

## 7104 Nancy Greene Drive



**7104** is designed as a home to live an affordable sustainable lifestyle in Whistler. The design emphasis is on liveability, social interaction and creating a healthy home. The community garden, outdoor living spaces and community workshop will be the social focal points of the building. Casual social interactions are key in design to create a sense of community and belonging. **7104** is designed around these principles. We want to build homes not just apartments.

**7104** features ground floor apartments which all have their own private yard with a patio and small garden area. Upper floor apartments all have private decks. The workshop will be equipped with a work bench for home projects, a bike stand with bike repair tools, a ski tuning bench with tools and garden tools. The community spaces have places to gather, garden, have a BBQ or simply enjoy being outside. We know from our experience with our buildings that the community garden is the most appreciated and used amenity, followed by the workshop.

**7104** is a model for building a sustainable community. It will be the most energy efficient building in Whistler. We now have the data from 4 years of monitoring our buildings with the help of BCIT proving our systems approach to building works as designed in real world conditions. **7104** is our 7<sup>th</sup> building designed to far exceed Passive House Standards and the highest level of the BC Step Code.

It takes a lot more than an energy efficient building to be truly sustainable community. A walkable, bikeable community that does not rely on single occupant cars is the true goal of building a sustainable town. **7104** achieves this by being a small apartment style project on 5 transit routes in a

walkable/bikeable location where one can easily live well without a car. Usually, great walkable neighborhoods are only available to the wealthy as their desirable locations quickly become high priced housing for wealthy people. **7104** instead is designed for people of lower incomes who will benefit the most from living in this walkable neighborhood. **7104** will become one of the most desired locations to live car free in Whistler and not contribute to our congestion problems. We expect to be quickly be converting some of our parking to other uses as Whistler transitions away from single occupant cars as the primary method of transportation.

**7104** is designed in a modular fashion allowing the building to have multiple unit configurations without changing the exterior of the building or the structure and engineering. We can if desired have more studios and 1-bedroom units and less 3-bedroom apartments if this is a preferred choice of Council at this location. However, the parking is limited to what is show on the plans without making major structural and engineering changes adding substantial costs. We can adapt the building easily to Whistler's most urgent housing needs.

**7104** is future proofed and designed for our changing climate. The ventilation system filters out wildfire smoke. All heating/cooling is done with 100% fresh air. The fresh air is provided by a central ERV at 3 times the rate prescribed by Passive House Standards and the BC Building code. The mechanical systems are designed to a 2050 climate model and already proven to be able to handle last summers heat wave with lots of spare capacity. Heating is no longer a design concern as our buildings heat for \$40 per unit per year using less than 50% of the heating capacity. The high-performance building envelope with triple pane, triple weather-stripped windows keep out the noise, cold and summer heat. Operationally **7104** will have a 98% reduction in GHG of a standard building built to the current BC Building Code. **7104** will be a model for Whistler buildings to meet our GHG goals. **7104** will not have gas connection contributing to GHG and indoor air pollution. Hot water is provided by highly efficient CO2 air to water heat pumps proven to work in our cold climate.

We design, build, and maintain buildings in Whistler and other mountain communities. We have done a lot of repair work and costly upgrades on buildings in the last 30 years. We know the issues, maintenance problems and the costs of poor design choices for construction and finishes. We have applied all our hard-earned lessons to **7104** to build a durable, resilient, and low maintenance building. We have designed these problems out of all our buildings. We want **7104** to look as good as new in 30 years without costly repairs and maintenance. All our finishes are selected to be great looking and durable.

Affordability in housing is our greatest challenge. Our systems approach to building with optimum value framing techniques has proven to be one of the best ways to cost effectively build and lower the embodied carbon footprint of all our buildings. The lower operation costs of a high-performance building are usually not available to tenants in apartment buildings as they have no control over them. **7104** includes all the costs of heating/cooling, hot water, ventilation, and general Hydro in the rent. This

stabilizes the cost of living for people living in our buildings. The only additional costs will be internet or your phone.

**7104** will be a great addition to housing in Whistler. We would like Mayor and Council to support our progressive approach to high performance housing, sustainability and improving the quality of life for Whistlerites who rent homes in Whistler.

Sincerely

A handwritten signature in black ink, appearing to read 'Rod Nadeau', with a stylized, cursive 'R' and a horizontal line extending to the right.

Rod Nadeau

Vidorra Developments Ltd. &  
Innovation Building Group Ltd.



Parking Provided	
Secure Garages	20
Covered Parking	12
Covered Accessible Parking	1
Uncovered Spaces	3
Loading Space	1
<b>Total Parking</b>	<b>37</b>

**SHEET INDEX**

- SD1 Cover Sheet
- SD2 Architectural Site Plan
- SD3 Floor Area and Roof Height Calculations
- SD4 Site Topography Plan
- SD5 Basement Plan
- SD6 First Floor Plan
- SD7 Second Floor Plan
- SD8 Third Floor Plan
- SD9 Roof / Mechanical Room
- SD10 Roof Plan
- SD11 Site Elevations
- SD12 Section cuts
- SD13 Section cuts
- SD14 Exterior Elevations
- SD15 Exterior Elevations
- SD16 Coloured Elevations
- SD17 Site Sections
- SD18 Site Sections with Fitz Walk for Context
- SD19 Building Sections
- SD20 Building Sections
- SD21 Unit Layouts
- SD22 Unit Layouts
- SD23 Snow Shed Analysis
- SD24 Key Plan First Floor
- SD25 Key Plan Second Floor
- SD26 Key Plan Third Floor



Aerial View

Occupancy Load				
Unit Type	Description	Qty	Bedrooms Per Unit	Total Bedrooms
Unit A	1 Bedroom + Den + Flex	8	1	8
Unit A+	1 Bedroom + Den + Flex	3	1	3
Unit B	Studio	4	1	4
Unit B+	Studio	2	1	2
Unit C	2 Bedroom	6	2	12
Unit D	1 Bedroom	3	1	3
Unit E	2 Bedroom + Den + Flex	1	2	3
Unit F	2 Bedroom	2	2	4
Unit F+	2 Bedroom	1	2	2
Unit F++	2 Bedroom	1	2	2
Unit G	1 Bedroom	1	1	1
Unit H	1 Bedroom + Den	2	1	2
Unit I	1 Bedroom Accessible	2	1	1
Occupant Load				47
2 Persons Per Bedroom			= (47) x (2) = 94	

Unit List 36 Units					
Unit Number	Unit Type	Bedrooms	Flex	Bathrooms	Gross Unit Area Sq m
101	Un 1I	1	0	1	59.86
102	Un 1B	1	0	1	36.56
103	Un 1B	1	0	1	36.56
104	Un 1A	1	2	1	70.19
105	Un 1G	1	0	1	49.36
106	Un 1C	2	0	1	59.86
107	Un 1D	1	0	1	43.54
108	Un 1C	2	0	1	59.86
109	Un 1A	1	2	1	70.19
110	Un 1A	1	2	1	70.19
111	Un 1A+	1	2	1	72.99
112	Un 1B	1	0	1	36.56
113	Un 1I	1	0	1	59.86
201	Un 1C	2	0	1	59.86
202	Un 1B	1	0	1	36.56
203	Un 1B	1	0	1	36.56
204	Un 1A	1	2	1	70.19
205	Un 1H	1	1	1	59.17
206	Un 1C	2	0	1	59.86
207	Un 1D	1	0	1	43.54
208	Un 1C	2	0	1	59.86
209	Un 1A	1	2	1	70.19
210	Un 1A	1	2	1	70.19
211	Un 1A+	1	2	1	72.99
212	Un 1B	1	0	1	36.56
213	Un 1C	2	0	1	59.86
214	Un 1D	1	0	1	43.54
301	Un 1F+	2	0	1	83.44
302	Un 1E	2	2	2	106.74
303	Un 1H	1	1	1	59.17
304	Un 1F	2	0	1	81.63
305	Un 1F	2	0	1	81.63
306	Un 1A	1	2	1	70.19
307	Un 1A	1	2	1	70.19
308	Un 1A+	1	2	1	72.99
309	Un 1F++	2	0	1	85.89
		36			2,216.38 m²

Project Statistics			
Site Data	Current Zoning Standard	Proposed Zoning Standard	Project/Site Information
Zoning	RS E1	S In Specific	S In Specific
Site Area (m²)	2816 54 m²	2816 54 m²	2816 54 m²
Existing Usable Site Area (m²)		2816 54 m²	2816 54 m²
Site Coverage (Buildings above grade)	<35%	<38%	(1000 86 m²)/2816 54 m² 36%
Open Site Space (%)	>65%	>62%	64%
Gross Floor Area (GFA, m²)	465 m²	2900 m²	2586 95 m²
Frontage (m)	29 588 m	29 588 m	29 588 m
Floor Space Ratio (Density, %)	35%	95%	2586 95 m²/2816 54 m² 92%
Height of Building (m)	7 6 m	10 5 m	9 8 m
Number of Stor es	3	3	3
Is the property located within 30m of a watercourse?	No	No	No
<b>SETBACKS</b>			
Main Building			
Front (Nancy Greene Drive)	7 6 m	7 6 m	22 73 m
Rear (North Fitzsimmons Walk)	7 6 m	7 6 m	12 5 m (10 9 m to wing walls)
Side (Highway 96)	6 m	4 5 m	4 9 m
Side (East Fitzsimmons Walk)	6 m	6 m	7 6 m
Underground Parkade			
Front (Nancy Greene Drive)	7 6 m	3 0 m	4 m and 3 14 m (angled PL line)
Rear (North Fitzsimmons Walk)	7 6 m	6 0 m	6 57 m
Side (Highway 96)	6 m	4 5 m	4 57 m
Side (East Fitzsimmons Walk)	6 m	3 0 m	7 6 m (1 5m to parking retaining wall)
Workshop			
Front (Nancy Greene Drive)	7 6 m	7 6 m	15 83 m
Rear (North Fitzsimmons Walk)	7 6 m	7 6 m	54 22 m
Side (Highway 96)	6 m	6 m	24 36 m
Side (East Fitzsimmons Walk)	6 m	4 m	4 57 m
<b>PARKING</b>			
Parking stalls on site		36 + 1 Loading Space	36 + 1 Loading Space
Bicycle Parking (public)		34	34
<b>BUILDING DATA</b>			
Total number of units		36	36
Unit Type		1BR, 2BR	1BR, 2BR
Ground oriented units w th private yard		13	13
Minimum unit floor area (m²)		36 6 m²	36 6 m²
Total net residential area (m²)		35 0 m²	2216 4 m²

**BUILDING CODE SUMMARY**

REFERENCED DOCUMENT  
BRITISH COLUMBIA BUILDING CODE 2018 PART 3

BUILDING DESCRIPTION  
3 Storey Building Parking Garage Below 3 Storey Residential

BUILDING CLASSIFICATION  
3 2 2 50 Group "C" Up To 6 Stor es, Sprinklered

Building Area is less than 3,000 m² if 3 storeys in building height  
Combustible Construction Permitted  
Floor Assemblies to be 90 min FRR  
Loadbearing Walls and Columns to be not less than 60 min FRR  
Parkade Floor Assemblies and Walls to be 90 min FRR

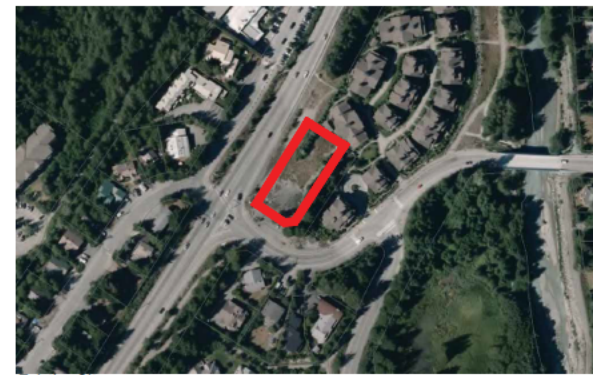
**PROJECT DESCRIPTION**

CIVIC ADDRESS  
7104 Nancy Greene Dr ve, Whistler, BC, V8E 0E7

LEGAL DESCRIPTION  
PLAN 13243,  
Block D,  
Lot 1,  
District Lot 4753,  
New Westminster District Group 1, Site Whistler

PID 004 358 589

Parcel Area 2816 54 Sq m



Existing Site

REGISTERED OWNER	SURVEYOR	STRUCTURAL	ELECTRICAL / MECHANICAL	CIVIL	BUILDING ENVELOPE	BUILDING CODE CONSULTANT	LANDSCAPE ARCHITECT
Viderra Developments Ltd Rod Nadeau tel +1 604 932 3807 ext 226 fax +1 604 932 3804 #15 1005 Alpha Lake Road, Whistler, BC, V0N 1B1	Doug Bush Survey Services Douglas J Bush tel +1 604 932 3314 email doug@bush.ca #18 1370 Alpha Lake Road, Whistler, BC, V0N 1B1	Cha ten Engineering Ltd Sebastian Guerrero P Eng, M Eng tel +1 604 902 1404 email challenengineering@shaw.ca P O Box 1527, Whistler, BC, V0N 1B0	SRG Engineering Consultants Ltd Bil Khangus tel +1 604 266 9091 email bil@src-eng.com #205 4180 Lougheed Hwy , Burnaby, BC, V5C 6A7	RF Binnie & Associates Rob Dos Santos tel +1 604 892 8222 email RDosSantos@rbinnie.com	Richard Kadulski Architect Richard Kadulski tel +1 604 318 1841 email kadulski@direct.ca	Evolution Building Science Ltd Geoff Triggs tel +1 604 318 3469 email ebsl@shaw.ca	Tom Barratt Ltd Landscape Architects Tom Barratt tel +1 604 932 3040 email tom@tbla.com



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 maigaur@innovat onbuilding.com

PROJECT:  
 Whistler Affordable Housing  
 #14 Nancy Greene Drive  
 Whistler BC V8E 0E7

PROJECT NUMBER: G45

Draw ng size is 22x34"

Printed on 17x11" size at 50% scale

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 ISSUE:  
**2022-03-16**  
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SHEET TITLE:  
 Cover Sheet

SHEET ID:  
**SD1**



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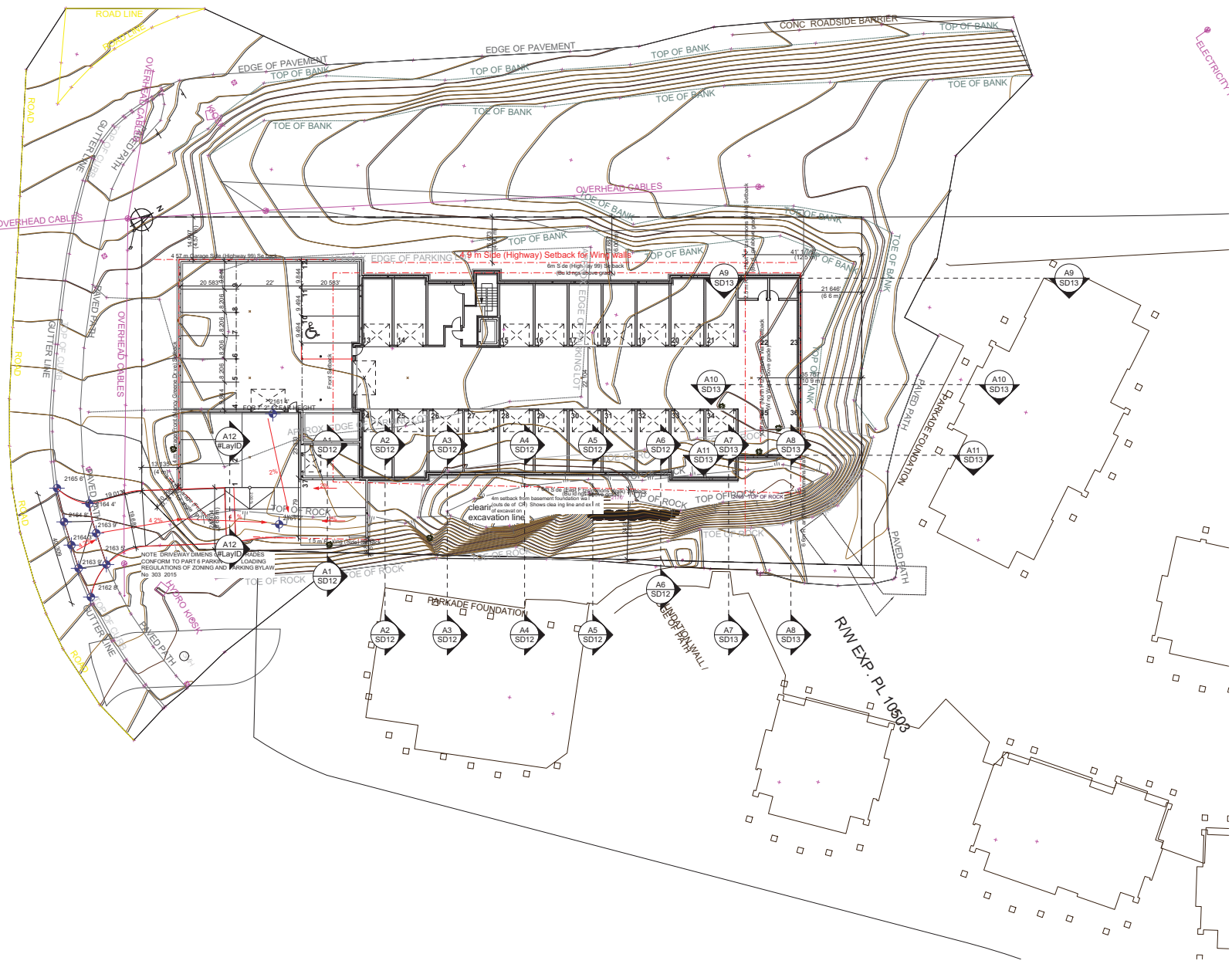
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 SSUE:

**2022-03-16**  
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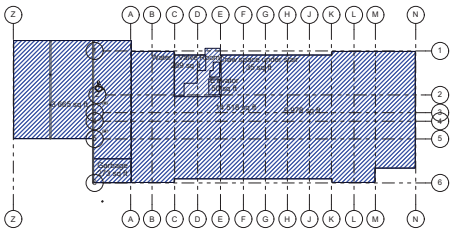
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SHEET ID:

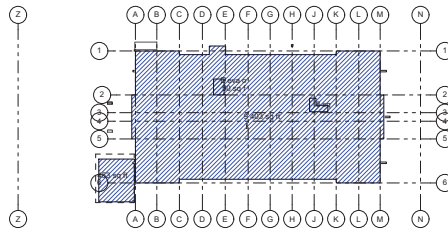
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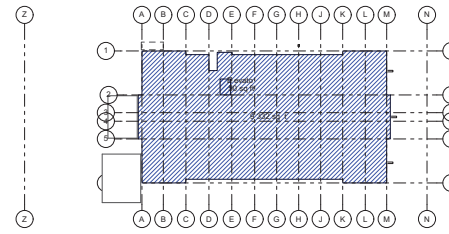
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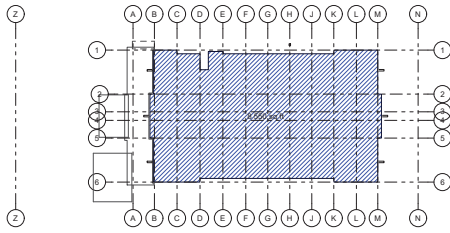
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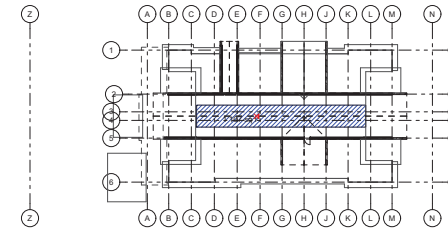
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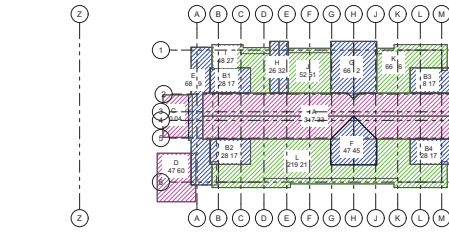
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**Third Floor**  
SCALE: 1/32" 1" 0"

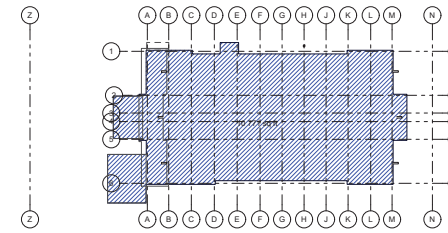


**Mechanical Room**  
SCALE: 1/32" 1" 0"



**Roof Plan**  
SCALE: 1/32" 1" 0"

AREAS		AREA PROPOSED	
BASEMENT AREA	14518 sq ft	1348.77 sq m	
FIRST FLOOR AREA	9403 sq ft	873.57 sq m	
SECOND FLOOR AREA	9332 sq ft	866.97 sq m	
THIRD FLOOR AREA	8550 sq ft	794.33 sq m	
ROOF/ MECH. ROOM AREA	1107 sq ft	102.84 sq m	
WORKSHOP	453 sq ft	42.09 sq m	
<b>TOTAL AREA</b>	<b>43363 sq ft</b>	<b>4028.55 sq m</b>	
EXCLUSIONS TO G.F.A.		AREAS	
UNDERGROUND PARKING (BASEMENT)	3665 sq ft	340.49 sq m	
WASTE / RECYCLING (BASEMENT) UP TO 20m <sup>2</sup> (215ft <sup>2</sup> )	273 sq ft	20.00 sq m	
WATER / VALVE ROOM (BASEMENT)	269 sq ft	24.99 sq m	
VOID (BASEMENT UNDER STAIR)	35 sq ft	3.23 sq m	
GARAGE (BASEMENT)	9978 sq ft	926.99 sq m	
ELEVATOR SHAFT (BASEMENT)	50 sq ft	4.65 sq m	
ELEVATOR SHAFT (FIRST FLOOR)	50 sq ft	4.65 sq m	
VOID (FIRST FLOOR UNDER SECONDARY STAIR)	48 sq ft	4.46 sq m	
ELEVATOR SHAFT (SECOND FLOOR)	50 sq ft	4.65 sq m	
ELEVATOR SHAFT (THIRD FLOOR)	50 sq ft	4.65 sq m	
MECHANICAL ROOM (ROOF/MECH. ROOM)	1107 sq ft	102.84 sq m	
<b>TOTAL EXCLUSIONS</b>	<b>15575 sq ft</b>	<b>1441.60 sq m</b>	
<b>TOTAL G.F.A. (Building)</b>	<b>27335 sq ft</b>	<b>2544.87 sq m</b>	
<b>TOTAL G.F.A. (Building and workshop)</b>	<b>27788 sq ft</b>	<b>2586.95 sq m</b>	



**Site Coverage**  
SCALE: 1/32" 1" 0"



**West Elevation Roof Calculation**  
SCALE: 1/32" 1" 0"

ROOF	HIGH POINT ELEVATION	LOW POINT ELEVATION	MEAN (M) ELEVATION	AREA SQ FT	AREA %	TOTAL
A	42.89	36.60	39.74	3308.11	28.10%	11.17
B1	33.75	33.75	33.75	303.25	2.58%	0.87
B2	33.75	33.75	33.75	303.25	2.58%	0.87
B3	33.75	33.75	33.75	303.25	2.58%	0.87
B4	33.75	33.75	33.75	303.25	2.58%	0.87
C	12.03	12.03	12.03	323.38	2.75%	0.33
D	11.67	11.67	11.67	512.34	4.35%	0.51
E	19.10	19.10	19.10	739.4	6.28%	1.20
F	42.89	36.60	39.74	510.72	4.34%	1.72
G	38.28	31.99	35.13	720.34	6.12%	2.15
H	36.57	34.06	35.32	283.3	2.41%	0.85
I	30.07	30.07	30.07	519.58	4.41%	1.33
J	30.07	30.07	30.07	565.24	4.80%	1.44
K	30.07	30.07	30.07	717.54	6.10%	1.83
L	30.07	30.07	30.07	2359.54	20.04%	6.03
<b>SUBTOTAL</b>				<b>11772.49</b>	<b>100.00%</b>	

ROOF HEIGHT PROPOSED = 32.04 ft 9.8 m  
ROOF HEIGHT ALLOWED = 10.5 m 34.4 ft  
(under new zoning)



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PROJECT NUMBER: G45

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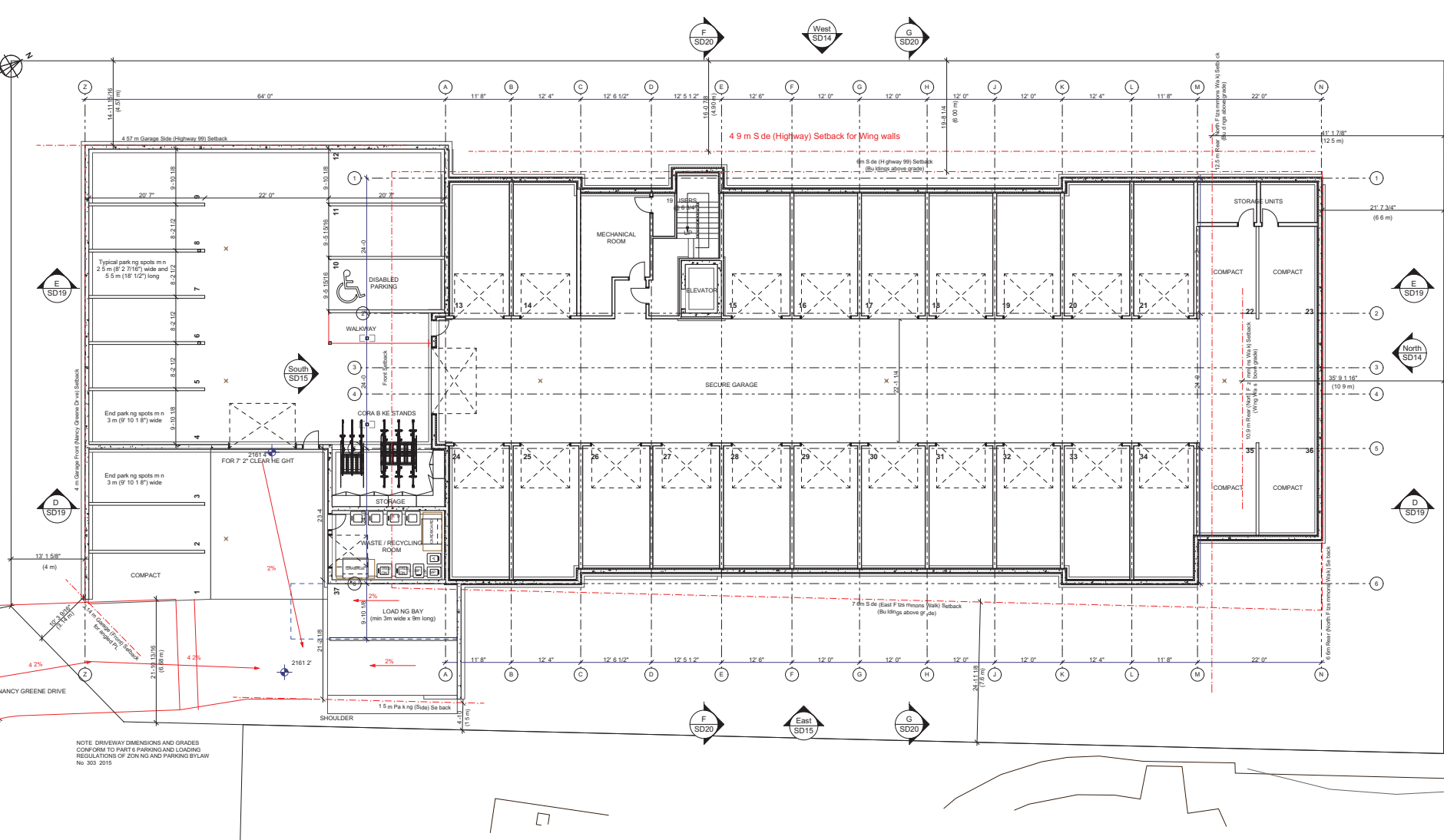
SHEET TITLE:

Floor Area and Roof Height Calculations

SHEET ID:

**SD3**

**PARKING COUNT**  
 12 X COVERED SPACES (4 COMPACT)  
 1 X COVERED ACCESSIBLE PARKING  
 20 X SECURE RESIDENT GARAGES  
 5 X UNCOVERED SPACES (1 COMPACT)  
 1 X LOADING BAY  
**TOTAL: 37 PARKING SPACES NCL 1 LOADING BAY**



NOTE: DRIVEWAY DIMENSIONS AND GRADES CONFORM TO PART 6 PARKING AND LOADING REGULATIONS OF ZONING AND PARKING BYLAW No. 303/2015



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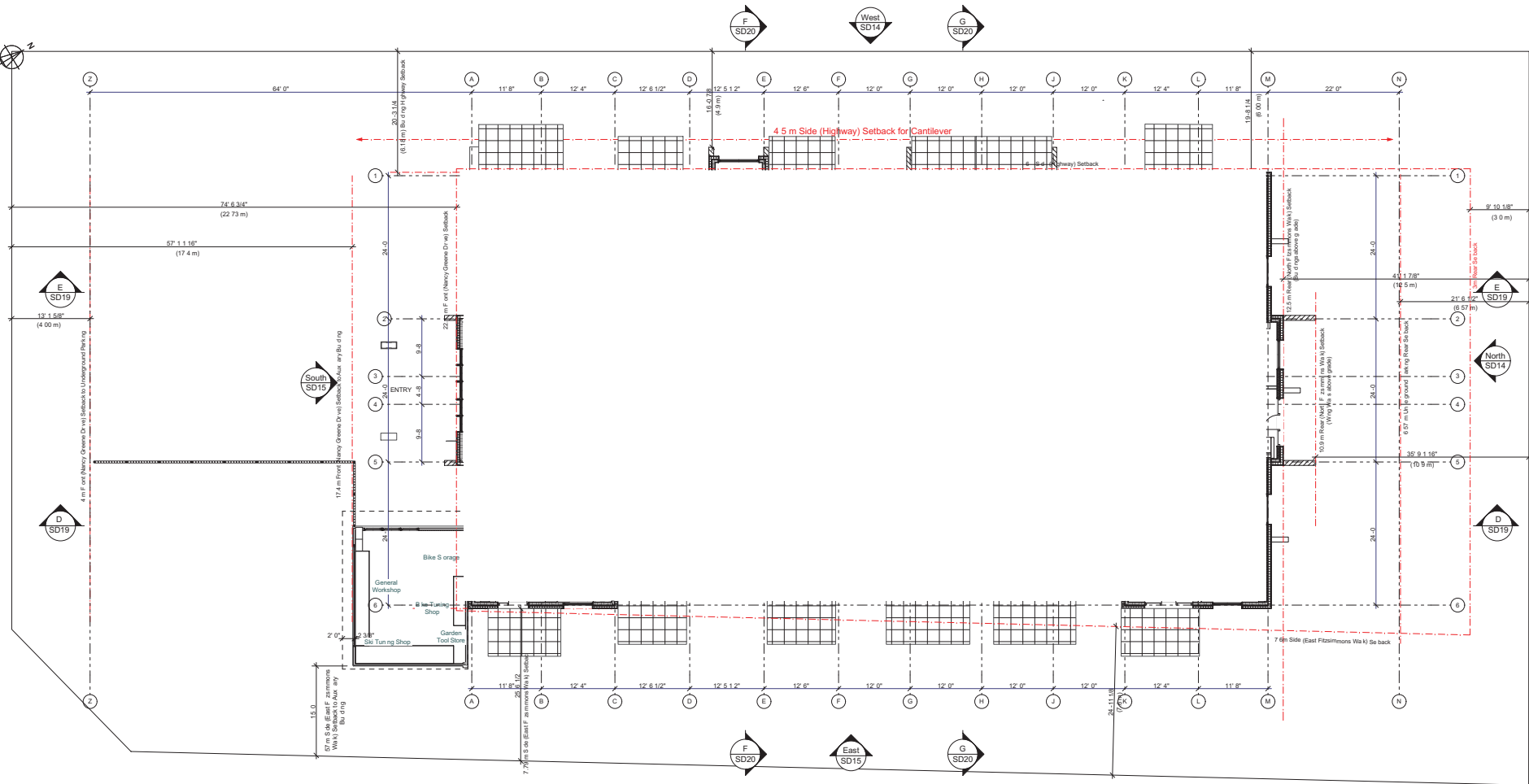
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**SHEET TITLE:**  
 Basement Plan

**SHEET ID:**  
 SD5

**Basement Plan**  
 SCALE: 1/8" = 1'-0"

FIRST FLOOR UNIT COUNT:  
TOTAL: 13 UNITS



First Floor Plan  
SCALE: 1/8" = 1'-0"



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madeau@innovatoubuilding.com

PROJECT:  
Whistler Affordable Housing  
7304 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawn size is 22"x34"  
Prints on 11"x17" are at 50% scale

This submission is provided for rezoning purposes. For construction refer to the Issued for Construction version of these plans and supporting documents.

REVISION:  
#1 0 ISSUED FOR INFORMATION  
(SEE SHEET A001 FOR REVISION DETAILS)  
ISSUE:

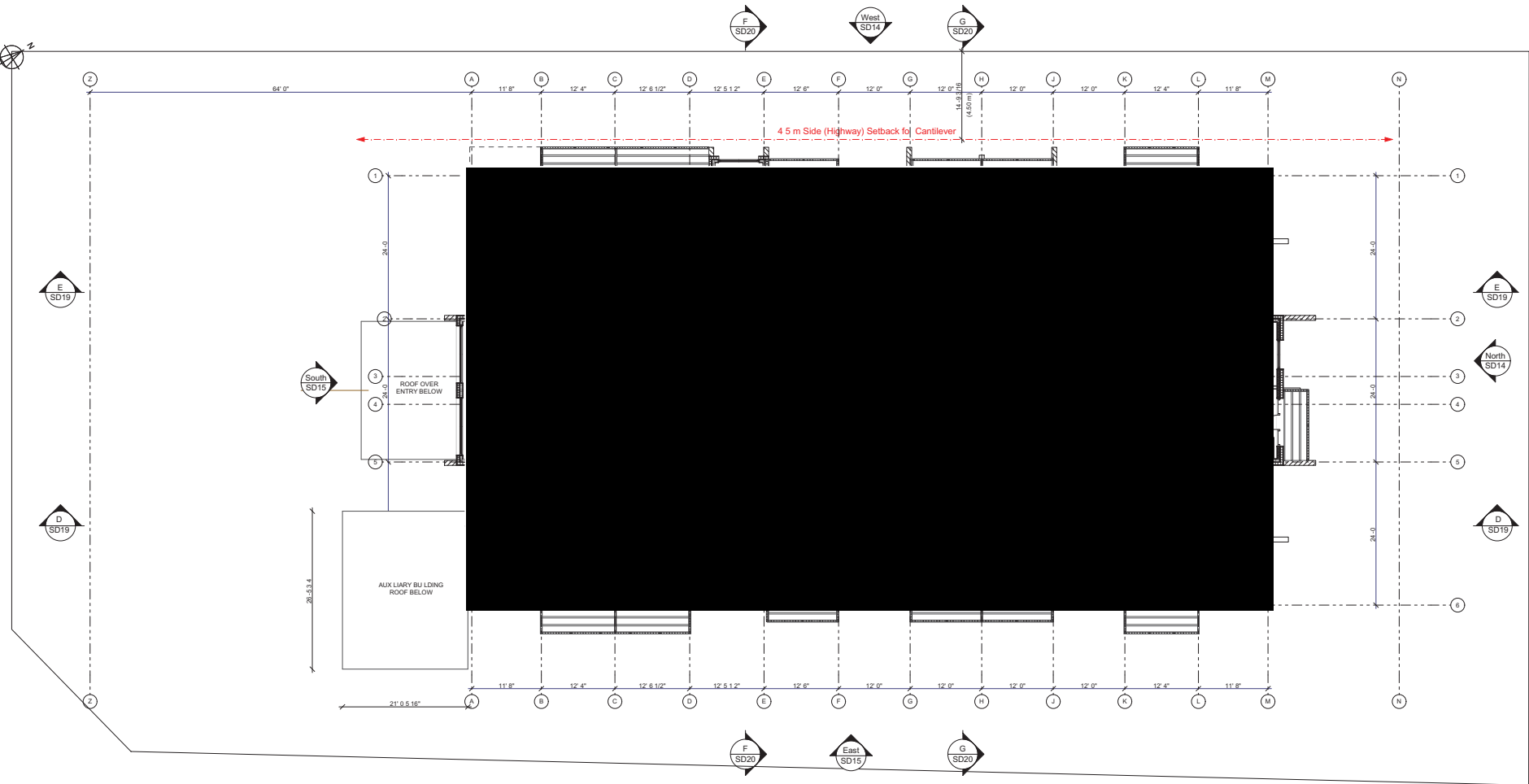
**2022-03-16**  
1 44 PM

SHEET TITLE:  
First Floor Plan

SHEET ID:  
SD6



SECOND FLOOR UNIT COUNT:  
TOTAL: 14 UNITS



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PROJECT:

Whistler Affordable Housing  
7104 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"  
Prints on 11"x17" are at 50% scale

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ISSUE:

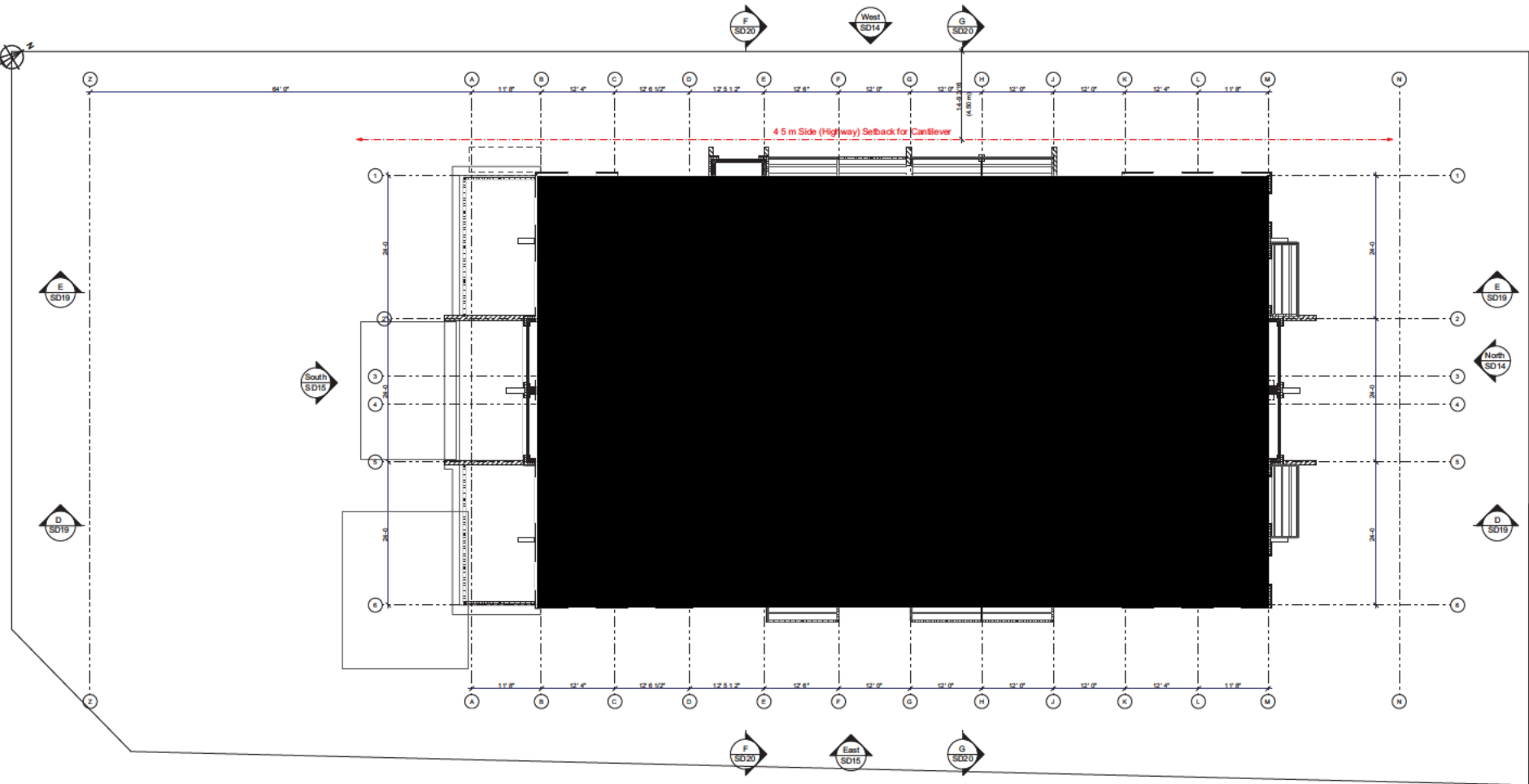
**2022-03-16**  
1:44 PM

SHEET TITLE:  
Second Floor Plan

SHEET ID:  
**SD7**

Second Floor Plan  
SCALE: 1/8" = 1'-0"

THIRD FLOOR UNIT COUNT:  
TOTAL: 9 UNITS



Third Floor Plan  
SCALE: 1/8" = 1'-0"



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 ma.deau@innovat.onbuilding.com

PROJECT:  
 Whistler Affordable Housing  
 784 Nancy Greene Drive  
 Whistler BC V8E 0E7  
 PROJECT NUMBER: G45

Drawn on size is 22x34"  
 Prints on 11x17" size at 50% scale  
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DATE:  
**2022-03-16**  
 1:44 PM

SHEET TITLE:  
 Third Floor Plan

SHEET ID:  
**SD8**



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PROJECT:  
Whistler Affordable Housing  
7304 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"  
Prints on 11"x17" are at 50% scale

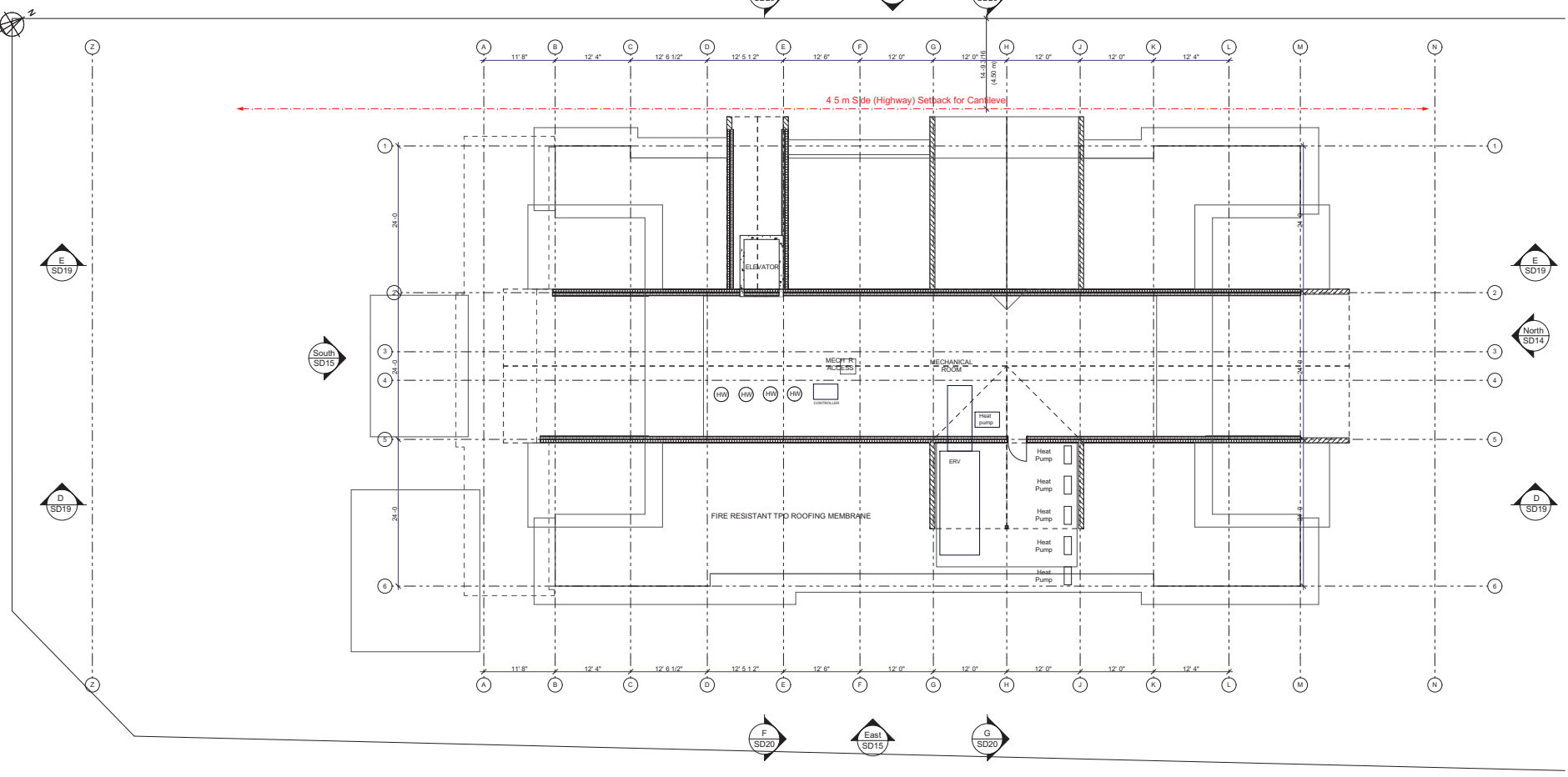
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ISSUE:  
**2022-03-16**  
1 44 PM

SHEET TITLE:  
Roof / Mechanical Room

SHEET ID:  
**SD9**



Roof / Mechanical Room  
SCALE: 1/8" = 1'-0"



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**PROJECT:**  
Whistler Affordable Housing  
7304 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"  
Prints on 11"x17" are at 50% scale

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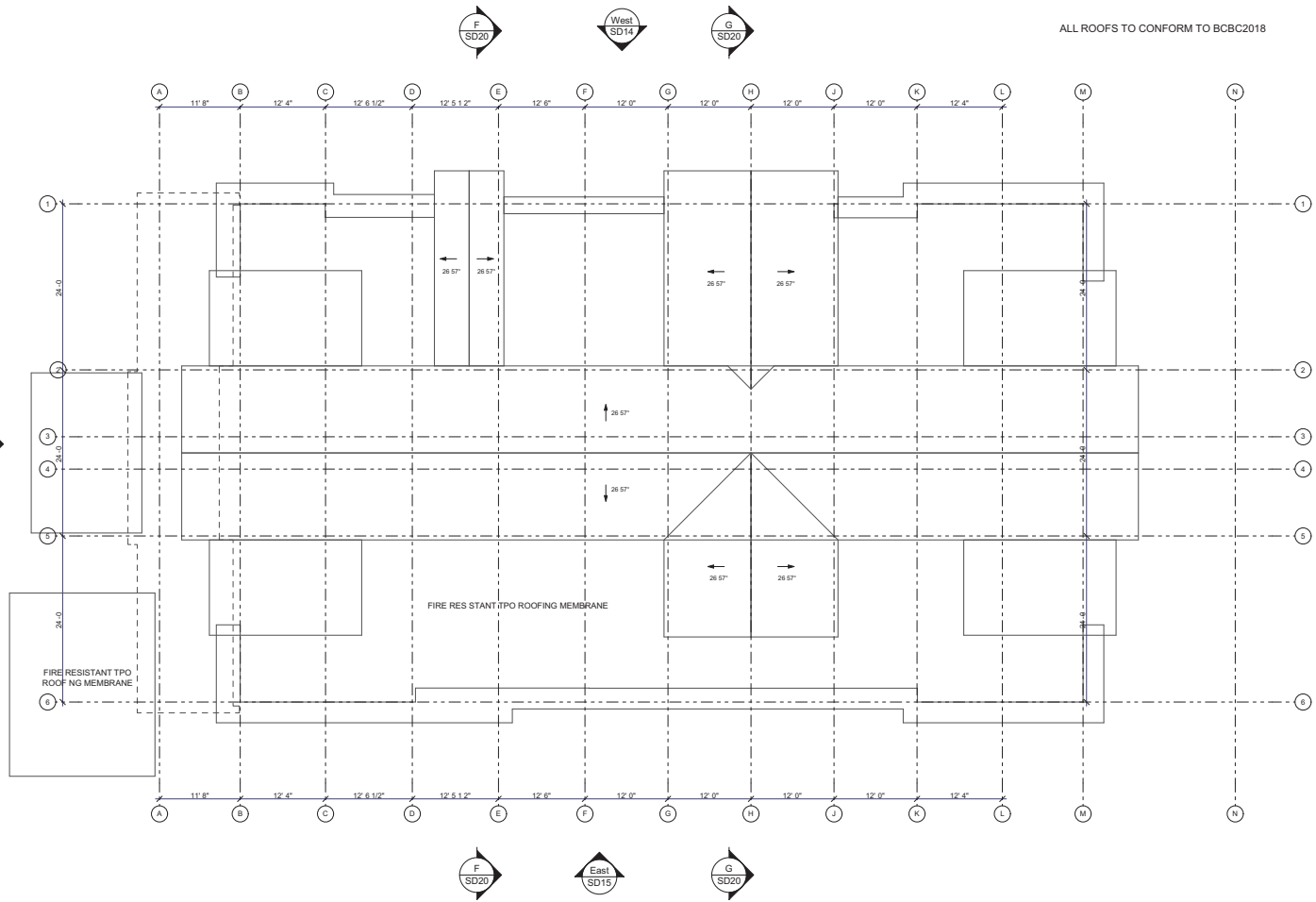
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#1 0 ISSUED FOR INFORMATION  
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**ISSUE:**  
**2022-03-16**  
1 44 PM

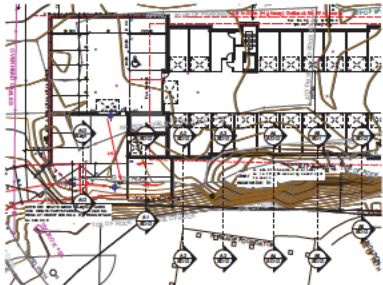
**SHEET TITLE:**  
Roof Plan

**SHEET ID:**  
SD10

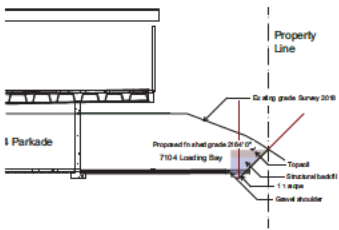
ALL ROOFS TO CONFORM TO BCBC2018



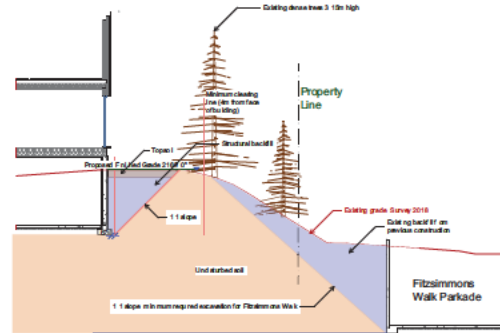
Roof Plan  
SCALE: 1/8" = 1' 0"



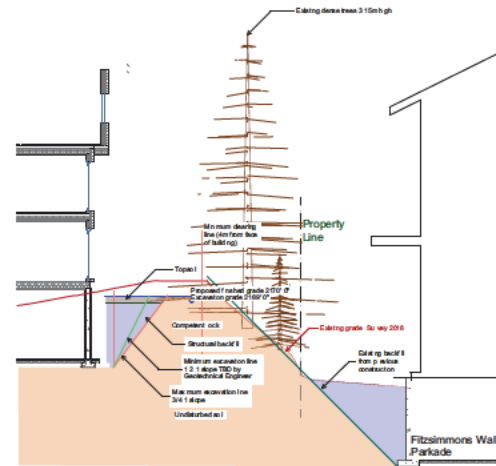
Section Cuts Key Plan 1  
SCALE: 1/32" = 1' 0"



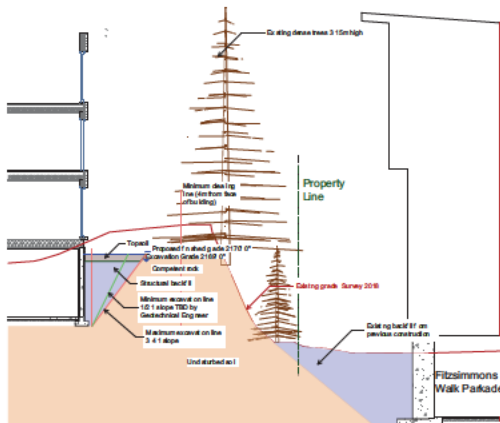
Building Site Section A1  
SCALE: 1/8" = 1' 0"



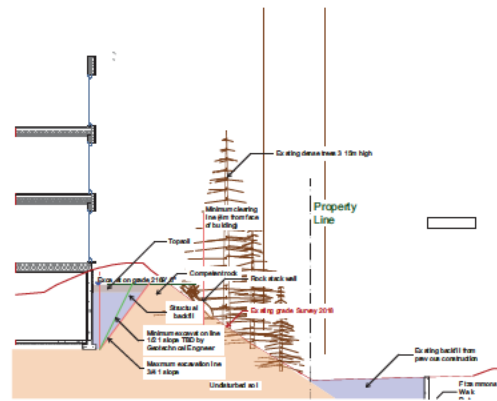
Building Site Section A2  
SCALE: 1/8" = 1' 0"



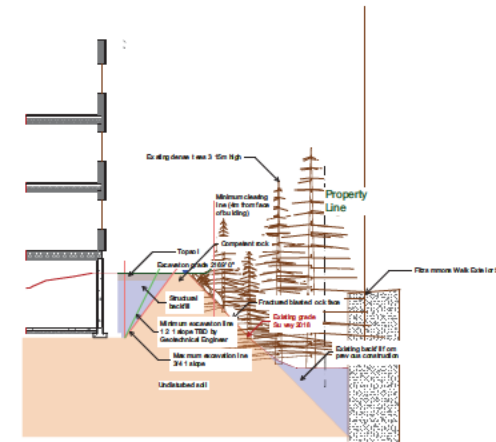
Building Site Section A3  
SCALE: 1/8" = 1' 0"



Building Site Section A4  
SCALE: 1/8" = 1' 0"



Building Site Section A5  
SCALE: 1/8" = 1' 0"



Building Site Section A6  
SCALE: 1/8" = 1' 0"



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PROJECT:

Whistler Affordable Housing  
704 Nancy Greene Drive  
Windsor BC V8E 0E7

PROJECT NUMBER: G45

Drawn by: SD12  
Printed on: 11x17" size at 50% scale

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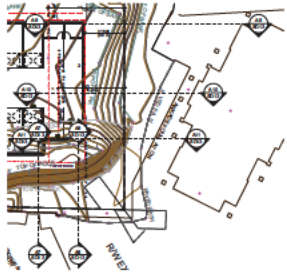
SEE SHEET A001 FOR REVISION DETAILS

DATE: 2022-03-16

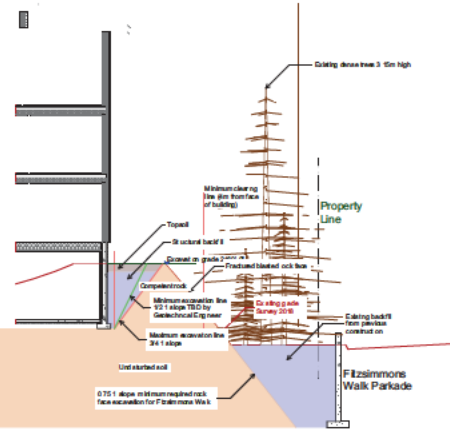
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SHEET TITLE: Section cuts

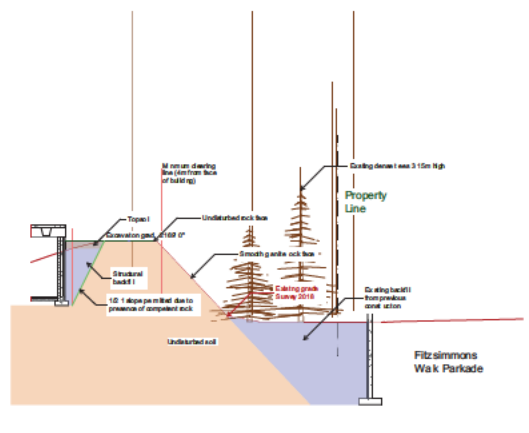
SHEET ID: SD12



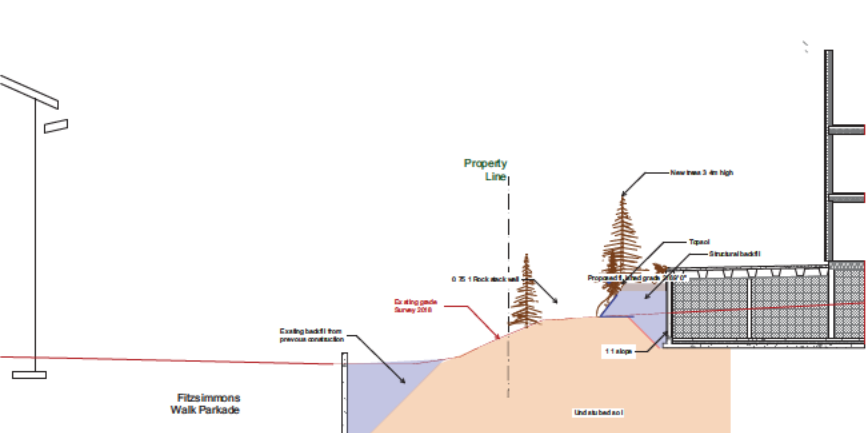
Section Cuts Key Plan 2  
SCALE: 1/32" = 1' 0"



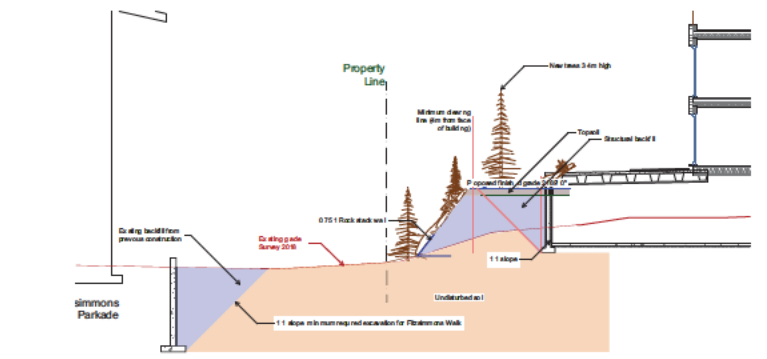
Building Site Section Fractured Rock Face A7  
SCALE: 1/8" = 1' 0"



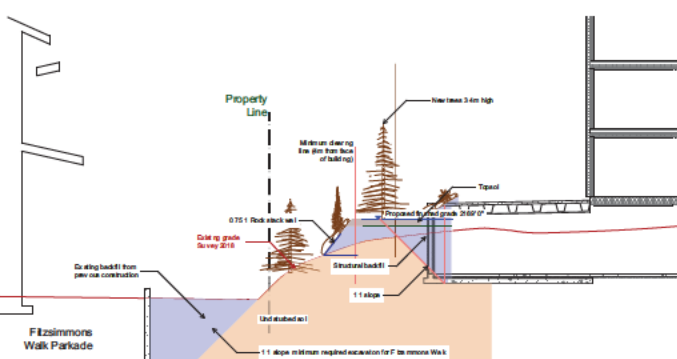
Building Site Section Smooth Granite Face A8  
SCALE: 1/8" = 1' 0"



Building Site Section A9  
SCALE: 1/8" = 1' 0"



Building Site Section A10  
SCALE: 1/8" = 1' 0"



Building Site Section A11  
SCALE: 1/8" = 1' 0"



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mduau@innovatunbuilding.com

PROJECT:  
Whistler Affordable Housing  
704 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22x34"  
Printed on 17x17" size at 50% scale

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DATE:  
**2022-03-16**  
1:44 PM

SHEET TITLE:  
Section cuts

SHEET ID:  
**SD13**



- EXTERIOR FINISHES
- 1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
  - 2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
  - 3 SOFFIT, WOOD TRIM, ENTRY COLUMNS FORMASTEEL PLANK METAL SIDING IN CASCADIA ESPRESSO 24 GAUGE
  - 4 ROOF AND WALLS STANDING SEAM GUN METAL
  - 5 DECK GLULAMS WOOD STAIN SANSIN SDF TRANSLUCENT TEAK 34
  - 6 ALUMINUM PICKET RAILING IRON ORE
  - 7 FASCIA AND FLASHINGS METAL IRON ORE
  - 8 SOFFITS FORMA PLANK CASCADIA 1 ROW VENTED
  - 9 WINDOWS JUSTA TRIPLE GLAZED SOFTLINE 82 GOLDEN OAK
  - 10 ALUMINUM FRONT ENTRY DOOR JUSTA TRIPLE GLAZED CHARCOAL
  - 11 ROOF DECK, ENTRY AND WORKSHOP FASCIA CASCADIA ESPRESSO BELOW 4" CHARCOAL ROOF FLASHING
  - 12 GARAGE DOORS METAL ROLL UP ELEPHANT EAR
  - 13 DECK FINISH ALUMINUM DECKING CRAFT BILT DESERT SAND
  - 14 FLAT ROOF FINISH TPO FIRE RESISTANT ROOFING WHITE
  - 15 MOTIFS LASER CUT ALUMINUM PAINTED BLACK
  - 16 BALCONY SCREEN BETWEEN ADJACENT UNITS BLACK ALUMINUM FRAMED OBSCURED GLASS
  - 17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
  - 18 TRELLIS IN GABLE



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PROJECT  
 Whistler Affordable Housing  
 7304 Nancy Greene Drive  
 Whistler BC V8E 0E7

PROJECT NUMBER: G45

Draw ng size is 22"x34"  
 Prints on 11"x17" are at 50% scale

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 ISSUE:

**2022-03-16**  
 1 45 PM

SHEET TITLE:  
 Exterior Elevations

SHEET ID:  
**SD14**

West Elevation

SCALE: 1/8" = 1'-0"



- EXTERIOR FINISHES
- 1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
  - 2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
  - 3 SOFFIT, WOOD TRIM, ENTRY COLUMNS FORMASTEEL PLANK METAL SIDING IN CASCADIA ESPRESSO 24 GAUGE
  - 4 ROOF AND WALLS STANDING SEAM GUN METAL
  - 5 DECK GLULAMS WOOD STAIN SANSIN SDF TRANSLUCENT TEAK 34
  - 6 ALUMINUM PICKET RAILING IRON ORE
  - 7 FASCIA AND FLASHINGS METAL IRON ORE
  - 8 SOFFITS FORMA PLANK CASCADIA 1 ROW VENTED
  - 9 WINDOWS JUSTA TRIPLE GLAZED SOFTLINE 82 GOLDEN OAK
  - 10 ALUMINUM FRONT ENTRY DOOR JUSTA TRIPLE GLAZED CHARCOAL
  - 11 ROOF DECK, ENTRY AND WORKSHOP FASCIA CASCADIA ESPRESSO BELOW 4" CHARCOAL ROOF FLASHING
  - 12 GARAGE DOORS METAL ROLL UP ELEPHANT EAR
  - 13 DECK FINISH ALUMINUM DECKING CRAFT BILT DESERT SAND
  - 14 FLAT ROOF FINISH TPO FIRE RESISTANT ROOFING WHITE
  - 15 MOTIFS LASER CUT ALUMINUM PAINTED BLACK
  - 16 BALCONY SCREEN BETWEEN ADJACENT UNITS BLACK ALUMINUM FRAMED OBSCURED GLASS
  - 17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
  - 18 TRELLIS IN GABLE

North Elevation

SCALE: 1/8" = 1'-0"

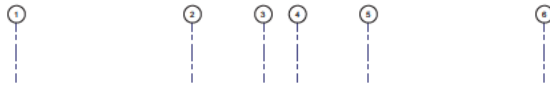
EXTERIOR FINISHES

- 1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
- 2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
- 3 SOFFIT, WOOD TRIM, ENTRY COLUMNS FORMASTEEL PLANK METAL SIDING IN CASCADIA ESPRESSO 24 GAUGE
- 4 ROOF AND WALLS STANDING SEAM GUN METAL
- 5 DECK GLULAMS WOOD STAIN SANSIN SDF TRANSLUCENT TEAK 3/4
- 6 ALUMINUM PICKET RAILING IRON ORE
- 7 FASCIA AND FLASHINGS METAL IRON ORE
- 8 SOFFITS FORMA PLANK CASCADIA 1 ROW VENTED
- 9 WINDOWS JUSTA TRIPLE GLAZED SOFTLINE 82 GOLDEN OAK
- 10 ALUMINUM FRONT ENTRY DOOR JUSTA TRIPLE GLAZED CHARCOAL
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- 15 MOTIFS LASER CUT ALUMINUM PAINTED BLACK
- 16 BALCONY SCREEN BETWEEN ADJACENT UNITS BLACK ALUMINUM FRAMED OBSCURED GLASS
- 17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
- 18 TRELLIS IN GABLE



East Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

- 1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
- 2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
- 3 SOFFIT, WOOD TRIM, ENTRY COLUMNS FORMASTEEL PLANK METAL SIDING IN CASCADIA ESPRESSO 24 GAUGE
- 4 ROOF AND WALLS STANDING SEAM GUN METAL
- 5 DECK GLULAMS WOOD STAIN SANSIN SDF TRANSLUCENT TEAK 3/4
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- 17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
- 18 TRELLIS IN GABLE



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PROJECT:  
 Whistler Affordable Housing  
 704 Nancy Greene Drive  
 Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22 1/2" x 34"  
 Prints on 11 1/2" x 17 1/2" size at 50% scale

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REVISION:  
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**2022-03-16**  
 1:45 PM

SHEET TITLE:  
 Exterior Elevations

SHEET ID:

SD15





Coloured West Elevation  
SCALE: 1/8" = 1'-0"



Coloured East Elevation  
SCALE: 1/8" = 1'-0"



Coloured North Elevation  
SCALE: 1/8" = 1'-0"



Coloured South Elevation  
SCALE: 1/2" = 1'-0"



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ma@vidoma.com

PROJECT:

Whistler Affordable Housing  
704 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22x34"  
Printed on 11x17" size at 50% scale

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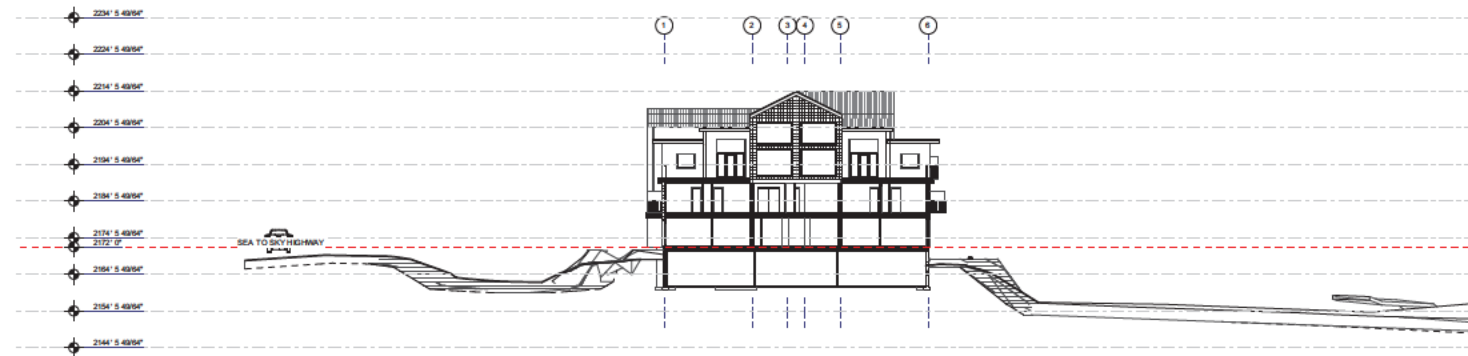
REVISION:  
#1 0 ISSUED FOR INFORMATION

(SEE SHEET 001 FOR REVISION DETAILS)

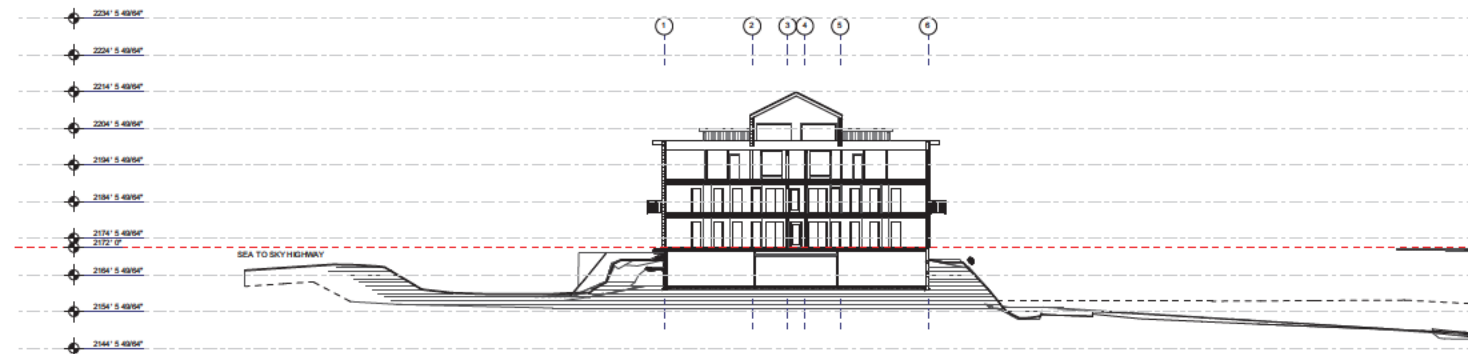
ISSUE:  
**2022-03-16**  
1:45 PM

SHEET TITLE:  
Coloured Elevations

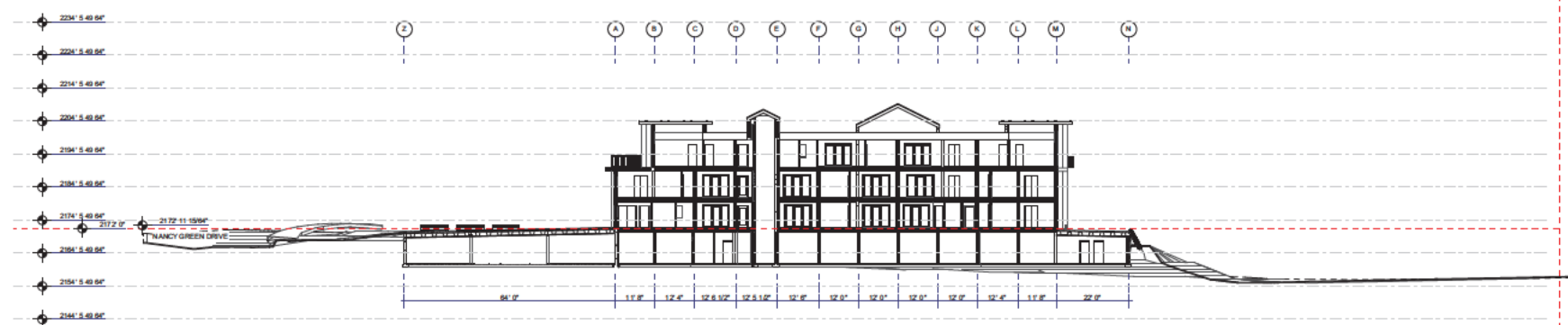
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SD16



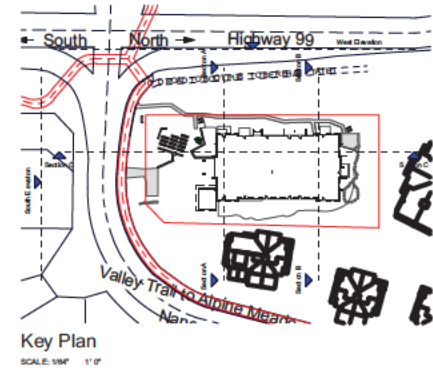
Building Site Section A  
SCALE: 1/8" = 1'-0"



Building Site Section B  
SCALE: 1/8" = 1'-0"



Building Site Section C  
SCALE: 1/8" = 1'-0"



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PROJECT:  
 Whistler Affordable Housing  
 704 Nancy Greene Drive  
 Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22x34"  
 Prints on 11x17" size at 50% scale

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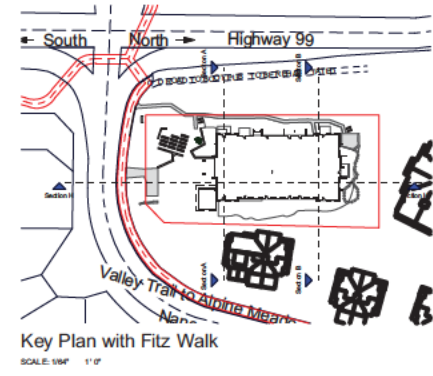
ISSUE:  
**2022-03-16**  
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SHEET TITLE:  
 Site Sections

SHEET ID:  
**SD17**



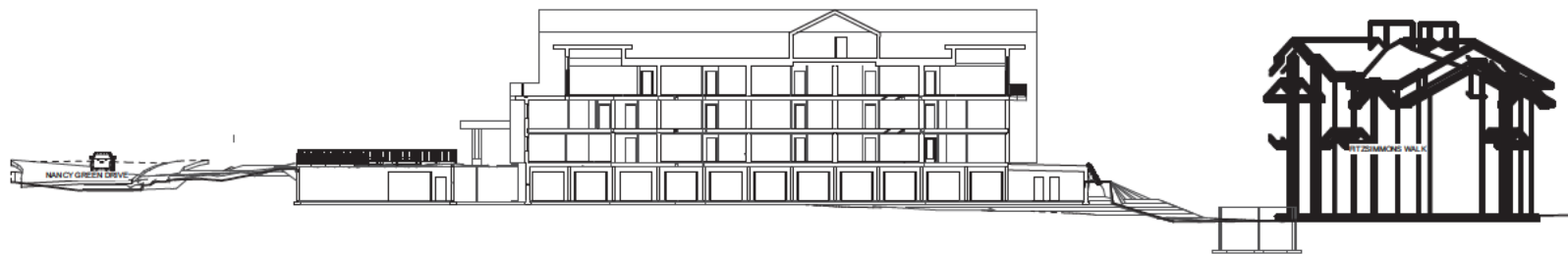
Building Site Section A with Fitz Walk Context  
SCALE: 1/8" = 1'-0"




Key Plan with Fitz Walk  
SCALE: 1/8" = 1'-0"

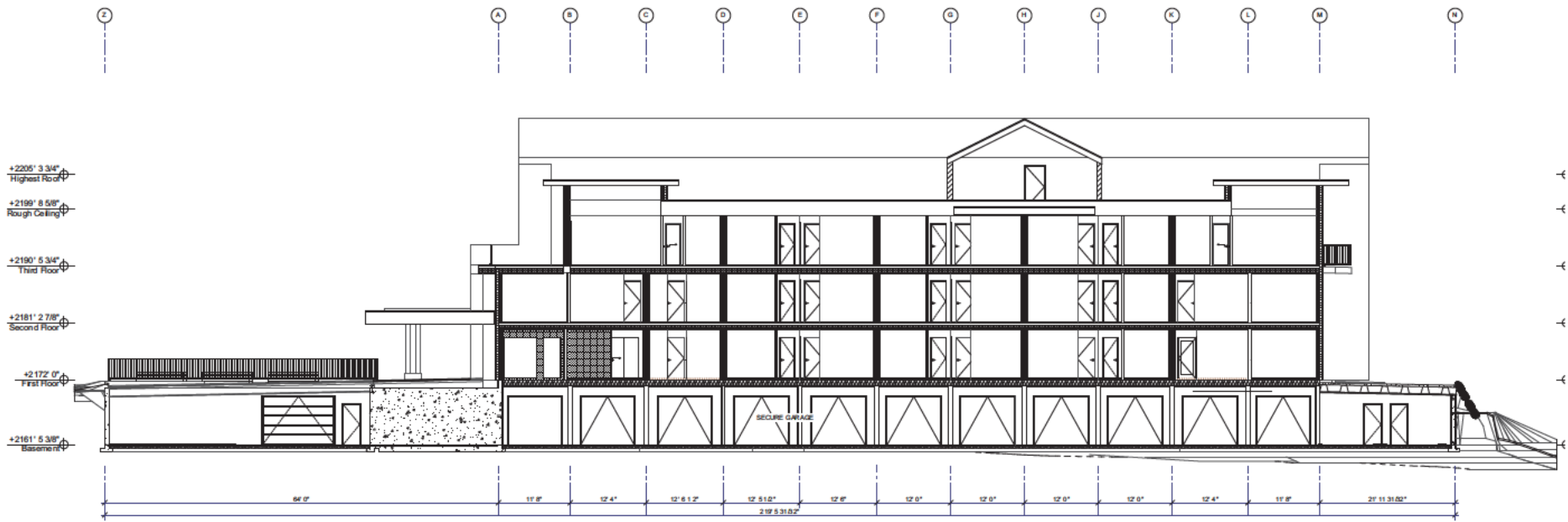


Building Site Section B with Fitz Walk Context  
SCALE: 1/8" = 1'-0"



Building Site Section H with Fitz Walk Context  
SCALE: 1/8" = 1'-0"

	
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<p>CLIENT: Victoria Developments #15 1005 Alpha Lake Road Whistler BC V8N 1B1 +1 604 962 3107 ext 226 madoau@innovat.onbuilding.com</p>	
<p>PROJECT: Whistler Affordable Housing 704 Nancy Greene Drive Whistler BC V8E 0E7</p>	
<p>PROJECT NUMBER: G45</p>	
<p>Drawing size is 22x34" Printed on 11x17" size at 50% scale</p>	
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<p>REVISION: #1 0 ISSUED FOR INFORMATION</p>	
<p>SEE SHEET(S) FOR REVISION DETAILS</p>	
<p>DATE: <b>2022-03-16</b> 1:45 PM</p>	
<p>SHEET TITLE: Site Sections with Fitz Walk for Context</p>	
<p>SHEET ID: <b>SD18</b></p>	



Building Section D  
SCALE: 1/8" = 1'-0"



Building Section E  
SCALE: 1/8" = 1'-0"



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PROJECT:  
Whistler Affordable Housing  
784 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22 1/2" x 34"  
Printed on 11 1/2" x 17" size at 50% scale

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ISSUE:  
**2022-03-16**  
1 45 PM

SHEET TITLE:  
Building Sections

SHEET ID:  
SD19



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**PROJECT**

Whistler Affordable Housing  
 704 Nancy Greene Drive  
 Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawn by: size is 22% 3/4"  
 Plotted on: 11% 1/2" size at 50% scale

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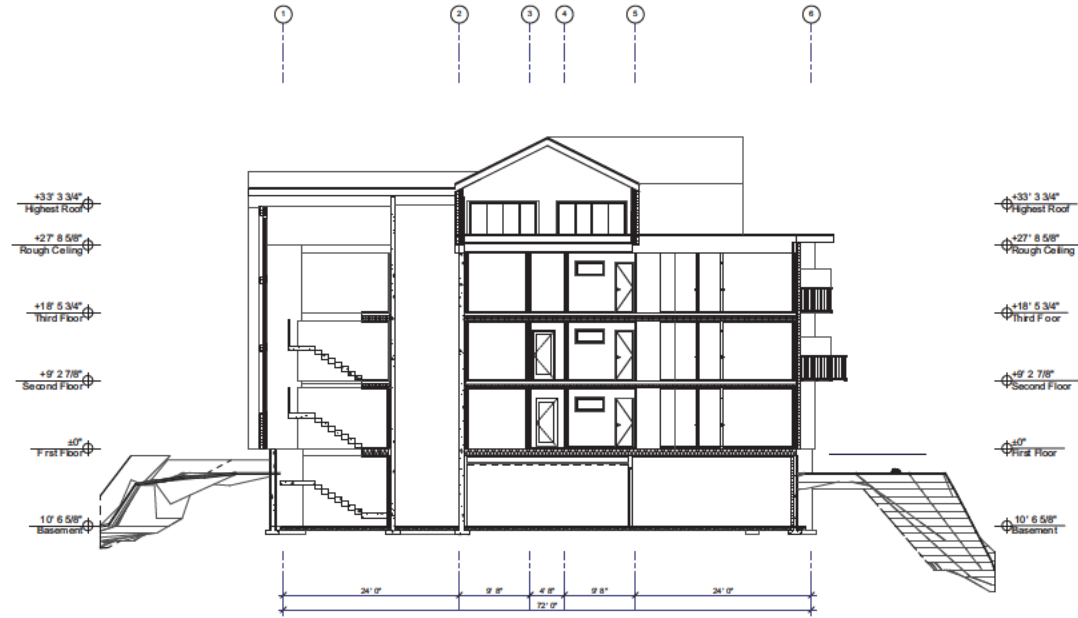
SEE SHEET AND FOR REVISION DETAILS

DATE:

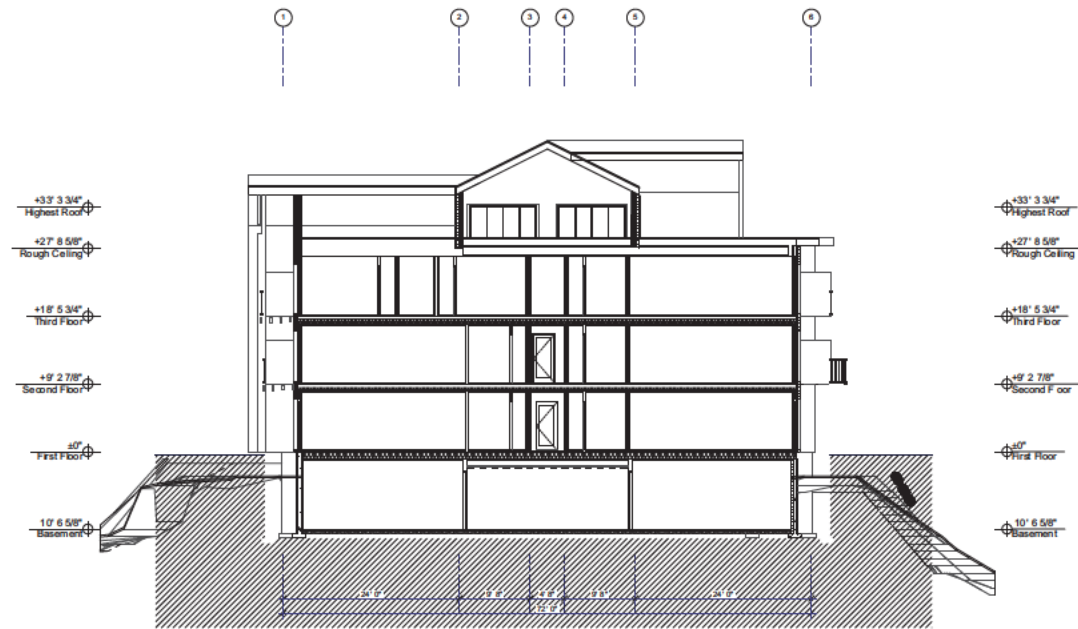
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SHEET TITLE:  
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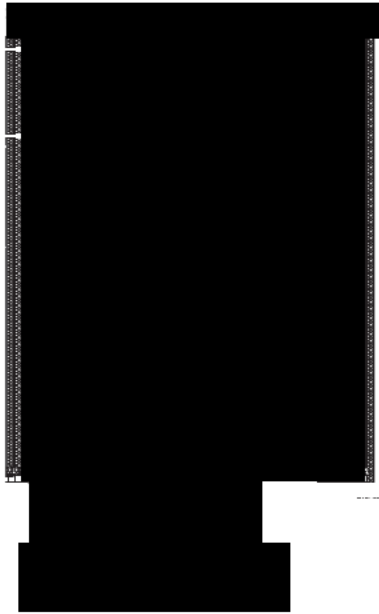
SHEET ID:  
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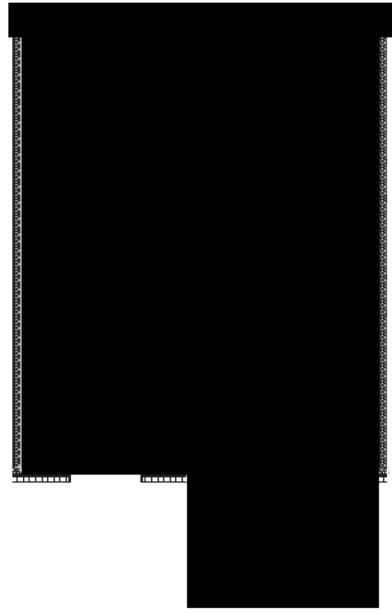
Building Section F  
 SCALE: 1/8" = 1'-0"



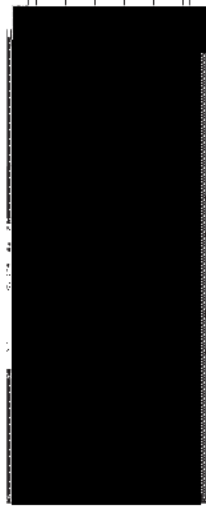
Building Section G  
 SCALE: 1/8" = 1'-0"



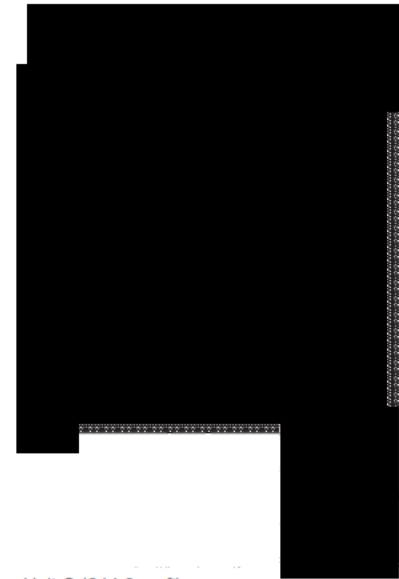
Unit A (755.5 sq ft)  
SCALE: 1/4" = 1'-0"



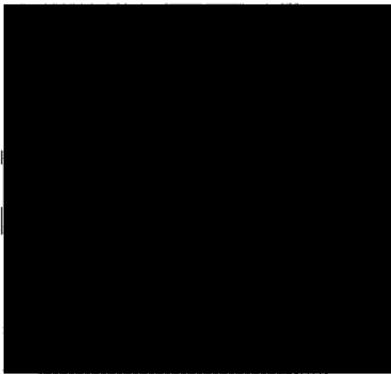
Unit A+ (785.7 sq ft)  
SCALE: 1/4" = 1'-0"



Unit B (393.5 sq ft)  
SCALE: 1/4" = 1'-0"



Unit C (644.3 sq ft)  
SCALE: 1/4" = 1'-0"



Unit D (468.7 sq ft)  
SCALE: 1/4" = 1'-0"



Unit E (1149.0 sq ft)  
SCALE: 1/4" = 1'-0"



Unit F (878.7 sq ft)  
SCALE: 1/4" = 1'-0"



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PROJECT:

Whistler Affordable Housing  
704 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22x34"  
Prints on 17x17" size at 50% scale

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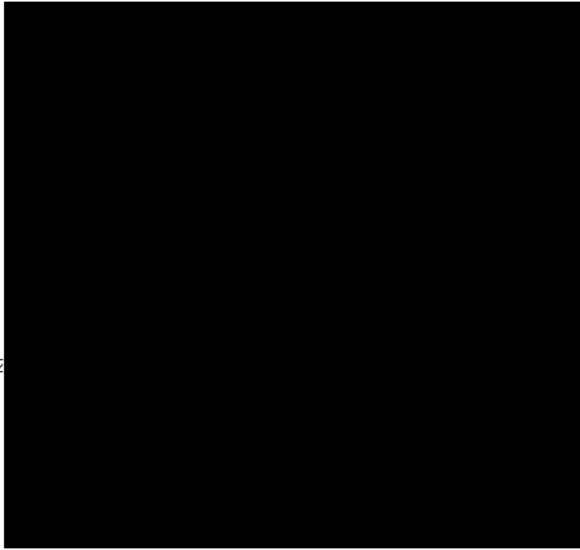
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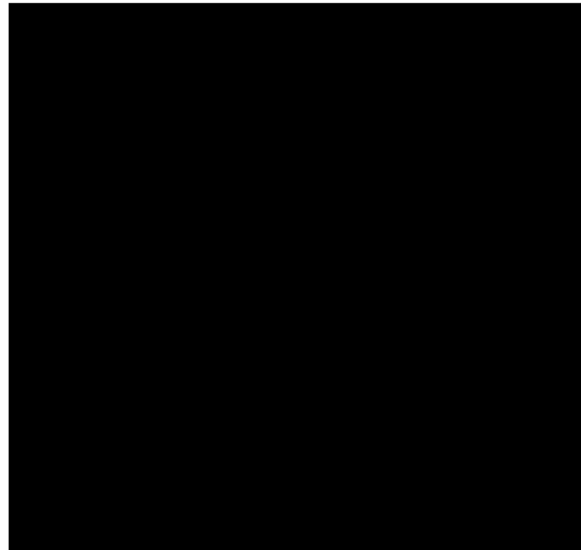
Unit Layouts

SHEET ID:

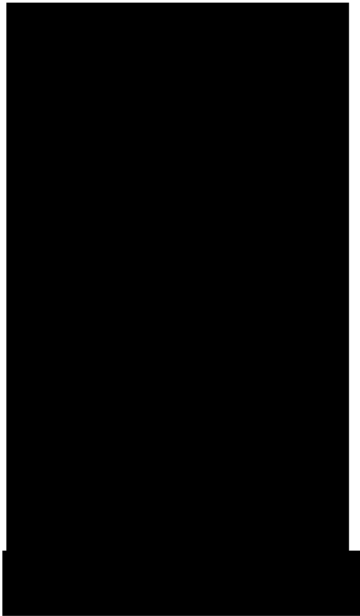
SD21



Unit F+ (898.1 sq ft)  
SCALE: 1/4" = 1'-0"



Unit F++ (924.5 sq ft)  
SCALE: 1/4" = 1'-0"



Unit G (531.3 sq ft)  
SCALE: 1/4" = 1'-0"



Unit H (636.9 sq ft)  
SCALE: 1/4" = 1'-0"



Unit I (644.3 sq ft)  
SCALE: 1/4" = 1'-0"



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PROJECT:

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704 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22x34"  
Prints on 11x17" size at 50% scale

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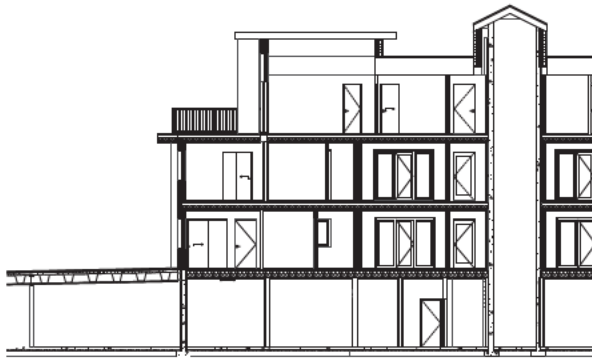
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DATE:  
**2022-03-16**  
1:46 PM

SHEET TITLE:  
Unit Layouts

SHEET ID:  
**SD22**



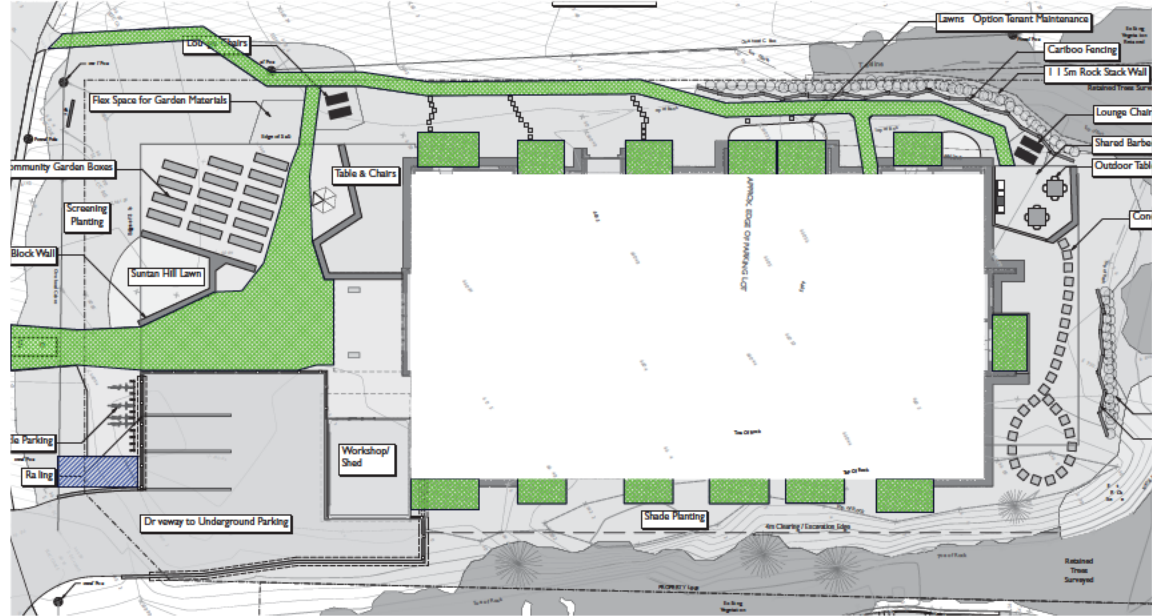
Building Section E

SCALE: 1/8" = 1'-0"

NOTE: THERE ARE FOUR GABLE ROOFS IN THE BUILDING, AND THE SNOW IS INTENDED TO SLIDE DOWN THE WING WALLS. WING WALLS ARE TYPICALLY LOCATED AWAY FROM EGRESS AREAS.

NOTE THE GENERAL "CASCADED" FORM OF THE ROOF PREVENTS SNOW FALL (IF ANY FROM THE FLAT ROOF) ON IMMEDIATE EGRESS POINTS, AND THE MAIN EGRESS ROUTES ARE POSITIONED AWAY FROM THE EDGE OF THE ROOF.

- KEY
- FLAT ROOF
  - SNOW DUMP
  - EGRESS ROUTE



Grading Plan from Tom Barratt Ltd Drawings for 7104 Nancy Greene Drive Sheet L2 Dated September 28, 2021

NOT TO SCALE



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PROJECT NUMBER: G45

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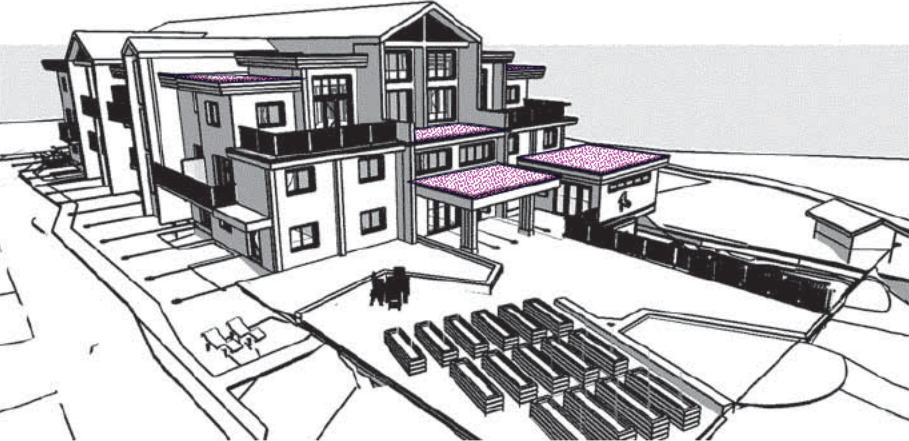
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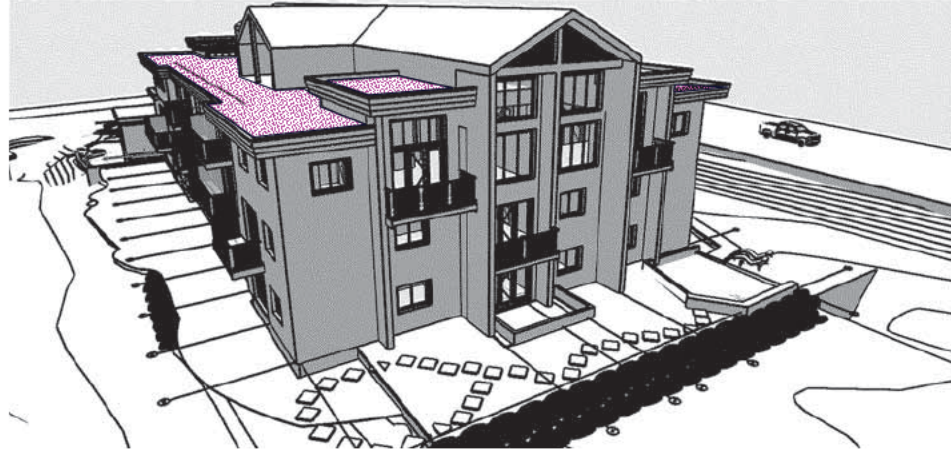
SHEET TITLE:  
 Snow Shed Analysis

SHEET ID:  
**SD23**



White Model Front

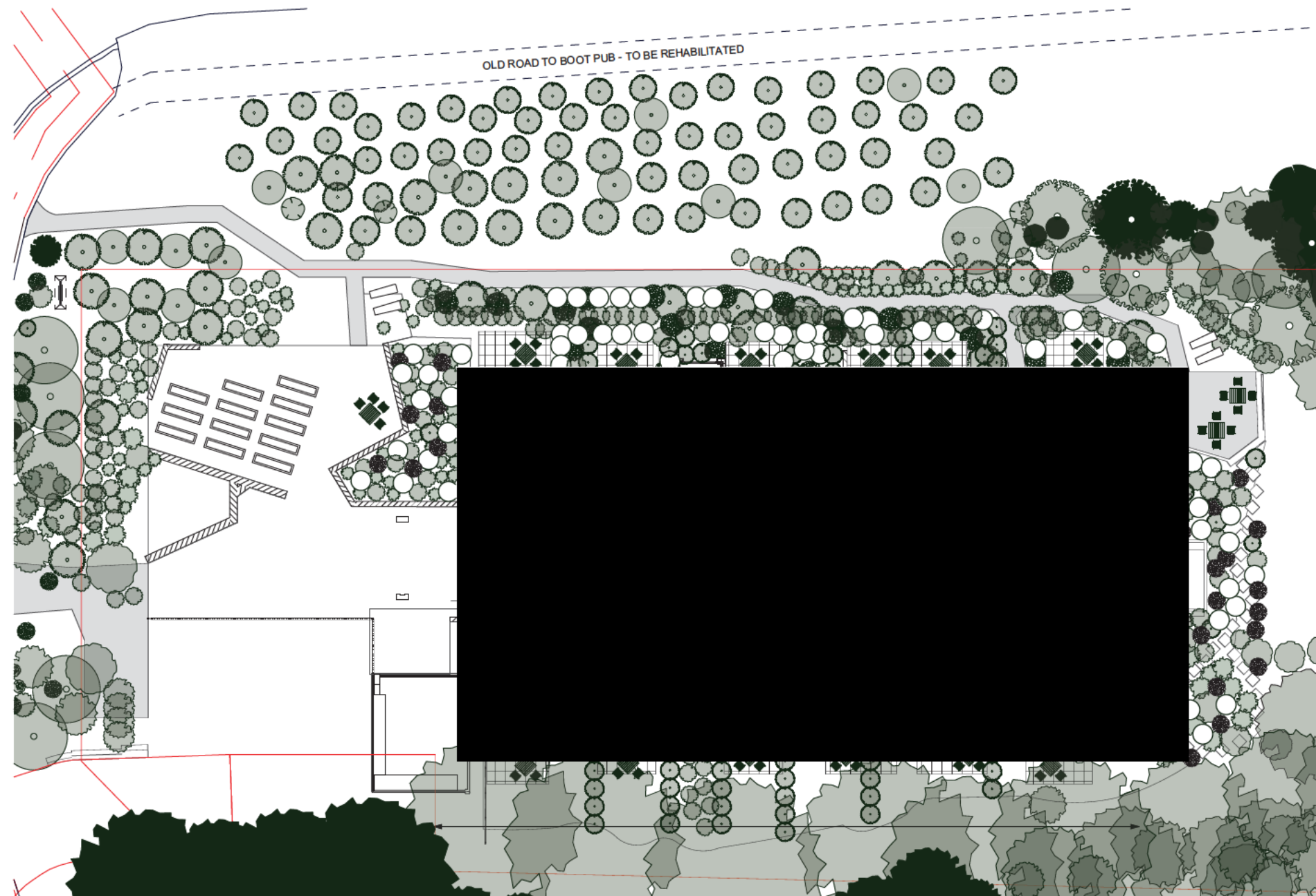
SCALE: 3/16" = 1'-0"




White Model Rear

SCALE: 1/81 54"





OLD ROAD TO BOOT PUB - TO BE REHABILITATED



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PROJECT:  
Whistler Affordable Housing  
704 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22x34"  
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DATE:  
**2022-03-16**  
1:47 PM

SHEET TITLE:  
Key Plan - First Floor

SHEET ID:  
SD24

First Floor Key Plan  
SCALE: 1/8" = 1'-0"



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madeau@innovatontubiding.com

**PROJECT:**

Whistler Affordable Housing  
7104 Nancy Greene Drive  
Whistler BC V8E 0E7

**PROJECT NUMBER:** G45

Draw ng size is 22"x34"

Prints on 11"x17" are at 50% scale

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(SEE SHEET A001 FOR REVISION DETAILS)

**ISSUE:**

**2022-03-16**

1 47 PM

**SHEET TITLE:**

Key Plan - Second Floor

**SHEET ID:**

**SD25**



Second Floor Key Plan

SCALE: 1/8" = 1' 0"



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**CLIENT:**

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madeau@innovat onbuilding.com

**PROJECT:**

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7104 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"  
Prints on 11"x17" size at 50% scale

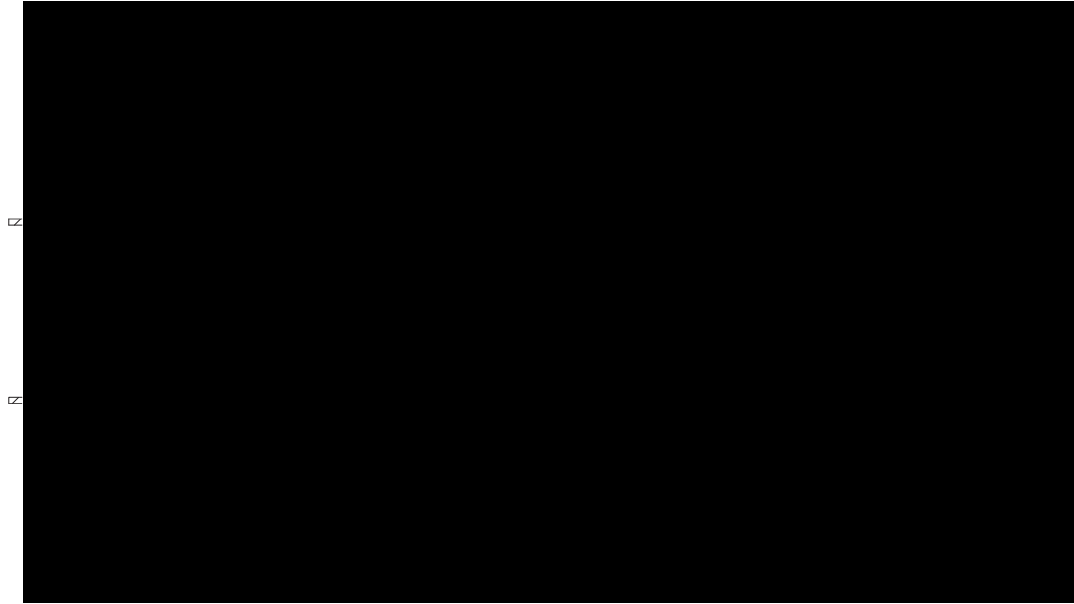
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ISSUE:  
**2022-03-16**  
1 47 PM

SHEET TITLE:  
Key Plan - Third Floor

SHEET ID:  
**SD26**



□

□

Third Floor Key Plan

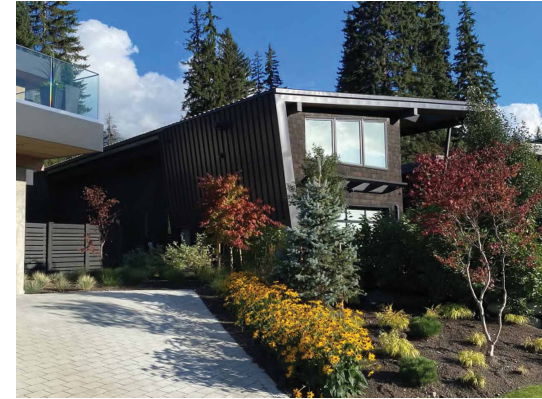
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1. 7127 Nancy Greene Drive Contemporary Design; flat roof with roof elements coming to the ground; metal fascia with wood soffit.



2. Same as Photo 1.



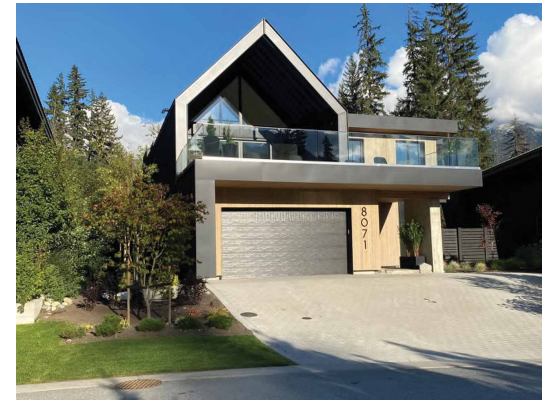
3. Cypress Place Standing seam metal roofing on wall to the ground and wood soffit.



4. White Gold Property Gabled, standing seam metal roof extending down the wall.



5. White Gold Property Similar Roof and Wall to proposed 7104.



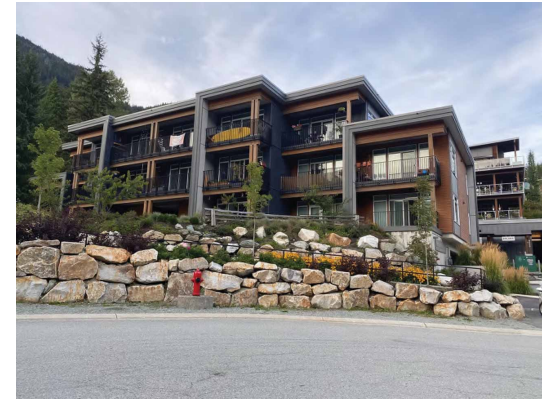
6. 8071 Cypress Place combination of gabled roof and flat roof.



7. Cheakamus Multi Family 1 Standing seam angled roof, wood soffit, standing seam wall.



8. Cheakamus Multi Family 2 Standing seam angled roof, wood soffit, standing seam wall, together with post and beam.



9. 8350 Bear Paw Trail Contemporary multi family building with roof elements carried to the ground.



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PROJECT:

Whistler Affordable Housing  
7104 Nancy Greene Drive  
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"  
Prints on 11"x17" are at 50% scale

This submission is provided for rezoning purposes. For construction refer to the Issued for Construction version of these plans and supporting documents.

REVISION:

#1 0 ISSUED FOR INFORMATION

(SEE SHEET A001 FOR REVISION DETAILS)

ISSUE:

**2022-03-16**  
1 47 PM

SHEET TITLE:

Neighborhood Context

SHEET ID:

**SD27**



Fig. 1 Front view of building with community garden and seating area.

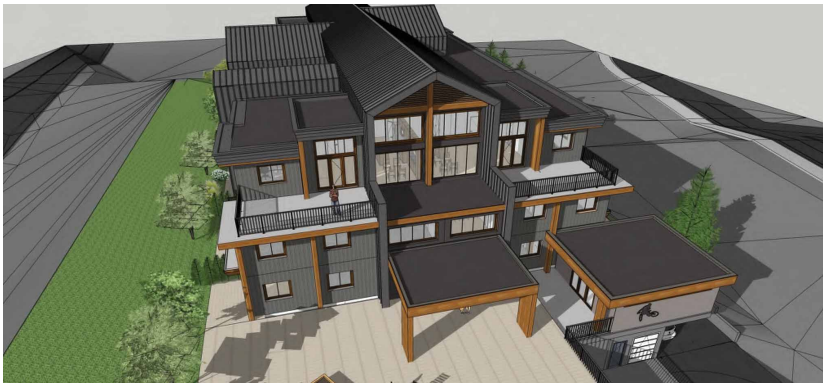


Fig. 2 Drone view of the front of the building.



Fig. 3 Drone view of the front and west side of the building.



Fig. 4 Non landscaped view of the building from Highway 99 after the traffic lights.



Fig. 5 Side view from Highway 99 with landscaping only within the property boundary.



Fig. 6 View of the west side of the building, taken from Highway 99 looking south.



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 704 Nancy Greene Drive  
 Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"

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ISSUE:

**2022-03-16**

1 47 PM

SHEET TITLE:

3D Perspective View

SHEET ID:

SD28



Fig. 7 Drone view of the west side of the building, showing only landscaping within the property boundary.



Fig. 10 Close view of typical unit balcony.



Fig. 8 View of the east side of the building and workshop from Fitzsimmons Walk buildings.




Fig. 11 View of the west side of the building from Highway 99.



Fig. 9 Higher view of the west side of the building from Highway 99.



Fig. 12 Higher view of the north side of the building as viewed from Fitzsimmons Walk North.


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<p><b>PROJECT:</b>  Whistler Affordable Housing  7304 Nancy Greene Drive  Whistler BC V8E 0E7</p> <p>PROJECT NUMBER: G45</p>
<p>Draw ng size is 22"x34"  Prints on 11"x17" are at 50% scale</p> <p>This submission is provided for rezoning purposes. For construction refer to the Issued for Construction version of these plans and supporting documents.</p>
<p><b>REVISION:</b>  #1 0 ISSUED FOR INFORMATION  (SSEE SHEET A001 FOR REVISION DETAILS)</p> <p><b>ISSUE:</b>  <b>2022-03-16</b>  1 47 PM</p>
<p><b>SHEET TITLE:</b>  3D Perspective View</p>
<p><b>SHEET ID:</b>  SD29</p>



1. Individual garages lots of storage



2. Typical unit interior Unit C. Vinyl plank flooring, hard surface countertops



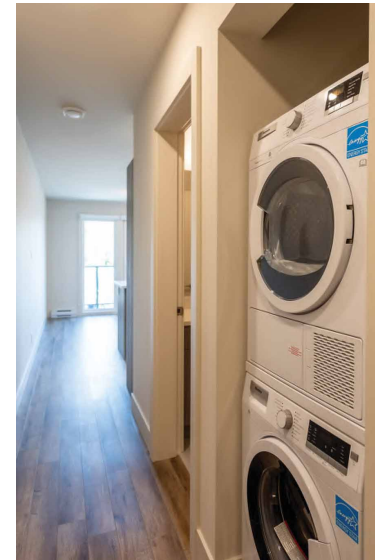
3. Typical unit interior big patio door and windows for lots of natural light



4. Typical unit interior



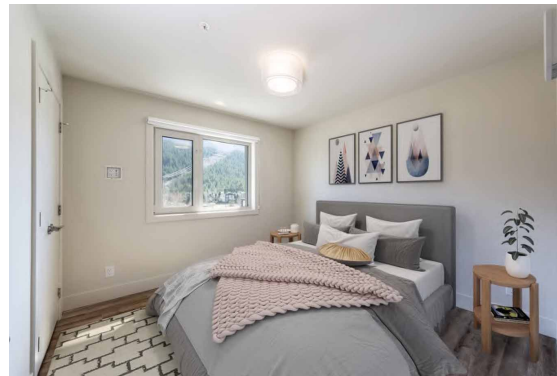
5. Typical unit interior




6. High efficiency washer dryer



7. Typical unit bathroom



8. Typical unit bedroom

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<p><b>PROJECT:</b> Whistler Affordable Housing 7104 Nancy Greene Drive Whistler BC V8E 0E7</p> <p>PROJECT NUMBER: G45</p>
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<p><b>ISSUE:</b> <b>2022-03-16</b> 1 47 PM</p>
<p><b>SHEET TITLE:</b> Interior Finishes</p>
<p><b>SHEET ID:</b> SD30</p>



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Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"  
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REVISION:

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ISSUE:

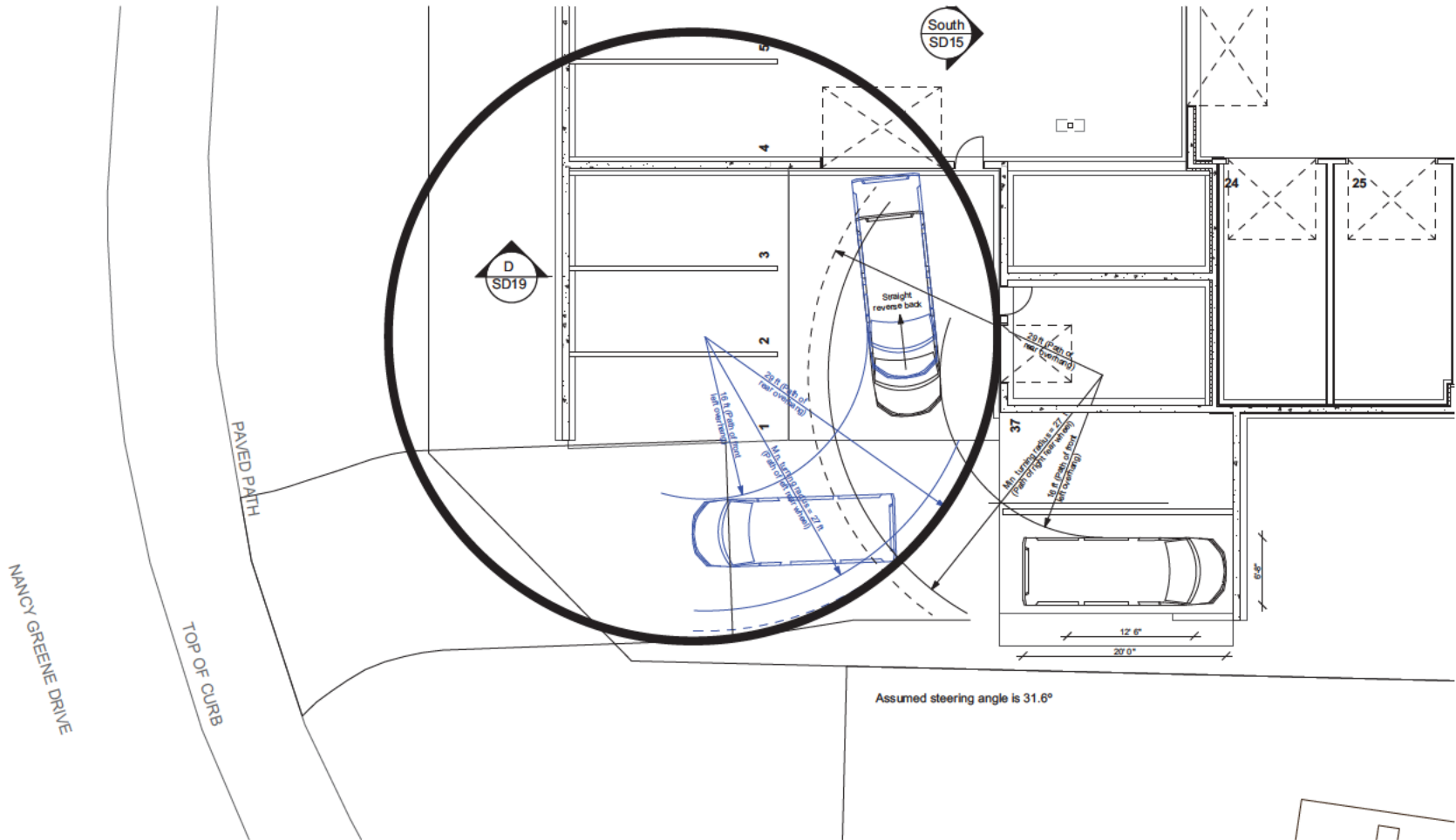
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Vehicle Turning Radius

SHEET ID:

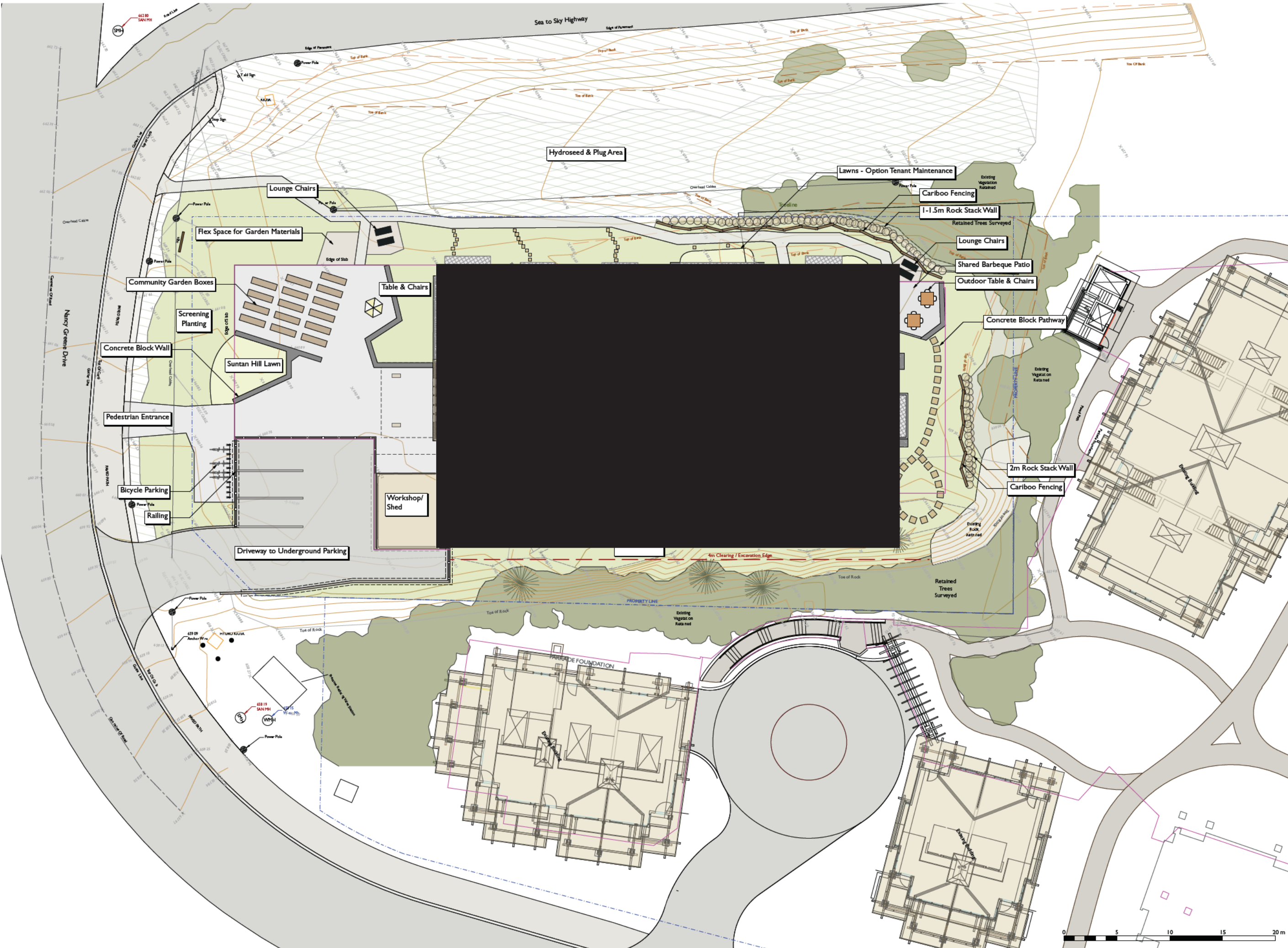
**SD31**



# Sprinter Van Turning Radius

SCALE: 3/32" = 1'-0"





Tom Barratt



3. September 28, 2021 DP Re-submission  
 2. March 29, 2021 DP Submission  
 1. February 5, 2020 Municipality Staff Meeting



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PROJECT

**7104 Nancy  
 Greene Drive**

DRAWING TITLE

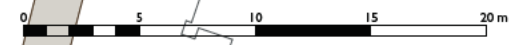
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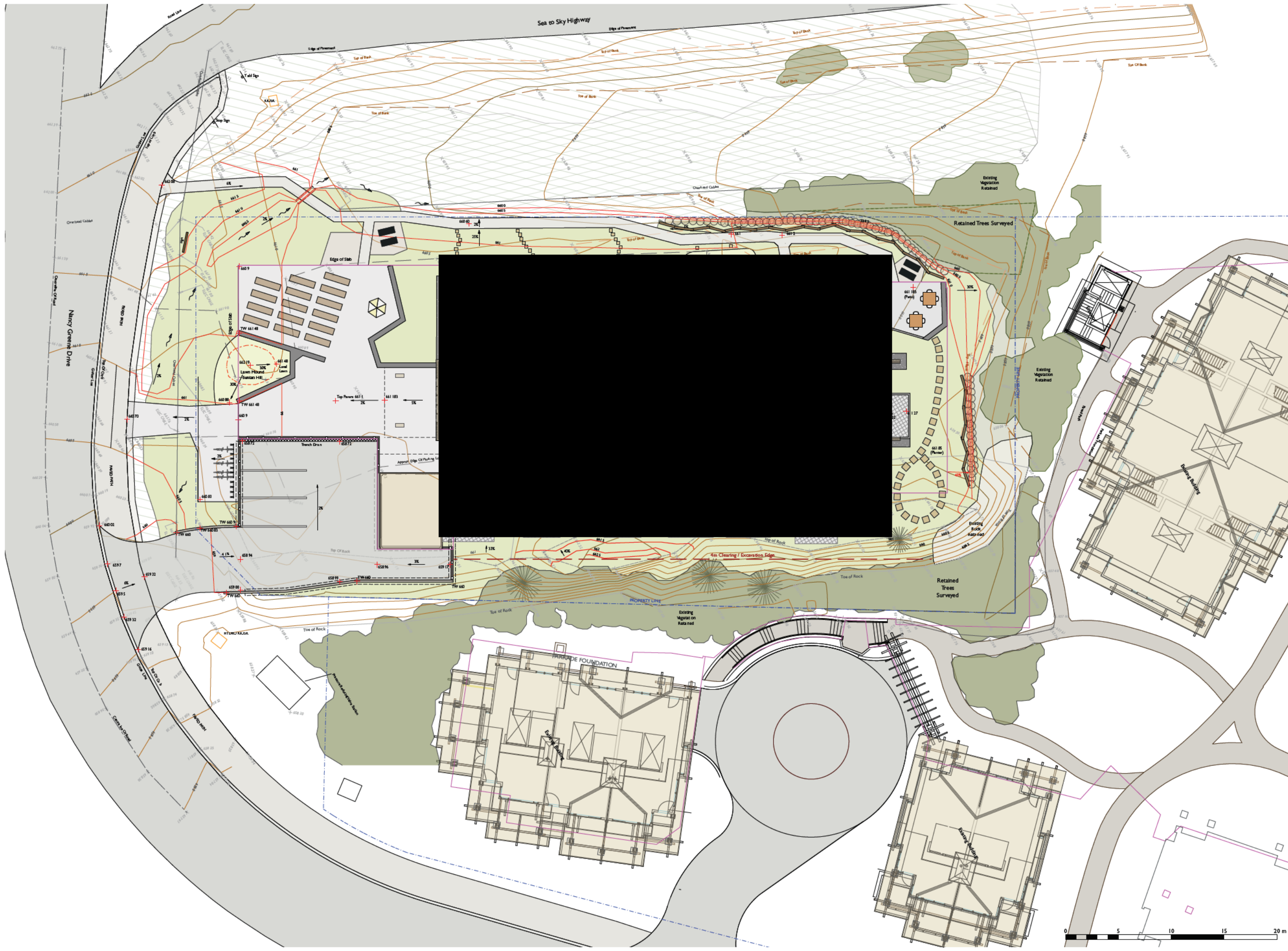
DATE September 28, 2021 SCALE 1:150

PROJECT # 945 ITEM

REVISION # 3 SHEET

**LI**





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PROJECT

**7104 Nancy  
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DRAWING TITLE

**Grading Plan**

DATE September 28, 2021 SCALE 1:150

PROJECT # 945 ITB#1

REVISION # 3 SHEET

**L2**





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PROJECT

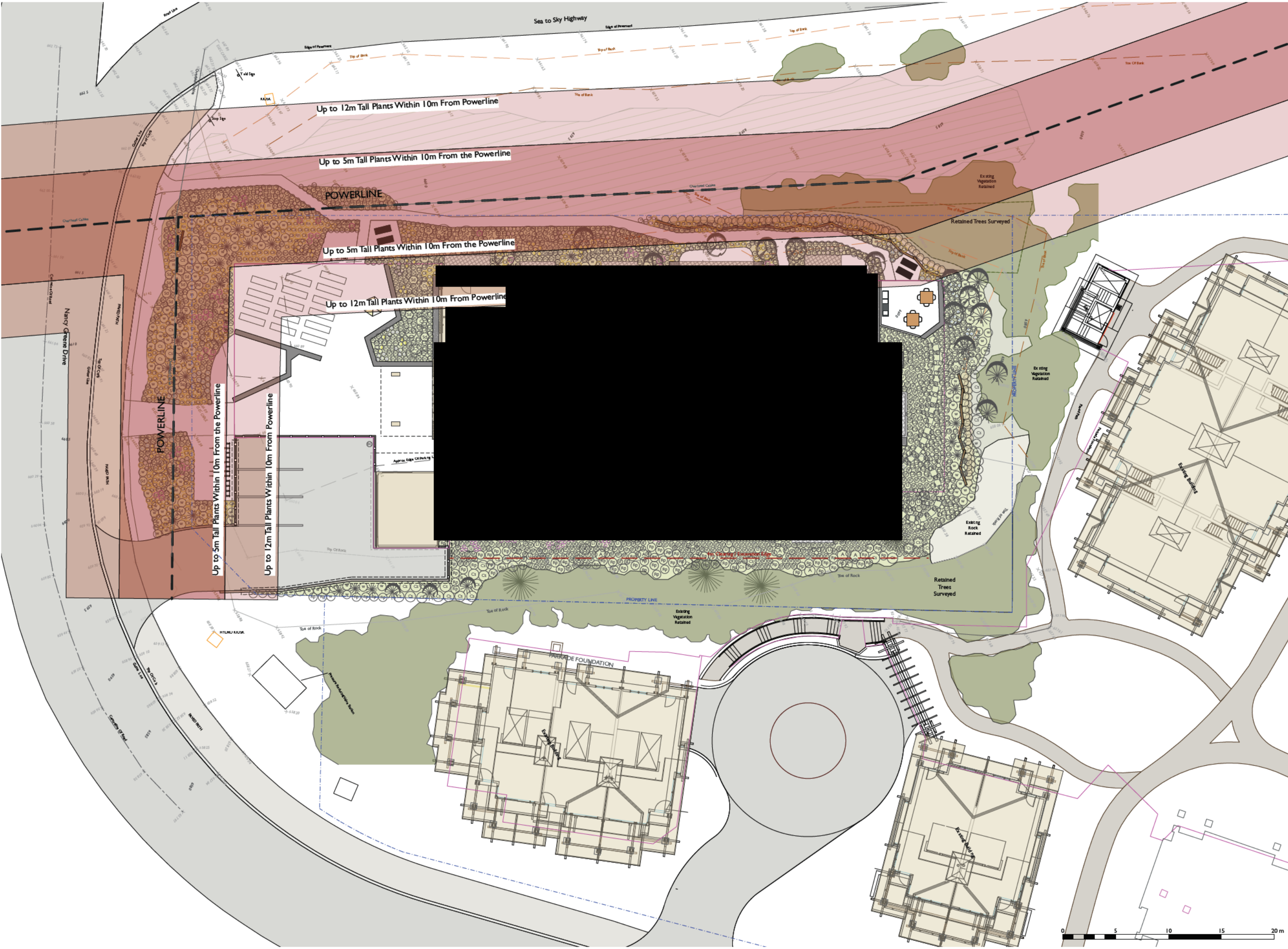
**7104 Nancy  
 Greene Drive**

DRAWING TITLE

**Existing Conditions**

DATE	September 28, 2021	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	0	SHEET	<b>L3</b>





- Up to 5m Tall Plants
- Up to 12m Tall Plants

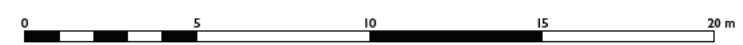
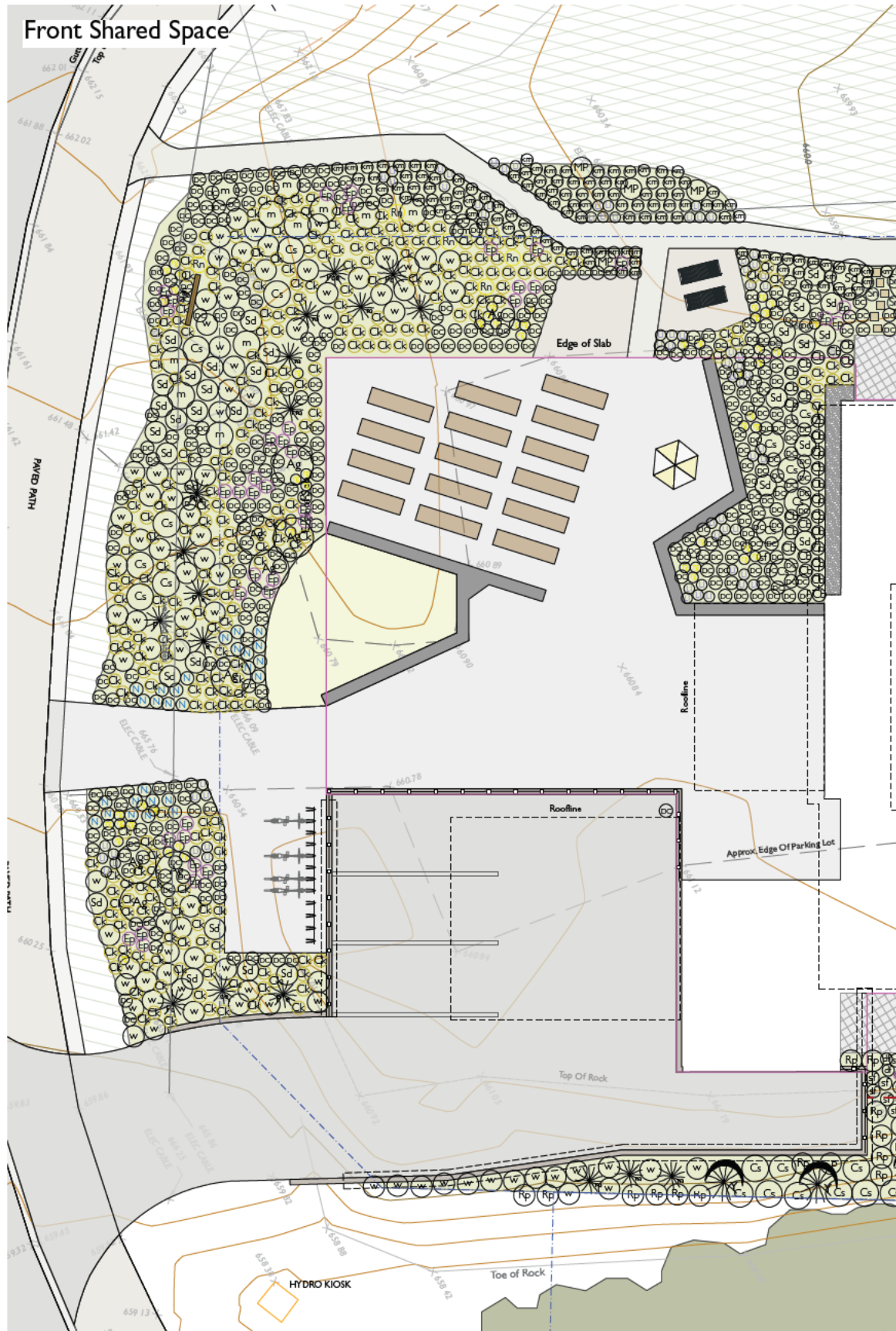
3 September 28, 2021 DP Re-submission  
 2 March 29, 2021 DP Submission  
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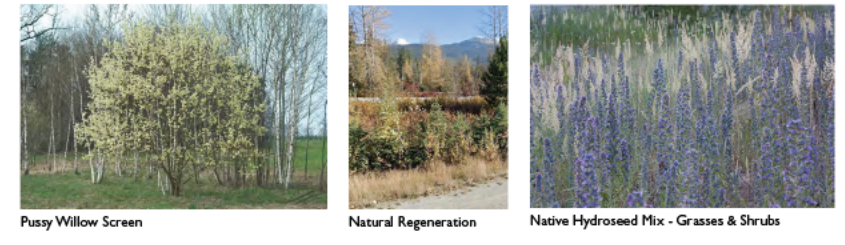
PROJECT  
**7104 Nancy Greene Drive**

DRAWING TITLE  
**BC Hydro Restrictions**

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PROJECT #	945	ITEM	
REVISION #		SHEET	<b>L4.1</b>



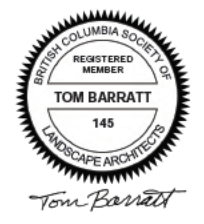
Planting Style



Landscape Features



Community Garden Beds Allan Block - Aztec Collection

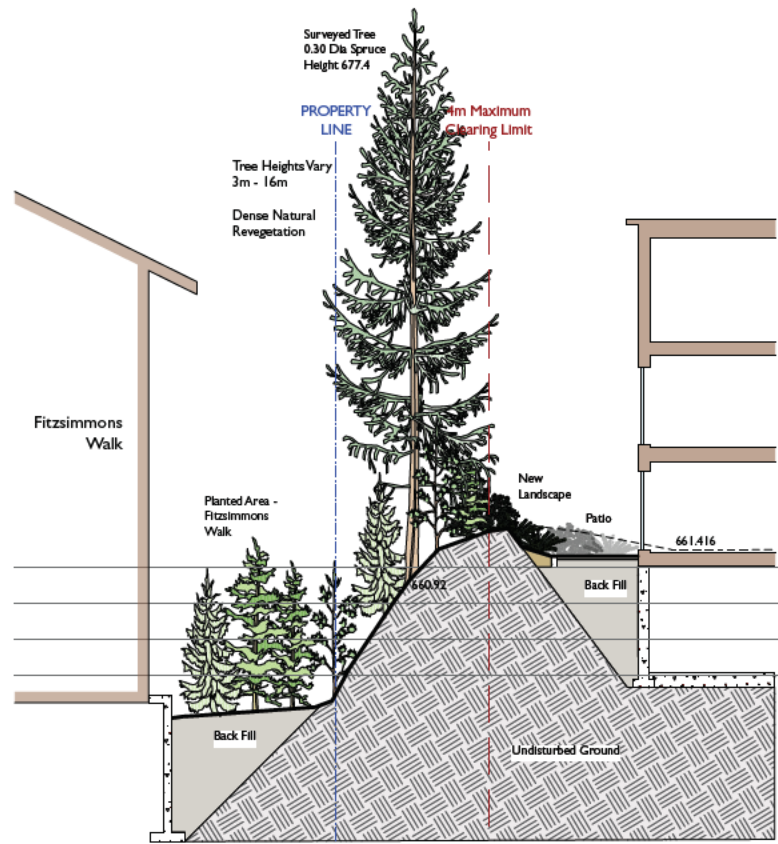


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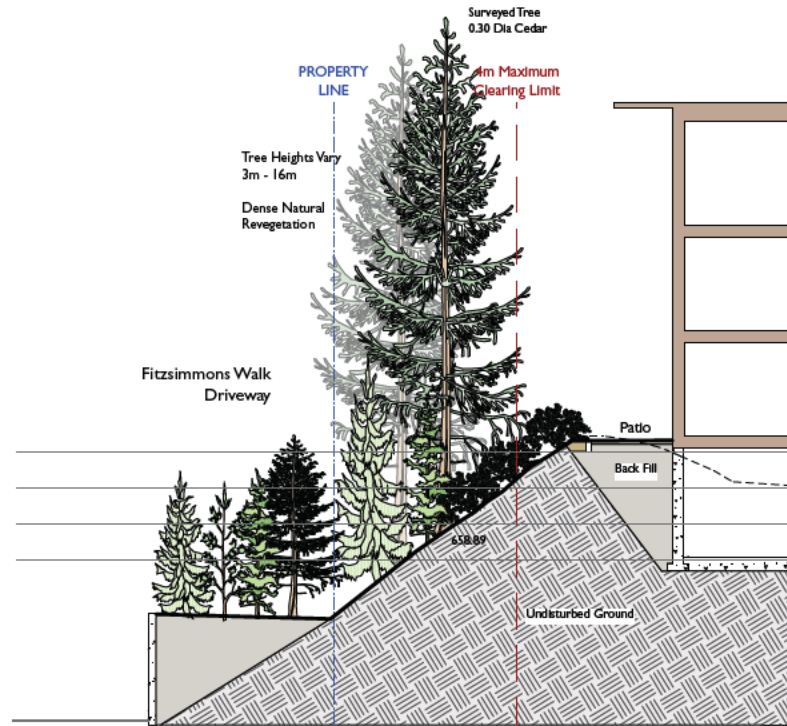
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**PROJECT**  
**7104 Nancy Greene Drive**  
**DRAWING TITLE**  
**Front & Back Shared Spaces**

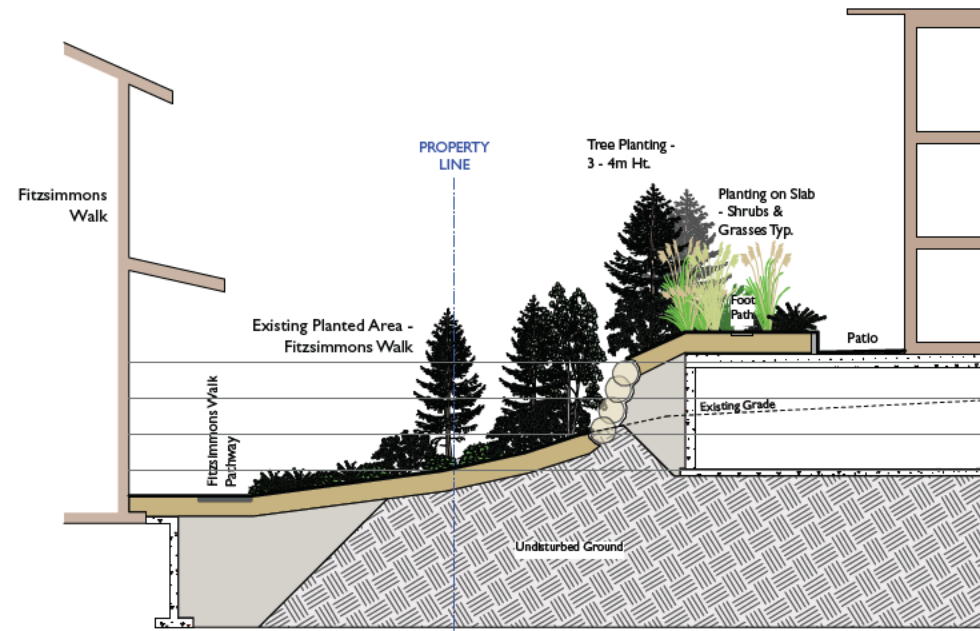
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PROJECT #	945	ITEM	
REVISION #	0	SHEET	<b>L5</b>



**A3** Section Along East Property Line  
Scale: 1:100



**A5** Section Along East Property Line  
Scale: 1:100



**A10** Section Along North Property Line  
Scale: 1:100



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2. March 29, 2021 DP Submission  
1. February 5, 2020 Municipality Staff Meeting

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**7104 Nancy Greene Drive**

DRAWING TITLE

**Site Sections**

DATE	September 28, 2021	SCALE	1:100
PROJECT #	945	ITEM	
REVISION #	0	SHEET	<b>L6</b>