

# EXECUTIVE HOMES AT RODGERS CREEK LANE

AREA 3 EAST, LOTS 21-41 | WEST VANCOUVER, BRITISH COLUMBIA

ISSUED FOR COUNCIL REVIEW - January 8, 2018



## PROJECT TEAM

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**ENVELOPE CONSULTANT:**  
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REVISIONS  
1

ISSUES	DATE
8	
7 RE-ISSUED FOR COUNCIL REVIEW	JAN 8, 2018
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

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PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**COVER**

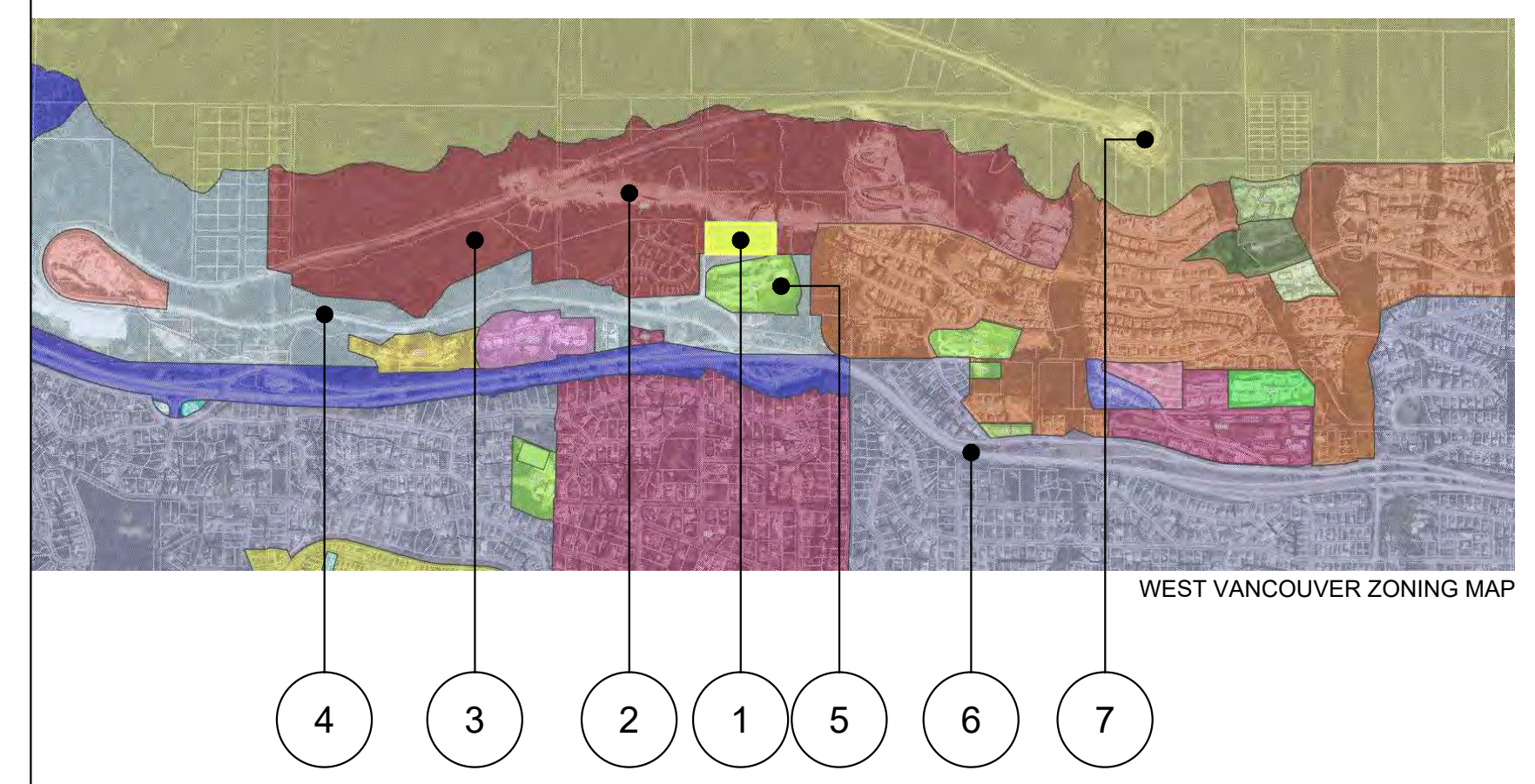
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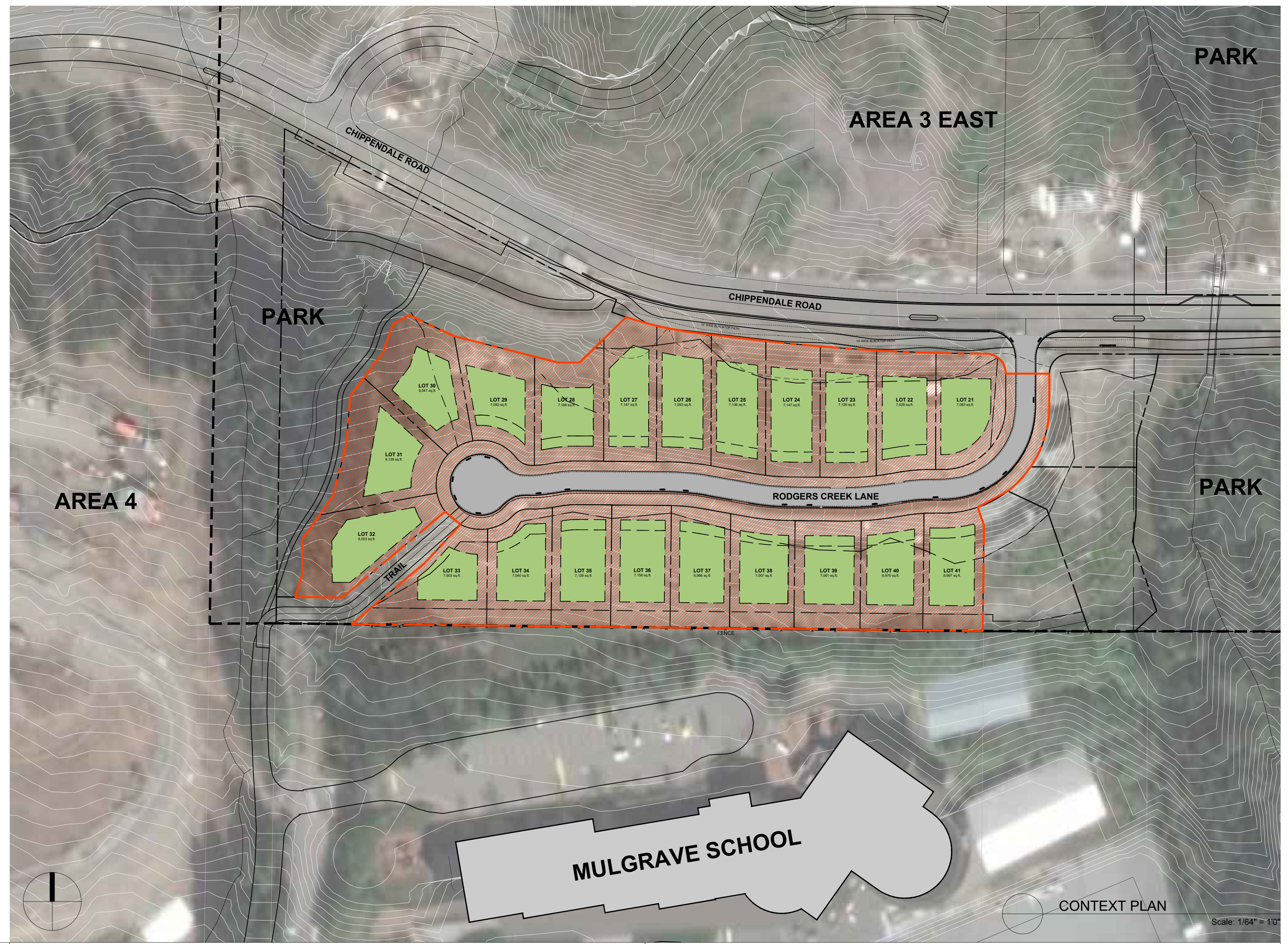
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**PROJECT CONTEXT**

The Executive Homes at Rodgers Creek Lane is a development comprised of 21 lots (Lots 21-41) in AREA 3 EAST of CD3 (Rodgers Creek), West Vancouver, BC.  
The development is bounded by Chippendale Road to the north; Mulgrave School to the south; Lots 42-44 (another development) to the east; and a park to the west.  
Rodgers Creek Lane runs through the site and ends in a cul-de-sac.  
A trail runs from the cul-de-sac and in between Lots 32 and 33 at the south-west corner of the site.



1. PROPOSED SITE LOCATION
2. CHIPPENDALE ROAD
3. CD3
4. CYPRESS BOWL ROAD
5. MULGRAVE SCHOOL
6. UPPER LEVELS HWY
7. HIGH VIEW LOOKOUT



REVISIONS	
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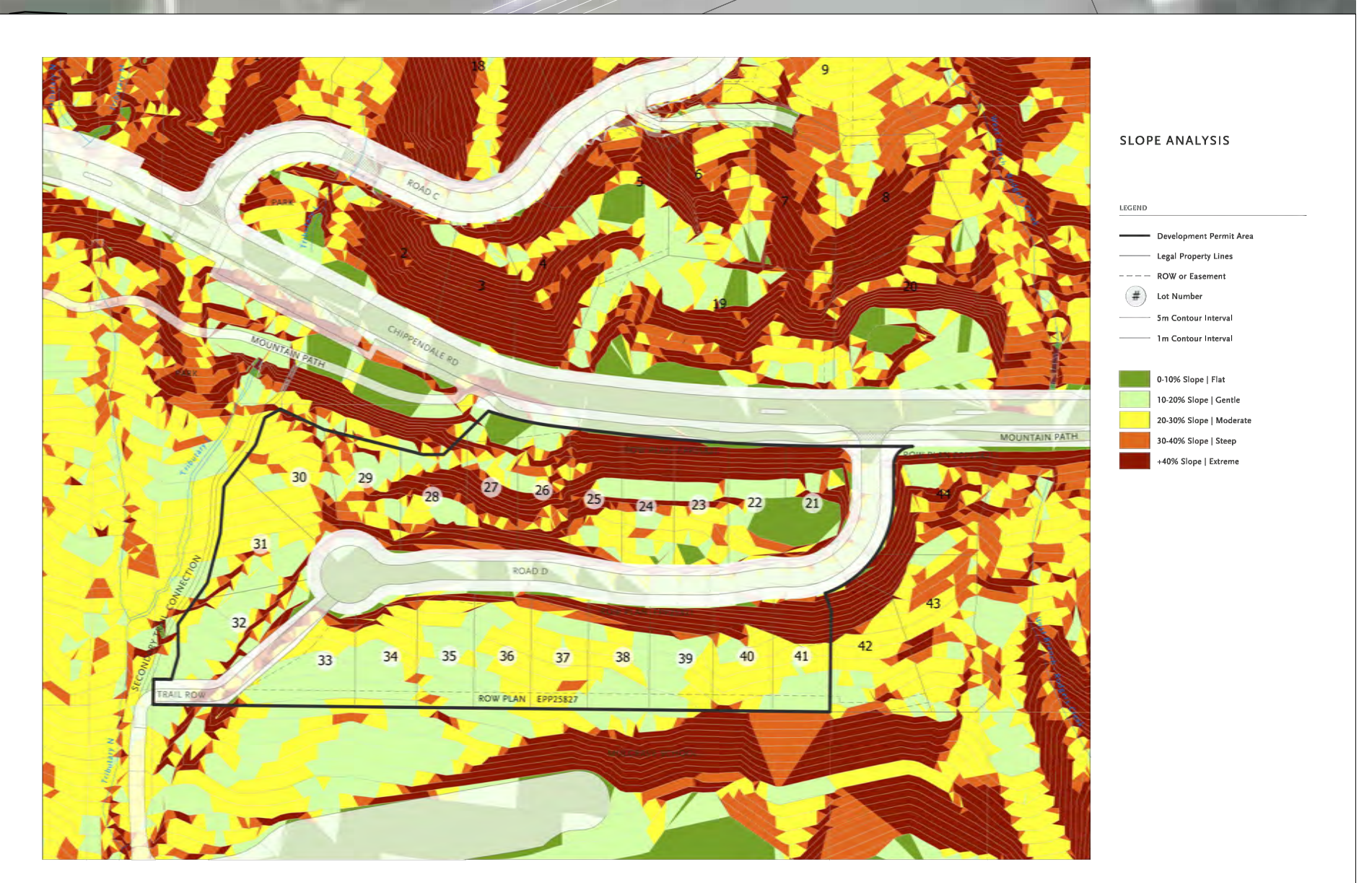
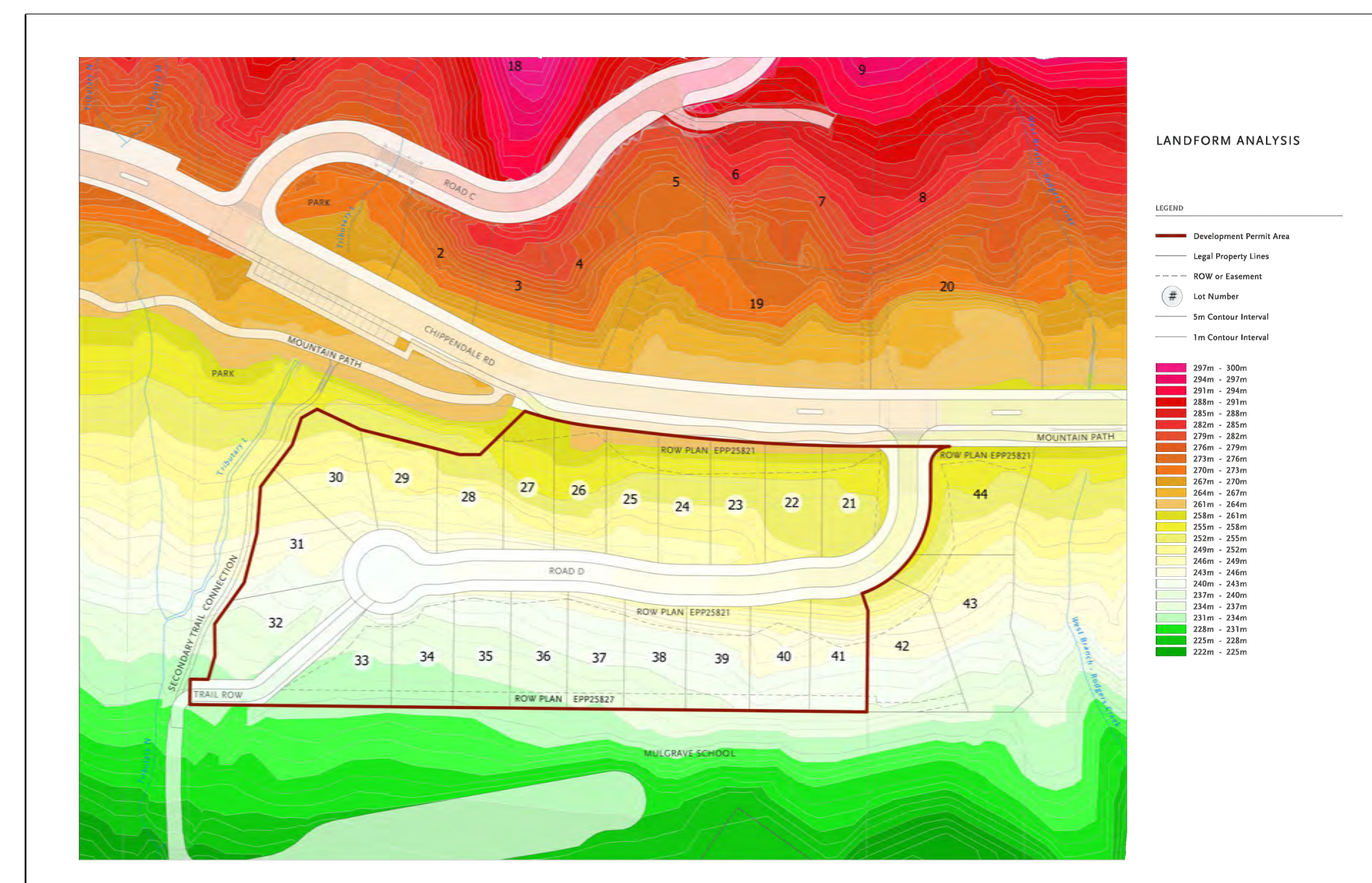
  

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PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

**SITE ANALYSIS**



PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
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**PROJECT CONTEXT /  
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DRAWING No.

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1 LOOKING EAST - CHIPPENDALE ROAD



11 LOOKING SOUTH - PANORAMA FROM CHIPPENDALE ROAD



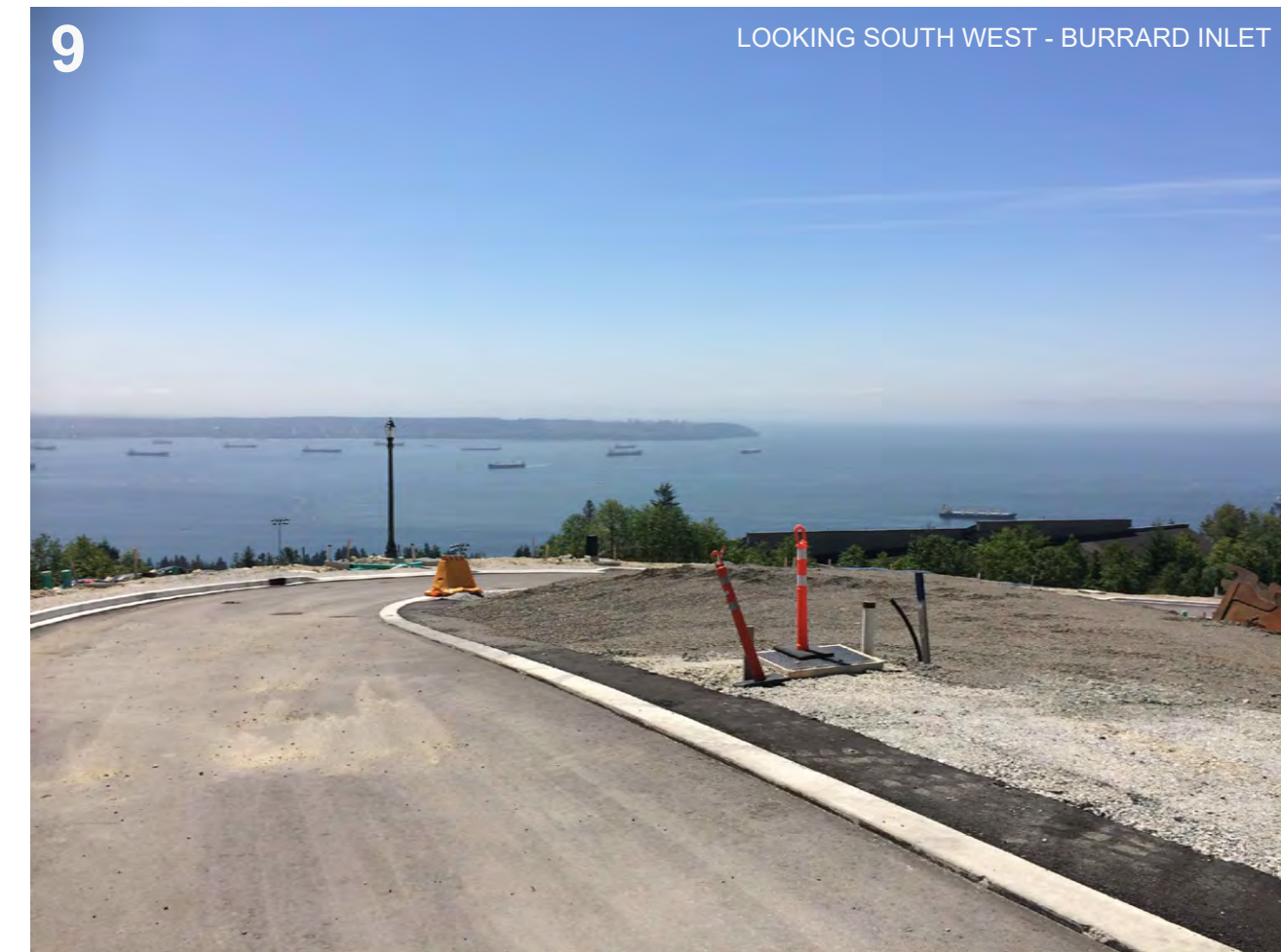
10 LOOKING WEST - CHIPPENDALE ROAD



2 LOOKING SOUTH WEST - CUL-DE-SAC



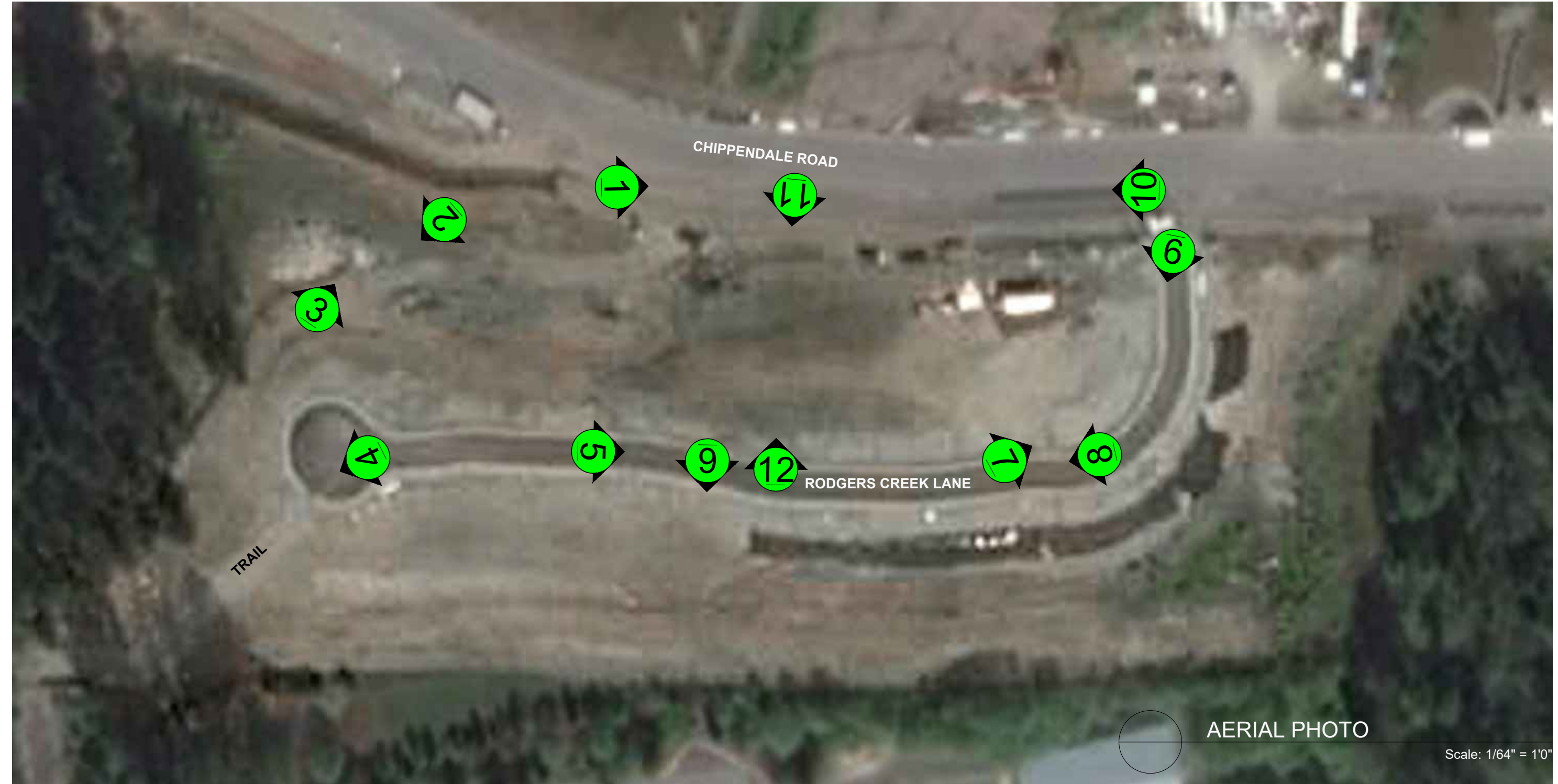
12 LOOKING NORTH - PANORAMA FROM RODGERS CREEK LANE



9 LOOKING SOUTH WEST - BURRARD INLET



3 LOOKING NORTH EAST



AERIAL PHOTO  
Scale: 1/64" = 10'



8 LOOKING WEST - RODGERS CREEK LANE



4 LOOKING SOUTH WEST - TRAIL (BETWEEN LOTS 32 & 33)



5 LOOKING EAST - RODGERS CREEK LANE



6 LOOKING SOUTH - ROOF OF MULGRAVE SCHOOL



7 LOOKING NORTH EAST - ENTRANCE FROM CHIPPENDALE ROAD

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**EXECUTIVE HOMES AT  
RODERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE  
**SITE  
PHOTOS**

DRAWING No.  
**A0.2**

**DESIGN INTENT**

By minimizing visual impact through sensitive, low-profile built forms, the Executive Homes at Rodgers Creek Lane complement the topography and landscape of their surroundings. Buildings step up and 'cascade' down to follow the natural cross-slope topography of the site, as well as minimize cuts and fills.

The development respects the mountain forest character of Rodgers Creek through the extensive use of natural materials such as wood and locally-sourced stone. In combination with carefully-selected glass, stucco, and metal cladding, these materials work in harmony with the forest setting.

The homes are designed in the Prairie Craftsman style and careful consideration was put into maximizing views while being sensitive to the privacy and livability of indoor and private outdoor spaces.

Building forms are articulated both vertically and horizontally to reduce apparent height and provide visual interest. In addition, two different colour palettes are utilized to produce a more animated streetscape.

Fenestrations are designed to maximize views, allow access to morning sun on the east, warm afternoon sun on the west, as well as facilitate cross-ventilation within the interiors.

Building entrances have a distinct identity and are designed to be visible from the street while being sheltered from the weather.

Typical garage appearances are minimized through side-entries, stone cladding, as well as being topped with green roofs and landscaped patios. Where possible, garages are articulated and 'tucked-under' to form a base for the house above.



**SUSTAINABILITY STATEMENT**

The **Executives Homes at Rodgers Creek Lane** will incorporate many of the sustainable development features detailed in **Appendix C - Green Building Strategy** of the **Rodgers Creek Area Development Plan Overview Report (March 7, 2008)**.

**Green Building Standards**

- Committed to a minimum of Built Green Silver for wood-frame construction

**Energy Conservation**

- Passive solar design, including shading strategies to minimize summer heat gain
- Natural ventilation and daylighting through site and building design
- Minimum EnerGuide Rating of 77 for all wood-frame construction and ASHRAE 90.1 (2004) for all multi-family buildings
- Minimum R40 for roof insulation
- Minimum R20 for exterior wall insulation for non-glazed areas
- Energy Efficient Windows - all windows to be Energy Star-rated
- Energy Efficient Light Fixtures - lighting power densities to meet ASHRAE recommendations
- Energy Efficient Appliances - all appliances to be Energy Star-labeled
- Energy Efficient Heating & Cooling systems - high efficiency furnaces, boilers and hot water heaters
- Provide real-time Energy Meters ('Smart Meters') in all units
- Provide Energy Star-labeled programmable thermostats

**Water Conservation**

- All units to have individual water meters to encourage conservation
- Water-efficient fixtures will be used:
  - Dual-flush toilets
  - Low flow faucets with aerators in all bathroom and kitchen sinks
  - Low flow showerheads
- Dishwashers will be water efficient
- Clothes Washers will be water efficient

- Water-efficient landscaping will be installed
  - Use Drought-tolerant plants
  - Use Native plants
- Irrigation systems, if required, shall be temporary (removed after planting is established) or will include an automated controller, rain or soil sensors, and a pressure regulator

**Green Roofs & Terraces**

- Extensive green roofs on garages

**Indoor Environmental Quality**

- Only low-emitting adhesives, sealants and sealant primers will be used
- Only low-emitting paints and coatings will be used
- Only low emitting floor covering systems will be used
- Permanent carbon dioxide (CO<sub>2</sub>) monitoring systems will be installed in all units

**Efficient Use of Materials & Resources**

- Use of locally and regionally supplied building materials
- Use of high performance, durable materials
- Use of recycled materials in construction where practical
- Recycling facilities for simplified separation and collection of recyclable materials within units
- Comprehensive recycling program for building site including education, site signage and bins
- Recycling of site-generated organics from construction activities to produce topsoil to be re-used on site or on nearby sites
- Re-use of site-generated rock for retaining walls, house detailing and trim, road and trail gravels, landscaping, creek restoration (e.g. ponds, weirs, cascades) and foreshore enhancement

**Sustainable Design**

- Bicycle storage to be provided in each garage
- A dedicated conduit from the electrical panel to an enclosed outlet box will be provided in garages to allow for future installation of an electrical circuit suitable for recharging electric vehicles or hybrid vehicles
- Built Green Certified builder part of the design team
- An Integrated Design Process (IDP) that brings all project team members together early in the design process is being utilized for this project
- A home owner's manual outlining sustainability measures will be provided to all new home owners

**BUILT GREEN Program**

Built Green Canada is an industry-driven, voluntary program that promotes "green" building practices to reduce the impact building has on the environment. The program concentrates on several different target areas including:

- Energy efficiency
- Materials and methods
- Indoor air quality
- Ventilation
- Waste management
- Water management; and
- Business practices.

The Built Green® Checklist provides the foundation of the program's criteria which includes energy efficiency requirements. To achieve a Built Green Silver level, a new home must achieve a minimum of 100 points from the Built Green® Checklist with a minimum of 30 points in the Envelope & Energy Section of the Checklist and be modeled, tested and rated in the EnerGuide Rating System (ERS) administered by Natural Resources Canada (NRCan).

For more information about the Built Green® program, please visit [www.builtgreencanada.ca](http://www.builtgreencanada.ca)

REVISIONS
1

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PROJECT	<b>EXECUTIVE HOMES AT RODGERS CREEK LANE</b>
	AREA 3 EAST, LOTS 21-41 WEST VANCOUVER, BC
DRAWING TITLE	

**DESIGN INTENT / SUSTAINABILITY STATEMENT**

DRAWING No.

**PALETTE (A)**



LOTS 21, 24, 27, 29, 31, 33, 34, 37, 39

**PALETTE (B)**



LOTS 23, 25, 28, 30, 32, 35, 38, 41

**PALETTE (C)**

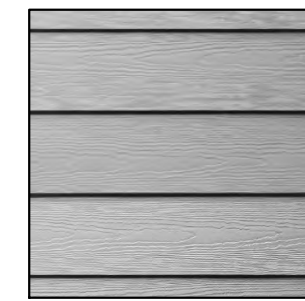


LOTS 22, 26, 36, 40

MATERIAL & COLOUR SCHEDULE				
NUMBER	MATERIAL	PALETTE (A)	PALETTE (B)	PALETTE (C)
1	STONE CLADDING		VARIGATED BLUE STONE	
2	HARDIE LAPPED SIDING	PEARL GRAY	RICH ESPRESSO	AGED PEWTER
3	METAL PANEL		CASCADIA - 'WEATHERED COPPER' OR EQUIVILANT	
4	STUCCO		SW 7029 - 'AGREEABLE GRAY'	
5	METAL ROOFING		CASCADIA - 'WEATHERED COPPER' OR EQUIVILANT	
6	METAL GUTTER		CASCADIA - 'WEATHERED COPPER' OR EQUIVILANT	
7	WOOD SOFFIT	TO MATCH HARDIE LAPPED SIDING	TO MATCH HARDIE LAPPED SIDING	TO MATCH HARDIE LAPPED SIDING
8	METAL FLASHING		CASCADIA - 'WEATHERED COPPER' OR EQUIVILANT	
9	DOUBLE-GLAZED VINYL WINDOW		TO MATCH METAL PANEL	
10	GLAZED GUARDRAIL		CLEAR	
11	GUARDRAIL TOP RAIL		TO MATCH METAL PANEL	
12	WOOD POST		TO MATCH METAL PANEL	
13	CAP		VARIGATED BLUE STONE	



1 - STONE CLADDING



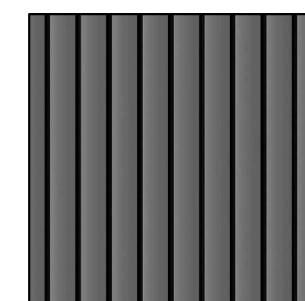
2 - HARDIE LAPPED SIDING



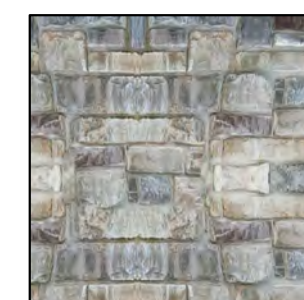
3 - METAL PANEL



4 - STUCCO



5 - METAL ROOFING



1 - STONE CLADDING



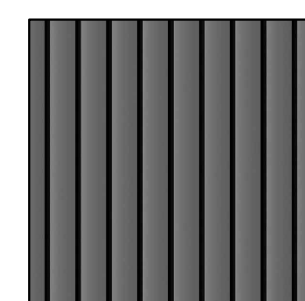
2 - HARDIE LAPPED SIDING



3 - METAL PANEL



4 - STUCCO



5 - METAL ROOFING



1 - STONE CLADDING



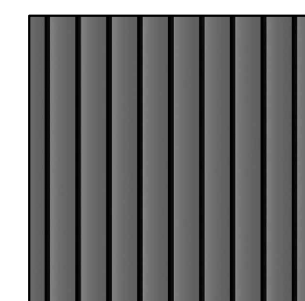
2 - HARDIE LAPPED SIDING



3 - METAL PANEL



4 - STUCCO



5 - METAL ROOFING

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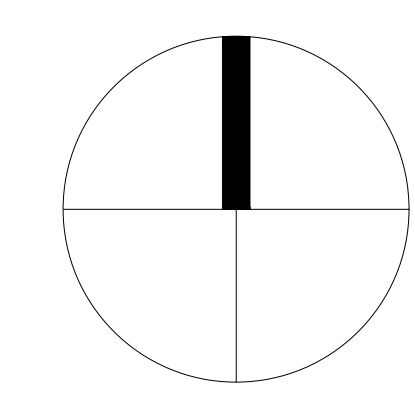
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**EXTERIOR MATERIALS  
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DRAWING No.

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- HIGHEST BUILDING FACE VARIANCE
- BUILDING HEIGHT VARIANCE
- COVERED BALCONY VARIANCE
- FRONT YARD SETBACK VARIANCE

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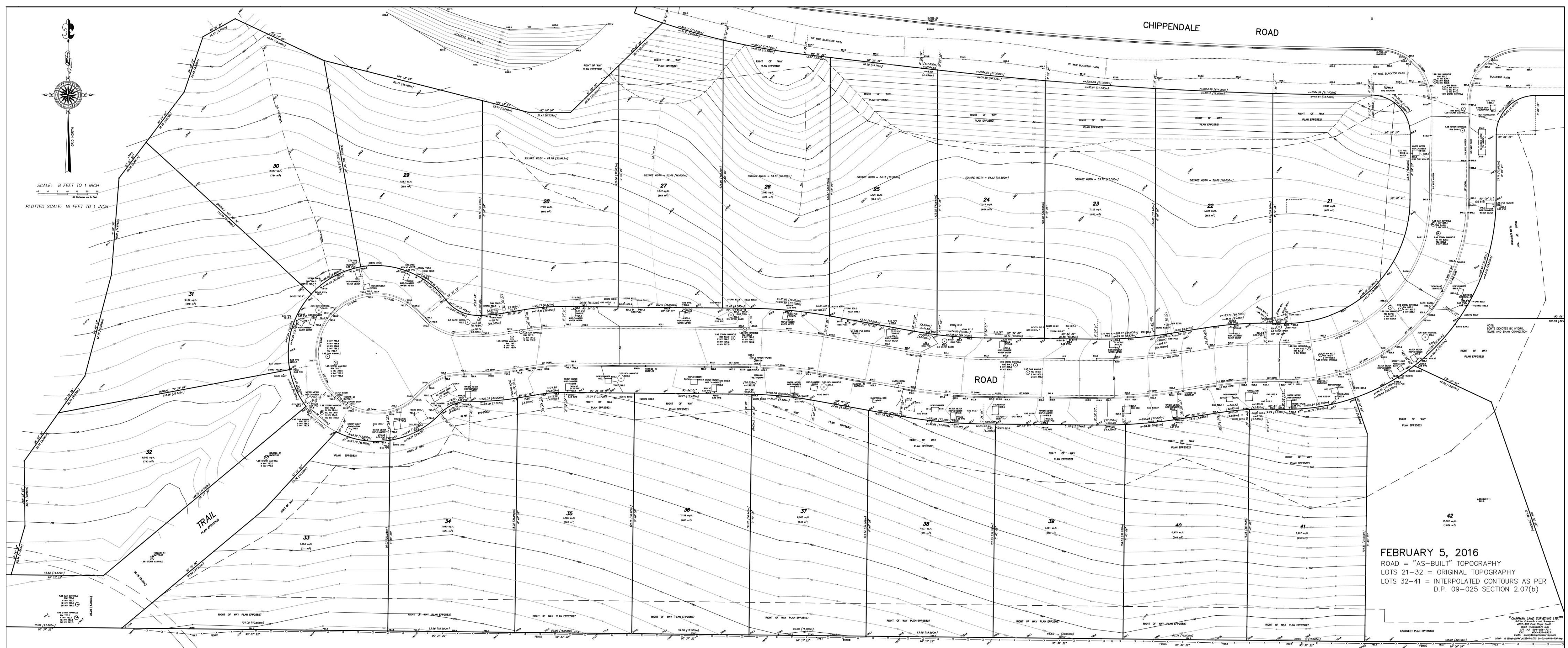
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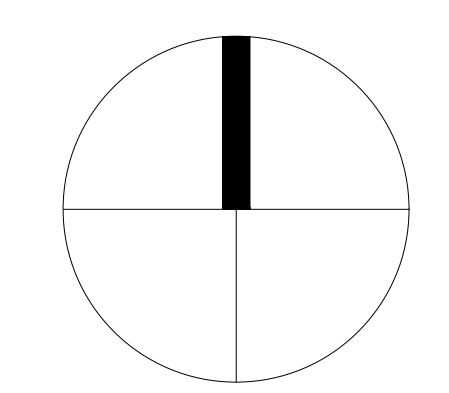
DRAWING TITLE  
**SITE SURVEY**

DRAWING No.  
**A1.0**



1 SITE SURVEY  
NTS

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- HIGHEST BUILDING FACE VARIANCE
- BUILDING HEIGHT VARIANCE
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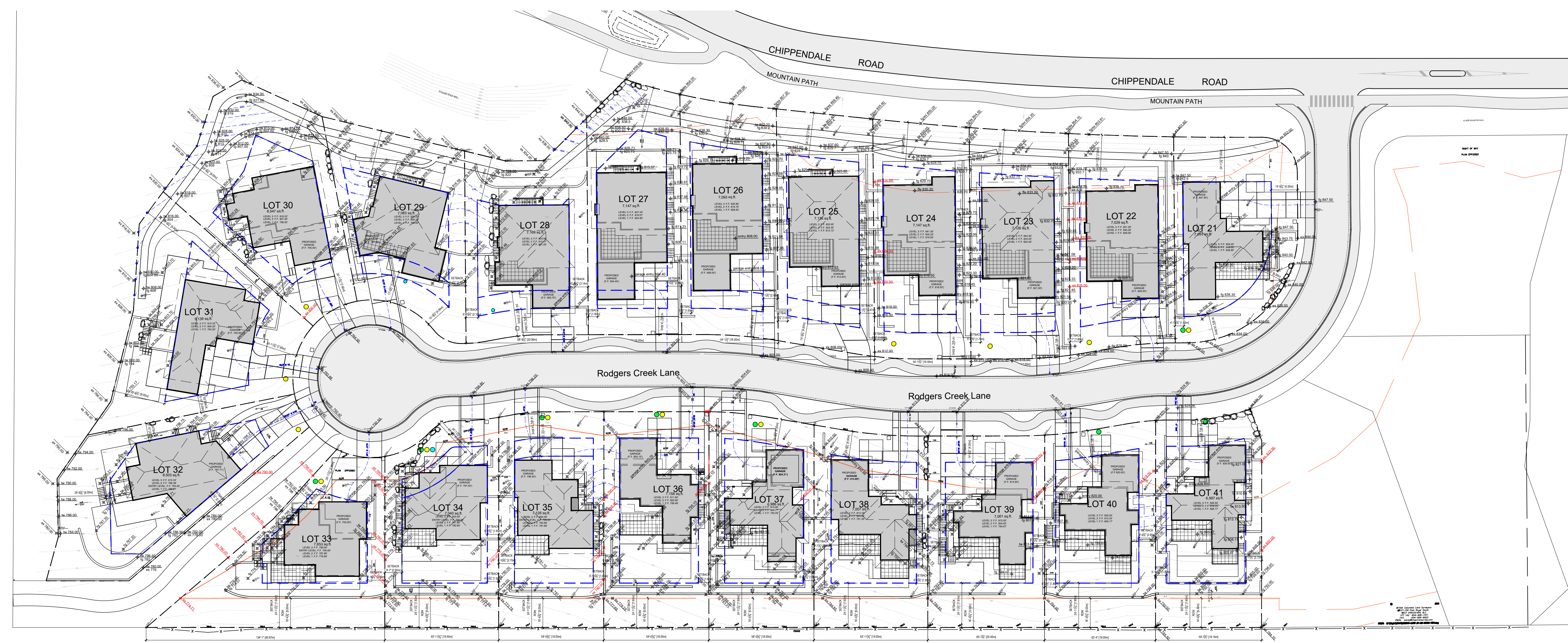
**EXECUTIVE HOMES AT  
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AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

**SITE PLAN  
LOTS 21-41**

DRAWING No.

**A1.1**



1 LOTS 21-41  
Scale: 1/32" = 10'

LOT	FRONT YARD			REAR YARD			SIDE YARD MIN.			COMBINED SIDE YARD			HIGHEST BLDG FACE			BUILDING HEIGHT			COVERED BALCONY			SITE COVERAGE		
	REQ.	PROV.	VAR.	REQ.	PROV.	VAR.	REQ.	PROV.	VAR.	REQ.	PROV.	VAR.	REQ.	PROV.	VAR.	REQ.	PROV.	VAR.	REQ.	PROV.	VAR.	REQ.	PROV.	VAR.
21	4.5	5	-	7.6	7.6	-	1.52	1.52	-	1.52	1.52	-	6.71	11.5	4.79	7.62	11.7	4.08	6.00%	5.70%	-	35%	27%	-
22	4.5	4.8	-	7.6	8.2	-	1.8	1.8	-	4.5	4.5	-	6.71	6.2	-	7.62	8.9	1.28	6.00%	4.59%	-	35%	34%	-
23	4.5	7.6	-	7.6	8.2	-	1.7	2.07	-	4.25	4.62	-	6.71	5.9	-	7.62	8.5	0.88	6.00%	4.53%	-	35%	34%	-
24	4.5	8	-	7.6	8.6	-	1.65	1.65	-	4.125	4.125	-	6.71	5.4	-	7.62	8.1	0.48	6.00%	4.52%	-	35%	34%	-
25	4.5	6.6	-	7.6	10	-	1.65	2.02	-	4.125	4.5	-	6.71	6.71	-	7.62	7.6	-	6.00%	4.69%	-	35%	34%	-
26	4.5	7.5	-	7.6	9.5	-	1.65	2.02	-	4.125	4.5	-	6.71	6.71	-	7.62	7.2	-	6.00%	4.71%	-	35%	34%	-
27	4.5	6	-	7.6	9.5	-	1.6	1.6	-	4	4	-	6.71	6.71	-	7.62	7.1	-	6.00%	4.36%	-	35%	34%	-
28	7.6	4.5	3.1	7.6	7.6	-	2.1	2.1	-	5.24	5.24	-	6.71	6.71	-	7.62	7.4	-	6.00%	4.35%	-	35%	29%	-
29	7.6	5.3	2.3	7.6	7.6	-	1.9	1.9	-	4.75	4.8	-	6.71	6.71	-	7.62	7.1	-	6.00%	4.40%	-	35%	28%	-
30	7.6	7.6	-	7.6	7.6	-	3	3	-	6	6	-	6.71	6.71	-	7.62	8	0.38	6.00%	6.00%	-	30%	23%	-
31	7.6	7.6	-	7.9	7.9	-	3	3	-	6	6	-	6.71	6.71	-	7.62	8.2	0.58	6.00%	4.20%	-	30%	20%	-
32	7.6	13.9	-	9	9	-	2	2	-	5	5	-	6.71	6.71	-	7.62	10	2.38	6.00%	5.94%	-	30%	24%	-
33	7.6	7.6	-	7.6	7.6	-	2	2	-	5	5	-	6.71	10	3.29	7.62	8.3	0.68	6.00%	2.40%	-	30%	26%	-
34	7.6	6.6	1.0	7.6	7.6	-	1.95	1.95	-	4.875	5.41	-	6.71	9.7	2.99	7.62	8.4	0.78	6.00%	0.80%	-	35%	26%	-
35	4.5	4.5	-	7.6	7.6	-	1.8	1.8	-	4.5	4.5	-	6.71	9.8	3.09	7.62	8.2	0.58	6.00%	0.80%	-	35%	26%	-
36	4.5	4.5	-	7.6	7.6	-	1.8	1.8	-	4.5	4.5	-	6.71	9	2.29	7.62	8.6	0.98	6.00%	5.80%	-	35%	27%	-
37	4.5	4.5	-	7.6	7.6	-	1.8	1.8	-	4.5	4.5	-	6.71	11.3	4.59	7.62	9.1	1.48	6.00%	6.00%	-	35%	26%	-
38	4.5	4.5	-	7.6	9.6	-	1.95	1.95	-	4.875	4.875	-	6.71	6.71	-	7.62	7.62	-	6.00%	5.36%	-	35%	26%	-
39	4.5	4.5	-	7.6	7.6	-	2	2	-	5	6.4	-	6.71	6.71	-	7.62	5.8	-	6.00%	4.71%	-	35%	27%	-
40	4.5	4.5	-	7.6	7.6	-	1.9	1.9	-	4.75	4.75	-	6.71	7.1	0.39	7.62	6.3	-	6.00%	4.76%	-	35%	27%	-
41	4.5	4.5	-	7.6	7.6	-	1.816	1.82	-	4.54	4.54	-	6.71	8.7	1.99	7.62	7.1	-	6.00%	4.75%	-	35%	27%	-

2 SUMMARY OF VARIANCES

LOT	ELEVATION IN FEET
21	871.0'
22	861.9'
23	856.7'
24	851.9'
25	848.0'
26	841.4'
27	837.8'
28	836.0'
29	832.7'
30	828.9'
31	827.0'
32	821.8'
33	809.6'
34	815.0'
35	815.9'
36	822.4'
37	827.7'
38	827.0'
39	826.6'
40	832.4'
41	839.8'

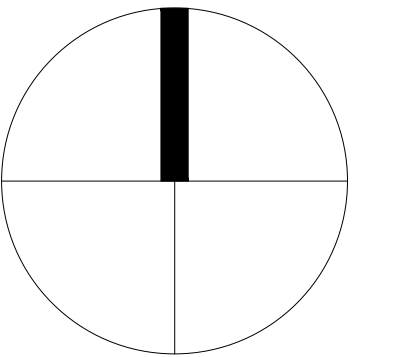
3 GEODETIC HEIGHTS TO PEAK OF ROOF / TOP OF PARAPET

CHIPPENDALE ROAD

MOUNTAIN PATH

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- HIGHEST BUILDING FACE VARIANCE
- BUILDING HEIGHT VARIANCE
- COVERED BALCONY VARIANCE
- FRONT YARD SETBACK VARIANCE

REVISIONS

ISSUES	DATE
1	PRELIMINARY REVIEW
2	DEVELOPMENT PERMIT
3	RE-ISSUED FOR DEVELOPMENT PERMIT
4	ISSUED FOR DRC
5	RE-ISSUED FOR DRC
6	ISSUED FOR COUNCIL REVIEW
7	
8	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

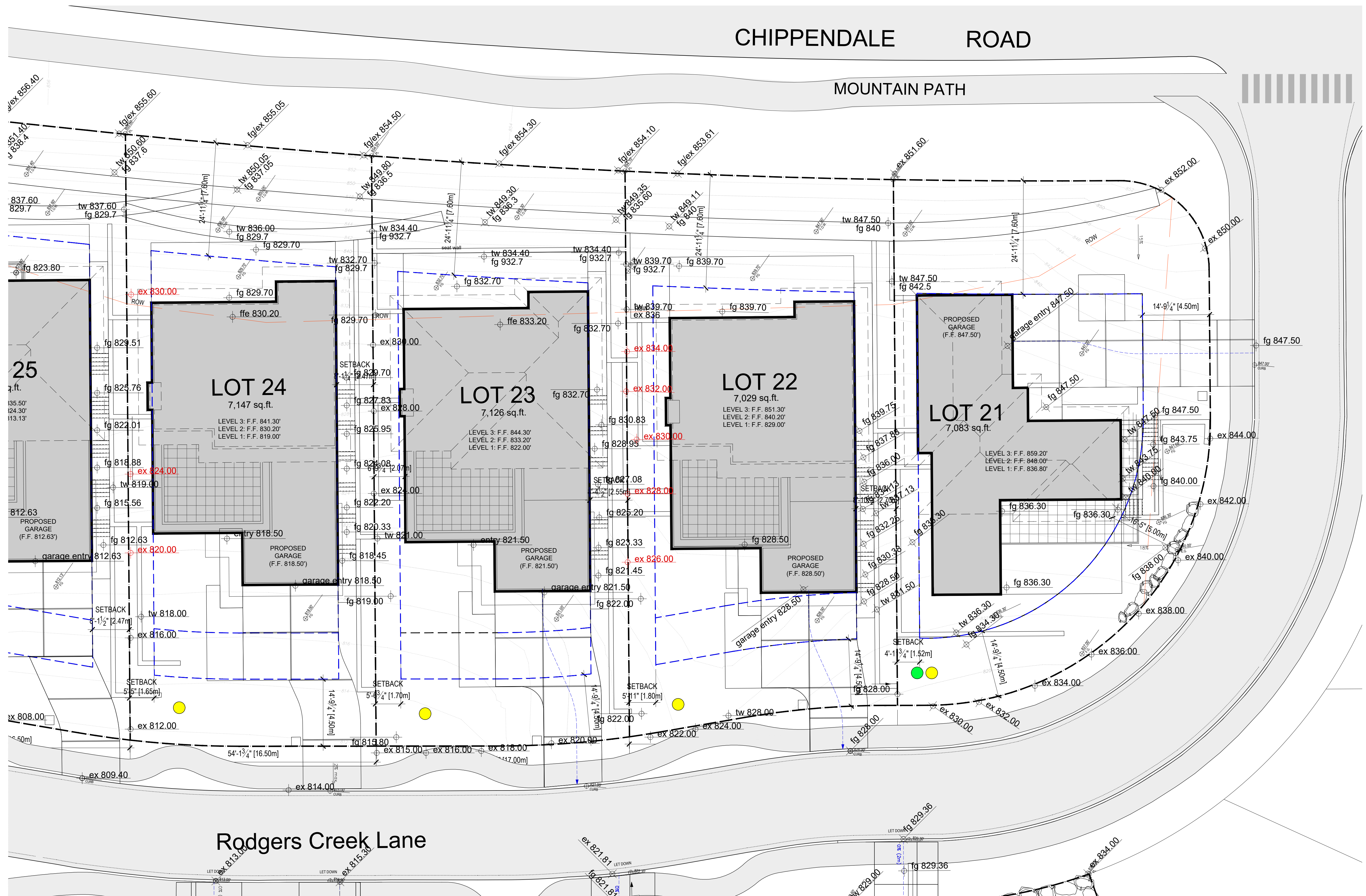
AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

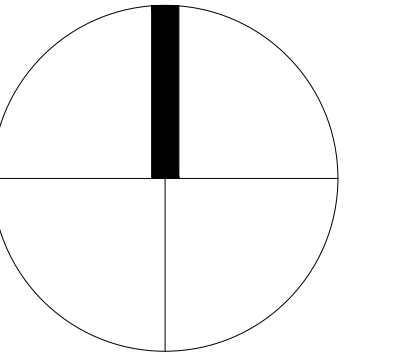
**SITE PLAN  
LOTS 21-24**

DRAWING No.

**A1.2**







- HIGHEST BUILDING FACE VARIANCE
- BUILDING HEIGHT VARIANCE
- COVERED BALCONY VARIANCE
- FRONT YARD SETBACK VARIANCE

REVISIONS

ISSUES	DATE
8	
7	
6	ISSUED FOR COUNCIL REVIEW
5	RE-ISSUED FOR DRC
4	ISSUED FOR DRC
3	RE-ISSUED FOR DEVELOPMENT PERMIT
2	DEVELOPMENT PERMIT
1	PRELIMINARY REVIEW

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

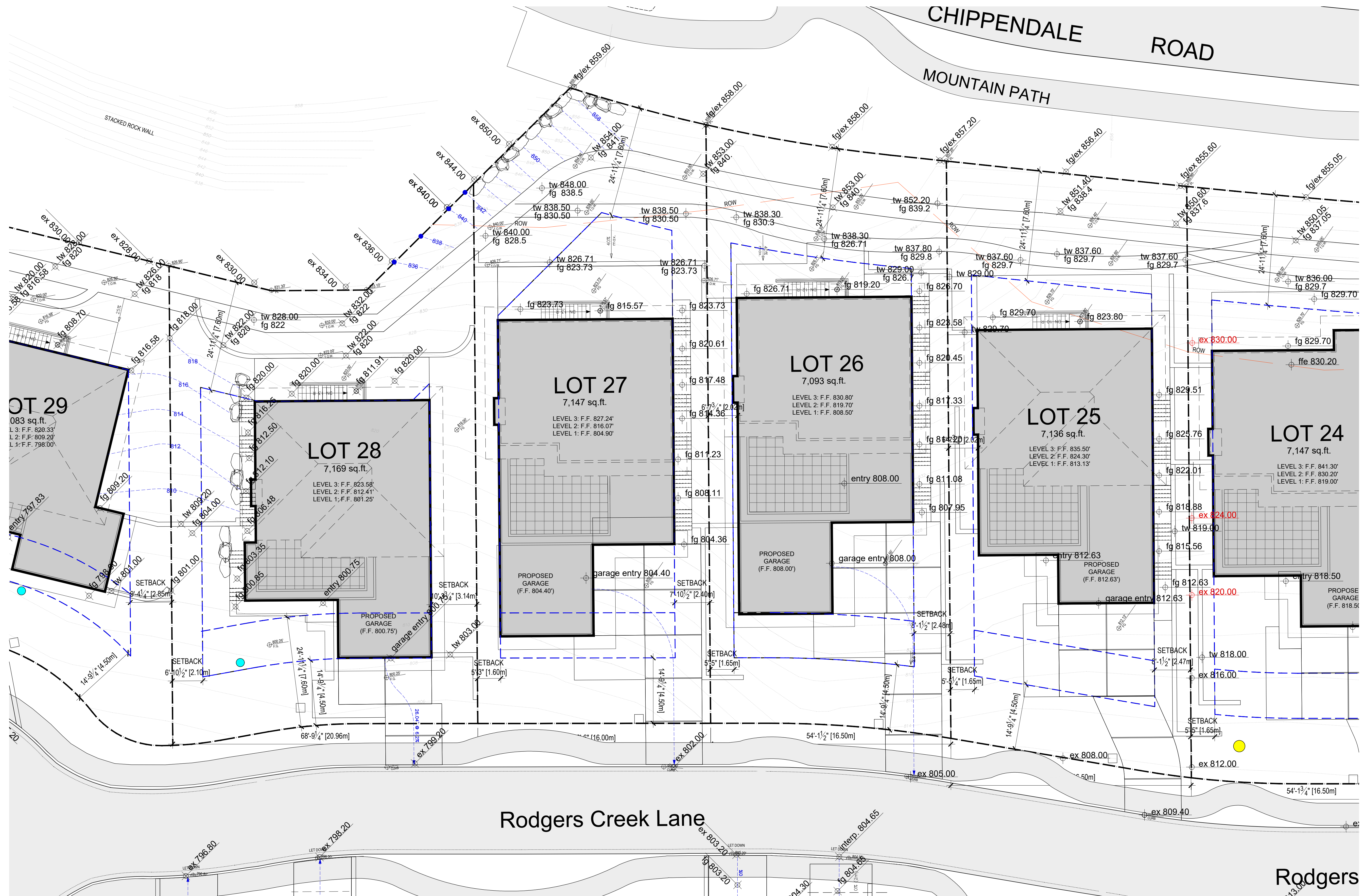
AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

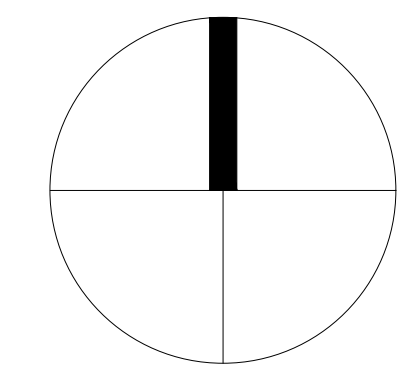
**SITE PLAN  
LOTS 25-28**

DRAWING No.

**A1.3**



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- HIGHEST BUILDING FACE VARIANCE
- BUILDING HEIGHT VARIANCE
- COVERED BALCONY VARIANCE
- FRONT YARD SETBACK VARIANCE

REVISIONS

1	
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ISSUES	DATE
8	
7	
6	
5	ISSUED FOR COUNCIL REVIEW
4	RE-ISSUED FOR DRC
3	ISSUED FOR DRC
2	RE-ISSUED FOR DEVELOPMENT PERMIT
1	DEVELOPMENT PERMIT
	PRELIMINARY REVIEW

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

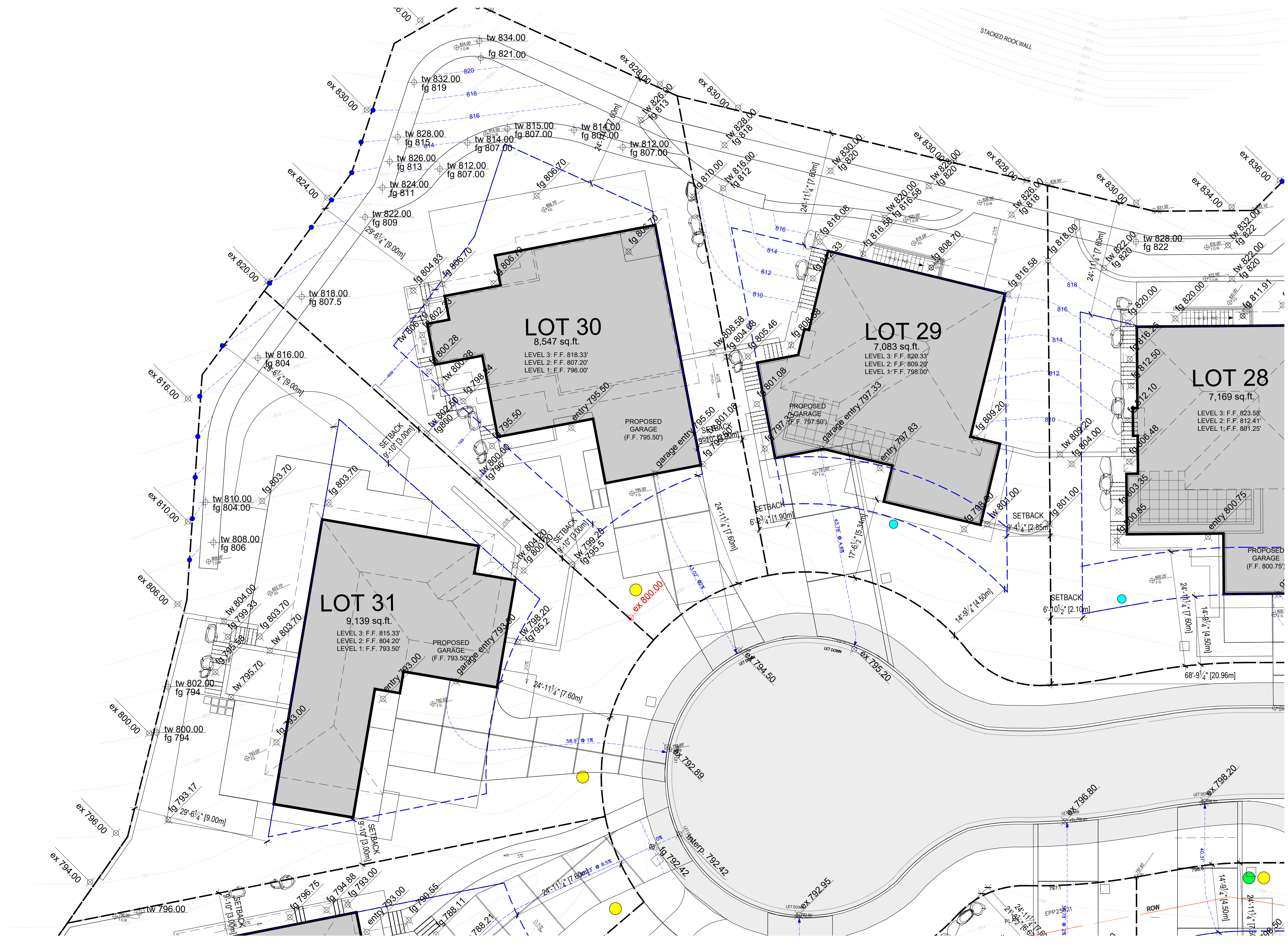
PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE  
**SITE PLAN  
LOTS 29-31**

DRAWING No.

**A1.4**

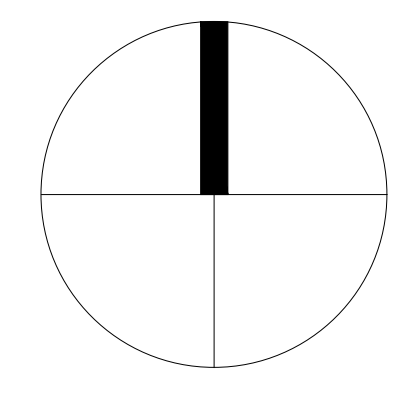


1

LOTS 29-31

Scale: 3/32" = 1'0"

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- HIGHEST BUILDING FACE VARIANCE
- BUILDING HEIGHT VARIANCE
- COVERED BALCONY VARIANCE
- FRONT YARD SETBACK VARIANCE

REVISIONS	DATE
1	

ISSUES	DATE	
8		
7		
6	ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5	RE-ISSUED FOR DRC	JULY 20, 2017
4	ISSUED FOR DRC	APR 19, 2017
3	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2	DEVELOPMENT PERMIT	AUG 5, 2016
1	PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

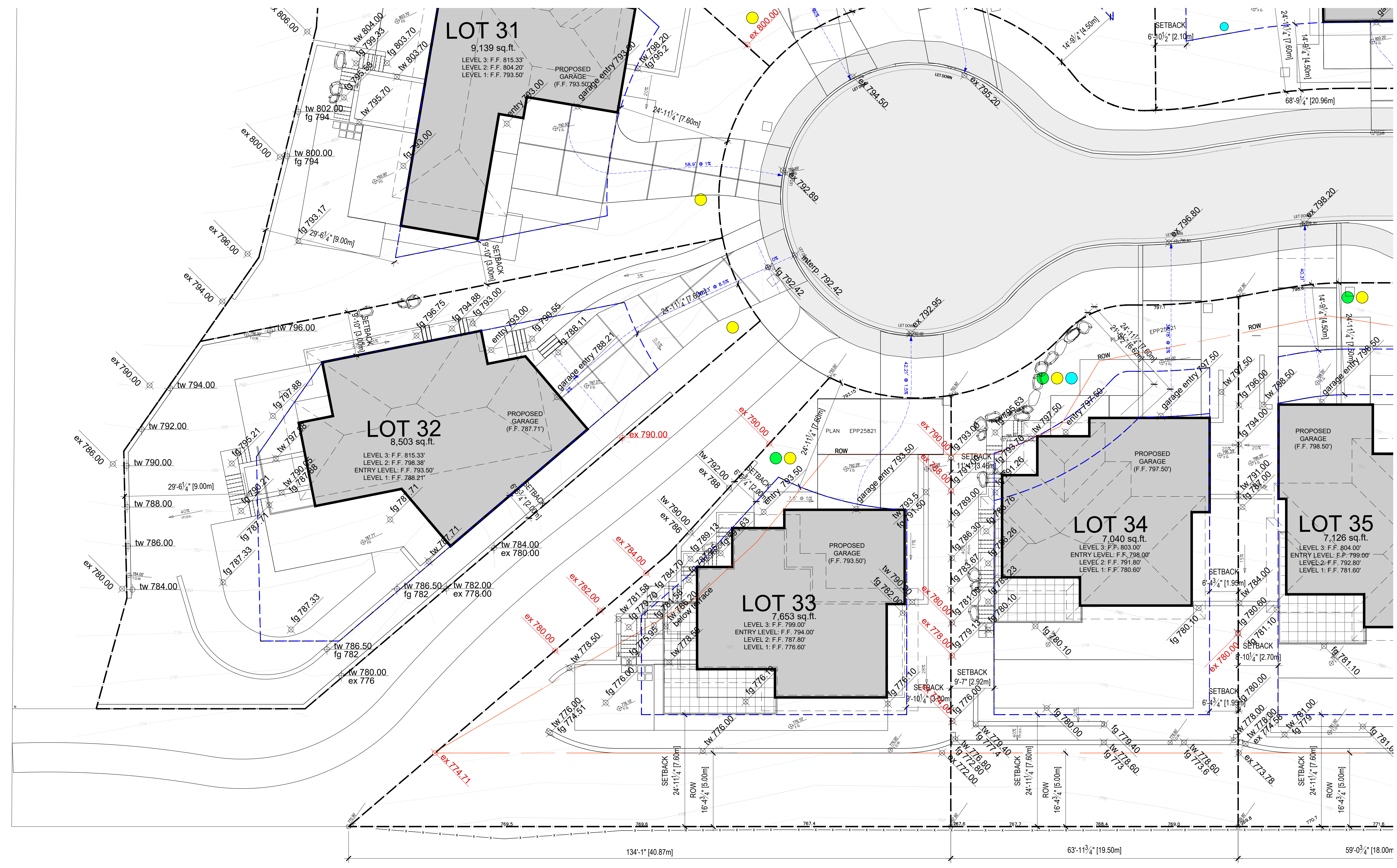
AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

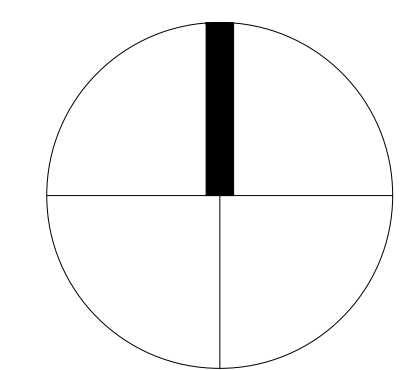
DRAWING TITLE

**SITE PLAN  
LOTS 32-34**

DRAWING No.

**A1.5**





- HIGHEST BUILDING FACE VARIANCE
- BUILDING HEIGHT VARIANCE
- COVERED BALCONY VARIANCE
- FRONT YARD SETBACK VARIANCE

REVISIONS	DATE
1	

ISSUES	DATE	
8		
7		
6	ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5	RE-ISSUED FOR DRC	JULY 20, 2017
4	ISSUED FOR DRC	APR 19, 2017
3	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2	DEVELOPMENT PERMIT	AUG 5, 2016
1	PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

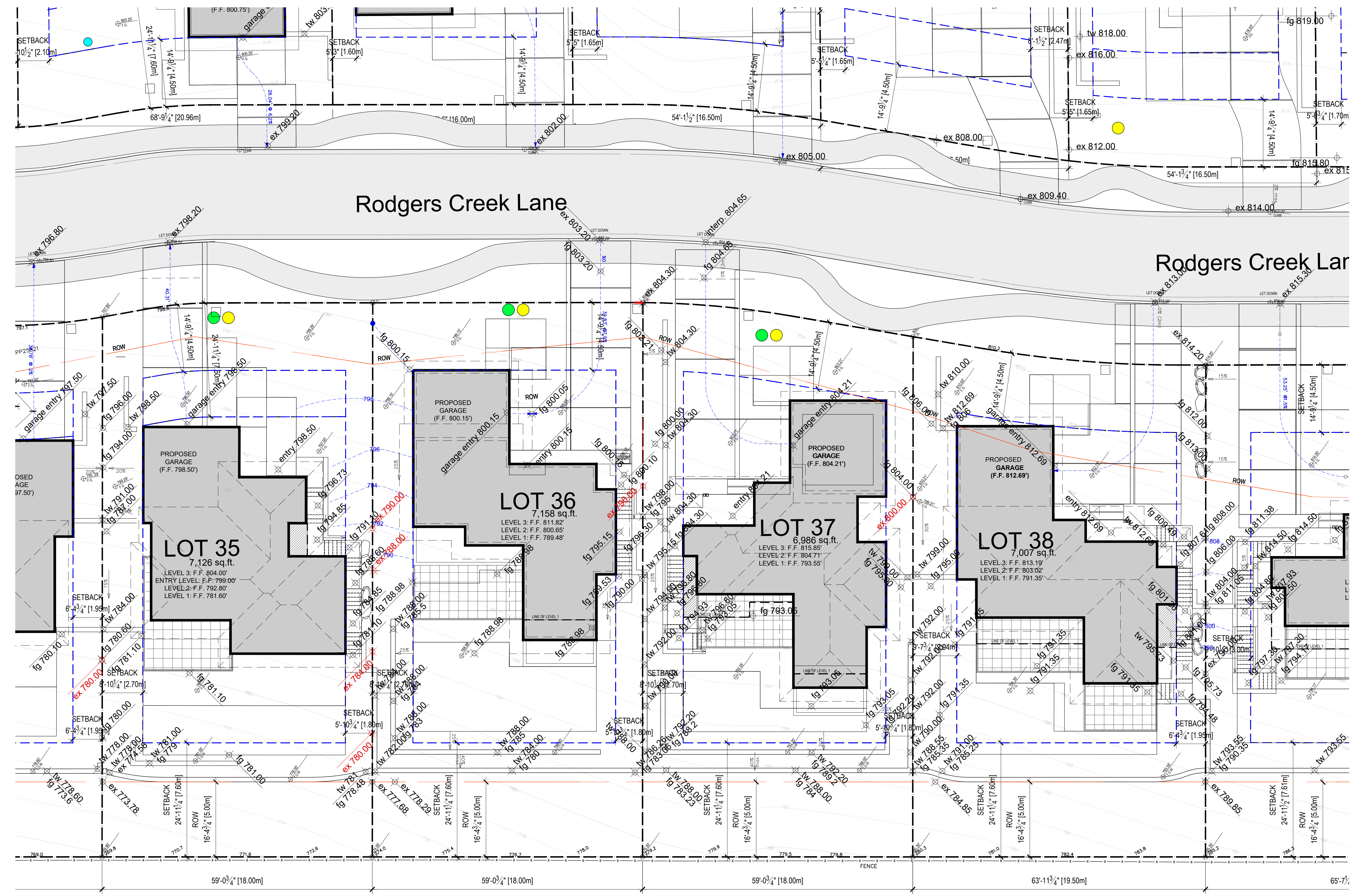
AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**SITE PLAN  
LOTS 35-38**

DRAWING No.

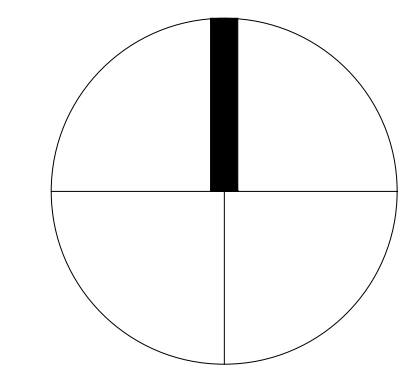
**A1.6**



1 LOTS 35-38

Scale: 3/32" = 1'0"

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- HIGHEST BUILDING FACE VARIANCE
- BUILDING HEIGHT VARIANCE
- COVERED BALCONY VARIANCE
- FRONT YARD SETBACK VARIANCE

REVISIONS  
1

ISSUES	DATE
8	
7	
6	ISSUED FOR COUNCIL REVIEW
5	RE-ISSUED FOR DRC
4	ISSUED FOR DRC
3	RE-ISSUED FOR DEVELOPMENT PERMIT
2	DEVELOPMENT PERMIT
1	PRELIMINARY REVIEW

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

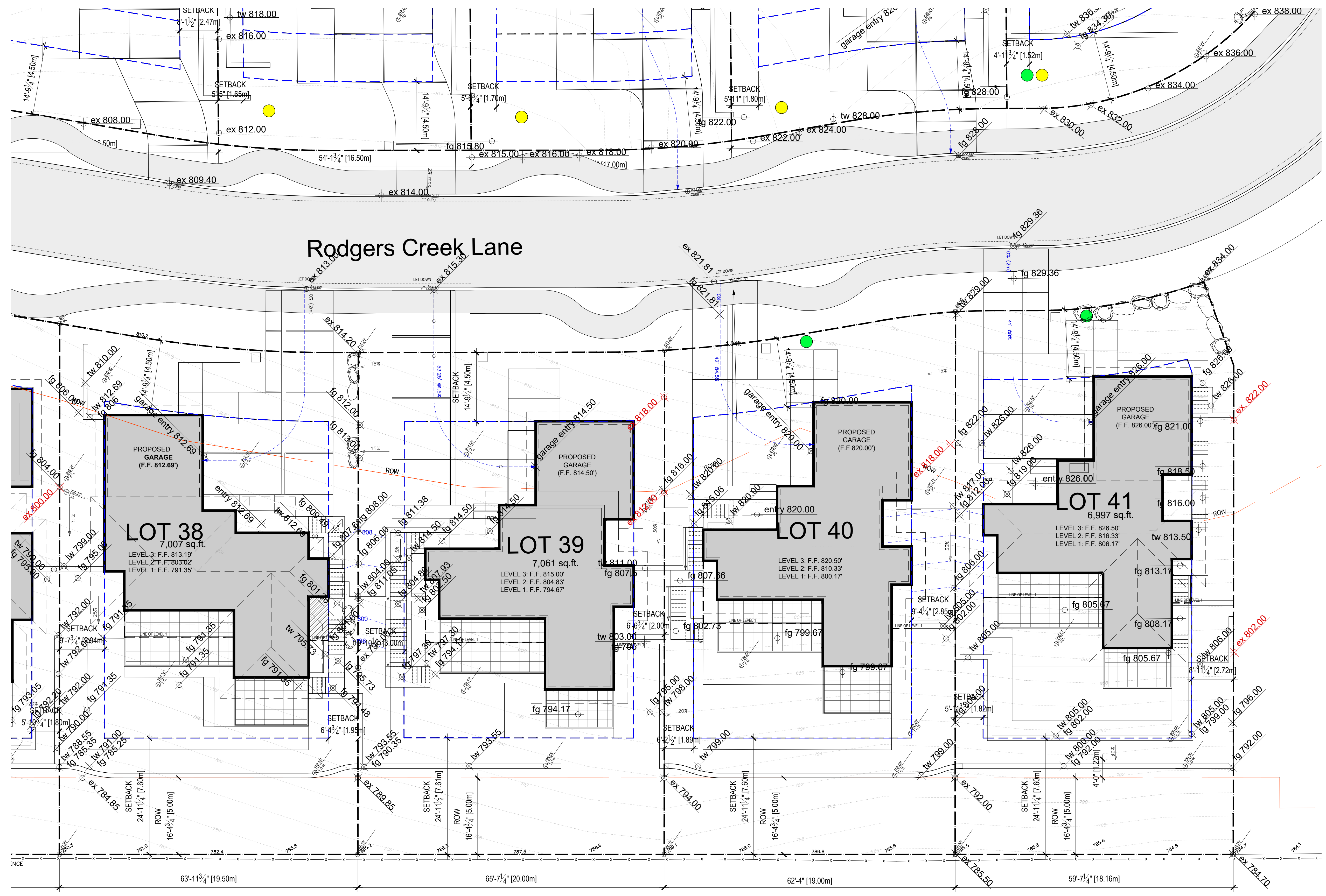
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**SITE PLAN  
LOTS 38-41**

DRAWING No.

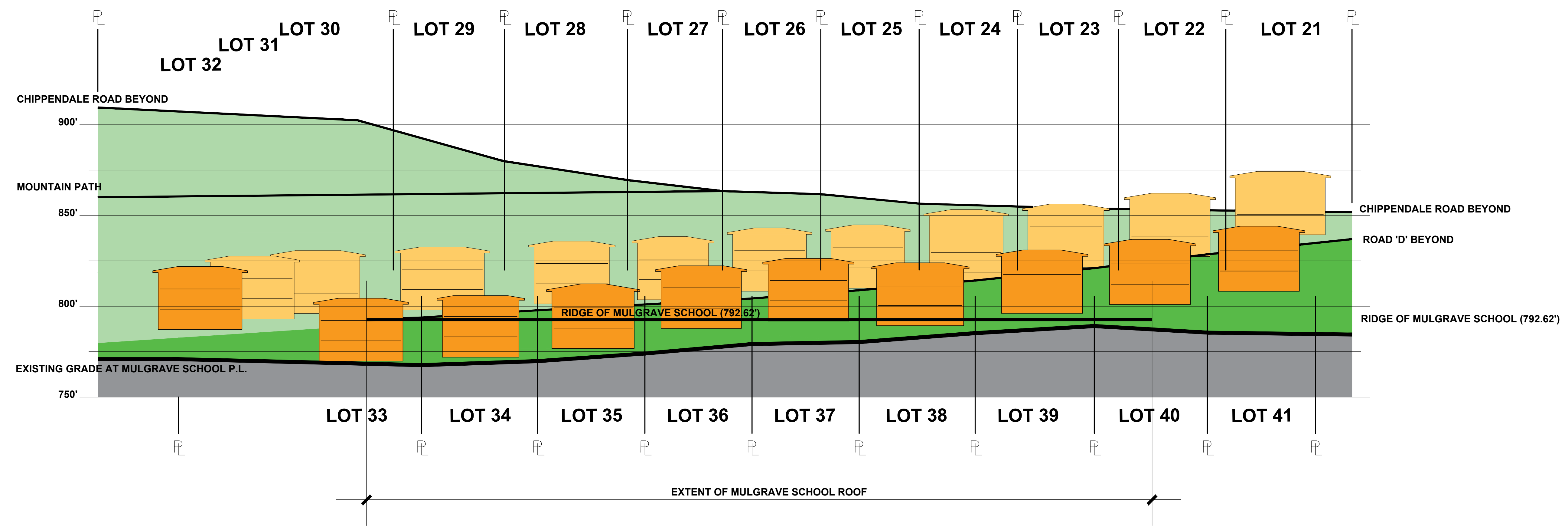


1 LOTS 38-41

Scale: 3/32" = 1'0"

**A1.7**

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○ SITE ELEVATION CONCEPT  
Scale: 1/32" = 10'

REVISIONS
1

ISSUES	DATE
8	
7	
6	ISSUED FOR COUNCIL REVIEW
5	RE-ISSUED FOR DRC
4	ISSUED FOR DRC
3	RE-ISSUED FOR DEVELOPMENT PERMIT
2	DEVELOPMENT PERMIT
1	PRELIMINARY REVIEW

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

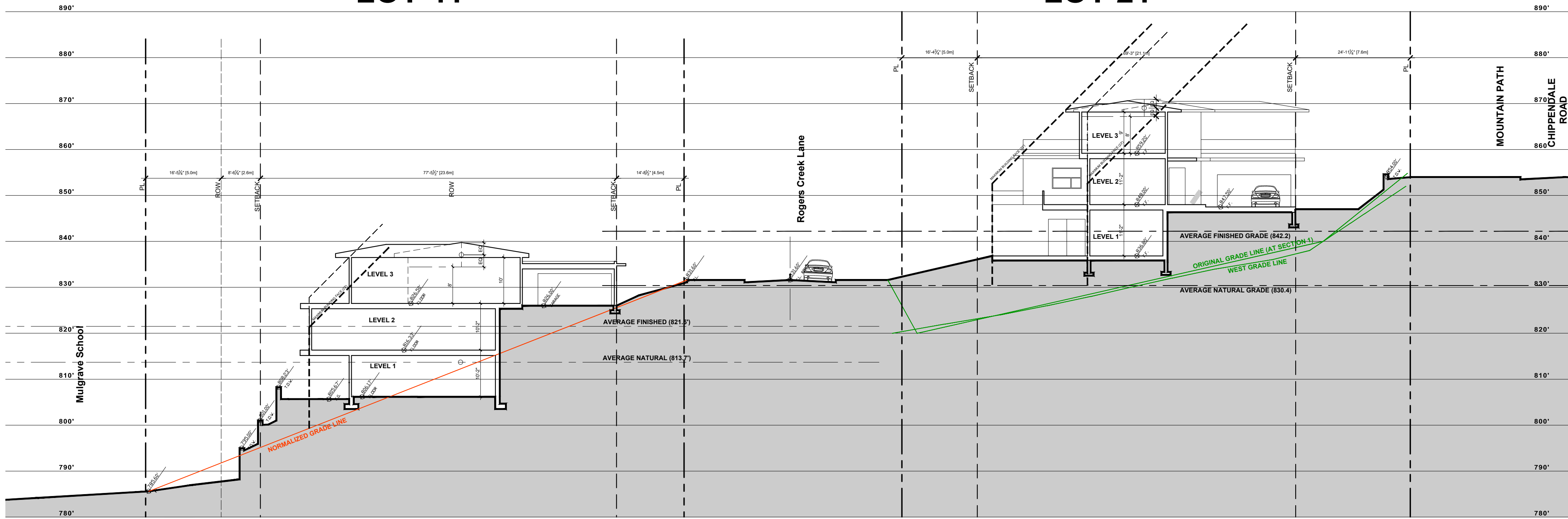
PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

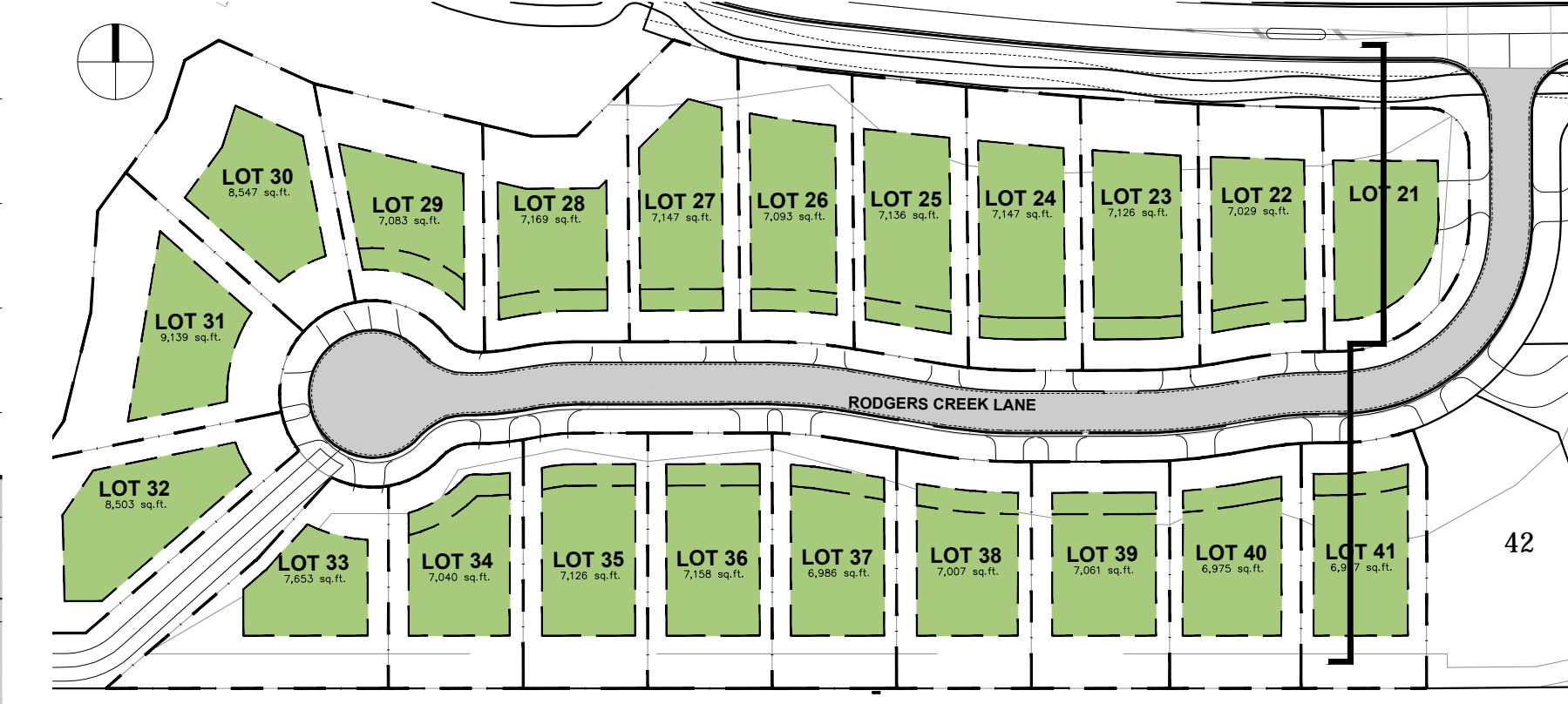
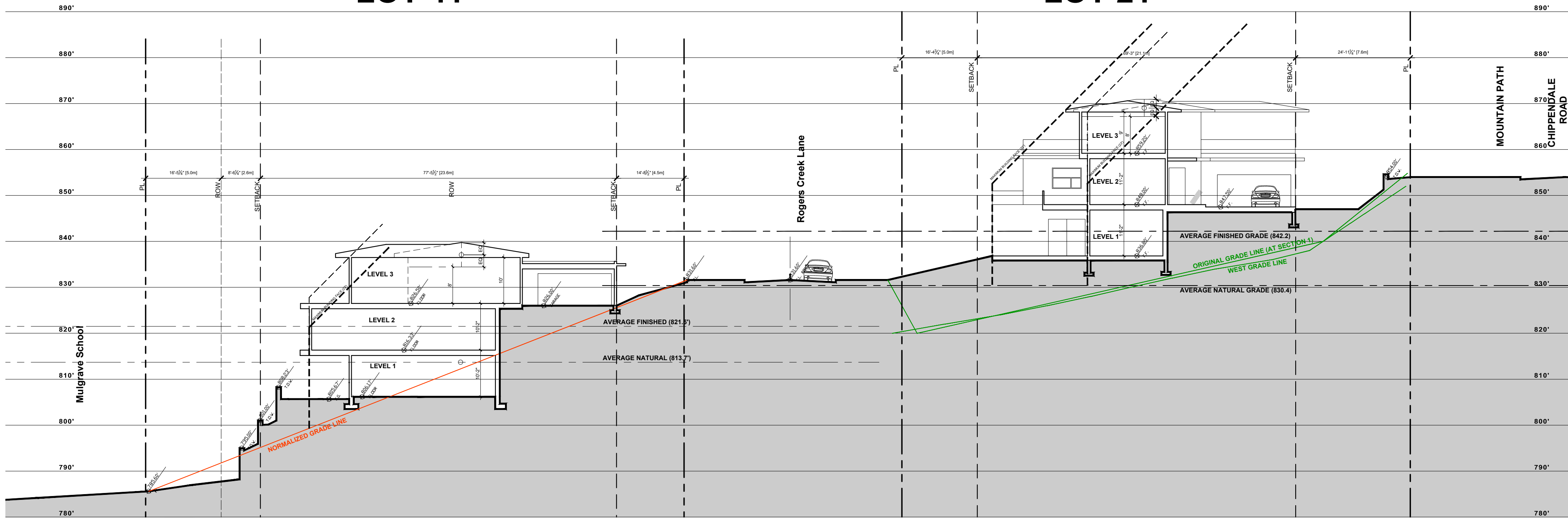
DRAWING TITLE  
**SITE ELEVATION  
CONCEPT**

DRAWING No.  
**A1.8**

**LOT 41**

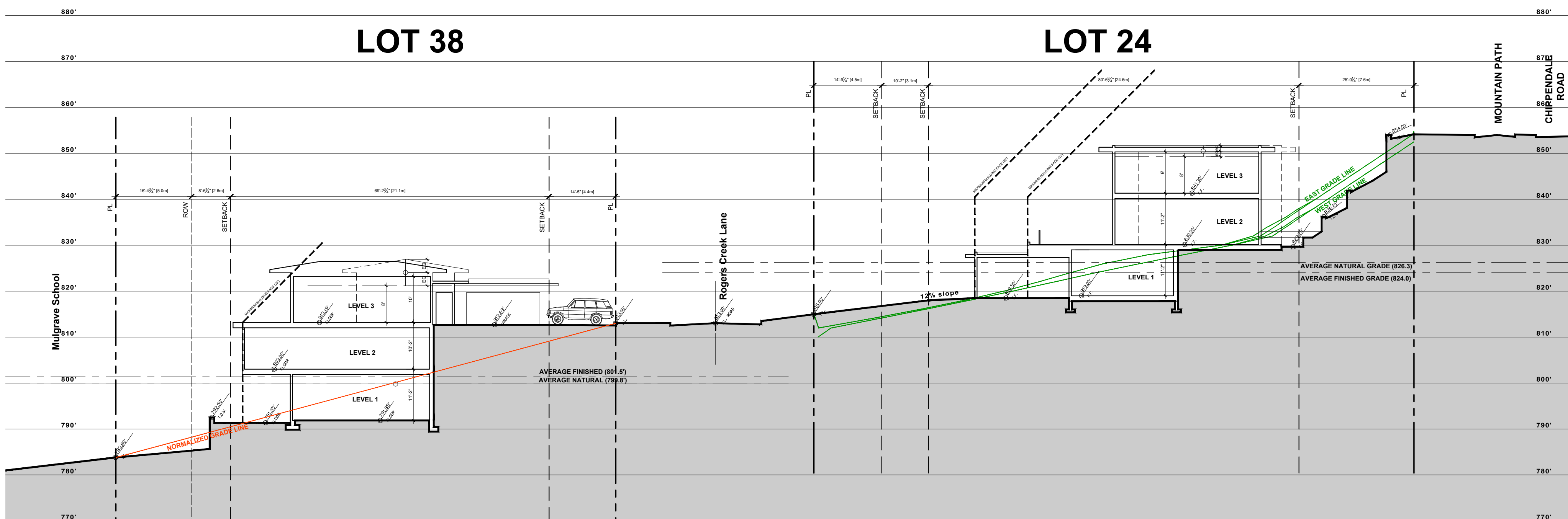


**LOT 21**

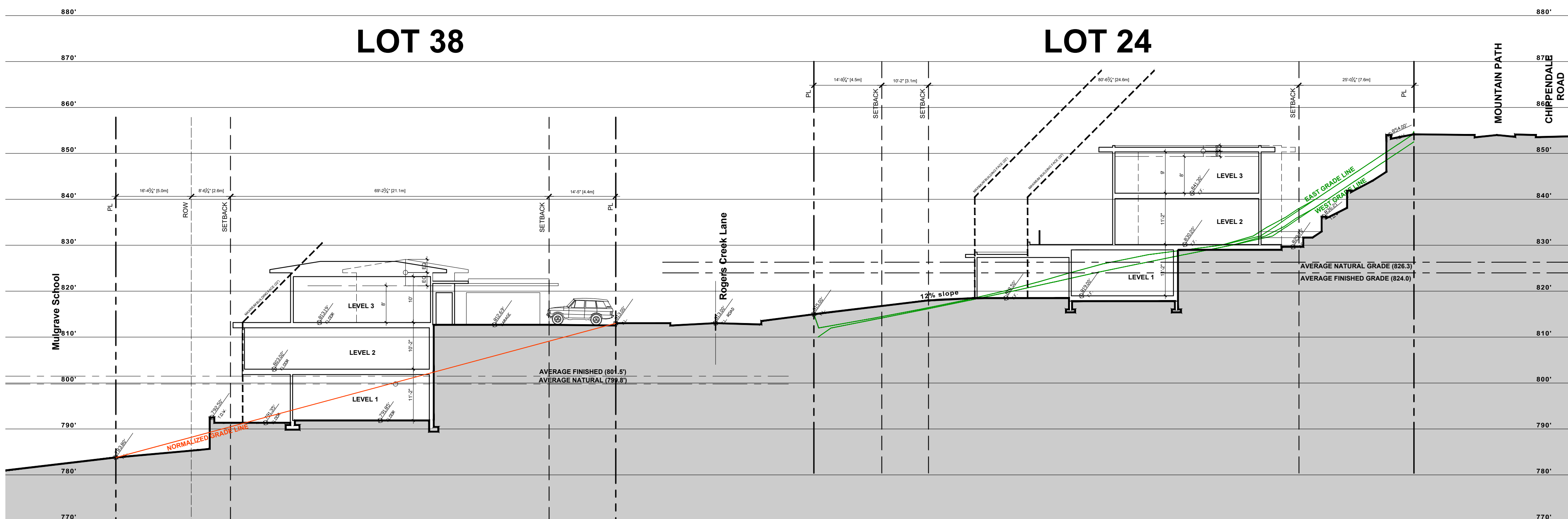


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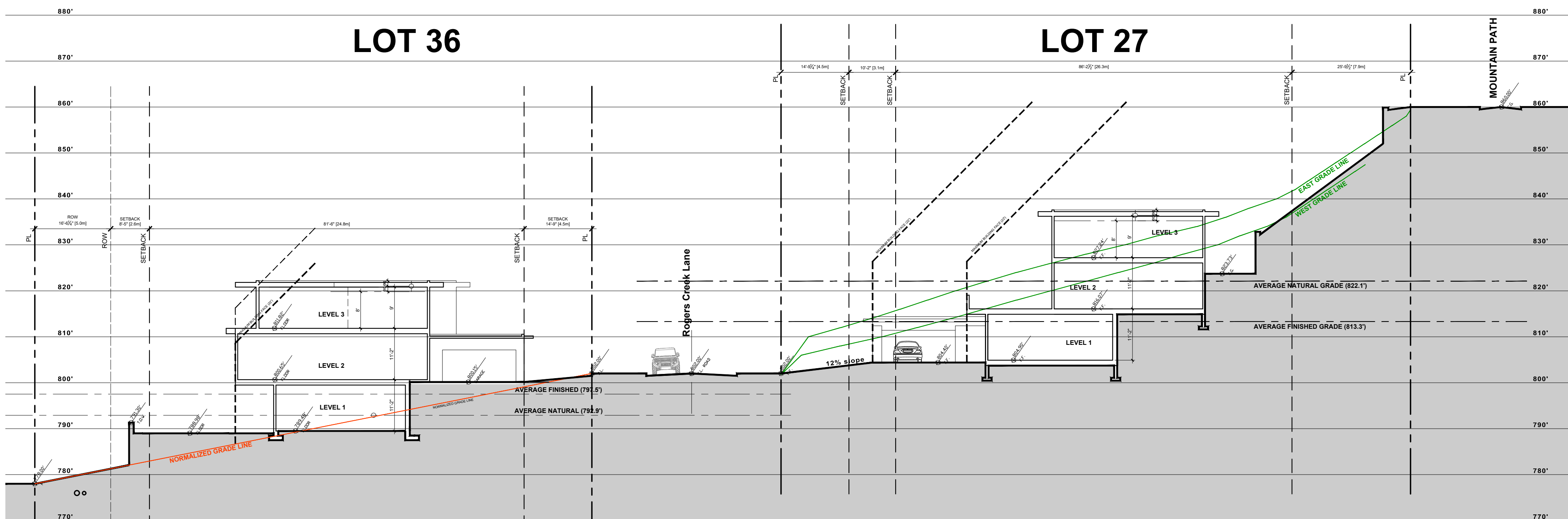
**LOT 38**



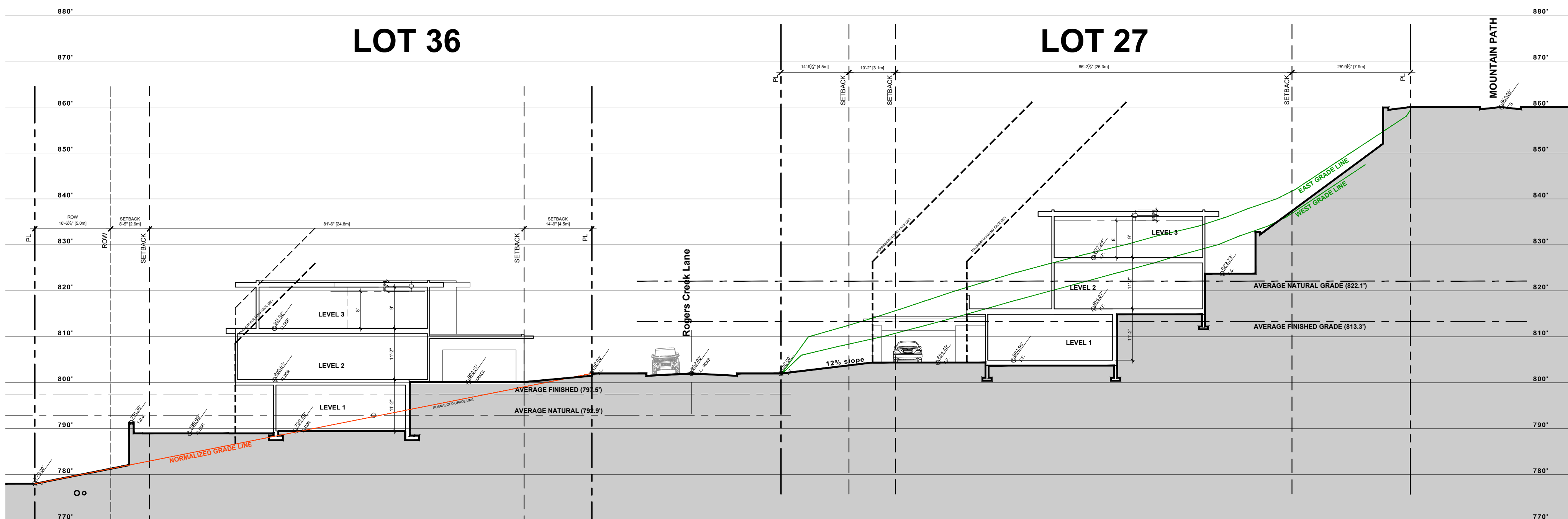
**LOT 24**



**LOT 36**



**LOT 27**



REVISIONS	
1	

ISSUES	DATE
8	
7 RE-ISSUED FOR COUNCIL REVIEW	JAN 8, 2018
6 ISSUED FOR COUNCIL REVIEW	DEC 8, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE  
**SITE  
SECTIONS**

DRAWING No.  
**A1.9**

OVERALL AERIAL VIEW



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REVISIONS  
1

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
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1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
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DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**AERIAL  
VIEWS**

DRAWING No.

**A1.10**



AERIAL VIEW - ENTRY



AERIAL VIEW - CUL-DE-SAC





STREETSCAPE LOOKING NORTH WEST (UPHILL)



STREETSCAPE LOOKING NORTH WEST (CUL-DE-SAC)

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REVISIONS

ISSUES	DATE
8	
7	
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1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
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DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**STREETSCAPES**

DRAWING No.

**A1.11**



STREETSCAPE LOOKING SOUTH EAST



STREETSCAPE LOOKING SOUTH WEST (DOWNHILL)

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REVISIONS

ISSUES	DATE
8	
7	
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1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
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PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**STREETSCAPES**

DRAWING No.

**A1.12**



1 NORTH LOTS STREETScape  
Scale: N.T.S.



1 SOUTH LOTS STREETScape  
Scale: N.T.S.



2 SOUTH LOTS REAR ELEVATION  
Scale: N.T.S.

REVISIONS

1

ISSUES

8  
7  
6 ISSUED FOR COUNCIL REVIEW  
5 RE-ISSUED FOR DRC  
4 ISSUED FOR DRC  
3 RE-ISSUED FOR DEVELOPMENT PERMIT  
2 DEVELOPMENT PERMIT  
1 PRELIMINARY REVIEW

DATE

OCT 25, 2017  
JULY 20, 2017  
APR 19, 2017  
APR 12, 2017  
AUG 5, 2016

PROJECT NUMBER	DC-49
DRAWN BY	JPO
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CONSULTANT	

PROJECT

**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**STREETScape  
ELEVATIONS**

DRAWING No.

**A1.13**



1 KEY PLAN

Scale: NTS

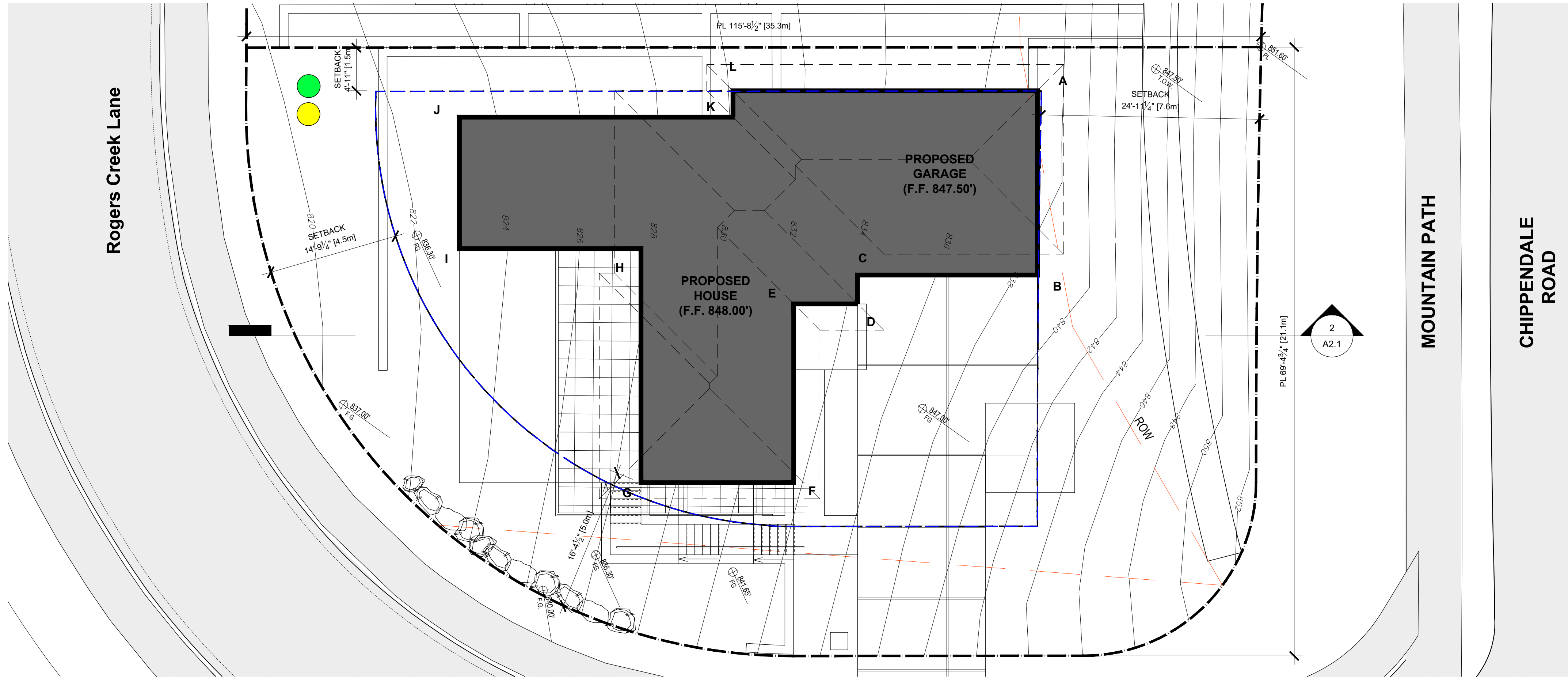
**LOT 21 STATS:**

LOT AREA: 7083.00 S.F.  
 FAR ALLOWABLE: 3187.35 S.F.

	PERMITTED	PROVIDED	VARIANCE
FRONT YARD SETBACK	4.5	5.0	-
REAR YARD SETBACK	7.6	7.6	-
SIDE YARD MINIMUM SETBACK	1.52	1.52	-
SIDE YARD COMBINED SETBACK	1.52	1.52	-
HIGHEST BUILDING FACE	6.71	11.5	4.79 ●
BUILDING HEIGHT	7.62	11.7	4.08 ●
COVERED BALCONY (6% MAX)	6%	5.70%	-
FAR	0.45	0.45	-

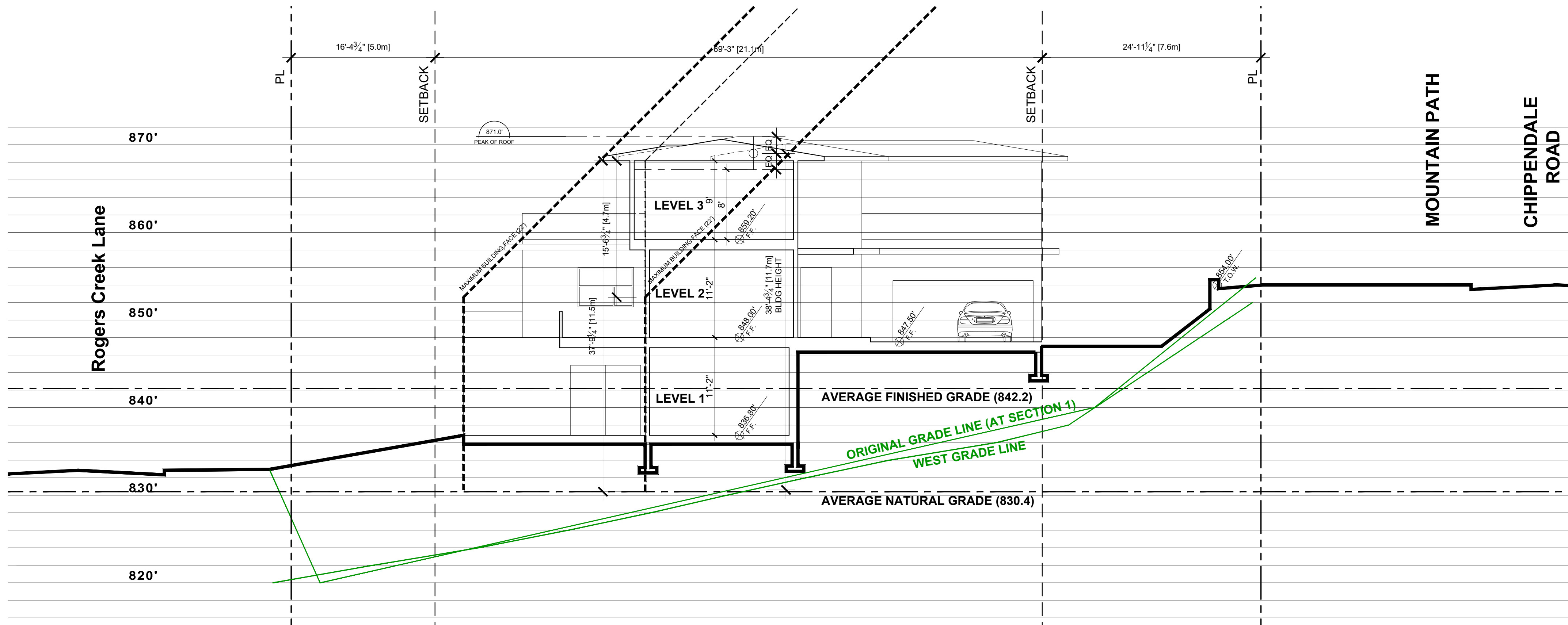
LOT 21 AVERAGE FINISHED GRADE				
SEGMENT	POINT 1	POINT 2	AVERAGE	LENGTH (FT)
A-B	847.5	847.5	847.5	21
B-C	847.5	848	847.75	20.5
C-D	848	848	848	3.3
D-E	848	848	848	7.3
E-F	848	848	848	20.4
F-G	848	836.8	842.4	17.4
G-H	836.8	836.8	836.8	26.7
H-I	836.8	836.8	836.8	20.7
I-J	836.8	836.8	836.8	15
J-K	836.8	840	838.4	31.2
K-L	840	840	840	3
L-A	840	847.5	843.75	34.7
<b>TOTAL</b>				<b>221.2</b>
<b>AVERAGE GRADE (FT)</b>				<b>842.2</b>

LOT 21 AVERAGE NATURAL GRADE				
SEGMENT	POINT 1	POINT 2	AVERAGE	LENGTH (FT)
A-B	837.5	838.5	838	21
B-C	838.5	834.1	836.3	20.5
C-D	834.1	834.2	834.15	3.3
D-E	834.2	832.5	833.35	7.3
E-F	832.5	833.7	833.1	20.4
F-G	833.7	828.8	831.25	17.4
G-H	828.8	827.7	828.25	26.7
H-I	827.7	823	825.35	20.7
I-J	823	823.2	823.1	15
J-K	823.2	830.1	826.65	31.2
K-L	830.1	830.1	830.1	3
L-A	830.1	831	830.55	34.7
<b>TOTAL</b>				<b>221.2</b>
<b>AVERAGE GRADE (FT)</b>				<b>830.4</b>



1 LOT 21 SITE PLAN

Scale: 1/8" = 1'0"

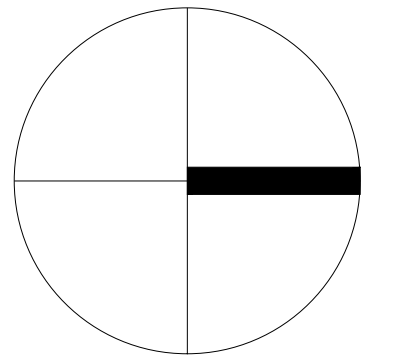


2 SECTION

Scale: 1/8" = 1'0"

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REVISIONS  
 1

ISSUES	DATE
8	
7	RE-ISSUED FOR COUNCIL REVIEW JAN 8, 2018
6	ISSUED FOR COUNCIL REVIEW OCT 25, 2017
5	RE-ISSUED FOR DRC JULY 20, 2017
4	ISSUED FOR DRC APR 19, 2017
3	RE-ISSUED FOR DEVELOPMENT PERMIT APR 12, 2017
2	DEVELOPMENT PERMIT AUG 5, 2016
1	PRELIMINARY REVIEW

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

**EXECUTIVE HOMES AT RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
 WEST VANCOUVER, BC

DRAWING TITLE

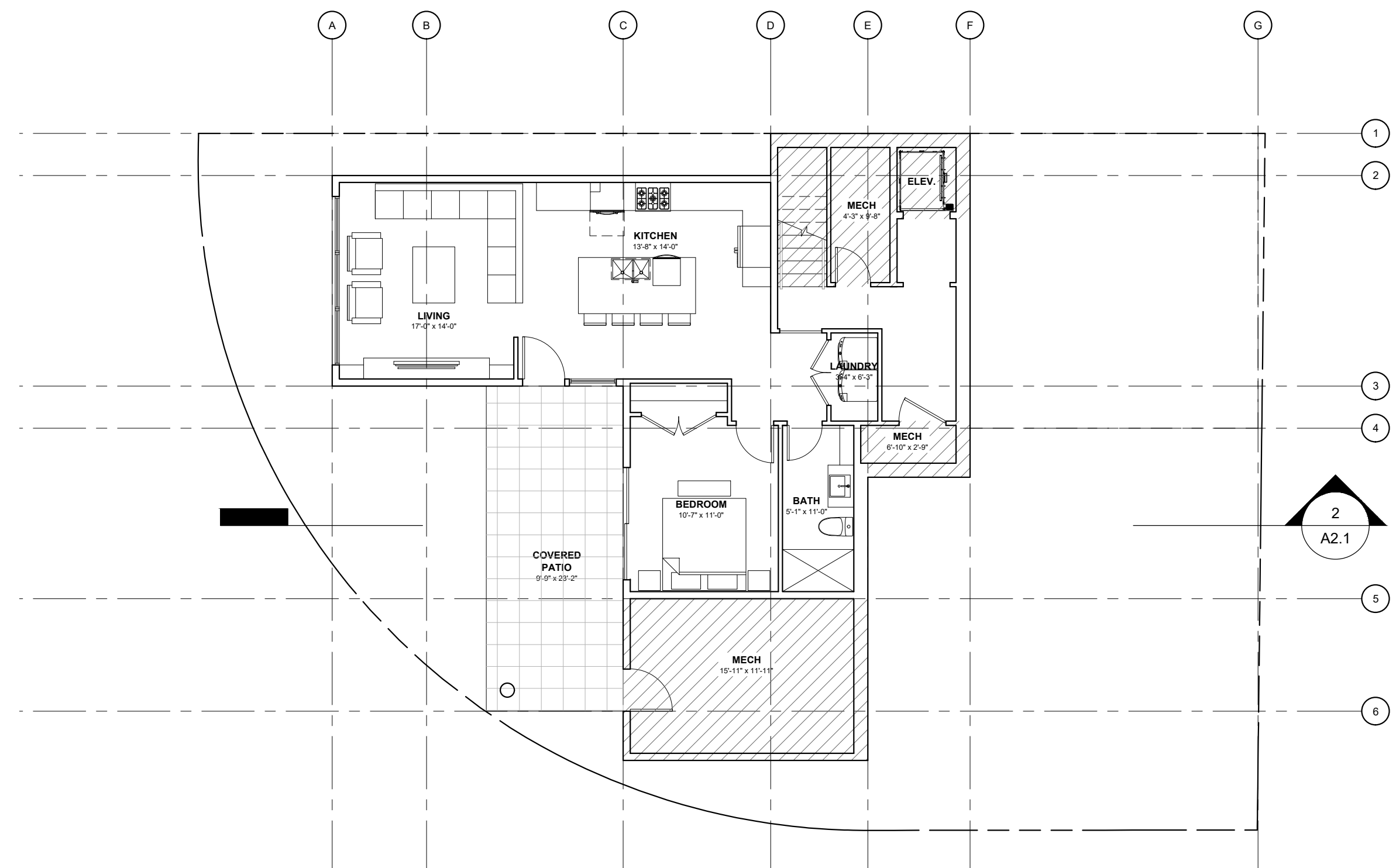
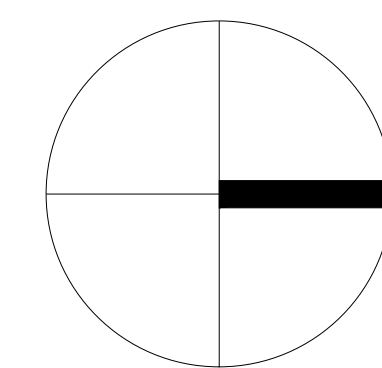
**LOT 21**

DRAWING No.

**A2.1**

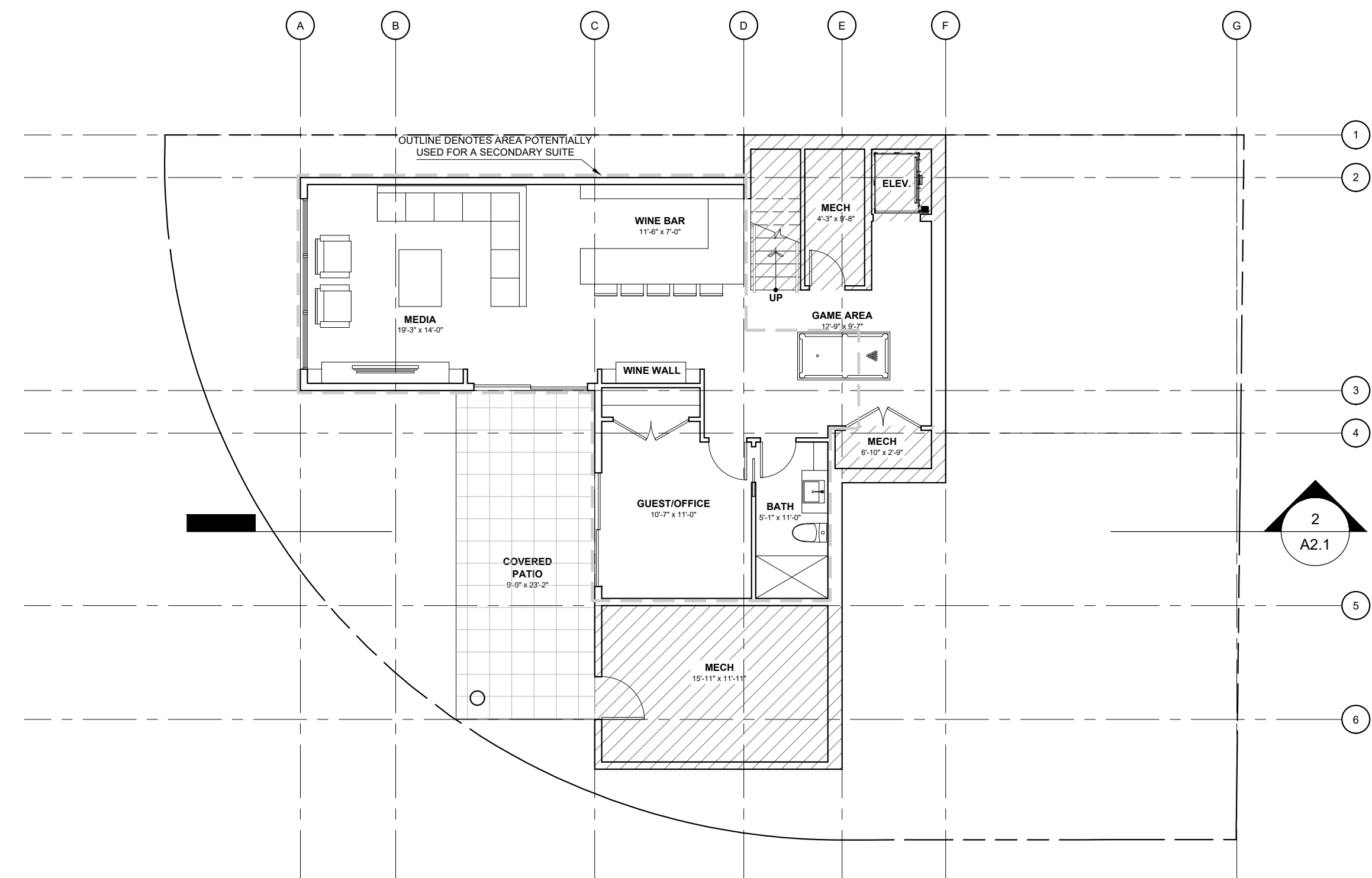
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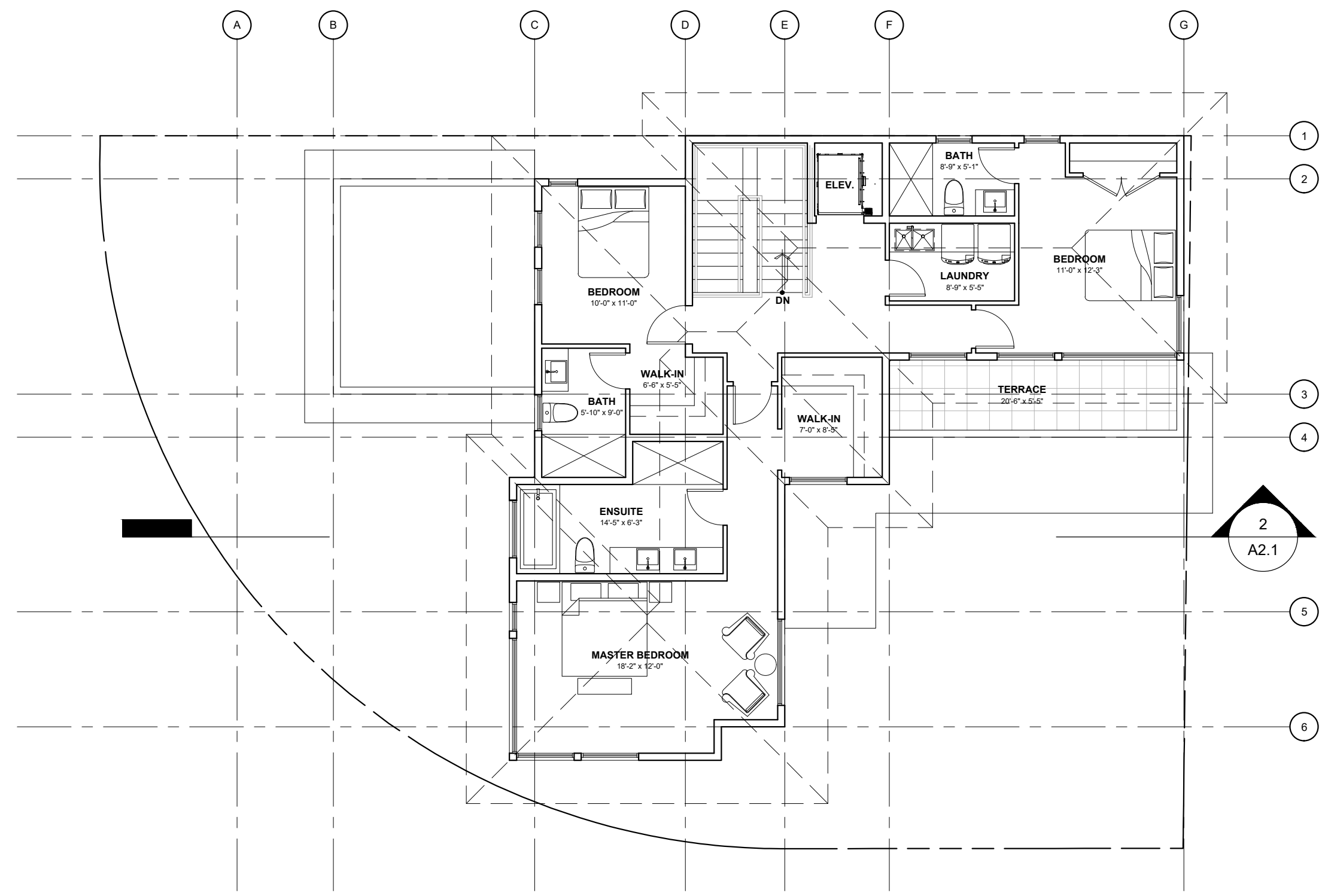


NOTE:  
N.I.C. OWNER TO COMPLY WITH B.C.B.C. IN FORCE  
AT THE TIME OF RENOVATION.

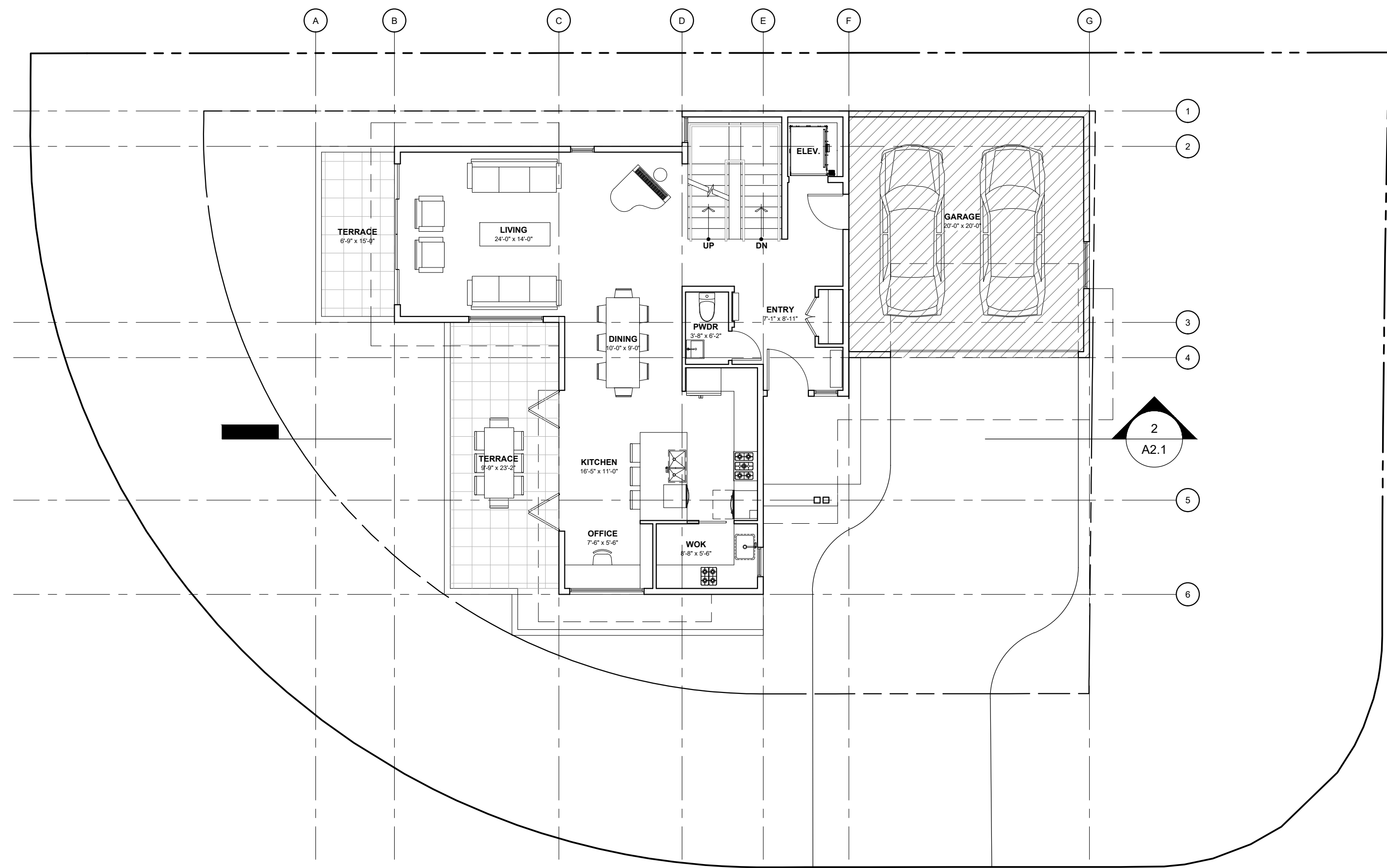
**1a LEVEL 1 SECONDARY SUITE OPTION**  
Scale: 1/8" = 1'0"



**1 LEVEL 1 FLOOR PLAN**  
GROSS AREA = 1235.47 S.F. Scale: 1/8" = 1'0"  
FAR AREA = 878.16 S.F.



**3 LEVEL 3 FLOOR PLAN**  
GROSS AREA = 1247.39 S.F. Scale: 1/8" = 1'0"



**2 LEVEL 2 FLOOR PLAN**  
GROSS AREA = 1502.80 S.F. Scale: 1/8" = 1'0"  
(including garage)  
FAR = 1061.80 S.F.  
TOTAL GROSS AREA = 3985.66 S.F.  
TOTAL FAR AREA = 3187.35 S.F.

REVISIONS	DATE
1	

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
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**LOT  
21**

DRAWING No.

**A2.2**

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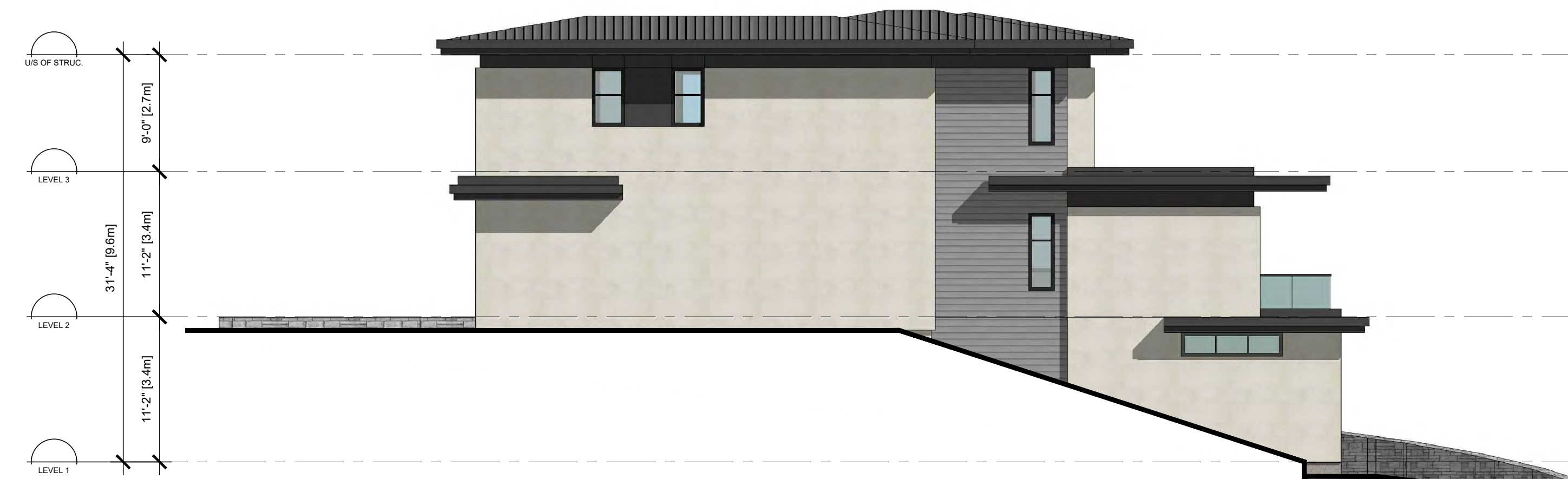
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Scale: 1/8" = 1'0"



3 EAST ELEVATION  
Scale: 1/8" = 1'0"



2 SOUTH ELEVATION  
Scale: 1/8" = 1'0"



4 WEST ELEVATION  
Scale: 1/8" = 1'0"

REVISIONS

1

ISSUES

- 8
- 7
- 6 ISSUED FOR COUNCIL REVIEW
- 5 RE-ISSUED FOR DRC
- 4 ISSUED FOR DRC
- 3 RE-ISSUED FOR DEVELOPMENT PERMIT
- 2 DEVELOPMENT PERMIT
- 1 PRELIMINARY REVIEW

DATE

- OCT 25, 2017
- JULY 20, 2017
- APR 19, 2017
- APR 12, 2017
- AUG 5, 2016

PROJECT NUMBER	DC-49
DRAWN BY	JPO
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DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT

**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
21**

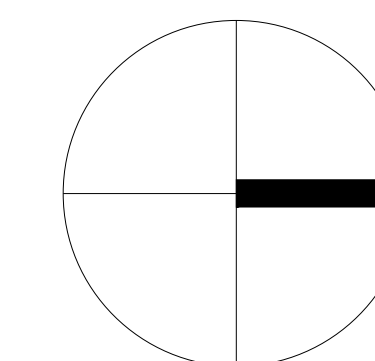
DRAWING No.

**A2.3**



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1

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2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
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PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
22**

DRAWING No.

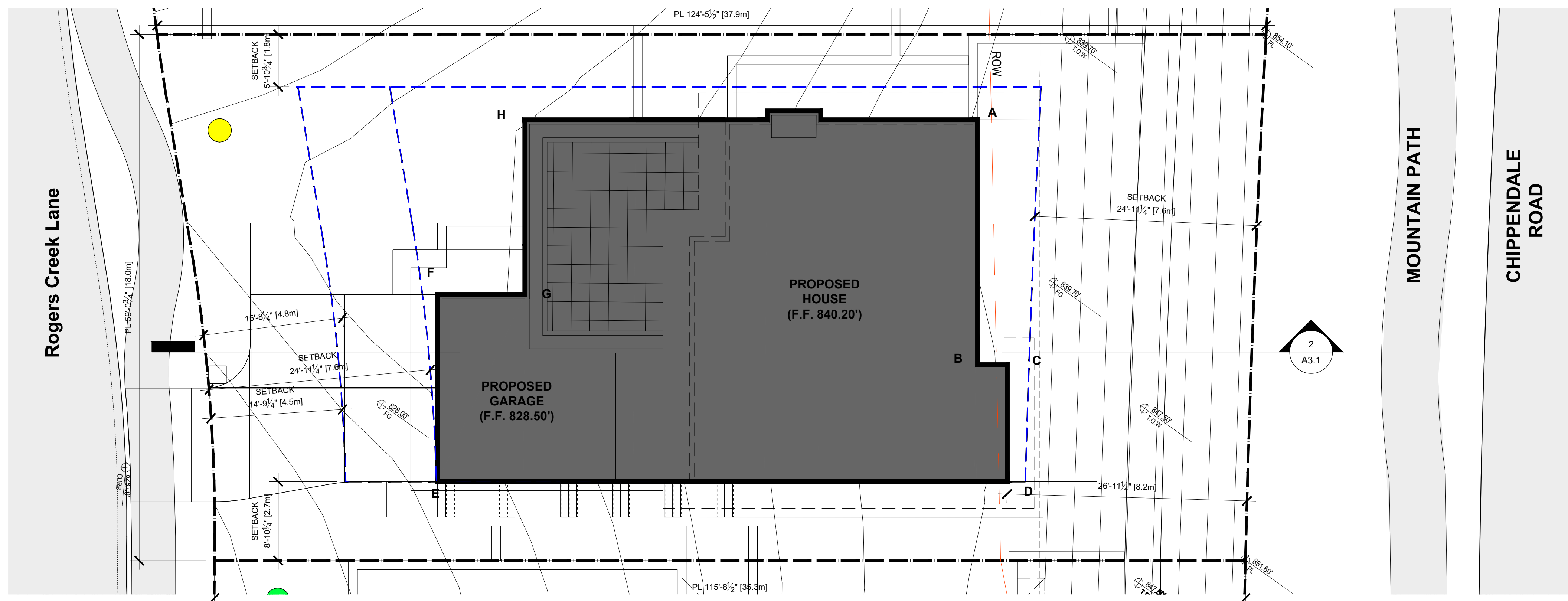
**A3.1**



1 KEY PLAN

Scale: NTS

LOT 22 STATS:			
LOT AREA: 7029.00S.F.			
FAR ALLOWABLE: 3163.05 S.F.			
	PERMITTED	PROVIDED	VARIANCE
FRONT YARD SETBACK	4.5	4.8	-
REAR YARD SETBACK	7.6	8.2	-
SIDE YARD MINIMUM SETBACK	1.8	1.8	-
SIDE YARD COMBINED SETBACK	4.5	4.5	-
HIGHEST BUILDING FACE	6.71	6.2	-
BUILDING HEIGHT	7.62	8.9	1.28
COVERED BALCONY (6% MAX)	6%	4.59%	-
FAR	0.45	0.45	-

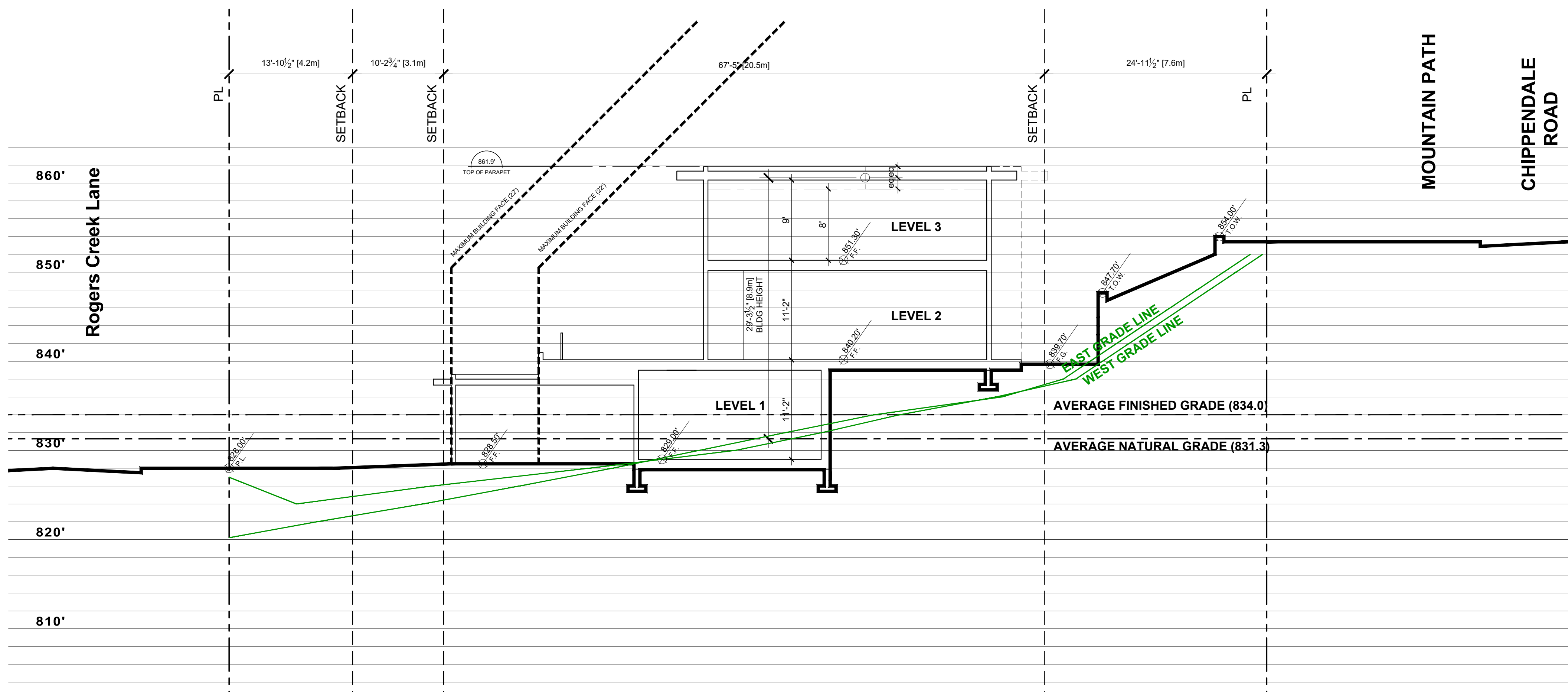


1 LOT 22 SITE PLAN

Scale: 1/8" = 10"

LOT 22 AVERAGE FINISHED GRADE					
SEGMENT	POINT 1	ELEVATION (FT)	AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	839.7	839.7	839.7	27.5	23991.75
B-C	839.7	839.7	839.7	3.4	2854.98
C-D	839.7	839.7	839.7	13.1	11000.07
D-E	839.7	828.5	834.1	64	53382.4
E-F	828.5	828.5	828.5	21	17398.5
F-G	828.5	829	828.75	9.8	8121.75
G-H	829	829	829	19.6	16248.4
H-A	829	839.7	834.35	50.8	42384.98
<b>TOTAL</b>				<b>209.2</b>	<b>174482.83</b>
					<b>AVERAGE GRADE (FT)</b>
					<b>834.0</b>

LOT 22 AVERAGE NATURAL GRADE					
SEGMENT	POINT 1	ELEVATION (FT)	AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	836.2	835.6	836	27.5	22990
B-C	835.8	836.2	836	3.4	2842.4
C-D	836.2	836.5	836.35	13.1	10956.185
D-E	836.5	824.8	830.65	64	53161.6
E-F	824.8	827	825.9	21	17343.9
F-G	827	828.5	827.75	9.8	8111.95
G-H	828.5	827.9	828.2	19.6	16232.72
H-A	827.9	836.2	832.05	50.8	42288.14
<b>TOTAL</b>				<b>209.2</b>	<b>173906.895</b>
					<b>AVERAGE GRADE (FT)</b>
					<b>831.3</b>

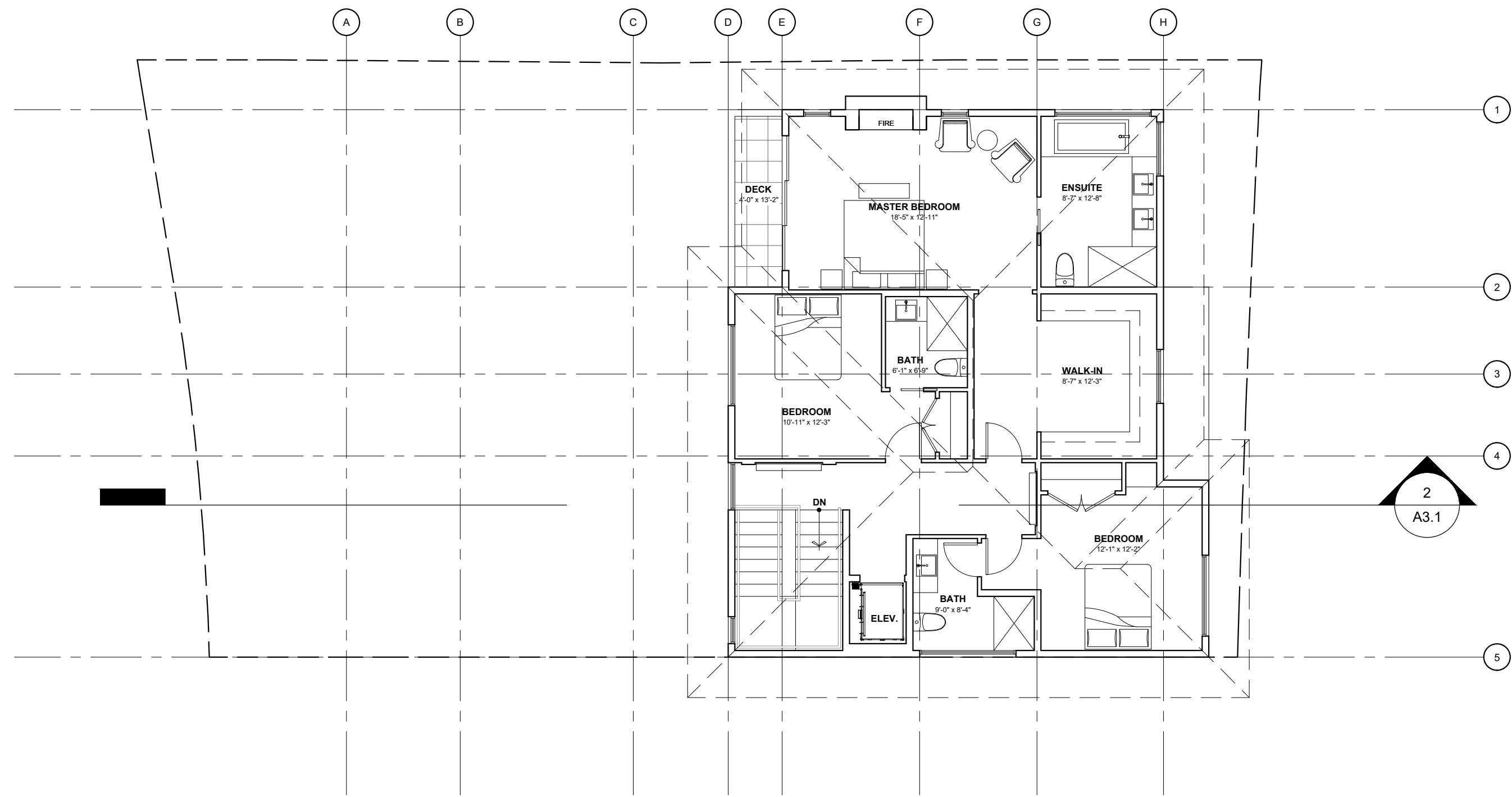
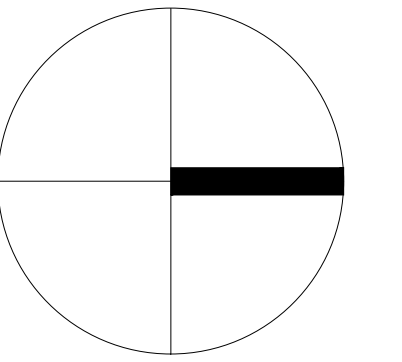


2 SECTION

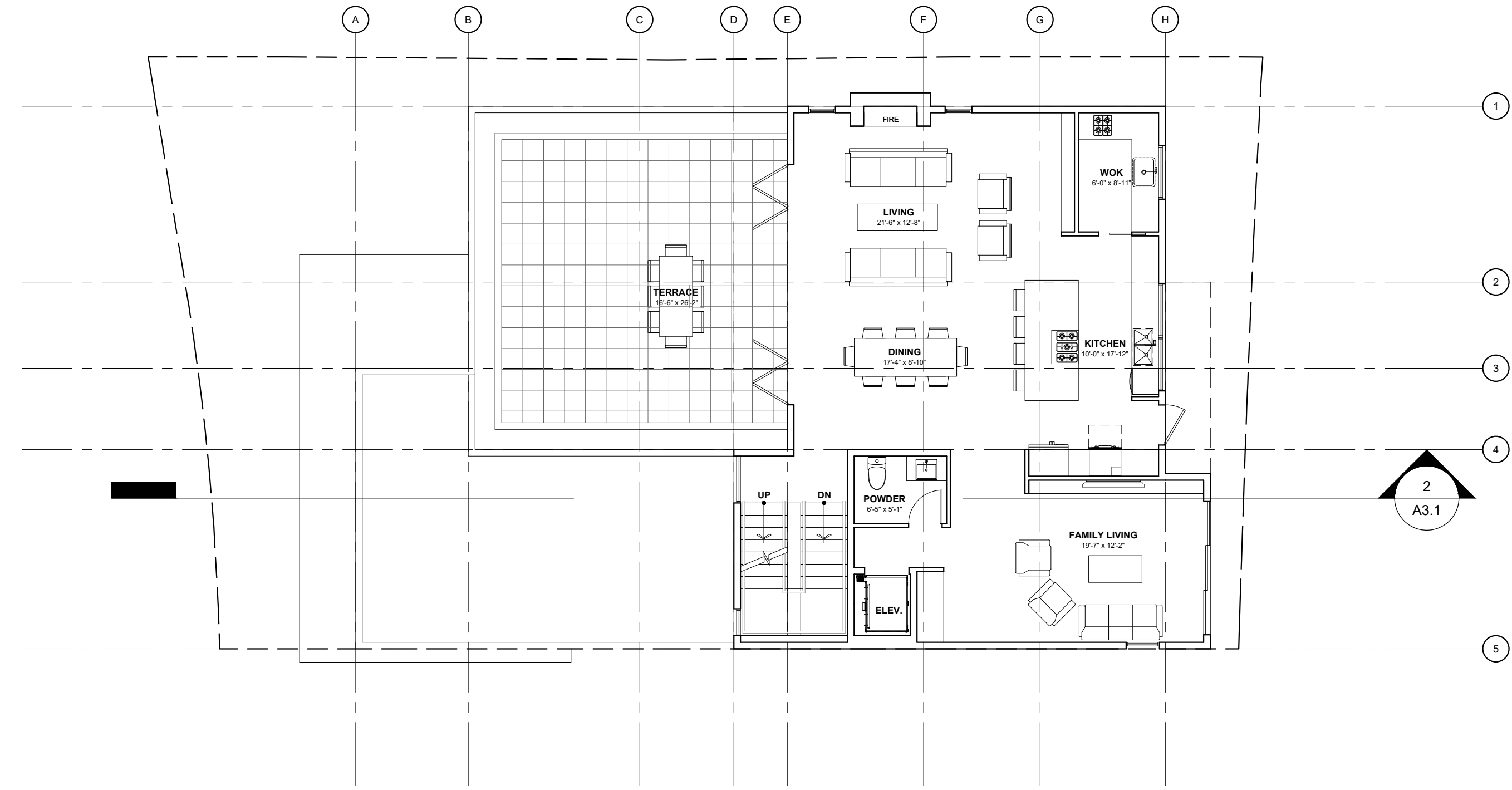
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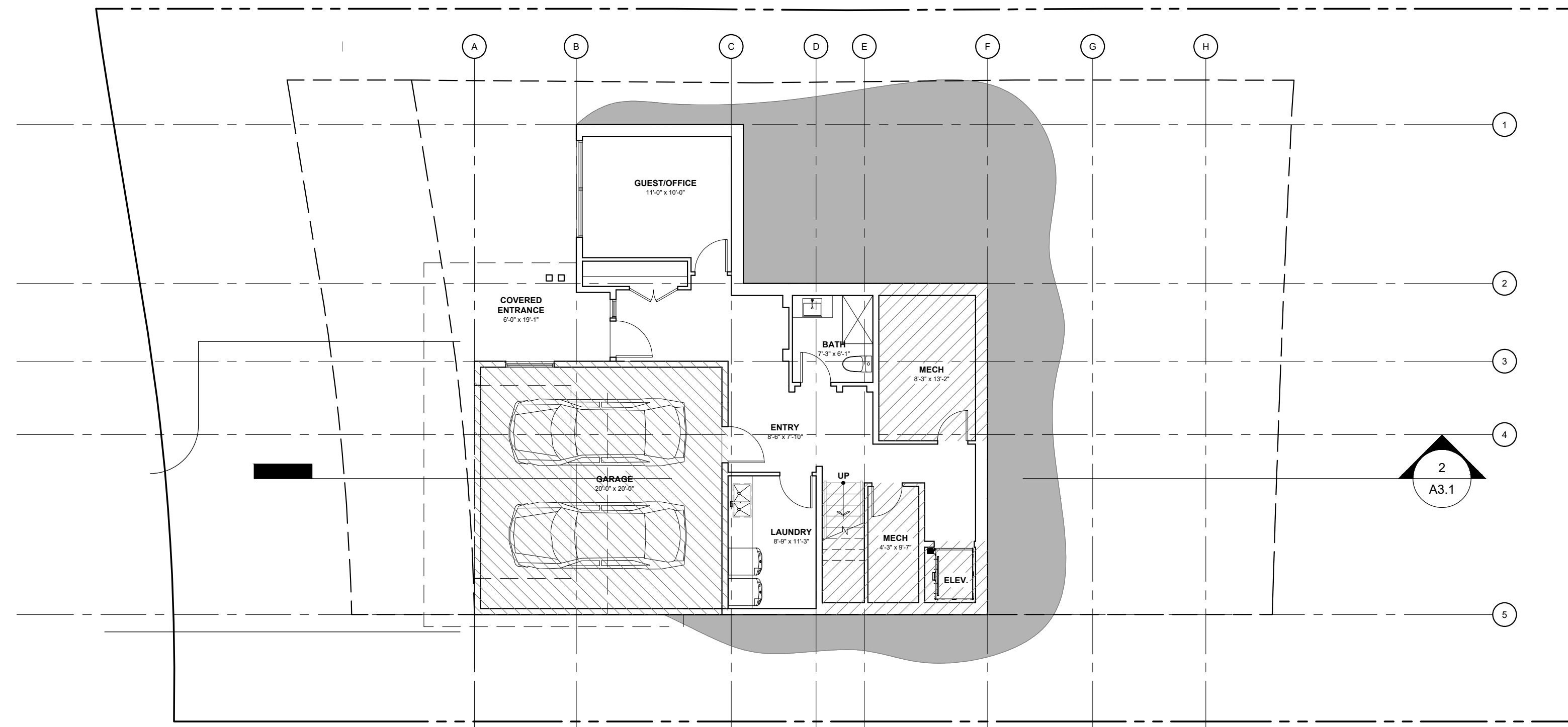
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**3 LEVEL 3 FLOOR PLAN**  
GROSS AREA = 1308.81 S.F. Scale: 1/8" = 1'0"



**2 LEVEL 2 FLOOR PLAN**  
GROSS AREA = 1258.70 S.F. Scale: 1/8" = 1'0"



**1 LEVEL 1 FLOOR PLAN**  
GROSS AREA = 1278.44 S.F. (including garage) Scale: 1/8" = 1'0"  
FAR AREA = 595.54 S.F.

TOTAL GROSS AREA = 3845.95 S.F.  
TOTAL FAR AREA = 3163.05 S.F.

REVISIONS

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
22**

DRAWING No.

**A3.2**

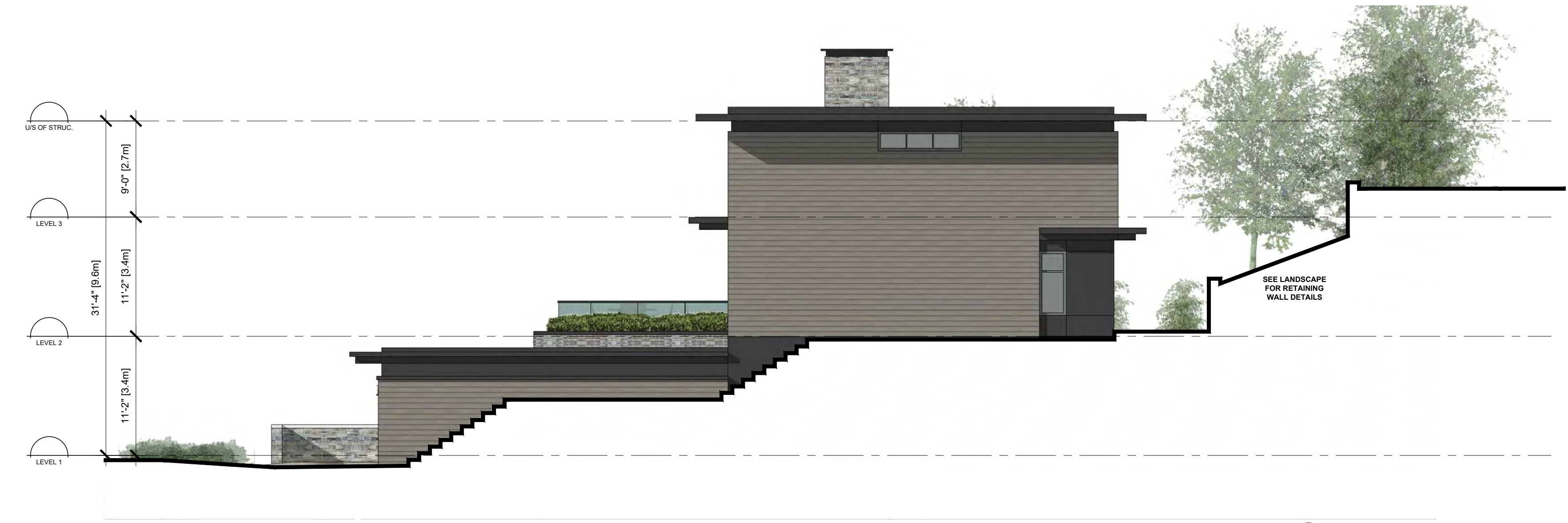


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1 NORTH ELEVATION  
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2 EAST ELEVATION  
Scale: 1/8" = 1'0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'0"



4 WEST ELEVATION  
Scale: 1/8" = 1'0"



REVISIONS

1		
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ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
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2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
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DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

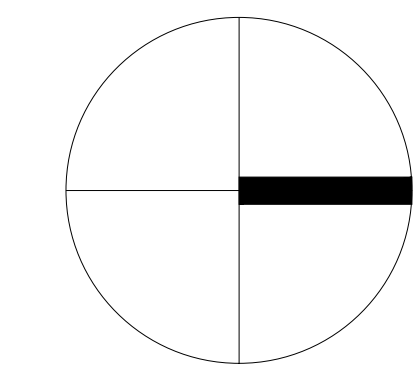
AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
22**

DRAWING No.

**A3.3**



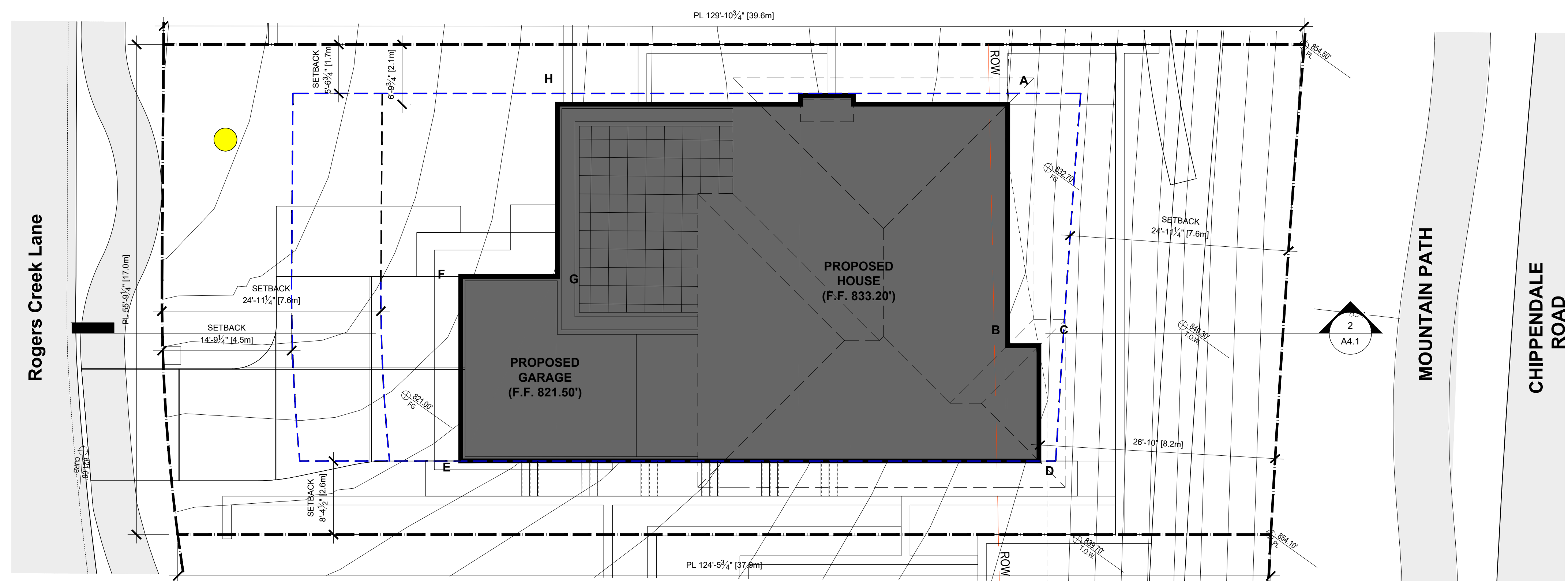
1 KEY PLAN

Scale: NTS

**LOT 23 STATS:**

LOT AREA: 7126.00 S.F.  
FAR ALLOWABLE: 3206.70 S.F.

	PERMITTED	PROVIDED	VARIANCE
FRONT YARD SETBACK	4.5	7.6	-
REAR YARD SETBACK	7.6	8.2	-
SIDE YARD MINIMUM SETBACK	1.7	2.07	-
SIDE YARD COMBINED SETBACK	4.25	4.62	-
HIGHEST BUILDING FACE	6.71	5.9	-
BUILDING HEIGHT	7.62	8.5	0.88
COVERED BALCONY (6% MAX)	6%	4.53%	-
FAR	0.45	0.45	-



1 LOT 23 SITE PLAN

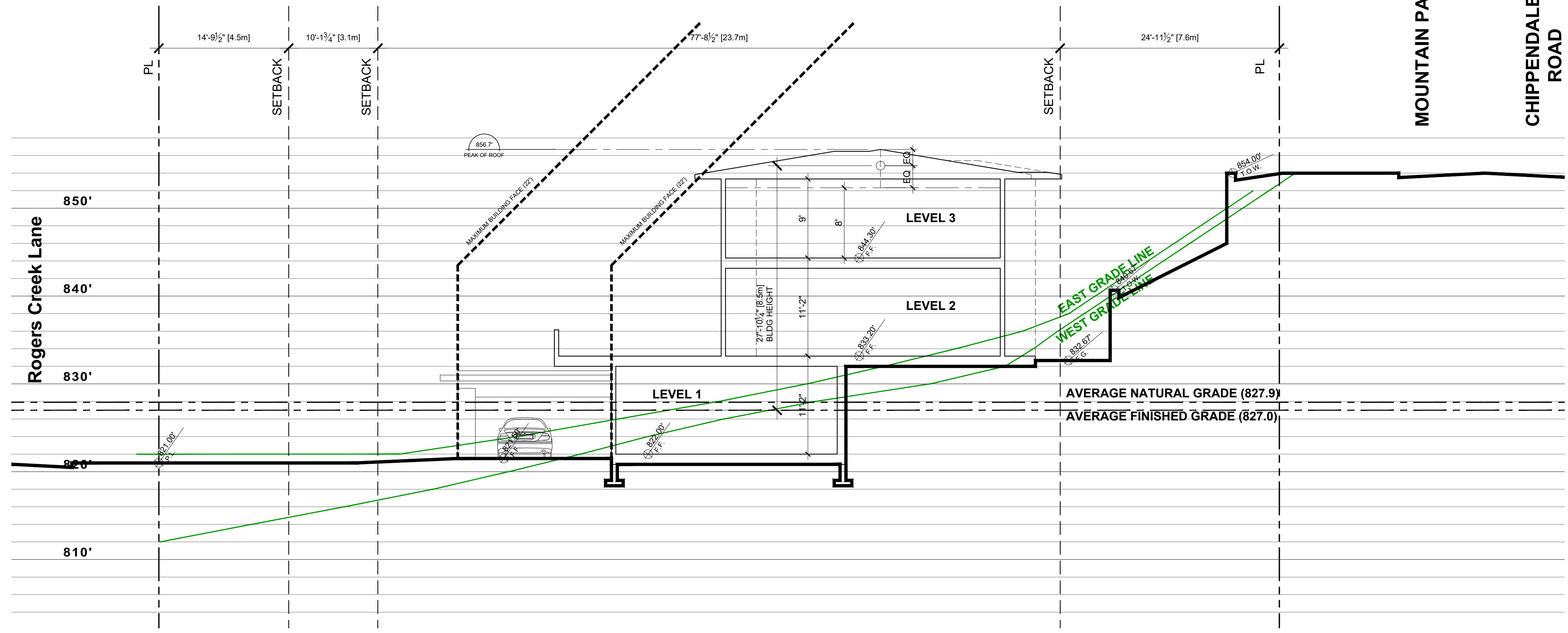
Scale: 1/8" = 1'0"

**LOT 23 AVERAGE FINISHED GRADE**

SEGMENT	POINT 1	POINT 2	AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	832.67	832.67	832.67	27.5	2298.8425
B-C	832.67	832.67	832.67	3.5	2914.345
C-D	832.67	832.67	832.67	13.1	10907.977
D-E	832.67	821.5	827.085	65.9	54504.9015
E-F	821.5	821.5	821.5	21	17251.5
F-G	821.5	822	821.75	11	9039.25
G-H	822	822	822	19.6	16111.2
H-A	822	832.67	827.335	51.3	42442.2855
<b>TOTAL</b>				<b>212.9</b>	<b>176069.884</b>
					<b>AVERAGE GRADE (FT)</b>
					<b>827.0</b>

**LOT 23 AVERAGE NATURAL GRADE**

SEGMENT	POINT 1	POINT 2	AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	832	834.2	833.1	27.5	22910.25
B-C	834.2	835.2	834.7	3.5	2921.45
C-D	835.2	836.5	835.85	13.1	10949.635
D-E	836.5	823	829.75	65.9	54680.525
E-F	823	819.6	821.3	21	17247.3
F-G	819.6	822.2	820.9	11	9029.9
G-H	822.2	821.4	821.8	19.6	16107.28
H-A	821.4	832	826.7	51.3	42409.71
<b>TOTAL</b>				<b>212.9</b>	<b>176256.05</b>
					<b>AVERAGE GRADE (FT)</b>
					<b>827.9</b>



2 SECTION

Scale: 1/8" = 1'0"

REVISIONS

1	
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ISSUES

ISSUES	DATE
8	
7 RE-ISSUED FOR COUNCIL REVIEW	JAN 8, 2018
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
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2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER DC-49

DRAWN BY JPO

CHECKED BY MB

DATE CHECKED AUG 5, 2016

CONSULTANT

PROJECT  
**EXECUTIVE HOMES AT RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

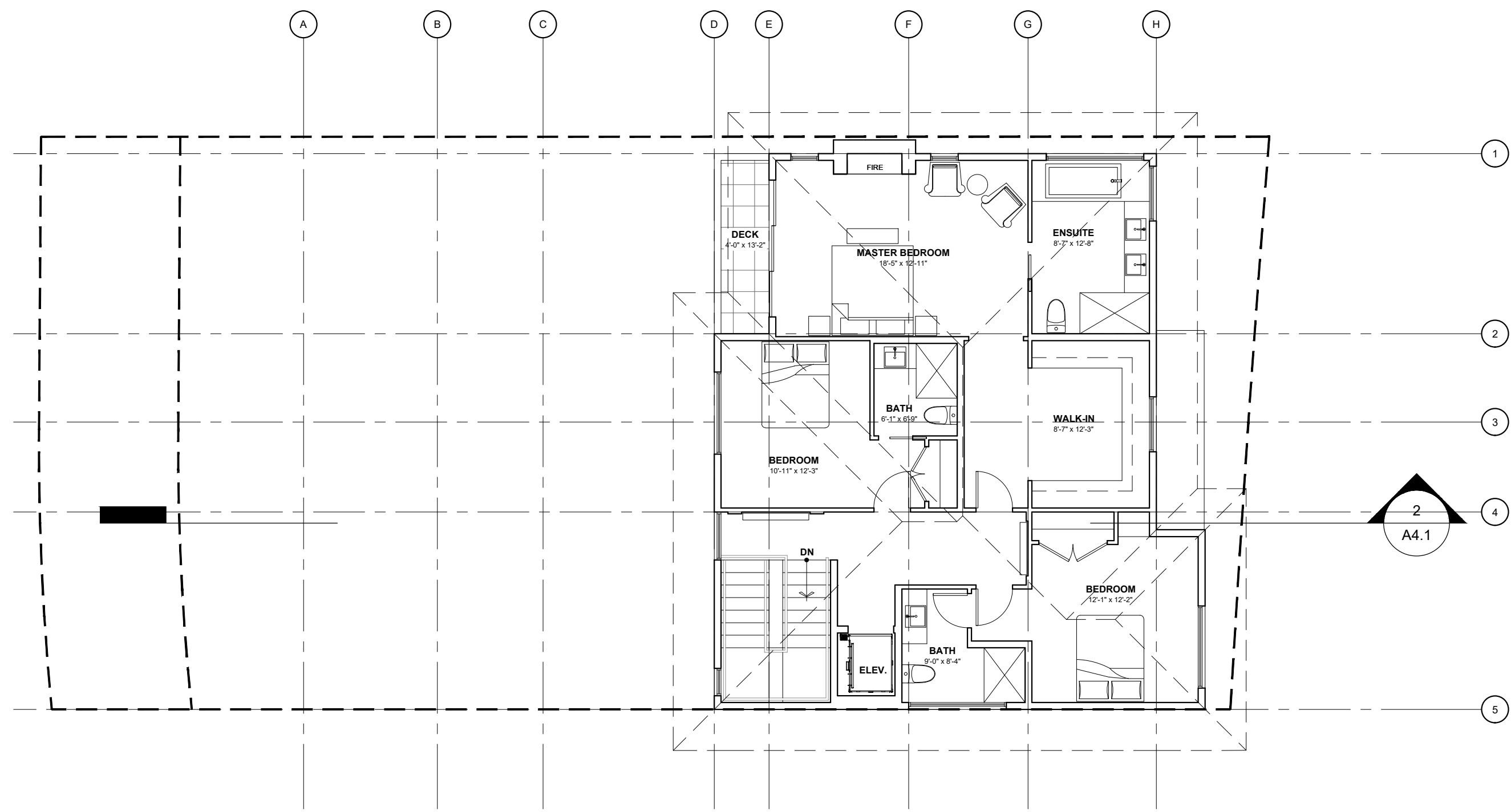
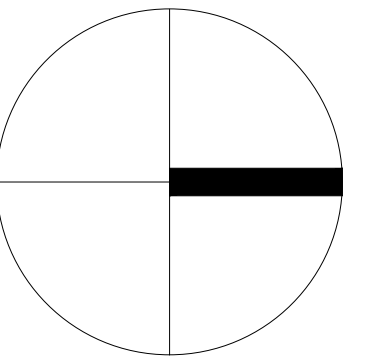
**LOT 23**

DRAWING No.

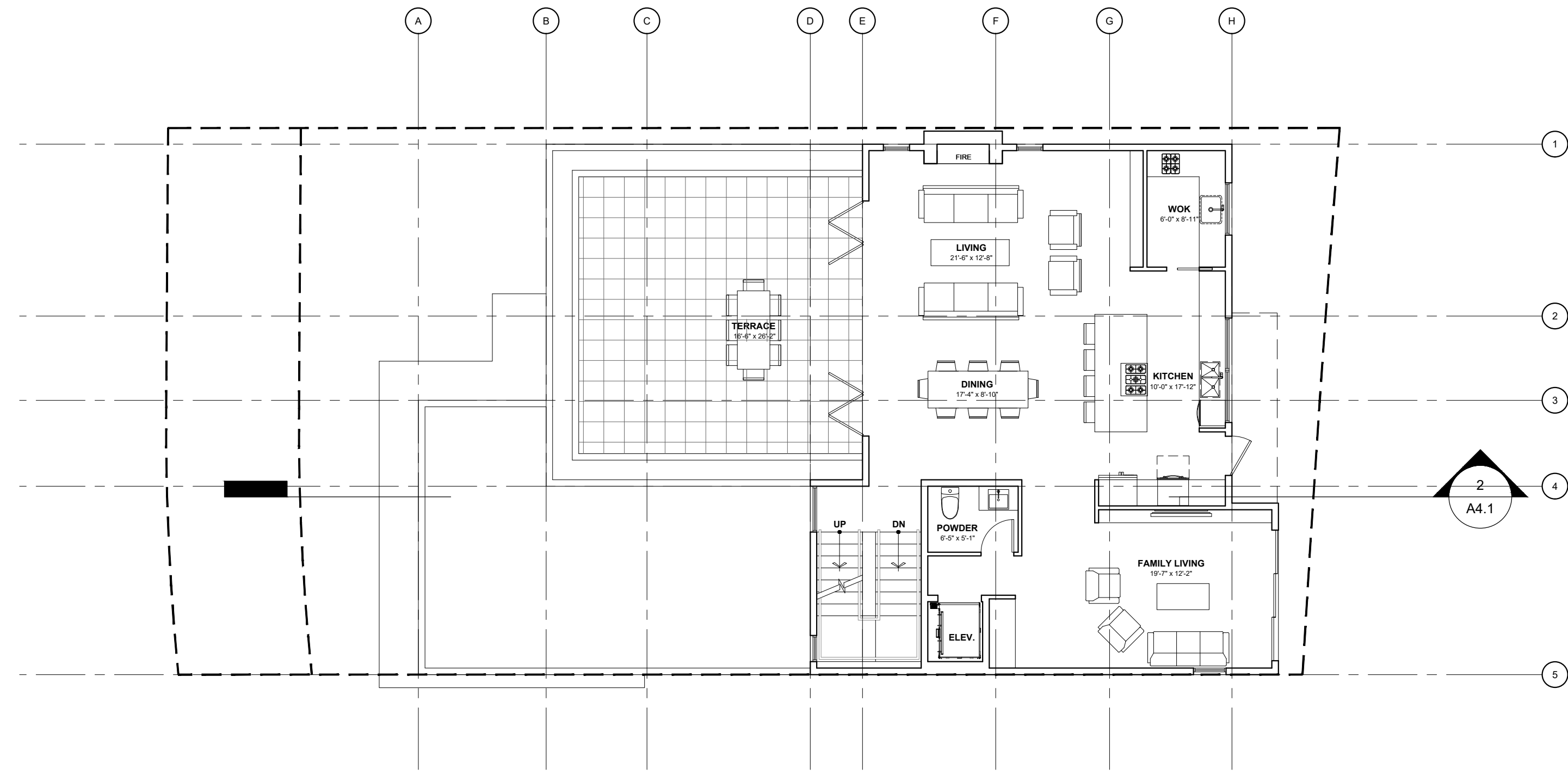
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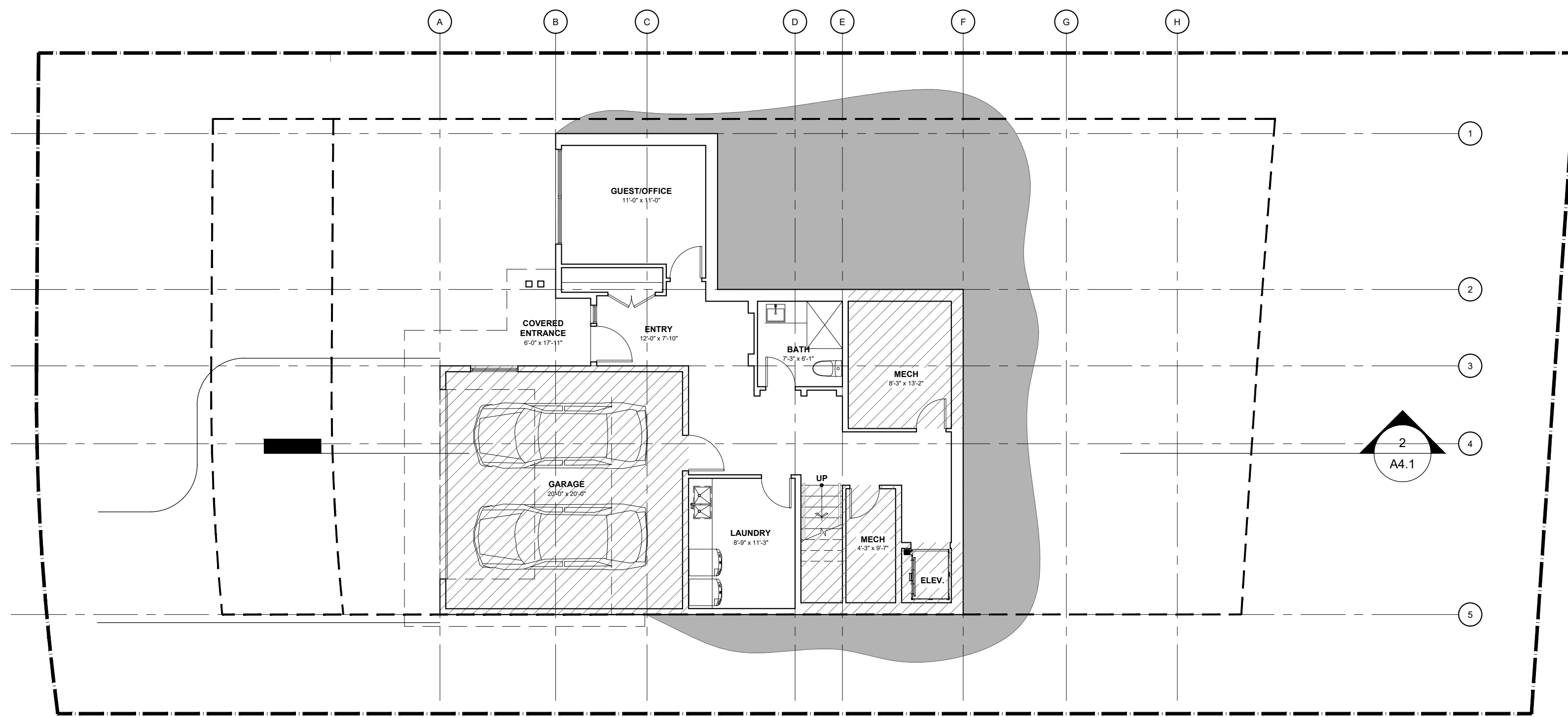
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**3 LEVEL 3 FLOOR PLAN**  
GROSS AREA = 1311.33 S.F. Scale: 1/8" = 1'0"



**2 LEVEL 2 FLOOR PLAN**  
GROSS AREA = 1261.22 S.F. Scale: 1/8" = 1'0"



**1 LEVEL 1 FLOOR PLAN**  
GROSS AREA = 1313.39 S.F. (including garage) Scale: 1/8" = 1'0"  
FAR AREA = 634.15 S.F.

TOTAL GROSS AREA = 3885.94 S.F.  
TOTAL FAR AREA = 3206.70 S.F.

REVISIONS

ISSUES	DATE
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7	
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PROJECT  
**EXECUTIVE HOMES AT RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
23**

DRAWING No.

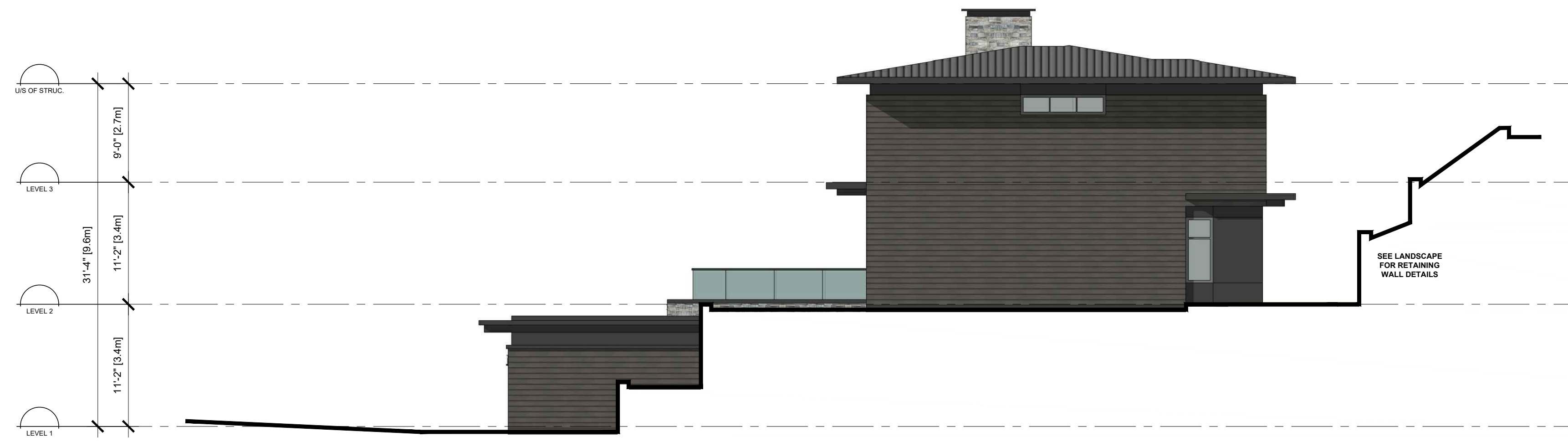
**A4.2**

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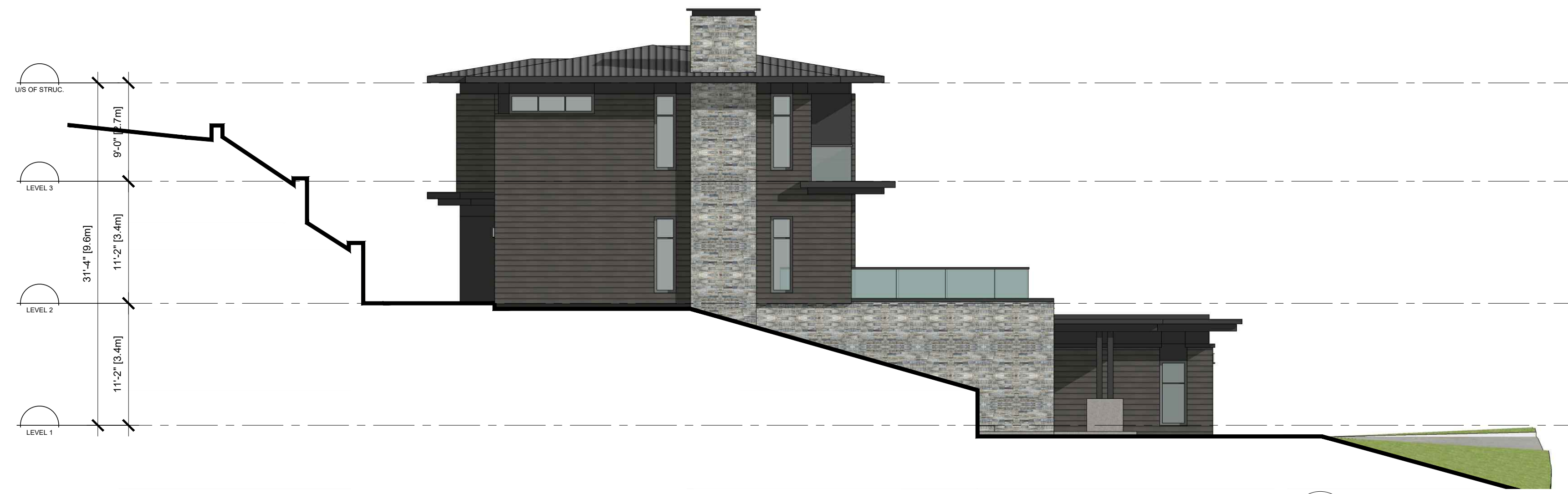
1 NORTH ELEVATION  
Scale: 1/8" = 10"



2 EAST ELEVATION  
Scale: 1/8" = 10"



3 SOUTH ELEVATION  
Scale: 1/8" = 10"



4 WEST ELEVATION  
Scale: 1/8" = 10"

REVISIONS
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PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE  
**LOT  
23**

DRAWING No.  
**A4.3**





1 KEY PLAN

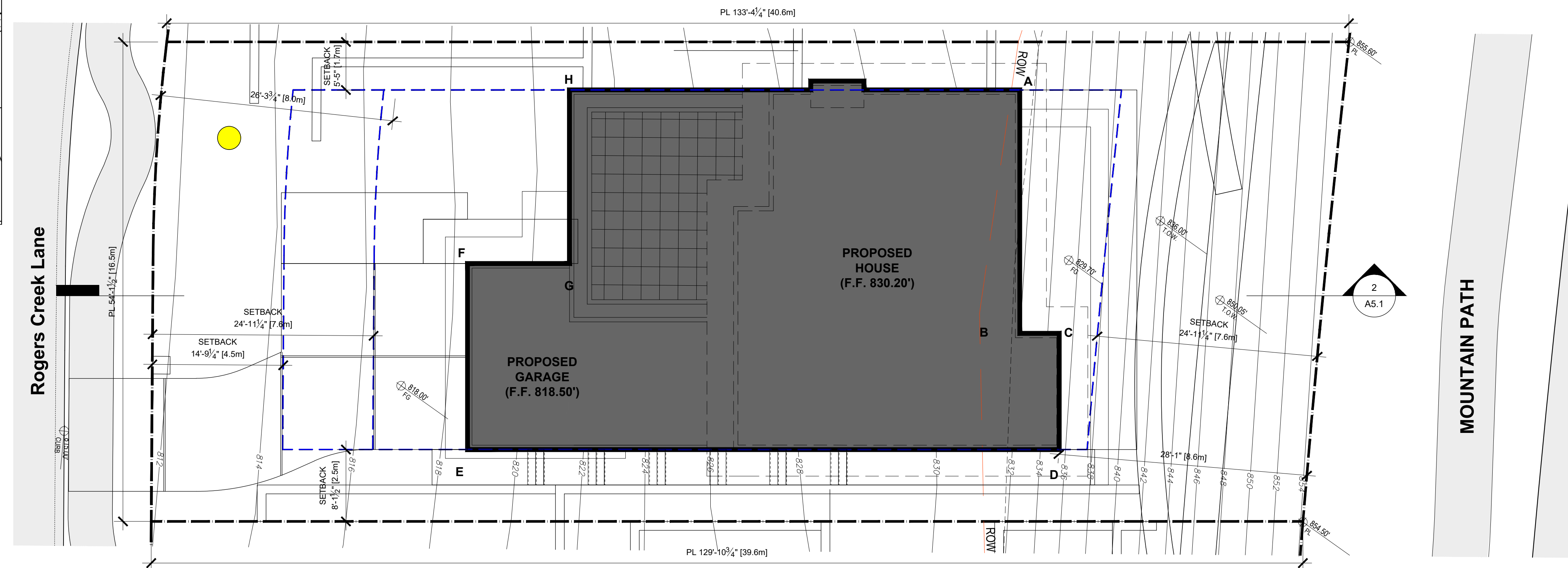
Scale: NTS

**LOT 24 STATS:**

LOT AREA: 7147.00 S.F.			
FAR ALLOWABLE: 3216.15 S.F.			
	PERMITTED	PROVIDED	VARIANCE
FRONT YARD SETBACK	4.5	8.0	-
REAR YARD SETBACK	7.6	8.6	-
SIDE YARD MINIMUM SETBACK	1.65	1.65	-
SIDE YARD COMBINED SETBACK	4.125	4.125	-
HIGHEST BUILDING FACE	6.71	5.4	-
BUILDING HEIGHT	7.62	8.1	0.48
COVERED BALCONY (6% MAX)	6%	4.52%	-
FAR	0.45	0.45	-

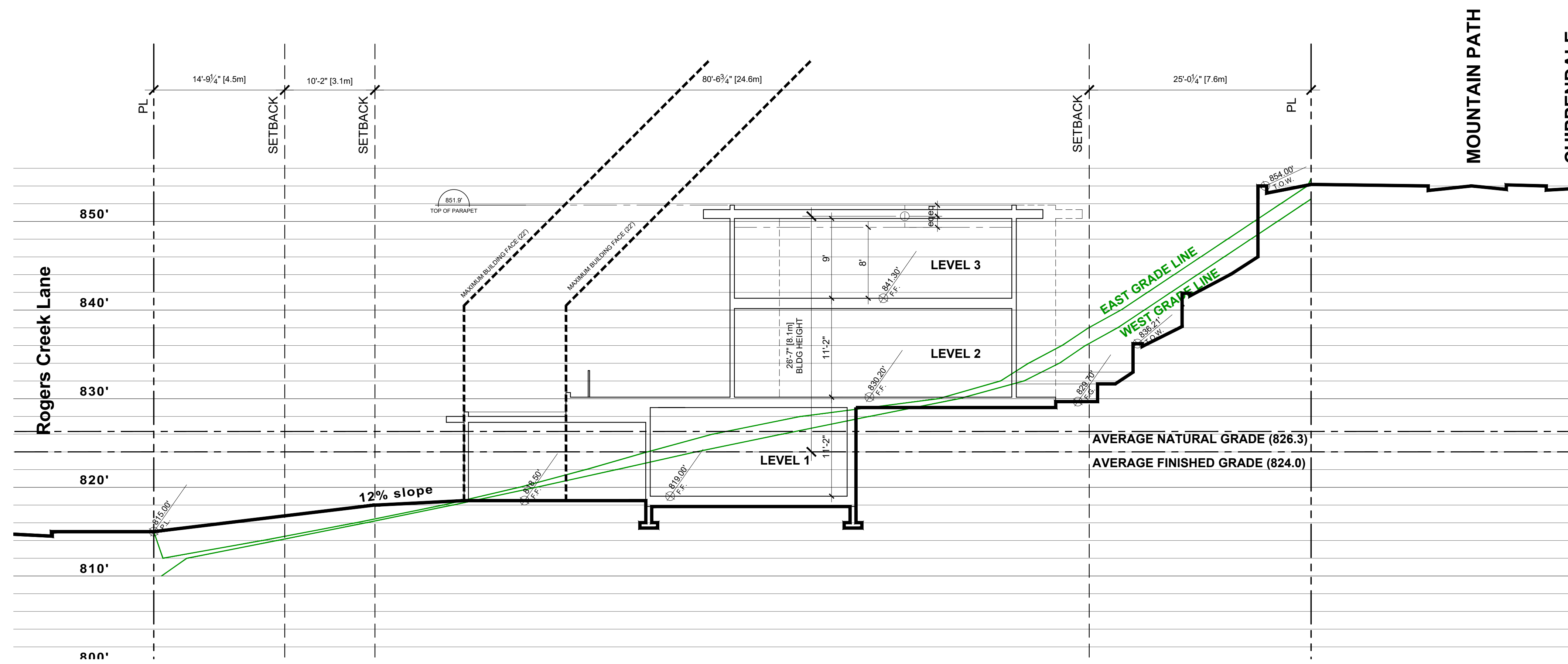
SEGMENT	POINT 1	POINT 2	AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	829.7	829.7	829.7	27.5	22816.75
B-C	829.7	829.7	829.7	4.5	3733.65
C-D	829.7	829.7	829.7	13.1	10869.07
D-E	829.7	818.5	824.1	66.73	54992.193
E-F	818.5	818.5	818.5	21	17188.5
F-G	818.5	819	818.75	11.5	9415.625
G-H	819	819	819	19.6	16052.4
H-A	819	829.7	824.35	50.79	41868.7365
<b>TOTAL</b>				<b>214.72</b>	<b>176936.9245</b>
					<b>AVERAGE GRADE (FT)</b>
					<b>824.0</b>

SEGMENT	POINT 1	POINT 2	AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	831.8	832.5	832.15	27.5	22884.125
B-C	832.5	835	833.75	4.5	3751.875
C-D	835	835.5	835.25	13.1	10941.775
D-E	835.5	821.8	828.65	66.73	55295.8145
E-F	821.8	821.4	821.6	21	17253.6
F-G	821.4	816.6	819	11.5	9418.5
G-H	816.6	816.8	816.7	19.6	16007.32
H-A	816.8	831.8	824.3	50.79	41866.197
<b>TOTAL</b>				<b>214.72</b>	<b>177419.2065</b>
					<b>AVERAGE GRADE (FT)</b>
					<b>826.3</b>



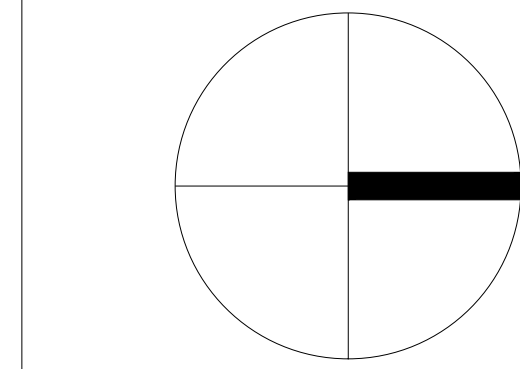
1 LOT 24 SITE PLAN

Scale: 1/8" = 10"



2 SECTION

Scale: 1/8" = 10"



REVISIONS

1	
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ISSUES

ISSUES	DATE
8	
7	RE-ISSUED FOR COUNCIL REVIEW JAN 8, 2018
6	ISSUED FOR COUNCIL REVIEW OCT 25, 2017
5	ISSUED FOR DRC JULY 20, 2017
4	ISSUED FOR DRC APR 19, 2017
3	RE-ISSUED FOR DEVELOPMENT PERMIT APR 12, 2017
2	DEVELOPMENT PERMIT AUG 5, 2016
1	PRELIMINARY REVIEW

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

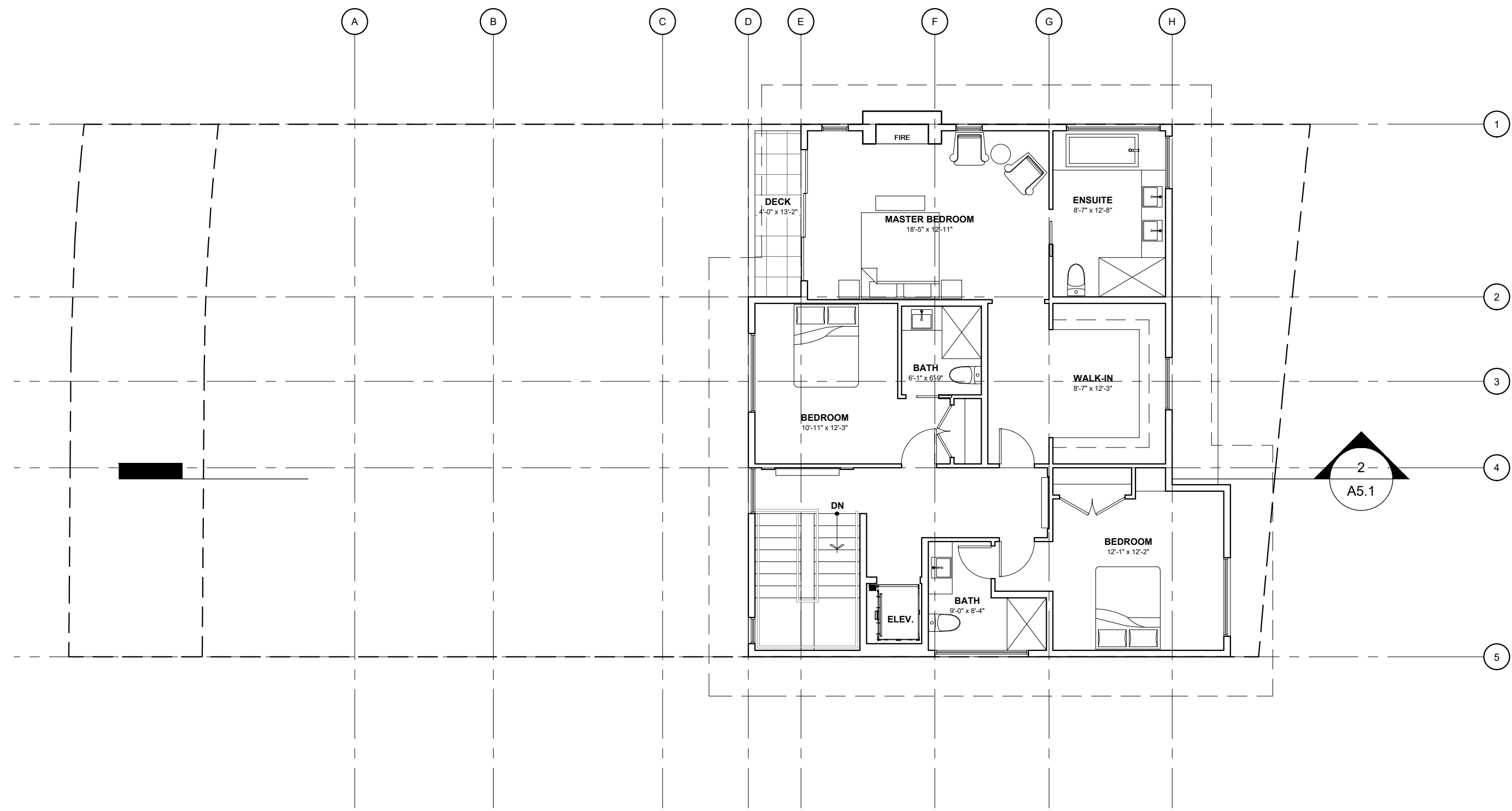
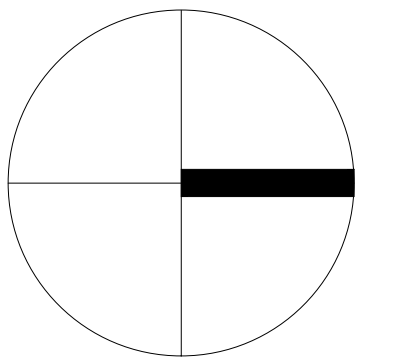
**LOT 24**

DRAWING No.

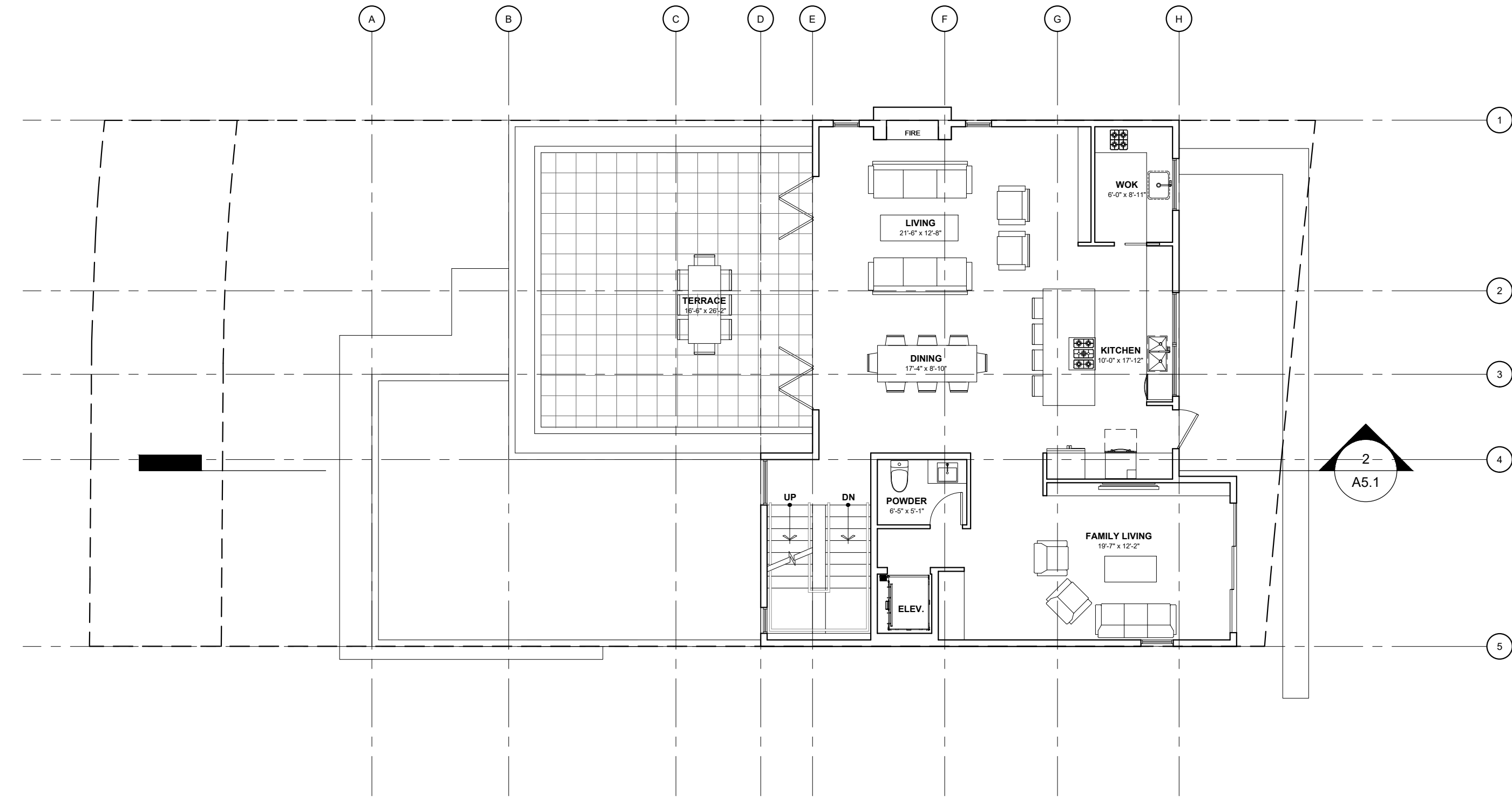
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1925 Main Street  
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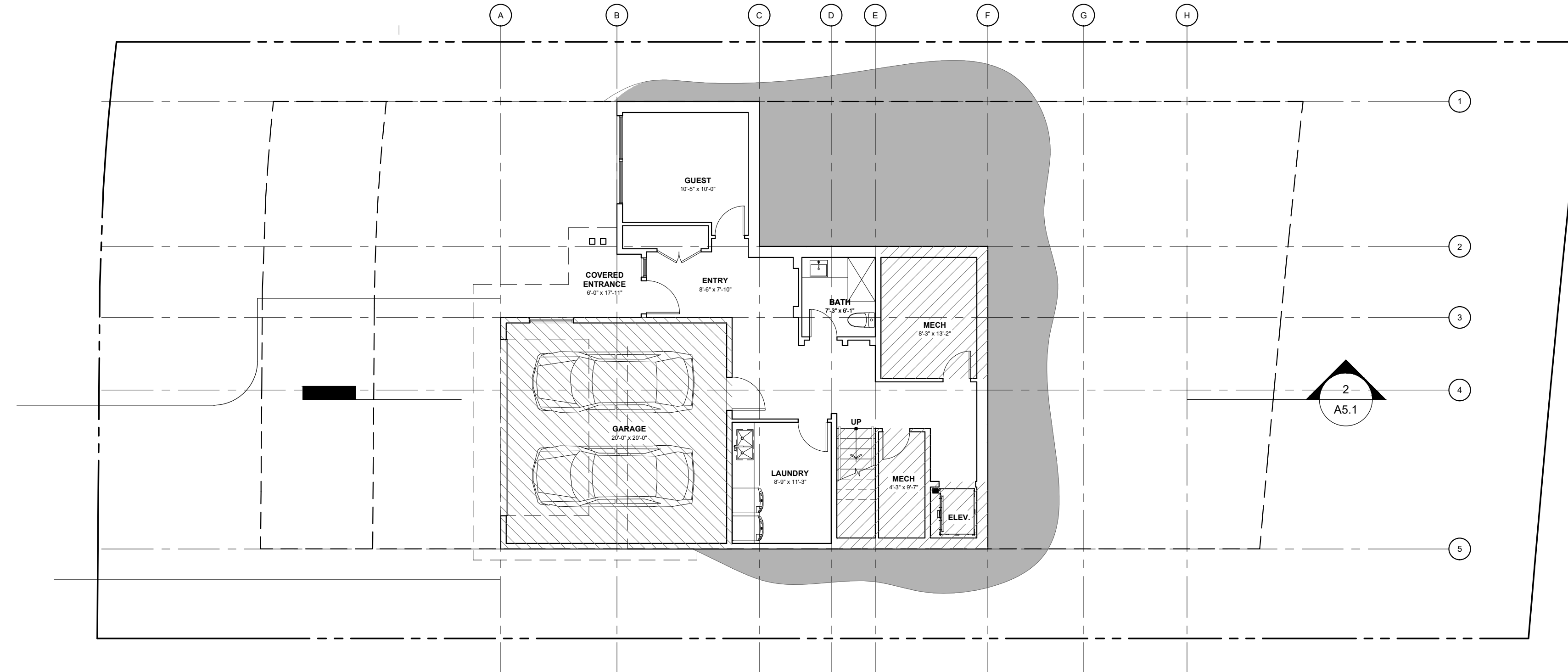
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**3 LEVEL 3 FLOOR PLAN**  
GROSS AREA = 1322.83 S.F. Scale: 1/8" = 1'0"



**2 LEVEL 2 FLOOR PLAN**  
GROSS AREA = 1272.77 S.F. Scale: 1/8" = 1'0"



**1 LEVEL 1 FLOOR PLAN**  
GROSS AREA = 1302.54 S.F. (including garage) Scale: 1/8" = 1'0"  
FAR AREA = 620.52 S.F.

TOTAL GROSS AREA = 3898.14 S.F.  
TOTAL FAR AREA = 3216.15 S.F.

REVISIONS

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
24**

DRAWING No.

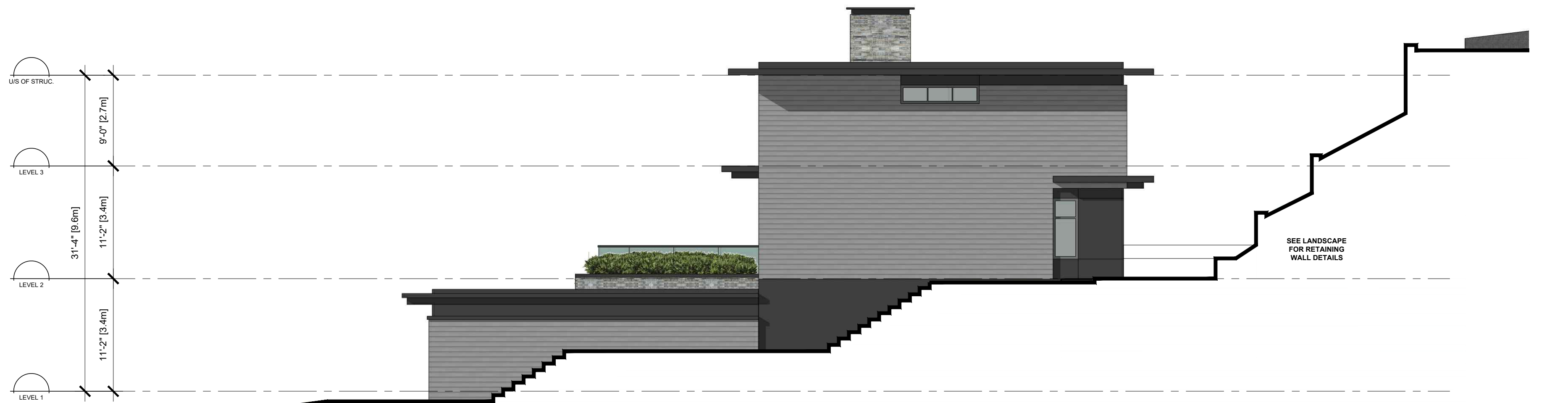
**A5.2**

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1 NORTH ELEVATION  
Scale: 1/8" = 1'0"



2 EAST ELEVATION  
Scale: 1/8" = 1'0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'0"



4 WEST ELEVATION  
Scale: 1/8" = 1'0"



REVISIONS
1

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

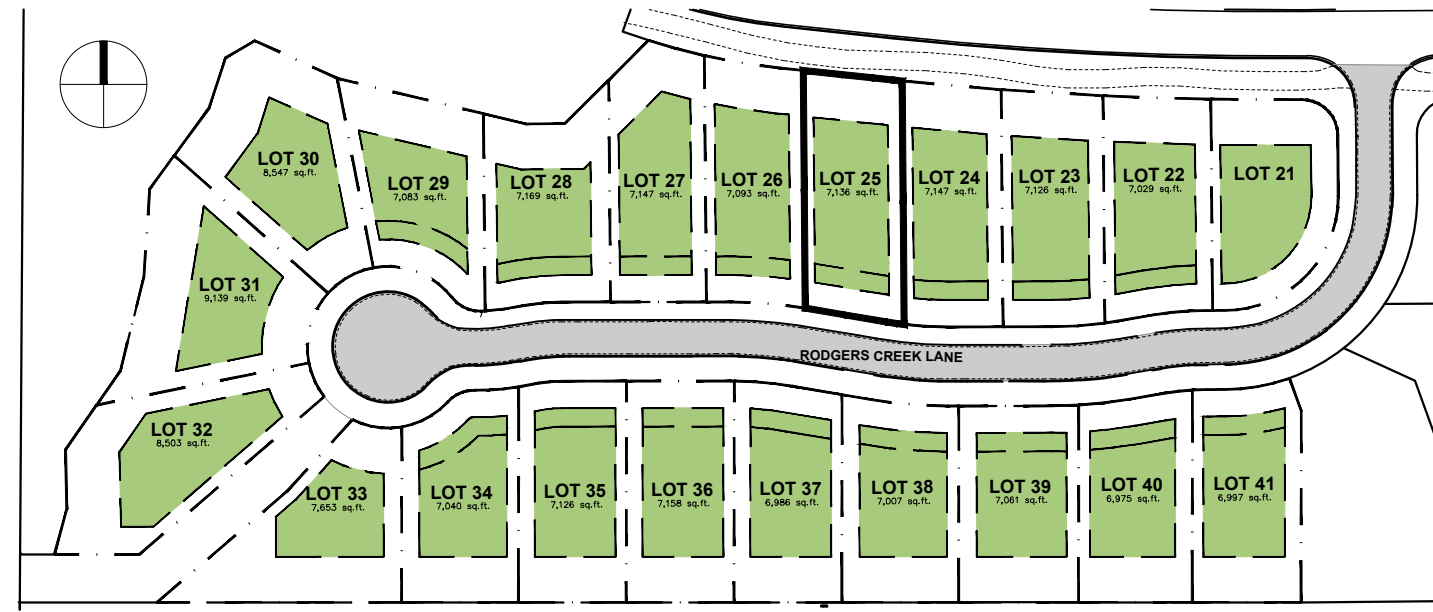
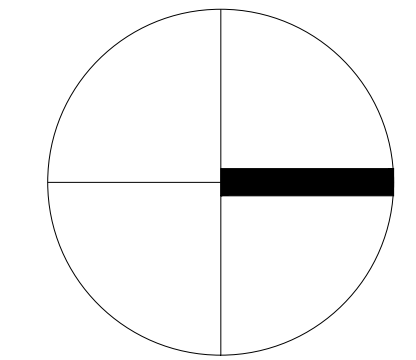
PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE  
**LOT  
24**

DRAWING No.  
**A5.3**



1 KEY PLAN

Scale: NTS

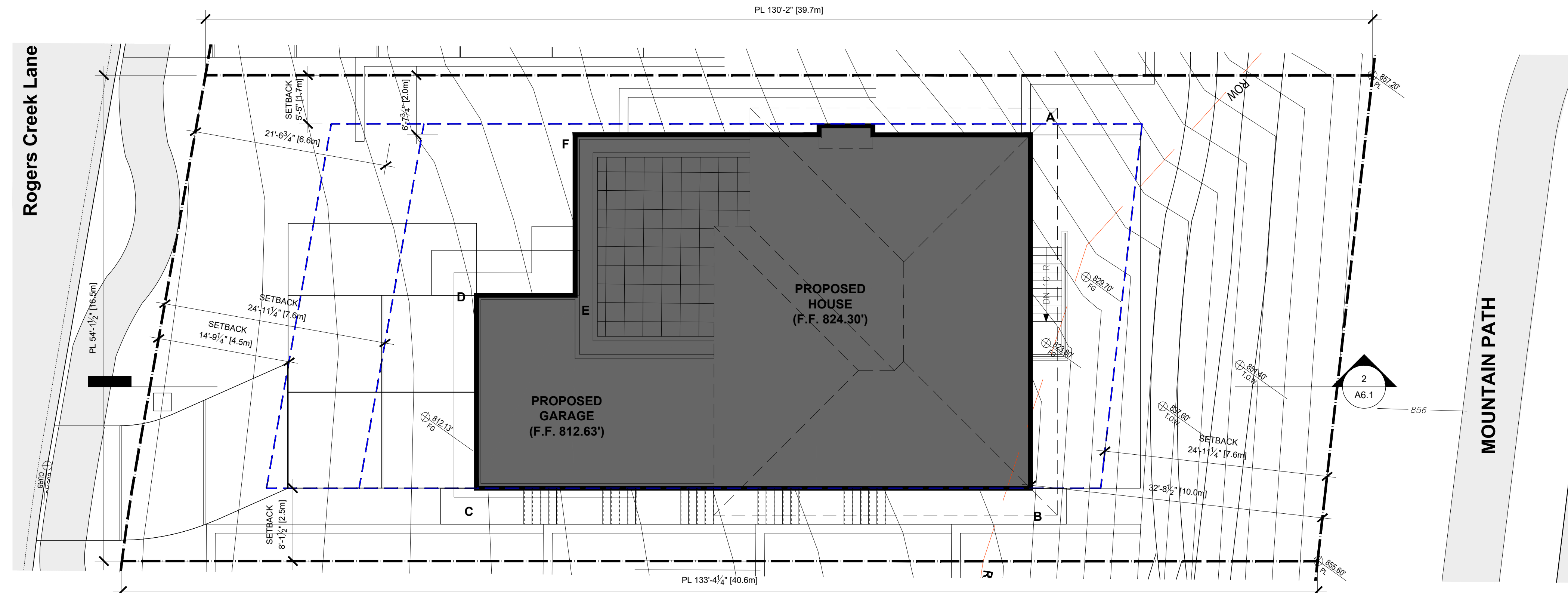
**LOT 25 STATS:**

LOT AREA: 7136.00 S.F.  
FAR ALLOWABLE: 3211.20 S.F.

	PERMITTED	PROVIDED	VARIANCE
FRONT YARD SETBACK	4.5	6.6	-
REAR YARD SETBACK	7.6	10.0	-
SIDE YARD MINIMUM SETBACK	1.65	2.02	-
SIDE YARD COMBINED SETBACK	4.125	4.5	-
HIGHEST BUILDING FACE	6.71	6.71	-
BUILDING HEIGHT	7.62	7.6	-
COVERED BALCONY (6% MAX)	6%	4.69%	-
FAR	0.45	0.45	-

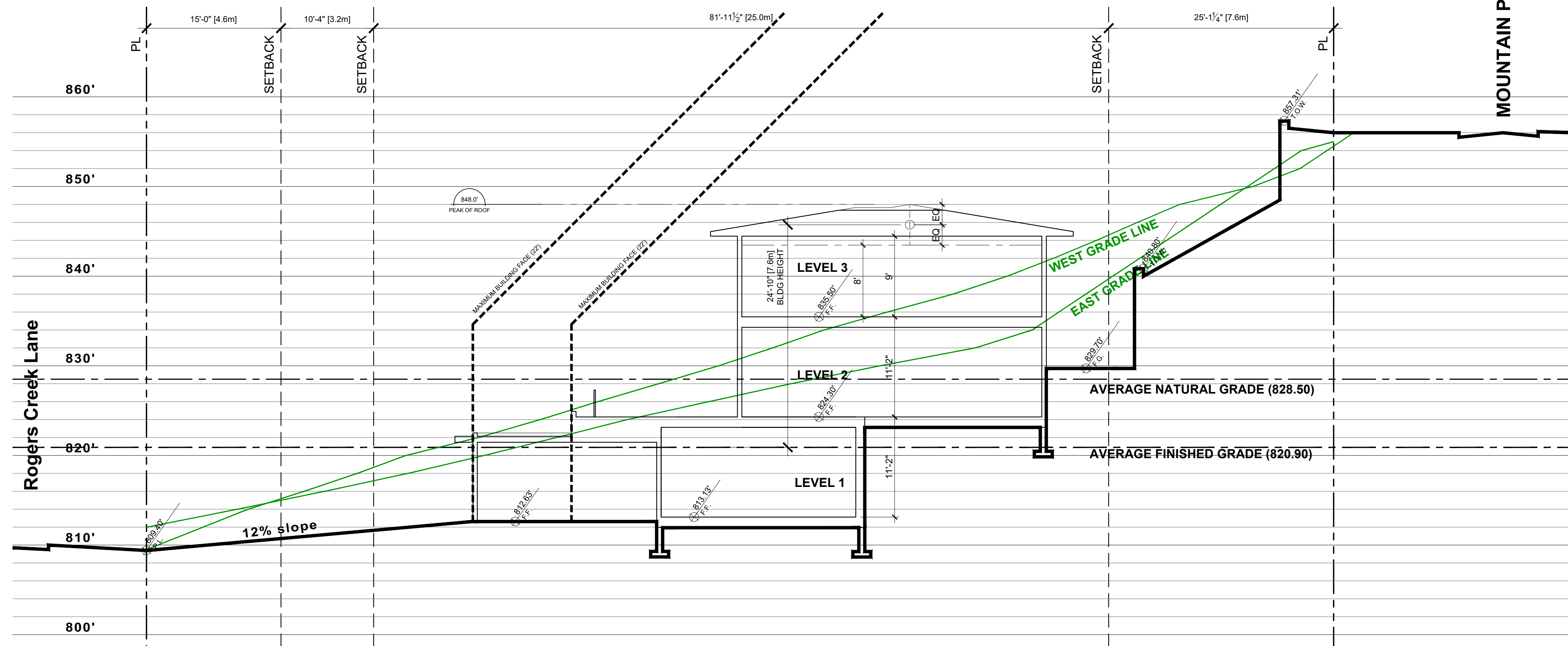
LOT 25 AVERAGE FINISHED GRADE					
SEGMENT	ELEVATION (FT)		AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	829.7	829.7	829.7	39.4	32690.18
B-C	829.7	812.63	821.165	61.75	50706.9375
C-D	812.63	812.63	812.63	20.5	16658.915
D-E	812.63	813.13	812.88	11	8941.68
E-F	813.13	813.13	813.13	17.88	14538.7644
F-A	813.13	829.7	821.415	50.75	41086.81125
<b>TOTAL</b>				<b>201.28</b>	<b>165223.2894</b>
					<b>AVERAGE GRADE (FT) 820.9</b>

LOT 25 AVERAGE NATURAL GRADE					
SEGMENT	ELEVATION (FT)		AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	840.5	833.8	837.15	39.4	32983.71
B-C	833.8	822.5	828.15	61.75	51138.2625
C-D	822.5	823.2	822.85	20.5	16868.425
D-E	823.2	817.5	820.35	11	9023.85
E-F	817.5	819	818.25	17.88	14630.31
F-A	819	840.5	829.75	50.75	42109.8125
<b>TOTAL</b>				<b>201.28</b>	<b>166754.37</b>
					<b>AVERAGE GRADE (FT) 828.5</b>



1 LOT 25 SITE PLAN

Scale: 1/8" = 10"



2 SECTION

Scale: 1/8" = 10"

REVISIONS  
1

ISSUES	DATE
8	
7 RE-ISSUED FOR COUNCIL REVIEW	JAN 8, 2018
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
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CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
25**

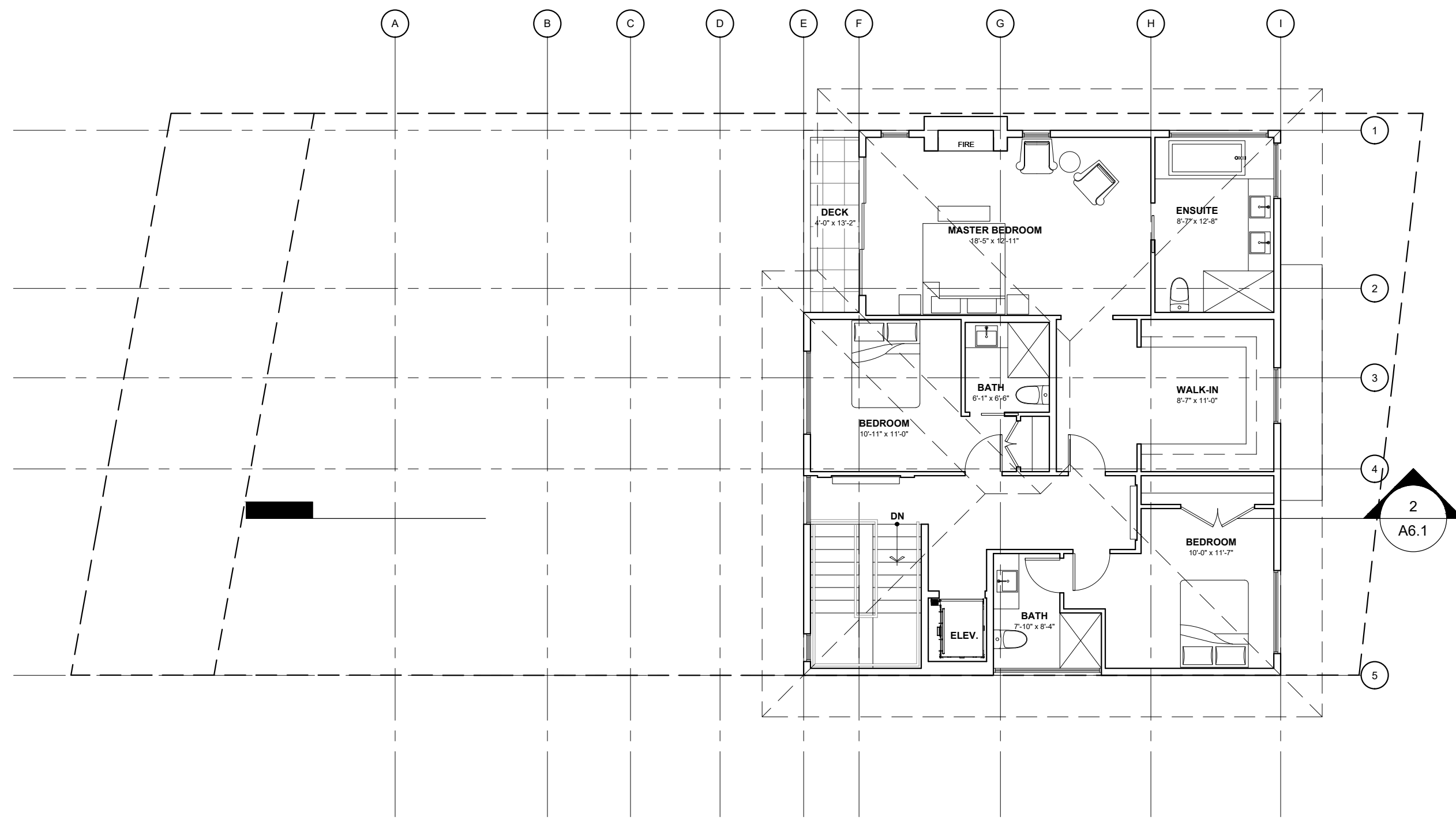
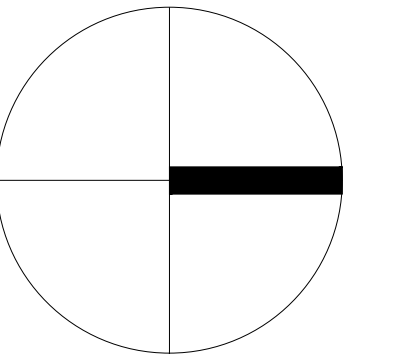
DRAWING No.

**A6.1**

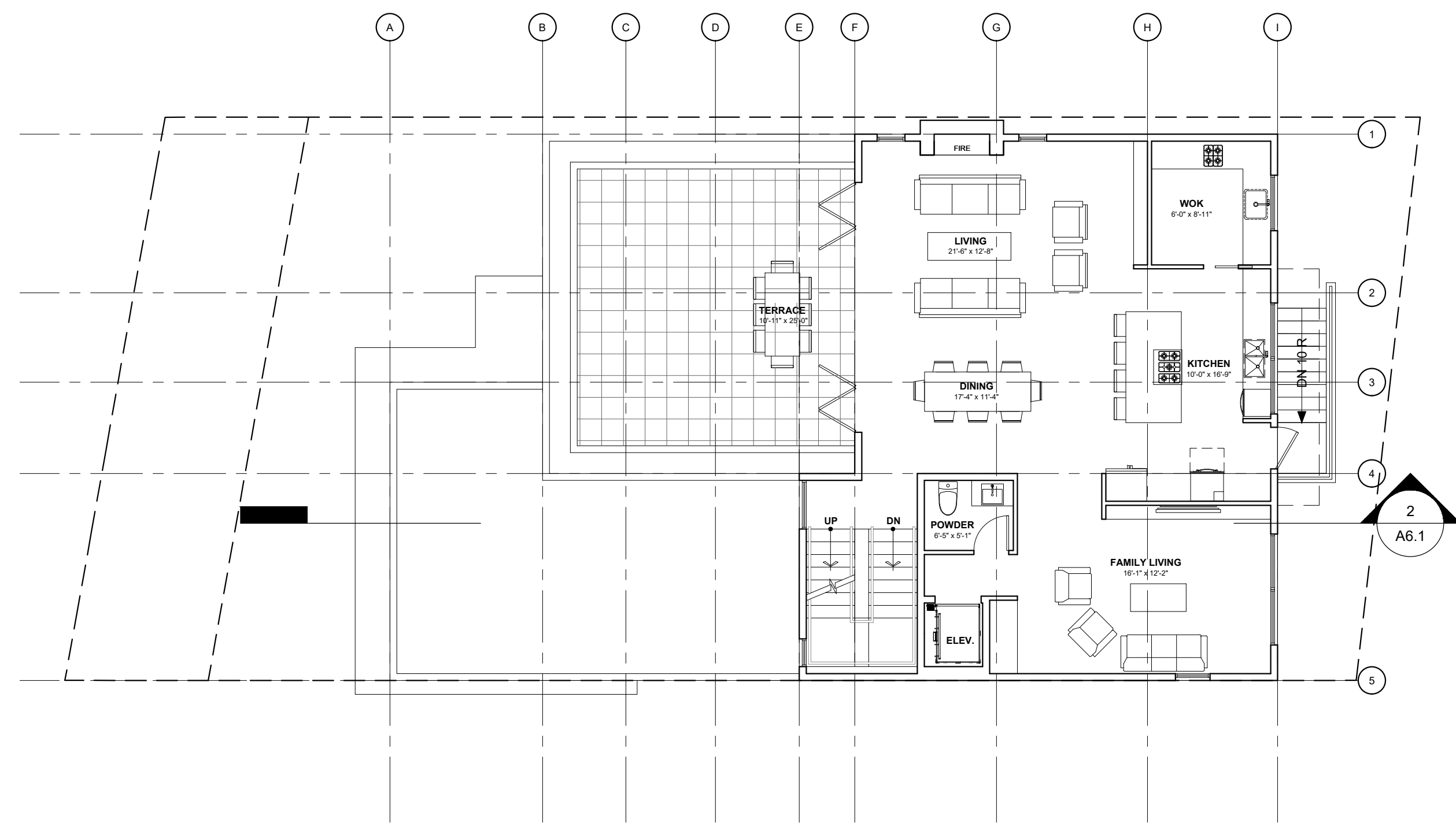


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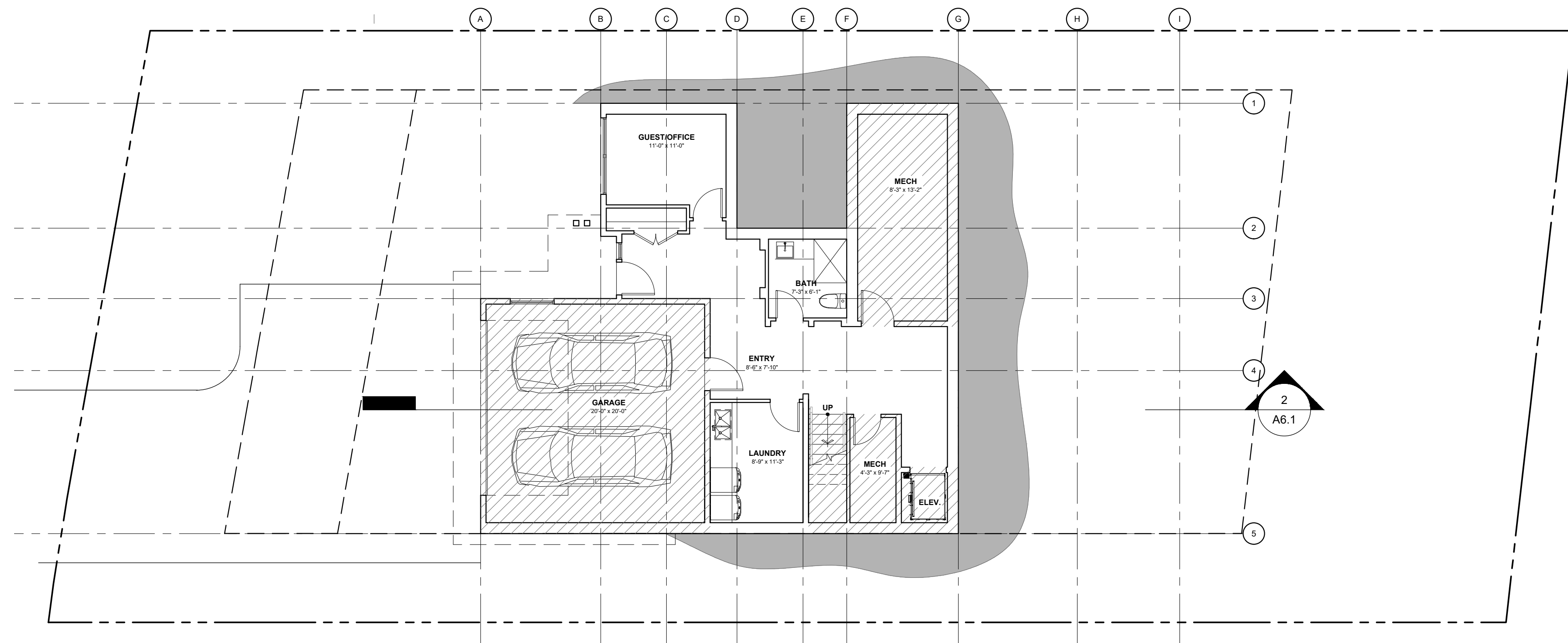
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**3 LEVEL 3 FLOOR PLAN**  
GROSS AREA = 1309.94 S.F. Scale: 1/8" = 1'0"



**2 LEVEL 2 FLOOR PLAN**  
GROSS AREA = 1264.78 S.F. Scale: 1/8" = 1'0"



**1 LEVEL 1 FLOOR PLAN**  
GROSS AREA = 1401.43 S.F. (including garage) Scale: 1/8" = 1'0"  
FAR AREA = 636.48 S.F.

TOTAL GROSS AREA = 3976.15 S.F.  
TOTAL FAR AREA = 3211.20 S.F.

REVISIONS

1

ISSUES

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT

**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

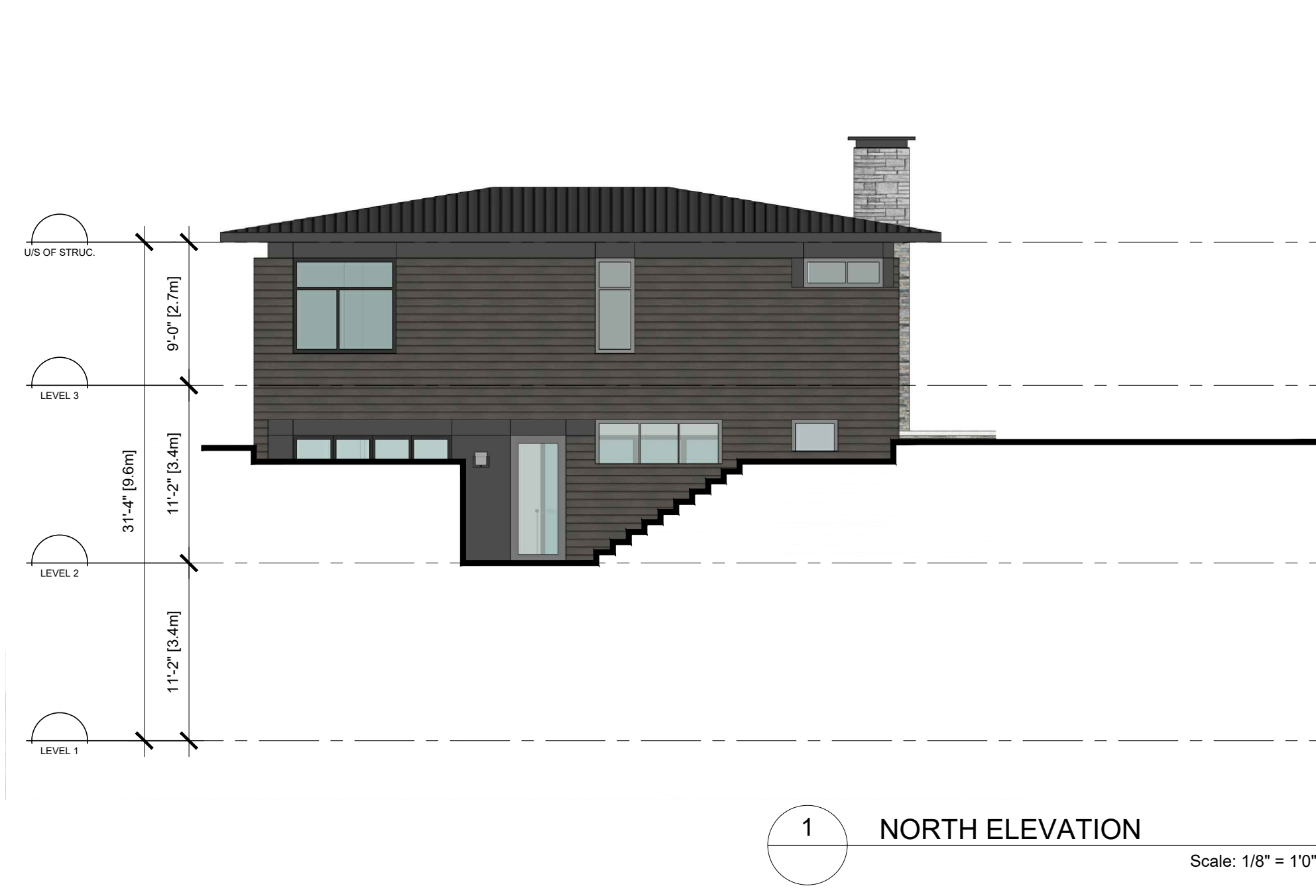
DRAWING TITLE

**LOT  
25**

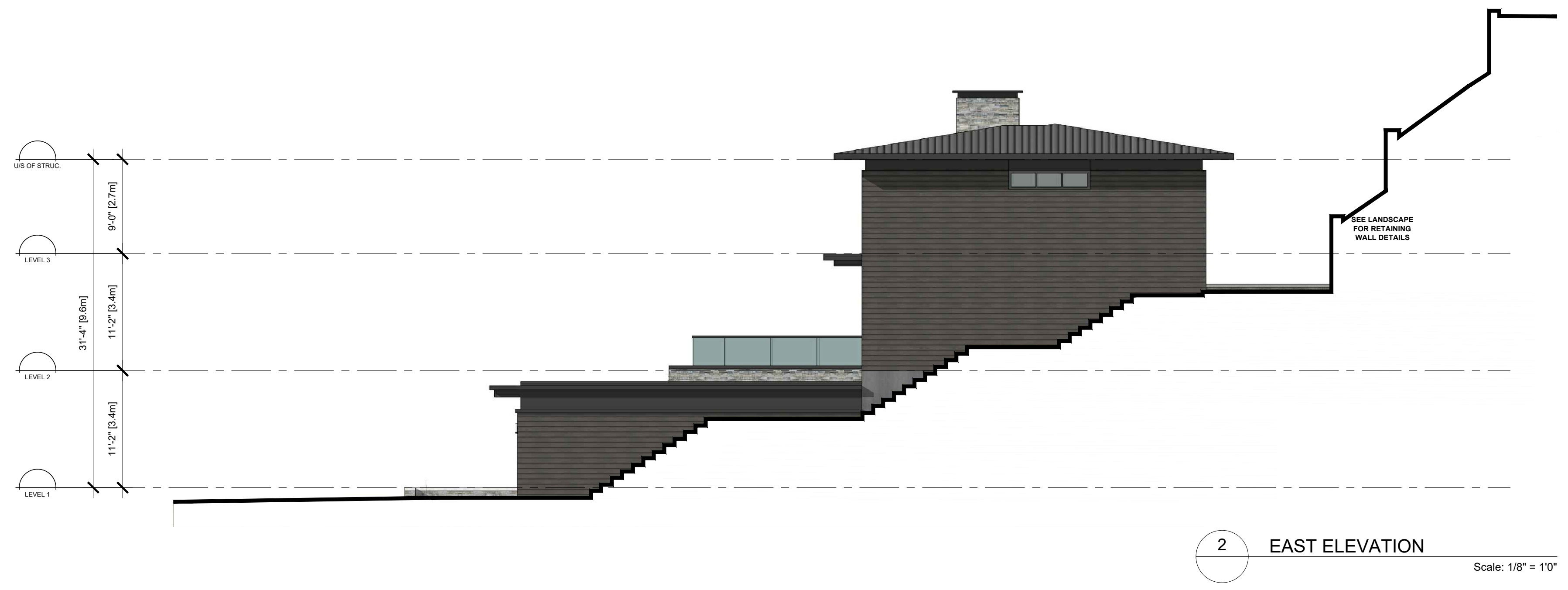
DRAWING No.

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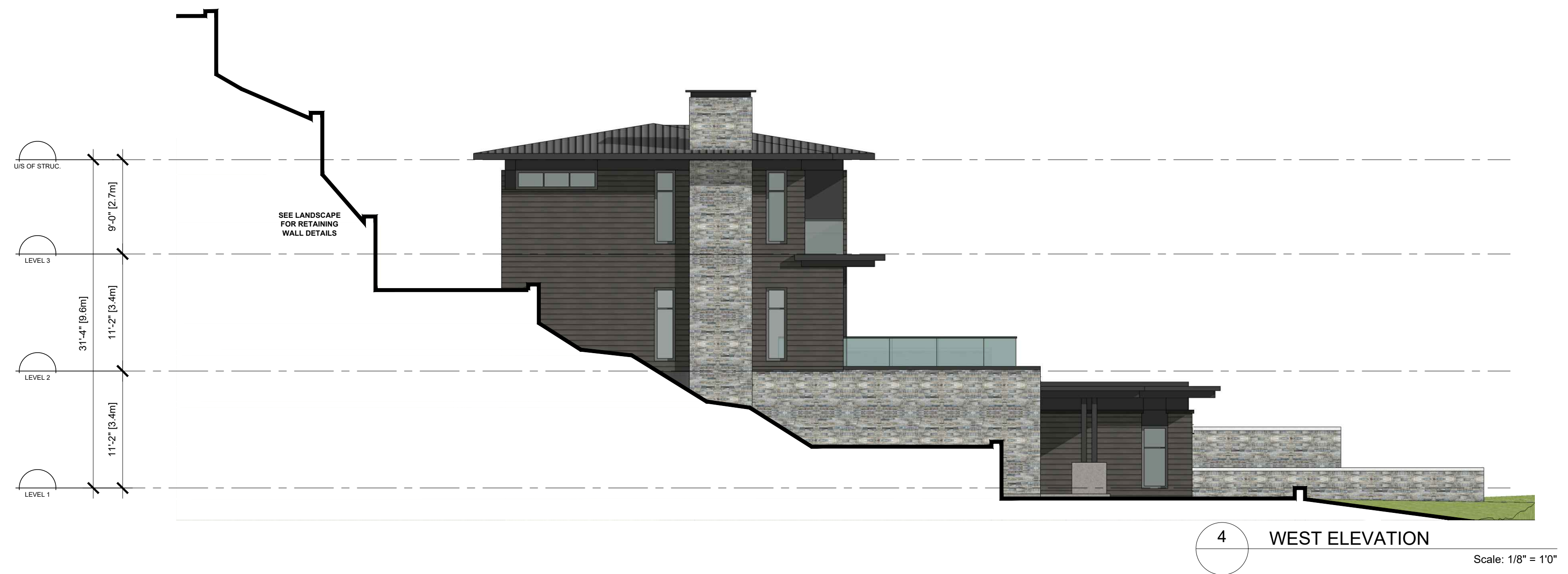
1 NORTH ELEVATION  
Scale: 1/8" = 1'0"



2 EAST ELEVATION  
Scale: 1/8" = 1'0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'0"



4 WEST ELEVATION  
Scale: 1/8" = 1'0"

REVISIONS	
1	

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

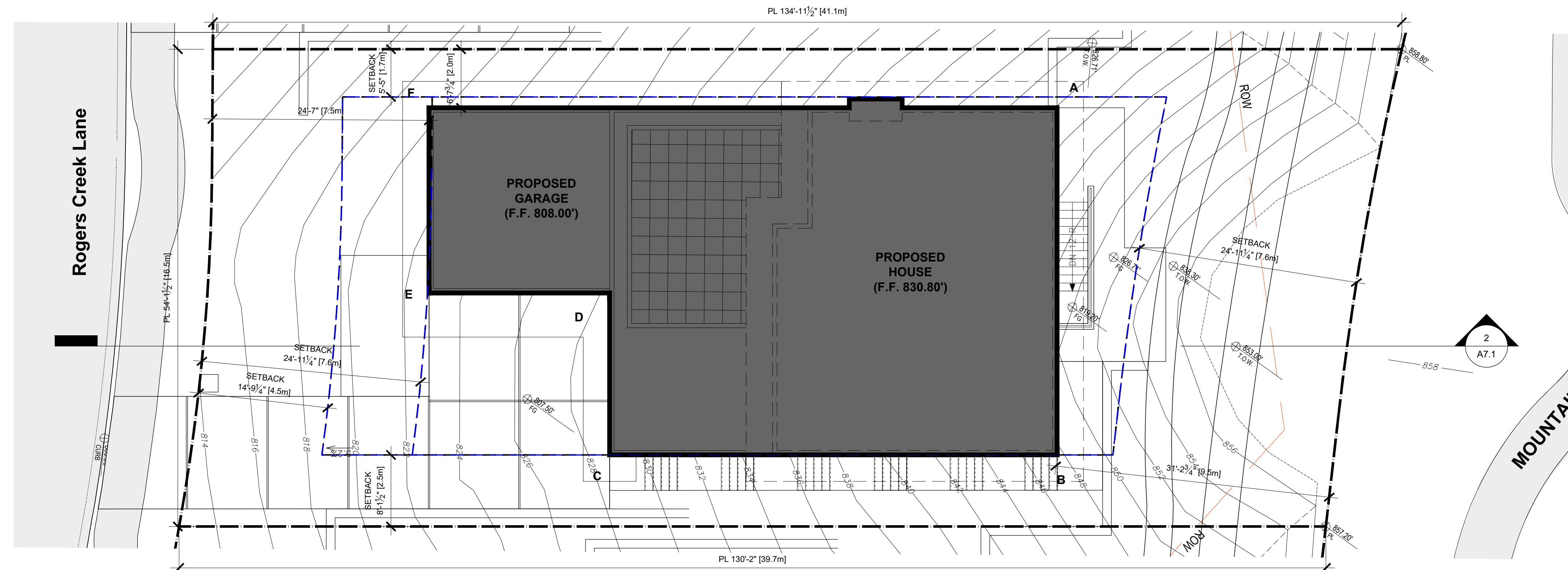
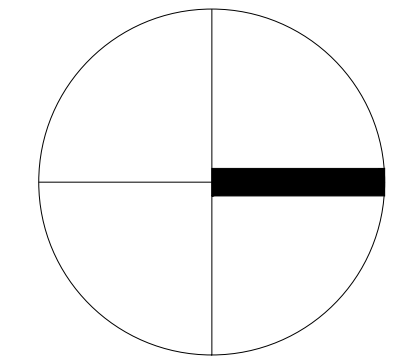
DRAWING TITLE

**LOT  
25**

DRAWING No.

**A6.3**





1 LOT 26 SITE PLAN  
Scale: 1/8" = 10"

**LOT 26 STATS:**  
LOT AREA: 7093.00 S.F.  
FAR ALLOWABLE: 3191.85 S.F.

	PERMITTED	PROVIDED	VARIANCE
FRONT YARD SETBACK	4.5	7.5	-
REAR YARD SETBACK	7.6	9.5	-
SIDE YARD MINIMUM SETBACK	1.65	2.02	-
SIDE YARD COMBINED SETBACK	4.125	4.5	-
HIGHEST BUILDING FACE	6.71	6.71	-
BUILDING HEIGHT	7.62	7.2	-
COVERED BALCONY (6% MAX)	6%	4.71%	-
FAR	0.45	0.45	-

**LOT 26 AVERAGE FINISHED GRADE**

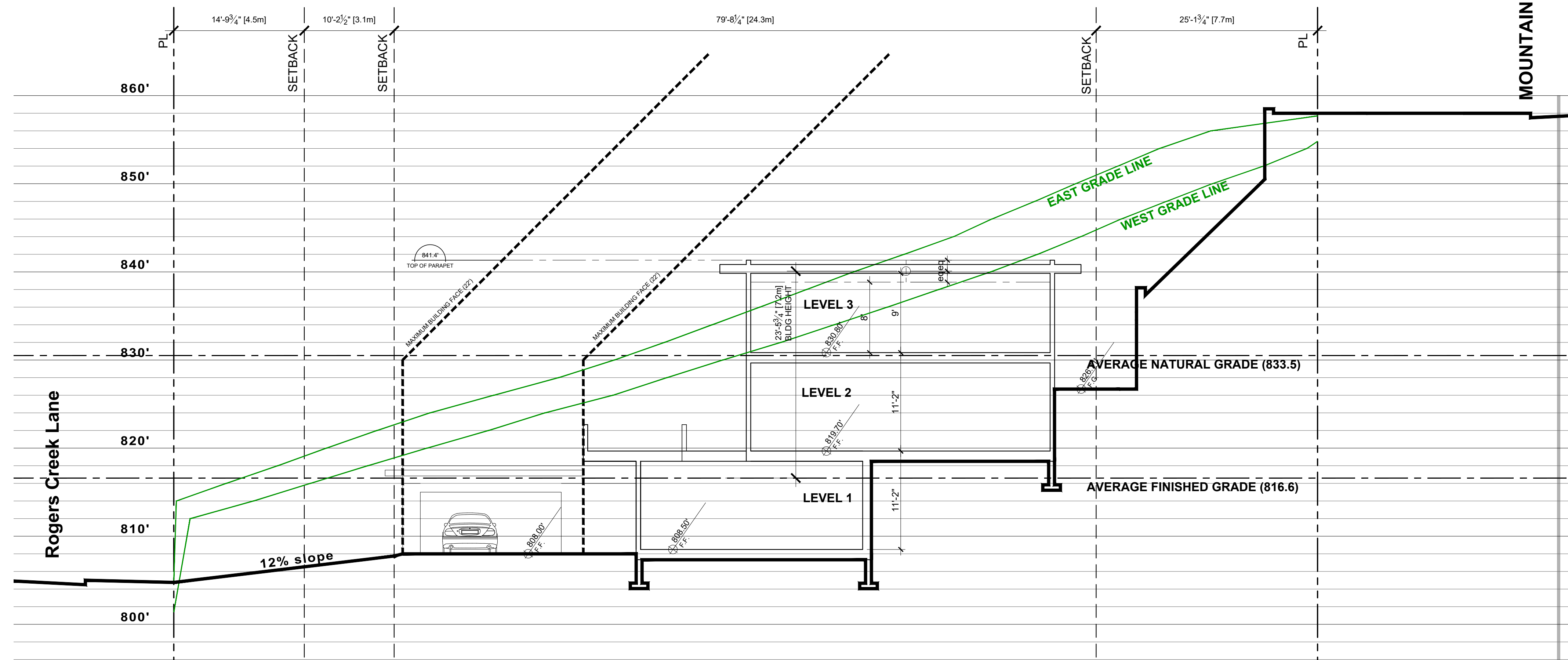
SEGMENT	POINT 1	POINT 2	AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	826.71	826.71	826.71	39.4	32572.374
B-C	826.71	808.5	817.605	50.8	41534.334
C-D	808.5	808.5	808.5	18.4	14876.4
D-E	808.5	808	808.25	20.5	16569.125
E-F	808	808	808	21	16968
F-A	808	826.71	817.355	71.3	58777.815
<b>TOTAL</b>				<b>221.4</b>	<b>180797.6445</b>

**AVERAGE GRADE (FT): 816.6**

**LOT 26 AVERAGE NATURAL GRADE**

SEGMENT	POINT 1	POINT 2	AVERAGE	LENGTH (FT)	AVERAGE ELEVATION X LENGTH
A-B	842.2	847.6	845	39.4	33293
B-C	847.6	829	838.4	50.8	42590.72
C-D	829	828.5	828.75	18.4	15249
D-E	828.5	823	825.75	20.5	16927.875
E-F	823	819.5	821.25	21	17246.25
F-A	819.5	842.2	830.85	71.3	59239.605
<b>TOTAL</b>				<b>221.4</b>	<b>184546.45</b>

**AVERAGE GRADE (FT): 833.5**



2 SECTION  
Scale: 1/8" = 10"

REVISIONS

NO.	DESCRIPTION	DATE
1		

ISSUES

NO.	DESCRIPTION	DATE
8		
7	RE-ISSUED FOR COUNCIL REVIEW	JAN 8, 2018
6	ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5	ISSUED FOR DRC	JULY 20, 2017
4	ISSUED FOR DRC	APR 19, 2017
3	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2	DEVELOPMENT PERMIT	AUG 5, 2016
1	PRELIMINARY REVIEW	

PROJECT NUMBER: DC-49  
DRAWN BY: JPO  
CHECKED BY: MB  
DATE CHECKED: AUG 5, 2016  
CONSULTANT:

**EXECUTIVE HOMES AT RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

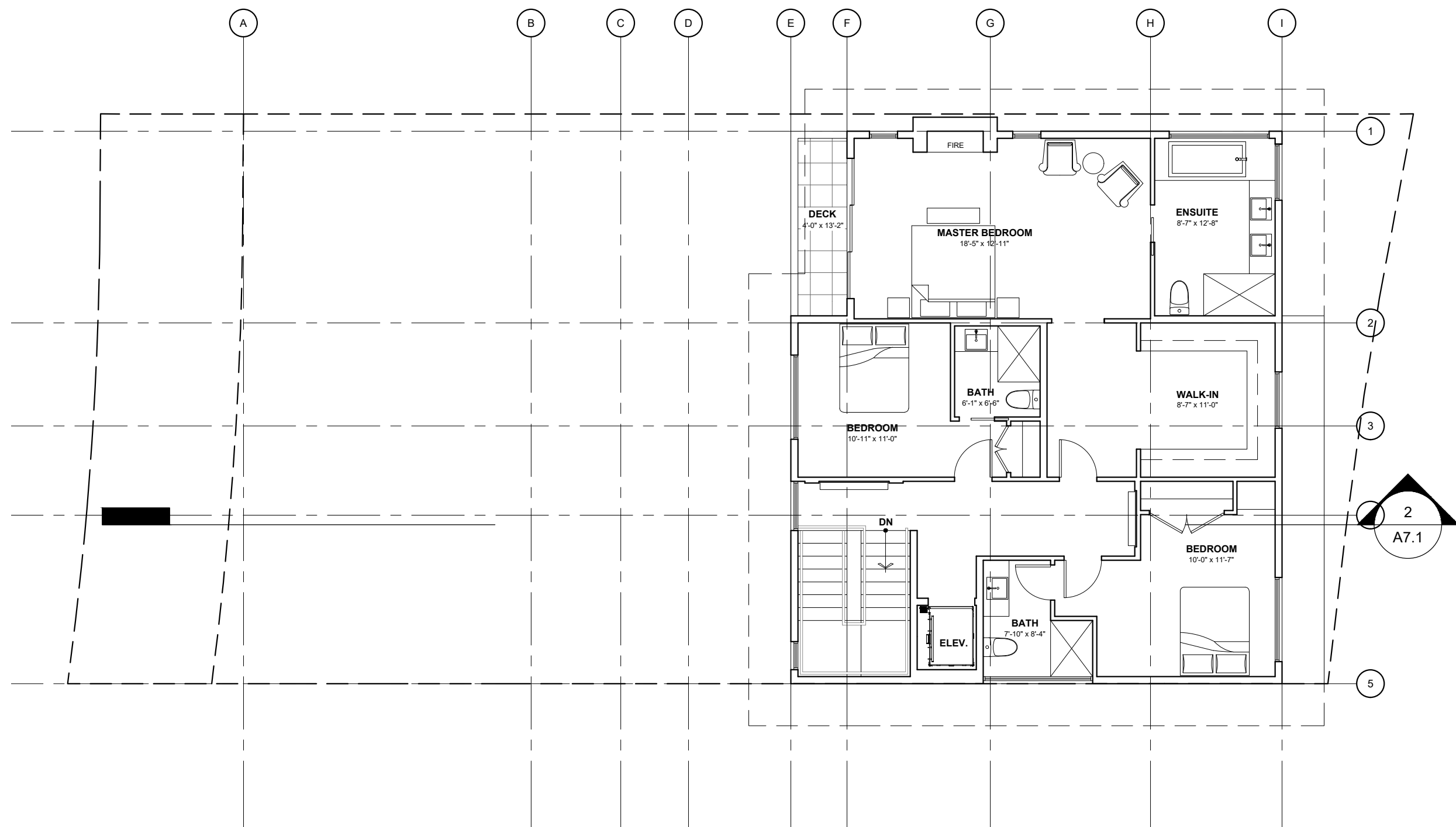
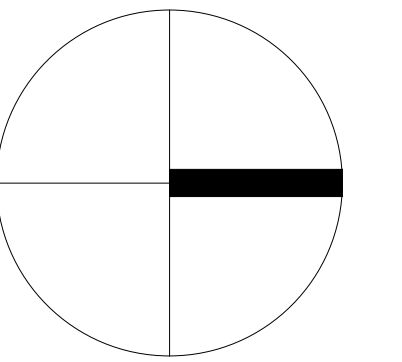
**LOT 26**

DRAWING No.

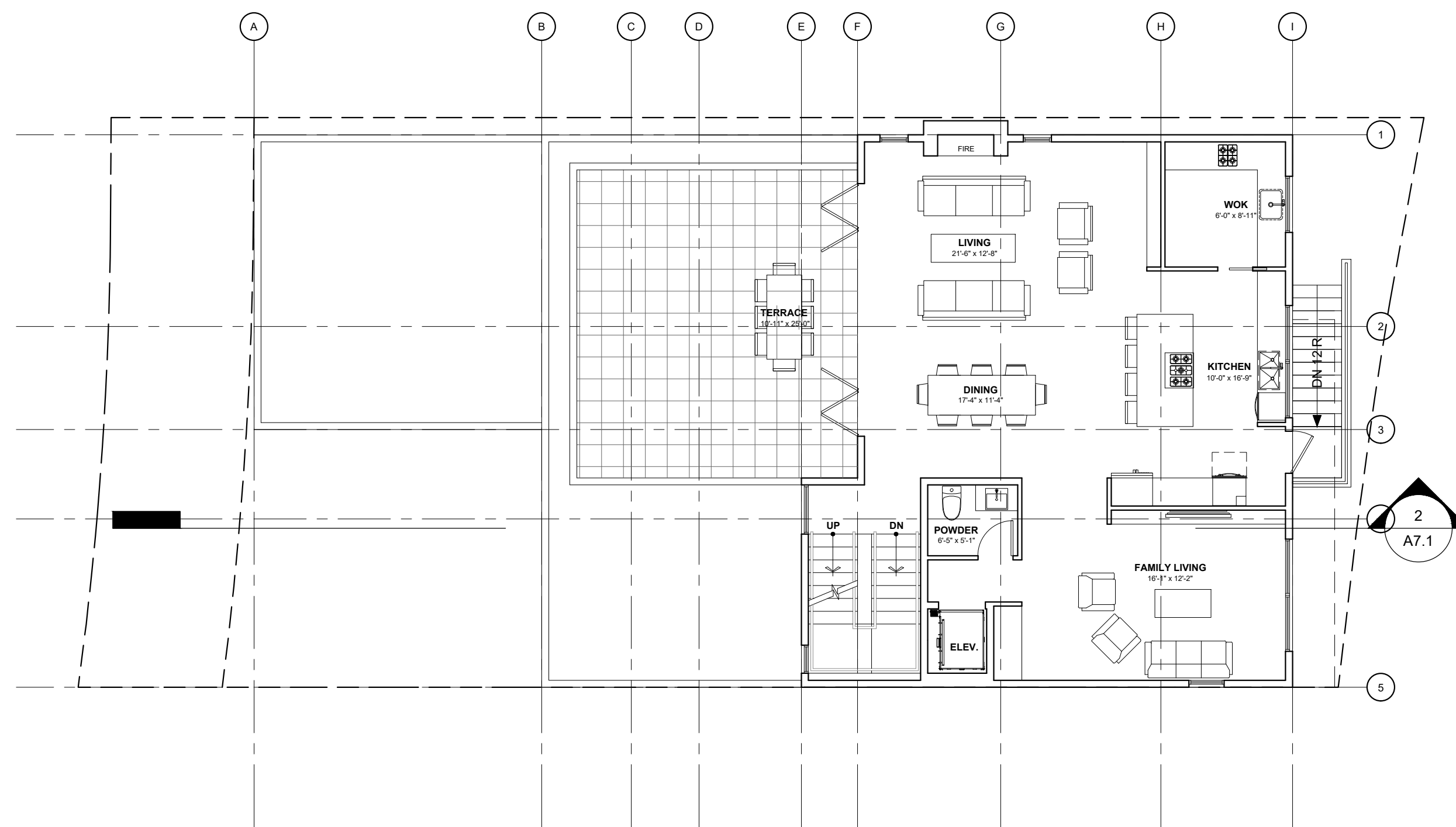
**A7.1**

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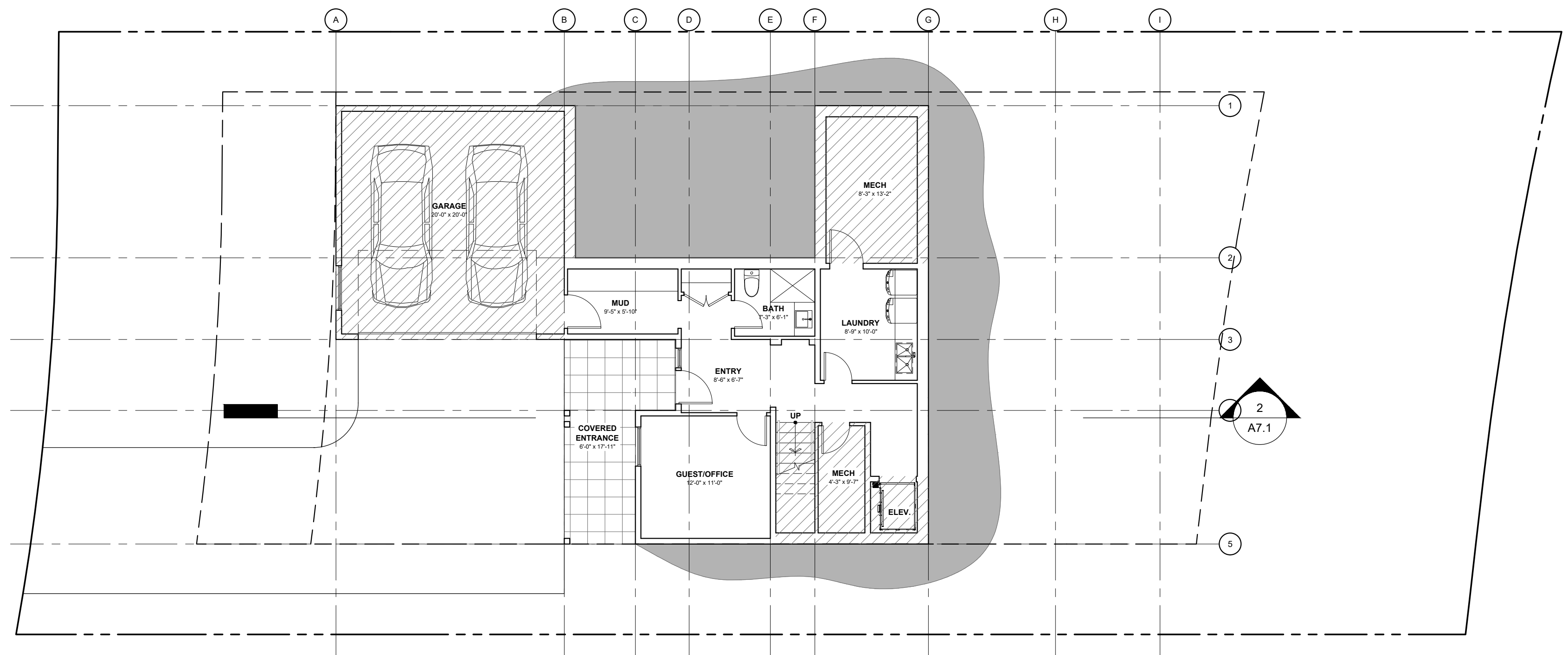
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**3 LEVEL 3 FLOOR PLAN**  
GROSS AREA = 1331.13 S.F. Scale: 1/8" = 1'0"



**2 LEVEL 2 FLOOR PLAN**  
GROSS AREA = 1285.98 S.F. Scale: 1/8" = 1'0"



**1 LEVEL 1 FLOOR PLAN**  
GROSS AREA = 1284.26 S.F. (including garage) Scale: 1/8" = 1'0"  
FAR AREA = 574.74 S.F.  
TOTAL GROSS AREA = 3901.37 S.F.  
TOTAL FAR AREA = 3191.85 S.F.

REVISIONS

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
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PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

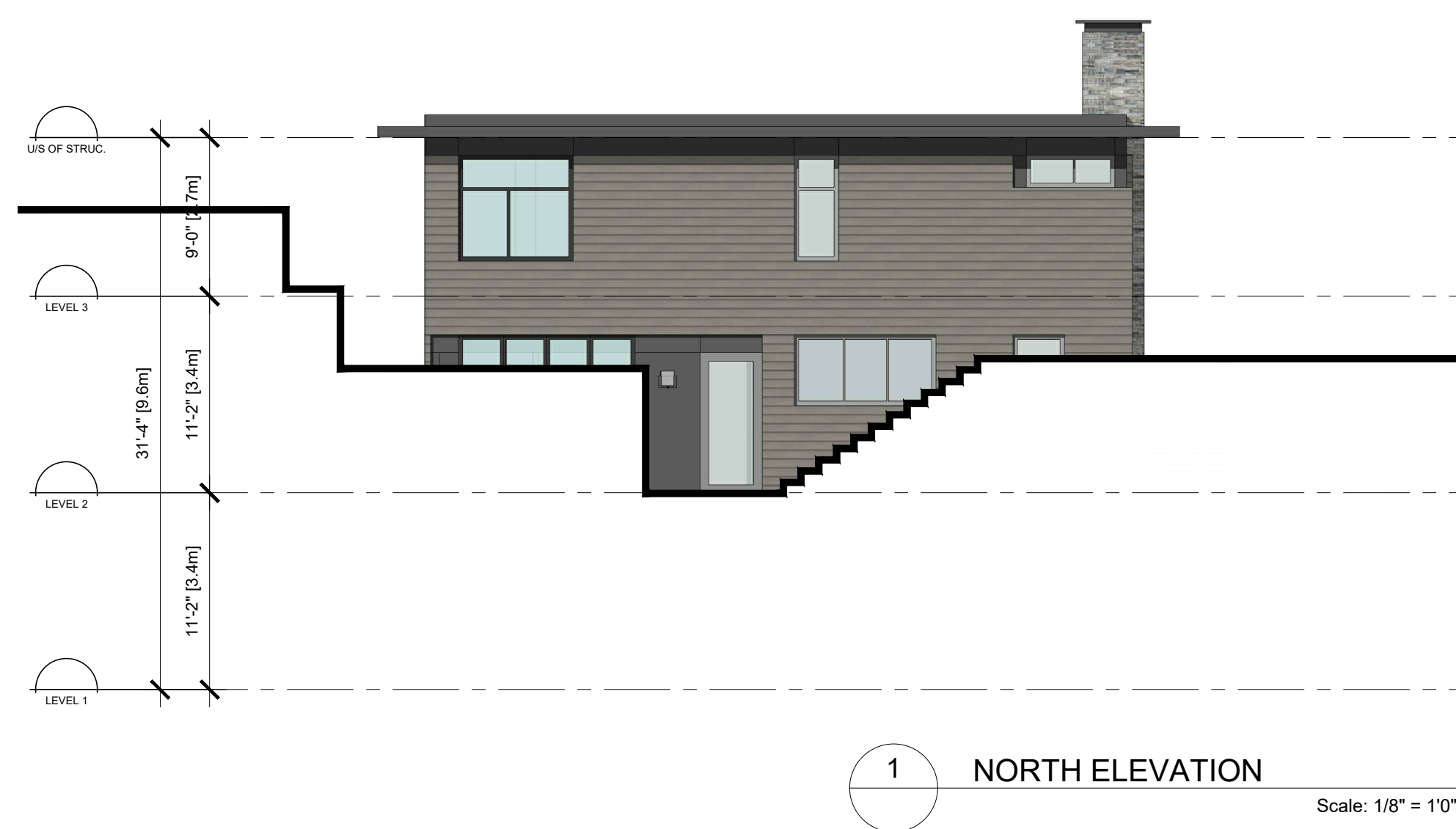
**LOT  
26**

DRAWING No.

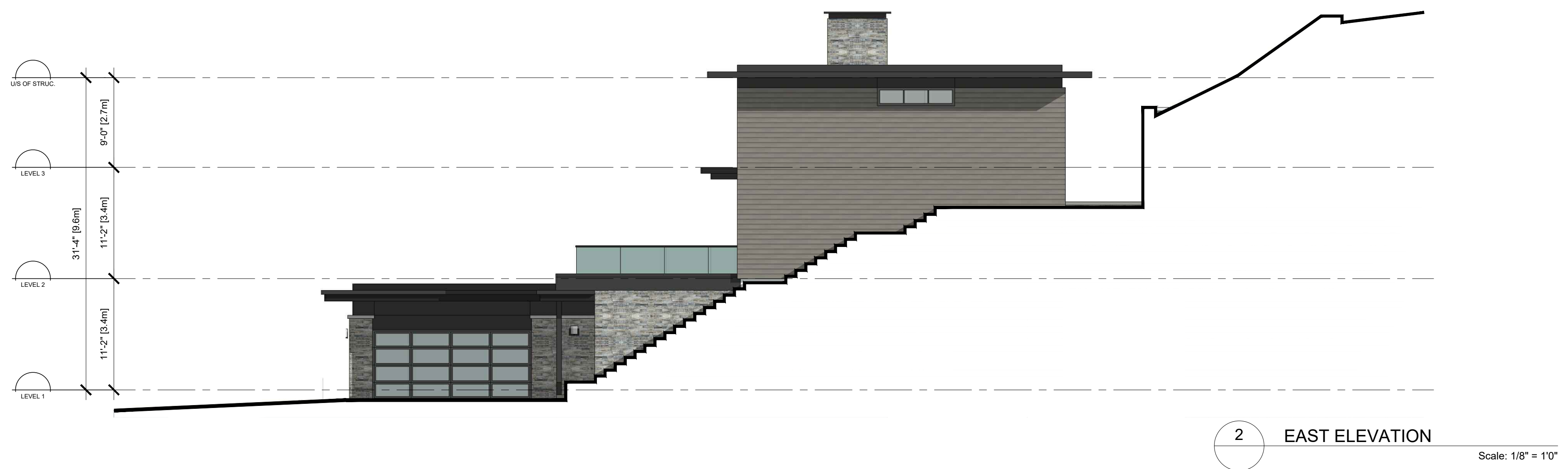
**A7.2**

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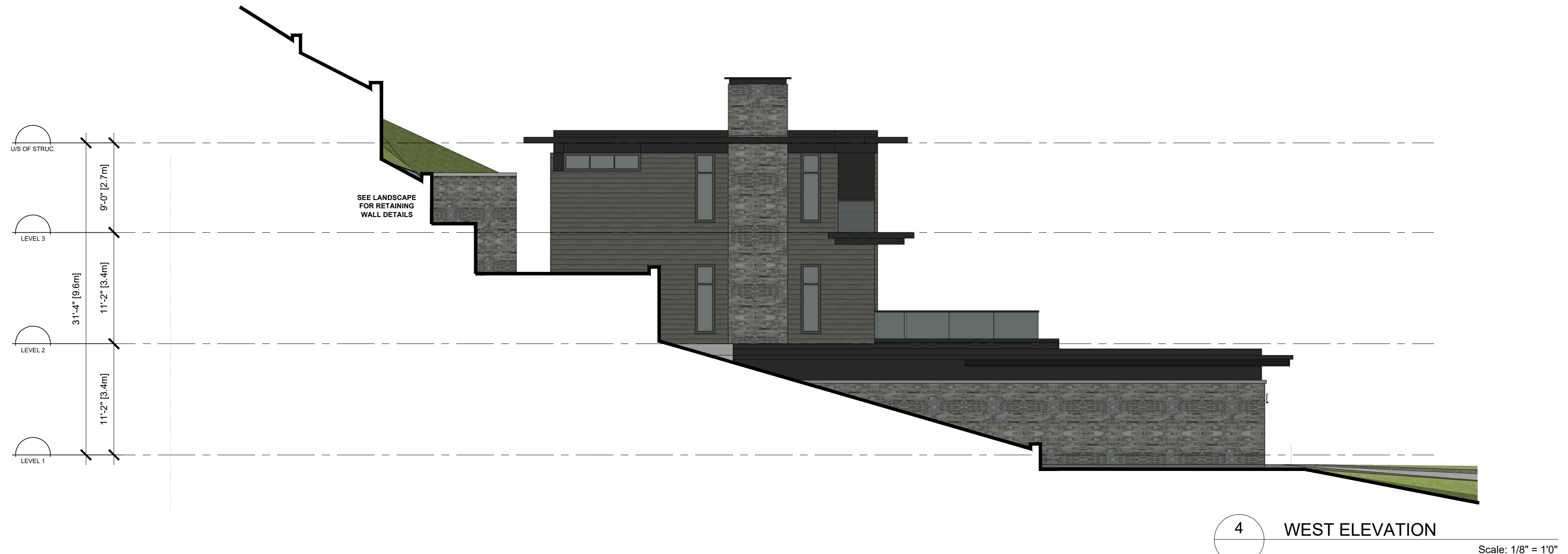
1 NORTH ELEVATION  
Scale: 1/8" = 1'0"



2 EAST ELEVATION  
Scale: 1/8" = 1'0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'0"



4 WEST ELEVATION  
Scale: 1/8" = 1'0"



REVISIONS

1	
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ISSUES	DATE
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7	
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5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE  
**LOT  
26**

DRAWING No.  
**A7.3**



1 KEY PLAN

Scale: NTS

**LOT 27 STATS:**

LOT AREA: 7147.00 S.F.  
FAR ALLOWABLE: 3216.15 S.F.

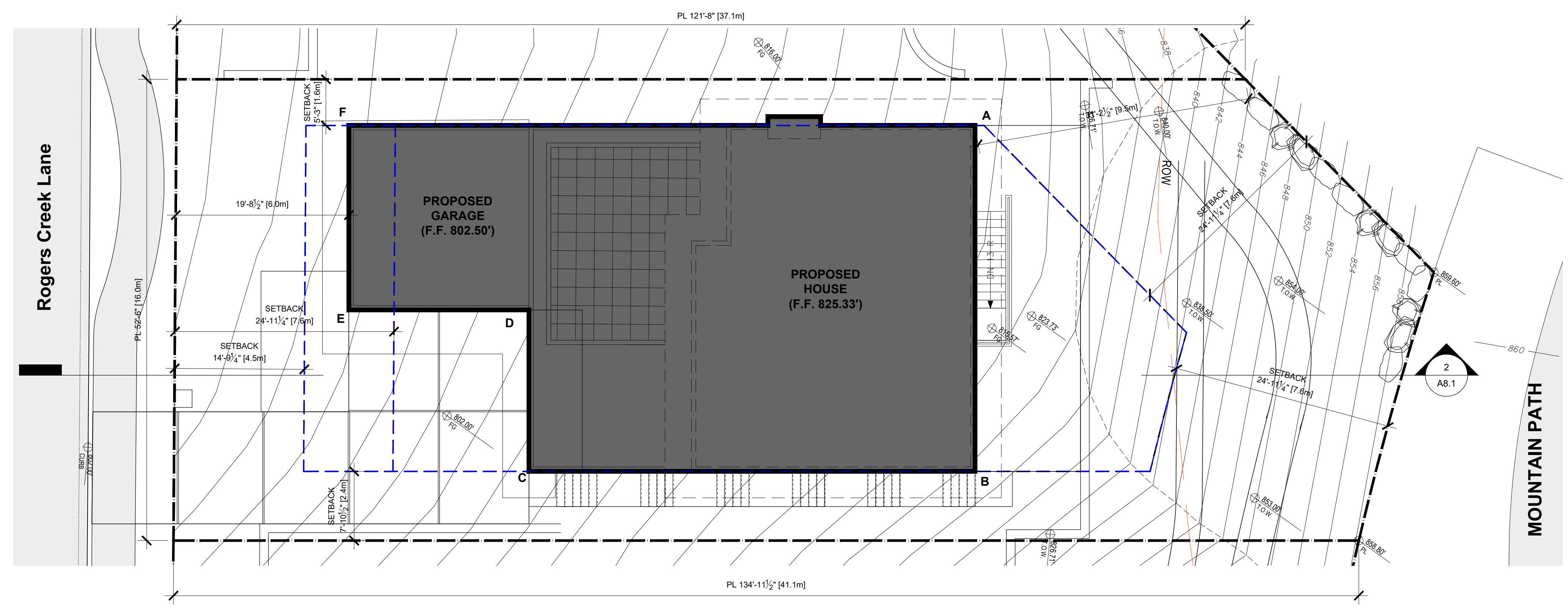
	PERMITTED	PROVIDED	VARIANCE
FRONT YARD SETBACK	4.5	6.0	-
REAR YARD SETBACK	7.6	9.5	-
SIDE YARD MINIMUM SETBACK	1.6	1.6	-
SIDE YARD COMBINED SETBACK	4.0	4.0	-
HIGHEST BUILDING FACE	6.71	6.71	-
BUILDING HEIGHT	7.62	7.1	-
COVERED BALCONY (6% MAX)	6%	4.36%	-
FAR	0.45	0.45	-

**LOT 27 AVERAGE FINISHED GRADE**

SEGMENT	ELEVATION (FT)			LENGTH (FT)	AVERAGE ELEVATION X LENGTH	AVERAGE GRADE (FT)
	POINT 1	POINT 2	AVERAGE			
A-B	823.73	823.73	823.73	39.4	32454.962	
B-C	823.73	804.9	814.315	50.8	41367.202	
C-D	804.9	804.9	804.9	18.4	14810.16	
D-E	804.9	804.4	804.65	20.5	16495.325	
E-F	804.4	804.4	804.4	21	16892.4	
F-A	804.4	823.73	814.065	71.3	58042.8545	
<b>TOTAL</b>				<b>221.4</b>	<b>180062.8835</b>	<b>813.3</b>

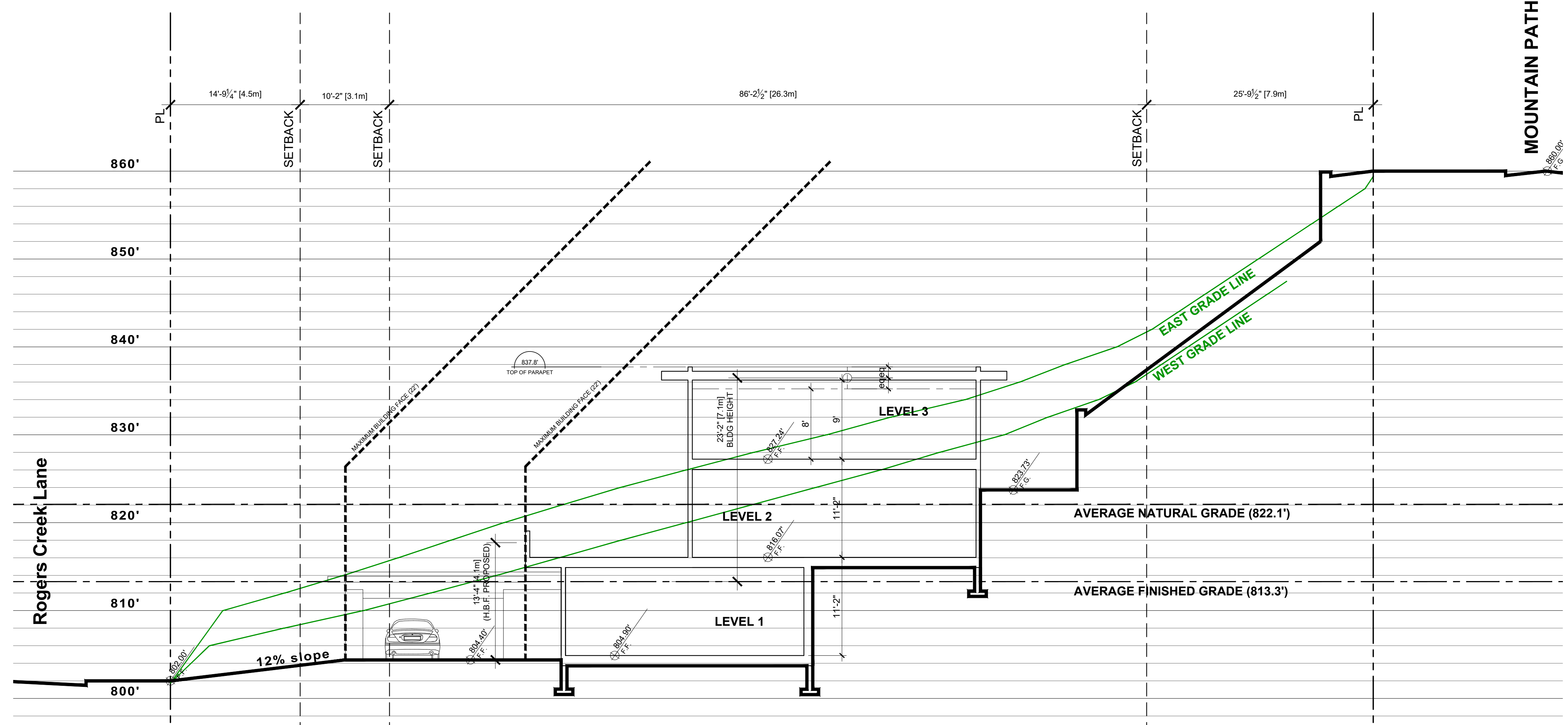
**LOT 27 AVERAGE NATURAL GRADE**

SEGMENT	ELEVATION (FT)			LENGTH (FT)	AVERAGE ELEVATION X LENGTH	AVERAGE GRADE (FT)
	POINT 1	POINT 2	AVERAGE			
A-B	829	834.5	831.75	39.4	32770.95	
B-C	834.5	820.5	827.5	50.8	42037	
C-D	820.5	817.5	819	18.4	15069.6	
D-E	817.5	811.5	814.5	20.5	16697.25	
E-F	811.5	809.5	810.5	21	17020.5	
F-A	809.5	829	819.25	71.3	58412.525	
<b>TOTAL</b>				<b>221.4</b>	<b>182007.825</b>	<b>822.1</b>



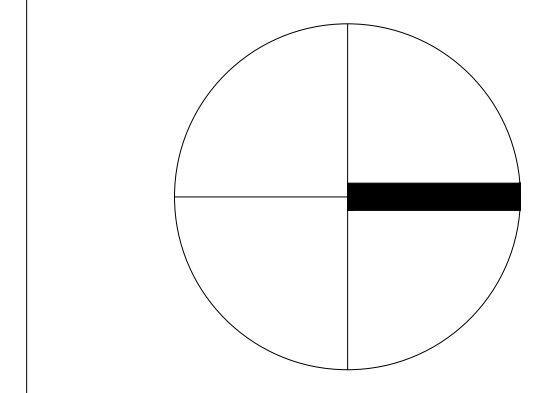
1 LOT 27 SITE PLAN

Scale: 1/8" = 1'0"



2 SECTION

Scale: 1/8" = 1'0"



REVISIONS

1	
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ISSUES	DATE
8	
7 RE-ISSUED FOR COUNCIL REVIEW	JAN 8, 2018
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

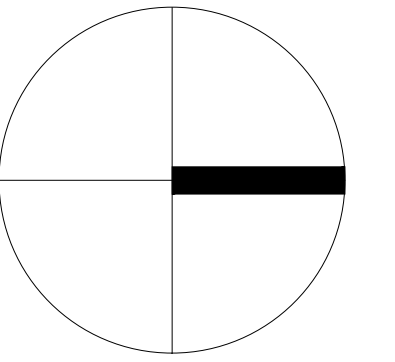
**LOT  
27**

DRAWING No.

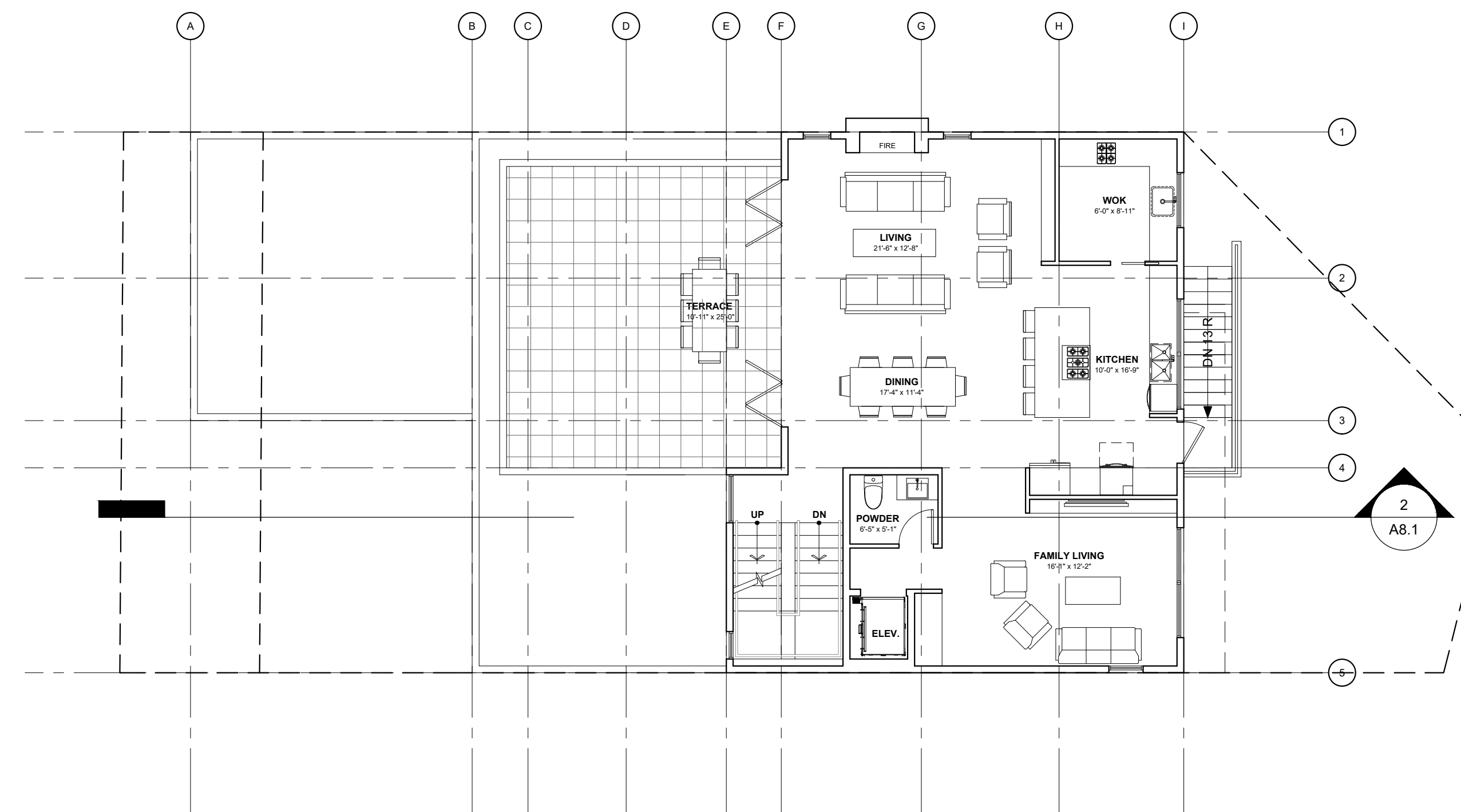
**A8.1**

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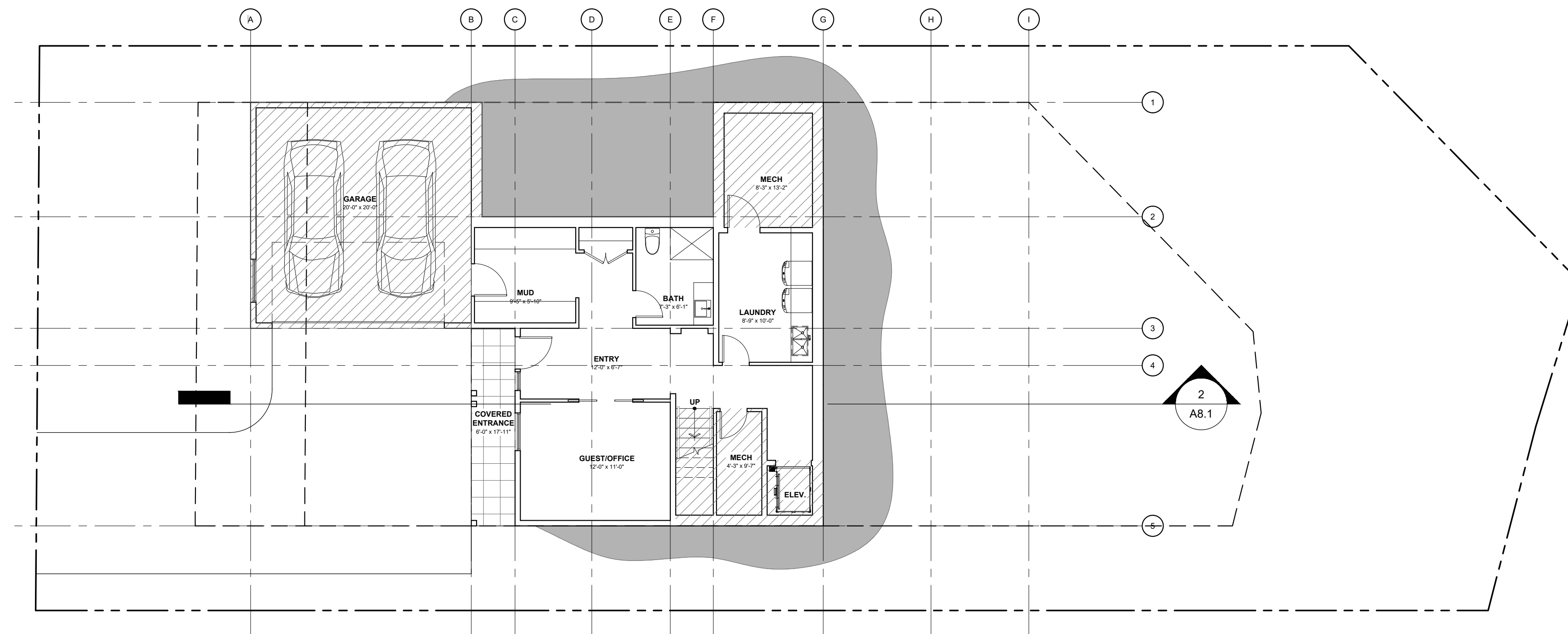
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**3 LEVEL 3 FLOOR PLAN**  
GROSS AREA = 1264.73 S.F. Scale: 1/8" = 1'0"



**2 LEVEL 2 FLOOR PLAN**  
GROSS AREA = 1219.57 S.F. Scale: 1/8" = 1'0"



**1 LEVEL 1 FLOOR PLAN**  
GROSS AREA = 1415.04 S.F. (including garage) Scale: 1/8" = 1'0"  
FAR AREA = 731.85 S.F.

TOTAL GROSS AREA = 3899.34 S.F.  
TOTAL FAR AREA = 3216.15 S.F.

REVISIONS

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
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2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
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CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

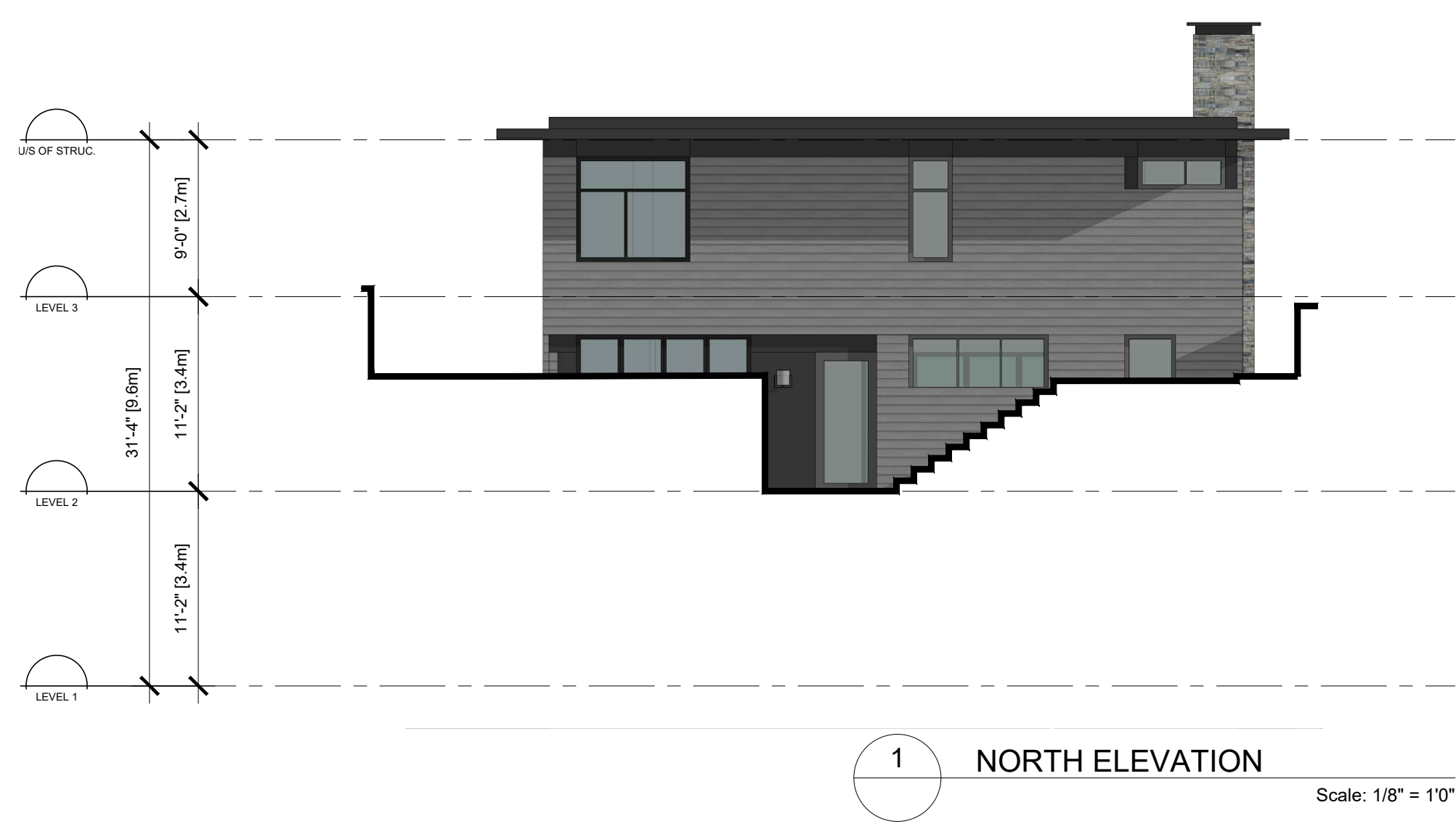
DRAWING TITLE

**LOT  
27**

DRAWING No.

**A8.2**

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1 NORTH ELEVATION  
Scale: 1/8" = 1'0"



2 EAST ELEVATION  
Scale: 1/8" = 1'0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'0"



4 WEST ELEVATION  
Scale: 1/8" = 1'0"

REVISIONS	
1	

ISSUES	DATE
8	
7	
6 ISSUED FOR COUNCIL REVIEW	OCT 25, 2017
5 RE-ISSUED FOR DRC	JULY 20, 2017
4 ISSUED FOR DRC	APR 19, 2017
3 RE-ISSUED FOR DEVELOPMENT PERMIT	APR 12, 2017
2 DEVELOPMENT PERMIT	AUG 5, 2016
1 PRELIMINARY REVIEW	

PROJECT NUMBER	DC-49
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DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
27**

DRAWING No.

**A8.3**







1 KEY PLAN

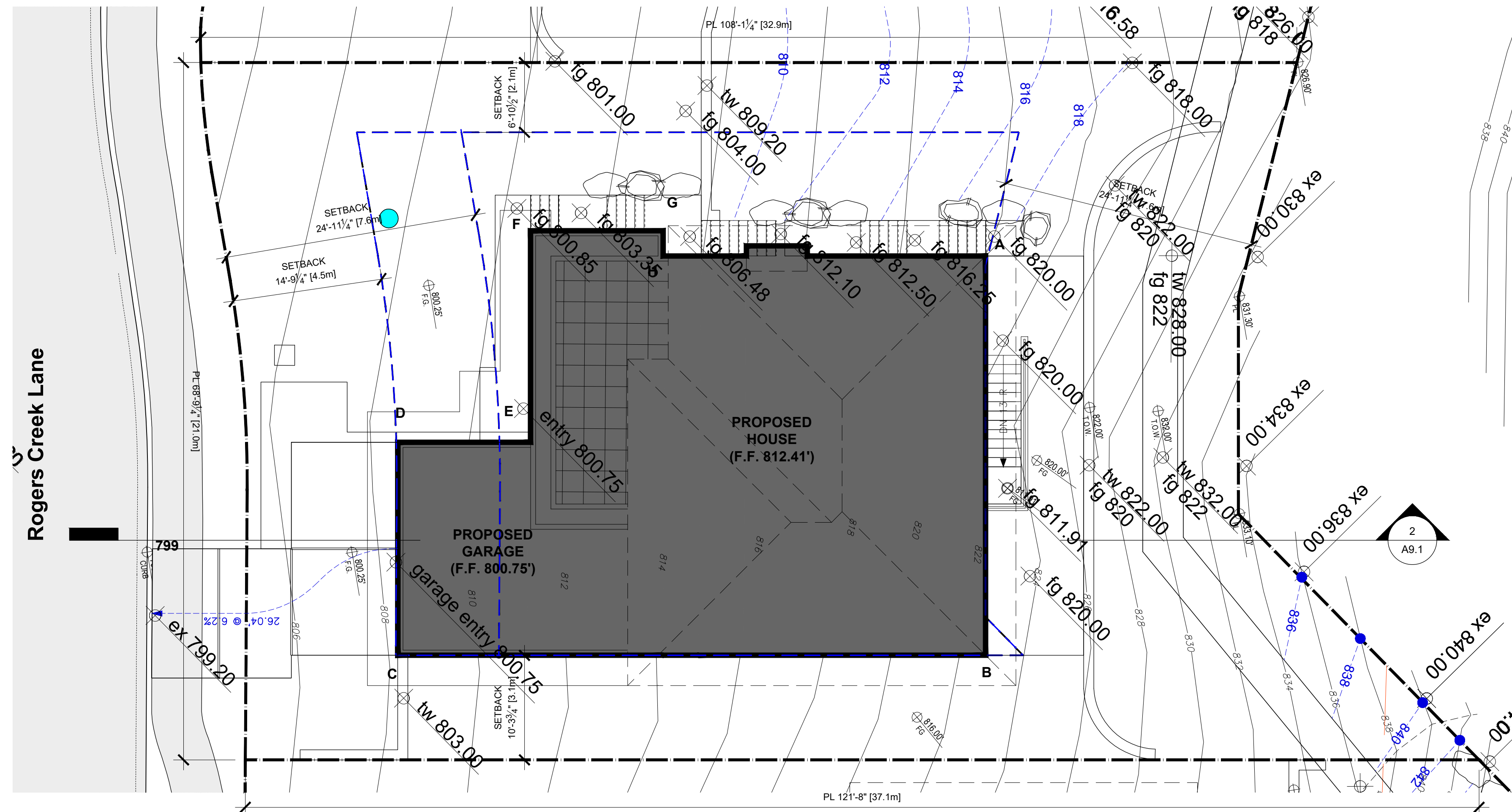
Scale: NTS

LOT 28 STATS:			
LOT AREA: 7169.00 S.F.			
FAR ALLOWABLE: 3226.05 S.F.			
	PERMITTED	PROVIDED	VARIANCE
FRONT YARD SETBACK	7.6	4.5	3.1
REAR YARD SETBACK	7.6	7.6	-
SIDE YARD MINIMUM SETBACK	2.1	2.1	-
SIDE YARD COMBINED SETBACK	5.24	5.24	-
HIGHEST BUILDING FACE	6.71	6.71	-
BUILDING HEIGHT	7.62	7.4	-
COVERED BALCONY (6% MAX)	6%	4.35%	-
FAR	0.45	0.45	-

LOT 28 AVERAGE FINISHED GRADE					
SEGMENT	ELEVATION (FT)			LENGTH (FT)	AVERAGE ELEVATION X LENGTH
	POINT 1	POINT 2	AVERAGE		
A-B	820	820	820	39.4	32308
B-C	820	800.75	810.375	58	47001.75
C-D	800.75	800.75	800.75	21	16815.75
D-E	800.75	800.75	800.75	13.8	11050.35
E-F	800.75	800.75	800.75	20.9	16735.675
F-G	800.75	806.38	803.565	12.4	9964.206
G-H	806.38	806.38	806.38	2.5	2015.95
H-A	806.38	820	813.19	31.8	25859.442
<b>TOTAL</b>				<b>199.8</b>	<b>161751.123</b>
<b>AVERAGE GRADE (FT)</b>					<b>809.6</b>

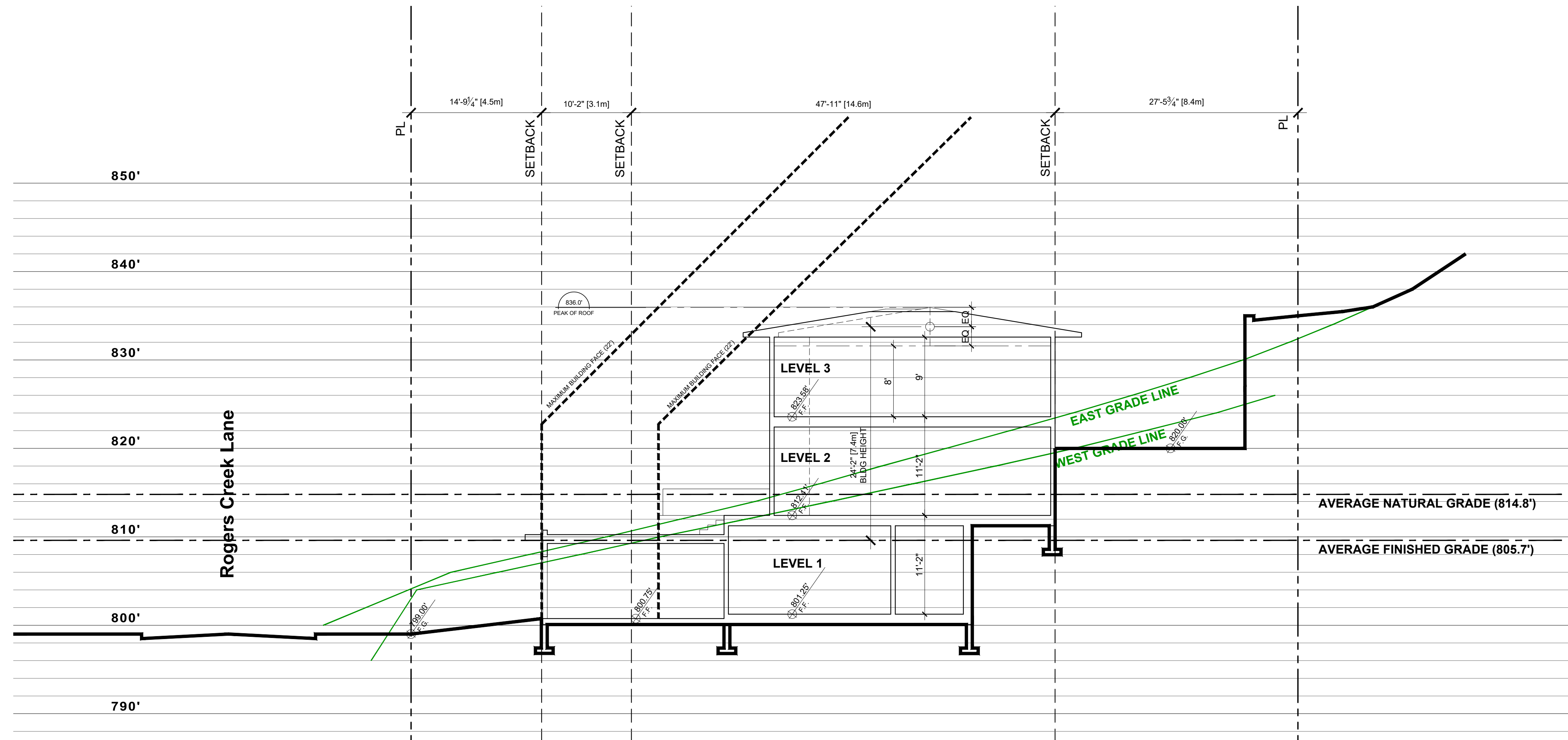
  

LOT 28 AVERAGE NATURAL GRADE					
SEGMENT	ELEVATION (FT)			LENGTH (FT)	AVERAGE ELEVATION X LENGTH
	POINT 1	POINT 2	AVERAGE		
A-B	820	822.8	821.4	39.4	32363.16
B-C	822.8	808.2	815.5	58	47299
C-D	808.2	806.5	807.35	21	16954.35
D-E	806.5	811.4	808.95	13.8	11163.51
E-F	811.4	810.8	811.1	20.9	16951.99
F-G	810.8	813.2	812	12.4	10068.8
G-H	813.2	813.3	813.25	2.5	2033.125
H-A	813.3	820	816.65	31.8	25969.47
<b>TOTAL</b>				<b>199.8</b>	<b>162803.405</b>
<b>AVERAGE GRADE (FT)</b>					<b>814.8</b>



1 LOT 28 SITE PLAN

Scale: 1/8" = 10"

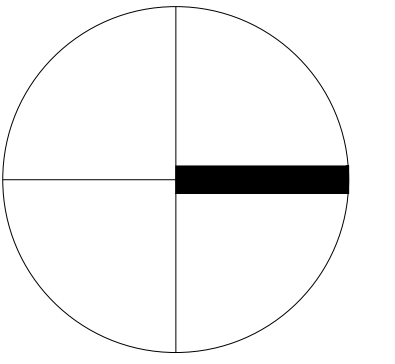


2 SECTION

Scale: 1/8" = 10"

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REVISIONS

ISSUES	DATE
8	
7	RE-ISSUED FOR COUNCIL REVIEW JAN 8, 2018
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3	RE-ISSUED FOR DEVELOPMENT PERMIT APR 12, 2017
2	DEVELOPMENT PERMIT AUG 5, 2016
1	PRELIMINARY REVIEW

PROJECT NUMBER	DC-49
DRAWN BY	JPO
CHECKED BY	MB
DATE CHECKED	AUG 5, 2016
CONSULTANT	

PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

AREA 3 EAST, LOTS 21-41  
WEST VANCOUVER, BC

DRAWING TITLE

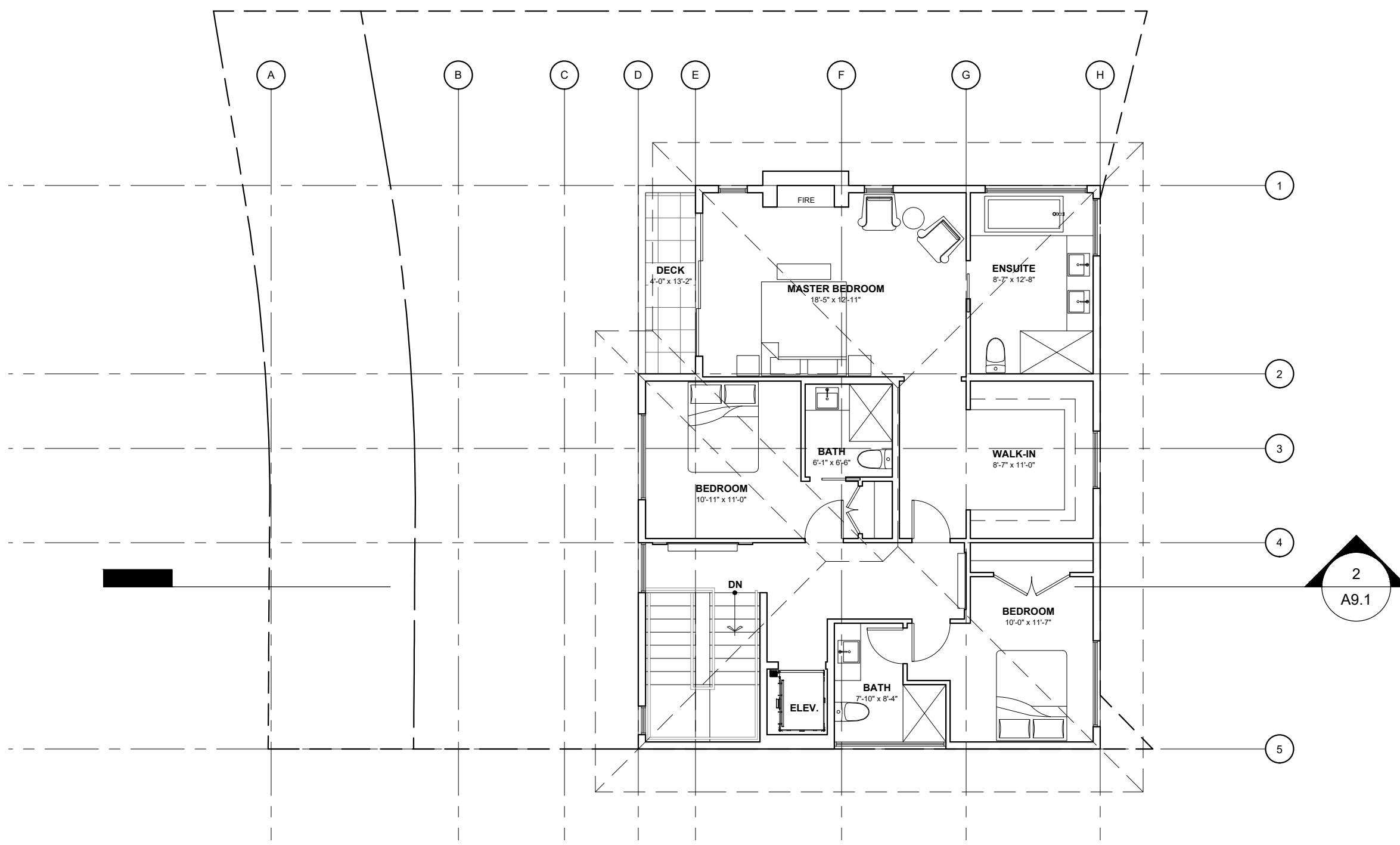
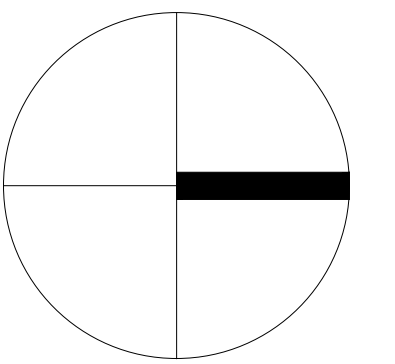
**LOT  
28**

DRAWING No.

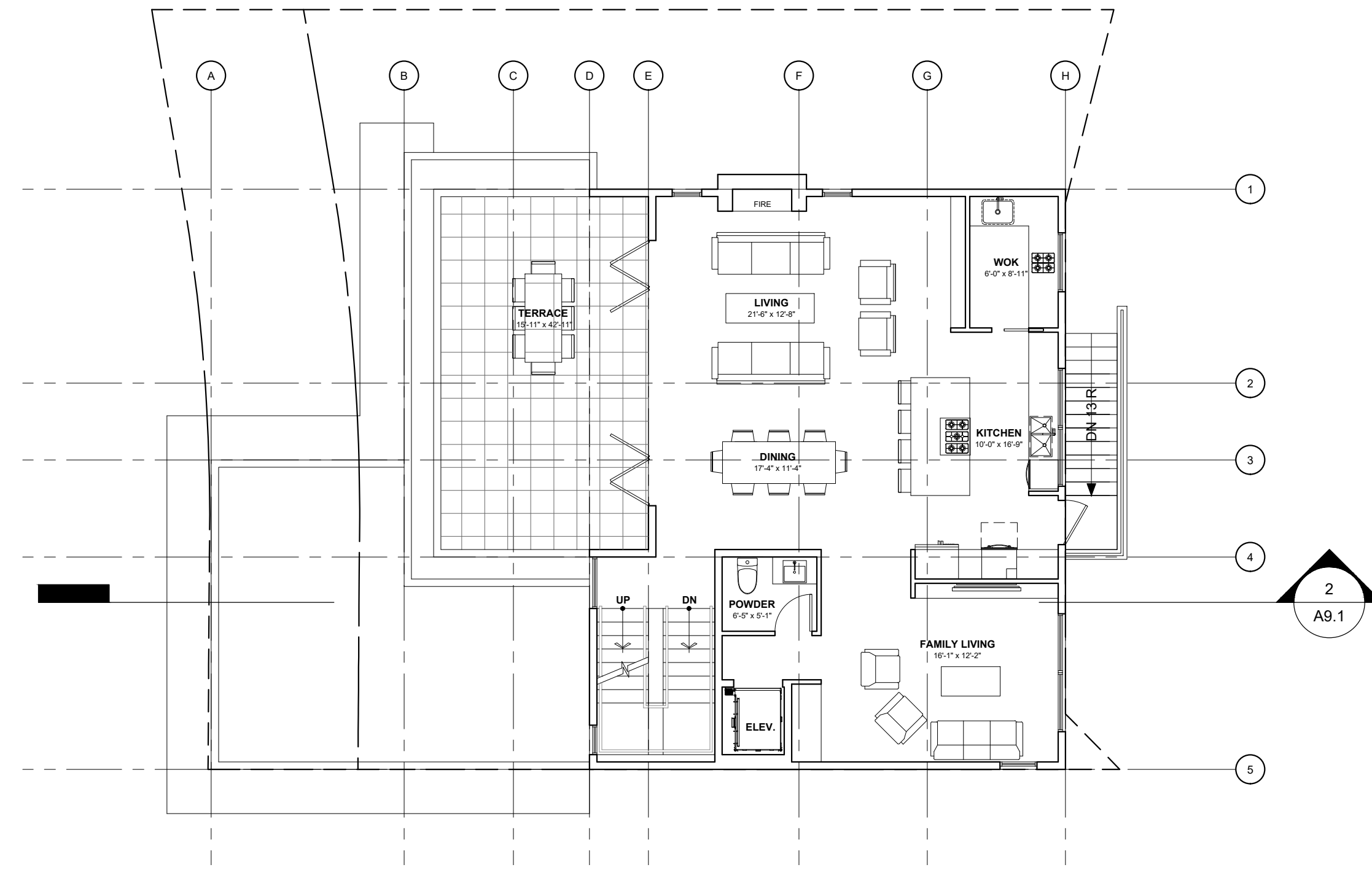
**A9.1**

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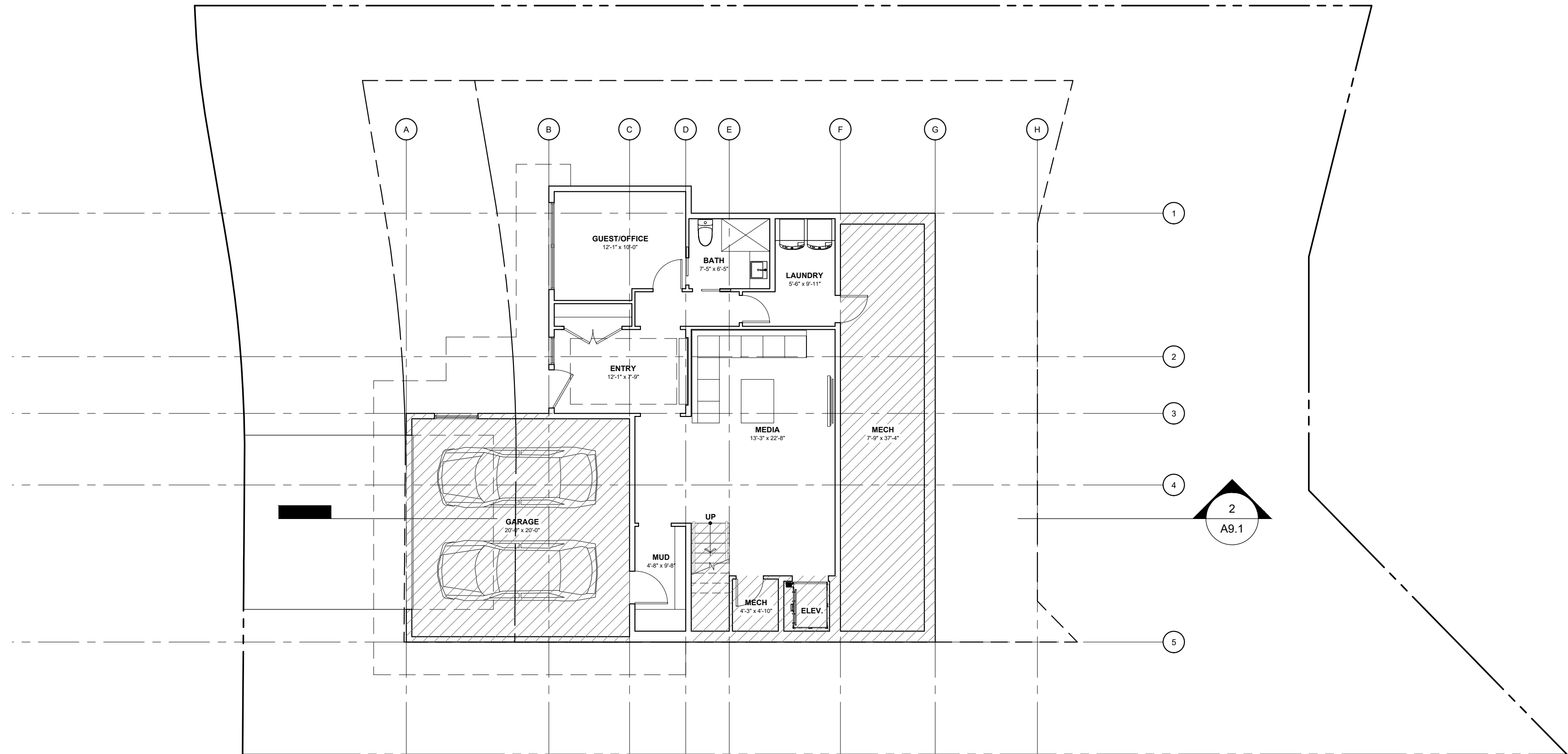
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**3 LEVEL 3 FLOOR PLAN**  
GROSS AREA = 1224.68 S.F. Scale: 1/8" = 1'0"



**2 LEVEL 2 FLOOR PLAN**  
GROSS AREA = 1179.52 S.F. Scale: 1/8" = 1'0"



**1 LEVEL 1 FLOOR PLAN**  
GROSS AREA = 1705.00 S.F. (including garage) Scale: 1/8" = 1'0"  
FAR AREA = 821.85 S.F.

TOTAL GROSS AREA = 4109.20 S.F.  
TOTAL FAR AREA = 3226.05 S.F.

REVISIONS

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PROJECT  
**EXECUTIVE HOMES AT  
RODGERS CREEK LANE**

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WEST VANCOUVER, BC

DRAWING TITLE

**LOT  
28**

DRAWING No.

**A9.2**