRONA ISLAND



- BRIDGE LIGHTING
- TREE UPLIGHT
- SUBTLE PATHWAY LIGHTING
- FURNITURE LIGHTING



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LANDSCAPE ARCHITECTURE

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604.736.5168

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**LIGHTING CONCEPT
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Drawn By MH / MP	Checked KM
Project Number 15014	Scale 1/32" = 1'-0"
Revision	Sheet Number

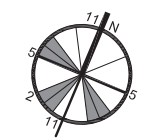
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L6.01

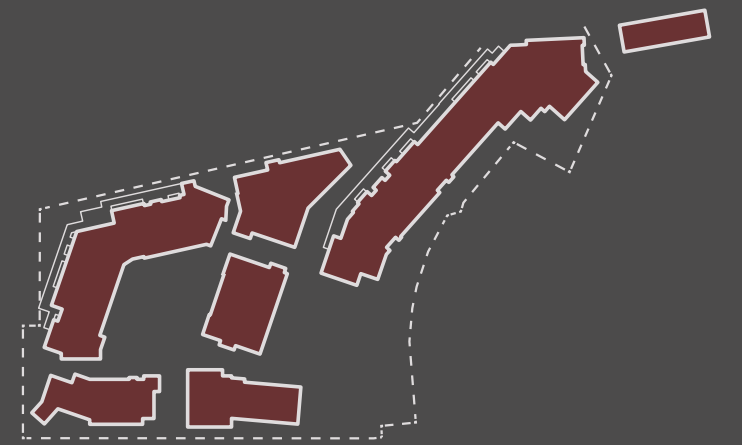
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• In planting pathway lighting, Structura (Total height = 12')
- LF 4 Wall / Stair Light Type 4, see Specifications
• Stair Lighting
- LF 5 Cantenary Light Type 5, Sculptural Light Fixture
• (Avg. height = 20')
- LF 6 Tree Light Type 6, see Specifications
• Custom 'In Tree' Lights
- LF 7 Tree Uplight Type 7, see Specifications
• TBD
- LF 8 Inground Pin Light Type 8, see Specification
• MP Lighting L337 or L07, 3/4" Dia.
- LF 9 Recessed Strip Light Type 9, see Specifications
• TBD
- LF 10 Marina bollard Light

LIGHTING NOTES:

1. Light fixtures are identified by type and location only.
2. Refer to elec. Dwg's for connections, wiring, and junction box details.





ARCHITECTURAL DRAWING SET

Project Statistics	Current / Required	Proposed
Civic Address	6695 Nelson Avenue West Vancouver, BC	TBD
Legal Address	Parcel C DL 430 + 3840 Group 1 NWD Plan LMP 43225 Block 30 DL 430 Plan 2103	TBD
Zoning	Adjoins CD-42/M3	CD
Site Size	100,270sf	100,270sf
Commercial Floor Area		13,709
Residential Floor Area		278,959
Total Floor Area		292,668
Residential Exclusions (Lobbies, Amenity, Exterior Walkways)		-39,138
Commercial FAR Area		13,709
Residential FAR Area		239,821
Total FAR		253,530
RD1 (0.35-0.5 FAR/7.62m h)		
RD2 (0.35-0.5 FAR/7.62m h)		
RS4 (0.35-0.5 FAR/7.62m h)		
RS5 (0.35-0.5 FAR/7.62 m h)		
M1 (per adjacent res)		
RM1 (1.75 FAR/54.9m h)		
RM2 (1.75-1.98 FAR/54.9m h)		
RM3 (1.05 FAR/10.7m h)		
RM4 (0.3 FAR/8.5m h)		
RM5 (0.9-1.0 FAR/7.6-9.1m h)		
Site Coverage	30-40%	41.38%
Permitted Uses	Cottage brewery Caretaker Dwelling Cafe/Restaurant Office/Boat Sales Moorage/Parking Lot Water Taxi	Same Multiple Dwelling Same Same Same Same

Project Statistics	Current / Required	Proposed
Front Yard	7.6m	Per Form of Development
Rear Yard	9.1m	Per Form of Development
Side Yard	3.0m	Per Form of Development
Height	7.6m (from av'g street level)	Per Form of Development
Number of Stories		N/A
Number of Dwellings on Site	0	159
Marina Vehicle Parking	0.5 x Boats Moored 0.7 x Boats for Hire	Per marina requirements
Residential Vehicle Parking	1 space per 84m ² = 265 or 1 space per dwelling = 159	Per Bunt Engineering Analysis 238
Commercial Vehicle Parking	1 space per 37.5 m ² = 33 or marina requirement	Per Bunt Engineering Analysis 254
Total Vehicle Parking	192 spaces currently	Residential 238 +Commercial 254 = 492 (incl. visitor)
Disability Parking	3/ first 200 stalls + 1/subsequent 100 stalls = 5	6
Bicycle Parking	N/A	243
Residential Loading	N/A	3
Commercial Loading		2
Landscaping	Hedge adjoining residential	Per Form of Development

SEWELL'S LANDING AREA CALCULATION

	SHEET	A2.01	A2.02	A2.03	A2.04	A2.05	A2.06	A2.07	A2.08	A2.09	A2.10	A2.11	A2.12	A2.13	A2.14	A2.15	(A) RESIDENTIAL SUITES TOTAL	(B) AMENITY	(C.) COMMERCIAL	(E) RESIDENTIAL CIRCULATION	(D) EXTERIOR WALKWAY AREA	RESIDENTIAL TOTAL (A+B+E)	FLOOR AREA TOTAL (A+B+C+D+E)	(FAR) FLOOR AREA TOTAL AMENITY-EXTERIOR WALKWAY)
		PARKING P4	PARKING P3	PARKING P2	PARKING P1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	ROOF								
PARCEL 3						1,581																		
UNIT A							1,581	1,581	1,581	1,581														
UNIT A1																								
UNIT A2													2,043	2,043										
UNIT B						906	652																	
UNIT B1								894	894	894														
UNIT C						911	652																	
UNIT C1								899	899	899														
UNIT C2													1,053											
UNIT C3													1,276											
UNIT C4														2,155										
UNIT C5															1,571									
UNIT D								574	574	574														
UNIT D1													836											
UNIT D2													2,325											
UNIT D3														1,692										
UNIT D4															1,140									
UNIT E							1,190																	
UNIT E1								1,120	1,120	1,120														
UNIT E2													1,094											
UNIT F						927	858																	
UNIT F1								856	856	856														
UNIT G						913	846																	
UNIT G1								846	846	846														
UNIT G2													1,199											
UNIT H						848	848																	
UNIT H1								836	836															
UNIT H2										1,400														
UNIT I						1,140	1,140	1,140	1,140															
AMENITY						1,188	574																	
	48					7,226	7,767	8,746	8,746	8,170	6,225	5,644	3,847	2,711		0	59,082	1,762		5,414	14,322	66,258	80,580	64,496
PARCEL 4 PLATEAU B				LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5																
UNIT A					1,040																			
UNIT B					665	721																		
UNIT C					941	537																		
UNIT D						791	761																	
UNIT E						1,085	761																	
COMM				1,622	1,524																			
					2,646	3,134	1,521									0	7,301		3,146		113	7,301	10,560	10,447
PARCEL 4 PLATEAU D				LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5																
UNIT A						1,184																		
UNIT B						828	828																	
UNIT C						727	727	514																
UNIT D						914	618																	
UNIT E							1,094	907																
	10					3,653	3,267	1,421								0	8,341				79	8,341	8,420	8,341
TOTAL	159																213,947	5,690	13,709	25,874	33,448	245,511	292,668	253,530
SITE SIZE	100,270																					245,511	292,668	
FAR	2.53																							

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Revision No.	Description	Date

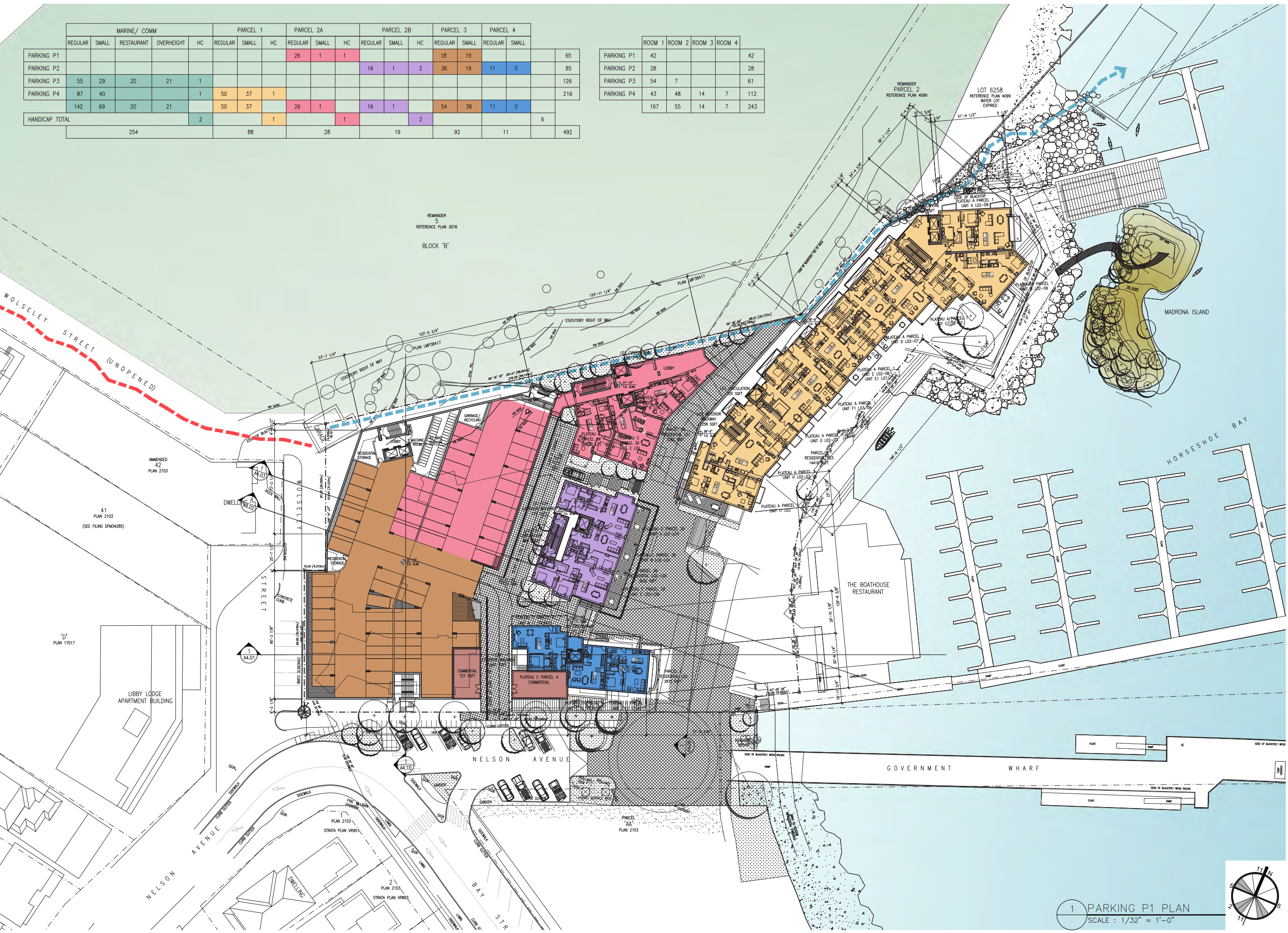
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016

Consultant

Project
Sewell's Landing
 6695 Nelson Avenue
 Horseshoe Bay, BC
 For
 Westbank

Sheet Title
PARKING P1 PLAN

Drawn By	Checked
NC/PM	GB
Project Number	Scale
1504	AS NOTED
Revision	Sheet Number
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	ROOM 1	ROOM 2	ROOM 3	ROOM 4
PARKING P1	42			42
PARKING P2	28			28
PARKING P3	54	7		61
PARKING P4	43	48	14	7
	167	55	14	7
				243

	MARINE/ COMM					PARCEL 1			PARCEL 2A			PARCEL 2B			PARCEL 3		PARCEL 4		
	REGULAR	SMALL	RESTAURANT	OVERHEIGHT	HC	REGULAR	SMALL	HC	REGULAR	SMALL	HC	REGULAR	SMALL	REGULAR	SMALL	REGULAR	SMALL		
PARKING P1									26	1	1				18	19			65
PARKING P2												16	1	2	36	19	11	0	85
PARKING P3	55	29	20	21	1														126
PARKING P4	87	40			1	50	37	1											216
	142	69	20	21		50	37		26	1		16	1		54	38	11	0	
HANDICAP TOTAL					2			1			2								6
	254					88			28			19			92		11		492

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Revision No.	Description	Date

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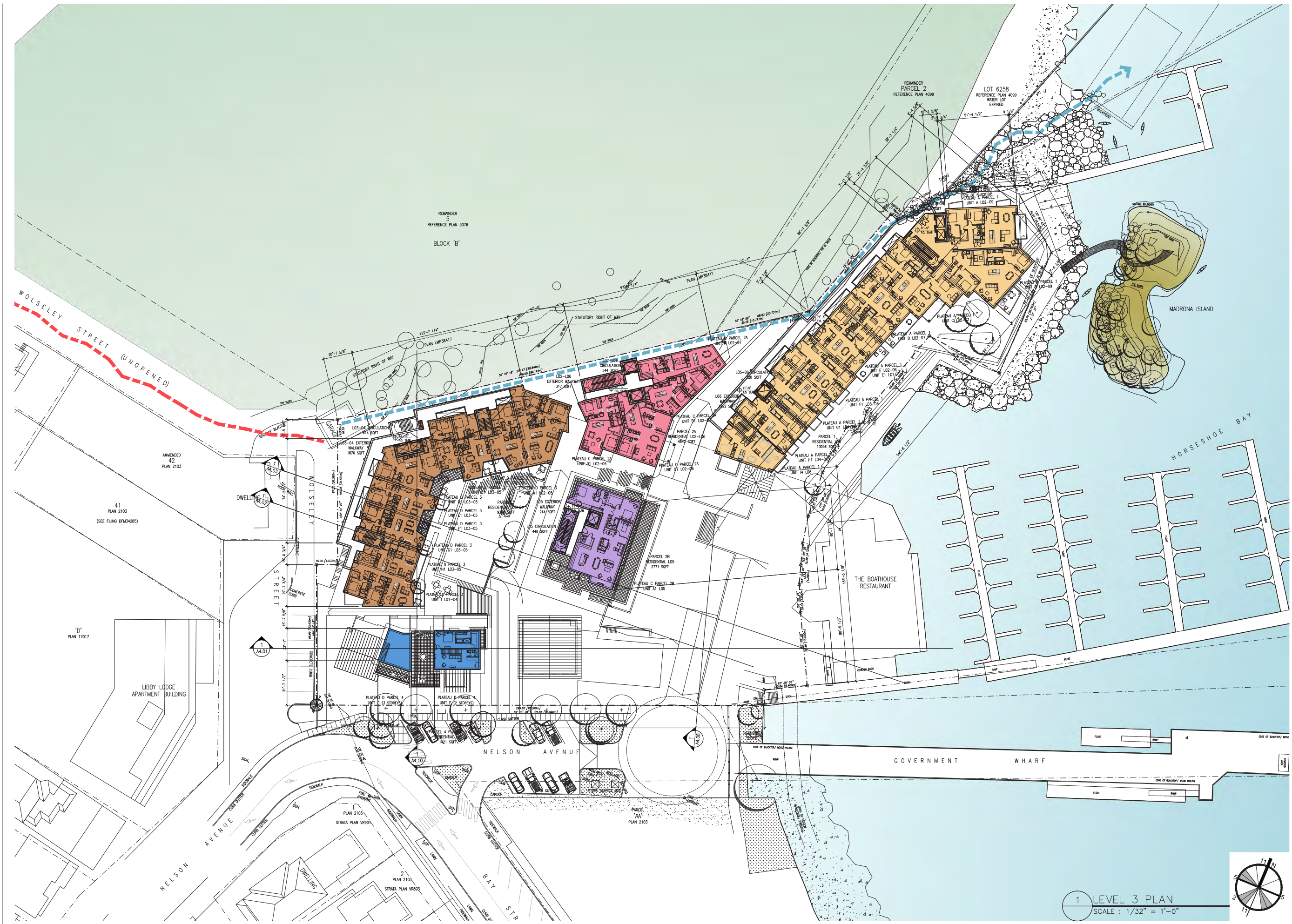
Project
Sewell's Landing

6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
LEVEL 3 PLAN

Drawn By NC/PM	Checked GB
Project Number 1504	Scale AS NOTED
Revision ---	Sheet Number

A2.07



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Revision No.	Description	Date
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Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016

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Project

Sewell's Landing

6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title

LEVEL 7 PLAN

Drawn By

NC/PM

Checked

GB

Project Number

1504

Scale

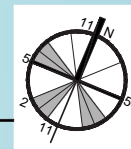
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1 LEVEL 7 PLAN
SCALE : 1/32" = 1'-0"



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Revision No.	Description	Date
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Issue	Issue Date
Issue for Rezoning	May 22, 2015
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Project

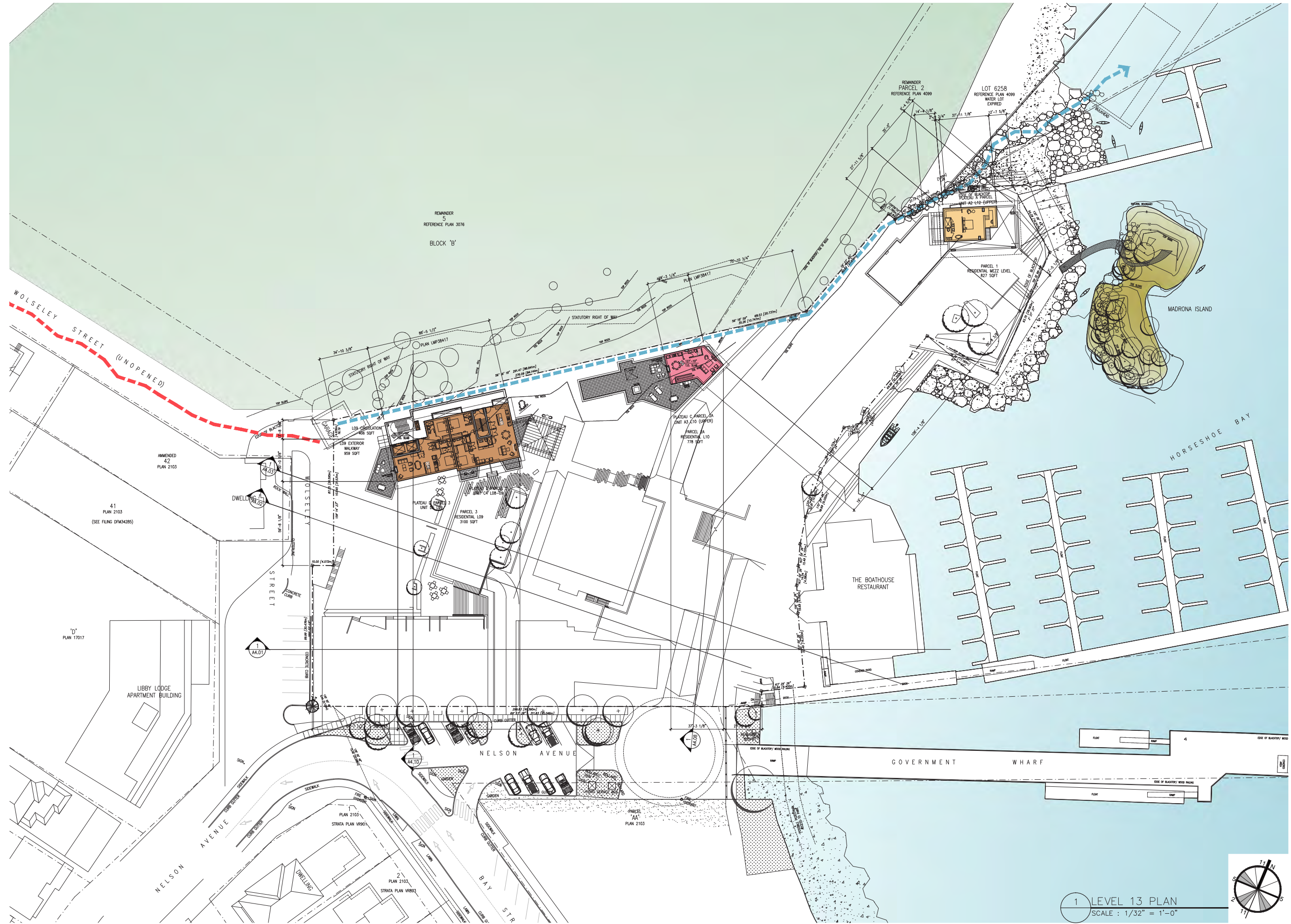
Sewell's Landing

6695 Nelson Avenue
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For
Westbank

Sheet Title

LEVEL 9 PLAN

Drawn By	Checked
NC/PM	GB
Project Number	Scale
1504	AS NOTED
Revision	Sheet Number
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1 LEVEL 13 PLAN
SCALE : 1/32" = 1'-0"

