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BURRARD INLET RESIDENCE

Consolidation of 164 & 172 South Oxley Street
West Vancouver, BC V7V 1G8, Canada

DEVELOPMENT PERMIT
01/10/2022

Olson Kundig

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Zoning Table – Single Family Dwelling RS4

- Values given as if the lots of 164 and 172 South Oxley St have been consolidated.
- Project being considered is under Zoning Bylaws regulations prior to the amendments effective January 31, 2022
- New Foreshore DPA has been retroactively applied to the property.

Zoning Provision	ZB Section	Regulation	Proposed	Revision
Step Code	BCBC – part 9	Step 3 w/ low carbon	Step 3 w/ low carbon	
Rock Breakage	Bylaw 5130	600 m ³	800 m ³ w/ variance	
Site Area	204.03	836 m ²	1,388.8 m ²	
Site Width	204.04	22.9 m min	30.6 m	
Site Depth	204.04	<4x site width	61 m @ north lot line	
			27.6 m @ south lot line	
Site Coverage	204.05	30%, 416 m ²	25 %, 352 m ²	
Lot consolidation (Max Floor Area)	130.17	438.8 m ²	variance to apply 204.03 area calculation	
Floor Area	204.06	486.1 m ²	488.7 m ² w/ variance	Rev 5
Front Yard	204.07	9.1 m		
		primary structure	7.8 m w/ variance	
		accessory structure / garage	1.2 m w/ variance	Rev 5
Shoreline Yard	204.08	9.1 m	9.1 m	
Side yard (north)	204.09 130.01(8)	3m primary 3m garage		Rev2
		primary structure	3 m	
		garage	1.2 m w/ variance	Rev 2
Side yard (south)	204.09 130.01(8)	3m primary 3m garage		Rev 2
		primary structure	4.5 m	
		garage	21.2 m	Rev 2
Combined side yard	204.09	7.65m	7.65m primary 22.4m garage	Rev 2
Building Height	204.10 130.01	7.62m primary 3.65 accessory		
		primary structure	8.1 m avg natural grade w/ variance	
		accessory structure / garage	2.75 m	
Highest Building Face Envelope	204.12	6.7 m	8.6 m w/ variance	Rev 2
Pools and Ponds	130.11	In-ground	In-ground	
		1.5m from property line	2.4 m min from property line	
Fences	130.16	1.8m front 2.4m all other	1.8m front 2.4m all other	
Chimney Dimensions	120.19	1.8 m length max		
		Chimney 1	3.6 m w/ variance to max height	
		Chimney 2	removed	Rev 4
Retaining Walls	120.22	2.4 m max exposed height	3.0m w/ variance exposed height	Rev 3
		1.2 m max else where		
Storeys	130.01, 130.12	1 + basement 2 + basement		
		Primary Structure	2 + basement	
		Accessory Structure / Garage	1 + basement w/ variance	
Parking Spaces	141.01	1	1	
Parking Dimensions	142.04	5.8m x 2.9 m	5.8m x 2.9 m	
Energized outlet	142.03	N/A	N/A	
Garage Doors Facing the Street	141.02	9.1 M max	5.5 M	

		primary structure	8.1 m avg natural grade w/ variance	
		accessory structure / garage	2.75 m	
Highest Building Face Envelope	204.12	6.7 m	8.6 m w/ variance	Rev 2
Pools and Ponds	130.11	In-ground	In-ground	
		1.5m from property line	2.4 m min from property line	
Fences	130.16	1.8m front 2.4m all other	1.8m front 2.4m all other	
Chimney Dimensions	120.19	1.8 m length max		
		Chimney 1	3.6 m w/ variance to max height	
		Chimney 2	removed	Rev 4
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Garage Doors Facing the Street	141.02	9.1 M max	5.5 M	

Variances Proposed (also included on A0.00 project information)

- Setbacks: by law 204.07, 204.09
- Front Yard Set Back
- Side Yard Set Back

Per comment response (4) a 1.2m min set back has been applied to the proposed garage in relation to the front and north side yard setback and has been endorsed by the neighboring property. Please refer to the revised site and plan drawings (A1.01, A2.20, A2.30, A2.40)

Per previous planning conversation a front yard setback variance is asked for given an encroachment of the primary dwelling towards the south end of the property. This is due to the overall shape and severe slope of the property and our design intent to minimize visual "bulk". Given the slope of the property, the roof line of the primary structure is below that of the S. Oxley, while the scale from the east (water side) is lower and more modulated than if we built a more massive building higher near the street. The unusual shoulder condition off S. Oxley could balance this encroachment.

- We have moved the garage to accommodate the 1.2M min. setback as recommended.

- Floor Area Ratio (FAR): bylaw 130.17, 204.06
- The project proposes a consolidation of (2) lots, both are substandard in area as it relates to RS4 zoning. When consolidated, the remaining site will be within the municipality's minimum lot area requirements. Section 130.17 of Zoning By-Law No.4462.2010 requires a reduction in FAR for a consolidated lot. The maximum floor area for a consolidated lot as calculated under section 200, is up to a maximum of 150% of the floor area permitted on a lot having the minimum site area for that zone. We understand the purpose of this relatively new requirement is to reduce the scale of homes born of lot consolidation. Since this consolidation brings (2) substandard lots with the minimum, we request a relaxation of this rule so that we can build to the standard FAR calculation.

Staff comments given stated that is open to this variance and allow a total FAR that would be allowed if two new homes were to be built on unconsolidated lots under RS4 zoning. Specifying the maximum FAR would be 511.75 m² (5,508 sqft)

- 172 Oxley - 0.35 x 785 = 274.75 m²
- 164 Oxley - with lot size 602.9 m² = 237 m²
- Typical calculated exemption still applies

Our proposed project is asking for 488 m² (5,280 sqft) w/ variance to basement definition Refer to A0.00 for area calculation

- Definition of Basement: bylaw 130.08
- Garage: The garage will be at street level necessary for access, while maintaining height limits to avoid bulk at the street front. Given the existing grades and existing two storied garage, there will be open space below the garage. We propose to use this space as habitable space. Given the steep slope of the site, this space doesn't meet the definition of a "basement" as depicted in figure 1 of zoning by law 130.08 which would allow exemption of this space from and overall FAR calculation, roughly 56 m² (600 sqft).
- We no longer propose this space to be a "coach house" but to become storage with the possibility of becoming a study or rec. room. Refer to A3.01
- The existing Beach House will be removed from the property and the proposed design will not employ an additional accessory space (a possible 22 m², 240 sqft exemption). This will reduce visual bulk to the foreshore side of the property. Given this we ask that if the area under the garage is to be included in the FAR that the accessory dwelling exemption be applied to this space.

- Primary Dwelling
- The proposed location of the Primary Dwelling has shifted vertically 5'-0" to reduce Rock Breakage on the site (per our previous planning conversation). Given this shift the Lower Level of the project no longer conforms to the definition of a "Basement" as the definition measures from the lower of natural and proposed grade.
- A relaxation to the strict definition of the bylaw is asked for. As the proposed grade at the perimeter of the project will conform to the 0.9m requirement. Refer to A3.01, A3.03

- Rock Breakage: bylaw 5130
- Bylaw 5130 has recently been amended via amendment Bylaw No. 5252.2023. Per this amendment our proposed project would meet these new allowances.
- Per previous planning conversation we have surveyed the property to determine the estimated topographic location of rock on our site. This information was overlaid to our building section for conversation relating to how to minimize the impact to the site.

- Building Height: bylaw 204.10
- Following the rock breakage study, we noted that a 5'-0" vertical shift of the primary dwelling was highly likely. Re calculating the average grades has left the project approx. 1'-6" over what is considered the allowed max height. Given the steep nature of the site, the terraced nature of the landscape we feel this amount is negligible given sight lines from the foreshore and neighboring property is minimal and given the nature of the encroachment is due to a strategy to minimize rock breakage. This increased elevation will further separate the dwelling and its inhabitants to the Flood Control Level determined by a qualified professional. Given the nature of the site and our proposed elevation the project exceeds minimums to insure protection from possible storm surge / storm events

- Chimney Dimension: bylaw 120.19
- The overall width of our proposed chimneys is to carry two fireboxes along with routing of some MEP elements to reduce the effect of venting and other appliances on the terraced green roofs. Additionally given the steep nature of the site the presence of chimneys is further diminished as site lines are not blocked or obscured to the water despite encroaching on the maximum height. We propose to leave the chimneys as designed to allow for more modulation, visual interest, and enhance the proportion to the structure.

- Highest Building Face: bylaw 204.13
- Due to the challenges of the steeply sloped site and inherent modulation and stepping nature of the proposed home, we request relaxation of the highest building face rules for approximately 19'-8" linear feet of the eastern elevation (guest suite). We believe the proposed design meets the spirit behind the rule and does not create a large, consistent vertical wall from the water and helps the overall performance of the project from an energy code perspective. This massing also helps rationalize the project into a more robust and standardized envelope detailing allowing the project to be further protected from the rigors of storm events as it related to water mitigation at the project's envelope.

- In-Ground Pool and Supporting Retaining Wall Above Waterfront Grade line: bylaw 130.11 and 120.22
- Given previous planning conversation and FCL report we are also proposing to lift the in-ground pool proposed in the rear yard by 5'-0" and reconfigure the grading of the project to avoid any rock breakage for the swimming pool which is not supported by the planning department and to keep the pool and usable patio spaces above the newly determined FCL elevations. Due to the steep slope and difficult terrain of the site, with existing grades exceeding the grade line on the waterfront side it is extremely difficult to avoid rock breakage while meeting all retaining wall codes, therefore we request to allow a portion of the East corner of the pool and supporting retaining wall to exceed the grade line.

The proposed location and shape of the pool was established after careful consideration of the existing site conditions and neighboring properties grade and layouts. We believe the proposed layout and grades combined with the proposed foreshore habitat enhancement work and gradual natural transition of foreshore grade, will enhance the environment and visual experience by all the nearby neighbors. The new layout recommends removal of existing encroachments patios and walls on the foreshore and provide added protection to existing sewer infrastructure along the waterfront. Refer to drawings LBU 3.01 R2

- Retaining Walls: bylaw 120.22
- Due to a request by North neighbor to allow usage of their encroaching existing patios which was supported by the Planning department, the NE planter has been omitted which has resulted in 10' tall retaining wall in one corner which was previously under 5' with the stepped lower NE planter. The revised layout and wall heights have been reviewed and agreed by the North neighbor. We are also proposing to soften that corner with a conifer tree and a sloping garden bed to minimize the exposed wall faces.

Reserved for permit stamp

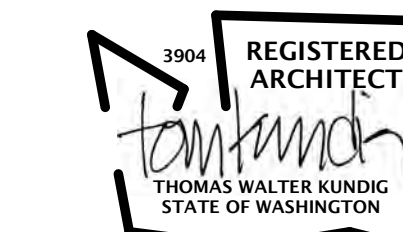
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Olson Kundig

project:
BURRARD INLET RESIDENCE
Consolidation of 164 & 172 South Oxley Street
West Vancouver, BC V7V 1G6, Canada

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Reserved for architects stamp

principal architect TK
project manager MO
drawn by BC,OG
Author
checked by Checker
job no. 20059
date 01/10/2022

revisions:

5	11:15:24	DP-REV 5
4	9:27:24	DP-REV 4
3	2:23:24	DP-REV 3
2	7:31:23	DP-REV 2

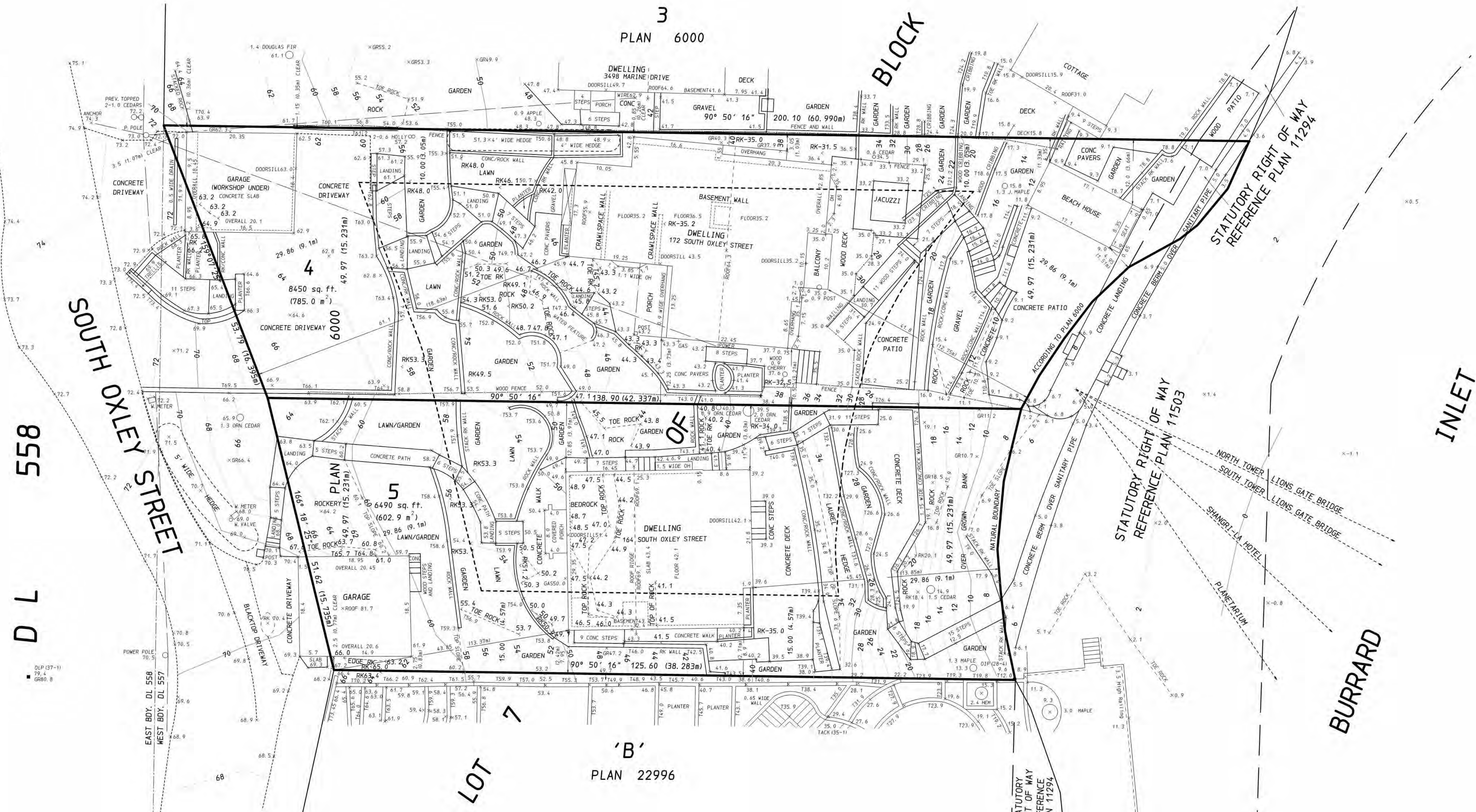
no. date by

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT
01/10/2022

VARIANCE SUMMARY
TABLE (ZONING)



TOPOGRAPHIC PLAN OF
 LOTS 4 AND 5 OF LOT 7, BLOCK 1,
 DISTRICT LOT 557
 GROUP 1, NEW WESTMINSTER DISTRICT
 PLAN 6000
 LOT 4 P. I. D. 010-987-223
 LOT 5 P. I. D. 010-987-266
 SCALE: 8 FEET TO 1 INCH



AMENDED
 PARCEL
 1
 EXPLANATORY
 PLAN 2220

This Document is not valid unless originally signed & sealed.

Certified Correct according to field survey and Land Title Office records:

WILLIAM R. CHAPMAN, B.C.L.S.
 this 20th day of January, 2021.

NOTE:
 NEGATIVE ROCK ELEVATIONS (RK-32.5) DENOTE
 ROCK IS UNKNOWN DEPTH BELOW THAT ELEVATION.

Bedrock field exploration completed December 2, 2020.
 Original field survey completed September 25, 2018.

Zoning RS4:
 Combined Square Width = 99.94 feet (30.462m).
 Front Setback = 29.86 feet (9.1m).
 Rear Setback = 29.86 feet (9.1m).
 Sideyards (2 Storey by definition):
 Minimum combined = 25.00 feet (7.62m).
 Minimum = 10.00 feet (3.05m).

BUILDING ENVELOPE TO BE CONFIRMED BY
 THE WEST VANCOUVER BUILDING DEPARTMENT.

Note:
 Elevations are to Geodetic Datum
 and are derived from Manhole 12
 Invert = 104.44 feet (31.83m).

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 British Columbia Land Surveyors
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 B.2385 (28-38), 2430 (6-9, 17)
 HK JOB 20-167 FILE: 2764C COMP: 2764C-45.T03

TOPOGRAPHIC PLAN OF
 LOT 1 OF LOT 7, BLOCK 1,
 DISTRICT LOT 557
 GROUP 1, NEW WESTMINSTER DISTRICT
 PLAN 6000

P. I. D. 010-987-126
 SCALE: 8 FEET TO 1 INCH
 "AND TURNER AND CAVE CREEKS"

4
 SEE POSTING PLAN DF97571

PLAN 5 4979

557 BLOCK

PLAN 6 4979

1
 8282 sq. ft.
 (769.5 m²)
 (SEE POSTING PLAN
 DF 'F'64978)

2
 PLAN 6000
 (SEE POSTING PLAN BCP01439
 AND POSTING PLAN 153357)

3
 PLAN 6000
 3498 MARINE DRIVE

Zoning RS4:
 Square Width = 48.35 feet (14.737m).
 Front Setback = 29.86 feet (9.1m).
 Rear Setback = 29.86 feet (9.1m).
 Sideyards (2 Storey by definition):
 Minimum combined = 14.99 feet (4.57m).
 Minimum = 4.99 feet (1.52m).

Building envelope to be confirmed by
 the West Vancouver Building Department.

Note:
 Elevations are to Geodetic Datum
 and are derived from Manhole 12
 Invert = 104.44 feet (31.83m).

This Document is not valid unless
 originally signed & sealed.

Certified Correct according to
 Posting Plan EPP67277:

William
 Chapman
 L762H8

this 7th day of January, 2022.

Additional requested topography completed June 22, 2017.

Additional topography to north completed June 9, 2017.

Posting and tree detail completed November 23, 2016.

Field survey completed November 16, 2016.

SOUTH OXLEY STREET

LOT 7
 D L
 OF
 BLOCK 1

BLOCK 1

DWELLING
 3498 MARINE DRIVE

3

PLAN 6000
 3498 MARINE DRIVE

2

PLAN 6000
 (SEE POSTING PLAN BCP01439
 AND POSTING PLAN 153357)

3

PLAN 6000
 3498 MARINE DRIVE

Note:
 Elevations are to Geodetic Datum
 and are derived from Manhole 12
 Invert = 104.44 feet (31.83m).

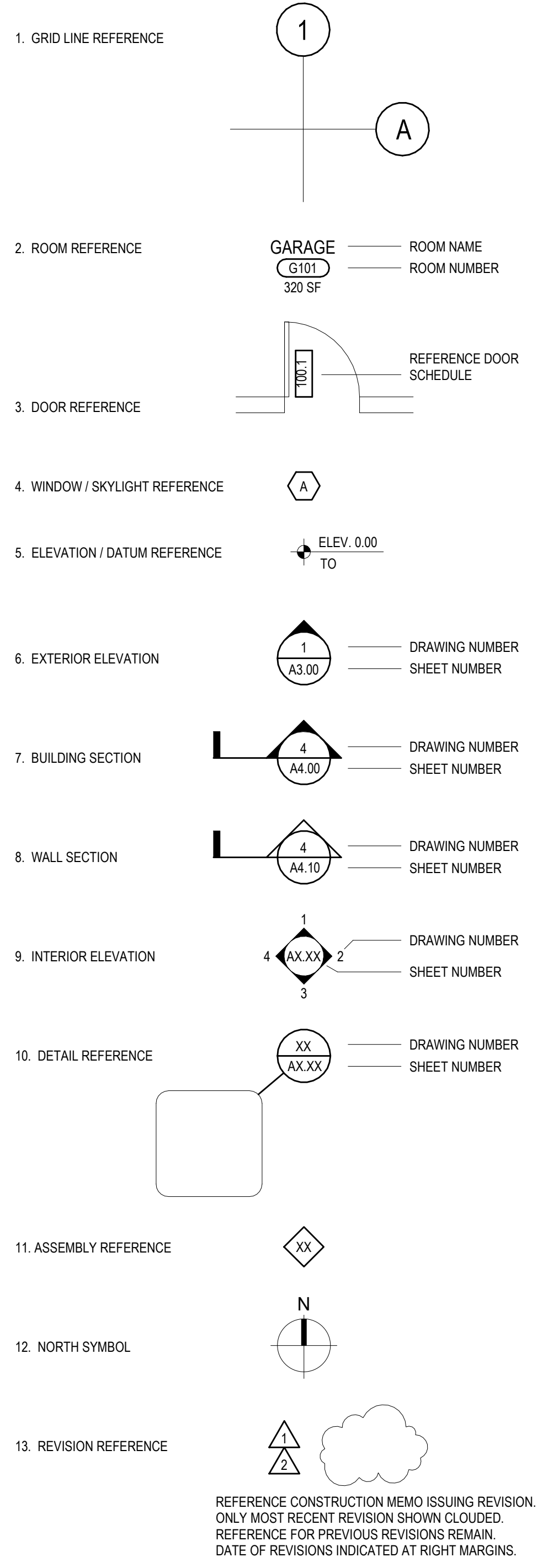
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B: 2349 (37), 2359 (4, 7, 57)
 HS: JOB: 16-216 F11E: 2764C COMP: 2764C-1, 107

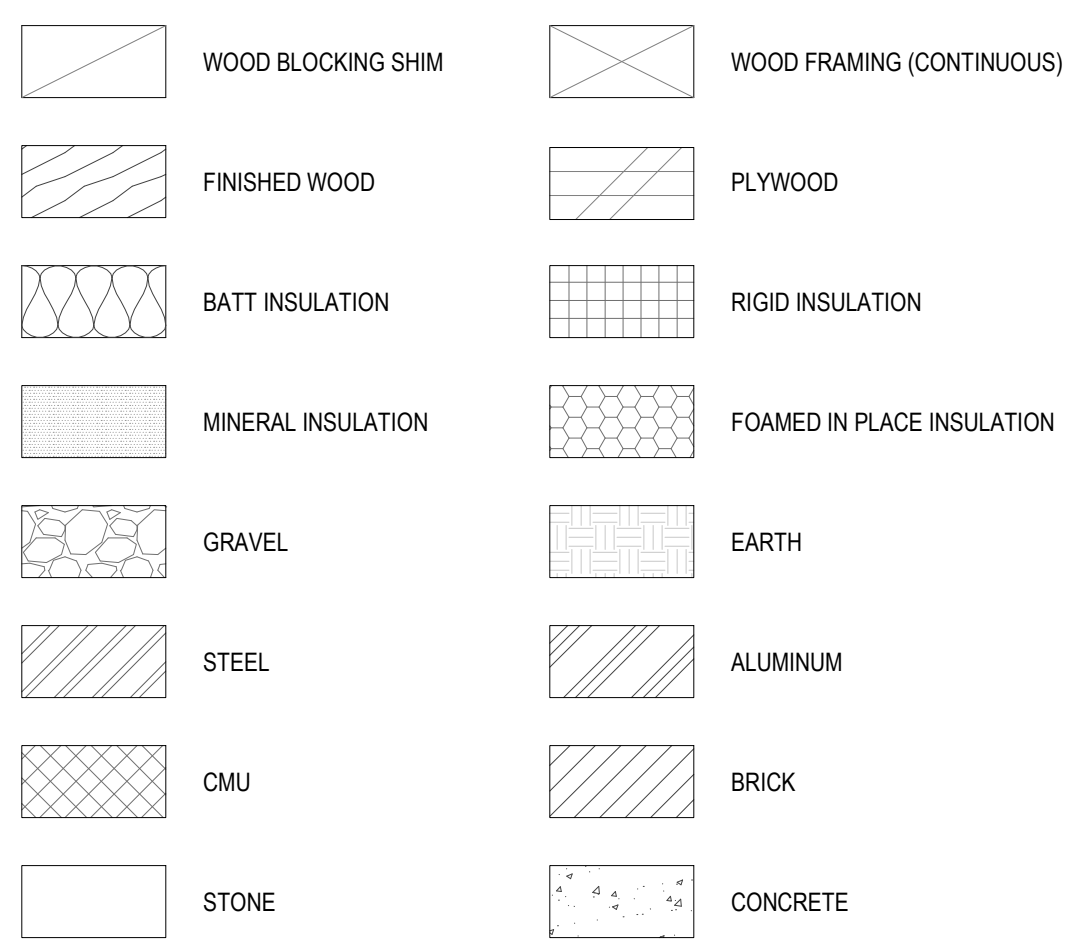
ABBREVIATIONS

@	AT	LAM	LAMINATE, LAMINATED
CL	CENTERLINE	LAV	LAVATORY
EL	PROPERTY LINE	LBS	POUNDS
Ø	DIAMETER	LF	LINEAR FOOT (FEET)
#	POUND OR NUMBER	LH	LEFT HAND
(E)	EXISTING	LL	LIFE LOAD
(N)	NEW	LOC	LOCATION
AB	ANCHOR BOLT	LP	LOW POINT
ABV	ABOVE	LT	LIGHT
ACC	ACCESS	MAS	MASONRY
ACCS	ACOUSTICAL	MATL	MATERIAL
ACP	ASPHALT CONCRETE PAVING	MAX	MAXIMUM
ACS	ACCESS PANEL	MB	MACHINE BOLT
ACT	ACUSTICAL TILE	MC	MEDICINE CABINET
AD	AREA DRAIN	MDF	MEDIUM DENSITY FIBERBOARD
ADA	AMERICANS WITH DISABILITIES	MDO	MEDIUM DENSITY OVERLAY
ADJ	ADJUSTABLE	MCH	MECHANICAL
AFF	ABOVE FINISHED FLOOR	MEMB	MEMBRANE
AGGR	AGGREGATE	MEZZ	MEZZANINE
AB	AIR FILTRATION BARRIER	MFR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
ALUM	ALUMINUM	MIR	MIRROR
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL	MTO	MASONRY OPENING
ASPH	ASPHALT	MTD	MOUNTED
AUTO	AUTOMATIC	MUL	MULLION
BCBC	BRITISH COLUMBIA BUILDING CODE	N	NORTH
BD	BOARD	N/A	NOT APPLICABLE
BITUM	BITUMINOUS	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BLKG	BLOCKING	NO	NOMINAL
BM	BEAM	NR	NOISE REDUCTION
BO	BOTTOM OF..	NTS	NOT TO SCALE
BOT	BOTTOM	OA	OVERALL
BRG	BEARING	OC	ON CENTER
BSMT	BASEMENT	OD	OUTSIDE DIAMETER
BUR	BUILT UP ROOFING	OFF	OVERFLOW DRAIN
CAB	CABINET	OH	OFFICE
CB	CATCH BASIN	OH	OVERHEAD
CEM	CEMENT	OHWM	ORDINARY HIGH WATER MARK
CER	CERAMIC	OPG	OPENING
CIP	CAST-IN-PLACE	OPNG	OPPOSITE
CON	CONCRETE	OSB	ORIENTED STRAND BOARD
CLG	CEILING	P	POWER
CLK	CALKING	PBD	PARTICLE BOARD
CLO	CLOSE	PCC	PRECAST CONCRETE
CLR	CLEAR	PCF	POUNDS PER CUBIC FOOT
CMU	CONCRETE MASONRY UNIT	PERF	PERFORATED
CONTR	CONTRACTOR	PERP	PERPENDICULAR
CONC	CONCRETE	PL	PLATE
CONN	CONNECTION	PLAM	PLASTIC LAMINATE
CONST	CONSTRUCTION	PLAS	PLASTER
CONT	CONTINUOUS	PLW	PLYWOOD
CONTR	CONTRACTOR	PNL	PANEL
CORR	CORRIDOR	PNT	POINT
CPT	CARPET CARPETED	PAR	PAR
CRS	COLD ROLLED STEEL	PRCST	PRECAST
CSK	COUNTERSINK	PSF	POUNDS PER SQUARE FOOT
CT	CERAMIC TILE	PSI	POUNDS PER SQUARE INCH
CTR	CENTER	PT	PRESERVATIVE TREATED
CU FT	CUBIC FEET	PTN	PARTITION
		PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	R	RISER
DEMO	DEMOLITION	RA	RETURN AIR
DET	DETAIL	RAD	RADIUS
DIA	DIAMETER	RDR	ROOF DRAIN
DIM	DIMENSION	REF	REFERENCE
DI	DEAD LOAD	REFR	REFRIGERATOR
DN	DOWN	REG	REGISTER
DR	DOOR	REIN	REINFORCED
DR OPNG	DOOR OPENING	REMA	REMAINING
DSP	DRY STANDPIPE	REQ	REQUIRED
DT	DRAIN TILE	RESIL	RESILIENT
DW	DISHWASHER	REV	REVISION; REVISIONS, REVISED
DWG	DRAWING	RH	RIGHT HAND
		RM	ROOM
E	EAST	RO	ROUGH OPENING
EA	EACH	RWL	RAIN WATER LEADER
EJ	EXPANSION JOINT	S	SOUTH
EL	ELEVATION	SAF	SELF-ADHERED FLASHING
ELEC	ELECTRICAL	SAM	SELF-ADHERED MEMBRANE
ELEV	ELEVATOR	SC	SOLID CORE
ENCL	ENCLOSURE	SCHED	SCHEDULE
EQ	EQUAL	SMD	SMOKE DETECTOR
EQUIP	EQUIPMENT	SECT	SECTION
EST	ESTIMATE	SF	SQUARE FOOT (FEET)
EW	EACH WAY	SG	SAFETY GLASS
EXH FN	EXHAUST FAN	SHV	SHELF SHELVING
EXIST	EXISTING	SHR	SHOWER
EXP	EXPANDED, EXPANSION	SHT	SHEET METAL
EXP BT	EXPANSION BOLT	SHTG	SHEATHING
EXPO	EXPOSED	SI	SIMILAR
EXT	EXTERIOR	SO	SLAB ON GRADE
FA	FIRE ALARM	SPEC	SPECIFICATION
FB	FLAT BAR	SQ IN	SQUARE INCHES
FD	FLOOR DRAIN	SQ M	SQUARE METERS
FE	FIRE EXTINGUISHER	SST	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FF EL	FINISH FLOOR ELEVATION	STL	STEEL
FI	FIRE HYDRANT	STR	STRUCTURAL
FHC	FIRE HOSE CABINET	SUSP	SUSPENDED
FIN FLR	FINISH FLOOR	SYM	SYMMETRICAL
FF	FINISH TO FINISH	T	TREAD
FIN	FINISH	T&G	TONGUE AND GROOVE
FLASH	FLASHING	TEL	TELEPHONE
FLR	FLOOR FLOORING	TERRAZO	TERRAZO
FLUOR	FLUORESCENT	TG	TEMPERED GLASS
FOC	FACE OF CONCRETE	THK	THICK
FOF	FACE OF FINISH	TOP	TOP OF
FOIC	FURNISHED BY OWNER	TOP OF BEAM	TOP OF BEAM
INSTALLED BY CONTRACTOR		TOP OF CONCRETE CURB	TOP OF CONCRETE CURB
FOM	FACE OF MASONRY	TOP OF FLOOR FOOTING, FRAME	TOP OF FLOOR FOOTING, FRAME
FACE OF STUDS		TOP OF MASONRY	TOP OF MASONRY
FP	FIREPROOF	TOP OF PARAPET, PAVEMENT	TOP OF PARAPET, PAVEMENT
FR	FIREPLACE	TOPO	TOPOGRAPHY
FRM	FRAME	TOP	TOP OF SLAB, STEEL
FRZR	FREEZER	TST	TOP OF WALL
FR	FLOOR OR FEET	TSTW	TOWARD
FTG	FOOTING	TS	THERMOSTAT
FURR	FURRING	TYP	TYPICAL
FUT	FUTURE	UNO	UNLESS OTHERWISE NOTED
FW	FULL WIDTH	UNO	UNLESS OTHERWISE NOTED
		VB	VINYL BASE
GA	Gauge	VEN	VENEER
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VEST	VESTIBULE
GL	GLASS	VG	VERTICAL GRAIN
GLAM	GUELIE LAMINATED	VIF	VERIFY IN FIELD
GR	GRADE	VIT	VINYL TILE
GWB	GYPNUM WALL BOARD	W	WEST
GYP	GYPNUM	WI	WITH
HB	HOSE BIBB	W/O	WITHOUT
HC	HOLLOW CORE	WC	WATER CLOSET
HDO	HIGH DENSITY OVERLAY	WD	WOOD
HDR	HEADER	WID	WINDOW
HWD	HARDWOOD	WF	WIDE FLANGE
HDW	HARDWARE	WF BM	WIDE FLANGE BEAM
HM	HOLLOW METAL	WGL	WELDED GLASS
HRZ	HORIZONTAL	WH	WATER HEATER
HR	HOUR	WL	WATER LINE
HVAC	HEATING/VENTILATING/AIR	WLD	WELDED
CONDITIONING		WP	WATERPROOF
HW	HOT WATER	WPM	WATERPROOF MEMBRANE
HWT	HOT WATER TANK	WRB	WATER RESISTANT BARRIER
		WSCT	WAINSCOT
ID	INSIDE DIAMETER	WSG	WIRE SAFETY GLASS
INCH	INCH	WTR	WATER
INCL	INCLUDED	WTF	WELDED WIRE FABRIC
INSUL	INSULATION	WWM	WELDED WIRE MESH
INT	INTERIOR	WT	WEIGHT
INV	INVERT		
JB	JUNCTION BOX		
JF	JOINT FILLER		
JT	JOINT		
KIT	KITCHEN		
KO	KNOCKOUT		

SYMBOLS LEGEND



MATERIALS LEGEND



ZONING / BUILDING CODE SUMMARY

PROJECT ADDRESS:
 CONSOLIDATION OF
 172 & 164 SOUTH OXLEY STREET
 WEST VANCOUVER BC V7V 1G8, CANADA

ASSESSOR'S PARCEL NUMBER:
 LOT 4 P.I.D. 010-987-223
 LOT 5 P.I.D. 010-987-266

LEGAL DESCRIPTION:
 LOT 4 PLAN 6000 DISTRICT LOT 557 BLOCK 1 LOT 4 OF 7
 LOT 5 PLAN 6000 DISTRICT LOT 557 BLOCK 1 LOT 5 OF 7

APPLICABLE CODES:
 DWV ZONING BYLAW NO. 4662, 2010
 DWV BUILDING BYLAW 4400, 2004
 2018 BC BUILDING CODE - PART 9
 2018 BC PLUMBING CODE
 2018 BC FIRE CODE

PROJECT BEING REVIEWED UNDER ZONING BYLAW REGULATIONS PRIOR TO AMENDMENTS EFFECTIVE JANUARY 31, 2022

AUTHORITY HAVING JURISDICTION:
 DISTRICT OF WEST VANCOUVER PLANNING & DEVELOPMENT (DWV)

PHYSICAL ADDRESS:
 750 17TH ST., WEST VANCOUVER, BC V7V 3T3, CANADA

BUILDING:
 +1 604.925.7040

LAND USE:
 +1 604.925.7000

ELECTRONIC MAIL:
 planning@department@westvancouver.ca

LOT SIZE:
 14945 SF
 0.34 ACRES
 1386.9 SQ M

LAND USE DESIGNATION:
 RS4

PROJECT DESCRIPTION:
 SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE.

DENSITY:
 ALLOWED: 5.232 SQFT (486.1M²)
 130.11 LOT CONSOLIDATION UP TO A MAXIMUM OF 150% OF THE FLOOR AREA PERMITTED ON A LOT HAVING THE MINIMUM SITE AREA FOR THAT ZONE (RS4 + 836 SQ M)
 PROPOSED: 5312 SQFT (493.5 M²) w/ variance

COVERAGE:
 ALLOWED: 4478 SQFT (416 M²)
 30% OF SITE MAXIMUM IF SITE IS GREATER THAN 885 SQ M
 PROPOSED: 3830 SQFT (356 M²) 25.6%

PARKING:
 REQUIRED: 1 PARKING STALLS
 PROPOSED: 1 PARKING STALLS
 -1 STALL FOR "SINGLE FAMILY"

HEIGHT:
 ALLOWED: 25'-0"
 FROM AVERAGE NATURAL GRADE OR AVERAGE FINISHED GRADE WHICHEVER IS LESS
 PROPOSED: 26'-6" FROM AVERAGE OF NATURAL GRADE w/ variance

YARD SETBACKS:
 WATERFRONT SETBACK: 30'-0" (9.1M)
 FRONT: 30'-0" (9.1M)
 SIDE YARD:
 PRIMARY: NORTH 10'-0" (3M) SOUTH 15'-0" (4.5M)
 MINIMUM SIDE YARD SET BACK: (3M) W/ 25'-0" (7.65 M) CSYS REQUIRED
 GARAGE: NORTH 5'-0" (1.5M) PROPOSED W/ VARIANCE SOUTH 59'-0" (17.9M)
 MINIMUM SIDE YARD SET BACK: (3M) MIN W/ 25'-0" (7.65 M) CSYS REQUIRED

HIGHEST BUILDING FACE (HBF): MAX 22'-0" (6.7M), PROPOSED 26'-4" (8.0M) w/ variance

DEVELOPMENT PERMIT AREA (DPA):
 WILDFIRE HAZARD: NO
 WATERCOURSE PROTECTION: NO
 FORESHORE: YES (15M SETBACK FROM FORESHORE PROPERTY LINE)

SPRINKLER: YES

HERITAGE: NO

ENERGY CODE COMPLIANCE:
 BC ENERGY STEP CODE - STEP 3 WITH LOW CARBON ENERGY SYSTEM

STEP 3 REQUIREMENTS:
 AIRTIGHTNESS PER HOUR @ 50 PA PRESSURE DIFFERENTIAL) ≤ 2.5
 PERFORMANCE REQ OF BUILDING EQUIPMENT AND SYSTEMS:
 ENERGIUE RATING % LOWER THAN ENERGIUE REFERENCE HOUSE; NOT LESS THAN 20% LOWER ENERGY CONSUMPTION OR MECHANICAL ENERGY USE INTENSITY ≤ 45 KWH/M² YEAR
 PERFORMANCE REQ OF BUILDING ENVELOPE:
 THERMAL ENERGY DEMAND INTENSITY ≤ 40 KWH/M² YEAR OR PEAK THERMAL LOAD ≤ 30 W/M²

*LOW CARBON ENERGY SYSTEM MEANS A MECHANICAL SYSTEM PROVIDING ALL THERMAL CONDITIONING AND ALL DOMESTIC HOT WATER HEATING FOR A BUILDING PRIMARILY FROM LOW-CARBON ENERGY SOURCES WITH THE FOLLOWING CHARACTERISTICS:
 (A) SYSTEM SEASONAL AVERAGE COEFFICIENT OF PERFORMANCE GREATER THAN TWO;
 (B) MODELED GREENHOUSE GAS INTENSITY OF NO MORE THAN 3 KG CO2E/M²YR; AND
 (C) ANY NATURAL GAS-FIRED PEAK DEMAND HEATING EQUIPMENT IS APPROPRIATELY SIZED TO AUGMENT THE PRIMARY LOW CARBON SYSTEM UNDER PEAK DEMAND CONDITIONS.

PROPOSED VARIANCES AND RATIONALE

SETBACKS: BY LAW 204.07, 204.08

- FRONT YARD SET BACK
- SIDE YARD SET BACK PER COMMENT RESPONSE (4) A 1.2M MIN SET BACK HAS BEEN APPLIED TO THE PROPOSED GARAGE IN RELATION TO THE FRONT AND NORTH SIDE YARD SETBACK AND HAS BEEN ENDORSED BY THE NEIGHBORING PROPERTY.
- PLEASE REFER TO THE REVISED SITE AND PLAN DRAWINGS (A1.01, A2.01, A2.02, A2.03, A2.04)
- PER PREVIOUS PLANNING CONVERSATION A FRONT YARD SETBACK VARIANCE IS ASKED FOR GIVEN AN ENCROACHMENT OF THE PRIMARY DWELLING TOWARDS THE SOUTH END OF THE PROPERTY. THIS IS DUE TO THE OVERALL SHAPE AND SEVERE SLOPE OF THE PROPERTY AND OUR DESIGN INTENT TO MINIMIZE VISUAL BULK. GIVEN THE SLOPE OF THE PROPERTY, THE ROOF LINE OF THE PRIMARY STRUCTURE IS BELOW THAT OF THE S. OXLEY, WHILE THE SCALE FROM THE EAST WATER SIDE IS LOWER AND MORE MODULATED THAN IF WE BUILT A MORE MASSIVE BUILDING HIGHER NEAR THE STREET. THE UNUSUAL SHOULDER CONDITION OFF S. OXLEY COULD BALANCE THIS ENCROACHMENT.
- WE HAVE MOVED THE GARAGE TO THE PROPOSED 1.2M MIN. SETBACK

FLOOR AREA RATIO (FAR): BYLAW 130.17, 204.06

- THE PROJECT PROPOSES A CONSOLIDATION OF (2) LOTS, BOTH ARE SUBSTANDARD IN AREA AS IT RELATES TO RS4 ZONING. WHEN CONSOLIDATED, THE REMAINING SITE WILL BE WITHIN THE MUNICIPALITY'S MINIMUM LOT AREA REQUIREMENTS. SECTION 130.17 OF ZONING BY-LAW NO 4462.2010 REQUIRES A REDUCTION IN FAR FOR A CONSOLIDATED LOT. THE MAXIMUM FLOOR AREA FOR A CONSOLIDATED LOT AS CALCULATED UNDER SECTION 200, IS UP TO A MAXIMUM OF 150% OF THE FLOOR AREA PERMITTED ON A LOT HAVING THE MINIMUM SITE AREA FOR THAT ZONE. WE UNDERSTAND THE PURPOSE OF THIS RELATIVELY NEW REQUIREMENT IS TO REDUCE THE SCALE OF HOMES BORN OF LOT CONSOLIDATION. SINCE THIS CONSOLIDATION BRINGS (2) SUBSTANDARD LOTS WITH THE MINIMUM, WE REQUEST A RELAXATION OF THIS RULE SO THAT WE CAN BUILD TO THE STANDARD FAR CALCULATION.
- STAFF COMMENTS GIVEN STATED THAT IS OPEN TO THIS VARIANCE AND ALLOW A TOTAL FAR THAT WOULD BE ALLOWED IF TWO NEW HOMES WERE TO BE BUILT ON UNCONSOLIDATED LOTS UNDER RS4 ZONING. SPECIFYING THE MAXIMUM FAR WOULD BE 511.75 M² (5,509 SQFT)
 - 172 OXLEY - 0.35 X 785 = 274.75 M²
 - 164 OXLEY - WITH LOT SIZE 602.9 M² = 237 M²
 - TYPICAL CALCULATED EXEMPTION STILL APPLIES
 - OUR PROPOSED PROJECT IS ASKING FOR 493 M² (5,312 SQFT) W/ VARIANCE TO BASEMENT DEFINITION REFER TO A0.06 FOR AREA CALCULATION

DEFINITION OF BASEMENT: BYLAW 130.08

GARAGE:

- THE GARAGE WILL BE AT STREET LEVEL NECESSARILY TO AVOID A LARGE INFRASTRUCTURE AND DRIVEWAY. GIVEN THE EXISTING GRADES AND EXISTING 2 STORY GARAGE, THERE WILL BE OPEN SPACE BELOW THE GARAGE. WE PROPOSE TO USE THIS SPACE AS HABITABLE SPACE. GIVEN THE STEEP SLOPE OF THE SITE, THIS SPACE DOESN'T MEET THE DEFINITION OF A 'BASEMENT' AS DEPICTED IN FIGURE 1 OF ZONING BY LAW 130.08 WHICH WOULD ALLOW EXEMPTION OF THIS SPACE FROM AND OVERALL FAR CALCULATION. ROUGHLY 58 M² (600 SQFT).
- WE NO LONGER PROPOSE THIS SPACE TO BE A 'COACH HOUSE' BUT TO BECOME STORAGE WITH THE POSSIBILITY OF BECOMING A STUDY OR REC. ROOM. REFER TO A3.01
- THE EXISTING BEACH HOUSE WILL BE REMOVED FROM THE PROPERTY AND THE PROPOSED DESIGN WILL NOT EMPLOY AN ADDITIONAL ACCESSORY SPACE (A POSSIBLE 22 M², 240 SQFT EXEMPTION). THIS WILL REDUCE VISUAL BULK TO THE FORESIDE OF THE PROPERTY. GIVEN THIS WE ASK THAT IF THE AREA UNDER THE GARAGE IS TO BE INCLUDED IN THE FAR THAT THE ACCESSORY DWELLING EXEMPTION BE APPLIED TO THIS SPACE.

PRIMARY DWELLING

- THE PROPOSED LOCATION OF THE PRIMARY DWELLING HAS SHIFTED VERTICALLY 5'-0" TO REDUCE ROCK BREAKAGE ON THE SITE (PER OUR PREVIOUS PLANNING CONVERSATION). GIVEN THIS SHIFT THE LOWER LEVEL OF THE PROJECT NO LONGER CONFORMS TO THE DEFINITION OF A 'BASEMENT' AS THE DEFINITION MEASURES FROM AND PROPOSED GRADE.
- RELAXATION TO THE STRICT DEFINITION OF THE BYLAW IS ASKED FOR, AS THE PROPOSED GRADE AT THE PERIMETER OF THE PROJECT WILL CONFORM TO THE 0.9M REQUIREMENT. REFER TO A3.01, A3.03

ROCK BREAKAGE: BYLAW 5130

- BYLAW 5130 HAS RECENTLY BEEN AMENDED VIA AMENDMENT BYLAW NO. 5252, 2023. THIS AMENDMENT OUR PROPOSED PROJECT WOULD MEET THESE NEW ALLOWANCES.
- PER PREVIOUS PLANNING CONVERSATION WE HAVE SURVEYED THE PROPERTY TO DETERMINE THE ESTIMATED TOPOGRAPHIC LOCATION OF ROCK ON OUR SITE. THIS INFORMATION WAS OVERLAYED TO OUR BUILDING SECTION FOR CONVERSATION RELATING TO HOW TO MINIMIZE THE IMPACT TO THE SITE.

BUILDING HEIGHT: BYLAW 204.10

- FOLLOWING THE ROCK BREAKAGE STUDY WE NOTED THAT A 5'-0" VERTICAL SHIFT OF THE PRIMARY DWELLING WAS HIGHLY LIKELY. RE CALCULATING THE AVERAGE GRADES HAS LEFT THE PROJECT APPROX. 1'-6" OVER WHAT IS CONSIDERED THE ALLOWED MAX HEIGHT. GIVEN THE STEEP NATURE OF THE SITE, THE TERRACED NATURE OF THE LANDSCAPE WE FEEL THIS AMOUNT IS NEGLIGIBLE GIVEN SIGHT LINES FROM THE FORESHORE AND NEIGHBORING PROPERTY IS MINIMAL AND GIVEN THE NATURE OF THE ENCROACHMENT IS DUE TO A STRATEGY TO MINIMIZE ROCK BREAKAGE.

CHIMNEY DIMENSION: BYLAW 120.19

- THE OVERALL WIDTH OF OUR PROPOSED CHIMNEYS IS TO CARRY TWO FIREBOXES ALONG WITH ROUTING OF SOME MEP ELEMENTS TO REDUCE THE EFFECT OF VENTING AND OTHER APPURTENANCES ON THE TERRACED GREEN ROOFS. ADDITIONALLY GIVEN THE STEEP NATURE OF THE SITE THE PRESENCE OF CHIMNEYS IS FURTHER DIMINISHED AS SITE LINES ARE NOT BLOCKED OR OCCURED TO THE WATER DESPITE ENCROACHING ON THE MAXIMUM HEIGHT. WE PROPOSE TO LEAVE THE CHIMNEYS AS DESIGNED TO ALLOW FOR MORE MODULATION, VISUAL INTEREST AND ENHANCED PROPORTION TO THE STRUCTURE.

HIGHEST BUILDING FACE: BYLAW 204.13

- DUE TO THE CHALLENGES OF THE STEEPLY SLOPED SITE AND INHERENT MODULATION AND STEPPING NATURE OF THE PROPOSED HOME, WE REQUEST RELAXATION OF THE HIGHEST BUILDING FACE RULES FOR APPROXIMATELY 19'-8" LINEAR FEET OF THE EASTERN ELEVATION (GUEST SUITE). WE BELIEVE THE PROPOSED DESIGN MEETS THE SPIRIT BEHIND THE RULE AND DOES NOT CREATE A LARGE, CONSISTENT VERTICAL WALL FROM THE WATER AND HELPS THE OVERALL PERFORMANCE OF THE PROJECT FROM AN ENERGY CODE PERSPECTIVE.

IN-GROUND POOL ABOVE WATERFRONT GRADE LINE

- GIVEN PREVIOUS PLANNING CONVERSATION AND OUR REPORT WE ARE ALSO PROPOSING TO LIFT THE IN-GROUND POOL PROPOSED IN THE REAR YARD BY 5'-0" AND RECONFIGURE THE GRADING OF THE PROJECT TO AVOID ANY ROCK BREAKAGE FOR THE SWIMMING POOL WHICH IS NOT SUPPORTED BY THE PLANNING DEPARTMENT AND TO KEEP THE POOL AND USABLE PATIO SPACES ABOVE THE NEWLY DETERMINED FCL ELEVATIONS.
- DUE TO THE STEEP SLOPE AND DIFFICULT TERRAIN OF THE SITE, WITH EXISTING GRADES EXCEEDING THE GRADE LINE ON THE WATERFRONT SIDE IT IS EXTREMELY DIFFICULT TO AVOID ROCK BREAKAGE WHILE MEETING ALL RETAINING WALL CODES. THEREFORE WE REQUEST TO ALLOW A PORTION OF THE EAST CORNER OF THE POOL, TO EXCEED THE GRADE LINE.
- THE PROPOSED LOCATION AND SHAPE OF THE POOL, WAS ESTABLISHED AFTER CAREFUL CONSIDERATION OF THE EXISTING SITE CONDITIONS AND NEIGHBORING PROPERTIES GRADE AND LAYOUTS. WE BELIEVE THE PROPOSED LAYOUT AND GRADES COMBINED WITH THE PROPOSED FORESHORE HABITAT ENHANCEMENT WORK AND GRADUAL NATURAL TRANSITION OF FORESHORE GRADE, WILL ENHANCE THE ENVIRONMENT AND VISUAL EXPERIENCE BY ALL THE NEARBY NEIGHBORS. THE NEW LAYOUT RECOMMENDS REMOVAL OF EXISTING ENCROACHMENTS PATIOS AND WALLS ON THE FORESHORE AND PROVIDE ADDED PROTECTION TO EXISTING SEWER INFRASTRUCTURE ALONG THE WATERFRONT. REFER TO DRAWINGS LBU 3.01

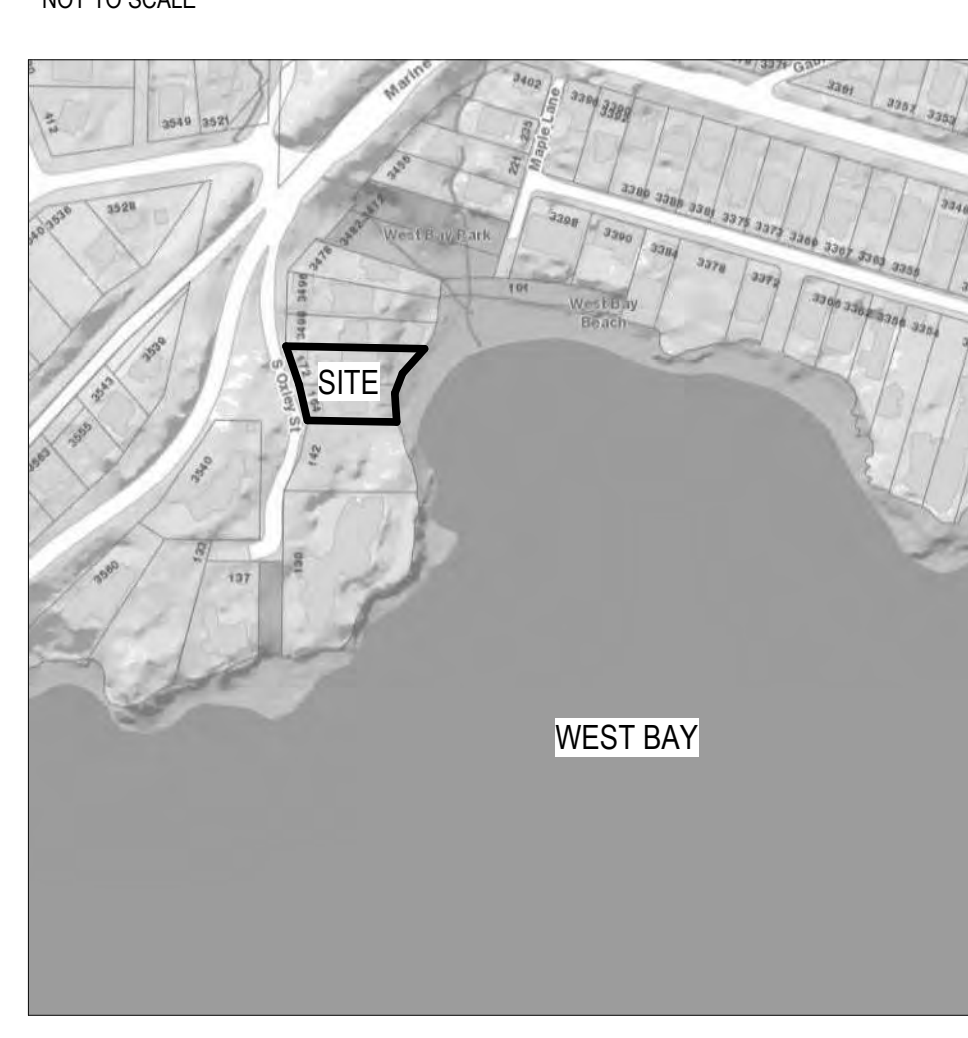
FORESHORE DPA

- WE WILL BE COORDINATING WITH THE DEP TO ENSURE THAT THE FORESHORE ENVIRONMENT IS RESPECTED AND MAINTAINED. FORESHORE ECOSYSTEMS WILL BE PRESERVED AS MUCH AS POSSIBLE. SEE REPORT. WE ARE ORGANIZING A REPORT FROM THE DEP - BALANCED ENVIRONMENTAL REFER TO SHEETS LBU-3.01
- GIVEN THE SHAPE OF THE SITE, POSITION OF THE EXISTING STRUCTURE AND ELEVATION OF THE PROPOSED PRIMARY STRUCTURE FROM THE FCL, WE ASK THAT THE MINIMAL ENCROACHMENT THE 15M FORESHORE SETBACK TO BE FORGIVEN

VICINITY MAP



LOCATION MAP



GENERAL NOTES

- CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OFF, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
- DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
- EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
- INTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.

PROJECT DIRECTORY

SITE ADDRESS:
 Consolidation of 164 & 172 South Oxley
 West Vancouver BC V7V 1G8, Canada

OWNER:
 Joe & Sarah Kiani
 50 Blue Heron
 Irvine, CA 92618

ARCHITECT:
 OLSON KUNDIG
 189 S. Jackson St. Suite 600
 Seattle, WA 98104
 T: 206.624.5670
 F: 206.624.3730
PRINCIPAL ARCHITECT: Tom Kundig
CONTACT: Mark Othoff
 mark@olsonkundig.com

COLLABORATING ARCHITECT
 W.T. LEUNG ARCHITECTS INC.
 973 W Broadway Suite 300
 Vancouver, BC V5Z 1K3
 T: 604.736.9711
CONTACT: EUGENE LEE
 elee@wtleungarch.com

CONTRACTOR
 HART TIPTON CONSTRUCTION
 165 E 1st St
 North Vancouver, BC V7L 1B2
 T: 604.986.9355
CONTACT: SHANE FREI
 shane@hartipton.com

INTERIOR DESIGN
 Atilier AM
 7566 W 2nd Street
 Los Angeles, CA 90048
 T: 323.951.0500
CONTACT: Michael Maczynski
 michael@atelieram.com

LANDSCAPE ARCHITECT
 PAUL SANGHA CREATIVE
 125 E 4th Ave
 Vancouver, BC V7V 1E1
 T: 604.736.2323
CONTACT: Paul Sangha
 paul@saulsangha.com

STRUCTURAL ENGINEER:
 Goman Simpson Consulting Engineers
 1661 West 5th Avenue
 Vancouver, BC V6J 1N5
 T: 604.530.3487
CONTACT: Levi Steeling
 lsteel@gomasimpson.com

CIVIL ENGINEER:
 Cress Engineering Ltd.
 Suite 610 - East Tower
 221 Esplanade West
 North Vancouver, BC V7M 3J3
 T: 604.987.9070
CONTACT: Kevin Healy
 khealy@cress.ca

ENVELOPE CONSULTANT
 BC Building Science Ltd.
 811 Bent Court
 New Westminster, BC V3M 1V3
 T: 604.520.6456
CONTACT: Chad Cranswick
 chad@bcbuildingscience.com

GEOTECHNICAL ENGINEER
 GeoPacific Consultants Ltd.
 1779 W 75th Ave
 Vancouver, BC V6P 6P2
 T: 604.430.0922
CONTACT: Matt Kokan
 reception@geopacific.ca

LIGHTING
 O.L.L.C.
 1319 SE Martin Luther King Jr Blvd Suite 210
 Portland, OR 97219
 T: 503.453.7135
CONTACT: Varonika Batho-Demelius
 varonika@olc.com

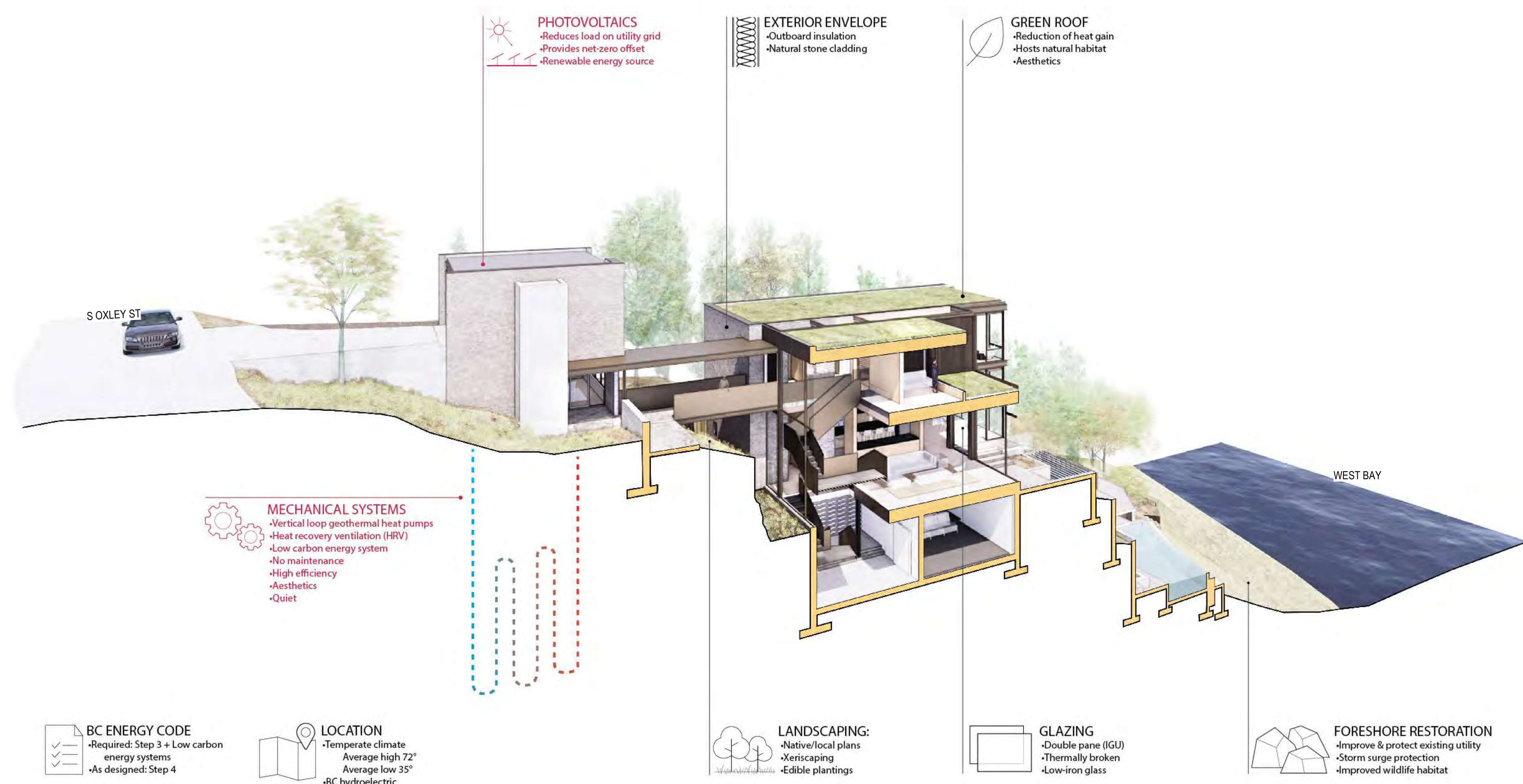
AUDIO VISUAL / HOME AUTOMATION
 LA SCALA INTEGRATED MEDIA
 1385 Boundary Rd
 Vancouver, BC V5K 4T9
 T: 604.606.1888
CONTACT:

Reserved for permit stamp

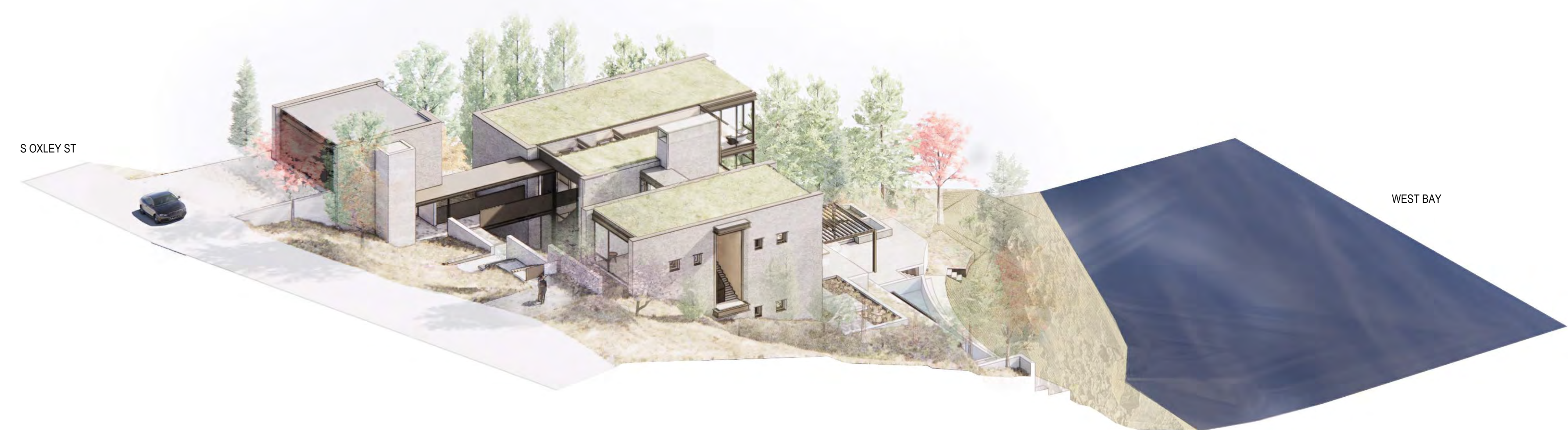
150 South Jackson St, Suite 600
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project:
BURRARD INLET RESIDENCE
 Consolidation of 164 & 172 South Oxley Street
 West Vancouver, BC V7V 1G8, Canada

COLLABORATING ARCHITECT
W.T. LEUNG ARCHITECTS
 I N C.
 Suite 300, 973 West Broadway,
 Vancouver, British Columbia,
 Canada V5Z 1K



SUSTAINABLE STRATEGIES



SOUTHWEST VIEW
 *ARCHITECTURAL RENDERING IS CONCEPT ONLY.
 REFER TO LANDSCAPE DRAWING LBU-S.02.02
 FOR CURRENT SITE / FORESHORE CONDITIONS

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Olson Kundig

project:
BURRARD INLET RESIDENCE
 Consolidation of 164 & 172 South Oxley Street
 West Vancouver, BC V7V 1G6, Canada

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 Telephone: 604 736-9711

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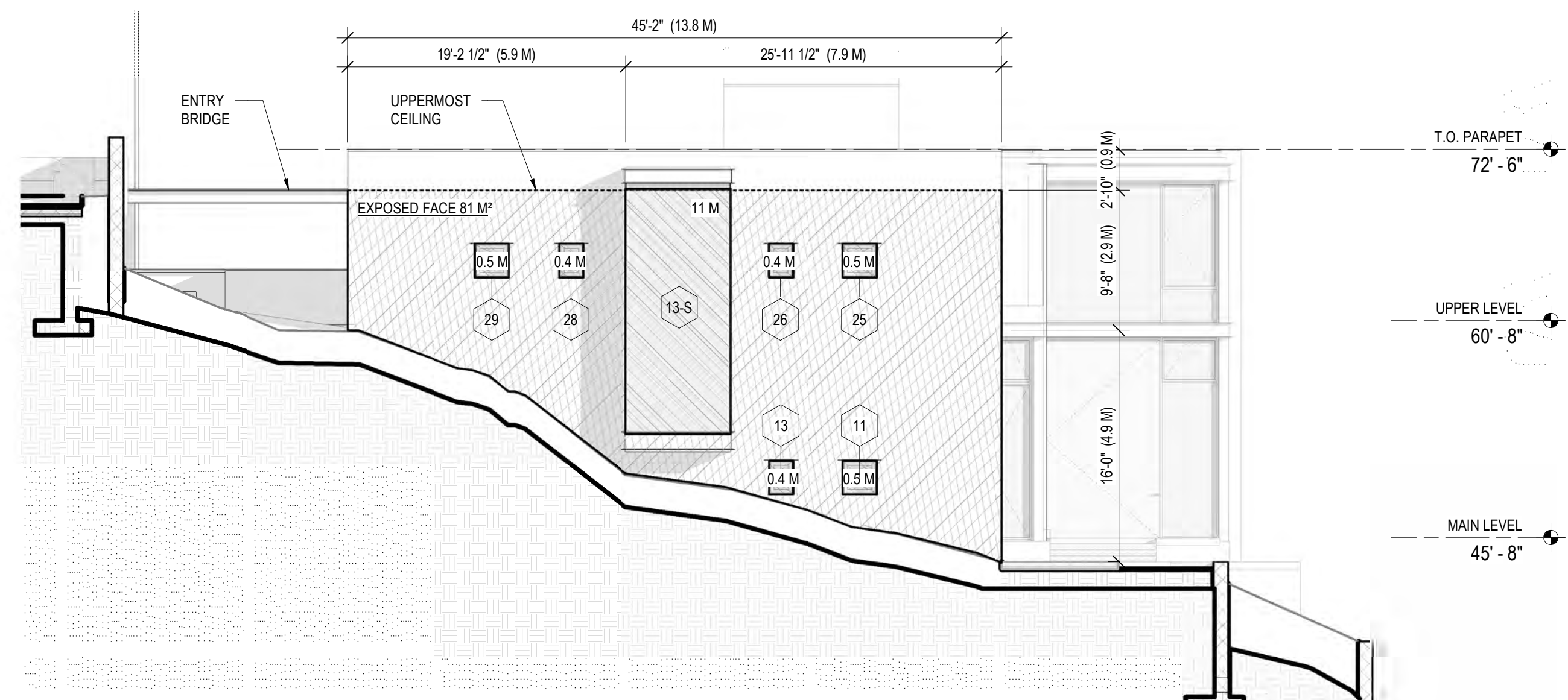
principal architect TK
 project manager MO
 drawn by BC,OG
 checked by Checker
 job no. 20059
 date 01/10/2022

revisions:

no.	date	by
5	11.15.24	DP-REV 5
2	7.31.23	DP-REV 2

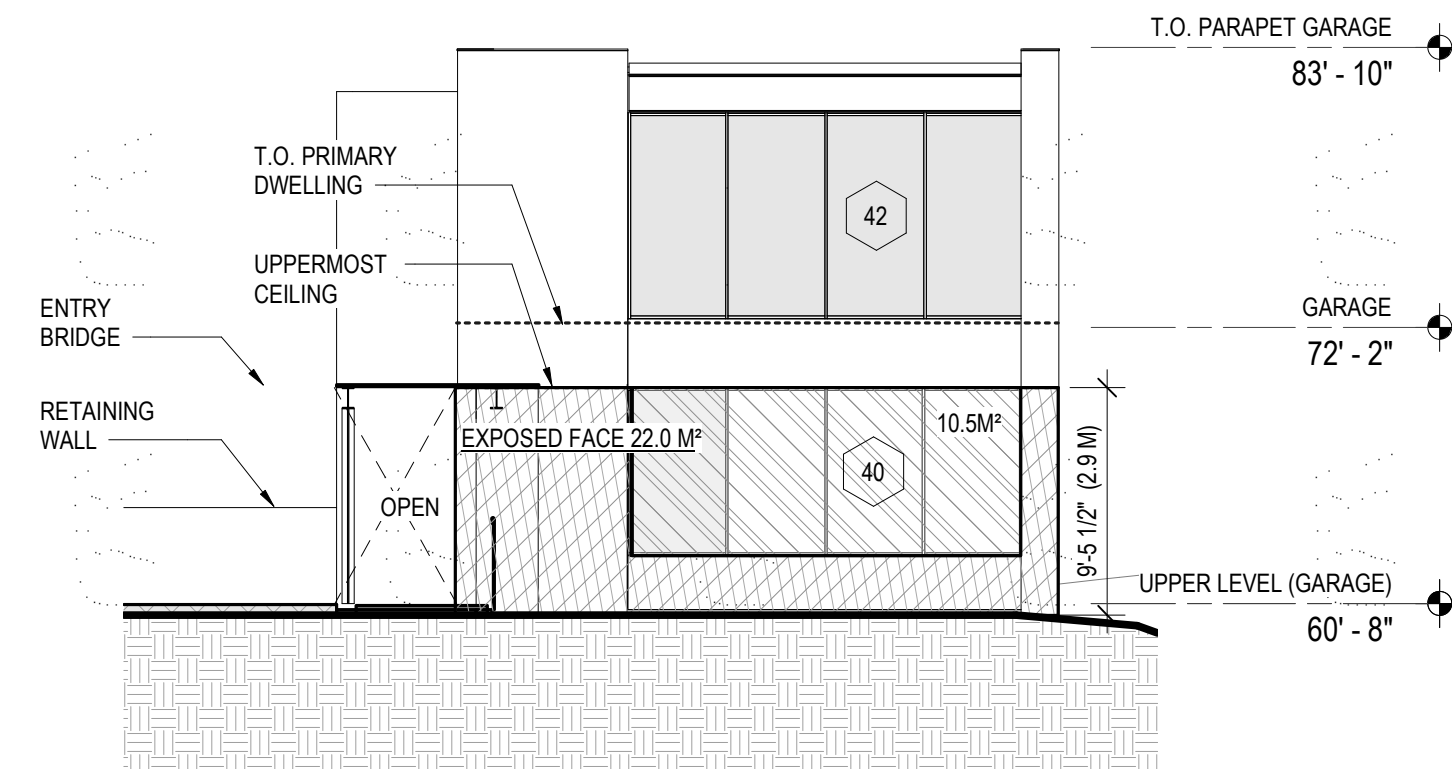
NOT FOR CONSTRUCTION
 DEVELOPMENT PERMIT
 01/10/2022

PERSPECTIVES
A0.03



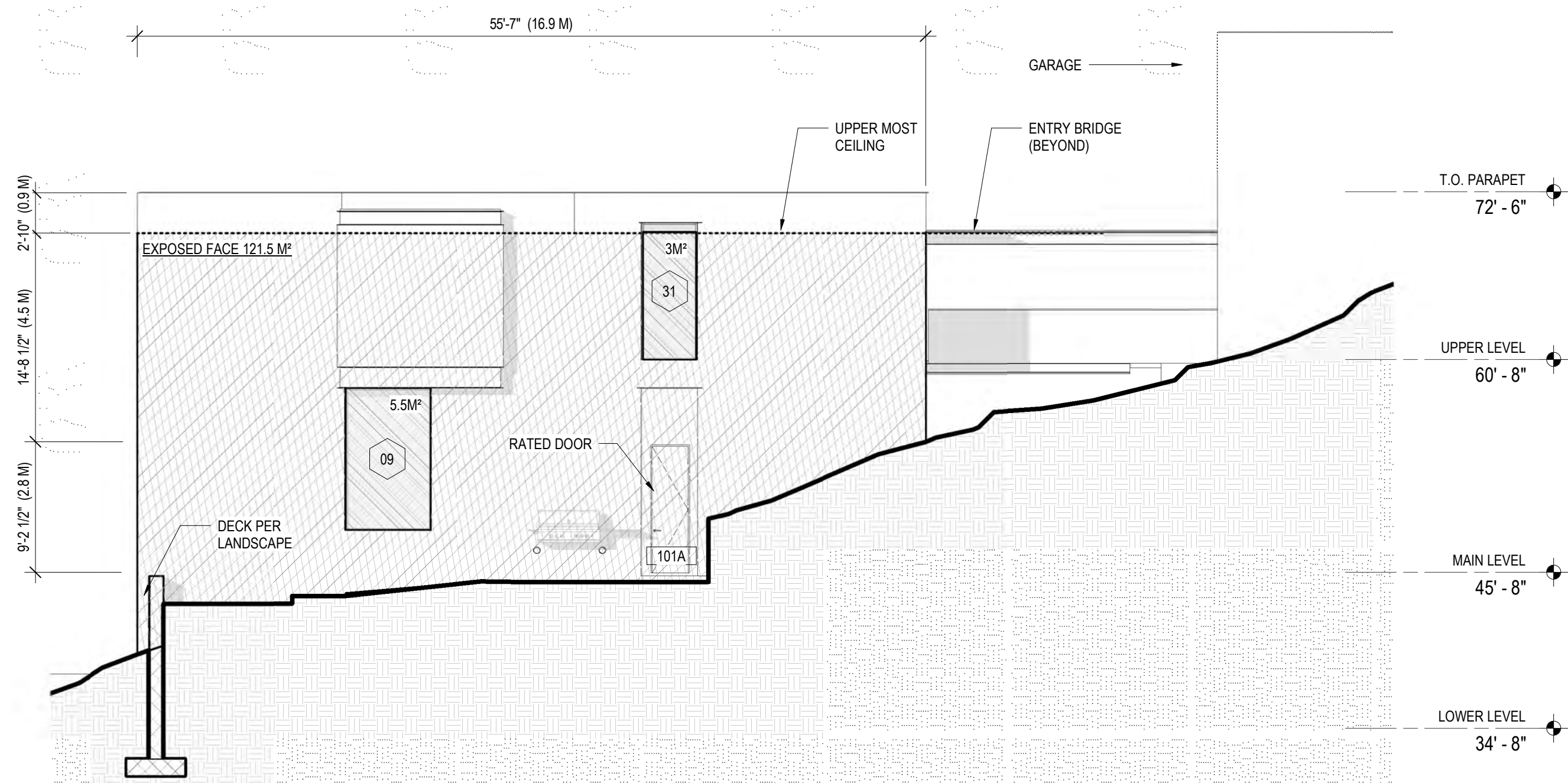
4 SOUTH ELEVATION - LIMITING DISTANCE DIAGRAM
SCALE: 1/8" = 1'-0"

*REFER TO A0.20 FOR WINDOW DIMENSIONS
*EXPOSED BUILDING FACE MEASURED FROM THE FINISHED GROUND LEVEL TO THE UPPERMOST CEILING PER 9.10.15.2(1)(b)(i)



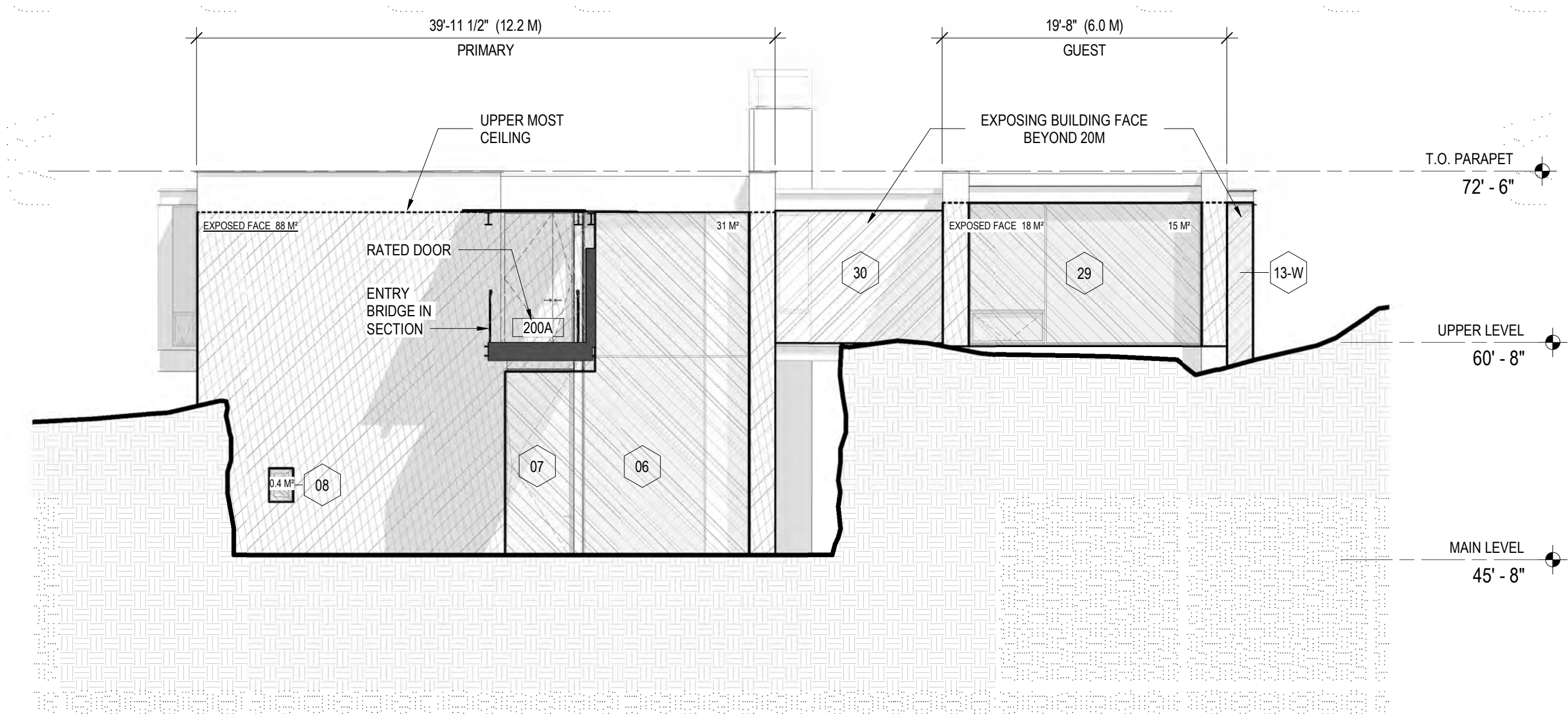
5 GARAGE EAST ELEVATION - LIMITING DISTANCE DIAGRAM
SCALE: 1/8" = 1'-0"

*REFER TO A0.20 FOR WINDOW DIMENSIONS
*EXPOSED BUILDING FACE MEASURED FROM THE FINISHED GROUND LEVEL TO THE UPPERMOST CEILING PER 9.10.15.2(1)(b)(i)



3 NORTH ELEVATION - LIMITING DISTANCE DIAGRAM
SCALE: 1/8" = 1'-0"

*REFER TO A0.20 FOR WINDOW DIMENSIONS
*EXPOSED BUILDING FACE MEASURED FROM THE FINISHED GROUND LEVEL TO THE UPPERMOST CEILING PER 9.10.15.2(1)(b)(i)



2 WEST ELEVATION - LIMITING DISTANCE DIAGRAM
SCALE: 1/8" = 1'-0"

*REFER TO A0.20 FOR WINDOW DIMENSIONS
*EXPOSED BUILDING FACE MEASURED FROM THE FINISHED GROUND LEVEL TO THE UPPERMOST CEILING PER 9.10.15.2(1)(b)(i)



LIMITING DISTANCE @ PRINCIPAL DWELLING
NORTH ELEVATION LIMITING DISTANCE: 10'-0" (3.0M)
SOUTH ELEVATION LIMITING DISTANCE: 15'-0" (4.6M)
WEST ELEVATION LIMITING DISTANCE:
PRIMARY: 70'-0" (21.6 M)
GUEST: 50'-0" (15.2M)

LIMITING DISTANCE @ GARAGE
EAST ELEVATION LIMITING DISTANCE: 22'-7" (6.9 M)

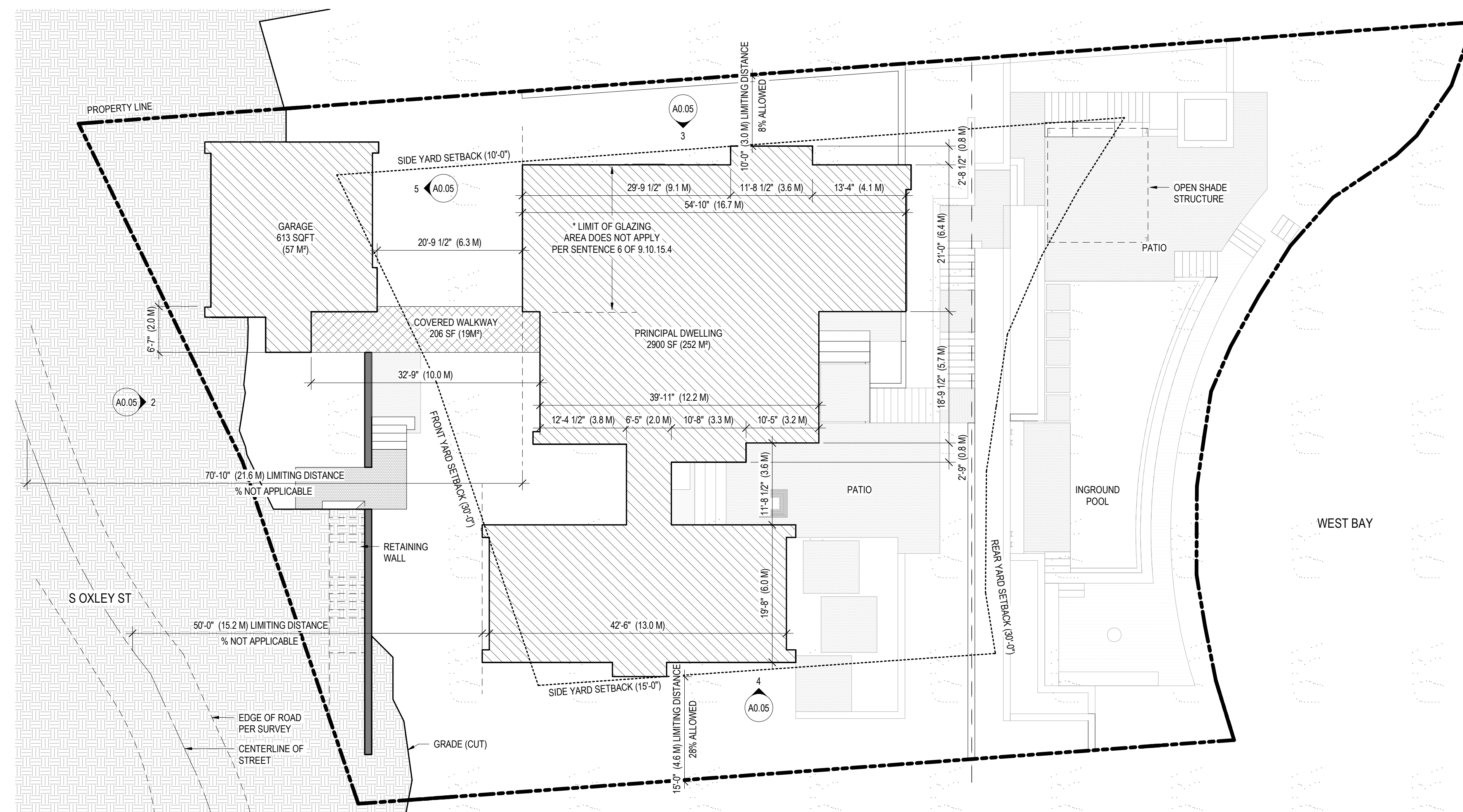
MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS

PRINCIPAL DWELLING
NORTH ELEVATION: 8%
SOUTH ELEVATION: 28%
WEST ELEVATION: N/A

GARAGE
EAST ELEVATION: N/A
*EXCEPTION SENTENCE 11 OF BCRC 9.10.14.4 OPENINGS IN EXPOSING BUILDING FACE
PER TABLE 9.10.15.4, MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSES
% OF EXPOSING BUILDING FACE AREA ALLOWED FOR GLAZED OPENINGS

PROPOSED % OF AREA OF GLAZED OPENINGS PER EXPOSING BUILDING FACE AREA

PRINCIPAL DWELLING
NORTH ELEVATION:
AREA OF GLAZED OPENINGS = 10 M²
EXPOSING BUILDING FACE AREA = 121 M²
(8.5 = 121) * 100 = 7%
SOUTH ELEVATION:
AREA OF GLAZED OPENINGS = 13.7 M²
EXPOSING BUILDING FACE AREA = 81 M²
(13.7 = 81) * 100 = 17%



1 SITE COVERAGE / LIMITING DISTANCE DIAGRAM
SCALE: 3/32" = 1'-0"

SITE COVERAGE
LOT AREA: 14,940 SQFT (1,387.9 M²)
ALLOWABLE SITE COVERAGE: 30% OF SITE AREA MAXIMUM, IF SITE AREA IS GREATER THAN 885 M²
MAX. ALLOWED COVERAGE: 30 X 14,940 = 4,482 SQFT (416M²)

PROPOSED COVERAGE: 25.6%
GARAGE: 650 SQFT (60 M²)
COVERED WALKWAY: 280 SQFT (26 M²)
PRINCIPAL DWELLING: 2,900 SQFT (270 M²)
TOTAL: 3,830 SQFT (356 M²)

Reserved for permit stamp

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Seattle, Washington 98104 USA
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Olson Kundig

project:
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Consolidation of 164 & 172 South Oxley Street
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COLLABORATING ARCHITECT

W.T. LEUNG ARCHITECTS
I N C.

Suite 300, 973 West Broadway,
Vancouver, British Columbia,
Canada V6Z 1K3
Telephone: 604 736-9711

Reserved for architects stamp

principal architect: TK
project manager: MO
drawn by: BC,CG
checked by:
job no: 20059
date: 01/10/2022
revisions:

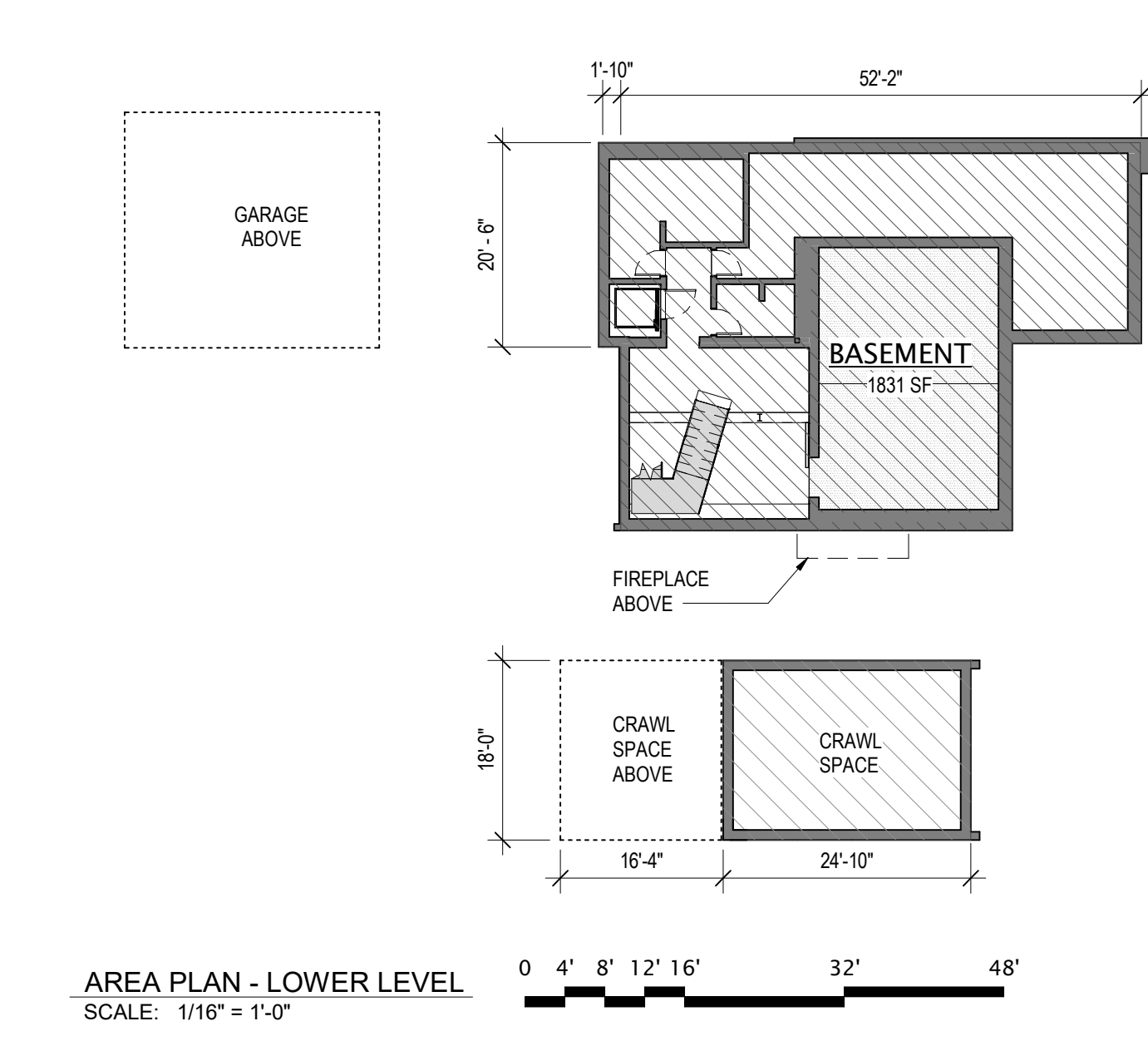
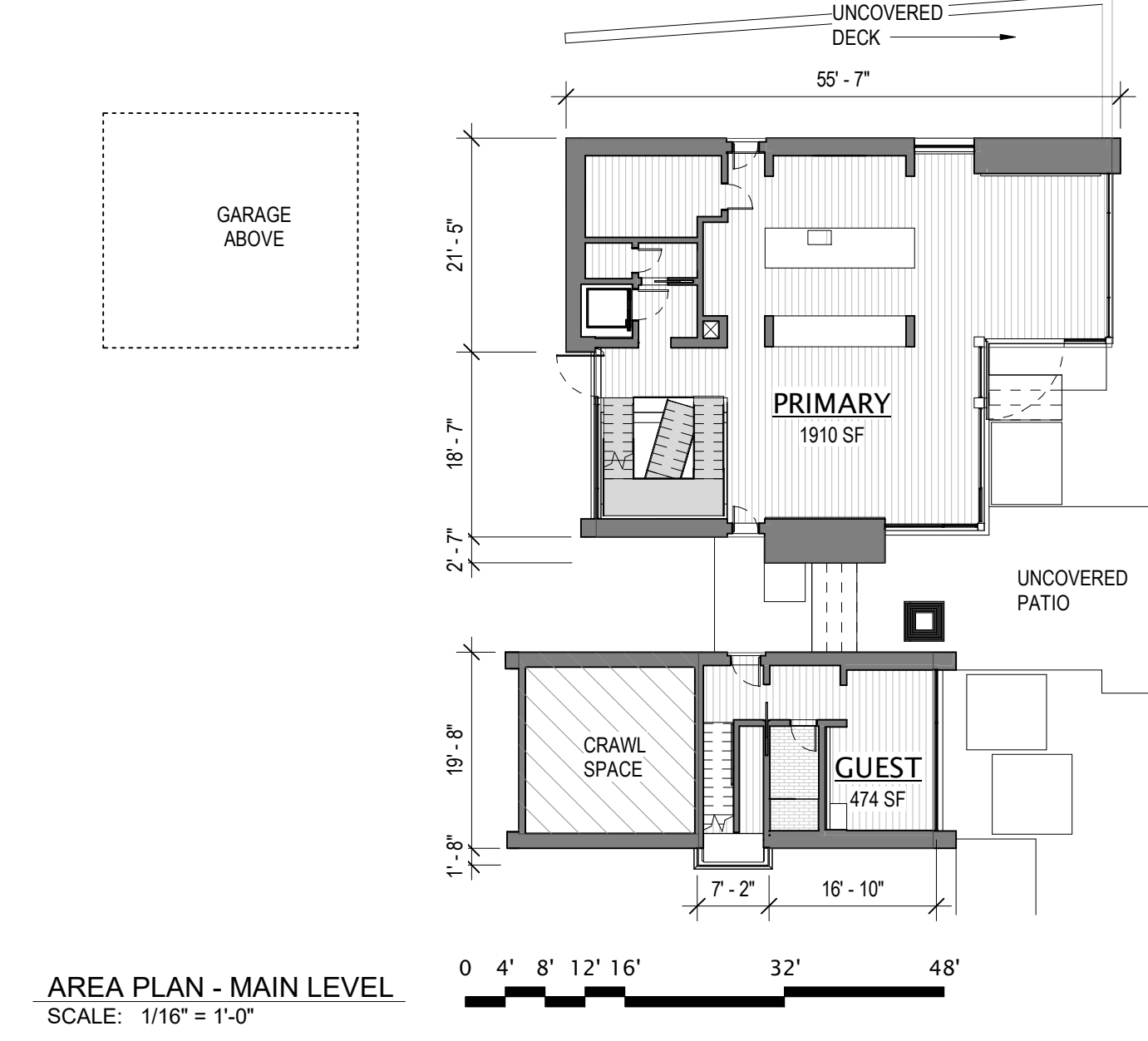
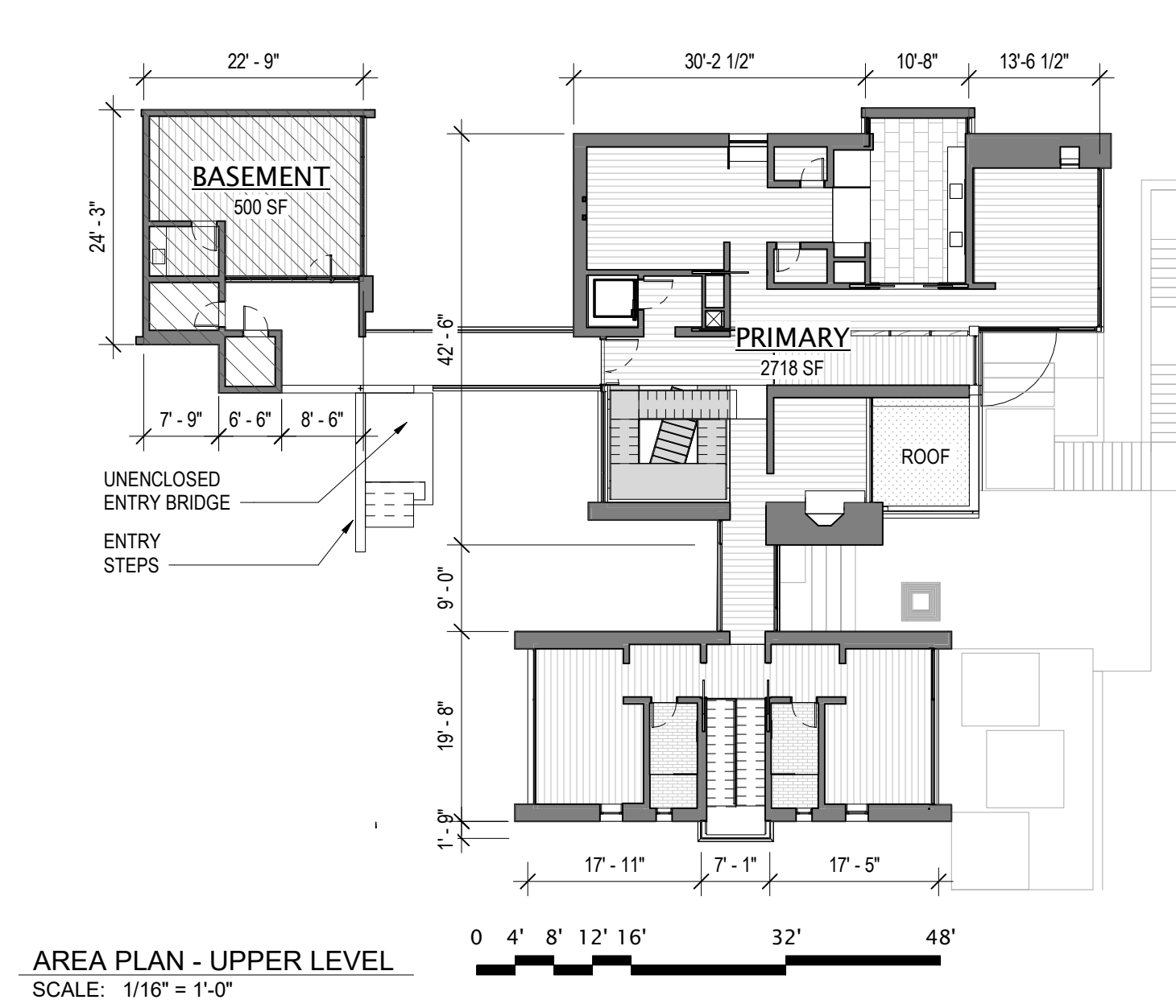
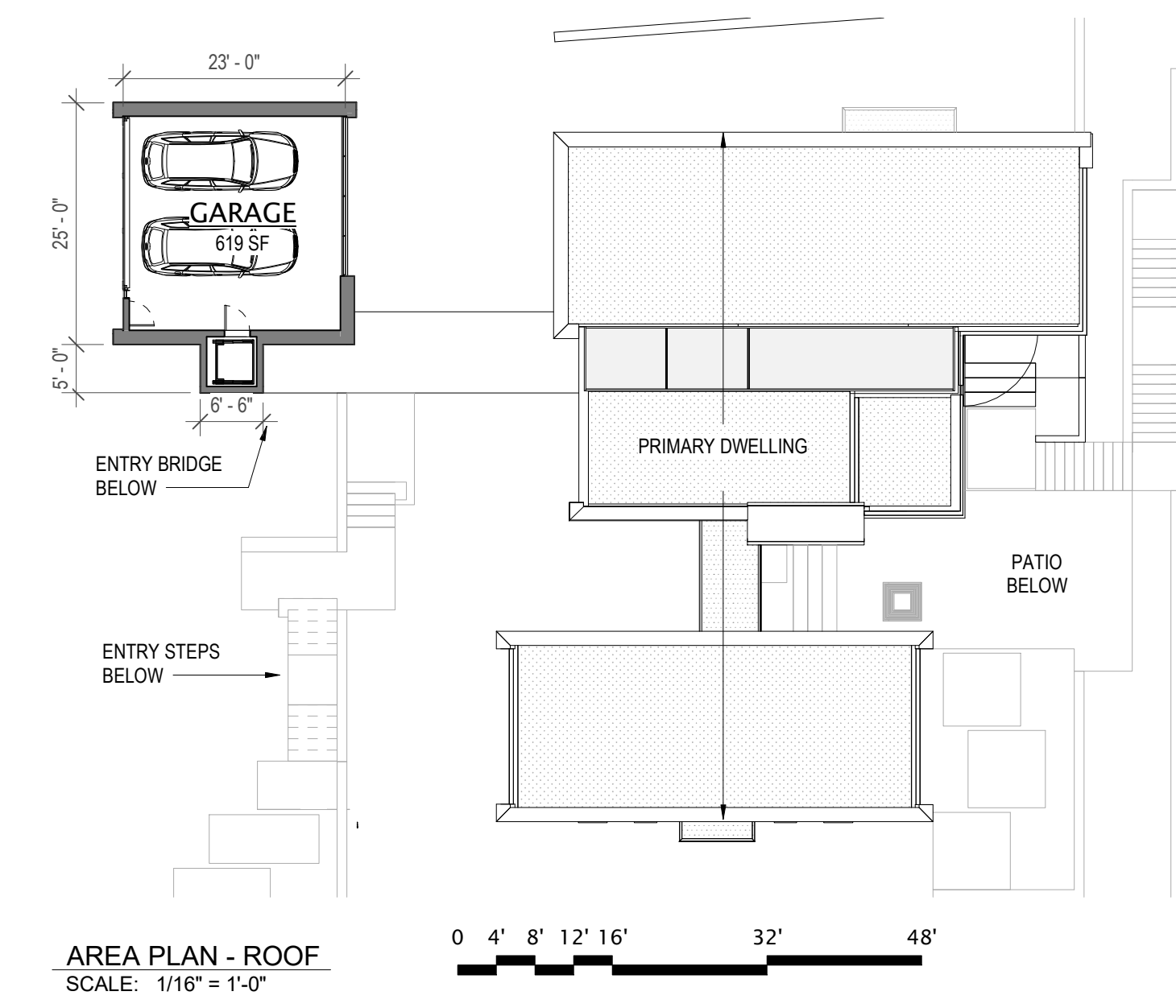
4	9/27/24	DP-REV 4
1	2/01/23	DP-REV 1

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SITE COVERAGE AND
LIMITING DIST CALCS

A0.05



FLOOR AREA EXEMPTIONS
BASEMENT FLOOR AREA CAN BE 100% EXEMPT FROM FAR WHERE THE MAIN FLOOR ELEVATION IS 0.9M OR LESS ABOVE THE LOWER OF NATURAL OR FINISHED GRADE AT THE PERIMETER WALLS.
A GARAGE, WHETHER ATTACHED TO, DETACHED FROM, OR PART OF THE PRINCIPAL DWELLING TO A MAXIMUM OF 41SQ M (441.3 SQFT).
AN ACCESSORY BUILDING TO A MAX OF 22.5SQ M (242.2 SF).
CRAWL SPACES LESS THAN 1.8M (5.9') IN HEIGHT (TOP OF THE GROUND TO THE UNDERSIDE OF FLOOR JOISTS ABOVE).

AREA PLANS LEGEND
GROSS AREA
EXEMPT AREA

GROSS FLOOR AREA			
Level	Name	Gross Area	FAR
LOWER LEVEL			
LOWER LEVEL	BASEMENT	1631 SF	0 SF
LOWER LEVEL	CRAWL SPACE	446 SF	0 SF
LOWER LEVEL		2277 SF	0 SF
MAIN LEVEL			
MAIN LEVEL	PRIMARY	1910 SF	1910 SF
MAIN LEVEL	GUEST	474 SF	474 SF
MAIN LEVEL	CRAWL SPACE	329 SF	0 SF
MAIN LEVEL		2712 SF	2384 SF
UPPER LEVEL			
UPPER LEVEL	BASEMENT	500 SF	0 SF
UPPER LEVEL	PRIMARY	2718 SF	2718 SF
UPPER LEVEL		3218 SF	2718 SF
GARAGE			
GARAGE	GARAGE	619 SF	178 SF
GARAGE		619 SF	178 SF
GARAGE		825 SF	5280 SF

BASED ON DESIGN RATIONALE ALLOWED FAR TO BE 5.508 SQ FT (511.75 MP)
ADDITIONAL PROPOSED "BASEMENT" UNDER GARAGE WILL REQUIRE RELAXATION OF DEFINITION FOR EXEMPTION
PROPOSED FAR 5.280 (488.7 MP)

AVERAGE FINISH AND NATURAL GRADE CALCULATION - DWELLING

POINT	NATURAL ELEV.	FINSH ELEV.	AVG. NATURAL	AVG. FINSH	LENGTH	TOTAL NATURAL	TOTAL FINISH
A	50	56 A+B	42.5	50.0	55.6	2363.0	2780.0
B	35	44 B+C	35.5	42.0	21	745.5	882.0
C	36	40 C+D	37.5	42.8	13.5	506.3	577.8
D	39	45.6 D+E	39.5	44.8	21.5	849.3	963.2
E	40	44 E+F	43.0	44.8	20.8	894.4	931.8
F	46	45.6 F+G	46.5	45.6	9.0	418.5	410.4
G	47	45.6 G+H	44.3	44.8	17.8	788.5	797.4
H	41.5	44 H+I	41.9	44.0	19.7	825.4	866.8
I	42.3	44 I+J	49.4	51.8	45.2	2232.9	2341.4
J	50.5	59.5 J+K	56.3	59.8	19.7	1108.1	1178.1
K	36	60 K+L	52.8	52.8	20.8	1098.2	1098.2
L	49.5	45.6 L+M	49.3	45.6	11.5	567.0	524.4
M	49	45.6 M+N	51.3	45.3	13.2	677.2	598.0
N	53.5	45 N+A	51.8	50.5	40.0	2072.0	2020.0
			641.3	664.5	329	15147	15970

AVERAGE FINISHED GRADE = 48.5
AVERAGE NATURAL GRADE = 46.0

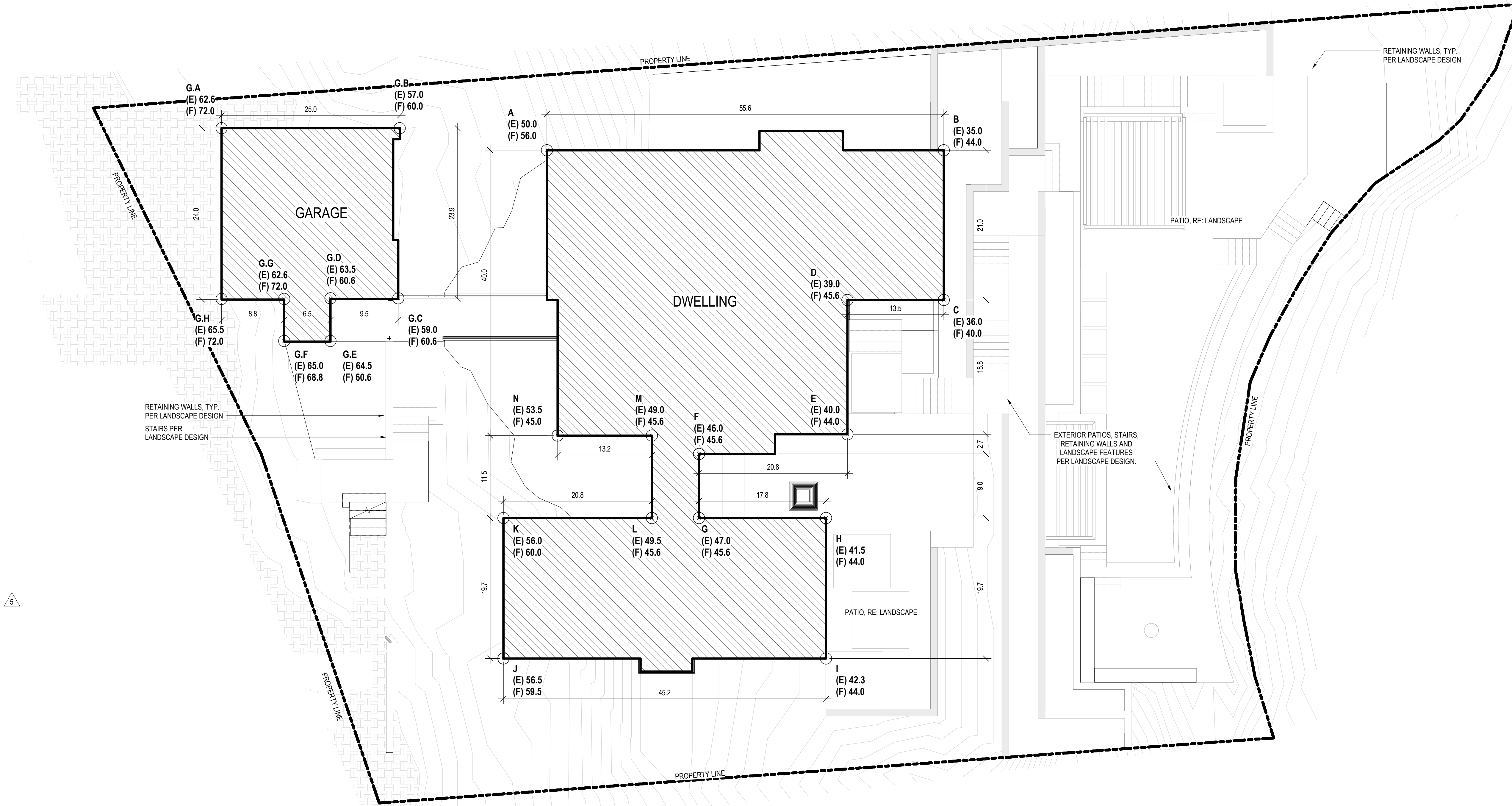
NOTE: AVERAGE NATURAL GRADE IS LOWER THAN THE AVERAGE FINISH GRADE. THEREFORE, AVERAGE NATURAL GRADE WILL BE USED FOR HEIGHT AND AREA CALCULATIONS.

AVERAGE FINISH AND NATURAL GRADE CALCULATION - GARAGE

POINT	NATURAL ELEV.	FINSH ELEV.	AVG. NATURAL	AVG. FINSH	LENGTH	TOTAL NATURAL	TOTAL FINISH
G.A	62.6	72 G.A+G.B	59.8	66.0	25	1495.0	1650.0
G.B	57	60 G.B+G.C	58.0	60.3	24	1392.0	1447.2
G.C	59	60.6 G.C+G.D	61.3	60.6	9.5	582.4	575.7
G.D	63.5	60.6 G.D+G.E	64.0	60.6	6	384.0	363.6
G.E	64.5	60.6 G.E+G.F	64.8	64.7	6.5	421.2	420.6
G.F	65	68.8 G.F+G.G	64.5	68.8	9	580.5	619.2
G.G	64	68.8 G.G+G.H	64.8	70.4	5	324.0	352.0
G.H	65.5	72 G.H+G.A	64.1	72.0	24	1538.4	1728.0
			243.1	247.5	64.5	3853.4	4036.5

AVERAGE FINISHED GRADE = 62.6
AVERAGE NATURAL GRADE = 59.7

NOTE: AVERAGE NATURAL GRADE IS LOWER THAN THE AVERAGE FINISH GRADE. THEREFORE, AVERAGE NATURAL GRADE WILL BE USED FOR HEIGHT AND AREA CALCULATIONS.



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Reserved for architects stamp

principal architect: TK
project manager: MO
drawn by: BC, OG
checked by:
job no.: 20059
date: 01/10/2022
revisions:

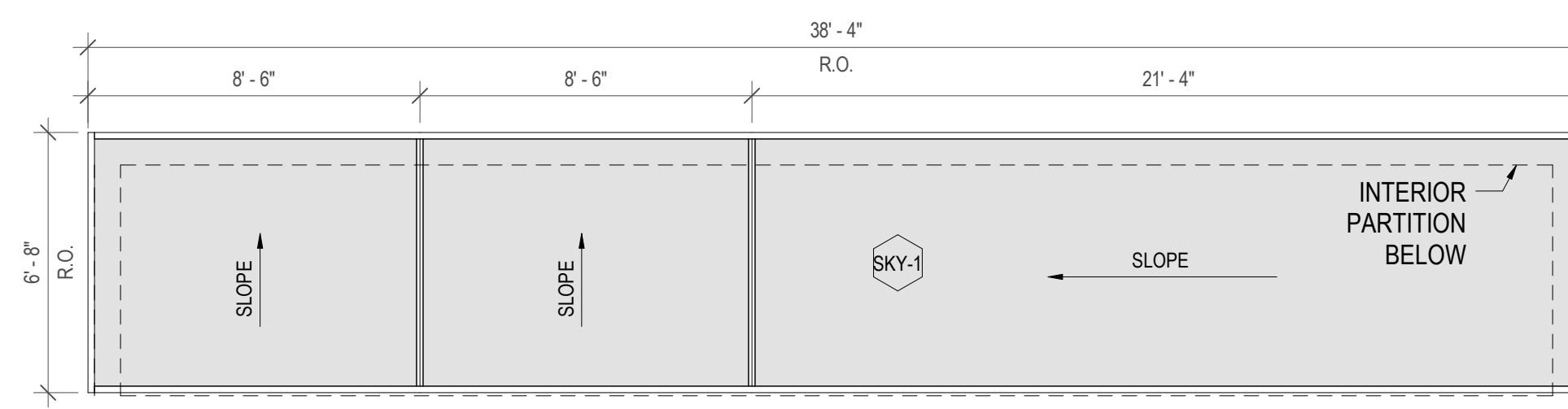
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AVERAGE GRADE CALCS & AREA PLANS

A0.06

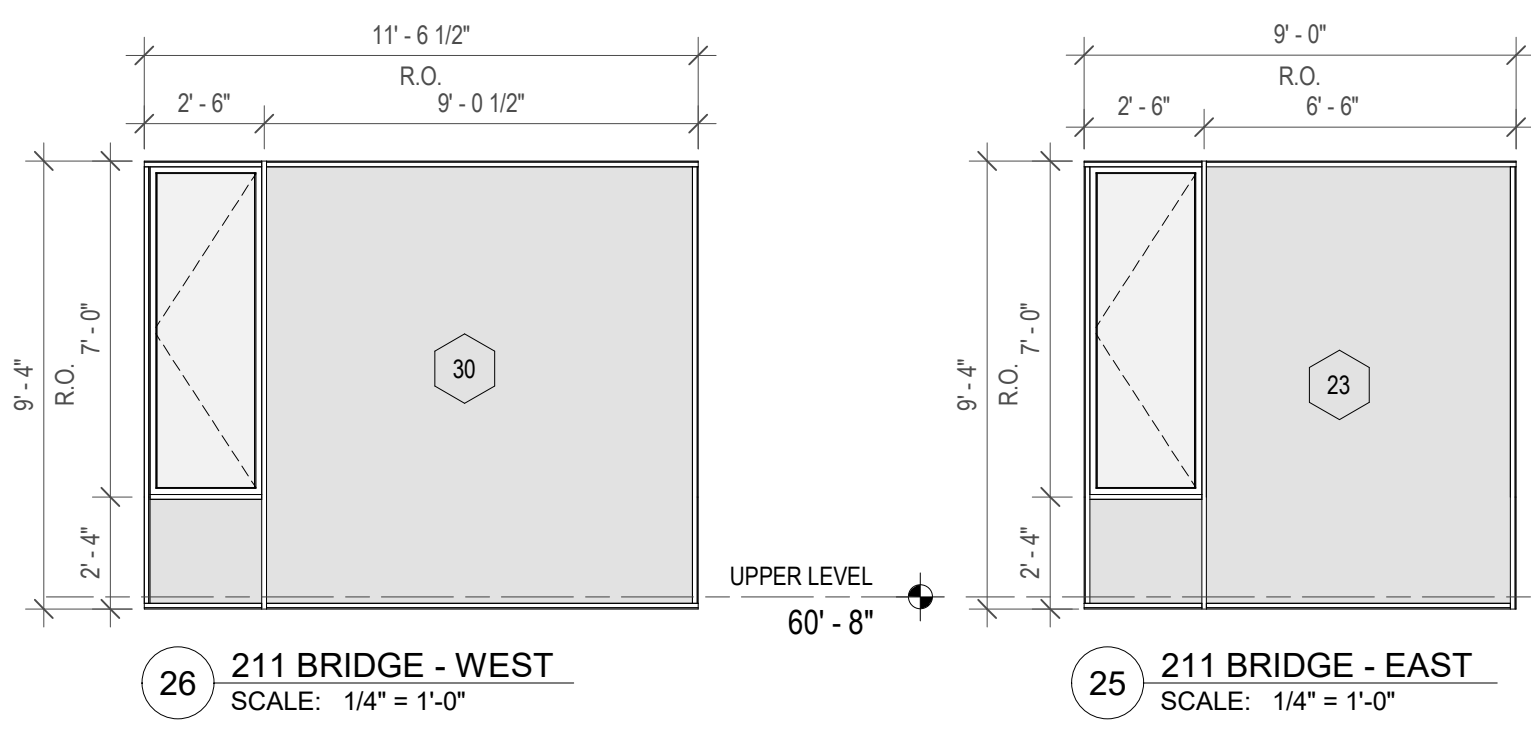
WINDOW SCHEDULE													
MARK	LOCATION	ORIENTATION	OPERATION	DIMENSIONS (ROUGH OPENING)			FRAME FINISH	GLAZING THICKNESS	U VALUE	UA VALUE	MANUFACTURER	MODEL	REMARKS
				WIDTH	HEIGHT	AREA							
01	102 DINING	EAST	FIXED	16'-5 3/4"	14'-1 1/2"	233 SF	PTD				MHB		
02	102 DINING	SOUTH	FIXED	12'-2"	13'-11"	169 SF	PTD				MHB		
03	100 LIVING	EAST	FIXED	8'-1 1/2"	24'-9"	127 SF	PTD				MHB		
04	100 LIVING	EAST	FIXED	11'-6 1/4"	14'-1 1/2"	163 SF	PTD				MHB		
05	100 LIVING	SOUTH	FIXED	9'-3 3/4"	14'-1 1/2"	132 SF	PTD				MHB		
06	017 STAIR 1	WEST	FIXED	11'-5 3/4"	24'-0"	275 SF	PTD				MHB		
07	017 STAIR 1	WEST	FIXED	5'-0 1/4"	13'-2"	66 SF	PTD				MHB		
08	105 GUEST RM	SOUTH	CASEMENT	1'-8"	2'-4"	4 SF	WD				QUANTUM		
09	101 KITCHEN	NORTH	FIXED	6'-0"	10'-0"	60 SF	PTD				MHB		
10	105 GUEST RM	EAST	FIXED/CASEMENT	16'-2"	14'-1 1/2"	228 SF	PTD				MHB		
11	106 BATH RM	SOUTH	CASEMENT	2'-4"	2'-4"	5 SF	WD				QUANTUM		EGRESS
12	105 GUEST RM	SOUTH	CASEMENT	1'-8"	2'-4"	4 SF	WD				QUANTUM		
13-E	212 STAIR	SOUTH	FIXED	1'-9 1/2"	17'-5 3/4"	31 SF	PTD				MHB		
13-S	212 STAIR	SOUTH	FIXED	7'-1 1/4"	17'-5 3/4"	124 SF	PTD				MHB		
13-W	212 STAIR	WEST	FIXED	1'-9 1/2"	17'-5 3/4"	31 SF	PTD				MHB		
20	205 M BEDROOM	EAST	FIXED/HOPPER	16'-5"	9'-9 1/2"	161 SF	PTD				MHB		LIMITER ON OPERABLE, EGRESS
21	205 M BEDROOM	SOUTH	FIXED	12'-2"	9'-9 1/2"	119 SF	PTD				MHB		
22	209 MUSIC RM	EAST	FIXED/CASEMENT	10'-10 3/4"	8'-4"	91 SF	PTD				MHB		
23	211 BRIDGE	EAST	FIXED/CASEMENT	9'-0"	9'-4"	84 SF	PTD				MHB		
24	214 GUEST RM 2	EAST	FIXED/CASEMENT	16'-2"	9'-9 1/2"	158 SF	PTD				MHB		
25	215 G. BATH 2	SOUTH	CASEMENT	2'-4"	2'-4"	5 SF	WD				QUANTUM		EGRESS
26	214 GUEST RM 2	SOUTH	CASEMENT	1'-8"	2'-4"	4 SF	WD				QUANTUM		
28	216 G. BATH 1	SOUTH	CASEMENT	1'-8"	2'-4"	4 SF	WD				QUANTUM		EGRESS
29	218 GUEST RM 1	SOUTH	CASEMENT	2'-4"	2'-4"	5 SF	WD				QUANTUM		
29	218 GUEST RM 1	WEST	FIXED/CASEMENT	16'-1"	9'-9 1/2"	157 SF	PTD				MHB		
30	211 BRIDGE	WEST	FIXED/CASEMENT	11'-6 1/2"	9'-4"	108 SF	PTD				MHB		
31	202 M BATH	NORTH	FIXED	3'-11 1/2"	9'-8"	38 SF	PTD				MHB		
32	202 M BATH	NORTH	FIXED	1'-9"	9'-9"	17 SF	PTD				MHB		
33	202 M BATH	NORTH	FIXED	1'-9"	9'-9"	17 SF	PTD				MHB		
40	220 STUDY	EAST	FIXED/HOPPER	16'-6 1/4"	7'-0"	116 SF	PTD				MHB		
41				14'-6"	7'-4 3/4"	107 SF	PTD				MHB		
42	300 GARAGE	EAST	FIXED	16'-6 1/4"	8'-7"	142 SF	PTD				MHB		
				2866 SF									

SKYLIGHT SCHEDULE													
MARK	LOCATION	ORIENTATION	OPERATION	DIMENSIONS (ROUGH OPENING)			GLASS TYPE	GLAZING THICKNESS	U VALUE	UA VALUE	MANUFACTURER	MODEL	REMARKS
				WIDTH	LENGTH	AREA							
SKY-1	200 ENTRY		FIXED	8'-0"	38'-0"	304 SF			0.42		TBD		



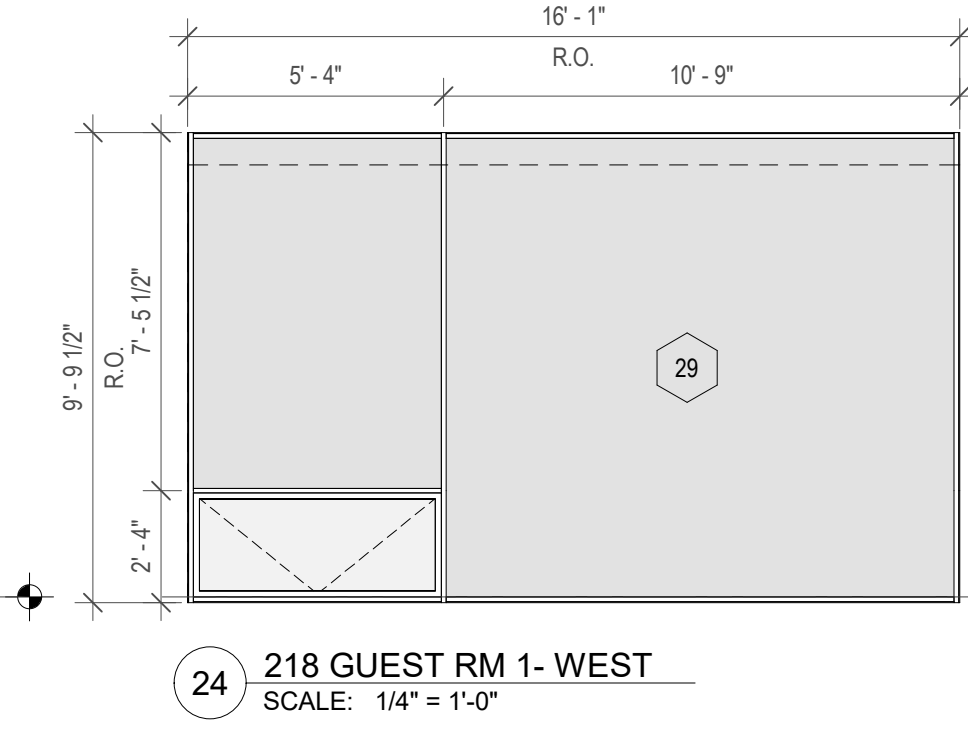
30 100 LIVING - SKYLIGHT
SCALE: 1/4" = 1'-0"

SHEET NOTES:
 ALL ROUGH OPENINGS ARE TO BE VERIFIED IN FIELD (V.I.F.)
 EXTERIOR DOOR SIZES ARE ROUGH OPENING SIZES, UNO
 INTERIOR DOOR SIZES ARE FOR FINISH FRAME OPENINGS
 ALL GLAZED DOORS TO HAVE SAFETY GLASS
 POCKET/SLIDER DOORS TO BE 2" LARGER THAN OPENING SIZE
 INDICATED TO ACCOMMODATE POCKET HEAD AND JAMB
 EXTERIOR GLASS DOORS ARE SHOW ON CURTAIN WALL
 DOOR PULL AND HEAD HEIGHT TO BE APPROVED BY CLIENT

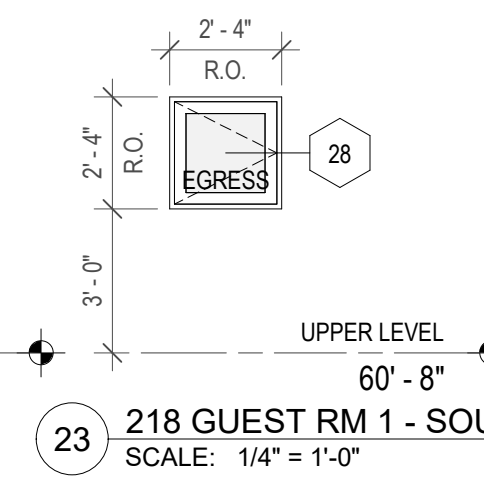


26 211 BRIDGE - WEST
SCALE: 1/4" = 1'-0"

25 211 BRIDGE - EAST
SCALE: 1/4" = 1'-0"

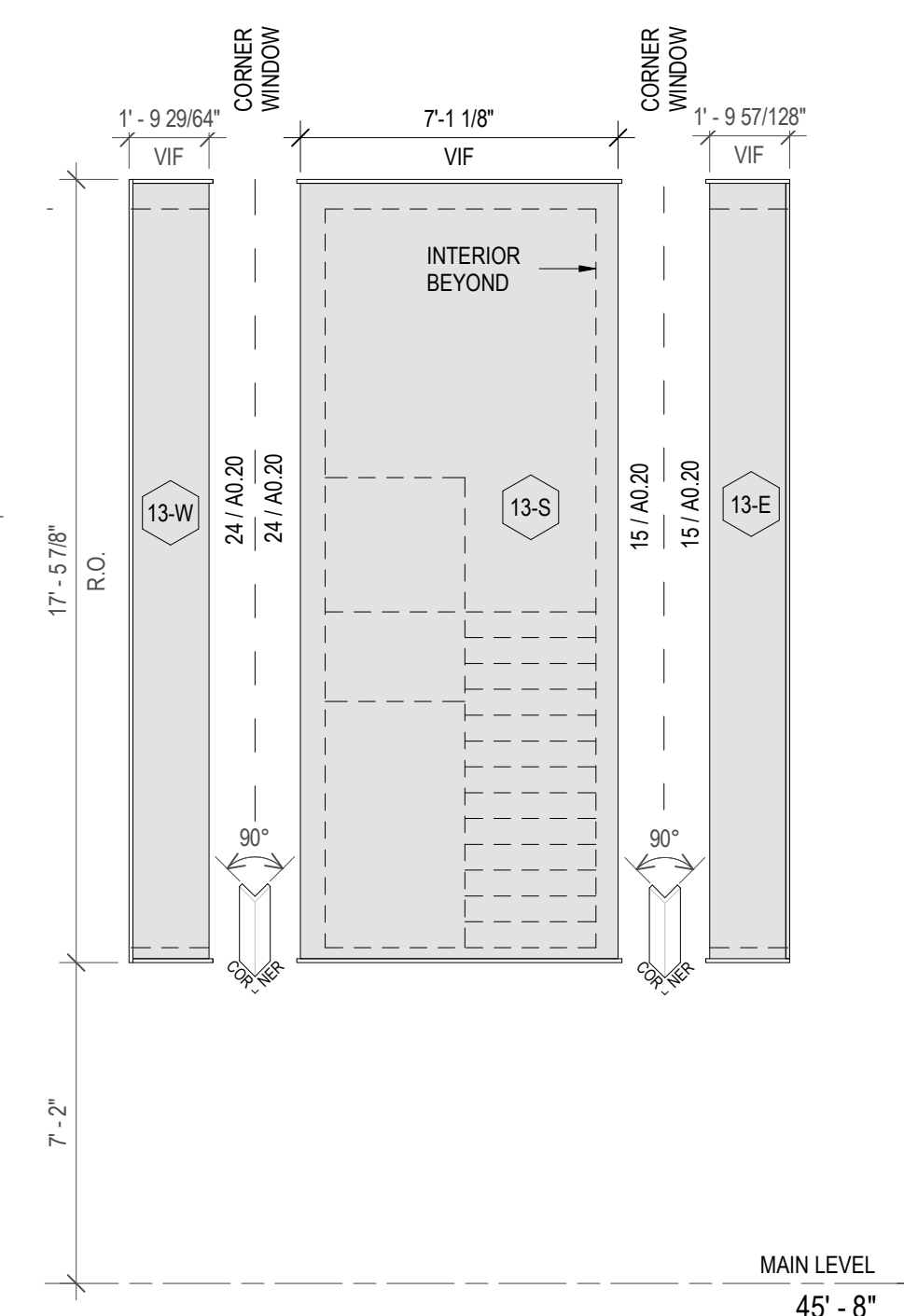


24 218 GUEST RM 1 - WEST
SCALE: 1/4" = 1'-0"

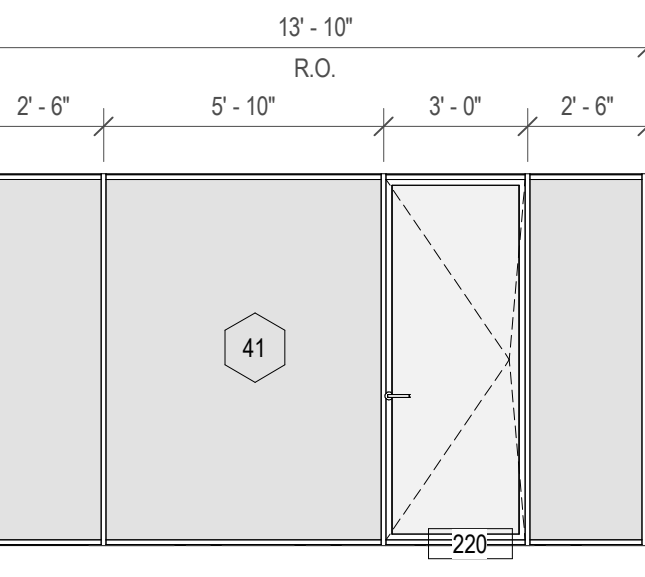


23 218 GUEST RM 1 - SOUTH
SCALE: 1/4" = 1'-0"

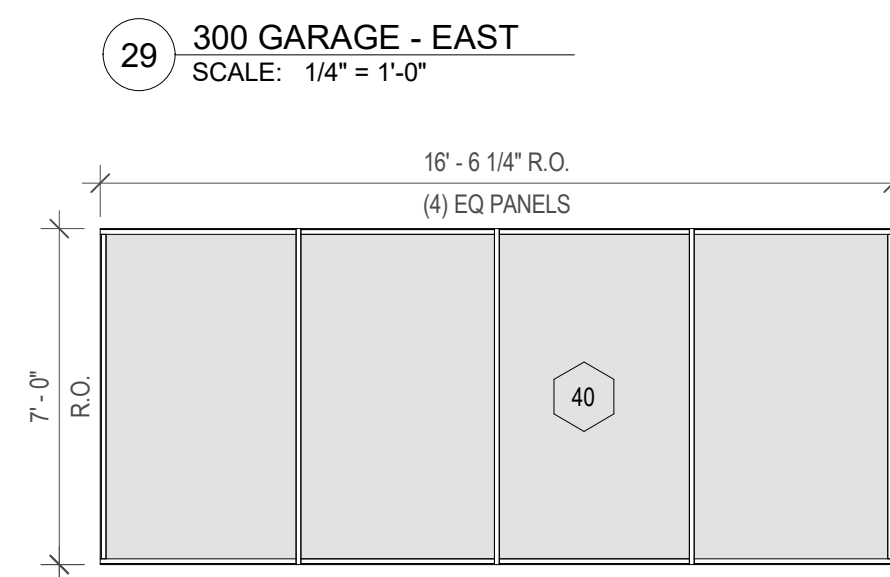
22 216 G. BATH 1 - SOUTH
SCALE: 1/4" = 1'-0"



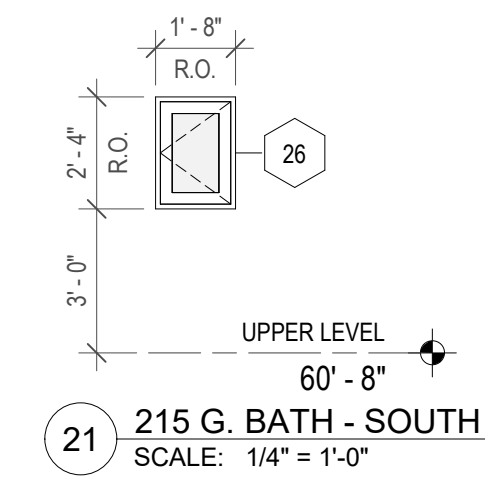
18 212 STAIR - SOUTH
SCALE: 1/4" = 1'-0"



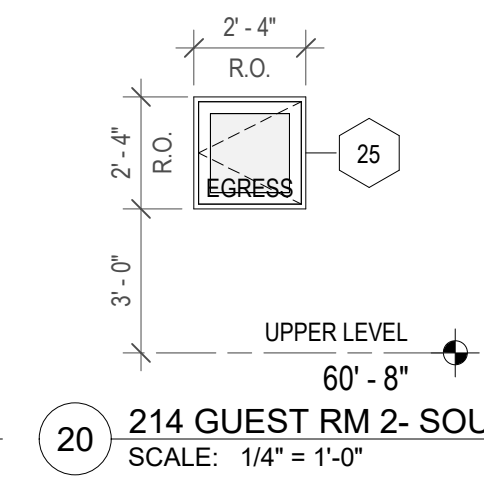
28 220 STUDY - SOUTH
SCALE: 1/4" = 1'-0"



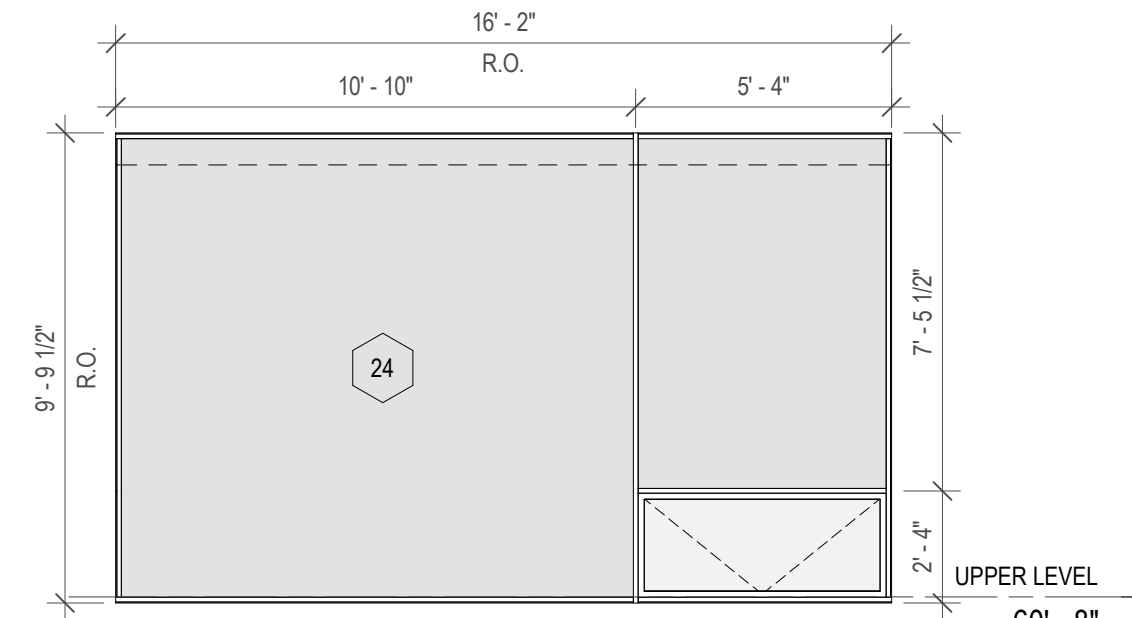
27 220 STUDY - EAST
SCALE: 1/4" = 1'-0"



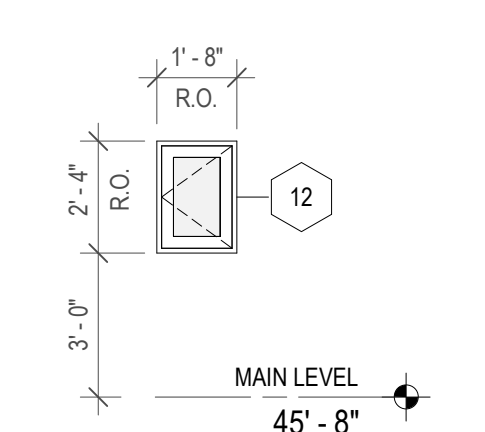
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SCALE: 1/4" = 1'-0"



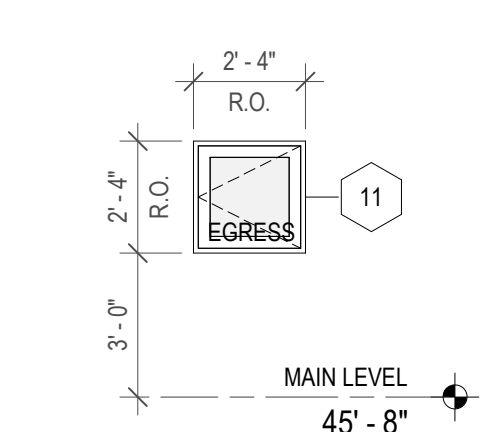
20 214 GUEST RM 2 - SOUTH
SCALE: 1/4" = 1'-0"



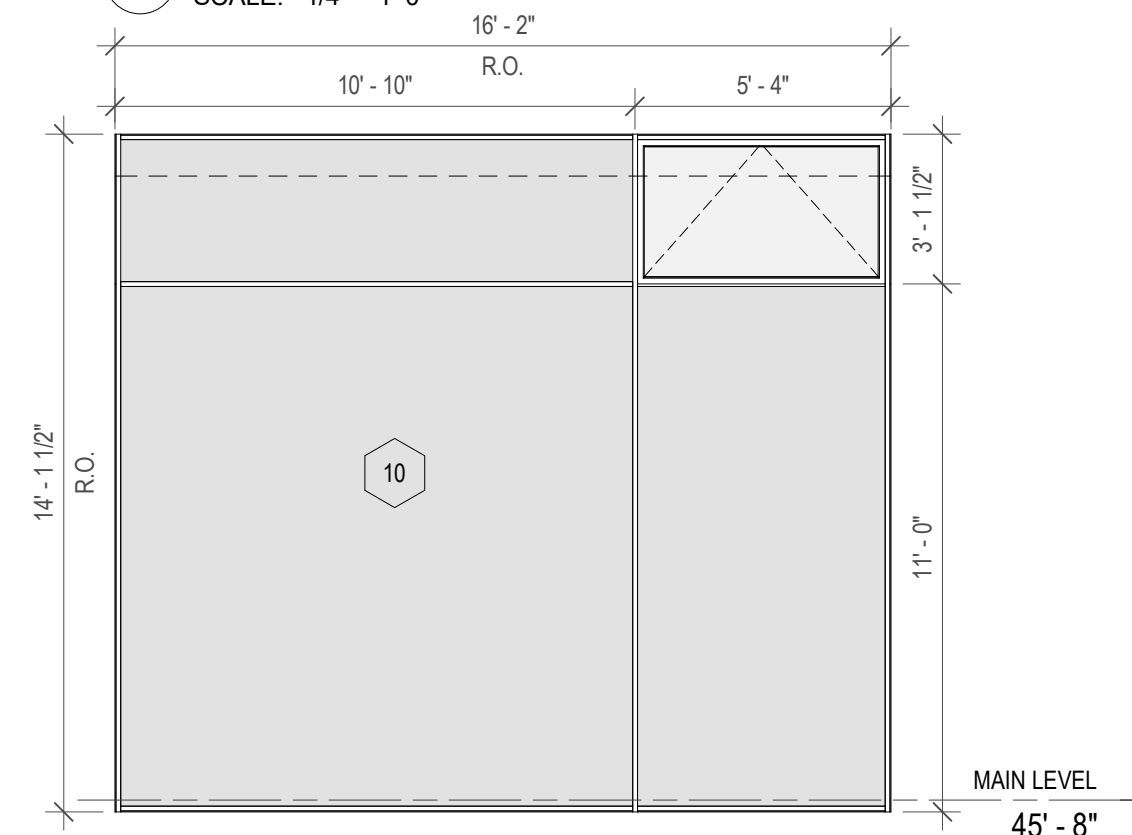
19 214 GUEST RM 2 - EAST
SCALE: 1/4" = 1'-0"



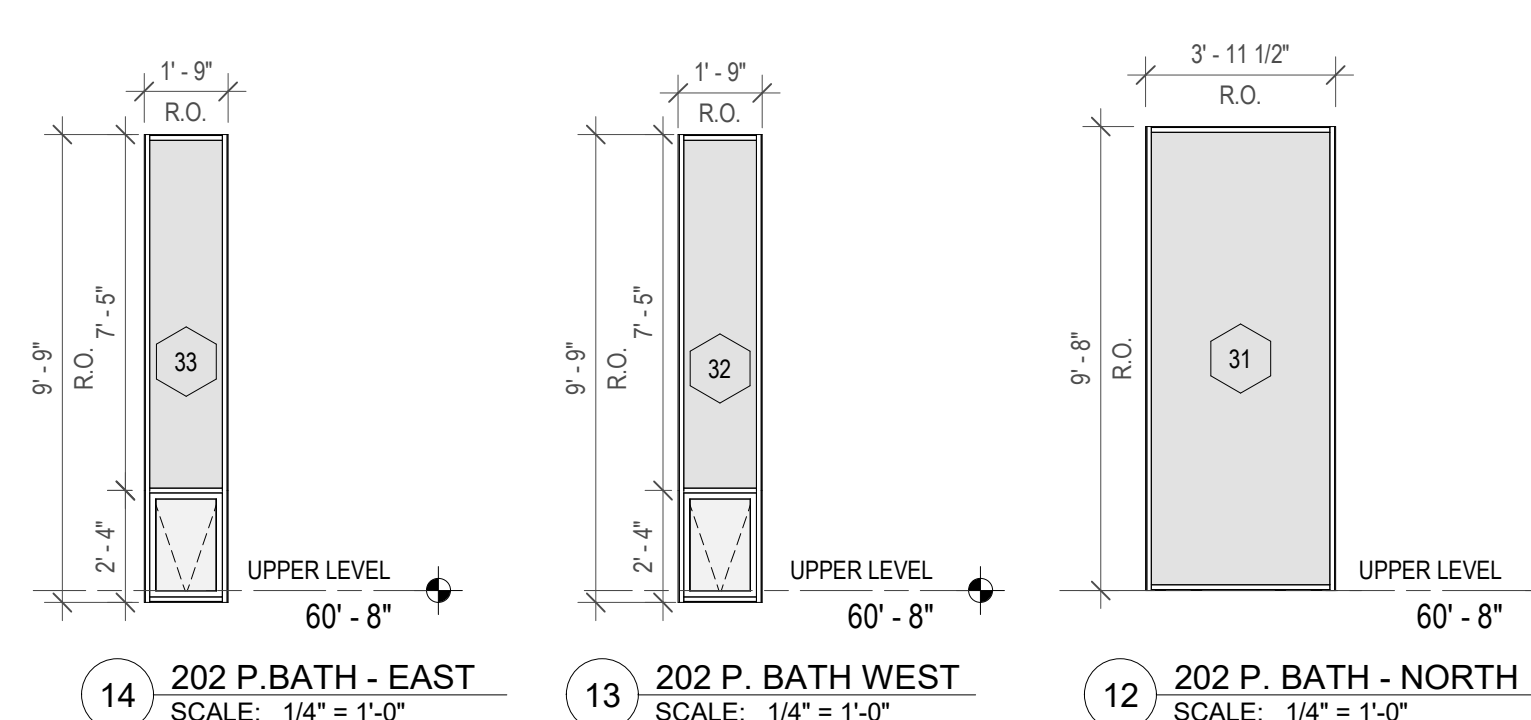
17 106 BATH RM - SOUTH
SCALE: 1/4" = 1'-0"



16 105 GUEST RM - SOUTH
SCALE: 1/4" = 1'-0"



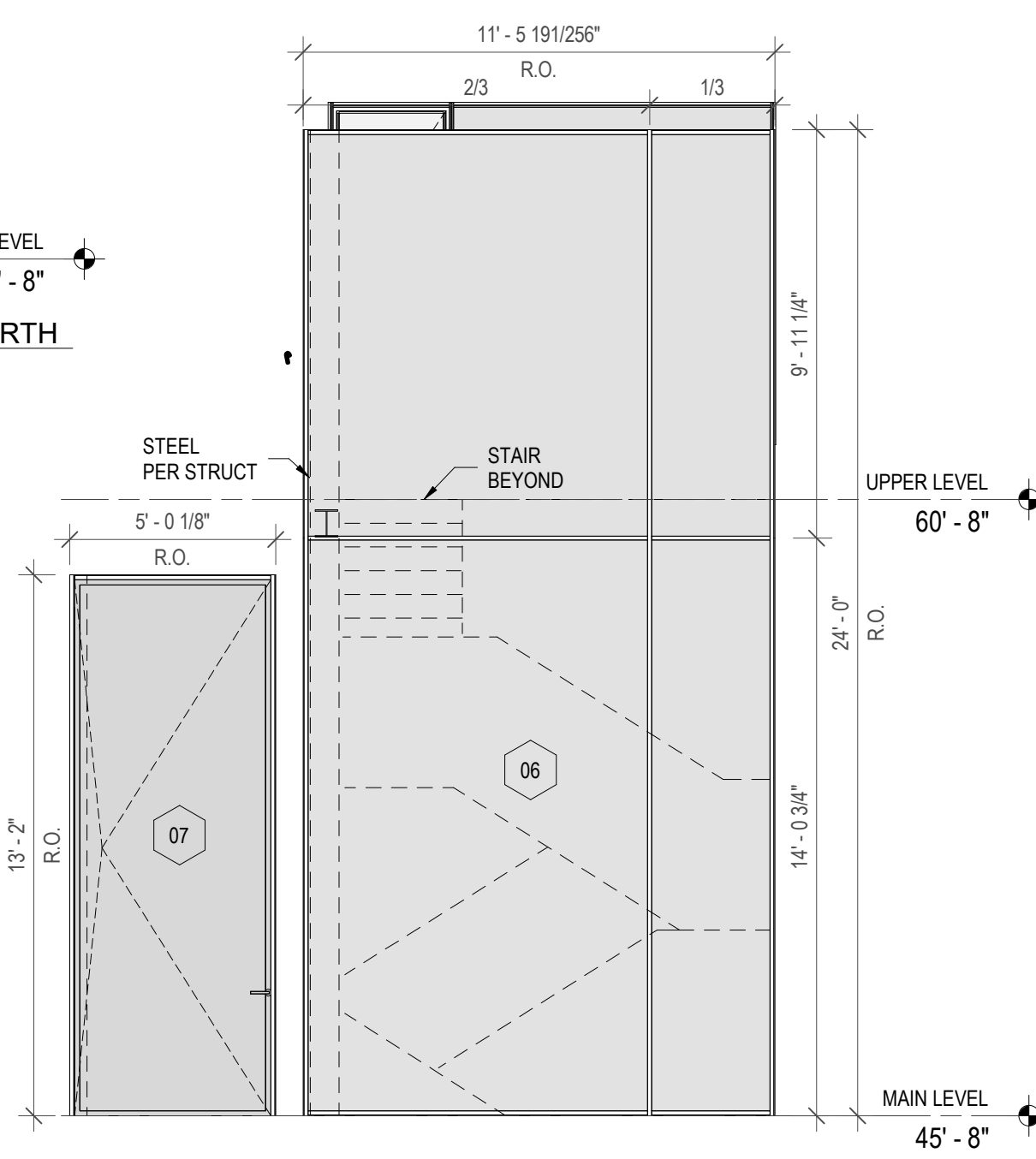
15 105 GUEST RM - EAST
SCALE: 1/4" = 1'-0"



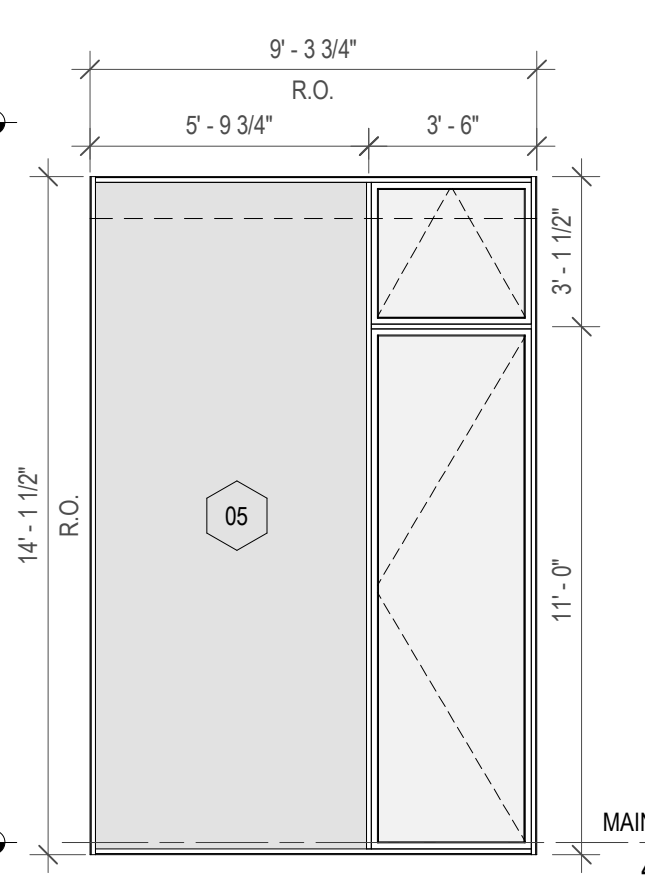
14 202 P. BATH - EAST
SCALE: 1/4" = 1'-0"

13 202 P. BATH WEST
SCALE: 1/4" = 1'-0"

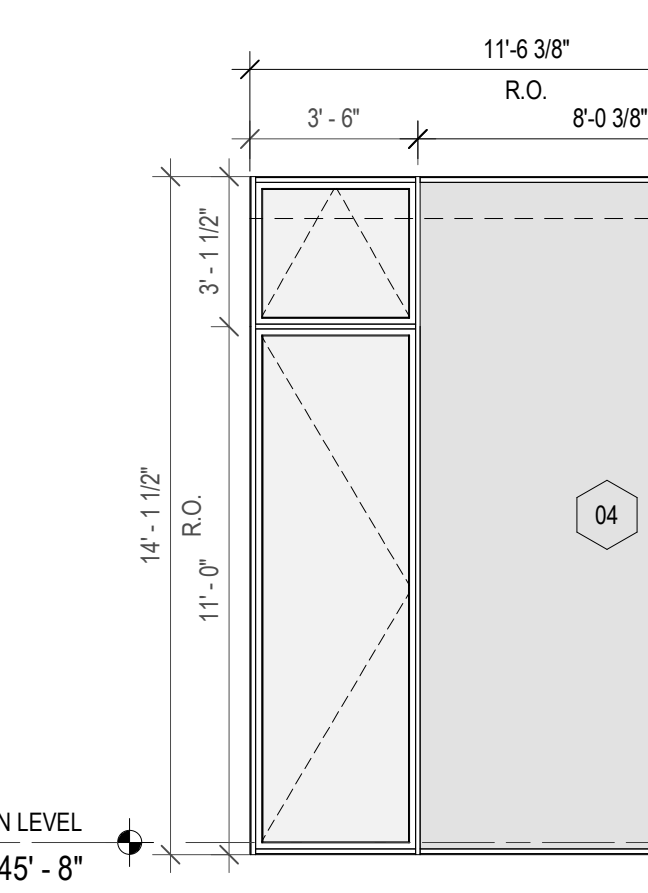
12 202 P. BATH - NORTH
SCALE: 1/4" = 1'-0"



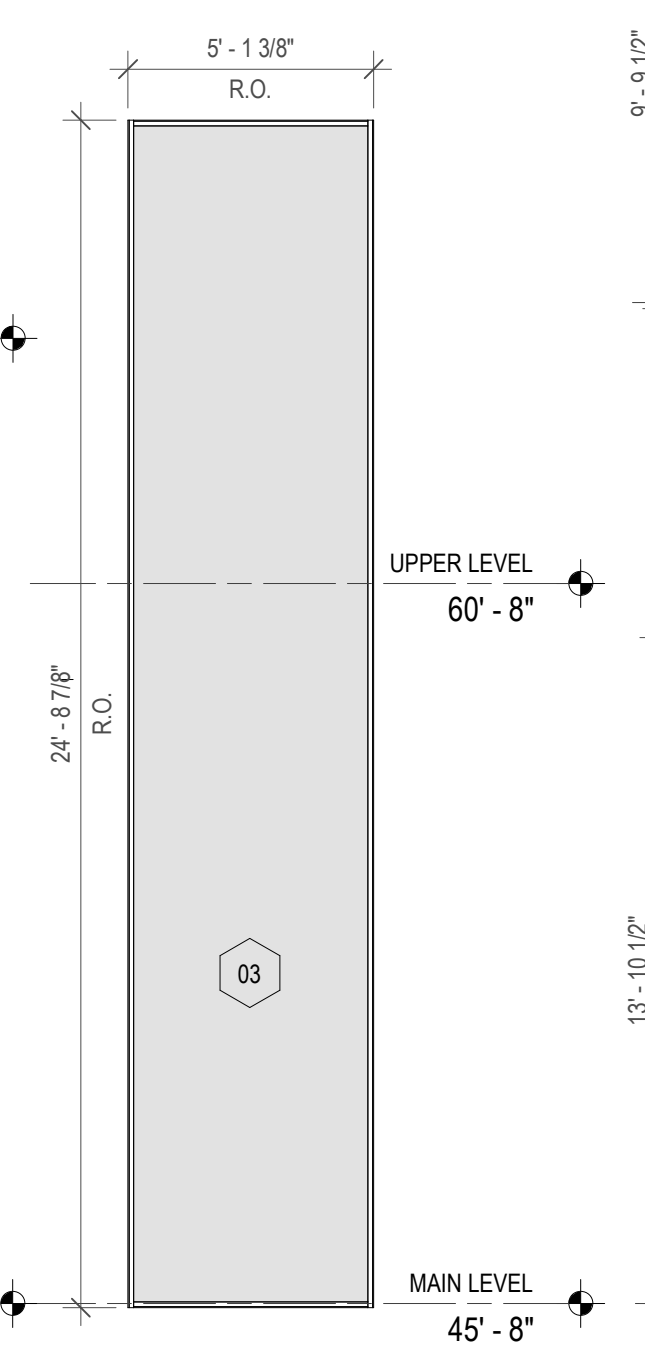
6 STAIR 1 - WEST
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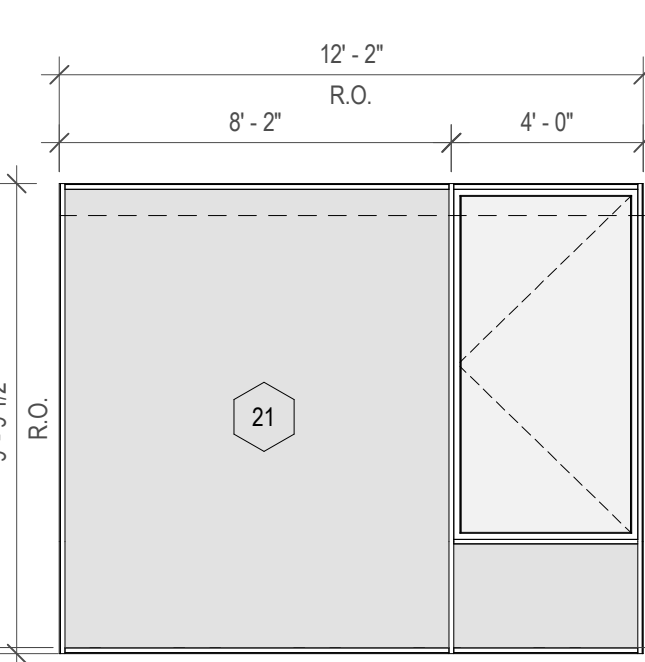
5 100 LIVING - SOUTH
SCALE: 1/4" = 1'-0"



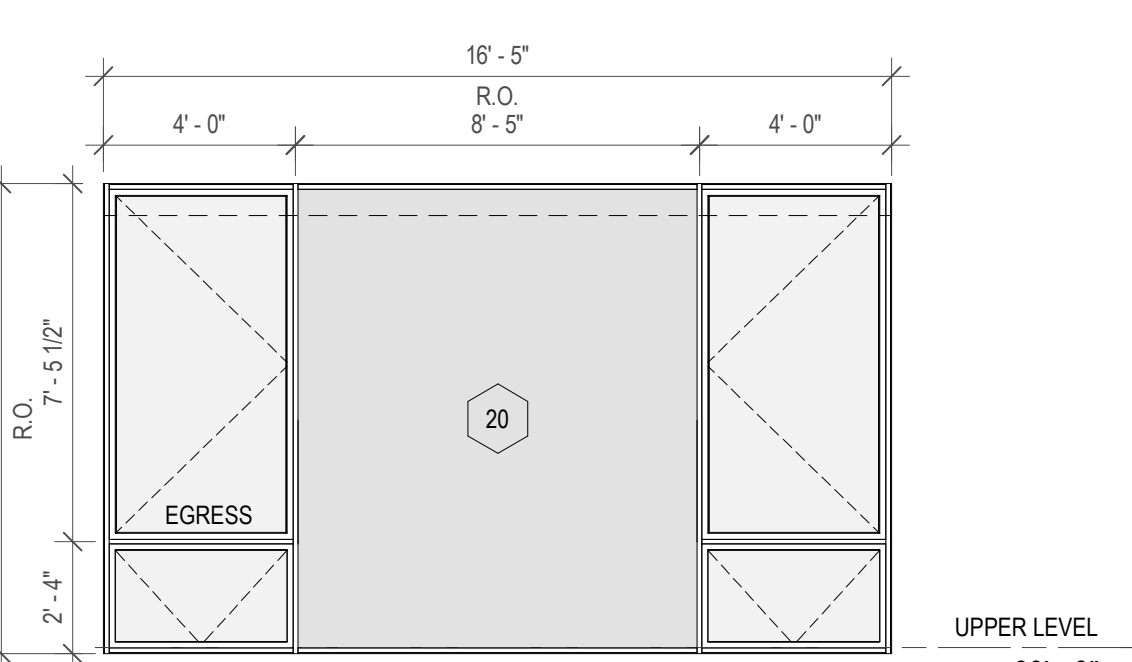
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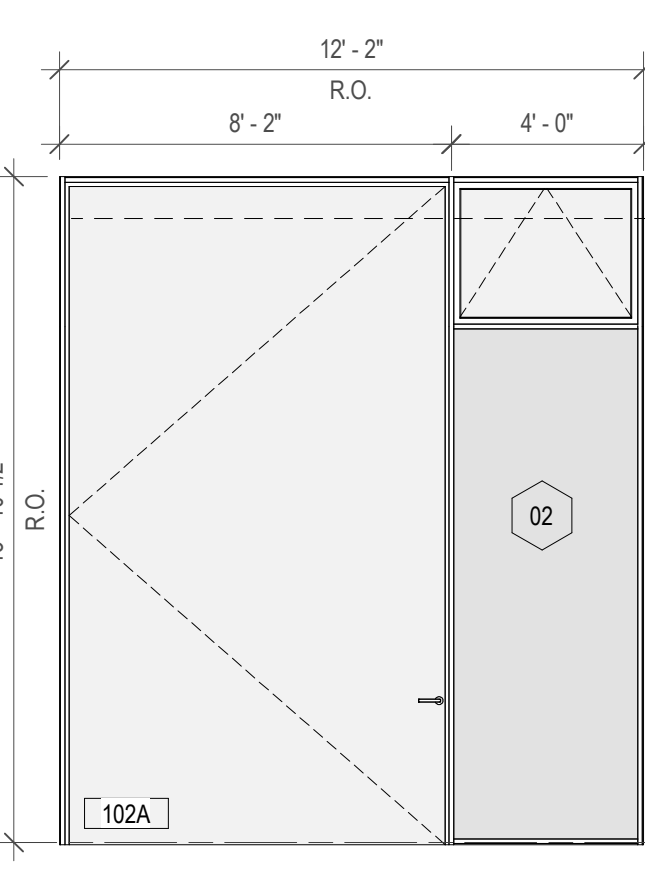
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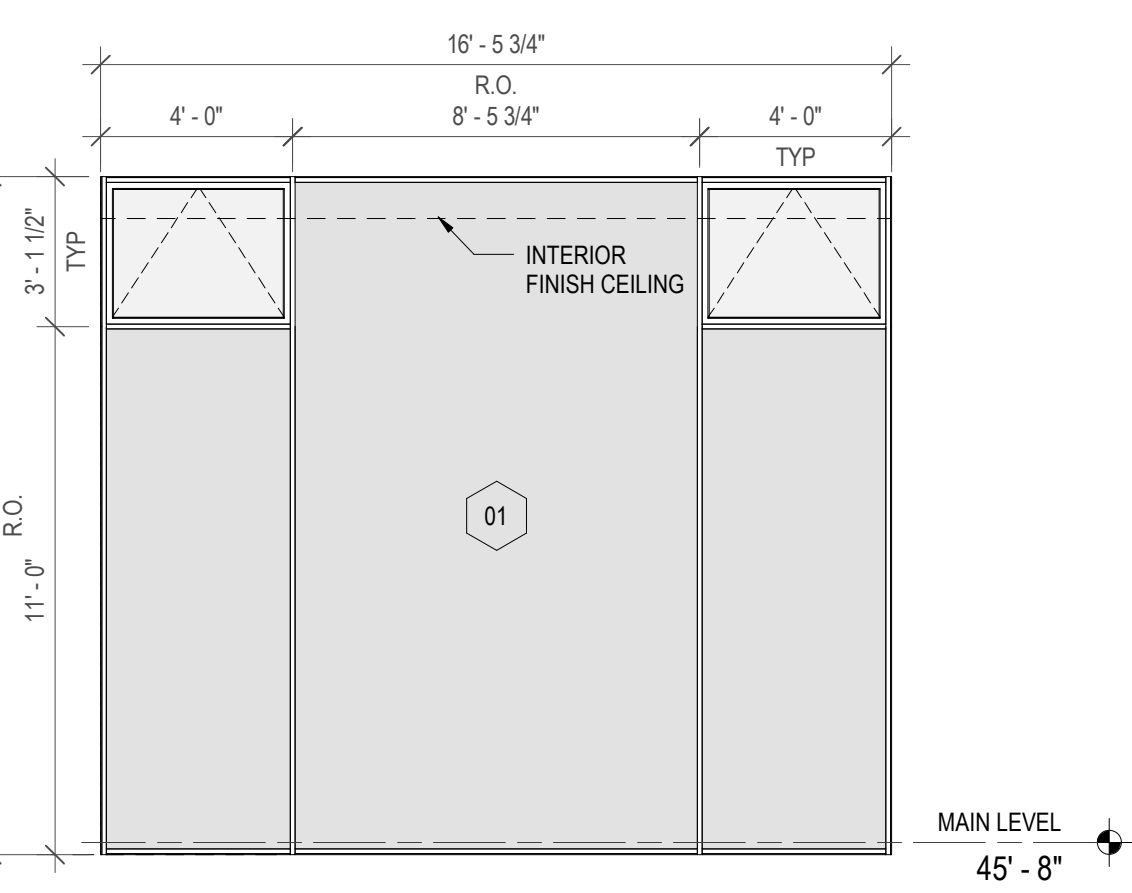
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SCALE: 1/4" = 1'-0"



9 205 M BEDROOM - EAST
SCALE: 1/4" = 1'-0"



2 102 DINING SOUTH
SCALE: 1/4" = 1'-0"



1 102 DINING - EAST
SCALE: 1/4" = 1'-0"

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Olson Kundig
 project: BARRARD INLET RESIDENCE
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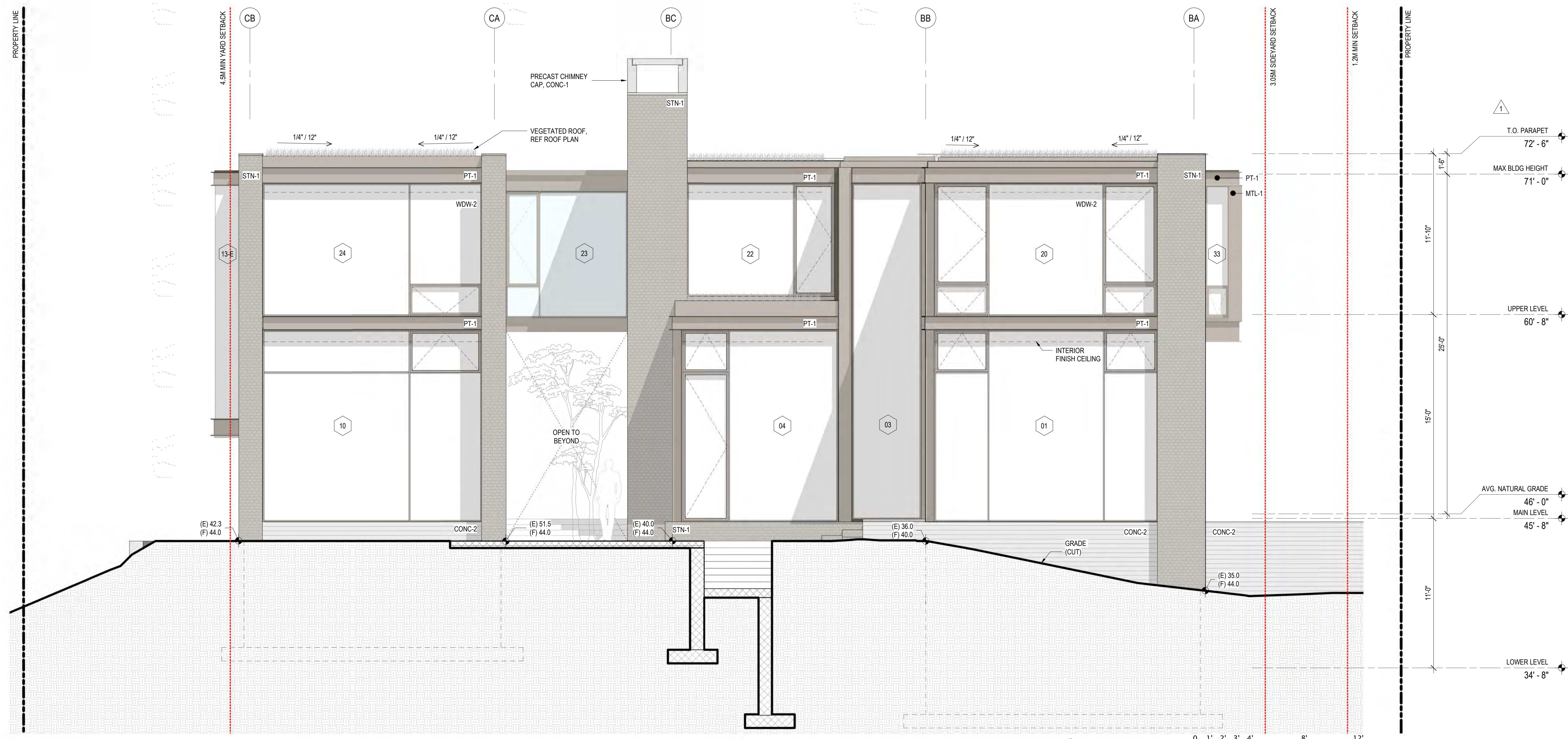
Reserved for architects stamp

principal architect: TK
 project manager: MO
 drawn by: BCOG
 checked by:
 job no.: 20059
 date: 01/10/2022

revisions:
 no. date by

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WINDOW ELEVATIONS
A0.20



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

ELEVATION LEGEND

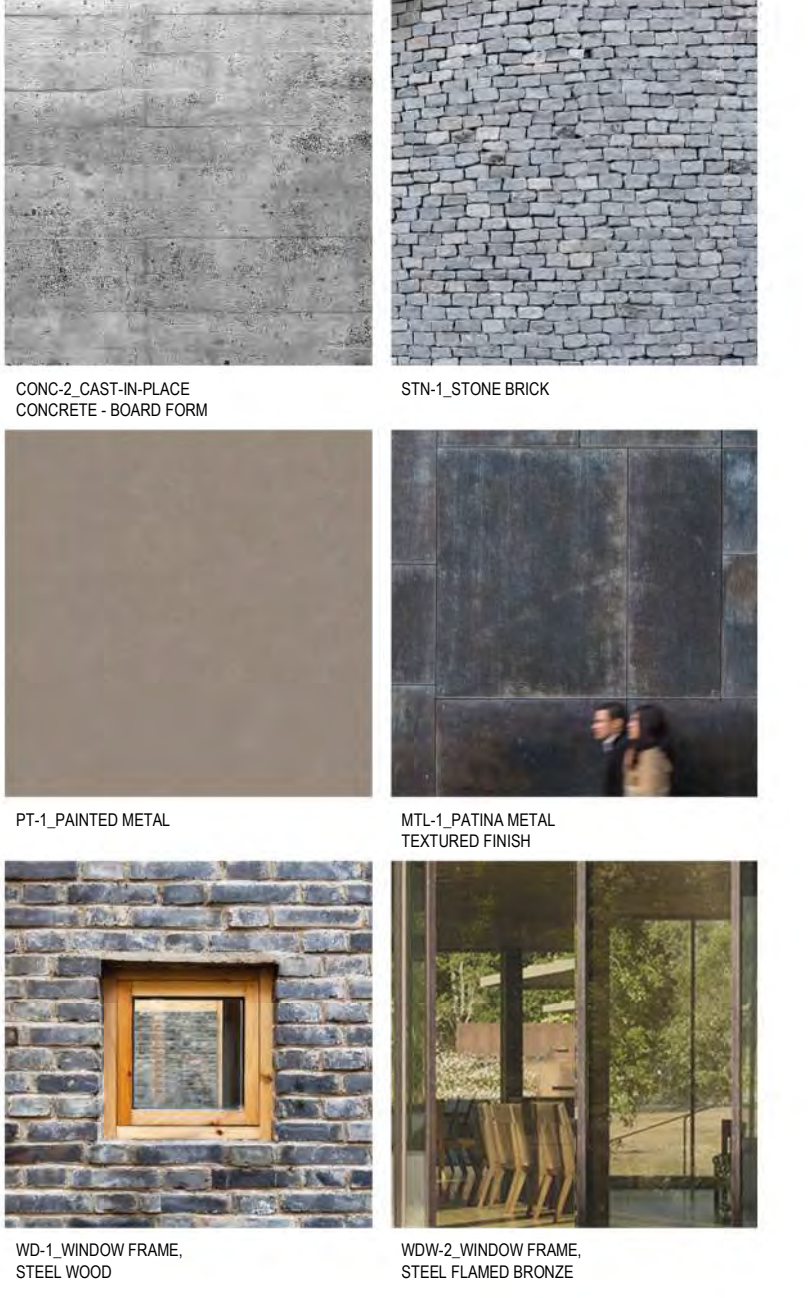
- HATCH DENOTES SCOPE TO BE REFER TO LANDSCAPE DESIGN
- CRAWL SPACE
- PROPERTY LINE
- SETBACK LINE
- 0.9M BELOW THE LOWER OF AVERAGE NATURAL OR FINISHED GRADE LINE

SHEET NOTES:

- REFER TO SHEETS A0 20 - A0 22 FOR DETAILED WINDOW DIMENSIONS, AREAS, WINDOW MATERIALS, AND FINISHES.
- PROPOSED BUILDING HEIGHT IS DETERMINED BY USING THE LOWER OF AVERAGE FINISH GRADE AND AVERAGE NATURAL GRADE.
- REFER TO 1 / A0 06 FOR DETAILED GARAGE ELEVATIONS AROUND PERIMETER OF BUILDINGS.
- REFER TO 1 / A0 05 FOR SPATIAL SEPARATION CALCULATIONS FOR ALL BUILDING ELEVATIONS.
- REFER TO BUILDING SECTIONS FOR DETAILED HIGHEST BUILDING FACE MEASUREMENTS.

EXTERIOR FINISH LEGEND

ABRV.	MATERIAL	DESCRIPTION
CNC-1	CONCRETE	PRECAST CONCRETE
CNC-2	CONCRETE	CAST-IN-PLACE CONCRETE - BOARD FORM
MTL-1	METAL	PATINA METAL TEXTURED FINISH
PT-1	PAINTED METAL	METAL PAINTED TO MATCH MTL-1
STN-1	STONE	STONE BRICK
WDW-1	WOOD	WINDOW FRAME, STEEL WOOD
WDW-2	METAL	WINDOW FRAME, STEEL FLAMED BRONZE



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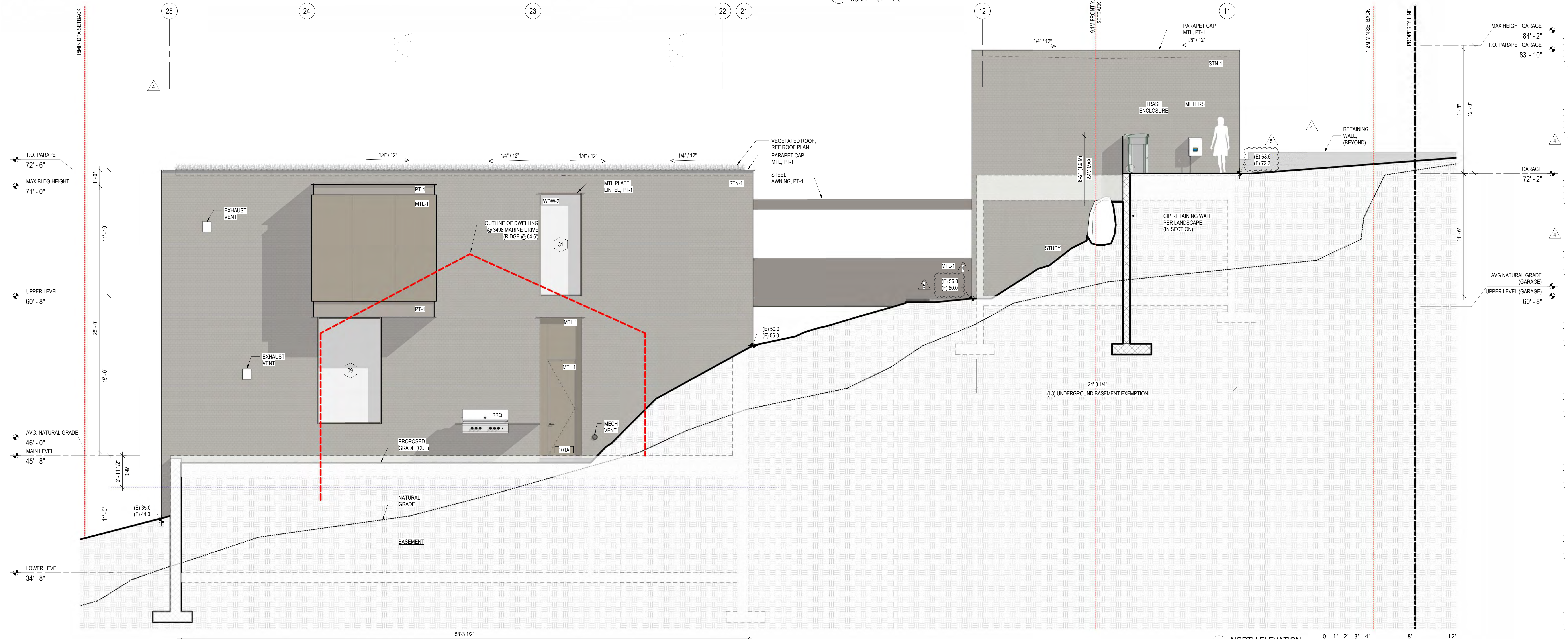
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I N C.

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

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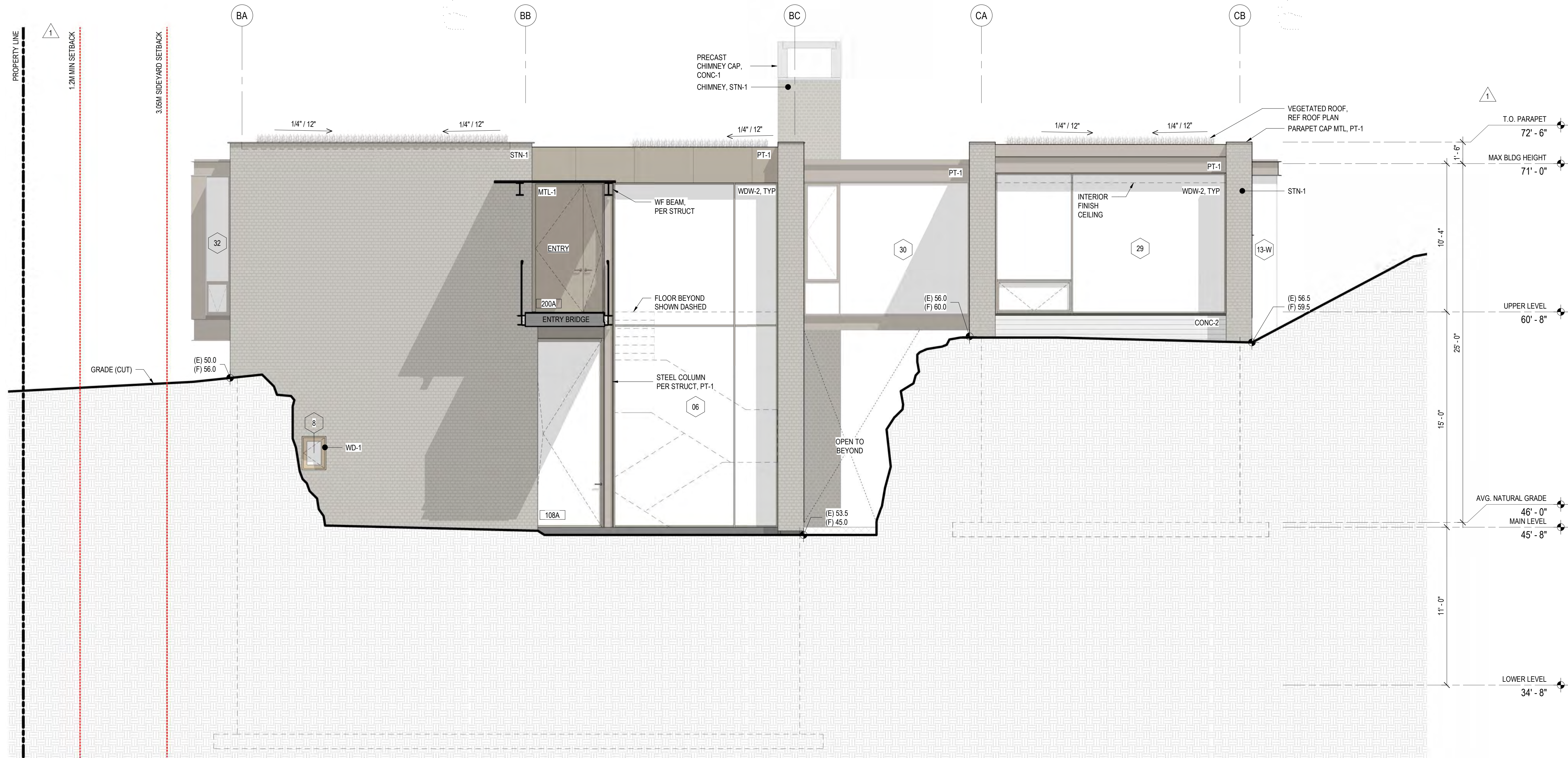
principal architect TK
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drawn by BC,OG
checked by
job no. 20059
date 01/10/2022

revisions:

no.	date	by
5	11.15.24	DP-REV 5
4	9.27.24	DP-REV 4
1	2.01.23	DP-REV 1

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EXTERIOR ELEVATIONS
A3.01



ELEVATION LEGEND

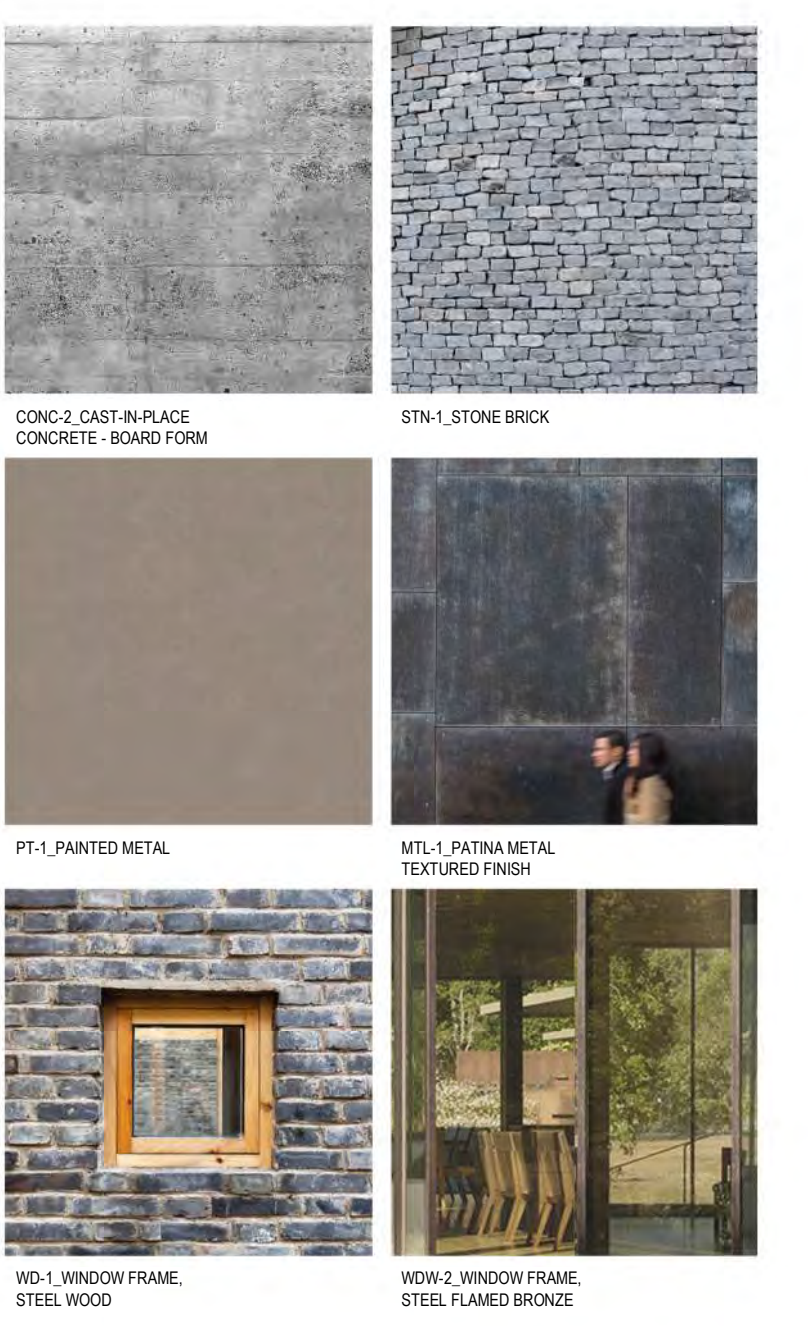
	HATCH DENOTES SCOPE TO BE REFERRED TO LANDSCAPE DESIGN
	CRAWL SPACE
	PROPERTY LINE
	SETBACK LINE
	0.9M BELOW THE LOWER OF AVERAGE NATURAL OR FINISHED GRADE LINE

SHEET NOTES:

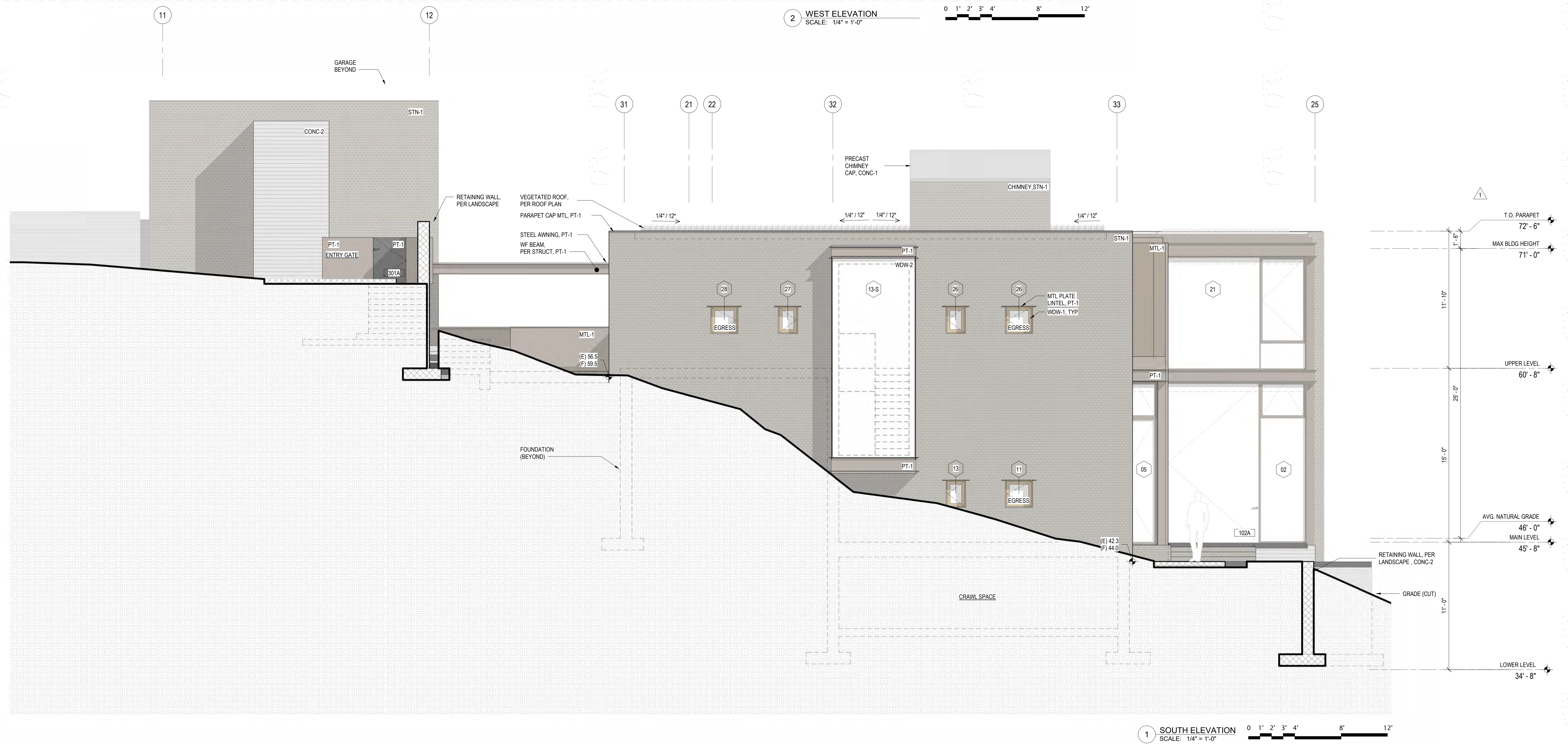
- REFER TO SHEETS A0.20 - A0.22 FOR DETAILED WINDOW DIMENSIONS, AREAS, WINDOW MATERIALS, AND FINISHES.
- PROPOSED BUILDING HEIGHT IS DETERMINED BY USING THE LOWER OF AVERAGE FINISH GRADE AND AVERAGE NATURAL GRADE.
- REFER TO 1/1 A0.06 FOR DETAILED GRADE ELEVATIONS AROUND PERIMETER OF BUILDINGS.
- REFER TO 1/1 A0.05 FOR SPATIAL SEPARATION CALCULATIONS FOR ALL BUILDING ELEVATIONS.
- REFER TO BUILDING SECTIONS FOR DETAILED HIGHEST BUILDING FACE MEASUREMENTS.

EXTERIOR FINISH LEGEND

ABRV.	MATERIAL	DESCRIPTION
CNC-1	CONCRETE	PRECAST CONCRETE
CNC-2	CONCRETE	CAST-IN-PLACE CONCRETE - BOARD FORM
MTL-1	METAL	PATINA METAL TEXTURED FINISH
PT-1	PAINTED METAL	METAL PAINTED TO MATCH MTL-1
STN-1	STONE	STONE BRICK
WDW-1	WOOD	WINDOW FRAME, STEEL WOOD
WDW-2	METAL	WINDOW FRAME, STEEL FLAMED BRONZE



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



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

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Olson Kundig

project:
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Consolidation of 164 & 172 South Oxley Street
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COLLABORATING ARCHITECT
W.T. LEUNG ARCHITECTS
I N C.

Suite 300, 973 West Broadway,
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Telephone 604 736-9711

Reserved for architects stamp

principal architect: TK
project manager: MO
drawn by: BC, OG
checked by:
job no: 20059
date: 01/10/2022

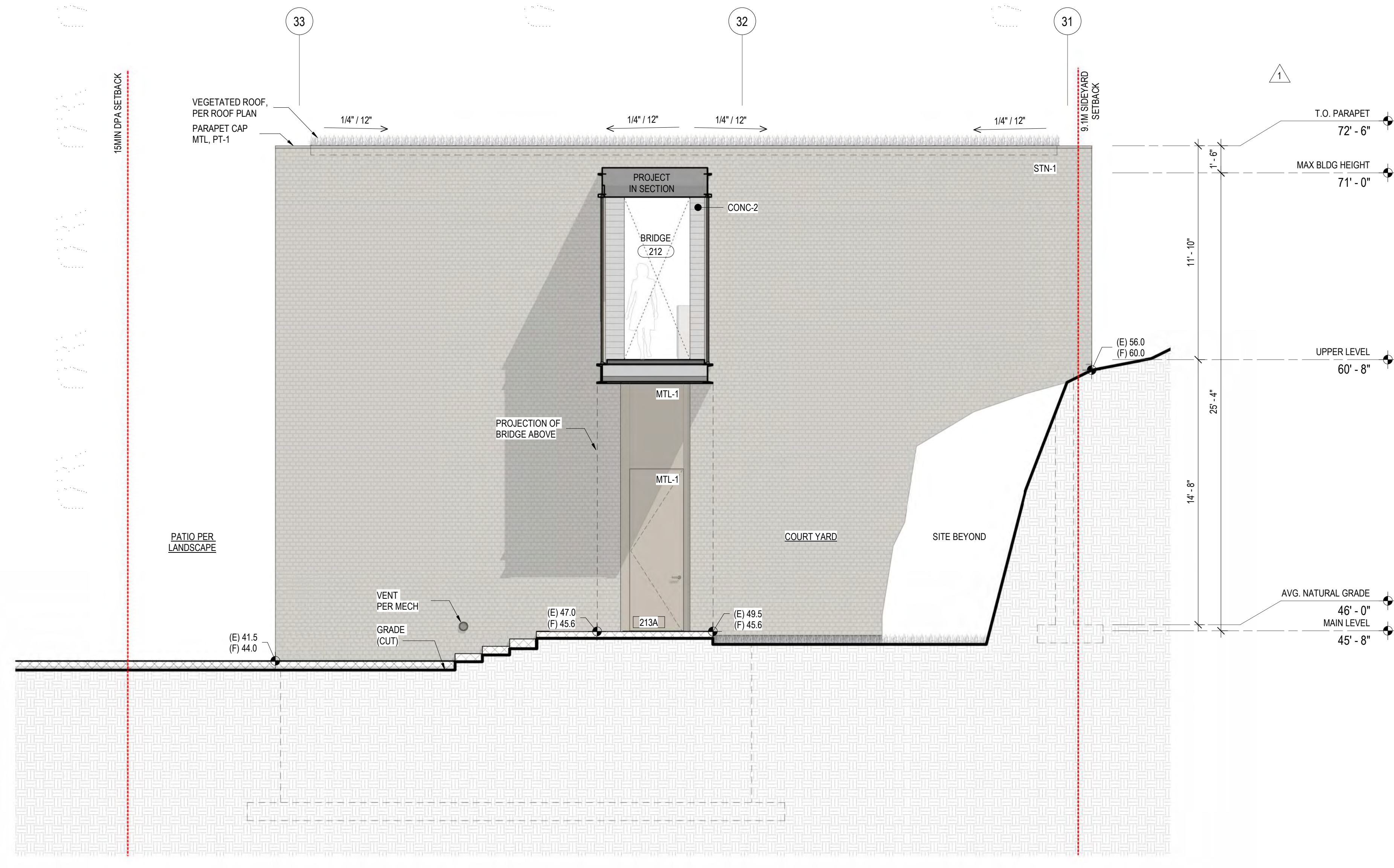
revisions:

no.	date	by
1	20123	DP-REV 1

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01/10/2022

EXTERIOR ELEVATIONS

A3.02



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

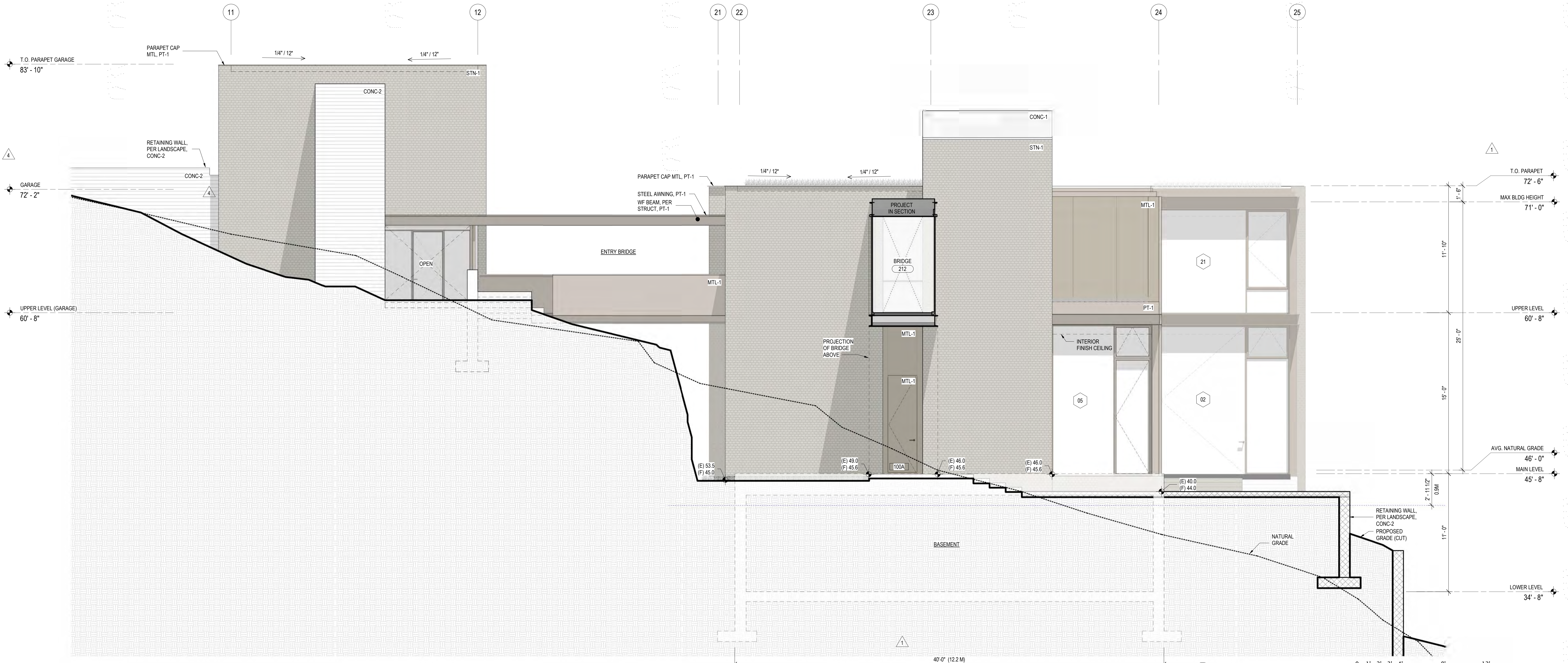
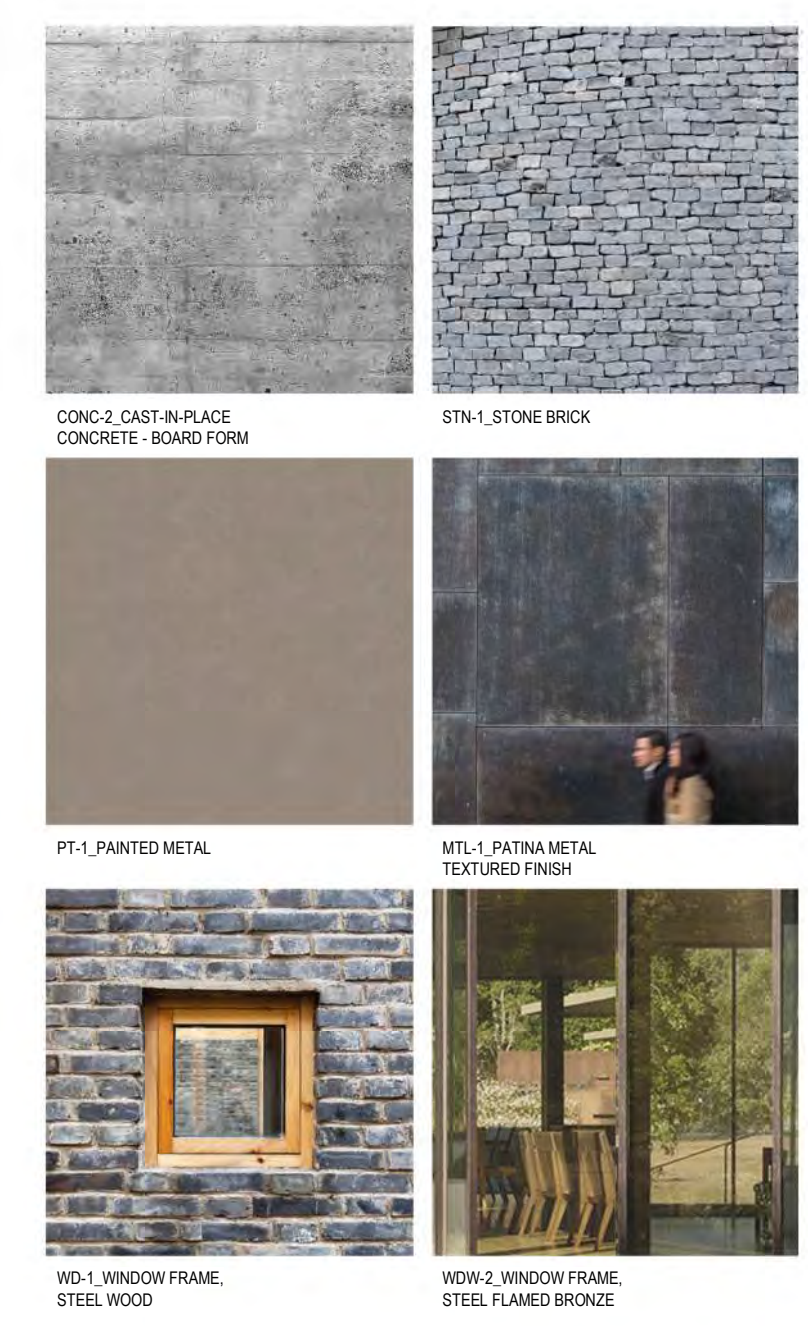
ELEVATION LEGEND

- HATCH DENOTES SCOPE TO BE REFER TO LANDSCAPE DESIGN
- CRAWL SPACE
- PROPERTY LINE
- SETBACK LINE
- 0.9M BELOW THE LOWER OF AVERAGE NATURAL OR FINISHED GRADE LINE

- SHEET NOTES:**
- REFER TO SHEETS A0.20 - A0.22 FOR DETAILED WINDOW DIMENSIONS, AREAS, WINDOW MATERIALS, AND FINISHES.
 - PROPOSED BUILDING HEIGHT IS DETERMINED BY USING THE LOWER OF AVERAGE FINISH GRADE AND AVERAGE NATURAL GRADE.
 - REFER TO 1/1 A0.06 FOR DETAILED GRADE ELEVATIONS AROUND PERIMETER OF BUILDINGS.
 - REFER TO 1/1 A0.05 FOR SPATIAL SEPARATION CALCULATIONS FOR ALL BUILDING ELEVATIONS.
 - REFER TO BUILDING SECTIONS FOR DETAILED HIGHEST BUILDING FACE MEASUREMENTS.

EXTERIOR FINISH LEGEND

ABRV.	MATERIAL	DESCRIPTION
CNC-1	CONCRETE	PRECAST CONCRETE
CNC-2	CONCRETE	CAST-IN-PLACE CONCRETE - BOARD FORM
MTL-1	METAL	PATINA METAL TEXTURED FINISH
PT-1	PAINTED METAL	METAL PAINTED TO MATCH MTL-1
STN-1	STONE	STONE BRICK
WDW-1	WOOD	WINDOW FRAME, STEEL WOOD
WDW-2	METAL	WINDOW FRAME, STEEL FLAMED BRONZE



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

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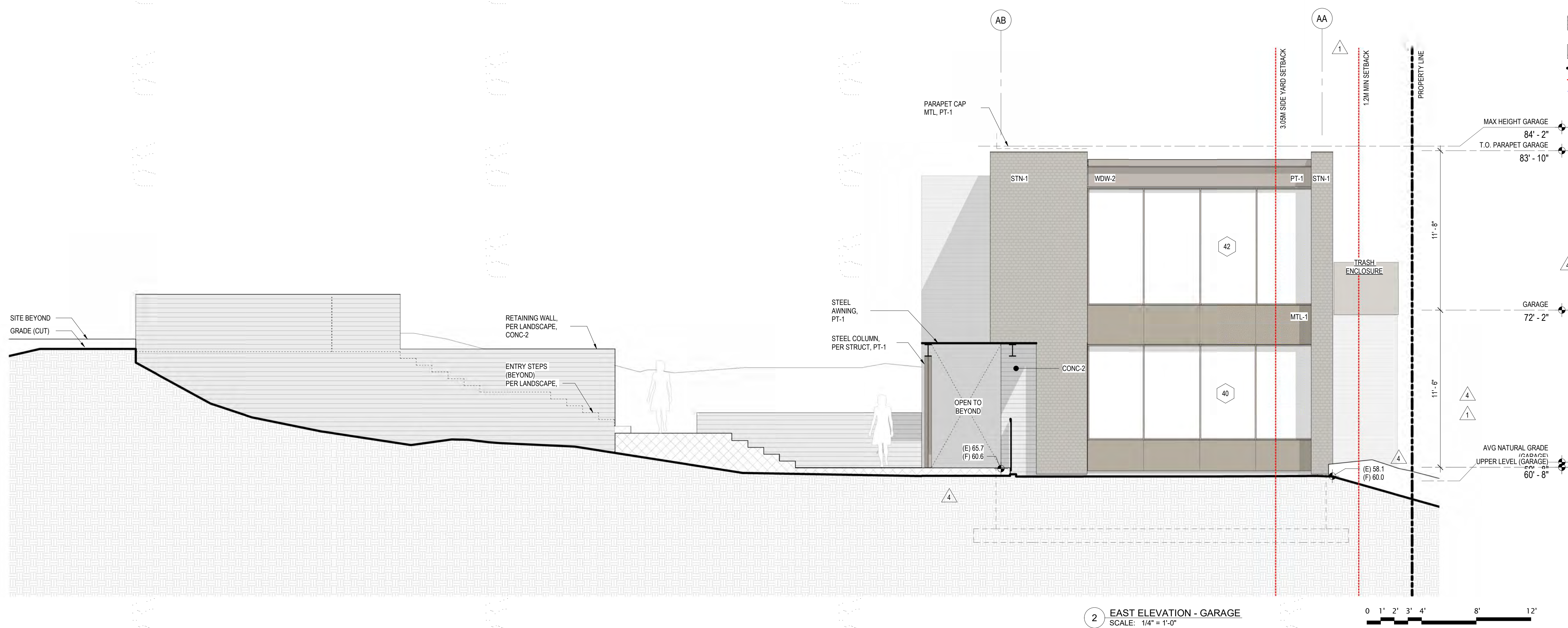
principal architect TK
project manager MO
drawn by BC,OG
checked by _____
job no. 20059
date 01/10/2022

revisions:

no.	date	by
4	9/27/24	DP-REV 4
1	2/01/23	DP-REV 1

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EXTERIOR ELEVATIONS
A3.03



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

ELEVATION LEGEND

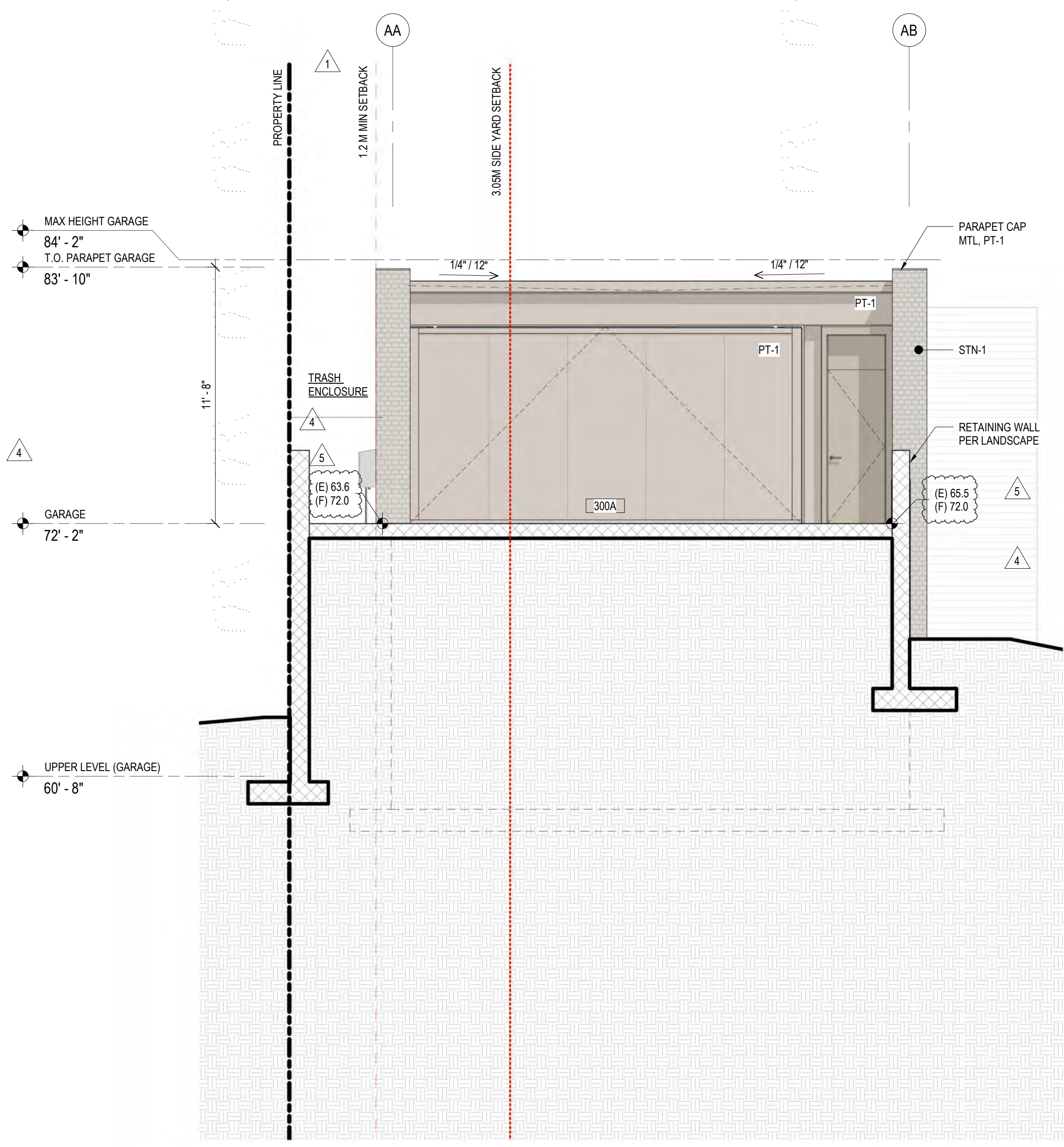
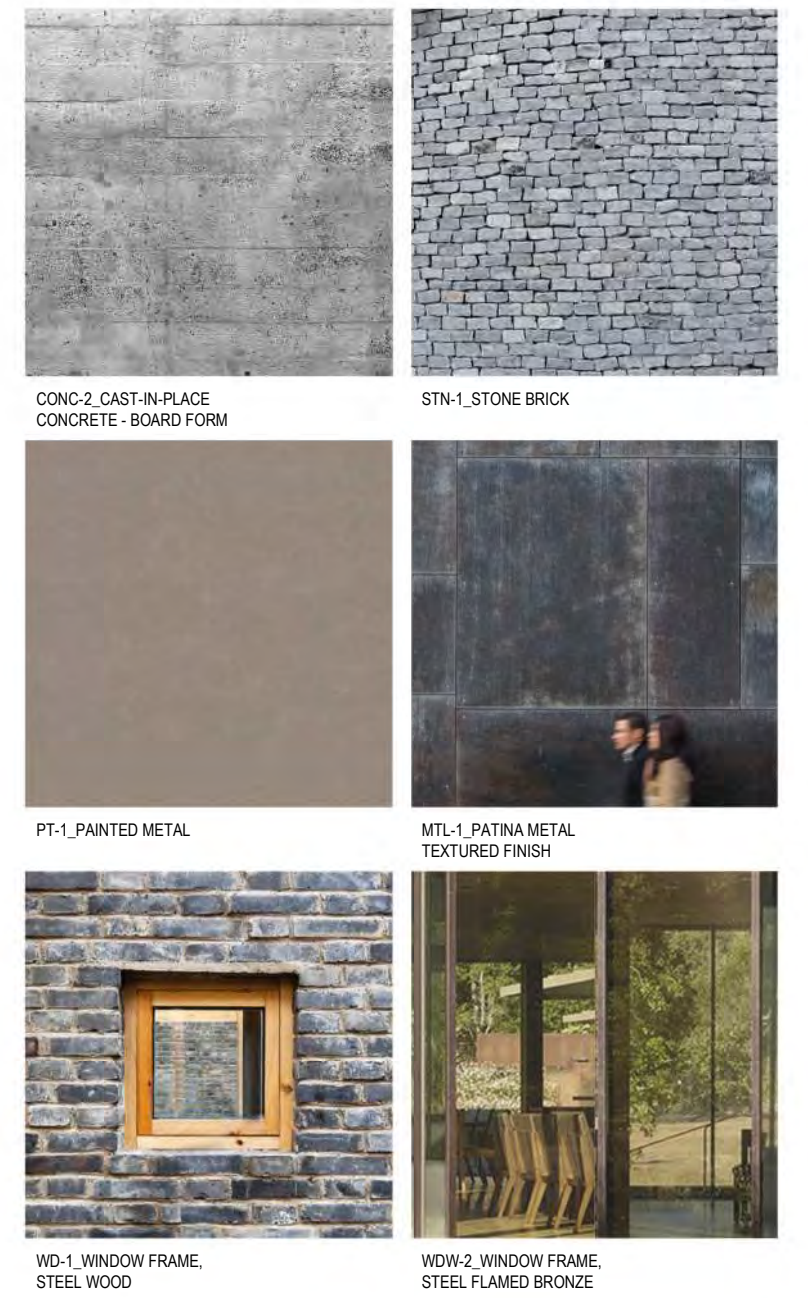
	HATCH DENOTES SCOPE TO BE REFER TO LANDSCAPE DESIGN
	CRAWL SPACE
	PROPERTY LINE
	SETBACK LINE
	0.9M BELOW THE LOWER OF AVERAGE NATURAL OR FINISHED GRADE LINE

SHEET NOTES:

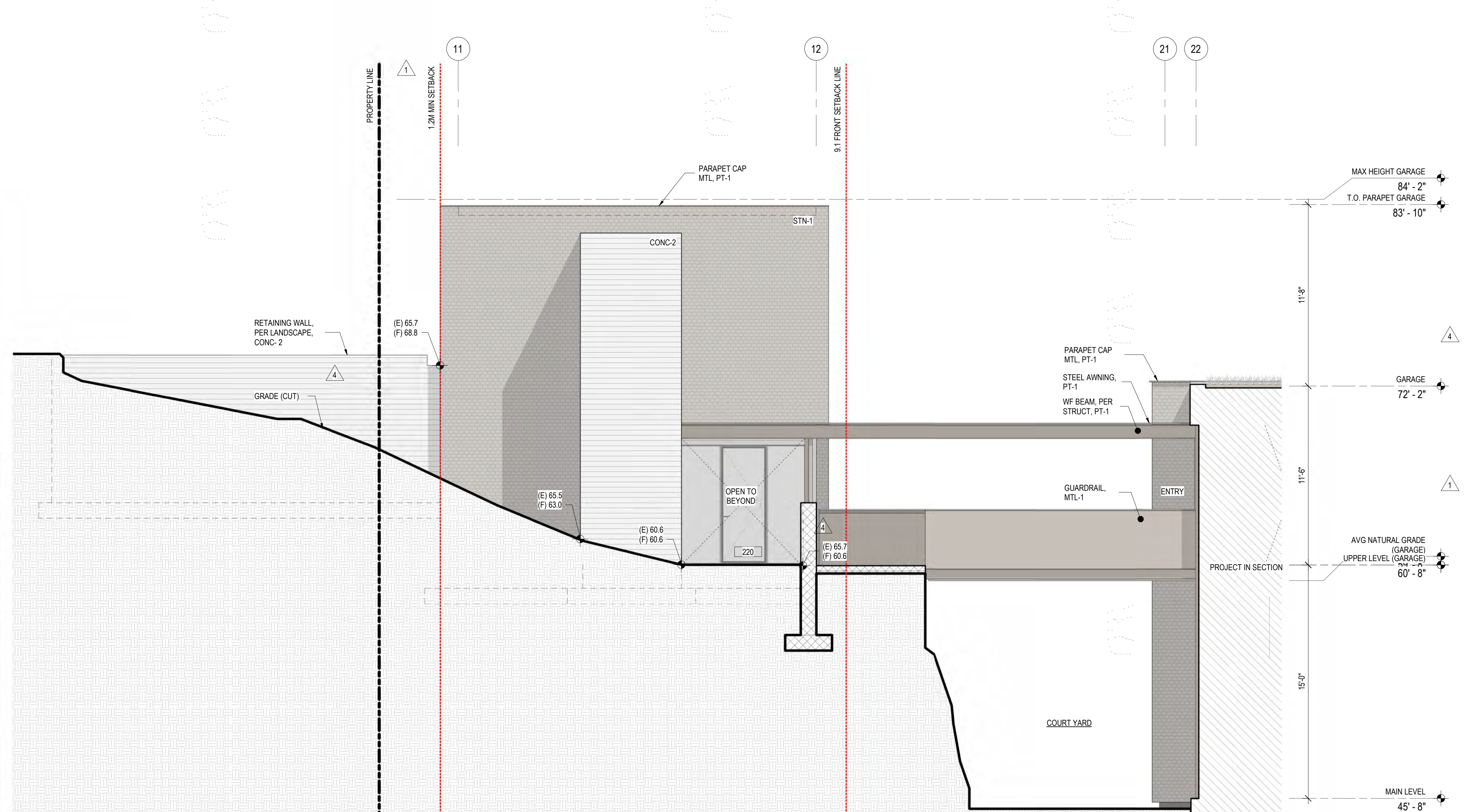
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- PROPOSED BUILDING HEIGHT IS DETERMINED BY USING THE LOWER OF AVERAGE FINISH GRADE AND AVERAGE NATURAL GRADE.
- REFER TO 1/A0.06 FOR DETAILED GRADE ELEVATIONS AROUND PERIMETER OF BUILDINGS.
- REFER TO 1/A0.05 FOR SPATIAL SEPARATION CALCULATIONS FOR ALL BUILDING ELEVATIONS.
- REFER TO BUILDING SECTIONS FOR DETAILED HIGHEST BUILDING FACE MEASUREMENTS.

EXTERIOR FINISH LEGEND

ABRV.	MATERIAL	DESCRIPTION
CNC-1	CONCRETE	PRECAST CONCRETE
CNC-2	CONCRETE	CAST-IN-PLACE CONCRETE - BOARD FORM
MTL-1	METAL	PATINA METAL TEXTURED FINISH
PT-1	PAINTED METAL	METAL PAINTED TO MATCH MTL-1
STN-1	STONE	STONE BRICK
WDW-1	WOOD	WINDOW FRAME, STEEL WOOD
WDW-2	METAL	WINDOW FRAME, STEEL FLAMED BRONZE



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



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

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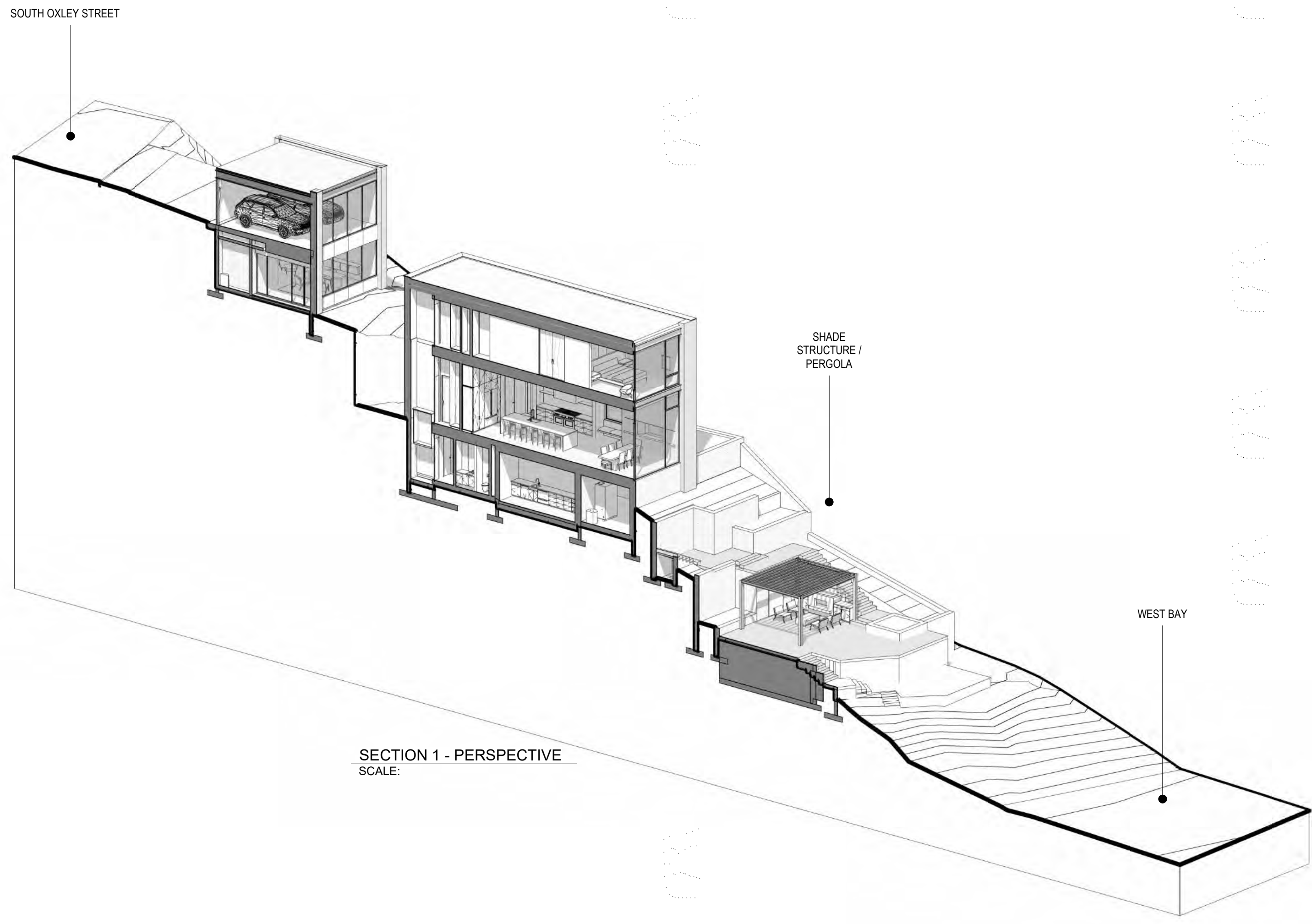
Reserved for architects stamp

principal architect TK
project manager MO
drawn by BC.OG
checked by
job no. 20059
date 01/10/2022
revisions:
no. date by

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01/10/2022

EXTERIOR ELEVATIONS

A3.04



SECTION 1 - PERSPECTIVE
SCALE:

- BUILDING SECTION NOTES:**
- REFER TO FLOOR PLAN SHEETS A2.10 - A2.41 FOR THE LOCATION OF KITCHEN AND BATHROOM EXHAUST FANS.
 - REFER TO FLOOR PLAN SHEETS A2.10 - A2.41 FOR THE LOCATION OF CARBON MONOXIDE (CO) ALARMS
 - REQUIRED VENTILATION DURING BOTH HEATING AND NON-HEATING SEASONS IS PROVIDED PRINCIPALLY THROUGH A DUCTED FORCED-AIR HEATING SYSTEM. VENTILATION SUPPLY AIR TO BE PROVIDED MECHANICALLY AND CONFORM TO BCBC §9.32.3.4.
 - A PRINCIPLE VENTILATION SYSTEM EXHAUST FAN TO BE PROVIDED AND INSTALLED PER BCBC §9.32.3.5 REQUIREMENTS.
 - INDEPENDENT EXHAUST DUCT FOR LAUNDRY-DRYING EQUIPMENT TO BE INSTALLED PER BCBC §9.32.1.3
 - ALL CRAWL SPACE AREAS TO BE MECHANICALLY CONDITIONED AND VENTED PER BCBC §9.32.3.7
- LEGEND**
- HATCH DENOTES WORK OUTSIDE OF SCOPE. REFER TO LANDSCAPE DESIGN
 - BUILDING IN SECTION
 - HIGHEST BUILDING FACE SETBACK
 - PROPERTY LINE
 - SETBACK LINE
- ESTIMATED BREAKAGE PER AREA**
- DWELLING: 705 M²
 - GARAGE: 93.98 M²
 - PATIO: 81 M²
 - POOL: 0 M²
 - 800 M² Allowed Breakage w/ variance 786 M² Proposed
- PROPOSED GRADE (CUT)**
- ROCK STRATA (ESTIMATED BY SURVEYOR)**

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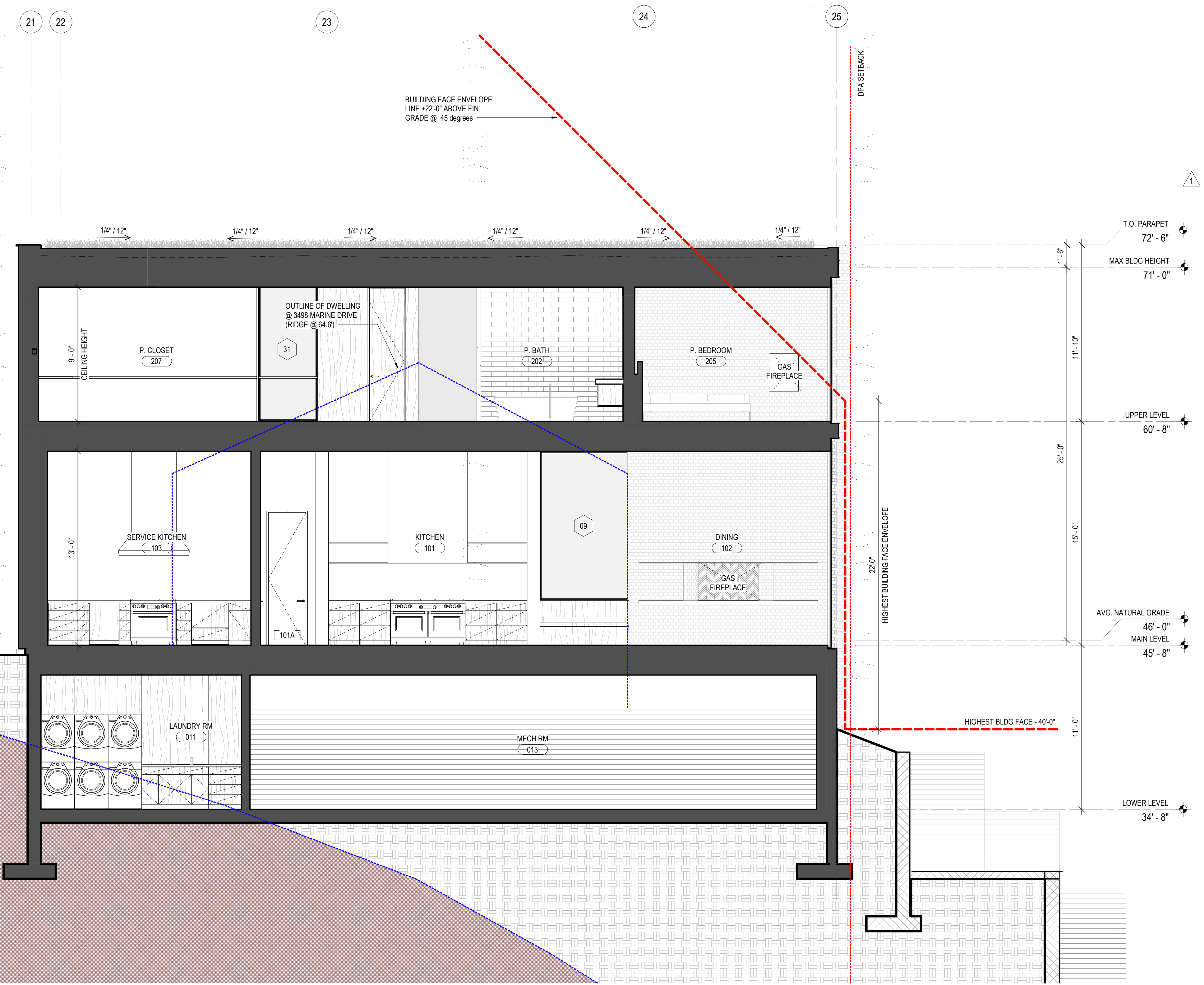
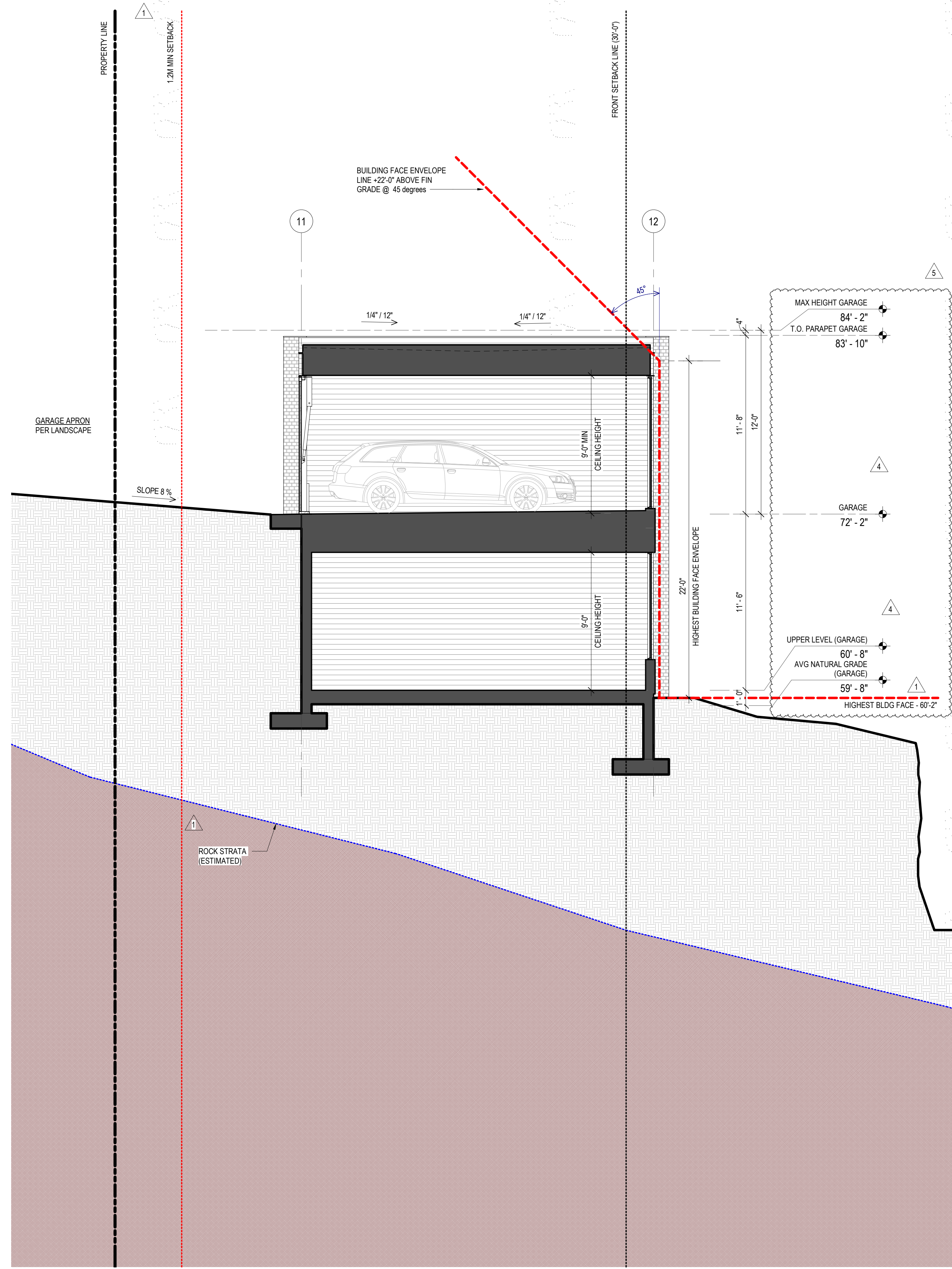
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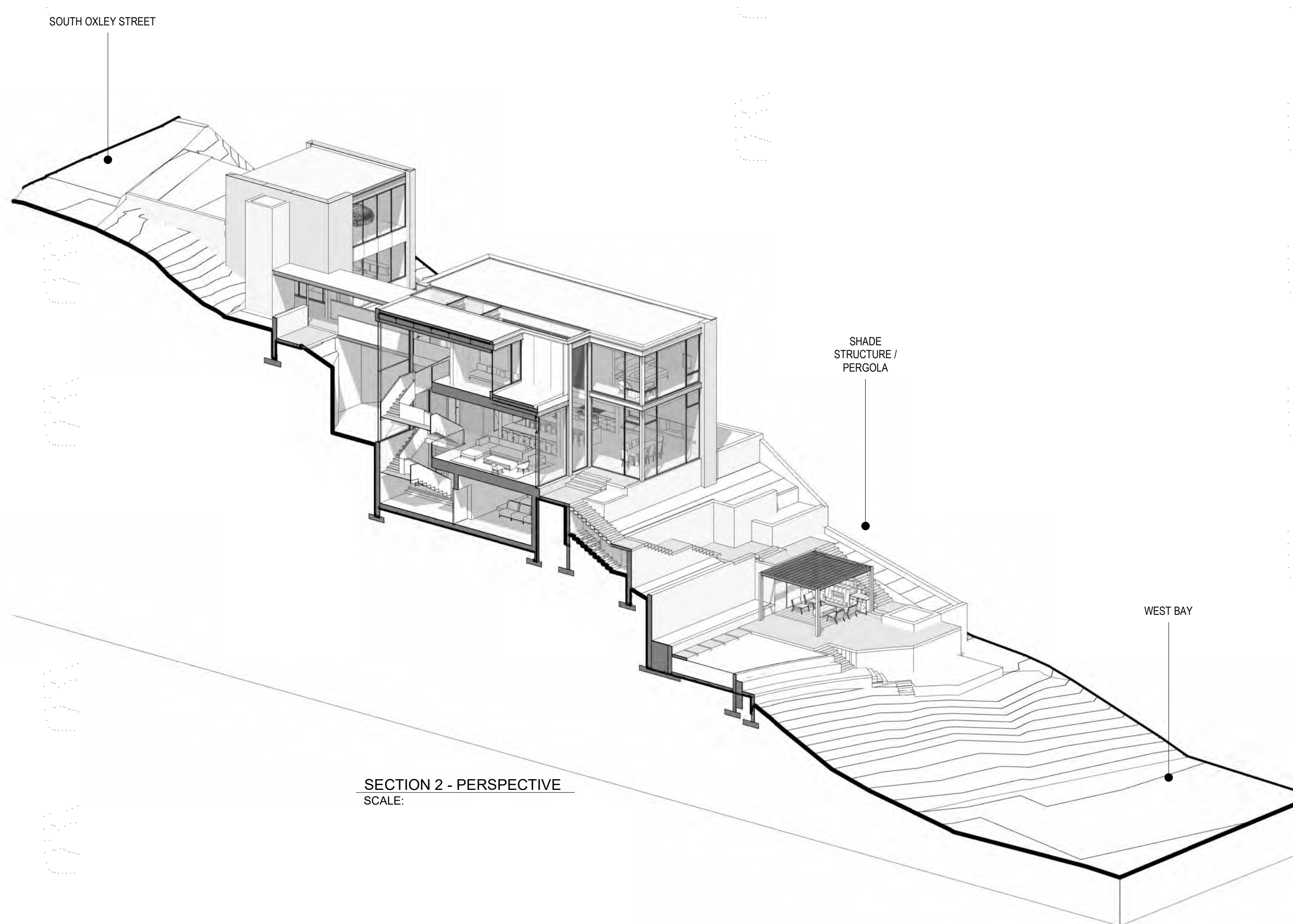
SECTION 1
SCALE: 1/4" = 1'-0"



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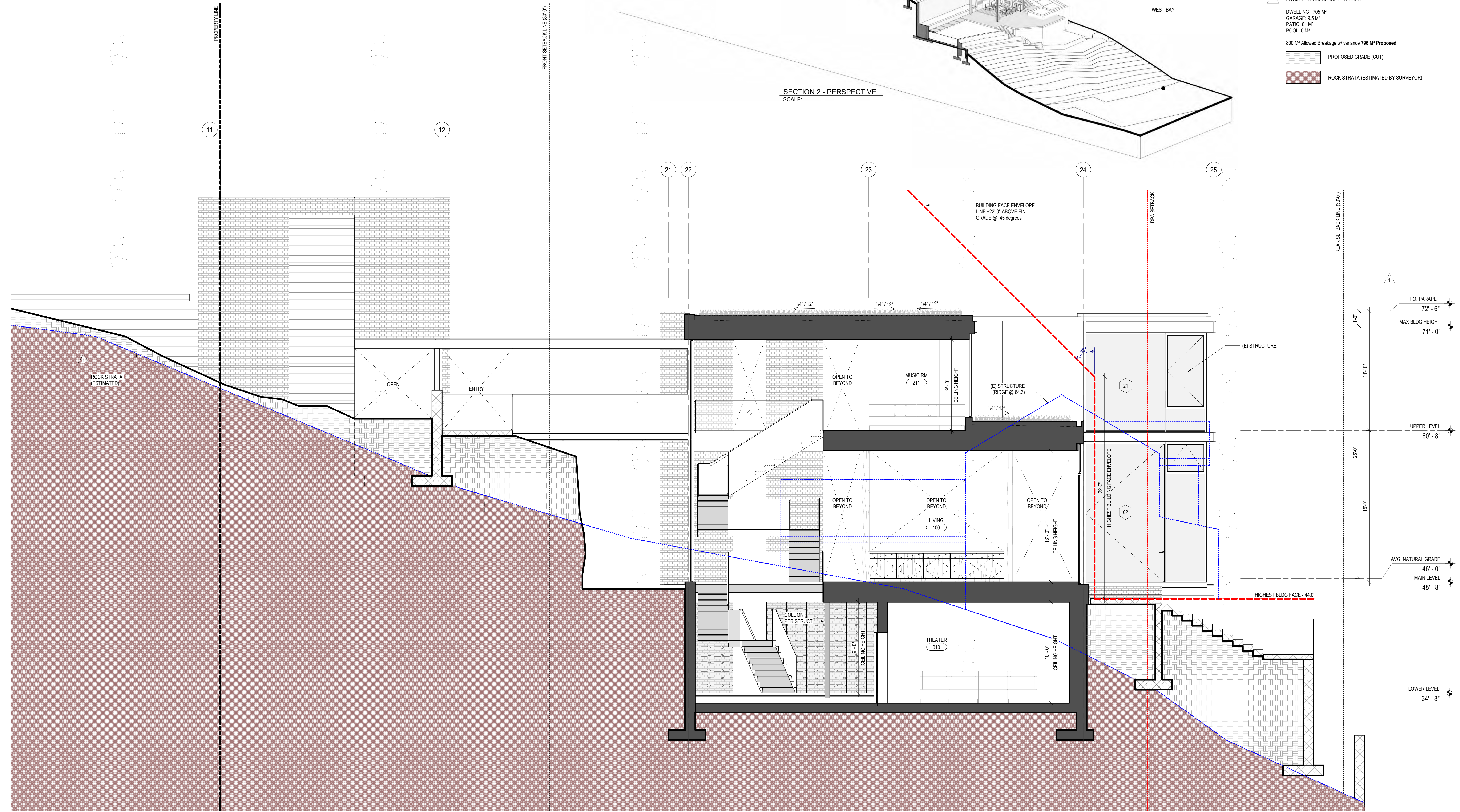
principal architect	TK	
project manager	MO	
drawn by	BC,OG	
checked by		
job no.	20059	
date	01/10/2022	
revisions:		
no.	date	by

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01/10/2022



SECTION 2 - PERSPECTIVE
SCALE:

- BUILDING SECTION NOTES:**
- REFER TO FLOOR PLAN SHEETS A2.10 - A2.41 FOR THE LOCATION OF KITCHEN AND BATHROOM EXHAUST FANS.
 - REFER TO FLOOR PLAN SHEETS A2.10 - A2.41 FOR THE LOCATION OF CARBON MONOXIDE (CO) ALARMS.
 - REQUIRED VENTILATION DURING BOTH HEATING AND NON-HEATING SEASONS IS PROVIDED PRINCIPALLY THROUGH A DUCTED FORCED-AIR HEATING SYSTEM. VENTILATION SUPPLY AIR TO BE PROVIDED MECHANICALLY AND CONFORM TO BCBC §9.32.3.4.
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 - ALL CRAWL SPACE AREAS TO BE MECHANICALLY CONDITIONED AND VENTED PER BCBC §9.32.3.7
- LEGEND**
- HATCH DENOTES WORK OUTSIDE OF SCOPE. REFER TO LANDSCAPE DESIGN
 - BUILDING IN SECTION
 - HIGHEST BUILDING FACE SETBACK
 - PROPERTY LINE
 - SETBACK LINE
- ESTIMATED BREAKAGE PER AREA**
- DWELLING: 705 M²
 - GARAGE: 93 M²
 - PATIO: 81 M²
 - POOL: 0 M²
 - 800 M² Allowed Breakage w/ variance 786 M² Proposed
- PROPOSED GRADE (CUT)
- ROCK STRATA (ESTIMATED BY SURVEYOR)



SECTION 2
SCALE: 1/4" = 1'-0"



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Telephone: 604 736-9711

Reserved for architects stamp

principal architect: TK
project manager: MO
drawn by: BC,OG
checked by:
job no: 20059
date: 01/10/2022

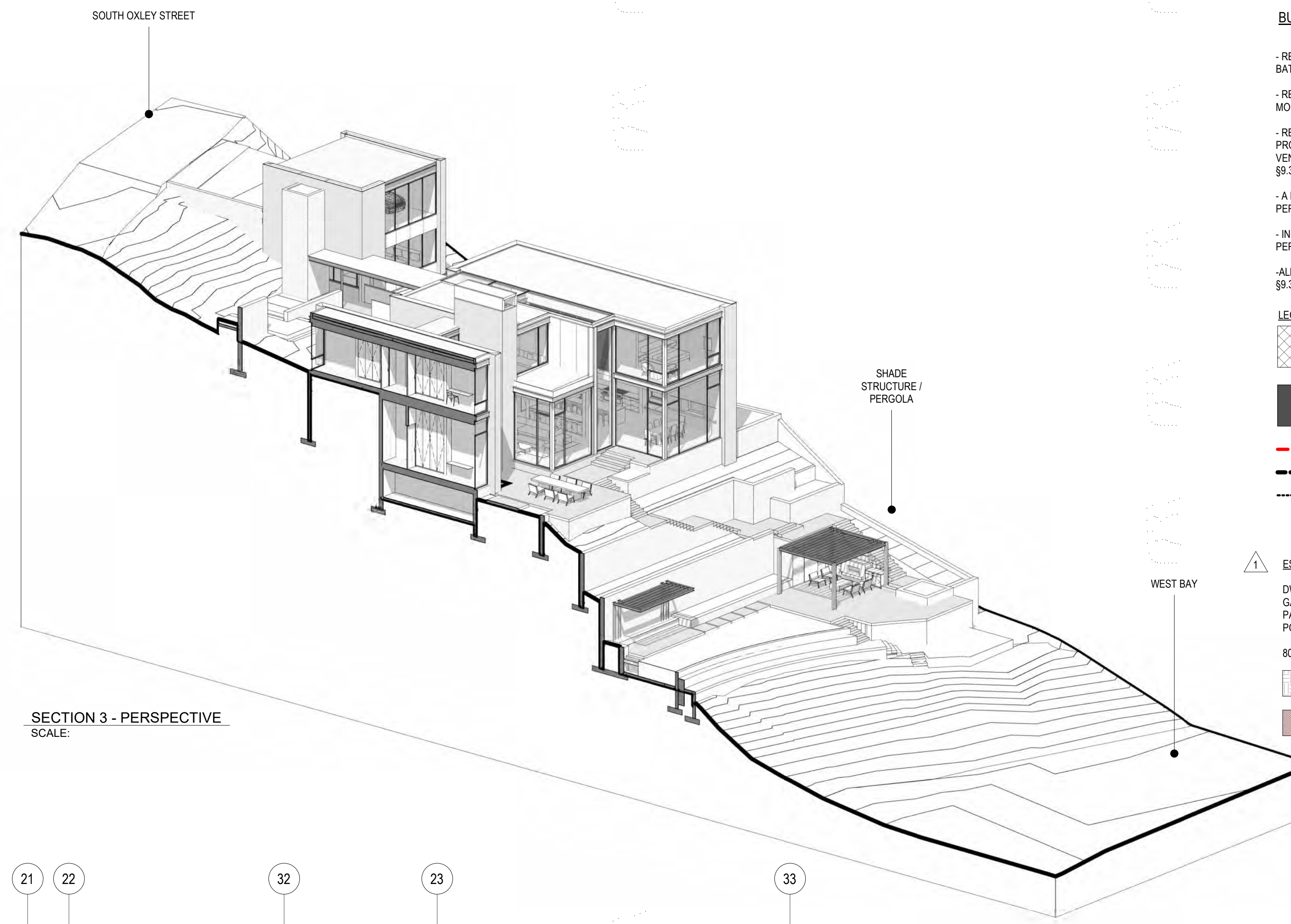
revisions:

no.	date	by
1	20123	DP-REV 1

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01/10/2022

BUILDING SECTION

A3.11



BUILDING SECTION NOTES:

- REFER TO FLOOR PLAN SHEETS A2.10 - A2.41 FOR THE LOCATION OF KITCHEN AND BATHROOM EXHAUST FANS.
- REFER TO FLOOR PLAN SHEETS A2.10 - A2.41 FOR THE LOCATION OF CARBON MONOXIDE (CO) ALARMS
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LEGEND

- HATCH DENOTES WORK OUTSIDE OF SCOPE. REFER TO LANDSCAPE DESIGN
- BUILDING IN SECTION
- HIGHEST BUILDING FACE SETBACK
- PROPERTY LINE
- SETBACK LINE

ESTIMATED BREAKAGE PER AREA

- DWELLING: 705 M²
- GARAGE: 93 M²
- PATIO: 81 M²
- POOL: 0 M²
- 800 M² Allowed Breakage w/ variance 786 M² Proposed
- PROPOSED GRADE (CUT)
- ROCK STRATA (ESTIMATED BY SURVEYOR)

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checked by:
job no: 20059
date: 01/10/2022

revisions:

no.	date	by
2	7.31.23	DP-REV 2
1	2.01.23	DP-REV 1

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BUILDING SECTION

A3.12

