



AMBER RISE LOTS 4, 5 & 6 PRELIMINARY REVIEW

PROJECT TEAM

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ARCHITECT'S SEAL

26-01-16 1 PRELIM REVIEW RB
YY-MM-DD NO. DESCRIPTION BY

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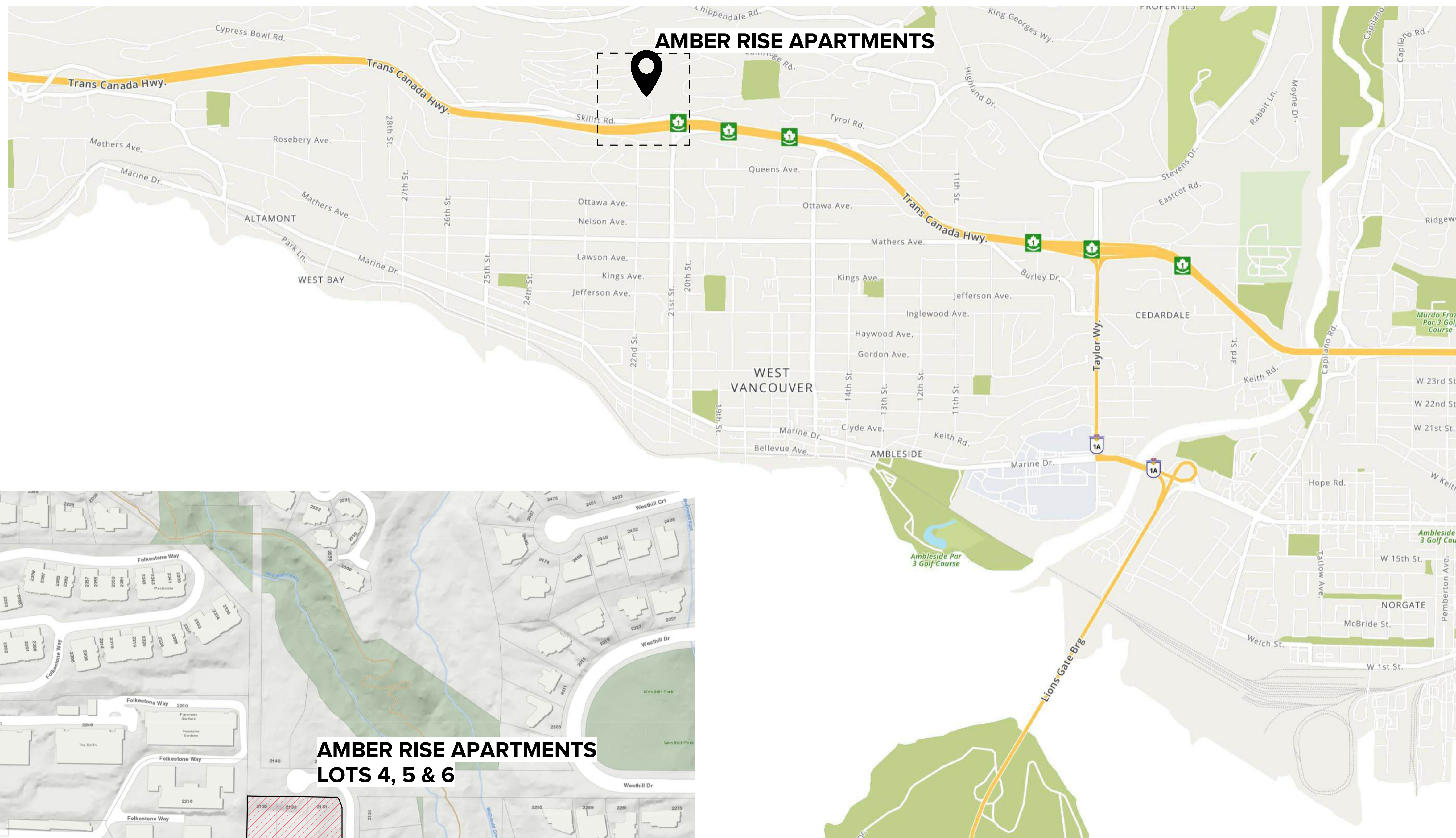
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GROUP C

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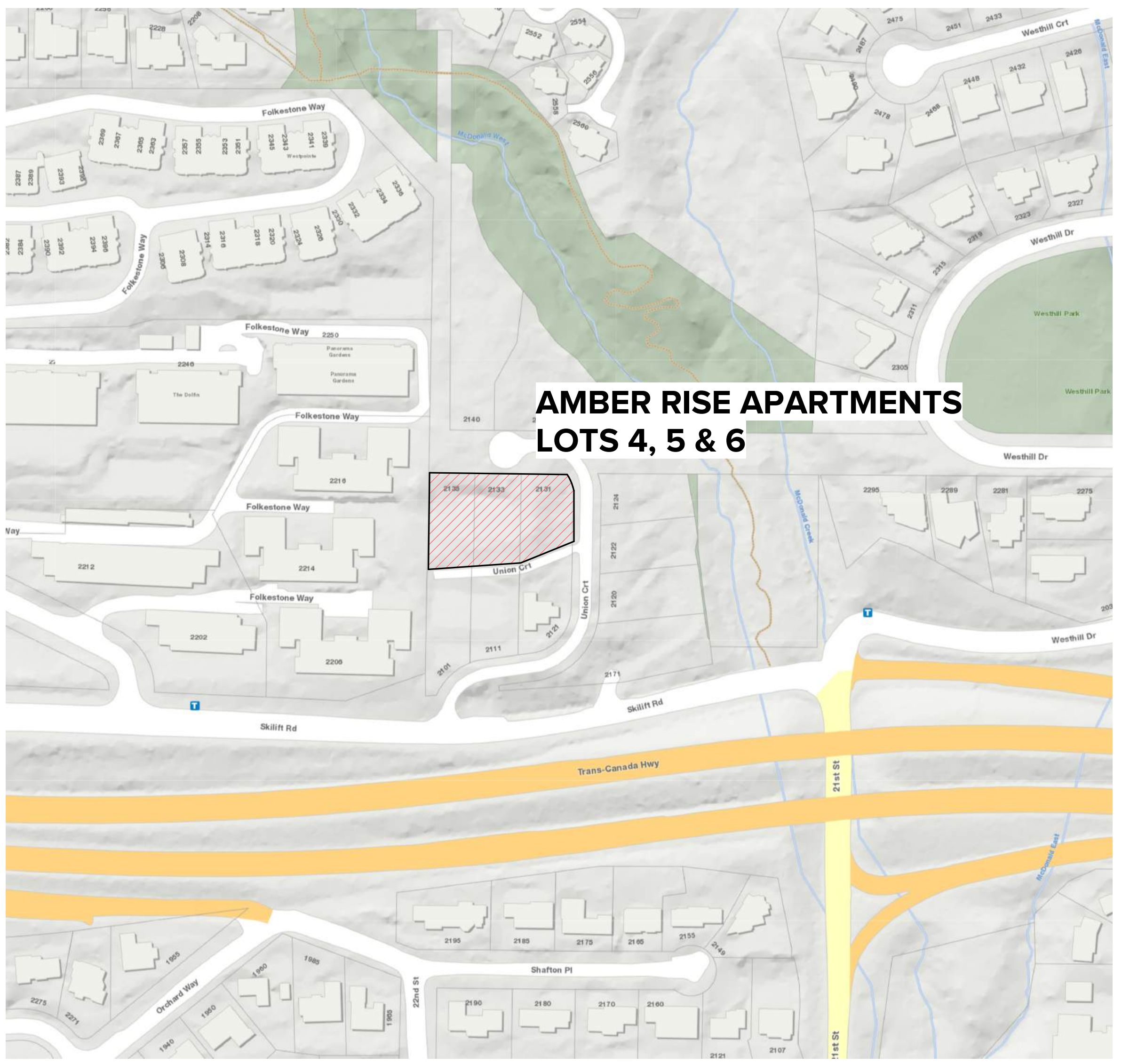
PH 604 926 6058
EMAIL cedric@burgersarchitecture.com

**AMBER RISE
APARTMENTS**
2131-2135 UNION COURT
WEST VANCOUVER, BC

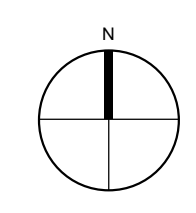
A000
COVER SHEET



1 CITY CONTEXT



2 NEIGHBOURHOOD CONTEXT



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AMBER RISE APARTMENTS
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NOT TO SCALE

A001
 CONTEXT PLAN



1 VIEW OVERLOOKING END OF UNION COURT AND LOTS 5 & 6



2 VIEW OF WEST PROPERTY LINE AND STAIR ACCESS TO TRAIL



3 VIEW SOUTH FROM BETWEEN LOTS 4 & 5



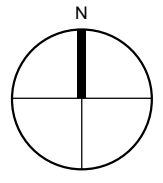
4 VIEW EAST FROM LOT 4



5 VIEW OF NEW ROAD OFF OF UNION COURT



6 SITE PLAN
3/64" = 1'-0"



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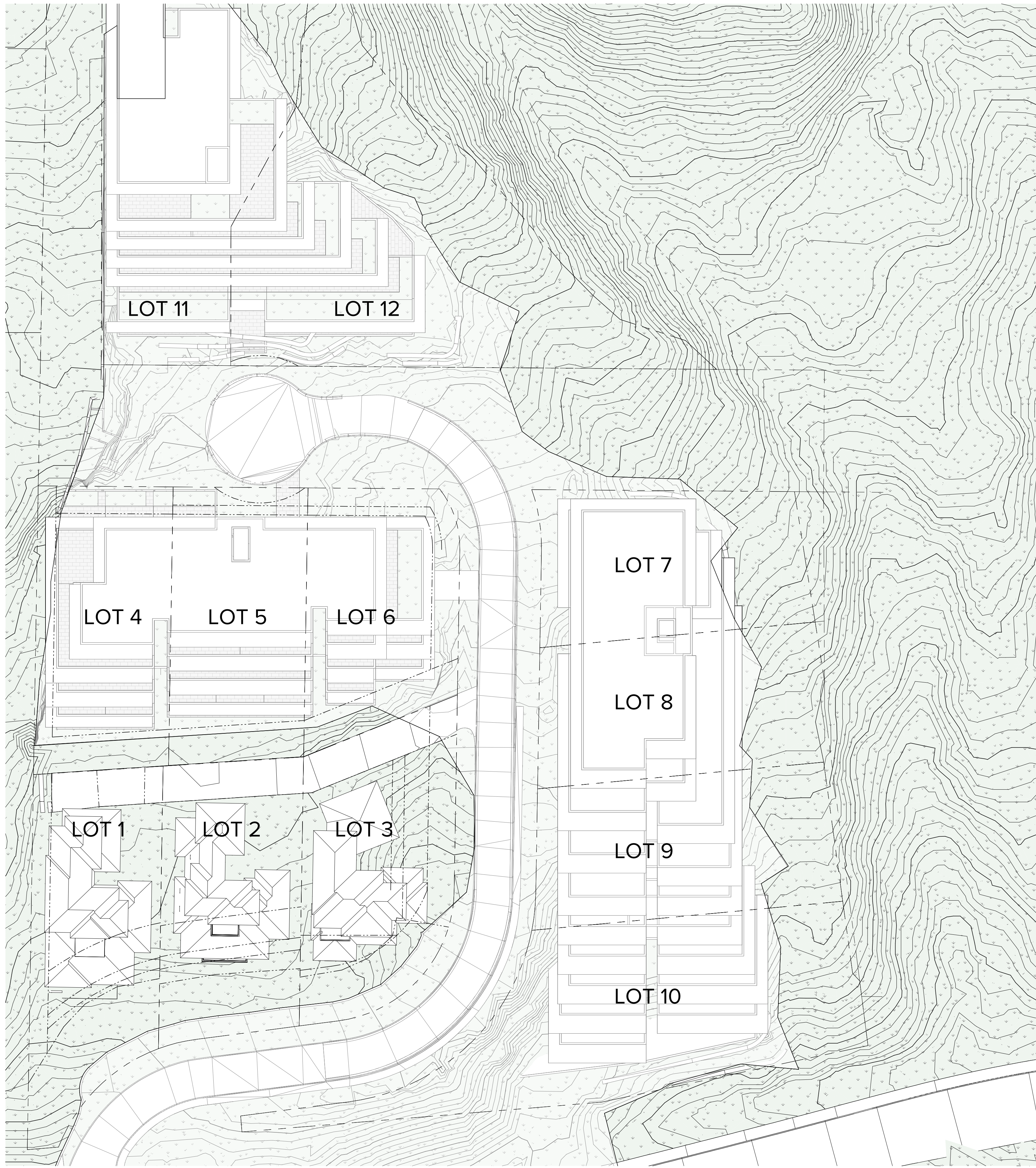
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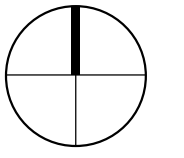
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As indicated

A002
SITE CONTEXT



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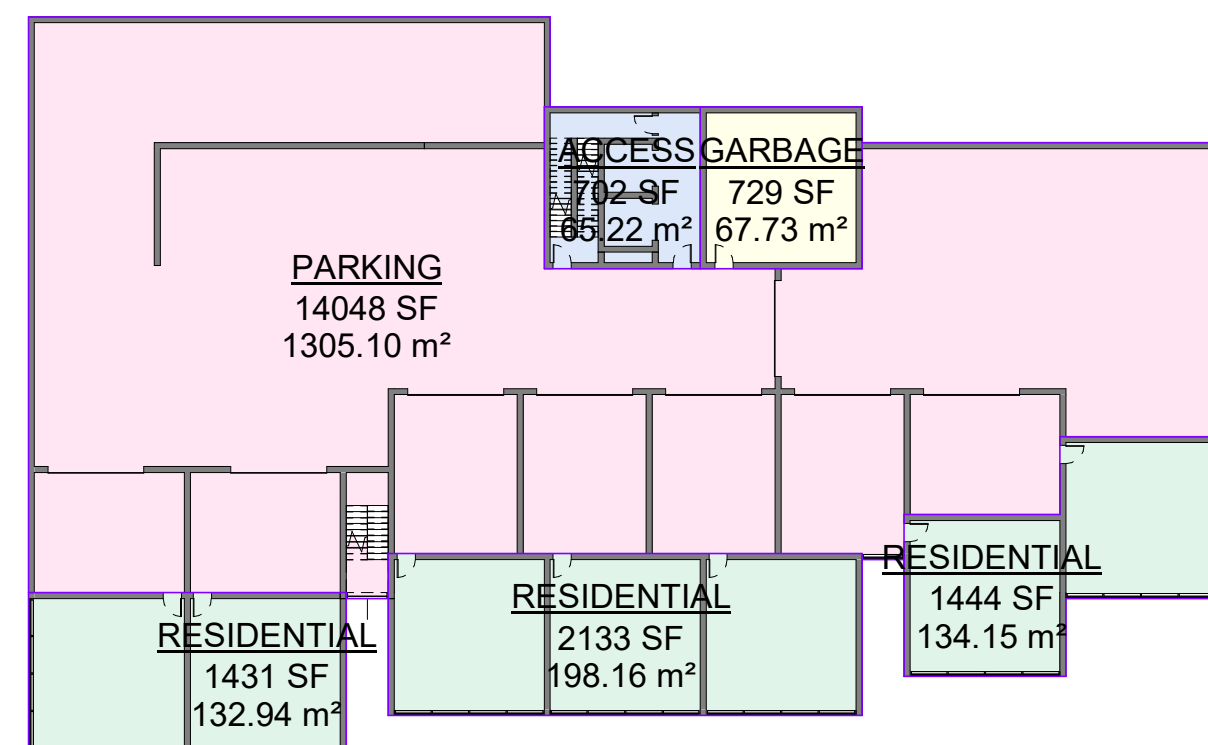
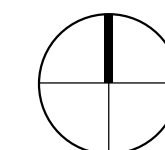
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2131-2135 UNION COURT
WEST VANCOUVER, BC

1/32" = 1'-0"

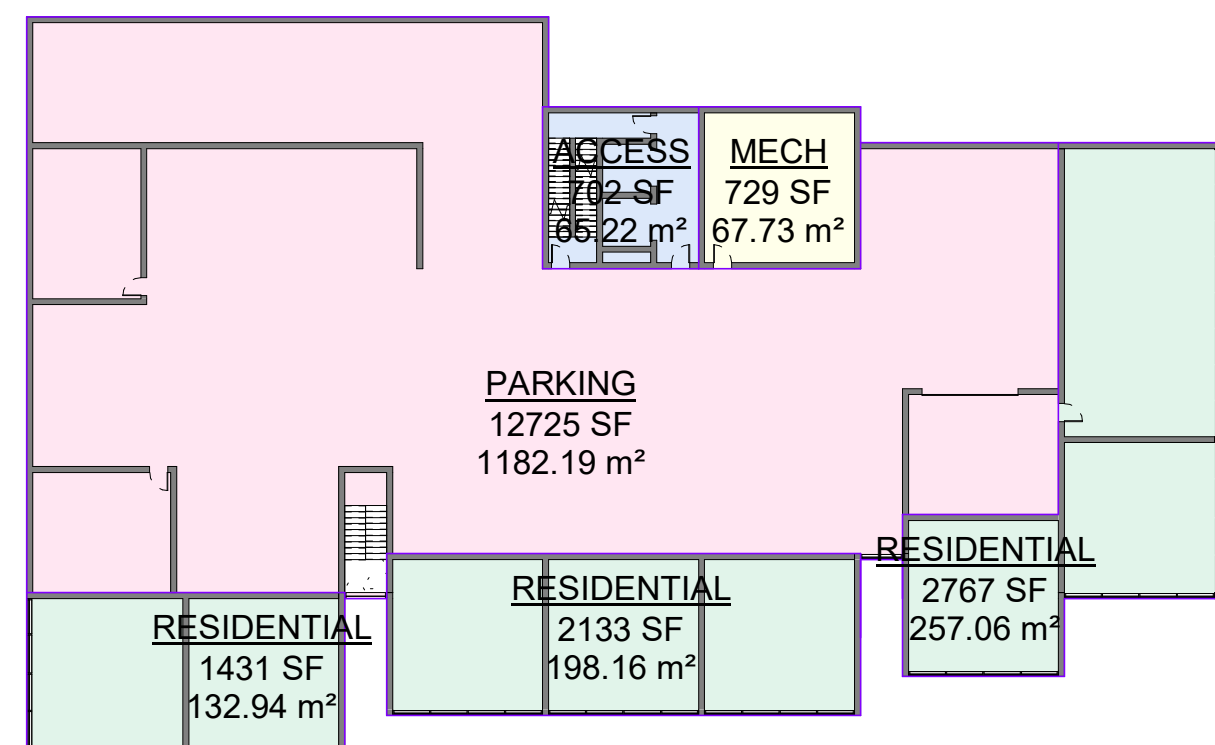
A006

PROPOSED
DEVELOPMENT PLAN

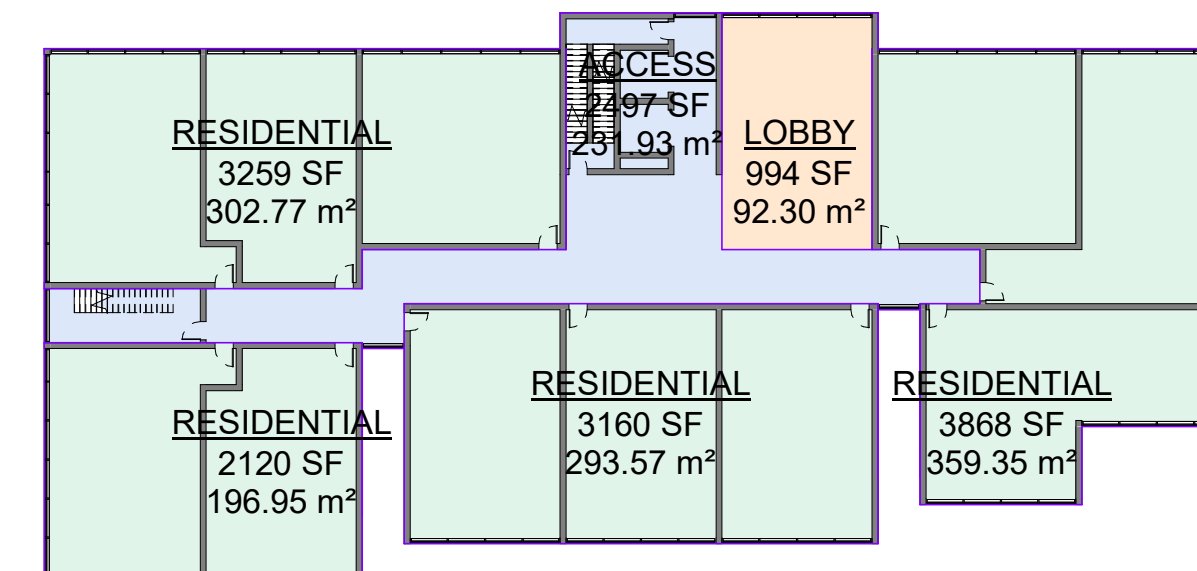
ARCHITECT'S SEAL



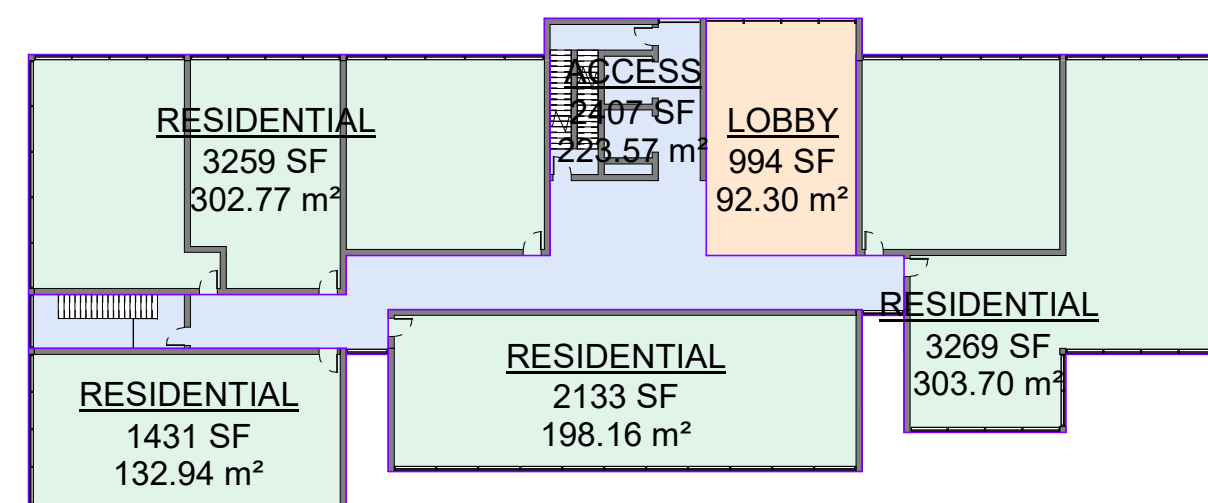
① LEVEL 01
1/32" = 1'-0"



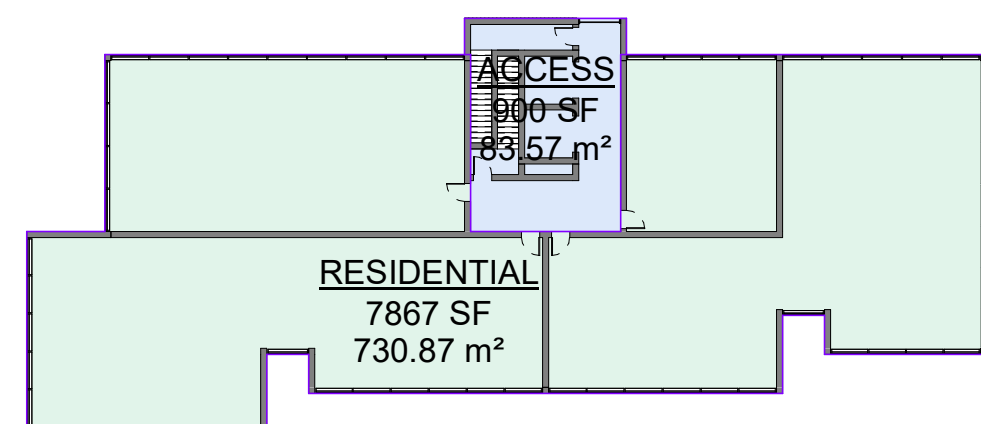
② LEVEL 02
1/32" = 1'-0"



③ LEVEL 03
1/32" = 1'-0"



④ LEVEL 04
1/32" = 1'-0"



⑤ LEVEL 05
1/32" = 1'-0"

- RESIDENTIAL
- PARKING
- STORAGE
- GARBAGE / MECH
- COMMON
- ACCESS

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**AMBER RISE
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As indicated

A021

FLOOR AREA & PARKING

Gross Floor Area

Level	Residential				Area (SF)	Parking		Area (SF)	Area (SF)	Area (SF)	Area (SF)	Area (SF)	Area (SF)	Area (SF)	Total
	1-Bed (#)	2-Bed (#)	3-Bed (#)	Total (#)		Car (#)	Bike (#)								
01				0	5,008	26	10	14,048		729				702	20,487
02		8		8	6,331	25	44	12,725			729			702	20,487
03	10	1		11	12,407								994	2,497	15,898
04	4	3		7	10,092								994	2,407	13,493
05	1	1	2	4	7,867									900	8,767
	15	13	2	30	41,705	51	54	26,773	0	729	729	1,988	0	7,208	79,132
	50%	43%	7%												

Off-Street Car and Bicycle Parking

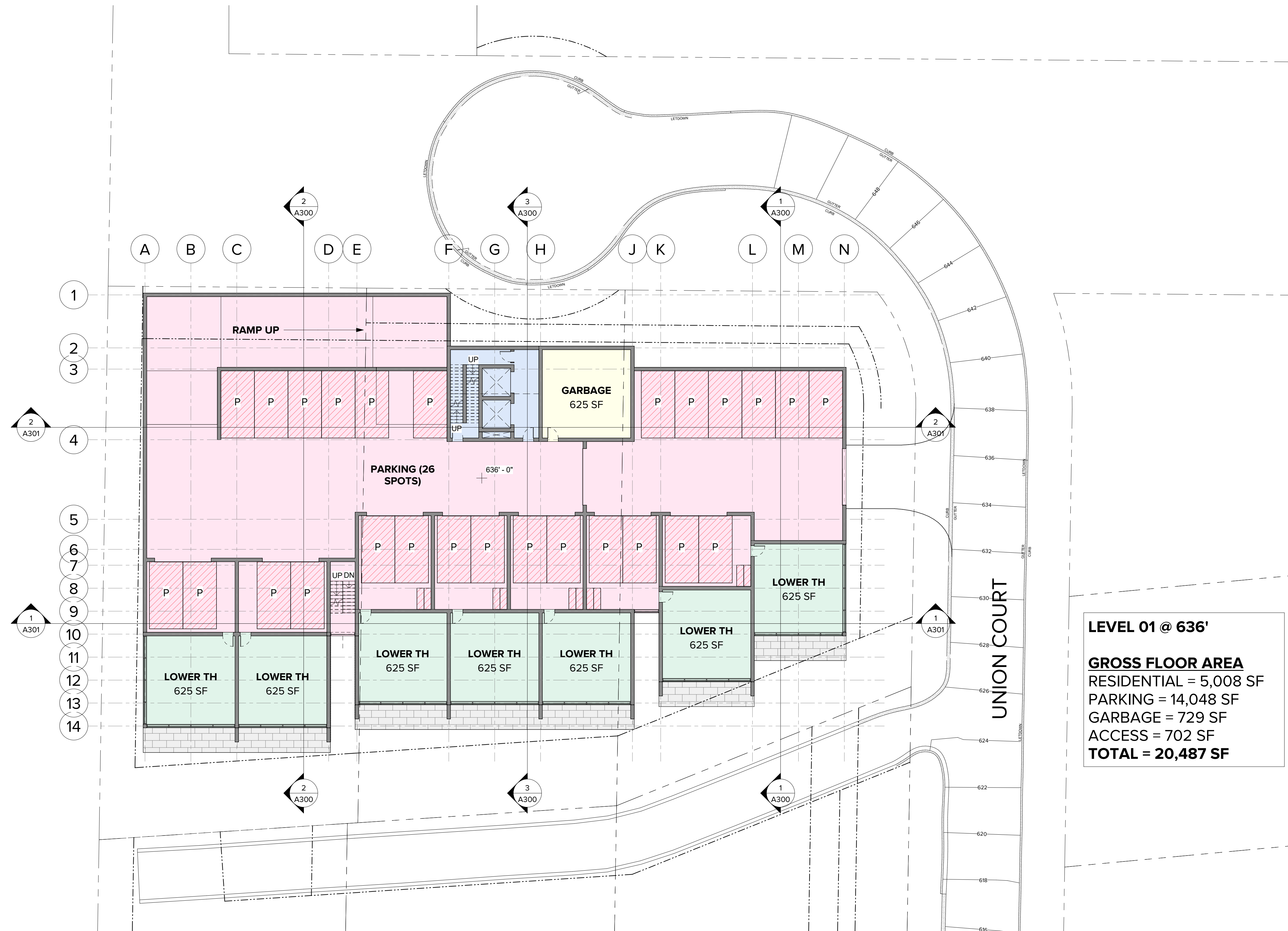
	Bylaw Requirement	Required	Proposed
Residential Car Parking	1.5 spaces per unit	45	45
Visitor Car Parking	20% spaces per unit	6	6
Accessible Car Parking	1 space per 10-75	1	1 (inclusive)
Max. Small Cars	30% of all spaces	15	0
Secure Bicycle Parking	1.5 spaces per unit	45	54
Short Term Bicycle Parking	20% spaces per unit	6	6

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

Site Area	32,690
Number of Residential Units	30
Total Car Parking Spaces	51
Total Bicycle Parking Spaces	60
Gross Floor Area Ratio (Residential)	1.28
Gross Floor Area Ratio (Total)	1.45

1. 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."

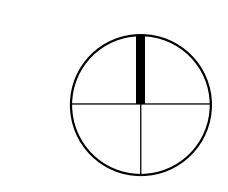
2. As per 120.21(2), floor area shall not include "open balconies, open terraces and exterior steps; one entrance lobby per building provided that it is exclusively for residential use; common recreation rooms and swimming pools; common floor area (hallways, elevator shafts and stairwells, boiler rooms, 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."



LEVEL 01 @ 636'

GROSS FLOOR AREA
 RESIDENTIAL = 5,008 SF
 PARKING = 14,048 SF
 GARBAGE = 729 SF
 ACCESS = 702 SF
TOTAL = 20,487 SF

ARCHITECT'S SEAL



- RESIDENTIAL
- PARKING
- STORAGE
- GARBAGE / MECH
- COMMON
- ACCESS

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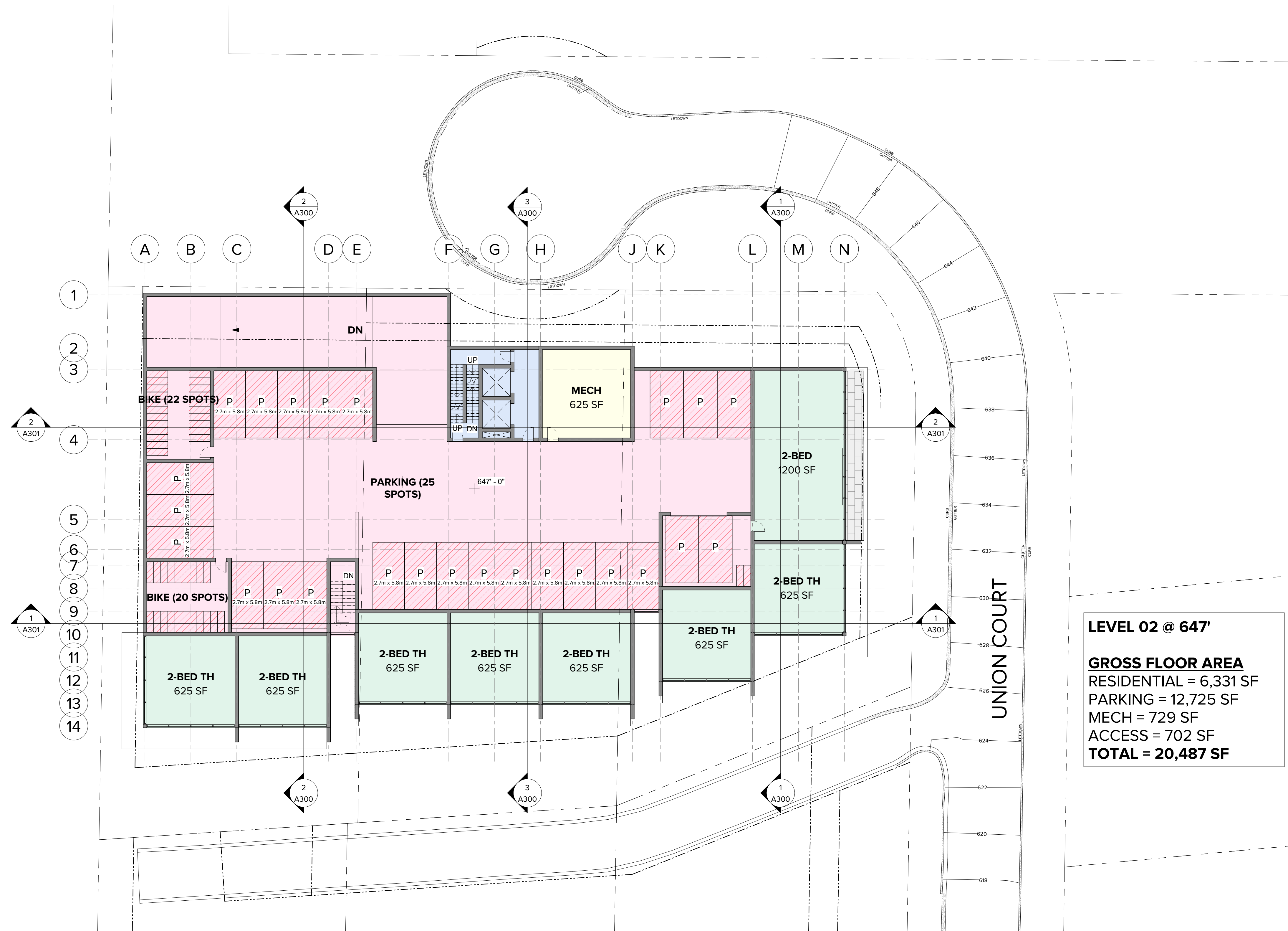
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 2131-2135 UNION COURT
 WEST VANCOUVER, BC

As indicated

A100
 LEVEL 01 CONTEXT PLAN

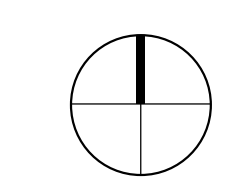
BURGERS ARCHITECTURE BURGERS ARCHITECTURE



LEVEL 02 @ 647'

GROSS FLOOR AREA
 RESIDENTIAL = 6,331 SF
 PARKING = 12,725 SF
 MECH = 729 SF
 ACCESS = 702 SF
TOTAL = 20,487 SF

ARCHITECT'S SEAL



- RESIDENTIAL
- PARKING
- STORAGE
- GARBAGE / MECH
- COMMON
- ACCESS

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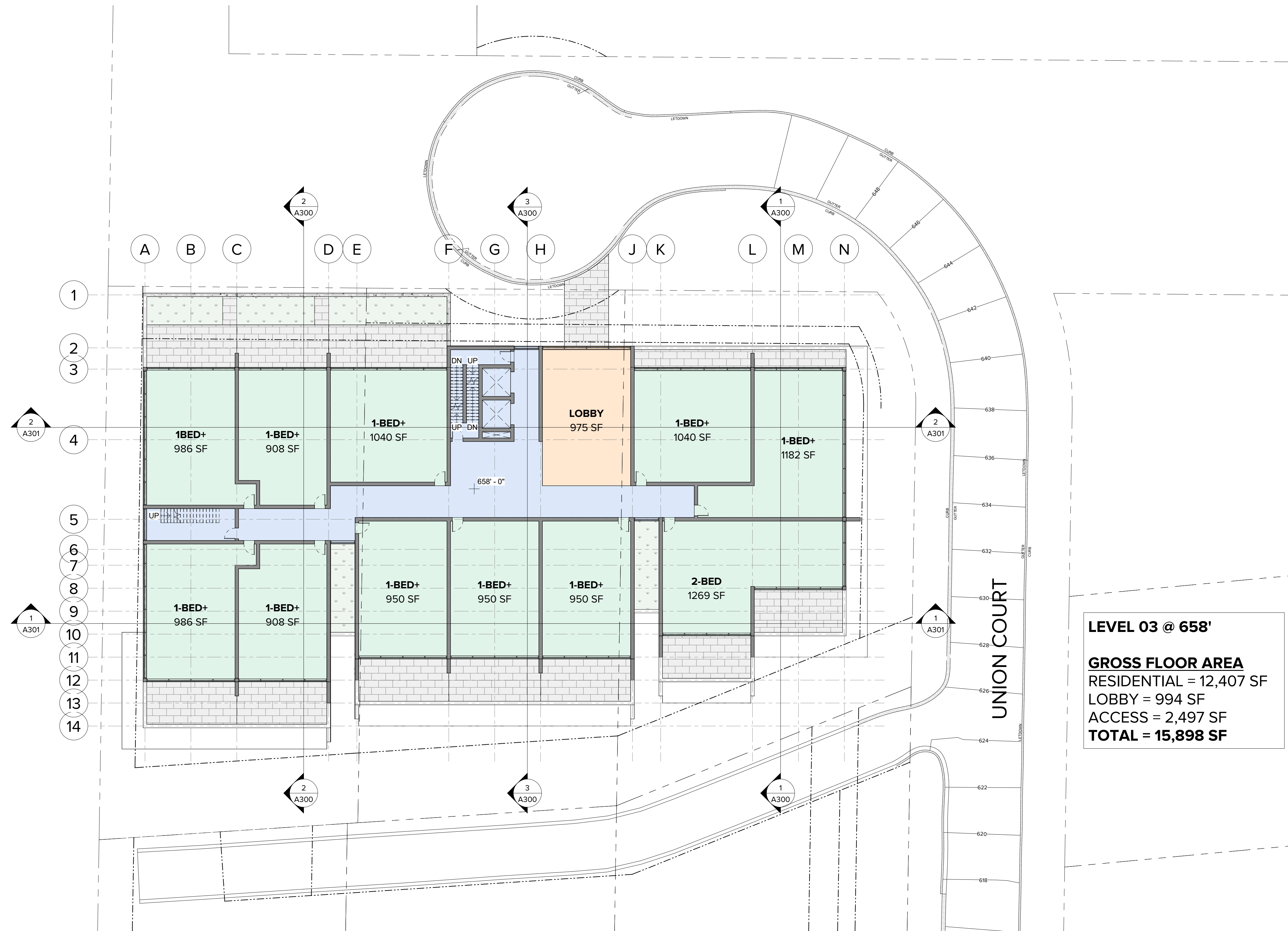
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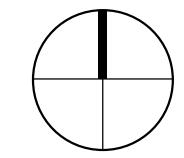
A101
 LEVEL 02 CONTEXT
 PLAN



LEVEL 03 @ 658'

GROSS FLOOR AREA
 RESIDENTIAL = 12,407 SF
 LOBBY = 994 SF
 ACCESS = 2,497 SF
TOTAL = 15,898 SF

ARCHITECT'S SEAL



- RESIDENTIAL
- PARKING
- STORAGE
- GARBAGE / MECH
- COMMON
- ACCESS

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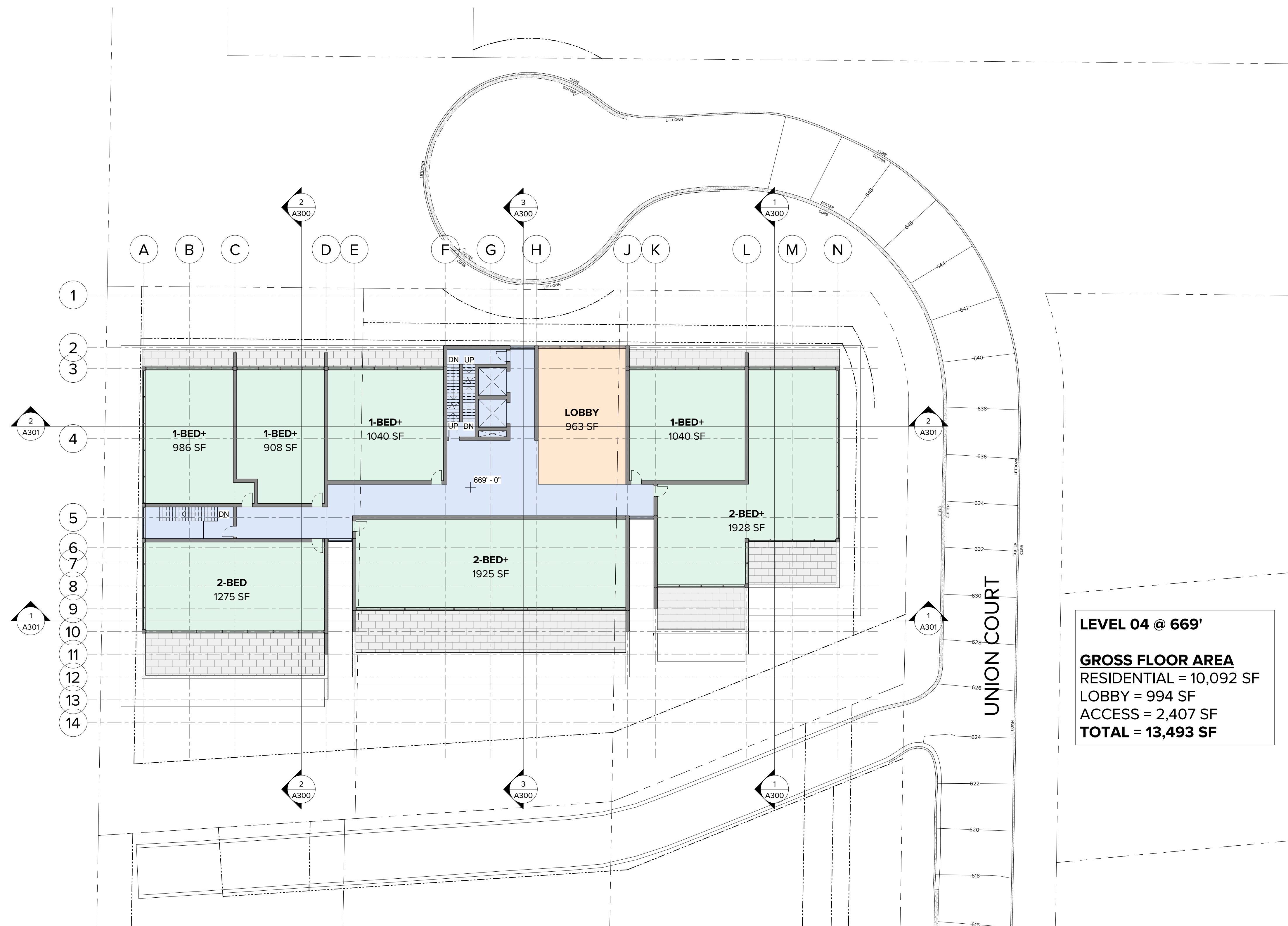
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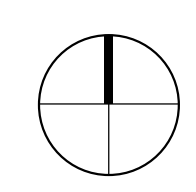
A102
 LEVEL 03 CONTEXT PLAN



LEVEL 04 @ 669'

GROSS FLOOR AREA
 RESIDENTIAL = 10,092 SF
 LOBBY = 994 SF
 ACCESS = 2,407 SF
TOTAL = 13,493 SF

ARCHITECT'S SEAL



- RESIDENTIAL
- PARKING
- STORAGE
- GARBAGE / MECH
- COMMON
- ACCESS

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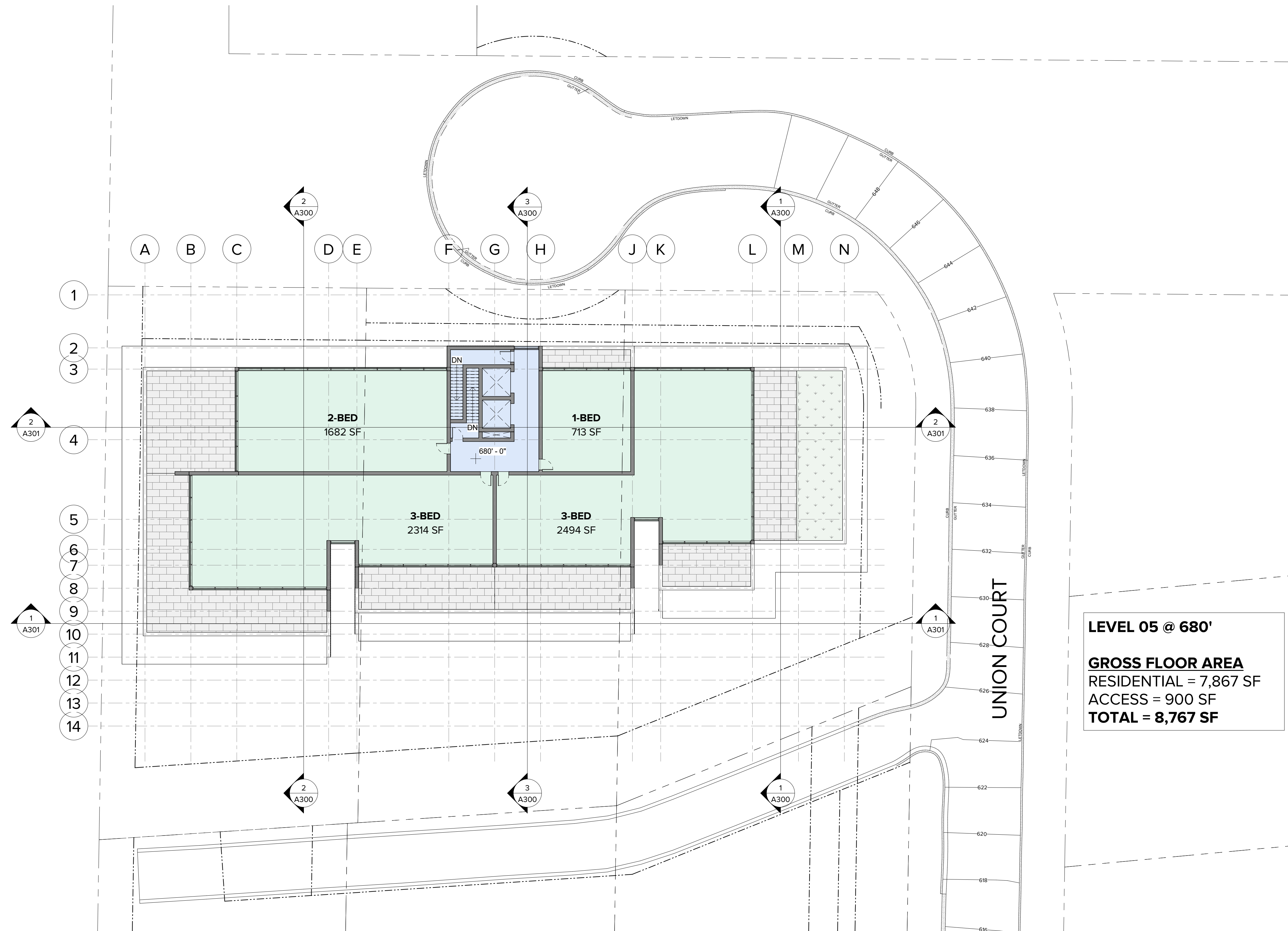
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AMBER RISE APARTMENTS
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 WEST VANCOUVER, BC

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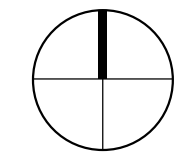
A103
 LEVEL 04 CONTEXT PLAN



LEVEL 05 @ 680'

GROSS FLOOR AREA
 RESIDENTIAL = 7,867 SF
 ACCESS = 900 SF
TOTAL = 8,767 SF

ARCHITECT'S SEAL



- RESIDENTIAL
- PARKING
- STORAGE
- GARBAGE / MECH
- COMMON
- ACCESS

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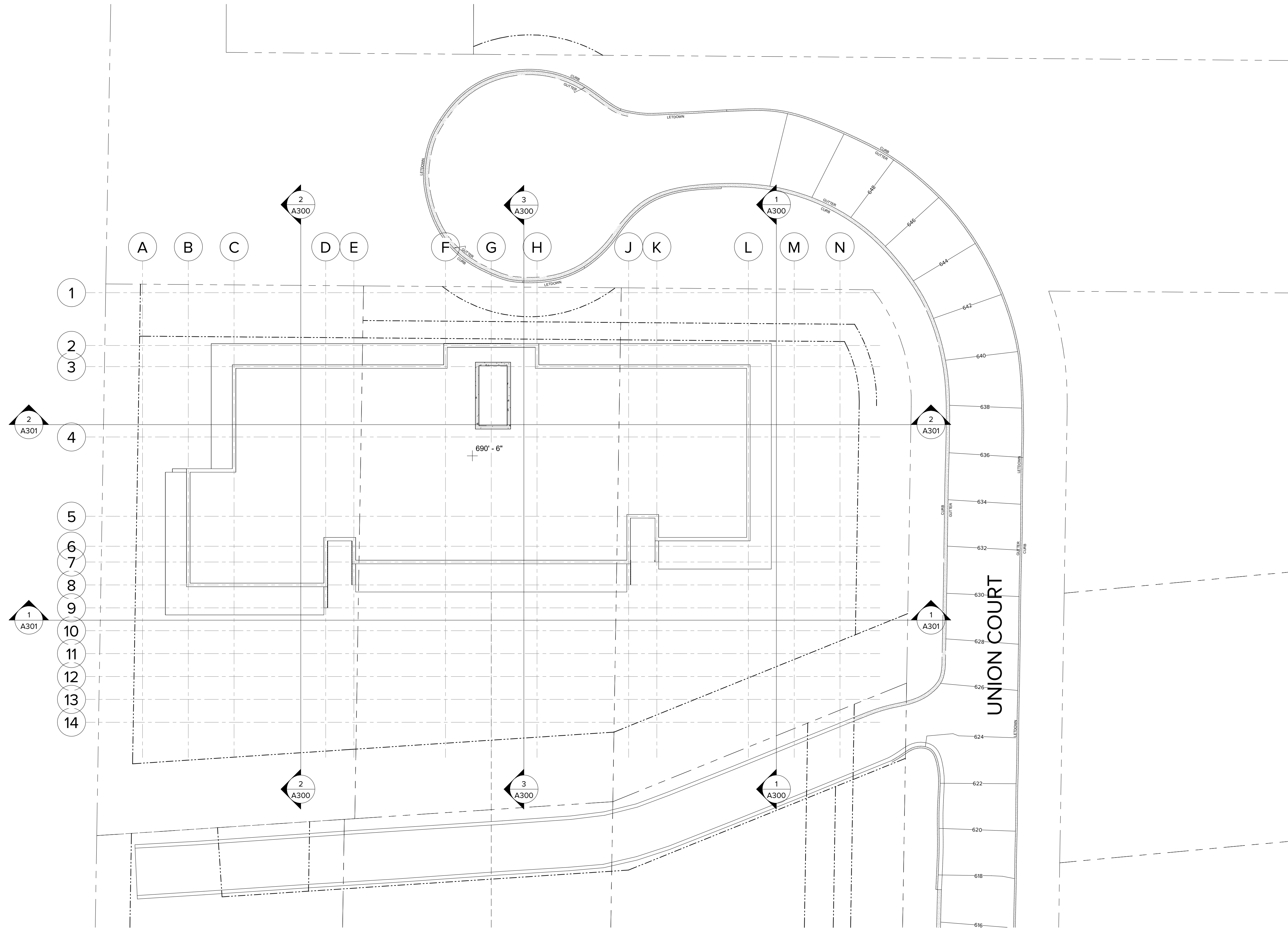
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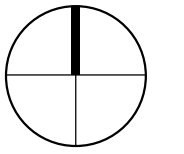
As indicated

A104

LEVEL 05 CONTEXT
 PLAN



ARCHITECT'S SEAL



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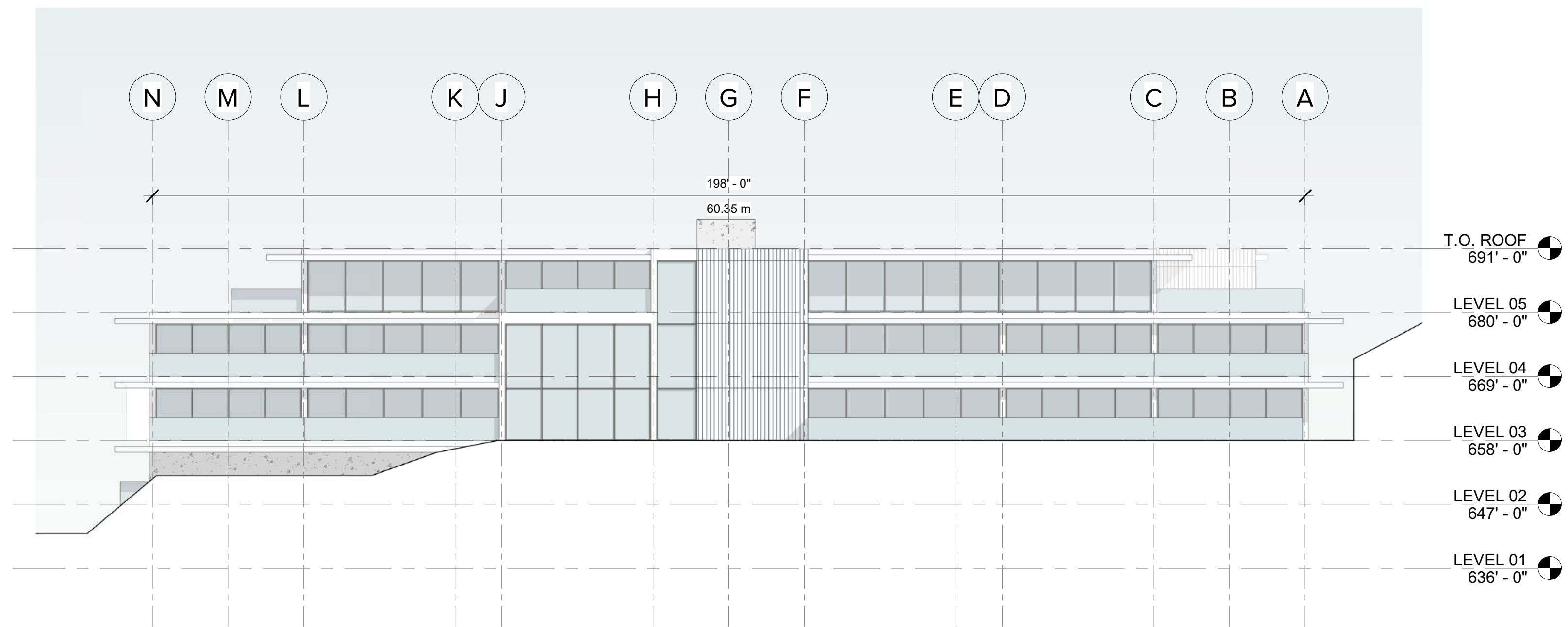
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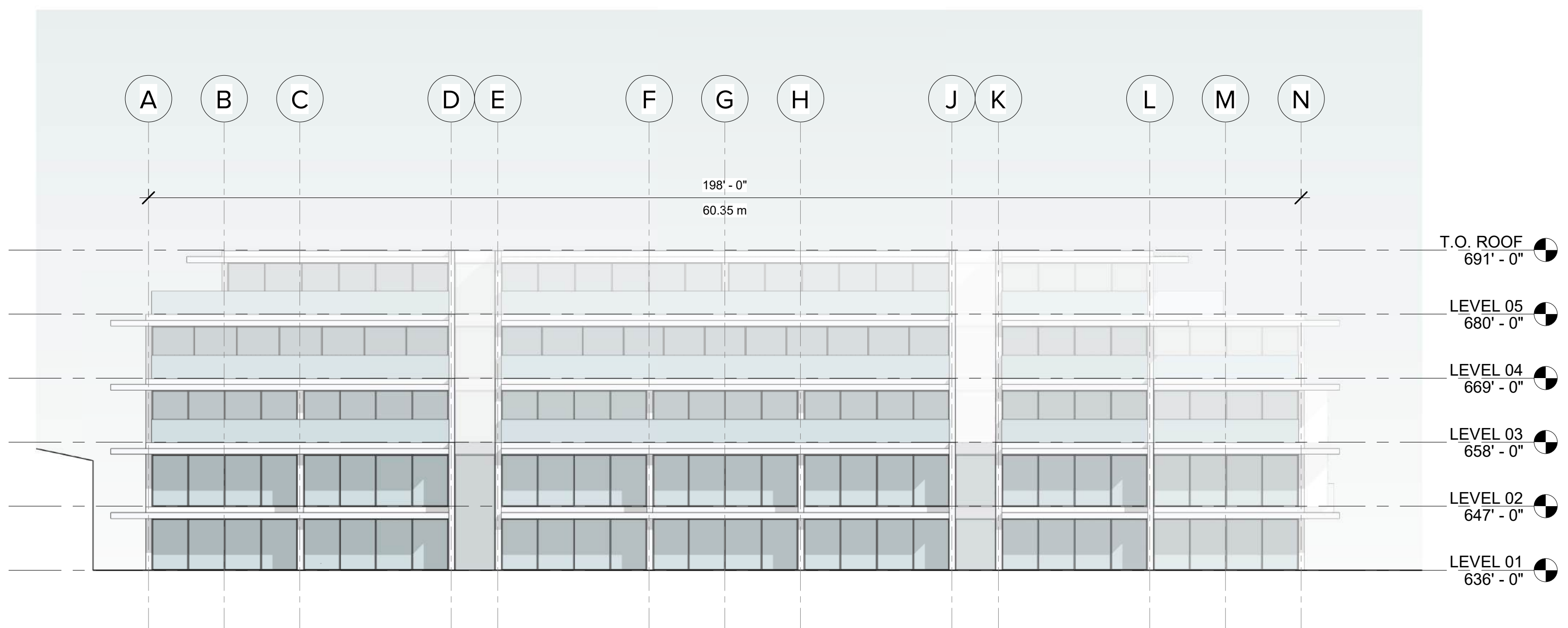
1/16" = 1'-0"

A105

ROOF PLAN



② NORTH ELEVATION
1/16" = 1'-0"



① SOUTH ELEVATION
1/16" = 1'-0"

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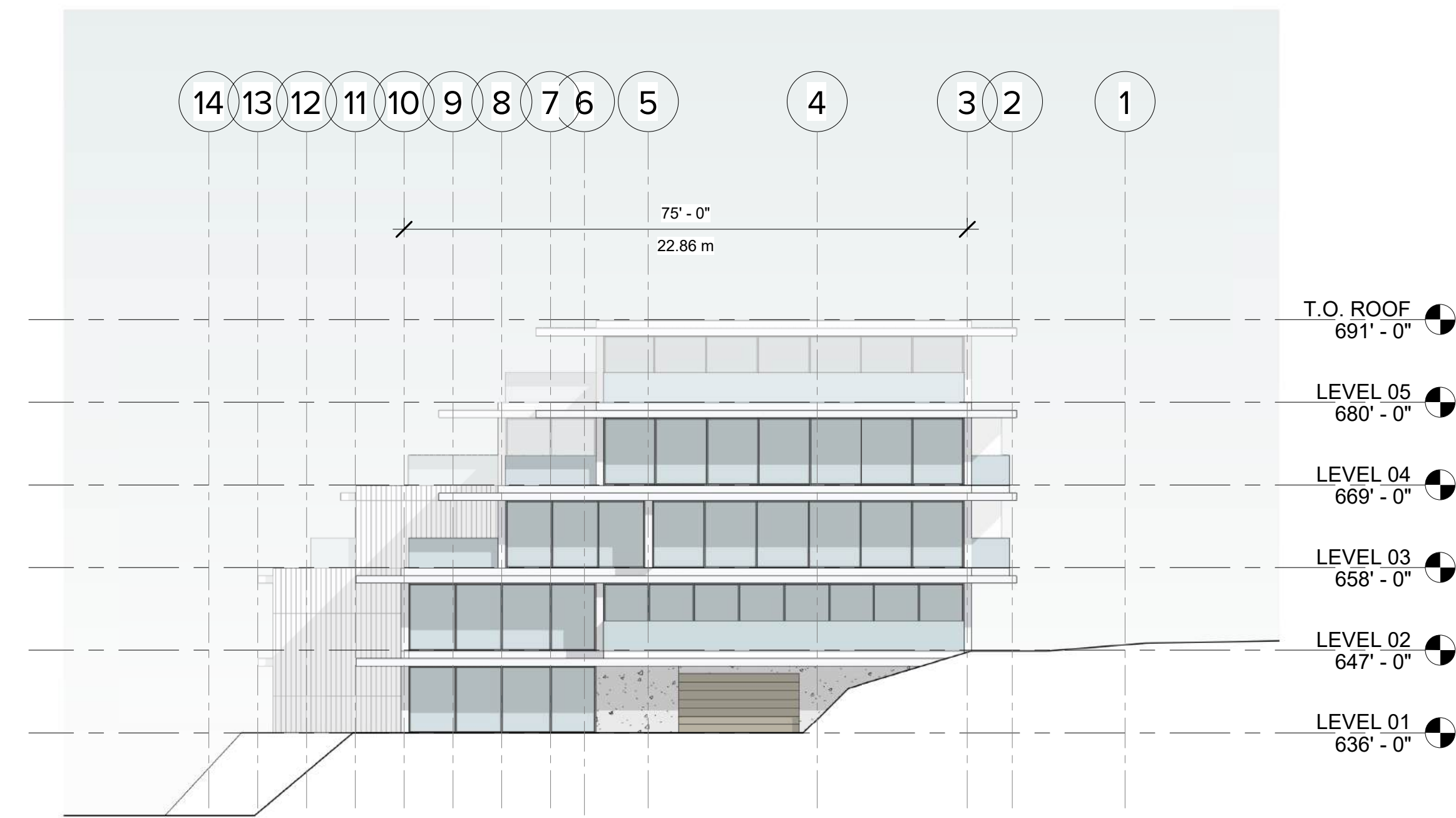
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1/16" = 1'-0"

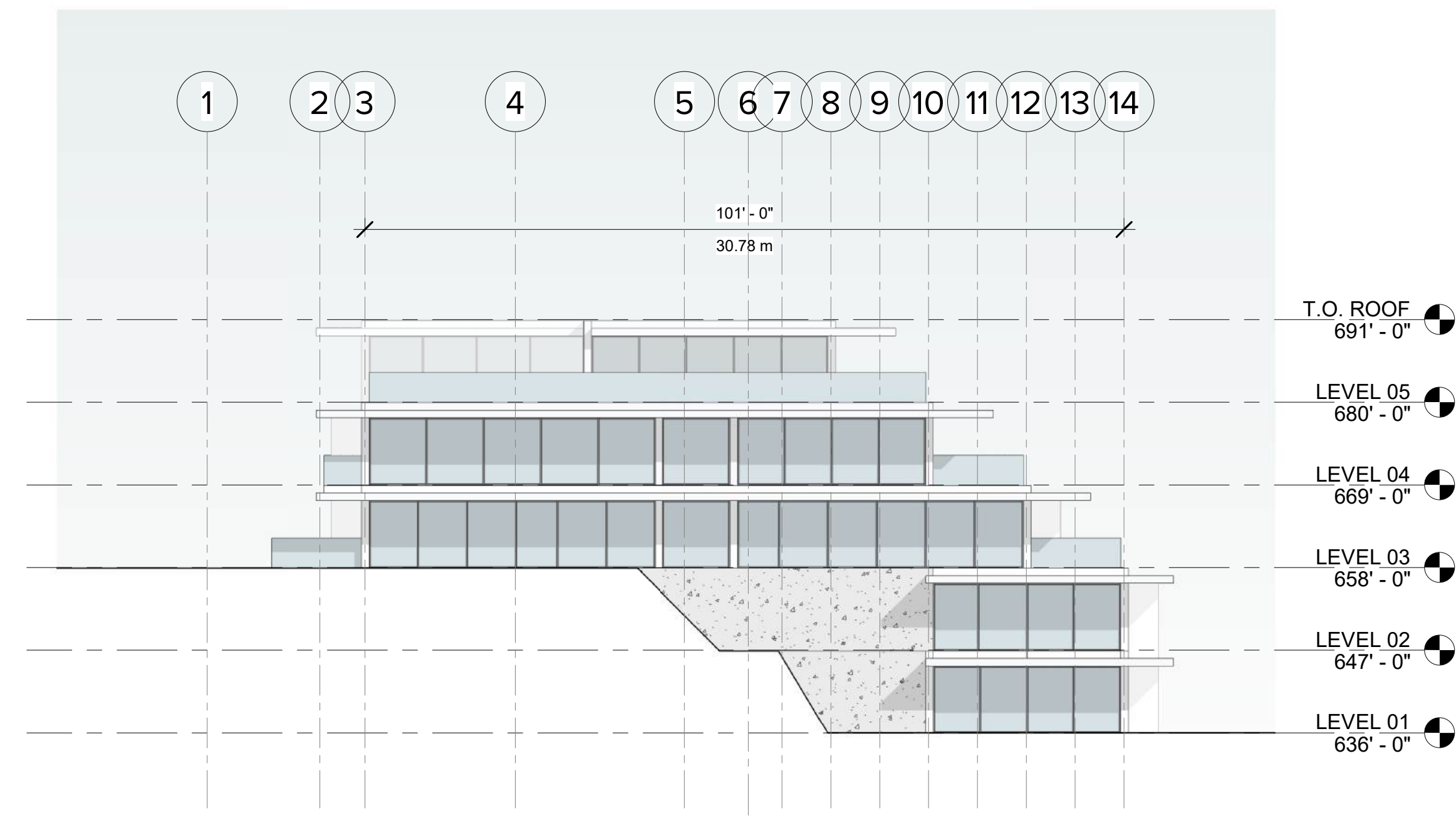
A200

NORTH & SOUTH
ELEVATION

ARCHITECT'S SEAL



② EAST ELEVATION
1/16" = 1'-0"



① WEST ELEVATION
1/16" = 1'-0"

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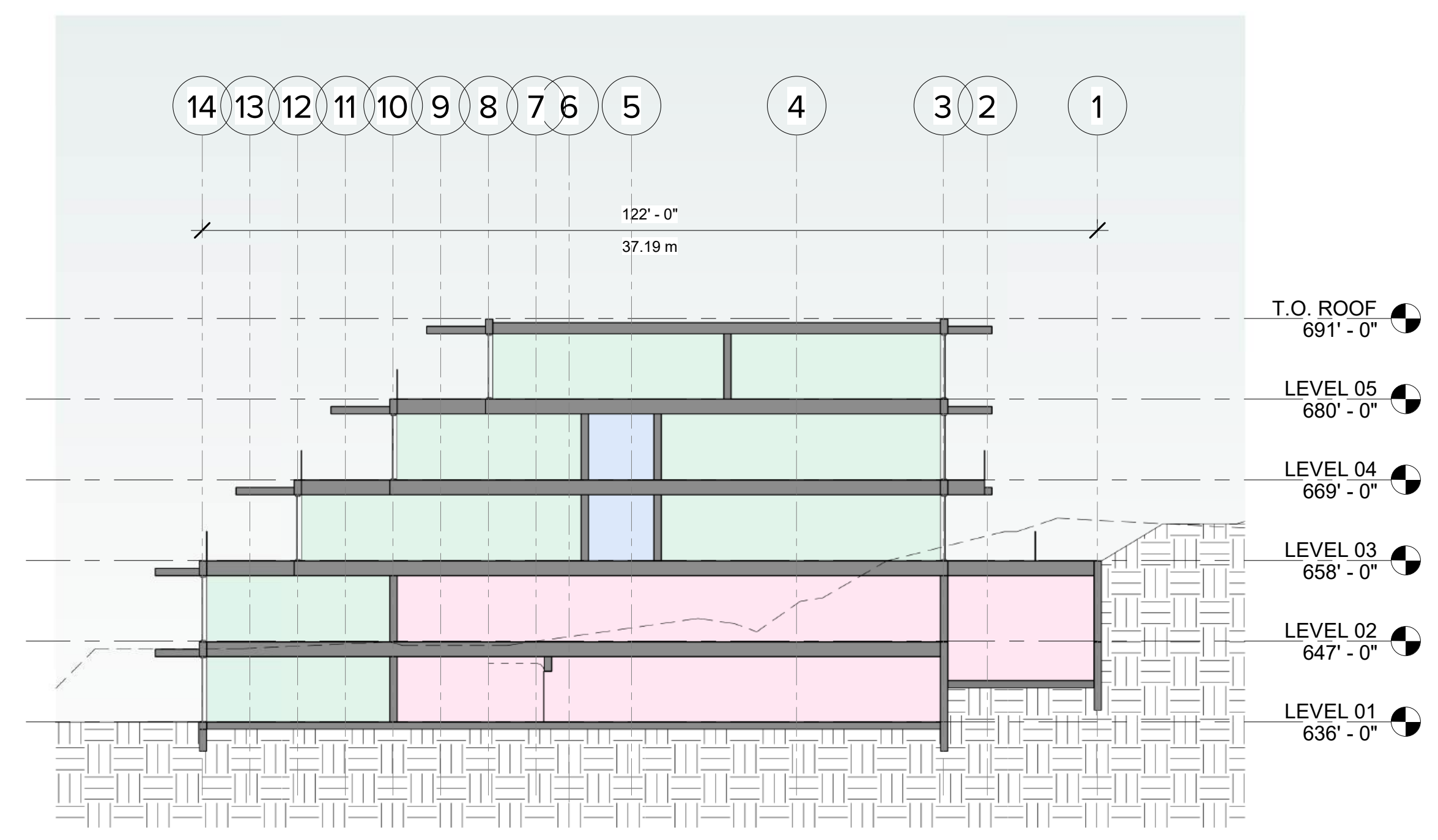
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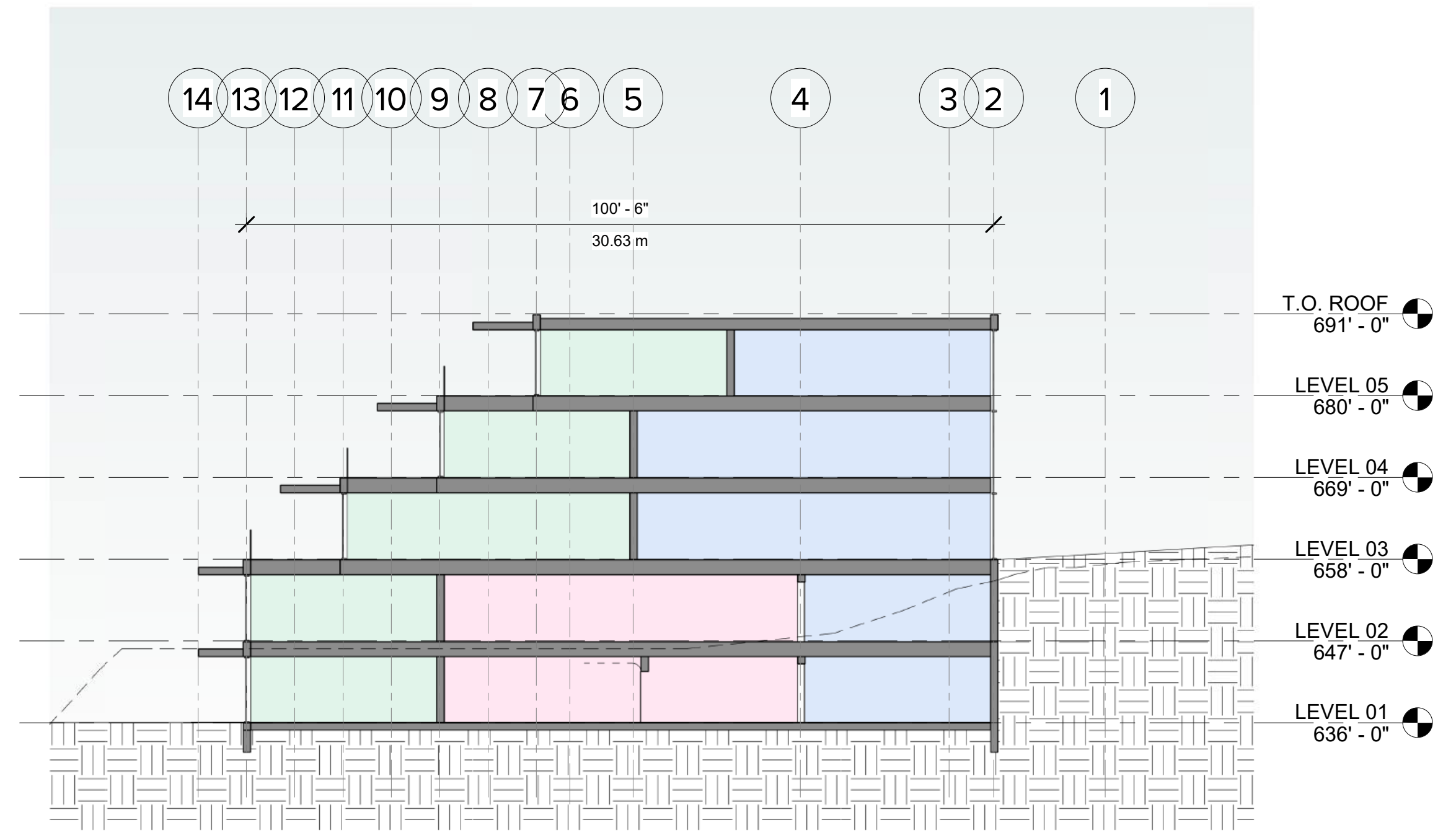
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EAST & WEST ELEVATION

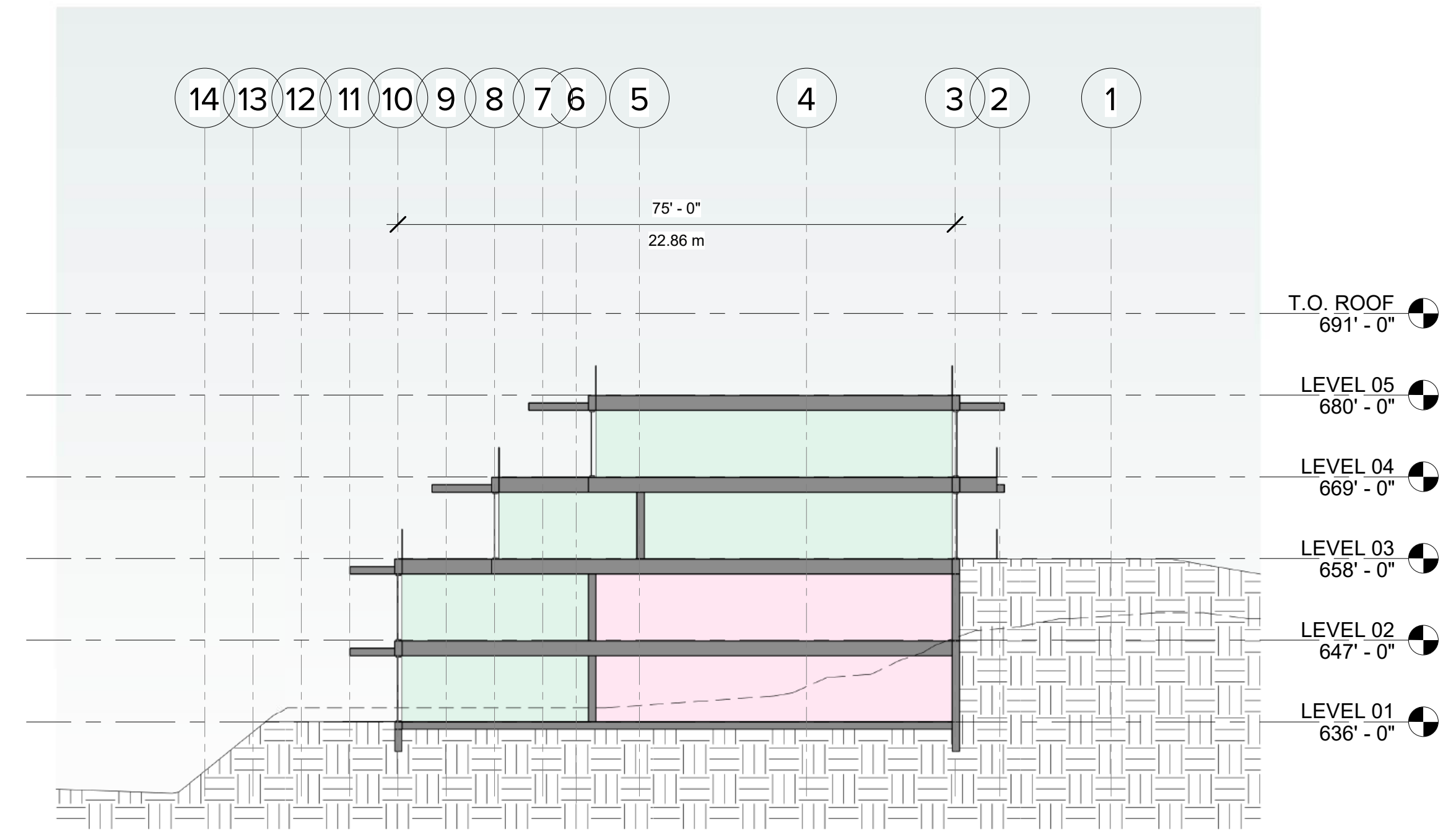
ARCHITECT'S SEAL



② LONGITUDINAL SECTION 01 N-S
1/16" = 1'-0"



③ LONGITUDINAL SECTION 02 N-S
1/16" = 1'-0"



① LONGITUDINAL SECTION 03 N-S
1/16" = 1'-0"

- RESIDENTIAL
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- STORAGE
- GARBAGE / MECH
- COMMON
- ACCESS

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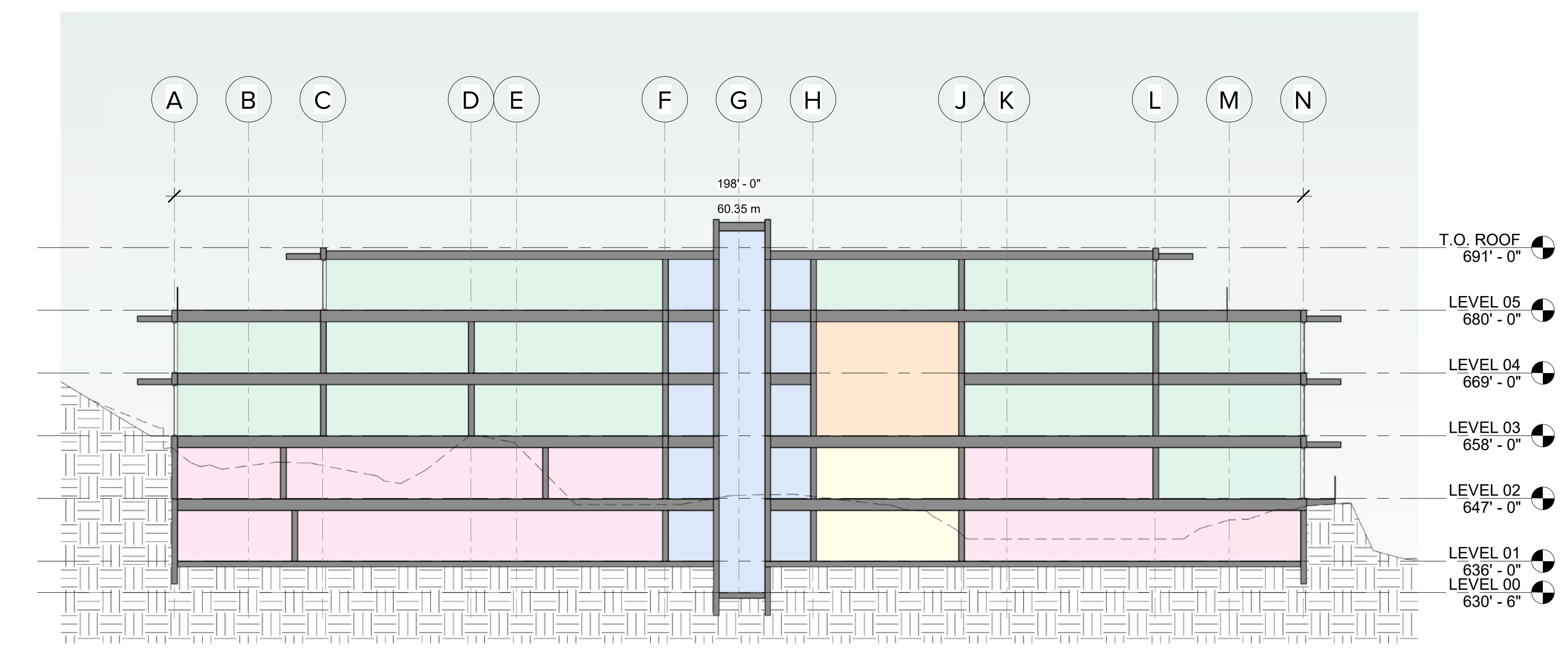
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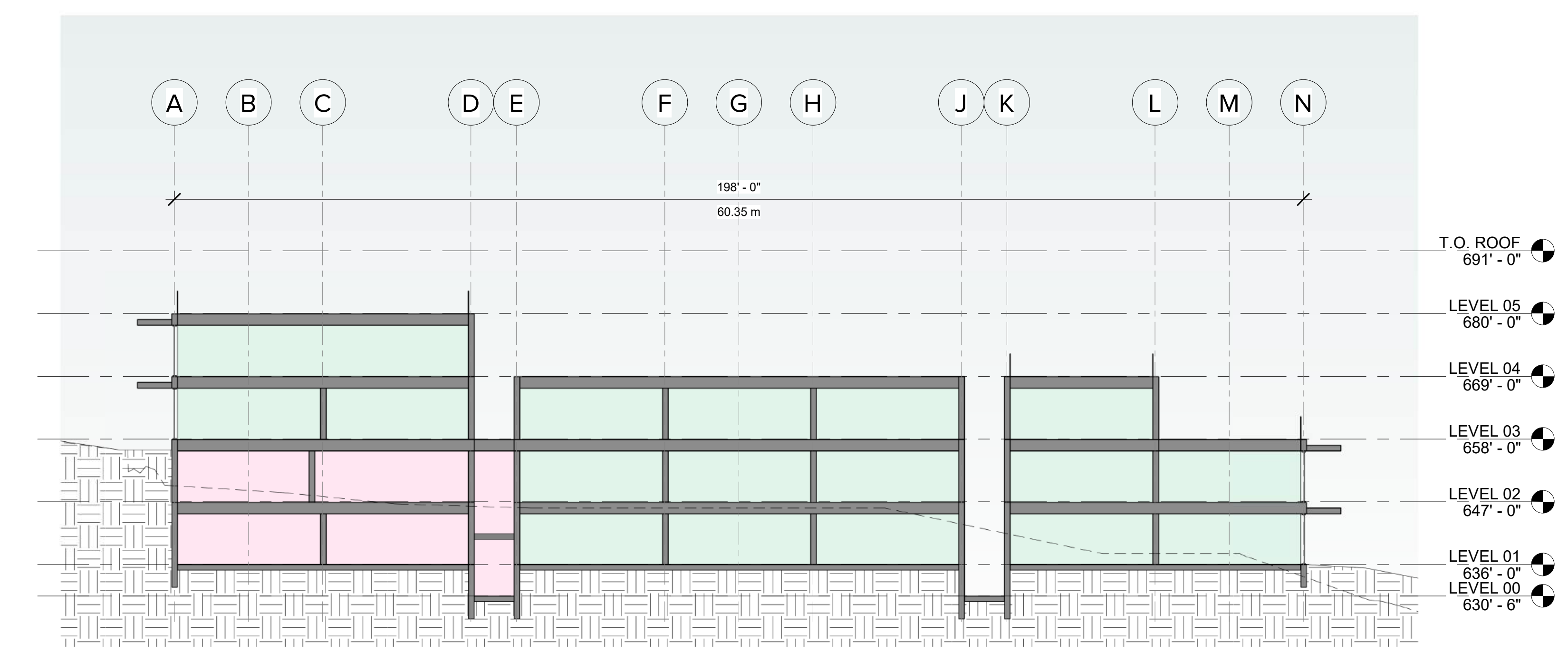
A300
LONGITUDINAL BUILDING
SECTION 01, 02 & 03

ARCHITECT'S SEAL



② TRANSVERSE SECTION 01 E-W
1/16" = 1'-0"

- RESIDENTIAL
- PARKING
- STORAGE
- GARBAGE / MECH
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- ACCESS



① TRANSVERSE SECTION 02 E-W
1/16" = 1'-0"

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A301

TRANSVERSE BUILDING
SECTION 01 & 02



④ NE CORNER BIRD'S EYE VIEW



② NW CORNER BIRD'S EYE VIEW



③ SW CORNER BIRD'S EYE VIEW



① SE CORNER BIRD'S EYE VIEW

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**AMBER RISE
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A900

3D VIEWS



③ VIEW FROM CUL-DE-SAC



② VIEW FROM UNION COURT



① VIEW FROM TOP OF UNION COURT

ARCHITECT'S SEAL

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