

16th St E.

Rental Housing Development

Issue - DP Application Wednesday, April 28, 2021

Civic Address:
1540 St Georges Ave, 215-235 E 16th St
North Vancouver, BC

Development Permit Number: N/A

Building Permit Number: N/A

Note: Drawings only to scale when printed on 24x36 sheets



Architectural Drawing Index

A-0.000 Cover		
A-0.000	Cover	
A-0.100	Data	
A-0.200	Site Context - Street View & Aerial Perspective	
A-0.210	Context - Zoning & OCP	
A-0.400	Design Rationale	
A-0.500	Perspective Render	
A-0.510	Perspective Render	
A-0.520	Perspective Render	
A-0.530	Perspective Render	
A-1.000 Site		
A-1.100	Survey Plan	
A-1.200	Site Plan	1/16" = 1'-0"
A-1.300	Firefighter Access Plan	1/16" = 1'-0"
A-2.000 Plans Overall		
A-2.000	Overall Level P1 Parking Plan	1/16" = 1'-0"
A-2.010	Overall Level 1 Floor Plan	1/16" = 1'-0"
A-2.020	Overall Level 2 Floor Plan	1/16" = 1'-0"
A-2.030	Overall Level 3 Floor Plan	1/16" = 1'-0"
A-2.040	Overall Level 4 Floor Plan	1/16" = 1'-0"
A-2.050	Overall Level 5 Floor Plan	1/16" = 1'-0"
A-2.060	Overall Level 6 Floor Plan	1/16" = 1'-0"
A-2.070	Overall Roof Plan	1/16" = 1'-0"
A-2.100 1/8" Plans		
A-2.100	P1 Parking Plan West	1/8" = 1'-0"
A-2.101	P1 Parking Plan East	1/8" = 1'-0"
A-2.110	Building 1 Level 1 Floor Plan	1/8" = 1'-0"
A-2.120	Building 1 Level 2 Floor Plan	1/8" = 1'-0"
A-2.130	Building 1 Level 3 Floor Plan	1/8" = 1'-0"
A-2.140	Building 1 Level 4 Floor Plan	1/8" = 1'-0"
A-2.150	Building 1 Level 5 Floor Plan	1/8" = 1'-0"
A-2.160	Building 1 Level 6 Floor Plan	1/8" = 1'-0"
A-2.170	Building 1 Roof Plan	1/8" = 1'-0"
A-2.210	Building 2 Level 1 Floor Plan	1/8" = 1'-0"
A-2.220	Building 2 Level 2 Floor Plan	1/8" = 1'-0"
A-2.230	Building 2 Level 3 Floor Plan	1/8" = 1'-0"
A-2.240	Building 2 Level 4 Floor Plan	1/8" = 1'-0"
A-2.250	Building 2 Level 5 Floor Plan	1/8" = 1'-0"
A-2.260	Building 2 Level 6 Floor Plan	1/8" = 1'-0"
A-2.270	Building 2 Roof Plan	1/8" = 1'-0"
A-3.000 Enlarged Plans		
A-3.010	Adaptable Guidelines	
A-3.020	Adaptable Unit Plans	
A-4.000 Elevations		
A-4.100	Site Elevations	1/16" = 1'-0"
A-4.200	Building 1 Elevations	1/8" = 1'-0"
A-4.210	Building 1 Elevations	1/8" = 1'-0"
A-4.220	Building 1 Elevations	1/8" = 1'-0"
A-4.300	Building 2 Elevations	1/8" = 1'-0"
A-4.310	Building 2 Elevations	1/8" = 1'-0"
A-4.320	Building 2 Elevations	1/8" = 1'-0"
A-5.000 Sections		
A-5.100	Site Section	1/16" = 1'-0"
A-5.110	Building 1 Section	1/8" = 1'-0"
A-5.111	Building 2 Section	1/8" = 1'-0"
A-5.120	Building 1 Section	1/8" = 1'-0"
A-5.130	Building 2 Section	1/8" = 1'-0"
A-8.000 Supplemental		
A-8.100	Material Board	
A-8.200	Shadow Study	
A-9.000 Area Overlays		
A-9.100	FSR Overlays	1/16" = 1'-0"
A-9.120	FSR Overlays	1/16" = 1'-0"
A-9.130	FSR Overlays	1/16" = 1'-0"
A-9.140	FSR Overlays	1/16" = 1'-0"

CONTACT LIST

Client	215 E 16th Adera Projects Ltd. 2200 - 1055 Dunsmuir Street Vancouver, BC, V7X 1K8	Sarah Bingham Rocky Sethi	604.684.8277 604.684.8277	sarahb@adera.com rockys@adera.com
Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC, V6C 1S4	Rhys Leitch Shamus Sachs Jessyca Fan	604.688.4220	rhysl@integra-arch.com shamuss@integra-arch.com jessycayf@integra-arch.com
Civil	Binnie 300 - 4940 Canada Way Burnaby, BC V5G 4K6	Donal Casey	778.945.6045	DCasey@binnie.com
Landscape	Perry + Associates 112 East Broadway Vancouver BC V5T 1V9	Michael Patterson	604.738.4118	mp@perryandassociates.ca
Code	GHL Consultants Ltd 950 - 409 Granville Street Vancouver, BC V6C 1T2	Khash Vorell	604.689.4449 Ext 106	kv@ghl.ca



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera
[PROJECT]

16th St E.
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
[TITLE]

Cover
[PROJECT]

20542
[SCALE]

Wednesday, April 28, 2021
[DATE]

DP Application
[ISSUE]

A-0.000
[DRAWING]



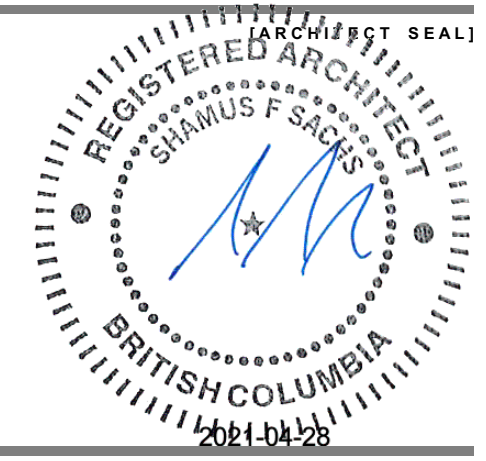
Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Data

[PROJECT]

20542

[SCALE]

[DATE]

Wednesday, April 28, 2021

[ISSUE]

DP Application

[DRAWING]

A-0.100

Project Name: 16th St E Rental Development
Client: 215 E 16th Adera Projects Ltd.

Project: 20542
Date: April 28/ 2021
Issue: DP Application

PROJECT DATA :

6 - STOREY PURPOSE BUILT RENTAL BUILDING

EXISTING ADDRESS 1540 St Georges Ave, 215-235 16th St E, North Vancouver, BC
PROPOSED ADDRESS TBD
LEGAL DESCRIPTION Lot:1; Block:32; DL:549; Plan:9874 & Lot:2 - 1; Block:32; DL:549; Plan:9874 & Lot:1; Block:32; DL:549; Plan:9386

PROJECT ARCHITECT Integra Architecture Inc., 2330 – 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220
PROJECT OWNER Adera
OCPLAND USE DESIGNATION Residential Level 5: Medium Density Apartment
EXISTING ZONING RM-1
PROPOSED ZONING CD

SITE AREA :			
Gross Site Area	50,179 sq.ft.	4,661.75 m2	
Road Dedications	- sq.ft.	- m2	TBC
Lane Dedications	- sq.ft.	- m2	
Net Site Area	50,179 sq.ft.	4,661.75 m2	

Max FSR (Gross Site Area)	1.60 OCP Density	80,287 sq.ft.	7,458.81 m2
Max Bonus FSR	1.00 With Public Benefits	50,179 sq.ft.	4,661.75 m2
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing	130,466 sq.ft.	12,120.6 m2
Total Proposed Gross Floor Area	2.78	139,369 sq.ft.	12,947.7 m2
Total Proposed Exclusions		9,099 sq.ft.	845.4 m2
Proposed FSR (Gross site area)	2.60	130,270 sq.ft.	12,102.4 m2

Max. Site Coverage	50% (RM-1)	25,090 sq.ft.	2,330.88 m2
Proposed Lot Coverage	46%	23,228 sq.ft.	2,157.95 m2

UNIT SUMMARY: BUILDING 1														
Unit Type	AD Level	1st	2nd	3rd	4th	5th	6th	Total	Avg sqft / unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix
A01 - 1Bed / 1Bath	L-1	1	1	1	1	1	1	6	472.9	2,837.6		263.6	6.5%	24.7%
A02 - 1Bed / 1Bath	L-1	1	2	2	2	2	2	11	500.5	5,505.5		511.5	11.8%	
A03 - 1Bed / 1Bath	L-1	1	1	1	1	1	1	6	451.2	2,706.9		251.5	6.5%	1 Bed
B01 - 1Bed / 1Bath	L-1	1	1	1	1	1	1	6	487.9	2,927.1		271.9	6.5%	37.6%
B02 - 1Bed / 1Bath	L-1	1	1	1	1	1	1	6	530.0	3,180.0		295.4	6.5%	
B03 - 1Bed / 1Bath (Adaptable)	L-2	3	4	4	4	4	4	23	530.0	12,190.0		1,132.5	24.7%	1 Bed
C01 - 2Bed / 2Bath	L-1	1	1	1	1	1	1	6	780.8	4,684.6		435.2	6.5%	24.7%
C02 - 2Bed / 2Bath	L-1	2	2	2	2	2	2	12	778.4	9,341.0		867.8	12.9%	
C03 - 2Bed / 2Bath (Adaptable)	L-2	0	1	1	1	1	1	5	780.8	3,903.95		362.7	5.4%	2 Bed
D01 - 3Bed / 2Bath	L-1	2	2	2	2	2	2	12	944.0	11,327.6		1,052.4	12.9%	12.9%
												0.0	0.0%	3 Bed
Total		13	16	16	16	16	16	93		58,604.3		5,444.5	100.0%	100%

UNIT SUMMARY: BUILDING 2														
Unit Type	AD Level	1st	2nd	3rd	4th	5th	6th	Total	Avg sqft / unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix
A01 - 1Bed / 1Bath	L-1	1	1	1	1	1	1	6	472.9	2,837.6		263.6	6.5%	24.7%
A02 - 1Bed / 1Bath	L-1	1	2	2	2	2	2	11	500.5	5,505.5		511.5	11.8%	
A03 - 1Bed / 1Bath	L-1	1	1	1	1	1	1	6	451.2	2,707.1		251.5	6.5%	1 Bed
B01 - 1Bed / 1Bath	L-1	1	1	1	1	1	1	6	489.5	2,937.0		272.9	6.5%	37.6%
B02 - 1Bed / 1Bath	L-1	1	1	1	1	1	1	6	530.0	3,180.0		295.4	6.5%	
B03 - 1Bed / 1Bath (Adaptable)	L-2	3	4	4	4	4	4	23	530.0	12,190.0		1,132.5	24.7%	1 Bed
C01 - 2Bed / 2Bath	L-1	1	1	1	1	1	1	6	779.6	4,677.7		434.6	6.5%	24.7%
C02 - 2Bed / 2Bath	L-1	2	2	2	2	2	2	12	778.2	9,338.88		867.6	12.9%	
C03 - 2Bed / 2Bath (Adaptable)	L-2	0	1	1	1	1	1	5	779.6	3,898.10		362.1	5.4%	2 Bed
D01 - 3Bed / 2Bath	L-1	2	2	2	2	2	2	12	944.0	11,327.6		1,052.4	12.9%	12.9%
												0.0	0.0%	3 Bed
Total		13	16	16	16	16	16	93		58,599.6		5,444.0	100.0%	100%

UNIT SUMMARY: SUMMARY														
Unit Type	AD Level	1st	2nd	3rd	4th	5th	6th	Total	Avg sqft / unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix
A01 - 1Bed / 1Bath	L-1	2	2	2	2	2	2	12	472.9	5,675.3		527.2	6.5%	24.7%
A02 - 1Bed / 1Bath	L-1	2	4	4	4	4	4	22	500.5	11,011.0		1,022.9	11.8%	
A03 - 1Bed / 1Bath	L-1	2	2	2	2	2	2	12	451.2	5,414.2		503.0	6.5%	1 Bed
B01 - 1Bed / 1Bath	L-1	2	2	2	2	2	2	12	489.5	5,874.0		545.7	6.5%	37.6%
B02 - 1Bed / 1Bath	L-1	2	2	2	2	2	2	12	530.0	6,360.0		590.9	6.5%	
B03 - 1Bed / 1Bath (Adaptable)	L-2	6	8	8	8	8	8	46	530.0	24,380.0		2,265.0	24.7%	1 Bed
C01 - 2Bed / 2Bath	L-1	2	2	2	2	2	2	12	779.6	9,355.4		869.1	6.5%	24.7%
C02 - 2Bed / 2Bath	L-1	4	4	4	4	4	4	24	778.2	18,677.8		1,735.2	12.9%	
C03 - 2Bed / 2Bath (Adaptable)	L-2	0	2	2	2	2	2	10	779.6	7,796.2		724.3	5.4%	2 Bed
D01 - 3Bed / 2Bath	L-1	4	4	4	4	4	4	24	944.0	22,655.3		2,104.7	12.9%	12.9%
												0.0	0.0%	3 Bed
Total		26	32	32	32	32	32	186		117,199.1		10,888.1	100.0%	100%

FSR CALCULATION:									
Exclusion Summary	Min.	No Units	Stair 01	Stair 02	Stair 03	Area HRV	per Unit	Total Exclusions	Comments
Access to Outdoor Amenity-Roof Level								350.6 sq.ft.	32.57 m2 Active Design Guidelines
Adaptable Units Level 2 (20 sf / unit)	47	56					20.0	1,120.0 sq.ft.	104.05 m2 25.0% Units AD Level 2
Indoor Amenity min 2% or 15 sf / unit	2,790	186					17.7	3,287.1 sq.ft.	305.49 m2 Min 15 SF / Unit
Stairs (Active Design) - 8% max	11,150		1976.04	2365.68				4,341.7 sq.ft.	403.36 m2 3.1% (Floor 1-6)
Total Exclusions From FSR								9,099.4 sq.ft.	845.36 m2

GFA CALCULATION:	Amenity	Unit Area	Common Area	Total GFA	Efficiency L1 - L6
PARKING P1	0.0 sq.ft.	0.0 sq.ft.	0.0 sq.ft.	0.00 sq.ft.	0.0 m2
P1 MEZZ	0.0 sq.ft.	0.0 sq.ft.	0.0 sq.ft.	0.00 sq.ft.	0.0 m2
1ST FLOOR	3,287.1 sq.ft.	16,516.3 sq.ft.	3424.8 sq.ft.	23,228.22 sq.ft.	2,158.0 m2 85.3%
2ND FLOOR	0.0 sq.ft.	20,136.6 sq.ft.	3091.7 sq.ft.	23,228.22 sq.ft.	2,158.0 m2 86.7%
3RD FLOOR	0.0 sq.ft.	20,136.6 sq.ft.	3091.7 sq.ft.	23,228.22 sq.ft.	2,158.0 m2 86.7%
4TH FLOOR	0.0 sq.ft.	20,136.6 sq.ft.	3091.7 sq.ft.	23,228.22 sq.ft.	2,158.0 m2 86.7%
5TH FLOOR	0.0 sq.ft.	20,136.6 sq.ft.	3091.7 sq.ft.	23,228.22 sq.ft.	2,158.0 m2 86.7%
6TH FLOOR	0.0 sq.ft.	20,136.6 sq.ft.	3091.7 sq.ft.	23,228.22 sq.ft.	2,158.0 m2 86.7%
ROOF	0.0 sq.ft.	0.0 sq.ft.	701.2 sq.ft.	701.18 sq.ft.	65.1 m2 0.0%
Total Gross Area	3,287.1 sq.ft.	117,199.1 sq.ft.	18,883.1 sq.ft.	139,369.32 sq.ft.	12,947.7 m2 Overall: 84.1%

PARKING SPACES:			
Minimum Parking Required	186 units	0.60 space/unit	112 spaces
Visitor Parking Required	186 units	0.10 space/unit	19 spaces
Parking Reduction	0%		0.0 spaces
Total Parking Required			112 spaces
Total Parking Provided			117 spaces
			110 req 7 accessible

Disabled Parking:			
HC Parking Required Per 908(11):	186 units	0.038 space/unit	7 spaces
HC Parking per Adaptable Guidelines:			Part of total required parking
Adaptable Units - Level 1	130 units L1	78 req. parking spaces	51 - 100 Level 1 AD Un
Adaptable Units - Level 2 / 3	56 units L2	34 req. parking spaces	26 - 50 Level 2 AD Unit
Disabled Parking Req. / Provided:			7 spaces Part of total required parking spaces
Max. Small Cars	35% of required spaces		39 spaces max
Provided Small Cars	15% of provided spaces		18 spaces

BICYCLE SPACES:			
Required Secure Bicycle Parking	186 units	1.5 spaces/unit	279 spaces
Provided Secure Bicycle Parking	186 units	1.5 spaces/unit	280 spaces
Max Vertical Bicycle Spaces	97.65	35% max	33.9%
Required Short Term Bicycle Parking			95 spaces
Provided Short Term Bicycle Parking			6 spaces Short term
			18 spaces Short term

Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure

298 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:				
ZONING EXISTING	REQUIRED / PERMITTED	PROPOSED		VARIANCE
OCPLAND USE DESIGNATION - Medium Density Apartment	Residential Level 5			
SITE AREA		50,179 sq.ft.	4,662 m2	NO
UNIT NUMBER			186	NO
OCPLAND USE DESIGNATION (w/ exclusions) Purpose Built Rental Housing	1.6 + 1.0 FSR	12,121 m2	2.60 FSR	12,102 m2
SITE COVERAGE	50%	0 m2	46%	2,158 m2
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	75 ft	22.71 m
Average Finished Grade -	340.1 ft	103.67 m geodetic		
Geodetic Max. Allowed Height -	19m	0.0 ft	0.0 ft	0.0 m
Proposed Elevation -	TOR Access to Outdoor Amenity		ft	0.0 m
Building Height from Average Grade -	TOR Access to Outdoor Amenity		ft	0.0 m
SRW ROAD	(E 16th St.)		10.00 ft	3.05 m
FRONT YARD - NORTH	(E 16th St.)	10.00 ft	3.05 m	3.05 m
REAR YARD - SOUTH	(Lane)	12.00 ft	3.66 m	3.66 m
EXTERIOR SIDE YARD - WEST	(St. George Ave)	10.00 ft	3.05 m	3.05 m
INTERIOR SIDE YARD - EAST	(East Lane)	12.00 ft	3.66 m	3.66 m

PARKING SPACES				
Rental Housing	0.60 space/unit	112 spaces		117 spaces
EV READY STATIONS	100% Residential Spaces	93 spaces		98 spaces
EV INSTALLED STATIONS	Proposed for Visitor Spaces	0 spaces		0 spaces
BICYCLE SPACES	Secure spaces	1.50 space/unit	279 Secure	280 Secure
	Short term spaces		6 Short term	18 Short term
	Vertical bicycle spaces	35% max.	97.7 Vertical	33.9% 95 Vertical Secure

OPEN BALCONY AREA	max 10% GFA	13,936.9 sq.ft.	1294.77 m2	21,497.7 sq.ft.	1997.2 m2	15.4%	YES
Excluded Open Appendages max 10% GFA							
OUTDOOR AMENITY AREA				2215.94 sq.ft.	205.9 m2		
Garden Plots Active Design Guidelines	2.2 m2 / 4 units	1116.0 sq.ft.	102.3 m2	436.3 sq.ft.	40.5 m2		

PARKING DIMENSIONS		Width	Length	Height			
(no column encroachments)		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									
Multi-Family Residential	no. of units	Est. volume/unit	Total Volume	Container capacity					
Garbage	186 units	95 L	17,670 L	2294 L (3 cu.yd.)	19	serviced once/wk	10	serviced twice/wk	
NSRP Newspapers	186 units								



1 CONTEXT PHOTO



2 CONTEXT PHOTO



3 CONTEXT PHOTO



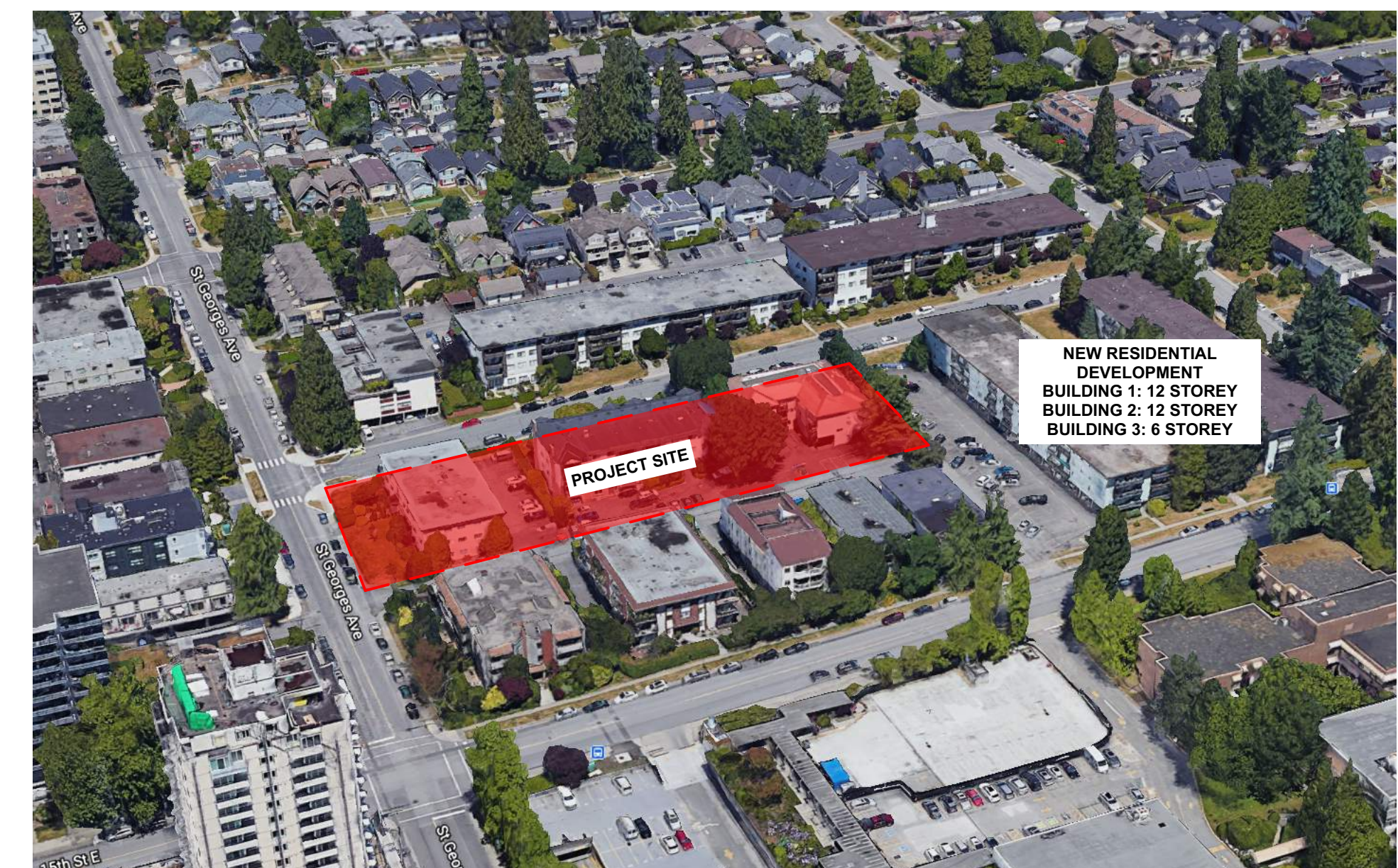
4 CONTEXT PHOTO



CONTEXT MAP



AERIAL VIEW - NORTHWEST



AERIAL VIEW - NORTHEAST

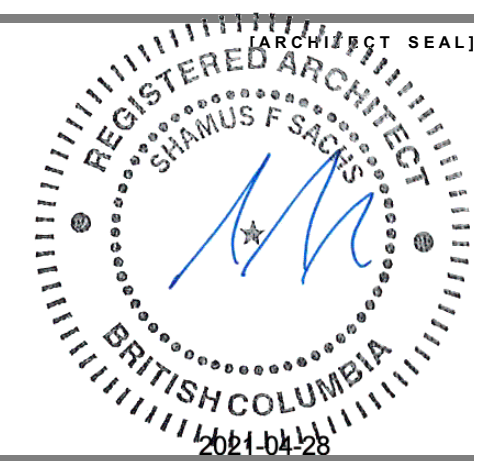


Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

**Site Context -
Street View &
Aerial Perspective**

[PROJECT]

20542

[SCALE]

Wednesday, April 28, 2021

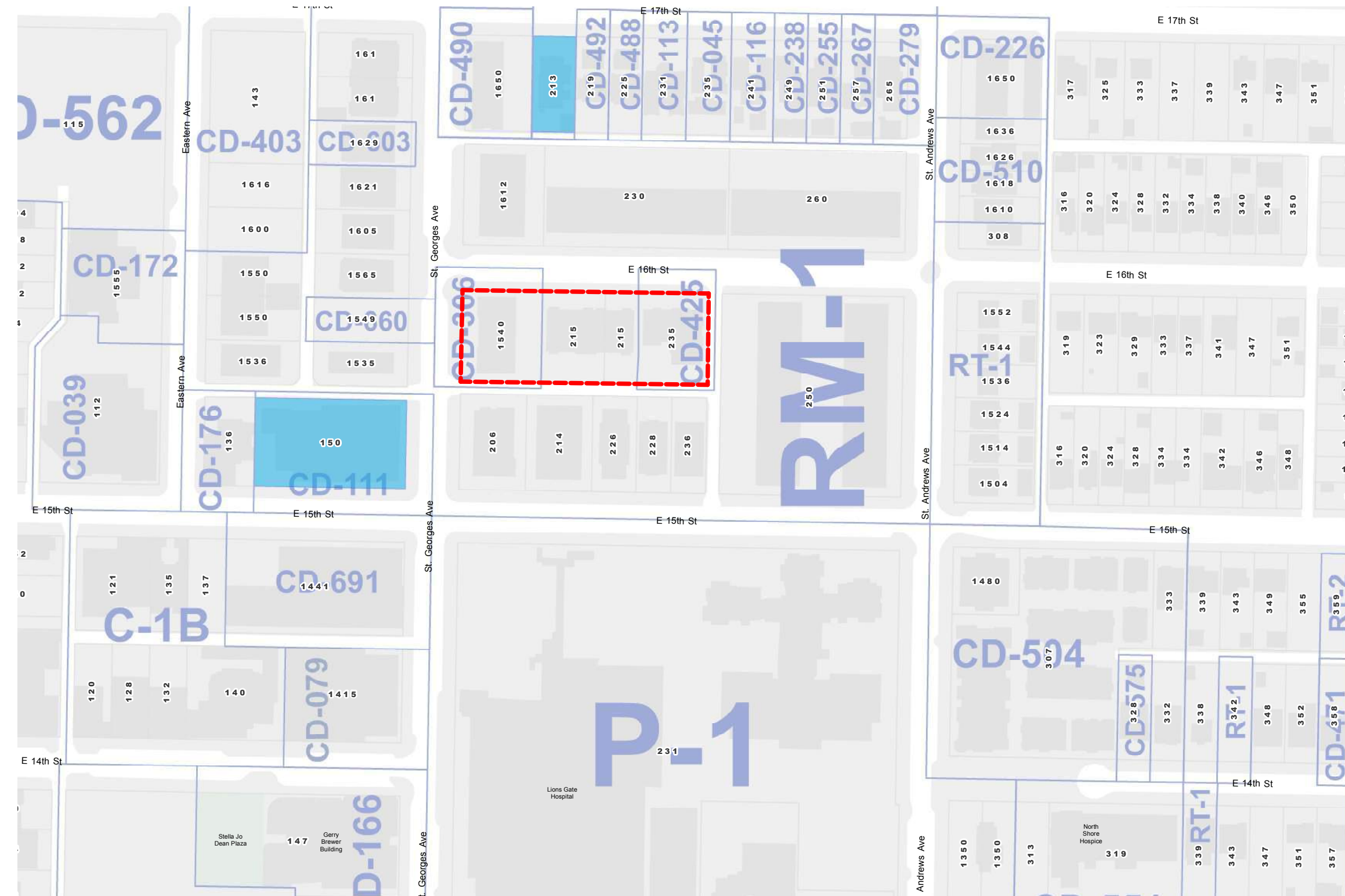
[DATE]

DP Application

[ISSUE]

[DRAWING]

A-0.200



1 City of North Vancouver Zoning Map
NOT TO SCALE

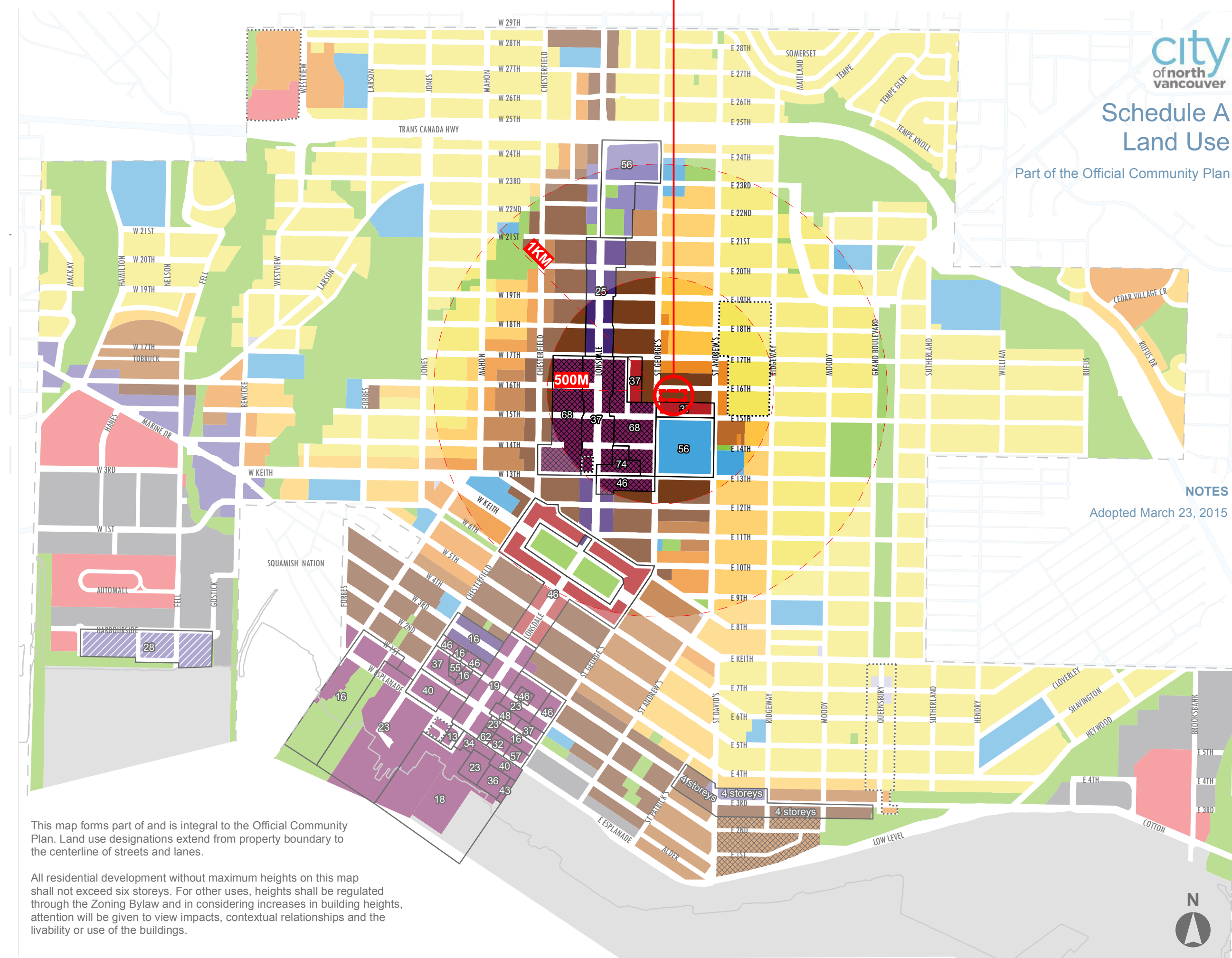


1 City of North Vancouver OCP
NOT TO SCALE

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

Designation	OCF Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	-
Residential Level 2 (Low Density)	0.5	-
Residential Level 3 (Low Density)	0.75	-
Residential Level 4A (Medium Density)	1.0	up to 1.0
Residential Level 4B (Medium Density)	1.25	up to 1.0
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	-
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront 2.05 (Mixed Use)	2.05	up to 0.15

Other Designations:
 Parks, Recreation & Open Space
 School & Institutional
 Commercial
 Mixed Employment
 Industrial
 Maximum Building Heights in Metres
 Special Study Area
 City Boundary



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

OCF - MID-RISE APARTMENT MEDIUM DENSITY R5

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
 - 1) SECURE MARKET RENTAL HOUSING OR NON-MRKET 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
- CPTED PRINCIPLES
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)

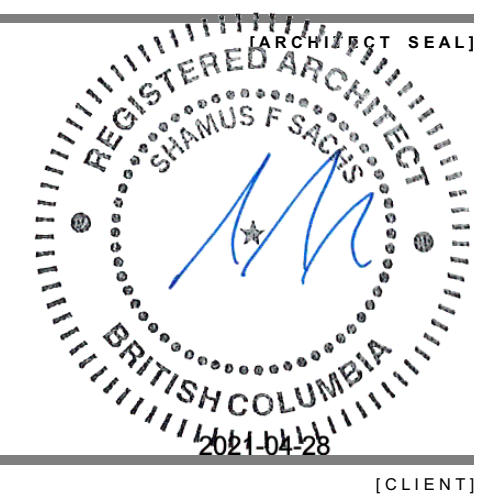


Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

Context - Zoning & OCP

20542

Wednesday, April 28, 2021

DP Application

A-0.210

PROJECT USE

REZONING

The central location of the subject site in the City Centre, on St. Georges Avenue, is identified as a candidate for rezoning in the Land Use Plan as Medium Density Apartment development with the maximum of 6 storey in height (18-19m). The immediate neighbourhood currently has existing multi-family 3-storey residences, Lions Gate Hospital Complex and high-rise mixed-use developments along Lonsdale and St Georges Avenue to the north.

This proposal intends to rezone an existing property at 1540 St. Georges Avenue (RM-1 zoning) to allow for a 6-storey residential development in accordance with OCP Land Use Designation via a Comprehensive Development; based on R5 guidelines and incentives to develop purpose-built rental units.

RESIDENTIAL LIVABILITY

The proposed development seeks to provide rental housing in locations that can benefit from existing transit corridors. The proposal will utilize efficient sized units and wood frame construction. The City of North Vancouver's forward-looking rental bonuses and parking relaxations are critical to the financial viability of this application and have both been maximized.

The 2014 City of North Vancouver Official Community Plan supports at this location mid-rise, medium density apartment R5. The designation permits an outright 1.6FSR with maximum density bonus of 1.0 based on the public benefits of rental housing (secure market or non-market), community amenity space, employment generation, and / or heritage conservation.

The proposed total area for all uses is 132,630.22 sqft achieving an FSR of 2.60.

The intent is to provide 186 secured market rental housing units, with diverse sizes and plans to provide housing at different income levels. The development provides a significant number of family style units with 24 three-bedroom units (12.9%) and 46 two-bedroom units (24.7%) that are designed to accommodate the demand for a variety of unit types. The development is to include 6 levels of residential units with a ground level amenity room over one level of underground parking.

Unit Type	Size Range	Number of Units
1 Bedroom	451.2 - 530.0 sq ft	116
2 Bedroom	778.2 - 779.6 sq ft	46
3 Bedroom	944.0 sq ft	24
Total		186

The proposal provides 3,287.1 sf of common indoor amenity and approximately 2,215.94 sf of outdoor space. Parking includes 117 underground vehicle spaces and 280 secure bicycle spaces, with an additional 18 short term bicycle spaces.

The proposal will provide ease of access to all common areas regardless of physical capabilities. The project is designed to meet the City of North Vancouver Adaptable Design requirements with over 25% of units with different layouts are going to be designed as Level 2.



INTENSITY

SETBACKS

The site is a fairly regular, rectangular shape, with a frontage of approximately 388 feet. We propose the following setbacks:

Setbacks	Proposed
Front Yard (North - E 16th St)	10' (3.06M)
Rear Yard (South - Lane)	12' (3.66M)
Exterior Side Yard (East - St. Georges Ave)	10' (3.06M)
Interior Side Yard (West PL)	12' (3.66M)

The proposed setbacks provide an urban interface with the street that is consistent with adjacent properties under application.

SITE COVERAGE

We propose a site coverage of approximately 46%.

AFFORDABILITY STATEMENT

The proposed development is a mid-market rental development and will utilize affordability measures including; wood-frame construction, bicycle orientated design, and appropriately sized units. Rents will be determined at time of completion, based on prevailing market rents. We are looking into applying for the CMHC funding under their construction financing and post construction programs. Ultimately, it is unknown whether the project will be selected for such funding.

186 new rental units will contribute to the diverse housing choices that that will appeal to downsizers and young families alike. The unit mix breakdown is as follows:

62.3%	one-bedroom
24.7%	two-bedroom
12.9%	three-bedroom

CPTED STATEMENT (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

Natural Surveillance

- Windows overlooking public and private areas
- Transparency at building entrances and exits
- Landscape design that provides surveillance and visibility
- Ensuring problem areas are well lit (eg. pathways, stairs, entries/exits etc., parking areas)
- Providing visibility though screens/fences
- Below grade access stairs with no blind corners

Natural Access Control

- Clearly identifiable point of entries
- Eliminate design features that provide access to roofs and upper levels

Natural Territorial Reinforcement

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space
- Display security system signage at access points
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled

FORM

SITE PLAN AND LANDSCAPE

The building is proposed to front E 16th Ave. A ramp in the front yard provides wheelchair access to the entrance. Vehicle access is via the lane on the South side of the site. The ground floor of the building is surrounded by a series of garden apartment patios. These patios provide some private outdoor space and private entrances to each ground-floor unit. The patios are defined by planters and plantings.

Pedestrian access through the lobbies are provided on the North elevation. An exterior stair to the parkade is provided on the south-east and south-west corners of the site next to respective bike storage rooms and is incorporated into the landscape. A 2.5 feet landscaped transition strip is also provided to mitigate and soften the transition from the lane to the ramp. The ramp is flanked on either side by outdoor community gardens and open green space. The ramp descends underneath the main courtyard between the two building lobbies, with landscaping to transition the hardscape and softscape.

The northern elevation responds to the slope of the site by stepping down the hill, while the southern elevation of the site has been designed to respect the current neighbouring buildings with its staggered setback and open green spaces that activate the laneway.

FORM & MASSING

The buildings are proposed to be a 6-storey wood-frame building, over a concrete foundation with one level of underground parking. The buildings follow a simple, modern, familiar North Vancouver vernacular that is consistent with a rental residential building and will compliment the neighbourhood's existing and new buildings.

The architectural character is West Coast contemporary inspired by its CLT / mass timber construction and uses materials for the exterior of the building that are high quality, durable and non-combustible. The exterior cladding will use a natural palette of white, greys, and wood tones to showcase the north-west corner of the site on St. Georges Avenue and anchor the building into the steep slope of the site at the two central lobbies. The flat roof and horizontal line of balconies of the buildings emphasize the low profile of the buildings' 6 floors, which provides an appropriate scale for the street level and neighbouring buildings.

Large glazing elements allow an abundance of natural light into the individual units and their angled placement of balconies provides both facade interest as well as directs views on the North, east, and west elevations. The feature colour is introduced to bring attention to both building lobbies and compliment the shared courtyard.

At the intersection of E 16th and St. Georges, the use of materials, addition of sloped roof and columns creates a prominent corner. The challenging grade change of approximately 10 feet is resolved by stepping the two building and utilizing the shared courtyard as a median. To reduce the drastic grade change, the 4 ground units along St. Georges Ave are also 1'6" lower than the lobby of the West building to create a friendlier experience along the sidewalk.

A rooftop amenity space allows residents to enjoy the views down to the water and of downtown Vancouver. Access to community gardens, a kid's play space, and outdoor green space allows the opportunity for residents to socialize while enjoying the south-facing rear courtyard. Landscaping acts as a buffer along the site perimeters as well as at the roof level to add privacy for both the occupants and neighbours.

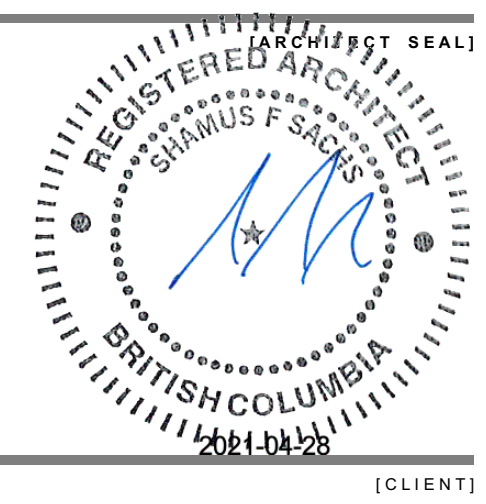


Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Design Rationale

20542

[PROJECT]

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-0.400



VIEW NW - INTERSECTION OF E16TH ST & ST GEORGE AVE



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

**Perspective
Render**

20542

[PROJECT]

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-0.500



VIEW OF ENTRANCE ALONG E16TH ST

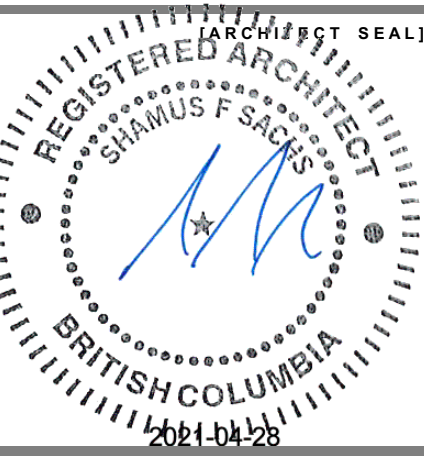


Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

**Perspective
Render**

[PROJECT]

20542

[SCALE]

[DATE]

Wednesday, April 28, 2021

[ISSUE]

DP Application

[DRAWING]

A-0.510



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



VIEW OF COURTYARDS FROM LANE

[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Perspective
Render

20542

[PROJECT]

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-0.520

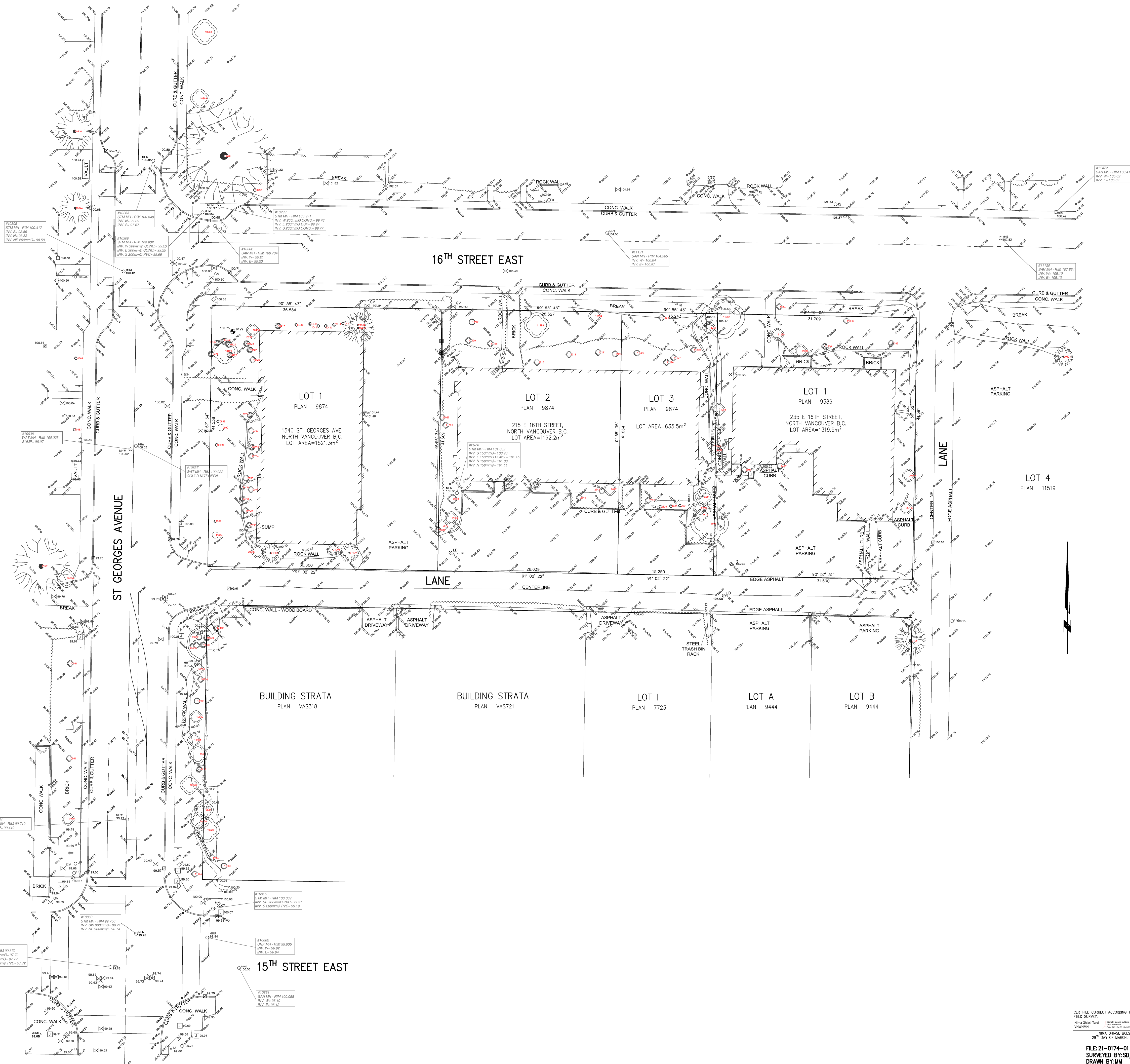
TOPOGRAPHIC SURVEY PLAN OF
 LOT 1 PLAN 9874,
 LOT 2 PLAN 9874,
 LOT 3 PLAN 9874,
 AND LOT 1 PLAN 9386;
 ALL OF BLOCK 32 DISTRICT LOT 549

PID: 007-355-084
 009-440-330
 009-440-381
 009-677-313

SCALE 1:200
 ALL DIMENSIONS ARE IN METERS
 THE INTENDED PLOT SIZE OF THIS PLAN IS
 125.00m IN WIDTH BY 86.40m IN HEIGHT
 (AS SHOWN WHEN NOTED AT A SCALE OF 1:200)

NOTES
 ELEVATIONS ARE IN METERS, BASED ON DELETED DATUM
 CURBS (C/S) ARE DERIVED FROM CONTROL
 MONUMENT 6793 WITH ELEVATION 113.24m
 THE PLAN SHOWS HORIZONTAL DISTANCES
 LEVEL DISTANCES UNLESS OTHERWISE NOTED.
 TO COMPARE DISTANCES, REFER TO
 GROUND LEVEL DISTANCES BY COMBINED
 FACTOR CORRECTIONS, AND READINGS ARE
 DERIVED FROM FIELD OBSERVATIONS TO
 MONUMENTS 6793 AND 7700000 ARE TO
 CENTRAL MERIDIAN OF UTM ZONE 10.
 PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND
 TITLE AND SURVEY AUTHORITIES RECORDS AND FIELD
 SURVEY.
 BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE
 EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

- LEGEND**
- 12345 DENOTES DECIDUOUS TREE - WITH REFERENCE NUMBER
 TREES ARE NOT TO SCALE, SEE TREE TABLE FOR DETAILS
 - 12345 DENOTES CONIFEROUS TREE - WITH REFERENCE NUMBER
 TREES ARE NOT TO SCALE, SEE TREE TABLE FOR DETAILS
 - 12345 DENOTES TREE STUMP - WITH REFERENCE NUMBER STUMPS
 ARE NOT TO SCALE, SEE TREE TABLE FOR DETAILS
 - W DENOTES WATER WAIVE
 - LD DENOTES LAWN BASIN
 - FD DENOTES FIRE HYDRANT
 - DESC DENOTES (M/S)-STORM, (M/S)-SAL, (M/S)-WATER, (M/S)-POWER, (M/S)-TELE,
 (M/S)-HUMIDITY, (M/S)-STORM INSPECTION (M/S)-SAL INSPECTION) DESC, ELEV.
 - OL DENOTES ORNAMENTAL LAMP
 - S DENOTES SIGN
 - DB DENOTES DRAIN BASIN
 - DS DENOTES DRAIN STANDARD
 - GV DENOTES GAS VALVE
 - K DENOTES KIOSK
 - J DENOTES JUNCTION BOX
 - UP DENOTES UTILITY POLE
 - TC DENOTES TRAFFIC CONTROL BOX
 - TS DENOTES TRAFFIC SIGNAL
 - B DENOTES BOLLARD
 - CO DENOTES SANITARY CLEAN OUT
 - GR DENOTES DRAINAGE GRATE
 - WC DENOTES WATER CONNECTION
 - EB DENOTES ELECTRICAL SERVICE BASE
 - OW DENOTES OBSERVATION WELL
 - GS DENOTES GAS SERVICE METER
 - IR DENOTES IRRIGATION BOX
 - A DENOTES ANCHOR
 - WS DENOTES WOODEN SUPPORT COLUMN
 - PE DENOTES PAVEMENT EDGE
 - F DENOTES FENCE
 - TL DENOTES TOP OF BANK
 - BL DENOTES BOTTOM OF SLOPE
 - H DENOTES HEDGE
 - CR DENOTES CROWN OF ROAD



© BINNIE LAND SURVEYING LTD., 2021. ALL RIGHTS RESERVED. NO
 PERSON MAY COPY, REPRODUCE, REPAIR, TRANSMIT OR ALTER
 THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS
 WRITTEN CONSENT OF BINNIE LAND SURVEYING LTD.

BINNIE
 BINNIE LAND SURVEYING LTD.
 300 - 6940 Cornhill Way
 Burnaby, BC V5G 4K6
 TEL: 604-430-1721
 BINNIE.COM

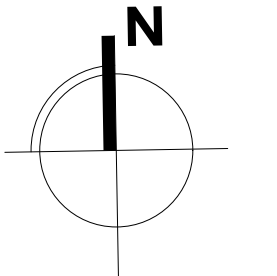
CERTIFIED CORRECT ACCORDING TO
 FIELD SURVEY
 Name (Print) _____
 MWMAN
 SHERA CHAIER, B.C.S. 595,
 29th DAY OF MARCH, 2021.
FILE: 21-0174-01
SURVEYED BY: SD/TA
DRAWN BY: MM



Integra
 ARCHITECTURE INC.

2330-200 Granville Street
 Vancouver, BC, V6C 1S4
 www.integra-arch.com
 Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
 AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
 OF INTEGRARCHITECTURE INC. AND CANNOT BE
 USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
 North Vancouver, BC

[TITLE]

Survey Plan

20542 [PROJECT]

[SCALE]

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-1.100

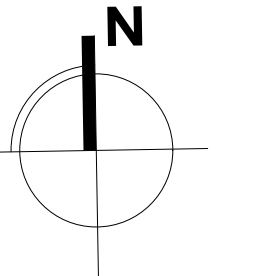


Integra

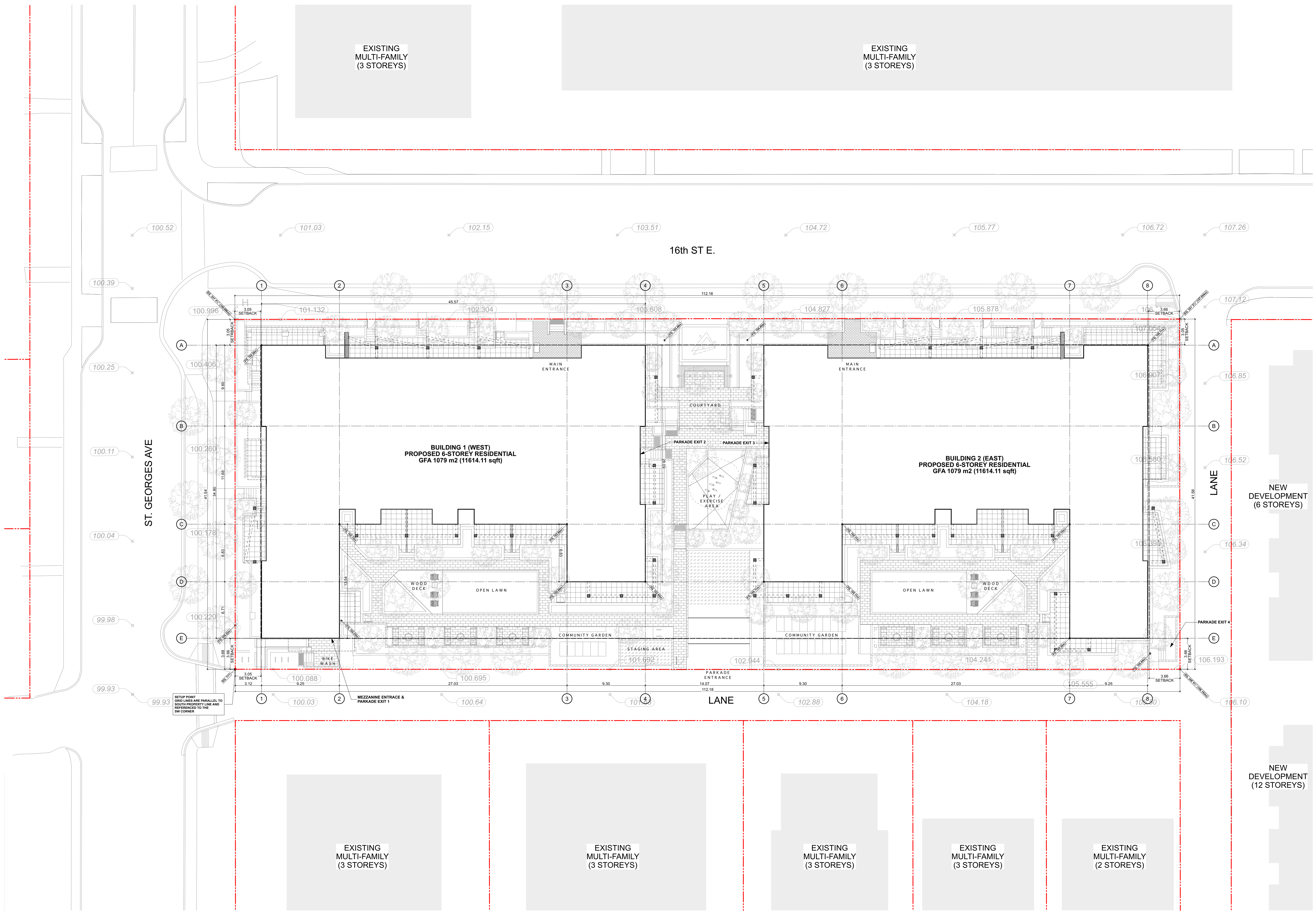
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



NEW DEVELOPMENT (6 STOREYS)



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Site Plan

[PROJECT]

20542

[SCALE]

1/16" = 1'-0"

[DATE]

Wednesday, April 28, 2021

[ISSUE]

DP Application

[DRAWING]

A-1.200

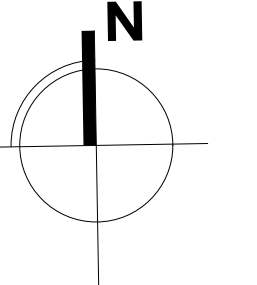


Integra

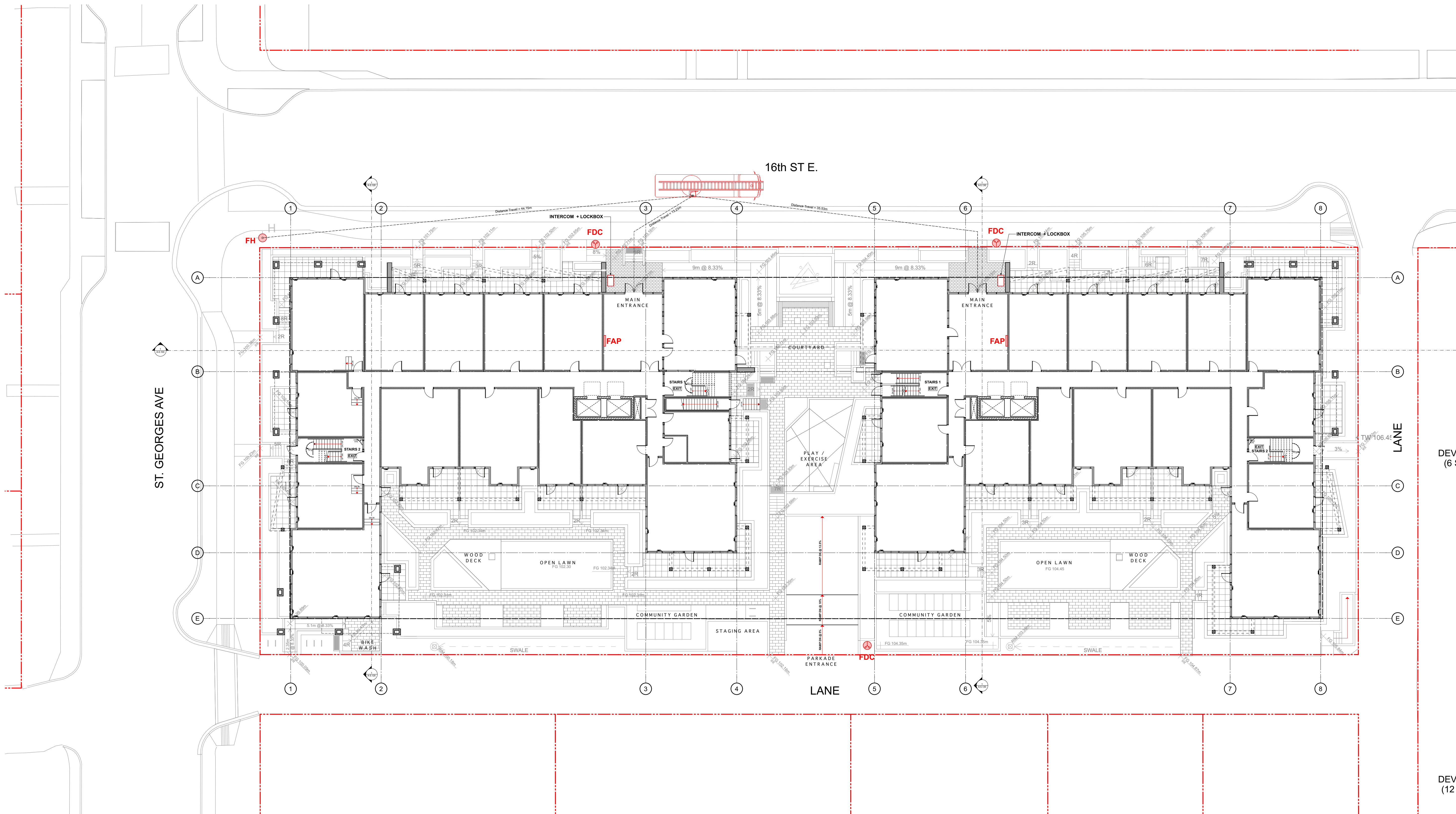
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

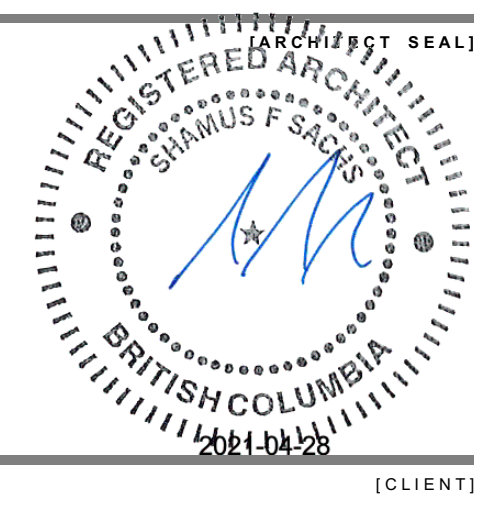
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



DEV (6)



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Firefighter Access Plan

20542

[PROJECT]

1/16" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-1.300

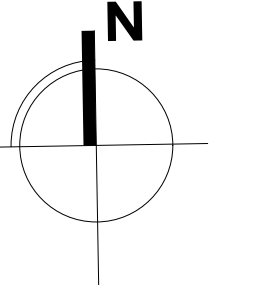


Integra

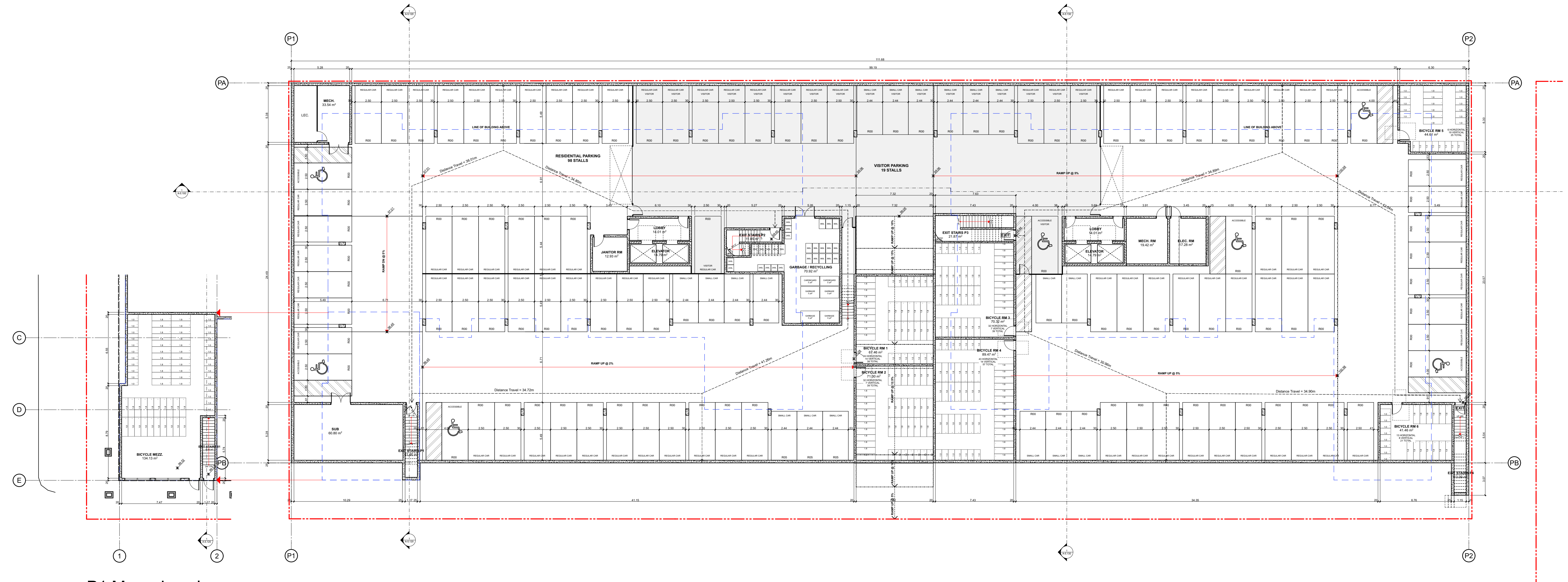
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

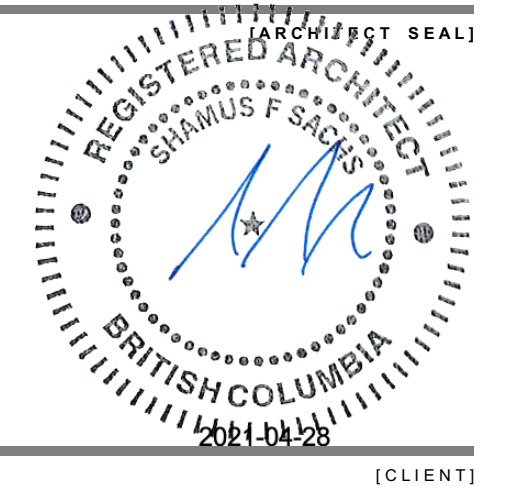


[PROJECT TEAM]



P1 Mezz. Level

1 Overall P1 Parking Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



Adera

16th St E.

1540 St Georges Ave
North Vancouver, BC

Overall Level P1 Parking Plan

20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-2.000

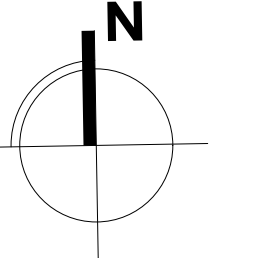


Integra

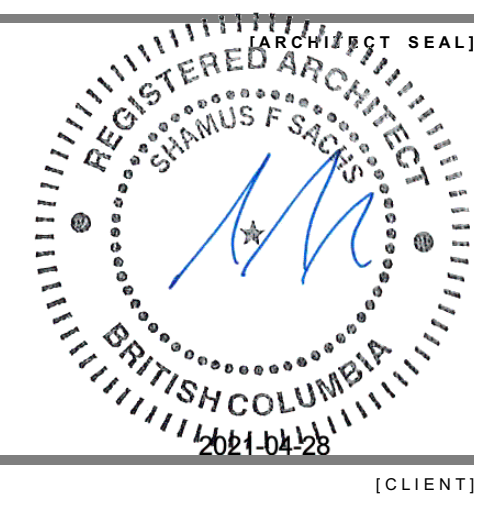
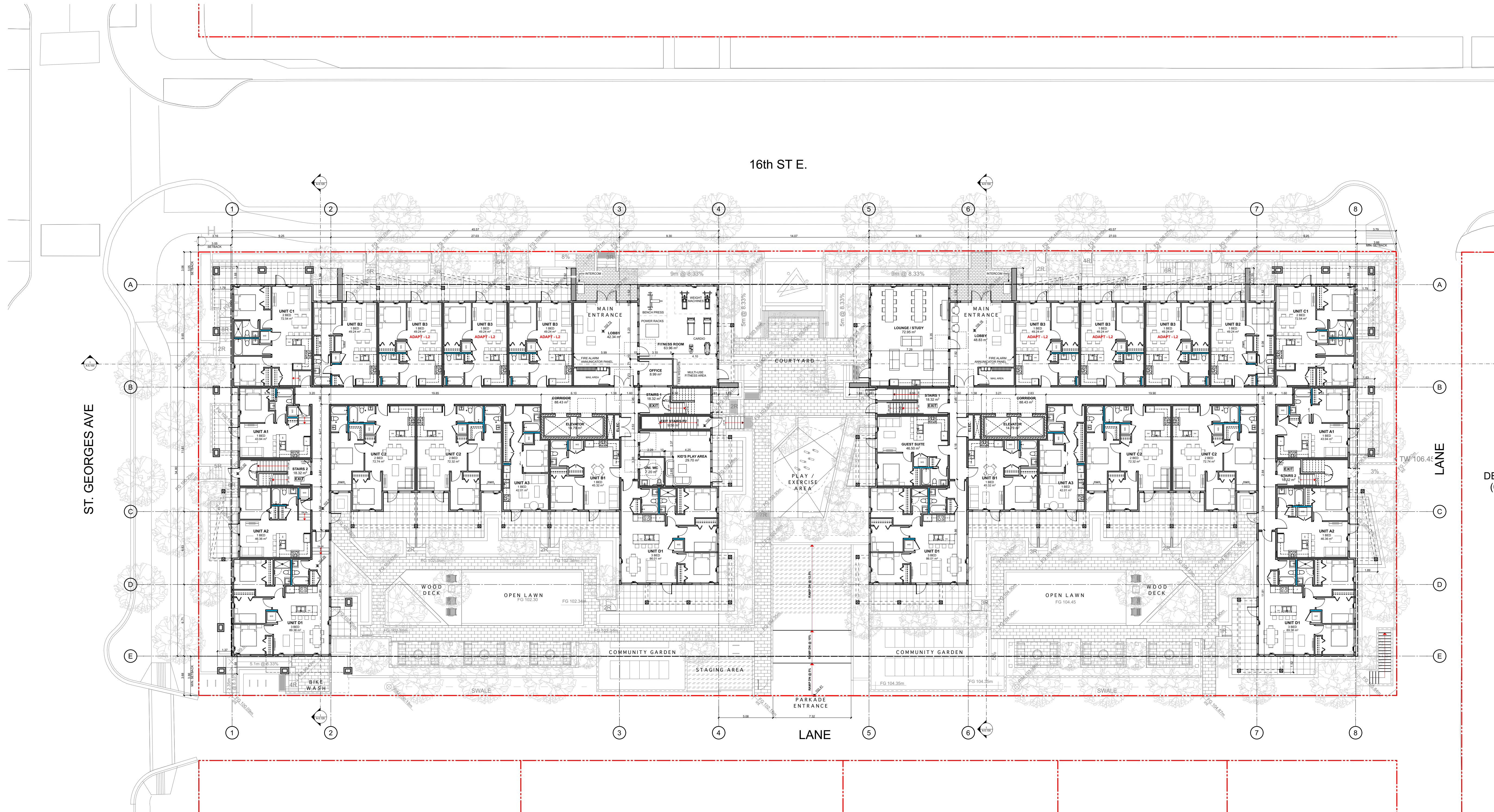
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Overall Level 1 Floor Plan

20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-2.010

1 Overall Level 1 Floor Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

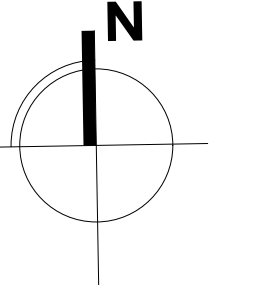


Integra

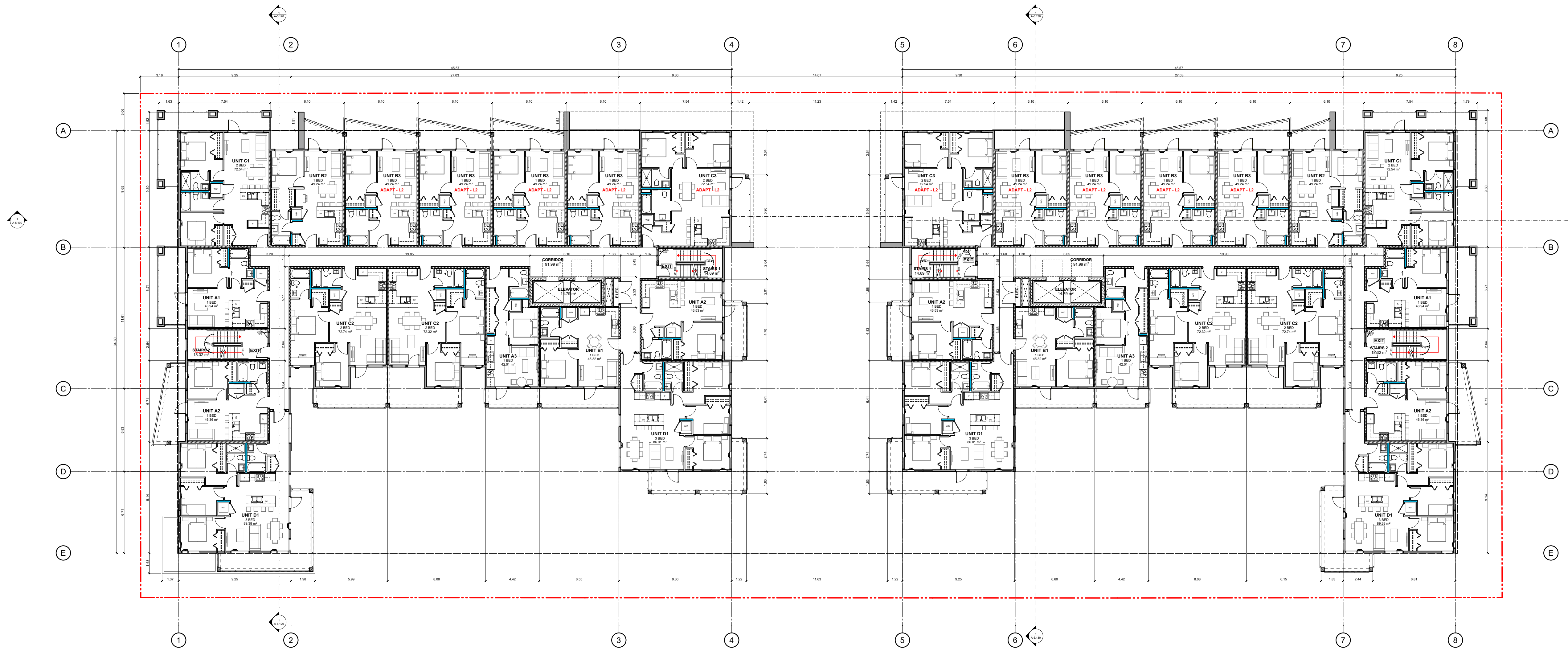
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

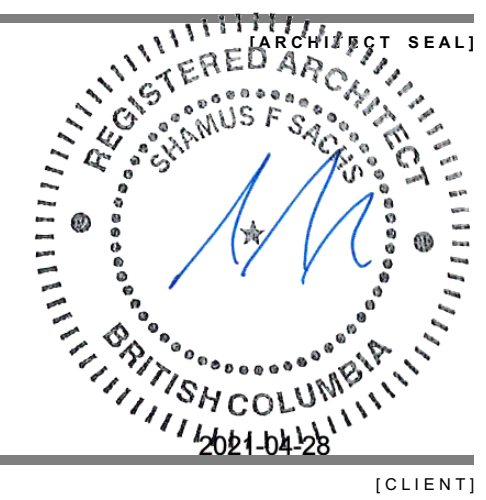
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



1 Overall Level 2 Floor Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

**Overall Level 2
Floor Plan**

20542

[PROJECT]

1/16" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.020

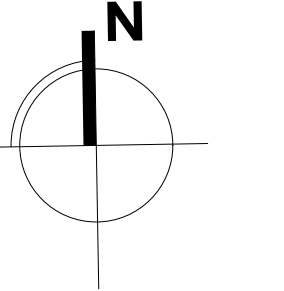


Integra

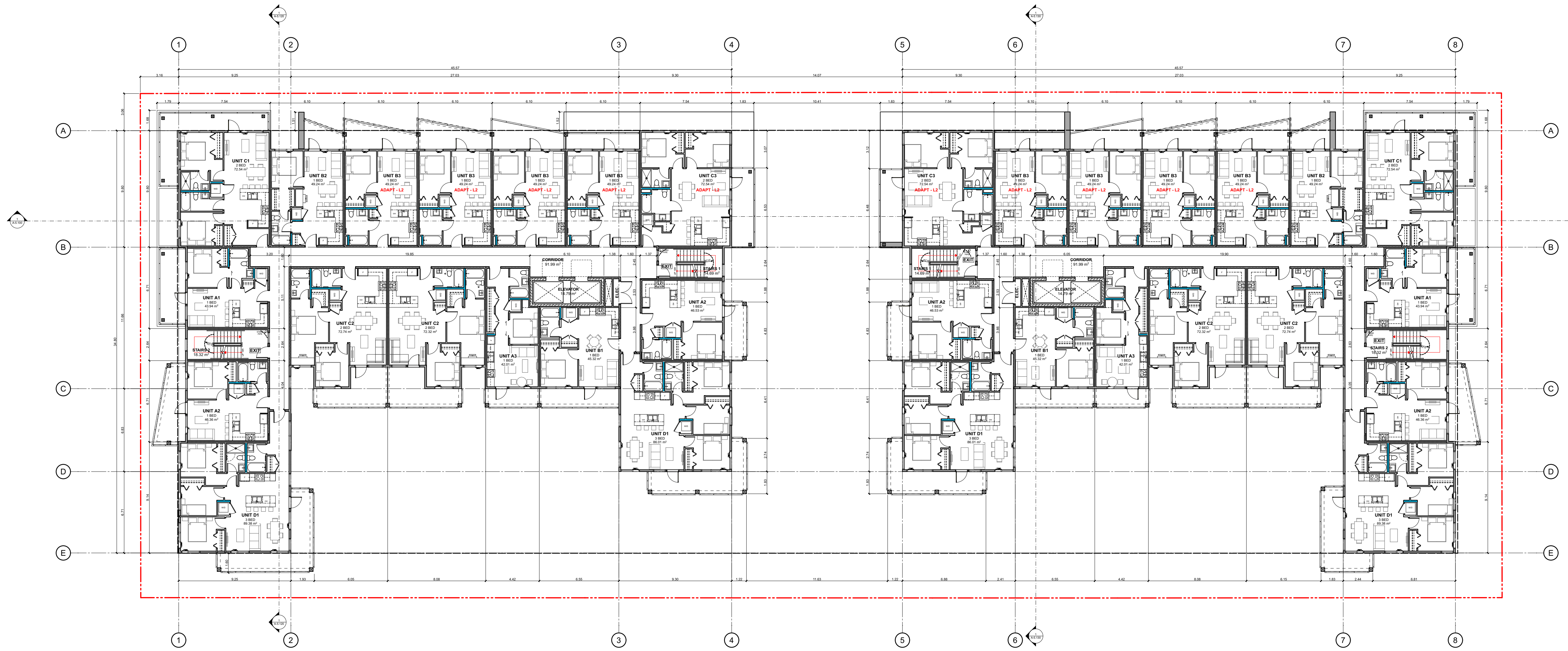
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

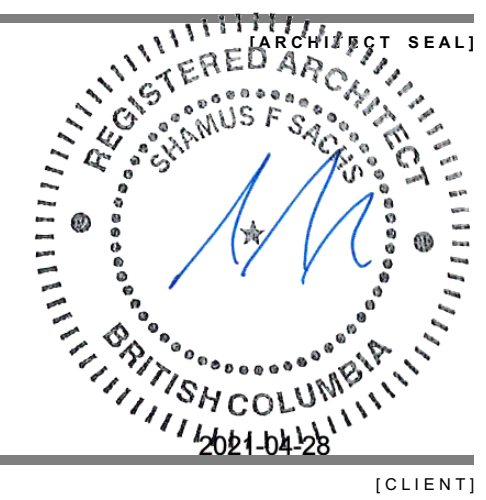
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



1 Overall Level 3 Floor Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Overall Level 3 Floor Plan

20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-2.030

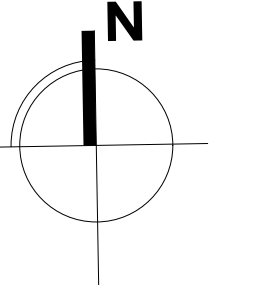


Integra

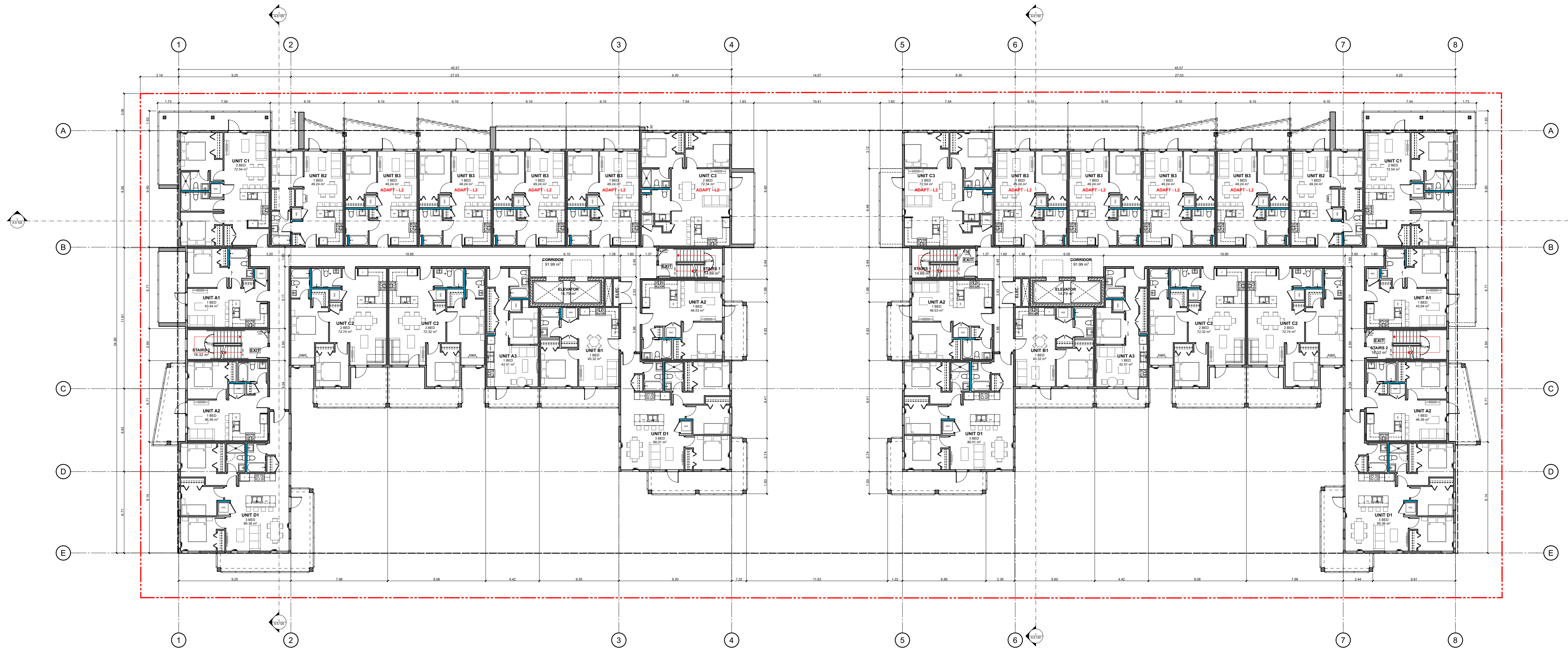
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

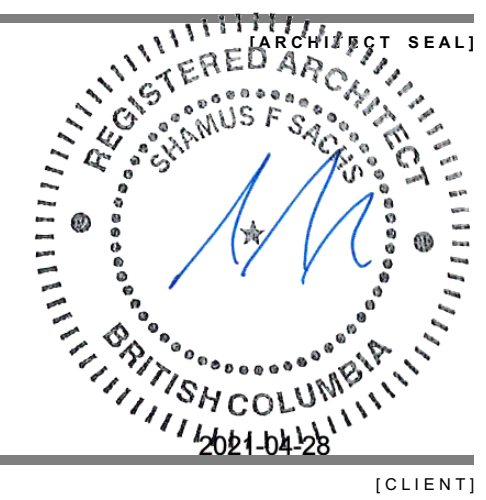
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



1 Overall Level 4 Floor Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

**Overall Level 4
Floor Plan**

20542

[PROJECT]

1/16" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.040

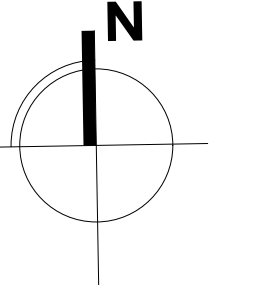


Integra

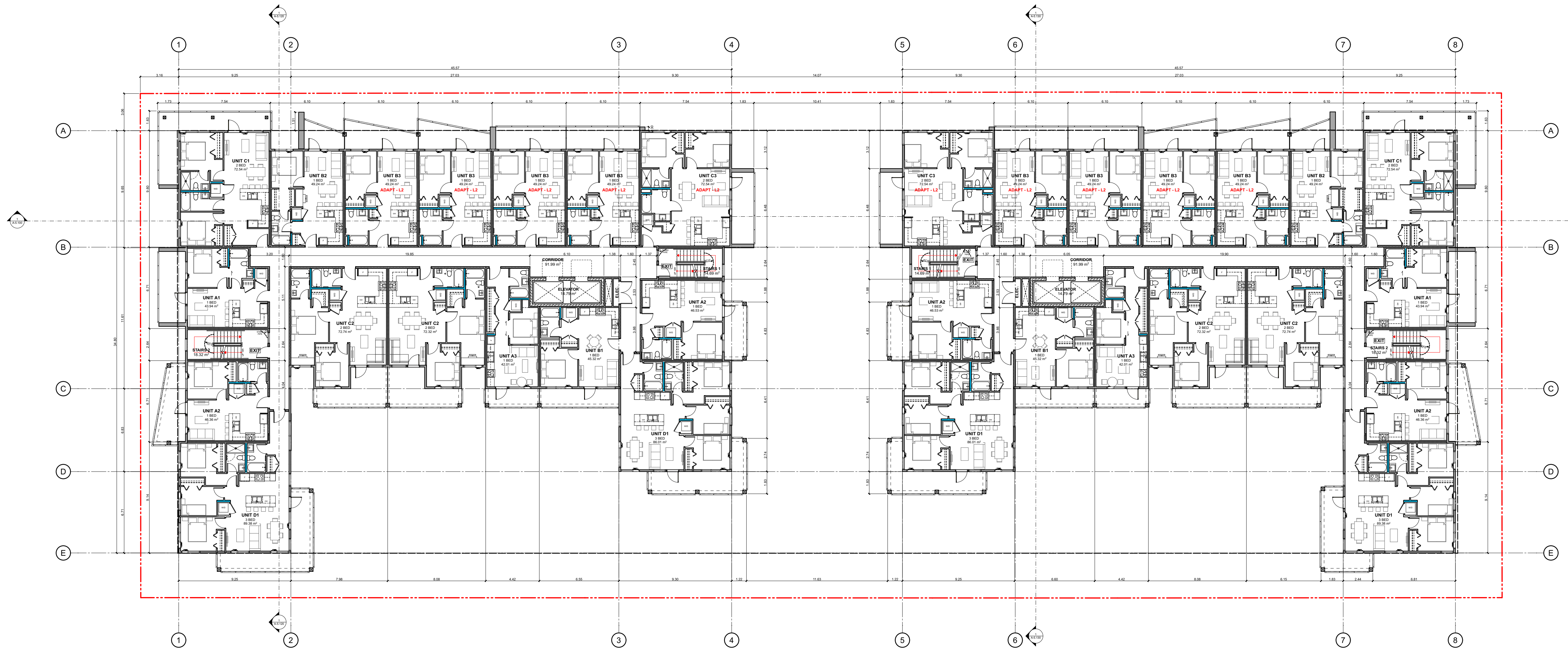
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

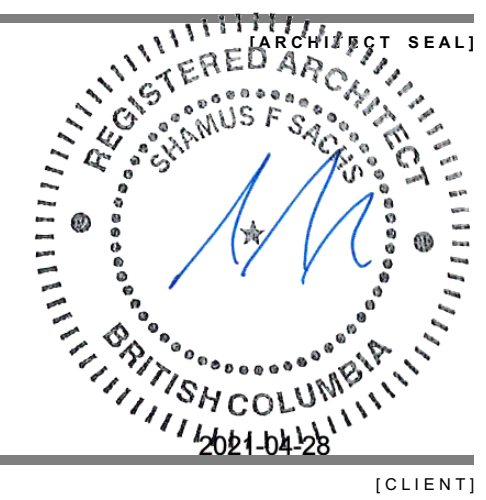
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



1 Overall Level 5 Floor Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

**Overall Level 5
Floor Plan**

20542

[PROJECT]

1/16" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.050

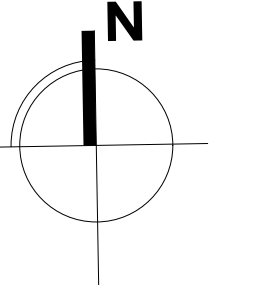


Integra

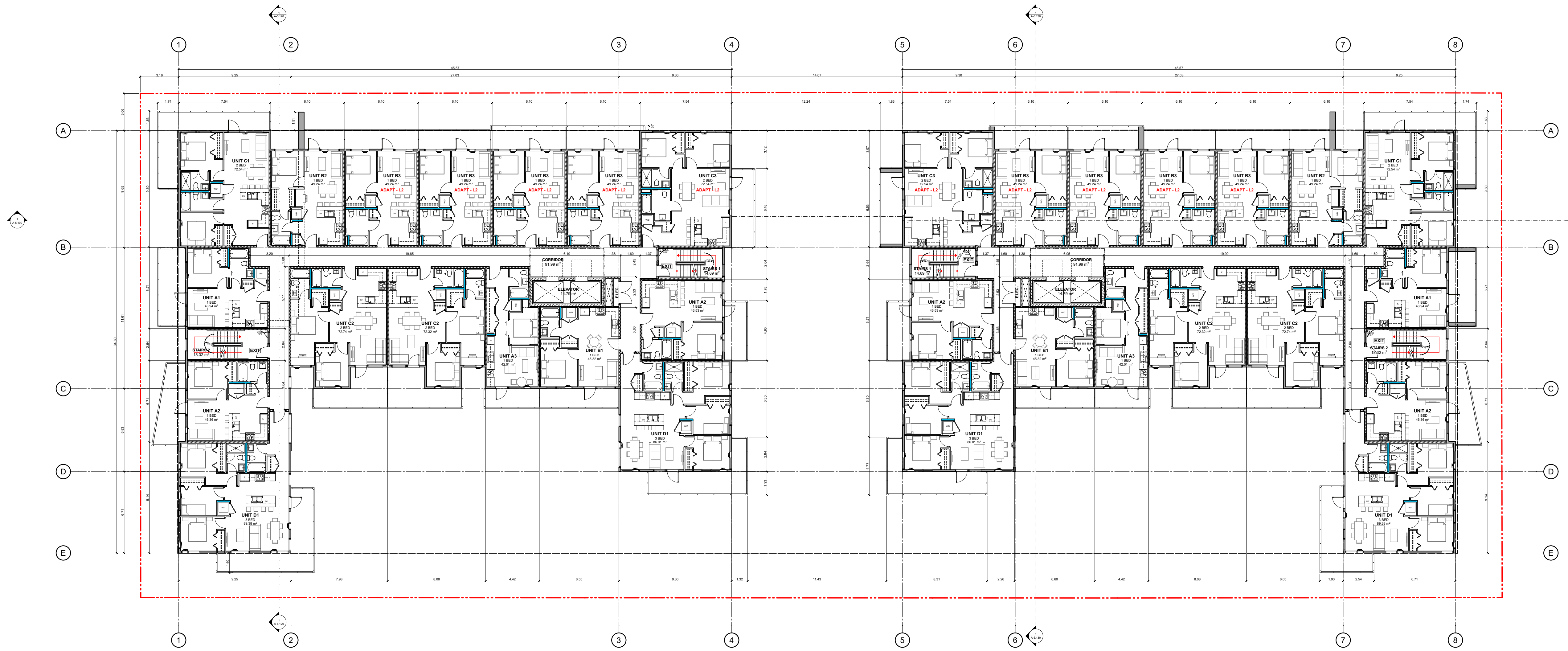
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

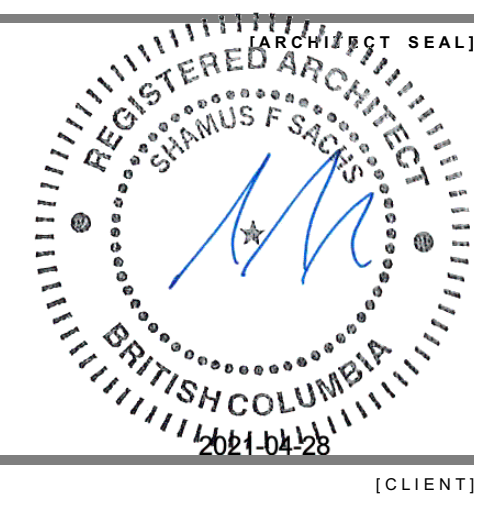
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



1 Overall Level 6 Floor Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Overall Level 6 Floor Plan

20542

[PROJECT]

1/16" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.060

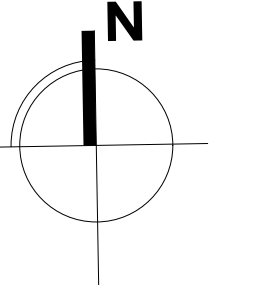


Integra

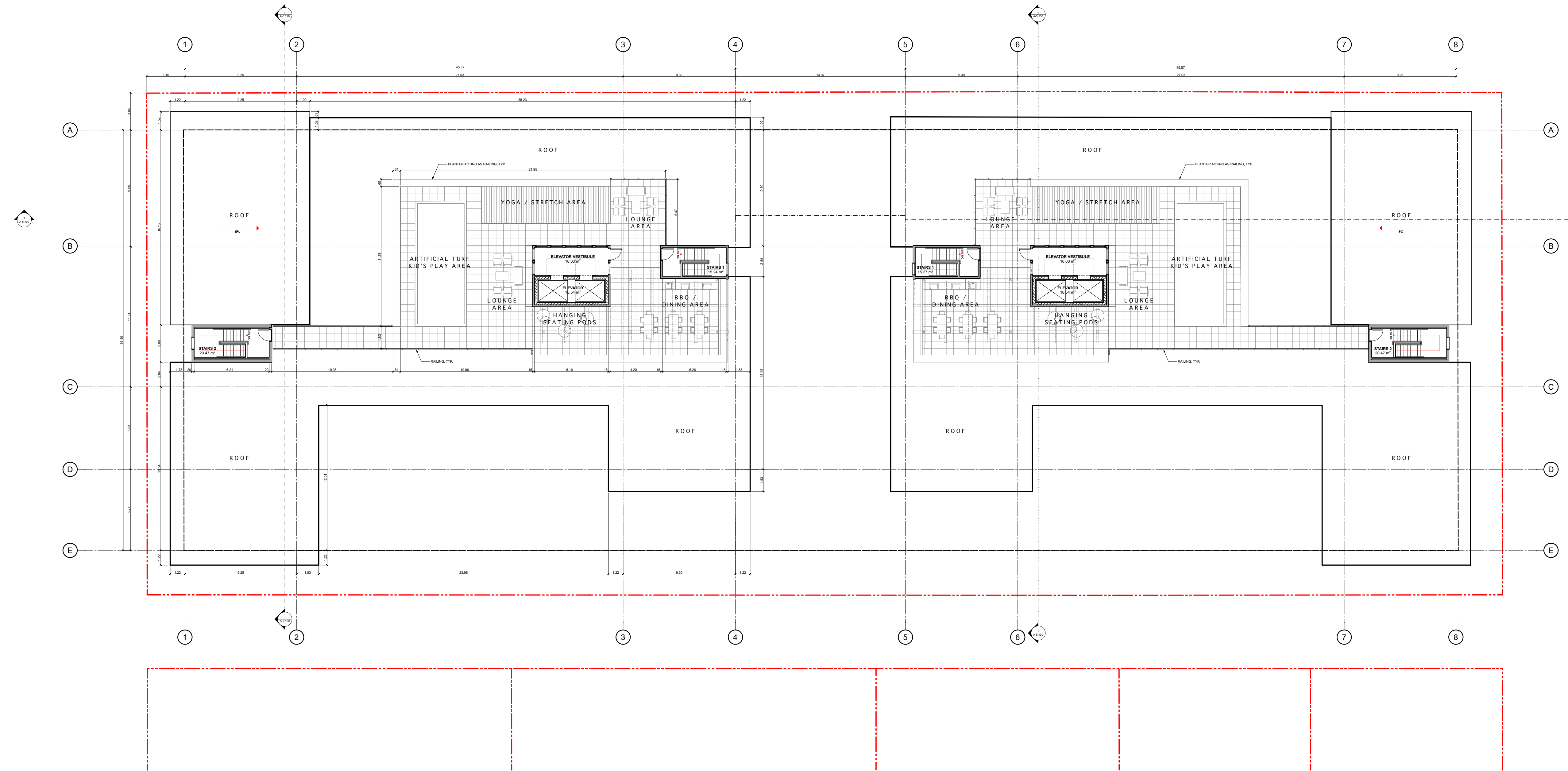
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

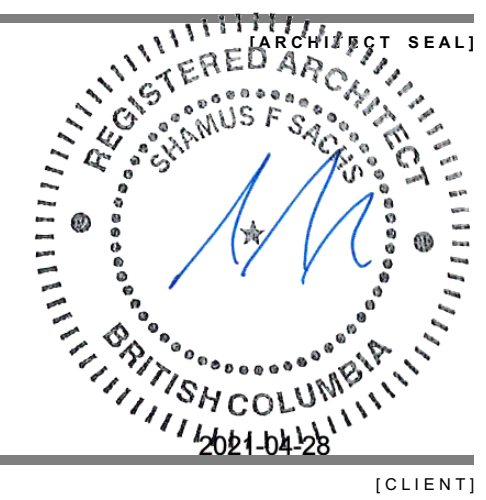
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



1 Overall Roof Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Overall Roof Plan

20542 [PROJECT]

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

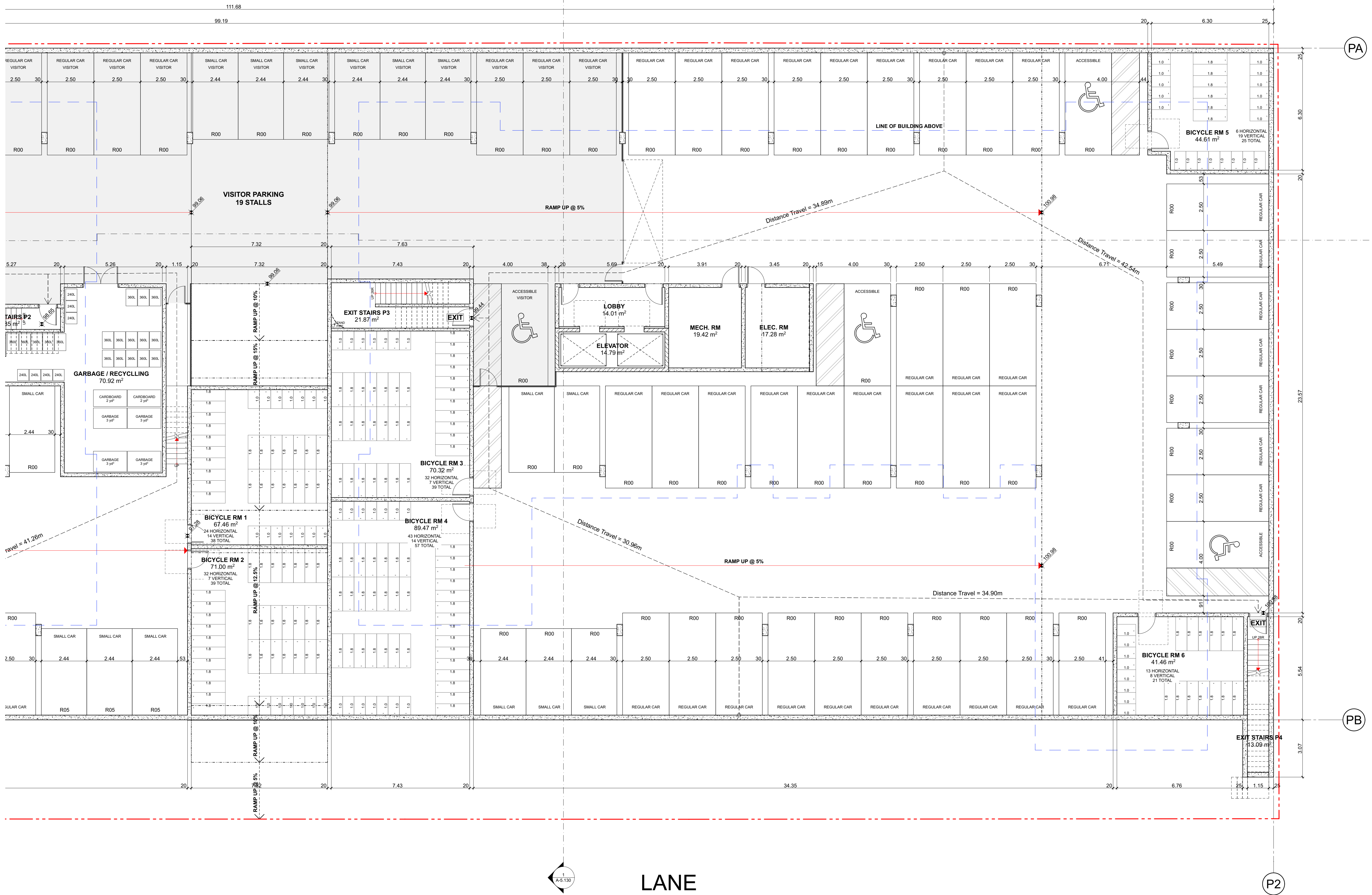
Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-2.070

16th ST E.

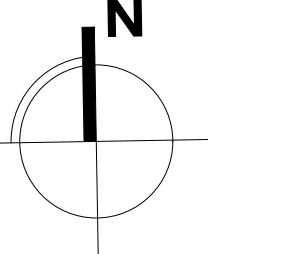


Integra

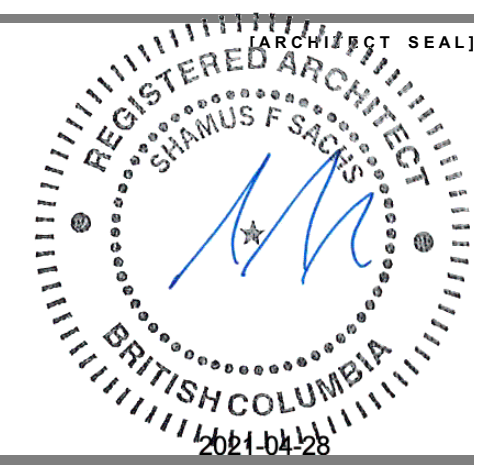
ARCHITECTURE INC.

2330-200 Granville Street
 Vancouver, BC, V6C 1S4
 www.integra-arch.com
 Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
 North Vancouver, BC

[TITLE]

P1 Parking Plan East

20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

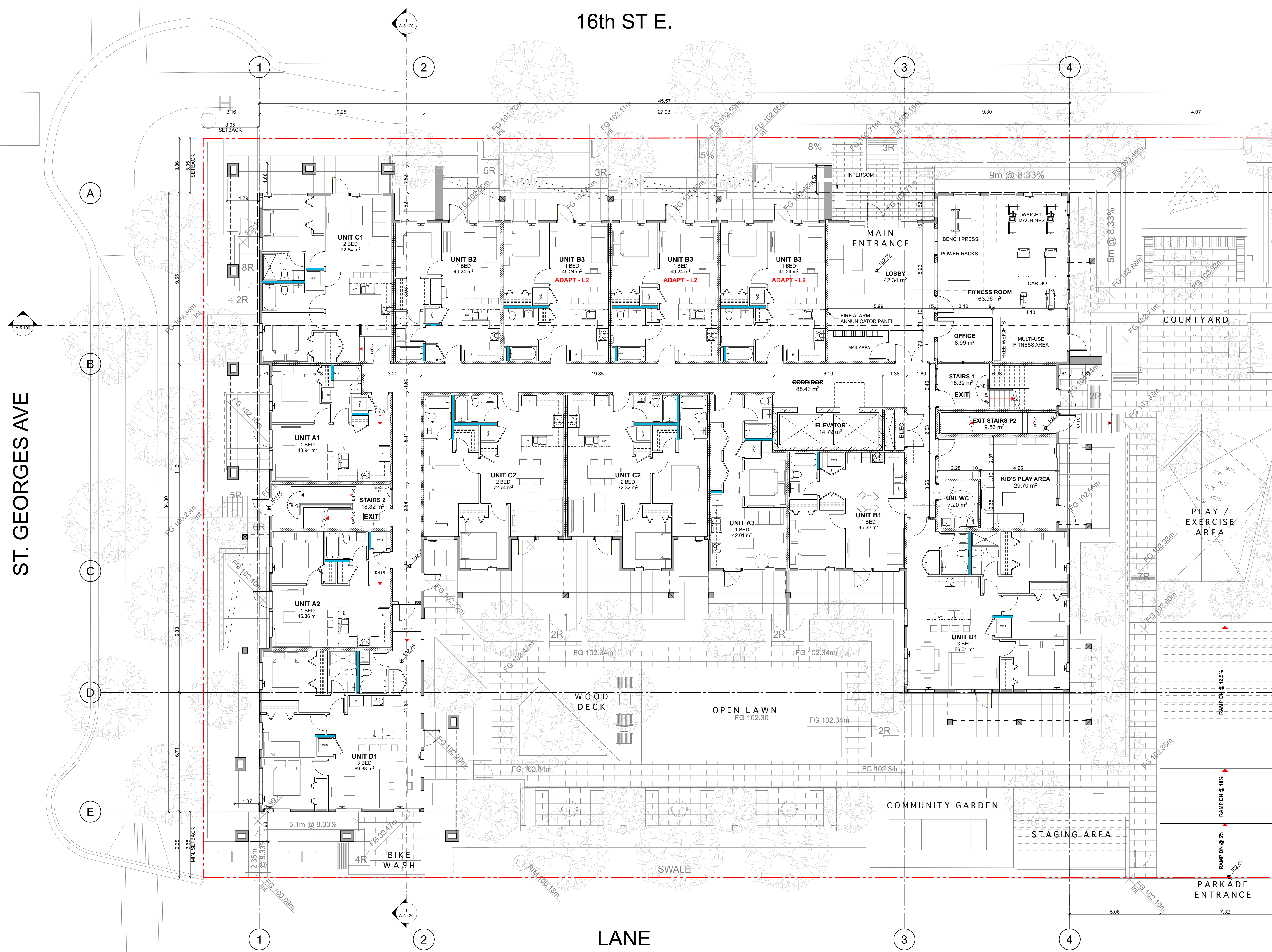
[DRAWING]

A-2.101

16th ST E.

ST. GEORGES AVE

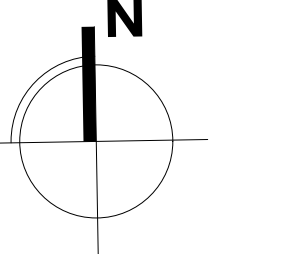
LANE



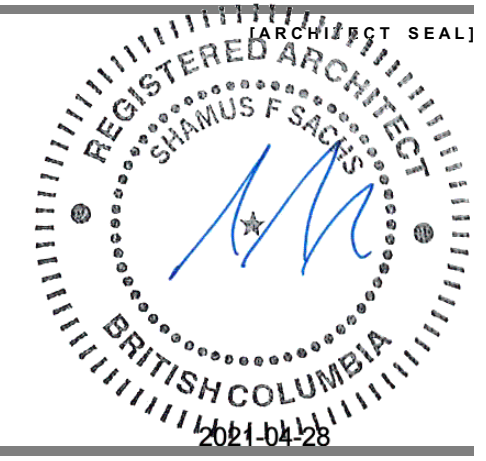
Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

**Building 1 Level 1
Floor Plan**

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.110

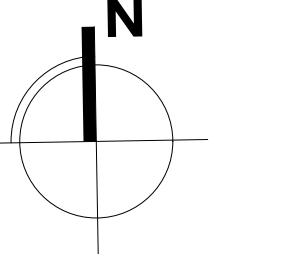


Integra

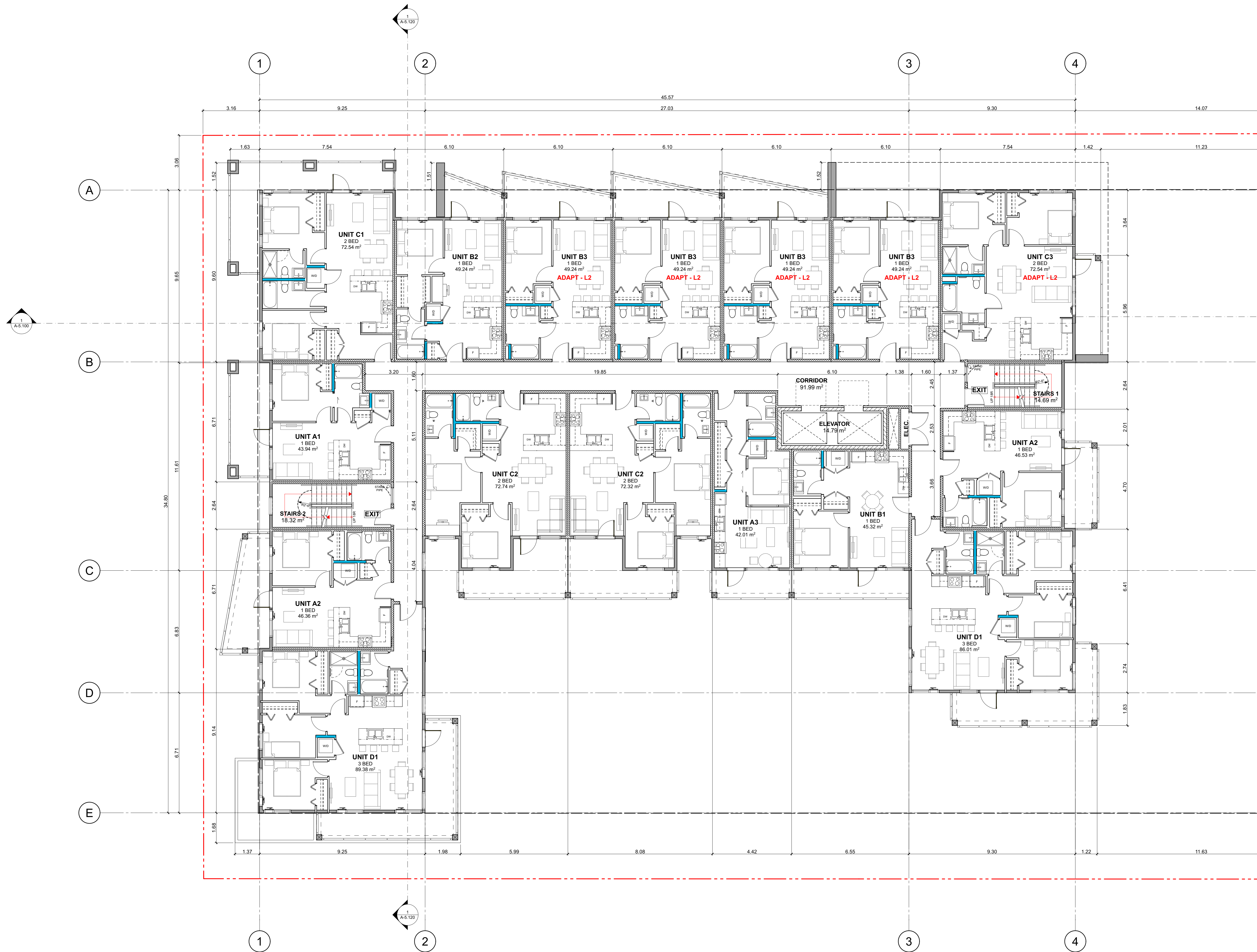
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 1 Level 2 Floor Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.120

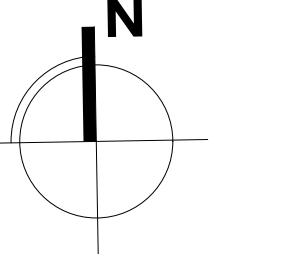


Integra

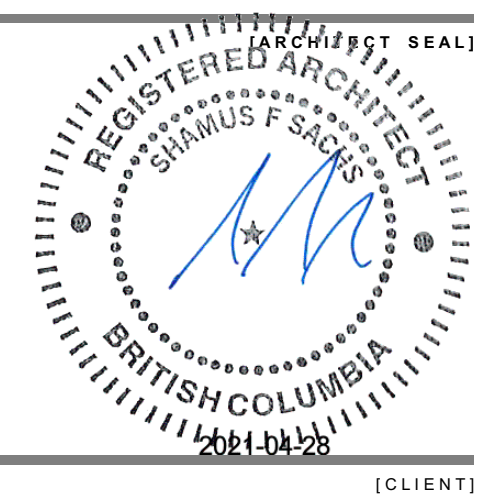
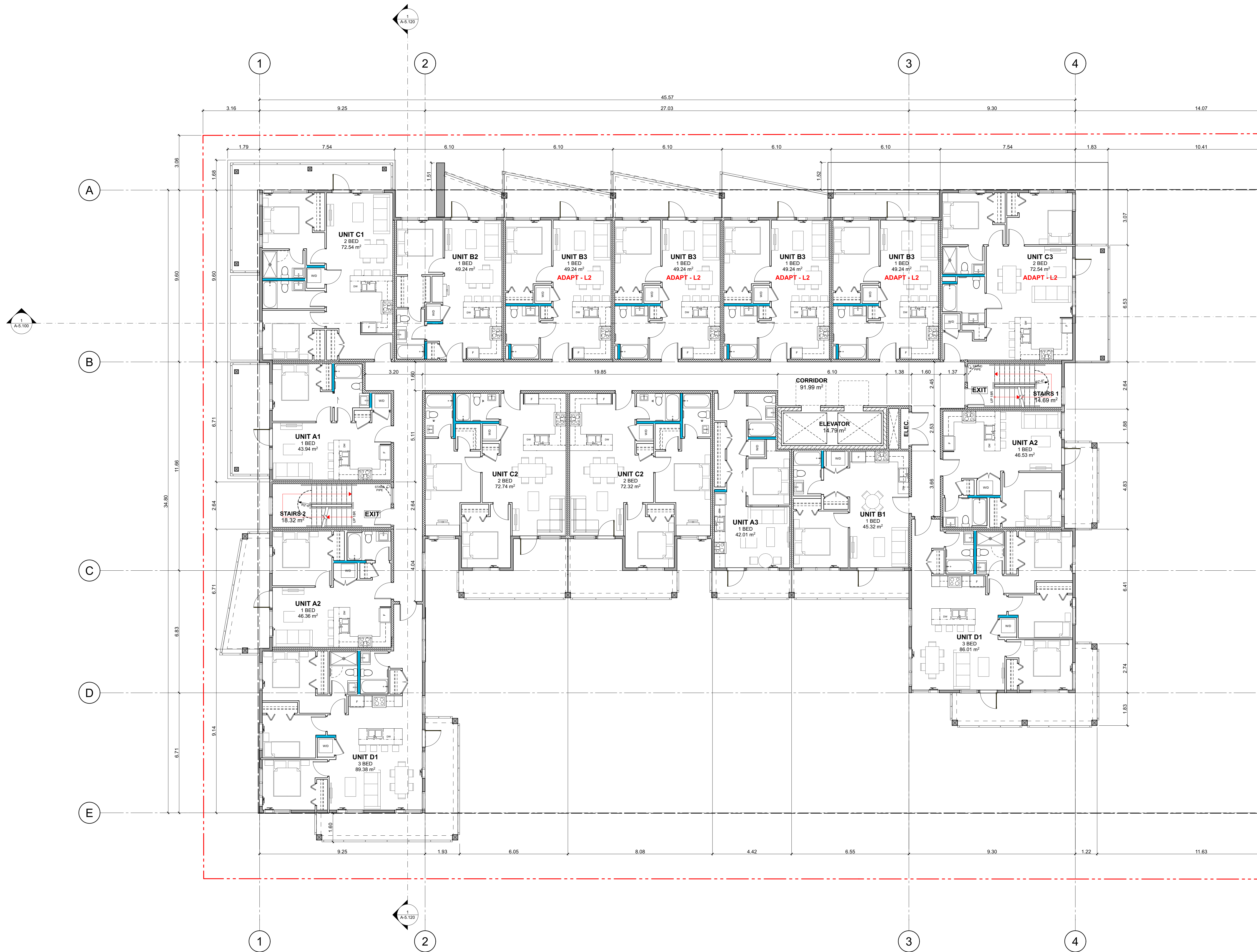
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 1 Level 3 Floor Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.130

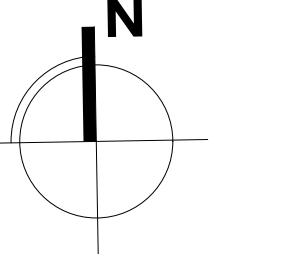


Integra

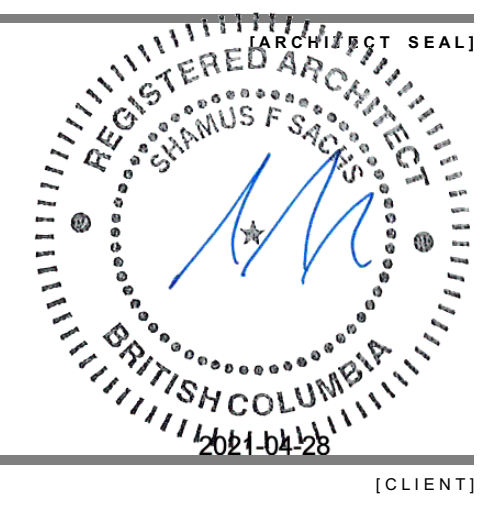
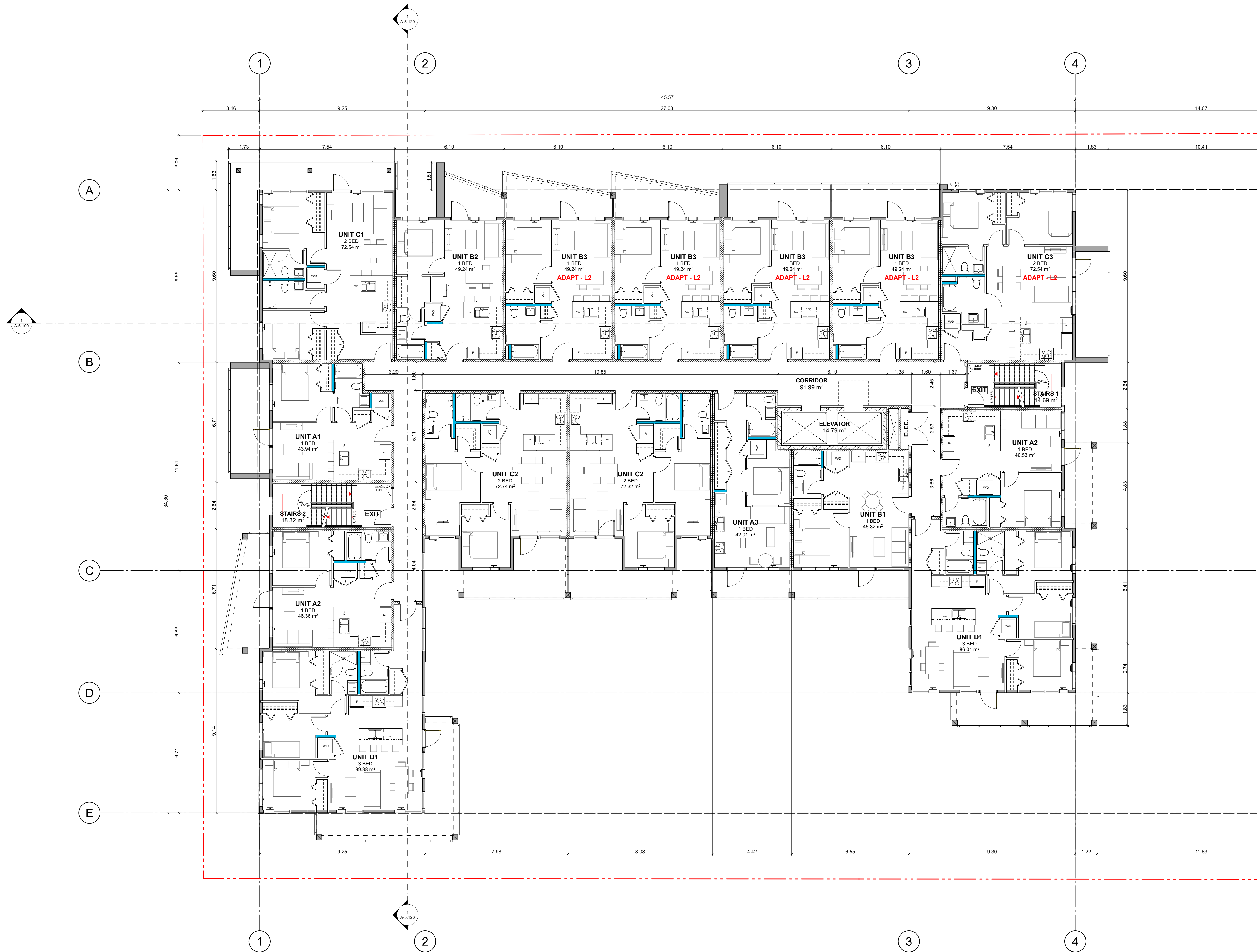
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 1 Level 4 Floor Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.140

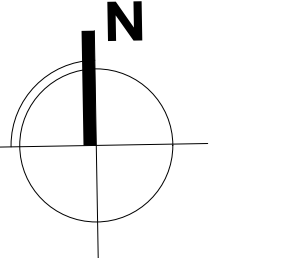


Integra

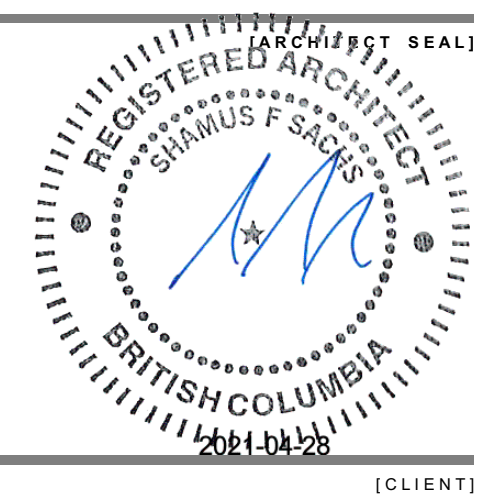
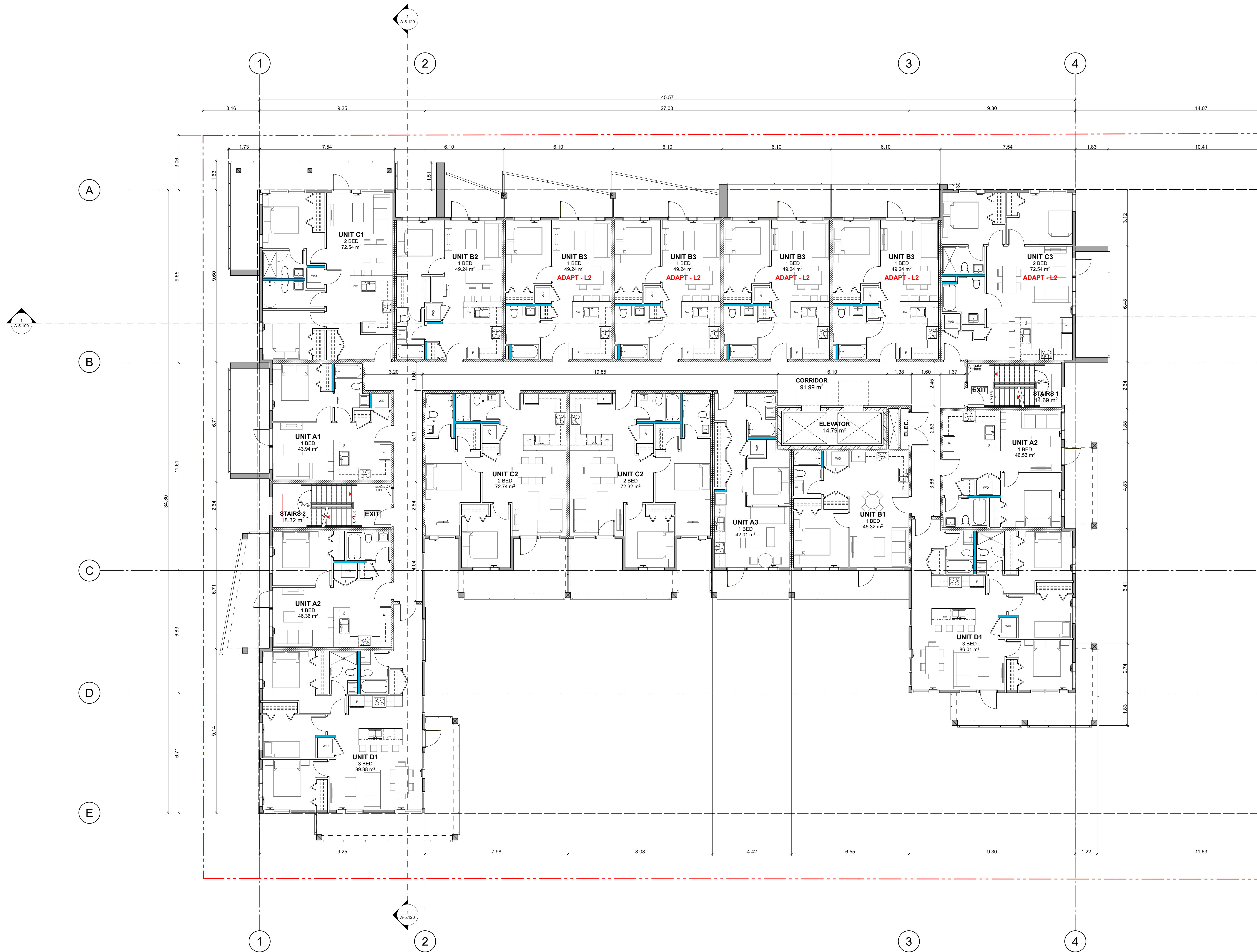
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 1 Level 5 Floor Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.150

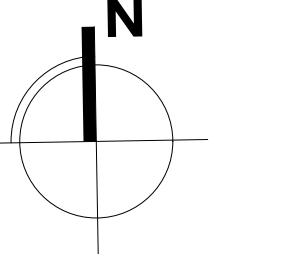


Integra

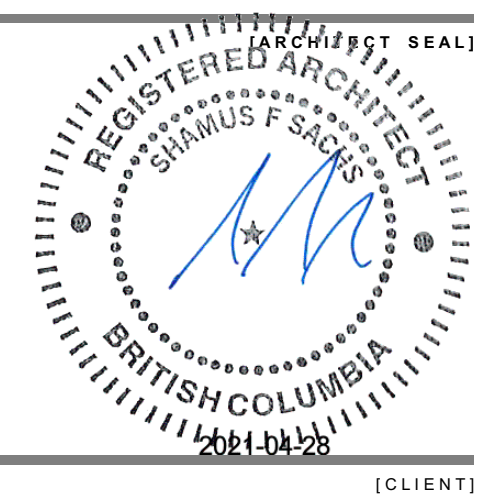
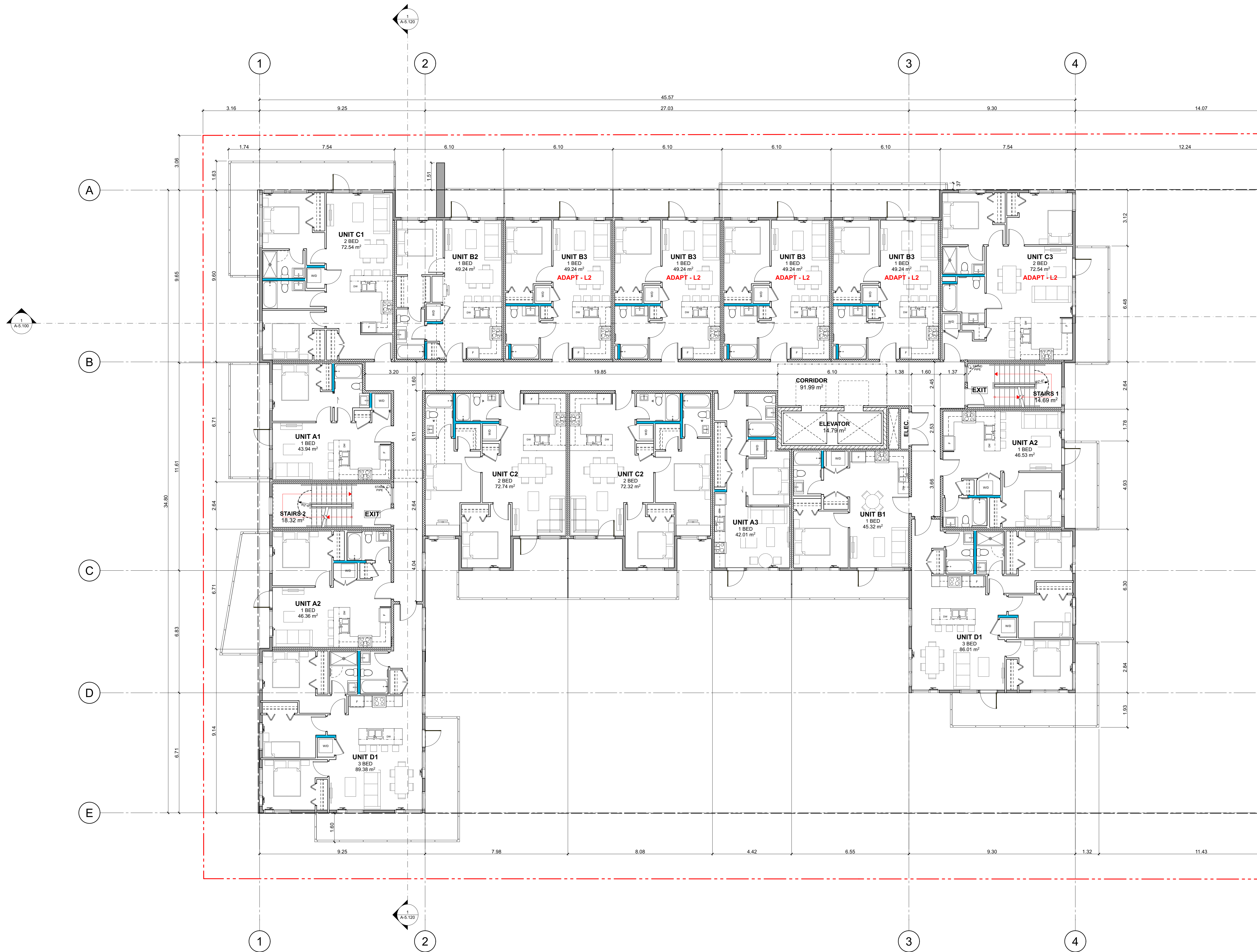
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 1 Level 6 Floor Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.160

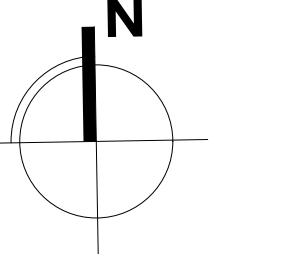


Integra

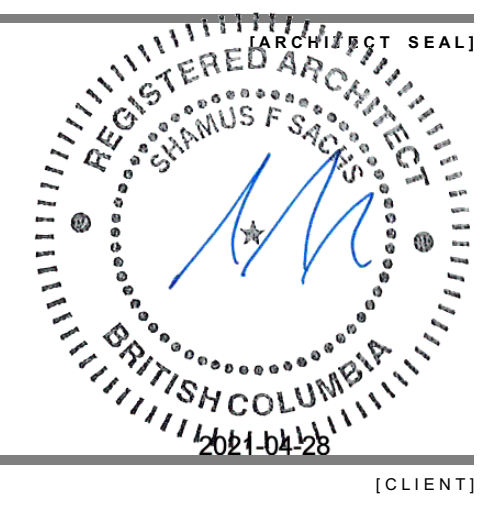
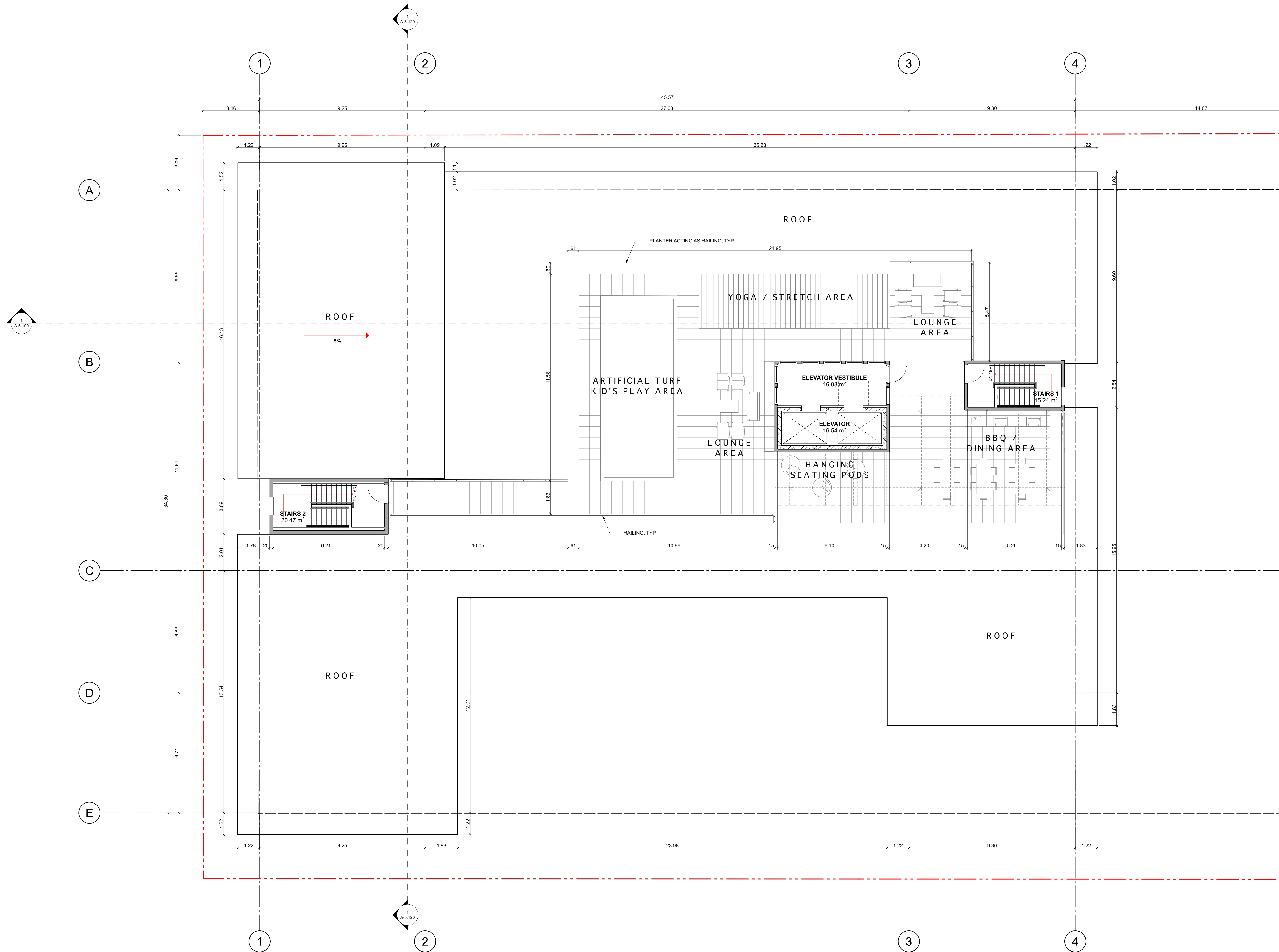
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 1 Roof Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

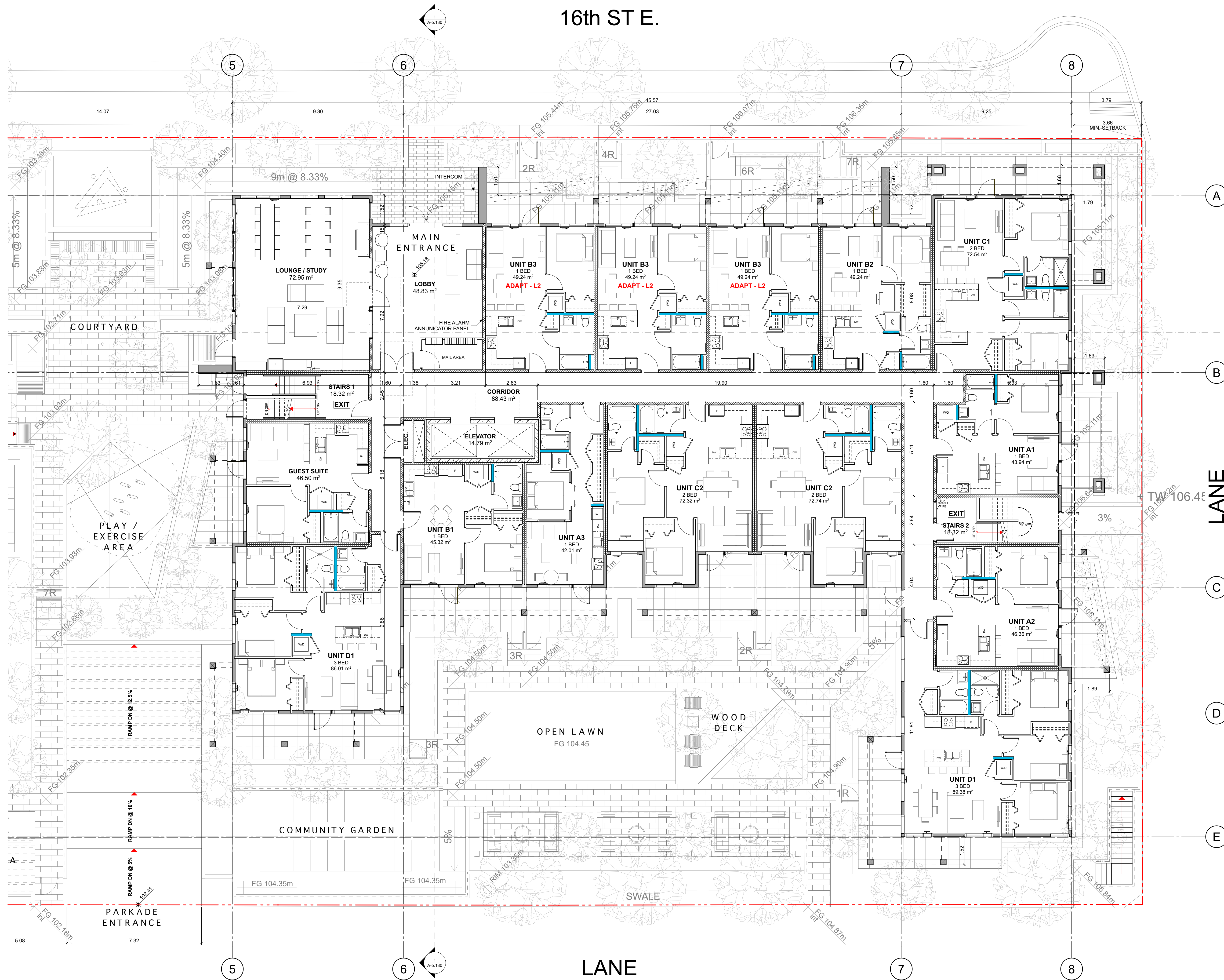
DP Application

[ISSUE]

[DRAWING]

A-2.170

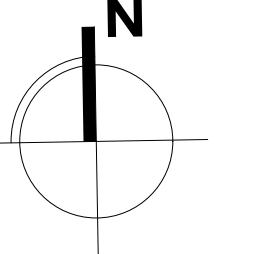
16th ST E.



Integra
ARCHITECTURE INC.

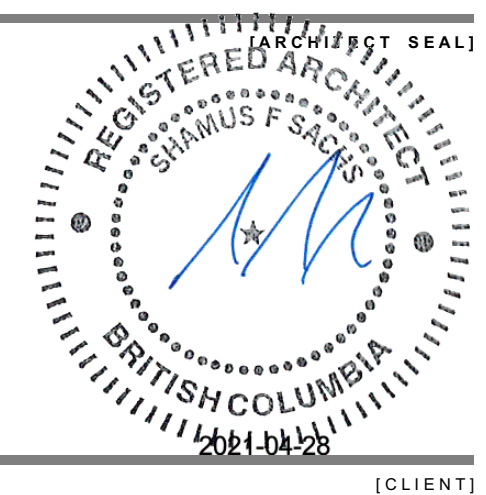
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

DEVE
(6 ST



Adera

16th St E.

1540 St Georges Ave
North Vancouver, BC

**Building 2 Level 1
Floor Plan**

20542

1/8" = 1'-0"

Wednesday, April 28, 2021

DP Application

LANE

A-2.210

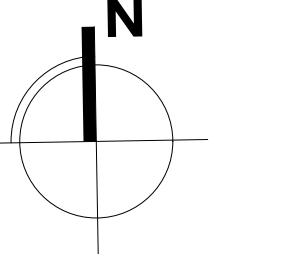


Integra

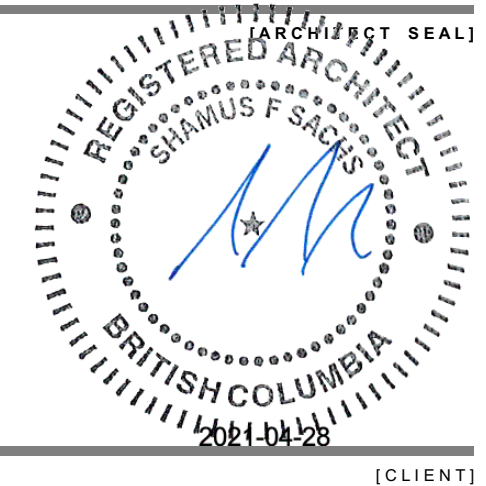
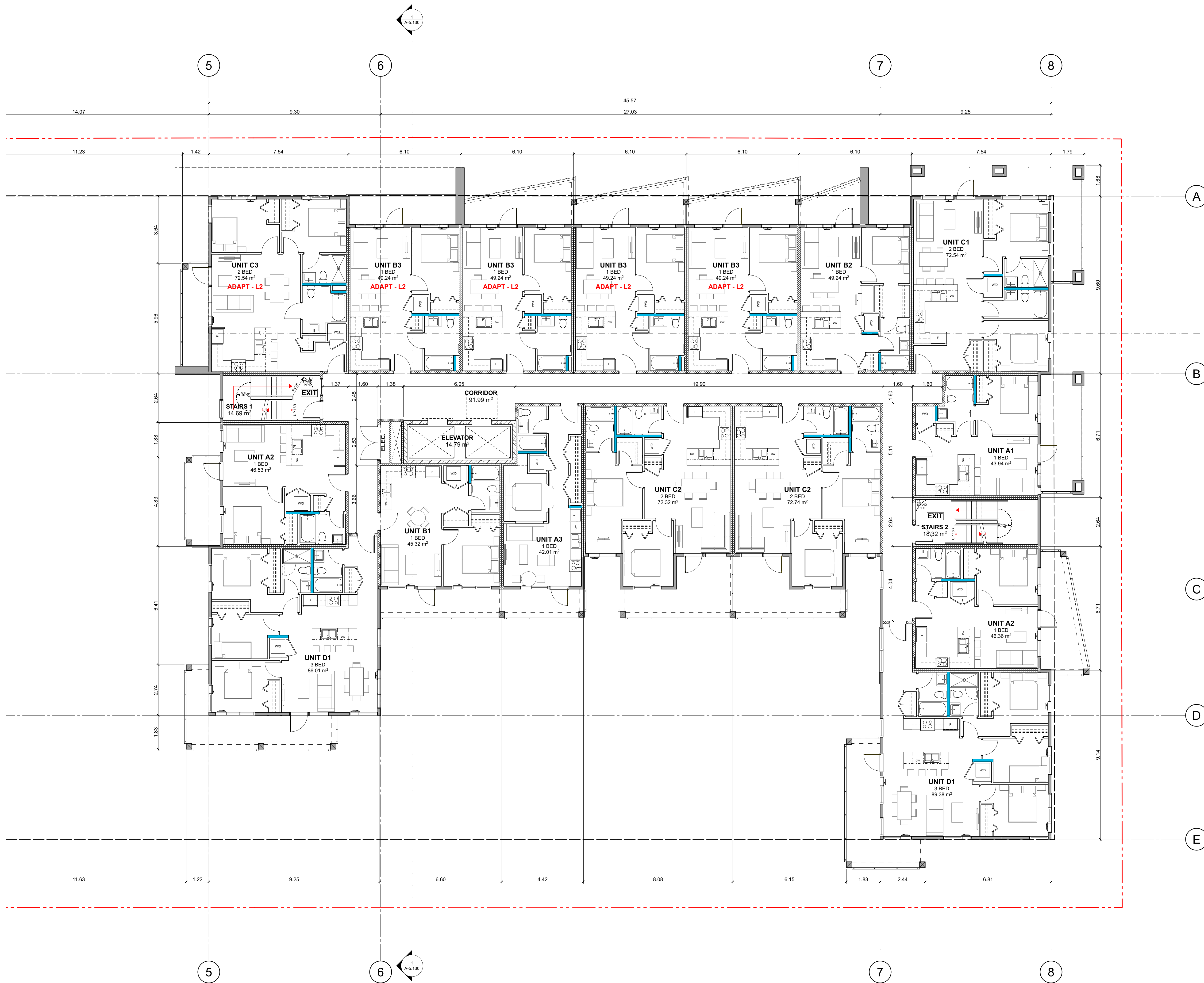
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



Adera
[PROJECT]

16th St E.
1540 St Georges Ave
North Vancouver, BC
[TITLE]

Building 2 Level 2 Floor Plan

20542 [PROJECT]
1/8" = 1'-0" [SCALE]
Wednesday, April 28, 2021 [DATE]
DP Application [ISSUE]
[DRAWING]

A-2.220

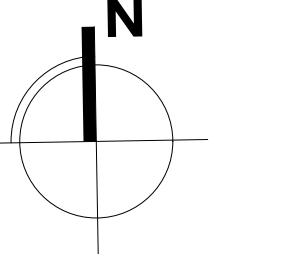


Integra

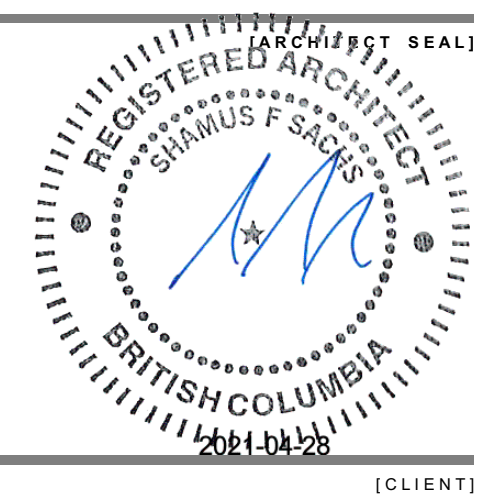
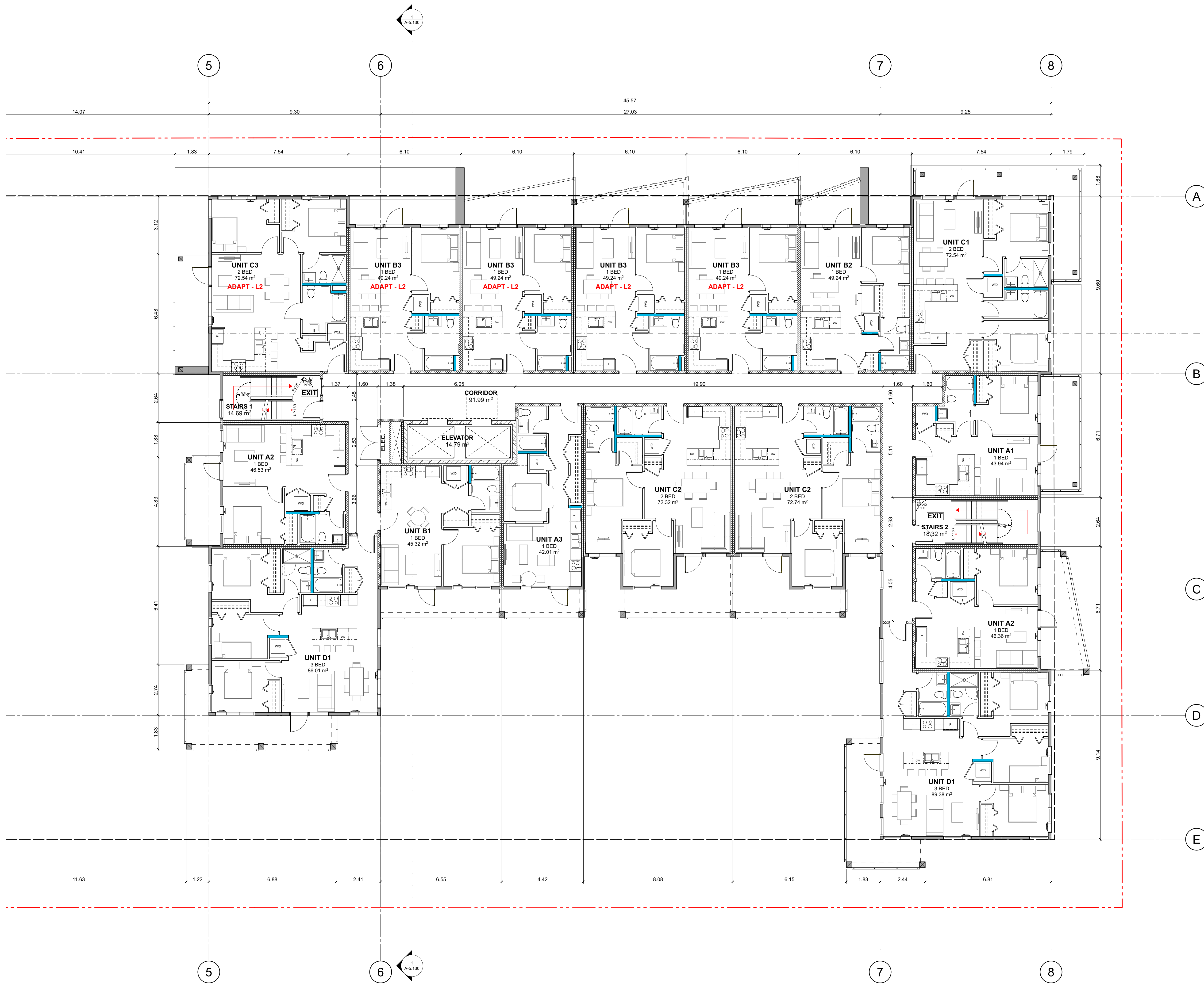
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 2 Level 3 Floor Plan

20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-2.230

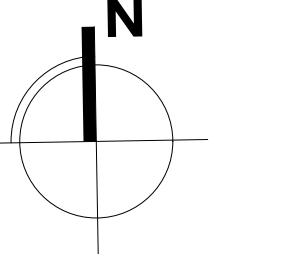


Integra

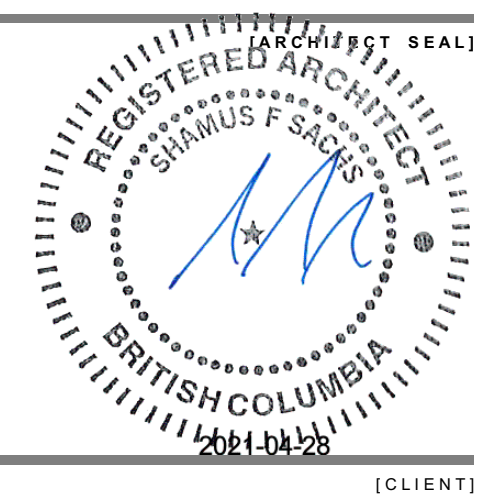
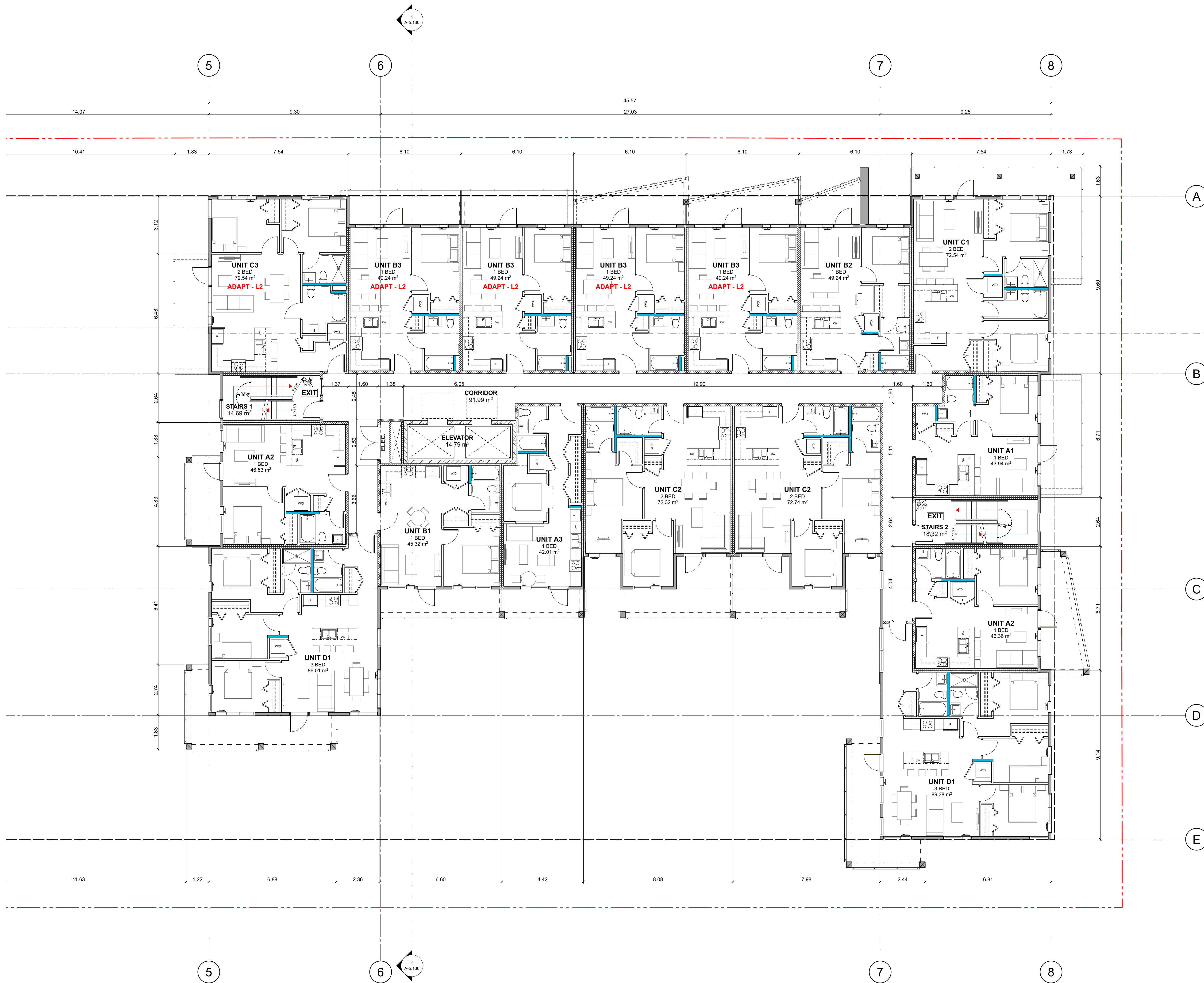
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 2 Level 4 Floor Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.240

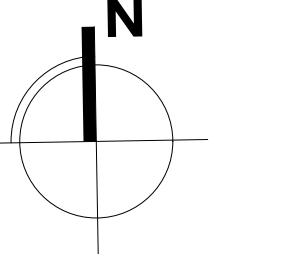


Integra

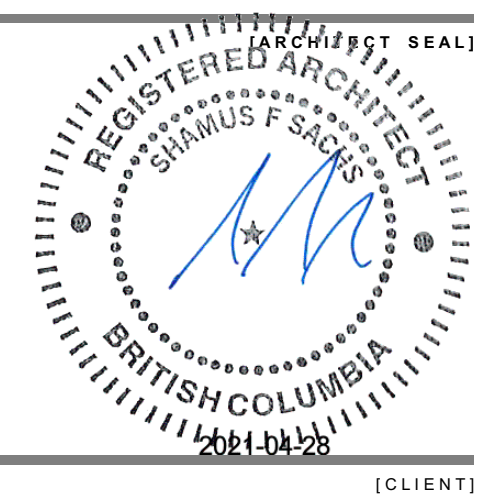
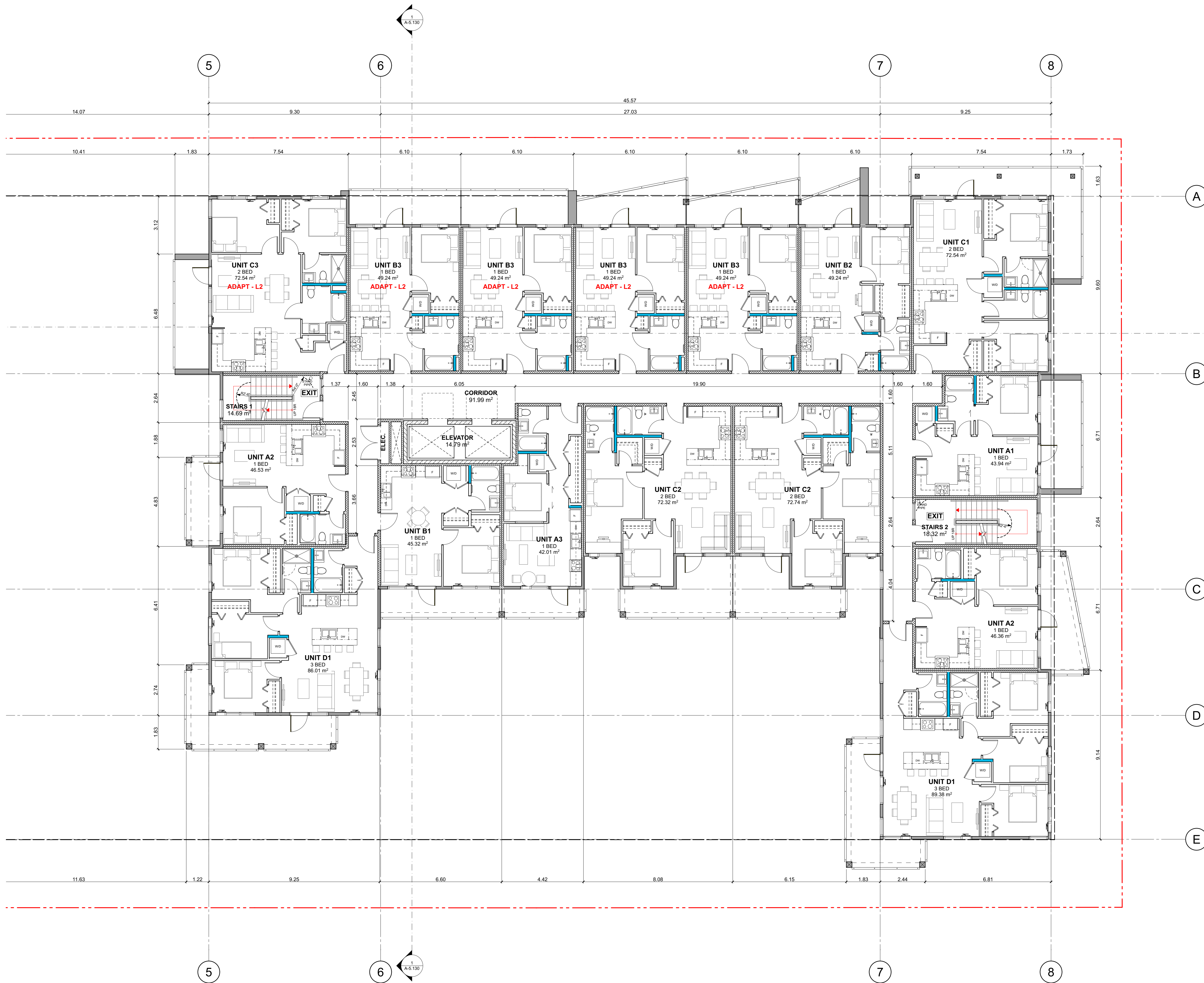
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 2 Level 5 Floor Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.250

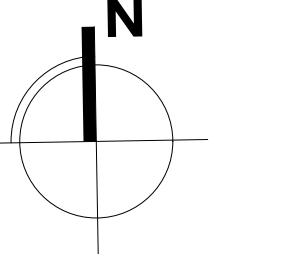


Integra

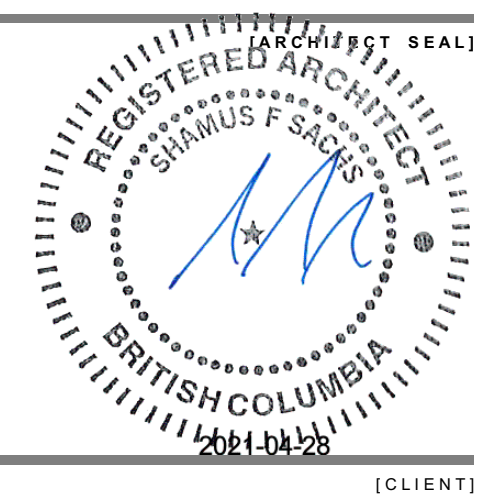
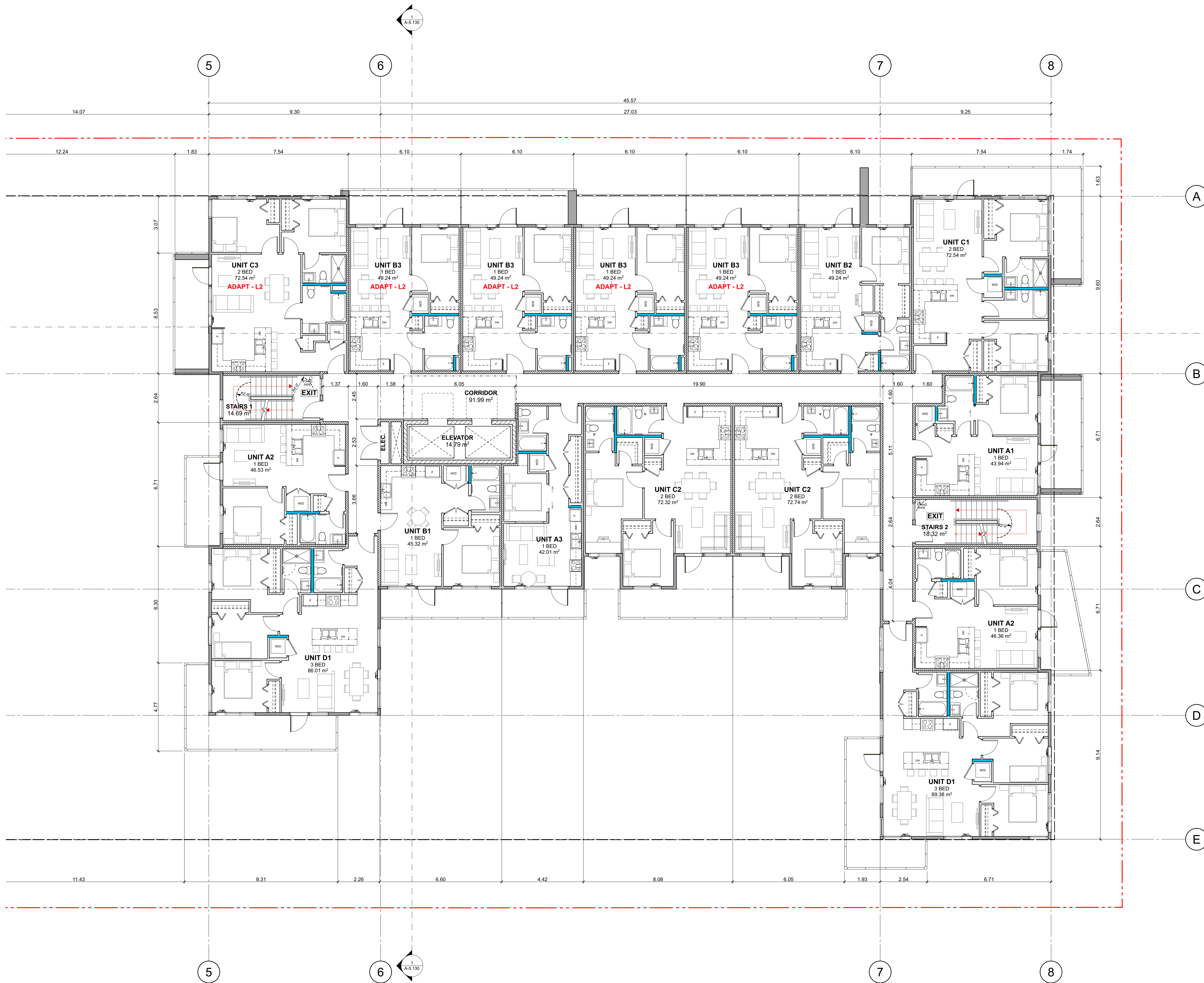
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 2 Level 6 Floor Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.260

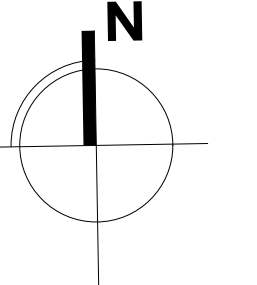


Integra

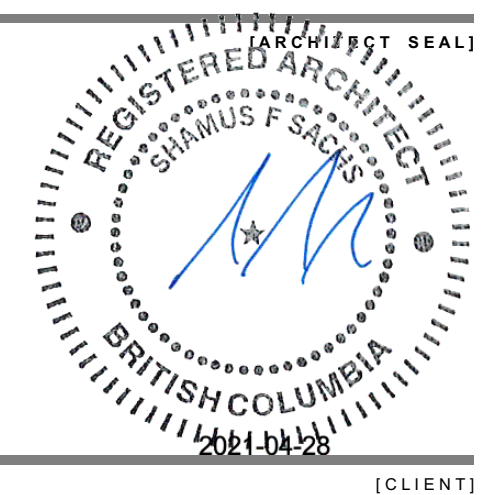
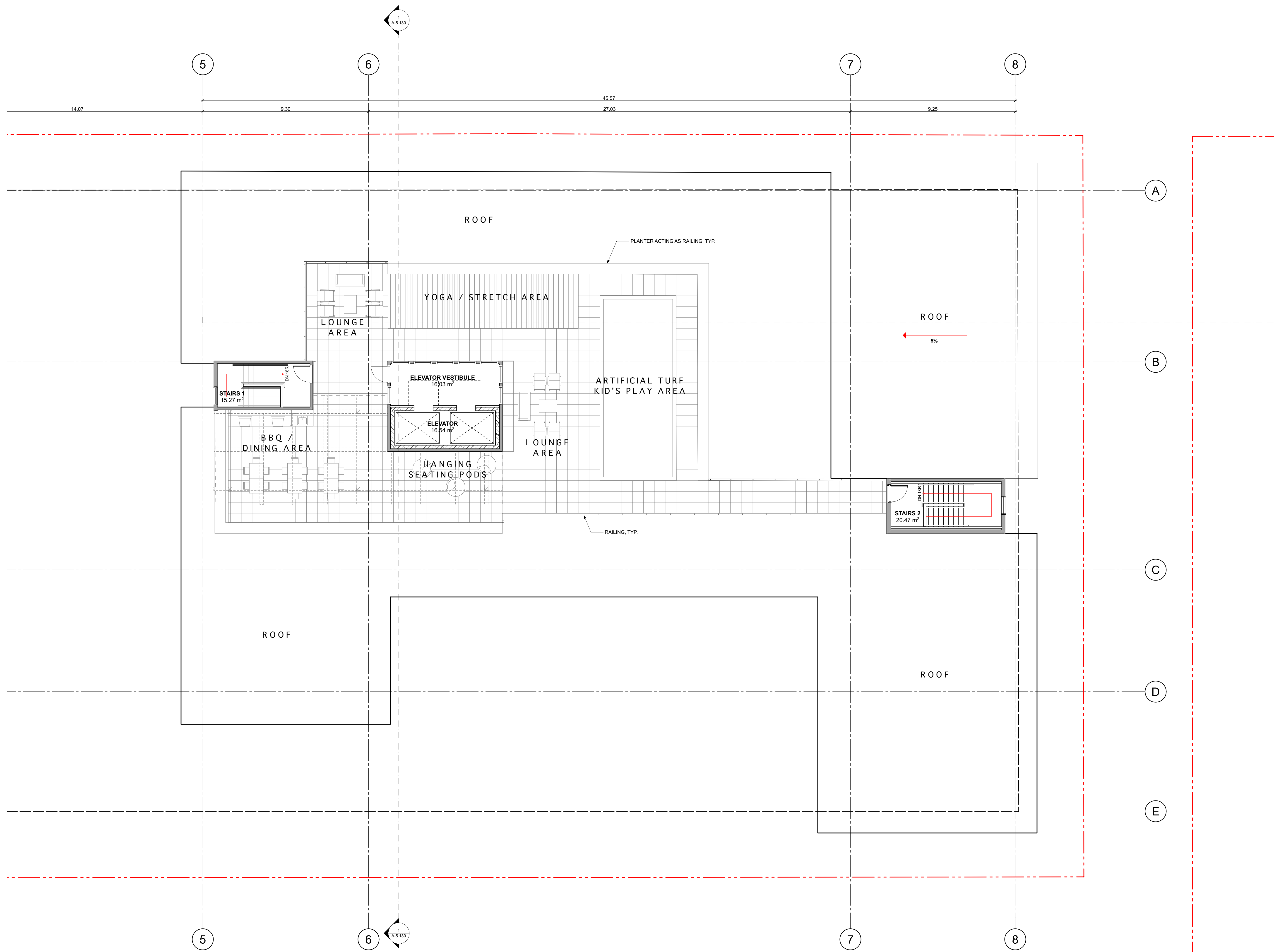
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
North Vancouver, BC

[TITLE]

Building 2 Roof Plan

20542

[PROJECT]

1/8" = 1'-0"

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-2.270



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

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	Curbside have tactile and visual cues	Curbside have tactile and visual cues	Curbside 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 *
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
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

ADAPTABLE DESIGN GUIDELINES

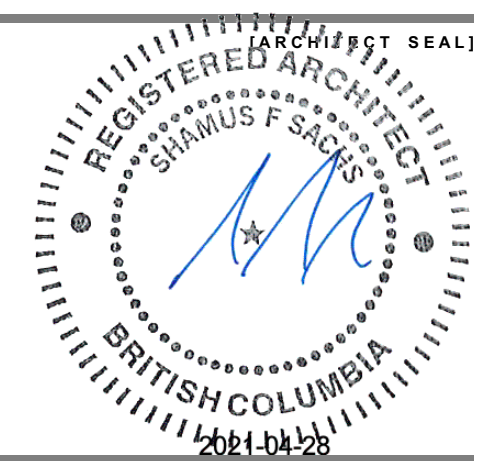
FIXTURES AND FINISHES

	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
BASIC	Slip resistant flooring	Slip resistant flooring	Slip resistant flooring
BASIC	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
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided
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*
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 vanity 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
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
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

**LEVEL 1 ALL UNITS
LEVEL 2 ADAPTABLE UNITS: B3 (1 BEDROOM), C3 (2 BEDROOM)**

UNIT SUMMARY: SUMMARY															
Unit Type	AD Level	1st	2nd	3rd	4th	5th	6th	Total	Avg sqft / unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix	
A01 - 1Bed / 1Bath	L-1	2	2	2	2	2	2	12	472.9	5,675.3		527.2	6.5%	24.7%	
A02 - 1Bed / 1Bath	L-1	2	4	4	4	4	4	22	500.5	11,011.0		1,022.9	11.8%		
A03 - 1Bed / 1Bath	L-1	2	2	2	2	2	2	12	451.2	5,414.2		503.0	6.5%		
B01 - 1Bed / 1Bath	L-1	2	2	2	2	2	2	12	489.5	5,874.0		545.7	6.5%	37.6%	
B02 - 1Bed / 1Bath	L-1	2	2	2	2	2	2	12	530.0	6,360.0		590.9	6.5%		
B03 - 1Bed / 1Bath (Adaptable)	L-2	6	8	8	8	8	8	46	530.0	24,380.0		2,265.0	24.7%		
												0.0	0.0%	1 Bed	
C01 - 2Bed / 2Bath	L-1	2	2	2	2	2	2	12	779.6	9,355.4		869.1	6.5%	24.7%	
C02 - 2Bed / 2Bath	L-1	4	4	4	4	4	4	24	778.2	18,677.8		1,735.2	12.9%		
C03 - 2Bed / 2Bath (Adaptable)	L-2	0	2	2	2	2	2	10	779.6	7,796.2		724.3	5.4%		
												0.0	0.0%	2 Bed	
D01 - 3Bed / 2Bath	L-1	4	4	4	4	4	4	24	944.0	22,655.3		2,104.7	12.9%	12.9%	
															3 Bed
Total		26	32	32	32	32	32	186		117,199.1		10,888.1	100.0%		100%

[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Adaptable Guidelines

[PROJECT]

20542

[SCALE]

Wednesday, April 28, 2021

[ISSUE]

DP Application

[DRAWING]

A-3.010

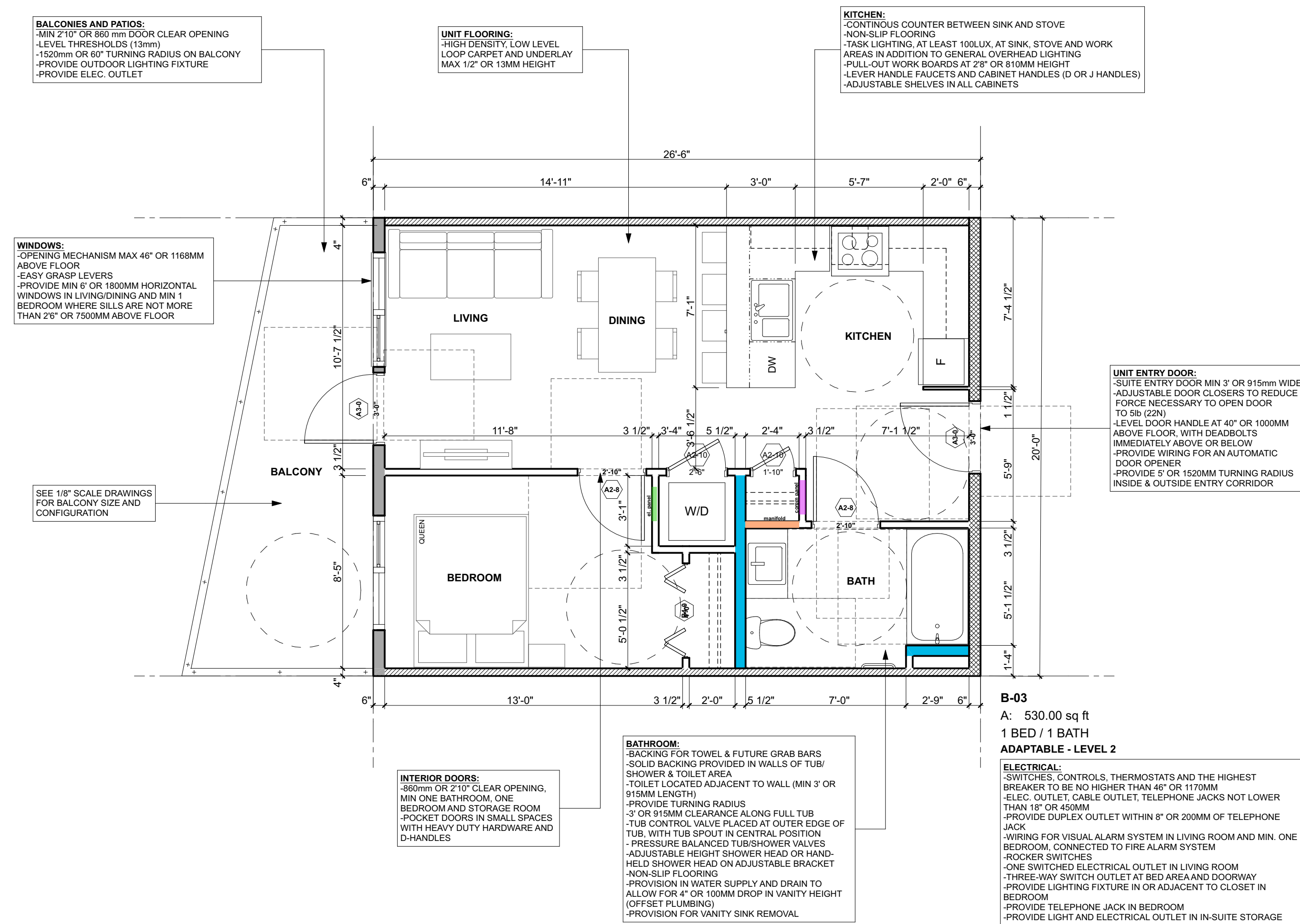


Integra

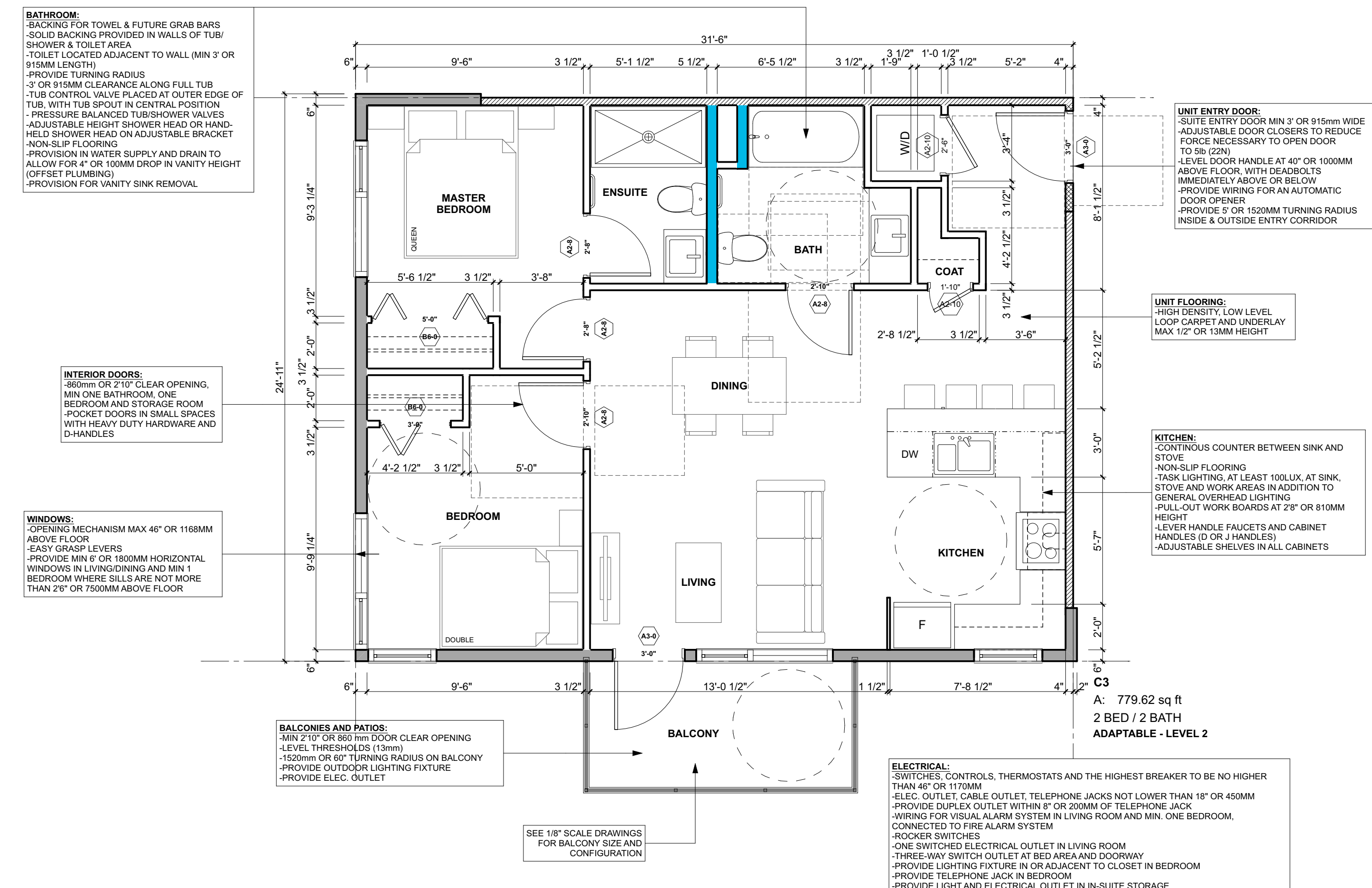
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

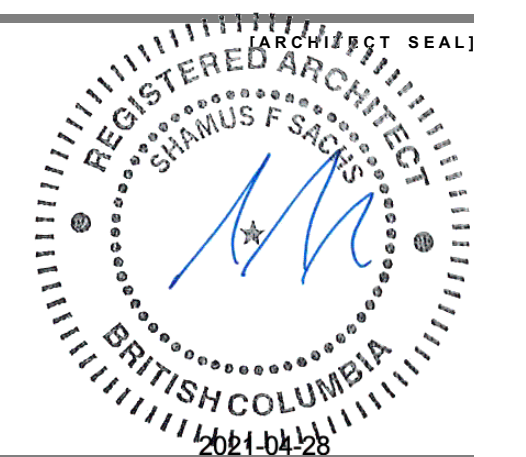


UNIT B3 - 1 BED ADAPTABLE L2



UNIT C3 - 2 BED ADAPTABLE L2

[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Adaptable Unit
Plans

[PROJECT]

20542

[SCALE]

[DATE]

Wednesday, April 28, 2021

[ISSUE]

DP Application

[DRAWING]

A-3.020



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

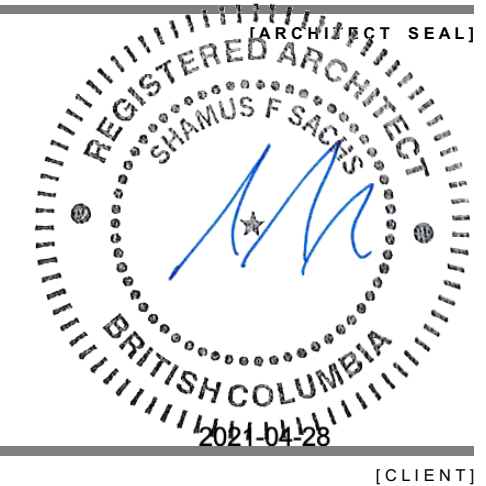
[PROJECT TEAM]



1 North Elevation - E 16th St
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



2 South Elevation - Lane
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



Adera

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

Site Elevations

20542	[PROJECT]
1/16" = 1'-0"	[SCALE]
Wednesday, April 28, 2021	[DATE]
DP Application	[ISSUE]
	[DRAWING]

A-4.100



MATERIAL AND COLOUR LEGEND

Building Elements	A	B	C	D	E
Cladding	White	Grey	Dark Grey	Blue	Dark Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board
Product	HardiePlank Lap Siding - Cedarmill Texture	HardiePlank Lap Siding - Cedarmill Texture	HardiePlank Lap Siding - Cedarmill Texture	HardiePanel® Vertical Siding	HardiePanel® Vertical Siding
Colour to Match / Manufacturer Reference No.	Arctic White	Pearl Grey	Night Grey	Boothbay Blue	Iron Gray
Manufacturer	JamesHardie	JamesHardie	JamesHardie	JamesHardie	JamesHardie

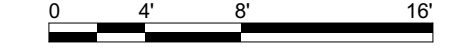
Building Elements	F	G	H	I	J
Cladding	Orange / Brown	Dark Grey	Light Brown	Soffit	Soffit
Material	Cementitious Lap Siding w/ 7" Exposure	Stone Veneer	Cementitious Panel Board	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board
Product	RusticSeries™ Lap Siding	Endicott Clay Smooth Brick	HardieTrim - Dream Collection - 4/4 Rustic	RusticSeries™ Lap Siding	Cedar Soffit
Colour to Match / Manufacturer Reference No.	Sandcastle	Manganese Ironspot	Golden Luster	Sandcastle	Cedar
Manufacturer	WOODTONE™	Pro-Fit®	JamesHardie	WOODTONE™	TBC

Building Elements	K	L	M	N	O
Roof	Dark Grey	Windows	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies	Aluminum Railing @ Balconies
Material	2 Ply SBS Roofing Membrane	Painted Vinyl	Painted Aluminum	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Dark Grey	Black	Black	Black	White
Manufacturer	TBC	TBC	TBC	TBC	TBC

Building Elements	P	Q	R	S	T
Retaining Walls	Grey	Balcony Columns	Balcony Columns	Lobby Entry Doors	Lobby Entry Windows
Material	C.I.P. Architectural Concrete	Painted Wood	Cementitious Panel Board	Painted Aluminum	Painted Aluminum
Product	On-site C.I.P. Architectural Concrete w/ Reveal Line	TBC	HardieTrim - Dream Collection - 4/4 Rustic	TBC	TBC
Colour to Match / Manufacturer Reference No.	Natural Concrete	Charcoal Grey	Golden Luster	Black	Black
Manufacturer	N/A	TBC	JamesHardie	TBC	TBC

1 Building 1 - East Elevation

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



2 Building 1 - North Elevation

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



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Building 1 Elevations

20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-4.200



1 Building 1 - West Elevation
SCALE: 1/8" = 1'-0"



2 Building 1 - South Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Building Elements	A	B	C	D	E
Cladding	White	Grey	Dark Grey	Cladding	Cladding
Colour	White	Grey	Dark Grey	Blue	Dark Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board
Product	HardiePanel® Lap Siding - Cedamill Texture	HardiePanel® Lap Siding - Cedamill Texture	HardiePanel® Lap Siding - Cedamill Texture	HardiePanel® Vertical Siding	HardiePanel® Vertical Siding
Colour to Match / Manufacturer Reference No.	Arctic White	Pearl Grey	Night Grey	Boothbay Blue	Iron Gray
Manufacturer	JamesHardie	JamesHardie	JamesHardie	JamesHardie	JamesHardie

Building Elements	F	G	H	I	J
Cladding	Orange / Brown	Dark Grey	Light Brown	Orange / Brown	Orange / Brown
Colour	Orange / Brown	Dark Grey	Light Brown	Orange / Brown	Orange / Brown
Material	Cementitious Lap Siding w/ 7" Exposure	Stone Veneer	Cementitious Panel Board	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board
Product	RusticSeries™ Lap Siding	Endicott Clay Smooth Brick	HardieTrim - Dream Collection - 4/4 Rustic	RusticSeries™ Lap Siding	Cedar Soffit
Colour to Match / Manufacturer Reference No.	Sandcastle	Manganese Ironspot	Golden Luster	Sandcastle	Cedar
Manufacturer	WOODTONE™	Pro-Fit®	JamesHardie	WOODTONE™	TBC

Building Elements	K	L	M	N	O
Roof	Dark Grey	Black	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies	Aluminum Railing @ Balconies
Colour	Dark Grey	Black	Prefinished Black	Prefinished Black	Prefinished White
Material	2 Ply SBS Roofing Membrane	Painted Vinyl	Painted Aluminum	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Dark Grey	Black	Black	Black	White
Manufacturer	TBC	TBC	TBC	TBC	TBC

Building Elements	P	Q	R	S	T
Retaining Walls	Grey	Charcoal Grey	Light Brown	Lobby Entry Doors	Lobby Entry Windows
Colour	Grey	Charcoal Grey	Light Brown	Black	Black
Material	C.I.P. Architectural Concrete	Painted Wood	Cementitious Panel Board	Painted Aluminum	Painted Aluminum
Product	On-site C.I.P. Architectural Concrete w/ Reveal Line	TBC	HardieTrim - Dream Collection - 4/4 Rustic	TBC	TBC
Colour to Match / Manufacturer Reference No.	Natural Concrete	Charcoal Grey	Golden Luster	Black	Black
Manufacturer	N/A	TBC	JamesHardie	TBC	TBC



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera
[PROJECT]

16th St E.
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

Building 1 Elevations

20542 [PROJECT]
1/8" = 1'-0" [SCALE]
Wednesday, April 28, 2021 [DATE]
DP Application [ISSUE]

[DRAWING]
A-4.210



1 Building 2 - East Elevation
SCALE: 1/8" = 1'-0"

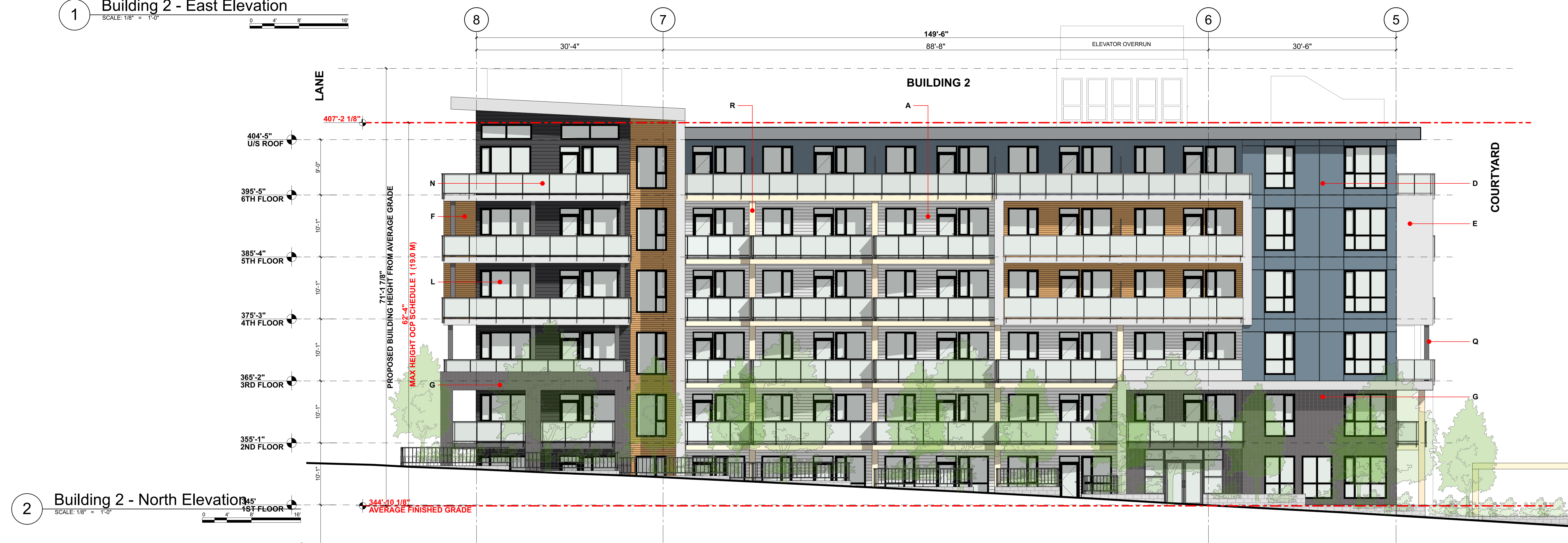
MATERIAL AND COLOUR LEGEND

Building Elements	A	B	C	D	E
Cladding	White	Grey	Dark Grey	Cladding	Cladding
Colour	White	Grey	Dark Grey	Blue	Dark Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board
Product	HardiePanel® Lap Siding - Cedamill Texture	HardiePanel® Lap Siding - Cedamill Texture	HardiePanel® Lap Siding - Cedamill Texture	HardiePanel® Vertical Siding	HardiePanel® Vertical Siding
Colour to Match / Manufacturer Reference No.	Arctic White	Pearl Grey	Night Grey	Boothbay Blue	Iron Gray
Manufacturer	JamesHardie	JamesHardie	JamesHardie	JamesHardie	JamesHardie

Building Elements	F	G	H	I	J
Cladding	Orange / Brown	Dark Grey	Light Brown	Soffit	Soffit
Colour	Orange / Brown	Dark Grey	Light Brown	Orange / Brown	Orange / Brown
Material	Cementitious Lap Siding w/ 7" Exposure	Stone Veneer	Cementitious Panel Board	Cementitious Lap Siding w/ 7" Exposure	Cementitious Soffit Board
Product	RusticSeries™ Lap Siding	Endicott Clay Smooth Brick	HardieTrim - Dream Collection - 4/4 Rustic	RusticSeries™ Lap Siding	Cedar Soffit
Colour to Match / Manufacturer Reference No.	Sandcastle	Manganese Ironspot	Golden Luster	Sandcastle	Cedar
Manufacturer	WOODTONE™	Pro-Fit®	JamesHardie	WOODTONE™	TBC

Building Elements	K	L	M	N	O
Roof	Dark Grey	Windows	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies	Aluminum Railing @ Balconies
Colour	Dark Grey	Black	Prefinished Black	Prefinished Black	Prefinished White
Material	2 Ply SBS Roofing Membrane	Painted Vinyl	Painted Aluminum	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Dark Grey	Black	Black	Black	White
Manufacturer	TBC	TBC	TBC	TBC	TBC

Building Elements	P	Q	R	S	T
Retaining Walls	Grey	Balcony Columns	Balcony Columns	Lobby Entry Doors	Lobby Entry Windows
Colour	Grey	Charcoal Grey	Light Brown	Black	Black
Material	C.I.P. Architectural Concrete	Painted Wood	Cementitious Panel Board	Painted Aluminum	Painted Aluminum
Product	On-site C.I.P. Architectural Concrete w/ Reveal Line	TBC	HardieTrim - Dream Collection - 4/4 Rustic	TBC	TBC
Colour to Match / Manufacturer Reference No.	Natural Concrete	Charcoal Grey	Golden Luster	Black	Black
Manufacturer	N/A	TBC	JamesHardie	TBC	TBC



2 Building 2 - North Elevation
SCALE: 1/8" = 1'-0"



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera
[PROJECT]

16th St E.
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

Building 2 Elevations

20542 [PROJECT]
1/8" = 1'-0" [SCALE]
Wednesday, April 28, 2021 [DATE]
DP Application [ISSUE]

[DRAWING]
A-4.300



1 Building 2 - West Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Building Elements	A	B	C	D	E
Cladding	White	Grey	Dark Grey	Cladding	Cladding
Colour	White	Grey	Dark Grey	Blue	Dark Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board
Product	HardiePlank Lap Siding - Cedarmill Texture	HardiePlank Lap Siding - Cedarmill Texture	HardiePlank Lap Siding - Cedarmill Texture	HardiePanel® Vertical Siding	HardiePanel® Vertical Siding
Colour to Match / Manufacturer Reference No.	Arctic White	Pearl Grey	Night Grey	Boothbay Blue	Iron Gray
Manufacturer	JamesHardie	JamesHardie	JamesHardie	JamesHardie	JamesHardie

Building Elements	F	G	H	I	J
Cladding	Orange / Brown	Dark Grey	Light Brown	Orange / Brown	Orange / Brown
Colour	Orange / Brown	Dark Grey	Light Brown	Orange / Brown	Orange / Brown
Material	Cementitious Lap Siding w/ 7" Exposure	Stone Veneer	Cementitious Panel Board	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board
Product	RusticSeries™ Lap Siding	Endicott Clay Smooth Brick	HardieTrim - Dream Collection - 4/4 Rustic	RusticSeries™ Lap Siding	Cedar Soffit
Colour to Match / Manufacturer Reference No.	Sandcastle	Manganese Ironspot	Golden Luster	Sandcastle	Cedar
Manufacturer	WOODTONE™	Pro-Fit®	JamesHardie	WOODTONE™	TBC

Building Elements	K	L	M	N	O
Roof	Dark Grey	Black	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies	Aluminum Railing @ Balconies
Colour	Dark Grey	Black	Prefinished Black	Prefinished Black	Prefinished White
Material	2 Ply SBS Roofing Membrane	Painted Vinyl	Painted Aluminum	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Dark Grey	Black	Black	Black	White
Manufacturer	TBC	TBC	TBC	TBC	TBC

Building Elements	P	Q	R	S	T
Retaining Walls	Grey	Charcoal Grey	Light Brown	Lobby Entry Doors	Lobby Entry Windows
Colour	Grey	Charcoal Grey	Light Brown	Black	Black
Material	C.I.P. Architectural Concrete	Painted Wood	Cementitious Panel Board	Painted Aluminum	Painted Aluminum
Product	On-site C.I.P. Architectural Concrete w/ Reveal Line	TBC	HardieTrim - Dream Collection - 4/4 Rustic	TBC	TBC
Colour to Match / Manufacturer Reference No.	Natural Concrete	Charcoal Grey	Golden Luster	Black	Black
Manufacturer	N/A	TBC	JamesHardie	TBC	TBC

2 Building 2 - South Elevation
SCALE: 1/8" = 1'-0"



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Building 2 Elevations

20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-4.310

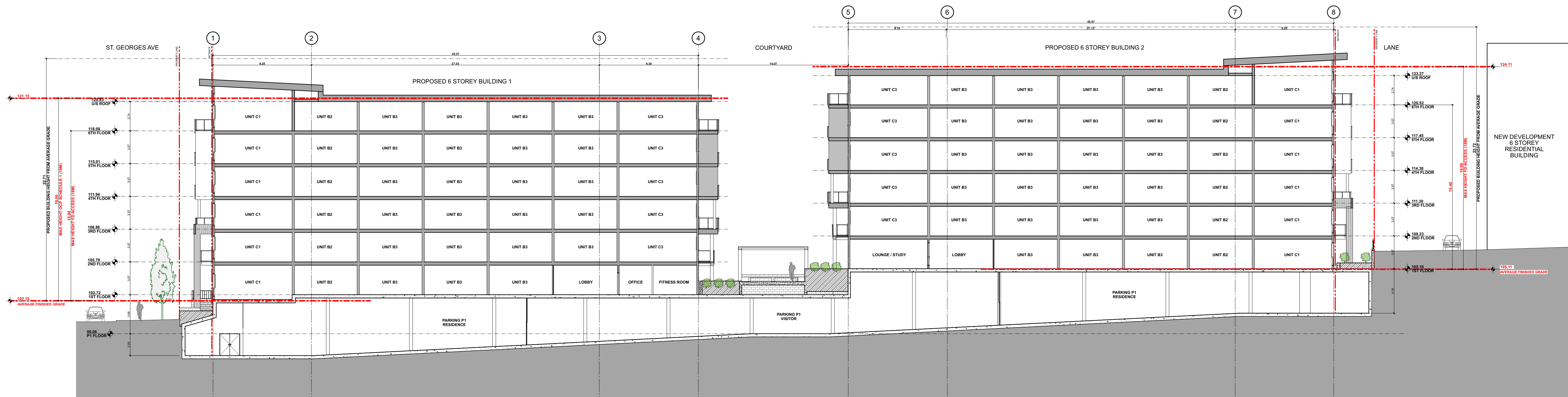


Integra

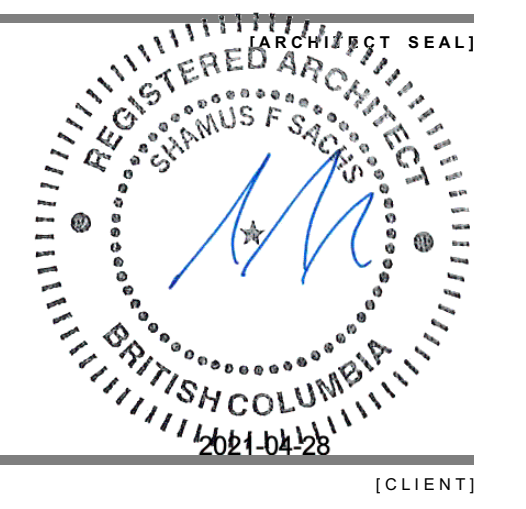
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



Adera

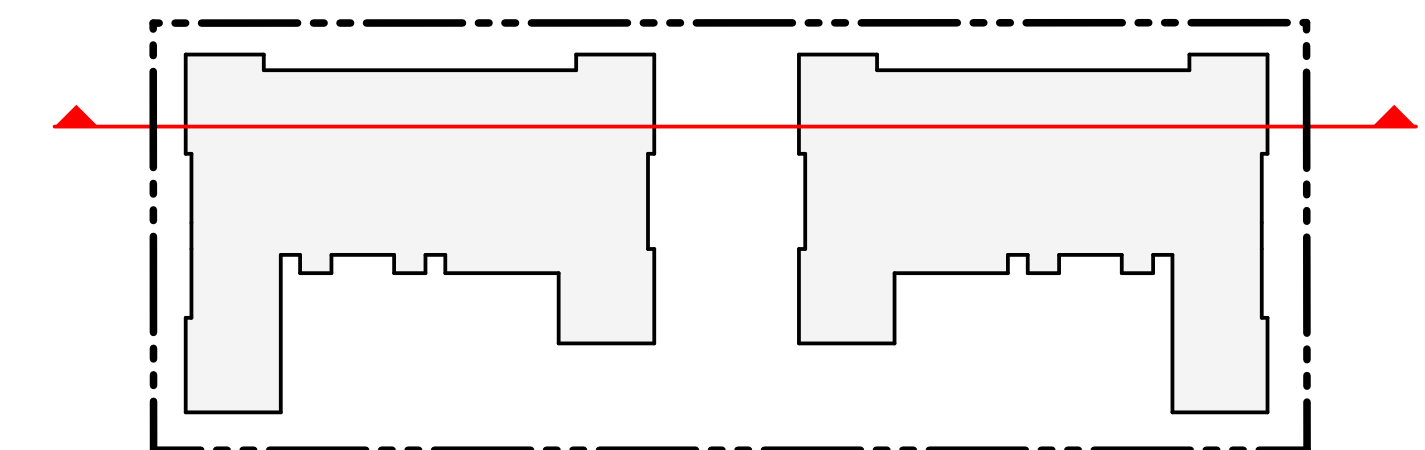
[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Site Section



20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-5.100



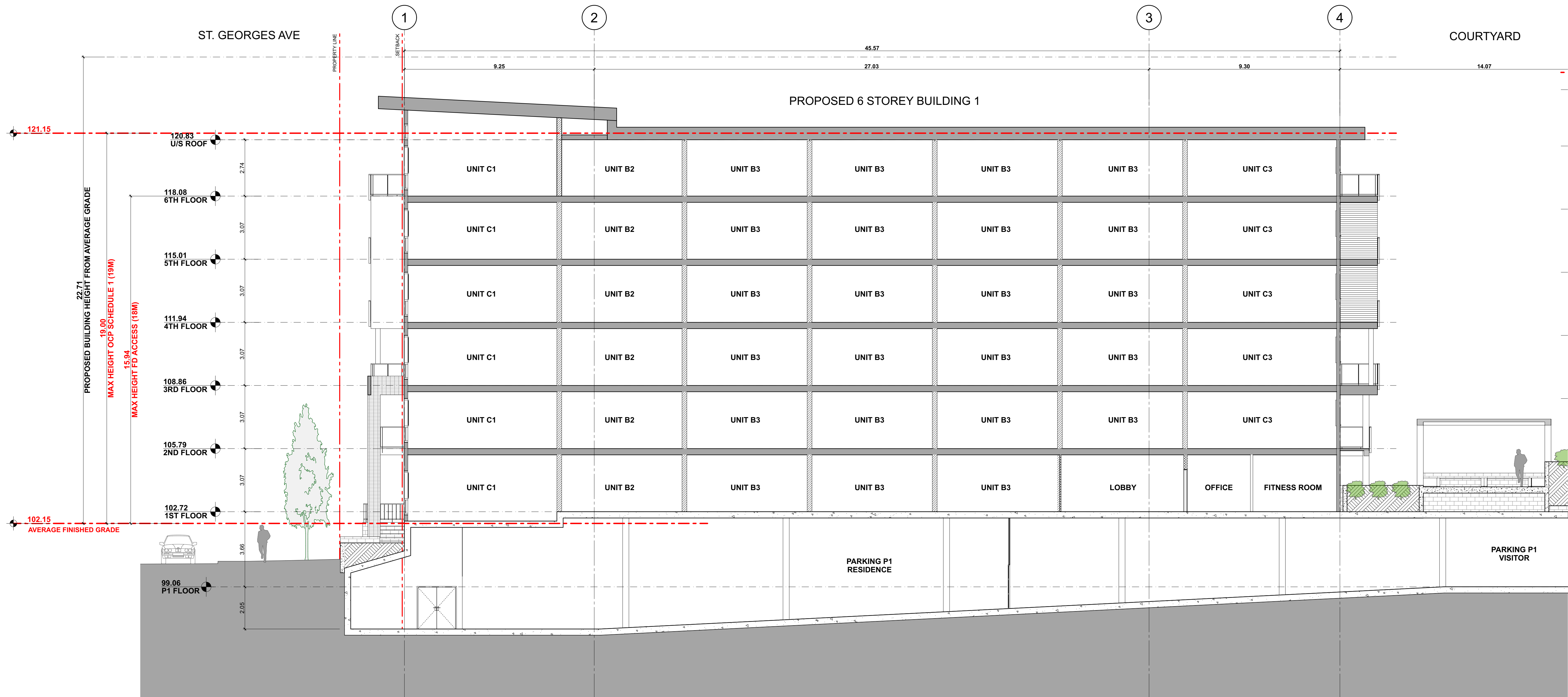
Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Building 1 Section

20542 [PROJECT]

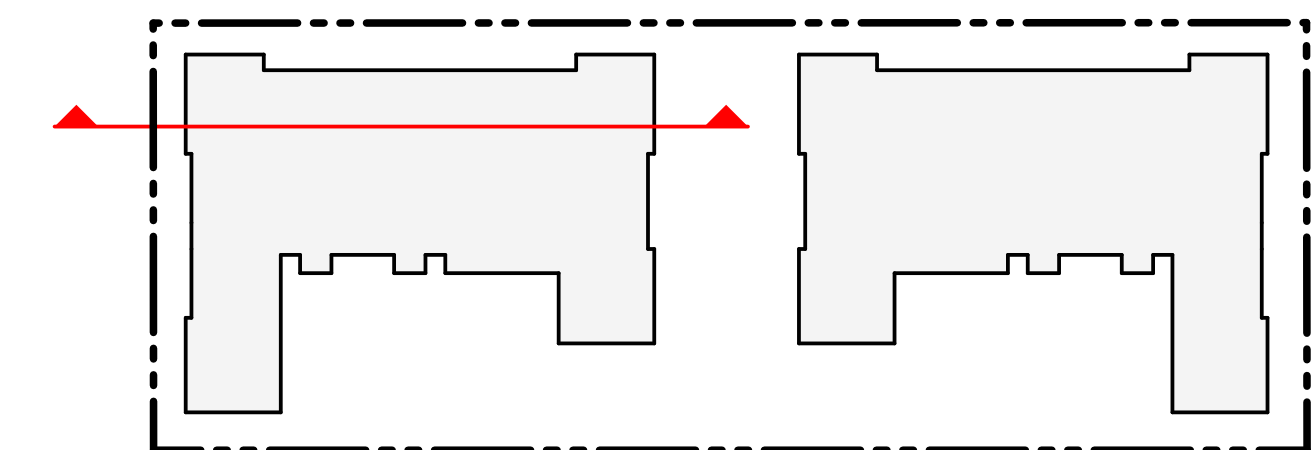
1/8" = 1'-0" [SCALE]

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-5.110



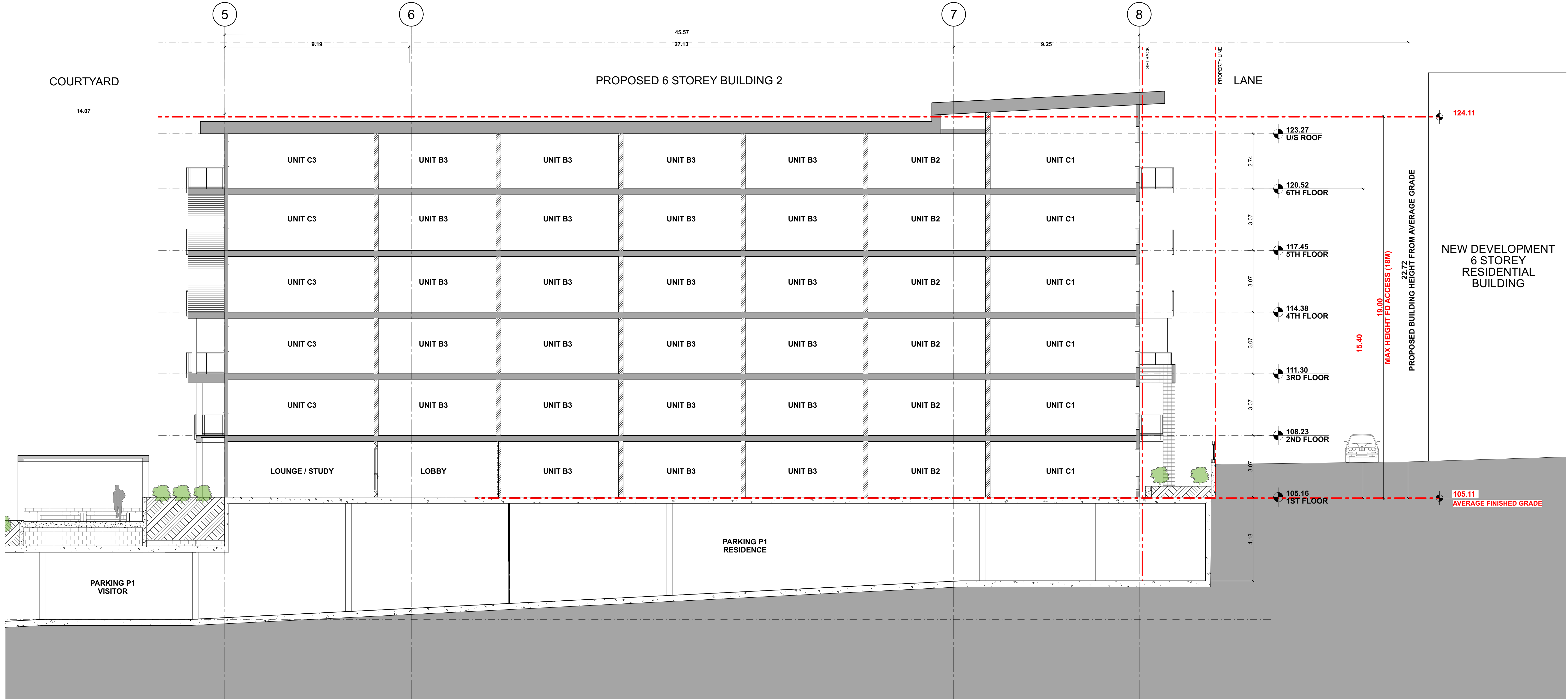


Integra
ARCHITECTURE INC.

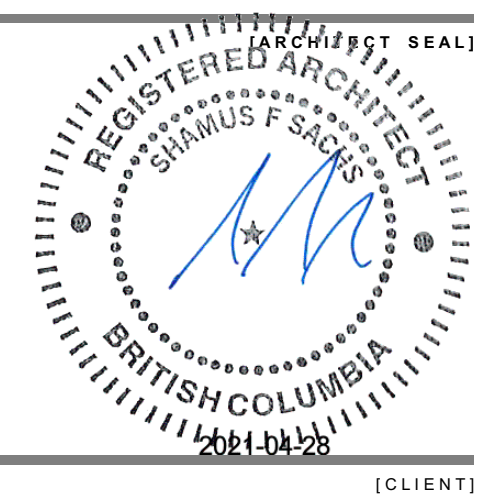
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRIA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



NEW DEVELOPMENT
6 STOREY
RESIDENTIAL
BUILDING



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Building 2 Section

20542 [PROJECT]

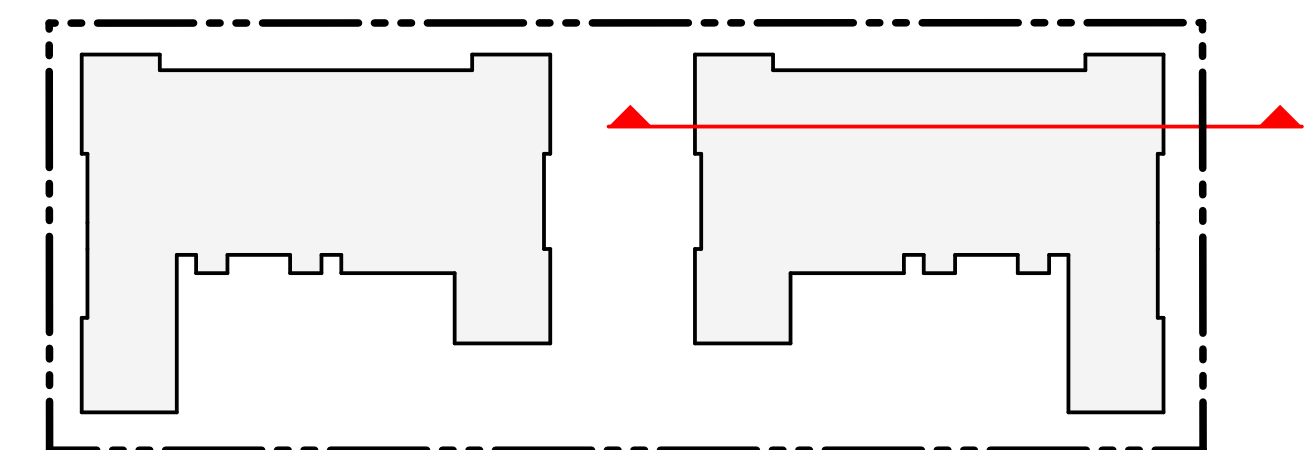
1/8" = 1'-0" [SCALE]

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-5.111



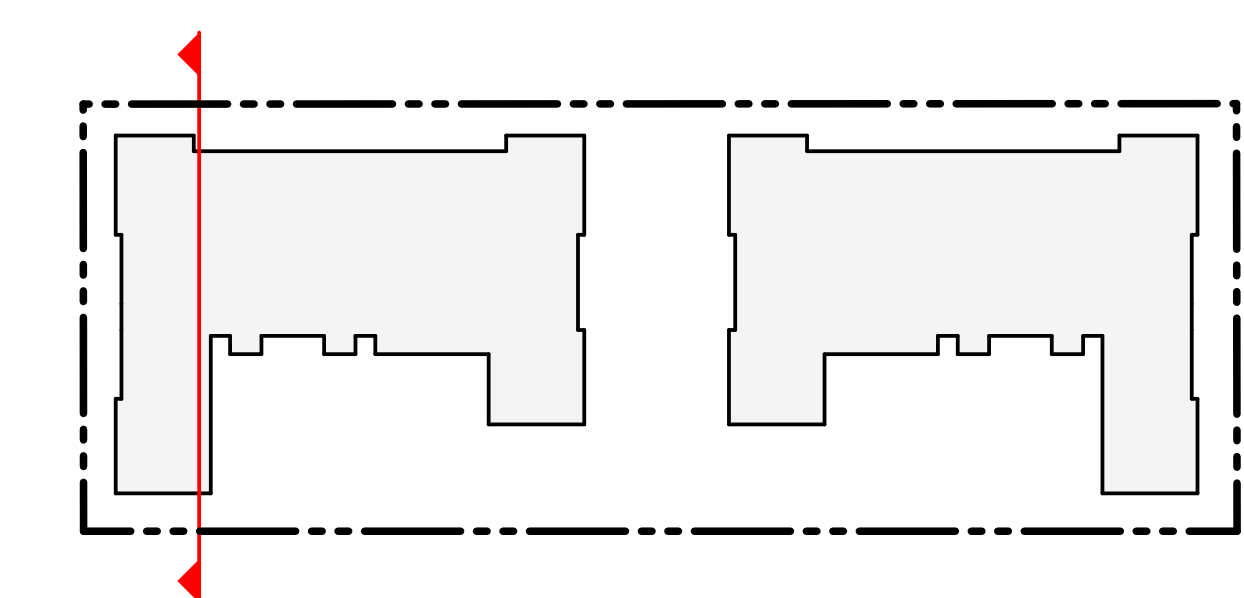
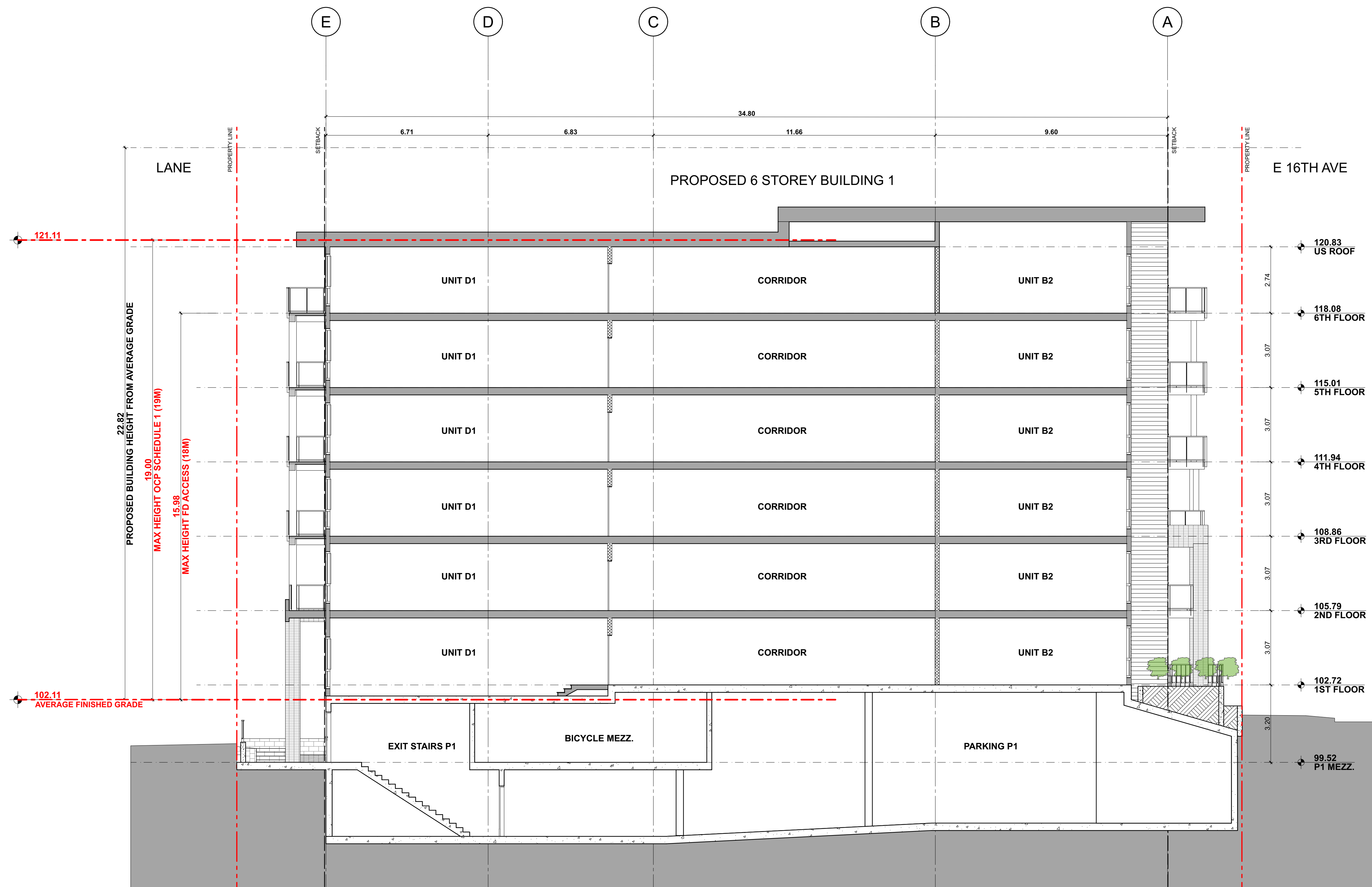


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]



Adera
[PROJECT]

16th St E.
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
[TITLE]

Building 1 Section

20542 [PROJECT]
1/8" = 1'-0" [SCALE]
Wednesday, April 28, 2021 [DATE]
DP Application [ISSUE]
[DRAWING]

A-5.120



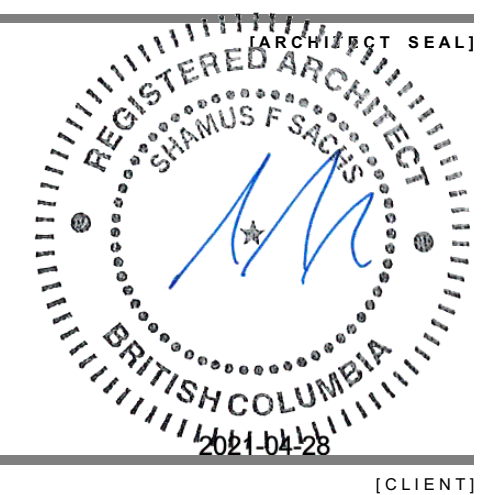
Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Building 2 Section

20542 [PROJECT]

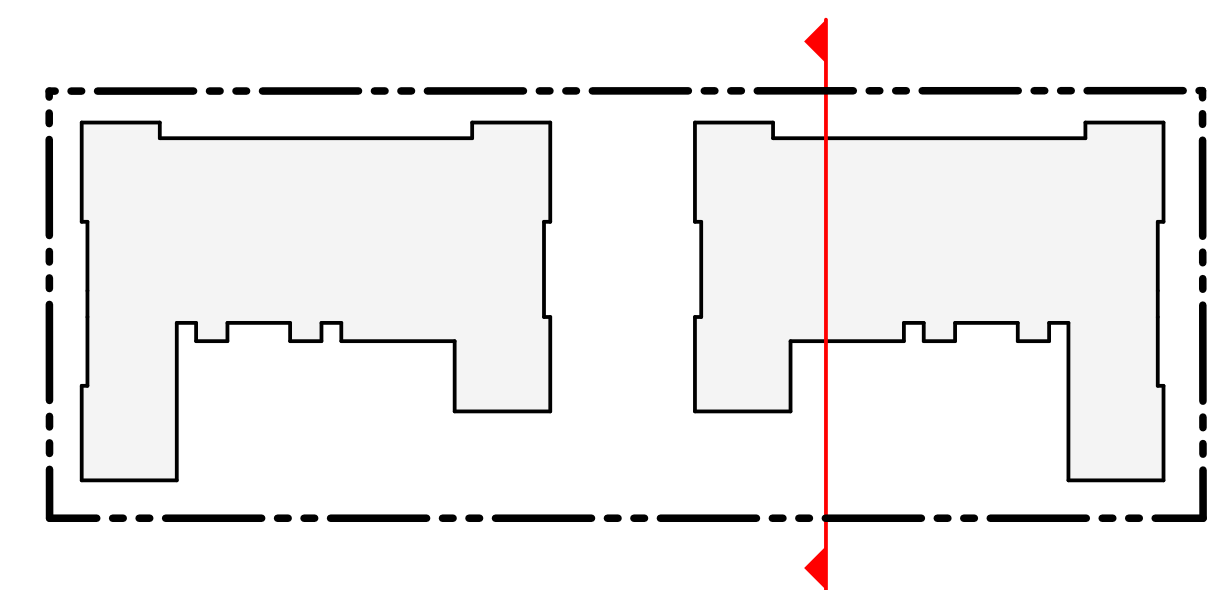
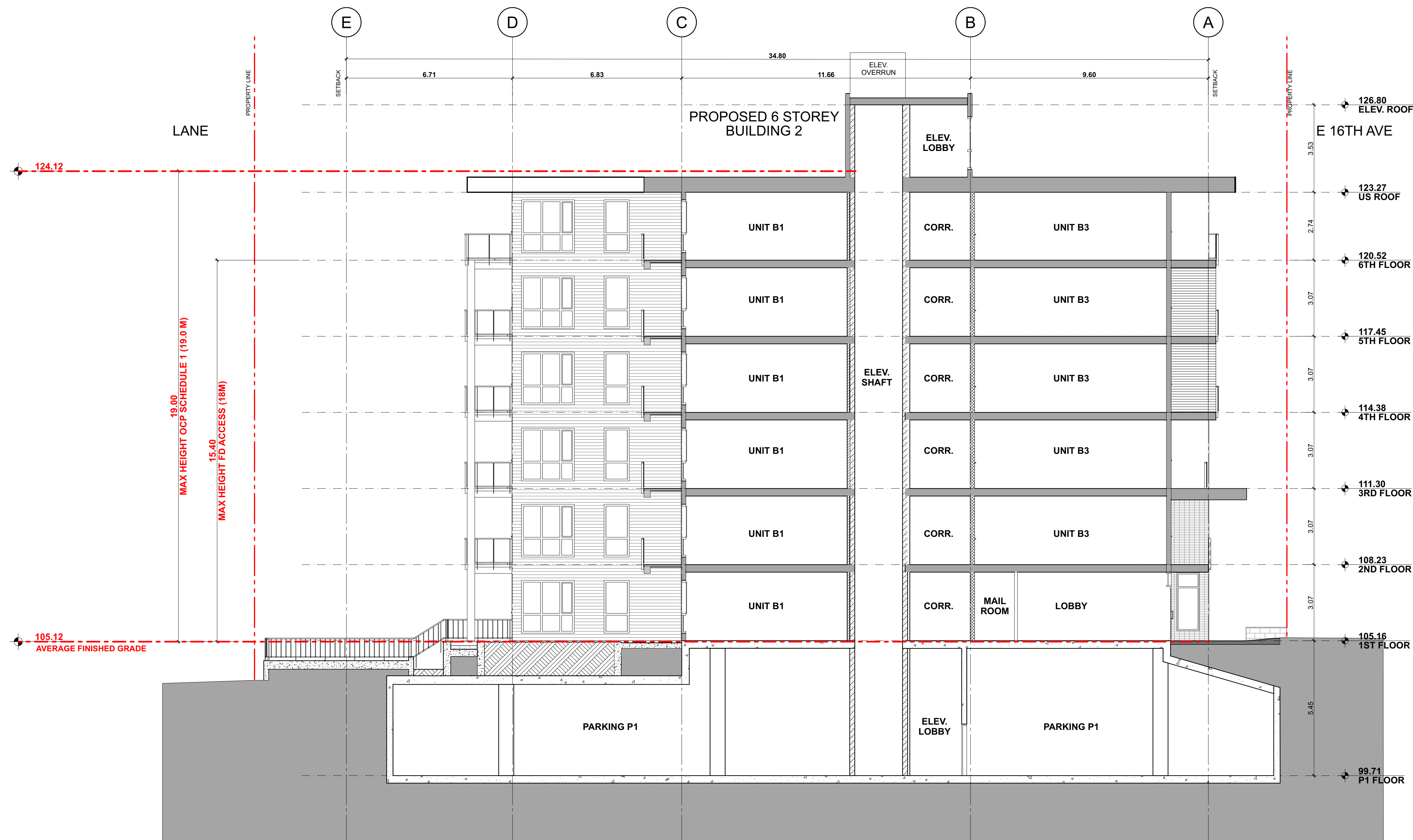
1/8" = 1'-0" [SCALE]

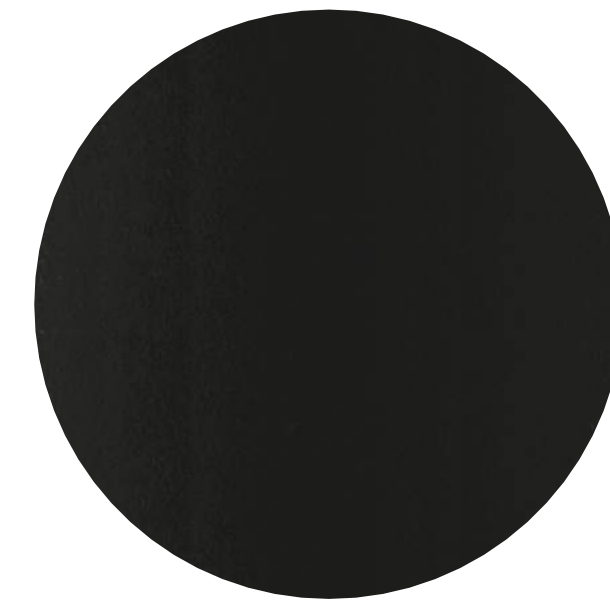
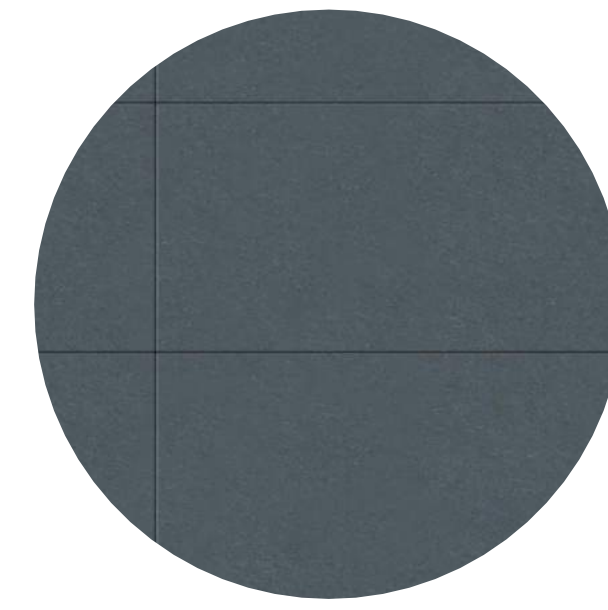
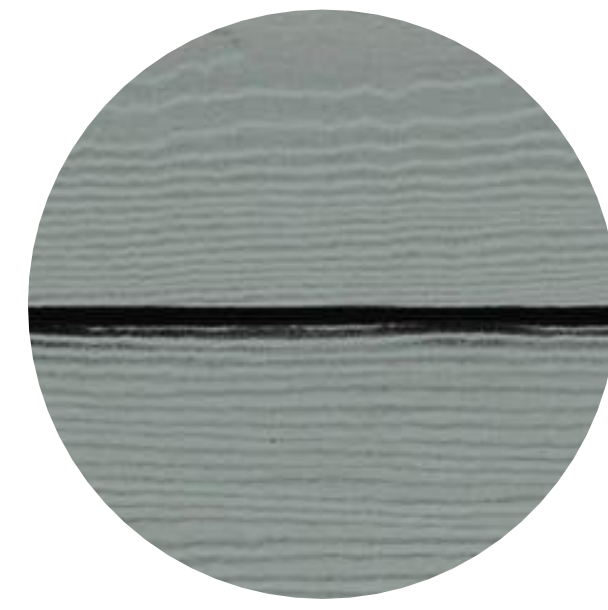
Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-5.130





B HARDIEPLANK LAP SIDING - ARCTIC WHITE

B HARDIEPLANK LAP SIDING - PEARL GRAY

C HARDIEPLANK LAP SIDING - NIGHT GRAY

D HARDIE-REVEAL PANEL - BOOTHBAY BLUE

D1 HARDIE-REVEAL PANEL - ARCTIC WHITE

E HARDIE-REVEAL PANEL - IRON GRAY

F WOODTONE RUSTIC SERIES - SANDCASTLE

J BRICK - MANGANESE IRONSPOT



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRAL ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



MATERIAL AND COLOUR LEGEND

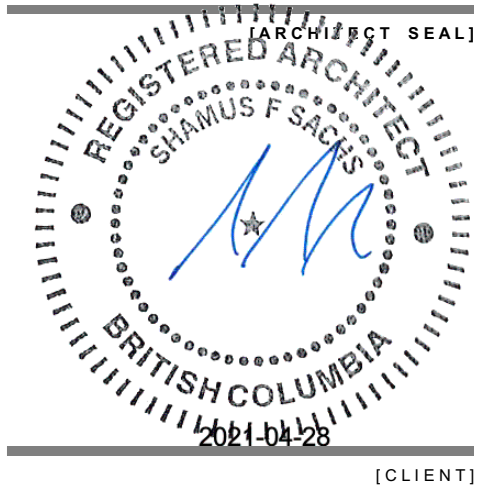
	A	B	C	D	D1	E
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Colour	White	Grey	Dark Grey	Blue	White	Dark Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board
Product	HardiePlank Lap Siding - Cedarmill Texture	HardiePlank Lap Siding - Cedarmill Texture	HardiePlank Lap Siding - Cedarmill Texture	HardiePanel® Vertical Siding	HardiePanel® Vertical Siding	HardiePanel® Vertical Siding
Colour to Match / Manufacturer Reference No.	Arctic White	Pearl Grey	Night Grey	Boothbay Blue	Arctic White	Iron Gray
Manufacturer	JamesHardie	JamesHardie	JamesHardie	JamesHardie	JamesHardie	JamesHardie

	F	G	H	I	J
Building Elements	Cladding	Cladding	Cladding	Soffit	Soffit
Colour	Orange / Brown	Dark Grey	Light Brown	Orange / Brown	Orange / Brown
Material	Cementitious Lap Siding w/ 7" Exposure	Stone Veneer	Cementitious Panel Board	Cementitious Lap Siding w/ 7" Exposure	Cementitious Soffit Board
Product	RusticSeries™ Lap Siding	Endicott Clay Smooth Brick	HardieTrim - Dream Collection - 4/4 Rustic	RusticSeries™ Lap Siding	Cedar Soffit
Colour to Match / Manufacturer Reference No.	Sandcastle	Manganese Ironspot	Golden Luster	Sandcastle	Cedar
Manufacturer	WOODTONE™	Pro-Fit®	JamesHardie	WOODTONE™	TBC

	K	L	M	N	O
Building Elements	Roof	Windows	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies	Aluminum Railing @ Balconies
Colour	Dark Grey	Black	Prefinished Black	Prefinished Black	Prefinished White
Material	2 Ply SBS Roofing Membrane	Painted Vinyl	Painted Aluminum	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Dark Grey	Black	Black	Black	White
Manufacturer	TBC	TBC	TBC	TBC	TBC

	P	Q	R	S	T
Building Elements	Retaining Walls	Balcony Columns	Balcony Columns	Lobby Entry Doors	Lobby Entry Windows
Colour	Grey	Charcoal Grey	Light Brown	Black	Black
Material	C.I.P. Architectural Concrete	Painted Wood	Cementitious Panel Board	Painted Aluminum	Painted Aluminum
Product	On-site C.I.P. Architectural Concrete w/ Reveal Line	TBC	HardieTrim - Dream Collection - 4/4 Rustic	TBC	TBC
Colour to Match / Manufacturer Reference No.	Natural Concrete	Charcoal Grey	Golden Luster	Black	Black
Manufacturer	N/A	TBC	JamesHardie	TBC	TBC

[PROJECT TEAM]



Adera

[PROJECT]

16th St E.

540 St Georges Ave
15-235 E 16th St
North Vancouver, BC

[TITLE]

Material Board

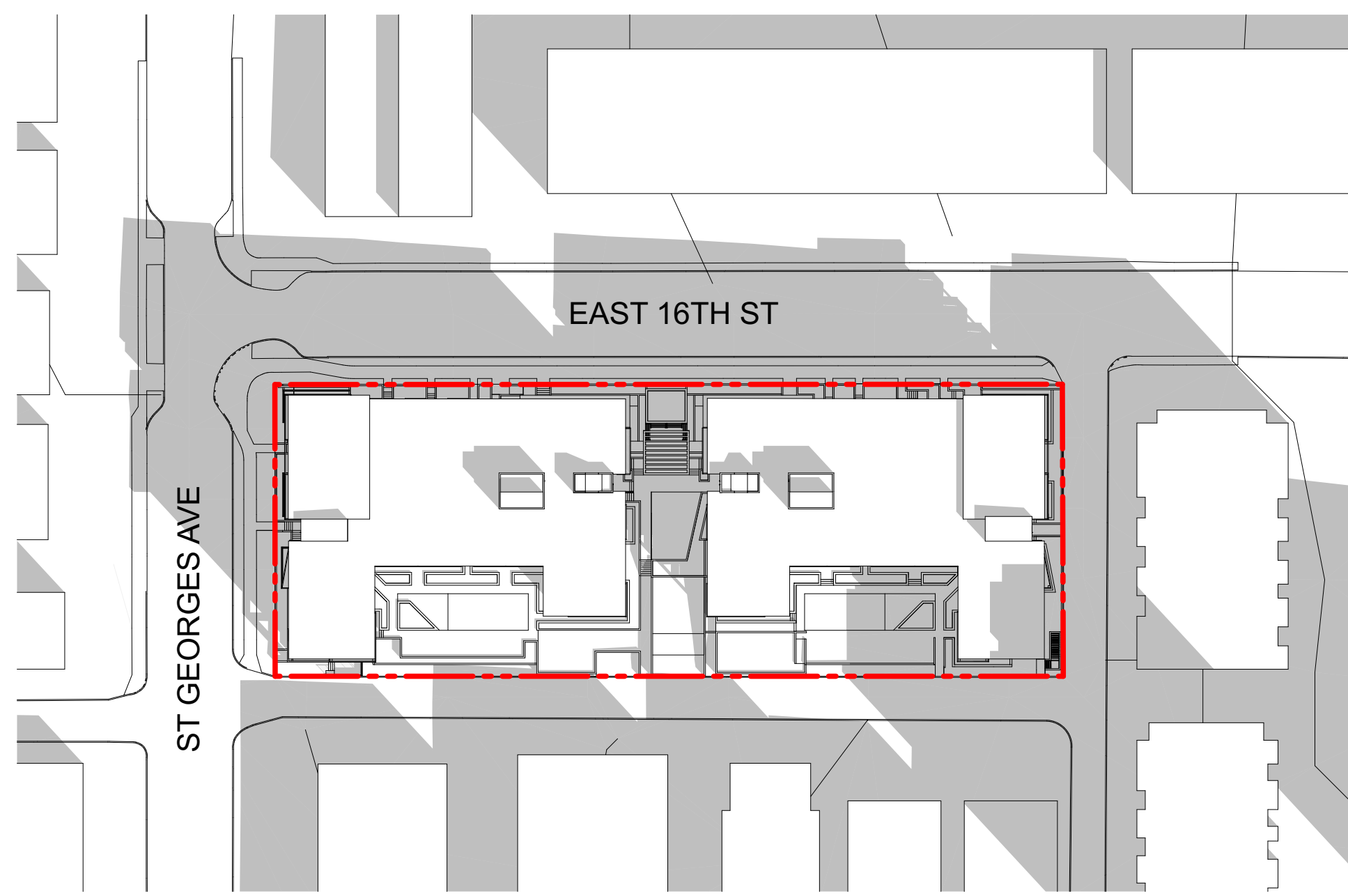
[PROJECT]

0542 [SCALE]

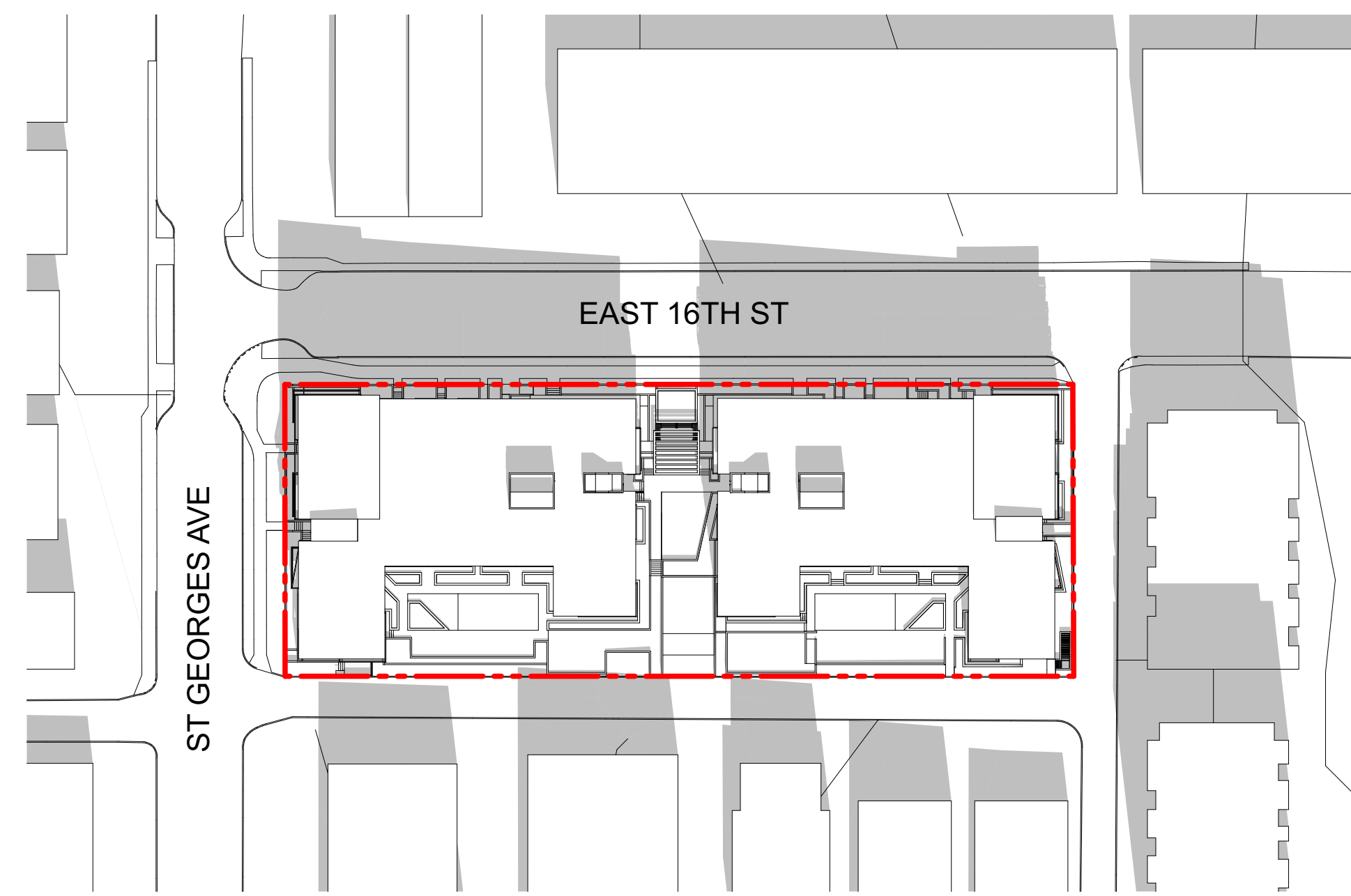
Wednesday, April 28, 2021 [DATE]

JP Application [ISSUE]

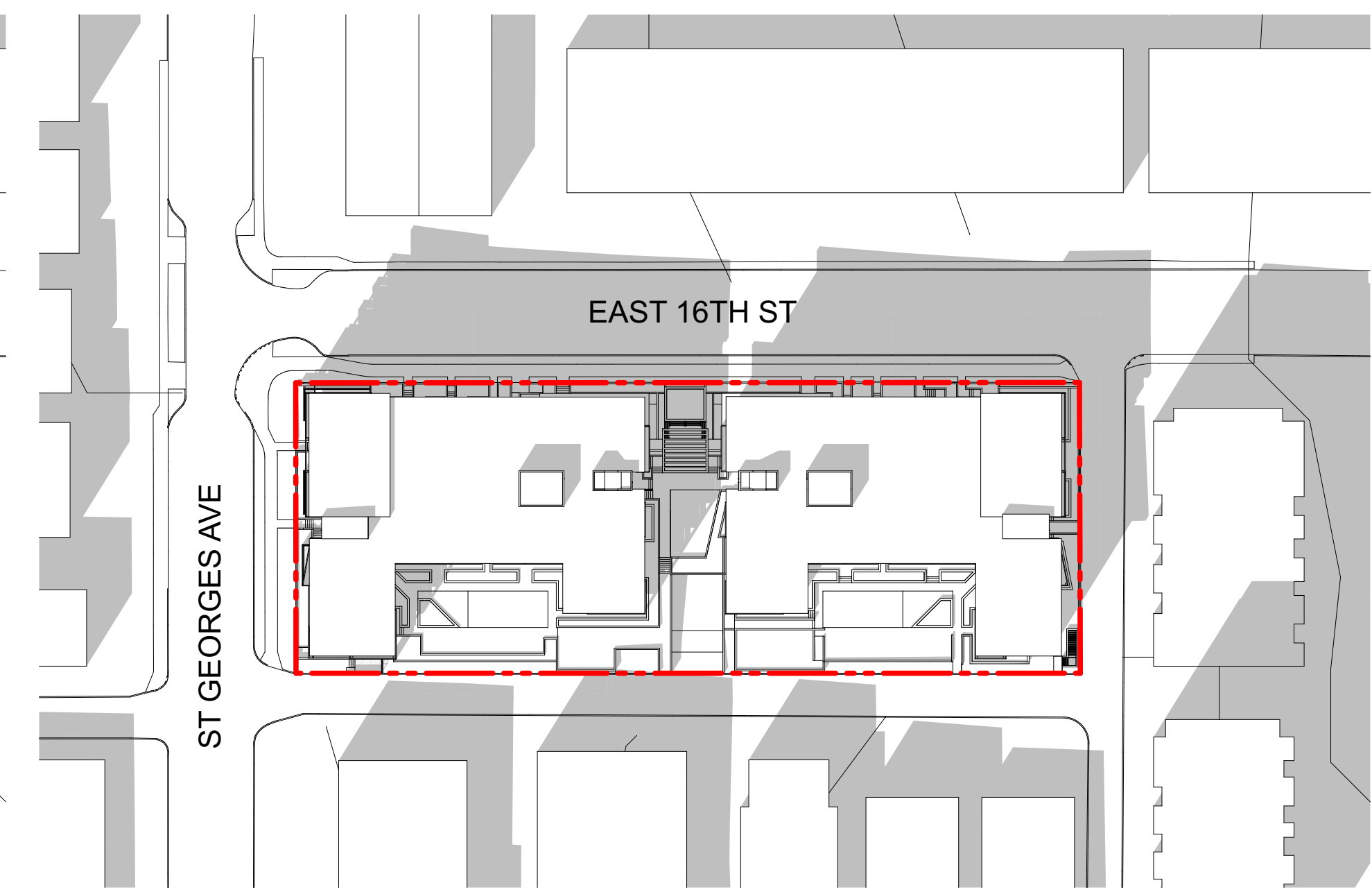
[DRAWING]



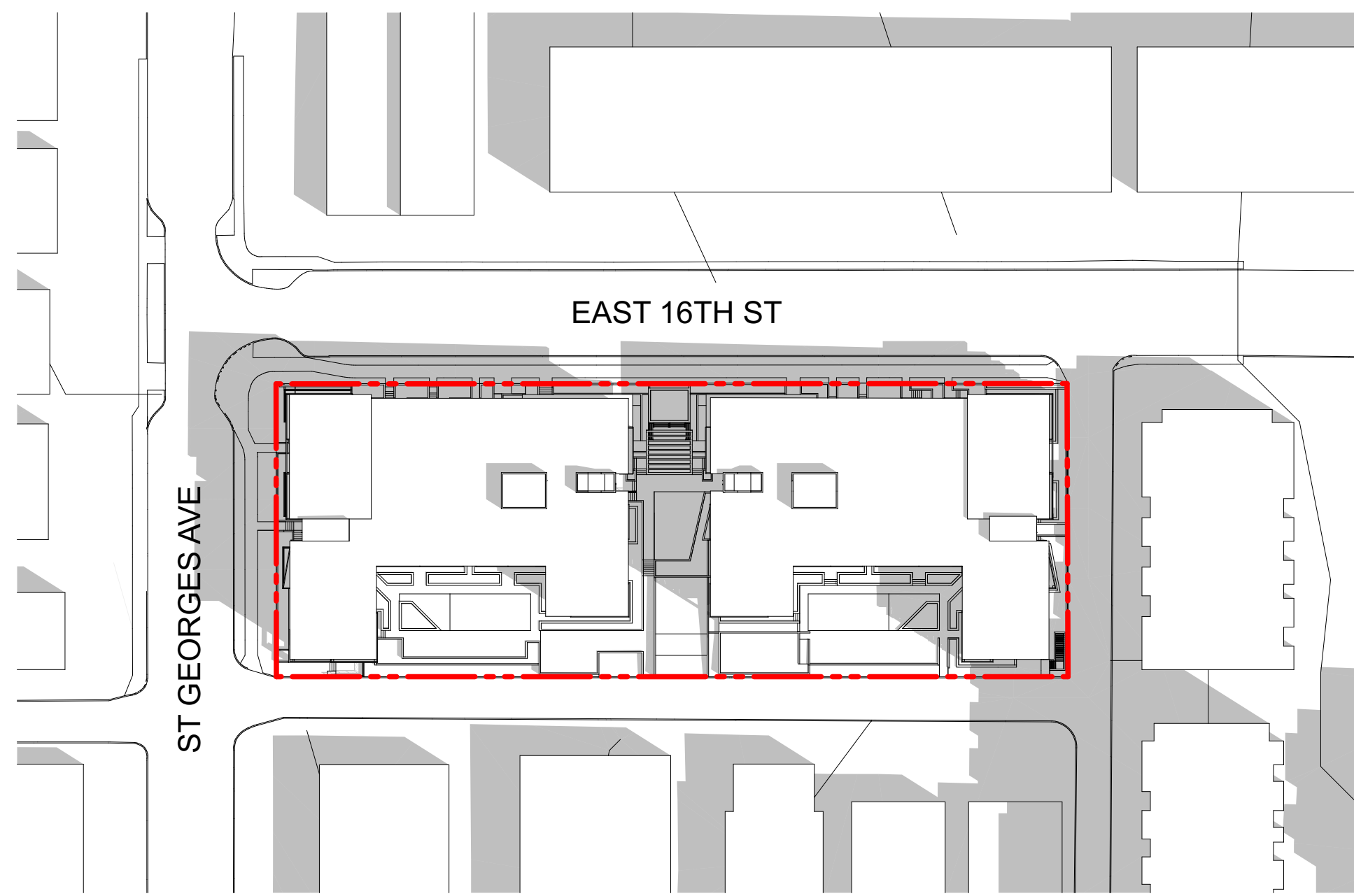
March 21st @ 10:00



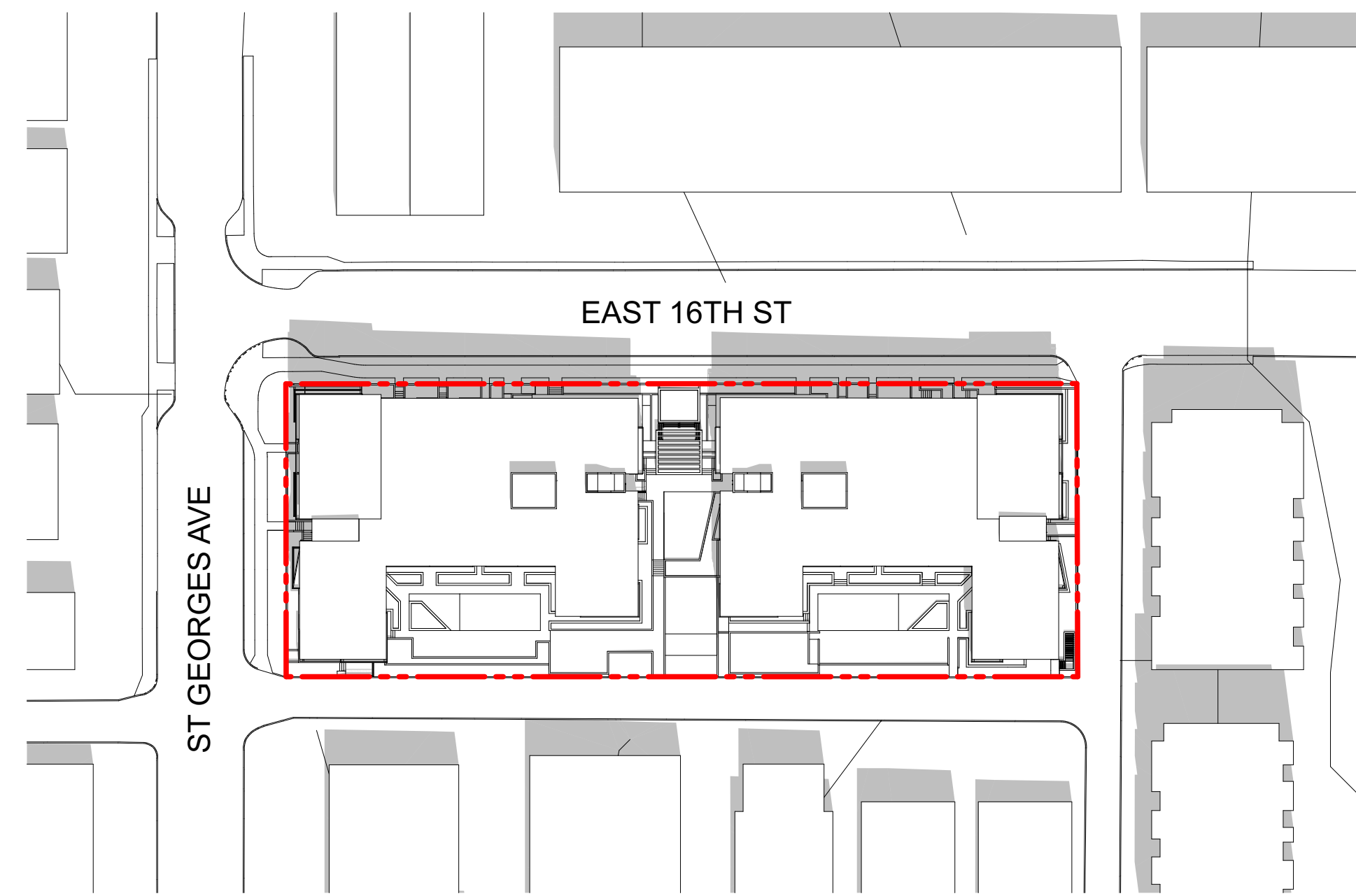
March 21st @ 12:00



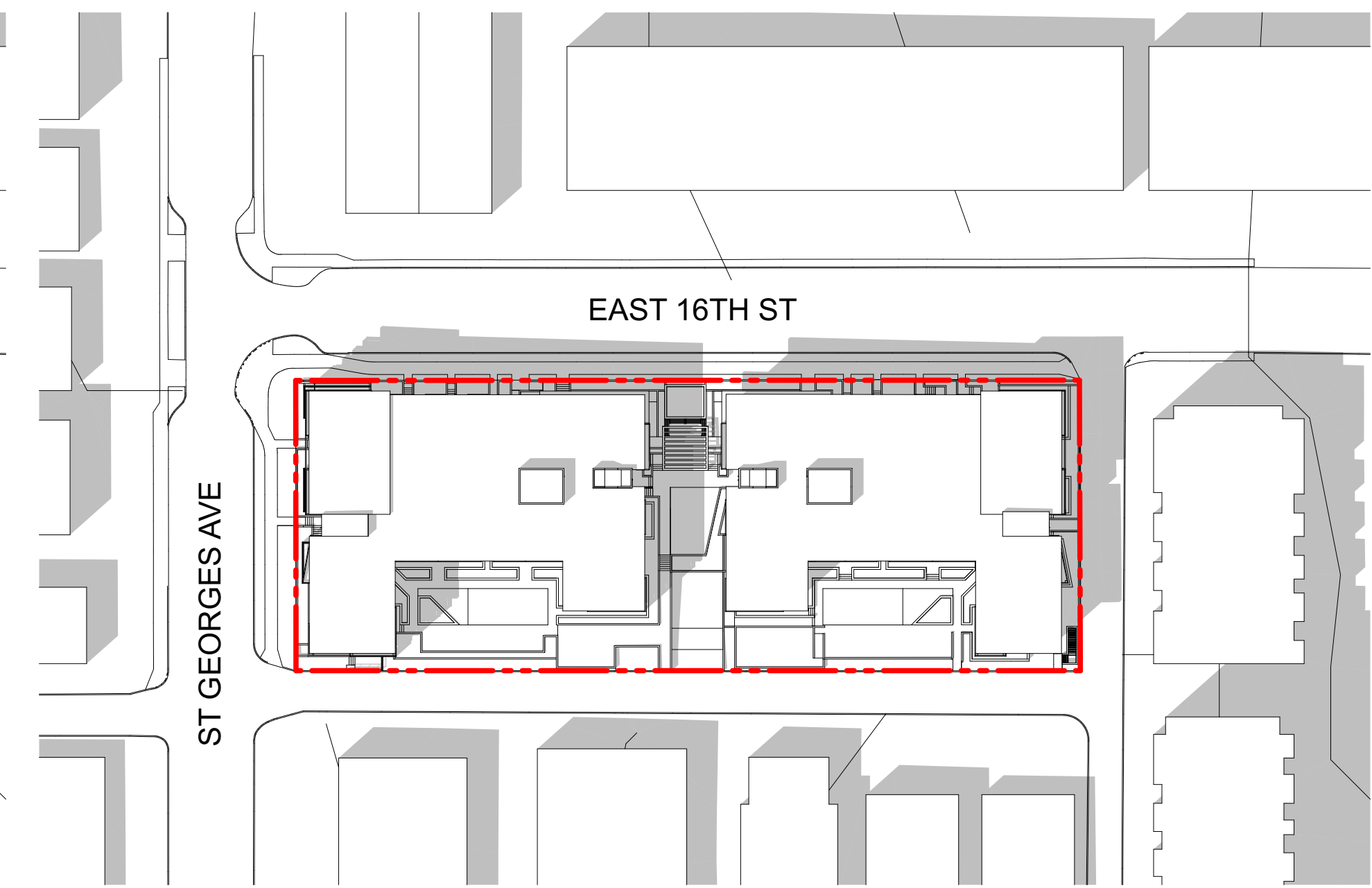
March 21st @ 14:00



June 21st @ 10:00



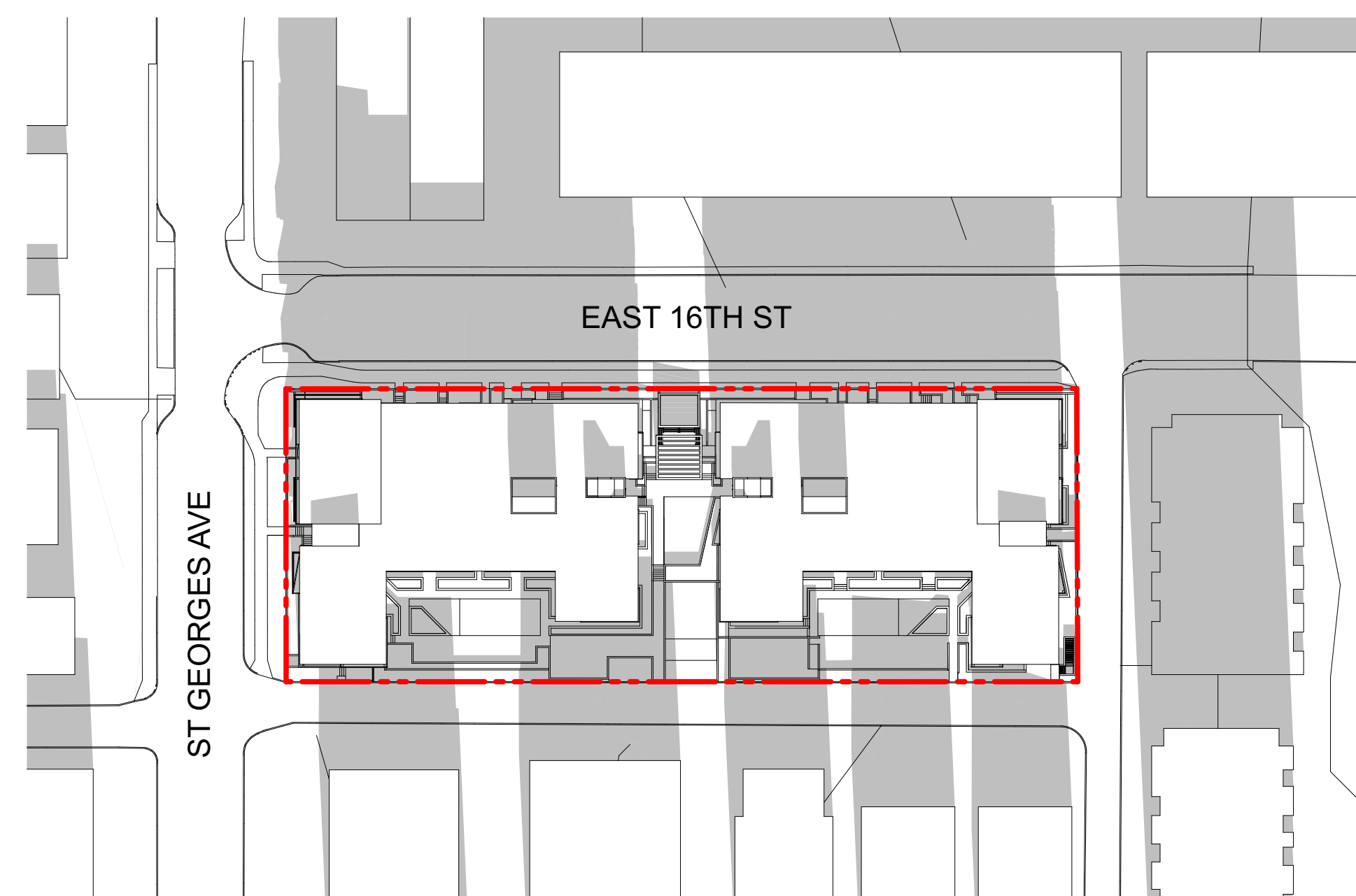
June 21st @ 12:00



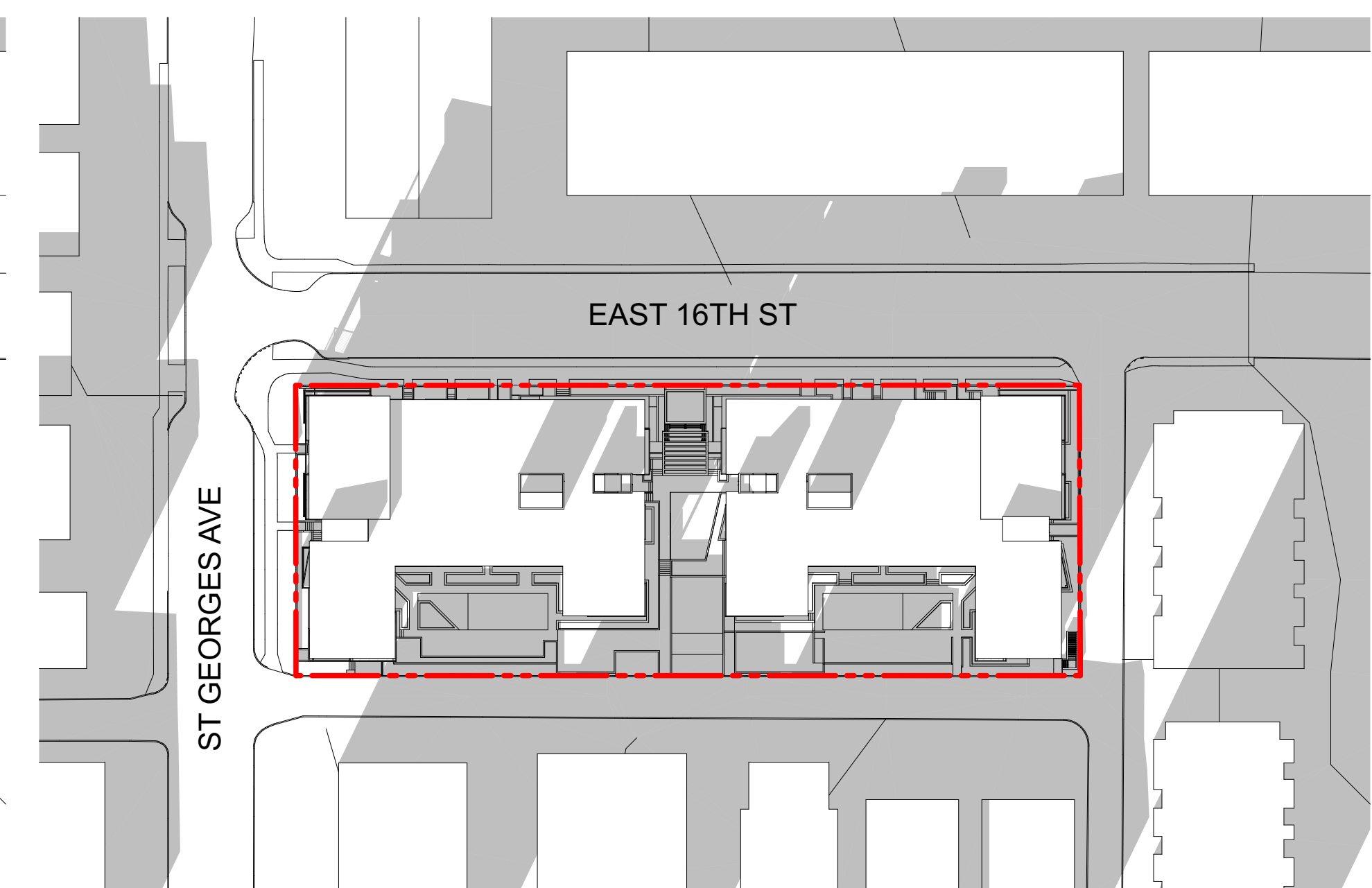
June 21st @ 14:00



December 21st @ 10:00



December 21st @ 12:00



December 21st @ 14:00

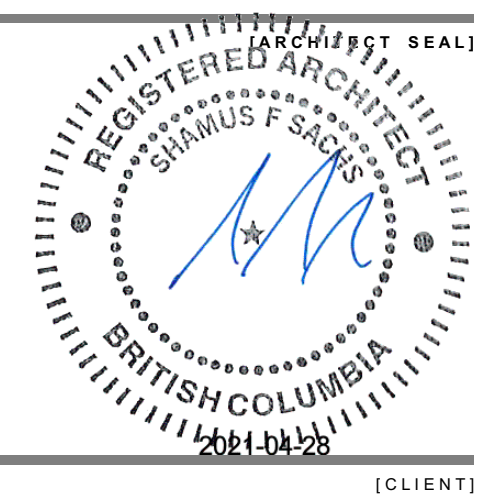


Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[CLIENT]

Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Shadow Study

[PROJECT]

20542

[SCALE]

Wednesday, April 28, 2021

[DATE]

DP Application

[ISSUE]

[DRAWING]

A-8.200



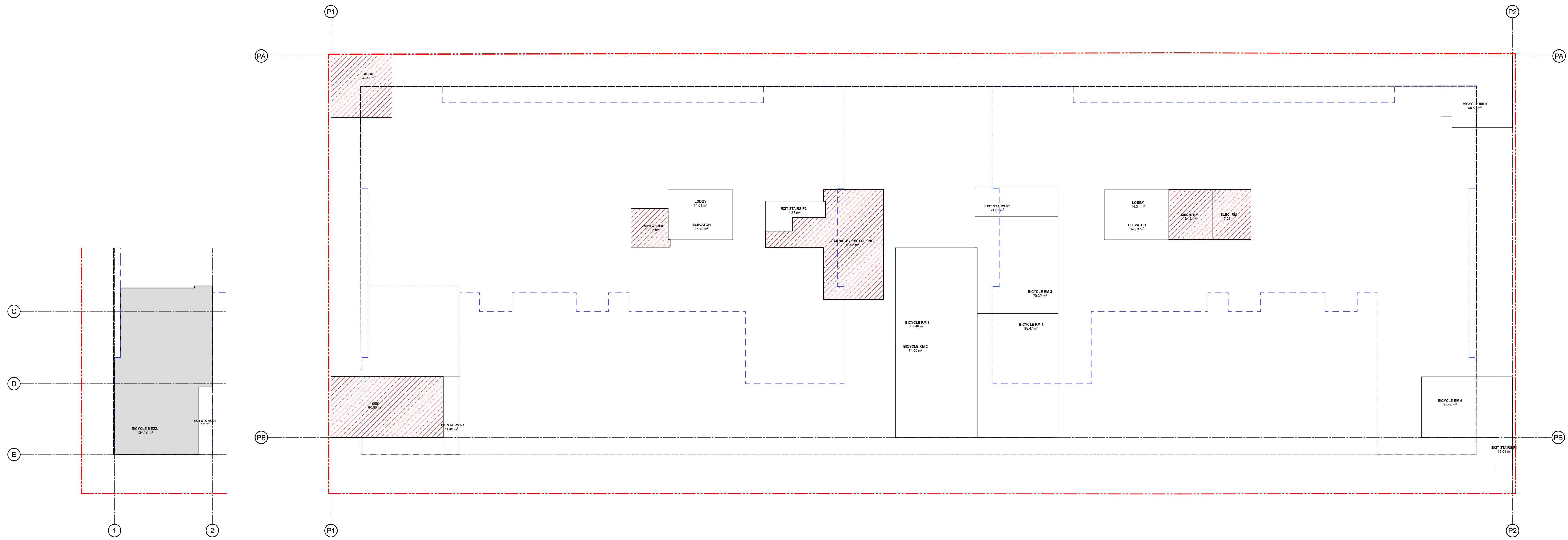
Integra

ARCHITECTURE INC.

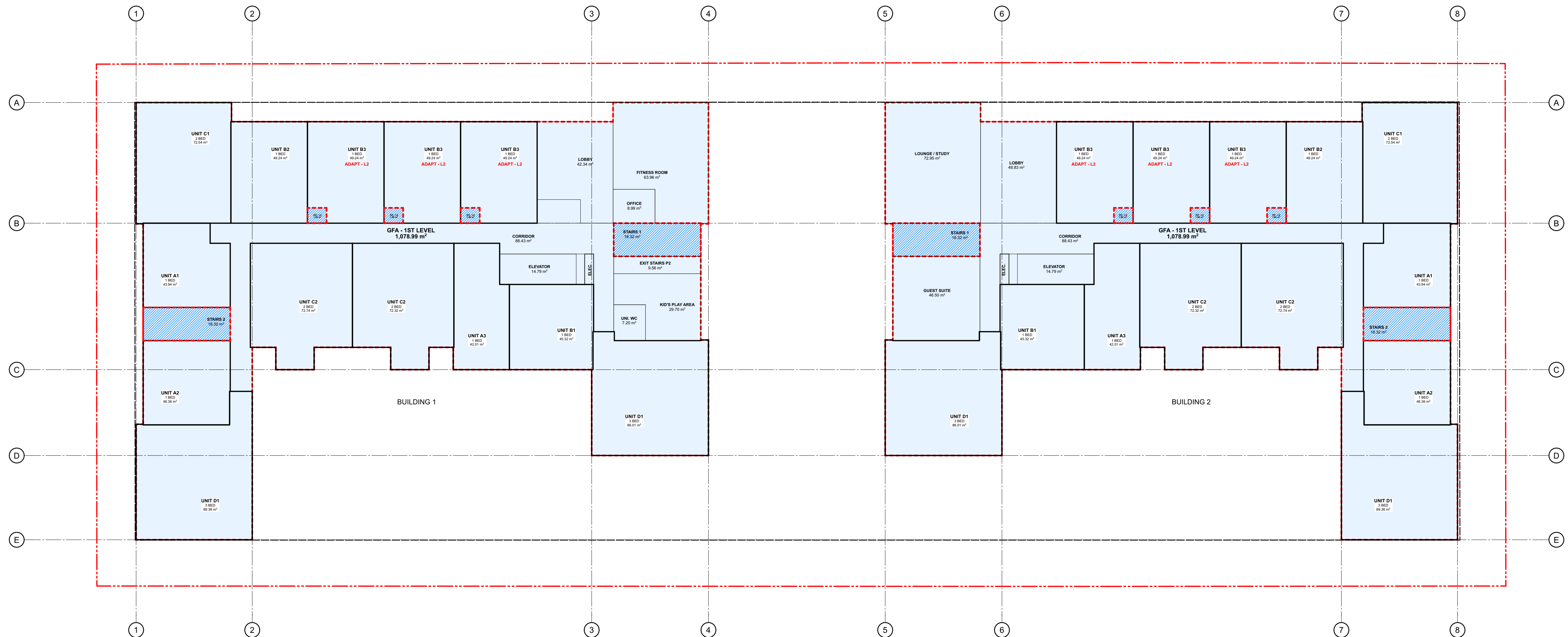
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

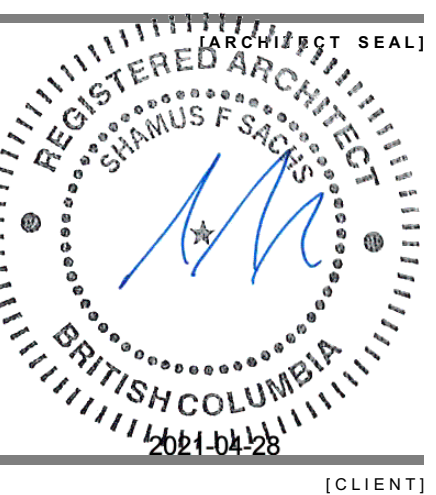


1 Level P1 Parking Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



- AREAS INCLUDED IN THE FSR CALCULATION**
- AREA - GROSS FLOOR AREA FOR FSR
 - AREA - UNIT
 - AREA - STAIR B1
 - AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUDED FROM FSR)
- AREAS NOT INCLUDED IN THE FSR CALCULATION**
- AREA - OPEN BALCONY AND UNIT DECK AREA
 - AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
 - AREA - SERVICE ROOMS (VP PARKING, GARBAGE)

1 Level 1 - FSR Overlay
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



Adera

[PROJECT]

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

FSR Overlays

[PROJECT]

20542

[SCALE]

1/16" = 1'-0"

[DATE]

Wednesday, April 28, 2021

[ISSUE]

DP Application

[DRAWING]

A-9.100



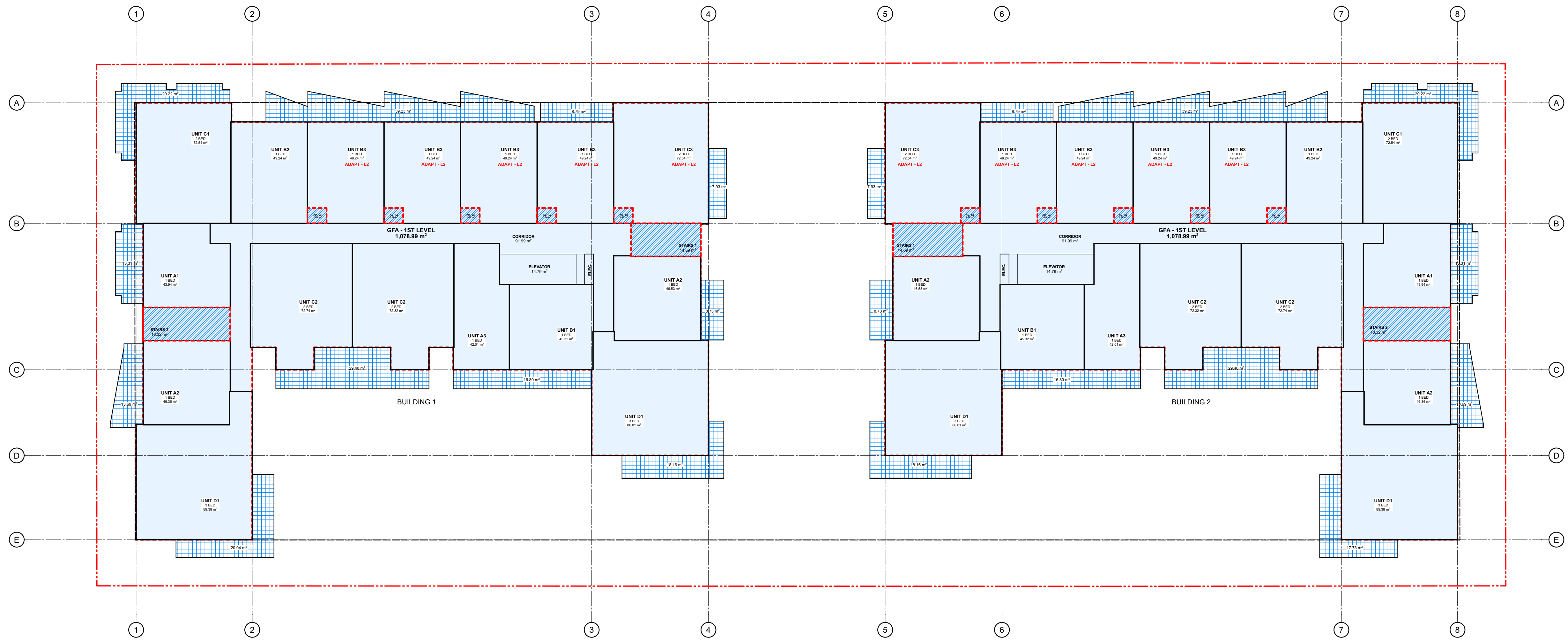
Integra

ARCHITECTURE INC.

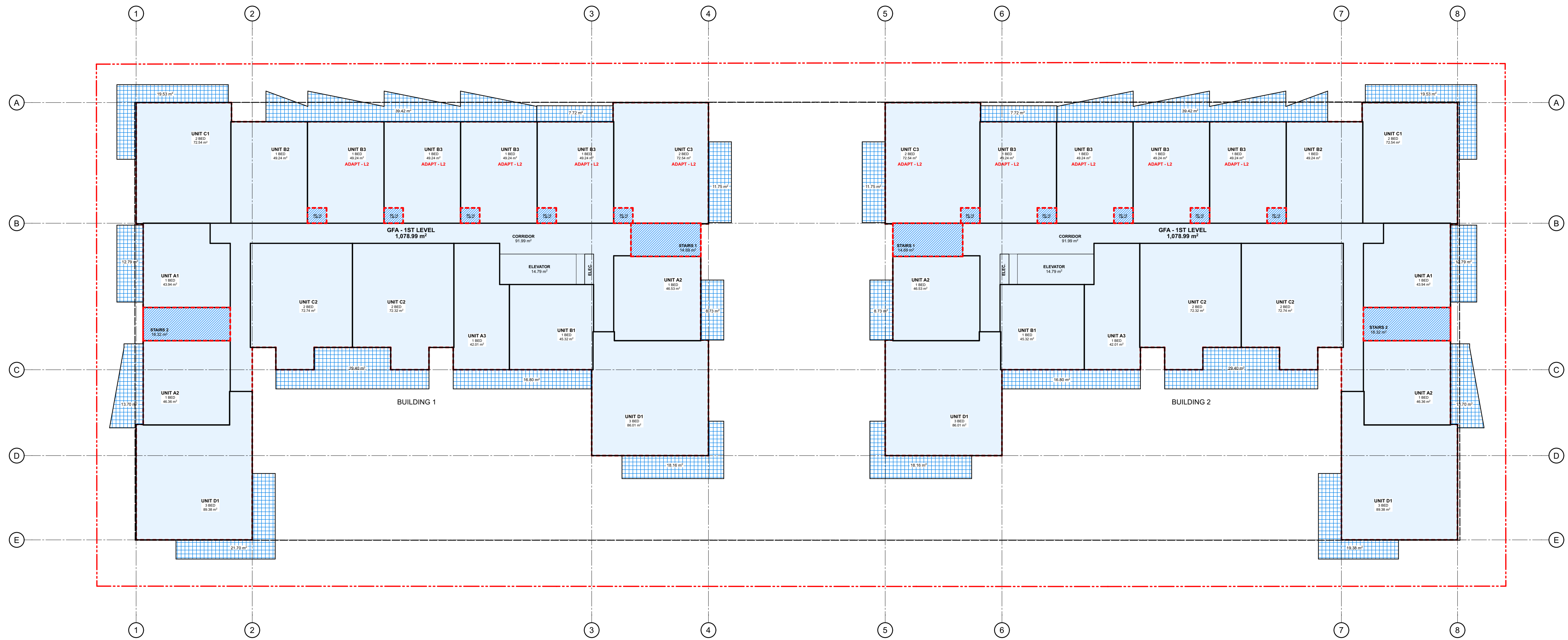
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

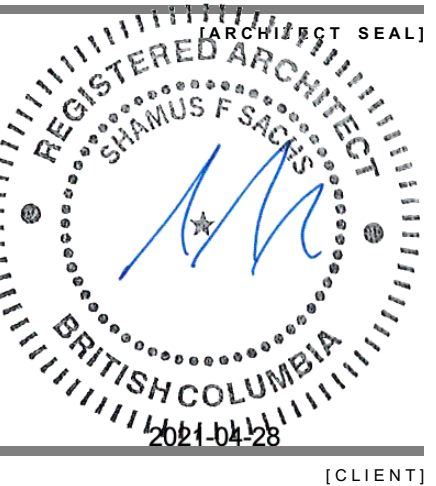


1 Level 2 - FSR Overlay
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



1 Level 3 - FSR Overlay
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

- AREAS INCLUDED IN THE FSR CALCULATION**
- AREA - GROSS FLOOR AREA FOR FSR
 - AREA - UNIT
 - AREA - STAIR B1
 - AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)
- AREAS NOT INCLUDED IN THE FSR CALCULATION**
- AREA - OPEN BALCONY AND UNIT DECK AREA
 - AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
 - AREA - SERVICE ROOMS (VP PARKING, GARBAGE)



Adera

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

FSR Overlays

20542

1/16" = 1'-0"

Wednesday, April 28, 2021

DP Application

A-9.120



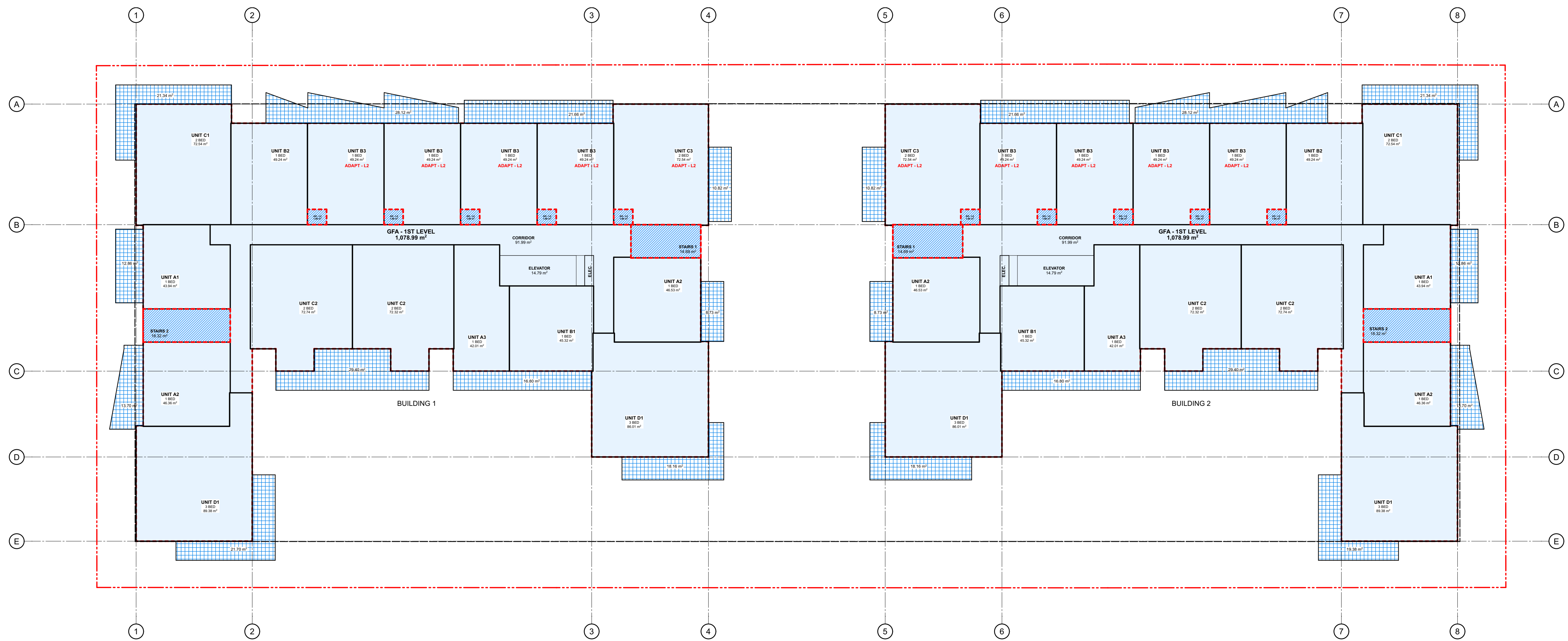
Integra

ARCHITECTURE INC.

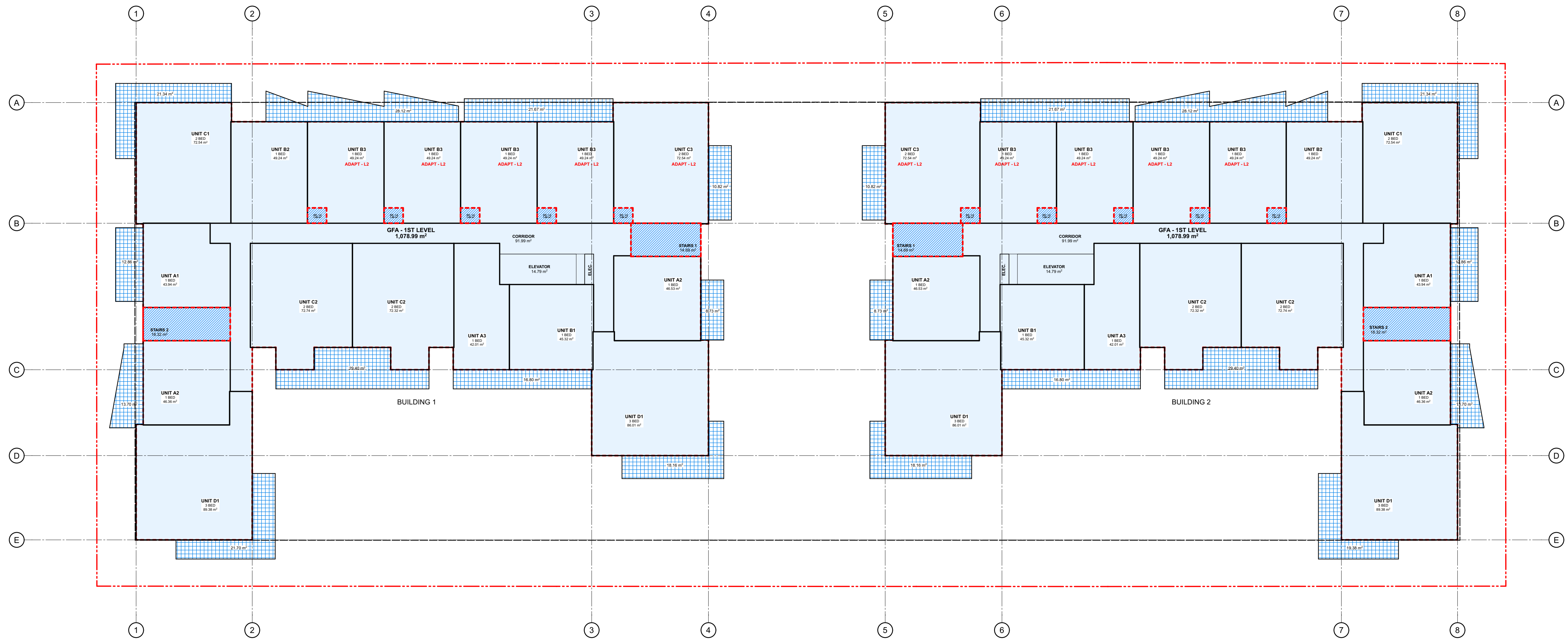
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

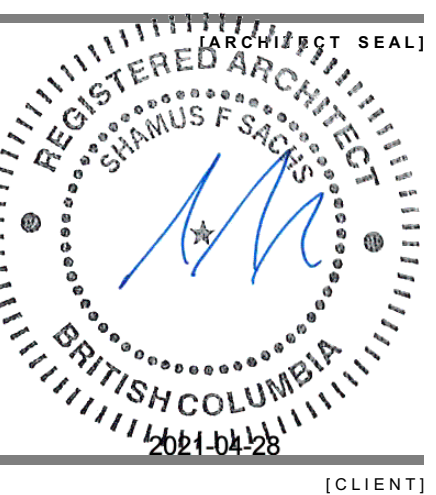


1 Level 4 - FSR Overlay
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



1 Level 5 - FSR Overlay
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

- AREAS INCLUDED IN THE FSR CALCULATION**
- AREA - GROSS FLOOR AREA FOR FSR
 - AREA - UNIT
 - AREA - STAIR B1
 - AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)
- AREAS NOT INCLUDED IN THE FSR CALCULATION**
- AREA - OPEN BALCONY AND UNIT DECK AREA
 - AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
 - AREA - SERVICE ROOMS (VP PARKING, GARBAGE)



Adera

16th St E.

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

FSR Overlays

20542

1/16" = 1'-0"

Wednesday, April 28, 2021

DP Application

A-9.130



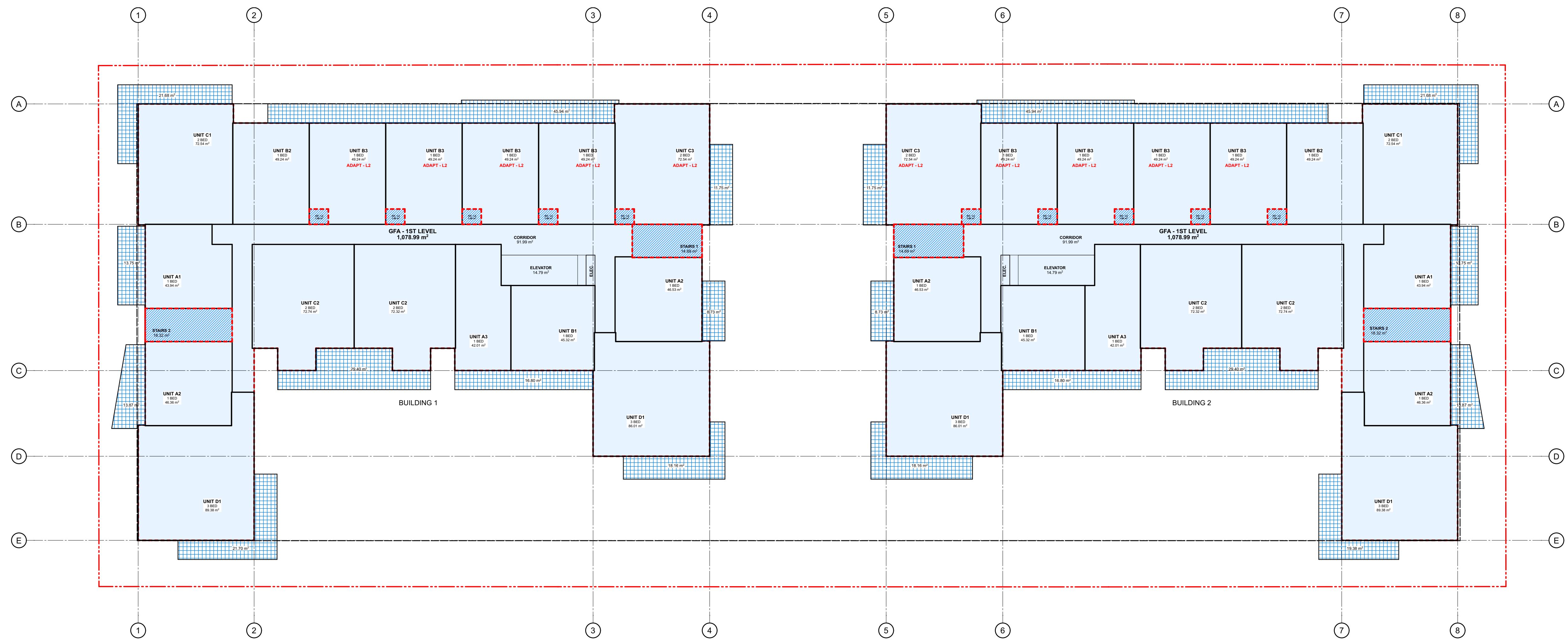
Integra

ARCHITECTURE INC.

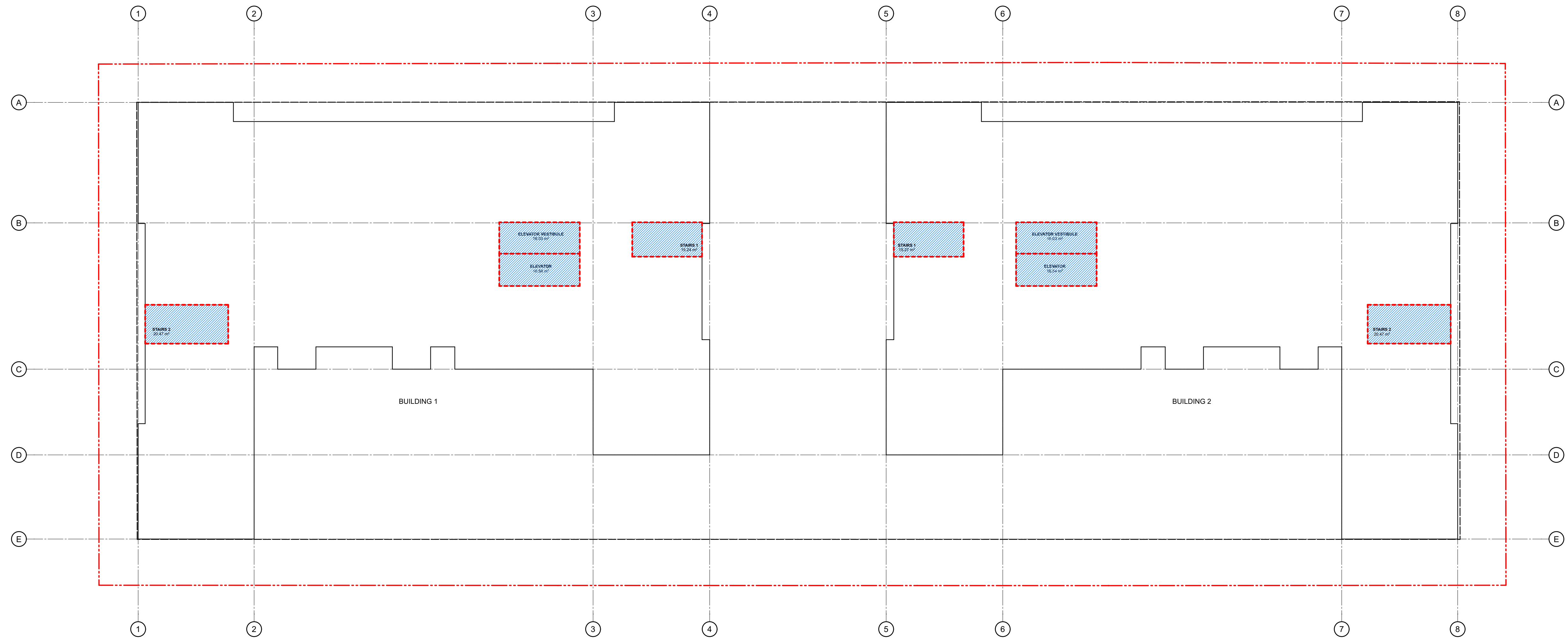
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



1 Level 6 - FSR Overlay
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



1 Roof - FSR Overlay
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

- AREAS INCLUDED IN THE FSR CALCULATION**
- AREA - GROSS FLOOR AREA FOR FSR
 - AREA - UNIT
 - AREA - STAIR 01
 - AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)
- AREAS NOT INCLUDED IN THE FSR CALCULATION**
- AREA - OPEN BALCONY AND UNIT DECK AREA
 - AREA - COMMON STORAGE / BICYCLE LOCKERS / PARKING
 - AREA - SERVICE ROOMS (VP PARKING, GARBAGE)



Adera [CLIENT]

16th St E. [PROJECT]

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC [TITLE]

FSR Overlays

20542 [PROJECT]

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

Wednesday, April 28, 2021 [DATE]

DP Application [ISSUE]

[DRAWING]

A-9.140