

Development Variance Permit No. DVP01243

To: STOCKLEY, MARTIN
GENTILE, LYNN M

"the Permittee"

1. This Development Variance Permit is issued by the Resort Municipality of Whistler (the Municipality) subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below (except as otherwise provided herein):

PID: 008-028-362

LOT 11 BLOCK C DISTRICT LOT 3625 PLAN 13694

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
 - a) Vary the front setback from 7.6 metres to 4.4 metres for the detached dwelling and from 5 metres to 2 metres for the attached garage;
 - b) Vary the (north) side setback from 3 metres to 2.13 metres for the detached dwelling;
 - c) Vary the (south) side setback from 3 metres to 2.5 metres for the detached dwelling; and
 - d) Vary the percentage of asphalt, gravel or other hard surfaces within the front setback area from 60 percent to 75 percent

all as illustrated on Architectural Plans D00, D01, D01.01, D01.02, D02, D03, D04, D06, D07.01, D08, D09, D10, D11, D12, D13, D14, D15, D16, D17 prepared by Cabin Fever Interiors Inc. dated March 5, 2024 attached to this Development Variance Permit as Schedule A.



4. Tree removal and retention shall be in accordance with Architectural Plan D01.01, prepared by Cabin Fever Interiors Inc. dated March 5, 2024 and attached to this Development Variance Permit as Schedule A.
5. Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a Qualified Environmental Professional or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active bird nest found must be retained as per s. 34 BC Wildlife Act with adequate buffer.
6. For the duration of construction activities on the lands, trees to be retained must be protected by temporary fencing located at the lessor of 3 metres from the trunk of the tree to be preserved or at the drip-line of the tree to be preserved.
7. This Development Variance Permit shall automatically lapse, and the Municipality may file a notice of cancellation of this Development Variance Permit with the registrar of the Land Title Office if the Permittee does not substantially commence the construction permitted by this Development Variance Permit within two (2) years of the date of issuance.
8. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
9. The terms of this Development Variance Permit, or any amendment to it, are binding on all persons who acquire an interest in the lands affected by this Development Variance Permit.
10. This Development Variance Permit **is not** a Building Permit. A Building Permit is required for buildings, structures and site work regulated by the Municipality's building regulation bylaw, in addition to this Development Variance Permit.

Authorizing resolution passed by the Council the ____ day of ____, 2024.

Issued this day of ____, 2024.

Dale Mikkelson, General Manager of Climate Action,
Planning and Development Services



DRAFT

STOCKLEY - GENTILE RENOVATION

DVP DRAWINGS

STATISTICS

CIVIC ADDRESS	9151 EMERALD DR, WHISTLER, BC		
LEGAL DESCRIPTION	LOT 11, BLK. C, D.L. 3625, GP. 1, N.W.D., PLAN 13694		
P.I.D	008-028-362		
ZONING	RS-1		
SITE DIMENSIONS (PROPERTY LINES)	NORTH	65.22 ft / 20 m	
	EAST	140.30 ft/ 42.8 m	
	SOUTH	70.40 ft/ 21.5 m	
	WEST	156.61 ft/ 47.7 m	
SITE AREA	9652.80 sq. ft./ 896.77 m ²		
FLOOR AREA PERMITTED	FSR 35%	3378.48 sq. ft./ 313.87 m²	
SETBACKS	REQUIRED	PROPOSED	
front yard	24.9 ft/ 7.6 m	14.3 ft/ 4.4 m	for Variance
rear yard	24.9 ft/ 7.6 m	58.2 ft/ 17.7 m	
side east	9.8 ft/ 3 m	8.5 ft/ 2.5 m	for Variance
side west	9.8 ft/ 3 m	7.0 ft/ 2.13 m	for Variance
AREA SUMMARY	PROPOSED		
basemenet	1598.72 sq. ft. / 148.53 m ²		
main level	1686.82 sq. ft./ 156.71 m ²		
master level	1085.60 sq. ft./ 100.86 m ²		
entry level	264.18 sq. ft./ 24.54 m ²		
loft level	269.50 sq. ft./ 25.04 m ²		
garage	542.55 sq. ft./ 50.40 m ²		
TOTAL PROPOSED FLOOR AREA	3306.11 sq. ft./ 307.15 m²		
GROSS FLOOR AREA	ALLOWED	PROPOSED	
FLOOR AREA	3378.48 sq.ft.	> 3306.11 sq.ft.	PASS
SITE COVERAGE	ALLOWED	> PROPOSED	
building coverage	3378.48 sq.ft.	2619.63 sq.ft.	PASS
building coverage %	35%	27%	



P BLOCK PLAN

SHEET NUMBER

DRAWING TITLE

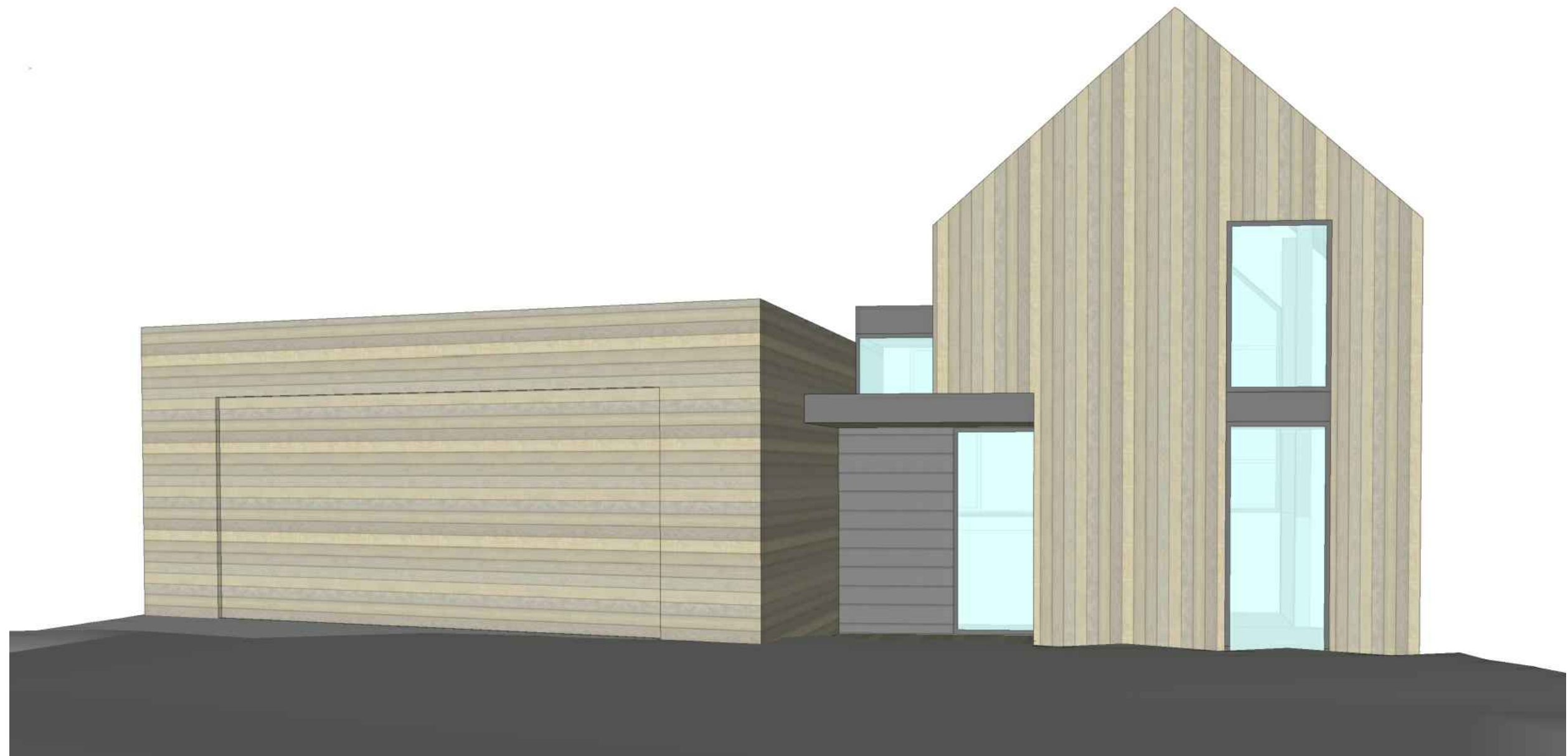
D00	TITLE PAGE
D00	RATIONALE
D01	SITE PLAN
D01.01	SITE PLAN - TREES
D01.02	SITE PLAN - RETAINING WALL
D02	SURVEY
D03	VARIANCES
D04	ROOF HEIGHT CALCULATION
D05	SPATIAL SEPARATION
D06	HARD SURFACE COVERAGE
D07.01	AVERAGE GRADE CALCULATION
D07.02	FLOOR AREA CALCULATION - GFA
D08	LEVEL 01 - BASEMENT
D09	LEVEL 02 - MAIN LEVEL
D10	LEVEL 03 - MASTER LEVEL
D11	LEVEL 04 - ENTRY LEVEL
D12	LEVEL 05 - LOFT
D13	SECTION A
D14	SECTION B
D15	WEST ELEVATION
D16	EAST ELEVATION
D17	NORTH & SOUTH ELEVATION

RATIONALE

Our home is located at 9151 Emerald Drive. It is situated on a steep downward sloping lot facing east towards the mountains and overlooking Hwy 99. We love our home and our neighbourhood and wish to grow old in our timber frame home. Our main issue is access. My husband purchased the lot and the timber frame kit from Ontario in 1991 when he was in his early 30's. It was his first home and he had limited resources at the time. When it came time to build the home in 1997 he had planned to place the timber frame package further back into the lot as it would have fit better within the side set backs, but instead placed it in the front set back at the instruction of the Building Department. The planner instructed him to do so in order to "not interrupt the views of the adjacent homes". This placement has created a Hardship for us as we now have limited area in front to incorporate a safe enclosed entrance at grade, an enclosed stairwell and garage.

Up to this date we have had to negotiate a dangerous exposed wooden stairwell in order to access the front door on the main level which is 1.5 levels below grade on the steep lot. The present stairs intimidate our guests and elderly parents and present a danger on wet days and when carrying our groceries, goods, pets, bikes and sports gear. Our intention is to age in place in our present home. To do so we would like to make the access to the home safe by creating an enclosed front entrance and stairwell as well as a covered car storage/garage to hold cars as well as gear. Protecting our vehicles from the weather, providing a covered car charging outlet as well as gear storage at grade will help us greatly.

We are also incorporating an elevator into the design to assist in future access for people, elderly parents, pets and goods as we age in place. In creating the above we are asking for only 3 variances.



V VISUALIZATION 3D

1. DVP RESUBMISSION - 19 OCT 2023
2. PLANS REVISION ACCORDING TO EMAIL FROM MUNI BROOK MCCRADY - 1ST JAN 2024
3. DVP CHANGES SUBMISSION - 9 JAN 2024
4. DVP REFERRAL CHANGES SUBMISSION - 13 FEB 2024
5. DVP BUILDING DEPARTMENT REVISION 5 MAR 2024

DRAWING TITLE

TITLE PAGE

PROJECT

STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

All dimensions and size
designations given are subject to
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by contractors

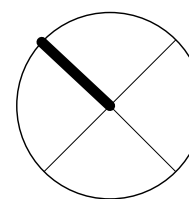
CABIN FEVER
INTERIORS INC.

14 - 1005 Alpha Lake Rd.
Whistler, BC V0N 1B1
P 604. 935. 3838

Date	Scale
2024-3-21	N/A
Drawn by	Dwg no
MP	D00

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DRAWING TITLE
SITE PLAN



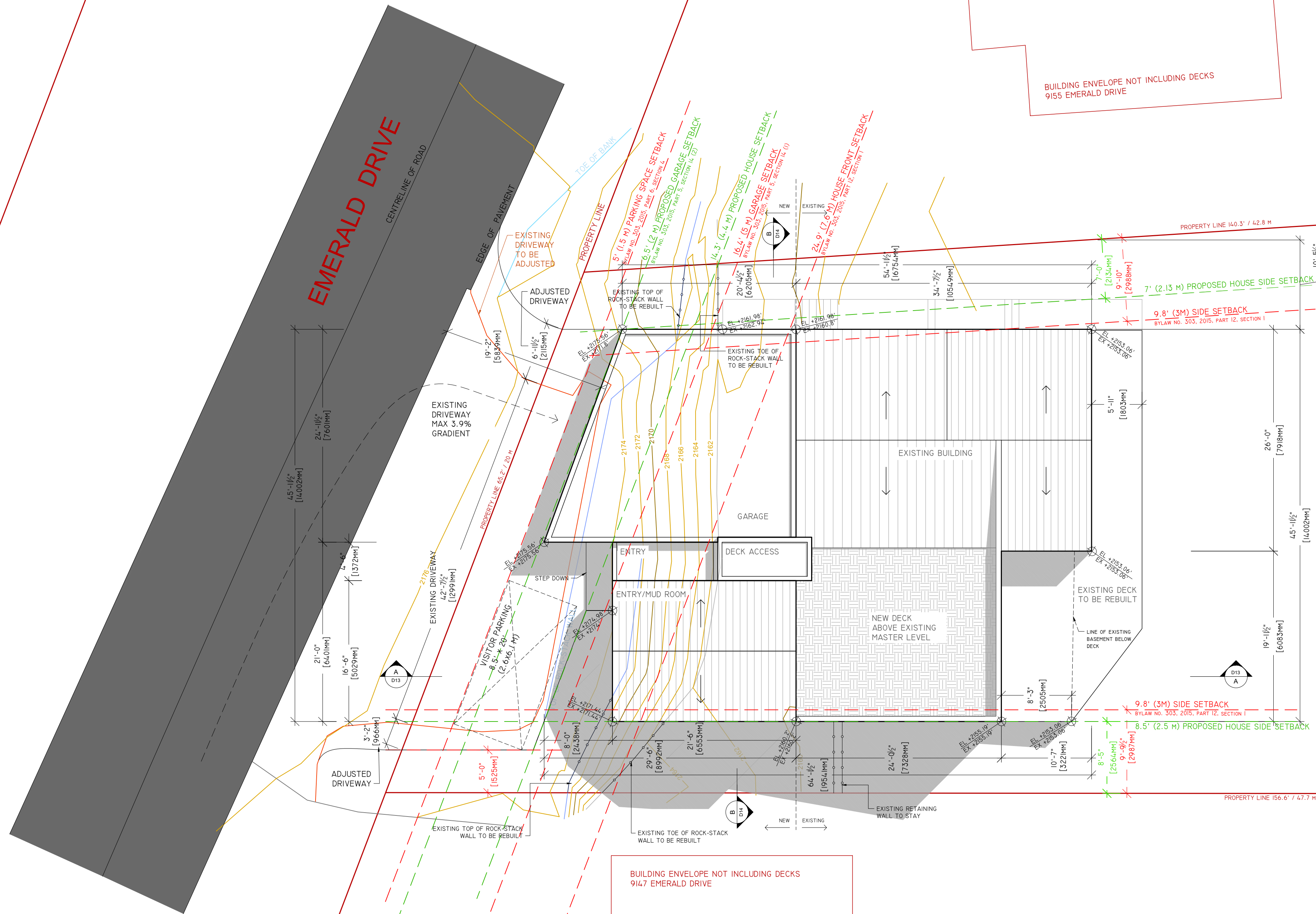
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Date	Scale
2024-3-21	1/8" = 1'-0"
Drawn by	Dwg no
MP	D01



P SITE PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8"=1'-0"
0 4' 8' 16'
SCALE: 1:100
0 1 2.5 5 m

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TREE LEGEND

EXISTING DECIDUOUS
TO BE REMOVED

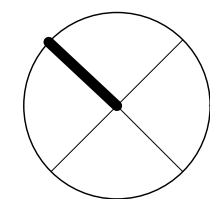
EXISTING CONIFER
TO BE REMOVED

EXISTING CONIFER
TO REMAIN

NOTE:
THE ACTUAL POSITION OF ALL TREES IS APPROXIMATE.
THE EXACT POSITION WILL BE CHECKED AND PERMIT FOR CUTTING TREES OUTSIDE
THE PROPERTY WILL BE ISSUED IF REQUIRED.

DRAWING TITLE

SITE PLAN - TREES



PROJECT

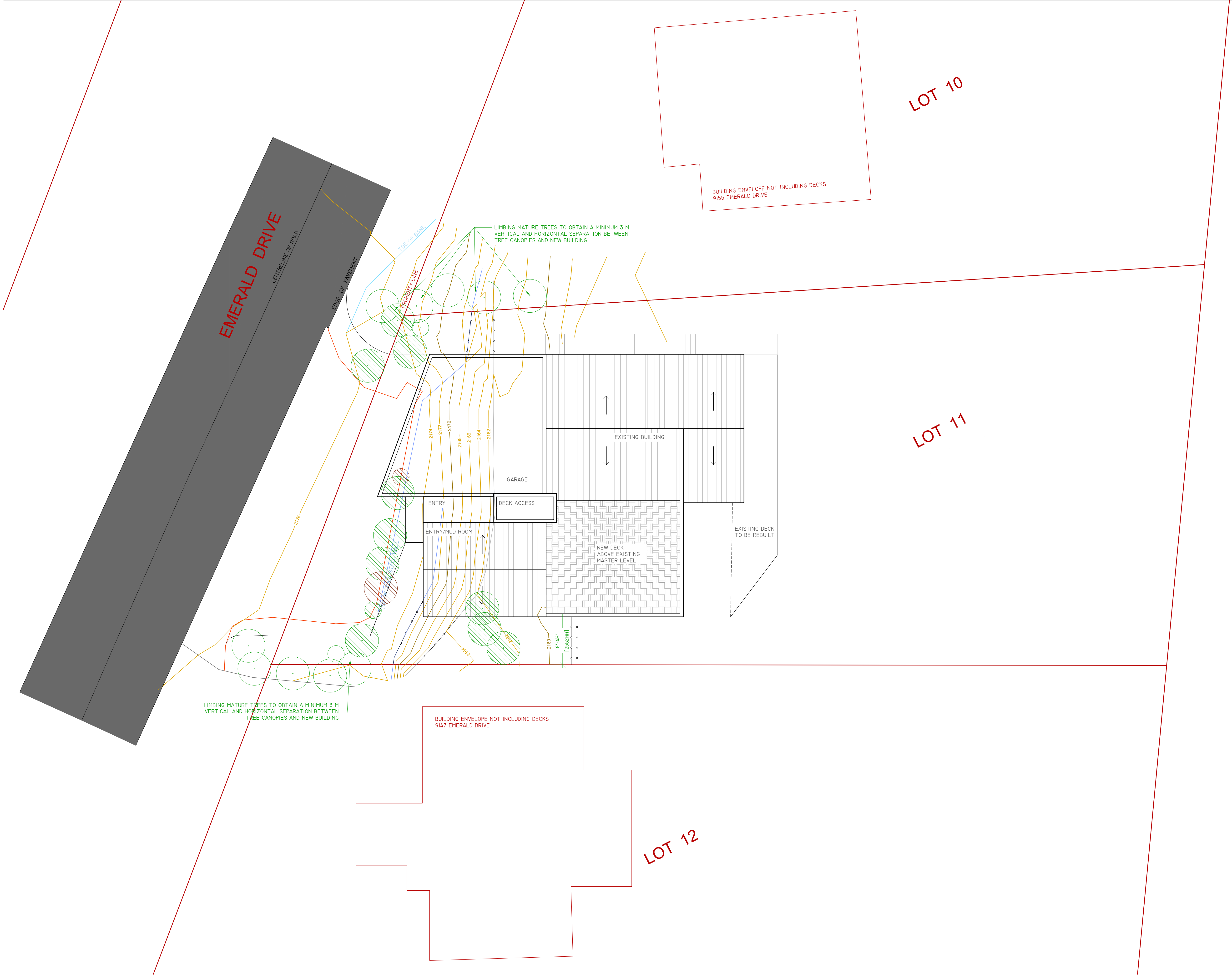
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WHISTLER, BC

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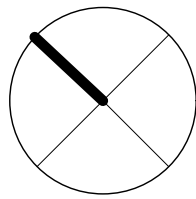
14 - 1005 Alpha Lake Rd.
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Drawn by	Dwg no
MP	D01.01



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SITE PLAN -
RETAINING WALLS



PROJECT

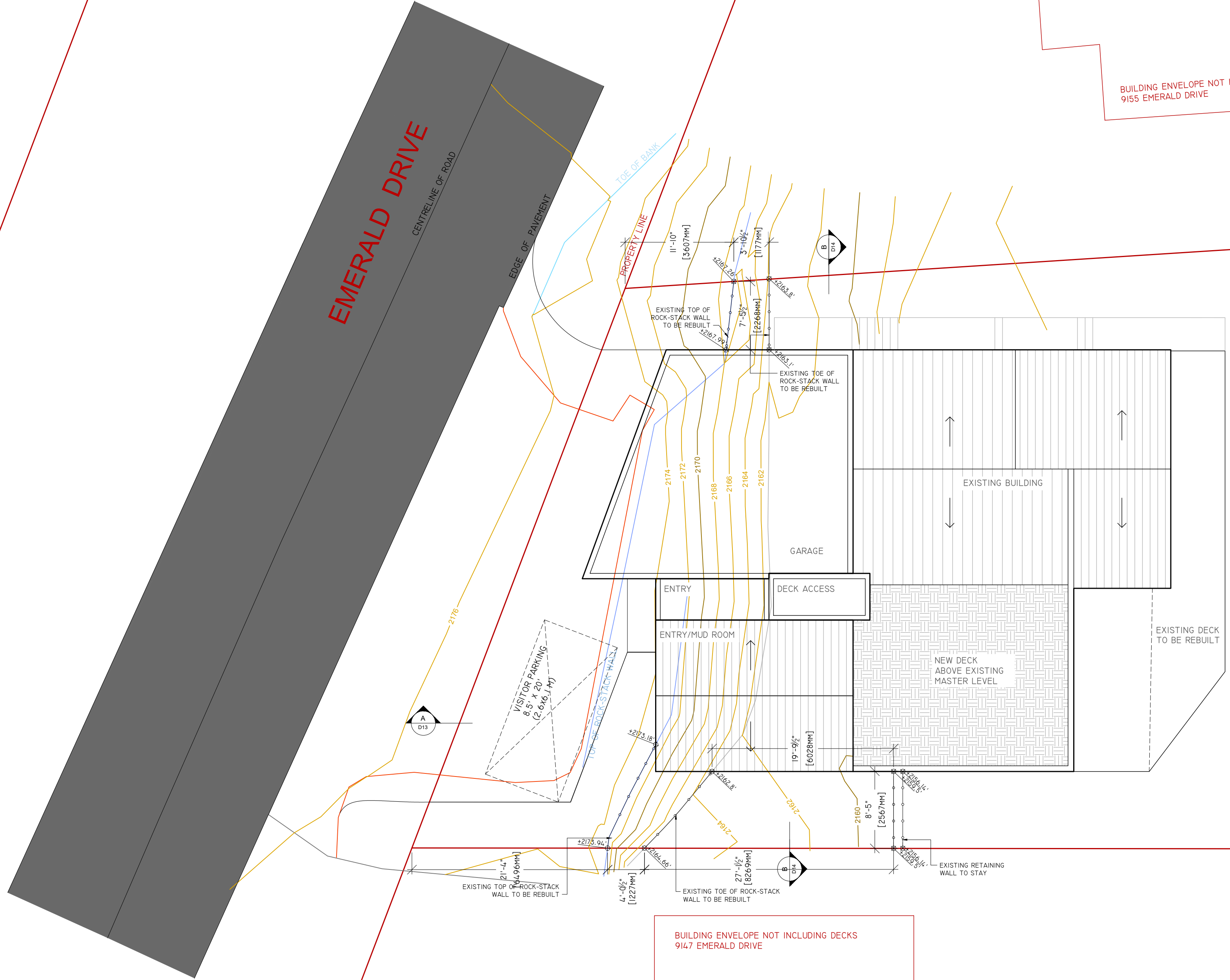
STOCKLEY - GENTILE RENOVATION
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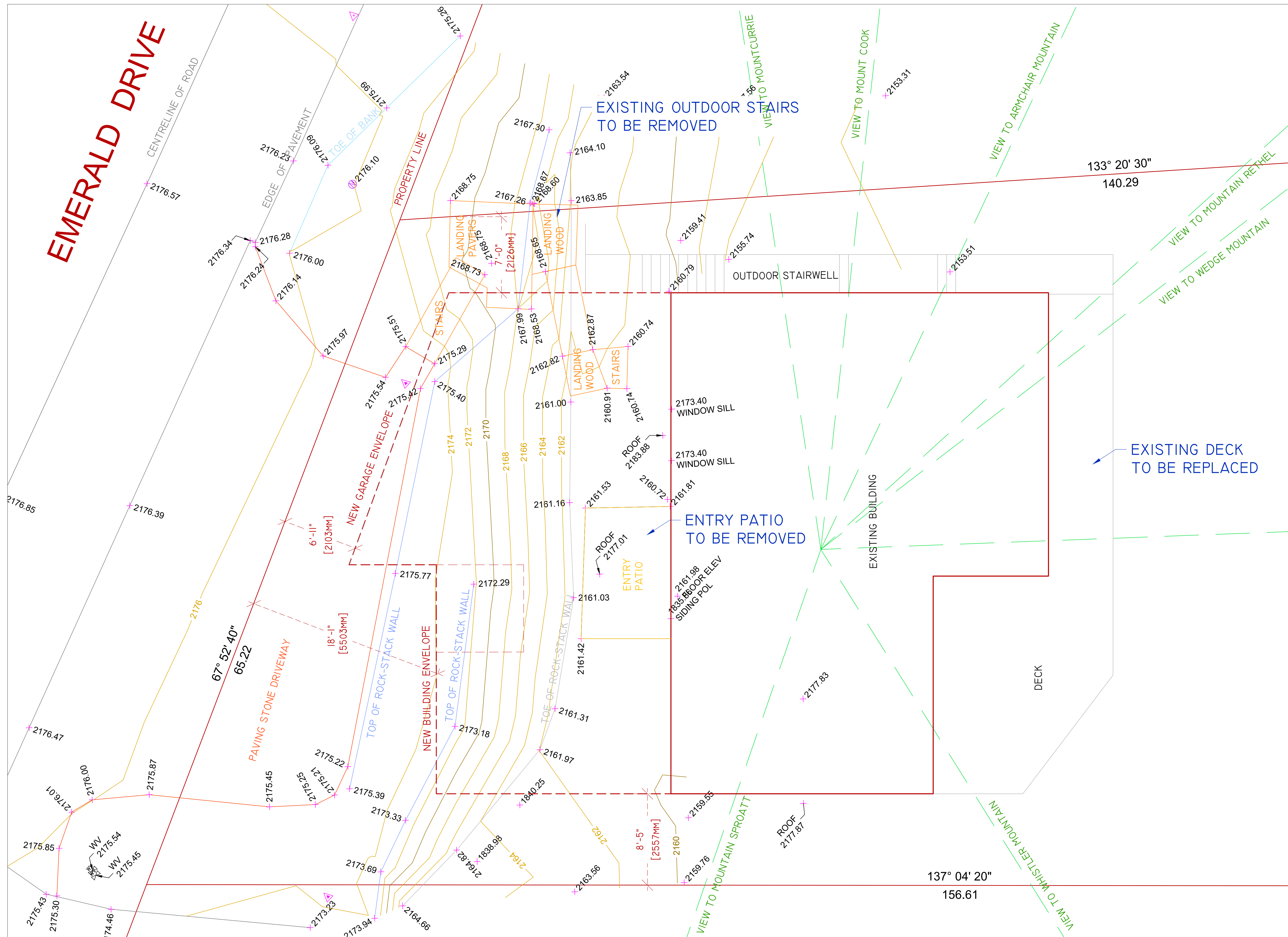
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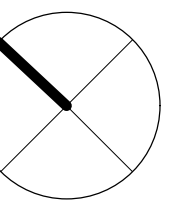
P SITE PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8"=1'-0"
0 4' 8' 16'
SCALE: 1:100
0 1 2.5 5 m

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DRAWING TITLE
SURVEY



PROJECT

STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
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Date	2024-3-21
Drawn by	MP

Scale	1/4" = 1'-0"
Dwg no	D02

SCALE: 1/4"=1'-0"

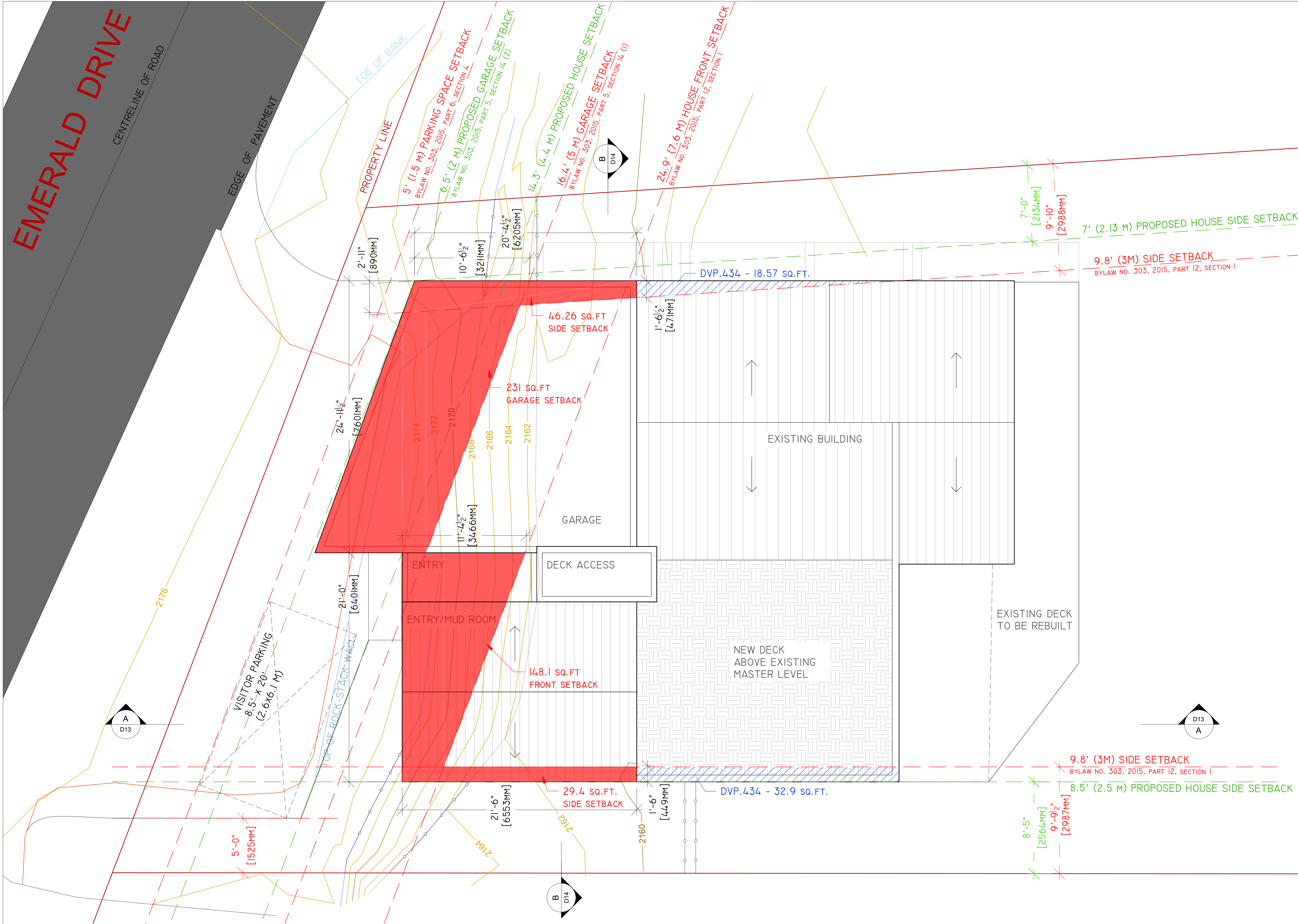


0 2' 4' 8'

SCALE: 1:50



0 1 2.5 5 m



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VARIANCES LEGEND

PROPOSED VARIANCES

EXISTING VARIANCES

DRAWING TITLE

VARIANCES

PROJECT

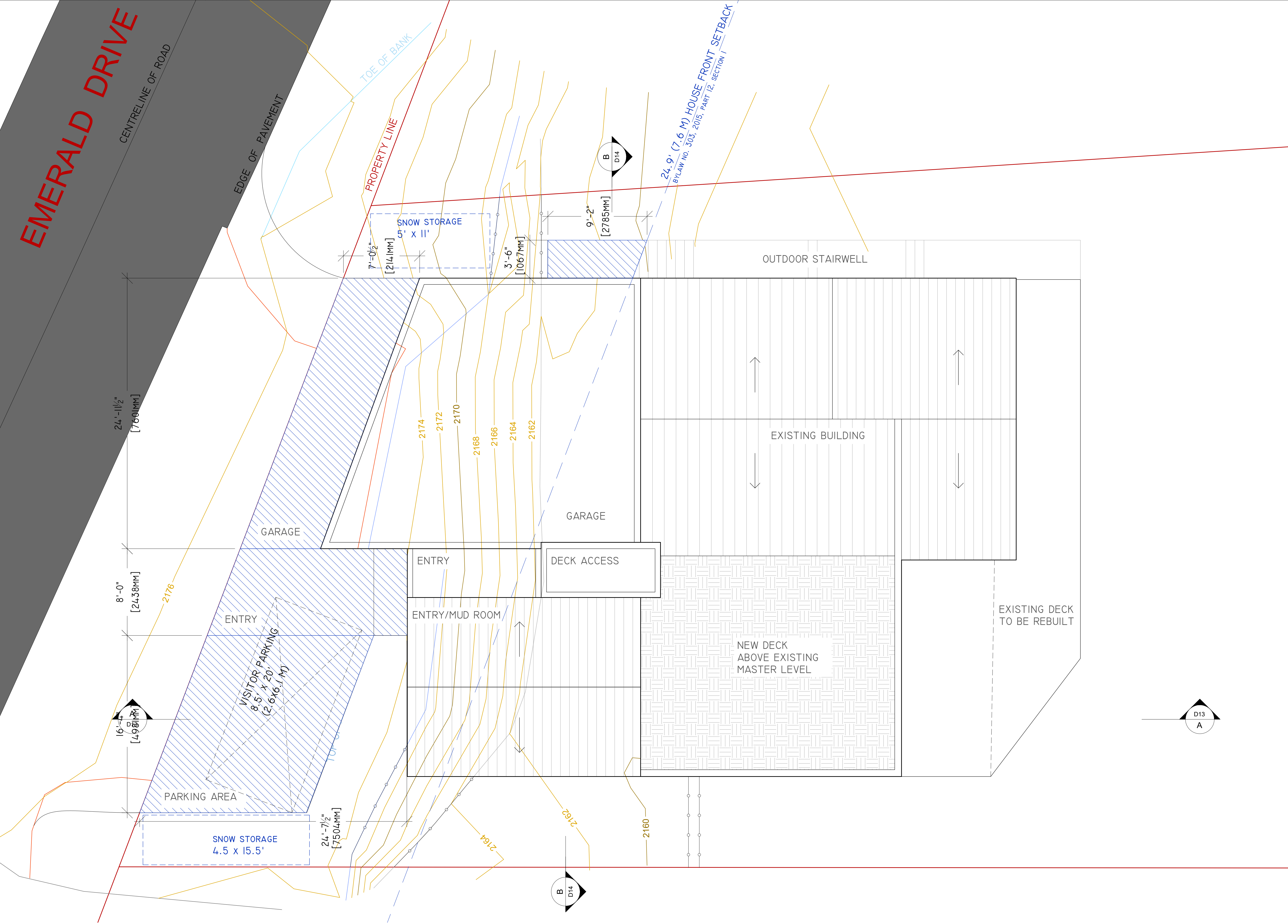
STOCKLEY - GENTILE RENOVATION
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Date	Scale
2024-3-21	1/4" = 1'-0"
Drawn by	Dwg no
MP	D03



- 1. DVP RESUBMISSION - 19 OCT 2023
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HARD SURFACE CALCULATION		
AREA	NON PERMEABLE AREA (SQ.F.)	% OF FRONT SETBACK AREA
ENTRY	135.30	
DRIVE WAY	179.64	
OUTDOOR STAIRWELL	29.67	
PARKING AREA	250.75	
BUILDING AREA	637.90	
PAVING AREA TOTAL	1233.26	75%
MAX ALLOWED %		60%
FRONT SETBACK AREA		1648.50

HARD SURFACE CALCULATION - BYLAW 303, PART 6, SECTION 4 (12)

LEGEND

HARD SURFACE - PAVING

DRAWING TITLE

HARD SURFACE AREA

PROJECT

STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

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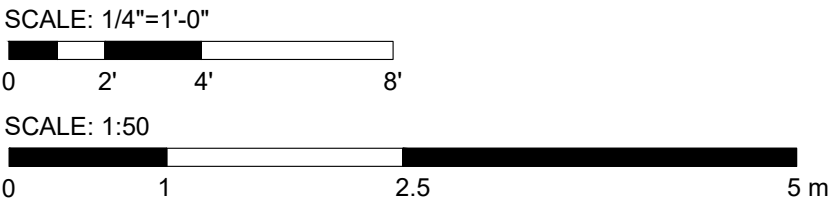
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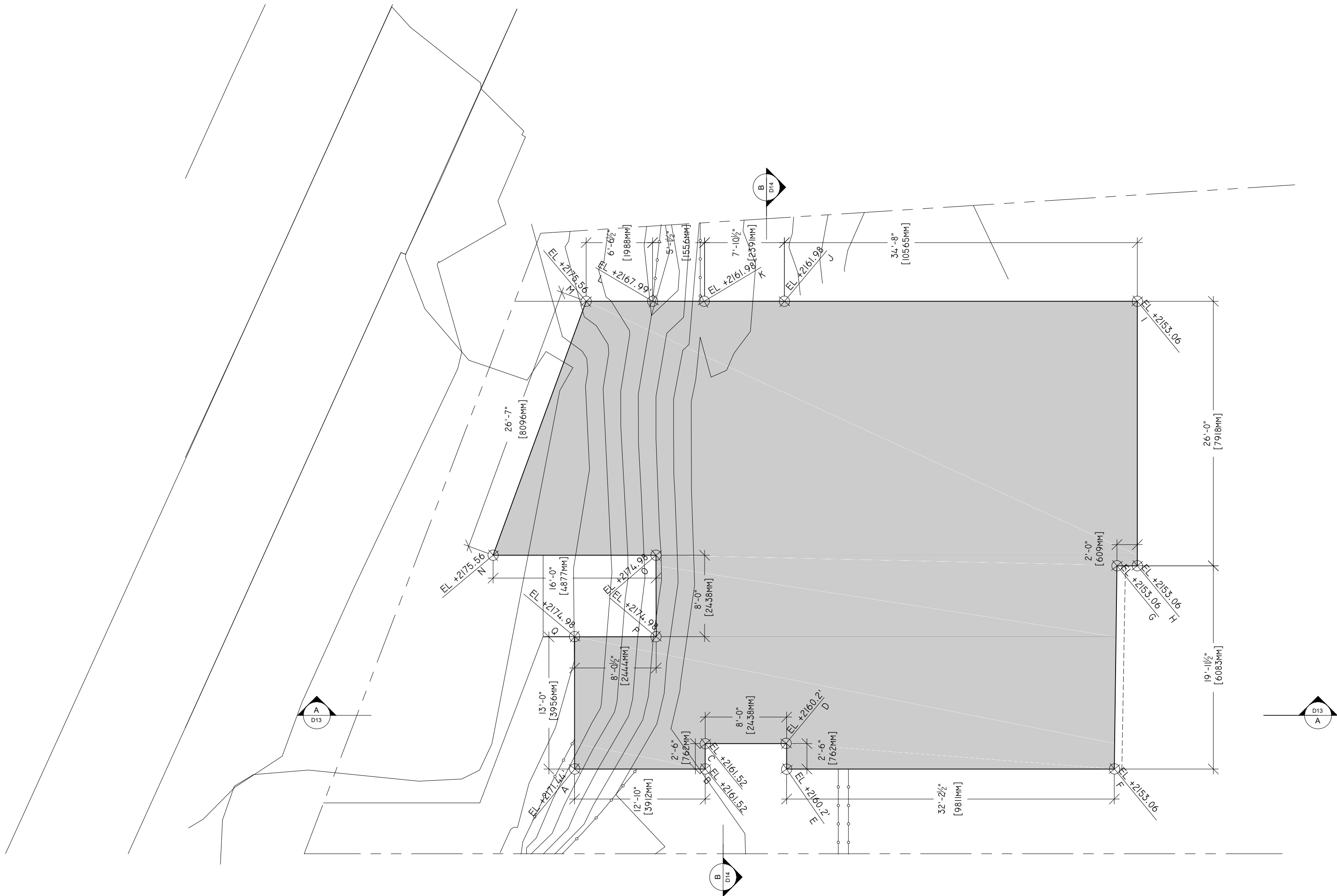
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Date	Scale
2024-3-21	1/4" = 1'-0"
Drawn by	Dwg no
MP	D06

P HARD SURFACE AREA
SCALE: 1/4" = 1'-0"



AVERAGE GRADE CALCULATION					
PART	START ELEV.	FINISH ELEV.	(S+F)/2	LENGTH (ft)	(S+F)/2 x LENGTH
A-B	2171.44	2161.52	2166.48	12.83	27795.94
B-C	2161.52	2161.52	2161.52	2.50	5403.80
C-D	2161.52	2160.20	2160.86	8.00	17286.88
D-E	2160.20	2160.20	2160.20	2.50	5400.50
E-F	2160.20	2153.06	2156.63	32.20	69443.49
F-G	2153.06	2153.06	2153.06	19.96	42975.08
G-H	2153.06	2153.06	2153.06	2.00	4306.12
H-I	2153.06	2153.06	2153.06	26.00	55979.56
I-J	2153.06	2161.98	2157.52	34.67	74801.22
J-K	2161.98	2161.98	2161.98	7.88	17036.40
K-L	2161.98	2167.99	2164.99	5.13	11106.37
L-M	2167.99	2175.56	2171.78	6.54	14203.41
M-N	2175.56	2175.56	2175.56	26.58	57826.38
N-O	2175.56	2174.98	2175.27	16.00	34804.32
O-P	2174.98	2174.98	2174.98	8.00	17399.84
P-Q	2174.98	2174.98	2174.98	8.00	17399.84
Q-A	2174.98	2171.44	2173.21	13.00	28251.73
				231.79	501420.88
AVERAGE FINISHED GRADE (ft)					2163.26
AVERAGE FINISHED GRADE (m)					659.37
for legitimizing basement					
LOWEST IF AVERAGE FINISHED GRADES F-I (ft)					2153.06
LOWEST IF AVERAGE FINISHED GRADES (m)					656.26
for roof height calculation					



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DRAWING TITLE

AVERAGE GRADE CALCULATION

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Date	Scale
2024-3-21	1/8" = 1'-0"
Drawn by	Dwg no
MP	D07.01

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PARTITION LEGEND

	EXISTING PARTITION
	NEW PARTITION
	EXISTING COLUMNS

DRAWING TITLE
BASEMENT - LEVEL 01

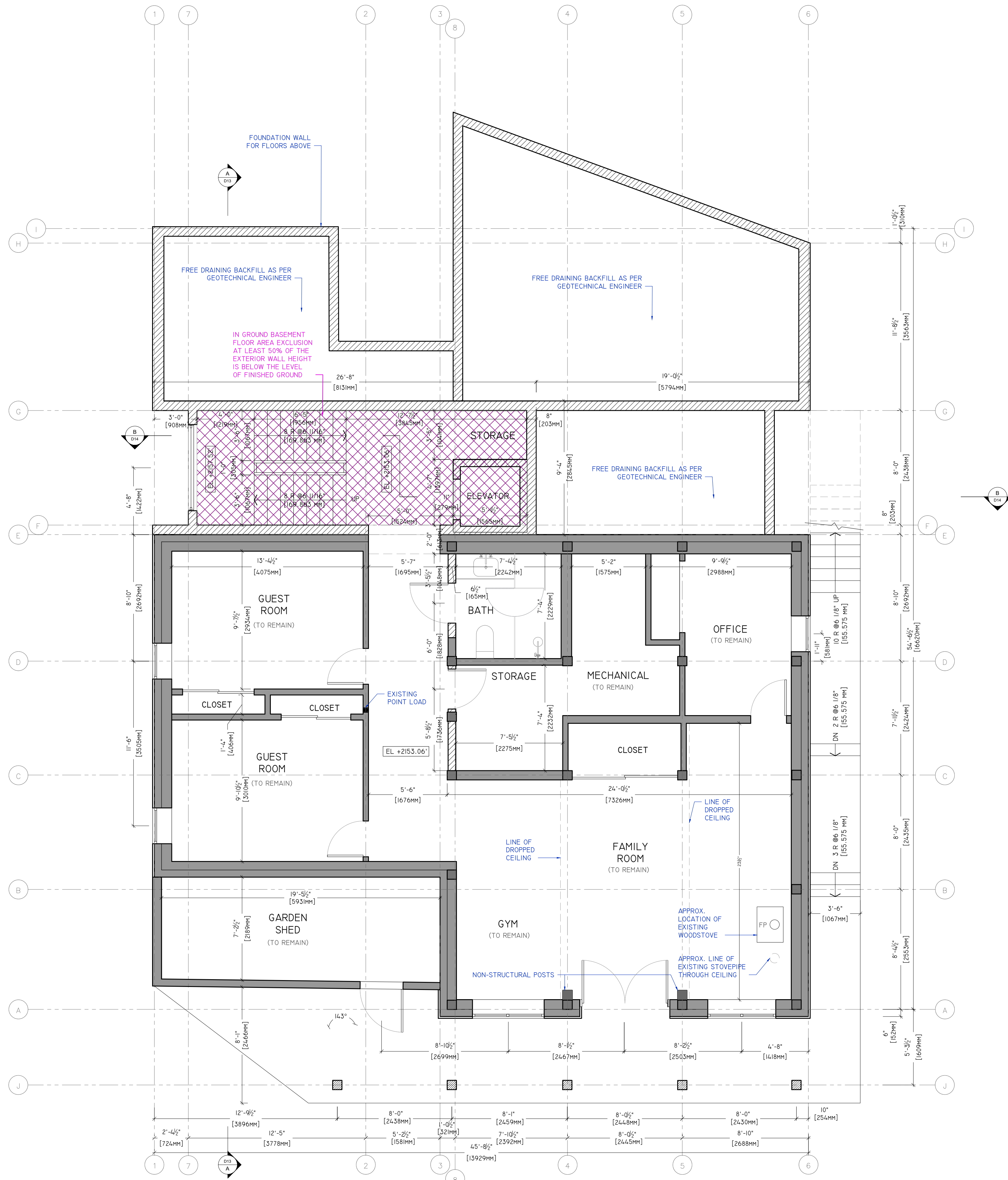
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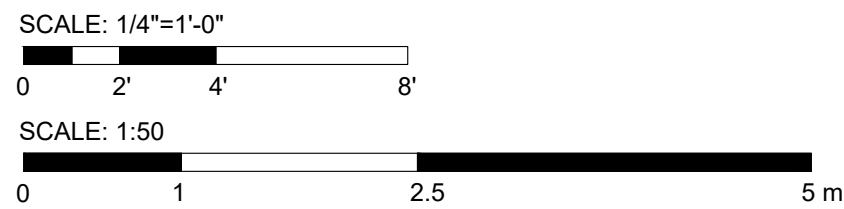
CABIN FEVER
INTERIORS INC.

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Date 2024-3-21	Scale 1/4" = 1'-0"
Drawn by MP	Dwg no D08



P BASEMENT LEVEL
SCALE: 1/4" = 1'-0"



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PARTITION LEGEND

- EXISTING PARTITION
NEW PARTITION
EXISTING COLUMNS

DRAWING TITLE
MAIN - LEVEL 02

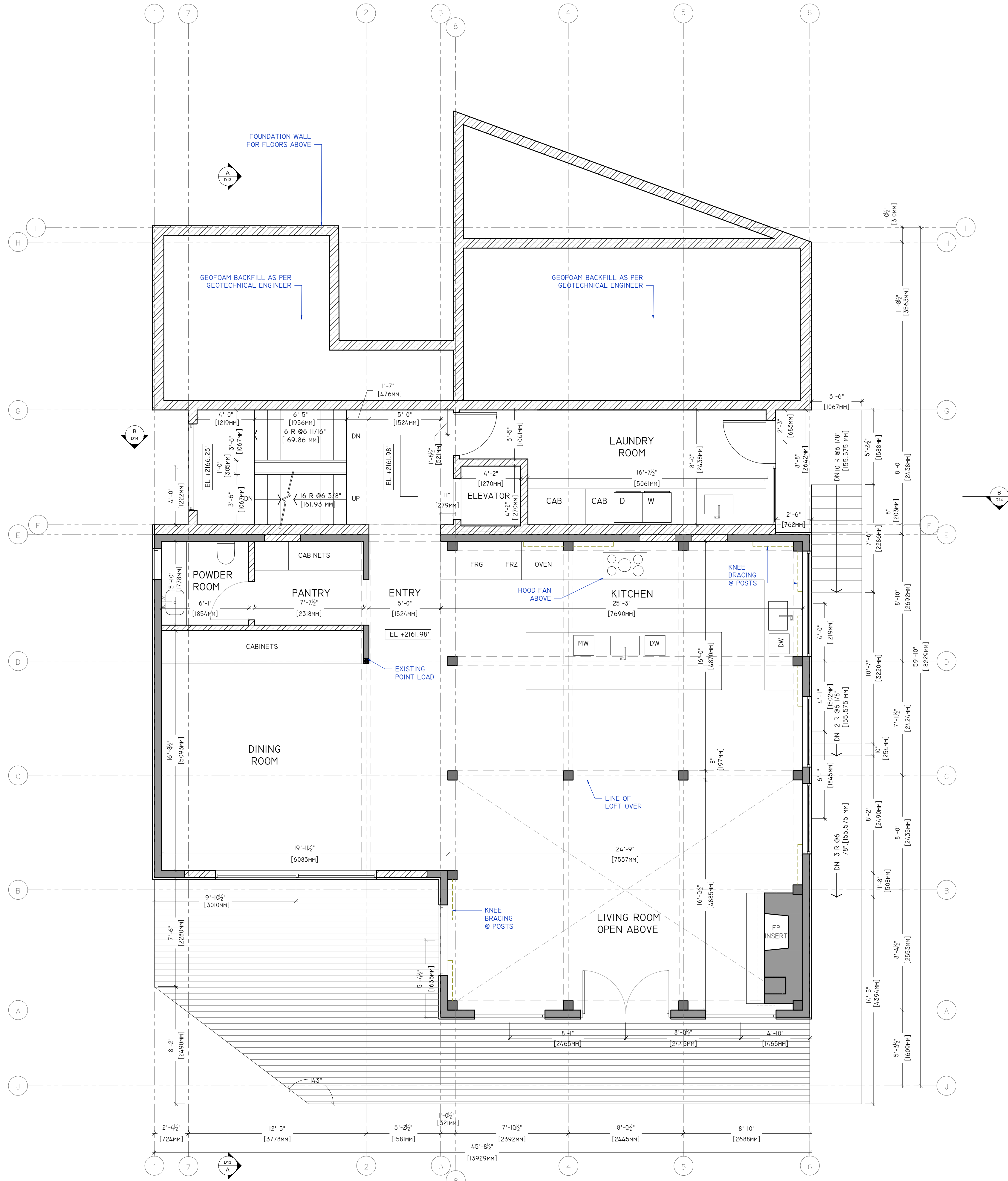
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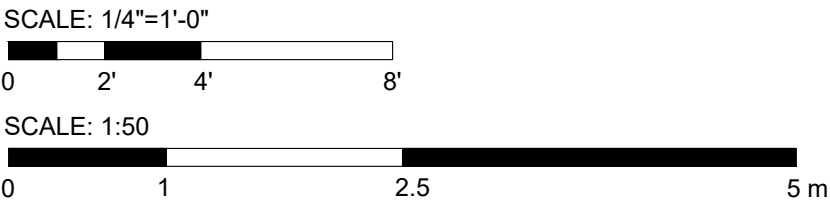
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Date 2024-3-21	Scale 1/4" = 1'-0"
Drawn by MP	Dwg no D09



P MAIN LEVEL
SCALE: 1/4" = 1'-0"



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PARTITION LEGEND

	EXISTING PARTITION
	NEW PARTITION
	EXISTING COLUMNS

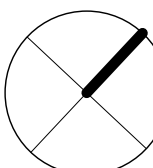
DRAWING TITLE
MASTER - LEVEL 03

PROJECT
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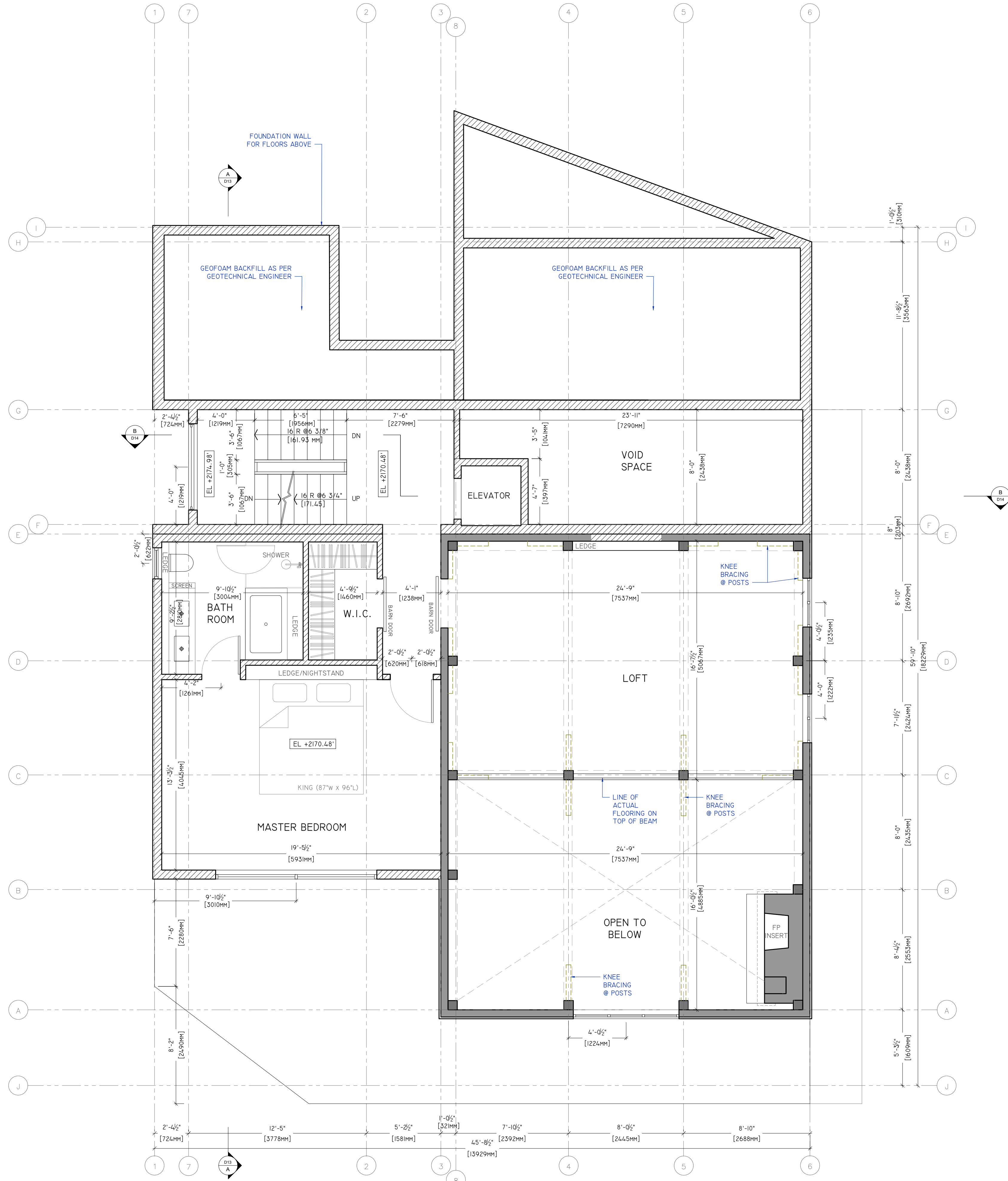
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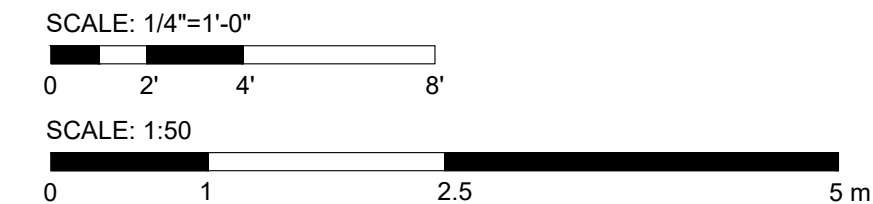
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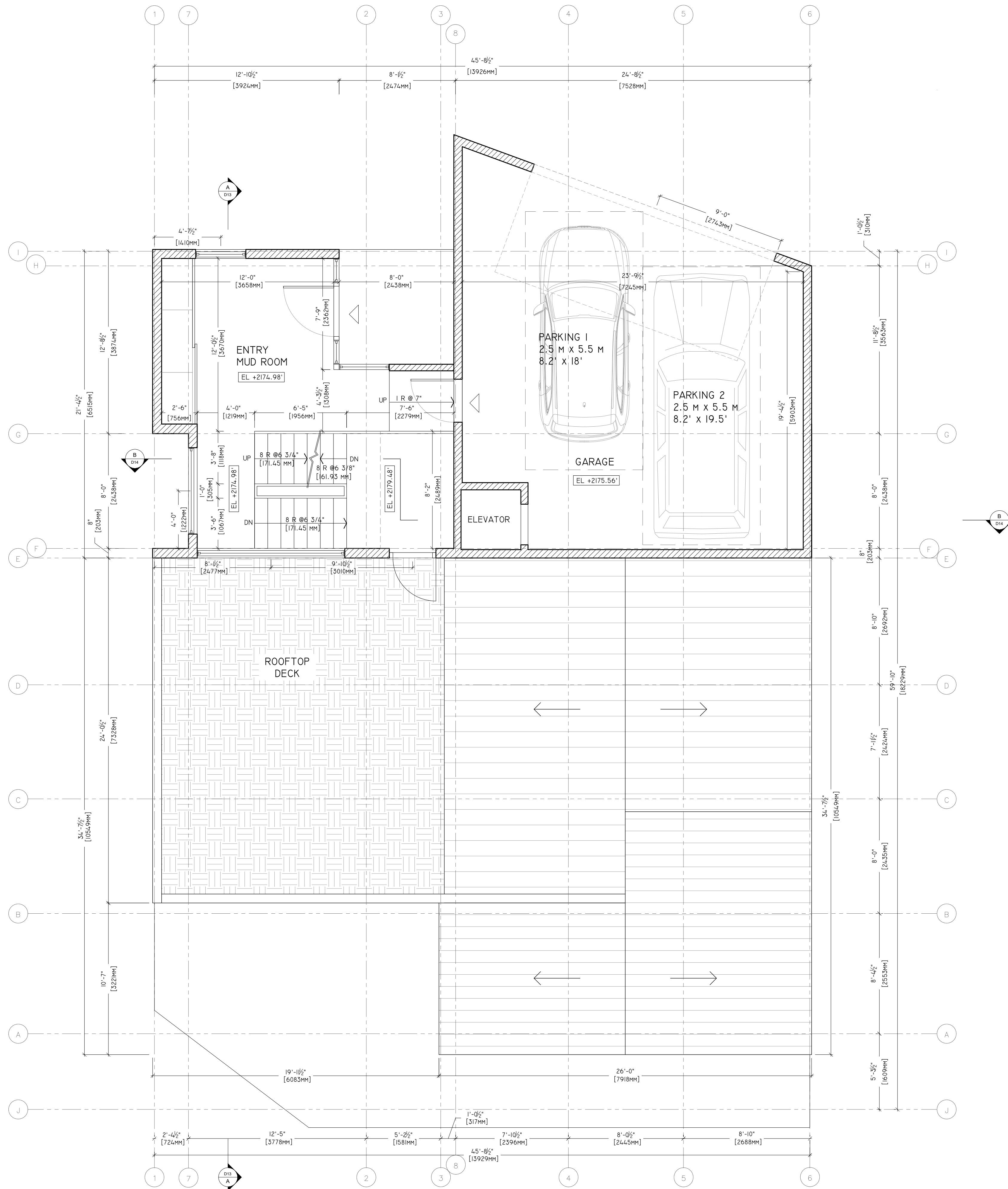
Date 2024-3-21	Scale 1/4" = 1'-0"
Drawn by MP	Dwg no D10



P MASTER LEVEL
SCALE: 1/4\" = 1'-0"



1. DVP RESUBMISSION - 19 OCT 2023
2. PLANS REVISION ACCORDING TO EMAIL FROM MUNI
BROOK MCCRADY - 1ST JAN 2024
3. DVP CHANGES SUBMISSION - 9 JAN 2024
4. DVP REFERRAL CHANGES SUBMISSION - 13 FEB 2024
5. DVP BUILDING DEPARTMENT REVISION 5 MAR 2024



PARTITION LEGEND

- EXISTING PARTITION
NEW PARTITION
EXISTING COLUMNS

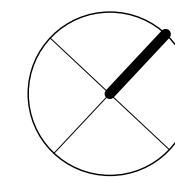
DRAWING TITLE
ENTRY- LEVEL 04

PROJECT
STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

All dimensions and size
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by contractors

CABINFEVER
INTERIORS INC.

14 - 1005 Alpha Lake Rd.
Whistler, BC V0N 1B1
P 604. 935. 3838



P ENTRY LEVEL
SCALE: 1/4" = 1'-0"

SCALE: 1/4"=1'-0"
0 2' 4' 8'
SCALE: 1:50
0 1 2.5 5 m

Date 2024-3-21	Scale 1/4" = 1'-0"
Drawn by MP	Dwg no D11

1. DVP RESUBMISSION - 19 OCT 2023
2. PLANS REVISION ACCORDING TO EMAIL FROM MUNI
BROOK MCCRADY - 1ST JAN 2024
3. DVP CHANGES SUBMISSION - 9 JAN 2024
4. DVP REFERRAL CHANGES SUBMISSION - 13 FEB 2024
5. DVP BUILDING DEPARTMENT REVISION 5 MAR 2024

PARTITION LEGEND

	EXISTING PARTITION
	NEW PARTITION
	EXISTING COLUMNS

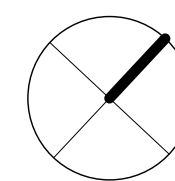
DRAWING TITLE
LOFT - LEVEL 05

PROJECT
STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

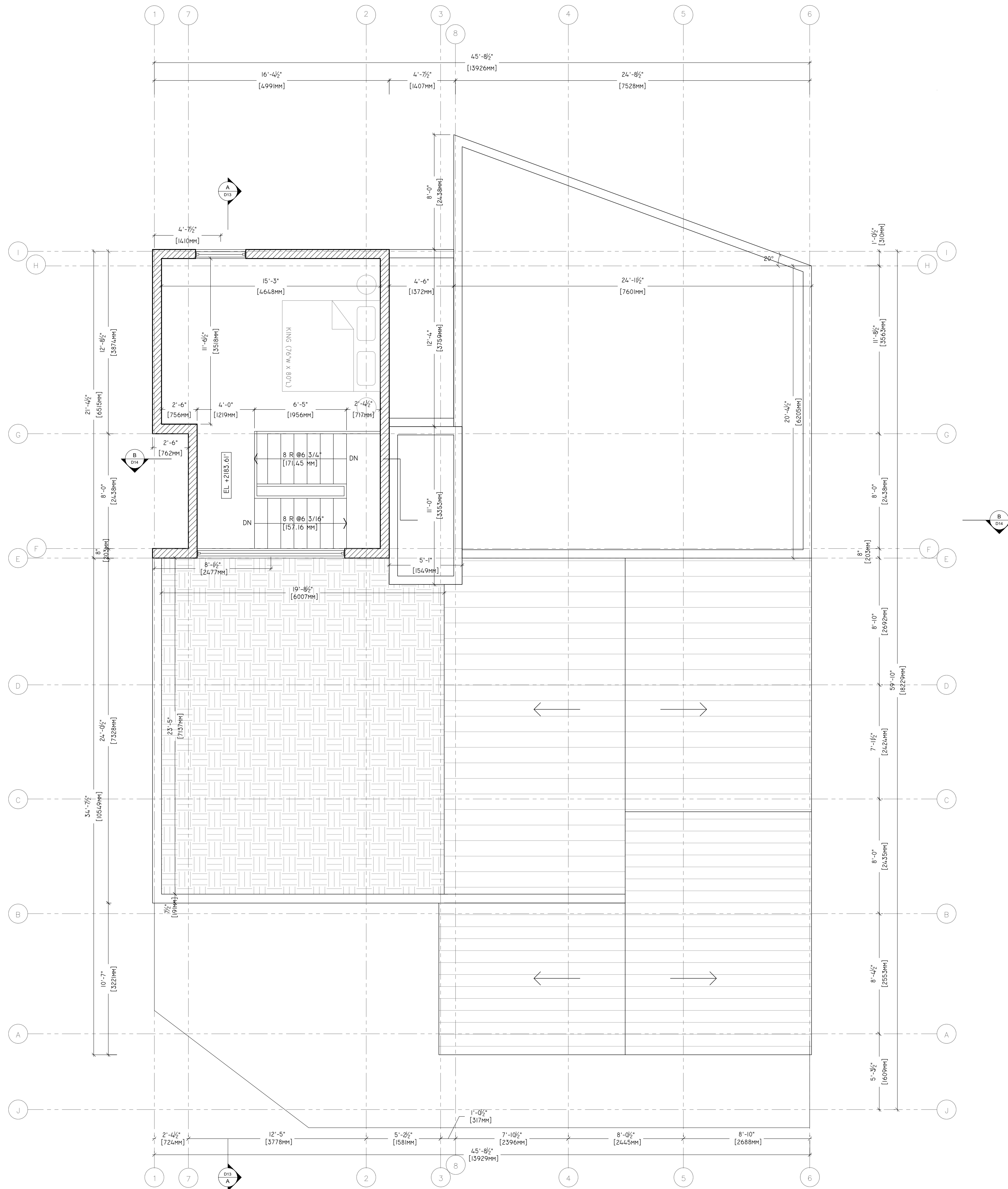
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INTERIORS INC.

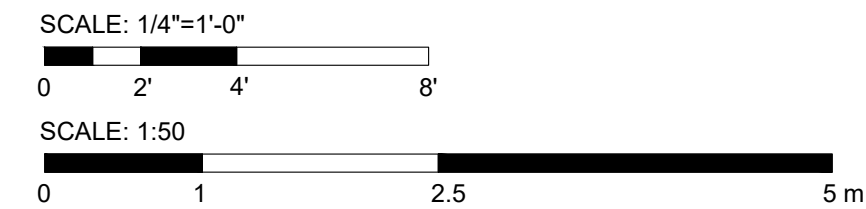
14 - 1005 Alpha Lake Rd.
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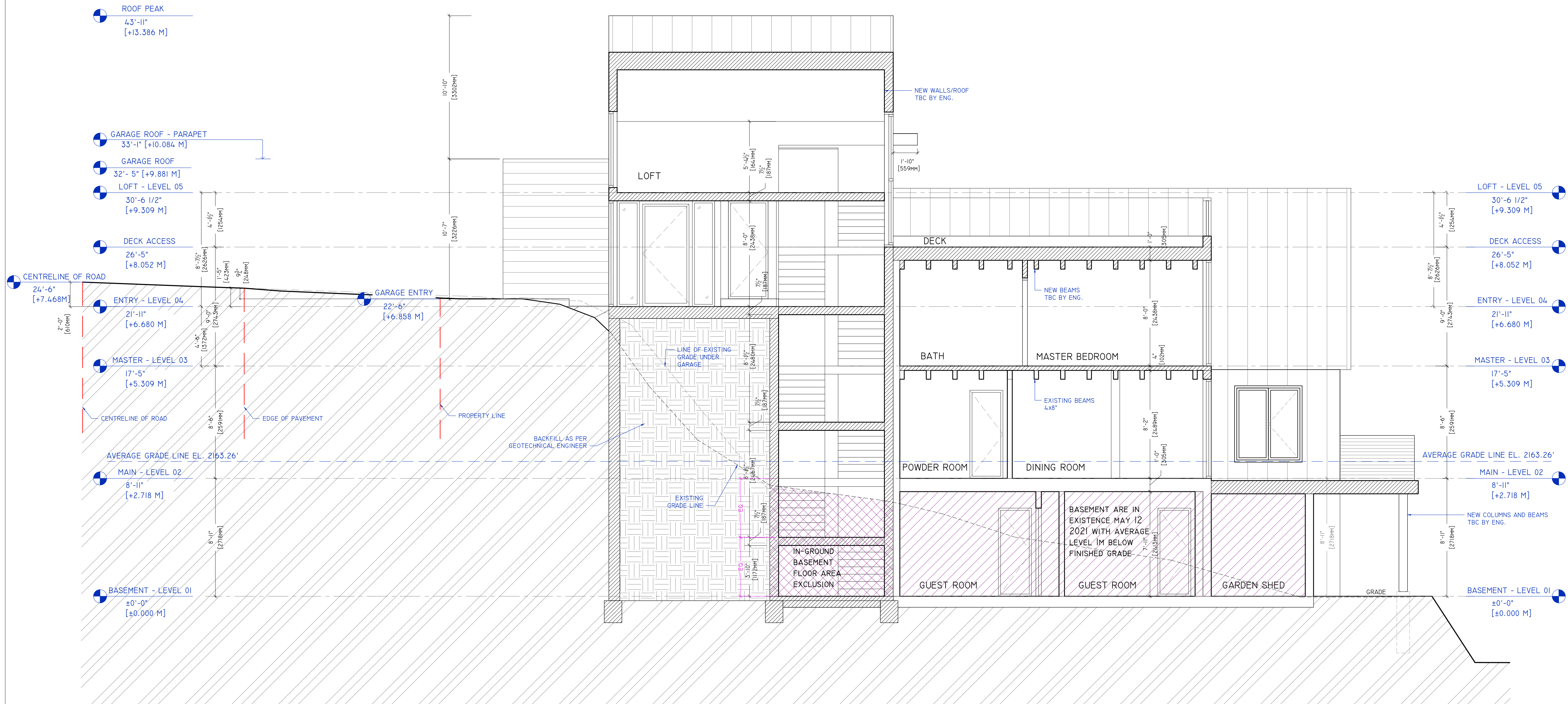
Date 2024-3-21	Scale 1/4" = 1'-0"
Drawn by MP	Dwg no D12



P LOFT LEVEL
SCALE: 1/4" = 1'-0"



1. DVP RESUBMISSION - 19 OCT 2023
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5. DVP BUILDING DEPARTMENT REVISION 5 MAR 2024



LEGEND

	EXISTING CONSTRUCTION
	NEW CONSTRUCTION

DRAWING TITLE SECTION A

PROJECT

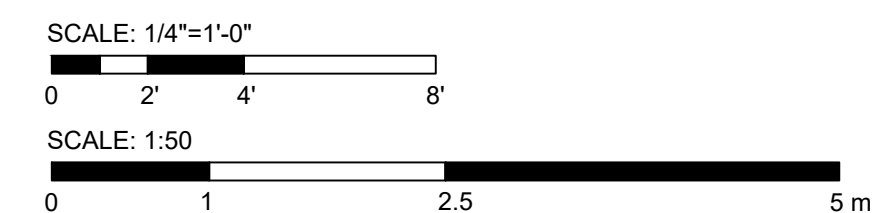
STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

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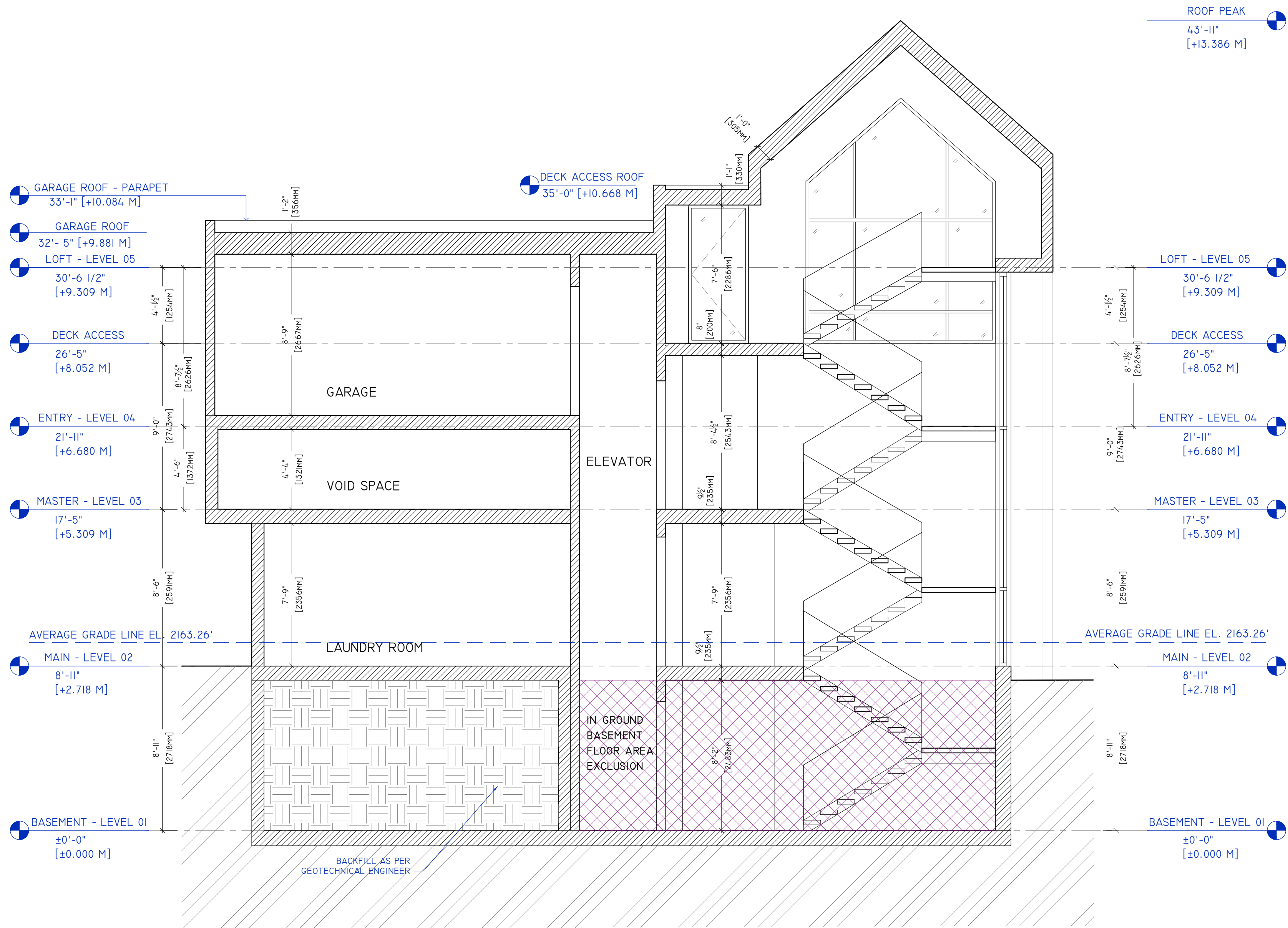
14 - 1005 Alpha Lake Rd.
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SECTION A
SCALE: 1/4" = 1'-0"



Date	Scale
2024-3-21	1/4" = 1'-0"
Drawn by	Dwg no
MP	D13

1. DVP RESUBMISSION - 19 OCT 2023
2. PLANS REVISION ACCORDING TO EMAIL FROM MUNI BROOK MCCRADY - 1ST JAN 2024
3. DVP CHANGES SUBMISSION - 9 JAN 2024
4. DVP REFERRAL CHANGES SUBMISSION - 13 FEB 2024
5. DVP BUILDING DEPARTMENT REVISION 5 MAR 2024



DRAWING TITLE

SECTION B

PROJECT

STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

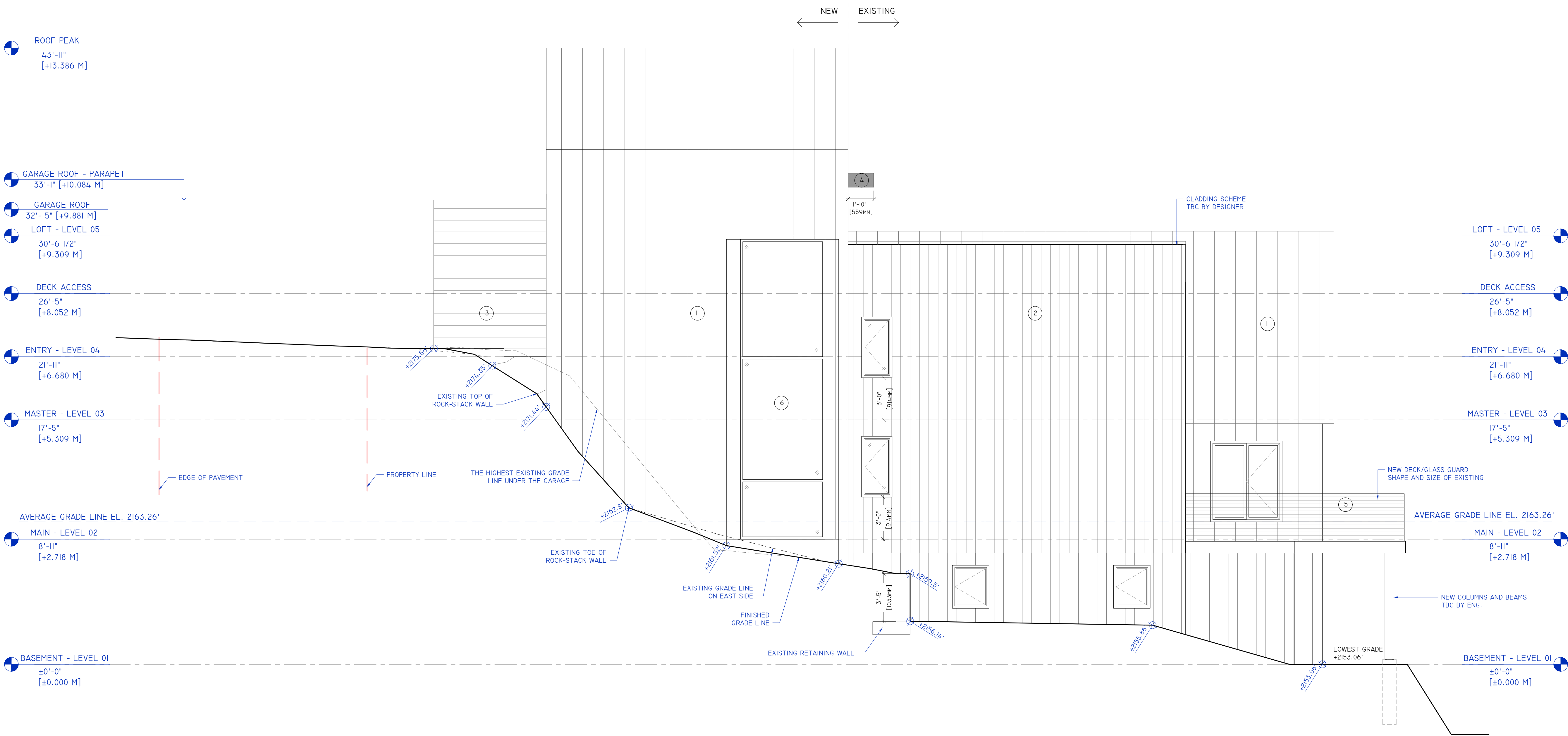
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Date	Scale
2024-3-21	1/4" = 1'-0"
Drawn by	Dwg no
MP	D14

1. DVP RESUBMISSION - 19 OCT 2023
2. PLANS REVISION ACCORDING TO EMAIL FROM MUNI
BROOK MCCRADY - 1ST JAN 2024
3. DVP CHANGES SUBMISSION - 9 JAN 2024
4. DVP REFERRAL CHANGES SUBMISSION - 13 FEB 2024
5. DVP BUILDING DEPARTMENT REVISION 5 MAR 2024



MATERIAL LEGEND

1		METAL SIDING AND ROOFING ASTM E84, CLASS A, NON-COMBUSTIBILITY
2		WOODEN SIDING VERTICAL ASTM E-84, CLASS A, NON-COMBUSTIBILITY
3		WOODEN SIDING HORIZONTAL ASTM E-84, CLASS A, NON-COMBUSTIBILITY
4		METAL SIDING ASTM E84, CLASS A, NON-COMBUSTIBILITY
5		METAL RAILING TYPE TBC
6		OBSCURED GLASS* FOR 3 STOREY WINDOW *FIRE GLASS ACCORDING TO D05

DRAWING TITLE WEST ELEVATION

PROJECT

STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

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CABINFEVER
INTERIORS INC.

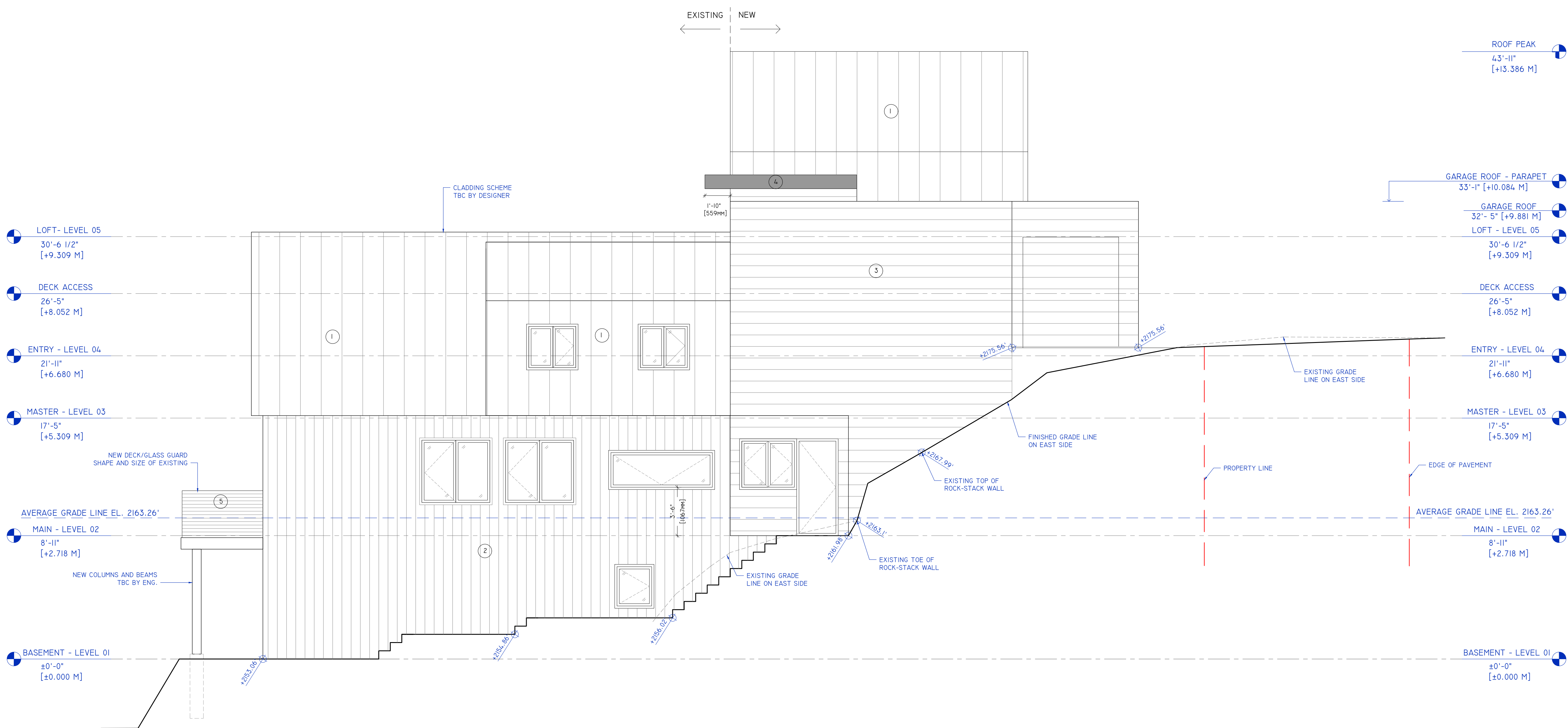
14 - 1005 Alpha Lake Rd.
Whistler, BC V0N 1B1
P 604. 935. 3838

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

SCALE: 1/4" = 1'-0"
0 2' 4' 8'
SCALE: 1:50
0 1 2.5 5 m

Date 2024-3-21	Scale 1/4" = 1'-0"
Drawn by MP	Dwg no D15

1. DVP RESUBMISSION - 19 OCT 2023
2. PLANS REVISION ACCORDING TO EMAIL FROM MUNI
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3. DVP CHANGES SUBMISSION - 9 JAN 2024
4. DVP REFERRAL CHANGES SUBMISSION - 13 FEB 2024
5. DVP BUILDING DEPARTMENT REVISION 5 MAR 2024



MATERIAL LEGEND

1	METAL SIDING AND ROOFING ASTM E84, CLASS A, NON-COMBUSTIBILITY
2	WOODEN SIDING VERTICAL ASTM E-84, CLASS A NON-COMBUSTIBILITY
3	WOODEN SIDING HORIZONTAL ASTM E-84, CLASS A NON-COMBUSTIBILITY
4	METAL SIDING ASTM E84, CLASS A, NON-COMBUSTIBILITY
5	METAL RAILING TYPE TBC
6	OBSCURED GLASS* FOR 3 STOREY WINDOW *FIRE GLASS ACCORDING TO D05

DRAWING TITLE

EAST ELEVATION

PROJECT

STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

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INTERIORS INC.

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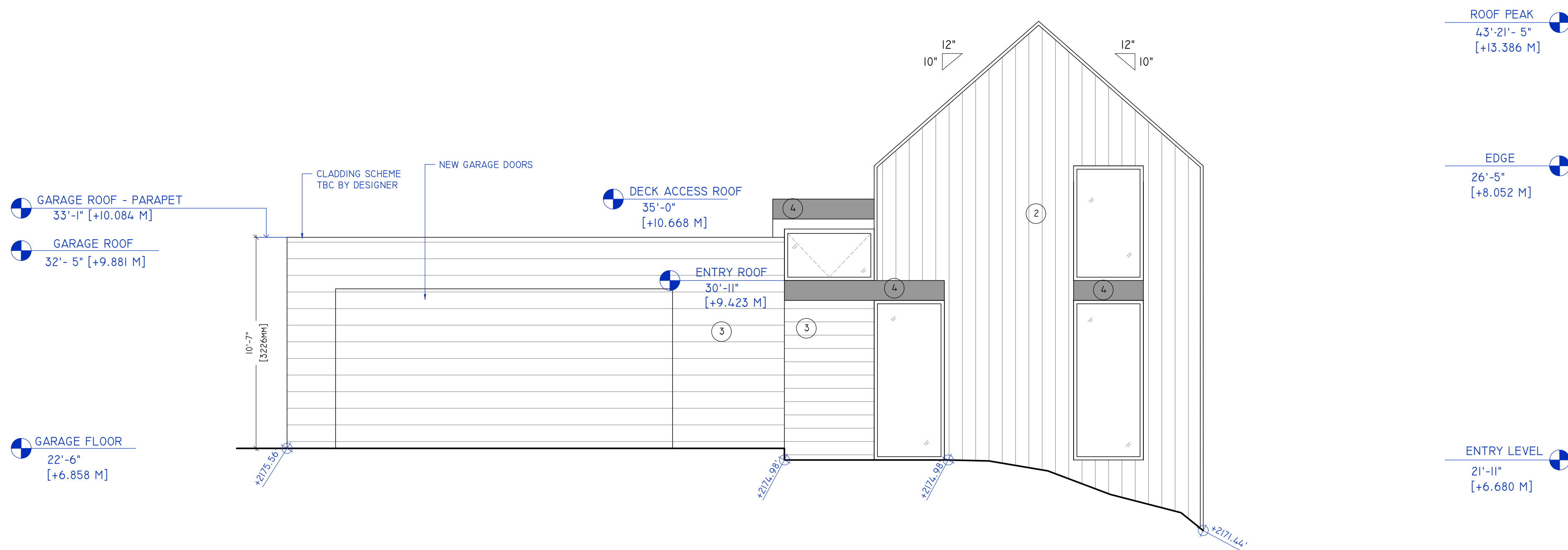
E EAST ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4"=1'-0"
0 2' 4' 8'
SCALE: 1:50
0 1 2.5 5 m

Date 2024-3-21	Scale 1/4" = 1'-0"
Drawn by MP	Dwg no D16



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



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

1. DVP RESUBMISSION - 19 OCT 2023
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3. DVP CHANGES SUBMISSION - 9 JAN 2024
4. DVP REFERRAL CHANGES SUBMISSION - 13 FEB 2024
5. DVP BUILDING DEPARTMENT REVISION 5 MAR 2024

MATERIAL LEGEND

1		METAL SIDING AND ROOFING ASTM E84, CLASS A NON-COMBUSTIBILITY
2		WOODEN SIDING VERTICAL ASTM E-84, CLASS A NON-COMBUSTIBILITY
3		WOODEN SIDING HORIZONTAL ASTM E-84, CLASS A NON-COMBUSTIBILITY
4		METAL SIDING ASTM E84, CLASS A, NON-COMBUSTIBILITY
5		METAL RAILING TYPE TBC
6		OBSCURED GLASS* FOR 3 STOREY WINDOW *FIRE GLASS ACCORDING TO D05

DRAWING TITLE

SOUTH & NORTH ELEVATION

PROJECT

STOCKLEY - GENTILE RENOVATION
9151 EMERALD DRIVE
WHISTLER, BC

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Date	Scale
2024-3-21	1/4" = 1'-0"
Drawn by	Dwg no
MP	D17