351 3RD STREET WEST

MGBA
ARCHITECTURE + INTERIOR DESIGN

MARCH 23, 2022 - SCHEMATIC DESIGN

LEGAL DESCRIPTION

LEGAL DESCRIPTION

DRAWING LIST

01 GENERAL

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G101	PROJECT DATA

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PROJECT STATISTICS

DATA SUMMARY

PROPERTY ADDRESS		351 3rd Street West, North Vancouver, BC	
LEGAL DESCRIPTION		Lot 1, Bk 136 DL 271, G1 NWD , Plan 13998	
EXISTING ZONING		CS-2	
PROPOSED ZONING		Comprehensive District	
USE		Rental Apartments	
EXISITING SITE AREA	15,019 s.f.	1395.31 s.m.	
NET SITE AREA AFTER DEDICATIONS	13,052 s.f.	1212.57 s.m.	**Rights-of-way included in Site Area

PROJECT DATA

	PERMITTED/ALLOWED	PROPOSED		
HEIGHT	6 STORIES**		64'-0"	19.5 m
NUMBER OF FLOORS	6			6 Storeys
FRONT YARD (West 3rd Street)				
Building	6.1 m		0'-0"	0 m
EXTERIOR SIDE YARD (Forbes Avenue)				
Building	6.1 m		0'-0"	0 m
INTERIOR SIDE YARD (East)				
Building	4.6 m		0'-0"	0 m
REAR YARD (South Lane)				
Building	6.1 m		0'-0"	0 m
FLOOR SPACE RATIO	N/A FSR		Gross Floor Area	
Residential		2.27 FSR	**34085.00 sf**	**3166.60 m2**
Circulation		0.31 FSR	**4621.00 sf**	**429.30 m2**
Total		**2.58 FSR**	**38706.00 sf**	**3595.90 m2**

** Height based on 2014 CNV OCP (page 30)

PROPOSED AREA SUMMARY

~ Based on 180 degree core Option

Floor Space Ratio

Proposed Option		Gross Area		FSR Exclusion (*)		Total FSR				Floor Efficiency
B1 Level	Bike Storage	1,438.00 sf	133.59 m2	1,438.00 sf	133.59 m2	0.00 sf	0.00 m2	0.00	FSR	
	Residential Storage	1,399.00 sf	129.97 m2	1,399.00 sf	129.97 m2	0.00 sf	0.00 m2	0.00	FSR	
	Circulation	2,084.00 sf	193.61 m2	2,084.00 sf	193.61 m2	0.00 sf	0.00 m2	0.00	FSR	
Lane Level	Parking	8,847.00 sf	821.91 m2	8,847.00 sf	821.91 m2	0.00 sf	0.00 m2	0.00	FSR	
	Circulation	835.00 sf	77.57 m2	835.00 sf	77.57 m2	0.00 sf	0.00 m2	0.00	FSR	
	Refuse & Recycling	348.00 sf	32.33 m2	277.00 sf	25.73 m2	71.00 sf	6.60 m2	0.00	FSR	
	Service Room	241.00 sf	22.39 m2	241.00 sf	22.39 m2	0.00 sf	0.00 m2	0.00	FSR	
	Hydro	154.00 sf	14.31 m2	154.00 sf	14.31 m2	0.00 sf	0.00 m2	0.00	FSR	
	PMT Alcove	177.00 sf	16.44 m2	177.00 sf	16.44 m2	0.00 sf	0.00 m2	0.00	FSR	
	Storage	691.00 sf	64.20 m2	691.00 sf	64.20 m2	0.00 sf	0.00 m2	0.00	FSR	
	District Energy System	349.00 sf	32.42 m2	349.00 sf	32.42 m2	0.00 sf	0.00 m2	0.00	FSR	
Lobby Level	Residential	5,793.00 sf	538.19 m2	0.00 sf	0.00 m2	5793.00 sf	538.19 m2	0.39	FSR	85.1 %
	Circulation	1,013.00 sf	94.11 m2	0.00 sf	0.00 m2	1013.00 sf	94.11 m2	0.07	FSR	
	Adaptable Unit Exclusion	60.00 sf	5.57 m2	60.00 sf	5.57 m2	0.00 sf	0.00 m2	0.00	FSR	
	Indoor Amenity Area	956.00 sf	88.82 m2	956.00 sf	88.82 m2	0.00 sf	0.00 m2	0.00	FSR	
Level 2	Residential	7,073.00 sf	657.10 m2	0.00 sf	0.00 m2	7073.00 sf	657.10 m2	0.47	FSR	88.7 %
	Circulation	902.00 sf	83.80 m2	0.00 sf	0.00 m2	902.00 sf	83.80 m2	0.06	FSR	
	Adaptable Unit Exclusion	60.00 sf	5.57 m2	60.00 sf	5.57 m2	0.00 sf	0.00 m2	0.00	FSR	
Level 3	Residential	7,073.00 sf	657.10 m2	0.00 sf	0.00 m2	7073.00 sf	657.10 m2	0.47	FSR	88.7 %
	Circulation	902.00 sf	83.80 m2	0.00 sf	0.00 m2	902.00 sf	83.80 m2	0.06	FSR	
	Adaptable Unit Exclusion	60.00 sf	5.57 m2	60.00 sf	5.57 m2	0.00 sf	0.00 m2	0.00	FSR	
Level 4	Residential	7,073.00 sf	657.10 m2	0.00 sf	0.00 m2	7073.00 sf	657.10 m2	0.47	FSR	88.7 %
	Circulation	902.00 sf	83.80 m2	0.00 sf	0.00 m2	902.00 sf	83.80 m2	0.06	FSR	
	Adaptable Unit Exclusion	60.00 sf	5.57 m2	60.00 sf	5.57 m2	0.00 sf	0.00 m2	0.00	FSR	
Level 5	Residential	7,073.00 sf	657.10 m2	0.00 sf	0.00 m2	7073.00 sf	657.10 m2	0.47	FSR	88.7 %
	Circulation	902.00 sf	83.80 m2	0.00 sf	0.00 m2	902.00 sf	83.80 m2	0.06	FSR	
	Adaptable Unit Exclusion	60.00 sf	5.57 m2	60.00 sf	5.57 m2	0.00 sf	0.00 m2	0.00	FSR	
Roof Level	Indoor Amenity Circulation	588.00 sf	54.63 m2	588.00 sf	54.63 m2	0.00 sf	0.00 m2	0.00	FSR	
	Roof Amenity Storage	80.00 sf	7.43 m2	80.00 sf	7.43 m2	0.00 sf	0.00 m2	0.00	FSR	
	Outdoor Roof Deck	600.00 sf	55.74 m2	328.47 sf	30.52 m2	271.53 sf	25.23 m2	0.02	FSR	
Total		**57367.00 sf**	**5329.57 m2**	**18744.47 sf**	**1741.42 m2**	**39048.53 sf**	**3627.73 m2**	**2.60**	**FSR**	

UNITS SUMMARY PER FLOOR

Residential Units

	#	TYPE	LEVEL	Strata Area / Unit		Total Strata Area	
Unit Type	L01	STUDIO	LL	528.00 sf	49.05 m2	528.00 sf	49.05 m2
Unit Type	L02	AMENITY	LL	956.00 sf	88.82 m2	956.00 sf	88.82 m2
Unit Type	L03	1 BED	LL	627.00 sf	58.25 m2	627.00 sf	58.25 m2
Unit Type	L04	1 BED	LL	570.00 sf	52.95 m2	570.00 sf	52.95 m2
Unit Type	L06	1 BED	LL	887.00 sf	82.40 m2	887.00 sf	82.40 m2
Unit Type	L07	STUDIO	LL	549.00 sf	51.00 m2	549.00 sf	51.00 m2
Unit Type	L08	STUDIO	LL	540.00 sf	50.17 m2	540.00 sf	50.17 m2
Unit Type	L09	2 BED	LL	888.00 sf	82.50 m2	888.00 sf	82.50 m2
Unit Type	L10	2 BED	LL	748.00 sf	69.49 m2	748.00 sf	69.49 m2
Unit Type	L11	1 BED	LL	507.00 sf	47.10 m2	507.00 sf	47.10 m2
Unit Type	201	STUDIO	L2-L5	536.00 sf	49.80 m2	536.00 sf	49.80 m2
Unit Type	202	2 BED	L2-L5	938.00 sf	87.14 m2	938.00 sf	87.14 m2
Unit Type	203	1 BED	L2-L5	541.00 sf	50.26 m2	541.00 sf	50.26 m2
Unit Type	204	1 BED	L2-L5	550.00 sf	51.10 m2	550.00 sf	51.10 m2
Unit Type	205	1 BED	L2-L5	572.00 sf	53.14 m2	572.00 sf	53.14 m2
Unit Type	206	1 BED	L2-L5	737.00 sf	68.47 m2	737.00 sf	68.47 m2
Unit Type	207	STUDIO	L2-L5	549.00 sf	51.00 m2	549.00 sf	51.00 m2
Unit Type	208	STUDIO	L2-L5	548.00 sf	50.91 m2	548.00 sf	50.91 m2
Unit Type	209	2 BED	L2-L5	890.00 sf	82.68 m2	890.00 sf	82.68 m2
Unit Type	210	2 BED	L2-L5	754.00 sf	70.05 m2	754.00 sf	70.05 m2
Unit Type	211	1 BED	L2-L5	518.00 sf	48.12 m2	518.00 sf	48.12 m2

Unit Count

LEVEL	Unit Count				
B1	0	x	1	0	units
L1	0	x	1	0	units
LL	9	x	1	9	units
L2 - L5	11	x	4	44	units
TOTAL				**53**	**units**

Circulation

LEVEL	Strata Area / Unit		Total Strata Area	
B1	2,084.00 sf	193.61 m2	2084.00 sf	193.61 m2
L1	835.00 sf	77.57 m2	835.00 sf	77.57 m2
LL	1,013.00 sf	94.11 m2	1013.00 sf	94.11 m2
L2 - L5	902.00 sf	83.80 m2	902.00 sf	83.80 m2

Parking Requirement

**As per Figure 9-3 - Minimum Parking Provision by Class of Building [Zoning Bylaw, 1995, No. 6700]

	Units		Regular Unit Requirement	
**0.6 spaces per Dwelling Unit				
Total Residential Stalls Required	53	units	**31.8**	**Stalls**
**0.1 spaces per Dwelling Unit	Units		Visitor Parking Requirement	
Visitor Parking Portion of Total Required	53	units	**5.3**	**Stalls**
Total Proposed Parking			**27**	**Stalls**

Bicycle Parking Summary

**As per Table 10A-02 - Bicycle Parking [Zoning Bylaw, 1995, No. 6700]

Type	Stalls		Stalls	
Short-term Parking Required	6	stalls	6	Stalls
Short-term Parking Provided	**6.0**	**stalls**	**6**	**Stalls**
Secure Parking Required	79.5	stalls	80	Stalls
Secure Parking Provided	**96.0**	**stalls**	**96**	**Stalls**
Total Provided BicycleParking			**102**	**Stalls**

Refuse & Recycling Summary

**As per Table 1-Recycling and Garbage Storage Space Requirements [Zoning Bylaw, 1995, No. 6700, Section 417]

**5.23 sf per Dwelling Unit	Units		Area Required	
Area Required	53	units	277.3 sf	25.76 m2
Total Area Provided			**277.0 sf**	**70.23 m2**

Amenity Requirements

**Totally Allowable Amenity Area is 5% of Gross Floor Area [Zoning Bylaw, 1995, No. 6700]

Gross Floor Area		Allowable Amenity %	Total Allowable Amenity Area	
39049.4 sf	3627.81 m2	5%	**1952.5 sf**	**181.39 m2**

Proposed Amenity Area			Gross Floor Area		Allowable FSR Excluded Area	
Lobby Level	**Multi-Purpose**	Unit L02	956.00 sf	88.82 m2	956.0 sf	88.82 m2
Roof		Circulation/ Storage	668.00 sf	62.06 m2	668.0 sf	62.06 m2
Roof		Proposed Outdoor Deck	600.00 sf	55.74 m2	328.5 sf	30.52 m2
Total			**2224.00 sf**	**206.62 m2**	**1952.5 sf**	**181.39 m2**

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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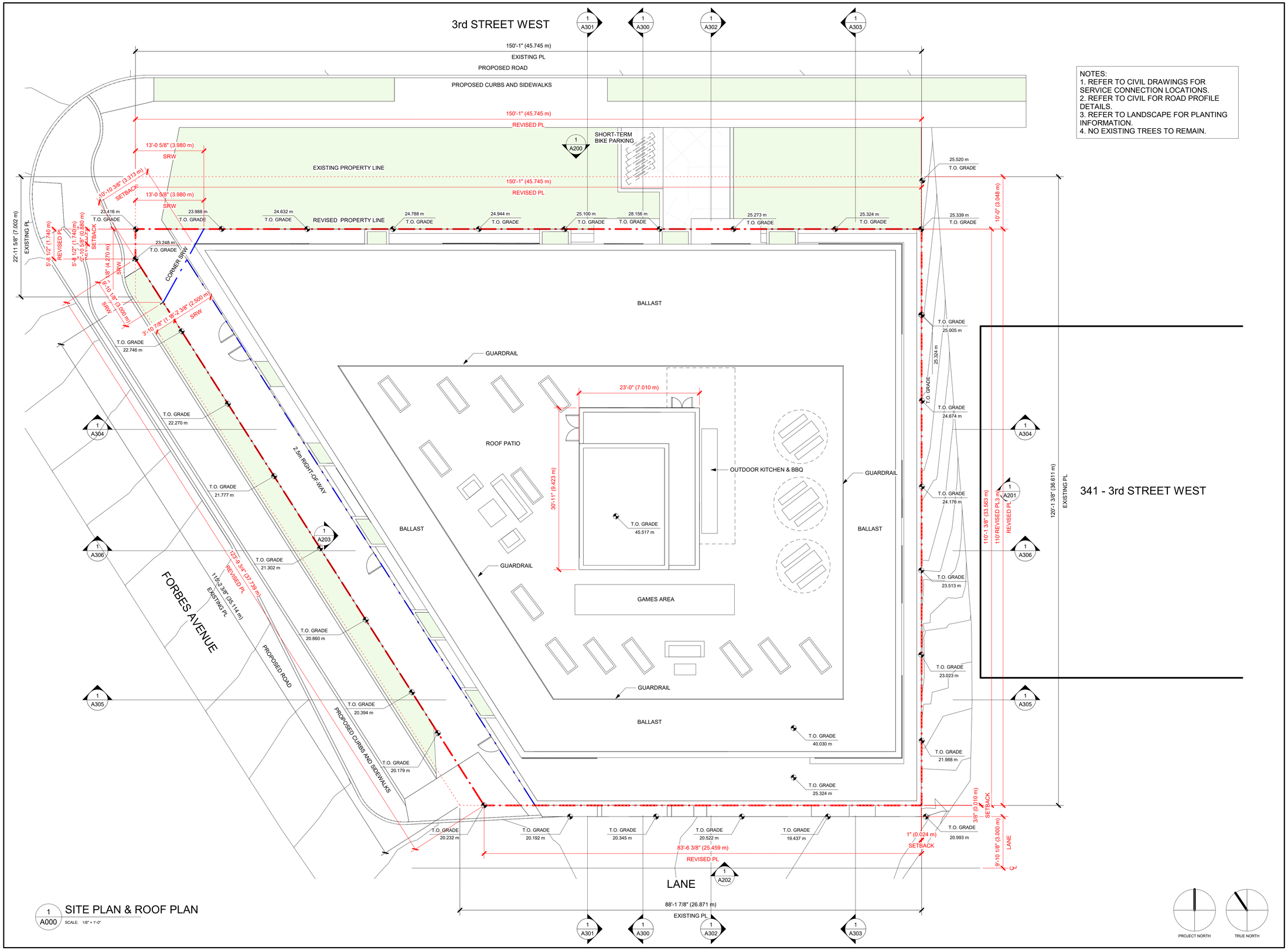
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
PROJECT DATA

PLOT DATE: MARCH 23, 2022
SCALE:
PROJECT NO. 21035
DRAWING NO. G101
REVISION



NOTES:
1. REFER TO CIVIL DRAWINGS FOR SERVICE CONNECTION LOCATIONS.
2. REFER TO CIVIL FOR ROAD PROFILE DETAILS.
3. REFER TO LANDSCAPE FOR PLANTING INFORMATION.
4. NO EXISTING TREES TO REMAIN.

1 A000 SITE PLAN & ROOF PLAN
SCALE: 1/8" = 1'-0"

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JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

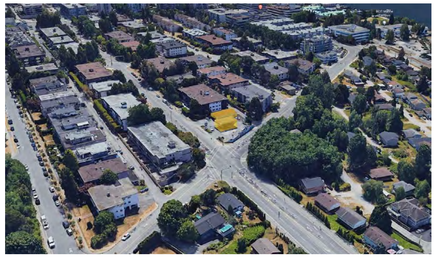
351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
SITE PLAN & ROOF PLAN

PLOT DATE: MARCH 23, 2022
PROJECT NO: 21035
SCALE: 1/8" = 1'-0"
DRAWING NO.: A000
REVISION

EAST STREET ELEVATION

NORTH STREET ELEVATION

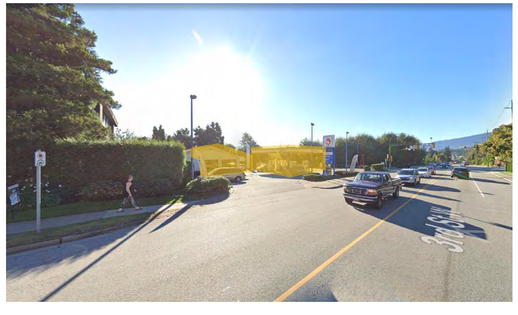


3D AERIAL VIEW LOOKING SOUTH-EAST

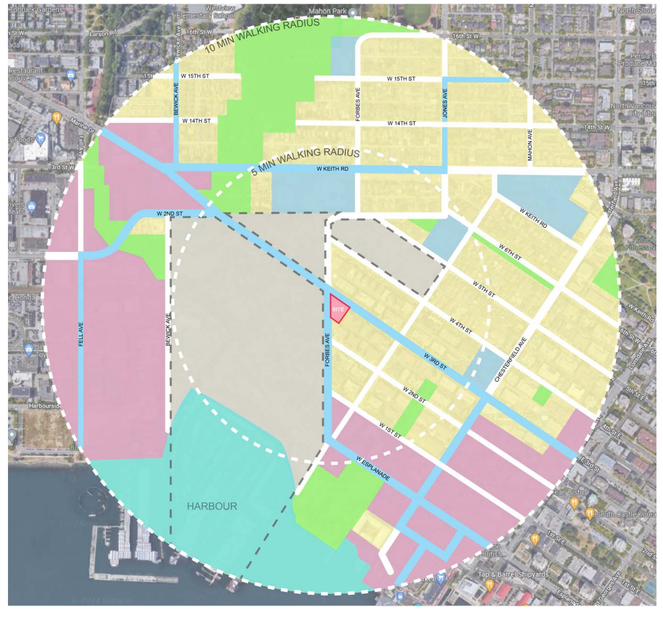
3D AERIAL VIEW LOOKING NORTH-EAST

VIEW ALONG FORBES STREET LOOKING NORTH

VIEW OF SITE LOOKING SOUTH-EAST



VIEW ALONG 3rd STREET LOOKING WEST



ZONING MAP

- PARKS
- COMMERCIAL / MIXED USE
- TRANSIT ROUTE
- RESIDENTIAL
- SCHOOL / INSTITUTIONAL
- SQUAMISH NATION

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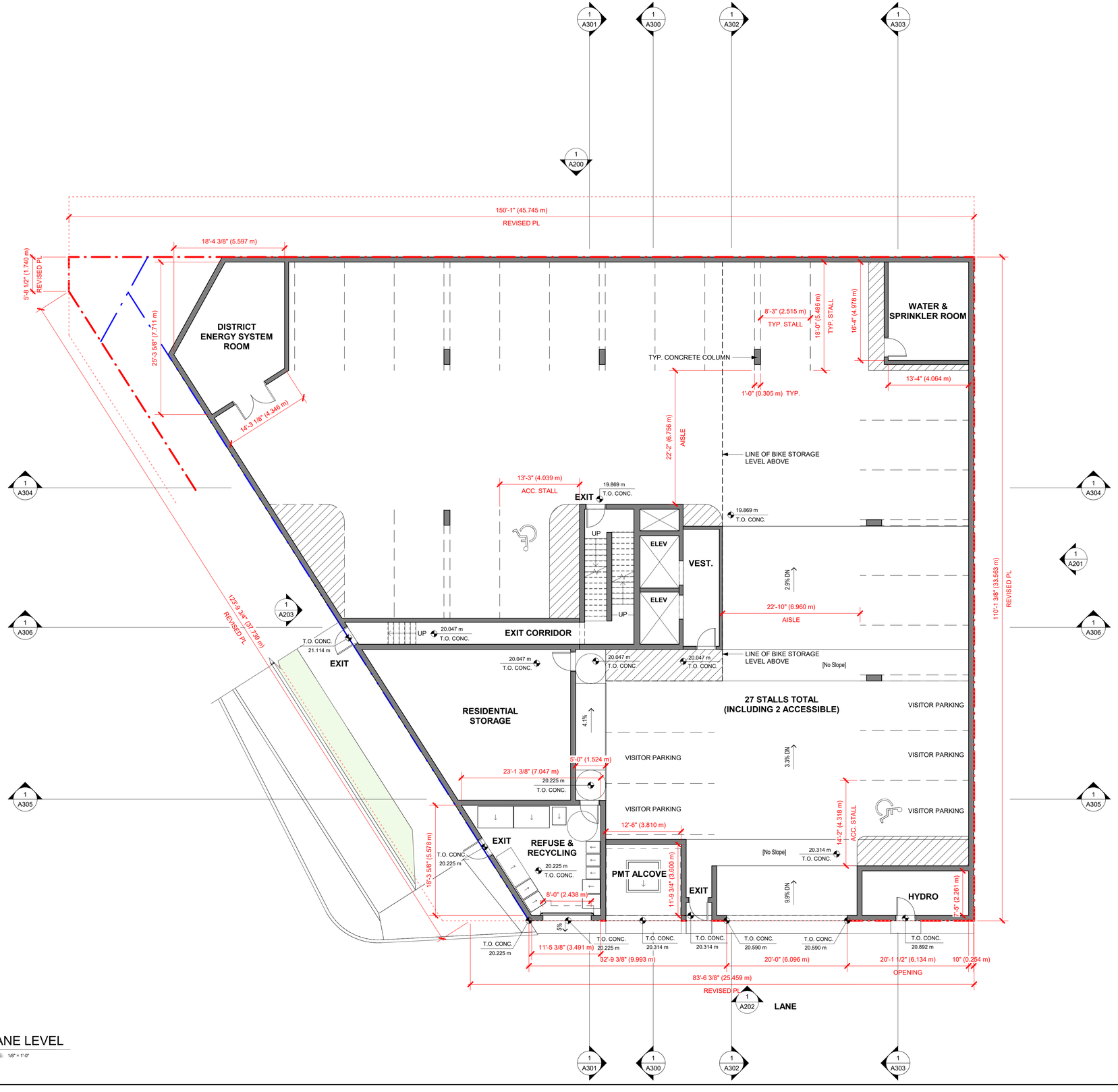
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
SITE PHOTOS/
RUNNING STREET
ELEVATIONS

PLOT DATE: MARCH 23, 2022
SCALE:
PROJECT NO.: 21035
DRAWING NO.: A001
REVISION



1 A101 LANE LEVEL
SCALE: 1/8" = 1'-0"

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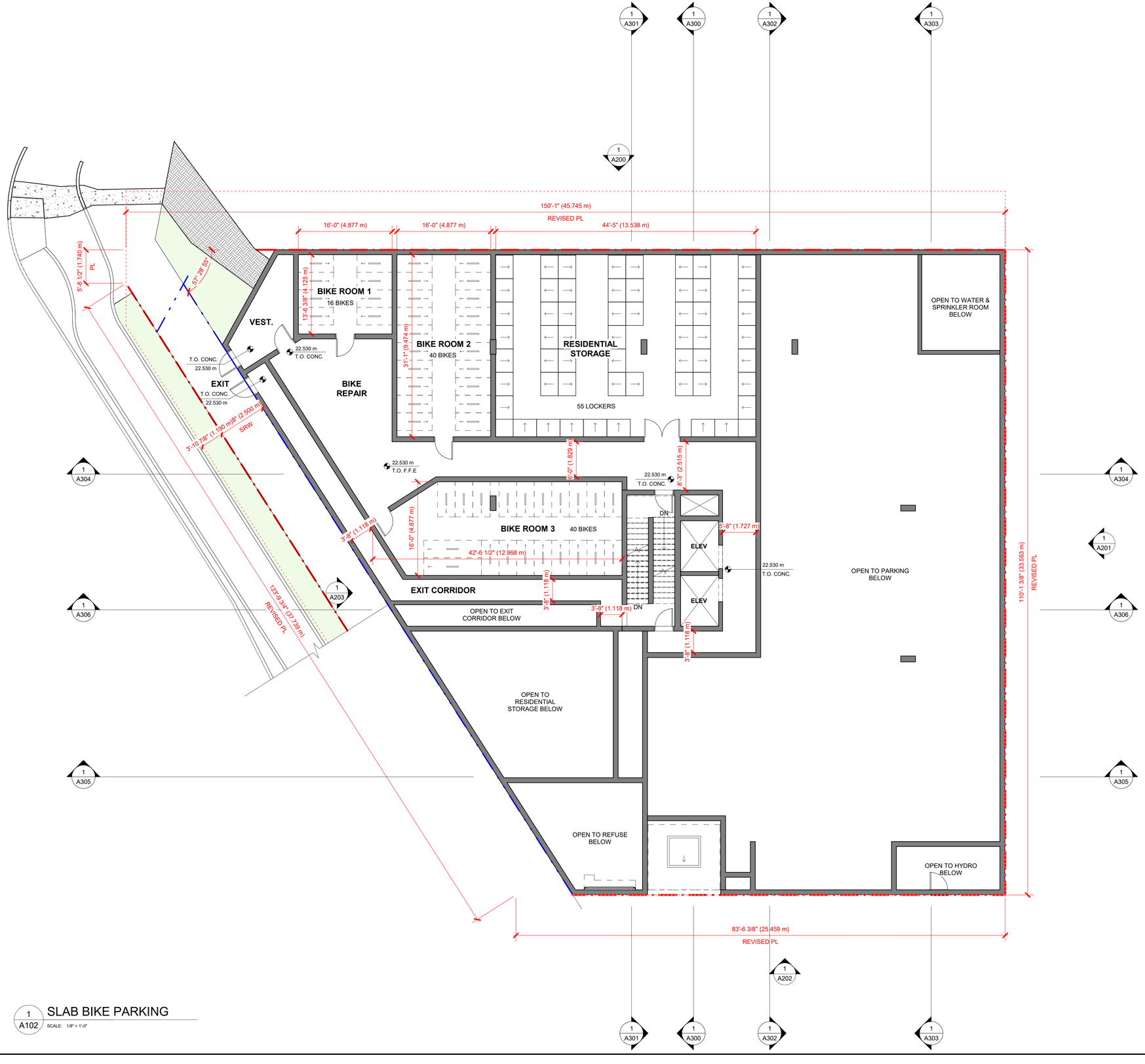
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
LANE LEVEL

PLOT DATE: MARCH 23, 2022
PROJECT NO. 21035
SCALE: 1/8" = 1'-0"
DRAWING NO. A101
REVISION



1 A102 SLAB BIKE PARKING

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

PROJECT NORTH

TRUE NORTH

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PROJECT:

JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

BIKE PARKING LEVEL

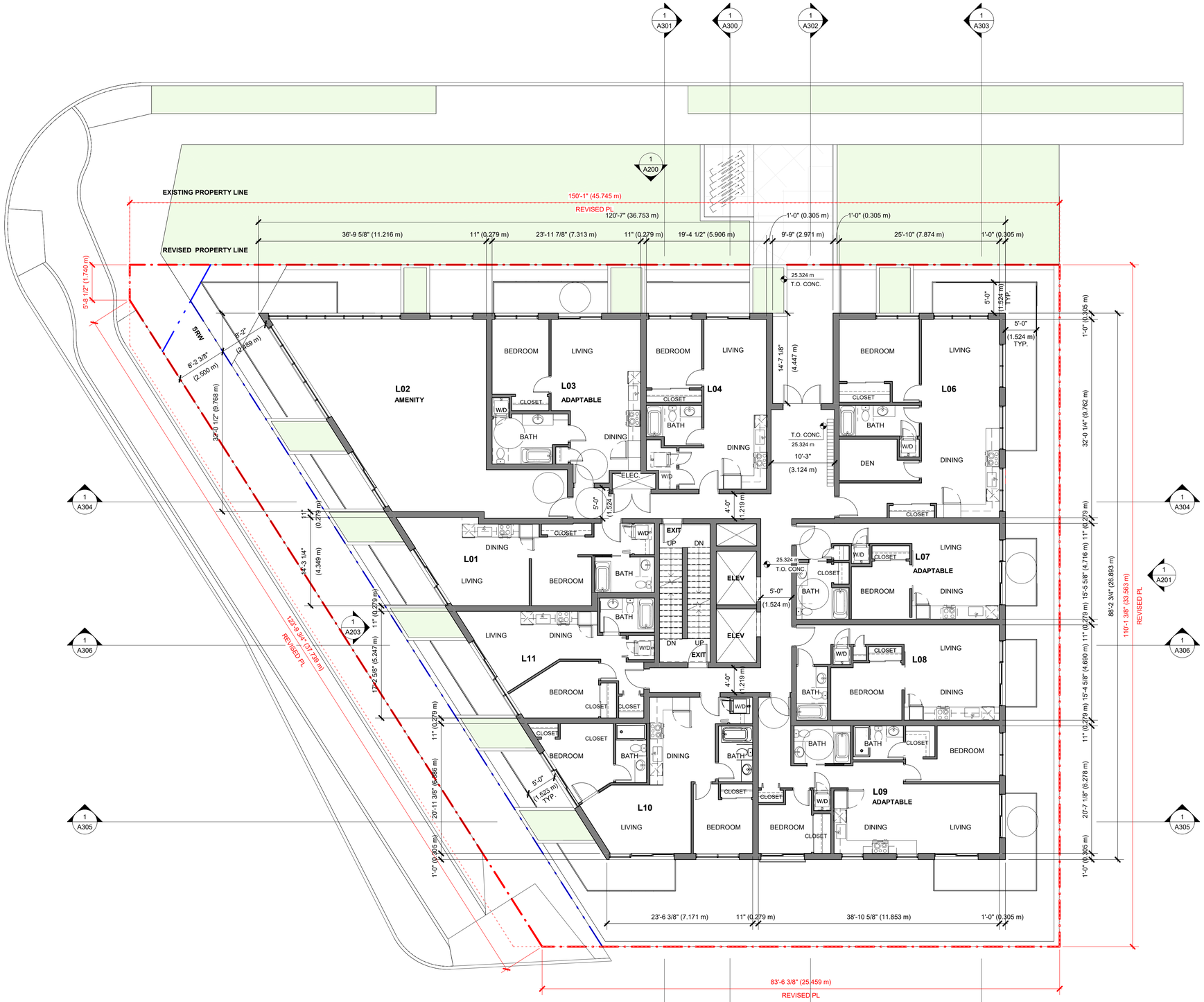
PLOT DATE: MARCH 23, 2022

PROJECT NO: 21035

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

DRAWING NO.: A102

REVISION



1 A103 LOBBY LEVEL

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

PROJECT NORTH

TRUE NORTH

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:

JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

MAIN FLOOR LEVEL

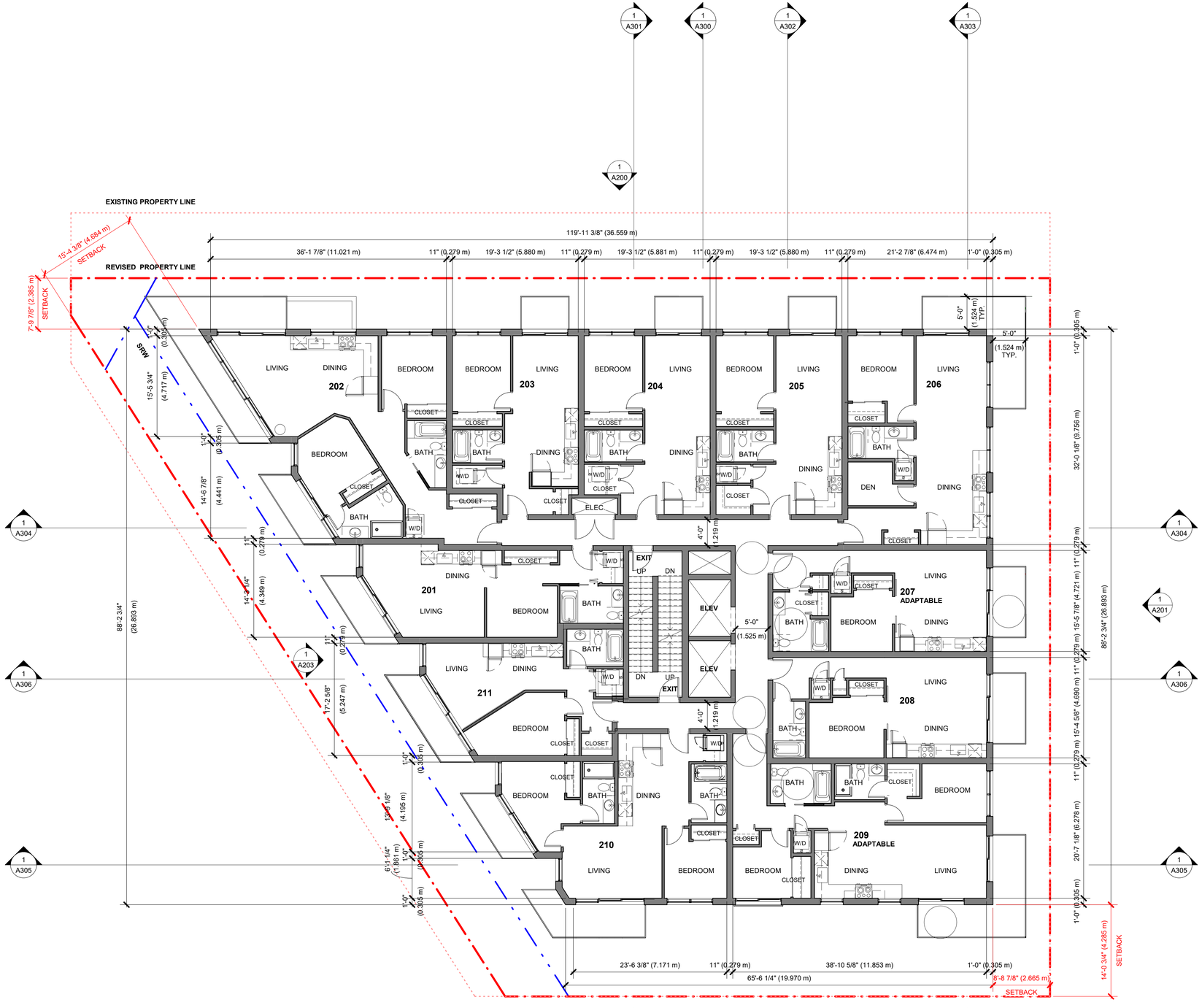
PLOT DATE: MARCH 23, 2022

PROJECT NO. 21035

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

DRAWING NO. A103

REVISION



1 A104 2ND - 5TH TYPICAL RESIDENTIAL LEVEL

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

PROJECT NORTH

TRUE NORTH

MGBA

ARCHITECTURE + INTERIOR DESIGN

SUITE 300 - 7 EAST 6TH AVE
VANCOUVER BRITISH COLUMBIA CANADA
604 484 8285 info@mgba.com www.mgba.com

JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:

JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

2nd - 5th TYPICAL RESIDENTIAL LEVEL

PLOT DATE: MARCH 23, 2022

PROJECT NO: 21035

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

DRAWING NO. A104

REVISION

1
A200
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECTURE + INTERIOR DESIGN
SUITE 300 - 7 EAST 6TH AVE
VANCOUVER BRITISH COLUMBIA CANADA
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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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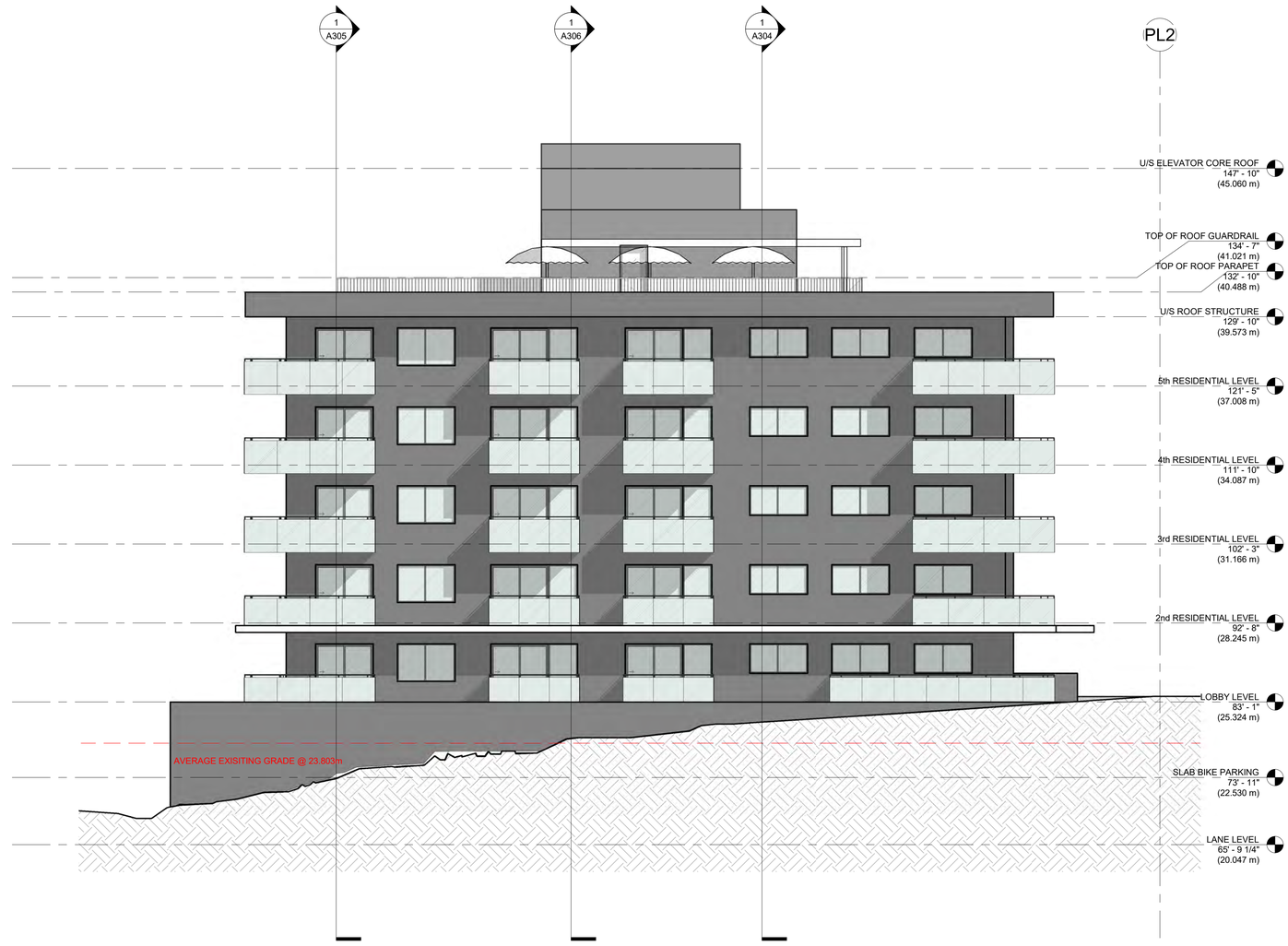
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
NORTH ELEVATION

PLOT DATE: MARCH 23, 2022
PROJECT NO: 21035
SCALE: 1/8" = 1'-0"
DRAWING NO: A200
REVISION



1
A201
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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VANCOUVER BRITISH COLUMBIA CANADA
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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
EAST ELEVATION

PLOT DATE: MARCH 23, 2022
PROJECT NO.: 21035
SCALE: 1/8" = 1'-0"
DRAWING NO.: A201
REVISION

1
A202
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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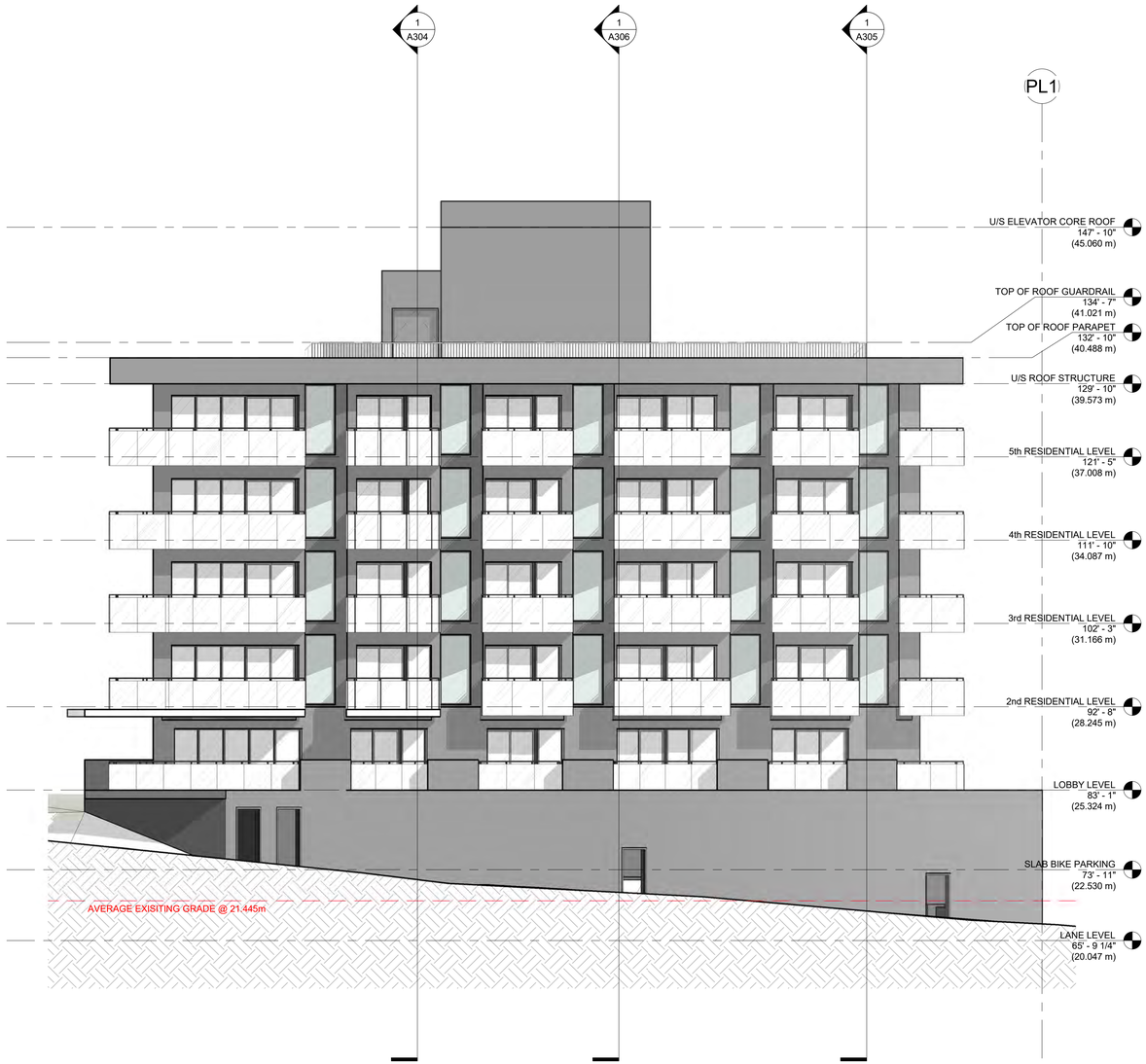
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
SOUTH ELEVATION

PLOT DATE: MARCH 23, 2022
PROJECT NO: 21035
SCALE: 1/8" = 1'-0"
DRAWING NO: A202
REVISION



1
A203
WEST ELEVATION
SCALE: 1/8" = 1'-0"

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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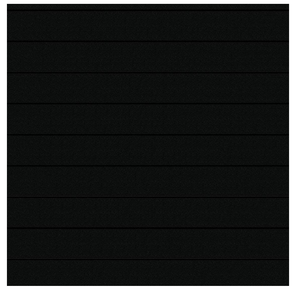
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
WEST ELEVATION

PLOT DATE: MARCH 23, 2022
SCALE: 1/8" = 1'-0"
PROJECT NO: 21035
DRAWING NO: A203
REVISION

1.1 **TIGHT CORRUGATED METAL**
Tightly-Spaced Corrugated Metal - Base Cladding
Colour: Matte Black



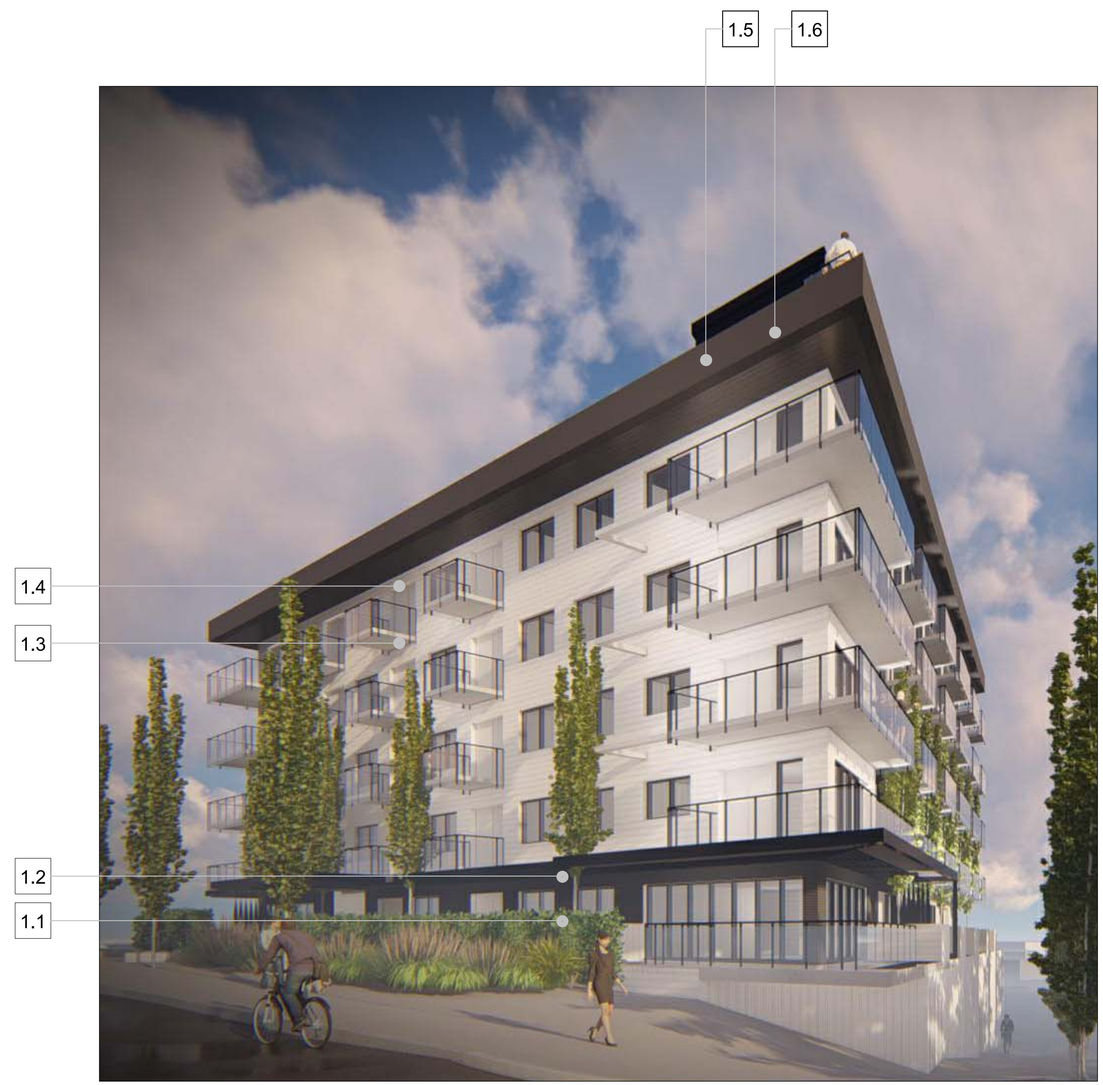
1.2 **WIDE CORRUGATED METAL**
Wide Corrugated Metal Panel - Base Cladding Opt. 2
Colour: Matte Black

1.3 **WIDE CORRUGATED METAL**
Wide Corrugated Metal Panel - Upper Wall Cladding Opt. 1
Colour: Cambridge White

1.4 **WIDE CORRUGATED METAL**
Hidden Fastener Cladding - Wall - Upper Cladding Opt 2.
Colour: White-White

1.5 **TIGHT CORRUGATED METAL**
Tightly-Spaced Corrugated Metal - Parapet Cladding Opt. 1
Colour: Matte Black

1.6 **WIDE CORRUGATED METAL**
Wide Corrugated Metal Panel - Parapet Cladding Opt. 2
Colour: Matte Black



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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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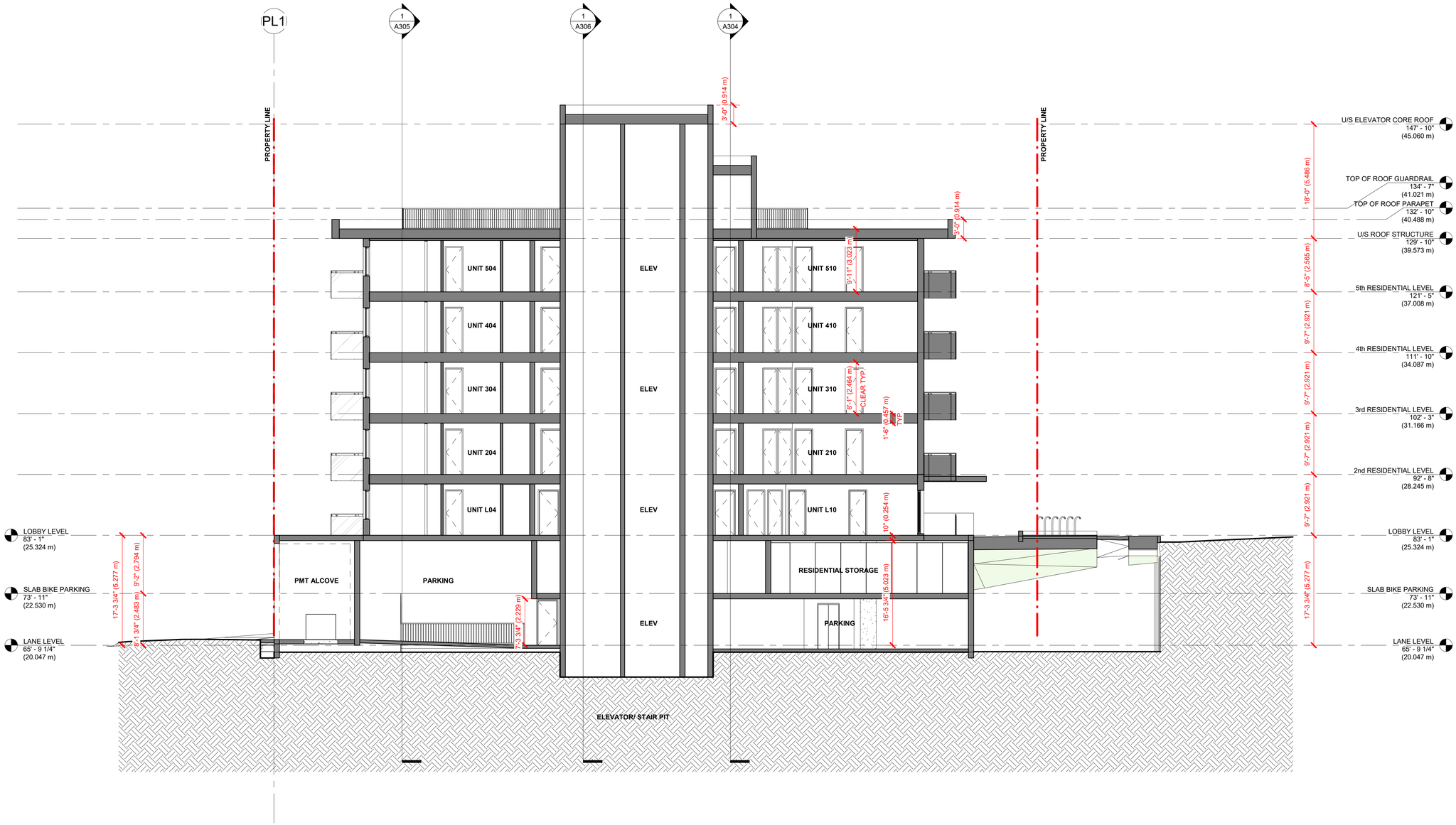
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
MATERIAL BOARD

PLOT DATE: MARCH 23, 2022
SCALE: 1" = 1'-0"
PROJECT NO: 21035
DRAWING NO: A204
REVISION



1 A300 BUILDING SECTION NORTH-SOUTH 1

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

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SUITE 300 - 7 EAST 6TH AVE
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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:

JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

NORTH-SOUTH
BUILDING SECTIONS

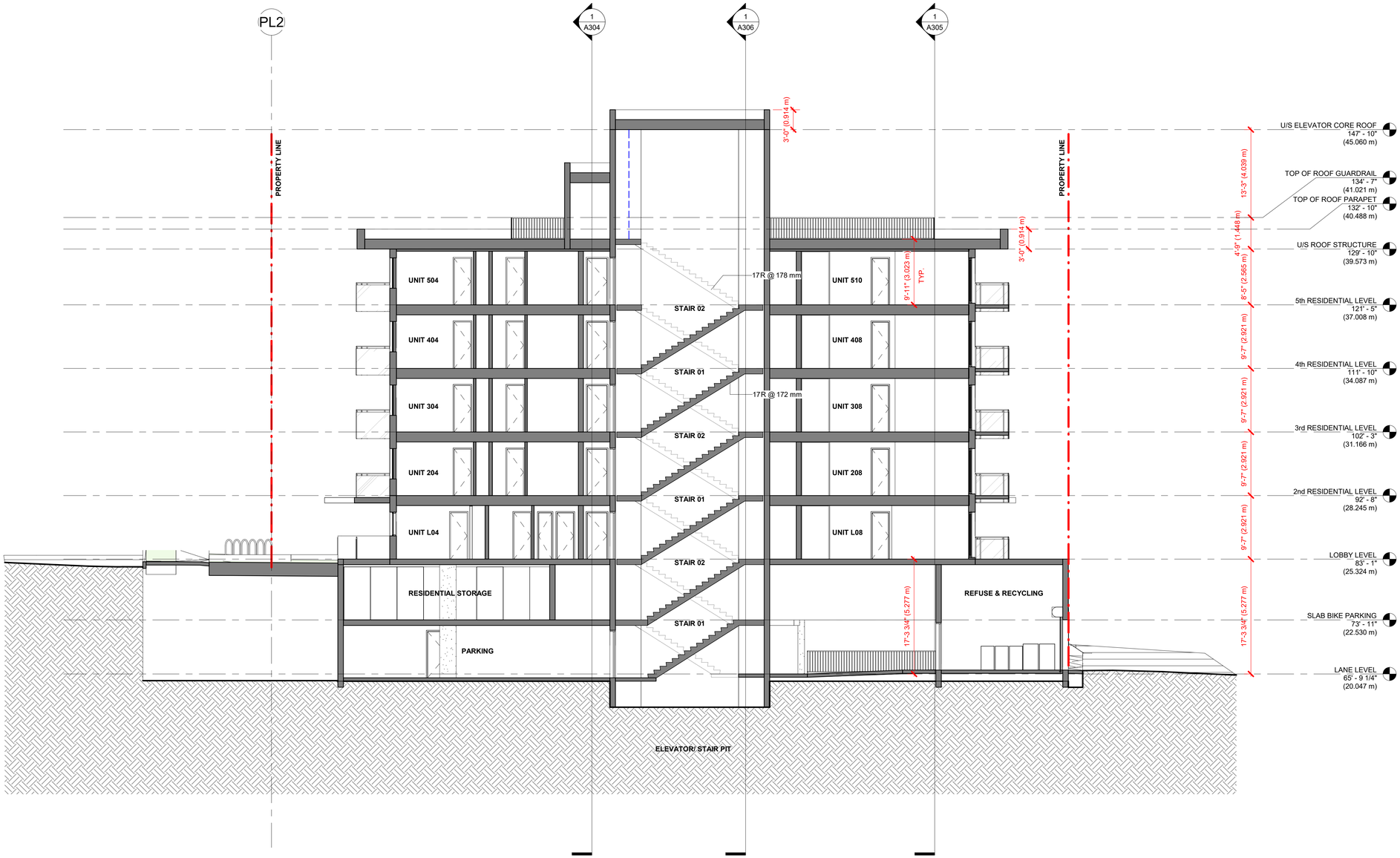
PLOT DATE: MARCH 23, 2022

PROJECT NO: 21035

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

DRAWING NO: A300

REVISION



1 A301 BUILDING SECTION NORTH-SOUTH 3

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

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:

JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

NORTH-SOUTH BUILDING SECTIONS

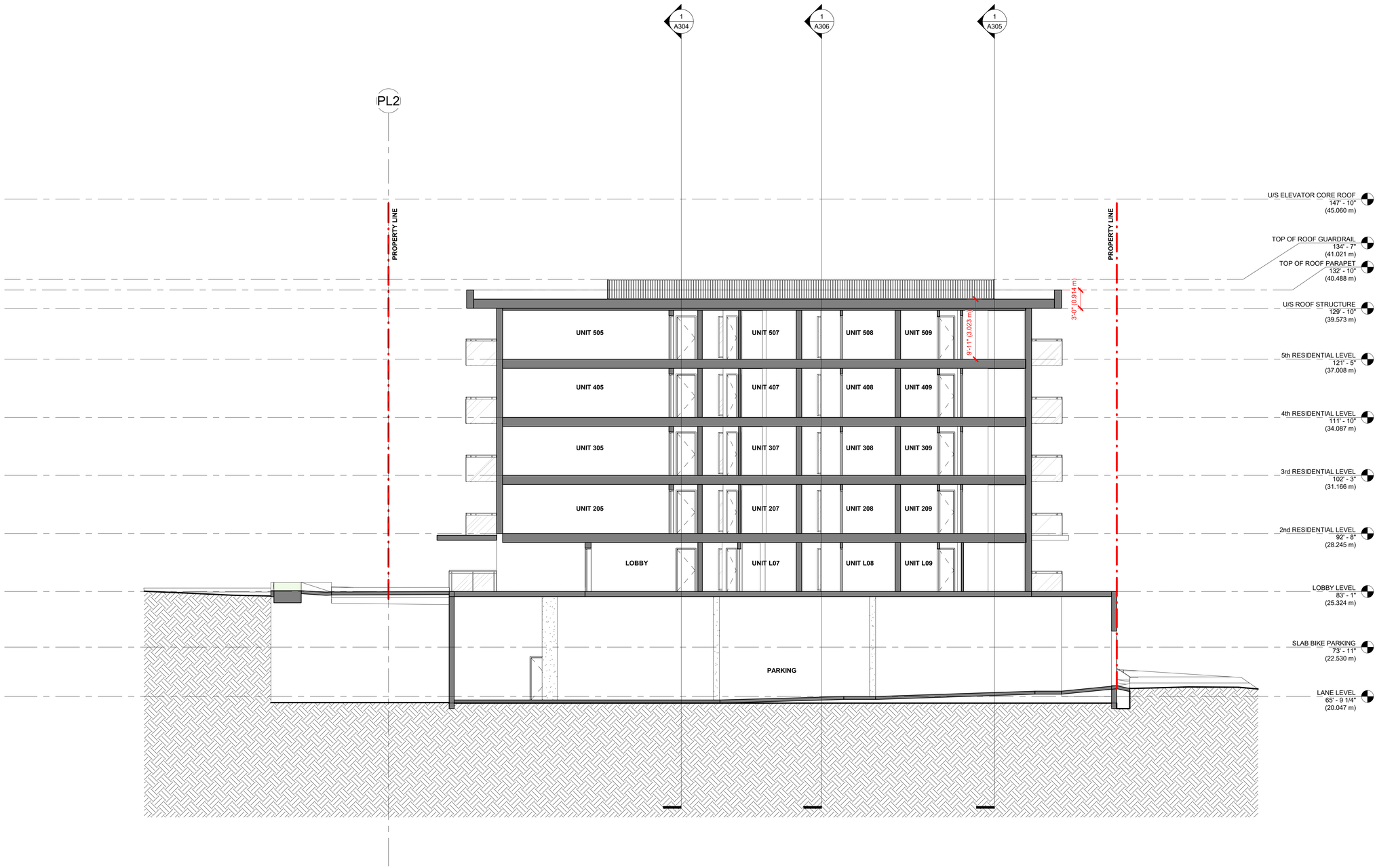
PLOT DATE: MARCH 23, 2022

PROJECT NO: 21035

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

DRAWING NO: A301

REVISION



1
A302
BUILDING SECTION NORTH-SOUTH 2
SCALE: 1/8" = 1'-0"

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ARCHITECTURE + INTERIOR DESIGN

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:

JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

NORTH-SOUTH
BUILDING SECTIONS

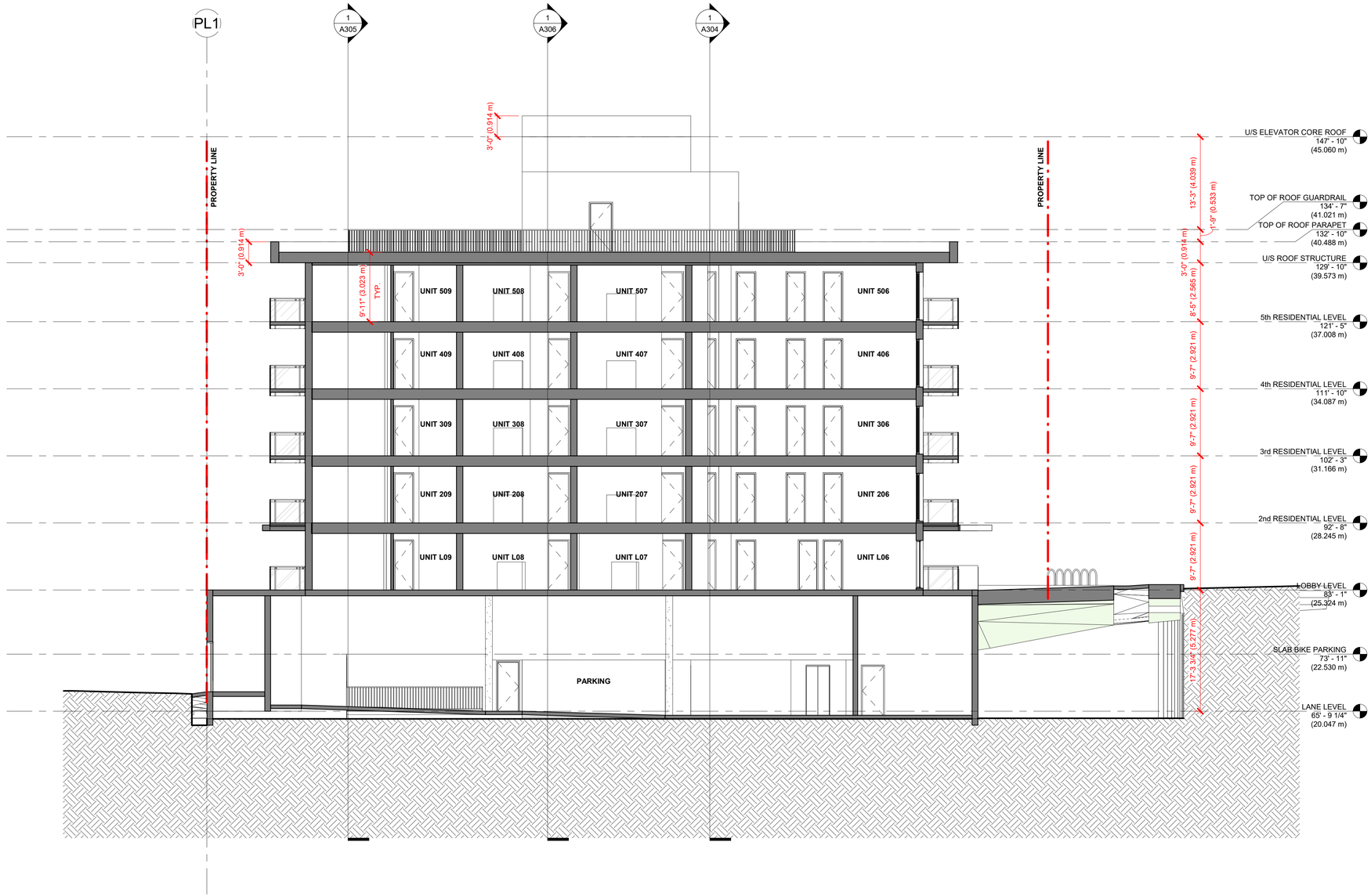
PLOT DATE: MARCH 23, 2022

PROJECT NO: 21035

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

DRAWING NO: A302

REVISION



1
A303
BUILDING SECTION NORTH-SOUTH 4
SCALE: 1/8" = 1'-0"

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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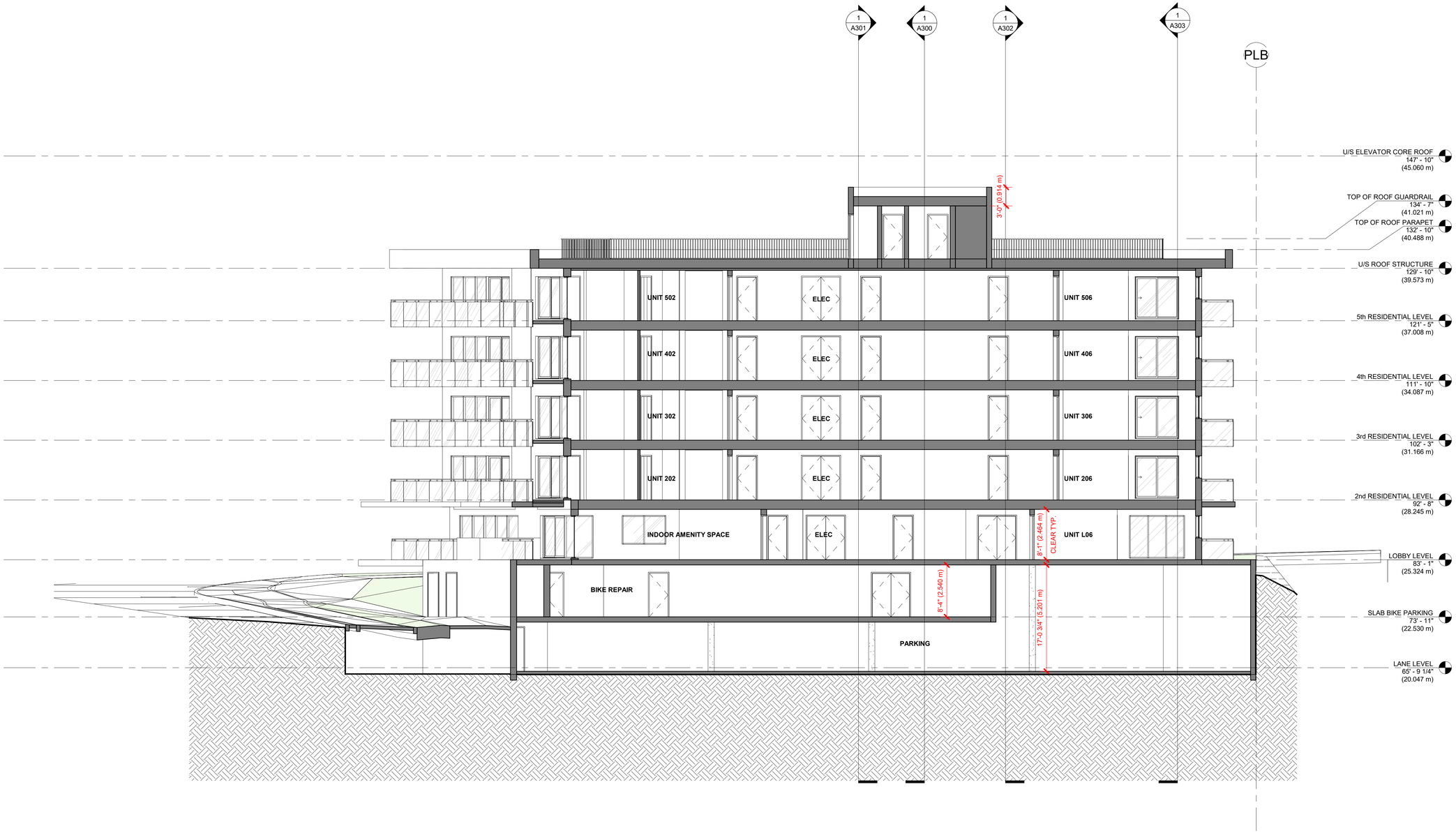
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
NORTH-SOUTH
BUILDING SECTIONS

PLOT DATE: MARCH 23, 2022
PROJECT NO: 21035
SCALE: 1/8" = 1'-0"
DRAWING NO: A303
REVISION



1
A304
BUILDING SECTION EAST-WEST 1
SCALE: 1/8" = 1'-0"

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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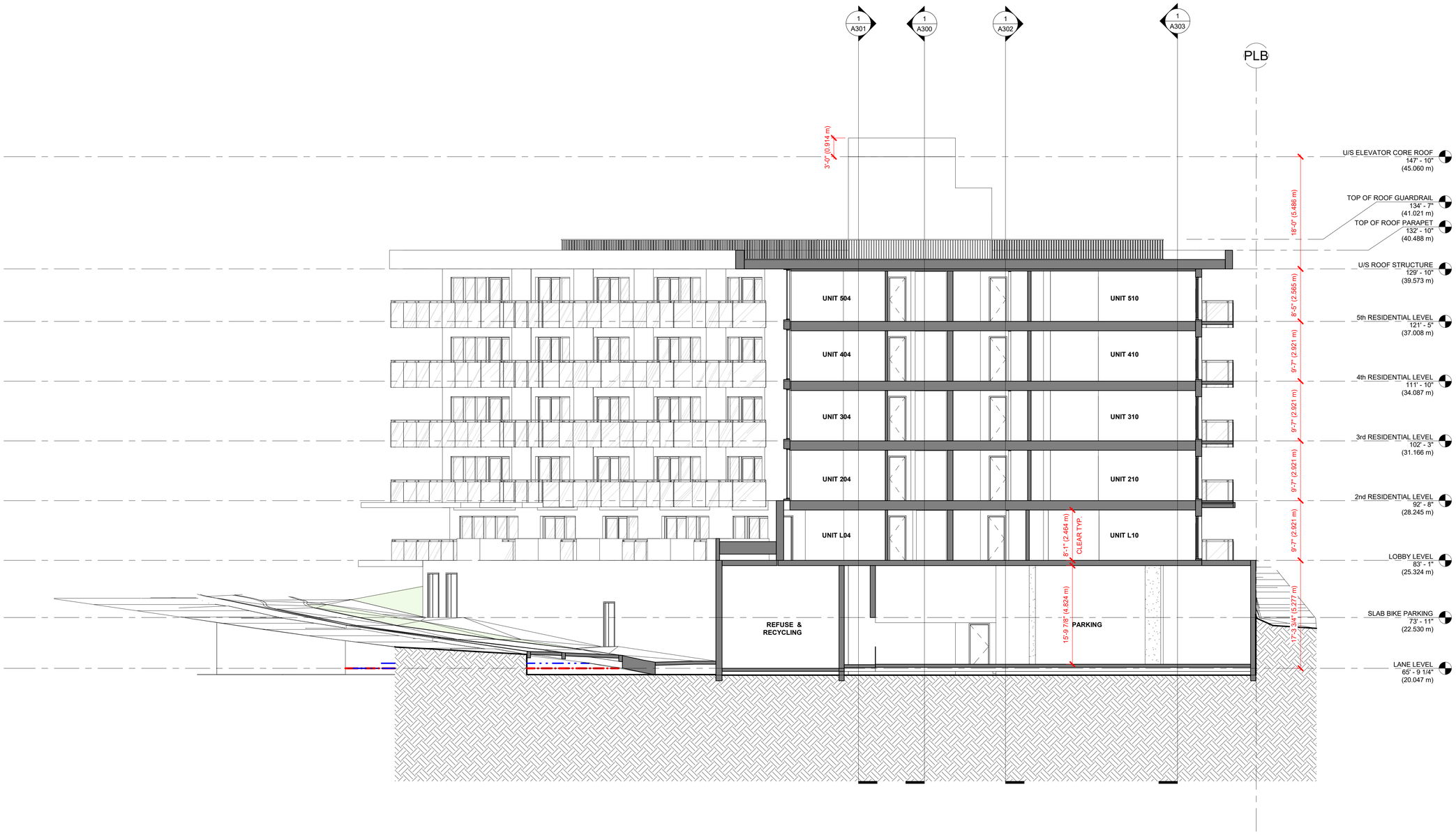
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
EAST-WEST BUILDING SECTIONS

PLOT DATE: MARCH 23, 2022
PROJECT NO: 21035
SCALE: 1/8" = 1'-0"
DRAWING NO: A304
REVISION



1
A305
BUILDING SECTION EAST-WEST 2
SCALE: 1/8" = 1'-0"

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ARCHITECTURE + INTERIOR DESIGN
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VANCOUVER BRITISH COLUMBIA CANADA
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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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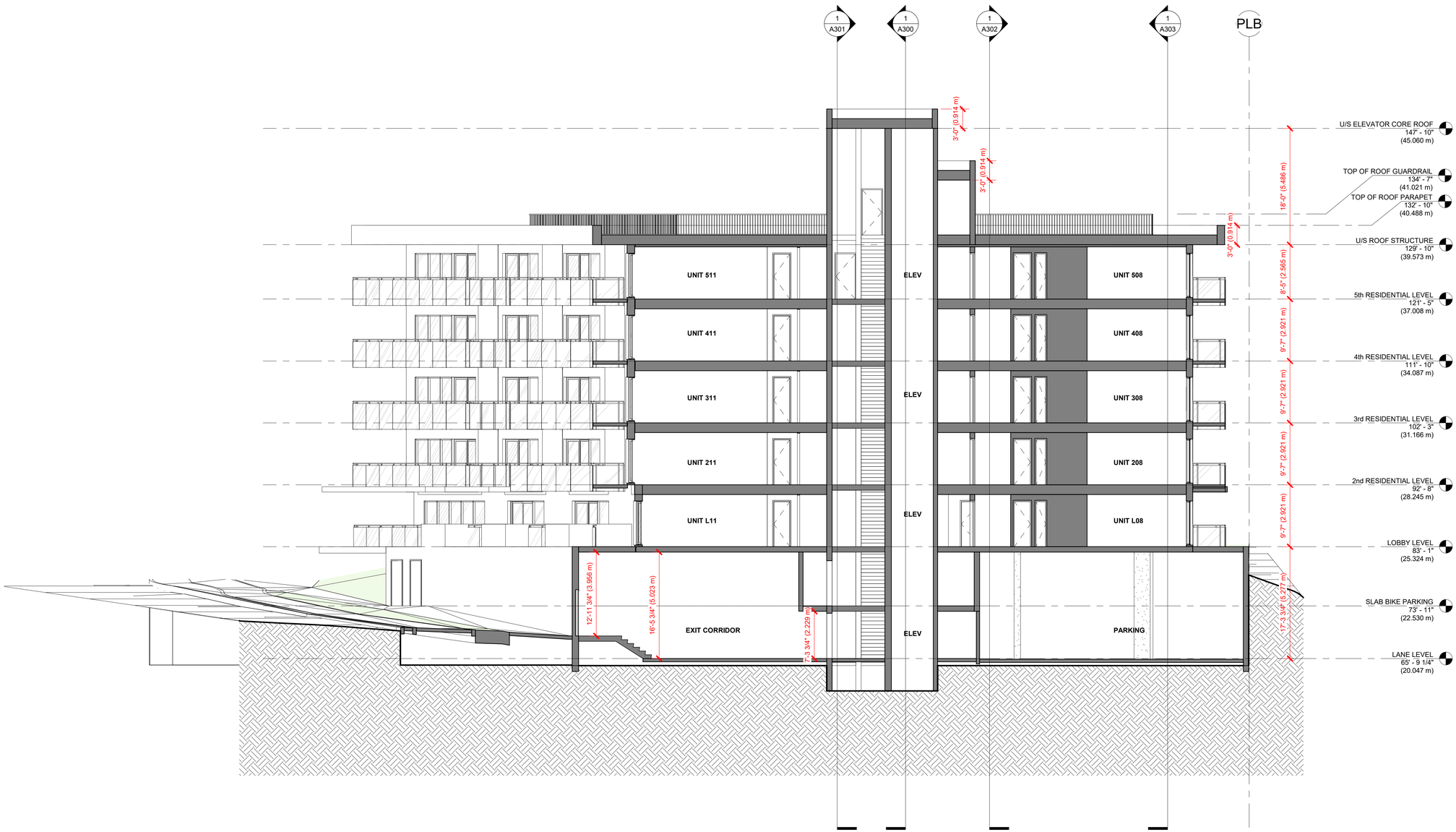
PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
EAST-WEST BUILDING SECTIONS

PLOT DATE: MARCH 23, 2022
PROJECT NO: 21035
SCALE: 1/8" = 1'-0"
DRAWING NO. A305
REVISION



1 A306 BUILDING SECTION EAST-WEST 3

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

MGBA

ARCHITECTURE + INTERIOR DESIGN

SUITE 300 - 7 EAST 6TH AVE
VANCOUVER BRITISH COLUMBIA CANADA
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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:

JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

EAST-WEST BUILDING SECTIONS

PLOT DATE: MARCH 23, 2022

PROJECT NO.: 21035

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

DRAWING NO.: A306

REVISION

ADAPTABLE DESIGN GUIDELINES

DESIGN ELEMENTS

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

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

* Illustrations available
** Options considered

DESIGN ELEMENTS

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 ½" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **
PATIOS & BALCONIES		Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
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
KITCHEN			Provide sufficient space for future installation of cooktop and wall oven
KITCHEN			Provide for potential 2'8" or 810mm wide undercounter workspace
KITCHEN			Lower edge of upper cupboards 4'6" or 1350mm above floor

* Illustrations available
** Options considered

DESIGN ELEMENTS

KITCHEN			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 *
MIN. ONE BATHROOM			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
MIN. ONE BEDROOM			Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM			Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES			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

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* Illustrations available
** Options considered

DESIGN ELEMENTS

ADAPTABLE DESIGN GUIDELINES

FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Slip resistant flooring	Slip resistant flooring
CIRCULATION		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 ½" or 13mm height	High density, low level loop carpet and underlay maximum ½" or 13mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

* Illustrations available

FIXTURES & FINISHES

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

* Illustrations available

FIXTURES & FINISHES

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

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* Illustrations available

FIXTURES & FINISHES

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:
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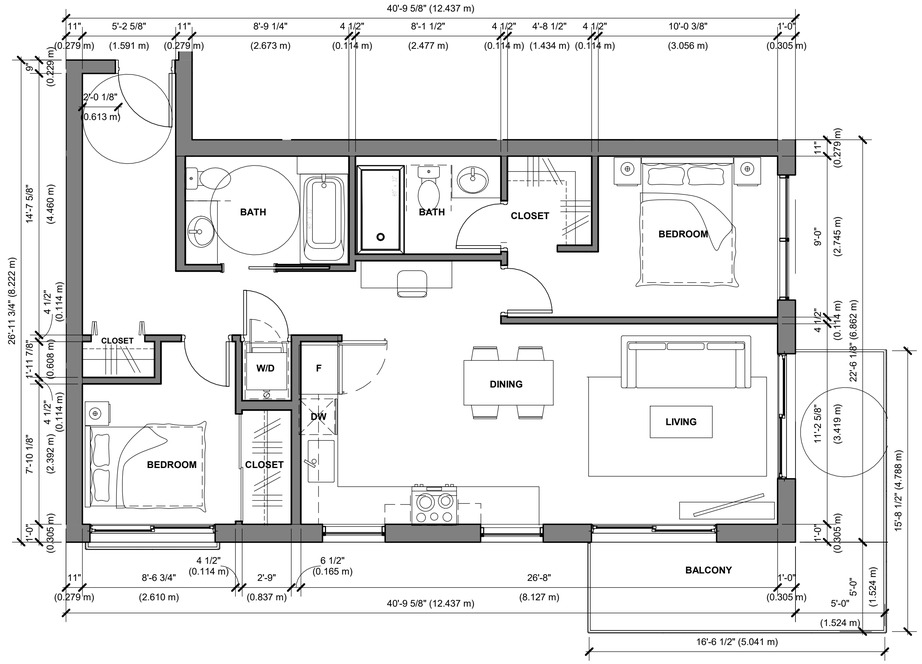
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

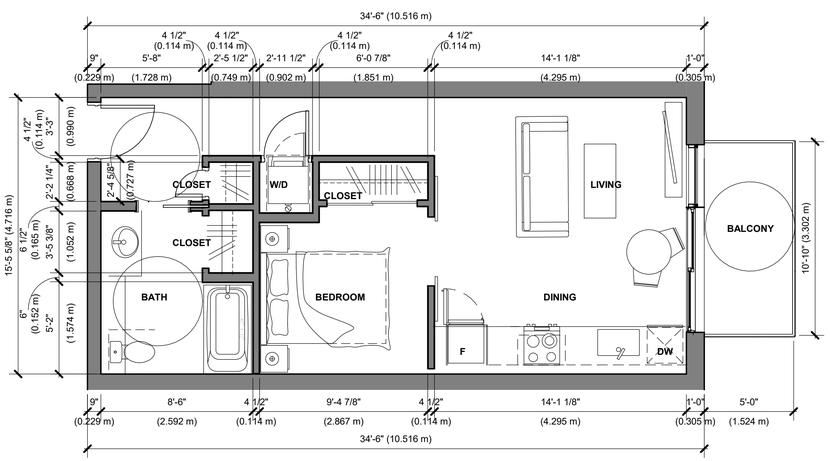
SHEET TITLE:
ADAPTABLE UNIT GUIDELINES

PLOT DATE: MARCH 23, 2022
SCALE:
PROJECT NO: 21035
DRAWING NO.: A401
REVISION



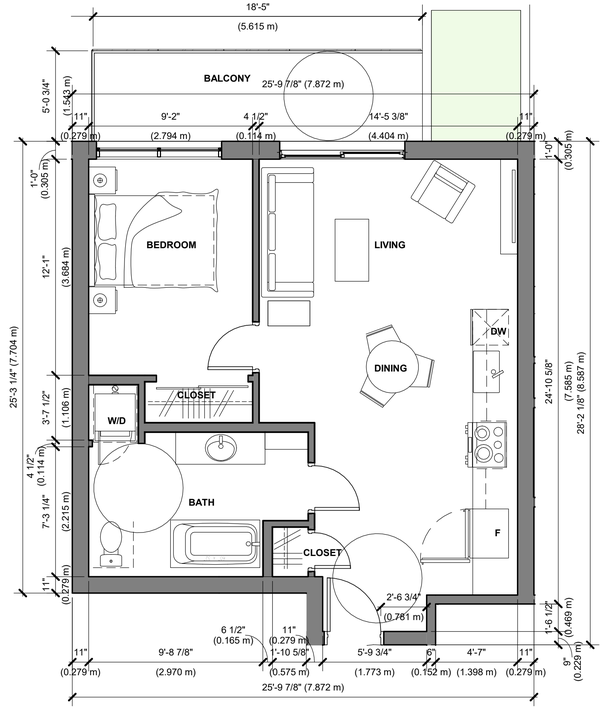
3 A402 ADAPTABLE UNIT - L09, 209-509

SCALE: 1/4" = 1'-0"



2 A402 ADAPTABLE UNIT - L07, 207-507

SCALE: 1/4" = 1'-0"



1 A402 ADAPTABLE UNIT - L03

SCALE: 1/4" = 1'-0"

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JIM PATTISON DEVELOPMENTS

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JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

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NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

ADAPTABLE UNIT PLANS TYPICAL

PLOT DATE: MARCH 23, 2022

PROJECT NO.: 21035

SCALE: 1/4" = 1'-0"

DRAWING NO.: A402

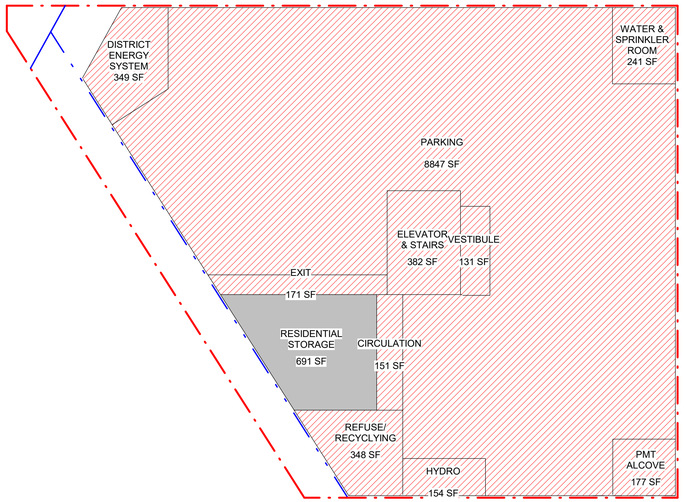
REVISION

AREAS INCLUDED IN FSR CALCULATION

COLOUR FILL	AREA TYPE
	RESIDENTIAL ELEVATOR & STAIRS
	RESIDENTIAL UNIT

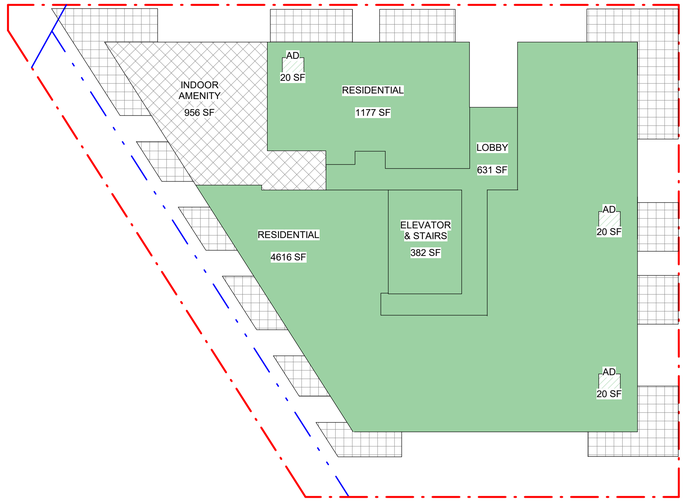
AREAS EXCLUDED IN FSR CALCULATION

COLOUR FILL	AREA TYPE
	AMENITY
	ADAPTABLE UNIT
	COMMON STORAGE/ BICYCLE PARKING
	SERVICE ROOM
	UNIT BALCONY & OPEN DECK



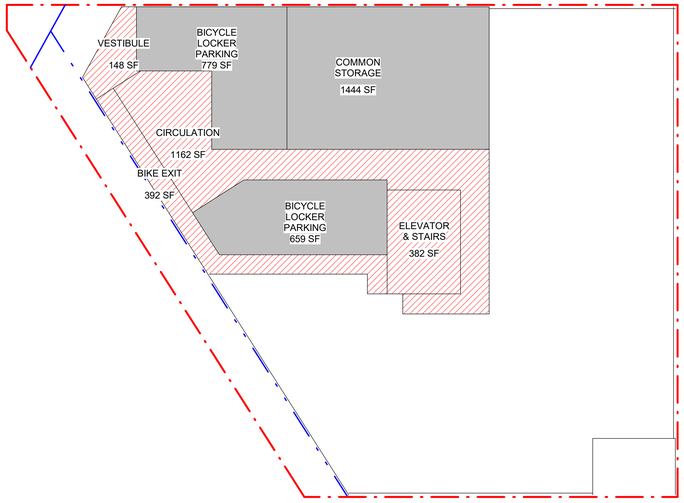
3 A701 LANE LEVEL - FSR OVERLAY

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



2 A701 MAIN FLOOR LEVEL - FSR OVERLAY

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



1 A701 BIKE PARKING - FSR OVERLAY

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

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JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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351 3RD STREET WEST

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NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:

FSR OVERLAY DIAGRAMS - BELOW GRADE, LANE, LOBBY

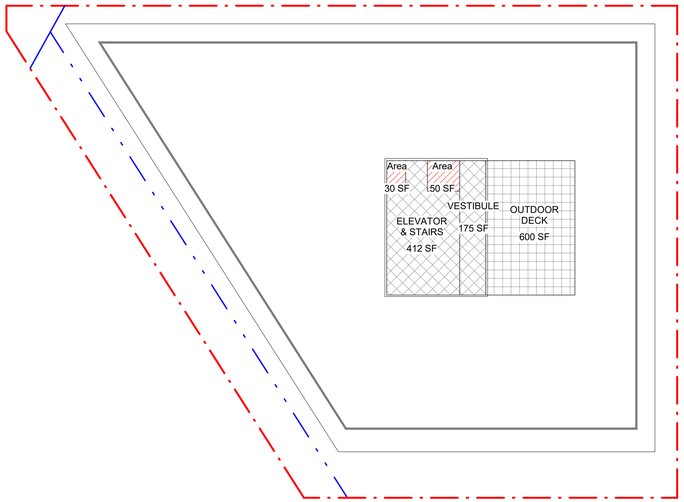
PLOT DATE: MARCH 23, 2022

PROJECT NO. 21035

SCALE: As indicated

DRAWING NO. A701

REVISION



2 A702 ROOF - FSR OVERLAY

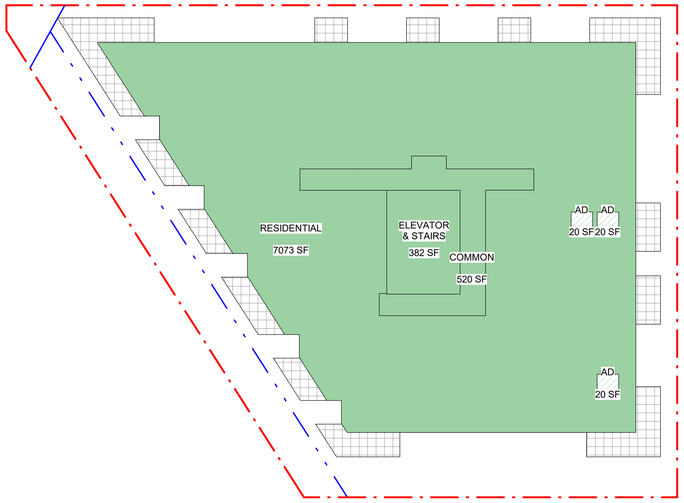
SCALE: 1/16" = 1'-0"

AREAS INCLUDED IN FSR CALCULATION

COLOUR FILL	AREA TYPE
	RESIDENTIAL ELEVATOR & STAIRS
	RESIDENTIAL UNIT

AREAS EXCLUDED IN FSR CALCULATION

COLOUR FILL	AREA TYPE
	AMENITY
	ADAPTABLE UNIT
	COMMON STORAGE/ BICYCLE PARKING
	SERVICE ROOM
	UNIT BALCONY & OPEN DECK



1 A702 LEVEL 2-5 - FSR OVERLAY

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

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V7M 1G3

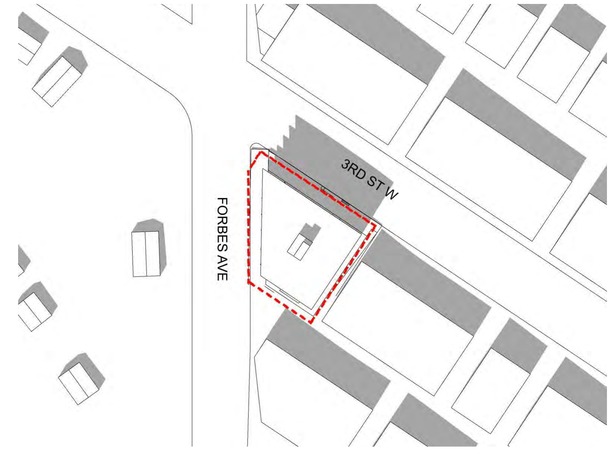
SHEET TITLE:
FSR OVERLAY DIAGRAMS - 2, 3, 4, 5, ROOF

PLOT DATE: MARCH 23, 2022
PROJECT NO: 21035
SCALE: As indicated
DRAWING NO: A702
REVISION

SPRING EQUINOX
MARCH 20

1 A801 SHADOW STUDY - MARCH 10AM
SCALE: 3/8" = 1'-0"

2 A801 SHADOW STUDY - MARCH 12PM
SCALE: 3/8" = 1'-0"



3 A801 SHADOW STUDY - MARCH 2PM
SCALE: 3/8" = 1'-0"

SUMMER SOLSTICE
JUNE 21

4 A801 SHADOW STUDY - JUNE 10AM
SCALE: 3/8" = 1'-0"

5 A801 SHADOW STUDY - JUNE 12PM
SCALE: 3/8" = 1'-0"

6 A801 SHADOW STUDY - JUNE 2PM
SCALE: 3/8" = 1'-0"

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V7M 1G3

SHEET TITLE:
SHADOW STUDY - MARCH, JUNE

PLOT DATE: MARCH 23, 2022
PROJECT NO. 21035
SCALE: 3/8" = 1'-0"
DRAWING NO. A801
REVISION

FALL EQUINOX
SEPTEMBER 22

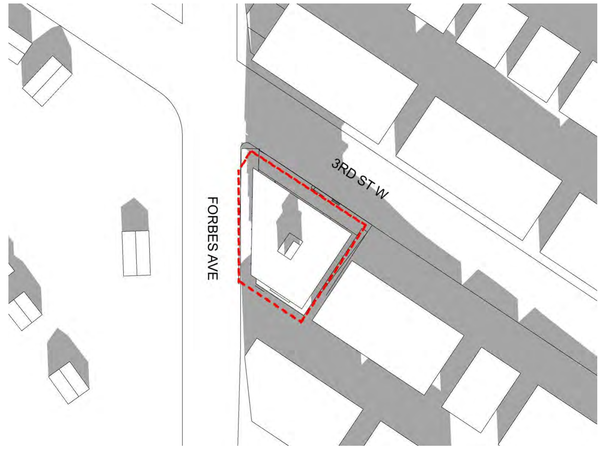
1 A802 SHADOW STUDY - SEPTEMBER 10AM
SCALE: 3/8" = 1'-0"

2 A802 SHADOW STUDY - SEPTEMBER 12PM
SCALE: 3/8" = 1'-0"

3 A802 SHADOW STUDY - SEPTEMBER 2PM
SCALE: 3/8" = 1'-0"

WINTER SOLSTICE
DECEMBER 21

4 A802 SHADOW STUDY - DECEMBER 10AM
SCALE: 3/8" = 1'-0"



5 A802 SHADOW STUDY - DECEMBER 12PM
SCALE: 3/8" = 1'-0"

6 A802 SHADOW STUDY - DECEMBER 2PM
SCALE: 3/8" = 1'-0"

MGBA
ARCHITECTURE + INTERIOR DESIGN
SUITE 300 - 7 EAST 6TH AVE
VANCOUVER BRITISH COLUMBIA CANADA
604 484 8285 info@mgba.com www.mgba.com

JIM PATTISON DEVELOPMENTS

REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT:
JIM PATTISON DEVELOPMENTS
351 3RD STREET WEST

351 WEST 3RD STREET
NORTH VANCOUVER, BC
V7M 1G3

SHEET TITLE:
SHADOW STUDY - SEPTEMBER, DECEMBER

PLOT DATE: MARCH 23, 2022
PROJECT NO. 21035
SCALE: 3/8" = 1'-0"
DRAWING NO. A802
REVISION