

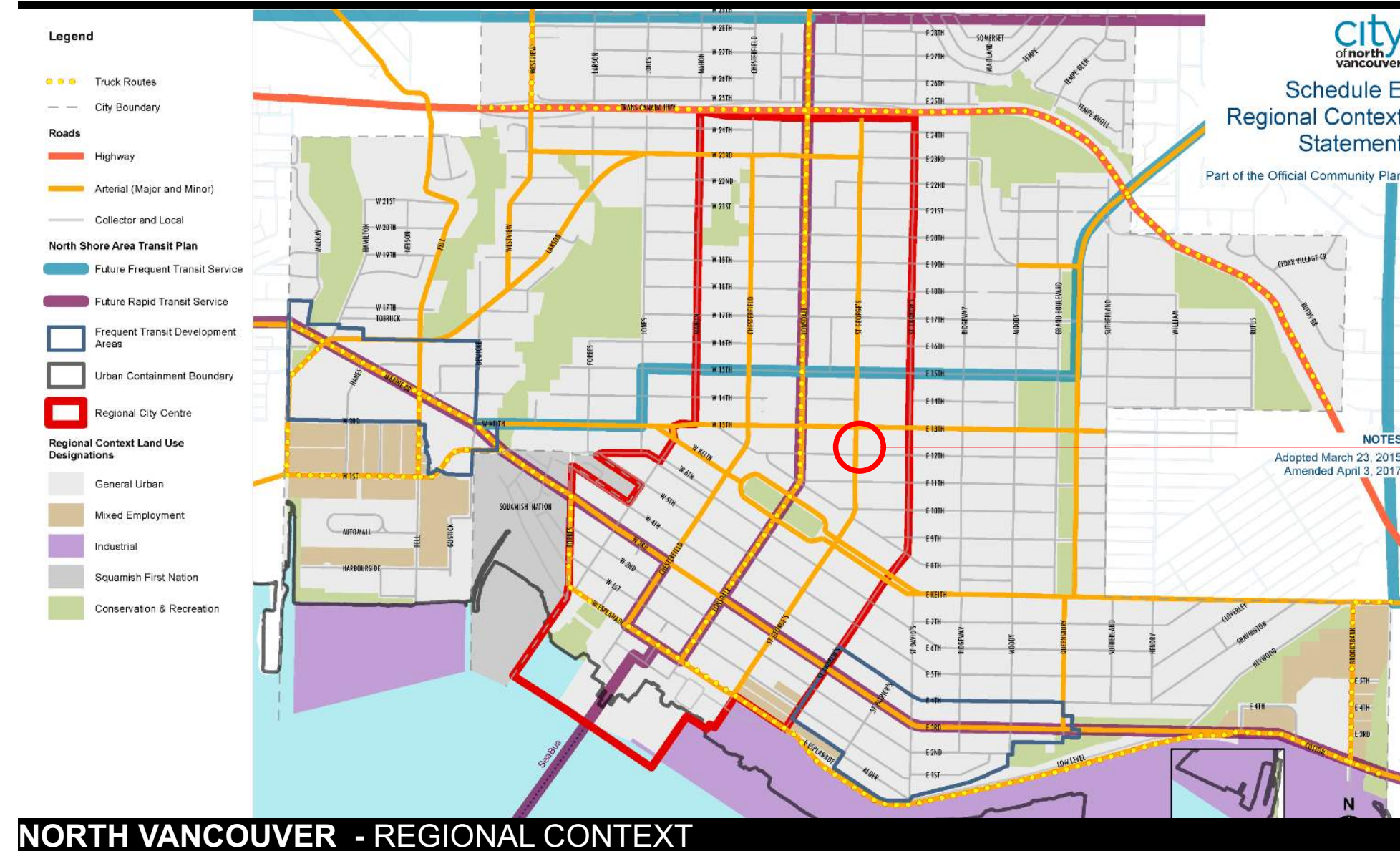


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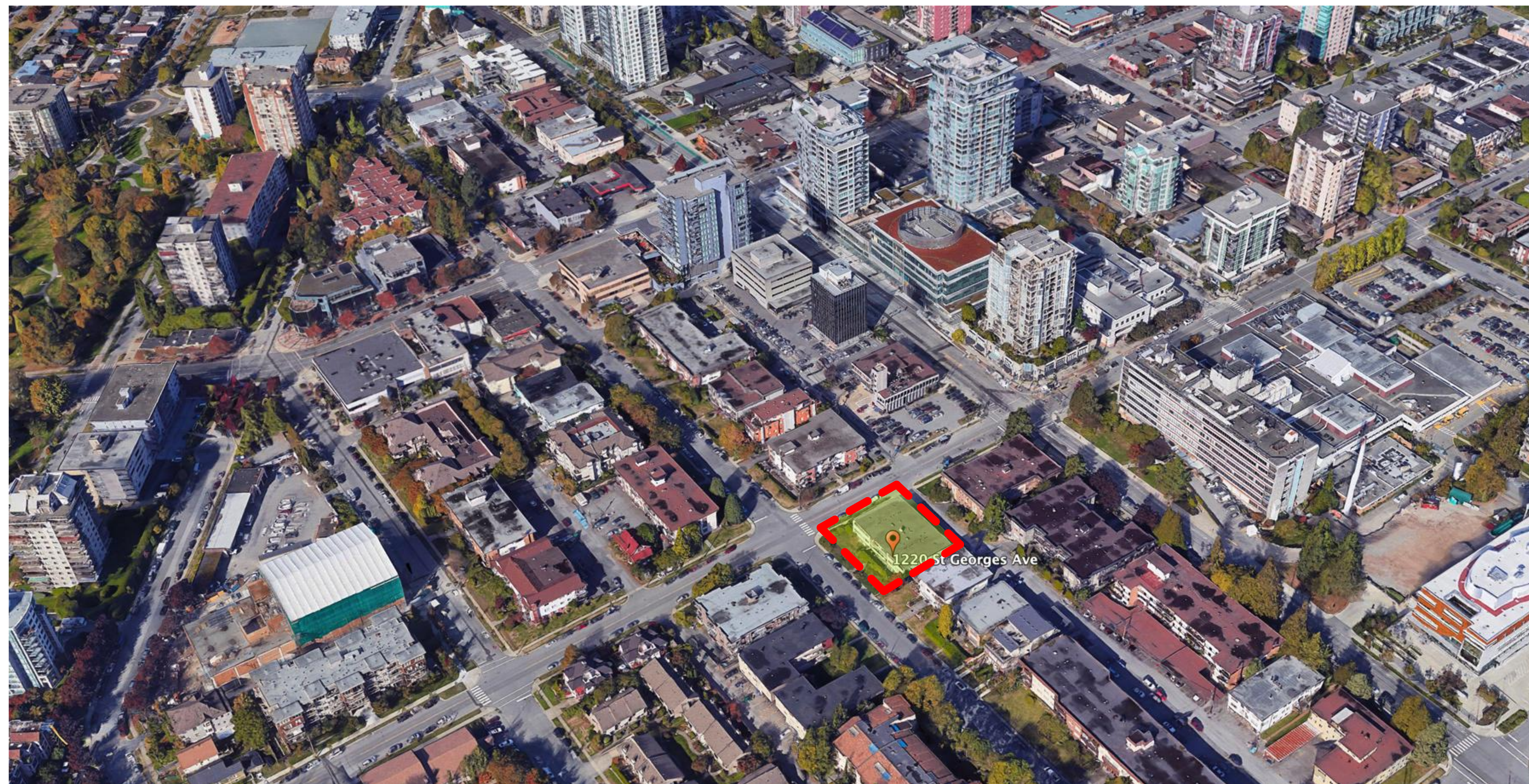
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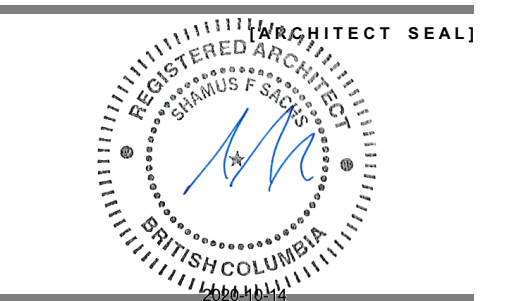


NORTH VANCOUVER - REGIONAL CONTEXT



DRAWING LIST:

Cover		
A-0.000	COVER PAGE	
A-0.010	PROJECT STATISTICS	
A-0.020	ZONING OCP	
A-0.040	CONTEXT PHOTOS	
A-0.060	CONCEPT IMAGES	
A-0.070	PERSPECTIVE	
A-0.071	PERSPECTIVE	
A-0.072	PERSPECTIVE	
Site		
A-0.100	SURVEY (REFERENCE)	
A-1.000	SITE PLAN	1/16" = 1'-0"
Plans		
A-2.001	PARKING P1	1/8" = 1'-0"
A-2.010	1ST FLOOR	1/8" = 1'-0"
A-2.020	2ND FLOOR	1/8" = 1'-0"
A-2.030	3RD FLOOR	1/8" = 1'-0"
A-2.040	4TH FLOOR	1/8" = 1'-0"
A-2.050	5TH FLOOR	1/8" = 1'-0"
A-2.060	6TH FLOOR	1/8" = 1'-0"
A-2.070	ROOF PLAN	1/8" = 1'-0"
Enlarged Plans		
A-3.010	ADAPTABLE GUIDELINES	
A-3.020	UNIT PLANS - B UNIT PLANS	
Elevations		
A-4.100	STREET ELEVATIONS	1/16" = 1'-0"
A-4.200	WEST ELEVATION	1/8" = 1'-0"
A-4.201	SOUTH ELEVATION	1/8" = 1'-0"
A-4.203	EAST ELEVATION	1/8" = 1'-0"
A-4.204	NORTH ELEVATION	1/8" = 1'-0"
Sections		
A-5.000	BUILDING SECTION	1/8" = 1'-0"
A-5.001	BUILDING SECTION	1/8" = 1'-0"
Supplemental		
A-8.100	MATERIALS FINISHES	
A-8.500	SHADOW STUDY	
A-8.501	SHADOW STUDY	
Area Overlays		
A-9.001	AREA OVERLAYS PARKING P1	1/8" = 1'-0"
A-9.010	AREA OVERLAYS 1ST FLOOR	1/8" = 1'-0"
A-9.020	AREA OVERLAYS 2ND FLOOR	1/8" = 1'-0"
A-9.030	AREA OVERLAYS 3RD FLOOR	1/8" = 1'-0"
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A-9.050	AREA OVERLAYS 5TH FLOOR	1/8" = 1'-0"
A-9.060	AREA OVERLAYS 6TH FLOOR	1/8" = 1'-0"
A-9.070	AREA OVERLAYS ROOF DECK	1/8" = 1'-0"



[CLIENT]

ADERA
[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC
[TITLE]

COVER PAGE

19495 [PROJECT]

[SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-0.000

RENTAL HOUSING DEVELOPMENT
1220 ST. GEORGES AVENUE | NORTH VANCOUVER | BC | DEVELOPMENT PERMIT

Drawings Not to Scale Unless Printed on 24" x 36" Paper



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PROJECT SUMMARY:		REQUIRED / PERMITTED		PROPOSED		VARIANCE
ZONING EXISTING	RM - 1			CD		
OCPLAND USE DESIGNATION - Medium Density Apartment R5	Residential Level 5					NO
SITE AREA	14,932 sq.ft.	1,387 m2	14,932 sq.ft.		1,387 m2	NO
UNIT NUMBER	not specified	not specified	58			NO
OCPLAND USE DESIGNATION (w/ exclusions) Purpose Built Rental Housing	1.6 + 1.0 FSR	3,607 m2	2.60 FSR		3,602 m2	NO
SITE COVERAGE	50%	694 m2	47%		652 m2	NO
BUILDING HEIGHT - Storeys (OCP Schedule 1)	6 Storeys (59.0 - 62.3 ft)		6 Storeys			NO
BUILDING HEIGHT - Measured from Average Grade	59.0 - 62.3 ft	18-19 m	62 ft		18.90 m	
Average Finished Grade -	323.0 ft	98.45 m geodetic				
Geodetic Max. Allowed Height - 19 m	385.3 ft	117.45 m geodetic	385.0 ft		0.0 m	
Proposed Elevation - TOR			62.0 ft		18.9 m	NO
Building Height from Average Grade - TOR			62.0 ft		18.9 m	
FRONT YARD (East 12th Street)	20.00 ft	6.10 m	10.00 ft		3.05 m	NO
REAR YARD - EAST (Lane)	20.00 ft	6.10 m	12.00 ft		3.66 m	NO
INTERIOR SIDE YARD (East PL)	15.00 ft	4.57 m	12.00 ft		3.66 m	NO
EXTERIOR SIDE YARD (St. Georges Avenue)	15.00 ft	4.57 m	12.00 ft		3.66 m	NO
PARKING SPACES Rental Housing	0.60 space/ unit	32 spaces	32 spaces			NO
EV CHARGING STATIONS min. 20% installed stations	20 %	6 spaces	6 spaces			NO
BICYCLE SPACES	1.50 space/ unit	87 Class A	87 Class A			NO
		6 Class B	6 Class B			NO

OPEN BALCONY AREA Excl. Open Appendages 8% GFA	3,387.8 sq.ft.	314.73 m2	6,440.9 sq.ft.	598.4 m2	15.2%	NO
Increased Percent Area Exclusion - Balconies as Sunshading up to 12%	5,081.7 sq.ft.					
OUTDOOR AMENITY AREA			2658.62 sq.ft.	247.0 m2		

PARKING DIMENSIONS (no column encroachments)	Width		Length		Height	
	m	ft.	m	ft.	m	ft.
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00
Additional width at walls	0.305	1.00				

MINIMUM AISLE	90 degrees				45 degrees	
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32	3.860	12.66
Two-Way Traffic	6.700	21.98	6.096	20.00	6.096	20.00

Project Name: 1220 St. Georges Street, North Vancouver, BC
Client: Adera

Project: 19495
Date: **OCT 13/ 2020**
Issue: DP

PROJECT DATA - DP

6-STOREY PURPOSE BUILT RENTAL BUILDING

EXISTING ADDRESS 1220 St. Georges Street, North Vancouver, BC
PROPOSED ADDRESS TBD
LEGAL DESCRIPTION LOT 14 BLOCK 75 DISTRICT LOT 549 PLAN 9315

PROJECT ARCHITECT Shamus Sachs
PROJECT OWNER Adera
OCPLAND USE DESIGNATION Residential Level 5: Medium Density Apartment R5
EXISTING ZONING RM-1
PROPOSED ZONING CD

SITE AREA :					
Gross Site Area	14,932 sq.ft.	1,387.20 m2			
Road Dedications	TBC	- sq.ft.	- m2		
Net Site Area	14,932 sq.ft.	1,387.19 m2			
Max FSR (Gross Site Area)	1.60 OCP Density	23,891 sq.ft.	2,219.50 m2		
Max Bonus FSR	1.00 With Public Benefits				
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing	38,882 sq.ft.	3,612.2 m2		
Total Proposed Gross Floor Area	2.84	42,348 sq.ft.	3,934.2 m2		
Total Proposed Exclusions		3,580 sq.ft.	332.6 m2		
Proposed FSR	2.60	38,768 sq.ft.	3,601.6 m2		
Max. Site Coverage	50%	7,465.85 sq.ft.	693.59 m2		
Lot Coverage	47%	7,021 sq.ft.	652.23 m2		

UNIT SUMMARY:

Unit Type	AD Level	1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix
A01 - Studio	AD L-1	2	3	3	3	3	3	17	467.6	7,948.9		738.5	29.3%	29.3%
B01 - 1Bed	AD L-1	1	1	1	1	1	1	6	486.7	2,920.1		271.3	10.3%	39.7%
B02 - 1Bed	AD L-2	0	1	1	1	1	1	5	590.5	2,952.3		274.3	8.6%	
B03 - 1Bed + Den	AD L-2	1	1	1	1	1	1	6	622.9	3,737.6		347.2	10.3%	
B04 - 1Bed	AD L-1	1	1	1	1	1	1	6	504.3	3,025.8		281.1	10.3%	1 Bed
C01 - 2Bed	AD L-1	1	1	1	1	1	1	6	755.3	4,531.80		421.0	10.3%	20.7%
C02 - 2Bed	AD L-2	1	1	1	1	1	1	6	791.9	4,751.64		441.4	10.3%	2 Bed
D01 - 3Bed	AD L-1	1	1	1	1	1	1	6	927.1	5,562.8		516.8	10.3%	10.3%
Total		8	10	10	10	10	10	58		35,431		3,291.6	100.0%	100%

FSR CALCULATION:

Exclusion Summary	Min.	No Units	Stair 01	Stair 02	Area HRV	per Unit	Total Exclusions	Comments
Access to Outdoor Amenity							223.9 sq.ft.	20.80 m2 Active Design Guidelines
Adapt. Units Level 2 (20 sf/unit)	15	17				20.0	340.0 sq.ft.	25.0% Units AD Level 2
Indoor Amenity - 15 SF/unit or lesser min 2% GFA (SF)	870	58				14.5	843.2 sq.ft.	Min 15 SF / Unit
Stairs (Active Design) - 8% max SF	3,388		1191.77	981.06			2,172.8 sq.ft.	201.86 m2 5.1% (Floor 1-6/Roof)
Total Exclusions From FSR							3,579.9 sq.ft.	332.58 m2

Gross Floor Area	Amenity	Unit Area	Common Area	Total GFA	Efficiency L1 - L6
Gross Area - P1		0.0 sq.ft.	0.0 sq.ft.	0.00 sq.ft.	- m2
Gross Area - 1st Floor	843.18	5,023.5 sq.ft.	1,154.0 sq.ft.	7,020.61 sq.ft.	652 m2 (+amenity) 83.6%
Gross Area - 2nd Floor		6,081.5 sq.ft.	939.1 sq.ft.	7,020.61 sq.ft.	652 m2 86.6%
Gross Area - 3rd Floor		6,081.5 sq.ft.	939.1 sq.ft.	7,020.61 sq.ft.	652 m2 86.6%
Gross Area - 4th Floor		6,081.5 sq.ft.	939.1 sq.ft.	7,020.61 sq.ft.	652 m2 86.6%
Gross Area - 5th Floor		6,081.5 sq.ft.	939.1 sq.ft.	7,020.61 sq.ft.	652 m2 86.6%
Gross Area - 6th Floor		6,081.5 sq.ft.	939.1 sq.ft.	7,020.61 sq.ft.	652 m2 86.6%
Gross Area - Roof		0.0 sq.ft.	223.9 sq.ft.	223.88 sq.ft.	21 m2 0.0%
Total Gross Area	843.18	35,431 sq.ft.	6,073 sq.ft.	42,347.5 sq.ft.	3,913 m2 Overall: 86.1%

PARKING SPACES:

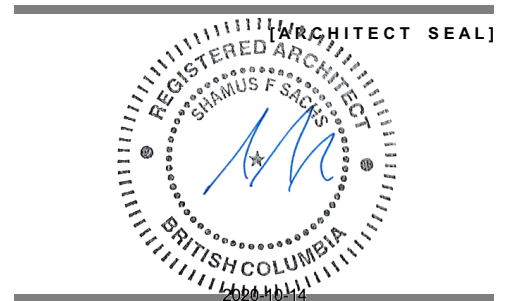
Minimum Parking Required	58 units @	0.50 space/unit	29 spaces
Visitor Parking Required	58 units @	0.10 space/unit	6 spaces inclusive of required parking
Parking Reduction	10%		3.5 spaces
Total Parking Required			32 spaces
Total Parking Provided			32 spaces
Disabled Parking Required:			3 spaces inclusive of required parking
Level 1 - Adapatable Units	41	21	1 - 25 Level 1 AD Units
Level 2 / 3 - Adapatable Units	17	9	1 - 25 Level 2 AD Units
Disabled Parking Provided:			3 spaces inclusive of required parking
Max. Small Cars	35% of provided spaces		11 spaces max
Provided Small Cars			10 spaces

BICYCLE SPACES:

Required Secure Bicycle Parking	58 units	1.5 spaces/unit	87 spaces long term
Provided Secure Bicycle Parking	58 units	1.5 spaces/unit	87 spaces long term
Max vertical parking Spaces	30 max	35% max allowed	30 spaces long term
Required Short Term Bicycle Parking			6 spaces short term
Provided Short Term Bicycle Parking		m	6 spaces short term
Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure			93 spaces total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of North Vancouver approval

[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

PROJECT STATISTICS

19495 [PROJECT]

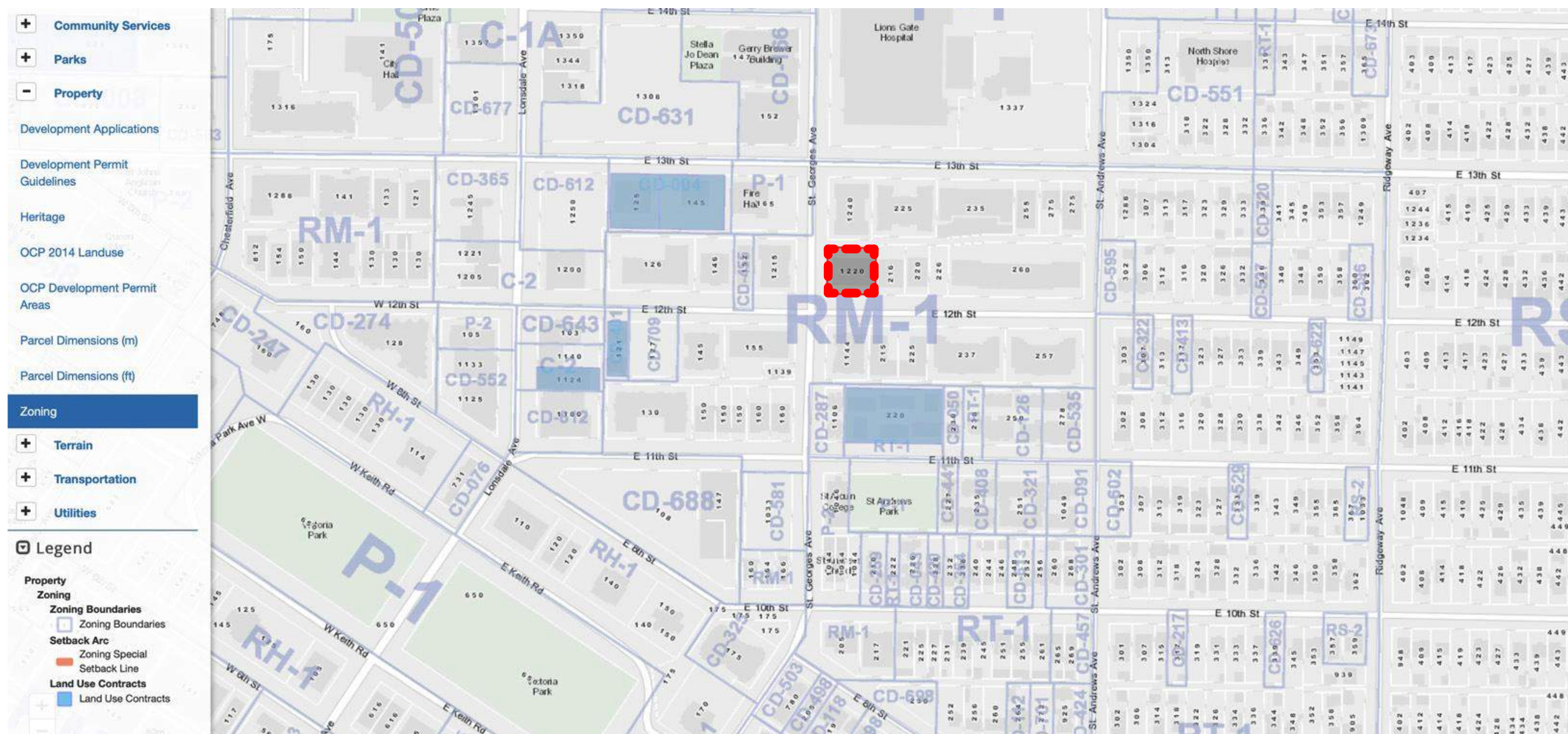
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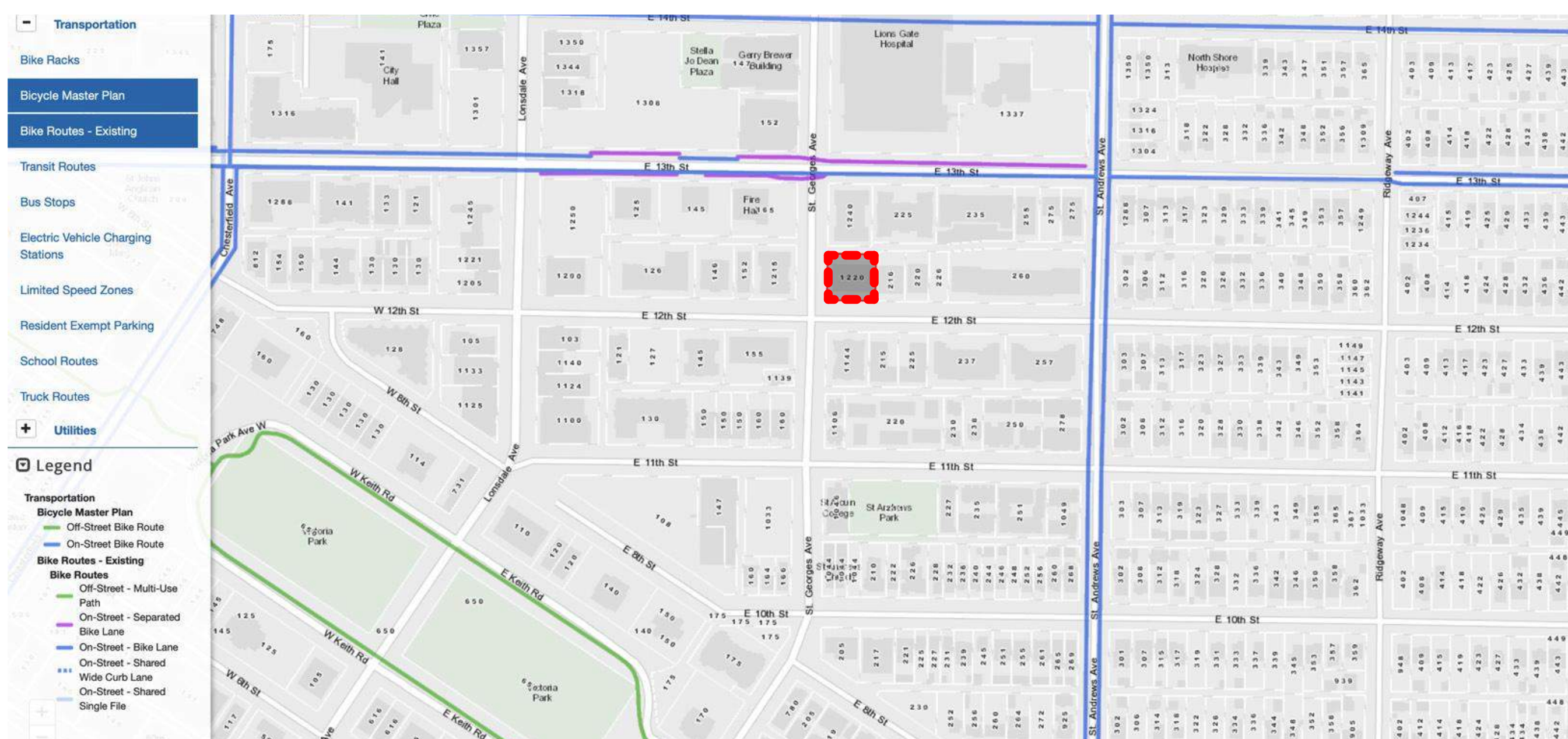
DP APPLICATION [ISSUE]

[DRAWING]

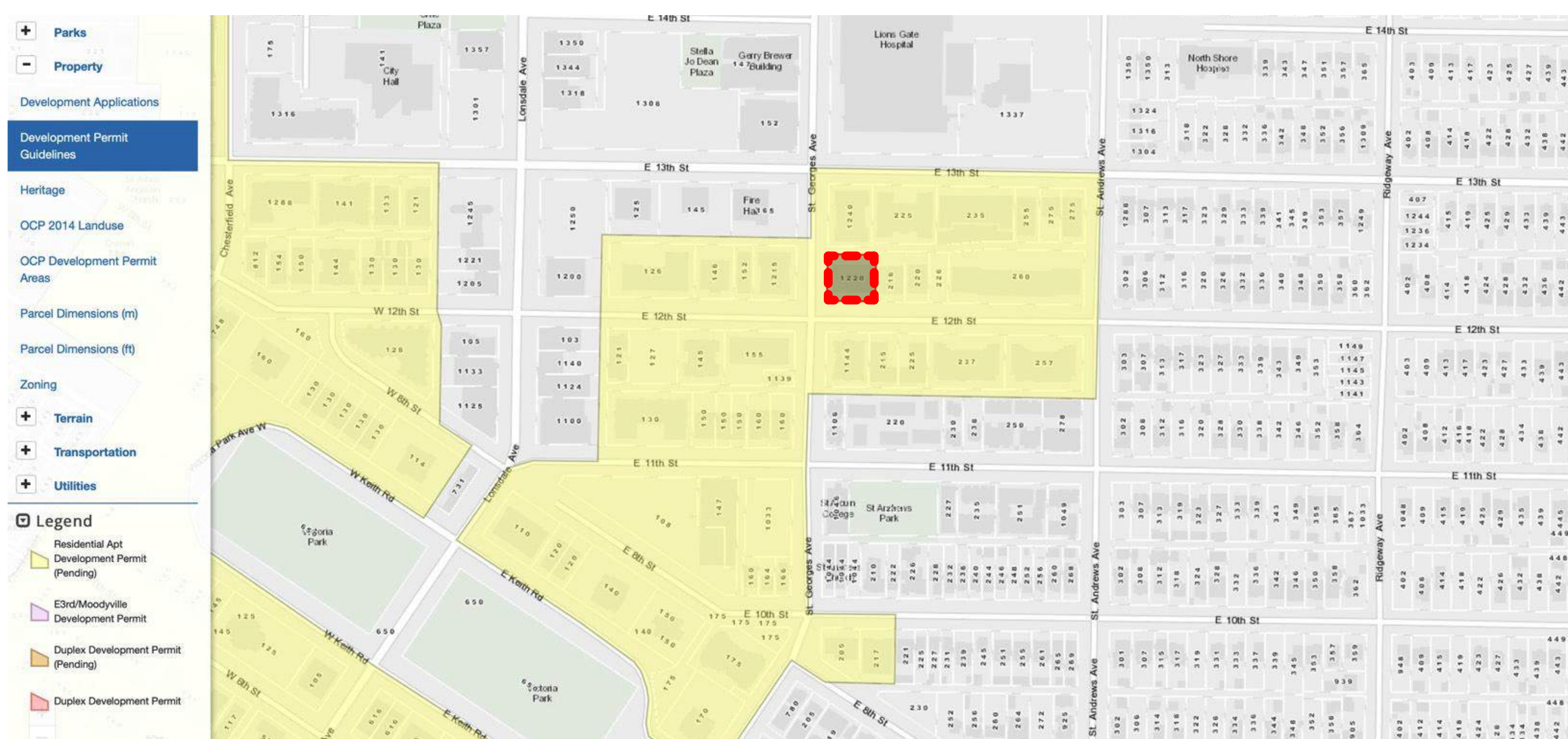
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EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



TRANSPORTATION - TRANSIT ROUTES / BICYCLE ROUTES



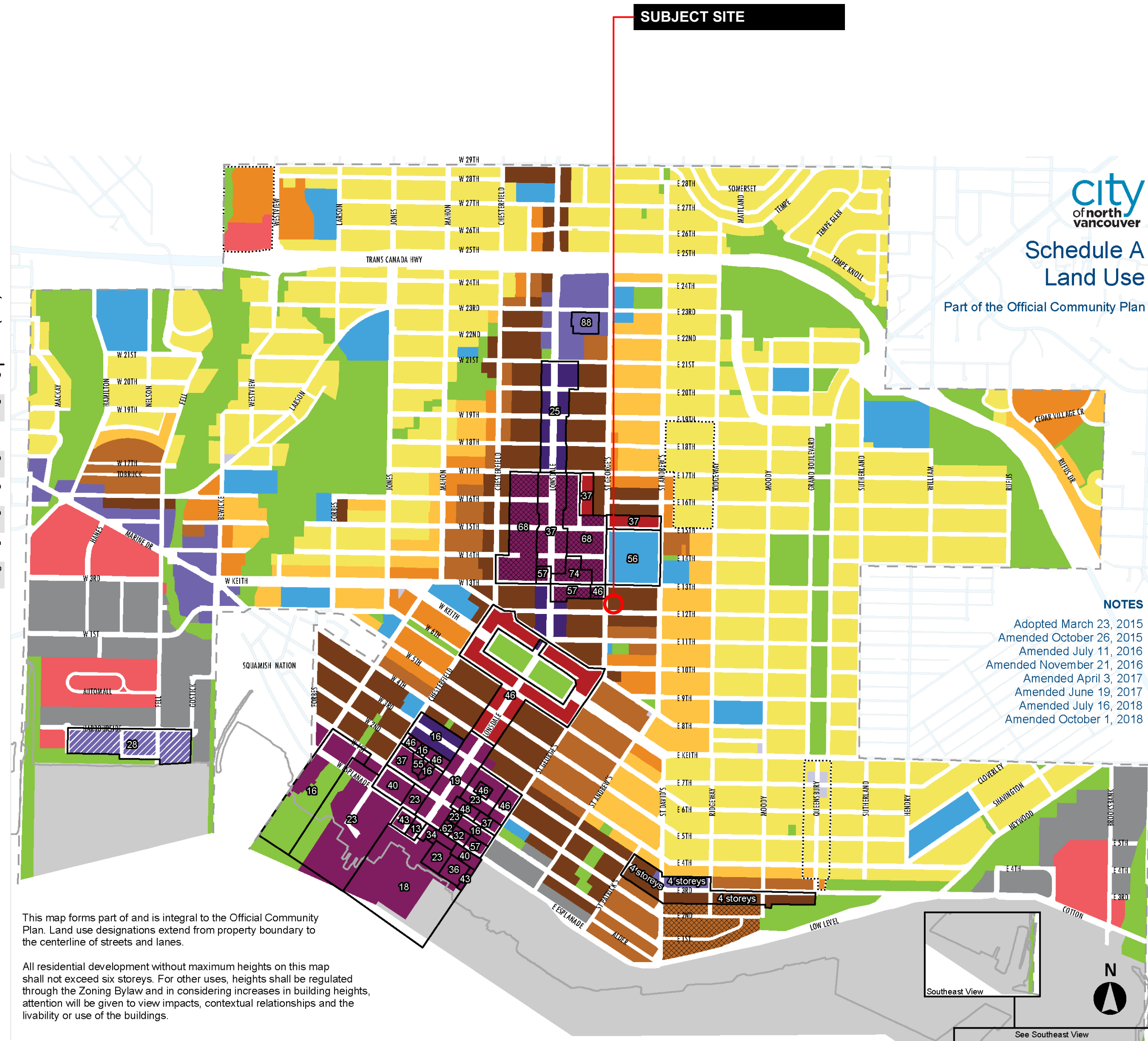
OCP GUIDELINES - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT (PENDING)

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Land Use Designation	OCP Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	-
Residential Level 2 (Low Density)	0.5	-
Residential Level 3 (Low Density)	0.75	-
Residential Level 4A (Medium Density)	1.0	-
Residential Level 4B (Medium Density)	1.25	-
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	-
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront 2.05 (Mixed Use)	2.05	up to 0.15
Parks, Recreation & Open Space	-	-
School & Institutional	-	-
Commercial	-	-
Mixed Employment	-	-
Industrial	-	-
Maximum Building Heights in Metres	-	-
Special Study Area	-	-
City Boundary	-	-

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30



OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

OCP - MID-RISE APARTMENT MEDIUM DENSITY R5

APPLICABLE GUIDELINES:

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
 - 1) SECURE MARKET RENTAL HOUSING OR NON-MRKT RENTAL
 - 2) COMMUNITY AMENITY SPACE
 - 3) EMPLOYMENT GENERATION
 - 4) HERITAGE CONSERVATION
- MAX HEIGHT 6 STOREY

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESIGN GUIDELINES
- SUSTAINABLE DESIGN GUIDELINES
- CPTD PRINCIPLES
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)



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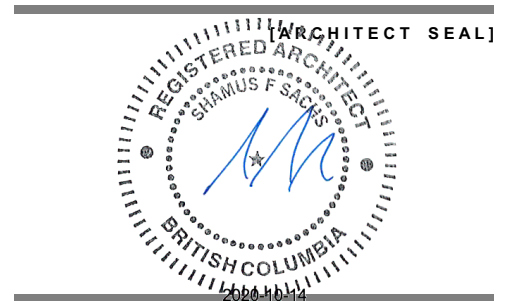
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city of north vancouver
Schedule A
Land Use
Part of the Official Community Plan

NOTES
Adopted March 23, 2015
Amended October 26, 2015
Amended July 11, 2016
Amended November 21, 2016
Amended April 3, 2017
Amended June 19, 2017
Amended July 16, 2018
Amended October 1, 2018



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[TITLE]

ZONING OCP

19495 [PROJECT]

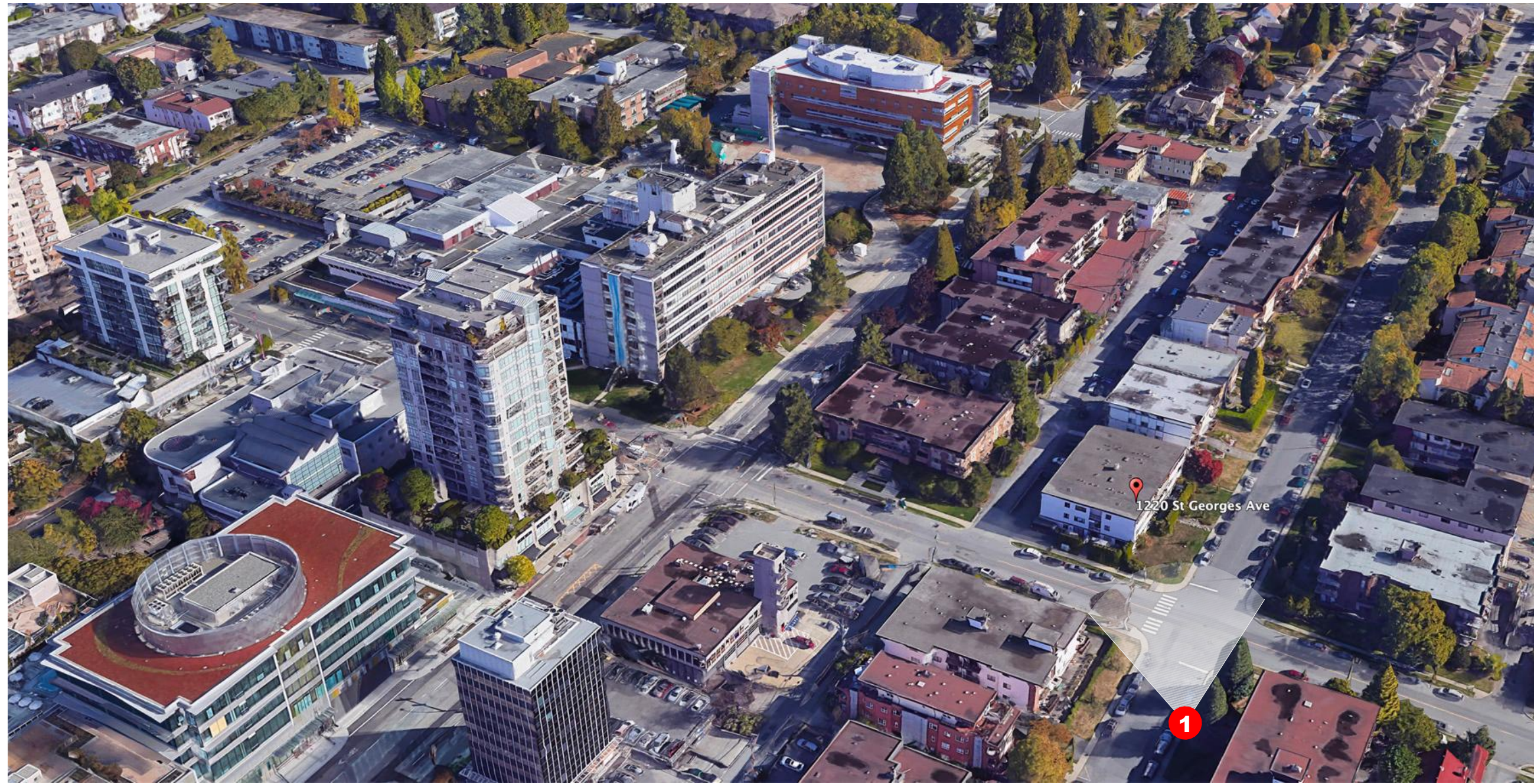
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OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

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ARIAL VIEW - WEST



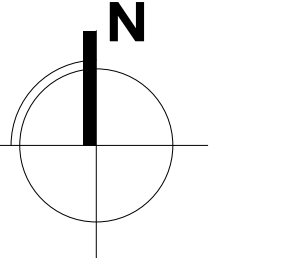
EXISTING SITE - CORNER ST GEORGES AVE AND E12TH ST



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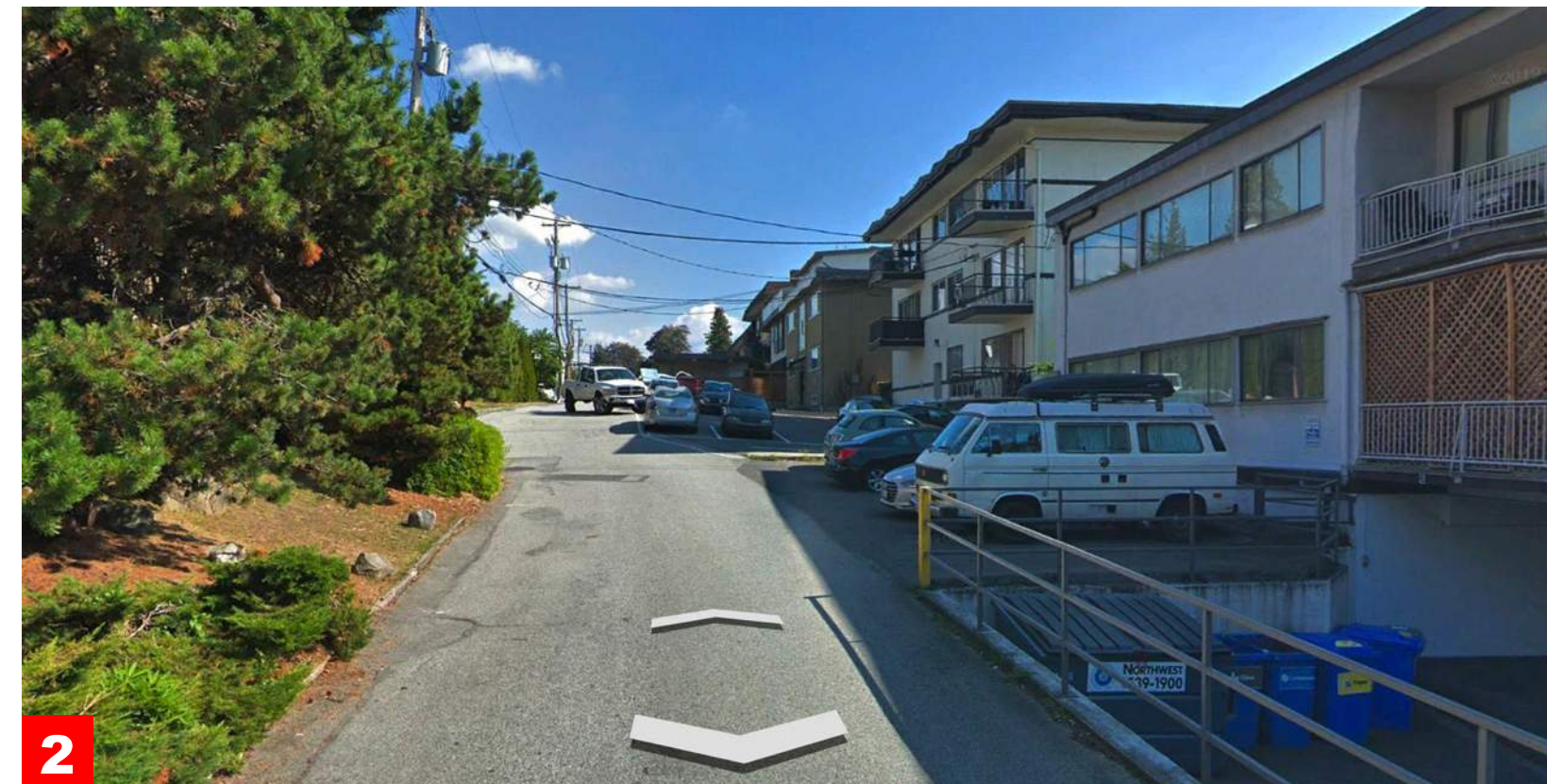
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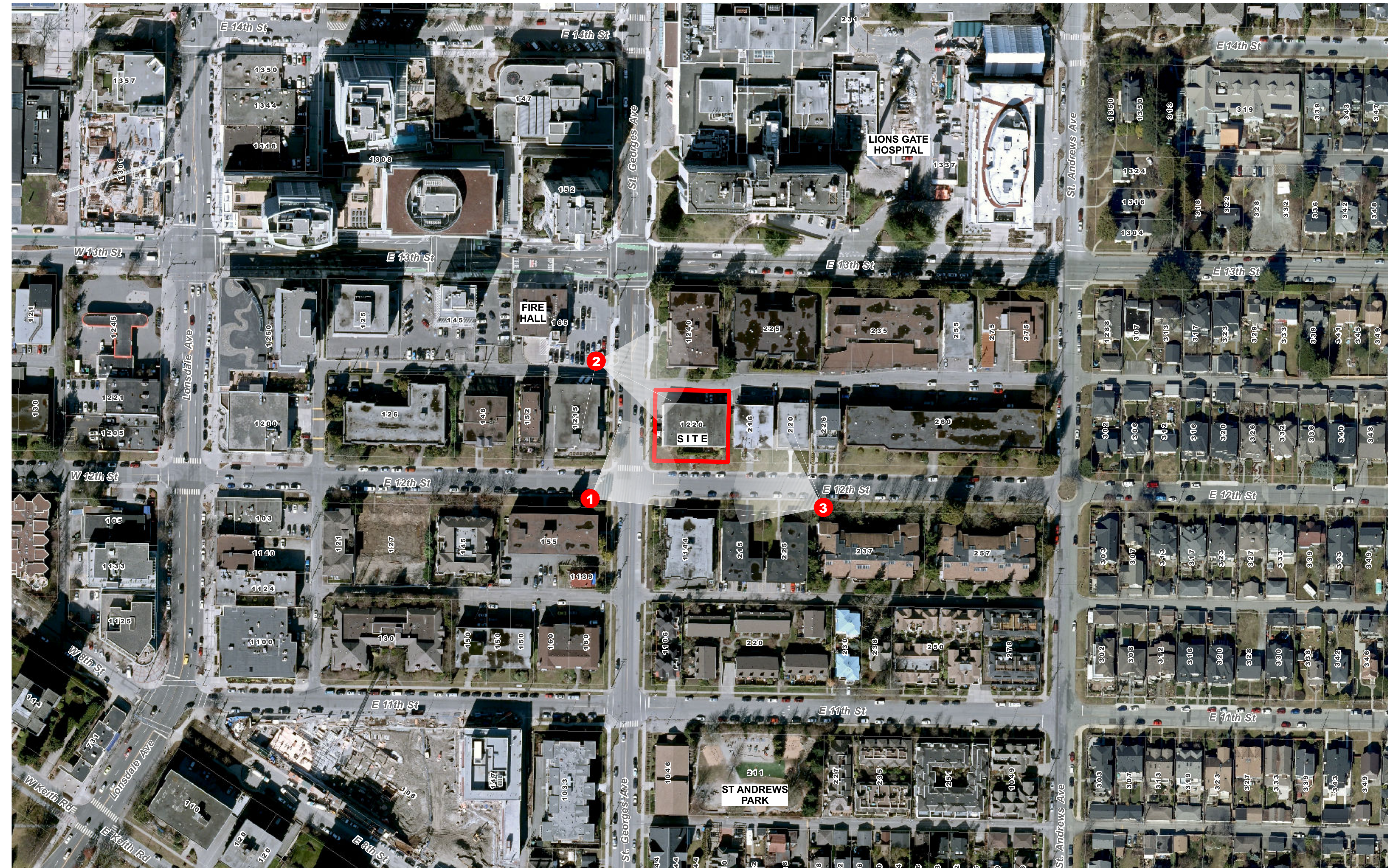
EXISTING SITE - VIEW ALONG THE LANE



EXISTING LANE - ADJACENT CONTEXT



E 12 STREET - EXISTING MULTI-FAMILY



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RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

CONTEXT PHOTOS

19495

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A-0.040

BUILDING CONCEPT

WEST COAST VERNACULAR

- ENTRY LOBBY WITH INTERCONNECTED AMENITY FLEX SPACE
- INDOOR AMENITY - BIKE LOUNGE WITH MAINTENANCE STATIONS
- OUTDOOR AMENITY - GATHERING AREA / BBQ / GARDENING PLOTS
- LANE TREATMENT - GREEN EDGE, SCREENING ABOVE RAMP WITH TRELLIS
- TRANSITION TO EXISTING MULTI-FAMILY ARCHITECTURAL ELEMENTS TO REDUCE SCALE - 2 STOREY DATUM ALONG STREET
- HORIZONTAL EXPRESSION - LARGE BALCONIES / OVERHANGS - SUNSHADING
- MATERIALITY - WOODGRAIN SIDING / STONE TEXTURE AS ACCENT

LARGE BALCONIES - VIEWS



LAP SIDING WITH WOODGRAIN FINISH



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AMENITY BIKE LOUNGE - RACKS / MAINTENANCE STATIONS

URBAN AGRICULTURE



WEST COAST VERNACULAR



PARKING RAMP SCREENING - TRELLIS

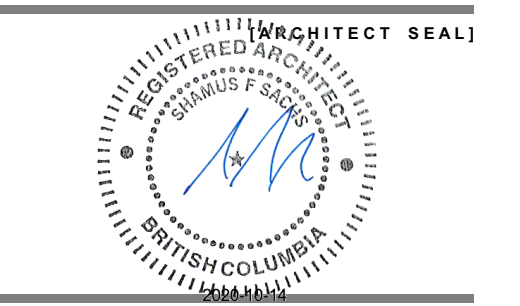


AMENITY BIKE LOUNGE - FLEX AREA



PATIOS - STREET ENTRIES

[PROJECT TEAM]



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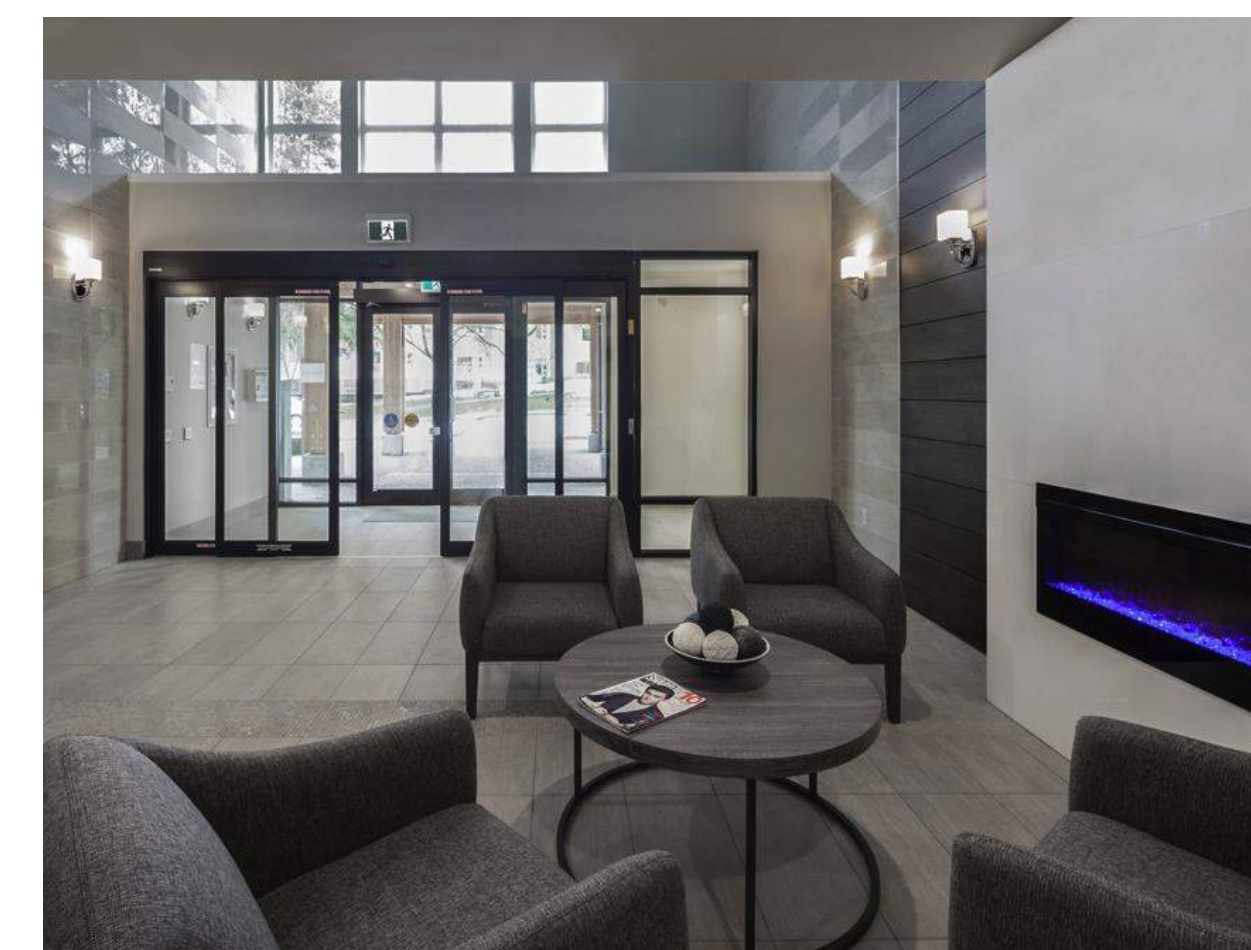
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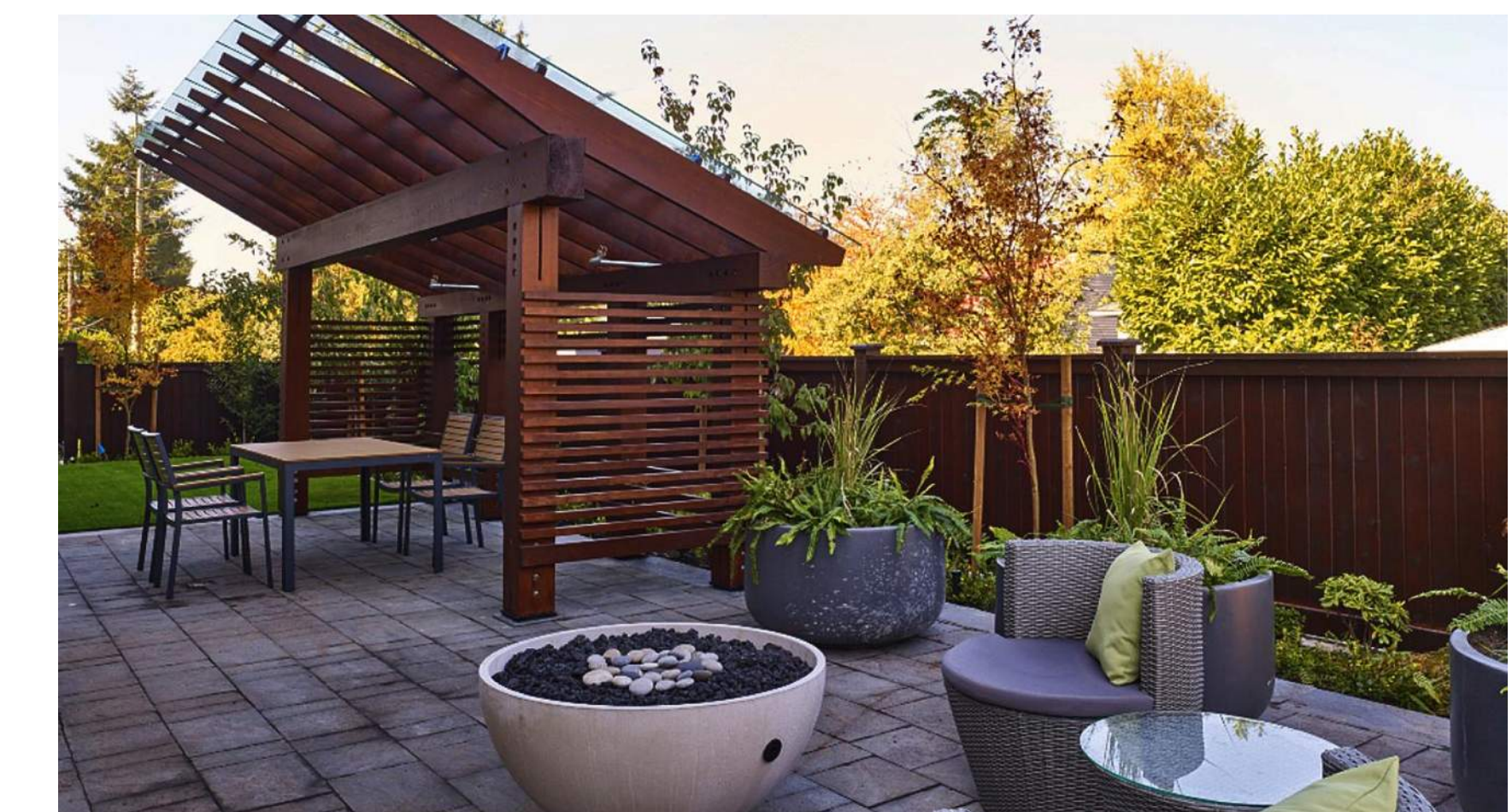
BIKE LOUNGE EXAMPLES



BI-FOLDING DOOR OR MULTI-SLIDE DOOR SYSTEM



LOOBY / INDOOR AMENITY



OUTDOOR AMENITY

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

CONCEPT IMAGES

19495

[PROJECT]

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[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE

19495

[PROJECT]

[SCALE]

OCT 13, 2010

[DATE]

DP APPLICATION

[ISSUE]

[DRAWING]

A-0.070



VIEW S-W - INTERSECTION OF ST GEORGES AVE AND E12TH ST



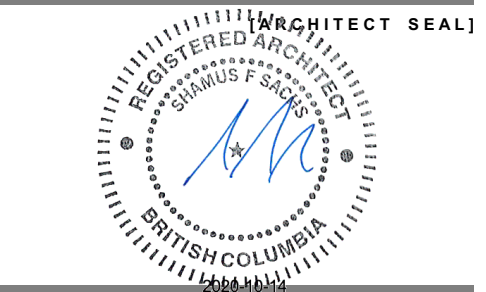
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[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE

19495 [PROJECT]

[SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-0.071



VIEW OF ENTRANCE



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[TITLE]

PERSPECTIVE

19495

[PROJECT]

[SCALE]

OCT 13, 2010

[DATE]

DP APPLICATION

[ISSUE]

[DRAWING]

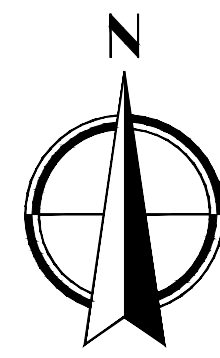
A-0.072



VIEW S-W - INTERSECTION OF ST GEORGES AVE AND LANE

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 14 BLOCK 75 DISTRICT LOT 549 PLAN 9315

The intended plot size of this plan is 560mm in width
432mm in height (C Size)
when plotted at a scale of 1:200



OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204-15585 24th AVENUE, SURREY, B.C. V4A 2J4
PHONE : 604-531-4067 Fax : 604-531-5811
email: info@olsensurveying.ca
File No 18084T2



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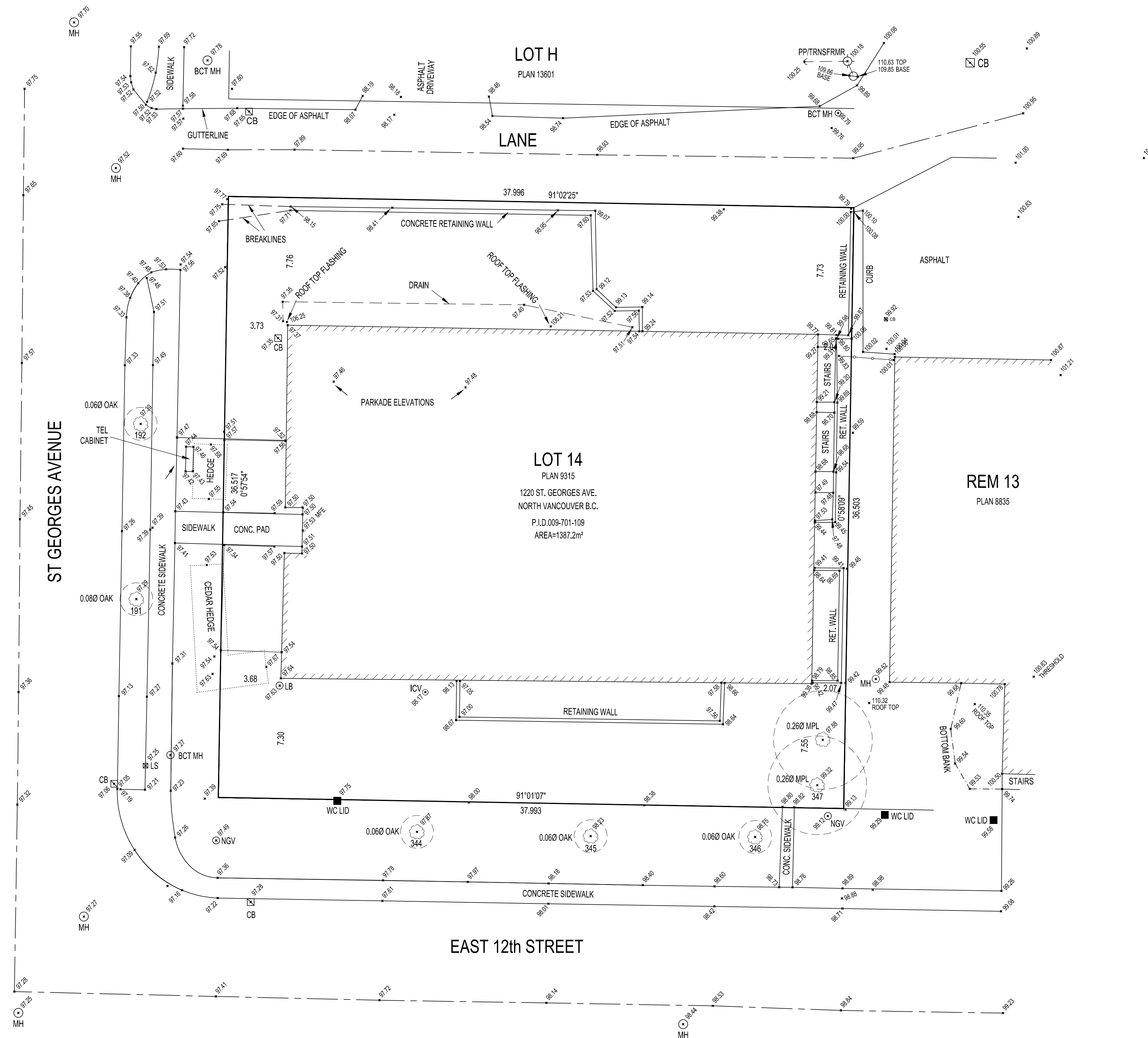
LOT DIMENSIONS SHOWN ARE
BASED ON GROUND SURVEY

NOTE - GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR
CONSTRUCTION BENCHMARK PURPOSES.
A BENCHMARK MAY BE OBTAINED
FROM THIS OFFICE.

LEGEND

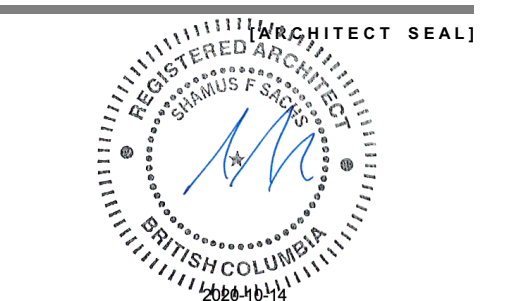
- ⊗ WV INDICATES WATER VALVE
- TREE
- ▣ CB CATCH BASIN
- WM WATER METER
- STM MH STORM MANHOLE
- SAN MH SANITARY MANHOLE
- UP UTILITY POLE
- HYD HYDRANT
- PP POWER POLE
- GV GAS VALVE
- LB LAWN BASIN
- PP/LS POWER POLE / LAMP STANDARD
- UMH UNKNOWN MANHOLE
- SUMP SUMP
- GMH GRATED MANHOLE
- SV SEWER VALVE
- MW MONITORING WELL
- LS LAMP STANDARD
- LD LAWN DRAIN
- SN SIGN
- └ GW GUYWIRE
- └ UB UTILITY BOX
- └ EB ELECTRICAL BOX
- └ CO CLEAN OUT
- SV SEWER VALVE
- CS CONCRETE SUMP
- INV INVERT
- DEC DECIDUOUS
- MPL MAPLE
- CDR CEDAR
- DGWD DOGWOOD

File No 18084T2



NOTE:
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF NORTH VANCOUVER BENCHMARK 73H1028
LOCATED AT EAST 8th AND ST. GEORGES AVE
ELEVATION = 87.122m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.



ADERA

RENTAL
DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

SURVEY
(REFERENCE)

19495

NTS

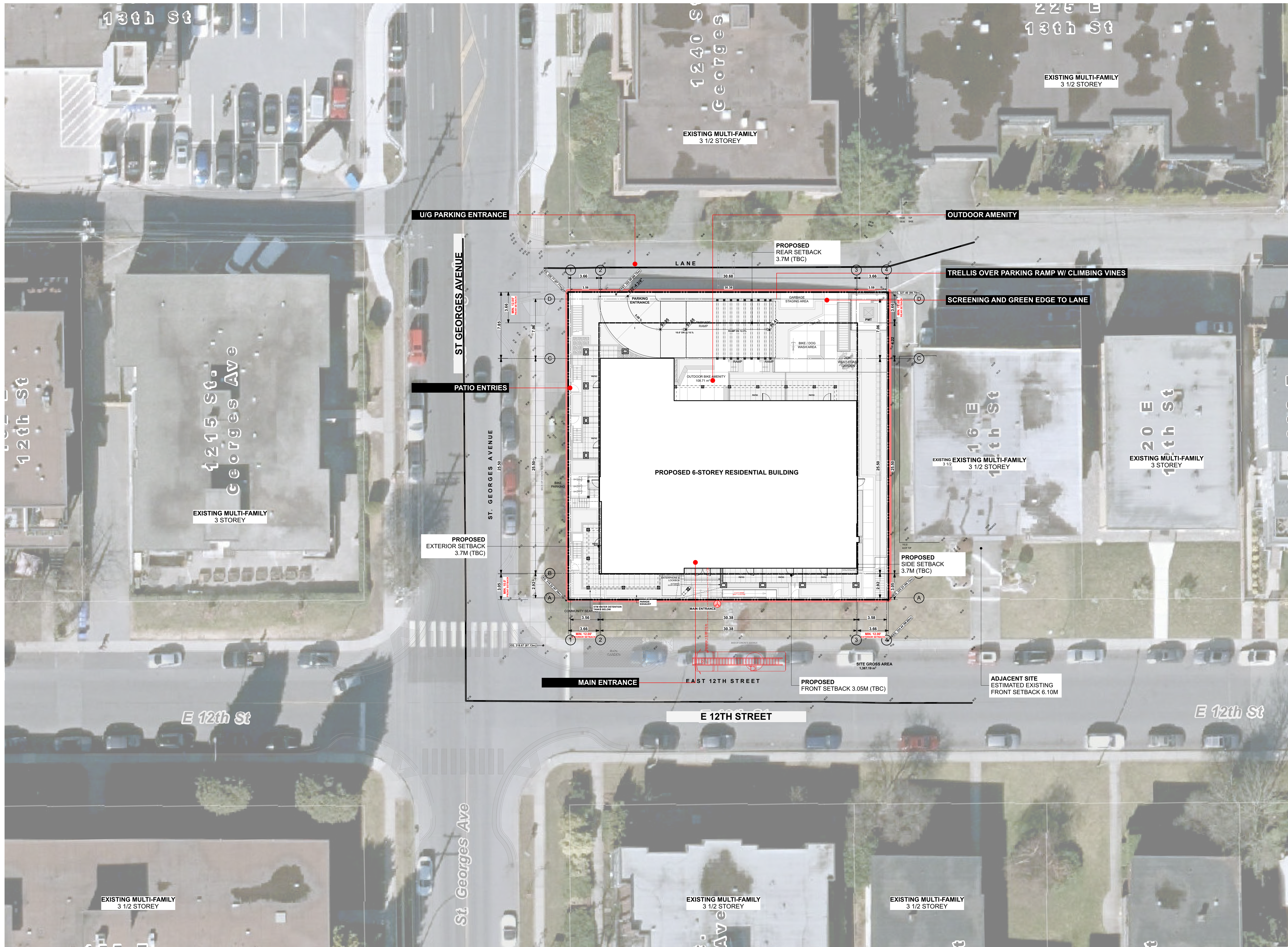
2020-10-14

DP APPLICATION

CERTIFIED CORRECT B.C.L.S.
Dated this 17th day of August, 2020

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

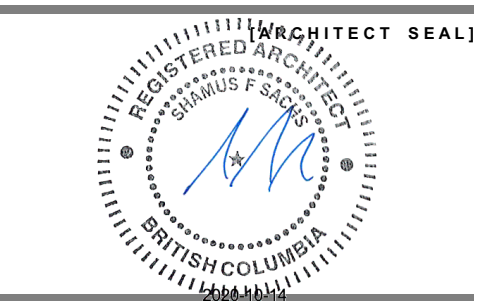
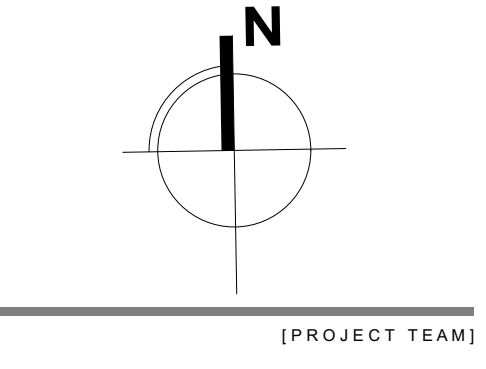
A-0.100



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[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE PLAN

19495 [PROJECT]

1/16" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-1.000

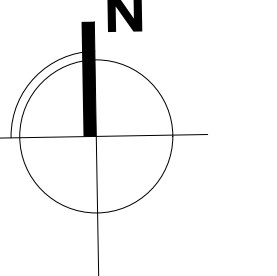


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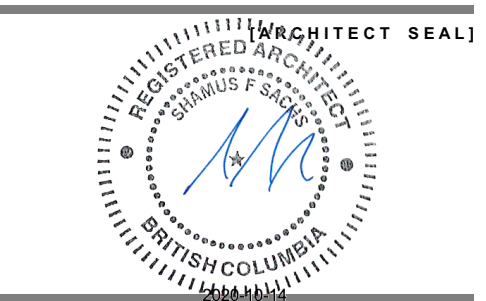
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[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

PARKING P1

19495 [PROJECT]

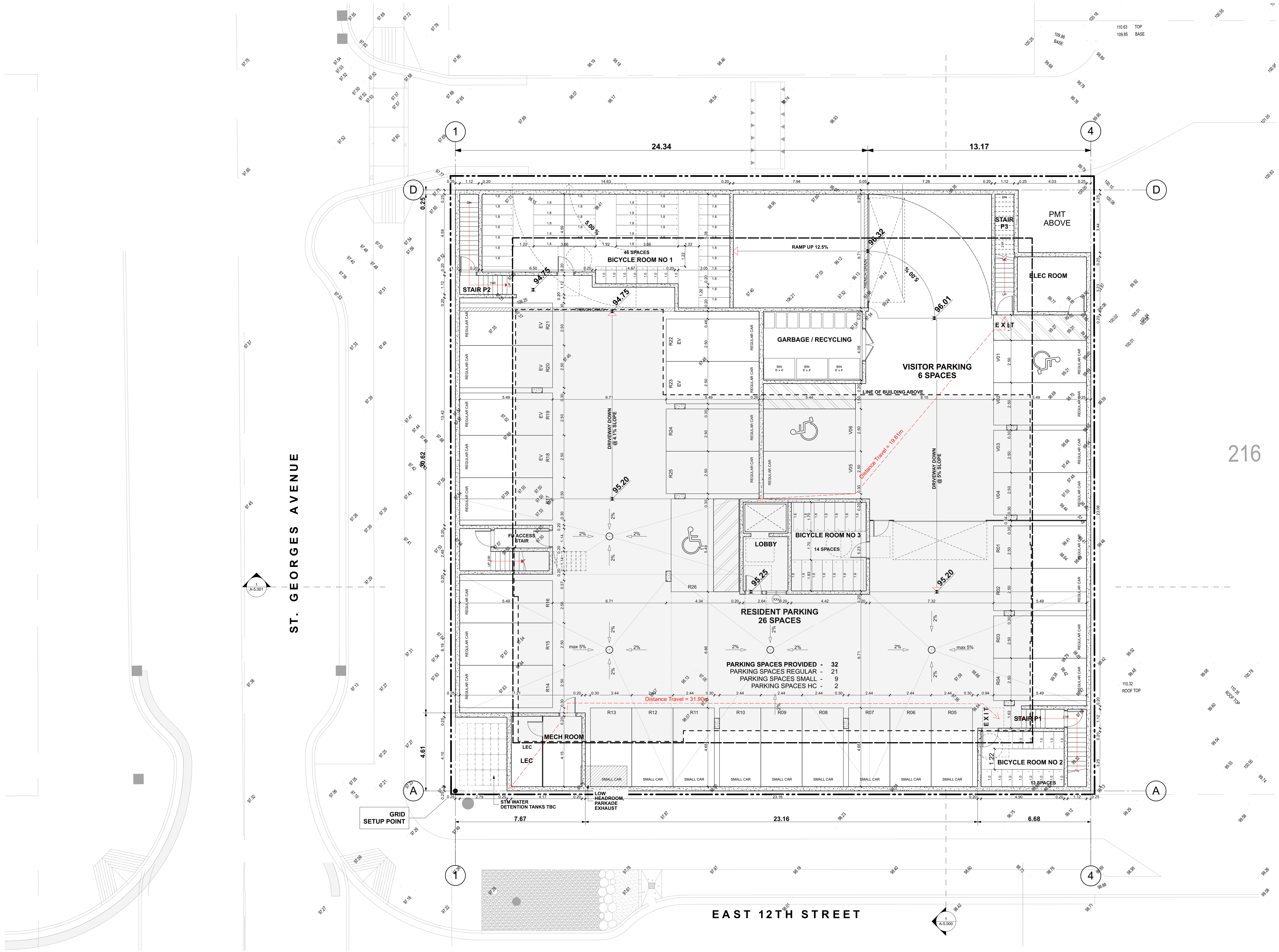
1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-2.001



216

ST. GEORGES AVENUE

EAST 12TH STREET

PARKING SPACES PROVIDED - 32
PARKING SPACES REGULAR - 21
PARKING SPACES SMALL - 9
PARKING SPACES HC - 2

BICYCLE ROOM NO 1
46 SPACES

BICYCLE ROOM NO 3
14 SPACES

BICYCLE ROOM NO 2
13 SPACES

VISITOR PARKING
6 SPACES

RESIDENT PARKING
26 SPACES

PMT ABOVE

LEC ROOM

GARBAGE / RECYCLING

LOBBY

MECH ROOM

LEC

LOW HEADROOM
PARADE EXHAUST

SMW WATER
DETENTION TANKS TBC

GRID
SETUP POINT

1
A-5.001

1
A-5.000

1

4

D

D

A

A

1

4

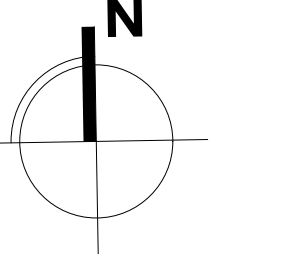


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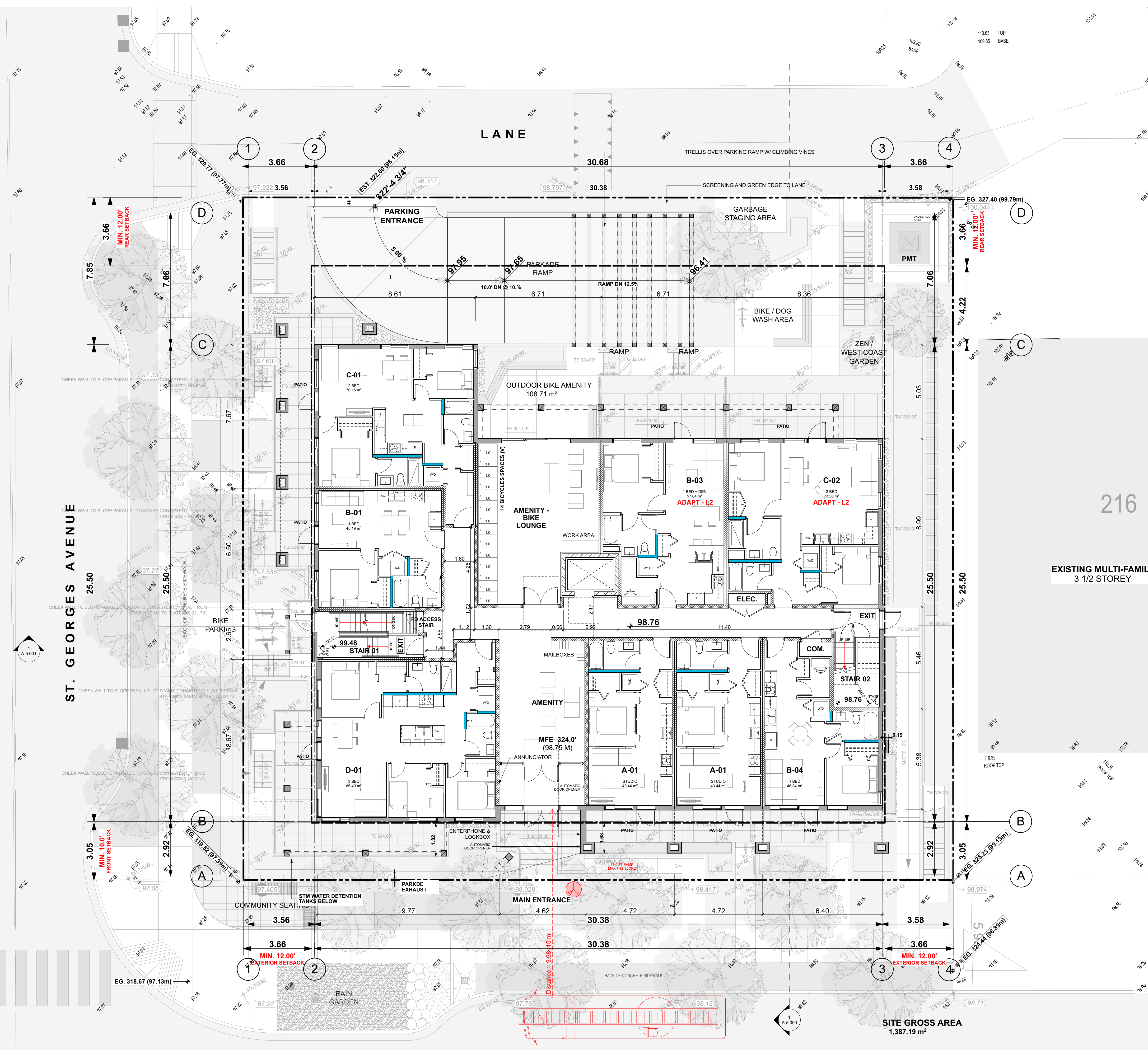
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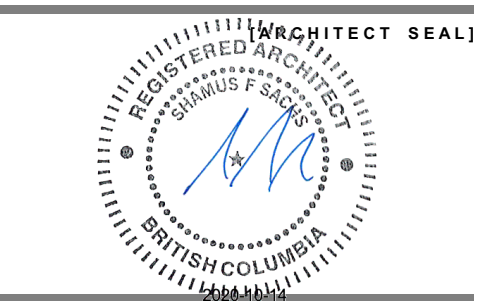


[PROJECT TEAM]



216

EXISTING MULTI-FAMILY
3 1/2 STOREY



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

1ST FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-2.010

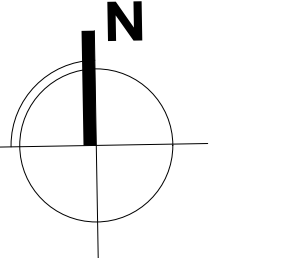


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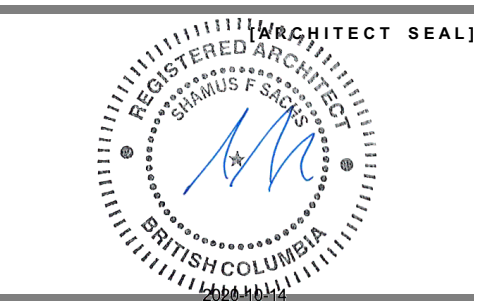
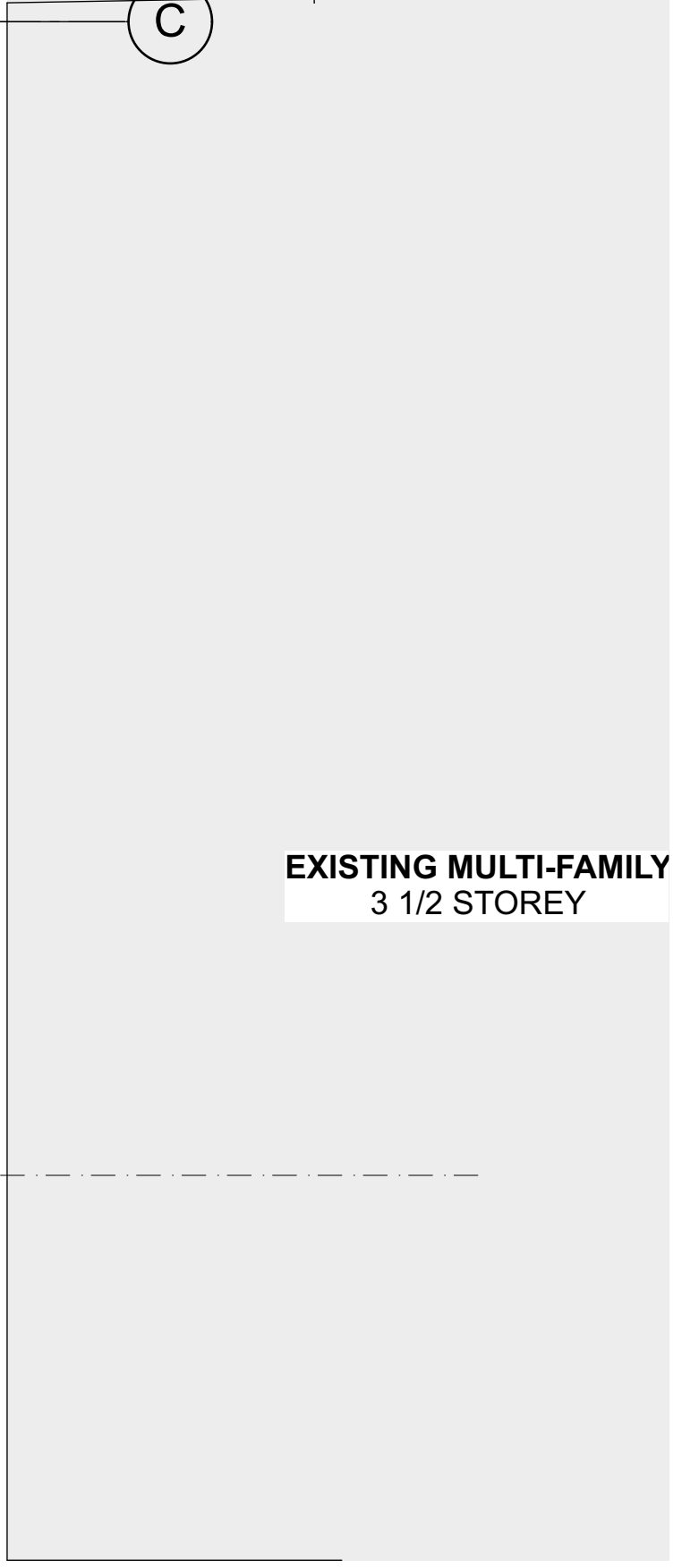
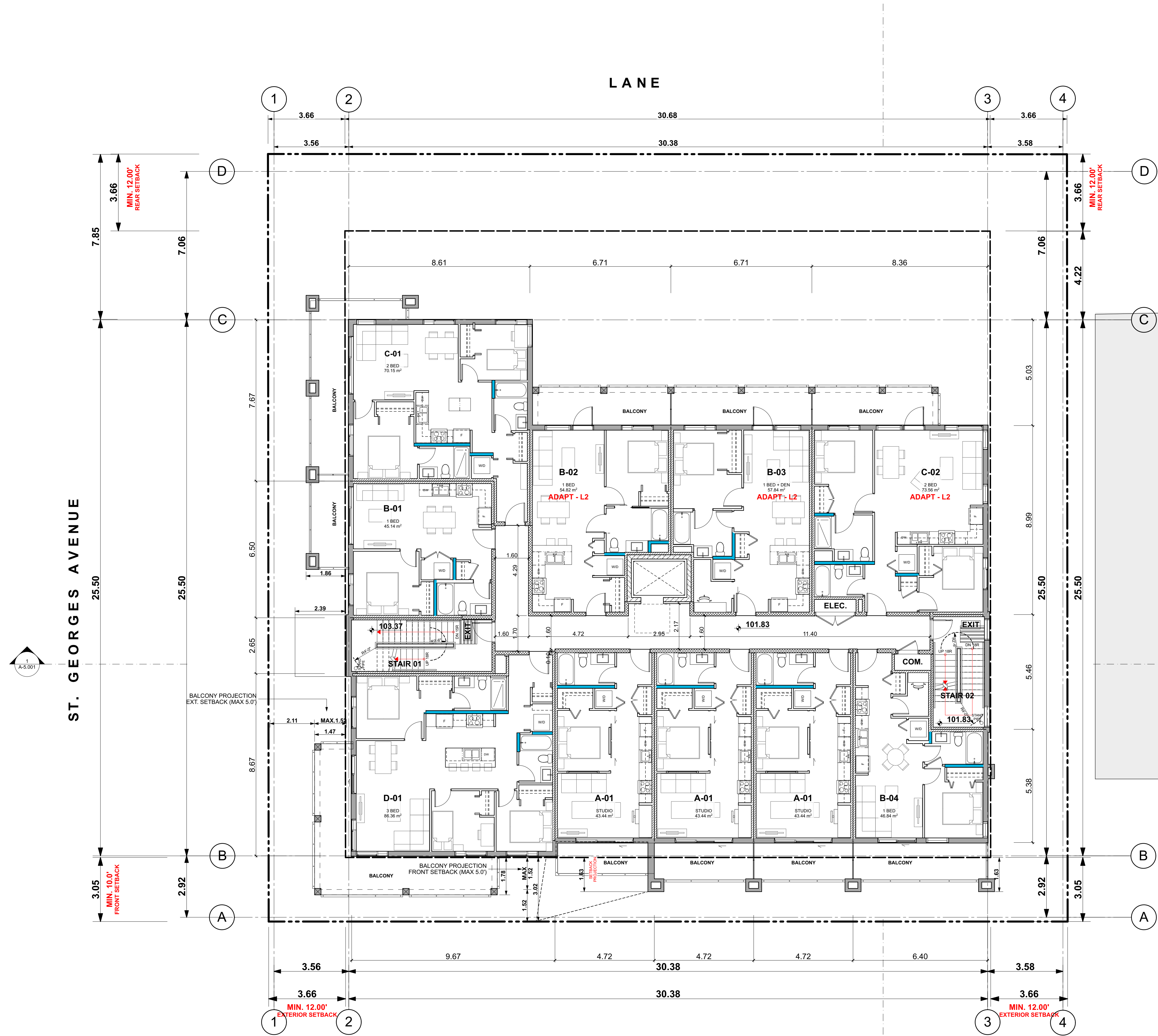
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[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

2ND FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-2.020

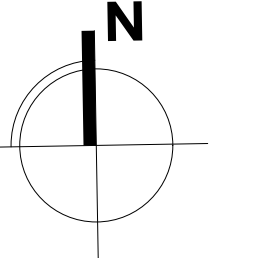


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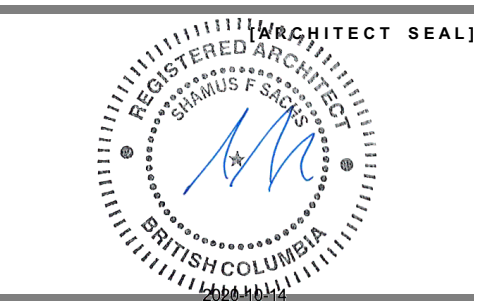
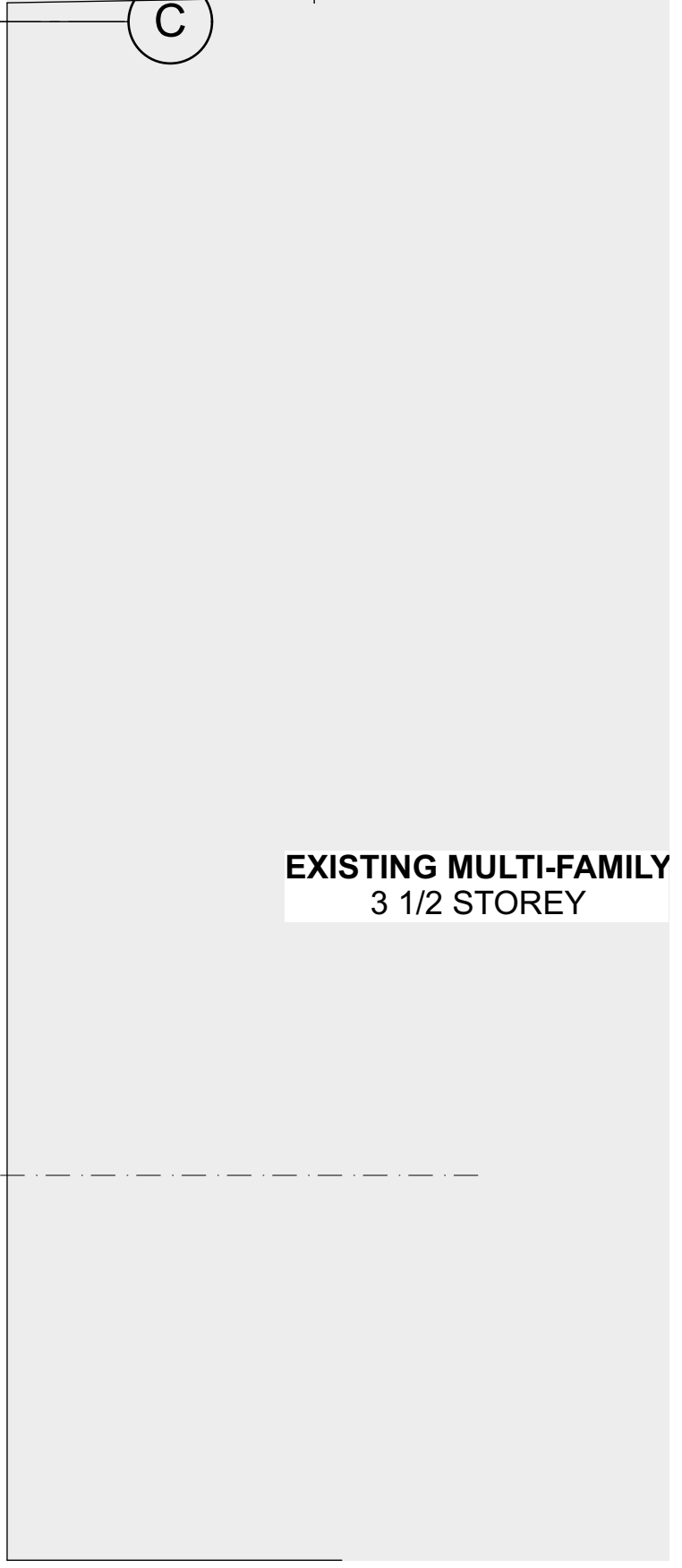
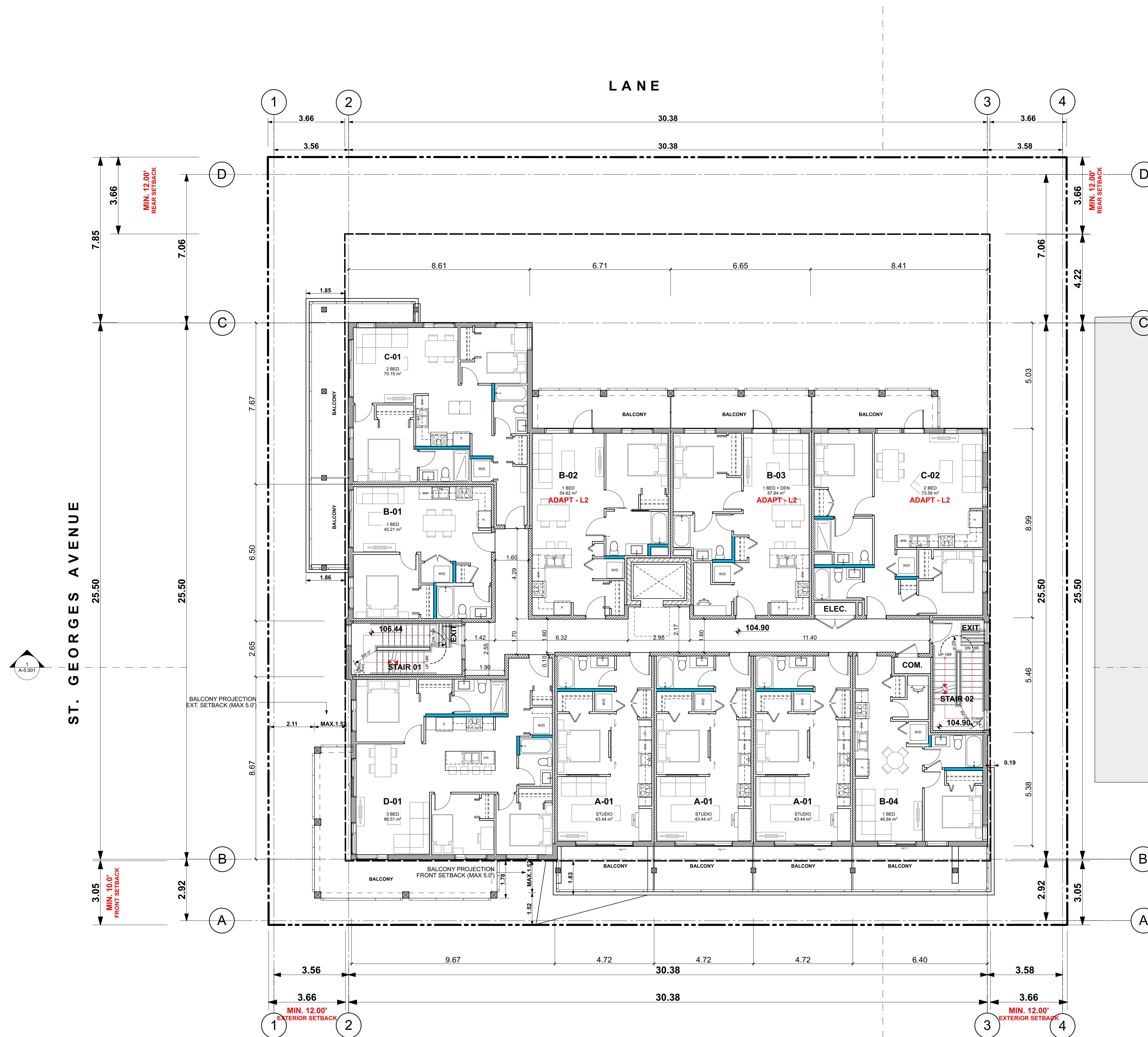
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[PROJECT TEAM]



ADERA [PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

3RD FLOOR

19495 [PROJECT]
1/8" = 1'-0" [SCALE]
OCT 13, 2010 [DATE]
DP APPLICATION [ISSUE]

A-2.030 [DRAWING]

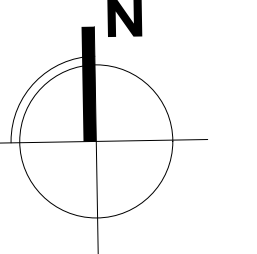


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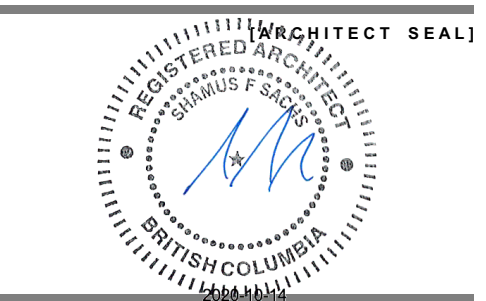
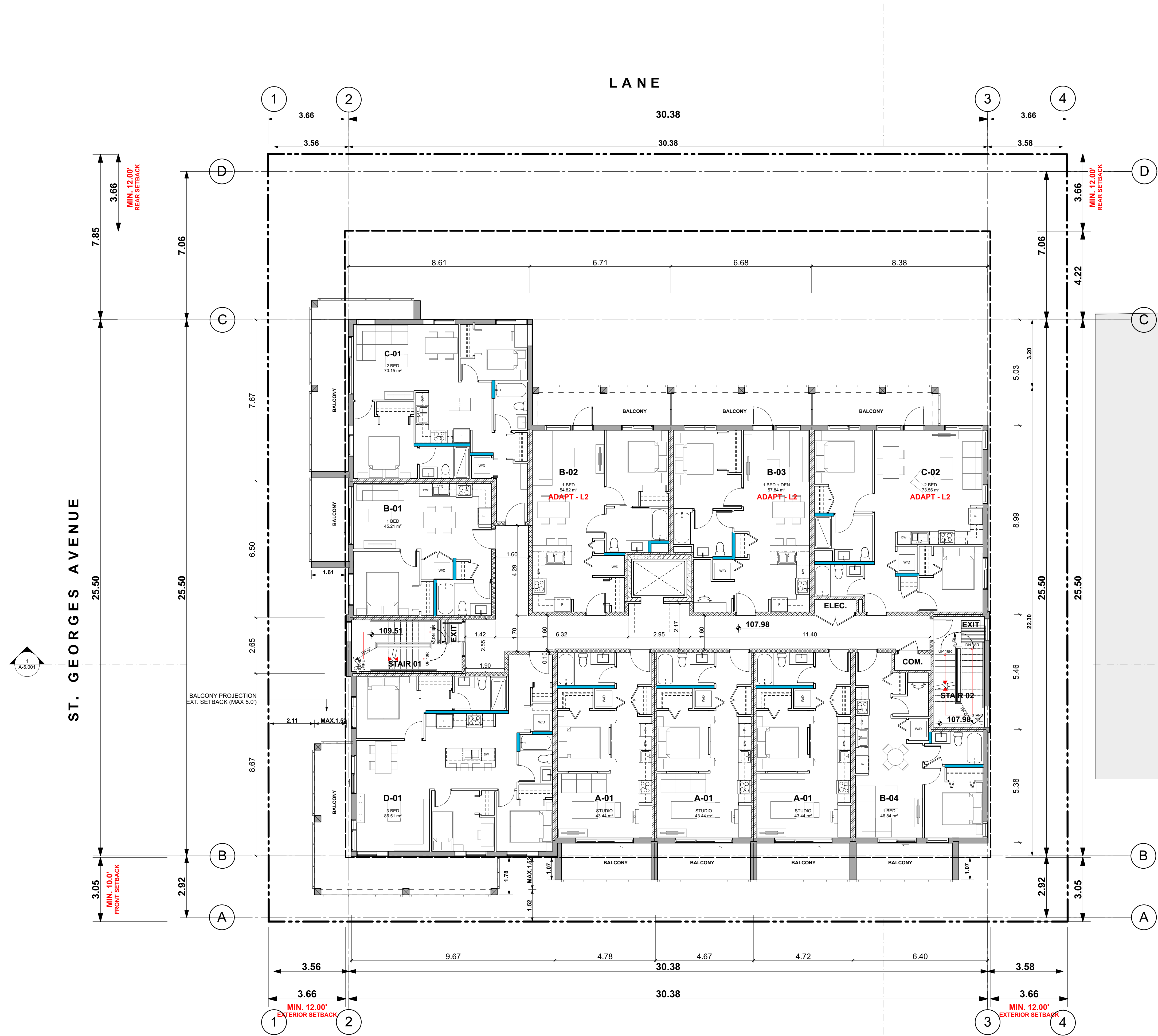
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[PROJECT TEAM]



[CLIENT]

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[PROJECT]

RENTAL DEVELOPMENT
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NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-2.040

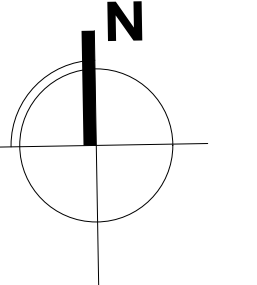


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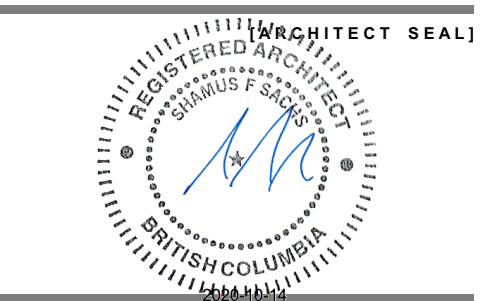
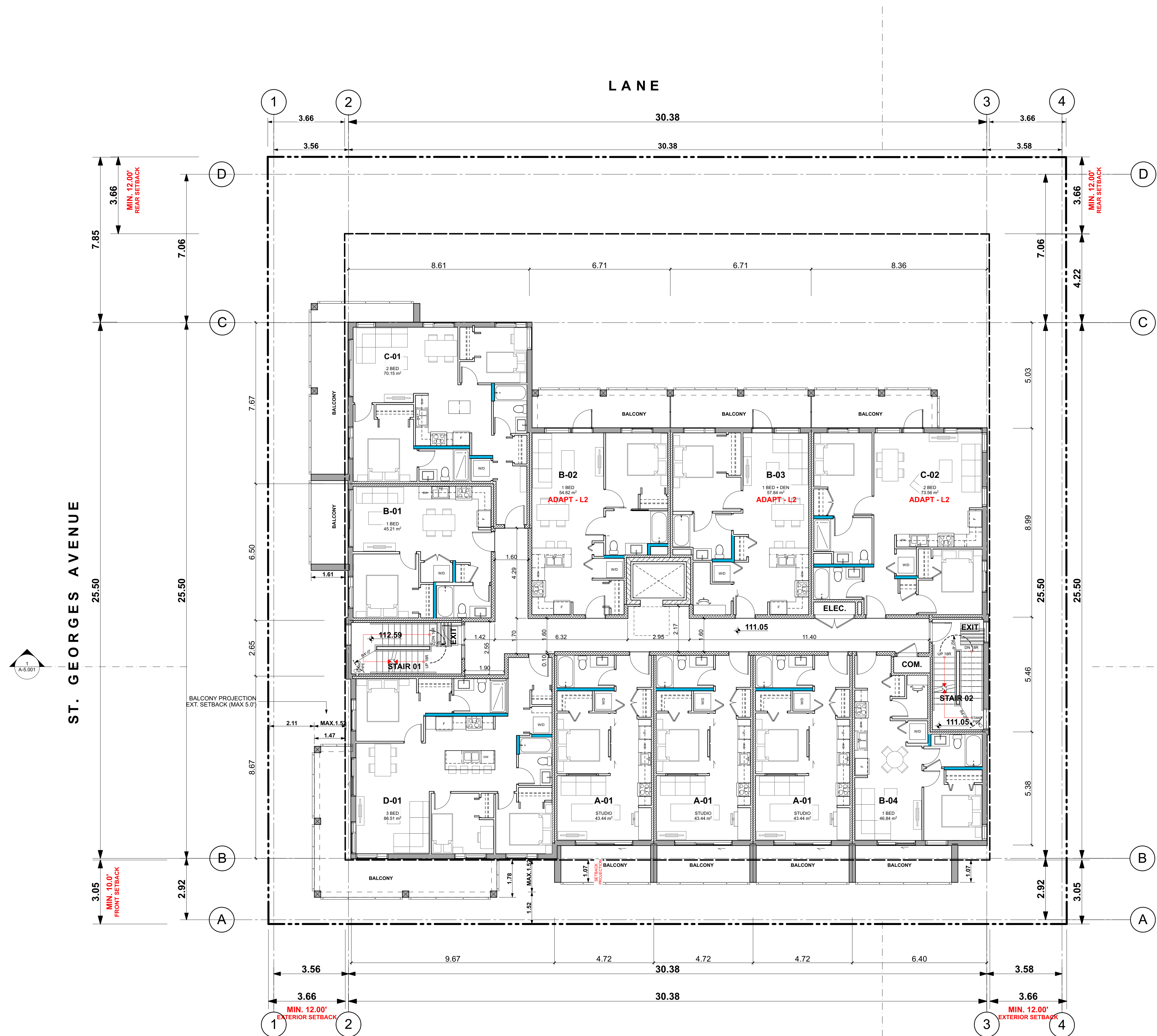
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[PROJECT TEAM]



[CLIENT]

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[PROJECT]

RENTAL DEVELOPMENT
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NORTH VANCOUVER, BC

[TITLE]

5TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-2.050

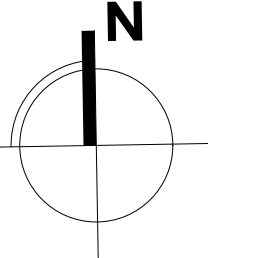


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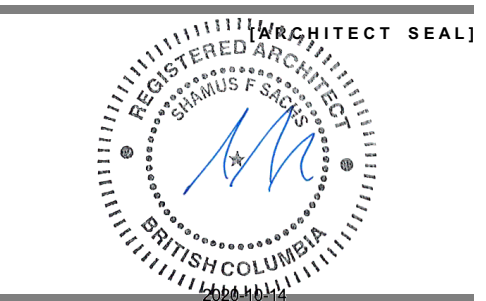
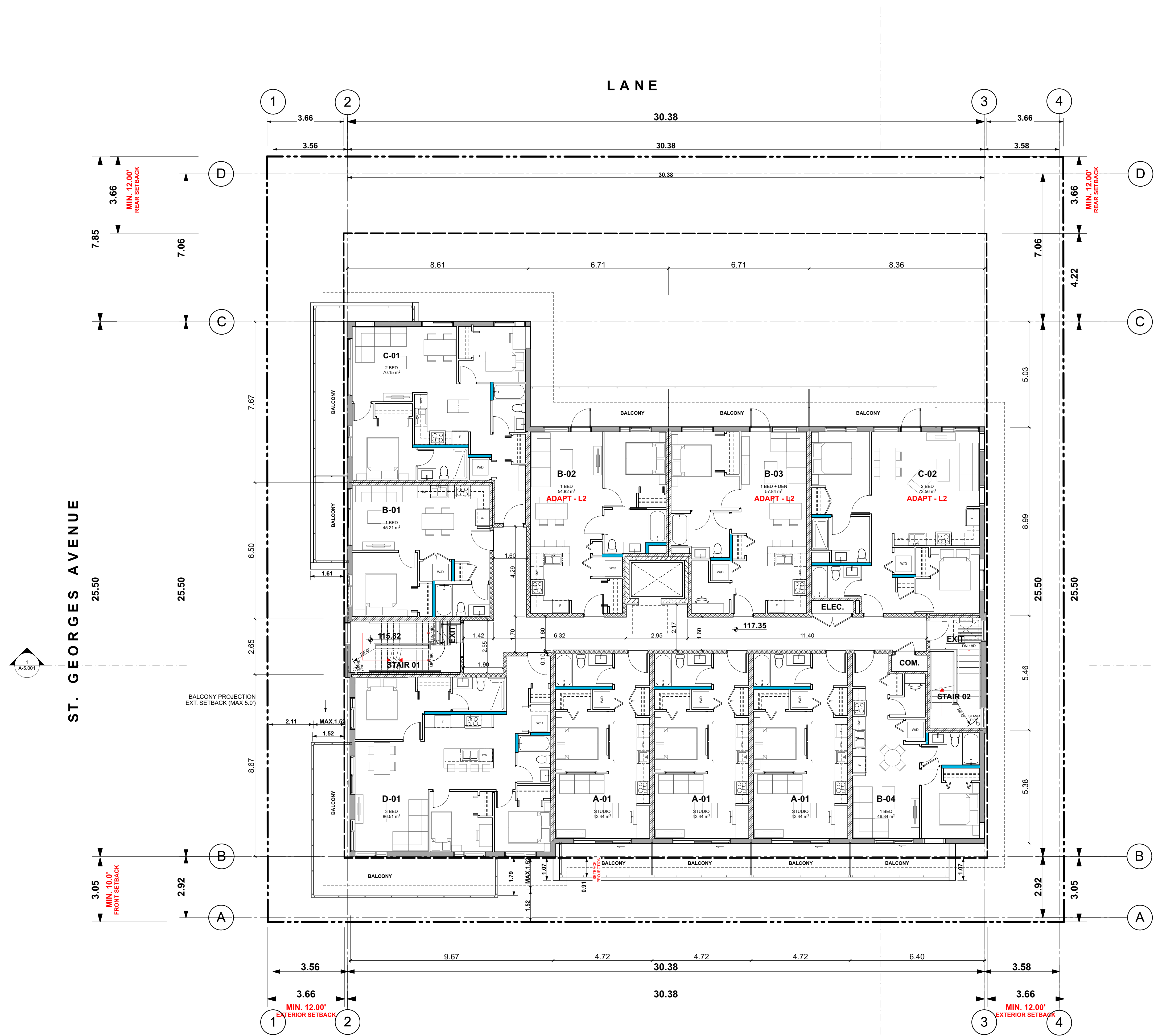
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[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

6TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-2.060

EAST 12TH STREET

ST. GEORGES AVENUE

LANE

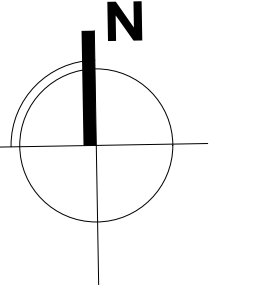


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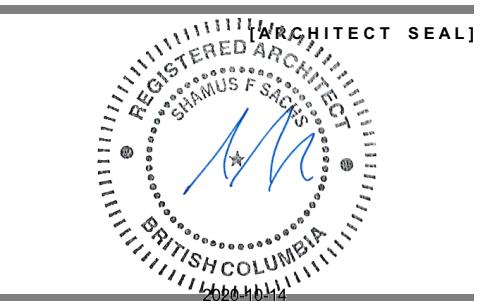
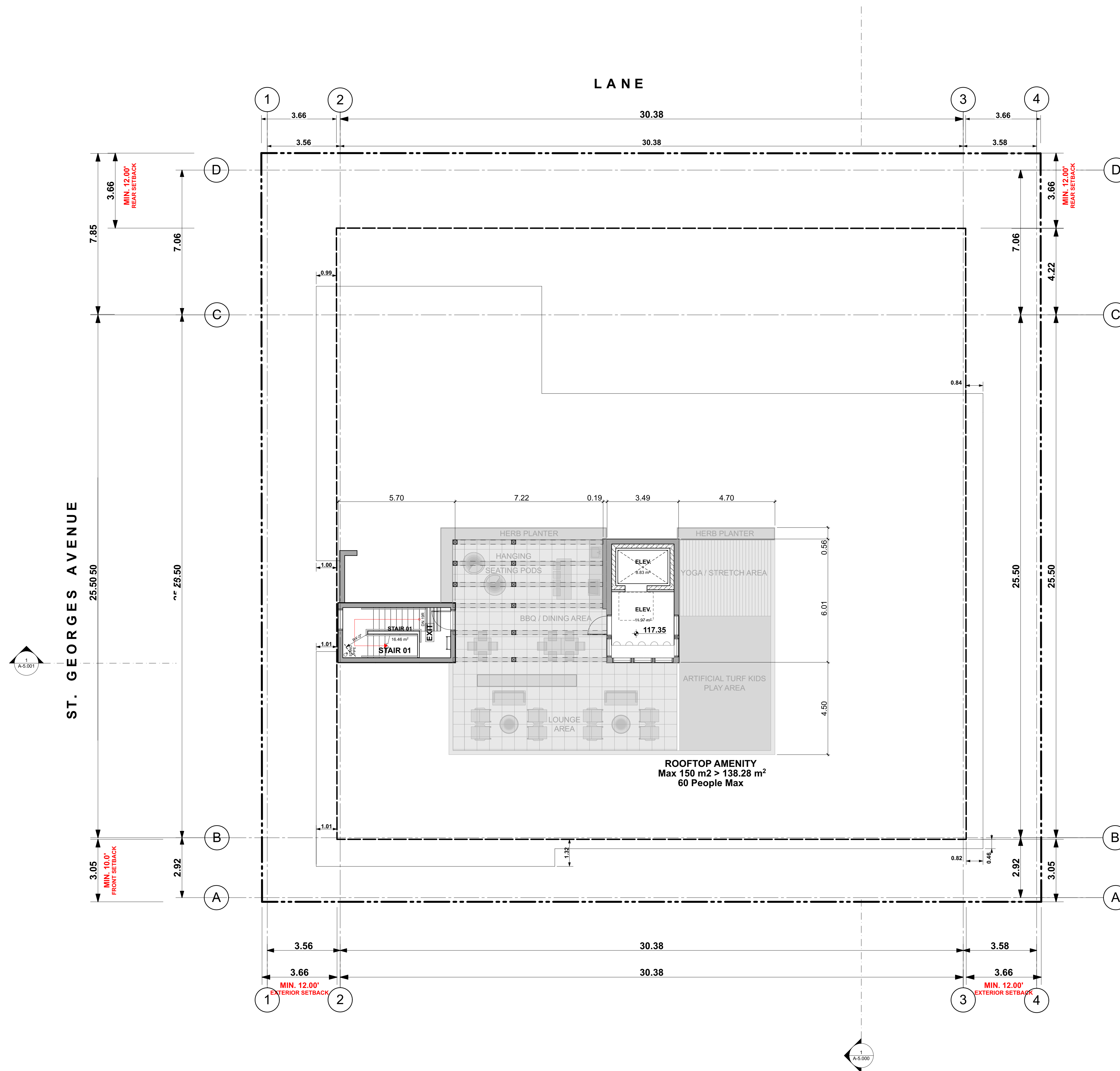
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[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

ROOF PLAN

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-2.070

**ADAPTABLE DESIGN GUIDELINES
DESIGN ELEMENTS**

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each Level 3 unit	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each Level 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone
BUILDING ACCESS	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)	3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *

* Illustrations available
** Options considered

- 1 of 3 -

Design Elements
July 2005

DESIGN ELEMENTS

**ADAPTABLE DESIGN GUIDELINES
FIXTURES AND FINISHES**

6 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION	Slip resistant flooring	Slip resistant flooring	Slip resistant flooring
BUILDING MEETING / AMENITY ROOMS	Colour contrasting exit doors	Colour contrasting exit doors	Colour contrasting exit doors
UNIT ENTRIES	Provide carpet and drapes to absorb sound and decrease echoes	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES		Two door viewers: 3'5" or 1050mm and 5' or 1520mm	Two door viewers: 3'5" or 1050mm and 5' or 1520mm
UNIT FLOORING	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING	High density, low level loop carpet and underlay maximum ½" or 13mm height	High density, low level loop carpet and underlay maximum ½" or 13mm height	High density, low level loop carpet and underlay maximum ½" or 13mm height
PATIOS AND BALCONIES	Outdoor light fixture provided	Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES	Electrical outlet provided	Electrical outlet provided	Electrical outlet provided

* Illustrations available

- 1 of 3 -

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

3 of 11

COMMON AREAS	LEVEL ONE	LEVEL TWO	LEVEL THREE
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) **	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) **	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) **
DOORS	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
PATIOS & BALCONIES	Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2' - 10" or 860mm clear door opening
PATIOS & BALCONIES	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **
PATIOS & BALCONIES	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor
KITCHEN	Continuous counter between sink and stove *	Continuous counter between sink and stove *	Continuous counter between sink and stove *
KITCHEN	Sink cabinet minimum 2'8" or 810mm wide	Sink cabinet minimum 2'8" or 810mm wide	Sink cabinet minimum 2'8" or 810mm wide
KITCHEN	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven
KITCHEN	Provide for potential 2'8" or 810mm wide undercounter workspace	Provide for potential 2'8" or 810mm wide undercounter workspace	Provide for potential 2'8" or 810mm wide undercounter workspace
KITCHEN	Lower edge of upper cupboards 4'6" or 1350mm above floor	Lower edge of upper cupboards 4'6" or 1350mm above floor	Lower edge of upper cupboards 4'6" or 1350mm above floor

* Illustrations available
** Options considered

- 2 of 3 -

Design Elements
July 2005

DESIGN ELEMENTS

7 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor
ELECTRICAL	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL	Rocker switches	Rocker switches	Rocker switches
ELECTRICAL	Double bulb ceiling fixtures	Double bulb ceiling fixtures	Double bulb ceiling fixtures
WINDOWS	Provide wiring for automatic door opener and strike at unit entry	Provide wiring for automatic door opener and strike at unit entry	Provide wiring for automatic door opener and strike at unit entry
WINDOWS	Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN	Pull-out work boards at 2'8" or 810mm height *	Pull-out work boards at 2'8" or 810mm height *	Pull-out work boards at 2'8" or 810mm height *
KITCHEN	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles
KITCHEN	Adjustable shelves in all cabinets	Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN	Drawer storage in key areas *	Drawer storage in key areas *	Drawer storage in key areas *
KITCHEN	Provision for removal of sink cabinet and lowering of counter height	Provision for removal of sink cabinet and lowering of counter height	Provision for removal of sink cabinet and lowering of counter height
KITCHEN	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)
KITCHEN	Provision for the future installation of at least one counter receptacle in front of cabinets	Provision for the future installation of at least one counter receptacle in front of cabinets	Provision for the future installation of at least one counter receptacle in front of cabinets
KITCHEN	Where regular refrigerator installed initially, provide adequate space for side by side model	Where regular refrigerator installed initially, provide adequate space for side by side model	Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN	Contrasting knobs on stove / cook top	Contrasting knobs on stove / cook top	Contrasting knobs on stove / cook top

* Illustrations available

- 2 of 3 -

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

4 of 11

KITCHEN	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage *	Accessible storage *
MIN. ONE BATHROOM	Provide pocket door or door swing out *	Provide pocket door or door swing out *	Provide pocket door or door swing out *
MIN. ONE BATHROOM	Space under sink minimum 2'8" or 810mm wide *	Space under sink minimum 2'8" or 810mm wide *	Space under sink minimum 2'8" or 810mm wide *
MIN. ONE BATHROOM	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES	Provide front loading side-by-side washer / dryer in-suite or in common area	Provide front loading side-by-side washer / dryer in-suite or in common area	Provide front loading side-by-side washer / dryer in-suite or in common area
LAUNDRY FACILITIES	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer

S:\COMMUNITY PLANNING\Adaptable Design\Handouts\Design Elements Handout.doc

* Illustrations available
** Options considered

- 3 of 3 -

Design Elements
July 2005

DESIGN ELEMENTS

8 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *
MIN. ONE BATHROOM	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
MIN. ONE BATHROOM	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)
MIN. ONE BATHROOM	Provision for vanity sink removal	Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM	Adjustable height shower head or hand-held shower head on adjustable bracket *	Adjustable height shower head or hand-held shower head on adjustable bracket *	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM	Water temperature regulator on tub / shower faucet	Water temperature regulator on tub / shower faucet	Water temperature regulator on tub / shower faucet
LIVING ROOM	One switched electrical outlet	One switched electrical outlet	One switched electrical outlet
BEDROOMS	Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS	Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE	Provide light and electrical outlet	Provide light and electrical outlet	Provide light and electrical outlet

LEVEL 1 ALL UNITS
LEVEL 2 ADAPTABLE UNIT: B02, B03, (1BEDROOM), C02 (2 BEDROOM)



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[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

ADAPTABLE GUIDELINES

19495 [PROJECT]

[SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-3.010

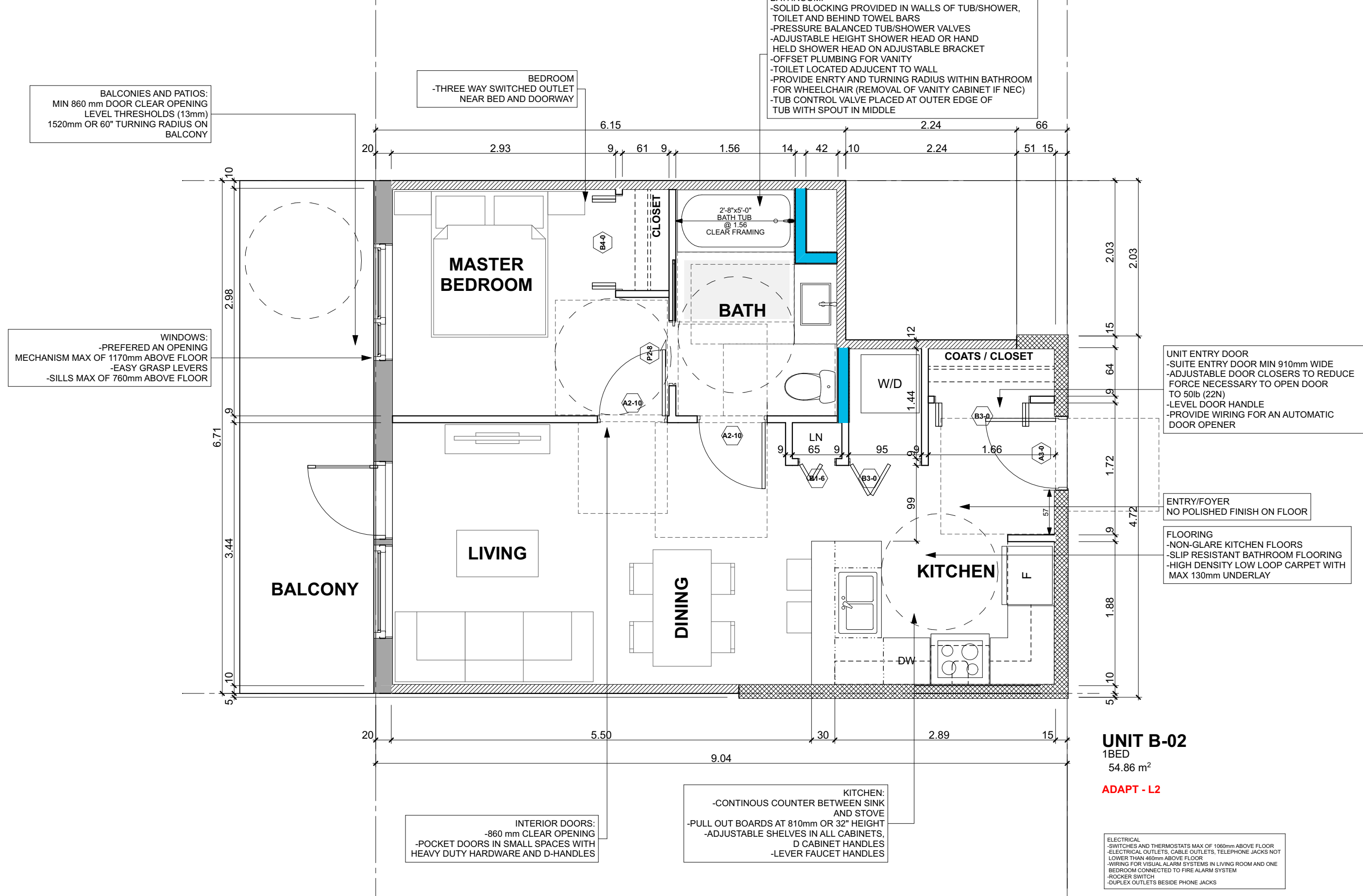
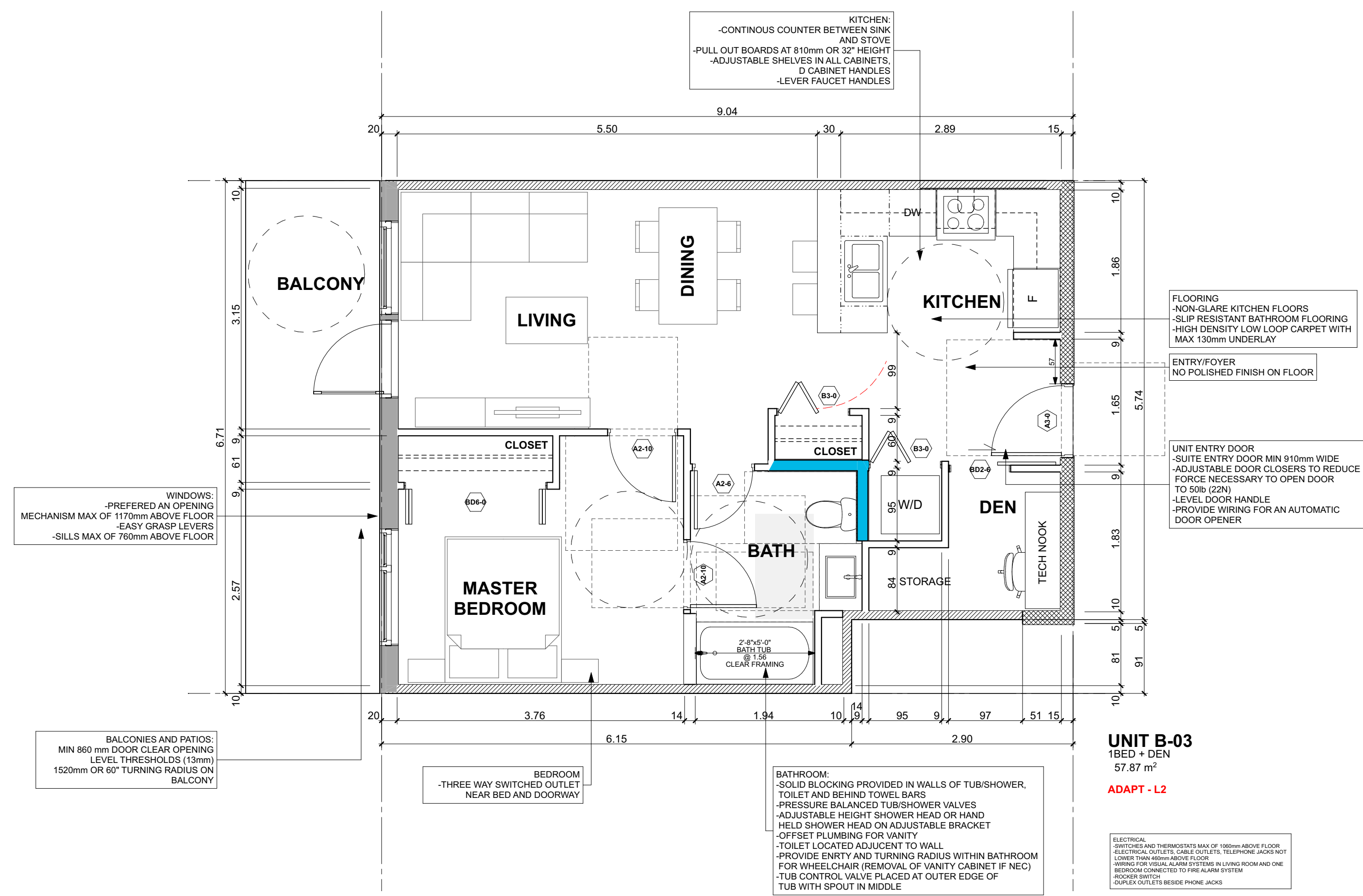


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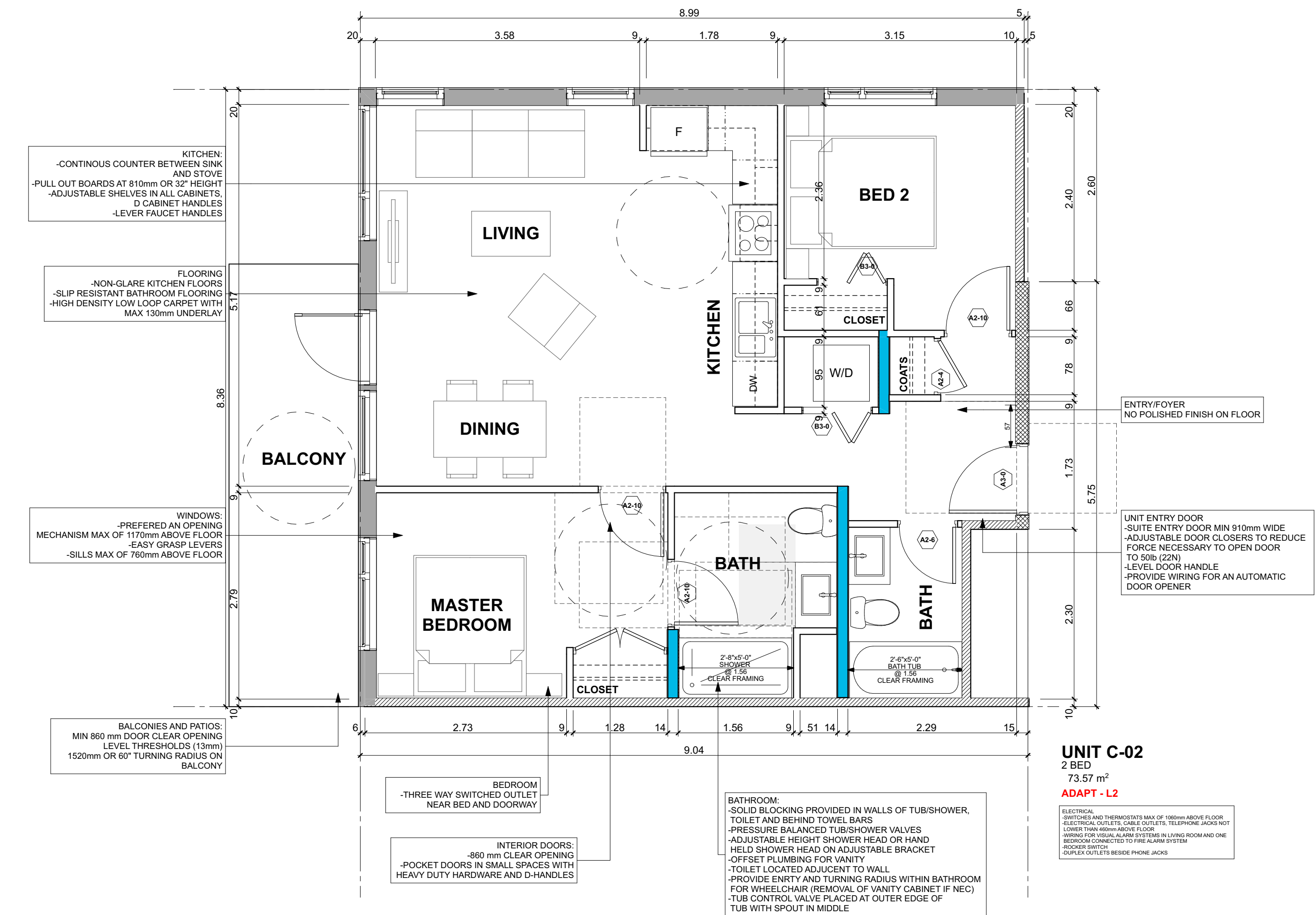
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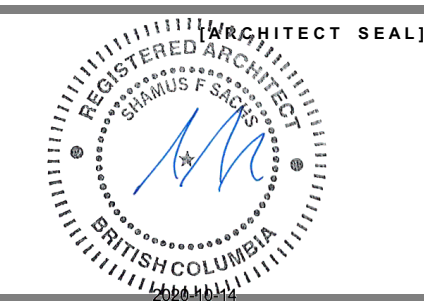


UNIT B03 - 1 BED ADAPTABLE L2

UNIT B02 - 1 BED ADAPTABLE



UNIT C02 - 2 BED ADAPTABLE L2



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RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

UNIT PLANS - B UNIT PLANS

19495

OCT 13, 2010

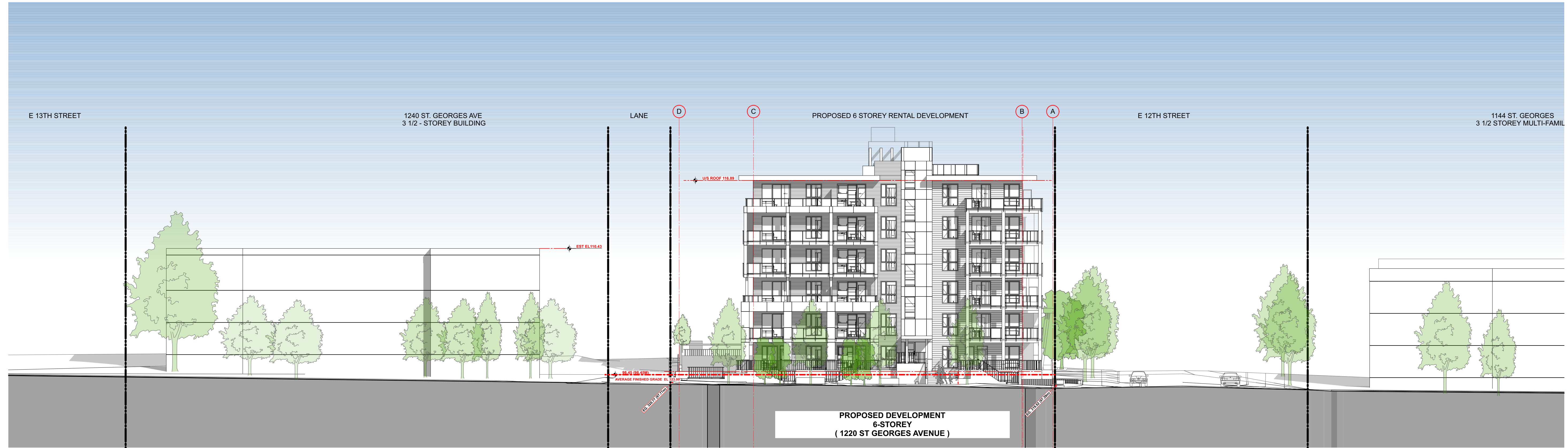
DP APPLICATION

A-3.020

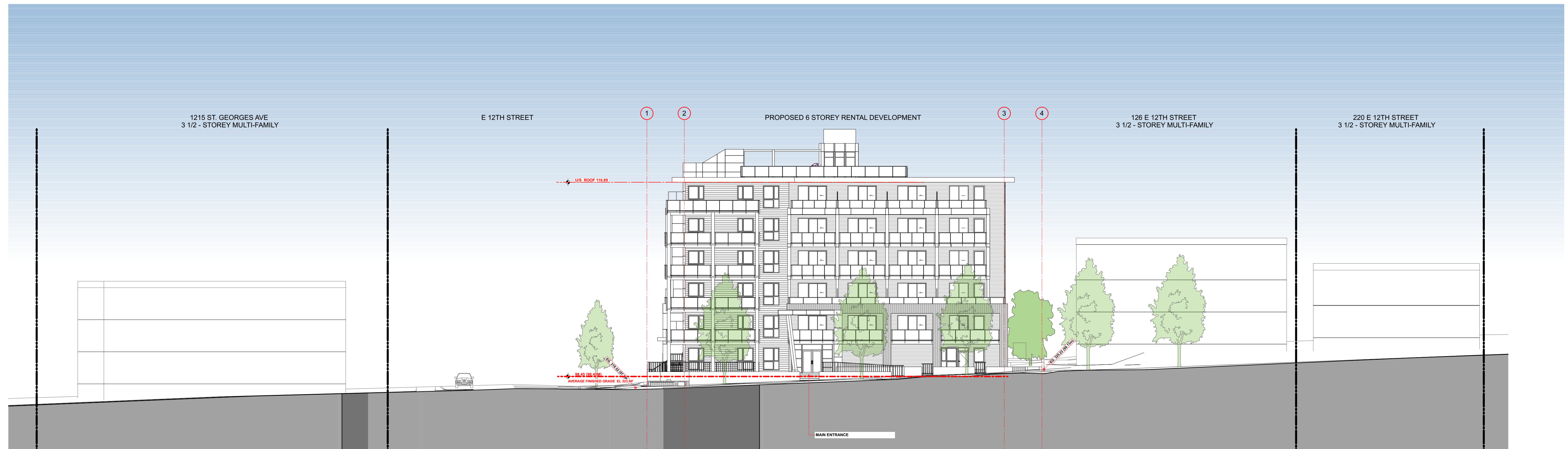


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ST GEORGES AVE - STREETSCAPE



VIEW N-E - INTERSECTION OF ST GEORGES AND E12TH ST

[PROJECT TEAM]

DRAFT



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

STREET ELEVATIONS

19495

[PROJECT]

1/16" = 1'-0"

[SCALE]

OCT 13, 2010

[DATE]

DP APPLICATION

[ISSUE]

[DRAWING]

A-4.100



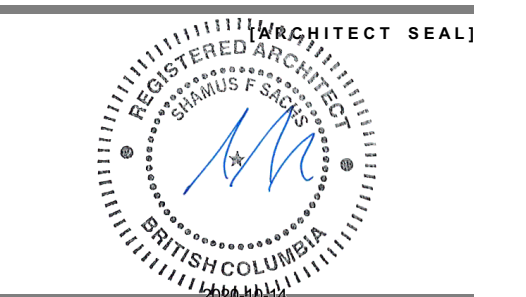
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[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

WEST ELEVATION

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-4.200



MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies

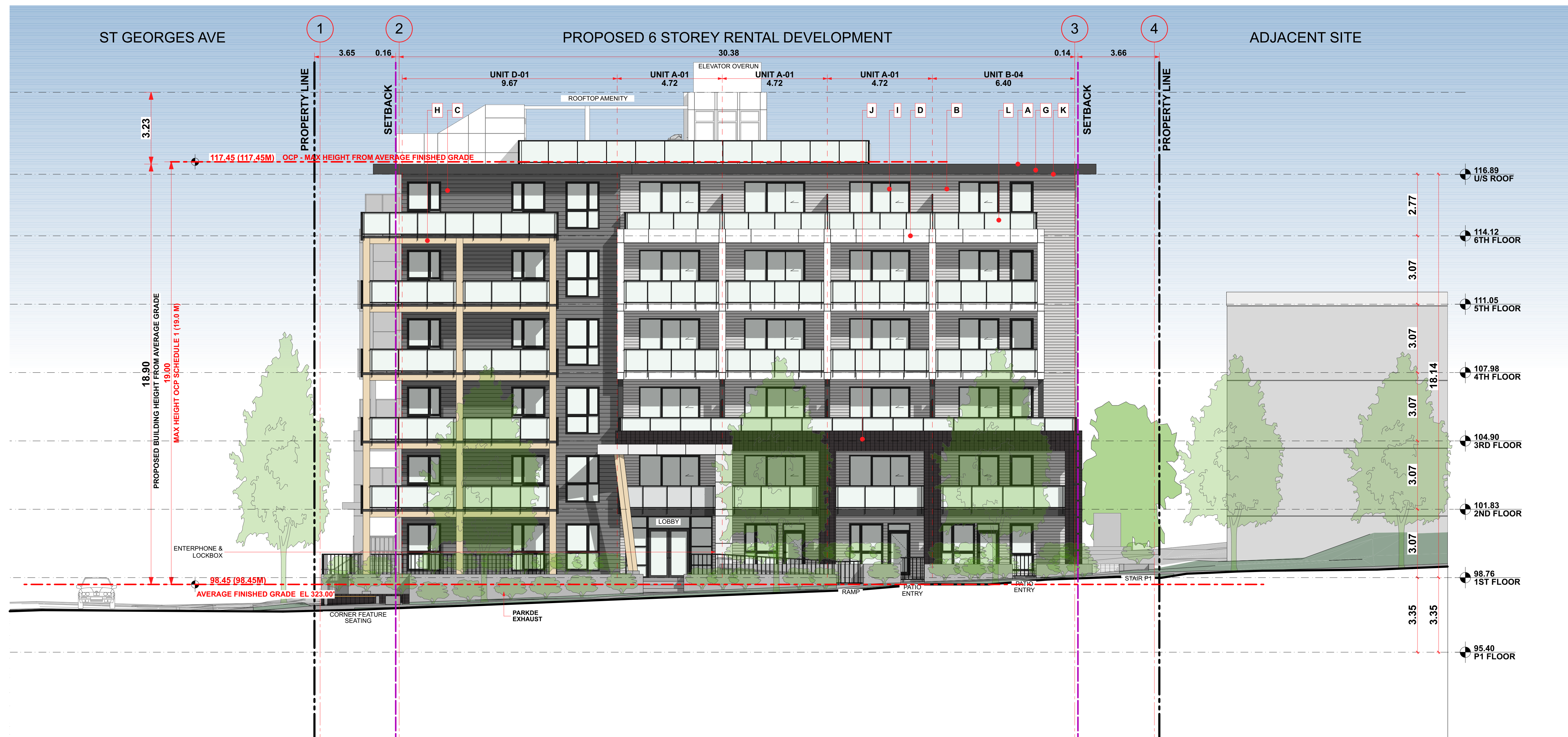


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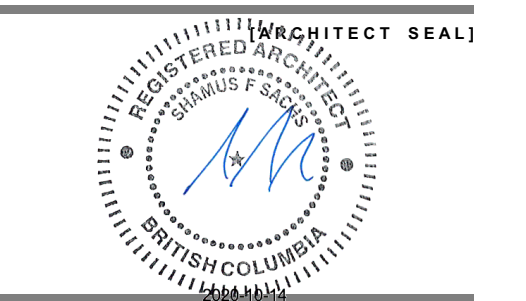
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MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs	● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls	● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls	● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102	● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102	● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations	● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic	● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic					
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing					

[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

SOUTH ELEVATION

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-4.201

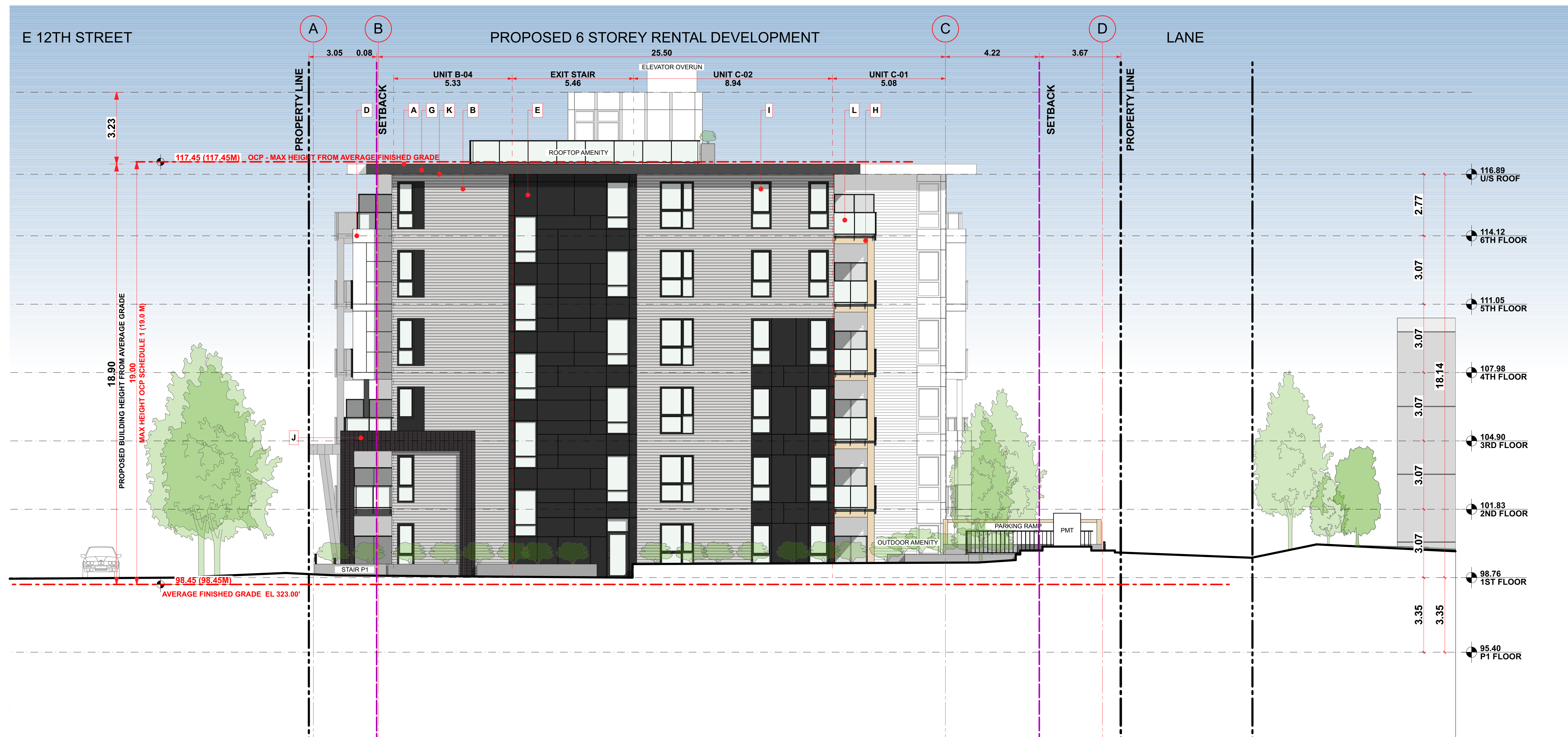


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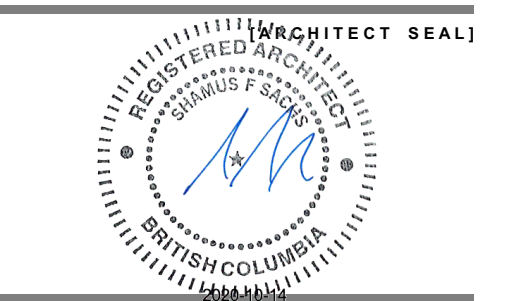


MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies

[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

EAST ELEVATION

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-4.203



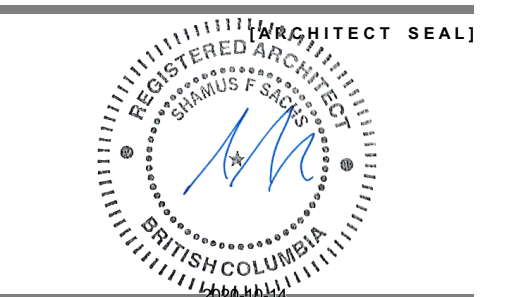
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[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

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NORTH VANCOUVER, BC

[TITLE]

NORTH ELEVATION

19495 [PROJECT]

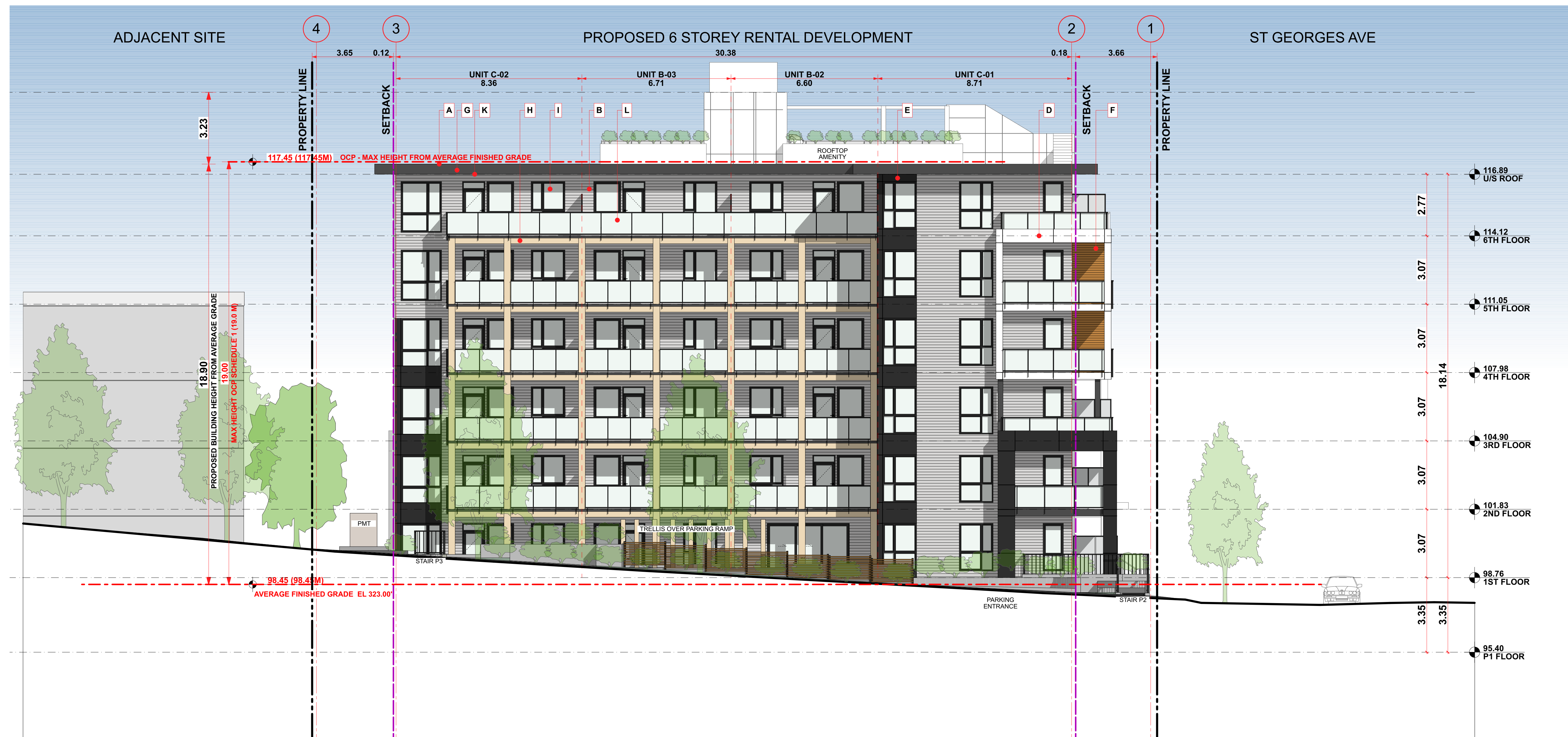
1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-4.204



MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies

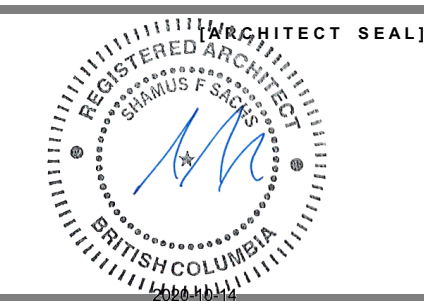
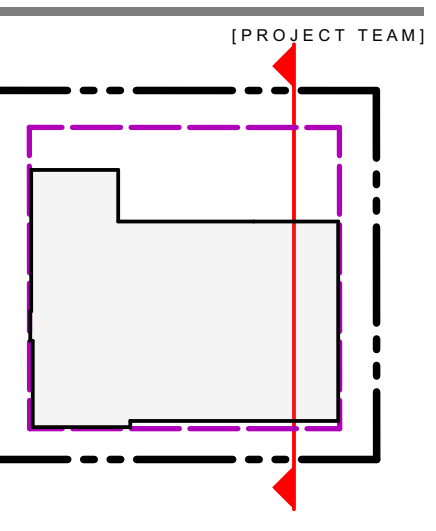
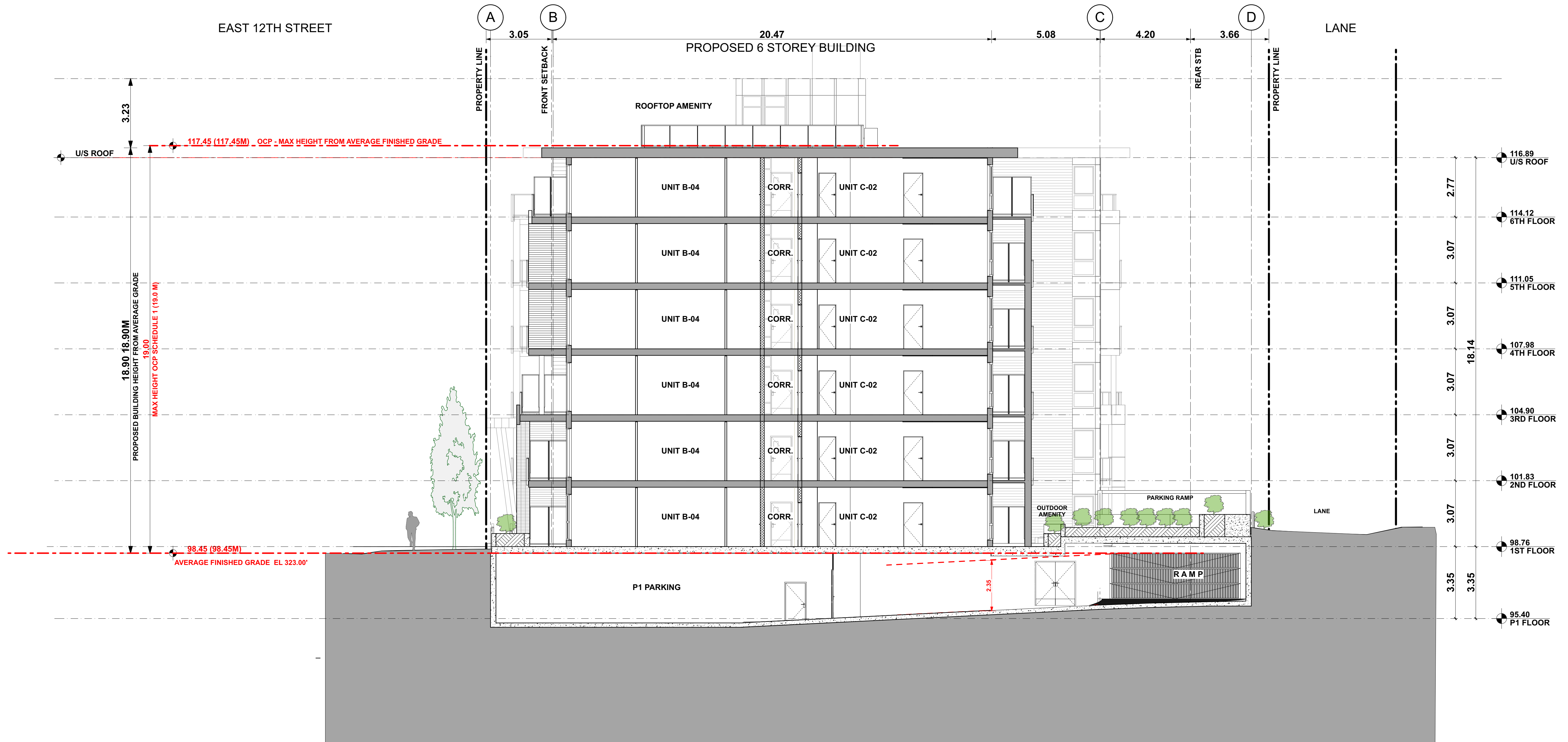


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ADERA

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

BUILDING SECTION

19495 [PROJECT]
1/8" = 1'-0" [SCALE]
OCT 13, 2010 [DATE]
DP APPLICATION [ISSUE]

A-5.000

1 BUILDING SECTION NORTH-SOUTH



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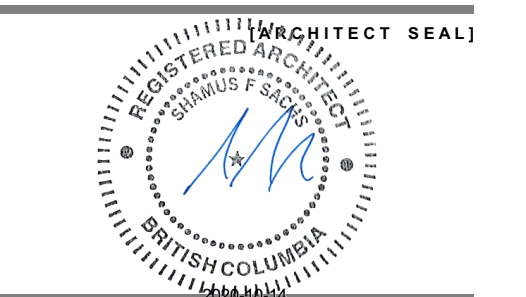
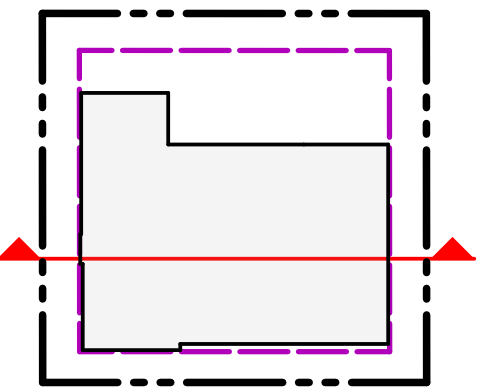
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1 BUILDING SECTION EAST-WEST

[PROJECT TEAM]



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

BUILDING SECTION

19495 [PROJECT]

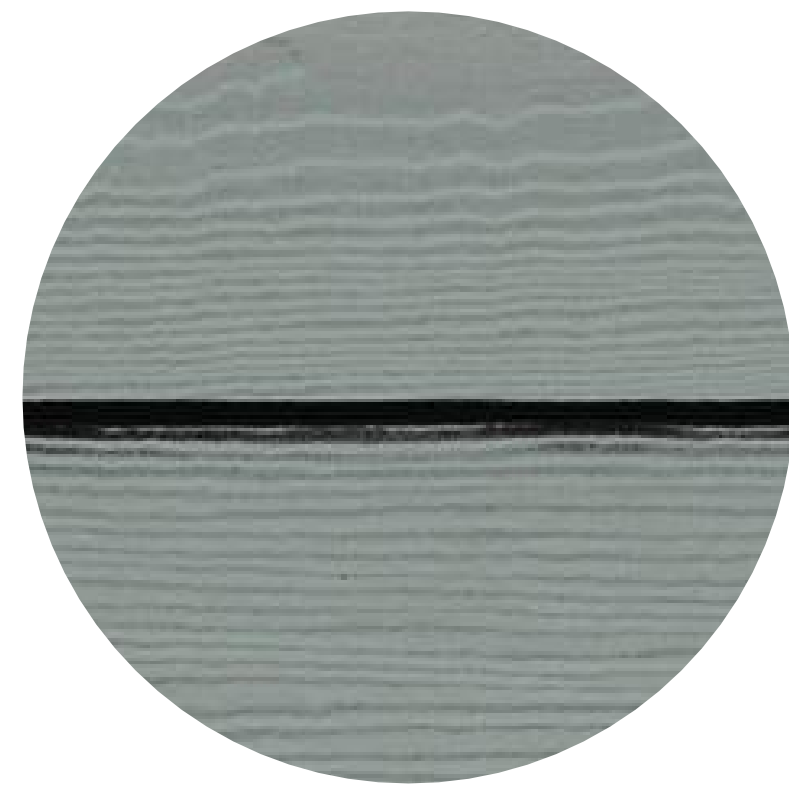
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OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-5.001



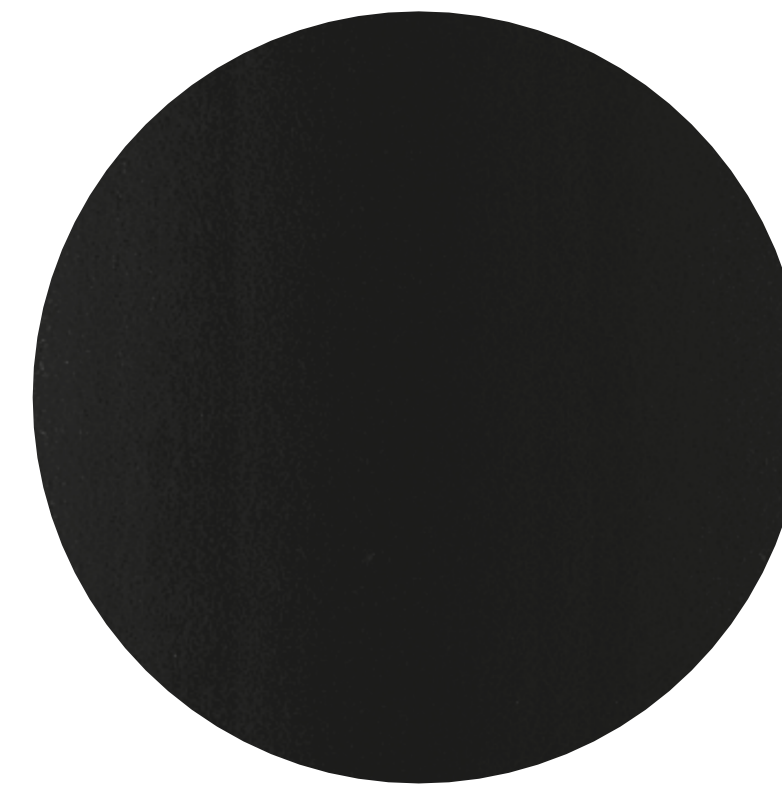
B HARDIEPLANK LAP SIDING - PEARL GRAY



C HARDIEPLANK LAP SIDING - NIGHT GRAY



D HARDIE-REVEAL PANEL - ARCTIC WHITE



E HARDIE-REVEAL PANEL - IRON GRAY



F WOODTONE RUSTIC SERIES - SANDCASTLE



J BRICK - MANGANESE IRONSPOT



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MATERIAL AND COLOUR LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
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● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
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● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies

[PROJECT TEAM]



[CLIENT]

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[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

MATERIALS FINISHES

[PROJECT]

19495

[SCALE]

OCT 13, 2010

[DATE]

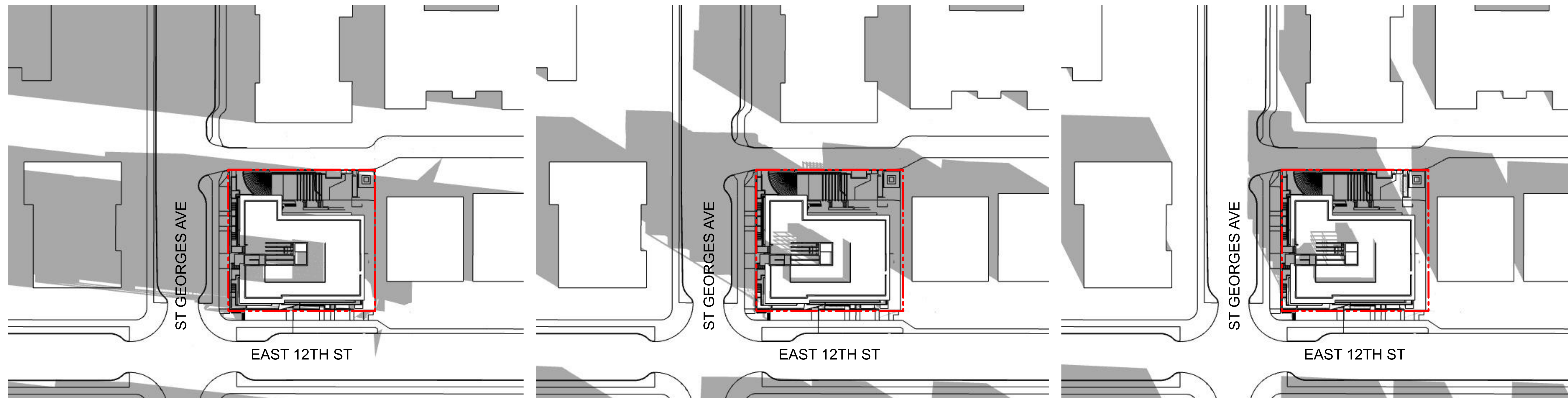
DP APPLICATION

[ISSUE]

[DRAWING]

A-8.100

SPRING EQUINOX
MARCH 21

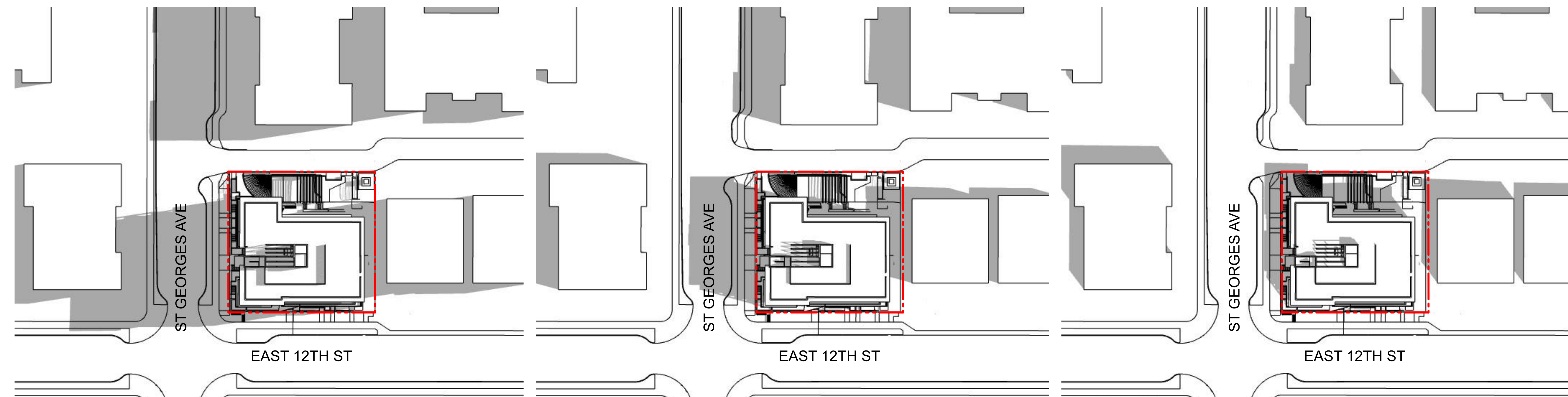


10 AM

12 PM

2 PM

SUMMER SOLSTICE
JUNE 21



10 AM

12 PM

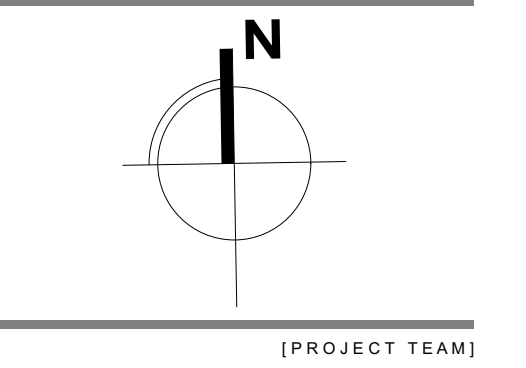
2 PM



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[CLIENT]

ADERA

[PROJECT]

**RENTAL
DEVELOPMENT**

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

SHADOW STUDY

[PROJECT]

19495

[SCALE]

[DATE]

OCT 13, 2010

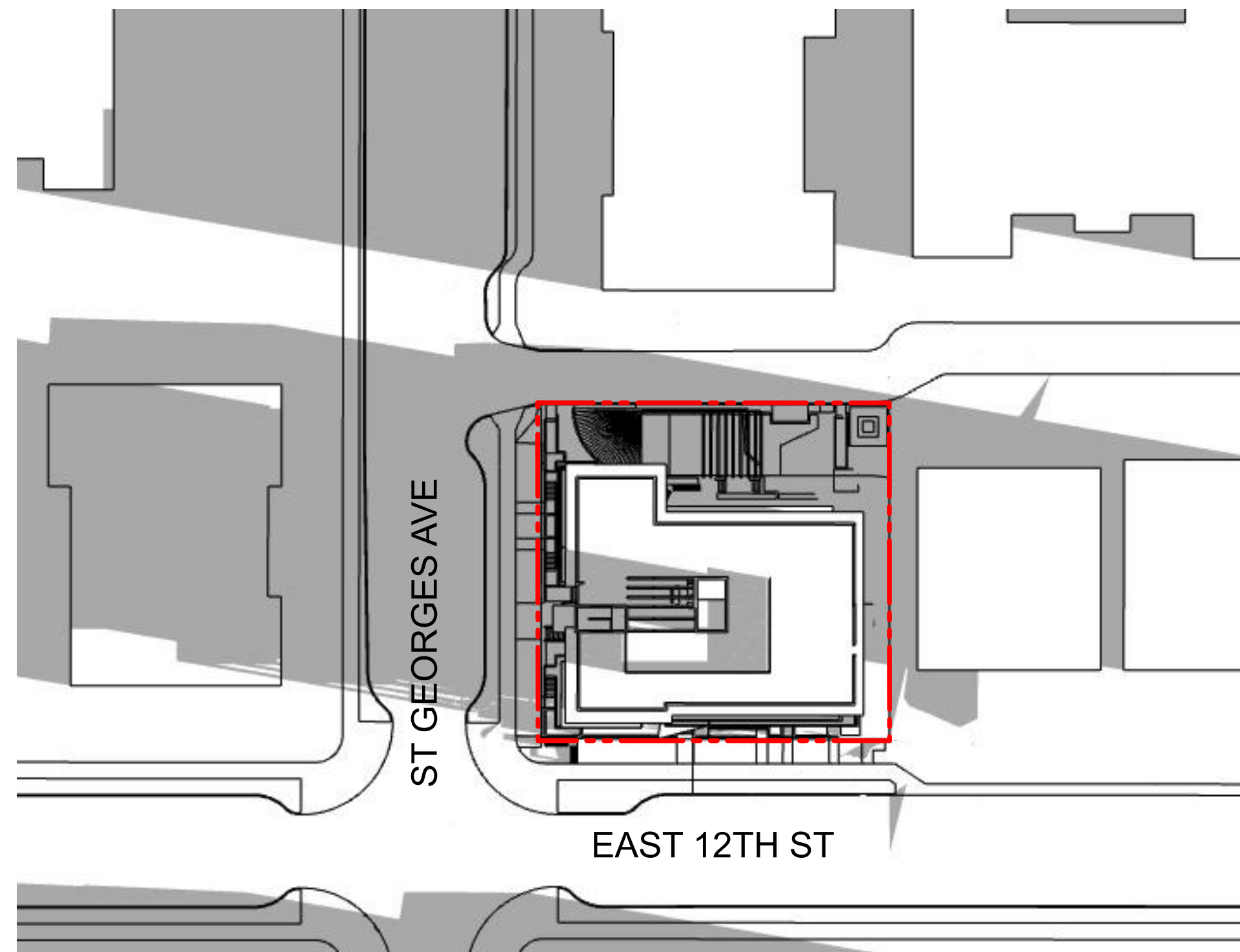
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DP APPLICATION

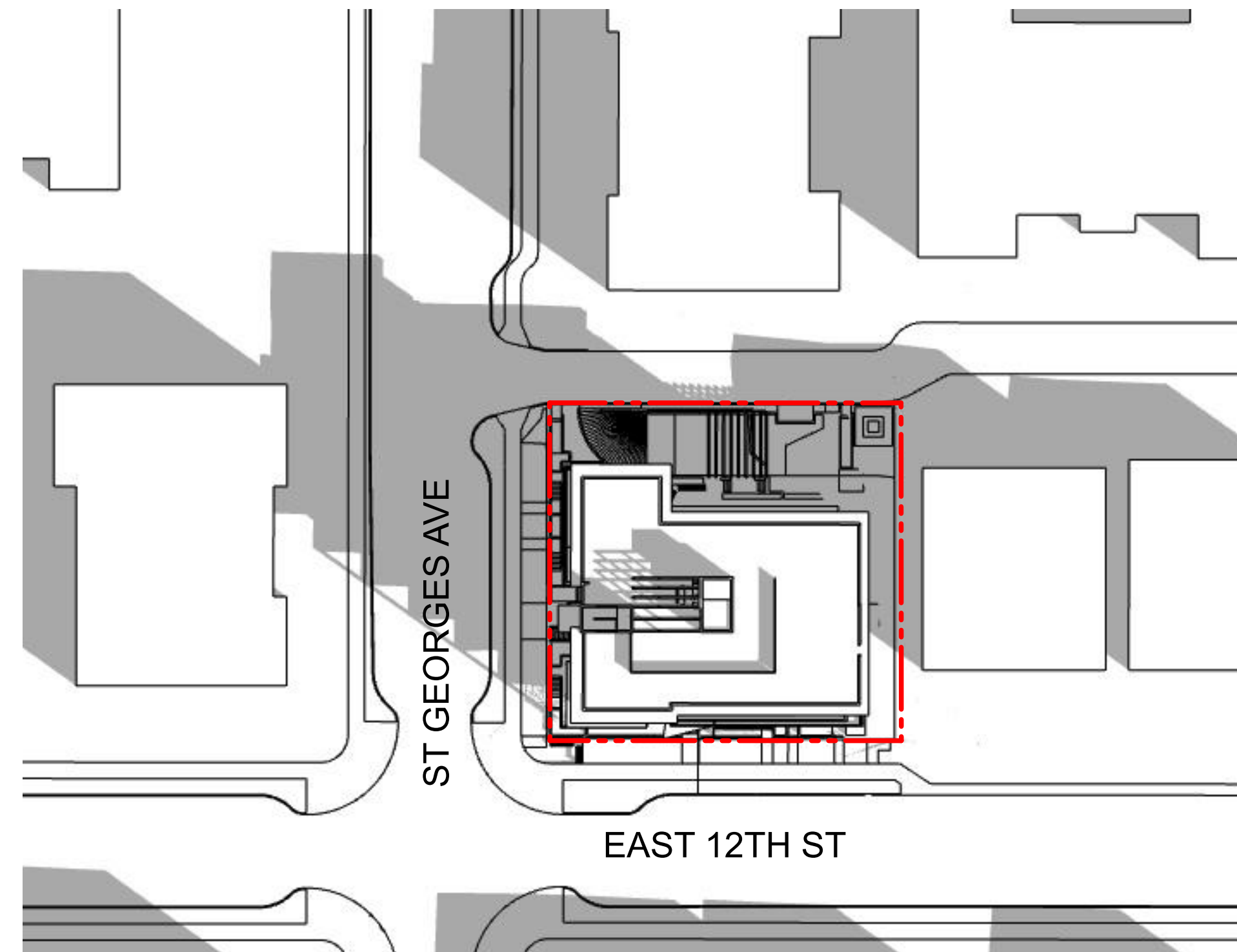
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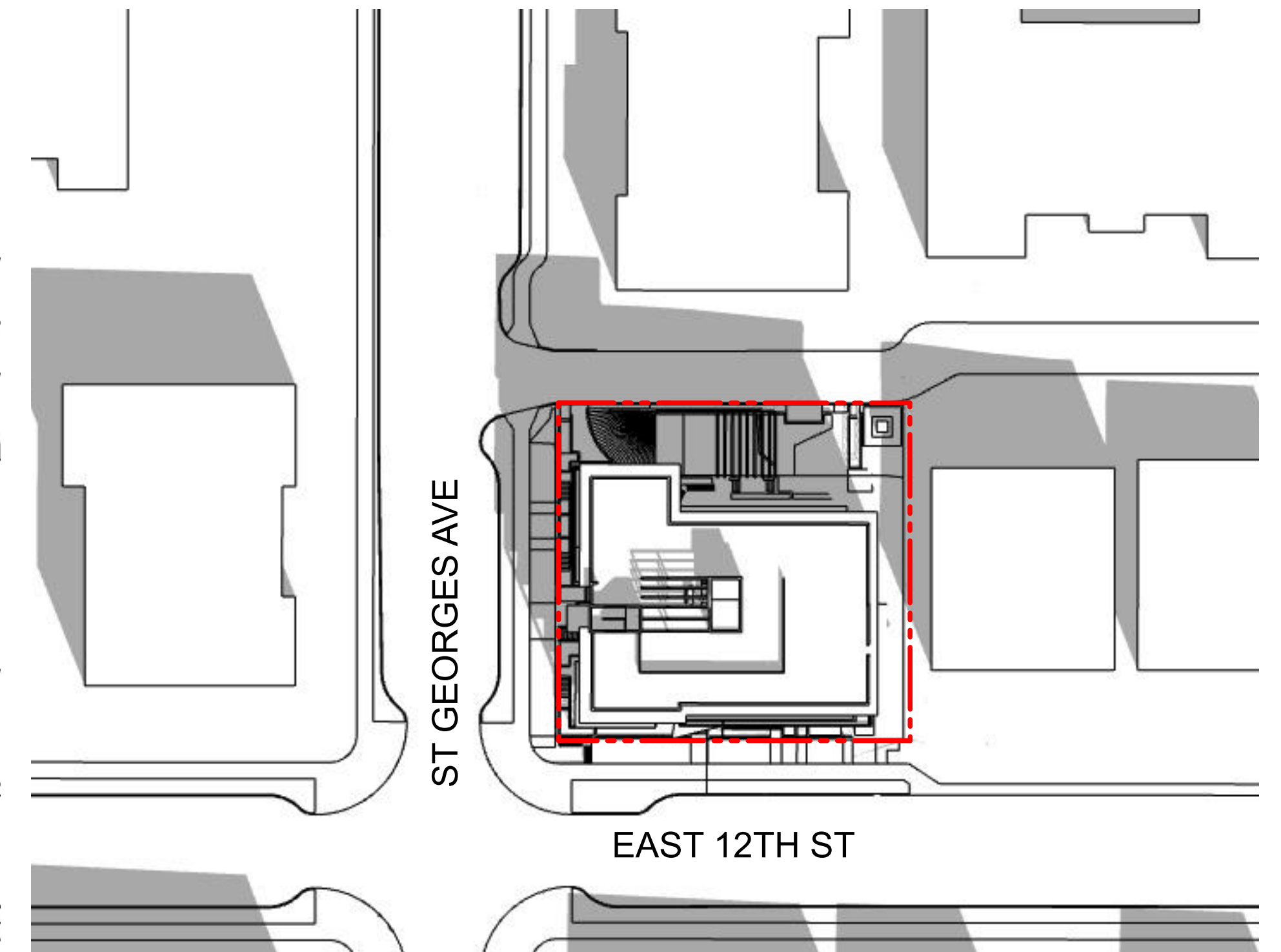
FALL EQUINOX
SEPTEMBER 23



10 AM

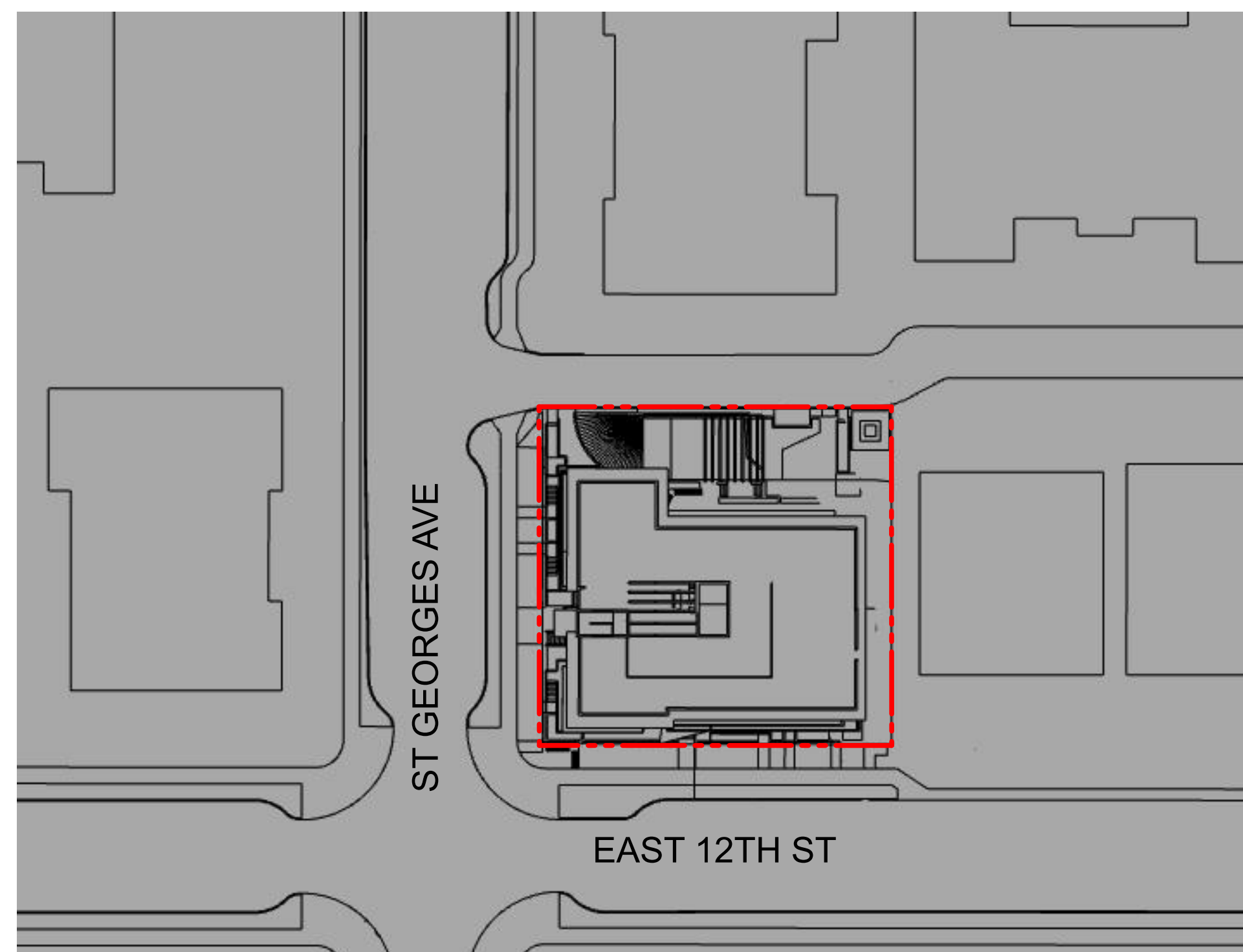


12 PM

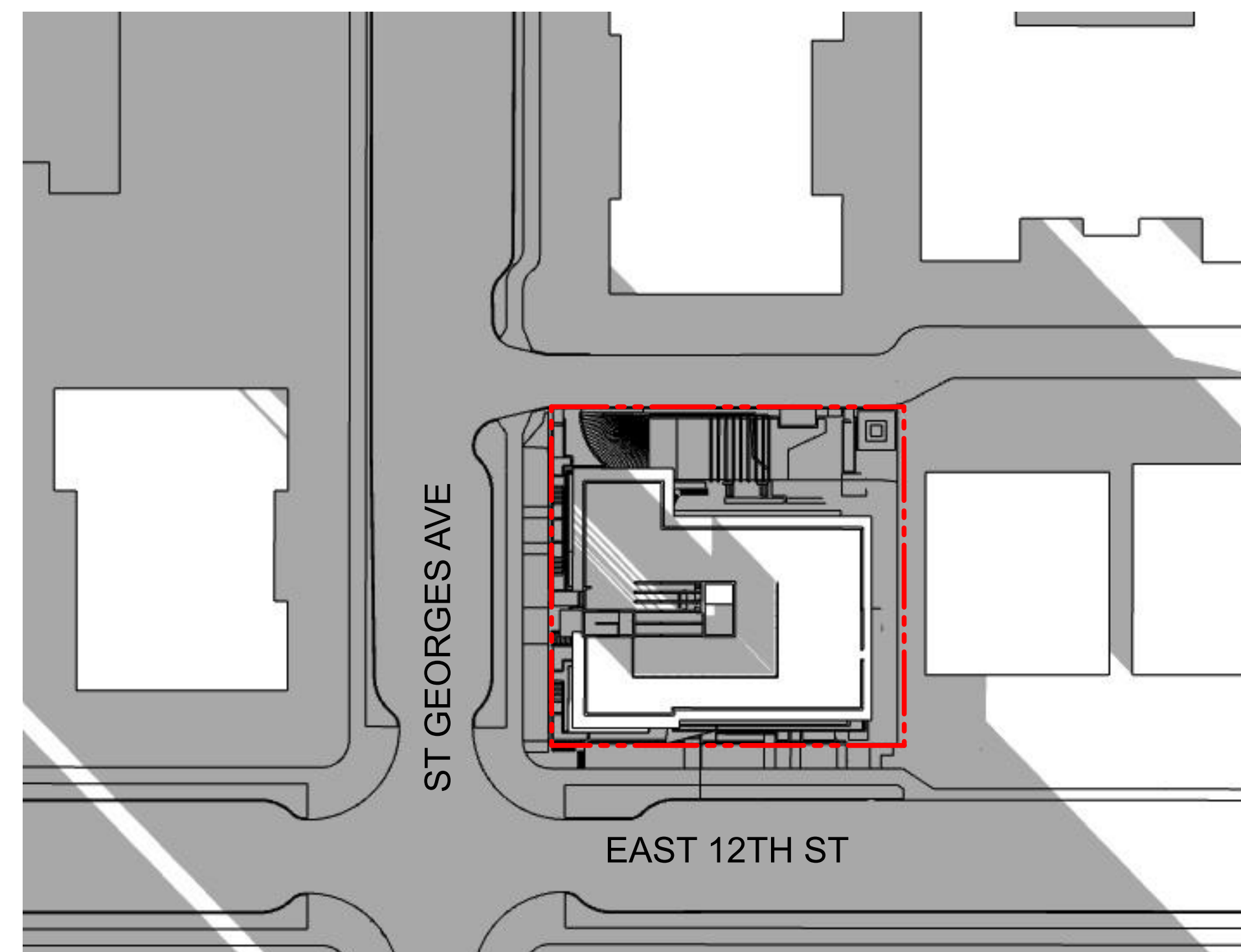


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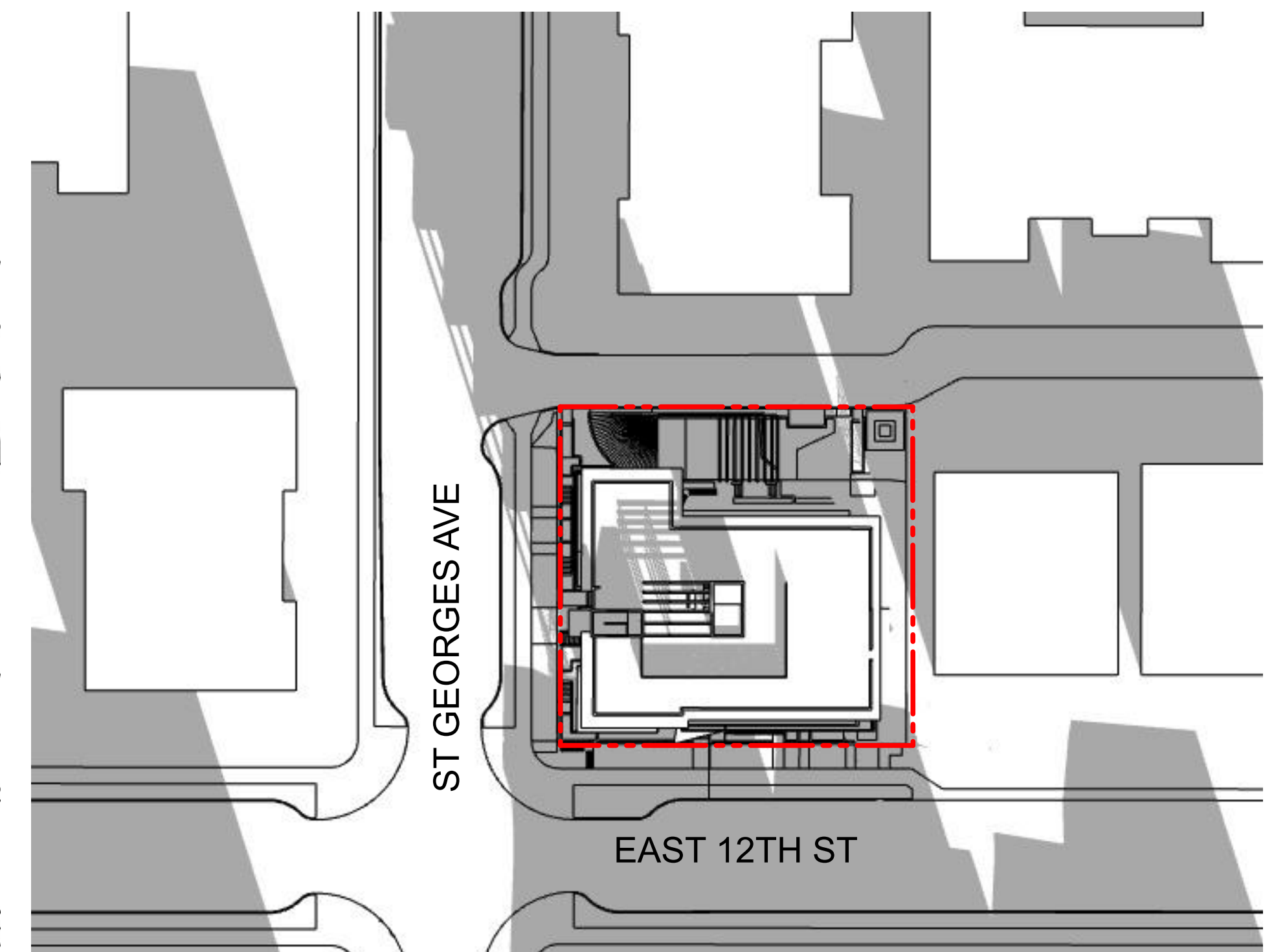
WINTER SOLSTICE
DECEMBER 21



10 AM



12 PM



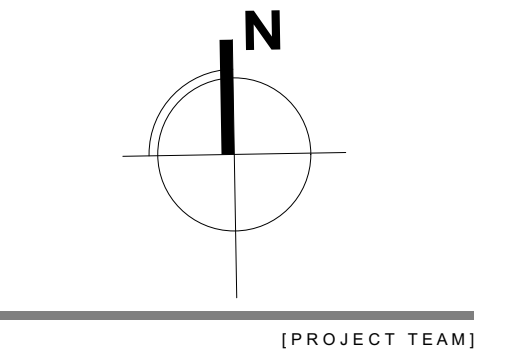
2 PM



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[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

SHADOW STUDY

[PROJECT]

19495

[SCALE]

OCT 13, 2010

[DATE]

DP APPLICATION

[ISSUE]

[DRAWING]

A-8.501

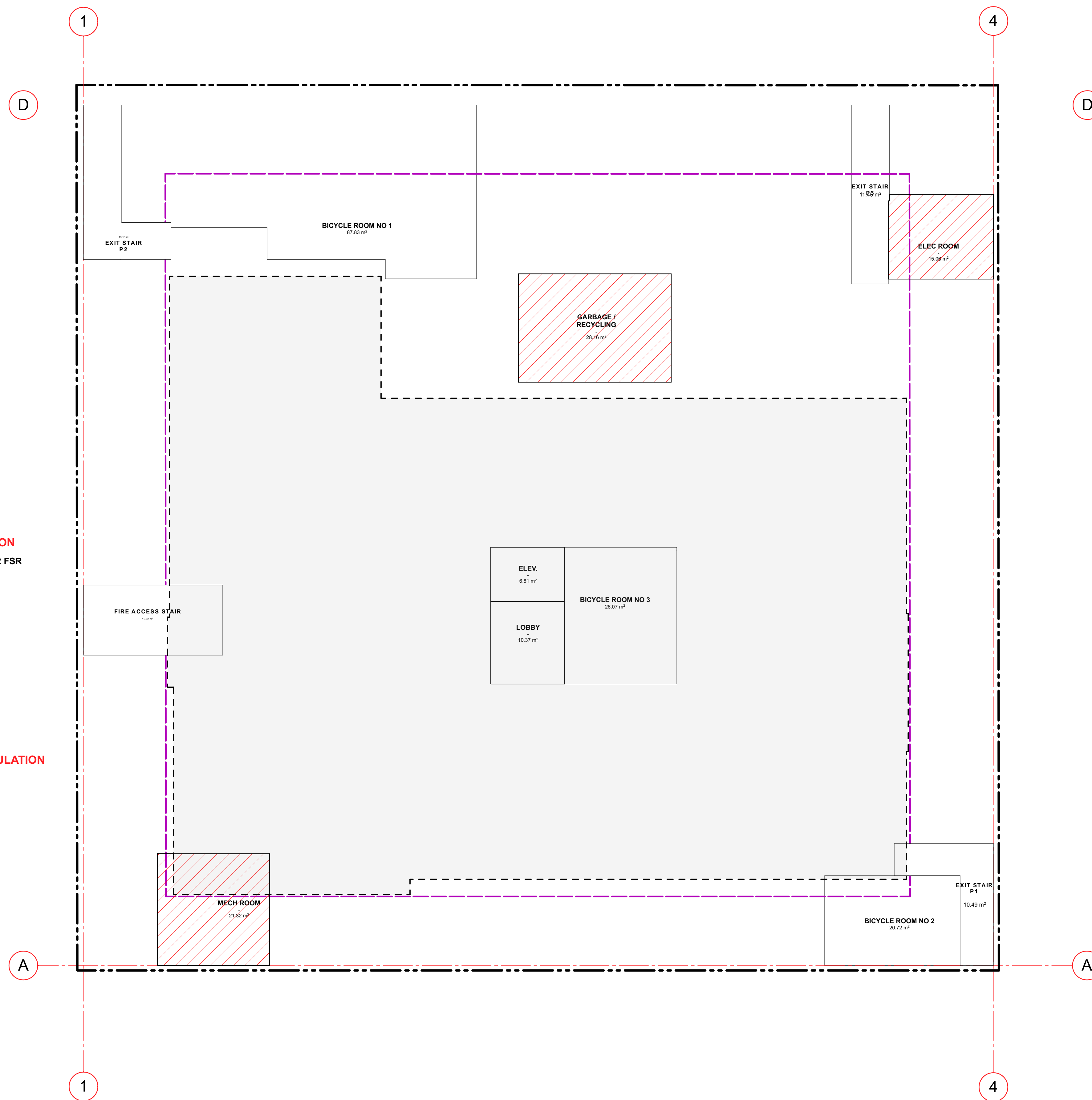
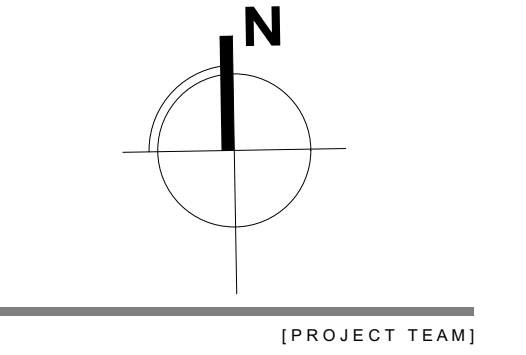


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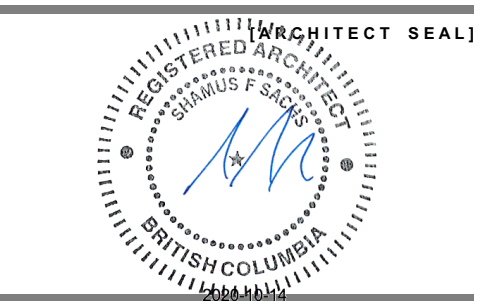


AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 3.69 m² AREA - UNIT
- AREA - STAIR 01
- AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING, GARBAGE



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS PARKING P1

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

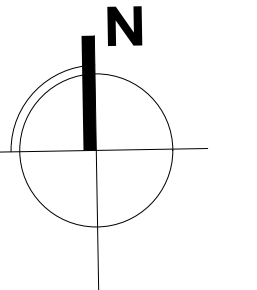
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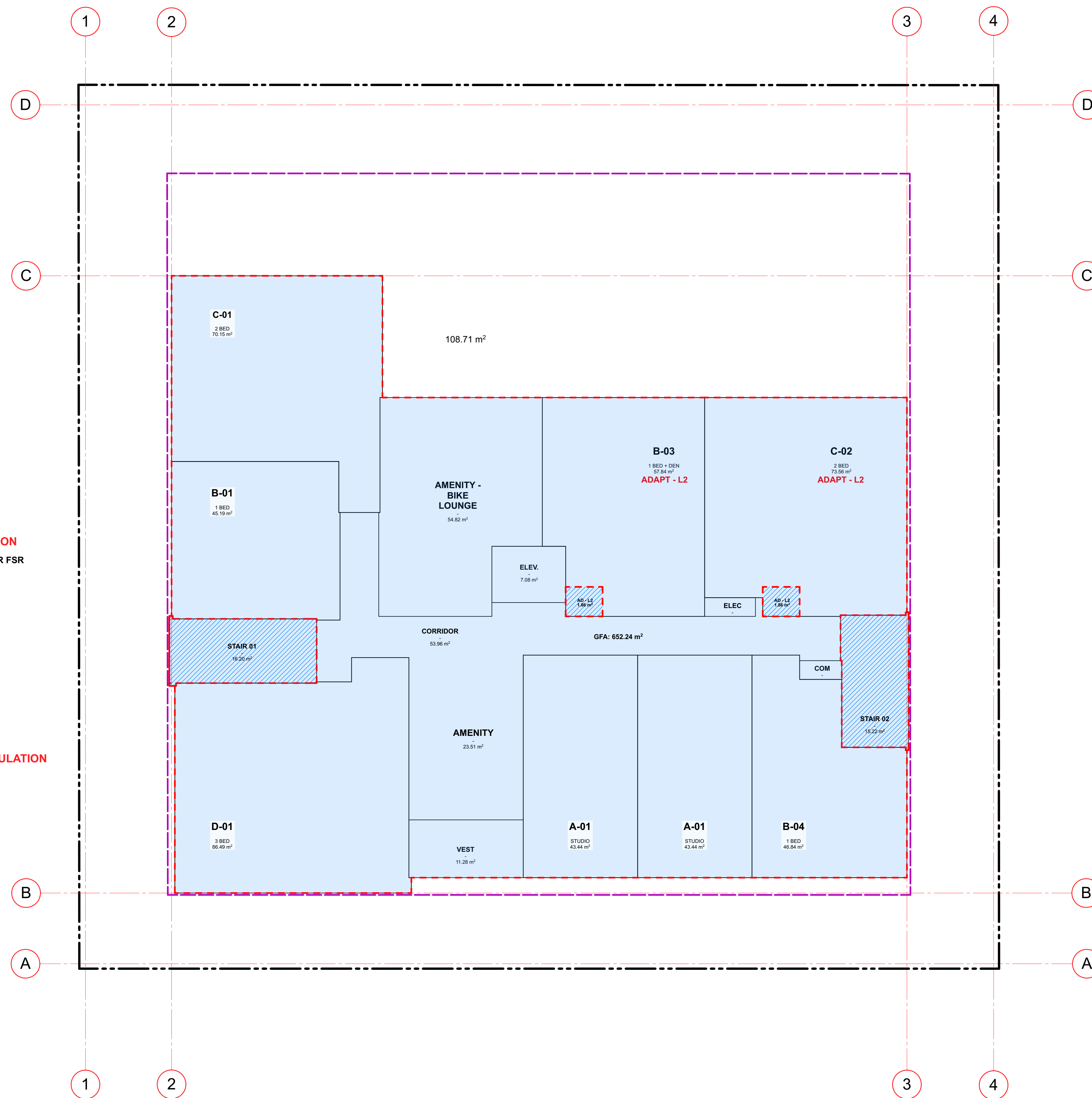
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[PROJECT TEAM]

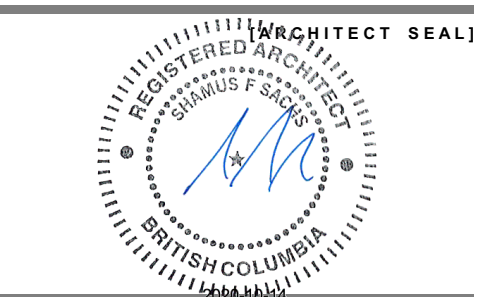


AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 3.69 m² AREA - UNIT
- STAIR 01 AREA - STAIR 01
- AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING, GARBAGE



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 1ST FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

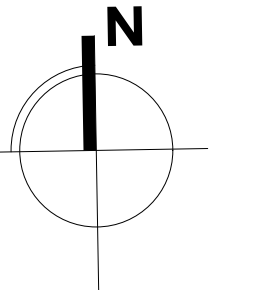
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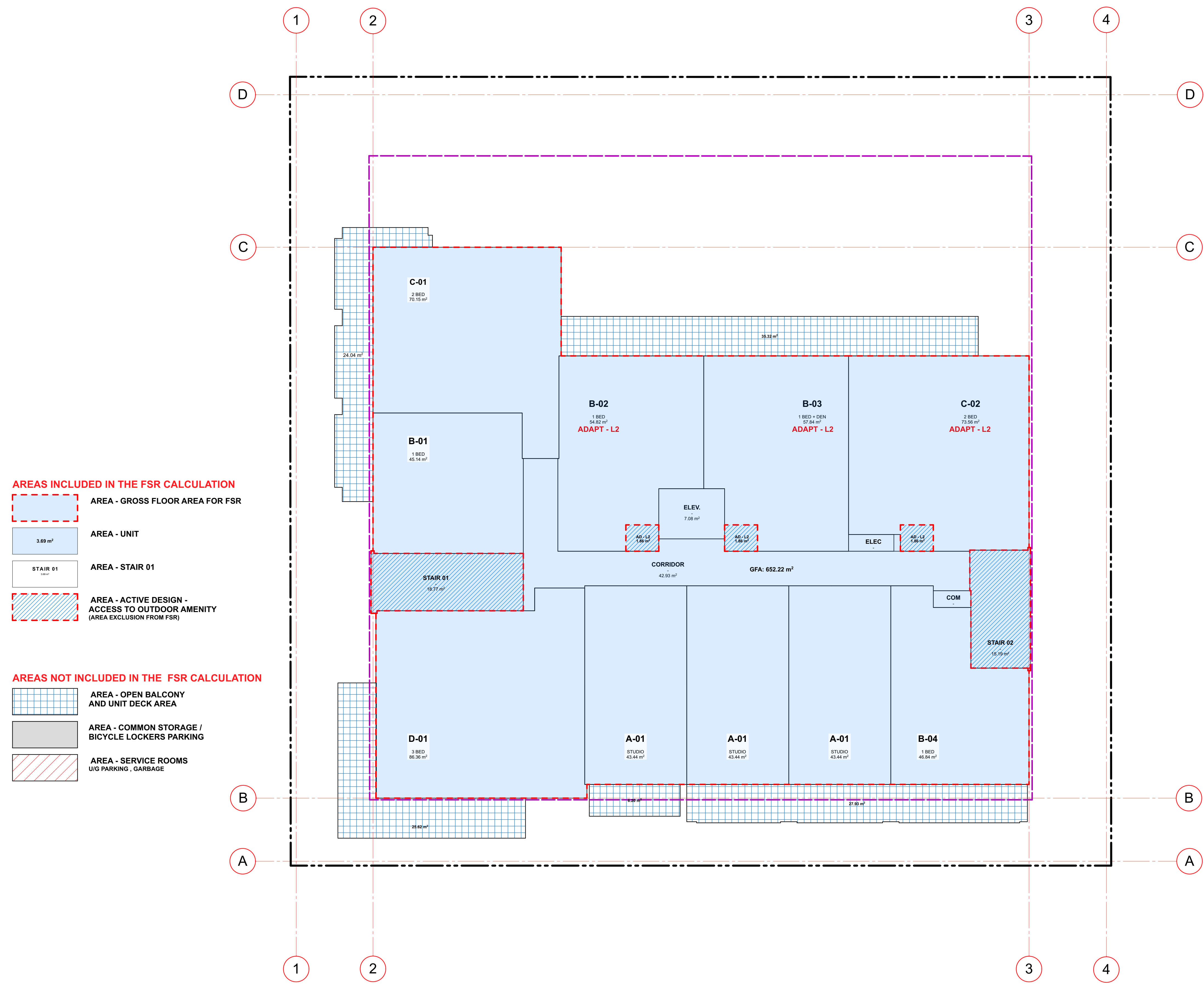
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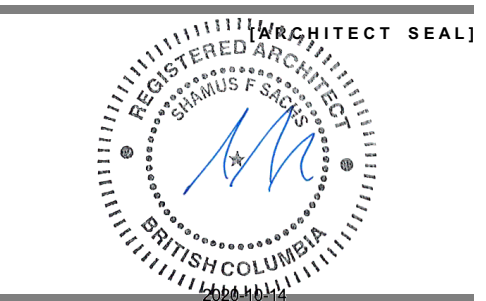
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[PROJECT TEAM]



2ND FLOOR AREA OVERLAY



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 2ND FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-9.020

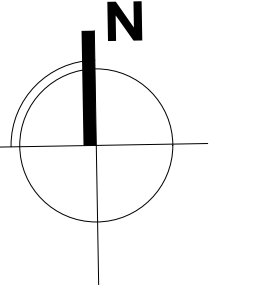


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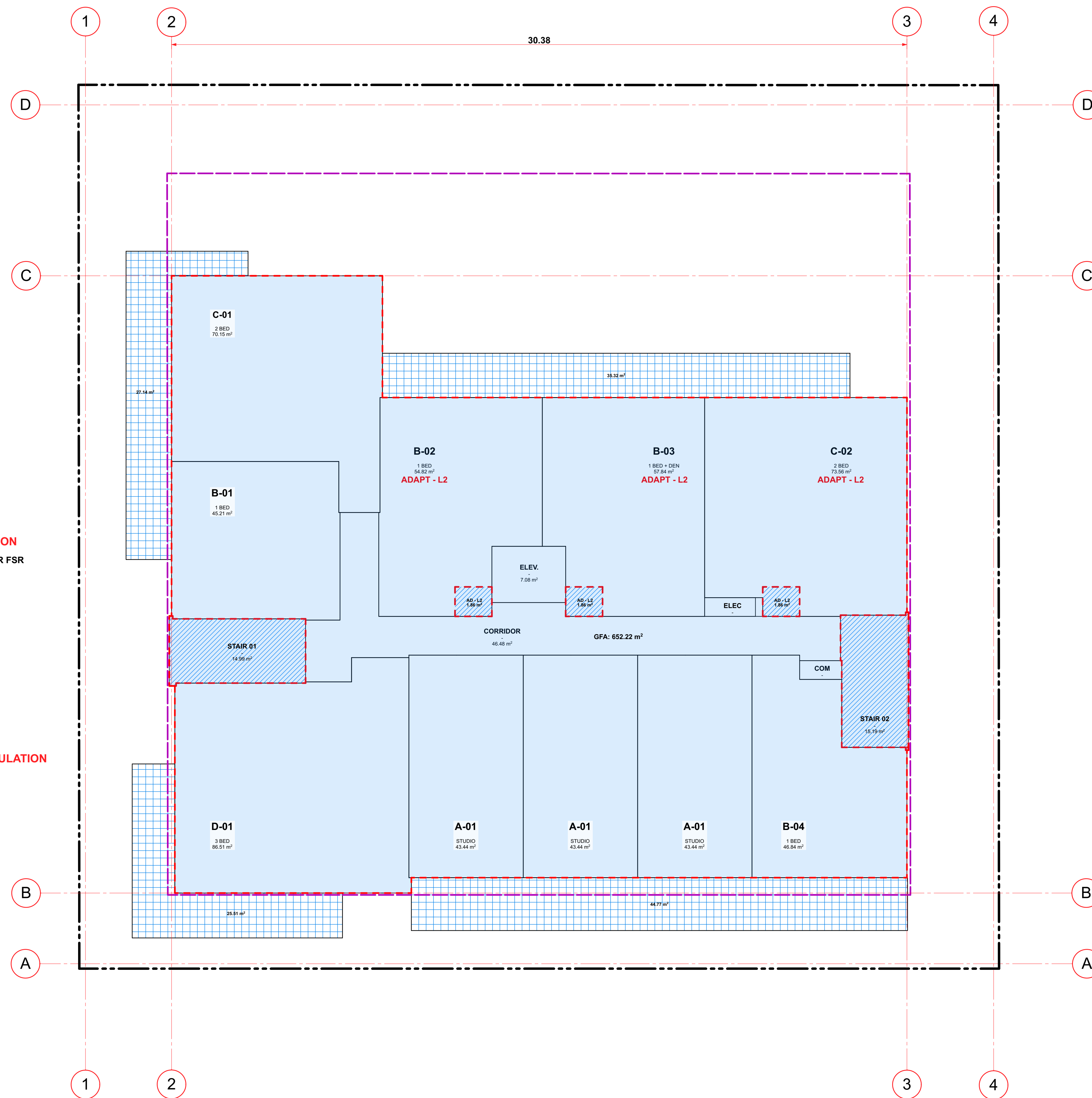
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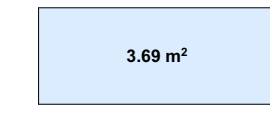

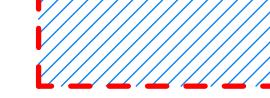
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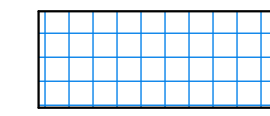
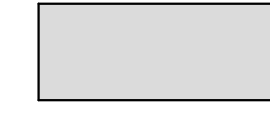

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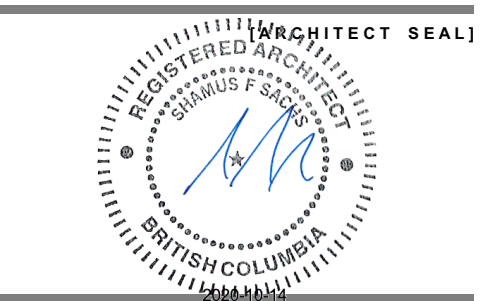


AREAS INCLUDED IN THE FSR CALCULATION

-  AREA - GROSS FLOOR AREA FOR FSR
-  AREA - UNIT
3.69 m²
-  AREA - STAIR 01
-  AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)

AREAS NOT INCLUDED IN THE FSR CALCULATION

-  AREA - OPEN BALCONY AND UNIT DECK AREA
-  AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
-  AREA - SERVICE ROOMS U/G PARKING, GARBAGE



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 3RD FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

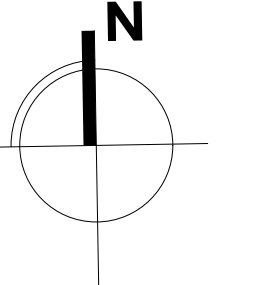


Integra

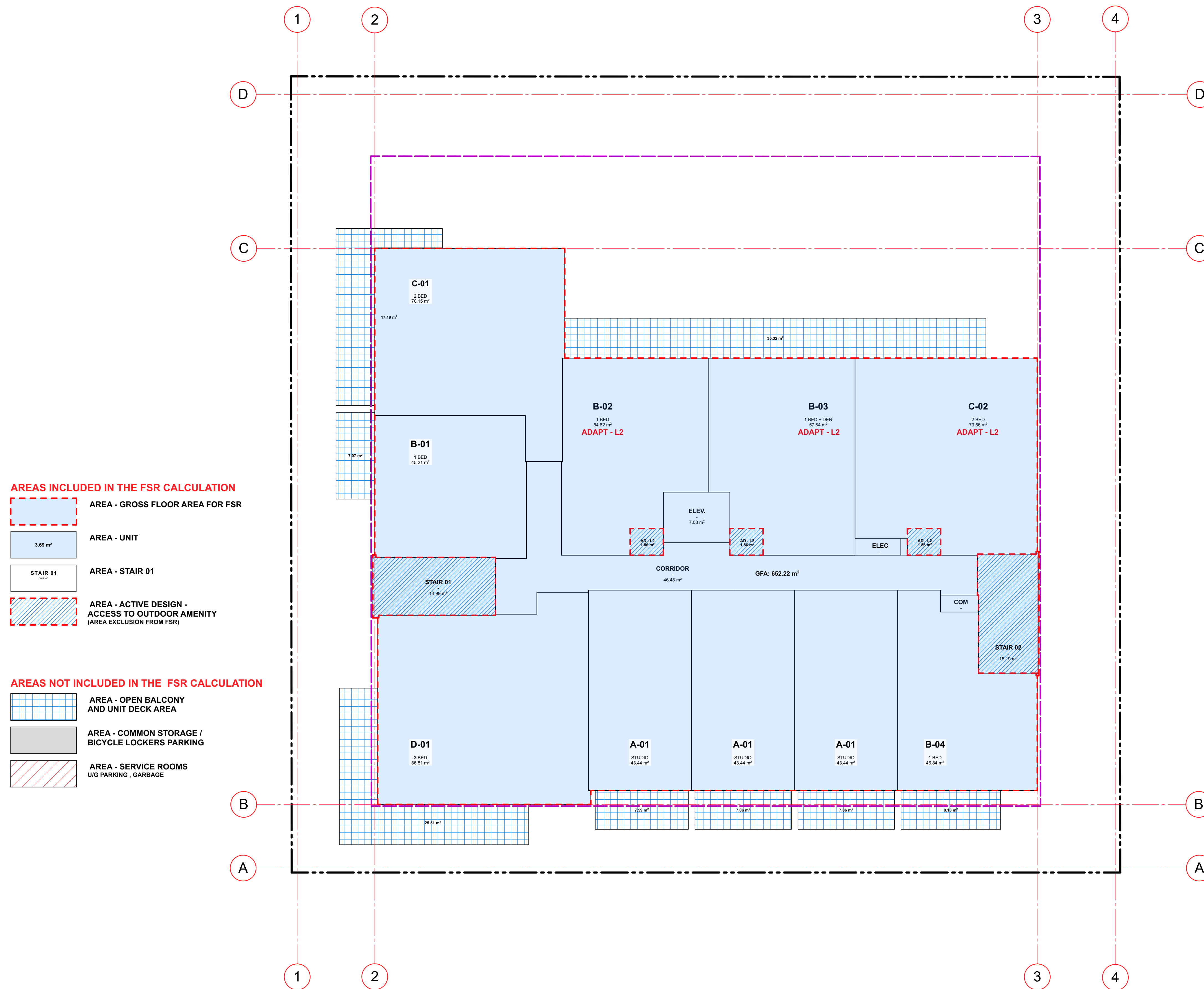
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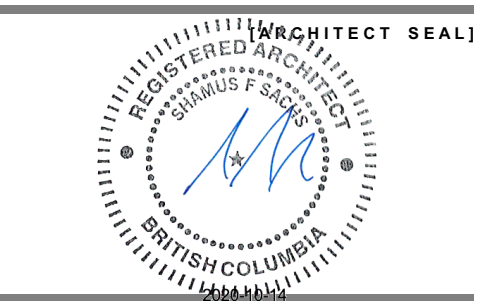
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[PROJECT TEAM]



4TH FLOOR AREA OVERLAY



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 4TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

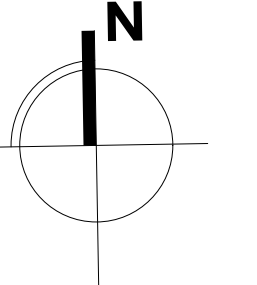
A-9.040



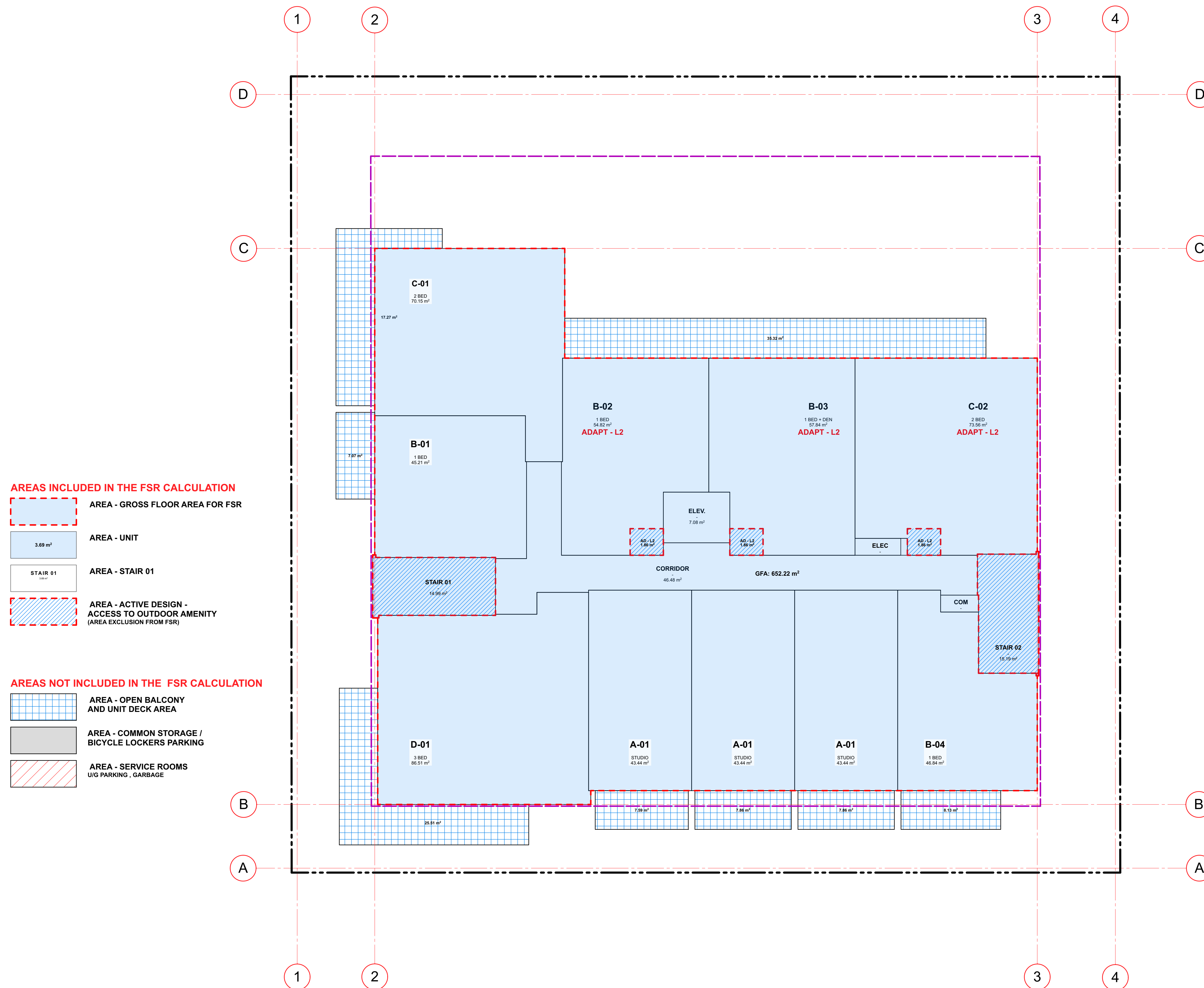
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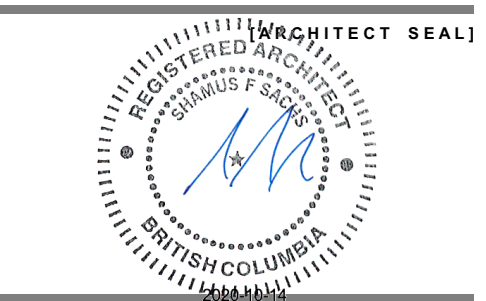
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[PROJECT TEAM]



5TH FLOOR AREA OVERLAY



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 5TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

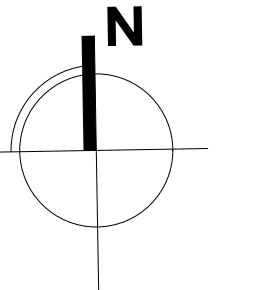
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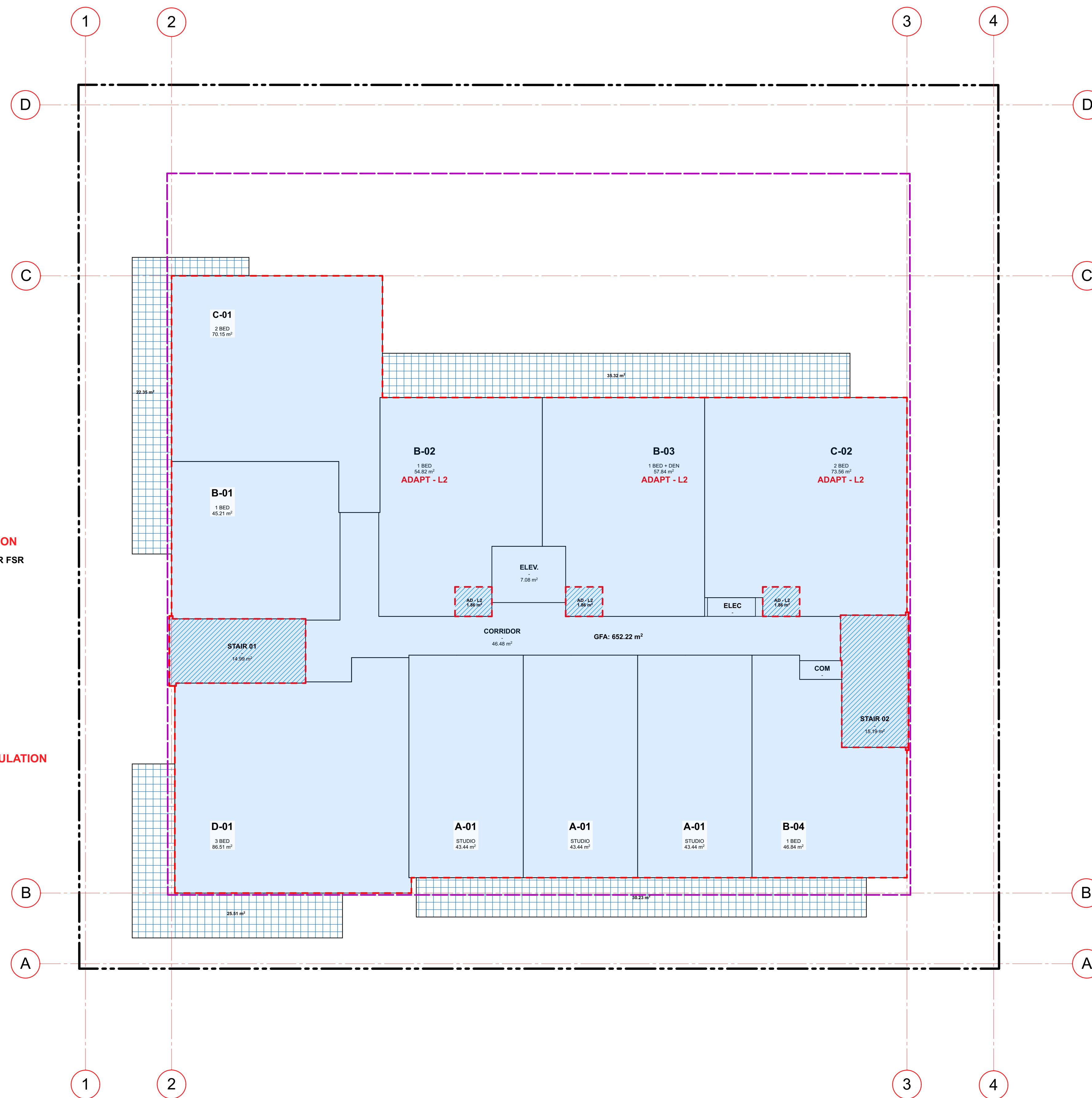
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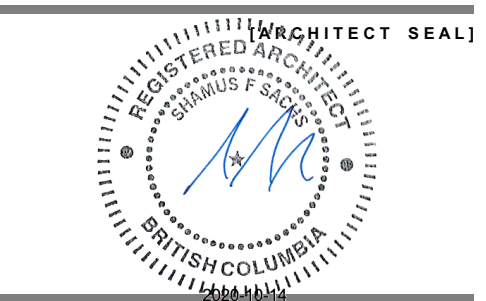


AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
3.69 m²
- AREA - STAIR 01
- AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING, GARBAGE



[CLIENT]

ADERA

[PROJECT]

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 6TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 13, 2010 [DATE]

DP APPLICATION [ISSUE]

[DRAWING]

A-9.060

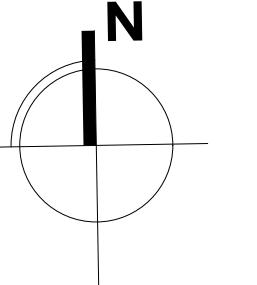


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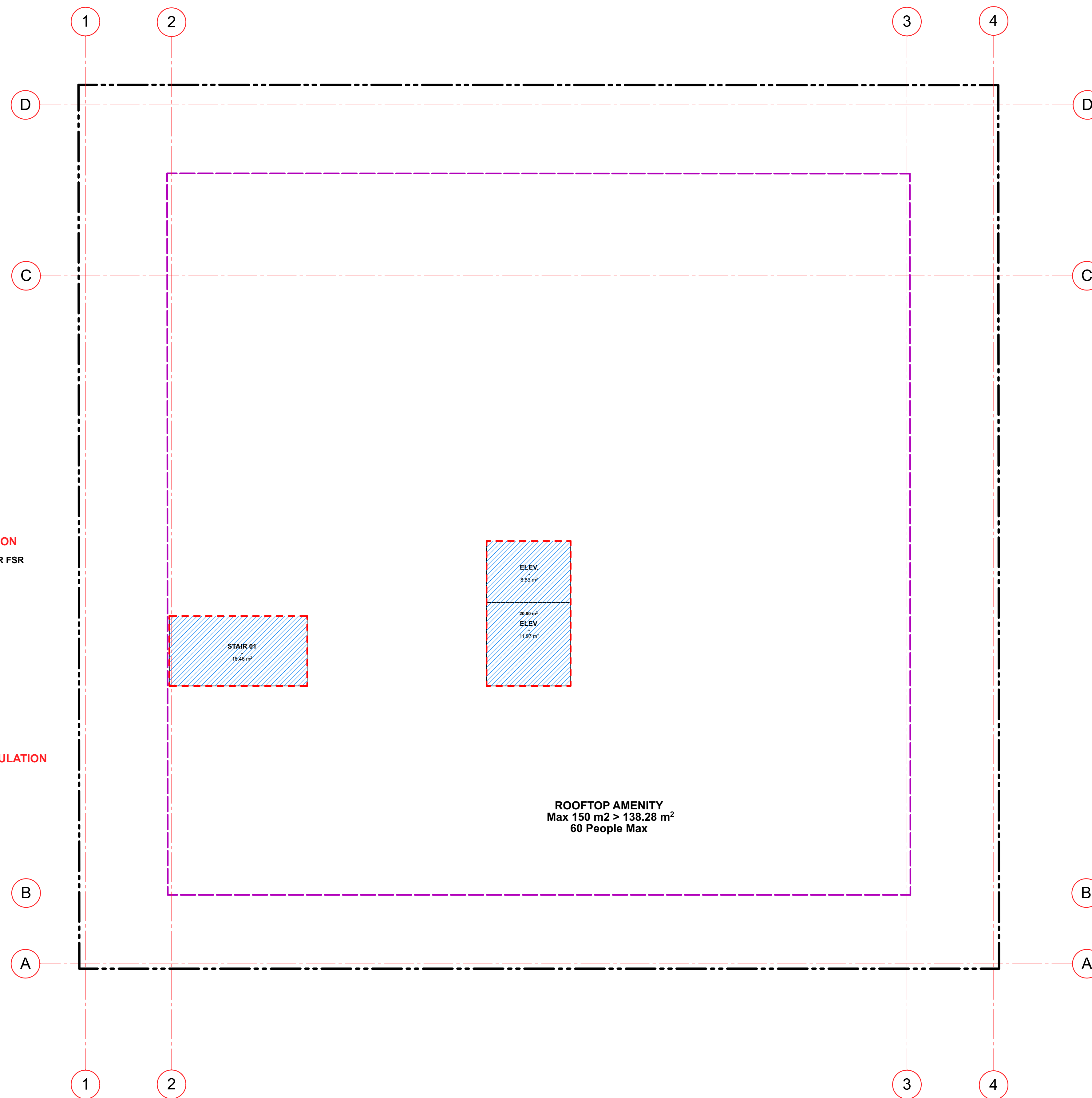
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
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Telephone: 604 688 4220


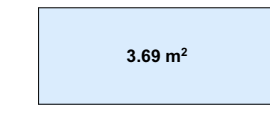

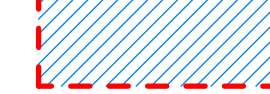
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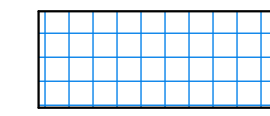
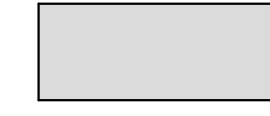

[PROJECT TEAM]

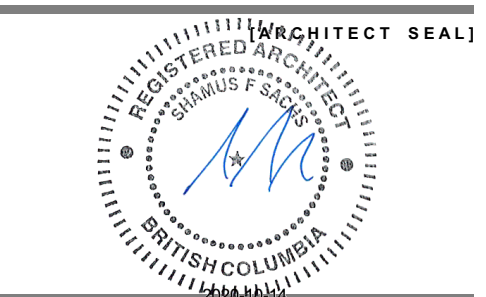


AREAS INCLUDED IN THE FSR CALCULATION

-  AREA - GROSS FLOOR AREA FOR FSR
-  3.69 m² AREA - UNIT
-  AREA - STAIR 01
-  AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)

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[DRAWING]

A-9.070