

NO.	DATE YMD	DESCRIPTION
5	2024/07/5	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT



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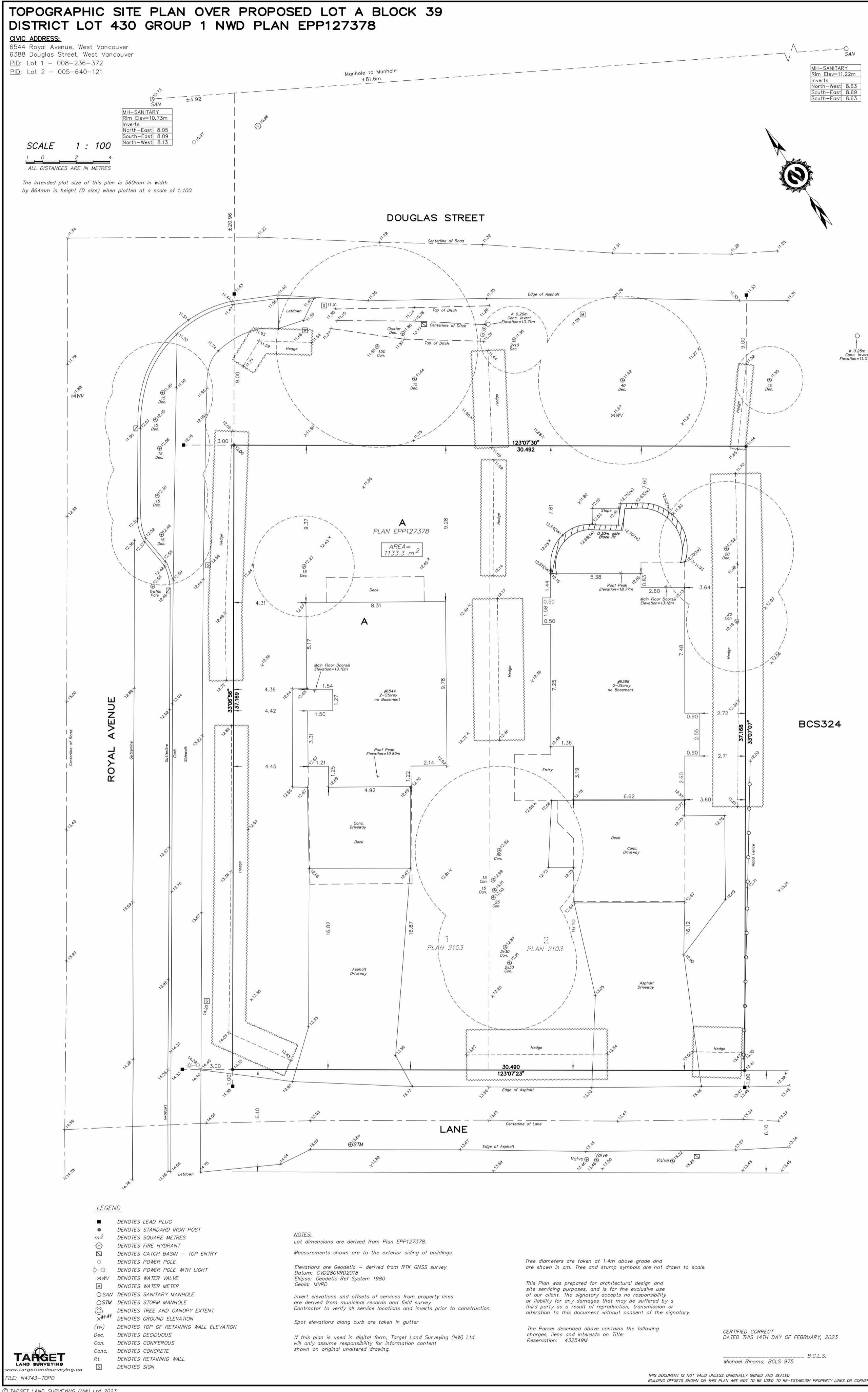
PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
6544 ROYAL AVE. & 6388 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE
BASE PLAN

SCALE 1" = 40'-0"
 DRAWN Author
 CHECKED Checker
 PROJECT NO. 22025

DRAWING NO.
A0.2
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LEGEND

- DENOTES LEAD FLAG
- DENOTES STANDARD IRON POST
- DENOTES SQUARE METRES
- DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN - TOP ENTRY
- DENOTES POWER POLE
- DENOTES POWER POLE WITH LIGHT
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES SANITARY MANHOLE
- DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- (TW) DENOTES TOP OF RETAINING WALL ELEVATION
- DENOTES DECIDUOUS
- DENOTES CONIFEROUS
- DENOTES CONCRETE
- DENOTES RETAINING WALL
- DENOTES SIGN

NOTES:
 Lot dimensions are derived from Plan EPP127378.
 Measurements shown are to the exterior siding of buildings.
 Elevations are Geoidic - derived from RTK GNSS survey.
 Datum: CGD85/BCD2014
 Elevation: Geoidic, Ref System 1980
 Chart: NAD83
 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 (TLS) Ltd will only assume responsibility for information content shown on original unaltered drawing.
 The Parcel described above contains the following charges, liens and interests on Title: Reservation: 432549M
 Michael Rhema, B.C.L.S. 975
 CERTIFIED CORRECT
 DATED THIS 14TH DAY OF FEBRUARY, 2023
 R.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED. BUILDING OFFICES SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS.



1 CONTEXT PLAN
 SCALE: 1" = 40'-0"

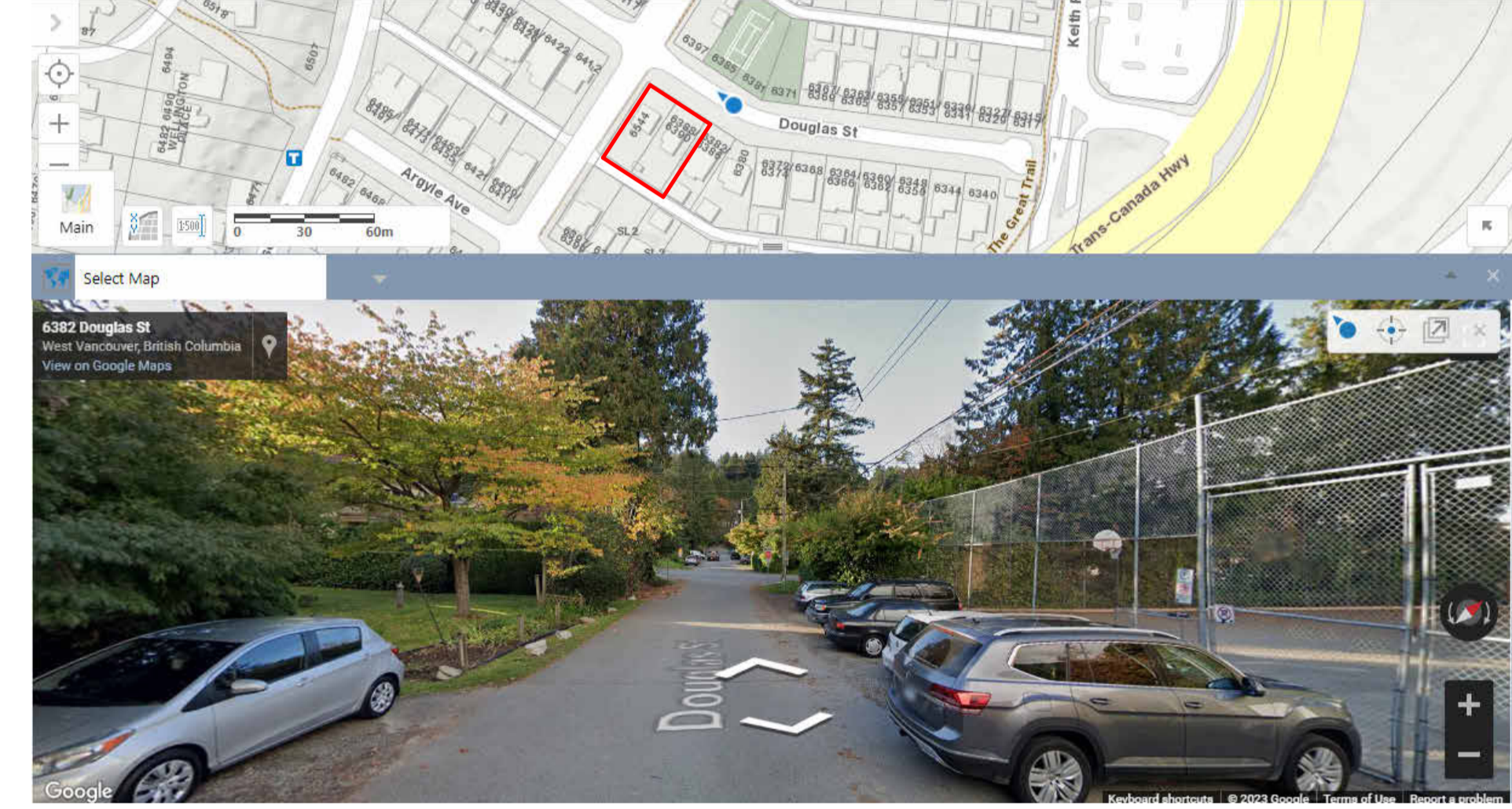
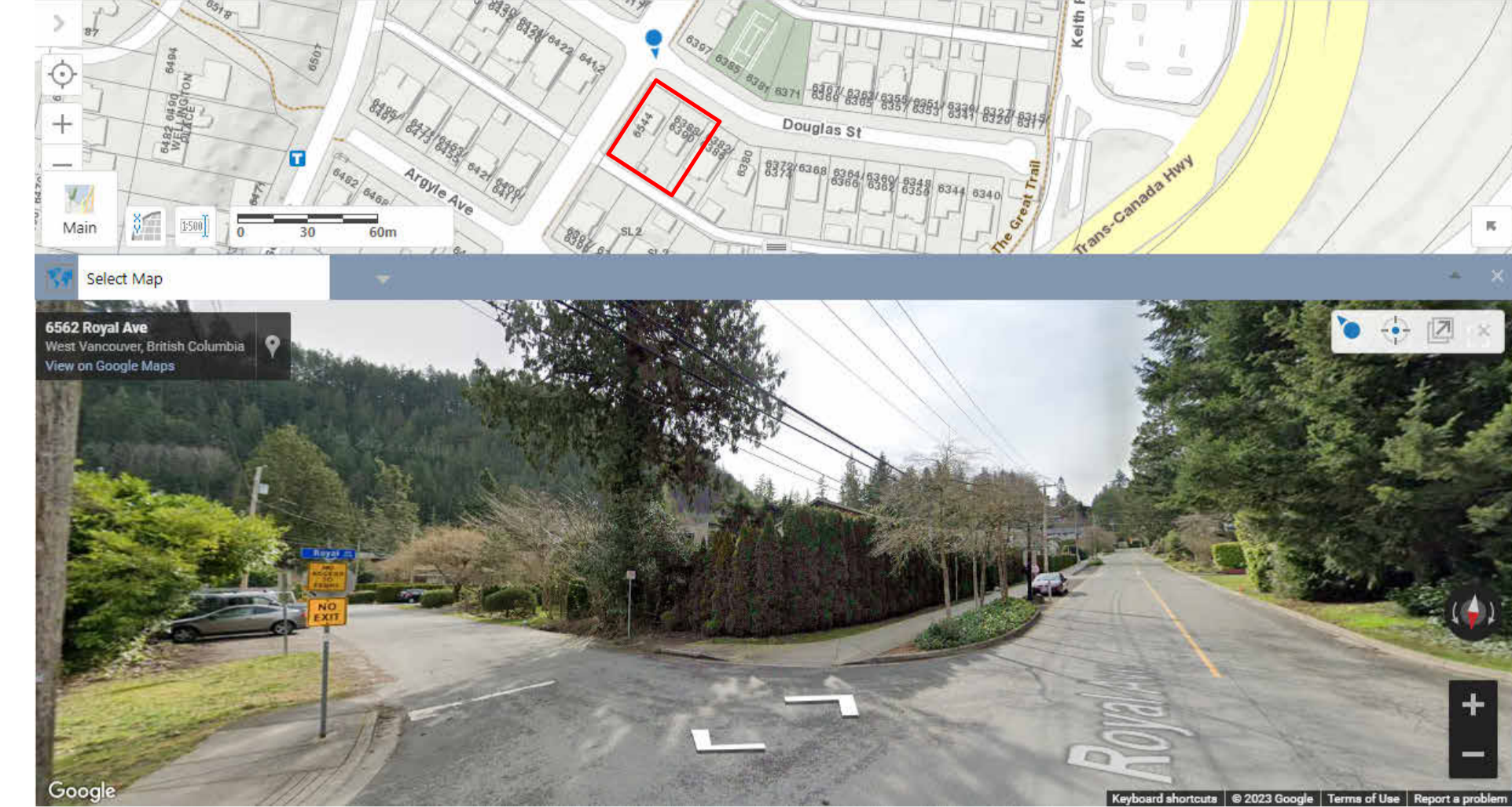


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LOCATION AND CONTEXT

THIS PROJECT IS LOCATED ON ROYAL AVE & DOUGLAS STREET IN HORSHOE BAY, OFFERS EASY WALKING ACCESS TO TRANSPORTATION AND THE MANY AMENITIES OF THE AREA, INCLUDING THE BEAUTIFUL BEACH WHICH IS ONLY 700 FEET AWAY.

THE PROJECT IS ALSO SURROUNDED BY RESIDENTIAL NEIGHBORHOODS, MAKING IT AN IDEAL LOCATION FOR THOSE SEEKING A PEACEFUL AND COMFORTABLE LIVING EXPERIENCE.

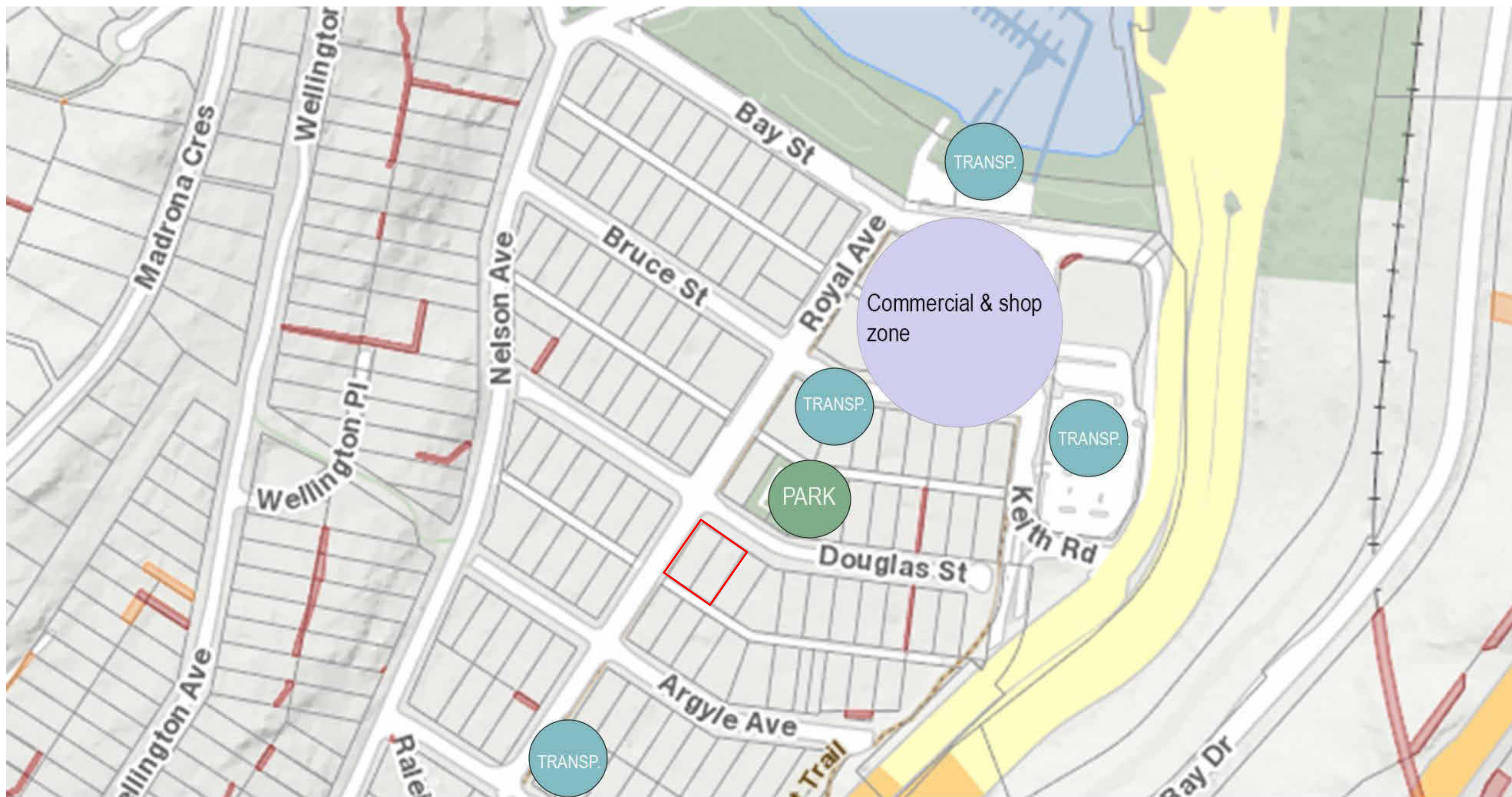


LAND USE : ROWHOUSE



Figure 3.1 Land Use Designations

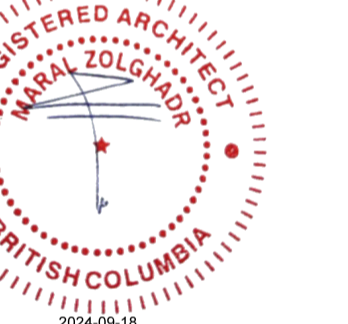
14 LAND USE DESIGNATIONS & POLICIES



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ISSUES AND REVISIONS

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PROJECT NAME

HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

6544 ROYAL AVE. & 6388 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE

LOCATION & CONTEXT

SCALE

DRAWN Author

CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

A0.4



NO.	DATE	YMD	DESCRIPTION
6	2024/07/30		RE-ISSUED FOR DP
5	2024/07/15		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
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PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
 6544 ROYAL AVE. & 6388 DOUGLAS ST. WEST VANCOUVER, BC.

DRAWING TITLE
SITE PLAN

SCALE	1/8" = 1'-0"
DRAWN	SE & SH.S
CHECKED	M.Z
PROJECT NO.	22025
DRAWING NO.	

A1.1

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PROJECT DATA

CIVIC ADDRESS: 6544 ROYAL AVE & 6388 DOUGLAS STREET, WEST VANCOUVER, BC.
 LEGAL ADDRESS: PLAN VAP2103 DISTRICT LOT 430 BLOCK 39 LOT 1&2
 PID: 008-236-372 & 005-640-121
 ZONING: RG-3 (GROUND-ORIENTED)
 BUILDING USE: RESIDENTIAL

ZONING BYLAW ANALYSIS (DISTRICT OF WEST VANCOUVER)

1. ZONING: RG-3 (GROUND-ORIENTED)

2. SITE AREA LOT WIDTH:

SITE AREA: 12,198.7 ft² | 0.28 acres | 1,133.3 m² | 0.11 hectare
 SITE WIDTH: 30.49m | SITE LENGTH: 37.17m

3. SITE COVERAGE, BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS					
	PROP. SITE COVERAGE	BLDG AREA (SF)	BLDG AREA (SM)	SITE AREA (SF)	PERMITTED SITE COVERAGE
BLDG A COVERAGE	24.19%	2,950.90	274.15	12,198.7 ft ²	55.00%
BLDG C COVERAGE	10.30%	1,256.22	116.71	12,198.7 ft ²	55.00%
BLDG B COVERAGE	10.27%	1,252.63	116.37	12,198.7 ft ²	55.00%
TOTAL: 3	44.76%	5,459.74	507.23		

4. FLOOR AREA RATIO CALCULATION:

PERMITTED FAR: **1.00 + 0.04 = 1.04**
 PROPOSED FAR: **1.03**

*SECTION 264.06 (2) OF THE ZONING BYLAW: (0.5 + 0.5 = 1.00)
 **THIS BUILDING HAVE BEEN DESIGNED TO COMPLY WITH ENERGY STEP CODE 4 LCES.
 SECTION 120.29 OF THE ZONING BYLAW, ACCORDING TO (120.29.a.i) **0.04 TIMES** THE FLOOR AREA PERMITTED WHERE THE BUILDING MEETS STEP 4 OG ENERGY CODE.

NOTWITHSTANDING 264.06(1), 1.00MAXIMUM FLOOR AREA, PROVIDED THAT AN AMENITY UNIT IS PROVIDED IN ACCORDANCE WITH SECTION 120.30(2) ZONING BYLAW NO.4662, 2010

5. GROSS FLOOR AREA:

PERMITTED GROSS FLOOR AREA: (SITE AREA 12,198.7 sq ft x PERMITTED FAR 1.04) **12,686.65 ft² 1,178.63 m²**
 PROPOSED GROSS FLOOR AREA: ***12,645.85 ft² 1,174.84 m²**

*CALCULATION:

$$\frac{\text{BUILDING TOTAL AREA} - \text{EXCLUDED AREA}}{\text{SITE AREA}} = \text{GROSS TOTAL AREA}$$

$$\frac{13,865.72 \text{ ft}^2 - 1,219.87 \text{ ft}^2}{12,198.7 \text{ ft}^2} = 12,645.85 \text{ ft}^2$$

EXCLUDED AREA= 12,198.7 ft² x *.10= 1,219.87 ft² / 113.33 m²

** 130.08 (6)
 For ground-oriented dwelling uses, floor area counted in 130.08(1) shall exclude areas for the storage of vehicles and/or bicycles within a principal building, accessory building, and/or accessory structure not to exceed the lesser of:
 (b) 10% of the site area

AREA CALCULATION AREA IN COMPLIANCE WITH SECTION 130.08(6) OF THE ZONNING BYLAW REFERE TO PAGES A4.1 A4.2 A4.3

GROSS FLOOR AREA IN FAR CALCULATION				
LEVEL	NAME	BUILDING	AREA SqM	Area SqF
BUILDING A				
LOWER FLOOR	FINISHED AREA	BUILDING A	255.53 m ²	2,750.48 ft ²
MAIN FLOOR	FINISHED AREA	BUILDING A	223.31 m ²	2,403.64 ft ²
UPPER FLOOR	FINISHED AREA	BUILDING A	220.98 m ²	2,378.59 ft ²
			699.81 m ²	7,532.71 ft ²
BUILDING B				
LOWER FLOOR	FINISHED AREA	BUILDING B	107.03 m ²	1,152.03 ft ²
MAIN FLOOR	FINISHED AREA	BUILDING B	92.79 m ²	998.79 ft ²
UPPER FLOOR	FINISHED AREA	BUILDING B	93.07 m ²	1,001.76 ft ²
			292.88 m ²	3,152.58 ft ²
BUILDING C				
LOWER FLOOR	FINISHED AREA	BUILDING C	107.32 m ²	1,155.13 ft ²
MAIN FLOOR	FINISHED AREA	BUILDING C	94.7 m ²	1,019.33 ft ²
UPPER FLOOR	FINISHED AREA	BUILDING C	93.46 m ²	1,005.98 ft ²
			295.47 m ²	3,180.44 ft ²
NET TOTAL AREA			1,288.17 m ²	13,865.72 ft ²

6. DWELLING UNITS:

THREE BUILDINGS:
 BUILDING A: TREE STOREYS 5 UNITS
 BUILDING B: THREE STOREYS 2 UNITS

BUILDING C: THREE STOREYS 2 UNITS

UNITS AREA				
LEVEL	BUILDING	UNIT	AREA SqM	Area SqF

UNIT A01				
Not Placed	BUILDING A	UNIT A01	0 m ²	0 ft ²
LOWER FLOOR	BUILDING A	UNIT A01	51.75 m ²	557.01 ft ²
MAIN FLOOR	BUILDING A	UNIT A01	45.53 m ²	490.05 ft ²
UPPER FLOOR	BUILDING A	UNIT A01	44.9 m ²	483.33 ft ²
			142.18 m ²	1,530.38 ft ²

UNIT A02				
Not Placed	BUILDING A	UNIT A02	0 m ²	0 ft ²
LOWER FLOOR	BUILDING A	UNIT A02	50.85 m ²	547.38 ft ²
MAIN FLOOR	BUILDING A	UNIT A02	44.41 m ²	478.05 ft ²
UPPER FLOOR	BUILDING A	UNIT A02	43.86 m ²	472.13 ft ²
			139.13 m ²	1,497.55 ft ²

UNIT A03				
Not Placed	BUILDING A	UNIT A03	0 m ²	0 ft ²
LOWER FLOOR	BUILDING A	UNIT A03	50.85 m ²	547.31 ft ²
MAIN FLOOR	BUILDING A	UNIT A03	44.45 m ²	478.5 ft ²
UPPER FLOOR	BUILDING A	UNIT A03	43.75 m ²	470.89 ft ²
			139.05 m ²	1,496.7 ft ²

UNIT A04				
Not Placed	BUILDING A	UNIT A04	0 m ²	0 ft ²
LOWER FLOOR	BUILDING A	UNIT A04	50.72 m ²	545.97 ft ²
MAIN FLOOR	BUILDING A	UNIT A04	44 m ²	473.66 ft ²
UPPER FLOOR	BUILDING A	UNIT A04	43.79 m ²	471.35 ft ²
			138.52 m ²	1,490.98 ft ²

UNIT A05				
Not Placed	BUILDING A	UNIT A05	0 m ²	0 ft ²
LOWER FLOOR	BUILDING A	UNIT A05	51.36 m ²	552.81 ft ²
MAIN FLOOR	BUILDING A	UNIT A05	44.91 m ²	483.38 ft ²
UPPER FLOOR	BUILDING A	UNIT A05	44.68 m ²	480.9 ft ²
			140.94 m ²	1,517.09 ft ²

UNIT B01				
Not Placed	BUILDING B	UNIT B01	0 m ²	0 ft ²
LOWER FLOOR	BUILDING B	UNIT B01	53.72 m ²	578.22 ft ²
MAIN FLOOR	BUILDING B	UNIT B01	46.73 m ²	502.95 ft ²
UPPER FLOOR	BUILDING B	UNIT B01	46.86 m ²	504.43 ft ²
			147.31 m ²	1,585.6 ft ²

UNIT B02				
Not Placed	BUILDING B	UNIT B02	0 m ²	0 ft ²
LOWER FLOOR	BUILDING B	UNIT B02	53.31 m ²	573.81 ft ²
MAIN FLOOR	BUILDING B	UNIT B02	46.06 m ²	495.84 ft ²
UPPER FLOOR	BUILDING B	UNIT B02	46.2 m ²	497.33 ft ²
			145.58 m ²	1,566.98 ft ²

UNIT C01				
Not Placed	BUILDING C	UNIT C01	0 m ²	0 ft ²
LOWER FLOOR	BUILDING C	UNIT C01	53.81 m ²	579.24 ft ²
MAIN FLOOR	BUILDING C	UNIT C01	47.78 m ²	514.34 ft ²
UPPER FLOOR	BUILDING C	UNIT C01	46.89 m ²	504.7 ft ²
			148.48 m ²	1,598.28 ft ²

UNIT C02				
Not Placed	BUILDING C	UNIT C02	0 m ²	0 ft ²
LOWER FLOOR	BUILDING C	UNIT C02	53.5 m ²	575.9 ft ²
MAIN FLOOR	BUILDING C	UNIT C02	46.91 m ²	504.99 ft ²
UPPER FLOOR	BUILDING C	UNIT C02	46.57 m ²	501.27 ft ²
			146.99 m ²	1,582.16 ft ²

TOTAL FLOOR AREA 1,288.17 m² 13,865.72 ft²

*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)

7. BUILDING HEIGHT:

MAXIMUM ALLOWED: 35' 1" (10.67 m)+ *(0.15 m) = 10.82M AS PER 120.29
 PROPOSED HEIGHT BLDG A:
 UNIT A01 (10.38M)
 UNIT A02 (10.44M)
 UNIT A03 (10.34M)
 UNIT A04 (10.07M)
 UNIT A05 (10.01M)

PROPOSED HEIGHT BLDG B:
 UNIT B01 (10.23M)
 UNIT B02 (10.48M)

PROPOSED HEIGHT BLDG C:
 UNIT C01 (10.73M)
 UNIT C02 (10.71M)

* 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.

8. SETBACKS:

	REQUIRED:	PROPOSED SETBACKS:
FRONT YARD (NORTH):	4.57M	4.57M *
SIDE YARD (EAST):	1.52M	1.52M
SIDE YARD (WEST):	1.52M	1.52M
REAR YARD (SOUTH):	1.52M	1.52M

*VARIANCE TO THE NORTH AND WEST SIDE YARD SETBACK (TO THE COMMUNITY MAILBOX) REQUIRED
 REQUIRED SETBACK (1.52m, 4.57m) PROPOSAL MAILBOX (0.72m, 4.13m) = VARIANCE REQUEST (0.80m, 0.44m)

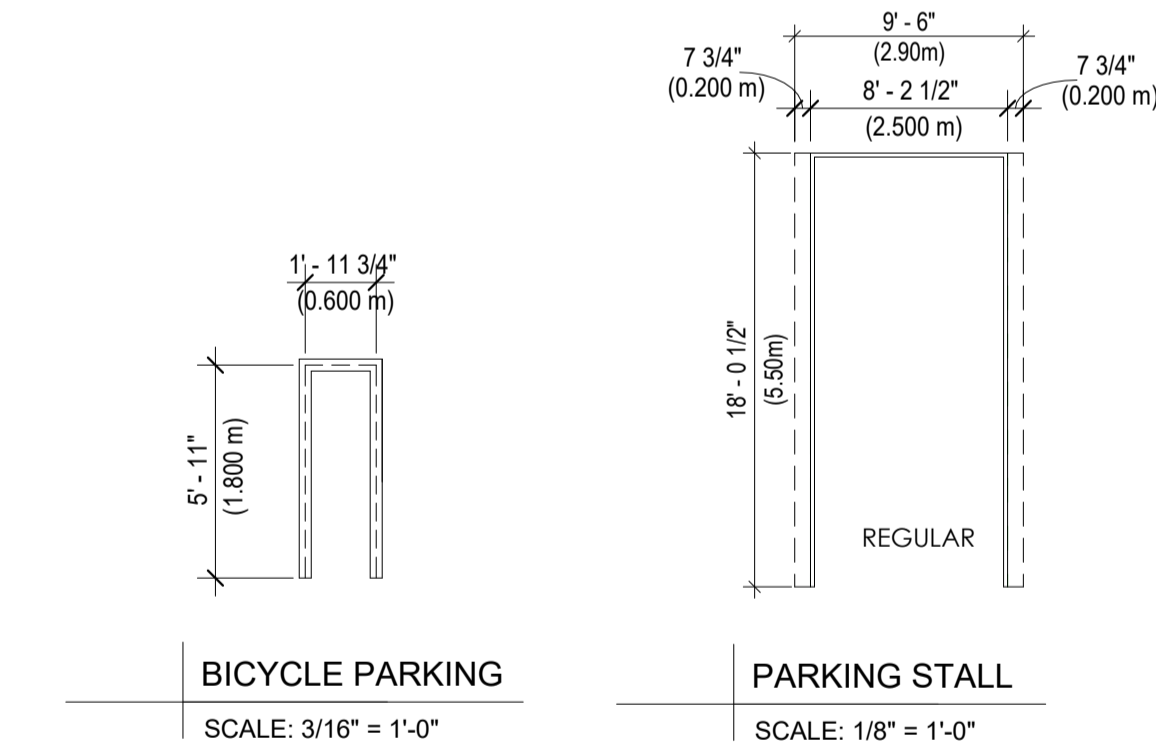
9. PARKING :

REQUIRED:
 1 SPACES PER DWELLING UNIT = 9 SPACE
 PROVIDED:
 1 SPACES PER DWELLING UNIT = 9 SPACE

-EV2 CHARGER POSITIONED IN EACH PARKING

BICYCLE PARKING :

REQUIRED:
 2 SPACES PER DWELLING UNIT = 18 SPACES
 PROVIDED:
 2 SPACES PER DWELLING UNIT = 18 SPACES
 SHORT TERM = 2 SPACES



BC BUILDING CODE ANALYSIS (2024)

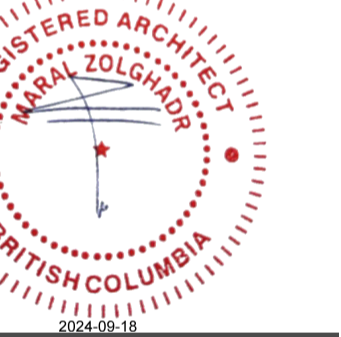
GROUP C, RESIDENTIAL OCCUPANCIES BC BUILDING CODE 2024 - PART 9 HOUSING AND SMALL BUILDING.
 MAXIMUM BUILDING HEIGHT 3 STOREYS, SPRINKLERED, SPATIAL SEPARATION BETWEEN HOUSES (9.10.15)

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

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DRAWING TITLE

ZONING SUMMERY

SCALE As indicated

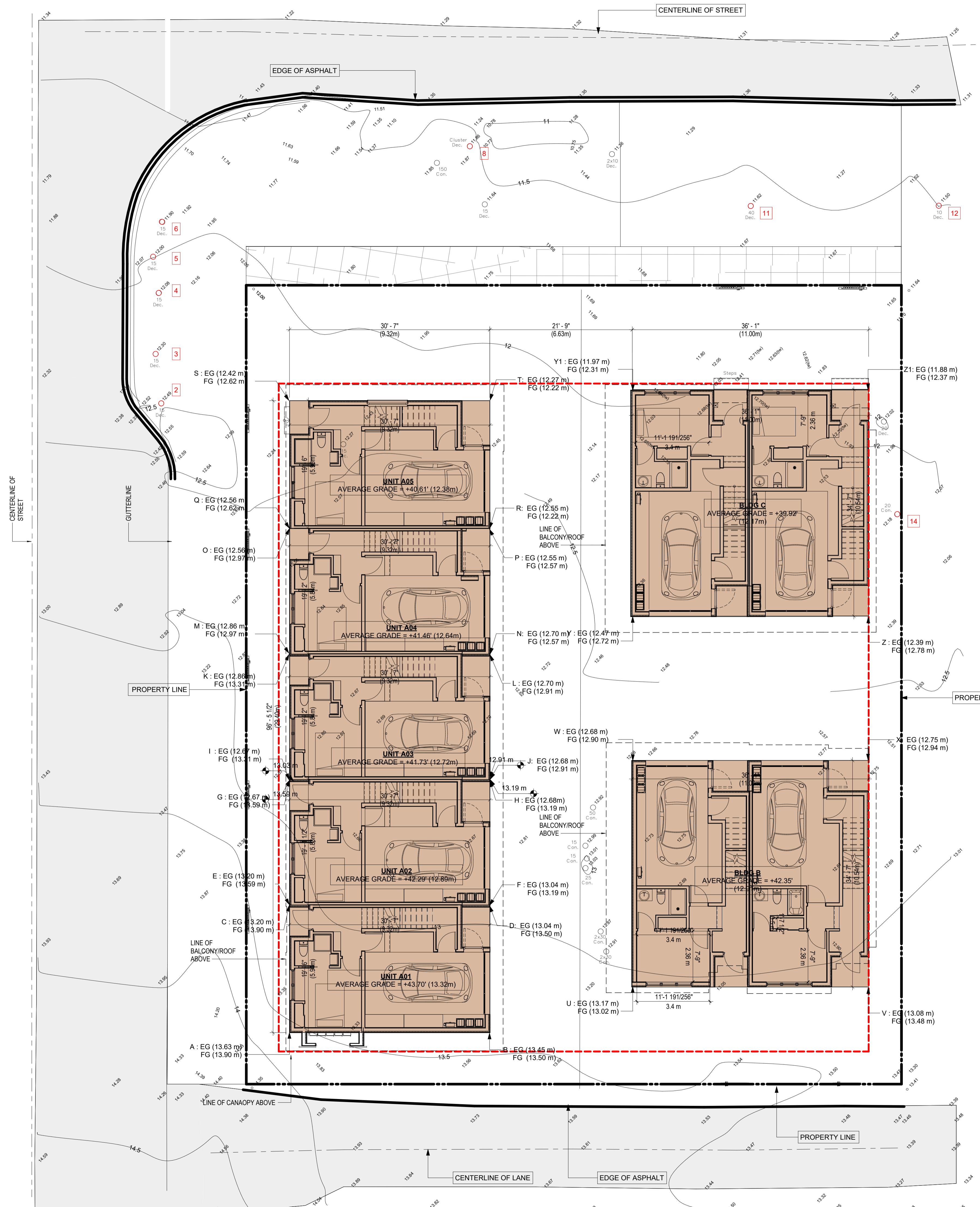
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AVERAGE GRADE CALCULATION

AVERAGE GRADE-UNIT A01					AVERAGE GRADE-UNIT A05				
POINTS	HEIGHT	AVERAGE M	X LENGTH M =	Y	POINTS	HEIGHT	AVERAGE ft	X LENGTH ft =	Y
A-B A01	(13.63 + 13.45) / 2		X 9.32	= 126.1928	Q-R A05	(12.56 + 12.22) / 2		X 9.32	= 115.4748
B-D A01	(13.45 + 13.04) / 2		X 5.94	= 78.6753	Q-S A05	(12.56 + 12.42) / 2		X 5.95	= 74.3155
C-A A01	(13.2 + 13.63) / 2		X 5.94	= 79.6851	R-T A05	(12.22 + 12.22) / 2		X 5.95	= 72.709
C-D A01	(13.2 + 13.04) / 2		X 9.32	= 122.2784	S-T A05	(12.42 + 12.22) / 2		X 9.32	= 114.8224
			30.52	406.8316				30.54	377.3217
TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 406.83 / 30.52 = 13.32 M (43.70')					TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 378.39 / 30.54 = 12.38 M (40.61')				
AVERAGE GRADE-UNIT A02					AVERAGE GRADE-BLDG B				
E-F A02	(13.2 + 13.04) / 2		X 9.32	= 122.2784	U-V UNIT B	(13.02 + 13.08) / 2		X 11	= 143.55
E-G A02	(13.2 + 12.67) / 2		X 5.83	= 75.41105	V-X UNIT B	(13.08 + 12.75) / 2		X 10.54	= 136.1241
F-H A02	(13.04 + 12.68) / 2		X 5.83	= 74.9738	W-U UNIT B	(12.68 + 13.02) / 2		X 10.54	= 135.439
G-H A02	(12.67 + 12.68) / 2		X 9.32	= 118.131	X-W UNIT B	(12.75 + 12.68) / 2		X 11	= 139.865
			30.3	390.79425				43.08	554.9781
TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 390.79 / 30.3 = 12.89 M (42.29')					TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 556.59 / 43.08 = 12.91 M (42.35')				
AVERAGE GRADE-UNIT A03					AVERAGE GRADE - BLDG C				
I-K A03	(12.67 + 12.86) / 2		X 5.84	= 74.5476	Y1-Y UNIT C	(11.97 + 12.47) / 2		X 10.54	= 128.7988
J-L A03	(12.68 + 12.67) / 2		X 9.32	= 118.131	Y1-Z1 UNIT C	(11.97 + 11.88) / 2		X 11	= 131.175
J-L A03	(12.68 + 12.7) / 2		X 5.84	= 74.1096	Y-Z UNIT C	(12.47 + 12.39) / 2		X 11	= 136.73
L-K A03	(12.7 + 12.86) / 2		X 9.32	= 119.1096	Z-Z1 UNIT C	(12.39 + 11.88) / 2		X 10.54	= 127.9029
			30.32	385.8978				43.08	524.6067
TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 385.89 / 30.32 = 12.72 M (41.73')					TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 524.60 / 43.08 = 12.17 M (39.92')				
AVERAGE GRADE-UNIT A04									
M-N A04	(12.86 + 12.57) / 2		X 9.32	= 118.5038					
N-P A04	(12.57 + 12.55) / 2		X 5.84	= 73.3504					
O-M A04	(12.56 + 12.86) / 2		X 5.84	= 74.2264					
P-O A04	(12.55 + 12.56) / 2		X 9.32	= 117.0126					
			30.32	383.0932					
TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 383.47 / 30.32 = 12.64 M (41.46')									

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

Table 1: Assessed trees during site visit and associated tree data collected.

Tree ID	Tree Location	Common Name	Scientific Name	DBH (cm)	Height (m)	CRZ (cm)	TPZ (cm)	Tree Risk Rating	CBH (m)	LCR (%)	Protected or Large-diameter Tree (Y/N)	On/Off Property or Co-owned	Management
1	6544 Royal	Laurel	Prunus laurocerasus	22.5	5	180.0	135.0	Safe	0	100%	N	On	Remove
2	Municipal	Dogwood	Cornus spp.	14.1	5	112.8	84.6	Safe	2	86%	Y	Off	Retain
3	Municipal	Dogwood	Cornus spp.	13.5	5	108.0	81.0	Safe	2	85%	Y	Off	Retain
4	Municipal	Dogwood	Cornus spp.	12.9	5	103.2	77.4	Safe	2	84%	Y	Off	Retain
5	Municipal	Dogwood	Cornus spp.	11.2	d5	89.6	67.2	Safe	2	82%	Y	Off	Retain
6	Municipal	Dogwood	Cornus spp.	14.9	5	119.2	89.4	Safe	2	87%	Y	Off	Retain
7	Municipal	Big leaf maple	Acer macrophyllum	36.0	9	288.0	216.0	Safe	0.5	99%	Y	Off	Remove
8	Municipal	Western red cedar	Thuja plicata	136.0	16	1088.0	816.0	Safe	2	99%	Y	Off	Retain
9	Municipal	Laurel	Prunus laurocerasus	26.0	7	208.0	156.0	Safe	0	100%	Y	Off	Remove
10	Municipal	Lilac	Syringa spp.	15.0	6	120.0	90.0	Safe	1	93%	Y	Off	Remove
11	Municipal	Cherry	Prunus spp.	40.8	7	326.4	244.8	Safe	3	93%	Y	Off	Retain
12	Municipal	Magnolia	Magnolia spp.	17.8	8	142.4	106.8	Safe	2.5	86%	Y	Off	Retain
13	6388 Douglas	Laurel	Prunus laurocerasus	-	7	-	-	Safe	0	100%	N	On	Remove
14	6388 Douglas	Western hemlock	Tsuga heterophylla	26.8	12	214.4	160.8	Safe	2.5	91%	N	On	Retain
15	6388 Douglas	Western hemlock	Tsuga heterophylla	51.0	8	408.0	306.0	Safe	2.5	95%	N	On	Remove
16	6388 Douglas	Western hemlock	Tsuga heterophylla	27.4	8	219.2	164.4	Safe	2.5	91%	N	On	Remove
17	6388 Douglas	Western hemlock	Tsuga heterophylla	24.1	8	192.8	144.6	Safe	2.5	90%	N	On	Remove

Tree ID	Tree Location	Common Name	Scientific Name	DBH (cm)	Height (m)	CRZ (cm)	TPZ (cm)	Tree Risk Rating	CBH (m)	LCR (%)	Protected or Large-diameter Tree (Y/N)	On/Off Property or Co-owned	Management
18	6388 Douglas	Western hemlock	Tsuga heterophylla	15.4	8	123.2	92.4	Safe	2.5	84%	N	On	Remove
19	6388 Douglas	Western hemlock	Tsuga heterophylla	15.2	8	121.6	91.2	Safe	2.5	84%	N	On	Remove
20	6388 Douglas	Western red cedar	Thuja plicata	50.8	9	406.4	304.8	Safe	2.5	95%	N	On	Remove

REFER TO ARBORIST REPORT FOR INFORMATION

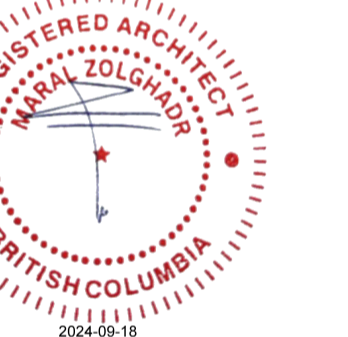


1 SITE PLAN AVERAGE GRADE CALCULATION
1/8" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
4	2024/07/5		RE-ISSUED FOR DP
3	2024/01/19		ISSUED FOR DP
2	2023/07/31		ISSUED FOR CITY
1	2022/08/31		ISSUED FOR CLIENT REVIEW

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PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
6544 ROYAL AVE. & 6388 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE
AVERAGE GRADE-TREES

SCALE As Indicated
DRAWN S.E & S.H.S
CHECKED S.H.S
PROJECT NO. 22025
DRAWING NO.

A1.3

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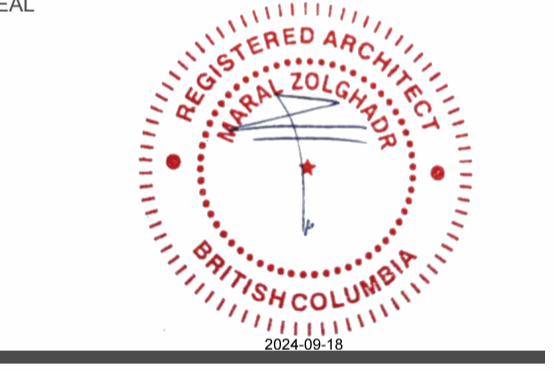
2 | SITE SECTION 1
 SCALE: 1/8" = 1'-0"



1 | SITE SECTION 2
 SCALE: 1/8" = 1'-0"

NO.	DATE YMD	DESCRIPTION
5	2024/07/5	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT

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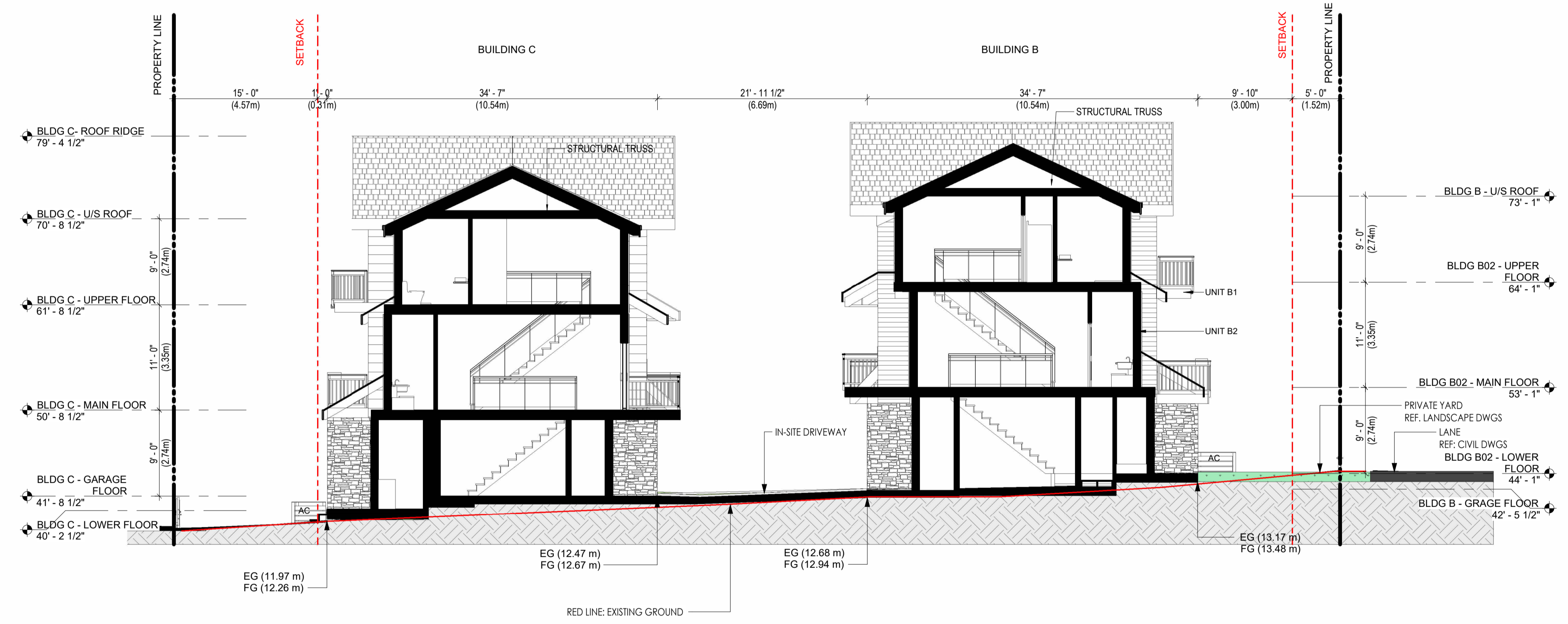
PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
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DRAWING TITLE
SITE SECTIONS BLDG A

SCALE: 1/8" = 1'-0"
 DRAWN: S.E. & S.H.S.
 CHECKED: M.Z.
 PROJECT NO.: 22025
 DRAWING NO.:

A1.4

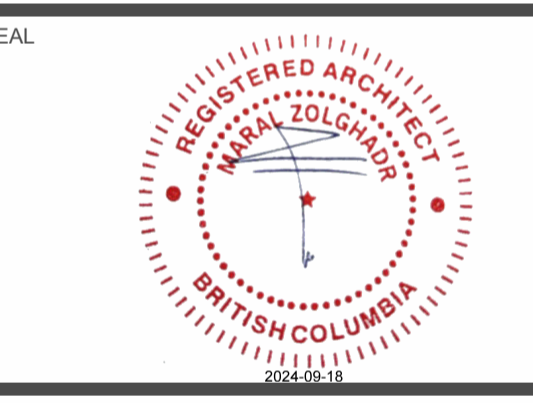


1 | SITE SECTION 3
 SCALE: 1/8" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
5	2024/07/5		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
3	2023/10/27		ISSUED FOR CITY
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1	2023/04/19		ISSUED FOR CLIENT

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DRAWING TITLE
SITE SECTIONS BLDG B & C

SCALE	1/8" = 1'-0"
DRAWN	S.E
CHECKED	SH.S
PROJECT NO.	22025

DRAWING NO.
A1.5

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NO.	DATE YMD	DESCRIPTION
4	2024/08/13	RE-ISSUE FOR DP
3	2024/07/15	RE-ISSUED FOR DP
2	2024/01/19	ISSUED FOR DP
1	2023/04/19	ISSUED FOR CLIENT

NO.	DATE YMD	DESCRIPTION
4	2024/08/13	RE-ISSUE FOR DP
3	2024/07/15	RE-ISSUED FOR DP
2	2024/01/19	ISSUED FOR DP
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PROJECT NAME
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DRAWING TITLE
PERSPECTIVES - B

SCALE	
DRAWN	SH.S
CHECKED	M.Z
PROJECT NO.	22025
DRAWING NO.	

A1.7

2	2024/07/30	RE-ISSUED FOR DP
1	2024/07/15	RE-ISSUED FOR DP
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DRAWING TITLE

**PROVISIONS FOR
FIREFIGHTING**

SCALE 3/32" = 1'-0"

DRAWN Author

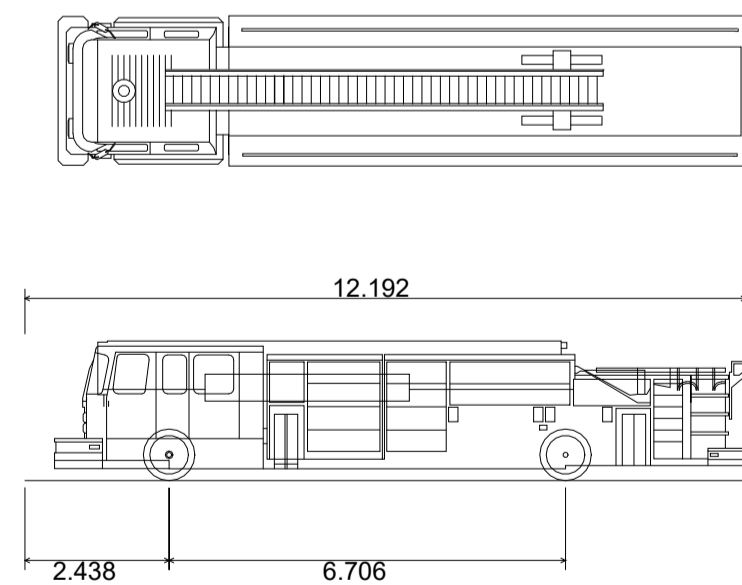
CHECKED Checker

PROJECT NO. 22025

DRAWING NO.

A1.8

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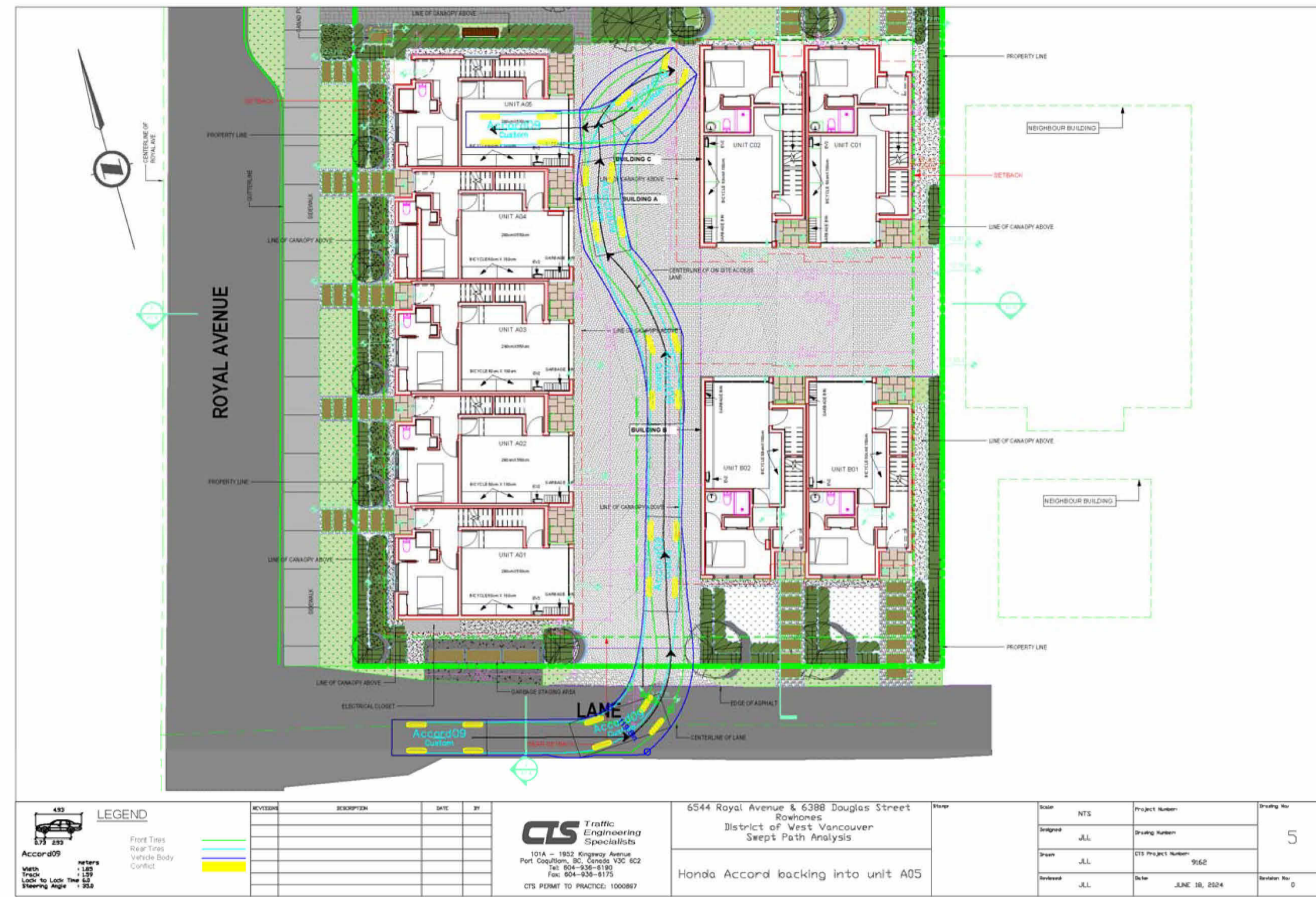
Pumper Fire Truck
Overall Length 12.192m
Overall Width 2.489m
Overall Body Height 2.361m
Min Body Ground Clearance 0.200m
Track Width 2.489m
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

1 PROVISIONS FOR FIREFIGHTING

SCALE: 3/32" = 1'-0"

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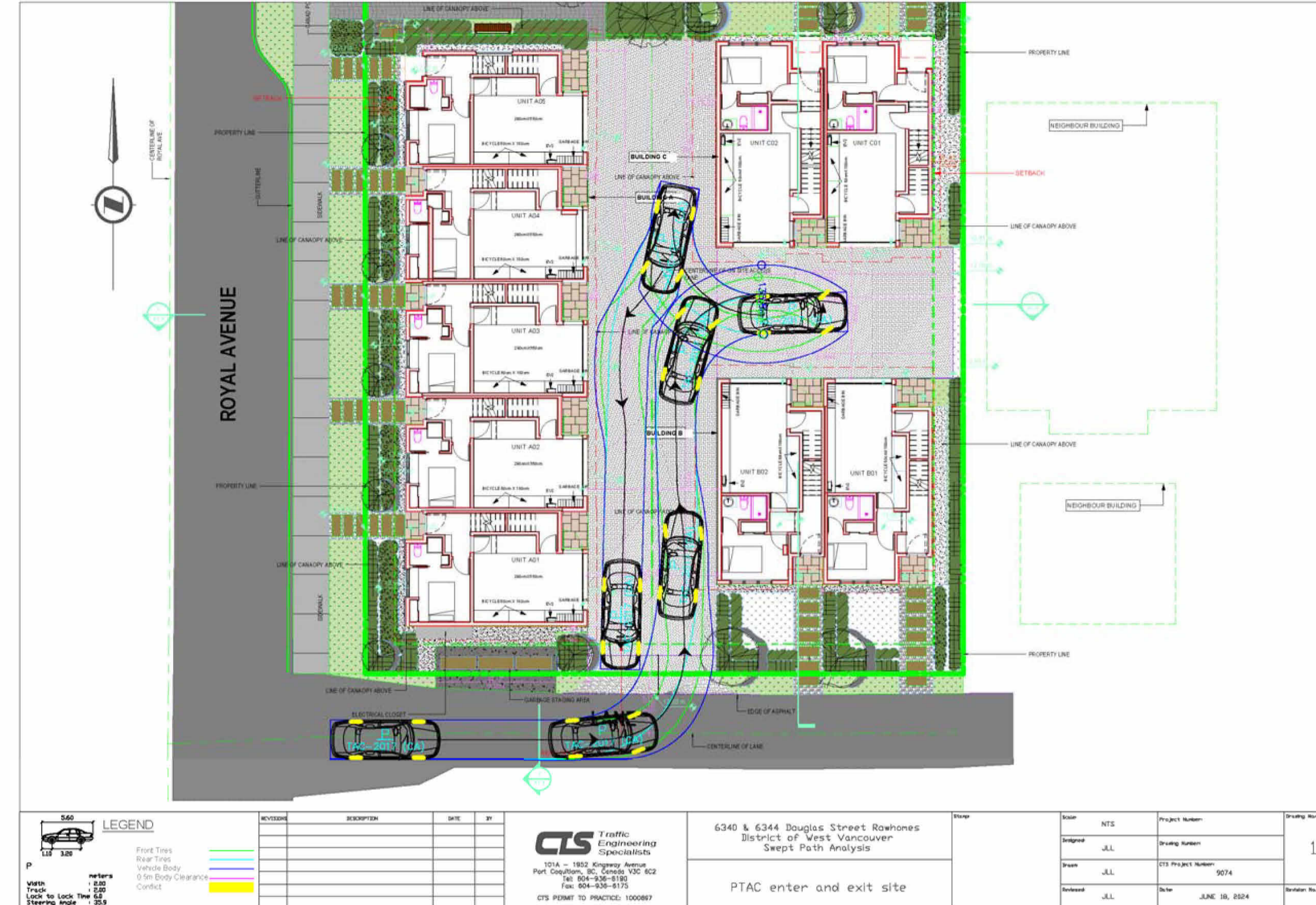
FIGURE 5
HONDA ACCORD BACK INTO UNIT #A05



6544 Royal Avenue & 6388 Douglas Street Traffic Engineering Services – Technical Memorandum
July 3rd, 2024



FIGURE 13
PTAC ENTERING AND EXITING THE SITE WITHOUT ENTERING GARAGES



6544 Royal Avenue & 6388 Douglas Street Traffic Engineering Services – Technical Memorandum
July 3rd, 2024



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PROJECT NAME
**HORSESHOE BAY
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DEVELOPMENT**

PROJECT ADDRESS
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DOUGLAS ST, WEST
VANCOUVER, BC.**

DRAWING TITLE
TURNING RADIUS

SCALE
DRAWN: Author
CHECKED: Checker

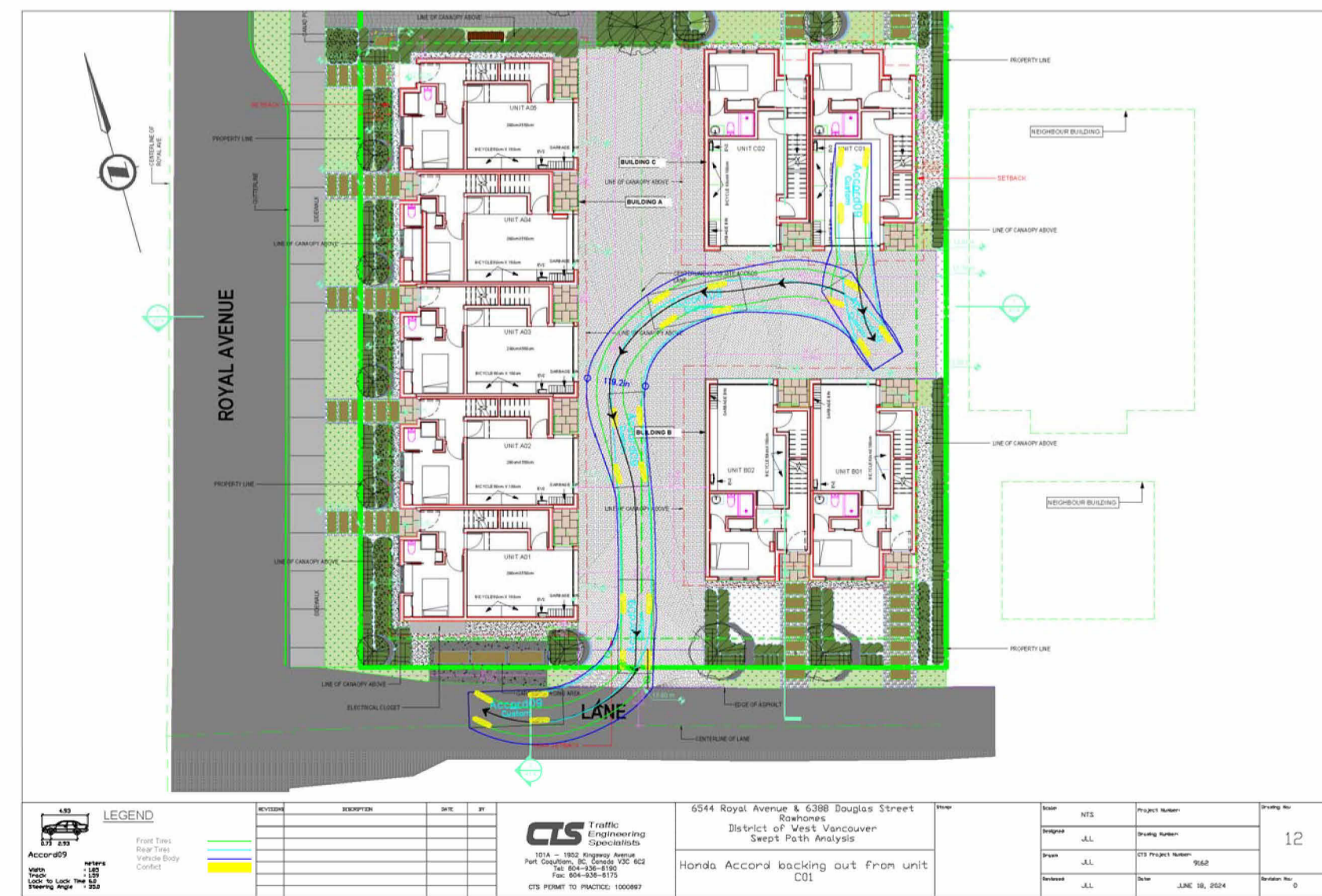
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FIGURE 12
HONDA ACCORD BACK OUT FROM UNIT #C01



6544 Royal Avenue & 6388 Douglas Street Traffic Engineering Services – Technical Memorandum
July 3rd, 2024



FIGURE 9
HONDA ACCORD BACK INTO UNIT #B01



6544 Royal Avenue & 6388 Douglas Street Traffic Engineering Services – Technical Memorandum
July 3rd, 2024



FIGURE 2
HONDA ACCORD FRONT OUT FROM UNIT #A01



6544 Royal Avenue & 6388 Douglas Street Traffic Engineering Services – Technical Memorandum
July 3rd, 2024



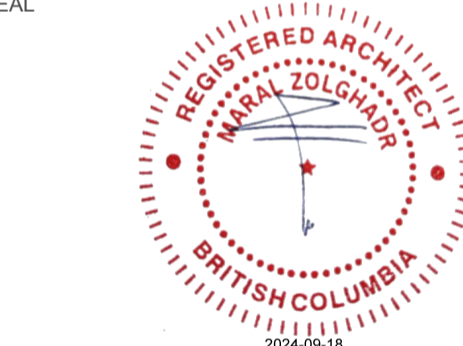
REFER TO TRAFFIC REPORT FOR MORE INFORMATION

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NO.	DATE	DESCRIPTION
6	2024/07/30	RE-ISSUED FOR DP
5	2024/07/15	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT

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PROJECT NAME
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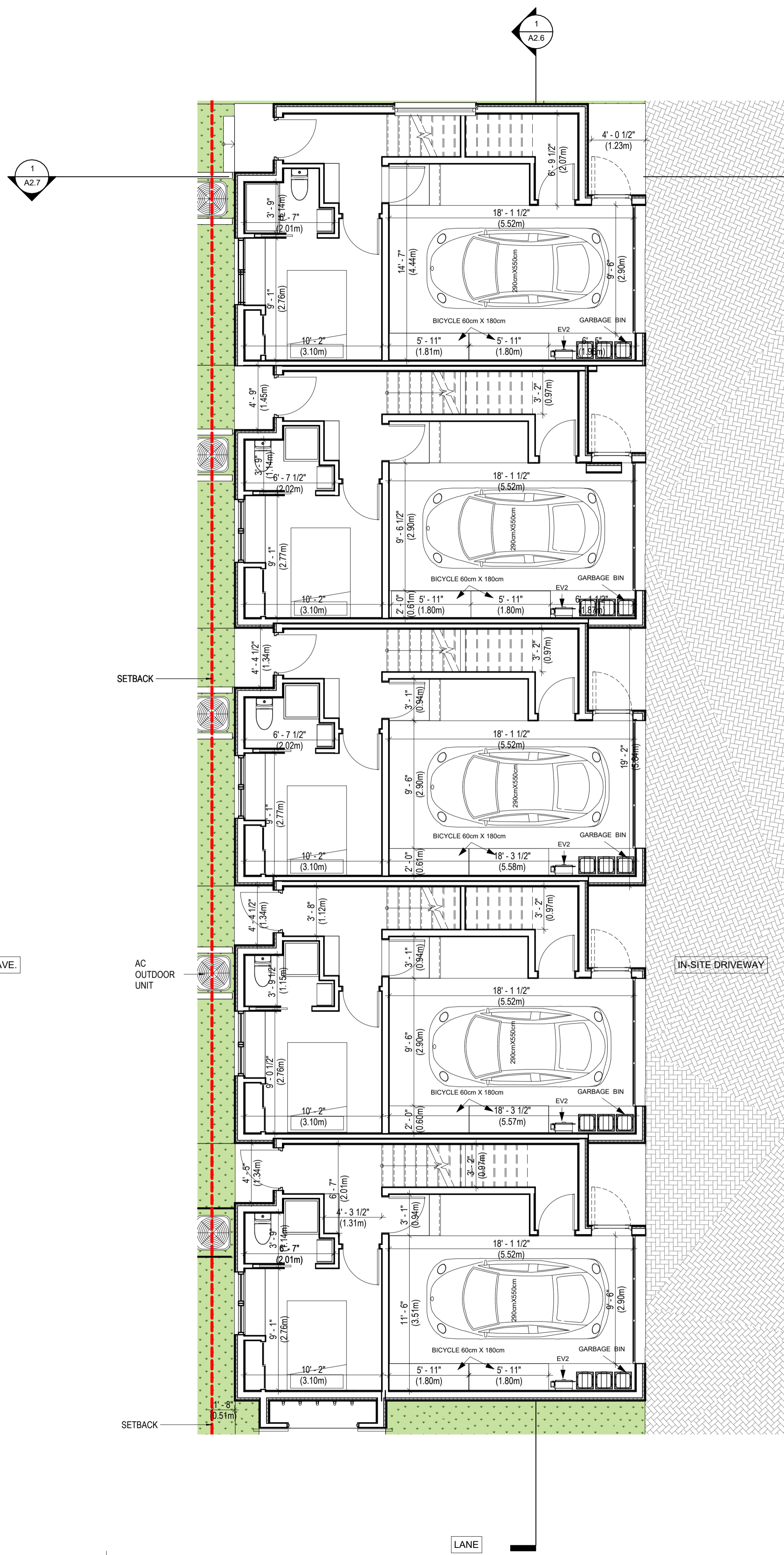
PROJECT ADDRESS
 6544 ROYAL AVE. & 6388 DOUGLAS ST. WEST VANCOUVER, BC.

DRAWING TITLE
SITE PLAN WITH OUTLINE

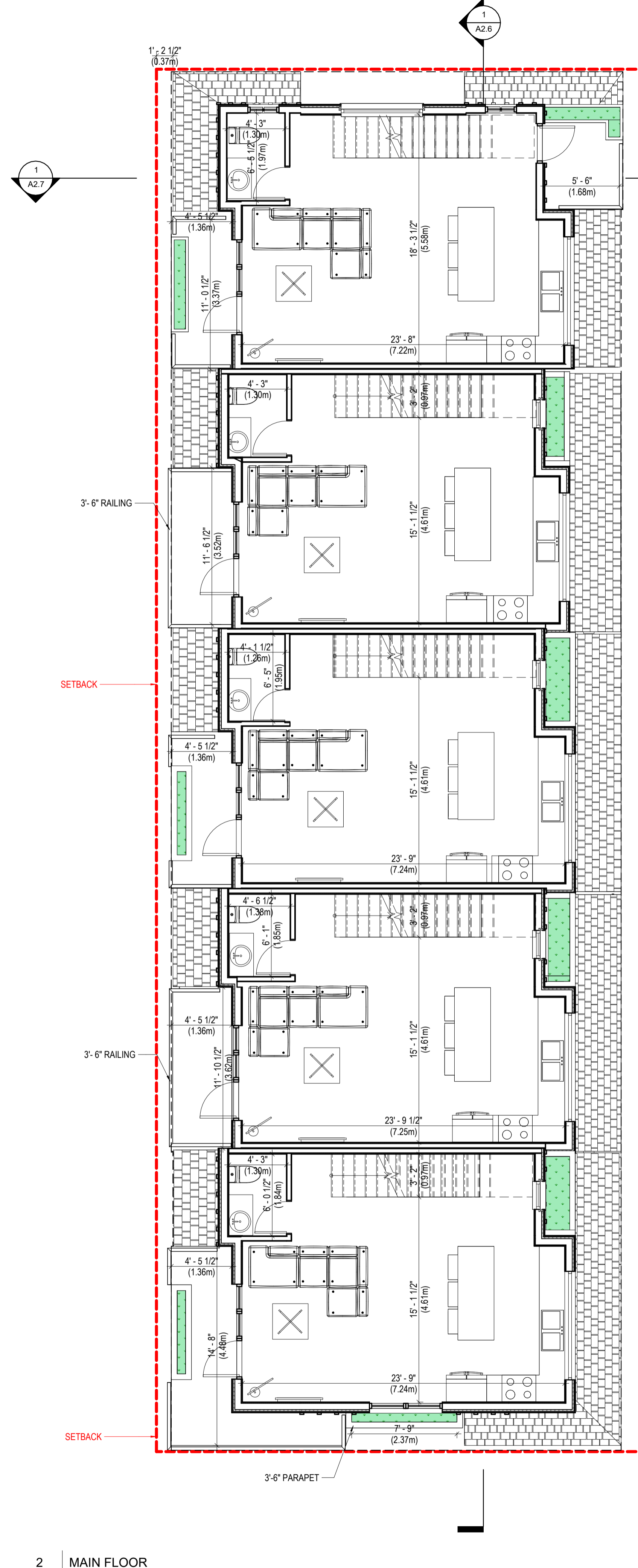
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DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025
DRAWING NO.	

A1.10

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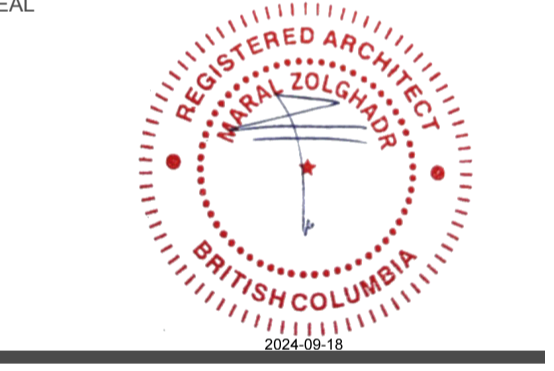
1 LOWER FLOOR
 SCALE: 3/16" = 1'-0"



2 MAIN FLOOR
 SCALE: 3/16" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
5	2024/07/5		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
3	2023/10/27		ISSUED FOR CITY
2	2023/07/31		ISSUED FOR CITY
1	2023/04/19		ISSUED FOR CLIENT

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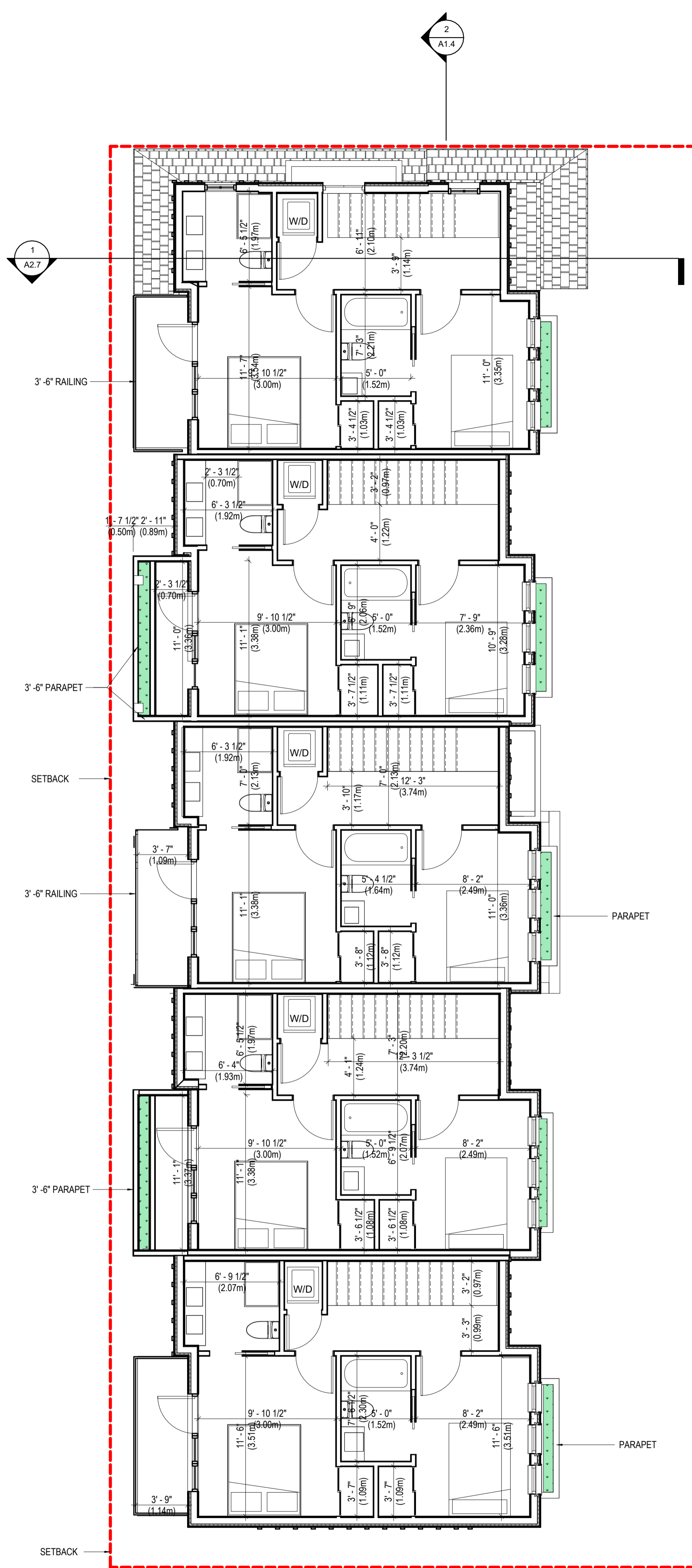
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

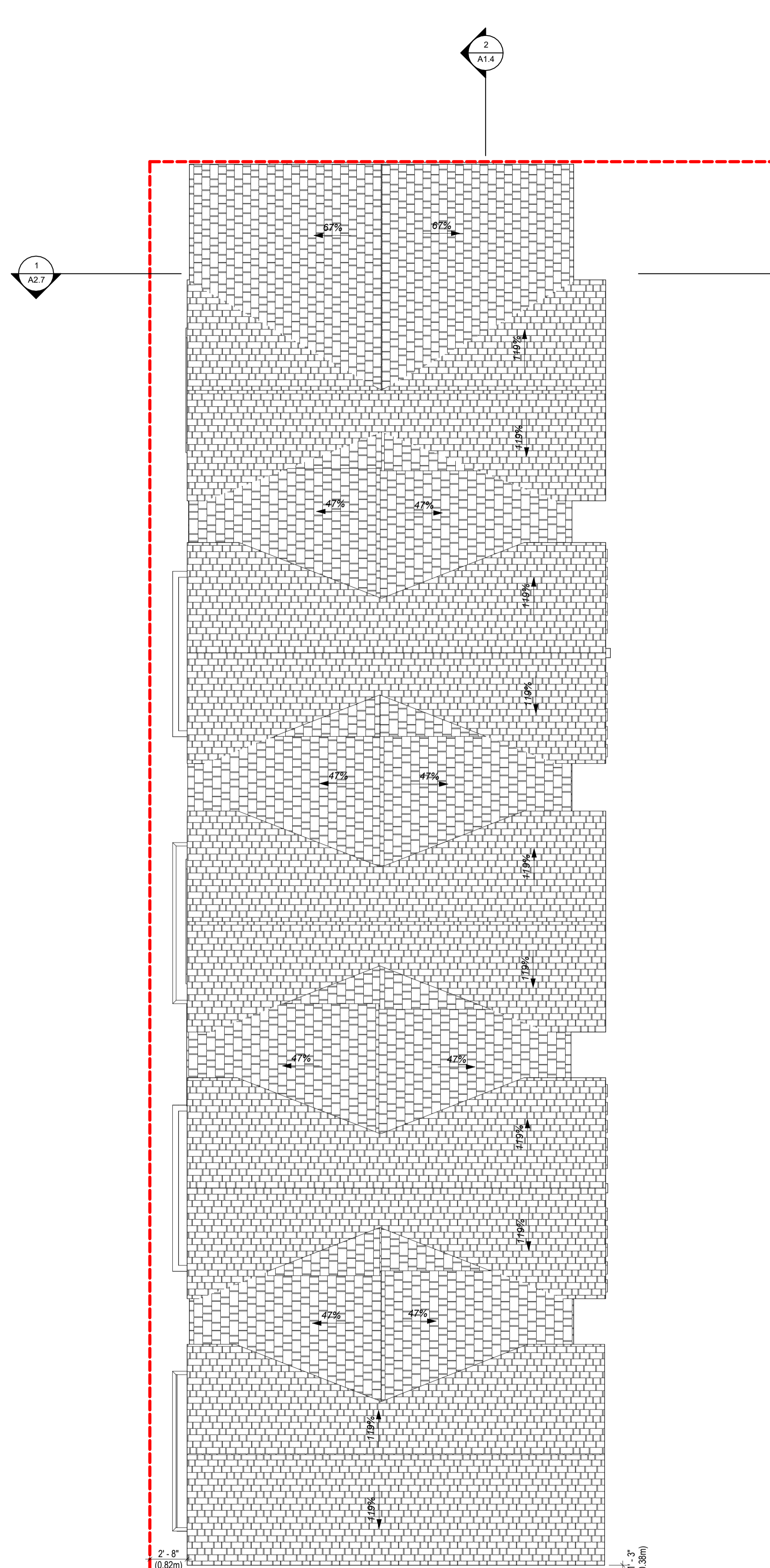
PROJECT ADDRESS
 6544 ROYAL AVE. & 6388 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE
BUILDING A - LOWER FLOOR - MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"
 DRAWN: S.E & S.H.S.
 CHECKED: M.Z.
 PROJECT NO.: 22025
 DRAWING NO.:



1 UPPER FLOOR
 SCALE: 3/16" = 1'-0"



2 BLDG A- ROOF
 SCALE: 3/16" = 1'-0"

NO.	DATE YMD	DESCRIPTION
5	2024/07/5	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
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 VANCOUVER, BC.

DRAWING TITLE
**BUILDING A - UPPER
 FLOOR - ROOF PLAN**

SCALE	3/16" = 1'-0"
DRAWN	SH.E & SH.S
CHECKED	SH.S
PROJECT NO.	22025
DRAWING NO.	

A2.2

COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M2-B - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE
	M2 - SHIPLAP SIDING - HARDIE PANEL - AUTUMN TAN		M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE
	M3 - ROOF SHINGLE - RICH ESPRESSO		M4 - BORD AND BATTEN - KHAKI BROWN
	M4 - BOARD AND BATTEN - TIMBER BARK		M4-B - BORD AND BATTEN - MONTEREY TAVPE
	M5 - WOODEN ARCTIC WHITE		M5-A - WOODEN TIMBER BARK
	M6 - BLACK VINYL WINDOWS		M7 - CEMENTIOUS PANEL BOARD - ARCTIC WHITE
	M7 - CEMENTIOUS PANEL BOARD - TIMBER BARK		M8 - ROOF FASCIA - ARCTIC WHITE
	M8-A - ROOF FASCIA - TIMBER BARK		



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1 BUILDING A - WEST ELEVATION
 SCALE: 1/4" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
5	2024/07/5		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
3	2023/10/27		ISSUED FOR CITY
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PROJECT NAME
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PROJECT ADDRESS
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DRAWING TITLE
BUILDING A - WEST ELEVATION

SCALE	As Indicated
DRAWN	SH.E & SH.S
CHECKED	SH.S
PROJECT NO.	22025

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COLOUR LEGEND

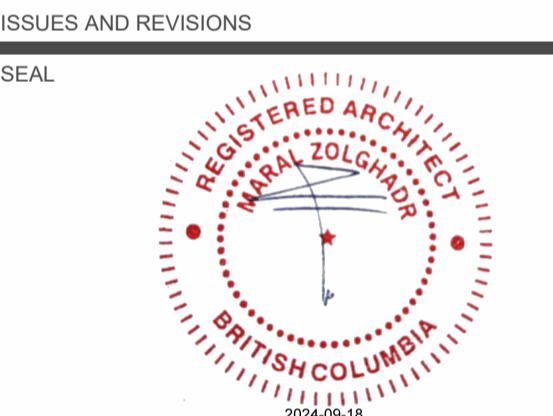
	M1 - ROUGH NATURAL STONE - GRAY		M2-B - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE
	M2 - SHIPLAP SIDING - HARDIE PANEL - AUTUMN TAN		M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE
	M3 - ROOF SHINGLE - RICH ESPRESSO		M4 - BORD AND BATTEN - KHAKI BROWN
	M4 - BORD AND BATTEN - KHAKI BROWN		M4-B - BORD AND BATTEN - MONTEREY TAVPE
	M4-A - BOARD AND BATTEN - TIMBER BARK		M5 - WOODEN ARCTIC WHITE
	M5 - WOODEN ARCTIC WHITE		M5-A - WOODEN TIMBER BARK
	M6 - BLACK VINYL WINDOWS		M7 - CEMENTTIOUS PANEL BOARD - ARCTIC WHITE
	M7 - CEMENTTIOUS PANEL BOARD - ARCTIC WHITE		M7-A - CEMENTTIOUS PANEL BOARD - TIMBER BARK
	M8 - ROOF FASCIA - ARCTIC WHITE		M8-A - ROOF FASCIA - TIMBER BARK
	M8-A - ROOF FASCIA - TIMBER BARK		



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3	2023/10/27		ISSUED FOR CITY
2	2023/07/31		ISSUED FOR CITY
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PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
 6544 ROYAL AVE. & 6388 DOUGLAS ST. WEST VANCOUVER, BC.

DRAWING TITLE
BUILDING A - EAST ELEVATION

SCALE	As Indicated
DRAWN	S.E & S.H.S
CHECKED	S.H.S
PROJECT NO.	22025

DRAWING NO.
A2.5

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1 BUILDING A - EAST ELEVATION
 SCALE: 1/4" = 1'-0"

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PROJECT NAME

**HORSESHOE BAY
 ROWHOUSE
 DEVELOPMENT**

PROJECT ADDRESS

6544 ROYAL AVE. & 6388
 DOUGLAS ST. WEST
 VANCOUVER, BC.

DRAWING TITLE

**BUILDING A -
 SECTION 1**

SCALE

1/4" = 1'-0"

DRAWN

Author

CHECKED

Checker

PROJECT NO.

22025

DRAWING NO.

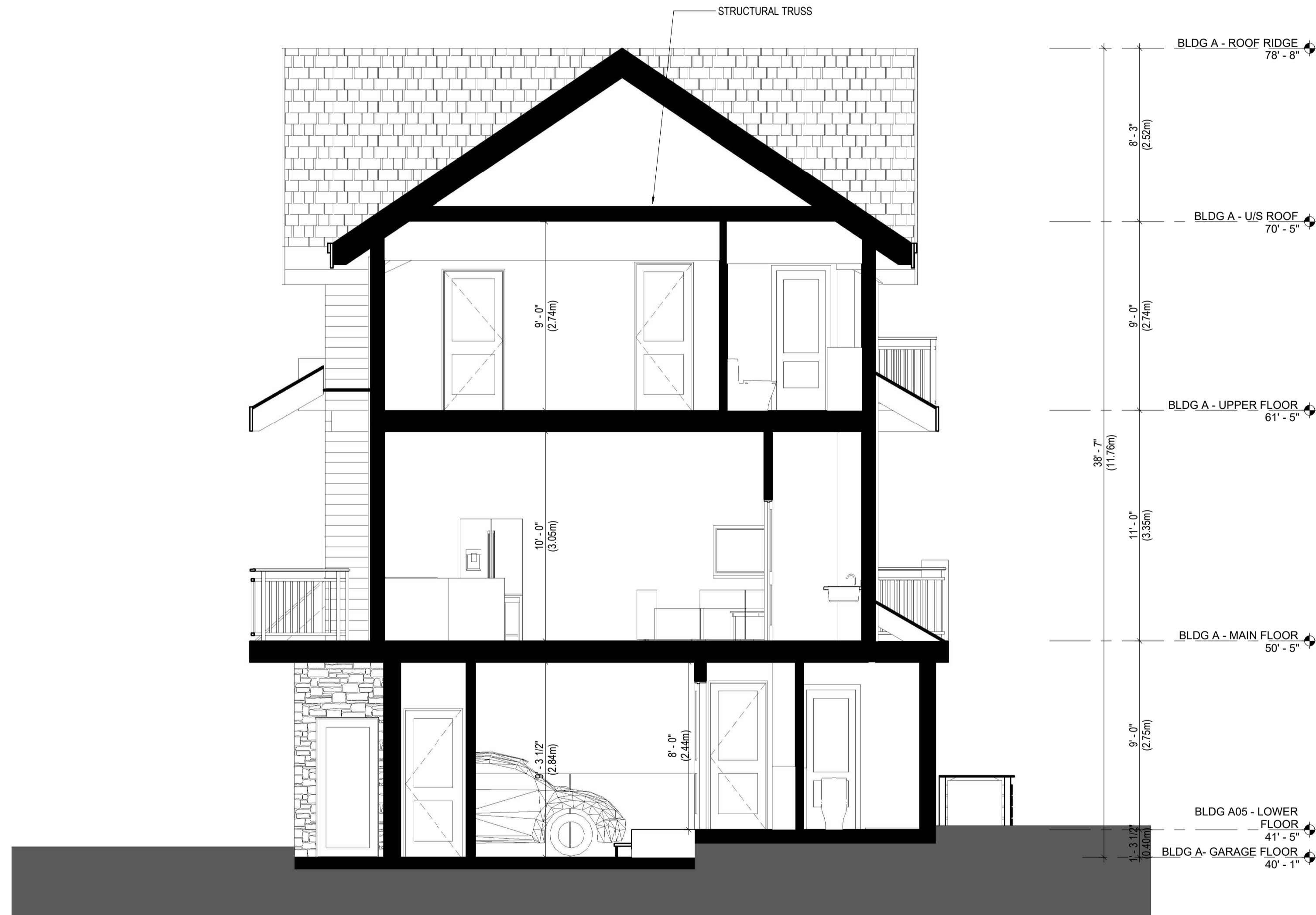
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1 BLDG A-SECTION 1
 SCALE: 1/4" = 1'-0"

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UNIT A05

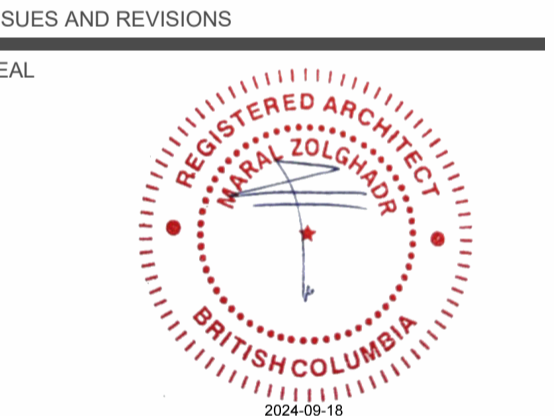


1 | BLDG A-SECTION 2
 SCALE: 1/4" = 1'-0"

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5	2024/07/5		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
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2	2023/07/31		ISSUED FOR CITY
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NO.	DATE	YMD	DESCRIPTION



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PROJECT NAME
**HORSESHOE BAY
 ROWHOUSE
 DEVELOPMENT**

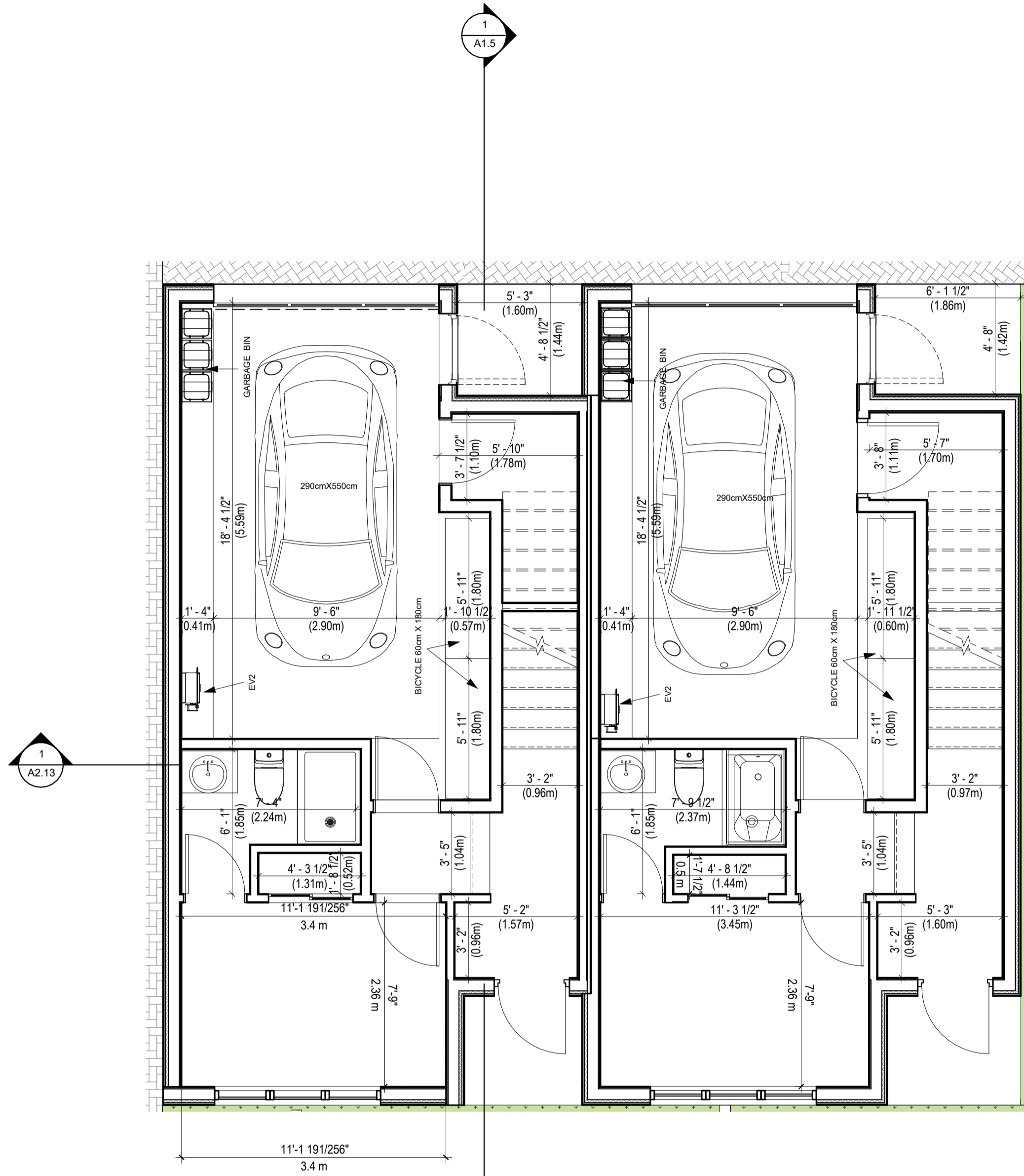
PROJECT ADDRESS
 6544 ROYAL AVE. & 6388
 DOUGLAS ST. WEST
 VANCOUVER, BC.

DRAWING TITLE
**BUILDING A -
 SECTION 2**

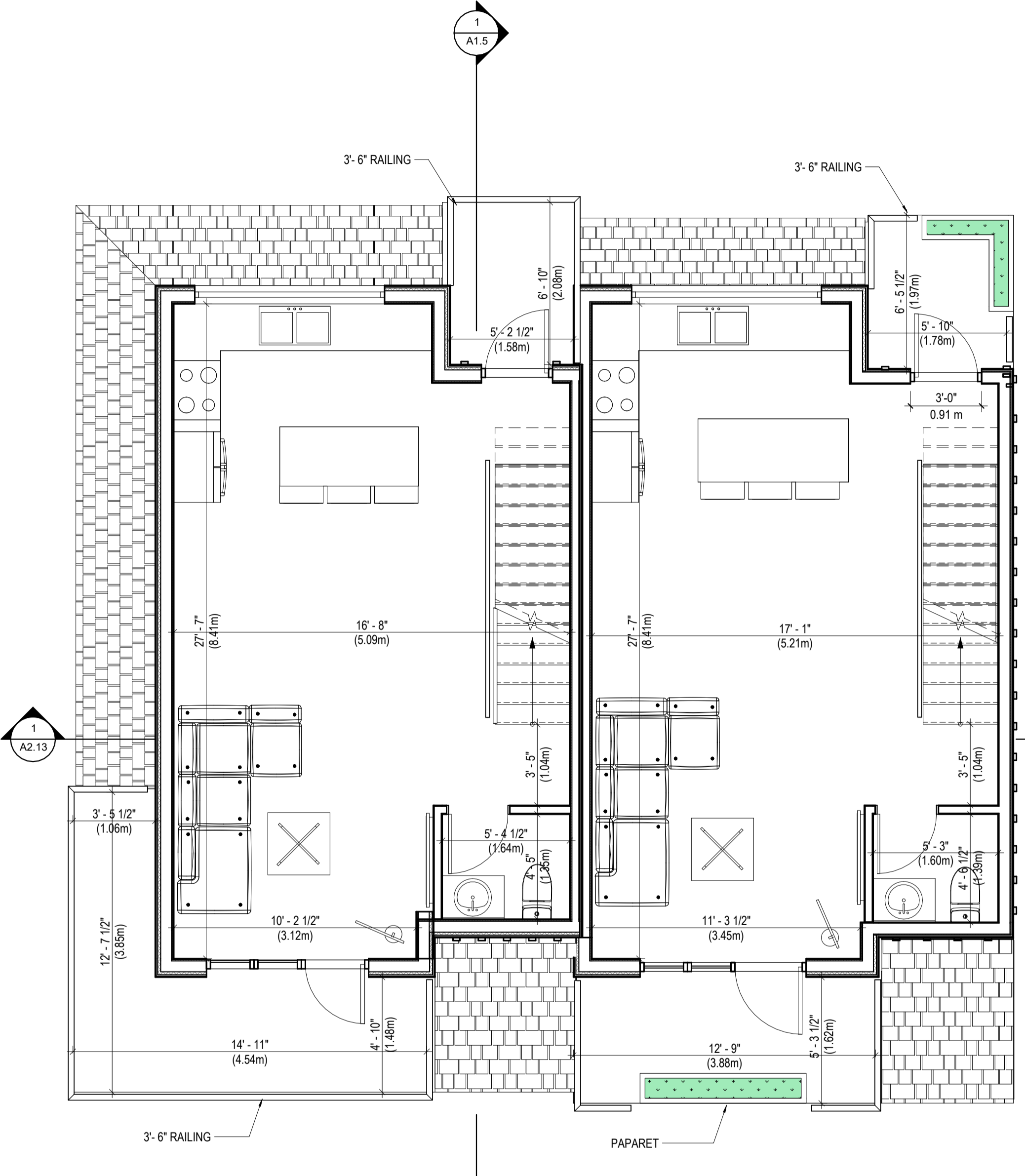
SCALE	1/4" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025

DRAWING NO.
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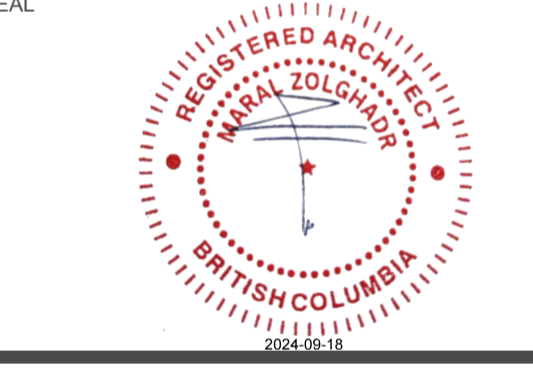
1 LOWER FLOOR BLDG B
 SCALE: 1/4" = 1'-0"



2 MAIN FLOOR BLDG B
 SCALE: 1/4" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
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PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

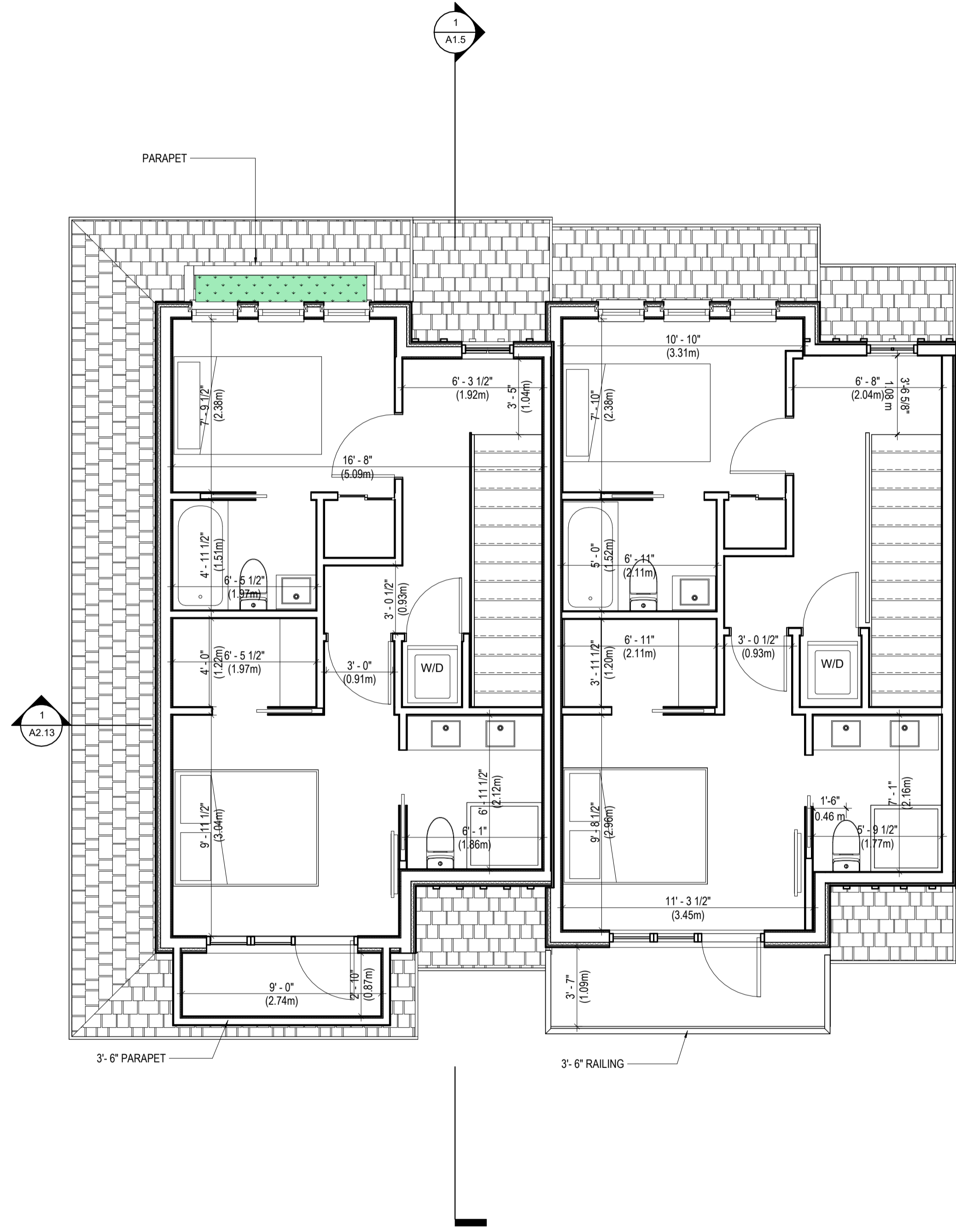
PROJECT ADDRESS
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DRAWING TITLE
BUILDING B - LOWER FLOOR - MAIN FLOOR PLAN

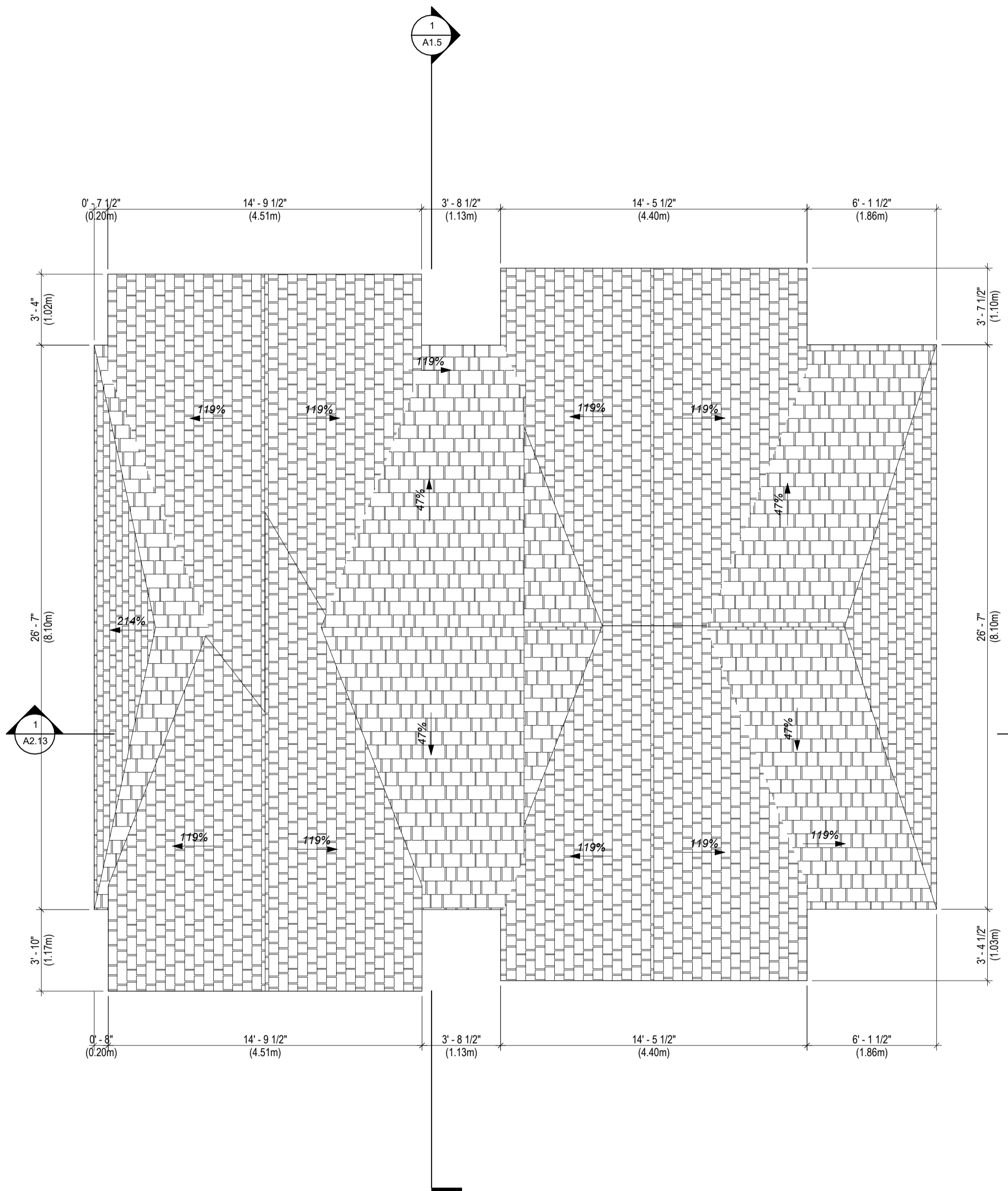
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DRAWN	S.E
CHECKED	SH.S
PROJECT NO.	22025
DRAWING NO.	

A2.8

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



2 BUILDING B - ROOF
 SCALE: 1/4" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
5	2024/07/5		RE-ISSUED FOR DP
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2	2023/07/31		ISSUED FOR CITY
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PROJECT NAME
**HORSESHOE BAY
 ROWHOUSE
 DEVELOPMENT**

PROJECT ADDRESS
 6544 ROYAL AVE. & 6388
 DOUGLAS ST. WEST
 VANCOUVER, BC.

DRAWING TITLE
**BUILDING B - UPPER
 FLOOR - ROOF PLAN**

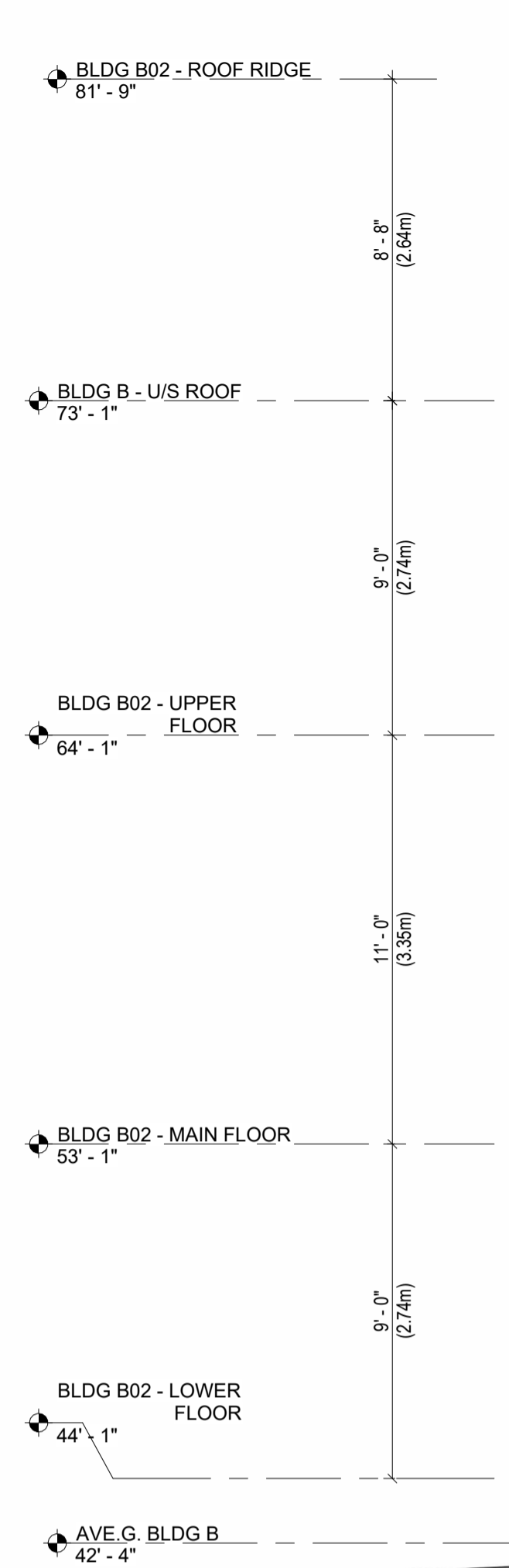
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DRAWN	S.E
CHECKED	SH.S
PROJECT NO.	22025
DRAWING NO.	

A2.9

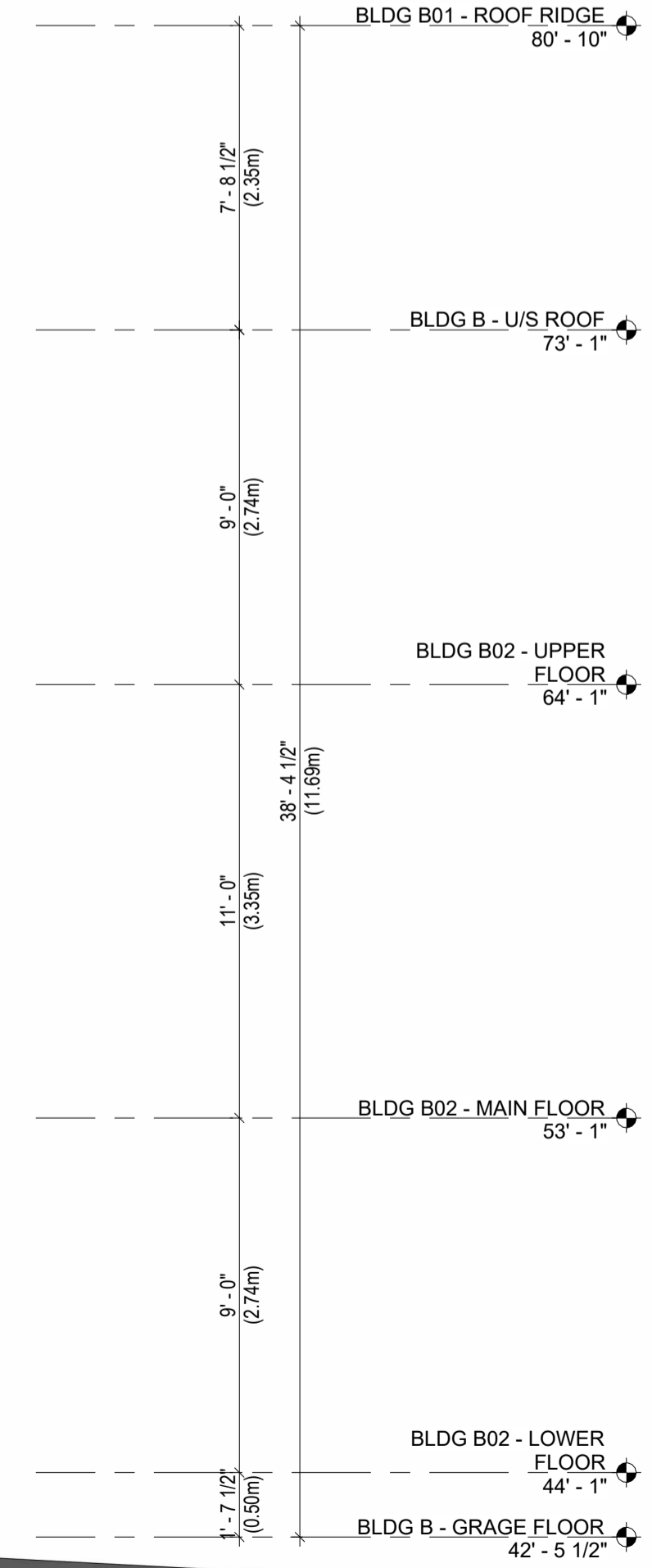
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COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M2-B - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE
	M2 - SHIPLAP SIDING - HARDIE PANEL - AUTUMN TAN		M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE
	M3 - ROOF SHINGLE - RICH ESPRESSO		M4-B - BORD AND BATTEN - MONTEREY TAVPE
	M4 - BORD AND BATTEN - KHAKI BROWN		M4-A - BOARD AND BATTEN - TIMBER BARK
	M5 - WOODEN ARCTIC WHITE		M6 - BLACK VINYL WINDOWS
	M5-A - WOODEN TIMBER BARK		M7 - CEMENTIOUS PANEL BOARD - ARCTIC WHITE
	M6 - BLACK VINYL WINDOWS		M8 - ROOF FASCIA - ARCTIC WHITE
	M7 - CEMENTIOUS PANEL BOARD - ARCTIC WHITE		M8-A - ROOF FASCIA - TIMBER BARK
	M8 - ROOF FASCIA - ARCTIC WHITE		
	M8-A - ROOF FASCIA - TIMBER BARK		



UNIT B01



1 BUILDING B - WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 BUILDING B - EAST ELEVATION
SCALE: 1/4" = 1'-0"



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PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
6544 ROYAL AVE. & 6388 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE
BUILDING B - WEST AND EAST ELEVATION

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

A2.10

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COLOUR LEGEND

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	M2 - SHIPLAP SIDING - HARDIE PANEL - AUTUMN TAN		M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE
	M3 - ROOF SHINGLE- RICH ESPRESSO		M4 - BORD AND BATTEN - KHAKI BROWN
	M4-A - BOARD AND BATTEN - TIMBER BARK		M4-B - BORD AND BATTEN - MONTEREY TAVPE
	M5 - WOODEN ARCTIC WHITE		M5-A - WOODEN TIMBER BARK
	M6 - BLACK VINYL WINDOWS		M7 - CEMENTIOUS PANEL BOARD - ARCTIC WHITE
	M7 - CEMENTIOUS PANEL BOARD - ARCTIC WHITE		M7-A - CEMENTIOUS PANEL BOARD - TIMBER BARK
	M8 - ROOF FASCIA - ARCTIC WHITE		
	M8-A - ROOF FASCIA - TIMBER BARK		



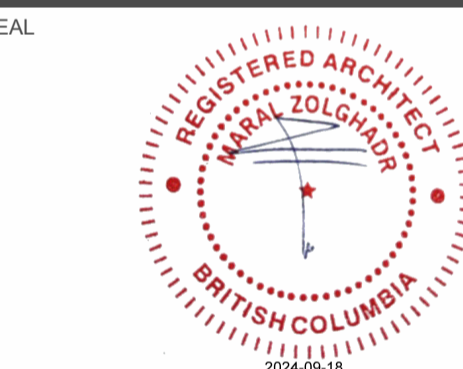
1 BUILDING B- NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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PROJECT NAME
**HORSESHOE BAY
ROWHOUSE
DEVELOPMENT**

PROJECT ADDRESS
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DOUGLAS ST, WEST
VANCOUVER, BC.

DRAWING TITLE
**BUILDING B- NORTH
ELEVATION**


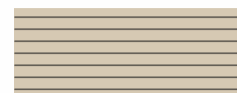













SCALE	As Indicated
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CHECKED	S.H.S
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COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M2-B - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE
	M2 - SHIPLAP SIDING - HARDIE PANEL - AUTUMN TAN		M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE
	M3 - ROOF SHINGLE- RICH ESPRESSO		M4-B - BORD AND BATTEN - MONTEREY TAVPE
	M4 - BORD AND BATTEN - KHAKI BROWN		M4-A - BOARD AND BATTEN - TIMBER BARK
	M5 - WOODEN ARCTIC WHITE		M7 - CEMENTTIIOUS PANEL BOARD - ARCTIC WHITE
	M5-A - WOODEN TIMBER BARK		M8 - ROOF FASCIA - ARCTIC WHITE
	M6 - BLACK VINYL WINDOWS		M8-A - ROOF FASCIA - TIMBER BARK
	M7-A - CEMENTTIIOUS PANEL BOARD - TIMBER BARK		

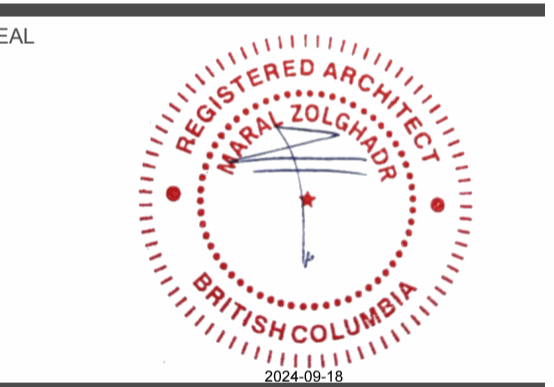


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1 BUILDING B- SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

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HORSESHOE BAY ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
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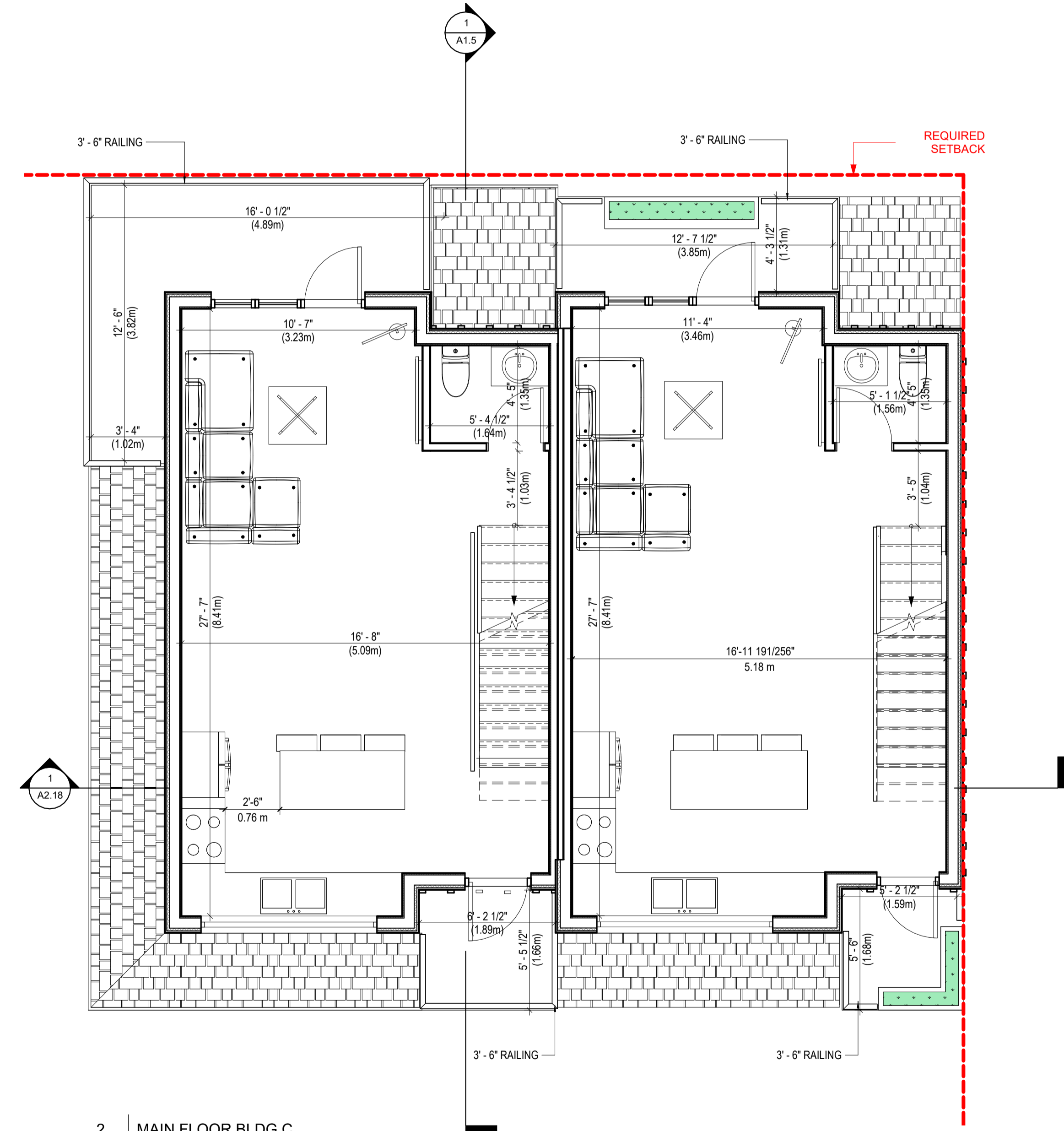
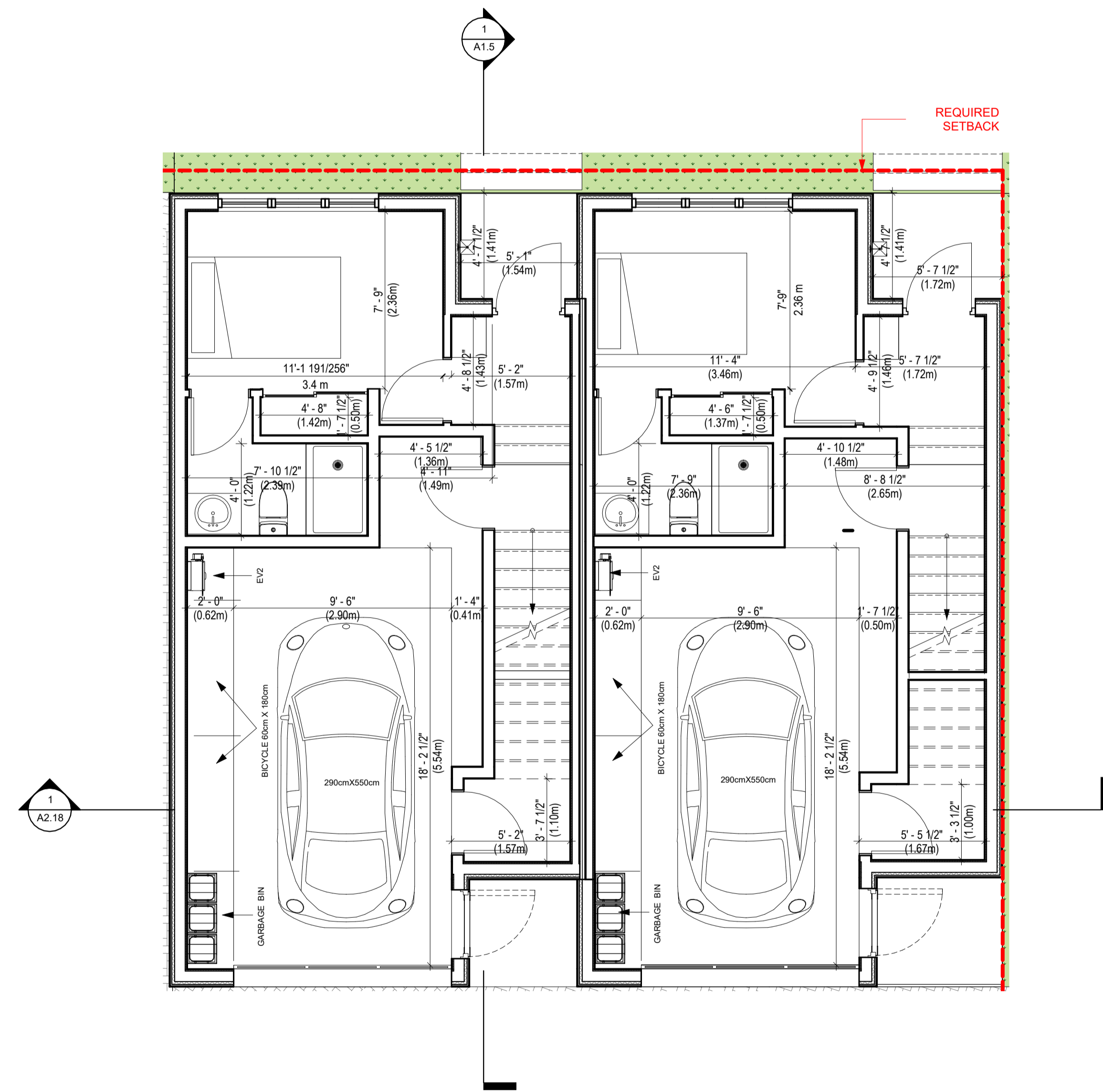
DRAWING TITLE
BUILDING B- SOUTH ELEVATION

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025

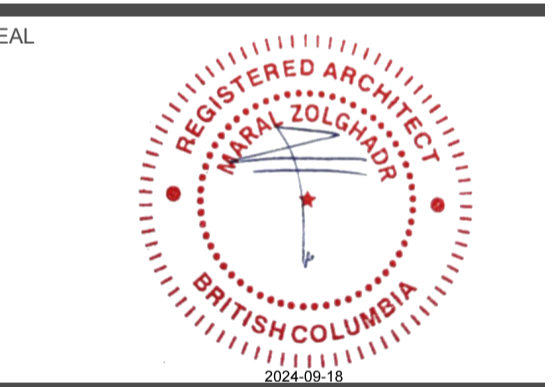
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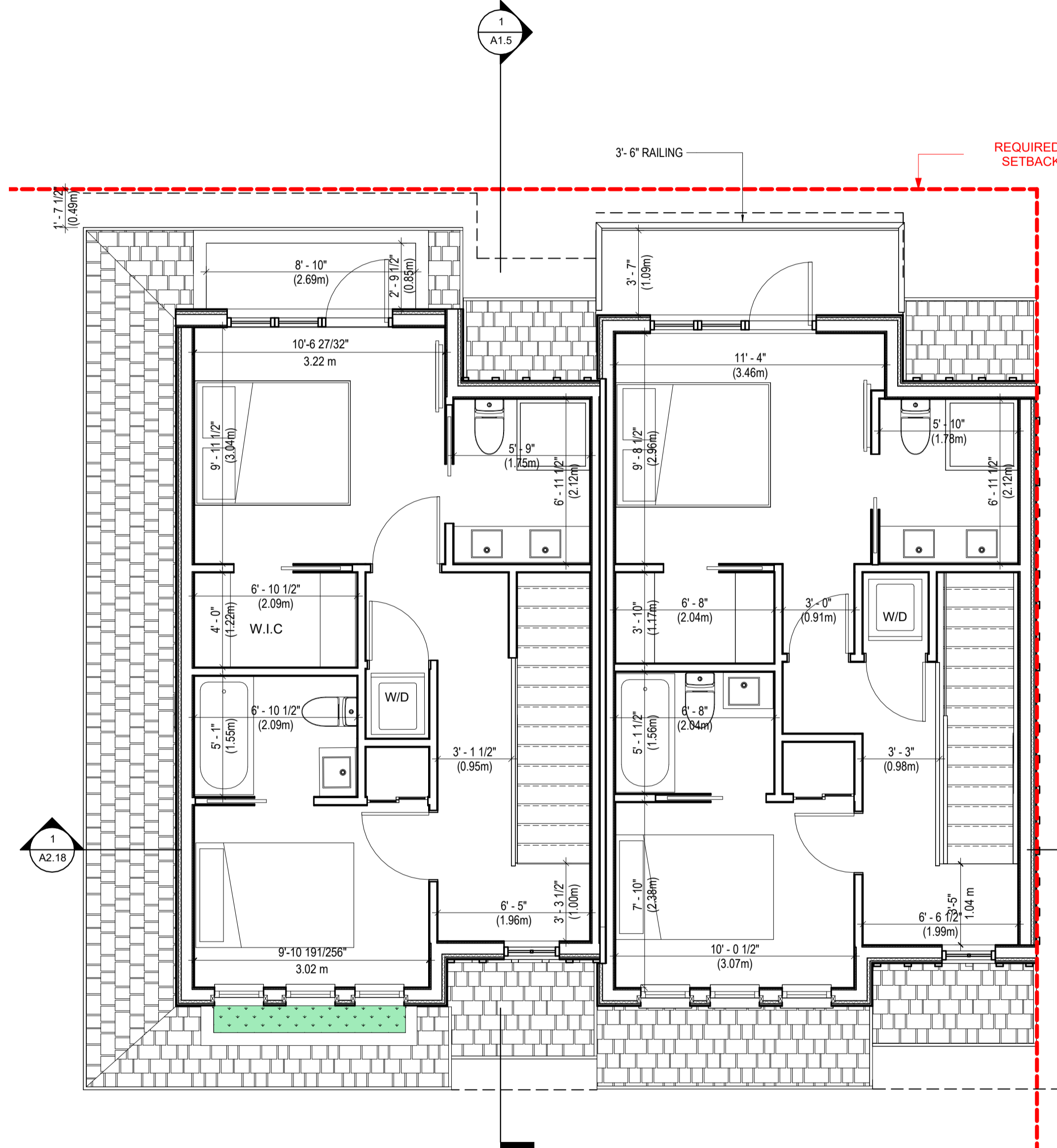
PROJECT ADDRESS
 6544 ROYAL AVE. & 6388 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE
BUILDING C - LOWER FLOOR PLAN - MAIN FLOOR PLAN

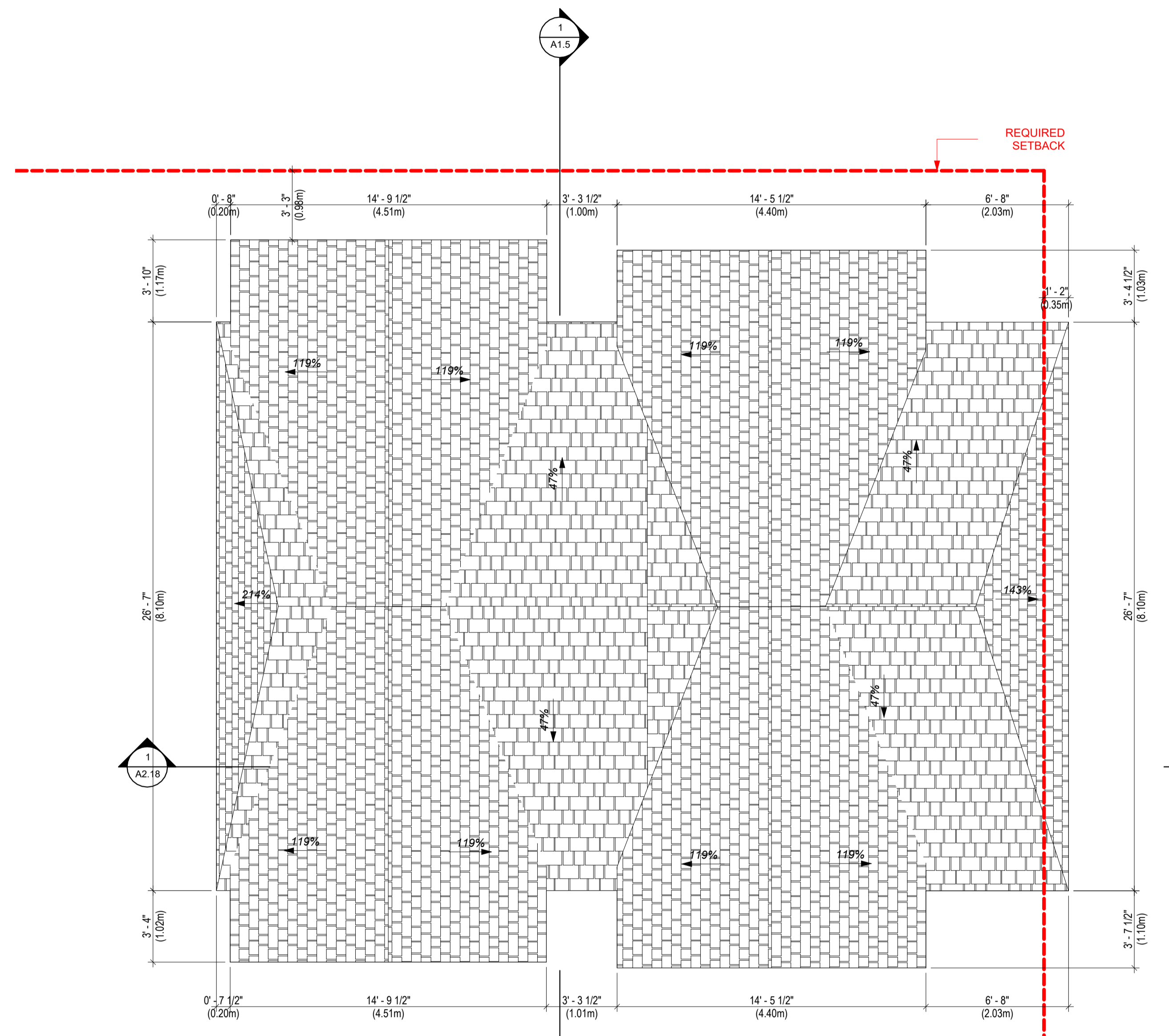
SCALE: 1/4" = 1'-0"
 DRAWN: S.E.
 CHECKED: SH.S.
 PROJECT NO.: 22025

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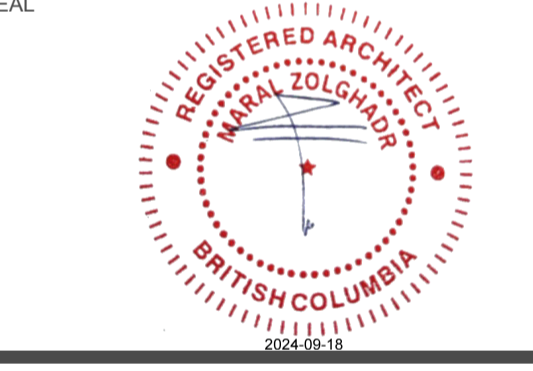
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 SCALE: 1/4" = 1'-0"



2 BUILDING C - ROOF
 SCALE: 1/4" = 1'-0"

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 DOUGLAS ST. WEST
 VANCOUVER, BC.

DRAWING TITLE
**BUILDING C - UPPER
 FLOOR - ROOF PLAN**

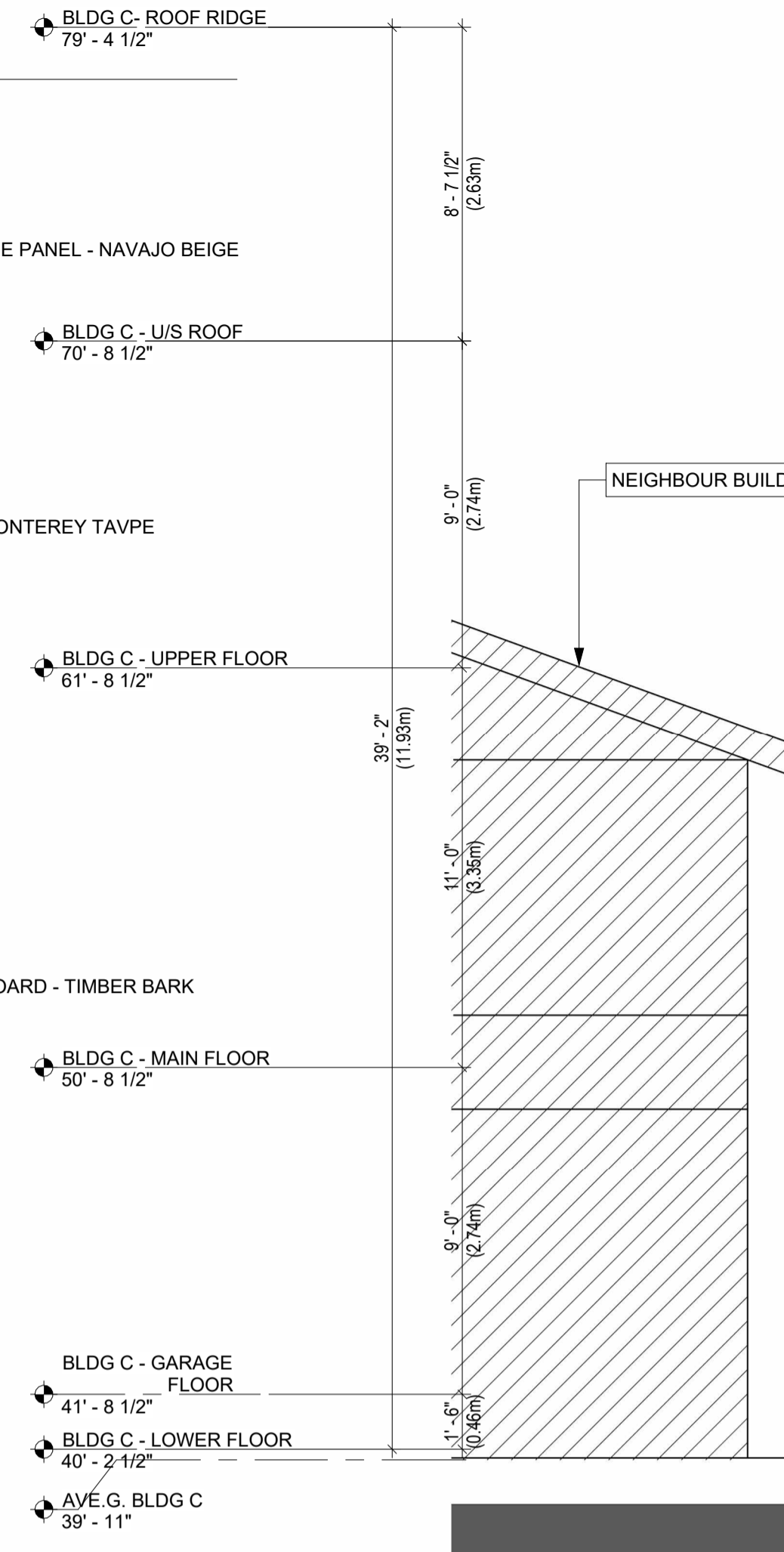
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CHECKED	SH.S
PROJECT NO.	22025
DRAWING NO.	

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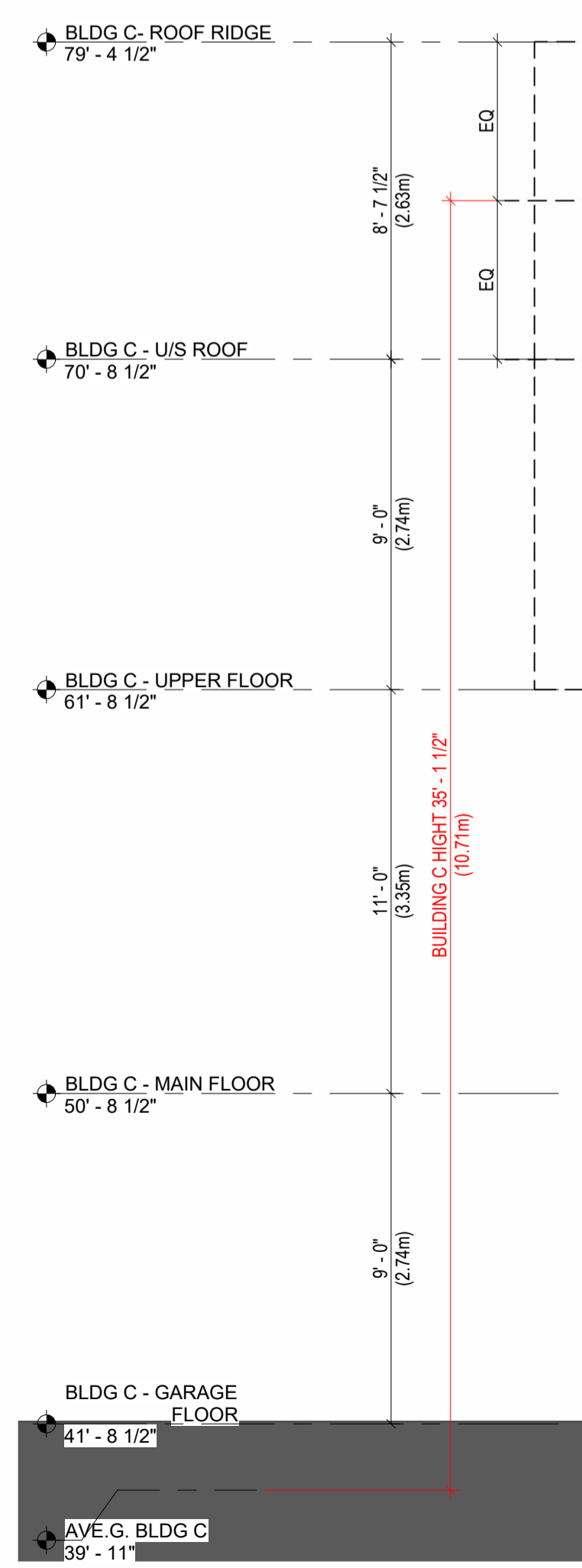
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COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M2-B - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE
	M2 - SHIPLAP SIDING - HARDIE PANEL - AUTUMN TAN		M4-B - BORD AND BATTEN - MONTEREY TAVPE
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M4-A - BOARD AND BATTEN - TIMBER BARK
	M3 - ROOF SHINGLE- RICH ESPRESSO		M5 - WOODEN ARCTIC WHITE
	M4 - BORD AND BATTEN - KHAKI BROWN		M5-A - WOODEN TIMBER BARK
	M4-A - BOARD AND BATTEN - TIMBER BARK		M6 - BLACK VINYL WINDOWS
	M5 - WOODEN ARCTIC WHITE		M7 - CEMENTTIOUS PANEL BOARD - ARCTIC WHITE
	M5-A - WOODEN TIMBER BARK		M7-A - CEMENTTIOUS PANEL BOARD - TIMBER BARK
	M6 - BLACK VINYL WINDOWS		M8 - ROOF FASCIA - ARCTIC WHITE
	M7 - CEMENTTIOUS PANEL BOARD - ARCTIC WHITE		M8-A - ROOF FASCIA - TIMBER BARK
	M8 - ROOF FASCIA - ARCTIC WHITE		
	M8-A - ROOF FASCIA - TIMBER BARK		



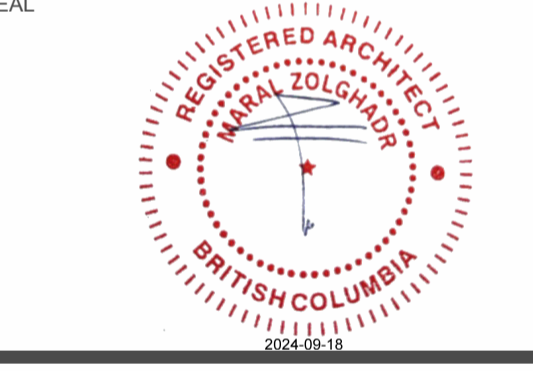
1 BUILDING C- NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 BUILDING C- SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
6	2024/07/30		RE-ISSUED FOR DP
5	2024/07/15		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
3	2023/10/27		ISSUED FOR CITY
2	2023/07/31		ISSUED FOR CITY
1	2023/04/19		ISSUED FOR CLIENT

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PROJECT NAME
HORSESHOE BAY ROWHOUSE DEVELOPMENT

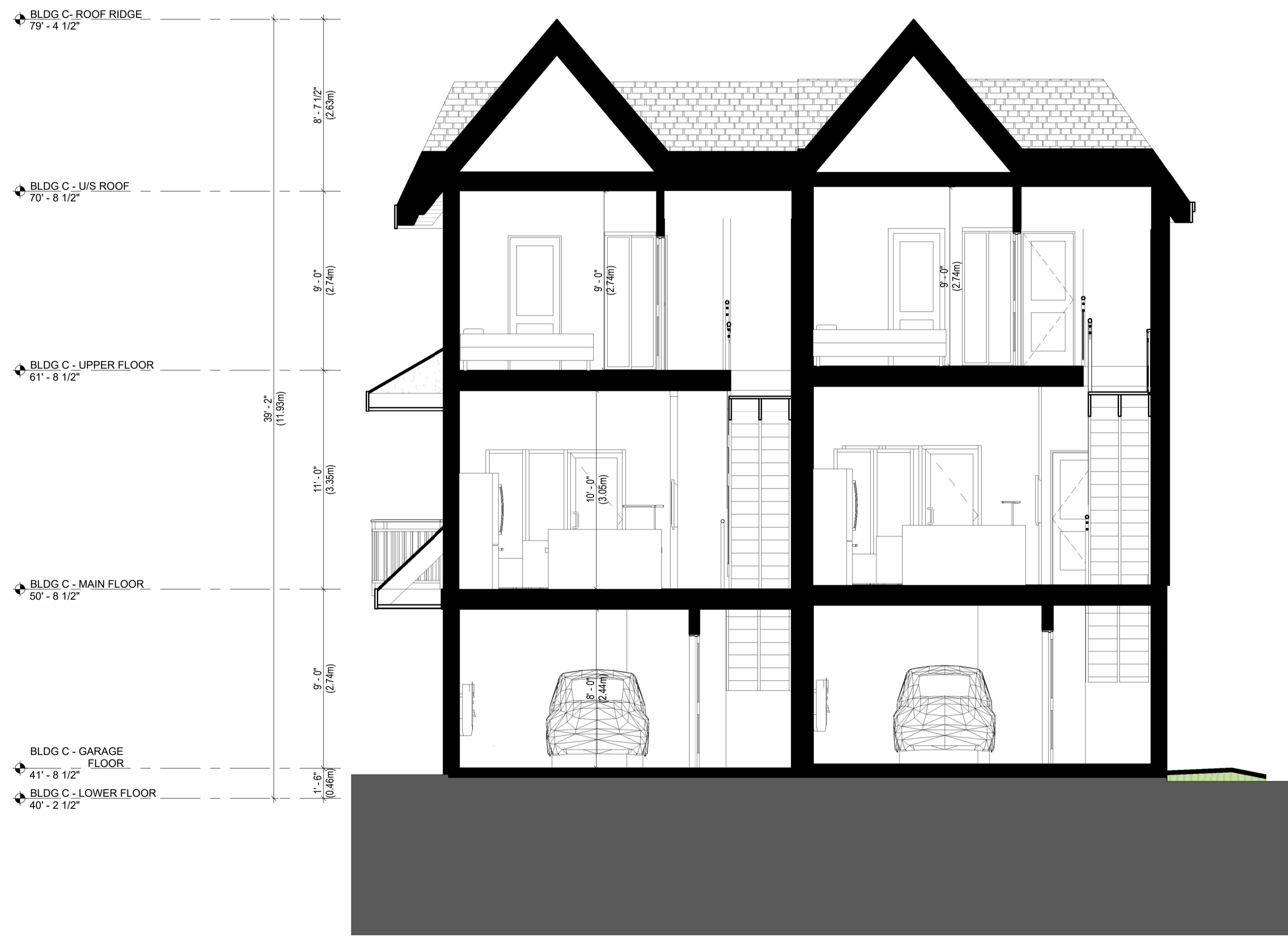
PROJECT ADDRESS
 6544 ROYAL AVE. & 6388 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE
BUILDING C- NORTH AND SOUTH ELEVATION

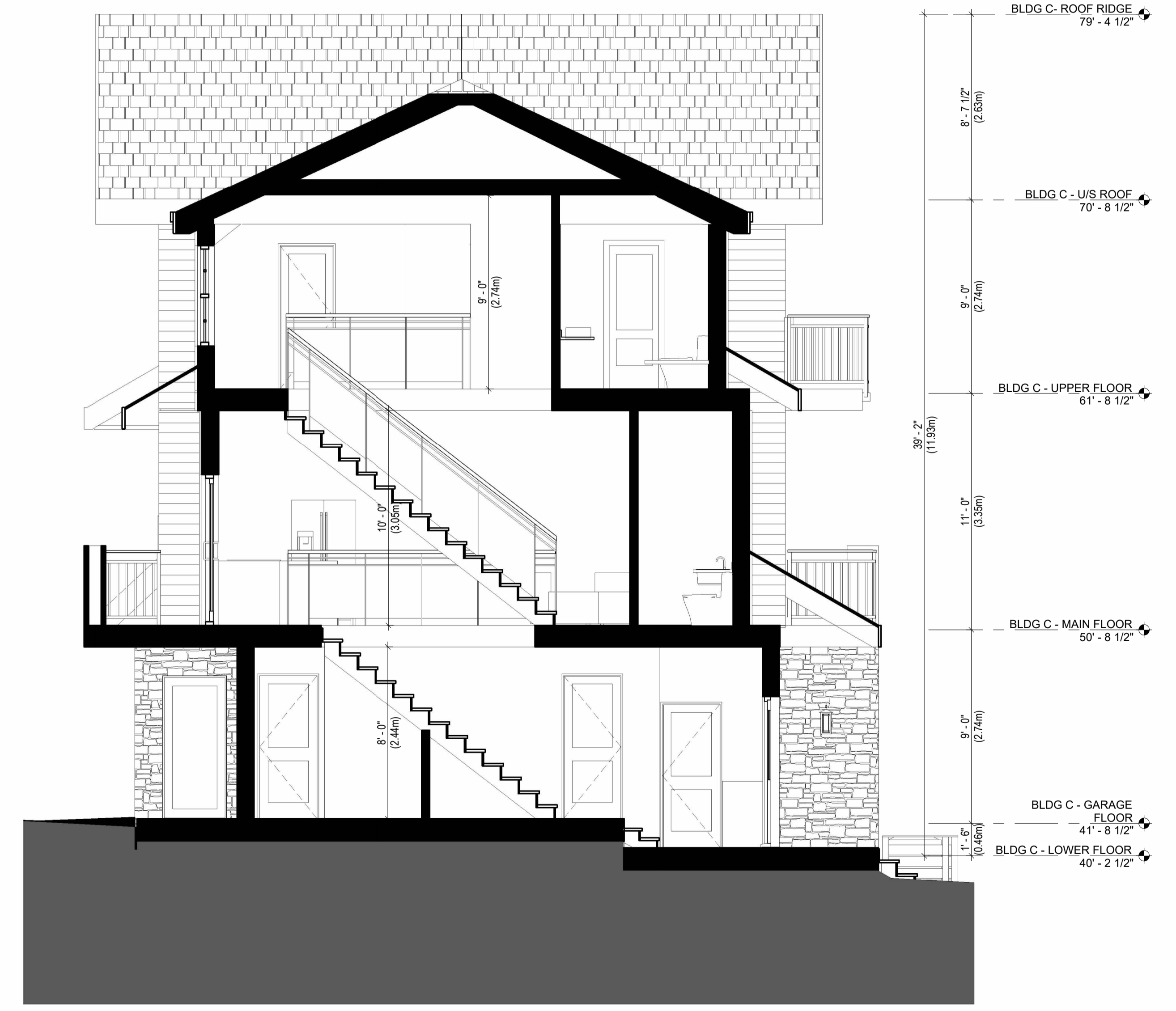
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 DRAWN: Author
 CHECKED: Checker
 PROJECT NO.: 22025
 DRAWING NO.:

A2.17

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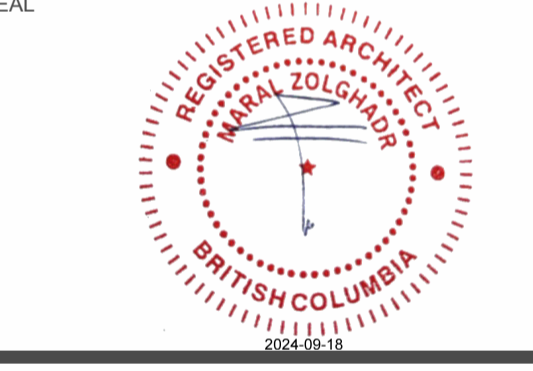
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 SCALE: 1/4" = 1'-0"



2 BLDG C-SECTION 2
 SCALE: 1/4" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
5	2024/07/5		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
3	2023/10/27		ISSUED FOR CITY
2	2023/07/31		ISSUED FOR CITY
1	2023/04/19		ISSUED FOR CLIENT

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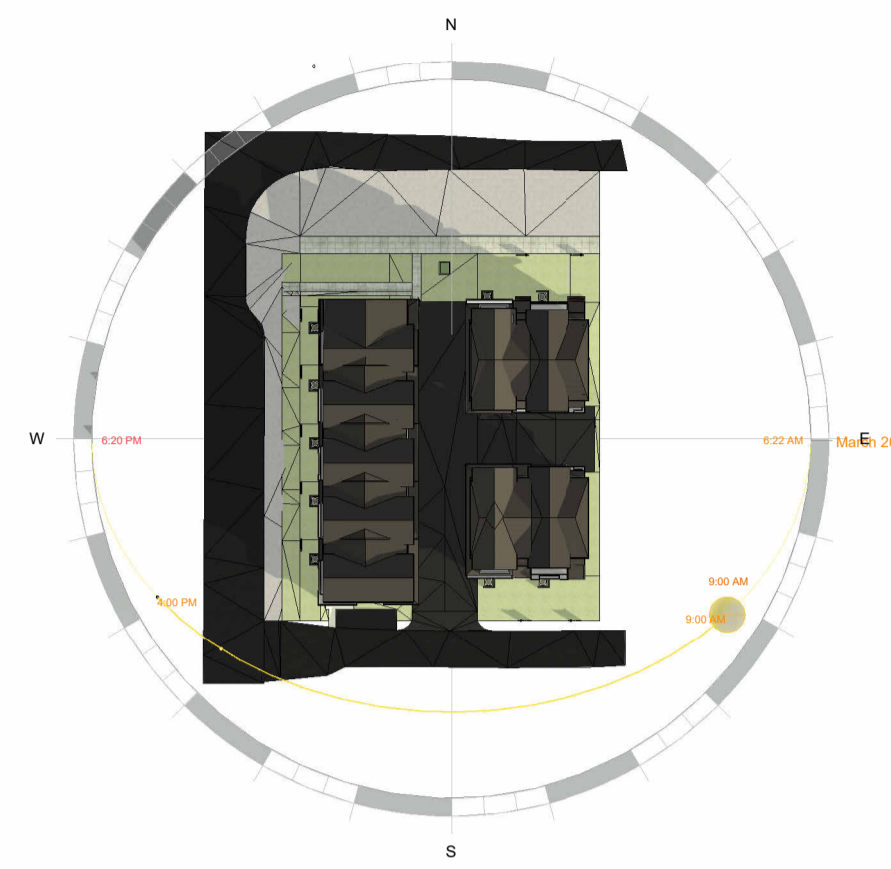
PROJECT NAME
**HORSESHOE BAY
 ROWHOUSE
 DEVELOPMENT**

PROJECT ADDRESS
 6544 ROYAL AVE. & 6388
 DOUGLAS ST, WEST
 VANCOUVER, BC.

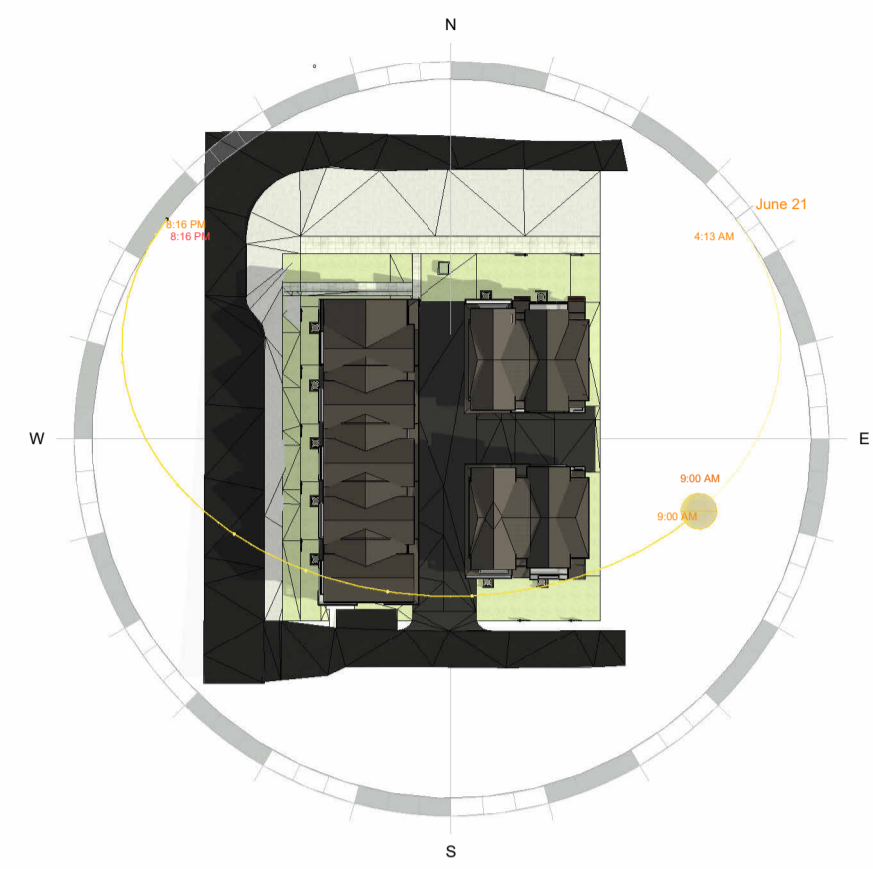
DRAWING TITLE
**BUILDING C-
 SECTION 1 & 2**

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

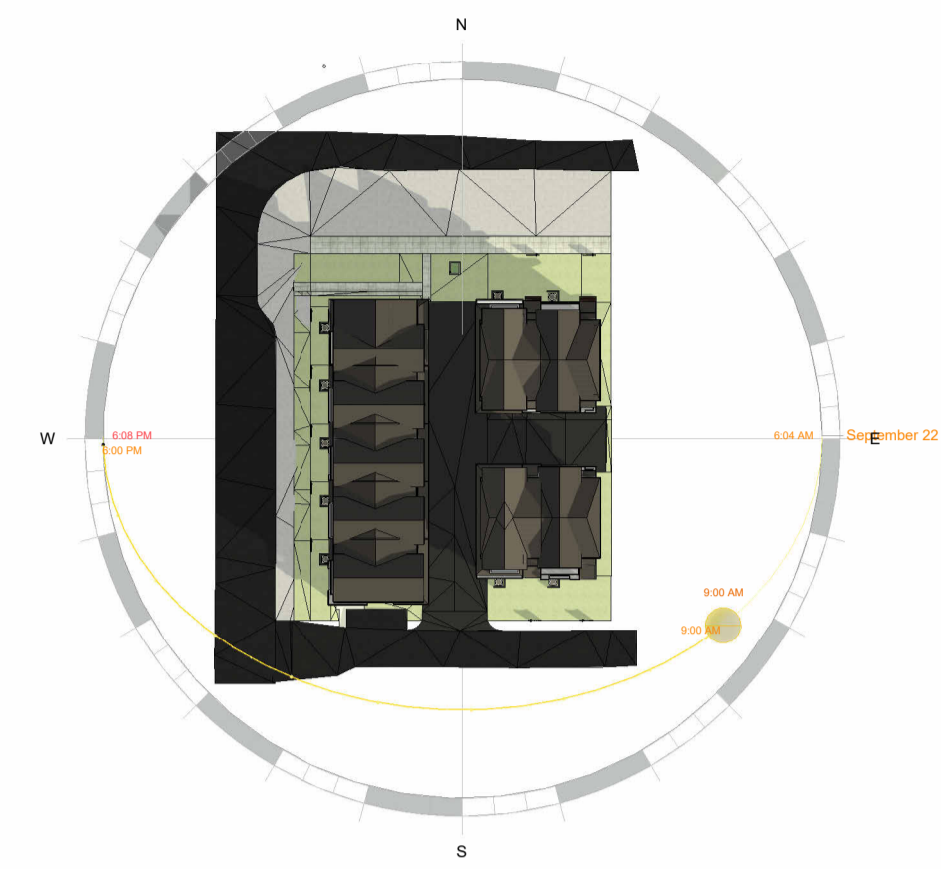
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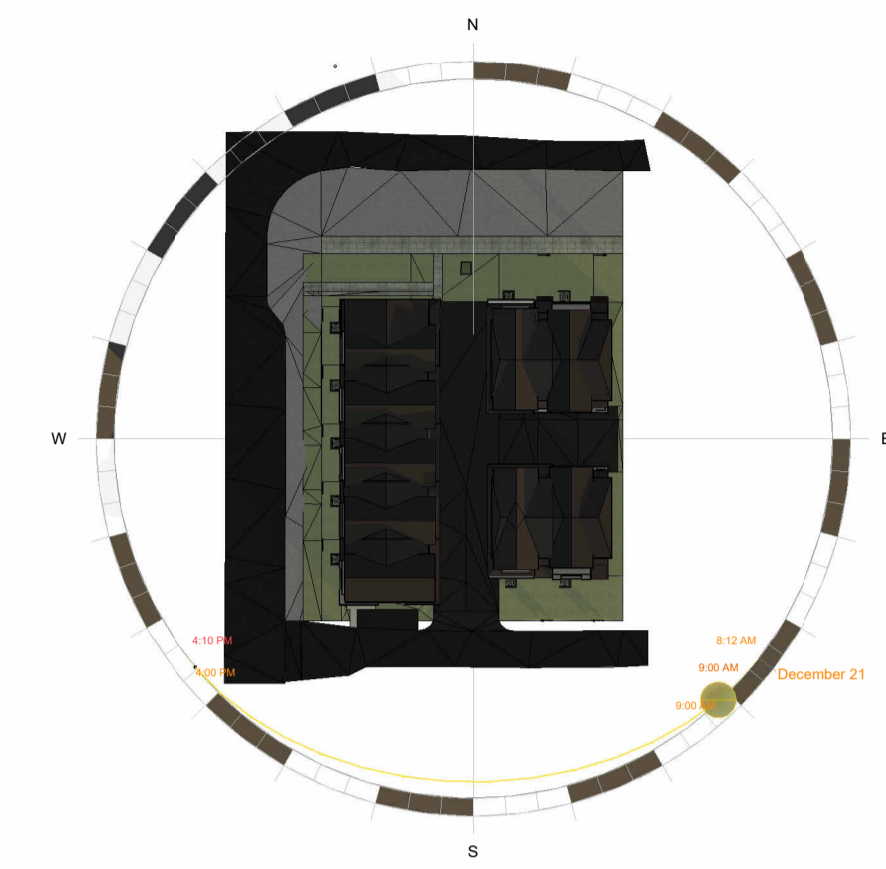
SPRING EQUINOX MORNING



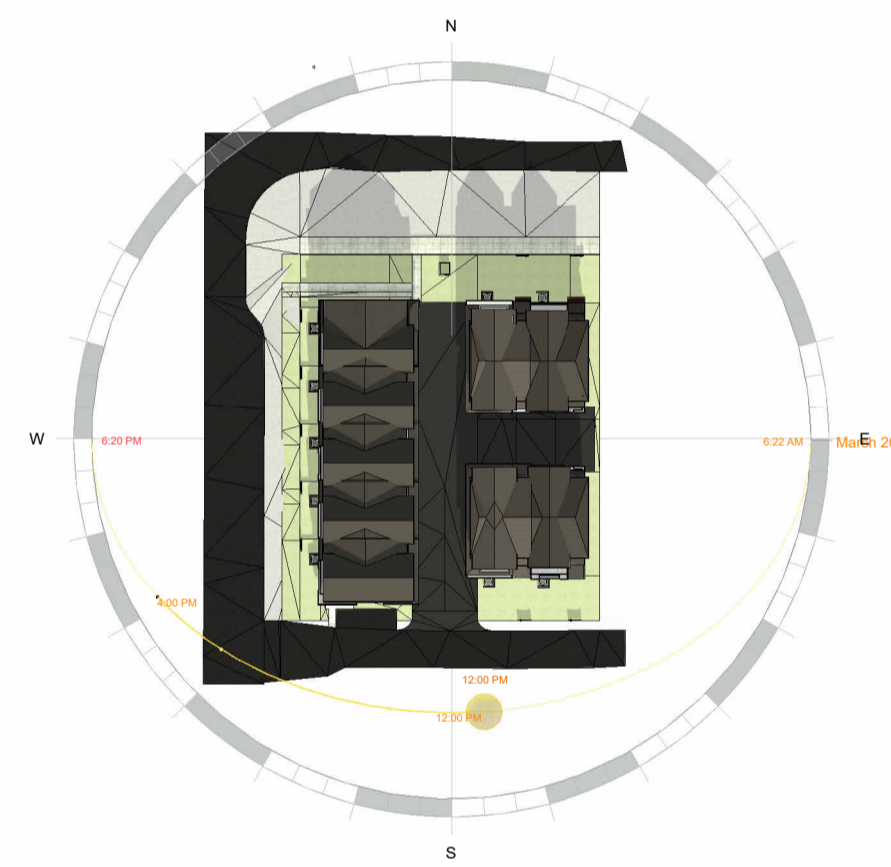
SUMMER SOLSTICE MORNING



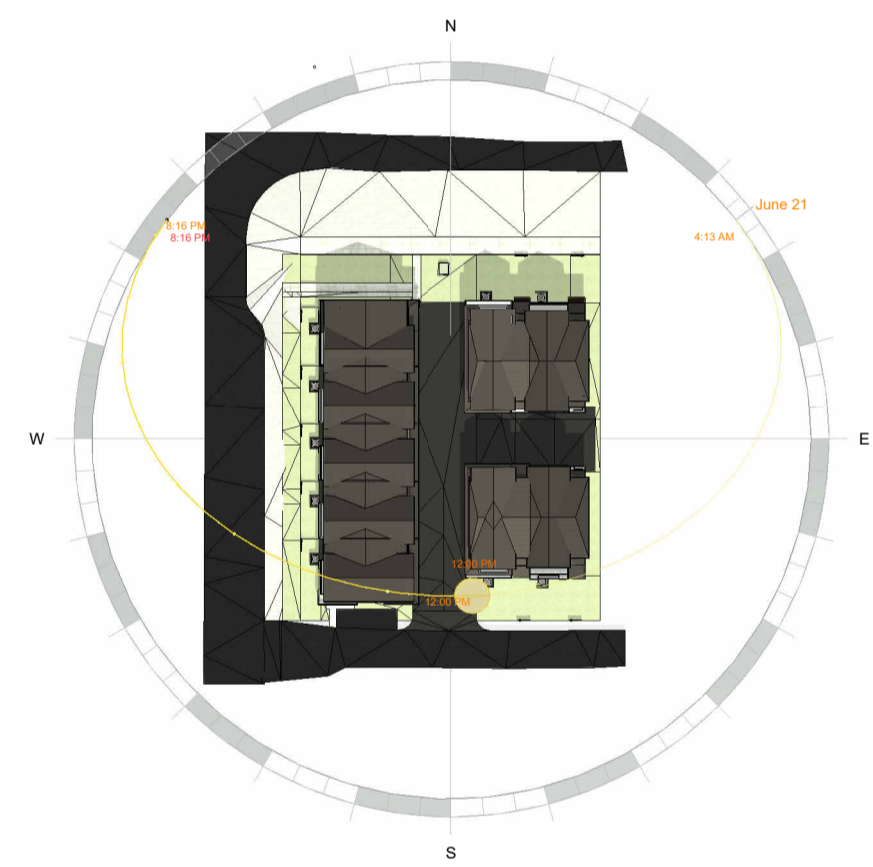
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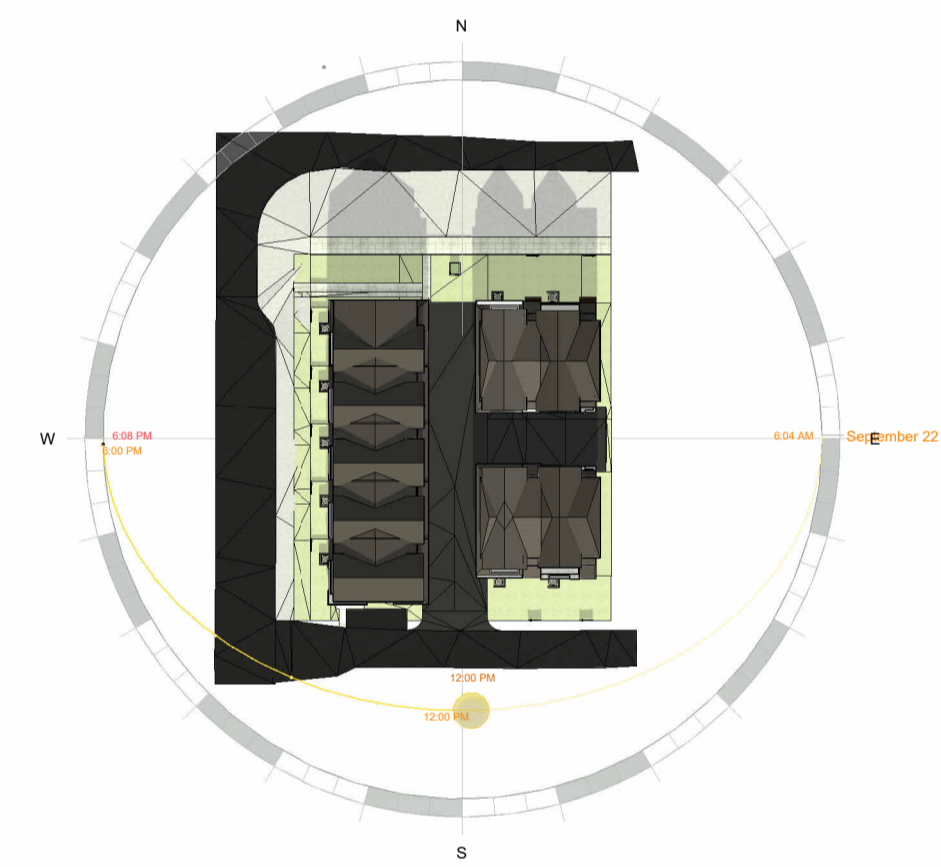
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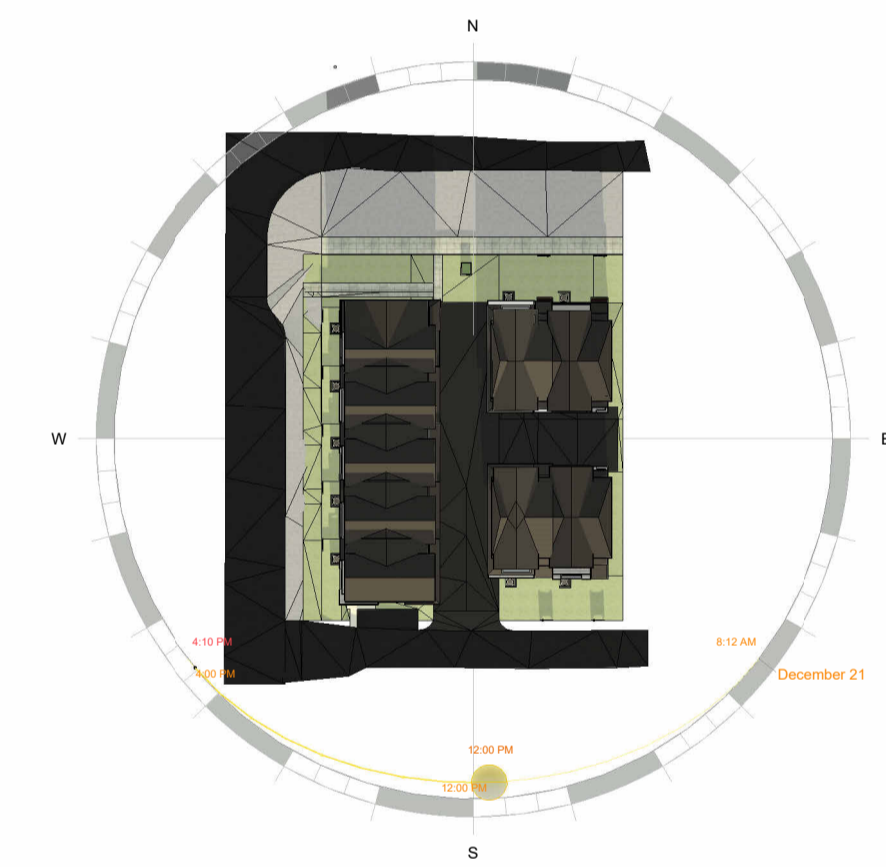
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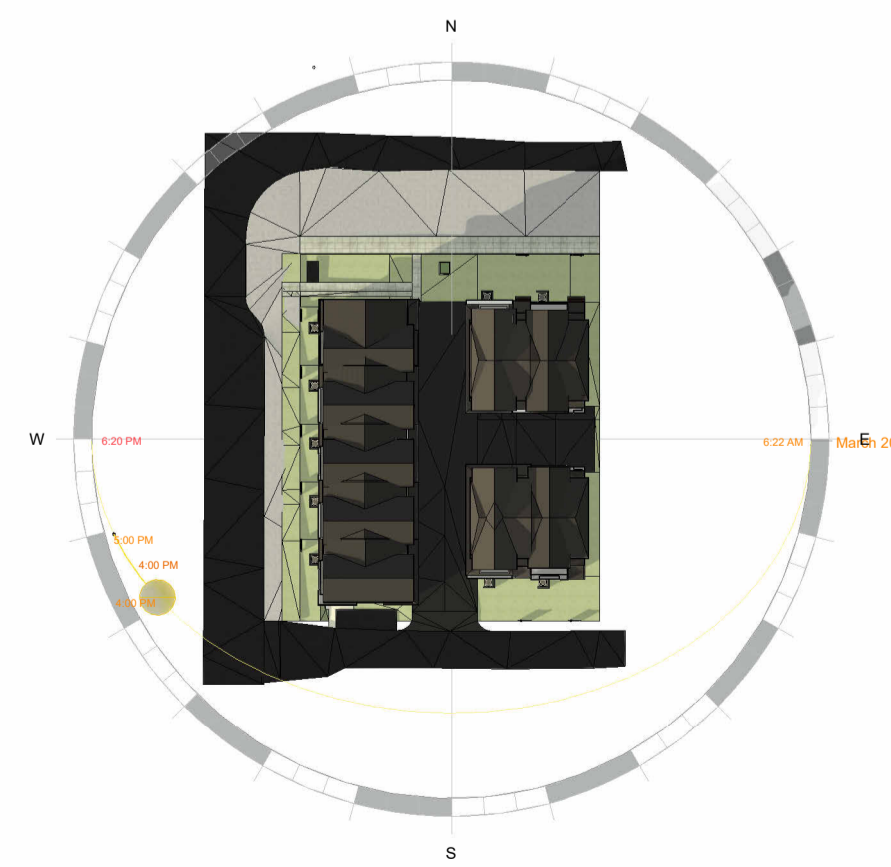
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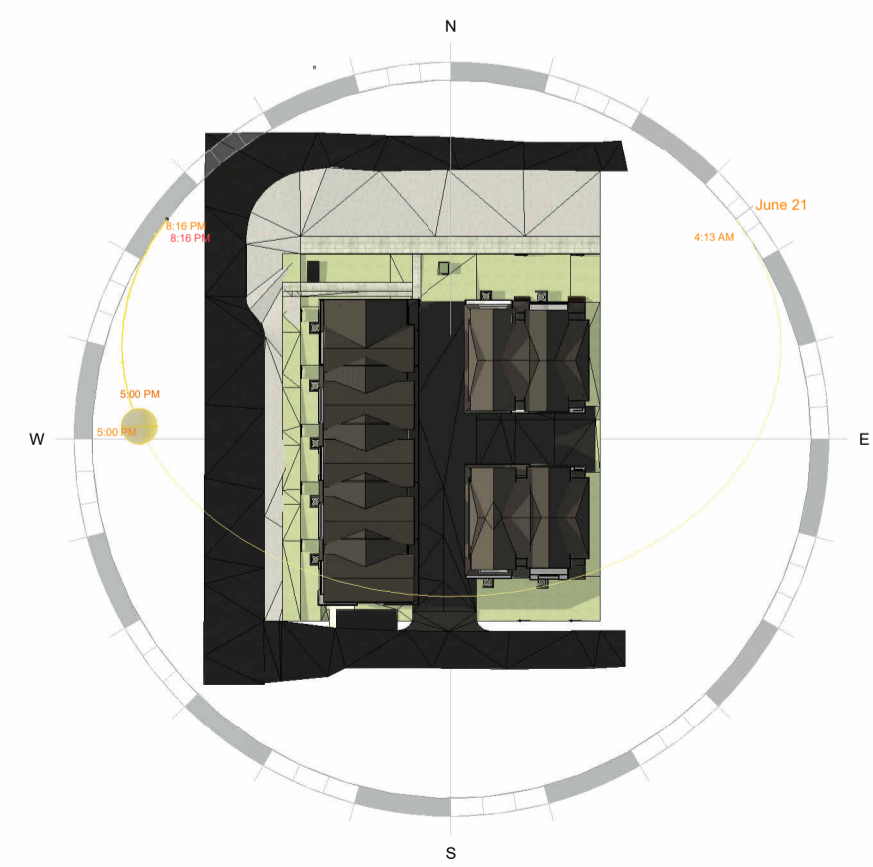
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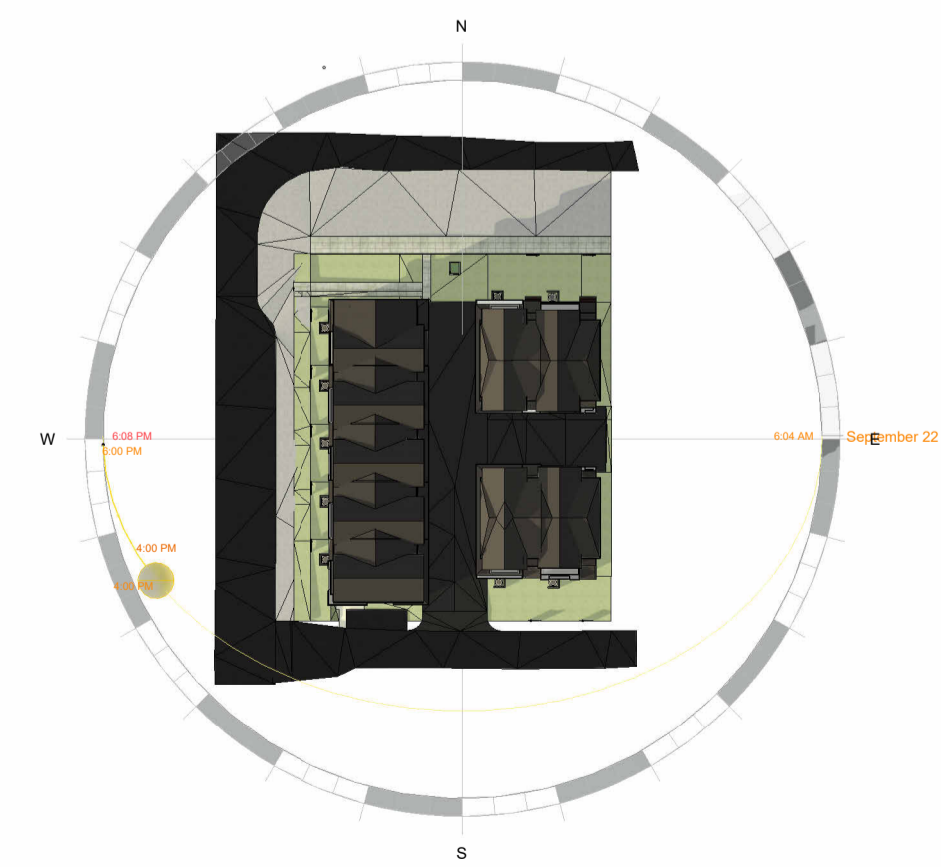
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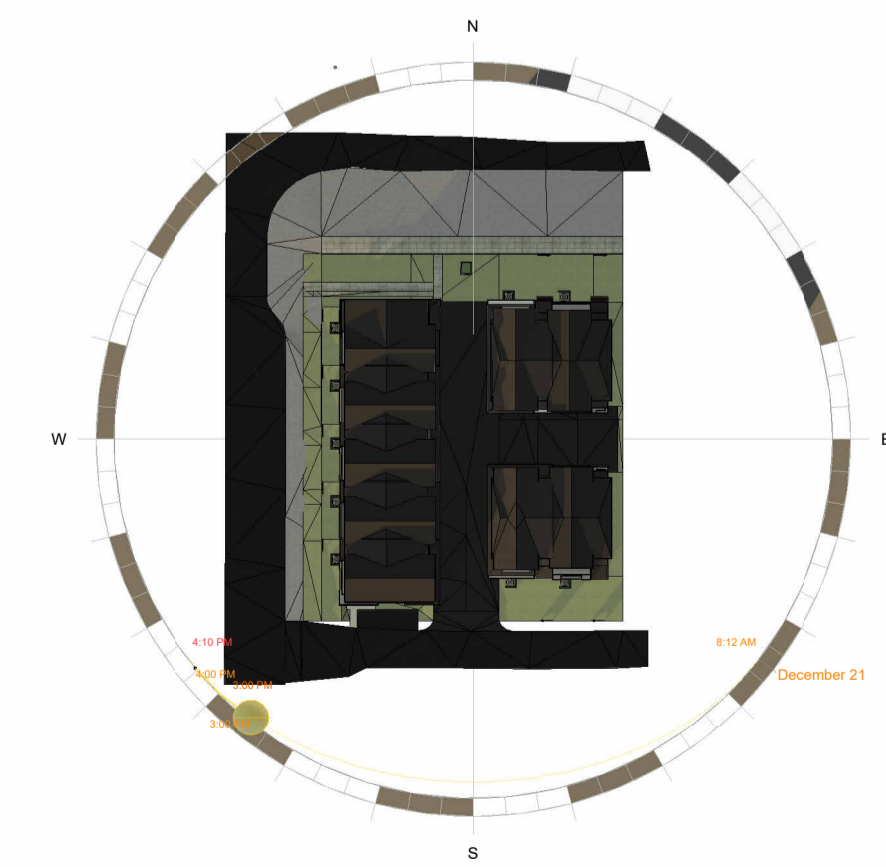
SPRING EQUINOX EVENING



SUMMER SOLSTICE EVENING



FALL EQUINOX EVENING



WINTER SOLSTICE EVENING

NO.	DATE YMD	DESCRIPTION
4	2024/07/5	RE-ISSUED FOR DP
3	2024/01/19	ISSUED FOR DP
2	2023/07/31	ISSUED FOR CITY
1	2022/08/31	ISSUED FOR CLIENT REVIEW

ISSUES AND REVISIONS

SEAL



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PROJECT NAME

**HORSESHOE BAY
 ROWHOUSE
 DEVELOPMENT**

PROJECT ADDRESS

6544 ROYAL AVE. & 6388
 DOUGLAS ST. WEST
 VANCOUVER, BC.

DRAWING TITLE

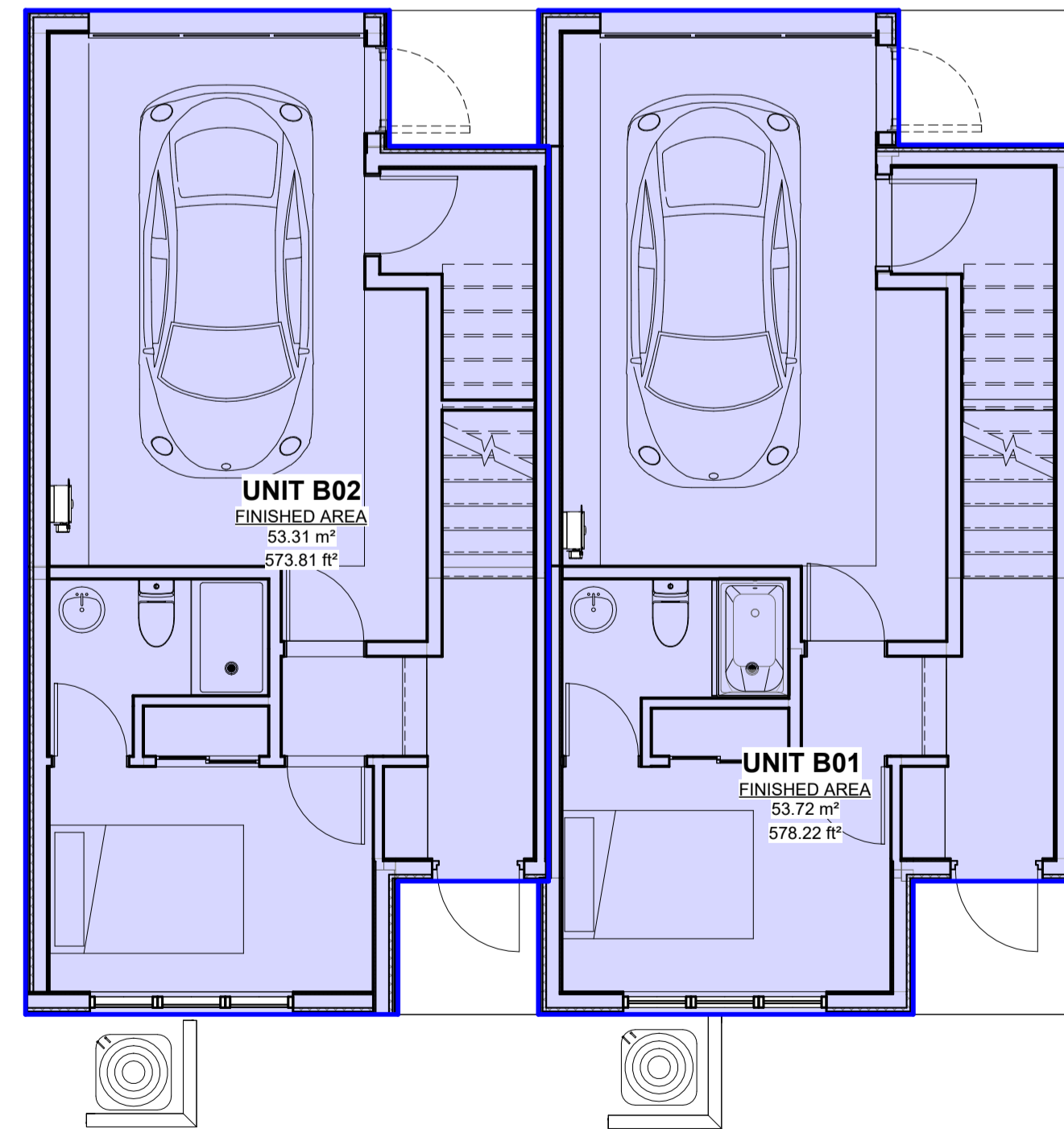
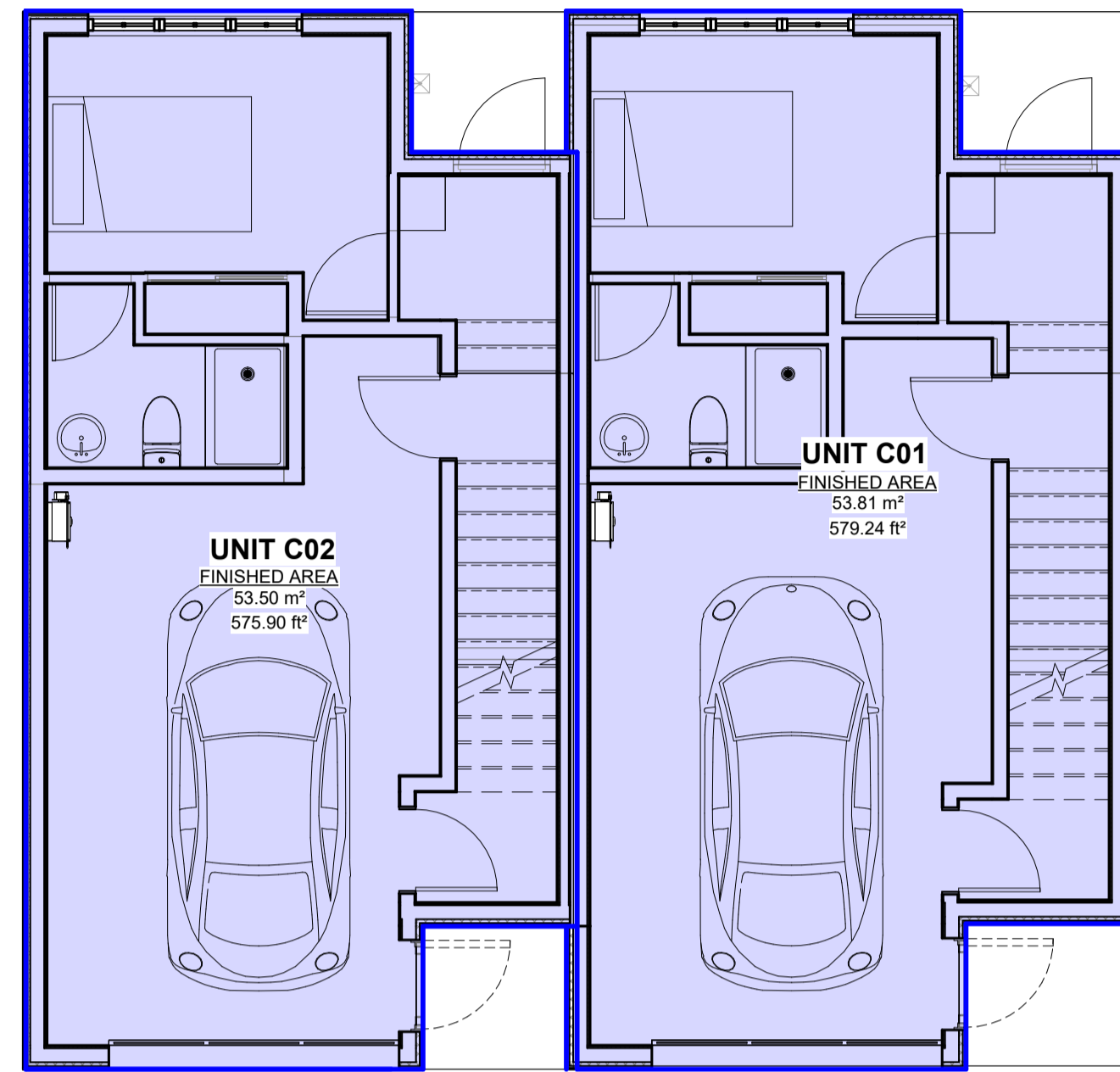
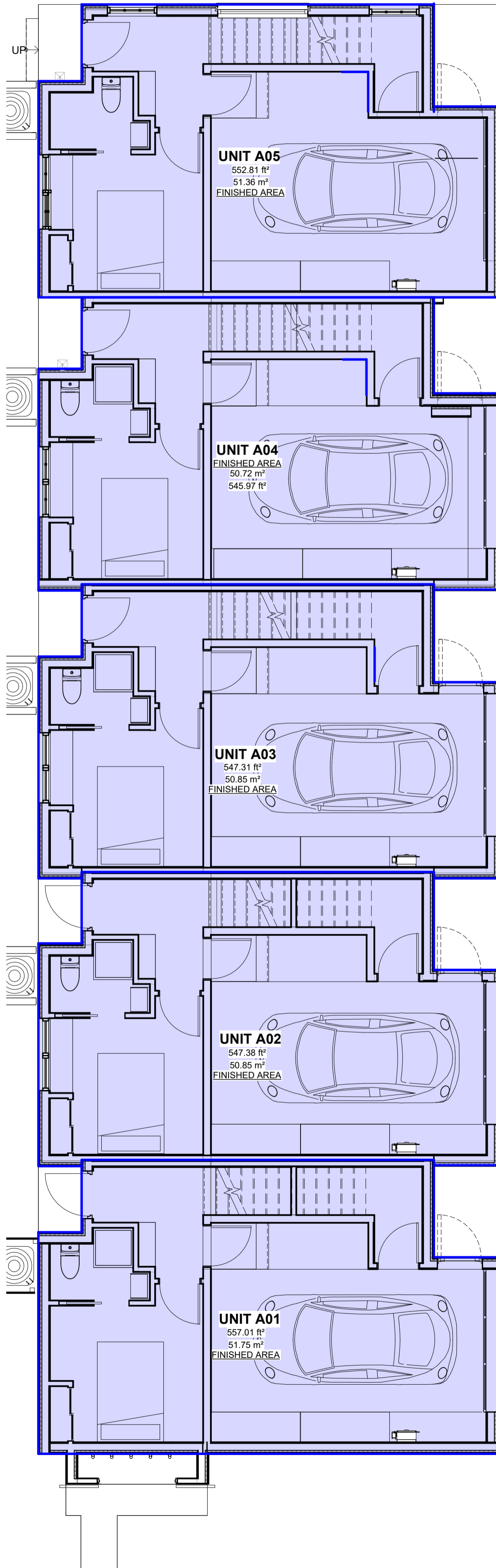
SHADOW STUDY

SCALE

DRAWN	Author
CHECKED	Checker
PROJECT NO.	22025

DRAWING NO.

A3.3



BUILDING A - LOWER FLOOR GROSS AREA						
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF	
UNIT A01						
BUILDING A	UNIT A01	LOWER FLOOR	FINISHED AREA	51.75 m ²	557.01 ft ²	
UNIT A02						
BUILDING A	UNIT A02	LOWER FLOOR	FINISHED AREA	50.85 m ²	547.38 ft ²	
UNIT A03						
BUILDING A	UNIT A03	LOWER FLOOR	FINISHED AREA	50.85 m ²	547.31 ft ²	
UNIT A04						
BUILDING A	UNIT A04	LOWER FLOOR	FINISHED AREA	50.72 m ²	545.97 ft ²	
UNIT A05						
BUILDING A	UNIT A05	LOWER FLOOR	FINISHED AREA	51.36 m ²	552.81 ft ²	
LOWER FLOOR TOTAL				255.53 m ²	2,750.48 ft ²	

BUILDING B - LOWER FLOOR GROSS AREA						
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF	
UNIT B01						
BUILDING B	UNIT B01	LOWER FLOOR	FINISHED AREA	53.72 m ²	578.22 ft ²	
UNIT B02						
BUILDING B	UNIT B02	LOWER FLOOR	FINISHED AREA	53.31 m ²	573.81 ft ²	
LOWER FLOOR TOTAL				107.03 m ²	1,152.03 ft ²	

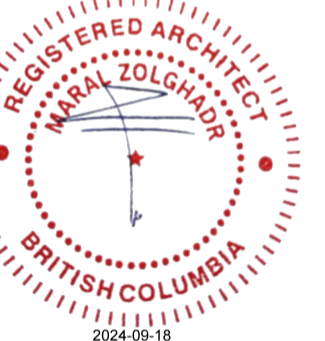
BUILDING C - LOWER FLOOR GROSS AREA						
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF	
UNIT C01						
BUILDING C	UNIT C01	LOWER FLOOR	FINISHED AREA	53.81 m ²	579.24 ft ²	
UNIT C02						
BUILDING C	UNIT C02	LOWER FLOOR	FINISHED AREA	53.5 m ²	575.9 ft ²	
LOWER FLOOR TOTAL				107.32 m ²	1,155.13 ft ²	

BUILDING A-B-C -TOTAL LOWER FLOOR GROSS AREA					
BUILDING	LEVEL	NAME	AREA SqM	Area SqF	
FINISHED AREA					
BUILDING A	LOWER FLOOR	FINISHED AREA	255.53 m ²	2,750.48 ft ²	
BUILDING B	LOWER FLOOR	FINISHED AREA	107.03 m ²	1,152.03 ft ²	
BUILDING C	LOWER FLOOR	FINISHED AREA	107.32 m ²	1,155.13 ft ²	
FINISHED AREA: 9			469.87 m ²	5,057.64 ft ²	
LOWER FLOOR TOTAL			469.87 m ²	5,057.64 ft ²	

NO.	DATE YMD	DESCRIPTION
5	2024/07/5	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
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1	2022/08/31	ISSUED FOR CLIENT REVIEW

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PROJECT NAME

**HORSESHOE BAY
 ROWHOUSE
 DEVELOPMENT**

PROJECT ADDRESS

6544 ROYAL AVE. & 6388
 DOUGLAS ST. WEST
 VANCOUVER, BC.

DRAWING TITLE

**AREA PLAN- LOWER
 FLOOR**

SCALE

3/16" = 1'-0"

DRAWN

Author

CHECKED

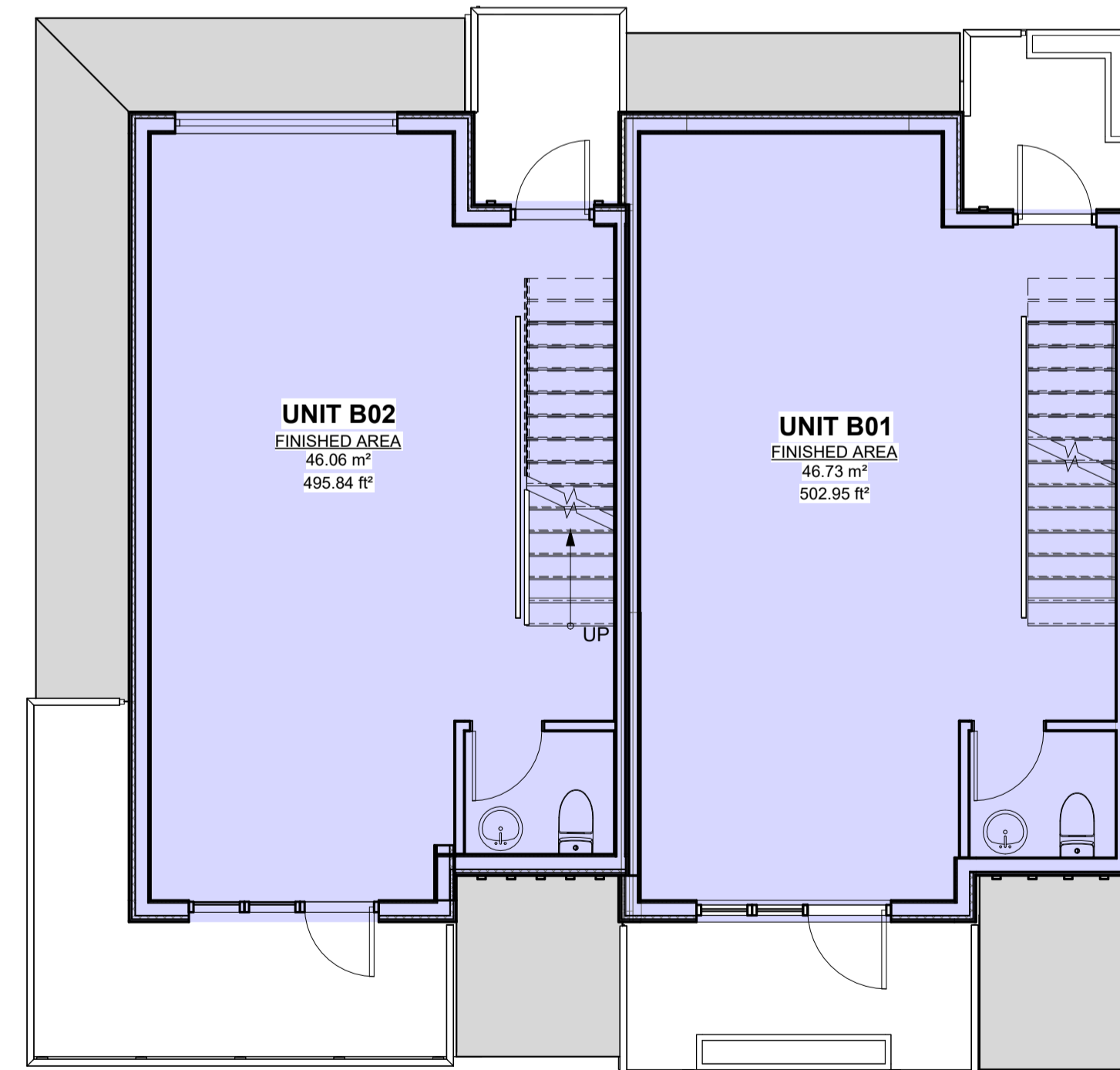
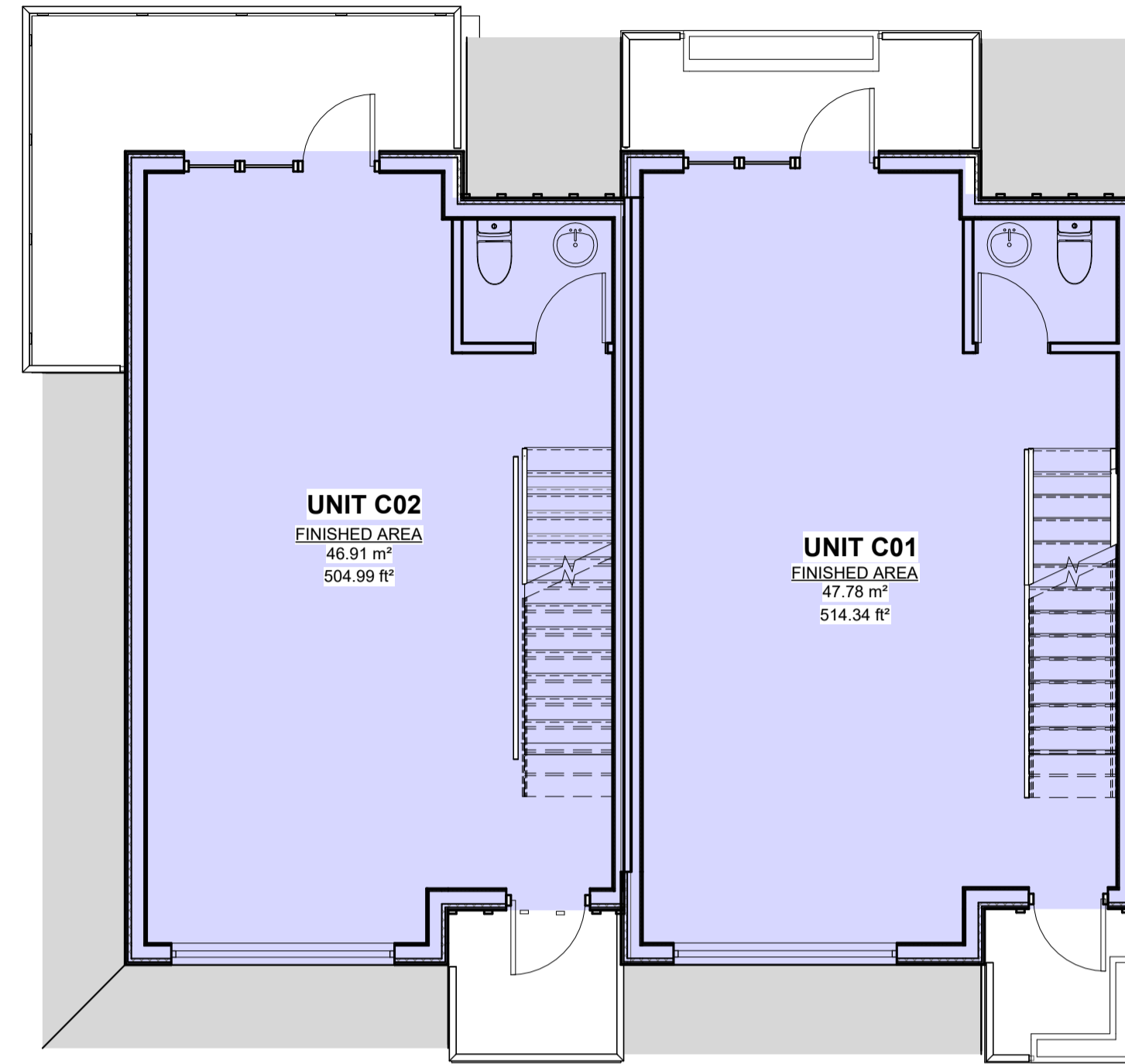
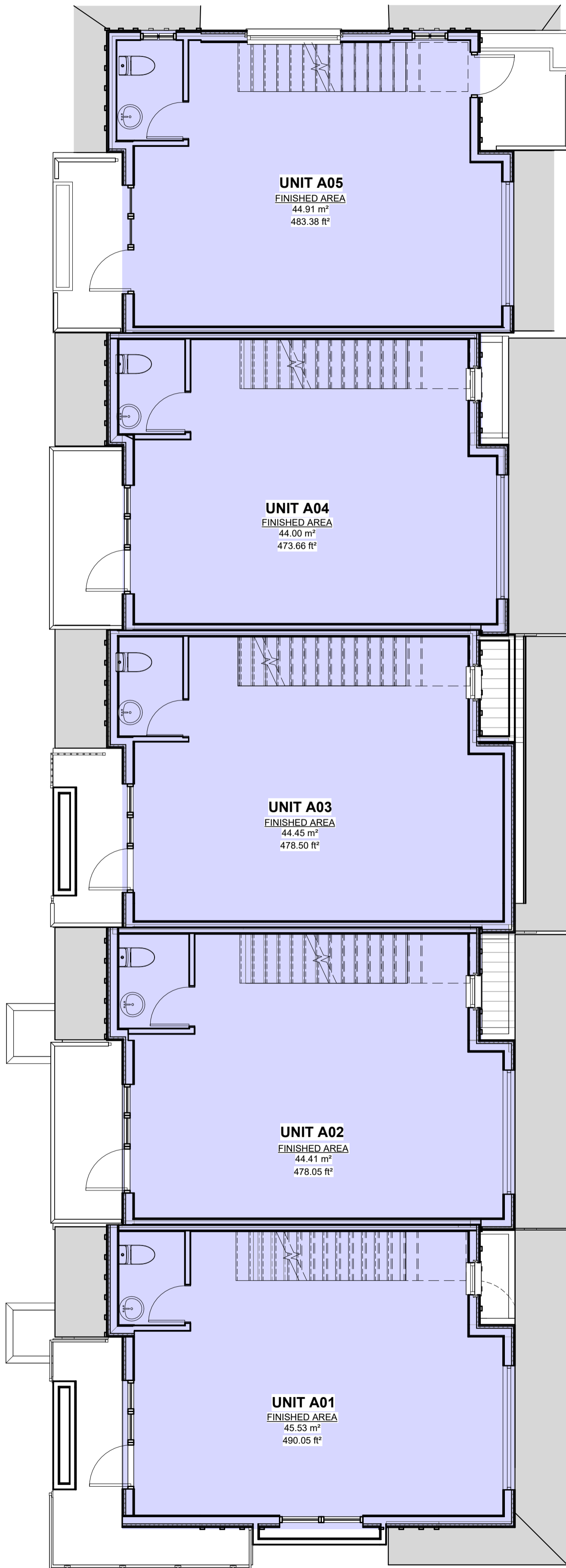
Checker

PROJECT NO.

22025

DRAWING NO.

A4.1



BUILDING A - MAIN FLOOR GROSS AREA					
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF
UNIT A01	UNIT A01	MAIN FLOOR	FINISHED AREA	45.53 m ²	490.05 ft ²
UNIT A02	UNIT A02	MAIN FLOOR	FINISHED AREA	44.41 m ²	478.05 ft ²
UNIT A03	UNIT A03	MAIN FLOOR	FINISHED AREA	44.45 m ²	478.5 ft ²
UNIT A04	UNIT A04	MAIN FLOOR	FINISHED AREA	44 m ²	473.66 ft ²
UNIT A05	UNIT A05	MAIN FLOOR	FINISHED AREA	44.91 m ²	483.38 ft ²
MAIN FLOOR TOTAL				223.31 m ²	2,403.64 ft ²

BUILDING B - MAIN FLOOR GROSS AREA					
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF
UNIT B01	UNIT B01	MAIN FLOOR	FINISHED AREA	46.73 m ²	502.95 ft ²
UNIT B02	UNIT B02	MAIN FLOOR	FINISHED AREA	46.06 m ²	495.84 ft ²
MAIN FLOOR TOTAL				92.79 m ²	998.79 ft ²

BUILDING C - MAIN FLOOR GROSS AREA					
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF
UNIT C01	UNIT C01	MAIN FLOOR	FINISHED AREA	47.78 m ²	514.34 ft ²
UNIT C02	UNIT C02	MAIN FLOOR	FINISHED AREA	46.91 m ²	504.99 ft ²
MAIN FLOOR TOTAL				94.7 m ²	1,019.33 ft ²

BUILDING A-B-C-TOTAL MAIN FLOOR GROSS AREA					
BUILDING	LEVEL	NAME	AREA SqM	Area SqF	
FINISHED AREA					
BUILDING A	MAIN FLOOR	FINISHED AREA	223.31 m ²	2,403.64 ft ²	
BUILDING B	MAIN FLOOR	FINISHED AREA	92.79 m ²	998.79 ft ²	
BUILDING C	MAIN FLOOR	FINISHED AREA	94.7 m ²	1,019.33 ft ²	
FINISHED AREA: 9			410.79 m ²	4,421.76 ft ²	
MAIN FLOOR TOTAL			410.79 m ²	4,421.76 ft ²	

1 | MAIN FLOOR
 SCALE: 3/16" = 1'-0"

NO.	DATE YMD	DESCRIPTION
5	2024/07/5	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
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 ROWHOUSE
 DEVELOPMENT**

PROJECT ADDRESS

6544 ROYAL AVE. & 6388
 DOUGLAS ST. WEST
 VANCOUVER, BC.

DRAWING TITLE

**AREA PLAN- MAIN
 FLOOR**

SCALE

3/16" = 1'-0"

DRAWN

Author

CHECKED

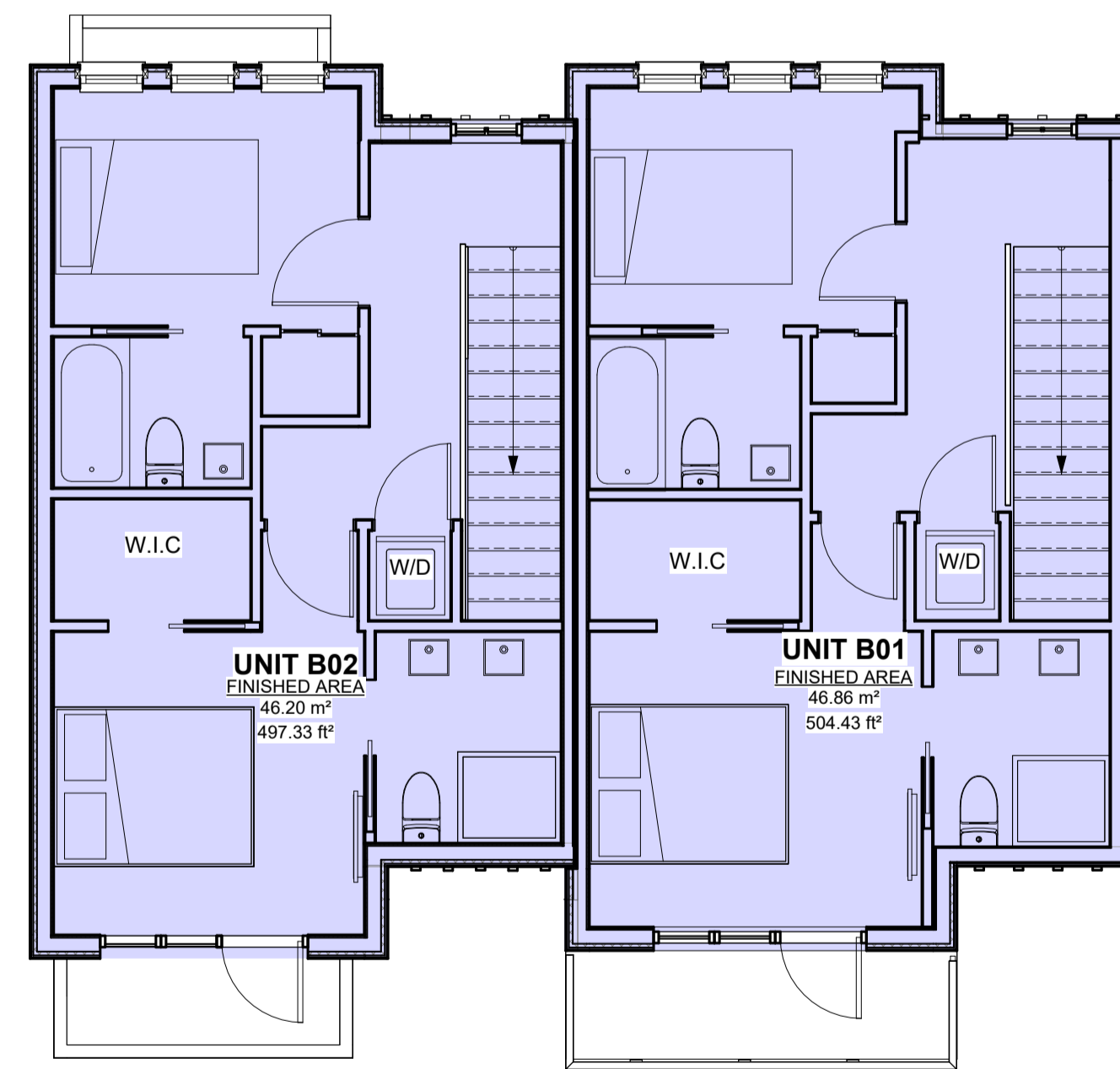
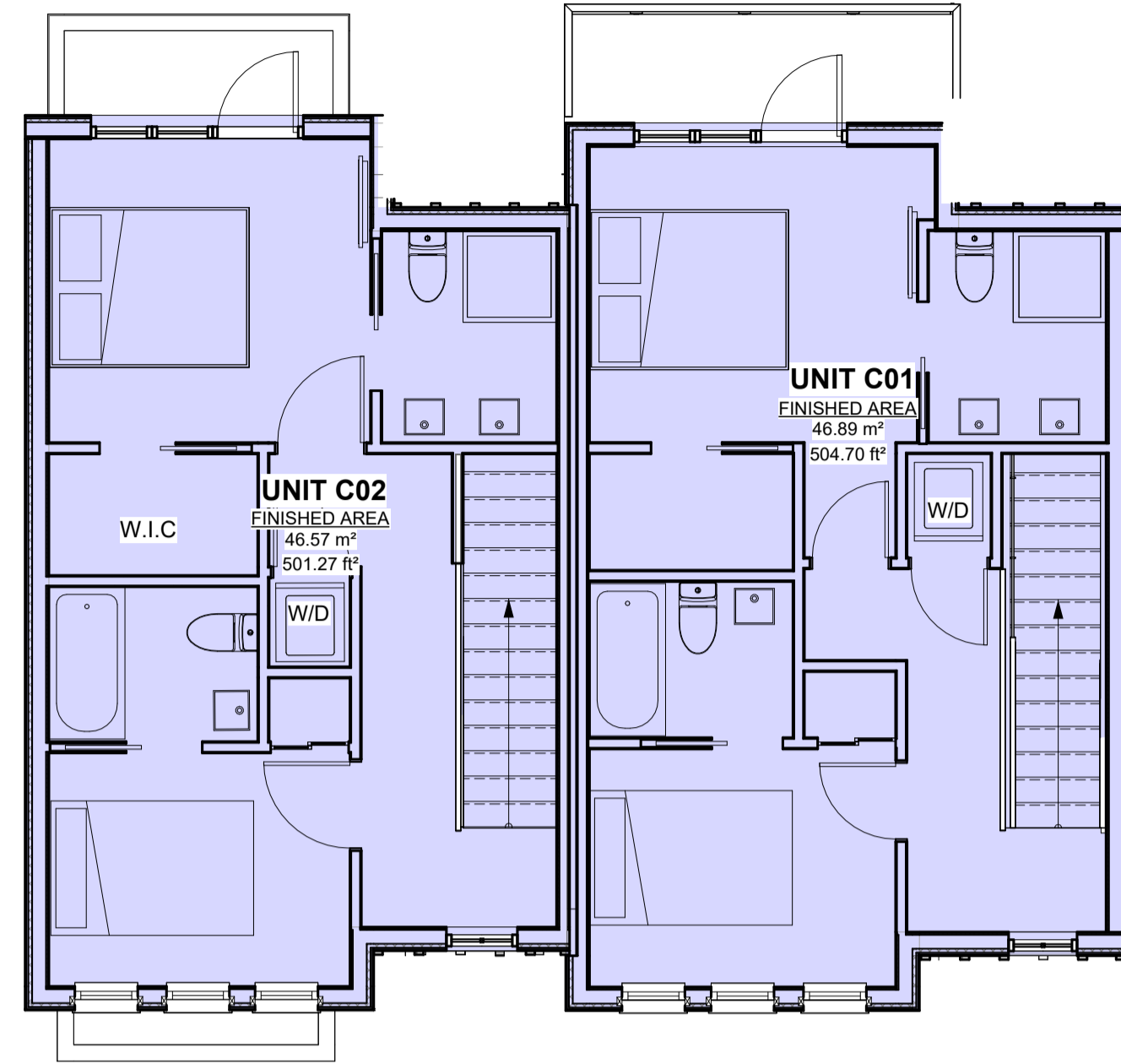
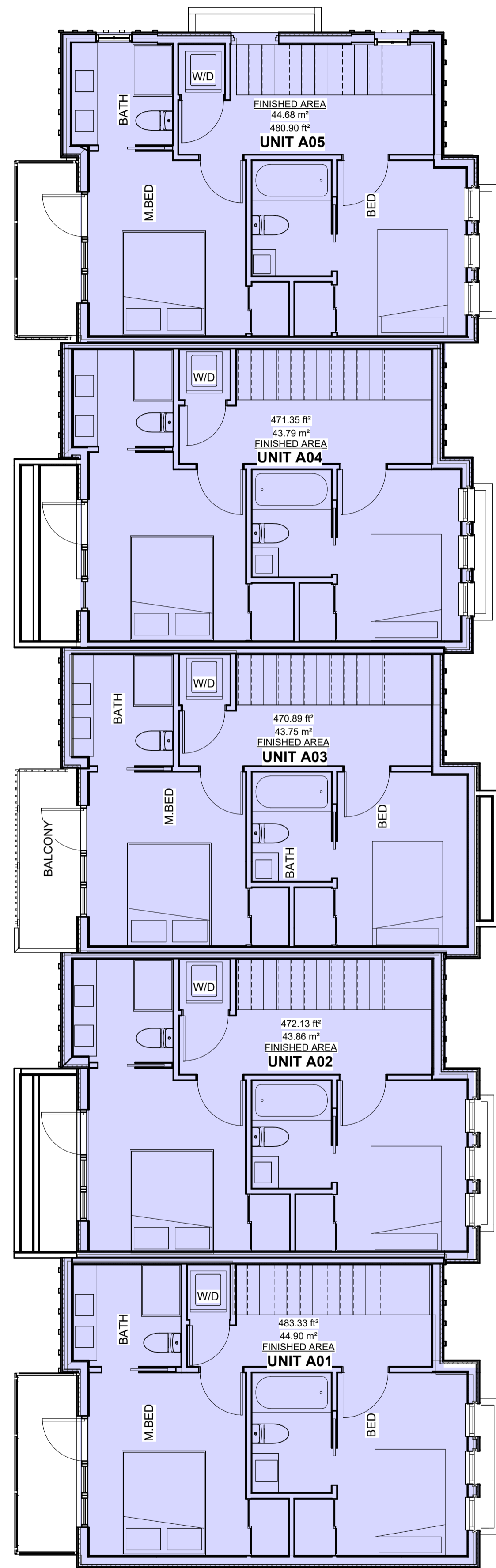
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PROJECT NO.

22025

DRAWING NO.

A4.2



1 | UPPER FLOOR
 SCALE: 3/16" = 1'-0"

BUILDING A - UPPER FLOOR GROSS AREA					
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF
UNIT A01					
BUILDING A	UNIT A01	UPPER FLOOR	FINISHED AREA	44.9 m ²	483.33 ft ²
UNIT A02					
BUILDING A	UNIT A02	UPPER FLOOR	FINISHED AREA	43.86 m ²	472.13 ft ²
UNIT A03					
BUILDING A	UNIT A03	UPPER FLOOR	FINISHED AREA	43.75 m ²	470.89 ft ²
UNIT A04					
BUILDING A	UNIT A04	UPPER FLOOR	FINISHED AREA	43.79 m ²	471.35 ft ²
UNIT A05					
BUILDING A	UNIT A05	UPPER FLOOR	FINISHED AREA	44.68 m ²	480.9 ft ²
UPPER FLOOR TOTAL				220.98 m ²	2,378.59 ft ²

BUILDING B - UPPER FLOOR GROSS AREA					
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF
UNIT B01					
BUILDING B	UNIT B01	UPPER FLOOR	FINISHED AREA	46.86 m ²	504.43 ft ²
UNIT B02					
BUILDING B	UNIT B02	UPPER FLOOR	FINISHED AREA	46.2 m ²	497.33 ft ²
UPPER FLOOR TOTAL				93.07 m ²	1,001.76 ft ²

BUILDING C - UPPER FLOOR GROSS AREA					
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF
UNIT C01					
BUILDING C	UNIT C01	UPPER FLOOR	FINISHED AREA	46.89 m ²	504.7 ft ²
UNIT C02					
BUILDING C	UNIT C02	UPPER FLOOR	FINISHED AREA	46.57 m ²	501.27 ft ²
UPPER FLOOR TOTAL				93.46 m ²	1,005.98 ft ²

BUILDING A-B-C -TOTAL UPPER FLOOR GROSS AREA					
BUILDING	LEVEL	NAME	AREA SqM	Area SqF	
FINISHED AREA					
BUILDING A	UPPER FLOOR	FINISHED AREA	220.98 m ²	2,378.59 ft ²	
BUILDING B	UPPER FLOOR	FINISHED AREA	93.07 m ²	1,001.76 ft ²	
BUILDING C	UPPER FLOOR	FINISHED AREA	93.46 m ²	1,005.98 ft ²	
FINISHED AREA: 9			407.5 m ²	4,386.32 ft ²	
UPPER FLOOR TOTAL			407.5 m ²	4,386.32 ft ²	

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ISSUES AND REVISIONS
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PROJECT NAME
**HORSESHOE BAY
 ROWHOUSE
 DEVELOPMENT**

PROJECT ADDRESS
 6544 ROYAL AVE. & 6388
 DOUGLAS ST. WEST
 VANCOUVER, BC.

DRAWING TITLE
**AREA PLAN- UPPER
 FLOOR**

SCALE: 3/16" = 1'-0"
 DRAWN: Author
 CHECKED: Checker
 PROJECT NO.: 22025
 DRAWING NO.:

A4.3