

ARCHITECT'S SEAL

PROJECT TEAM

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ARCHITECTURAL

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PRELIMINARY DEVELOPMENT REVIEW

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24-11-17 1 PRELIM RB
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MAJOR OCCUPANCY CLASSIFICATION:
 GROUP C

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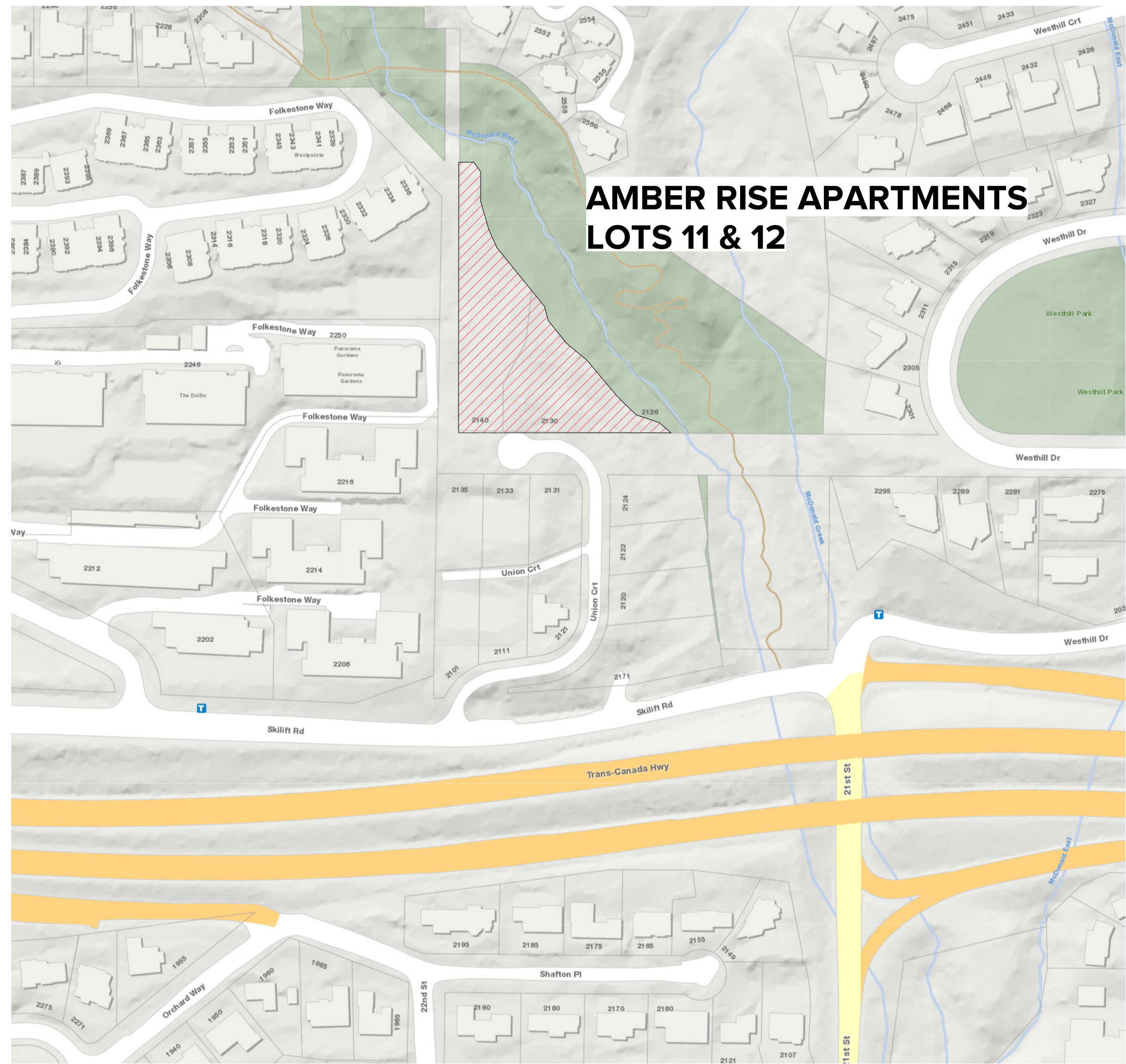
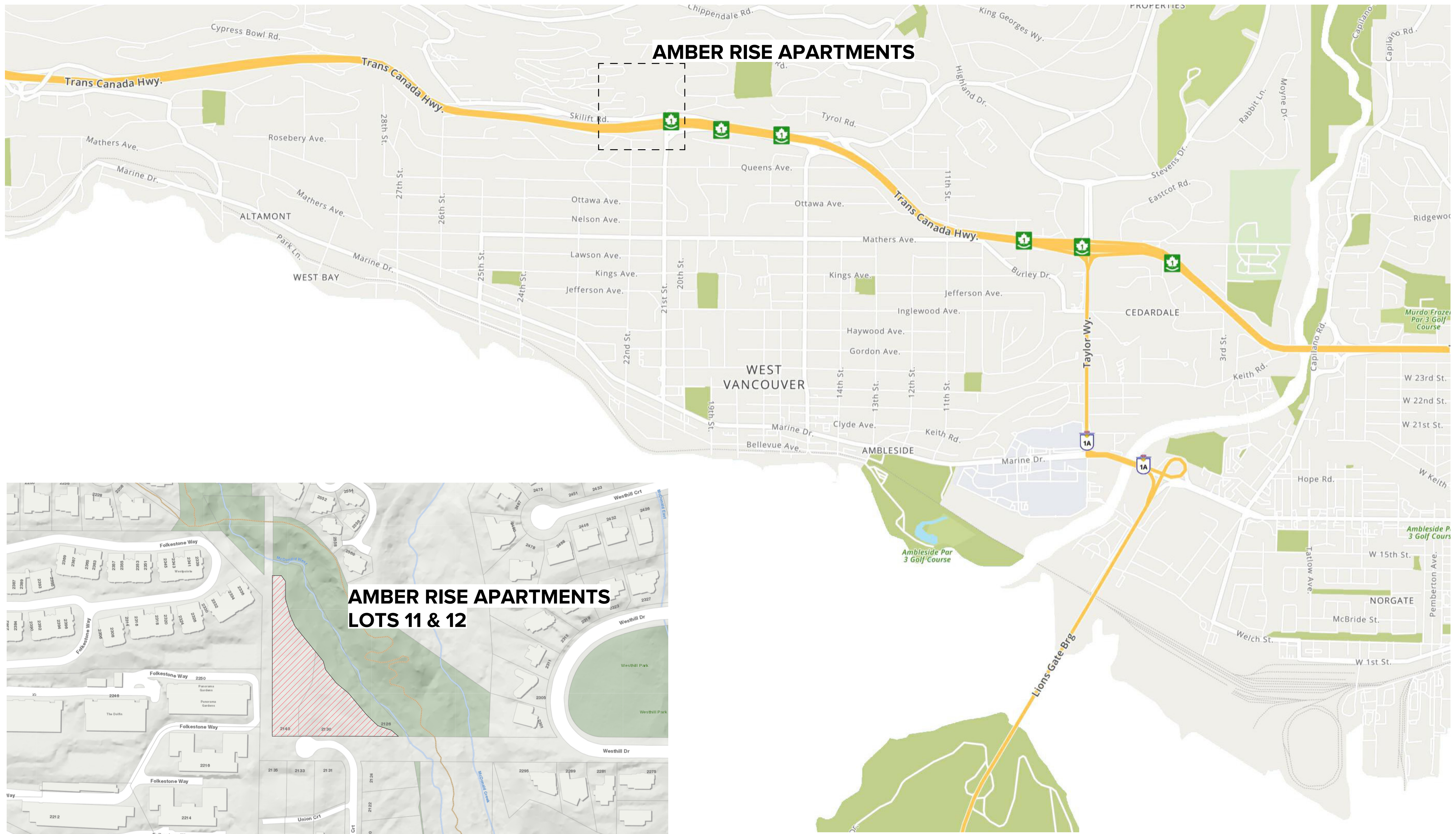
PH 604 926 6058
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AMBER RISE APARTMENTS
 2130 & 2140 UNION COURT
 WEST VANCOUVER, BC

NOT TO SCALE

A000
 COVER SHEET

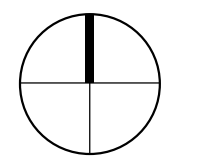
BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



1 CITY CONTEXT

2 NEIGHBOURHOOD CONTEXT

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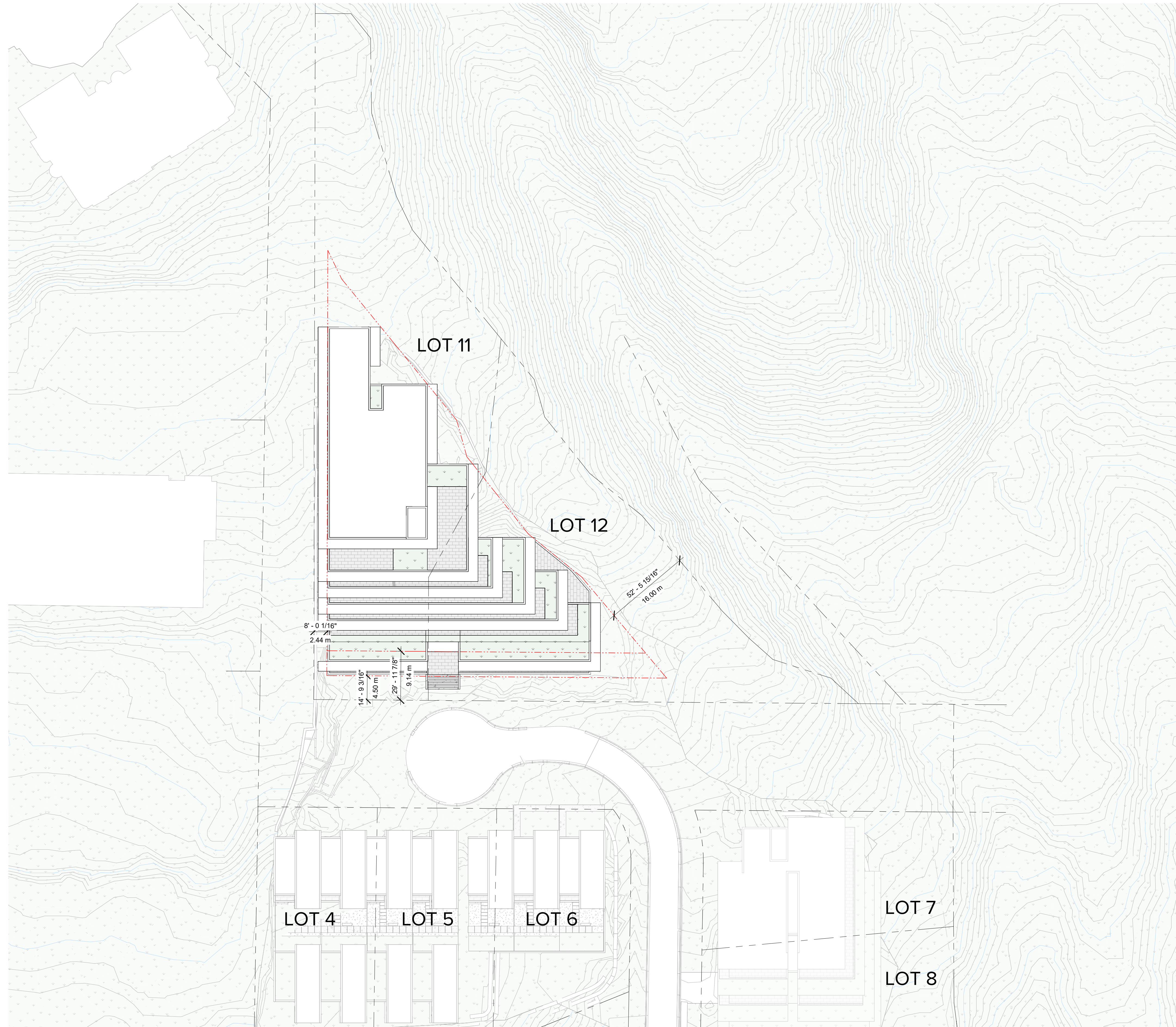
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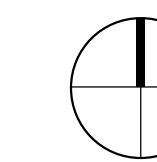
A001
 CONTEXT PLAN

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



① SITE PLAN
1/32" = 1'-0"

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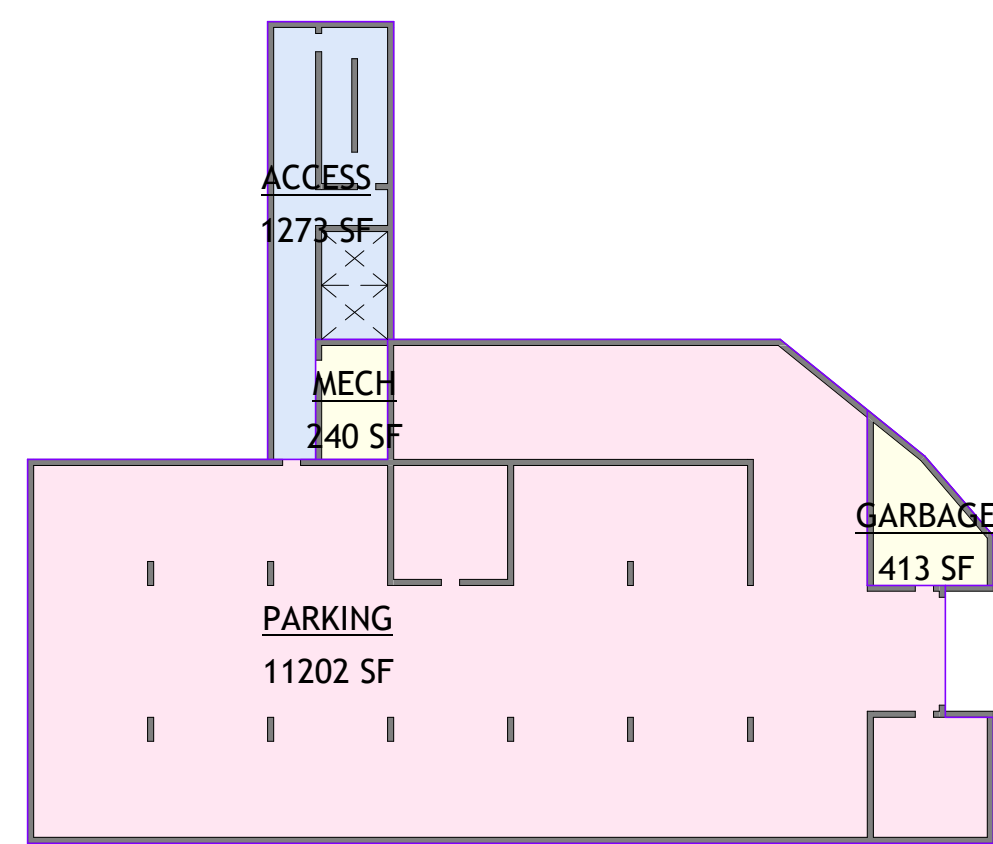
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APARTMENTS**
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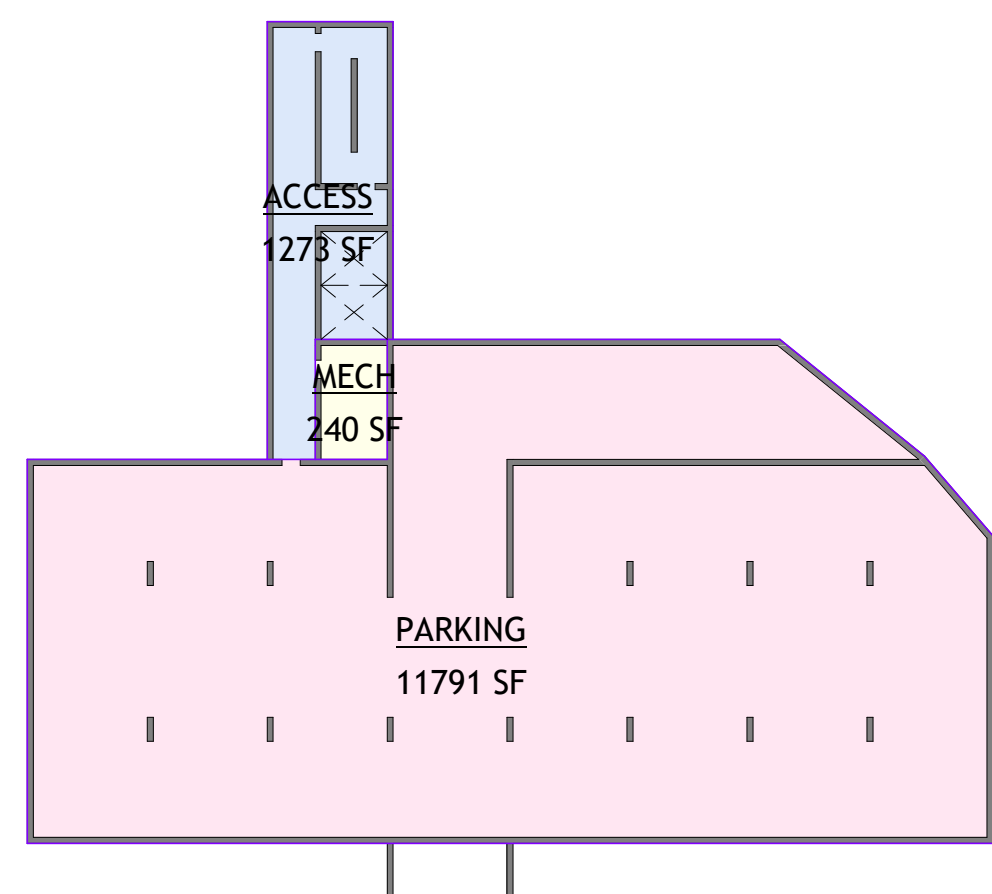
1/32" = 1'-0"

A010

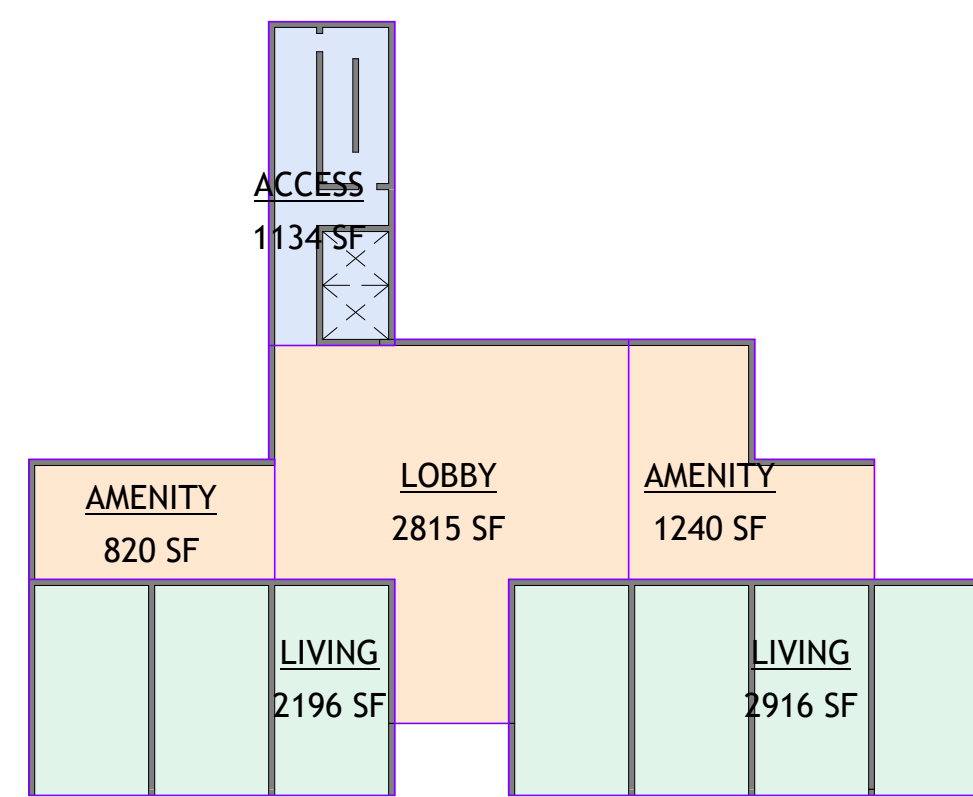
SITE PLAN



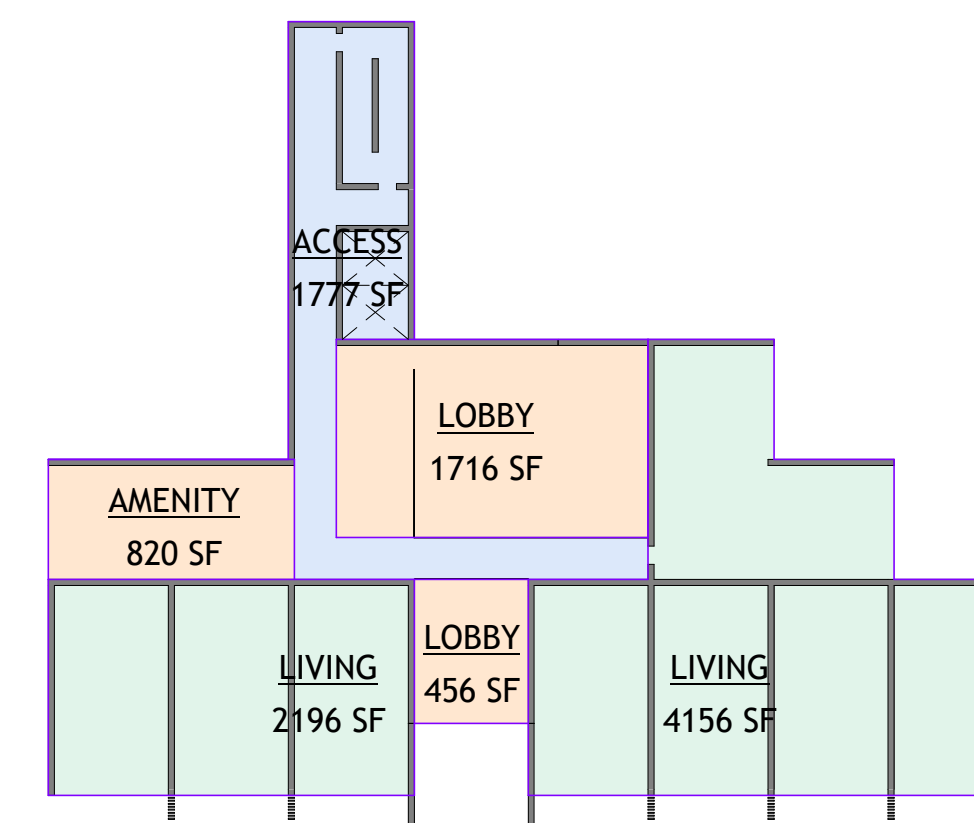
① LEVEL P2
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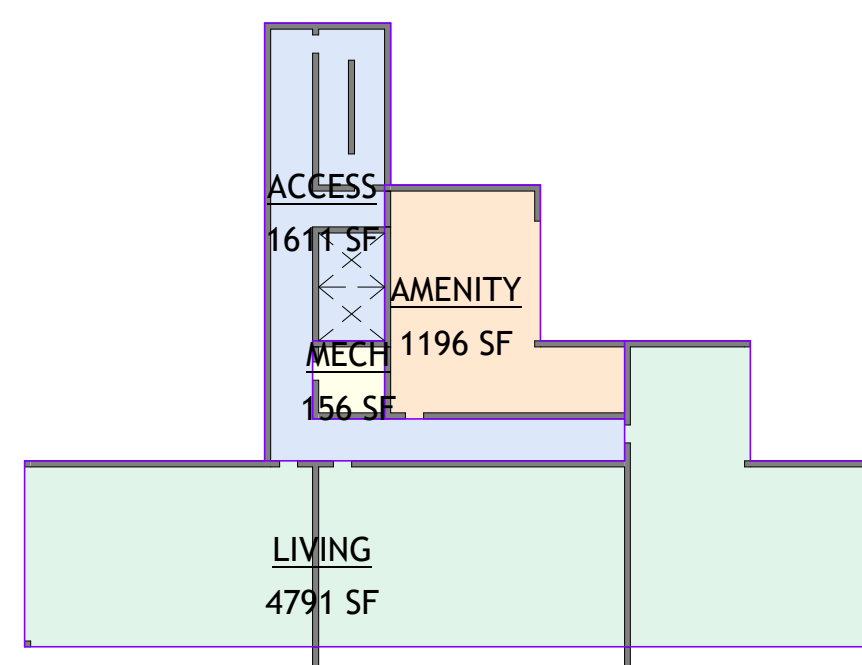
② LEVEL P1
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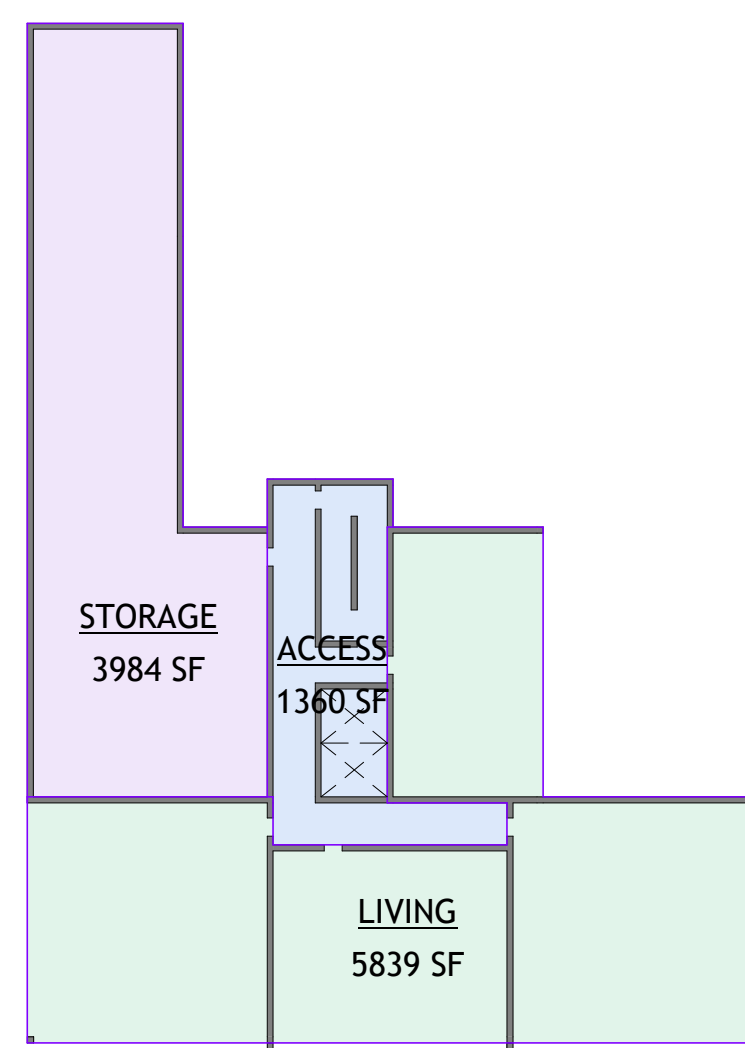
③ LEVEL 01
1/32" = 1'-0"



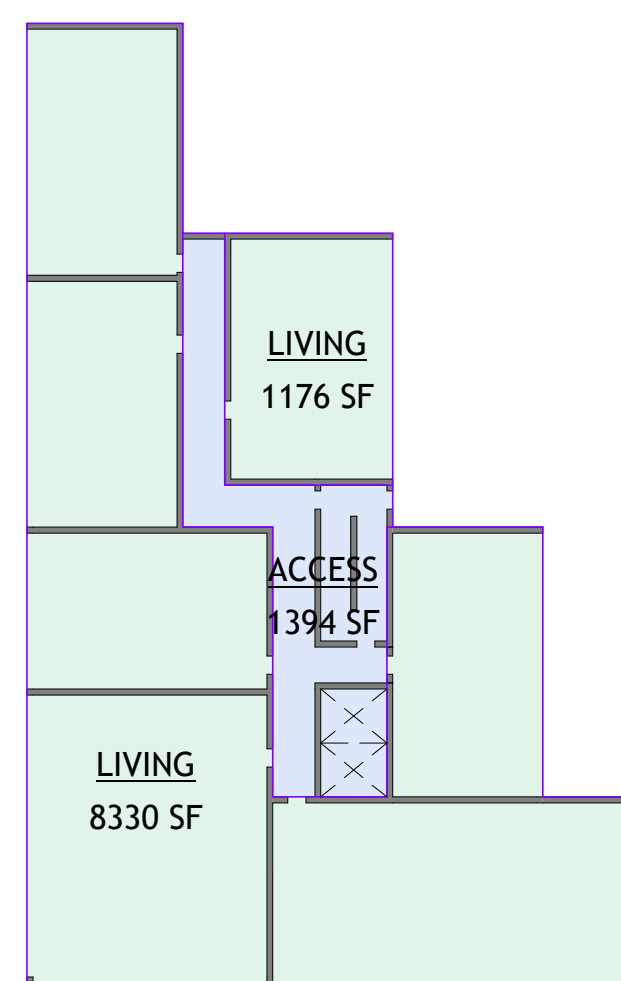
④ LEVEL 02
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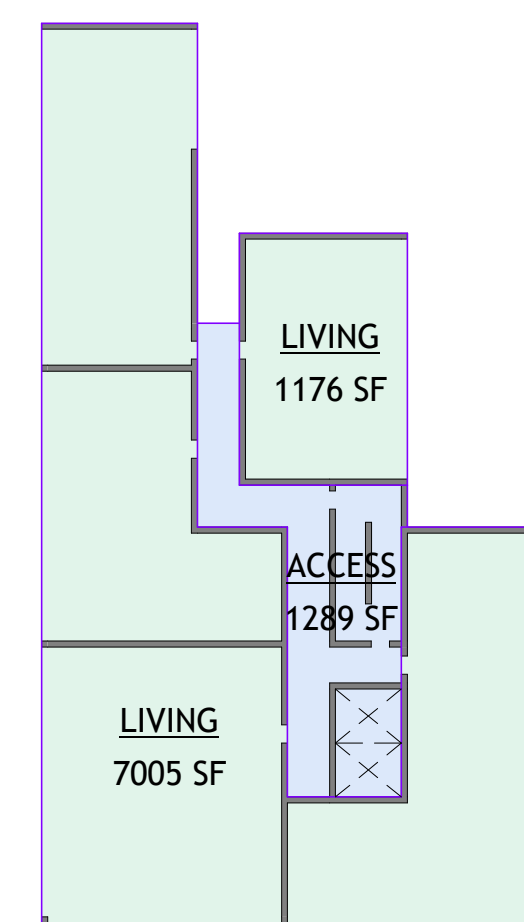
⑤ LEVEL 03
1/32" = 1'-0"



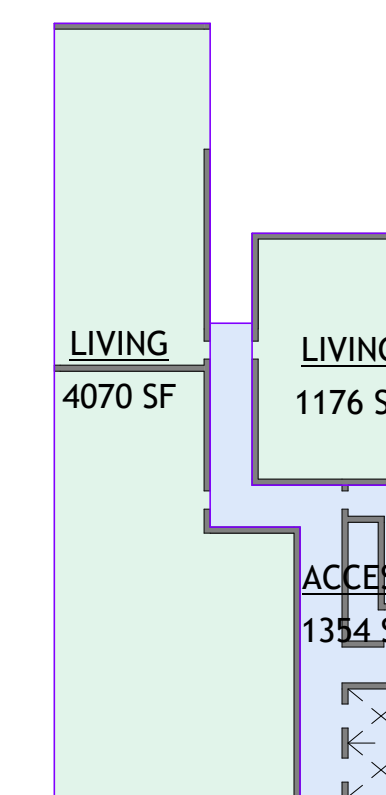
⑥ LEVEL 04
1/32" = 1'-0"



⑦ LEVEL 05
1/32" = 1'-0"

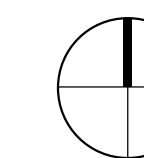


⑧ LEVEL 06
1/32" = 1'-0"



⑨ LEVEL 07
1/32" = 1'-0"

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**AMBER RISE
APARTMENTS**
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WEST VANCOUVER, BC

As indicated

A021
FLOOR AREA & PARKING

Gross Floor Area

Level	Residential					Total Area (SF)	Parking		Storage Area (SF)	Garbage Area (SF)	Mech Area (SF)	Lobby Area (SF)	Amenity Area (SF)	Access Area (SF)	Total	
	1-Bed (#)	2-Bed (#)	3-Bed (#)	TH (#)	Total (#)		Car (#)	Bike (#)								
P2					0		23	40		413	240			1,273	11,855	
P1					0		28	5			240			1,273	12,031	
01				7	7	5,112						2,815	2,060	1,134	9,987	
02	1				1	6,352						2,172	820	1,777	9,344	
03			3		3	4,791					156		1,196	1,611	6,143	
04		2	2		4	5,839			3,984					1,360	9,823	
05	1	4	2		7	9,506								1,394	9,506	
06		3	2		5	8,181								1,289	8,181	
07		2	1		3	5,246								1,354	5,246	
	2	11	10	7	30	45,027	51	45	22,993	3,984	413	636	4,987	4,076	12,465	82,116
	7%	37%	33%	23%												

Off-Street Car and Bicycle Parking

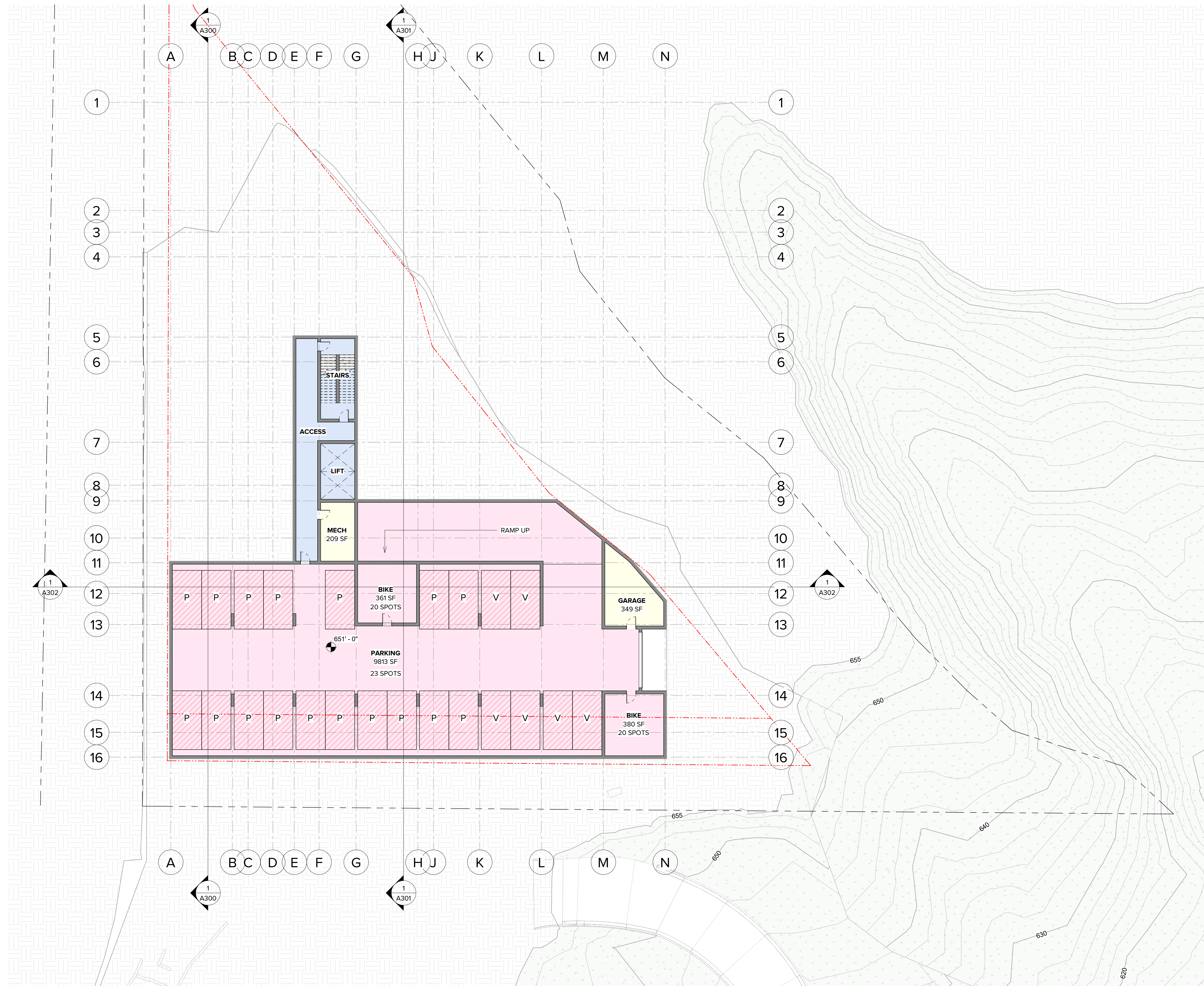
	Bylaw Requirement	Required	Proposed
Residential Car Parking	1.5 spaces per unit	45	45
Visitor Car Parking	20% spaces per unit	6	6
Accessible Car Parking	1 space per 10-75	1	2 (inclusive)
Max. Small Cars	30% of all spaces	15	0
Secure Bicycle Parking	1.5 spaces per unit	45	45
Short Term Bicycle Parking	20% spaces per unit	6	6

Total Floor Area Ratio (F.A.R.)

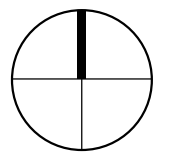
Site Area	56,663
Number of Residential Units	30
Total Car Parking Spaces	51
Total Bicycle Parking Spaces	51
Gross Floor Area Ratio (Residential)	0.79
Gross Floor Area Ratio (Total)	1.04

As per 120.21(1), floor area ratio calculations shall include "the total floor area of all storeys, measured to the exterior faces of the building or buildings, including hallways, elevator shafts, and stairways at each floor level."

As per 120.21(2), floor area shall not include "open balconies, open terraces and exterior steps; one entrance lobby per building provided that it is exclusively for residential use; common recreation rooms and swimming pools; common floor area (hallways, elevator shafts and stairwells, boiler rooms, mechanical rooms, electrical rooms, transformer vaults, garbage rooms and building maintenance rooms, laundries, workshops, lockers, and storage spaces) in a basement or sub-basement; bicycle parking, parking and loading areas."



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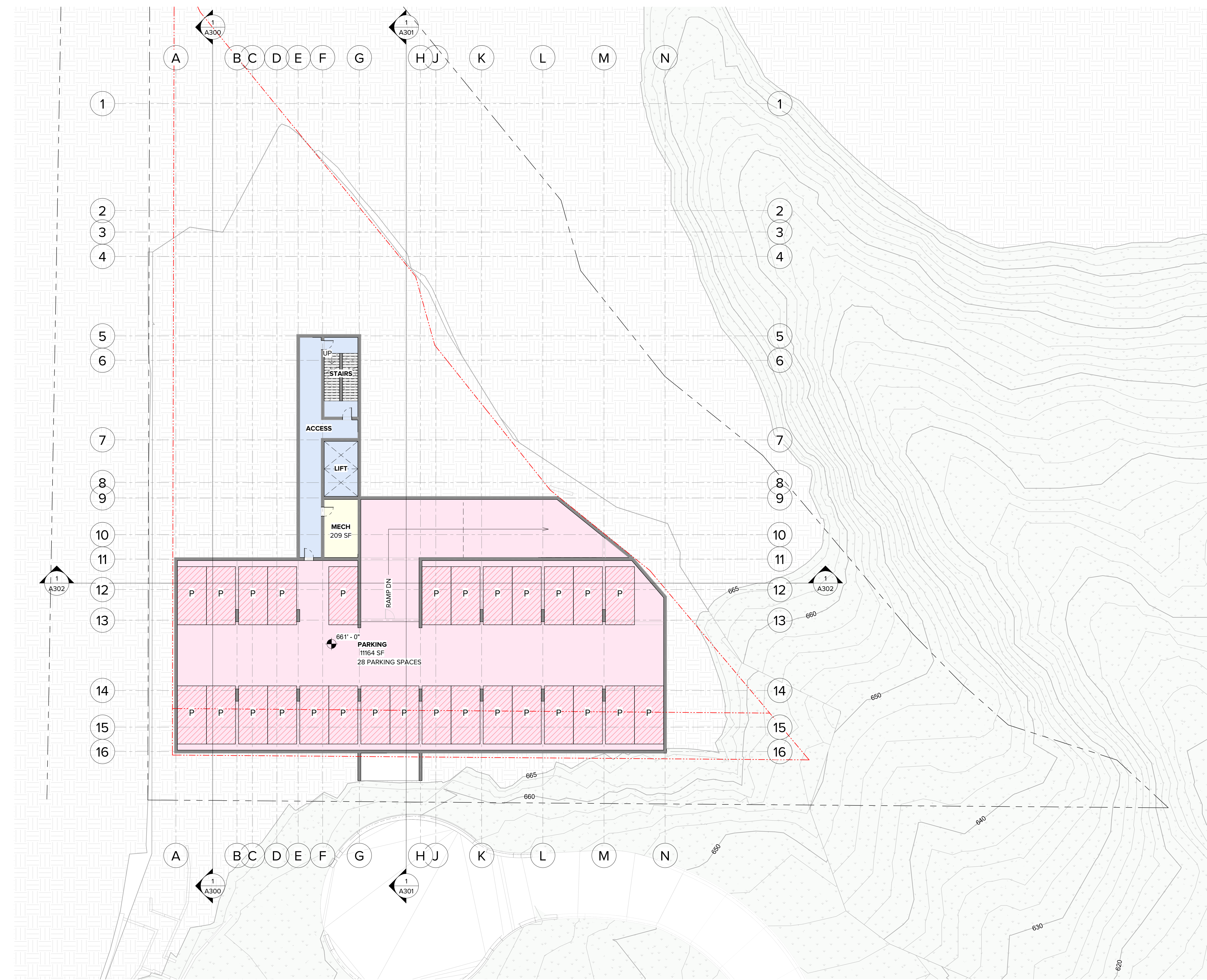
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2130 & 2140 UNION COURT
WEST VANCOUVER, BC

1/16" = 1'-0"

A100

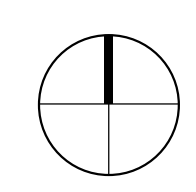
LEVEL P2 PLAN

1 LEVEL P2
1/16" = 1'-0"



1 LEVEL P1
1/16" = 1'-0"

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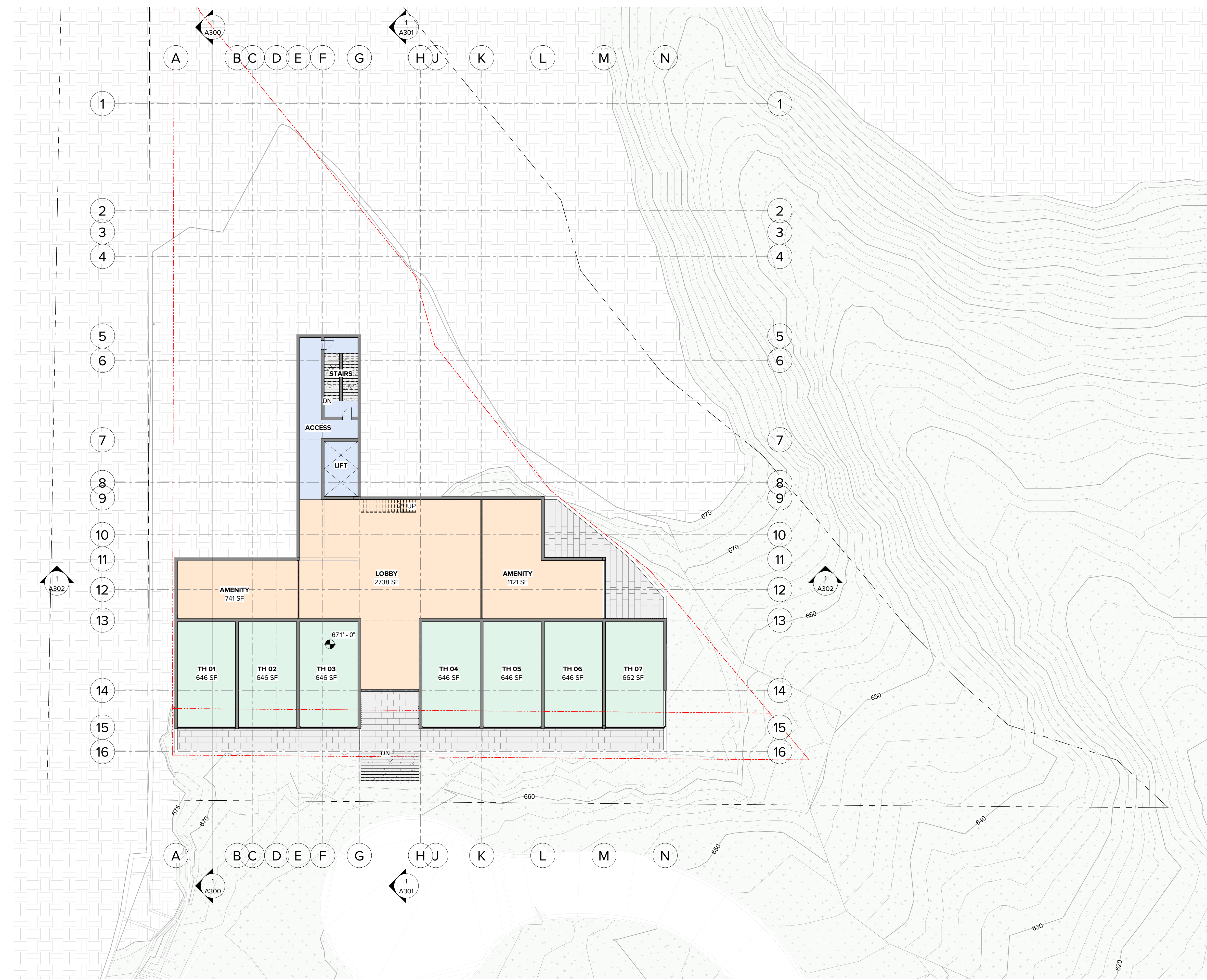
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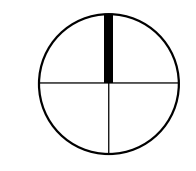
1/16" = 1'-0"

A101
LEVEL P1 PLAN



① LEVEL 01
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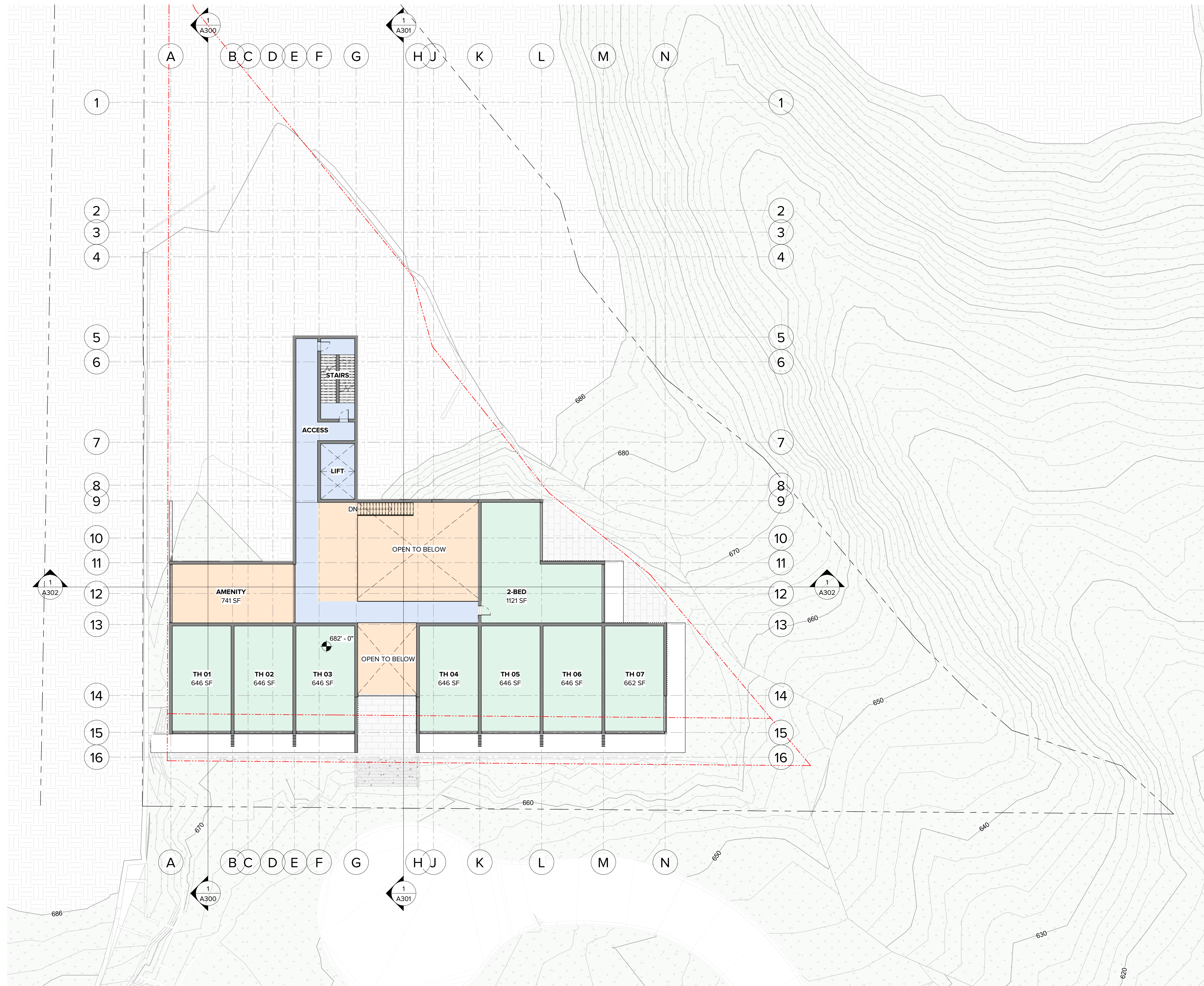
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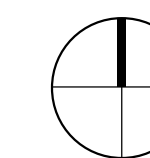
A102

LEVEL 01 PLAN



1 LEVEL 02
1/16" = 1'-0"

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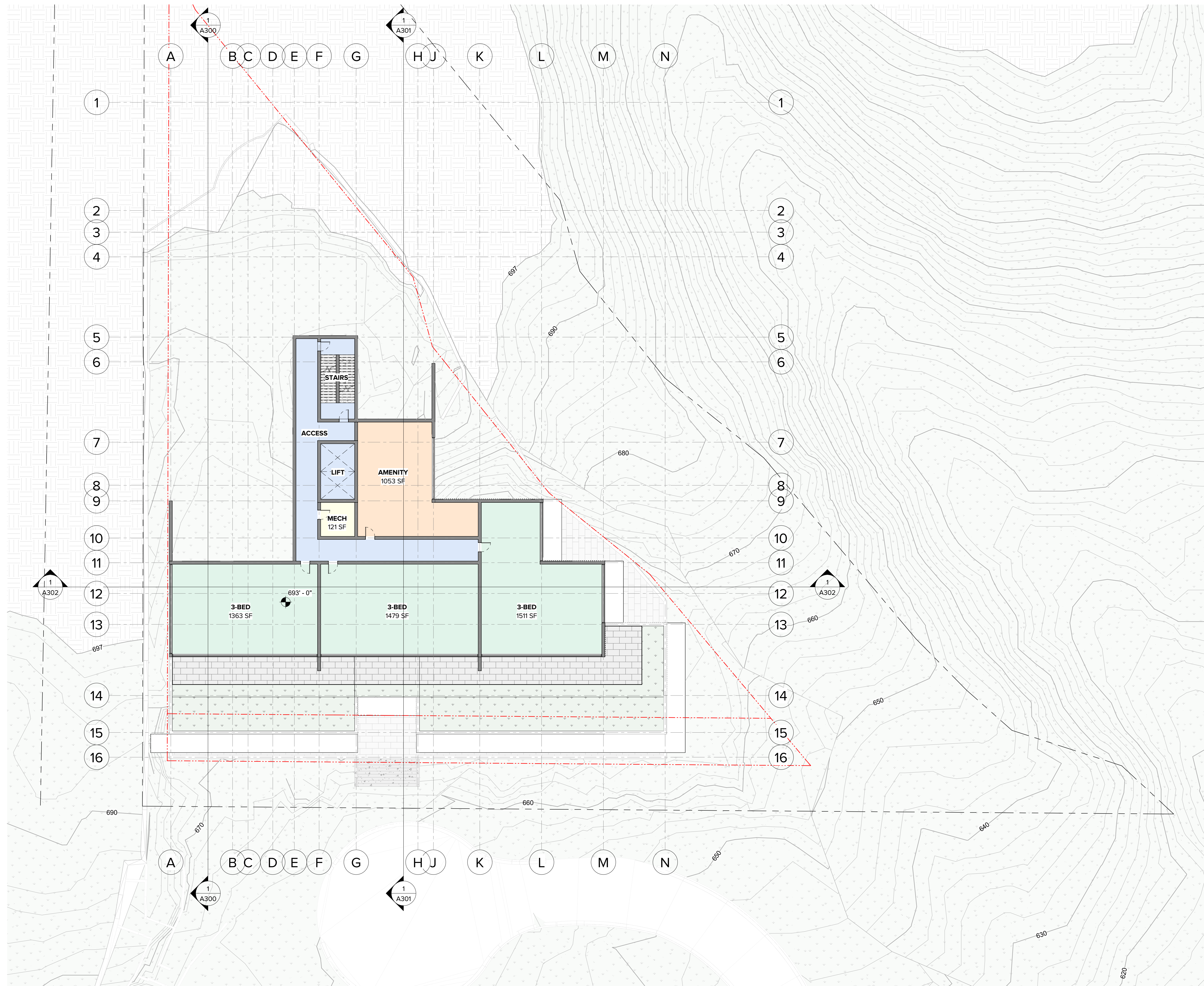
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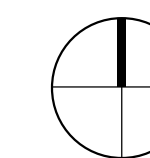
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LEVEL 02 PLAN



① LEVEL 03
1/16" = 1'-0"

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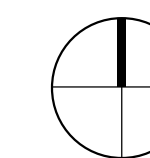
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LEVEL 03 PLAN



① LEVEL 04
1/16" = 1'-0"

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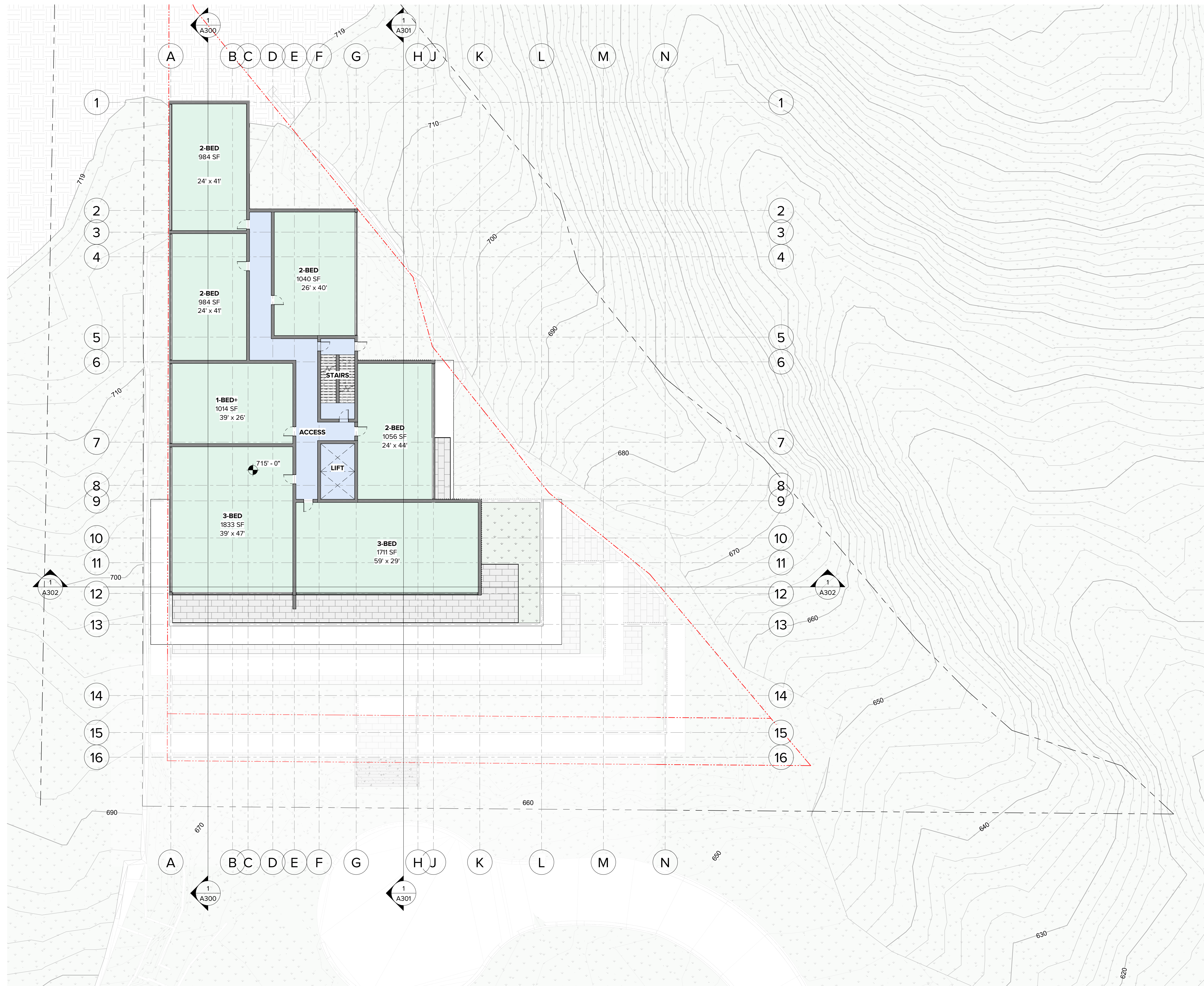
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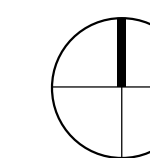
A105

LEVEL 04 PLAN



① LEVEL 05
1/16" = 1'-0"

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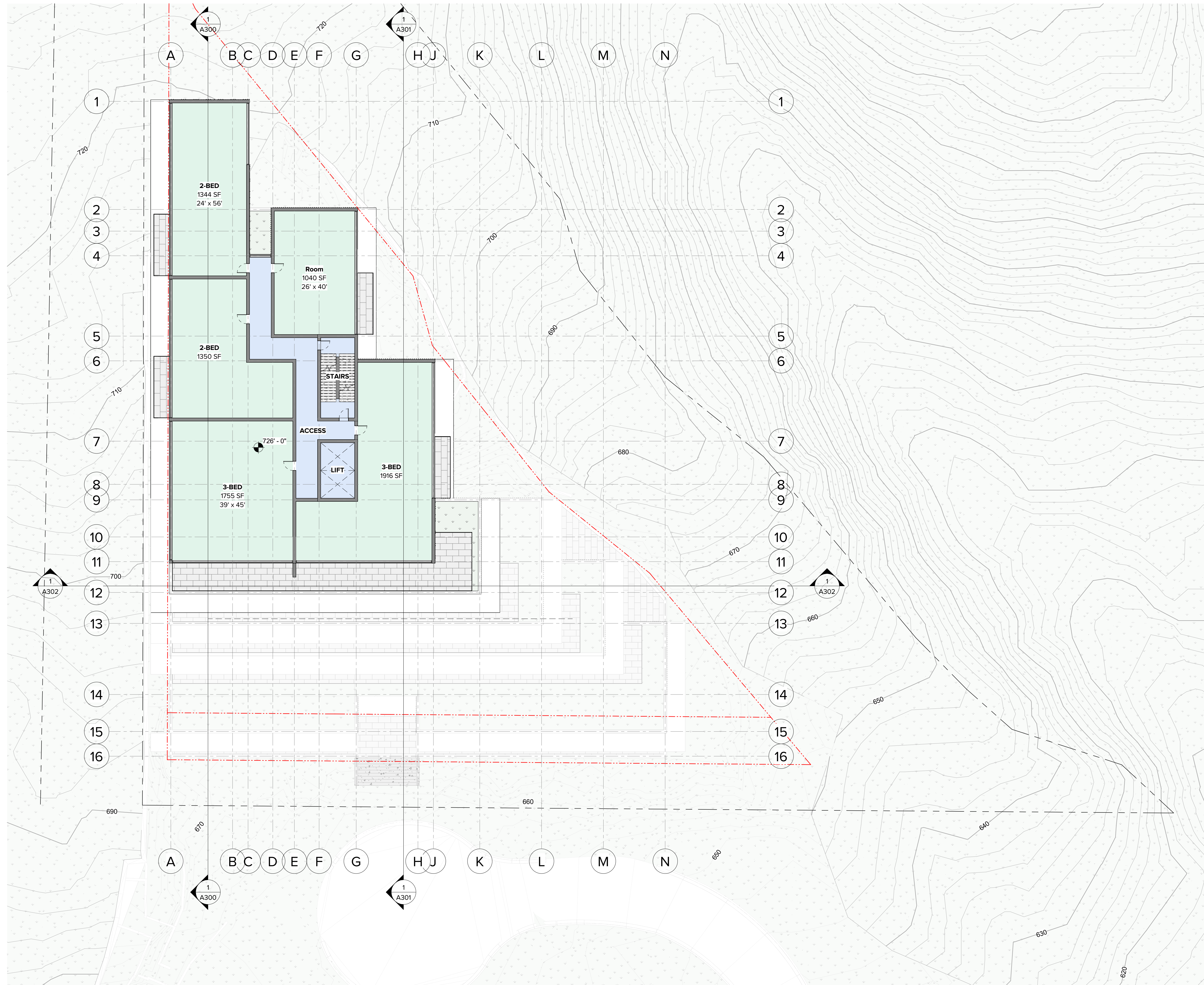
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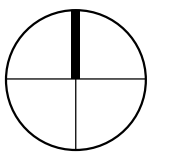
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LEVEL 05 PLAN



① LEVEL 06
1/16" = 1'-0"

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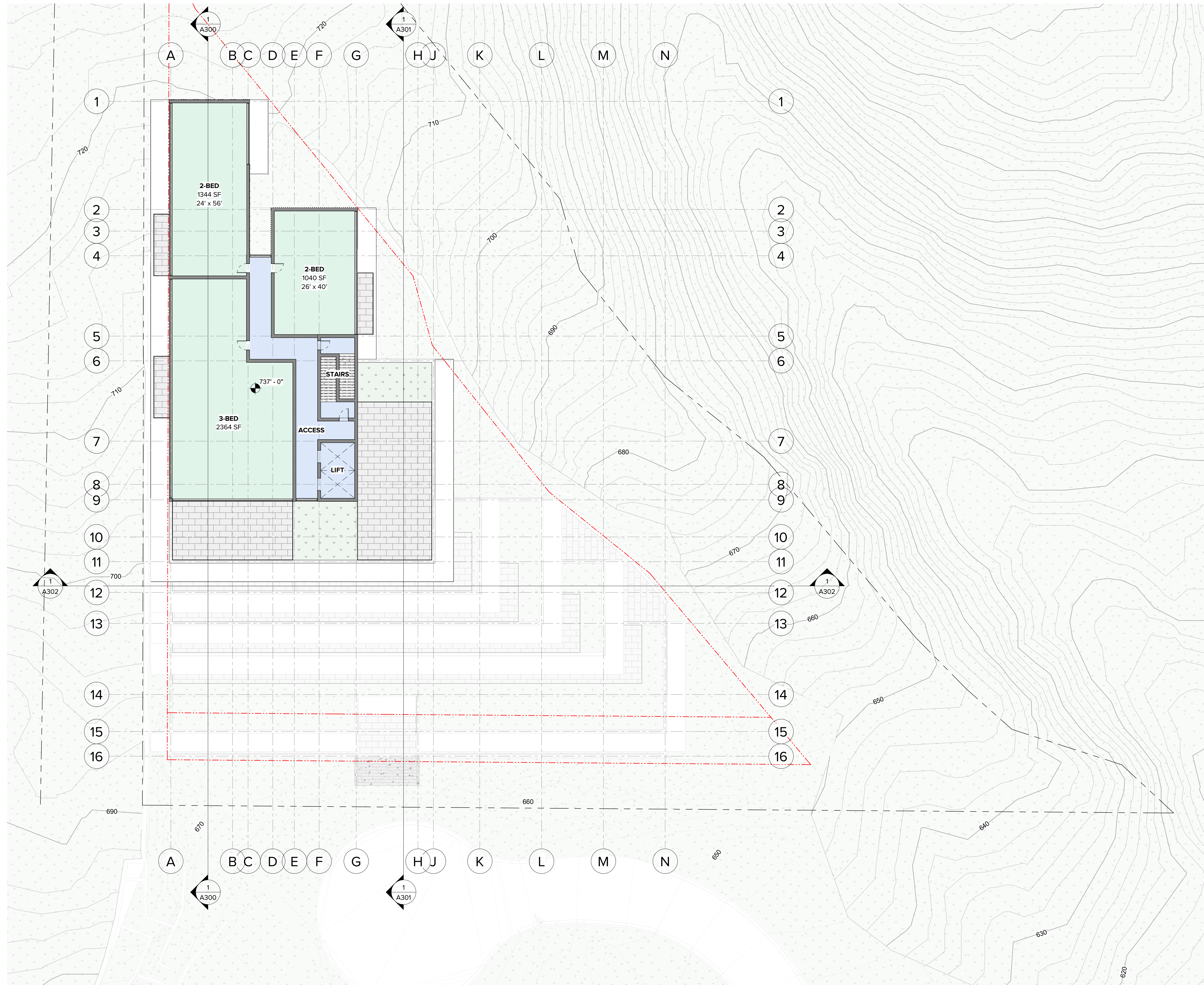
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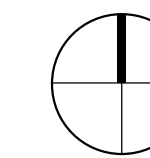
A107

LEVEL 06 PLAN



① LEVEL 07
1/16" = 1'-0"

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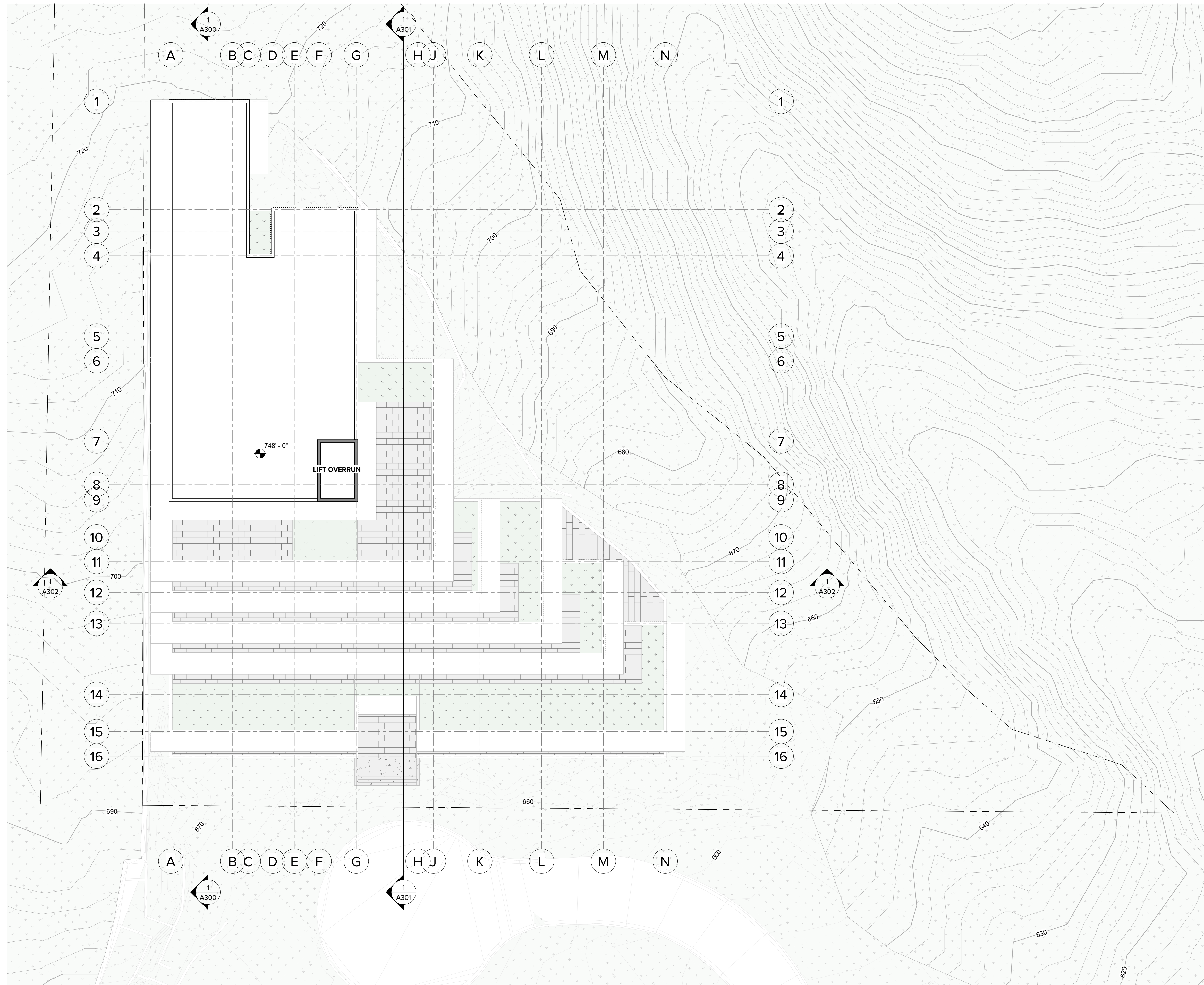
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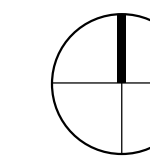
A108

LEVEL 07 PLAN



1 ROOF
1/16" = 1'-0"

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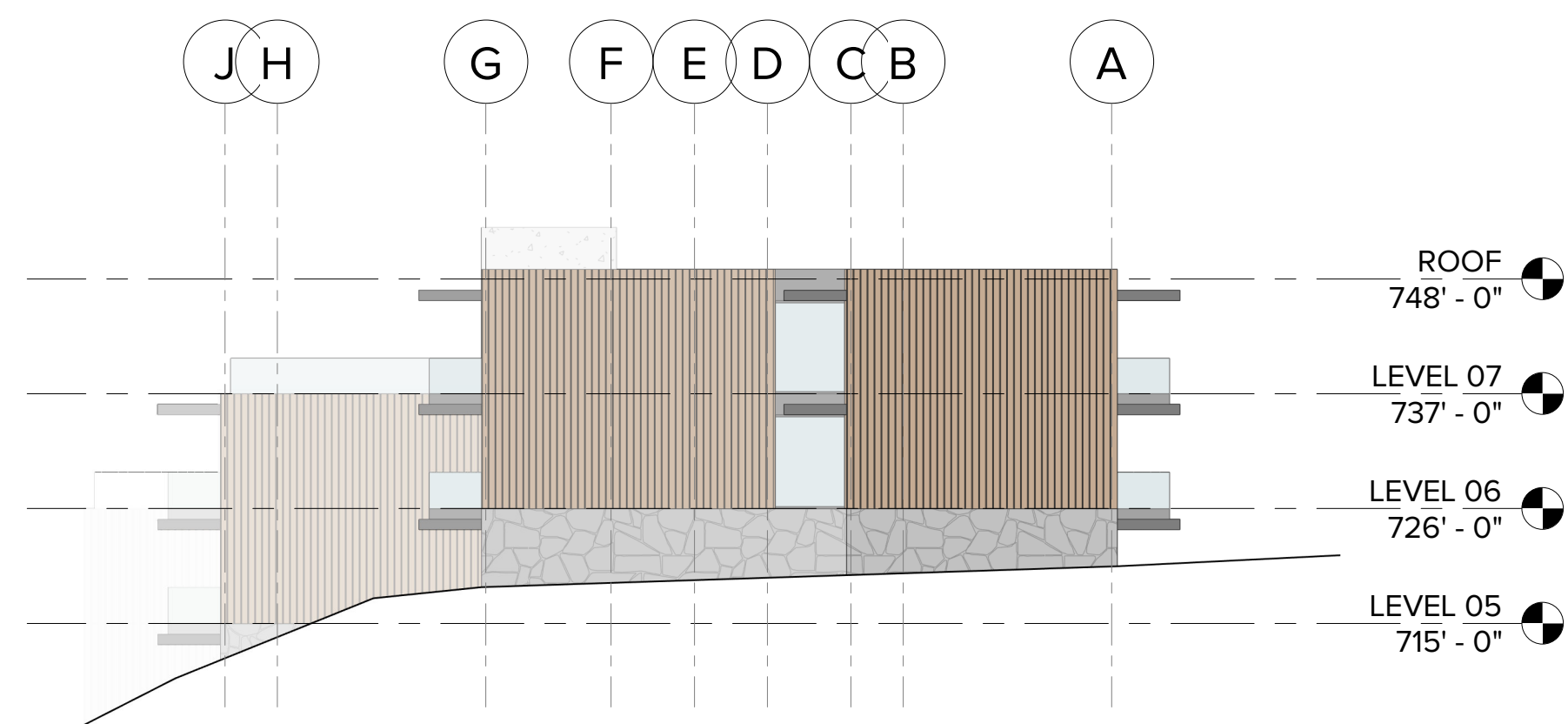
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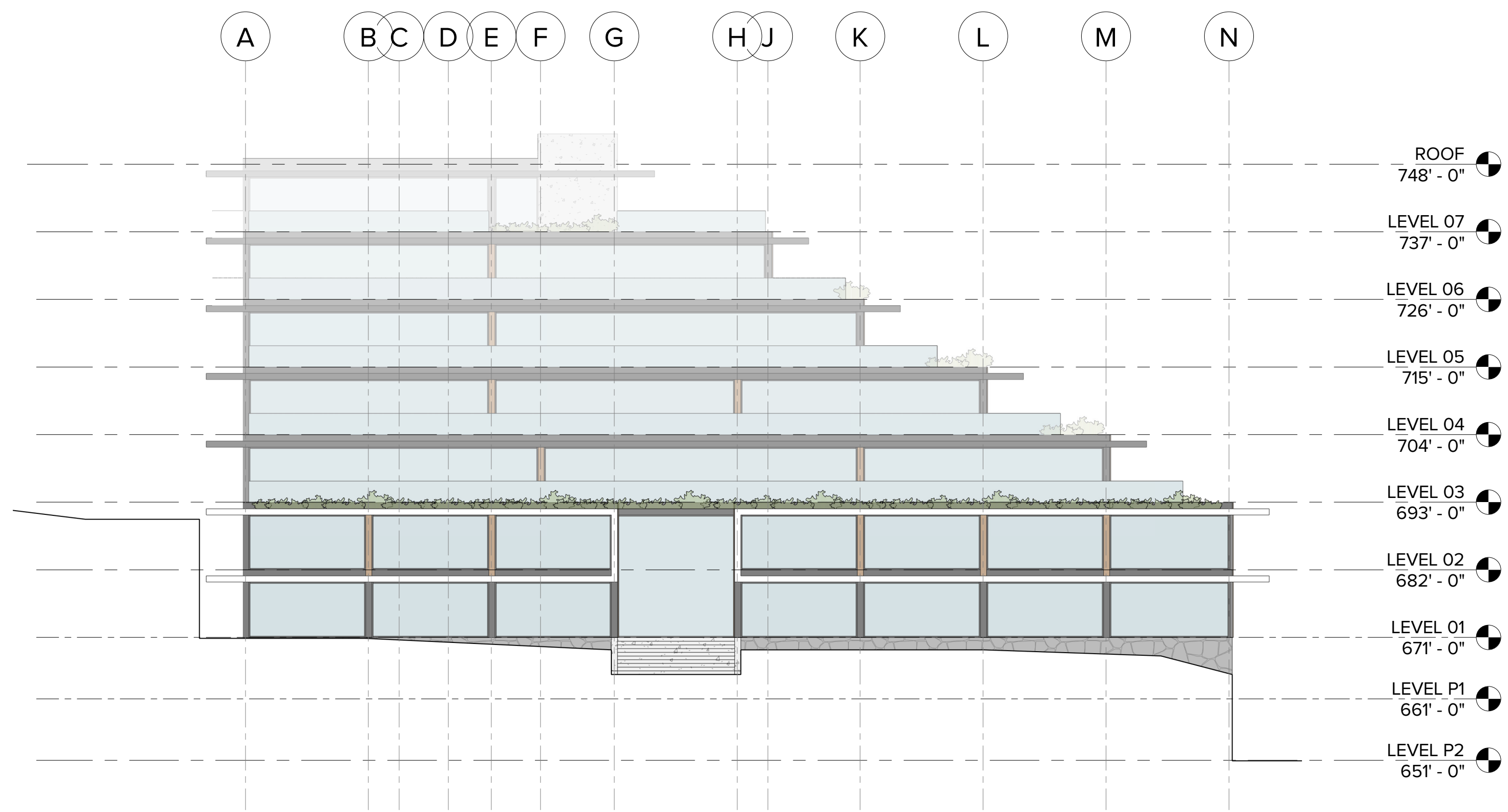
1/16" = 1'-0"

A109

ROOF PLAN



① NORTH ELEVATION
1/16" = 1'-0"



② SOUTH ELEVATION
1/16" = 1'-0"

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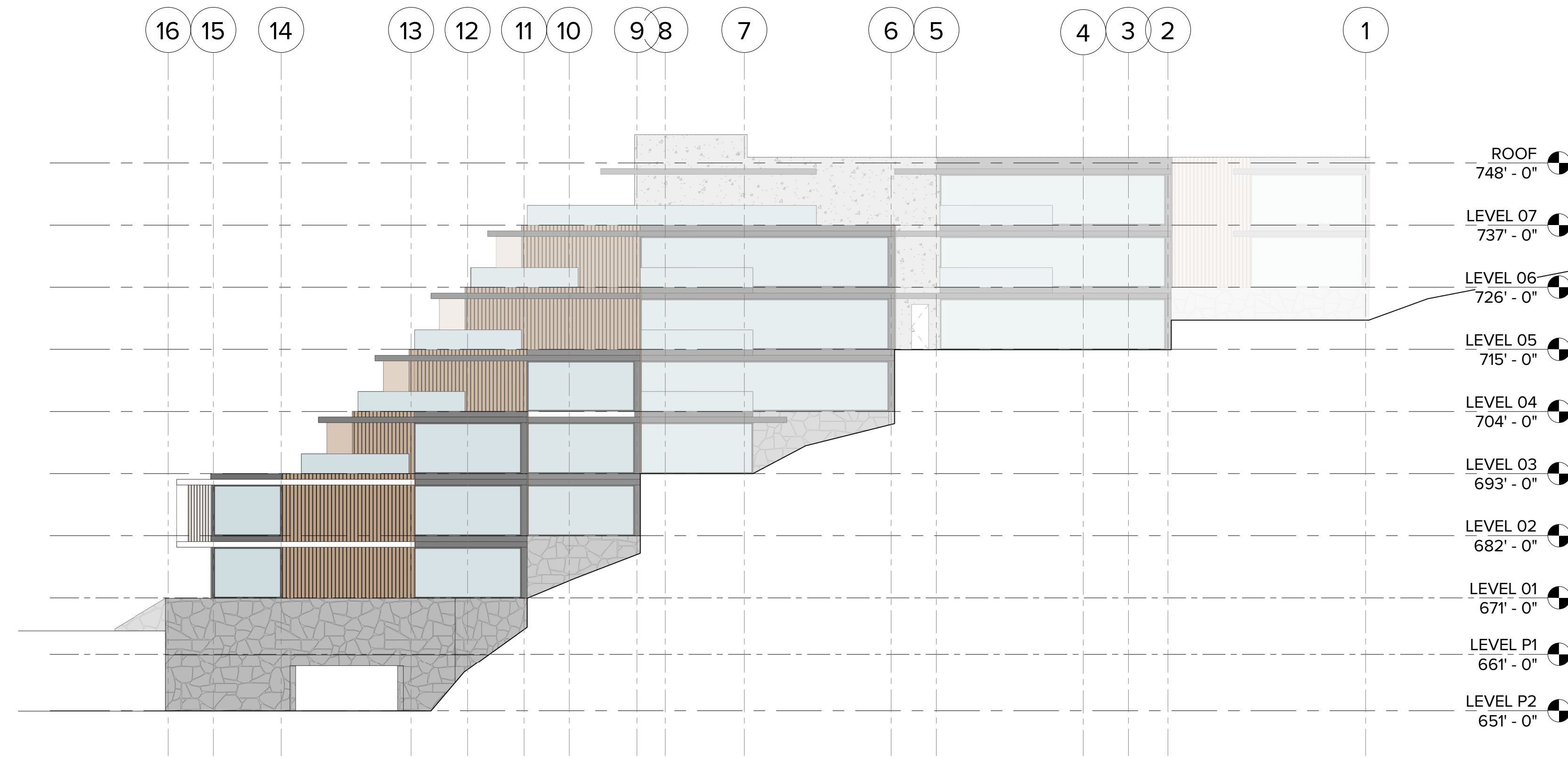
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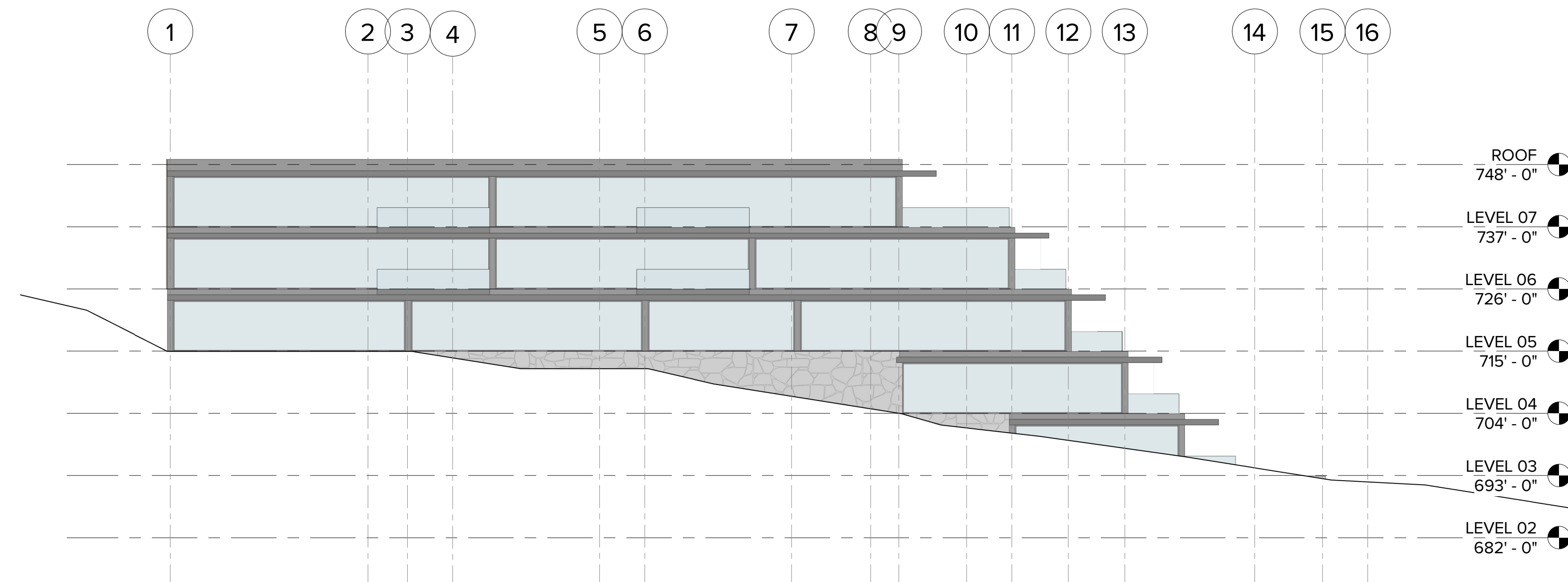
1/16" = 1'-0"

A201

NORTH & SOUTH
ELEVATION



① EAST ELEVATION
1/16" = 1'-0"



② WEST ELEVATION
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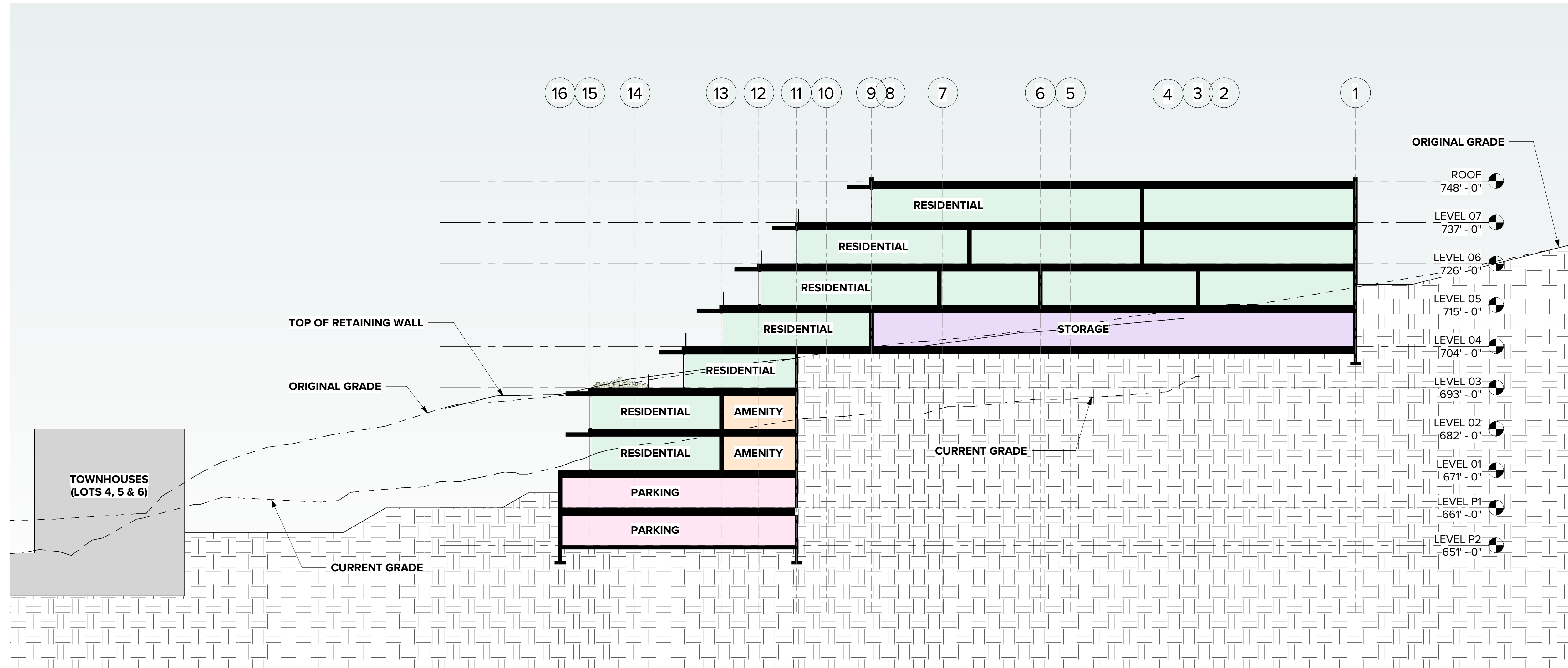
**AMBER RISE
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1/16" = 1'-0"

A202

EAST & WEST ELEVATION

ARCHITECT'S SEAL



① LONGITUDINAL SECTION 01
1/16" = 1'-0"

24-11-17	1	PRELIM	RB
YY-MM-DD NO.		DESCRIPTION	BY

DESIGNED UNDER PART 9, BCBC 2018

MAJOR OCCUPANCY CLASSIFICATION:
GROUP C

BURGERS ARCHITECTURE
2488 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1

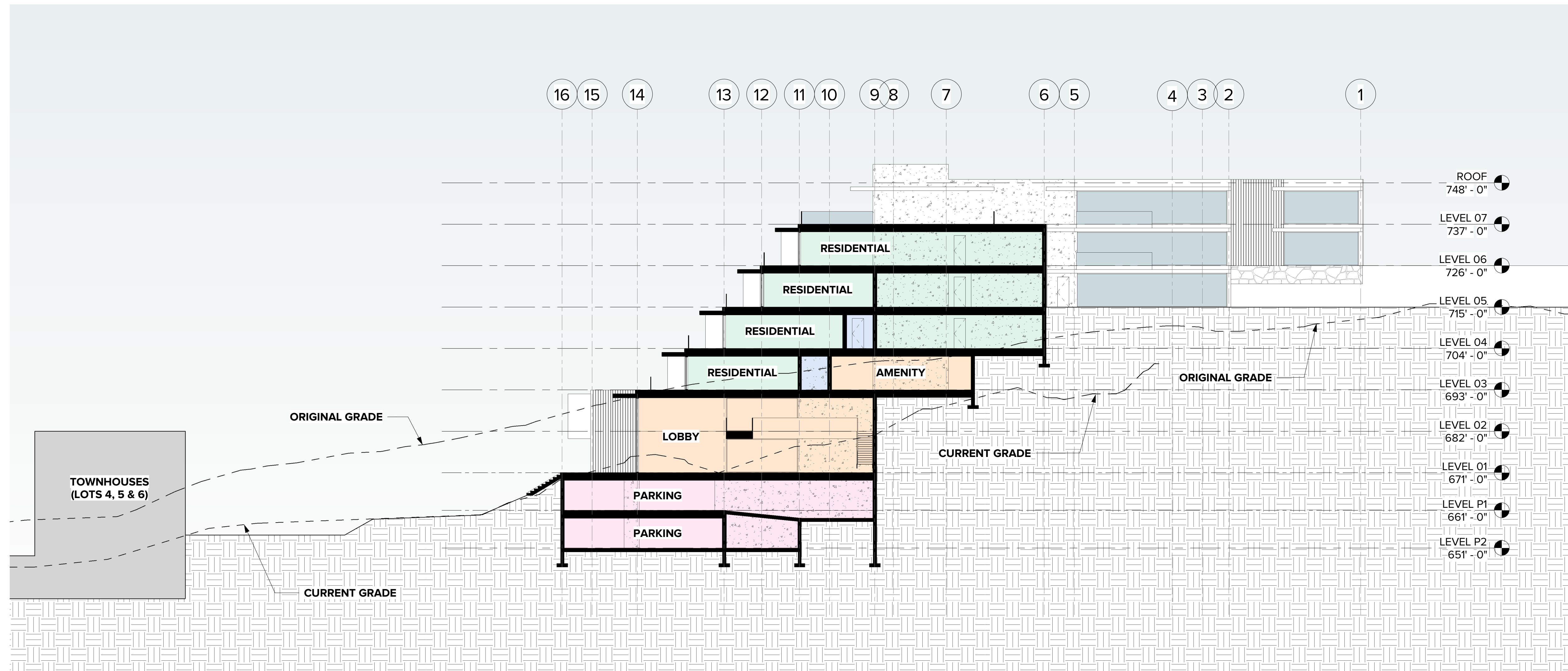
PH 604 926 6058
EMAIL cedric@burgersarchitecture.com

AMBER RISE APARTMENTS
2130 & 2140 UNION COURT
WEST VANCOUVER, BC

1/16" = 1'-0"

A300

LONG SECTION 01



① LONGITUDINAL SECTION 02
1/16" = 1'-0"

ARCHITECT'S SEAL

24-11-17 1 PRELIM RB
YY-MM-DD NO. DESCRIPTION BY

DESIGNED UNDER PART 9, BCBC 2018
MAJOR OCCUPANCY CLASSIFICATION:
GROUP C

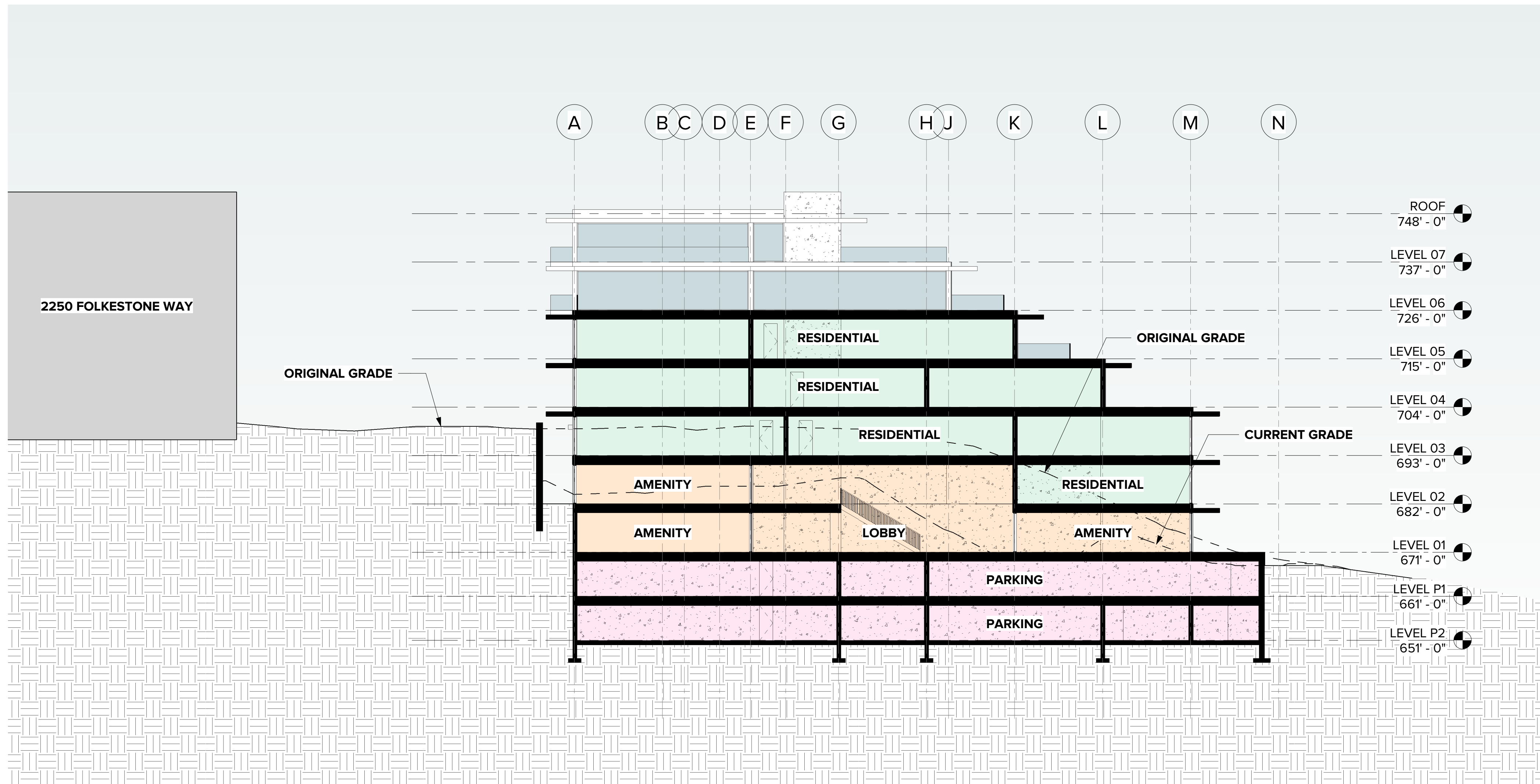
BURGERS ARCHITECTURE
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**AMBER RISE
APARTMENTS**
2130 & 2140 UNION COURT
WEST VANCOUVER, BC

1/16" = 1'-0"

A301
LONG SECTION 02



1 TRANSVERSE SECTION
1/16" = 1'-0"

ARCHITECT'S SEAL

24-11-17 1 PRELIM RB
YY-MM-DD NO. DESCRIPTION BY

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**AMBER RISE
APARTMENTS**
2130 & 2140 UNION COURT
WEST VANCOUVER, BC

1/16" = 1'-0"

A302

TRANSVERSE SECTION