SHAPE
Architecture Inc

REGISTERED ARCHITECT
DWAYNE C. SMYTH
BRITISH COLUMBIA

DRAWING LIST

ARCHITECTURAL DRAWINGS - DP

000 PROJECT DATA
A000 COVER SHEET
A001 PROJECT DATA
A002 CONTEXT ELEVATION
A005 CONTEXT SHADOW ANALYSIS
A006 CONTEXT SHADOW ANALYSIS

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A010 CONTEXT PLAN
A011 SITE PLAN

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A020 GRIDS
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400 SECTIONS
A400 BUILDING SECTIONS N-S
A401 BUILDING SECTIONS N-S
A402 BUILDING SECTIONS N-S
A403 BUILDING SECTIONS W-E

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT 2022.10.25

ARCHITECT

SHAPE ARCHITECTURE

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DELTA BC, V4K 5B6

PAT CUTHBER
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GEOTECHNICAL

BRAUN GEOTECHNICAL

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SONNY SINGHA
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BUILDING CODE

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Vancouver, BC V6J 1T5

TAVIS MCAULEY
TAVIS@MCAULEYCONSULTING.CA

GENERAL NOTES

1. ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING BYLAW EDITION 2018 (**BCBC 2018**) AND ALL OTHER APPLICABLE CODES, STANDARDS AND BYLAWS.
2. ALL **FLOOR LEVEL ELEVATIONS** ARE TAKEN FROM:
   A. TOP OF SHEATHING,
   B. TOP OF CONCRETE TOPPING, OR
   C. TOP OF CONCRETE STRUCTURE
3. ALL **DIMENSIONS** ARE MEASURED TO
   A. GRIDLINES
   B. FACE OF EXTERIOR SHEATHING
   C. FACE OF CONCRETE WALLS
   D. CENTRE OF PARTY WALLS
   E. FACE OF INTERIOR WOOD STUD
   F. CENTRE OF WINDOWS
4. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER **CONSULTANTS' DOCUMENTS**. IF INFORMATION APPEARS IN ONE DRAWING, CONTRACTUALLY IT SHALL BE TAKEN TO APPEAR IN ALL, TYP.
5. FOR **SITE SURVEY** INFORMATION REFER TO TOPOGRAPHIC PLAN OF LOTS PREPARED BY BENNETT LAND SURVEYING.
6. RESIDENTIAL BUILDING TO BE SPRINKLERED TO **NFPA-13**. SPRINKLER SYSTEMS WILL BE ELECTRICALLY SUPERVISED AND MONITORED. REFER TO CODE COMPLIANCE REPORT BY LMDG
7. ALL SERVICE **PENETRATIONS THROUGH FIRE RATED ASSEMBLIES** TO BE SEALED WITH A FIRESTOP SYSTEM WITH AN 'F' RATING EQUAL TO THAT OF THE ASSEMBLY.
8. EXCEPT FOR SPRINKLER PIPING AND NON-COMBUSTIBLE SERVICES SERVING THESE AREAS, ALL SERVICES IN **EXIT CORRIDORS AND EXIT STAIRS** SHALL BE ENCLOSED IN ULC LISTED FIRE RATED ENCLOSURES WITH A RATING EQUAL TO THE ASSEMBLY PENETRATED. FOLLOW MANUFACTURERS INSTRUCTIONS FOR HORIZONTAL INSTALLATIONS.
9. **READ, CHECK AND COMPARE ALL DRAWINGS**. NOTIFY THE ARCHITECT OF ANY/ALL DISCREPANCIES.
10. VERIFY ALL DIMENSIONS AND ELEVATIONS **BEFORE FABRICATION/CONSTRUCTION** OF ANY COMPONENT.
11. SEE **WALL SCHEDULE, WALL SECTIONS AND DETAILS** FOR ASSEMBLY TYPES AND INTERFACE CONDITIONS.
12. PROVIDE **SOLID BLOCKING IN WALLS** FOR ALL WALL MOUNTED FIXTURES, MILLWORK AND DOOR STOPS.
13. ALL PUBLIC AREA **RAMPS AND STAIRS** INCLUDING TREADS, RISERS, AND NOSING TO CONFORM TO BCBC SECTIONS - 3.4.6.1 - 3.4.6.4, 3.4.6.7 - 3.4.6.10
14. ALL **PUBLIC AREA HANDRAILS & GUARDS** TO CONFORM TO BCBC SECTION - 3.4.6.5 & 3.4.6.6.
15. ALL **IN-DWELLING STAIRS, HANDRAILS & GUARDS** TO CONFORM TO BCBC SECTION 9.8
16. ALL **FLASHINGS** TO BE MEMBRANE LAPPED & COUNTER FLASHED WITH CLIPS.
17. ALL LOW SLOPE **ROOFS** TO BE MIN. 2% SLOPED TO DRAIN.
18. CONTRACTOR TO ALLOW FOR **FALL RESTRAINT SYSTEM** AS PER WCB.
19. FOR EXIT SIGNS, EMERGENCY LIGHTING, AND FIRE ALARM DEVICES, AS WELL AS LIGHTING PLANS AND FIXTURES, REFER TO **ARCHITECTURAL RCPS, ELECTRICAL AND INTERIOR DESIGN DRAWINGS**.
20. FOR MECHANICAL DUCTING AND ACCESSORIES AND THEIR LOCATIONS, REFER TO **MECHANICAL DRAWINGS**.
21. **ELECTRICAL AND MECHANICAL FIXTURES** AND DEVICES INDICATED IN THIS DRAWING ARE FOR LOCATION ONLY. REFER TO CONSULTANT DOCUMENTS FOR SPECIFICATIONS.
22. CONTRACTOR TO COORDINATE **ALL ELECTRICAL AND MECHANICAL SLAB PENETRATIONS** WITH STRUCTURAL REQUIRMENTS PRIOR TO POURING CONCRETE. ANY DISCREPANCIES OR CONFLICTS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
23. ALL **SPRINKLER LOCATIONS** AS PER FIRE SUPPRESSION CONSULTANT.
24. FOR **INTERIOR FINISHES**, REFER TO INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS.
25. ALL **ACCESS PANELS IN CEILINGS** TO BE LOCATED AS PER PLANS. IF ADDITIONAL ACCESS PANELS ARE REQUIRED, GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING ELECTRICAL AND MECHANICAL WORK TO MEET THIS REQUIREMENT, TYP. AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
26. CONTRACTOR TO COORDINATE **PLUMBING** LOCATIONS AND INSTALL ELEVATIONS TO ENSURE REQUIRED CLEARANCES.
27. PROVIDE OVERFLOW **SCUPPERS** FOR ALL FLAT ROOF AND ROOF DECK AREAS, LOCATIONS AS INDICATED ON THE ELEVATION DRAWINGS. (MIN 2 SCUPPERS PER PRIVATE ROOF DECK)
28. IN CASE OF DISCREPANCY BETWEEN MECHANICAL & ARCHITECTURAL DRAWINGS REGARDING VENT SIZES, FINISHEDS AND LOCATION, **ARCHITECTURAL SHALL GOVERN.**
29. ALL **EXPOSED CONCRETE** TO HAVE 90 DEGREE CORNERS, NO CHAMFER.
30. **PAINT FINISH** FOR ALL FLASHINGS AND BREAKSHAPES TO MATCH FINISH SURFACE COLOR.
31. **STAIR GUARDRAIL DIMENSIONS** PROVIDED FOR INFORMATION ONLY. DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION.
32. ALL GUARDS TO BE ENGINEERED BY FABRICATOR & SHOP DRAWINGS SUBMITTED FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
33. ALL GRADING SHOWN TO BE FINISHED GRADE. ROUGH GRADE IS TO KEPT 150MM DOWN FOR PLACEMENT OF TOPSOIL BY OTHERS IN THOSE AREAS WITHOUT HARD SURFACES U.N.O. REFER TO CIVIL & LANDSCAPE DRAWINGS.
34. GRADE TO DESIGN SPOT ELEVATIONS INDICATED. ALL GROUND PLANES AND SWALES TO BE SMOOTH AND TRUE PROVIDING POSITIVE DRAINAGE AND PREVENT ANY PONDING OF WATER. GRADE AT BUILDING TO BE SLOPED AWAY AT A MINIMUM SLOPE OF 2%. REFER TO CIVIL & LANDSCAPE DRAWINGS.
35. CONTRACTOR TO COORDINATE ANY CITY OF VANCOUVER REQUIRED UPGRADES OR OFF-SITE WORK.
36. CONTRACTOR TO COORDINATE ANY WORK OF OWNER SUPPLIED ITEMS AND/ OR INSTALLATION WORK BY CONTRACTOR OUTSIDE THE GENERAL CONTRACT.
37. 3D IMAGES PROVIDED FOR REFERENCE ONLY, DO NOT BUILD FROM 3D IMAGES PROVIDED.

PROJECT STATISTICS

SITE DATA

LEGAL DESCRIPTION	LOTS 20, 21, 22, 23, 24, 25, 26 OF BLOCK 29 DL 273
CIVIC ADDRESS	602, 608, 612, 618, 622, 628, 632 E 2ND ST
ZONING	
EXISTING ZONING	
PROPOSED ZONING	RG-4
SITE AREA	4439m² (47781ft²)

PROJECT DATA

BUILDING HEIGHT	
BUILDING HEIGHT - PERMITTED	15M
BUILDING HEIGHT - PROPOSED	15M
SITE COVERAGE	51%
SETBACKS	
NORTH SETBACK - PERMITTED	1.6M
NORTH SETBACK - PROPOSED	1.6M
SOUTH SETBACK - PERMITTED	3.0M
SOUTH SETBACK - PROPOSED	3.0M
EAST SETBACK - PERMITTED	2.4M
EAST SETBACK - PROPOSED	2.4M
WEST SETBACK - PERMITTED	2.4M
WEST SETBACK - PROPOSED	4.1M

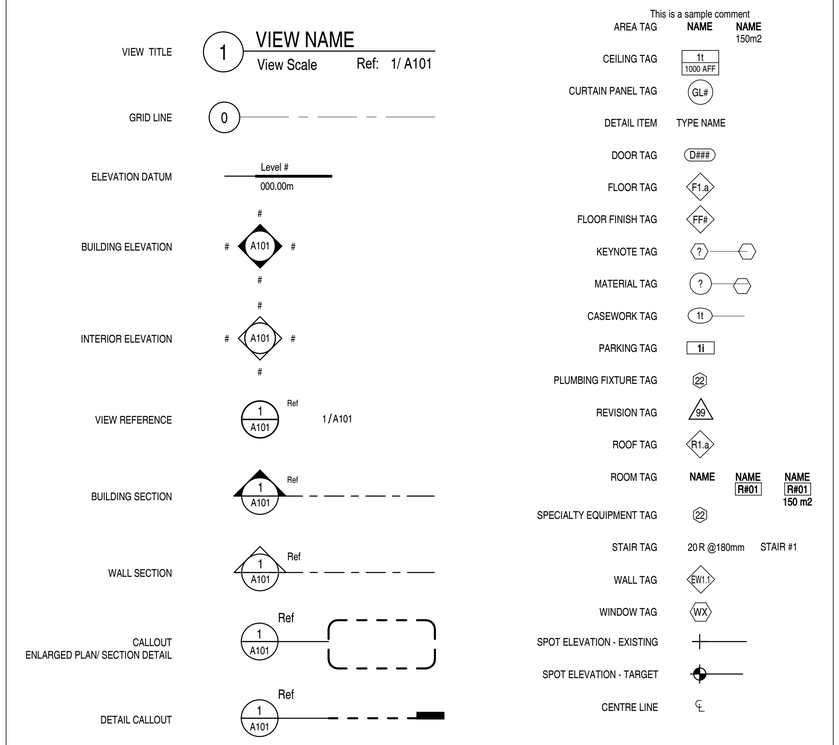
PARKING DATA

VEHICLE PARKING STALLS	
REGULAR STALLS REQUIRED	105
REGULAR STALLS PROPOSED	105
PERCENTAGE OF SMALL CARS	4%
SMALL CAR STALLS REQUIRED (MAX.)	32
SMALL CAR STALLS PROPOSED	4
ACCESSIBLE STALLS REQUIRED	3
ACCESSIBLE STALLS PROPOSED	3
VISITOR STALLS REQUIRED	7
VISITOR STALLS PROPOSED	7
BICYCLE PARKING STALLS	
BICYCLE SPACES REQUIRED	105
BICYCLE SPACES PROPOSED	123
BICYCLE LOCKER PERCENTAGE	-
BICYCLE LOCKER REQUIRED	-
BICYCLE LOCKER PROPOSED	-

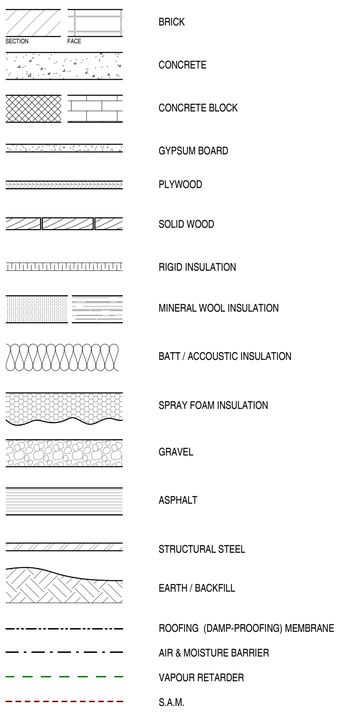
ABBREVIATIONS

ANNO.	DESCRIPTION
A.F.F	ABOVE FINISHED FLOOR
A.P.	ACCESS PANEL
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
ANOD.	ANODIZED
ARC.	ARCHITECTURAL
B/B	BACK TO BACK
B/S	BOTH SIDES
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BTM.	BOTTOM
C.B.	CATCH BASIN
C.G.	CORNER GUARD
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
C.O.	CONCRETE OPENING
C/W	COMPLETE WITH
CHK'D PL	CHECKERED PLATE
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
E.J.	EXPANSION JOINT
E/S	EACH SIDE
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXP.	EXPOSED
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
FIN.	FINISH
FLR.	FLOOR
G.B.	GYPSUM BOARD
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
H.B.	HOSE BIBB
H.S.S.	HOLLOW STEEL SECTION
HOR.	HORIZONTAL
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
LG.	LONG
LOC.	LOCATION
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
N/A	NOT APPLICABLE
NO.	NUMBER
O.C.	ON CENTRE
O.D.	OVERFLOW DRAIN
O.H.	OVERHEAD
OPN'G	OPENING
OPP.	OPPOSITE
P.LAM	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
PL.	PLATE
PLY.	PLYWOOD
PTD.	PAINTED
R.B.	RUBBER BASE
R.C.B.	RUBBER COVE BASE
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
REINF.	REINFORCED
REQ.	REQUIRED
REV.	REVERSE
RM.	Room
S.A.M.	SELF ADHESIVE AIR/VAPOUR BARRIER MEMBRANE
S.S.	STAINLESS STEEL
SECT.	SECTION
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STR.	STRUCTURAL
T.O.	TOP OF
TYP.	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT

SYMBOLS LEGEND



MATERIALS LEGEND



SHAPE
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STAMP

NOTES

NO	DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2022.02.25
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

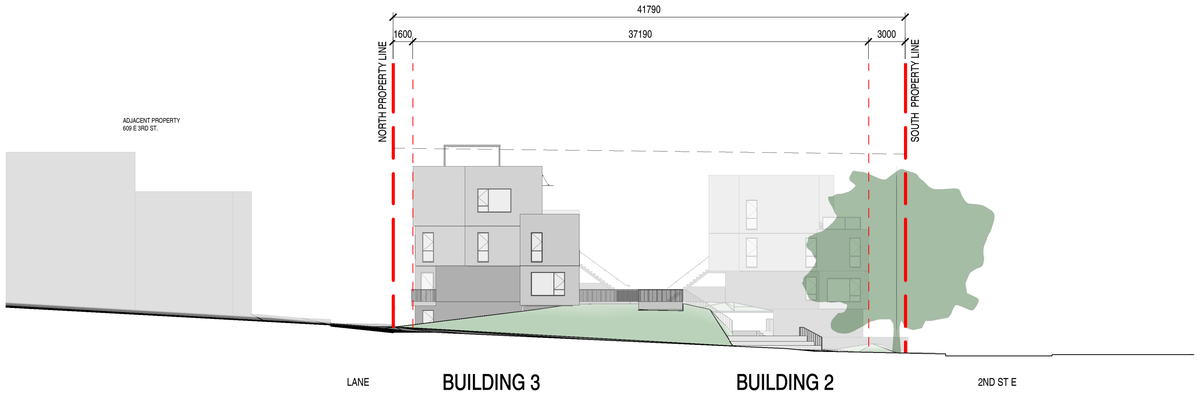
ISSUED FOR DEVELOPMENT PERMIT

PROJECT DATA

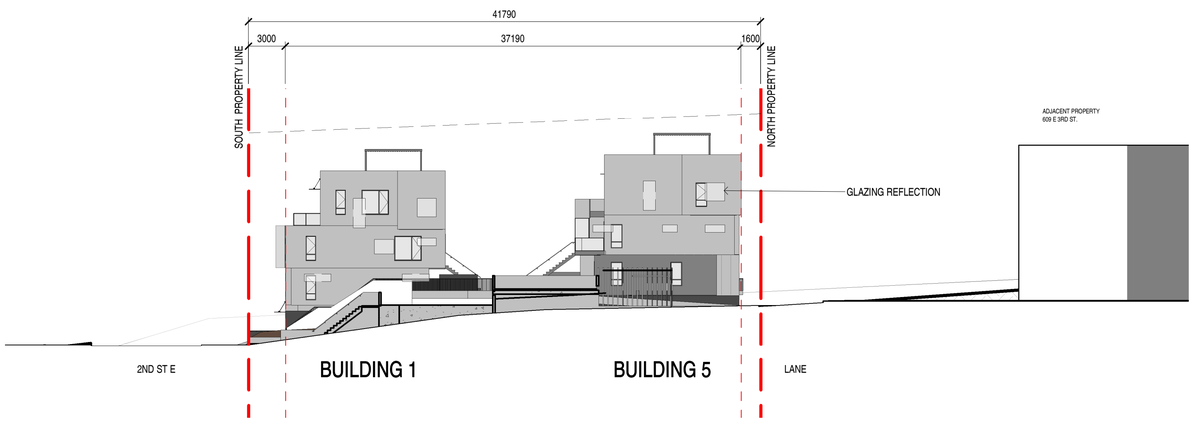
DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	N/A
JOB NUMBER	2108

A001

1 CONTEXT ELEVATION - SOUTH
1 : 250



2 CONTEXT ELEVATION - WEST
1 : 250



3 CONTEXT ELEVATION - EAST
1 : 250

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CONTEXT ELEVATION

DATE	2022.10.25
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SCALE	1 : 250
JOB NUMBER	2108

A002

1 EQUINOX @ 10 AM

4 SUMMER SOLSTICE @ 10 AM

2 EQUINOX @ 12 PM

5 SUMMER SOLSTICE @ 12 PM

3 EQUINOX @ 2 PM

6 SUMMER SOLSTICE @ 2 PM

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CONTEXT SHADOW ANALYSIS

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	1 : 500
JOB NUMBER	2108

A005

1 WINTER SOLSTICE @ 10 AM
1 : 500

2 WINTER SOLSTICE @ 12 PM
1 : 500

3 WINTER SOLSTICE @ 2 PM
1 : 500

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CONTEXT SHADOW ANALYSIS

DATE	2022.10.25
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SCALE	1 : 500
JOB NUMBER	2108

A006

1 CONTEXT PLAN
1 : 1000

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DWAYNE C. SMITH
2022.10.25
BRITISH COLUMBIA

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CONTEXT PLAN

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	1 : 1000
JOB NUMBER	2108

A010

GENERAL NOTES SITE

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR COMPLETE LANDSCAPING AND GRADING INFORMATION.
2. ALL WALKWAYS AND CONCRETE CURB LETDOWNS TO CONFORM TO BCBC.
3. ALL EXISTING STRUCTURES (SHOWN ON SURVEY) TO BE REMOVED PRIOR TO EXCAVATION.
4. TREE RETENTION, PROTECTION, AND PROVISION, PER LANDSCAPE ARCHITECT & ARBORIST REPORT.
5. ELECTRIC VEHICLE CHARGING STATIONS ARE IN PLACE FOR ALL RESIDENT STALLS AND 10% OF VISITOR STALLS, AS PER SECTION 909 OF ZONING BYLAW.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- PEDESTRIAN PARKADE ACCESS/EXIT
- STAIR PATH UP

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NOTES

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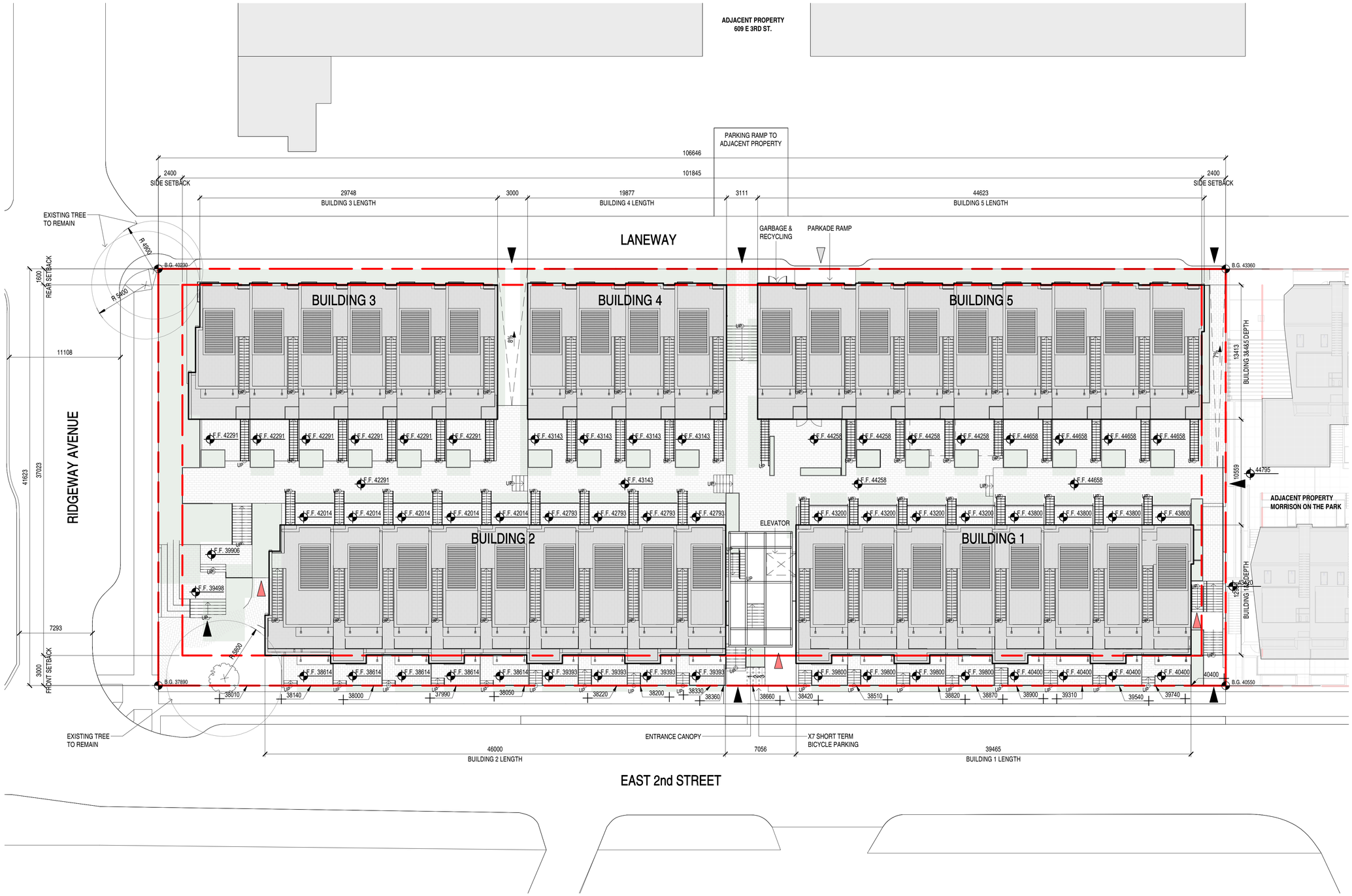

1 SITE PLAN
1 : 200

REVISIONS

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1	DEVELOPMENT PERMIT SUBMISSION	2022.02.25
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M3

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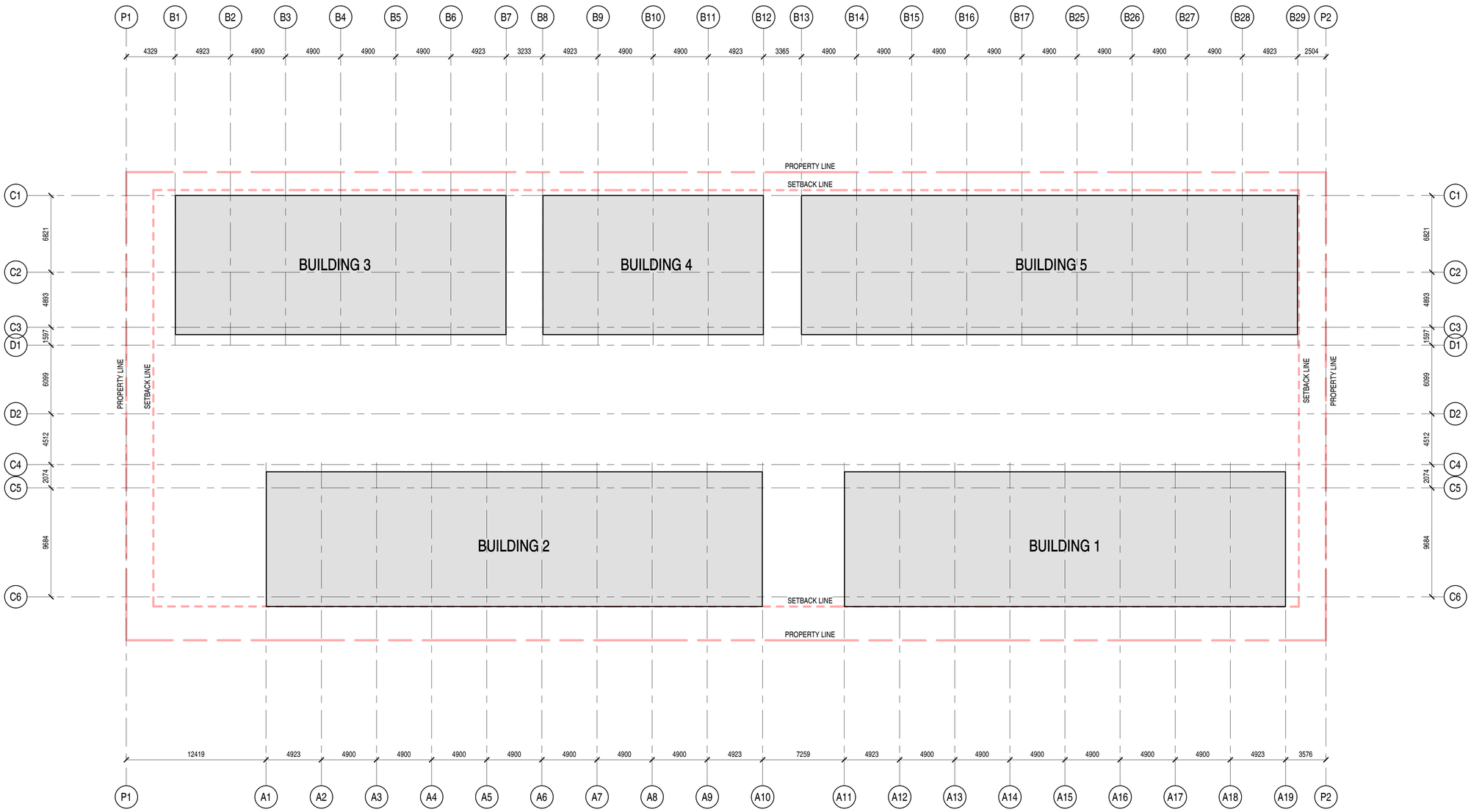
SITE PLAN

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A011



1 GRID PLAN
1 : 200

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2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

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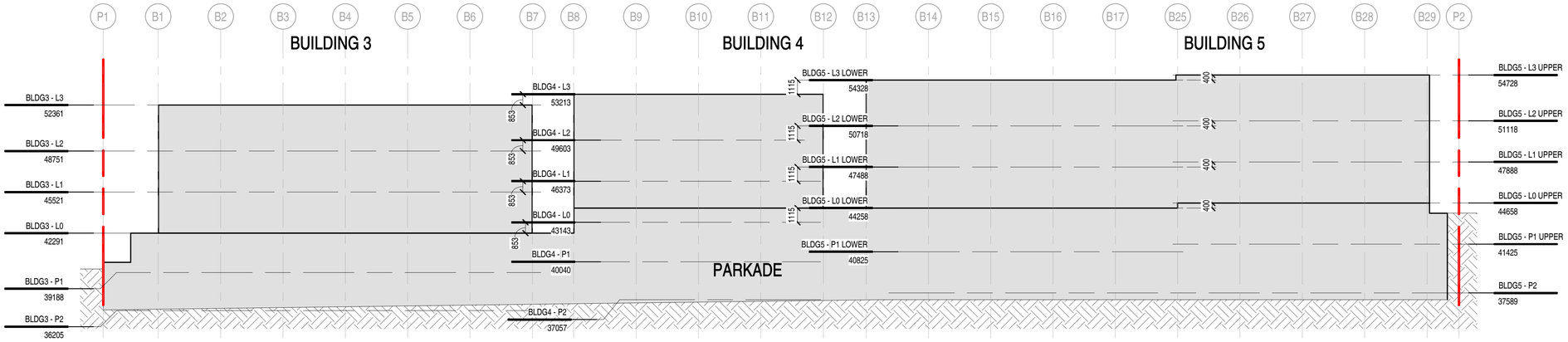
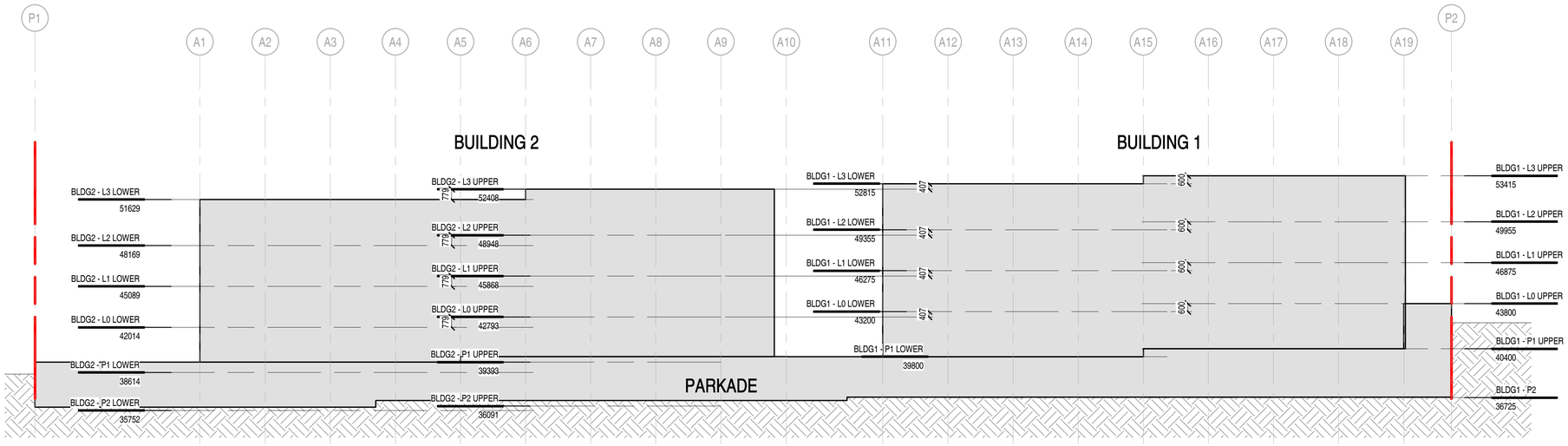
GRIDS

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	1 : 200
JOB NUMBER	2108

A020



1 SECTION - LEVELS NORTH
1 : 200



2 SECTION - LEVELS SOUTH
1 : 200

SHAPE
Architecture Inc.

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STAMP

NOTES

NO	DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

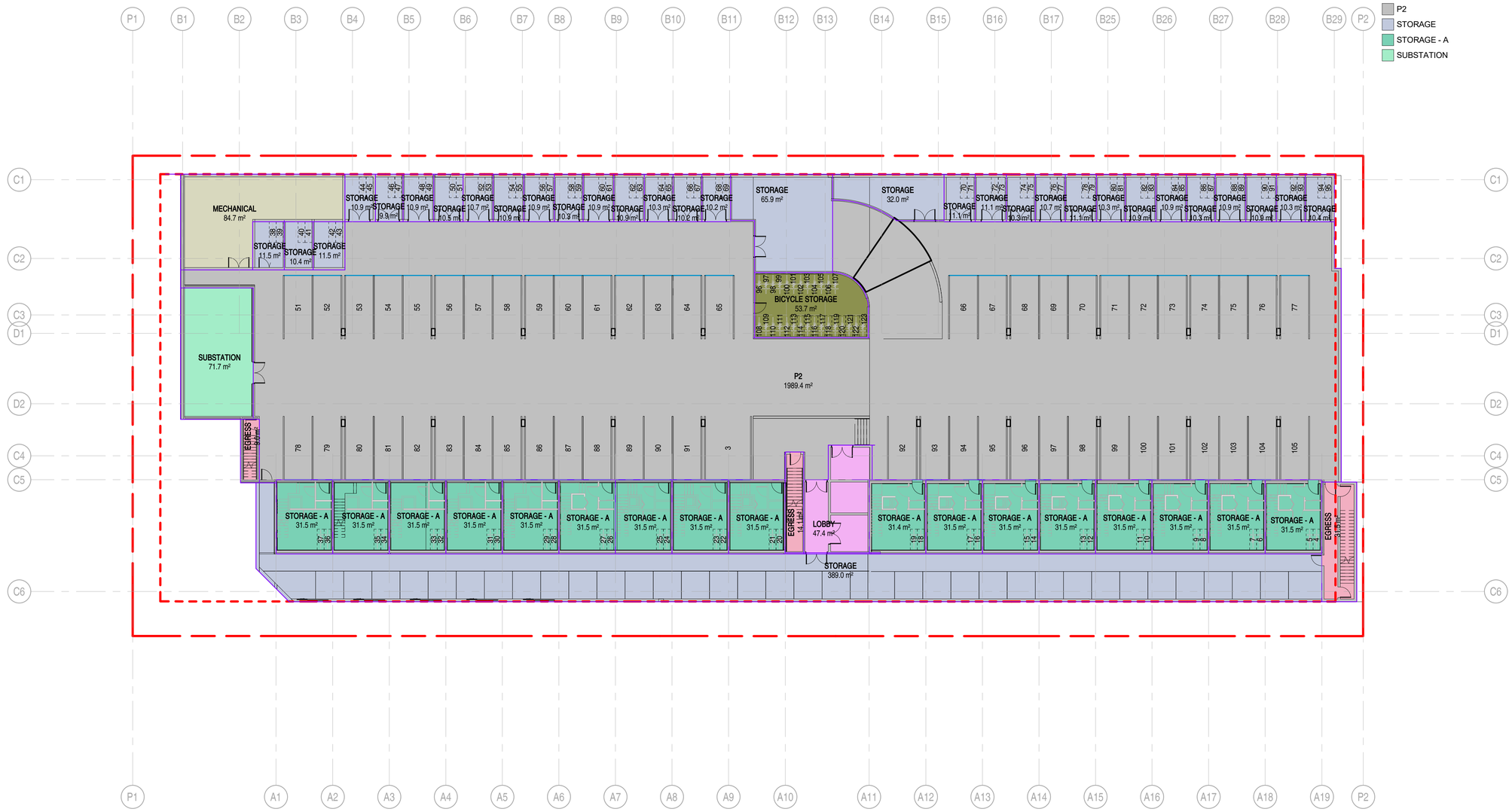
602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT

LEVELS

DATE	2022.10.25
DRAWN BY	AZ
CHECKED BY	DS
SCALE	1 : 200
JOB NUMBER	2108

A021



1 FSR - LEVEL P2
1 : 200

FSR - EXCLUDED - LEVEL P2

UNIT:	NAME:	AREA:
	BICYCLE STORAGE	54 m²
	EGRESS	9 m²
	EGRESS	31 m²
	EGRESS	14 m²
	LOBBY	47 m²
	MECHANICAL	85 m²
	P2	1989 m²
	STORAGE	10 m²
	STORAGE	10 m²
	STORAGE	11 m²
	STORAGE	11 m²
	STORAGE	10 m²
	STORAGE	11 m²
	STORAGE	11 m²
	STORAGE	10 m²
	STORAGE	11 m²
	STORAGE	11 m²
	STORAGE	10 m²
	STORAGE	11 m²
	STORAGE	11 m²
	STORAGE	10 m²
	STORAGE	10 m²
	STORAGE	10 m²
	STORAGE	11 m²
	STORAGE	11 m²
	STORAGE	10 m²
	STORAGE	11 m²

FSR - EXCLUDED - LEVEL P2

UNIT:	NAME:	AREA:
	STORAGE	11 m²
	STORAGE	11 m²
	STORAGE	10 m²
	STORAGE	11 m²
	STORAGE	10 m²
	STORAGE	11 m²
	STORAGE	12 m²
	STORAGE	10 m²
	STORAGE	11 m²
	STORAGE	389 m²
	STORAGE	32 m²
	STORAGE	66 m²
	SUBSTATION	72 m²
U01	STORAGE - A	32 m²
U02	STORAGE - A	32 m²
U03	STORAGE - A	32 m²
U04	STORAGE - A	32 m²
U05	STORAGE - A	32 m²
U06	STORAGE - A	32 m²
U07	STORAGE - A	32 m²
U08	STORAGE - A	31 m²
U09	STORAGE - A	32 m²
U10	STORAGE - A	32 m²
U11	STORAGE - A	32 m²
U12	STORAGE - A	32 m²
U13	STORAGE - A	32 m²
U14	STORAGE - A	32 m²
U15	STORAGE - A	32 m²
U16	STORAGE - A	32 m²
U17	STORAGE - A	32 m²
TOTAL:		3634 m²

FSR SUMMARY

SITE AREA	4,439 m²
TOTAL GROSS AREA	13,112 m²
*TOTAL EXCLUDABLE AREA	7,544 m²
TOTAL FSR AREA divided by Site Area	5,568 m²
FSR:	1.25

FSR

- BICYCLE STORAGE
- EGRESS
- LOBBY
- MECHANICAL
- P2
- STORAGE
- STORAGE - A
- SUBSTATION

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REGISTERED ARCHITECT
DWAYNE C. SMITH
2022.10.25
BRITISH COLUMBIA

NOTES

NO	DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

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ISSUED FOR DEVELOPMENT PERMIT

FSR PLAN - LEVEL P2

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A050

1 FSR - LEVEL P1
1 : 200

FSR - EXCLUDED - LEVEL P1

UNIT:	NAME:	AREA:
	EGRESS	30 m²
	EGRESS	4 m²
	EGRESS	11 m²
	EGRESS	27 m²
	ELECTRICAL	14 m²
	ELECTRICAL	3 m²
	ELECTRICAL	3 m²
	LOBBY	29 m²
	P1	1868 m²
U01	CELLAR - A	51 m²
U02	CELLAR - A	51 m²
U03	CELLAR - A	50 m²
U04	CELLAR - A	51 m²
U05	CELLAR - A	51 m²
U06	CELLAR - A	51 m²
U07	CELLAR - A	51 m²
U08	CELLAR - A	51 m²
U09	CELLAR - A	50 m²
U10	CELLAR - A	50 m²
U11	CELLAR - A	50 m²
U12	CELLAR - A	50 m²

FSR - EXCLUDED - LEVEL P1

UNIT:	NAME:	AREA:
U13	CELLAR - A	50 m²
U14	CELLAR - A	50 m²
U15	CELLAR - A	50 m²
U16	CELLAR - A	50 m²
U17	CELLAR - A	50 m²
U18	CELLAR - C	49 m²
U19	CELLAR - C	34 m²
U20	CELLAR - C	49 m²
U21	CELLAR - C	34 m²
U22	CELLAR - C	49 m²
U23	CELLAR - C	34 m²
U24	CELLAR - C	49 m²
U25	CELLAR - C	34 m²
U26	CELLAR - C	49 m²
U28	CELLAR - C	41 m²
U29	CELLAR - C	49 m²
U30	CELLAR - C	34 m²
U31	CELLAR - C	49 m²
U32	CELLAR - C	34 m²
U33	CELLAR - C	49 m²
U34	CELLAR - C	34 m²
TOTAL:		3506 m²

FSR SUMMARY

SITE AREA	4,439 m²
TOTAL GROSS AREA	13,112 m²
*TOTAL EXCLUDABLE AREA	7,544 m²
TOTAL FSR AREA	5,568 m²
divided by Site Area	
FSR:	1.25

FSR

- CELLAR - A
- CELLAR - C
- EGRESS
- ELECTRICAL
- LOBBY
- P1

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REGISTERED ARCHITECT
DWAYNE C. SMITH
2022.10.25
BRITISH COLUMBIA

NOTES

NO	DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

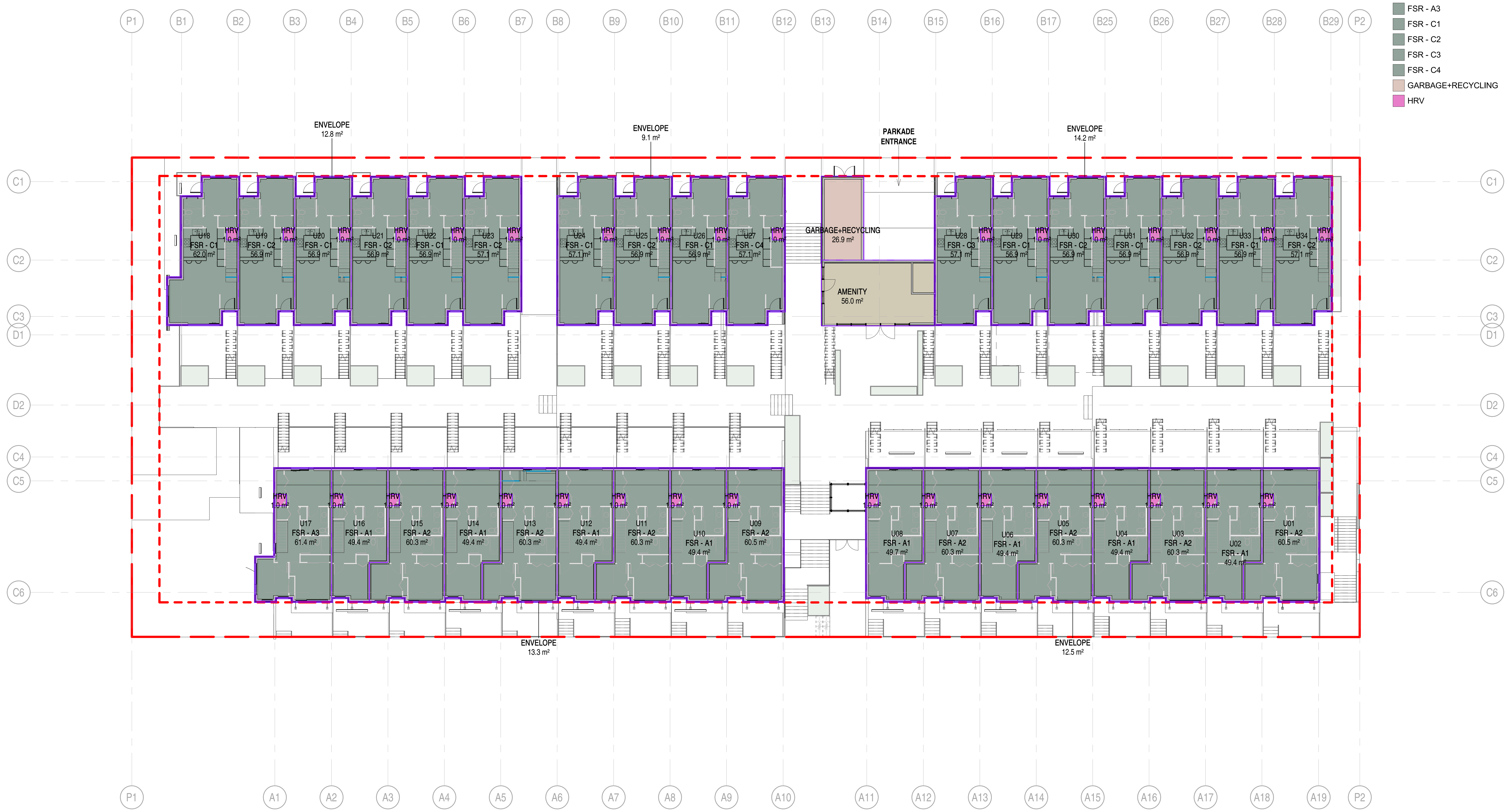
602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT

FSR PLAN - LEVEL P1

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A051



FSR

- AMENITY
- ENVELOPE
- FSR - A1
- FSR - A2
- FSR - A3
- FSR - C1
- FSR - C2
- FSR - C3
- FSR - C4
- GARBAGE+RECYCLING
- HRV

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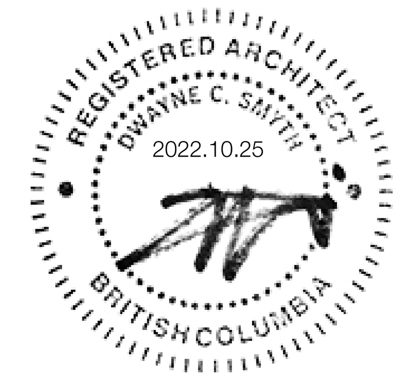

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2022.02.25
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

1 FSR - LEVEL 0

1 : 200

FSR - AREAS - LEVEL 0

UNIT:	NAME:	AREA:
U01	FSR - A2	61 m²
U02	FSR - A1	49 m²
U03	FSR - A2	60 m²
U04	FSR - A1	49 m²
U05	FSR - A2	60 m²
U06	FSR - A1	49 m²
U07	FSR - A2	60 m²
U08	FSR - A1	50 m²
U09	FSR - A2	61 m²
U10	FSR - A1	49 m²
U11	FSR - A2	60 m²
U12	FSR - A1	49 m²
U13	FSR - A2	60 m²
U14	FSR - A1	49 m²
U15	FSR - A2	60 m²
U16	FSR - A1	49 m²
U17	FSR - A3	61 m²

FSR - AREAS - LEVEL 0

UNIT:	NAME:	AREA:
U18	FSR - C1	62 m²
U19	FSR - C2	57 m²
U20	FSR - C1	57 m²
U21	FSR - C2	57 m²
U22	FSR - C1	57 m²
U23	FSR - C2	57 m²
U24	FSR - C1	57 m²
U25	FSR - C2	57 m²
U26	FSR - C1	57 m²
U27	FSR - C4	57 m²
U28	FSR - C3	57 m²
U29	FSR - C1	57 m²
U30	FSR - C2	57 m²
U31	FSR - C1	57 m²
U32	FSR - C2	57 m²
U33	FSR - C1	57 m²
U34	FSR - C2	57 m²
TOTAL:		1913 m²

FSR - EXCLUDED - LEVEL 0

UNIT:	NAME:	AREA:
	AMENITY	56 m²
	ENVELOPE	13 m²
	ENVELOPE	12 m²
	ENVELOPE	14 m²
	ENVELOPE	9 m²
	ENVELOPE	13 m²
	GARBAGE+RECYCLING	27 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²

FSR - EXCLUDED - LEVEL 0

UNIT:	NAME:	AREA:
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
TOTAL:		179 m²

FSR SUMMARY

SITE AREA	4,439 m²
TOTAL GROSS AREA	13,112 m²
*TOTAL EXCLUDABLE AREA	7,544 m²
TOTAL FSR AREA	5,568 m²
divided by Site Area	
FSR:	1.25

M3

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FSR PLAN - LEVEL L0

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A052

FSR

- BAY WINDOW
- ENVELOPE
- FSR - B1
- FSR - B2
- FSR - B3
- FSR - B4
- FSR - B5
- FSR - D1
- FSR - D2
- FSR - D3
- FSR - D4
- FSR - D5
- HRV

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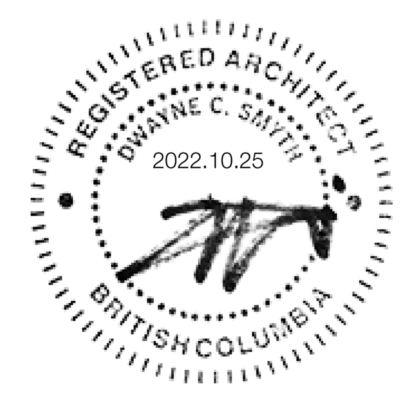
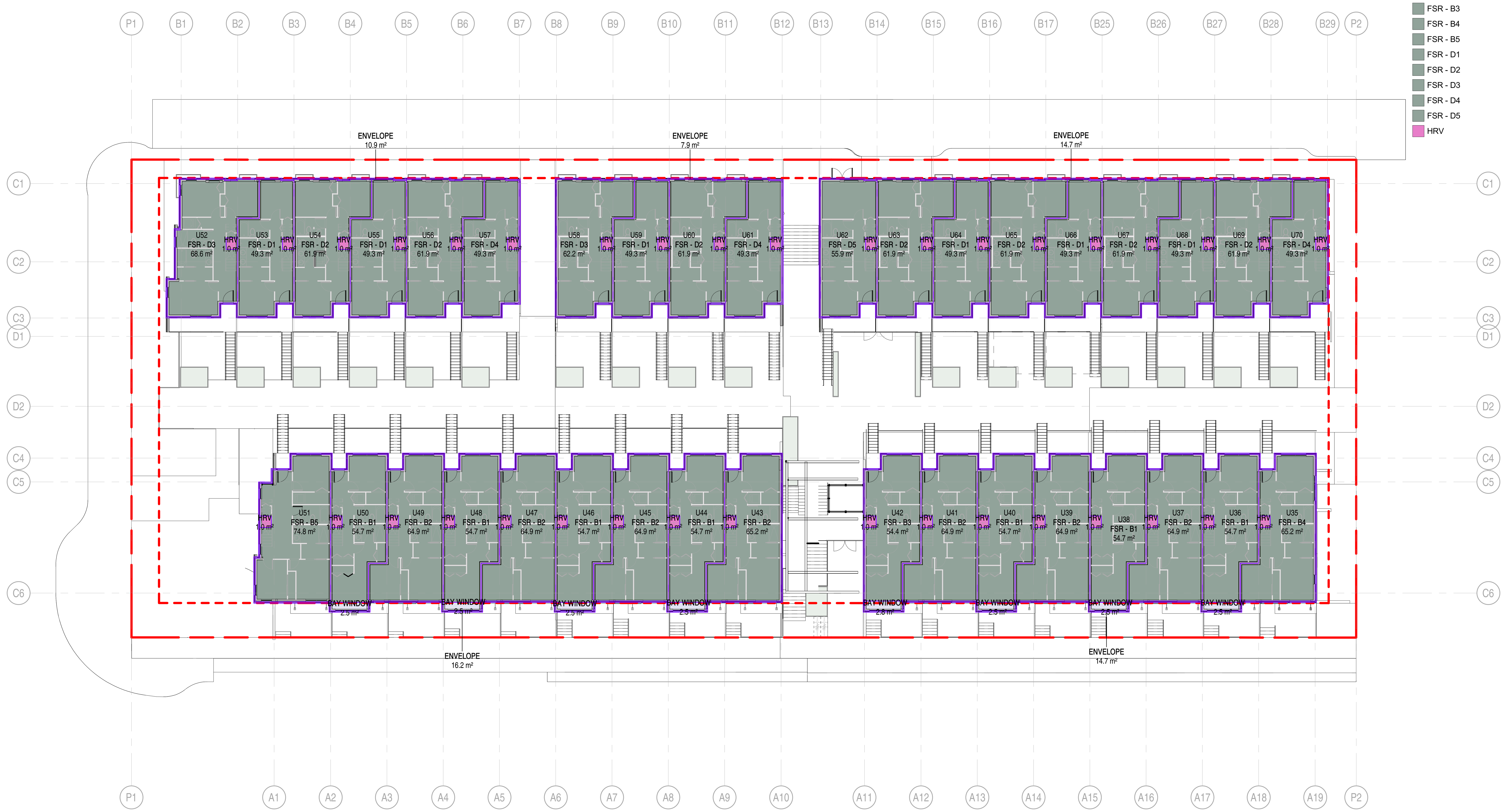




NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

1 FSR - LEVEL 1

1 : 200

FSR - AREAS - LEVEL 1

UNIT:	NAME:	AREA:
U35	FSR - B4	65 m²
U36	FSR - B1	55 m²
U37	FSR - B2	65 m²
U38	FSR - B1	55 m²
U39	FSR - B2	65 m²
U40	FSR - B1	55 m²
U41	FSR - B2	65 m²
U42	FSR - B3	54 m²
U43	FSR - B2	65 m²
U44	FSR - B1	55 m²
U45	FSR - B2	65 m²
U46	FSR - B1	55 m²
U47	FSR - B2	65 m²
U48	FSR - B1	55 m²
U49	FSR - B2	65 m²
U50	FSR - B1	55 m²
U51	FSR - B5	75 m²
U52	FSR - D3	69 m²

FSR - AREAS - LEVEL 1

UNIT:	NAME:	AREA:
U53	FSR - D1	49 m²
U54	FSR - D2	62 m²
U55	FSR - D1	49 m²
U56	FSR - D2	62 m²
U57	FSR - D4	49 m²
U58	FSR - D3	62 m²
U59	FSR - D1	49 m²
U60	FSR - D2	62 m²
U61	FSR - D4	49 m²
U62	FSR - D5	56 m²
U63	FSR - D2	62 m²
U64	FSR - D1	49 m²
U65	FSR - D2	62 m²
U66	FSR - D1	49 m²
U67	FSR - D2	62 m²
U68	FSR - D1	49 m²
U69	FSR - D2	62 m²
U70	FSR - D4	49 m²
TOTAL:		2097 m²

FSR - EXCLUDED - LEVEL 1

UNIT:	NAME:	AREA:
	BAY WINDOW	2 m²
	BAY WINDOW	2 m²
	BAY WINDOW	2 m²
	BAY WINDOW	2 m²
	BAY WINDOW	3 m²
	BAY WINDOW	2 m²
	BAY WINDOW	2 m²
	BAY WINDOW	2 m²
	ENVELOPE	15 m²
	ENVELOPE	16 m²
	ENVELOPE	8 m²
	ENVELOPE	15 m²
	ENVELOPE	11 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²

FSR - EXCLUDED - LEVEL 1

UNIT:	NAME:	AREA:
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
	HRV	1 m²
TOTAL:		120 m²

FSR SUMMARY

SITE AREA	4,439 m²
TOTAL GROSS AREA	13,112 m²
*TOTAL EXCLUDABLE AREA	7,544 m²
TOTAL FSR AREA	5,568 m²
divided by Site Area	
FSR:	1.25

M3

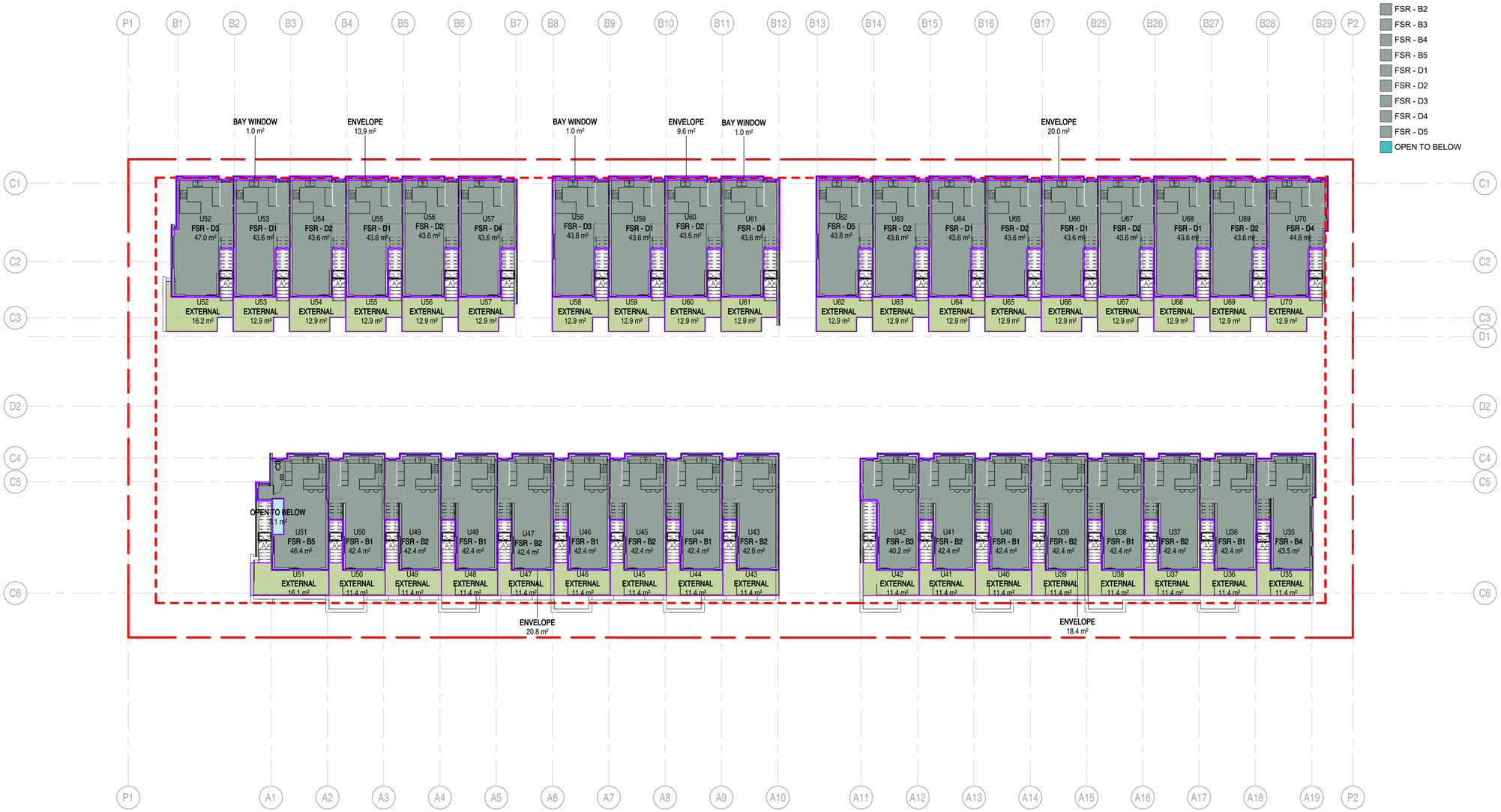
602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT

FSR PLAN - LEVEL L1

DATE	2022.10.25
DRAWN BY	Author
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A053



1 FSR - LEVEL 2

1 : 200

FSR - AREAS - LEVEL 2

UNIT:	NAME:	AREA:
U35	FSR - B4	43 m²
U36	FSR - B1	42 m²
U37	FSR - B2	42 m²
U38	FSR - B1	42 m²
U39	FSR - B2	42 m²
U40	FSR - B1	42 m²
U41	FSR - B2	42 m²
U42	FSR - B3	40 m²
U43	FSR - B2	43 m²
U44	FSR - B1	42 m²
U45	FSR - B2	42 m²
U46	FSR - B1	42 m²
U47	FSR - B2	42 m²
U48	FSR - B1	42 m²
U49	FSR - B2	42 m²
U50	FSR - B1	42 m²
U51	FSR - B5	46 m²
U52	FSR - D3	47 m²

FSR - AREAS - LEVEL 2

UNIT:	NAME:	AREA:
U53	FSR - D1	44 m²
U54	FSR - D2	44 m²
U55	FSR - D1	44 m²
U56	FSR - D2	44 m²
U57	FSR - D4	44 m²
U58	FSR - D3	44 m²
U59	FSR - D1	44 m²
U60	FSR - D2	44 m²
U61	FSR - D4	44 m²
U62	FSR - D5	44 m²
U63	FSR - D2	44 m²
U64	FSR - D1	44 m²
U65	FSR - D2	44 m²
U66	FSR - D1	44 m²
U67	FSR - D2	44 m²
U68	FSR - D1	44 m²
U69	FSR - D2	44 m²
U70	FSR - D4	45 m²
TOTAL:		1558 m²

NON-FSR - LEVEL 2

UNIT:	NAME:	AREA:
U35	EXTERNAL	11 m²
U36	EXTERNAL	11 m²
U37	EXTERNAL	11 m²
U38	EXTERNAL	11 m²
U39	EXTERNAL	11 m²
U40	EXTERNAL	11 m²
U41	EXTERNAL	11 m²
U42	EXTERNAL	11 m²
U43	EXTERNAL	11 m²
U44	EXTERNAL	11 m²
U45	EXTERNAL	11 m²
U46	EXTERNAL	11 m²
U47	EXTERNAL	11 m²
U48	EXTERNAL	11 m²
U49	EXTERNAL	11 m²
U50	EXTERNAL	11 m²
U51	EXTERNAL	16 m²
U52	EXTERNAL	16 m²

NON-FSR - LEVEL 2

UNIT:	NAME:	AREA:
U53	EXTERNAL	13 m²
U54	EXTERNAL	13 m²
U55	EXTERNAL	13 m²
U56	EXTERNAL	13 m²
U57	EXTERNAL	13 m²
U58	EXTERNAL	13 m²
U59	EXTERNAL	13 m²
U60	EXTERNAL	13 m²
U61	EXTERNAL	13 m²
U62	EXTERNAL	13 m²
U63	EXTERNAL	13 m²
U64	EXTERNAL	13 m²
U65	EXTERNAL	13 m²
U66	EXTERNAL	13 m²
U67	EXTERNAL	13 m²
U68	EXTERNAL	13 m²
U69	EXTERNAL	13 m²
U70	EXTERNAL	13 m²
TOTAL:		446 m²

FSR - EXCLUDED - LEVEL 2

UNIT:	NAME:	AREA:
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	BAY WINDOW	1 m²
	ENVELOPE	14 m²
	ENVELOPE	10 m²
	ENVELOPE	20 m²
	ENVELOPE	18 m²
	ENVELOPE	21 m²
	OPEN TO BELOW	3 m²
TOTAL:		104 m²

FSR SUMMARY

SITE AREA	4,439 m²
TOTAL GROSS AREA	13,112 m²
*TOTAL EXCLUDABLE AREA	7,544 m²
TOTAL FSR AREA divided by Site Area	5,568 m²
FSR:	1.25

FSR

- BAY WINDOW
- ENVELOPE
- EXTERNAL
- FSR - B1
- FSR - B2
- FSR - B3
- FSR - B4
- FSR - B5
- FSR - D1
- FSR - D2
- FSR - D3
- FSR - D4
- FSR - D5
- OPEN TO BELOW

SHAPE Architecture Inc.

1462 WEST 7TH AVENUE
VANCOUVER, BC CANADA
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STAMP

REGISTERED ARCHITECT
DWAYNE C. SMITH
2022.10.25
BRITISH COLUMBIA

NOTES

NO	DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT

FSR PLAN - LEVEL L2

DATE	2022.10.25
DRAWN BY	Author
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A054

FSR

EXTERNAL

1 FSR - LEVEL 3
1 : 200

NON-FSR - LEVEL3

UNIT:	NAME:	AREA:
U35	EXTERNAL	43 m²
U36	EXTERNAL	42 m²
U37	EXTERNAL	42 m²
U38	EXTERNAL	42 m²
U39	EXTERNAL	42 m²
U40	EXTERNAL	42 m²
U41	EXTERNAL	42 m²
U42	EXTERNAL	42 m²
U43	EXTERNAL	42 m²
U44	EXTERNAL	42 m²
U45	EXTERNAL	42 m²
U46	EXTERNAL	42 m²
U47	EXTERNAL	42 m²
U48	EXTERNAL	42 m²
U49	EXTERNAL	42 m²
U50	EXTERNAL	42 m²
U51	EXTERNAL	52 m²
U52	EXTERNAL	48 m²

NON-FSR - LEVEL3

UNIT:	NAME:	AREA:
U53	EXTERNAL	44 m²
U54	EXTERNAL	44 m²
U55	EXTERNAL	44 m²
U56	EXTERNAL	44 m²
U57	EXTERNAL	44 m²
U58	EXTERNAL	44 m²
U59	EXTERNAL	44 m²
U60	EXTERNAL	44 m²
U61	EXTERNAL	44 m²
U62	EXTERNAL	44 m²
U63	EXTERNAL	44 m²
U64	EXTERNAL	44 m²
U65	EXTERNAL	44 m²
U66	EXTERNAL	44 m²
U67	EXTERNAL	44 m²
U68	EXTERNAL	44 m²
U69	EXTERNAL	44 m²
U70	EXTERNAL	44 m²
TOTAL:		1554 m²

FSR SUMMARY

SITE AREA	4,439 m²
TOTAL GROSS AREA	13,112 m²
*TOTAL EXCLUDABLE AREA	7,544 m²
TOTAL FSR AREA divided by Site Area	5,568 m²
FSR:	1.25

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FSR PLAN - LEVEL L3

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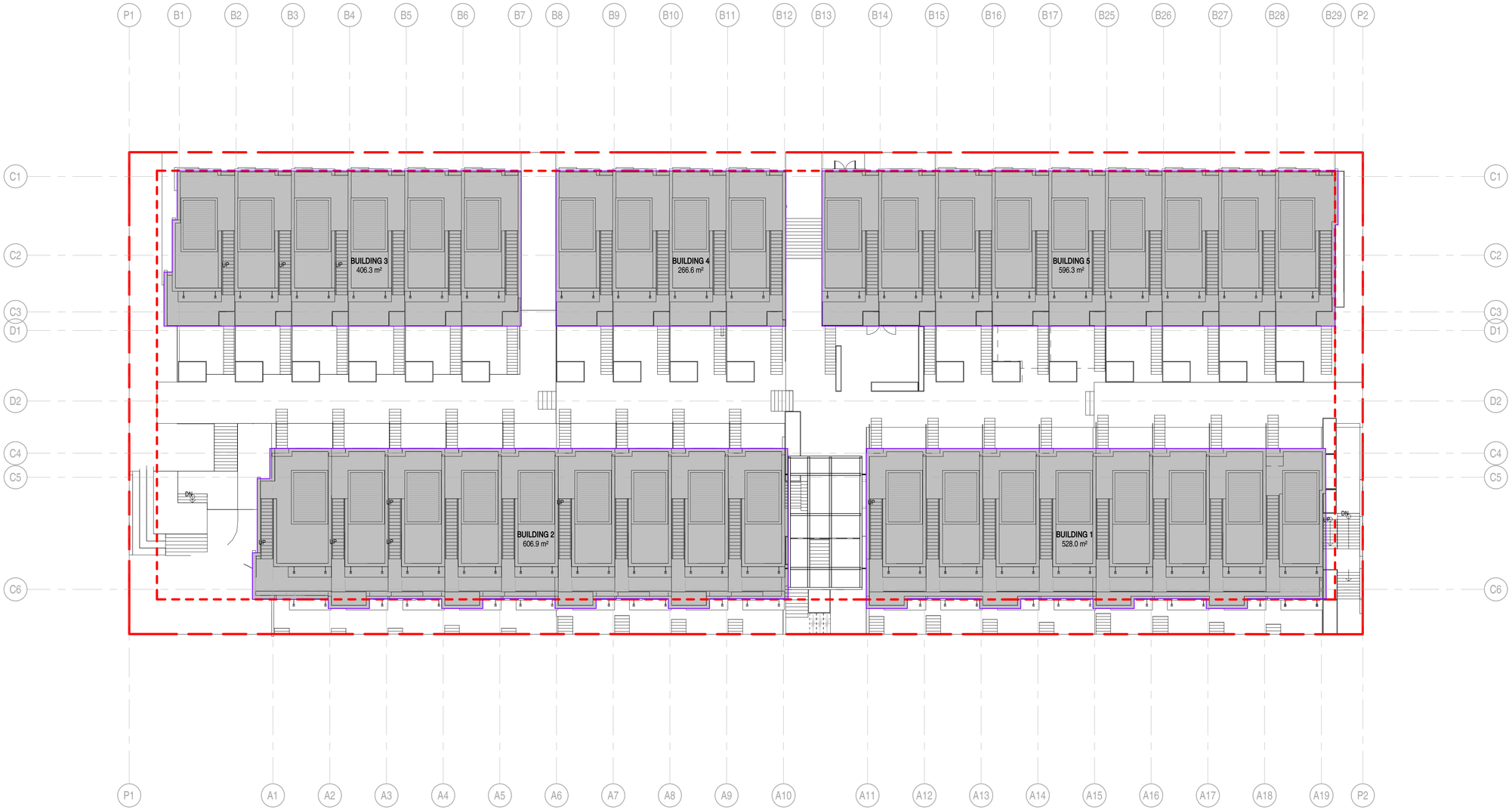
A055



1 SITE COVERAGE
1 : 200

SITE AREA - 4,439 m²

SITE COVERAGE		
NAME:	AREA:	COVERAGE:
BUILDING 1	528 m²	8%
BUILDING 2	607 m²	7%
BUILDING 3	406 m²	11%
BUILDING 4	267 m²	17%
BUILDING 5	596 m²	7%
	2404 m²	51%

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2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

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SITE COVERAGE

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	1 : 200
JOB NUMBER	2108

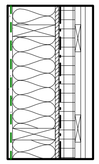
A060

CONSTRUCTION ASSEMBLY	FRR =	STC =	R-VALUE =	REFERENCE:

EW 1.1

EW 1.1 - WOOD STUD W/ COMPOSITE SIDING (FLAT)

- 25mm EXTERIOR WOOD COMPOSITE SIDING
- ALUMINUM CLIP ATTTACHED TO SIDING
- 19mm PT VERTICAL WOOD STRAPPING @ 600mm O.C.
- 50mm SEMI-RIGID MINERAL WOOL INSULATION INSTALLED w/ 50mm THERMALLY EFFICIENT CLIPS
- WATER RESISTANT, VAPOUR-PERMEABLE MEMBRANE
- 13mm D. FIR EXTERIOR PLYWOOD SHEATHING
- 38 x 140mm WOOD STUDS c/w BATT INSULATION (R-22)
- 6 MIL POLYETHELYNE VAPOUR BARRIER. ALL SEAMS TO BE STAPLED, AND TAPED
- 16mm TYPE X GWB w/PAINT FINISH

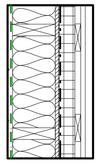


CONSTRUCTION ASSEMBLY	FRR =	STC =	R-VALUE =	REFERENCE:

EX 1.2

EW 1.2 - WOOD STUD W/ COMPOSITE SIDING (RIGID)

- 25mm EXTERIOR WOOD COMPOSITE SIDING
- ALUMINUM CLIP ATTTACHED TO SIDING
- 19mm PT VERTICAL WOOD STRAPPING @ 600mm O.C.
- 50mm SEMI-RIGID MINERAL WOOL INSULATION INSTALLED w/ 50mm THERMALLY EFFICIENT CLIPS
- WATER RESISTANT, VAPOUR-PERMEABLE MEMBRANE
- 13mm D. FIR EXTERIOR PLYWOOD SHEATHING
- 38 x 140mm WOOD STUDS c/w BATT INSULATION (R-22)
- 6 MIL POLYETHELYNE VAPOUR BARRIER. ALL SEAMS TO BE STAPLED, AND TAPED
- 16mm TYPE X GWB w/PAINT FINISH

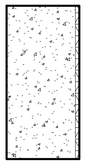


CONSTRUCTION ASSEMBLY	FRR = 2HR	STC = N/A	R-VALUE = N/A	REFERENCE: VBBL Table D-2.1.1.

EW 4.1

EW 4.1 - BELOW GRADE 225mm CONCRETE WALL

- FREE DRAINING GRANULAR FILL MATERIAL (PER GEOTECH)
- DRAINAGE MAT c/w FILTER FABRIC
- SBS SHEET WATERPROOFING
- 225mm (UNO) C.I.P CONCRETE WALL (SEE STRUC.) w/ PAINT FINISH

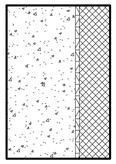


CONSTRUCTION ASSEMBLY	FRR = 2HR	STC = N/A	R-VALUE = 22	REFERENCE: VBBL Table D-2.1.1.

EW 4.2

EW 4.2 - BELOW GRADE INSULATED 225mm CONCRETE WALL

- FREE DRAINING GRANULAR FILL MATERIAL (PER GEOTECH)
- 100mm XPS INSULATION (R-20 Min.)
- DRAINAGE MAT c/w FILTER FABRIC
- SBS SHEET WATER-PROOFING
- 225mm (UNO) C.I.P CONCRETE WALL (SEE STRUC.) w/PAINT FINISH

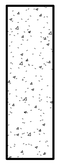


CONSTRUCTION ASSEMBLY	FRR = 2HR	STC = N/A	R-VALUE = N/A	REFERENCE: VBBL Table D-2.1.1.

EW 5.0

EW 5.0 - 150mm CONCRETE WALL (PLANTER WALL)

- ARCH'L FINISH 150mm CONCRETE WALL (CF-1) w/ BACK SLOPED TOP
- HEIGHT PER LANDSCAPE
- ROOFING MEMBRANE (UP TO REGLET REVEAL)
- DRAINAGE MAT w/ INTEGRAL FILTER FABRIC
- ROOT BARRIER (PER LANDSCAPE)
- PLANTING MEDIUM (PER LANDSCAPE)

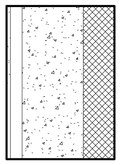


CONSTRUCTION ASSEMBLY	FRR = 2HR	STC = N/A	R-VALUE = 22	REFERENCE: VBBL Table D-2.1.1.

EW 5.1

EW 5.1 - INSULATED 200mm CONCRETE WALL

- 200mm (UNO) C.I.P CONCRETE WALL (SEE STRUC.) w/PAINT FINISH
- 100mm CONTINUOUS XPS. JOINTS TO BE STAGGERED, SEAMS TO BE TAPED, AND PERIMETER SEALED w/ FOAM
- 38mm STEEL STUD FURRING @ 600mm o.c.
- 13mm GWB w/PAINT FINISH

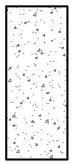


CONSTRUCTION ASSEMBLY	FRR = 2HR	STC = N/A	R-VALUE = 22	REFERENCE: VBBL Table D-2.1.1.

EW5.2

EW 5.2 - UNINSULATED 200mm CONCRETE WALL

- 200mm (UNO) C.I.P CONCRETE WALL (SEE STRUC.) w/PAINT FINISH

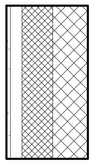


CONSTRUCTION ASSEMBLY	FRR = 2HR	STC = N/A	R-VALUE = 22	REFERENCE: VBBL Table D-2.1.1.

EW 6.0

EW 6.0 - INSULATED CMU WALL

- 140mm CONCRETE MASONRY UNIT - PAINT FINISH
- 100mm CONTINUOUS XPS. JOINTS TO BE STAGGERED, SEAMS TO BE TAPED, AND PERIMETER SEALED w/ FOAM
- 38mm STEEL STUD FURRING @ 600mm o.c.
- 6 mil POLY CONTINUOUS VAPOR BARRIER. ALL SEAMS TO BE SEALED, STAPLED, AND TAPED
- 13mm GWB w/ PAINT FINISH

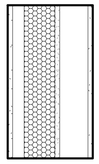


CONSTRUCTION ASSEMBLY	FRR = 1 HR	STC =	R-VALUE = 22	REFERENCE: UL - W458

EW 7.0

EW 7.0 - INSULATED STEEL STUD WALL

- 16mm GWB w/ PAINT FINISH
- 6 mil POLY CONTINUOUS VAPOR BARRIER
- 92mm STEEL STUD w/ R14 BATT INSULATION FILL
- 16mm CEMENTITIOUS BOARD
- 100mm SPRAY FIBREGLASS INSULATION
- 38MM STEEL STUD FURRING
- 16mm GWB w/ PAINT FINISH



GENERAL NOTES

WHERE REFERENCE IS MADE TO ULC DESIGN NO. (OR OTHER LABORATORY NO.) STRICT CONFORMANCE TO THE ASSEMBLY DESIGN IS REQUIRED. THE RATING IS PROVIDED BY THE WHOLE ASSEMBLY DESCRIBED; ANY PENETRATIONS THRU THE ASSEMBLY IN ITS ENTIRETY OR IN PART MUST USE APPROVED, LISTED METHODS TO MAINTAIN THE RATING.

ALL SERVICE PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES TO BE FIRE BLOCKED & SEALED w/ A FIRESTOP SYSTEM w/ A RATING EQUAL TO THAT OF THE ASSEMBLY.

R-VALUES SHOWN INDICATE EFFECTIVE CLEAR FIELD VALUES FOR THE GIVEN ASSEMBLY; THE OVERALL EFFECTIVE VALUES CONSIDERING REDUCTIONS FOR THERMAL BRIDGING AT TRANSITION DETAILS HAS BEEN ACCOUNTED FOR IN THE ENERGY MODEL.

PROVIDE PLYWOOD BACKING, SOLID WOOD BLOCKING OR OTHER APPROVED BACKING MATERIAL WITHIN WALL ASSEMBLIES FOR ALL WALL-MOUNTED FIXTURES, EQUIPMENT, MILLWORK, RAILINGS AND DOOR STOPS.

REFER TO FINISH DRAWINGS, SCHEDULES AND SPECIFICATIONS FOR PROPOSED FINISHES FOR ALL WALLS, CEILINGS AND FLOORS.

PROVIDE MOISTURE / MOLD-RESISTANT GWB AT ALL WALL AND CEILING SURFACES AT WET AREAS AND ROOMS, INCLUDING BUT NOT LIMITED TO WASHROOMS, SHOWER ROOMS, ETC.

PROVIDE DEFLECTION CAP AT TOP OF FULL HEIGHT CMU PARTITIONS.

WALL TYPES ARE TO BE CONTINUOUS ABOVE & BELOW WINDOWS & DOORS, U.N.O.

BRACE WALLS ABOVE CEILINGS PER BUILDING CODE REQUIREMENTS.

AT ALL ASSEMBLIES WITH STC RATING REQUIREMENTS, PROVIDE ACOUSTIC SEAL ALL WALL AND FLOOR INTERSECTIONS, AND AT ALL PENETRATIONS.

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STAMP

NOTES

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REVISIONS

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1	DEVELOPMENT PERMIT SUBMISSION	2022.02.25
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT

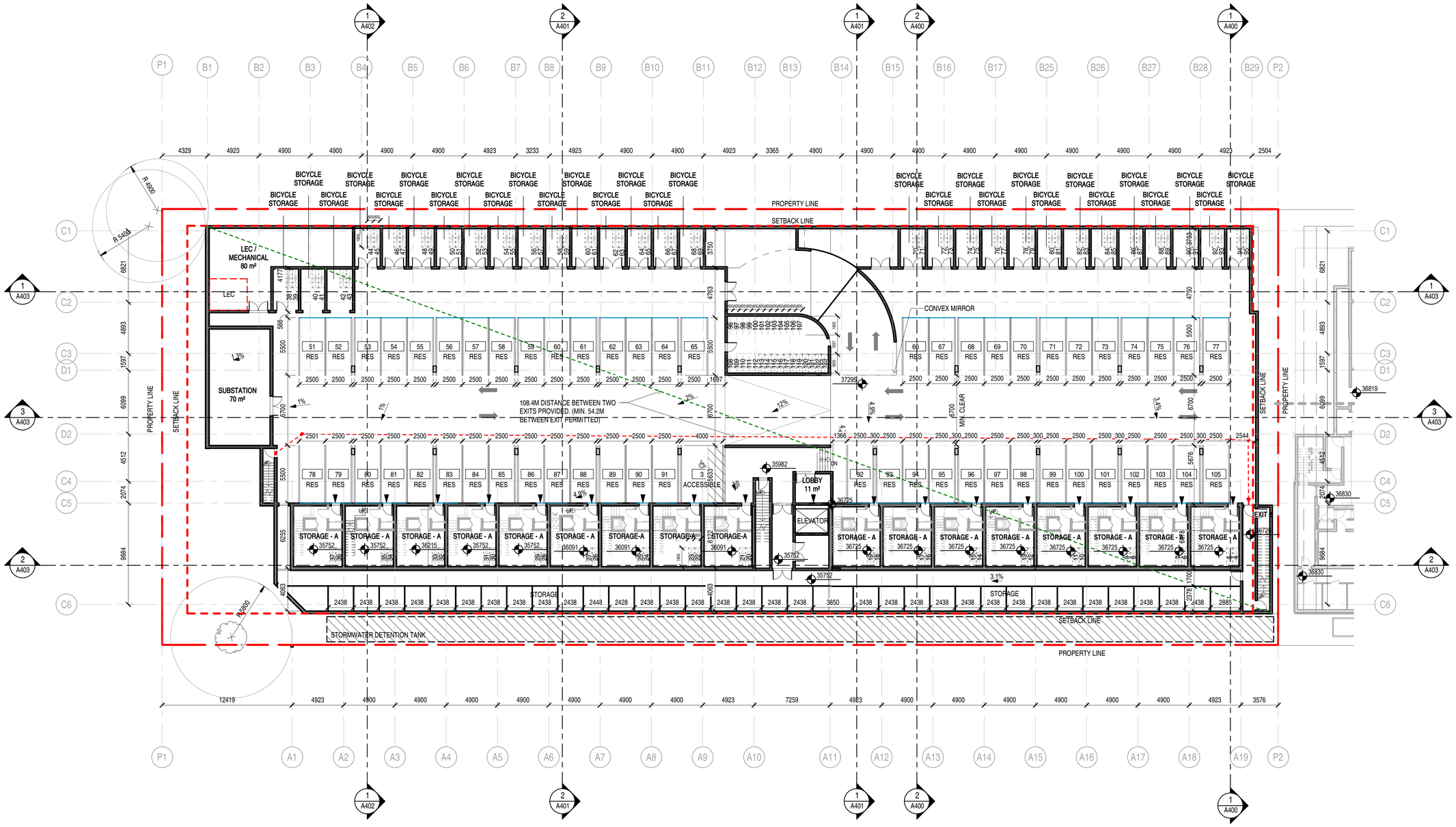
WALL ASSEMBLIES - EXTERIOR

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	1 : 10
JOB NUMBER	2108

A120

GENERAL NOTES SITE

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR COMPLETE LANDSCAPING AND GRADING INFORMATION.
2. ALL WALKWAYS AND CONCRETE CURB LETDOWNS TO CONFORM TO BCBC.
3. ALL EXISTING STRUCTURES (SHOWN ON SURVEY) TO BE REMOVED PRIOR TO EXCAVATION.
4. TREE RETENTION, PROTECTION, AND PROVISION, PER LANDSCAPE ARCHITECT & ARBORIST REPORT.
5. ELECTRIC VEHICLE CHARGING STATIONS ARE IN PLACE FOR ALL RESIDENT STALLS AND 10% OF VISITOR STALLS, AS PER SECTION 909 OF ZONING BYLAW.



1 FLOOR PLAN - LEVEL P2
1 : 200

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FLOOR PLAN - LEVEL P2

DATE	2022.10.25
DRAWN BY	AZ
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SCALE	As indicated
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A200

GENERAL NOTES SITE

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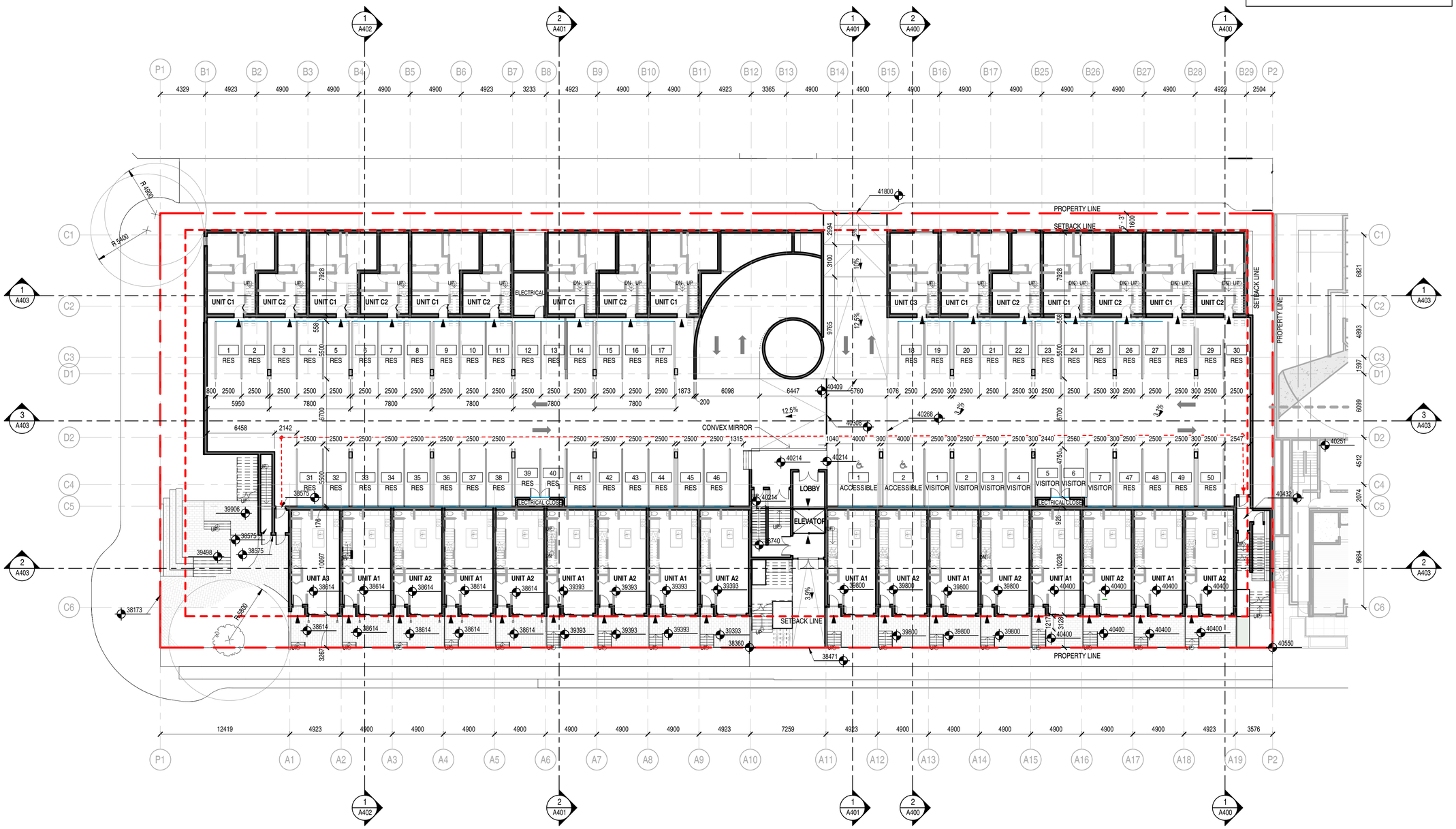

1 FLOOR PLAN - LEVEL P1
1 : 200

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FLOOR PLAN - LEVEL P1

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SCALE	As indicated
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A201

GENERAL NOTES SITE

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1 FLOOR PLAN - LEVEL L0
1 : 200

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FLOOR PLAN - LEVEL L0

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A202

GENERAL NOTES SITE

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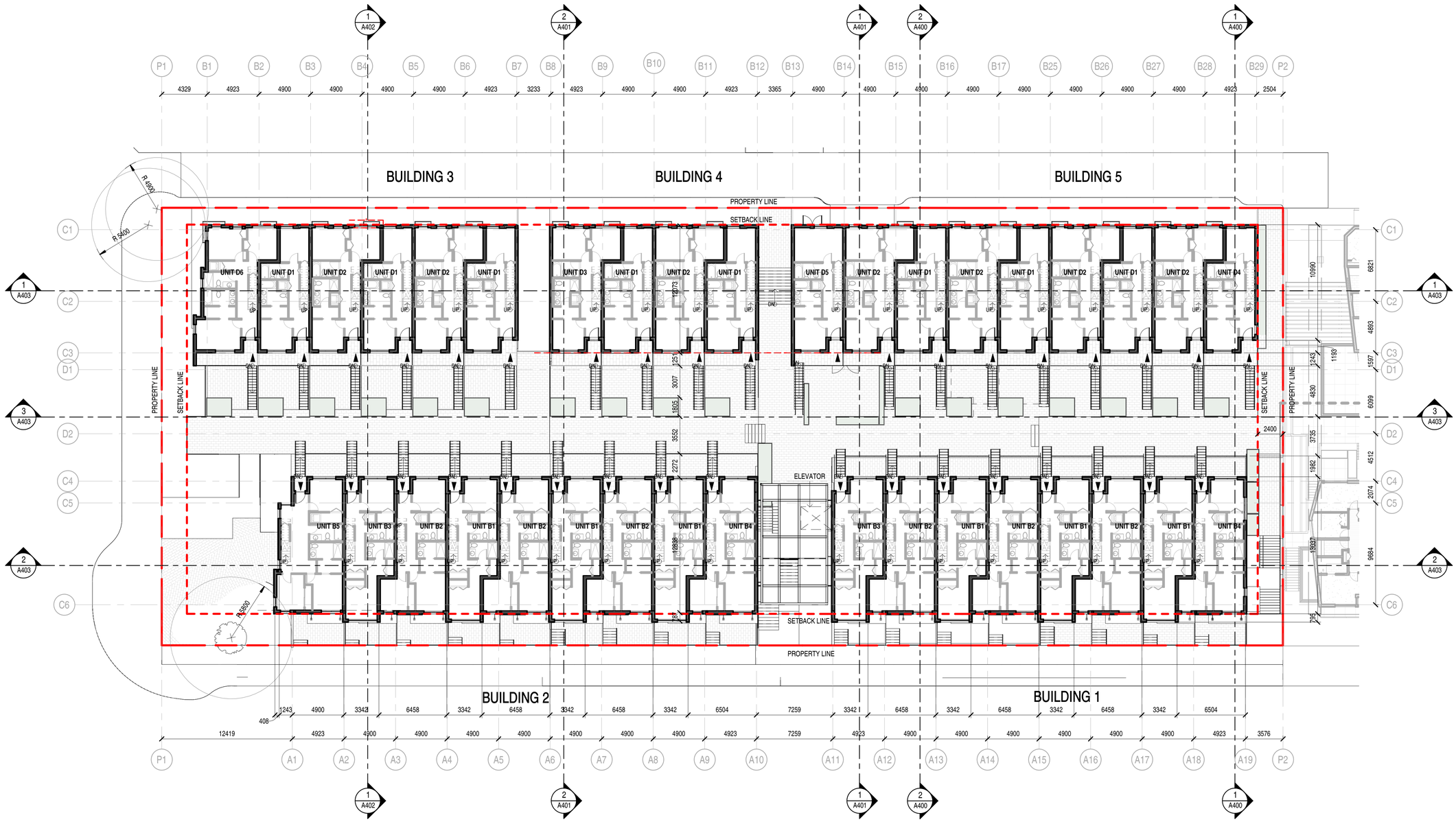

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FLOOR PLAN - LEVEL L1

DATE	2022.10.25
DRAWN BY	AZ
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

1 FLOOR PLAN - LEVEL L1
1 : 200

A203

GENERAL NOTES SITE

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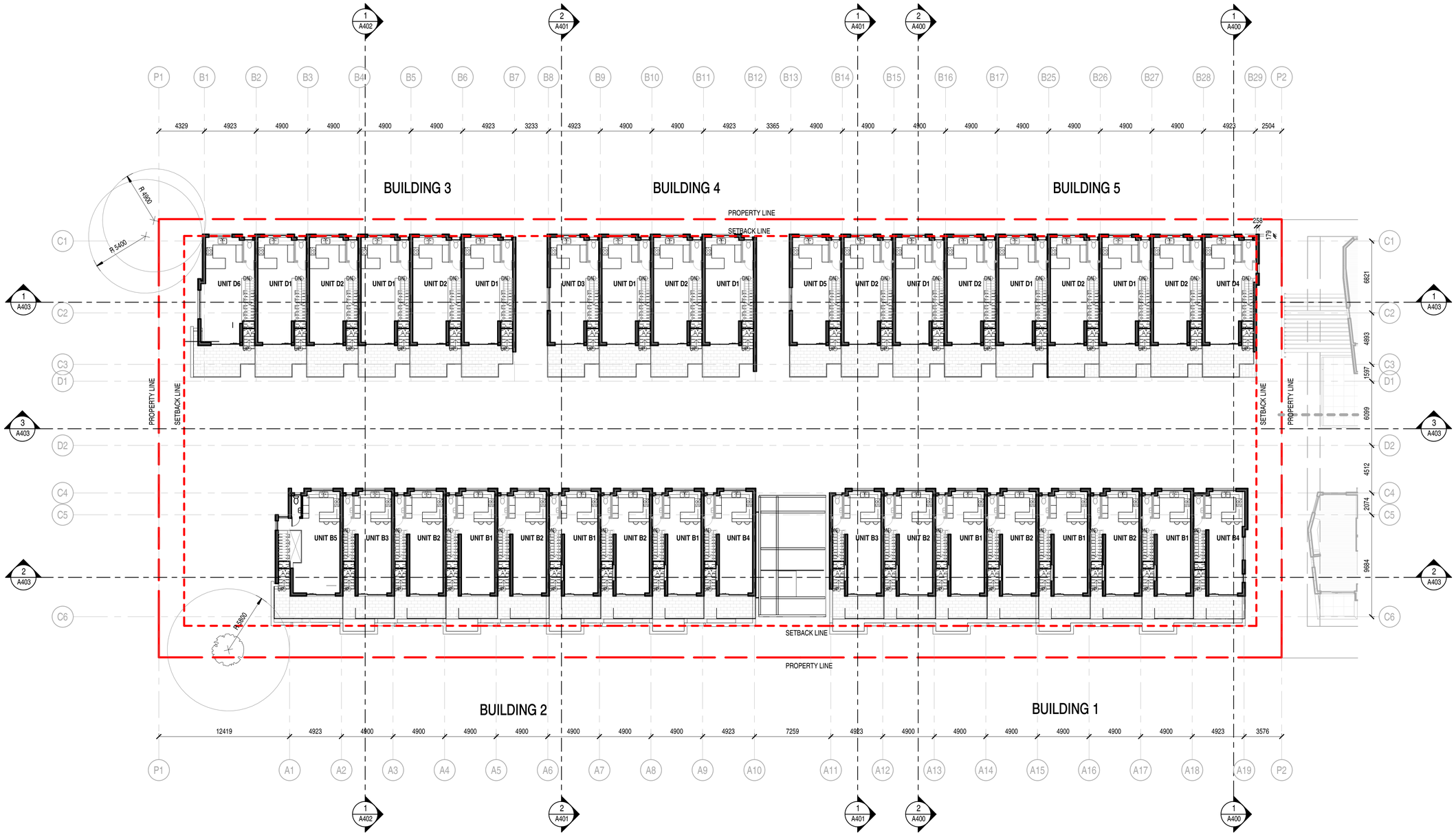
2. ALL WALKWAYS AND CONCRETE CURB LETDOWNS TO CONFORM TO BCBC.
3. ALL EXISTING STRUCTURES (SHOWN ON SURVEY) TO BE REMOVED PRIOR TO EXCAVATION.
4. TREE RETENTION, PROTECTION, AND PROVISION, PER LANDSCAPE ARCHITECT & ARBORIST REPORT.
5. ELECTRIC VEHICLE CHARGING STATIONS ARE IN PLACE FOR ALL RESIDENT STALLS AND 10% OF VISITOR STALLS, AS PER SECTION 909 OF ZONING BYLAW.



1 FLOOR PLAN - LEVEL L2
1 : 200

SHAPE Architecture Inc.

1462 WEST 7TH AVENUE
VANCOUVER, BC CANADA
V6H 1C1

TEL: (604) 687-4457
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STAMP

REGISTERED ARCHITECT
DWAYNE C. SMITH
2022.10.25
BRITISH COLUMBIA

NOTES

NO	DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2022.02.25
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT

FLOOR PLAN - LEVEL L2

DATE	2022.10.25
DRAWN BY	AZ
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A204

GENERAL NOTES SITE

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR COMPLETE LANDSCAPING AND GRADING INFORMATION.
2. ALL WALKWAYS AND CONCRETE CURB LETDOWNS TO CONFORM TO BCBC.
3. ALL EXISTING STRUCTURES (SHOWN ON SURVEY) TO BE REMOVED PRIOR TO EXCAVATION.
4. TREE RETENTION, PROTECTION, AND PROVISION, PER LANDSCAPE ARCHITECT & ARBORIST REPORT.
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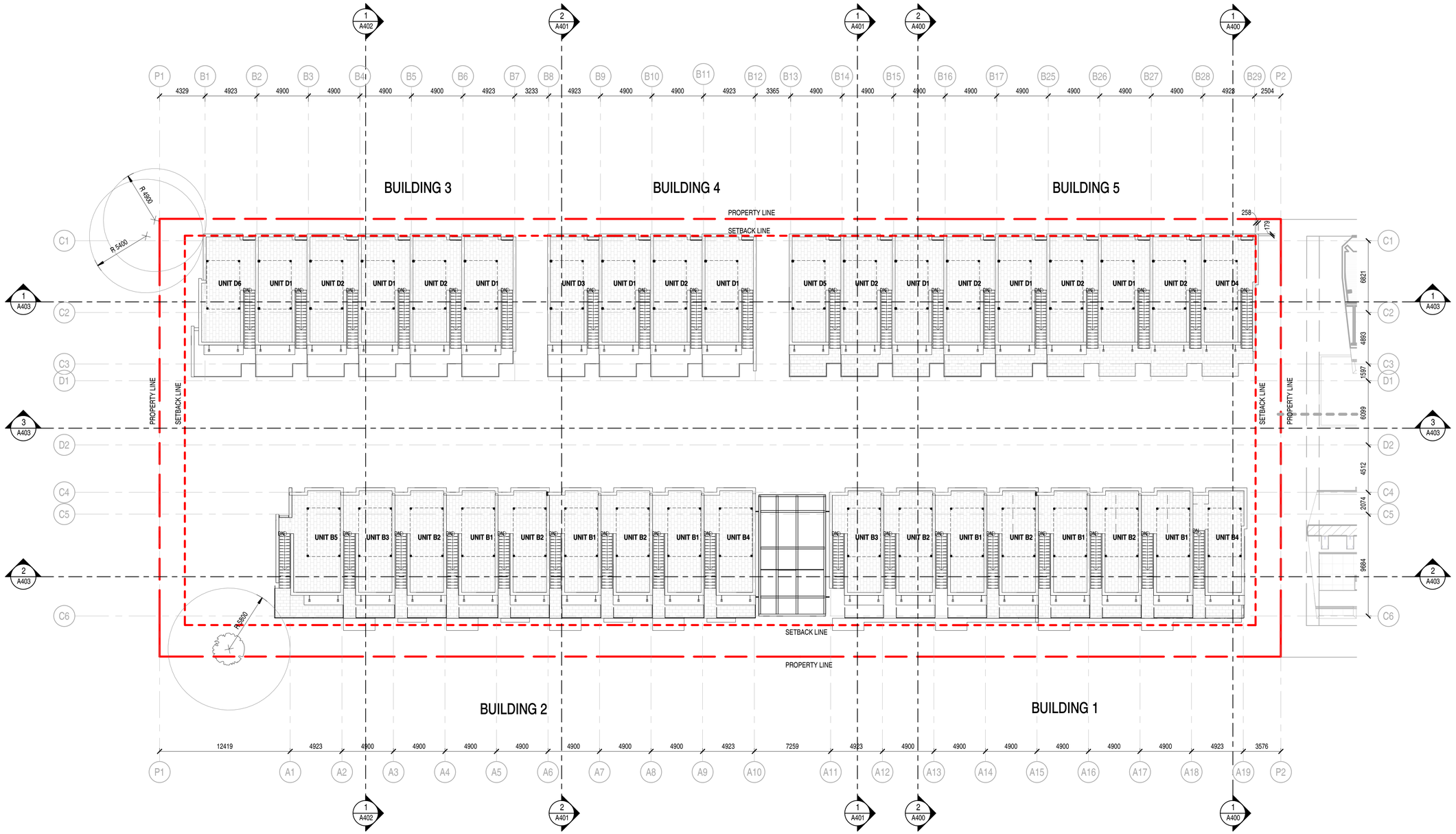

1 FLOOR PLAN - LEVEL L3
1 : 200

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DWAYNE C. SMITH
2022.10.25
BRITISH COLUMBIA

NOTES

NO	DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
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2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

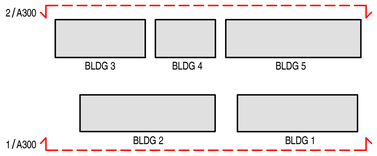
ISSUED FOR DEVELOPMENT PERMIT

FLOOR PLAN - LEVEL L3

DATE	2022.10.25
DRAWN BY	AZ
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A205

MATERIALS KEYNOTE	
#	MATERIAL
1	VERTICAL COMPOSITE WALL SIDING - FLAT
2	METAL - GREY POWDER COAT
3	DOUBLE GLAZED WINDOWS
4	STOREFRONT GLAZING
6	ENTRY DOOR
7	LANDSCAPE PLANTER
8	PERGOLA
9	SOLID METAL AWNING
10	STEEL PICKET GUARD
11	FROSTED GLASS GUARD
12	METAL DOOR
13	PRIVACY SCREEN



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STAMP

NOTES

NO	DESCRIPTION

1 BUILDING ELEVATION - SOUTH
1 : 200

2 BUILDING ELEVATION - NORTH
1 : 200

REVISIONS

NO	DESCRIPTION	DATE
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

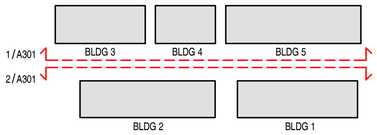
ISSUED FOR DEVELOPMENT PERMIT

BUILDING ELEVATIONS - SOUTH + NORTH

DATE	2022.10.25
DRAWN BY	MH
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A300

MATERIALS KEYNOTE	
#	MATERIAL
1	VERTICAL COMPOSITE WALL SIDING - FLAT
2	METAL - GREY POWDER COAT
3	DOUBLE GLAZED WINDOWS
4	STOREFRONT GLAZING
6	ENTRY DOOR
7	LANDSCAPE PLANTER
8	PERGOLA
9	SOLID METAL AWNING
10	STEEL PICKET GUARD
11	FROSTED GLASS GUARD
12	METAL DOOR
13	PRIVACY SCREEN



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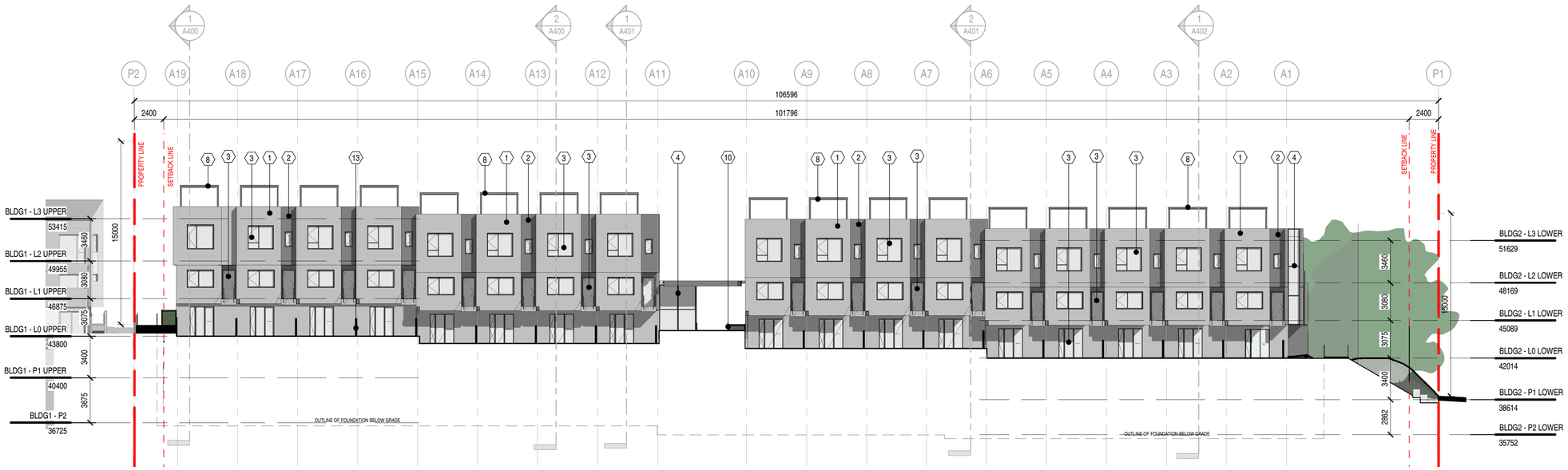
STAMP

NOTES

NO	DESCRIPTION

BUILDING 3 BUILDING 4 BUILDING 5

1 BUILDING ELEVATION - COURTYARD SOUTH
1 : 200



BUILDING 1 BUILDING 2

2 BUILDING ELEVATION - COURTYARD NORTH
1 : 200

REVISIONS

NO	DESCRIPTION	DATE
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

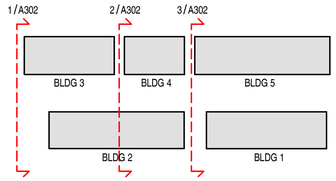
ISSUED FOR DEVELOPMENT PERMIT

BUILDING ELEVATIONS - COURTYARD

DATE	2022.10.25
DRAWN BY	MH
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A301

MATERIALS KEYNOTE	
#	MATERIAL
1	VERTICAL COMPOSITE WALL SIDING - FLAT
2	METAL - GREY POWDER COAT
3	DOUBLE GLAZED WINDOWS
4	STOREFRONT GLAZING
6	ENTRY DOOR
7	LANDSCAPE PLANTER
8	PERGOLA
9	SOLID METAL AWNING
10	STEEL PICKET GUARD
11	FROSTED GLASS GUARD
12	METAL DOOR
13	PRIVACY SCREEN



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NO	DESCRIPTION

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NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2022.02.25
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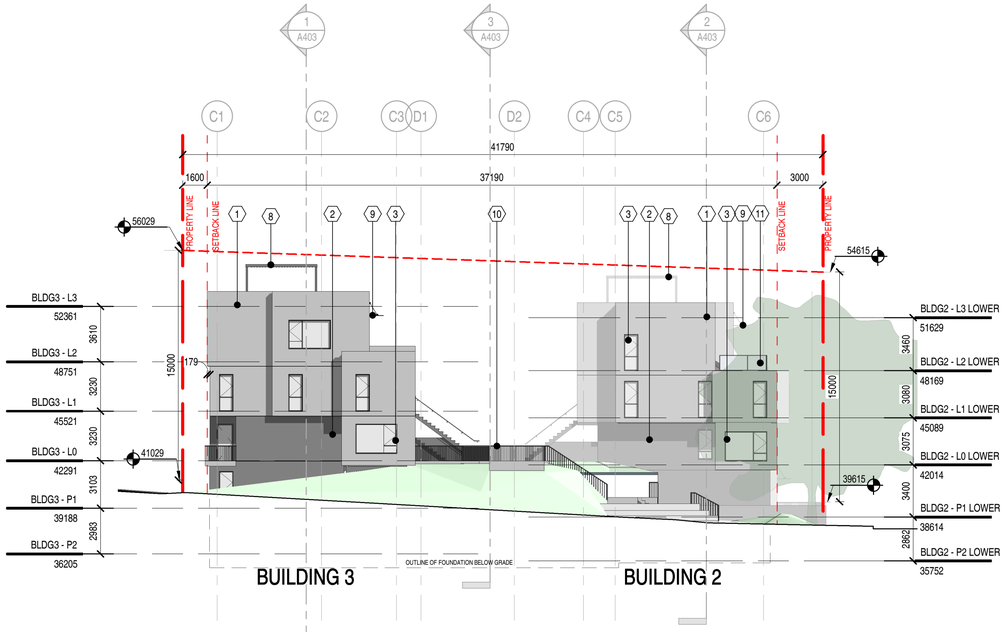
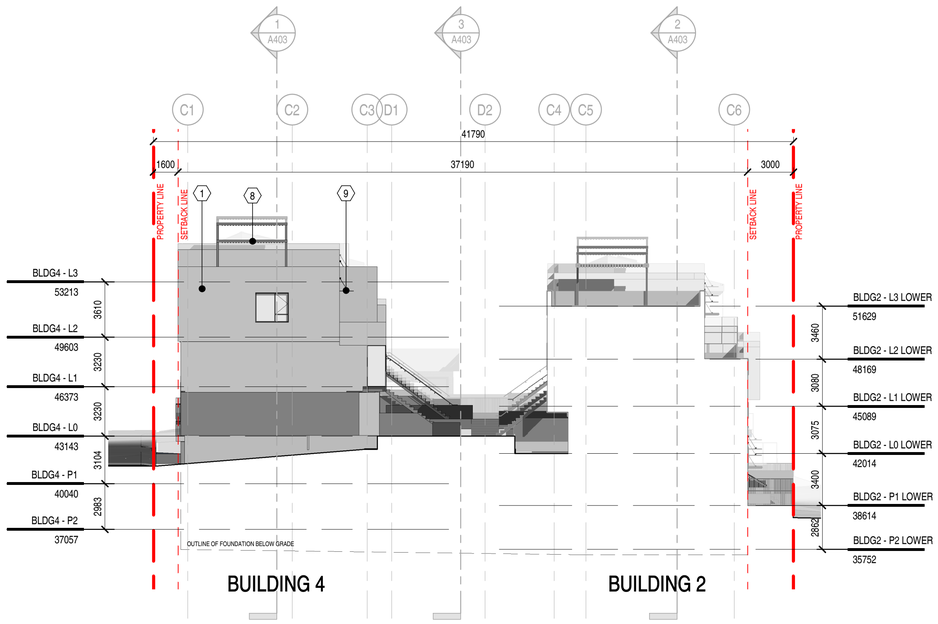
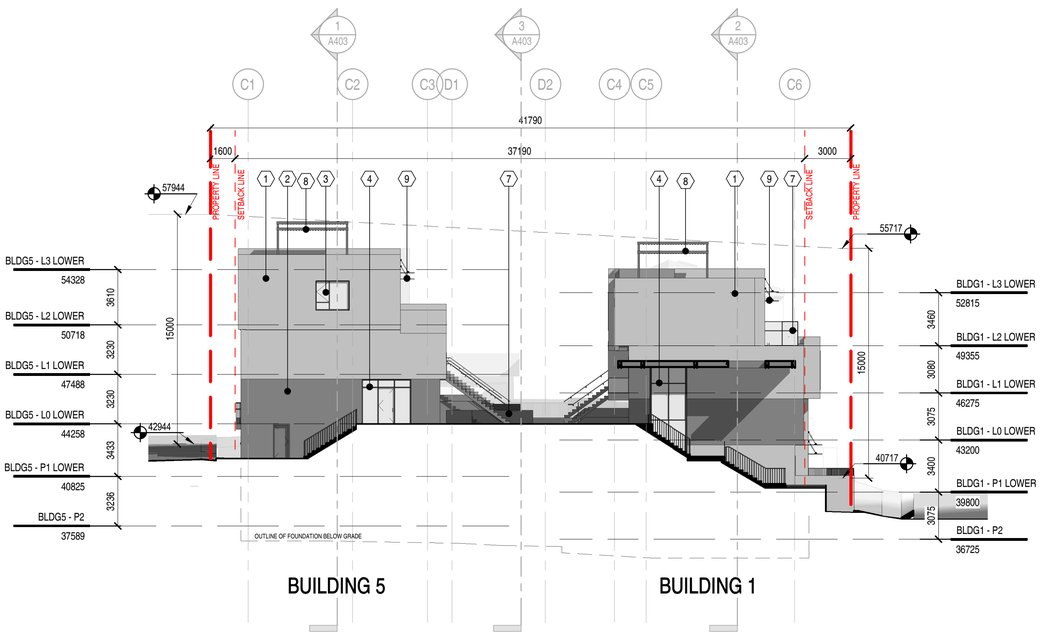


1 WEST ELEVATION 1
1 : 200



2 WEST ELEVATION 2
1 : 200



3 WEST ELEVATION 3
1 : 200

M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

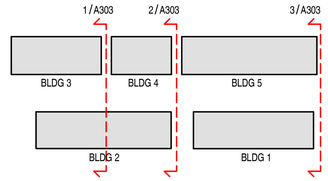
ISSUED FOR DEVELOPMENT PERMIT

BUILDING ELEVATIONS - WEST

DATE	2022.10.25
DRAWN BY	AR
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A302

MATERIALS KEYNOTE	
#	MATERIAL
1	VERTICAL COMPOSITE WALL SIDING - FLAT
2	METAL - GREY POWDER COAT
3	DOUBLE GLAZED WINDOWS
4	STOREFRONT GLAZING
6	ENTRY DOOR
7	LANDSCAPE PLANTER
8	PERGOLA
9	SOLID METAL AWNING
10	STEEL PICKET GUARD
11	FROSTED GLASS GUARD
12	METAL DOOR
13	PRIVACY SCREEN



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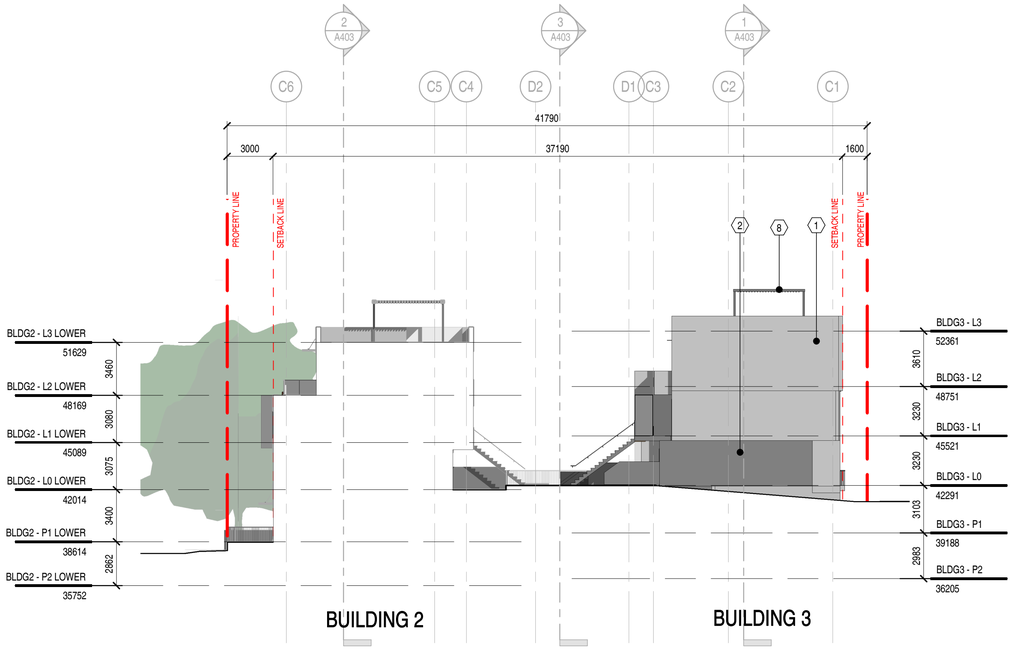
STAMP

NOTES

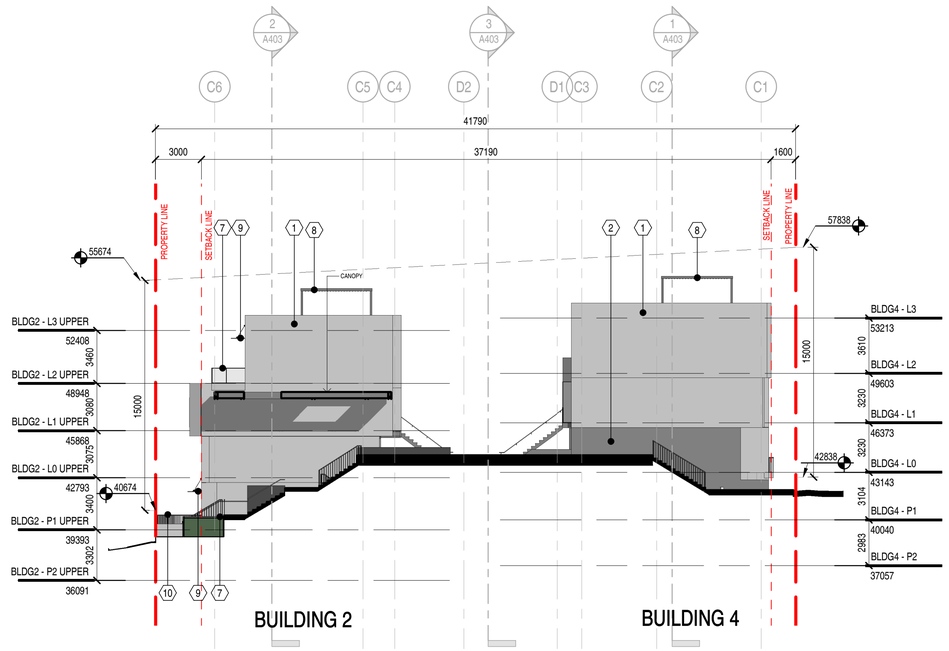
NO	DESCRIPTION

REVISIONS

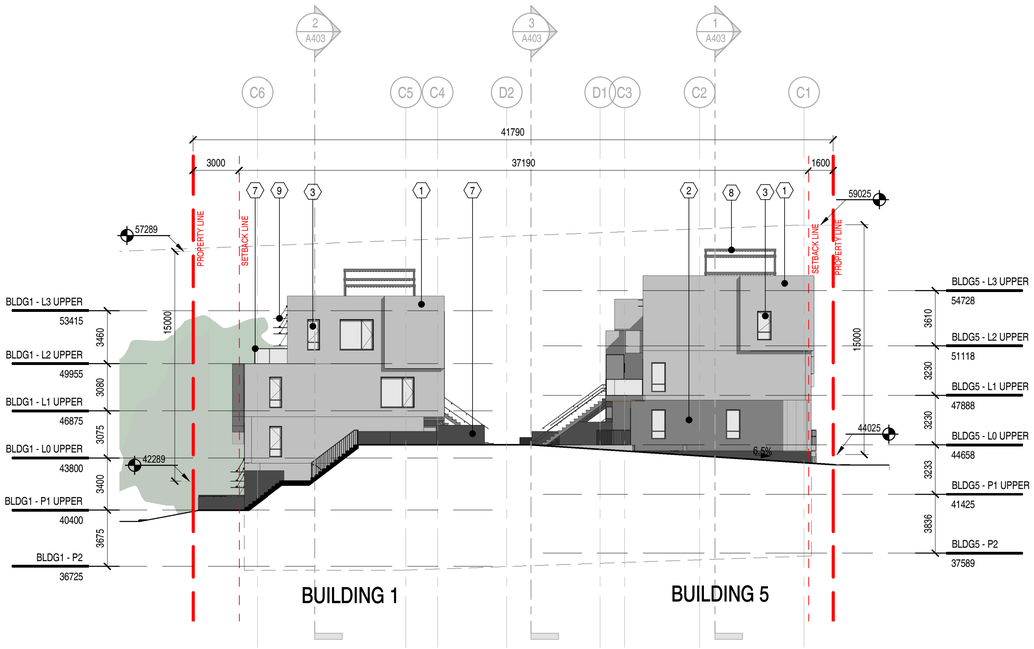
NO	DESCRIPTION	DATE
2	DEVELOPMENT PERMIT RESUBMISSION	2022.10.25



1 EAST ELEVATION 1
1 : 200



2 EAST ELEVATION 2
1 : 200



3 EAST ELEVATION 3
1 : 200

M3

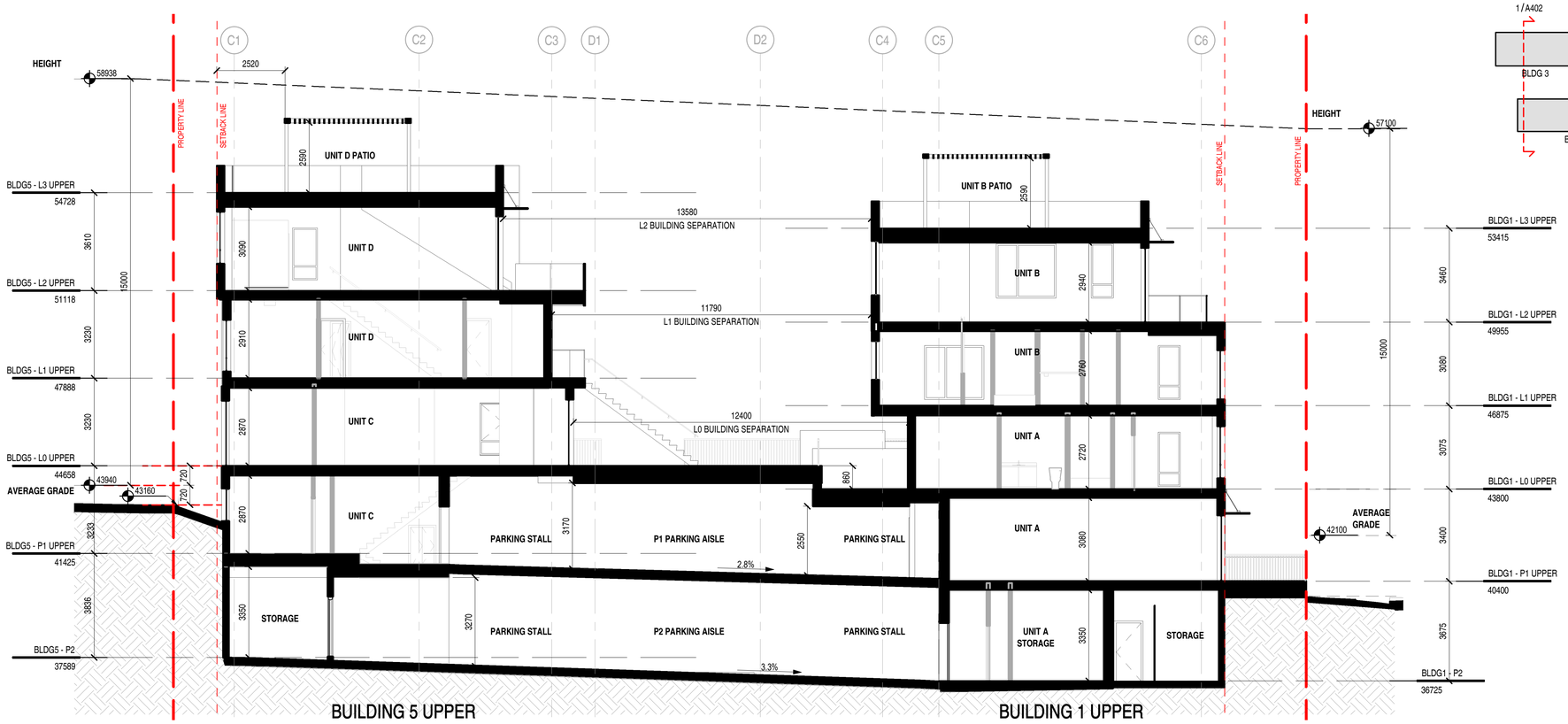
602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT

BUILDING ELEVATIONS - EAST

DATE	2022.10.25
DRAWN BY	Author
CHECKED BY	DS
SCALE	As indicated
JOB NUMBER	2108

A303

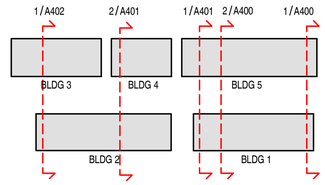


1 BLDG 5 - BLDG 1 - UPPER SECTION

1 : 100

2 BLDG 5 - BLDG 1 - LOWER SECTION

1 : 100



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STAMP

NOTES

NO	DESCRIPTION

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1	DEVELOPMENT PERMIT SUBMISSION	2022.02.25
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M3

602, 608, 612, 618, 622, 628, 632 E2ND ST

ISSUED FOR DEVELOPMENT PERMIT

BUILDING SECTIONS N-S

DATE	2022.10.25
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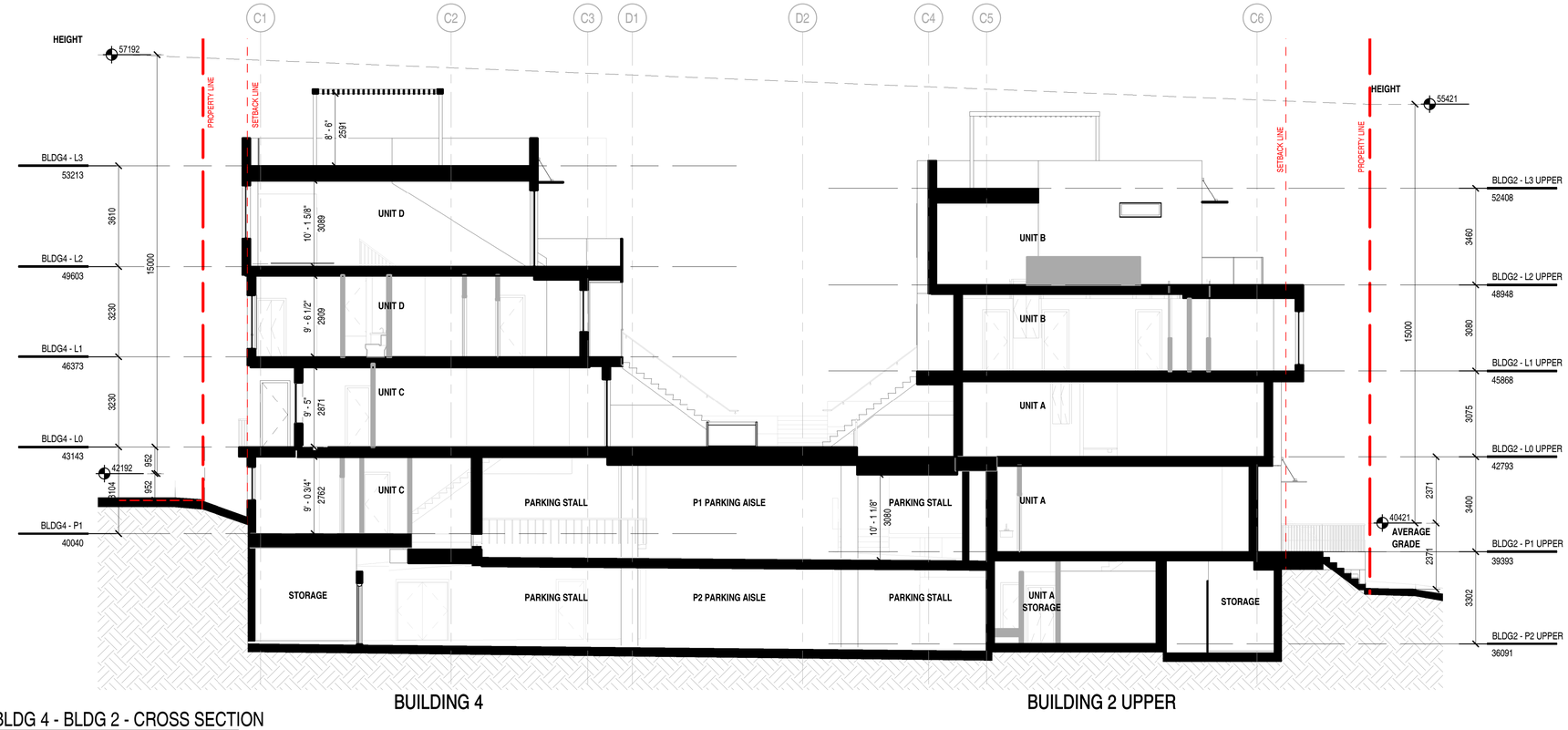
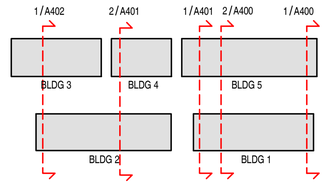
JOB NUMBER	2108

A400

1 PARKADE RAMP SECTION
1 : 100



2 BLDG 4 - BLDG 2 - CROSS SECTION
1 : 100



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BUILDING SECTIONS N-S

DATE	2022.10.25
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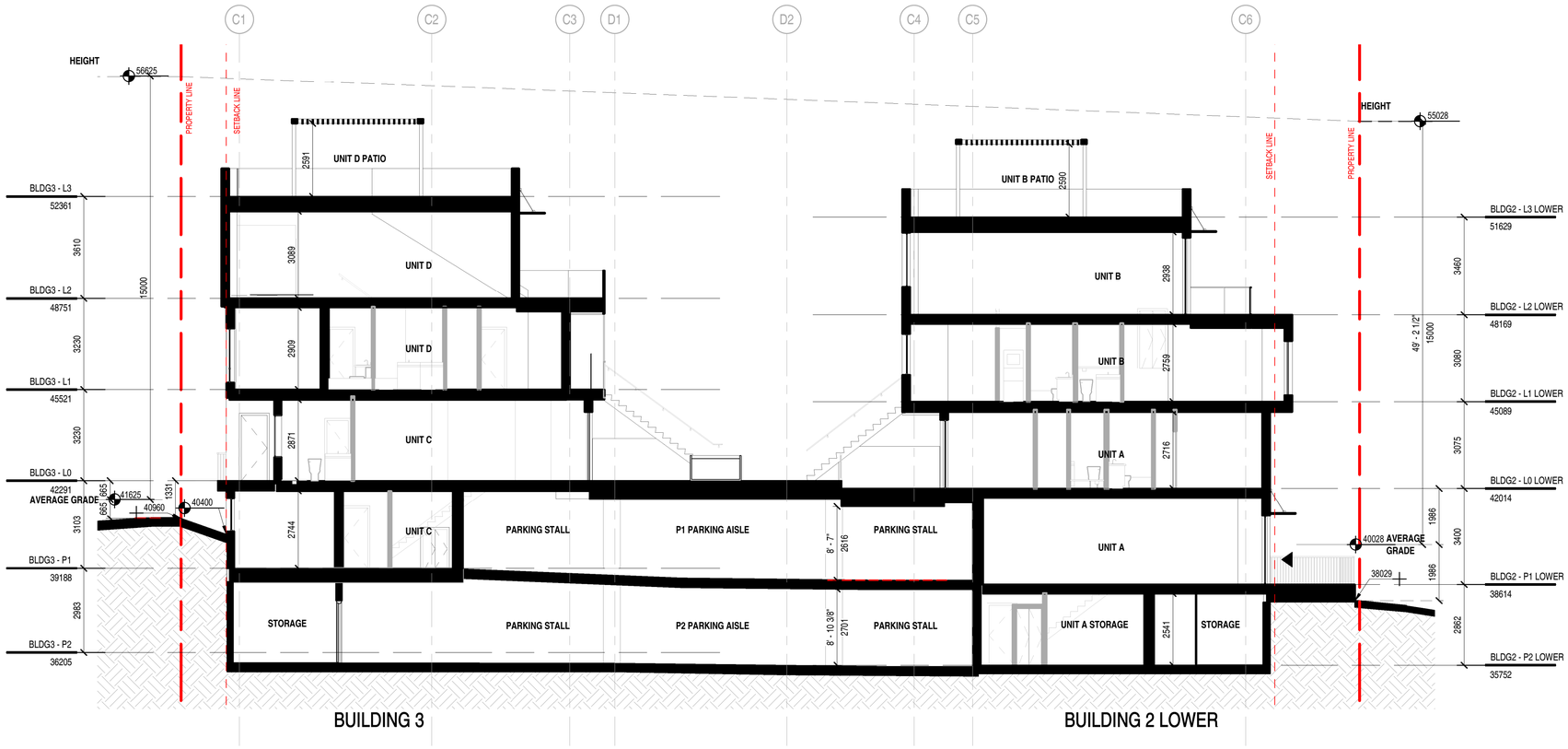
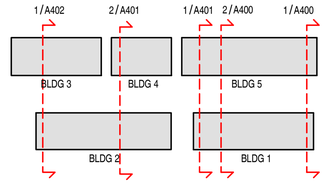
SCALE	As indicated
JOB NUMBER	2108

A401



1 BLDG 3 - BLDG 2 - CROSS SECTION
1 : 100



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BUILDING SECTIONS N-S

DATE	2022.10.25
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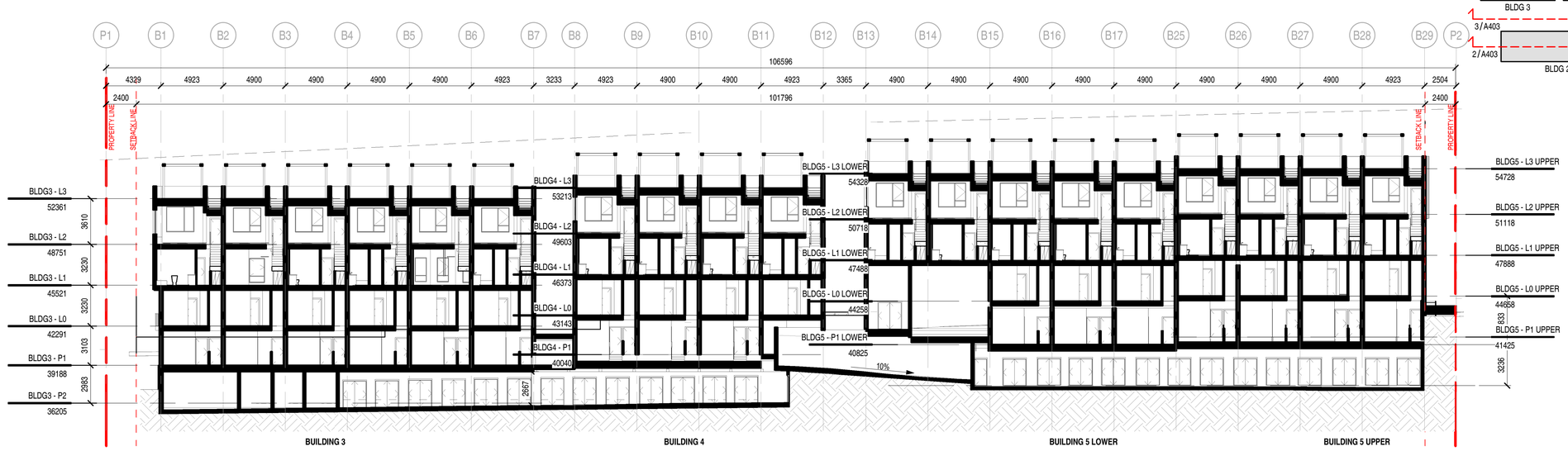
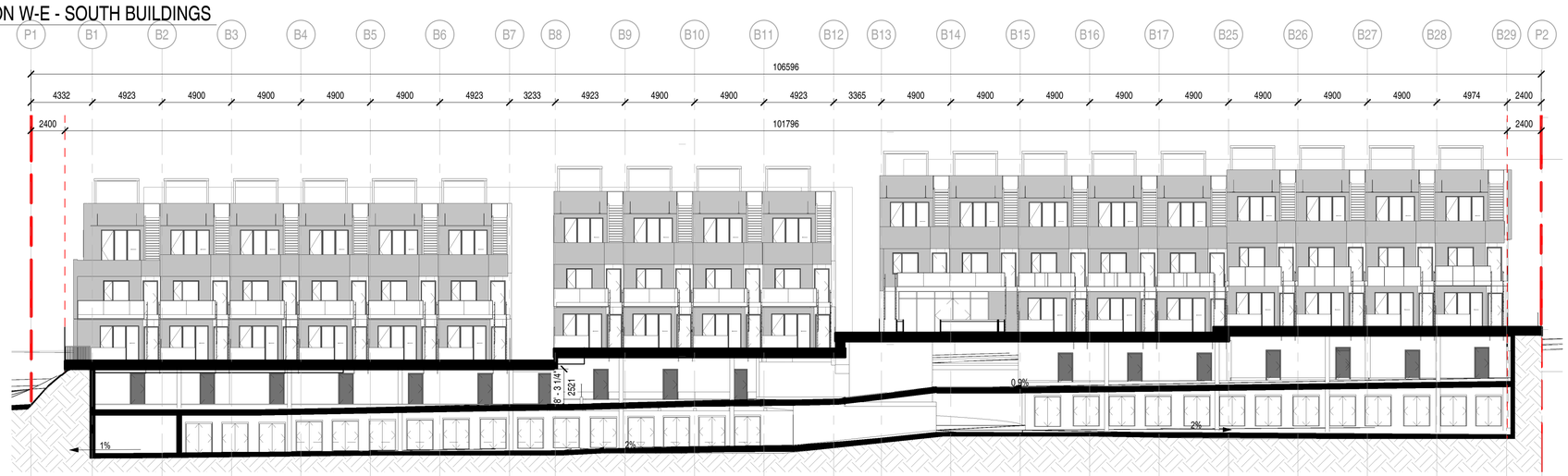
SCALE	As indicated
JOB NUMBER	2108

A402

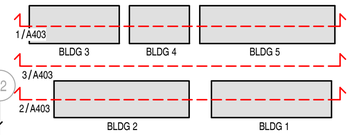


1 SECTION W-E - NORTH BUILDINGS
1 : 200

2 SECTION W-E - SOUTH BUILDINGS
1 : 200



3 SECTION W-E - COURTYARD
1 : 200



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BUILDING SECTIONS W-E

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JOB NUMBER	2108

A403