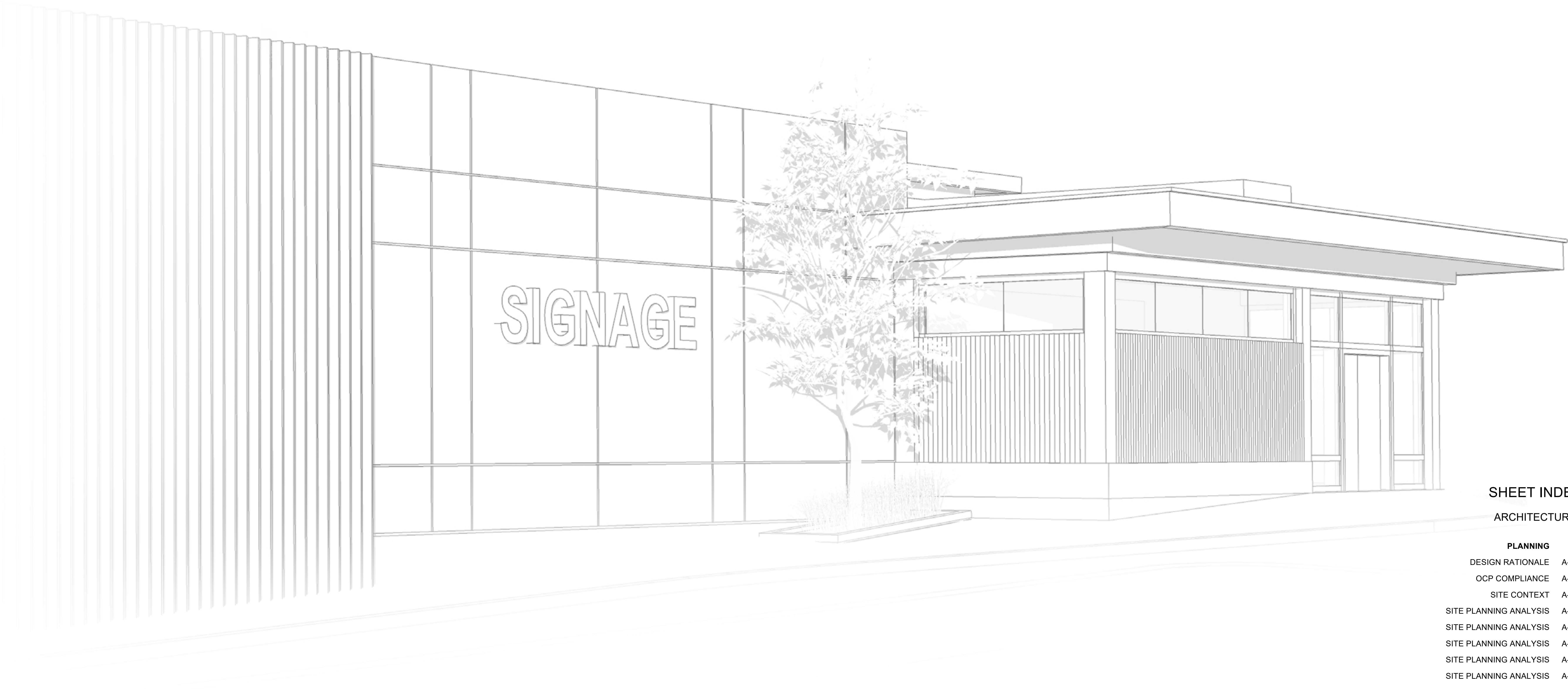




LIST OF CONTACTS

ARCHITECT	LANDSCAPE ARCHITECT	CIVIL	OWNER
MGBA - MALLEN GOWING BERZINS ARCHITECTURE INC. c/o P.J. Mallen, Architect AIBC #300 - 7 EAST 6TH AVENUE VANCOUVER, B.C. tel 604-484-8285 mallen@mgbacom	VAUGHAN LANDSCAPE PLANNING & DESIGN LTD c/o Mark Vaughan #105 - 1425 MARINE DRIVE WEST VANCOUVER, B.C. tel 604-818-9500 mark@vaughanplanning.com	CREUS ENGINEERING c/o Fred Ciambrelli, P.Eng #610 EAST TOWER - 221 ESPLANADE WEST NORTH VANCOUVER, B.C. tel 604 987 9070 fciambrelli@creus.ca	TOSEKI ENTERTAINMENT LTD c/o Tom Tsukada 2229 FOLKESTONE WAY WEST VANCOUVER, B.C. tel 604-618-6524 tsukadatom@gmail.com

PROJECT LOCATION

CIVIC ADDRESS
2221 - 2229 FOLKESTONE WAY, WEST VANCOUVER, BC
LEGAL ADDRESS
LOT 3, BLOCK 17, DISTRICT LOT 783, PLAN 15565

SHEET INDEX

ARCHITECTURAL

PLANNING	
DESIGN RATIONALE	A-001
OCF COMPLIANCE	A-002
SITE CONTEXT	A-003
SITE PLANNING ANALYSIS	A-004
SITE PLANNING ANALYSIS	A-005
SITE PLANNING ANALYSIS	A-006
SITE PLANNING ANALYSIS	A-007
SITE PLANNING ANALYSIS	A-008
VIEW IMPACT ANALYSIS	A-009
SHADOW ANALYSIS	A-010
SHADOW ANALYSIS	A-011
SURVEY PLAN	A-012
OVERALL SITE	
SITE PLAN	A-100
GRADES & SETBACKS	A-101
FLOOR PLAN - LOWER LEVEL	A-102
FLOOR PLAN - MAIN LEVEL	A-103
FLOOR PLAN - UPPER LEVEL	A-104
ROOF PLAN	A-105
SITE SECTIONS	A-200
SITE SECTIONS	A-201
PRECEDENT IMAGES	A-400
GARBAGE ENCLOSURE	A-500
SIGNAGE	A-501

BUILDING EAST- COMMERCIAL	
GRADING PLAN	A-600
FLOOR PLAN - LOWER LEVEL	A-601
FLOOR PLAN - MAIN LEVEL	A-602
ROOF PLAN	A-603
EXTERIOR ELEVATIONS	A-630
EXTERIOR ELEVATIONS	A-631
SPATIAL SEPARATION	A-632
PERSPECTIVE VIEWS	A-640
MATERIAL BOARD	A-641
OFFICE ENTRY	A-650

BUILDING WEST - RESIDENTIAL	
GRADING PLAN	A-700
FLOOR PLAN - LOWER LEVEL	A-701
FLOOR PLAN - MAIN LEVEL	A-702
FLOOR PLAN - UPPER LEVEL	A-703
ROOF PLAN	A-704
EXTERIOR ELEVATIONS	A-730
EXTERIOR ELEVATIONS	A-731
SPATIAL SEPARATION	A-732
PERSPECTIVE VIEWS	A-740
MATERIAL BOARD	A-741
ENLARGED PLANS	A-750
ENLARGED PLANS	A-751

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PROJECT: SALMON HOUSE 2221 - 2229 FOLKESTONE WAY WEST VANCOUVER, BC				
SHEET TITLE: COVER				
PROJECT NO.	21050	SCALE	Nov. 10, 2023 AS NOTED	
DRAWING NO.	A-000			REVISION 05

DESIGN RATIONALE

The existing Salmon House restaurant and attached ancillary office building is nearing end-of-life, clocking in at more than 4 decades of continual use. The Ownership group seeks to replace the existing building to serve as a restaurant to continue on operations of this local neighbourhood restaurant.

The proposal also seeks to gently densify the site through the addition of an 8-unit townhouse building where the restaurant once stood. The new restaurant will be shifted east closer to the existing entry.

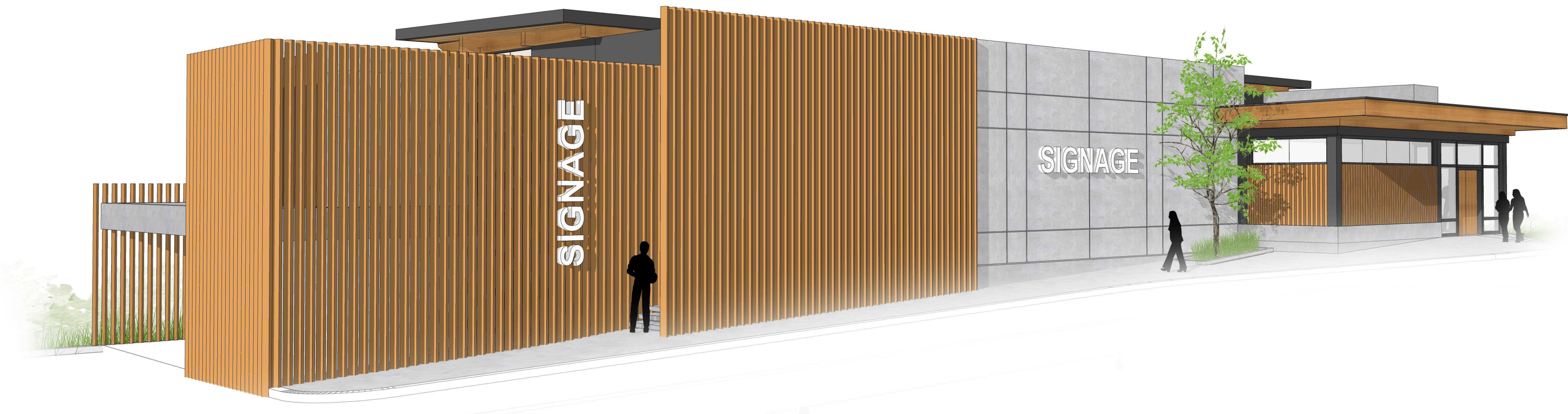
The proposal is low-rise, planned and massed to fit within the confines of the existing residential neighbourhood and its urban pattern of development. The project also seeks to comply with all aspects of the OCP guidelines that apply to the subject site: BF C-8, 'Local Commercial Sites'.



RESTAURANT - NW



TOWNHOME - NW



RESTAURANT - NE



TOWNHOME - SOUTH



RESTAURANT - SE

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PROJECT:	SALMON HOUSE
2221 - 2229 FOLKESTONE WAY	WEST VANCOUVER, BC

SHEET TITLE:	DESIGN RATIONALE
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PROJECT NO.	21050	PLANT DATE	Nov. 10, 2023
DRAWING NO.	A-001	SCALE	AS NOTED

REVISION	05
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OCP COMPLIANCE

PERTINENT ASPECTS OF OCP GUIDELINE BF C-8:	ARCHITECTURAL RESPONSE:
Encourage compatible development of local commercial sites within their residential settings.	The project is a commercial redevelopment with a residential component.
1a. Respect the residential scale and character through appropriate siting and design.	The project is comprised of two low-rise buildings organized similarly to local mid-rise buildings in terms of location, scale, and architectural character.
2a&b. Construct new buildings to a maximum height of three storeys at any point; Design buildings and structures to have a low, unobtrusive scale.	The new buildings are two and three storeys respectively at their highest perceived points. Large and extensive landscape setbacks and screens at the site's perimeter are preserved and enhanced with minimal affect on existing sightlines from neighbouring buildings.
2c. Face ground floor commercial space toward the street and provide high pedestrian accessibility.	Local street systems are arterial in nature and are not particularly pedestrian intensive. The commercial entires engage the surface parking area (with accessible parking) and on-street parking along Skilift Road.
2d. Express commercial entrances through the use of building volume.	The restaurant entry is defined through an undulation in the building footprint to create a foyer; this adjunct features a different, lower roof line with weather protection canopy.
2e. Discourage the use of unarticulated blank walls and large, undifferentiated expanses of metal, glass or concrete when visible from public areas.	The two visible frontages along Skilift Road feature shortened structural bays with changes in form, material, and roof line in general. These frontages are held back from Skilift Road with a deep, dense, mature landscape groundcover setback, and differ in elevation from the public street by approximately 1 storey in elevation.
2f. Minimize the impact of on-site services, including loading areas, mechanical equipment and garbage bins on adjacent properties and the streetscape, by their location within a building or, where not possible, visual and acoustical screening.	Refuse and loading for the restaurant is situated at the east side of the site, away from existng and new residential uses. The refuse function is totally internalized, and is also screened significantly from existing, dense mature trees to the east. Mechanical equipment is similarly ganged on the east side on a flat roof area, screened, and obscured from view from upper residential neighbours. The main commercial roof space remains unincumbered with roof top equipment.
2g. Design and locate garage doors so that they are not a dominant feature of the building.	The residential garage door is situated perpendicular from public view and from the building entires with architectural screening and a vegitated buffer.
2h. Design signage to be compatible with the building design and residential setting.	Fascia signage is modest and screened on the north side from public view. Two new low monument signs will replace existing site signage.
4a. Minimize traffic impacts on local residential streets.	Adequate parking has been maintained on site to serve the restaurant and commercial uses in consultation with our traffic consultant. Surface stalls have been reduced from 34 provided to 29 provided, and greatly reduced from the existing condition of 58 surface stalls.
4b. Discourage large expanses of ground level paved parking, particularly when visible from or directly adjacent to astreet.	Surface parking has been reduced by 15% to minimal levels; groups of stalls have been minimized and are broken with landscape beds and islands; surface parking is invisible from public view along streets, screened by either the existing, dense forested setback to the north or the new building forms to the south.
4c. Separate commercial from residential parking areas in mixed-use buildings.	Commercial parking is exclusively at the surface level, residential parking is contained underground. Residential visitor parking at the surface level at the residential entries is delineated with specific paving.
4c. Design commercial underground parking to be readily accessible to and easily used by customers.	No underground parking is specific to the use of public customers. A single accessible stall for the office use is designated at the east side of the commercial building at the lowest level, proximate to an entry.

MGBA

MALLEN GOWING BERZINS

ARCHITECTURE

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PROJECT:

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:

OCP COMPLIANCE

PROJECT NO.	21050	PLANT DATE	Nov. 10, 2023
DRAWING NO.	A-002		REVISION
		AS NOTED	05

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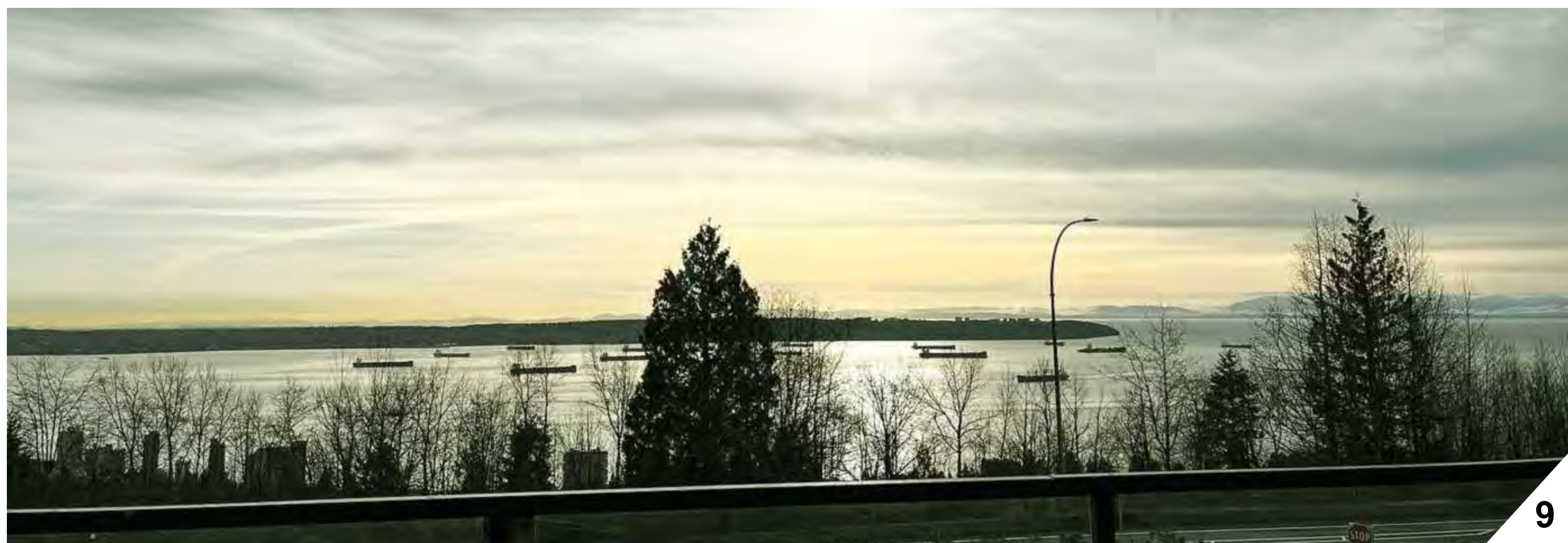
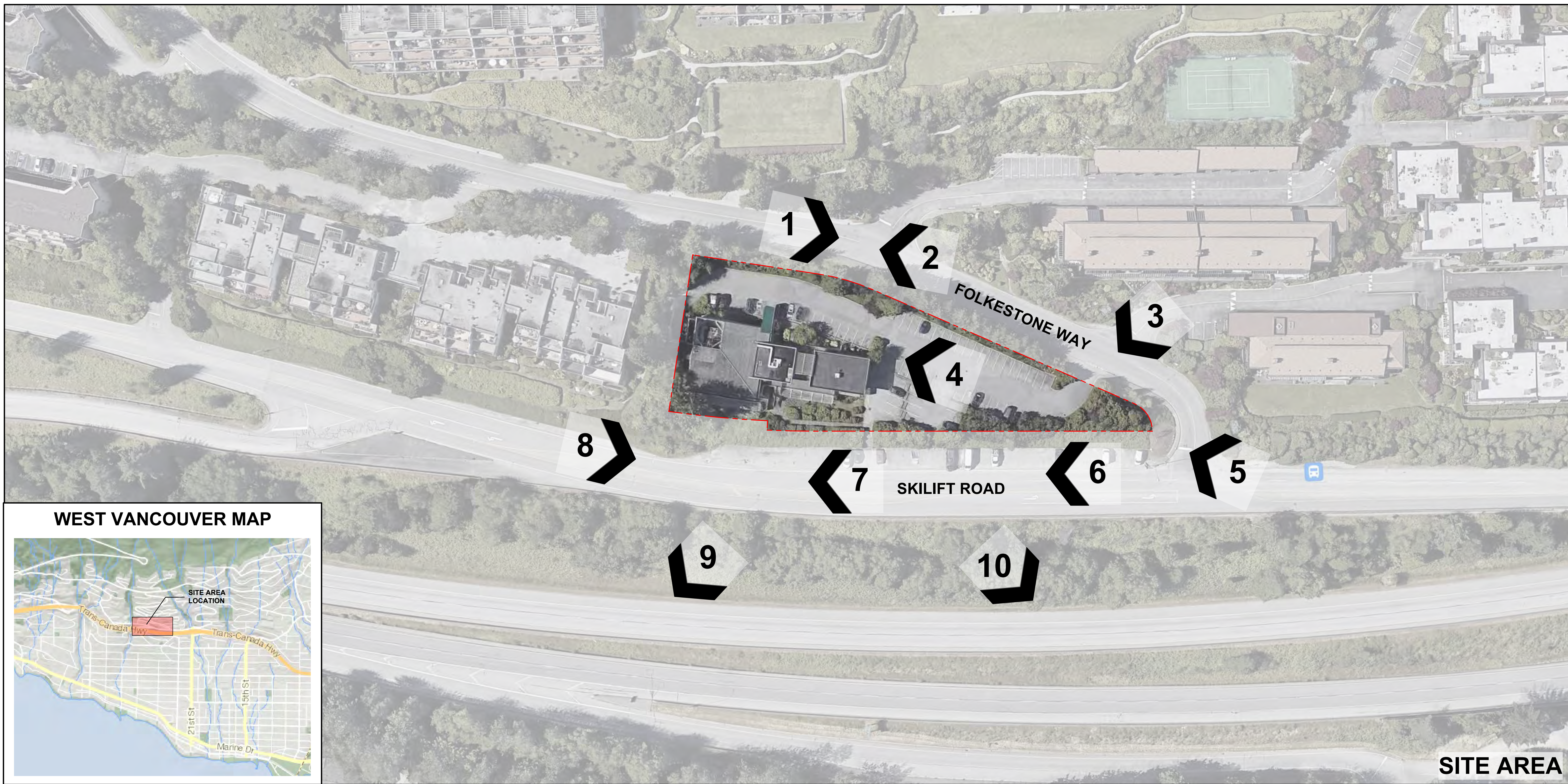
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PROJECT:
SALMON HOUSE

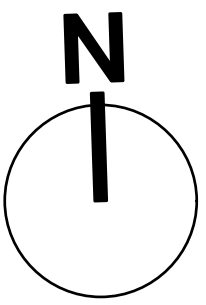
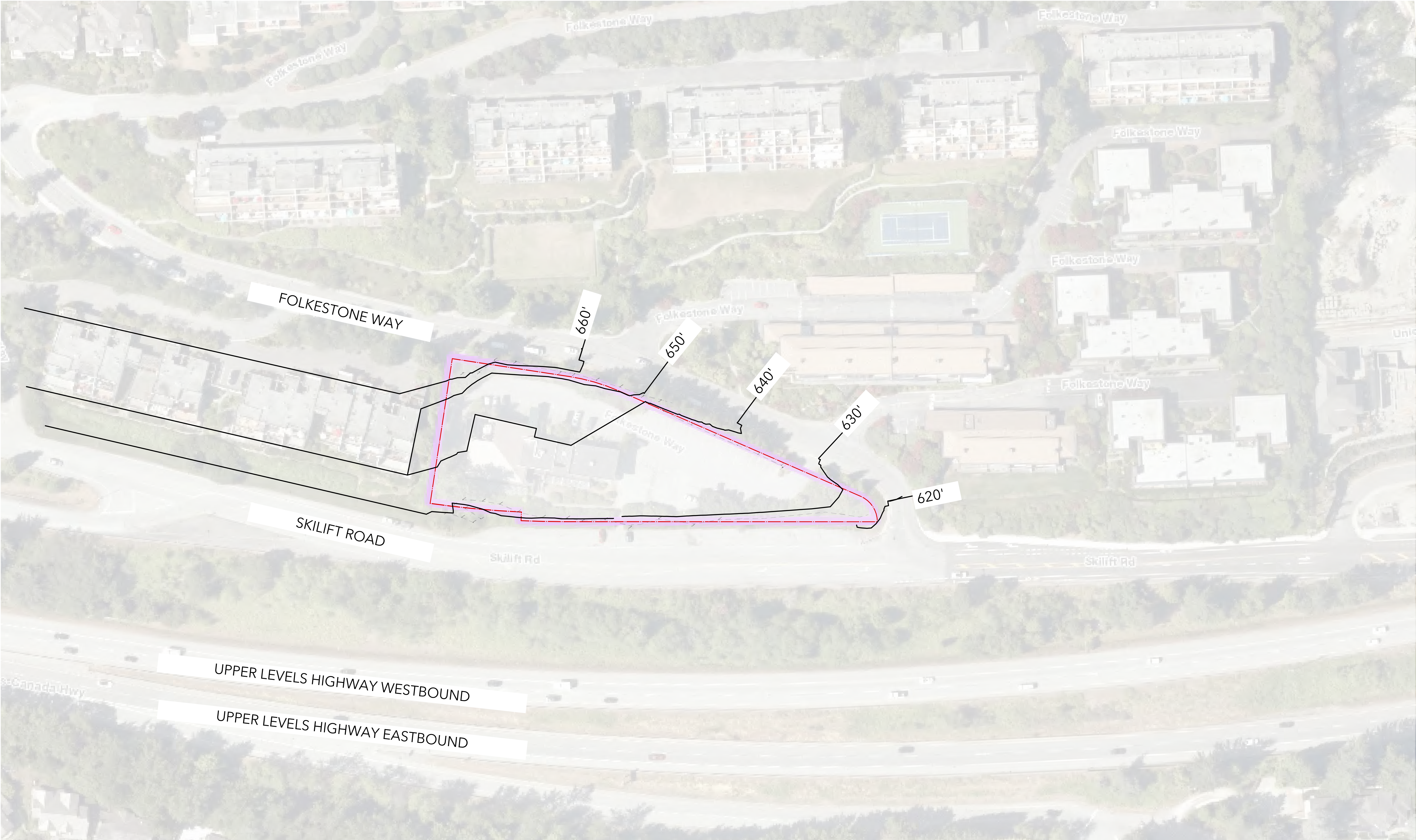
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
SITE CONTEXT

PROJECT NO.	21050	DATE	Nov. 10, 2023	SCALE	AS NOTED
DRAWING NO.	A-003	REVISION	05		



SITE TOPOGRAPHY



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ARCHITECTURE

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PROJECT:

SALMON HOUSE

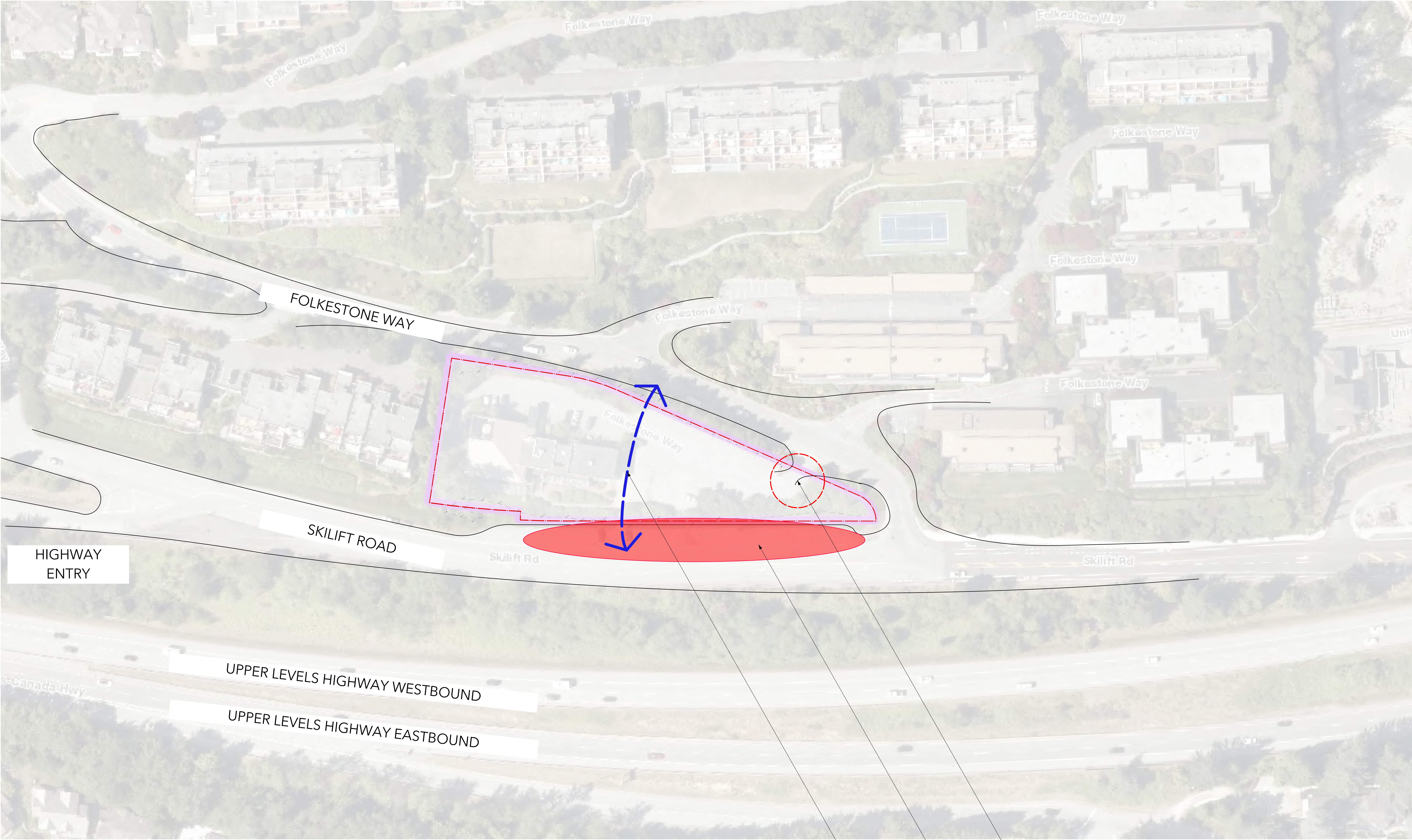
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:

SITE PLANNING ANALYSIS

PROJECT NO.	21050	DATE	Nov. 10, 2023
DRAWING NO.	A-004	REVISION	05

LOCAL ROAD SYSTEM



SKILIFT ROAD

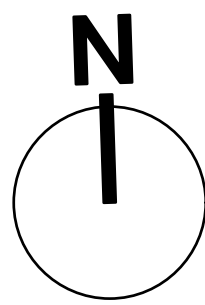


FOLKESTONE WAY

EXISTING SITE ENTRY TO BE PRESERVED

ON-STREET PARKING

EXISTING PEDESTRIAN CONNECTION



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PROJECT NO.	21050	PLANT DATE	Nov. 10, 2023	
DRAWING NO.	A-005		SCALE	AS NOTED
			REVISION	05

EXISTING LANDSCAPE EDGES

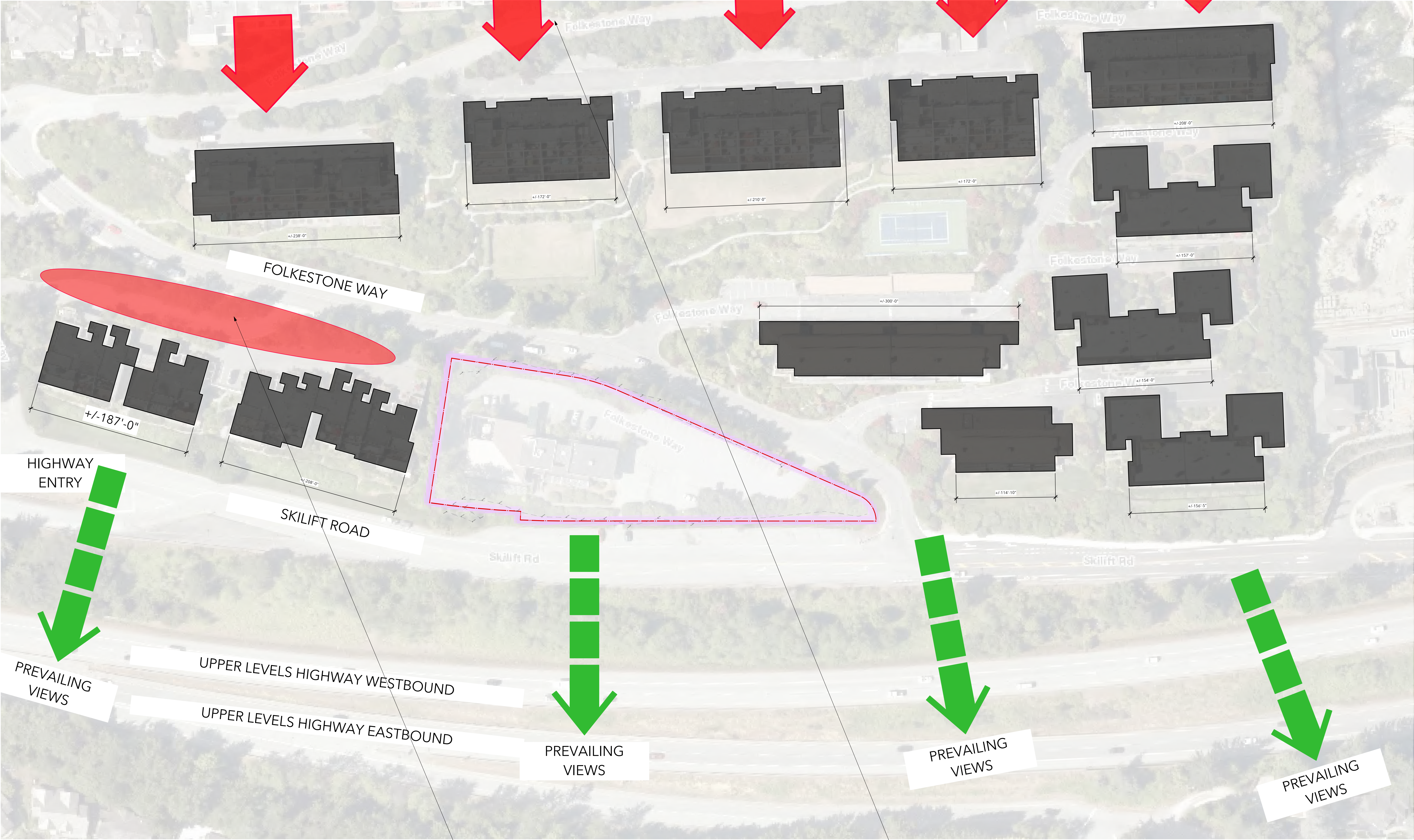


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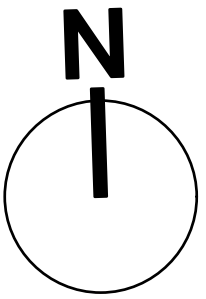
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SHEET TITLE: SITE PLANNING ANALYSIS				
PROJECT NO. 21050	DATE Nov. 10, 2023			
SCALE AS NOTED				
DRAWING NO. A-006	REVISION 05			

EXISTING BUILDING CONTEXT



VEHICLE ACCESS AND SURFACE PARKING IS HIDDEN FROM PUBLIC VIEWS AT NORTH SIDES OF DEVELOPMENTS

BUILDING ACCESS IS GENERALLY GAINED ON THE NORTH SIDES, AWAY FROM VIEWS



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PROJECT:

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:

SITE PLANNING ANALYSIS

PROJECT NO. 21050
PLOT DATE Nov. 10, 2023
SCALE AS NOTED

DRAWING NO. A-007
REVISION 05

FOLKESTONE WAY

WEST - RESIDENTIAL

EAST - COMMERCIAL

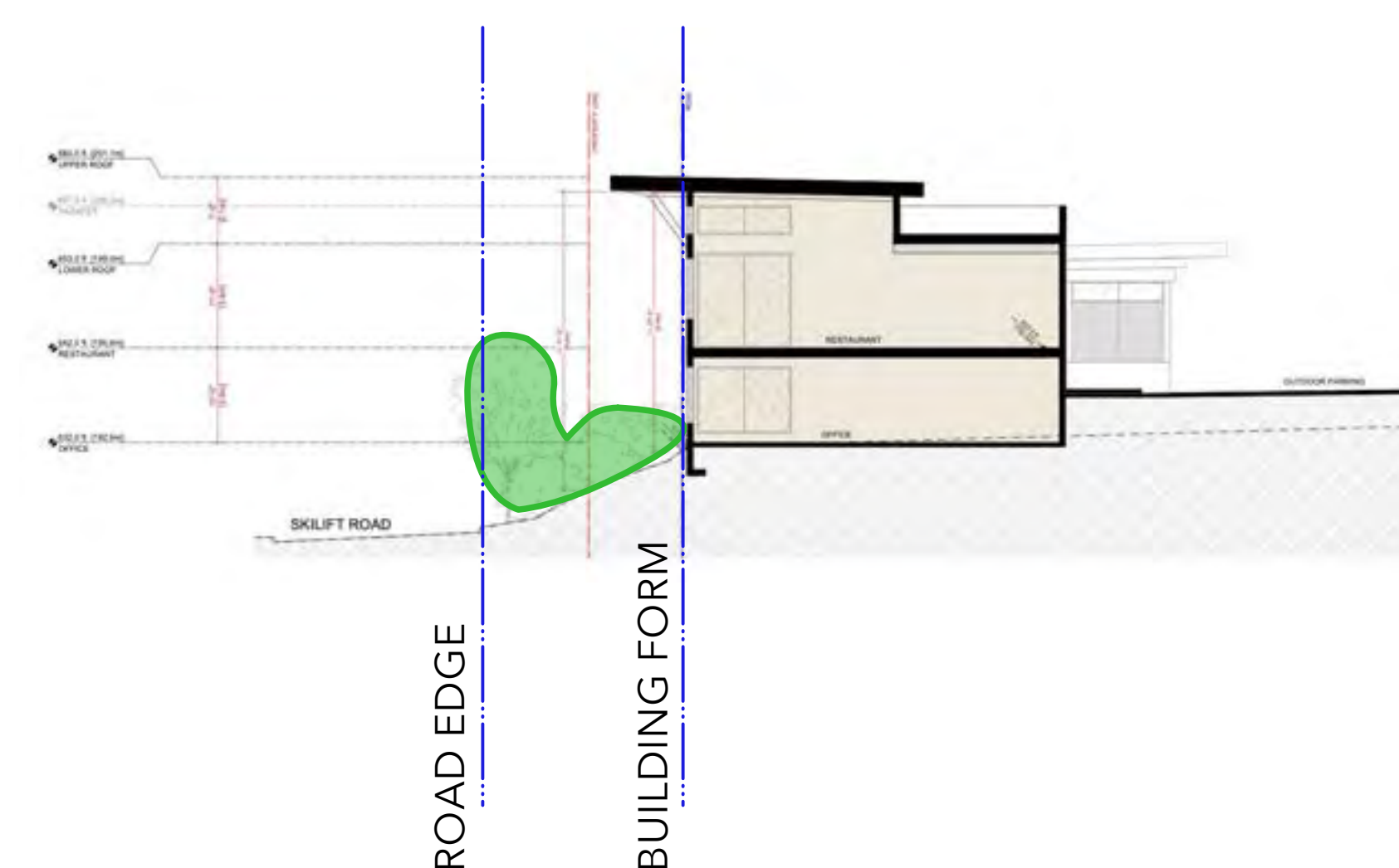
Skiff Rd

UPPER LEVELS HIGHWAY WESTBOUND

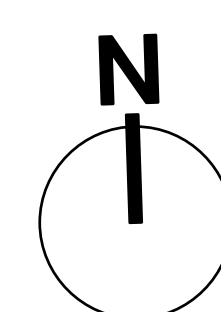
UPPER LEVELS HIGHWAY EASTBOUND

Dimensions for building footprints (from left to right):

- Top left: $\pm 238'0"$
- Top middle-left: $\pm 172'0"$
- Top middle-right: $\pm 210'0"$
- Top right: $\pm 172'0"$
- Top far right: $\pm 208'0"$
- Middle right: $\pm 157'0"$
- Middle far right: $\pm 158'0"$
- Bottom right: $\pm 116'10"$
- Bottom far right: $\pm 156'5"$
- Left side (green area): $\pm 187'0"$
- Bottom left: $\pm 208'0"$



SURFACE PARKING WILL BE REDUCED, AND HIDDEN FROM PUBLIC VIEW



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OBJECT:

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SITE PLANNING ANALYSIS

PROJECT NO. 21050	PLOT DATE Nov. 10, 2023	
SCALE	AS NOTED	
DRAWING NO. A-008		REVISION 05



1 EXISTING VIEW - SOUTH EAST



1 PROPOSED VIEW - SOUTH EAST



2 EXISTING VIEW - SOUTH



2 PROPOSED VIEW - SOUTH



3 EXISTING VIEW - SOUTH WEST



3 PROPOSED VIEW - SOUTH WEST



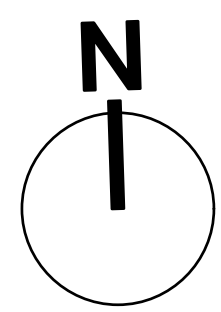
4 EXISTING VIEW - WEST



4 PROPOSED VIEW - WEST



- EXISTING BUILDINGS
- EXISTING BUILDING ON SITE
- PROPOSED BUILDINGS



NOTE:
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-	2023/07/28	ISSUED FOR REZONING - PRE APPLICATION	PC	PJM
REV	DATE	DESCRIPTION	DWG	

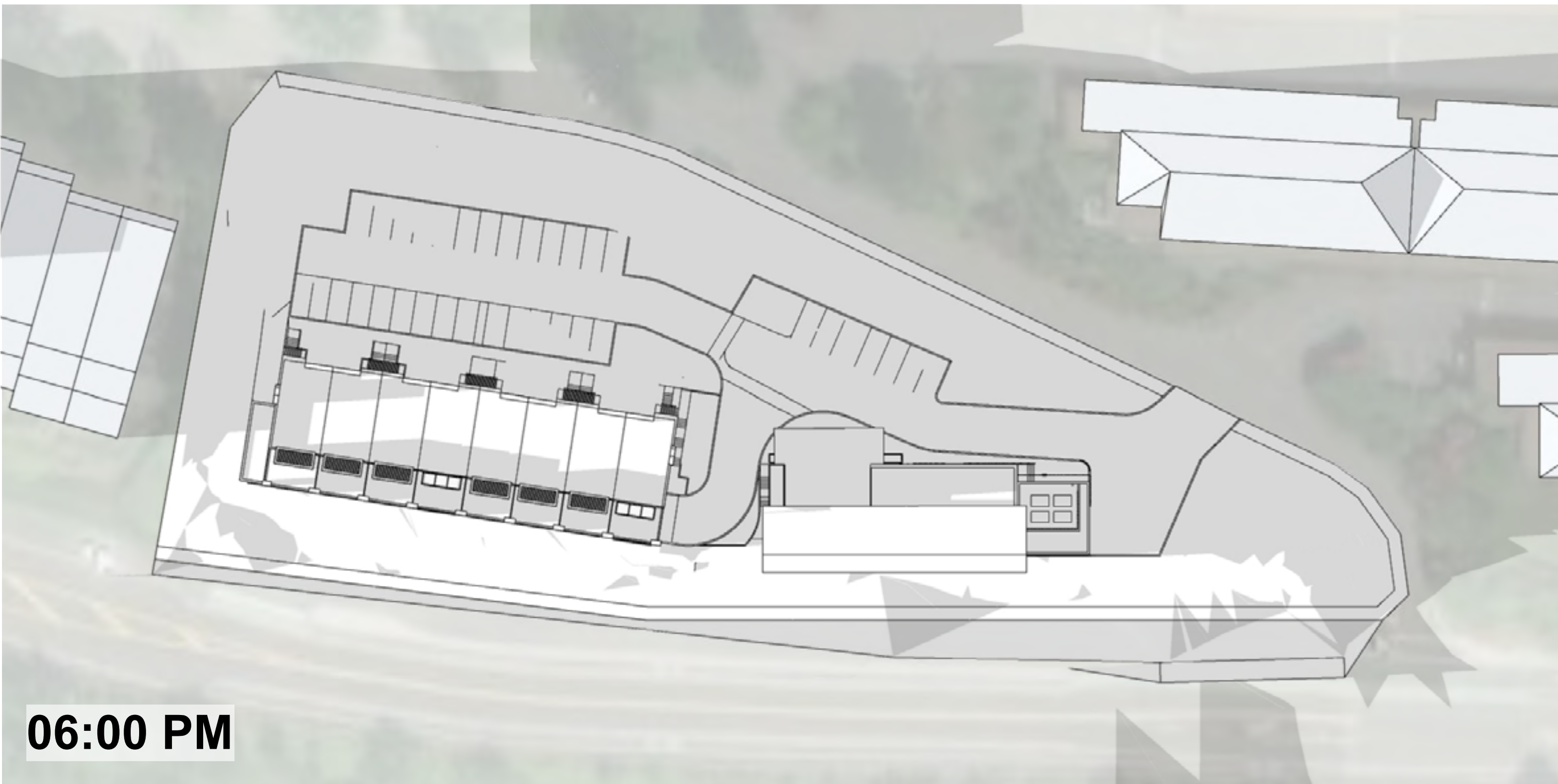
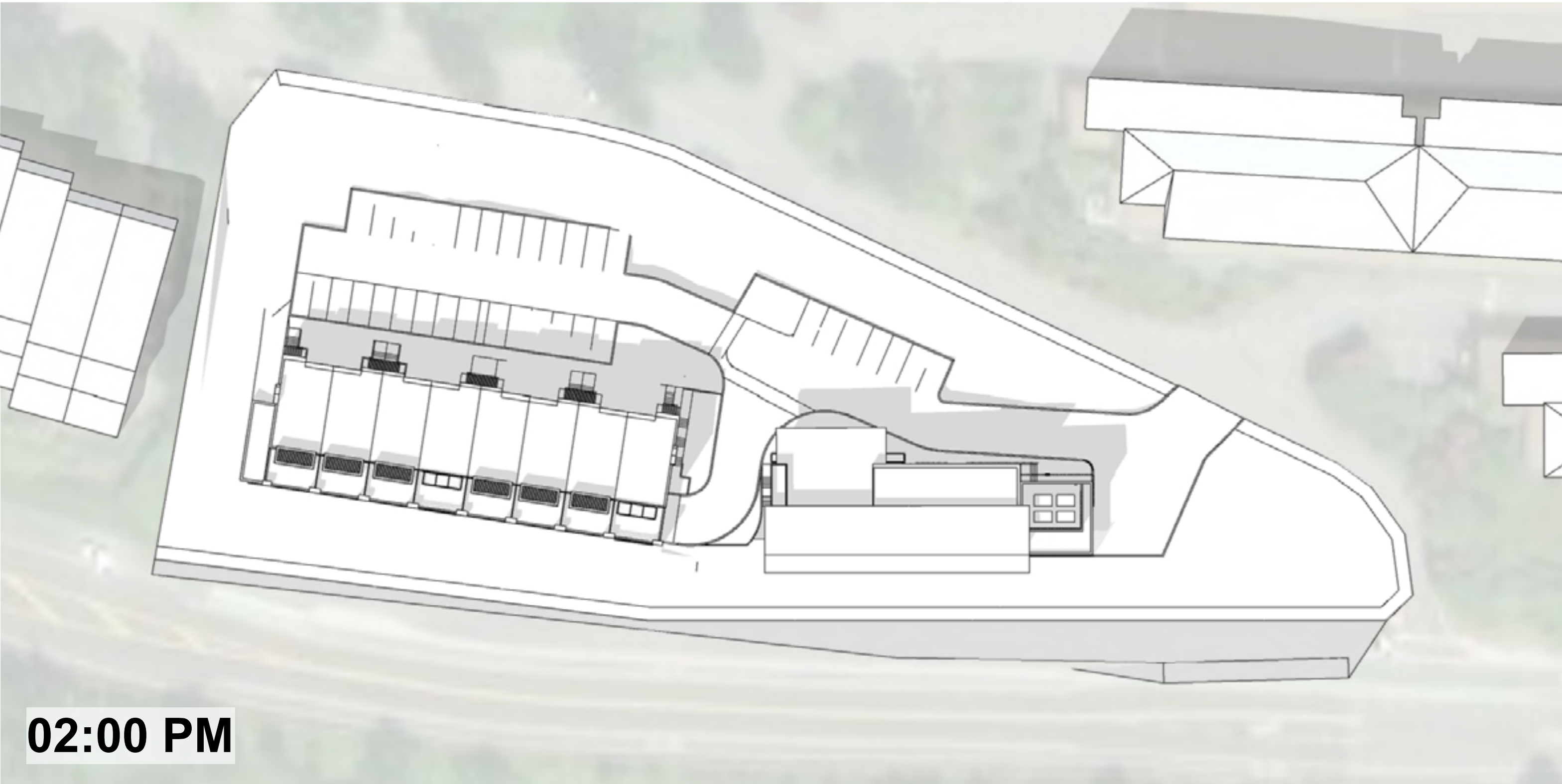
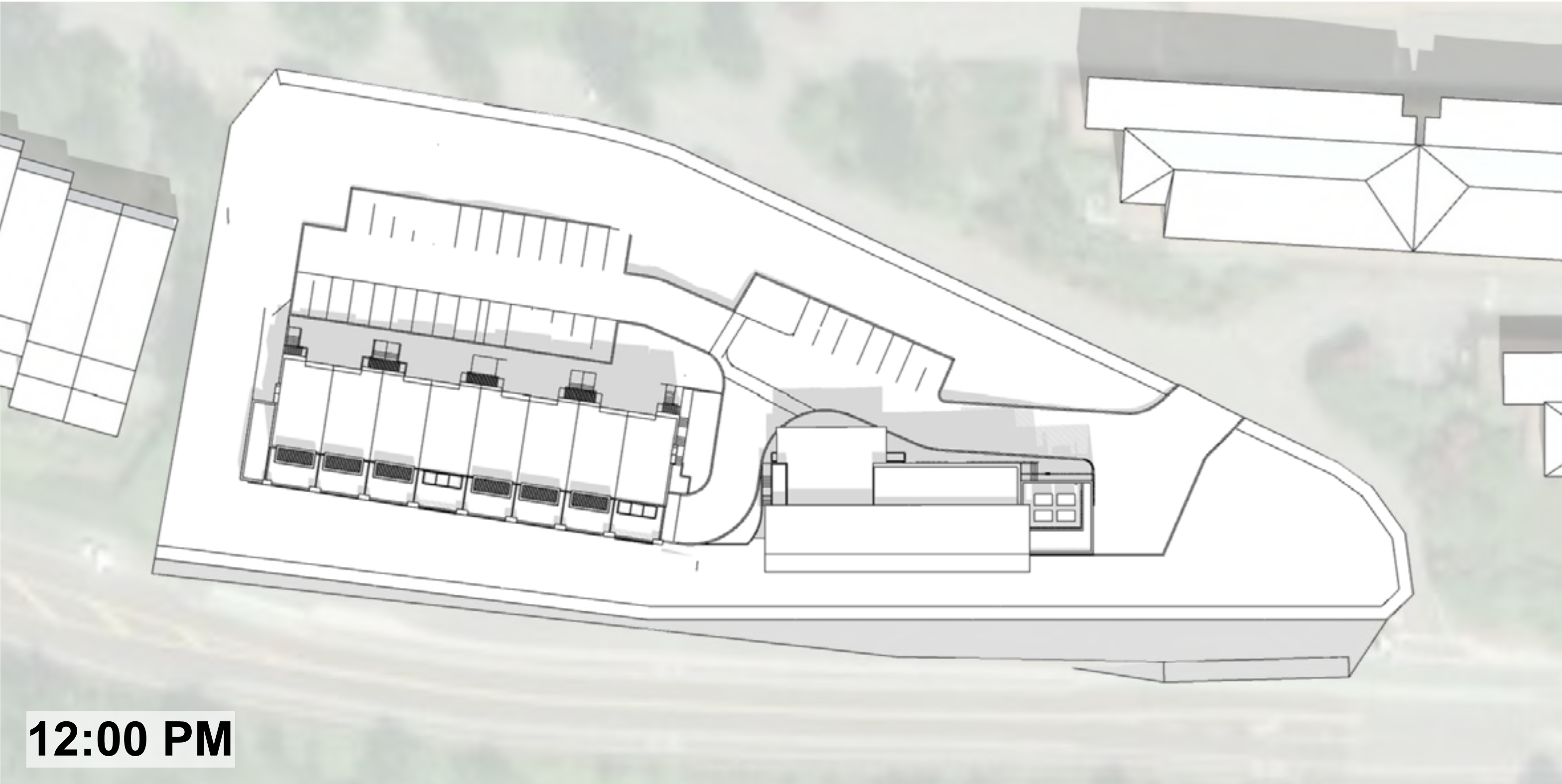
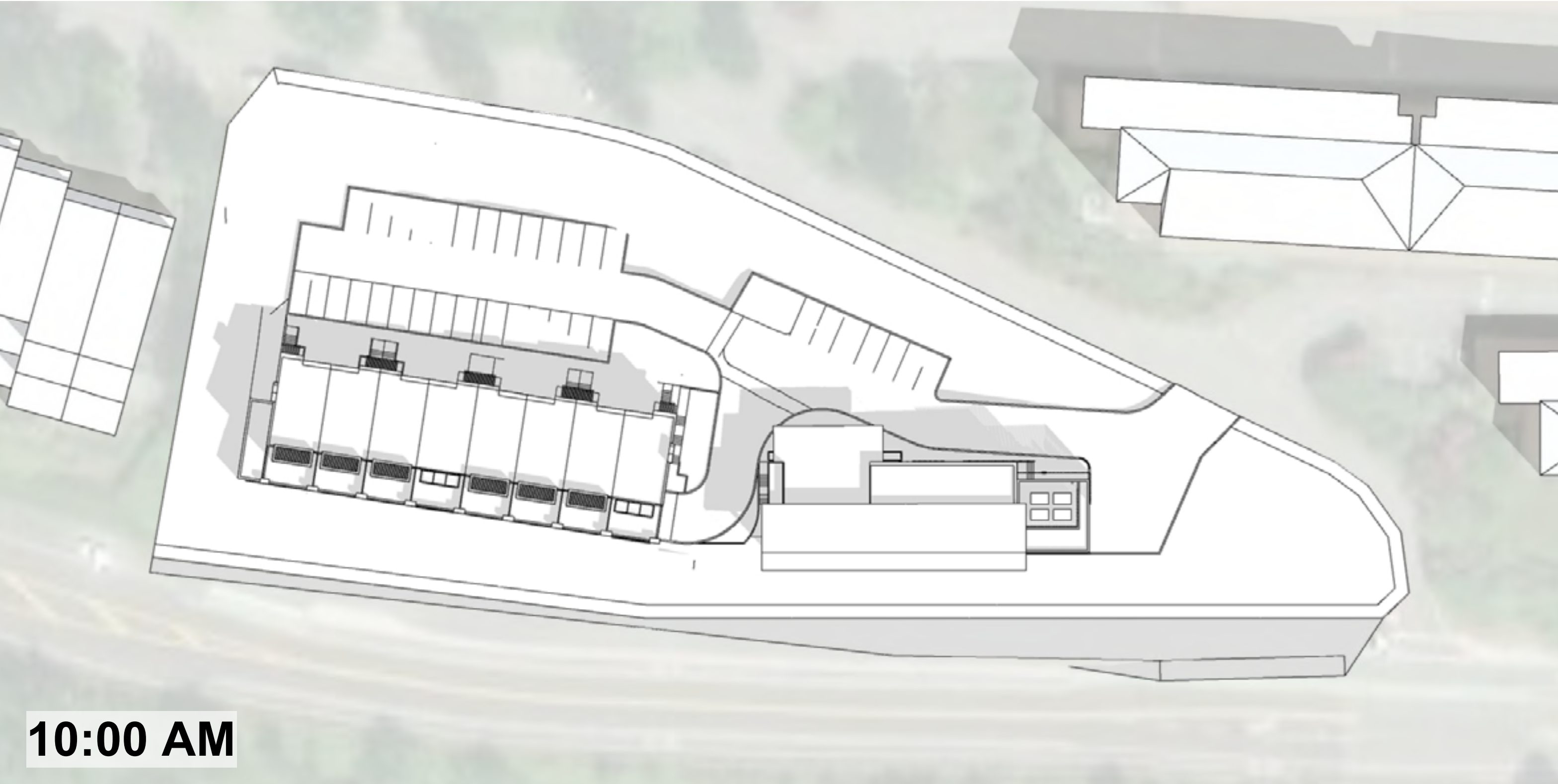
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PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

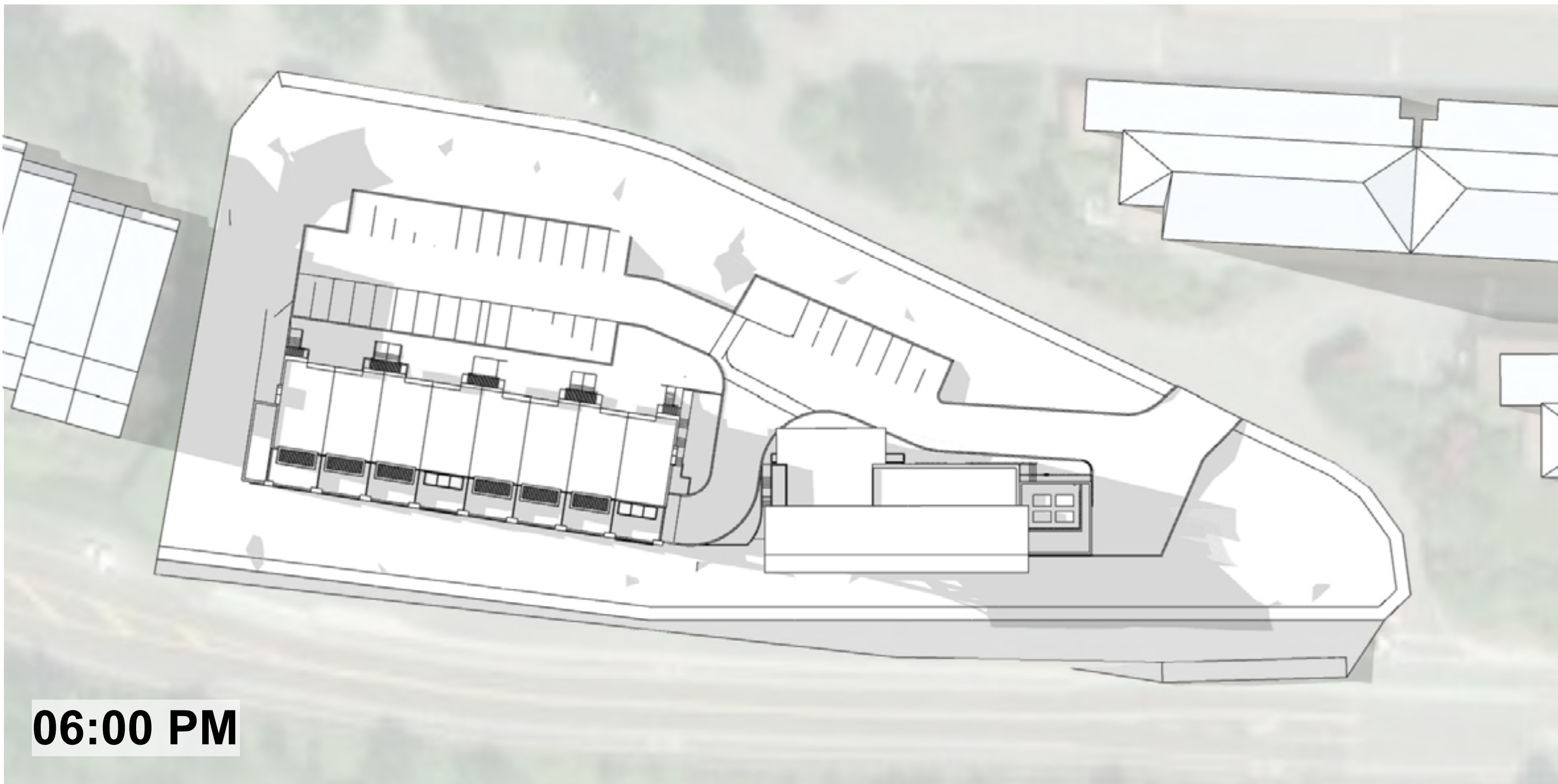
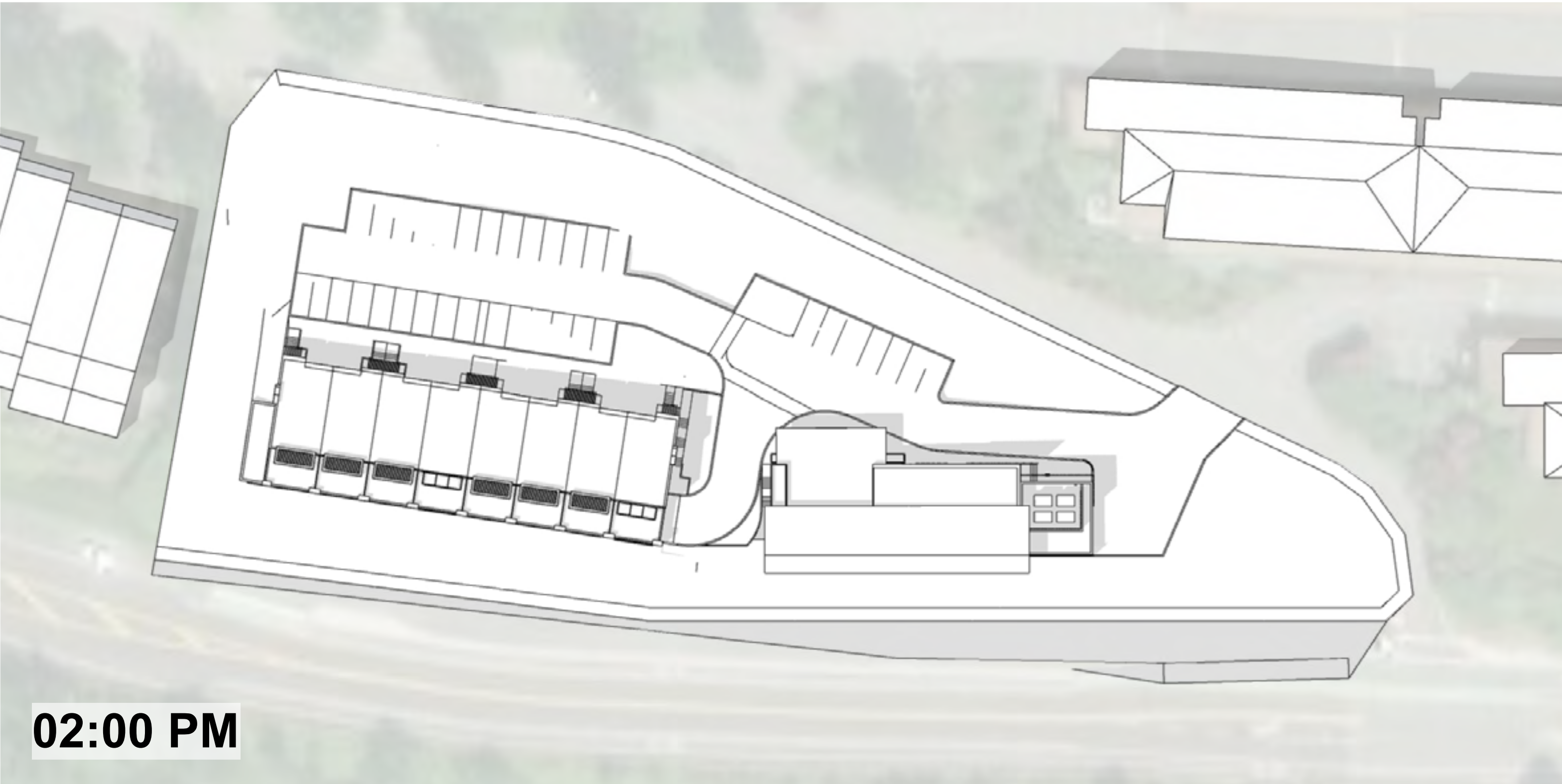
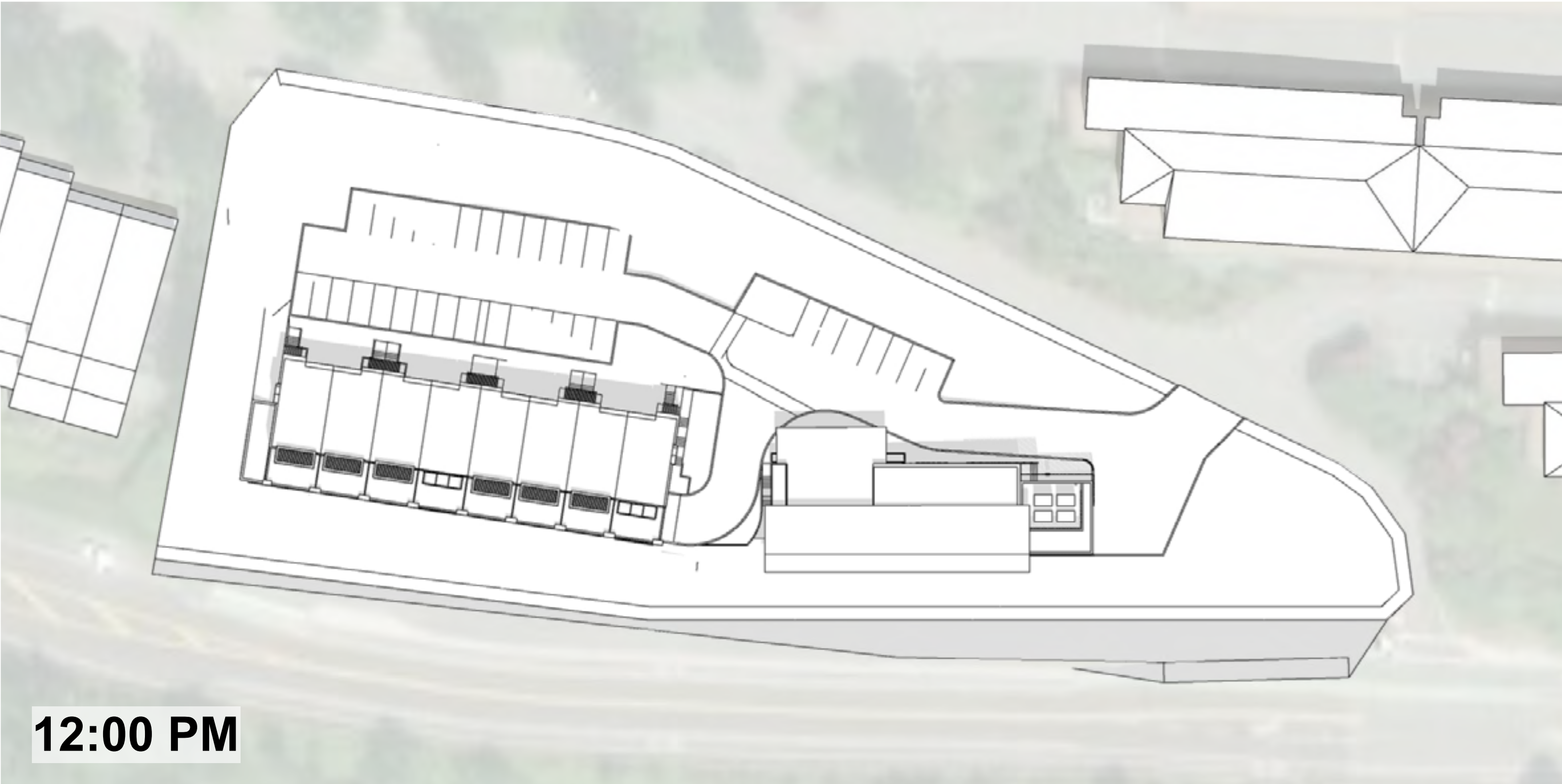
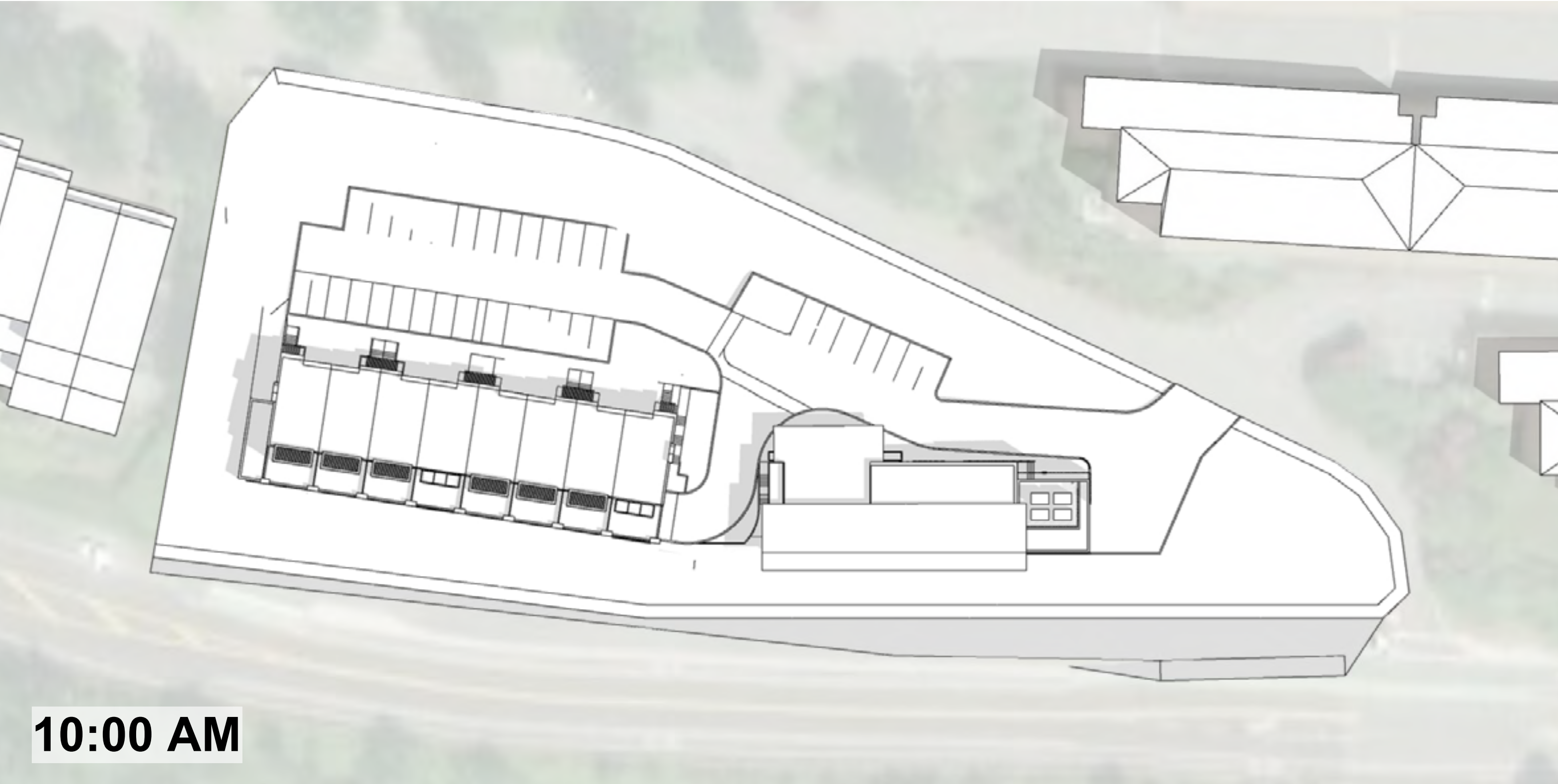
SHEET TITLE:
VIEW IMPACT ANALYSIS

PROJECT NO.	21050	DATE	Nov. 10, 2023
DRAWING NO.	A-009	SCALE	AS NOTED
REVISION	05		

SHADOW STUDY - MARCH 21



SHADOW STUDY - JUNE 21

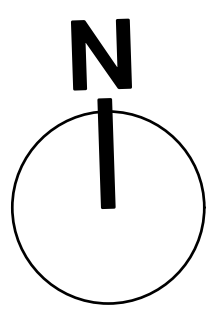


MGBA
MALLEN GOWING BERZINS
ARCHITECTURE

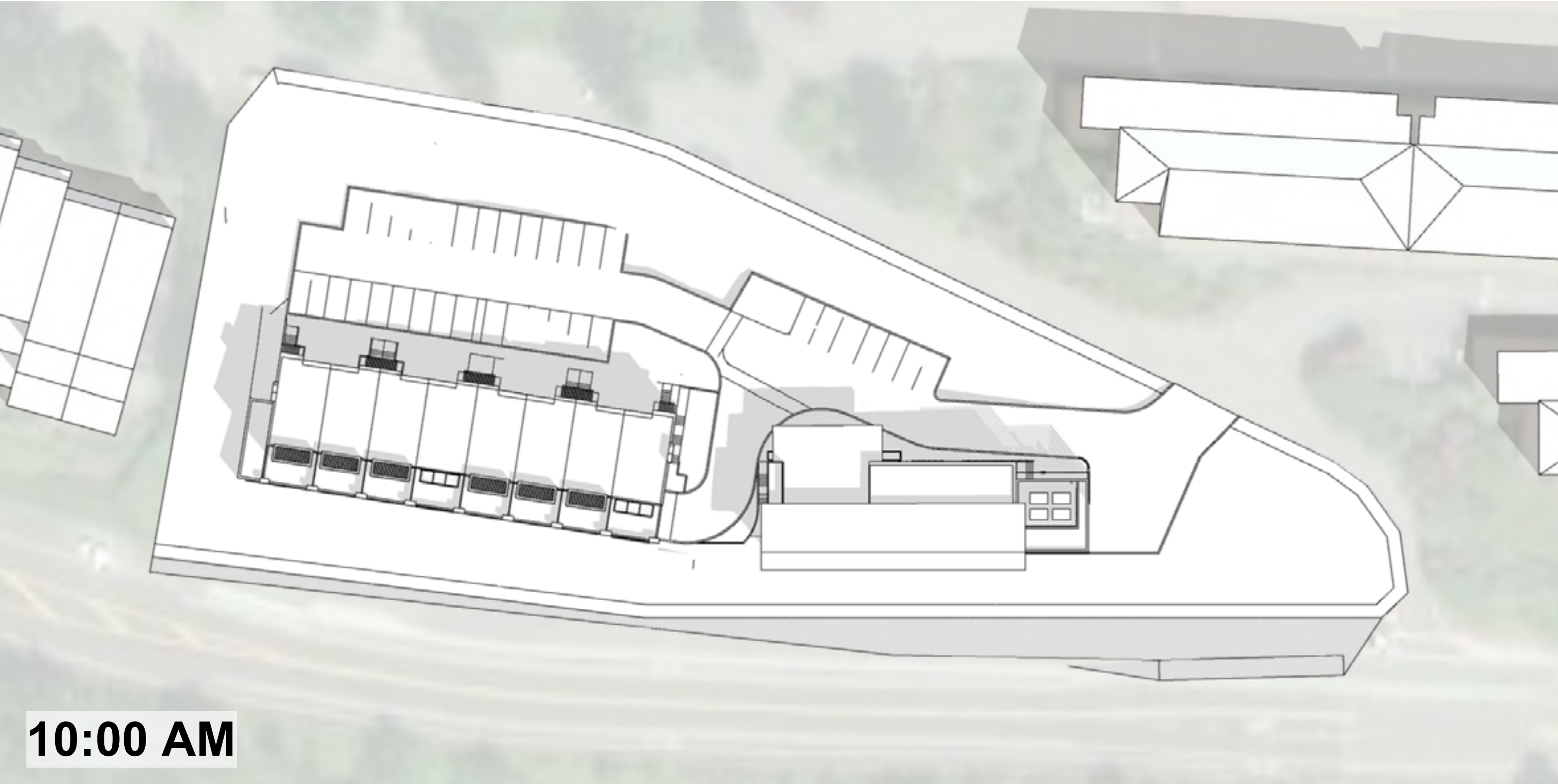
SUITE 300 - 7 EAST SIXTH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA
604.484.8285 info@mgba.com www.mgba.com

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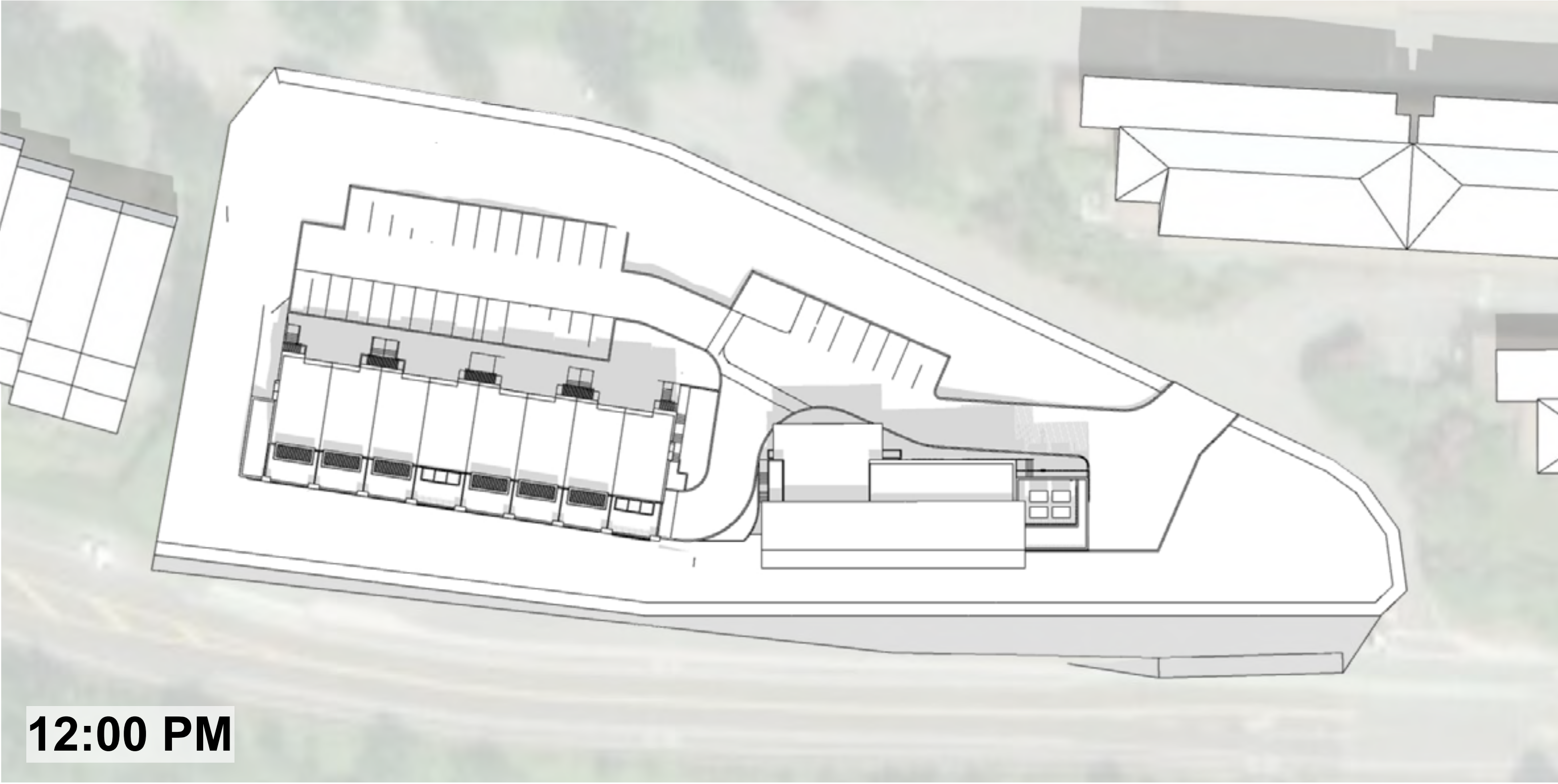
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03	2023/04/28	ISSUED FOR REZONING	PC	PM
02	2023/12/21	ISSUED FOR REZONING	PC	PM
01	2022/08/19	ISSUED FOR REZONING	PC	PM
-	2022/07/29	ISSUED FOR REZONING - PRE APPLICATION	PC	PM
REV	DATE	DESCRIPTION		DWG
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PROJECT: SALMON HOUSE 2221 - 2229 FOLKESTONE WAY WEST VANCOUVER, BC				
SHEET TITLE: SHADOW ANALYSIS				
PROJECT NO.	21050	DATE	Nov. 10, 2023	
DRAWING NO.	A-010	SCALE	AS NOTED	
		REVISION	05	



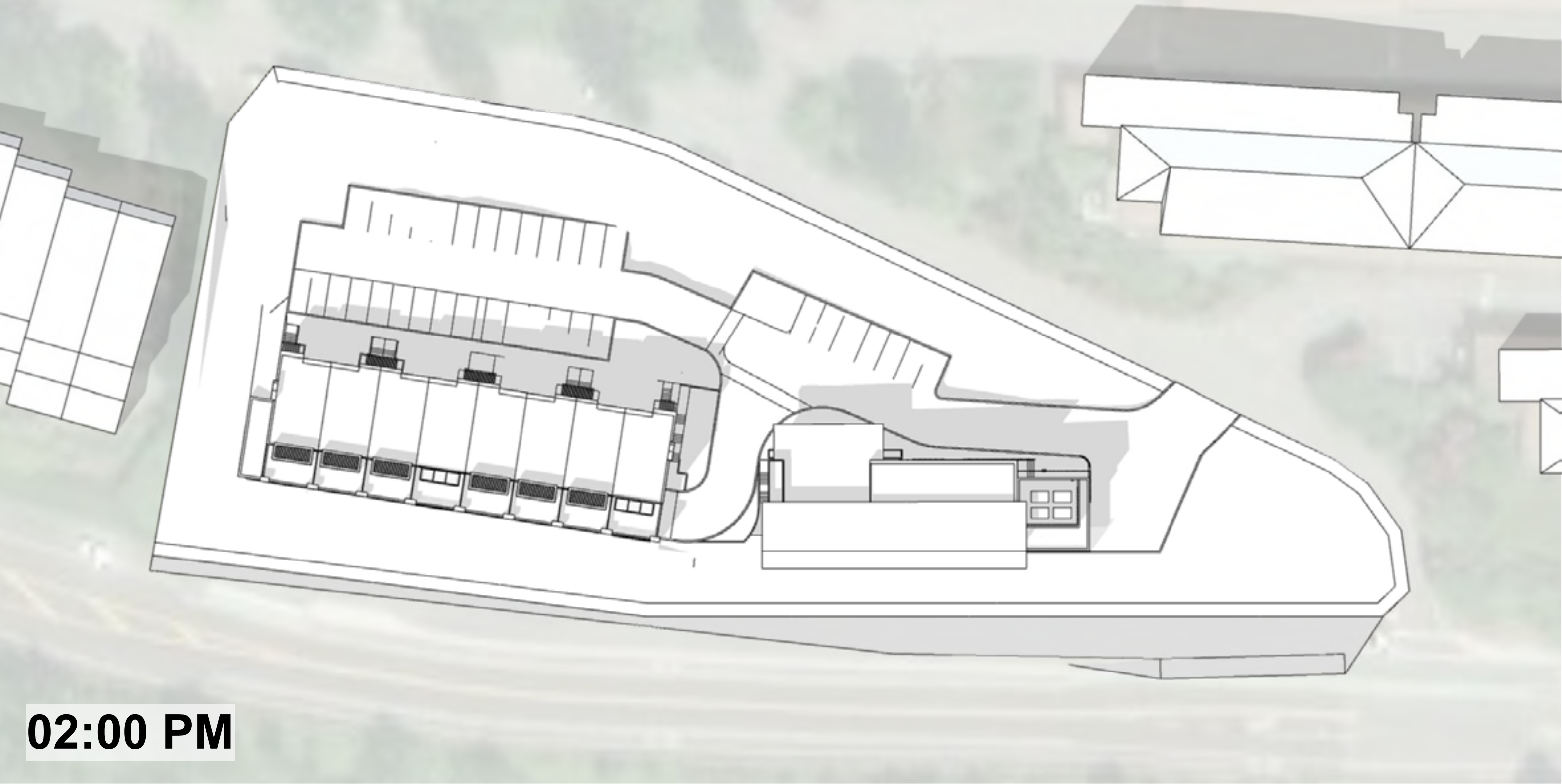
SHADOW STUDY - SEPTEMBER 21



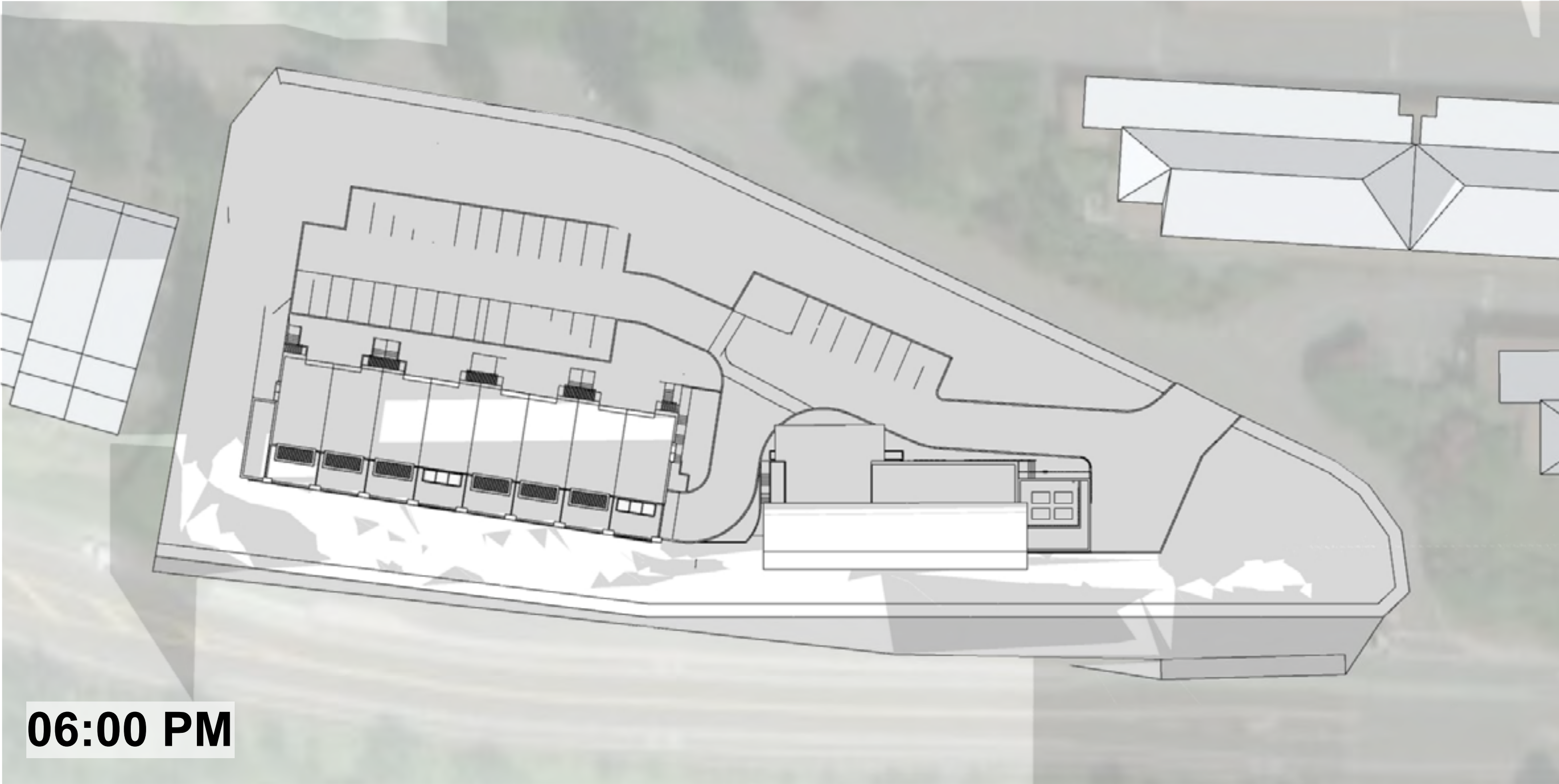
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12:00 PM

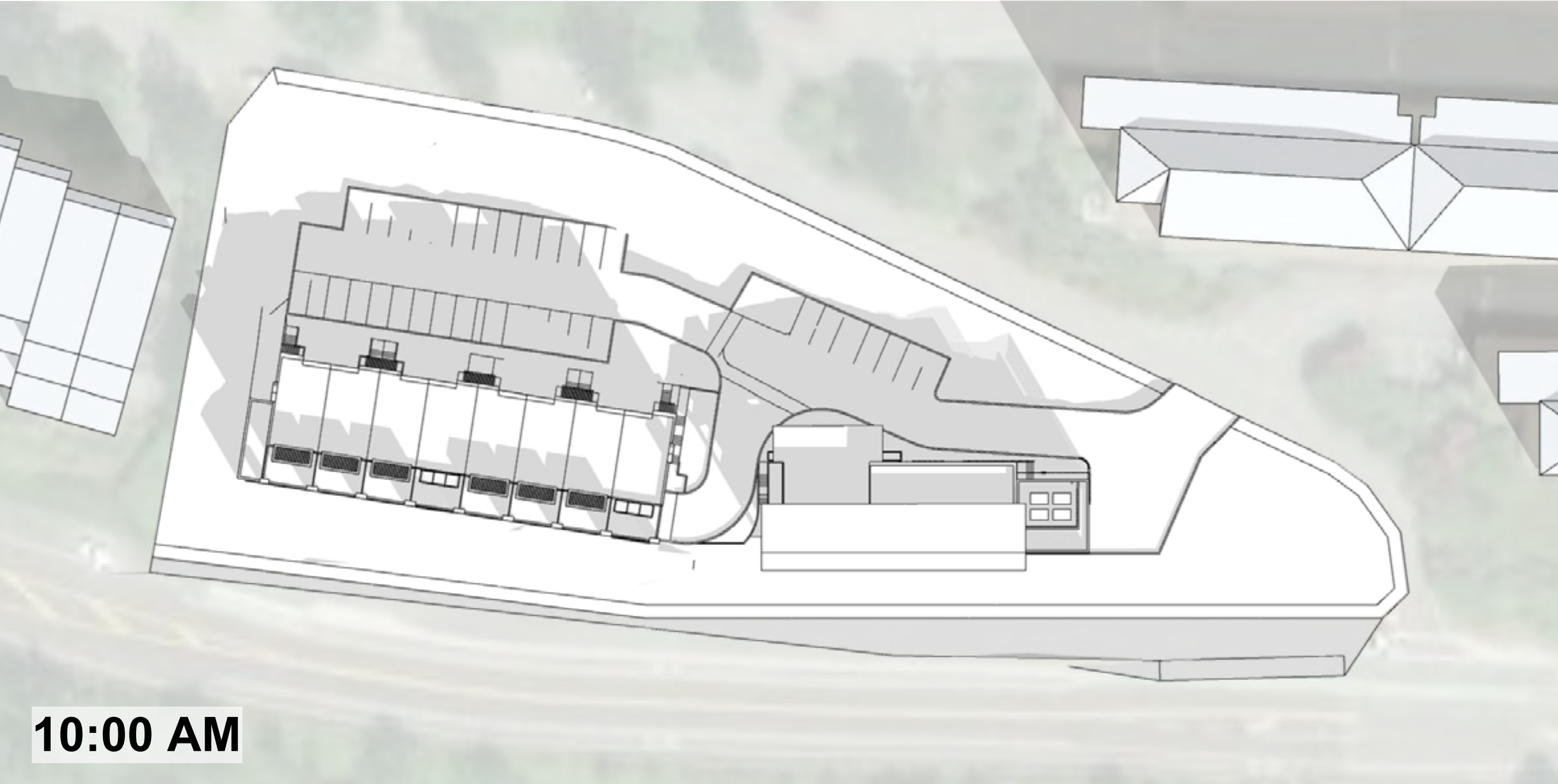


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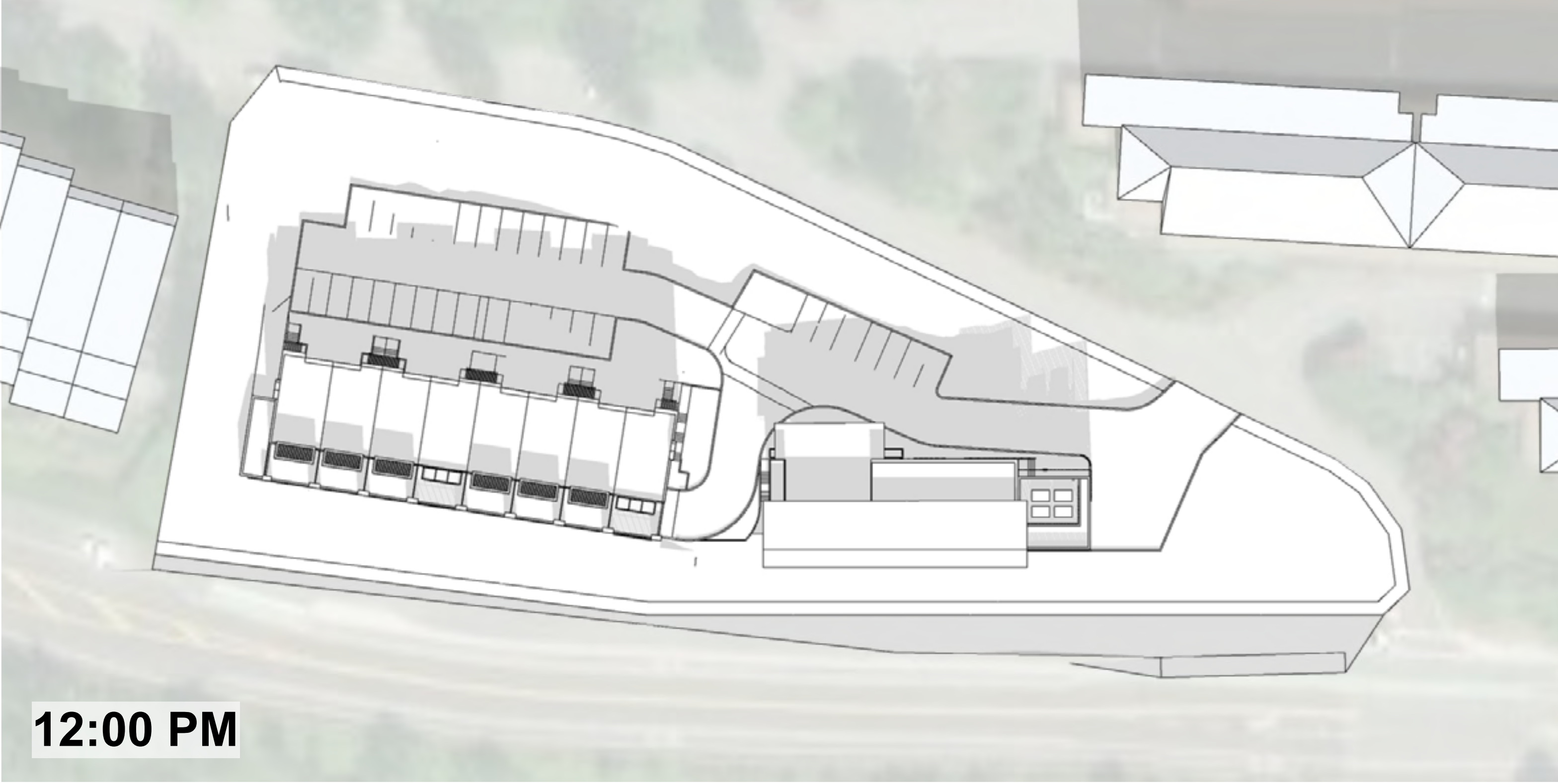


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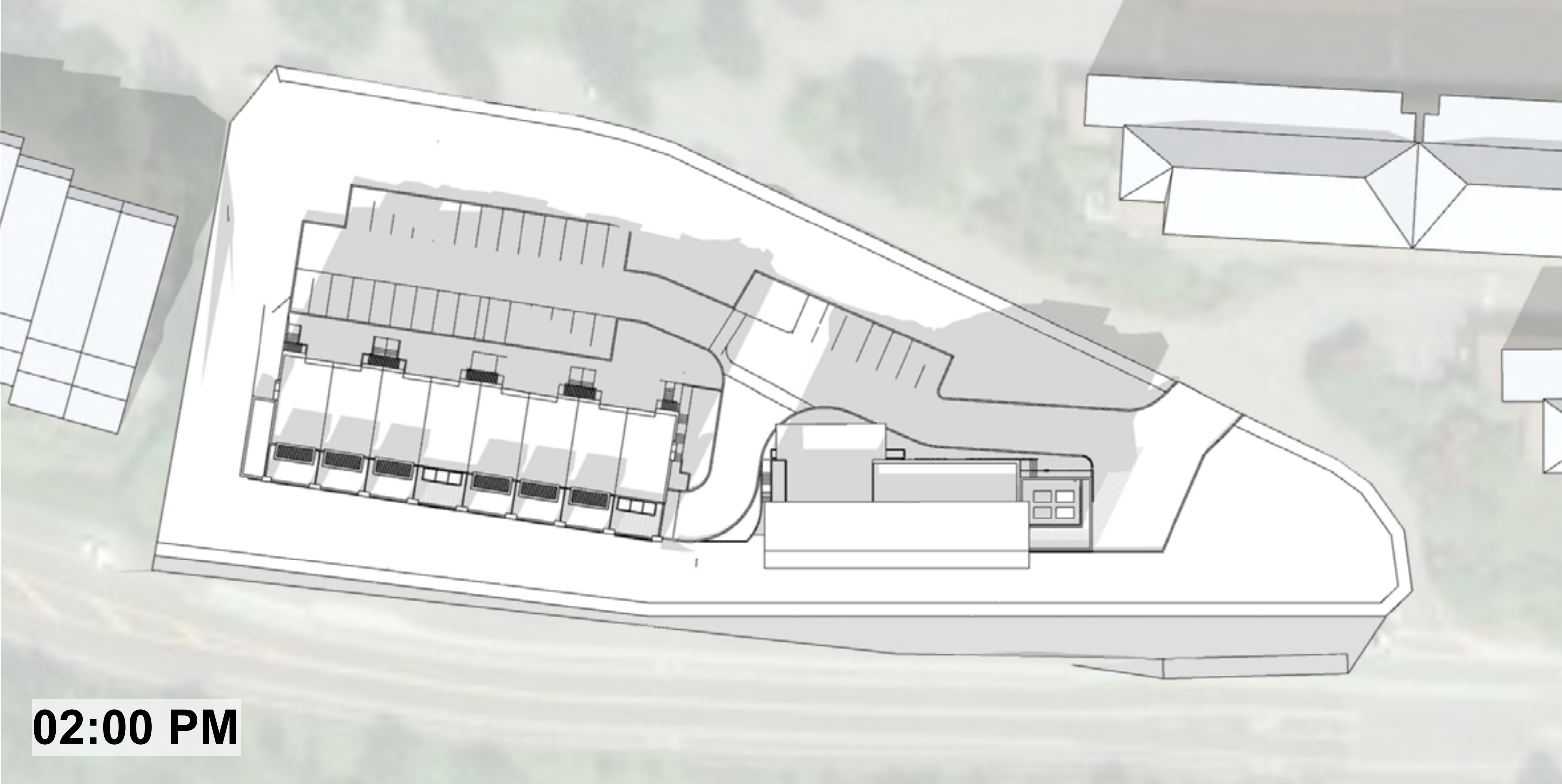
SHADOW STUDY - DECEMBER 21



10:00 AM



12:00 PM



02:00 PM

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-	2022/07/28	ISSUED FOR REZONING - PRE APPLICATION	PC	PJM

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PROJECT:
SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
SHADOW ANALYSIS

PROJECT NO.	21050	PLANT DATE	Nov. 10, 2023
DRAWING NO.	A-011	SCALE	AS NOTED
REVISION	05		

TOPOGRAPHIC PLAN OF LOT 'D', BLOCK 17,
DISTRICT LOT 783, PLAN 15565

P.I.D. 007-649-908
SCALE 1"=80' & 1"=80'

FOLKESTONE WAY

'D'
AREA - 5568 SQ. FT.
(5570.3 SQ. FT.)

UPPER LEVELS HIGHWAY

NOTE:
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REV	DATE	DESCRIPTION	DWG
05	2023/11/10	ISSUED FOR REZONING & CP	AC PUM
04	2023/07/14	ISSUED FOR REZONING - SRC RESPONSE	PC PUM
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02	2023/12/21	ISSUED FOR REZONING	PC PUM
01	2023/08/19	ISSUED FOR REZONING	PC PUM
-	2023/07/09	ISSUED FOR REZONING - PRE-APPLICATION	PC PUM

PROJECT:
SALMON HOUSE

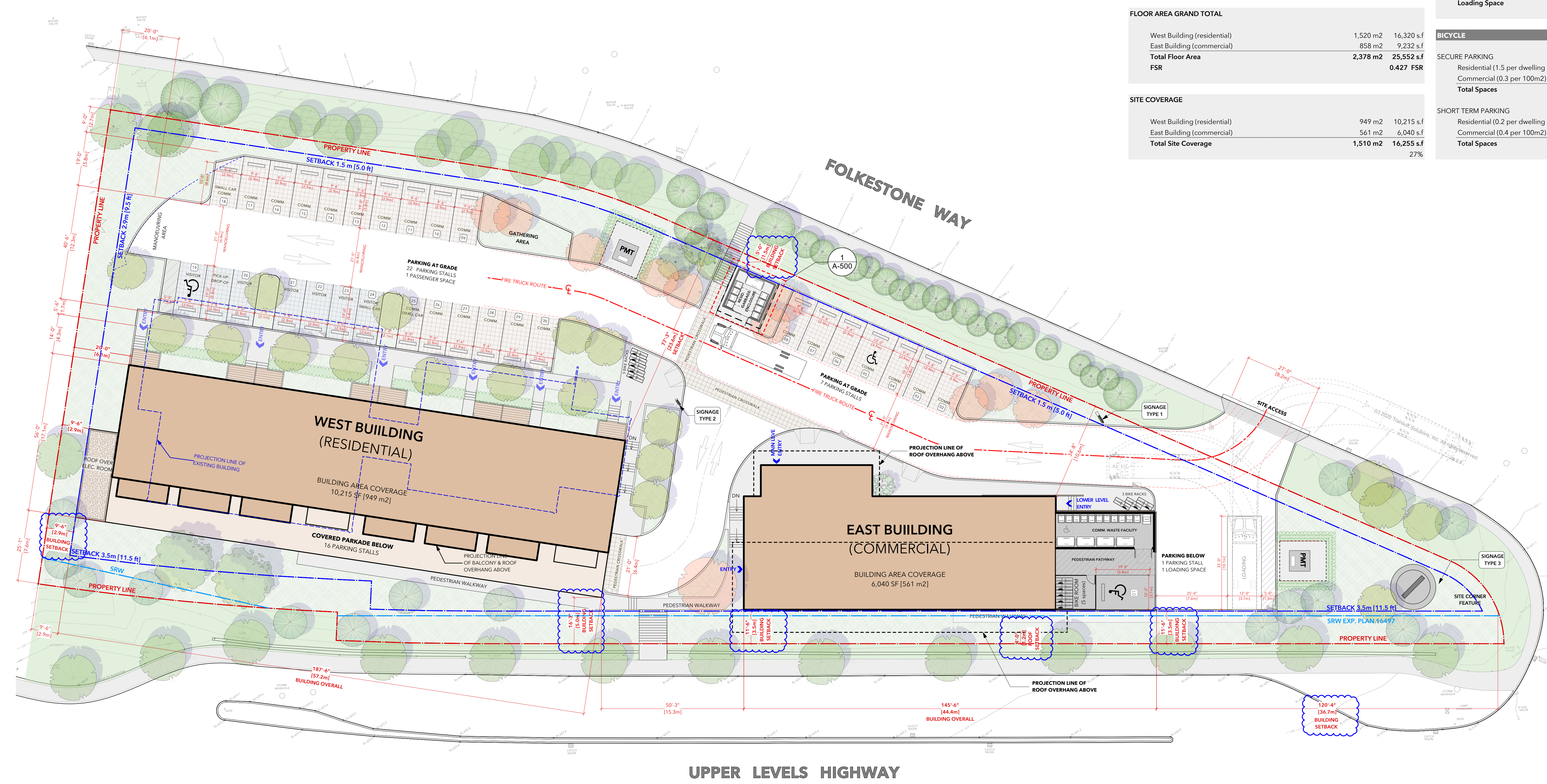
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
SURVEY PLAN

PROJECT NO.	DATE	REVISION
21050	Nov. 10, 2023	
	AS NOTED	
DRAWING NO.		
A-012		05

SURVEY - FOR REFERENCE ONLY
NOT TO SCALE

PROJECT STATS					
CIVIC ADDRESS:		21 - 2229 FOLKESTONE WAY WEST VANCOUVER		LEGAL ADDRESS:	
				LOT 3, BLOCK 17, DISTRICT LOT 783 PLAN 15565	
SITE AREA:		5,570 m ² 59,958 s.f.		ZONING:	
				COMPREHENSIVE DEVELOPMENT CD	
BUILDING HEIGHT					
PROPOSED HEIGHT					
West Building (residential)		3 storeys	9.6 m	31.5 ft	
East Building (commercial)		2 storeys	8.5 m	28.0 ft	
AREA SUMMARY					
WEST BUILDING (RESIDENTIAL)					
FLOOR AREA PER UNIT					
Lower Level (residential)		26 m ²	280 s.f		
Main Level (residential)		82 m ²	880 s.f		
Upper Level (residential)		82 m ²	880 s.f		
Total per unit		190 m ²	2,040 s.f		
TOTAL FLOOR AREA (8 DWELLING UNITS)					
Lower Level		208 m ²	2,240 s.f		
Main Level		656 m ²	7,040 s.f		
Upper Level		656 m ²	7,040 s.f		
Total West Building		1,520 m ²	16,320 s.f		
EAST BUILDING (COMMERCIAL)					
TOTAL FLOOR AREA					
Main Level (restaurant)		409 m ²	4,400 s.f		
Lower Level (office)		449 m ²	4,832 s.f		
Total East Building		858 m ²	9,232 s.f		
FLOOR AREA GRAND TOTAL					
West Building (residential)		1,520 m ²	16,320 s.f		
East Building (commercial)		858 m ²	9,232 s.f		
Total Floor Area		2,378 m ²	25,552 s.f		
FSR			0.427 FSR		
SITE COVERAGE					
West Building (residential)		949 m ²	10,215 s.f		
East Building (commercial)		561 m ²	6,040 s.f		
Total Site Coverage		1,510 m ²	16,255 s.f		27%
SETBACKS					
PROPOSED SETBACKS					
West		2.9 m	9.5 ft		
North		1.5 m	5.0 ft		
East		36.7 m	120.3 ft		
South		3.5 m	11.5 ft		
PARKING					
RESIDENTIAL					
Townhomes (2 per dwelling unit)		8 units	16 stalls	Req'd	Provided
Residential visitor (not required)			0 stalls		6 stalls
Total Residential			16 stalls		22 stalls
COMMERCIAL					
Restaurant (1 space per 37.2m ²)		409 m ²	11 stalls	Req'd	Provided
Office (1 space per 37.2m ²)		449 m ²	12 stalls	12 stalls	13 stalls
Total Commercial			23 stalls		24 stalls
TOTAL PROVIDED					
Regular Car					Provided
Small Car					43 stalls
Accessible					0 stalls
Total					3 stalls
					46 stalls
PASSENGER					
Drop-off/pick-up					Provided
					1 stalls
LOADING					
Loading Space					Provided
					1 spaces
BICYCLE					
SECURE PARKING					
Residential (1.5 per dwelling unit)		8 units	12 spaces	Req'd	Provided
Commercial (0.3 per 100m ²)		858 m ²	3 spaces	5 spaces	
Total Spaces			15 spaces		21 spaces
SHORT TERM PARKING					
Residential (0.2 per dwelling unit)		8 units	2 spaces	Req'd	Provided
Commercial (0.4 per 100m ²)		858 m ²	3 spaces	3 spaces	5 spaces
Total Spaces			5 spaces		8 spaces



1 OVERALL PLAN - SITE PLAN
Scale: 1/16" = 1'-0"

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-	2023/07/29	ISSUED FOR REZONING - PRE APPLICATION	PC	PJM
REV	DATE	DESCRIPTION		DWG

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PROJECT:		SALMON HOUSE	
		2221 - 2229 FOLKESTONE WAY WEST VANCOUVER, BC	
SHEET TITLE:		SITE PLAN	
PROJECT NO.	PLOT DATE	Nov. 10, 2023	
21050	SCALE	AS NOTED	
DRAWING NO.	REVISION		
A-100	05		

GRADE LEGEND

(EX) 0.0m	EXISTING GRADE
(FG) 0.0m	FINISHED BUILDING GRADE
(XX) 0.00m	PROPOSED GRADE

NOTE:
REFER TO ENLARGED PLANS FOR GRADE CALCULATIONS ON SHEETS A-600 AND A-700.

SETBACK SUMMARY

BUILDING SETBACKS	REFERENCE
WEST	2.9m RESIDENTIAL BUILDING - SERVICE ROOMS BUILDING FACE @ LOWER LEVEL
NORTH	1.5m RESIDENTIAL GARBAGE ENCLOSURE ROOF OVERHANG
EAST	36.7m COMMERCIAL BUILDING - SERVICE AREA BUILDING FACE @ LOWER LEVEL
SOUTH	3.5m COMMERCIAL BUILDING - BUILDING FACE (EXTERIOR WOOD COLUMNS)
ROOF SETBACKS	REFERENCE
WEST	2.9m RESIDENTIAL BUILDING - SERVICE ROOM FLAT ROOF
NORTH	1.5m RESIDENTIAL GARBAGE ENCLOSURE SLOPED ROOF
EAST	36.7m COMMERCIAL BUILDING - SERVICE AREA FLAT ROOF
SOUTH	1.2m COMMERCIAL BUILDING - SLOPED ROOF OVERHANG



1 OVERALL PLAN - GRADING
Scale: 1/16" = 1'-0"

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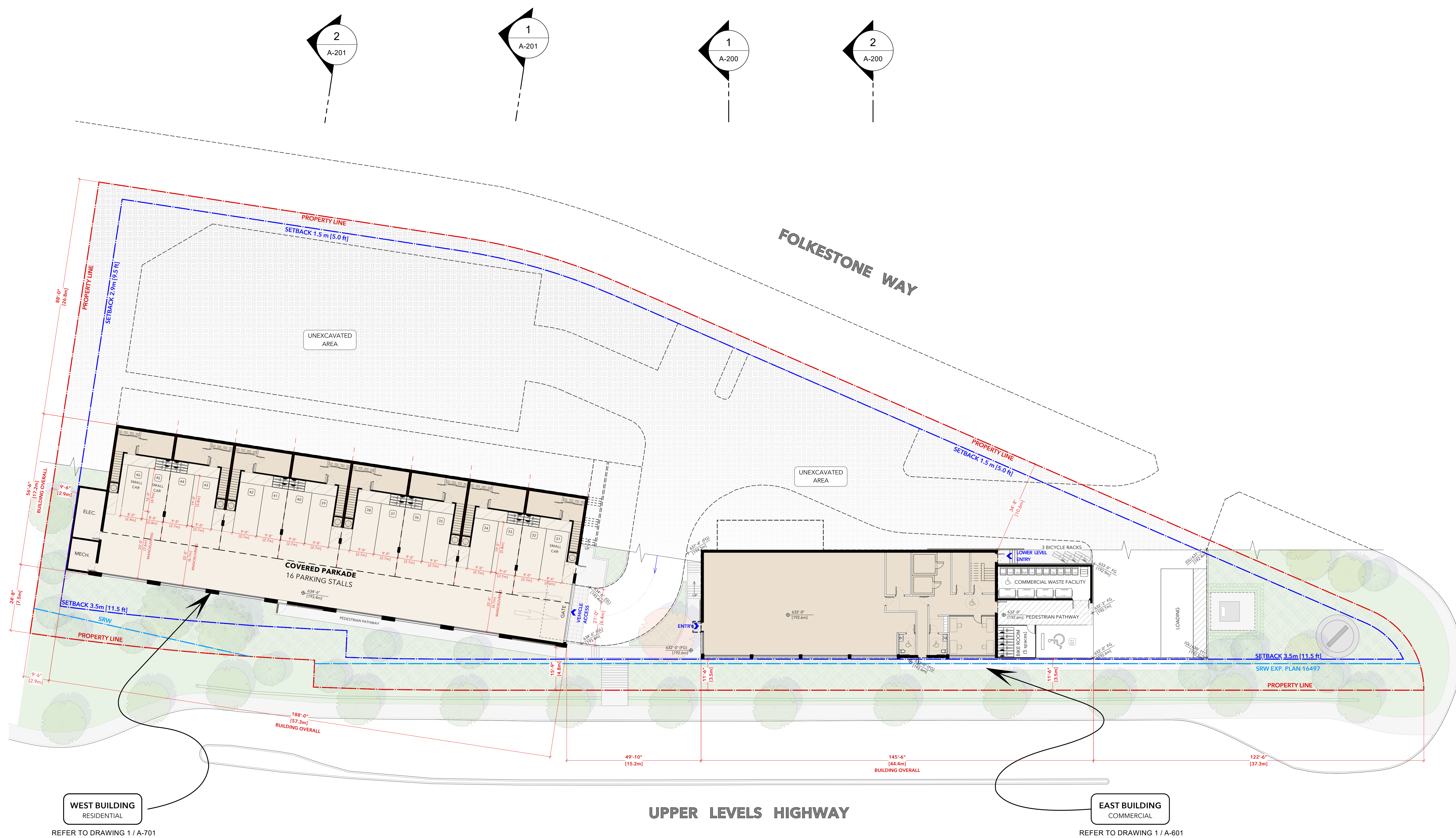
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03	2023/04/28	ISSUED FOR REZONING	PC	PJM
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-	2023/07/29	ISSUED FOR REZONING - PRE-APPLICATION	PC	PJM

REV DATE DESCRIPTION DWG

PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
GRADING & SETBACKS

PROJECT NO.	PLOT DATE		
21050	Nov. 10, 2023		
	SCALE	AS NOTED	
DRAWING NO.			REVISION
A-101			05



WEST BUILDING
RESIDENTIAL
REFER TO DRAWING 1 / A-701

EAST BUILDING
COMMERCIAL
REFER TO DRAWING 1 / A-601

1 OVERALL PLAN - LOWER LEVEL
Scale: 1/16" = 1'-0"

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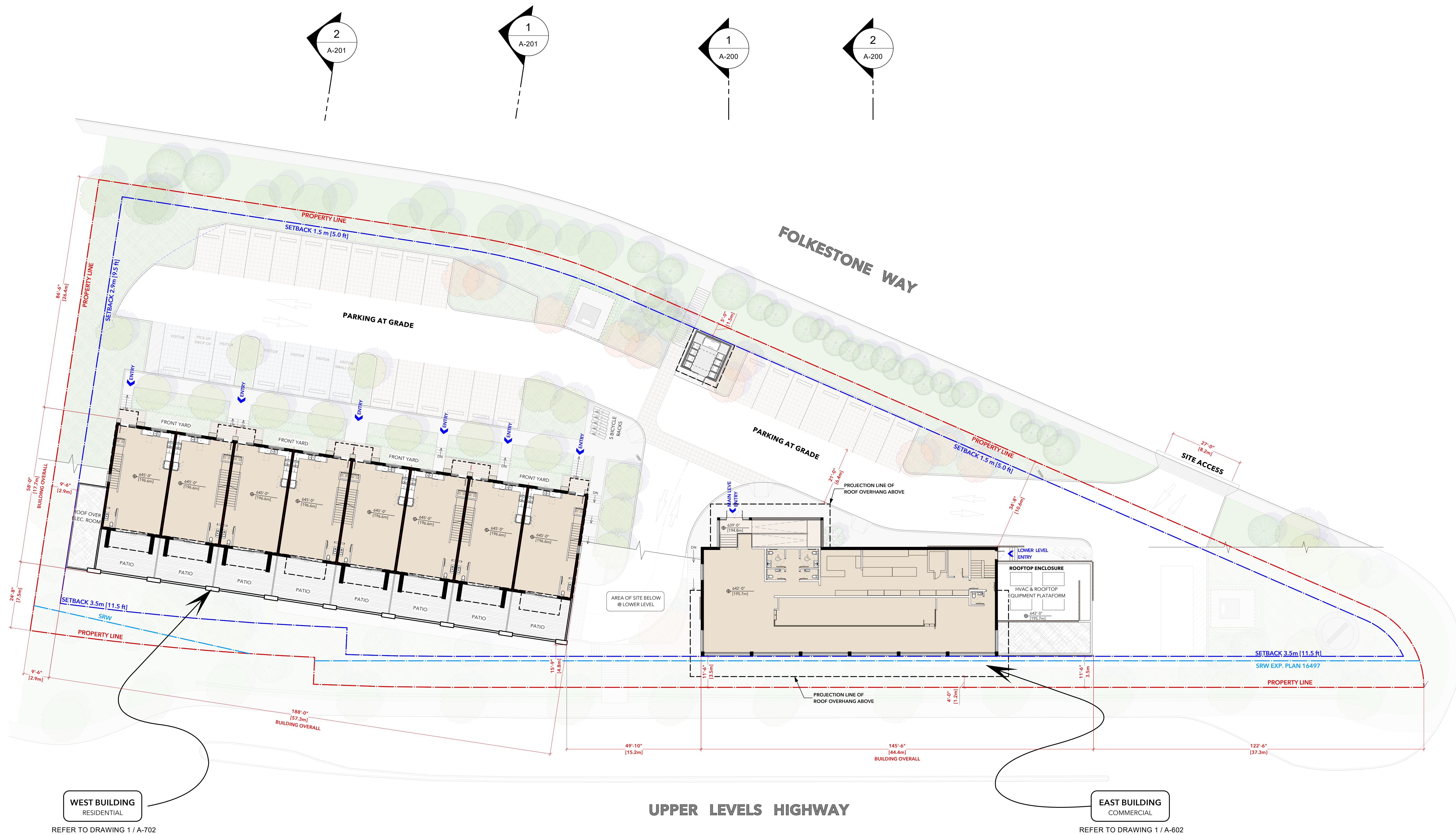
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PROJECT:
SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
LOWER LEVEL

PROJECT NO.	21050	DATE	Nov. 10, 2023
DRAWING NO.	A-102	SCALE	AS NOTED
REVISION	05		



1 OVERALL PLAN - MAIN LEVEL
Scale: 1/16" = 1'-0"

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-	2023/07/28	ISSUED FOR REZONING - PRE APPLICATION	PC	PJM

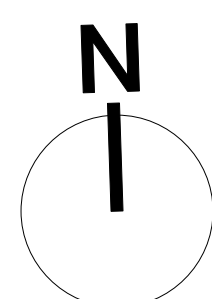
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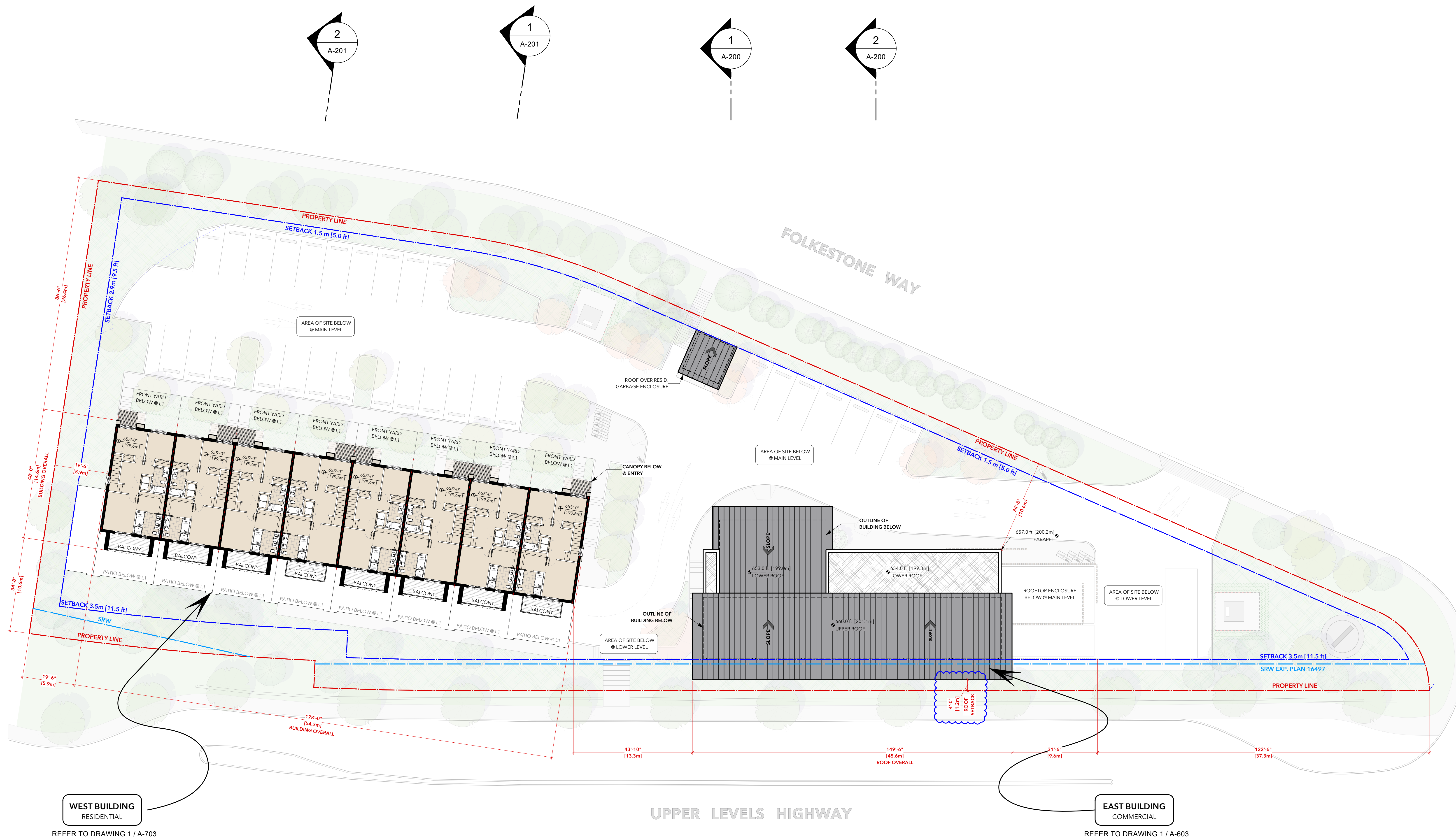
PROJECT:
SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
MAIN LEVEL

PROJECT NO.	21050	DATE	Nov. 10, 2023
DRAWING NO.	AS NOTED	REVISION	05





1 OVERALL PLAN - UPPER LEVEL
Scale: 1/16" = 1'-0"

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PROJECT:
SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
UPPER LEVEL

PROJECT NO.	21050	DATE	Nov. 10, 2023
DRAWING NO.	A-104	SCALE	AS NOTED
REVISION	05		



06	2023/11/10	REQUESTED FOR REZONING & OP	AC	FAM
04	2023/07/14	REQUESTED FOR REZONING- DR. RESPONSE	PC	FAM
03	2023/07/14	REQUESTED FOR REZONING	PC	FAM
02	2023/12/21	REQUESTED FOR REZONING	PC	FAM
01	2022/06/19	ISSUES FOR REZONING	PC	FAM
0	2020/07/29	ISSUES FOR REZONING - PRE APPLICATION	PC	FAM
REV	DATE	DESCRIPTION	DWG	

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PROJECT:

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

ROOF

SHEET TITLE:

PROJECT NO.	PLOT DATE	
21050	Nov. 10, 2023	
	SCALE	AS NOTED

DRAWING NO.

A-105

REVISION

05