



ROYAL ROWHOUSE DEVELOPMENT

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

PROJECT TEAM

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SHEET LIST

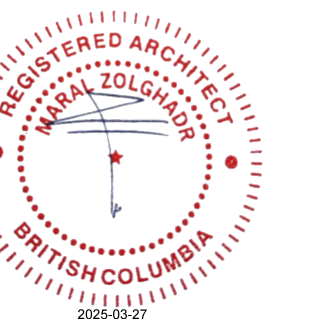
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NO.	DATE YMD	DESCRIPTION
6	2025/02/11	RE-ISSUED FOR DP
5	2024/07/15	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT

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SEAL



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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

COVER SHEET

SCALE 1/8" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 23.12

DRAWING NO.

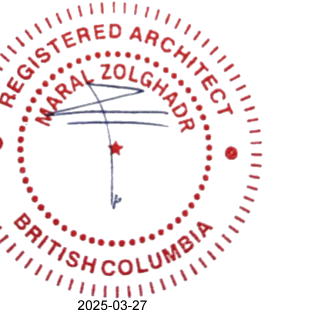
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5	2024/07/5	RE-ISSUED FOR DP
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ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BASE PLAN

SCALE 1" = 40'-0"
 DRAWN Author
 CHECKED Checker
 PROJECT NO. 23.12

DRAWING NO.

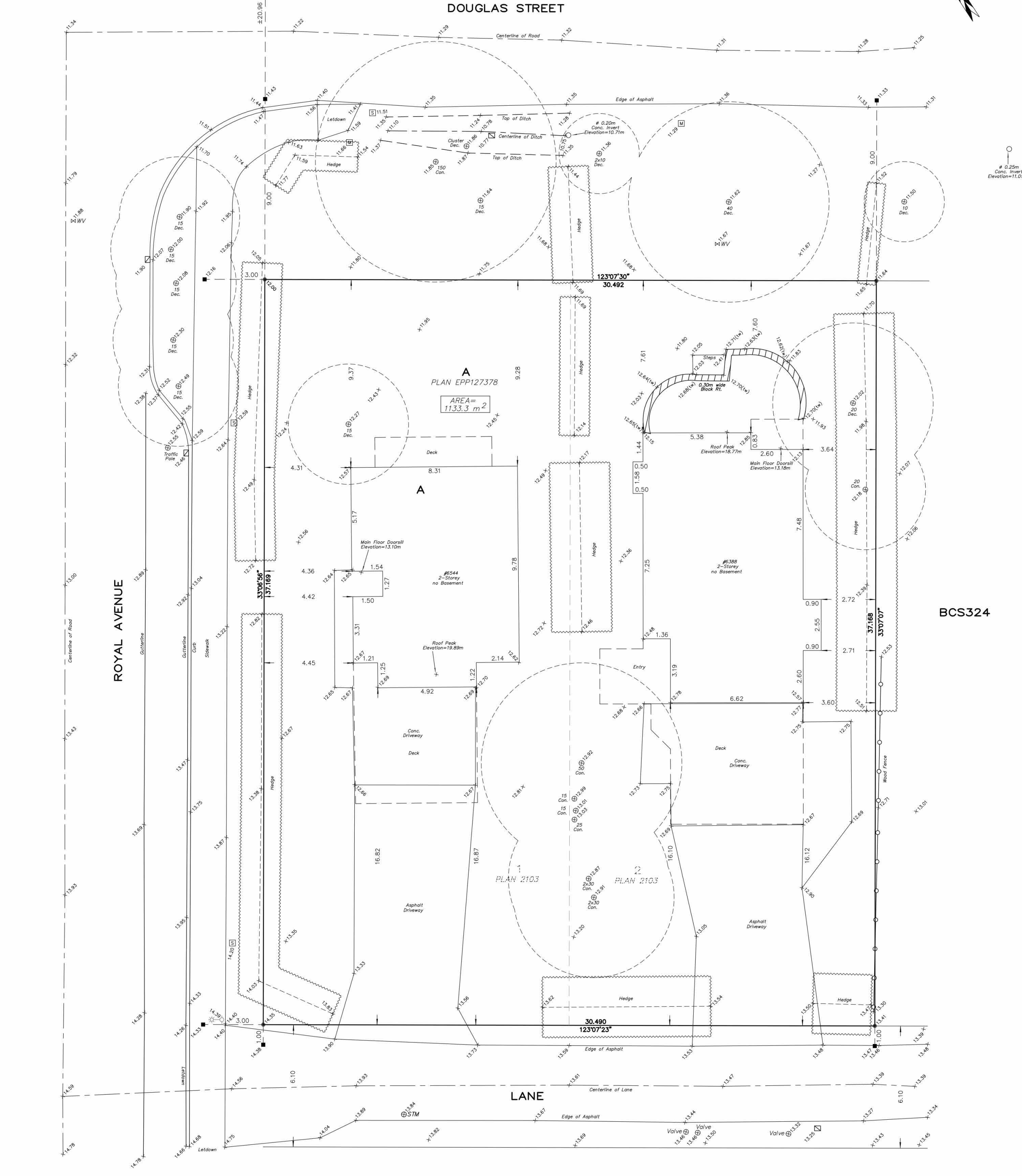
A0.2
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TOPOGRAPHIC SITE PLAN OVER PROPOSED LOT A BLOCK 39 DISTRICT LOT 430 GROUP 1 NWD PLAN EPP127378

CIVIC ADDRESS:
 6544 Royal Avenue, West Vancouver
 6388 Douglas Street, West Vancouver
 PID: Lot 1 = 008-236-372
 PID: Lot 2 = 005-640-121

SCALE 1 : 100
 ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 5600m in width by 8644m in height (D size) when plotted at a scale of 1:100.



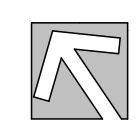
LEGEND

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

NOTES:
 Lot dimensions are derived from Plan EPP127378.
 Measurements shown are to the exterior siding of buildings.
 Elevations are Geoidic - derived from RTK GNSS survey.
 Datum: CAGD83/BDSD18
 Elevation: Geoidic, Ref System 1980
 Chart: NAD83
 Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.
 Spot elevations along curb are taken in gutter.
 If this plan is used in digital form, Target Land Surveying (NWD) Ltd will only assume responsibility for information content shown on original unaltered drawing.
 The Parcel described above contains the following charges, liens and interests on Title: Reservation: 432549M
 Michael Rhema, BCLS 975
 CERTIFIED CORRECT
 DATED THIS 14TH DAY OF FEBRUARY, 2023
 R.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED. BUILDING OFFICES SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS.



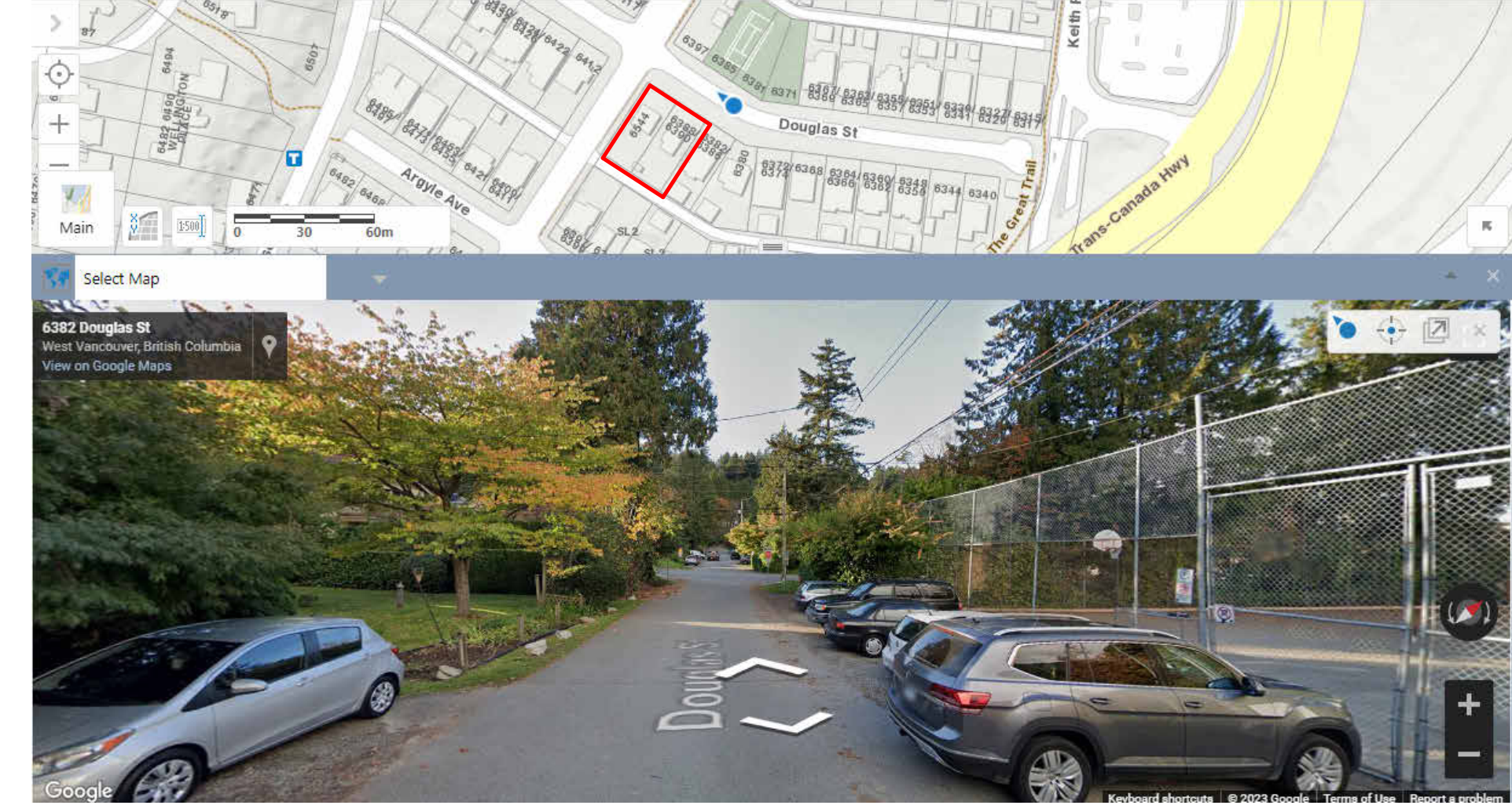
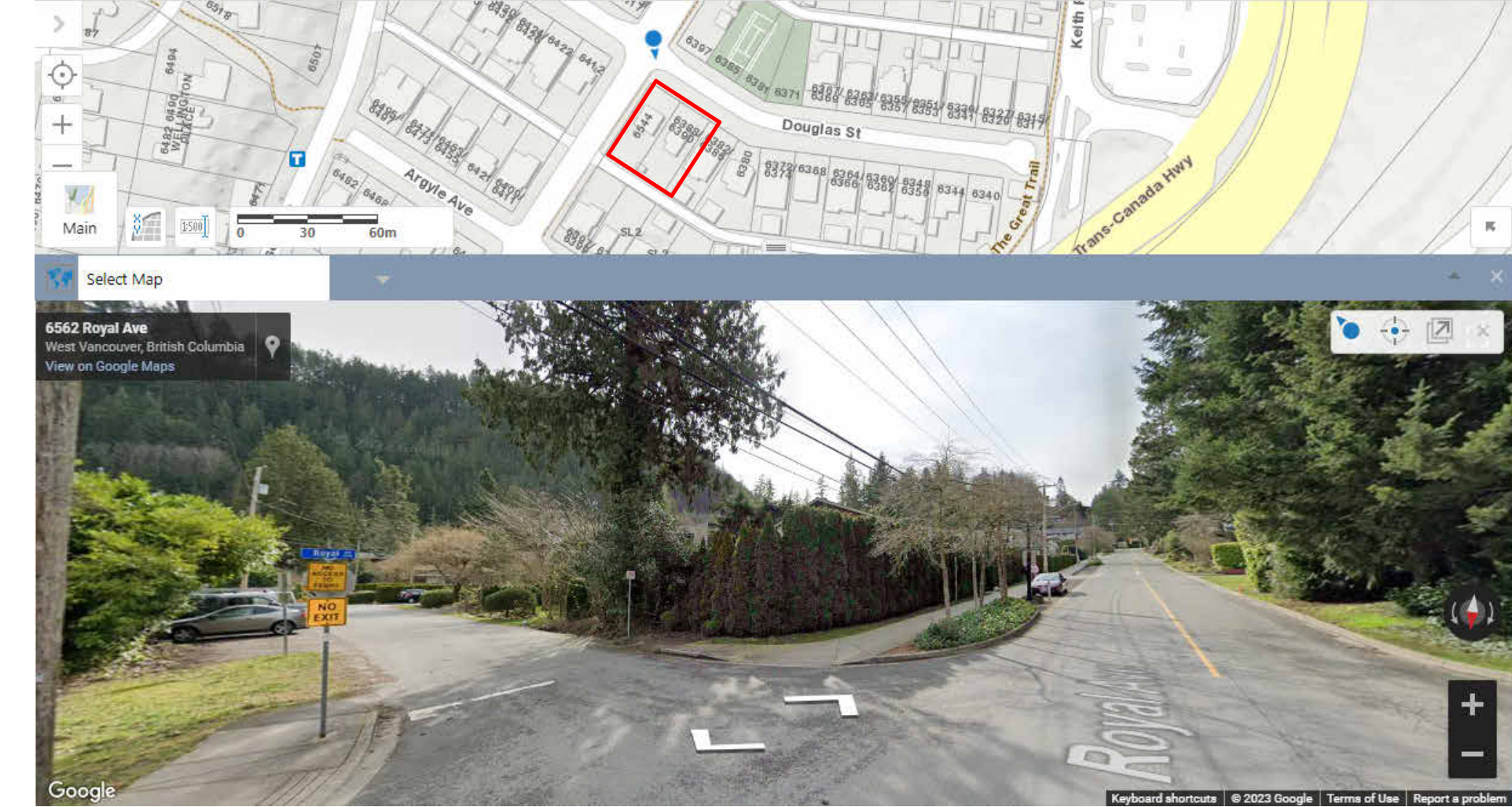
1 CONTEXT PLAN
 SCALE: 1" = 40'-0"



LOCATION AND CONTEXT

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

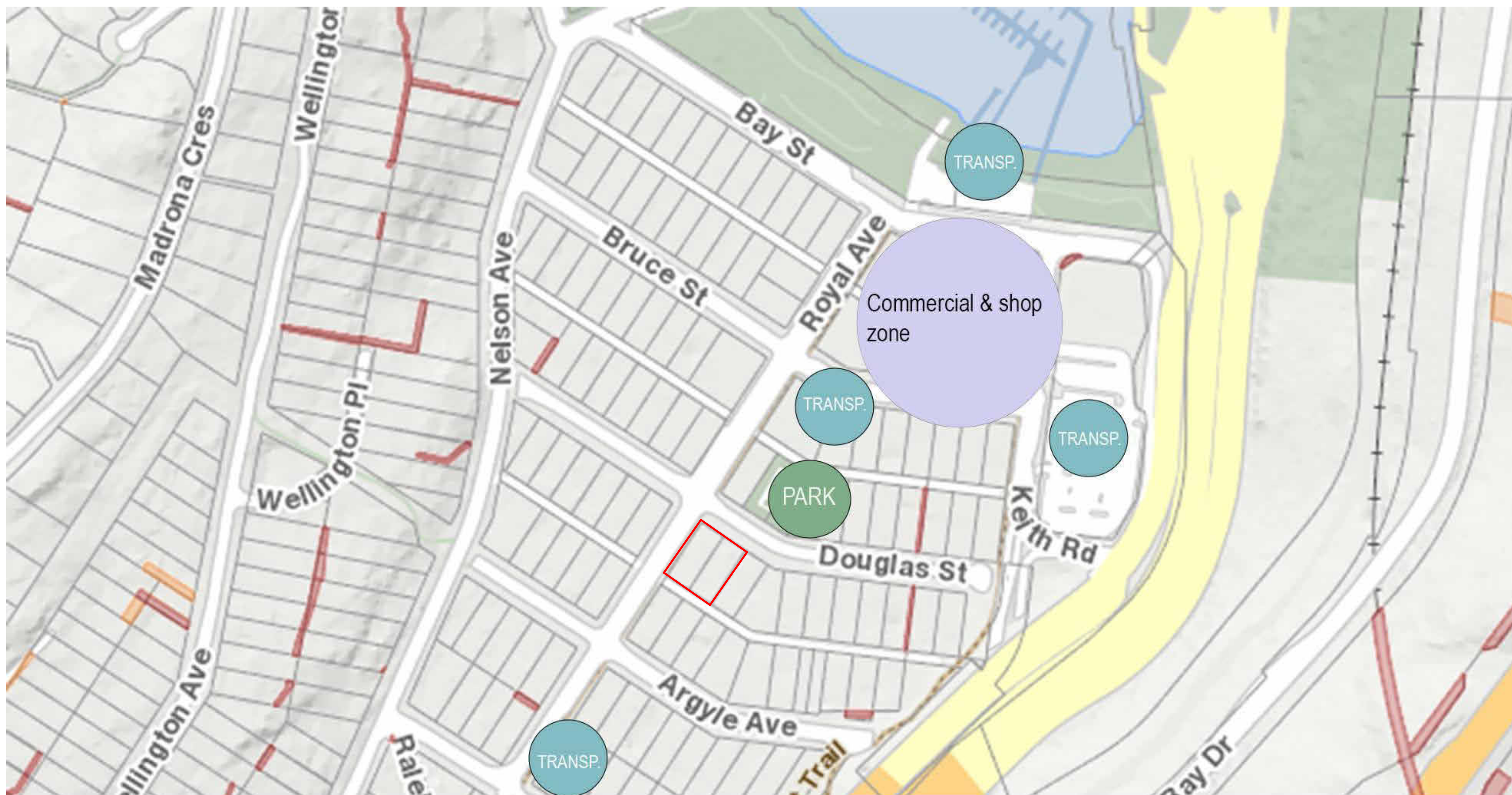
THE PROJECT IS ALSO SURROUNDED BY RESIDENTIAL NEIGHBORHOODS, MAKING IT AN IDEAL LOCATION FOR THOSE SEEKING A PEACEFUL AND COMFORTABLE LIVING EXPERIENCE.



LAND USE : ROWHOUSE



Figure 3.1 Land Use Designations



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PROJECT ADDRESS
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DRAWING TITLE
LOCATION & CONTEXT

SCALE	
DRAWN	Author
CHECKED	Checker
PROJECT NO.	23.12
DRAWING NO.	

A0.4



NO.	DATE	YMD	DESCRIPTION
7	2024	10/04	RE-ISSUE FOR DP
6	2024	07/30	RE-ISSUED FOR DP
5	2024	07/15	RE-ISSUED FOR DP
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ISSUES AND REVISIONS



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

DRAWING TITLE
SITE PLAN

SCALE	1/8" = 1'-0"
DRAWN	SE & SH.S
CHECKED	M.Z
PROJECT NO.	23.12
DRAWING NO.	

PROJECT DATA

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

ZONING BYLAW ANALYSIS (DISTRICT OF WEST VANCOUVER)

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

2. SITE AREA LOT WIDTH:

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

3. SITE COVERAGE, BUILDING AREAS:

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

4. FLOOR AREA RATIO CALCULATION:

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

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

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

5. GROSS FLOOR AREA:

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

*CALCULATION:

BUILDING TOTAL AREA - EXCLUDED AREA = GROSS TOTAL AREA
 13,865.72 ft² - 1,219.87 ft² = 12,645.85 ft²

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

** 130.08 (6)

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

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

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

6. DWELLING UNITS:

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

BUILDING C : THREE STOREYS 2 UNITS

UNITS AREA				
LEVEL	BUILDING	UNIT	AREA SqM	Area SqF

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

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

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

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

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

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

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

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

UNIT C02				
Not Placed	BUILDING C	UNIT C02	0 m ²	0 ft ²
LOWER FLOOR	BUILDING C	UNIT C02	53.5 m ²	575.9 ft ²
MAIN FLOOR	BUILDING C	UNIT C02	46.91 m ²	504.99 ft ²
UPPER FLOOR	BUILDING C	UNIT C02	46.57 m ²	501.27 ft ²
			146.99 m ²	1,582.16 ft ²
TOTAL FLOOR AREA			1,288.17 m ²	13,865.72 ft ²

*UNITS AREA CLACULATION:
 UNIT AREA IS IN COMPLIANCE WITH SECTION 264.07 OF THE RG-3 ZONE.
 (UNITS AREA LESS THAN 0.30 OF LOT AREA)

7. BUILDING HEIGHT:

MAXIMUM ALLOWED: 35' 1" (10.67 m)+ *(0.15 m) = 10.82M AS PER 120.29

PROPOSED HEIGHT BLDG A:
 UNIT A01 (9.50M)
 UNIT A02 (9.56M)
 UNIT A03 (9.47M)
 UNIT A04 (9.20M)
 UNIT A05 (9.12M)

PROPOSED HEIGHT BLDG B:
 UNIT B01 (9.21M)
 UNIT B02 (9.31M)

PROPOSED HEIGHT BLDG C:
 UNIT C01 (9.52M)
 UNIT C02 (9.34M)

* THIS BUILDING HAVE BEEN DESIGNED TO COMPLY WITH ENERGY STEP CODE 4 LCES TO MEET SECTION 120.29 OF THE ZONING BYLAW. ACCORDING TO (120.29.1.a.i) **0.15 METER ADDED TO BUILDING HEIGHT** WHERE THE BUILDING MEETS STEP 4 OF ENERGY CODE.

8. SETBACKS:

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

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

9. PARKING :

REQUIRED :
 1 SPACES PER DWELLING UNIT = 9 SPACE

PROVIDED :
 1 SPACES PER DWELLING UNIT = 9 SPACE

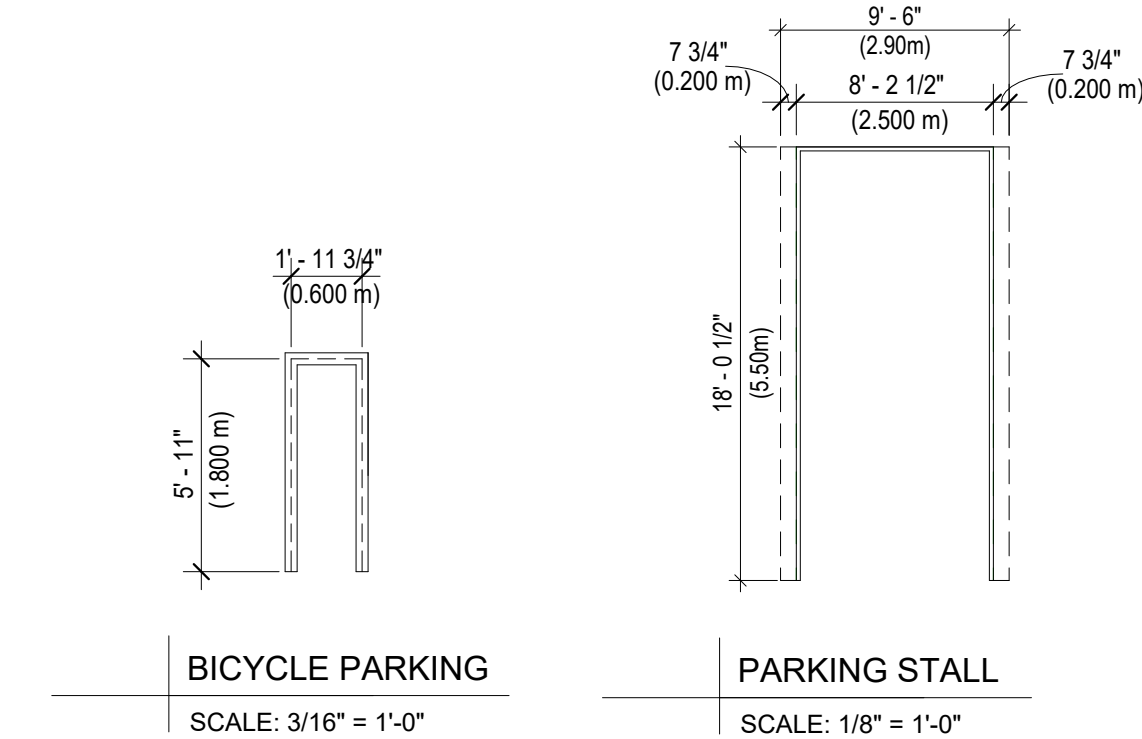
-EV2 CHARGER POSITIONED IN EACH PARKING

BICYCLE PARKING :

REQUIRED :
 2 SPACES PER DWELLING UNIT = 18 SPACES

PROVIDED :
 2 SPACES PER DWELLING UNIT = 18 SPACES

PROVIDED :
 SHORT TERM = 2 SPACES



BC BUILDING CODE ANALYSIS (2024)

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

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

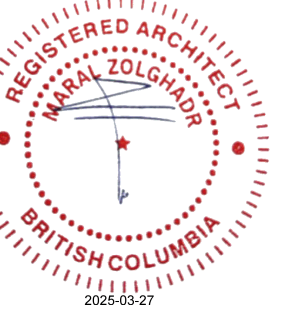
BC ENERGY STEP CODE COMPLIANCE



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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

ZONING SUMMERY

SCALE As indicated

DRAWN S.E & S.H.S

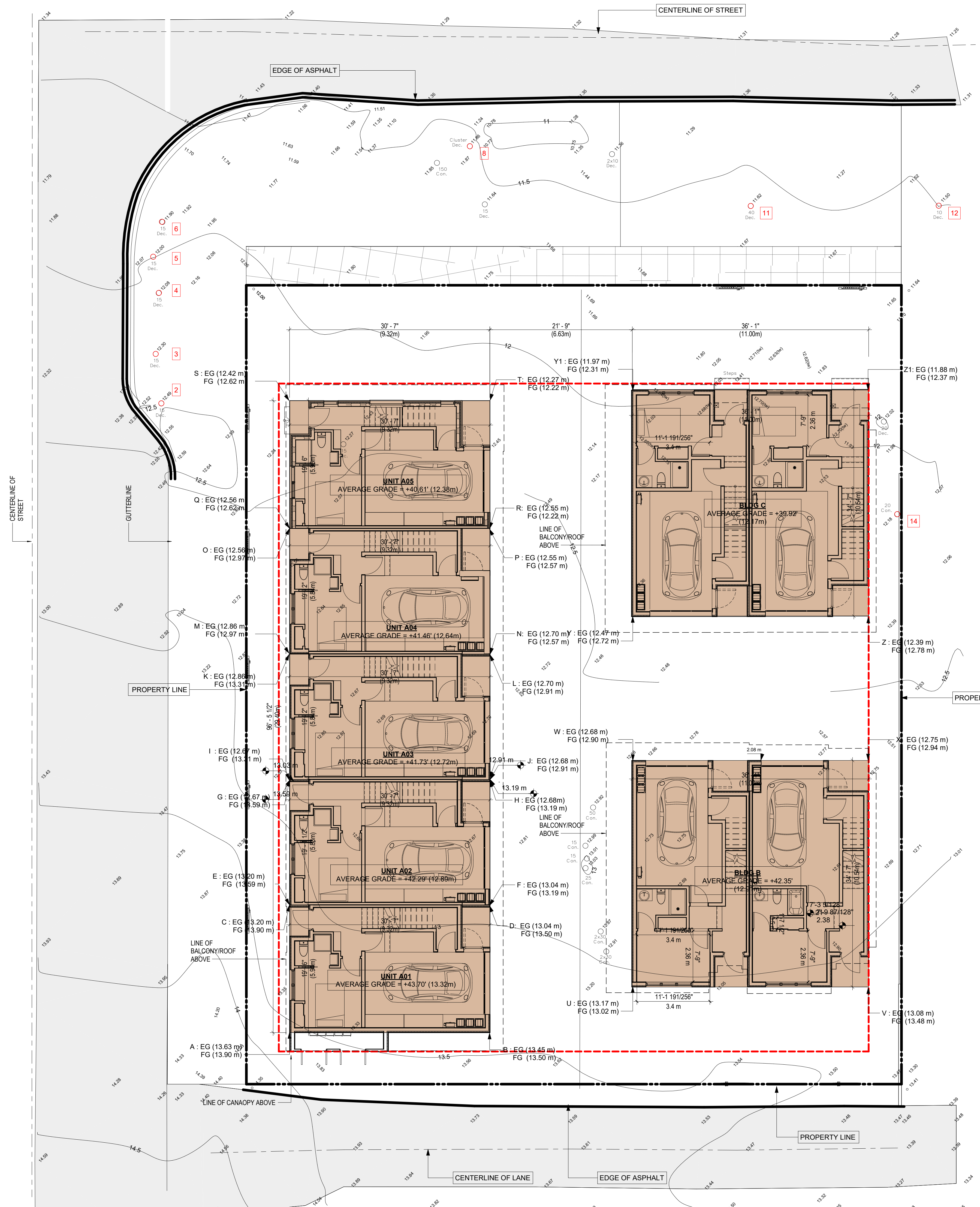
CHECKED M.Z

PROJECT NO. 23.12

DRAWING NO.

A1.2

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AVERAGE GRADE CALCULATION

AVERAGE GRADE-UNIT A01				AVERAGE GRADE-UNIT A05			
POINTS	HEIGHT	AVERAGE M	X LENGTH M = Y	POINTS	HEIGHT	AVERAGE ft	X LENGTH ft = Y
TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 406.83 / 30.52 = 13.32 M (43.70')				TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 378.39 / 30.54 = 12.38 M (40.61')			
AVERAGE GRADE-UNIT A02				AVERAGE GRADE-BLDG B			
TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 390.79 / 30.3 = 12.89 M (42.29')				TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 556.59 / 43.08 = 12.91 M (42.35')			
AVERAGE GRADE-UNIT A03				AVERAGE GRADE - BLDG C			
TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 385.89 / 30.32 = 12.72 M (41.73')				TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 524.60 / 43.08 = 12.17 M (39.92')			
AVERAGE GRADE-UNIT A04							
TOTAL Y / TOTAL PERIMETER LENGTH = AVERAGE GRADE 383.47 / 30.32 = 12.64 M (41.46')							

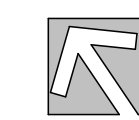
* THE AVERAGE GRADE DETERMINED CONSIDERING ZONING BYLAW NO. 4662, 2010 SECTION 120.17

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

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

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

REFER TO ARBORIST REPORT FOR INFORMATION



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

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

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
AVERAGE GRADE-TREES

SCALE: As Indicated
DRAWN: S.E & S.H.S
CHECKED: S.H.S
PROJECT NO.: 23.12
DRAWING NO.:

A1.3

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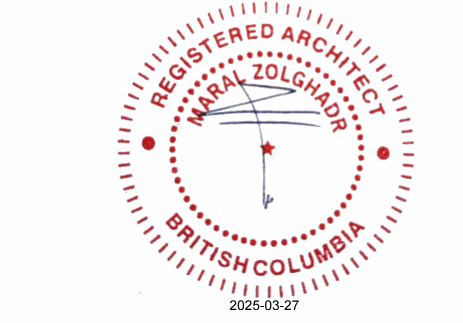


2 | SITE SECTION 1
 SCALE: 1/8" = 1'-0"

BLDG A - ROOF RIDGE	74' - 6"
ROOF TRUSS - UNITB01	71' - 4 1/2"
ROOF TRUSS - UNITC02	69' - 2 1/2"
UPPER FLOOR - UNITB02	63' - 11"
UPPER FLOOR - UNITC02	60' - 8 1/2"
MAIN FLOOR - UNITB02	59' - 8 1/2"
MAIN FLOOR - UNITC02	50' - 8 1/2"
BLDG A05 - LOWER FLOOR - UNITB02	43' - 4 1/2"
LOWER FLOOR - UNITC02	44' - 4 1/2"
BLDG A - GARAGE FLOOR	40' - 1"

6	2025/02/11	RE-ISSUED FOR DP
5	2024/07/15	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
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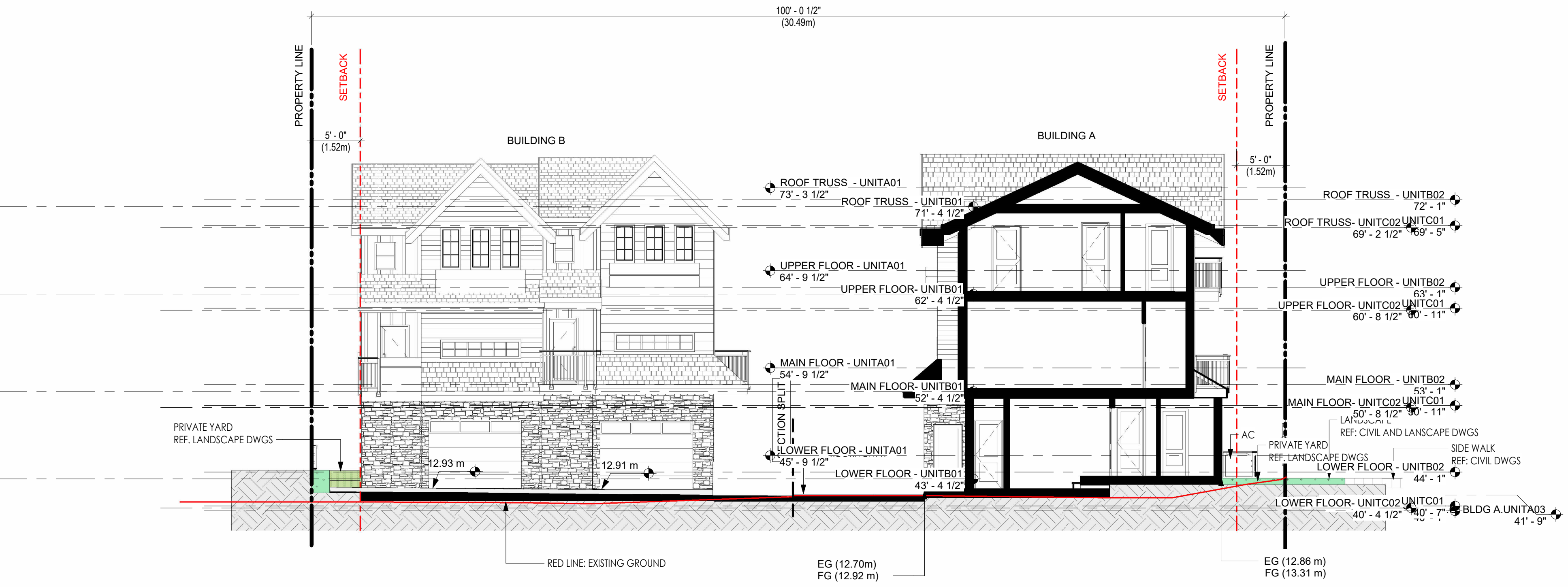
DRAWING TITLE
SITE SECTIONS BLDG A

SCALE	1/8" = 1'-0"
DRAWN	S.E & S.H.S
CHECKED	M.Z
PROJECT NO.	23.12

DRAWING NO.

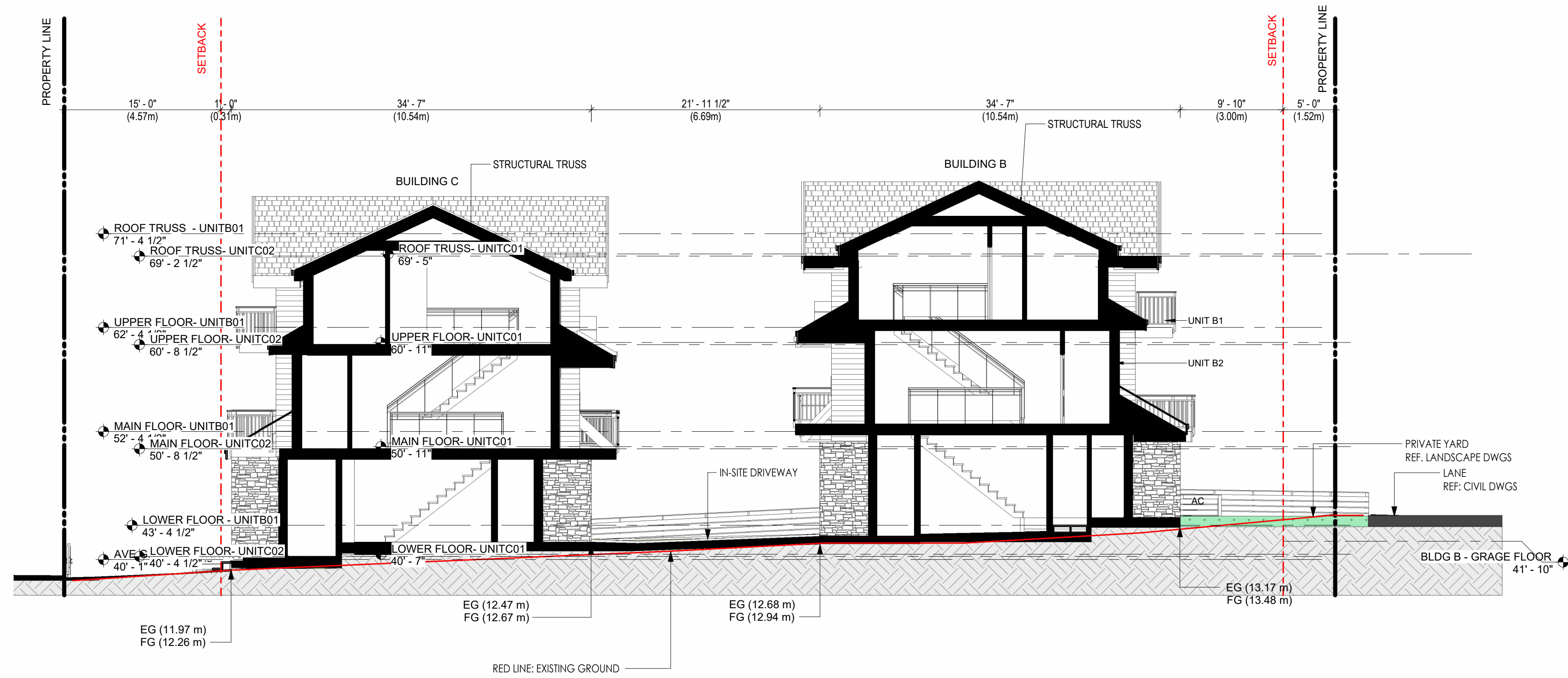
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1 | SITE SECTION 2
 SCALE: 1/8" = 1'-0"

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

NO.	DATE YMD	DESCRIPTION
6	2025/02/11	RE-ISSUED FOR DP
5	2024/07/15	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
SITE SECTIONS BLDG B & C

SCALE	1/8" = 1'-0"
DRAWN	S.E
CHECKED	SH.S
PROJECT NO.	23.12
DRAWING NO.	

A1.5

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NO.	DATE YMD	DESCRIPTION
4	2025.02.11	RE-ISSUED FOR DP
3	2024/07/5	RE-ISSUED FOR DP
2	2024/01/19	ISSUED FOR DP
1	2023/04/19	ISSUED FOR CLIENT

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS
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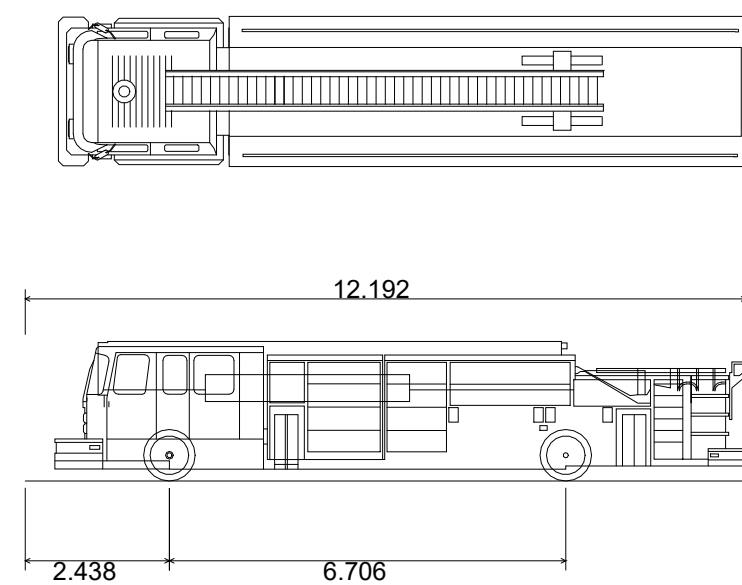
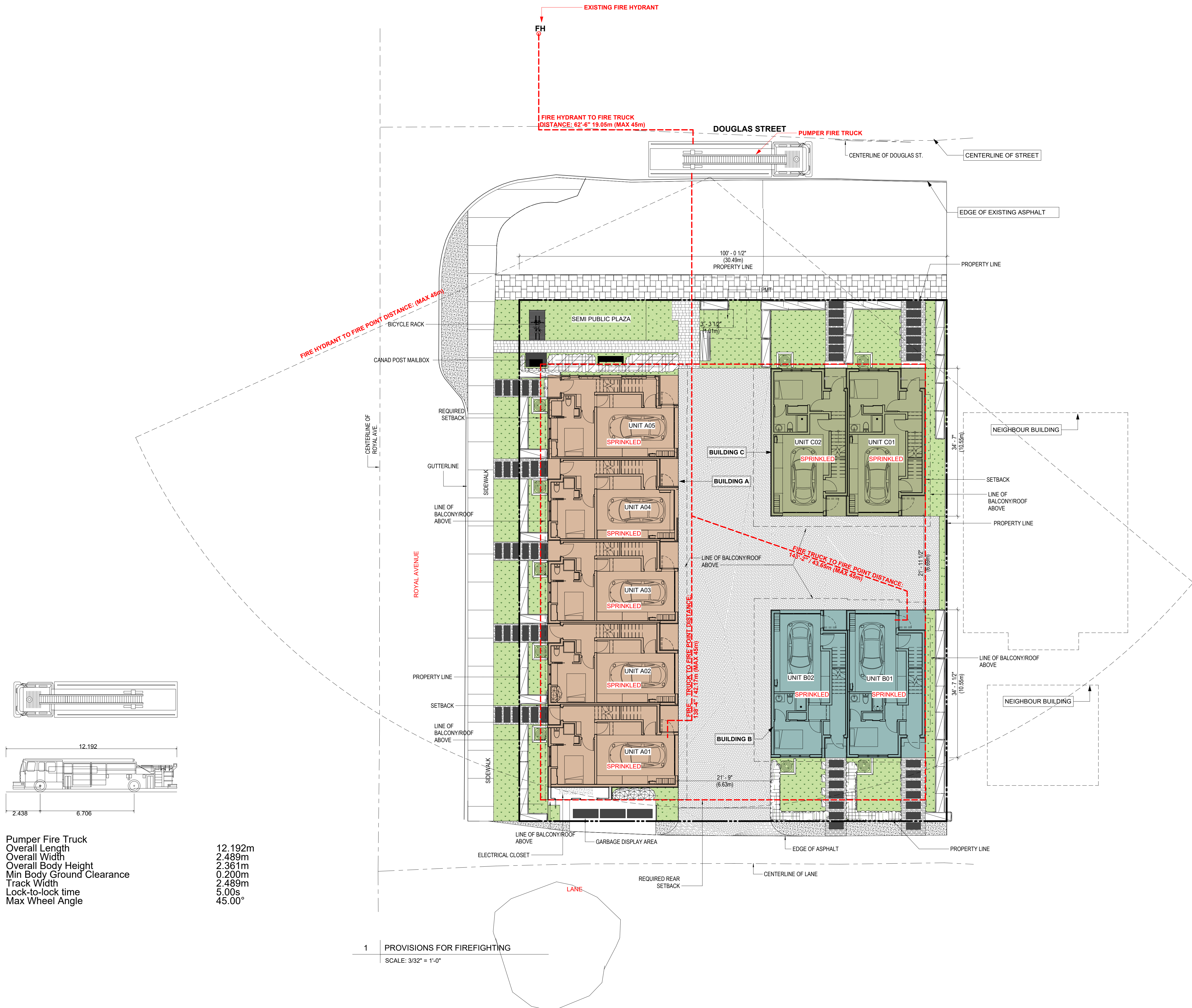
DRAWING TITLE
PERSPECTIVES - A

SCALE	
DRAWN	Author
CHECKED	Checker
PROJECT NO.	23.12
DRAWING NO.	

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Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

12.192m
2.438m
2.361m
0.200m
2.489m
5.00s
45.00°

1 PROVISIONS FOR FIREFIGHTING
SCALE: 3/32" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
2	2024/07/30		RE-ISSUED FOR DP
1	2024/07/15		RE-ISSUED FOR DP

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

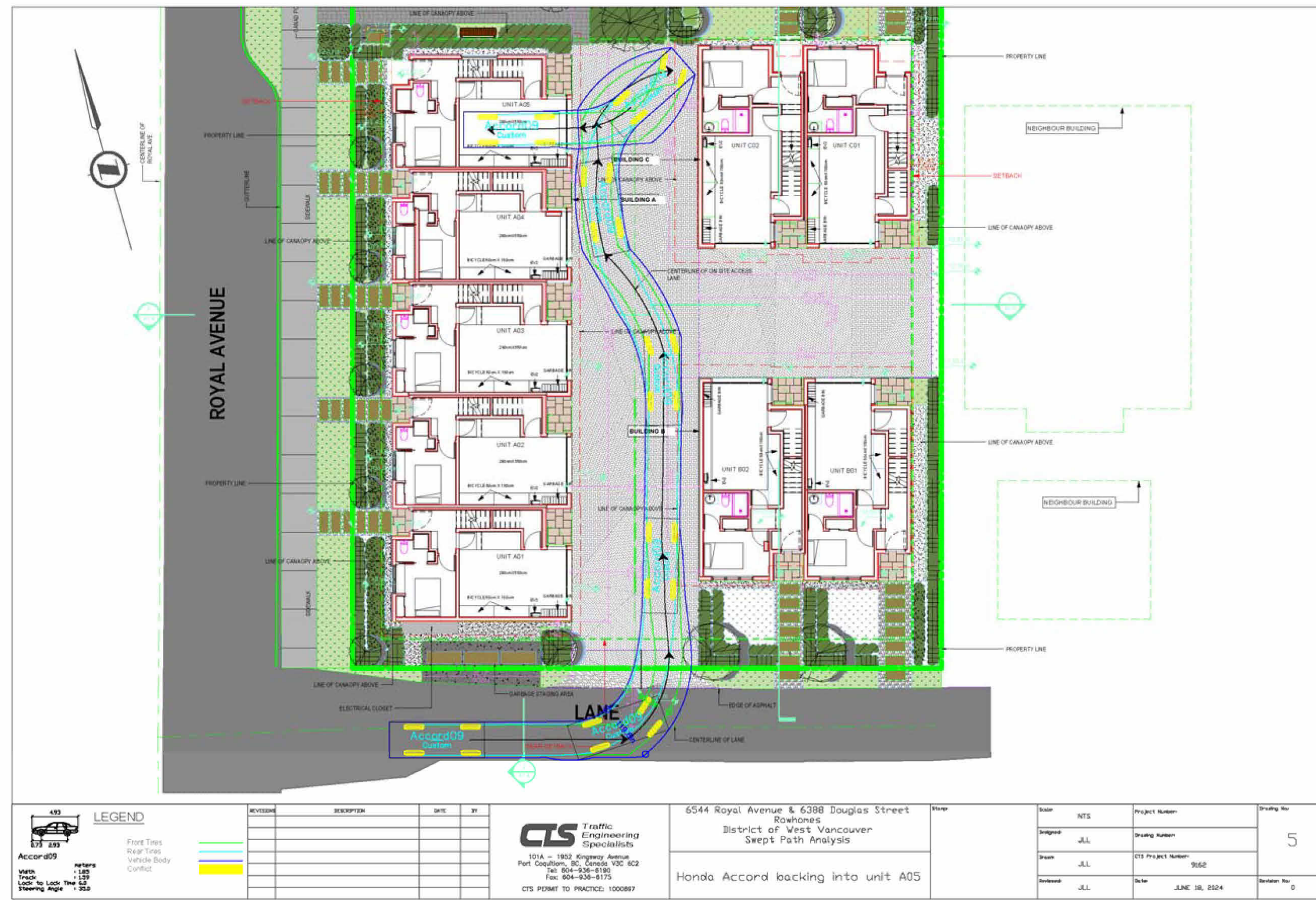
PROJECT ADDRESS
6544 ROYAL AVE. & 6388 DOUGLAS ST, WEST VANCOUVER, BC.

DRAWING TITLE
PROVISIONS FOR FIREFIGHTING

SCALE	3/32" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	23.12
DRAWING NO.	

A1.8

FIGURE 5
HONDA ACCORD BACK INTO UNIT #A05



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



FIGURE 13
PTAC ENTERING AND EXITING THE SITE WITHOUT ENTERING GARAGES



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



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

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
TURNING RADIUS

SCALE

DRAWN Author

CHECKED Checker

PROJECT NO. 23.12

DRAWING NO.

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FIGURE 12
HONDA ACCORD BACK OUT FROM UNIT #C01



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



FIGURE 9
HONDA ACCORD BACK INTO UNIT #B01



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



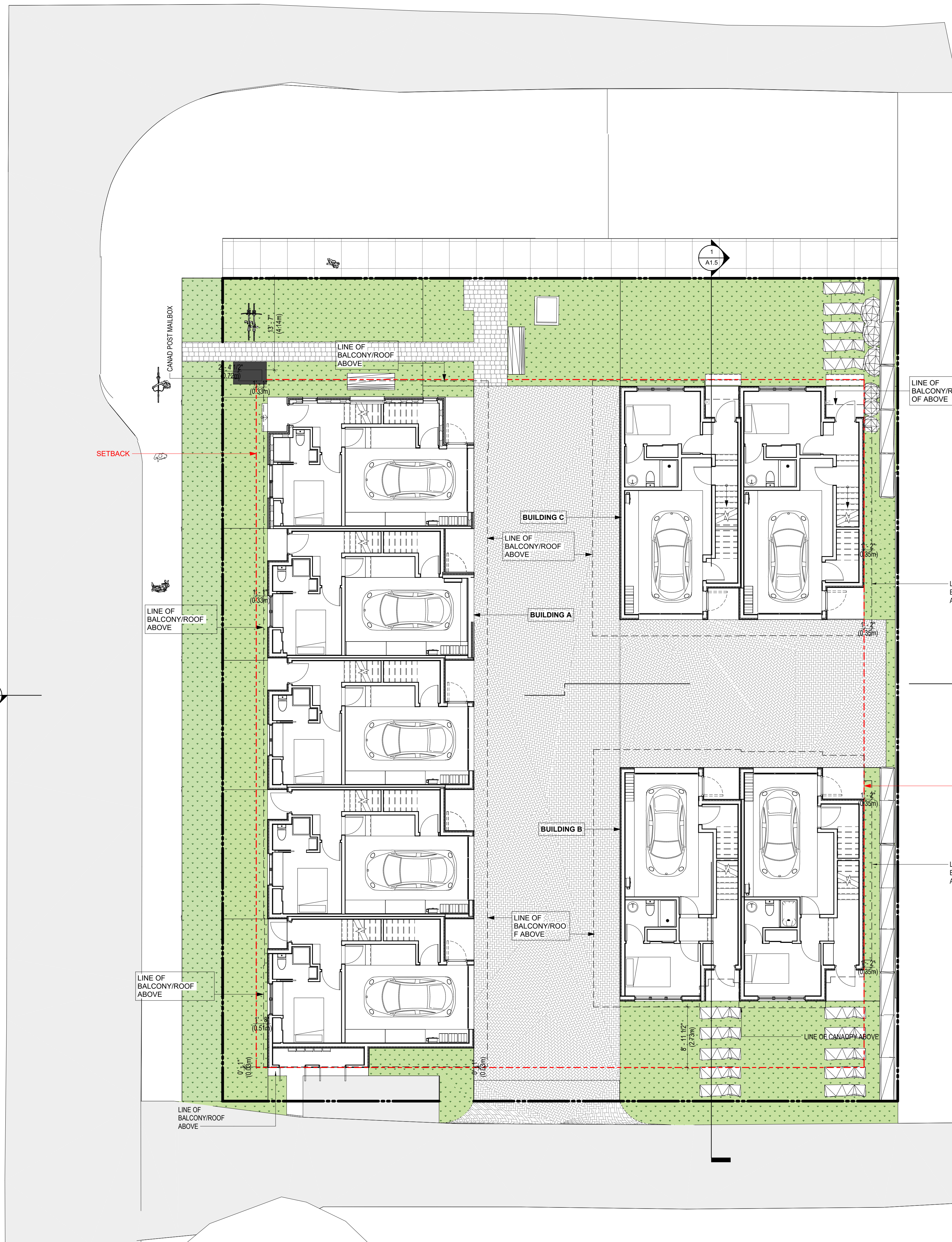
FIGURE 2
HONDA ACCORD FRONT OUT FROM UNIT #A01



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



REFER TO TRAFFIC REPORT FOR MORE INFORMATION



NO.	DATE YMD	DESCRIPTION
6	2024/07/30	RE-ISSUED FOR DP
5	2024/07/25	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT

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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

SITE PLAN WITH OUTLINE

SCALE 1/8" = 1'-0"

DRAWN Author

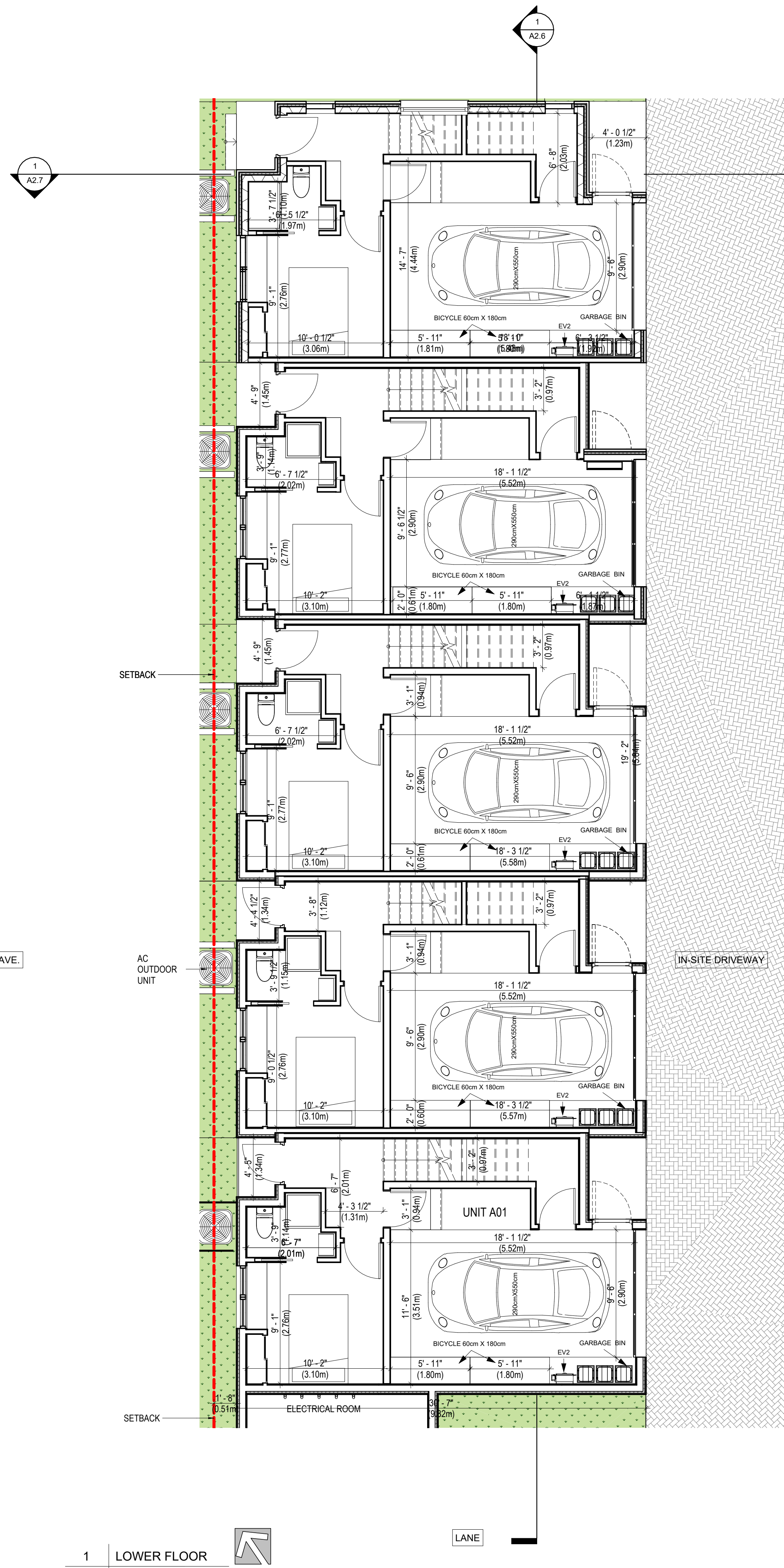
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PROJECT NO. 23.12

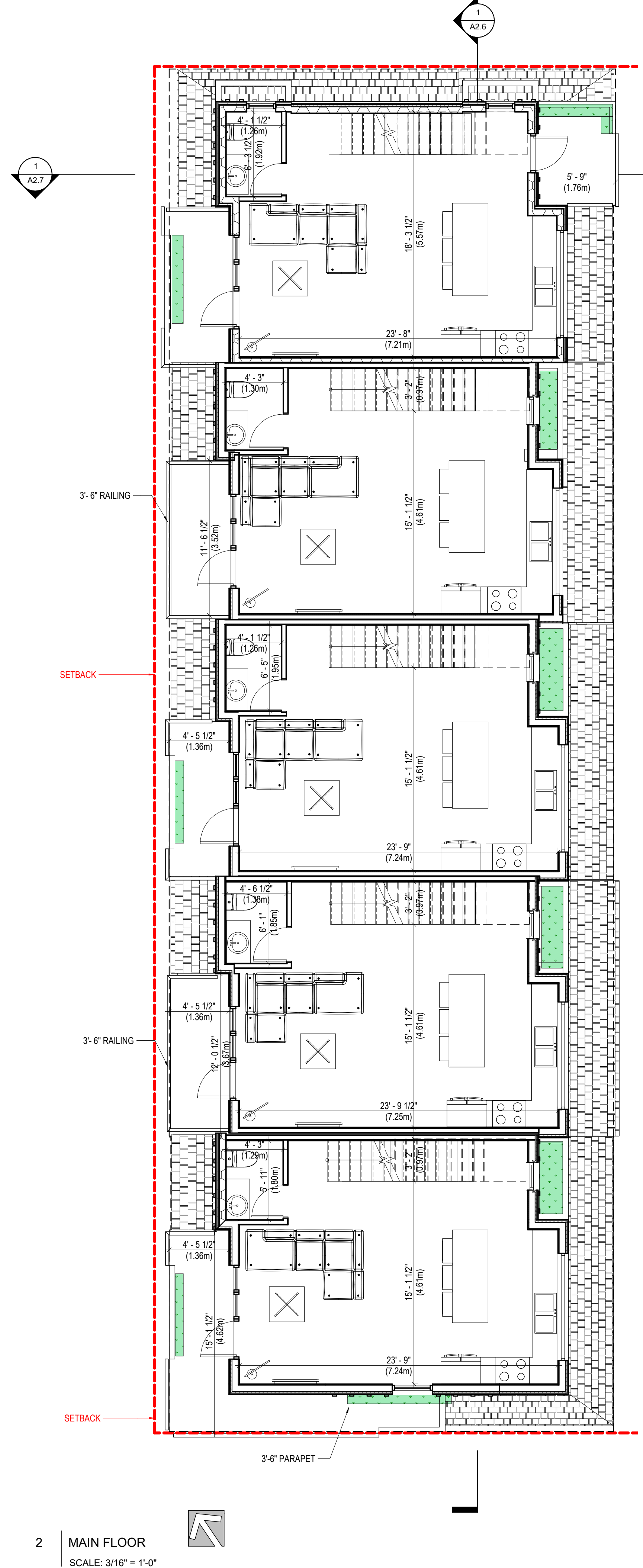
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1 LOWER FLOOR
 SCALE: 3/16" = 1'-0"



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

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



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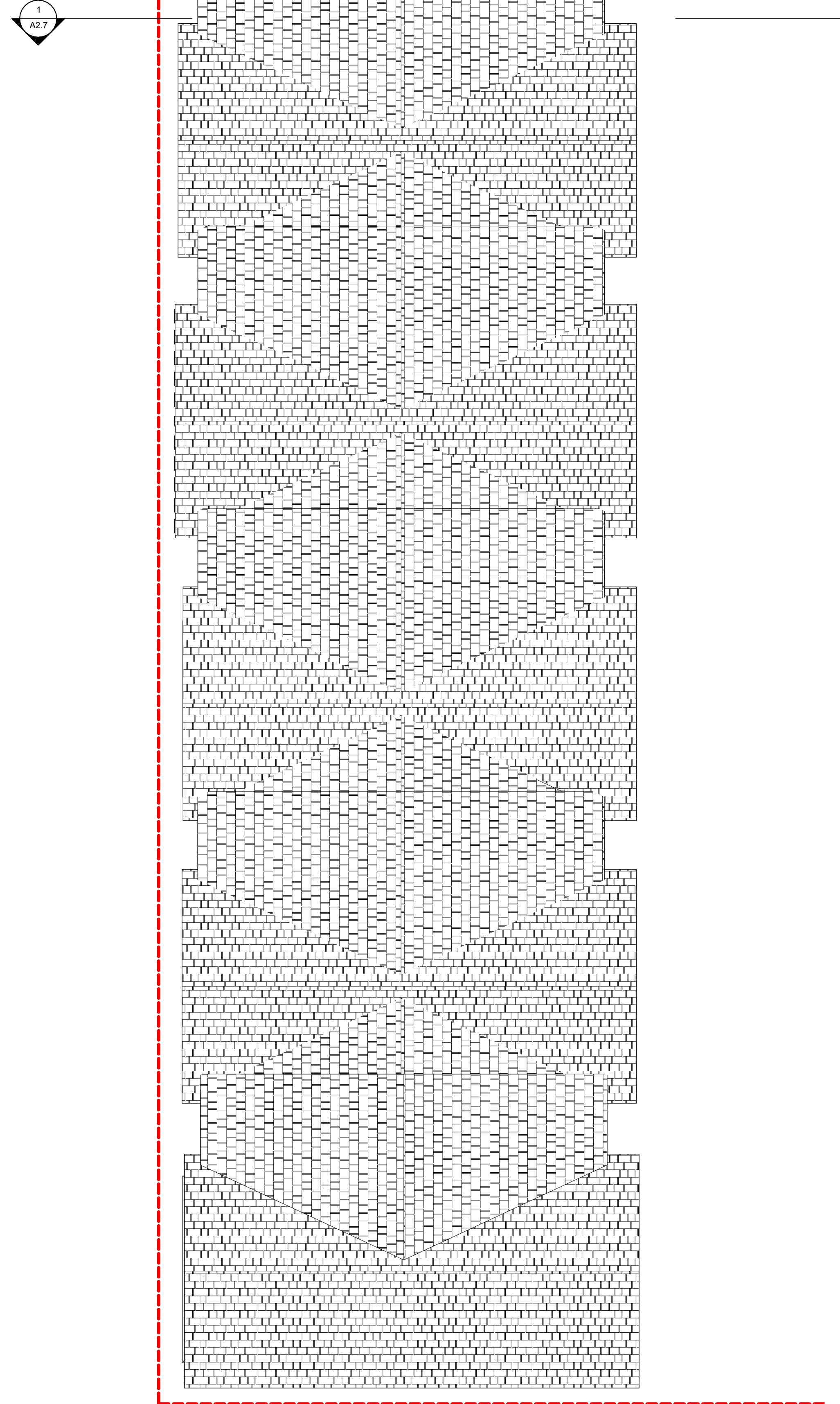
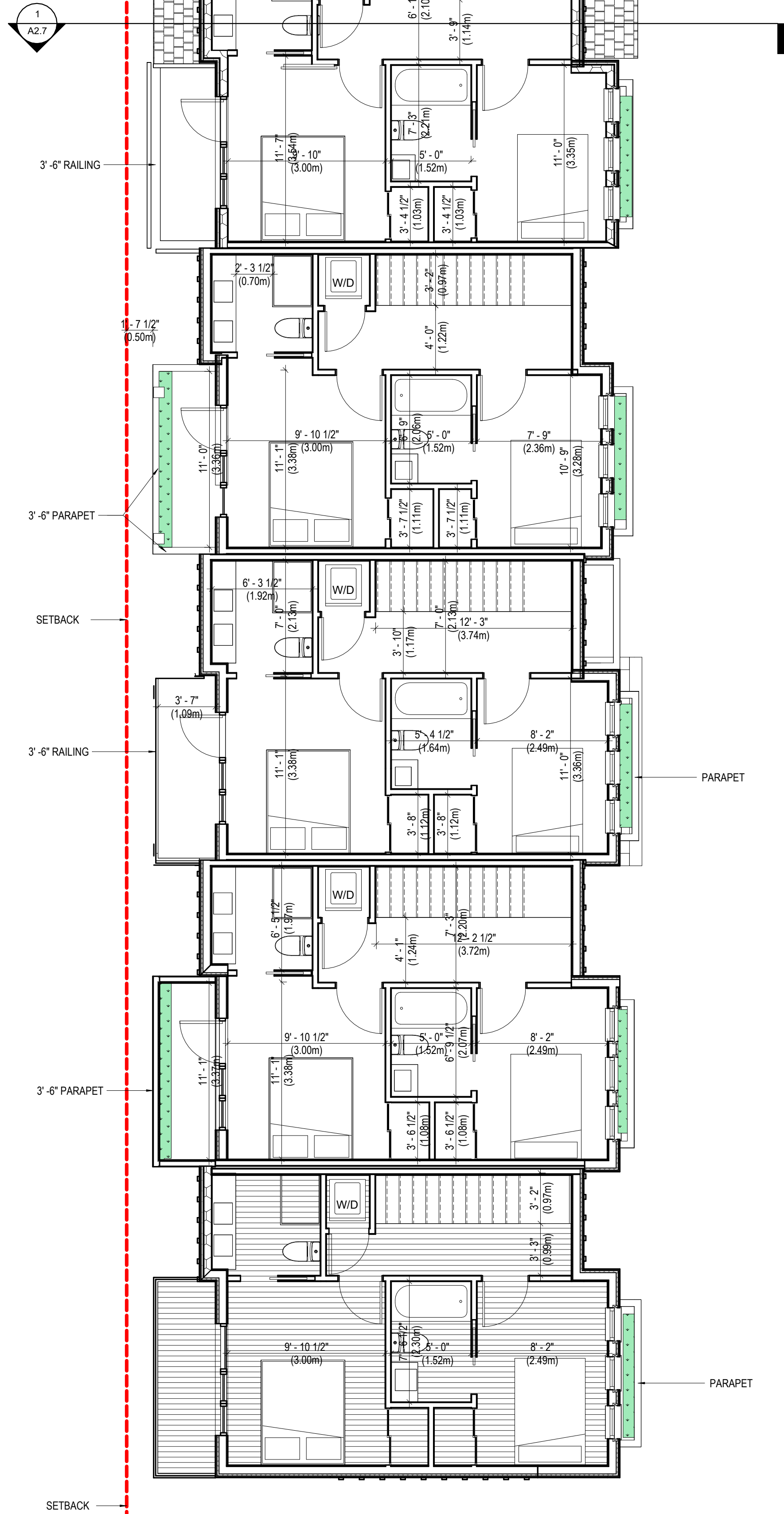
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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING A - LOWER FLOOR - MAIN FLOOR PLAN

SCALE	3/16" = 1'-0"
DRAWN	S.E & S.H.S
CHECKED	M.Z
PROJECT NO.	23.12
DRAWING NO.	



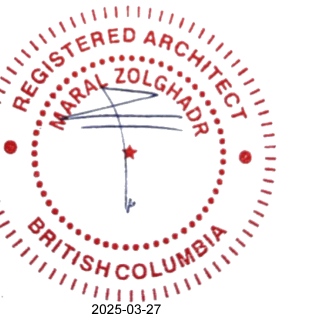
1 UPPER FLOOR
 SCALE: 3/16" = 1'-0"

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

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

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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

BUILDING A - UPPER FLOOR - ROOF PLAN

SCALE

3/16" = 1'-0"

DRAWN

SH.E & SH.S

CHECKED

SH.S

PROJECT NO.

23.12

DRAWING NO.

A2.2

COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M7 - CEMENTTIOUS PANEL BOARD - CEDAR CHESTNUT BRAWN
	M4 - BORD AND BATTEN - TIMBER BARK		M7-A CEMENTTIOUS - ARCTIC WHITE
	M2 - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE		M7-B CEMENTTIOUS - KHAKI BRAWN
	M4 - C- BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE - CHARCOAL GREY		M5-A - CEDAR CHESTNUT BRAWN



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

ISSUES AND REVISIONS

NO.	DATE	YMD	DESCRIPTION
8	2025.03.27		RE-ISSUED FOR DP
7	2025.03.06		RE-ISSUED FOR DP
6	2025.02.11		RE-ISSUED FOR DP
5	2024.07.15		RE-ISSUED FOR DP
4	2024.01.19		ISSUED FOR DP
3	2023.10.27		ISSUED FOR CITY
2	2023.07.31		ISSUED FOR CITY
1	2023.04.19		ISSUED FOR CLIENT



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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING A - WEST ELEVATION

SCALE	As Indicated
DRAWN	SH.E & SH.S
CHECKED	SH.S
PROJECT NO.	23.12
DRAWING NO.	

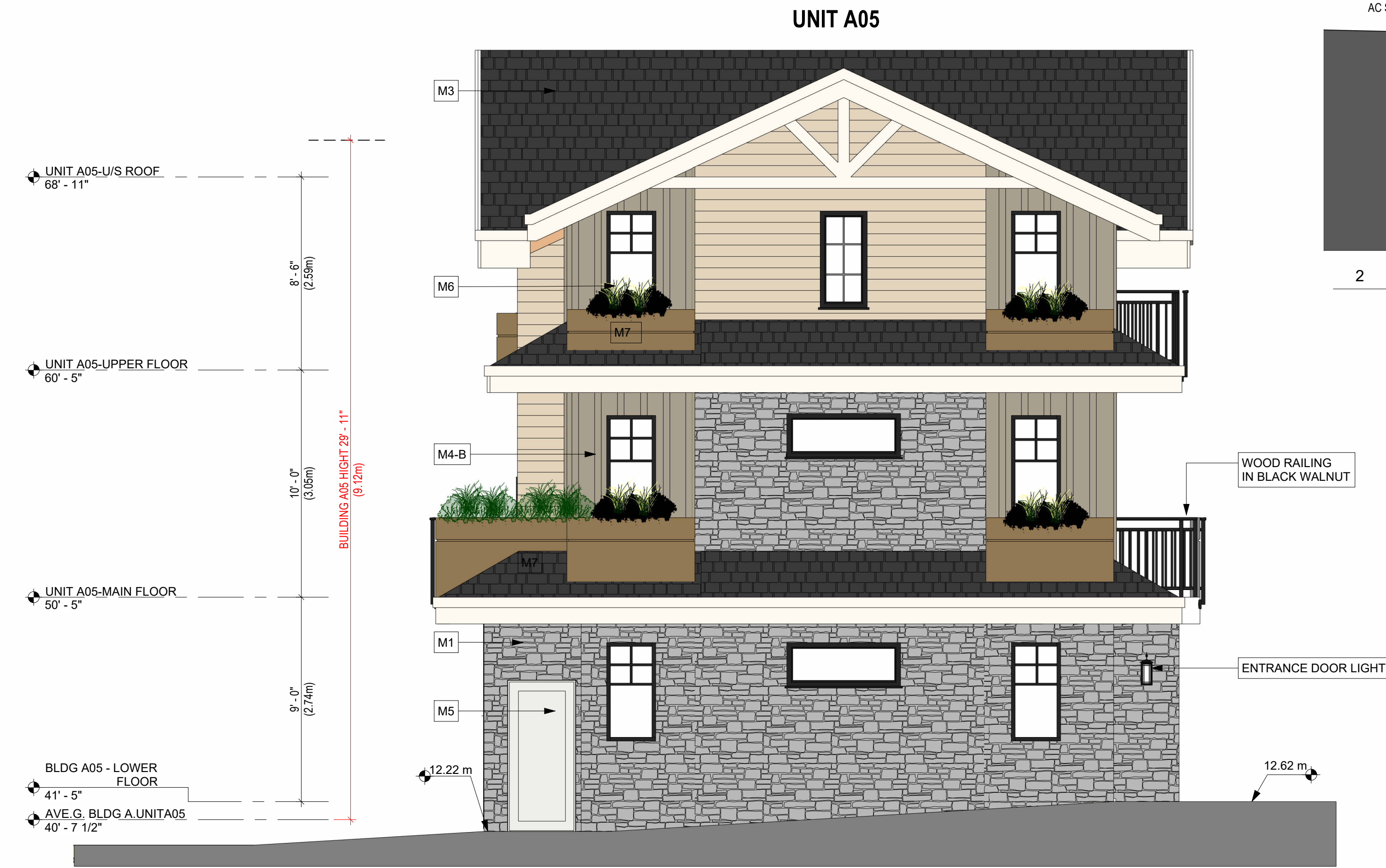
A2.3

COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M7 - CEMENTTIOUS PANEL BOARD - CEDAR CHESTNUT BRAWN
	M4 - BORD AND BATTEN - TIMBER BARK		M7- A CEMENTTIOUS - ARCTIC WHITE
	M2 - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE		M7- B CEMENTTIOUS - KHAKI BRAWN
	M4 - C- BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE- CHARCOAL GREY		M5 - A - CEDAR CHESTNUT BRAWN



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

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

NO.	DATE	YMD	DESCRIPTION
8	2025.03.27		RE-ISSUED FOR DP
7	2025.03.06		RE-ISSUED FOR DP
6	2025.02.11		RE-ISSUED FOR DP
5	2024.07.15		RE-ISSUED FOR DP
4	2024.01.19		ISSUED FOR DP
3	2023.10.27		ISSUED FOR CITY
2	2023.07.31		ISSUED FOR CITY
1	2023.04.19		ISSUED FOR CLIENT

ISSUES AND REVISIONS



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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING A - NORTH AND SOUTH ELEVATION

SCALE	As indicated
DRAWN	S.E & S.H.S
CHECKED	S.H.S
PROJECT NO.	23.12
DRAWING NO.	

A2.4

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C:\Users\DESIGN_TEAM\Documents\2012-ROYAL-SITE-REG_mseal\MTZT_14

COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M7 - CEMENTTIOUS PANEL BOARD - CEDAR CHESTNUT BRAWN
	M4 - BORD AND BATTEN - TIMBER BARK		M7-A - CEMENTTIOUS - ARCTIC WHITE
	M2 - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE		M7-B - CEMENTTIOUS - KHAKI BRAWN
	M4-C - BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE - CHARCOAL GREY		M5-A - CEDAR CHESTNUT BRAWN



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

NO.	DATE	YMD	DESCRIPTION
8	2025.03.27		RE-ISSUED FOR DP
7	2025.03.06		RE-ISSUED FOR DP
6	2025.02.11		RE-ISSUED FOR DP
5	2024.07.15		RE-ISSUED FOR DP
4	2024.01.19		ISSUED FOR DP
3	2023.10.27		ISSUED FOR CITY
2	2023.07.31		ISSUED FOR CITY
1	2023.04.19		ISSUED FOR CLIENT

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING A - EAST ELEVATION

SCALE	As Indicated
DRAWN	S.E & S.H.S
CHECKED	S.H.S
PROJECT NO.	23.12
DRAWING NO.	

A2.5

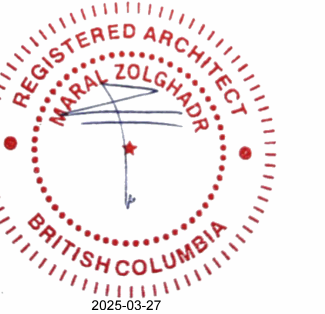


1 BLDG A-SECTION 1
 SCALE: 1/4" = 1'-0"

NO.	DATE	YMD	DESCRIPTION
7	2025.03.06		RE-ISSUED FOR DP
6	2025.02.11		RE-ISSUED FOR DP
5	2024/07/15		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
3	2023/10/27		ISSUED FOR CITY
2	2023/07/31		ISSUED FOR CITY
1	2023/04/19		ISSUED FOR CLIENT

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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

BUILDING A - SECTION 1

SCALE 1/4" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 23.12

DRAWING NO.

A2.6



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

NO.	DATE Y/M/D	DESCRIPTION
7	2025.03.06	RE-ISSUED FOR DP
6	2025.02.11	RE-ISSUED FOR DP
5	2024/07/5	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT

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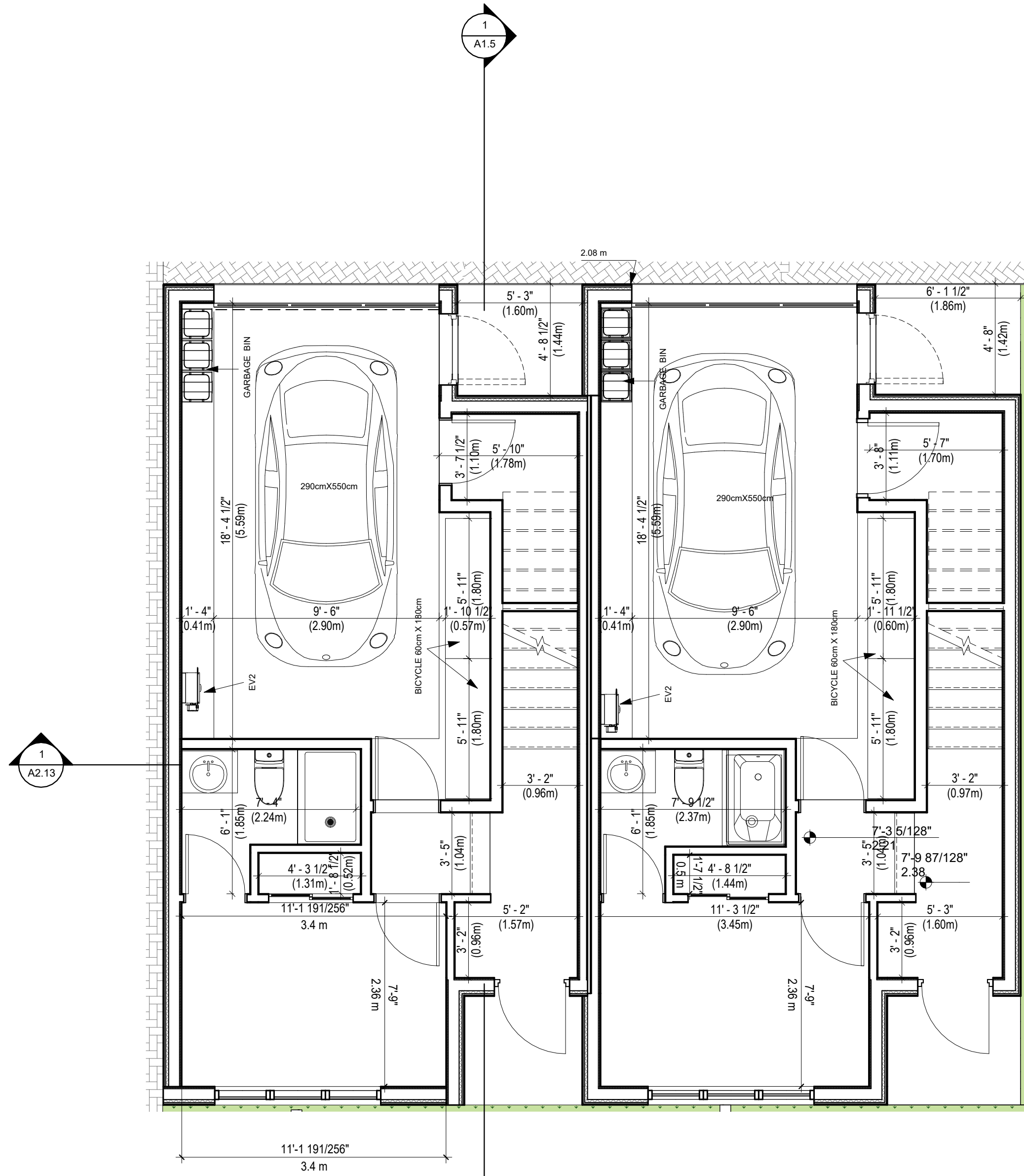
PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

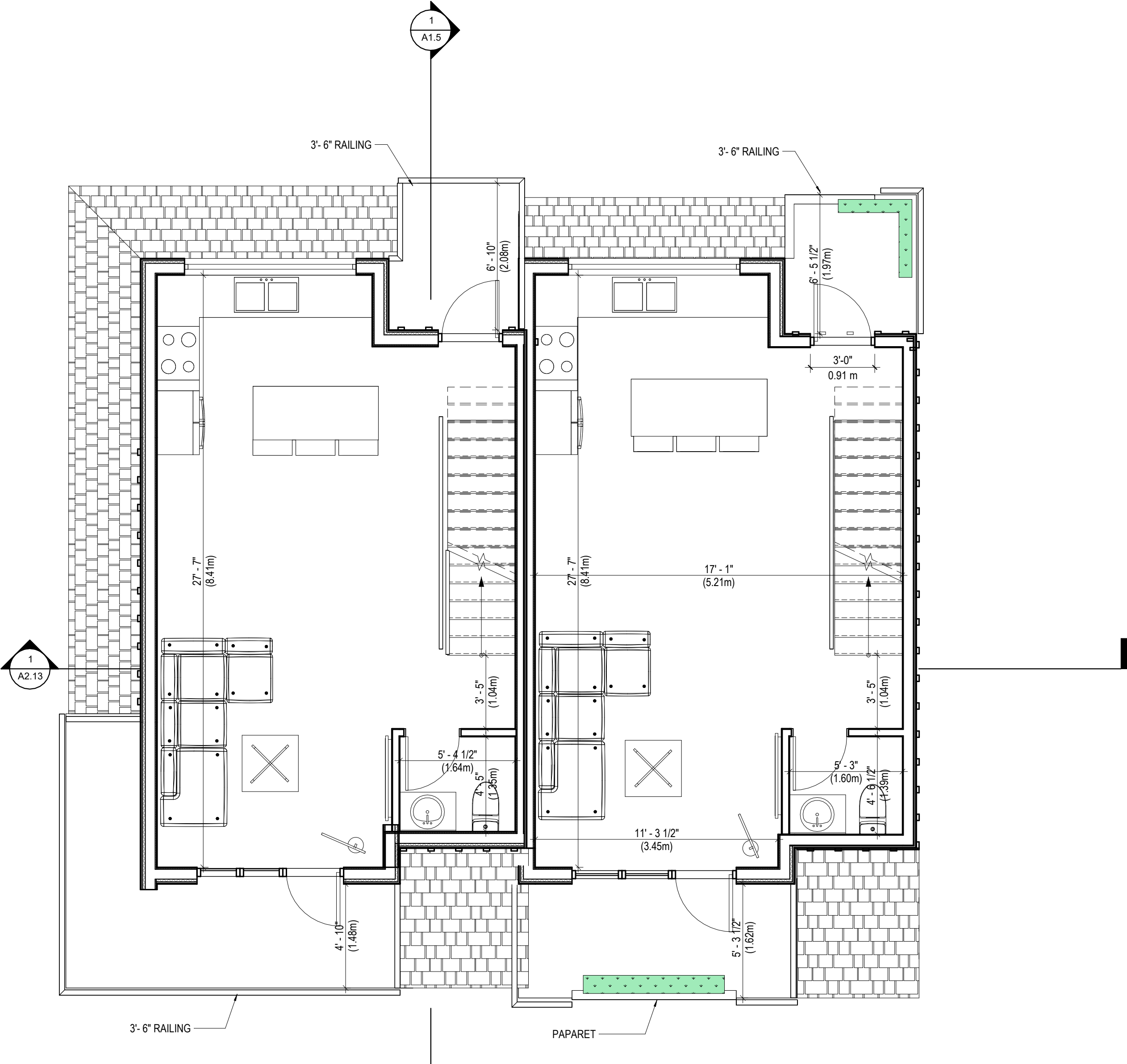
DRAWING TITLE
BUILDING A - SECTION 2

SCALE	1/4" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	23.12

DRAWING NO.
A2.7



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



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

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

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

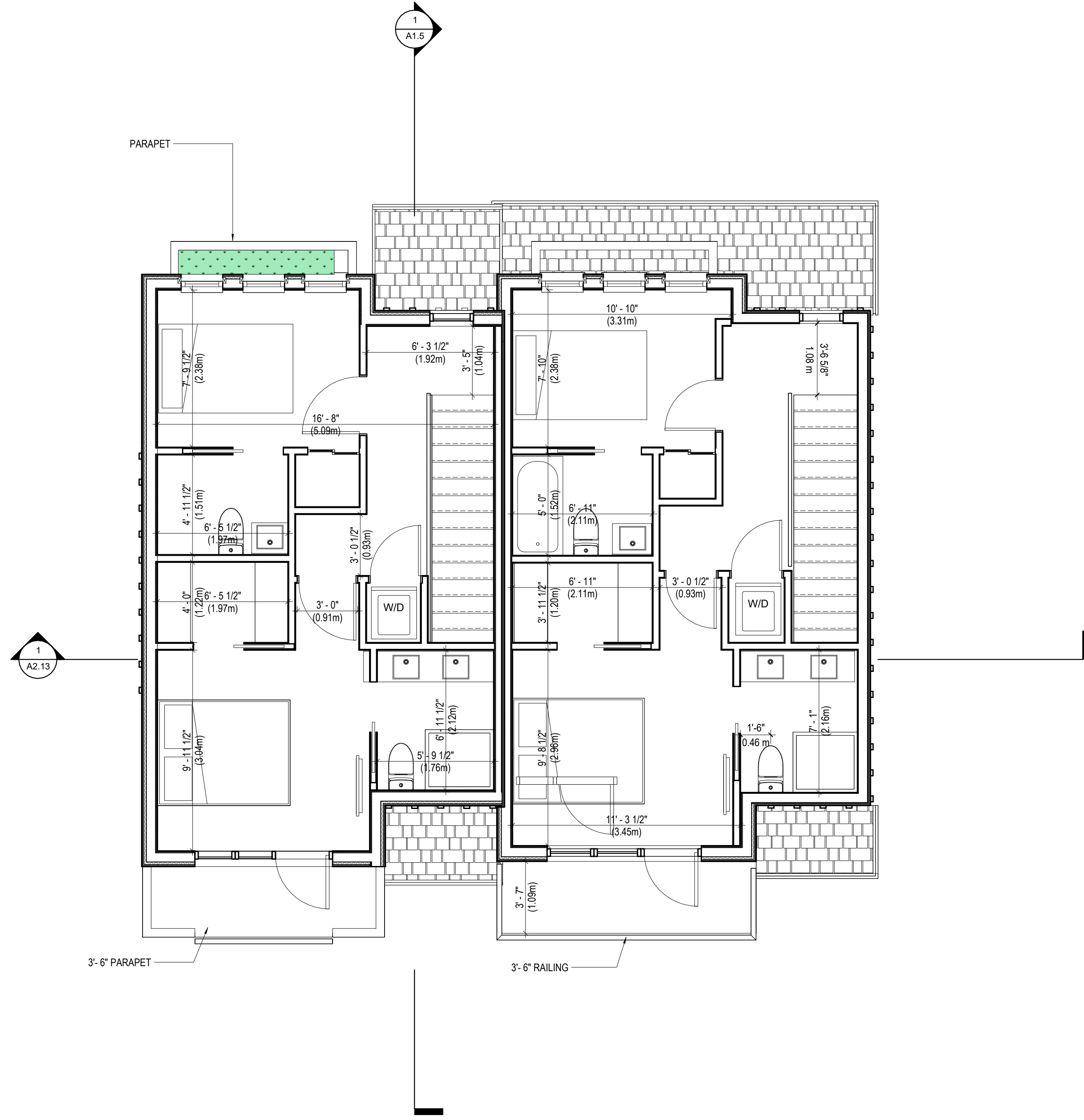
PROJECT ADDRESS
 6544 ROYAL AVE. & 6388 DOUGLAS ST. WEST VANCOUVER, BC.

DRAWING TITLE
BUILDING B - LOWER FLOOR - MAIN FLOOR PLAN

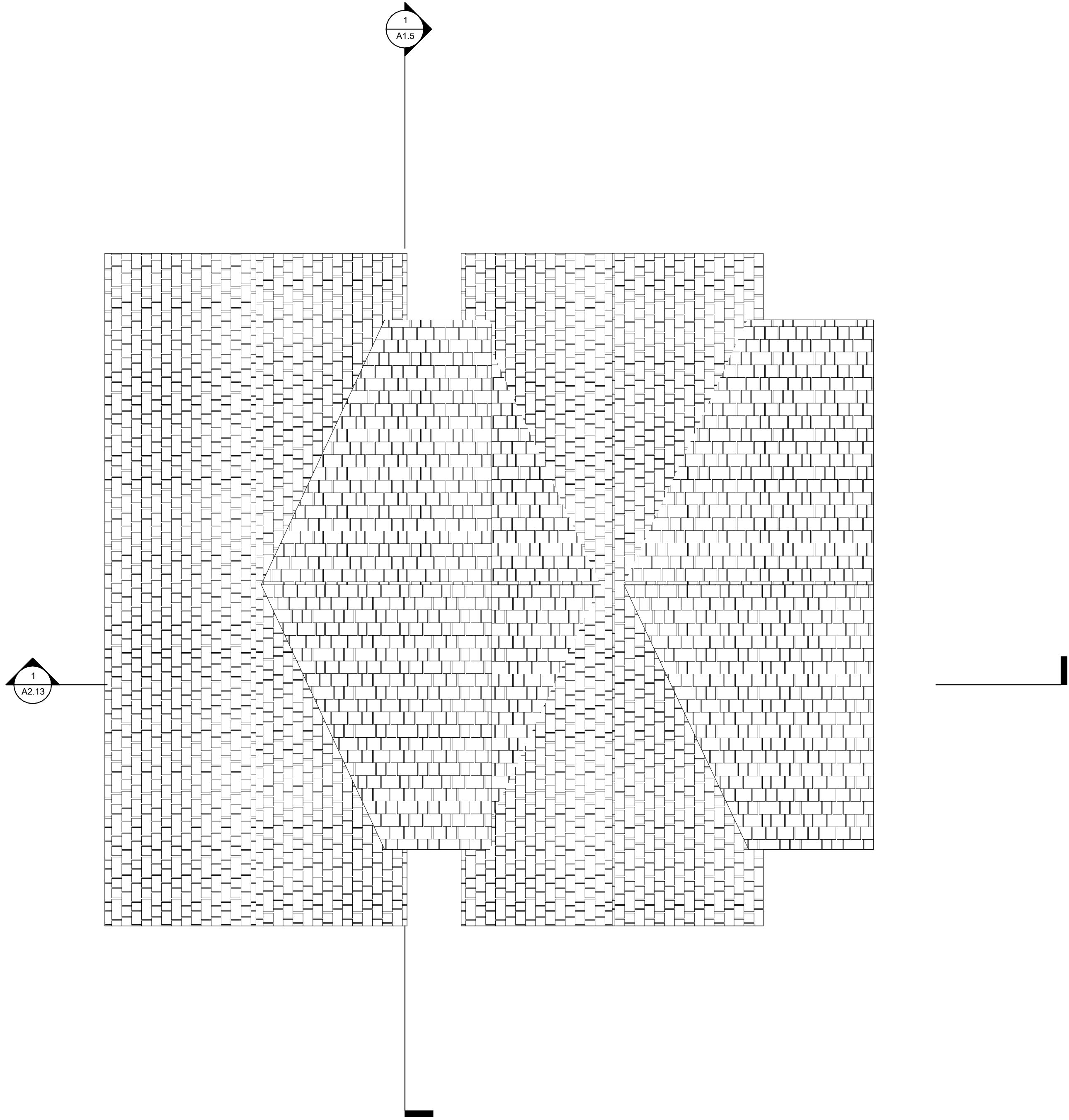
SCALE	1/4" = 1'-0"
DRAWN	S.E.
CHECKED	SH.S.
PROJECT NO.	23.12
DRAWING NO.	

A2.8

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



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

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

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NO.	DATE	YMD	DESCRIPTION



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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING B - UPPER FLOOR - ROOF PLAN

SCALE	1/4" = 1'-0"
DRAWN	S.E
CHECKED	SH.S
PROJECT NO.	23.12
DRAWING NO.	

A2.9

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COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M7 - CEMENTTIOUS PANEL BOARD - CEDAR CHESTNUT BRAWN
	M4 - BORD AND BATTEN - TIMBER BARK		M7-A CEMENTTIOUS - ARCTIC WHITE
	M2 - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE		M7-B CEMENTTIOUS - KHAKI BRAWN
	M4 - C- BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE - CHARCOAL GREY		M5-A - CEDAR CHESTNUT BRAWN



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



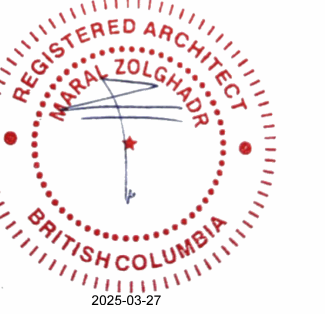
2 BUILDING B - EAST ELEVATION
SCALE: 1/4" = 1'-0"



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NO.	DATE YMD	DESCRIPTION
7	2025-03-27	RE-ISSUED FOR DP
6	2025-02-11	RE-ISSUED FOR DP
5	2024-07-15	RE-ISSUED FOR DP
4	2024-01-19	ISSUED FOR DP
3	2023-10-27	ISSUED FOR CITY
2	2023-07-31	ISSUED FOR CITY
1	2023-04-19	ISSUED FOR CLIENT

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING B - WEST AND EAST ELEVATION

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	23.12
DRAWING NO.	

A2.10

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COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M7 - CEMENTTIOUS PANEL BOARD - CEDAR CHESTNUT BRAWN
	M4 - BORD AND BATTEN - TIMBER BARK		M7-A CEMENTTIOUS - ARCTIC WHITE
	M2 - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE		M7-B CEMENTTIOUS - KHAKI BRAWN
	M4 - C - BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE- CHARCOAL GREY		M5-A - CEDAR CHESTNUT BRAWN



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

NO.	DATE	YMD	DESCRIPTION
8	2025.03.27		RE-ISSUED FOR DP
7	2025.03.06		RE-ISSUED FOR DP
6	2025.02.11		RE-ISSUED FOR DP
5	2024/07/5		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
3	2023/10/27		ISSUED FOR CITY
2	2023/07/31		ISSUED FOR CITY
1	2023/04/19		ISSUED FOR CLIENT

ISSUES AND REVISIONS



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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING B- NORTH ELEVATION



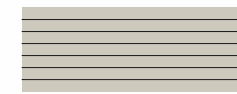







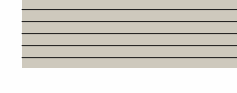





SCALE	As Indicated
DRAWN	S.E & S.H.S
CHECKED	S.H.S
PROJECT NO.	23.12

DRAWING NO.

A2.11

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COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M7 - CEMENTIOUS PANEL BOARD - CEDAR CHESTNUT BRAWN
	M4 - BORD AND BATTEN - TIMBER BARK		M7-A CEMENTIOUS - ARCTIC WHITE
	M2 - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE		M7-B CEMENTIOUS - KHAKI BRAWN
	M4 - C- BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE - CHARCOAL GREY		M5-A - CEDAR CHESTNUT BRAWN



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

NO.	DATE	YMD	DESCRIPTION
8	2025.03.27		RE-ISSUED FOR DP
7	2025.02.11		RE-ISSUED FOR DP
6	2024.07.30		RE-ISSUED FOR DP
5	2024.07.15		RE-ISSUED FOR DP
4	2024.01.19		ISSUED FOR DP
3	2023.10.27		ISSUED FOR CITY
2	2023.07.31		ISSUED FOR CITY
1	2023.04.19		ISSUED FOR CLIENT

ISSUES AND REVISIONS

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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

BUILDING B- SOUTH ELEVATION

SCALE As indicated

DRAWN Author

CHECKED Checker

PROJECT NO. 23.12

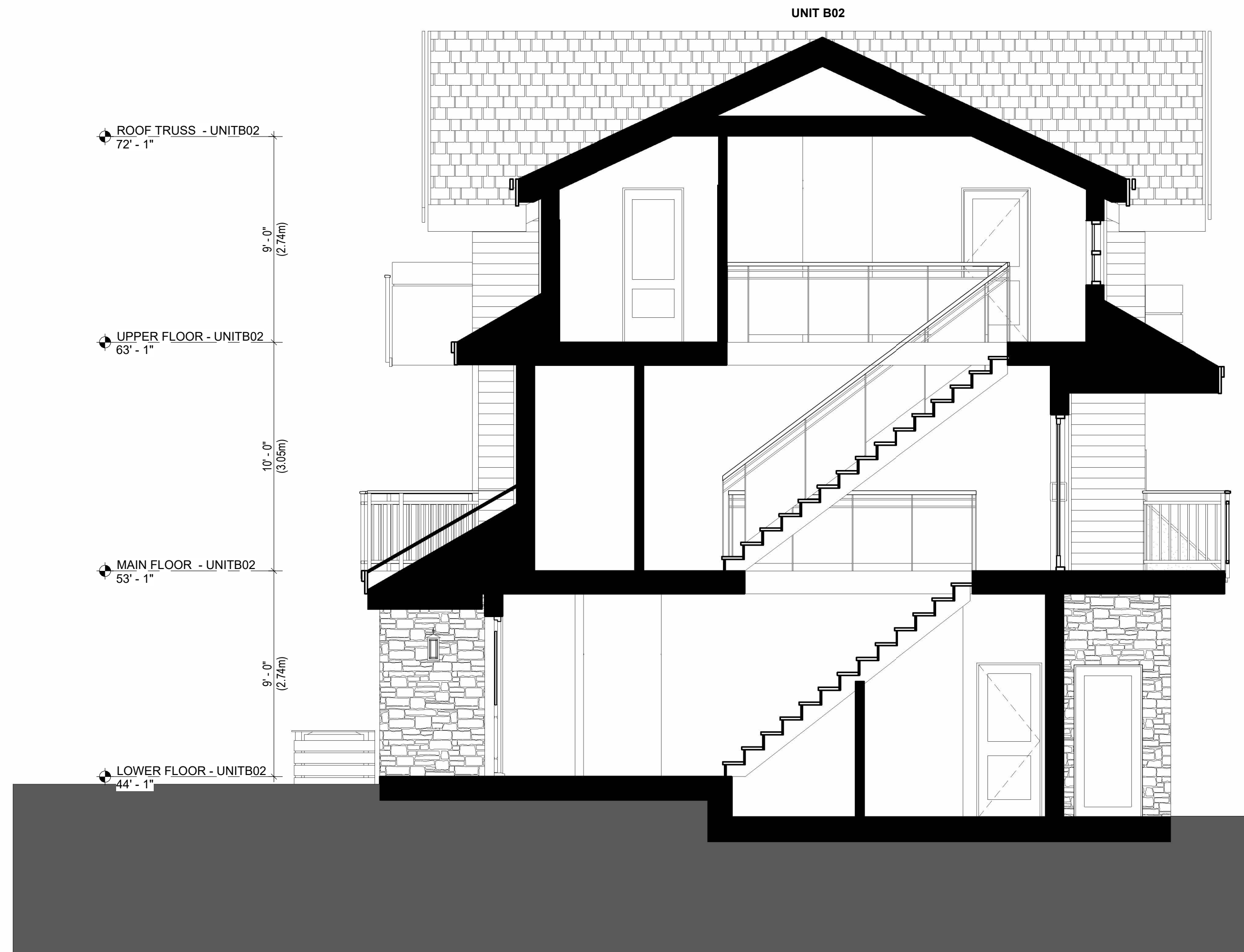
DRAWING NO.

A2.12

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



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

NO.	DATE YMD	DESCRIPTION
7	2025-03-06	RE-ISSUED FOR DP
6	2025-02-11	RE-ISSUED FOR DP
5	2024-07-15	RE-ISSUED FOR DP
4	2024-01-19	ISSUED FOR DP
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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

BUILDING B-SECTION 1 & 2

SCALE

1/4" = 1'-0"

DRAWN

Author

CHECKED

Checker

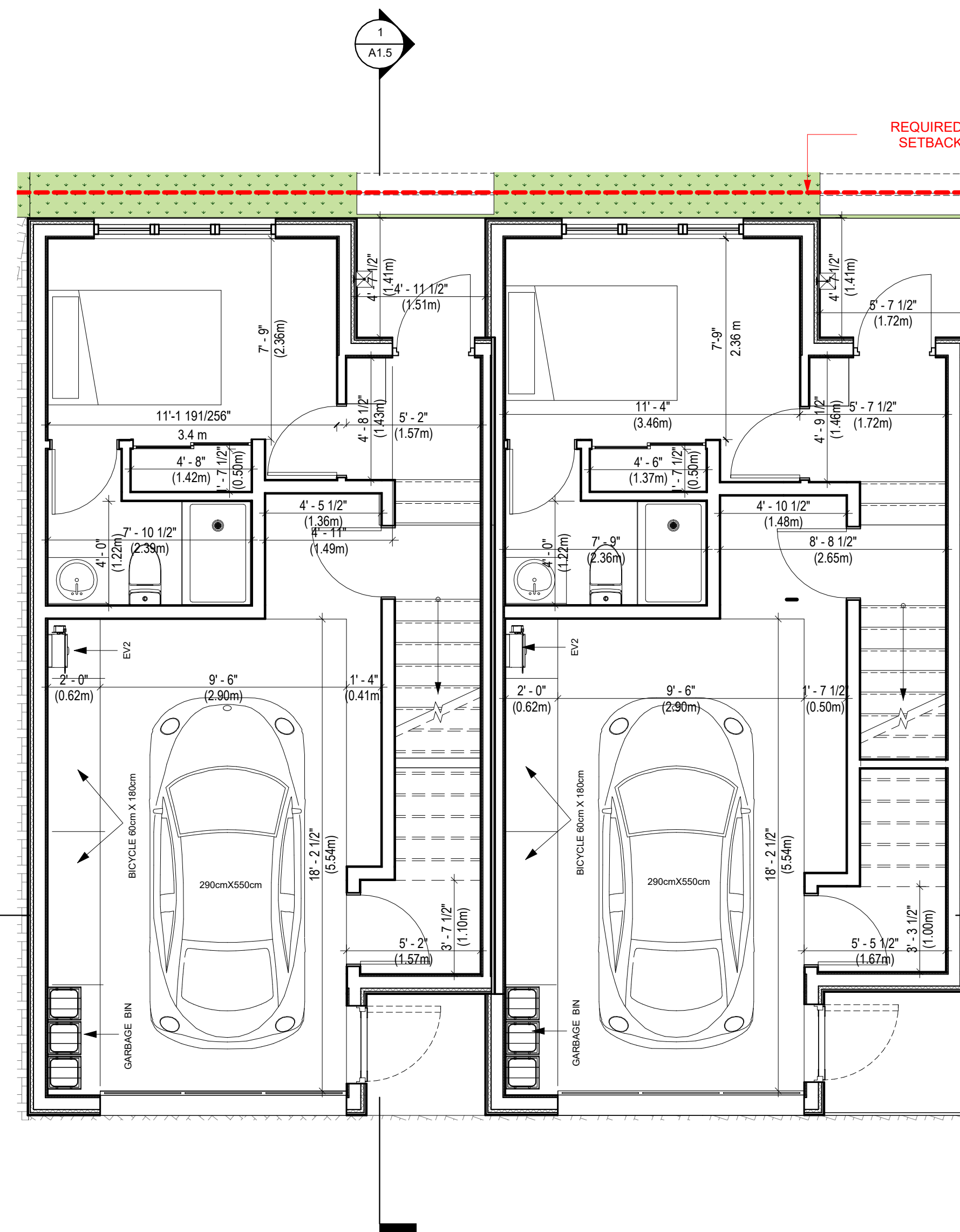
PROJECT NO.

23.12

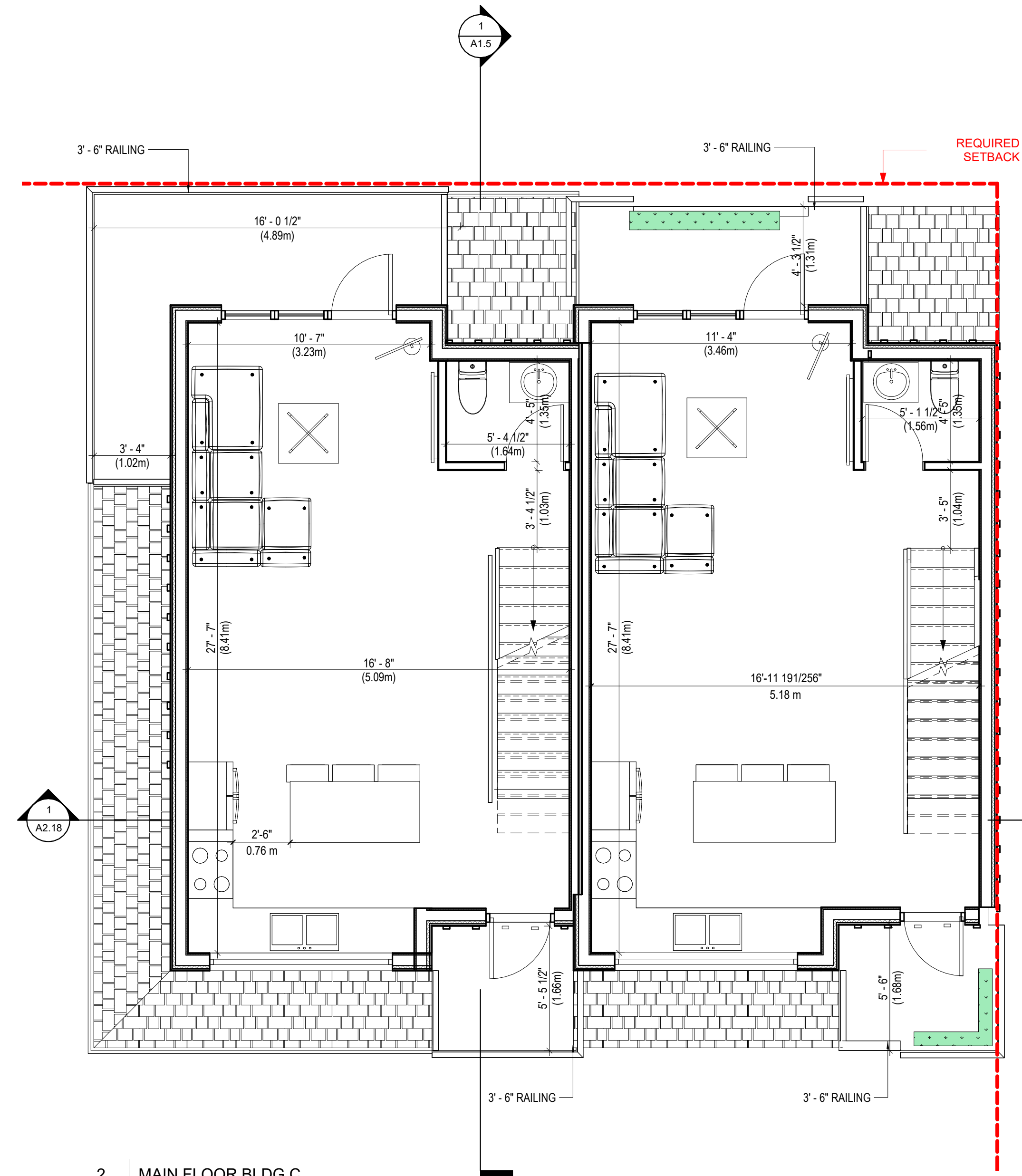
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A2.13

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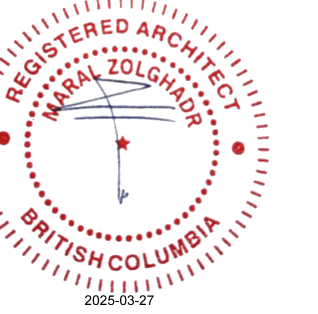
1 LOWER FLOOR BLDG C
 SCALE: 1/4" = 1'-0"



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

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

NO.	DATE	YMD	DESCRIPTION
ISSUES AND REVISIONS			
SEAL			



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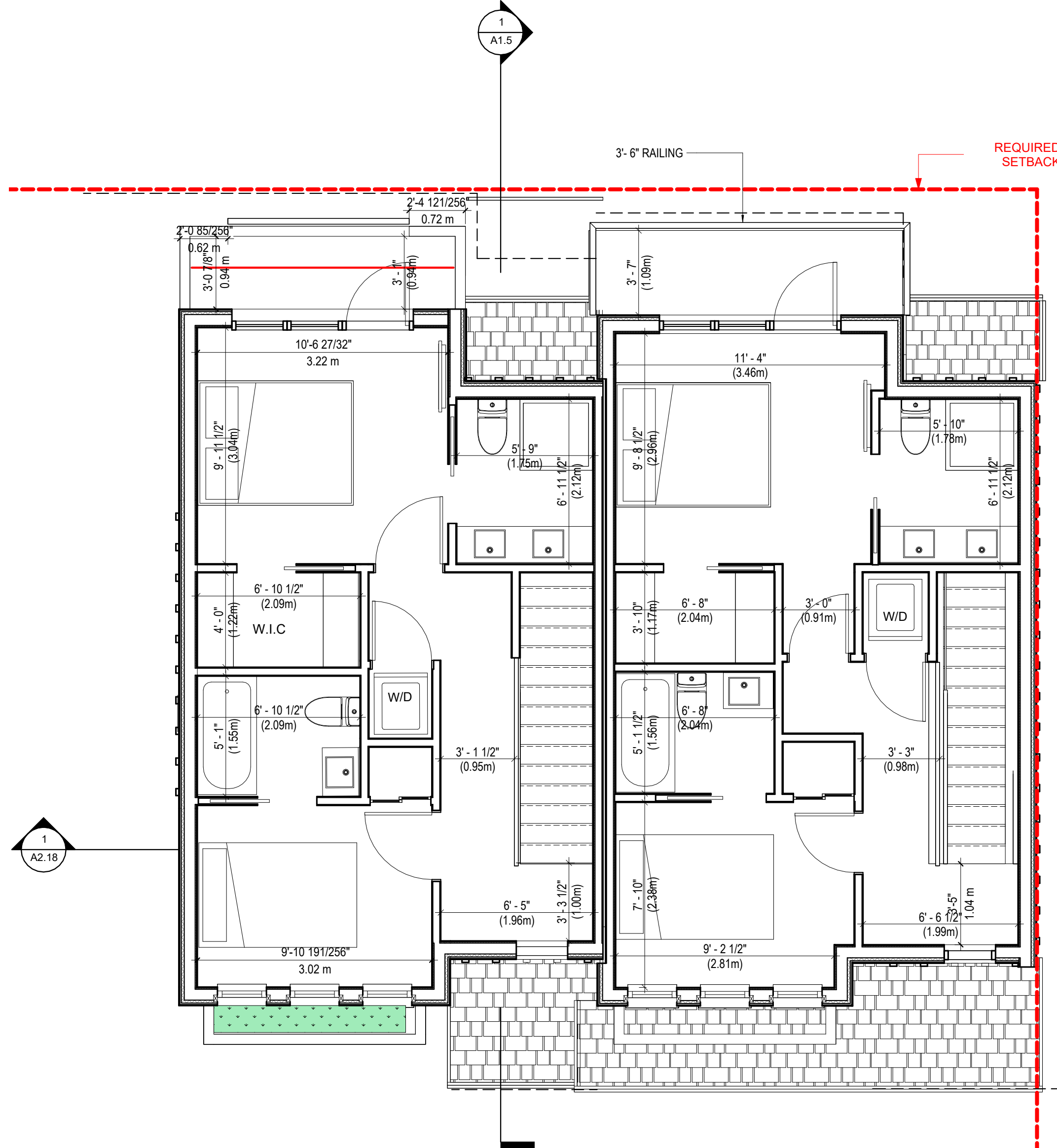
PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

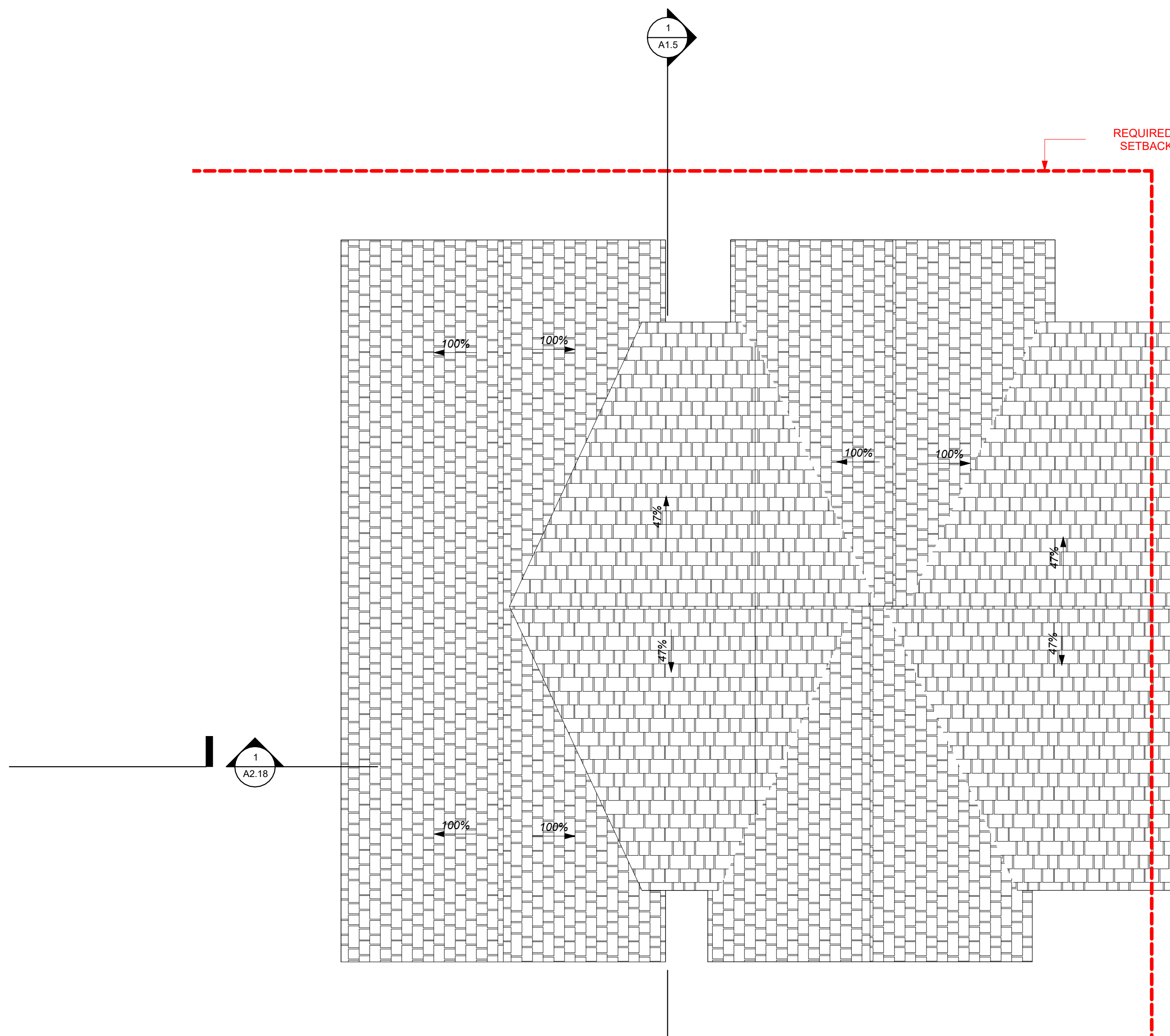
DRAWING TITLE
BUILDING C - LOWER FLOOR - MAIN FLOOR PLAN

SCALE	1/4" = 1'-0"
DRAWN	S.E.
CHECKED	SH.S.
PROJECT NO.	23.12
DRAWING NO.	

A2.14



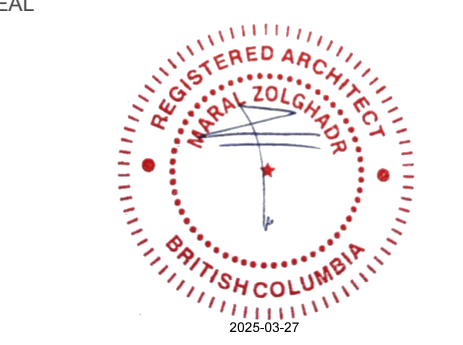
1 UPPER FLOOR BLDG C
 SCALE: 1/4" = 1'-0"



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

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

ISSUES AND REVISIONS



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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING C - UPPER FLOOR - ROOF PLAN

SCALE	1/4" = 1'-0"
DRAWN	S.E.
CHECKED	SH.S.
PROJECT NO.	23.12
DRAWING NO.	

A2.15

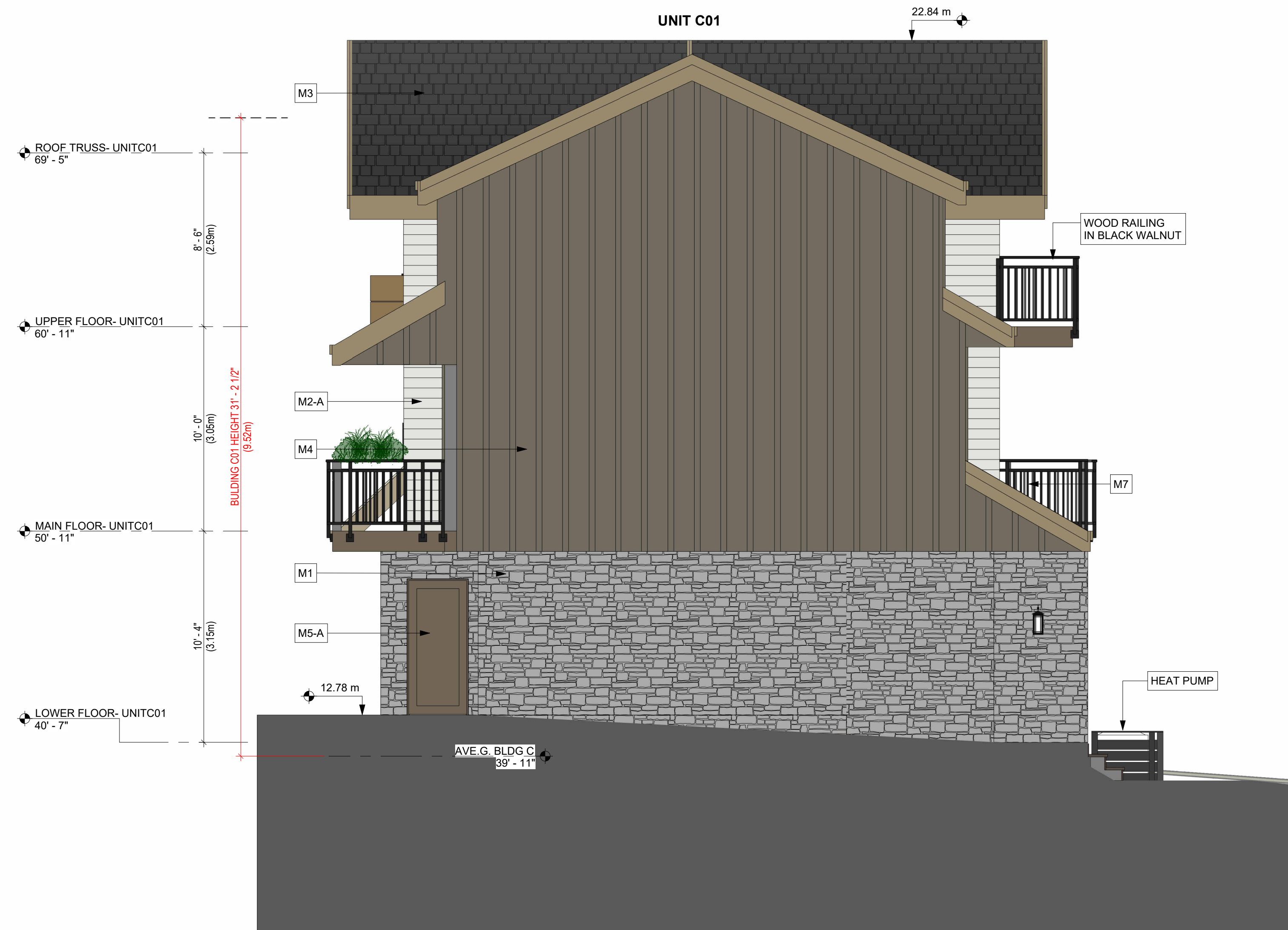
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COLOUR LEGEND

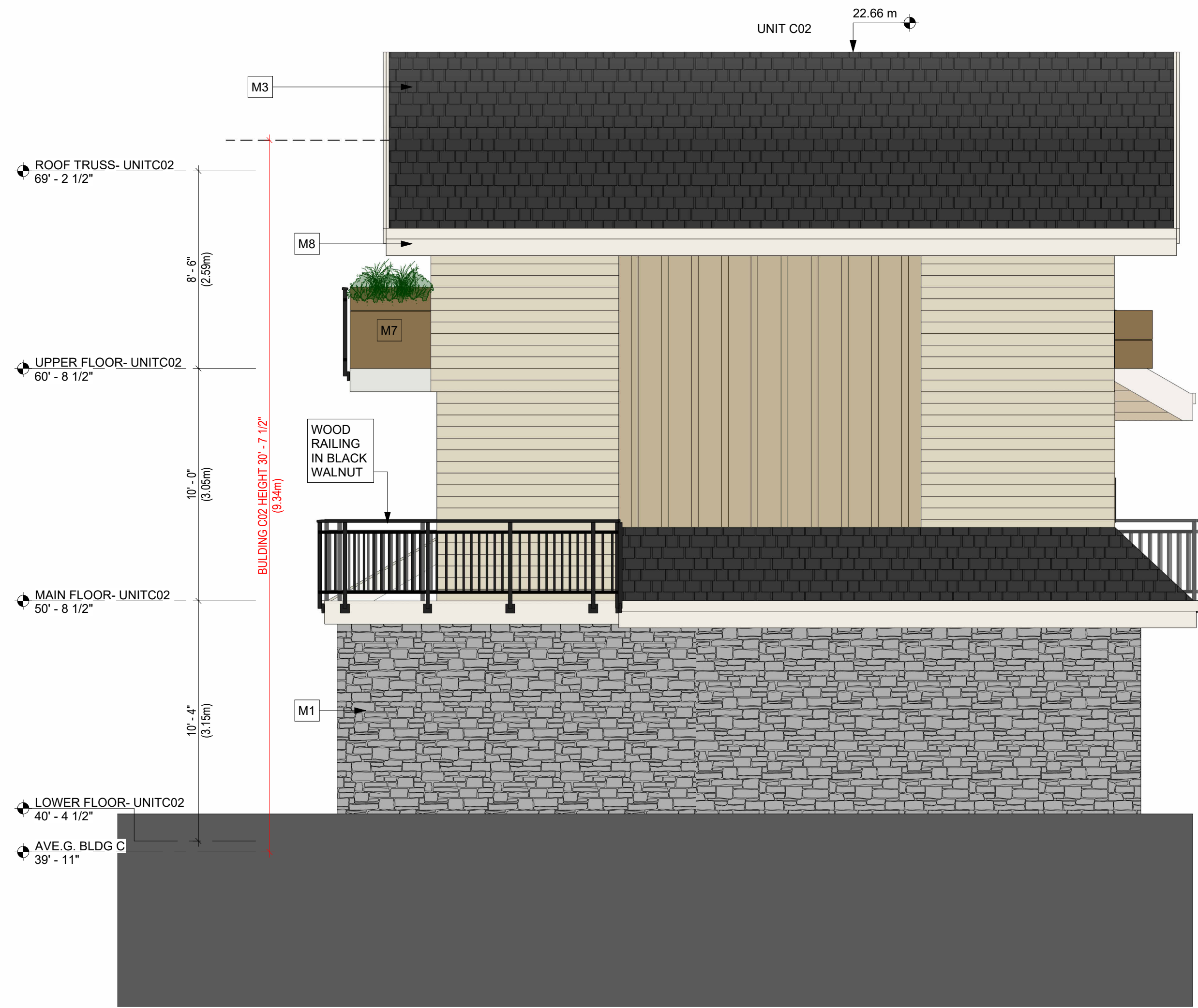
	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M7 - CEMENTTIOUS PANEL BOARD - CEDAR CHESTNUT BRAWN
	M4 - BORD AND BATTEN - TIMBER BARK		M7-A CEMENTTIOUS - ARCTIC WHITE
	M2 - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE		M7-B CEMENTTIOUS - KHAKI BRAWN
	M4 - C- BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE - CHARCOAL GREY		M5-A - CEDAR CHESTNUT BRAWN



OFFICE
 #608, 1112 W Pender, Vancouver, BC, V6E 2S1
 OFFICE: +1 (779)-372-8650, +1 (779)-372-8651
 CELL: +1 (604)-750-3243, +1 (604)-750-6461
 EMAIL: INFO@MA-ARCHITECTS.COM
 WWW.MA-ARCHITECTS.COM



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



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

NO.	DATE Y/M/D	DESCRIPTION
8	2025.03.27	RE-ISSUED FOR DP
7	2025.03.06	RE-ISSUED FOR DP
6	2025.02.11	RE-ISSUED FOR DP
5	2024/07/15	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2023/04/19	ISSUED FOR CLIENT

ISSUES AND REVISIONS



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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING C - WEST AND EAST ELEVATION

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	23.12

DRAWING NO.
A2.16

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C:\Users\DESIGN\TEAM\Documents\2024\ROYAL-SITE-REG_mseal\BMTZT-14

COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
	M2-A - SHIPLAP SIDING - HARDIE PANEL - ARCTIC WHITE		M7 - CEMENTTIOUS PANEL BOARD - CEDAR CHESTNUT BRAWN
	M4 - BORD AND BATTEN - TIMBER BARK		M7- A CEMENTTIOUS - ARCTIC WHITE
	M2 - SHIPLAP SIDING - HARDIE PANEL - NAVAJO BEIGE		M7- B CEMENTTIOUS - KHAKI BRAWN
	M4 - C - BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE - CHARCOAL GREY		M5 - A - CEDAR CHESTNUT BRAWN



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



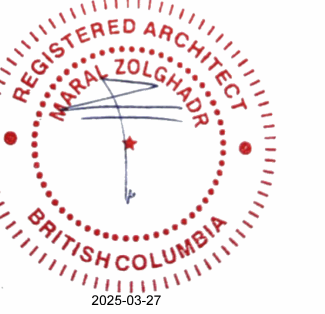
2 BUILDING C- SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



NO.	DATE	YMD	DESCRIPTION
8	2025.03.27		RE-ISSUED FOR DP
7	2025.02.11		RE-ISSUED FOR DP
6	2024.07.30		RE-ISSUED FOR DP
5	2024.07.15		RE-ISSUED FOR DP
4	2024.01.19		ISSUED FOR DP
3	2023.10.27		ISSUED FOR CITY
2	2023.07.31		ISSUED FOR CITY
1	2023.04.19		ISSUED FOR CLIENT

ISSUES AND REVISIONS

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING C- NORTH AND SOUTH ELEVATION

SCALE: As Indicated
 DRAWN: Author
 CHECKED: Checker
 PROJECT NO.: 23.12

DRAWING NO.

A2.17

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



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

NO.	DATE	YMD	DESCRIPTION
7	2025.03.06		RE-ISSUED FOR DP
6	2025.02.11		RE-ISSUED FOR DP
5	2024.07.15		RE-ISSUED FOR DP
4	2024.01.19		ISSUED FOR DP
3	2023.10.27		ISSUED FOR CITY
2	2023.07.31		ISSUED FOR CITY
1	2023.04.19		ISSUED FOR CLIENT

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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
BUILDING C-SECTION 1 & 2

SCALE	1/4" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	23.12

DRAWING NO.
A2.18



JAMES HARDIE - ARCTIC WHITE



BOARD AND BATTEN



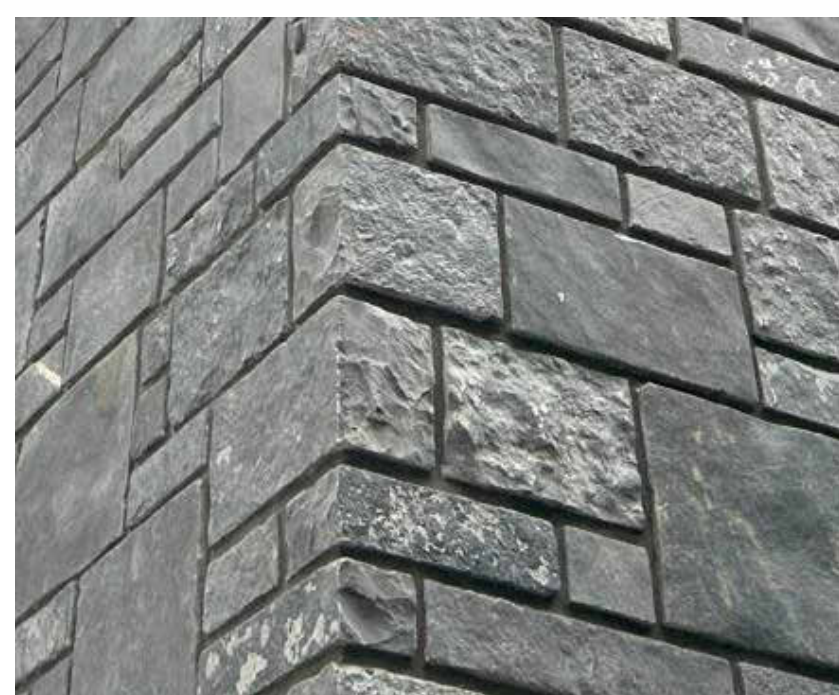
CEDAR CHESTNUT



CEMENTTIOUS PANEL BOARD
 JAMES HARDIE ARCTIC WHITE



SHINGLES - CHARCOAL



ROUGH NATURAL STONE-
 COURSE ASHLAR.KLONDIKE

KLONDIKE 3 COURSE ASHLAR

Geology: Limestone

GripSet® Technology

Installation Ready™

Split Face

SPECIFICATIONS:

length : Up to 18" (≈457 mm)

heights : 2-1/4", 5", 7-3/4" (≈57, 127, 197 mm)

thickness : Average 1-1/4" (≈32 mm)

weight : Up to 13 lbs/ft² (≈63 kgs/m²)

corners : Available

VIEW GROUT COLOR:

BISCUIT

CHARCOAL

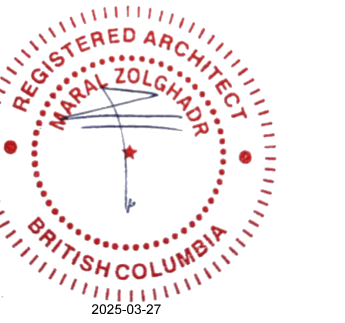
COLOUR LEGEND

	M1 - ROUGH NATURAL STONE - GRAY		M6 - BLACK
	M2-B - SHIPLAP SIDING - HARDIE PANEL - COBBLE STONE		M8 - ROOF FASCIA - ARCTIC WHITE
	M4-B - BORD AND BATTEN - KHAKI BRAWN		M8-A - ROOF FASCIA - KHAKI BRAWN
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	M4 - C- BORD AND BATTEN - HARDIE PANEL - AUTUMN TAN		M5 - ARCTIC WHITE
	M3 - ROOF SHINGLE- CHARCOAL GREY		M5 -A - CEDAR CHESTNUT BRAWN

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

ISSUES AND REVISIONS

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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

MATERIALS

SCALE 1/8" = 1'-0"

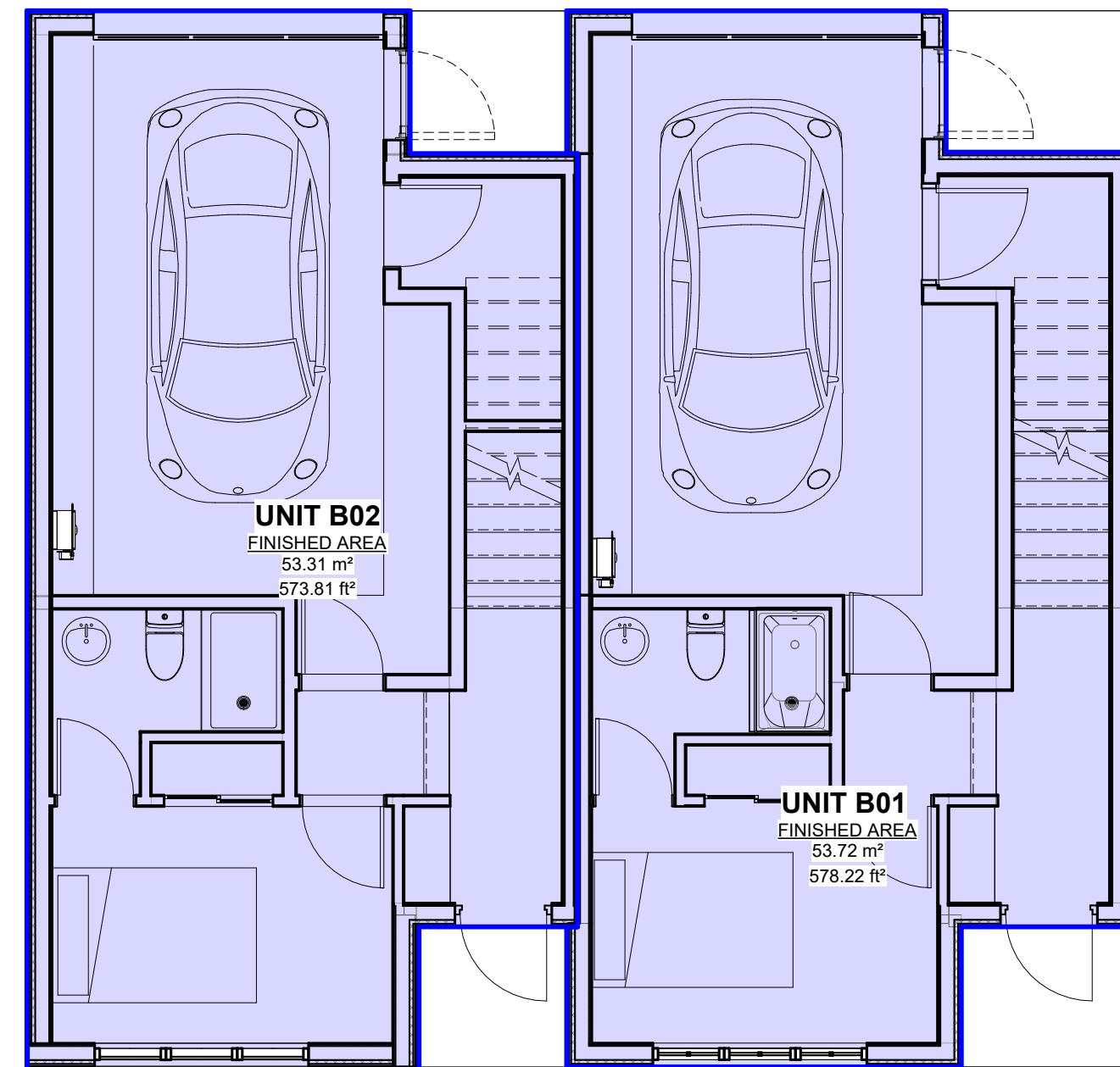
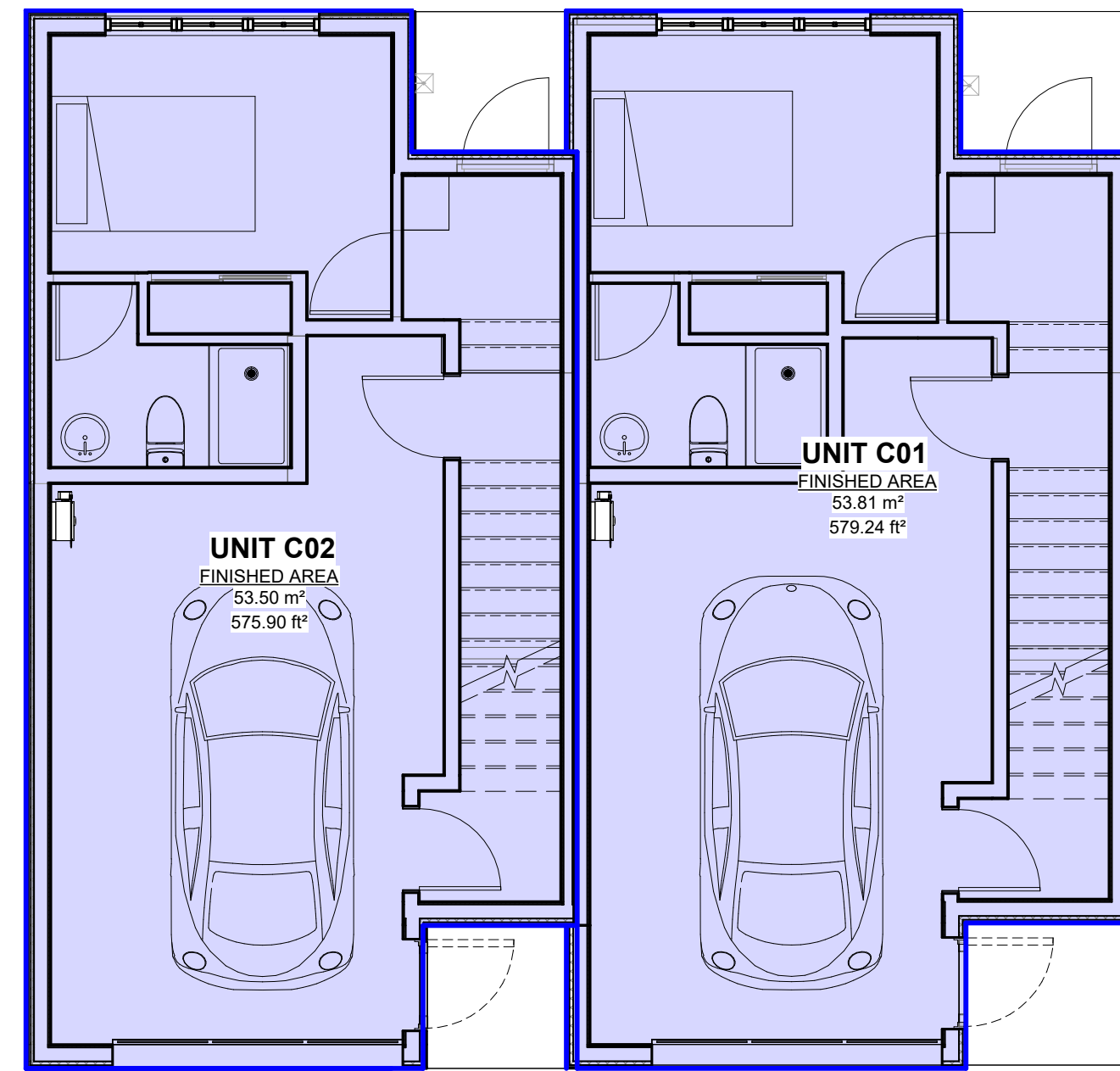
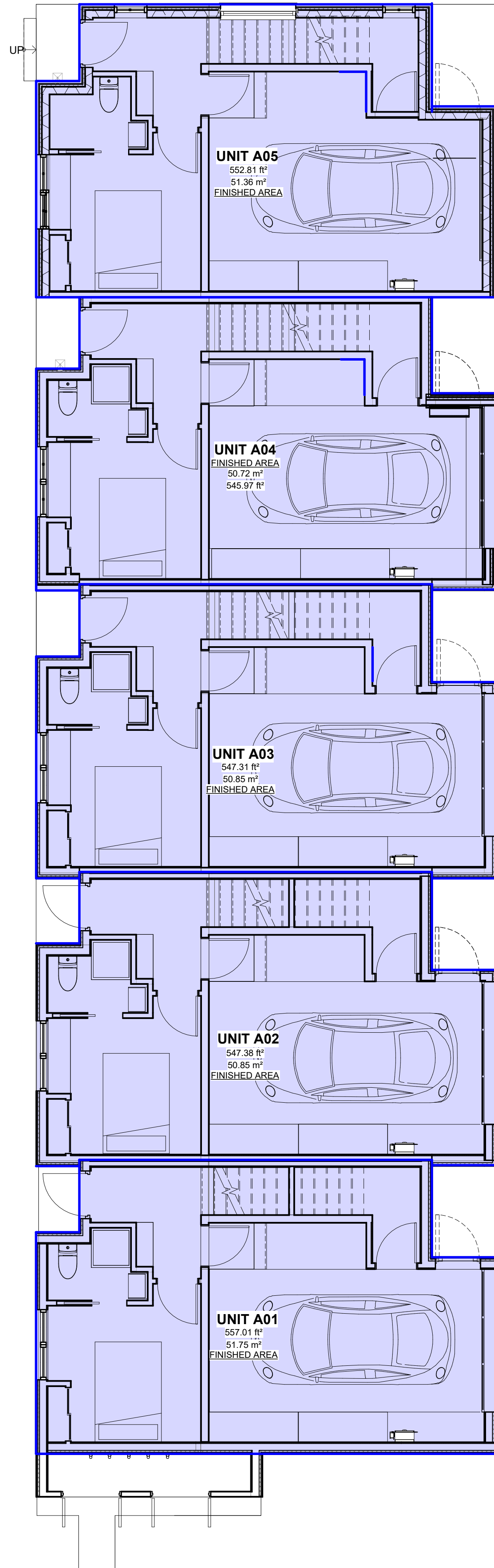
DRAWN Author

CHECKED Checker

PROJECT NO. 23.12

DRAWING NO.

A3.1



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

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

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

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

NO.	DATE YMD	DESCRIPTION
5	2024/07/5	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
2	2023/07/31	ISSUED FOR CITY
1	2022/08/31	ISSUED FOR CLIENT REVIEW

ISSUES AND REVISIONS

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PROJECT NAME

ROYAL ROWHOUSE DEVELOPMENT

PROJECT ADDRESS

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

DRAWING TITLE

AREA PLAN- LOWER FLOOR

SCALE 3/16" = 1'-0"

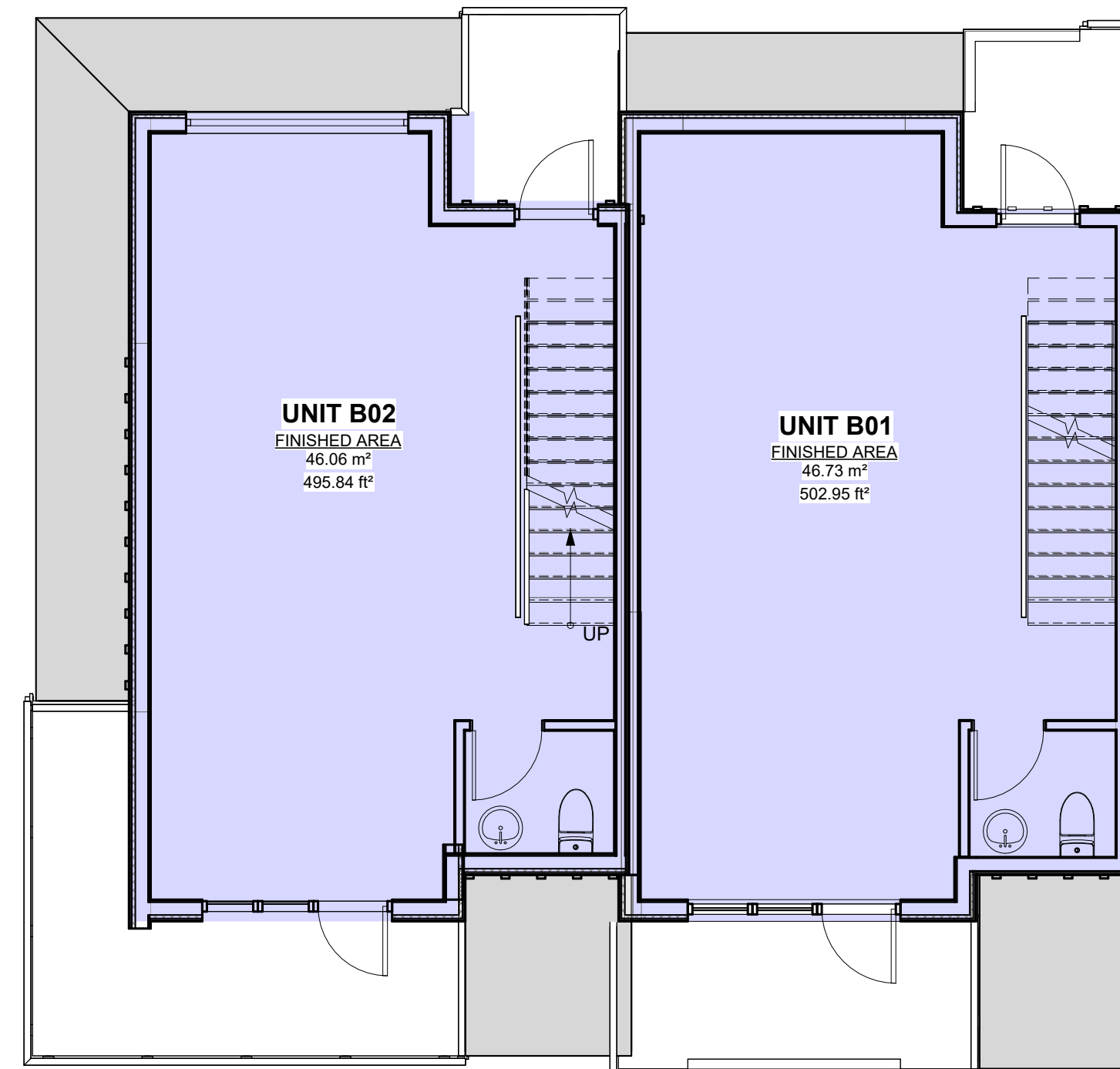
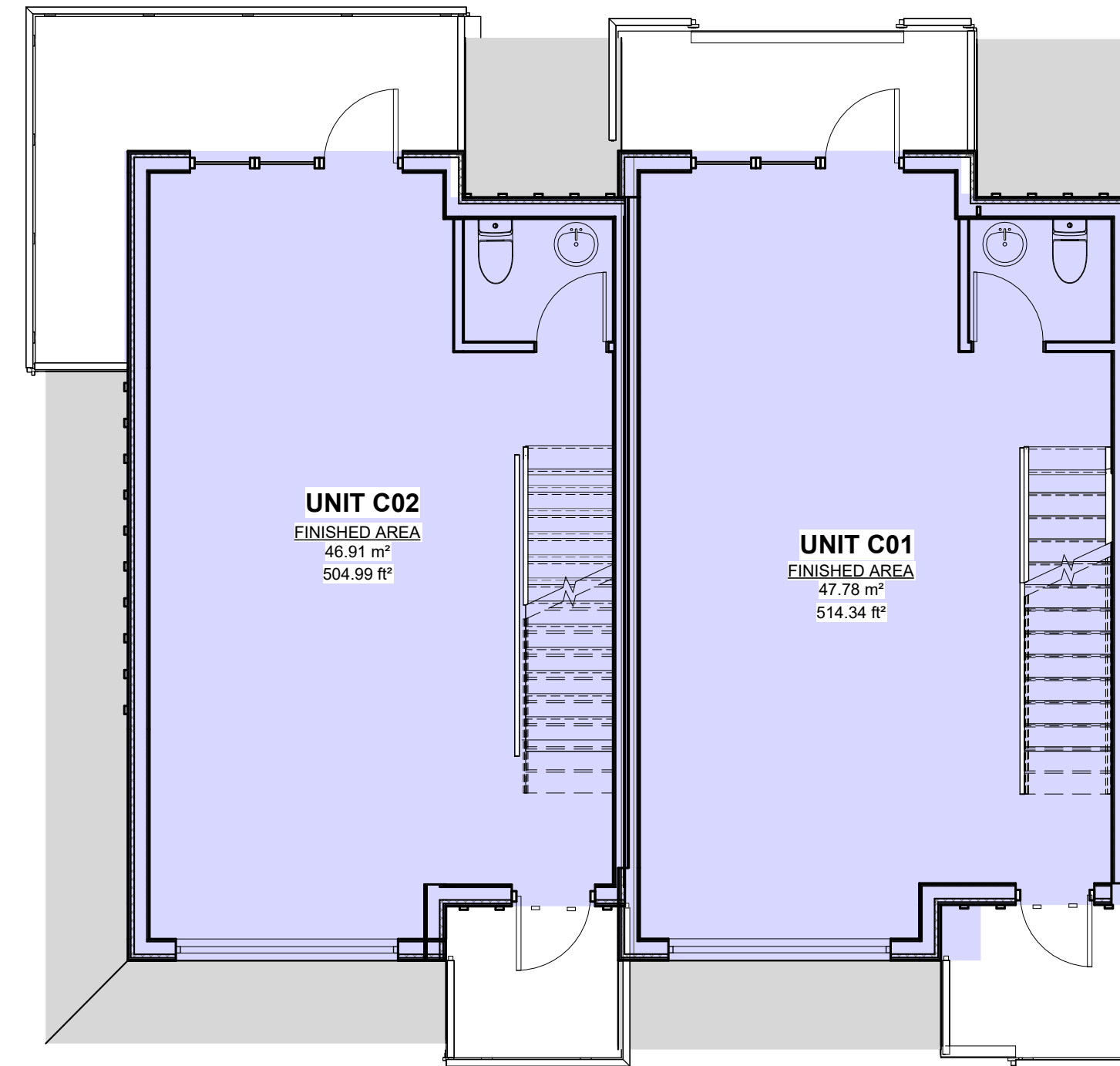
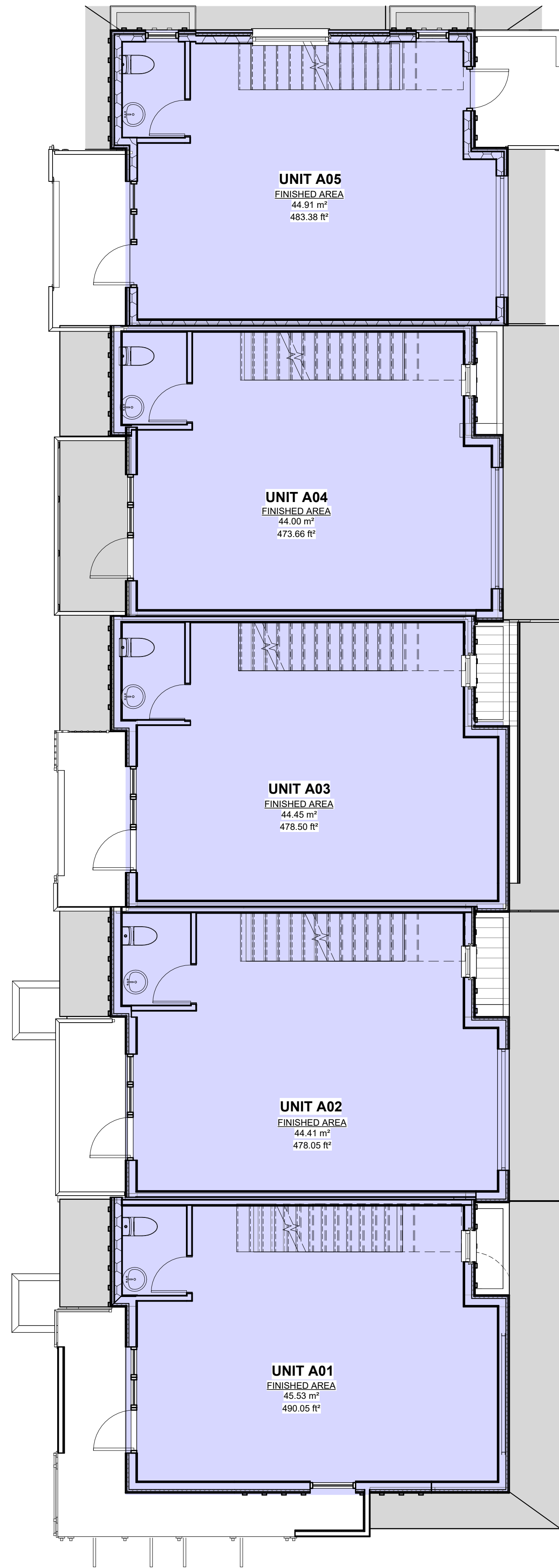
DRAWN Author

CHECKED Checker

PROJECT NO. 23.12

DRAWING NO.

A4.1



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

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

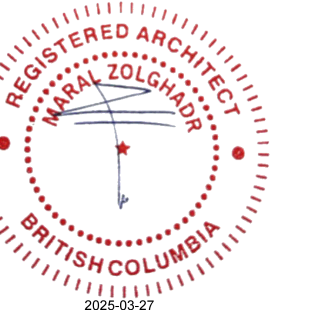
BUILDING B - MAIN FLOOR GROSS AREA					
BUILDING	UNIT	LEVEL	NAME	AREA SqM	Area SqF
UNIT B01	UNIT B01	MAIN FLOOR	FINISHED AREA	46.73 m ²	502.95 ft ²
UNIT B02	UNIT B02	MAIN FLOOR	FINISHED AREA	46.06 m ²	495.84 ft ²
MAIN FLOOR TOTAL				92.79 m ²	998.79 ft ²

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

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

NO.	DATE YMD	DESCRIPTION
5	2024/07/6	RE-ISSUED FOR DP
4	2024/01/19	ISSUED FOR DP
3	2023/10/27	ISSUED FOR CITY
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ISSUES AND REVISIONS
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PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
AREA PLAN- MAIN FLOOR

SCALE 3/16" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 23.12

DRAWING NO.

A4.2



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

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

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

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

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

NO.	DATE	YMD	DESCRIPTION
5	2024/07/5		RE-ISSUED FOR DP
4	2024/01/19		ISSUED FOR DP
3	2023/10/27		ISSUED FOR CITY
2	2023/07/31		ISSUED FOR CITY
1	2022/08/31		ISSUED FOR CLIENT REVIEW

ISSUES AND REVISIONS
 SEAL



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

PROJECT NAME
ROYAL ROWHOUSE DEVELOPMENT

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

DRAWING TITLE
AREA PLAN- UPPER FLOOR

SCALE	3/16" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	23.12
DRAWING NO.	

A4.3