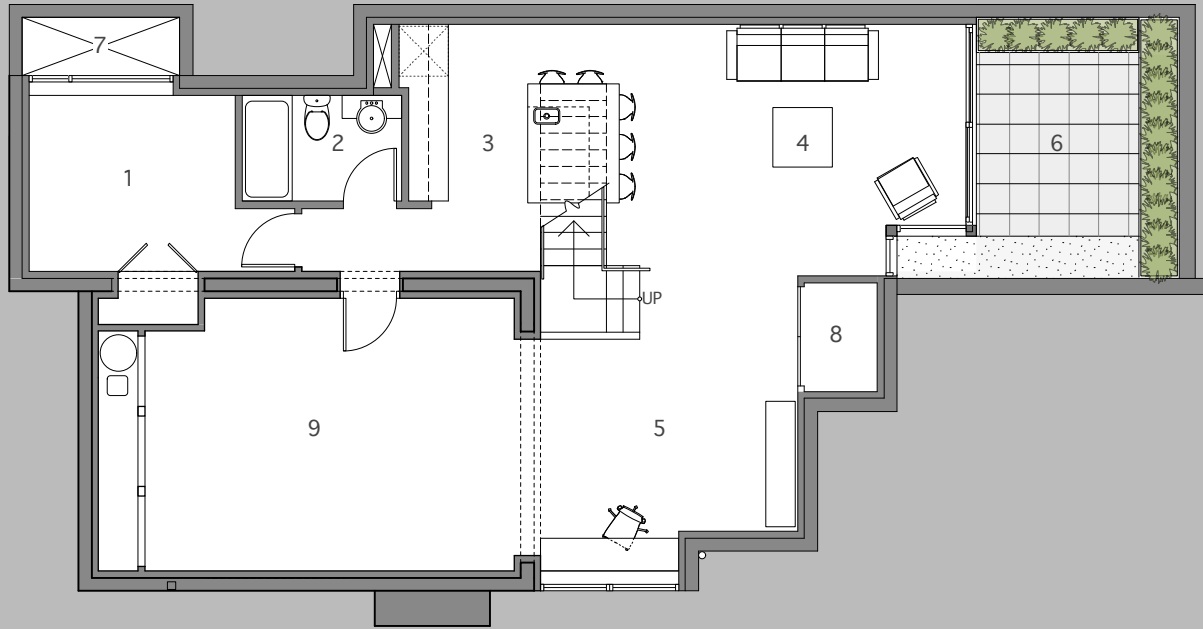


# WEST 21st AVENUE RESIDENCE

## SITE PLAN

- 1 COVERED ENTRY
- 2 MAIN RESIDENCE
- 3 SUNKEN PATIO
- 4 REAR PATIO
- 5 GARAGE w / PLANTED ROOF
- 6 GUEST PARKING
- 7 GARDEN SEATING
- 8 LIGHT WELL
- 9 NEIGHBOURING HOUSE
- 10 SIDEWALK

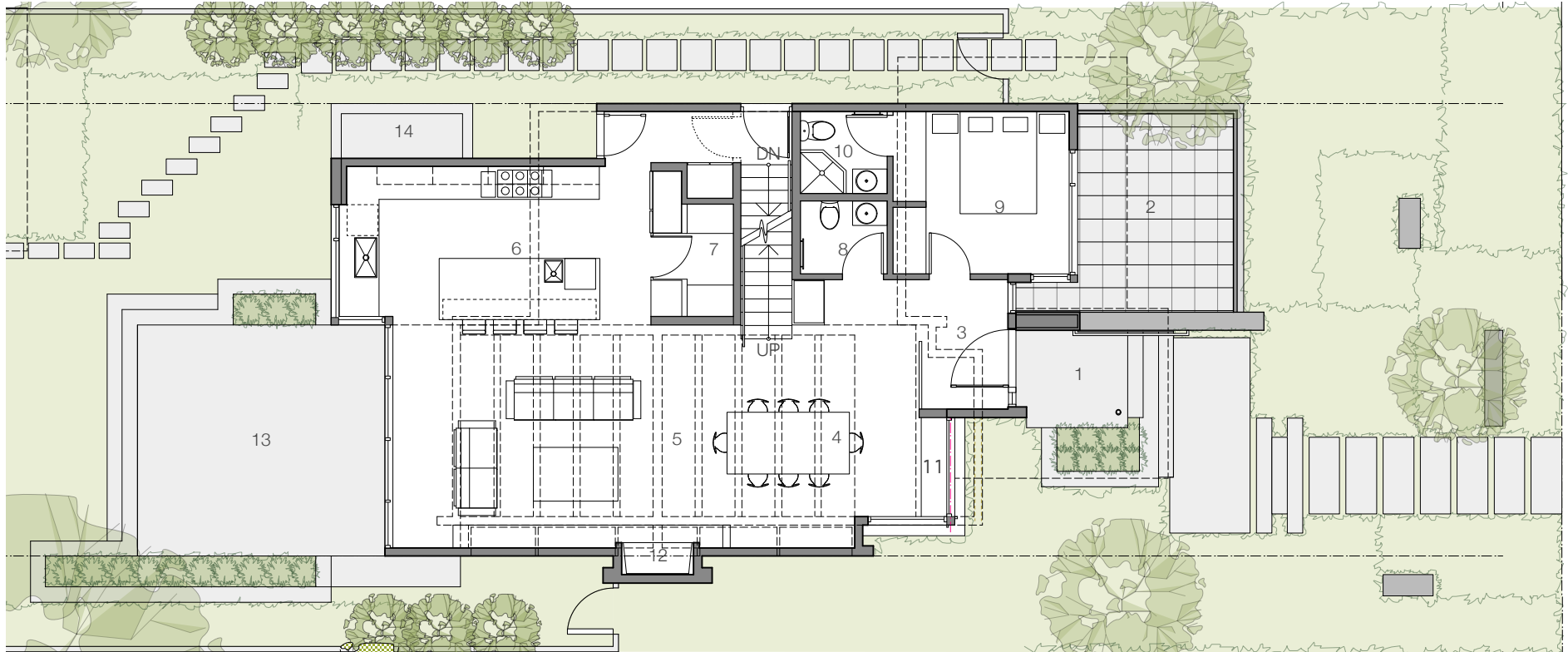
TOTAL FLOOR AREA	3,068 sq.ft.
LOT AREA	5,122 sq.ft.
COMPLETION	WINTER 2010
LOCATION	VANCOUVER



# WEST 21st AVENUE RESIDENCE

## BASEMENT FLOOR PLAN

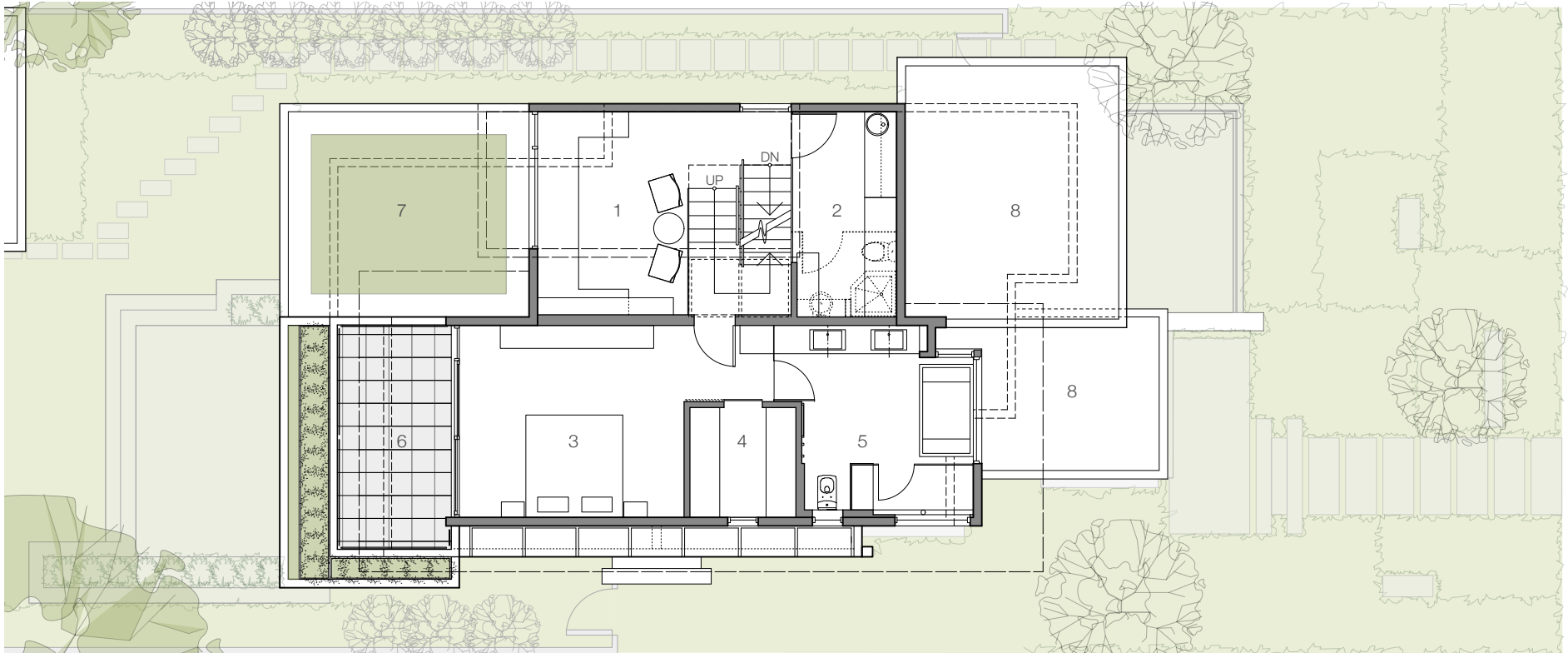
- 1 BEDROOM
- 2 BATHROOM
- 3 KITCHEN
- 4 LIVING ROOM
- 5 OFFICE
- 6 SUNKEN PATIO
- 7 LIGHT WELL
- 8 MECHANICAL
- 9 BEDROOM / OFFICE



# WEST 21st AVENUE RESIDENCE

## GROUND FLOOR PLAN

- |                         |               |
|-------------------------|---------------|
| 1 COVERED ENTRY         | 11 BENCH      |
| 2 SUNKEN COURTYARD      | 12 FIREPLACE  |
| 3 MAIN ENTRY            | 13 REAR PATIO |
| 4 DINING ROOM           | 14 LIGHT WELL |
| 5 LIVING ROOM           |               |
| 6 KITCHEN               |               |
| 7 PANTRY                |               |
| 8 POWDER ROOM           |               |
| 9 GUEST BEDROOM / STUDY |               |
| 10 GUEST ENSUITE        |               |

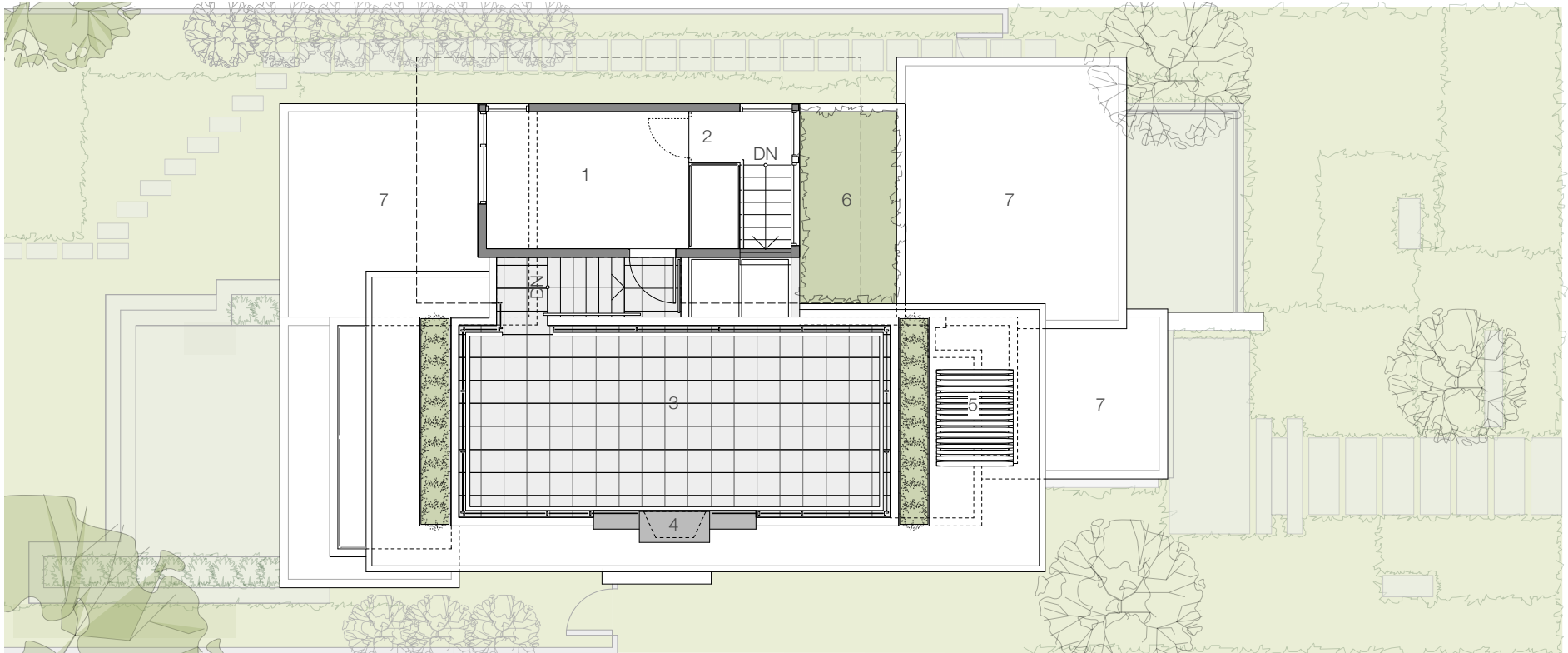


0 5 10 25'

# WEST 21st AVENUE RESIDENCE

## UPPER FLOOR PLAN

- 1 BEDROOM / OFFICE
- 2 LAUNDRY / BATHROOM
- 3 MASTER BEDROOM
- 4 WALK-IN CLOSET
- 5 MASTER ENSUITE
- 6 ROOF DECK
- 7 PLANTED ROOF
- 8 ROOF



# WEST 21st AVENUE RESIDENCE

## ROOF DECK FLOOR PLAN

- 1 STUDIO / BEDROOM
- 2 BRIDGE
- 3 ROOF DECK
- 4 FIREPLACE
- 5 SOLAR WATER HEATING TUBES
- 6 PLANTED ROOF
- 7 ROOF