

NOTES:

1. ALL ARCHITECTURAL PLANS REFLECT GENERAL STRATA LOT CONFIGURATION LAYOUTS FOR DESIGN DEVELOPMENT PURPOSES ONLY. ALL PLANS ARE APPROXIMATE REPRESENTATIONS OF EXISTING CONDITIONS DERIVED FROM STRATA LOT PLANS PROVIDED BY CHAPMAN LAND SURVEYING LTD.
2. LEVEL 2 STRATA LOT PLAN INFORMATION HAS BEEN USED TO INFER LEVEL 3 INTERIOR WALLS WHERE APPLICABLE AND LEVEL 3 STRATA LOT PLAN INFORMATION HAS BEEN USED WHERE APPLICABLE TO INFER INFORMATION ON LEVEL 2. SEE NOTE 1.
3. ALL DIMENSIONS SHOWN ON ALL ARCHITECTURAL DRAWINGS ARE APPROXIMATE ONLY.
4. SUITE AND FLOOR PLANS SHOWN WERE DEVELOPED USING GRAPHIC INFORMATION PROVIDED BY MEASURE MASTERS DRAWINGS AND STRATA PLAN SURVEY INFORMATION.

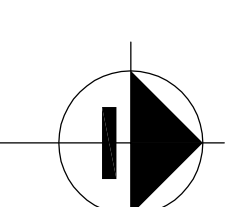
STRATA LOTS AREA:

SL 3 - UNIT 101	EXISTING	NEW	NEW BALCONY ENCLOSURE
LEVEL 2	184.82sm (1,989.5sf)	1.53sm (16.5sf) closet	3.84sm (40.4sf)
LEVEL 3	23.27sm (250.5sf)	-2.22+0.78+3.71=2.26sm(24.4sf)	
SUBTOTAL:		3.79sm (40.9sf)	
TOTAL:	208.09sm (2,240.0sf)	211.89sm (2,280.9sf)	3.84sm (40.4sf)

INCREASED AREA SHOWN SUBJECT TO THE FOLLOWING:

- OWNER OBTAINING LEGAL ADVICE
- VERIFICATION OF STRATA ACT AREA ALLOWANCES
- DISTRICT OF WEST VANCOUVER CONSIDERATION
- STRATA CORPORATION APPROVAL

* ADDITIONAL CONDITIONS MAY APPLY



FNDA

ARCHITECTURAL SURVEYING AND DESIGN INC.

VANCOUVER

11838 HAVESLOCK DRIVE

VICTORIA B.C. V8M 3R8

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FNDA | ARCHITECTURE INC.

Architect

FNDA Architecture Inc.

11838 HAVESLOCK DRIVE, WEST VANCOUVER, B.C. V7V 3R9, CANADA

TEL: (604) 590-5300 FAX: (604) 590-5341

Structural Consultant

Reed Jones Christoffersen Ltd.

1000 WEST VANCOUVER AVENUE, VANCOUVER, B.C. V6E 4K6

TEL: (604) 738-0848

Survey

Chapman Land Surveying Ltd.

1000 WEST VANCOUVER AVENUE, VANCOUVER, B.C. V6E 4K6

TEL: (604) 682-7511 FAX: (604) 682-6822

Mechanical Consultant

Enviropac Consultant

Envelope Consultant

Cost Engineers

Furniture

Geotechnical

Landscaping

Date:

Owner Name:

Owner Square:

Project Owners:

Shirata Corporation VR-2908

1000 WEST VANCOUVER AVENUE, VANCOUVER, B.C. V7V 1A6

TEL: (604) 925-5889

REVISIONS:

ISSUE DATE DESCRIPTION

01 2011.08.18 ISSUED FOR CLIENT APPROVAL

Project Stamp:

1/4"=1'-0"

NE

A3.2

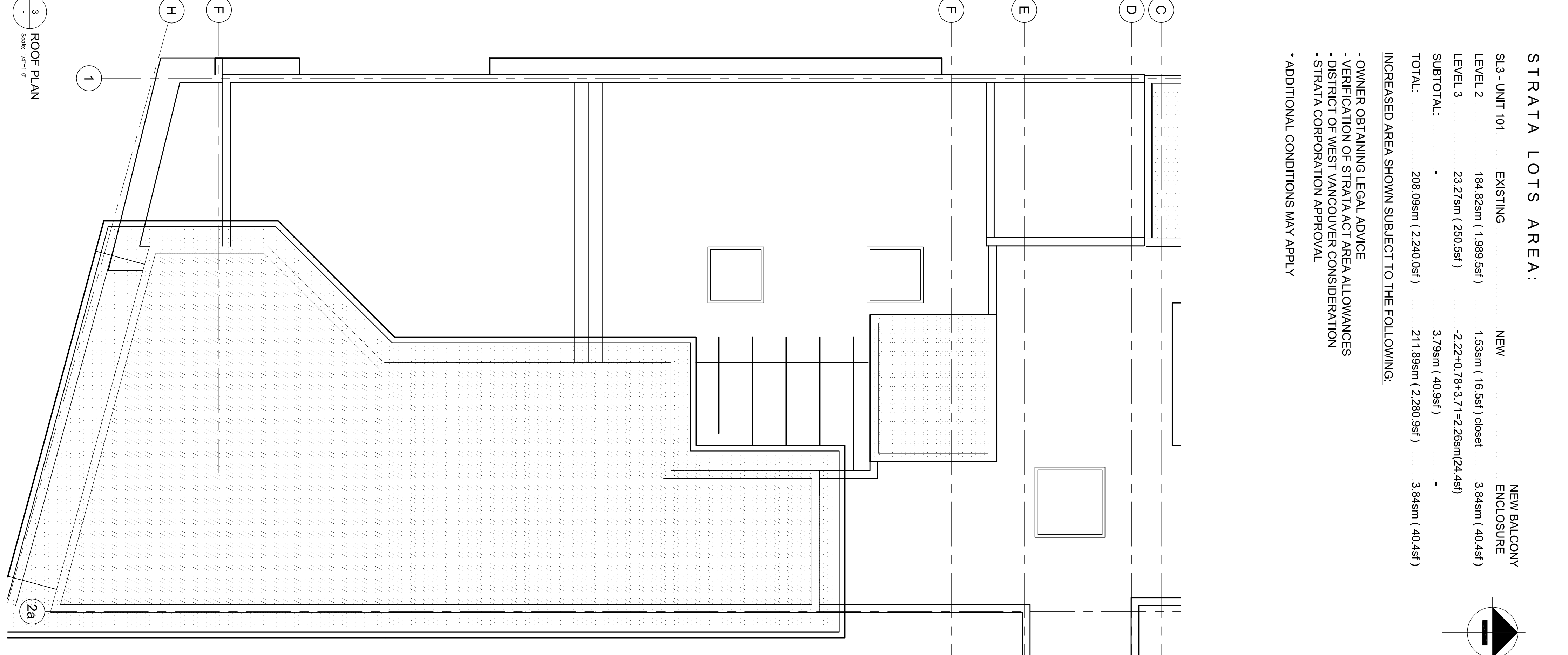
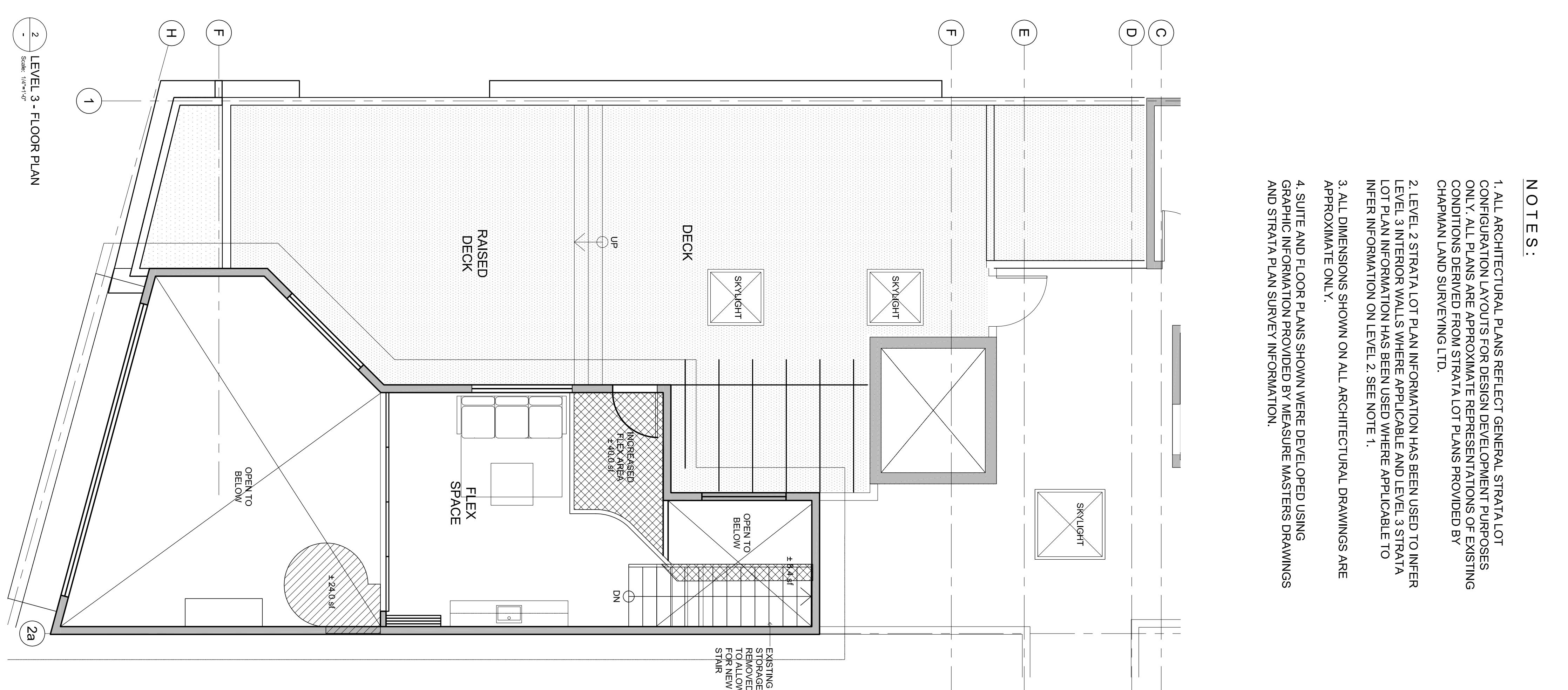
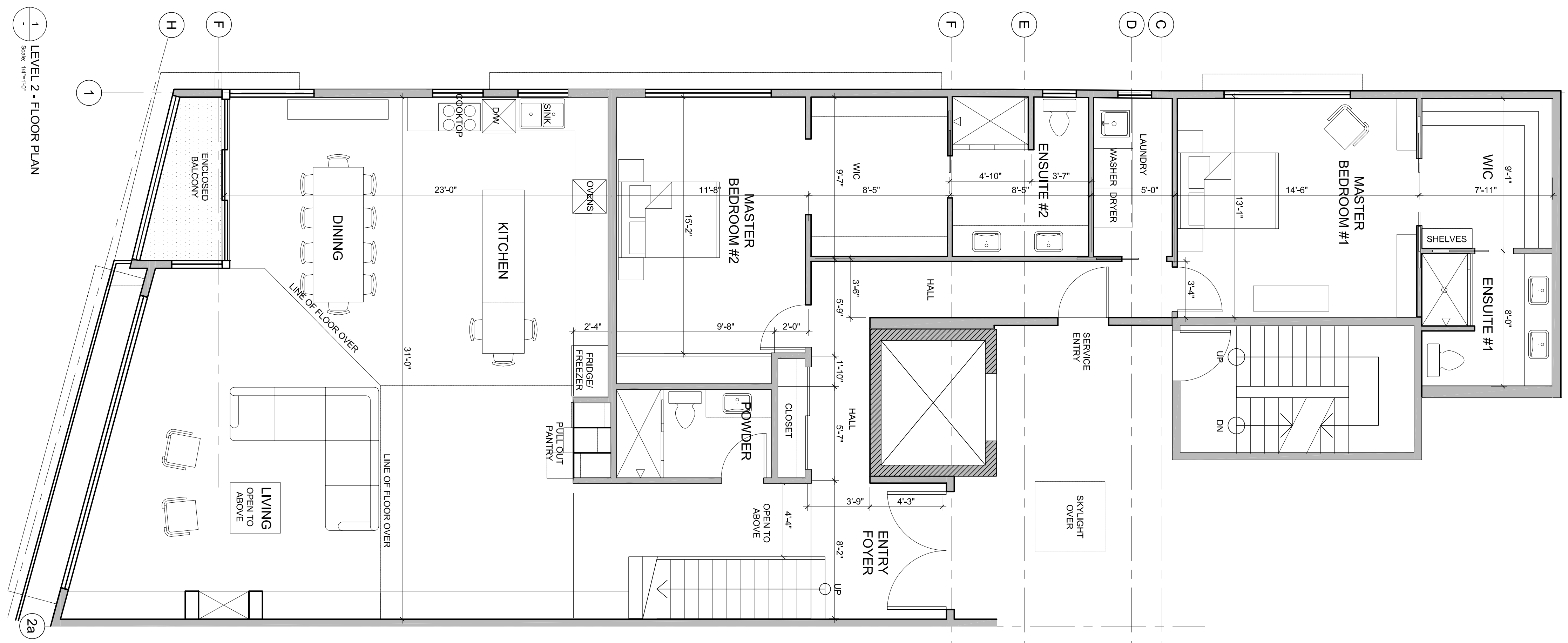
RESIDENTIAL RECONSTRUCTION

1525 BELLEVUE AVENUE

VICTORIA, BRITISH COLUMBIA, B.C.

UNIT 101 - SL 3

NEW PLANS



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWING AND SPECIFICATIONS IN REPORT AND DISCREPANCIES TO THE ENGINEER AND CONSULTANT TO VERIFY BEFORE ON SITE DIMENSIONS SHALL BE TAKEN AND REPORTED TO THE ENGINEER AND CONSULTANT IMMEDIATELY. THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROVINCE OF BRITISH COLUMBIA AND IS NOT VALID OUTSIDE OF THE PROVINCE OF BRITISH COLUMBIA. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ENGINEER AND CONSULTANT ONLY. THIS DRAWING IS THE PROPERTY OF FNDA ARCHITECTURE AND DESIGN INC. AND SHALL BE KEPT IN CONFIDENTIALITY. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ENGINEER AND CONSULTANT ONLY.

1525 BELLEVUE AVENUE
VICTORIA, BRITISH COLUMBIA, B.C.
UNIT 101 - SL 3
NEW PLANS

NO.	DATE	DESCRIPTION
01	2011.06.18	ISSUED FOR CLIENT APPROVAL
02	2011.06.13	SUBMITTED FOR DEFLECTIVE PRESENT

PROJECT: RESIDENTIAL RECONSTRUCTION

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

1252 BELLEVUE AVENUE
WEST VANCOUVER, B.C.

UNIT 102 - SL 4
NEW PLANS

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON RECEIVING THE DRAWING AND NOTIFICATION TO VERIFY DIMENSIONS. THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THESE DRAWINGS. THE ARCHITECT ASSUMES NO LIABILITY FOR DIMENSIONS NOT SHOWN ON THESE DRAWINGS.

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DATE: 2011.06.18

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

1252 BELLEVUE AVENUE
WEST VANCOUVER, B.C.

UNIT 102 - SL 4
NEW PLANS

PROJECT: RESIDENTIAL RECONSTRUCTION

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

1252 BELLEVUE AVENUE
WEST VANCOUVER, B.C.

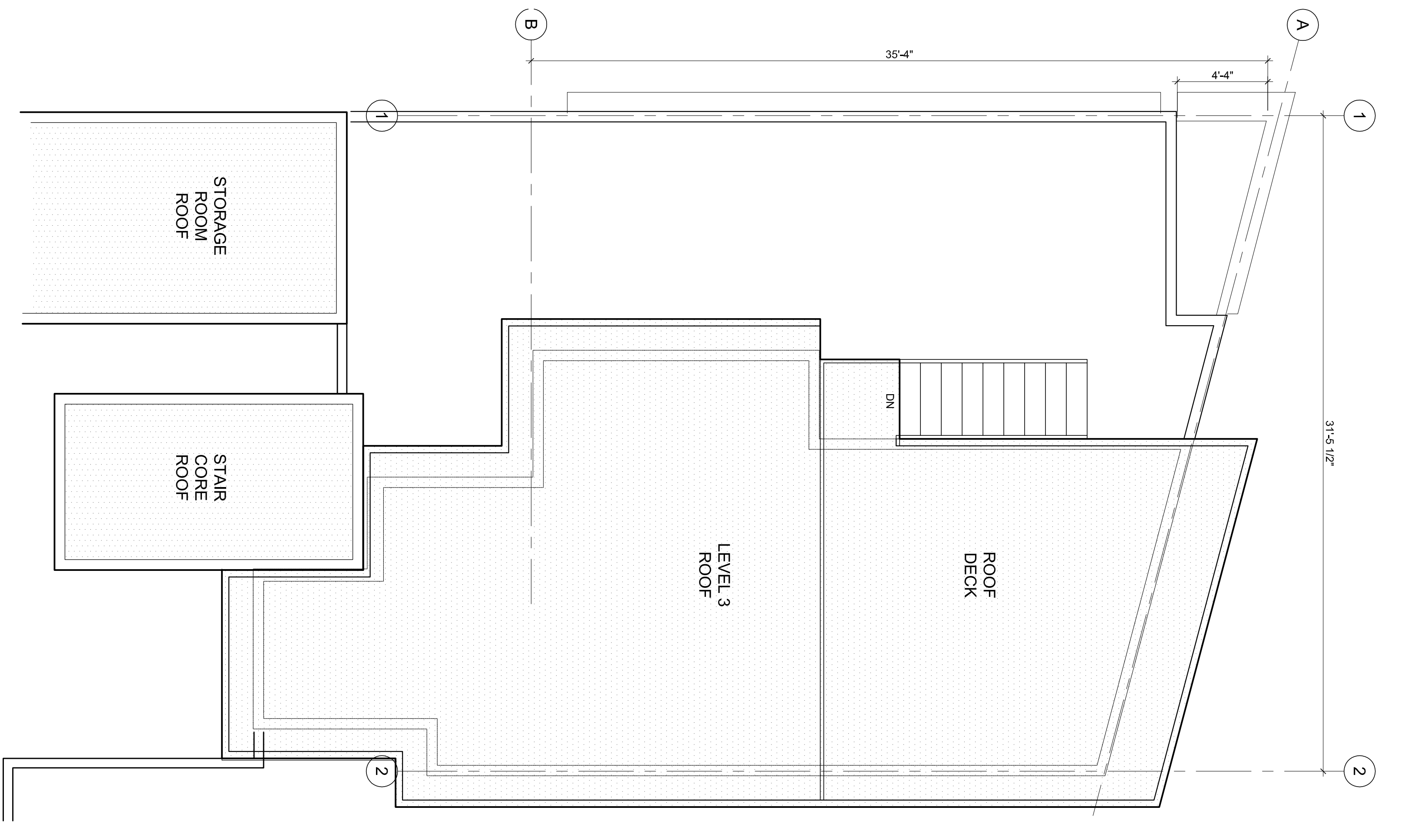
UNIT 102 - SL 4
NEW PLANS

PROJECT: RESIDENTIAL RECONSTRUCTION

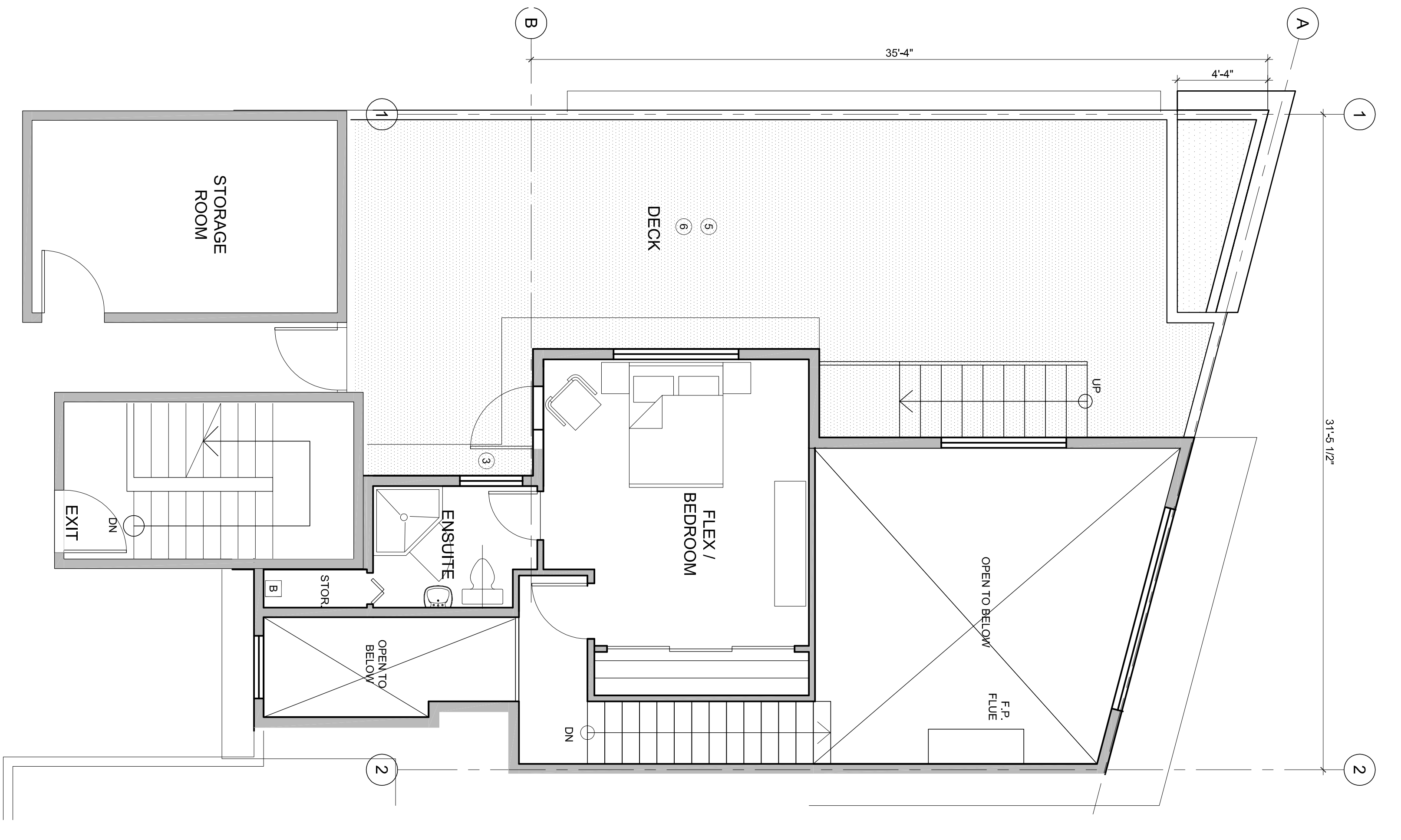
SCALE: 1/4"=1'-0"

1252 BELLEVUE AVENUE
WEST VANCOUVER, B.C.

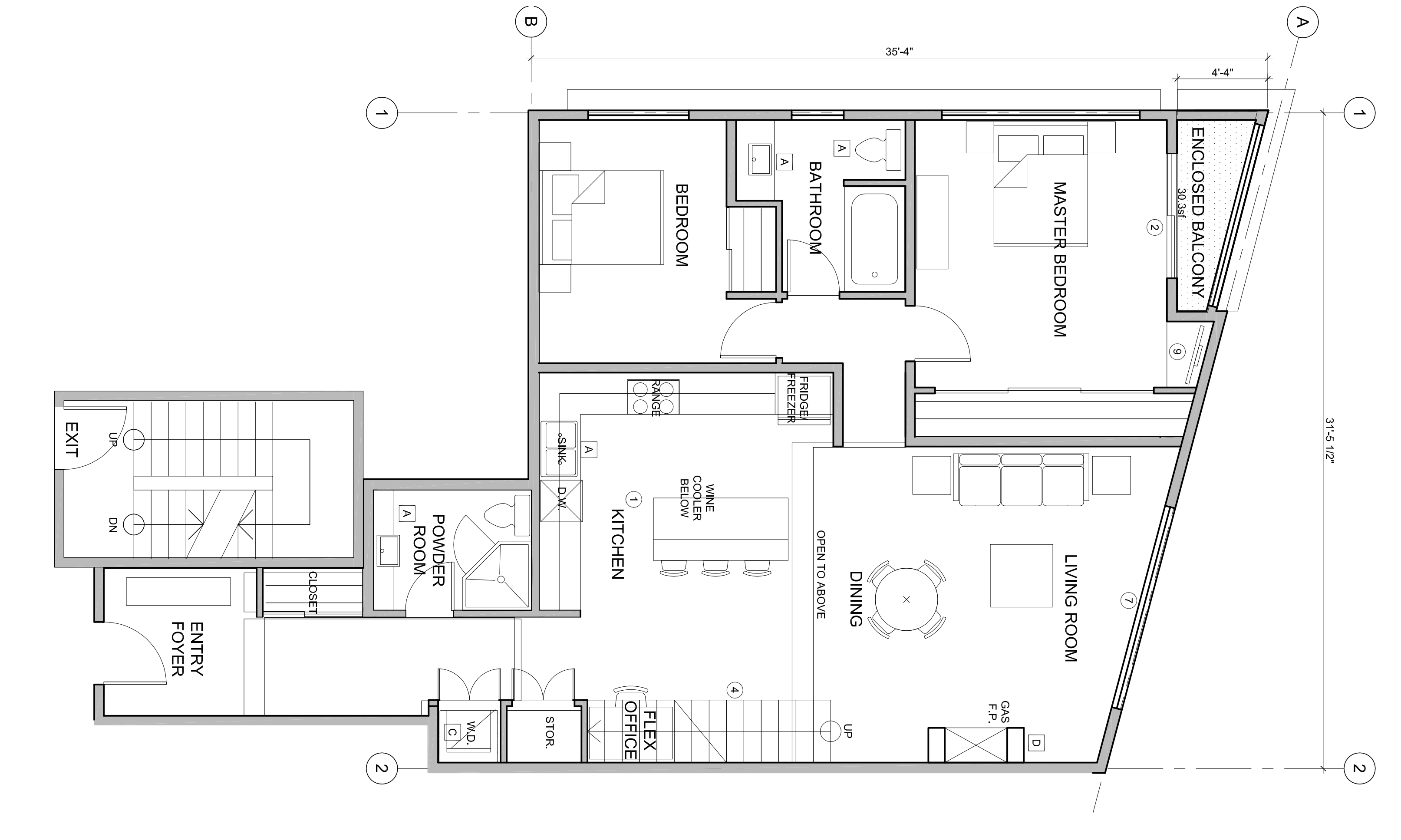
UNIT 102 - SL 4
NEW PLANS



3 ROOF PLAN
Scale: 1/4"=1'-0"



2 LEVEL 3 - FLOOR PLAN
Scale: 1/4"=1'-0"



1 LEVEL 2 - FLOOR PLAN
Scale: 1/4"=1'-0"

STRATA LOTS AREA:

SL#	UNIT	EXISTING	NEW	NEW BALCONY ENCLOSURE
LEVEL 1	102	107.07sqm (1,152.6sf)	-	2.81sqm (30.3sf)
LEVEL 2	-	28.28sqm (304.5sf)	-	-
SUBTOTAL:	-	135.36sqm (1,457.1sf)	-	2.81sqm (30.3sf)
TOTAL:	-	-	-	-

REFERENCE:

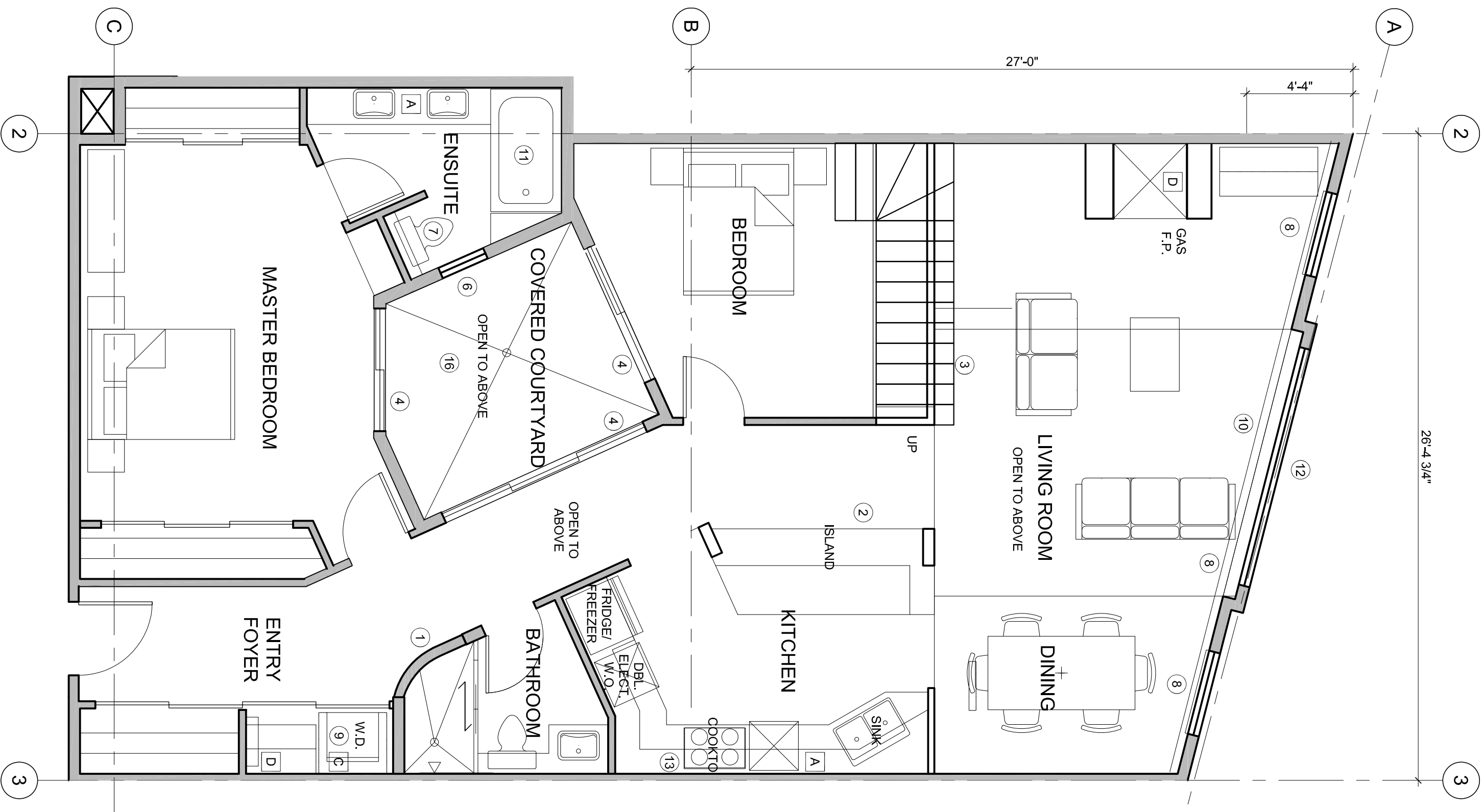
- PROVIDE ELECTRICAL OUTLET FOR WINE STORAGE BY OWNER.
- REMOVE SLIDING GLASS DOOR (REQUIRES DISTRICT APPROVAL)
- PROVIDE PRIVACY GLASS IN BATHROOM.
- EXISTING STAIR LIFT SYSTEM RE-INSTALLATION NOT REQUIRED.
- PROVIDE GAS AND WATER FOR FUTURE BBQ AND HOSE BIB.
- ROOF TOP DECK OFF LOFT AREA - REPLACE AS EXISTING IF POSSIBLE.
- WINDOWS COVERINGS: COORDINATE WITH ELECTRICAL TO PROVIDE POWER/OUTLETS FOR MOTORIZED WINDOW BLINDS AT LIVING ROOM ONLY.
- COORDINATE WITH ELECTRICAL FOR ALLOWANCE OF CEILING MOUNTED LIGHT FIXTURES IN ALL BEDROOMS.
- WINDOW REMOVED - INSTALL NEW ELECTRIC FIREPLACE WITH PANEL STYLE TV OVER MOUNTED ON SWING ARM.

GENERAL:

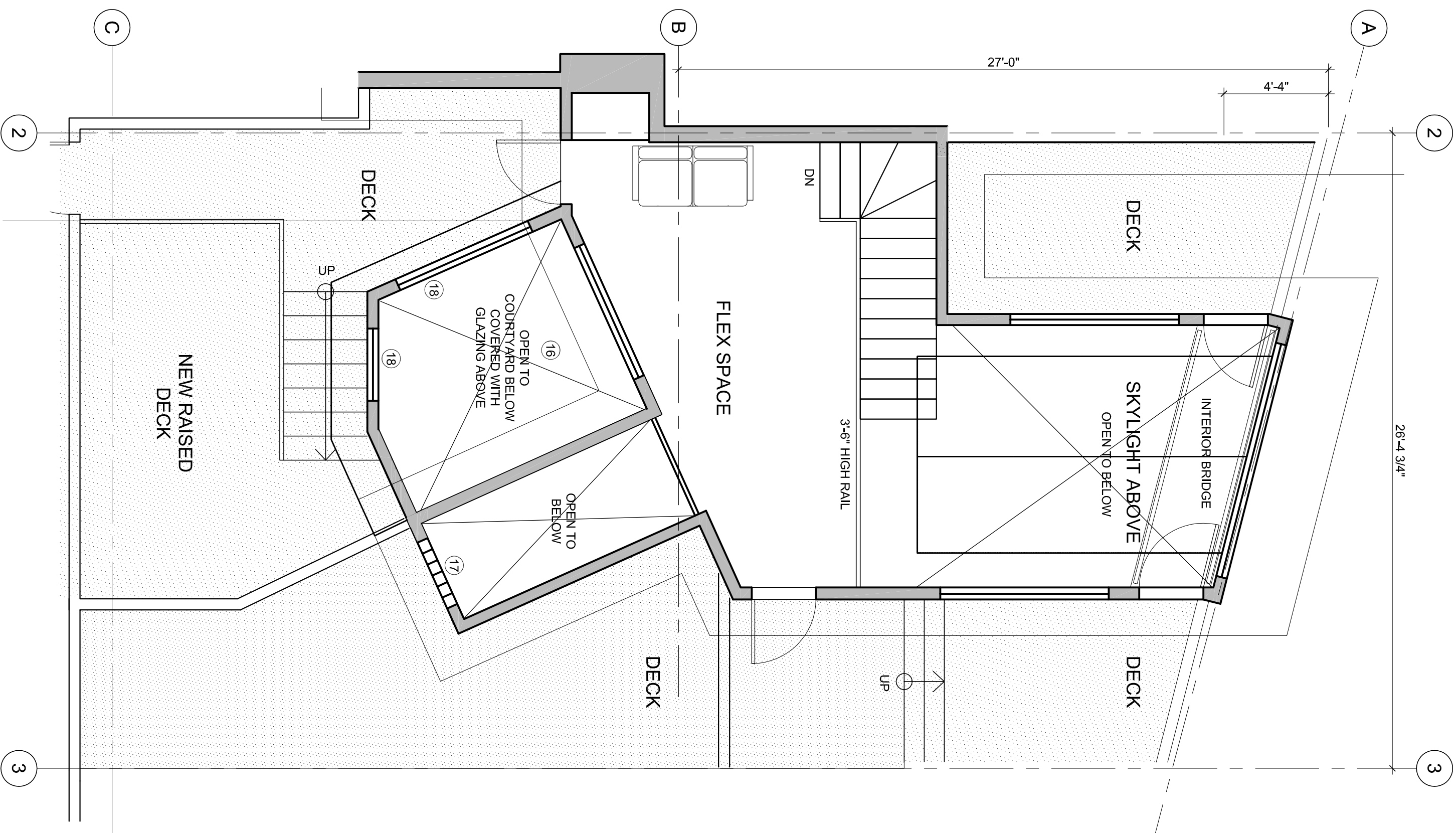
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- APPROXIMATE LOCATION OF HIGH EFFICIENCY TANKLESS AND ENERGY STAR HOT WATER HEATER. FINAL LOCATION TO BE DETERMINED WITH MECHANICAL.
- APPROXIMATE LOCATION OF SIDE BY SIDE OR STACKED WASHER/ DRYER TO ALIGN WITH EXISTING SLAB PENETRATIONS WHERE POSSIBLE. PROVIDE PRIVACY GLASS IN BATHROOM.
- APPROXIMATE LOCATION OF NEW GAS FIREPLACE. EXISTING LOCATIONS TO BE IDENTIFIED BY SURVEYORS AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL WINDOW DIMENSIONS ARE PRELIMINARY.
- ROOF DECK GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR.

NOTES:

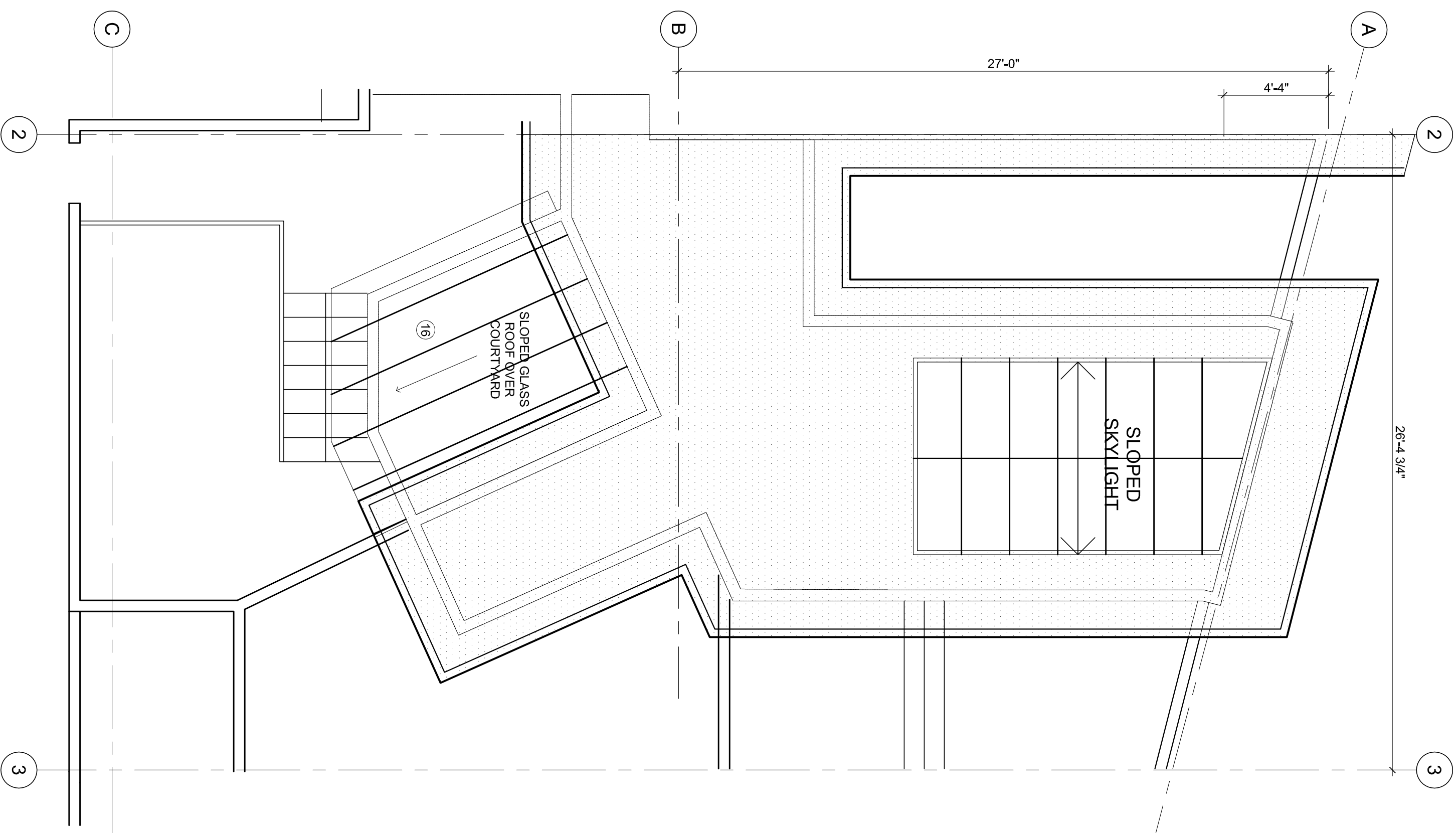
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1 LEVEL 2 - FLOOR PLAN
Scale: 1/4"=1'-0"



2 LEVEL 3 - FLOOR PLAN
Scale: 1/4"=1'-0"



3 ROOF PLAN
Scale: 1/4"=1'-0"

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GENERAL :

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- B APPROXIMATE LOCATION OF HIGH EFFICIENCY TANKLESS AND ENERGY STAR HOT WATER HEATER. FINAL LOCATION TO BE DETERMINED WITH MECHANICAL.
- C APPROXIMATE LOCATION* OF SIDE BY SIDE OR STACKED WASHER / DRYER TO ALIGN WITH EXISTING SLAB PENETRATIONS WHERE POSSIBLE.
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REFERENCE :

- 1 NEW GLASS BLOCK CURVED WALL SIMILAR TO EXISTING.
- 2 KITCHEN COUNTER WITH 3'-6" HIGH RAISED COUNTER.
- 3 CUSTOM CURVED STAIR.
- 4 FLUSH DOOR SILLS AT COVERED COURTYARD.
- 5 NEW GAS FIREPLACE - REUSE EXISTING FIREPLACE DIMENSIONS AND MARBLE FINISHES FOR POSSIBLE REINSTALLATION.
- 6 PROVIDE PRIVACY GLASS FOR ENSUITE WINDOW.
- 7 ENSUITE - PROVIDE TOILET / BIDET COMBO FIXTURE.
- 8 POTENTIAL CUSTOM DEEPER WINDOW SILL AND ENCASED BASEBOARD HEATER.
- 9 LAUNDRY AREA WITH COUNTER AND SHELVING.
- 10 WINDOW TREATMENT - VENETIAN BLINDS OR CALIFORNIA WOOD BI-FOLD INTERIOR SHUTTERS AT NORTH WALL GLAZING.
- 11 TUB MUST BE JETTED TYPE.
- 12 WINDOW WITH CUSTOM INTEGRATED ART GLASS.

STRATA LOTS AREA :

SL-5 - UNIT 103	EXISTING	NEW
LEVEL 1	114,108sm (1,228.3sf)	-
LEVEL 2	17,999sm (193.7sf)	1,389sm (14.9sf)*
SUBTOTAL:	132,108sm (1,422.0sf)	133,488sm (1,436.9sf)
TOTAL:	229,995sm (2,465.7sf)	229,995sm (2,465.7sf)

NEW BALCONY ENCLOSURE

DATE	DESCRIPTION
01 2011.06.18	ISSUED FOR CLIENT APPROVAL
02 2011.06.13	SUBMITTED FOR DEFLECTIVE PRESENT

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1529 BELLEVUE AVENUE
VANCOUVER, B.C.
UNIT 103 - SL 5
NEW PLANS

NO.	DATE	DESCRIPTION
01	2011.06.18	ISSUED FOR CLIENT APPROVAL
02	2011.06.13	SUBMITTED FOR DEFERRED PRESENT

PROJECT:	UNIT 104 - SL 6 NEW PLANS
ADDRESS:	1525 BELLEVUE AVENUE WEST VANCOUVER, B.C.

SCALE:	1/4"=1'-0"
PROJECT:	RESIDENTIAL RECONSTRUCTION
NO.:	1

DATE:	2011.06.18
PROJECT:	RESIDENTIAL RECONSTRUCTION
NO.:	1

DATE:	2011.06.18
PROJECT:	RESIDENTIAL RECONSTRUCTION
NO.:	1

DATE:	2011.06.18
PROJECT:	RESIDENTIAL RECONSTRUCTION
NO.:	1

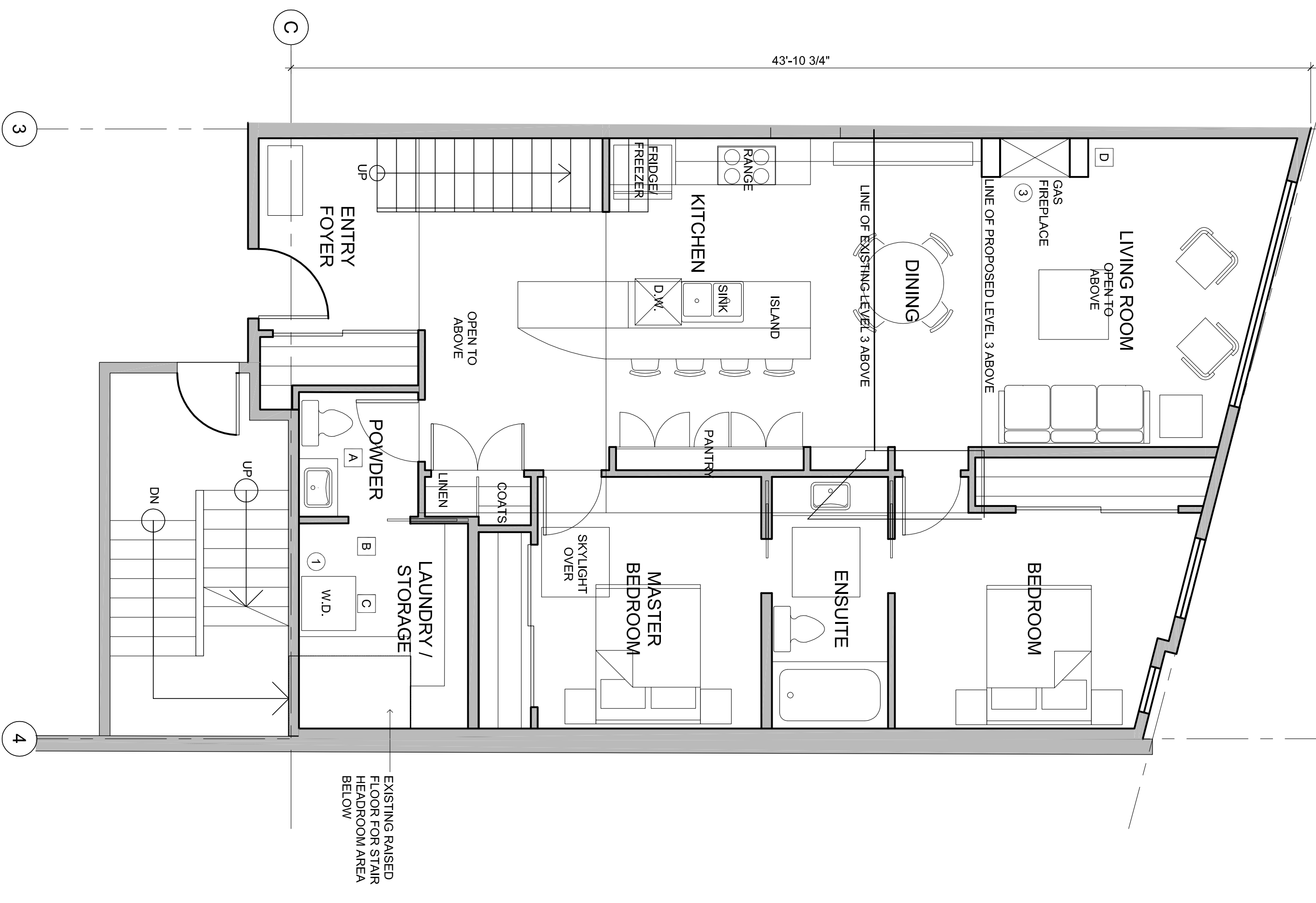
DATE:	2011.06.18
PROJECT:	RESIDENTIAL RECONSTRUCTION
NO.:	1

3

26'-4 3/4"

4

A



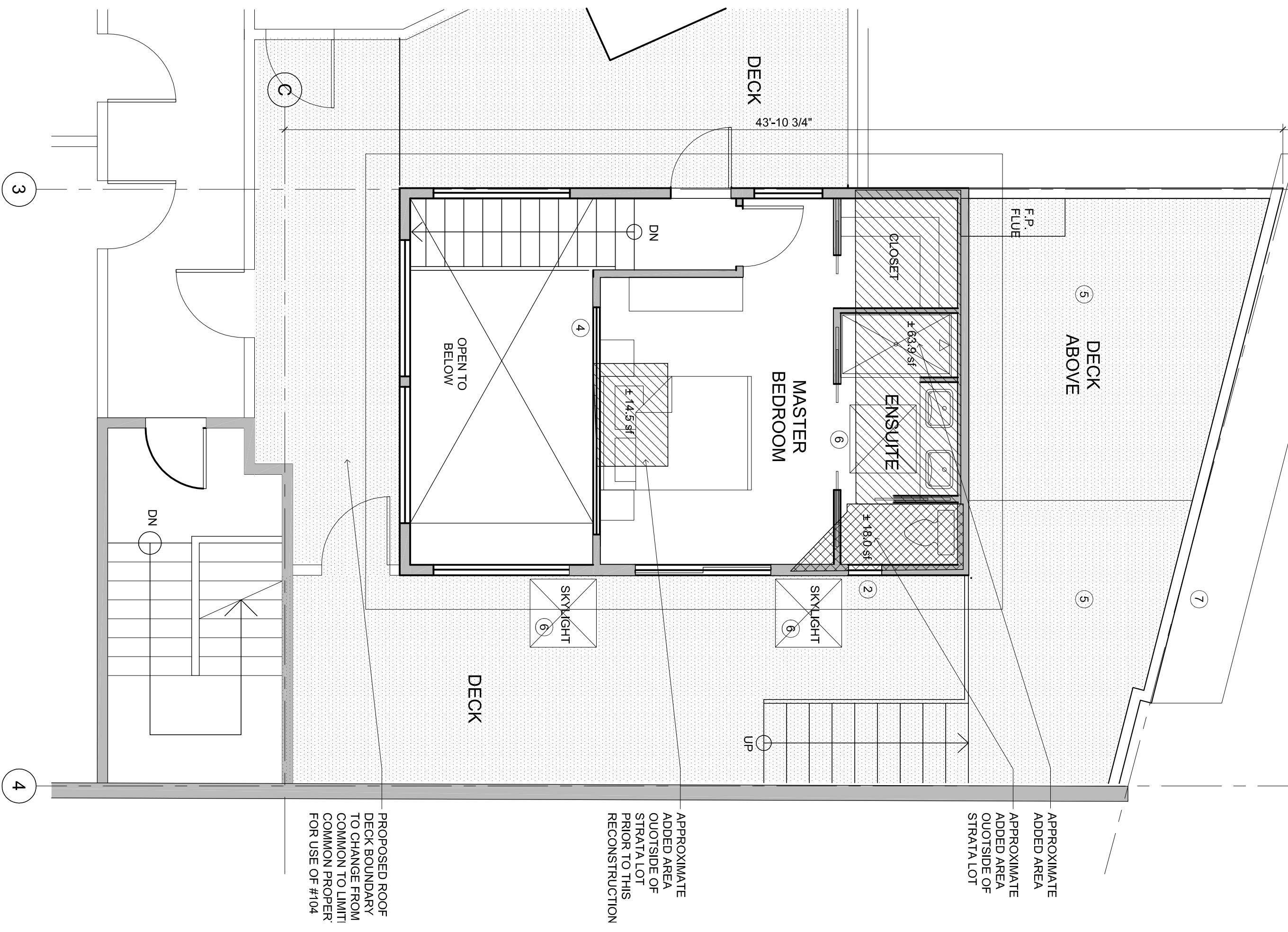
1 LEVEL 2 - FLOOR PLAN

3

26'-4 3/4"

4

A



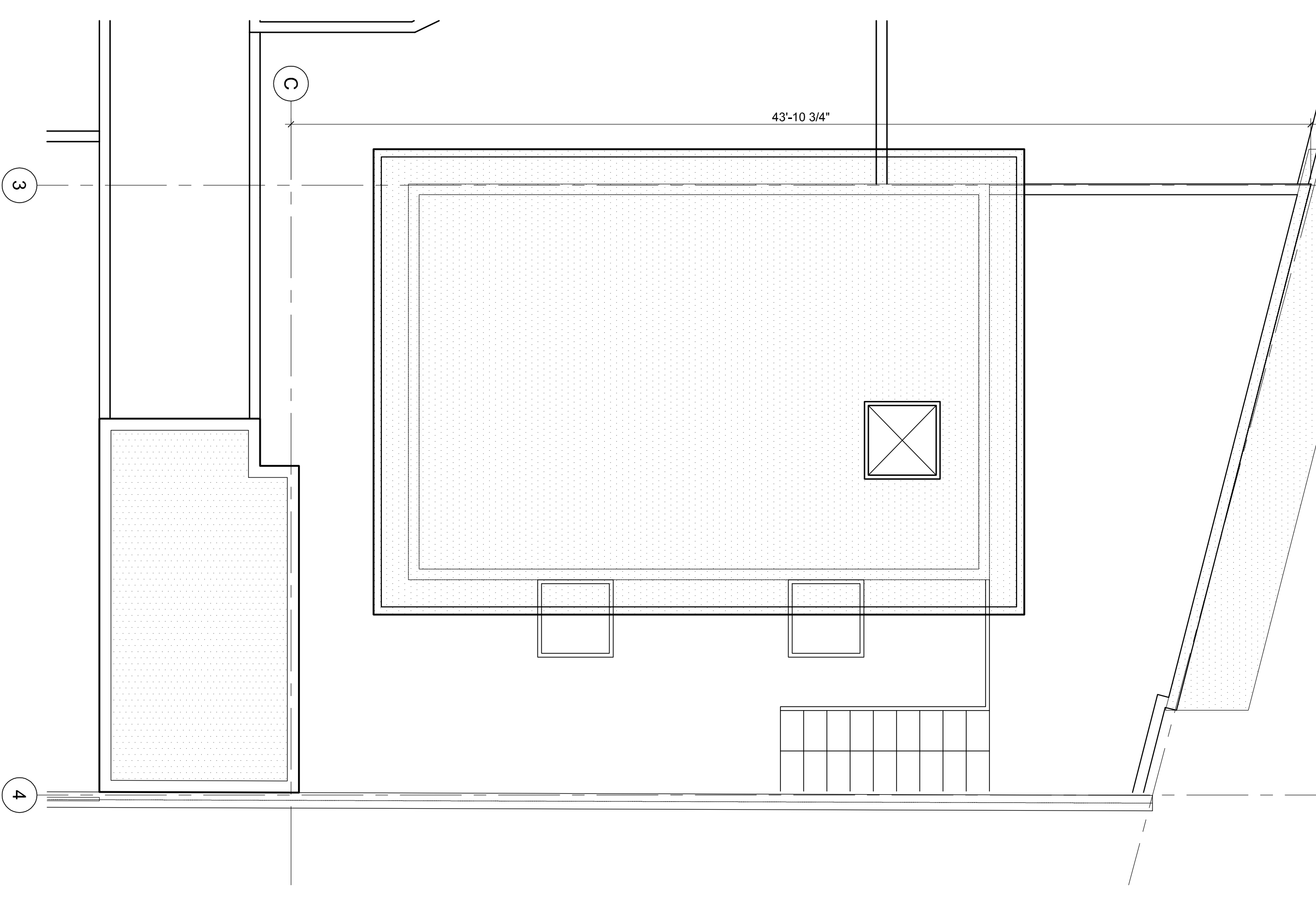
2 LEVEL 3 - FLOOR PLAN

3

26'-4 3/4"

4

A



3 ROOF PLAN

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GENERAL:

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 - B APPROXIMATE LOCATION OF HIGH EFFICIENCY TANKLESS AND ENERGY STAR HOT WATER HEATER. FINAL LOCATION TO BE DETERMINED WITH MECHANICAL.
 - C APPROXIMATE LOCATION* OF SIDE BY SIDE OR STACKED WASHER / DRYER TO ALIGN WITH EXISTING SLAB PENETRATIONS WHERE POSSIBLE.
 - D APPROXIMATE LOCATION OF NEW GAS FIREPLACE.
- * EXISTING LOCATIONS TO BE IDENTIFIED BY SURVEYORS AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL WINDOW DIMENSIONS ARE PRELIMINARY
 - ROOF DECK GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR.

REFERENCE:

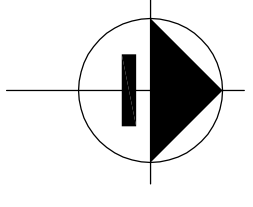
- 1 PROVIDE NEW STACKED WASHER AND DRYER.
- 2 PRIVACY GLASS IN WINDOW.
- 3 INSTALL NEW GAS FIREPLACE.
- 4 FULL HEIGHT WALL WITH FIXED GLASS PANEL ABOVE. BOTTOM OF GLASS 5'-0" ABOVE FINISHED FLOOR.
- 5 RAISED ROOF DECK.
- 6 SINGLE PANEL, SLOPED SKYLIGHTS IN WASHROOM AND BEDROOMS.
- 7 SOLID AND GLASS GUARD.

STRATA LOTS AREA:

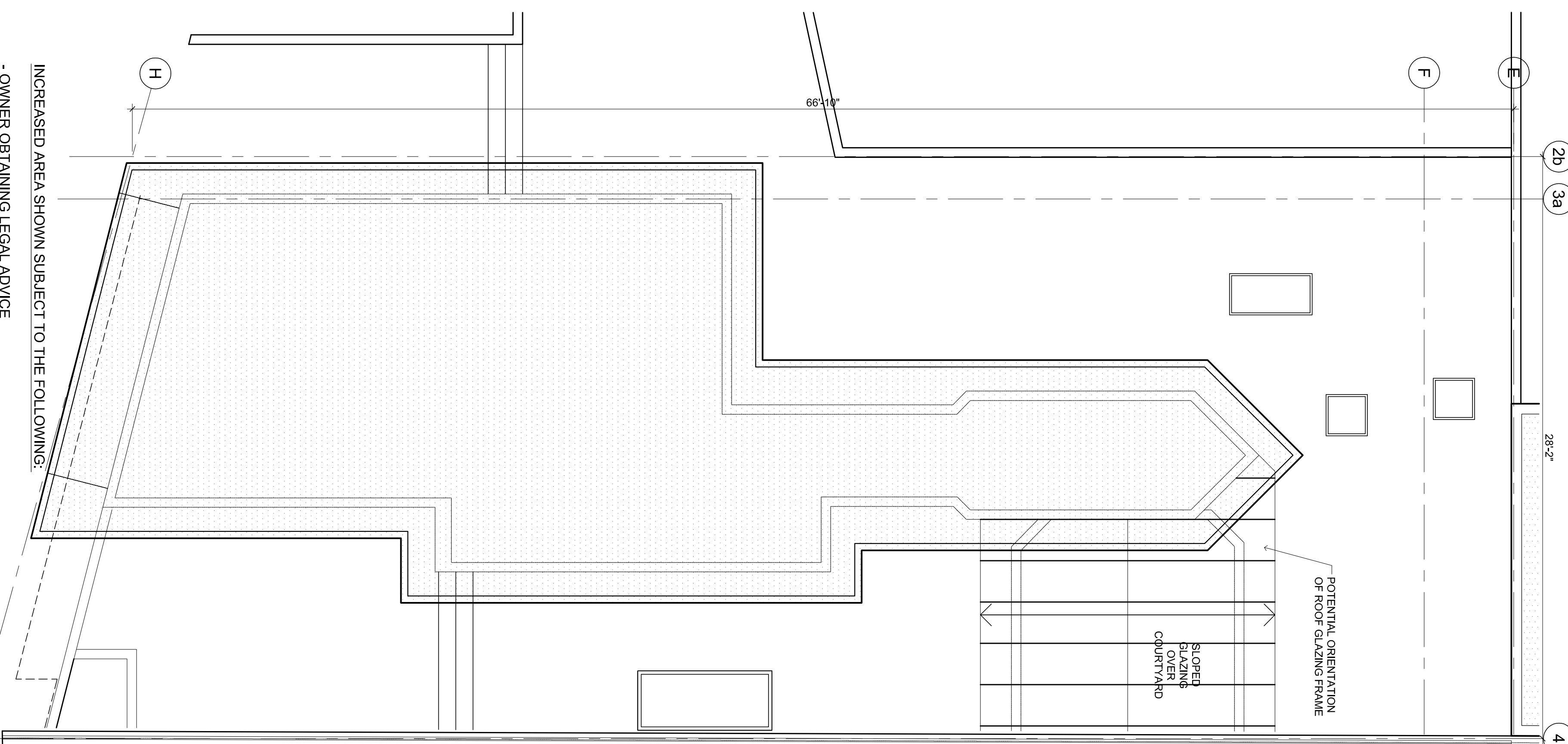
SLG - UNIT	EXISTING	NEW	NEW BALCONY ENCLOSURE
LEVEL 1	99,78sqm (1,074.1sf)	-	-
LEVEL 2	16,12sqm (173.6sf)	8,95sqm (96.4sf)	-
SUBTOTAL:	115,91sqm (1,247.7sf)	124,88sqm (1,344.1sf)	-
TOTAL:			

INCREASED AREA SHOWN SUBJECT TO THE FOLLOWING:

- OWNER OBTAINING LEGAL ADVICE
- VERIFICATION OF STRATA ACT AREA ALLOWANCES
- DISTRICT OF WEST VANCOUVER CONSIDERATION
- STRATA CORPORATION APPROVAL
- * ADDITIONAL CONDITIONS MAY APPLY



A3.5



3 ROOF PLAN
Scale: 1/8" = 1'-0"

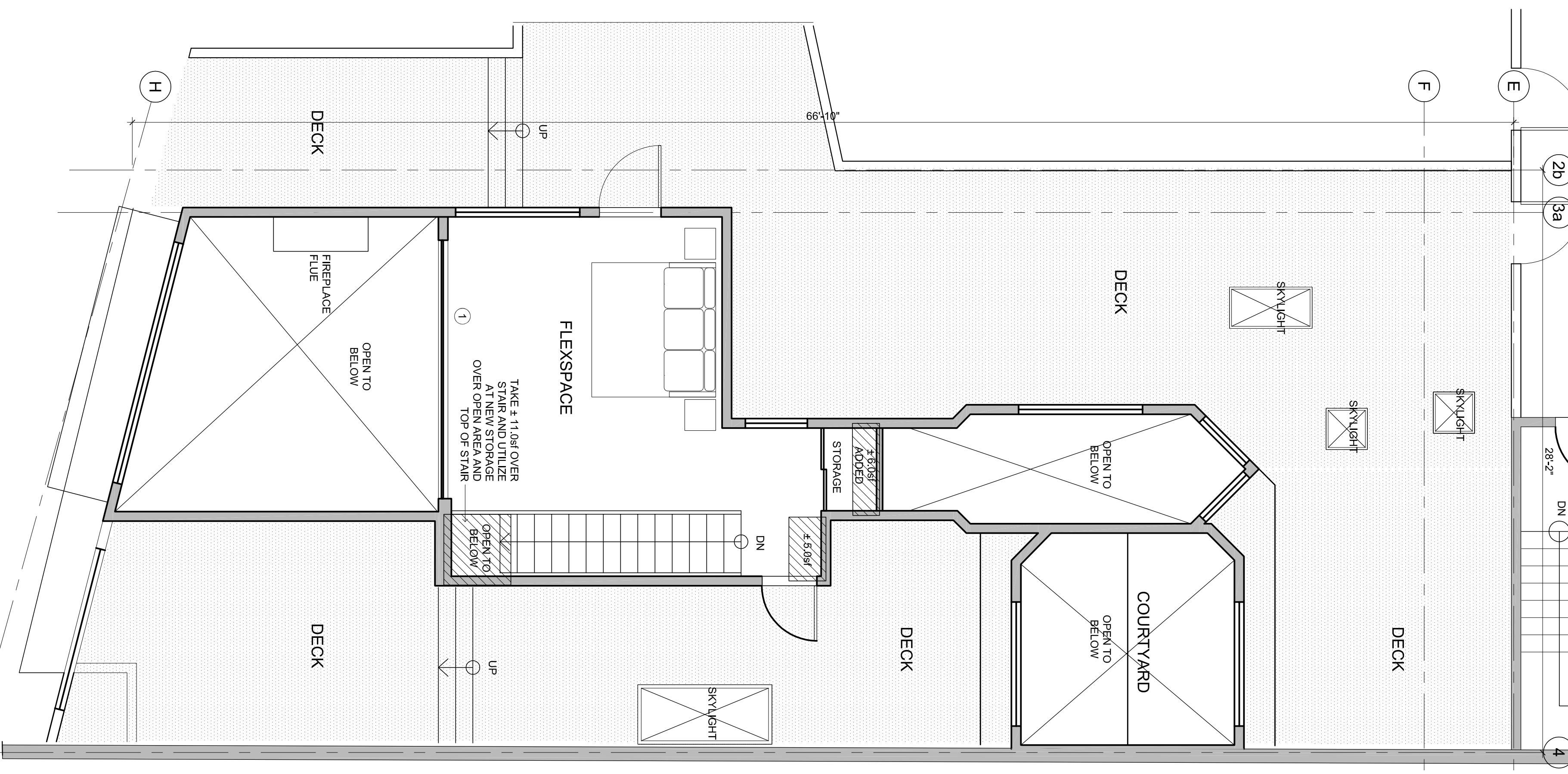
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STRATA LOTS AREA:

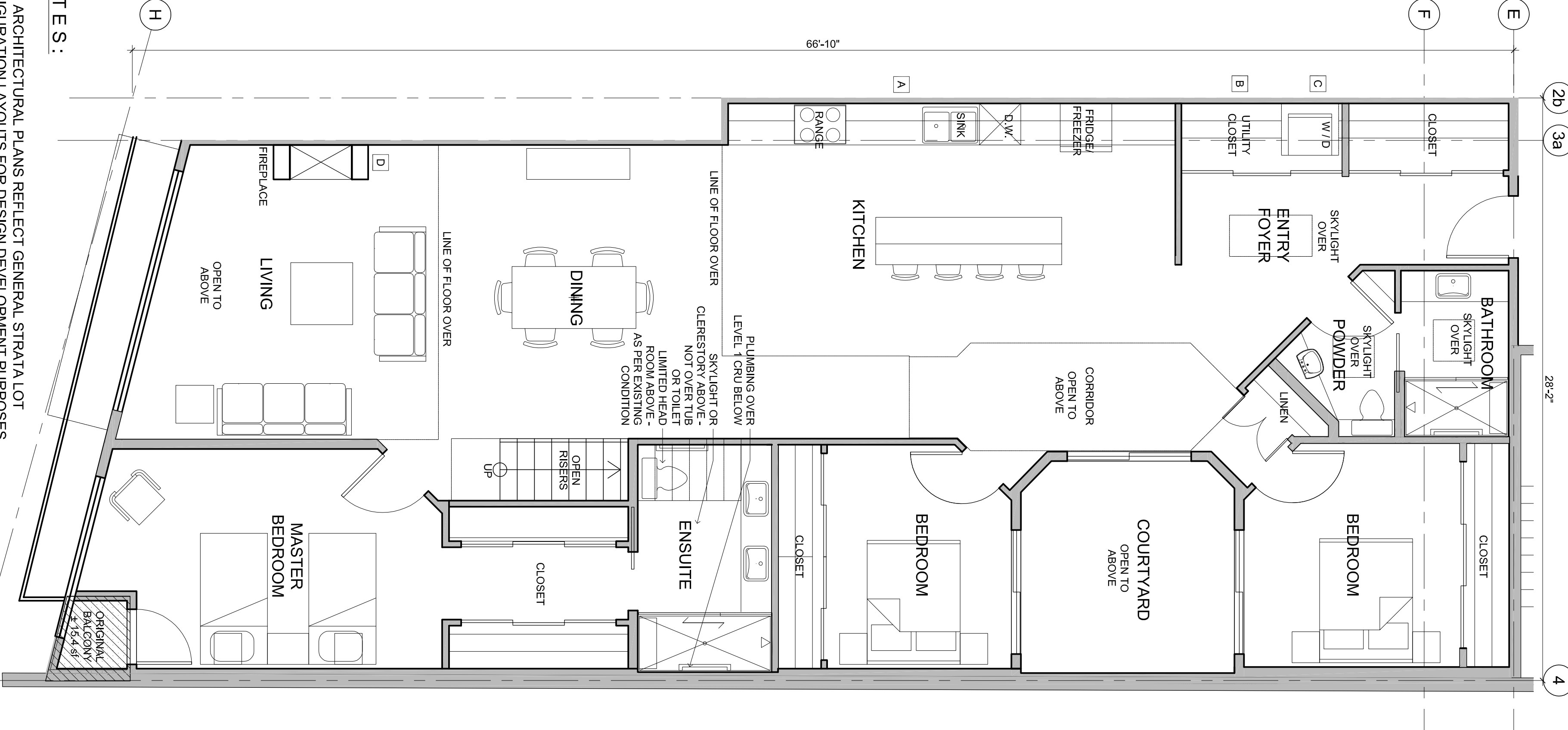
SL7 - UNIT 105	EXISTING	NEW	NEW BALCONY ENCLOSURE
LEVEL 2	160.60sm (1,728.8sf)	-	1.43sm (15.4sf)
LEVEL 3	24.82sm (267.2sf)	1.02 sm - 1.02sm = 0	-
SUBTOTAL:	185.42sm (1,996.0sf)	-	186.85sm (2,011.4sf)
TOTAL:	-	-	-



2 LEVEL 3 - FLOOR PLAN
Scale: 1/8" = 1'-0"

REFERENCE:

- PROVIDE GLASS GUARD RAIL AND POCKET FOR FUTURE SLIDING GLASS PANELS - BY OTHERS.
- EXISTING LOCATIONS TO BE IDENTIFIED BY SURVEYORS AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
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- ROOF DECK GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR.



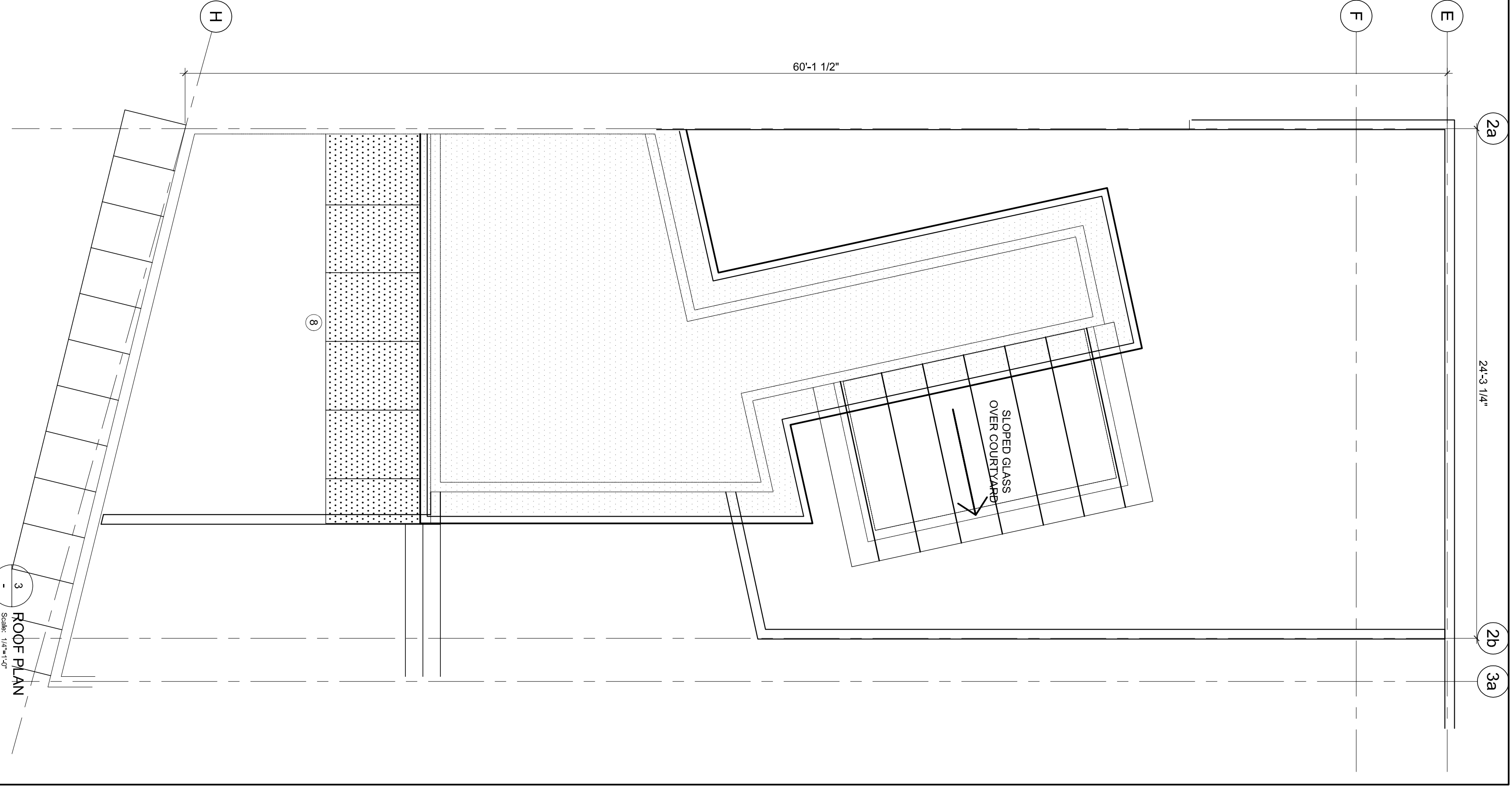
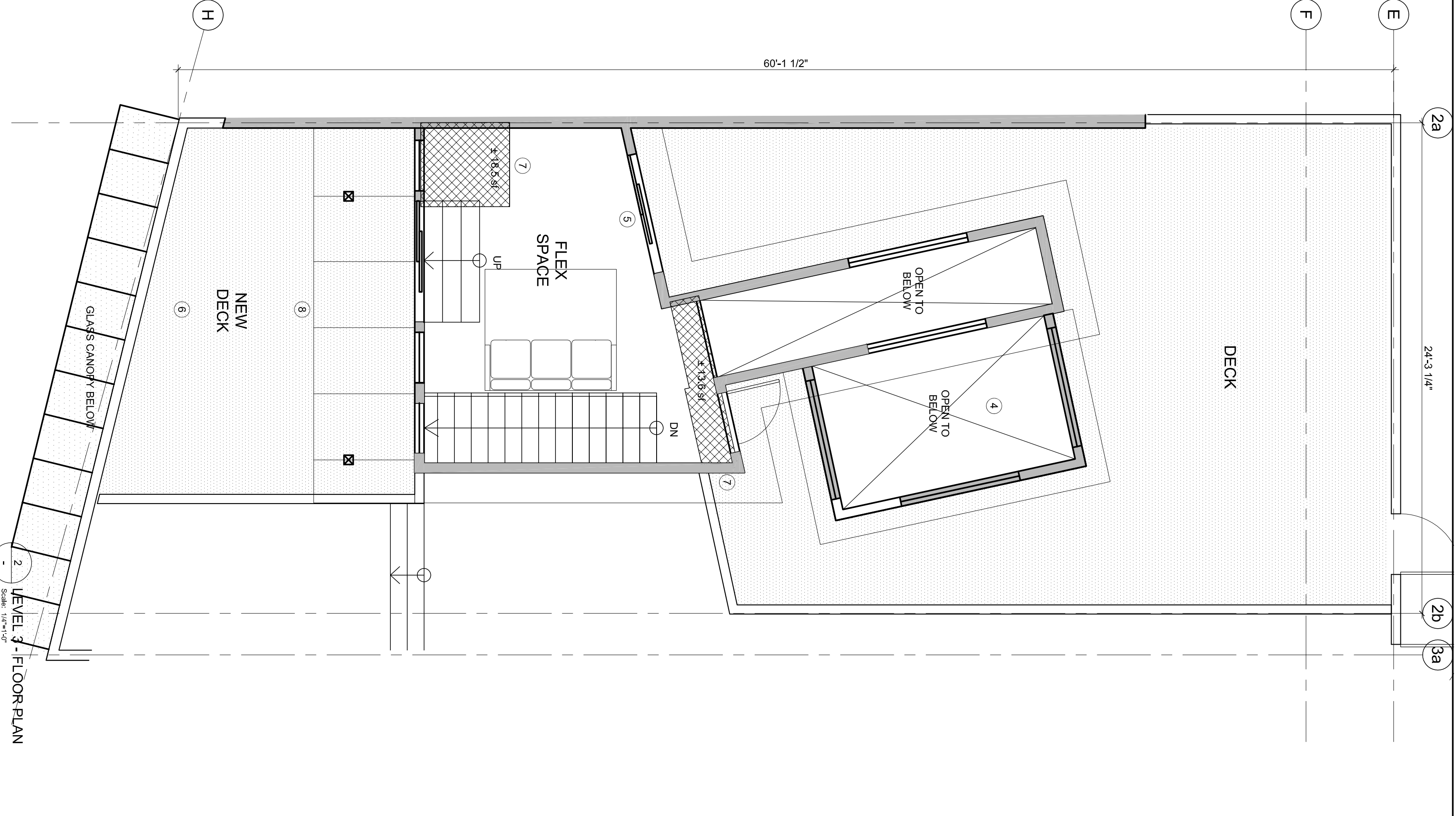
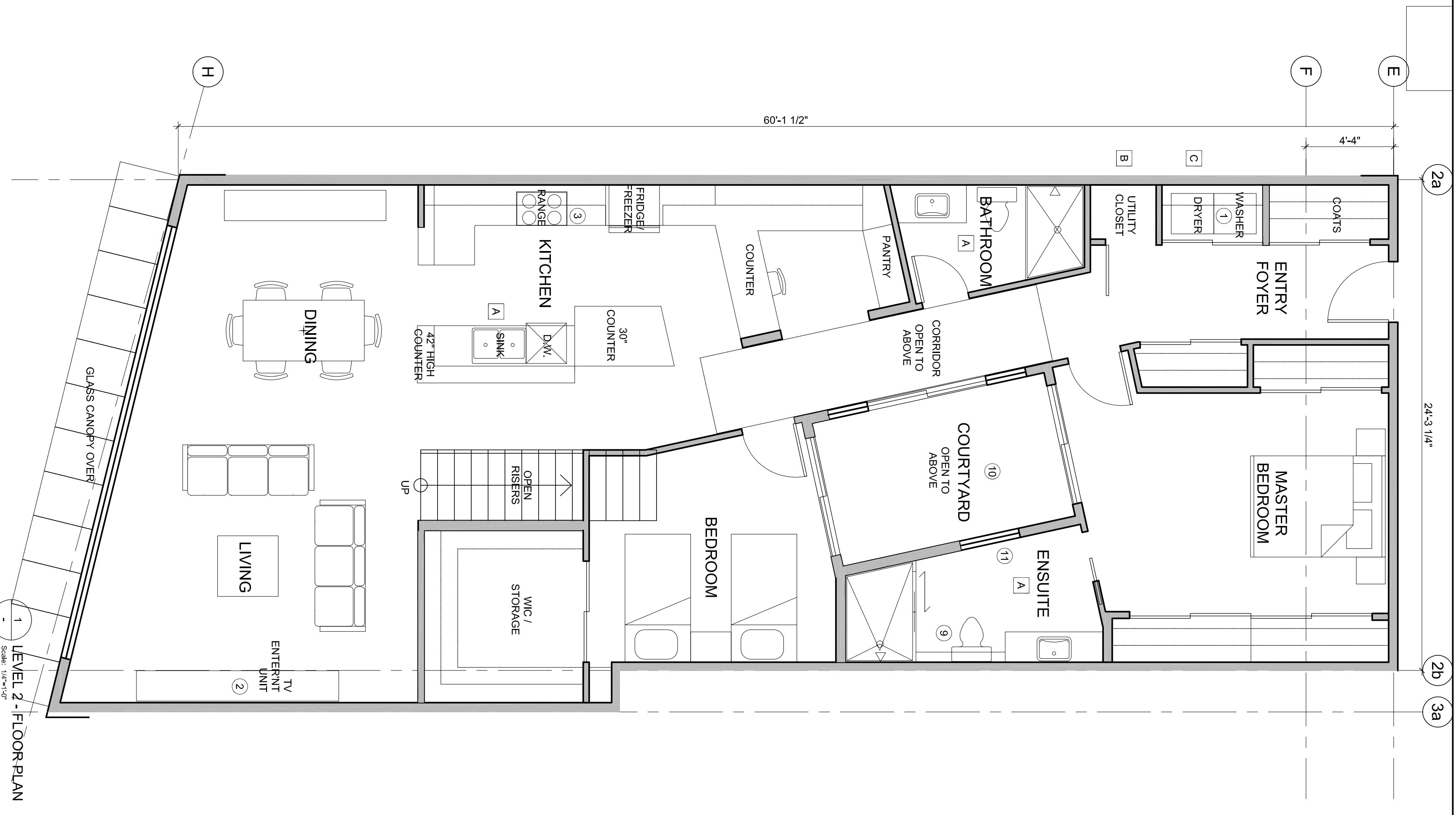
1 LEVEL 2 - FLOOR PLAN
Scale: 1/8" = 1'-0"

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- APPROXIMATE LOCATION OF HIGH EFFICIENCY 'TANKLESS' AND ENERGY STAR HOT WATER HEATER. FINAL LOCATION TO BE DETERMINED WITH MECHANICAL.
- APPROXIMATE LOCATION - OF SIDE BY SIDE OR STACKED WASHER / DRYER TO ALIGN WITH EXISTING SLAB PENETRATIONS WHERE POSSIBLE.
- APPROXIMATE LOCATION OF NEW GAS FIREPLACE.

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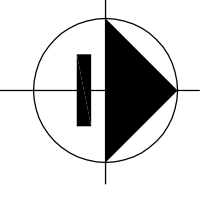
- 1 REINSTALL EXISTING WASHER AND DRYER.
- 2 PROVIDE GAS LINE FOR FUTURE GAS FIREPLACE.
- 3 PROVIDE ELECTRIC RANGE.
- 4 VENTILATION EXHAUST FAN AT SLOPED GLASS ROOF. - REFER TO MECHANICAL DRAWINGS.
- 5 INSTALL SLIDING DOORS.
- 6 ADDITIONAL DECK AREA OVER EXISTING DOUBLE HEIGHT AREA.
- 7 ADDITIONAL LEVEL 3 AREA OUTSIDE STRATA LOT AREA.
- 8 GLASS CANOPY OVER DECK AREA.
- 9 ENSUITE - PROVIDE COMBINED TOILET / BIDET WITH ELECTRICAL.
- 10 FLUSH SILL AT COURTYARD SLIDING DOORS.
- 11 PRIVACY GLASS IN ENSUITE WINDOW.

STRATA LOTS AREA:

SL#	UNIT	EXISTING	NEW	NEW BALCONY ENCLOSURE
LEVEL 1	106	137.71sm (1,482.4sf)	-	-
LEVEL 2	-	14.42sm (155.3sf)	2.96sm (31.9sf)	-
SUBTOTAL:	-	152.14sm (1,637.7sf)	2.96sm (31.9sf)	-
TOTAL:	-	152.14sm (1,637.7sf)	155.10sm (1,669.6sf)	-

INCREASED AREA SHOWN SUBJECT TO THE FOLLOWING:

- OWNER OBTAINING LEGAL ADVICE
- VERIFICATION OF STRATA ACT AREA ALLOWANCES
- DISTRICT OF WEST VANCOUVER CONSIDERATION
- STRATA CORPORATION APPROVAL
- * ADDITIONAL CONDITIONS MAY APPLY



A3.7

1525 BELLEVUE AVENUE
 WEST VANCOUVER, B.C.
**UNIT 106 - SL 8
 NEW PLANS**