

ZGF

ZGF Architects Inc.

355 Burrard St,
suite 350
Vancouver, BC
V6C 2G8
T: 604 558 8390
www.zgf.com

Revisions



**INGLEWOOD
ASSISTED
LIVING/ LONG
TERM CARE
(AL/LTC)**

725 Inglewood Ave, West
Vancouver

Drawing Title

ASSISTED LIVING/
LONG TERM CARE
BUILDING COVER
SHEET



**INGLEWOOD
CARE CENTRE**

A BAPTIST HOUSING COMMUNITY

Date: 20210923
Job No: v24689
Drawn By: SC
Checked By: MC

Drawing No.

A0.00

**DoWV DP
SUBMISSION**

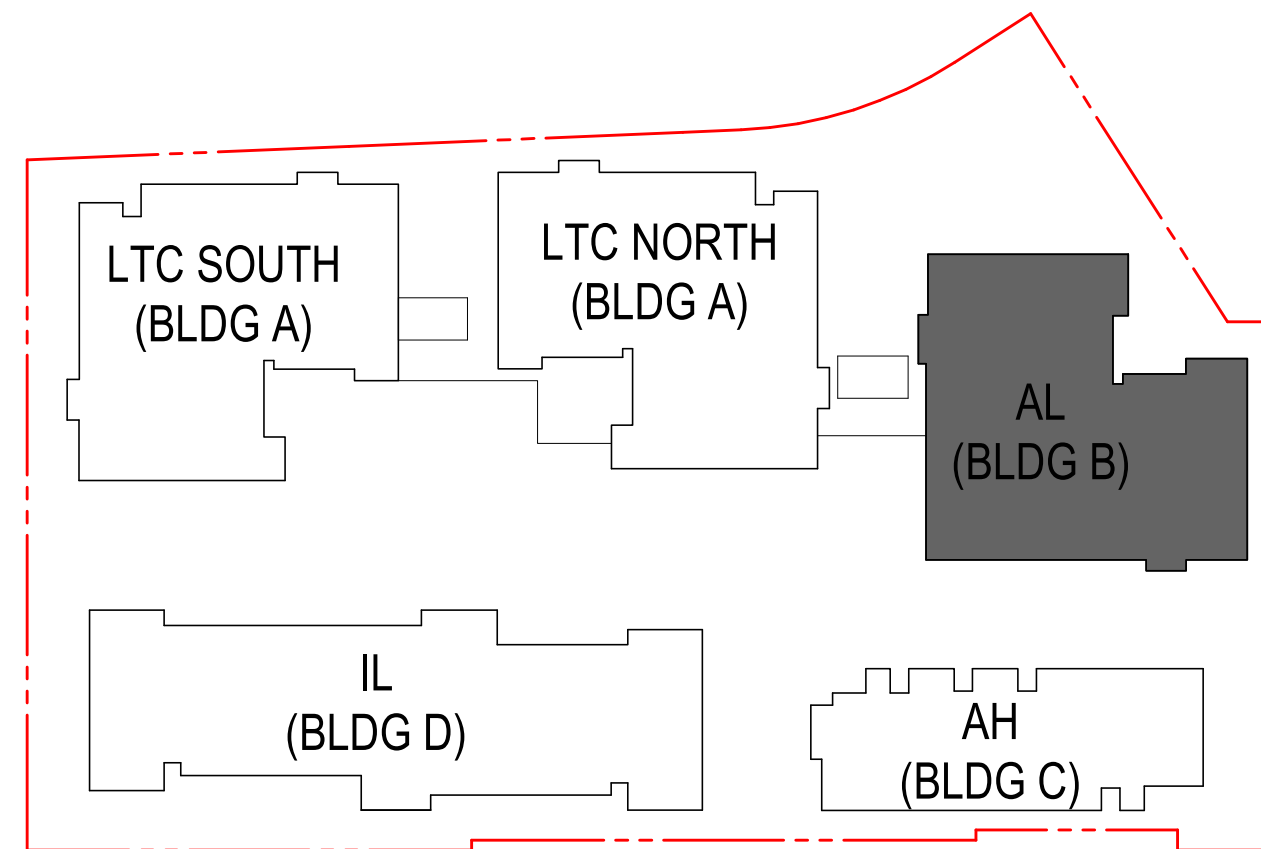
**INGLEWOOD - ASSISTED LIVING, MEMORY CARE, LONG
TERM CARE (AL) - PHASE 2
SEPTEMBER 23, 2021**

ARCHITECTURAL DRAWING LIST

A0.00	ASSISTED LIVING/ LONG TERM CARE BUILDING COVER SHEET
A0.01	ASSISTED LIVING/ LONG TERM CARE BUILDING - PROJECT DATA
A0.03	AL - FAR CALCULATIONS
A0.04	AL - GRADE CALCULATIONS
A1.01	AL - LEVEL B1 SITE PLAN
A1.02	AL - LEVEL 01 SITE PLAN
A2.20	AL - ENLARGED LEVEL P1 PLAN
A2.21	AL - ENLARGED LEVEL B1 PLAN
A2.22	AL - ENLARGED LEVEL 1 PLAN
A2.23	AL - ENLARGED LEVEL 2 PLAN
A2.24	AL - ENLARGED LEVEL 3 PLAN
A2.25	AL - ENLARGED LEVELS 4, 5 & 6 PLAN
A2.26	AL - ENLARGED ROOF PLAN
A3.00	AL - NORTH AND SOUTH ELEVATIONS
A3.01	AL - EAST AND WEST ELEVATIONS
A3.10	AL - NORTH-SOUTH BUILDING SECTIONS
A3.11	AL - EAST-WEST BUILDING SECTIONS
A6.01	AL - UNIT TYPES
A6.02	AL - UNIT TYPES



PROJECT LOCATION



KEY PLAN

CIVIC ADDRESS
 721 BURLEY DRIVE
 725 BURLEY DRIVE
 733 BURLEY DRIVE
 735 BURLEY DRIVE
 725 INGLEWOOD AVE,
 DISTRICT OF WEST VANCOUVER

LEGAL DESCRIPTION
 LOT 6 DL 1070 NWD PLAN 8815
 LOT 7 DL 1070 NWD PLAN 8815
 LOT 8 DL 1070 NWD PLAN 8815
 LOT 9 DL 735 BURLEY DRIVE
 THE SE 1/4 DL 1070 GP 1 NWD EXCEPT FIRSTLY:
 THE E 67 FEET, NOW ROAD, SECONDLY: PART ON
 HIGHWAY PLAN 29

Assisted Living/Long Term Care	Community Space	Studio Assisted Living	1 Bed Assisted Living	LTC	Total Units	AL Total Residential Area	LTC Total Residential Area	Amenity (sf)	Admin/ Support (sf)	Circulation (sf)	Storage (sf)	Service (sf)	Support (sf)	GFA (exclude outdoor)...	Parkade (sf)	Roadway (sf)	Outdoor (sf)
P1						0	0	0		866	2,088			2,953			
B1						0	0	2,743	1,292	1,344	2,838	2,146	0	10,362	8,965		
1						0	0	5,142	229	3,123	1,056	1,973	0	11,524			
2			2	14	16	9,672		1,942	385	4,919	683	676	50	18,328			224.66
3			2	14	16	9,467		2,170	385	4,829	676	676	50	18,253			224.66
4					24		7,611	2,097	1,022	6,106	276	211	1,014	18,338			612.76
5					24		7,606	2,097	1,022	6,106	276	211	1,014	18,332			612.76
6					24		7,611	2,097	1,022	6,106	276	211	1,014	18,338			612.76
R													0	0			
Assisted Living Totals (excludes below grade)					32	19,139		11,997	2,291	14,215	5,252	5,472	100	58,467			
Long Term Care Totals (excludes below grade)					72		22,828	6,292	3,067	18,318	828	632	3,043	55,008			
AL + LTC (includes below grade + roof)					104	19,139	22,828	18,289	5,358	33,398	8,168	6,104	3,143	116,427	22,348	0	2,288

INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)

725 Inglewood Ave, West Vancouver

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ASSISTED LIVING/ LONG TERM CARE BUILDING - PROJECT DATA



INGLEWOOD CARE CENTRE

A BAPTIST HOUSING COMMUNITY

Date: 20210923

Job No: v24689

Drawn By: SC

Checked By: MC

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A0.01

DoWV DP SUBMISSION

FAR Calculation Included

Area Type	Area (m2)	Area (sf)
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B. B1		
ADMIN / PROGRAM SUPPORT	120.03	1292.04
CIRCULATION	58.83	633.21
	178.86	1925.24

B. L1		
ADMIN / PROGRAM SUPPORT	21.31	229.40
AMENITY	16.59	178.58
CIRCULATION	290.16	3123.23
SERVICE	183.33	1973.38
	511.39	5504.60

B. L2		
ADMIN / PROGRAM SUPPORT	35.76	384.90
AMENITY	180.46	1942.44
CIRCULATION	457.02	4919.34
SERVICE	53.24	573.05
SHAFT	9.59	103.25
STORAGE	63.43	682.79
SUPPORT	4.67	50.24
UNIT_1BED	537.19	5782.30
UNIT_1BEDPLUS	288.16	3101.76
UNIT_STUDIO	73.18	787.67
	1702.70	18327.74

B. L3		
ADMIN / PROGRAM SUPPORT	35.76	384.90
AMENITY	201.61	2170.14
CIRCULATION	448.60	4828.72
SERVICE	53.24	573.05
SHAFT	9.59	103.25
STORAGE	62.75	675.48
SUPPORT	4.67	50.24
UNIT_1BED	518.09	5576.70
UNIT_1BEDPLUS	288.16	3101.76
UNIT_STUDIO	73.27	788.70
	1695.75	18252.94

B. L4		
ADMIN / PROGRAM SUPPORT	94.97	1022.25
AMENITY	194.84	2097.19
CIRCULATION	567.26	6105.97
SERVICE	13.14	141.42
SHAFT	6.44	69.27
STORAGE	25.65	276.11
SUPPORT	94.22	1014.18
UNITS	707.12	7611.40
	1703.64	18337.80

B. L5		
ADMIN / PROGRAM SUPPORT	94.97	1022.25
AMENITY	194.83	2097.17
CIRCULATION	567.26	6105.97
SERVICE	13.14	141.42
SHAFT	6.44	69.27
STORAGE	25.65	276.11
SUPPORT	94.22	1014.18
UNITS	706.58	7605.57
	1703.09	18331.95

B. L6		
ADMIN / PROGRAM SUPPORT	94.97	1022.25
AMENITY	194.84	2097.19
CIRCULATION	567.26	6105.97
SERVICE	13.14	141.42
SHAFT	6.44	69.27
STORAGE	25.65	276.11
SUPPORT	94.22	1014.18
UNITS	707.12	7611.40
	1703.64	18337.80
Grand total	9199.08	99018.07

FAR Calculation Excluded

Area Type	Area (m2)	Area (sf)
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B. P1		
CIRCULATION	80.42	865.59
PARKING	1243.33	13383.04
STORAGE	193.96	2087.74
	1517.70	16336.37

B. B1		
AMENITY	254.81	2742.77
CIRCULATION	65.99	710.31
PARKING	832.86	8964.80
SERVICE	199.33	2145.59
STORAGE	263.66	2838.04
	1616.65	17401.50

B. L1		
AMENITY	461.13	4963.54
STORAGE	98.09	1055.83
	559.22	6019.37

B. L2		
OUTDOOR SPACE	21.60	232.52
	21.60	232.52

B. L3		
OUTDOOR SPACE	47.08	506.79
	47.08	506.79

B. L4		
OUTDOOR SPACE	47.59	512.27
	47.59	512.27

B. L5		
OUTDOOR SPACE	47.59	512.27
	47.59	512.27

B. L6		
OUTDOOR SPACE	47.59	512.27
	47.59	512.27

Grand total	3905.03	42033.38
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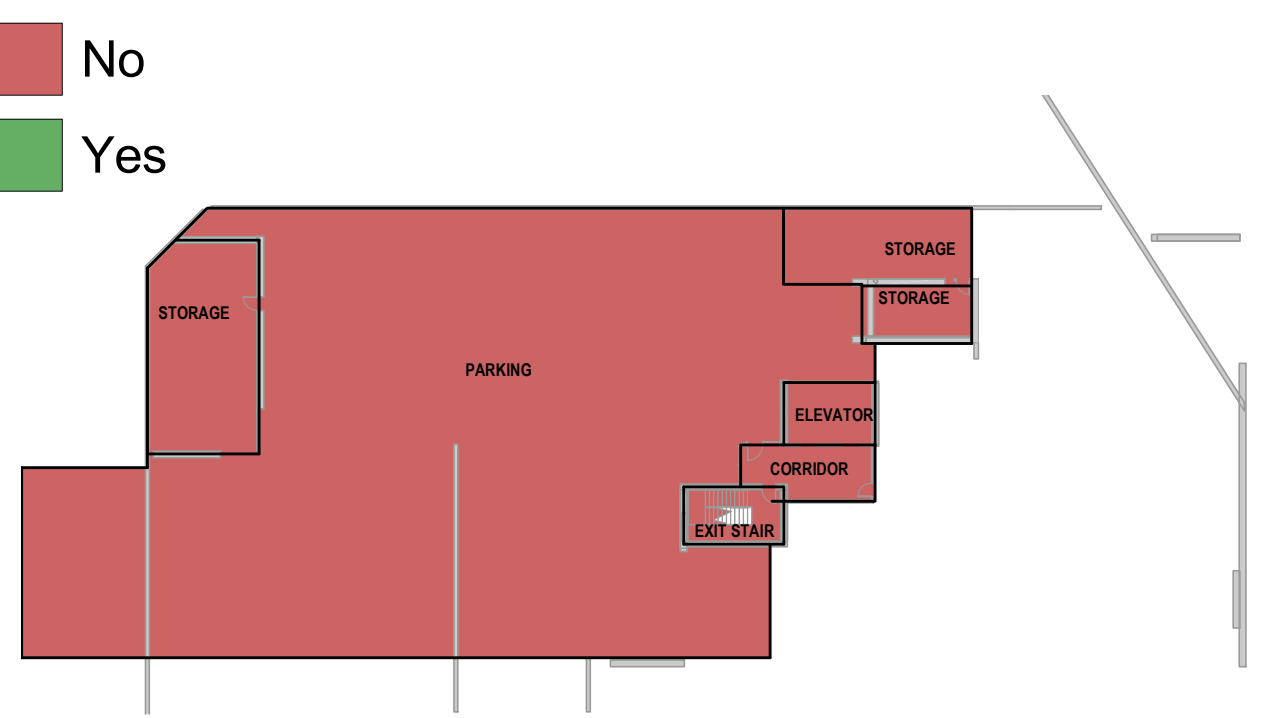
Zoning Bylaw No. 4662, 2010
District of West Vancouver
Page 120 - 9

120.21 Floor Area Ratio - Other Than Single Family Dwelling and Duplex Dwelling

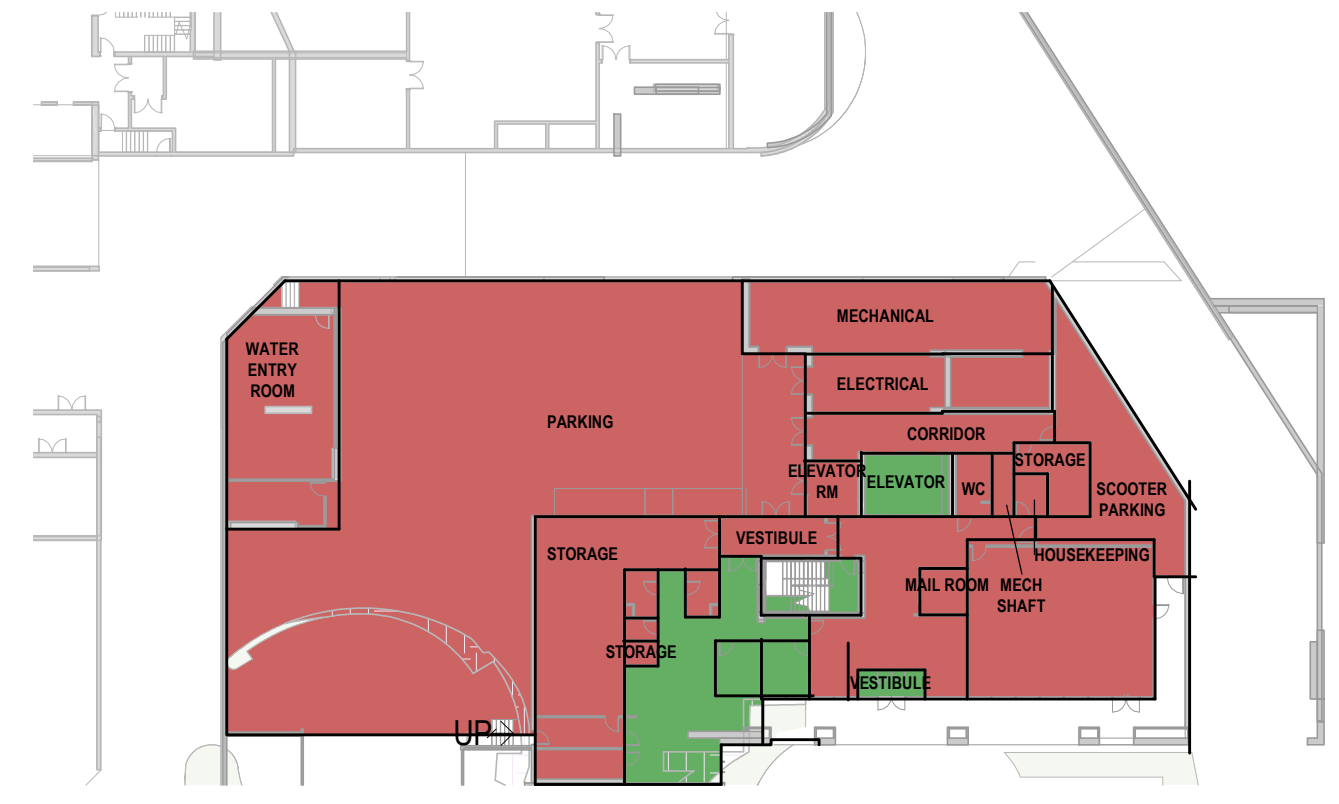
- Floor area ratio calculations shall include:
 - the total floor area of all storeys, measured to the exterior faces of the building or buildings, including hallways, elevator shafts and stairwells at each floor level; and
 - accessory buildings.
- Floor area shall not include (Bylaw #4974):
 - where a principal building or detached secondary suite is designed to meet the Energy Step Code, the floor area specified in Section 120.29(2);
 - open balconies, open terraces and exterior steps;
 - enclosed balconies provided that the all-weather glass doors and windows remain in place;
 - one entrance lobby per building provided that it is exclusively for residential use;
 - common recreation rooms and swimming pools;
 - common floor area in a basement or sub-basement for the following uses:
 - 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;
 - bicycle parking, parking and loading areas. (Bylaw #5055)
- Notwithstanding subsection (1)(a) and limited to existing strata-titled apartment buildings in RM zones built before the year 2000, common areas which are converted into residential dwelling unit(s) are exempted from floor area ratio calculation. (Bylaw #5024)

INGLEWOOD Area Types (Mapped)

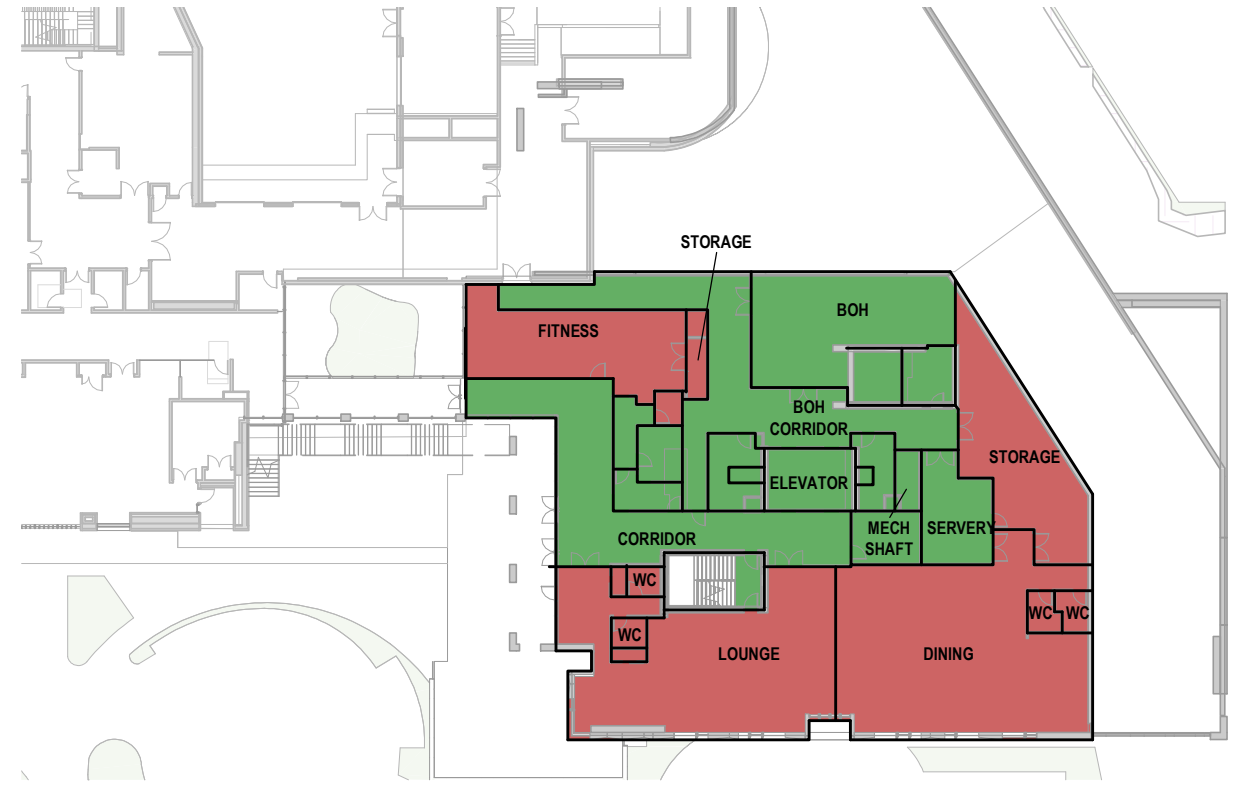
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- Yes



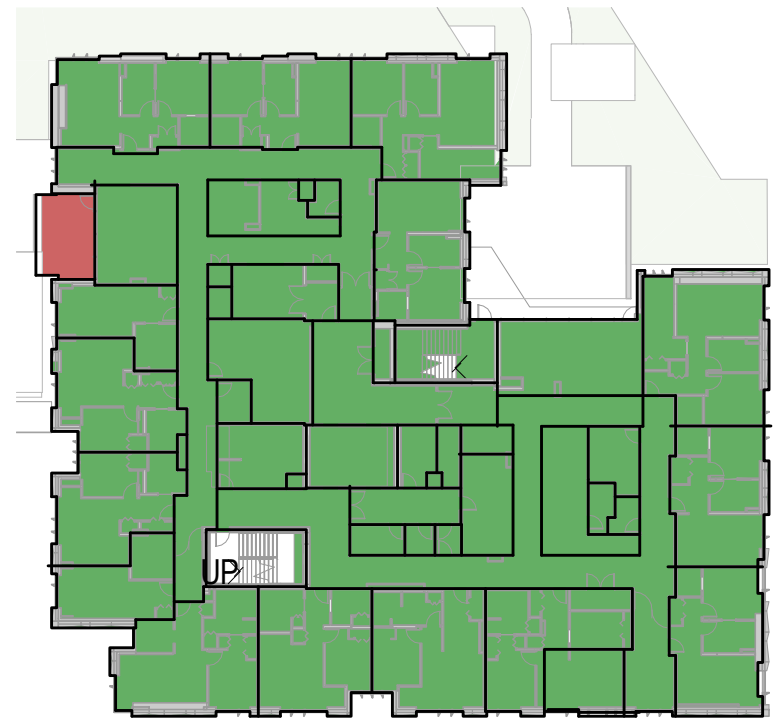
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A0.03 1:500



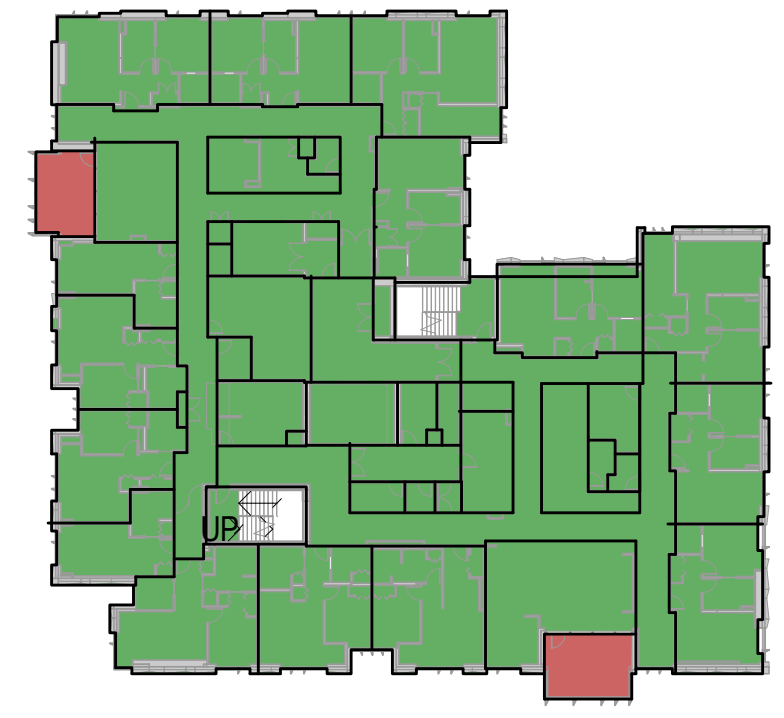
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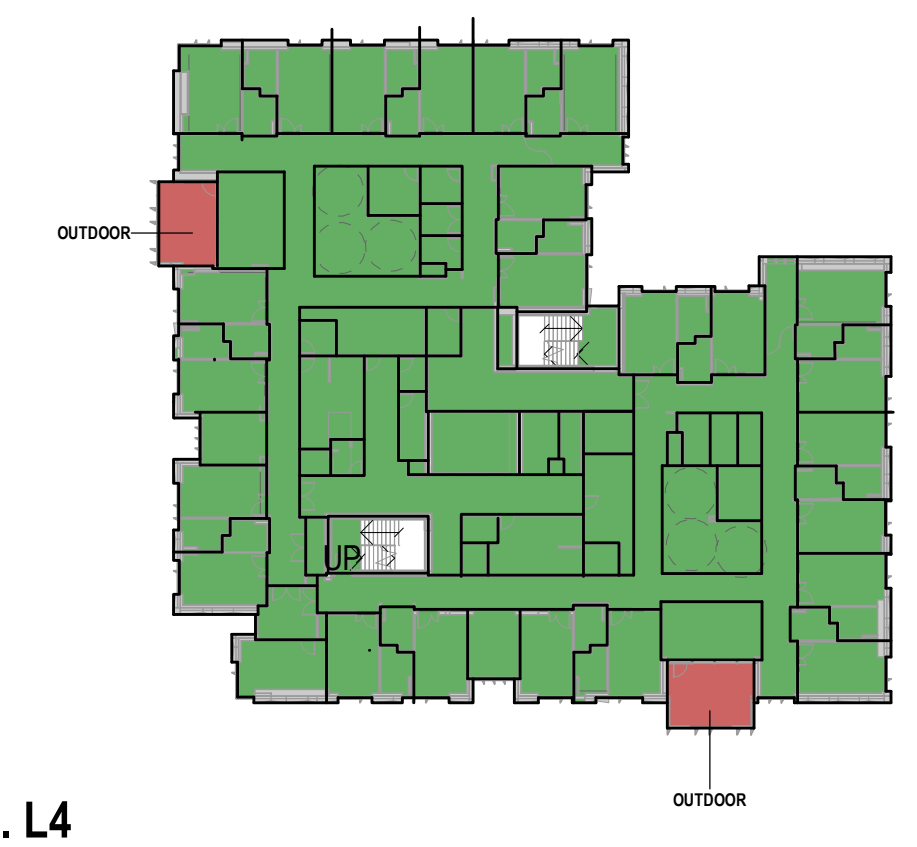
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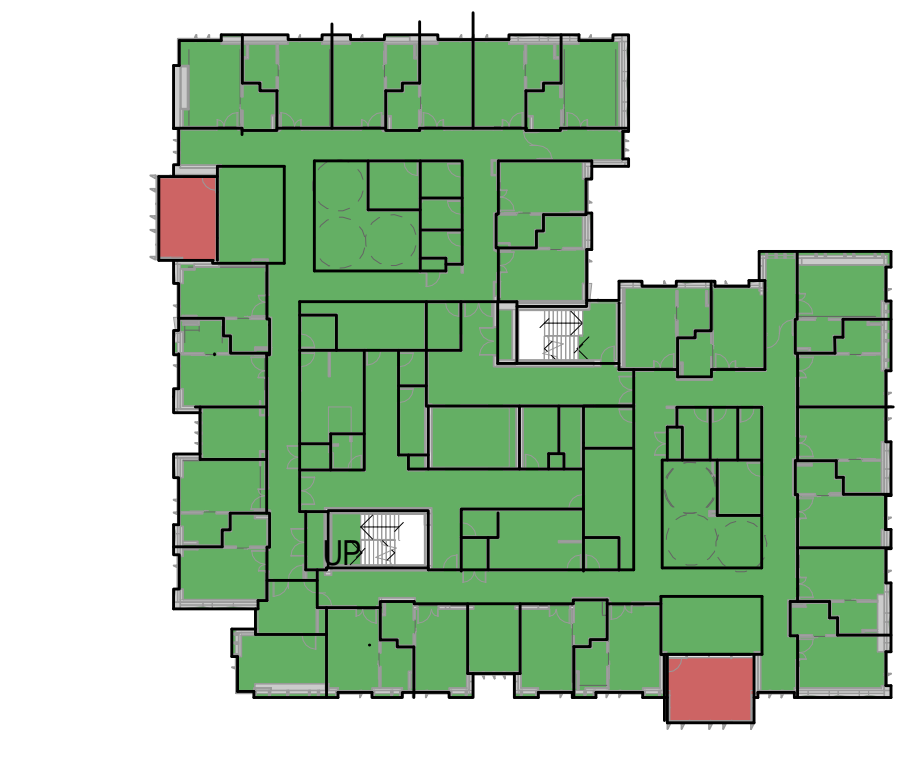
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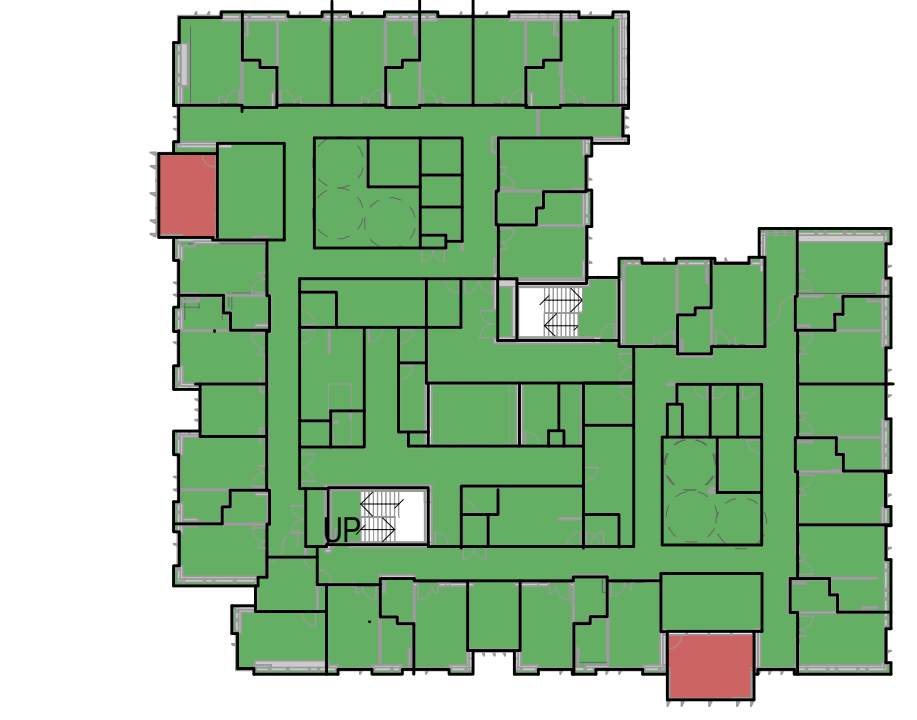
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A0.03 1:500



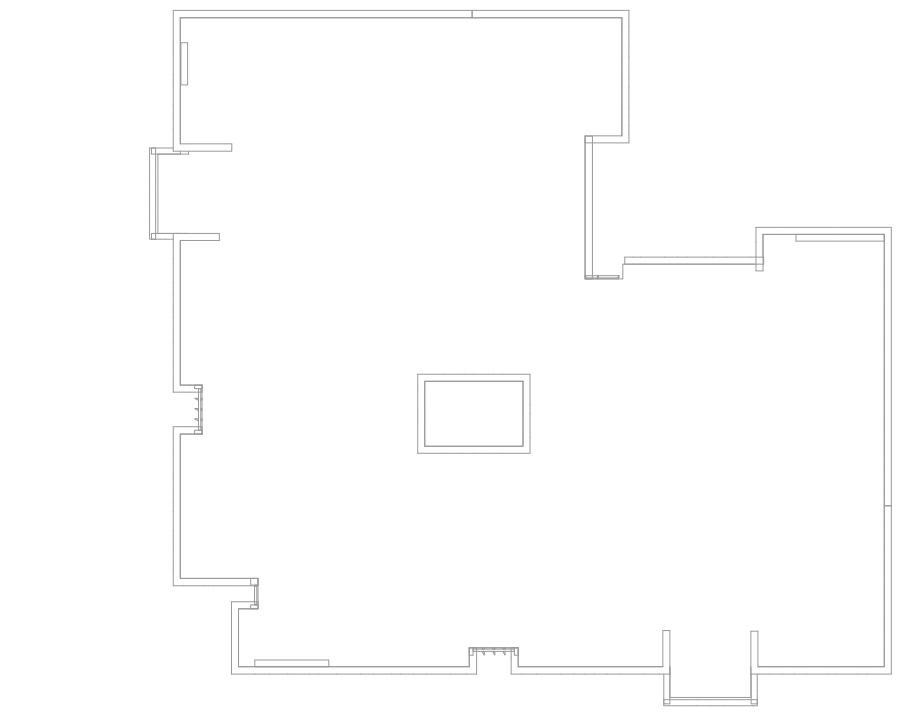
8 B. L4
A0.03 1:500



6 B. L5
A0.03 1:500

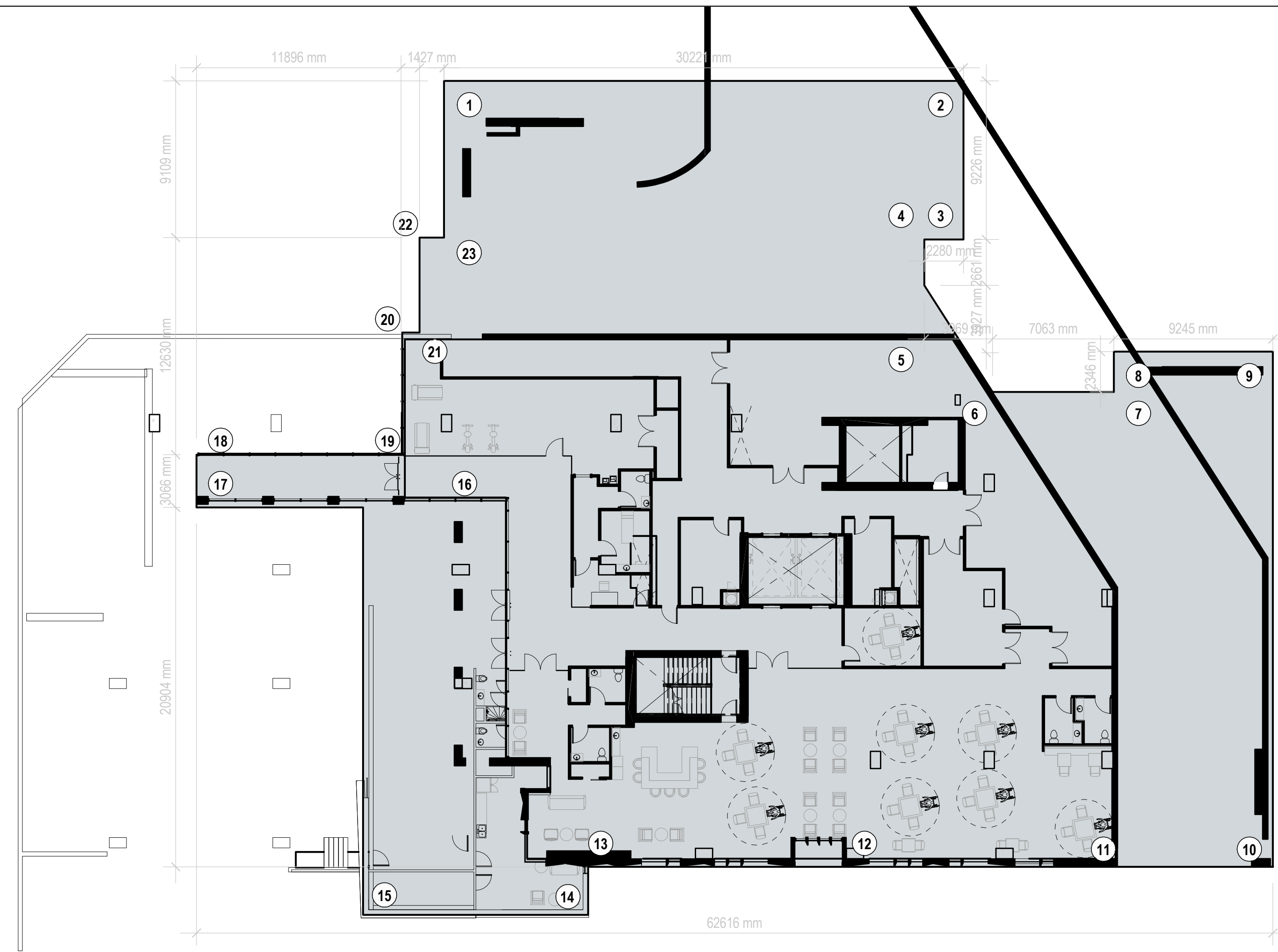


7 B. L6
A0.03 1:500



9 B. OVER RUN ROOF
A0.03 1:500





NATURAL GRADE CALCULATIONS

	ELEVATION	X	LENGTH (M)	TOTAL
1 - 2	(76.15 + 74.81) / 2	X	30.22	2,281.01
2 - 3	(74.81 + 74.92) / 2	X	9.23	691.00
3 - 4	(74.92 + 74.87) / 2	X	2.28	170.76
4 - 5	(74.87 + 73.52) / 2	X	6.63	491.91
5 - 6	(73.52 + 73.50) / 2	X	2.99	219.79
6 - 7	(73.50 + 73.41) / 2	X	8.99	660.36
7 - 8	(73.41 + 73.37) / 2	X	2.35	172.47
8 - 9	(73.37 + 71.80) / 2	X	9.25	671.41
9 - 10	(71.80 + 69.67) / 2	X	30.40	2,150.34
10 - 11	(69.67 + 70.63) / 2	X	9.10	638.37
11 - 12	(70.63 + 70.63) / 2	X	1.65	116.54
12 - 13	(70.63 + 70.83) / 2	X	6.15	434.99
13 - 14	(70.83 + 70.83) / 2	X	1.65	116.87
14 - 15	(70.83 + 73.52) / 2	X	33.25	2,399.82
15 - 16	(73.52 + 73.48) / 2	X	21.34	1,568.49
16 - 17	(73.48 + 74.30) / 2	X	14.12	1,043.33
17 - 18	(74.30 + 74.60) / 2	X	3.07	228.56
18 - 19	(74.60 + 73.48) / 2	X	11.97	886.26
19 - 20	(73.48 + 73.48) / 2	X	7.10	521.71
20 - 21	(73.48 + 73.48) / 2	X	1.00	73.48
21 - 22	(73.48 + 75.88) / 2	X	5.53	412.98
22 - 23	(75.88 + 75.81) / 2	X	1.43	108.46
23 - 1	(75.81 + 76.15) / 2	X	9.11	692.18
TOTAL			228.81	16,751.09

AVERAGE NATURAL GRADE $16,751.09 / 228.81 = 73.21$ M

FINISHED GRADE CALCULATIONS

	ELEVATION	X	LENGTH (M)	TOTAL
1 - 2	(77.00 + 77.00) / 2	X	30.22	2,325.40
2 - 3	(77.00 + 75.25) / 2	X	9.23	702.63
3 - 4	(75.25 + 75.25) / 2	X	2.28	171.57
4 - 5	(75.25 + 73.50) / 2	X	6.63	493.12
5 - 6	(73.50 + 73.50) / 2	X	2.99	219.77
6 - 7	(73.50 + 73.50) / 2	X	8.99	660.77
7 - 8	(73.50 + 73.50) / 2	X	2.35	172.73
8 - 9	(73.50 + 73.50) / 2	X	9.25	679.86
9 - 10	(73.50 + 68.00) / 2	X	30.40	2,150.80
10 - 11	(68.00 + 68.00) / 2	X	9.10	618.80
11 - 12	(68.00 + 68.00) / 2	X	1.65	112.20
12 - 13	(68.00 + 68.00) / 2	X	6.15	418.20
13 - 14	(68.00 + 68.00) / 2	X	1.65	112.20
14 - 15	(68.00 + 68.00) / 2	X	33.25	2,261.00
15 - 16	(68.00 + 72.00) / 2	X	21.34	1,493.80
16 - 17	(72.00 + 72.00) / 2	X	14.12	1,016.64
17 - 18	(77.00 + 77.00) / 2	X	3.07	236.39
18 - 19	(77.00 + 77.00) / 2	X	11.97	921.69
19 - 20	(77.00 + 77.00) / 2	X	7.10	546.70
20 - 21	(77.00 + 77.00) / 2	X	1.00	77.00
21 - 22	(77.00 + 77.00) / 2	X	5.53	425.81
22 - 23	(77.00 + 77.00) / 2	X	1.43	110.11
23 - 1	(77.00 + 77.00) / 2	X	9.11	701.47
TOTAL			228.81	16,628.66

AVERAGE FINISHED GRADE $16,628.66 / 228.81 = 72.67$ M

INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)

725 Inglewood Ave, West Vancouver

Drawing Title

AL - GRADE CALCULATIONS



INGLEWOOD CARE CENTRE

A BAPTIST HOUSING COMMUNITY

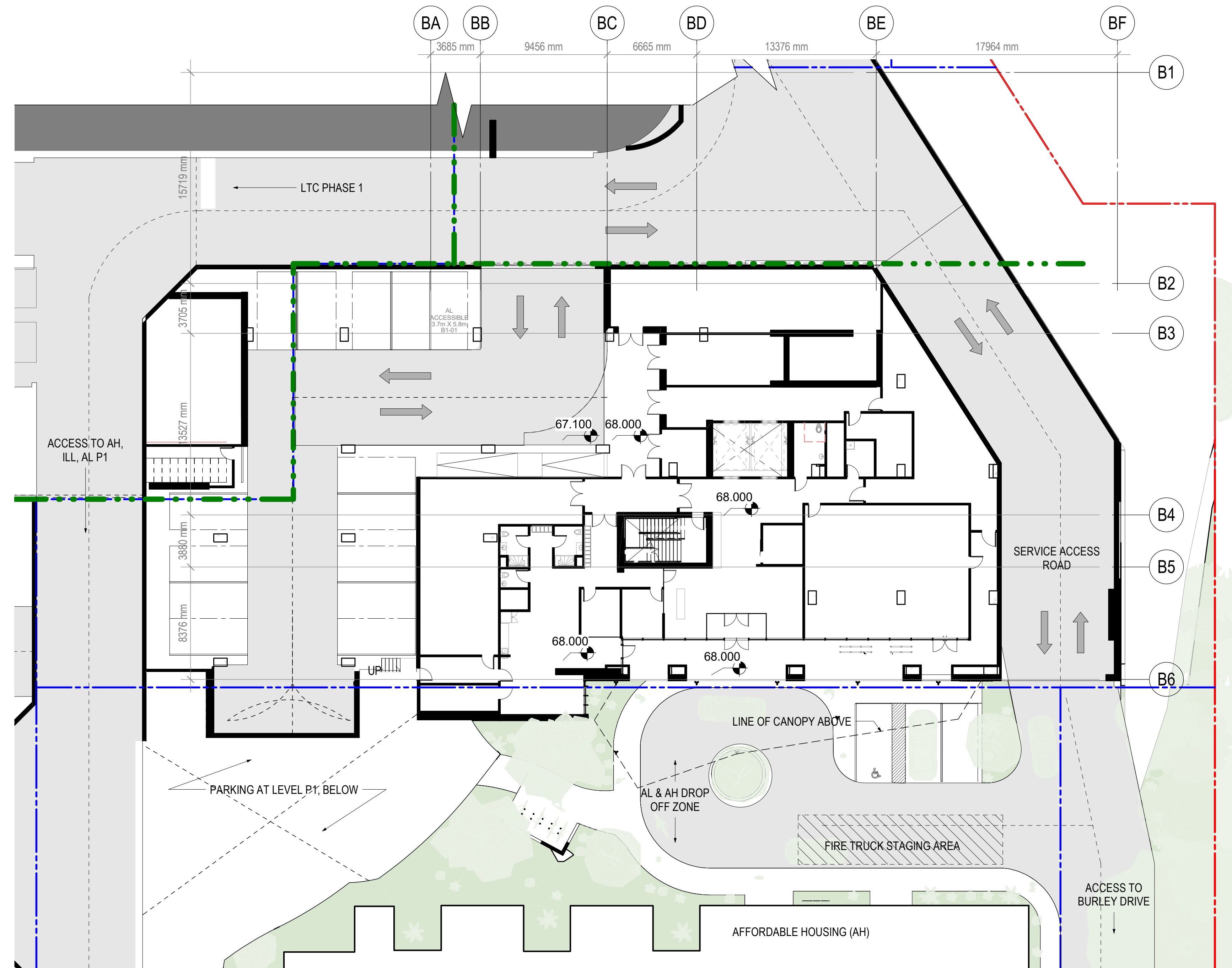
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Drawn By: Author
Checked By: Checker

Drawing No.

A0.04

DoWV DP SUBMISSION

— · — · — PHASE LINE
- - - PROPERTY LINE
- - - STRATA LOT LINE
PLAN LEGEND



INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)

725 Inglewood Ave, West Vancouver

Drawing Title
AL - LEVEL B1 SITE PLAN



INGLEWOOD CARE CENTRE

A BAPTIST HOUSING COMMUNITY

Date: 20210923
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Drawing No.

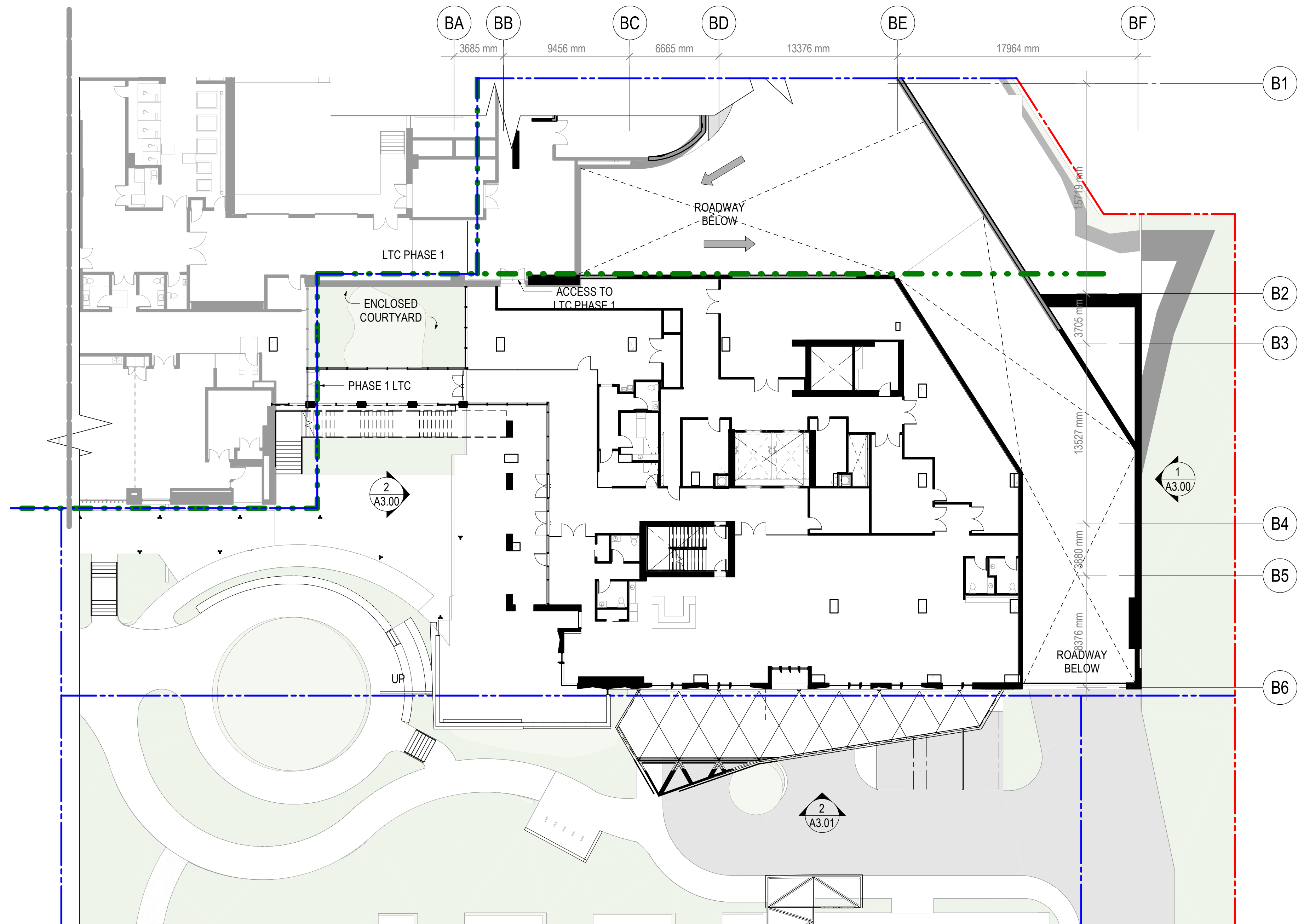
A1.01

DoWV DP SUBMISSION

1
A1.01
AL - LEVEL B1 SITE PLAN
1:200

— · — · — · PHASE LINE
- - - - - PROPERTY LINE
- - - - - STRATA LOT LINE

PLAN LEGEND



INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)
725 Inglewood Ave, West Vancouver

Drawing Title
AL - LEVEL 01 SITE PLAN



INGLEWOOD CARE CENTRE

A BAPTIST HOUSING COMMUNITY

Date: 20210923
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Drawn By: Author
Checked By: Checker

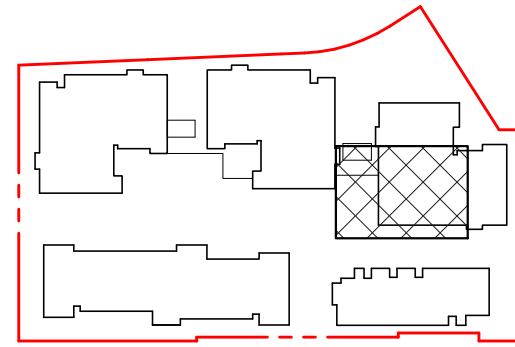
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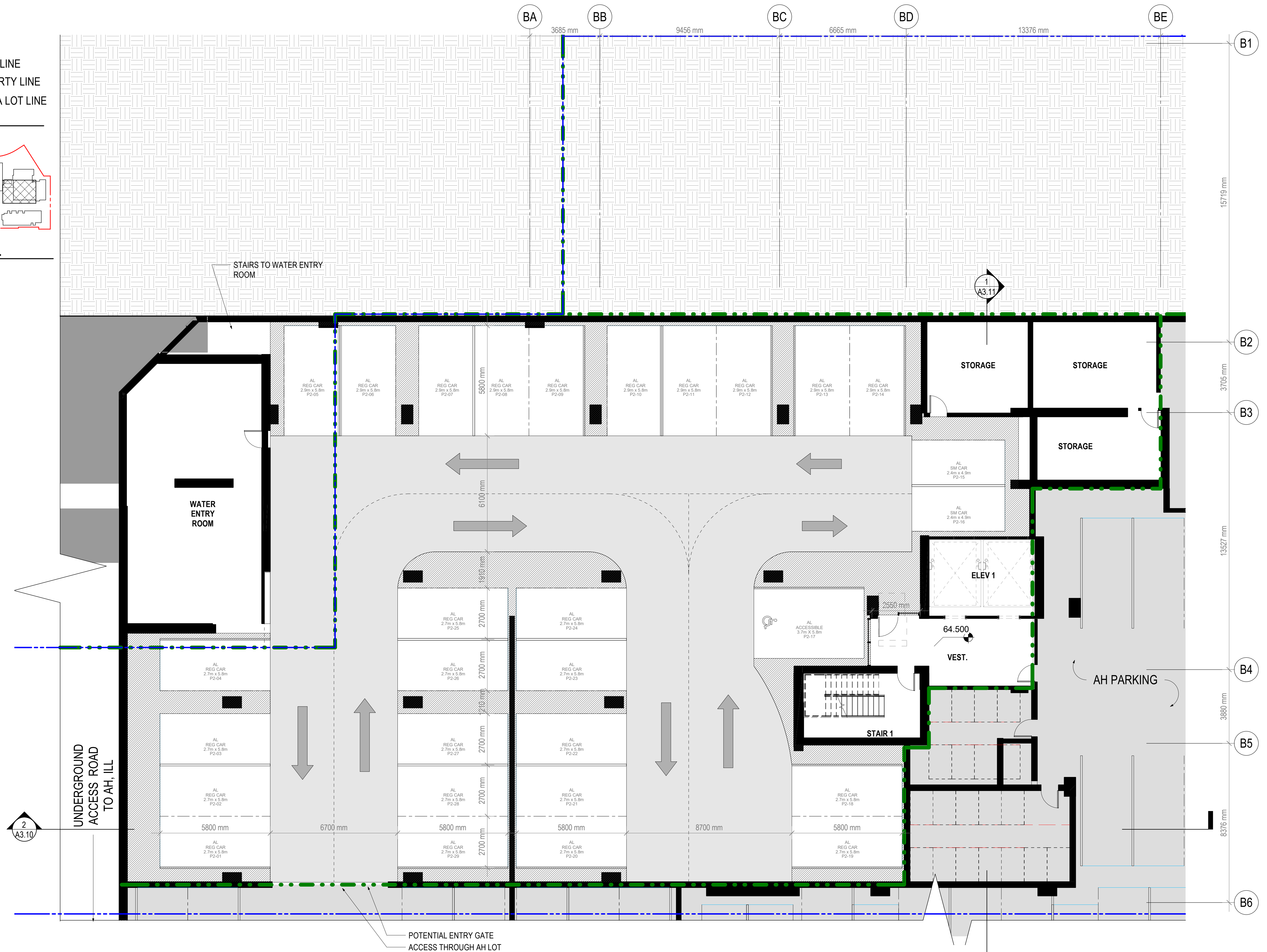
DoWV DP SUBMISSION

1 AL - LEVEL 01 SITE PLAN
A1.02 1:200

- · — · — · PHASE LINE
 - - - - - PROPERTY LINE
 - - - - - STRATA LOT LINE
- PLAN LEGEND**



KEY PLAN - AL



**INGLEWOOD
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**AL - ENLARGED
LEVEL P1 PLAN**



**INGLEWOOD
CARE CENTRE**

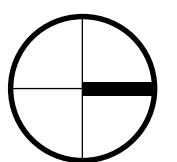
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Drawing No.

A2.20

**DoWV DP
SUBMISSION**



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AL - ENLARGED LEVEL B1 PLAN



INGLEWOOD CARE CENTRE

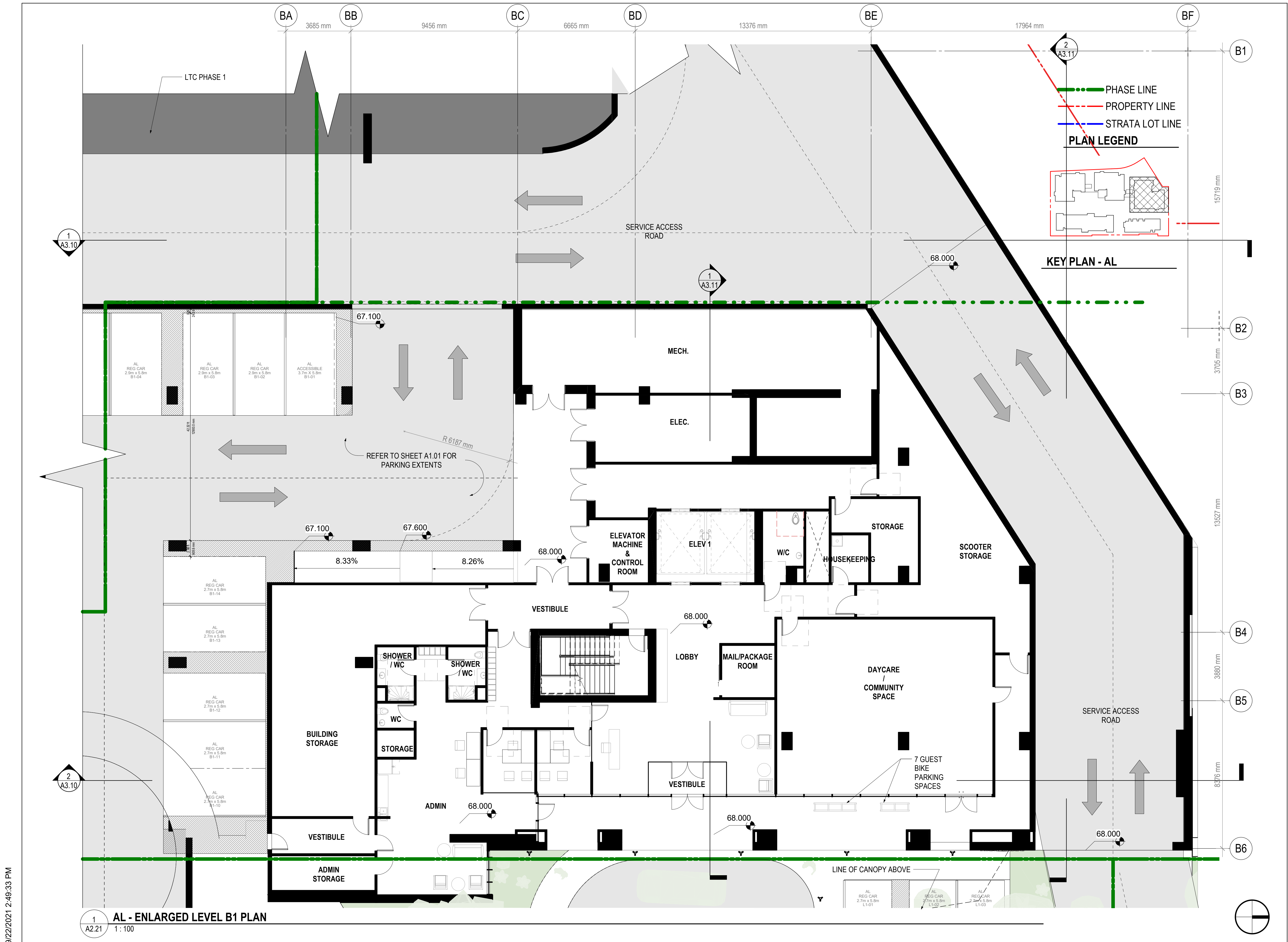
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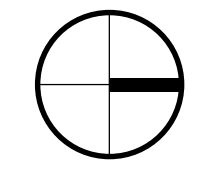
A2.21

DoWV DP SUBMISSION



9/22/2021 2:49:33 PM

1 AL - ENLARGED LEVEL B1 PLAN
A2.21 1:100



**INGLEWOOD
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LIVING/ LONG
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725 Inglewood Ave, West
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**AL - ENLARGED
LEVEL 1 PLAN**



**INGLEWOOD
CARE CENTRE**

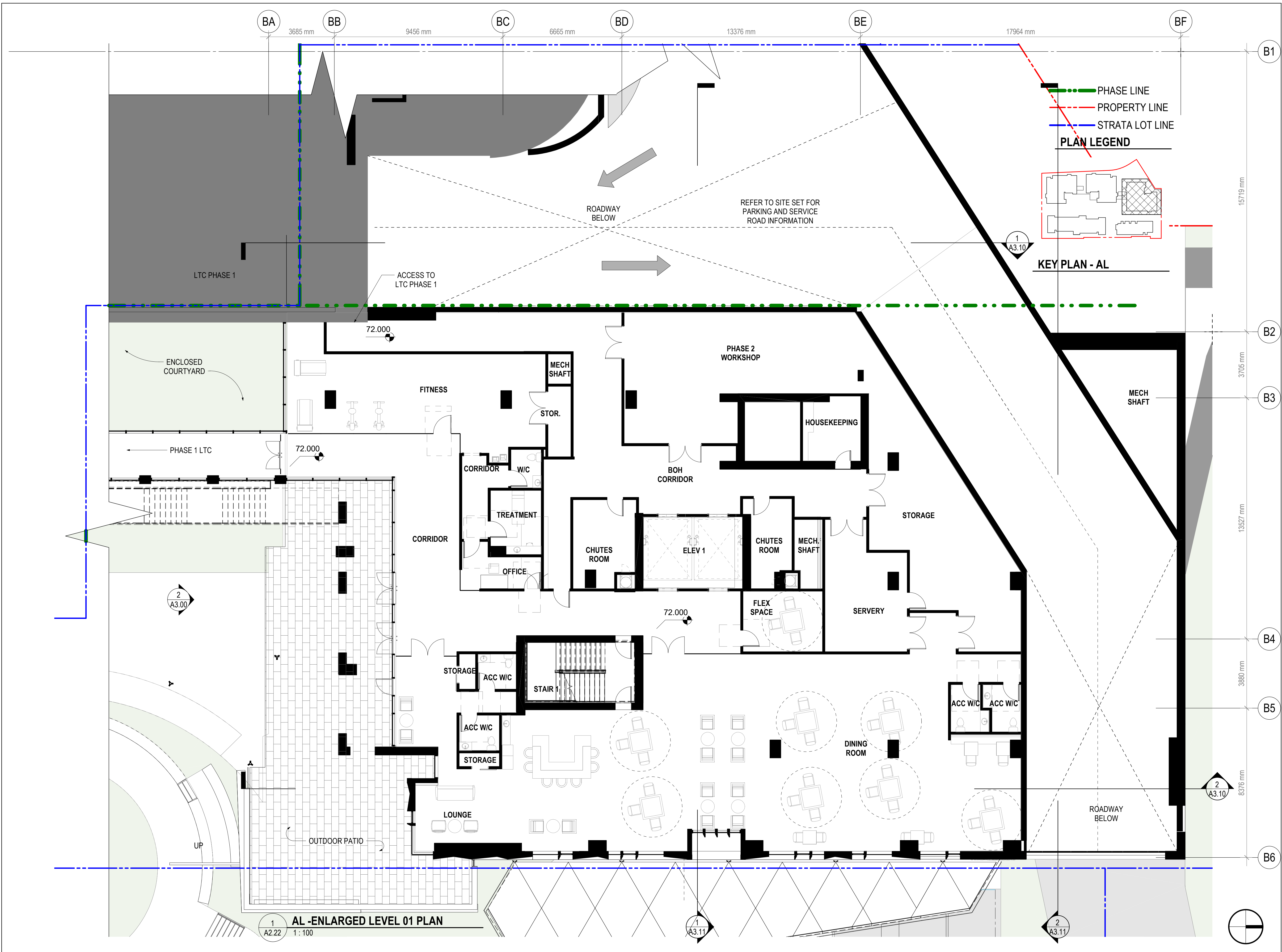
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Checked By: Checker

Drawing No.

A2.22

**DoVV DP
SUBMISSION**



9/20/2021 5:17:35 PM

1 AL - ENLARGED LEVEL 01 PLAN
A2.22 1:100

INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)

725 Inglewood Ave, West
Vancouver

Drawing Title

AL - ENLARGED
LEVEL 2 PLAN



**INGLEWOOD
CARE CENTRE**

A BAPTIST HOUSING COMMUNITY

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Job No: v24689

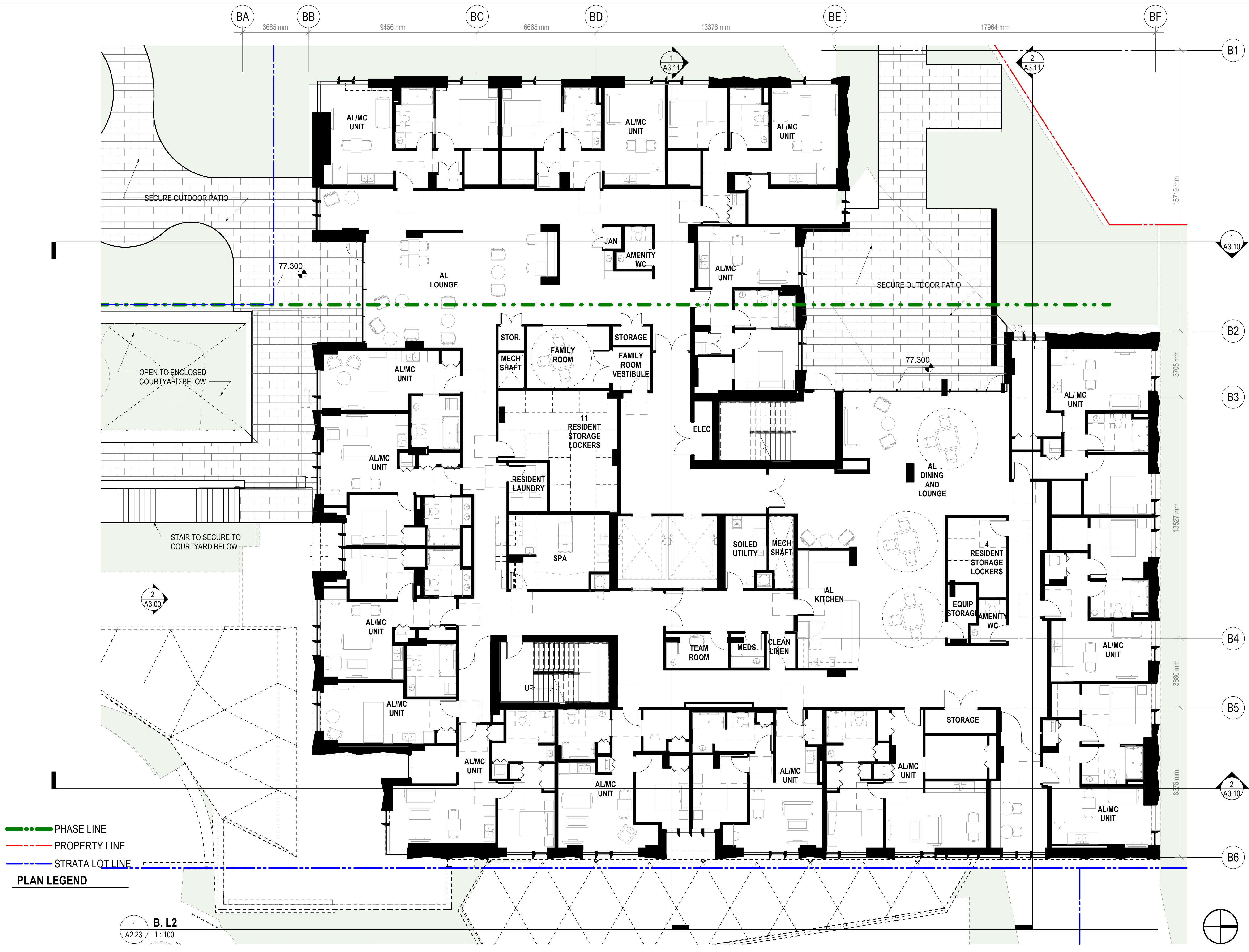
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Drawing No.

A2.23

**DoVV DP
SUBMISSION**



- - - PHASE LINE
- - - PROPERTY LINE
- - - STRATA LOT LINE
PLAN LEGEND

1 B. L2
A2.23 1:100

9/20/2021 5:17:39 PM

INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)

725 Inglewood Ave, West Vancouver

Drawing Title

AL - ENLARGED LEVEL 3 PLAN



INGLEWOOD CARE CENTRE

A BAPTIST HOUSING COMMUNITY

Date: 20210923

Job No: v24689

Drawn By: SC

Checked By: MC

Drawing No.

A2.24

DoVV DP SUBMISSION

SEE A6.01 AND A6.02 FOR DIMENSIONED UNIT PLANS



- - - PHASE LINE
 - - - PROPERTY LINE
 - - - STRATA LOT LINE
- PLAN LEGEND**

1 A2.24 AL - ENLARGED LEVEL 03 PLAN
1:100

**INGLEWOOD
ASSISTED
LIVING/ LONG
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(AL/LTC)**
725 Inglewood Ave, West
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Drawing Title

**AL - ENLARGED
LEVELS 4, 5 & 6
PLAN**



**INGLEWOOD
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A BAPTIST HOUSING COMMUNITY

Date: 20210923
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Checked By: MC

Drawing No.

A2.25

**DoVV DP
SUBMISSION**

SEE A6.01 AND A6.02 FOR DIMENSIONED UNIT PLANS



--- PHASE LINE
- - - PROPERTY LINE
- - - STRATA LOT LINE
PLAN LEGEND

1 A2.25 **AL - ENLARGED LEVELS 04, 05 & 06 PLAN**
1:100

Revisions

**INGLEWOOD
ASSISTED
LIVING/ LONG
TERM CARE
(AL/LTC)**
725 Inglewood Ave, West
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**AL - ENLARGED
ROOF PLAN**



**INGLEWOOD
CARE CENTRE**

A BAPTIST HOUSING COMMUNITY

Date: 20210923
Job No: v24689
Drawn By: SC
Checked By: MC

Drawing No.

A2.26

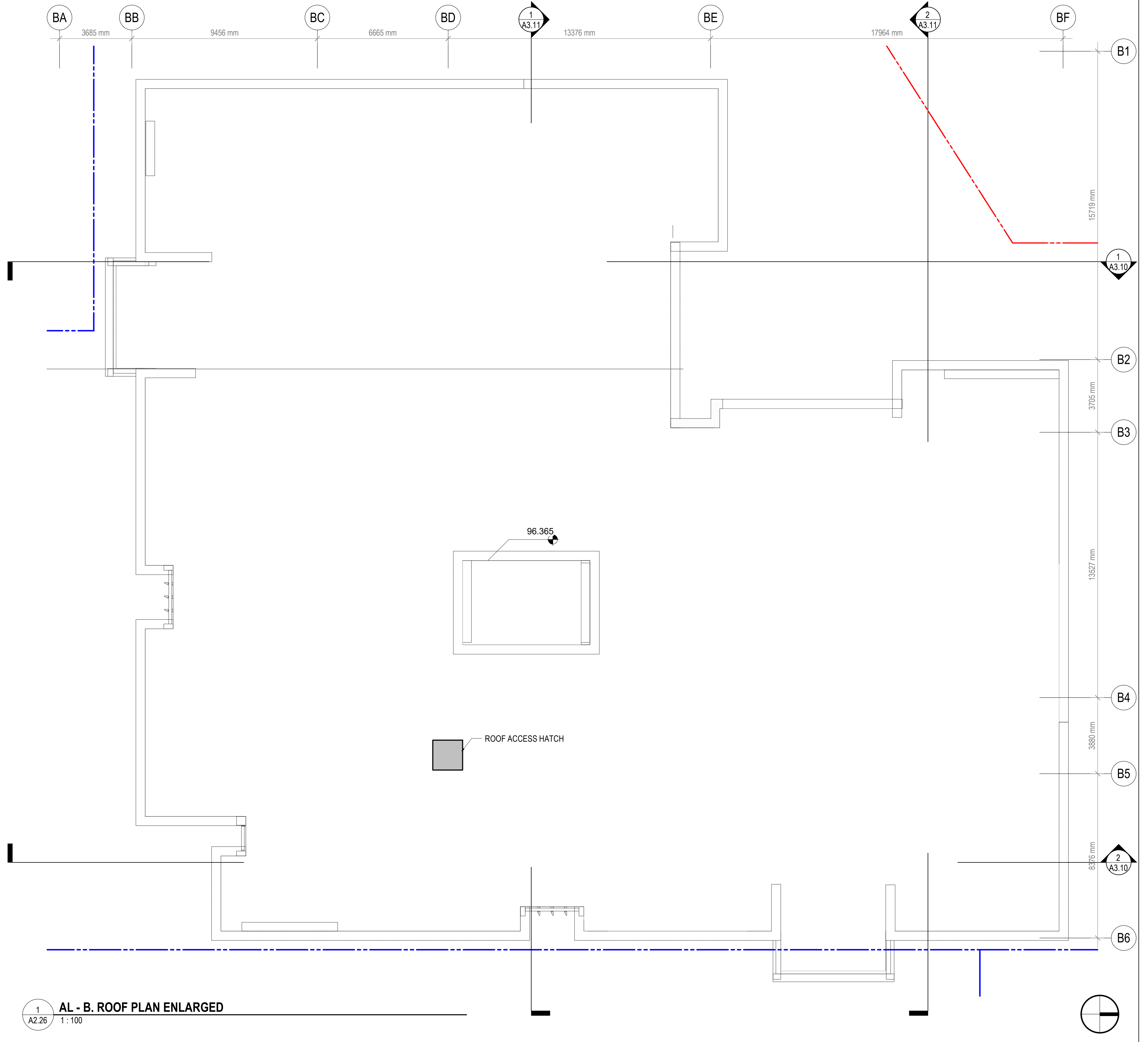
**DoWV DP
SUBMISSION**

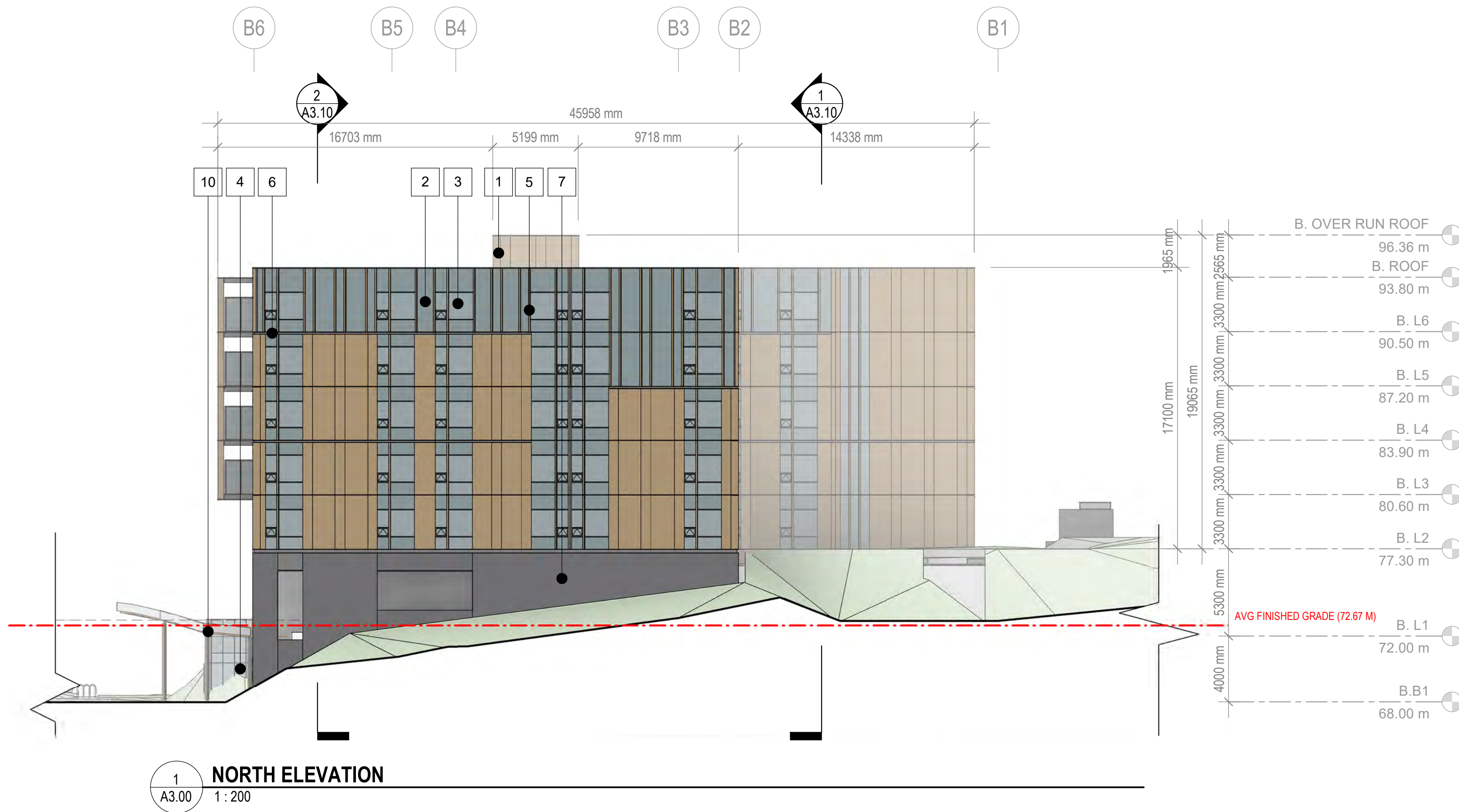
SEE A6.01 AND A6.02 FOR DIMENSIONED UNIT PLANS

--- PHASE LINE
- - - PROPERTY LINE
- - - STRATA LOT LINE
PLAN LEGEND

1
A2.26
AL - B. ROOF PLAN ENLARGED
1 : 100

9/20/2021 5:17:46 PM





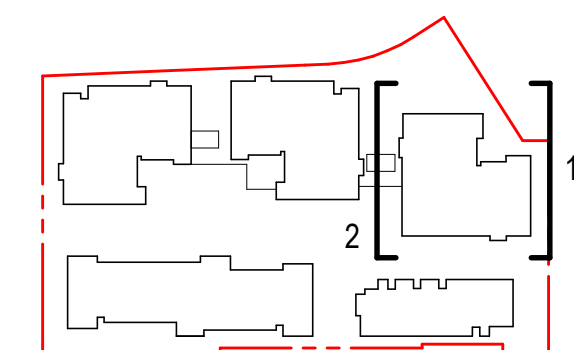
1 NORTH ELEVATION
A3.00 1:200



2 SOUTH ELEVATION
A3.00 1:200

MATERIALS

- 1 MICRO-CORRUGATED FOLDED METAL PANEL - TEXTURED FINISH
- 2 COMPOSITE ALUMINUM PANEL
- 3 VISION GLASS
- 4 LOW IRON VISION GLASS
- 5 METAL FINNS - TEXTURED FINISH
- 6 METAL CHANNEL - CHARCOAL
- 7 HORIZONTAL BRICK - MANGANESE IRONSPOT SMOOTH NORMAN
- 8 INFILL MICRO-CORRUGATED METAL PANEL - TEXTURED FINISH
- 9 WOOD LOOK BREAK-FORMED METAL PANEL
- 10 GLULAM WOOD



KEY PLAN - AL

INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)
725 Inglewood Ave, West Vancouver

Drawing Title

AL - NORTH AND SOUTH ELEVATIONS



INGLEWOOD CARE CENTRE

A BAPTIST HOUSING COMMUNITY

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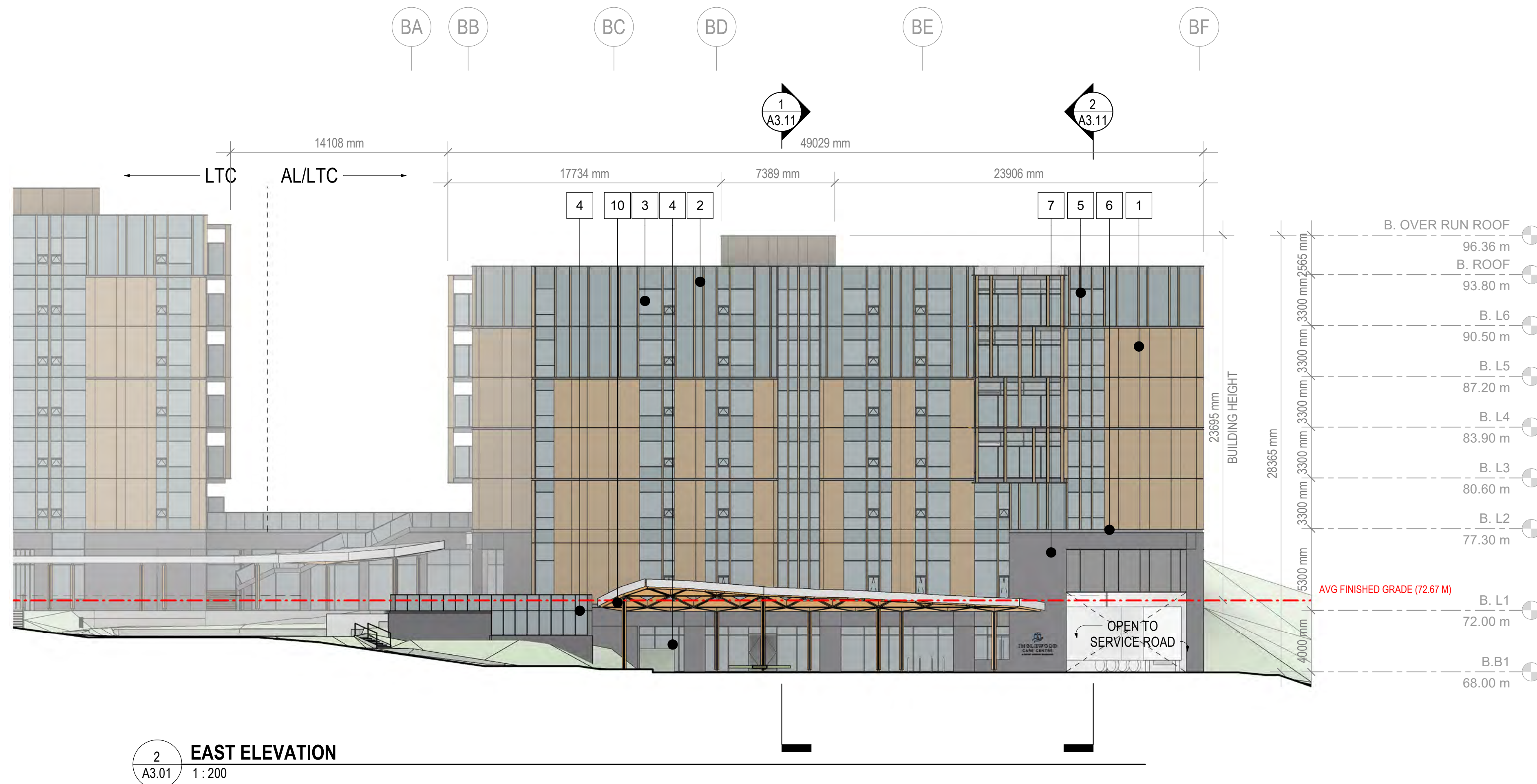
Drawing No.

A3.00

DoWV DP SUBMISSION



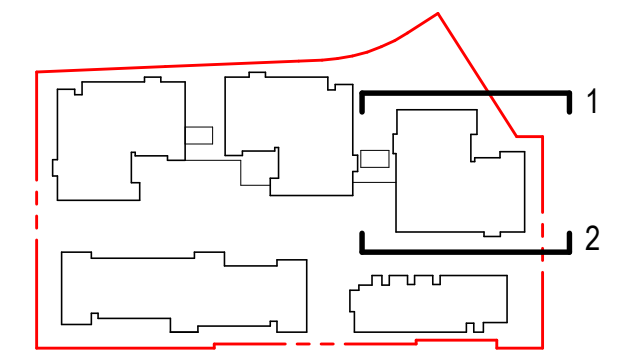
1 WEST ELEVATION
A3.01 1:200



2 EAST ELEVATION
A3.01 1:200

MATERIALS

- 1 MICRO-CORRUGATED FOLDED METAL PANEL - TEXTURED FINISH
- 2 COMPOSITE ALUMINUM PANEL
- 3 VISION GLASS
- 4 LOW IRON VISION GLASS
- 5 METAL FINNS - TEXTURED FINISH
- 6 METAL CHANNEL - CHARCOAL
- 7 HORIZONTAL BRICK - MANGANESE IRONSPOT SMOOTH NORMAN
- 8 INFILL MICRO-CORRUGATED METAL PANEL - TEXTURED FINISH
- 9 WOOD LOOK BREAK-FORMED METAL PANEL
- 10 GLULAM WOOD



KEY PLAN - AL

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725 Inglewood Ave, West Vancouver

Drawing Title

AL - EAST AND WEST ELEVATIONS



INGLEWOOD CARE CENTRE

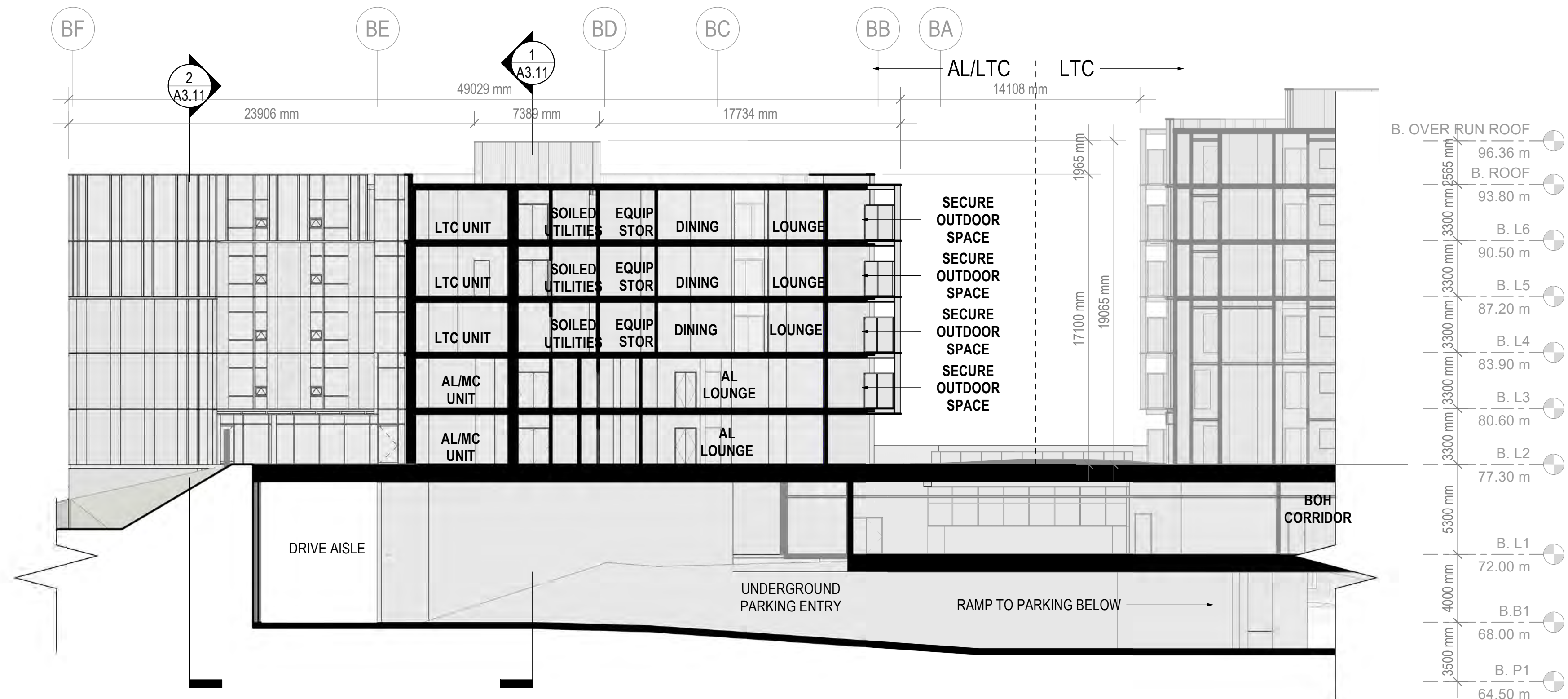
A BAPTIST HOUSING COMMUNITY

Date: 20210923
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Checked By: MC

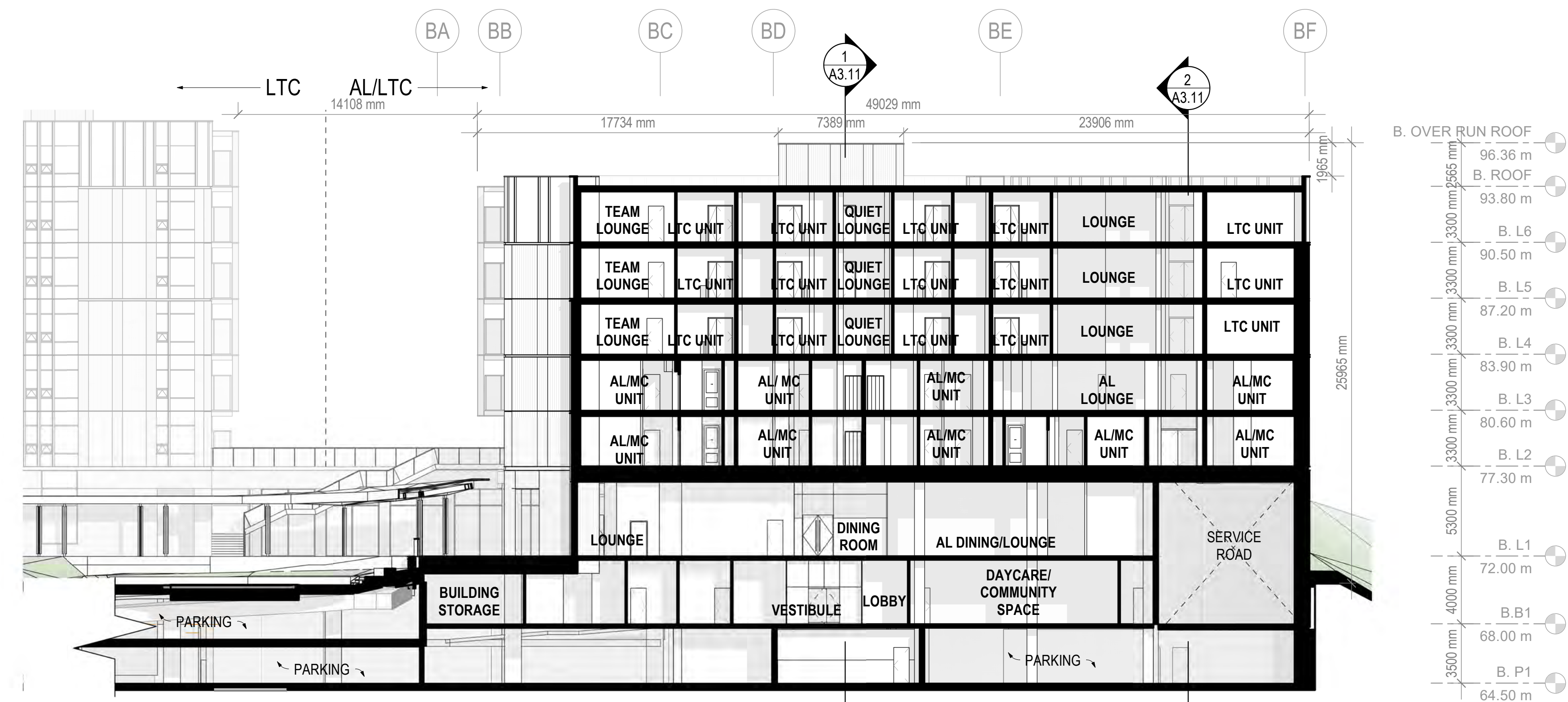
Drawing No.

A3.01

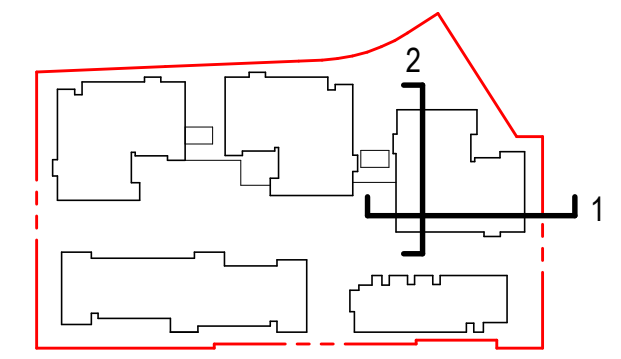
DoWV DP SUBMISSION



1 NORTH SOUTH SECTION LOOKING EAST
A3.10 1:200



2 NORTH SOUTH SECTION LOOKING WEST
A3.10 1:200



KEY PLAN - AL

INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)

725 Inglewood Ave, West Vancouver

Drawing Title
AL - NORTH-SOUTH BUILDING SECTIONS



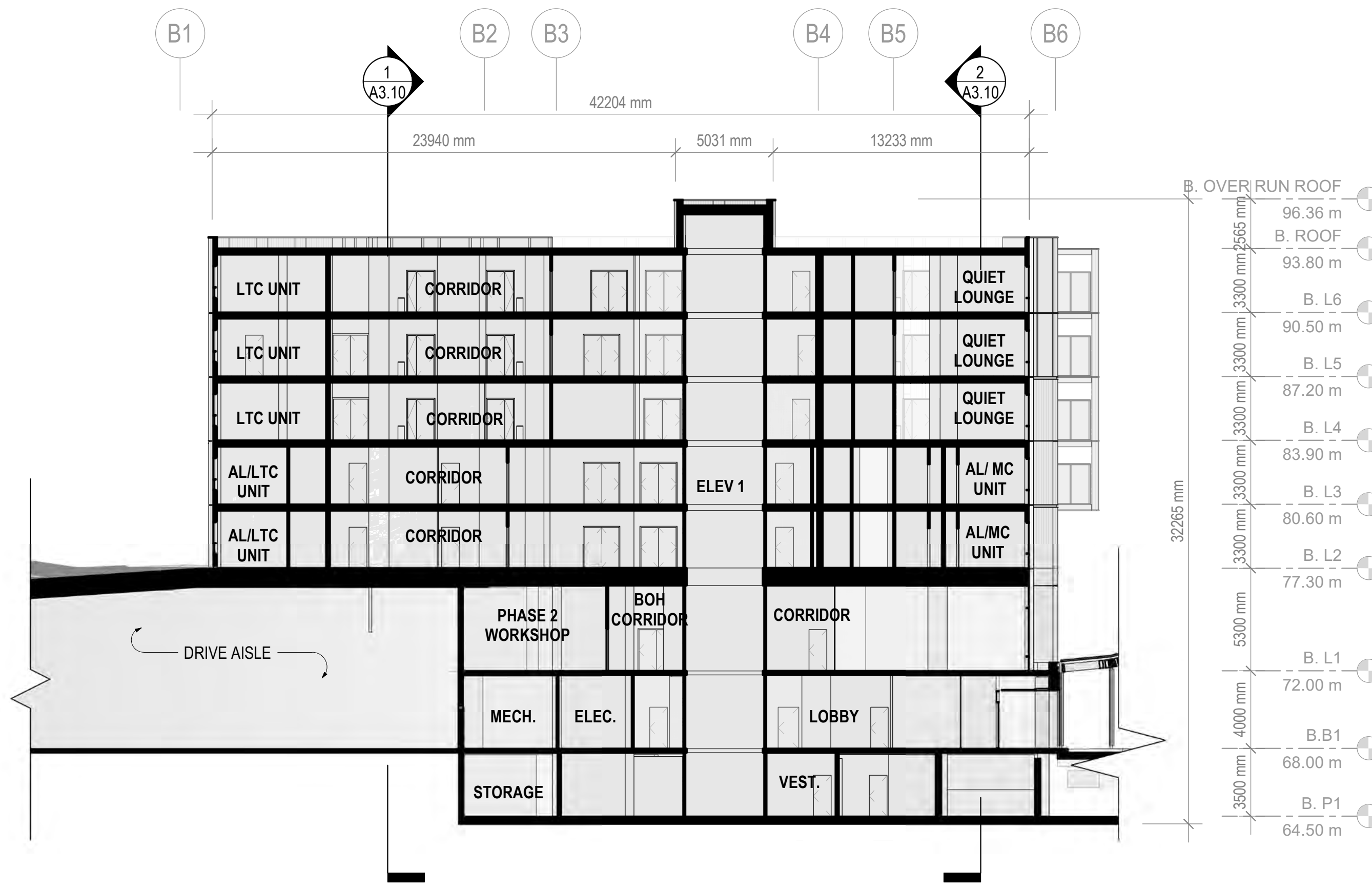
INGLEWOOD CARE CENTRE
A BAPTIST HOUSING COMMUNITY

Date: 20210923
Job No: v24689
Drawn By: SC
Checked By: MC

Drawing No.

A3.10

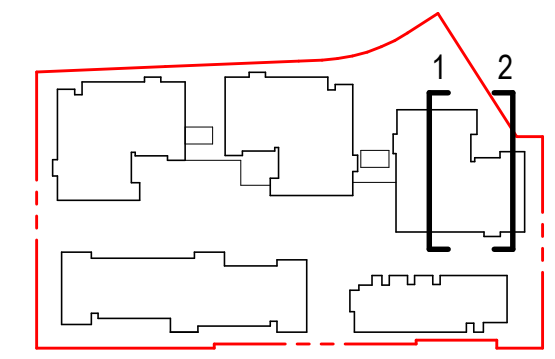
DoWV DP SUBMISSION



1 EAST WEST SECTION LOOKING NORTH
A3.11 1:200



2 EAST WEST SECTION LOOKING SOUTH
A3.11 1:200



KEY PLAN - AL

INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)

725 Inglewood Ave, West Vancouver

AL - EAST-WEST BUILDING SECTIONS



INGLEWOOD CARE CENTRE

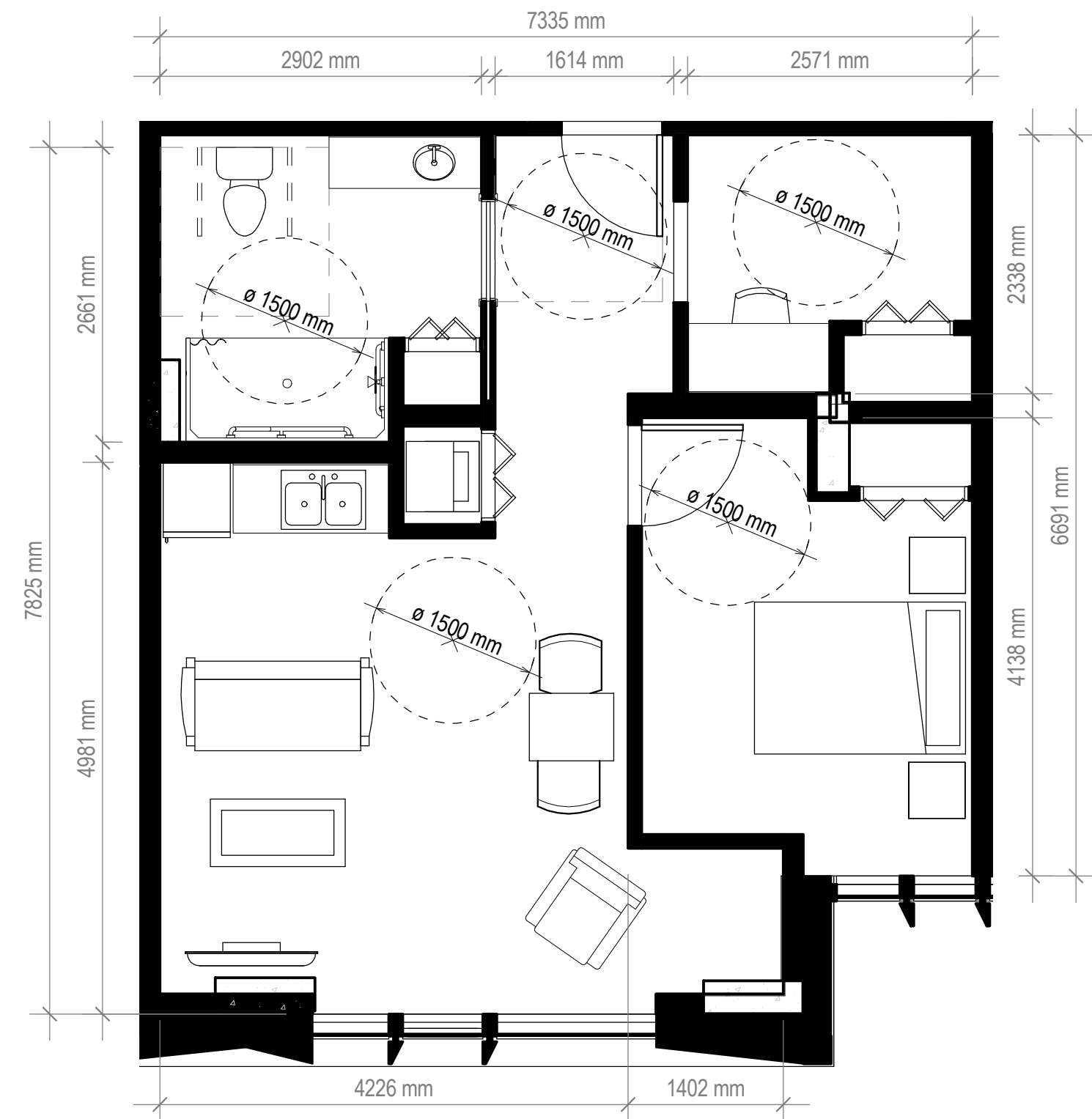
A BAPTIST HOUSING COMMUNITY

Date: 20210923
Job No: v24689
Drawn By: Author
Checked By: Checker

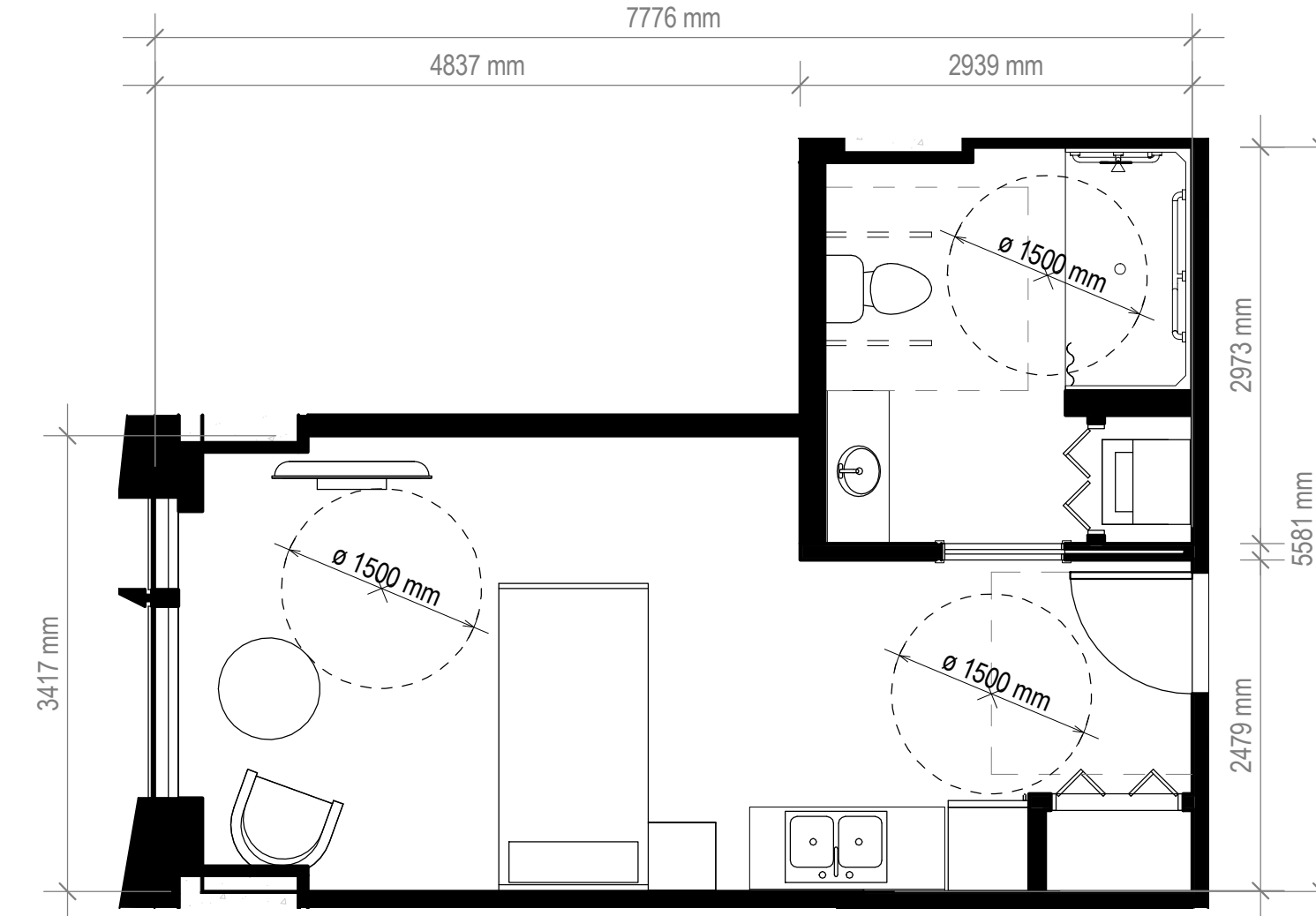
Drawing No.

A3.11

DoWV DP SUBMISSION



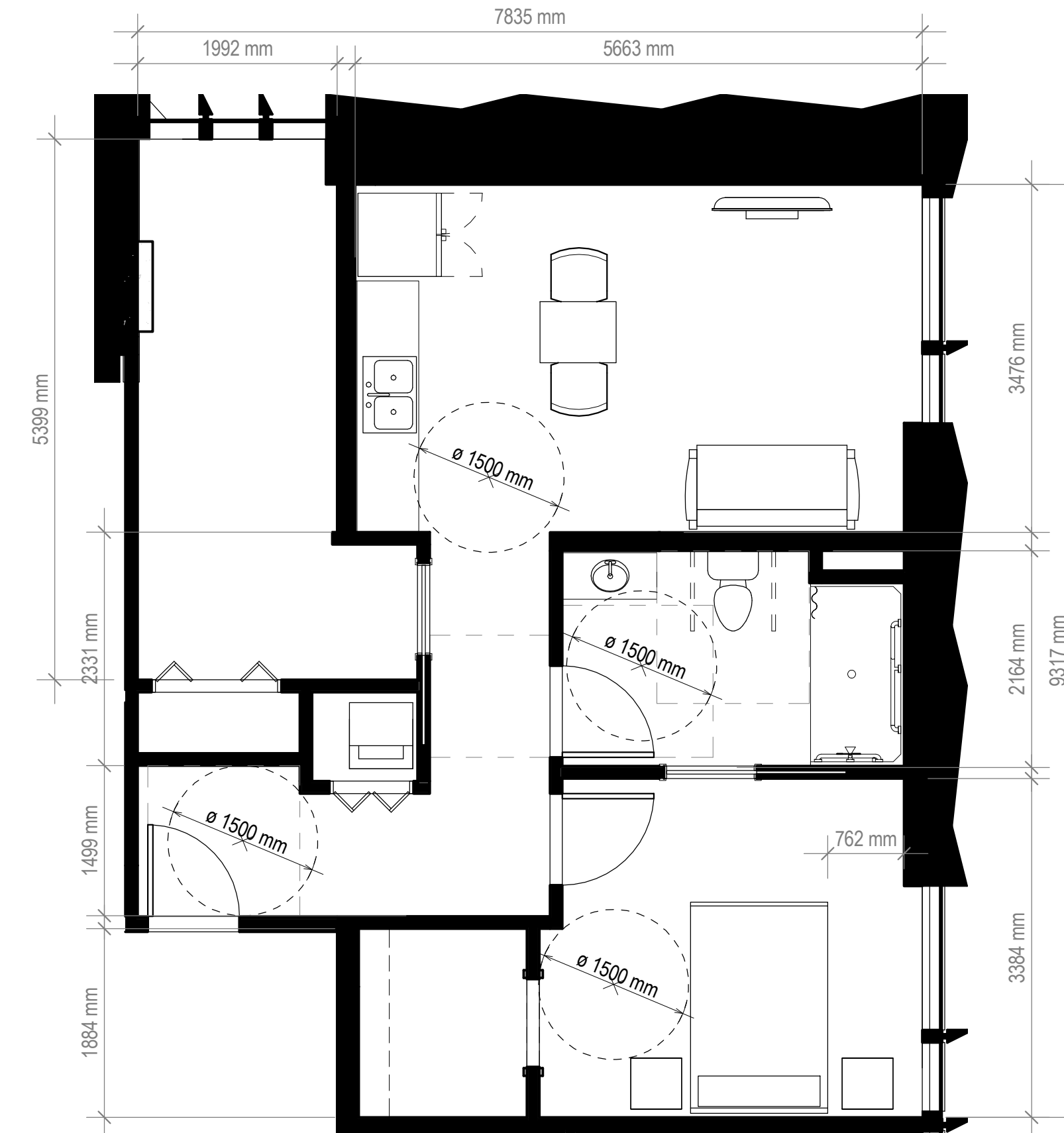
1 AL - 1 BEDROOM+DEN AL UNIT, 61 SM
A6.02 1:50



2 AL - STUDIO UNIT TYPE B, 38 SM
A6.02 1:50



3 AL - 1 BEDROOM+DEN AL UNIT, 68 SM
A6.02 1:50



4 AL - 1 BEDROOM AL UNIT, 68 SM
A6.02 1:50

NOTE:
ASSISTED LIVING UNITS DESIGNED TO COMPLY WITH ACCESSIBILITY
REQUIREMENTS AS PER BC BUILDING CODE 2018 3.8.3.22.

INGLEWOOD ASSISTED LIVING/ LONG TERM CARE (AL/LTC)

725 Inglewood Ave, West
Vancouver

Drawing Title

AL - UNIT TYPES



**INGLEWOOD
CARE CENTRE**

A BAPTIST HOUSING COMMUNITY

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Job No: v24689
Drawn By: Author
Checked By: Checker

Drawing No.

A6.02

**DoWV DP
SUBMISSION**