



KIWANIS SENIORS' HOUSING | REZONING

KIWANIS GARDEN VILLAGE

AUGUST 25, 2011





VIA ARCHITECTURE
 301 - 1050 Homer Street Vancouver, BC V6B 2W9
 tel 604 683 1024 fax 604 683 0774
 www.via-architecture.com

No.	Date	Revision Schedule	Description
1	19 Nov 2010		Preliminary Rezoning set issue for review
2	03 Dec 2010		Preliminary Rezoning set issue for review
3	03 Dec 2010		Preliminary Rezoning set issue for review
4	08 Dec 2010		Updated Civil Utility
5	09 Dec 2010		Updated Floor Plans, CFA
6	20 Dec 2010		Current floor plans issued for information
7	11 Feb 2011		Issued for PRP reference
8	11 Feb 2011		Issued for PRP reference
9	10 Mar 2011		Re-issued for Rezoning Application
10	21 Mar 2011		Re-issued for Rezoning Application
11	10 Apr 2011		Re-issued for Rezoning Application
12	10 Apr 2011		Re-issued for Rezoning Application
13	10 Apr 2011		Re-issued for Rezoning Application
14	10 Apr 2011		Re-issued for Rezoning Application
15	10 Apr 2011		Re-issued for Rezoning Application
16	10 Apr 2011		Re-issued for Rezoning Application
17	10 Apr 2011		Re-issued for Rezoning Application

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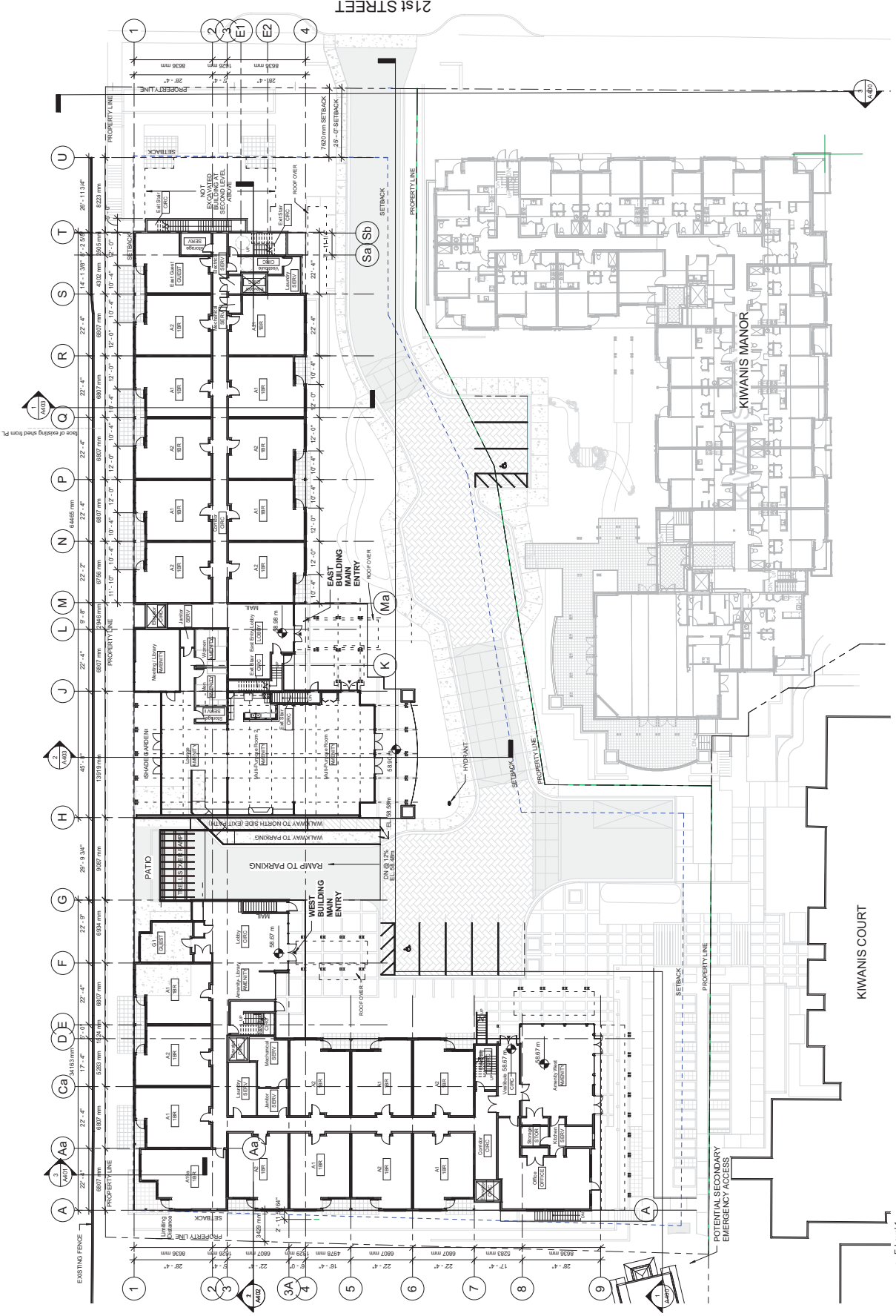
KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 1 PLAN

DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200
 REV.

DRAWING NO. A201



Level 1
 1:200



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No.	Date	Description
1	19 Nov 2010	Preliminary Rezoning and issue for review
2	03 Dec 2010	Preliminary Rezoning and issue for review
3	03 Dec 2010	Preliminary Rezoning and issue for review
4	20 Dec 2010	Updated Floor Plans, CFA
5	24 Jan 2011	Updated Floor Plans, issued for information
6	14 Feb 2011	Issued for RFP reference
7	14 Feb 2011	Issued for Rezoning Application
8	21 Mar 2011	Re-issued for Rezoning Application
9	18 August 2011	Re-issued for Rezoning Application

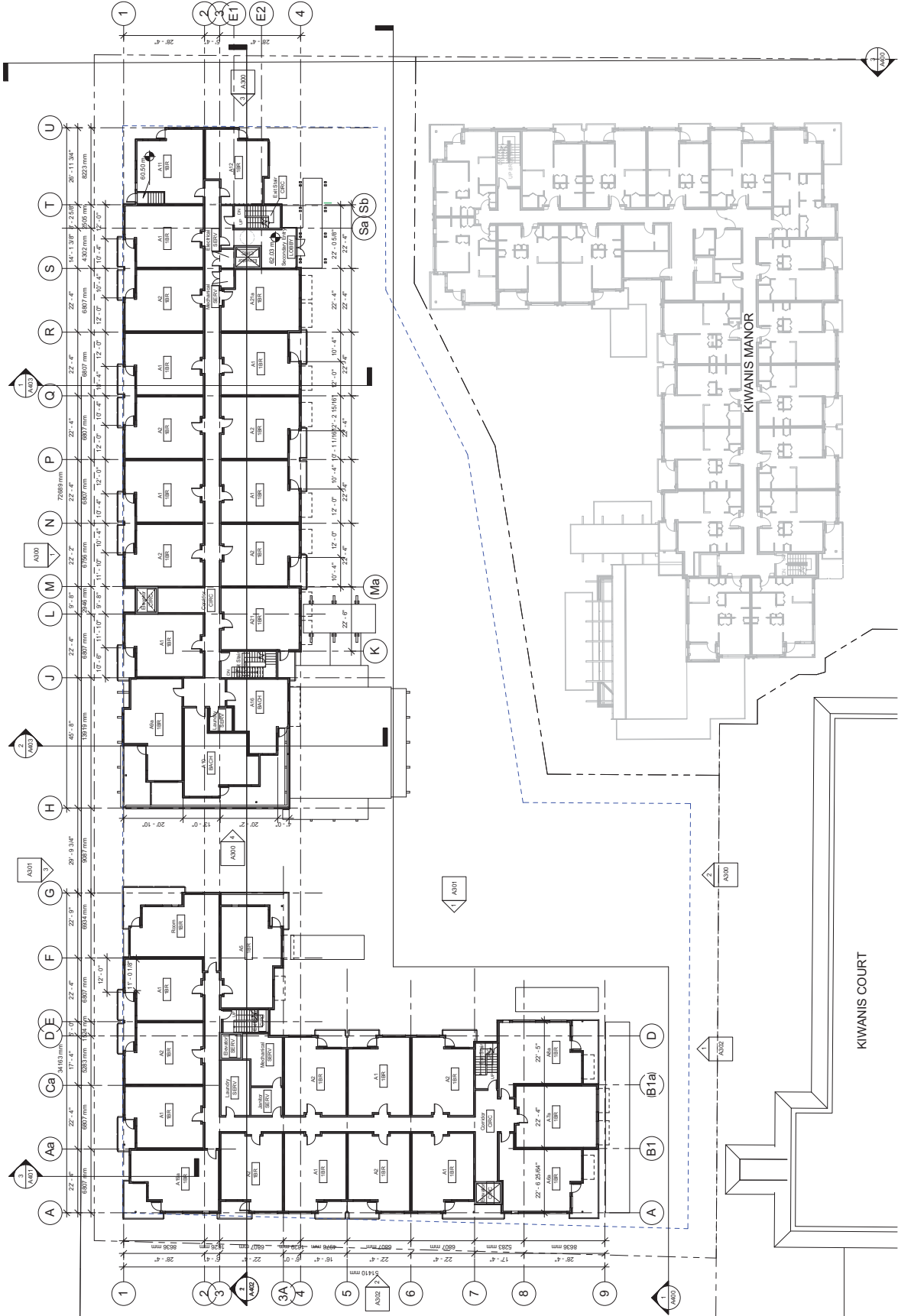
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 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 2 PLAN

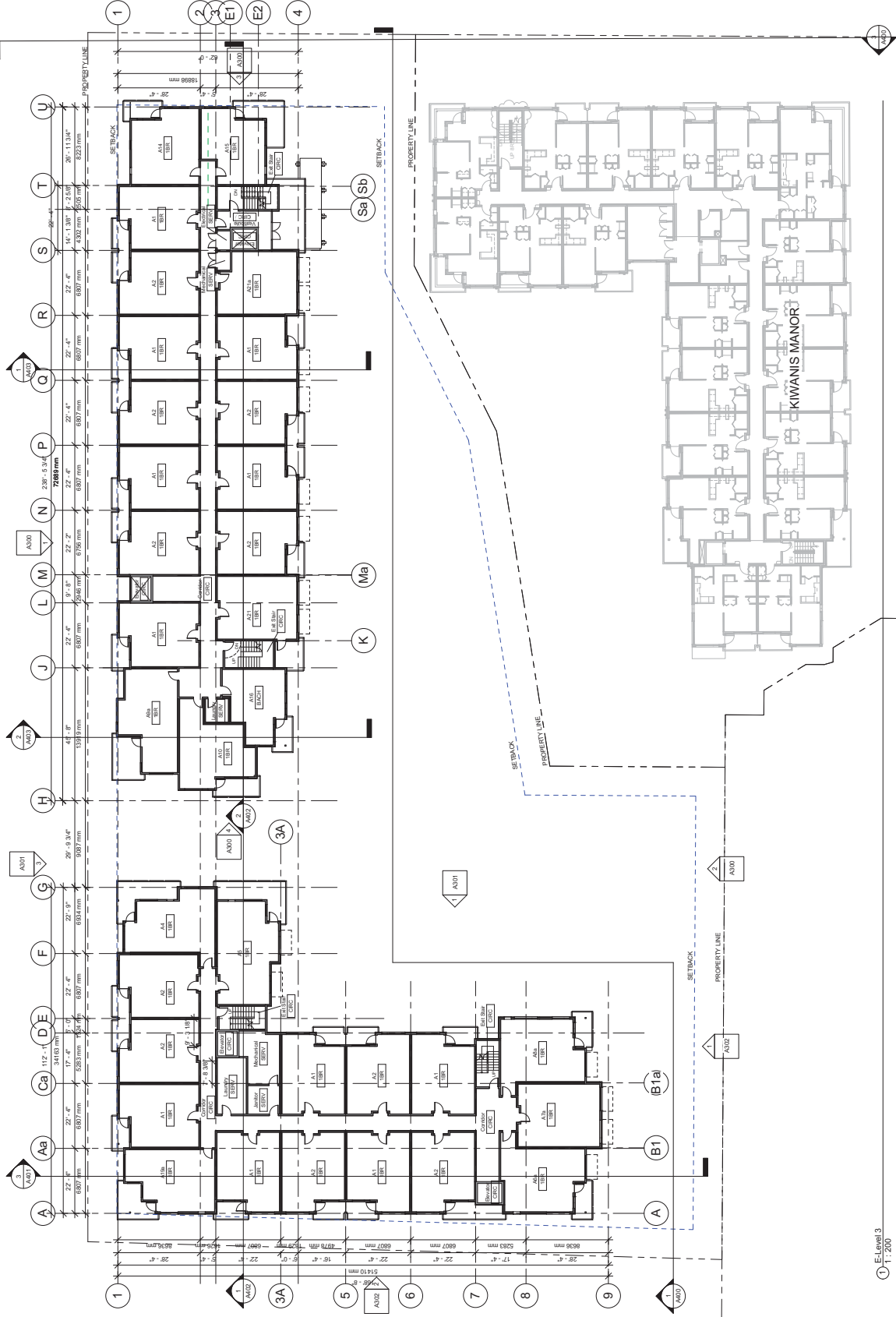
DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200
 REV.
 DRAWING NO. A202



Level 2
 1:200



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No.	Date	Revision Schedule	Description
8	20 Dec 2010	Updated Floor Plans, CFA	Current labor plans issued for information
9	21 Jan 2011	Current labor plans	Issued for RFP reference
10	1 Feb 2011	Current labor plans	Issued for RFP reference
11	1 Feb 2011	Current labor plans	Issued for RFP reference
12	15 Feb 2011	Issued for Rezoning Application	Re-issued for Rezoning Application
13	15 Feb 2011	Issued for Rezoning Application	Re-issued for Rezoning Application
14	15 Feb 2011	Issued for Rezoning Application	Re-issued for Rezoning Application
15	21 Mar 2011	Re-issued for Rezoning Application	Re-issued for Rezoning Application
16	15 Aug 2011	Re-issued for Rezoning Application	Re-issued for Rezoning Application
17	15 Aug 2011	Re-issued for Rezoning Application	Re-issued for Rezoning Application

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KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 3 PLAN

DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200
 REV.
 DRAWING NO. A203

1 E-Level 3
 17/200



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No.	Date	Revision Schedule	Description
8	20 Dec 2010	Updated Floor Plans, CFA	
9	21 Jan 2011	Current floor plan	Issued for information
10	21 Jan 2011	Current floor plan	Issued for information
11	1 Feb 2011	Issued for RFP reference	
12	1 Feb 2011	Issued for RFP reference	
13	1 Feb 2011	Issued for RFP reference	
14	15 Feb 2011	Issued for Rezoning Application	
15	21 Mar 2011	Re-issued for Rezoning Application	
17	19 August 2011	Re-issued for Rezoning Application	

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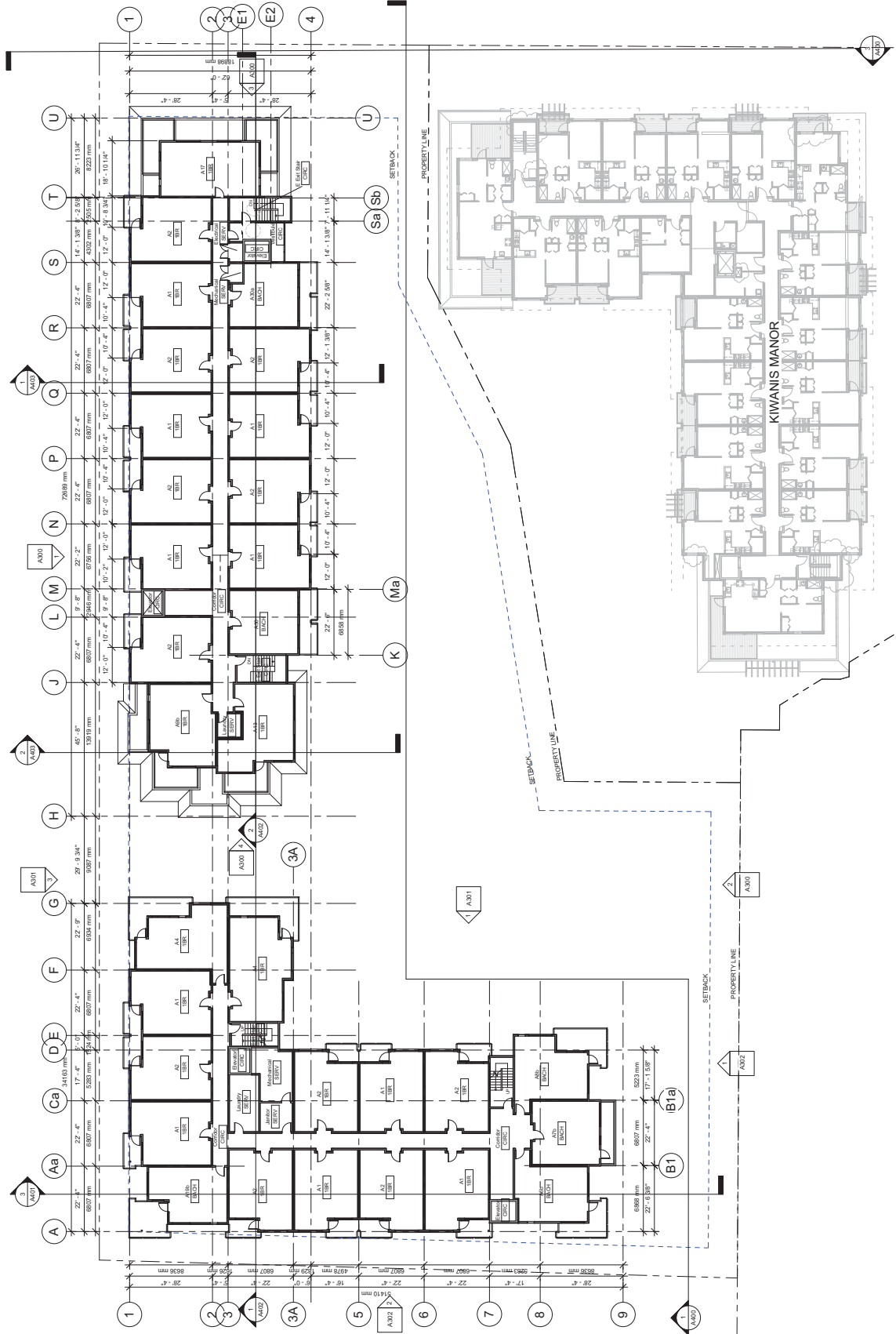


KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 4 PLAN

DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200
 REV.
 DRAWING NO. A204



Level 4
 1:200



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No.	Date	Revision Schedule	Description
9	14 Jan 2011	Updated floor plans	Issued for information
10	1 Feb 2011	Issued for information	Issued for information
11	1 Feb 2011	Issued for information	Issued for information
12	14 Feb 2011	Issued for information	Issued for information
13	14 Feb 2011	Issued for information	Issued for information
14	20 Mar 2011	Revised for Receiving Application	Revised for Receiving Application
15	20 Mar 2011	Revised for Receiving Application	Revised for Receiving Application
16	20 Mar 2011	Revised for Receiving Application	Revised for Receiving Application
17	18 August 2011	Revised for Receiving Application	Revised for Receiving Application

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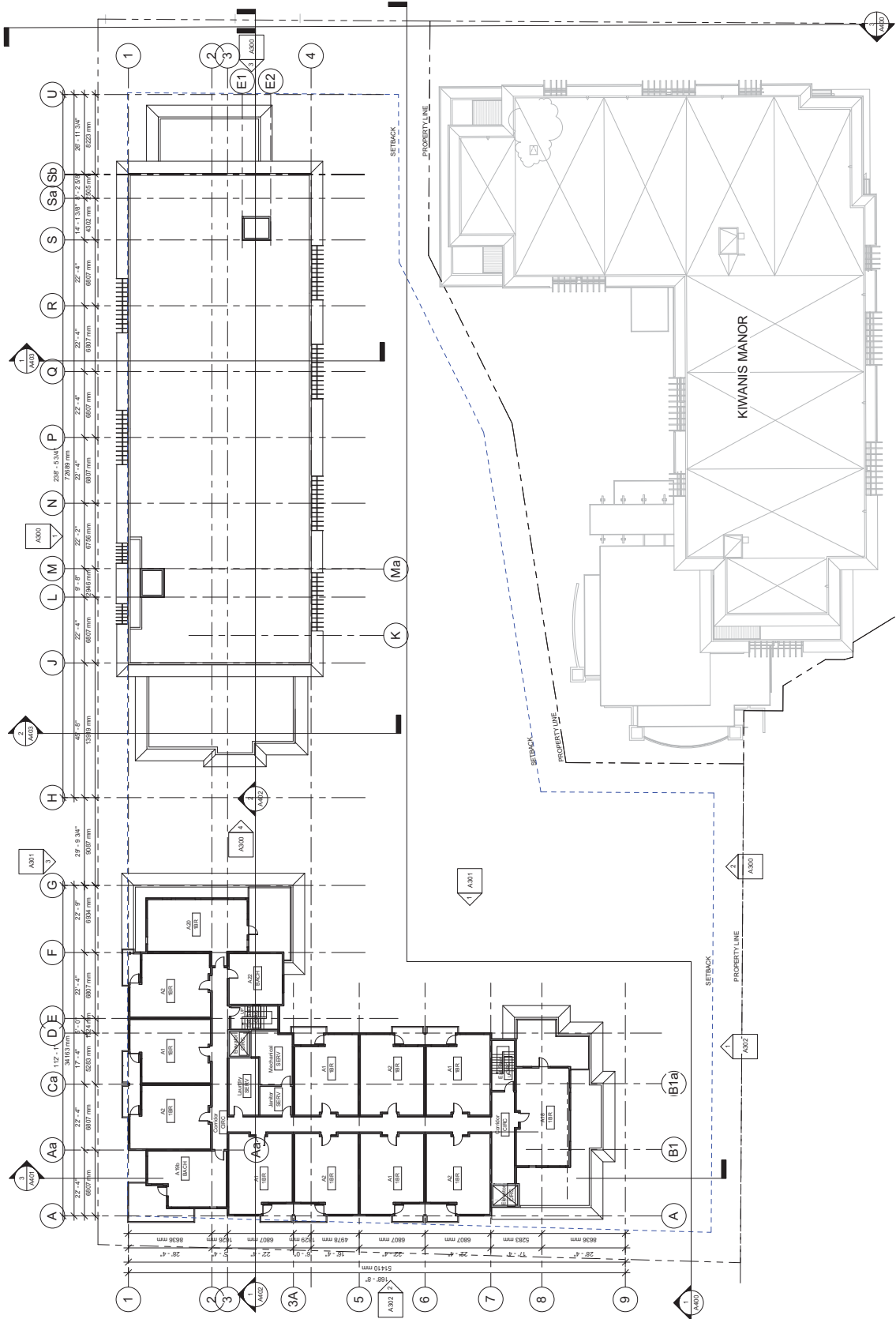
KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 5 PLAN

DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200

REV. DRAWING NO. A205



WLLevel 5
 1:200



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No.	Date	Description
10	21 Jan 2011	Current floor plans issued for information
11	14 Feb 2011	Revised floor plans issued for information
12	14 Feb 2011	Revised floor plans issued for information
13	14 Feb 2011	Revised floor plans issued for information
14	10 Mar 2011	Revised floor plans issued for information
15	10 Mar 2011	Revised floor plans issued for information
16	24 Mar 2011	Revised floor plans issued for information
17	18 August 2011	Revised floor plans issued for information

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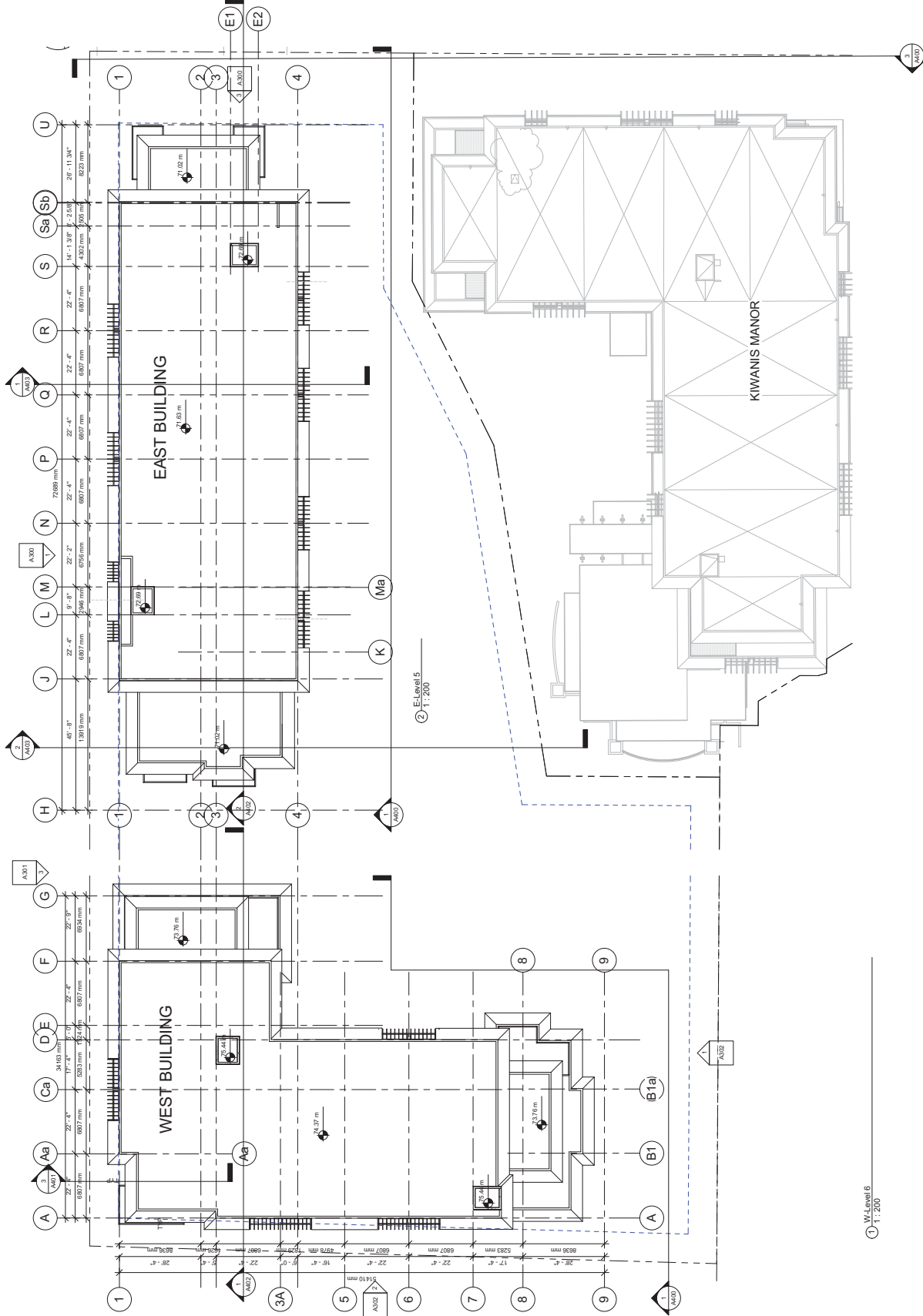


KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 6 ROOF PLAN

DATE	21 March 2011
SCALE AT 20x4 SHEET SIZE	1:200
REV.	
DRAWING NO.	A206



1 W-Level 6
 1:200



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No.	Date	Revision Schedule	Description
10	21 Jan 2011		Current floor plans issued for information
11	14 Feb 2011		Revised floor plans issued for information
12	14 Feb 2011		Revised floor plans issued for information
13	14 Feb 2011		Revised floor plans issued for information
14	10 Mar 2011		Revised for Rezoning Application
15	21 Mar 2011		Revised for Rezoning Application
16	10 Aug 2011		Revised for Rezoning Application
17	10 Aug 2011		Revised for Rezoning Application

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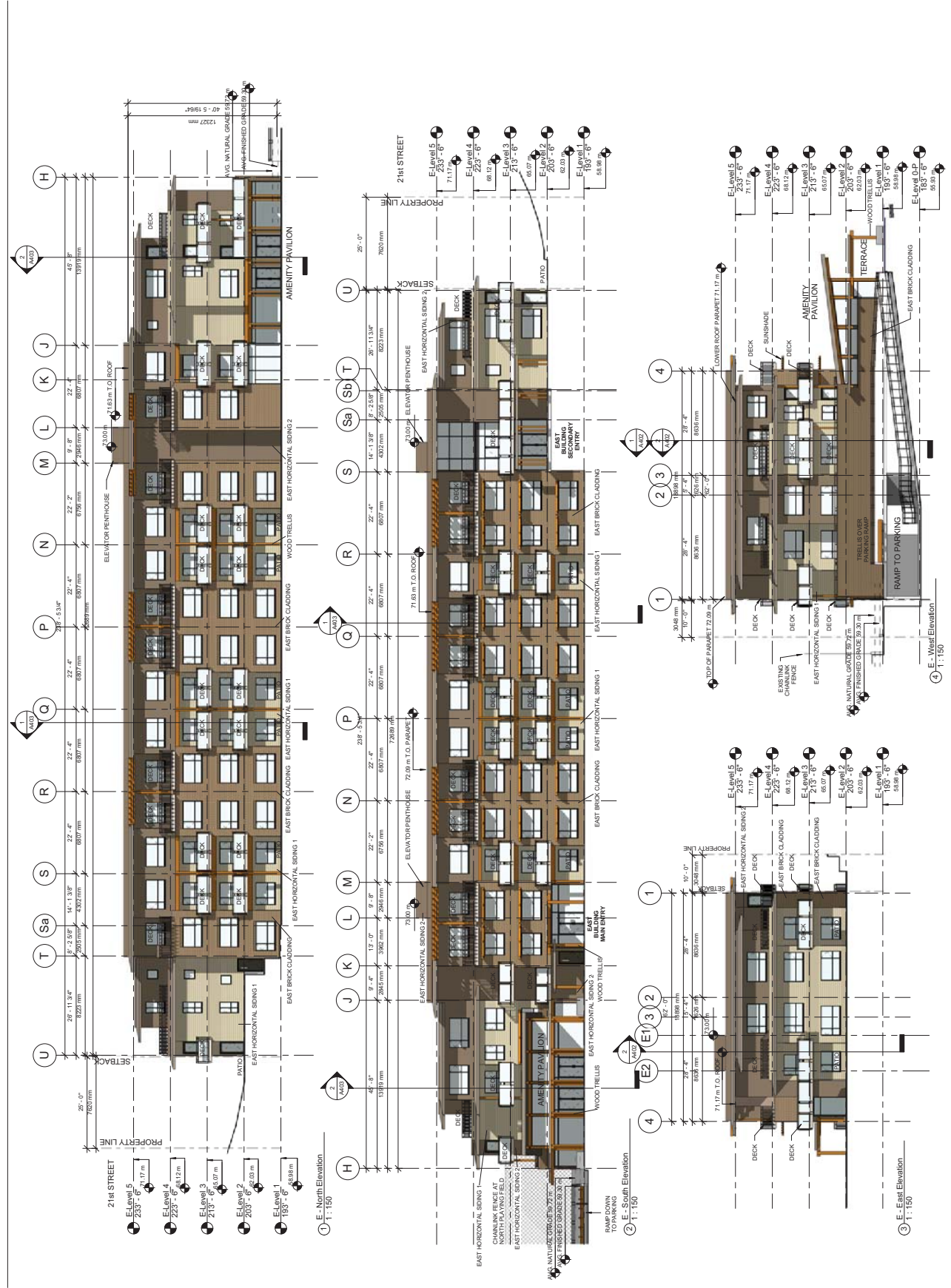
KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 81109

EAST BUILDING ELEVATIONS

DATE 21 March 2011
 SCALE AT 22.5M SHEET SIZE 1:150
 REV.

DRAWING NO. A300





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No.	Date	Revision Schedule Description
10	21 Jan 2011	Current floor plans issued for information
11	14 Feb 2011	Revised floor plans issued for information
13	14 Feb 2011	Revised floor plans issued for information
14	10 Mar 2011	Revised floor plans issued for information
15	21 Mar 2011	Revised floor plans issued for information
17	10 August 2011	Revised floor plans issued for information

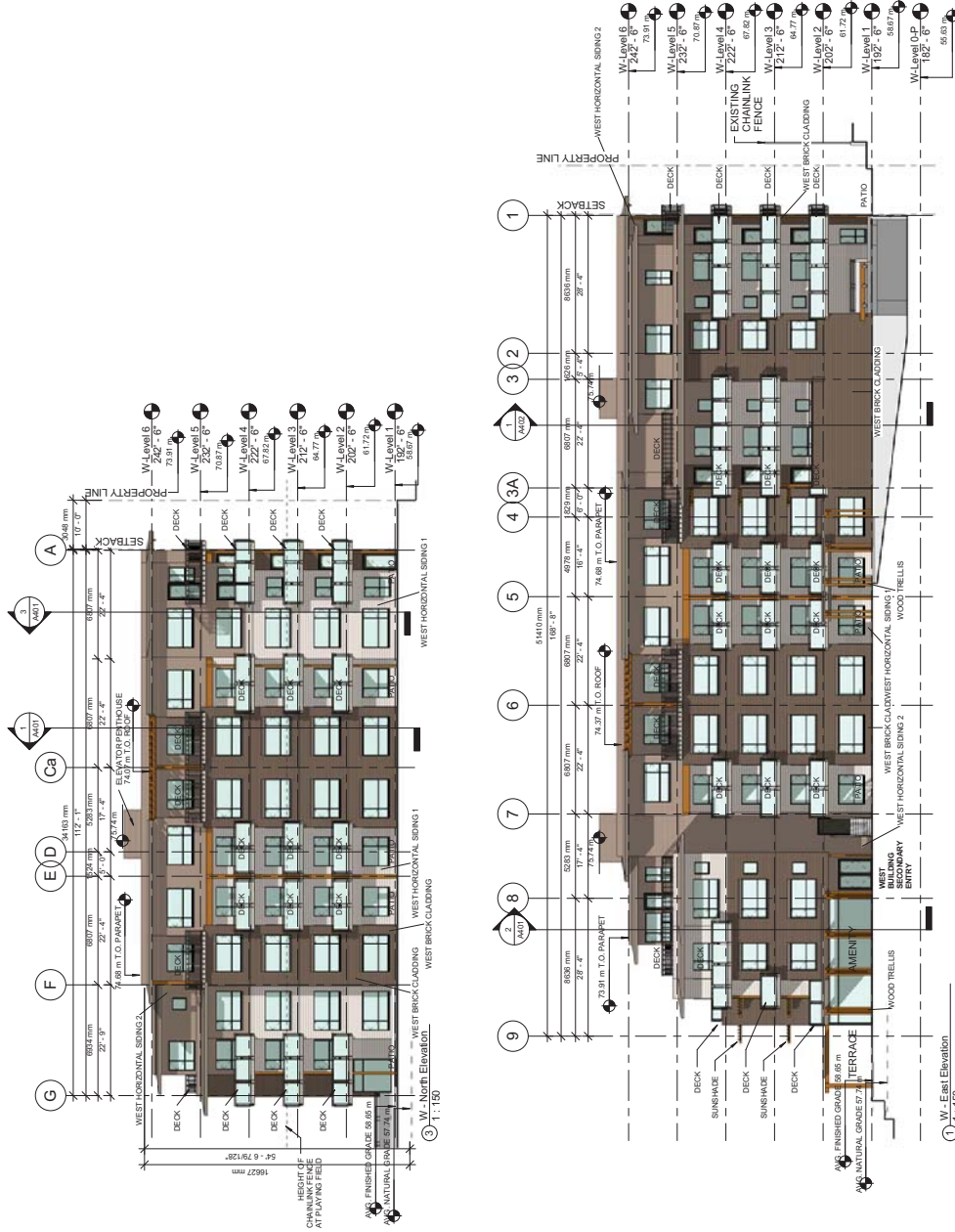
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KIWANIS WEST VANCOUVER -
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 West Vancouver, BC

PROJECT NO. 61109

WEST BUILDING ELEVATIONS

DATE	21 March 2011
SCALE AT 22x34 SHEET SIZE	1:150
REV.	
DRAWING NO.	A301





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No.	Date	Revision Schedule	Description
10	21 Jan 2011	Current floor plans issued for information	
11	14 Feb 2011	Revised floor plans issued for information	
12	14 Feb 2011	Revised floor plans issued for information	
13	14 Feb 2011	Revised floor plans issued for information	
14	10 Mar 2011	Revised floor plans issued for information	
15	21 Mar 2011	Revised floor plans issued for information	
16	10 Aug 2011	Revised floor plans issued for information	
17	10 Aug 2011	Revised floor plans issued for information	

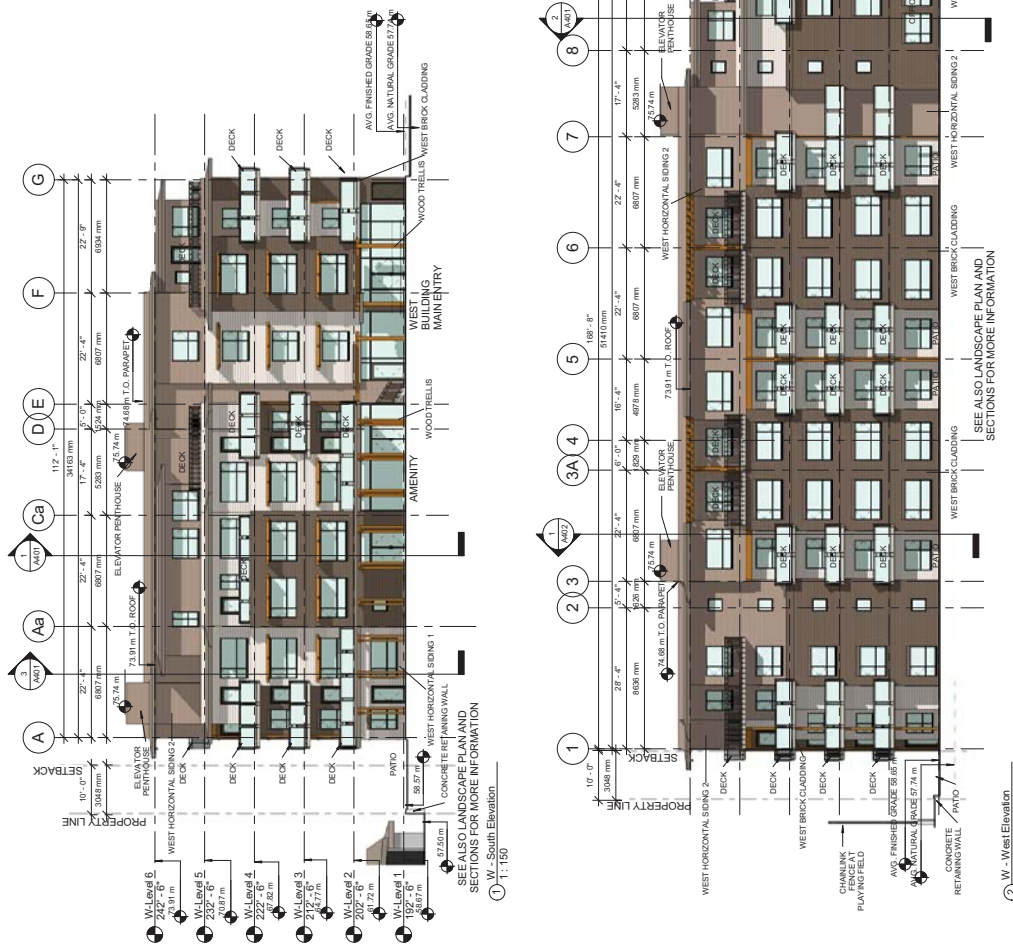
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 West Vancouver, BC

PROJECT NO. 61109

WEST BUILDING ELEVATIONS

DATE 21 March 2011
 SCALE AT 22x24 SHEET SIZE 1:150
 REV.
 DRAWING NO. A302



② W. West Elevation
 1:150

① W. South Elevation
 1:150



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No.	Date	Revision Schedule	Description
1	19 Nov 2010	1	Preliminary Rezoning and issue for review
2	03 Dec 2010	2	Preliminary Rezoning and issue for review
3	03 Dec 2010	3	Preliminary Rezoning and issue for review
11	1 Feb 2011	11	Issued for RFP reference
12	16 Feb 2011	12	Issued for Rezoning Application
13	16 Feb 2011	13	Issued for Rezoning Application
14	15 Mar 2011	14	Re-issued for Rezoning Application
15	21 Mar 2011	15	Re-issued for Rezoning Application
17	19 August 2011	17	Re-issued for Rezoning Application

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PROJECT NO. 61109

SITE SECTION / ELEVATIONS

DATE	21 March 2011
SCALE AT 24x36 SHEET SIZE	1:200
REV.	
DRAWING NO.	A400



Section 21st Street - PH 2
 1:200

Site Section - E-W
 1:200



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No.	Date	Revision Schedule	Description
11	1 Feb 2011		Issued for RFP reference
12	15 Mar 2011		Revised for Recurring Application
13	21 Mar 2011		Revised for Recurring Application
17	15 August 2011		Revised for Recurring Application

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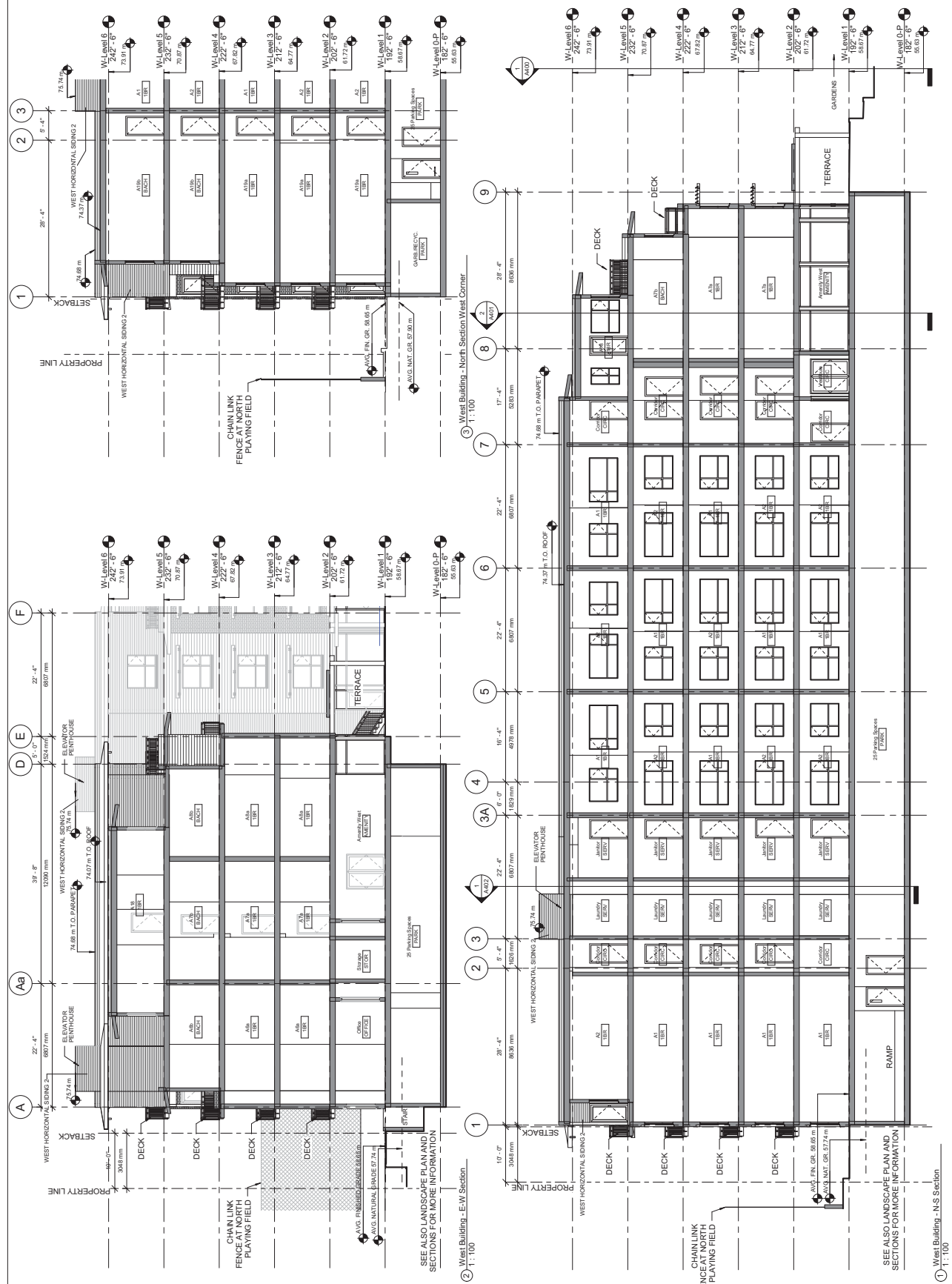
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 West Vancouver, BC

PROJECT NO. 61109

WEST BUILDING SECTIONS

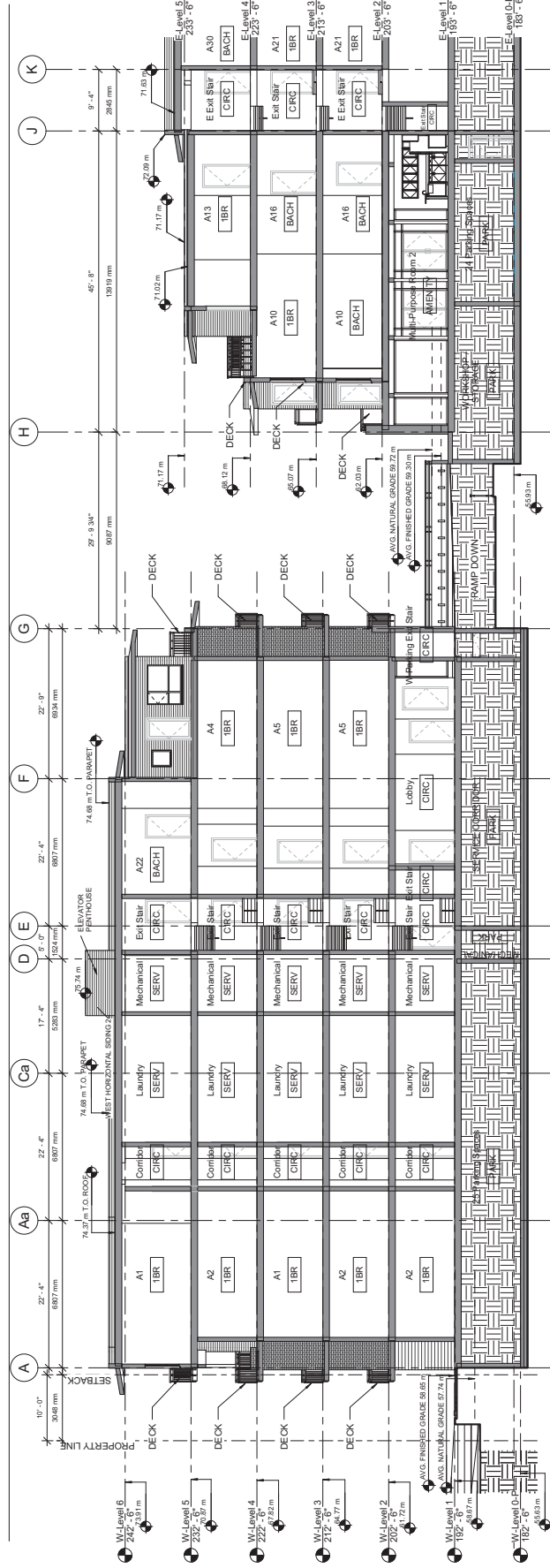
DATE 21 March 2011
 SCALE AT 22x44 SHEET SIZE 1:100
 REV.

DRAWING NO. A401

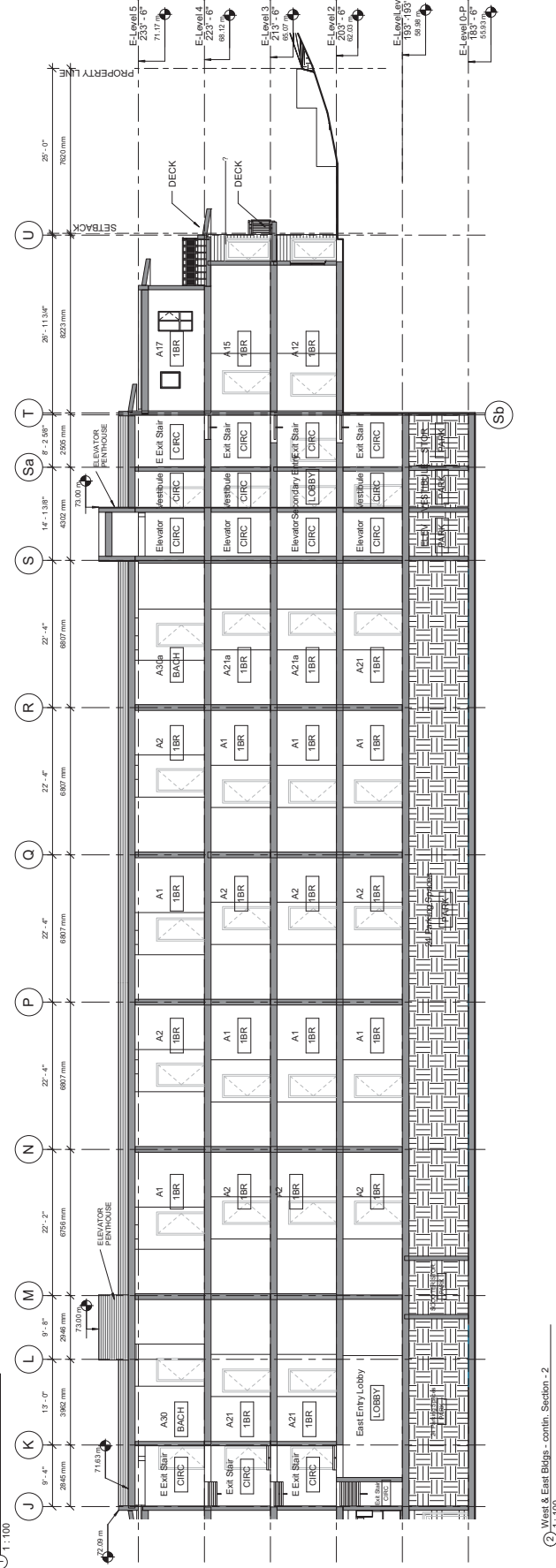




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West & East Bldgs - contin. Section 1
 1:100



West & East Bldgs - contin. Section - 2
 1:100

No.	Date	Revision Schedule	Description
11	1 Feb 2011	Issued for RFP reference	
12	15 Mar 2011	Revised for RFP reference	
13	15 Mar 2011	Revised for RFP reference	
14	15 Mar 2011	Revised for RFP reference	
15	21 Mar 2011	Revised for RFP reference	
16	15 Aug 2011	Revised for RFP reference	
17	15 Aug 2011	Revised for RFP reference	

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KIWANIS WEST VANCOUVER - KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

WEST & EAST BUILDING SECTION

DATE 21 March 2011
 SCALE AT 22x44 SHEET SIZE 1:100
 REV.
 DRAWING NO. A402



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No.	Date	Revision Schedule	Description
11	1 Feb 2011		Issued for RFP reference
12	15 Feb 2011		Revised for RFP reference
13	15 Mar 2011		Revised for Rezoning Application
14	21 Mar 2011		Revised for Rezoning Application
15	21 Mar 2011		Revised for Rezoning Application
16	15 August 2011		Revised for Rezoning Application
17	15 August 2011		Revised for Rezoning Application

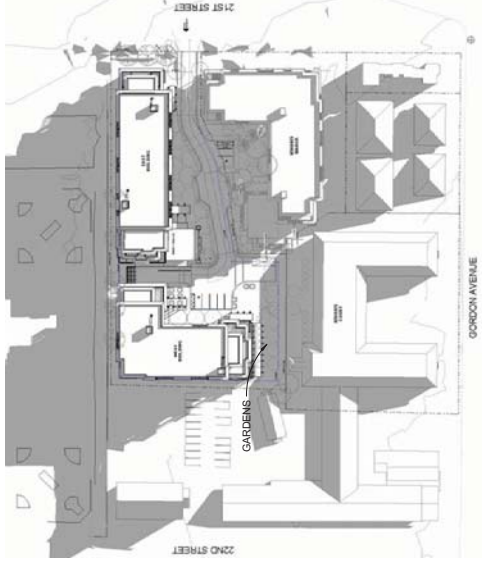
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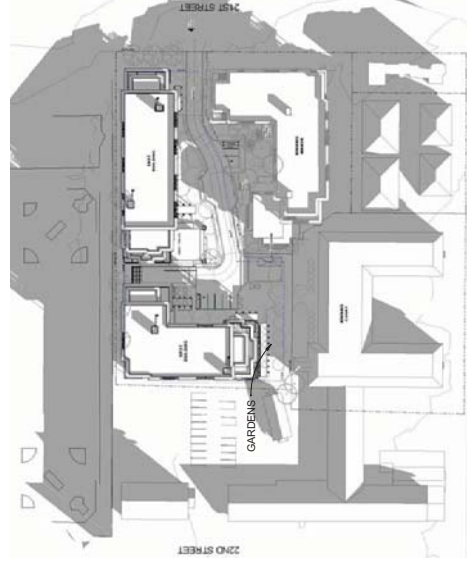
PROJECT NO. 61109

SHADOW STUDY

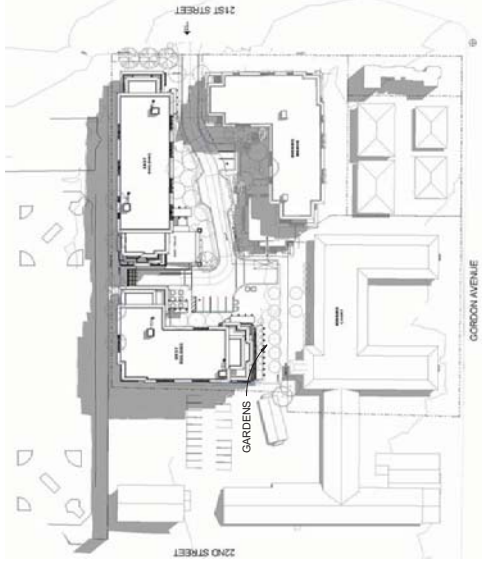
DATE	21 March 2011
SCALE AT 22x24 SHEET SIZE	
REV.	
DRAWING NO.	A500



DECEMBER 21st, 10am



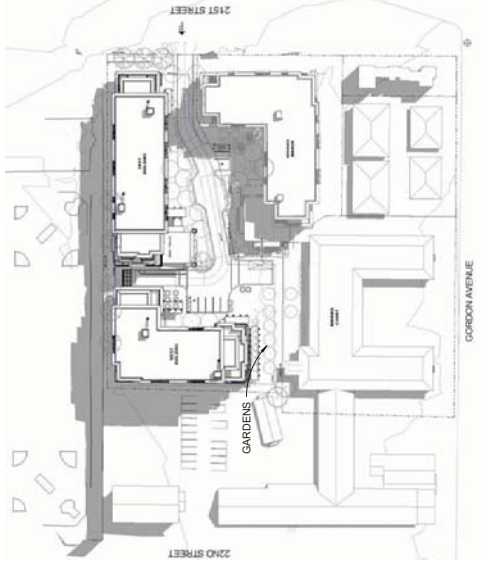
DECEMBER 21st, 3pm



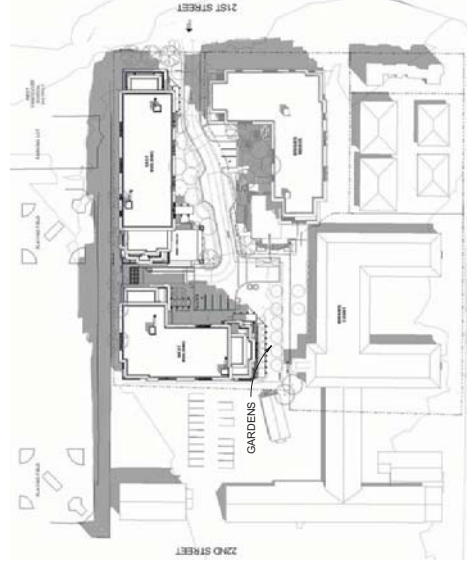
SEPTEMBER 21st, 10am



SEPTEMBER 21st, 3pm



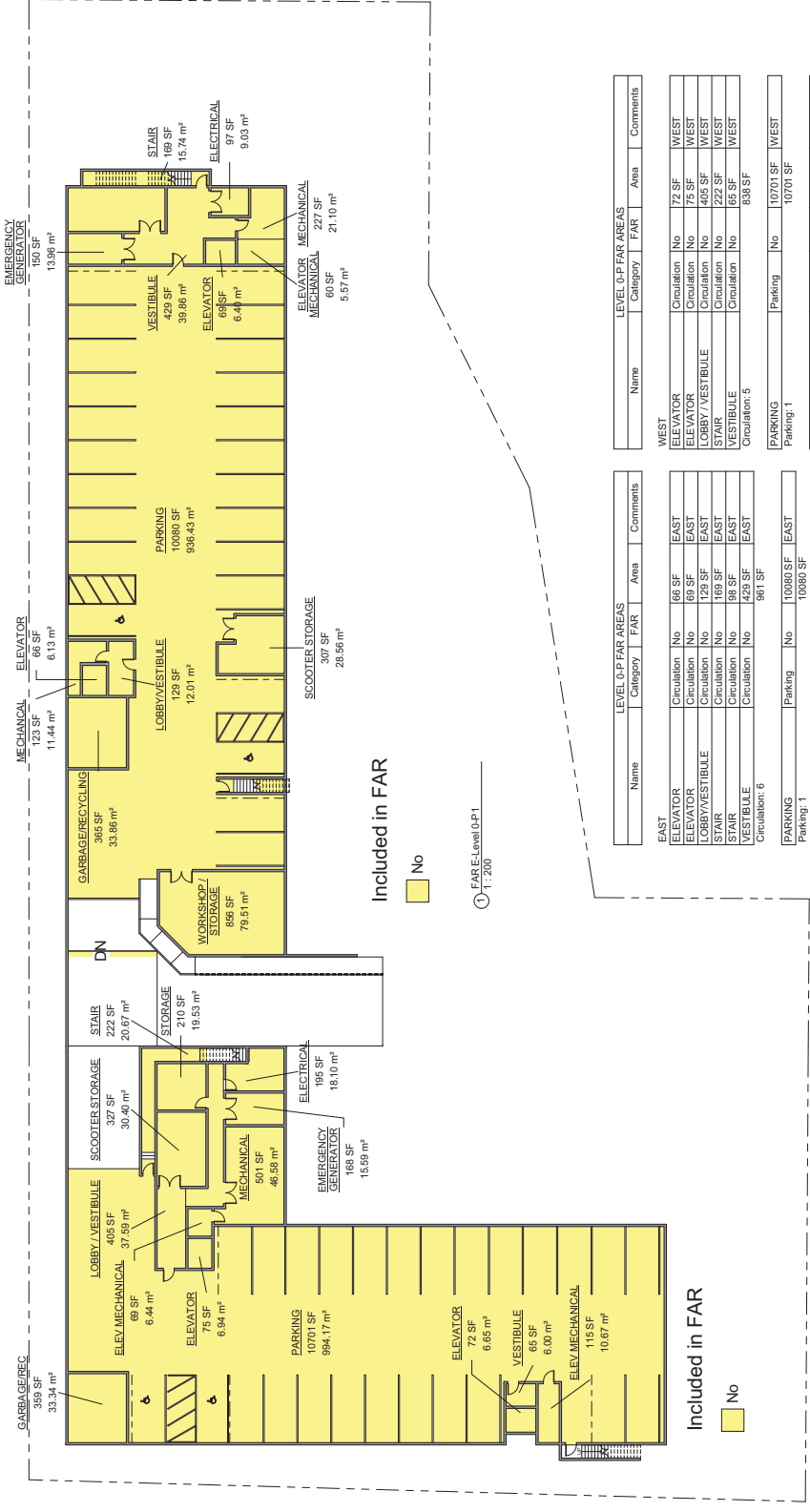
MARCH 21st, 10am



MARCH 21st, 3pm



No.	Date	Revision Schedule	Description
14	10 Mar 2011	Re-issued for Rezoning Application	
15	15 Jun 2011	Re-issued for Rezoning Application	
17	15 August 2011	Re-issued for Rezoning Application	



Included in FAR

No

① FAR Level 0.P1
 1:200

Included in FAR

No

② FAR Level 0.P1
 1:200

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
WEST				
ELEVATOR	Circulation	No	72 SF	WEST
ELEVATOR	Circulation	No	88 SF	WEST
LOBBY/VESTIBULE	Circulation	No	408 SF	WEST
STAIR	Circulation	No	222 SF	WEST
VESTIBULE	Circulation	No	65 SF	WEST
Circulation: 5			838 SF	
PARKING	Parking	No	10701 SF	WEST
Parking: 1			10701 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
EAST				
ELEVATOR	Circulation	No	66 SF	EAST
ELEVATOR	Circulation	No	129 SF	EAST
LOBBY/VESTIBULE	Circulation	No	169 SF	EAST
STAIR	Circulation	No	98 SF	EAST
VESTIBULE	Circulation	No	429 SF	EAST
Circulation: 6			961 SF	
PARKING	Parking	No	10080 SF	EAST
Parking: 1			10080 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
ELECTRICAL	Service	No	195 SF	WEST
ELEV MECHANICAL	Service	No	115 SF	WEST
GENERATOR	Service	No	359 SF	WEST
GARAGE/REC	Service	No	501 SF	WEST
MECHANICAL	Service	No	1407 SF	WEST

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
ELECTRICAL	Service	No	97 SF	EAST
ELEV MECHANICAL	Service	No	60 SF	EAST
GENERATOR	Service	No	365 SF	EAST
GARAGE/REC	Service	No	123 SF	EAST
MECHANICAL	Service	No	227 SF	EAST
Services: 6			1022 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	327 SF	WEST
STORAGE	Storage	No	210 SF	WEST
Storage: 2			537 SF	
No: 14			13484 SF	
WEST: 14			13484 SF	
Grand total: 30			27085 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	307 SF	EAST
STORAGE	Storage	No	376 SF	EAST
WORKSHOP / STORAGE	Storage	No	856 SF	EAST
Storage: 3			1539 SF	
No: 16			13602 SF	
EAST: 16			13602 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10701 SF	WEST
Parking: 1			10701 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10080 SF	EAST
Parking: 1			10080 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
ELECTRICAL	Service	No	195 SF	WEST
ELEV MECHANICAL	Service	No	115 SF	WEST
GENERATOR	Service	No	359 SF	WEST
GARAGE/REC	Service	No	501 SF	WEST
MECHANICAL	Service	No	1407 SF	WEST

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	327 SF	WEST
STORAGE	Storage	No	210 SF	WEST
Storage: 2			537 SF	
No: 14			13484 SF	
WEST: 14			13484 SF	
Grand total: 30			27085 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	307 SF	EAST
STORAGE	Storage	No	376 SF	EAST
WORKSHOP / STORAGE	Storage	No	856 SF	EAST
Storage: 3			1539 SF	
No: 16			13602 SF	
EAST: 16			13602 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10701 SF	WEST
Parking: 1			10701 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10080 SF	EAST
Parking: 1			10080 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
ELECTRICAL	Service	No	195 SF	WEST
ELEV MECHANICAL	Service	No	115 SF	WEST
GENERATOR	Service	No	359 SF	WEST
GARAGE/REC	Service	No	501 SF	WEST
MECHANICAL	Service	No	1407 SF	WEST

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	327 SF	WEST
STORAGE	Storage	No	210 SF	WEST
Storage: 2			537 SF	
No: 14			13484 SF	
WEST: 14			13484 SF	
Grand total: 30			27085 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	307 SF	EAST
STORAGE	Storage	No	376 SF	EAST
WORKSHOP / STORAGE	Storage	No	856 SF	EAST
Storage: 3			1539 SF	
No: 16			13602 SF	
EAST: 16			13602 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10701 SF	WEST
Parking: 1			10701 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10080 SF	EAST
Parking: 1			10080 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
ELECTRICAL	Service	No	195 SF	WEST
ELEV MECHANICAL	Service	No	115 SF	WEST
GENERATOR	Service	No	359 SF	WEST
GARAGE/REC	Service	No	501 SF	WEST
MECHANICAL	Service	No	1407 SF	WEST

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	327 SF	WEST
STORAGE	Storage	No	210 SF	WEST
Storage: 2			537 SF	
No: 14			13484 SF	
WEST: 14			13484 SF	
Grand total: 30			27085 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	307 SF	EAST
STORAGE	Storage	No	376 SF	EAST
WORKSHOP / STORAGE	Storage	No	856 SF	EAST
Storage: 3			1539 SF	
No: 16			13602 SF	
EAST: 16			13602 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10701 SF	WEST
Parking: 1			10701 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10080 SF	EAST
Parking: 1			10080 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
ELECTRICAL	Service	No	195 SF	WEST
ELEV MECHANICAL	Service	No	115 SF	WEST
GENERATOR	Service	No	359 SF	WEST
GARAGE/REC	Service	No	501 SF	WEST
MECHANICAL	Service	No	1407 SF	WEST

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	327 SF	WEST
STORAGE	Storage	No	210 SF	WEST
Storage: 2			537 SF	
No: 14			13484 SF	
WEST: 14			13484 SF	
Grand total: 30			27085 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	307 SF	EAST
STORAGE	Storage	No	376 SF	EAST
WORKSHOP / STORAGE	Storage	No	856 SF	EAST
Storage: 3			1539 SF	
No: 16			13602 SF	
EAST: 16			13602 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10701 SF	WEST
Parking: 1			10701 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10080 SF	EAST
Parking: 1			10080 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
ELECTRICAL	Service	No	195 SF	WEST
ELEV MECHANICAL	Service	No	115 SF	WEST
GENERATOR	Service	No	359 SF	WEST
GARAGE/REC	Service	No	501 SF	WEST
MECHANICAL	Service	No	1407 SF	WEST

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	327 SF	WEST
STORAGE	Storage	No	210 SF	WEST
Storage: 2			537 SF	
No: 14			13484 SF	
WEST: 14			13484 SF	
Grand total: 30			27085 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
SCOOTER STORAGE	Storage	No	307 SF	EAST
STORAGE	Storage	No	376 SF	EAST
WORKSHOP / STORAGE	Storage	No	856 SF	EAST
Storage: 3			1539 SF	
No: 16			13602 SF	
EAST: 16			13602 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10701 SF	WEST
Parking: 1			10701 SF	

LEVEL 0-P FAR AREAS

Name	Category	FAR	Area	Comments
PARKING	Parking	No	10080 SF	EAST
Parking: 1			10080 SF	

LEVEL 0-P FAR AREAS



No.	Date	Revision Schedule	Description
14	10 Mar 2011	Re-issued for Recurring Application	
15	10 Mar 2011	Re-issued for Recurring Application	
17	15 August 2011	Re-issued for Recurring Application	

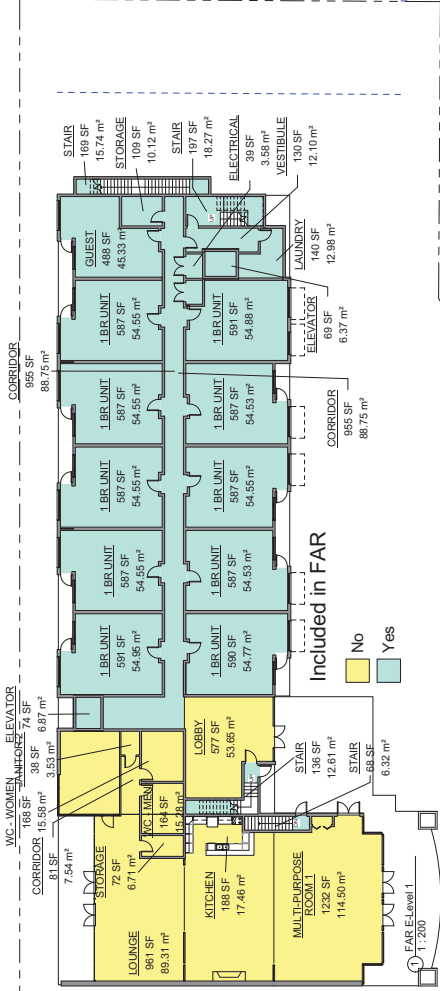
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KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 81109

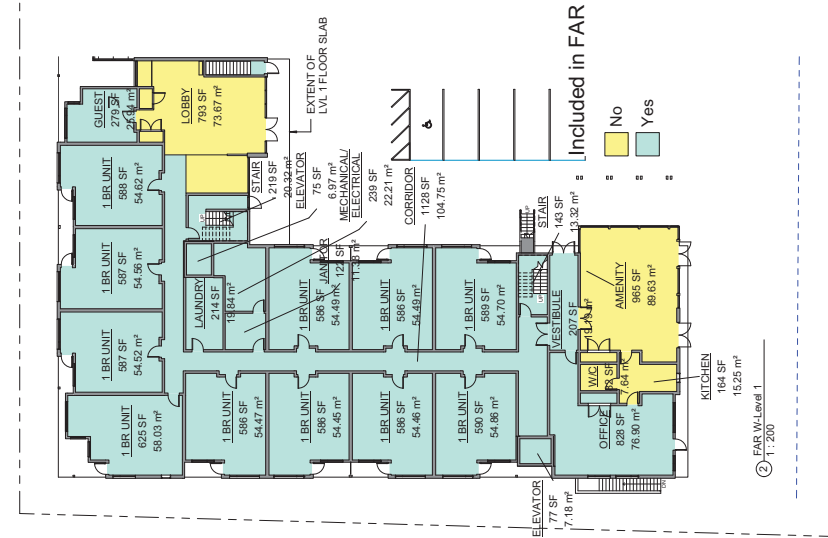
LEVEL 1 - FAR AREA PLAN

DATE	21 March 2011
SCALE AT 22x34 SHEET SIZE	1:200
REV.	
DRAWING NO.	FAR101



Name	Category	FAR	Area	Comments
WEST AMENITY	Amenity	No	965 SF	WEST
WEST LIBRARY	Amenity	No	191 SF	WEST
WEST AMENITY 2	Amenity	No	1146 SF	
LOBBY	Circulation	No	793 SF	WEST
Circulation: 1			793 SF	
KITCHEN	Kitchen	No	164 SF	WEST
Kitchen: 1			164 SF	
W/C	W/C	No	82 SF	WEST
W/C: 1			82 SF	
No: 5			2186 SF	
CORRIDOR	Circulation	Yes	1128 SF	WEST
ELEVATOR	Circulation	Yes	182 SF	WEST
STAIR	Circulation	Yes	438 SF	WEST
VESTIBULE	Circulation	Yes	427 SF	WEST
Circulation: 7			1824 SF	
OFFICE	Office	Yes	828 SF	WEST
Office: 1			828 SF	
1 BR UNIT	Residential	Yes	6498 SF	WEST
Residential: 12			279 SF	WEST
Residential: 12			6777 SF	
JANITOR	Service	Yes	122 SF	WEST
LAUNDRY	Service	Yes	214 SF	WEST
ELECTRICAL/ELECTRICAL	Service	Yes	239 SF	WEST
Service: 3			575 SF	
Yes: 23			10104 SF	
WEST: 28			12288 SF	
Grand total: 62			25110 SF	

Name	Category	FAR	Area	Comments
WEST CORRIDOR	Amenity	No	81 SF	EAST
JANITOR 2	Amenity	No	38 SF	EAST
KITCHEN	Amenity	No	188 SF	EAST
LOUNGE	Amenity	No	961 SF	EAST
MEETING/LIBRARY	Amenity	No	377 SF	EAST
MULTI-PURPOSE ROOM 1	Amenity	No	1232 SF	EAST
MULTI-PURPOSE ROOM 2	Amenity	No	165 SF	EAST
STORAGE	Amenity	No	72 SF	EAST
W.C. MEN	Amenity	No	164 SF	EAST
W.C. WOMEN	Amenity	No	168 SF	EAST
Amenity: 10			4152 SF	
LOBBY	Circulation	No	577 SF	EAST
Circulation: 1			577 SF	
No: 11			4729 SF	
CORRIDOR	Circulation	Yes	965 SF	EAST
ELEVATOR	Circulation	Yes	143 SF	EAST
STAIR	Circulation	Yes	177 SF	EAST
VESTIBULE	Circulation	Yes	103 SF	EAST
Circulation: 8			1788 SF	
1 BR UNIT	Residential	Yes	5892 SF	EAST
Residential: 11			488 SF	EAST
Residential: 11			6370 SF	
ELECTRICAL	Service	Yes	39 SF	EAST
LAUNDRY	Service	Yes	140 SF	EAST
MECHANICAL	Service	Yes	37 SF	EAST
Service: 3			215 SF	
STORAGE	Storage	Yes	109 SF	EAST
Storage: 1			109 SF	
Yes: 23			8491 SF	
EAST: 34			13221 SF	

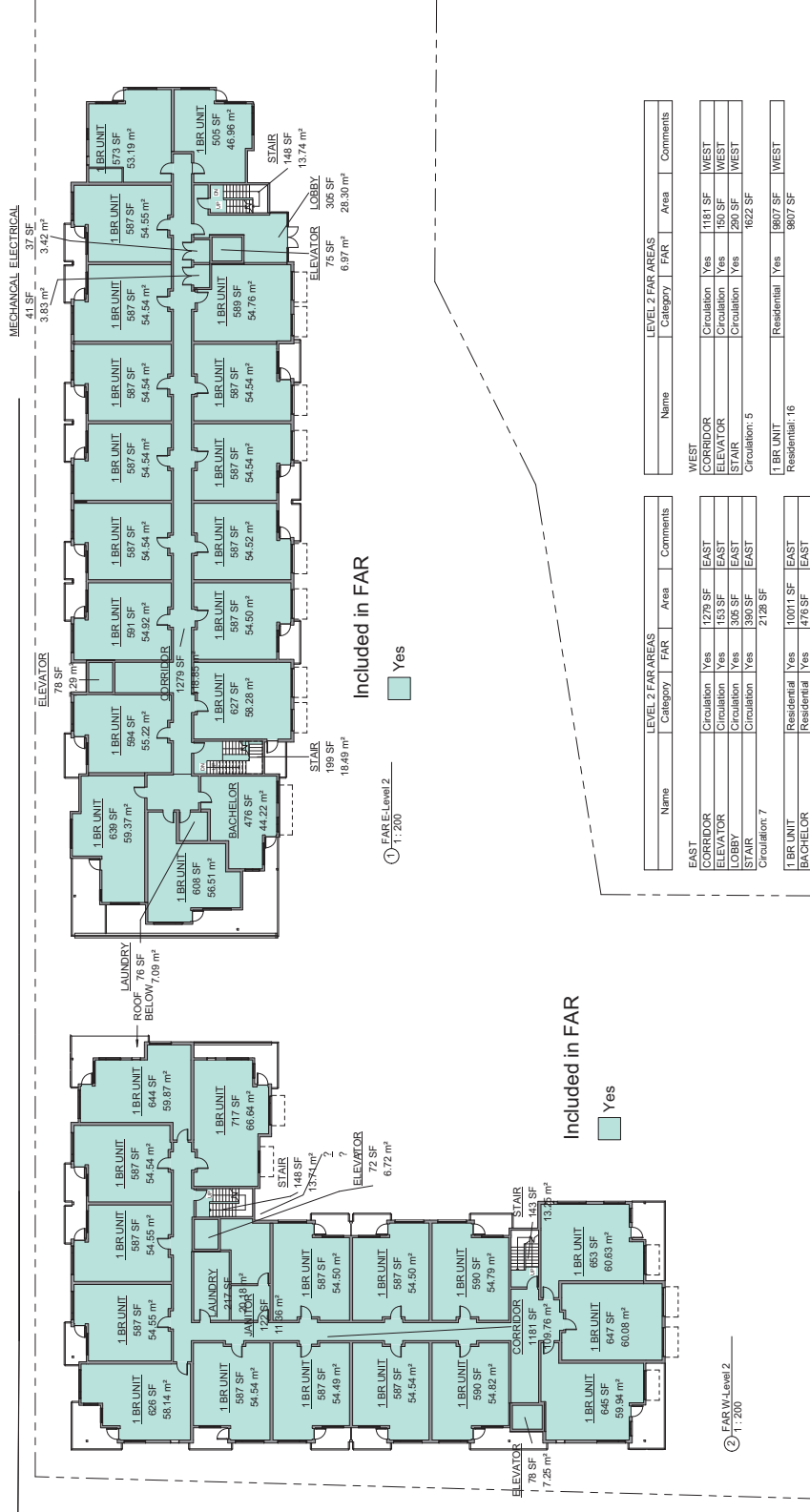


Name	Category	FAR	Area	Comments
EAST CORRIDOR	Amenity	No	81 SF	EAST
JANITOR 2	Amenity	No	38 SF	EAST
KITCHEN	Amenity	No	188 SF	EAST
LOUNGE	Amenity	No	961 SF	EAST
MEETING/LIBRARY	Amenity	No	377 SF	EAST
MULTI-PURPOSE ROOM 1	Amenity	No	1232 SF	EAST
MULTI-PURPOSE ROOM 2	Amenity	No	165 SF	EAST
STORAGE	Amenity	No	72 SF	EAST
W.C. MEN	Amenity	No	164 SF	EAST
W.C. WOMEN	Amenity	No	168 SF	EAST
Amenity: 10			4152 SF	
LOBBY	Circulation	No	577 SF	EAST
Circulation: 1			577 SF	
No: 11			4729 SF	
CORRIDOR	Circulation	Yes	965 SF	EAST
ELEVATOR	Circulation	Yes	143 SF	EAST
STAIR	Circulation	Yes	177 SF	EAST
VESTIBULE	Circulation	Yes	103 SF	EAST
Circulation: 8			1788 SF	
1 BR UNIT	Residential	Yes	5892 SF	EAST
Residential: 11			488 SF	EAST
Residential: 11			6370 SF	
ELECTRICAL	Service	Yes	39 SF	EAST
LAUNDRY	Service	Yes	140 SF	EAST
MECHANICAL	Service	Yes	37 SF	EAST
Service: 3			215 SF	
STORAGE	Storage	Yes	109 SF	EAST
Storage: 1			109 SF	
Yes: 23			8491 SF	
EAST: 34			13221 SF	



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No.	Date	Revision Schedule	Description
14	10 Mar 2011		Re-issued for Rezoning Application
15	15 Mar 2011		Revised for Rezoning Application
17	15 August 2011		Re-issued for Rezoning Application



Name	Category	FAR	Area	Comments
WEST				
CORRIDOR	Circulation	Yes	1161 SF	WEST
ELEVATOR	Circulation	Yes	1161 SF	WEST
LOBBY	Circulation	Yes	290 SF	WEST
STAIR	Circulation	Yes	1622 SF	WEST
Circulation: 5				
1 BR UNIT				
Residential: 16	Residential	Yes	9807 SF	WEST
JANITOR				
Service	Service	Yes	122 SF	WEST
MECHANICAL				
Service	Service	Yes	239 SF	WEST
ELECTRICAL				
Service	Service	Yes	577 SF	WEST
Grand lobby: 52				
			12007 SF	
			24775 SF	

Name	Category	FAR	Area	Comments
EAST				
CORRIDOR	Circulation	Yes	1279 SF	EAST
ELEVATOR	Circulation	Yes	1279 SF	EAST
LOBBY	Circulation	Yes	336 SF	EAST
STAIR	Circulation	Yes	300 SF	EAST
Circulation: 7			2128 SF	
1 BR UNIT				
Residential: 18	Residential	Yes	10011 SF	EAST
BACHELOR				
Service	Service	Yes	10487 SF	EAST
ELECTRICAL				
Service	Service	Yes	37 SF	EAST
MECHANICAL				
Service	Service	Yes	76 SF	EAST
ELECTRICAL				
Service	Service	Yes	12789 SF	EAST
Grand lobby: 52				
			12789 SF	

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 West Vancouver, BC

PROJECT NO. 61109

LEVEL 2 - FAR AREA PLAN

DATE	21 March 2011
SCALE AT 22x34 SHEET SIZE	1:200
REV.	
DRAWING NO.	FAR102



No.	Date	Revision Schedule	Description
14	10 Mar 2011	Re-issued for Rezoning Application	
15	15 Aug 2011	Re-issued for Rezoning Application	
17	15 August 2011	Re-issued for Rezoning Application	

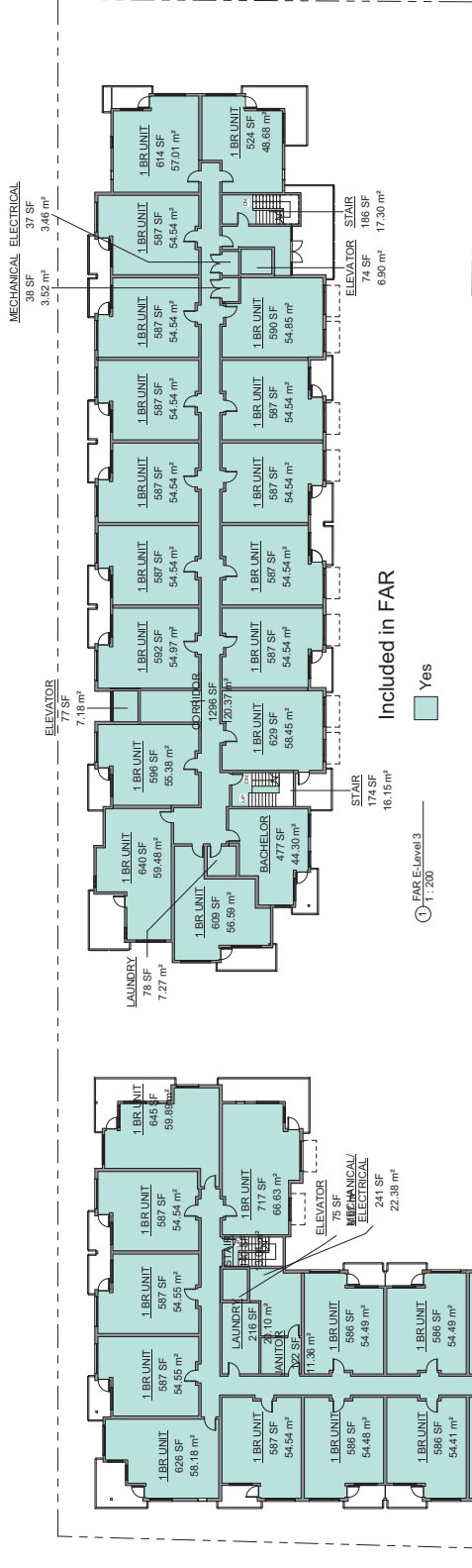
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 West Vancouver, BC

PROJECT NO. 61109

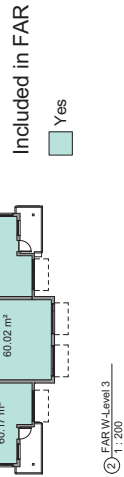
LEVEL 3 - FAR AREA PLAN

DATE	21 March 2011
SCALE AT 22x34 SHEET SIZE	1 : 200
REV.	
DRAWING NO.	FAR103



LEVEL 3 FAR AREAS			
Name	Category	FAR	Area
WEST			
CORRIDOR	Circulation	Yes	1186 SF
ELEVATOR	Circulation	Yes	150 SF
STAIR	Circulation	Yes	283 SF
VESTIBULE	Circulation	Yes	1620 SF
Circulation: 5			
1 BR UNIT	Residential	Yes	9807 SF
Residential: 16			
LAUNDRY	Service	Yes	129 SF
MECHANICAL/ELECTRICAL	Service	Yes	216 SF
ELECTRICAL	Service	Yes	241 SF
Service: 3			
Service: 3			
Yes: 24			
WEST: 24			
Grand total: 51			

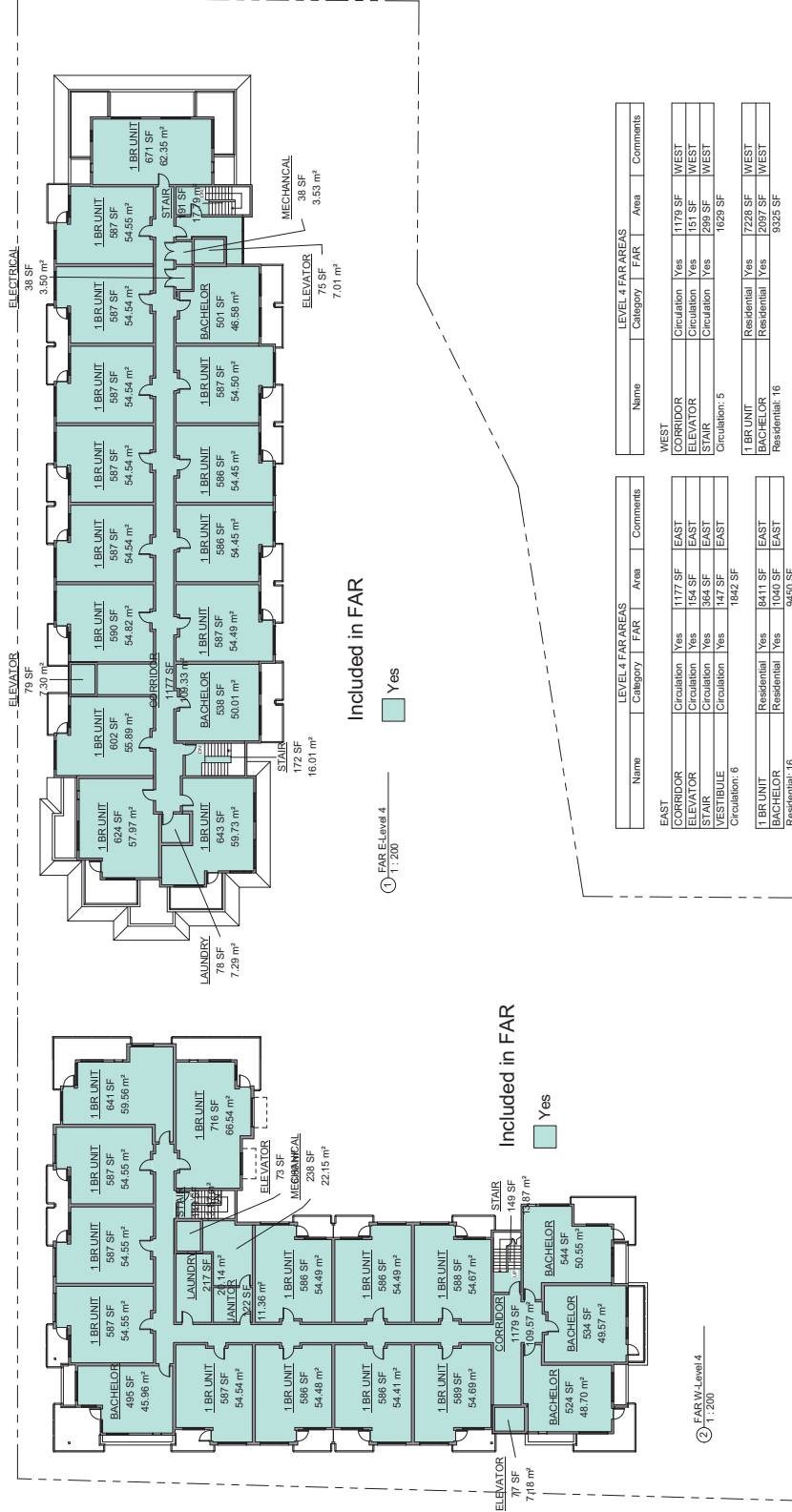
LEVEL 3 FAR AREAS			
Name	Category	FAR	Area
EAST			
CORRIDOR	Circulation	Yes	1296 SF
ELEVATOR	Circulation	Yes	152 SF
STAIR	Circulation	Yes	360 SF
VESTIBULE	Circulation	Yes	157 SF
Circulation: 6			
1 BR UNIT	Residential	Yes	10078 SF
BACHELOR	Residential	Yes	477 SF
Residential: 16			
10555 SF			
ELECTRICAL	Service	Yes	137 SF
LAUNDRY	Service	Yes	76 SF
MECHANICAL	Service	Yes	38 SF
Service: 3			
Service: 3			
Yes: 27			
EAST: 27			
12874 SF			
Grand total: 51			



② FAR Level 3
1 : 200



No.	Date	Revision Schedule	Description
14	10 Mar 2011		Re-issued for Rezoning Application
15	15 Aug 2011		Re-issued for Rezoning Application
17	15 August 2011		Re-issued for Rezoning Application



LEVEL 4 FAR AREAS			
Name	Category	FAR	Area
EAST			
CORRIDOR	Circulation	Yes	1177 SF
ELEVATOR	Circulation	Yes	154 SF
STAIR	Circulation	Yes	364 SF
VESTIBULE	Circulation	Yes	147 SF
Circulation: 6			
1 BR UNIT	Residential	Yes	1842 SF
BACHELOR	Residential	Yes	1841 SF
Residential: 16			
EAST: 25			
Grand total: 49			
WEST			
CORRIDOR	Circulation	Yes	1173 SF
ELEVATOR	Circulation	Yes	151 SF
STAIR	Circulation	Yes	289 SF
Circulation: 5			
1 BR UNIT	Residential	Yes	7226 SF
BACHELOR	Residential	Yes	2097 SF
Residential: 16			
WEST: 24			
Grand total: 49			

KIWANIS WEST VANCOUVER -
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PROJECT NO. 61109

LEVEL 4 - FAR AREA PLAN

DATE	21 March 2011
SCALE AT 22x34 SHEET SIZE	1:200
REV.	
DRAWING NO.	FAR104

① FAR-Level 4
1:200

Included in FAR
Yes

Included in FAR
Yes



No.	Date	Revision Schedule	Description
14	10 Mar 2011	Re-issued for Rezoning Application	
15	15 Aug 2011	Re-issued for Rezoning Application	
17	15 August 2011	Re-issued for Rezoning Application	

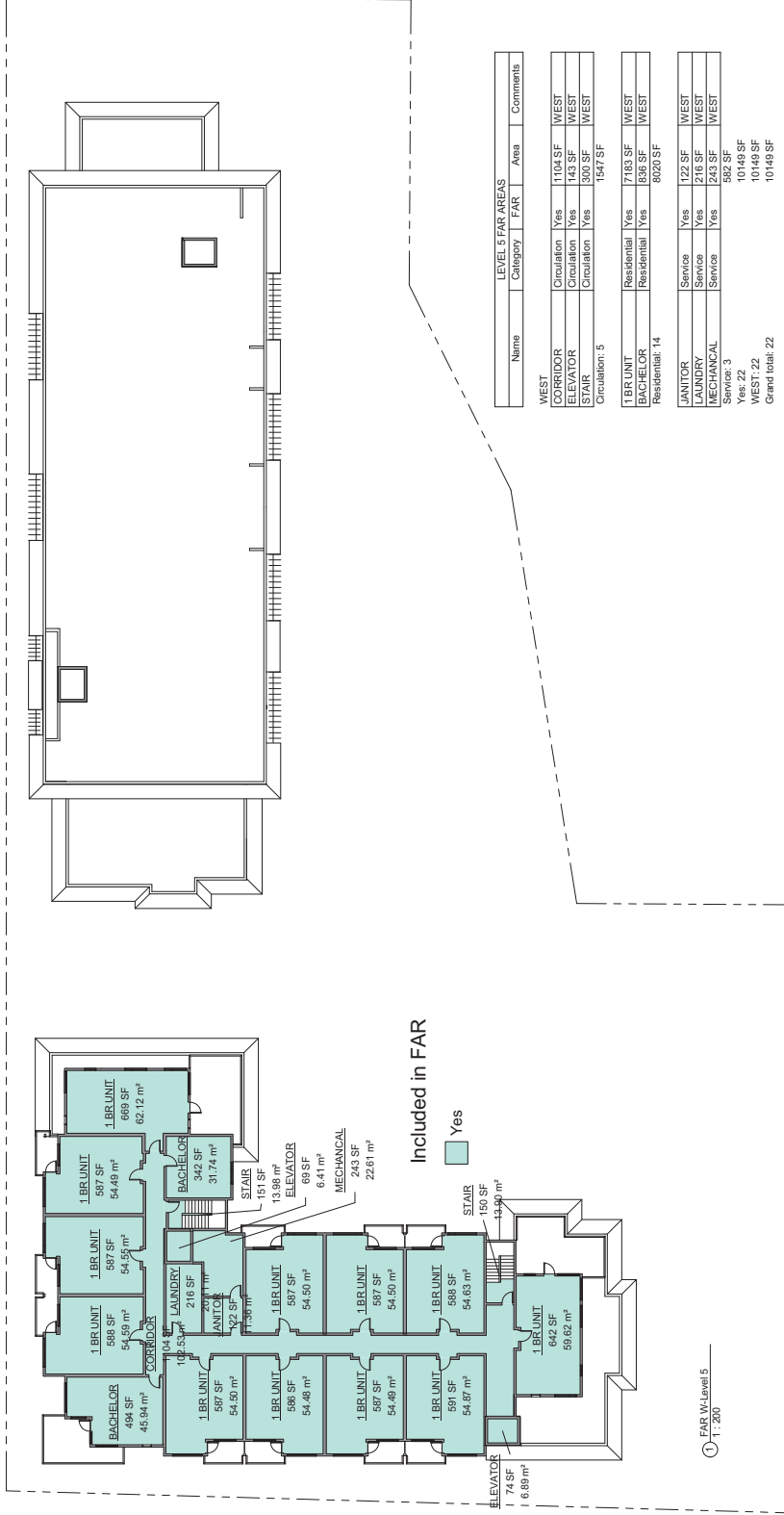
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PROJECT NO. 61109

LEVEL 5 - FAR AREA PLAN

DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200
 REV.
 DRAWING NO. FAR105



① FAR W-Level 5
 1:200



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No.	Date	Revision Schedule	Description
14	10 Mar 2011		Re-issued for Rezoning Application
15	15 Mar 2011		Revised for Rezoning Application
16	15 August 2011		Revised for Rezoning Application
17	15 August 2011		Revised for Rezoning Application

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KIWANIS WEST VANCOUVER -
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PROJECT NO. 61109

SITE COVERAGE

DATE 21 March 2011
 SCALE AT 2/24" SHEET SIZE 1: 200
 REV. 1: 200

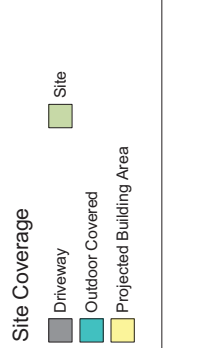
DRAWING NO. FAR106



Name	Area	Area (SM)	Building Coverage	% Site Coverage
Outdoor Covered				
TRELLIS	960 SF	37 m²	EAST	0.6%
TRELLIS	381 SF	35 m²	EAST	0.6%
TRELLIS	310 SF	29 m²	WEST	0.4%
TRELLIS	247 SF	23 m²	WEST	0.4%
TRELLIS	566 SF	53 m²	WEST	0.8%
TRELLIS	191 SF	18 m²	EAST	0.3%
TRELLIS: 6	2105 SF	196 m²		3.0%
Grand total: 13	70404 SF	6541 m²		100.0%

Name	Area	Area (SM)	Building Coverage	% Site Coverage
Projected Building Area				
DRIVEWAY	1327 SF	1228 m²	WEST	18.8%
DRIVEWAY	1327 SF	1228 m²	EAST	18.8%
Projected Building Area				
PROJECTED BUILDING AREA	13851 SF	1285 m²	WEST	19.4%
PROJECTED BUILDING AREA	16076 SF	1483 m²	EAST	22.8%
PROJECTED BUILDING AREA-2	24093 SF	2238 m²		42.2%
Site				
SITE AREA	24093 SF	2238 m²		34.2%
SITE AREA	156 SF	15 m²		0.1%
SITE AREA	599 SF	56 m²		0.8%
SITE AREA	191 SF	18 m²		0.3%
SITE AREA-4	25346 SF	2355 m²		36.0%

Name	Area	Area (SM)	Building Coverage	% Site Coverage
DRIVEWAY	1327 SF	1228 m²		18.8%
DRIVEWAY	1327 SF	1228 m²		18.8%
PROJECTED BUILDING AREA	13851 SF	1285 m²	WEST	19.4%
PROJECTED BUILDING AREA	16076 SF	1483 m²	EAST	22.8%
PROJECTED BUILDING AREA-2	24093 SF	2238 m²		42.2%
SITE AREA	24093 SF	2238 m²		34.2%
SITE AREA	156 SF	15 m²		0.1%
SITE AREA	599 SF	56 m²		0.8%
SITE AREA	191 SF	18 m²		0.3%
SITE AREA-4	25346 SF	2355 m²		36.0%





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No.	Date	Revision Schedule	Description
1	19 Nov 2010	Primary Rezoning and Issue for review	Primary Rezoning and Issue for review
2	03 Dec 2010	Primary Rezoning and Issue for review	Primary Rezoning and Issue for review
3	03 Dec 2010	Primary Rezoning and Issue for review	Primary Rezoning and Issue for review
4	07 Dec 2010	SFA Revision	SFA Revision
5	20 Dec 2010	Updated Floor Plans, CFA	Updated Floor Plans, CFA
6	11 Feb 2011	Issued for information - rezoned plans	Issued for information - rezoned plans
7	11 Feb 2011	Issued for information - rezoned plans	Issued for information - rezoned plans
8	11 Feb 2011	Issued for information - rezoned plans	Issued for information - rezoned plans
9	11 Feb 2011	Issued for information - rezoned plans	Issued for information - rezoned plans
10	21 Mar 2011	Re-issued for Rezoning Application	Re-issued for Rezoning Application
11	18 August 2011	Re-issued for Rezoning Application	Re-issued for Rezoning Application

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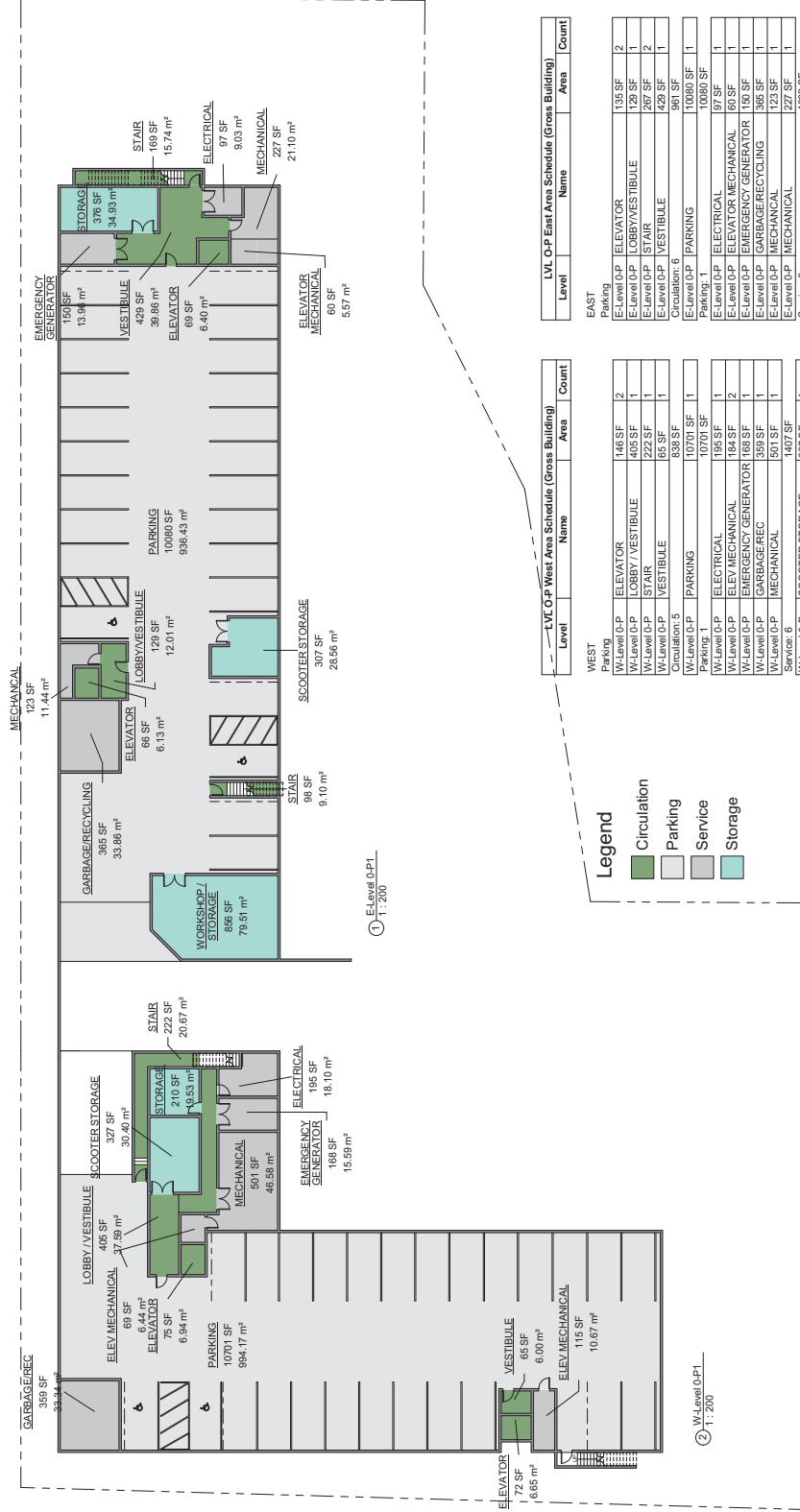
KIWANIS WEST VANCOUVER -
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 West Vancouver, BC

PROJECT NO. 61109

LEVEL 0 PARKING AREA
 PLAN

DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200
 REV.

DRAWING NO. R200



① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

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Legend
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 ■ Parking
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① E-Level 0-P1
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 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
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② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
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② W-Level 0-P1
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Legend
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Legend
 ■ Circulation
 ■ Parking
 ■ Service
 ■ Storage

① E-Level 0-P1
 1:200

② W-Level 0-P1
 1:200

Legend</



No.	Date	Revision Schedule	Description
1	19 Nov 2010	Primary Rezoning and Issue for review	
2	03 Dec 2010	Final Rezoning and Issue for review	
3	03 Dec 2010	Final Rezoning and Issue for review	
4	07 Dec 2010	CPA Review	
5	20 Dec 2010	Updated Floor Plans, CPA	
6	20 Dec 2010	CPA Review	
7	1 Feb 2011	Issued for RFP reference	
8	1 Feb 2011	Issued for information - revised plans	
9	1 Feb 2011	Issued for information - revised plans	
10	21 Mar 2011	Re-issued for Rezoning Application	
11	15 Aug 2011	Re-issued for Rezoning Application	

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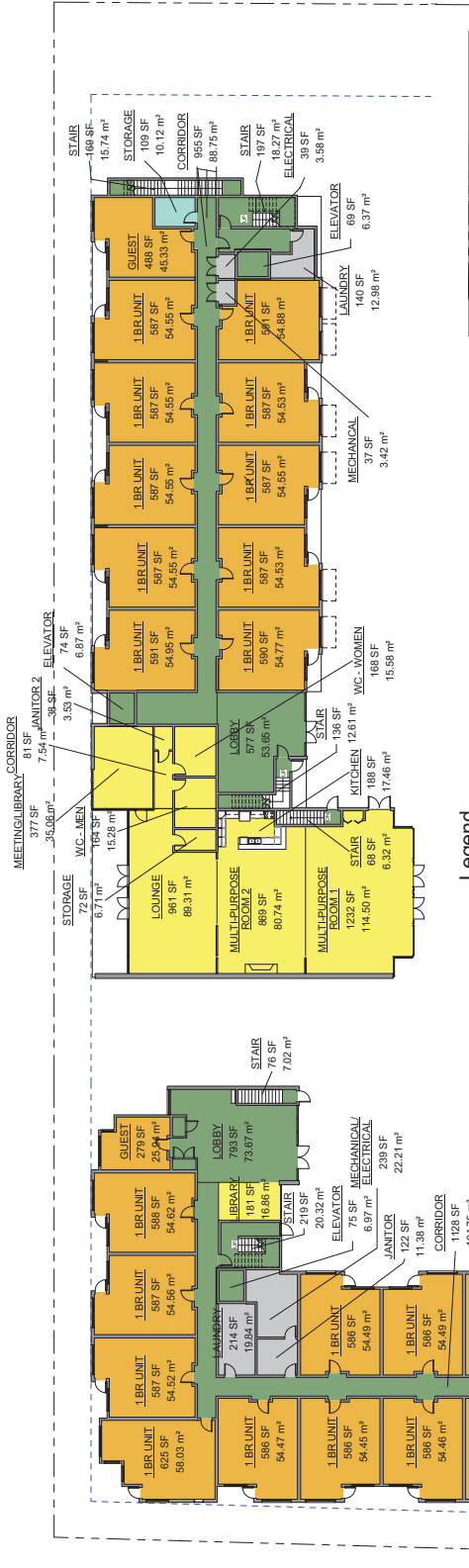
KIWANIS WEST VANCOUVER - KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 1 FLOOR AREA PLAN

DATE	21 March 2011
SCALE AT 25x48 SHEET SIZE	1:200
REV.	

DRAWING NO. R201



LVL 1 East Area Schedule (Gross Building)

Level	Name	Area	Count
E-Level 1	VESTIBULE	130 SF	1
Circulation: 1			
E-Level 1	CORRIDOR	61 SF	1
E-Level 1	JANITOR 2	30 SF	1
E-Level 1	KITCHEN	148 SF	1
E-Level 1	LOUNGE	961 SF	1
E-Level 1	MEETING LIBRARY	377 SF	1
E-Level 1	MULTI-PURPOSE ROOM 1	1232 SF	1
E-Level 1	MULTI-PURPOSE ROOM 2	869 SF	1
E-Level 1	STORAGE	72 SF	1
E-Level 1	W/C - MEN	164 SF	1
E-Level 1	W/C - WOMEN	168 SF	1
Amenity: 10	CORRIDOR	4152 SF	
E-Level 1	CORRIDOR	1953 SF	1
E-Level 1	ELEVATOR	143 SF	2
E-Level 1	STAIR	1570 SF	4
Circulation: 8			
E-Level 1	ELECTRICAL	39 SF	1
E-Level 1	LAUNDRY	140 SF	1
E-Level 1	MECHANICAL	37 SF	1
Service: 3	STORAGE	215 SF	
Storage: 1	STORAGE	109 SF	1
Storage: 2	STORAGE	672 SF	
Gross: 22			
Net			
E-Level 1	1 BR UNIT	582 SF	10
E-Level 1	GUEST	48 SF	1
Residential: 11			
Net: 11			
EAST: 34			
Grand total: 34			

LVL 1 West Area Schedule (Gross Building)

Level	Name	Area	Count
W-Level 1	STAIR	76 SF	1
Circulation: 1			
Gross			
W-Level 1	AMENITY	685 SF	1
W-Level 1	LIBRARY	181 SF	1
Amenity: 2	AMENITY	1145 SF	
W-Level 1	CORRIDOR	1128 SF	1
W-Level 1	ELEVATOR	152 SF	2
W-Level 1	LOBBY	783 SF	1
W-Level 1	STAIR	382 SF	2
W-Level 1	VESTIBULE	207 SF	1
Circulation: 7			
W-Level 1	KITCHEN	2642 SF	1
W-Level 1	KITCHEN	164 SF	1
W-Level 1	OFFICE	828 SF	1
W-Level 1	OFFICE	122 SF	1
W-Level 1	LAUNDRY	214 SF	1
W-Level 1	MECHANICAL/ELECTRICAL	239 SF	1
Service: 3	STORAGE	575 SF	
W-Level 1	W/C	82 SF	1
W-Level 1	W/C	82 SF	1
Gross: 15			
Net			
W-Level 1	1 BR UNIT	1698 SF	11
W-Level 1	GUEST	279 SF	1
Residential: 12			
Net: 12			
WEST: 28			
Grand total: 28			

Legend

- Amenity
- Circulation
- Residential
- Service
- Storage

Legend

- Amenity
- Circulation
- Kitchen
- Office
- Residential
- Service
- W/C

W-Level 1, 1:200

E-Level 1, 1:200



No.	Date	Revision Schedule	Description
1	19 Nov 2010	1	Primary Rezoning and issue for review
2	03 Dec 2010	2	Primary Rezoning and issue for review
3	03 Dec 2010	3	Primary Rezoning and issue for review
4	07 Dec 2010	4	CPA Revision
5	20 Dec 2010	5	Updated Floor Plans, CPA
6	08 Feb 2011	6	Issued for RFP reference
7	11 Feb 2011	7	Issued for information - revised plans
8	15 Feb 2011	8	Issued for information - revised plans
9	15 Feb 2011	9	Issued for information - revised plans
10	21 Mar 2011	10	Re-issued for Rezoning Application
11	15 Aug 2011	11	Re-issued for Rezoning Application

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KIWANIS WEST VANCOUVER - KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 2 FLOOR AREA PLAN

DATE 21 March 2011
 SCALE AT 20x24 SHEET SIZE 1:200
 REV.
 DRAWING NO. R202



LVL 2 East Area Schedule (Gross Building)

Level	Name	Area	Count
EAST			
Gross			
E-Level 2	CORRIDOR	1279 SF	1
E-Level 2	ELEVATOR	153 SF	2
E-Level 2	LOBBY	305 SF	1
E-Level 2	STAIR	350 SF	3
E-Level 2	STAIR	148 SF	1
E-Level 2	ELECTRICAL	37 SF	1
E-Level 2	LAUNDRY	76 SF	1
E-Level 2	MECHANICAL	41 SF	1
Service: 3		154 SF	
Gross: 10		2282 SF	

LVL 2 West Area Schedule (Gross Building)

Level	Name	Area	Count
WEST			
Gross			
W-Level 2	CORRIDOR	1181 SF	1
W-Level 2	ELEVATOR	150 SF	2
W-Level 2	STAIR	290 SF	2
Circulation: 5		1622 SF	
W-Level 2	ANTICOR	177 SF	1
W-Level 2	LAUNDRY	217 SF	1
W-Level 2	MECHANICAL	238 SF	1
Service: 3		577 SF	
Gross: 8		2199 SF	

Net

E-Level 2	1 BR UNIT	10011 SF	17
E-Level 2	BACHELOR	476 SF	1
Residential: 18		10487 SF	
Net: 16		10487 SF	
EAST: 28		2282 SF	
Grand total: 28		12769 SF	

Net

W-Level 2	1 BR UNIT	9607 SF	16
Residential: 16		9607 SF	
Net: 16		9607 SF	
WEST: 24		12007 SF	
Grand total: 24		12007 SF	

Legend

- Circulation
- Residential
- Service



VIA ARCHITECTURE
 301 - 1050 Homer Street Vancouver, BC V6B 2W9
 Tel: 604 683 1024 fax: 604 683 0774
 www.via-architecture.com

No.	Date	Revision Schedule	Description
1	19 Nov 2010	Primary Rezoning and Issue for review	
2	03 Dec 2010	Primary Rezoning and Issue for review	
3	03 Dec 2010	Primary Rezoning and Issue for review	
4	07 Dec 2010	SFA Revision	
5	20 Dec 2010	Updated Floor Plans, CFA	
6	11 Feb 2011	Issue for information - rezoned plans	
7	11 Feb 2011	Issue for information - rezoned plans	
8	11 Feb 2011	Issue for information - rezoned plans	
9	11 Feb 2011	Issue for information - rezoned plans	
10	11 Feb 2011	Issue for information - rezoned plans	
11	11 Feb 2011	Issue for information - rezoned plans	
12	11 Feb 2011	Issue for information - rezoned plans	
13	11 Feb 2011	Issue for information - rezoned plans	
14	11 Feb 2011	Issue for information - rezoned plans	
15	21 Mar 2011	Re-issued for Rezoning Application	
16	19 Aug 2011	Re-issued for Rezoning Application	
17	19 Aug 2011	Re-issued for Rezoning Application	

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KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 3 FLOOR AREA PLAN

DATE 21 March 2011
 SCALE AT 20x24 SHEET SIZE 1:200
 REV.
 DRAWING NO. R203



Level	Name	Area	Count
EAST	Gross		
E-Level 3	CORRIDOR	1296 SF	1
E-Level 3	ELEVATOR	152 SF	2
E-Level 3	STAIR	360 SF	2
E-Level 3	VESTIBULE	157 SF	1
Circulation: 6		1962 SF	
E-Level 3	ELECTRICAL	38 SF	1
E-Level 3	LAUNDRY	78 SF	1
E-Level 3	MECHANICAL	154 SF	1
Service: 3		154 SF	
Gross: 9		2119 SF	

Level	Name	Area	Count
WEST	Gross		
W-Level 3	CORRIDOR	1186 SF	1
W-Level 3	ELEVATOR	150 SF	2
W-Level 3	STAIR	283 SF	2
Circulation: 5		1620 SF	
W-Level 3	JANITOR	122 SF	1
W-Level 3	MECHANICAL/ELECTRICAL	241 SF	1
W-Level 3	MECHANICAL/ELECTRICAL	580 SF	1
Service: 3		580 SF	
Gross: 8		2199 SF	
Net			
W-Level 3	1 BR UNIT	9807 SF	16
Residential: 16		9807 SF	
Net: 16		9807 SF	
WEST: 24		12006 SF	
Grand total: 24		12006 SF	

Legend

- Circulation
- Residential
- Service

Level	Name	Area	Count
EAST	Gross		
E-Level 3	CORRIDOR	1296 SF	1
E-Level 3	ELEVATOR	152 SF	2
E-Level 3	STAIR	360 SF	2
E-Level 3	VESTIBULE	157 SF	1
Circulation: 6		1962 SF	
E-Level 3	ELECTRICAL	38 SF	1
E-Level 3	LAUNDRY	78 SF	1
E-Level 3	MECHANICAL	154 SF	1
Service: 3		154 SF	
Gross: 9		2119 SF	
Net			
E-Level 3	1 BR UNIT	10078 SF	17
Residential: 18		10555 SF	
Net: 18		10555 SF	
EAST: 27		12674 SF	
Grand total: 27		12674 SF	

Level	Name	Area	Count
WEST	Gross		
W-Level 3	CORRIDOR	1186 SF	1
W-Level 3	ELEVATOR	150 SF	2
W-Level 3	STAIR	283 SF	2
Circulation: 5		1620 SF	
W-Level 3	JANITOR	122 SF	1
W-Level 3	MECHANICAL/ELECTRICAL	241 SF	1
W-Level 3	MECHANICAL/ELECTRICAL	580 SF	1
Service: 3		580 SF	
Gross: 8		2199 SF	
Net			
W-Level 3	1 BR UNIT	9807 SF	16
Residential: 16		9807 SF	
Net: 16		9807 SF	
WEST: 24		12006 SF	
Grand total: 24		12006 SF	



No.	Date	Description
1	19 Nov 2010	Primary Rezoning and issue for review
2	03 Dec 2010	Primary Rezoning and issue for review
3	03 Dec 2010	Primary Rezoning and issue for review
4	07 Dec 2010	CFA Revision
5	20 Dec 2010	Updated Floor Plans, CFA
6	20 Dec 2010	Updated Floor Plans, CFA
7	1 Feb 2011	Issued for RFP reference
8	9 Feb 2011	Issued for information - revised plans
9	10 Feb 2011	Issued for information - revised plans
10	21 Mar 2011	Re-issued for Rezoning Application
11	15 Aug 2011	Re-issued for Rezoning Application

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KIWANIS WEST VANCOUVER -
 KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109

LEVEL 4 FLOOR AREA PLAN

DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200
 REV.
 DRAWING NO. R204



Level	Name	Area	Count
LVL 4	East Area Schedule (Gross Building)		

Level	Name	Area	Count
LVL 4	West Area Schedule (Gross Building)		

Legend

- Circulation
- Residential
- Service

Level	Name	Area	Count
Gross	EAST		
E-Level 4	CORRIDOR	1177 SF	1
E-Level 4	ELEVATOR	154 SF	2
E-Level 4	STAIR	364 SF	2
E-Level 4	VESTIBULE	147 SF	1
Circulation: 6		1842 SF	
E-Level 4	ELECTRICAL	38 SF	1
E-Level 4	LAUNDRY	78 SF	1
E-Level 4	MECHANICAL	38 SF	1
Service: 3		154 SF	
Gross: 9		1996 SF	

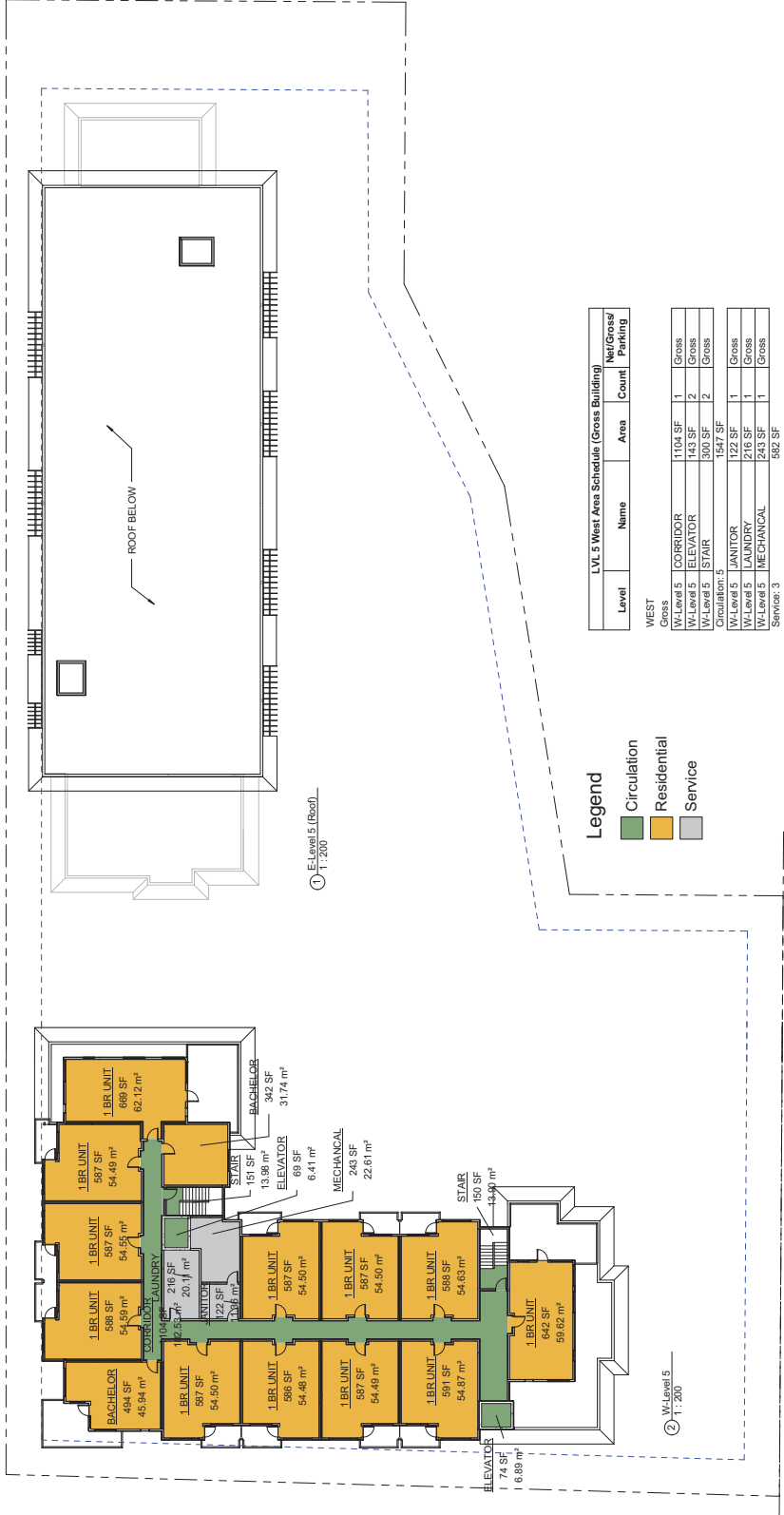
Level	Name	Area	Count
Gross	WEST		
E-Level 4	CORRIDOR	1179 SF	1
E-Level 4	ELEVATOR	151 SF	2
E-Level 4	STAIR	299 SF	2
Circulation: 5		1828 SF	
E-Level 4	JANITOR	122 SF	1
E-Level 4	LAUNDRY	217 SF	1
E-Level 4	MECHANICAL	238 SF	1
Service: 3		578 SF	
Gross		2206 SF	

Level	Name	Area	Count
Net			
E-Level 4	1 BR UNIT	8414 SF	14
E-Level 4	BACHELOR	1040 SF	2
Residential: 16		9450 SF	
Net: 16		9450 SF	
EAST: 25		11446 SF	
Grand total: 25		11446 SF	

Level	Name	Area	Count
Net			
E-Level 4	1 BR UNIT	7229 SF	12
E-Level 4	BACHELOR	7235 SF	4
Residential: 16		9324 SF	
Net		9324 SF	
WEST: 24		11531 SF	
Grand total: 24		11531 SF	



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No.	Date	Description
1	19 Nov 2010	Preliminary Rezoning and issue for review
2	03 Dec 2010	Preliminary Rezoning and issue for review
3	07 Dec 2010	Preliminary Rezoning and issue for review
4	07 Dec 2010	Preliminary Rezoning and issue for review
5	20 Dec 2010	Updated Floor Plans, CPA
6	20 Dec 2010	Updated Floor Plans, CPA
7	1 Feb 2011	Issued for information - rezoned plans
8	1 Feb 2011	Issued for information - rezoned plans
9	1 Feb 2011	Issued for information - rezoned plans
10	1 Feb 2011	Issued for information - rezoned plans
11	1 Feb 2011	Issued for information - rezoned plans
12	9 Feb 2011	Issued for information - rezoned plans
13	21 Mar 2011	Re-issued for Rezoning Application
14	21 Mar 2011	Re-issued for Rezoning Application
15	21 Mar 2011	Re-issued for Rezoning Application
16	21 Mar 2011	Re-issued for Rezoning Application
17	18 August 2011	Re-issued for Rezoning Application

Level	Name	Area	Count	Net/Gross	Parking
WEST					
Gross		1104 SF	1	Gross	
W-Level 5	CORRIDOR	143 SF	2	Gross	
W-Level 5	ELEVATOR	300 SF	2	Gross	
W-Level 5	STAIR	1547 SF		Gross	
Circulation 5					
W-Level 5	JANITOR	122 SF	1	Gross	
W-Level 5	JANITOR	243 SF	1	Gross	
W-Level 5	MECHANICAL	582 SF	1	Gross	
Services 3					
Gross: 8		2126 SF			

Level	Name	Area	Count	Net/Gross	Parking
Net					
W-Level 5	1 BR UNIT	7183 SF	12	Net	
W-Level 5	BACHELOR	836 SF	2	Net	
Residential: 14		8020 SF			
Net: 14		10149 SF			
WEST: 22		10149 SF			
Grand total: 22					

Legend

- Circulation (Green)
- Residential (Orange)
- Service (Grey)

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KIWANIS WEST VANCOUVER - KIWANIS GARDEN VILLAGE
 West Vancouver, BC

PROJECT NO. 61109
 LEVEL 5 FLOOR AREA PLAN

DATE 21 March 2011
 SCALE AT 22x34 SHEET SIZE 1:200
 REV.
 DRAWING NO. R205

DESIGN PRINCIPLES

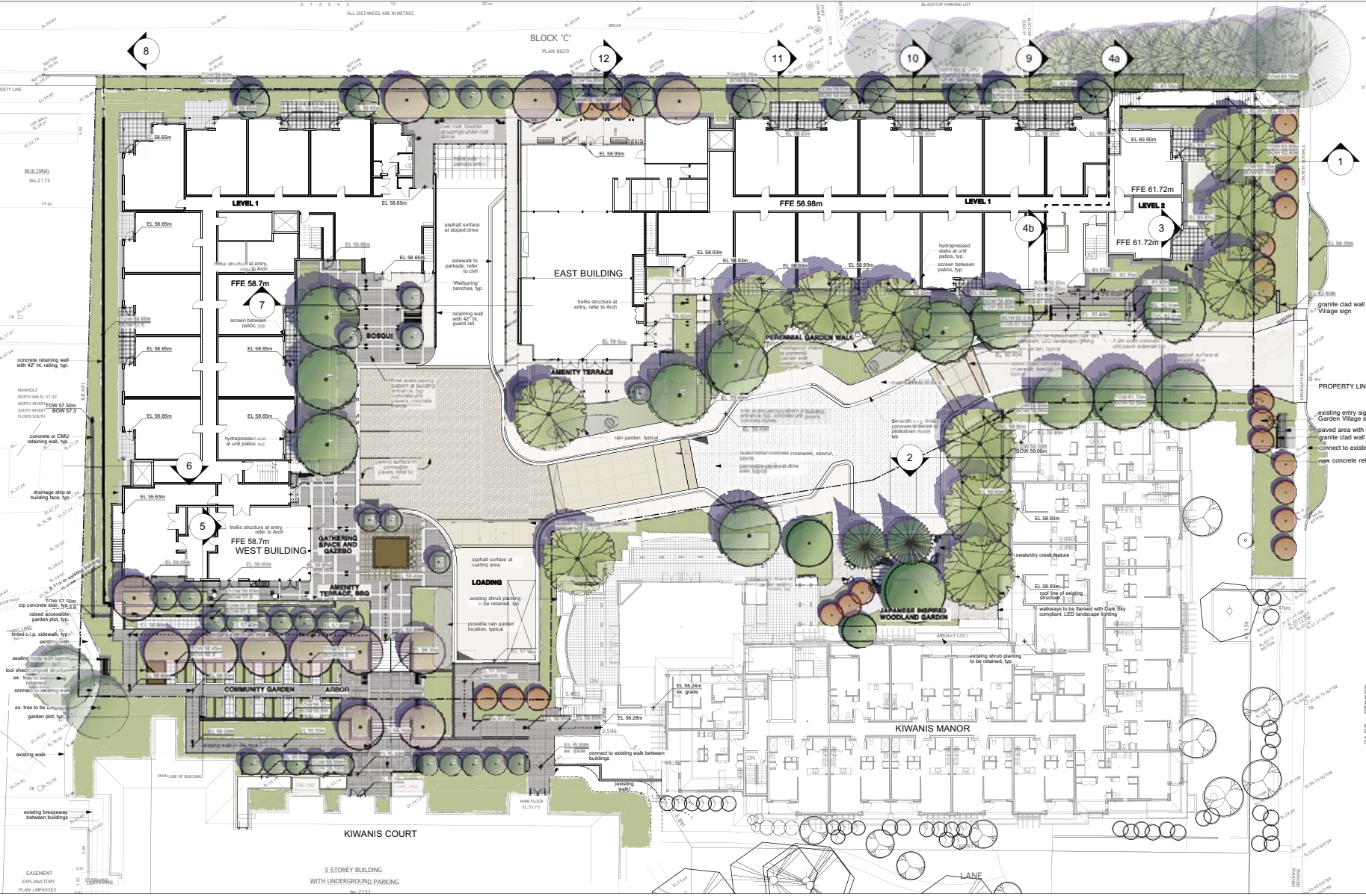
1. Ensure all areas are accessible by people in wheelchairs.
2. Provide safe and attractive connections between all buildings and public spaces.
3. Welcome existing buildings and tie them together through landscape elements.
4. Provide looped pedestrian routes to ensure both connectivity and recreation options for seniors.
5. Provide a variety of types and sizes of seating, gathering and garden spaces.
6. Maximize south facing garden spaces.
7. Maximize usability of spaces. For example, use terraces instead of sloped areas to create more usable space.
8. Buffer vehicular areas from pedestrian use areas.
9. Provide a safe environment through sensitive siting and planting design.
10. Incorporate sustainability in design through elements such as stormwater management features and the use of long term and durable materials.



Precedent Images

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SCALE	
PROJECT NO.	NTS
DATE	10/03
DRAWN BY	20110113
CHECKED BY	10/03 SD PJA/Novak
PLOTTED	2/7/11 AT 9:46:36 AM
DESIGNED BY	KE
REVISED	



REVISIONS AND ISSUES


NO.	DATE	DESCRIPTION
1.	20110210	Issued for re-zoning
2.	20110310	Revised (north east building exit)
3.	20110310	Rain garden location, access
4.	20110310	Re-submission for Design Review Committee for review
5.	20110418	for public open house
6.	20110426	for review
7.	20110613	for review
8.	20110622	Re-issued for DRG
9.	20110707	Re-issued for DRG
10.	20110817	Re-issued for DRG

- existing entry sign to be deleted, replace with new Kiwanis Garden Village sign on granite clad wall
- paved area with bench, trellis and wheelchair pad
- granite clad wall with entry sign
- connect to existing sidewalk
- new concrete retaining wall to tie into existing

PROJECT
KIWANIS GARDEN VILLAGE

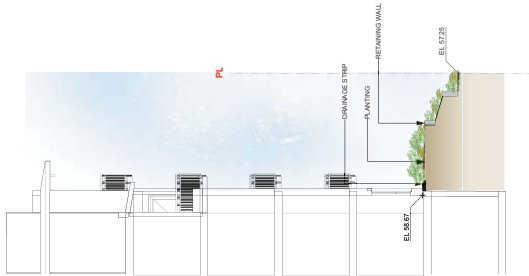
DRAWING TITLE
Landscape Plan

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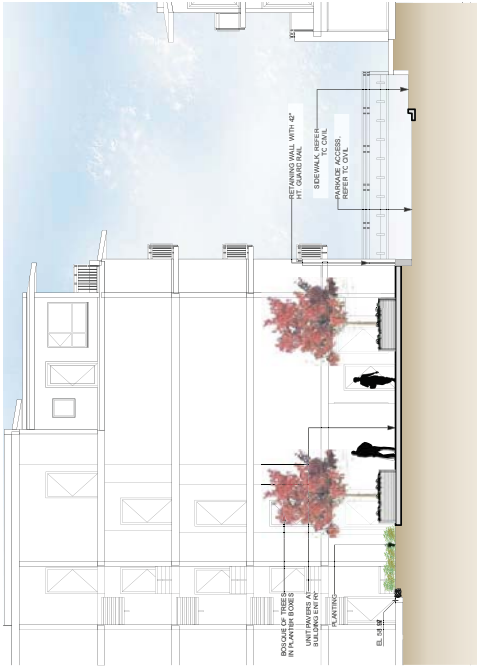
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PROJECT NO.	1063
DATE	20110113
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REVIEWED	TC
DRAWING	

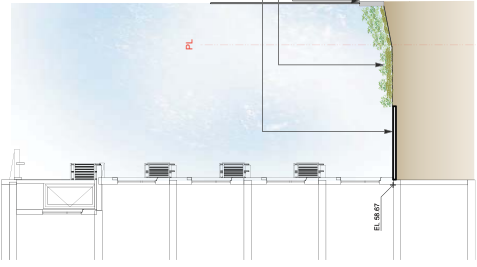
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	1	2011/08/17	As Issued for DRG



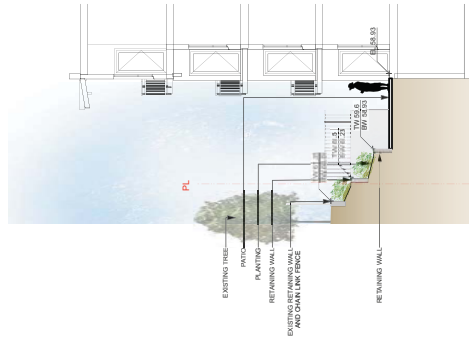
6 WEST BUILDING FACING SOUTH
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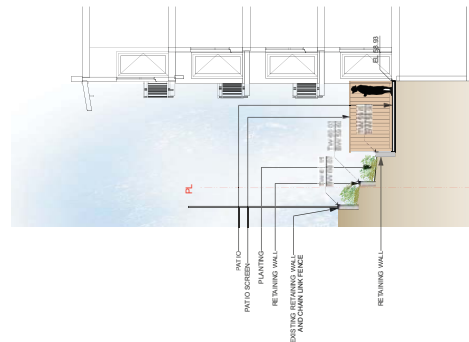
7 WEST BUILDING TO EAST BUILDING LOOKING NORTH
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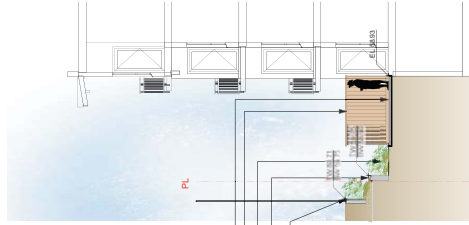
8 WEST BUILDING FACING EAST
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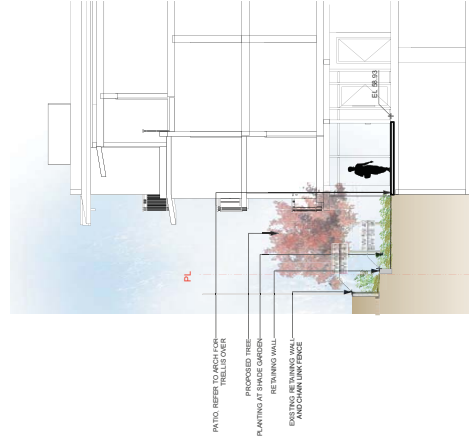
9 EAST BUILDING FACING EAST
 scale 1:100



10 EAST BUILDING FACING EAST
 scale 1:100



11 EAST BUILDING FACING EAST
 scale 1:100



12 EAST BUILDING FACING EAST
 scale 1:100

PROJECT
KIWANIS GARDEN VILLAGE

TRIGGER FILE
Landscape Sections

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SCALE
 as indicated

PROJECT NO.	1063
DATE	2010.12.08
FILE NAME	1063 DRG SECTIONS.rvt
NOTED	8/10/11 at 5:48:57 PM
DRAWN	JE
CHECKED	JE
DATE	

REVISIONS AND DATES	NO.	DATE	DESCRIPTION
	1	20101019	Issue for Review
	2	20101019	Issue for Review
	3	20101019	Issue for Review
	4	20101019	Issue for Review
	5	20101017	Issue for Review

TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
- DO NOT LIGHT A FIRE WITHIN THE DRAINAGE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT REMOVE WALKWAY FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT WORK AND BY MORE THAN 100 MM FROM THE POINT OF CONTACT OF THE TREE.

TREE PROTECTION:

- PROTECT ALL TREE TRUNKS AND BRANCHES AS SHOWN BY A TREE PROTECTION BARRIER CONTRACTED, LOCATED AND MAINTAINED AS SHOWN ON THIS PLAN.
- NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED AS SHOWN IN THE TREE MANAGEMENT PLAN.
- DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER.
- NO ACCESS OR USE OF ANY KIND WITHIN THE TREE PROTECTION AREA.

TREE PROTECTION BARRIERS:

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.8M IN HEIGHT AND CONSTRUCTED OF METAL PIPE FENCING WITH A METAL PANEL FENCE. FENCING IS TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY THE PROJECT ARCHITECT.
- INFORM THE PROJECT ARCHITECT WHEN TREE PROTECTION BARRIER FENCING CAN BE REVIEWED. ADVISE OF ANY CONSTRUCTION ON SITE.

BOULEVARD TREES:

- ALL BOULEVARD OR STREET TREES ADJACENT TO A CONSTRUCTION SITE ARE TO BE PROTECTED, AS SHOWN ON THIS PLAN.
- PROVIDE CLEAR PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT SIDEWALKS.
- PROVIDE FOR CLEAR VISIBILITY OF FIRE HYDRANTS, DRIVEWAY ACCESS AND CROSSWALKS.
- TREE PROTECTION BARRIERS SHALL BE 900MM (3FT) FROM THE CURB AND 300MM (1FT) FROM AN ADJACENT SIDEWALK.
- BOULEVARD OR STREET TREES MUST NOT BE PRUNED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARCHITECT.

TREE RETENTION CARE DURING CONSTRUCTION:

- TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR MUST BE WAIVERED ADEQUATELY TO ENSURE THAT THE ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION ARE NOT DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING SAWS AND TOOLS.

EXCAVATION AROUND TREES:

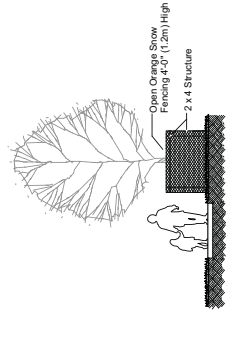
- EXCAVATION WITHIN THE CRITICAL ROOT ZONE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE PROJECT ARCHITECT.
- DURING AN EXCAVATION WITHIN THE CRITICAL ROOT ZONE OF A TREE, THE CONTRACTOR SHALL TAKE CARE TO PROTECT THE CRITICAL ROOT ZONE AND TO SATISFACTION OF THE SUPERVISOR OF THE PROJECT ARCHITECT AND TO THE SATISFACTION OF THE CITY ARCHITECT.

EXCAVATION FOR NEW CONSTRUCTION UTILITY TRENCHES WITHIN THE CRITICAL ROOT ZONE:

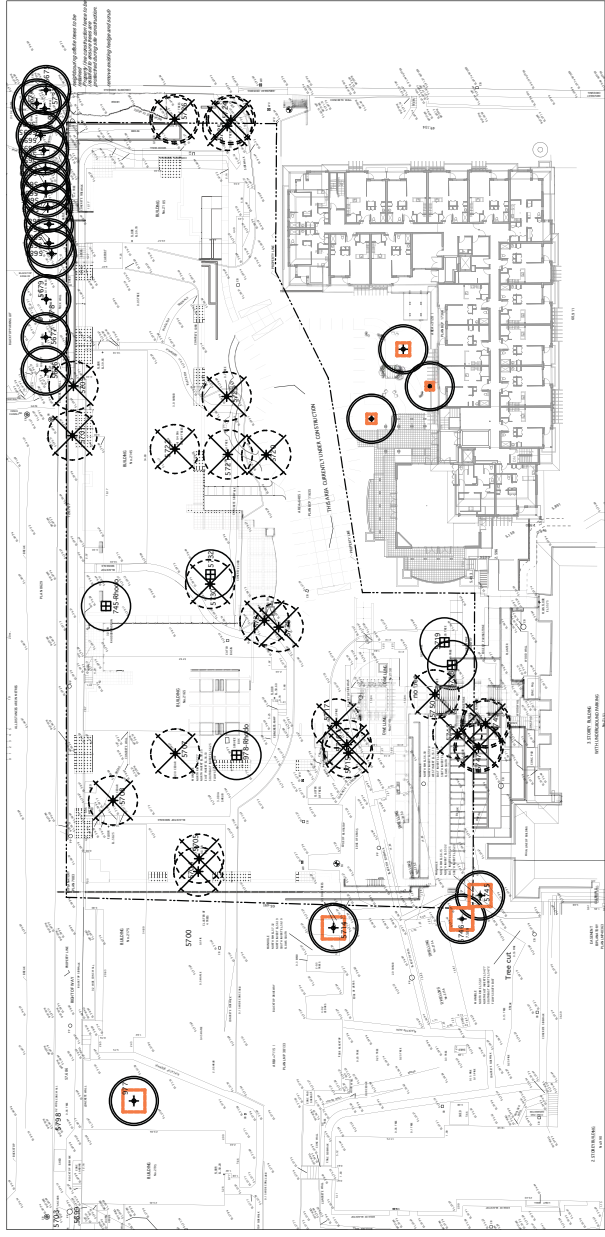
- IF EXCAVATION IS REQUIRED WITHIN THE CRITICAL ROOT ZONE OF A TREE, THE SUPERVISOR OF THE PROJECT ARCHITECT AND TO THE SATISFACTION OF THE CITY ARCHITECT.
- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS. FOR UTILITY TRENCHING, TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
- USE NARROW THE SHARP FORKS TO PROBE AND GIVE SOIL TO EXPOSE ROOTS.
- RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, THEY SHALL BE CUT AND RELOCATED WITHOUT BREAKING. DO NOT CUT MAIN LATERAL ROOTS.
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
- IF EXCAVATION IS REQUIRED WITHIN THE CRITICAL ROOT ZONE OF A TREE, THE SUPERVISOR OF THE PROJECT ARCHITECT AND TO THE SATISFACTION OF THE CITY ARCHITECT.
- BACKFILL WITH CLEAN SAND. USE CLEAN SHARP TREE PRUNING TOOLS.

PROTECTION OF EXPOSED ROOTS:

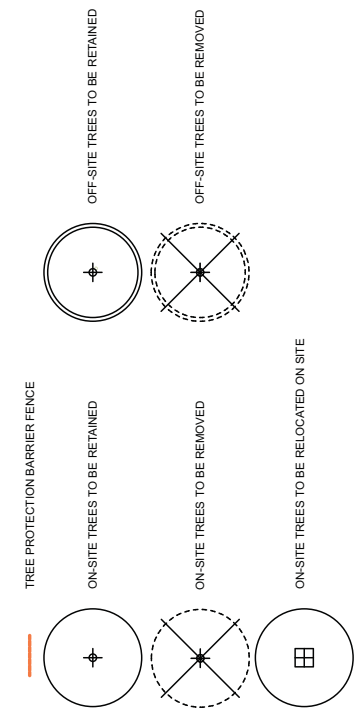
- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO RELOCATION OR PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - B. PROVIDE TEMPORARY PLASTIC COVER. MAINTAIN MOISTURE.
 - C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



1 Tree Protection Barrier Fencing Detail



TREE MANAGEMENT LEGEND:

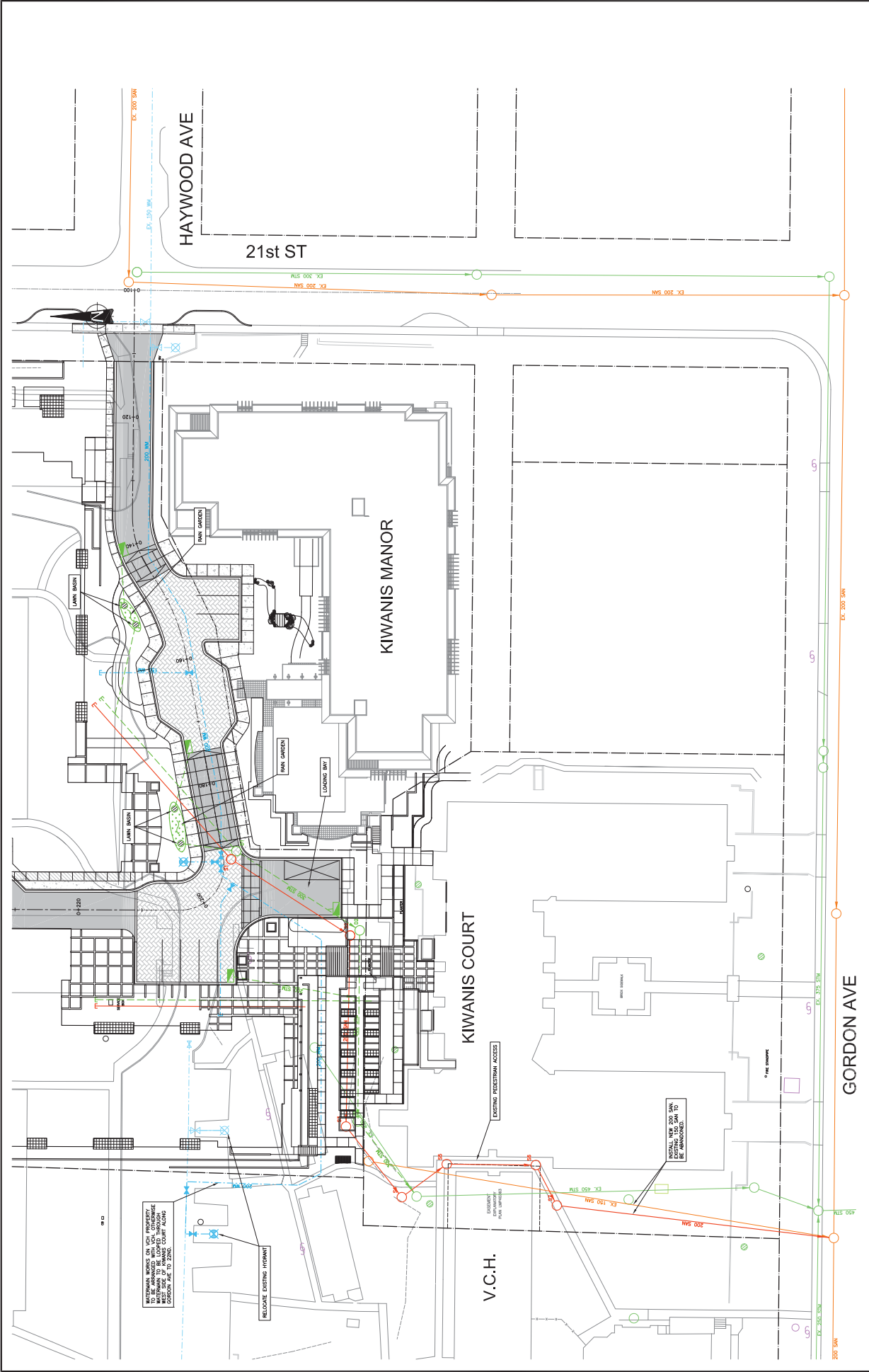


PROJECT
KIWANIS GARDEN VILLAGE

TITLE
Tree Management Plan

SCALE	1:400
DATE	20101013
FILE NAME	1062.022.PlanWork
PROJECT NO.	1062.022
DATE	02/20/11 AT 11:38:23 AM
DESIGNER	AE
REVISION	

LRZ 5.0



PROPOSED SERVICING PLAN 10132 SERV 3	
Prepared by: F.A.C. Checked by: D.A.B. Drawn by: P.A.W. Date: JAN 15/10	Scale: 1:500 Date: 10/13/20
CREUS Engineering Ltd Civil Engineers 200-1011 West 10th Avenue, Suite 101 Vancouver, BC V6H 1G1 WWW.CREUS.CO	
CLIENT: KIWANIS SENIORS HOUSING SOCIETY PROJECT: KIWANIS GARDEN VILLAGE WEST VANCOUVER, BC	
DATE: 10/13/20 DRAWN BY: P.A.W. CHECKED BY: D.A.B. APPROVED BY: F.A.C.	REVISIONS: 3 JUL/21 REVISION FOR IBC 2 MAR/21 RESUBMIT FOR REVIEW 1 FEB/21 GENERAL REVISION

INTERNAL WORKS ON V.C.H. PROPERTY TO BE APPROVED BY V.C.H. ENGINEER. THESE WORKS WILL BE CONDUCTED AT THE WEST SIDE OF CHANGING COURT ALONG LINDENHURST DRIVE.

RELOCATE EXISTING HYDRANT

EXISTING PEDESTRIAN ACCESS

EXISTING PEDESTRIAN ACCESS

EXISTING PEDESTRIAN ACCESS

