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THE MOTHERS ON QUEENS

2550 - QUEENS AVENUE, WEST VANCOUVER, B.C.



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MARK	DATE	DESCRIPTION
1	2022-01-27	ISSUED FOR PERMIT
2	2022-06-28	ISSUED FOR PERMIT
3	2022-08-26	ISSUED FOR PERMIT
4	2022-11-28	ISSUED FOR PERMIT
5	2023-01-26	ISSUED FOR PERMIT
6	2023-01-26	ISSUED FOR PERMIT

PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEENS AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **COVER SHEET**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD. ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 drjarch@shaw.ca

SCALE:	PROJECT NO:
DATE: JAN 2025	---
DRAWN:	SHEET: DP-100
REVISIONS:	

THE MOTHERS ON QUEENS (MARY) LOT A

DATA SHEET

Legal Description			
Name	Area	Area sqf	Area (acres)
Site A			
Net Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Gross Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Site B			
Net Site Area	618.54 m ²	6657.95 ft ²	0.15 acres
Gross Site Area	618.54 m ²	6657.95 ft ²	0.15 acres

STEP CODE 5 PROPOSED FOR BUILDING

Setbacks	Min Required (Inc. energy bonus)	Proposed
Front (North)	8.80m	6.30m (second floor)
Rear (South)	8.80m	14.14m (suite)
Side (East)	1.20m	1.50m
Side (West)	1.20m	2.80m (Building face)
Combined	4.30m	4.30m (Building face)

Max Height + Energy bonus	Proposed
7.62m + 0.3	7.64m

min. Permeable area required	Proposed
50% x 95.33 = 47.67 m ²	66.83 m ²

COVERAGE SITE A (RS3 40% + 8% ENERGY BONUS)		
Name	Coverage Area	Coverage
Garage	41.42 m ²	8.40%
Garbage	2.40 m ²	0.49%
Main Building	158.21 m ²	32.08%
	202.02 m ²	40.97%

Net Area Without Exclusions Site A		
Name	Area	Area sqf
Site A		
Garage	41.21 m ²	443.63 ft ²
Basement	104.99 m ²	1130.11 ft ²
Main Floor	104.99 m ²	1130.11 ft ²
Second Floor	113.03 m ²	1216.64 ft ²
Attached Suite	26.40 m ²	284.17 ft ²
	390.63 m ²	4204.66 ft ²

SITE A NET AREA WITH EXCLUSIONS (m ²)		
Second Floor	113.03	
Main Floor	104.99	
Basement	0.00	
Garbage	0.00	
Suite	0.00	
Garage	0.00	
Total	218.02	
Max Area Permitted (8% energy bonus included)	226.72	

SITE A MAIN BUILDING - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)	
A	119.32	119.42	A B	13.97	166.718	
B	119.36	119.42	B B1	2.42	255.62	
B1	119.36	116.69	B1 C1	4.34	973.19	
C1	119.36	116.69	C1 C	2.75	324.57	
C	119.36	119.42	C D	13.97	1668.20	
D	119.48	119.60	D A	4.34	959.85	
TOTALS					49.79	5914.66

MAIN BUILDING AVERAGE GRADE (m) 118.79

SITE A SUITE - AVERAGE GRADE CALCULATION

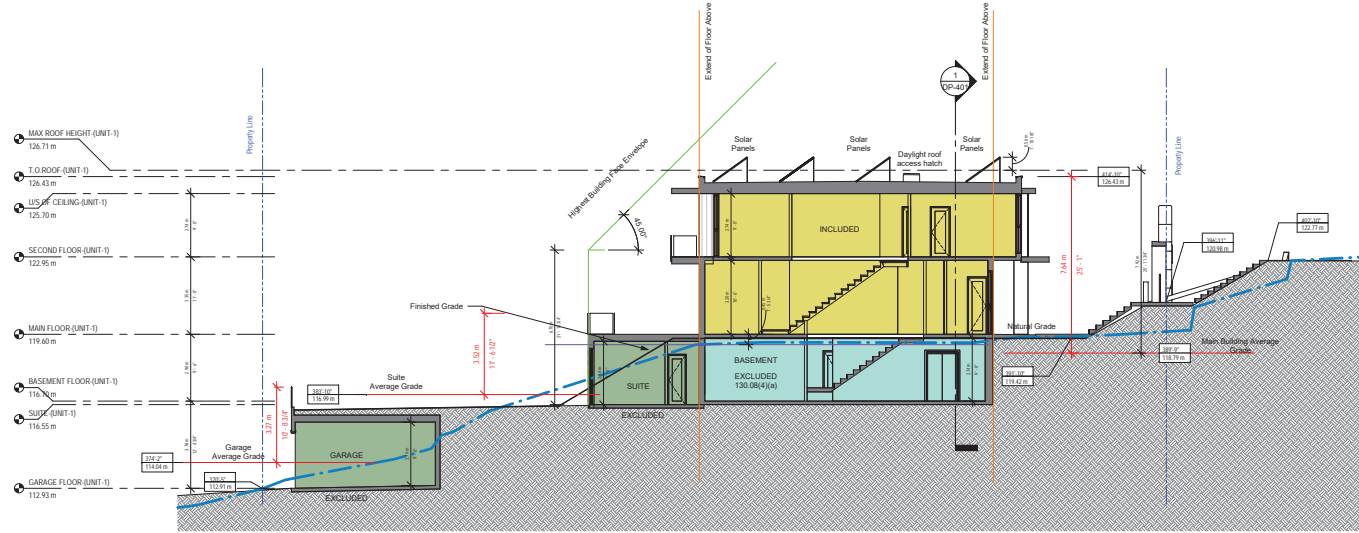
Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)	
C1	116.89	116.69	G B1	3.52	644.13	
B1	119.36	116.69	B1 B	1.69	199.46	
B	119.36	119.42	B E	6.07	715.29	
E	116.52	117.18	E F	3.52	642.72	
F	116.57	116.55	F G	6.07	707.88	
TOTALS					24.87	2909.48

SUITE AVERAGE GRADE (m) 116.99

SITE A GARAGE - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)	
H	113.20	116.35	I H	4.44	735.48	
I	113.20	112.33	J K	6.40	722.98	
K	113.62	113.20	K L	6.44	734.64	
L	116.15	116.35	L H	6.40	731.52	
TOTALS					27.37	3121.27

GARAGE AVERAGE GRADE (m) 114.94



1 LOT A SECTION - EXCLUSIONS
DP-101 1:100



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MARK	DATE	DESCRIPTION
1	2025-01-08	ISSUED FOR PERM. APPROVAL
2	2025-01-08	ISSUED FOR PERM. APPROVAL
3	2025-01-08	ISSUED FOR PERM. APPROVAL
4	2025-01-08	ISSUED FOR PERM. APPROVAL
5	2025-01-08	ISSUED FOR PERM. APPROVAL
6	2025-01-08	ISSUED FOR PERM. APPROVAL

PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **DATA SHEET - LOT A**

DOUGLAS R. JOHNSON ARCHITECT LTD.
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PH: (604) 998-3381
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dfjarch@shaw.ca

SCALE: As indicated
DATE: JAN 2025
DRAWN: ---
SHEET: ---
REVISIONS: DP-101

THE MOTHERS ON QUEENS (DOREEN) LOT B

DATA SHEET

Legal Description			
Name	Area	Area sqf	Area (acre)
Site A			
Net Site Area	493.14 m ²	5308.08 R ²	0.12 acres
Gross Site Area	493.14 m ²	5308.08 R ²	0.12 acres
Site B			
Net Site Area	618.54 m ²	6657.95 R ²	0.15 acres
Gross Site Area	618.54 m ²	6657.95 R ²	0.15 acres

STEP CODE 5 PROPOSED FOR BUILDING

Setbacks	Min Required	Proposed
(Inc. energy bonus)		
Front (North)	8.80m	6.05m (second floor)
Rear (South)	8.80m	21.23m (suite)
Side (East)	1.20m	1.50m
Side (West)	1.20m	2.80m (Building face)
Combined	4.30m	4.30m (Building face)
Max Height + Energy Bonus	7.62 + 0.3m	Proposed 7.63m
min. Permeable area required	50% x 92.26 = 46.13 m ²	Proposed 65.74 m ²

COVERAGE SITE B (RS3 40% + 8% ENERGY BONUS)

Name	Coverage Area	Coverage
Garage	41.70 m ²	6.74%
Garbage	2.40 m ²	0.39%
Main Building	162.69 m ²	26.30%
	206.80 m ²	33.43%

Net Area Without Exclusions Site B

Name	Area	Area sqf
Site B		
Garage	41.71 m ²	443.63 R ²
Basement	104.99 m ²	1130.11 R ²
Main Floor	104.99 m ²	1130.11 R ²
Second Floor	113.03 m ²	1216.64 R ²
Attached Suite	30.80 m ²	331.53 R ²
	395.03 m ²	4252.02 R ²

SITE B NET AREA WITH EXCLUSIONS (m ²)	
Second Floor	113.03
Main floor	104.99
Basement	0.00
Garbage	0.00
Suite	0.00
Garage	0.00
Total	218.02
Min Area Permeable (8% energy bonus included)	220.72

SITE B MAIN BUILDING - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)	
A	119.59	118.50	A-B	13.97	118.89	
B	118.58	118.55	B-B1	2.42	263.89	
B1	118.58	116.07	B1-CT	8.34	968.02	
CT	118.65	116.07	CT-C1	2.75	222.14	
C1	118.65	118.82	C1-D	13.97	1659.99	
D	119.36	119.00	D-A	8.34	992.04	
TOTALS					49.79	5885.27

MAIN BUILDING AVERAGE GRADE (m) 118.20

SITE B SUITE - AVERAGE GRADE CALCULATION

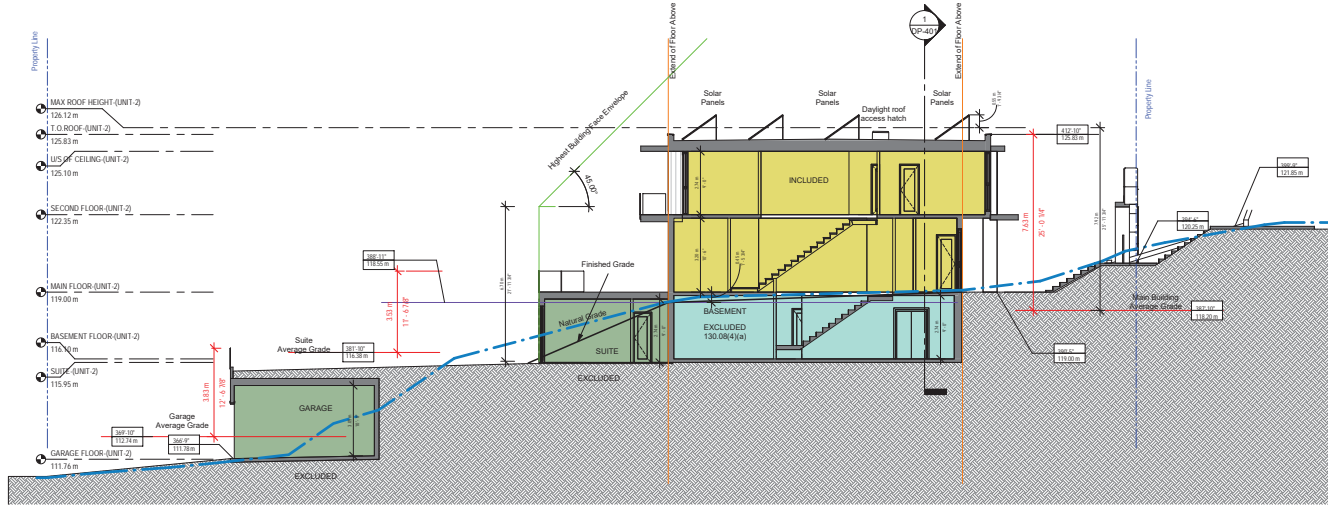
Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)	
G	116.43	116.07	G-B1	5.52	640.71	
B1	118.58	116.07	B1-B	1.89	198.25	
B	118.58	118.55	B-E	6.07	711.71	
E	115.97	115.95	E-F	5.52	639.62	
F	115.87	115.84	F-G	6.07	703.94	
TOTALS					24.87	2894.43

SUITE AVERAGE GRADE (m) 116.38

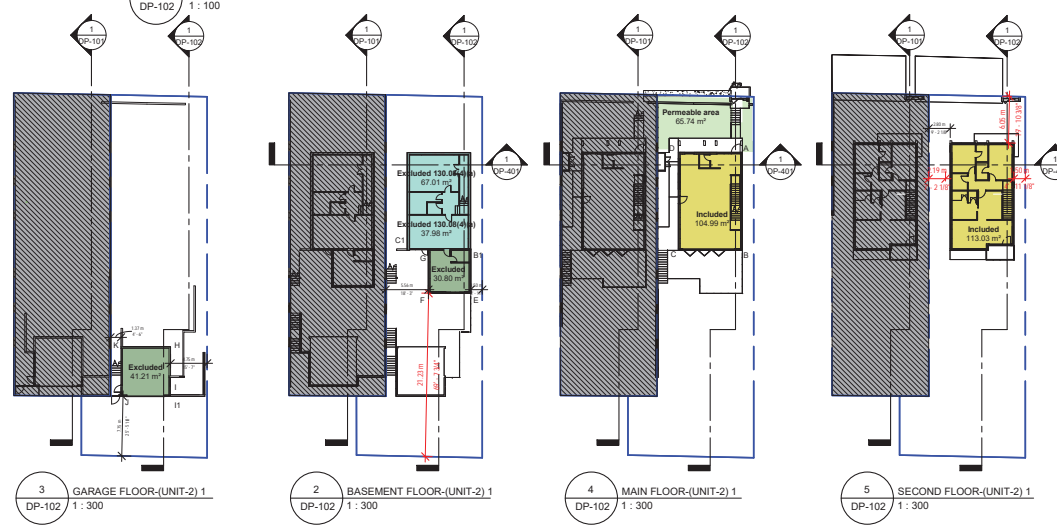
SITE B GARAGE - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)	
H	113.82	115.73	H-I	6.44	726.01	
I	111.85	115.8	I-J	3.93	438.78	
J	111.85	111.87	J-K	6.40	715.38	
K	112.13	111.9	K-L	6.44	728.27	
L	114.27	115.44	L-H	6.4	729.89	
TOTALS					29.61	3308.31

GARAGE AVERAGE GRADE (m) 112.74



LOT B SECTION - EXCLUSIONS



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MARK	DATE	DESCRIPTION
1	2025-01-27	PRELIMINARY SUBMISSION
2	2025-02-02	REVISIONS
3	2025-02-26	SUBMIT FOR PERM
4	2025-03-12	PERM APPROVAL
5	2025-03-12	DP-102
6	2025-03-08	SUBMIT FOR PERM

PROJECT: **THE MOTHER'S**
2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **DATA SHEET - LOT B**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
djrarch@shaw.ca

SCALE:	As indicated	PROJECT NO:	
DATE:	JAN 2025	SHEET:	
DRAWN:		REVISIONS:	DP-102



① 2550 QUEENS



② VIEW EAST ALONG QUEENS



③ 2551 QUEENS



④ 2558 QUEENS



⑤ 2540 QUEENS



⑥ 2545 QUEENS



⑦ 2525 QUEENS

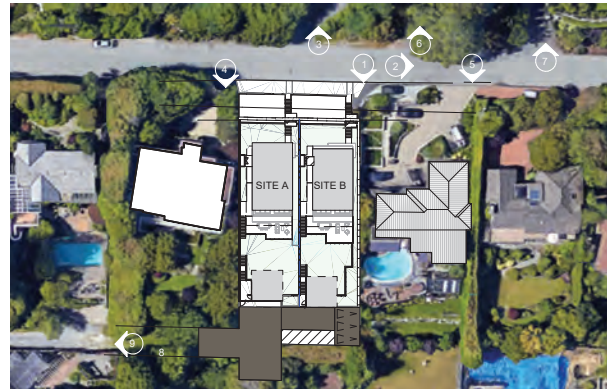


⑧ VIEW FROM LANE TOWARDS 2550 & 2540 QUEENS



⑨ WEST ALONG LANE

KEY PLAN



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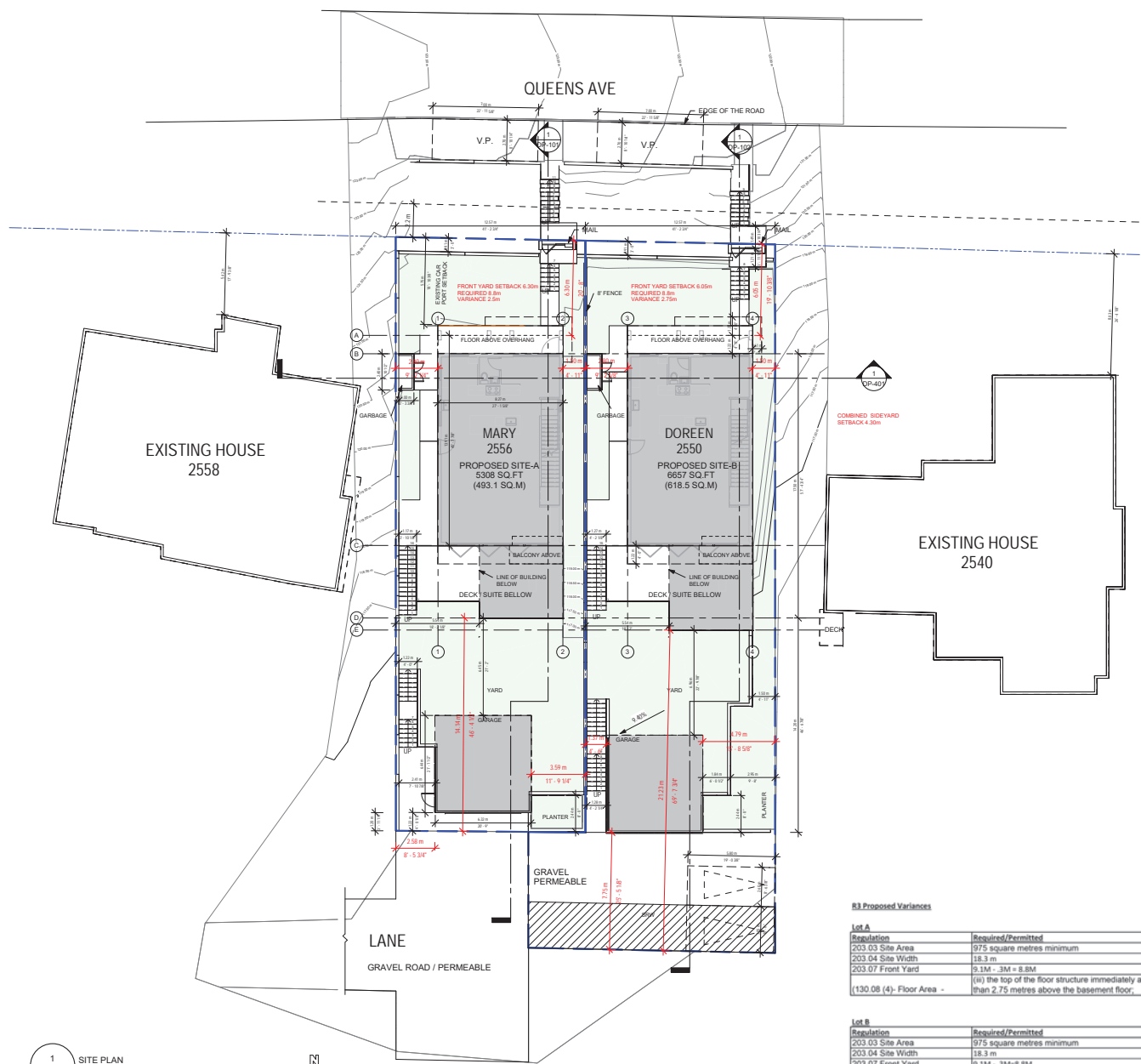
MARK	DATE	DESCRIPTION
1	2022-01-27	ISSUED FOR PERMIT
2	2022-02-02	ISSUED FOR PERMIT
3	2022-02-02	ISSUED FOR PERMIT
4	2022-02-02	ISSUED FOR PERMIT
5	2022-02-02	ISSUED FOR PERMIT
6	2022-02-02	ISSUED FOR PERMIT

PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **PHOTO BOARD**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD. ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 drjarch@shaw.ca

SCALE: 1 : 480
 DATE: JAN 2025
 DRAWN: PROJECT NO:
 SHEET: DP-203
 REVISIONS:

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1 SITE PLAN
 DP-205 1:130

R3 Proposed Variances

Regulation	Required/Permitted	Proposed	Variance	Note
203.03 Site Area	975 square metres minimum	493.1 sqm	481.9 sqm	
203.04 Site Width	18.3 m	12.57m	5.73M	
203.07 Front Yard	9.1M - 3M = 6.8M	6.3M	2.5M	(i) 0.30 metre reduction in setback where the building meets Step 5
(130.08 (4) - Floor Area -	(ii) the top of the floor structure immediately above is no greater than 2.75 metres above the basement floor,	3.05M	3M	*to facilitate more liveable suite - building height is not affected

Regulation	Required/Permitted	Proposed	Variance	Note
203.03 Site Area	975 square metres minimum	618.5 sqm	356.5 sqm	
203.04 Site Width	18.3 m	12.57m	5.73M	
203.07 Front Yard	9.1M - 3M = 6.8M	6.05M	2.75M	
(130.08 (4) - Floor Area -	(ii) the top of the floor structure immediately above is no greater than 2.75 metres above the basement floor,	3.05M	3M	*to facilitate more liveable suite - building height is not affected

MARK	DATE	DESCRIPTION
1	2025-01-08	PROPOSED SITE PLAN
2	2025-01-08	PROPOSED SITE PLAN
3	2025-01-08	PROPOSED SITE PLAN
4	2025-01-08	PROPOSED SITE PLAN
5	2025-01-08	PROPOSED SITE PLAN
6	2025-01-08	PROPOSED SITE PLAN

PROJECT: **THE MOTHER'S**
 2558 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **SITE PLAN**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 djrarch@shaw.ca

SCALE: As indicated
 DATE: JAN 2025
 DRAWN: _____ SHEET: _____
 REVISIONS: DP-205

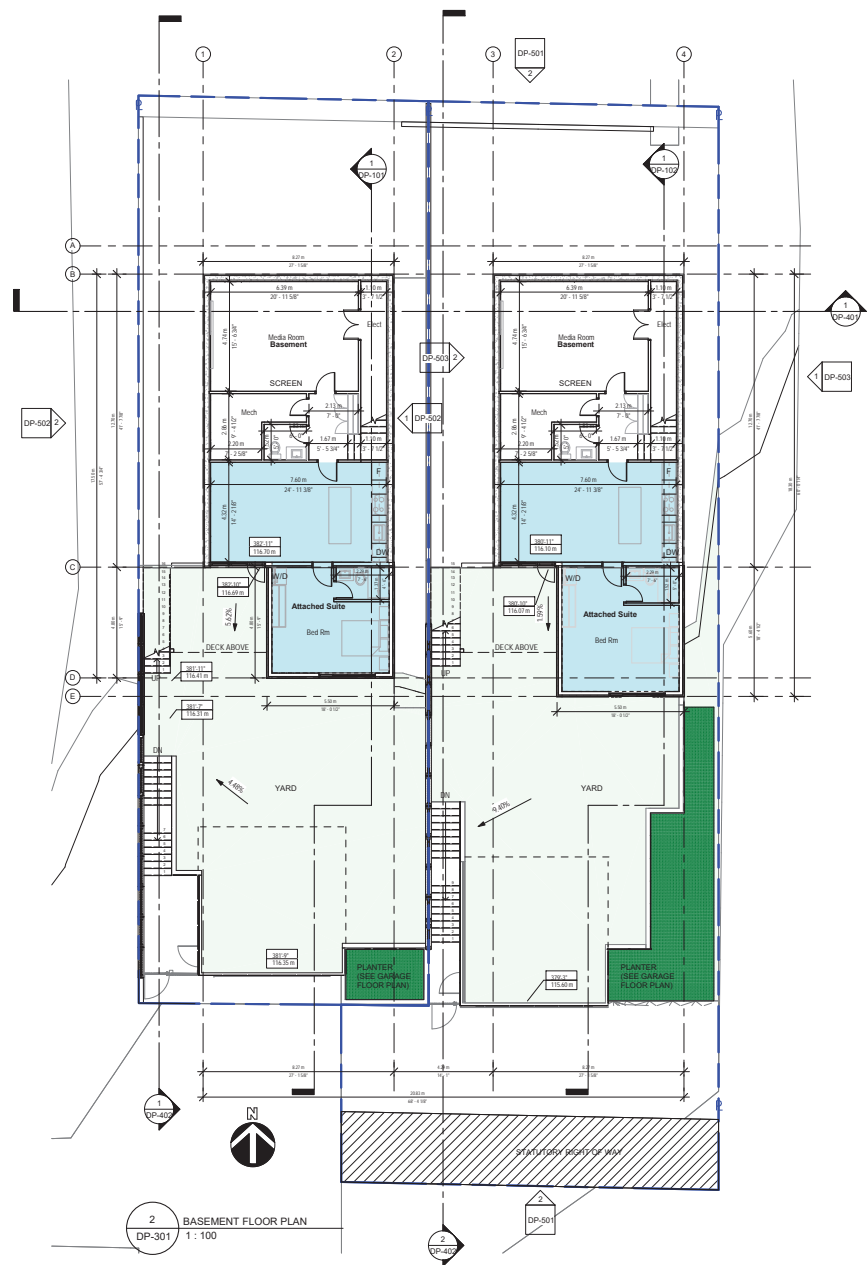
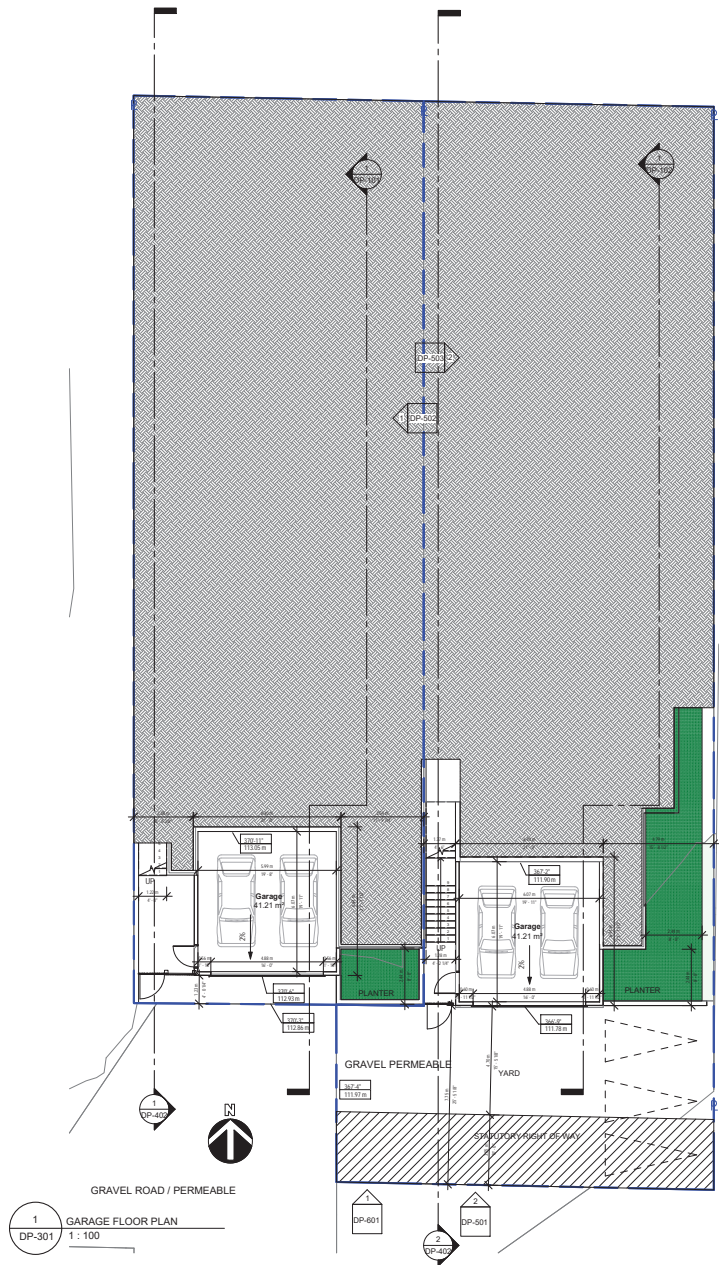
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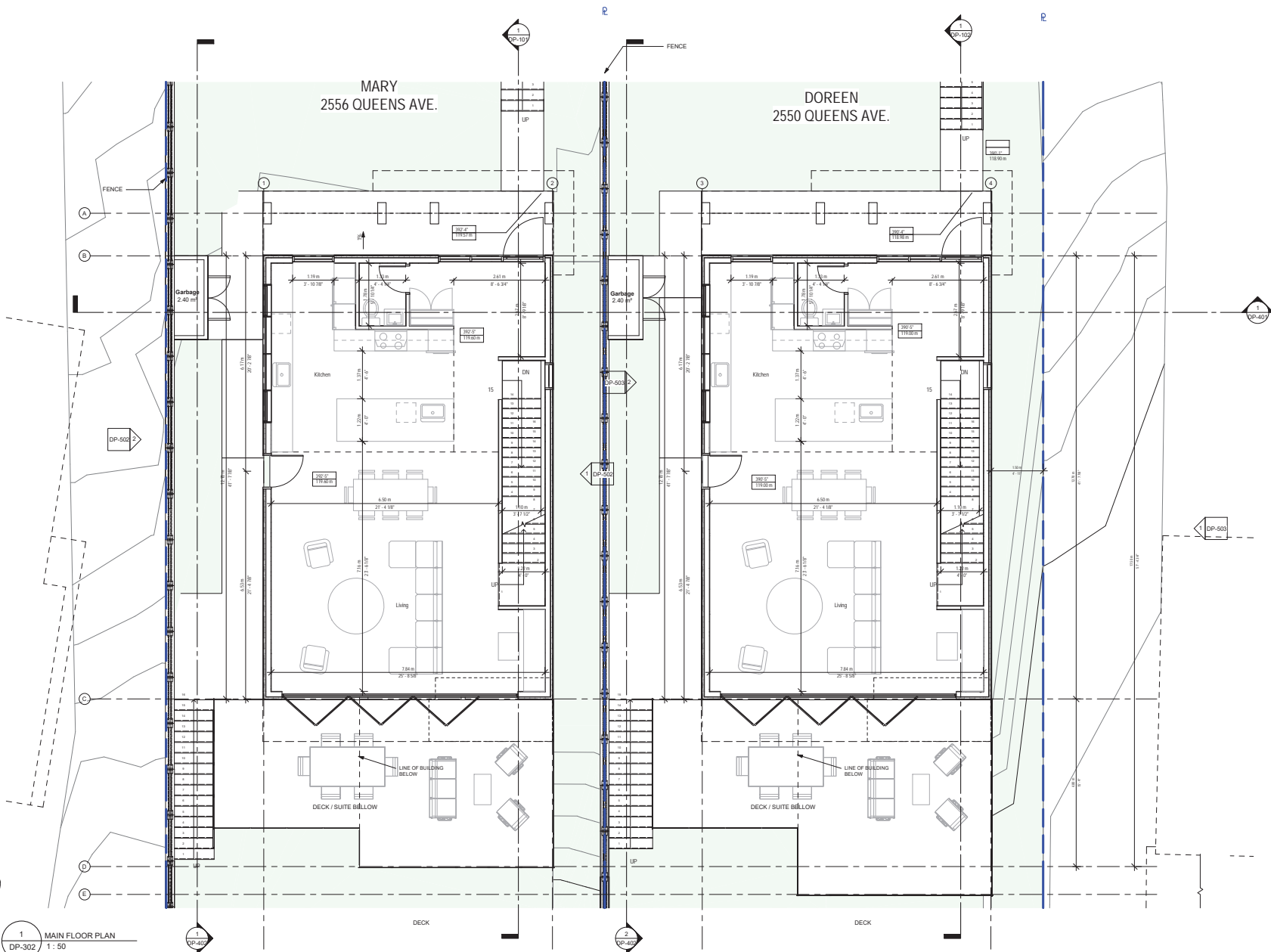
MARK	DATE	DESCRIPTION
1	2022-01-27	PROPOSED DESIGN SUBMITTAL
2	2022-02-02	REVISIONS
3	2022-02-28	SUBMISSION APPLICATION
4	2022-03-28	ISSUED FOR PERM. PM
5	2022-04-12	DP 501
6	2022-05-08	ISSUED FOR PM

PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD.SI.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 djrarch@shaw.ca

SCALE: 1 : 100	PROJECT NO: _____
DATE: JAN 2025	DATE: _____
DRAWN: _____	SHEET: _____
REVISIONS:	DP-301





1 MAIN FLOOR PLAN
DP-302 1:50

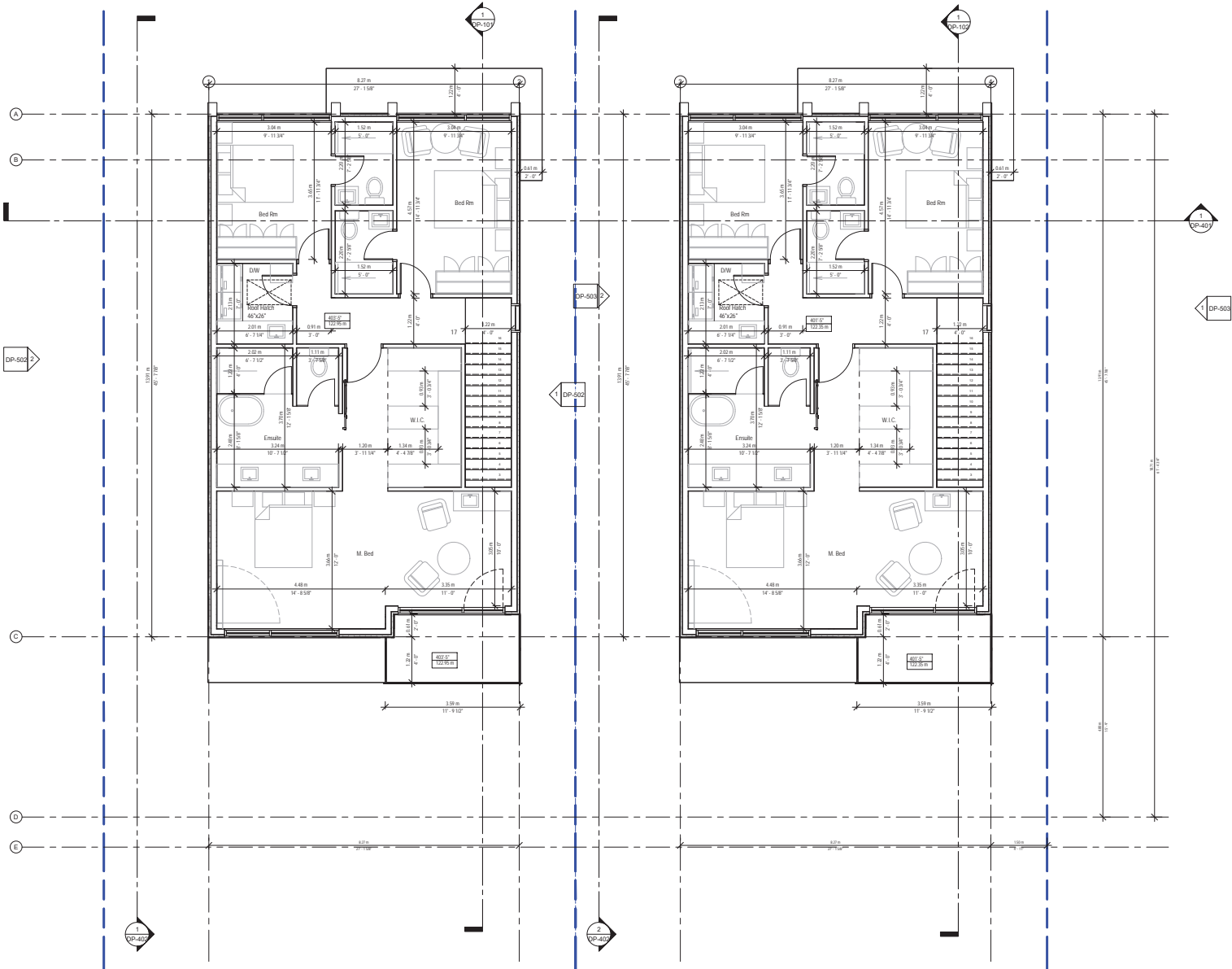
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MARK	DATE	DESCRIPTION
1	2022-01-27	PROPOSED PERMITS & REPORT
2	2022-02-02	SUBMISSION APPLICATION
3	2022-02-28	SUBMIT FOR PERM PH
4	2022-03-08	PERM APPROVAL
5	2022-03-28	DP 302, 402 PH
6	2022-04-08	SUBMIT FOR PH

PROJECT: **THE MOTHER'S**
2556/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
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drjarch@shaw.ca

SCALE:	1:50	PROJECT NO:	
DATE:	JAN 2025	DRAWN:	
REVISIONS:		SHEET:	DP-302



1 SECOND FLOOR PLAN
DP-303 1:50

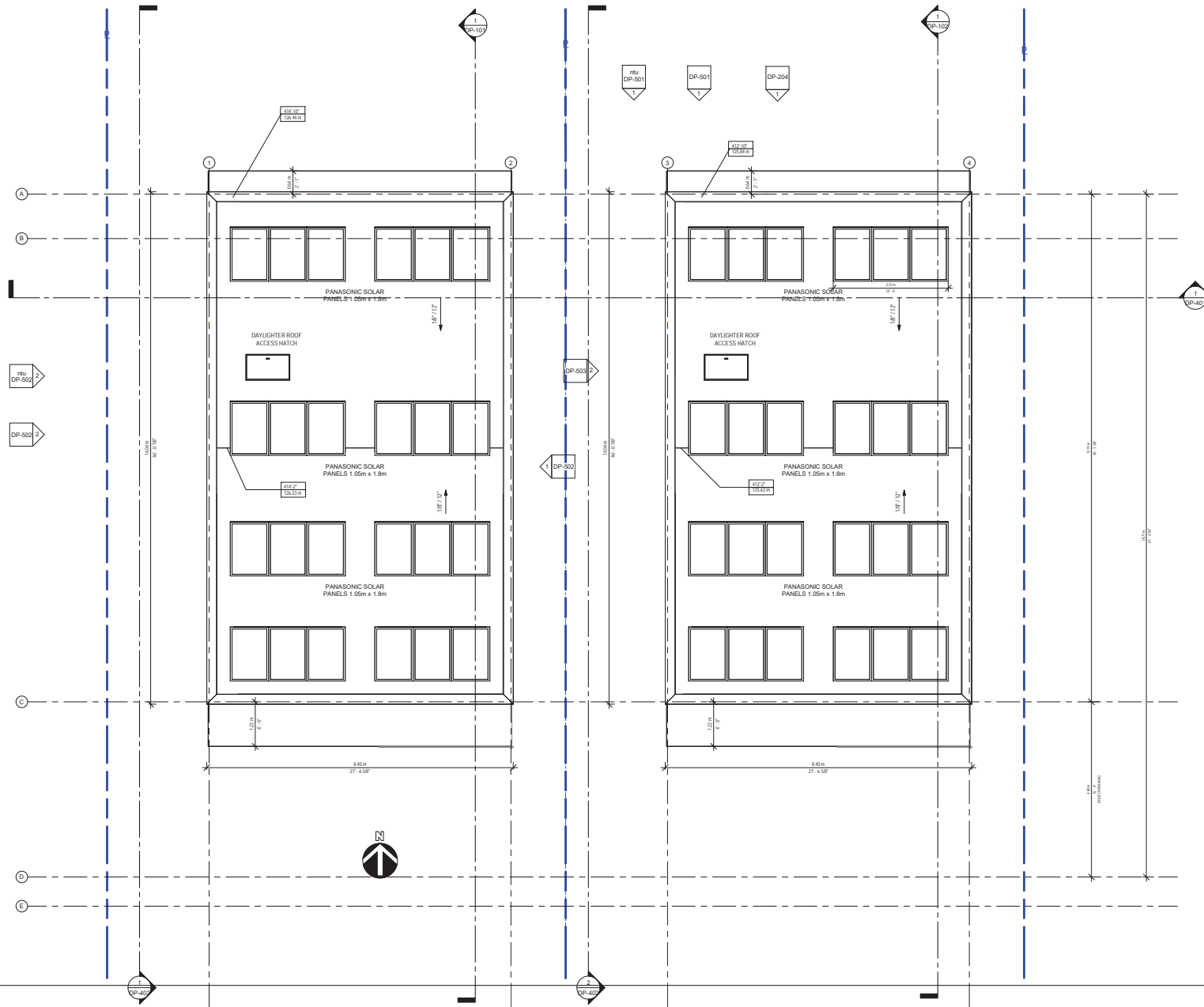
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MARK	DATE	DESCRIPTION
1	2022-01-27	ISSUED FOR PERMIT
2	2022-02-02	ISSUED FOR PERMIT
3	2022-02-02	ISSUED FOR PERMIT
4	2022-02-02	ISSUED FOR PERMIT
5	2022-02-02	ISSUED FOR PERMIT
6	2022-02-02	ISSUED FOR PERMIT

PROJECT: **THE MOTHER'S**
2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
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djrarch@shaw.ca

SCALE:	1:50	PROJECT NO:	
DATE:	JAN 2025		
DRAWN:		SHEET:	
REVISIONS:		DP-303	



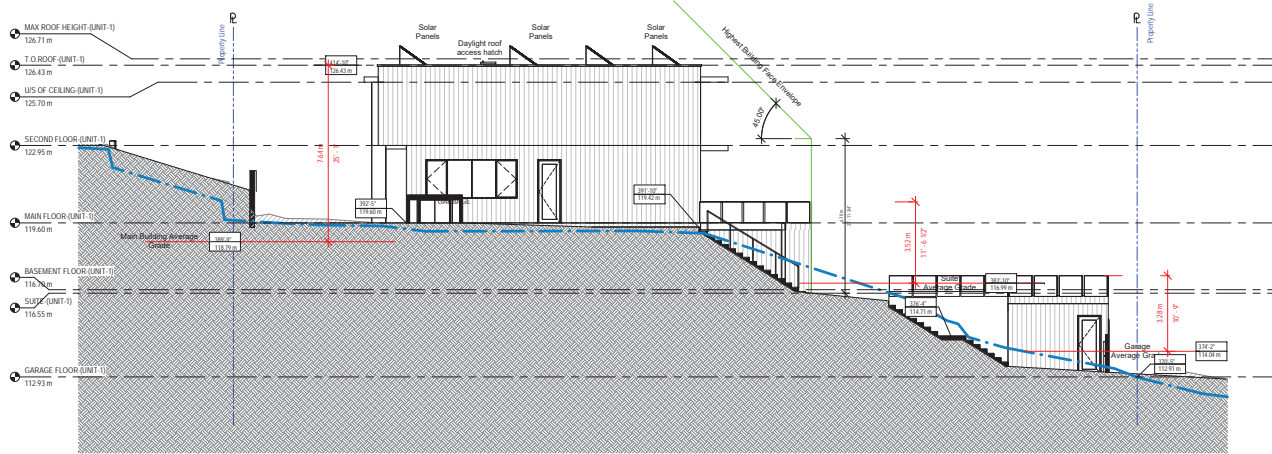
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MARK	DATE	DESCRIPTION
1	2022-01-27	ISSUED FOR PERMITS
2	2022-02-02	ISSUED FOR PERMITS
3	2022-02-02	ISSUED FOR PERMITS
4	2022-02-02	ISSUED FOR PERMITS
5	2022-02-02	ISSUED FOR PERMITS
6	2022-02-02	ISSUED FOR PERMITS

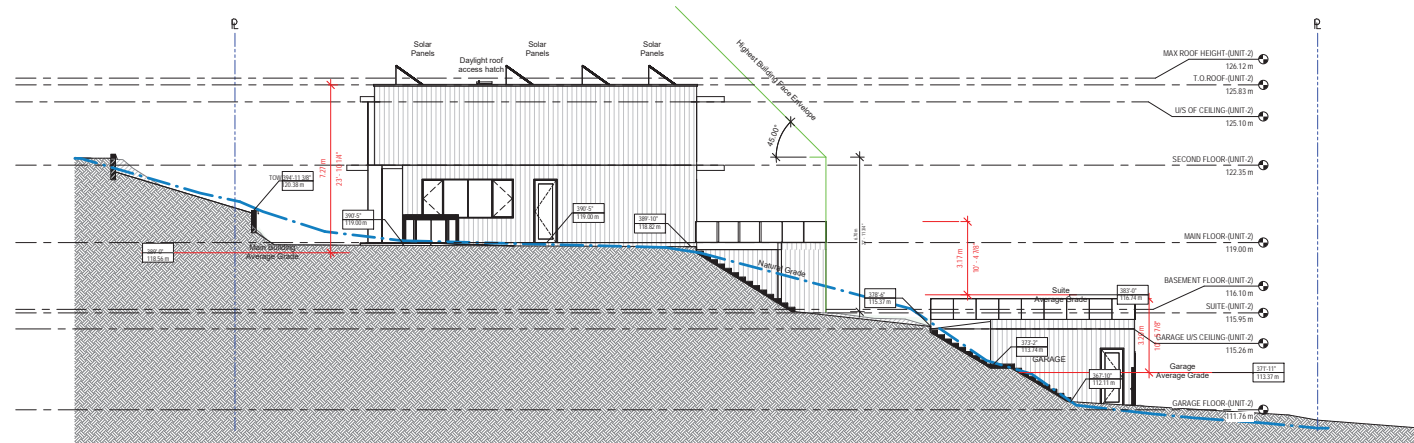
PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON
 ARCHITECT LTD.
 #374-901 WEST 3RD ST.
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 PH: (604) 998-3381
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SCALE:	1 : 50	PROJECT NO.:	
DATE:	JAN 2025	DRAWN:	
REVISIONS:		SHEET:	DP-304



1 Section 1
DP-402 1 : 100



2 Section 2
DP-402 1 : 100

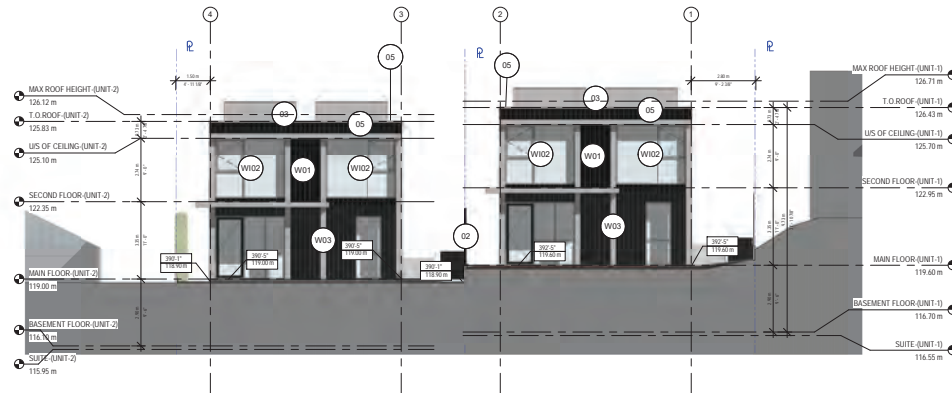
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MARK	DATE	DESCRIPTION
1	2022-12-01	ISSUED FOR PERMITS & SUBMISSION
2	2022-06-02	ISSUED FOR PERMITS & SUBMISSION APPLICATION
3	2022-04-26	ISSUED FOR PERMITS
4	2021-12-08	ISSUED FOR PERMITS
5	2021-11-08	ISSUED FOR PERMITS
6	2021-01-08	ISSUED FOR PERMITS

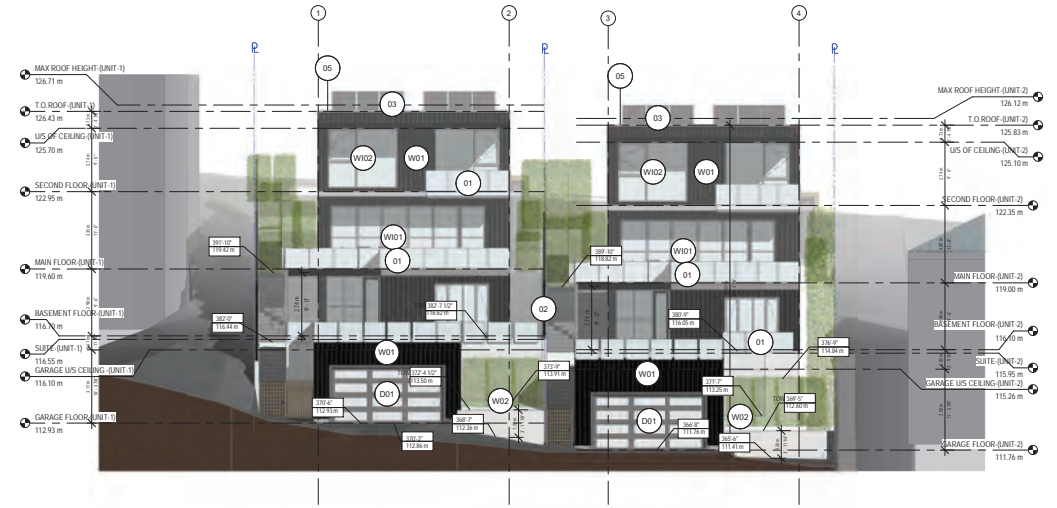
PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING SECTIONS**

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SCALE: 1 : 100	PROJECT NO:
DATE: JAN 2025	
DRAWN:	SHEET:
REVISIONS:	DP-402



1 COLOURED NORTH ELEVATION
DP-501 1 : 100



2 COLOURED SOUTH ELEVATION
DP-501 1 : 100

Key Value	Description
01	Frameless guard rail
02	Fence
03	Panasonic solar panels 1.05m x 1.8m
05	Parapet Cap
D01	Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide
W01	Accoya S/SB Burned and Brushed, Tongue and groove (vertical) 1' x 8' (alternative high quality composite siding)
W02	Concrete wall
W03	Glulam columns
W01	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847/Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
W02	Windows - Cascadia Fiberglass Universal Series

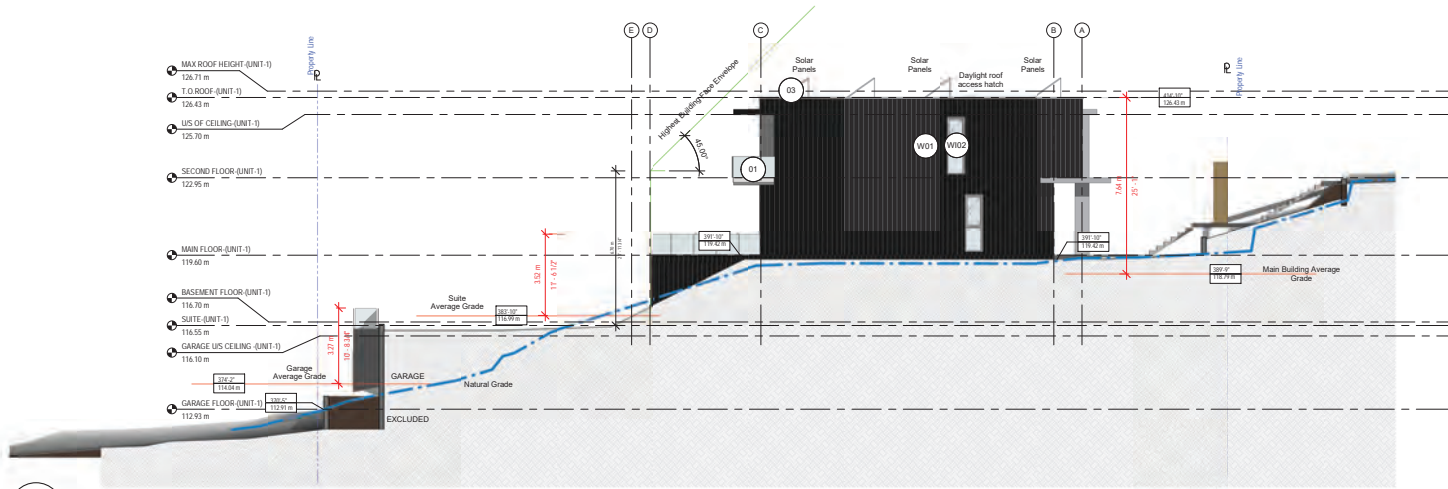
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MARK	DATE	DESCRIPTION
1	2022-02-02	PROVISIONAL SUBMISSION - APPROVAL
2	2022-02-02	PROVISIONAL SUBMISSION - APPROVAL
3	2022-02-26	SUBMIT FOR PERM - PH
4	2022-02-26	PERM - PH
5	2022-01-26	PERM - PH
6	2022-01-26	SUBMIT FOR PERM - PH

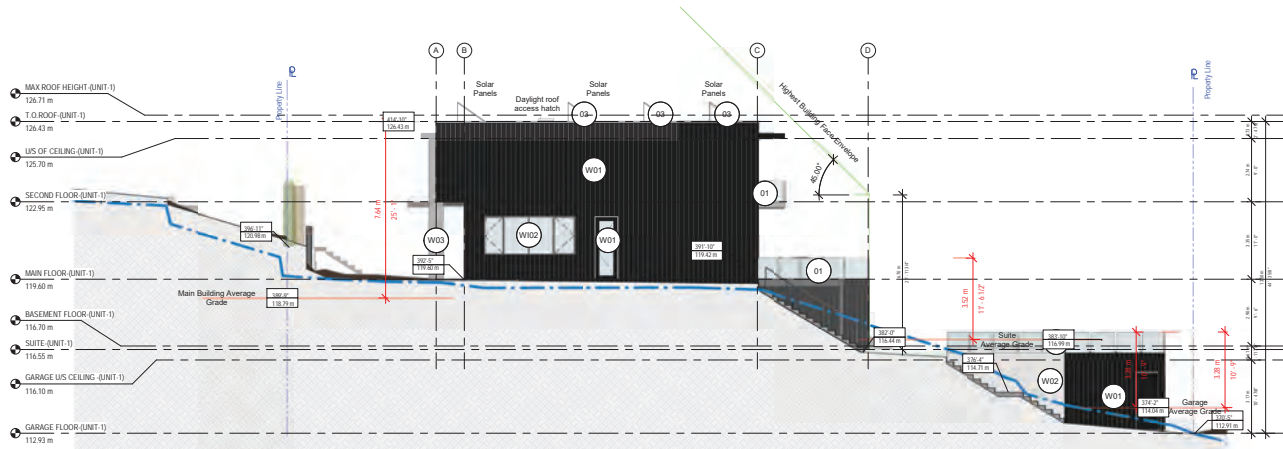
PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING COLOURED ELEVATIONS**

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SCALE: 1 : 100
DATE: JAN 2025
DRAWN: SHEET: DP-501
REVISIONS:



1 COLOURED EAST ELEVATION SITE A
DP-502 1 : 100



2 COLOURED WEST ELEVATION SITE A
DP-502 1 : 100

Key Value	Description
01	Frameless guard rail
02	Fence
03	Panasonic solar panels 1.05m x 1.8m
05	Parapet Cap
D01	Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide
W01	Accoya SSB Burned and Brushed, Tongue and groove (vertical) 1" x 8" (Alternative high quality composite siding)
W02	Concrete wall
W03	Glulam columns
W01	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847/Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
W02	Windows - Cascade Fiberglass Universal Series

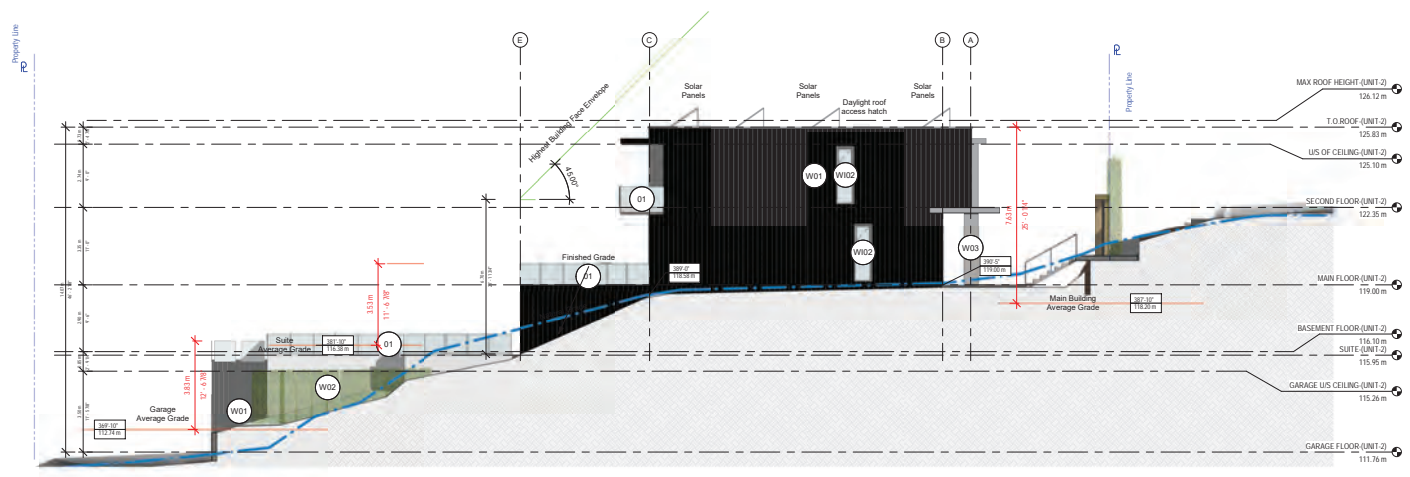
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MARK	DATE	DESCRIPTION
1	2022-02-27	PROPOSED SUBMISSION
2	2022-02-28	PROPOSED SUBMISSION
3	2022-02-28	PROPOSED SUBMISSION
4	2022-02-28	PROPOSED SUBMISSION
5	2022-02-28	PROPOSED SUBMISSION
6	2022-02-28	PROPOSED SUBMISSION

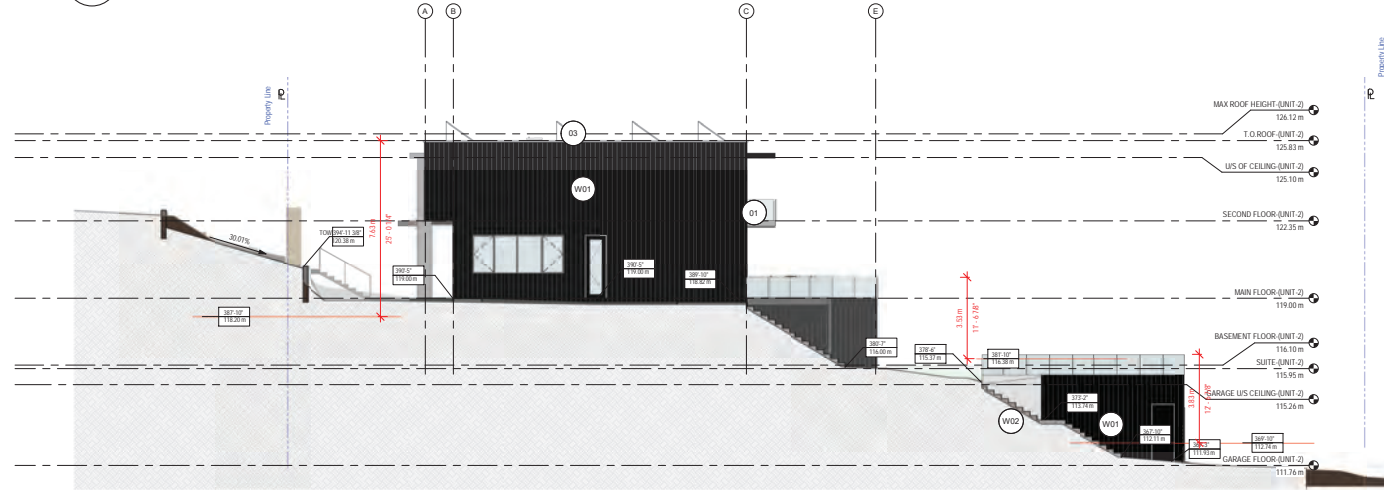
PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: BUILDING COLOURED ELEVATIONS SITE A

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SCALE: 1 : 100
DATE: JAN 2025
DRAWN: PROJECT NO:
SHEET: DP-502
REVISIONS:



1 COLOURED EAST ELEVATION SITE B
DP-503 1 : 100



2 COLOURED WEST ELEVATION SITE B
DP-503 1 : 100

Key Value	Description
D1	Frameless guard rail
01	Fence
03	Panasonic solar panels 1.05m x 1.8m
05	Parapet Cap
D01	Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide
W01	Accoya S5S Burned and Brushed, Tongue and groove (vertical) 1" x 8" (*alternative high quality composite siding)
W02	Concrete wall
W03	Cluam columns
W01	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 84 Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 84
W02	Windows - Cascadia Fiberglass Universal Series

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MARK	DATE	DESCRIPTION
1	2022-02-07	PRELIMINARY APPROVAL
2	2022-02-08	SUBMISSION APPROVAL
3	2022-02-28	SUBMIT FOR PERM PH
4	2022-03-08	PH PERM
5	2022-03-08	PH PERM
6	2022-03-08	SUBMIT FOR PH

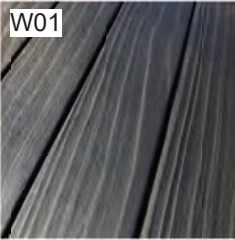
PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING COLOURED ELEVATIONS SITE B**

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SCALE: 1 : 100	PROJECT NO: ---
DATE: JAN 2025	SHEET: ---
DRAWN: ---	REVISIONS: DP-503

EXTERIOR CLADDING

Accoya SSB Burned and Brushed, Tongue and groove (vertical) 1" x 8"
Decking - Accoya 1" x 8"



W01

DOOR PANEL & WINDOWS FRAMES

Windows - Cascadia Fiberglass Universal Series
Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847

Garage Door - 16 ft x 8 ft Garage - California 4 panels high x 4 wide

SILVER
(Window Frame)

W101
W102

D01

DARK GREY
(Garage Door)

BLACK
(Door Panel)

ARCH CONCRETE & FRAMELESS GUARD RAIL DETAIL



O1

W02



1 MATERIAL BOARD
DP-601 1:50

Key Value	Description
O1	Frameless guard rail
O2	Fence
O3	Panasonic solar panels 1.05m x 1.8m
O5	Parapet Cap
D01	Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide
W01	Accoya SSB Burned and Brushed, Tongue and groove (vertical) 1" x 8" (alternative high quality composite siding)
W02	Concrete wall
W03	Glulam columns
W101	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
W102	Windows - Cascadia Fiberglass Universal Series

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MARK	DATE	DESCRIPTION
1	2022-02-02	ISSUED FOR PERM. APPROVAL
2	2022-02-02	ISSUED FOR PERM. APPROVAL
3	2022-02-28	ISSUED FOR PERM. APPROVAL
4	2022-02-28	ISSUED FOR PERM. APPROVAL
5	2022-02-28	ISSUED FOR PERM. APPROVAL
6	2022-02-28	ISSUED FOR PERM. APPROVAL

PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: MATERIAL BOARD

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SCALE: 1:50
DATE: JAN 2025
DRAWN: SHEET: DP-601
REVISIONS:

