

140 WEST 19TH STREET | NORTH VANCOUVER | BC | REZONING DP APPLICATION SUBMISSION

RENTAL HOUSING DEVELOPMENT



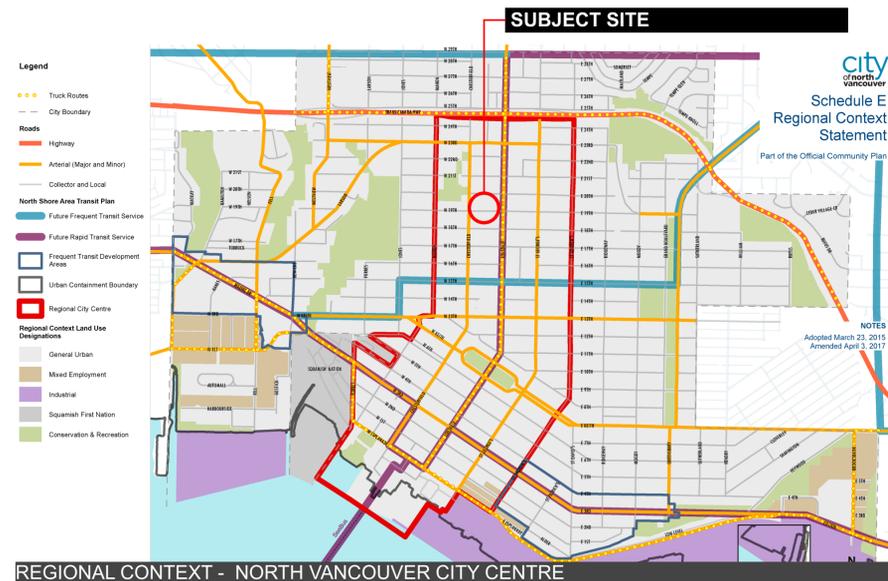
Integra
ARCHITECTURE INC.

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ARCHITECTURAL DRAWING INDEX

DEVELOPMENT APPLICATION		
A-0.000	COVER PAGE	
A-0.010	PROJECT STATISTICS	
A-0.020	ZONING OCP	
A-0.030	CONTEXT 800M	1:3000
A-0.040	CONTEXT PHOTOS	
A-0.050	PROPOSED DEVELOPMENT CONTEXT	
A-0.070	CONCEPT IMAGES	
A-0.080	PERSPECTIVE VIEW	
A-0.081	PERSPECTIVE VIEW	
A-0.082	PERSPECTIVE VIEW	
A-0.083	PERSPECTIVE VIEW	
Site		
A-1.001	SURVEY REFERENCE	
A-1.100	SITE PLAN OVERALL	1/16" = 1'-0"
A-1.200	SITE PLAN	3/32" = 1'-0"
A-1.220	FIRE DEPARTMENT ACCESS PLAN	3/32" = 1'-0"
Floor Plans		
A-2.010	P2 PARKING PLAN	1/8" = 1'-0"
A-2.020	P1 PARKING PLAN	1/8" = 1'-0"
A-2.100	1ST FLOOR	1/8" = 1'-0"
A-2.200	2ND FLOOR	1/8" = 1'-0"
A-2.300	3RD FLOOR	1/8" = 1'-0"
A-2.400	4TH FLOOR	1/8" = 1'-0"
A-2.500	5TH FLOOR	1/8" = 1'-0"
A-2.600	6TH FLOOR	1/8" = 1'-0"
A-2.700	ROOF PLAN	1/8" = 1'-0"
Unit Plans		
A-3.000	CNV ADAPTABLE UNITS DESIGN GUIDELI...	
A-3.010	ADAPTABLE UNIT PLANS	
A-3.020	TYPICAL UNIT PLANS	
A-3.030	TYPICAL UNIT PLANS	
Elevations		
A-4.100	SOUTH ELEVATION	1/8" = 1'-0"
A-4.200	EAST ELEVATION	1/8" = 1'-0"
A-4.300	NORTH ELEVATION	
A-4.400	WEST ELEVATION	
A-4.500	STREETSCAPE ELEVATIONS	1/16" = 1'-0"
Sections		
A-5.000	SECTIONS	3/32" = 1'-0"
A-5.100	SECTIONS	
A-5.200	SECTION	3/32" = 1'-0"
A-5.400	SECTIONS STM TANK	1/8" = 1'-0"
Supplemental		
A-8.200	MATERIAL SCHEDULE	
A-8.600	SHADOW STUDY	
A-8.700	SHADOW STUDY	
Area Overlays		
A-9.010	P2 PARKING - AREA OVERLAYS	1/8" = 1'-0"
A-9.020	P1 PARKING - AREA OVERLAYS	1/8" = 1'-0"
A-9.100	1ST FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.200	2ND FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.300	3RD FLOOR - AREA OVERLAYS	1/8" = 1'-0"
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A-2.600	6TH FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.700	SITE COVERAGE / OPEN SITE SPACE	1/8" = 1'-0"



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GWL REALTY ADVISORS
INC.

[CLIENT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

COVER PAGE

22601 [PROJECT]

[SCALE]

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-0.000



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Project Name: 140 West 19 Street, North Vancouver, BC
Client: GWL Realty Advisors Inc.

Project: 22601
Date: **APR 03/ 2023**
Issue: **1 - RZA / DPA**

PROJECT DATA :

6 - STOREY PURPOSE BUILT RENTAL BUILDING
REZONING / DP APPLICATION
EXISTING ADDRESS 140 West 19th Street, North Vancouver, BC
PROPOSED ADDRESS TBD
LEGAL DESCRIPTION LOT F (SEE 532641L) OF LOT6, LOT A (EXPLANATORY PLAN 3224) OF LOT 6, LOT D (SEE 532492L) OF LOT 5, ALL OF BLOCK 6 DISTRICT LOT 548 NEW WESTMINSTER DISTRICT PLAN 898
PROJECT ARCHITECT Integra Architecture Inc., 2330 – 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220
PROJECT OWNER GWL Realty Advisors Inc.
OCP LAND USE DESIGNATION Residential Level 5: Medium Density Apartment R5
EXISTING ZONING RM-1
PROPOSED ZONING CD

SITE AREA :			
LOT A	7,373.3 sq.ft.	685.00 m2	
LOT D	7,089.1 sq.ft.	658.60 m2	
LOT F	11,346.2 sq.ft.	1054.10 m2	
Total Gross Site Area	25,808.6 sq.ft.	2,397.70 m2	(Survey 11.05.2022)

Max FSR (Gross Site Area)	1.60 OCP Density	41,293.8 sq.ft.	3,836.32 m2
Max Bonus FSR	1.00 With Public Benefits	25,808.6 sq.ft.	2,397.70 m2
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing	67,102.4 sq.ft.	6,234.0 m2
Total Proposed Gross Floor Area	2.81	72,408.6 sq.ft.	6,726.9 m2
Total Proposed Exclusions		5,306.8 sq.ft.	493.0 m2
Proposed FSR (Gross site area)	2.60	67,101.8 sq.ft.	6,233.9 m2

Max. Site Coverage	50% (RM-1)	12,904.3 sq.ft.	1,198.85 m2
Proposed Site Coverage	48%	12,500.7 sq.ft.	1,161.34 m2

UNIT SUMMARY:	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		3	3	3	3	3	3	18	458.8	8,258.40		767.2	19.8%	20.9%
A02 - Studio		1	0	0	0	0	0	1	492.2	492.15		45.7	1.1%	
														19 Studio
B01 - 1Bed		1	1	1	1	1	1	6	560.9	3,365.12		312.6	6.6%	49.5%
B02 - 1Bed		0	1	1	1	1	1	5	583.0	2,914.80		270.8	5.5%	
B03 - 1Bed		0	1	1	1	1	1	6	605.0	3,630.00		337.2	6.6%	
B04 - 1Bed (Adaptable L2)	AD L-2	2	2	2	2	2	2	11	630.0	6,930.00		643.8	12.1%	
B05 - 1Bed (Adaptable L2)	AD L-2	1	1	1	1	1	1	6	615.5	3,692.83		343.1	6.6%	
B06 - 1Bed		0	1	1	1	1	1	5	641.3	3,206.65		297.9	5.5%	
B07 - 1Bed		1	1	1	1	1	1	6	573.4	3,440.62		319.6	6.6%	
C01 - 2Bed		1	1	1	1	1	1	6	843.3	5,059.62		470.1	6.6%	
C03 - 2Bed (Adaptable L2)	AD L-2	1	0	0	0	0	0	1	908.3	908.25		84.4	1.1%	
C04 - 2Bed (Adaptable L2)	AD L-2	0	1	1	1	1	1	5	876.8	4,384.10		407.3	5.5%	
C05 - 2Bed		0	0	0	0	0	1	1	841.3	841.29		78.2	1.1%	
C06 - 2Bed		0	1	1	1	1	1	5	900.1	4,500.70		418.1	5.5%	
														18 2 Bed
D01 - 3Bed		0	2	2	2	2	1	9	1,037.2	9,335.08		867.3	9.9%	10% 3 Bed
Total		11	16	16	16	16	16	91		60,959.5		5,663.3	100.0%	100%

CNV ADAPTABLE UNIT SUMMARY:	Studio	1 bedroom	2 bedroom	3 bedroom							
Total units	19	20.9%	45	49.5%	18	19.8%	9	9.9%	91	Total units	
Adaptable units Level 2	AD L-2	0	17		6		0		23	Adaptable L2	
Adaptable unit distribution	AD L-2	0.0%	37.8%		33.3%		0.0%		25.3%	Distribution	

FSR CALCULATION:	Min.	No Units	Stair 01	Stair 02	Stair 03	Area HRV	per Unit	Total Exclusions	Comments
Exclusion Summary									
Access to Outdoor Amenity-Roof Level								0.0 sq.ft.	0.00m2 Active Design Guidelines
Adaptable Units Level 2 (20 sf / unit)	22.8	23					20.0	460.0 sq.ft.	42.74m2 25.0% Units AD Level 2
Indoor Amenity min 2%GFA or 15 sf/U (Min 400 sf + If outdoor amenity prov.)	1,365	2,577					28.3	2,576.7 sq.ft.	239.38m2 Min 15 SF / Unit
Stairs (Active Design) - 8% max			1,075.12	1,071.94	123.05			2,270.1 sq.ft.	210.90m2 3.1% (Floor 1-6)
Total Exclusions From FSR								5,306.8 sq.ft.	493.01 m2

GFA CALCULATION:	Units	Amenity	Unit Area	Common Area	Total GFA	Efficiency L1 - L6				
		sq.ft.	m2	sq.ft.	m2	sq.ft.	m2			
1ST FLOOR	11	2,576.7	239.4	6,604.1	613.5	2,393.1	222.3	11,573.89 sq.ft.	1,075.2 m2	79.3% (w/Amenity)
2ND FLOOR	16	0.0		10,910.1	1,013.6	1,295.9	120.4	12,205.99 sq.ft.	1,134.0 m2	89.4%
3RD FLOOR	16	0.0		10,910.1	1,013.6	1,295.9	120.4	12,205.99 sq.ft.	1,134.0 m2	89.4%
4TH FLOOR	16	0.0		10,910.1	1,013.6	1,295.9	120.4	12,205.99 sq.ft.	1,134.0 m2	89.4%
5TH FLOOR	16	0.0		10,910.1	1,013.6	1,295.9	120.4	12,205.99 sq.ft.	1,134.0 m2	89.4%
6TH FLOOR	16	0.0		10,714.8	995.4	1,295.9	120.4	12,010.72 sq.ft.	1,115.8 m2	89.2%
Total Gross Area	91	2,576.7	239.4	60,959.5	5,663.3	8,872.5	824.3	72,408.57 sq.ft.	6,726.9 m2	Overall: 87.7% (w/Amenity)

PARKING SPACES:					
Minimum Parking Required	91 units	0.60 space/unit	54.6 spaces		
Visitor Parking Required	91 units	0.10 space/unit	9 spaces	Visitor part of total required parking	
Parking Reduction	0%		0.0 spaces		
Total Parking Required			55 spaces		
Total Parking Provided	0.85 space/unit proposed - inclusive 0.1 Visitor (9)		77 spaces	22	Additional parking spaces

Disabled Parking:					
HC Parking Required Per 908(11):	91 units	0.038 space/unit	3 spaces	Part of total required parking	
HC Parking per Adaptable Guidelines:					
Adaptable Units - Level 1	68 units L1	41 req. parking spaces	26 - 50 Level 1 AD Unit	2 spaces	Part of total required parking
Adaptable Units - Level 2 / 3	23 units L2	14 req. parking spaces	1 - 25 Level 2 AD Unit	2 spaces	Part of total required parking
Disabled Parking Required			4 spaces		
Disabled Parking Provided:			4 spaces	Part of total required parking spaces	

Max. Small Cars	35% of provided spaces	77	27 spaces max
Proposed Small Cars	34% of provided spaces		26 spaces

BICYCLE SPACES:						
Required Secure Bicycle Parking	91 units	1.50 spaces/unit	137 spaces	Long term		
Provided Secure Bicycle Parking	91 units	1.5 spaces/unit	137 spaces	Long term		
Max Vertical Bicycle Spaces	48	35% max	34.3%	47 spaces	Long term	inclusive of total
Required Short Term Bicycle Parking		6 spaces / 60 units	9 spaces	Short term		
Provided Short Term Bicycle Parking	6 spaces / 60 units		9 spaces	Short term		
Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure						
			146 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 SUMMARY:	REQUIRED / PERMITTED	PROPOSED	VARIANCE		
ZONING EXISTING	RM - 1	CD			
OCP LAND USE DESIGNATION - Medium Density Apartment R5	Residential Level 5				
SITE AREA		25,809 sq.ft.	2,398 m2	NO	
UNIT NUMBER		91		NO	
OCP DENSITY (w/ exclusions) Purpose Built Rental Housing	1.6 + 1.0 FSR	6,234 m2	2.60 FSR	6,234 m2	NO
SITE COVERAGE	50%	1,199 m2	48%	1,161 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			NO
Average Finished Grade - Geodetic Max. Allowed Height - 19 m	324.75 ft AFG	98.98 m geodetic			
Proposed Geodetic Elevation - T.O. Main Roof	387.09 ft MAX	117.98 m geodetic	386.3 ft	117.75 m	Geodetic T.O.R. EL NO
Building Height from Average Grade - T.O. Main Roof			61.6 ft	18.8 m	Height T.O.R. EL NO
Building Height from Average Grade - T.O Feature Element	118.26			19.28 m	Height (PARAPET) YES
FRONT YARD - WEST (West 19 Street)	20.00 ft	6.10 m	20.00 ft	6.10 m	NO
REAR YARD - EAST (Lane - North)	20.00 ft	6.10 m	20.00 ft	6.10 m	NO
INTERIOR SIDE YARD (East PL)	15.00 ft	4.57 m	12.00 ft	3.66 m	YES
INTERIOR SIDE YARD (West PL)	15.00 ft	4.57 m	12.00 ft	3.66 m	YES

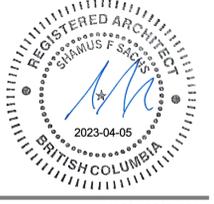
PARKING SPACES	Rental Housing	0.60 space/ unit	55 spaces	77 spaces	NO
EV READY STATIONS	100% Residential Spaces	100 %	46 spaces	68 spaces	NO
EV INSTALLED STATIONS	Proposed for Visitor Spaces	0 %	0 spaces	0 spaces	NO
BICYCLE SPACES	Secure spaces	1.50 space/ unit	137 Secure	137 Secure	NO
> 60 UNITS	Short term spaces	6.00 / 60 units	9 Short term	9 Short Term	NO
	Vertical bicycle spaces	35% max.	47.8 Vertical	47 Vertical secure	NO
OPEN BALCONY AREA	max 8% GFA	5,792.7 sq.ft.	538.15 m2		
Proposed Open Balcony Area	max 12% GFA			8,116.2 sq.ft.	754.0 m2 11.2% YES
(Exclusion Open Appendages max 8% GFA Active Design Guidelines)					
OUTDOOR AMENITY AREA		APPROX.	2,693.72 sq.ft.	250.3 m2	NO
INDOOR AMENITY AREA			2,576.7 sq.ft.	239.4 m2	NO
Garden Plots Active Design Guidelines	2.2 m2 / 4 units	546.0 sq.ft.	50.1 m2	0.0 sq.ft.	0.0 m2
OPEN SITE SPACE	min 40%	10,323.5 sq.ft.	959.08 m2	12,936.3 sq.ft.	1,201.8 m2 50.1% NO

PARKING DIMENSIONS	Width		Length		Height	
(no column encroachments)	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	60 degrees	45 degrees			
	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

RECYCLING & GARBAGE STORAGE REQUIREMENTS					
Min. Waste & Resource Storage Area	91 units	0.486 m2/unit	476 sq.ft.	44 m2	
As per Section CNV Guidelines for Recycling & Garbage Storage - Page 5 (Sept 2014)		Number of Containers 90-99 Units	Number of Containers for > 99 units	Total Number of Containers	Container Volume
Garbage (3yd3)	91 units	4	0	4	3 yd3
NSRP Newsprint (360L)	91 units	2	0	2	360 L
NSRP Mixed Paper (360L)	91 units	4	0	4	360 L
NSRP Mixed Containers (360L)	91 units	3	0	3	360 L
Cardboard	91 units	1	0	1	3 yd3
Food Scraps (240L)	91 units	6	0	6	240 L
Garbage Storage Space proposed	91 units			478.3 sq.ft.	44.4 m2

[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

PROJECT STATISTICS

22601 [PROJECT]

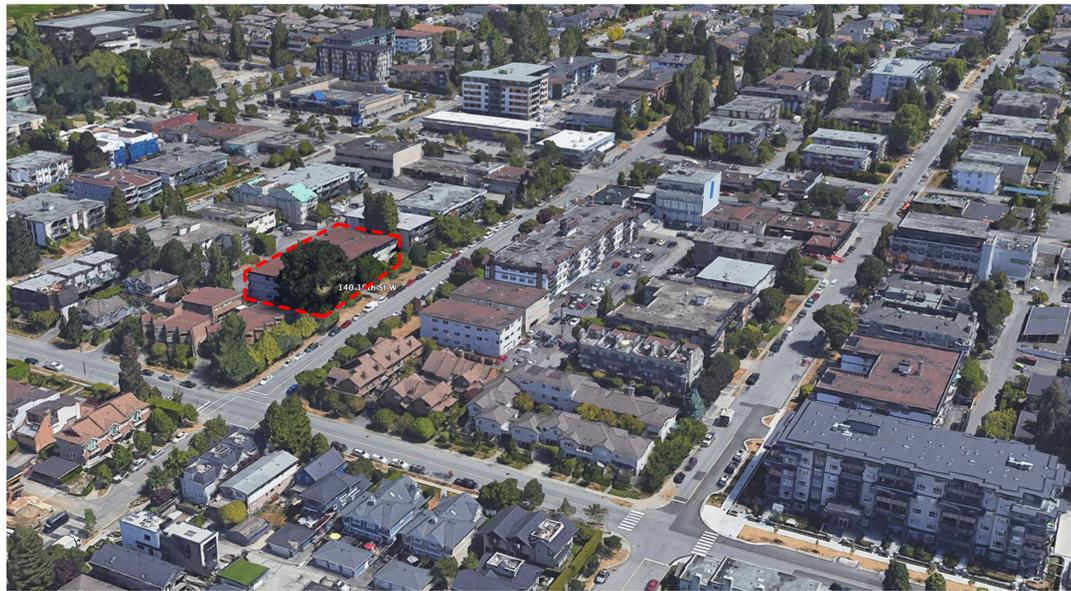
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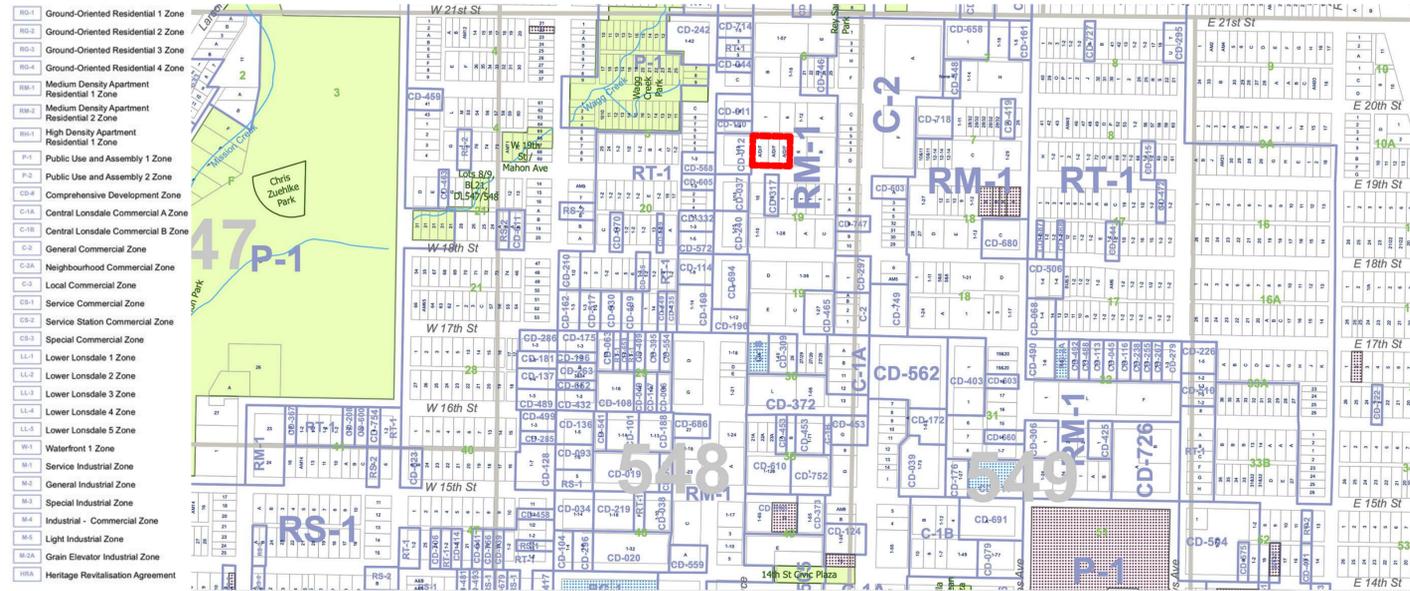
1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-0.010



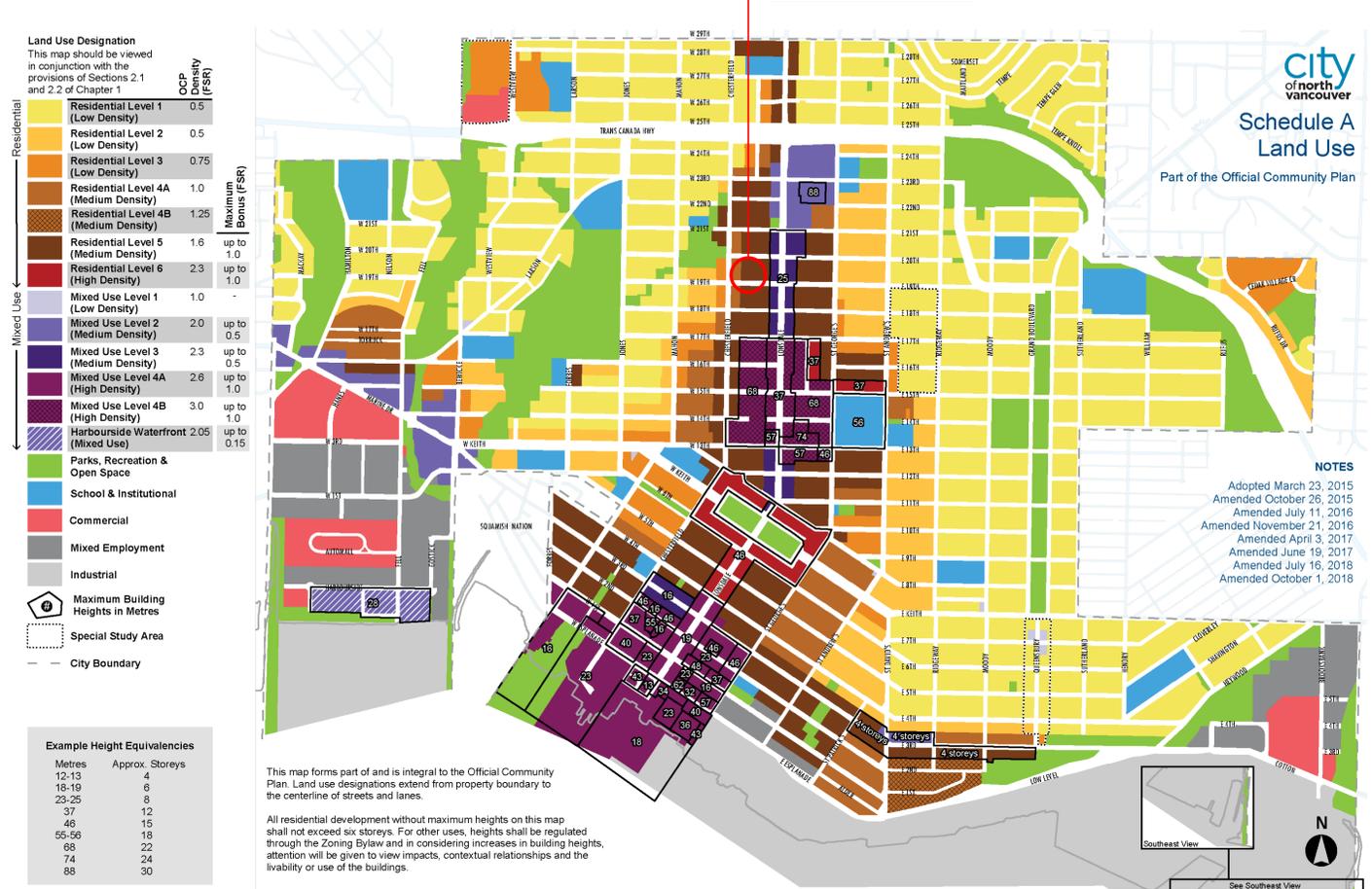
EXISTING SITE CONTEXT



EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



OCP 2014 - LAND USE RESIDENTIAL LEVEL 5



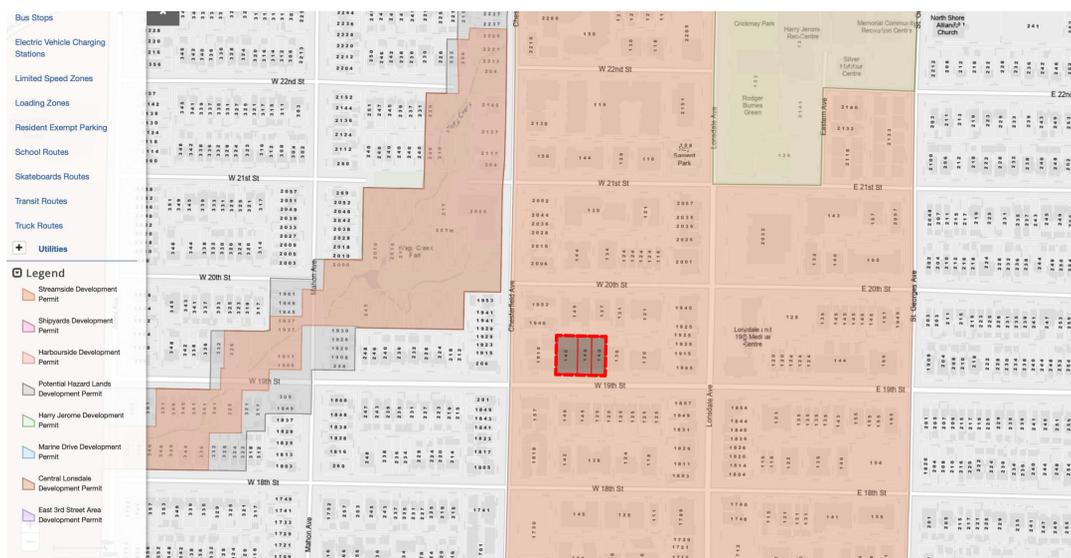
OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

OCP - MID-RISE APARTMENT MEDIUM DENSITY R5

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

APPLICABLE GUIDELINES:

- 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)



OCP - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT GUIDELINES (PENDING) CENTRAL LONSDALE



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(ARCHITECT SEAL)



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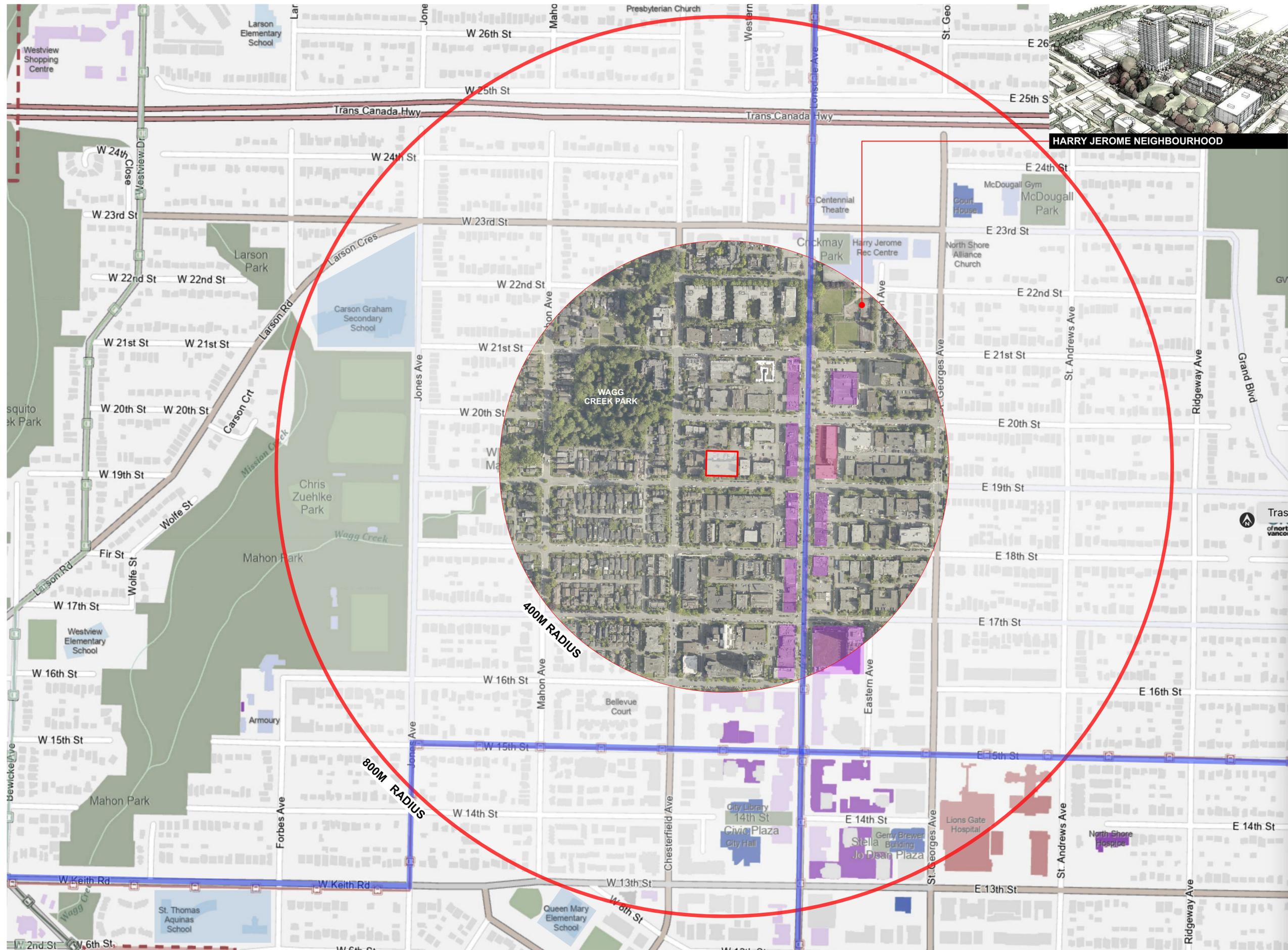
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APR 03, 2023 (DATE)

1 - RZA / DPA SUBMISSION (ISSUE)

(DRAWING)

A-0.020



HARRY JEROME NEIGHBOURHOOD



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[PROJECT TEAM]

■ TRANSIT LINES
■ COMMERCIAL
■ MUNICIPAL & RECREATIONAL
■ PROPOSED DEVELOPMENT
■ SCHOOLS
■ MEDICAL SERVICES
 2023-04-05
 BRITISH COLUMBIA
 [ARCHITECT SEAL]

GWL REALTY ADVISORS
[CLIENT]

GWL REALTY ADVISORS INC.
[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC
[TITLE]

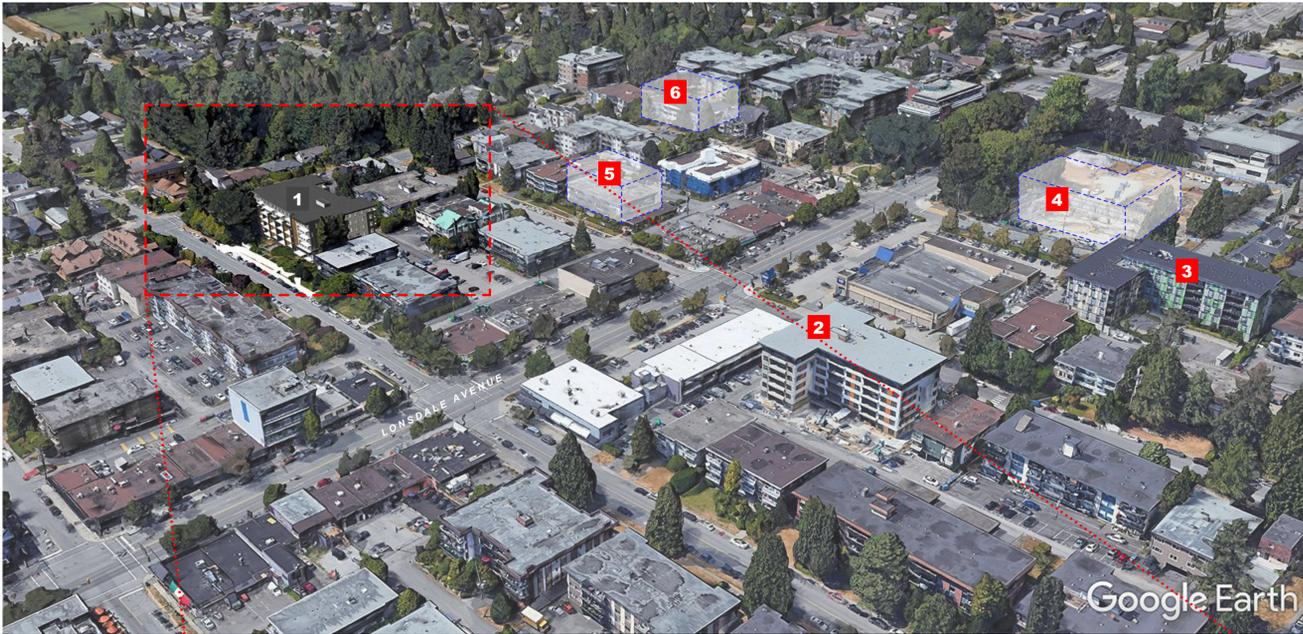
CONTEXT 800M

22601 [PROJECT]
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 APR 03, 2023 [DATE]
 1 - RZA / DPA SUBMISSION [ISSUE]
 [DRAWING]

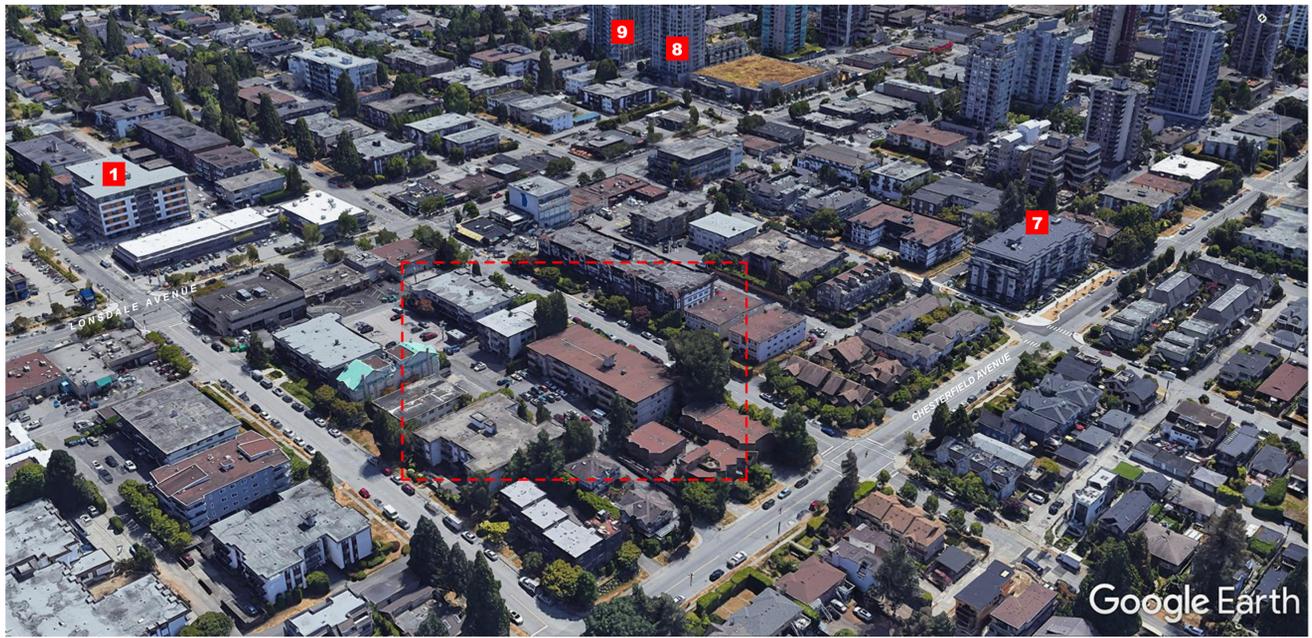
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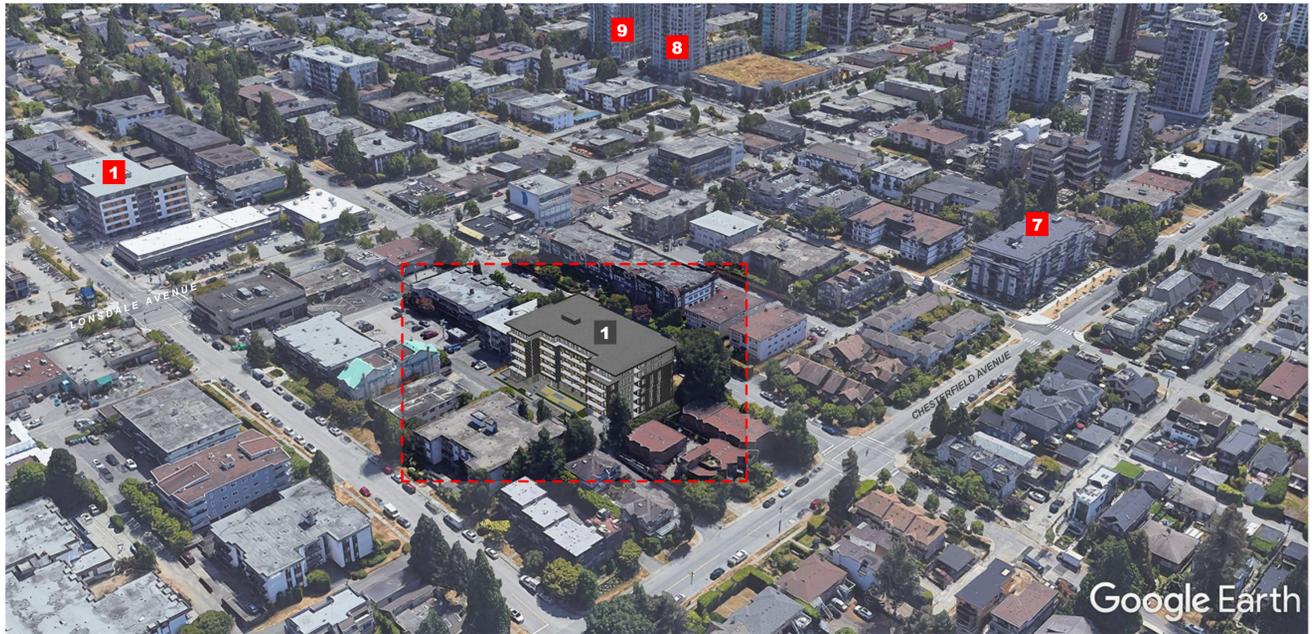
EXISTING SITE - AERIAL VIEW NORTH WEST



PROPOSED BUILDING - AERIAL VIEW NORTH WEST



EXISTING SITE - AERIAL VIEW SOUTH EAST



PROPOSED BUILDING - AERIAL VIEW NORTH WEST

- 1** SUBJECT SITE
PROPOSED RENTAL 6 STOREY
140W 19TH ST - 91 UNITS
- 2** EXISTING 6-STOREY
THE ELEANOR
125E 20TH ST - 85 UNITS
- 3** EXISTING 6-STOREY
SUNDANCE APARTMENTS
143E 21TH ST - 99 UNITS (CD-658)
- 4** U/ CONSTRUCTION 6-STOREY
LONSDALE SQUARE
2180 LONSDALE AVE - 113 UNITS
- 5** PROPOSED 6-STOREY
RENTAL HOUSING
124W 20TH ST - 57 UNITS
- 6** PROPOSED 5-STOREY
RENTAL HOUSING
144W 21ST ST - 73 UNITS
- 7** EXISTING 6-STOREY
CENTRAL RENTAL HOUSING
1730 CHESTERFIELD AVE - 87 UNITS
- 8** EXISTING 20-STOREY
LOCAL MIXED USE
135 E 17TH ST - 176 UNITS
- 9** U/ CONSTRUCTION 13-STOREY
ORIGIN RENTAL HOUSING
143 E 17TH ST - 226 UNITS

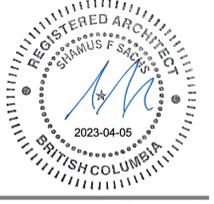


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[PROJECT TEAM]



[ARCHITECT SEAL]

GWL REALTY ADVISORS

GWL REALTY ADVISORS INC.

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

PROPOSED DEVELOPMENT CONTEXT

22601

APR 03, 2023

1 - RZA / DPA SUBMISSION

[DRAWING]

A-0.050

MATERIALITY

- Contemporary design that features quality, durable materials
 - Fibre cement panels, metal siding (vertical)
- Accent elements - woodgrain finish or contrasting solid colour panels
 - Uniform colour palette, limited to 3 main colours



VERTICAL HIDDEN FASTENER STEEL CLADDING / CHARCOAL



ARTICULATION OF MASSING

- Rectilinear "blocks" - articulation of massing with larger scale architectural forms
- Architectural expression - balcony elements create distinct, pattern within the main forms
- Articulating the street façade that implies individuality and fits into existing and future residential neighbourhood
- Building height - Projected balconies define building base and create a step above 4-storey height datum, use of contrasting colours
- Building length - Breaking and shifting of volumes

FORM COMPOSITION - LARGE SCALE MASSING ELEMENTS WITH BREAK / TOP STOREY STEP



FORM - FLOATING BOX



STEP BACK - TOP STOREY



BALCONIES - HORIZONTALITY TO REDUCE PERCEPTION OF BUILDING HEIGHT



METAL PANEL



EXPRESSION OF BALCONIES WITHIN FRAMES



WOODGRAIN TEXTURE



IN-FILL SITE - SIDE ELEVATIONS REDUCED FENESTRATION



LANDSCAPE AND OUTDOOR AMENITY

- Active outdoor amenity space at grade with landscape screening along the lane: including play area, bbq area
- Protection and retention of existing mature on- and off-site trees
- Front patios with direct access from the street
- Neighbourhood pedestrian connection across the site (east)

ARCHITECTURAL EXPRESSION



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[ARCHITECT SEAL]



[CLIENT]

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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

CONCEPT IMAGES

22601 [PROJECT]

[SCALE]

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-0.070



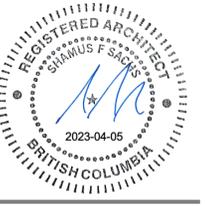
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[ARCHITECT SEAL]

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[CLIENT]

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[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW

22601

[PROJECT]

[SCALE]

APR 03, 2023

[DATE]

1 - RZA / DPA SUBMISSION

[ISSUE]

[DRAWING]

A-0.080



STREET VIEW ALONG W19ST SOUTH



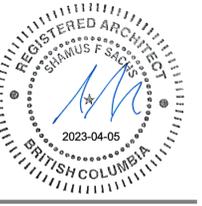
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140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW

22601

[PROJECT]

[SCALE]

APR 03, 2023

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STREET VIEW ALONG W19ST - MAIN ENTRANCE



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VIEW ALONG LANE - AT OUTDOOR AMENITY

[PROJECT TEAM]



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MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW

22601

[PROJECT]

[SCALE]

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[ARCHITECT SEAL]



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INC.**

[PROJECT]

**MULTI-FAMILY
DEVELOPMENT**
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW

22601 [PROJECT]

[SCALE]

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

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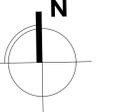
VIEW ALONG LANE - COURTYARD



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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

SURVEY REFERENCE

22601 [PROJECT]

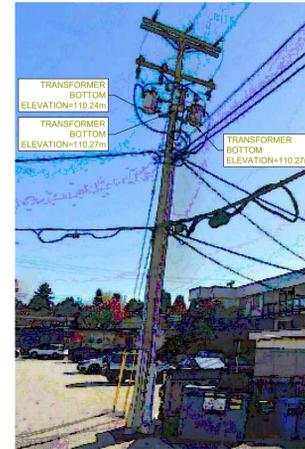
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A-1.001



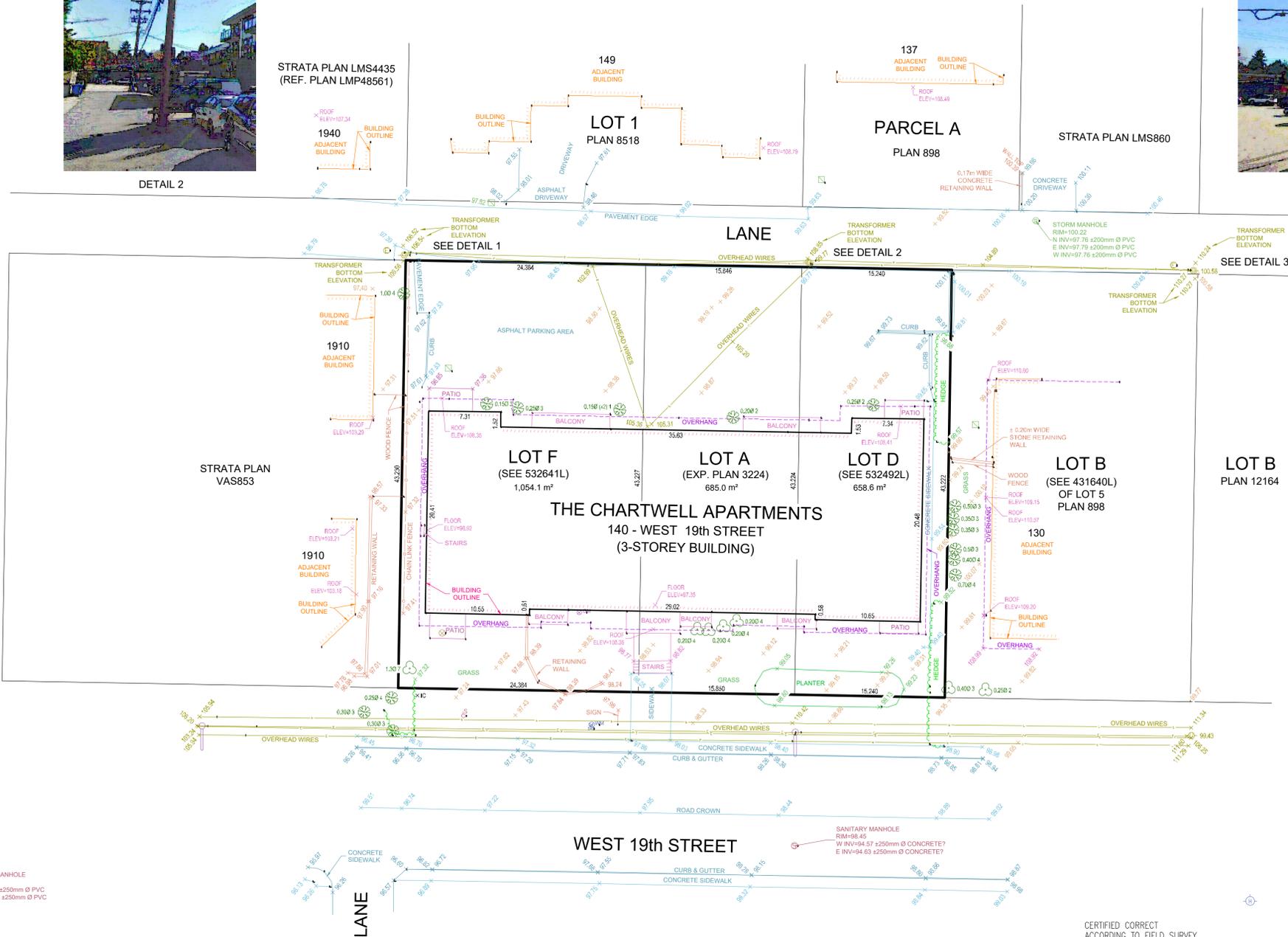
DETAIL 3



DETAIL 2



DETAIL 1



LEGEND:

- + 80.00 DENOTES SPOT ELEVATION
- m DENOTES METRES
- mm DENOTES MILLIMETRES
- Ø DENOTES DIAMETER
- ⊕ CATCH BASIN (TOP INLET)
- ⊕ FIRE HYDRANT
- ⊕ MANHOLE
- ⊕ MANHOLE - ELECTRICAL
- ⊕ MANHOLE - SANITARY
- ⊕ MANHOLE - STORM
- ⊕ METER - GAS
- ⊕ METER - WATER
- ⊕ POLE - HYDRO/TELEPHONE POLE
- ⊕ POLE WITH LIGHT
- ⊕ POLE WITH TRANSFORMER
- ⊕ SANITARY INSPECTION CHAMBER
- ⊕ SIGN POST
- ⊕ TREE - CONIFEROUS
- ⊕ TREE - DECIDUOUS
- ⊕ TREE DIAMETER (m) & DRIP LINE RADIUS (m)
- ⊕ VALVE - WATER

NOTES:

- DISTANCES ARE IN METRES
- PARCEL DIMENSIONS REPRESENTED ON THIS PLAN ARE DERIVED FROM FIELD MEASUREMENTS
- ELEVATIONS ARE GEODETIC, IN METRES, DERIVED FROM INTEGRATED MONUMENT NO. 6757, LOCATED AT THE INTERSECTION OF WEST 19TH STREET AND CHESTERFIELD AVENUE (ELEVATION = 92.817m (CGVD2013))
- THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON MAY 3, 2022

LEGAL DESCRIPTION:

- LOT F (SEE 532641L) OF LOT 6 PID: 015-065-421
- LOT A (EXPLANATORY PLAN 3224) OF LOT 8 PID NO. 015-065-405
- LOT D (SEE 532492L) OF LOT 5 PID: 015-065-448

ALL OF BLOCK 8 DISTRICT LOT 548 NEW WESTMINSTER DISTRICT PLAN 888

THESE PROPERTIES MAY BE SUBJECT TO THE FOLLOWING: ASSIGNMENT OF RENTS - CA2215790

CERTIFIED CORRECT
ACCORDING TO FIELD SURVEY
FEBRUARY 22, 2023

Jason Walker
QE1741
Jason Walker, B.C.L.S.



Suite 2300
13450 103rd Avenue
Surrey BC
Canada V3T 5K3
T 604 566 0381

GWL REALTY ADVISORS INC.
SUITE 1600, 650 WEST GEORGIA STREET, VANCOUVER, BC
TOPOGRAPHIC SURVEY PLAN OF
140 - WEST 19TH STREET
NORTH VANCOUVER, BC

Drawing No.

V-03

Project Number

2112-09119-00

Rev	Date	Description	Survey	Drawn	App'd
1	2023-02-22	ADDED CERTIFICATION	JS/CD	EA	YG/JW
0	2022-05-11	TOPOGRAPHIC SURVEY	AT/JS	CM	YG

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03939ML DWG SIZE: ANSI D (22" x 34")

Scale: 1:250



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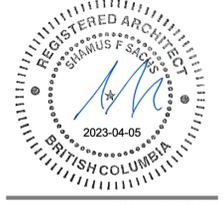
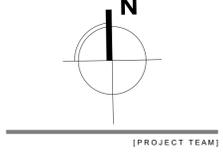
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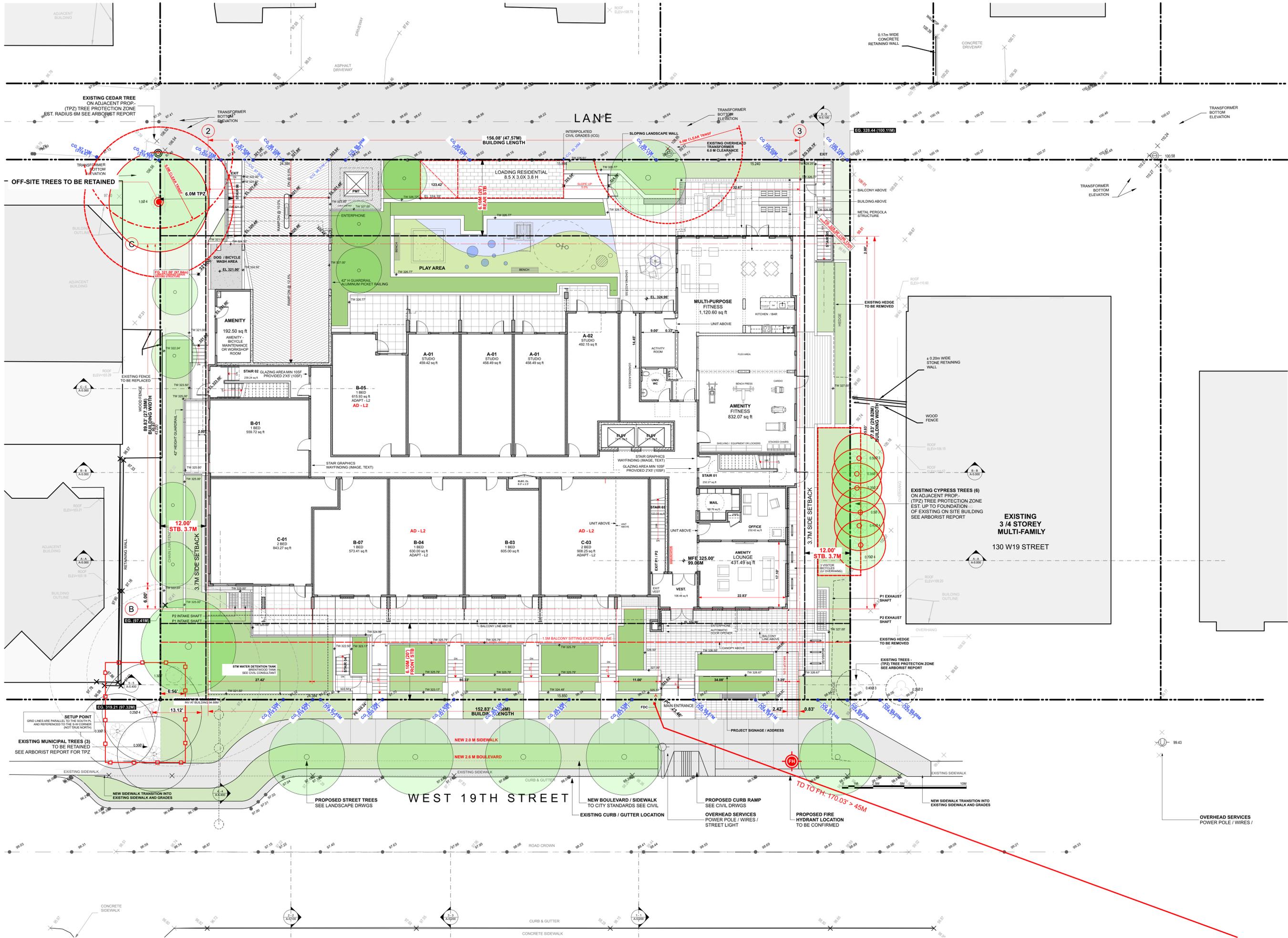
GWL REALTY ADVISORS INC.
(CLIENT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC
(TITLE)

SITE PLAN OVERALL

22601 (PROJECT)
1/16" = 1'-0" (SCALE)
APR 03, 2023 (DATE)
1 - RZA / DPA SUBMISSION (ISSUE)
(DRAWING)

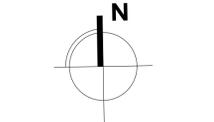
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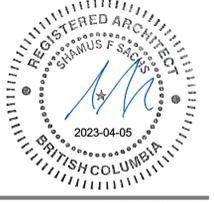
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[ARCHITECT SEAL]



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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

SITE PLAN

22601 [PROJECT]

3/32" = 1'-0" [SCALE]

APR 03, 2023 [DATE]

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[DRAWING]

A-1.200

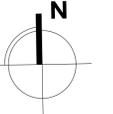


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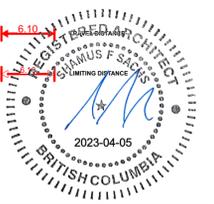
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LEGEND:

- VEHICLE ENTRANCE TO PARKADE
- FIRE HYDRANT
- SPRINKLER / STANDPIPE CONNECTION
- FIRE ALARM ANNUNCIATOR
- FIRE DEPARTMENT CONNECTION
- FIRE WALL



[ARCHITECT SEAL]



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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

FIRE DEPARTMENT ACCESS PLAN

22601 [PROJECT]

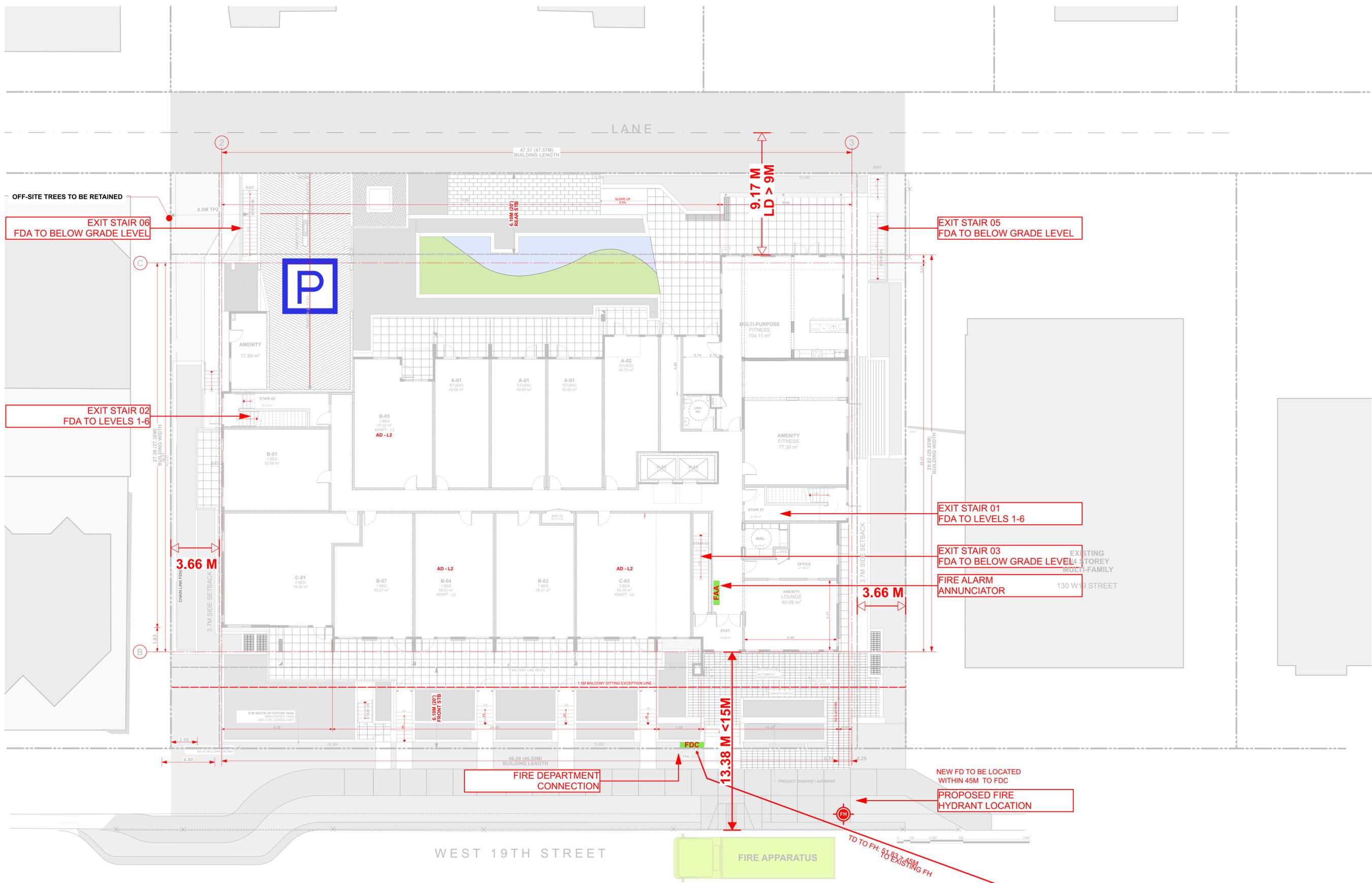
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APR 03, 2023 [DATE]

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[DRAWING]

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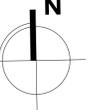
NOTE:
THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO COVERAGE FOR THE FIRE DEPARTMENT, RCMP, AND BCAS RADIO OPERATIONS AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS.
WIRING FOR THE E-COMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL DRAWINGS AT THE TIME OF BP.



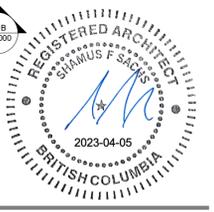
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(PROJECT TEAM)



(ARCHITECT SEAL)



(CLIENT)

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(PROJECT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

P1 PARKING PLAN

22601 (PROJECT)

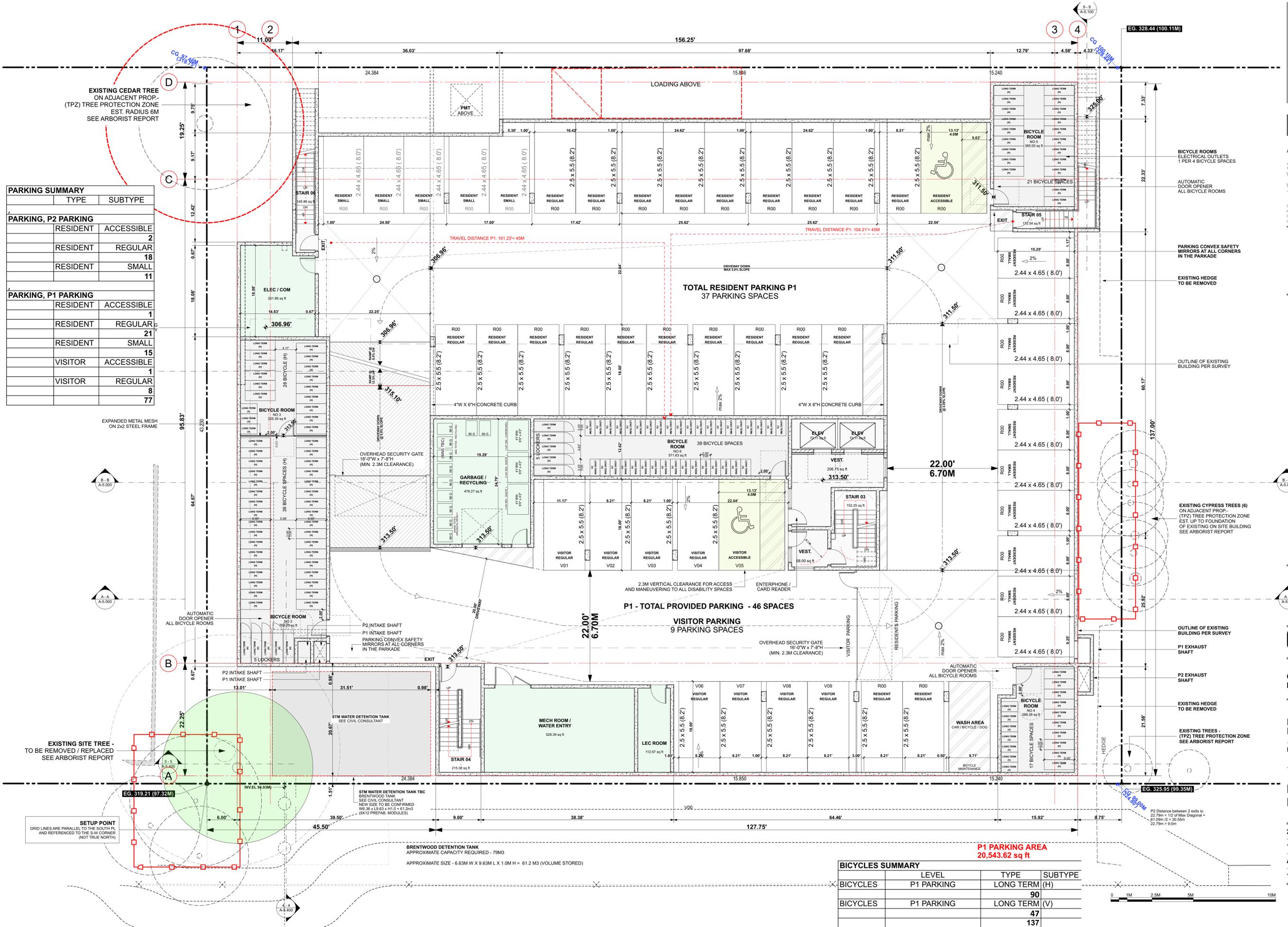
1/8" = 1'-0" (SCALE)

APR 03, 2023 (DATE)

1 - RZA / DPA SUBMISSION (ISSUE)

(DRAWING)

A-2.020



PARKING SUMMARY		
TYPE	SUBTYPE	
PARKING, P2 PARKING		
RESIDENT	ACCESSIBLE	2
RESIDENT	REGULAR	18
RESIDENT	SMALL	11
PARKING, P1 PARKING		
RESIDENT	ACCESSIBLE	1
RESIDENT	REGULAR	21
RESIDENT	SMALL	15
VISITOR	ACCESSIBLE	1
VISITOR	REGULAR	8
		77

BICYCLES SUMMARY			
BICYCLES	LEVEL	TYPE	SUBTYPE
	P1 PARKING	LONG TERM (H)	90
	P1 PARKING	LONG TERM (V)	47
			137

P1 PARKING AREA
20,543.62 sq ft

P2 Distance between 2 exits is:
22.79m = 112' of Max Diagonal =
61.09m / 2 = 30.55m
22.79m > 9.0m

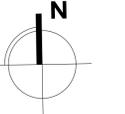




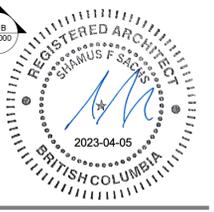
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[ARCHITECT SEAL]



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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

P2 PARKING PLAN

22601 [PROJECT]

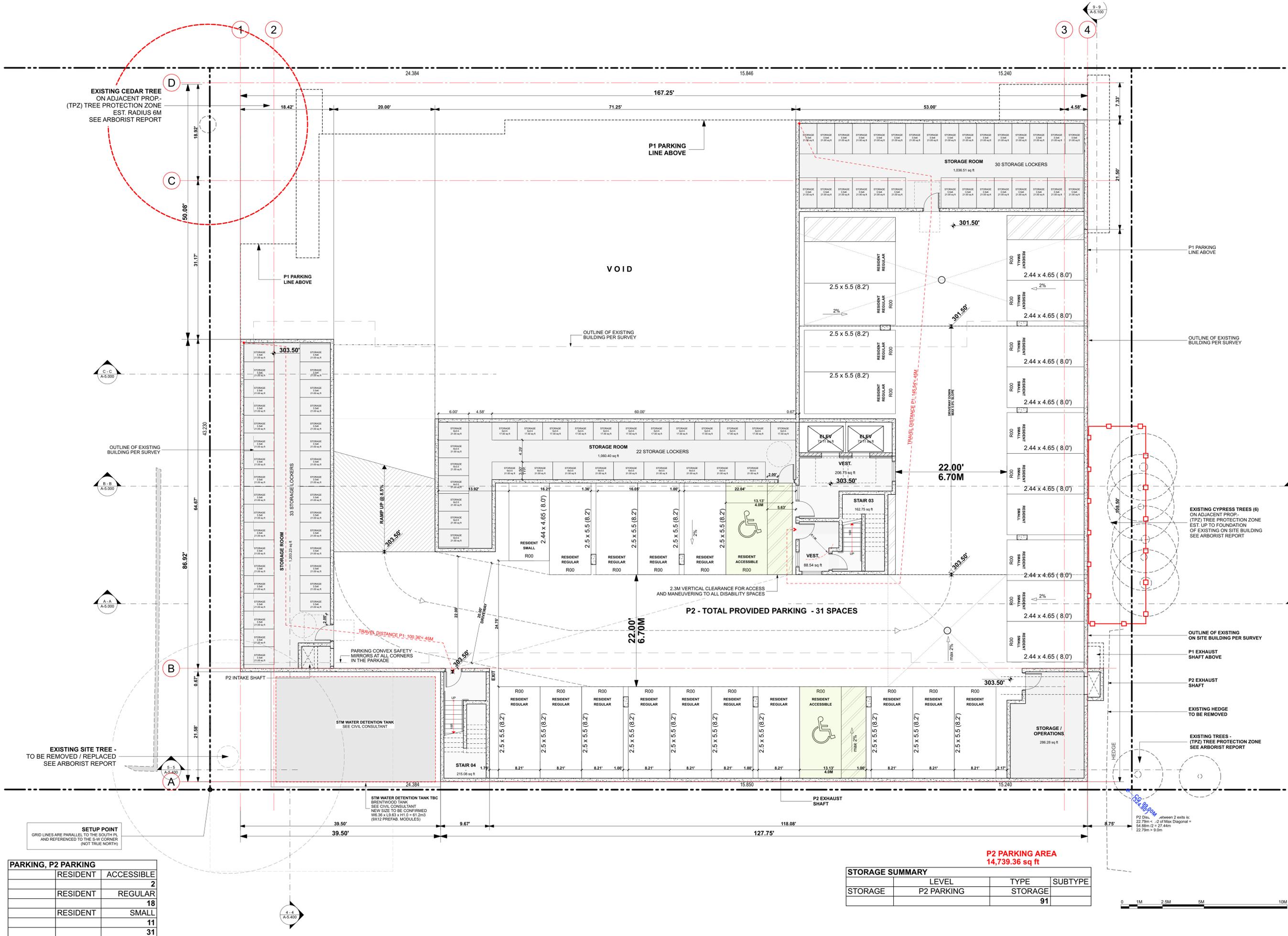
1/8" = 1'-0" [SCALE]

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-2.010



P2 PARKING AREA 14,739.36 sq ft

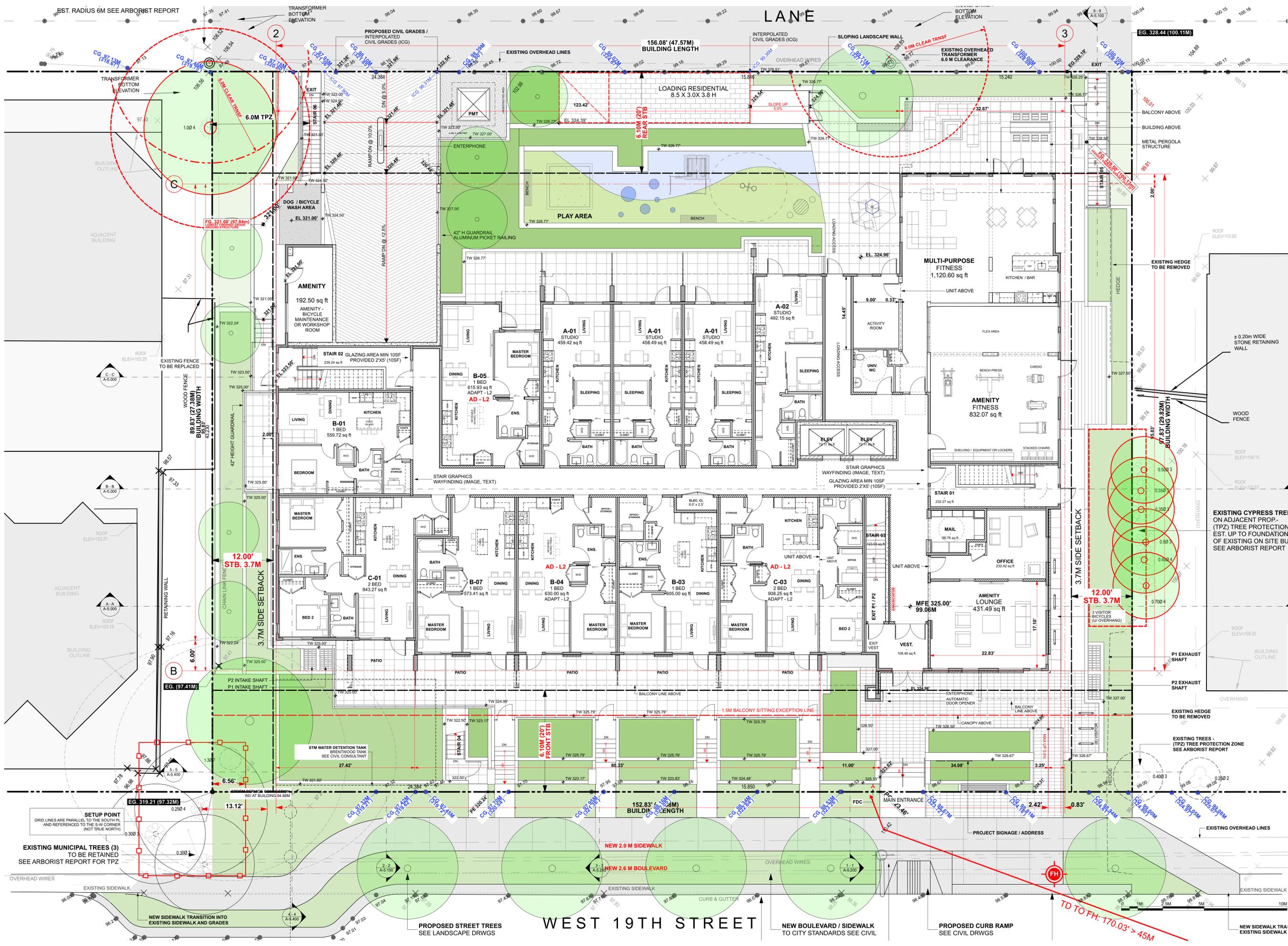
STORAGE	LEVEL	TYPE	SUBTYPE
	P2 PARKING	STORAGE	91

PARKING, P2 PARKING

RESIDENT	ACCESSIBLE
	2
RESIDENT	REGULAR
	18
RESIDENT	SMALL
	11
	31

P2 Dis. between 2 exits is: 22.70m x .2 of Max Diagonal = 54.88m / 2 = 27.44m 22.70m x 9.0m



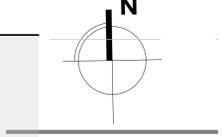


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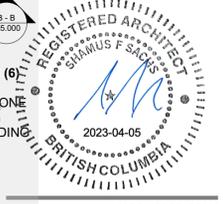
[PROJECT TEAM]

EXISTING HEDGE TO BE REMOVED

± 0.20m WIDE STONE RETAINING WALL

WOOD FENCE

EXISTING CYPRESS TREES (6)
 ON ADJACENT PROP-
 (TPZ) TREE PROTECTION ZONE
 EST. UP TO FOUNDATION
 OF EXISTING ON SITE BUILDING
 SEE ARBORIST REPORT



[ARCHITECT SEAL]



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[CLIENT]

MULTI-FAMILY DEVELOPMENT
 140 WEST 19TH STREET
 NORTH VANCOUVER, BC

[TITLE]

1ST FLOOR

22601 [PROJECT]

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

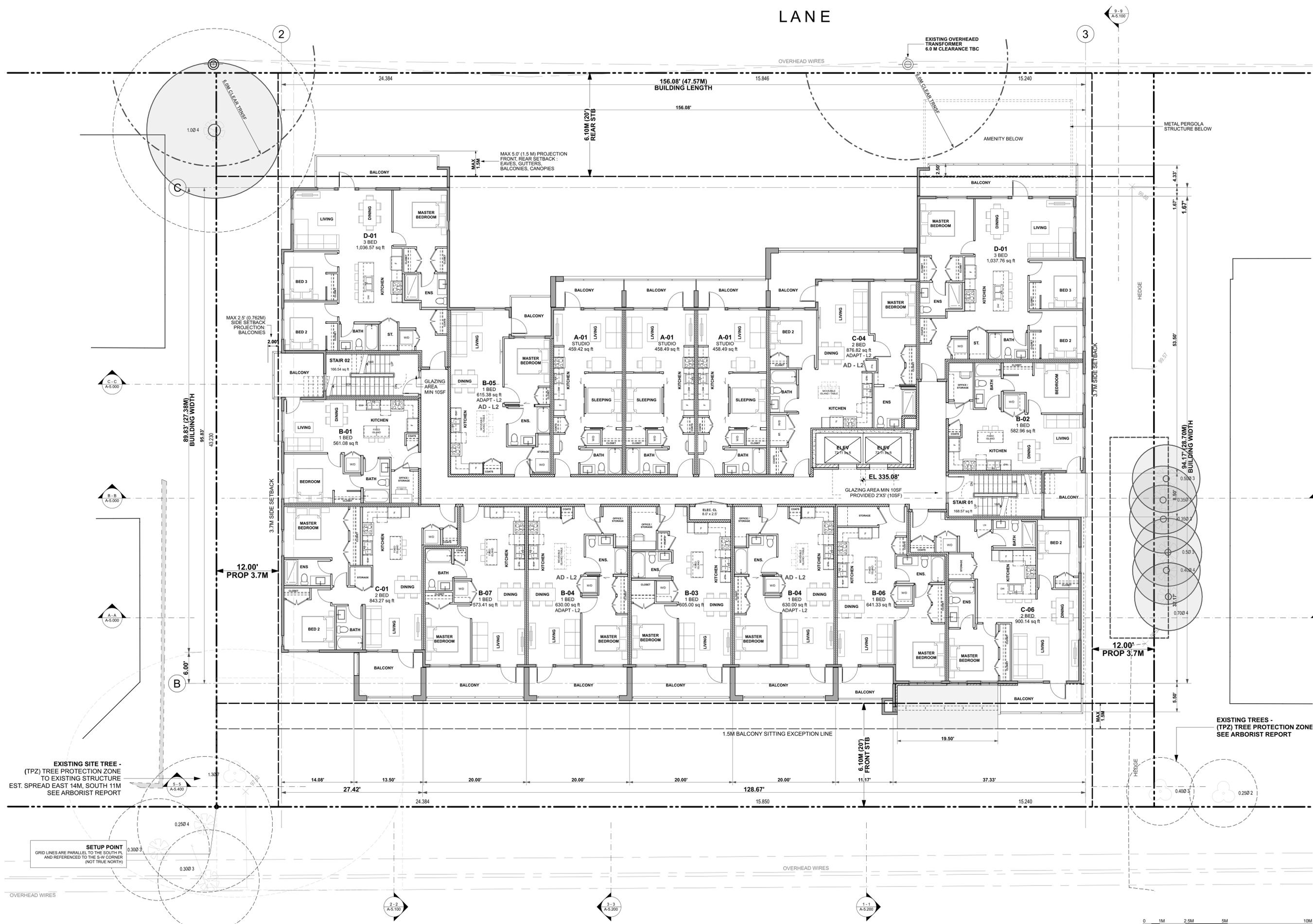
APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-2.100

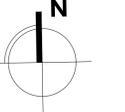
LANE



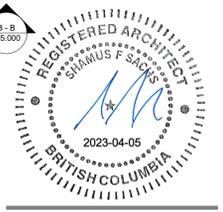
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[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS
INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

2ND FLOOR

22601 [PROJECT]

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

APR 03, 2023 [DATE]

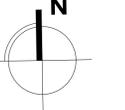
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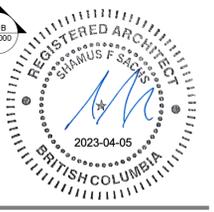
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WEST 19TH STREET



[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS
INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

3RD FLOOR

22601 [PROJECT]

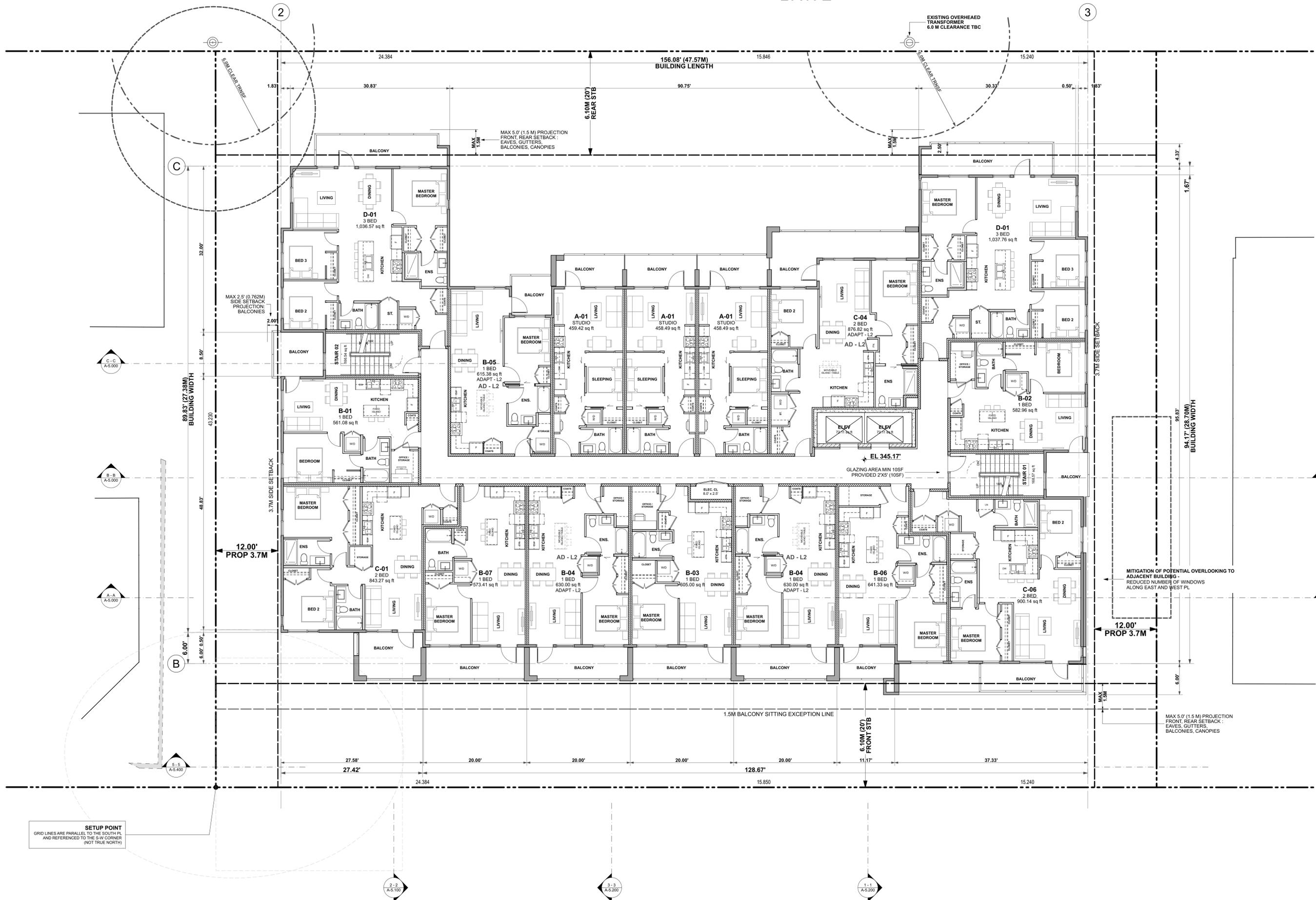
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APR 03, 2023 [DATE]

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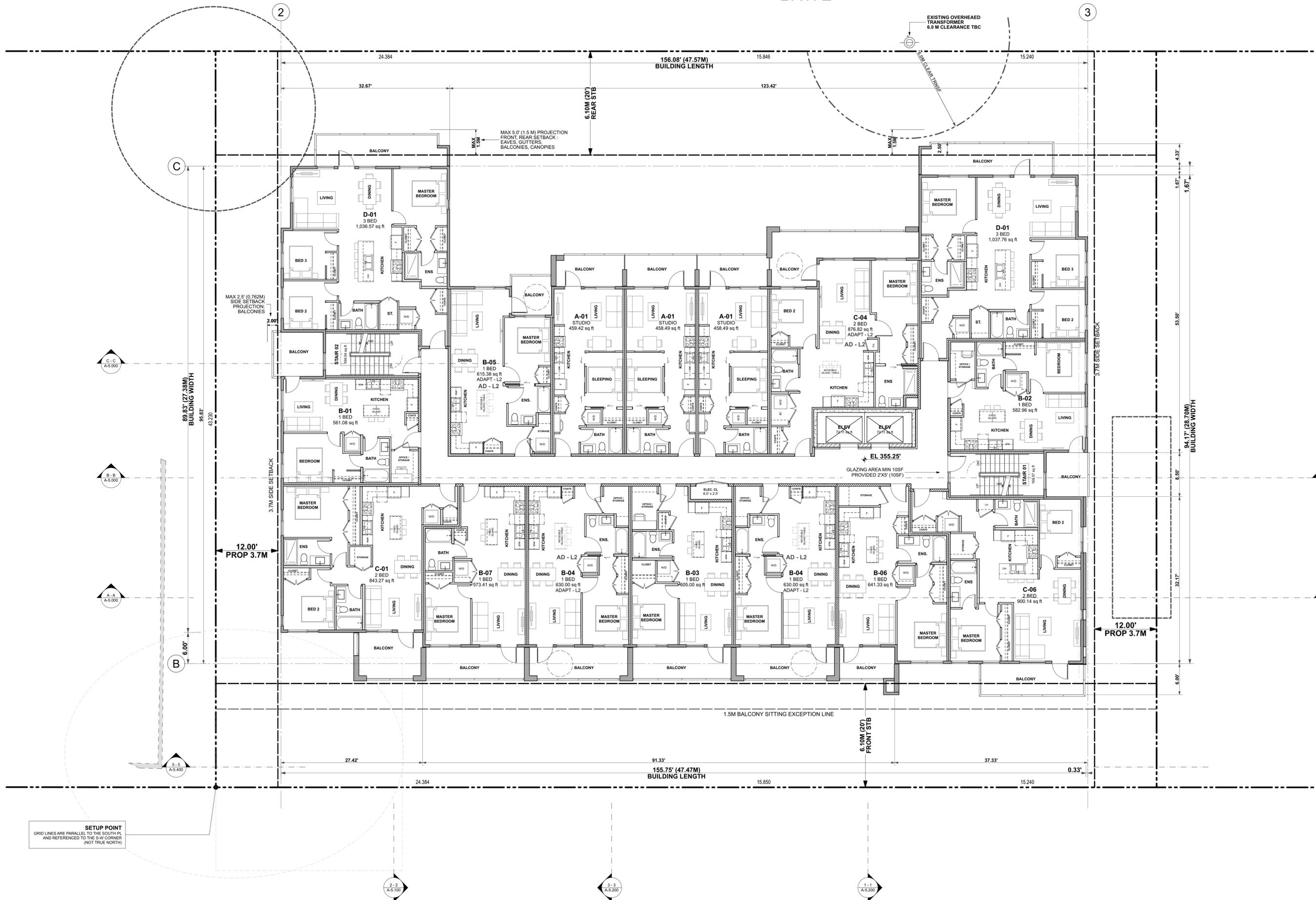
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A-2.300



SETUP POINT
GRID LINES ARE PARALLEL TO THE SOUTH PL
AND REFERENCED TO THE S-W CORNER
(NOT TRUE NORTH)

LANE



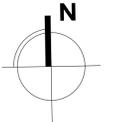
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GRID LINES ARE PARALLEL TO THE SOUTH PL
AND REFERENCED TO THE S-W CORNER
(NOT TRUE NORTH)



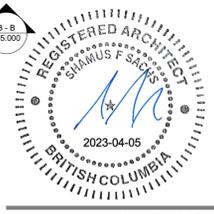
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[ARCHITECT SEAL]



[CLIENT]

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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR

22601 [PROJECT]

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

APR 03, 2023 [DATE]

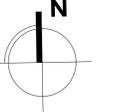
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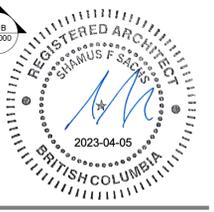


WEST 19TH STREET

A-2.400



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MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

5TH FLOOR

22601 [PROJECT]

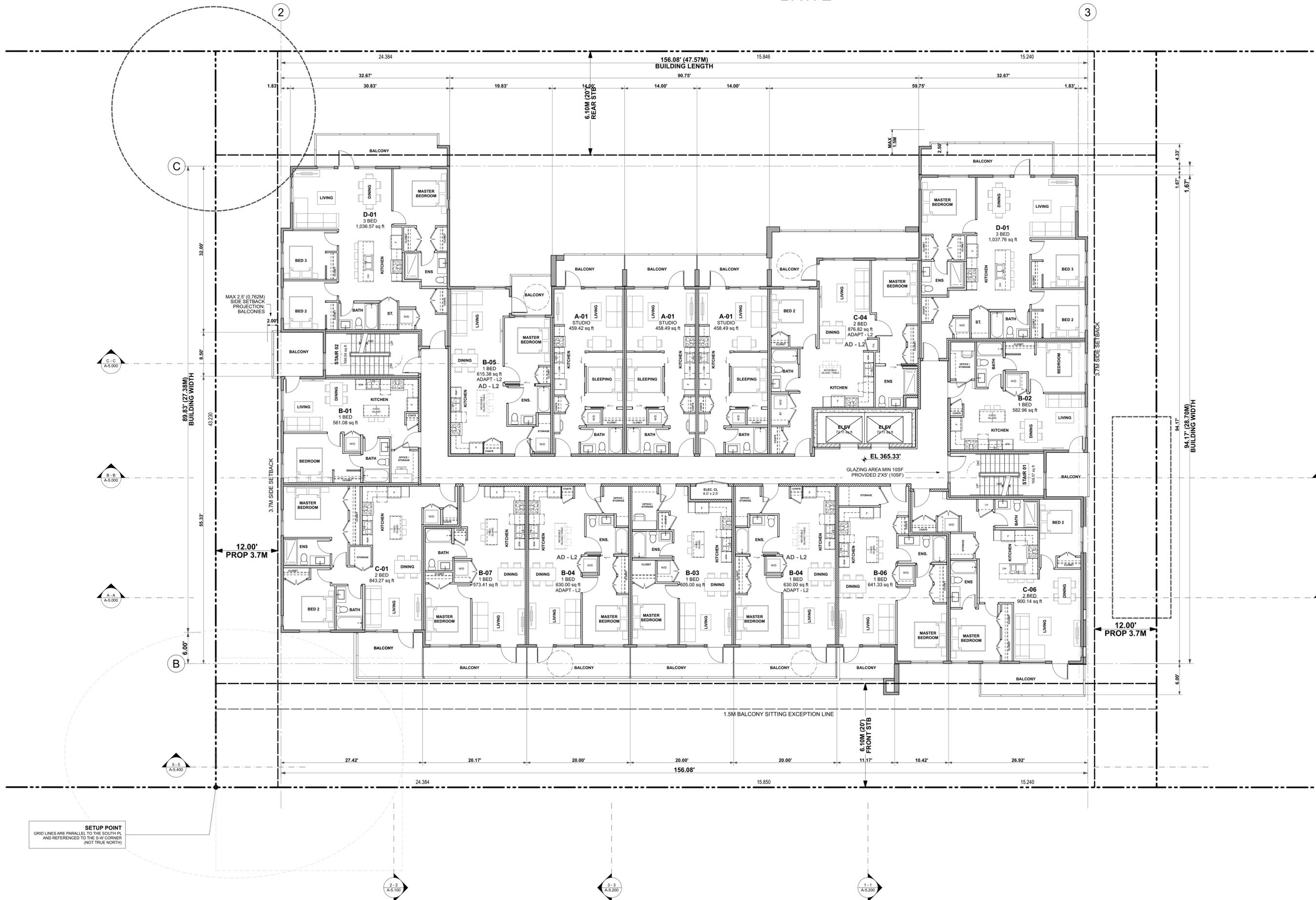
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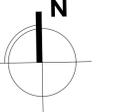
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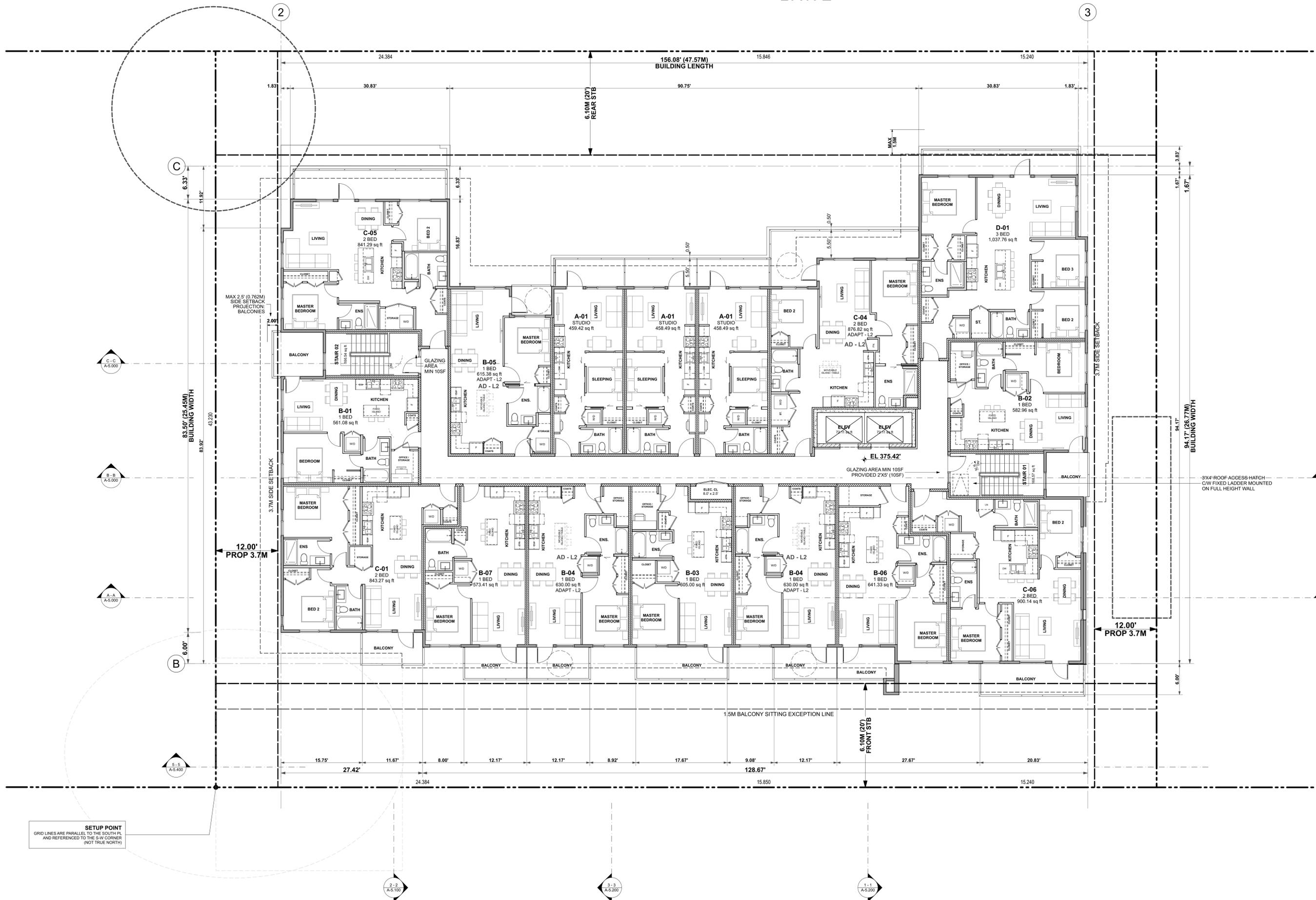


SETUP POINT
GRID LINES ARE PARALLEL TO THE SOUTH PL
AND REFERENCED TO THE S-W CORNER
(NOT TRUE NORTH)

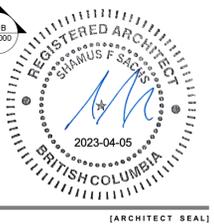




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SETUP POINT
GRID LINES ARE PARALLEL TO THE SOUTH PL
AND REFERENCED TO THE S-W CORNER
(NOT TRUE NORTH)



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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

6TH FLOOR

22601 [PROJECT]

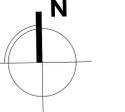
1/8" = 1'-0" [SCALE]

APR 03, 2023 [DATE]

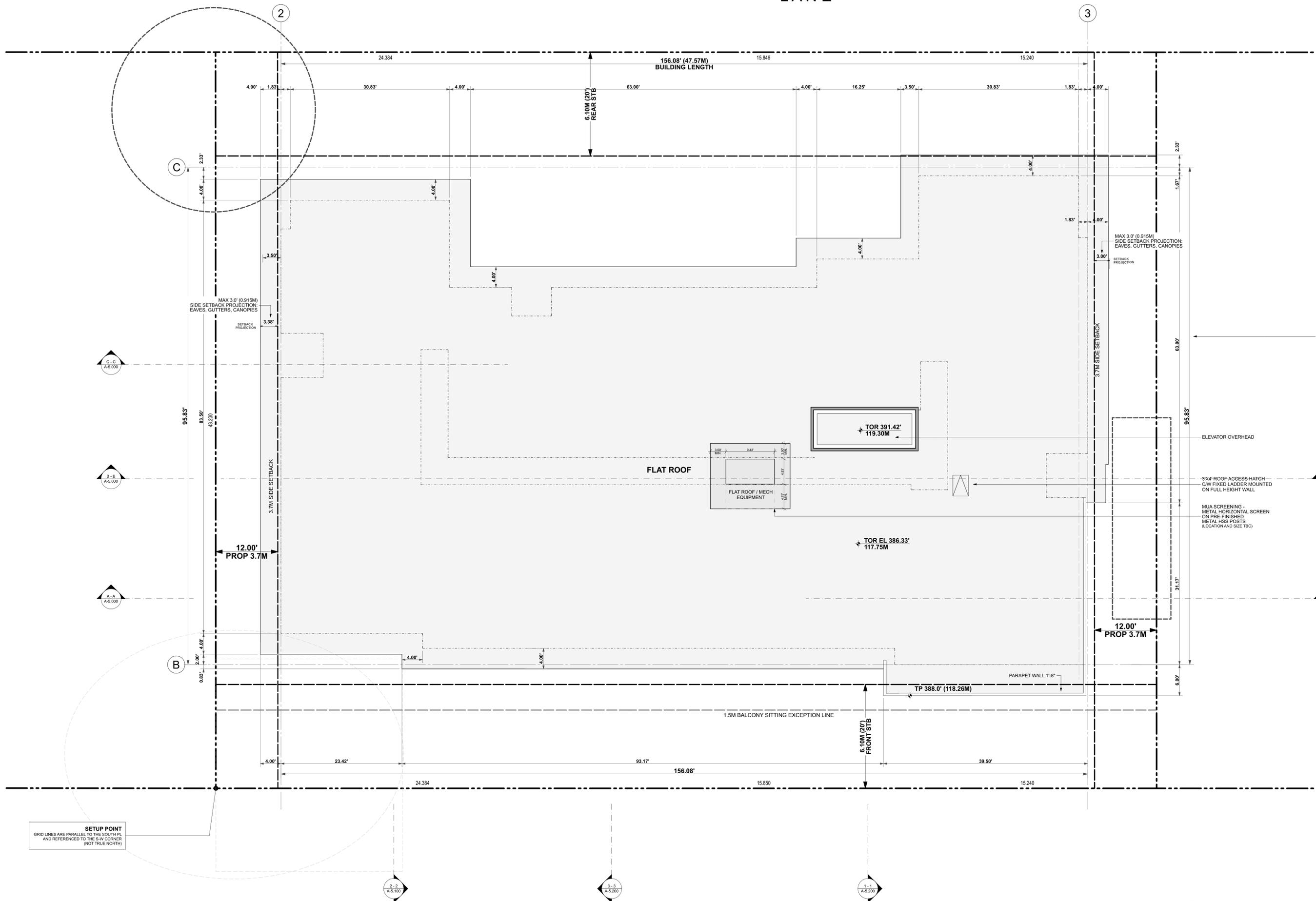
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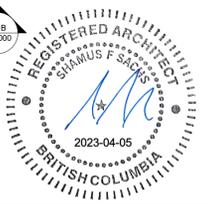




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SETUP POINT
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AND REFERENCED TO THE S-W CORNER
(NOT TRUE NORTH)



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MULTI-FAMILY DEVELOPMENT
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NORTH VANCOUVER, BC

ROOF PLAN

22601 [PROJECT]
1/8" = 1'-0" [SCALE]
APR 03, 2023 [DATE]
1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]



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
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
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 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
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

3 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *
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 *
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
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 wiring for an automatic door opener for the suite entry door. 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
PATIOS & BALCONIES		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 1/2" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum 1/2" or 13mm threshold**
PATIOS & BALCONIES		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)
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
KITCHEN		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
KITCHEN		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
KITCHEN		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

4 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
KITCHEN		Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
MIN. ONE BATHROOM		Toilet located adjacent to wall (min 3' or 915mm 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)*
MIN. ONE BATHROOM		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 *
MIN. ONE BATHROOM		Accessible storage *	Accessible storage*
MIN. ONE BATHROOM		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 *
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
MIN. ONE BEDROOM		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 *
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
LAUNDRY FACILITIES		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

ADAPTABLE DESIGN GUIDELINES

FIXTURES AND FINISHES

	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
CIRCULATION	Colour contrasting exit doors	Colour contrasting exit doors	Colour contrasting exit doors
BUILDING MEETING / AMENITY ROOMS		Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES		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
UNIT ENTRIES			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)
UNIT FLOORING		High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
UNIT FLOORING		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

* Illustrations available

- 1 of 3

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

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
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	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
ELECTRICAL			Double bulb ceiling fixtures
ELECTRICAL			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
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
KITCHEN		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
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN		Drawer storage in key areas*	Drawer storage in key areas*
KITCHEN			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)
KITCHEN			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
KITCHEN			Contrasting knobs on stove / cook top

* Illustrations available

- 2 of 3

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

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)
MIN. ONE BATHROOM		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 *
MIN. ONE BATHROOM		Water temperature regulator on tub / shower faucet	Water temperature regulator on tub / shower faucet
LIVING ROOM		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
BEDROOMS		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



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[PROJECT TEAM]



[ARCHITECT SEAL]



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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

CNV ADAPTABLE UNITS DESIGN GUIDELINES

22601 [PROJECT]

[SCALE]

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

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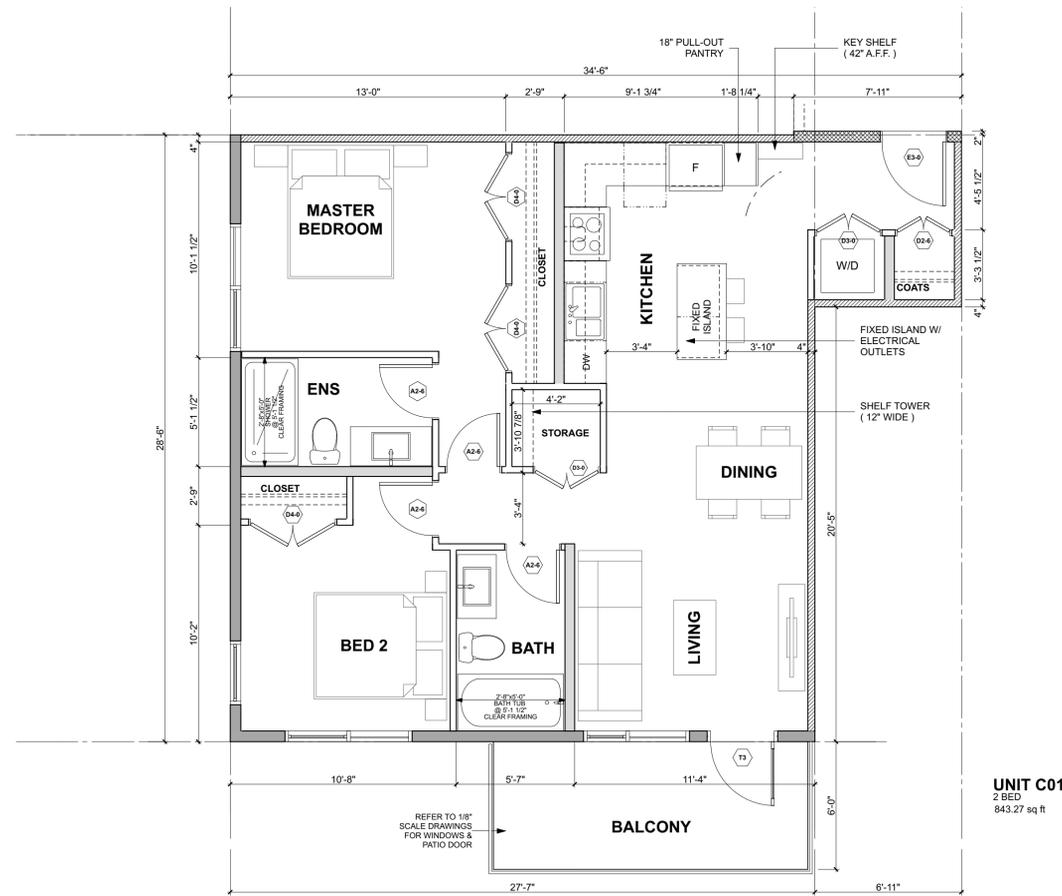


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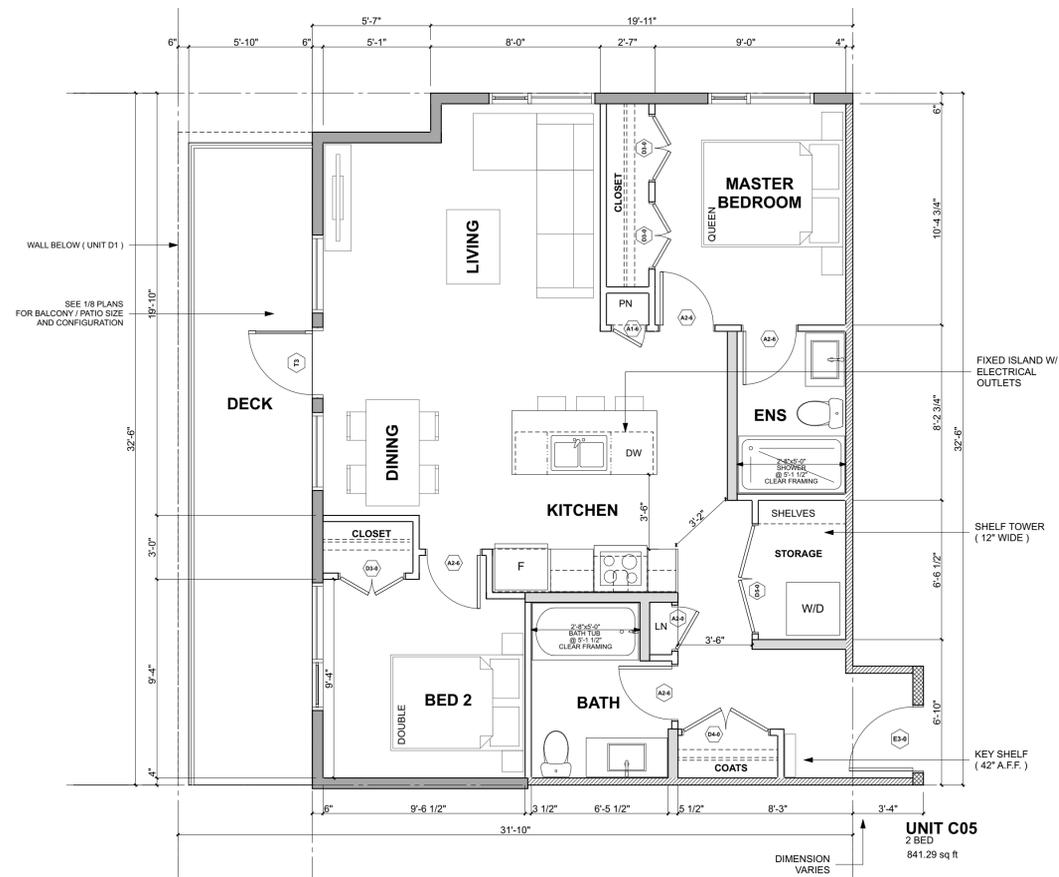
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2 BED
843.27 sq ft

UNIT C01 - 2 BEDROOM



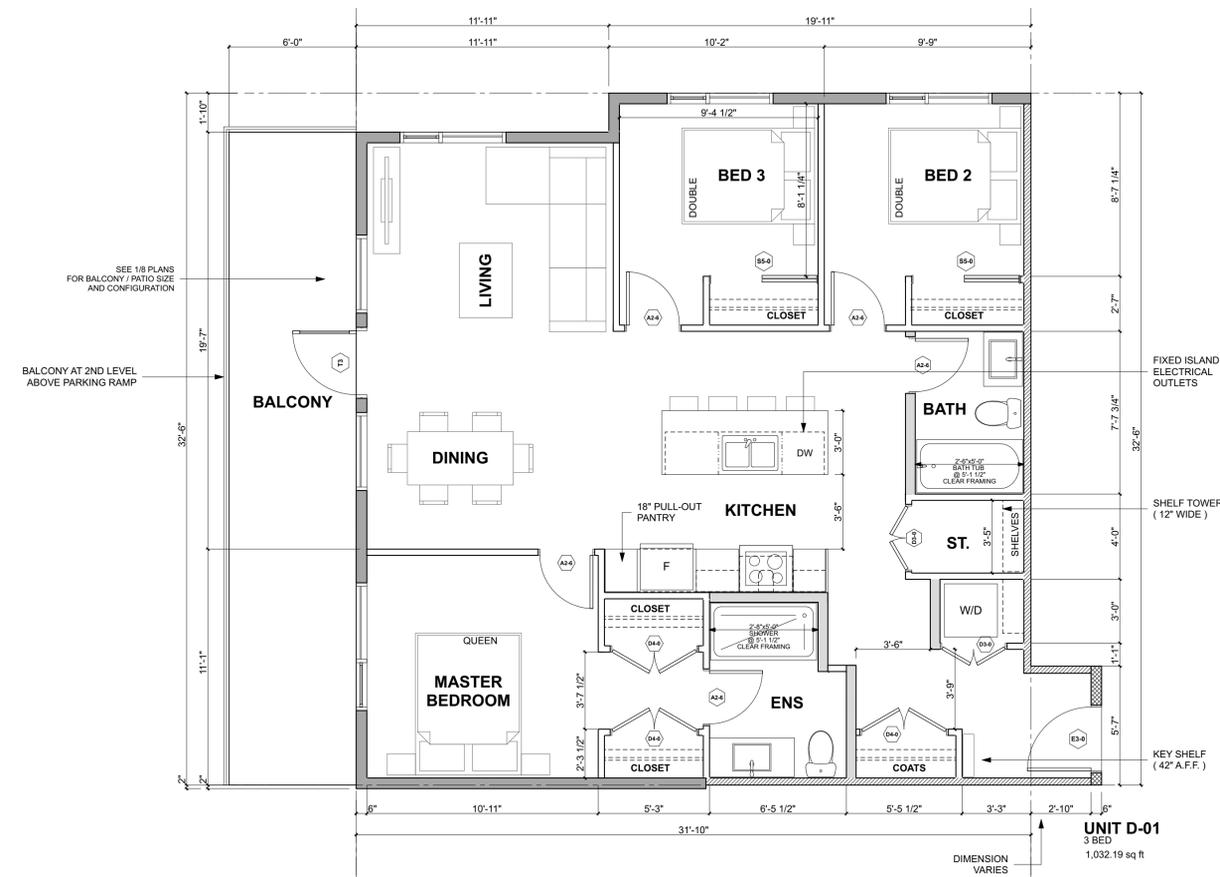
UNIT C06
2 BED
900.14 sq ft

UNIT C06 - 2 BEDROOM



UNIT C05
2 BED
841.29 sq ft

UNIT C05 - 2 BEDROOM



UNIT D-01
3 BED
1,032.19 sq ft

UNIT D01 - 3 BEDROOM



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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

TYPICAL UNIT PLANS

22601 [PROJECT]

[SCALE]

APR 03, 2023 [DATE]

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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

TYPICAL UNIT PLANS

22601 [PROJECT]

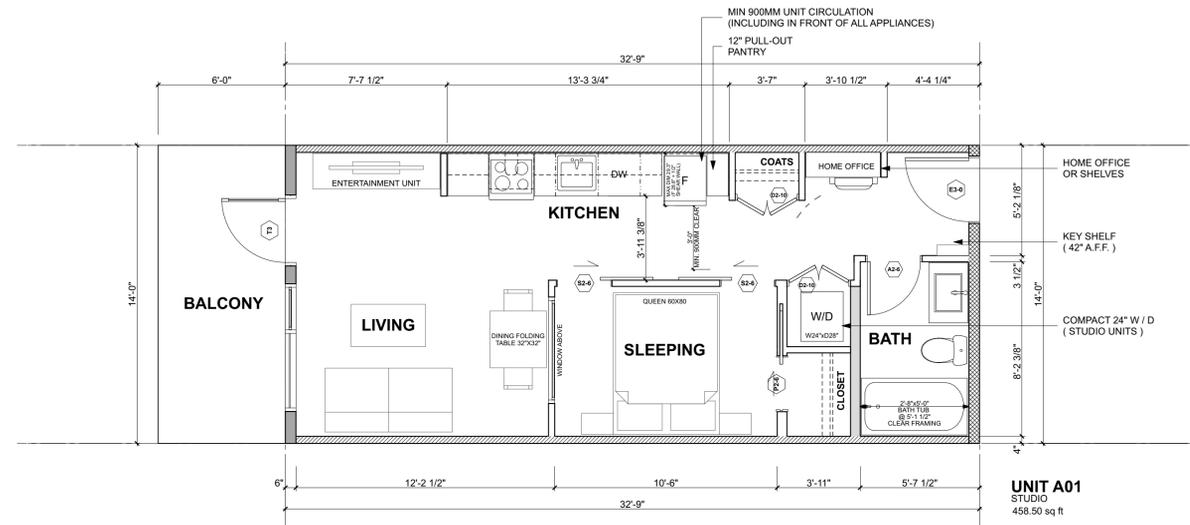
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APR 03, 2023 [DATE]

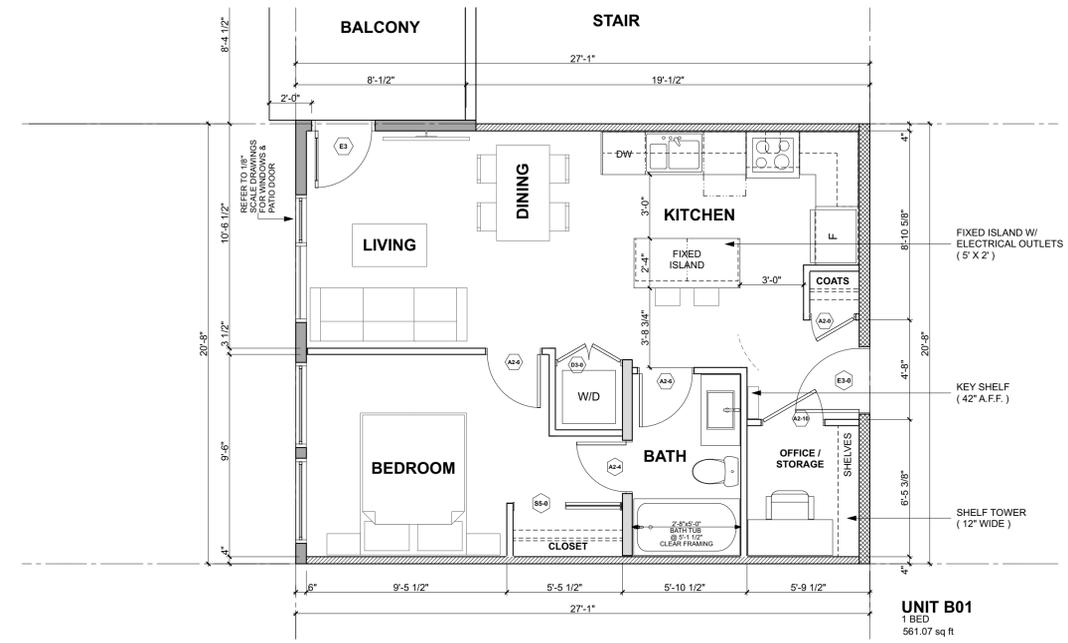
1 - RZA / DPA SUBMISSION [ISSUE]

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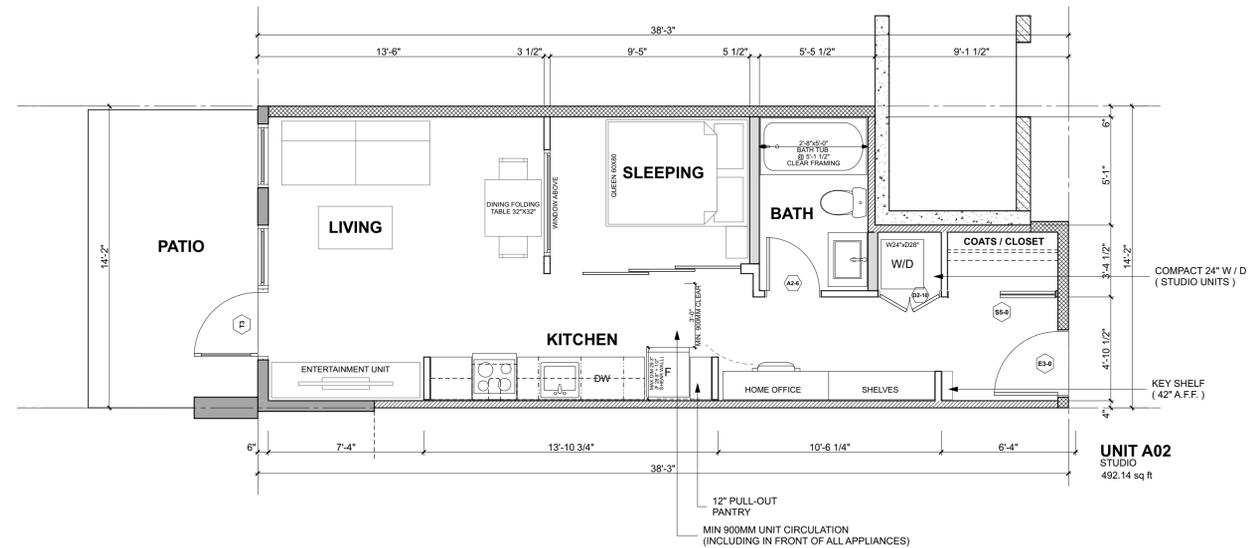
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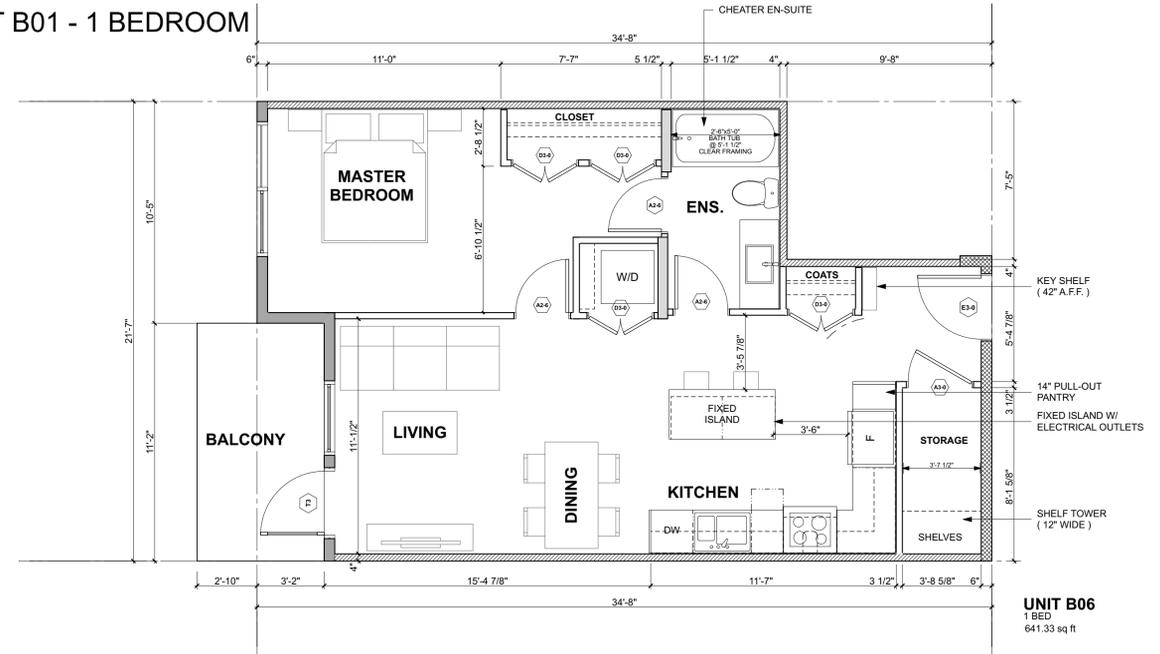
UNIT A01 - STUDIO



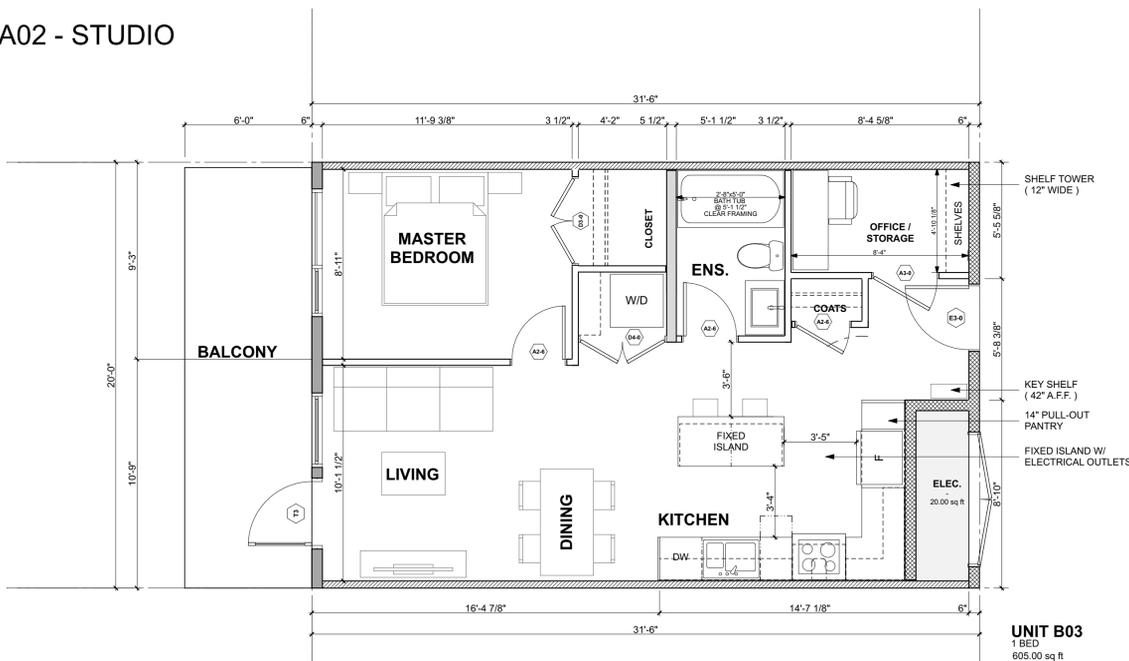
UNIT B01 - 1 BEDROOM



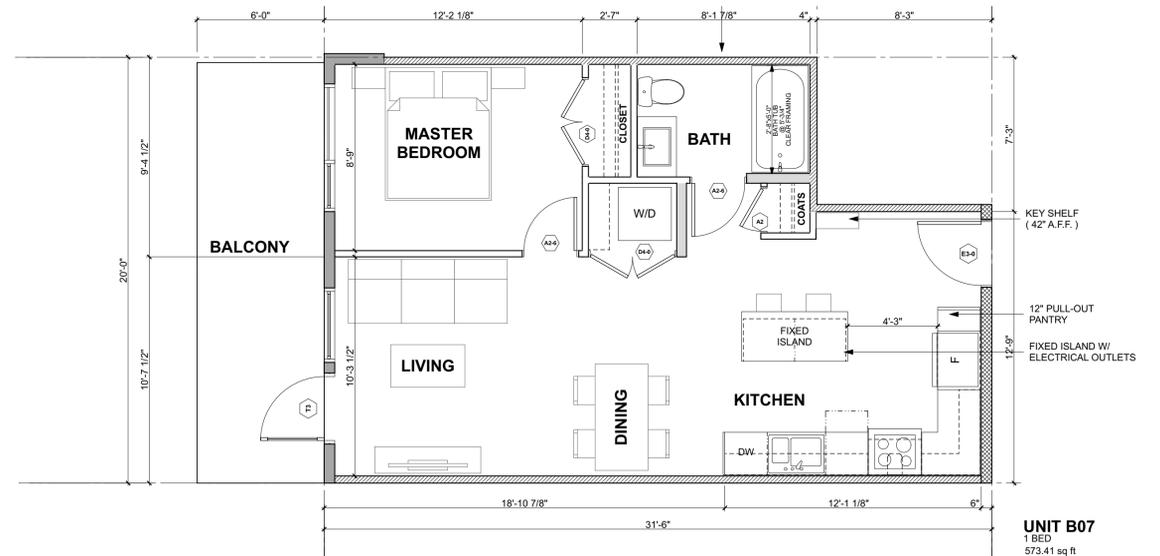
UNIT A02 - STUDIO



UNIT B06 - 1 BEDROOM



UNIT B03 - 1 BEDROOM



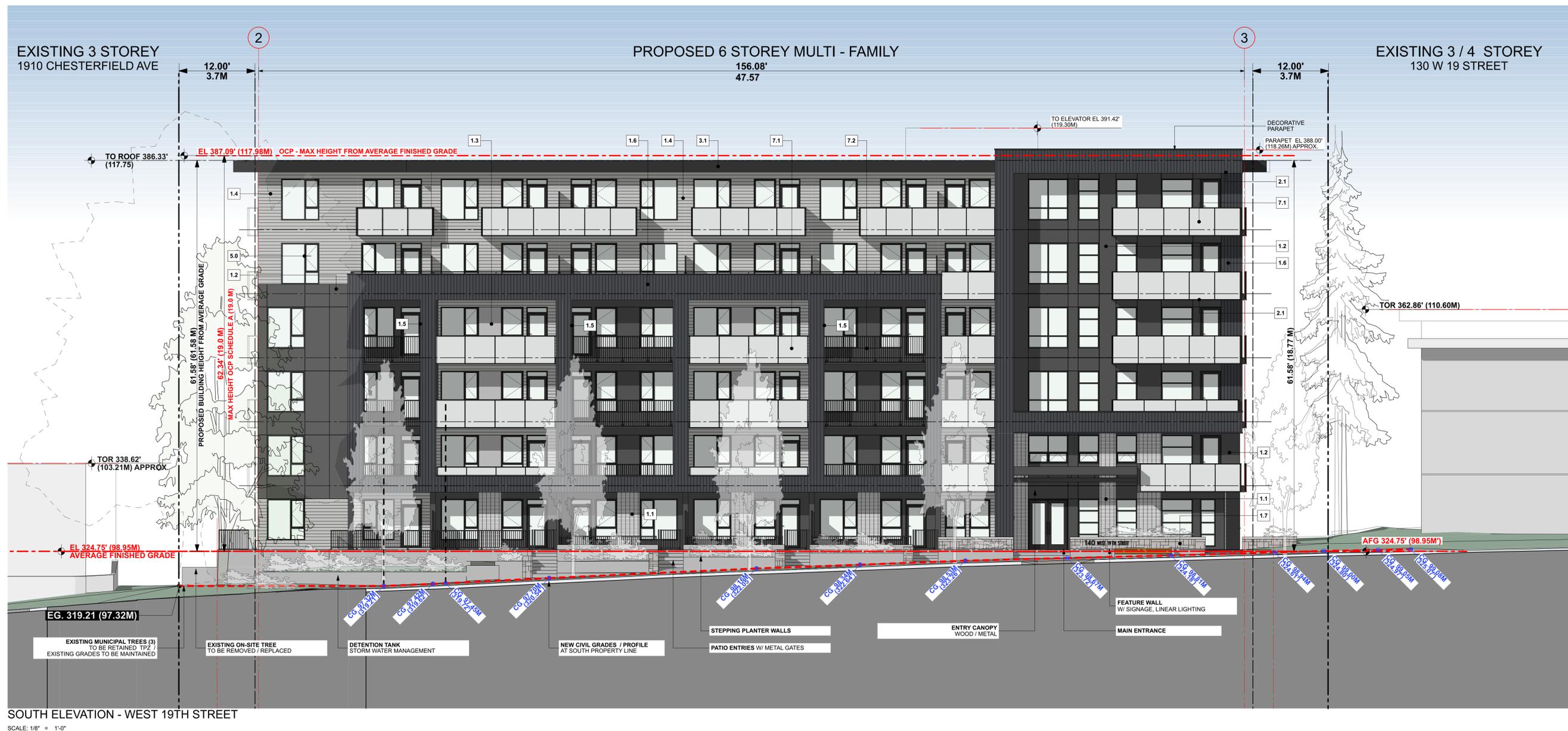
UNIT B07 - 1 BEDROOM



MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1-storey as indicated
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Light Grey	JamesHardie Panel	JH Colour Plus - 'Pear Gray'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.4	Light Grey	JamesHardie Lap Siding	JH Colour Plus - 'Pear Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.6	Charcoal	Forma Steel, Board & Batten	Prefinished Standard - 'Carbon'	Vertical Hidden Fastener Steel Cladding panel or approved alternate
1.7	Grey	Cultured Stone CSI (Boral)	Prostone - Savannah Ledge 'Grey'	Selected landscape walls at main entrance
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Charcoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	Grey	Makin Metals Ltd.	Prefinished - 'Regent Grey'	Flashing and through wall flashing with finish 1.3 and 1.4
8.5	Varies	Makin Metals Ltd.	Prefinished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w groove reveals



SOUTH ELEVATION - WEST 19TH STREET

SCALE: 1/8" = 1'-0"



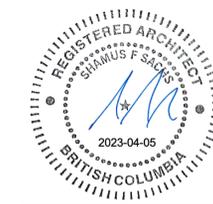
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[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS
INC.

[PROJECT]

**MULTI-FAMILY
DEVELOPMENT**
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**SOUTH
ELEVATION**

[PROJECT]

22601

[SCALE]

1/8" = 1'-0"

[DATE]

APR 03, 2023

[ISSUE]

1 - RZA / DPA SUBMISSION

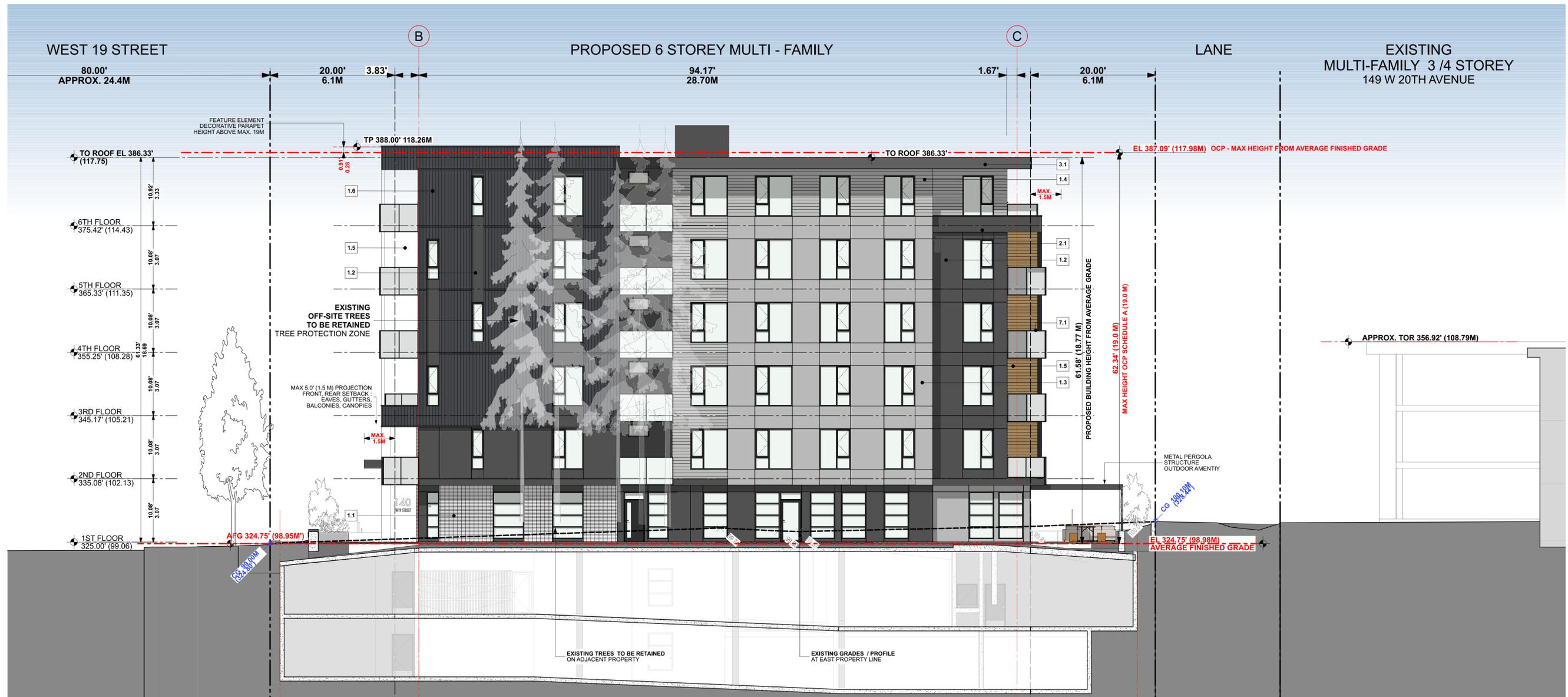
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A-4.100

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1-storey as indicated
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Light Grey	JamesHardie Panel	JH Colour Plus - 'Pear Gray'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.4	Light Grey	JamesHardie Lap Siding	JH Colour Plus - 'Pear Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.6	Charcoal	Forma Steel, Board & Batten	Prefinished Standard - 'Carbon'	Vertical Hidden Fastener Steel Cladding panel or approved alternate
1.7	Grey	Cultured Stone CSI (Boral)	Prostone - Savannah Ledge 'Grey'	Selected landscape walls at main entrance
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Charcoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	Grey	Makin Metals Ltd.	Prefinished - 'Regent Grey'	Flashing and through wall flashing with finish 1.3 and 1.4
8.5	Varies	Makin Metals Ltd.	Prefinished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w groove reveals



EAST ELEVATION - INTERIOR

SCALE: 1/8" = 1'-0"

[PROJECT TEAM]



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GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

EAST ELEVATION

22601 [PROJECT]

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

APR 02 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-4.200

TO BE UPDATED

MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description (Location)	
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1-storey as indicated
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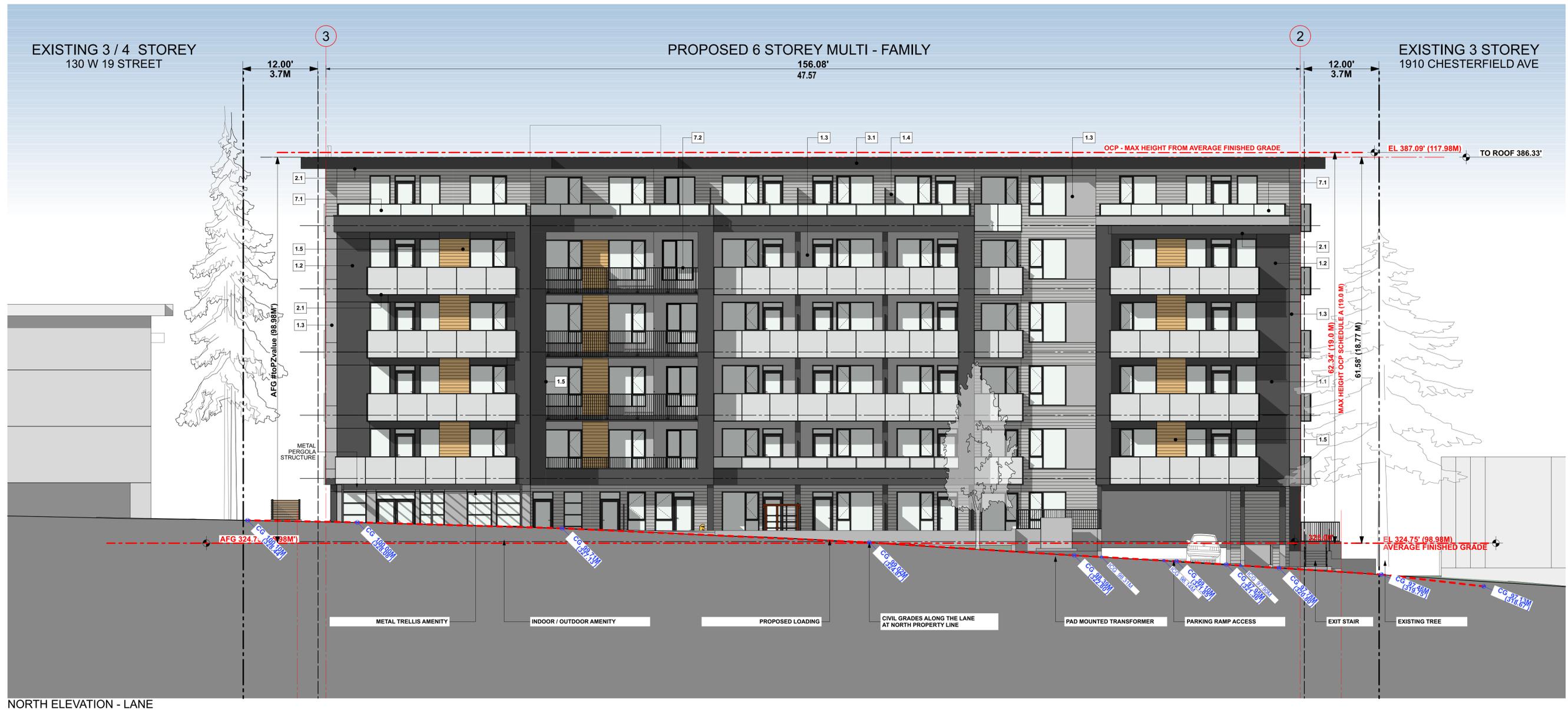
5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
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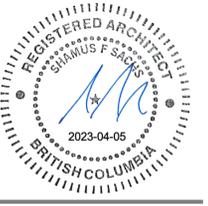
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NORTH ELEVATION - LANE

[PROJECT TEAM]



[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

NORTH ELEVATION

22601

[PROJECT]

[SCALE]

APR 03, 2023

[DATE]

1 - RZA / DPA SUBMISSION

[ISSUE]

[DRAWING]

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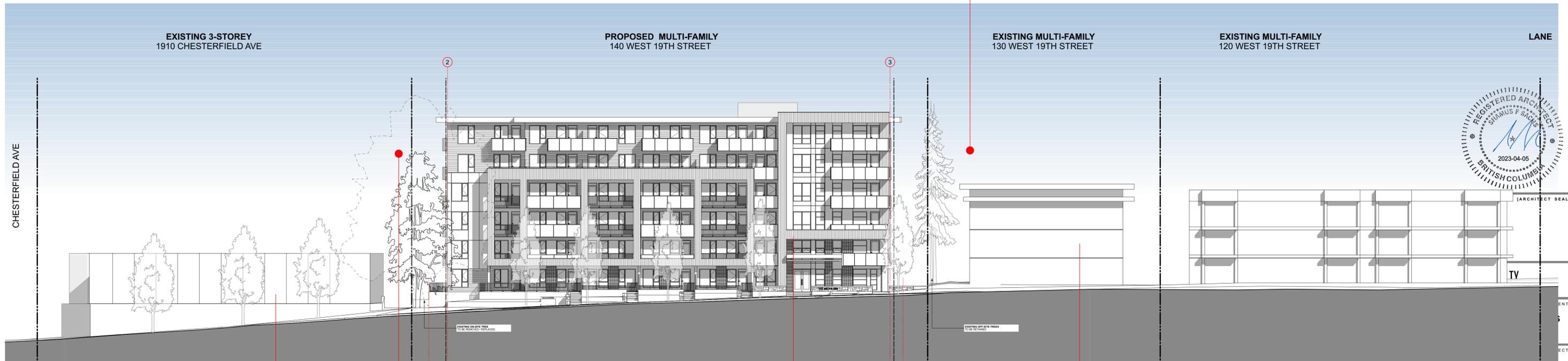


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[PROJECT TEAM]



STREETSCAPE - WEST 19TH STREET

SCALE: 1/16" = 1'-0"



EXISTING TOWNHOMES - VIEW ALONG CHESTERFIELD AVE



EXISTING TREES TO BE RETAINED



EXAMPLE OF FEATURE ELEMENT



EXISTING BUILDING - 140 WEST 19TH STREET

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

STREETSCAPE ELEVATIONS

22601 [PROJECT]

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

APR 03, 2023 [DATE]

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[DRAWING]

A-4.500



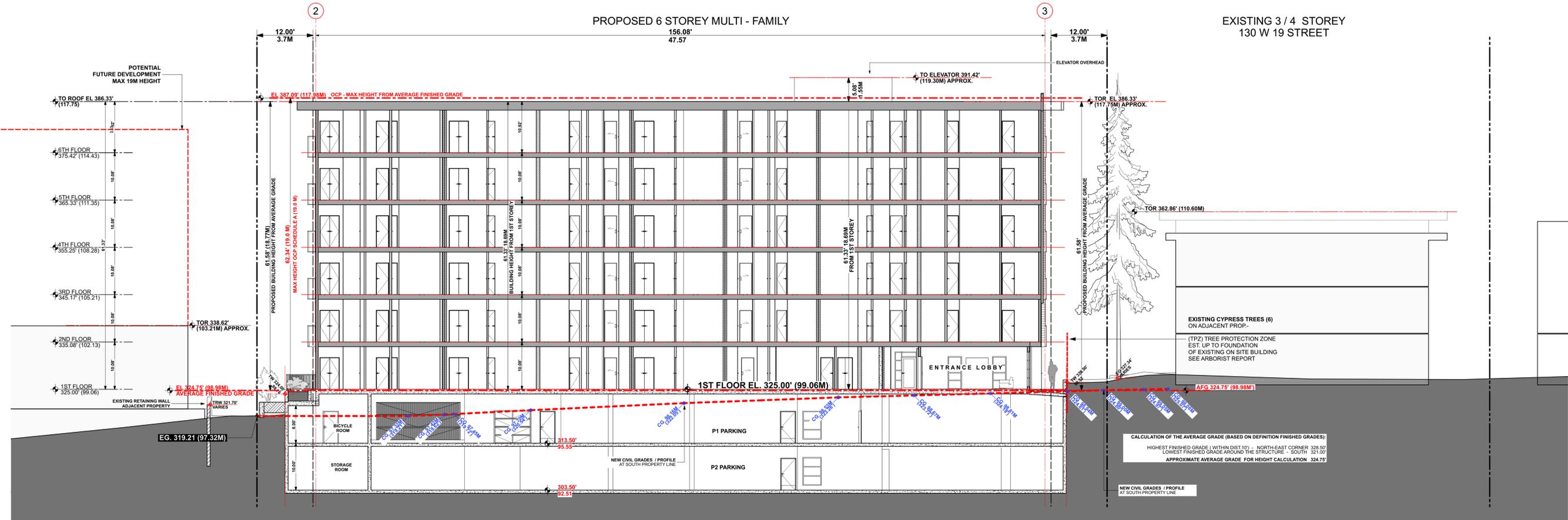
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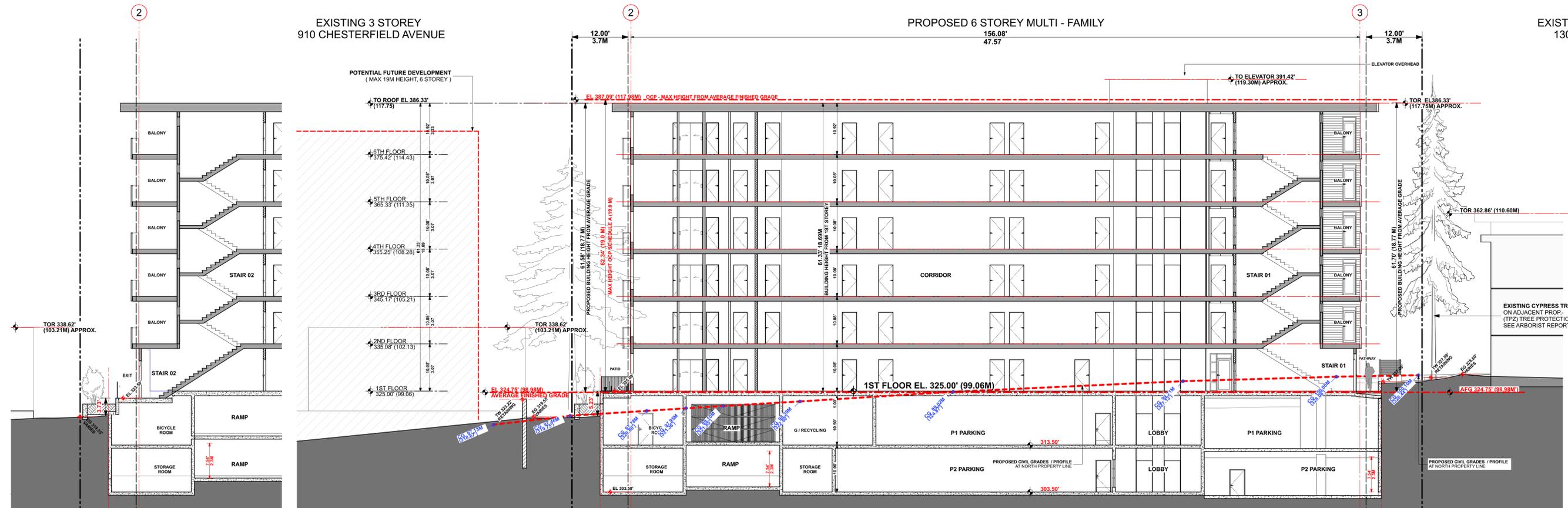
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[PROJECT TEAM]



A - A



C - C

B - B



[ARCHITECT SEAL]



[CLIENT]

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[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTIONS

22601 [PROJECT]

3/32" = 1'-0" [SCALE]

APR 03, 2023 [DATE]

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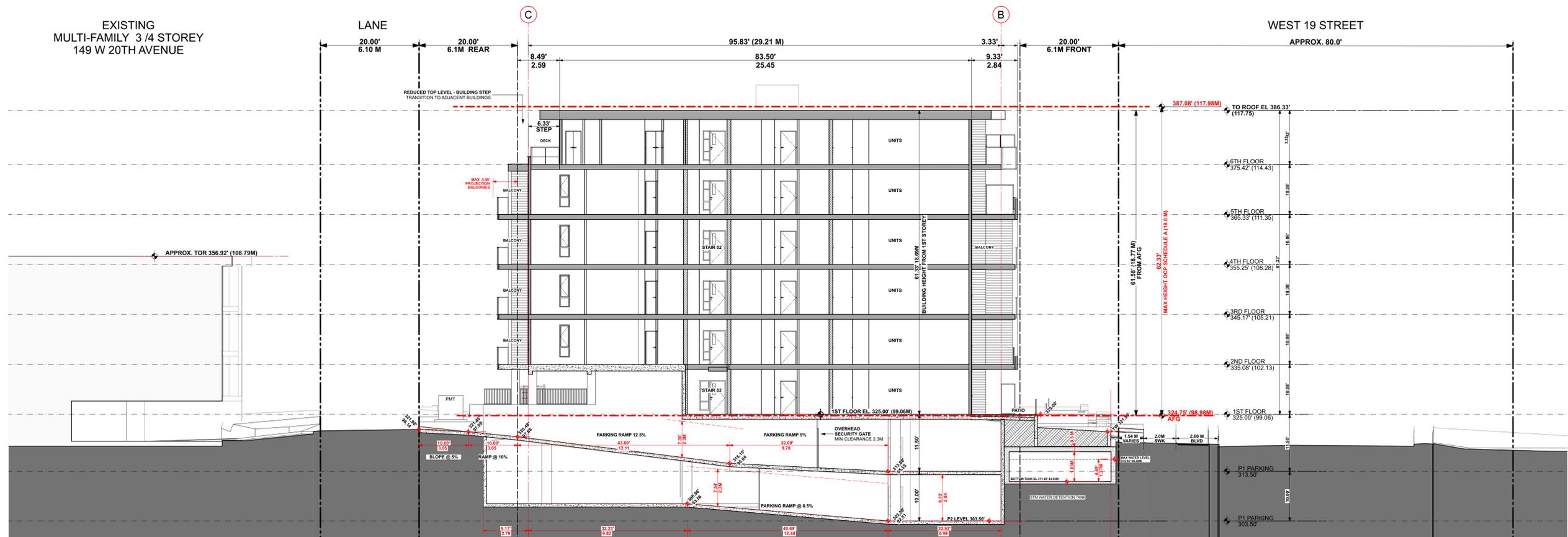
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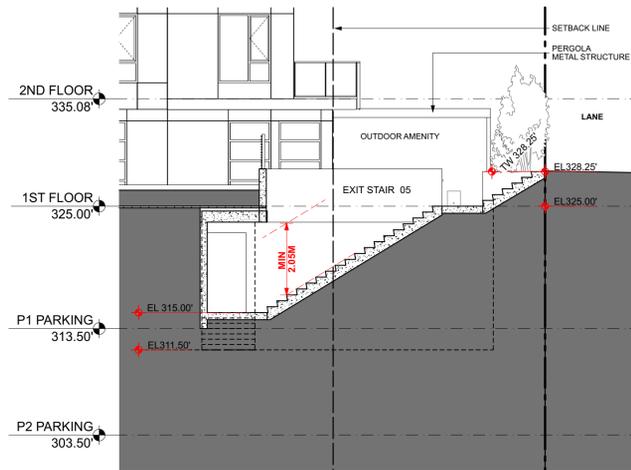
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[PROJECT TEAM]

EXISTING
MULTI-FAMILY 3/4 STOREY
149 W 20TH AVENUE

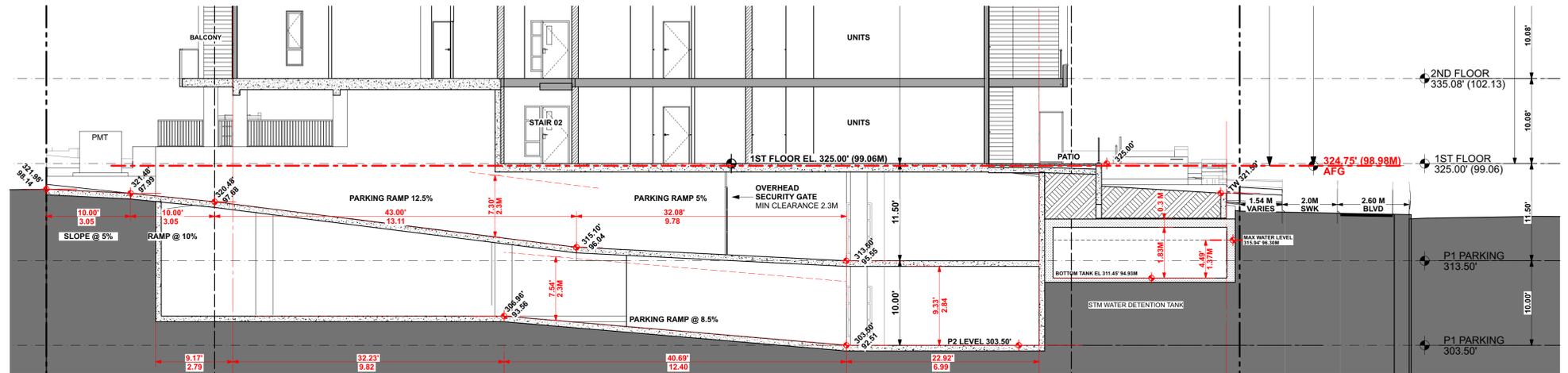


2 - 2 RAMP SECTION



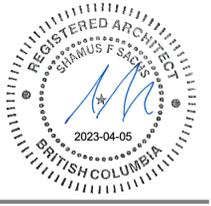
9 - 9 SECTION - STAIR 05

SCALE: 1/8" = 1'-0"



2 - 2 RAMP SECTION

SCALE: 1/8" = 1'-0"



[ARCHITECT SEAL]



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[CLIENT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTIONS

22601 [PROJECT]

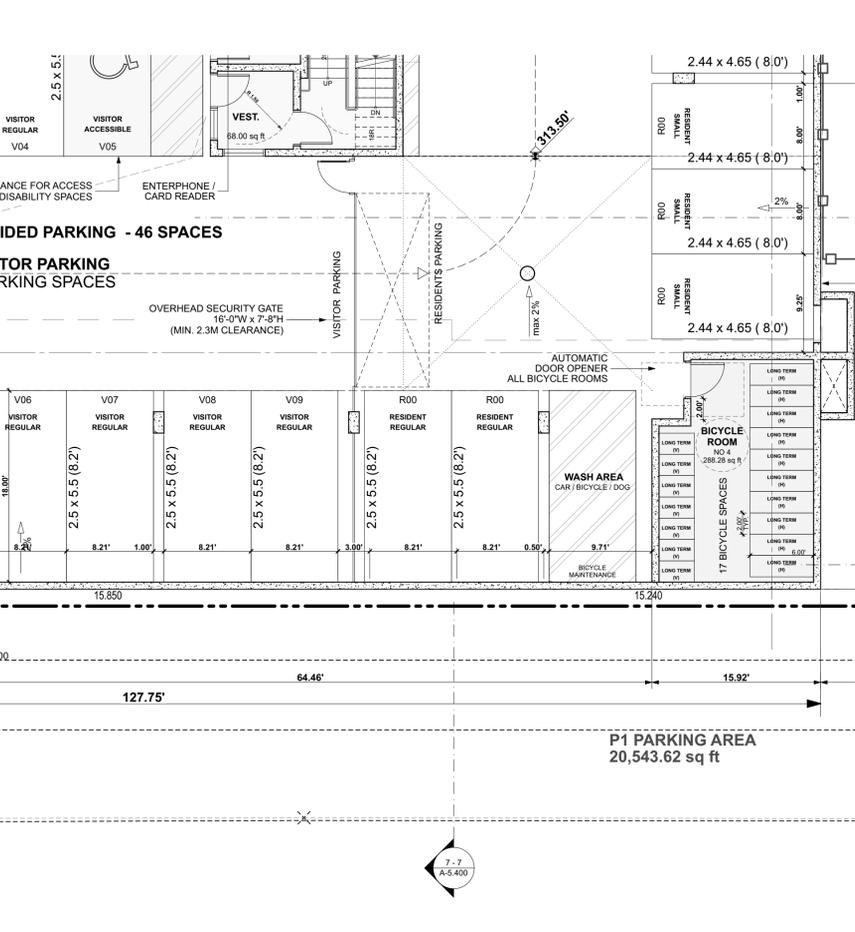
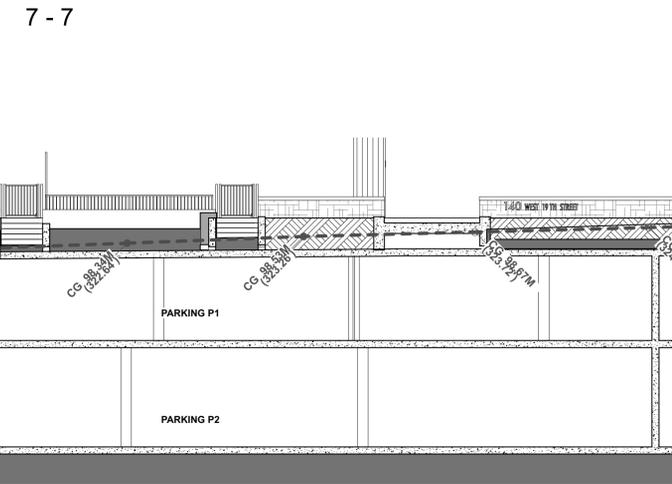
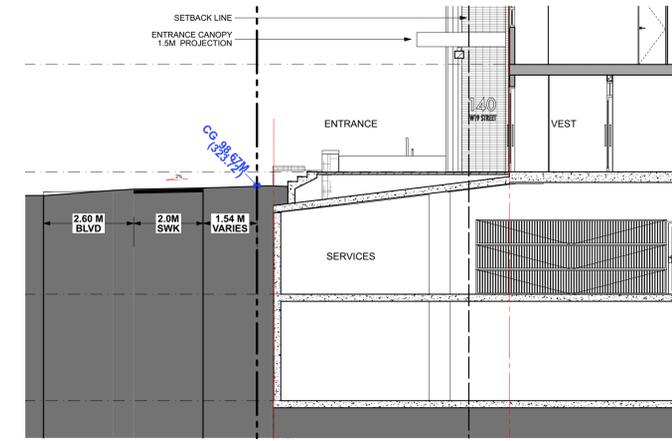
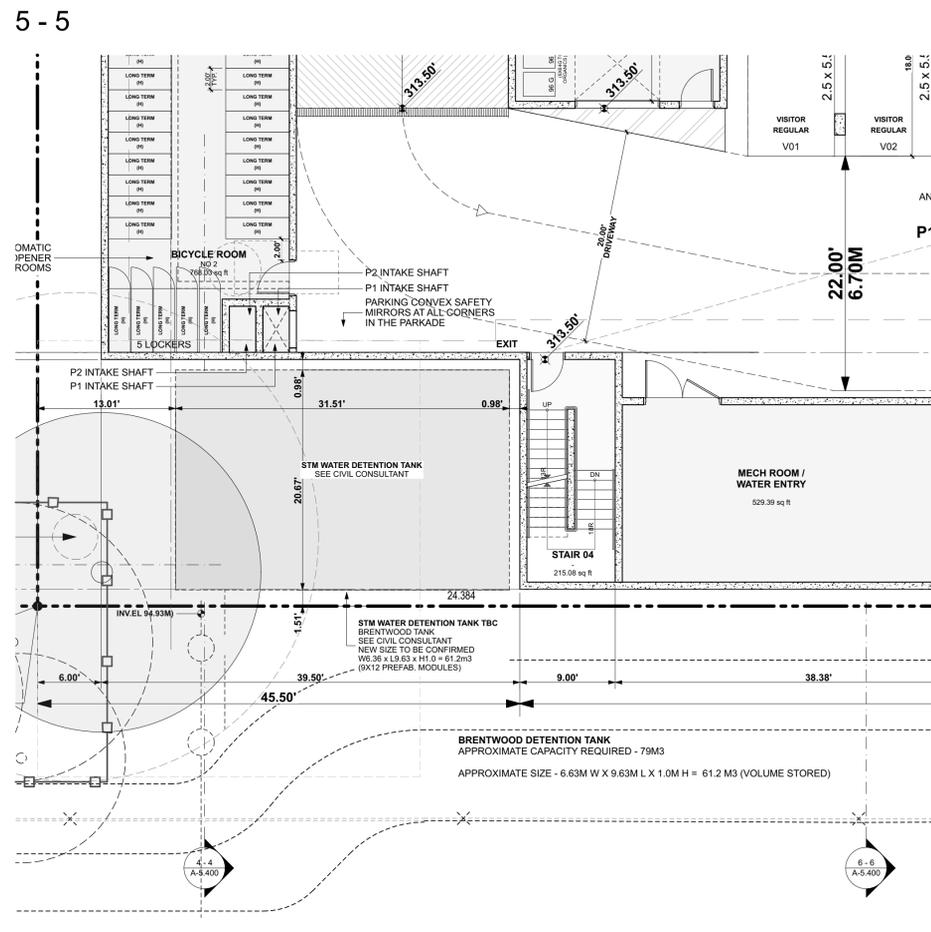
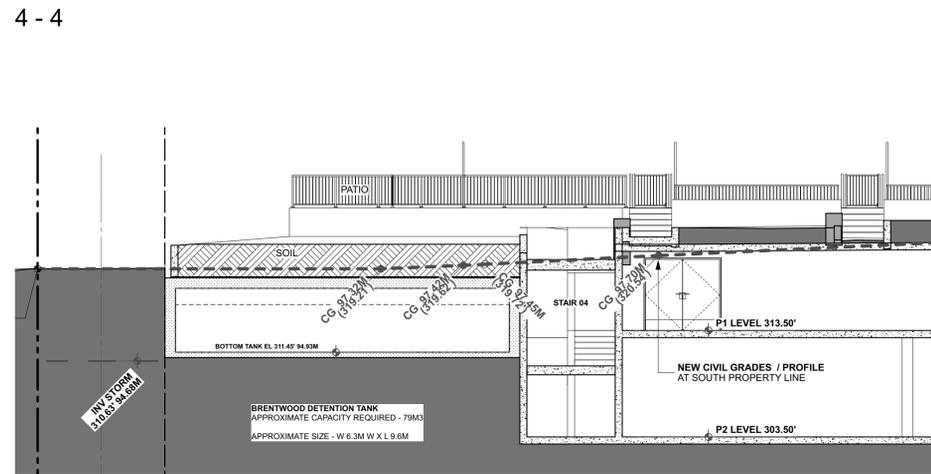
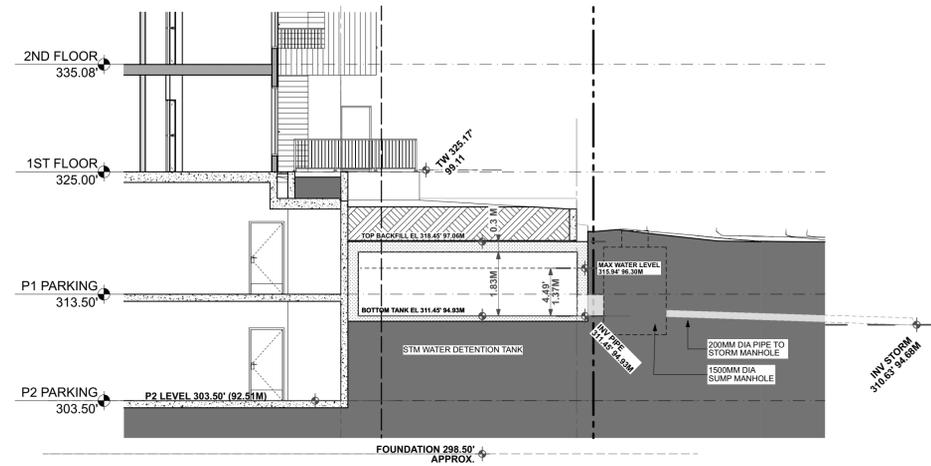
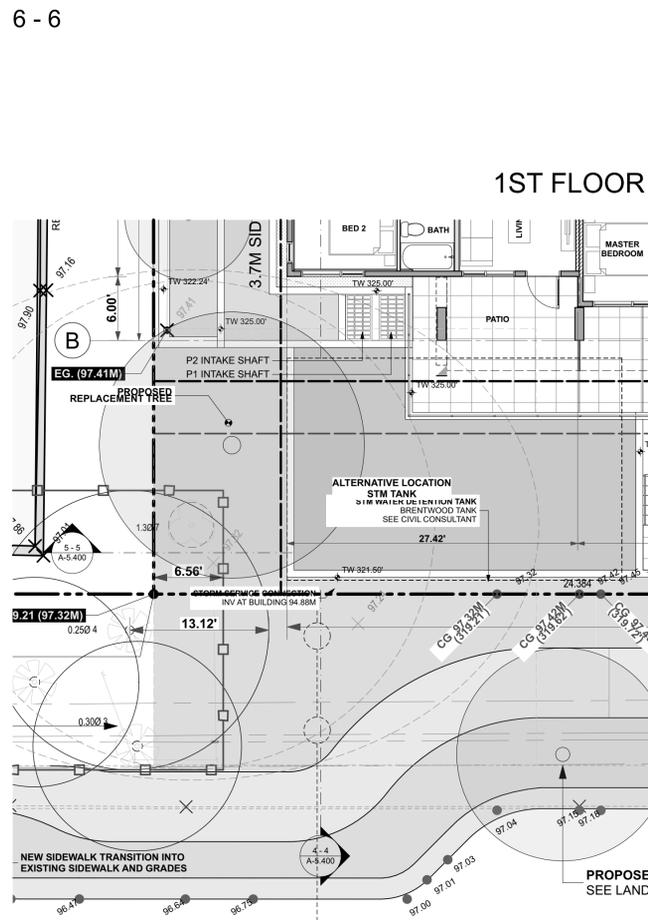
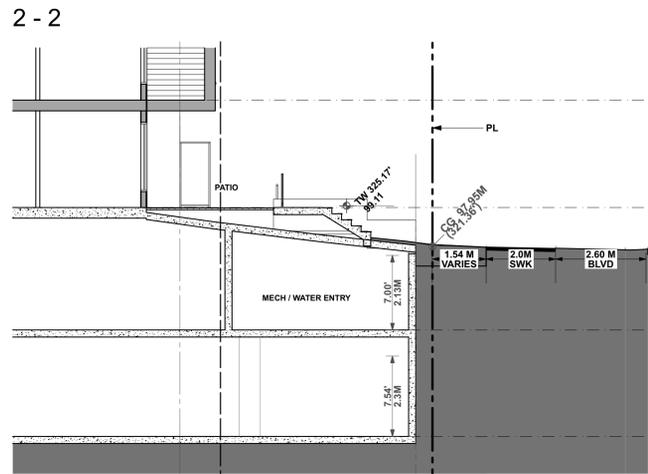
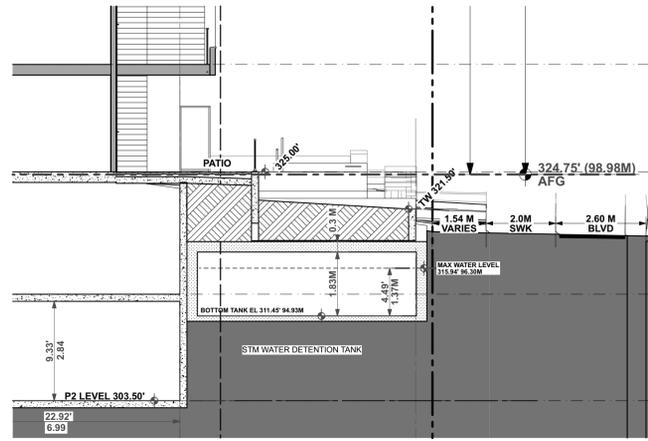
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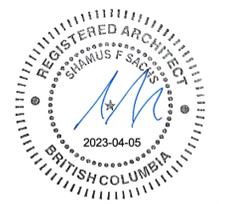


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[PROJECT TEAM]



[ARCHITECT SEAL]



GWL REALTY ADVISORS INC.

[CLIENT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTIONS STM TANK

22601 [PROJECT]
1/8" = 1'-0" [SCALE]
APR 03, 2023 [DATE]
1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]
A-5.400



1.1 BRICK VENEER - PEWTER, STACK BOND



1.2 HARDIE REVEAL PANEL - BM 1609



1.3 HARDIE REVEAL PANEL - PEARL GRAY



1.4 HARDIEPLANK LAP SIDING - PERL GRAY



1.5 FIBER CEMENT SIDING - WOODTONE SANDCASTLE



1.6 METAL SIDING VERTICAL - CHARCOAL OR BLACK MATT



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MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description (Location)	
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1-storey as indicated
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8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	Grey	Makin Metals Ltd.	Prefinished - 'Regent Grey'	Flashing and through wall flashing with finish 1.3 and 1.4
8.5	Varies	Makin Metals Ltd.	Prefinished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



VERTICAL HIDDEN FASTENER STEEL CLADDING PANEL



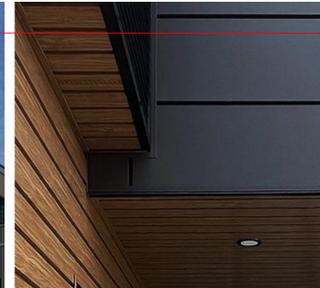
1.6

FORMA STEEL - BOARD AND BATTEN PROFILE : CARBON (TBC)

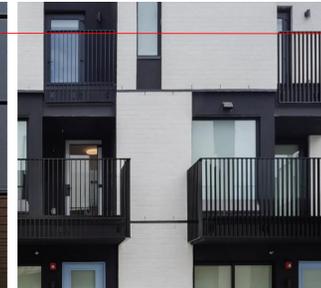
COLOUR / MANUFACTURER TO BE CONFIRMED
TO MATCH : 'VICWEST' STANDARD COLOUR : DEEP GREY
TO MATCH : 'WESTFORM' STANDARD COLOUR : BLACK LOW GLOSS OR IRON ORE
TO MATCH : 'FORMA STEEL' STANDARD COLOUR : CARBON



METAL PANEL



ALUMINUM PICKET RAILING



RAILING W/ TRANSLUCENT GLASS



CULTURED STONE - LANDSCAPE WALLS
PROSTONE SAVANNAH LEDGE - GREY MANOR

[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

MATERIAL SCHEDULE

22601 [PROJECT]

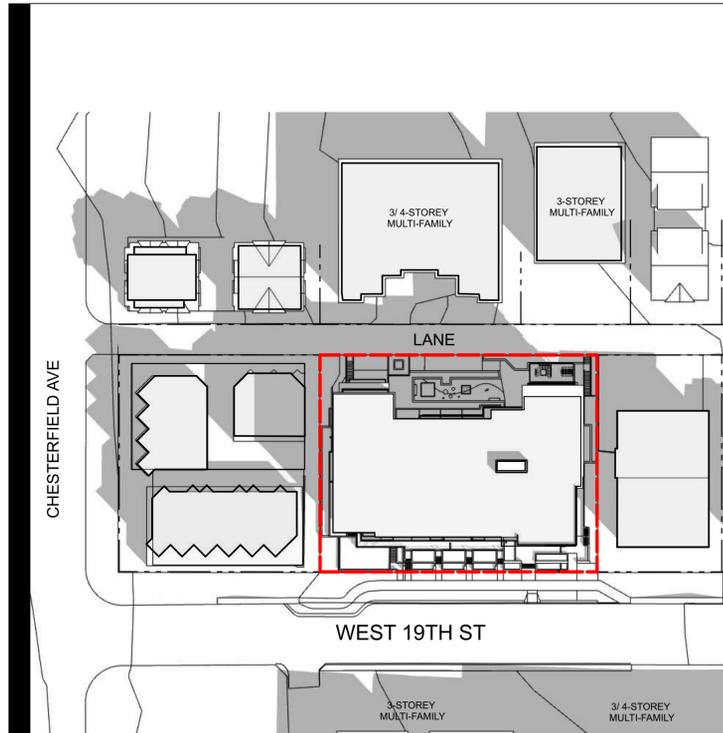
[SCALE]

APR 03, 2023 [DATE]

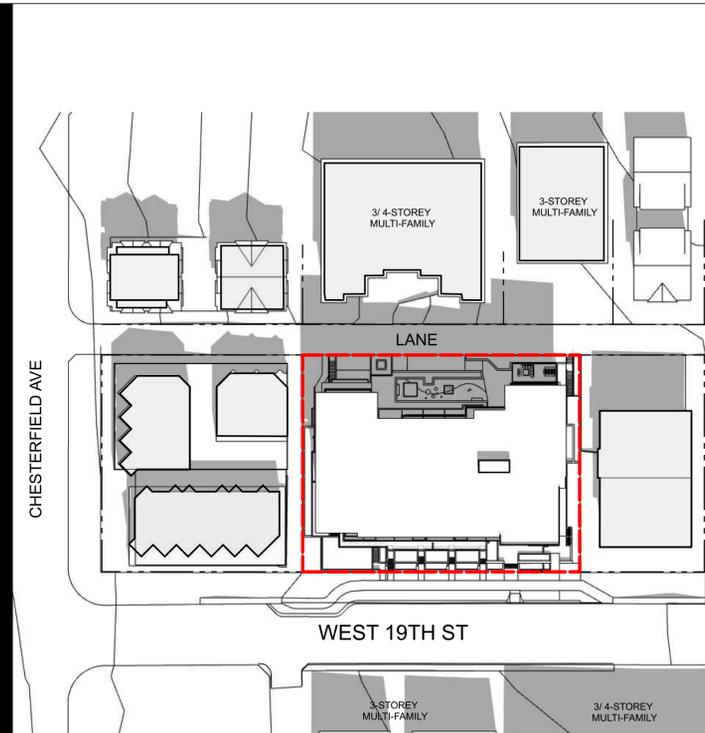
1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

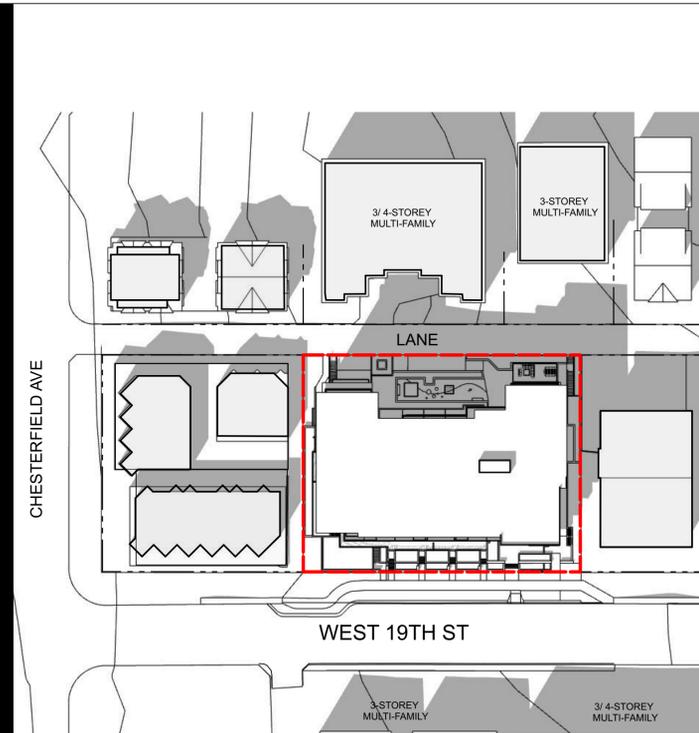
A-8.200



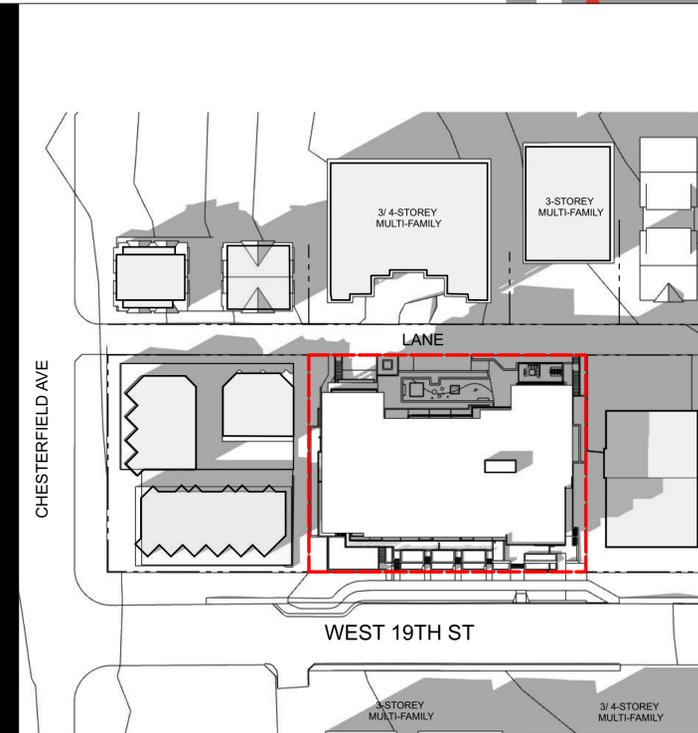
MAR 21 - 10:00 AM
 SPRING EQUINOX - MARCH 21



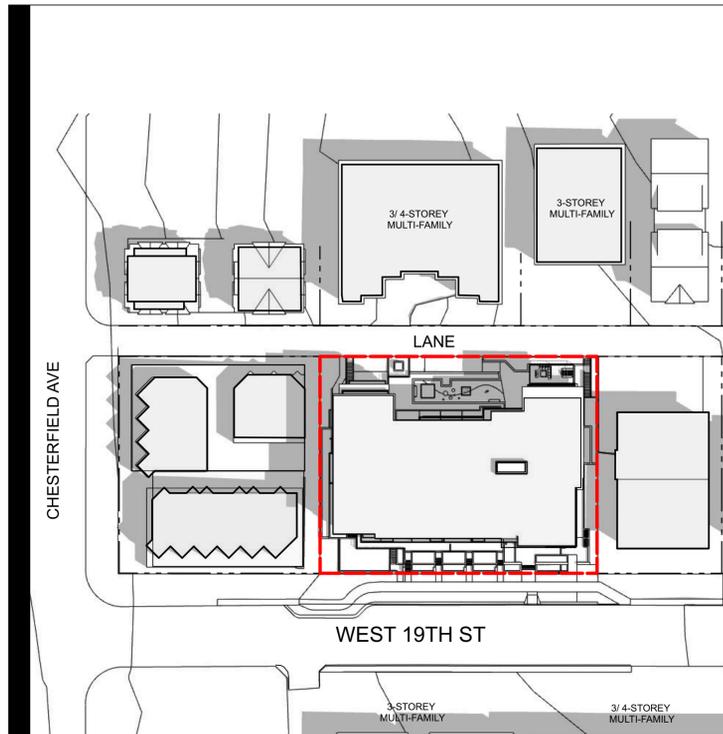
MAR 21 - 12:00 PM



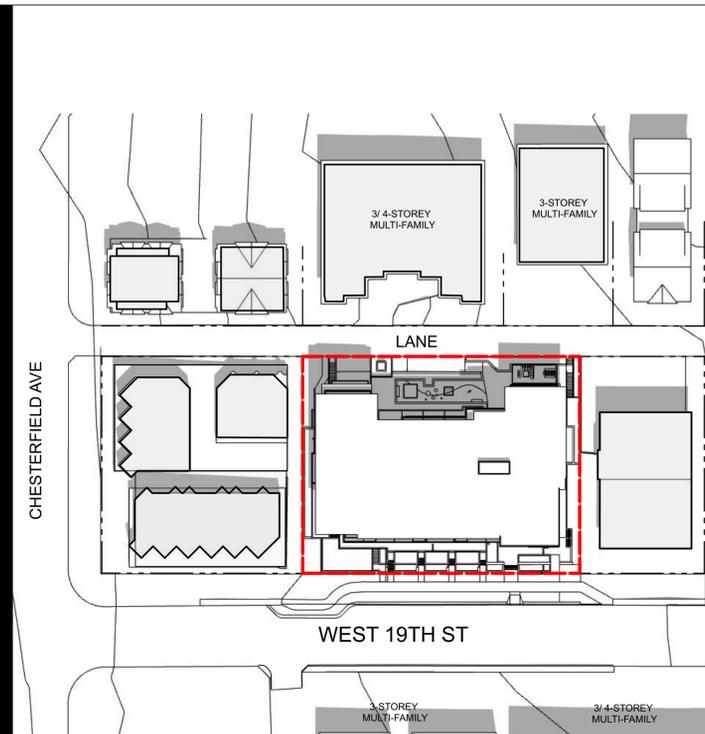
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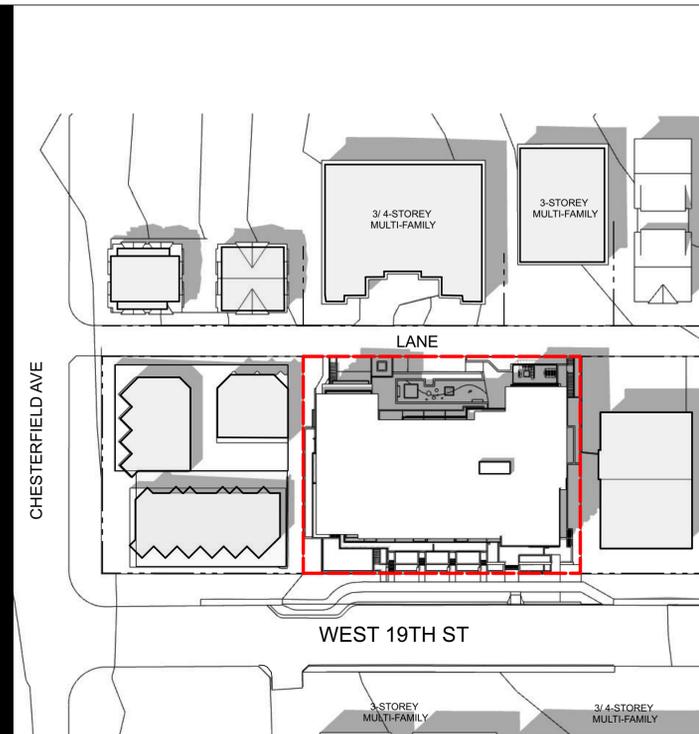
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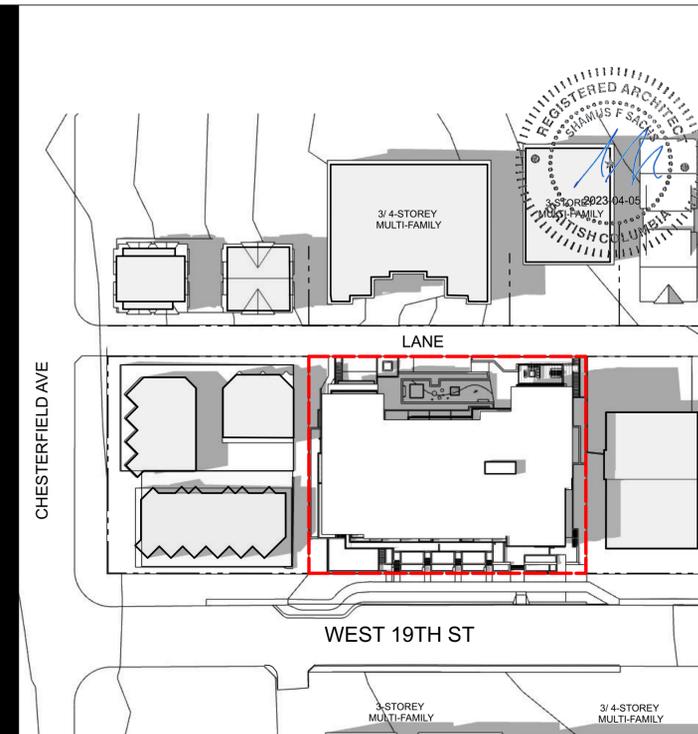
JUN 21 - 10:00 AM
 SUMMER SOLSTICE - JUNE 21



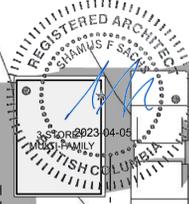
JUN 21 - 12:00 PM



JUN 21 - 2:00 PM



JUN 21 - 4:00 PM



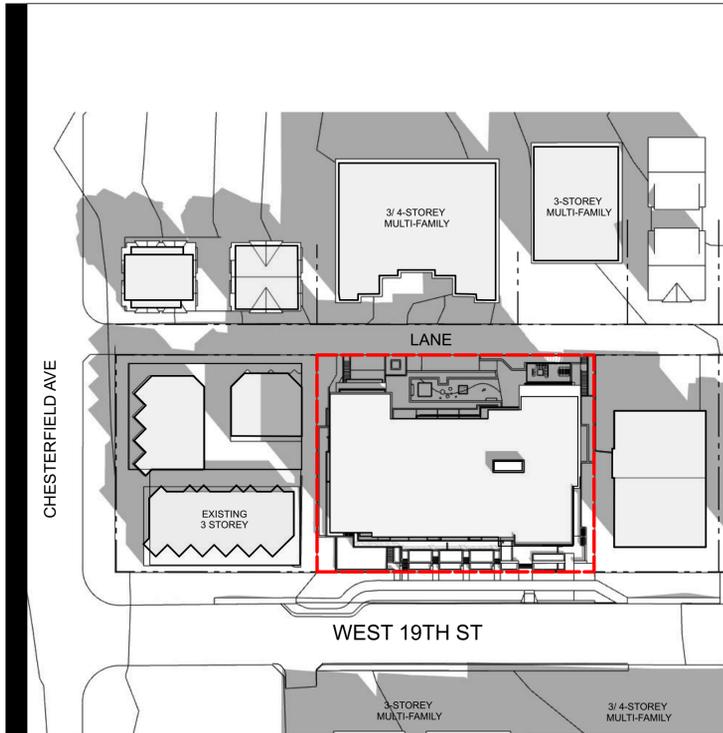
SHADOW STUDY



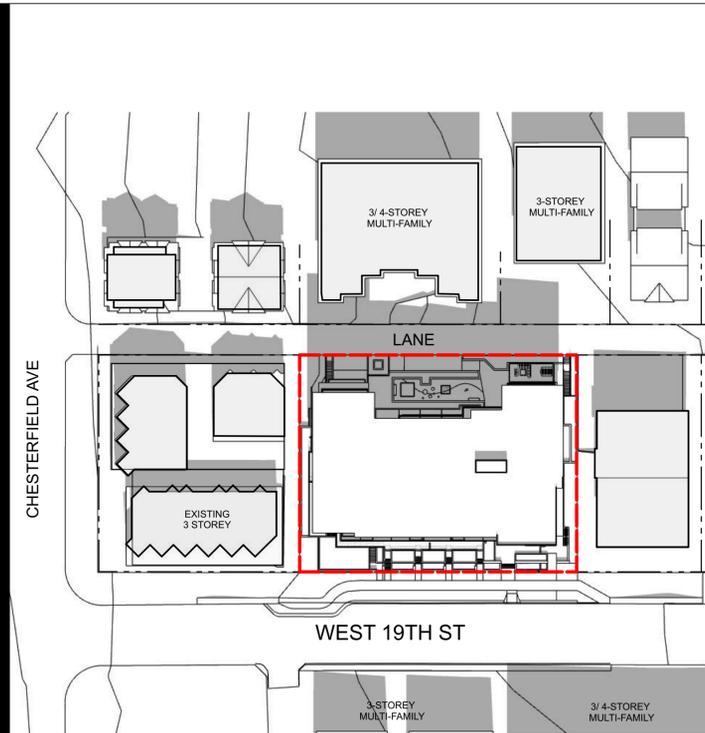
22601	[PROJECT]
	[SCALE]
APR 03, 2023	[DATE]
1 - RZA / DPA SUBMISSION	[ISSUE]
	[DRAWING]

NOTE: ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY.

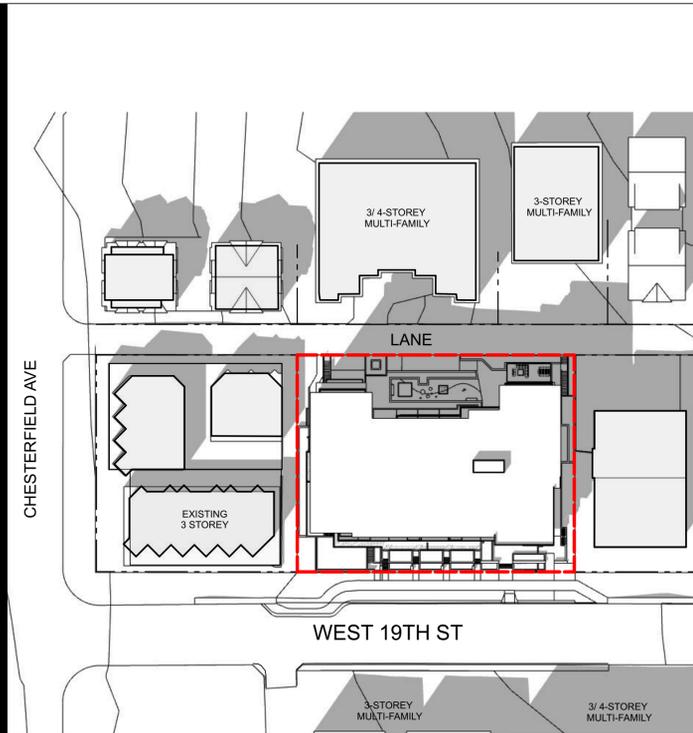
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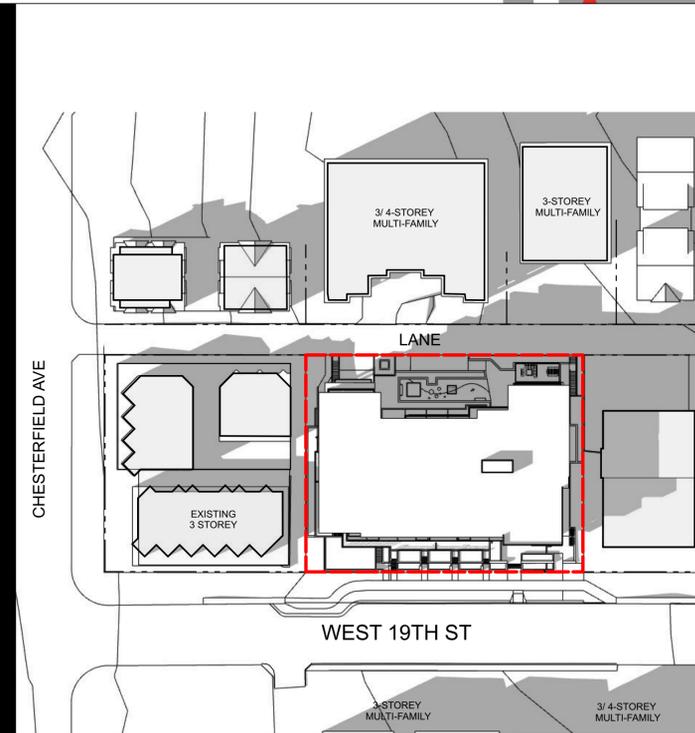
SEP 22 - 10:00AM
FALL EQUINOX - SEPTEMBER 22



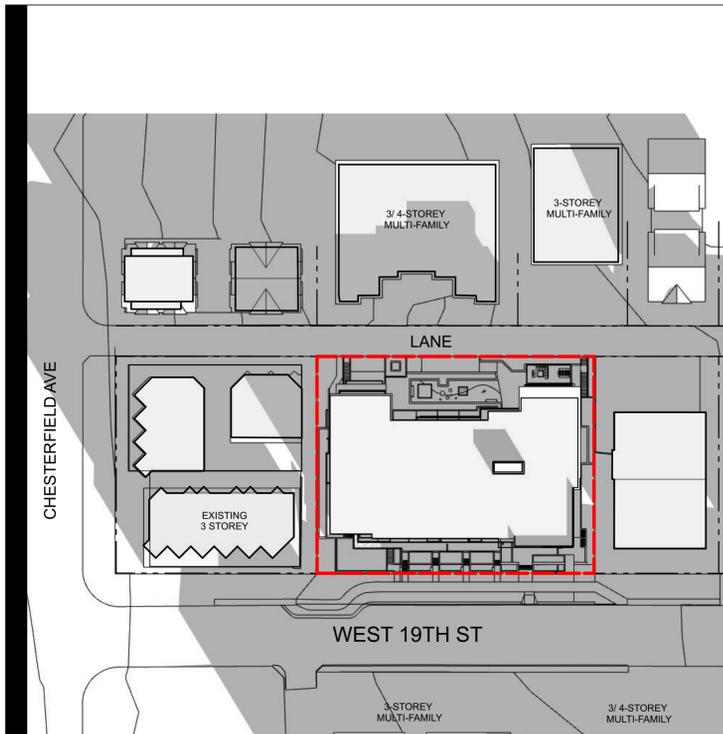
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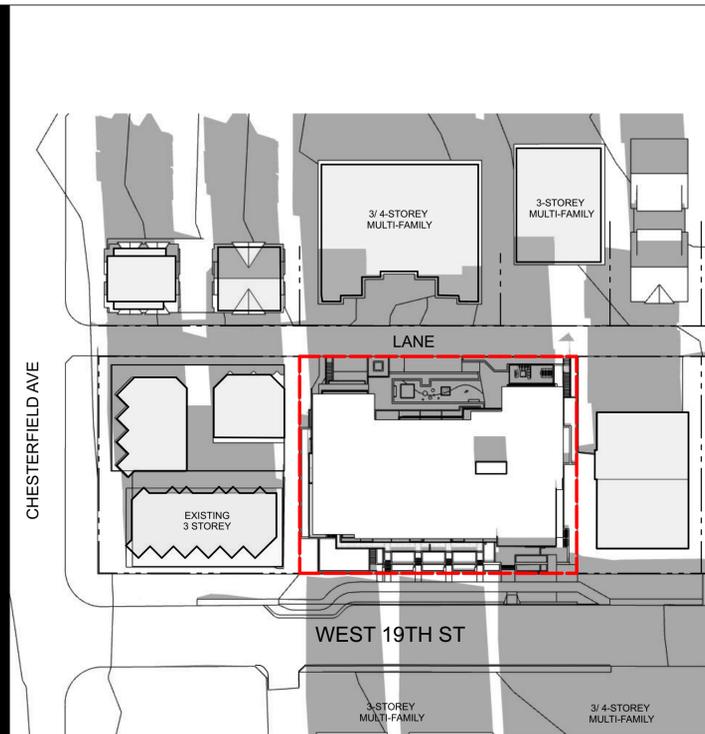
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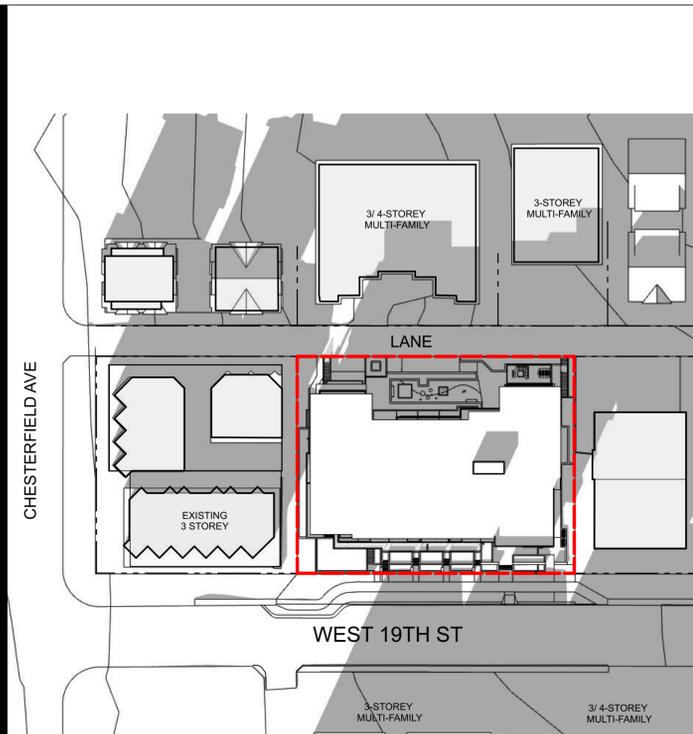
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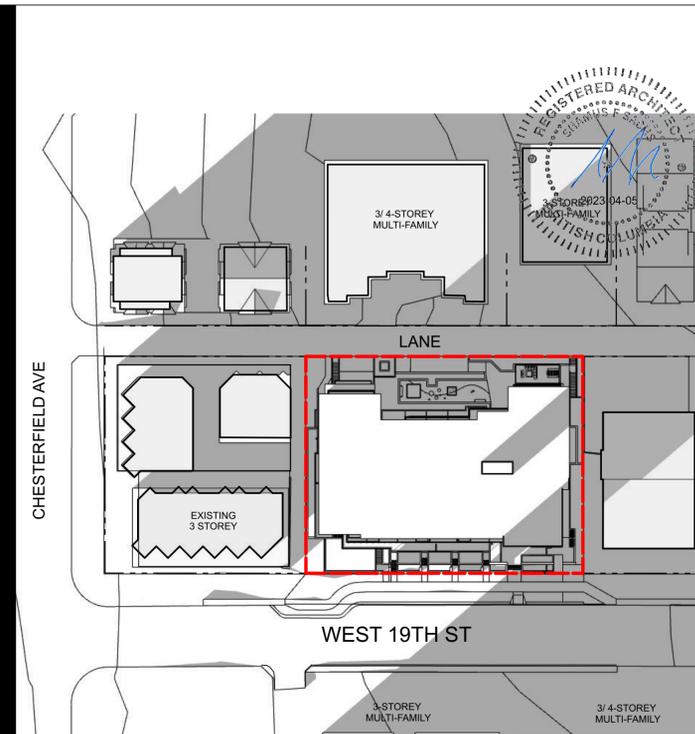
DEC 21 - 10:00AM
WINTER SOLSTICE - DECEMBER 21



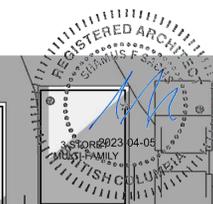
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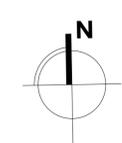
DEC 21 - 2:00 PM



DEC 21 - 4:00PM



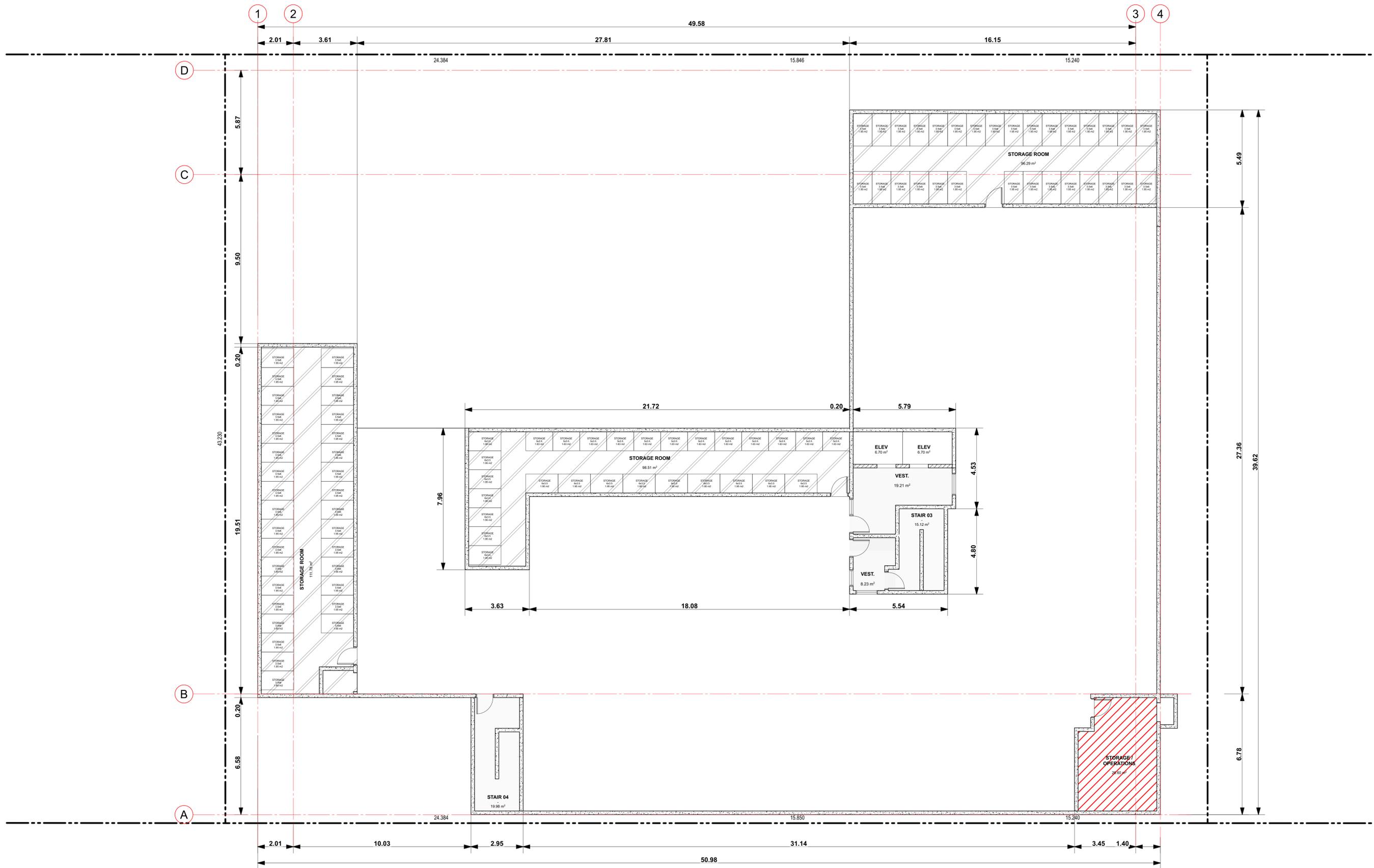
SHADOW STUDY



22601	[PROJECT]
	[SCALE]
APR 03, 2023	[DATE]
1 - RZA / DPA SUBMISSION	[ISSUE]
	[DRAWING]

NOTE: ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY.

A-8.700



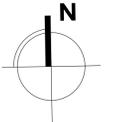
P2 PARKING AREA
1,369.33 m²



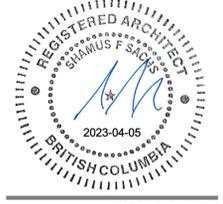
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Vancouver, BC, V6C 1S4
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[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS
INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

P2 PARKING - AREA OVERLAYS

22601 [PROJECT]

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

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-9.010

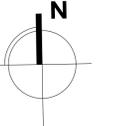


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[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

P1 PARKING - AREA OVERLAYS

22601 [PROJECT]

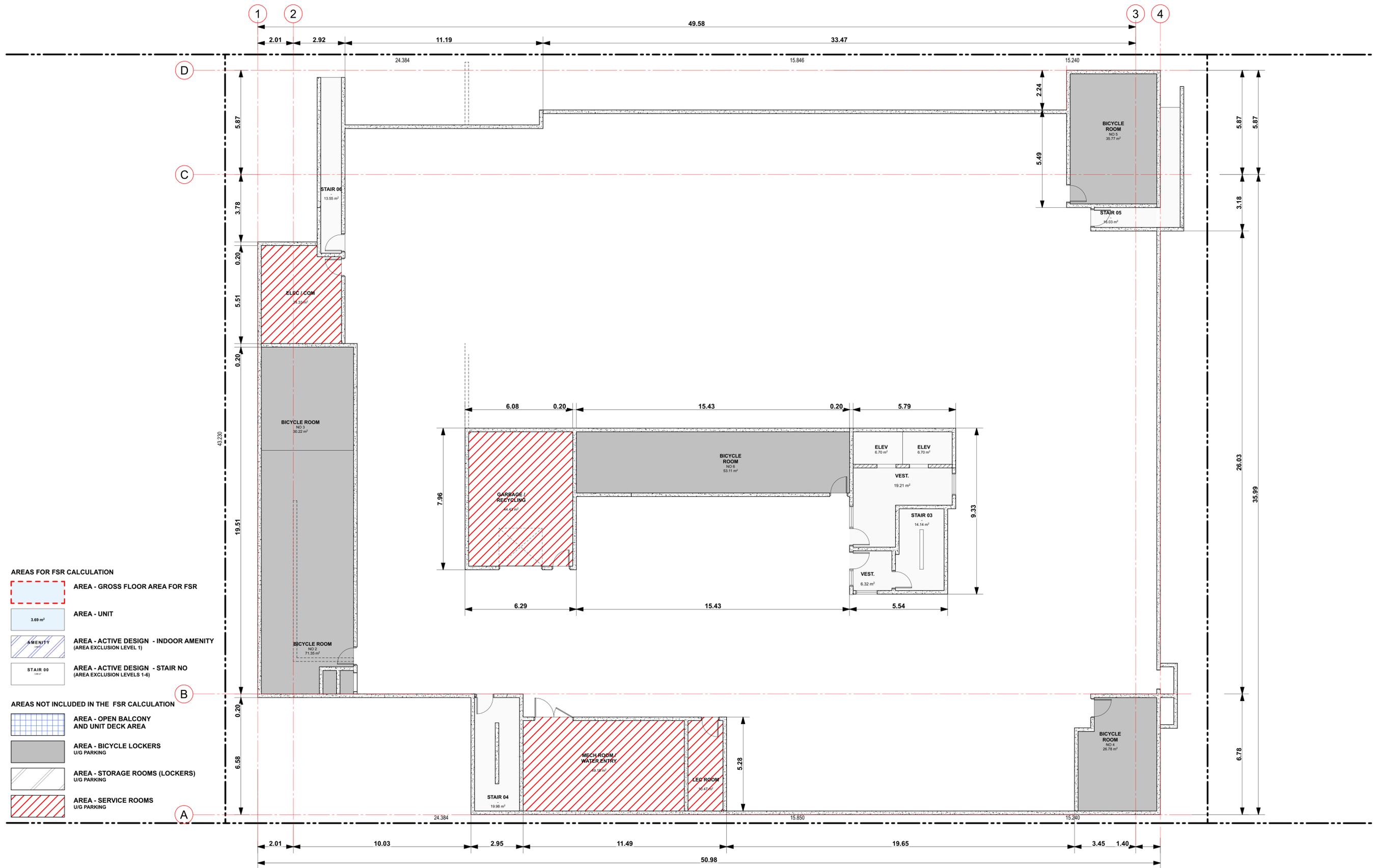
1/8" = 1'-0" [SCALE]

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

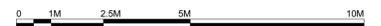
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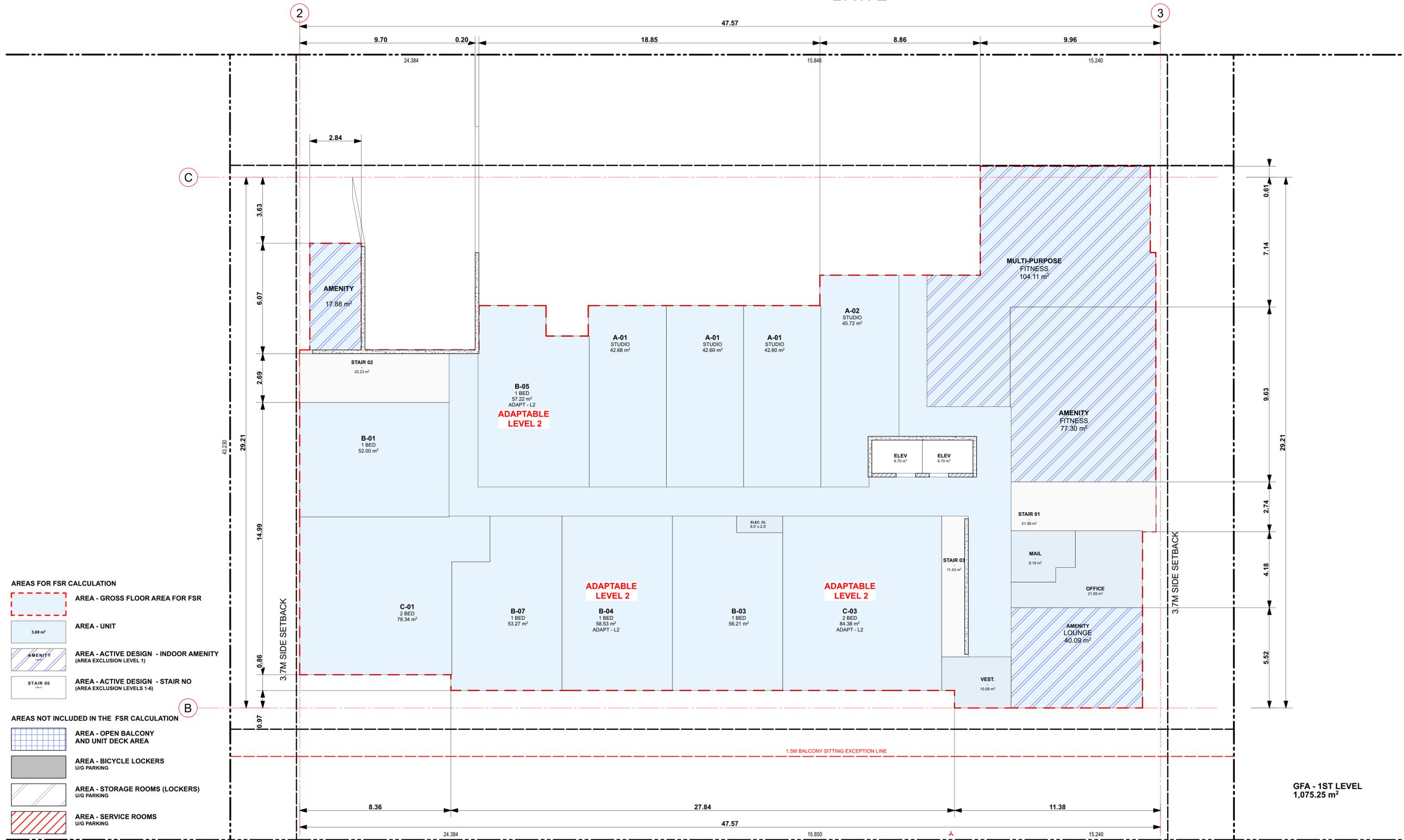


- AREAS FOR FSR CALCULATION**
- AREA - GROSS FLOOR AREA FOR FSR
 - AREA - UNIT (3.69 m²)
 - AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
 - AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)
- AREAS NOT INCLUDED IN THE FSR CALCULATION**
- AREA - OPEN BALCONY AND UNIT DECK AREA
 - AREA - BICYCLE LOCKERS U/G PARKING
 - AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
 - AREA - SERVICE ROOMS U/G PARKING

BRENTWOOD DETENTION TANK
APPROXIMATE CAPACITY REQUIRED - 79M3
APPROXIMATE SIZE - 6.63M W X 9.63M L X 1.0M H = 61.2 M3 (VOLUME STORED)

P1 PARKING AREA
1,908.57 m²



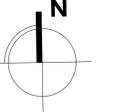


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[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

1ST FLOOR - AREA OVERLAYS

22601 [PROJECT]

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

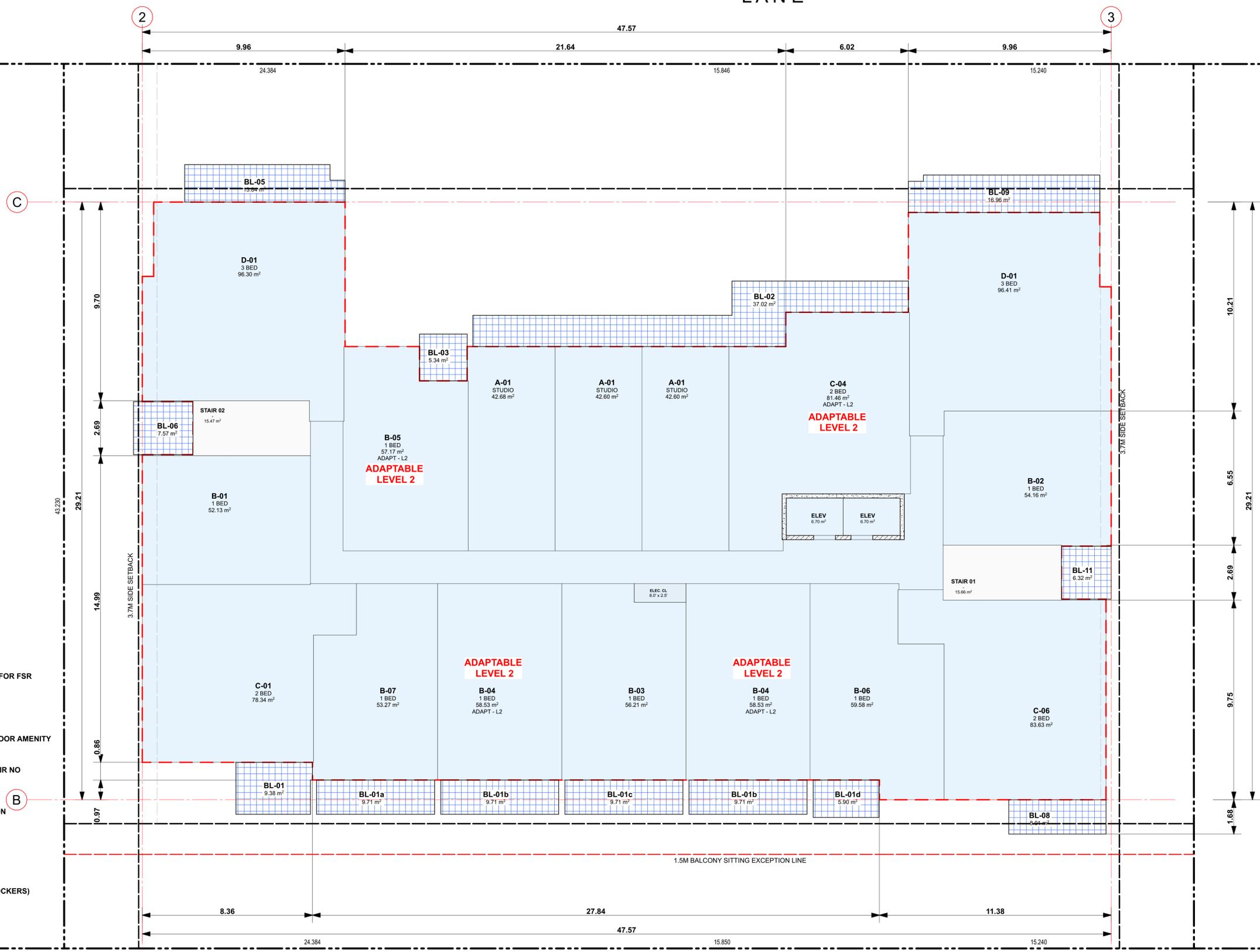
APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]



AREA OPEN BALCONY - PER FLOOR		
Storey	Unit	Measured Area
2ND FLOOR		
BL-01		19.38
BL-01a		19.71
BL-01b		219.42
BL-01c		19.71
3RD FLOOR		13 149.18 m²
BL-02		137.02
BL-03		15.34
BL-05		113.84
BL-06		17.57
BL-08		18.01
BL-09		116.96
BL-11		16.32
4TH FLOOR		13 160.03 m²
BL-01		19.38
BL-01a		110.59
BL-01b		219.42
BL-01c		110.59
BL-01d		15.90
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.65
BL-06		17.57
BL-07		118.44
BL-11		16.32
5TH FLOOR		8 154.60 m²
BL-01		157.82
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.66
BL-06		17.57
BL-07		111.06
BL-11		16.32
6TH FLOOR		58 754.02 m²
BL-03		13.92
BL-04		112.86
BL-06		17.57
BL-07		111.06
BL-10		116.17
BL-11		16.32
BL-12		137.02
BL-13		16.50
BL-14		113.38
BL-15		119.75
BL-16		113.01
		11 137.56 m ²
		58 754.02 m ²



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

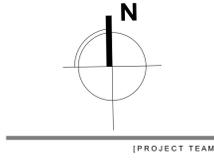
- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING



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GWL REALTY ADVISORS INC.
(PROJECT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC
(TITLE)

2ND FLOOR - AREA OVERLAYS

22601 (PROJECT)
1/8" = 1'-0" (SCALE)
APR 03, 2023 (DATE)
1 - RZA / DPA SUBMISSION (ISSUE)

(DRAWING)

A-9.200



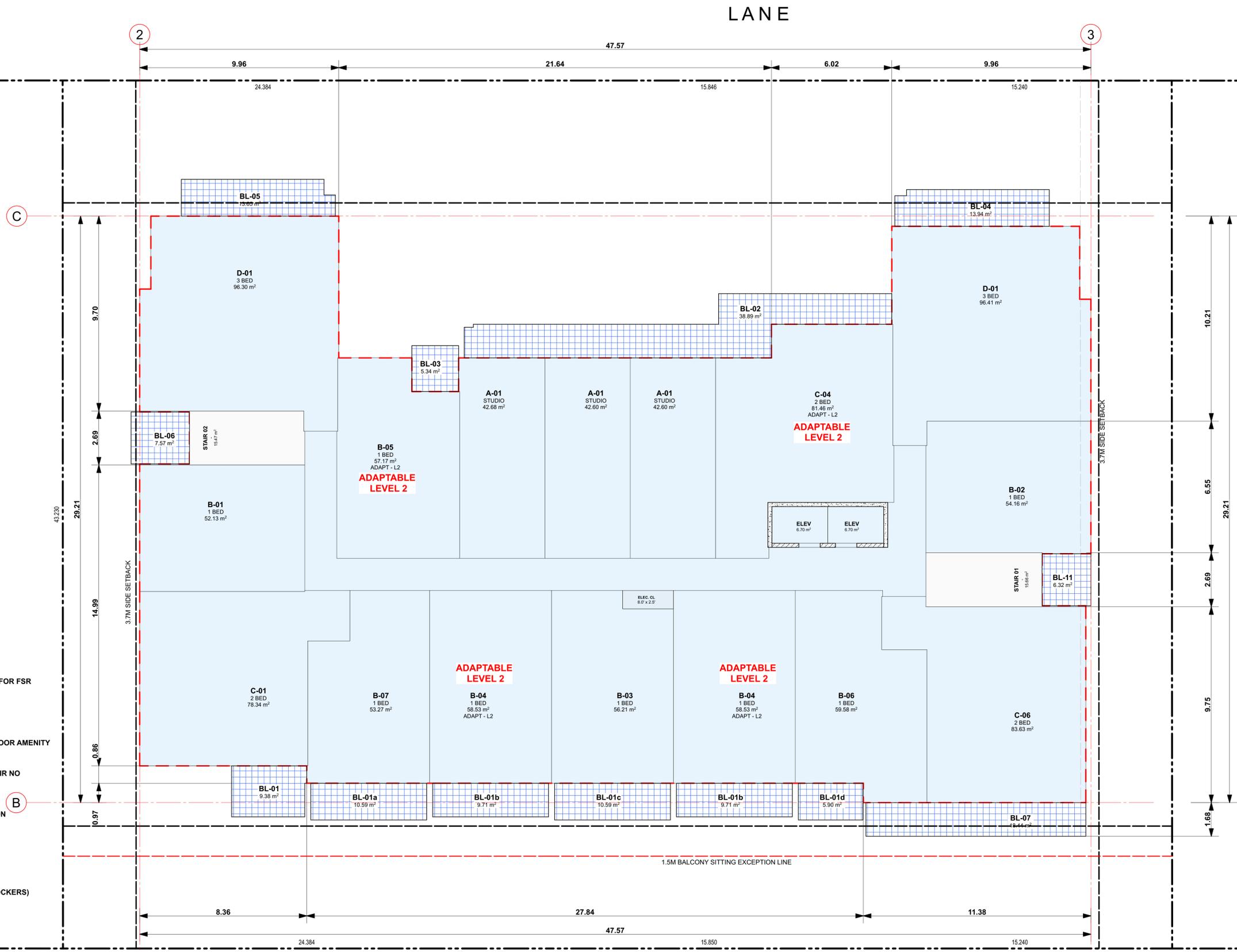
AREA OPEN BALCONY - PER FLOOR		
Storey	Unit	Measured Area
2ND FLOOR		
BL-01		19.38
BL-01a		19.71
BL-01b		219.42
BL-01c		19.71
3RD FLOOR		13 149.18 m²
BL-02		137.02
BL-03		15.34
BL-05		113.84
BL-06		17.57
BL-08		18.01
BL-09		116.96
BL-11		16.32
4TH FLOOR		13 160.03 m²
BL-01		19.38
BL-01a		110.59
BL-01b		219.42
BL-01c		110.59
BL-01d		15.90
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.65
BL-06		17.57
BL-07		118.44
BL-11		16.32
5TH FLOOR		8 154.60 m²
BL-01		157.82
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.66
BL-06		17.57
BL-07		111.06
BL-11		16.32
6TH FLOOR		58 754.02 m²
BL-03		13.92
BL-04		112.86
BL-06		17.57
BL-07		111.06
BL-10		116.17
BL-11		16.32
BL-12		137.02
BL-13		16.50
BL-14		113.38
BL-15		119.75
BL-16		113.01
		11 137.56 m ²
		58 754.02 m ²

AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING



GFA - 3RD LEVEL
1,133.97 m²

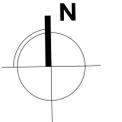
WEST 19TH STREET



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[PROJECT TEAM]



[ARCHITECT SEAL]



GWL REALTY ADVISORS INC.

[CLIENT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

3RD FLOOR - AREA OVERLAYS

22601 [PROJECT]

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

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-9.300

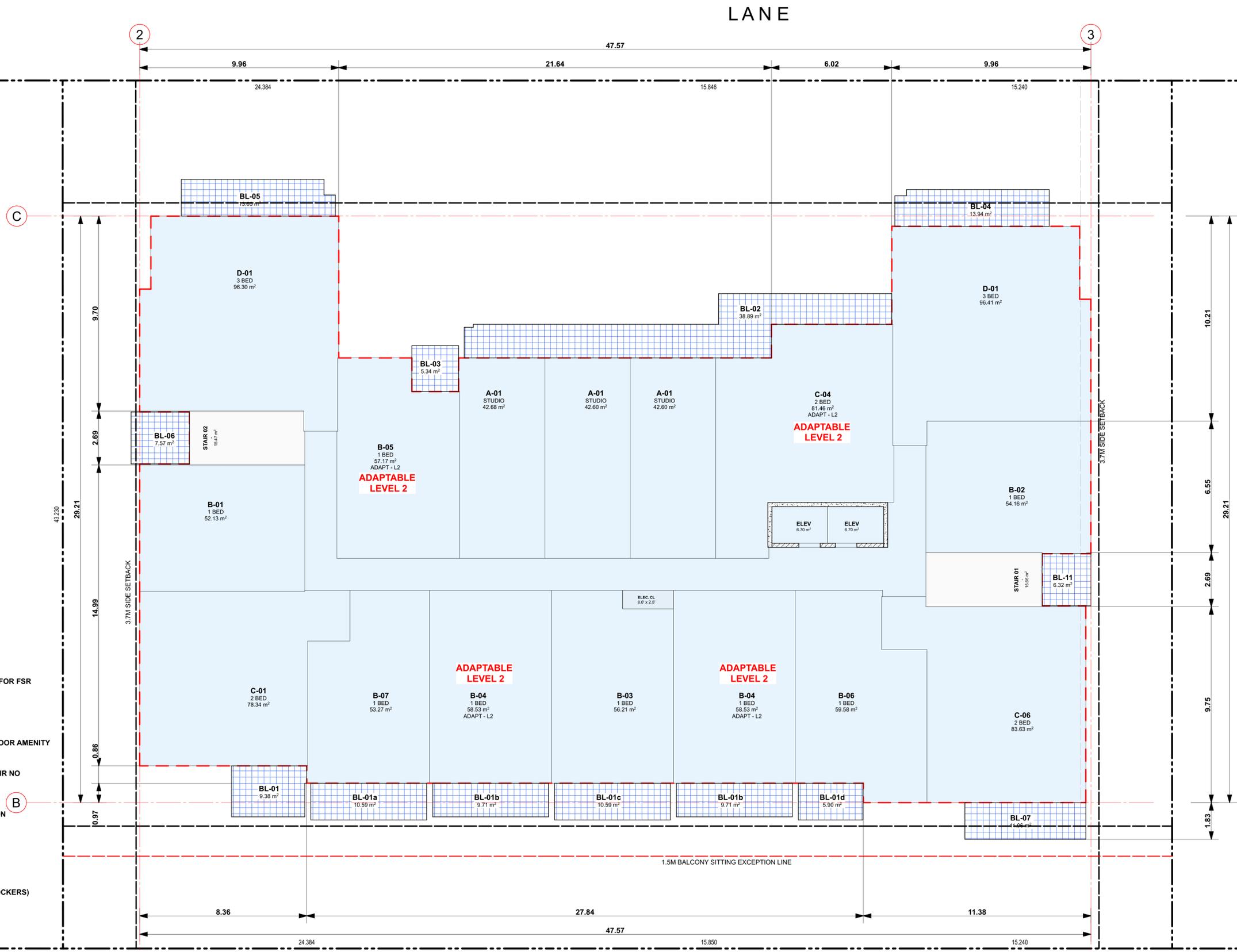
AREA OPEN BALCONY - PER FLOOR		
Storey	Unit	Measured Area
2ND FLOOR		
BL-01		19.38
BL-01a		19.71
BL-01b		219.42
BL-01c		19.71
3RD FLOOR		13 149.18 m²
BL-02		137.02
BL-03		15.34
BL-05		113.84
BL-06		17.57
BL-08		18.01
BL-09		116.96
BL-11		16.32
4TH FLOOR		13 160.03 m²
BL-01		19.38
BL-01a		110.59
BL-01b		219.42
BL-01c		110.59
BL-01d		15.90
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.65
BL-06		17.57
BL-07		118.44
BL-11		16.32
5TH FLOOR		8 154.60 m²
BL-01		157.82
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.66
BL-06		17.57
BL-07		111.06
BL-11		16.32
6TH FLOOR		58 754.02 m²
BL-03		13.92
BL-04		112.86
BL-06		17.57
BL-07		111.06
BL-10		116.17
BL-11		16.32
BL-12		137.02
BL-13		16.50
BL-14		113.38
BL-15		119.75
BL-16		113.01
		11 137.56 m ²
		58 754.02 m ²

AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING



GFA - 4TH LEVEL
1,133.97 m²

WEST 19TH STREET



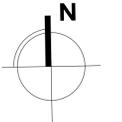
LANE



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[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR - AREA OVERLAYS

22601 [PROJECT]

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

APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-9.400

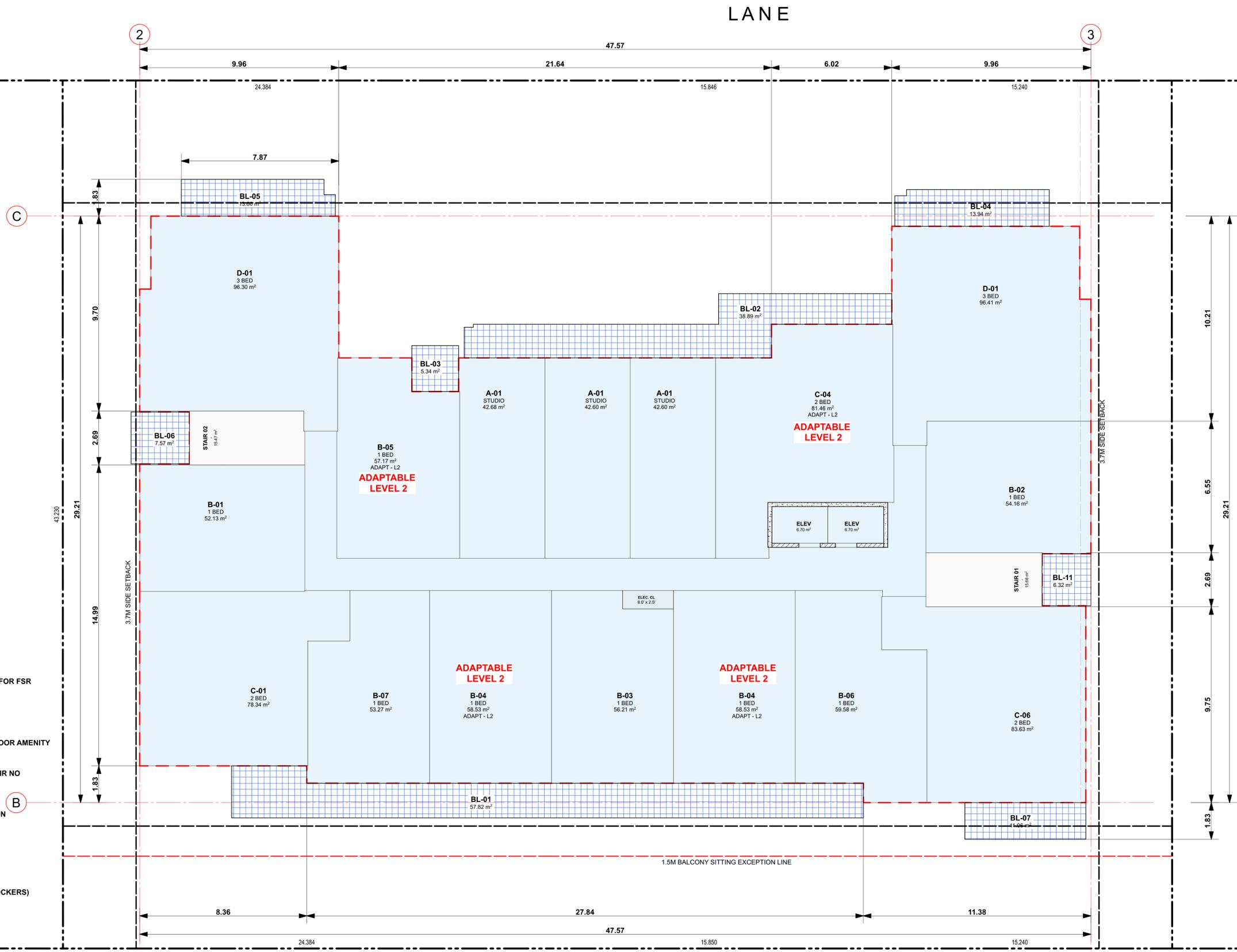
AREA OPEN BALCONY - PER FLOOR		
Storey	Unit	Measured Area
2ND FLOOR		
BL-01		19.38
BL-01a		19.71
BL-01b		219.42
BL-01c		19.71
3RD FLOOR		13 149.18 m²
BL-02		137.02
BL-03		15.34
BL-05		13.84
BL-06		17.57
BL-08		18.01
BL-09		116.96
BL-11		16.32
4TH FLOOR		13 160.03 m²
BL-01		19.38
BL-01a		110.59
BL-01b		219.42
BL-01c		110.59
BL-01d		15.90
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.65
BL-06		17.57
BL-07		118.44
BL-11		16.32
5TH FLOOR		8 154.60 m²
BL-01		157.82
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.66
BL-06		17.57
BL-07		111.06
BL-11		16.32
6TH FLOOR		58 754.02 m²
BL-03		13.92
BL-04		112.86
BL-06		17.57
BL-07		111.06
BL-10		116.17
BL-11		16.32
BL-12		137.02
BL-13		16.50
BL-14		113.38
BL-15		119.75
BL-16		113.01
		11 137.56 m ²
		58 754.02 m ²

AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING



GFA - 5TH LEVEL
1,133.97 m²

WEST 19TH STREET



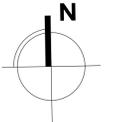
LANE



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[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS
INC.

[PROJECT]

**MULTI-FAMILY
DEVELOPMENT**
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**5TH FLOOR -
AREA OVERLAYS**

22601 [PROJECT]

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

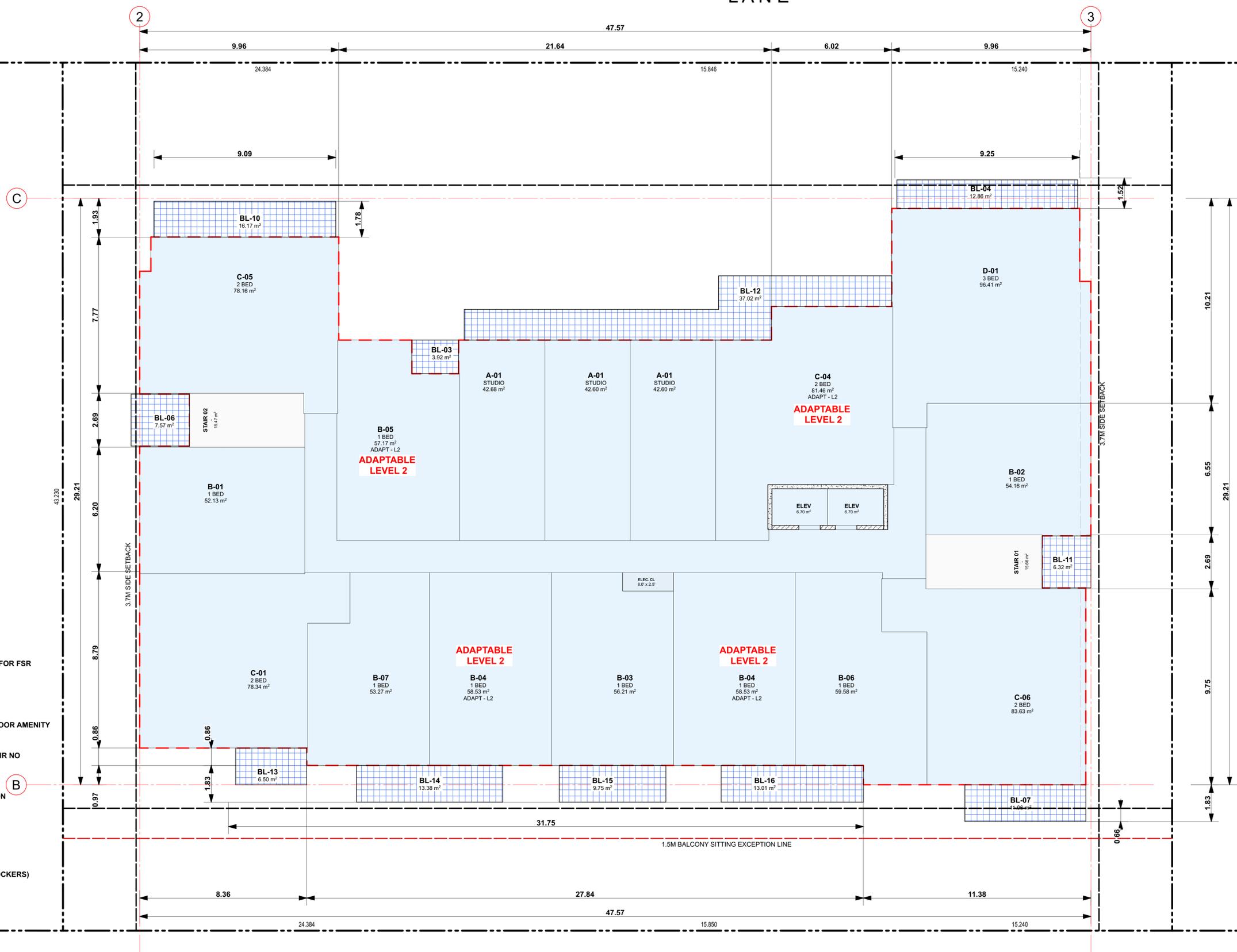
APR 03, 2023 [DATE]

1 - RZA / DPA SUBMISSION [ISSUE]

[DRAWING]

A-9.500

AREA OPEN BALCONY - PER FLOOR		
Storey	Unit	Measured Area
2ND FLOOR		
BL-01		19.38
BL-01a		19.71
BL-01b		219.42
BL-01c		19.71
3RD FLOOR		13 149.18 m²
BL-02		137.02
BL-03		15.34
BL-05		113.84
BL-06		17.57
BL-08		18.01
BL-09		18.96
BL-11		16.32
4TH FLOOR		13 160.03 m²
BL-01		19.38
BL-01a		110.59
BL-01b		219.42
BL-01c		110.59
BL-01d		15.90
BL-02		138.89
BL-03		15.34
BL-04		113.94
BL-05		113.65
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BL-04		112.86
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BL-10		16.17
BL-11		16.32
BL-12		137.02
BL-13		16.50
BL-14		113.38
BL-15		19.75
BL-16		113.01
		11 137.56 m ²
		58 754.02 m ²



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS (UG PARKING)
- AREA - STORAGE ROOMS (LOCKERS) (UG PARKING)
- AREA - SERVICE ROOMS (UG PARKING)

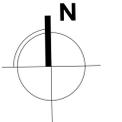
GFA - 6TH LEVEL
1,115.83 m²



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NORTH VANCOUVER, BC

[TITLE]

**6TH FLOOR -
AREA OVERLAYS**

22601 [PROJECT]

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

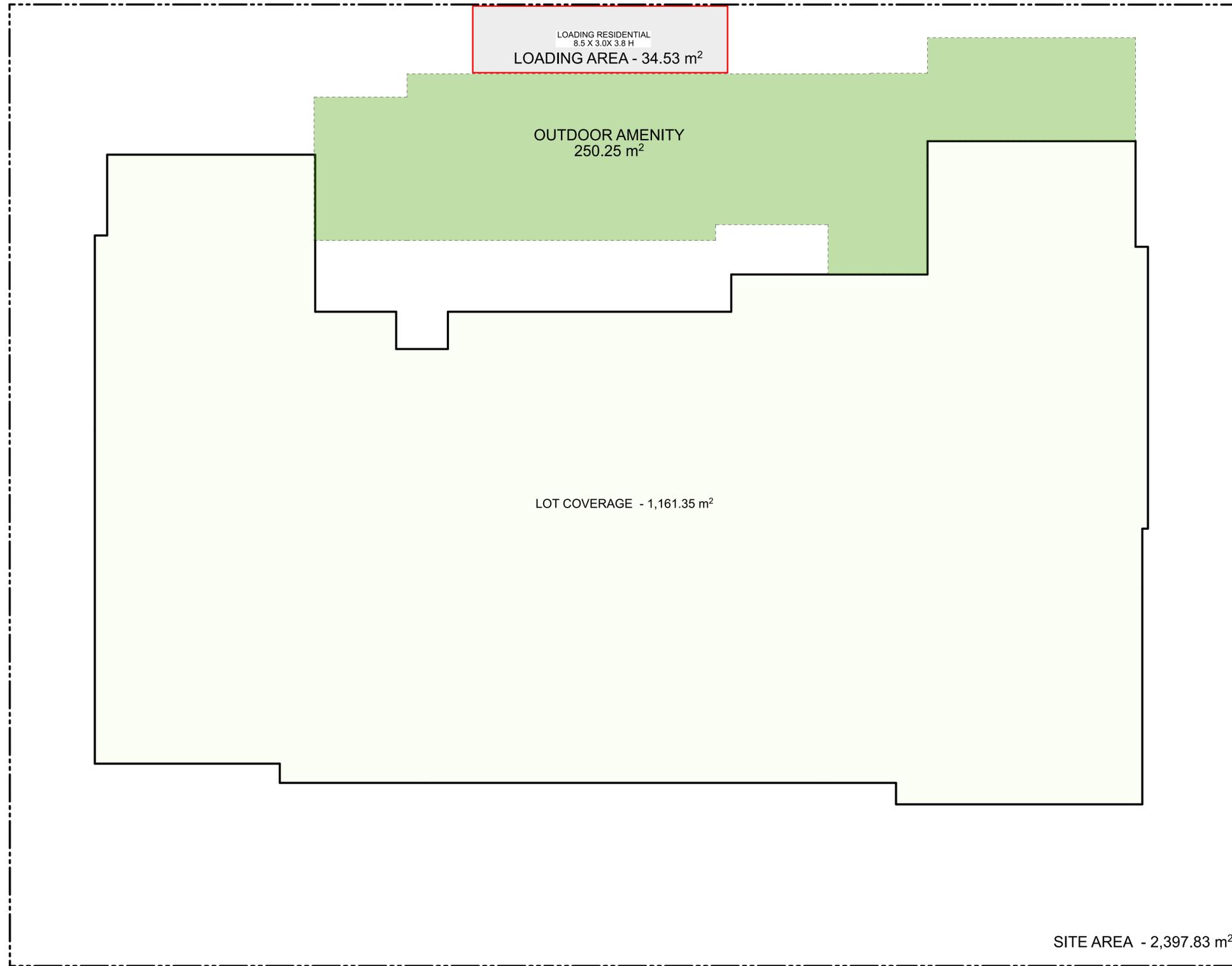
APR 03, 2023 [DATE]

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LANE



LOADING RESIDENTIAL
8.5 X 3.0X 3.8 H
LOADING AREA - 34.53 m²

OUTDOOR AMENITY
250.25 m²

LOT COVERAGE - 1,161.35 m²

SITE AREA - 2,397.83 m²

LOT COVERAGE 48% (MAX 50% RM1)
OPEN SITE SPACE MIN 40%

OPEN SITE SPACE - LOT COVERAGE (LESS PARKING / LOADING)		
LOT AREA	2,397.70 M2	100%
SITE COVERAGE	1,161.34 M2	48.4%
LOADING AREA	34.53 M2	
	1,195.87 M2	49.9%
OPEN SITE SPACE	1,201.83 M2	50.1%



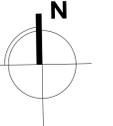
WEST 19TH STREET



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[PROJECT]

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NORTH VANCOUVER, BC

[TITLE]

SITE COVERAGE / OPEN SITE SPACE

22601 [PROJECT]

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

APR 03, 2023 [DATE]

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[DRAWING]

A-9.700