



HERITAGE REVITALIZATION AGREEMENT

DRAWING LIST

SHEET NO.	SHEET NAME	ISSUE DATE	REVISION NO.	REVISION DATE
A000	COVER SHEET	12/01/17		
A100	SITE PLAN	12/01/17		
A101	AVERAGE GRADE CALCULATIONS	12/01/17		
A102	FLOOR AREA RATIO CALCULATIONS	12/01/17		
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A202	MAIN FLOOR PLAN	12/01/17		
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A305	HIGHEST BUILDING FACE	12/01/17		
A401	SITE SECTIONS A & B	12/01/17		
A402	SECTION C	12/01/17		
A403	SECTION D	12/01/17		

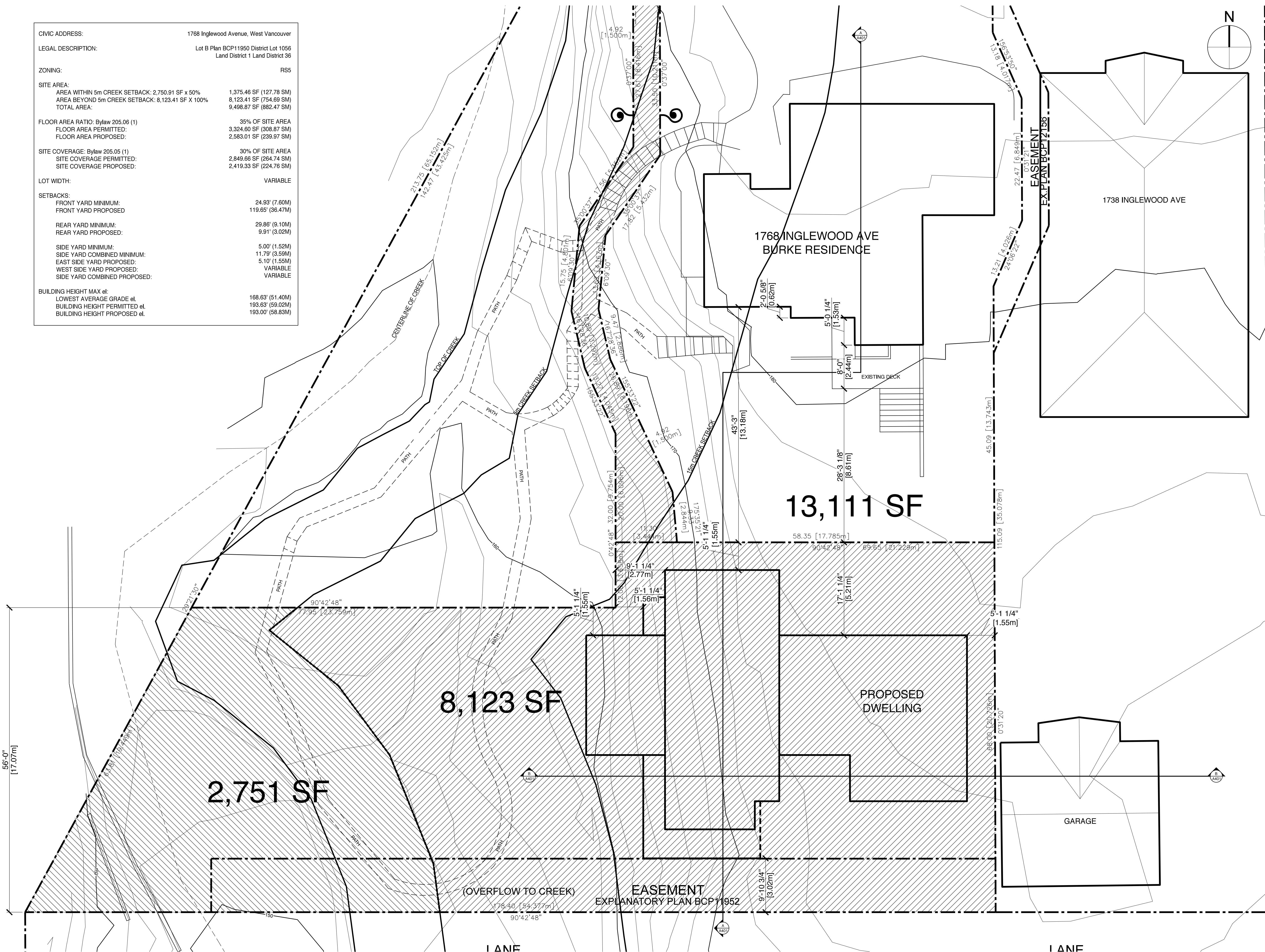
12.01.17 ISSUED FOR HRA
DATE DESCRIPTION RB BY

bai
Burgers
architecture inc.
2488 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1
PH 604 926 6058
FAX 604 926 9141
email: cedric@baiarchitects.com

**BURKE INFILL
RESIDENCE**
1768 INGLEWOOD AVENUE,
WEST VANCOUVER, BC

A000
COVER SHEET

CIVIC ADDRESS:	1768 Inglewood Avenue, West Vancouver
LEGAL DESCRIPTION:	Lot B Plan BCP11950 District Lot 1056 Land District 1 Land District 36
ZONING:	RSS
SITE AREA:	
AREA WITHIN 5m CREEK SETBACK: 2,750.91 SF x 50%	1,375.46 SF (127.78 SM)
AREA BEYOND 5m CREEK SETBACK: 8,123.41 SF X 100%	8,123.41 SF (754.69 SM)
TOTAL AREA:	9,498.87 SF (882.47 SM)
FLOOR AREA RATIO: Bylaw 205.06 (1)	35% OF SITE AREA
FLOOR AREA PERMITTED:	3,324.60 SF (308.87 SM)
FLOOR AREA PROPOSED:	2,583.01 SF (239.97 SM)
SITE COVERAGE: Bylaw 205.05 (1)	30% OF SITE AREA
SITE COVERAGE PERMITTED:	2,849.66 SF (264.74 SM)
SITE COVERAGE PROPOSED:	2,419.33 SF (224.76 SM)
LOT WIDTH:	VARIABLE
SETBACKS:	
FRONT YARD MINIMUM:	24.93' (7.60M)
FRONT YARD PROPOSED:	119.65' (36.47M)
REAR YARD MINIMUM:	29.86' (9.10M)
REAR YARD PROPOSED:	9.91' (3.02M)
SIDE YARD MINIMUM:	5.00' (1.52M)
SIDE YARD COMBINED MINIMUM:	11.79' (3.59M)
EAST SIDE YARD PROPOSED:	5.10' (1.55M)
WEST SIDE YARD PROPOSED:	VARIABLE
SIDE YARD COMBINED PROPOSED:	VARIABLE
BUILDING HEIGHT MAX et:	
LOWEST AVERAGE GRADE et.	168.63' (51.40M)
BUILDING HEIGHT PERMITTED et.	193.63' (59.02M)
BUILDING HEIGHT PROPOSED et.	193.00' (58.83M)



GENERAL NOTES
(apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (BCBC) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to the start of construction.

Final dimensions of all components are the Contractor's responsibility.

Building to be sprinklered to NFPA and BC Fire Code.

Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

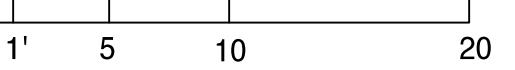
All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail book)

Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.

- Denotes Wall / Roof / Floor Assembly
- Denotes Finished Material
- Denotes Door Type
- Denotes Detail Reference
- Denotes Window Size (rough opening)
- Denotes Door Size
- Denotes New Elevation
- Denotes Existing Elevation

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



DATE	ISSUED FOR HRA DESCRIPTION	RB BY
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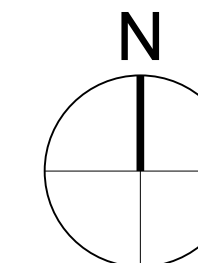
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**BURKE INFILL
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A100
SITE PLAN



GENERAL NOTES (apply to all drawings)

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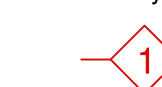





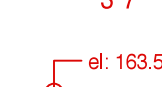

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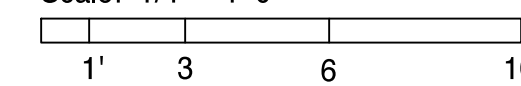
Building to be sprinklered to NFPA and BC Fire Code.

Dimensions
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Construction Assembly Reference (refer to detail book)

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-  Denotes Finished Material
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-  Denotes Detail Reference
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-  Denotes Door Size
-  Denotes New Elevation
-  Denotes Existing Elevation

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


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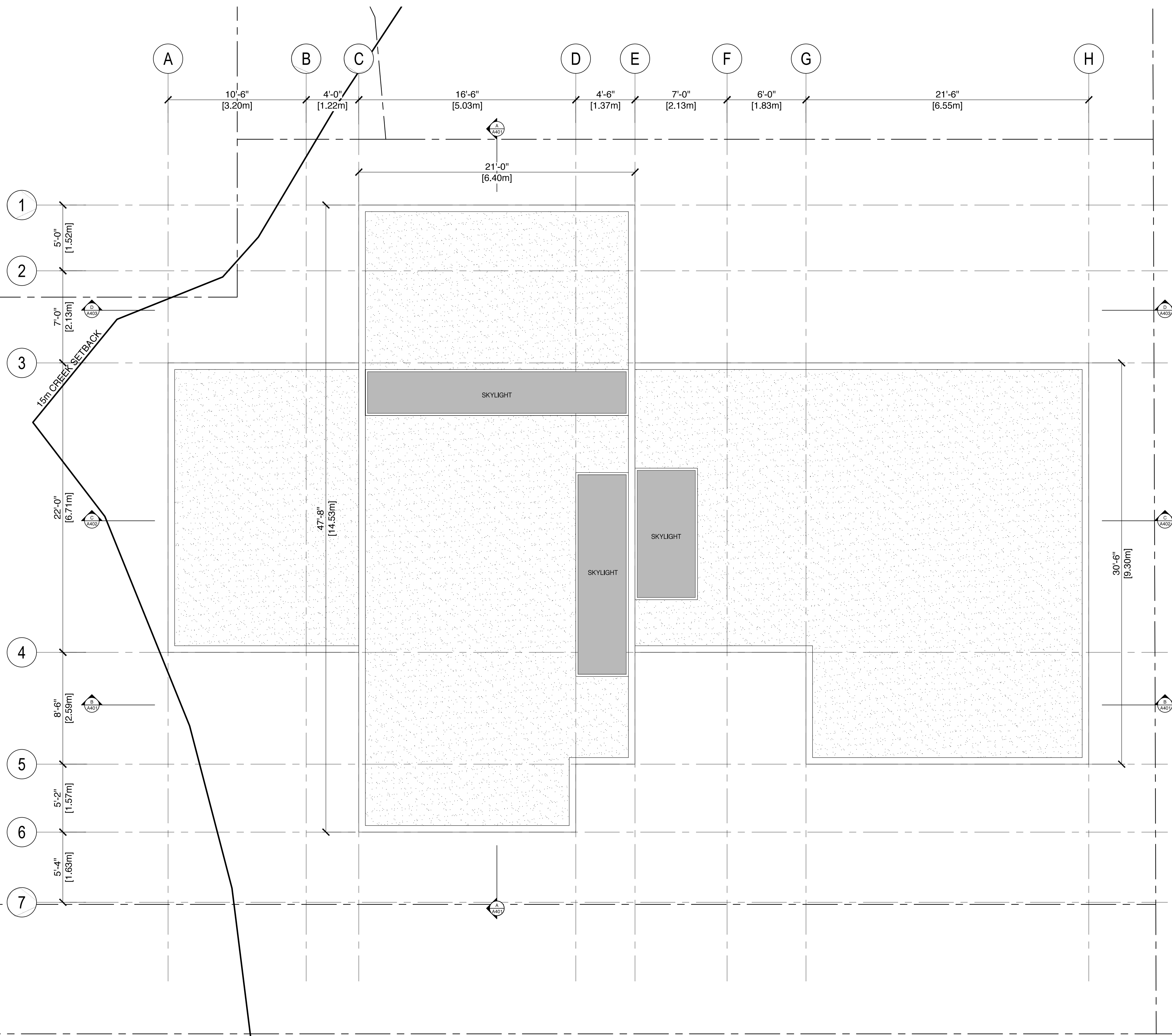
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**BURKE INFILL
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1768 INGLEWOOD AVENUE,
WEST VANCOUVER, BC

A204
ROOF PLAN



GENERAL NOTES
(apply to all drawings)

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Final dimensions of all components are the Contractor's responsibility.

Building to be sprinklered to NFPA and BC Fire Code.


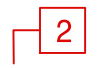






Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

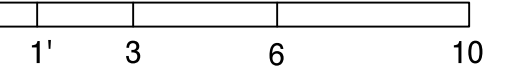
All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail book)

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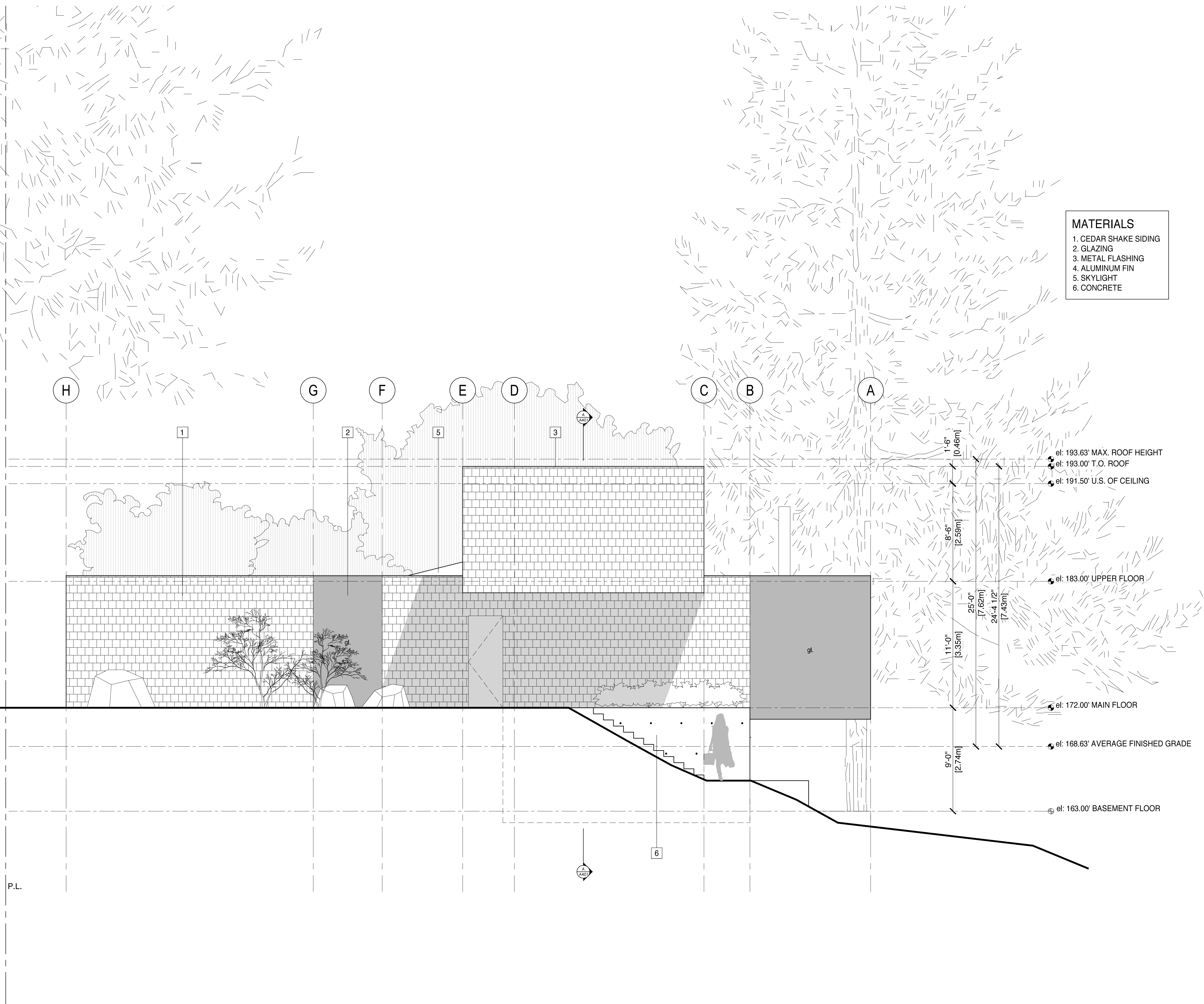
-  1 Denotes Wall / Roof / Floor Assembly
-  2 Denotes Finished Material
-  D01 Denotes Door Type
-  1/5.5 Denotes Detail Reference
-  12'-0" Denotes Window Size (rough opening)
-  3'-0" Denotes Door Size
-  el: 163.5' Denotes New Elevation
-  el: 163.5' Denotes Existing Elevation

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



MATERIALS

1. CEDAR SHAKE SIDING
2. GLAZING
3. METAL FLASHING
4. ALUMINUM FIN
5. SKYLIGHT
6. CONCRETE



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V7V 1Y1

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**BURKE INFILL
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1768 INGLEWOOD AVENUE,
WEST VANCOUVER, BC

A301
NORTH ELEVATION

P.L.

GENERAL NOTES
(apply to all drawings)

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Final dimensions of all components are the Contractor's responsibility.

Building to be sprinklered to NFPA and BC Fire Code.









Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail book)

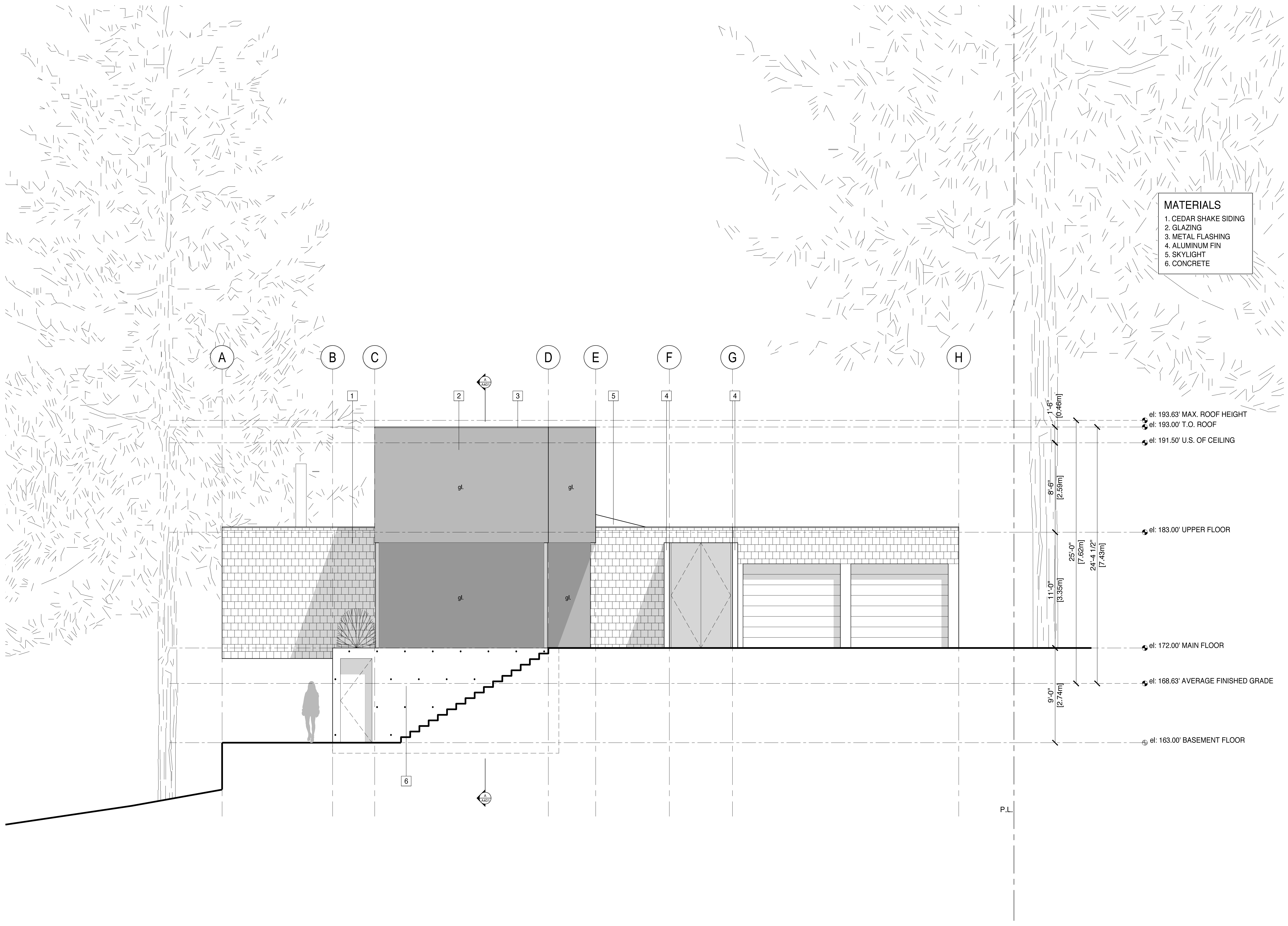
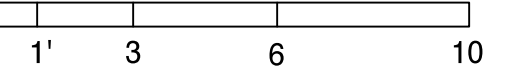
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-  Denotes Finished Material
-  Denotes Door Type
-  Denotes Detail Reference
-  Denotes Window Size (rough opening)
-  Denotes Door Size
-  Denotes New Elevation
-  Denotes Existing Elevation

MATERIALS

1. CEDAR SHAKE SIDING
2. GLAZING
3. METAL FLASHING
4. ALUMINUM FIN
5. SKYLIGHT
6. CONCRETE

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



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bai
Burgers
architecture inc.

2488 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1

PH: 604 926 6058
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**BURKE INFILL
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WEST VANCOUVER, BC

A302
SOUTH ELEVATION

GENERAL NOTES
(apply to all drawings)

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Final dimensions of all components are the Contractor's responsibility.

Building to be sprinklered to NFPA and BC Fire Code.




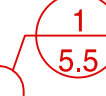




Dimensions

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Construction Assembly Reference (refer to detail book)

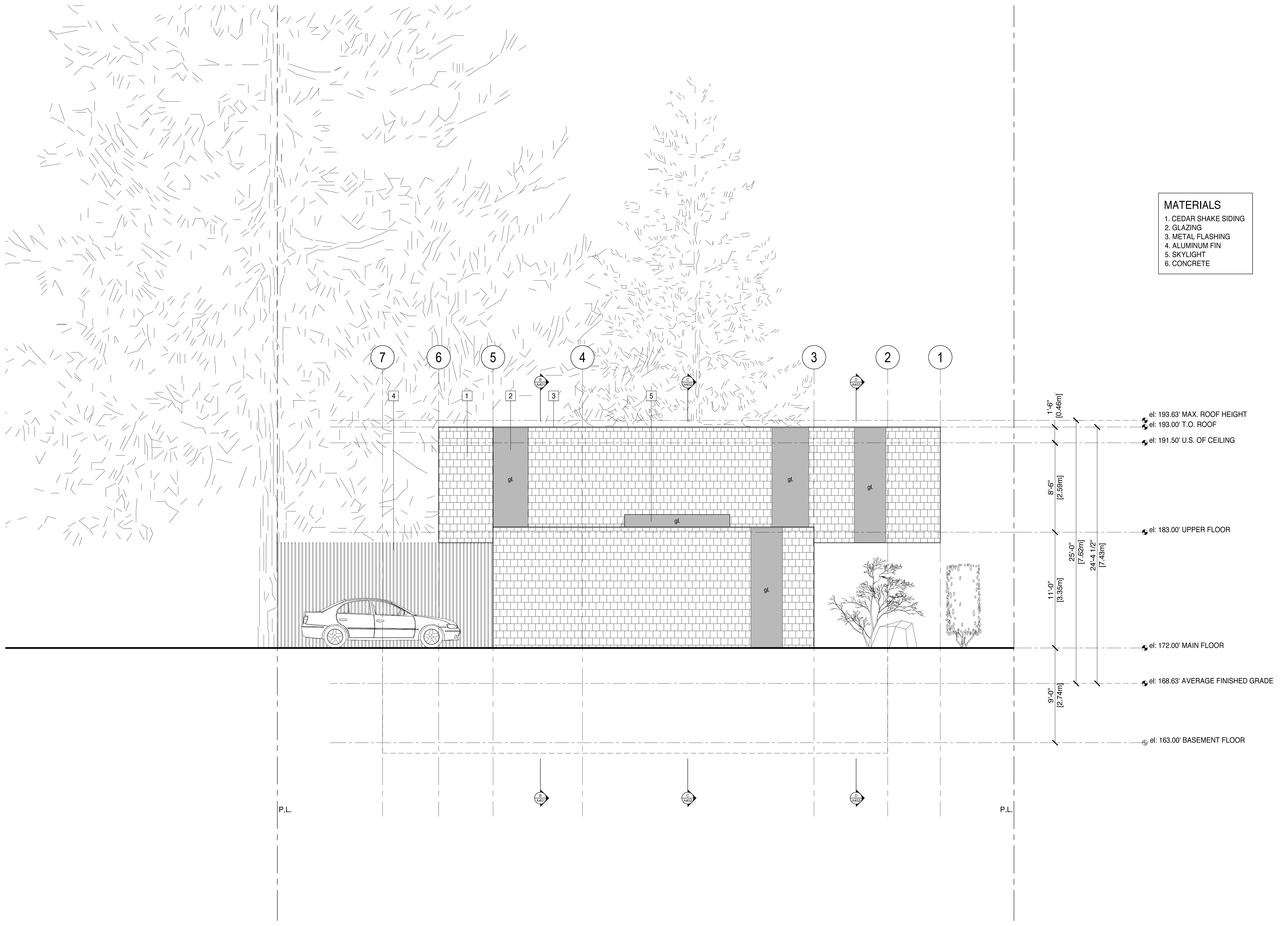
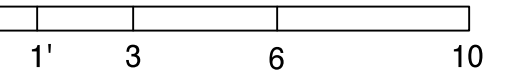
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MATERIALS

1. CEDAR SHAKE SIDING
2. GLAZING
3. METAL FLASHING
4. ALUMINUM FIN
5. SKYLIGHT
6. CONCRETE

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



el: 193.63' MAX. ROOF HEIGHT
 el: 193.00' T.O. ROOF
 el: 191.50' U.S. OF CEILING
 el: 183.00' UPPER FLOOR
 el: 172.00' MAIN FLOOR
 el: 168.63' AVERAGE FINISHED GRADE
 el: 163.00' BASEMENT FLOOR

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**BURKE INFILL
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 WEST VANCOUVER, BC

A303
 EAST ELEVATION

GENERAL NOTES
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Dimensions

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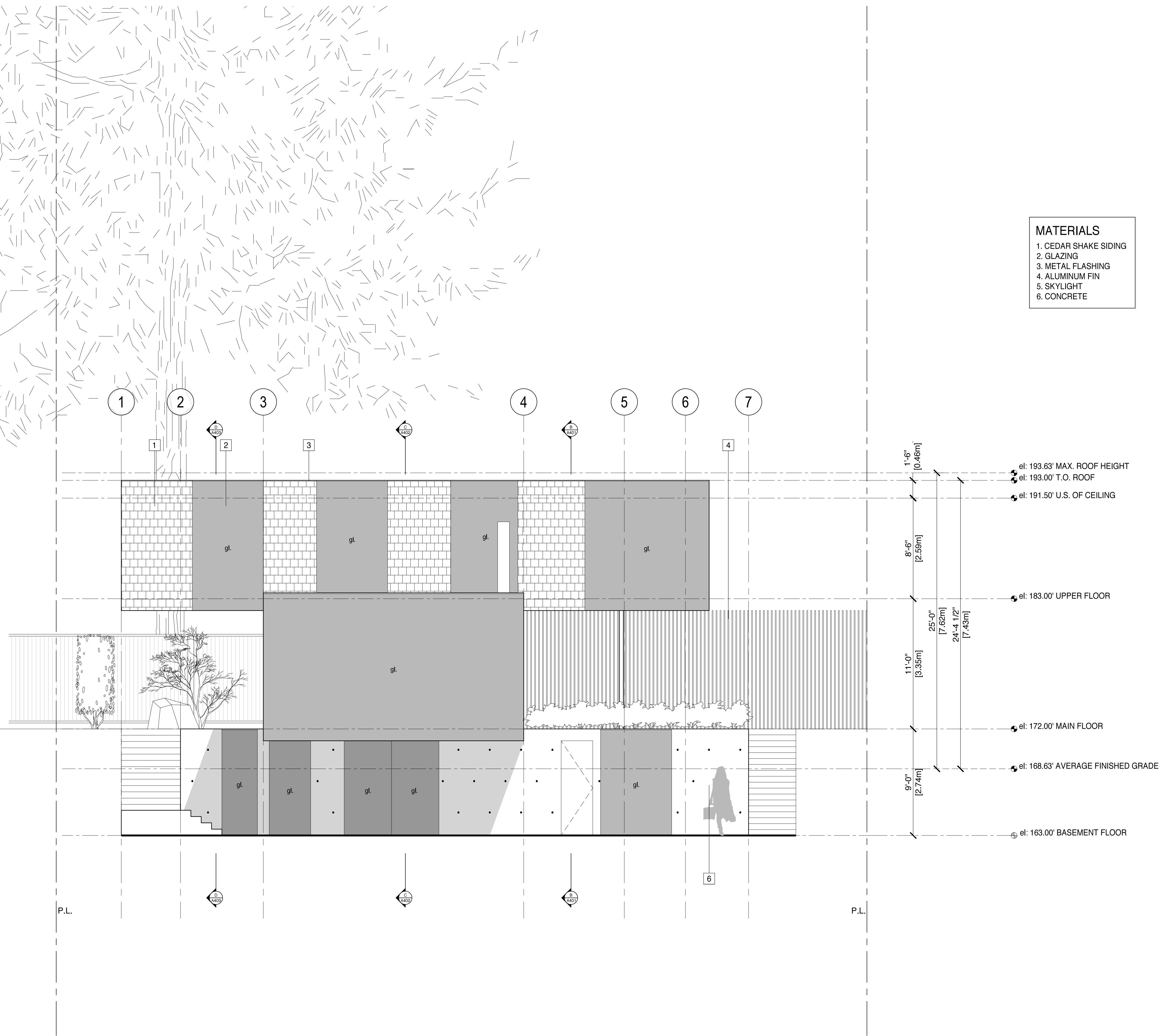
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MATERIALS

1. CEDAR SHAKE SIDING
2. GLAZING
3. METAL FLASHING
4. ALUMINUM FIN
5. SKYLIGHT
6. CONCRETE



Scale: 1/4" = 1'-0"
1' 3' 6' 10'

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bai
Burgers
architecture inc.
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WEST VANCOUVER, BC
V7V 1Y1
PH 604 926 6058
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**BURKE INFILL
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1768 INGLEWOOD AVENUE,
WEST VANCOUVER, BC

A304
WEST ELEVATION

GENERAL NOTES
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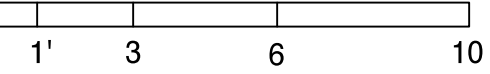
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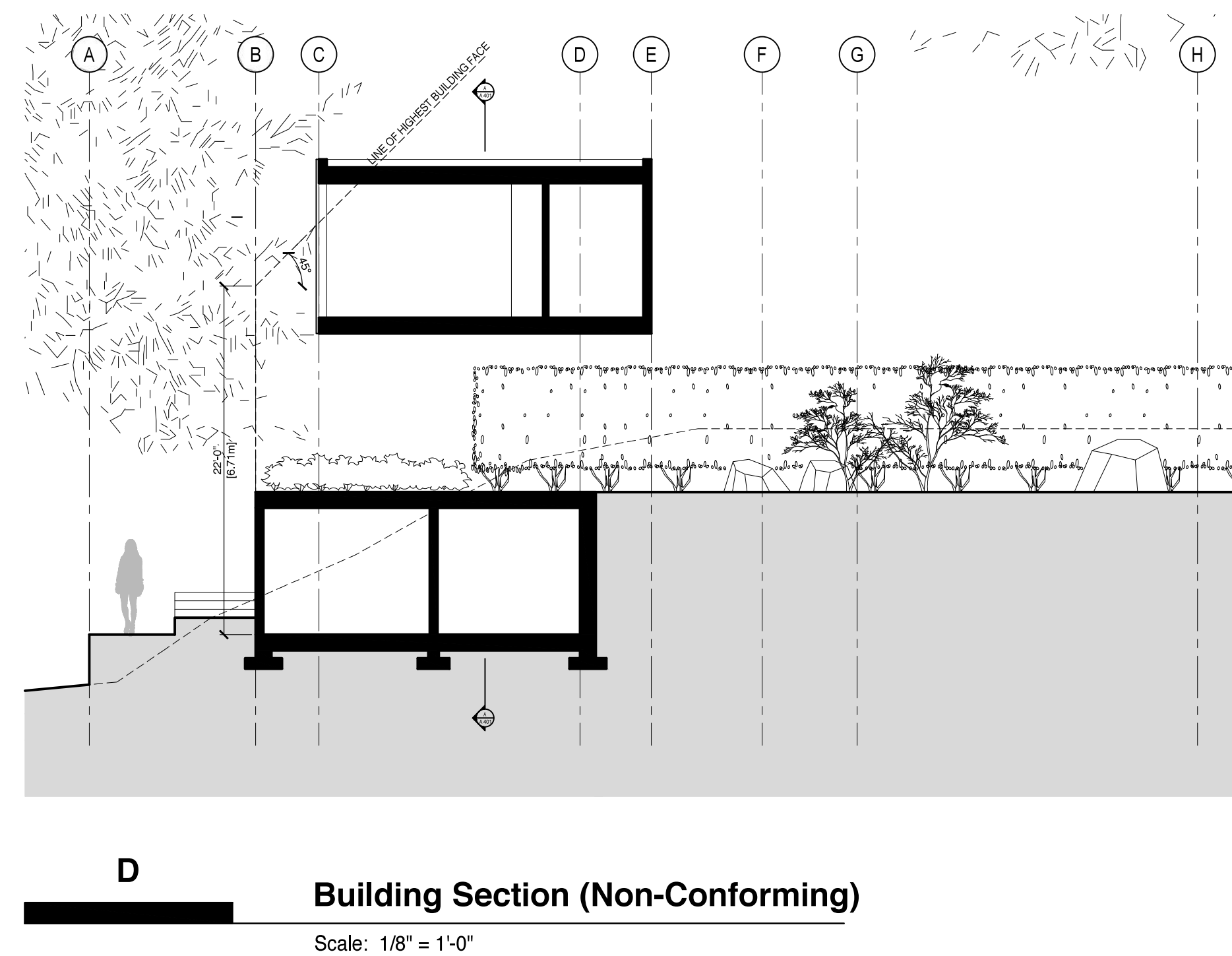
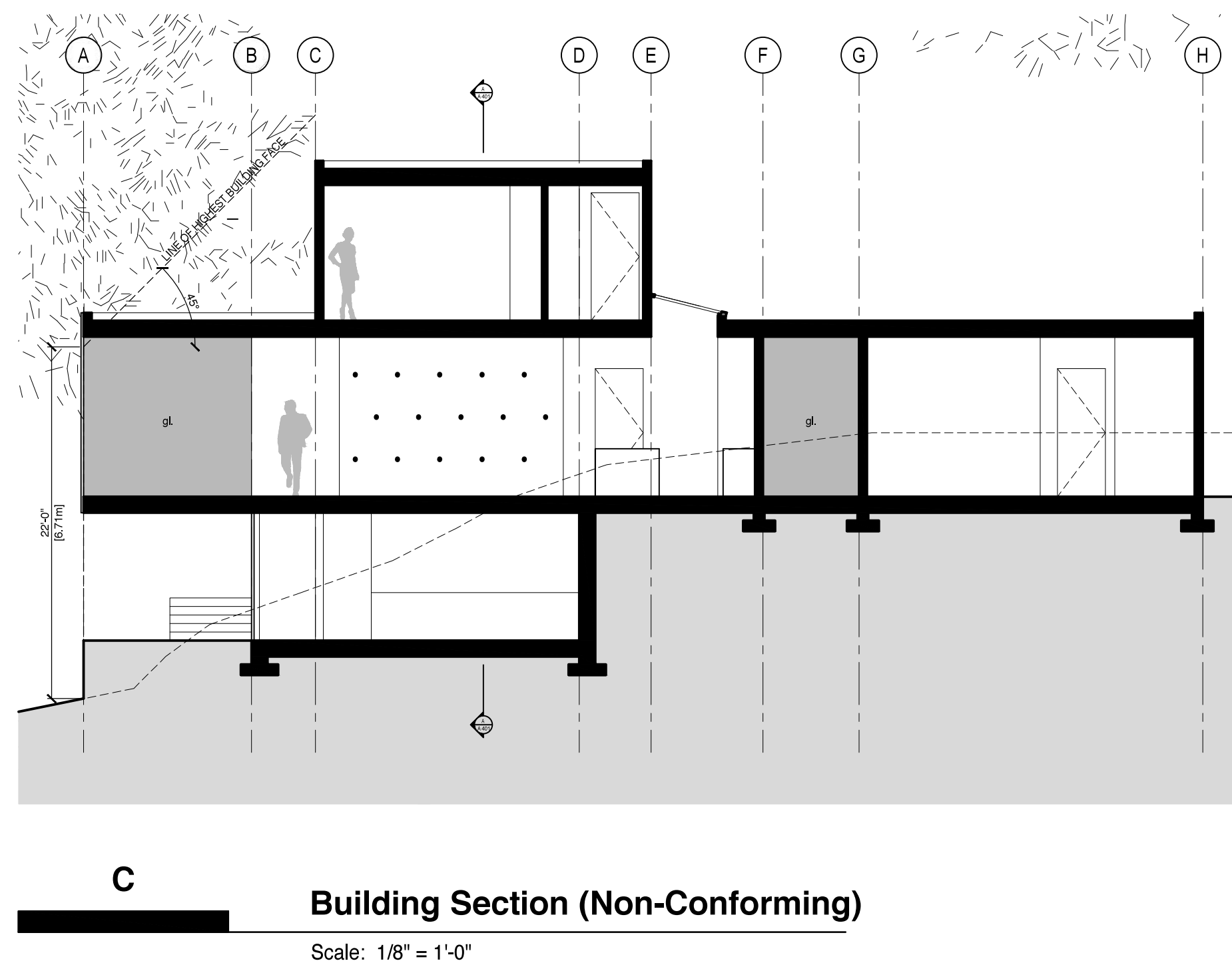
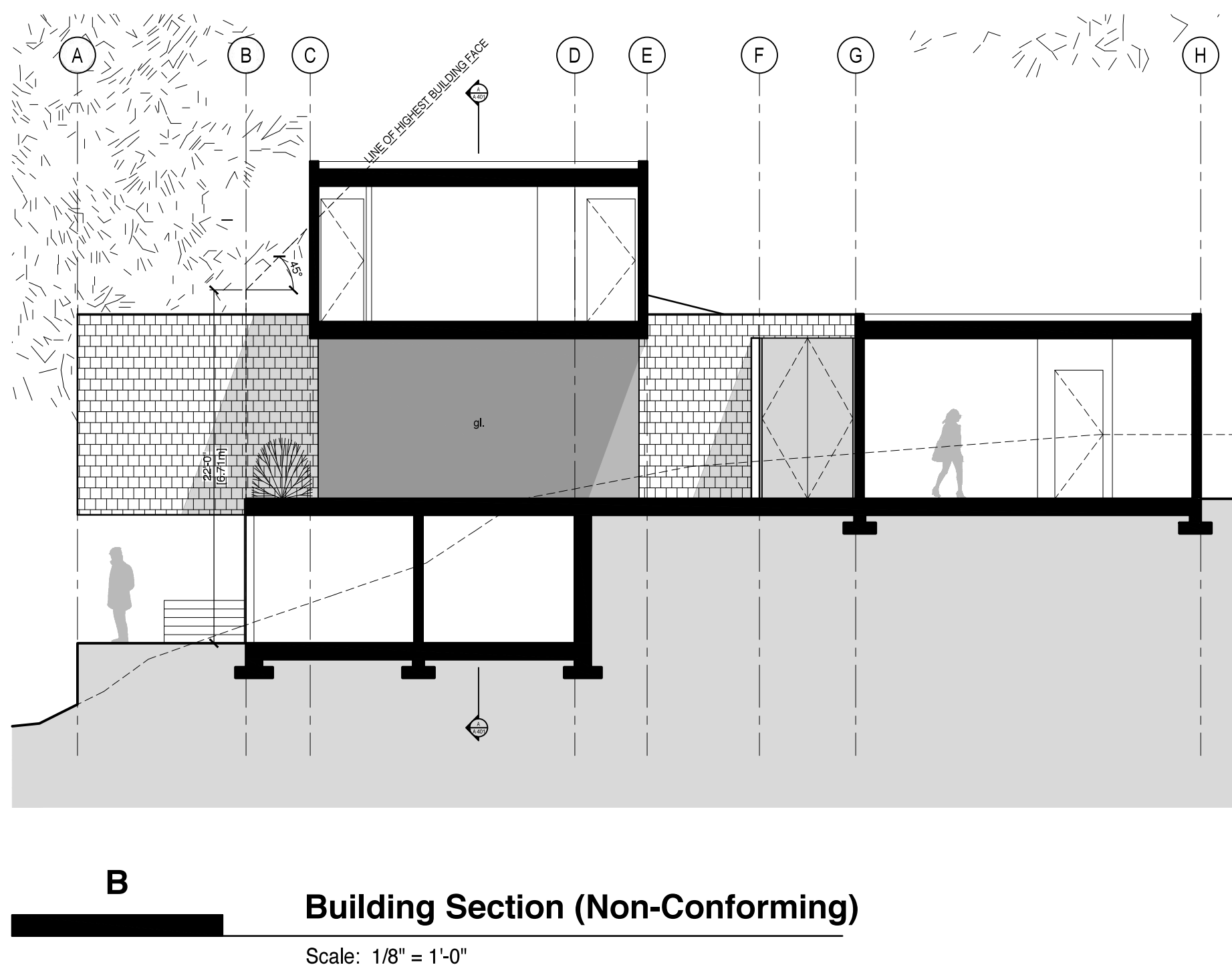
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A305
HIGHEST BUILDING
FACE



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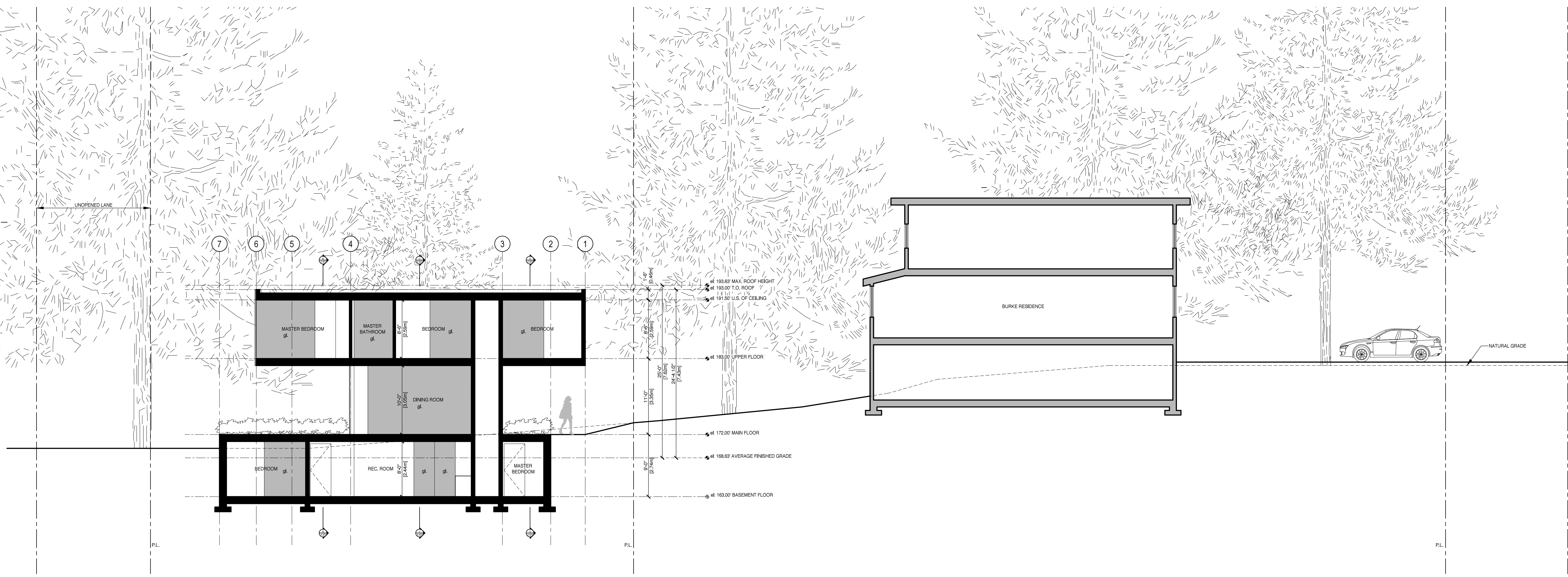
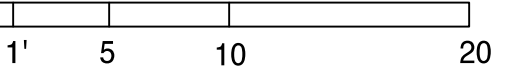
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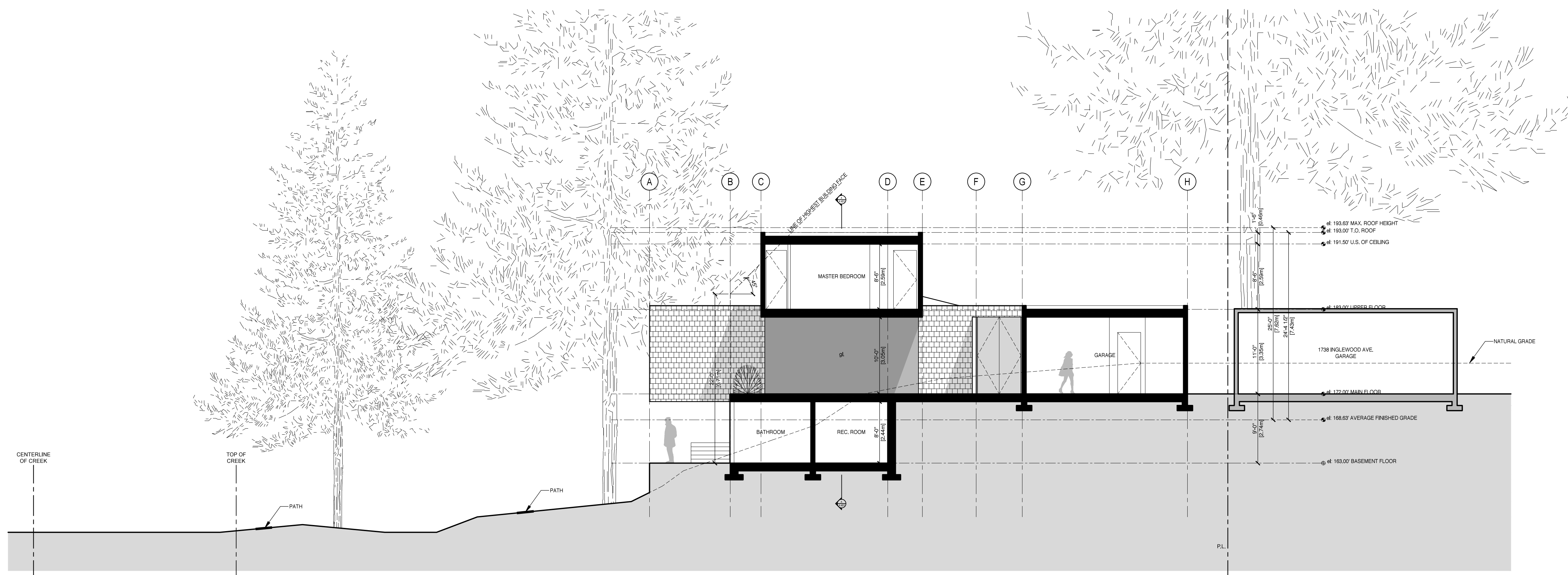
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Scale: 1/8" = 1'-0"



A
Site Section



B
Site Section

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A401
SITE SECTIONS A & B