

DEVELOPMENT PERMIT

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PROJECT TEAM

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DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

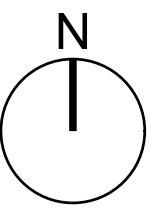
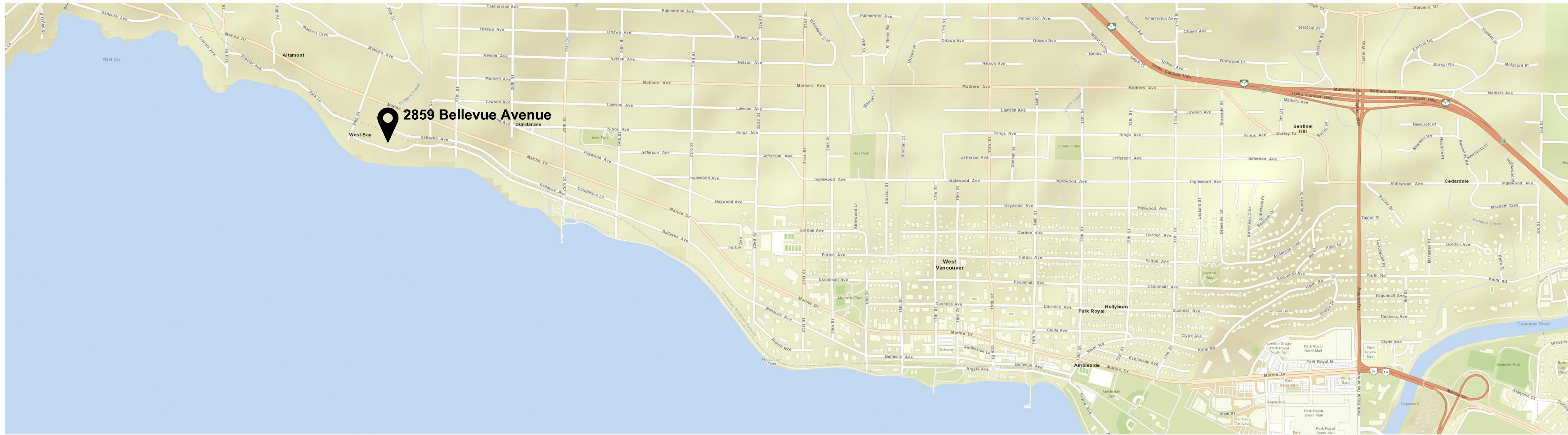
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MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC

A000
 COVER SHEET



1 MAP OF WEST VANCOUVER

Not to scale

CIVIC ADDRESS: 2859 BELLEVUE AVE, WEST VANCOUVER, BC
 LEGAL DESCRIPTION: LOT 3 BLOCK 24 DISTRICT LOT 556 NEW WESTMINSTER DISTRICT PLAN 4878
 FOLIO: 07-0037
 PARCEL IDENTIFIER (PID): 007-654-430
 ZONING: RS4
 TYPE OF BUILD: NEW CONSTRUCTION

LOT INFORMATION	ft ²	m ²
SITE AREA	16741.90	1555.37
	ft	m
LOT WIDTH	116.67	35.56

	PERMITTED		PROPOSED	
	ft ²	m ²	ft ²	m ²
Bylaw 204.05	PRINCIPAL DWELLING & COACH HOUSE			
	5022.57	466.61	3393.00	315.22
Bylaw 204.06	5859.67	544.38	4622.39	429.43
	PRINCIPAL DWELLING			
	ft	m	ft	m
Bylaw 204.10	-	-	29.36	8.95
	54.36	16.57	53.19	16.21
Bylaw 204.11	2 + BASEMENT		2 + BASEMENT	
	COACH HOUSE			
	ft	m	ft	m
Bylaw 130.051(1)(f)	-	-	22.51	6.86
Bylaw 130.051(1)(f)	37.51	11.43	36.94	11.26
	2 + BASEMENT		1 + BASEMENT	
Bylaw 130.051(1)(e)	16.08	4.90	57.86	17.64
	OFF-STREET PARKING			
	1 MINIMUM		2	
	MIN. DISTANCE TO PRINCIPAL DWELLING			
	ft	m	ft	m
Bylaw 130.051(1)(d)(i)	29.86	9.10	5.00	1.52
	5.91	1.80	105.55	32.17
	5.00	1.52	68.40	20.85
	18.33	5.59	5.00	1.52
	23.33	7.11	73.40	22.37
Bylaw 130.051(1)(k)	1 MINIMUM		1	

PROPOSED SITE COVERAGE = 20.3%
 PROPOSED F.A.R. = 0.28

SEE A011 FOR CALCULATIONS

UPPER STOREY WIDTH < 2/3 OF MAIN STOREY WIDTH

VARIANCE REQUESTED

DWELLING < 2 FULL STOREYS

DWELLING < 2 FULL STOREYS

DWELLING < 2 FULL STOREYS

SEE A012 FOR CALCULATIONS

ALTERNATIVE SITING PROPOSED

ALTERNATIVE SITING PROPOSED

VARIANCE REQUESTED



2 SITE PLAN

Scale: 1/16" = 1'-0"

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SCALE: 1/16" = 1'-0"
 5' 15' 30'

A001
 CITY CONTEXT &
 PROJECT DATA



2897 Bellevue Avenue
Year Built: 1922



2893 Bellevue Avenue
Year Built: 2015



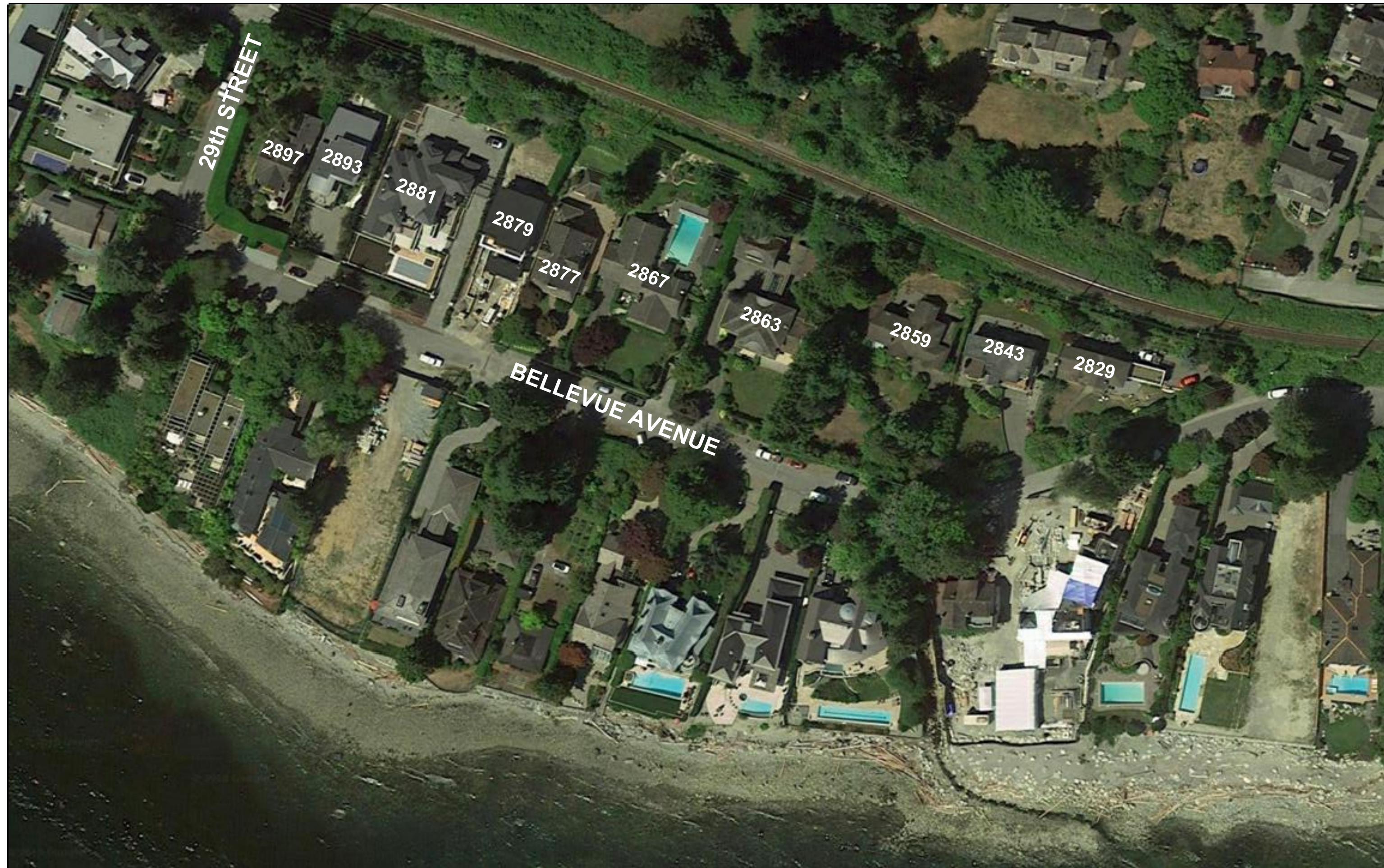
2881 Bellevue Avenue
Year Built: 2017



2879 Bellevue Avenue
Year Built: Under Construction



2877 Bellevue Avenue
Year Built: 2000



2867 Bellevue Avenue
Year Built: 1944



2863 Bellevue Avenue
Year Built: 2005



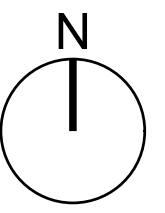
2859 Bellevue Avenue
Year Built: 1938



2843 Bellevue Avenue
Year Built: 1985



2829 Bellevue Avenue
Year Built: 1987



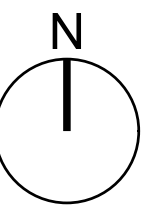
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A002
NEIGHBOURHOOD CONTEXT
(BELLEVUE AVENUE NORTH)



2816 Bellevue Avenue
Year Built: 2006



2818 Bellevue Avenue
Year Built: 2005



2832 Bellevue Avenue
Year Built: Under Construction



2842 Bellevue Avenue
Year Built: 1986



2848 Bellevue Avenue
Year Built: 1997



2854 Bellevue Avenue
Year Built: 2010



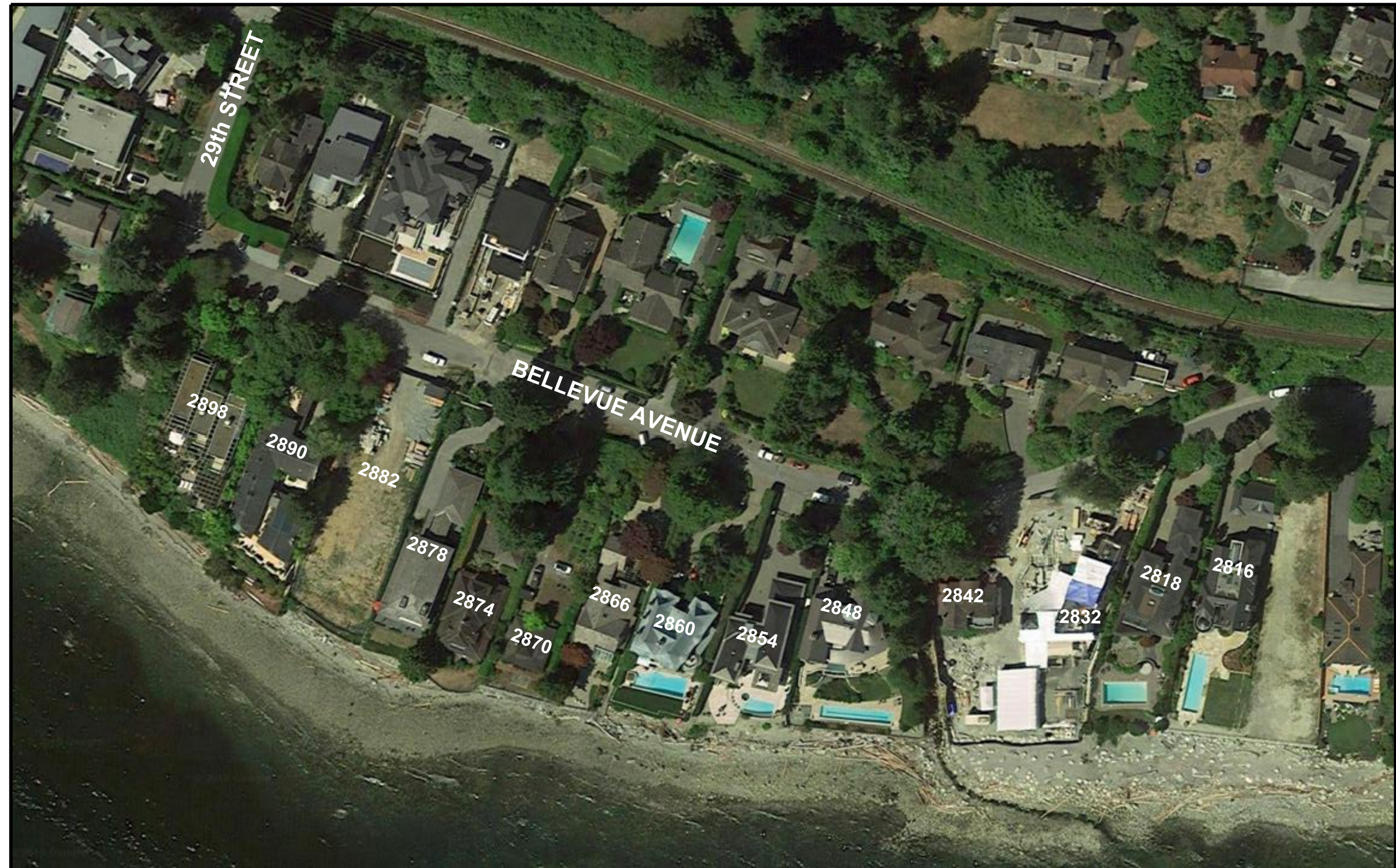
2860 Bellevue Avenue
Year Built: 1999



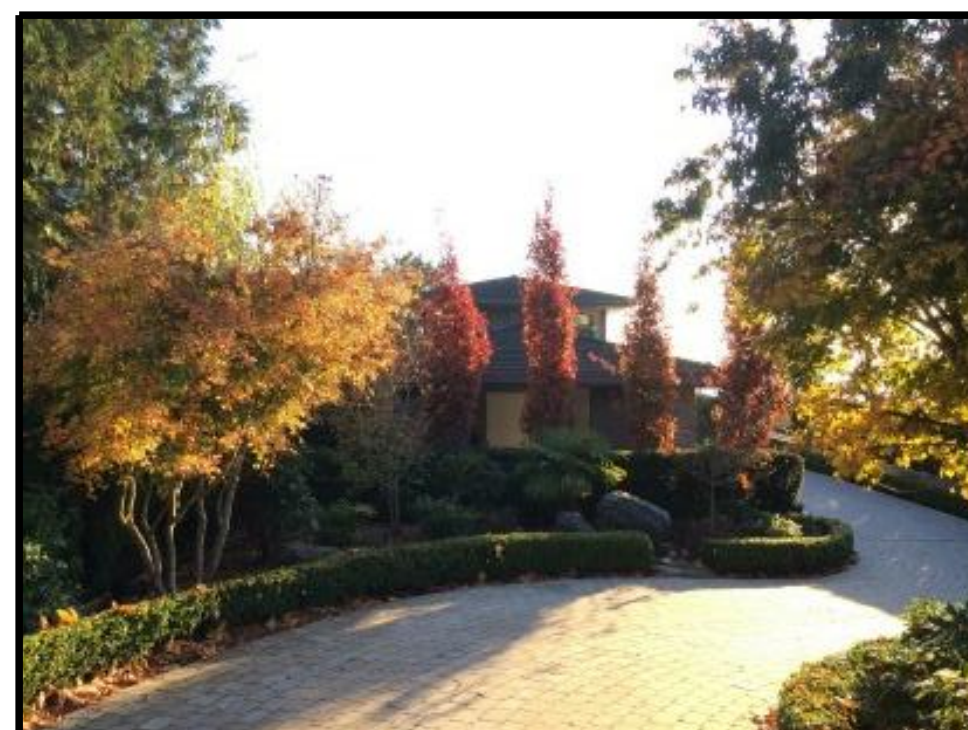
2866 Bellevue Avenue
Year Built: 1970



2870 Bellevue Avenue
Year Built: 1919



2874 Bellevue Avenue
Year Built: 1920



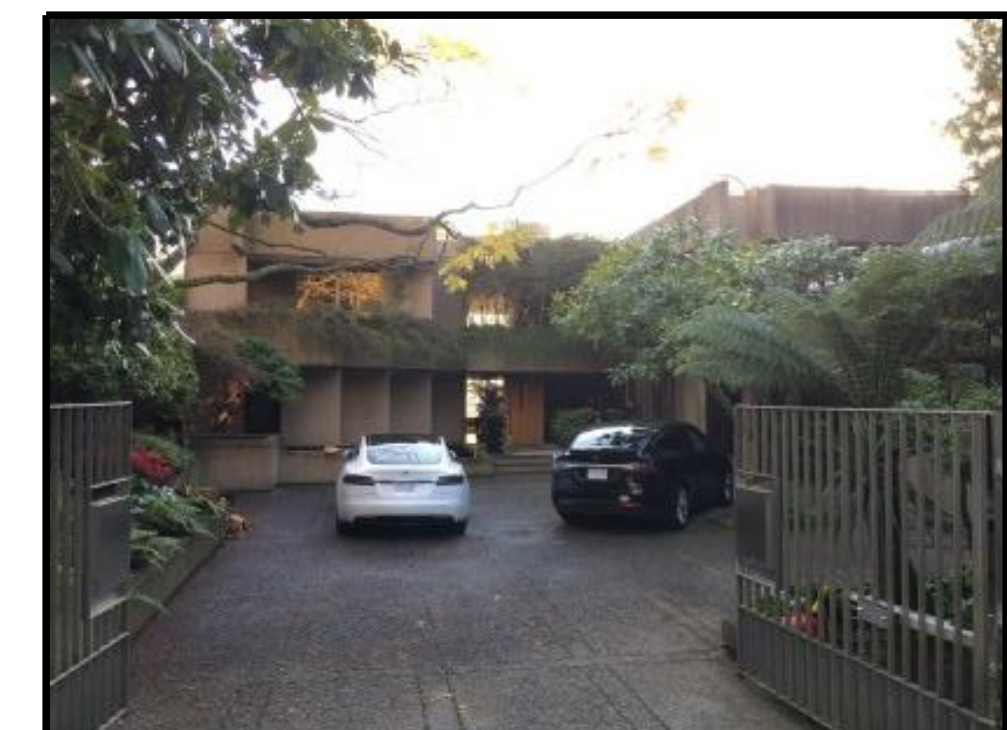
2878 Bellevue Avenue
Year Built: 2014



2882 Bellevue Avenue
Year Built: Under Construction



2890 Bellevue Avenue
Year Built: 1989



2898 Bellevue Avenue
Year Built: 1986

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A003

NEIGHBOURHOOD CONTEXT
(BELLEVUE AVENUE SOUTH)



1. Pool / Deck



2. Rear yard



3. Cedar trees along West Property Line



4. Rodgers Creek looking upstream



5. Proposed coach house location



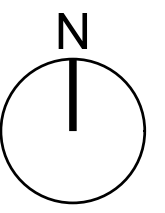
6. Existing house and 2843 Bellevue Ave.



7. Existing house



8. Driveway entrance



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SCALE: 1/16" = 1'-0"
 5' 15' 30'

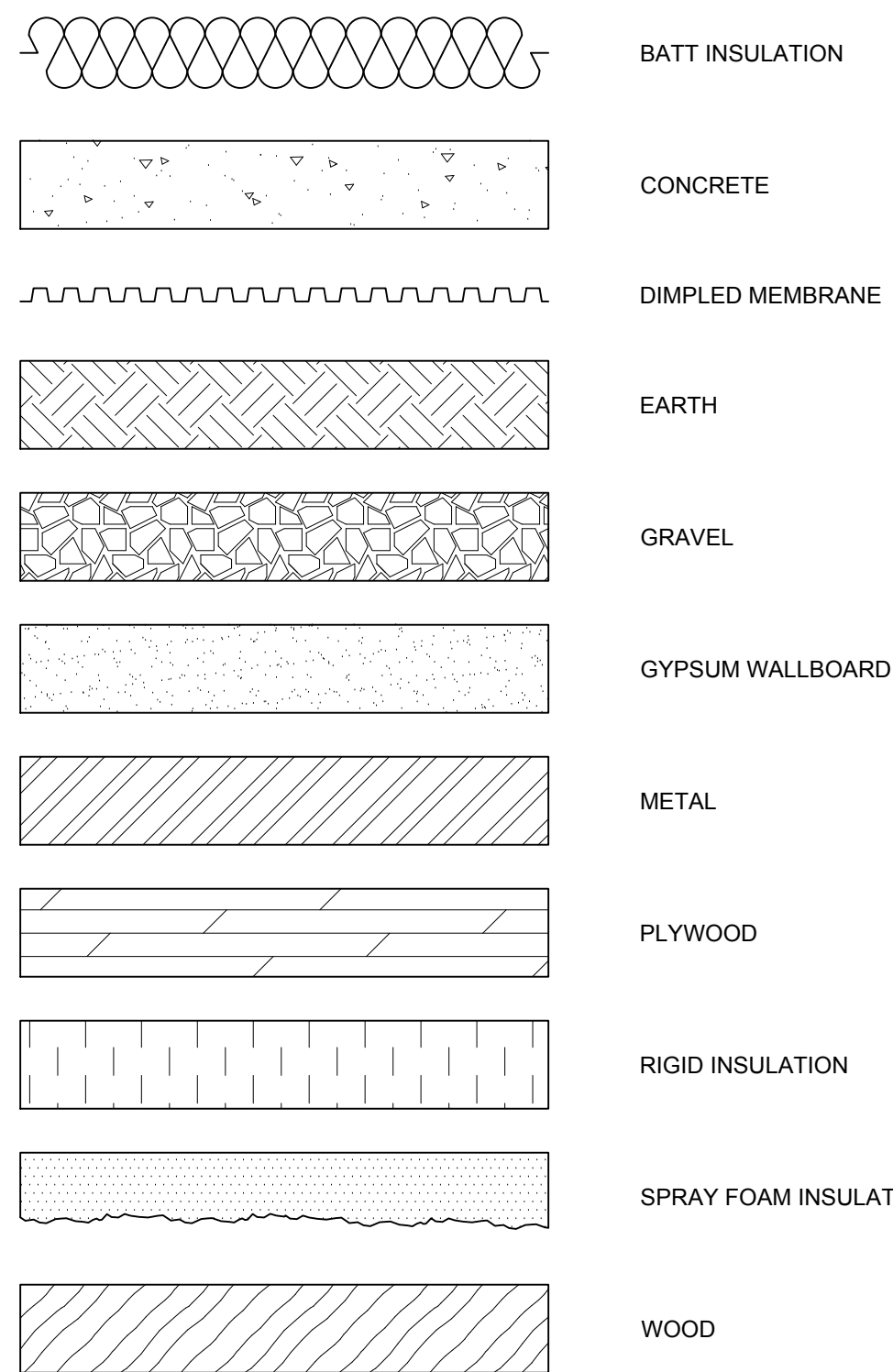
A004
 EXISTING SITE CONTEXT

GENERAL NOTES

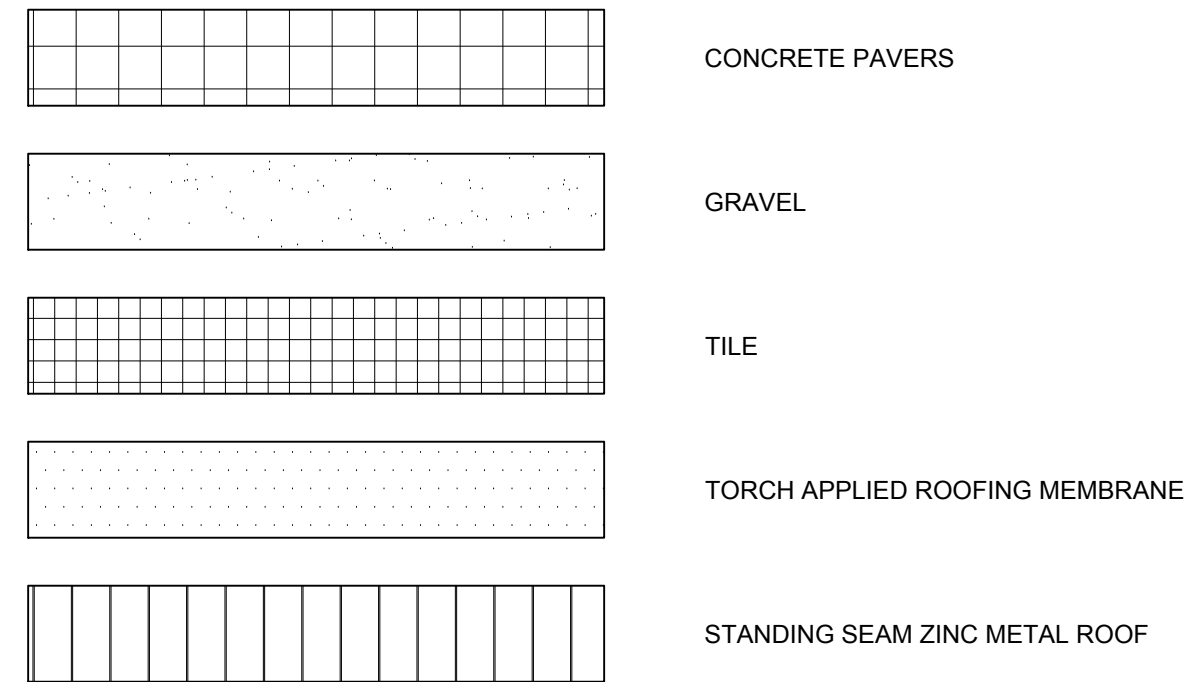
1. ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION.
2. THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. FINAL DIMENSIONS OF ALL COMPONENTS ARE THE CONTRACTOR'S RESPONSIBILITY.
3. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR TO FACE OF PLYWOOD SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
5. ALL LABOUR, MATERIALS, AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF THE BC BUILDING CODE AND RELEVANT BYLAWS AND LEGISLATION.
6. PROVIDE ALL REQUIRED BLOCKING AND BACKING WHETHER INDICATED OR NOT AS DIRECTED BY ARCHITECT OR ENGINEER.
7. BUILDING TO BE SPRINKLERED TO NFPA AND BC FIRE CODE.
8. ALL FLOOR-TO-CEILING GLAZING TO BE STRUCTURAL SAFETY GLASS.

HATCHES

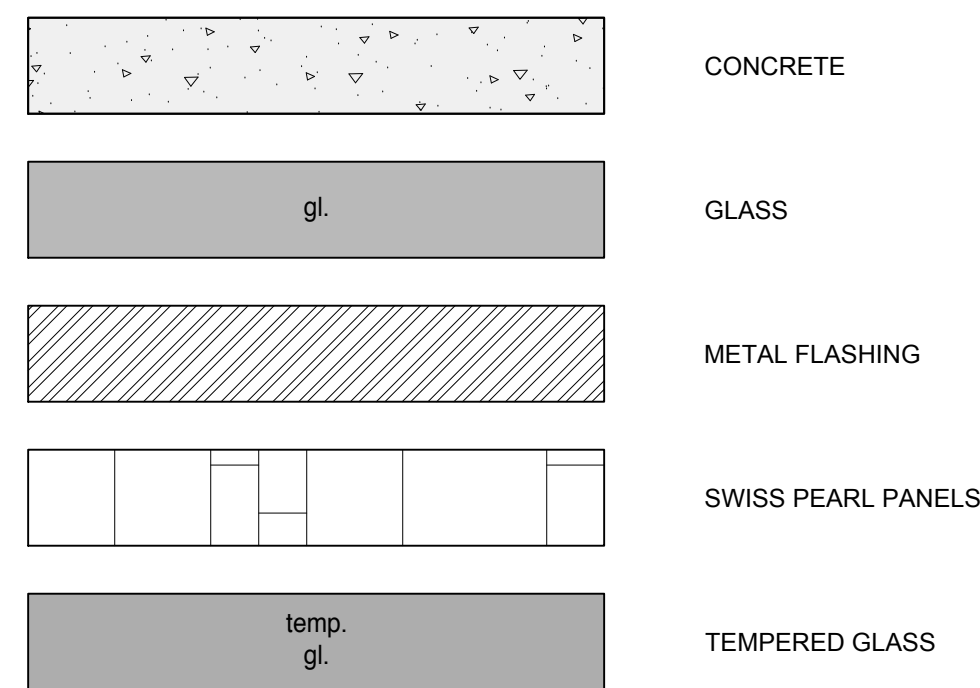
DETAIL / SECTION



PLAN

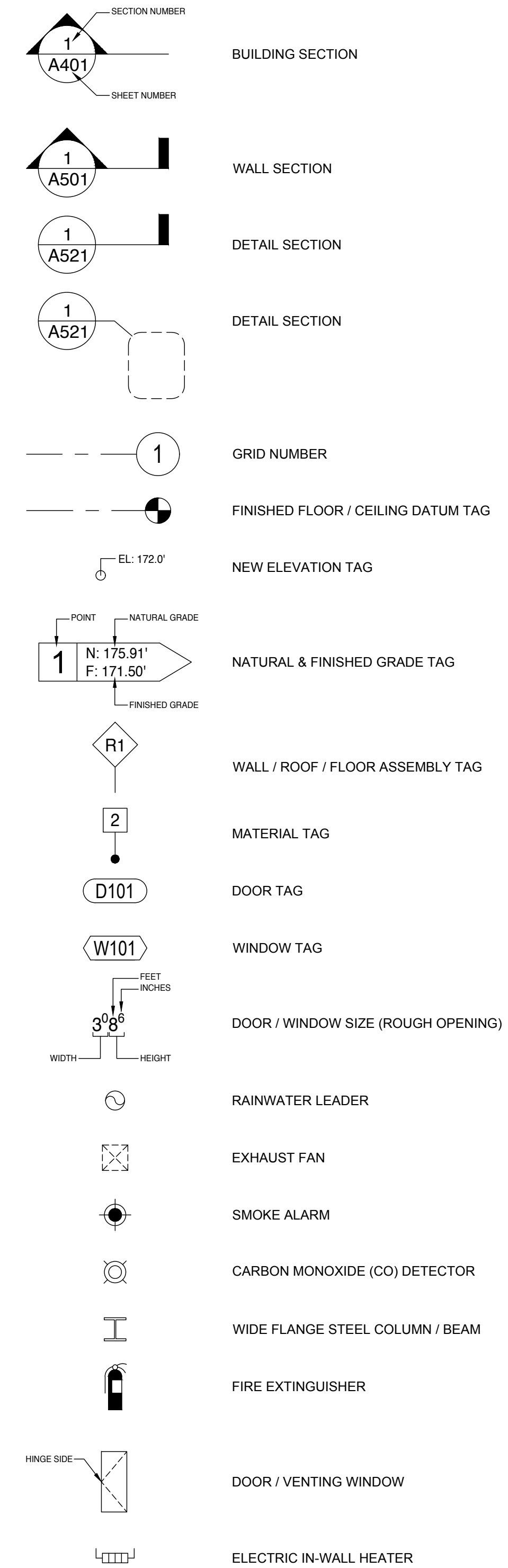


ELEVATION



ABBREVIATIONS

& or +	AND	SF	SQUARE FEET
@	AT	SM	SQUARE METER
€	CENTER LINE	SP	SPRINKLER
∅	DIAMETER	SPEC	SPECIFICATIONS
#	NUMBER	SQ	SQUARE
±	PLUS/MINUS	ST	STRAP TYPE
		STD	STANDARD
ABV	ABOVE	STRUCT	STRUCTURAL
A/C	AIR CONDITIONING	SW	SHEARWALL
ADD'L	ADDITIONAL		
AHU	AIR HANDLER UNIT	TBC	TO BE CONFIRMED
ARCH	ARCHITECTURAL	TBD	TO BE DETERMINED
AVG	AVERAGE	TEMP	TEMPERATURE
		T&G	TONGUE & GROOVE
BF	BRACED FRAME	THK	THICK
BM	BEAM	TJI	SOLID WEB TRUSS JOIST
B.O.	BOTTOM OF	T.O.	TOP OF
BOW	BOTTOM OF WALL	TOW	TOP OF WALL
		TYP	TYPICAL
CL	CENTER LINE	UNO	UNLESS NOTED OTHERWISE
CLR	CLEAR	U.S. or U/S	UNDERSIDE
COL	COLUMN		
CONC	CONCRETE	VERT	VERTICAL
CONT	CONTINUOUS		
D	DRYER	W	WASHING MACHINE
DBL	DOUBLE	WC	WATER CLOSET
DIA	DIAMETER	W/	WITH
DIAG	DIAGONAL	W/O	WITHOUT
DN	DOWN		
DP	DEEP	XPS	EXTRUDED POLYSTYRENE
DW	DISHWASHER		
DWG	DRAWING		
EA	EACH		
EFF	EFFECTIVE		
EL	ELEVATION		
ELEC	ELECTRIC(AL)		
EP	EMBED PLATE		
EQ	EQUAL		
EQUIP	EQUIPMENT		
EXT	EXTERIOR		
F.A.R.	FLOOR AREA RATIO		
FL	FLOOR		
F.O.	FACE OF		
FR	FRIDGE		
FT	FOOT OR FEET		
FTG	FOOTING		
GFA	GROSS FLOOR AREA		
GL	GLASS or GLAZED		
GR	GRADE		
HBF	HIGHEST BUILDING FACE		
HD	HOLD DOWN		
HORIZ	HORIZONTAL		
HR	HOUR		
HRV	HEAT RECOVERY VENTILATOR		
HSS	HOLLOW STRUCTURAL STEEL		
HT	HEIGHT		
INSUL	INSULATION		
INT	INTERIOR		
LD	LIMITING DISTANCE		
LSL	LAMINATED STRAND LUMBER		
LT	LIGHT		
LVL	LAMINATED VENEER LUMBER		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
N/A	NOT APPLICABLE		
NO.	NUMBER		
NTS	NOT TO SCALE		
O.C. or O/C	ON CENTER		
O.D.	OUTSIDE DIMENSION		
P.L.	PROPERTY LINE		
PSL	PARALLEL STRAND LUMBER		
QTY	QUANTITY		
R-	THERMAL RESISTANCE (U.S.)		
RAD	RADIUS		
REINF	REINFORCEMENT		
REQ'D	REQUIRED		
REV	REVISION		
RM	ROOM		
R.O.	ROUGH OPENING		
RSI	THERMAL RESISTANCE (SI)		
RWL	RAINWATER LEADER		



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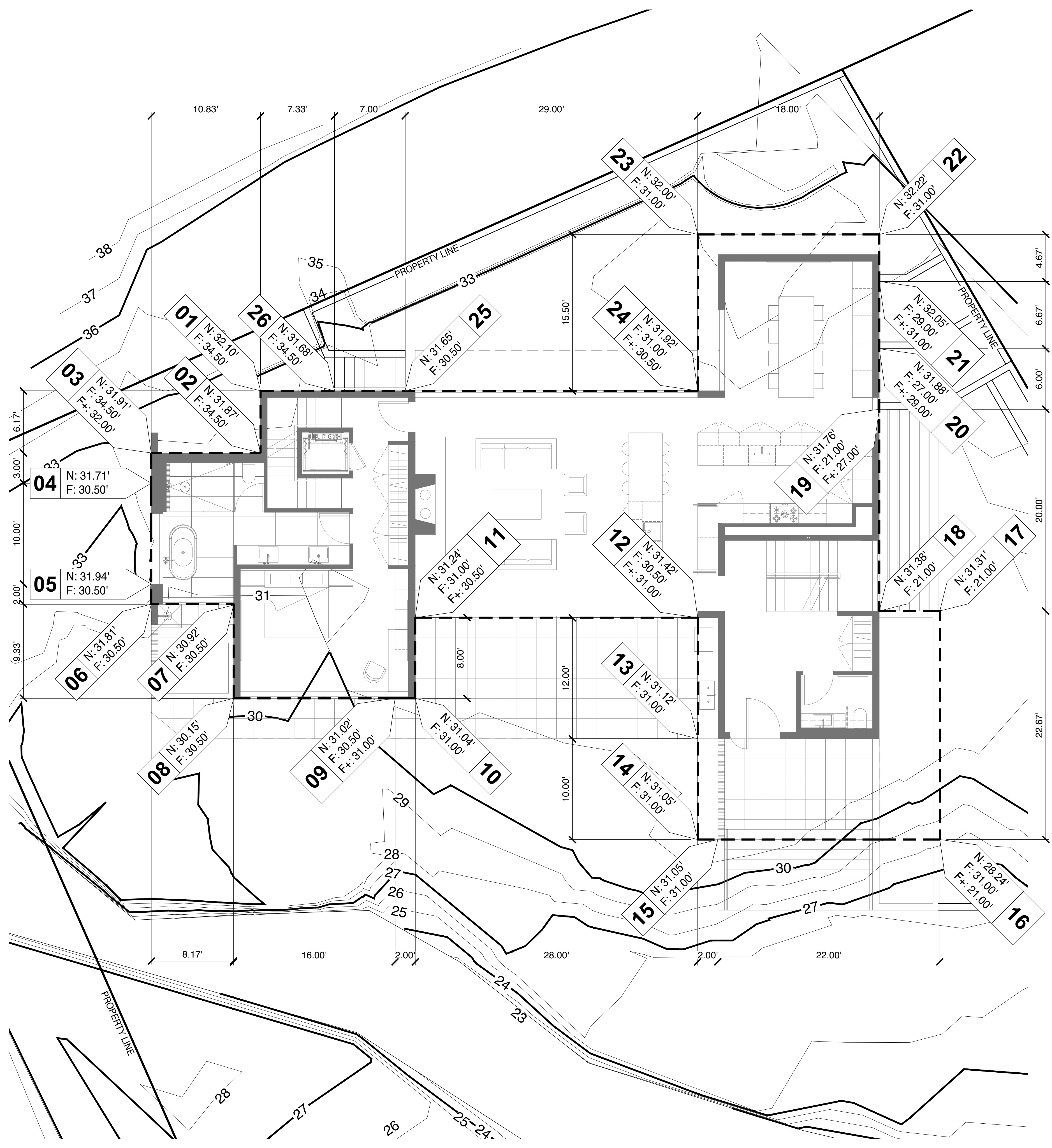
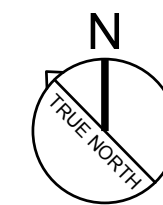
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A005
 GENERAL NOTES,
 ABBREVIATIONS &
 SYMBOLS



AVERAGE NATURAL GRADE

POINT	GRADE	POINT	GRADE	AVERAGE	LENGTH	AVG x LGTH
01	32.10	02	31.87	31.99	6.17	197.24
02	31.87	03	31.91	31.89	10.83	345.48
03	31.91	03+	31.91	31.91	0.00	0.00
03+	31.91	04	31.71	31.81	3.00	95.43
04	31.71	05	31.94	31.83	10.00	318.25
05	31.94	06	31.81	31.88	2.00	63.75
06	31.81	07	30.92	31.37	8.17	256.15
07	30.92	08	30.15	30.54	9.33	284.99
08	30.15	09	31.02	30.59	16.00	489.36
09	31.02	09+	31.02	31.02	0.00	0.00
09+	31.02	10	31.04	31.03	2.00	62.06
10	31.04	11	31.24	31.14	8.00	249.12
11	31.24	11+	31.24	31.24	0.00	0.00
11+	31.24	12	31.42	31.33	28.00	877.24
12	31.42	12+	31.42	31.42	0.00	0.00
12+	31.42	13	31.12	31.27	12.00	375.24
13	31.12	14	31.05	31.09	10.00	310.85
14	31.05	15	31.04	31.05	2.00	62.09
15	31.04	16	28.24	29.64	22.00	652.08
16	28.24	16+	28.24	28.24	0.00	0.00
16+	28.24	17	31.31	29.78	22.67	674.90
17	31.31	18	31.38	31.35	6.00	188.07
18	31.38	19	31.76	31.57	20.00	631.40
19	31.76	19+	31.76	31.76	0.00	0.00
19+	31.76	20	31.88	31.82	6.00	190.92
20	31.88	20+	31.88	31.88	0.00	0.00
20+	31.88	21	32.05	31.97	6.67	213.10
21	32.05	21+	32.05	32.05	0.00	0.00
21+	32.05	22	32.22	32.14	4.67	149.96
22	32.22	23	32.00	32.11	18.00	577.98
23	32.00	24	31.92	31.96	15.50	495.38
24	31.92	24+	31.92	31.92	0.00	0.00
24+	31.92	25	31.65	31.79	29.00	921.77
25	31.65	26	31.68	31.67	7.00	221.66
26	31.68	01	32.10	31.89	7.33	233.86
				292.33	9138.32	31.26

AVERAGE FINISHED GRADE

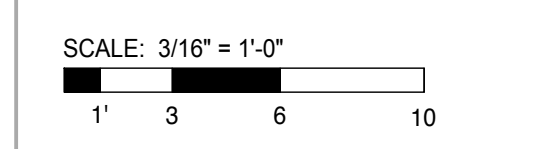
POINT	GRADE	POINT	GRADE	AVERAGE	LENGTH	AVG x LGTH
01	34.50	02	34.50	34.50	6.17	212.75
02	34.50	03	34.50	34.50	10.83	373.75
03	34.50	03+	32.00	33.25	0.00	0.00
03+	32.00	04	30.50	31.25	3.00	93.75
04	30.50	05	30.50	30.50	10.00	305.00
05	30.50	06	30.50	30.50	2.00	61.00
06	30.50	07	30.50	30.50	8.17	249.08
07	30.50	08	30.50	30.50	9.33	284.67
08	30.50	09	30.50	30.50	16.00	488.00
09	30.50	09+	31.00	30.75	0.00	0.00
09+	31.00	10	31.00	31.00	2.00	62.00
10	31.00	11	31.00	31.00	8.00	248.00
11	31.00	11+	30.50	30.75	0.00	0.00
11+	30.50	12	30.50	30.50	28.00	854.00
12	30.50	12+	31.00	30.75	0.00	0.00
12+	31.00	13	31.00	31.00	12.00	372.00
13	31.00	14	31.00	31.00	10.00	310.00
14	31.00	15	31.00	31.00	2.00	62.00
15	31.00	16	31.00	31.00	22.00	682.00
16	31.00	16+	21.00	26.00	0.00	0.00
16+	21.00	17	21.00	21.00	22.67	476.00
17	21.00	18	21.00	21.00	6.00	126.00
18	21.00	19	21.00	21.00	20.00	420.00
19	21.00	19+	27.00	24.00	0.00	0.00
19+	27.00	20	27.00	27.00	6.00	162.00
20	27.00	20+	29.00	28.00	0.00	0.00
20+	29.00	21	29.00	29.00	6.67	193.33
21	29.00	21+	31.00	30.00	0.00	0.00
21+	31.00	22	31.00	31.00	4.67	144.67
22	31.00	23	31.00	31.00	18.00	558.00
23	31.00	24	31.00	31.00	15.50	480.50
24	31.00	24+	30.50	30.75	0.00	0.00
24+	30.50	25	30.50	30.50	29.00	884.50
25	30.50	26	34.50	32.50	7.00	227.50
26	34.50	01	34.50	34.50	7.33	253.00
				292.33	8583.50	29.36

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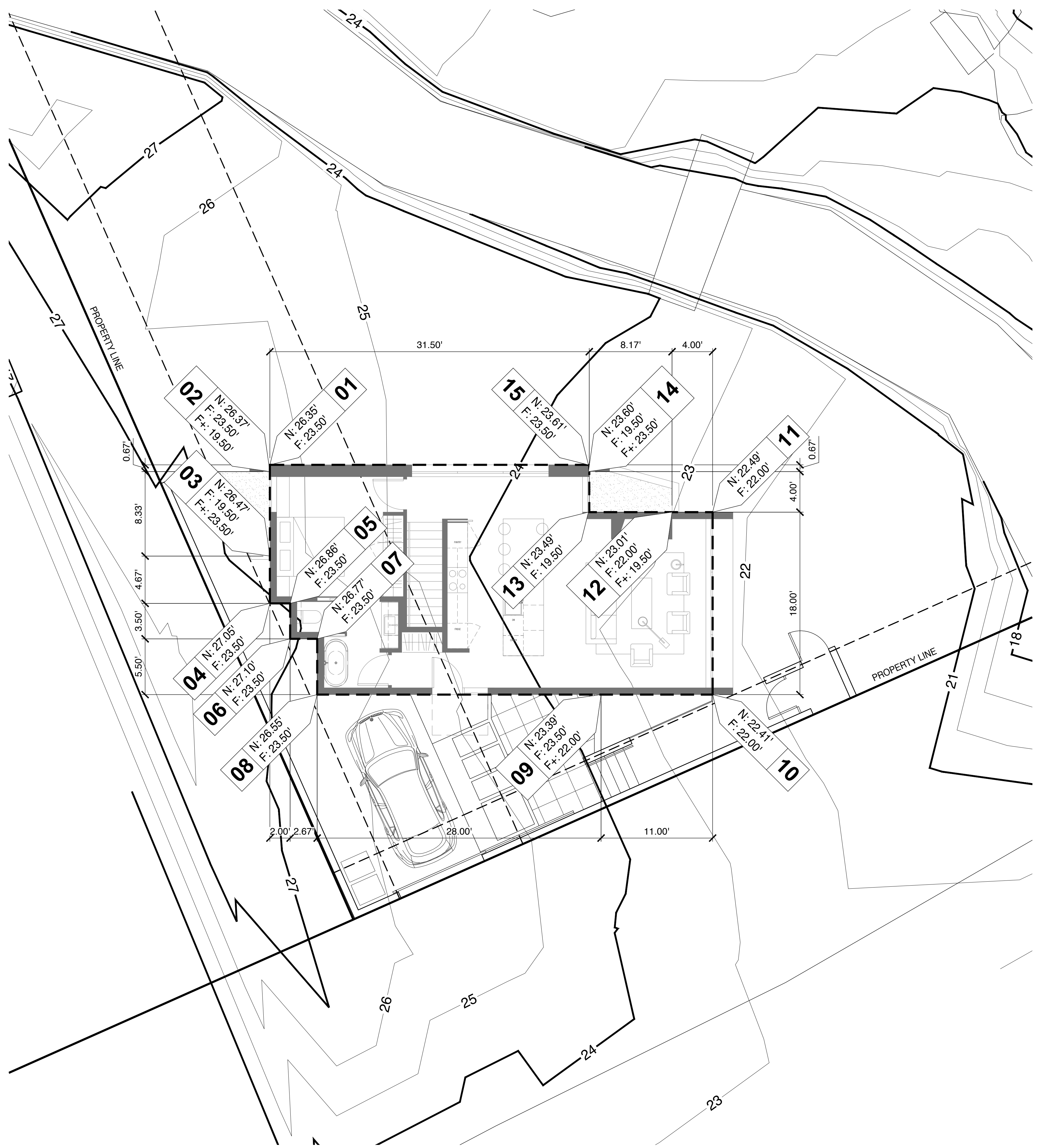
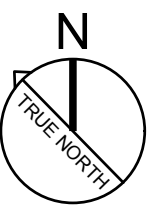
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A011
 CODE COMPLIANCE:
 AVERAGE GRADE
 (PRINCIPAL DWELLING)



AVERAGE NATURAL GRADE

POINT	GRADE	POINT	GRADE	AVERAGE	LENGTH	AVG x LGTH
01	26.35	02	26.37	26.36	0.67	17.57
02	26.37	02+	26.37	26.37	0.00	0.00
02+	26.37	03	26.47	26.42	8.33	220.17
03	26.47	03+	26.47	26.47	0.00	0.00
03+	26.47	04	27.05	26.76	4.67	124.88
04	27.05	05	26.86	26.96	2.00	53.91
05	26.86	06	27.10	26.98	3.50	94.43
06	27.10	07	26.77	26.94	2.67	71.83
07	26.77	08	26.55	26.66	5.50	146.63
08	26.55	09	23.39	24.97	28.00	699.16
09	23.39	09+	23.39	23.39	0.00	0.00
09+	23.39	10	22.41	22.90	11.00	251.90
10	22.41	11	22.49	22.45	18.00	404.10
11	22.49	12	23.01	22.75	4.00	91.00
12	23.01	12+	23.01	23.01	0.00	0.00
12+	23.01	13	23.49	23.25	8.17	189.88
13	23.49	14	23.60	23.55	4.00	94.18
14	23.60	14+	23.60	23.60	0.00	0.00
14+	23.60	15	23.61	23.61	0.67	15.74
15	23.61	01	26.35	24.98	31.50	786.87
				132.67	3262.24	24.59

AVERAGE FINISHED GRADE

POINT	GRADE	POINT	GRADE	AVERAGE	LENGTH	AVG x LGTH
01	23.50	02	23.50	23.50	0.67	15.67
02	23.50	02+	19.50	21.50	0.00	0.00
02+	19.50	03	19.50	19.50	8.33	162.50
03	19.50	03+	23.50	21.50	0.00	0.00
03+	23.50	04	23.50	23.50	4.67	109.67
04	23.50	05	23.50	23.50	2.00	47.00
05	23.50	06	23.50	23.50	3.50	82.25
06	23.50	07	23.50	23.50	2.67	62.67
07	23.50	08	23.50	23.50	5.50	129.25
08	23.50	09	23.50	23.50	28.00	658.00
09	23.50	09+	22.00	22.75	0.00	0.00
09+	22.00	10	22.00	22.00	11.00	242.00
10	22.00	11	22.00	22.00	18.00	396.00
11	22.00	12	22.00	22.00	4.00	88.00
12	22.00	12+	19.50	20.75	0.00	0.00
12+	19.50	13	19.50	19.50	8.17	159.25
13	19.50	14	19.50	19.50	4.00	78.00
14	19.50	14+	23.50	21.50	0.00	0.00
14+	23.50	15	23.50	23.50	0.67	15.67
15	23.50	01	23.50	23.50	31.50	740.25
				132.67	2986.17	22.51

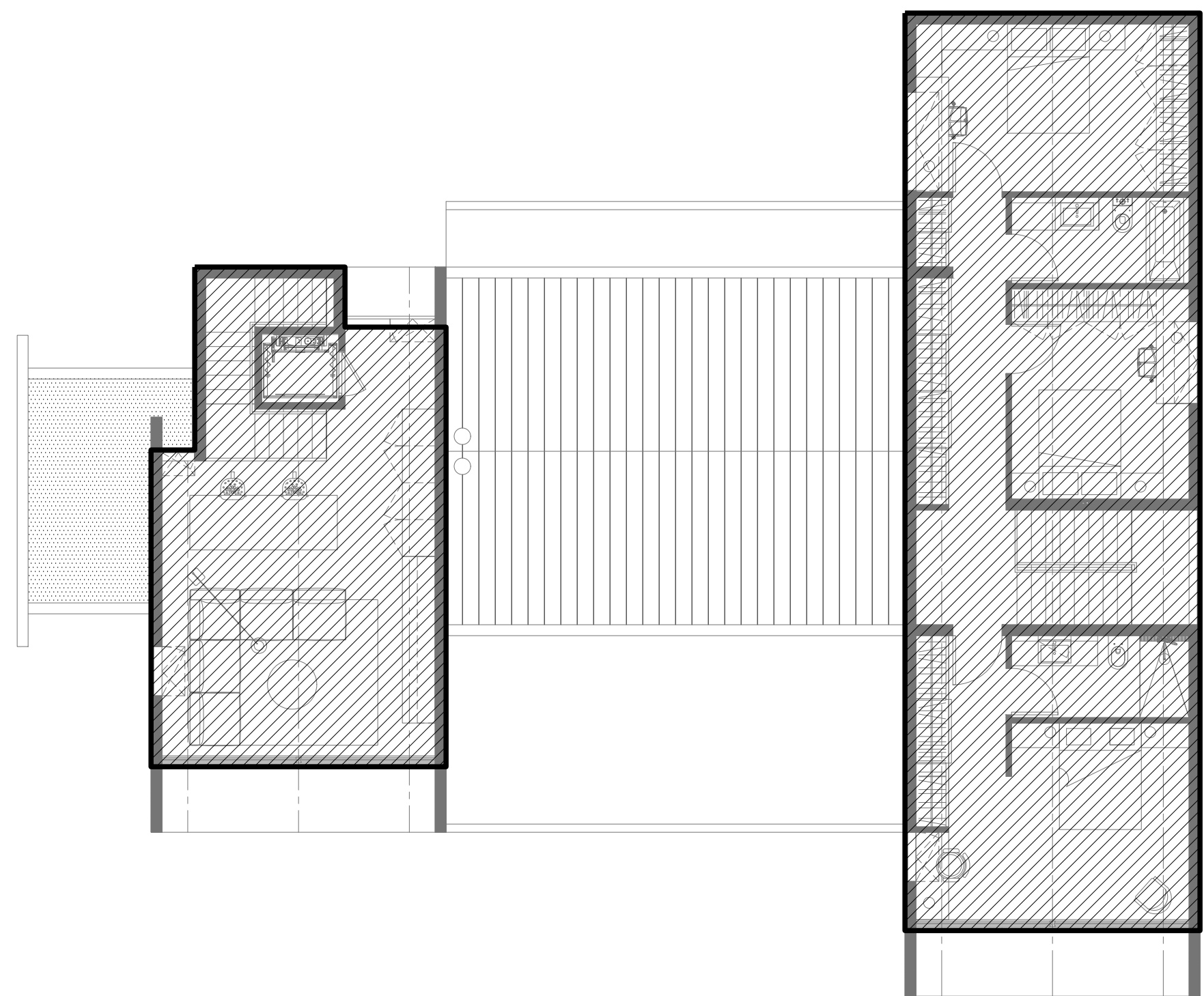
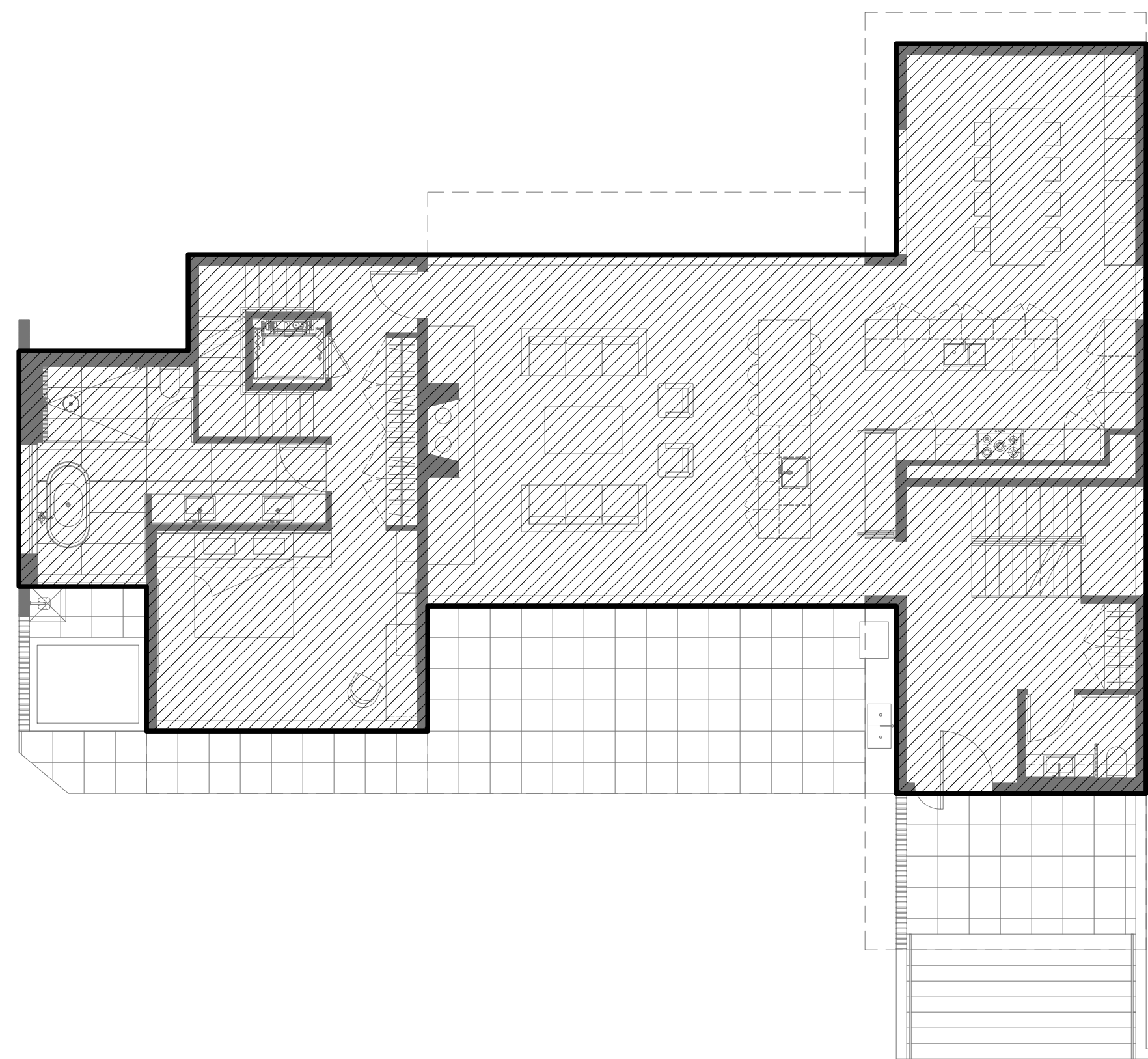
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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 604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC

SCALE: 3/16" = 1'-0"
 1' 3 6 10

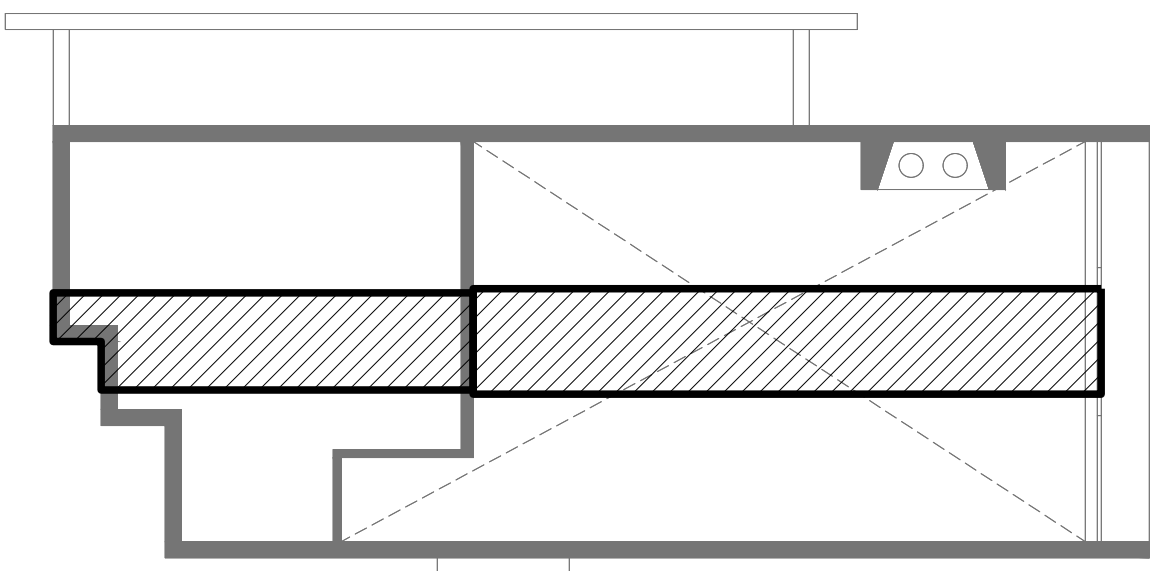
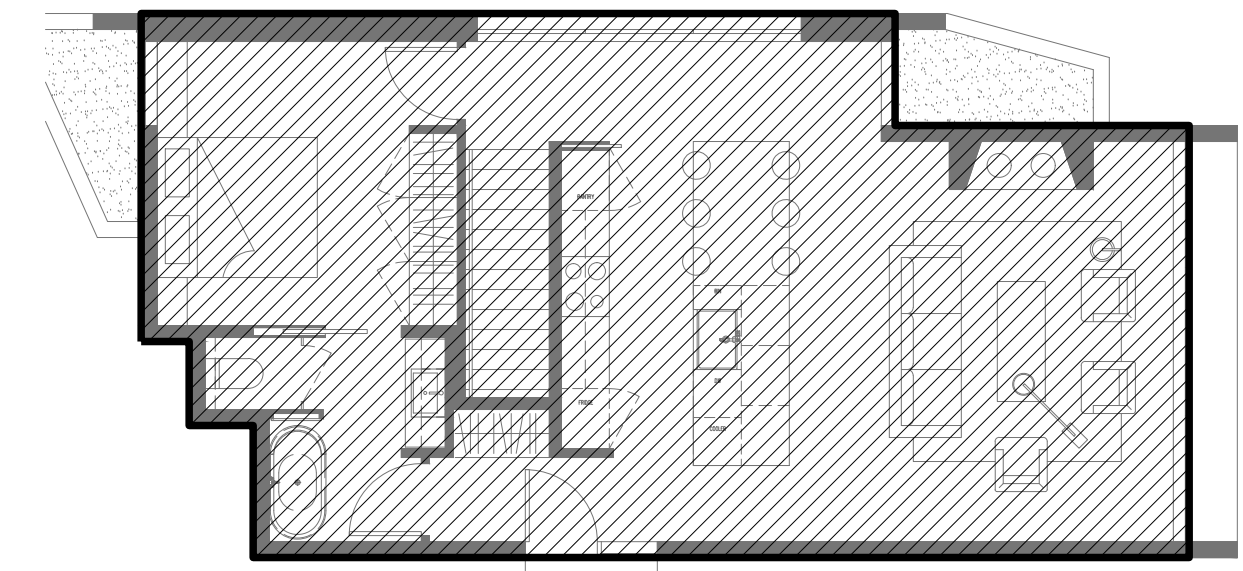
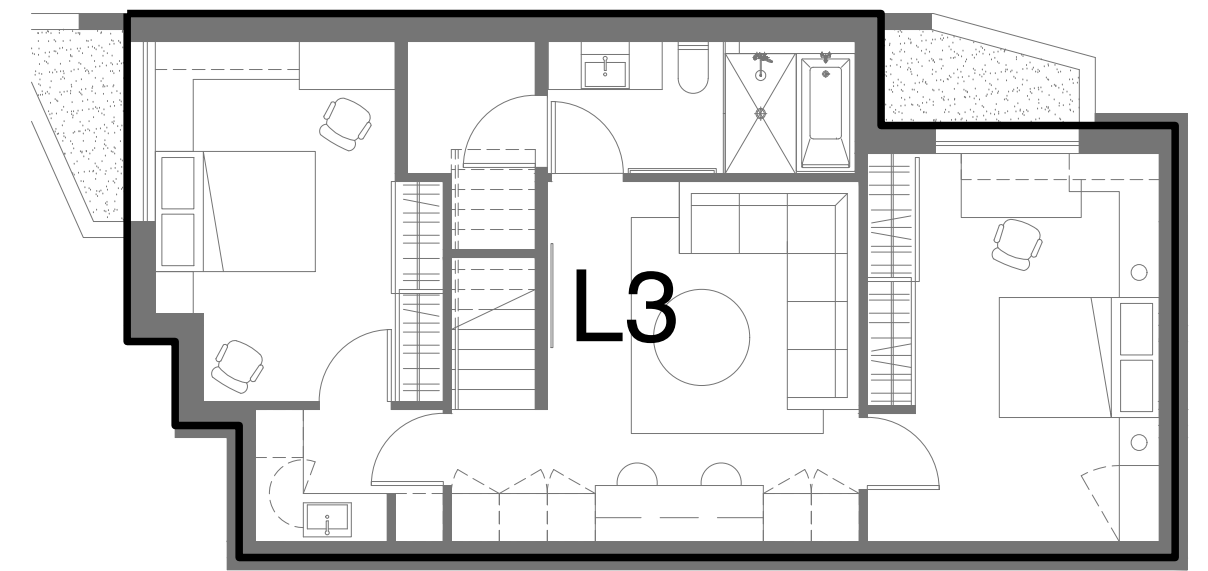
A012
 CODE COMPLIANCE:
 AVERAGE GRADE
 (COACH HOUSE)



1 PRINCIPAL DWELLING BASEMENT FLOOR

2 PRINCIPAL DWELLING MAIN FLOOR

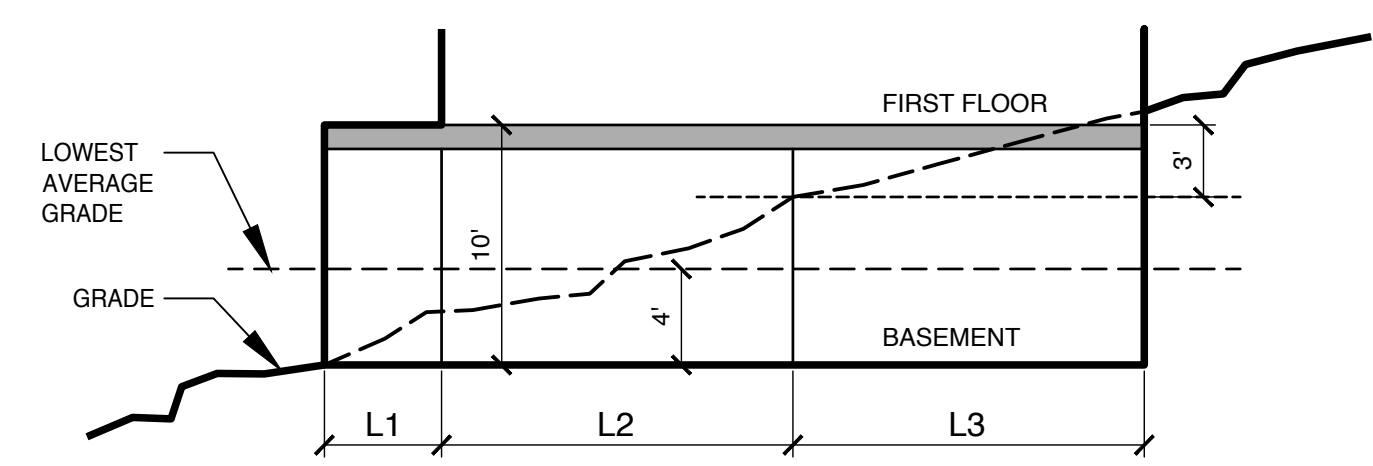
3 PRINCIPAL DWELLING UPPER FLOOR



4 COACH HOUSE BASEMENT FLOOR

5 COACH HOUSE MAIN FLOOR

6 COACH HOUSE MAIN FLOOR (ATTIC/OVERHEIGHT)



ZONING BYLAW No. 4662, 2010

130.08 - Floor Area - Single Family Dwelling Zones and Duplex Dwellings
L1 - Area beyond the perimeter of the storey above, so entirely included in F.A.R.
L2 - Area partially included.

$$\text{Percent Exempt} = \frac{\text{Lowest Average Grade} - \text{Basement Floor Elevation}}{\text{Main Floor Elevation} - \text{Basement Floor Elevation}} \times 100$$

L3 - Area where main floor elevation is 3' (0.9m) or less above the lower of natural or finished grade, so entirely excluded from F.A.R.

PRINCIPAL DWELLING

	ft ²	m ²
BASEMENT FLOOR		
Gross Floor Area	2469.52	229.43
L1 (100% included in F.A.R.)	296.00	27.50
L2 (Percentage included in F.A.R.)	0.00	0.00
L3 (100% exempt from F.A.R.)	2173.52	201.93
Garage Exemption (Max. = 440 ft ²)	296.00	27.50
Floor Area included in F.A.R.	0.00	0.00
MAIN FLOOR		
Floor Area included in F.A.R.	2142.43	199.04
UPPER FLOOR		
Floor Area included in F.A.R.	1508.72	140.16
Total Floor Area	3651.15	339.20

COACH HOUSE

	ft ²	m ²
BASEMENT FLOOR		
Gross Floor Area	899.94	83.61
L1 (100% included in F.A.R.)	0.00	0.00
L2 (Percentage included in F.A.R.)	0.00	0.00
L3 (100% exempt from F.A.R.)	899.94	83.61
Garage Exemption (Max. = 440 ft ²)	0.00	0.00
Floor Area included in F.A.R.	0.00	0.00
MAIN FLOOR		
Gross Floor Area	899.94	83.61
Attic area over 1.7m in height	66.80	6.21
Area over 4.4m in height	114.84	10.67
Floor Area included in F.A.R.	1081.58	100.48
Total Floor Area	1081.58	100.48

FLOOR AREA RATIO (F.A.R.)

	ft ²	m ²	ratio
SITE AREA	16741.90	1555.37	
PROPOSED F.A.R.	4732.73	439.68	0.28
ALLOWABLE F.A.R.	5859.67	544.38	0.35

2019.09.25 RE-ISSUED FOR DP RB
 2019.05.31 RE-ISSUED FOR DP RB
 2018.12.21 ISSUED FOR DEVELOPMENT PERMIT RB
 DATE NO. DESCRIPTION BY

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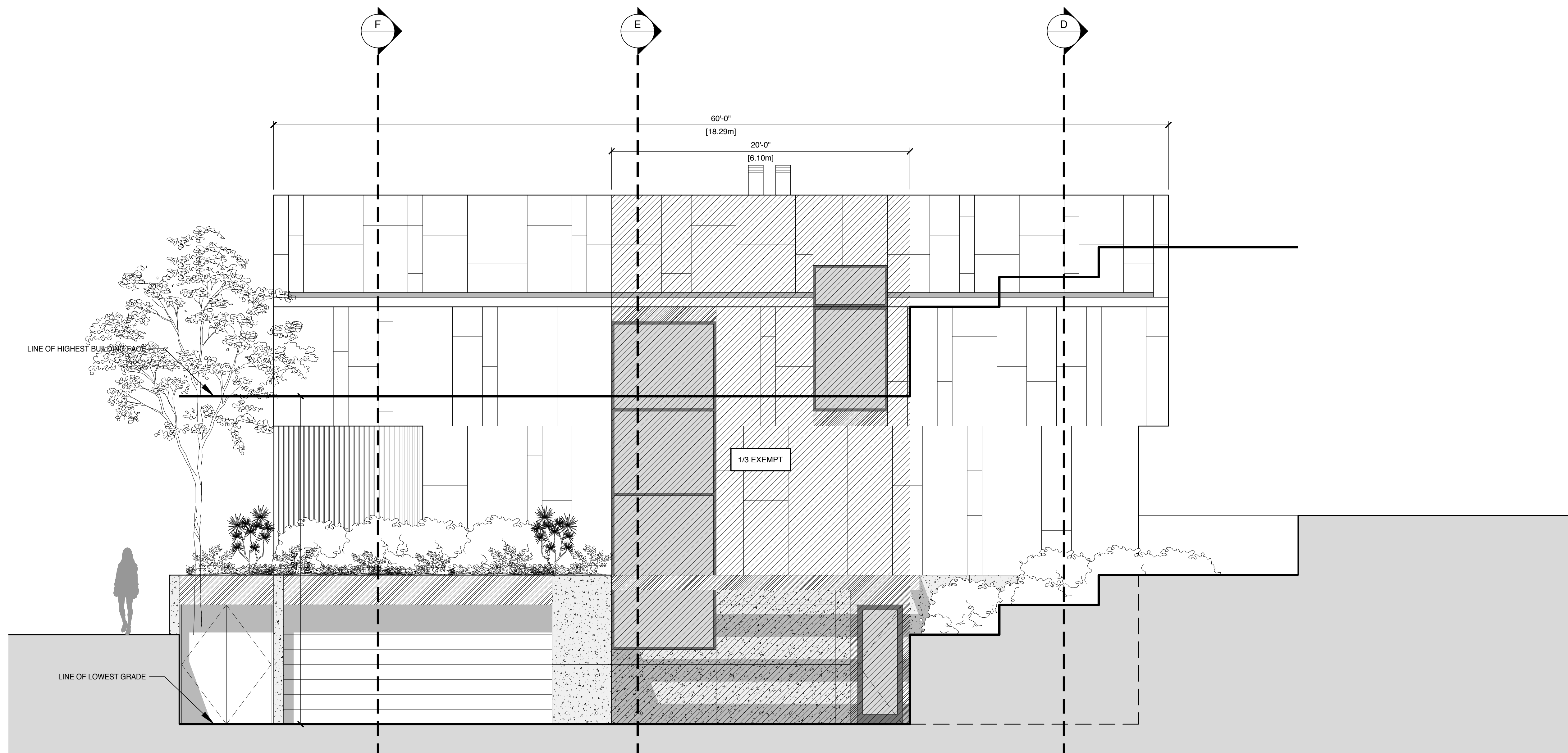
2488 HAYWOOD AVENUE
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 cedric@baiarchitects.com

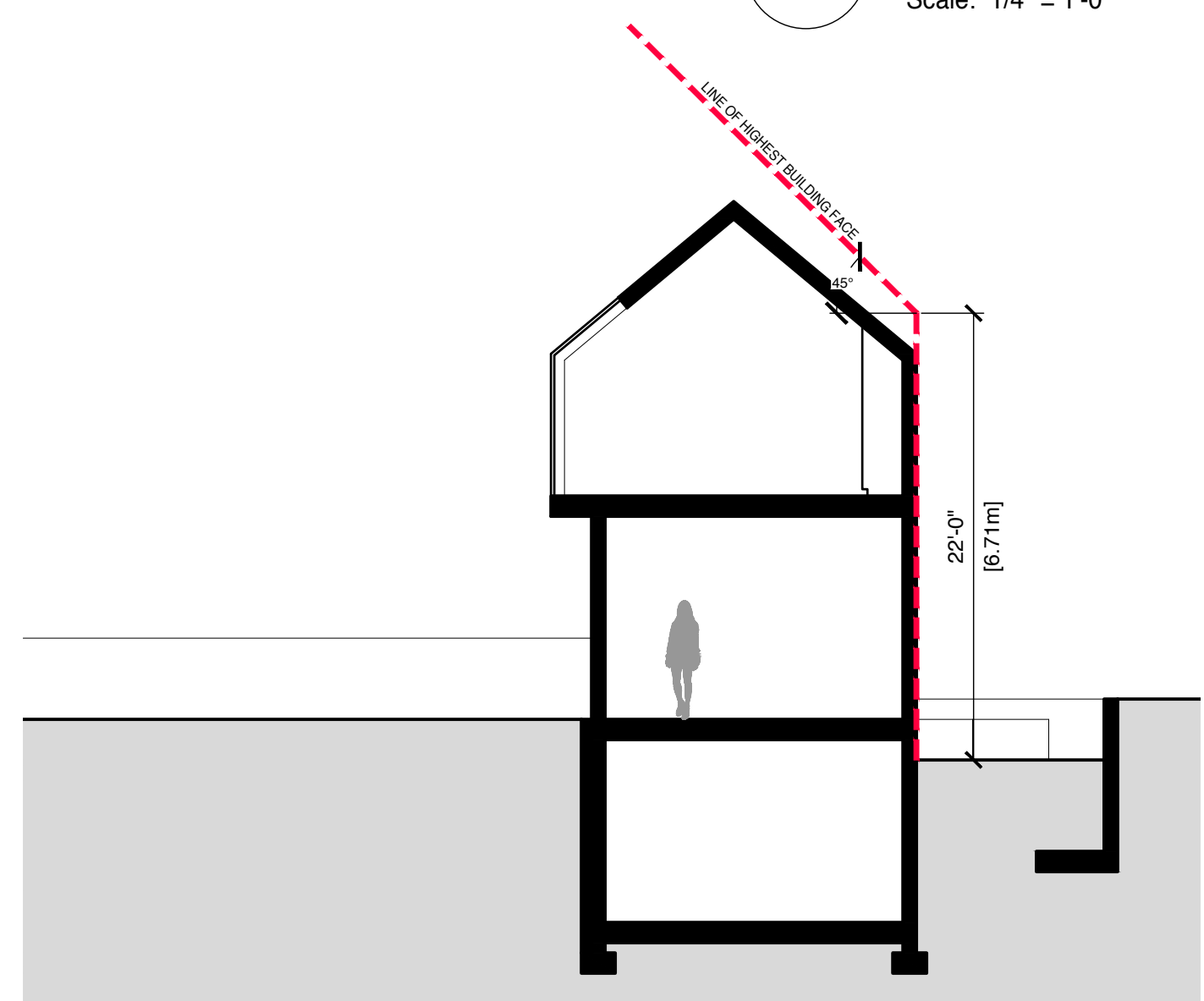
MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC

SCALE: 1/8" = 1'-0"
 1' 3' 6' 10' 15'

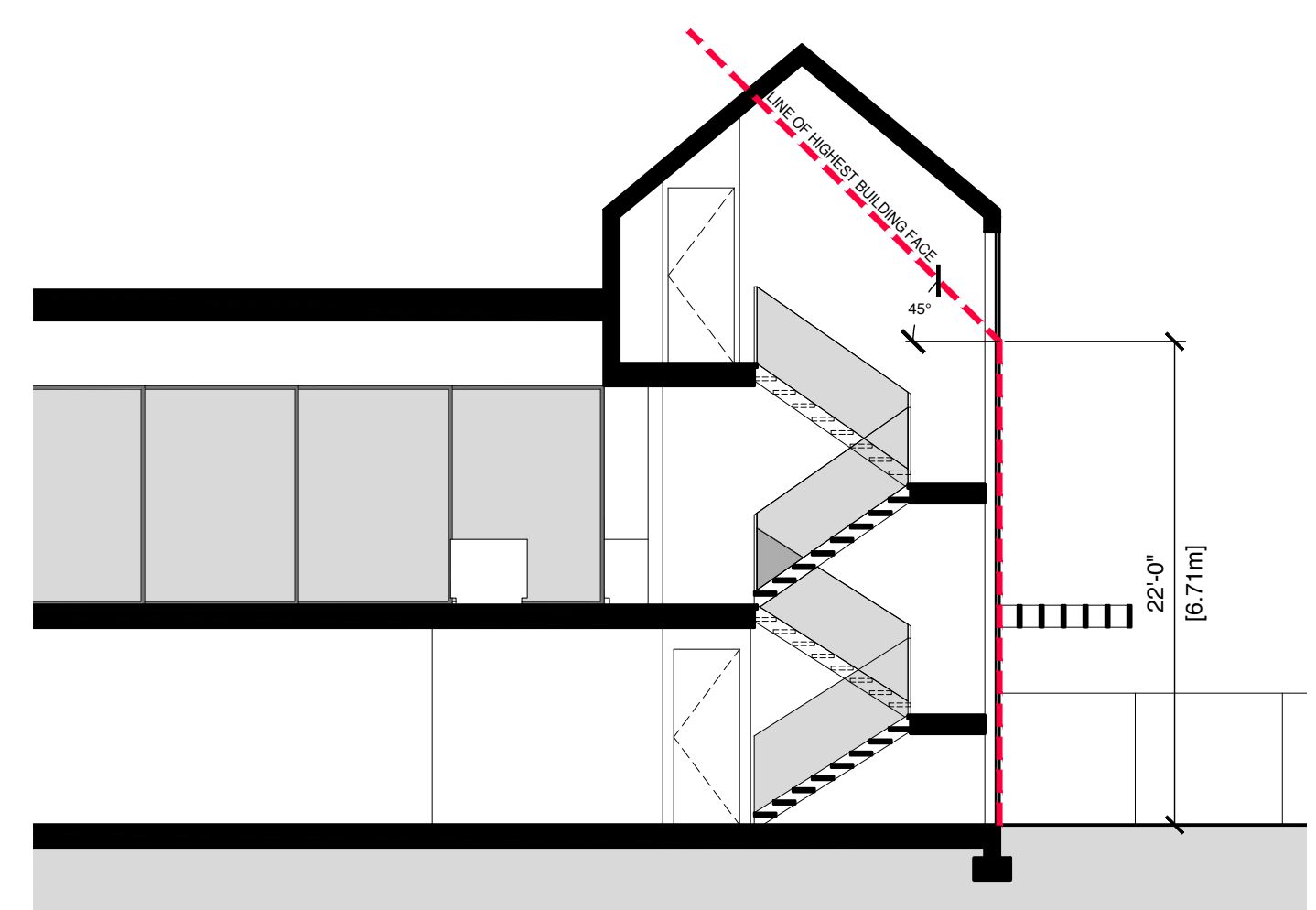
A013
 CODE COMPLIANCE:
 FLOOR AREA RATIO



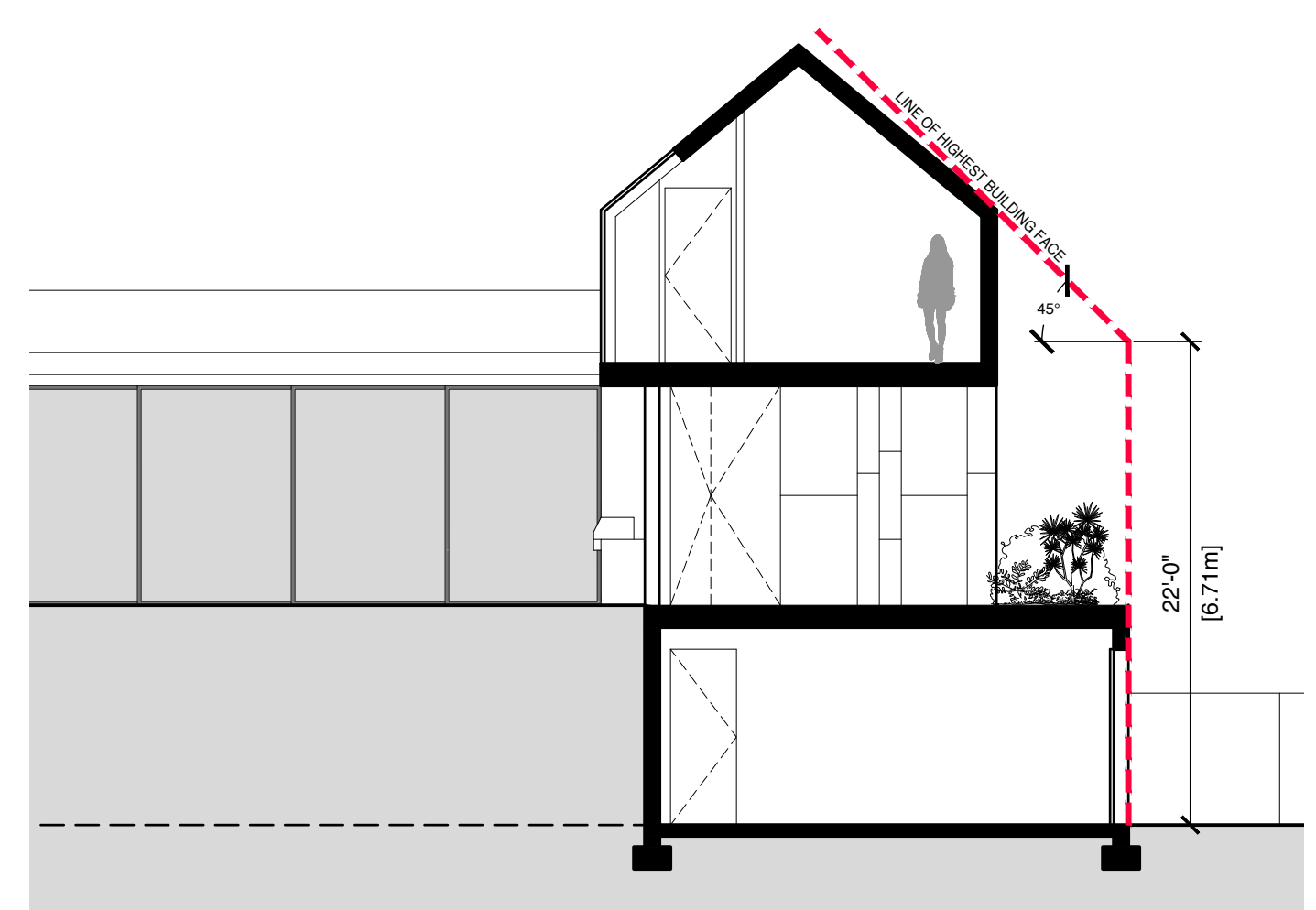
1 EAST ELEVATION
Scale: 1/4" = 1'-0"



D BUILDING SECTION - CONFORMING
Scale: 1/8" = 1'-0"



E BUILDING SECTION - NON-CONFORMING
Scale: 1/8" = 1'-0"

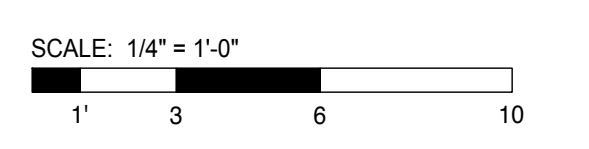


F BUILDING SECTION - CONFORMING
Scale: 1/8" = 1'-0"

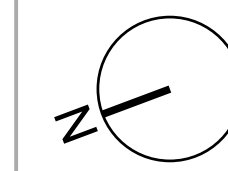
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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 WEST VANCOUVER, BC



A014
 CODE COMPLIANCE:
 HIGHEST BUILDING FACE
 (PRINCIPAL DWELLING)



BRITISH COLUMBIA RAILWAY
REFERENCE PLAN 977



MH
RIM=7.26
INV=5.88
±1509
E
INV=5.92
±1509
(ELEVATION
BENCHMARK)

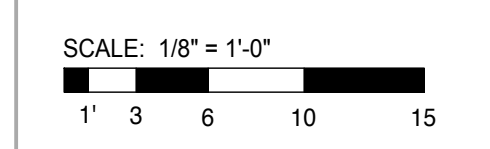
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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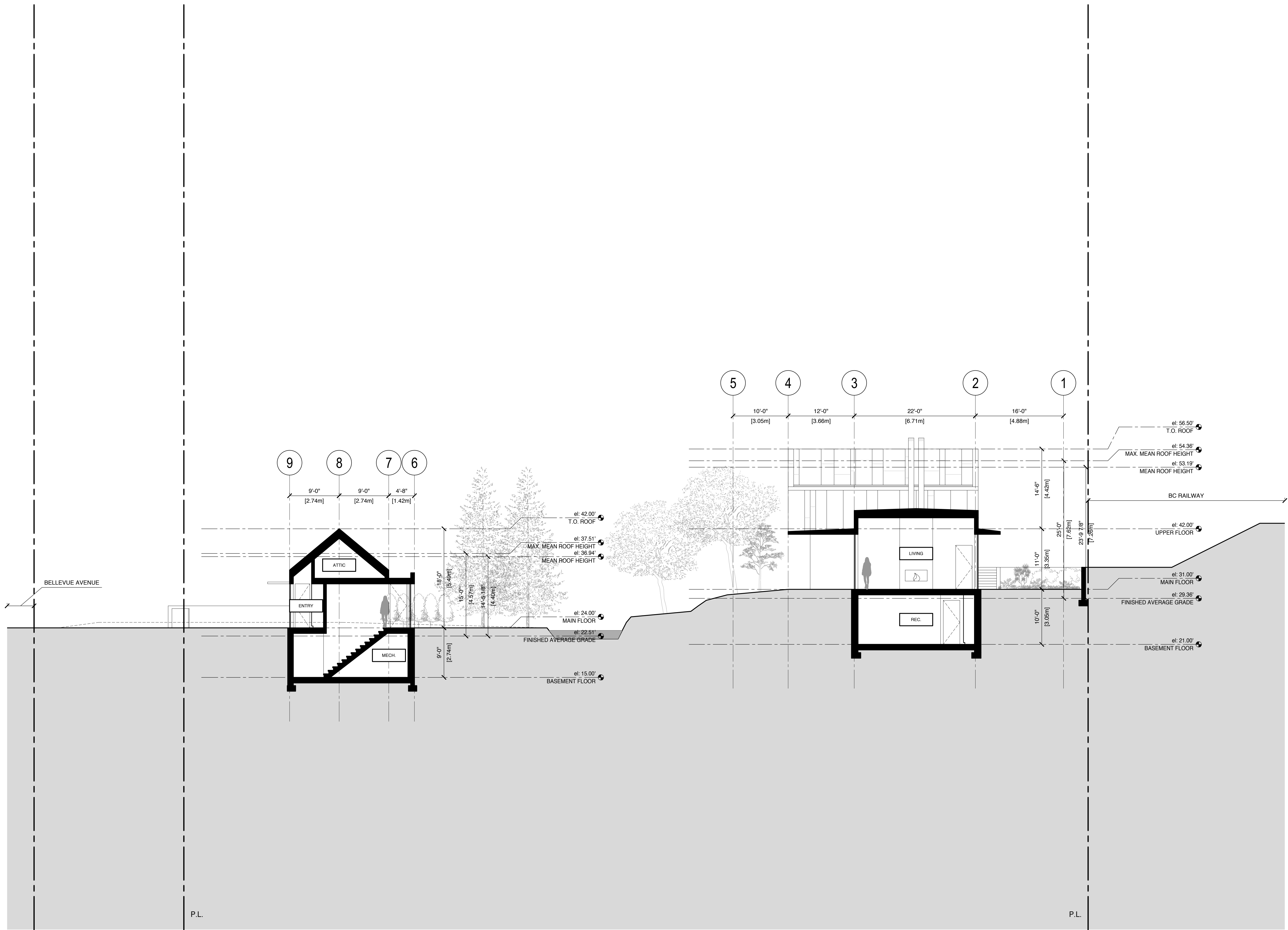
2488 HAYWOOD AVENUE
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604 926 6058
cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
2859 BELLEVUE AVENUE
WEST VANCOUVER, BC



A101
SITE PLAN



DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

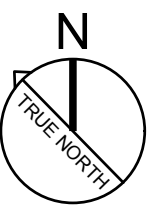
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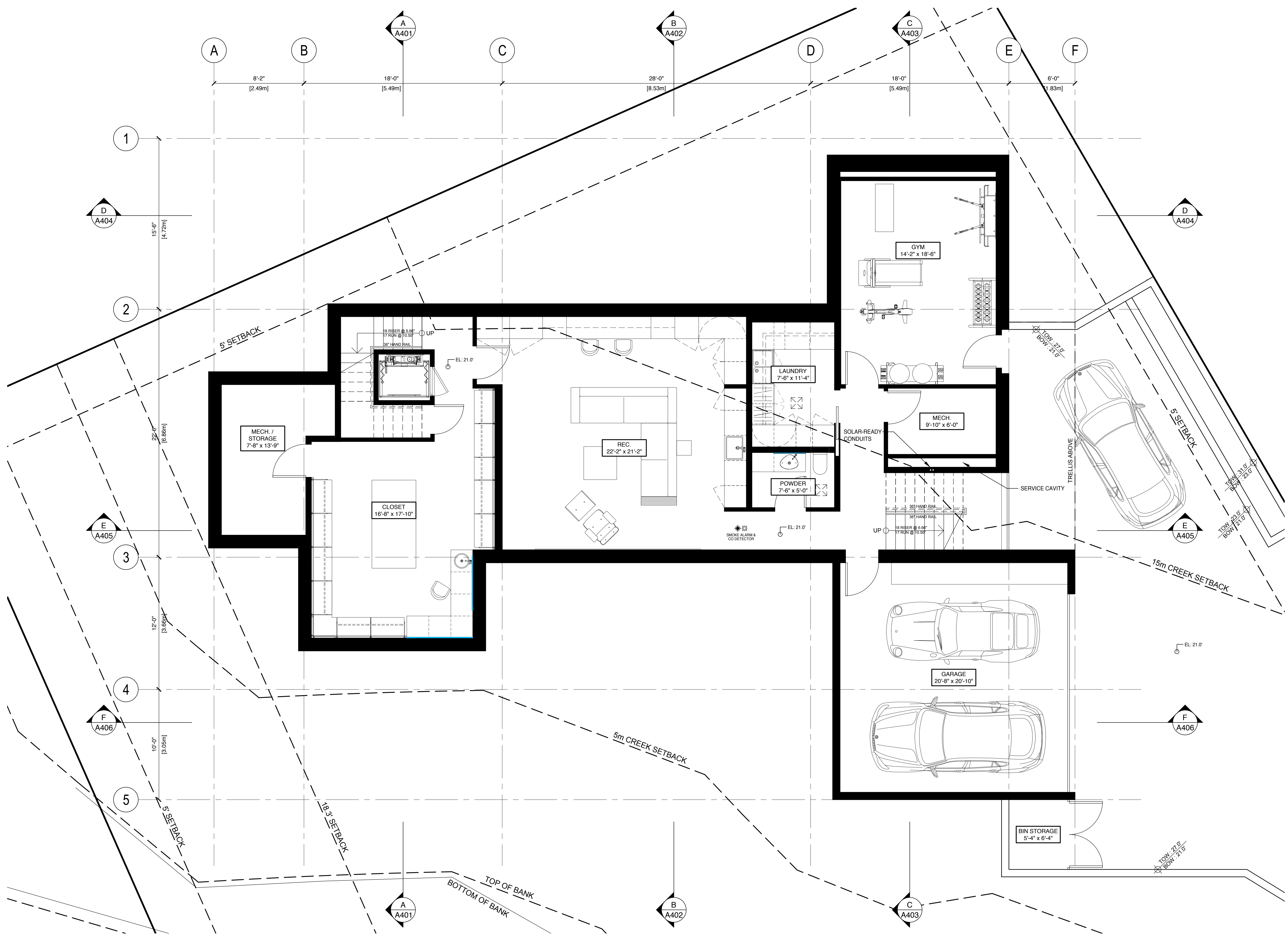
MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC

SCALE: 1/8" = 1'-0"
 1' 3' 6' 10' 15'

A102
 SITE SECTION



GROSS FLOOR AREA		
	ft ²	m ²
BASEMENT (w/ GARAGE)	2470	229
MAIN	2098	195
UPPER	1509	140
TOTAL	6077	565

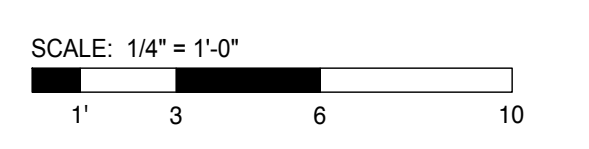


DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

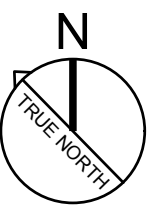
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 604 926 6058
 cedric@baiarchitects.com

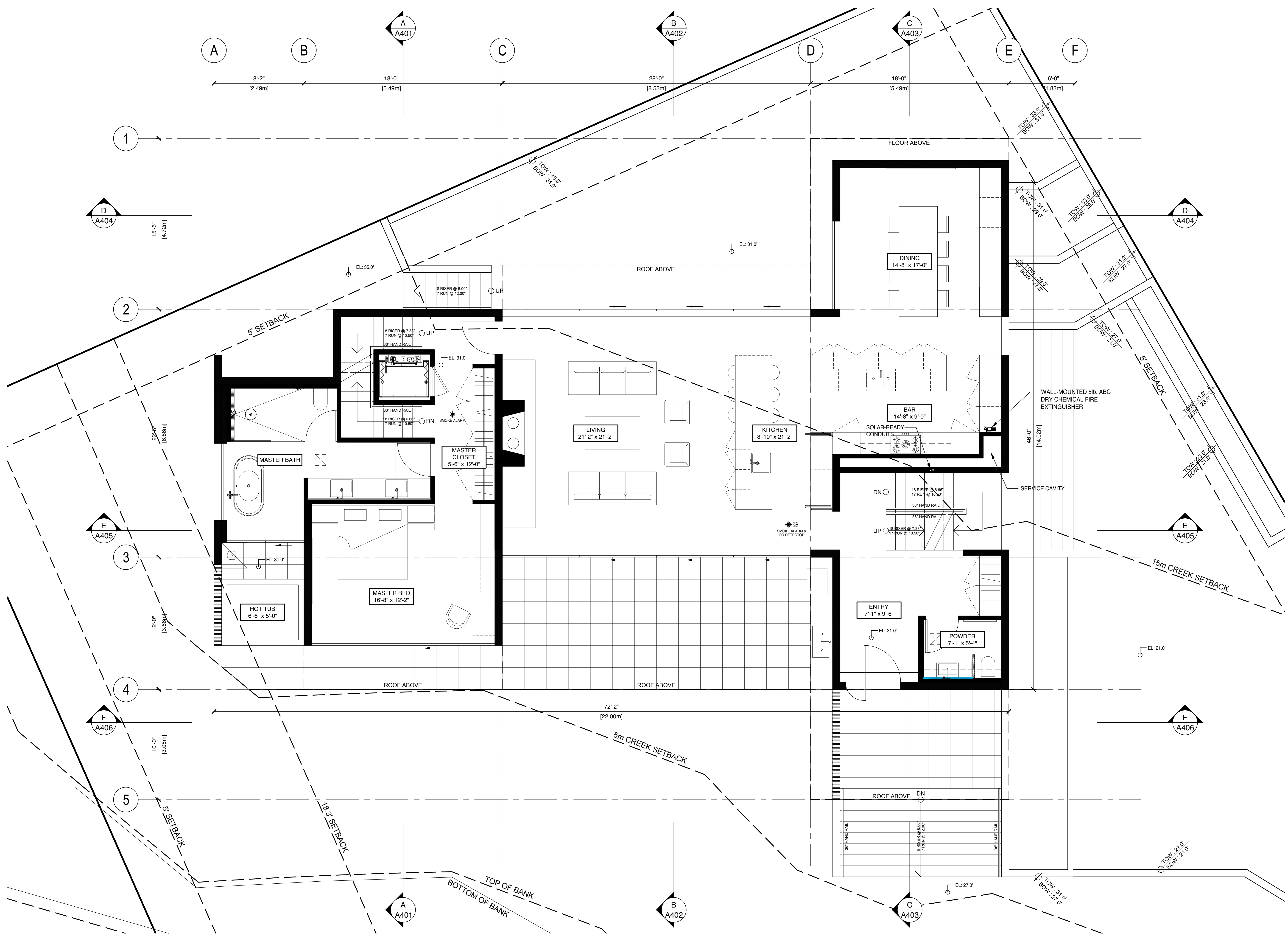
MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A210
 BASEMENT PLAN
 (PRINCIPAL DWELLING)



GROSS FLOOR AREA		
	ft ²	m ²
BASEMENT (w/ GARAGE)	2470	229
MAIN	2098	195
UPPER	1509	140
TOTAL	6077	565



DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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 cedric@baiarchitects.com

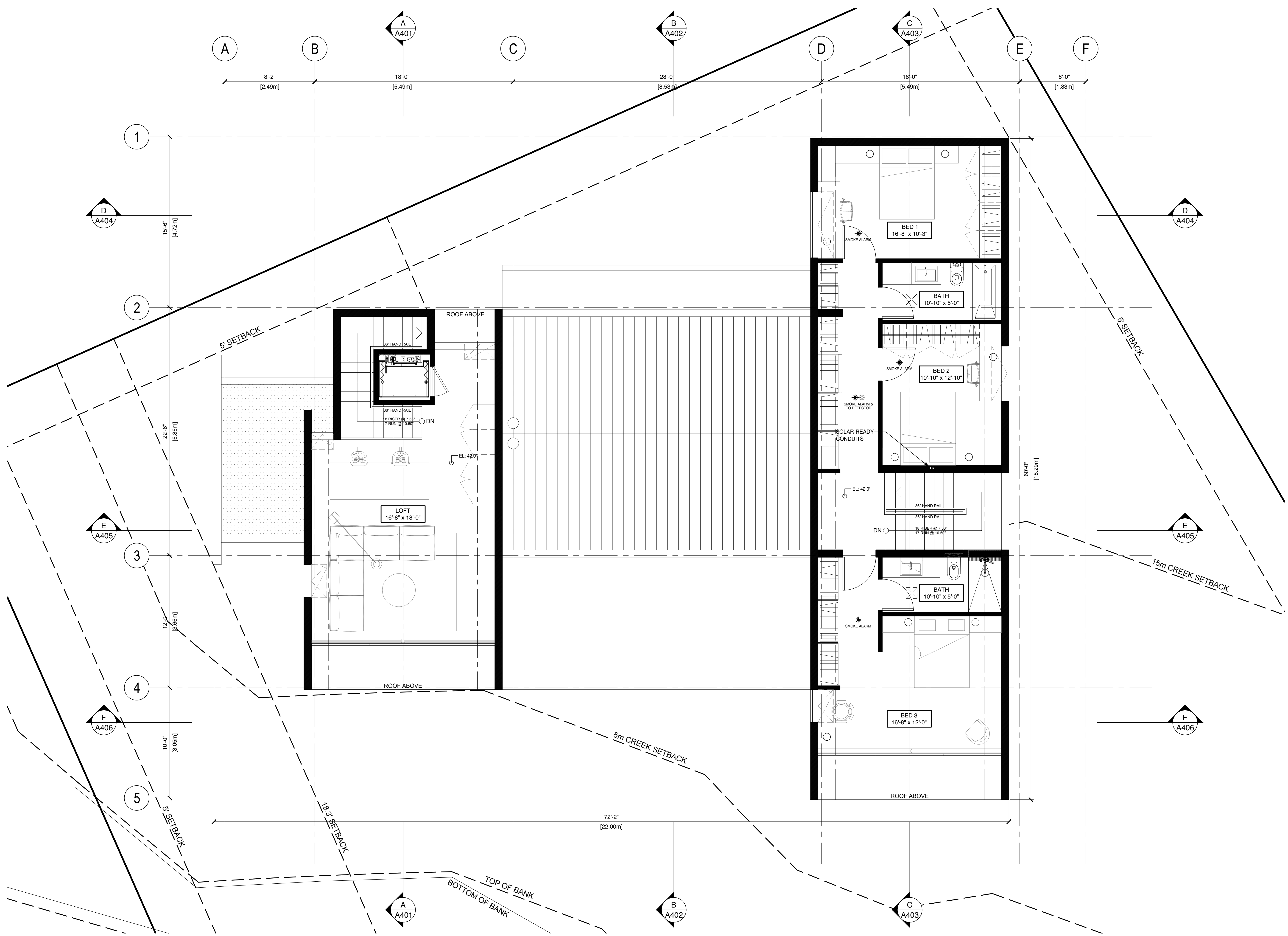
MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A220
 MAIN PLAN
 (PRINCIPAL DWELLING)



GROSS FLOOR AREA		
	ft ²	m ²
BASEMENT (w/ GARAGE)	2470	229
MAIN	2098	195
UPPER	1509	140
TOTAL	6077	565

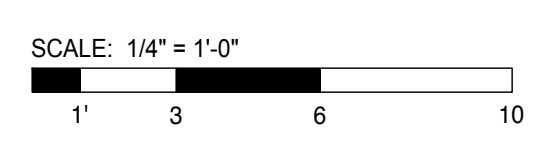


DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

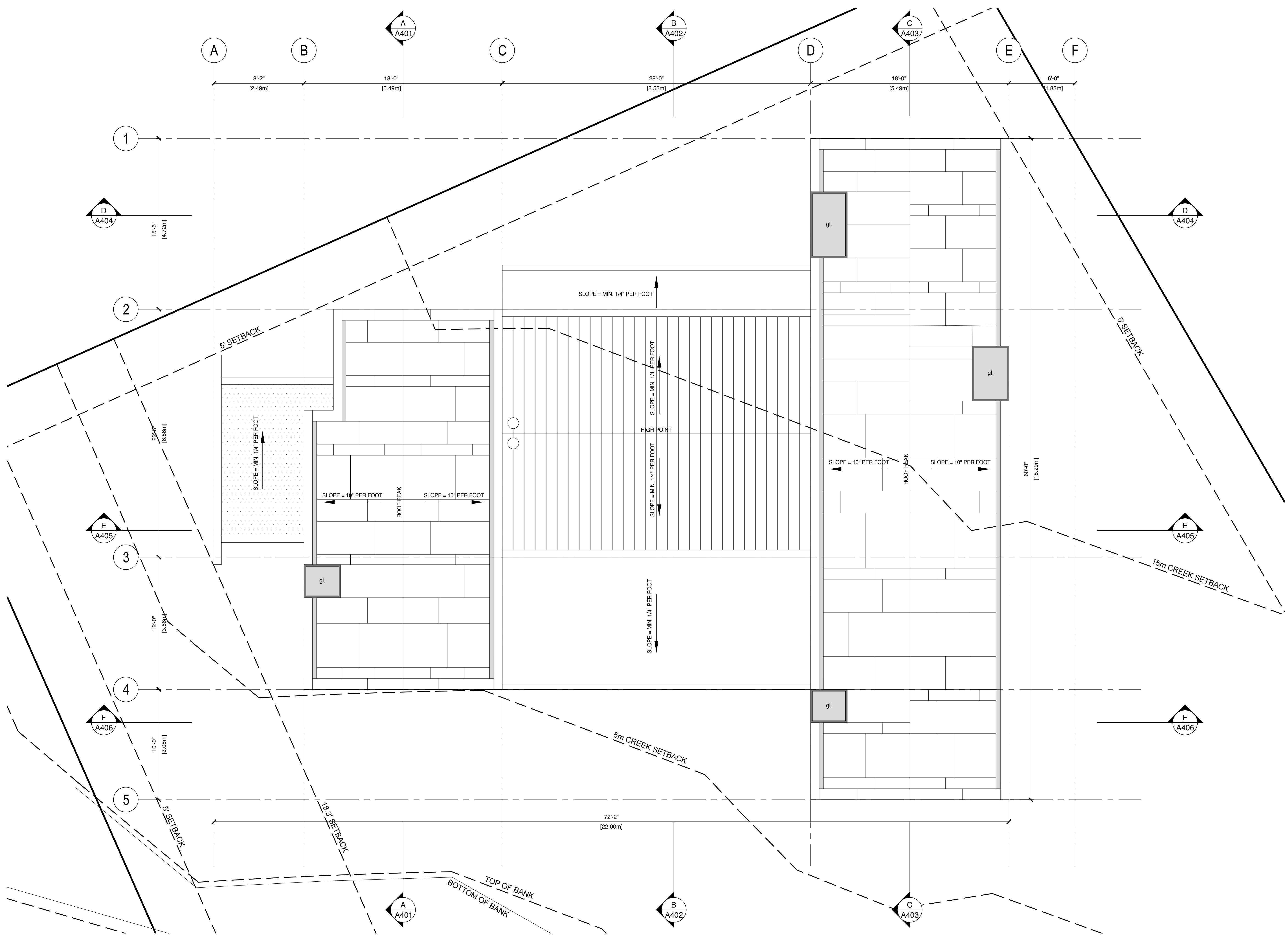
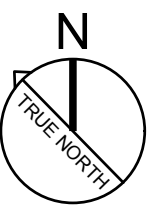
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 604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A230
 UPPER PLAN
 (PRINCIPAL DWELLING)

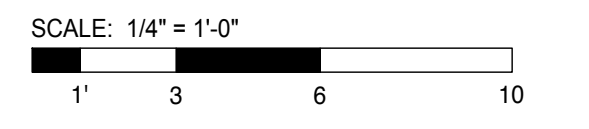


DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

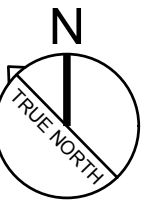
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RESIDENCE
 2859 BELLEVUE AVENUE
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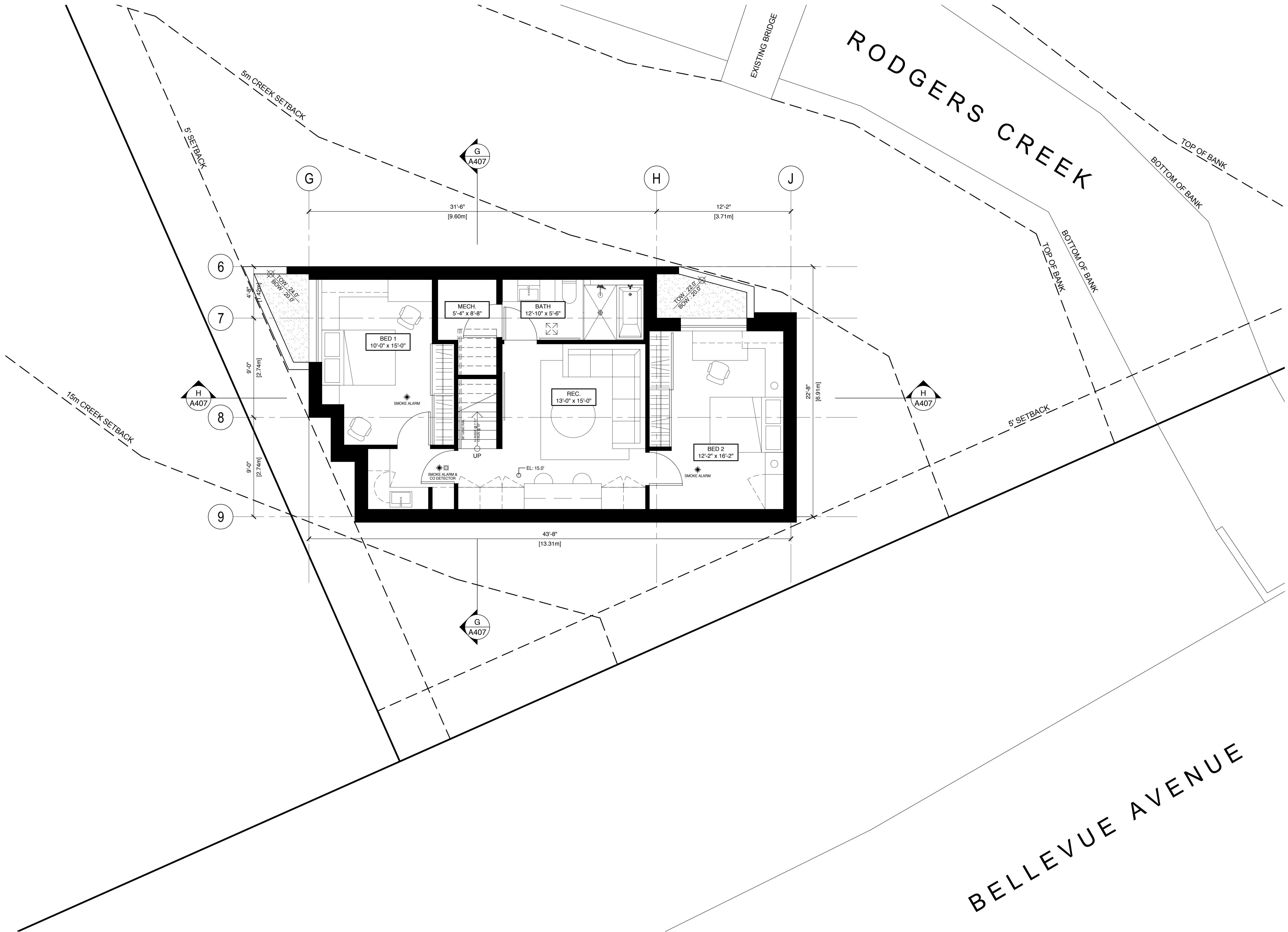


A240
 ROOF PLAN
 (PRINCIPAL DWELLING)



GROSS FLOOR AREA

	ft ²	m ²
BASEMENT	900	84
MAIN	900	84
TOTAL	1800	167



DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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ARCHITECTURE INC.

2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1

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 cedric@baiarchitects.com

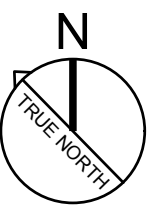
MEN / PEEVER
RESIDENCE

2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC

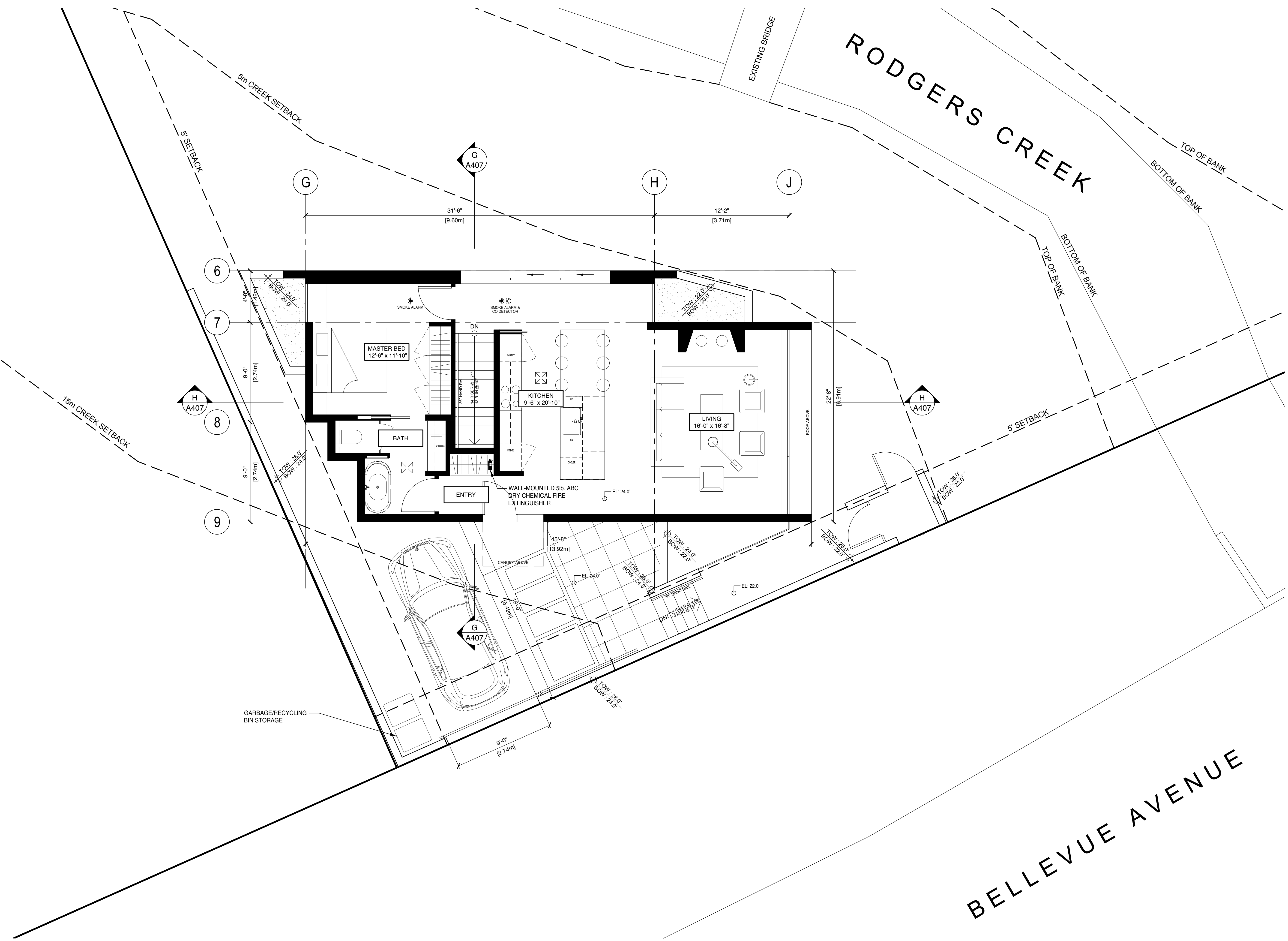
SCALE: 1/4" = 1'-0"
 1' 3' 6' 10'

A250

BASEMENT PLAN
 (COACH HOUSE)



GROSS FLOOR AREA		
	ft ²	m ²
BASEMENT	900	84
MAIN	900	84
TOTAL	1800	167

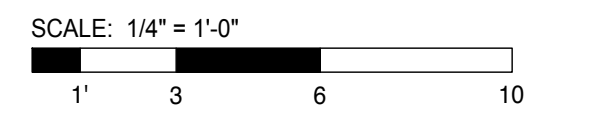


DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A260
 MAIN PLAN
 (COACH HOUSE)

BELLEVUE AVENUE

RODGERS CREEK

EXISTING BRIDGE

5m CREEK SETBACK
 5' SETBACK

15m CREEK SETBACK

TOP OF BANK
 BOTTOM OF BANK

TOP OF BANK
 BOTTOM OF BANK

5' SETBACK

GARBAGE/RECYCLING
 BIN STORAGE

MASTER BED
 12'-6" x 11'-10"

KITCHEN
 9'-6" x 20'-10"

LIVING
 16'-0" x 16'-8"

ENTRY

BATH

DN

WALL-MOUNTED 5lb. ABC
 DRY CHEMICAL FIRE
 EXTINGUISHER

G
 A407

H
 A407

H
 A407

G
 A407

31'-6"
 [9.60m]

12'-2"
 [3.71m]

6

7

8

9

45'-8"
 [13.92m]

9'-0"
 [2.74m]

22'-8"
 [6.91m]

EL: 24.0'

EL: 22.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

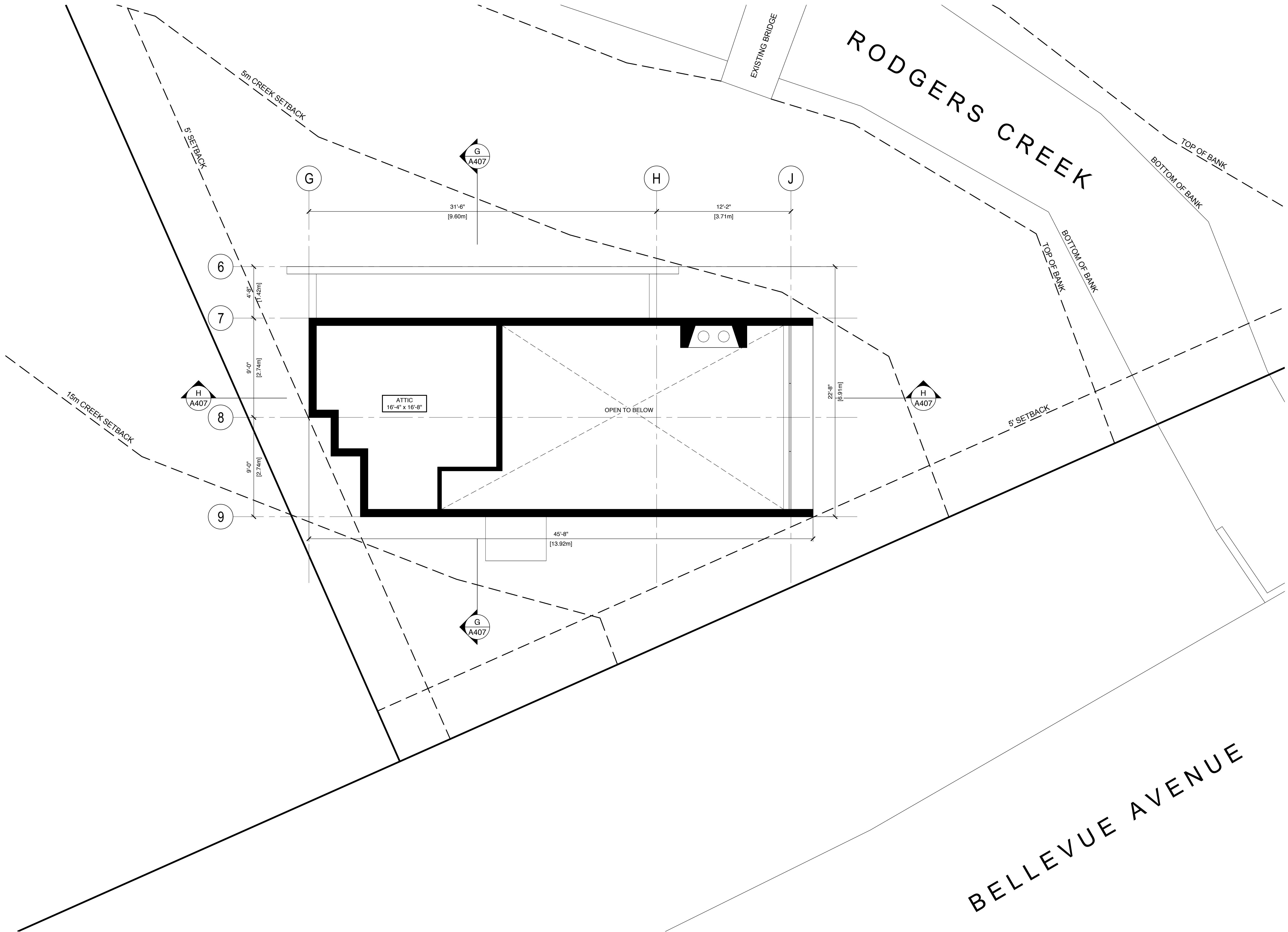
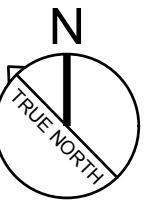
EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'

EL: 24.0'



DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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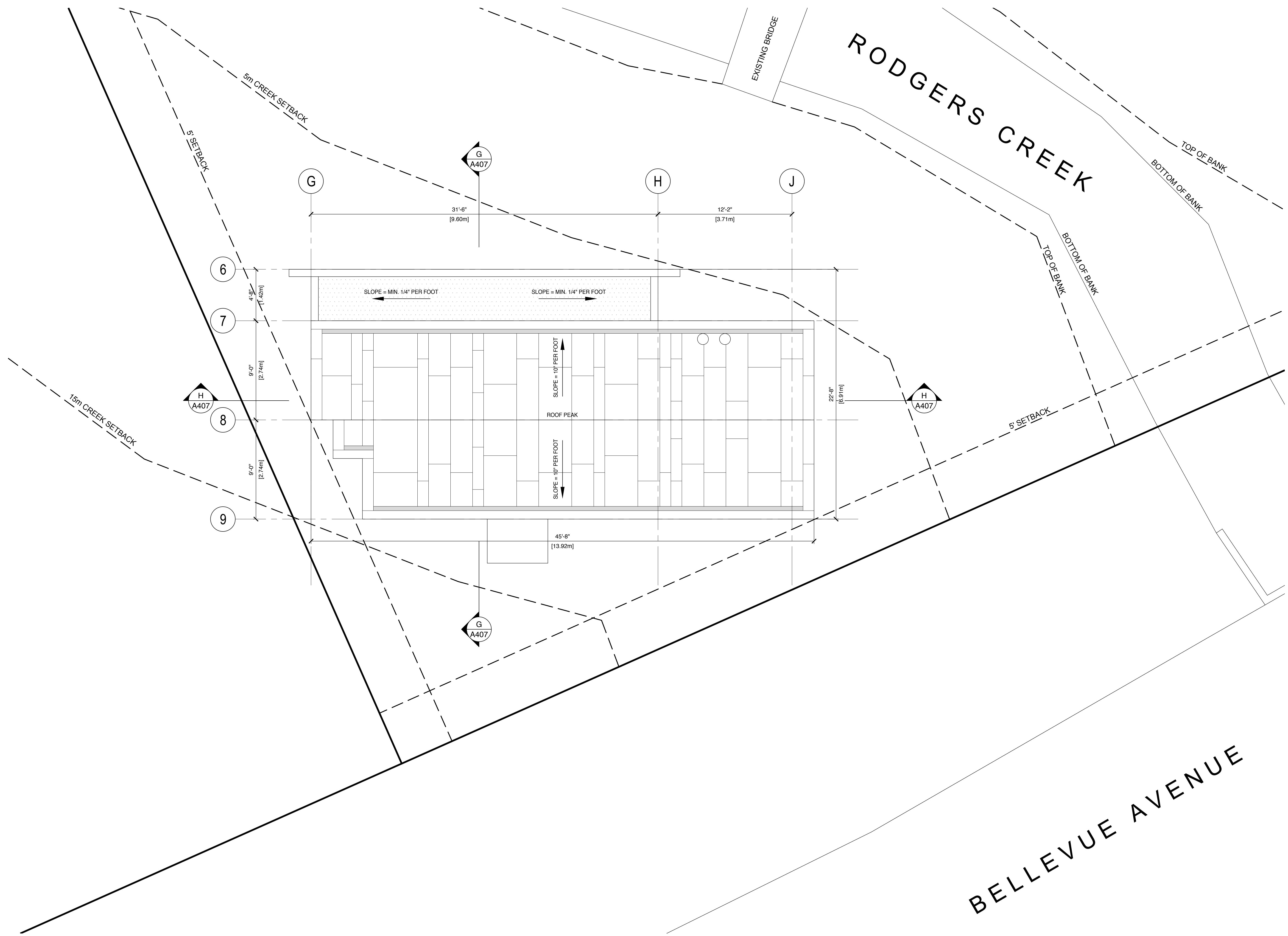
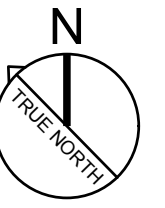
MEN / PEEVER
RESIDENCE

2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A270

UPPER PLAN
 (COACH HOUSE)



DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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ARCHITECTURE INC.

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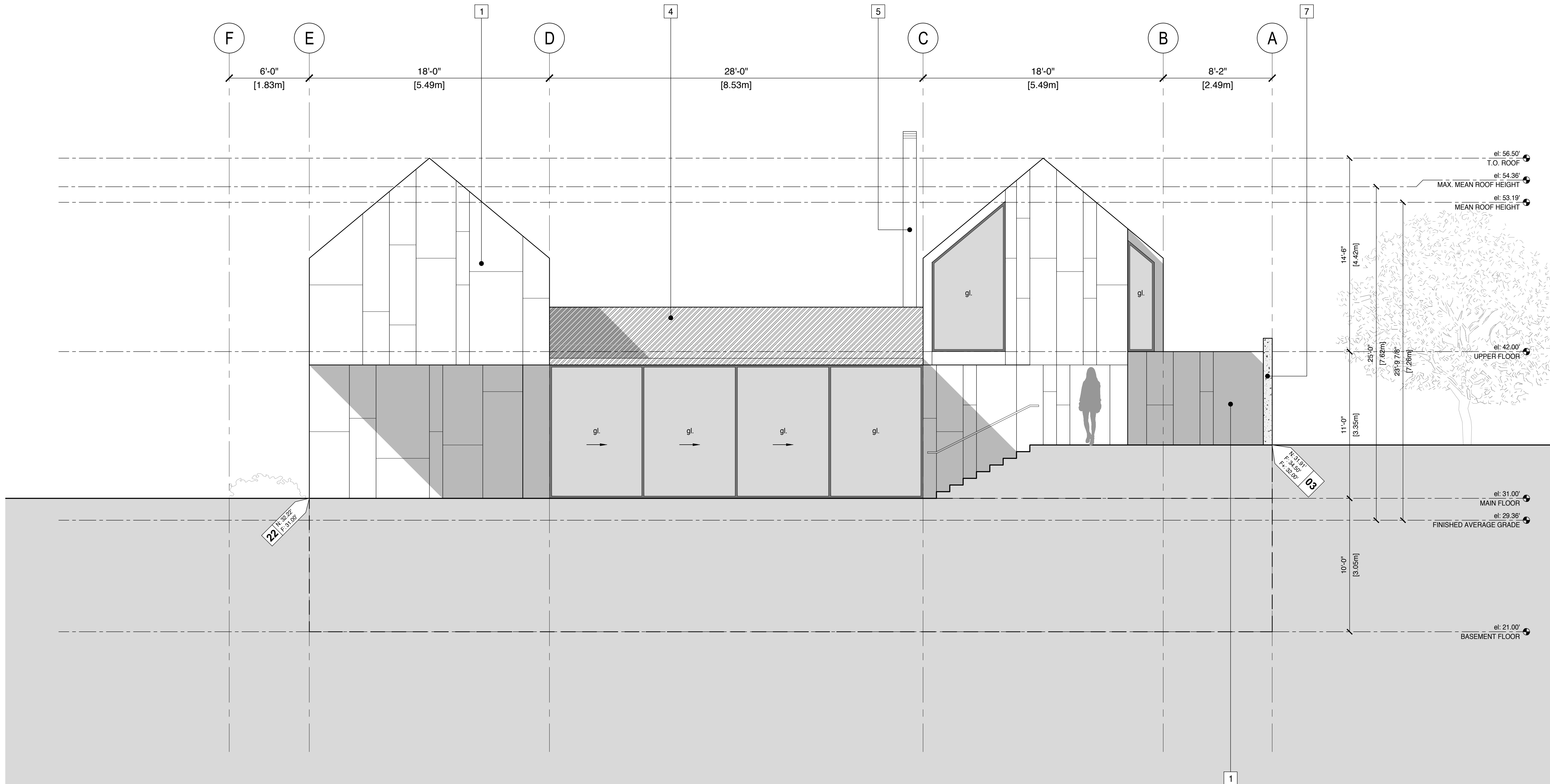
MEN / PEEVER
RESIDENCE

2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A280

ROOF PLAN
 (COACH HOUSE)



- MATERIALS**
1. SWISS PEARL CLADDING
 2. GLAZING
 3. STRUCTURAL GLASS GUARD RAIL
 4. METAL FLASHING
 5. METAL CHIMNEY
 6. ALUMINUM FIN
 7. CONCRETE

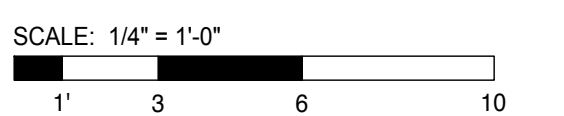
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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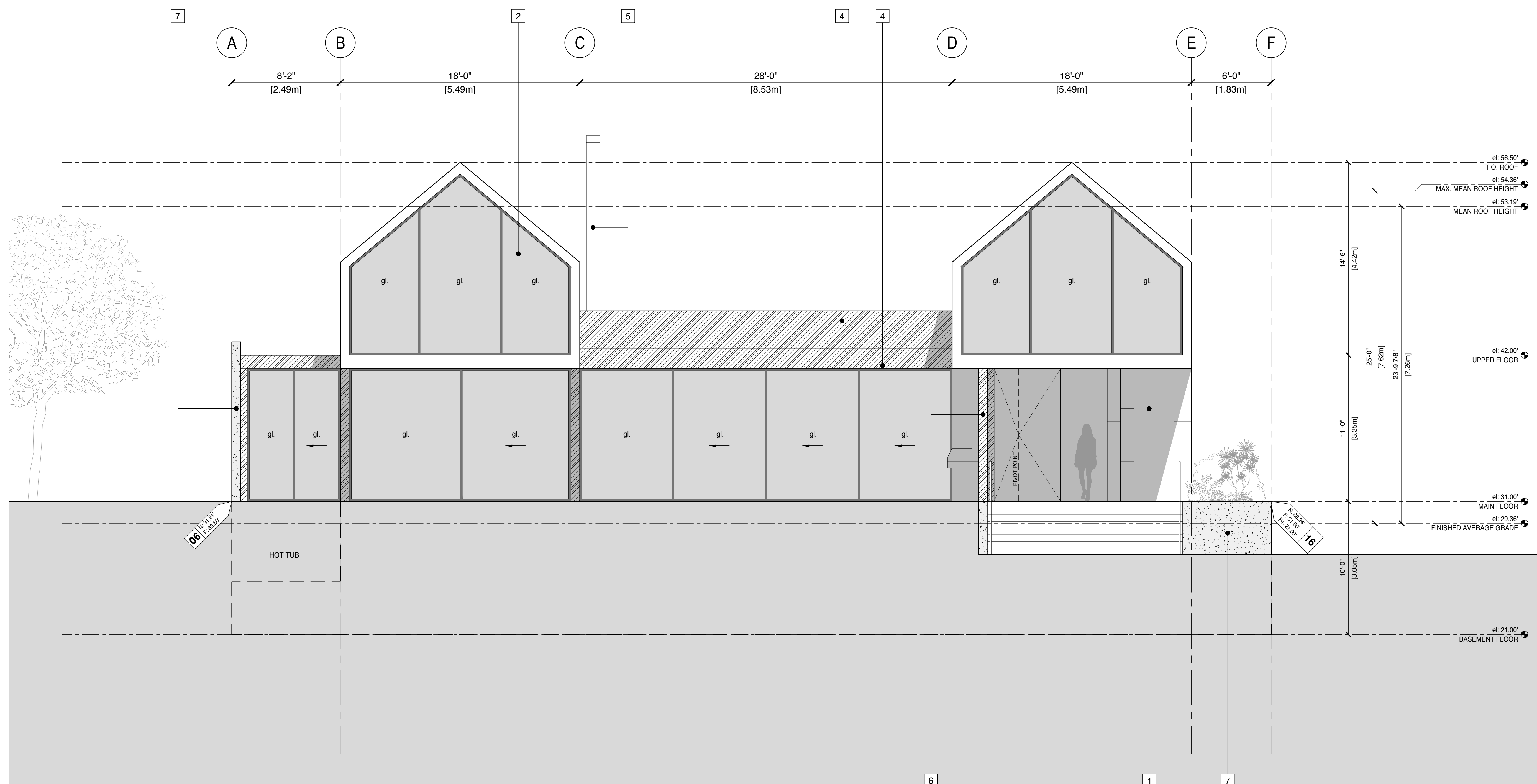
2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1

604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A301
 NORTH ELEVATION
 (PRINCIPAL DWELLING)

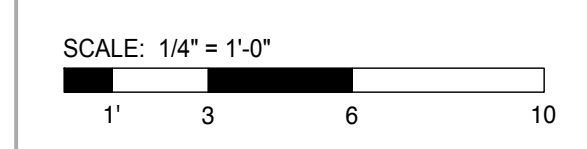


- MATERIALS**
- 1. SWISS PEARL CLADDING
 - 2. GLAZING
 - 3. STRUCTURAL GLASS GUARD RAIL
 - 4. METAL FLASHING
 - 5. METAL CHIMNEY
 - 6. ALUMINUM FIN
 - 7. CONCRETE

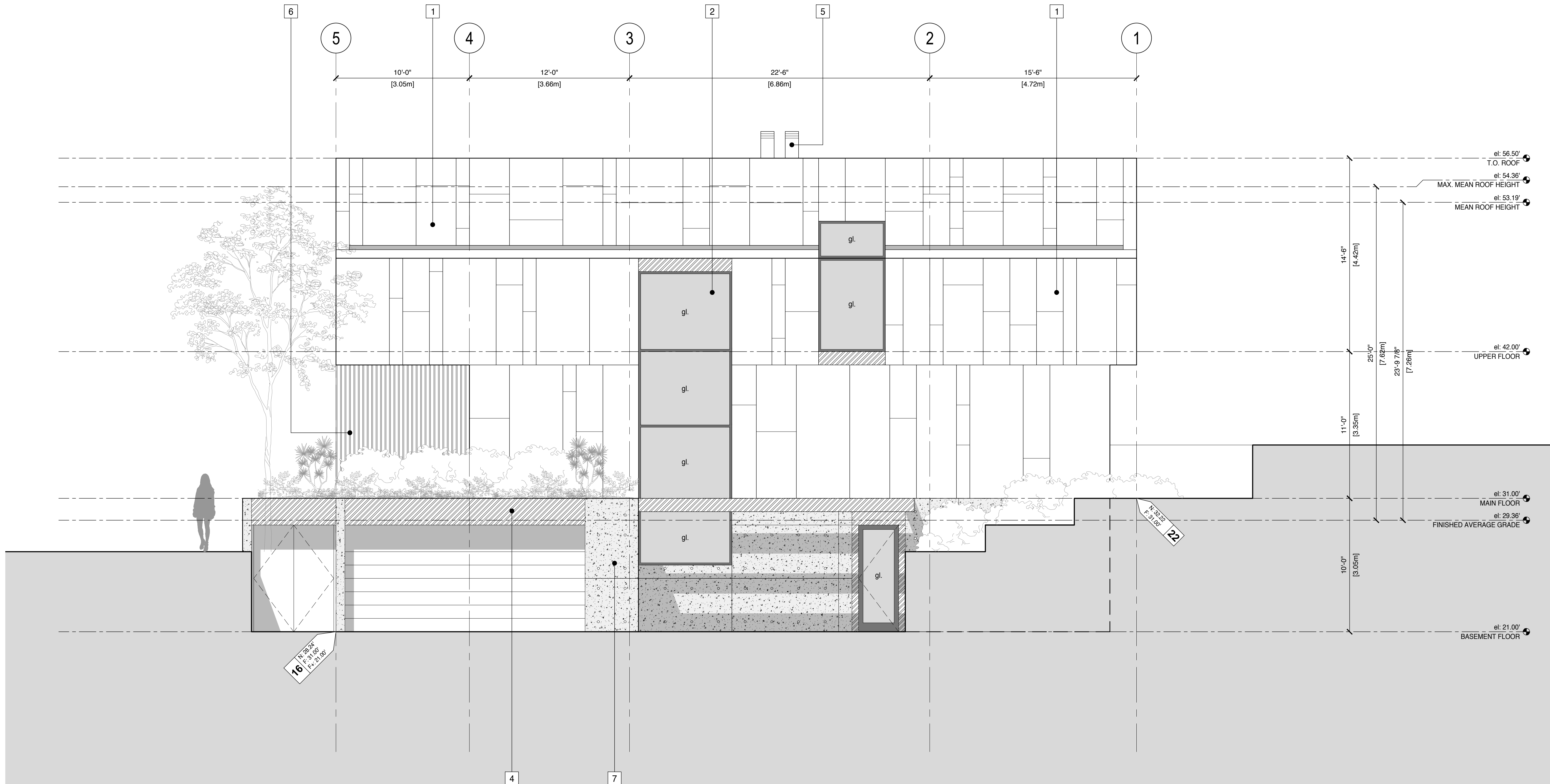
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A302
 SOUTH ELEVATION
 (PRINCIPAL DWELLING)



- MATERIALS**
1. SWISS PEARL CLADDING
 2. GLAZING
 3. STRUCTURAL GLASS GUARD RAIL
 4. METAL FLASHING
 5. METAL CHIMNEY
 6. ALUMINUM FIN
 7. CONCRETE

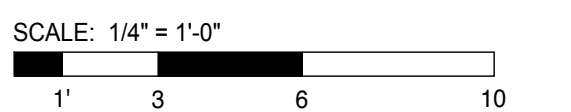
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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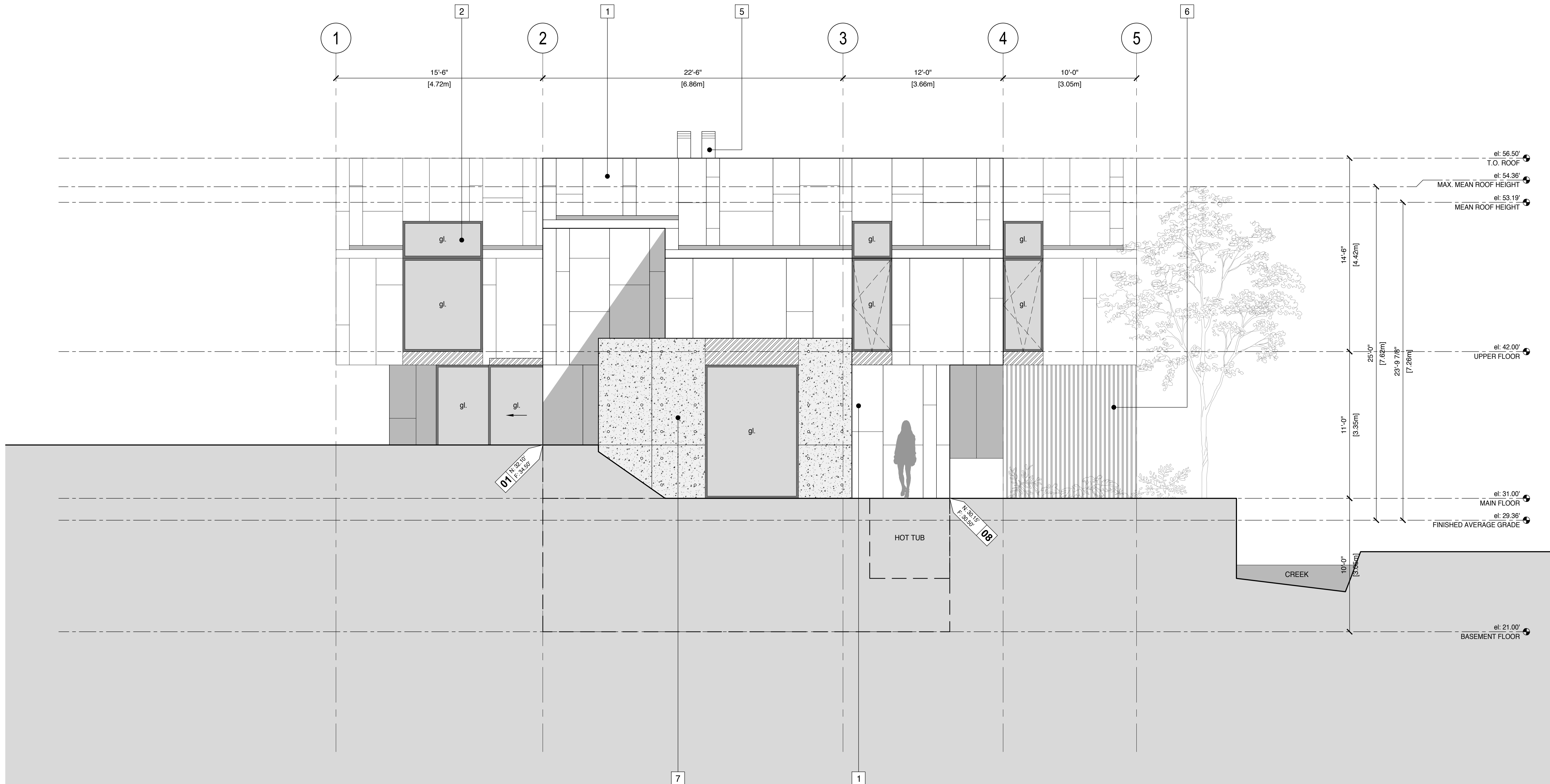
2488 HAYWOOD AVENUE
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604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A303
 EAST ELEVATION
 (PRINCIPAL DWELLING)



MATERIALS

1. SWISS PEARL CLADDING
2. GLAZING
3. STRUCTURAL GLASS GUARD RAIL
4. METAL FLASHING
5. METAL CHIMNEY
6. ALUMINUM FIN
7. CONCRETE

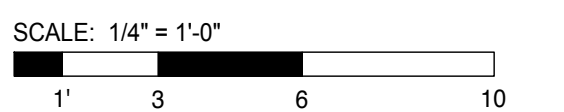
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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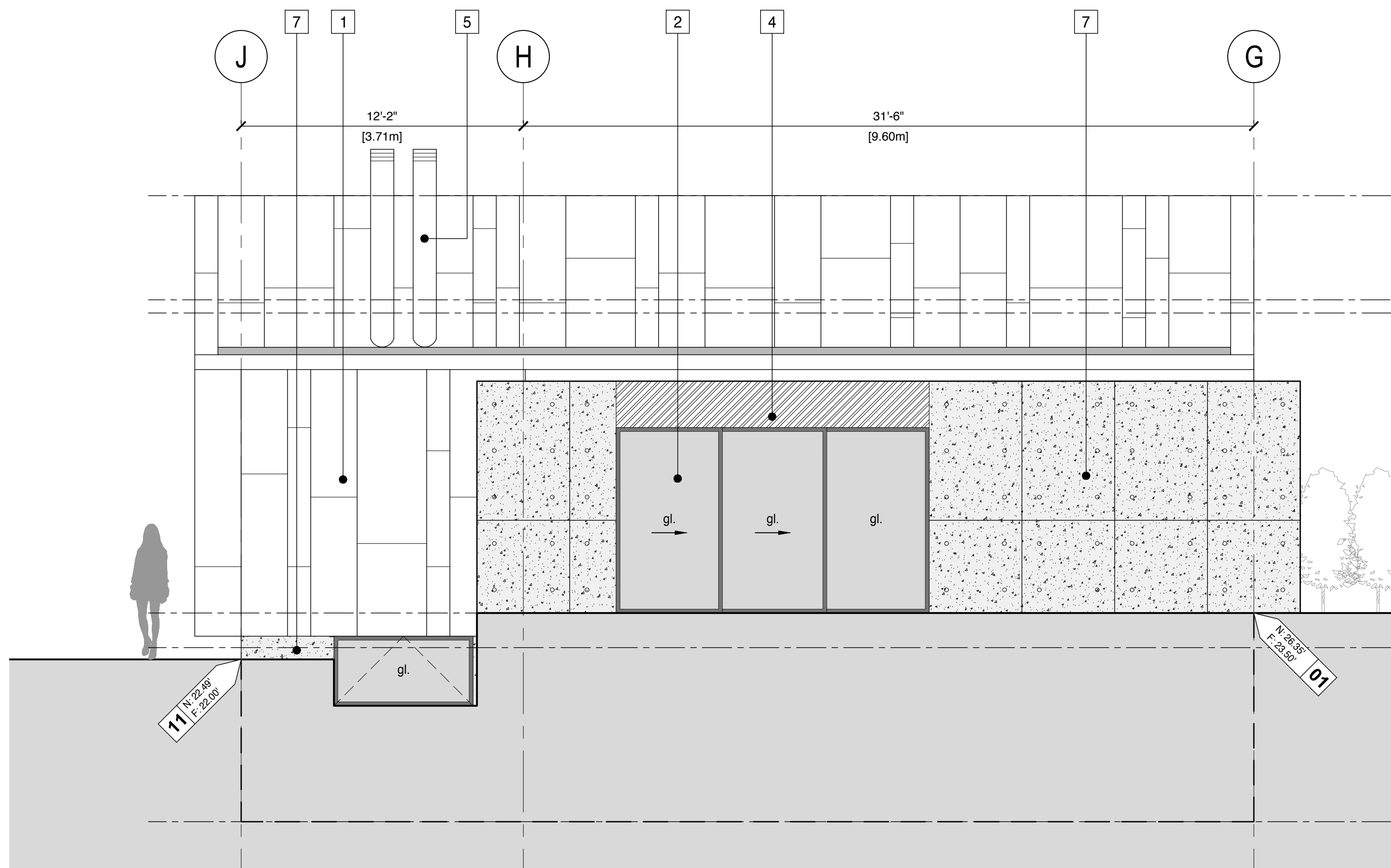
2488 HAYWOOD AVENUE
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604 926 6058
 cedric@baiarchitects.com

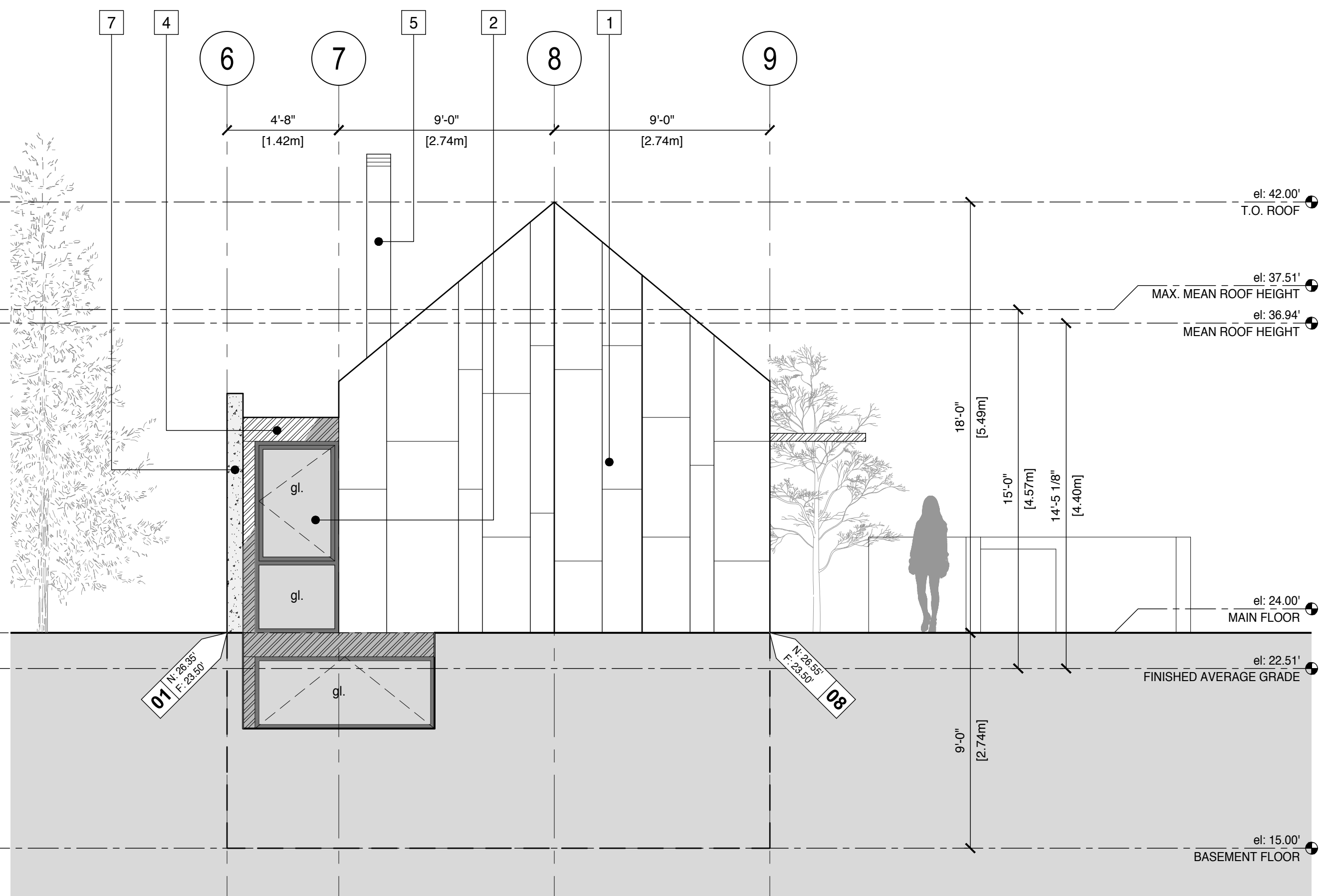
MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



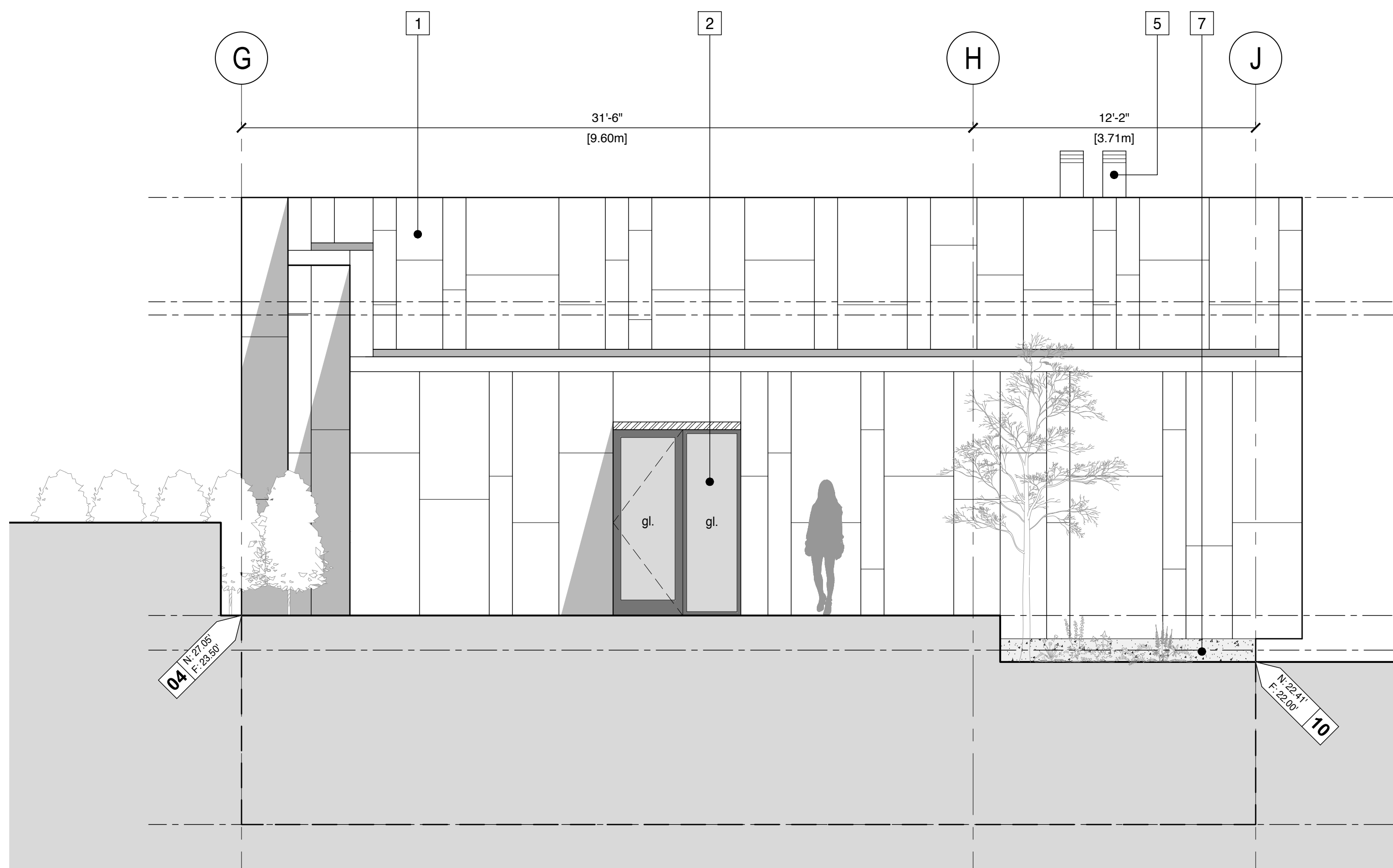
A304
 WEST ELEVATION
 (PRINCIPAL DWELLING)



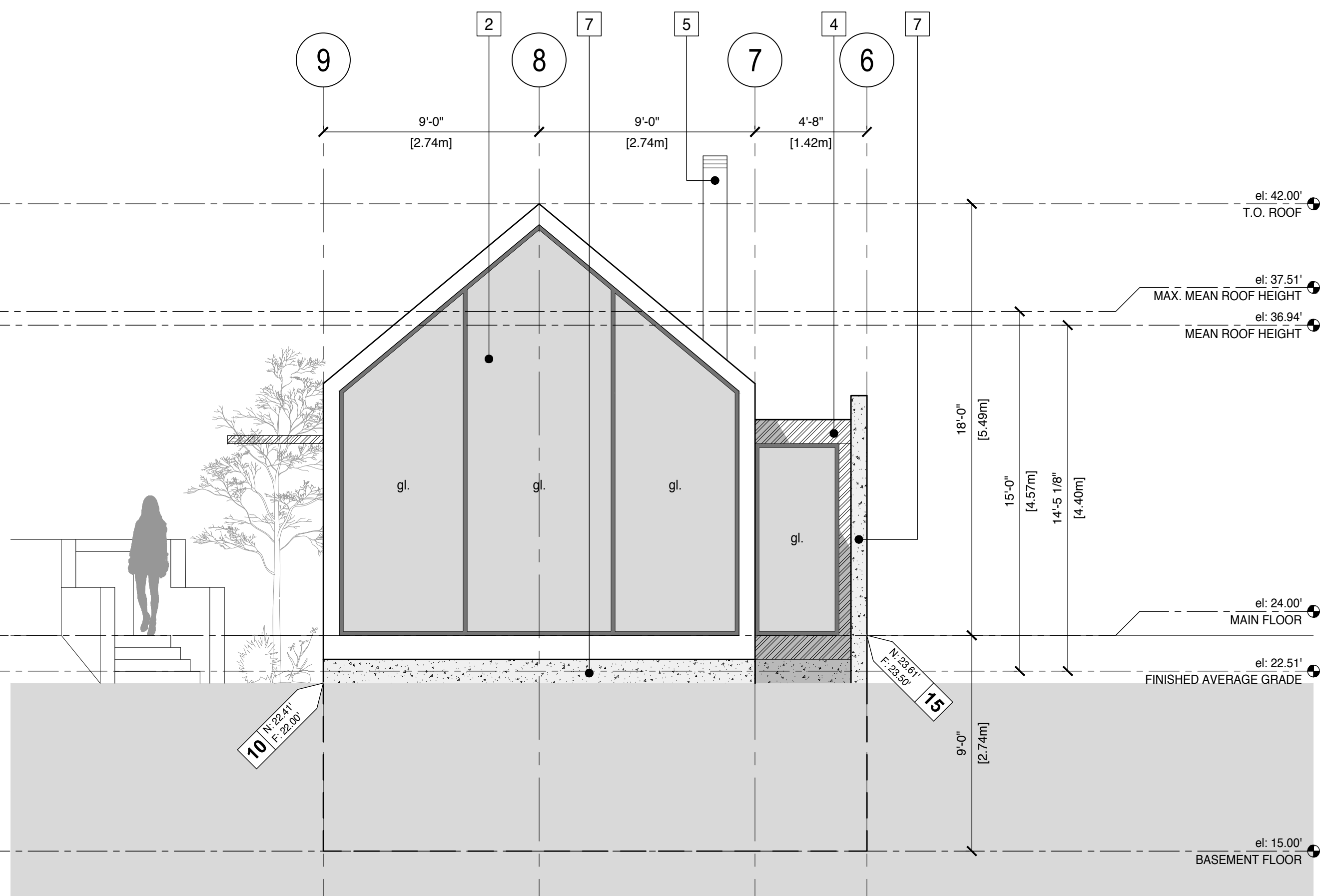
1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

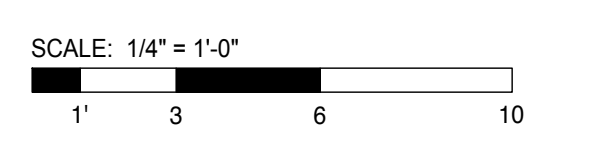
- MATERIALS**
- 1. SWISS PEARL CLADDING
 - 2. GLAZING
 - 3. STRUCTURAL GLASS GUARD RAIL
 - 4. METAL FLASHING
 - 5. METAL CHIMNEY
 - 6. ALUMINUM FIN
 - 7. CONCRETE

DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

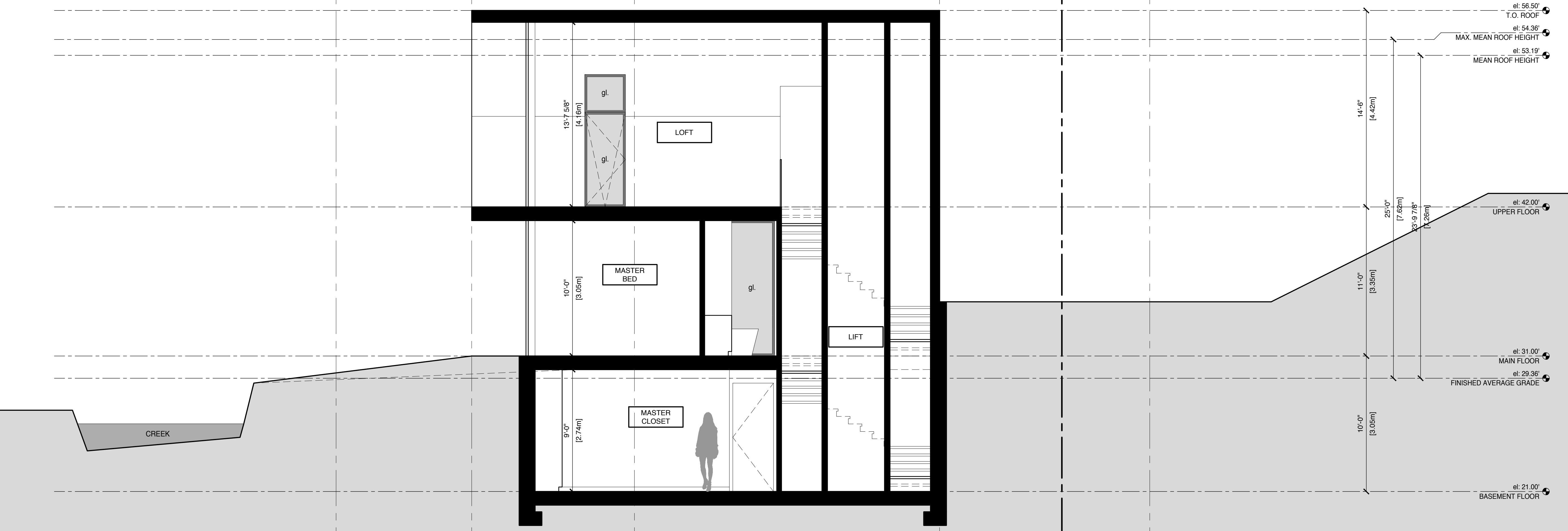
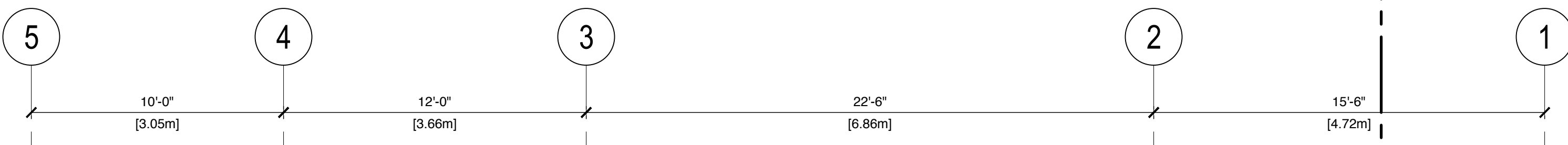
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 604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A305
 ELEVATIONS
 (COACH HOUSE)



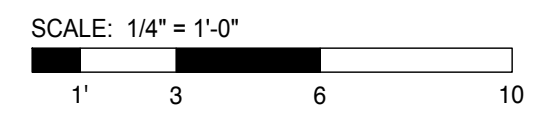
DATE	NO.	DESCRIPTION	BY
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2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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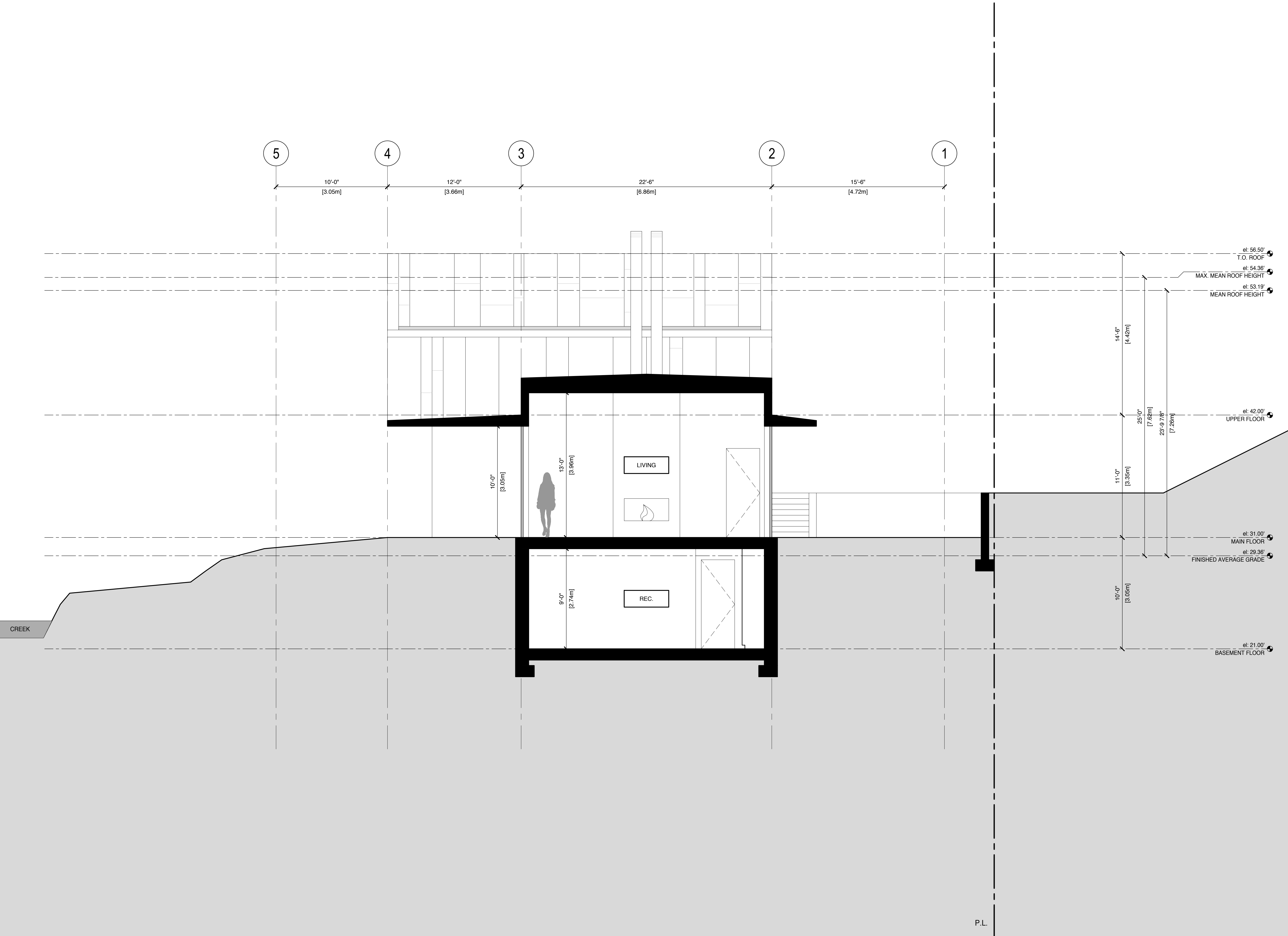
604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A401
 BUILDING SECTION A
 (PRINCIPAL DWELLING)

P.L.



DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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ARCHITECTURE INC.

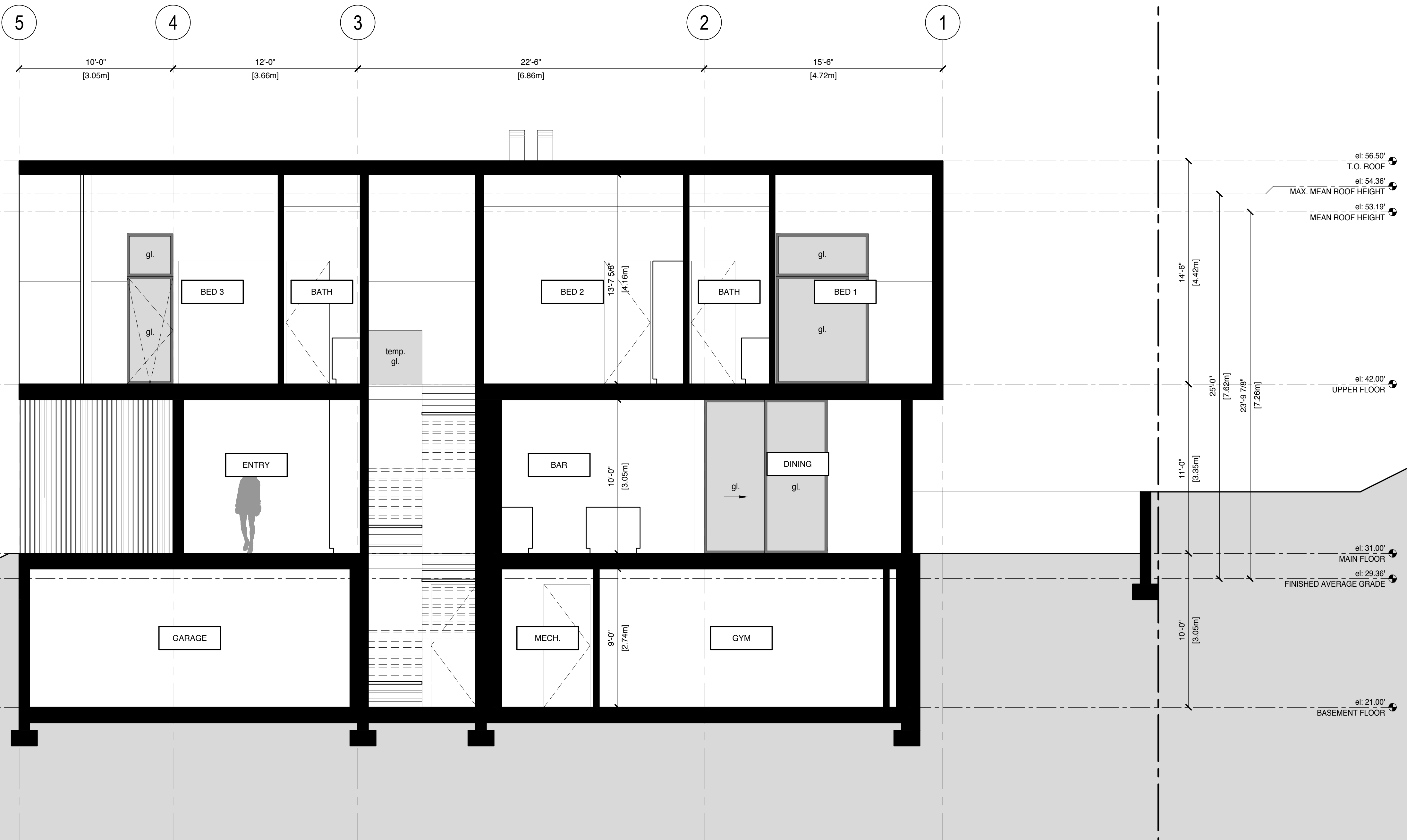
2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1
 604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC

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

A402
 BUILDING SECTION B
 (PRINCIPAL DWELLING)

P.L.



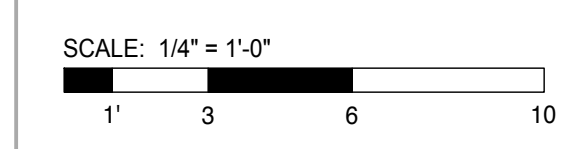
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

bai
BURGERS
ARCHITECTURE INC.

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 WEST VANCOUVER, BC
 V7V 1Y1

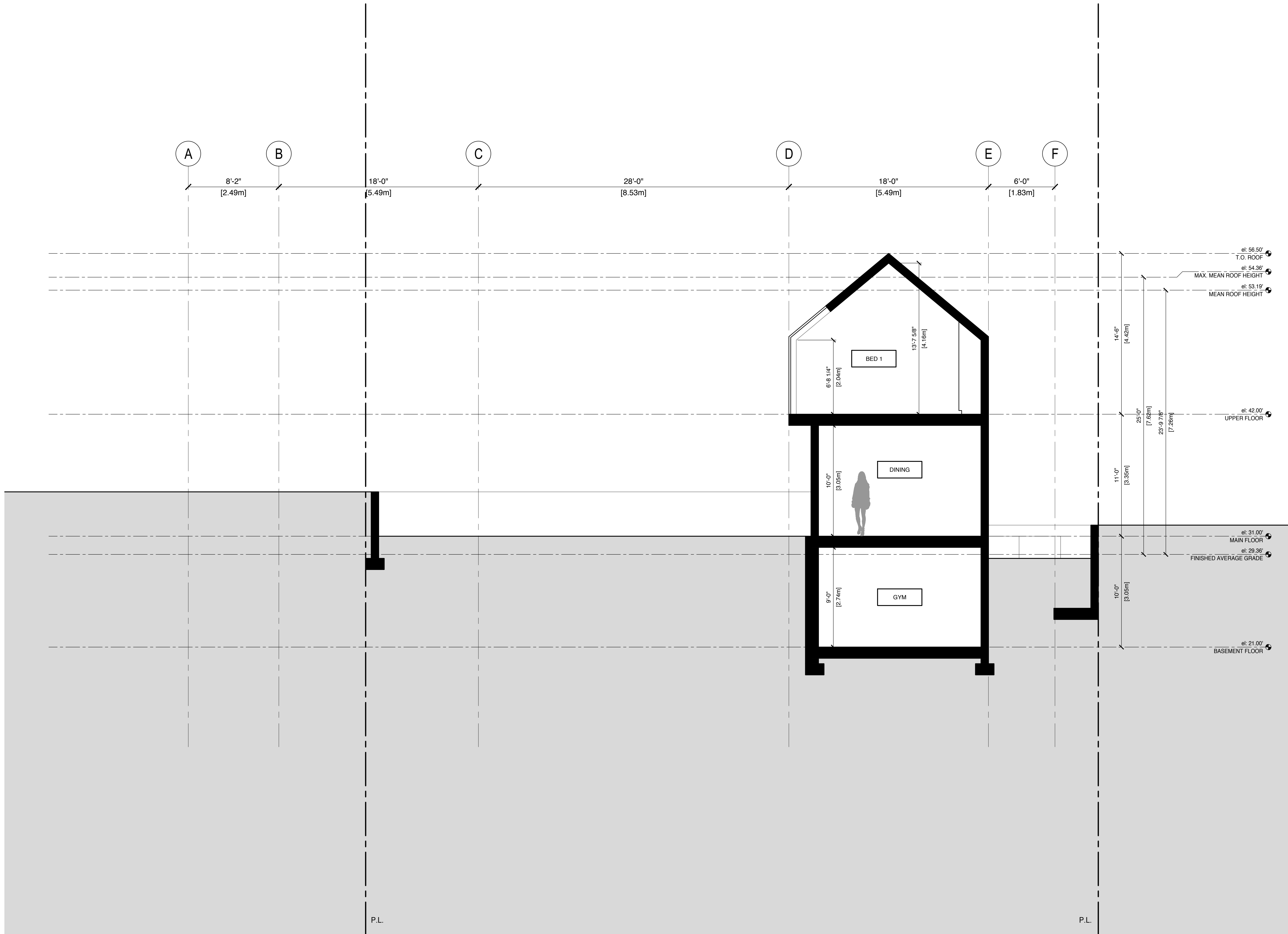
604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A403
 BUILDING SECTION C
 (PRINCIPAL DWELLING)

P.L.



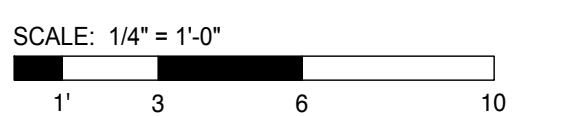
DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

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ARCHITECTURE INC.

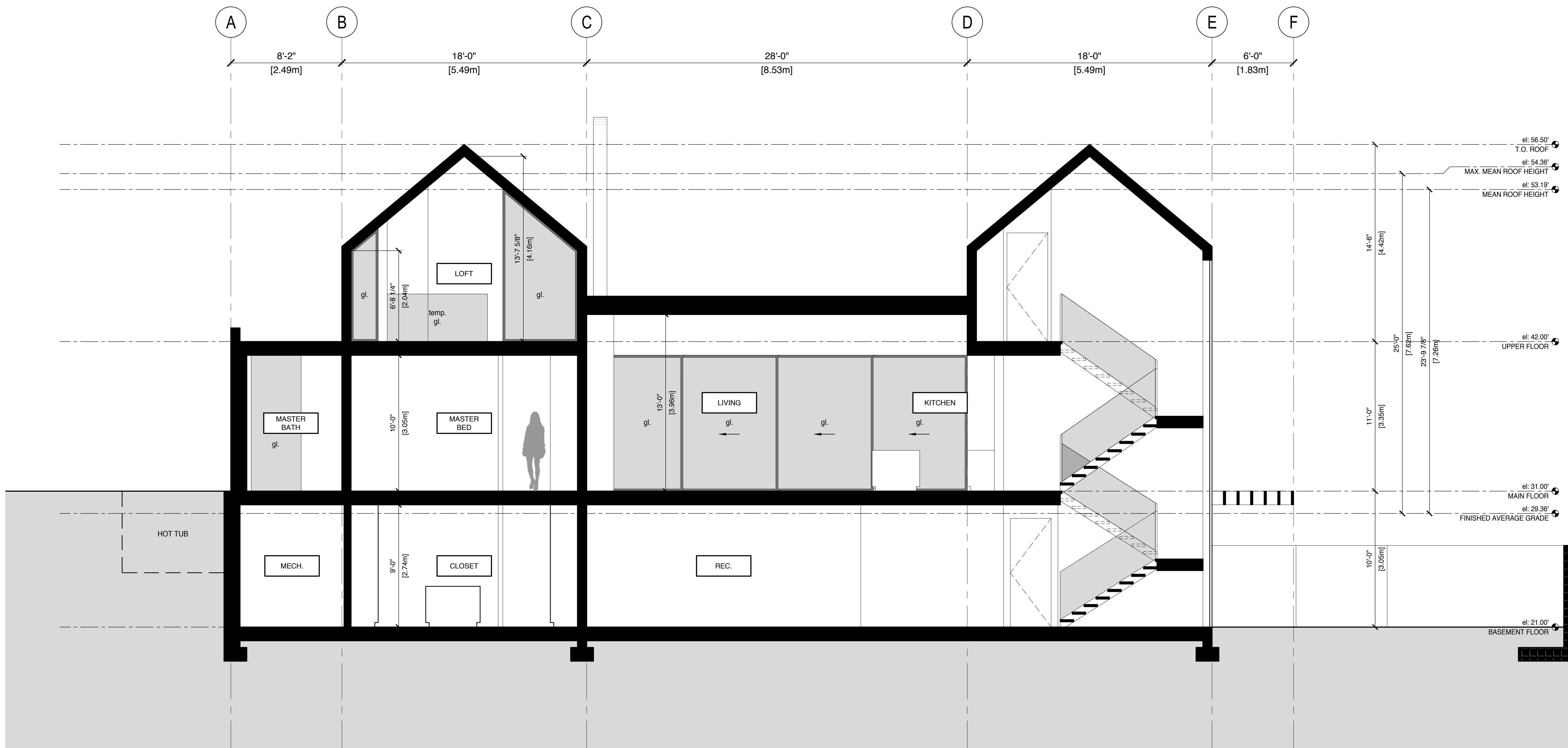
2488 HAYWOOD AVENUE
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 V7V 1Y1

604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A404
 BUILDING SECTION D
 (PRINCIPAL DWELLING)

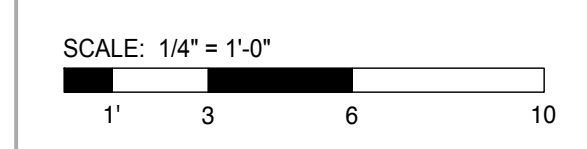


DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

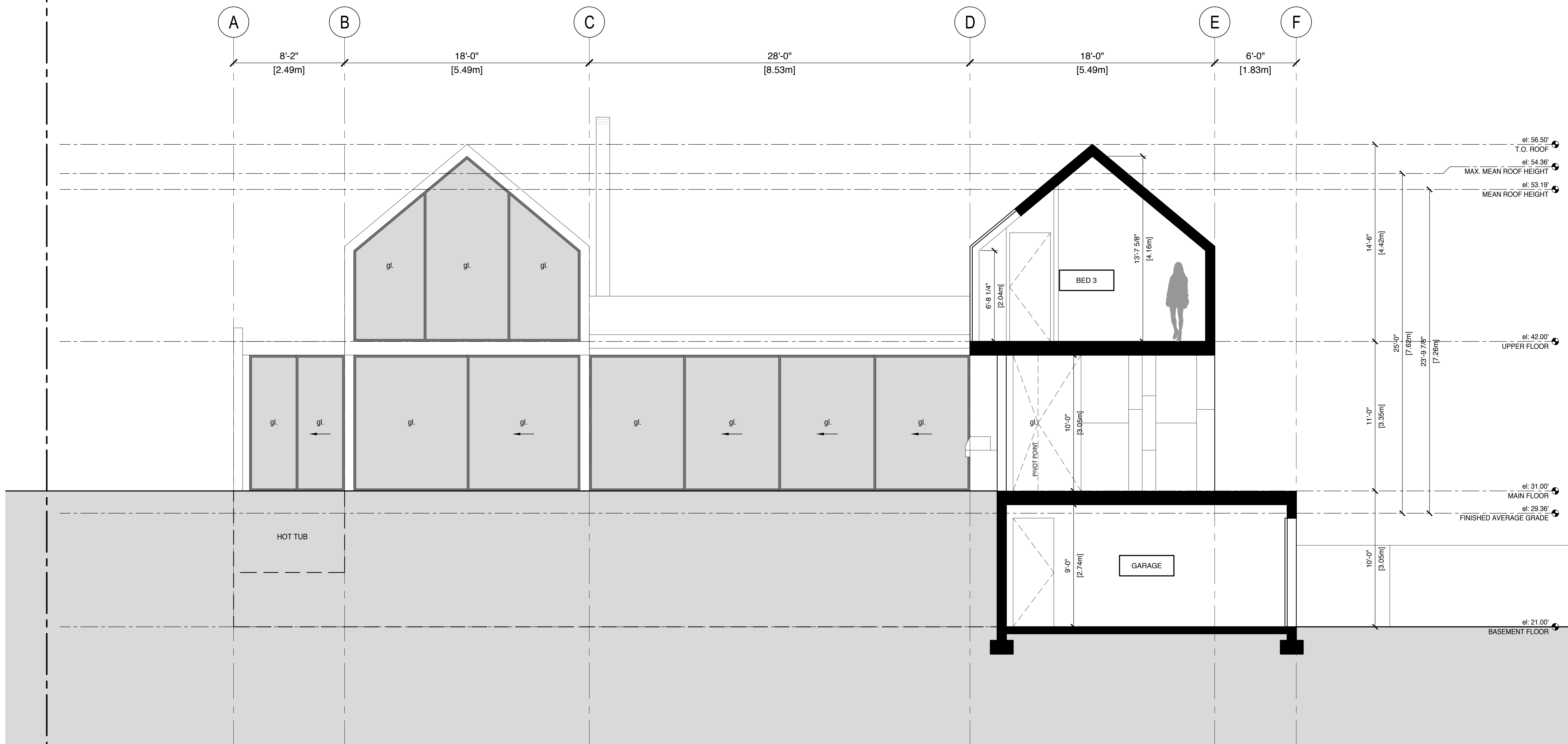
bai
BURGERS
ARCHITECTURE INC.

2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1
 604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A405
 BUILDING SECTION E
 (PRINCIPAL DWELLING)

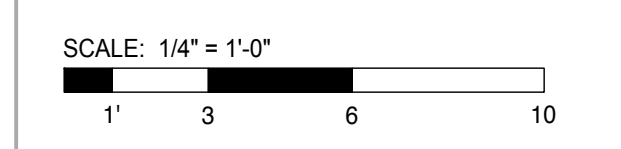


DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

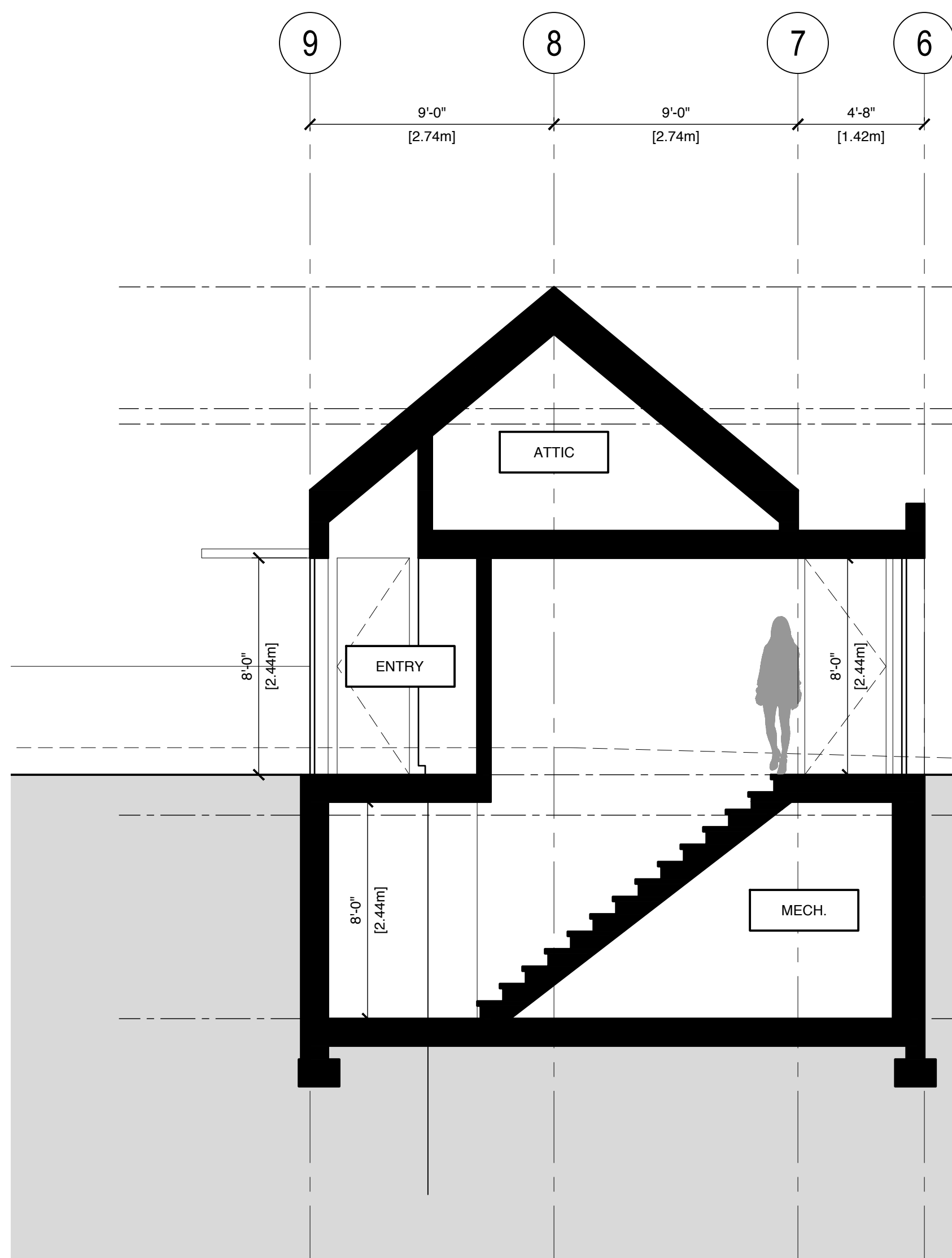
bai
BURGERS
ARCHITECTURE INC.

2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1
 604 926 6058
 cedric@baiarchitects.com

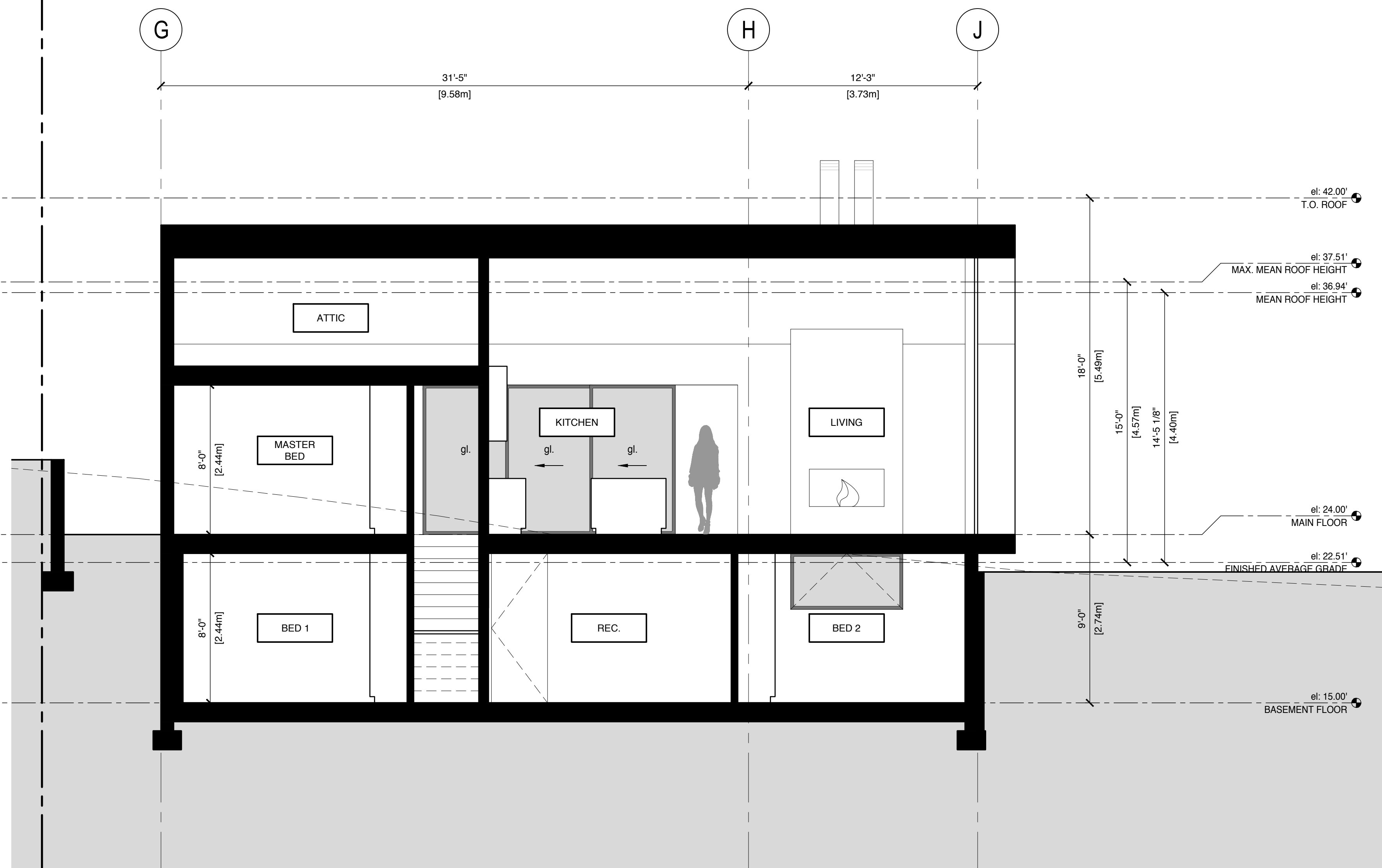
MEN / PEEVER
RESIDENCE
 2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A406
 BUILDING SECTION F
 (PRINCIPAL DWELLING)



G BUILDING SECTION



H BUILDING SECTION

DATE	NO.	DESCRIPTION	BY
2019.09.25		RE-ISSUED FOR DP	RB
2019.05.31		RE-ISSUED FOR DP	RB
2018.12.21		ISSUED FOR DEVELOPMENT PERMIT	RB

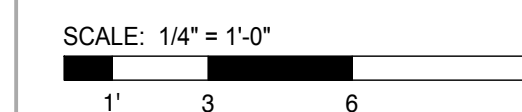
bai
BURGERS
ARCHITECTURE INC.

2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1

604 926 6058
 cedric@baiarchitects.com

MEN / PEEVER
RESIDENCE

2859 BELLEVUE AVENUE
 WEST VANCOUVER, BC



A407

BUILDING SECTIONS G & H
 (COACH HOUSE)