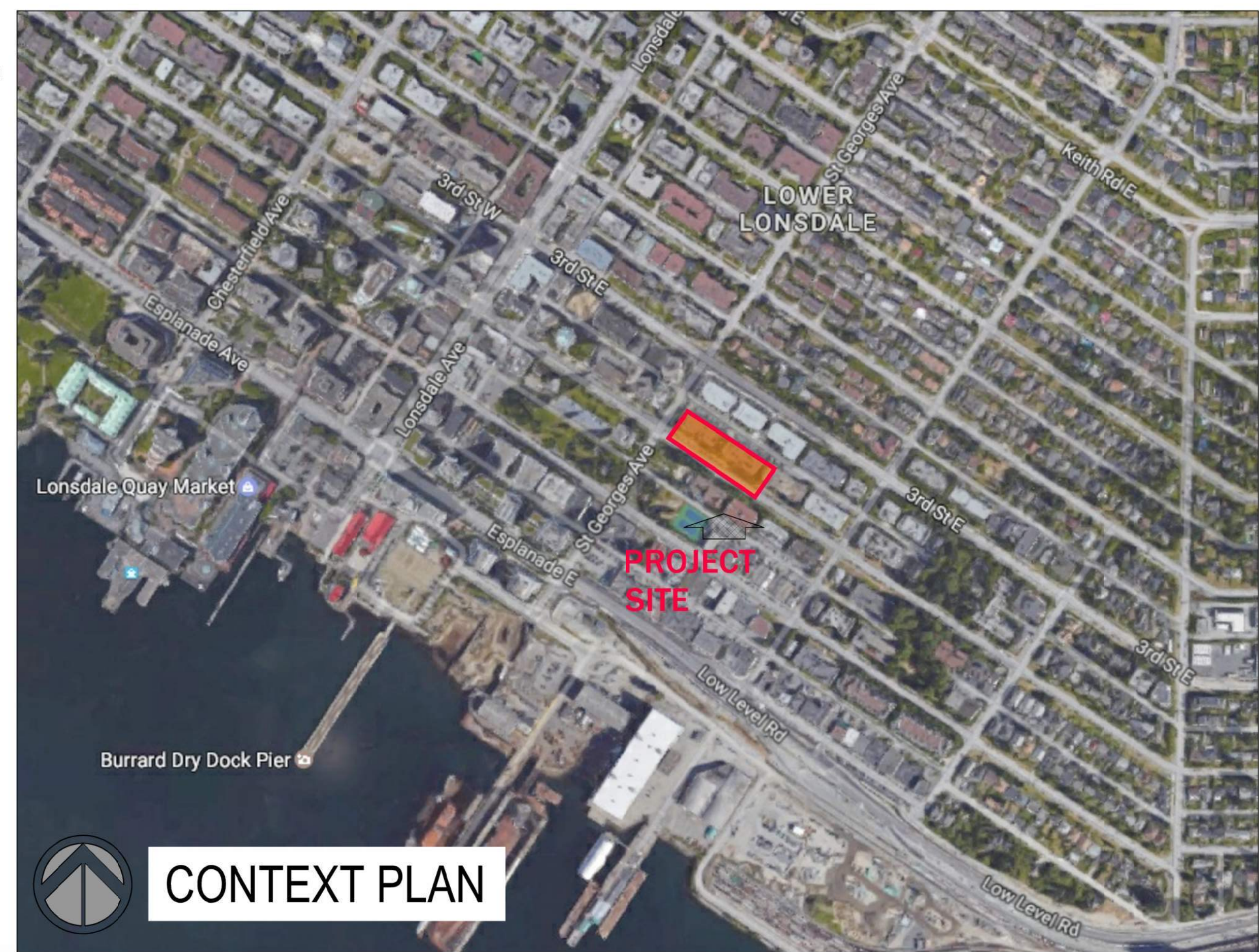


LOWER LONSDALE RESIDENTIAL RENTAL

222 E 2nd STREET, NORTH VANCOUVER

VIEW FROM E2nd STREET & ST. GEORGE'S AVE.



Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
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ISSUED:	DATE:
1. REZONING / DPA	17 AUGUST 2017
2. DESIGN PANEL	18 OCTOBER 2017
3. REZ/ DPA RESUBMISSION	21 MARCH 2018
4. COORDINATION	27 SEPT. 2019
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12. ISSUED FOR CONSTRUCTION	25 NOV 2020
13. FINAL DESIGN DRAWINGS	09 DEC 2022
14. DEVELOPMENT VARIANCE	17 JUN 2024

ISSUED FOR
DEVELOPMENT VARIANCE
PERMIT RESUBMISSION

NOV. 15, 2024

DRAWING LIST

PAGE	TITLE	SCALE
A0.0	COVER SHEET	N/A
A0.1	PERSPECTIVE VIEWS	N/A
A0.2	SHADOW STUDIES	N/A
PLANS		
A1.0	SITE PLAN OVERALL	1/16"=1'-0"
A3.6	ROOF PLAN	1/16"=1'-0"
A3.6A	ROOF PLAN WEST	1/8"=1'-0"
ELEVATIONS		
A4.0	SOUTH & NORTH OVERALL ELEVATIONS	1/16"=1'-0"
A4.0A	SOUTH ELEVATIONS	3/32"=1'-0"
A4.0B	NORTH ELEVATIONS	3/32"=1'-0"
A4.1	EXTERIOR SIDE ELEVATIONS	3/32"=1'-0"
A4.2	COURTYARD ELEVATIONS	3/32"=1'-0"

PROJECT STATISTICS

Lot Area	47824.05	4443.00			
	SF	m ²	SF	m ²	
GFA	Allowed	124343	Proposed	124135	
FSR	Allowed	2.6	Proposed	2.6	
Lot Coverage	Allowed		Proposed	57.67%	
BUILDING AREA					
	Building West	Building East	Building W+E		
1st Floor			14133		
2nd Floor			26803		
3rd Floor	11734	12694	24428		
4th Floor	11734	12694	24428		
5th Floor	11734	12554	24288		
6th Floor	10282	10840	21122		
TOTAL			135202		
Total Units	78	81	159		
Level 2 Units	75	77	152		
ALLOWABLE EXCLUSIONS					
	Amenity	Meeting Rm.	Garbage	Stair W	
				Stair E	
				Total	
Bylaw Ref	15	15	13	18 (a)(b)(c)	
1st Floor	306	156			462
2nd Floor	3437	322	778	214	4965
3rd Floor				325	650
4th Floor				325	650
5th Floor				325	650
6th Floor				325	650
TOTAL	3743	478	778	1514	8027
Credit for Level 2 units (20 sf/unit)			Bylaw Ref. 14		3040
TOTAL EXCLUSIONS					11067
TOTAL GFA (after exclusions)					124135
PARKING AND BIKES					
Required					
Parking required (.75/unit)					119
Visitor parking (greater of 10% of total cars or 0.2car/unit)					32
Bikes required (1.5/unit)					239
Short term bikes required (6/60units)					16
Parking reduction (1/6 bikes)					39.8
Visitor parking reduction (50%)					16
Parking required after reduction					79.4
Visitor parking required after reduction					15.9
Total parking required					96
Provided					
Bikes Provided					240
Short term bikes provided					18
Parking provided					121
Visitor parking provided					16
Total parking provided					137

PROJECT DIRECTORY

OWNER	GWL 1600-650 West Georgia Street Vancouver, BC V6B 4N7	Geoff Heu 604-306-1033 Geoff.Heu@gwira.com
PROJECT MANAGER	Turnbull Construction # 1670 Central City Tower 13450 - 102nd Ave Surrey, BC V3T 5X3	Michael Reed 604-802-0843 Michael.reed@gwira.com Geoff Watson 604-282-1363 gwatson@tcpm.ca
ARCHITECT	Rositch Hemphill Architects 10-120 Powell Street Vancouver, BC V6A 1G1	Bryce Rositch 604-669-6002 bryce@rharchitects.ca Anca Hurst anca@rharchitects.ca
LANDSCAPE ARCHITECT	Prospect & Refuge 102-1661 West Second Avenue Vancouver, BC V6J 1H3	Alyssa Semczyszyn 604-669-1003 alyssa@prospectrefuge.ca
ARBORIST	Arbortech Consulting 204 - 3740 Chatham Street Richmond, BC V7E 4L6	Nick McMahon 604-275-3484 nick@aclgroup.ca
SURVEYOR	McElhanney Associates Land Surveying 780 Beatty St Vancouver, BC V6B 2M1	Yvon Gosselin 604-683-8521 ygosselin@mcelhanney.com
CIVIL	InterCAD 1111 West 8th Vancouver, BC V6H 1C5	Graham Wood 604-619-7707 mail@intercad.bc.ca William Leung
STRUCTURAL	BMZSE #700 - 609 W. Hastings Vancouver, BC V6B 4W4	John Zickmantel 604-685-9533 zickmantel@bmzse.com
ELECTRICAL	Nemetz (S/A) & Associates Ltd. 2009 - W 4th Avenue Vancouver, BC V6J 1N3	Steve Nemetz 604-736-6562 steven@nemetz.com
MECHANICAL	Bycar Engineering Ltd. 105A- 7808 132nd St Surrey, BC V3V 4N1	Bijan Valagohar 604-591-2766 sarj@bycar.ca
GEOTECHNICAL	Geopacific Consultants 1779 West 75th Avenue Vancouver, BC V6P 6P2	Farshid Bateni 604-439-0922 bateni@geopacific.ca
CODE CONSULTANT	CFT Engineering 1901 Rosser Avenue Burnaby, BC V5C 6R4	Samir Eidnani 604-684-2384 seidnani@cftengineering.com
TRAFFIC	Bunt and Associates #1550 - 1050 W. Pender Street Vancouver, BC V6E 3S7	Kyle Brandstaetter 604 685 6427 Ext 238 kbrandstaetter@bunteng.com
CONSTRUCTION	Ventana 3875 Henning Drive Burnaby, BC V5C 6N5	Chris Nichols 778-995-2864 CNichols@ventanaconstruction.com Ben Marsolais 604-291-9000 bmarsolais@ventanaconstruction.com Pat Cuthbert 604-946-9910 pcuthbert@aquacoast.ca
BUILDING ENVELOPE	Aqua-Coast Engineering Ltd 5155 Ladner Trunk Rd #201 Delta, BC V4K 1W4	Daver Bolbolan 604-275-5470 dbolbolan@aquacoast.ca Christine Bauhaus cbauhaus@porticoesdesign.com
INTERIOR DESIGN	Portico Design Group Ltd #300 - 1508 W 2nd Ave Vancouver, BC, V6J 1H2	Nick Dobbs 604-988-2508 dobbs@bkl.ca
ACOUSTICAL CONSULTANT	BKL Consultants Ltd. 1200 Lynn Valley Rd North Vancouver, BC, V7J 2A2	Paul Marks 604-681-9294 marks@bkl.ca Adrian Schneider adrian.schneider@kja.com
ELEVATOR CONSULTANT	KJA Consultants Inc # 212 409 Granville St Vancouver, BC, V6C 1T2	
STREET LIGHTS DESIGN	Great Northern Eng. Consultants #202 - 8525 Baxter Pl Burnaby, BC, V6J 1H2	Enrique Ullod 855-463-2266 enrique.ullod@gnec.ca

PROJECT HEIGHT INFORMATION

- MAXIMUM BUILDING HEIGHT AS PER OCP: 18-19m
- BUILDING HEIGHT AS PER APPROVED CD ZONING: 16.78m (55.08')
- MECHANICAL EQUIPMENT HEIGHT ABOVE APPROVED BUILDING HEIGHT: 2.93m (9.63')
- PROPOSED MECHANICAL SCREEN PROJECTION ABOVE APPROVED BUILDING HEIGHT: 3.92m (12.88')
- PORTION OF PROPOSED MECHANICAL SCREEN ABOVE OCP MAX. BUILDING HEIGHT: 1.7m (5.58')
- AVERAGE GRADE (GEODETIC FOR HEIGHT DETERMINATION): 31.67m (103.92')

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:



PROJECT:
222 E 2nd STREET

NORTH VANCOUVER, BC

DRAWING TITLE:
COVER

DATABASE: 1629-A0.0.dwg

SCALE: N/A

PLOT DATE: JUNE 2024

DRAWN: AH

CHECKED: KH

PROJECT NO.
1629

DWG. NO.

A0.0

D.P. A. No. :



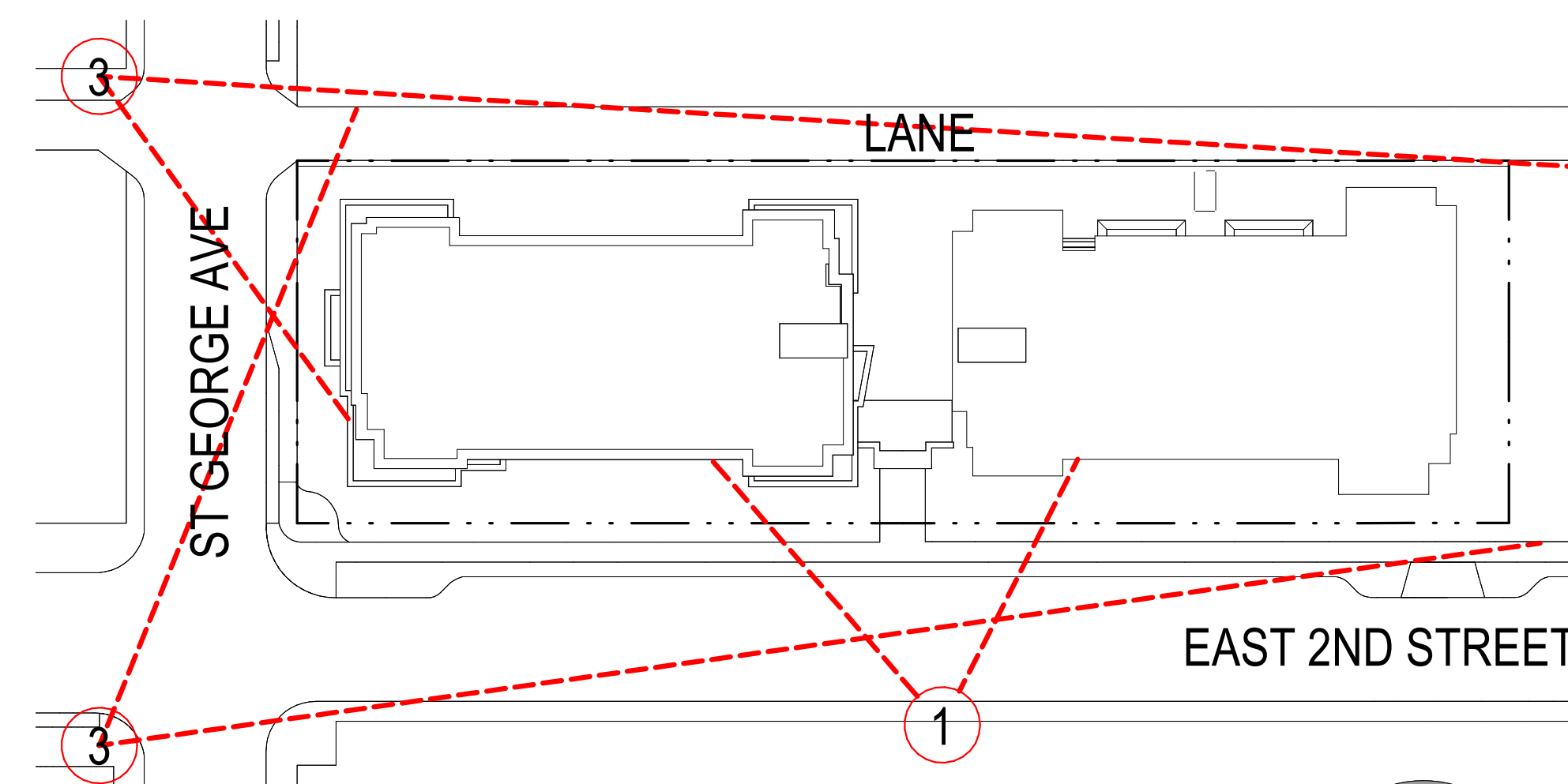
1 VIEW OF MAIN ENTRY (2ND STREET)



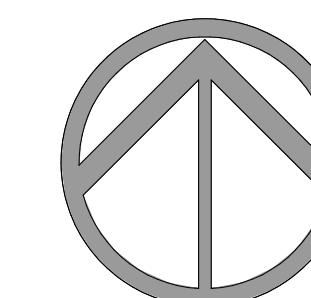
2 VIEW FROM ST GEORGE AVE & 2ND STREET



3 VIEW FROM ST GEORGE AVE ALONG REAR LANE



VIEW KEYPLAN



RH ARCHITECTS INC.

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ARCHITECTURAL SEAL:

CLIENT: **GWL REALTY ADVISORS**

PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

DRAWING TITLE:
PERSPECTIVE VIEWS

BASE FILE : 1629 Building.rvt
SCALE: 1" = 50'-0"
PLOT DATE: JUNE 2021
DRAWN: LP
CHECKED: AH / BR

PROJECT NO. **1629**

DWG. NO. **A0.1**

D.P. No :
B.P. No :



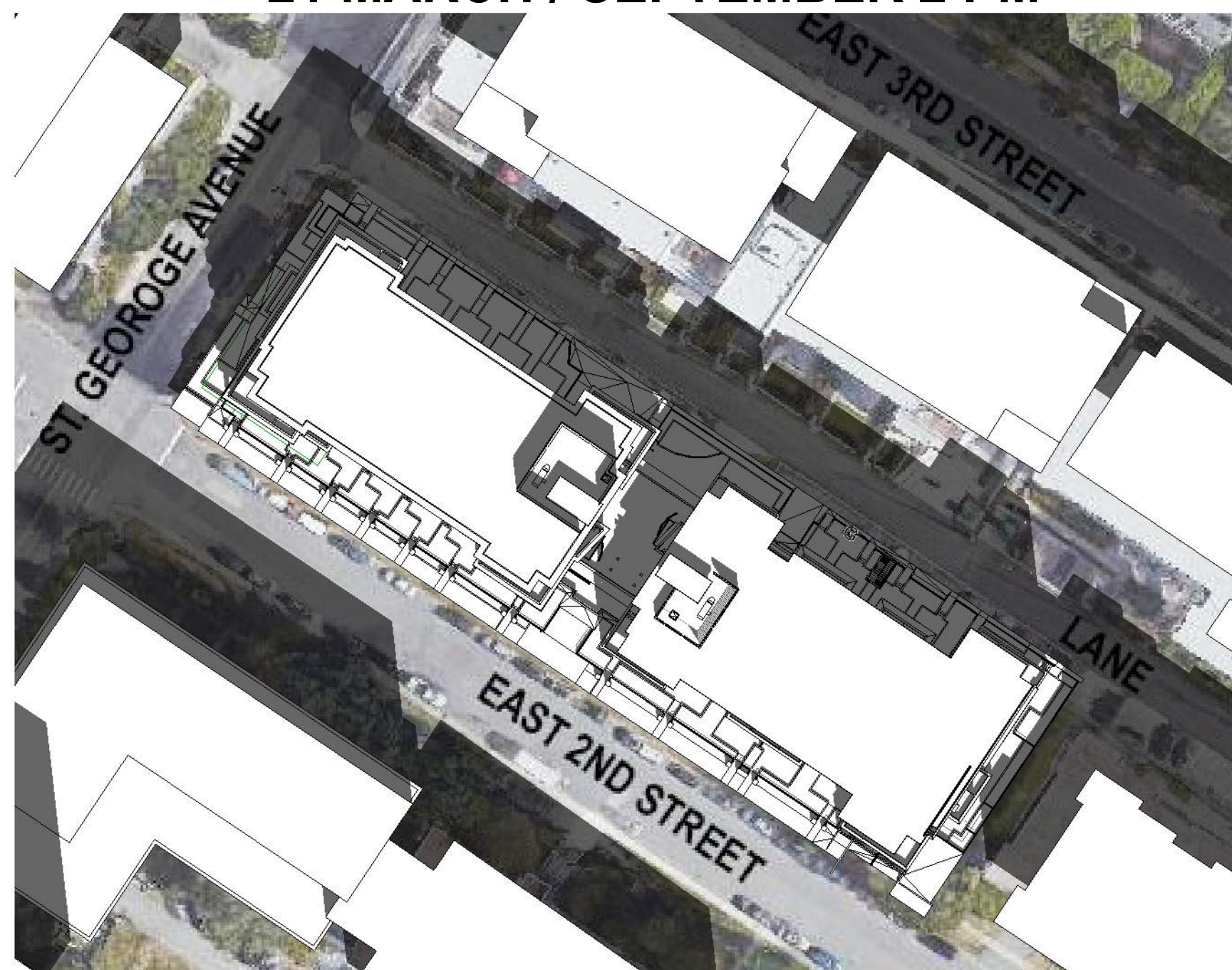
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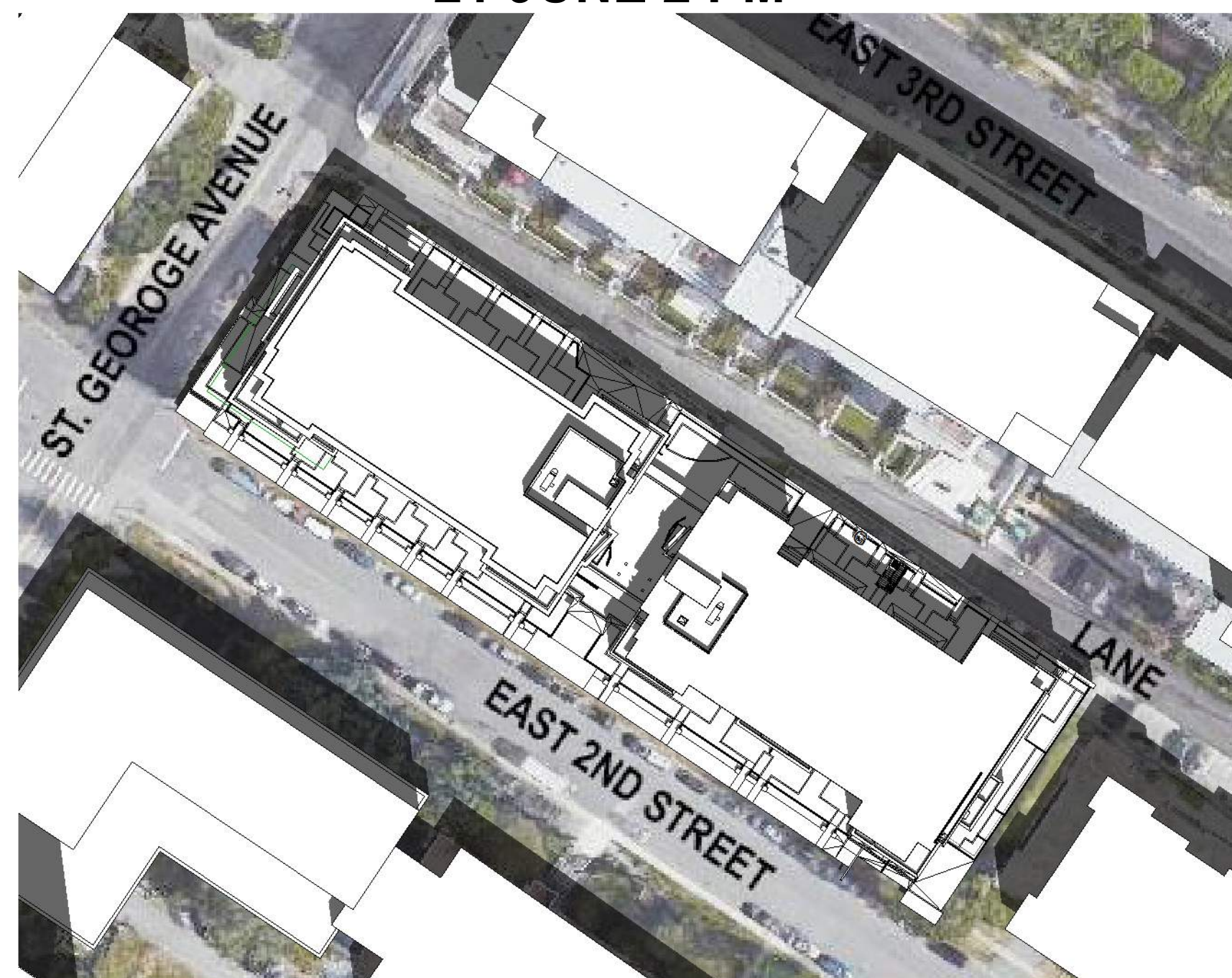
21 JUNE 2 PM



21 DECEMBER 2 PM



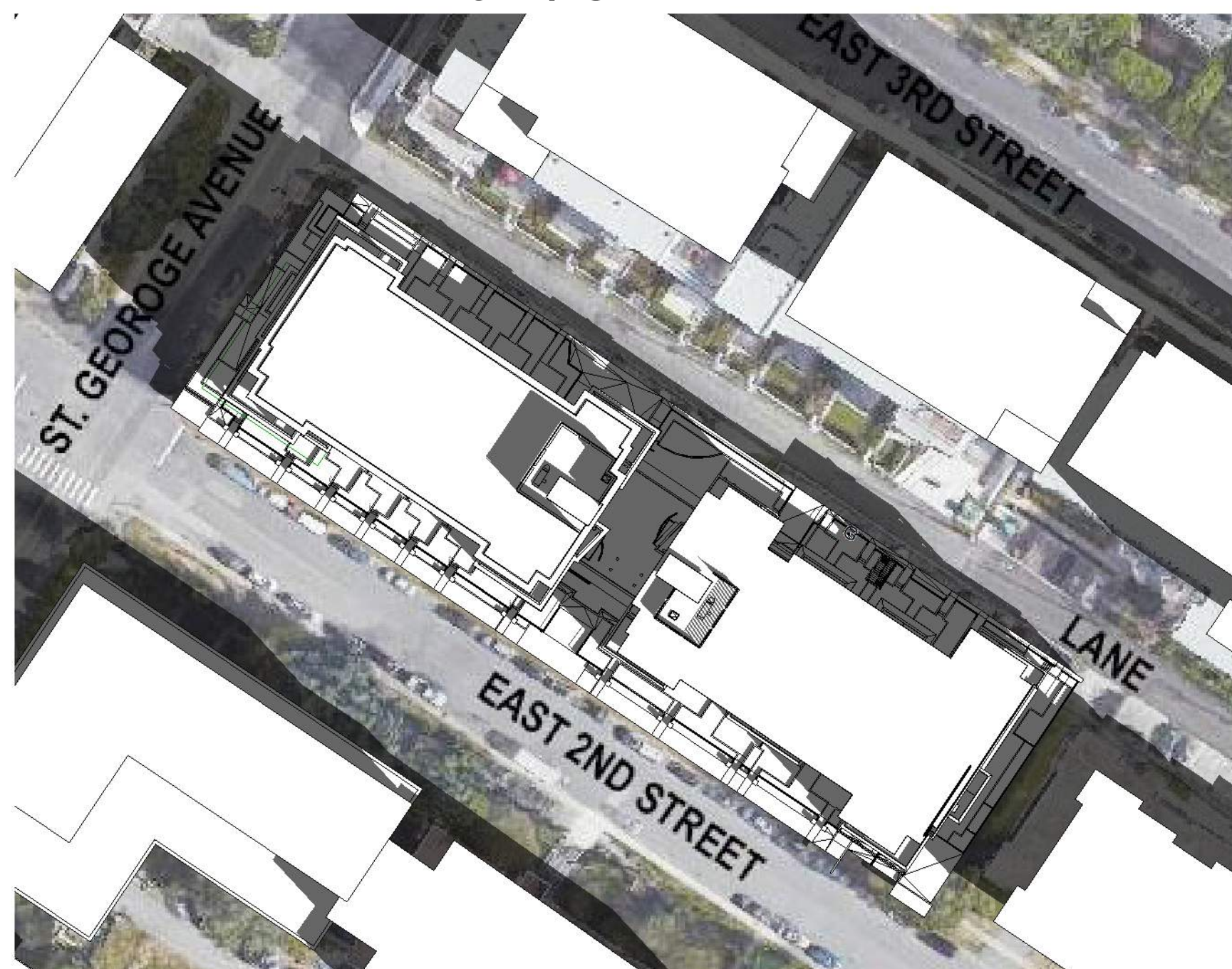
21 MARCH / SEPTEMBER 12 PM



21 JUNE 12 PM



21 DECEMBER 10 AM



21 MARCH / SEPTEMBER 10 AM



21 JUNE 10 AM



21 DECEMBER 12 PM



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ARCHITECTURAL SEAL:



PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

DRAWING TITLE:
SHADOW DIAGRAM

BASE FILE : 1629 Building.rvt
SCALE: 1" = 60'-0"
PLOT DATE: JUNE 2021
DRAWN: LP
CHECKED: AH / BR

PROJECT NO. **1629**

DWG. NO. **A0.2**

D.P. No:
B.P. No:



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CLIENT:



PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

DRAWING TITLE:
SITEPLAN

BASE FILE : 1629 Building.rvt

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

PLOT DATE: JUNE 2021

DRAWN: LP

CHECKED: AH / BR

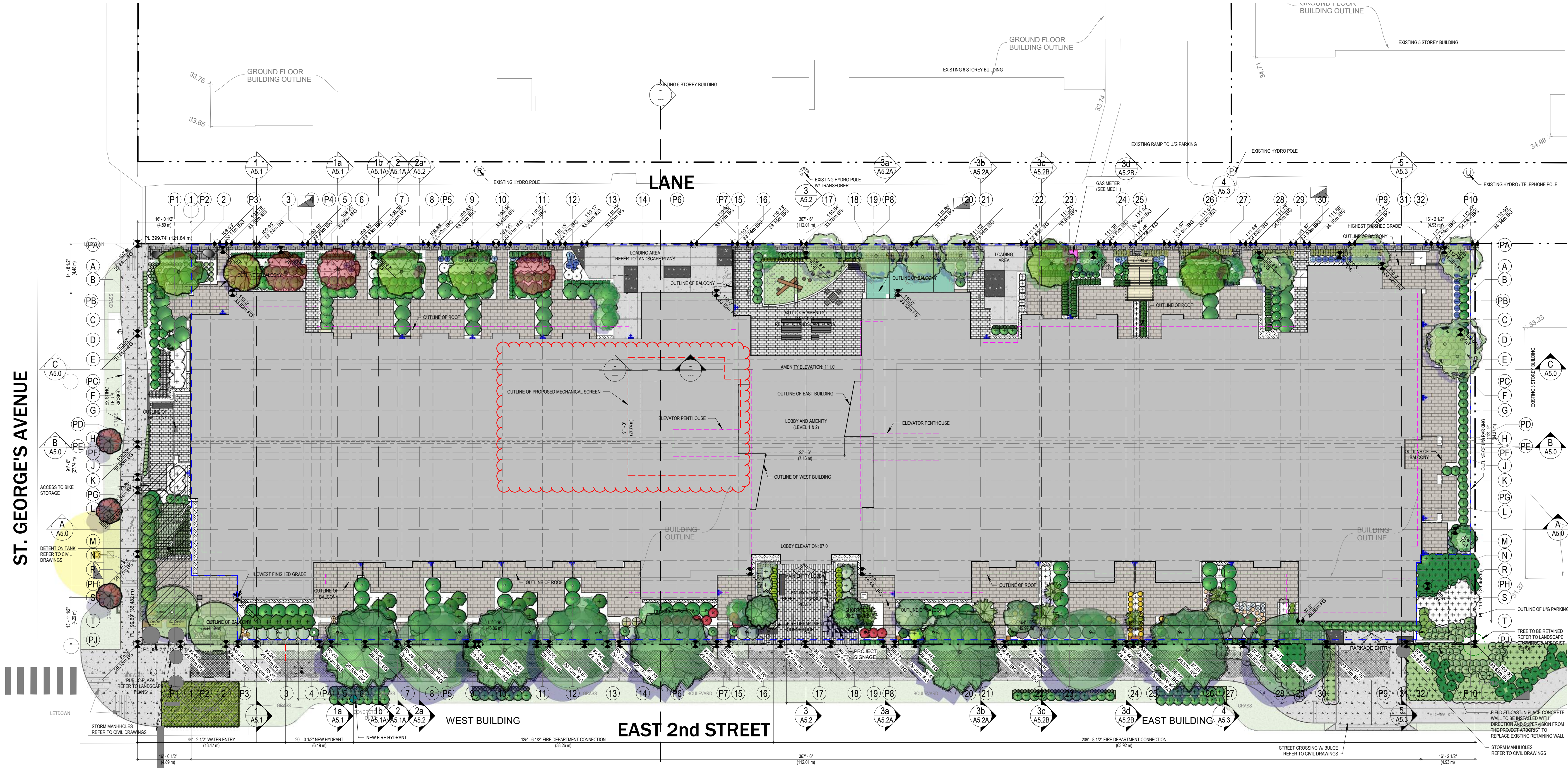
PROJECT NO. **1629**

DWG. NO.

A1.0

D.P. No.:

B.P. No.:



LEGEND

	B.G. BUILDING GRADE	P.D. PATIO BI-LEVEL DRAIN	
	E.G. EXISTING GRADE	R.D. ROOF DRAIN	
	F.D. FLOOR DRAIN	R.S. ROD & SHELF	
	F.F.E. FINISHED FLOOR ELEVATION	R.V. ROOF VENT	
	F.G. FINISHED GRADE	R.W.L. RAIN WATER LEADER	
	FRG. REFRIGERATOR	S. SAMESE CONNECTION	
	IB.G. INTERPOLATED BUILDING GRADE		
	BL.F.D. LANDSCAPE BI-LEVEL DRAIN		
	LN. LINEN CLOSET	T.O.R. TOP OF ROOF	
	L.S. LAZY SUSAN	T.O.S. TOP OF SLAB	
	MECH. WALL VENT TERMINATION	T.O.W. TOP OF WALL	
	MECH. SOFFIT VENT GRILL	WD. WASHER / DRYER	
	MECH. STANDPIPE		

GENERAL NOTES:

- EXISTING GRADE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEYORS DRAWING PREPARED BY MCELHANEY ASSOCIATES LAND SURVEYING LTD., DATED 1 JUNE 2017.
- BUILDING GRADE ELEVATIONS PER CIVIL DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR OFF-SITE WORK AND SERVICE CONNECTIONS.
- REFER TO LANDSCAPE DRAWINGS FOR GRADING, PLANTER / RETAINING WALLS, PAVING AND LANDSCAPE DETAILS.
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LOT CONTAINS A COMMUNITY GARDEN (207 E. 2ND ST.)

OUTLINE OF NORTH SHORE NEIGHBOURHOOD HOUSE (225 E. 2ND ST.)

APPROXIMATE OUTLINE OF APARTMENT (245 E. 2ND ST.)



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ARCHITECTURAL SEAL:

CLIENT:



PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

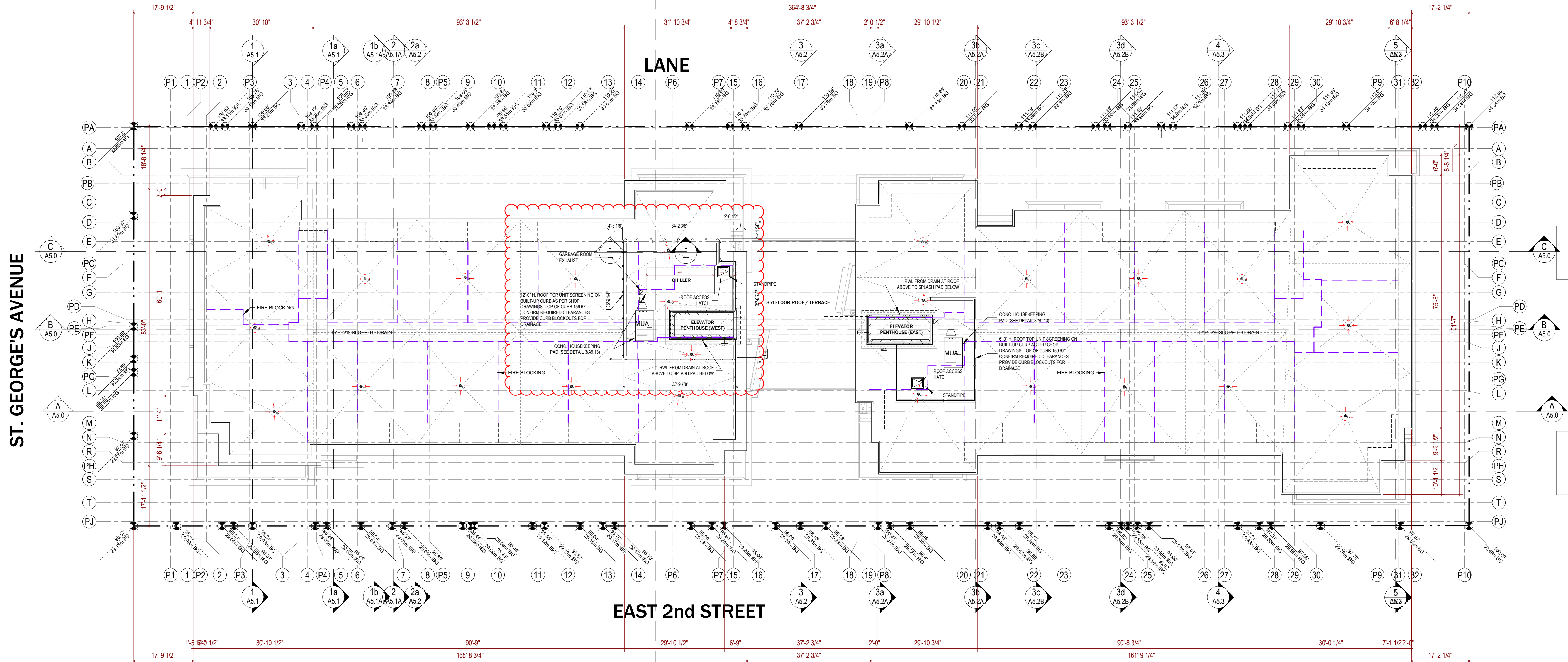
DRAWING TITLE:
ROOF PLAN

BASE FILE : 1629 Building.rvt
SCALE : 1/16" = 1'-0"
PLOT DATE: JUNE 2021
DRAWN: LP
CHECKED: AH / BR

PROJECT NO. **1629**

DWG. NO.
A3.6

D.P. No:
B.P. No:



ST. GEORGE'S AVENUE

EAST 2nd STREET

LANE



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CLIENT:



PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

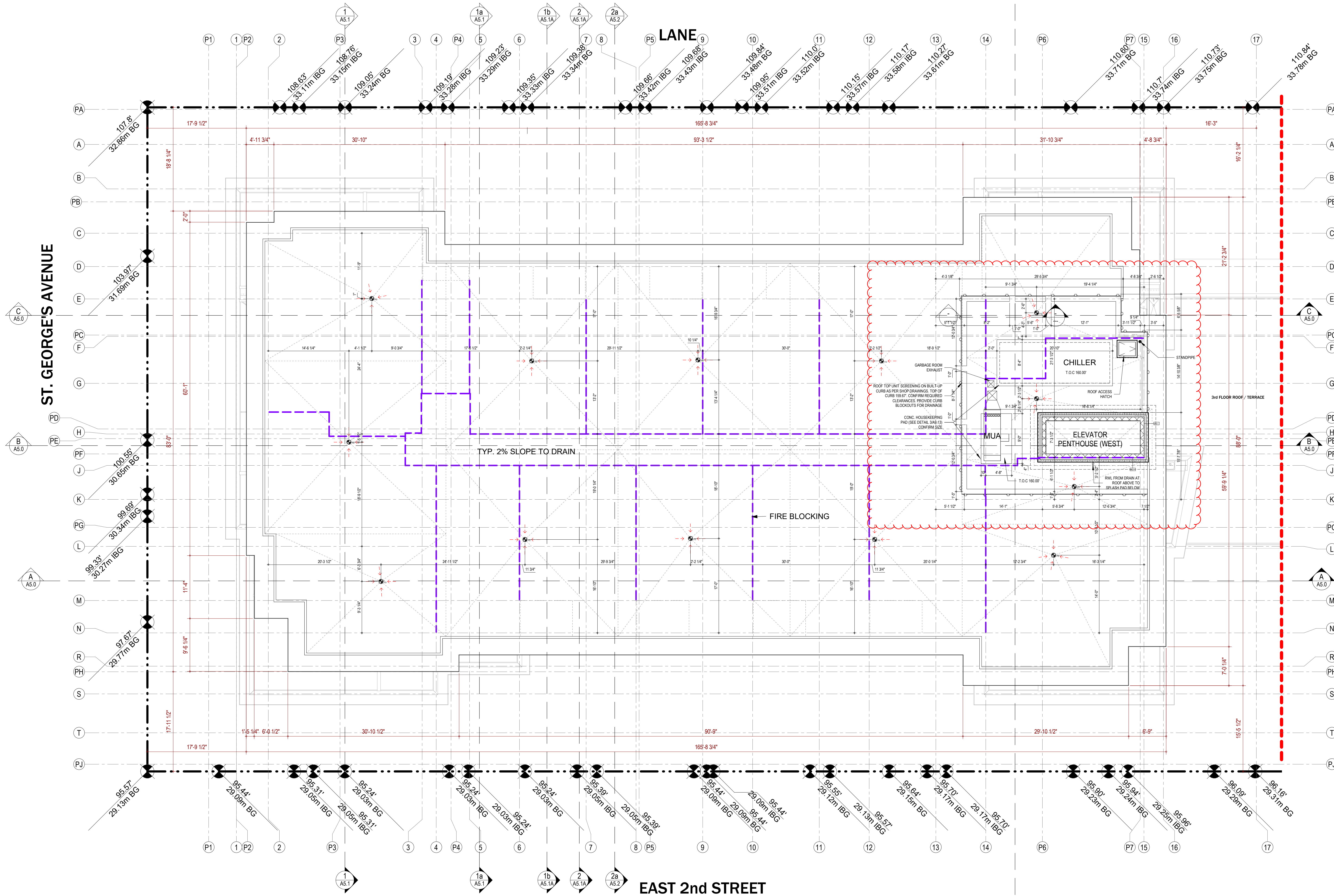
DRAWING TITLE:
ROOF PLAN - WEST SIDE

BASE FILE : 1629 Building.rvt
SCALE: 1/8" = 1'-0"
PLOT DATE: JUNE 2021
DRAWN: LP
CHECKED: AH / BR

PROJECT NO. **1629**

DWG. NO. **A3.6A**

D.P. No.:
B.P. No.:



LEGEND

TYPICAL DROPPED CEILING	D.W. DISH WASHER	H.W. MECH. STANDPIPE	DOOR MARK
ALTERNATE DROPPED CEILING	B.G. BUILDING GRADE	P.D. PATIO B-LEVEL DRAIN	WINDOW MARK
CONCRETE WALL	E.G. EXISTING GRADE	R.D. ROOF DRAIN	ROOM FINISH MARK
CONCRETE BLOCK WALL	F.D. FLOOR DRAIN	R.S. ROOF SHELF	WALL ASSEMBLY MARK
INTERIOR WALLS	F.F.E.L. FINISHED FLOOR ELEVATION	R.V. ROOF VENT	FLOOR ASSEMBLY MARK
A.D. AREA DRAIN	F.G. FINISHED GRADE	R.W. RAIN WATER LEADER	ROOF ASSEMBLY MARK
A.C.O. ATTIC COMPARTMENT OUTLINE	FRIG. REFRIGERATOR	S.M. SWIMMING CONNECTION	REFER TO LANDSCAPE DWGS FOR REFERENCE
B.O.C. BOTTOM OF CURB	I.B.G. INTERPOLATED BUILDING GRADE	SPRINKLER PROTECTION	REFER TO INT. DESIGN DWGS FOR REFERENCE
B.O.P. BOTTOM OF PARAPET	BL.F.D. LANDSCAPE B-LEVEL DRAIN	△ FIRE EXTINGUISHER	REFER TO INT. DESIGN DWGS FOR REFERENCE
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	LN. LINEN CLOSET	□ TOP OF ROOF	
C.B. CATCH BASIN	L.S. LAZY SUSAN	T.O.S. TOP OF SLAB	
C.T. COOK TOP	M.W.V. MECH. WALL VENT TERMINATION	T.O.W. TOP OF WALL	
	M.S.G. MECH. SOFFIT VENT GRILL	W.D. WASHER / DRYER	

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- ALL VESTIBULE AND ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, CW SPRINKLER PROTECTION AS REQUIRED.
- WOOD FRAMED BALCONIES TO SLOPE 3% TO EDGE TO ALLOW FOR SETTLEMENT OF STRUCTURE.



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ISSUED:	DATE:
1. REZONING/ DPA	17 AUGUST 2017
2. DESIGN PANEL	18 OCTOBER 2017
3. REZ/ DPA RESUBMISSION	21 MARCH 2018
4. COORDINATION	27 SEPT. 2019
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12. ISSUED FOR CONSTRUCTION	25 NOV. 2020
13. FINAL DESIGN DRAWINGS	09 DEC. 2022
14. DEVELOPMENT VARIANCE	17 JUN. 2024
15. DEV. VARIANCE RESUB.	15 NOV. 2024

ISSUED FOR
DEVELOPMENT VARIANCE
PERMIT RESUBMISSION
NOV. 15, 2024

No.	Description	Date
REVISION :		DATE :

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ARCHITECTURAL SEAL:

CLIENT:



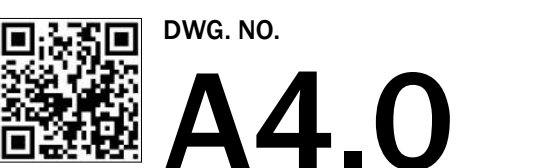
PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

DRAWING TITLE:
**SOUTH & NORTH
OVERALL
ELEVATIONS**

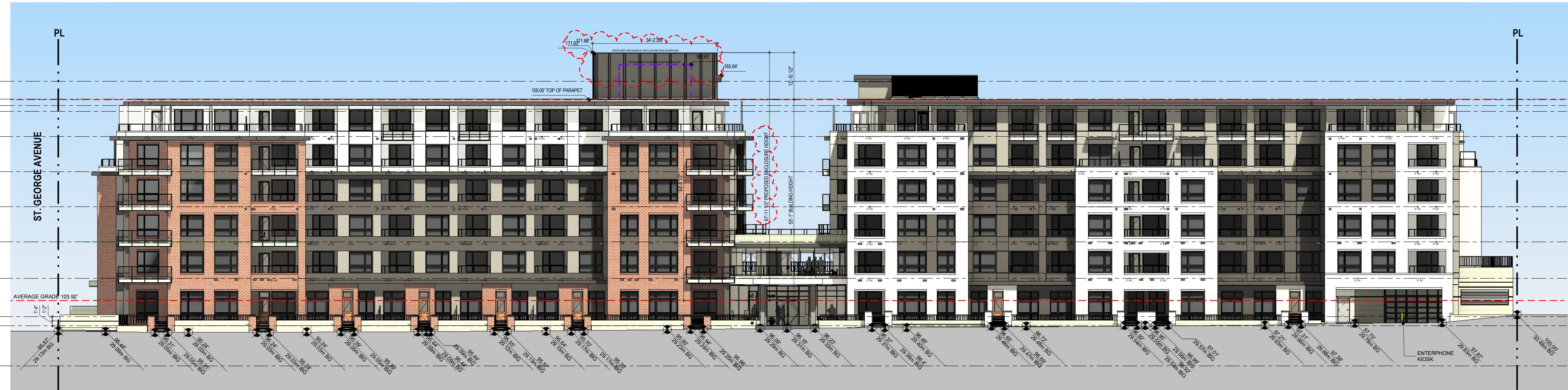
BASE FILE : 1629 Building.rvt
SCALE: 1/16" = 1'-0"
PLOT DATE: JUNE 2021
DRAWN: LP
CHECKED: AH / BR

PROJECT NO. **1629**



D.P. No:
B.P. No:

164' - 0"	TOP(ELEVATOR)	(49.99 m)
159' - 2"	T.O.R	(48.50 m)
155' - 9"	NSNH ROOF 5"	(47.47 m)
147' - 5"	UIS - CEILING	(47.97 m)
148' - 11"	LEVEL 6	(45.38 m)
139' - 3"	LEVEL 5	(42.44 m)
129' - 8"	LEVEL 4	(39.51 m)
120' - 0"	LEVEL 3	(36.58 m)
110' - 0"	LEVEL 2	(33.53 m)
99' - 6"	MEZZANINE	(30.33 m)
97' - 0"	LEVEL 1	(29.57 m)
86' - 0"	P2	(26.21 m)

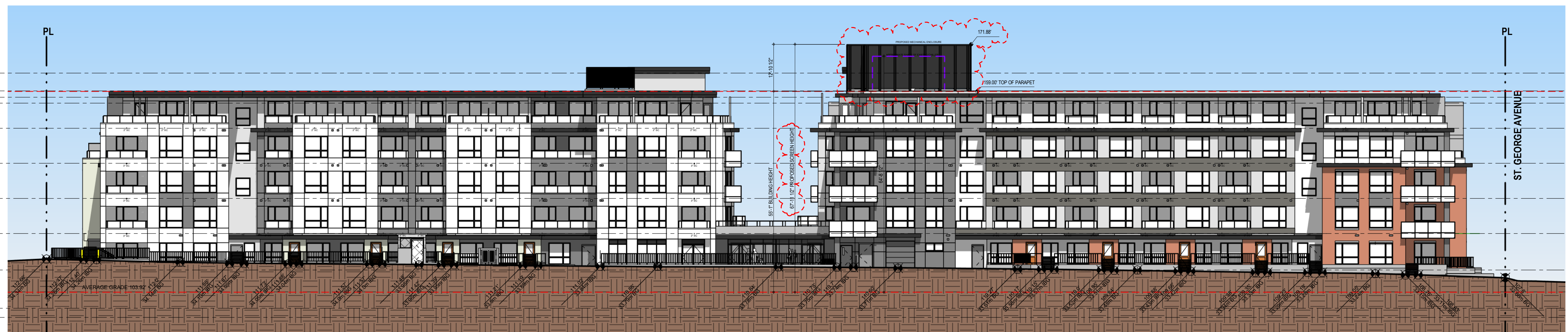


WEST BUILDING

EAST BUILDING

SOUTH ELEVATION FACING EAST 2ND STREET

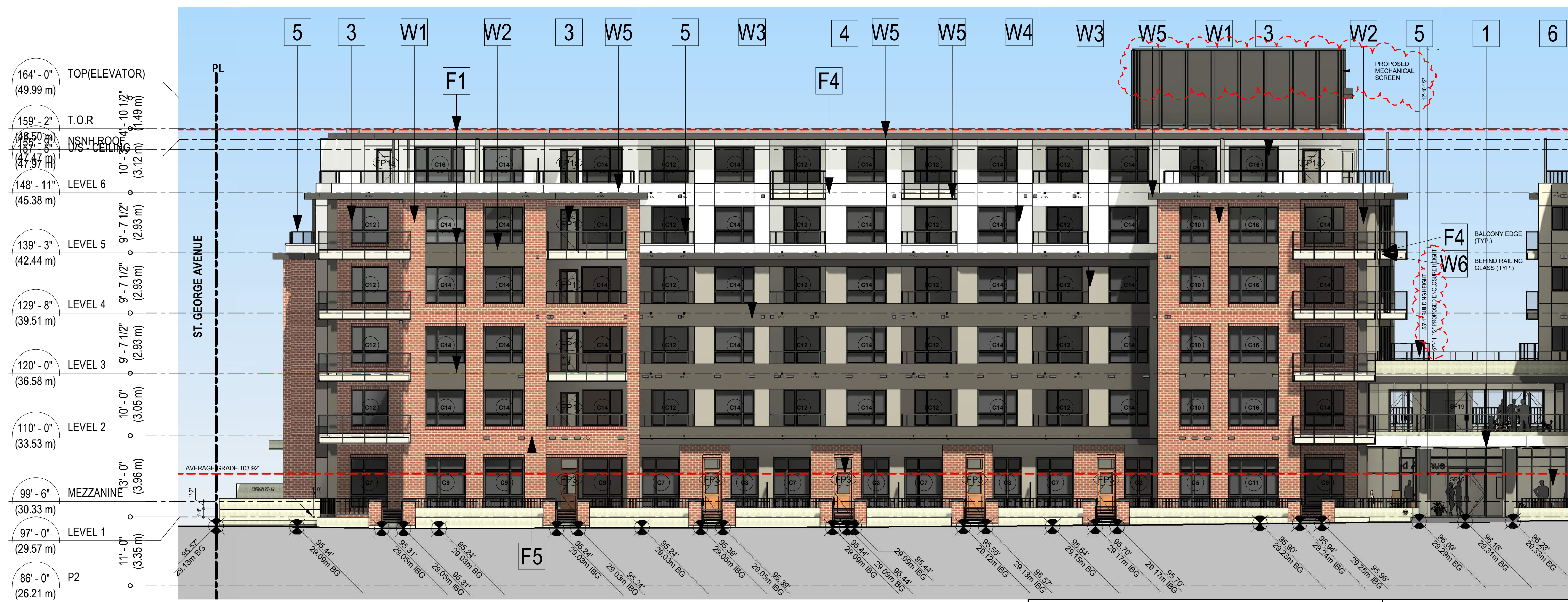
164' - 0"	TOP(ELEVATOR)	(49.99 m)
159' - 2"	T.O.R	(48.50 m)
155' - 9"	NSNH ROOF 5"	(47.47 m)
147' - 5"	UIS - CEILING	(47.97 m)
148' - 11"	LEVEL 6	(45.38 m)
139' - 3"	LEVEL 5	(42.44 m)
129' - 8"	LEVEL 4	(39.51 m)
120' - 0"	LEVEL 3	(36.58 m)
110' - 0"	LEVEL 2	(33.53 m)
99' - 6"	MEZZANINE	(30.33 m)
97' - 0"	LEVEL 1	(29.57 m)



EAST BUILDING

WEST BUILDING

NORTH ELEVATION FACING LANE



1 SOUTH ELEVATION - WEST BUILDING
3/32" = 1'-0"

ELEVATION SYMBOLS	
[Symbol]	METAL VENT CAP FOR IN SLAB DUCT (COLOUR MATCH TO CLADDING U.N.O.)
[Symbol]	WALL CAP (FOR WOOD FRAME, TYPE T.B.D.)
[Symbol]	DOUBLE WALL CAP (FOR WOOD FRAME, TYPE T.B.D.)
[Symbol]	3" SQUARE COPPER SCUPPER
[Symbol]	2" CIRCULAR METAL SCUPPER

FLASHING LEGEND	
F1	DARK BROWN (CASCADIA METALS)
F2	CASHMERE (CASCADIA METALS)
F3	STONE GREY (CASCADIA METALS)
F4	POLAR WHITE (CASCADIA METALS)
F5	BLACK (CASCADIA METALS)

BUILDING MATERIAL LEGEND

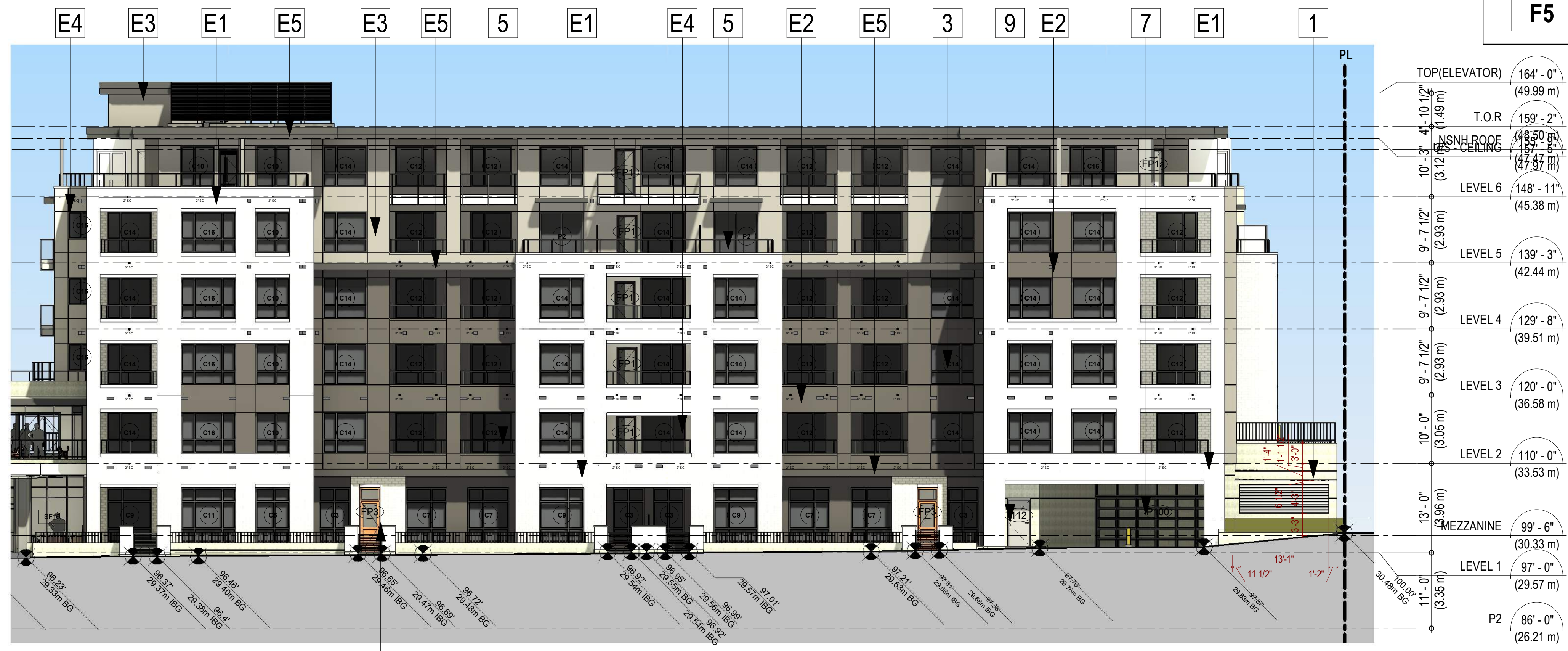
- 1 PAINTED ARCHITECTURAL CONCRETE WITH REVEALS
(BM - ESCARPMENT "CC-518")
- 2 DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - WHITE FLASHING - F4 - POLAR WHITE
- 3 DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - BLACK FLASHING - F5 - BLACK
- 4 SUITE STREET ENTRY DOORS (TBD)
- 5 ALUMINUM GUARD RAILS (BLACK WITH GLASS INSERTS)
- 6 ALUMINUM FRAME STOREFRONT GLAZING (BLACK)
- 7 O/H ALUMINUM DOOR WITH TRANSLUCENT GLASS PANELS - (BLACK FRAME)
- 8 O/H METAL SOLID DOOR (BLACK)
- 9 STEEL MAN DOOR (BM - ESCARPMENT "CC-518")
- 10 METAL FENCE & GATES (BLACK)
- 11 ARCHITECTURAL CONCRETE PLANTER (SACKED)
- 12 ALUMINUM FRAMED EXIT DOOR (ANODIZED)
- 13 CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "OC-17")

WEST BUILDING

- W1 BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION")
- W2 CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542")
FLASHING - F1 - DARK BROWN
- W3 CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518")
FLASHING - F3 - STONE GREY
- W4 CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21")
FLASHING - F4 - POLAR WHITE
- W5 PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542")
FLASHING - F1 - DARK BROWN
- W6 PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "OC-21")

EAST BUILDING

- E1 BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH")
- E2 CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542")
FLASHING - F1 - DARK BROWN
- E3 CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518")
FLASHING - F3 - STONE GREY
- E4 CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - MARITIME WHITE "OC-5")
FLASHING - F2 - CASHMERE
- E5 PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542")
FLASHING - F1 - DARK BROWN



2 SOUTH ELEVATION - EAST BUILDING
3/32" = 1'-0"

4



RH ARCHITECTS INC.

120 Powell Street, Unit 10
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V6A 1G1

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f 604.669.1091

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ISSUED:	DATE:
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DEVELOPMENT VARIANCE
PERMIT RESUBMISSION
NOV. 15, 2024

No.	Description	Date
REVISION :		DATE :

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ARCHITECTURAL SEAL:



CLIENT:
PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

DRAWING TITLE:
SOUTH ELEVATIONS

BASE FILE : 1629 Building.rvt
SCALE: As indicated
PLOT DATE: JUNE 2021
DRAWN: LP
CHECKED: AH / BR

PROJECT NO. **1629**

DWG. NO. **A4.0A**

D.P. No.:
B.P. No.:



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ARCHITECTURAL SEAL:



PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

DRAWING TITLE:
NORTH ELEVATIONS

BASE FILE : 1629 Building.rvt

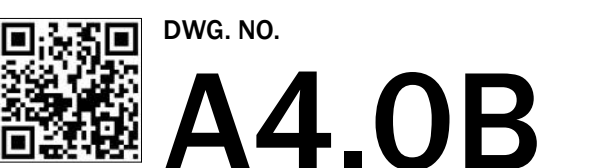
SCALE: As indicated

PLOT DATE: JUNE 2021

DRAWN: LP

CHECKED: AH / BR

PROJECT NO.
1629



D.P. No.:
B.P. No.:

BUILDING MATERIAL LEGEND

- 1** PAINTED ARCHITECTURAL CONCRETE WITH REVEALS (BM - ESCARPMENT "CC-518")
- 2** DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - WHITE FLASHING - F4 - POLAR WHITE
- 3** DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - BLACK FLASHING - F5 - BLACK
- 4** SUITE STREET ENTRY DOORS (TBD)
- 5** ALUMINUM GUARD RAILS (BLACK WITH GLASS INSERTS)
- 6** ALUMINUM FRAME STOREFRONT GLAZING (BLACK)
- 7** O/H ALUMINUM DOOR WITH TRANSLUCENT GLASS PANELS - (BLACK FRAME)
- 8** O/H METAL SOLID DOOR (BLACK)
- 9** STEEL MAN DOOR (BM - ESCARPMENT "CC-518")
- 10** METAL FENCE & GATES (BLACK)
- 11** ARCHITECTURAL CONCRETE PLANTER (SACKED)
- 12** ALUMINUM FRAMED EXIT DOOR (ANODIZED)
- 13** CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "OC-17")

WEST BUILDING

- W1** BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION")
- W2** CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
- W3** CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
- W4** CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21") FLASHING - F4 - POLAR WHITE
- W5** PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
- W6** PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "OC-21")

EAST BUILDING

- E1** BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH")
- E2** CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
- E3** CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
- E4** CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - MARITIME WHITE "OC-5") FLASHING - F2 - CASHMERE
- E5** PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN



1 NORTH ELEVATION EAST BUILDING
3/32" = 1'-0"

ELEVATION SYMBOLS

- METAL VENT CAP FOR IN SLAB DUCT (COLOUR MATCH TO CLADDING U.N.O.)
- WALL CAP (FOR WOOD FRAME, TYPE T.B.D.)
- DOUBLE WALL CAP (FOR WOOD FRAME, TYPE T.B.D.)
- 3" SQUARE COPPER SCUPPER
- 2" CIRCULAR METAL SCUPPER

FLASHING LEGEND

- F1** DARK BROWN (CASCADIA METALS)
- F2** CASHMERE (CASCADIA METALS)
- F3** STONE GREY (CASCADIA METALS)
- F4** POLAR WHITE (CASCADIA METALS)
- F5** BLACK (CASCADIA METALS)



2 NORTH ELEVATION WEST BUILDING
3/32" = 1'-0"



RH ARCHITECTS INC.

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V6A 1G1

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NOV. 15, 2024

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ARCHITECTURAL SEAL:

CLIENT:



PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

DRAWING TITLE:
**EXTERIOR SIDE
ELEVATIONS**

BASE FILE : 1629 Building.rvt
SCALE: As indicated
PLOT DATE: JUNE 2021
DRAWN: LP
CHECKED: AH / BR

PROJECT NO. **1629**

DWG. NO.

A4.1

D.P. No:
B.P. No:

FLASHING LEGEND

F1	DARK BROWN (CASCADIA METALS)
F2	CASHMERE (CASCADIA METALS)
F3	STONE GREY (CASCADIA METALS)
F4	POLAR WHITE (CASCADIA METALS)
F5	BLACK (CASCADIA METALS)

BUILDING MATERIAL LEGEND

1	PAINTED ARCHITECTURAL CONCRETE WITH REVEALS (BM - ESCARPMENT "CC-518")
2	DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - WHITE FLASHING - F4 - POLAR WHITE
3	DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - BLACK FLASHING - F5 - BLACK
4	SUITE STREET ENTRY DOORS (TBD)
5	ALUMINUM GUARD RAILS (BLACK WITH GLASS INSERTS)
6	ALUMINUM FRAME STOREFRONT GLAZING (BLACK)
7	O/H ALUMINUM DOOR WITH TRANSLUCENT GLASS PANELS - (BLACK FRAME)
8	O/H METAL SOLID DOOR (BLACK)
9	STEEL MAN DOOR (BM - ESCARPMENT "CC-518")
10	METAL FENCE & GATES (BLACK)
11	ARCHITECTURAL CONCRETE PLANTER (SACKED)
12	ALUMINUM FRAMED EXIT DOOR (ANODIZED)
13	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "OC-17")

WEST BUILDING

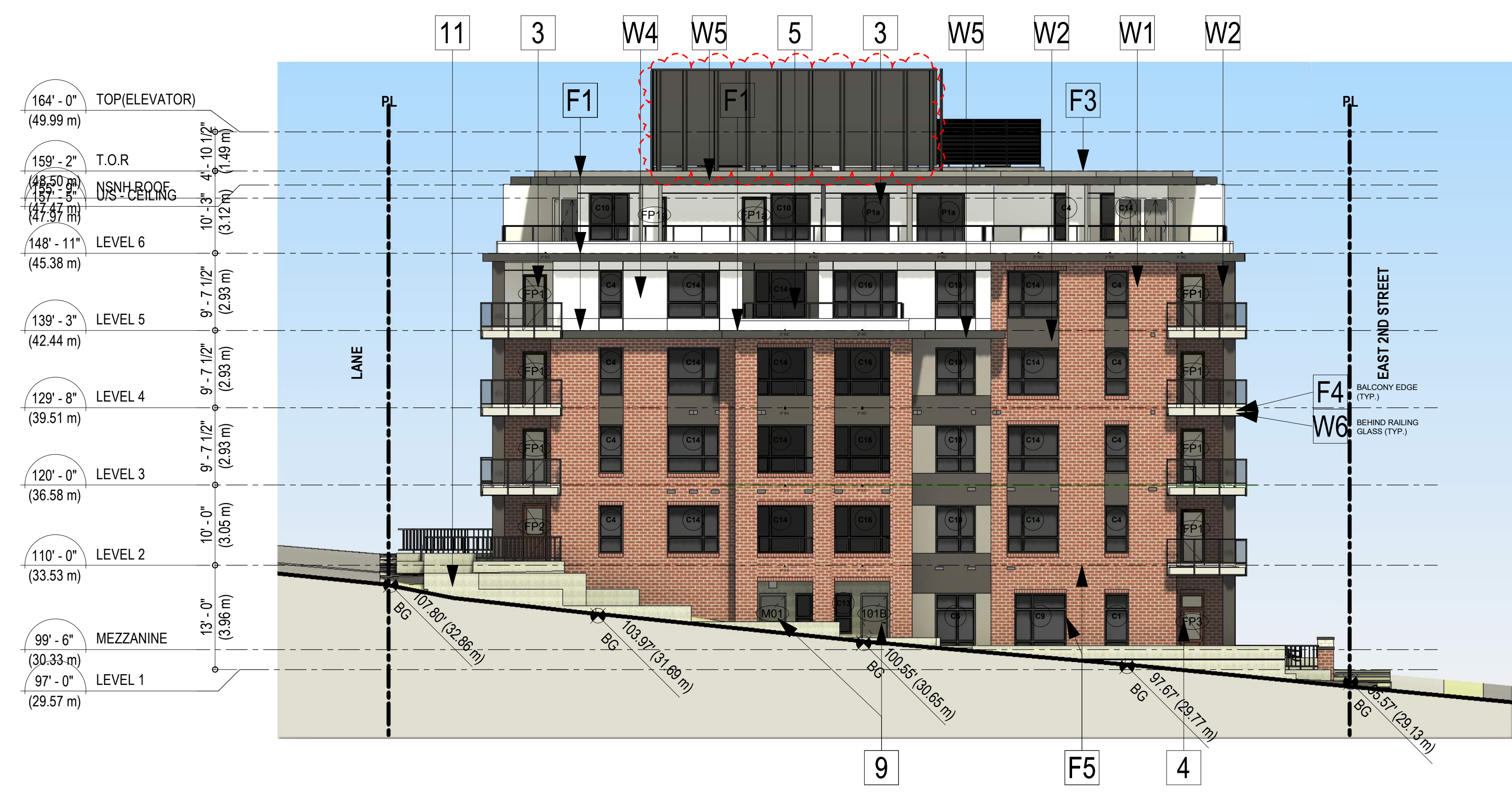
W1	BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION")
W2	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
W3	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
W4	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21") FLASHING - F4 - POLAR WHITE
W5	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
W6	PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "OC-21")

EAST BUILDING

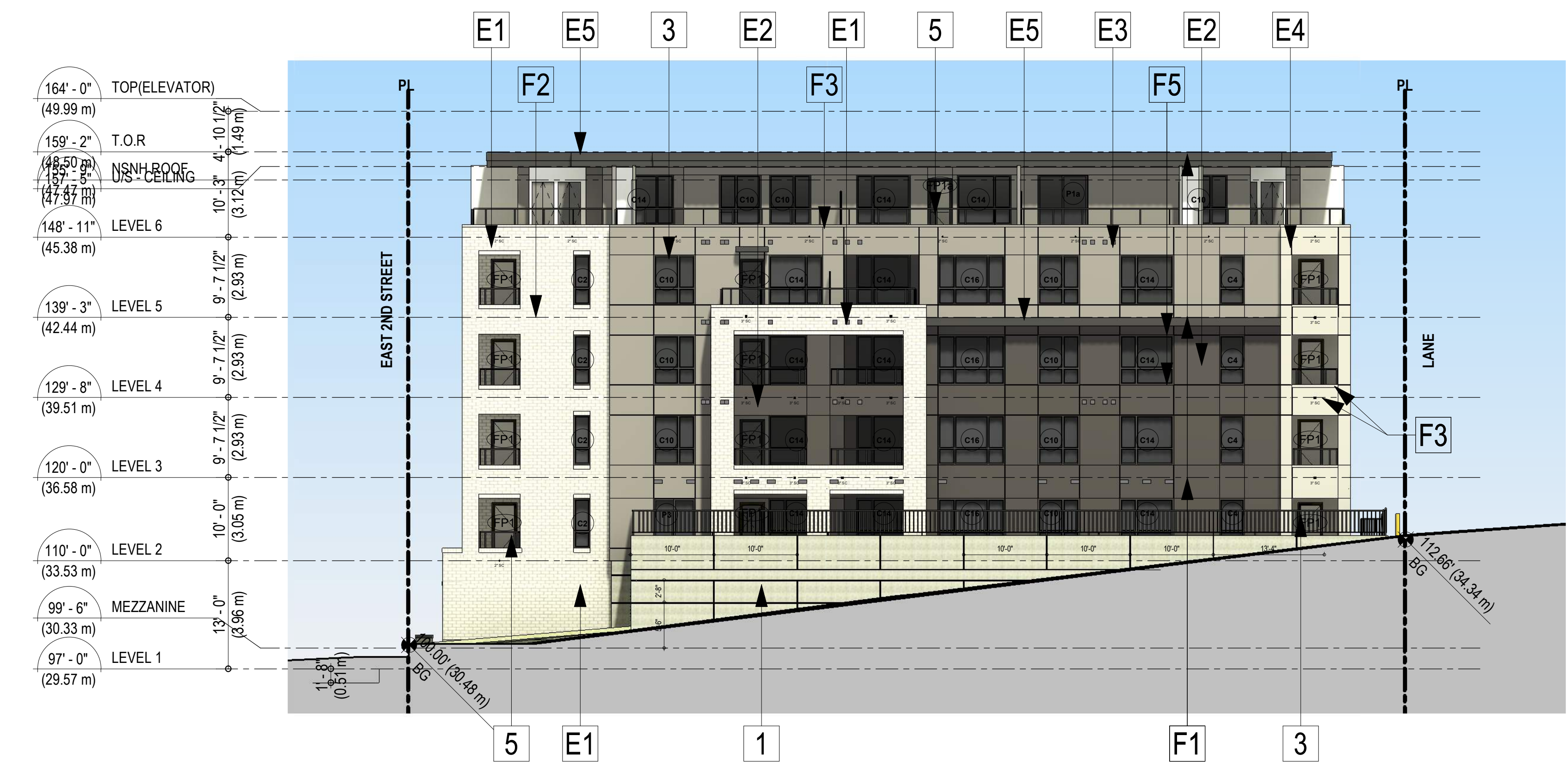
E1	BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH")
E2	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
E3	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
E4	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - MARITIME WHITE "OC-5") FLASHING - F2 - CASHMERE
E5	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN

ELEVATION SYMBOLS

	METAL VENT CAP FOR IN SLAB DUCT (COLOUR MATCH TO CLADDING U.N.O.)
	WALL CAP (FOR WOOD FRAME, TYPE T.B.D.)
	DOUBLE WALL CAP (FOR WOOD FRAME, TYPE T.B.D.)
	3" SQUARE COPPER SCUPPER
	2" CIRCULAR METAL SCUPPER



1 WEST ELEVATION (ST. GEORGE AVE.)
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



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ARCHITECTURAL SEAL:



PROJECT:
222 E 2nd Street

222 E 2nd Street
NORTH VANCOUVER, B.C.

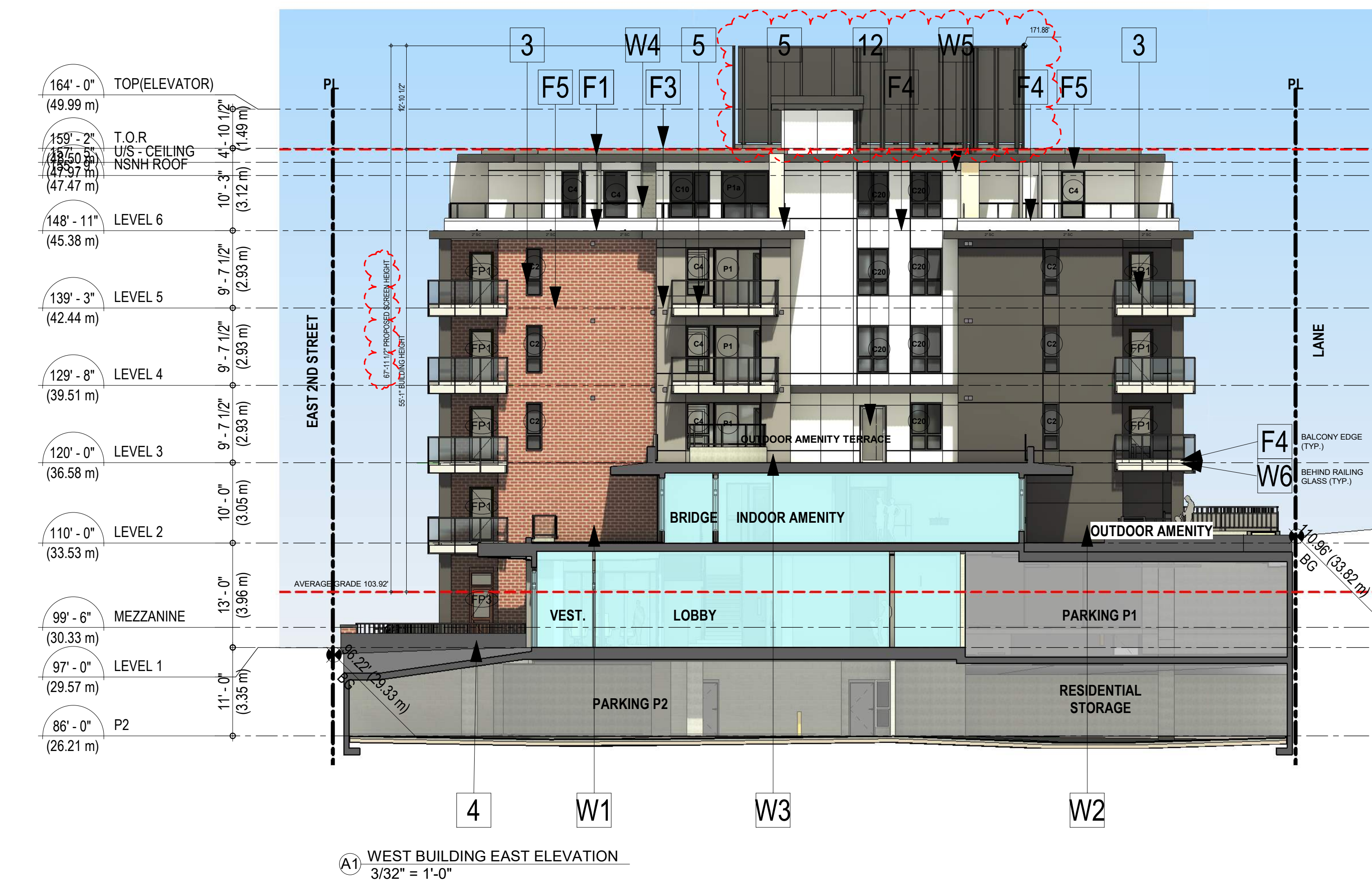
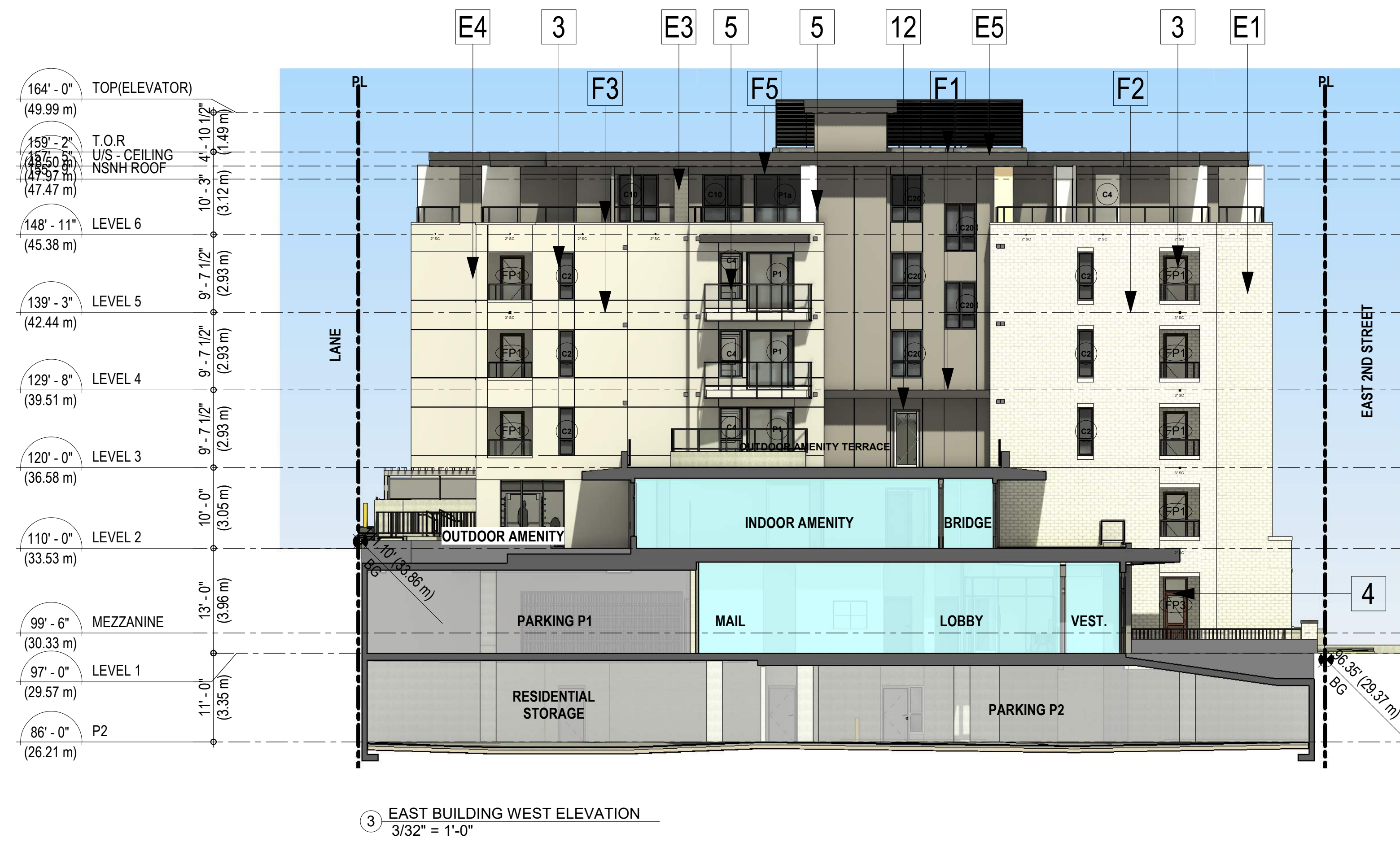
DRAWING TITLE:
**COURTYARD
ELEVATIONS**

BASE FILE : 1629 Building.rvt
SCALE: As indicated
PLOT DATE: JUNE 2021
DRAWN: LP
CHECKED: AH / BR

PROJECT NO. **1629**

DWG. NO. **A4.2**

D.P. No.:
B.P. No.:



FLASHING LEGEND

F1	DARK BROWN (CASCADIA METALS)
F2	CASHMERE (CASCADIA METALS)
F3	STONE GREY (CASCADIA METALS)
F4	POLAR WHITE (CASCADIA METALS)
F5	BLACK (CASCADIA METALS)

BUILDING MATERIAL LEGEND

1	PAINTED ARCHITECTURAL CONCRETE WITH REVEALS (BM - ESCARPMENT "CC-518")
2	DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - WHITE FLASHING - F4 - POLAR WHITE
3	DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - BLACK FLASHING - F5 - BLACK
4	SUITE STREET ENTRY DOORS (TBD)
5	ALUMINUM GUARD RAILS (BLACK WITH GLASS INSERTS)
6	ALUMINUM FRAME STOREFRONT GLAZING (BLACK)
7	O/H ALUMINUM DOOR WITH TRANSLUCENT GLASS PANELS - (BLACK FRAME)
8	O/H METAL SOLID DOOR (BLACK)
9	STEEL MAN DOOR (BM - ESCARPMENT "CC-518")
10	METAL FENCE & GATES (BLACK)
11	ARCHITECTURAL CONCRETE PLANTER (SACKED)
12	ALUMINUM FRAMED EXIT DOOR (ANODIZED)
13	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "OC-17")

WEST BUILDING

W1	BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION")
W2	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
W3	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
W4	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21") FLASHING - F4 - POLAR WHITE
W5	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
W6	PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "OC-21")

EAST BUILDING

E1	BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH")
E2	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
E3	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
E4	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - MARITIME WHITE "OC-5") FLASHING - F2 - CASHMERE
E5	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN

ELEVATION SYMBOLS

	METAL VENT CAP FOR IN SLAB DUCT (COLOUR MATCH TO CLADDING U.N.O.)
	WALL CAP (FOR WOOD FRAME, TYPE T.B.D.)
	DOUBLE WALL CAP (FOR WOOD FRAME, TYPE T.B.D.)
	3" SQUARE COPPER SCUPPER
	2" CIRCULAR METAL SCUPPER