

ARCHITECT'S SEAL



COVENANT MODIFICATION

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25-01-08	6	CM v.1.3	RB
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YY-MM-DD	NO.	DESCRIPTION	BY

DESIGNED UNDER PART 9, BCBC 2018

MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

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

PH 604 926 6058
FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

PROJECT TEAM

ARCHITECTURAL

BURGERS ARCHITECTURE INC.
2488 HAYWOOD AVENUE
WEST VANCOUVER, BC V7V 1Y1
604-926-6058
cedric@burgersarchitecture.com

LANDSCAPING

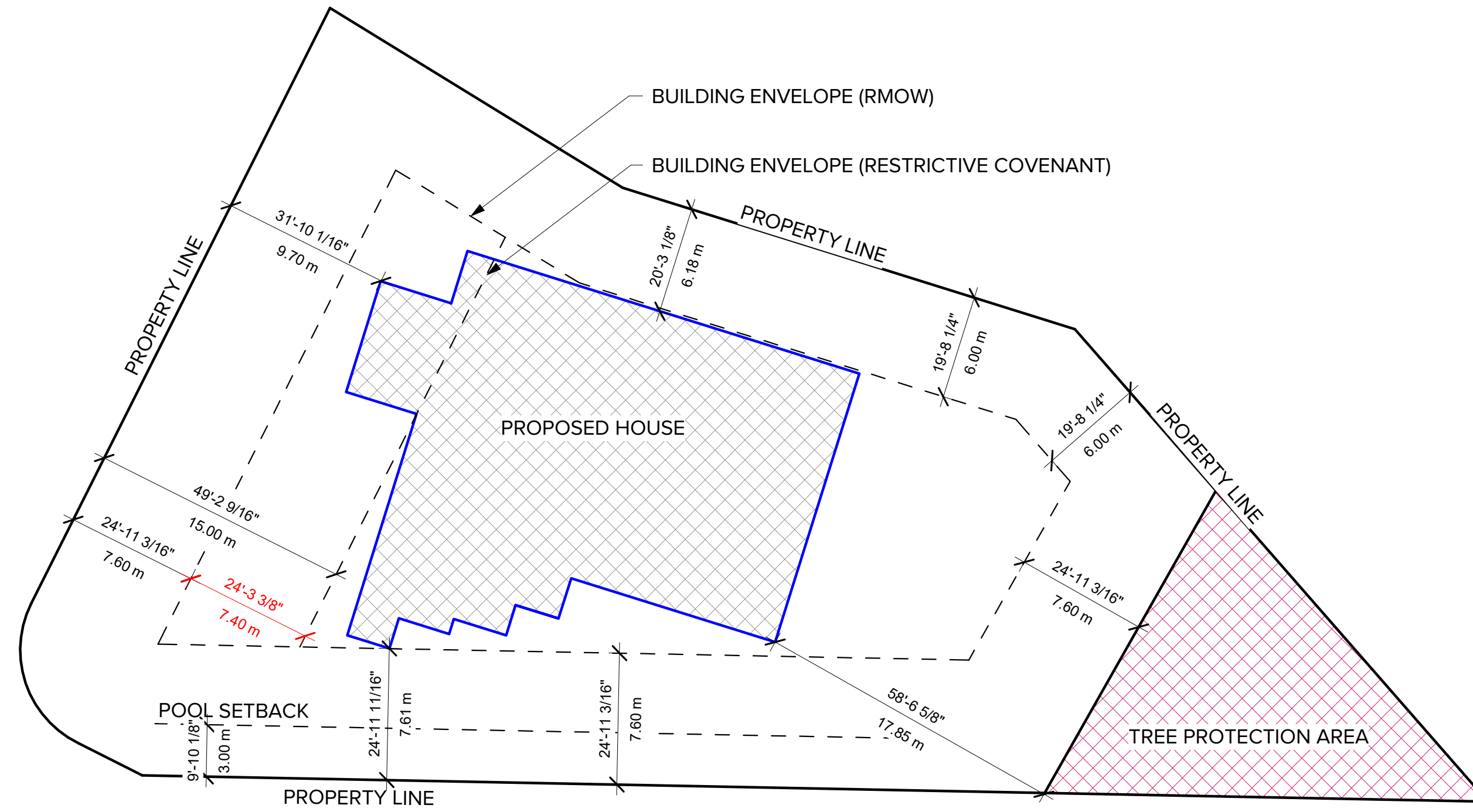
ROB SPYTZ EXTERIOR DESIGN
604-369-6408
rspytz@gmail.com

A000

COVER SHEET



2 CITY CONTEXT



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

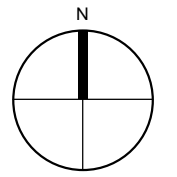
CIVIC ADDRESS: 3841 SUNRIDGE DRIVE, WHISTLER, BC
LEGAL DESCRIPTION: PLAN LMS2202, LOT 30, DISTRICT LOT 4750, NEW WESTMINSTER DISTRICT GROUP 1
FOLIO: 502202.030
PARCEL IDENTIFIER (PID): 023-258-292
ZONING: RT6
TYPE OF BUILD: NEW CONSTRUCTION
USE: SINGLE FAMILY DWELLING

LOT INFORMATION					
		ft ²	m ²		
SITE AREA		24,251.09	2,253.00		
TREE PROTECTION AREA		2,438.40	226.53		
		PERMITTED		PROPOSED	
	min/max	ft ²	m ²	ft ²	m ²
SITE COVERAGE	max	8,487.88	788.55	4,960.58	460.85
FLOOR AREA ¹	max	5,005.22	465.00	4,995.85	464.13
PARKING AREA EXEMPTION	max	753.47	70.00	751.00	69.77
FIXED MACHINERY AND EQUIPMENT				975.64	90.64
	min/max	ft	m	ft	m
HIGHWAY ELEVATION		2469.55	752.72		
AVERAGE GRADE AT ROAD (NORTH)				2468.97	752.54
LOWEST AVERAGE GRADE (WEST)				2463.22	750.79
OVERALL MEAN ROOF LEVEL	max	25.51	7.78	25.50	7.77
DRIVEWAY WIDTH	max	36.09	11.00	11.91	3.63
PARKING SPOTS	min		4		4
WEST FRONT YARD SETBACK ²	min	24.93	7.60	31.82	9.70
EAST REAR YARD SETBACK	min	24.93	7.60	58.56	17.85
NORTH SIDE YARD SETBACK	min	19.69	6.00	20.28	6.18
SOUTH SIDE YARD SETBACK	min	24.93	7.60	24.97	7.61

7.4m VARIANCE REQUESTED FROM RESTRICTIVE COVENANT

1. MAXIMUM PERMITTED GROSS FLOOR AREA FOR ONE DETACHED DWELLING AS PER RMOW ZONING BYLAW RT6 IS THE LOWER OF 929m² OR A FLOOR SPACE RATIO OF 0.35 (789m²). MAXIMUM GROSS FLOOR AREA AS PER RESTRICTIVE COVENANT IS 465m².
2. WEST FRONT YARD SETBACK FOR ONE DETACHED DWELLING AS PER RMOW ZONING BYLAW RT6 IS 7.6m. WEST FRONT YARD SETBACK AS PER RESTRICTIVE COVENANT IS 15m.

ARCHITECT'S SEAL



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 V7V 1Y1
 PH 604 926 6058
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DE COTIIS RESIDENCE
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

As indicated

A001
 CITY CONTEXT & SITE
 INFO



② 3820 SUNRIDGE DRIVE



③ 3822 SUNRIDGE DRIVE



④ 3824 SUNRIDGE DRIVE



⑤ 3826 SUNRIDGE DRIVE



⑥ 3828 SUNRIDGE DRIVE



⑦ 3829 SUNRIDGE DRIVE



⑧ 3830 SUNRIDGE DRIVE



⑨ 3832 SUNRIDGE DRIVE



① SUNRIDGE PLATEAU
Not to Scale

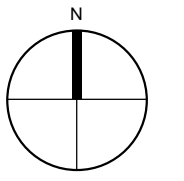


⑩ 3833 SUNRIDGE DRIVE



⑪ 3837 SUNRIDGE DRIVE

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3841 SUNRIDGE DRIVE
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A002
NEIGHBOURHOOD
CONTEXT



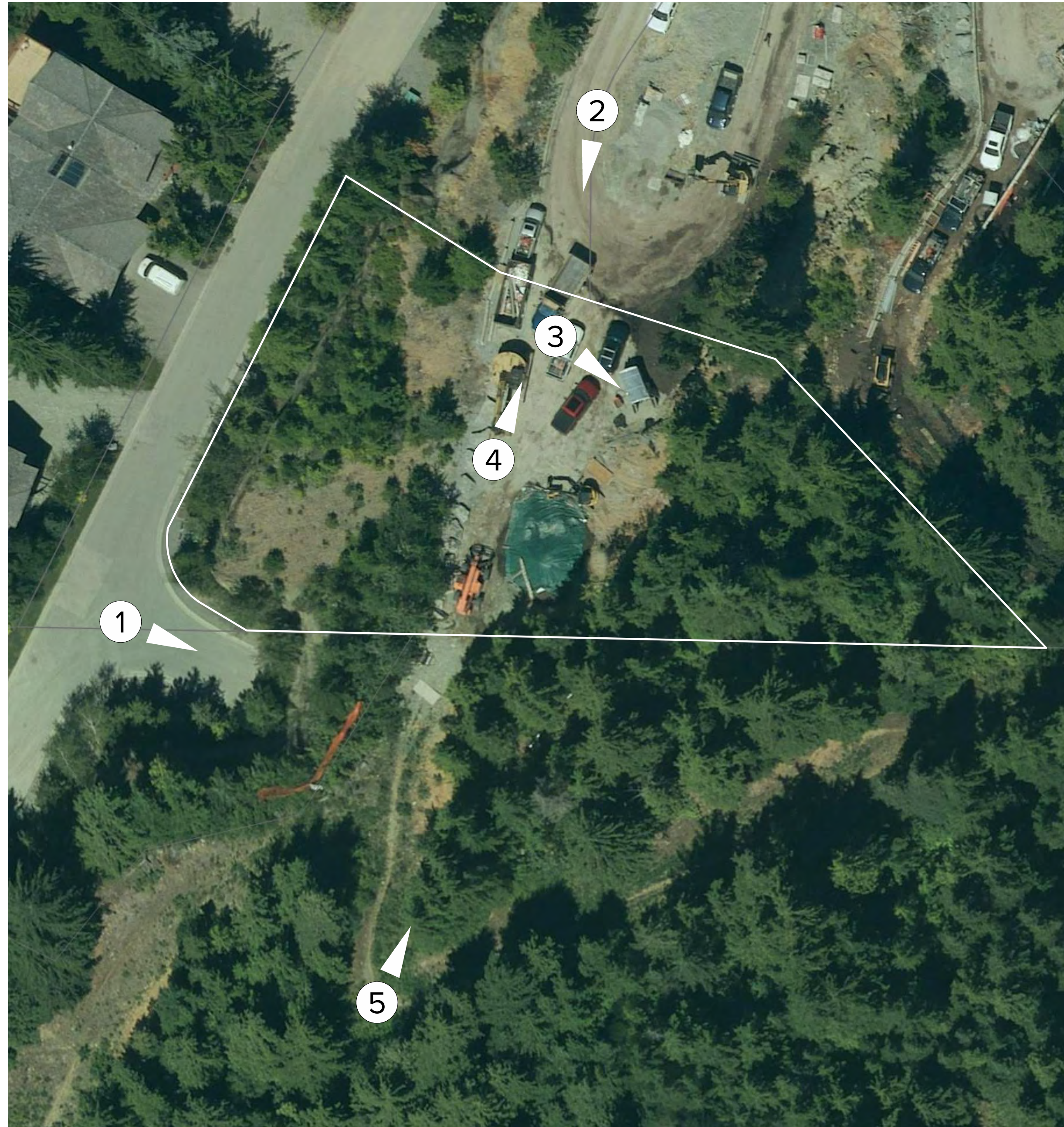
① SHOTCRETE WALL



② VIEW FROM SEMI-PRIVATE ROAD



③ VIEW OF UPSIDE CLIFF



⑥ SITE
1/16" = 1'-0"

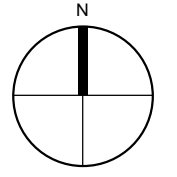


④ VIEW FACING NORTH



⑤ SKI-IN ACCESS

ARCHITECT'S SEAL



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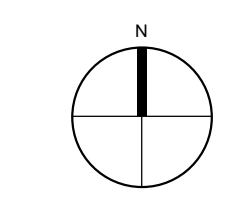
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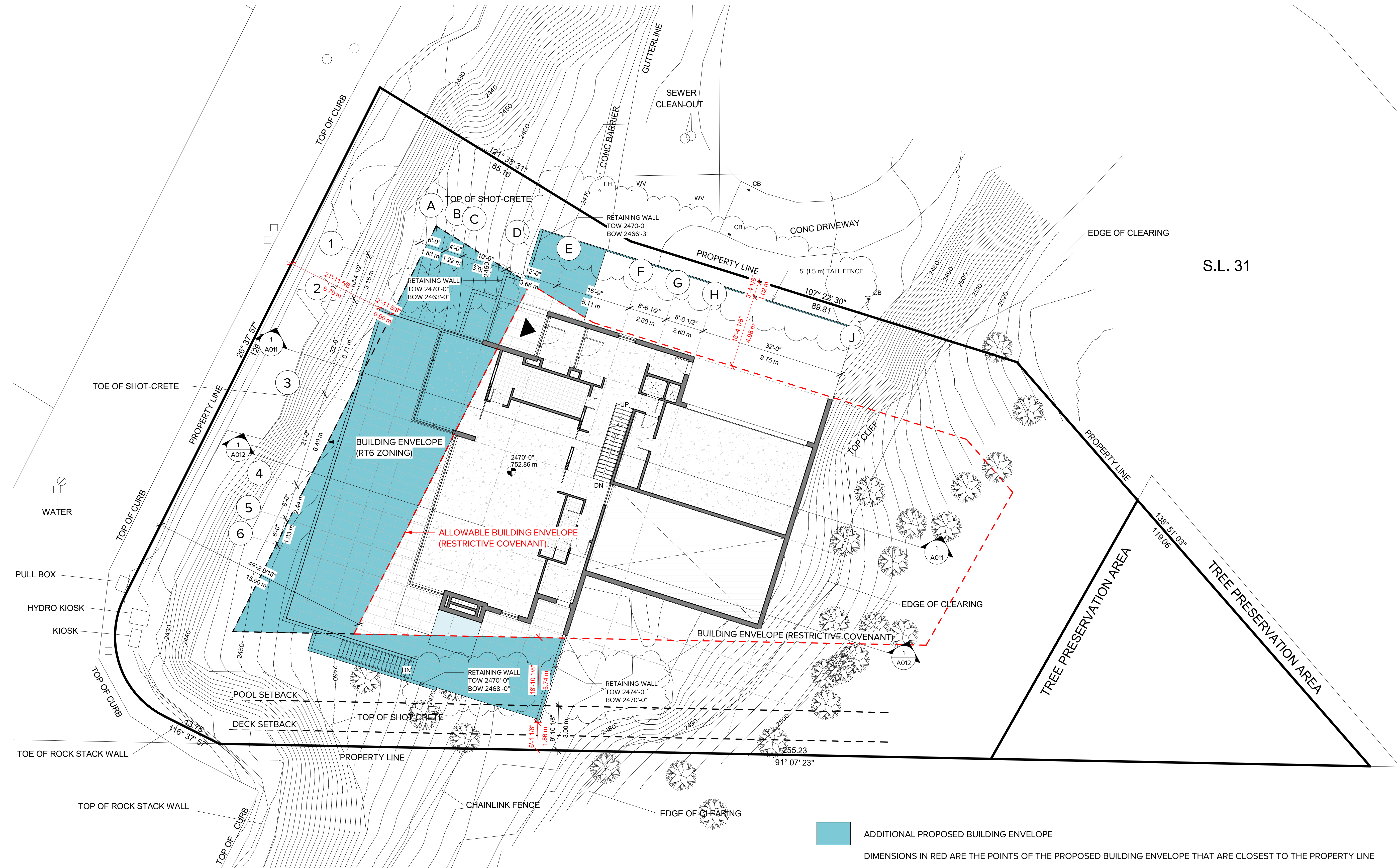
As indicated

A003
EXISTING SITE CONTEXT

ARCHITECT'S SEAL



S.L. 31



ADDITIONAL PROPOSED BUILDING ENVELOPE
 DIMENSIONS IN RED ARE THE POINTS OF THE PROPOSED BUILDING ENVELOPE THAT ARE CLOSEST TO THE PROPERTY LINE
 PLEASE REFER TO THE LANDSCAPE PACKAGE FOR THE PROPOSED PLANTING PLAN IN RELATION TO THE PROPOSED BUILDING.

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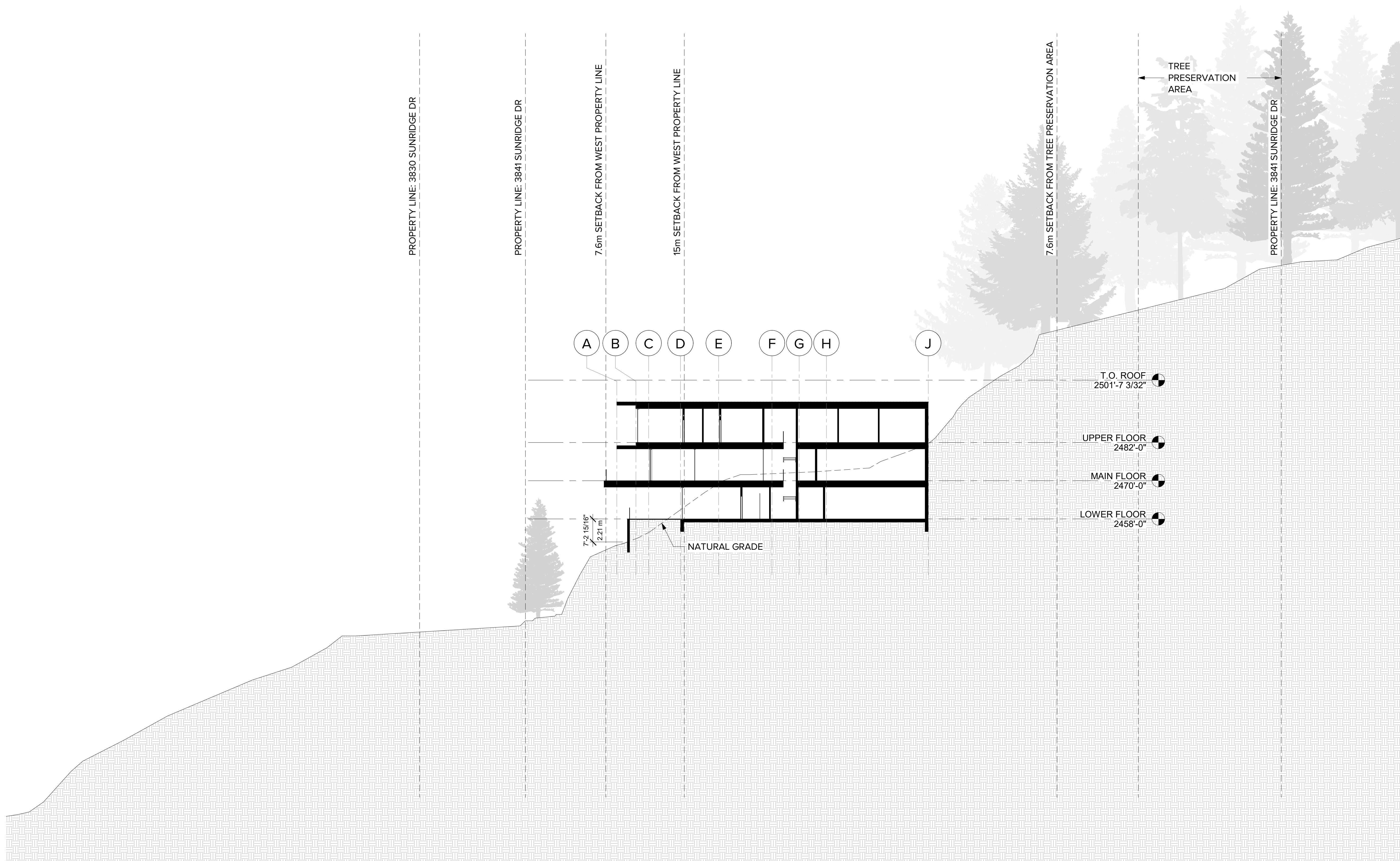
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 V7V 1Y1
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DE COTIIS RESIDENCE
 3841 SUNRIDGE DRIVE
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3/32" = 1'-0"

A010
 SITE PLAN



ARCHITECT'S SEAL

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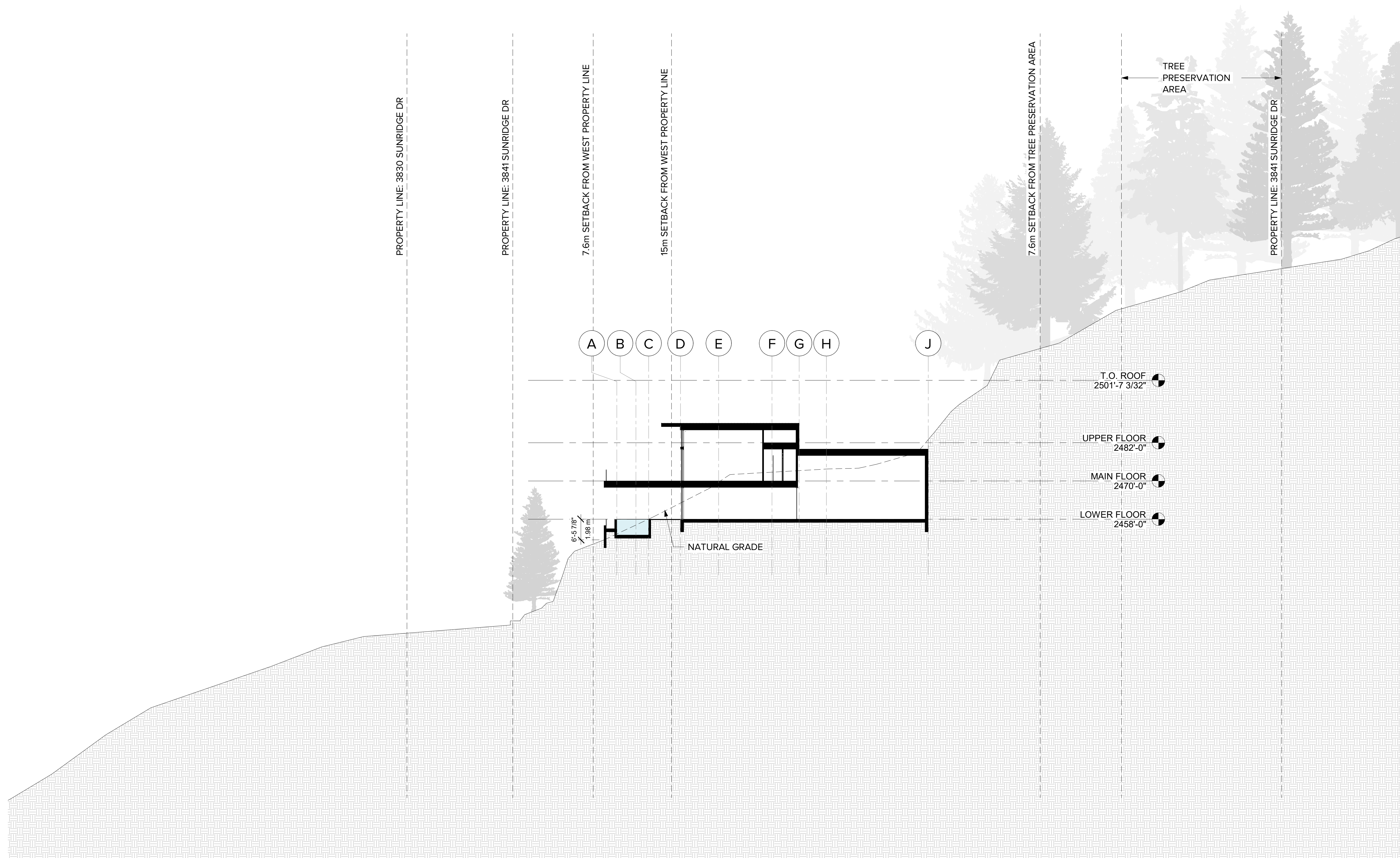
PH 604 926 6058
FAX 604 926 9141
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1/16" = 1'-0"

A011

LONGITUDINAL SITE
SECTION 01



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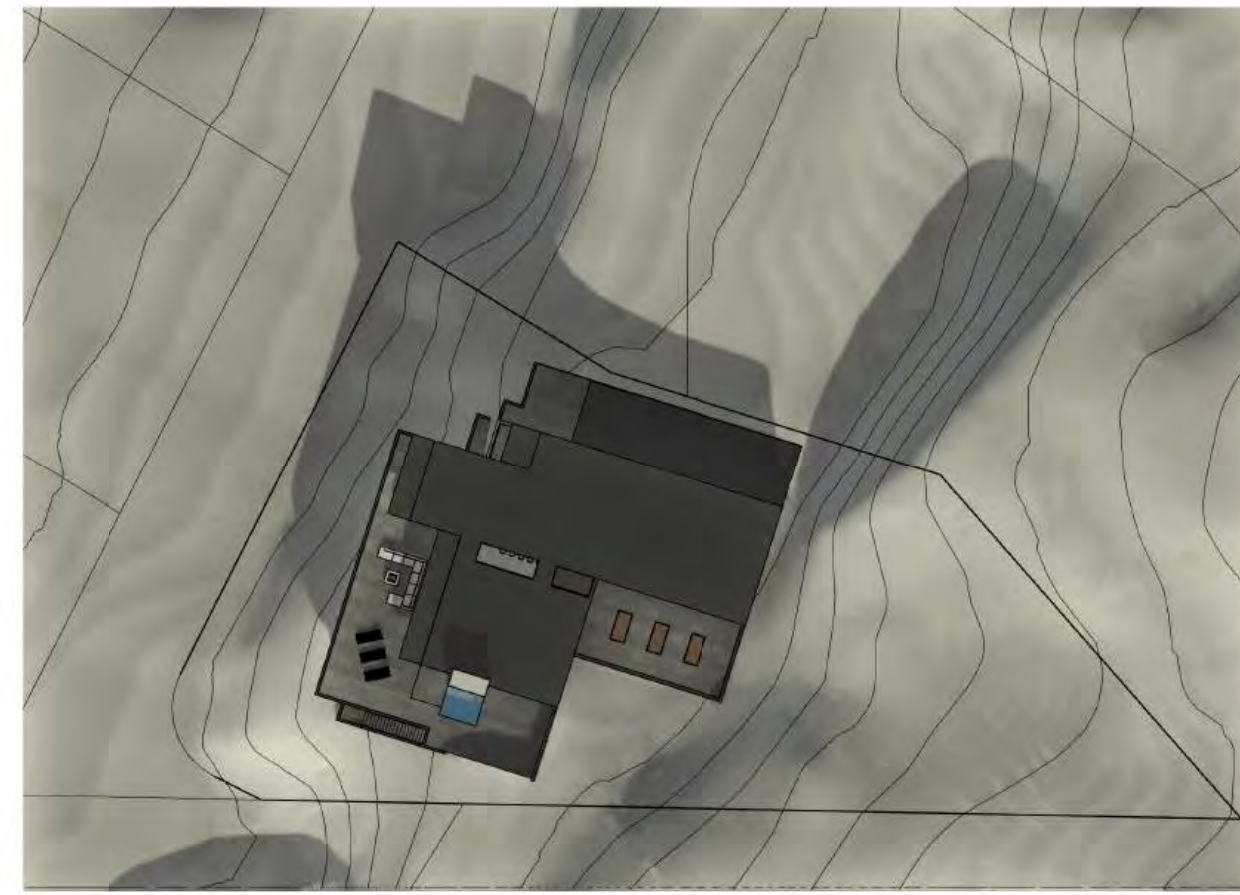
1/16" = 1'-0"

A012

LONGITUDINAL SITE
SECTION 02



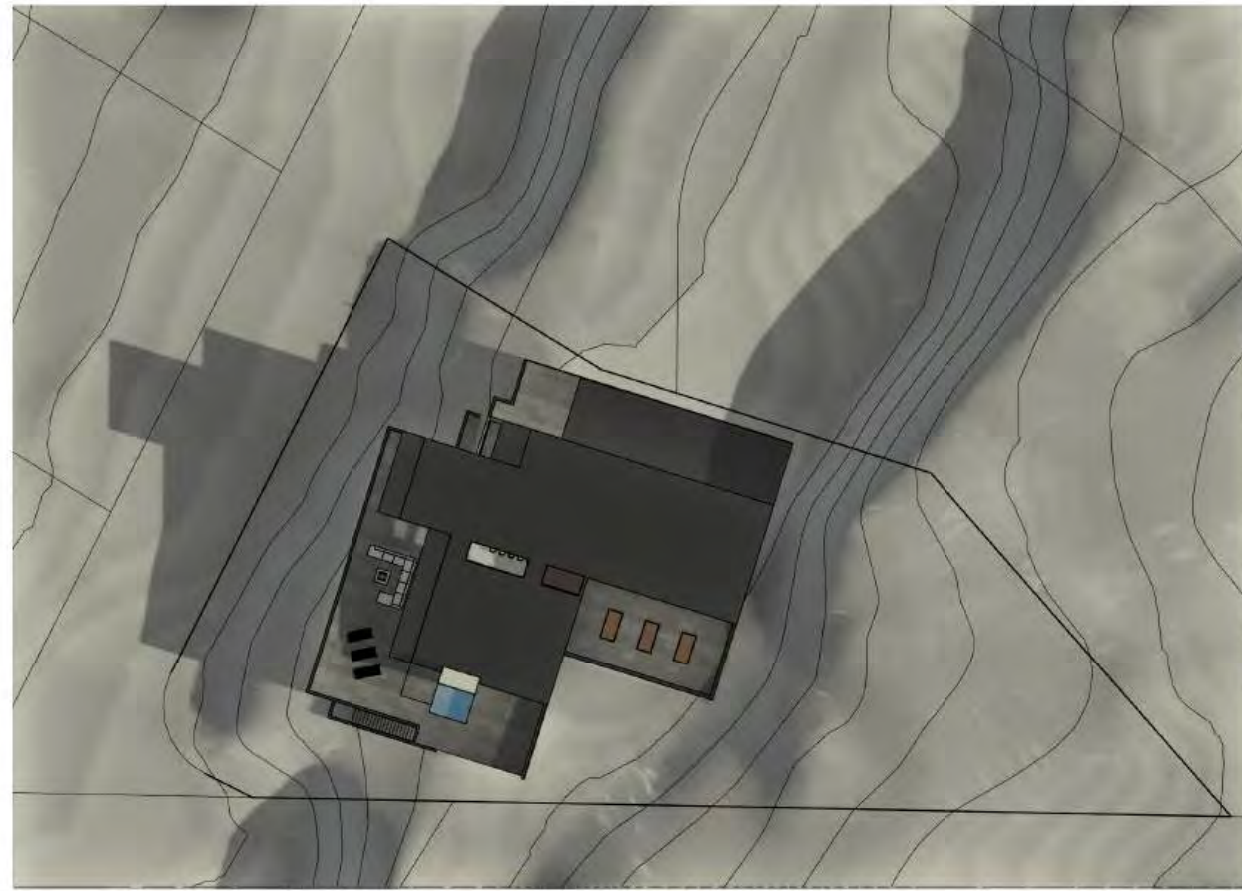
1 MARCH 20 0900



2 MARCH 20 1200



3 MARCH 20 1500



4 JUNE 21 0900



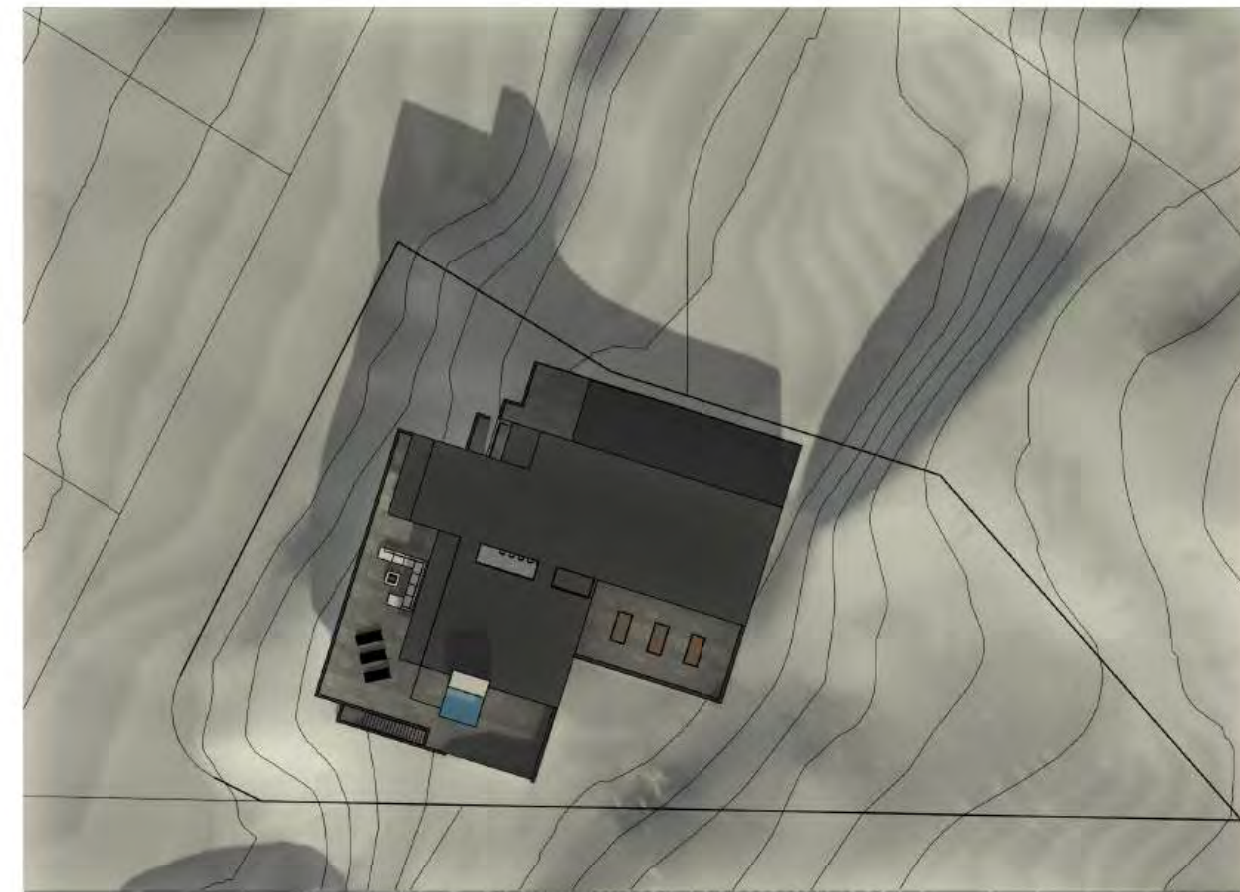
5 JUNE 21 1200



6 JUNE 21 1500



7 SEPTEMBER 22 0900



8 SEPTEMBER 22 1200



9 SEPTEMBER 22 1500



10 DECEMBER 21 0900



11 DECEMBER 21 1200



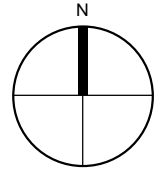
12 DECEMBER 21 1500

THIS IS A SHADOW ANALYSIS OF THE BUILDING ONLY. THE LONGEST SHADOWS OCCUR DURING THE WINTER SOLSTICE (DECEMBER 21) IN THE MORNING AND AFTERNOON.

IT SHOULD BE NOTED THAT THE FOREST UP THE MOUNTAIN TO THE EAST AND SOUTHEAST OF THE PROPOSED BUILDING WILL CAST LONGER SHADOWS IN THE MORNING THAN THE HOUSE ITSELF, NO MATTER WHERE THE BUILDING IS LOCATED OR WHAT TIME OF YEAR.

SEE A061 FOR A SATELLITE REFERENCE. PLEASE REFER TO THE LONG SITE SECTIONS TO SEE THE STEEP GRADE CHANGE AND HEIGHT OF TREES.

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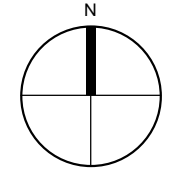
A060

SHADOW STUDY
(BUILDING ONLY)



1 JANUARY 20, 2019 SATELLITE IMAGE

ARCHITECT'S SEAL



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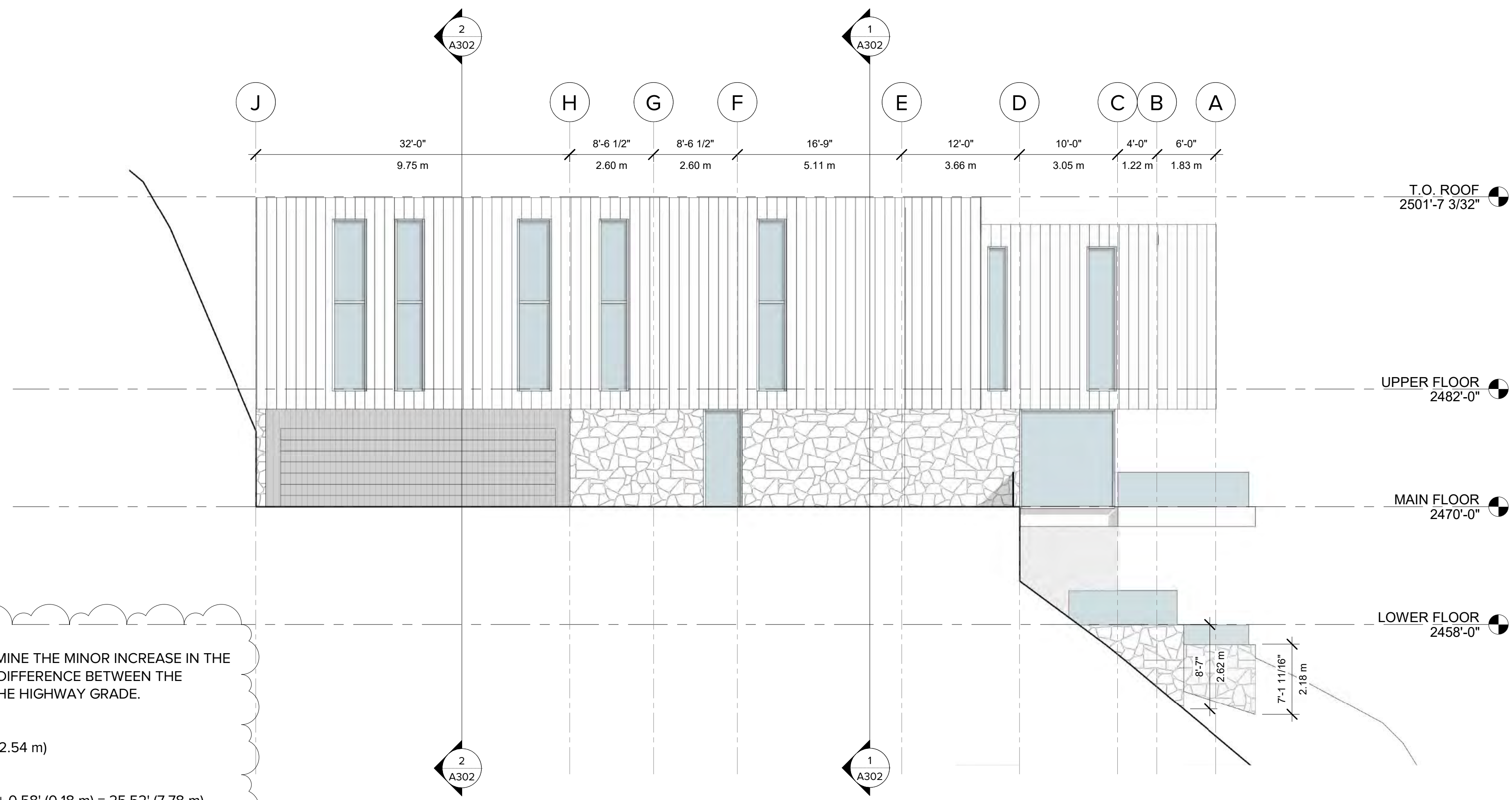
BURGERS ARCHITECTURE
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 V7V 1Y1
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DE COTIIS RESIDENCE
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Not To Scale

A061

SHADOW STUDY
 (BUILDING & TREES)



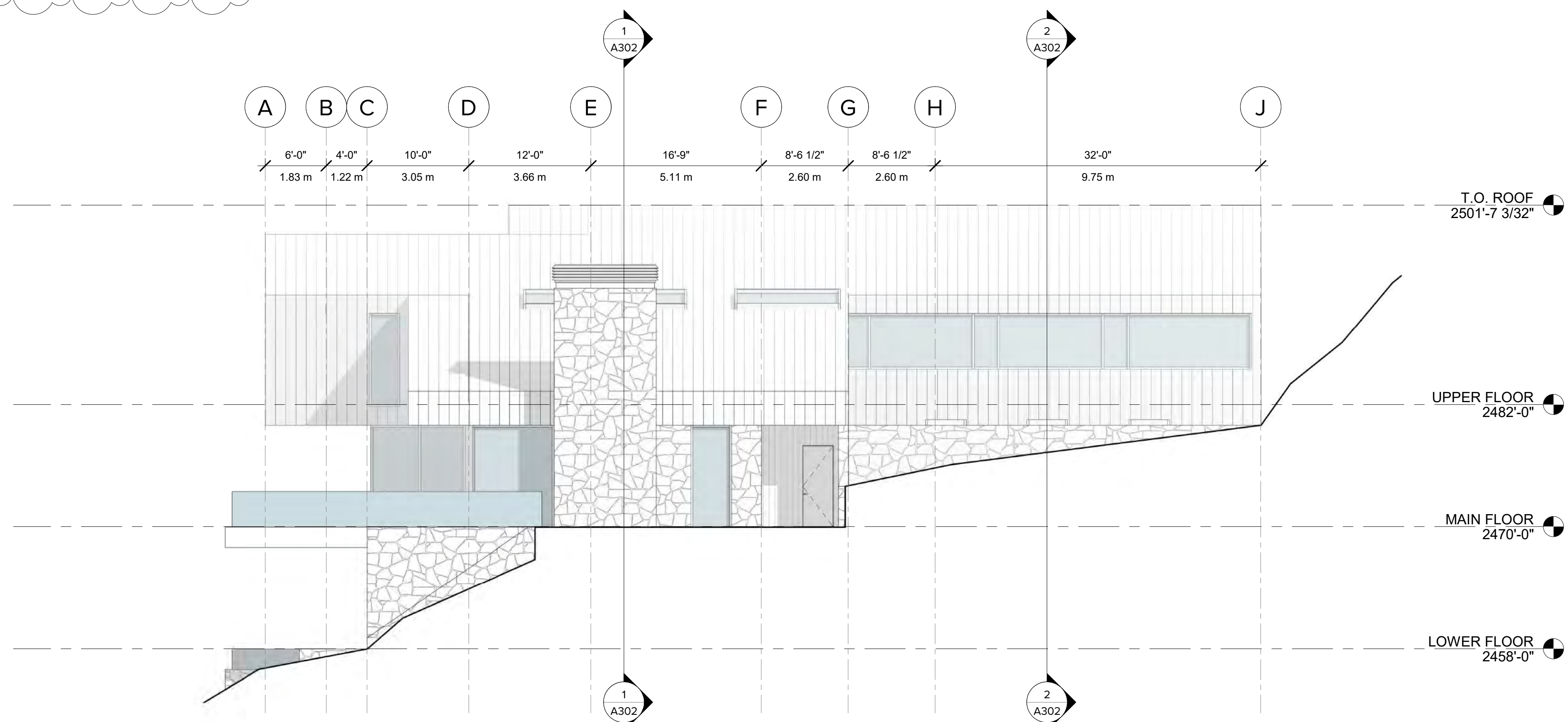
1 NORTH ELEVATION
1/8" = 1'-0"

THE NORTH ELEVATION WAS USED TO DETERMINE THE MINOR INCREASE IN THE PERMITTED BUILDING HEIGHT BASED ON THE DIFFERENCE BETWEEN THE AVERAGE GRADE OF THE NORTH FACE AND THE HIGHWAY GRADE.

HIGHWAY GRADE = 2469.55' (752.72 m)
 AVERAGE GRADE (NORTH FACE) = 2468.97' (752.54 m)
 DIFFERENCE = 0.58' (0.18 m)

PERMITTED BUILDING HEIGHT = 24.93' (7.60m) + 0.58' (0.18 m) = 25.52' (7.78 m)

COMPLETE CALCULATIONS FOR THE BUILDING HEIGHT TO BE INCLUDED IN THE BUILDING PERMIT APPLICATION



2 SOUTH ELEVATION
1/8" = 1'-0"

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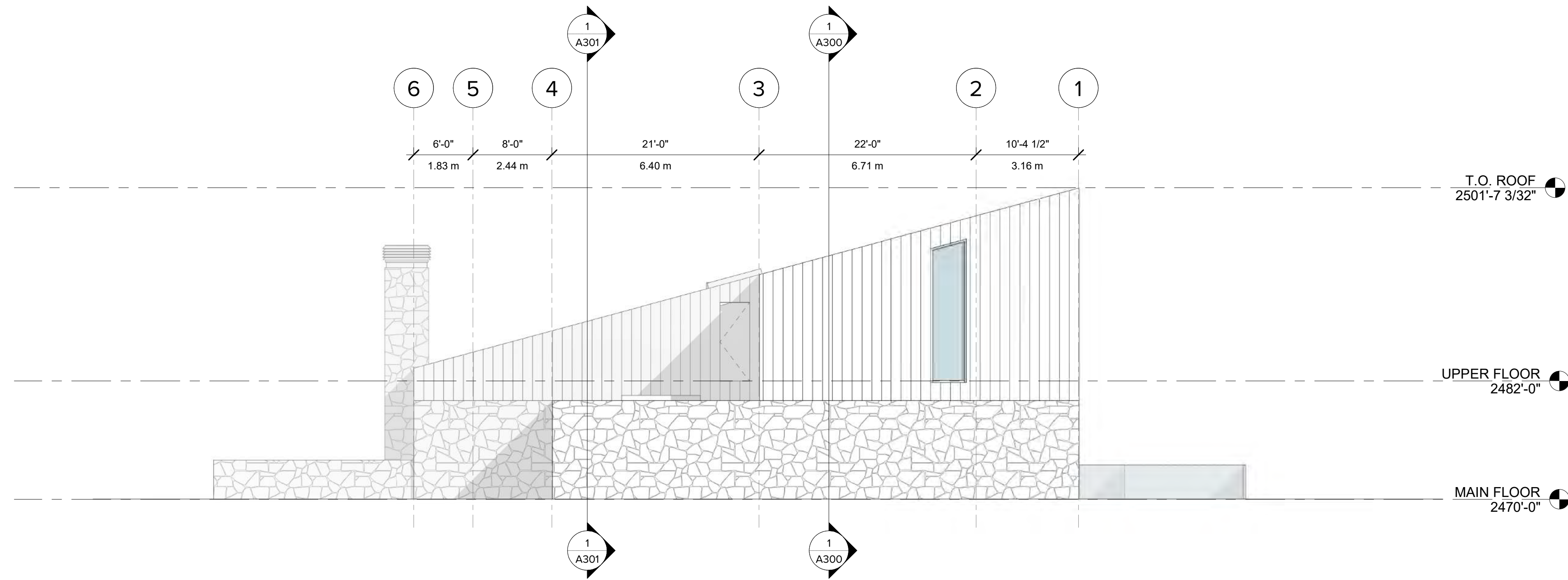
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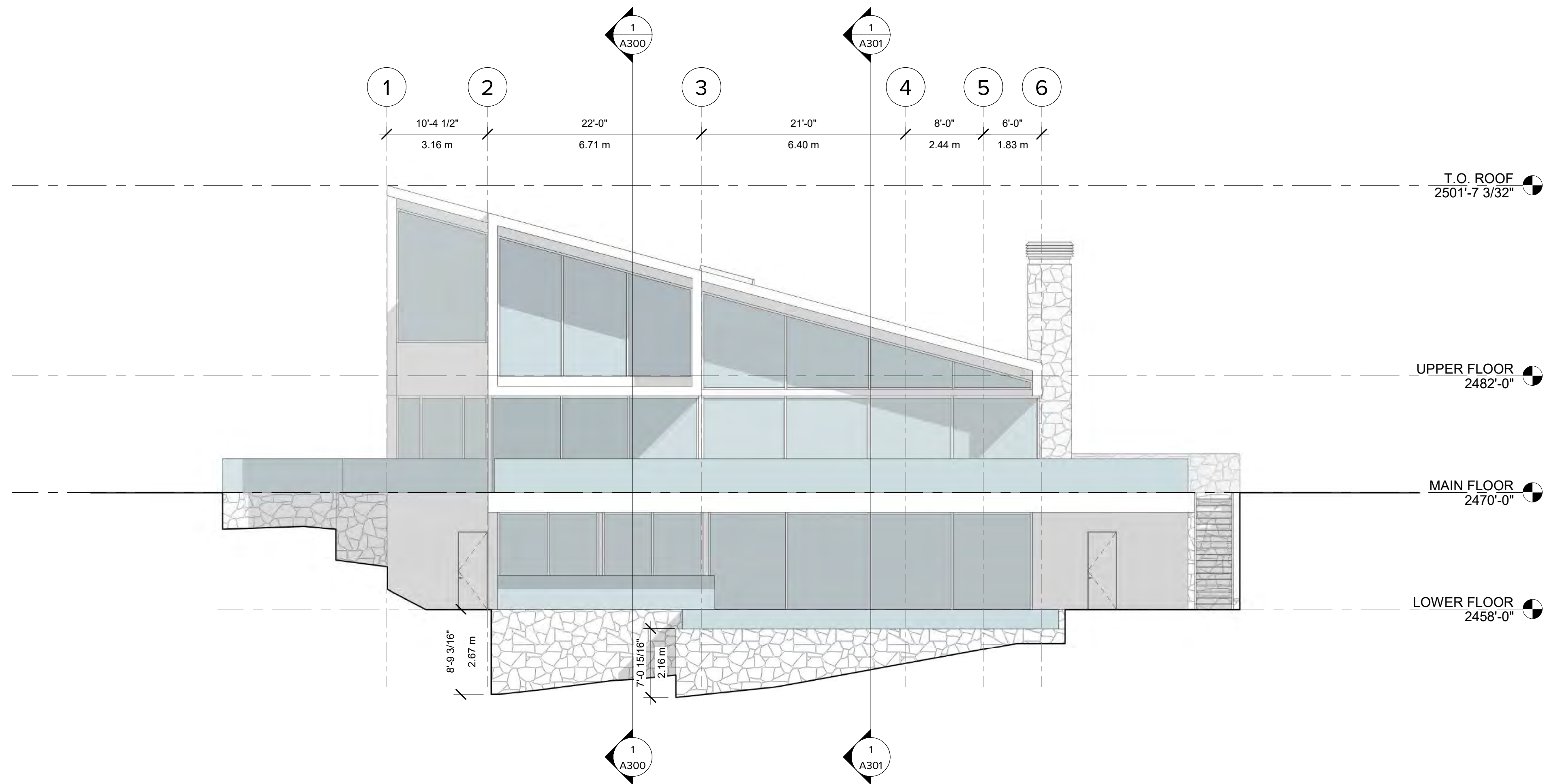
1/8" = 1'-0"

A200
 NORTH & SOUTH
 ELEVATION

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① EAST ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

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1/8" = 1'-0"

A201
EAST & WEST ELEVATION

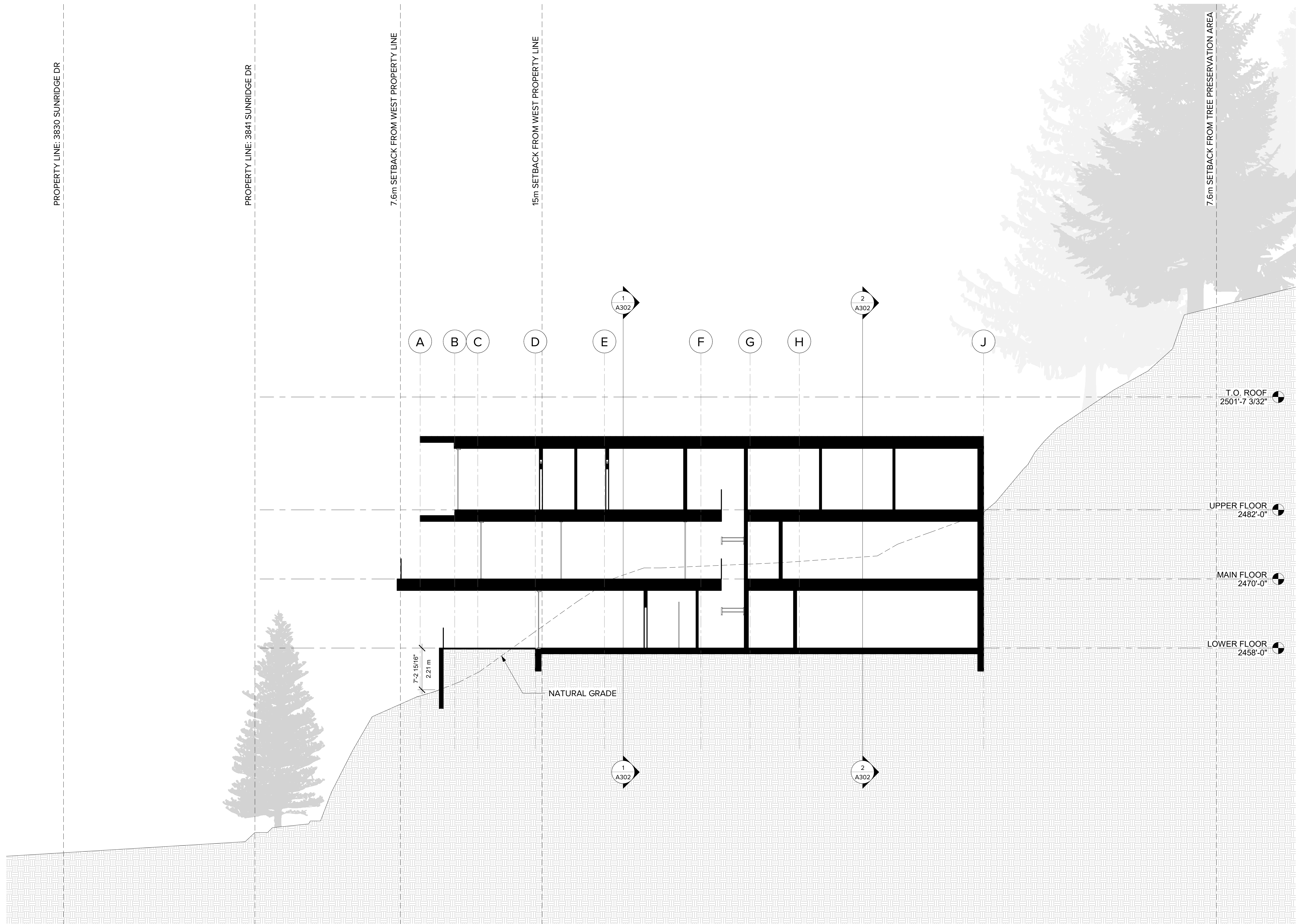
PROPERTY LINE: 3830 SUNRIDGE DR

PROPERTY LINE: 3841 SUNRIDGE DR

7.6m SETBACK FROM WEST PROPERTY LINE

15m SETBACK FROM WEST PROPERTY LINE

7.6m SETBACK FROM TREE PRESERVATION AREA



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1/8" = 1'-0"

A300

LONGITUDINAL BUILDING SECTION 01

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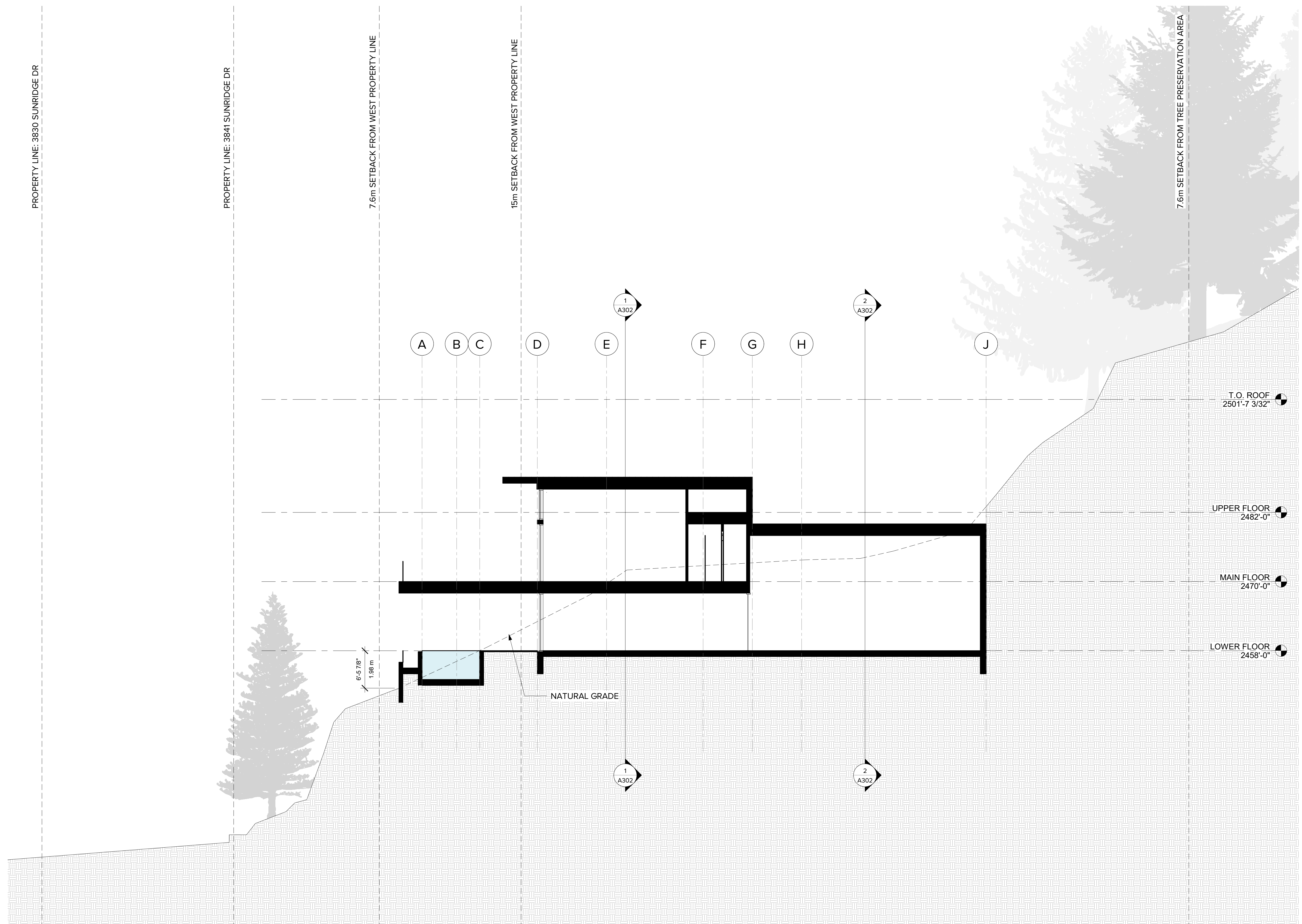
PROPERTY LINE: 3830 SUNRIDGE DR

PROPERTY LINE: 3841 SUNRIDGE DR

7.6m SETBACK FROM WEST PROPERTY LINE

15m SETBACK FROM WEST PROPERTY LINE

7.6m SETBACK FROM TREE PRESERVATION AREA



T.O. ROOF
2501'-7 3/32"

UPPER FLOOR
2482'-0"

MAIN FLOOR
2470'-0"

LOWER FLOOR
2458'-0"

NATURAL GRADE

6'-5 7/8"
1.98 m

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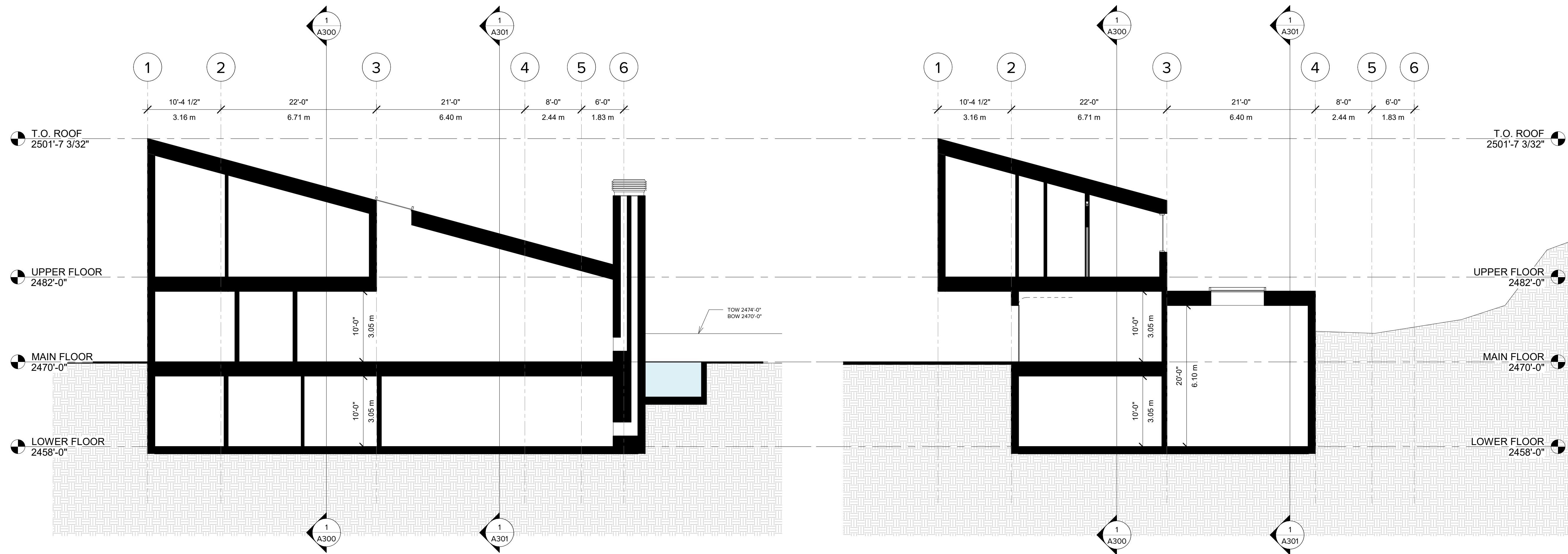
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1/8" = 1'-0"

A301
LONGITUDINAL BUILDING
SECTION 02

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ARCHITECT'S SEAL



① TRANSVERSE BUILDING SECTION 01
1/8" = 1'-0"

② TRANSVERSE BUILDING SECTION 02
1/8" = 1'-0"

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A302
TRANSVERSE BUILDING
SECTIONS



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WEST VANCOUVER, BC
V7V 1Y1

PH 604 926 6058
FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

A900

RENDER (ENTRY)

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



ARCHITECT'S SEAL

24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB
YY-MM-DD NO.		DESCRIPTION	BY

DESIGNED UNDER PART 9, BCBC 2018

MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

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

PH 604 926 6058
FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

A901
RENDER (VIEW NORTH)

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



ARCHITECT'S SEAL

YY-MM-DD NO.	DESCRIPTION	BY
24-06-19 3	CM v.1.0	RB
23-08-11 2	DVP v.1.1	RB
22-10-05 1	DVP v.1.0	RB

DESIGNED UNDER PART 9, BCBC 2018

MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

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

PH 604 926 6058
FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

A902
RENDER (INTERIOR)