



18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

DRAWINGS SHEET LIST	
A0.01	COVER PAGE
A0.02	800M CONTEXT MAP
A0.03	400M CONTEXT MAP
A0.04	SITE CONTEX
A0.05	SURVEY PLAN
A0.06	SITE PLAN
A0.07	ZONING ANALYSIS
A0.08	3D VIEWS
A0.09	QCP & ZONING STUDY
A0.10	CLIMATE AND SUN SET/RISE STUDY
A0.11	FIRE DEPARTMENT RESPONSE PLAN
A0.12	DESIGN RATIONALE
A0.13	CONCEPTUAL DESIGN
A0.14	CONCEPTUAL DESIGN
A0.15	PERSPECTIVE
A0.16	PERSPECTIVE
A0.17	EXISTING AND PROPOSED 18TH STREET
A1.01	UNDERGROUND PARKADE
A1.02	1ST & 2ND LEVEL FLOOR PLAN
A1.03	3RD & 4TH LEVEL FLOOR PLAN
A1.04	5TH & 6TH LEVEL FLOOR PLAN
A1.05	ROOF LEVEL FLOOR PLAN
A1.10	ADAPTABLE UNITS DESIGN GUIDLINES
A1.11	UNIT FLOOR PLAN
A1.12	UNIT FLOOR PLAN
A1.13	UNIT FLOOR PLAN
A1.14	UNIT FLOOR PLAN
A2.01	BUILDING ELEVATION
A2.02	BUILDING ELEVATION
A2.03	MATERIAL & COLOURS
A2.04	REFLECTED ELEVATIONS
A3.01	SECTIONS
A10.01	U/G AND MAIN FLOOR GFA CALCULATIONS
A10.02	2ND FLOOR GFA CALCULATIONS
A10.03	3RDFLOOR GFA CALCULATIONS
A10.04	4TH FLOOR GFA CALCULATIONS
A10.05	5TH FLOOR GFA CALCULATIONS
A10.06	6TH FLOOR GFA CALCULATIONS
A11.01	3D VIEWS SHADOWS JUNE 21
A11.02	SHADOW STUDIES -DECEMBER 21
A11.03	SHADOW STUDIES -MARCH 21
A11.04	MASSING STUDY
A11.05	CAR TURNING STUDY AT PARKADE
A11.06	GRBAGE/RECYCLING PLAN
A11.07	SPATIAL SEPARATION CALCULATIONS

PROJECT TEAM

ARCHITECT OF RECORD

MA ARCHITECTS LTD.
www.m-a-architects.com

ADDRESS: 608- 1112 W. PENDER ST.
VANCOUVER B.C. V6E 2S1

CONTACT: MARAL ZOLGHADR

EMAIL: MARAL@M-AARCHITECTS.COM

TEL: (604) 780 - 6461

SURVEYOR

BUTLER SUNDVICK
www.sundvickmorin.ca

ADDRESS: A605-20020 84 AVENUE
LANGLEY, BC V2Y5K8

CONTACT : ROD GUERTLER

EMAIL: RGUERTLER@BUTLERSUNDVICK.CA

TEL: 604-513-9611 EXT. 204

LANDSCAPE ARCH

PMG LANDSCAPE ARCHITECTS.
www.pmglandscape.com

ADDRESS: SUITE C100 - 4185 STILL CREEK
DRIVE , BURNABY, B.C. V5C 6G9

CONTACT: CAELAN L. GRIFFITHS

EMAIL: CAELAN@PMGLANDSCAPE.COM

TEL: (604) 294 - 0011 ext. 116

CIVIL

HUB ENGINEERING INC.
www.hub-inc.com

ADDRESS: 212 - 12992 - 76 AVE, SURREY
B.C. V3W 2V6

CONTACT: DEREK ACKERMAN

EMAIL: DEREK@HUB-INC.COM

TEL: (604) 572 - 4328

GEOTECHNICAL

GEOPACIFIC CONSULTANTS
WWW.GEOPACIFIC.CA

ADDRESS: 1779 W. 75th AVE.
VANCOUVER, B.C. V6P 6P2.

CONTACT : HELEN MCGHEE

EMAIL: HELEN.MCGHEE@GEOPACIFIC.CA

TEL: 778 580 8328

ARBORIST

Mike Fadum & Associates Ltd.
VEGETTION CONSULTANTS

ADDRESS: #105 8277 129 STREET,
SURREY, BC, V3W0A6

CONTACT: MIKE FADUM

EMAIL: MFADUM@FADUM.CA

TEL: (778)593-0300

ENVIRONMENTAL

ACTIVE EARTH
activeearth.ca

ADDRESS: 201 – 3989 HENNING DRIVE
BURNABY, BC V5C 6P8

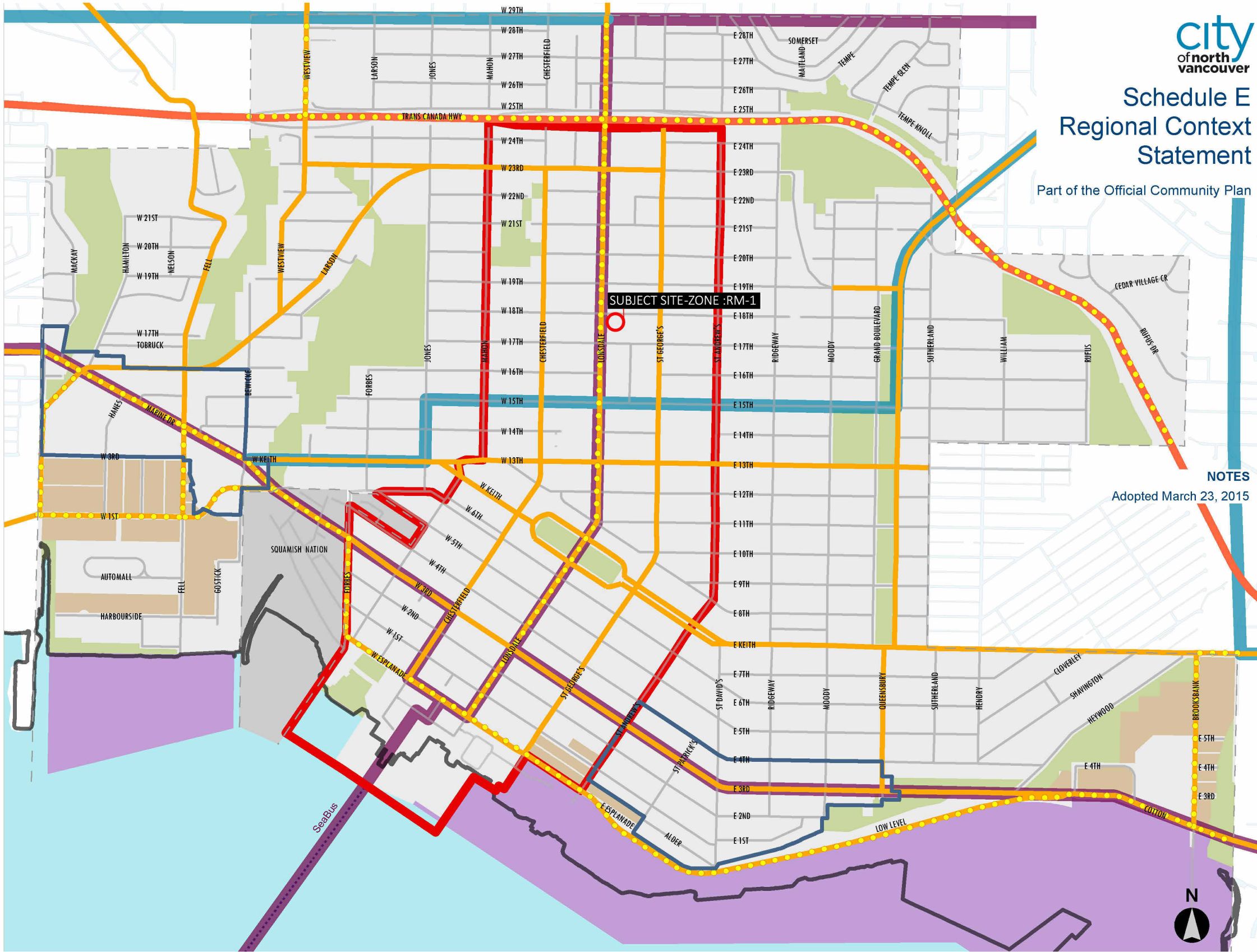
CONTACT: DAVE KETTELWELL

OWNER

AMIR POURISA

Legend

- Truck Routes
- City Boundary
- Roads
 - Highway
 - Arterial (Major and Minor)
 - Collector and Local
- North Shore Area Transit Plan
 - Future Frequent Transit Service
 - Future Rapid Transit Service
 - Frequent Transit Development Areas
 - Urban Containment Boundary
- Regional City Centre
- Regional Context Land Use Designations
 - General Urban
 - Mixed Employment
 - Industrial
 - Squamish First Nation
 - Conservation & Recreation



OFFICE
908, 1112 West Pender SLVANCOUVER, BC. V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-780-3243, +1 (604)-780-0481
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

5	2025/11/06	RE-ISSUED FOR DP
4	2025/09/29	RE-ISSUED FOR DP
3	2025/09/04	ISSUED FOR DP
2	2025/06/03	ISSUED FOR MODO REVIEW
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL RESIDENTIAL APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH VANCOUVER, BC.

DRAWING TITLE

COVER PAGE

SCALE

DRAWN Author

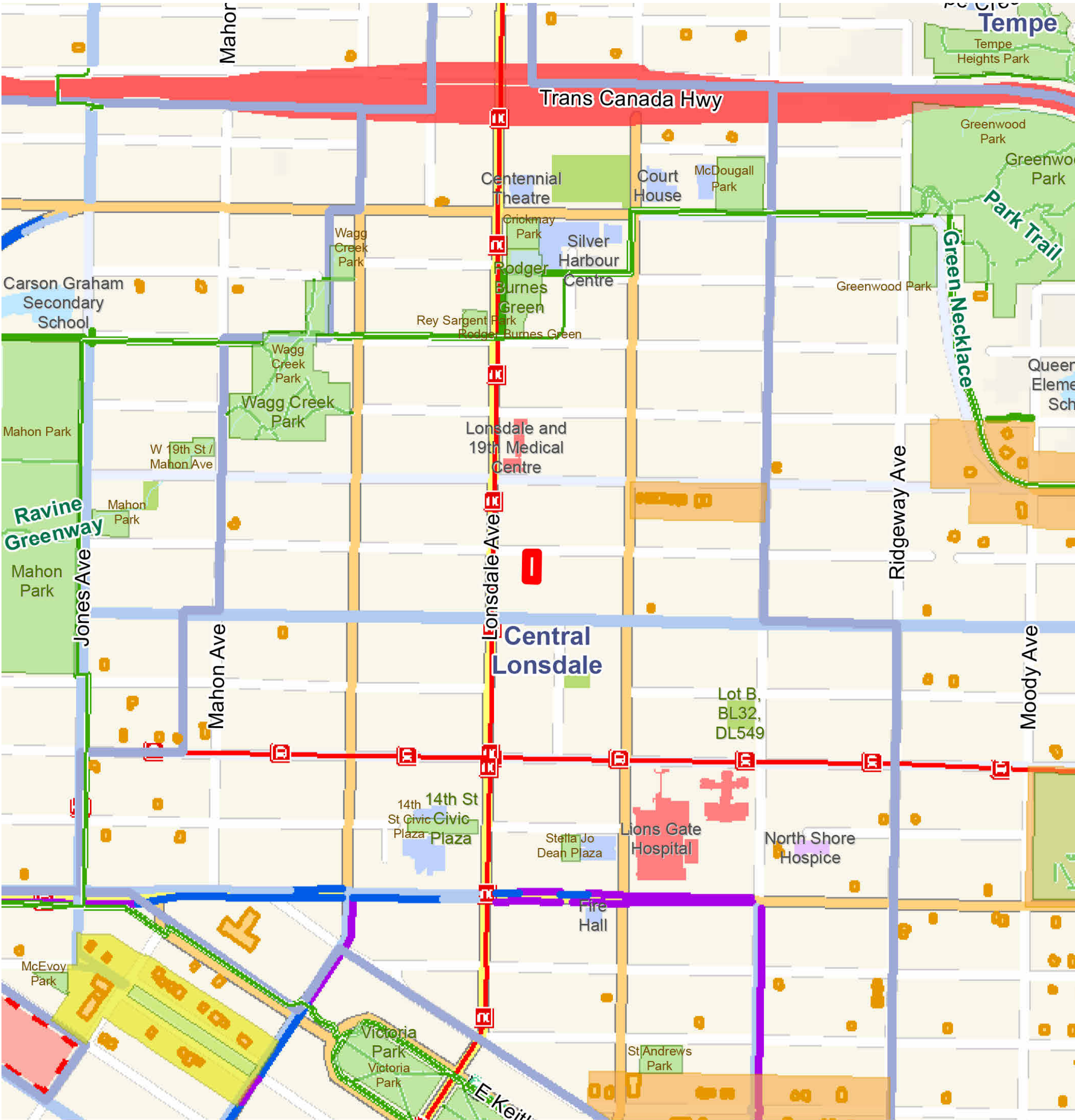
CHECKED Checker

PROJECT NO. 19025

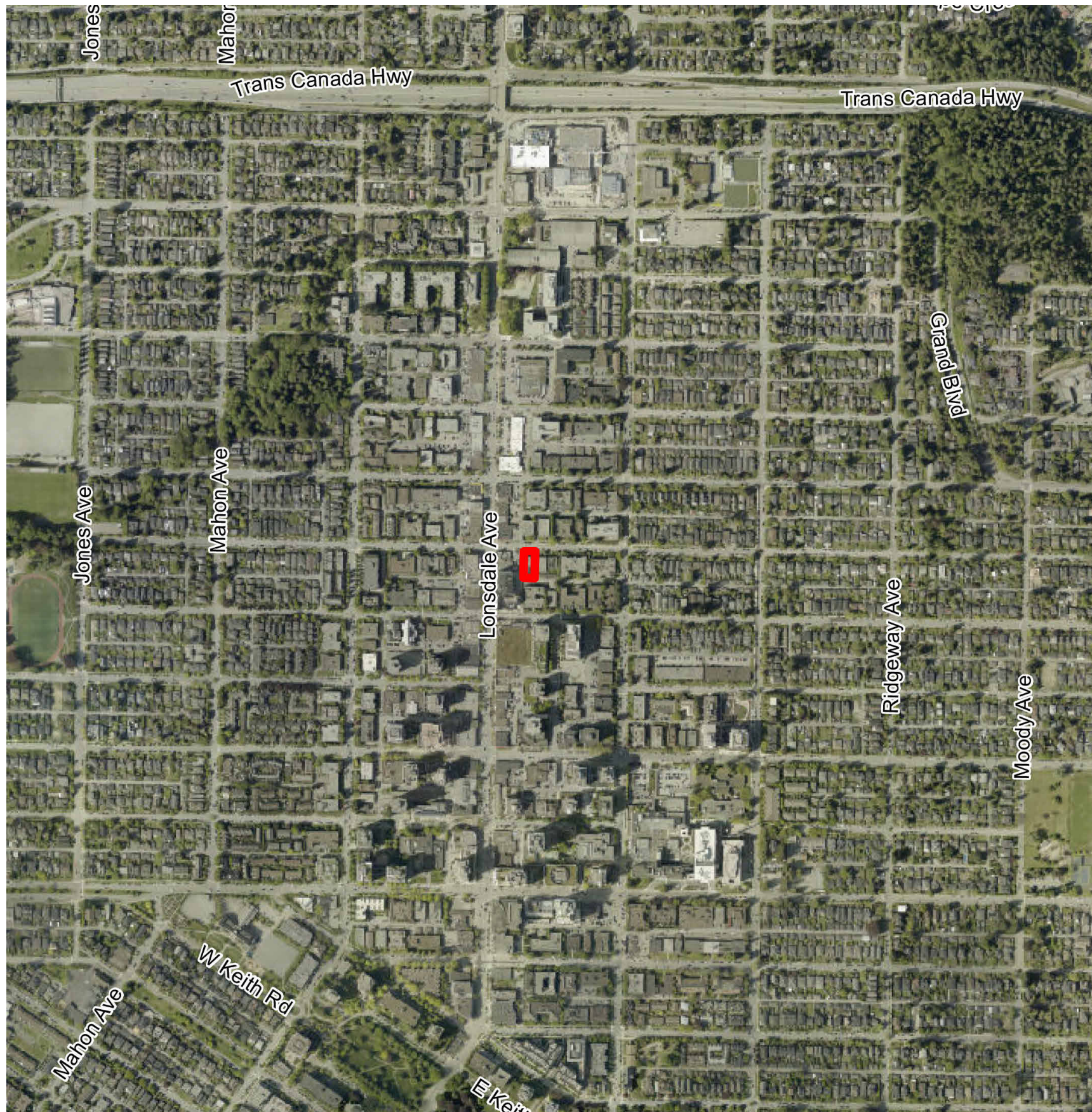
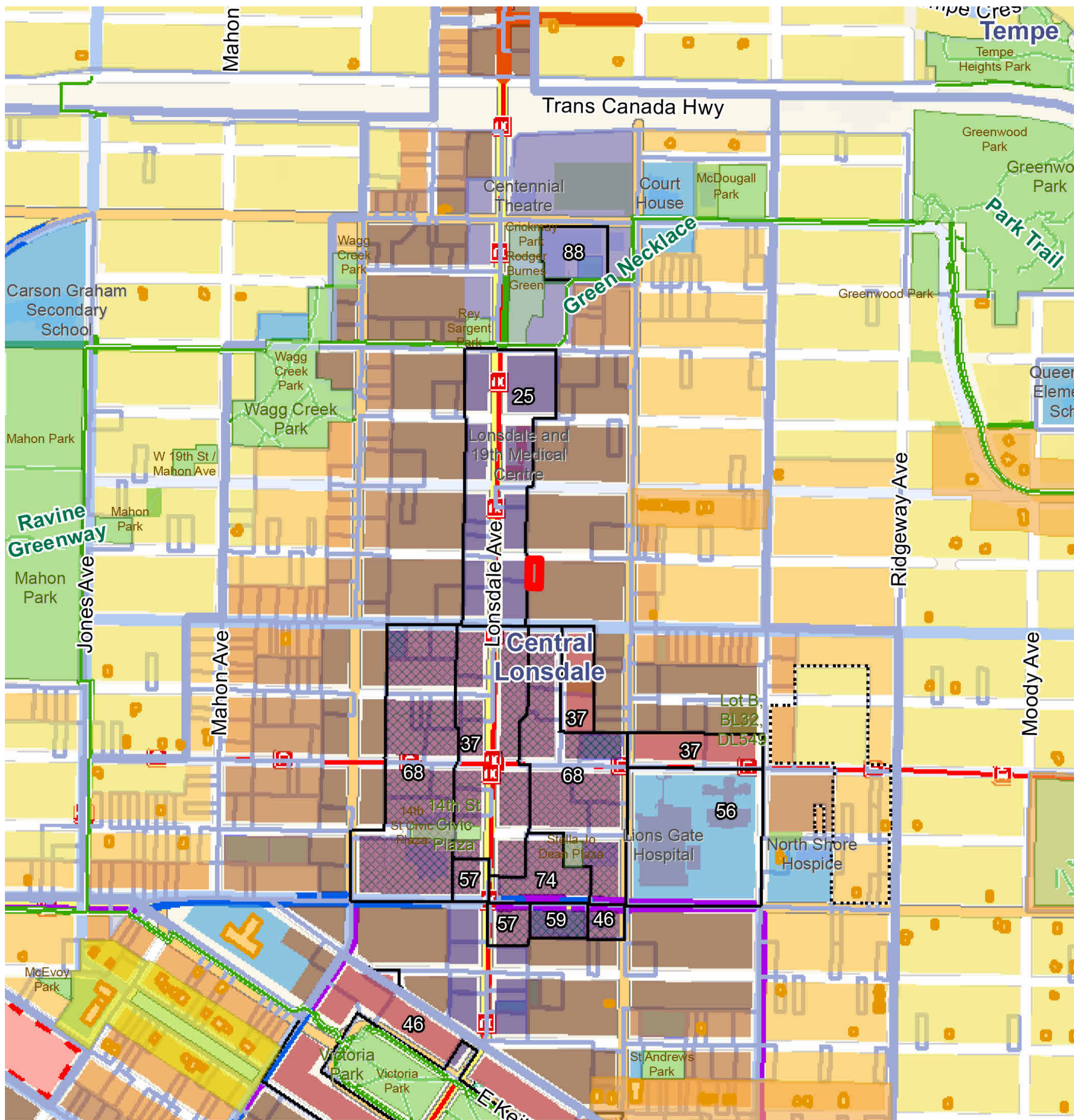
DRAWING NO.

A0.01

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



NOTE: MAPS ARE TAKEN FROM THE CITY OF NORTH VANCOUVER WEBSITE.



Legend

- Subject Site
- Parks
- Trails
- STATUS
 - Existing
 - Proposed
 - Heritage Buildings
 - Heritage Character Areas
 - Heritage Conservation Areas
 - Neighbourhood
 - 2014 OCP Maximum Height Limits (m)
 - 2014 OCP Special Study Areas
 - Residential Level 1
 - Residential Level 2
 - Residential Level 3
 - Residential Level 4A
 - Residential Level 4B
 - Residential Level 5
 - Residential Level 6
 - Mixed Use Level 1
 - Mixed Use Level 2
 - Mixed Use Level 3
 - Mixed Use Level 4A
 - Mixed Use Level 4B
 - Harbourside Waterfront (Mixed Use)
 - Parks, Recreation & Open Space
 - School & Institutional
 - Commercial
 - Mixed Employment
 - Industrial
 - Zoning Boundaries
 - Zoning Special Setback Line
- Bike Routes

Bike Routes

BMP_Designation, BMP_Type

- Off-Street - Multi-Use Path
- On-Street - Separated Bike Lane
- On-Street - Bike Lane
- On-Street - Shared Wide Curb Lane
- On-Street - Shared Single File



Regular



Frequent



RapidBus



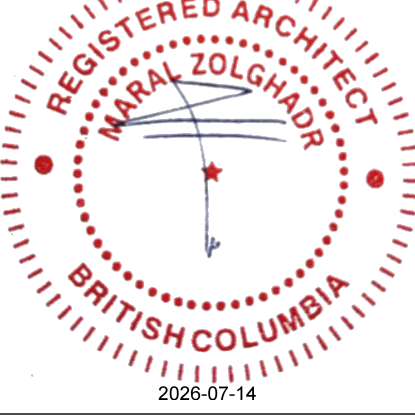
OFFICE
9 608, 1112 West Pender SLVANCOUVER, BC, V6E 2S1
OFFICE: +1 (604) 606-0400, +1 (877) 655-5630
CELL: +1 (604) 760-3243, +1 (604) 760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

1 2025/09/29 RE-ISSUED FOR DP

NO. DATE YMD DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

800M CONTEXT MAP

SCALE

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A0.02

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

Legend

- Subject Site
- Parks

Trails

STATUS

- Existing
- Proposed
- Heritage Buildings
- Heritage Character Areas
- Heritage Conservation Areas
- Neighbourhood
- 2014 OCP Maximum Height Limits (m)
- 2014 OCP Special Study Areas

- Residential Level 1
- Residential Level 2
- Residential Level 3
- Residential Level 4A
- Residential Level 4B
- Residential Level 5
- Residential Level 6
- Mixed Use Level 1
- Mixed Use Level 2
- Mixed Use Level 3
- Mixed Use Level 4A
- Mixed Use Level 4B
- Harbourside Waterfront (Mixed Use)
- Parks, Recreation & Open Space
- School & Institutional
- Commercial
- Mixed Employment
- Industrial
- Zoning Boundaries
- Zoning Special Setback Line

Bike Routes

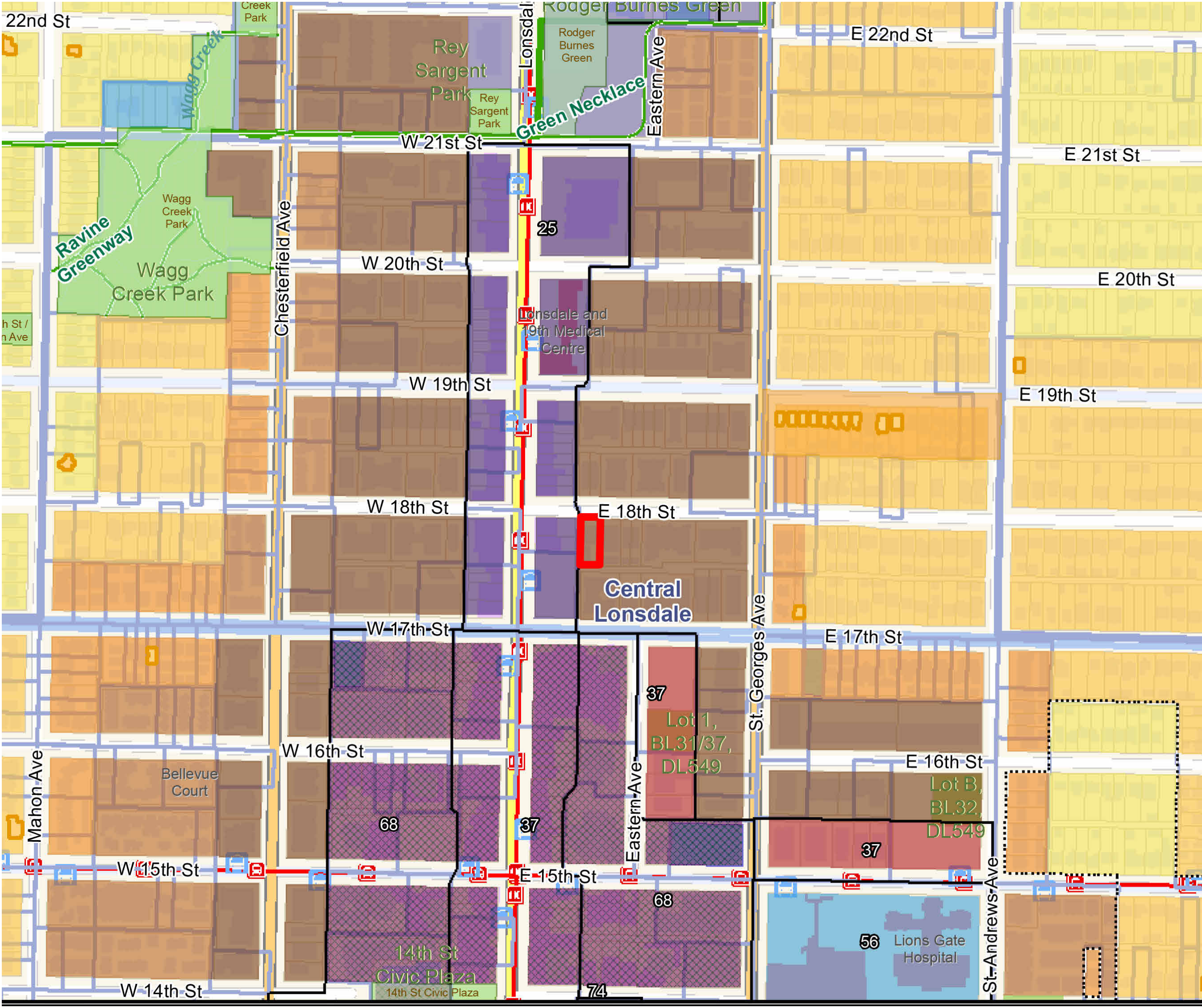
BMP_Designation, BMP_Type

- Off-Street - Multi-Use Path
- On-Street - Separated Bike Lane
- On-Street - Bike Lane
- On-Street - Shared Wide Curb Lane
- On-Street - Shared Single File

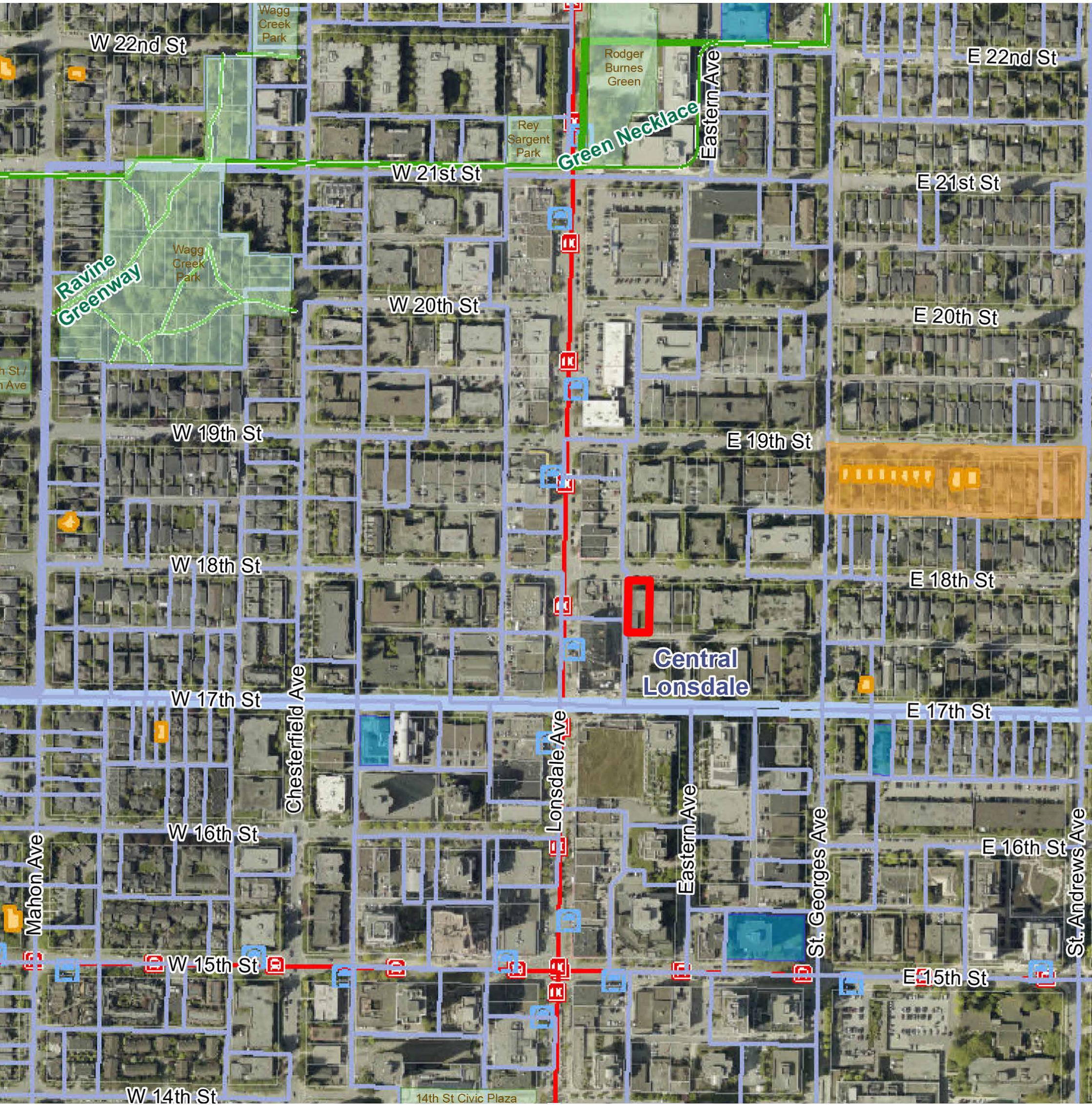
- Regular

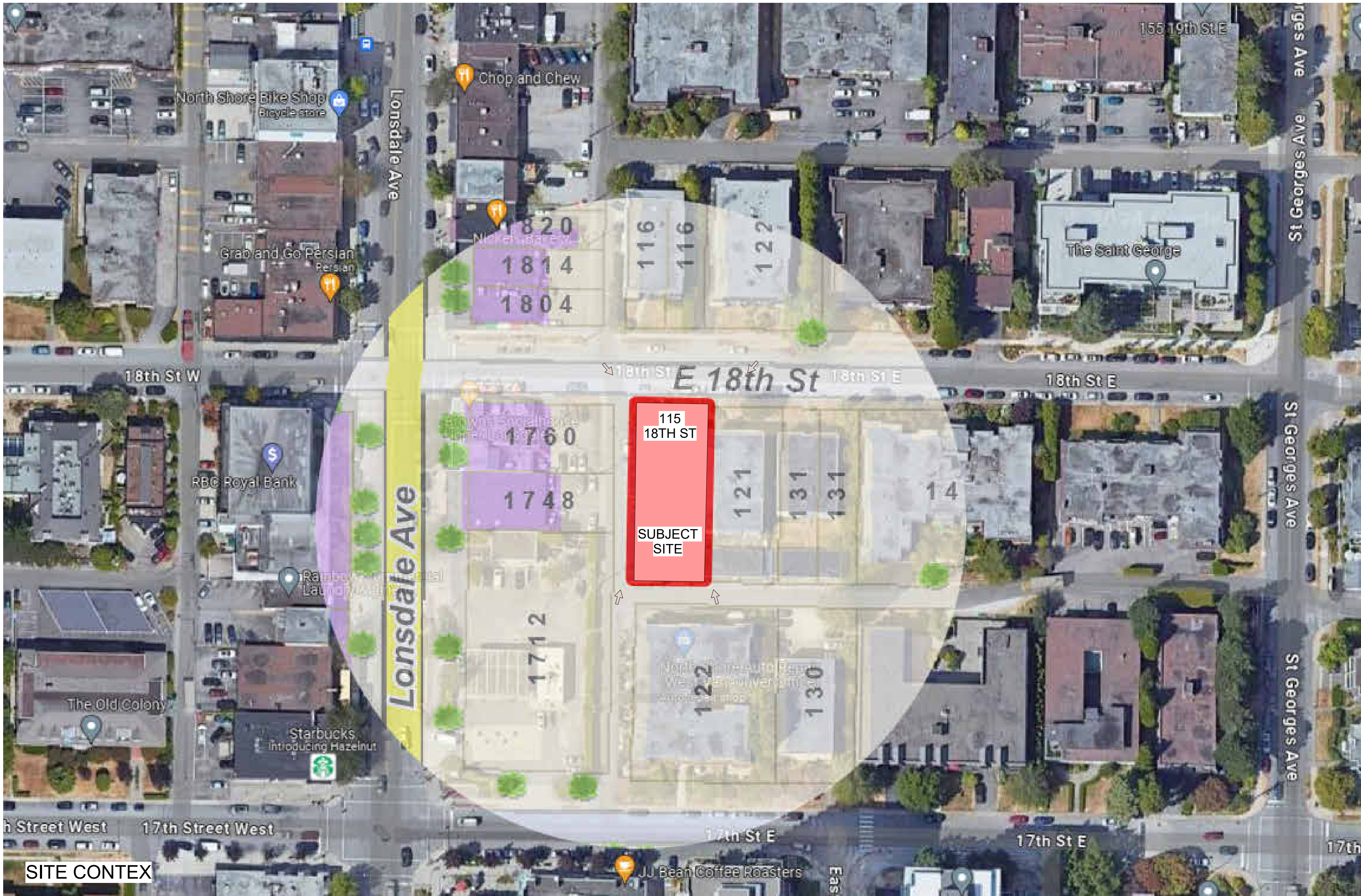
- Frequent

- RapidBus



NOTE: MAPS ARE TAKEN FROM THE CITY OF NORTH VANCOUVER WEBSITE.





SITE CONTEXT

Legend

- Subject Site
- Bike Routes
- BMP_Designation, BMP_Type
 - Off-Street - Multi-Use Path
 - On-Street - Separated Bike Lane
 - On-Street - Bike Lane
 - On-Street - Shared Wide Curb Lane
 - On-Street - Shared Single File
- RapidBus
- local
- Resident Exempt Parking
- Skateboards Routes
- TYPE
 - Local Streets
 - Streets With Mobility Lanes
 - Truck Routes



SOUTH-EAST VIEW



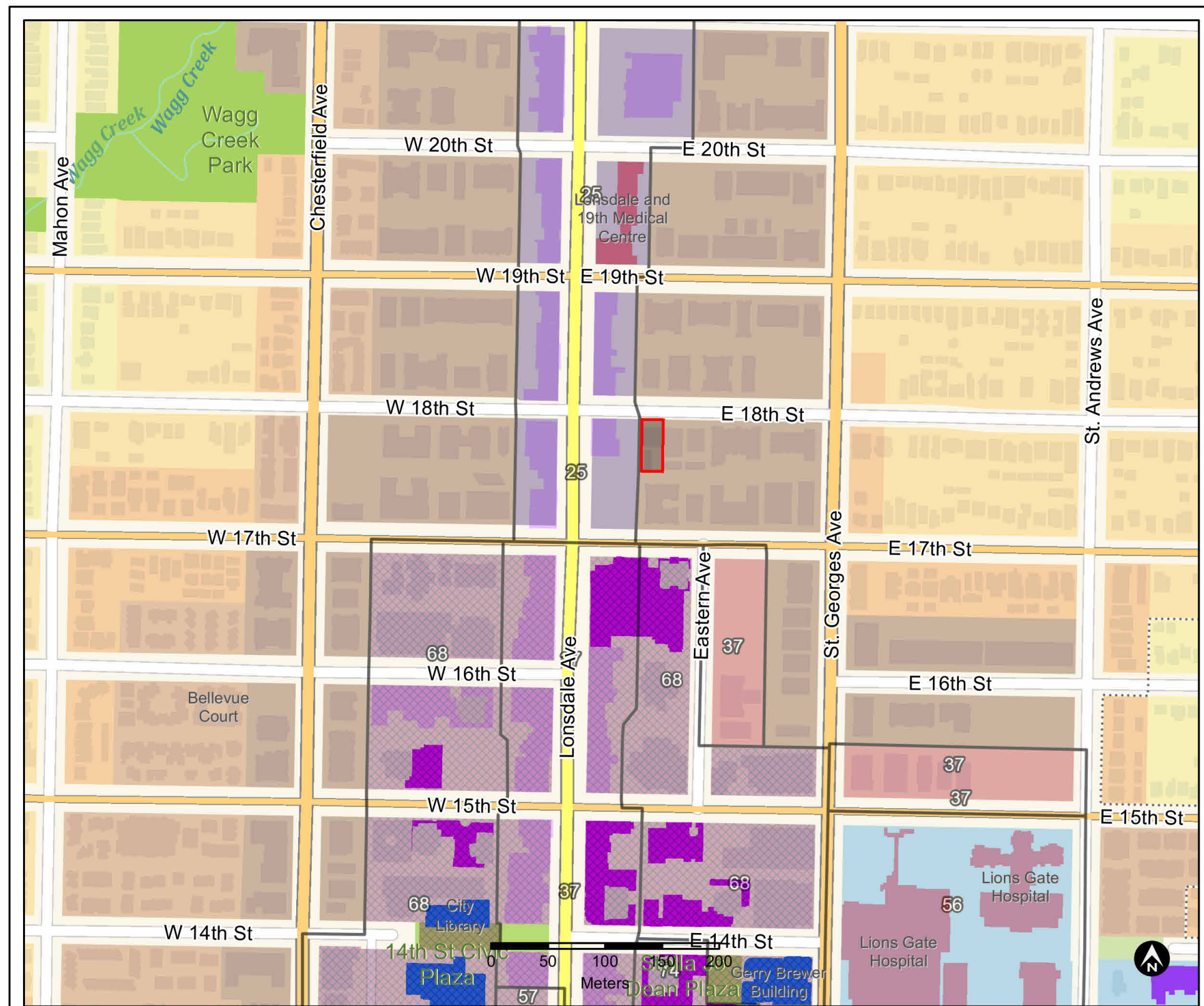
SOUTH-WEST VIEW



NORTH-WEST VIEW



NORTH-EAST VIEW



city
of north
vancouver

Property Report

Address: 115 E 18th St
Unit Count:
Legal Description: Type:LOT; Lot:1; Block:18;
Property ID: 009-932-321

Building Year:
Valuation Assessment - Land: \$4,347,000

Zoning: RM-1
OCP: R5

Resident Exempt Parking: 907
Hydraulic Grade Line: 601

Neighbourhood: Central Lonsdale
Property Type: Non-strata
DL:549; Plan:8783
Property Roll: 018064.000

Area sq meters: 840.85
Area sq feet: 9050.82
Improvement: \$10,500

Elementary School: Queenmary
OCP Density: 1.6 FSR

Garbage Collection Zone: None
Static Water Pressure: 118.2 psi

Property Notifications:
800m of Highway: Ministry of Transportation approval required
Dev Permit: Central Lonsdale (pending)
Dev Permit: Residential Apartments (Pending)

Published: January 24, 2024
For internal staff use only. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of North Vancouver disclaims all responsibility for the accuracy or completeness.

25
25
68
68
37
37
68
68
37
37
50
50
100
100
350
350
200
200
Meters Plaza Building

25
25
68
68
37
37
68
68
37
37
50
50
100
100
350
350
200
200
Meters Plaza Building

18th St W
18th St E
17th St W
17th St E
16th St
15th St
14th St
13th St
12th St
11th St
10th St
9th St
8th St
7th St
6th St
5th St
4th St
3rd St
2nd St
1st St

18th St W
18th St E
17th St W
17th St E
16th St
15th St
14th St
13th St
12th St
11th St
10th St
9th St
8th St
7th St
6th St
5th St
4th St
3rd St
2nd St
1st St

18th St W
18th St E
17th St W
17th St E
16th St
15th St
14th St
13th St
12th St
11th St
10th St
9th St
8th St
7th St
6th St
5th St
4th St
3rd St
2nd St
1st St

18th St W
18th St E
17th St W
17th St E
16th St
15th St
14th St
13th St
12th St
11th St
10th St
9th St
8th St
7th St
6th St
5th St
4th St
3rd St
2nd St
1st St



2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE YMD	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

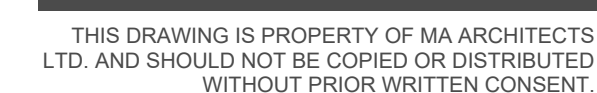
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

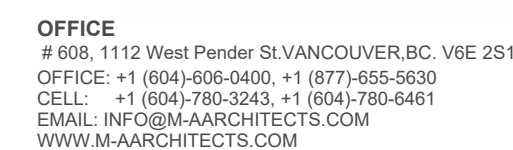
PROJECT NAME
**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS
**115 E 18th St, NORTH
VANCOUVER, BC.**

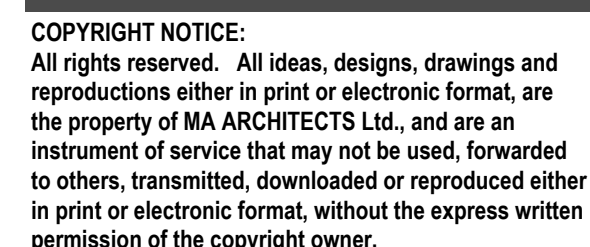
DRAWING TITLE
SITE CONTEXT

SCALE	12" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	





ISSUES AND REVISIONS



Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS
115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

SITE PLAN

SCALE 1/8" = 1' 0"

DRAWN	Author
-------	--------

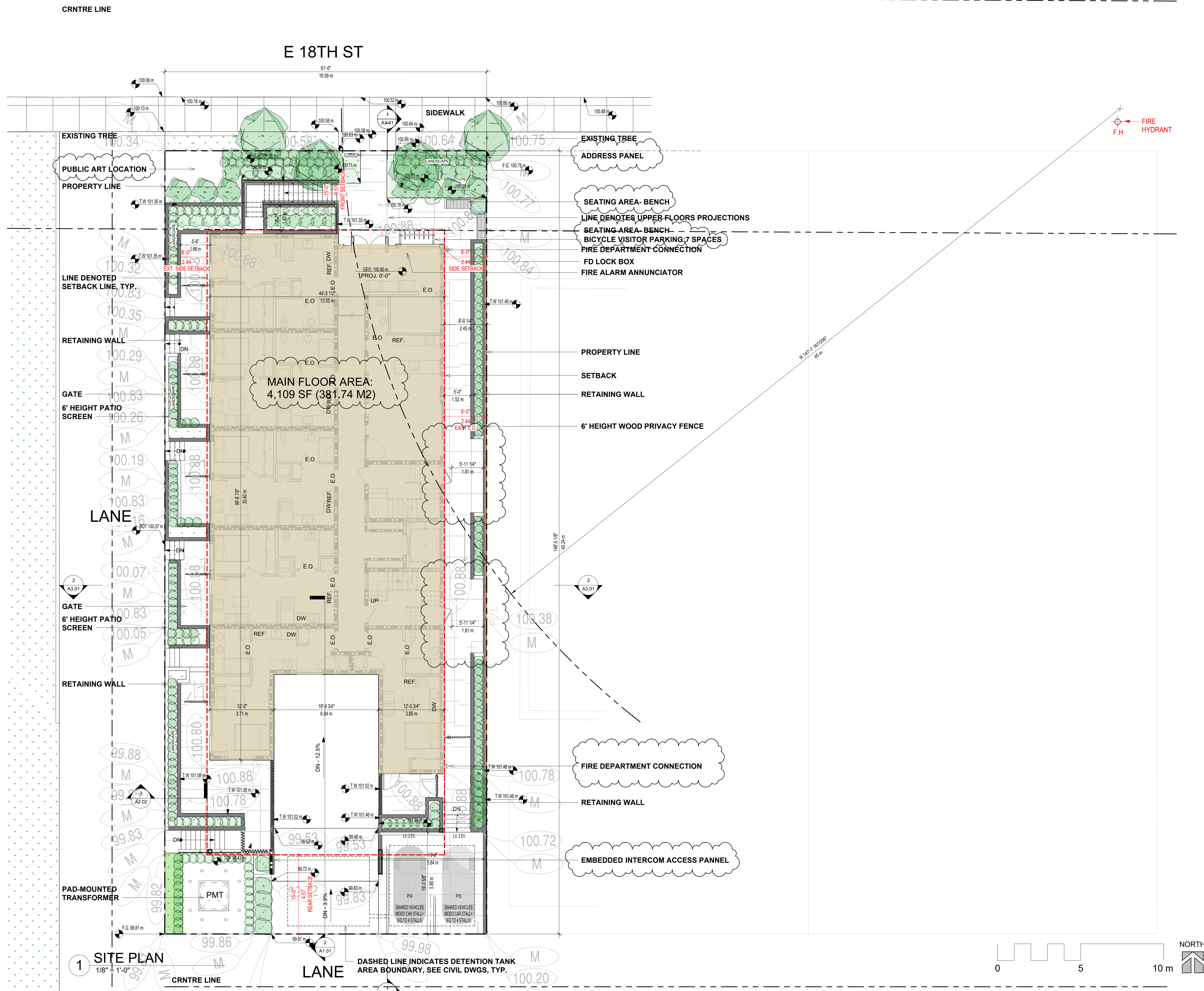
CHECKED	Checker
---------	---------

PROJECT NO.

DRAWING NO.

A0.06

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



PROJECT DATA - 6 SOTREY RENTAL APPARTMENT

EXISTING ADDRESS: 115 E 18th St, NORTH VANCOUVER, BC.	PROPERTY ID: 40
LEGAL DISCRPTION: Type: LOT; Lot:1; Block:18; DL:549; Plan:8783	PROPERTY ROLL: 018064.000
CURRENT ZONING: RM-1 (MEDIUM DENSITY APARTMENT RESIDENTIAL 1)	
OCP: R5 (RESIDENTIAL LEVEL 5)	
PROPOSED ZONING: CD	

1- SITE AREA: 840.85 M² (9050.82 SQFT)

2- PERMITTED SITE COVERAGE: (512 (2))
LOT COVERAGE TOGETHER W/ ACC BUILDINGS SHALL NOT EXCEED A LOT COVERAGE OF 50%.
50% X 840.85 M² = 420.425 M² (4,525.47 SQFT)

3- PROPOSED SITE COVERAGE: 381.74 M² (4,109 SF) / 840.85 M² (9050.82 SQFT) = **45.40%**
4- GROSS FLOOR AREA CALCULATIONS:
PERMITTED GFA: 1.6 (OCP DENSITY) + 1.0 (BONUS) = 2.6 X 840.85 M² X 2.6 = 2,186.21 M² (23,532.17 SQFT)

ADAPTABLE DESIGN DWELLING UNIT GFA EXCEPTION= 1.9 M2 (20 SF) FOR EACH LEVEL 2 ADAPTABLE DESIGN UNIT 39 LEVEL 2 ADAPTABLE UNIT X 1.9 M2 (20 SF)= 74.10 M2 (780 SF)

PERMITTED FLOOR AREA = 2,186.21M² (23,532.17 SQFT) + 74.10 M2 (780 SF)= 2,260.31 M2 (24329.77 SF)

PROPOSED TOTAL FLOOR AREA:

2,260.3 m² 24329.71 ft²

SUMMARY OF TOTAL GROSS FLOOR AREA PER EACH FLOOR		
LEVEL	AREA (SF)	AREA (SM)
1ST FLOOR LEVEL	3036.55 ft ²	282.1 m ²
2ND FLOOR LEVEL	4845.92 ft ²	450.2 m ²
3RD FLOOR LEVEL	4853.13 ft ²	450.87 m ²
4TH FLOOR LEVEL	3901.63 ft ²	362.47 m ²
5TH FLOOR LEVEL	3874.09 ft ²	359.91 m ²
6TH FLOOR LEVEL	3818.39 ft ²	354.74 m ²
TOTAL	24329.71 ft ²	2,260.3 m ²

SUMMARY OF TOTAL FLOOR AREA PER EACH FLOOR		
LEVEL	AREA (SF)	AREA (SM)
U/G PARKADE	7307.12 ft ²	678.85 m ²
1ST FLOOR LEVEL	4021.69 ft ²	373.63 m ²
2ND FLOOR LEVEL	5886.40 ft ²	546.86 m ²
3RD FLOOR LEVEL	5862.60 ft ²	544.65 m ²
4TH FLOOR LEVEL	5857.19 ft ²	544.15 m ²
5TH FLOOR LEVEL	5138.89 ft ²	477.42 m ²
6TH FLOOR LEVEL	5148.32 ft ²	478.29 m ²
TOTAL	39222.22 ft ²	3,643.86 m ²

5- NUMBER OF UNITS: 39

SUITE UNITS: 6 (15.38%)
ONE-BEDROOM UNITS: 18 (46.17%)
TWO-BEDROOM UNITS: 11 (28.20%)
THREE-BEDROOM UNITS: 4 (10.25%)

6- MINIMUM DWELLING UNIT SIZE:
REQUIRED: SHALL HAVE A MINIMUM GROSS FLOOR AREA OF NOT LESS THAN 37.16 SQUARE METER (400SQFT)
PROPOSED: MINIMUM PROPOSED DWELLING SIZE IS 400SQFT.

7- MINIMUM NUMBER OF 3-BEDROOMS:
REQUIRED: A MINIMUM OF 10% OF THE PROPOSED UNITS ARE TO BE PROVIDED AS 3-BEDROOM OR MORE.
4 UNITS TO BE 3-BEDROOMS OR MORE.
PROPOSED: 4 UNITE (3 BEDROOM) = 10%

8- UNITS' ADAPTABILITY REQUIREMENTS:
BUILDING PROVIDES 100% COMPLIANCE WITH BCBC 2024 ADAPTABILITY MANDATES, THEREBY EXCEEDING THE CITY'S TRADITIONAL 25% REQUIREMENT.

9- AMENITY SPACE:
REQUIRED: THE LESSER OF 1.4 SQ.M PER UNIT, OR 2% OF GFA
1.4 X 39 = 54.60 M2 (587.70 SF) OR 2% X 2,186.21M² (23,532.17 SQFT) = 43.72M2 (470.64SF)
PROPOSED: 43.24 M² / 465.40 SF (CLOSED) + (53.85 + 12.22+12.22) 78.29 M² / 842.70 SF (OPEN) = 121.53 M² (1,308.10 SF)

10- BUILDING WIDTH AND LENGTH:
SHALL NOT EXCEED A HORIZONTAL WIDTH OR LENGTH OF 30.48 METRES (100 FEET) ABOVE THE THIRD STOREY.
PROPOSED BUILDING LENGTH ABOVE 3RD STOREY: 33.67 M (110' - 5 1/2"). (VARIANCE REQUIRED)

11- BUILDING HEIGHT:
AVG GRADE: (100.20M(SE)+ 99.81M(SW)+100.34M(NW)+100.75M(NE))/4 =100.275
PROPOSED BUILDING HEIGHT MEASURED FROM AVERAGE GRADE ON NORTH ELEVATION):

SIX STORIES 66.04 FT(20.14 M)

12- SETBACK REQUIREMENTS:

REQUIRED SETBACKS:

SHALL BE SITED NOT LESS THAN:

(A) 6.096 METRES (20 FEET) FROM A FRONT, REAR, OR EXTERIOR SIDE LOT LINE;
(B) 4.57 METRES (15 FEET) FROM AN INTERIOR SIDE LOT LINE.

PROPOSED SETBACKS: (VARIANCE REQUIRED)

*FRONT LOT LINE (FROM E 18TH ST): 15'
*EXTERIOR SIDE (LANE): 8'
*SIDE YARD (EAST): 8'
*REAR YARD (LANE): 15'

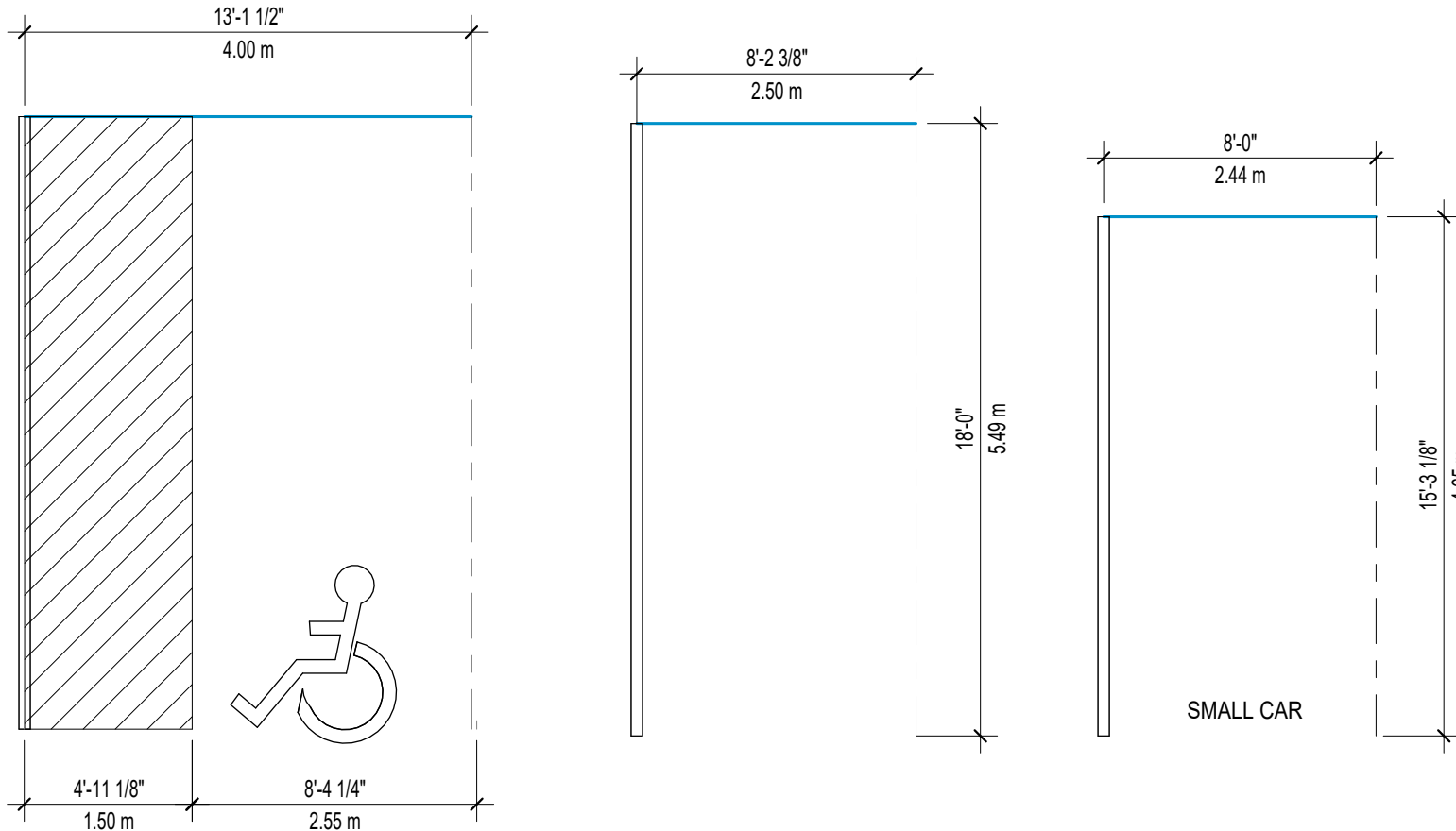
13- PARKING REQUIREMENTS:

A PARKING SPACE AND MANEUVERING AISLE SHALL COMPLY WITH THE DIMENSIONS AND REGULATIONS SHOWN TABLE BELOW OF ZONING BYLAW.

Angle X	Regular A	Small Car A1	Space Width B	Effective Length C	Maneuvering Aisle D	Direction of Traffic
90°	5.486 (19)	-	2.5 (8.2)	5.486 (19)	6.7 (22)	two-way or one-way
90°	-	4.85(15.25)	2.44 (8)	4.85 (15.25)	6.7 (22)	two-way or one-way

STEEP DRIVEWAY:
A DRIVEWAY RAMP WITH A SLOPE EXCEEDING 5% (1:20) SHALL HAVE A SURFACE AT LEAST 3.048 METER (10 FEET) IN LENGTH WITH A SLOPE OF 5% OR LESS, BEFORE IT MEETS THE STREET OR LANE.

I) NO DRIVEWAY RAMP SHALL EXCEED A SLOPE OF 10% (1:10) IN THE FIRST 6.096 METERS (20 FT) FROM THE PROPERTY LINE, AND 12.5% BEYOND THE FIRST 6.1M.



13- NUMBER OF REQUIRED PARKING:
RENTAL APARTMENT RESIDENTIAL USE: 0.6 SPACES PER DWELLING UNIT
39 (NUMBER OF UNITS) X 0.6 = 23 REQUIRED
VISITOR PARKING: WHERE PROVISION OF 10 OR MORE PARKING SPACES IS REQUIRED ON A LOT, A PORTION OF THE REQUIRED PARKING SPACES SHALL BE DEDICATED FOR VISITOR PARKING,
0.1 SPACES PER DWELLING UNIT.
39 (NUMBER OF UNITS) X 0.1 = 3.9 = 4 REQUIRED

14- PARKING CALCULATION:
STANDARD PARKING: 7 SPACES
DISABLED PARKING: 2 SPACES
SMALL CAR PARKING: 4 SPACES (VISITOR PARKING)
SHARED VEHICLES: 2 SPACES - EACH SHARED VEHICLE SPACE COUNTS AS 4 PARKING SPACES

TOTAL PROVIDED PARKINGS: **21 SPACES** (VARIANCE REQUIRED)

ACCESSIBLE PARKING:
WITHIN TOWNHOUSE RESIDENTIAL USE, APARTMENT RESIDENTIAL USE, RENTAL APARTMENT RESIDENTIAL USE AND ACCESSORY APARTMENT RESIDENTIAL USE, BE CALCULATED AT A RATIO OF 0.038 DISABILITY PARKING SPACES FOR EACH DWELLING UNIT;

REQUIRED ACCESSIBLE PARKING STALLS: 0.038 X 39 (NUMBER OF UNITS) = 1.48
1 ACCESSIBLE PARKING IS REQUIRED

PROPOSED ACCESSIBLE PARKING STALLS: 2

15- BICYCLE PARKING CALCULATIONS:
REQUIRED: 1.5 SPACES PER UNIT

39 (NUMBER OF UNITS) X 1.5= 58.5 59 BIKE PARKING STALLS ARE REQUIRED

PROPOSED BICYCLE PARKING STALLS:

SECURED BIKE STORAGE: 61 SPACES
SHORT TERM BIKE STORAGE: 7 SPACES

TOTAL PROVIDED BICYCLE PARKINGS: **56 SPACES**

16- GARBAGE STORAGE IN ACCORDANCE WITH S417 (1) OF THE ZONING BYLAW:
REQUIRED: 0.486SM² (5.23 SF PER UNIT) 39 (NUMBER OF UNITS) X 0.486 = 18.95 M2 (203.97 SF)
PROPOSED:23.18M² (249.50 SF)

17- MID MARKET RENTAL UNIT:

MID MARKET RENTAL UNITS			
LEVEL	NAME	AREA (SFT)	AREA (SM)
1ST FLOOR LEVEL	UNIT 106 STUDIO	400.55 ft ²	37.21 m ²
2ND FLOOR LEVEL	UNIT 203 1-BEDROOM	545.46 ft ²	50.67 m ²
4TH FLOOR LEVEL	UNIT 401 3-BEDROOM	968.78 ft ²	90 m ²
5TH FLOOR LEVEL	UNIT 504 2-BEDROOM	725.85 ft ²	67.43 m ²
TOTAL: 4			

BC BUILDING CODE ANALYSIS (2024)

CODE REQUIREMENTS

3.2.1.2- STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING
THE FLOOR AND ROOF ASSEMBLIES ABOVE THE BASEMENT AND THE EXTERIOR WALLS OF THE BASEMENT ABOVE THE ADJOINING GROUND LEVEL ARE CONSTRUCTED AS FIRE SEPARATIONS OF NONCOMBUSTIBLE CONSTRUCTION HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 2 H.

3.2.2.51- GROUP C, UP TO 6 STOREYS, SPRINKLERED, BUILDING AREA NOT MORE THAN 1,500M2 IF 6 STOREYS IN BUILDING HEIGHT.

- PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION.
- FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 1 H.
- ROOF ASSEMBLIES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H.
- MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H.
- LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

REFER TO CODE CONFORMANCE REPORT BY CODE CONSULTANT

Area Schedule (GROSS FLOOR AREA)					
Name	Level	Area	AREA M2	ADAPTAB LE	Comments

1ST FLOOR LEVEL					
UNIT 101 STUDIO	1ST FLOOR LEVEL	428.78 ft ²	39.84 m ²	Yes	
UNIT 102 STUDIO	1ST FLOOR LEVEL	441.27 ft ²	41.00 m ²	Yes	
UNIT 103 STUDIO	1ST FLOOR LEVEL	445.22 ft ²	41.36 m ²	Yes	
UNIT 104 STUDIO	1ST FLOOR LEVEL	443.24 ft ²	41.18 m ²	Yes	
UNIT 105 STUDIO	1ST FLOOR LEVEL	400.03 ft ²	37.16 m ²	Yes	
UNIT 106 STUDIO	1ST FLOOR LEVEL	400.55 ft ²	37.21 m ²	Yes	MMR

Area Schedule (GROSS FLOOR AREA)					
Name	Level	Area	AREA M2	ADAPTAB LE	Comments

2ND FLOOR LEVEL					
UNIT 201 1-BEDROOM	2ND FLOOR LEVEL	465.72 ft ²	43.27 m ²	Yes	
UNIT 202 2-BEDROOM	2ND FLOOR LEVEL	494.23 ft ²	45.92 m ²	Yes	
UNIT 203 1-BEDROOM	2ND FLOOR LEVEL	545.46 ft ²	50.67 m ²	Yes	MMR
UNIT 204 2-BEDROOM	2ND FLOOR LEVEL	511.79 ft ²	47.55 m ²	Yes	
UNIT 205 1-BEDROOM	2ND FLOOR LEVEL	462.48 ft ²	42.97 m ²	Yes	
UNIT 206 1-BEDROOM	2ND FLOOR LEVEL	456.36 ft ²	42.40 m ²	Yes	
UNIT 207 1-BEDROOM	2ND FLOOR LEVEL	418.10 ft ²	38.84 m ²	Yes	
UNIT 208 1-BEDROOM	2ND FLOOR LEVEL	419.19 ft ²	38.94 m ²	Yes	
UNIT 209 1-BEDROOM	2ND FLOOR LEVEL	462.23 ft ²	42.94 m ²	Yes	

Area Schedule (GROSS FLOOR AREA)					
Name	Level	Area	AREA M2	ADAPTAB LE	Comments

3RD FLOOR LEVEL					
UNIT 301 1-BEDROOM	3RD FLOOR LEVEL	465.41 ft ²	43.24 m ²	Yes	
UNIT 302 2-BEDROOM	3RD FLOOR LEVEL	519.19 ft ²	48.23 m ²	Yes	
UNIT 303 1-BEDROOM	3RD FLOOR LEVEL	512.23 ft ²	47.59 m ²	Yes	
UNIT 304 3RD FLOOR 2-BEDROOM	3RD FLOOR LEVEL	520.36 ft ²	48.34 m ²	Yes	
UNIT 305 1-BEDROOM	3RD FLOOR LEVEL	462.66 ft ²	42.98 m ²	Yes	
UNIT 306 1-BEDROOM	3RD FLOOR LEVEL	457.27 ft ²	42.48 m ²	Yes	
UNIT 307 1-BEDROOM	3RD FLOOR LEVEL	418.12 ft ²	38.84 m ²	Yes	
UNIT 308 1-BEDROOM	3RD FLOOR LEVEL	418.78 ft ²	38.91 m ²	Yes	
UNIT 309 1-BEDROOM	3RD FLOOR LEVEL	460.85 ft ²	42.81 m ²	Yes	

Area Schedule (GROSS FLOOR AREA)					
Name	Level	Area	AREA M2	ADAPTAB LE	Comments

4TH FLOOR LEVEL					
UNIT 401 3-BEDROOM	4TH FLOOR LEVEL	968.78 ft ²	90.00 m ²	Yes	MMR
UNIT 402 2-BEDROOM	4TH FLOOR LEVEL	521.53 ft ²	48.45 m ²	Yes	
UNIT 403 1-BEDROOM	4TH FLOOR LEVEL	455.78 ft ²	42.34 m ²	Yes	
UNIT 404 1-BEDROOM	4TH FLOOR LEVEL	451.79 ft ²	41.97 m ²	Yes	
UNIT 405 1-BEDROOM	4TH FLOOR LEVEL	418.59 ft ²	38.89 m ²	Yes	
UNIT 406 2-BEDROOM	4TH FLOOR LEVEL	609.06 ft ²	56.58 m ²	Yes	

Area Schedule (GROSS FLOOR AREA)					
Name	Level	Area	AREA M2	ADAPTAB LE	Comments

5TH FLOOR LEVEL					
UNIT 501 3-BEDROOM	5TH FLOOR LEVEL	944.54 ft ²	87.75 m ²	Yes	
UNIT 502 1-BEDROOM	5TH FLOOR LEVEL	460.82 ft ²	42.81 m ²	Yes	
UNIT 503 2-BEDROOM	5TH FLOOR LEVEL	714.44 ft ²	66.37 m ²	Yes	
UNIT 504 2-BEDROOM	5TH FLOOR LEVEL	725.85 ft ²	67.43 m ²	Yes	MMR
UNIT 505 2-BEDROOM	5TH FLOOR LEVEL	608.37 ft ²	56.52 m ²	Yes	

Area Schedule (GROSS FLOOR AREA)					
Name	Level	Area	AREA M2	ADAPTAB LE	Comments

6TH FLOOR LEVEL					
UNIT 601 3-BEDROOM	6TH FLOOR LEVEL	943.58 ft ²	87.66 m ²	Yes	
UNIT 602 3-BEDROOM	6TH FLOOR LEVEL	1091.01 ft ²	101.36 m ²	Yes	
UNIT 603 2-BEDROOM	6TH FLOOR LEVEL	753.68 ft ²	70.02 m ²	Yes	
UNIT 604 2-BEDROOM	6TH FLOOR LEVEL	608.90 ft ²	56.57 m ²	Yes	



OFFICE
#606, 1112 West Pender SLVANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

3 2026/07/13 RE-ISSUED FOR DP

2 2025/11/06 RE-ISSUED FOR DP

1 2025/09/29 RE-ISSUED FOR DP

NO. DATE YMD DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL RESIDENTIAL APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH VANCOUVER, BC.

DRAWING TITLE

ZONING ANALYSIS

SCALE As indicated

DRAWN Author

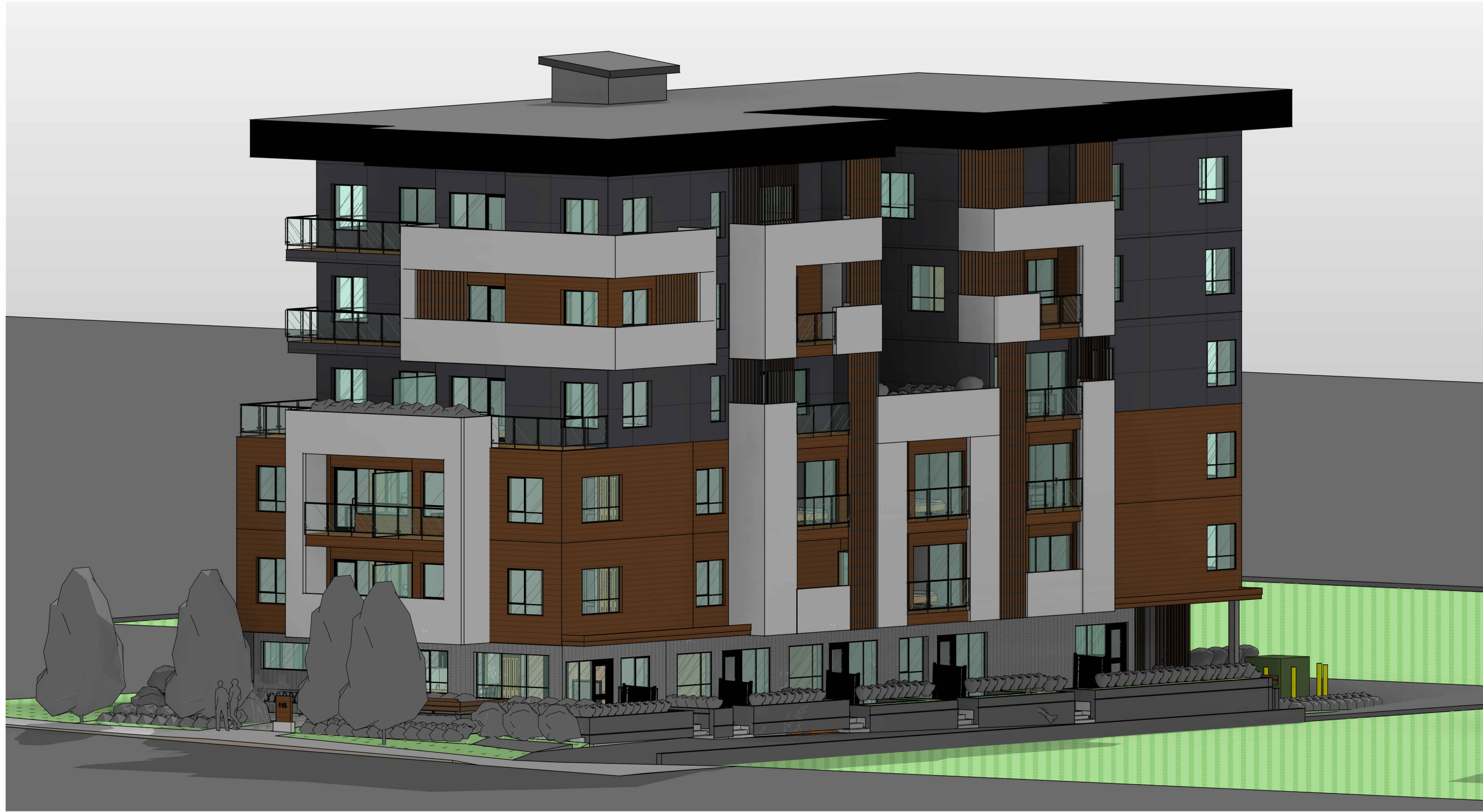
CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A0.07

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



1 3D ISOMETRIC VIEW- NORTHWEST CORNER



2 3D ISOMETRIC VIEW- SOUTHEAST CORNER



OFFICE
P 606, 1112 West Pender SLVANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

**115 E 18th St, NORTH
VANCOUVER, BC.**

DRAWING TITLE

3D VIEWS

SCALE

DRAWN Author

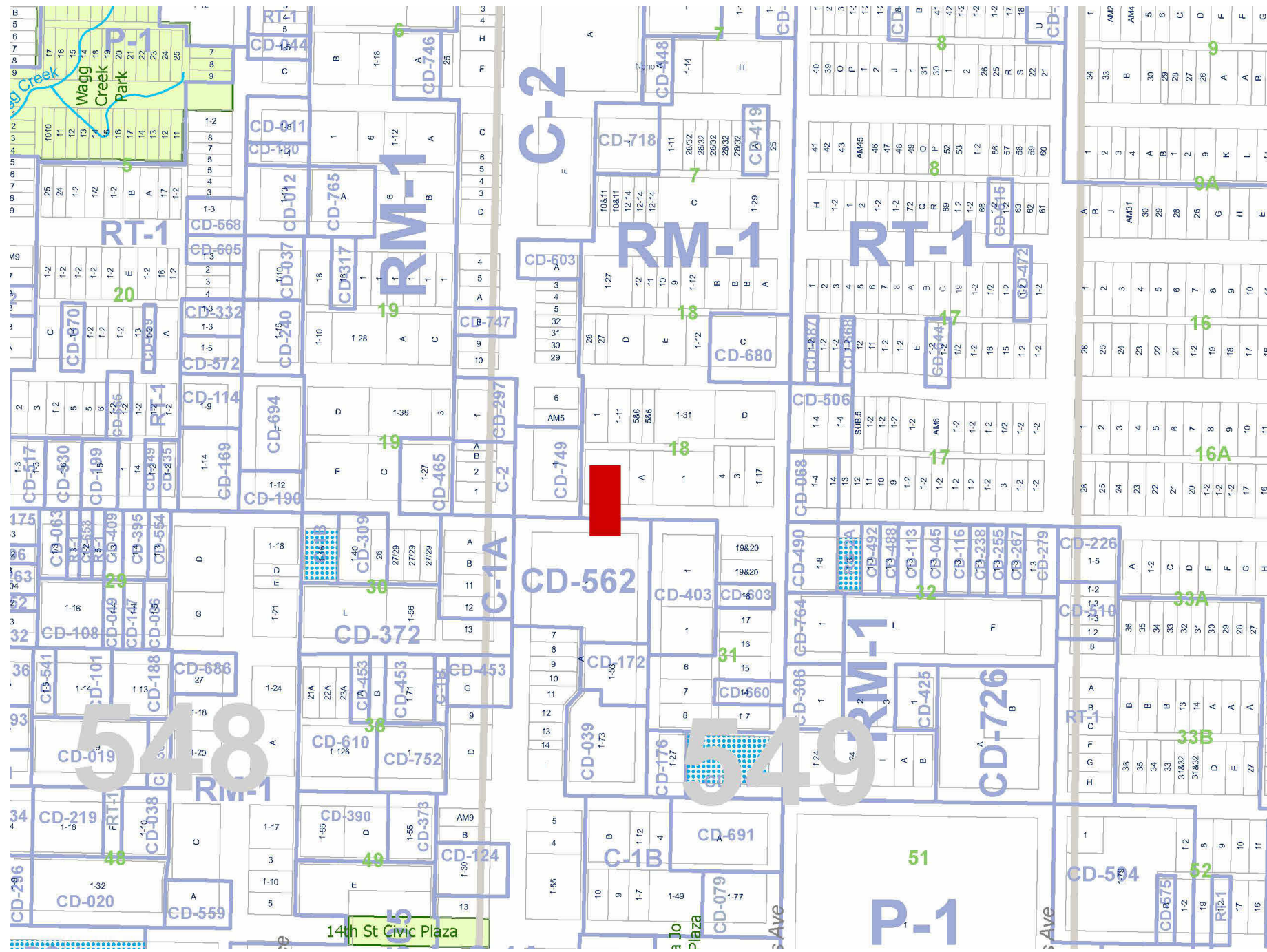
CHECKED Checker

PROJECT NO. 19025

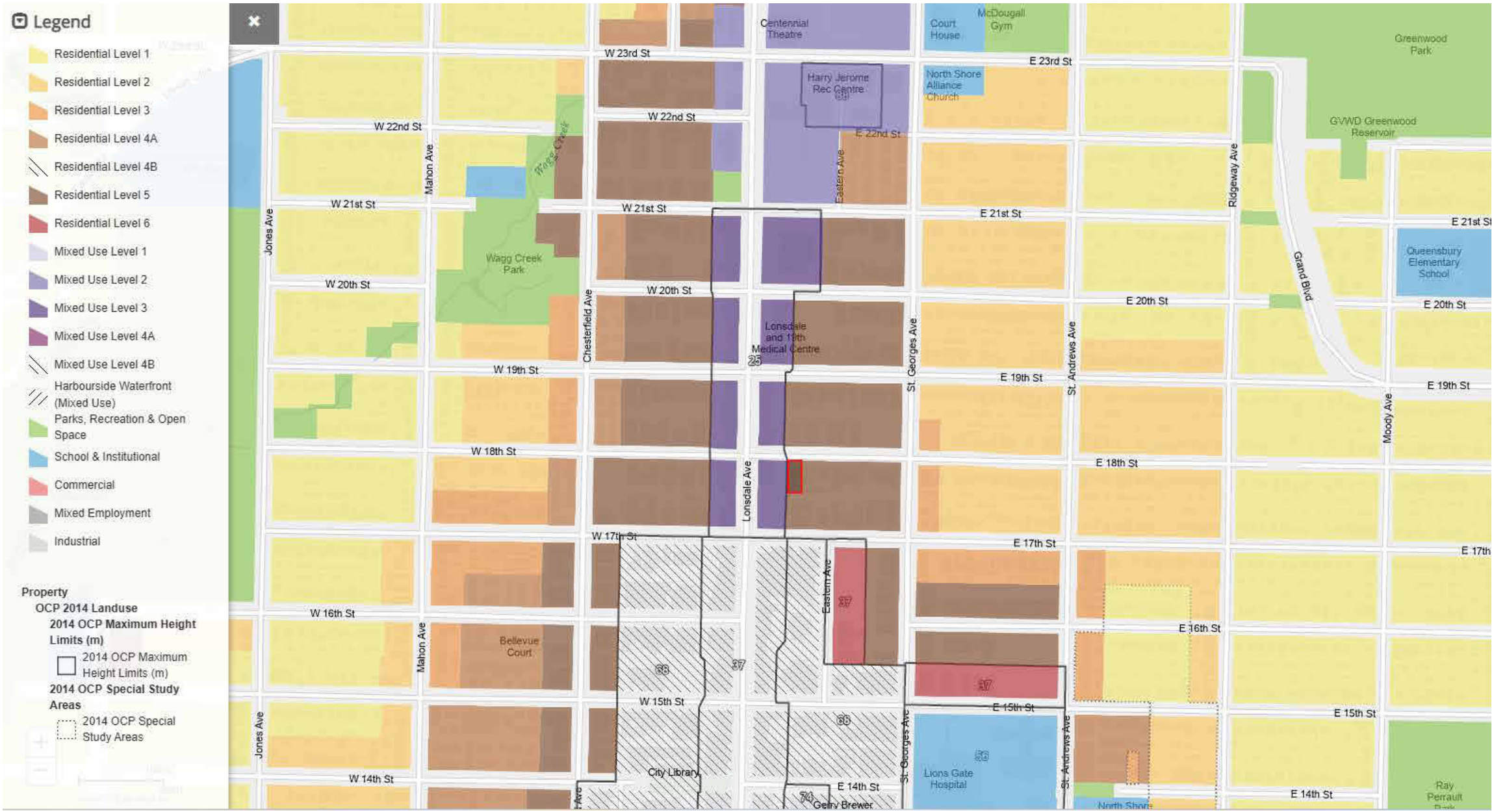
DRAWING NO.

A0.08

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



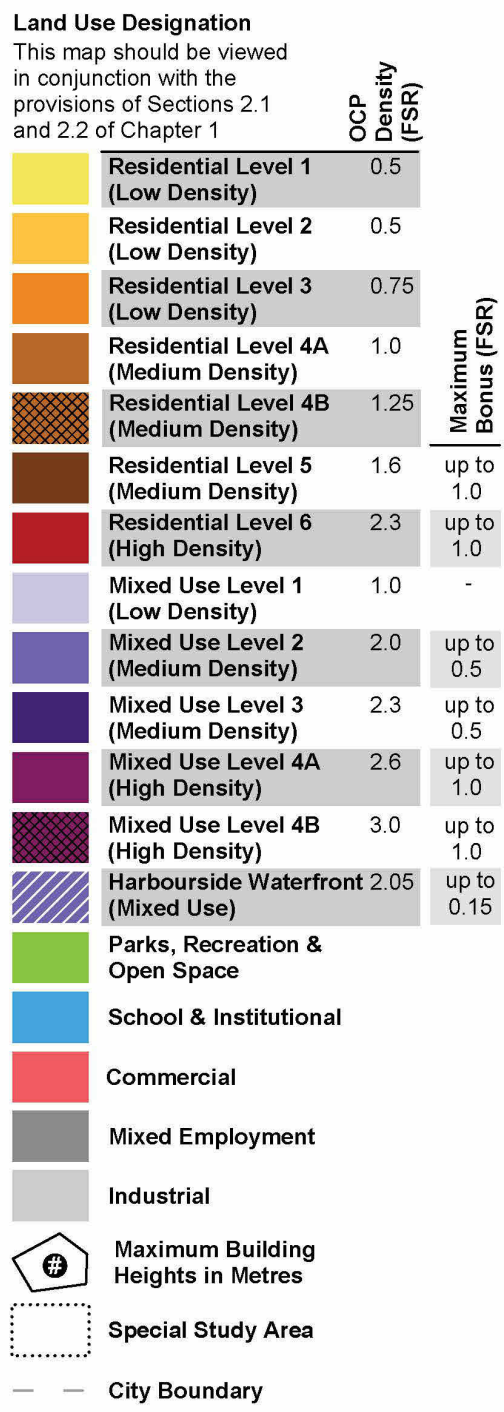
EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL



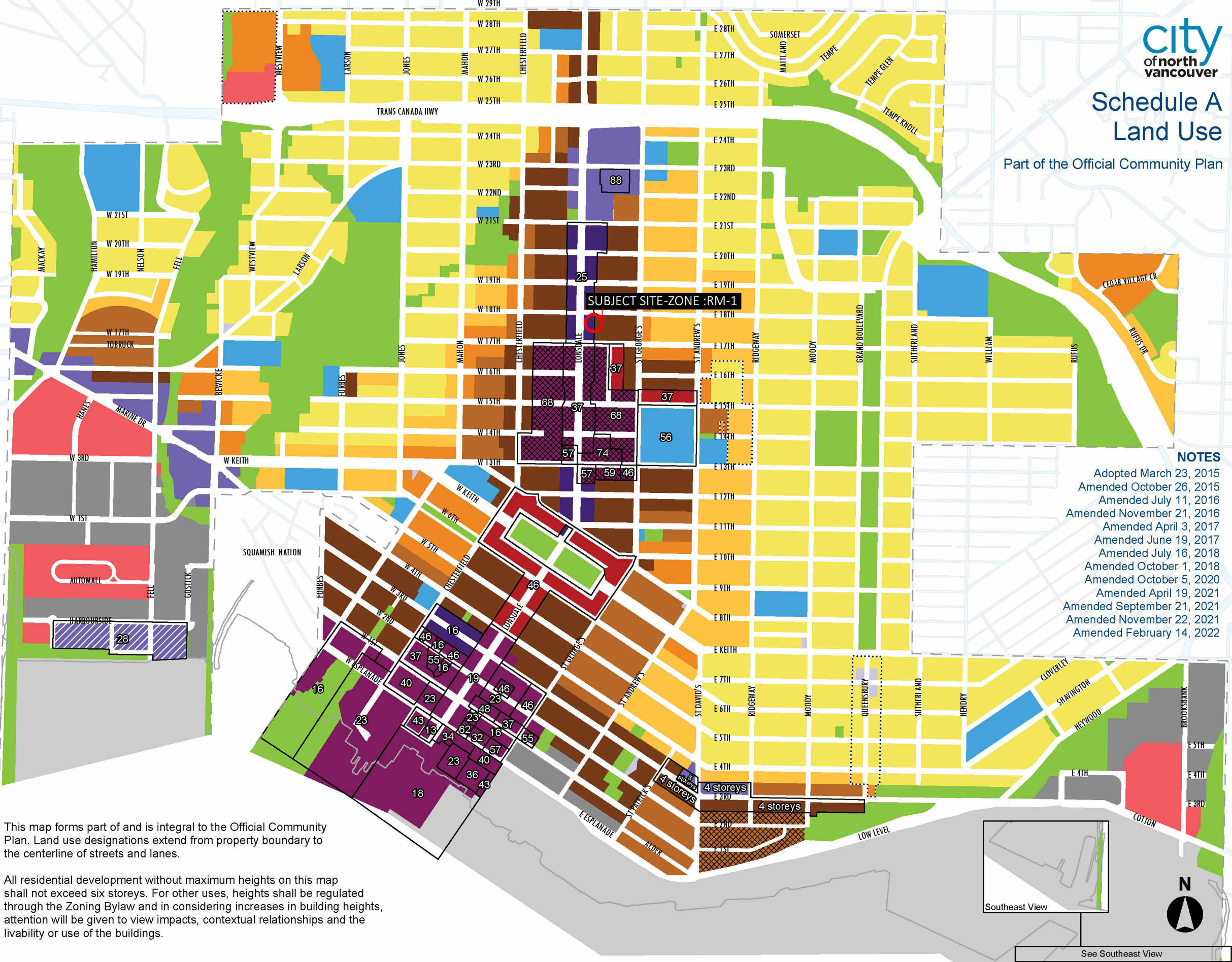
OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)



OCP GUIDELINES - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT (PENDING)



Example Height Equivalencies		
Metres	Approx.	Stores
12-13	4	
18-19	6	
23-25	8	
37	12	
46	15	
55-56	18	
68	22	
74	24	
88	30	



OCP - MID-RISE APARTMENT MEDIUM DENSITY R5

1.6 FSR (MAX BONUS FSR 1.0)

-1.0 FSR BONUS WITH PUBLIC BENEFITS:

- 1)SECURE MARKET RENTAL HOUSING OR NON-MRKET RENTAL
- 2)COMMUNITY AMENITY SPACE
- 3)EMPLOYMENT GENERATION
- 4)HERITAGE CONSERVATION

-MAX HEIGHT 6 STOREY

PROPERTY LOCATION WITHIN:

- WITHIN 800M OF HIGHWAY INTERSECTION
- AAA BICYCLE NETWORK
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)

APPLICABLE GUIDELINES:

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESIGN GUIDELINES
- SUSTAINABLE DESIGN GUIDELINES
- CPTD PRINCIPLES

city
of north
vancouver

Schedule A
Land Use

Part of the Official Community Plan

MA
ARCHITECTS

OFFICE
#608, 1112 West Pender SIVANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

2

2025/09/04

ISSUED FOR DP

1

2025/01/14

ISSUED FOR CLIENT REVIEW

NO.

DATE Y/M/D

DESCRIPTION

ISSUES AND REVISIONS

SEAL

REGISTERED ARCHITECT
MARIL ZOLGHADE
BRITISH COLUMBIA
2026-07-14

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME
18TH ST RENTAL
RESIDENTIAL
APARTMENT
PROJECT ADDRESS
115 E 18th St, NORTH
VANCOUVER, BC.
DRAWING TITLE
OCP & ZONING STUDY
SCALE
DRAWN Author
CHECKED Checker
PROJECT NO. 19025
DRAWING NO.

A0.09

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



OFFICE
P 606, 1112 West Pender St VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604) 606-0400, +1 (877) 655-5630
CELL: +1 (604) 785-3243, +1 (604) 785-0461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE	DESCRIPTION

ISSUES AND REVISIONS
SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS
**115 E 18th St, NORTH
VANCOUVER, BC.**

DRAWING TITLE

**CLIMATE AND SUN
SET/RISE STUDY**

SCALE 3/64" = 1'-0"

DRAWN Author

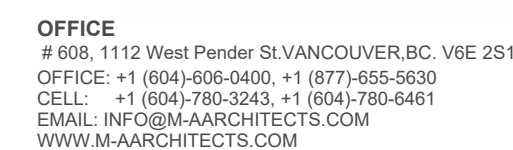
CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A0.10

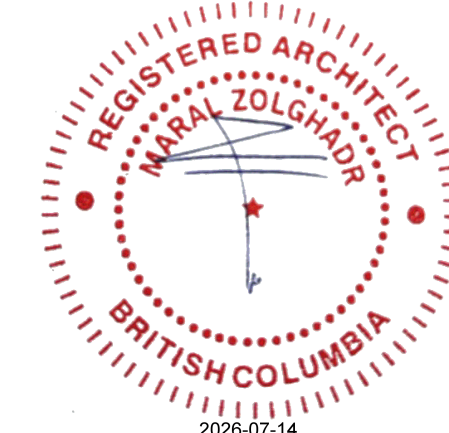
THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

FIRE DEPARTMENT RESPONSE PLAN

SCALE As indicated

DRAWN	Author
-------	--------

CHECKED	Checker
---------	---------

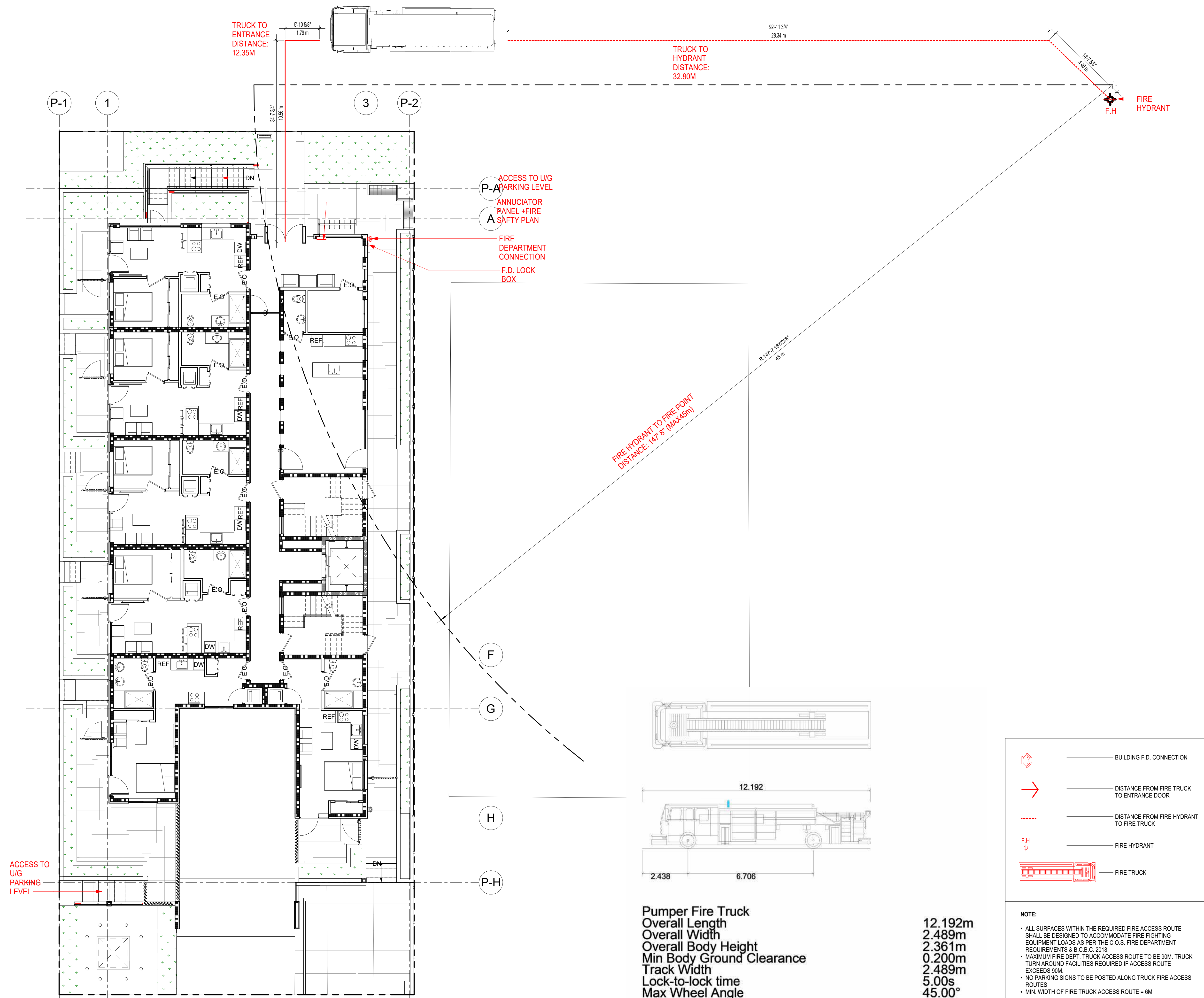
PROJECT NO	19025
------------	-------

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044

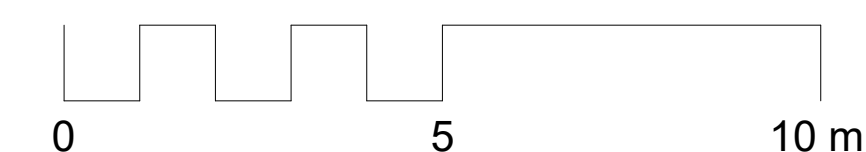
DRAWING NO.

A0.11

THIS DRAWING IS PROPERTY OF MA ARCHITECTS
LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED
WITHOUT PRIOR WRITTEN CONSENT.



1 FIRE DEPARTMENT RESPONSE PLAN

$$1/8'' = 1'-0''$$


PROJECT NARRATIVE & DESIGN RATIONALE

THE PROPOSED DEVELOPMENT IS INTENDED TO SUPPORT THE CITY OF NORTH VANCOUVER'S GOAL TO PROVIDE AN INCREASED SUPPLY OF RENTAL HOUSING IN LOCATIONS THAT CAN BENEFIT FROM EXISTING TRANSIT CORRIDORS WHILE CONTRIBUTING TO THE DEVELOPMENT OF VIBRANT AND SUSTAINABLE NEIGHBOURHOODS. BELOW ARE A BRIEF DESCRIPTION ON ARCHITECTURAL DESIGN CONCEPTS.

1. ARCHITECTURAL CONCEPT & MASSING

THE BUILDING'S FORM IS CONCEIVED AS A SERIES OF INTERLOCKING VOLUMES THAT FRAME A GRACIOUS CENTRAL COURTYARD AMENITY SPACE. BY CARVING OUT THIS "HEART" OF THE BUILDING, WE TRANSFORM WHAT WOULD OTHERWISE BE A SIMPLE MONOLITHIC FAÇADE INTO A LAYERED COMPOSITION OF PLANES AND VOIDS. THIS CENTRAL SPACE NOT ONLY PROVIDES RESIDENTS WITH A SECURE, LANDSCAPED GATHERING AREA, BUT ALSO REDUCES THE PERCEIVED BULK OF THE STRUCTURE FROM THE STREET, CREATING A RHYTHM OF SOLIDS AND VOIDS THAT IS VISUALLY ENGAGING FROM EVERY APPROACH.

2. VERTICAL WOOD PRIVACY SCREENS & PASSIVE SHADING

BALCONY EDGES ARE ARTICULATED WITH VERTICAL TIMBER SLATS, ESTABLISHING A LAYERED SCREEN THAT BALANCES PRIVACY AND OPENNESS. IN SUMMER, THESE SCREENS CAST VERTICAL SHADOWS THAT REDUCE DIRECT SOLAR GAIN ON THE LIVING SPACES BEHIND, HELPING TO MODERATE INTERIOR TEMPERATURES. AT THE BASE OF THESE SCREENS, DECIDUOUS CLIMBING PLANTS ROOTED IN PLANTERS WILL MATURE OVER TIME, FURTHER INTENSIFYING SUMMER SHADING AND FILTERING GLARE, YET NATURALLY RECEDING IN WINTER TO ADMIT THE LOWER-ANGLED SUN FOR PASSIVE WARMING. THIS LIVING FAÇADE SYSTEM UNDERSCORES THE PROJECT'S SUSTAINABLE APPROACH AND STRENGTHENS ITS CONNECTION TO THE NORTH VANCOUVER RESIDENTIAL CONTEXT.

3. MATERIALITY & VISUAL COHERENCE

ALL PRIMARY MATERIALS—LIGHT-GREY CEMENT STUCCO, WARM-TONED HORIZONTAL TIMBER PLANKS, AND DARK-BRONZE POWDER-COATED METAL ACCENTS—ARE CHOSEN FOR THEIR DURABILITY, LOW MAINTENANCE, AND HARMONIOUS RELATIONSHIP WITH THE SURROUNDING NATURAL LANDSCAPE. NEUTRAL COLOUR PALETTES AND NATURAL TEXTURES ALLOW THE BUILDING TO RECEDE WITHIN THE CURRENT NEIGHBOURHOOD, WHILE CLEAR, CONSISTENT DATUM LINES ACROSS EACH FLOOR PLATE GUIDE THE EYE HORIZONTALLY AND VERTICALLY, REINFORCING A SENSE OF UNITY AND ORDER. THE ARRANGEMENT OF WINDOWS, BALCONIES, AND CLADDING PANELS FOLLOWS A CLEAR PROPORTIONAL SYSTEM: EACH ELEMENT REFERENCES THE FLOOR-TO-FLOOR HEIGHT AND ALIGNS WITH NEIGHBOURING BAYS, ENSURING THAT THE FAÇADE READS AS AN INTEGRATED WHOLE.

4. COMMUNITY & CONTEXT

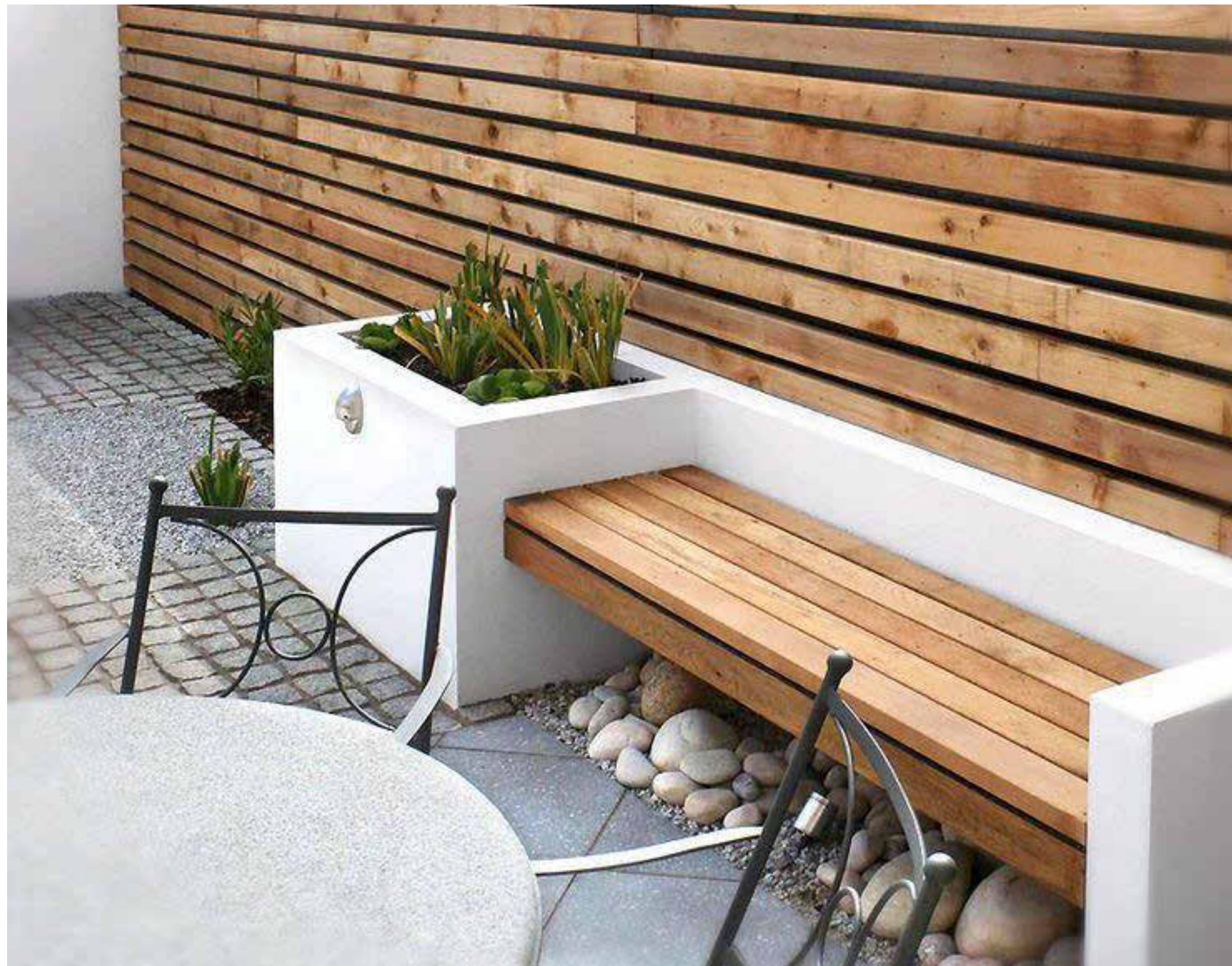
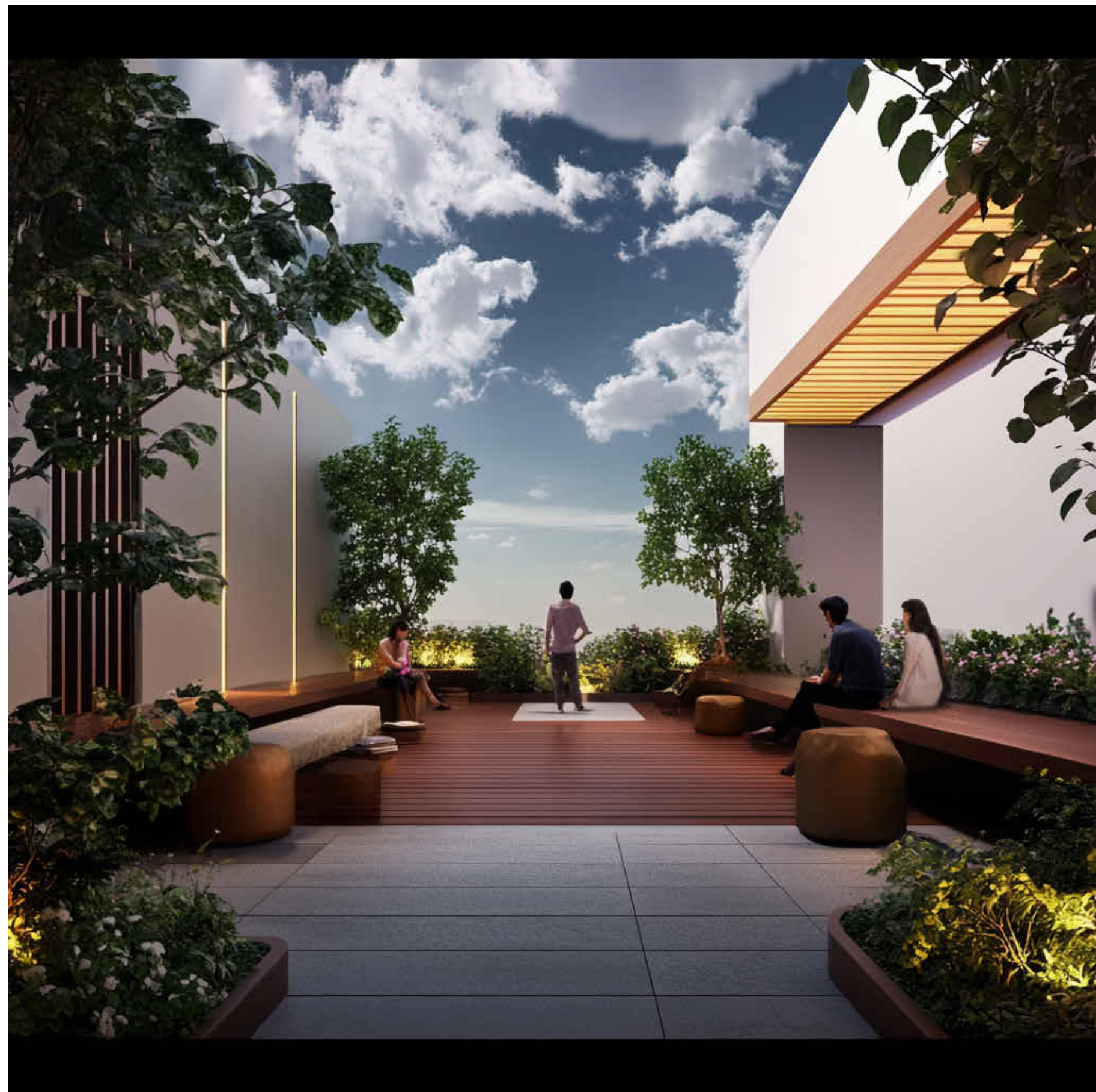
BY PROVIDING SEMI-PRIVATE BALCONIES WITH GENEROUS DEPTH, THE DESIGN PROMOTES ACTIVE FAÇADES WHILE MAINTAINING PRIVACY FOR RESIDENTS. THE ARTICULATED MASSING RESPECTS NEIGHBOURING BUILDINGS' SCALE AND SIGHTLINES, STEPPING BACK ON UPPER LEVELS TO REDUCE SHADOWING AT STREET LEVEL. THE CENTRAL AMENITY COURTYARD FOSTERS SOCIAL ENGAGEMENT AND PROVIDES ADDITIONAL OPEN SPACE IN A SAFE, PRIVATE ENVIRONMENT.

CONCLUSION

THIS PROPOSAL THOUGHTFULLY BALANCES AESTHETIC REFINEMENT, ENVIRONMENTAL PERFORMANCE, AND COMMUNITY-FOCUSED AMENITY. THE INTERPLAY OF MASS AND VOID, COMBINED WITH PASSIVE SHADING STRATEGIES AND A NATURAL MATERIAL PALETTE, YIELDS A BUILDING THAT IS BOTH CONTEMPORARY AND CONTEXTUALLY SENSITIVE. WE TRUST THIS DESIGN WILL ENHANCE THE NEIGHBOURHOOD CHARACTER WHILE MEETING ALL CITY OF NORTH VANCOUVER STANDARDS FOR LIVABILITY, SUSTAINABILITY, AND ARCHITECTURAL EXCELLENCE.



BUILDING DESING CONCEPT



OFFICE
P 606, 1112 West Pender SIVANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

**115 E 18th St, NORTH
VANCOUVER, BC.**

DRAWING TITLE

CONCEPTUAL DESIGN

SCALE

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A0.13

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

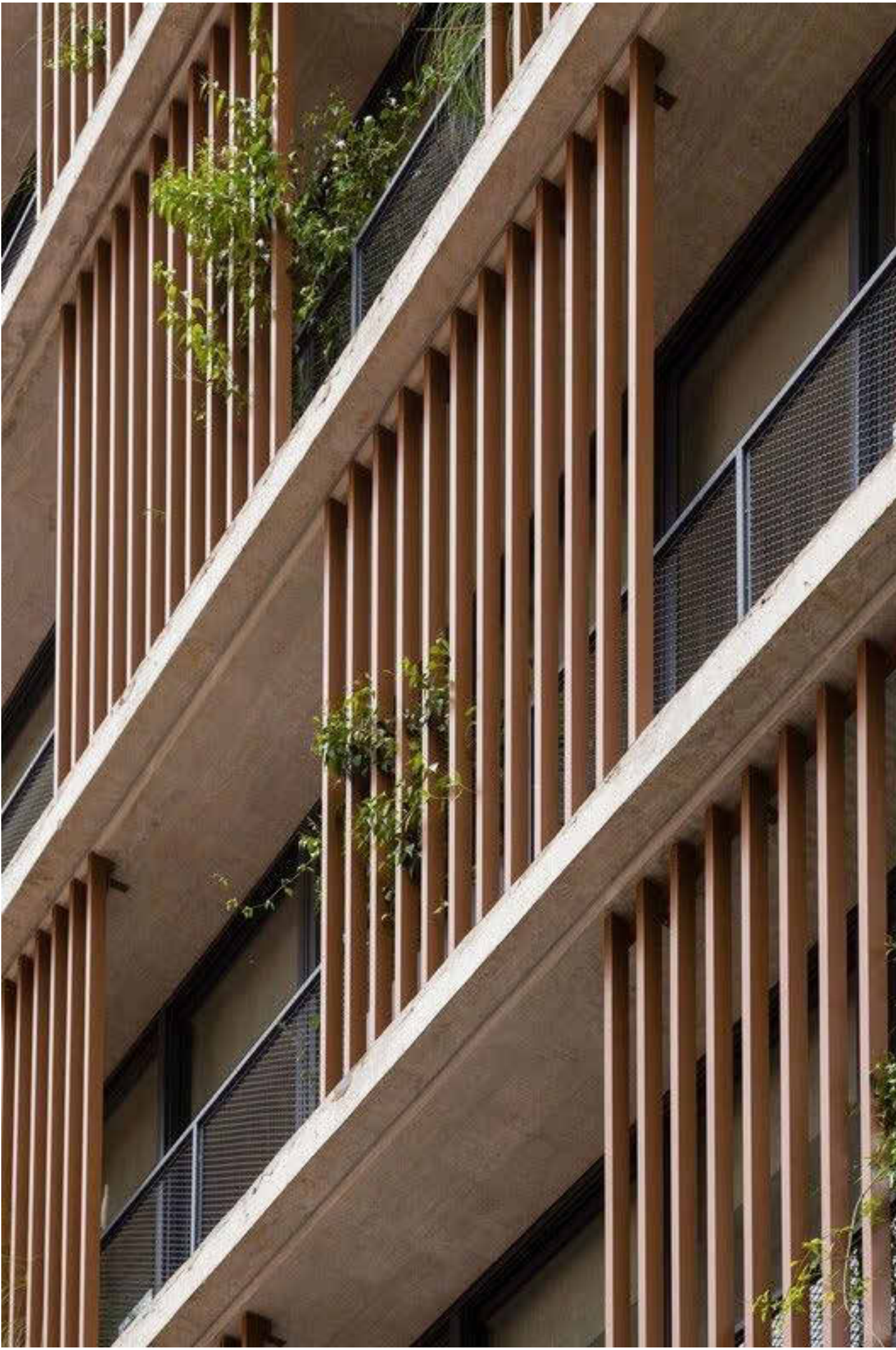
BALCONY SCREENS

DESIGN CONCEPT

- TO PROVIDE PRIVACY AT BALCONIES AND WINDOWS
- TO MINIMIZE POTENTIAL OVERLOOKING
- TO ACT AS EXTERIOR SHADES
- TO ACT AS AN ARCHITECTURAL ELEMENT

BALCONY DESIGN & SCREENING STRATEGY

THE BALCONIES ARE NOT ONLY FUNCTIONAL OUTDOOR EXTENSIONS OF THE LIVING SPACES BUT ARE ALSO DESIGNED AS INTEGRAL ARCHITECTURAL FEATURES THAT CONTRIBUTE TO THE BUILDING'S IDENTITY AND ENVIRONMENTAL PERFORMANCE. VERTICAL WOOD SCREENING ELEMENTS OFFER A LAYERED SENSE OF ENCLOSURE, PROVIDING RESIDENTS WITH PRIVACY FROM ADJACENT UNITS AND THE PUBLIC REALM WITHOUT COMPROMISING ACCESS TO LIGHT AND VIEWS. THESE SLATTED ELEMENTS ALSO ACT AS PASSIVE SOLAR SHADING DEVICES CASTING FILTERED SHADOWS THAT REDUCE HEAT GAIN DURING WARMER MONTHS WHILE ALLOWING LOW-ANGLED WINTER SUNLIGHT TO PENETRATE. TO ENHANCE THIS EFFECT, DECIDUOUS CLIMBING PLANTS ARE INTRODUCED AT THE BASE OF SELECTED BALCONIES; THEIR SEASONAL GROWTH CYCLE NATURALLY STRENGTHENS SUMMER SHADING AND RETRACTS IN WINTER, CREATING A DYNAMIC, LIVING FAÇADE. THIS APPROACH BRINGS NATURE INTO THE DAILY LIVES OF RESIDENTS AND CONTRIBUTES TO A HEALTHIER, MORE CLIMATE-RESPONSIVE BUILDING ENVELOPE VALUES THAT ALIGN WITH NORTH VANCOUVER'S COMMITMENT TO THOUGHTFUL, SUSTAINABLE URBAN DESIGN.



OFFICE
608, 1112 West Pender ST VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME
18TH ST RENTAL RESIDENTIAL APARTMENT
PROJECT ADDRESS
115 E 18th St, NORTH VANCOUVER, BC.
DRAWING TITLE
CONCEPTUAL DESIGN

SCALE	
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	

A0.14

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



18TH STREET NORTHWEST CORNER



OFFICE
P 606, 1112 West Pender, VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604) 606-0400, +1 (877) 655-5630
CELL: +1 (604) 760-3243, +1 (604) 760-0461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

PERSPECTIVE

SCALE

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A0.15

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



WEST SIDE VIEW



OFFICE
P 606, 1112 West Pender SLVANCOUVER, BC, V6E 2S1
OFFICE: +1 (604) 606-0400, +1 (877) 655-5630
CELL: +1 (604) 760-3243, +1 (604) 760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

PERSPECTIVE

SCALE

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A0.16

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



18TH STREET EXISTING STREETSCAP



18TH STREET PROPOSED STREETSCAPE



18TH STREET EXISTING STREETSCAP



18TH STREET PROPOSED STREETSCAPE



OFFICE
608, 1112 West Pender, VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

EXISTING AND
PROPOSED 18TH
STREET

SCALE

DRAWN Author

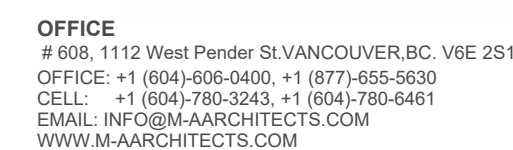
CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A0.17

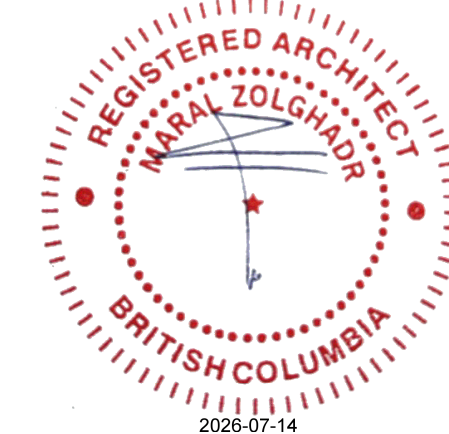
THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



4	2026.07.13	RE-ISSUED FOR DP
3	2025/09/29	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		

SEAL

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

PROJECT ADDRESS
115 E 18th St, NORTH
VANCOUVER, BC.

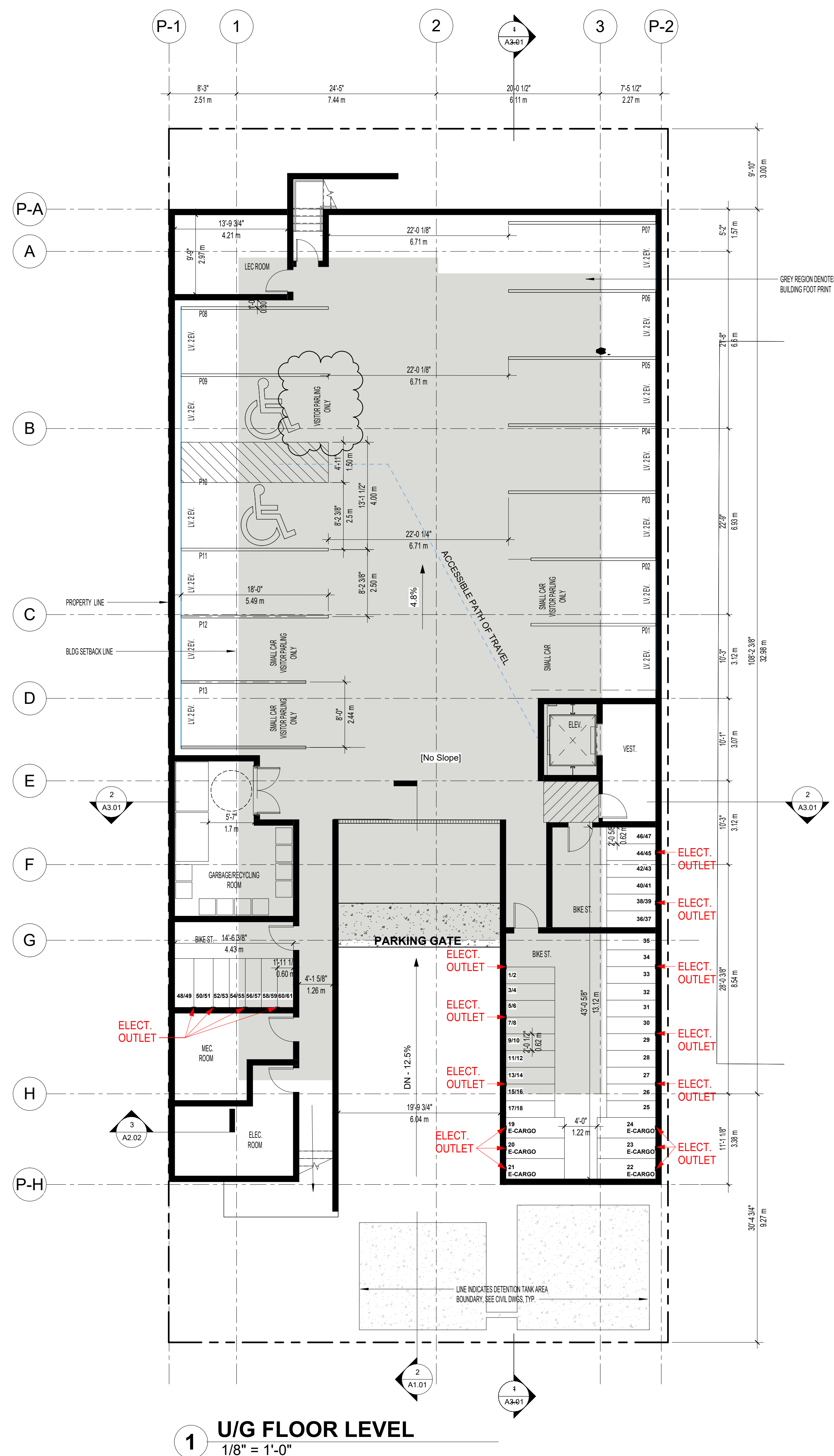
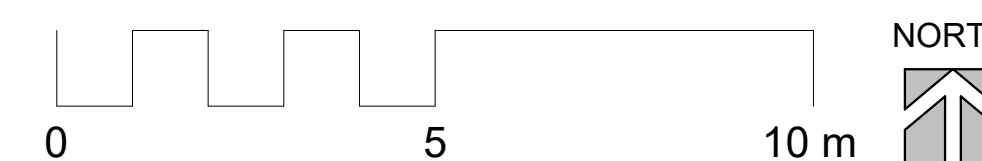
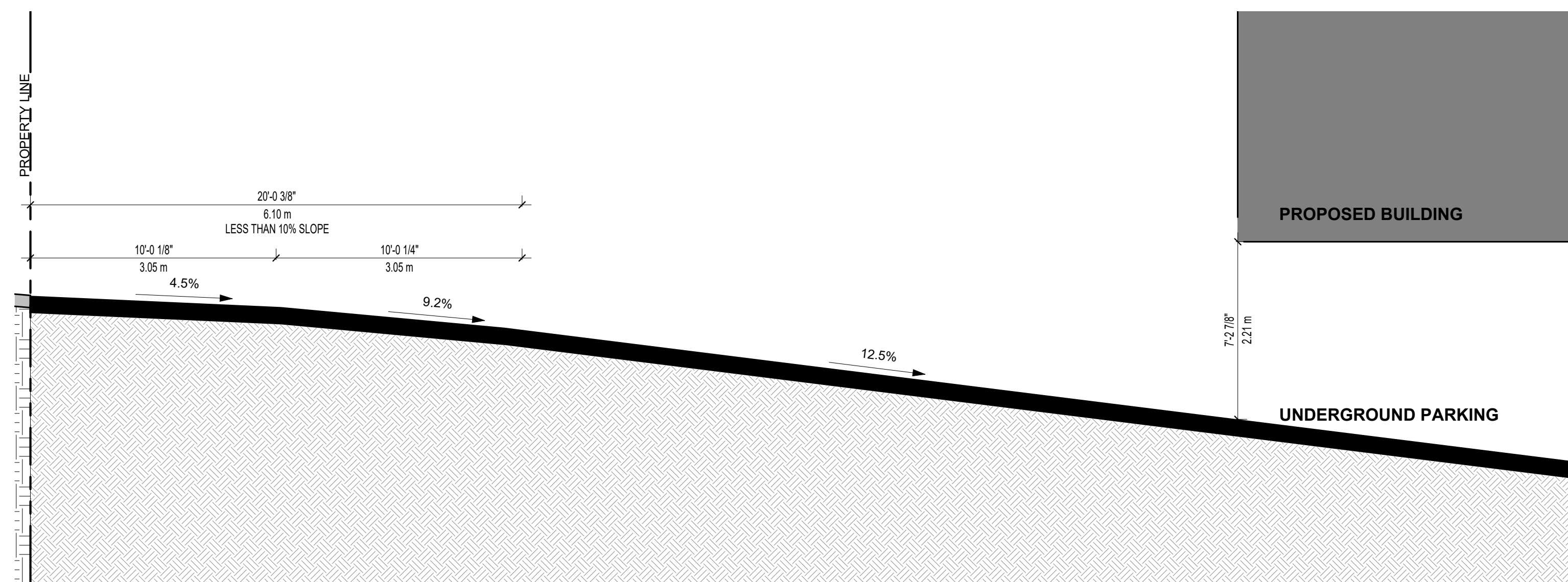
DRAWING TITLE

UNDERGROUND PARKADE

SCALE	As indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	

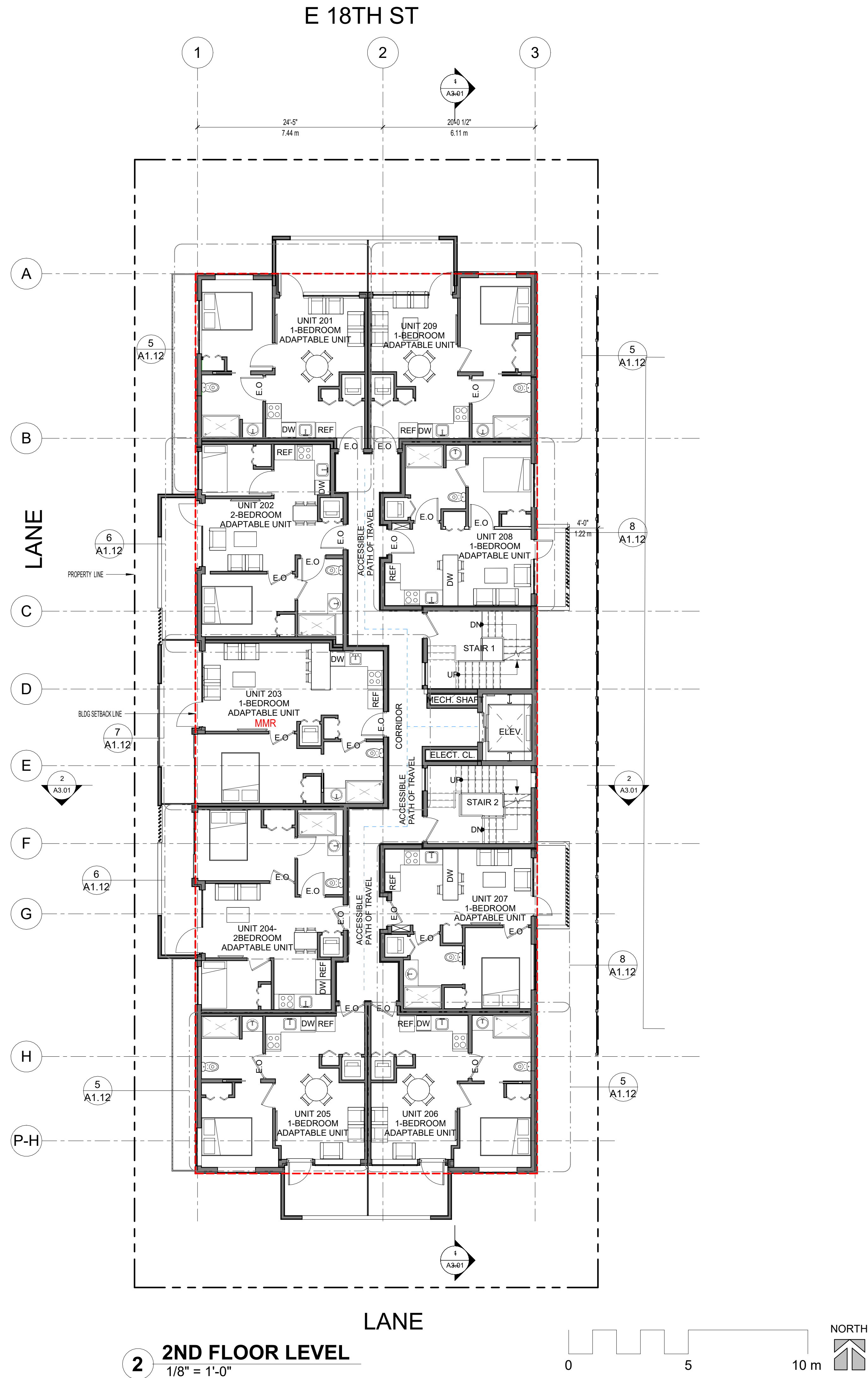
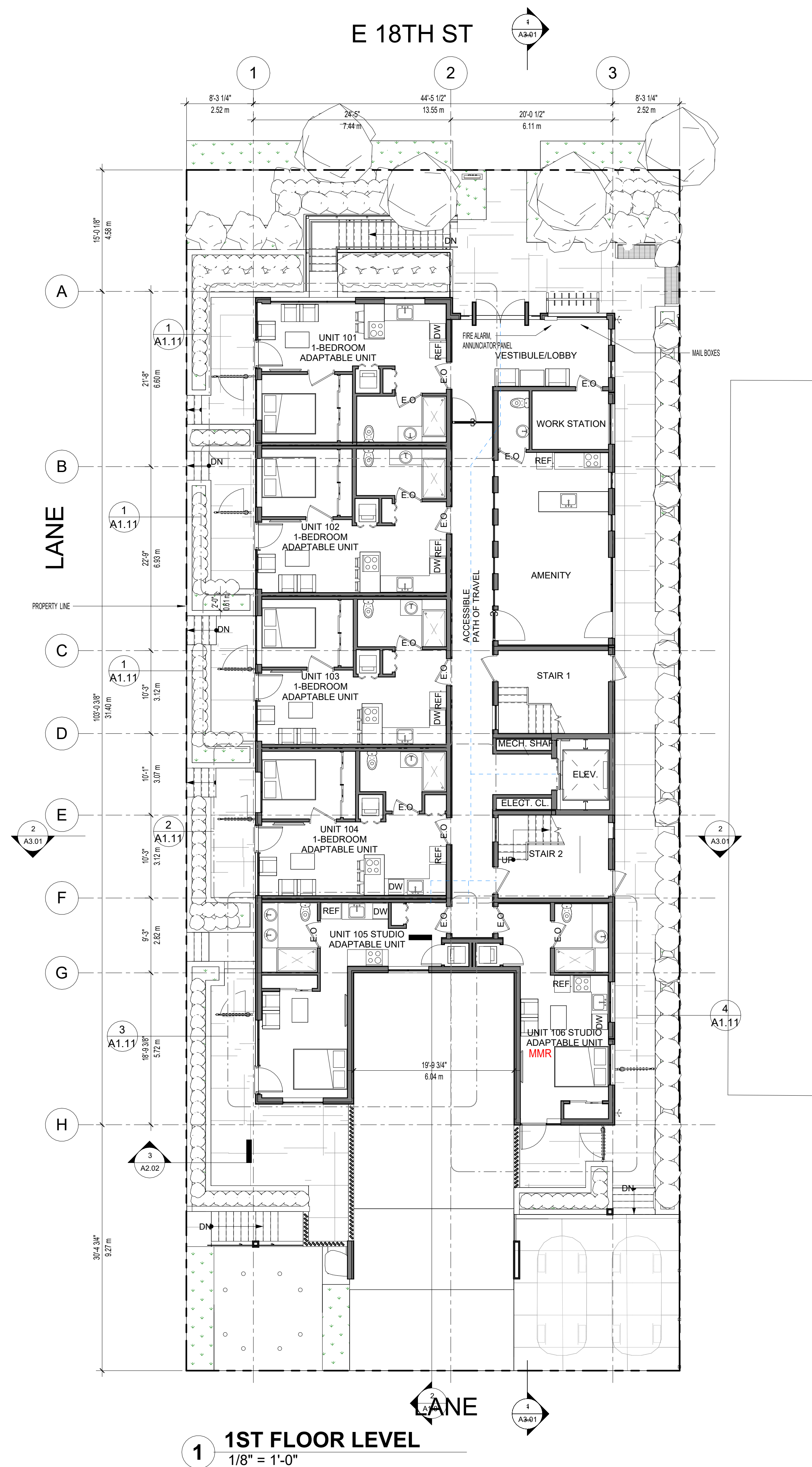
A1.01

THIS DRAWING IS PROPERTY OF MA ARCHITECTS
LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED
WITHOUT PRIOR WRITTEN CONSENT.


$$1/4'' = 1'-0''$$




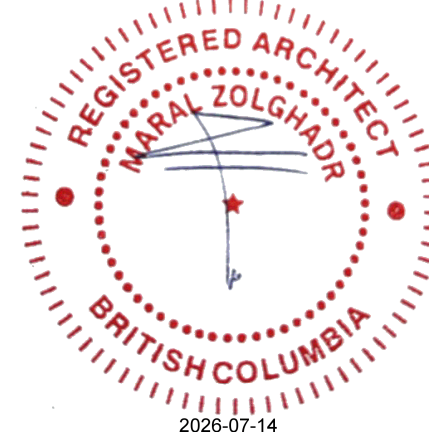
OFFICE
#605, 1112 West Pender, VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604) 606-0400, +1 (877) 655-5630
CELL: +1 (604) 760-3243, +1 (604) 760-6461
EMAIL: INFO@MA-ARCHITECTS.COM
WWW.MA-ARCHITECTS.COM



3	2026.07.13	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

ISSUES AND REVISIONS
SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

**115 E 18th St, NORTH
VANCOUVER, BC.**

DRAWING TITLE

**1ST & 2ND LEVEL
FLOOR PLAN**

SCALE 1/8" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

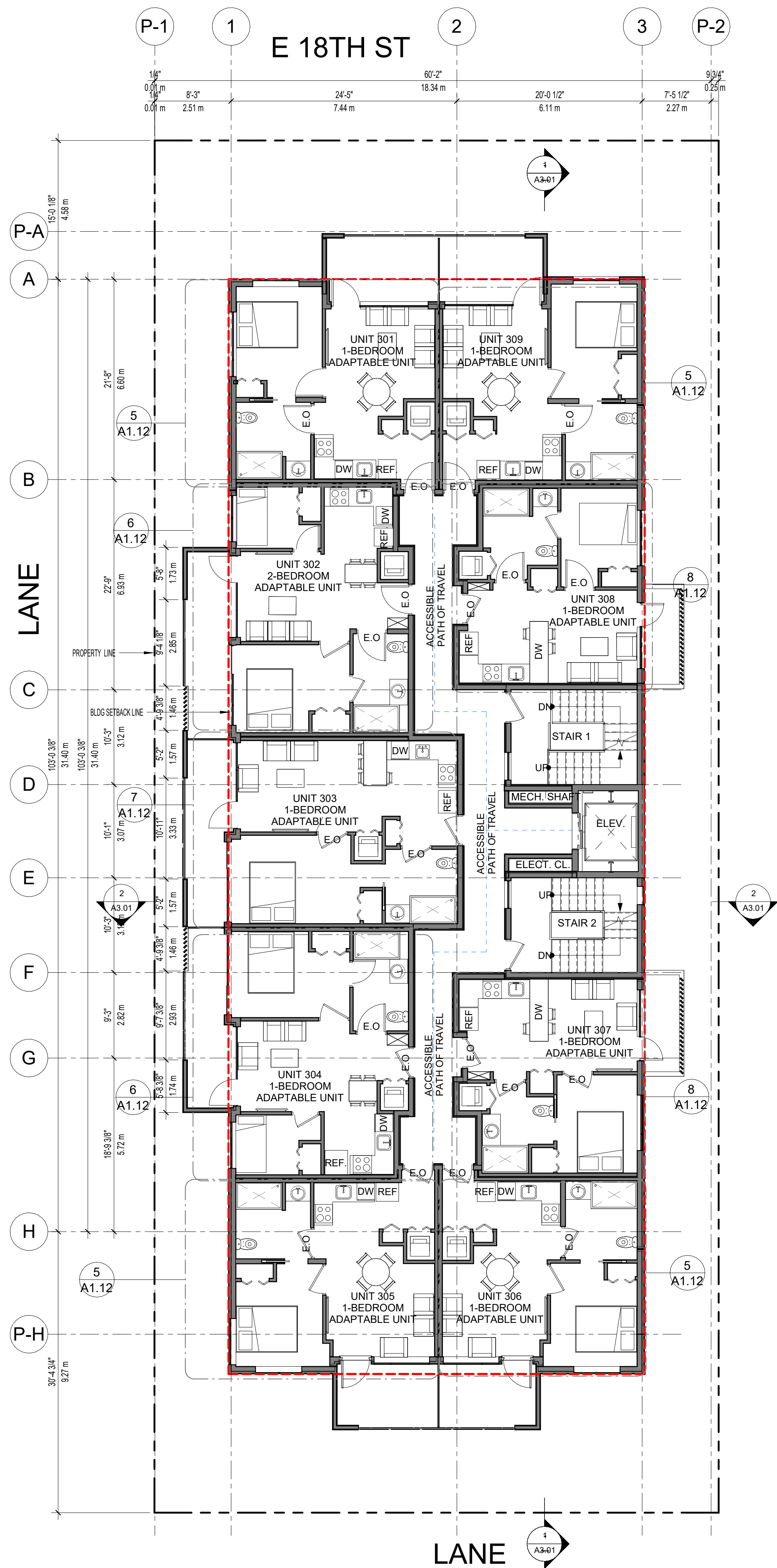
DRAWING NO.

A1.02

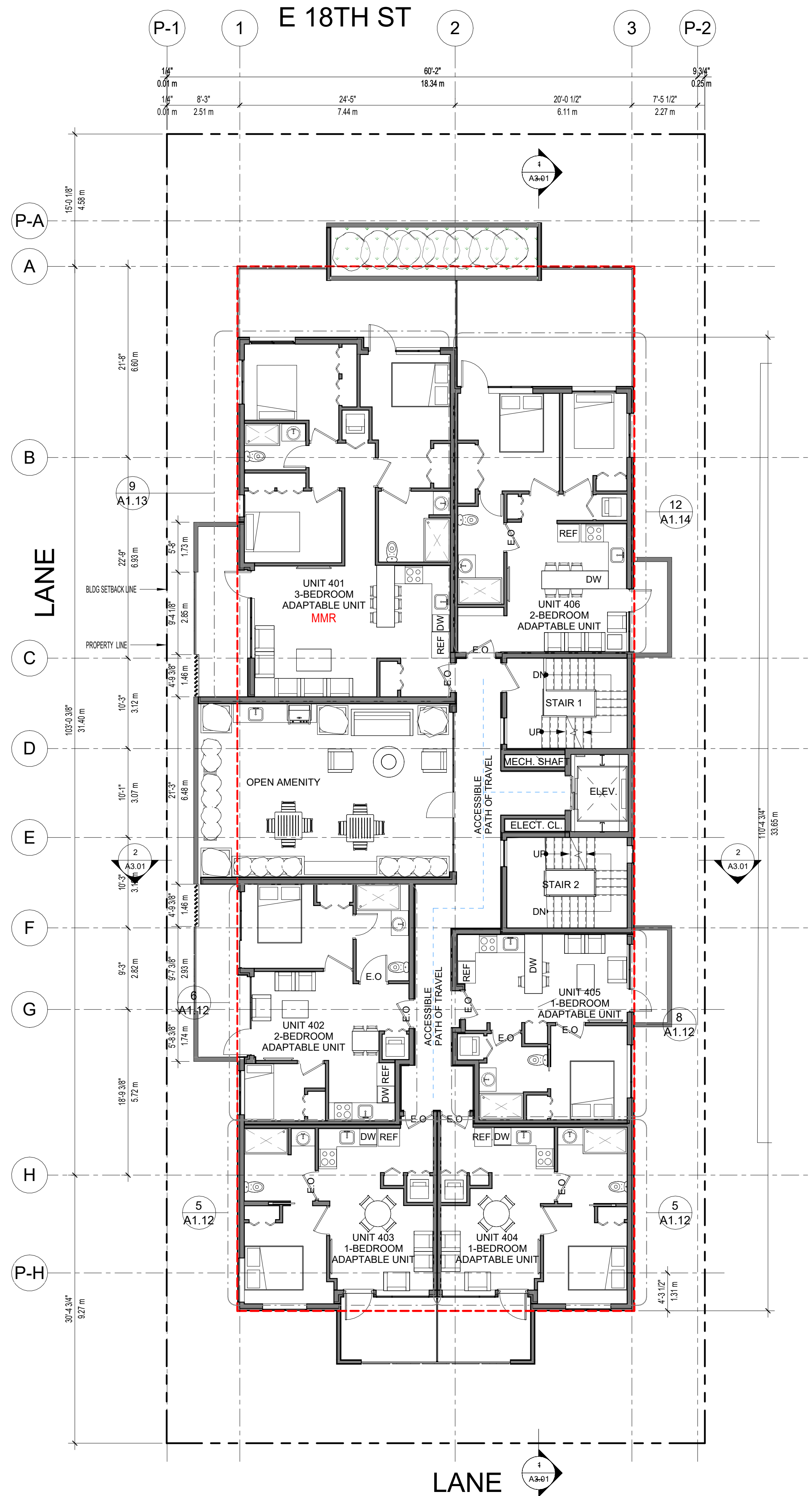
THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



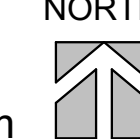
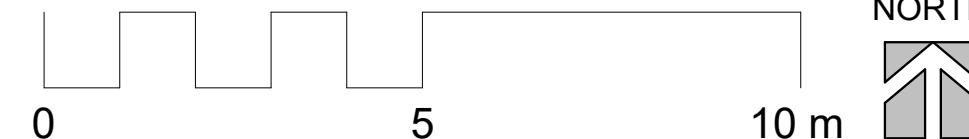
OFFICE
#608, 1112 West Pender, VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM



1 3RD FLOOR LEVEL
1/8" = 1'-0"

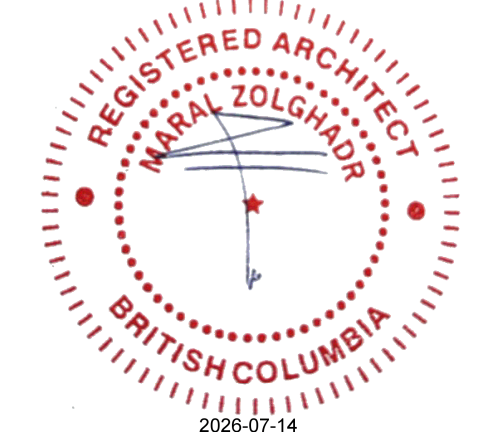


2 4TH FLOOR LEVEL
1/8" = 1'-0"



3	2026/07/13	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS
SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

3RD & 4TH LEVEL
FLOOR PLAN

SCALE 1/8" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A1.03

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



OFFICE
#605, 1112 West Pender, VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604) 606-0400, +1 (877) 655-5630
CELL: +1 (604) 760-3243, +1 (604) 760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

3	2026/07/13	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

**5TH & 6TH LEVEL
FLOOR PLAN**

SCALE 1/8" = 1'-0"

DRAWN Author

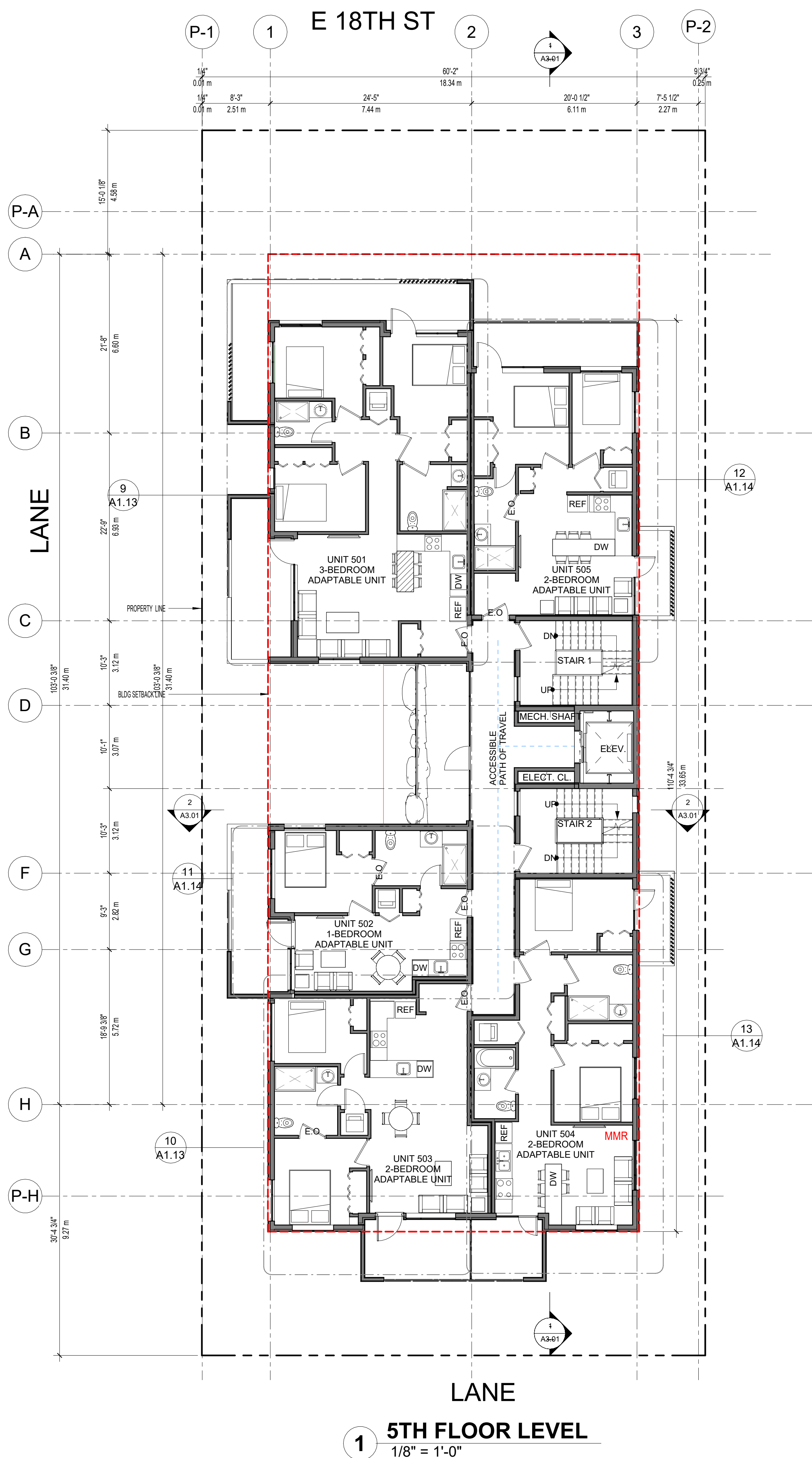
CHECKED Checker

PROJECT NO. 19025

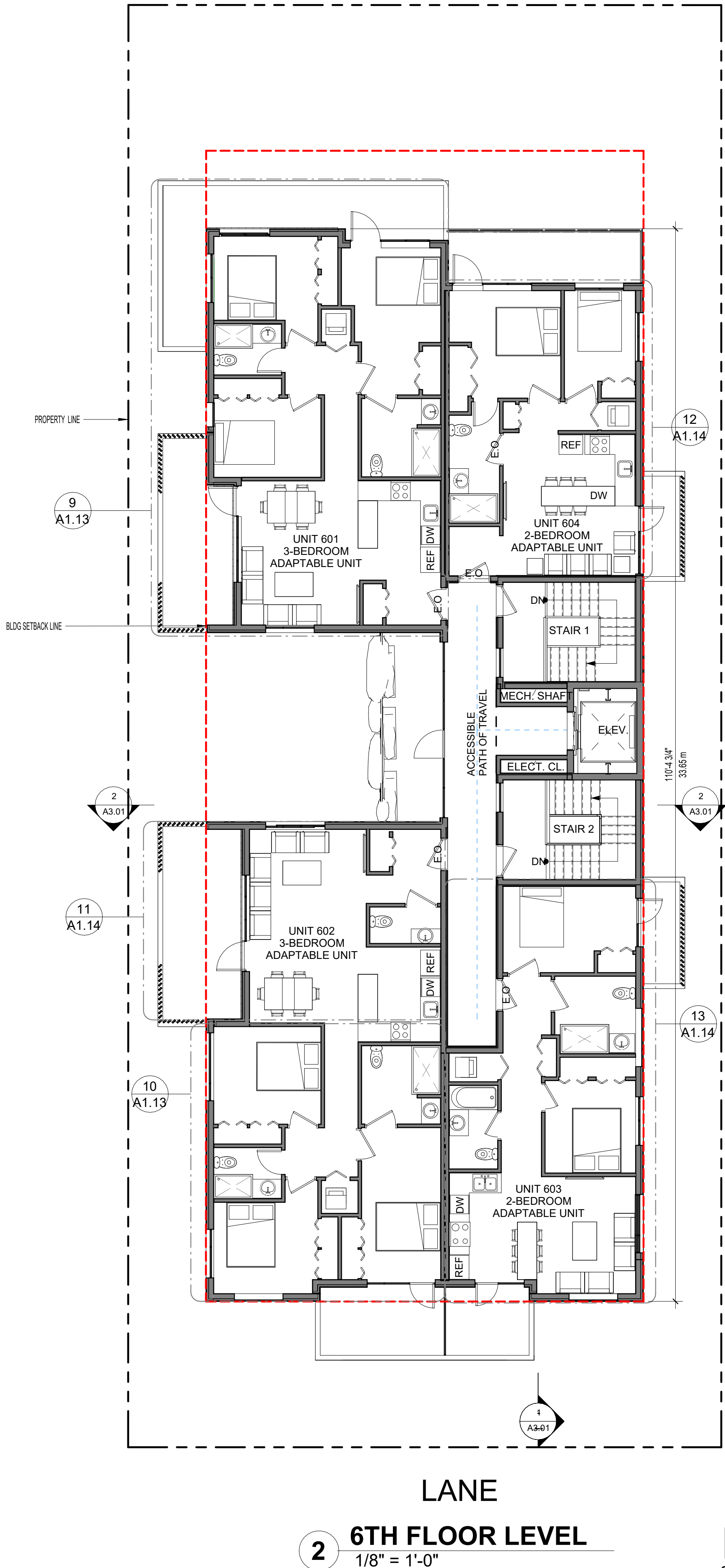
DRAWING NO.

A1.04

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



LANE

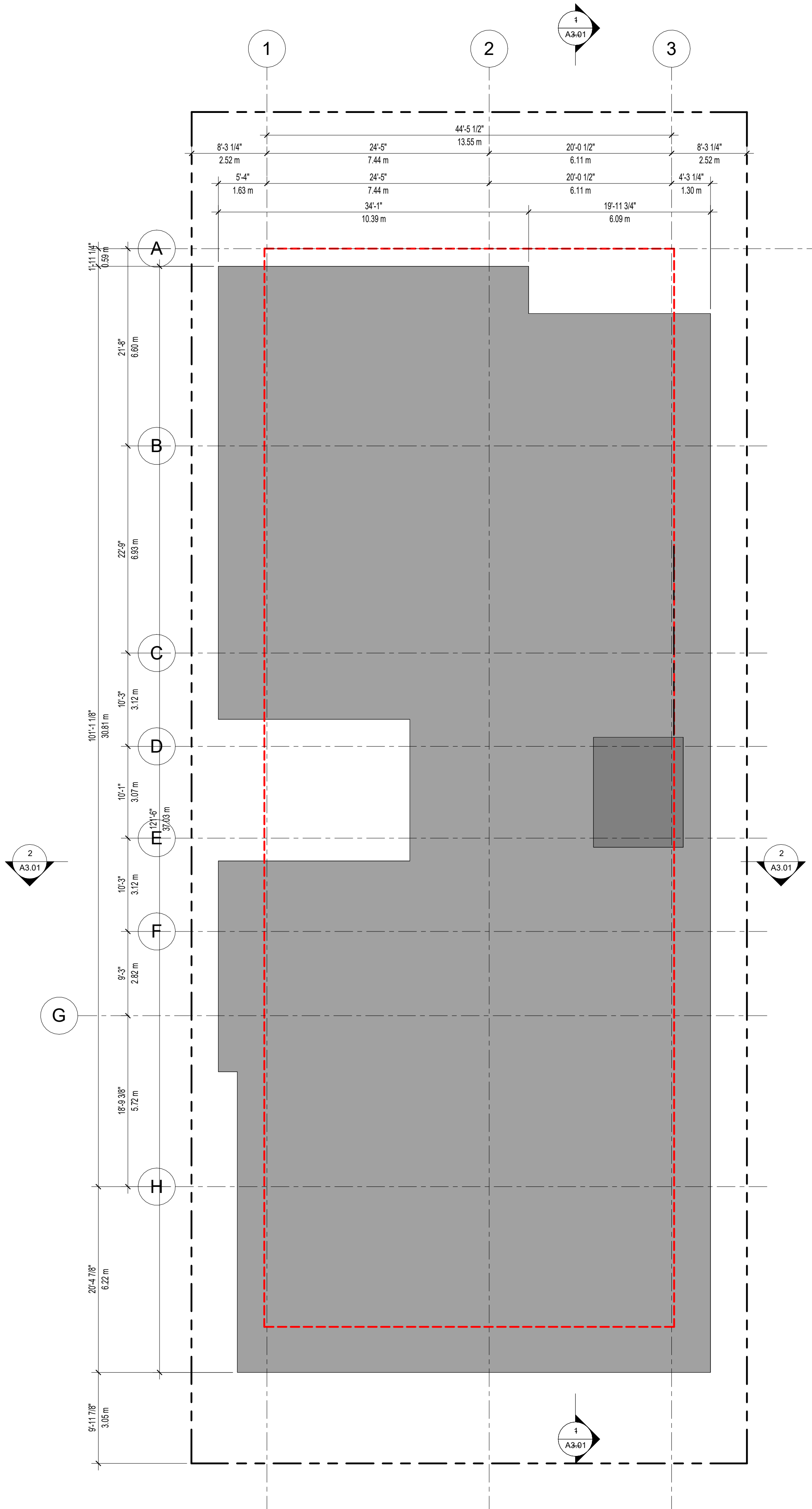


LANE





OFFICE
#608, 1112 West Pender, VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM



1 ROOF LEVEL
1/8" = 1'-0"



2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

ROOF LEVEL FLOOR
PLAN

SCALE 1/8" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A1.05

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

ADAPTABILITY LEGEND

1/4" = 1'-0"

- 1

BALCONIES

BALCONIES AND PATIOS:
MIN 860 MM DOOR CLEAR OPENING
LEVEL THRESHOLDS (13MM)
1520MM OR 60" TURNING RADIUS ON BALCONY
- 2

WINDOWS:

-PREFER AN OPENING MECHANISM A MAX OF
1170MM ABOVE FLOOR
-EASY GRASP LEVELERS
-SILLS MAX OF 760MM ABOVE FLOOR
- 3

ELECTRICAL:

-SWITCHES AND THERMOSTATS MAX 1060MM ABOVE FLOOR
-ELECTRICAL OUTLETS, CABLE OUTLETS, TELEPHONE
JACKS NOT LOWER THAN 460MM ABOVE FLOOR
-WIRING FOR VISUAL ALARM SYSTEMS IN LIVING ROOM AND
ONE BEDROOM CONNECTED TO FIRE ALARM SYSTEM
-ROCKER SWITCH
-DUPLEX OUTLETS BESIDE PHONE JACK
- 4

BEDROOM:

-THREE WAY SWITCHED OUTLET NEAR BED AND DOORWAY
- 5

INTERIOR DOORS:

-860 MM CLEAR OPENING
-POCKET DOORS IN SMALL SPACES WITH
HEAVY DUTY HARDWARE AND D-HANDLES
ALL E.O DOORS HAVE ELECTRICAL OPENING
- 6

BATHROOM:

BATHROOM:
-SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER,
TOILET AND BEHIND TOWEL BARS
-PRESSURE BALANCED TUB/SHOWER VALVES
-ADJUSTABLE HEIGHT SHOWER HEAD OR HAND
HELD SHOWER HEAD ON ADJUSTABLE BRACKET
-OFFSET PLUMBING FOR VANITY
-TOILET LOCATED ADJUCENT TO WALL
-PROVIDE ENTRY AND TURNING RADIUS WITHIN BATHROOM
FOR WHEELCHAIR (REMOVAL OF VANITY CABINET IF NEC)
-TUB CONTROL VALVE PLACED AT OUTER EDGE OF
TUB WITH SPOUT IN MIDDLE

WALLS NEAR THE TUB REINFORCEMENT FOR GRAB BARS
SOLID BLOCKING PROVIDED IN
WALLS OF TUB/SHOWER, TOILET AREAS
AND BEHIND TOWEL BARS

ENTRY/FOYER
NO POLISHED FINISH ON FLOOR
- 7

CORRIDORS/CIRCULATION :

-CORRIDOTRS 1.52 M WIDE(EXCEPT SERVICE AREAS)
- 8

UNIT ENTRY DOOR:

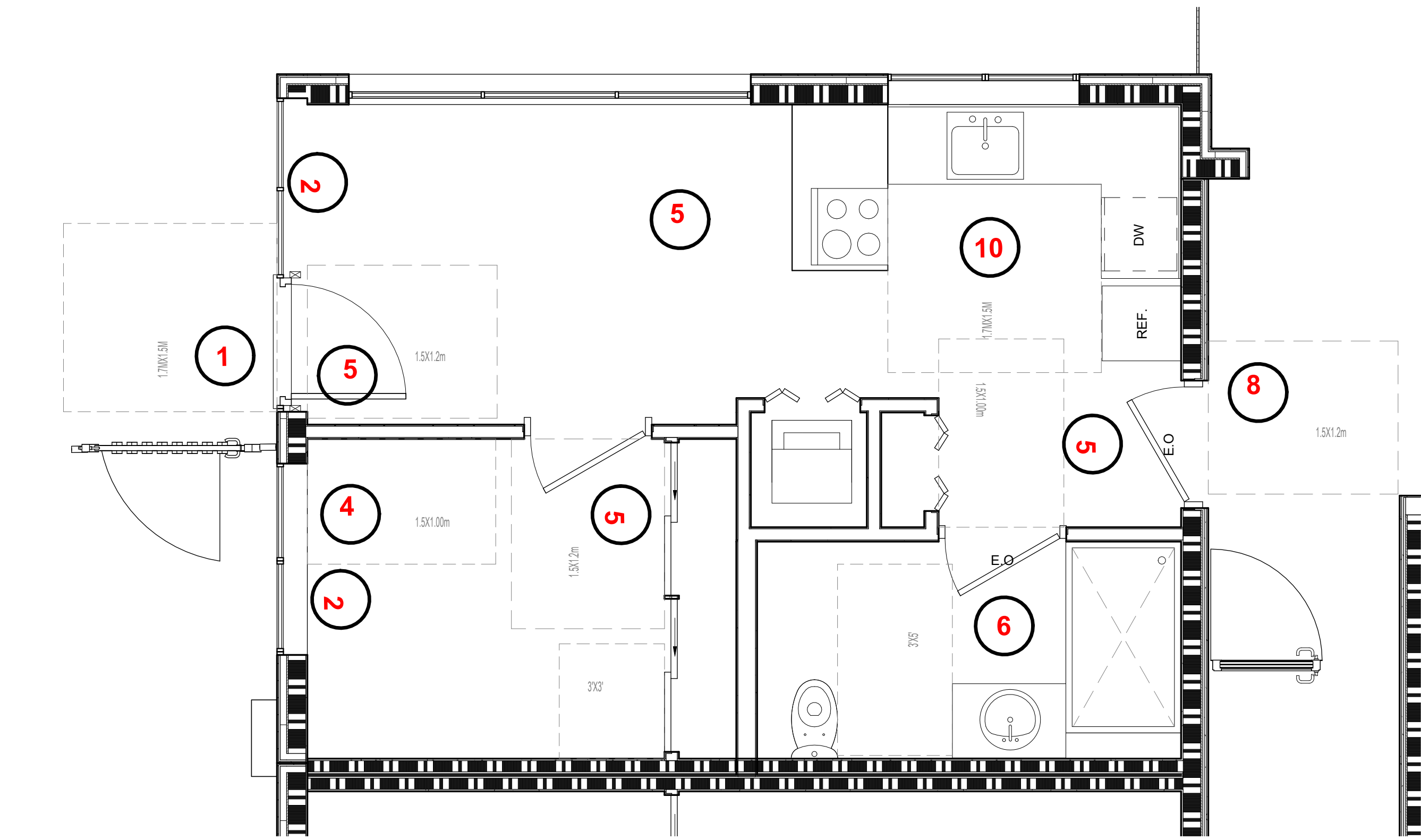
-SUITE ENTRY DOOR MIN 910MM WIDE
-ADJUSTABLE DOOR CLOSERS TO REDUCE
FORCE NECESSARY TO OPEN DOOR TO 50LB (22N)
-LEVEL DOOR HANDLE
-ALL E.O DOORS HAVE ELECTRICAL OPENING
- 9

FLOORING :

-NON-GLARE KITCHEN FLOORS
-SLIP RESISTANT BATHROOM FLOORING
-HIGH DENSITY LOW LOOP CARPET WITH
MAX 130MM UNDERLAY
- 10

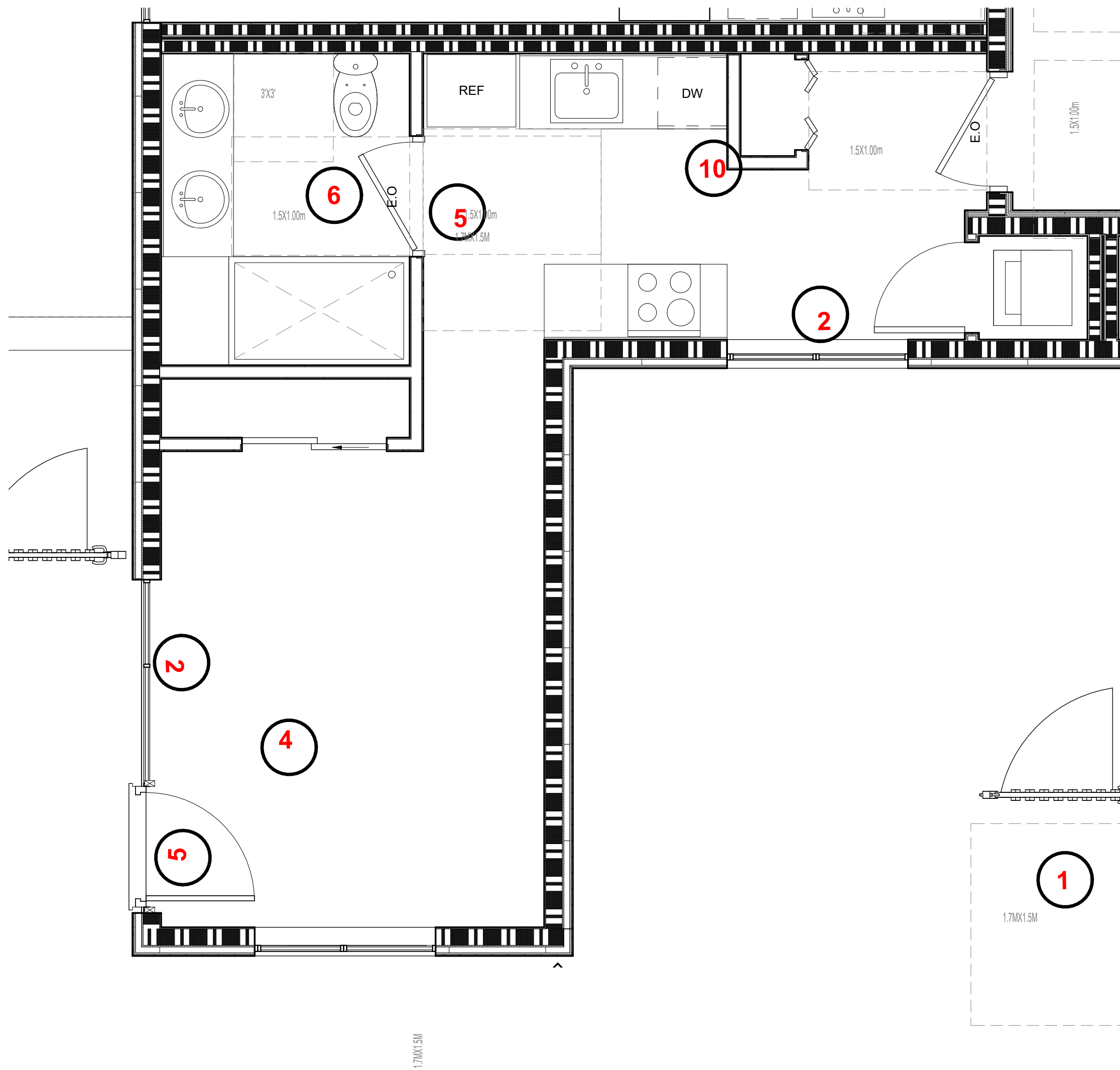
KITCHEN:

-CONTINUOUS COUNTER BETWEEN SINK AND STOVE
-PULL OUT BOARDS AT 810MM OR 32" HEIGHT
-ADJUSTABLE SHELVES IN ALL CABINETS,
D CABINET HANDLES
-LLEVER FAUCET HANDLES



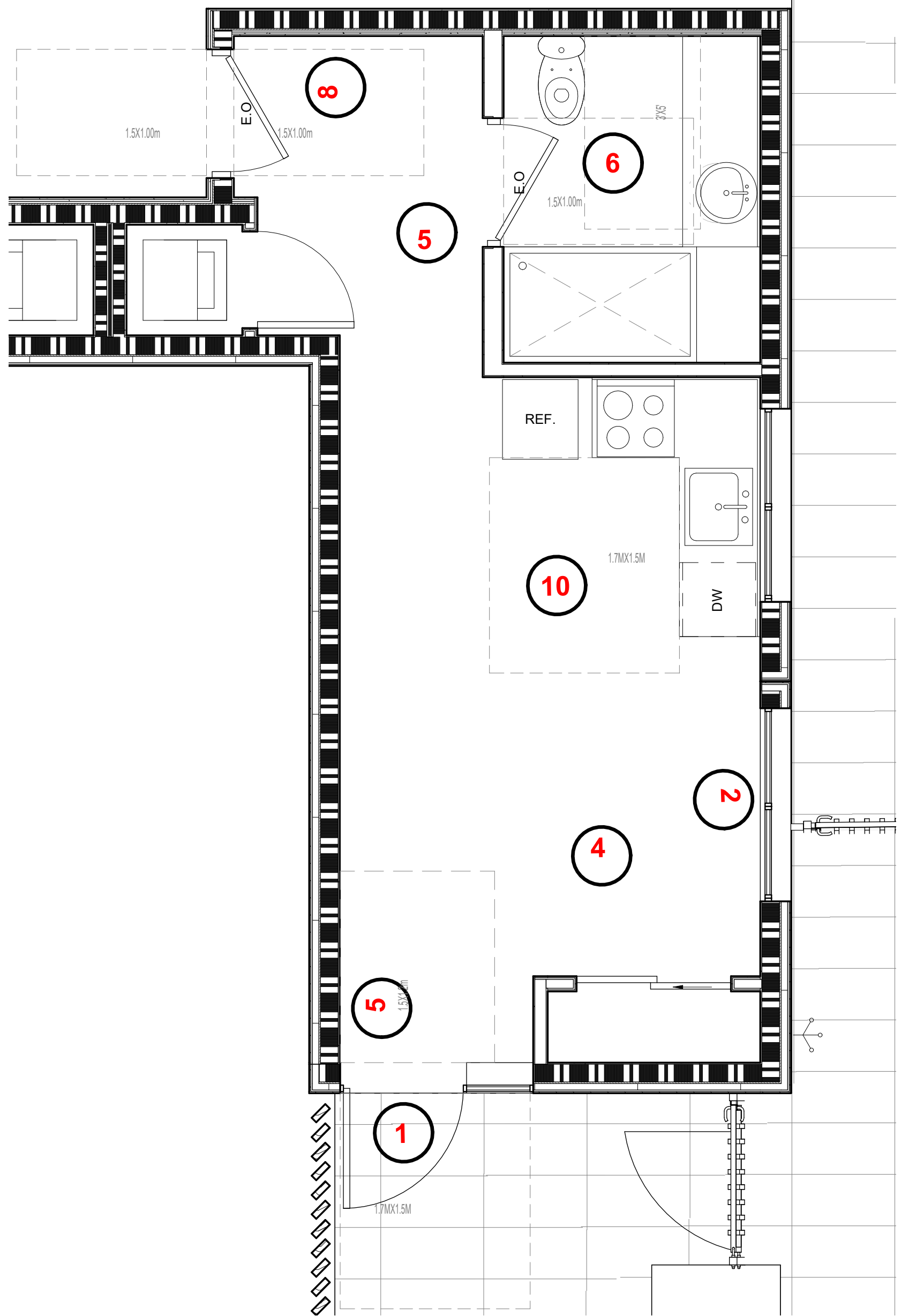
1 1ST LEVEL - TYPE A

3/8" = 1'-0"



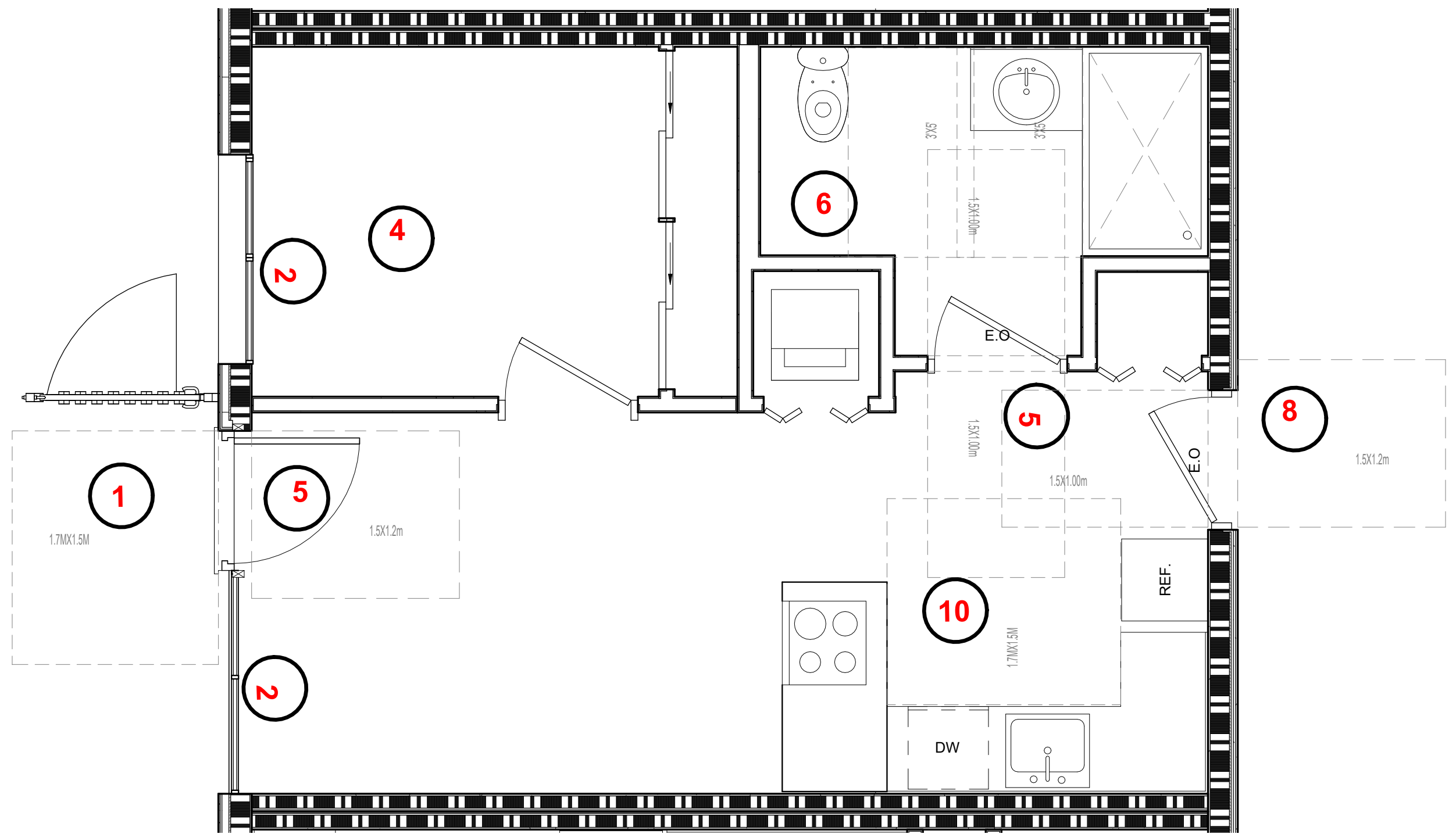
3 1ST LEVEL - TYPE C

3/8" = 1'-0"



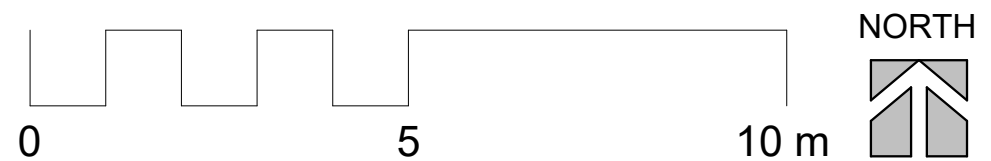
4 1ST LEVEL - TYPE D

3/8" = 1'-0"



2 1ST LEVEL - TYPE B

3/8" = 1'-0"



OFFICE
#605, 112 West Pender SLVANCOUVER,BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

3	2026.07.13	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS
SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

UNIT FLOOR PLAN

SCALE As Indicated

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A1.11

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

$$1/4'' = 1'-0''$$

BALCONIES AND PATIOS:
MIN 860 MM DOOR CLEAR OPENING
LEVEL THRESHOLDS (13MM)
1520MM OR 60" TURNING RADIUS ON BALCONY

- PREFER AN OPENING MECHANISM A MAX OF 1170MM ABOVE FLOOR
- EASY GRASP LEVELRS
- SILLS MAX OF 760MM ABOVE FLOOR

- SWITCHES AND THERMOSTATS MAX 1060MM ABOVE FLOOR
- ELECTRICAL OUTLETS, CABLE OUTLETS, TELEPHONE JACKS NOT LOWER THAN 460MM ABOVE FLOOR
- WIRING FOR VISUAL ALARM SYSTEMS IN LIVING ROOM AND ONE BEDROOM CONNECTED TO FIRE ALARM SYSTEM
- ROCKER SWITCH
- DUPLEX OUTLETS BESIDE PHONE JACK

-THREE WAY SWITCHED OUTLET NEAR BED AND DOORWAY

-860 MM CLEAR OPENING
-POCKET DOORS IN SMALL SPACES WITH
HEAVY DUTY HARDWARE AND D-HANDLES
ALL E.O DOORS HAVE ELECTRICAL OPENING

BATHROOM:

- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AND BEHIND TOWEL BARS
- PRESSURE BALANCED TUB/SHOWER VALVES
- ADJUSTABLE HEIGHT SHOWER HEAD OR HAND HELD SHOWER HEAD ON ADJUSTABLE BRACKET
- OFFSET PLUMBING FOR VANITY
- TOILET LOCATED ADJUNCT TO WALL
- PROVIDE ENTRY AND TURNING RADIUS WITHIN BATHROOM FOR WHEELCHAIR (REMOVAL OF VANITY CABINET IF NEC)
- TUB CONTROL VALVE PLACED AT OUTER EDGE OF TUB WITH SPOUT IN MIDDLE

WALLS NEAR THE TUB REINFORCEMENT FOR GRAB BARS
SOLID BLOCKING PROVIDED IN
WALLS OF TUB/SHOWER, TOILET AREAS
AND BEHIND TOWEL BARS

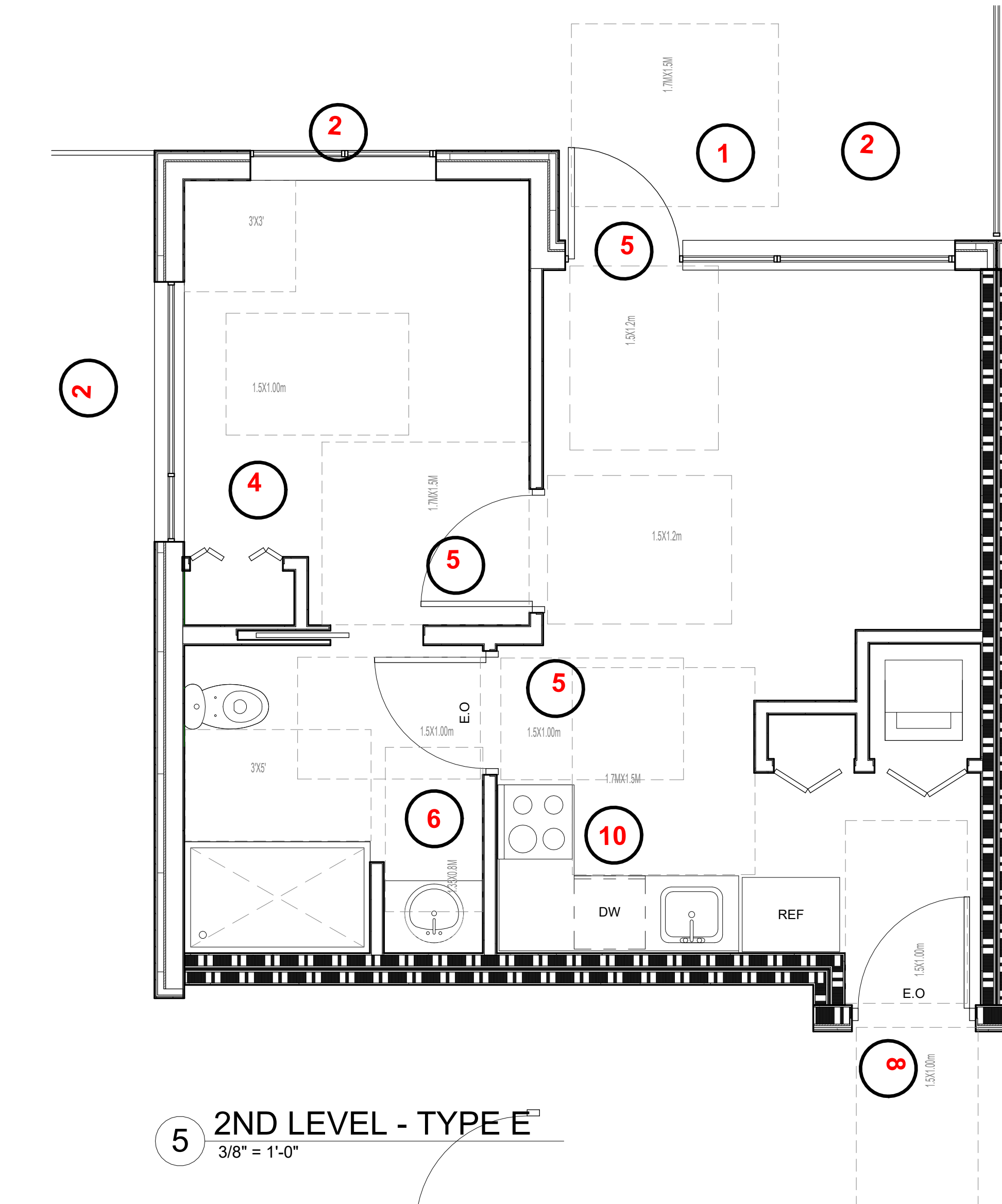
ENTRY/FOYER
NO POLISHED FINISH ON FLOOR

-CORRIDOTRS 1.52 M WIDE(EXCEPT SERVICE AREAS)

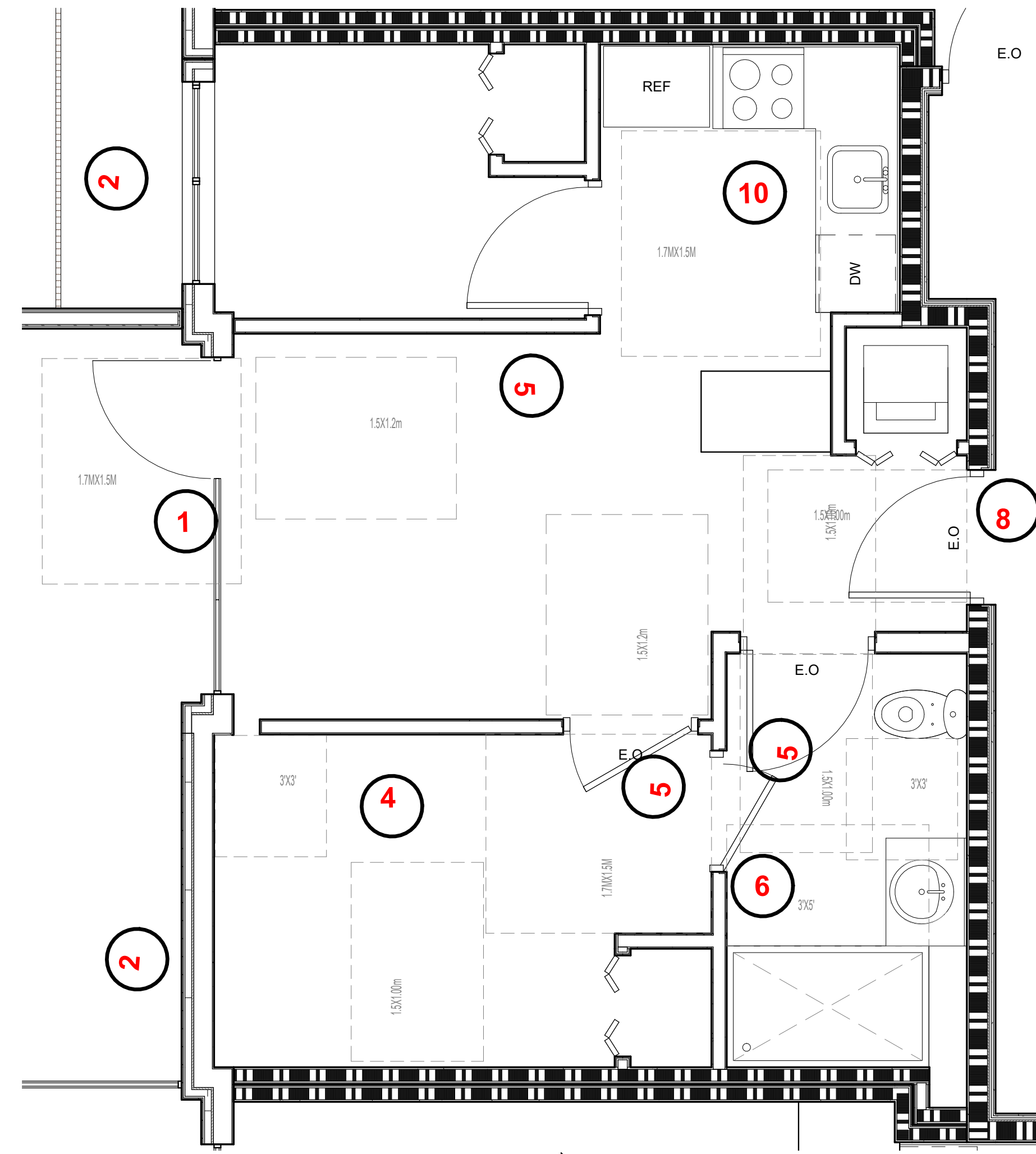
- SUITE ENTRY DOOR MIN 910MM WIDE
- ADJUSTABLE DOOR CLOSERS TO REDUCE FORCE NECESSARY TO OPEN DOOR TO 50LB (22N)
- LEVEL DOOR HANDLE
- ALL E.O DOORS HAVE ELECTRICAL OPENING

- NON-GLARE KITCHEN FLOORS
- SLIP RESISTANT BATHROOM FLOORING
- HIGH DENSITY LOW LOOP CARPET WITH MAX 130MM UNDERLAY

- CONTINUOUS COUNTER BETWEEN SINK AND STOVE
- PULL OUT BOARDS AT 810MM OR 32" HEIGHT
- ADJUSTABLE SHELVES IN ALL CABINETS,
- D CABINET HANDLES
- LLEVER FAUCET HANDLES

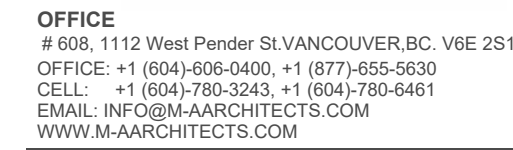


7 2ND LEVEL - TYPE G
3/8" = 1'-0"



6 2ND LEVEL - TYPE F
3/8" = 1'-0"

2ND LEVEL - TYPE H
3/8" = 1'-0"



3	2026.07.13	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

UNIT FLOOR PLAN

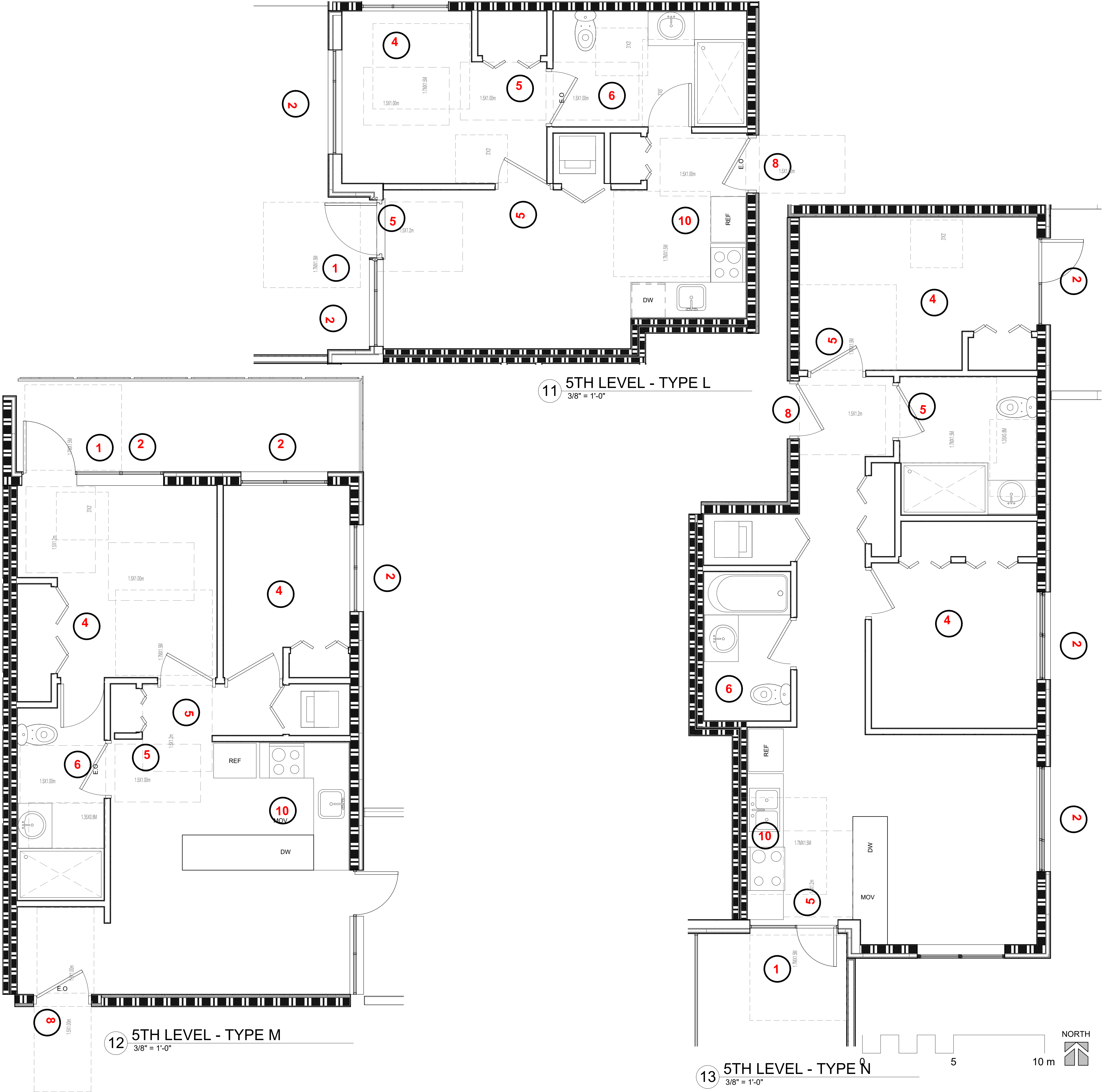
SCALE	As indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	

A1.12

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

ADAPTABILITY LEGEND
1/4" = 1'-0"

1	BALCONIES
BALCONIES AND PATIOS: MIN 860 MM DOOR CLEAR OPENING LEVEL THRESHOLDS (13MM) 1520MM OR 60" TURNING RADIUS ON BALCONY	
2	WINDOWS:
-PREFER AN OPENING MECHANISM A MAX OF 1170MM ABOVE FLOOR -EASY GRASP LEVELERS -SILLS MAX OF 760MM ABOVE FLOOR	
3	ELECTRICAL:
-SWITCHES AND THERMOSTATS MAX 1060MM ABOVE FLOOR -ELECTRICAL OUTLETS, CABLE OUTLETS, TELEPHONE JACKS NOT LOWER THAN 460MM ABOVE FLOOR -WIRING FOR VISUAL ALARM SYSTEMS IN LIVING ROOM AND ONE BEDROOM CONNECTED TO FIRE ALARM SYSTEM -ROCKER SWITCH -DUPLEX OUTLETS BESIDE PHONE JACK	
4	BEDROOM:
-THREE WAY SWITCHED OUTLET NEAR BED AND DOORWAY	
5	INTERIOR DOORS:
-860 MM CLEAR OPENING -POCKET DOORS IN SMALL SPACES WITH HEAVY DUTY HARDWARE AND D-HANDLES ALL E.O DOORS HAVE ELECTRICAL OPENING	
6	BATHROOM:
BATHROOM: -SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AND BEHIND TOWEL BARS -PRESSURE BALANCED TUB/SHOWER VALVES -ADJUSTABLE HEIGHT SHOWER HEAD OR HAND HELD SHOWER HEAD ON ADJUSTABLE BRACKET -OFFSET PLUMBING FOR VANITY -TOILET LOCATED ADJUCENT TO WALL -PROVIDE ENRTY AND TURNING RADIUS WITHIN BATHROOM FOR WHEELCHAIR (REMOVAL OF VANITY CABINET IF NEC) -TUB CONTROL VALVE PLACED AT OUTER EDGE OF TUB WITH SPOUT IN MIDDLE WALLS NEAR THE TUB REINFORCEMENT FOR GRAB BARS SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS ENTRY/FOYER NO POLISHED FINISH ON FLOOR	
7	CORRIDORS/CIRCULATION :
-CORRIDOTRS 1.52 M WIDE(EXCEPT SERVICE AREAS)	
8	UNIT ENTRY DOOR:
-SUITE ENTRY DOOR MIN 910MM WIDE -ADJUSTABLE DOOR CLOSERS TO REDUCE FORCE NECESSARY TO OPEN DOOR TO 50LB (22N) -LEVEL DOOR HANDLE -ALL E.O DOORS HAVE ELECTRICAL OPENING	
9	FLOORING :
-NON-GLARE KITCHEN FLOORS -SLIP RESISTANT BATHROOM FLOORING -HIGH DENSITY LOW LOOP CARPET WITH MAX 130MM UNDERLAY	
10	KITCHEN:
-CONTINUOUS COUNTER BETWEEN SINK AND STOVE -PULL OUT BOARDS AT 810MM OR 32" HEIGHT -ADJUSTABLE SHELVES IN ALL CABINETS, D CABINET HANDLES -LLEVER FAUCET HANDLES	



OFFICE
908, 112 West Pender SILVANCOUVER, BC, V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-760-3243, +1 (604)-760-6461
EMAIL: INFO@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM

3	2026-07-13	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

UNIT FLOOR PLAN

SCALE As indicated

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A1.14

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



2 DP- WEST ELEVATION
1/8" = 1'-0"

4	2026.07.13	RE-ISSUED FOR DP
3	2025/09/29	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS
115 E 18th St, NORTH
VANCOUVER, BC.

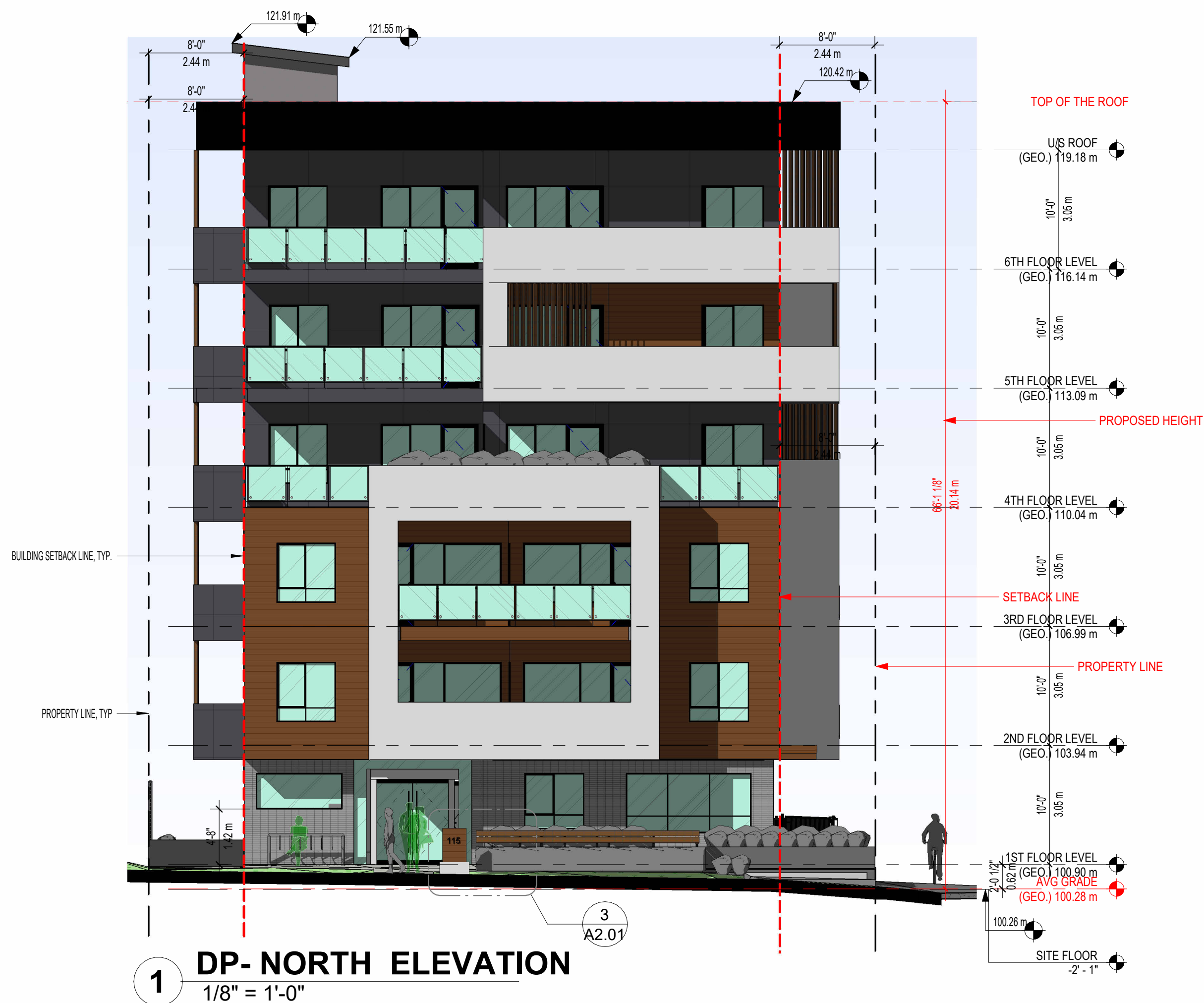
DRAWING TITLE

BUILDING ELEVATION

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	

A2.01

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



1 DP- NORTH ELEVATION
1/8" = 1'-0"



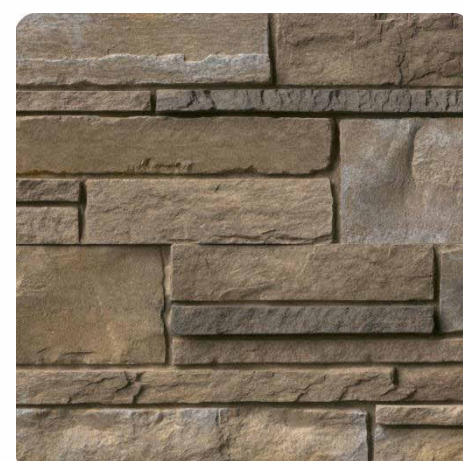
3 ADDRESS PANEL AND STAIR GUARDRAIL
3/4" = 1'-0"



1. CEMENTITIOUS PANEL
DARK GREY



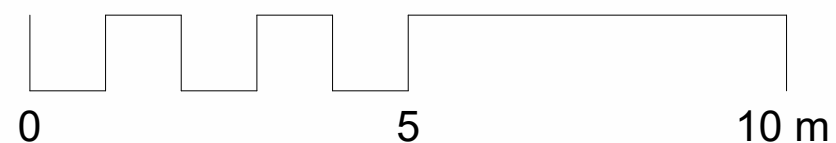
2. HORIZONTAL 6" SHIPLAP SIDING
NEWTECHWOOD OR SIMILAR
PERUVIAN TEAK

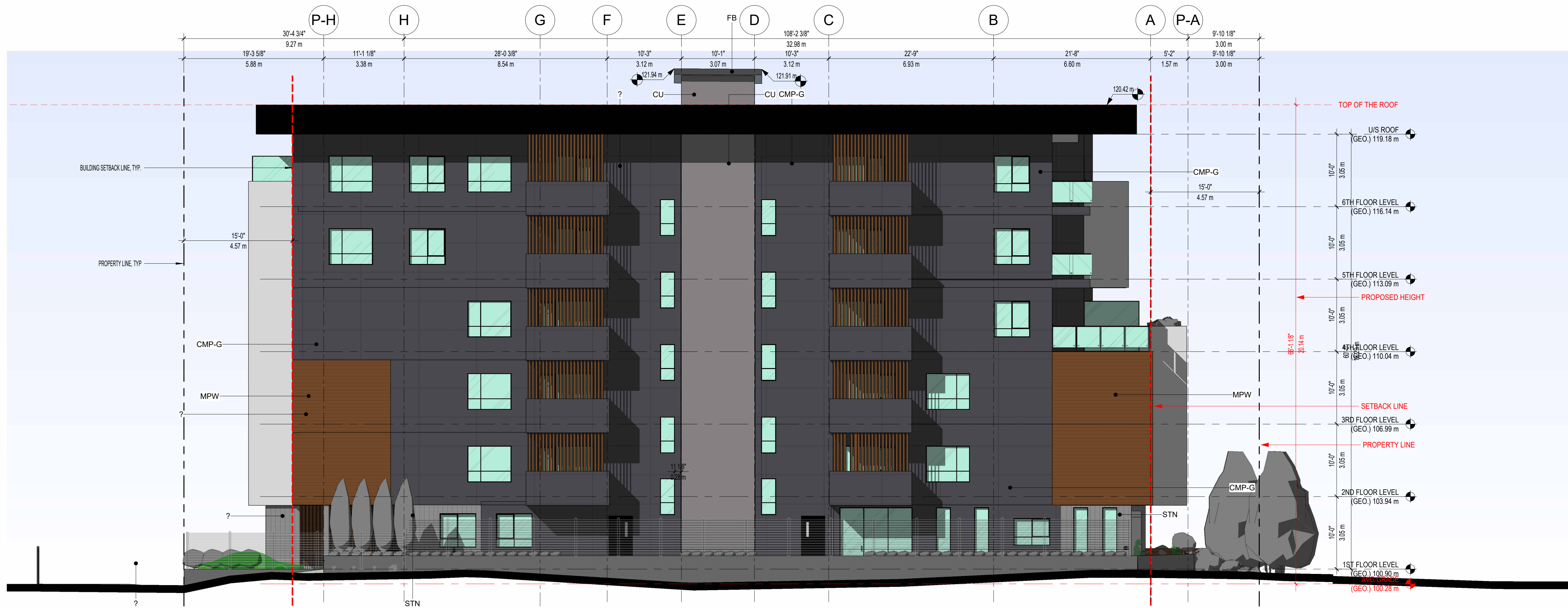


3. STONE PANEL
VERSETTA STONE PANEL OR SIMILAR
PLUM CREEK



4. CEMENTITIOUS PANEL
BONE WHITE

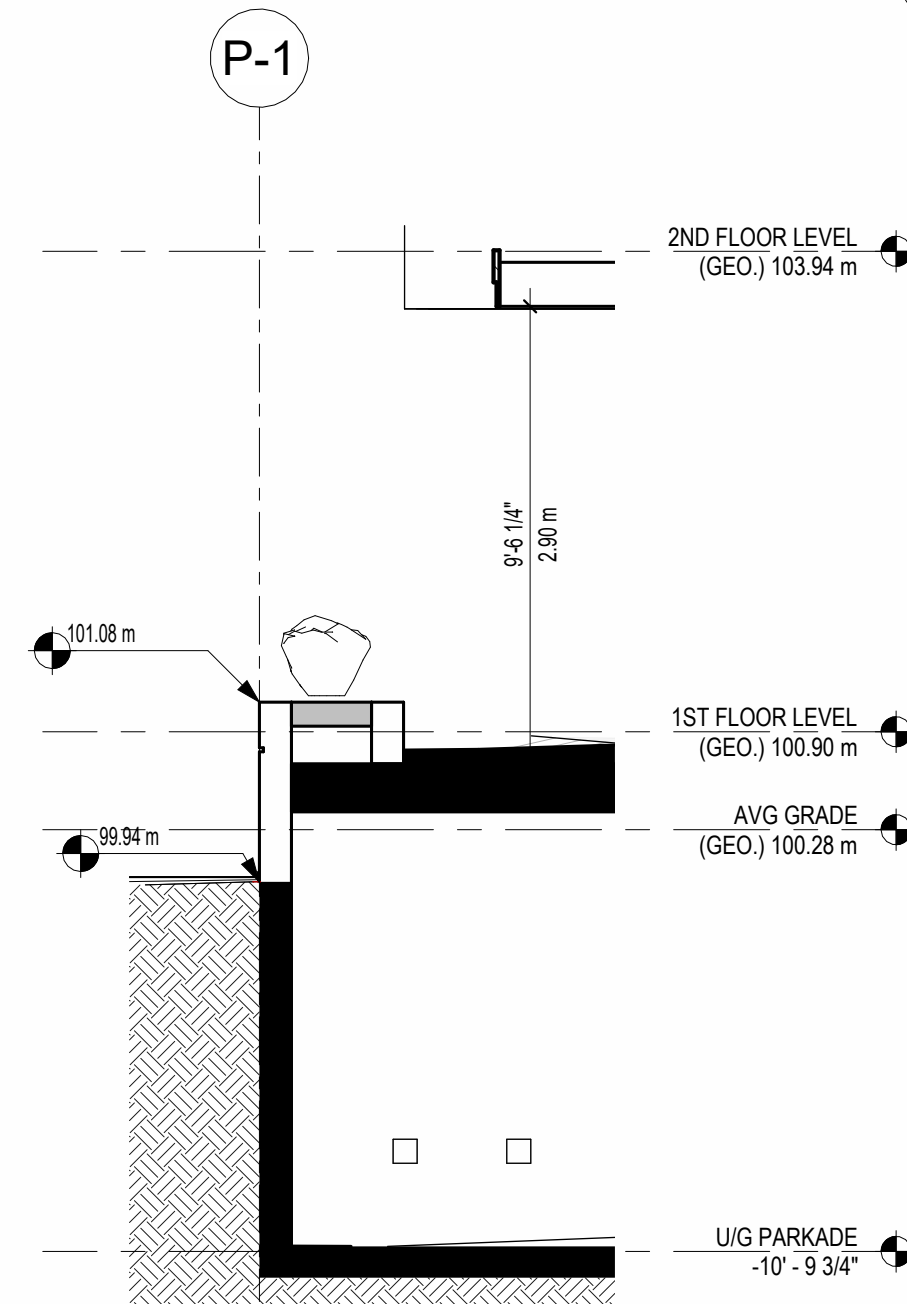




2 DP- EAST ELEVATION
1/8" = 1'-0"



1 DP- SOUTH ELEVATION
1/8" = 1'-0"



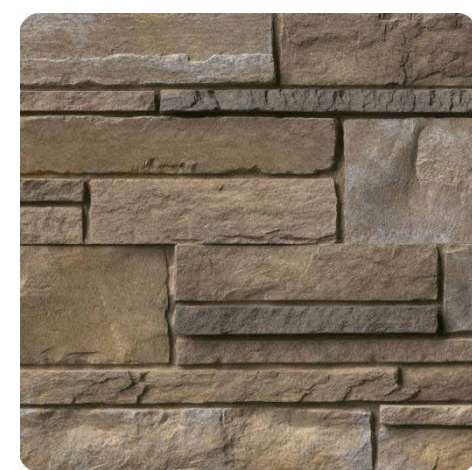
3 RETAINING WALL SECTION
1/4" = 1'-0"



1. CEMENTITIOUS PANEL
DARK GREY



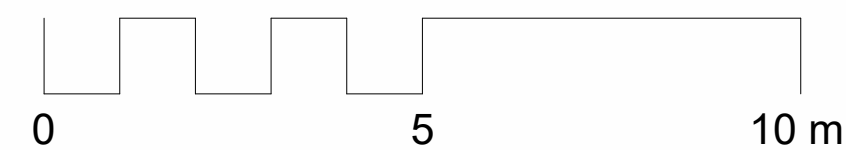
2. HORIZONTAL 6\"/>



3. STONE PANEL
VERSETTA STONE PANEL OR SIMILAR
PLUM CREEK



4. CEMENTITIOUS PANEL
BONE WHITE

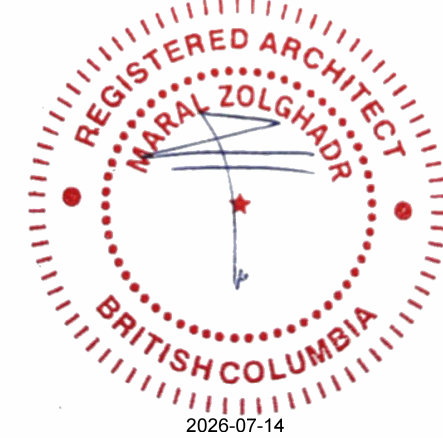


4	2026.07.13	RE-ISSUED FOR DP
3	2025/09/29	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

SEAL

ISSUES AND REVISIONS
SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

BUILDING ELEVATION

SCALE As indicated

DRAWN Author

CHECKED AP

PROJECT NO. 19025

DRAWING NO.

A2.02

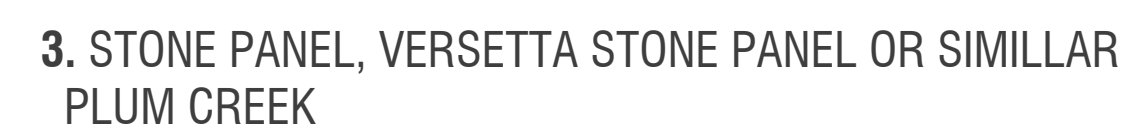
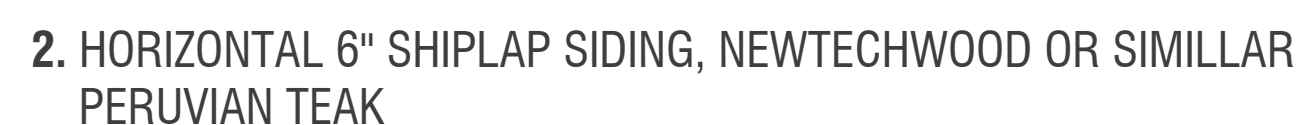
THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



—CEMENTITIOUS PANEL
BONE WHITE

HORIZONTAL 6" SHIPLAP SIDING
NEWTECHWOOD OR SIMILLAR
PERUVIAN TEAK

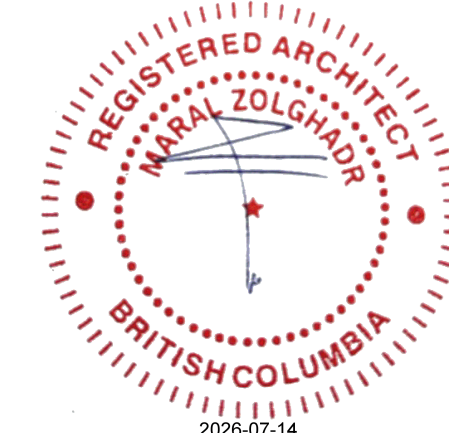
—STONE PANEL, VERSETTA STONE PANEL
OR SIMILLAR
PLUM CREEK



3	2026.07.13	RE-ISSUED FOR DP
2	2025/09/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

MATERIAL & COLOURS

SCALE

DRAWN	Author
-------	--------

CHECKED	AP
---------	----

PROJECT NO	19025
------------	-------

DRAWING NO.

A2.03



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

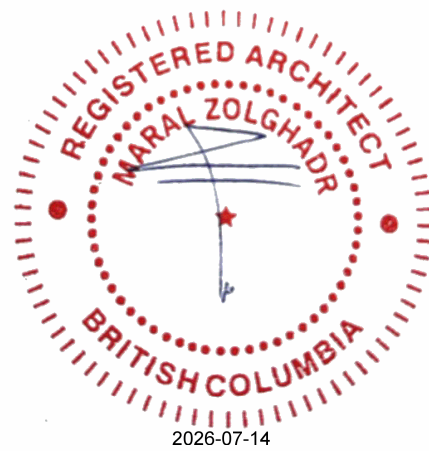


2 REFLECTED ELEVATION - NORTH
3/32" = 1'-0"

1	2025/09/29	RE-ISSUED FOR DP
NO.	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

**115 E 18th St, NORTH
VANCOUVER, BC.**

DRAWING TITLE

**REFLECTED
ELEVATIONS**

SCALE 3/32" = 1'-0"

DRAWN Author

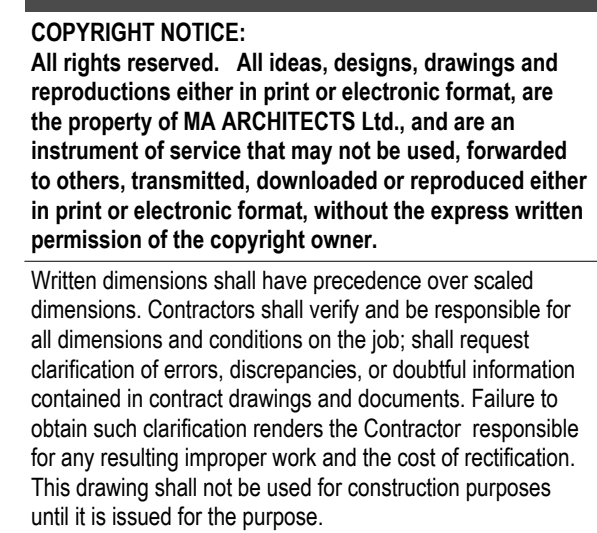
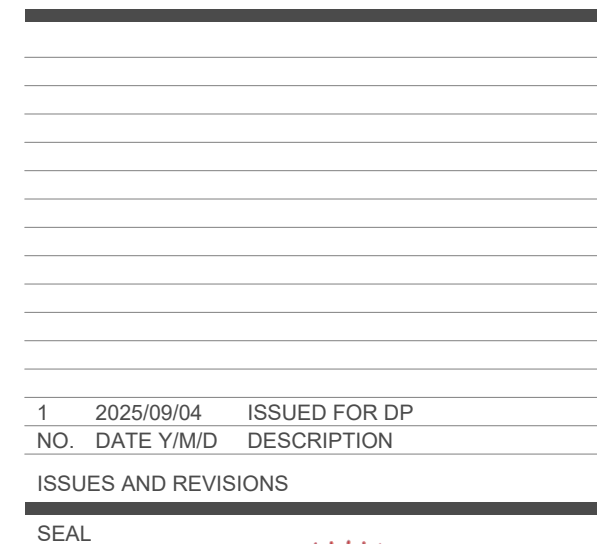
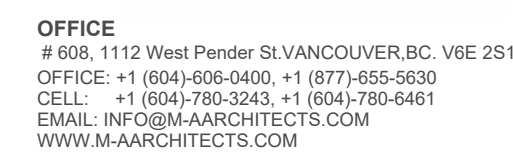
CHECKED Checker

PROJECT NO. 19025

DRAWING NO.

A2.04

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

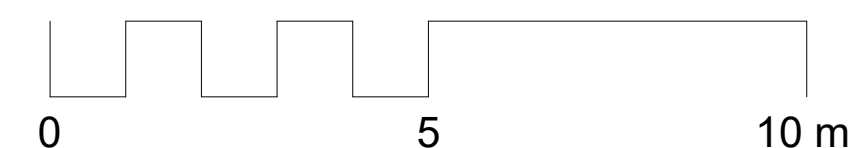


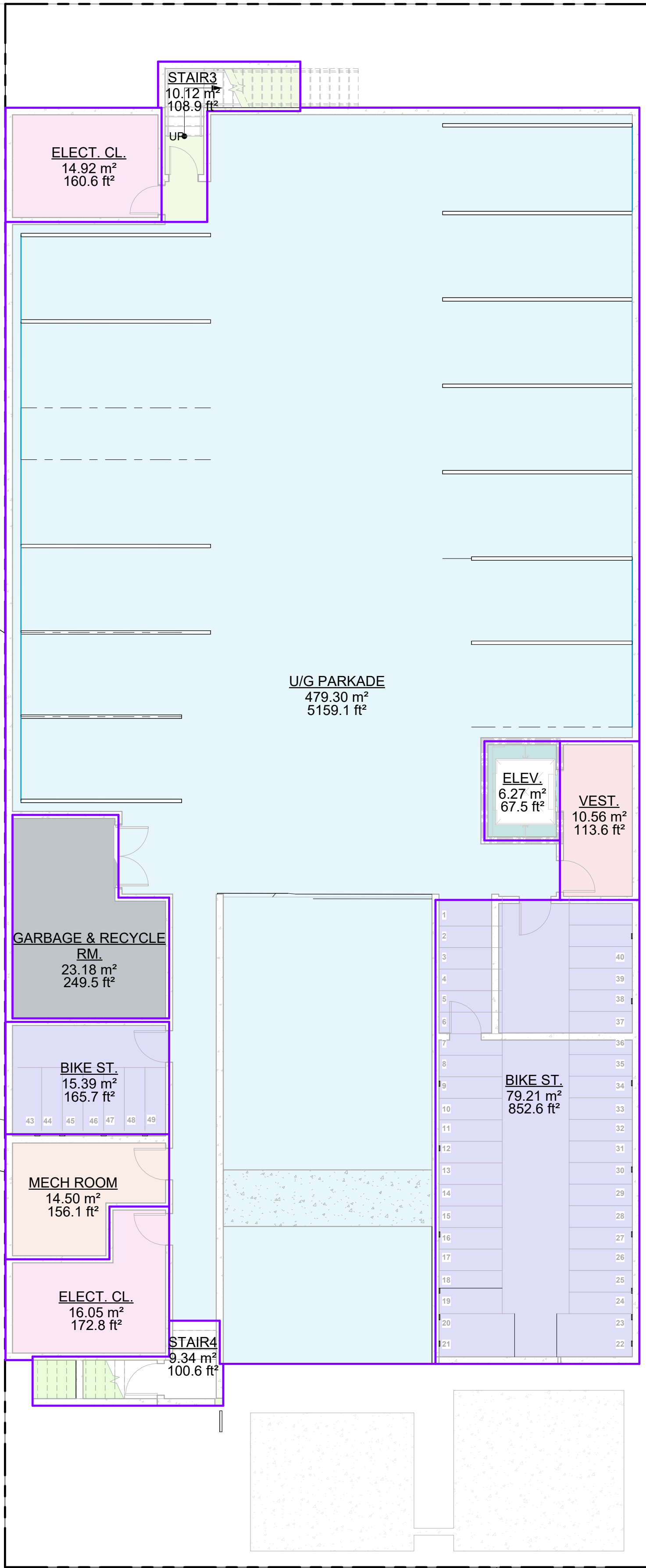
18TH ST RENTAL
RESIDENTIAL
APARTMENT

SECTIONS

A3.01

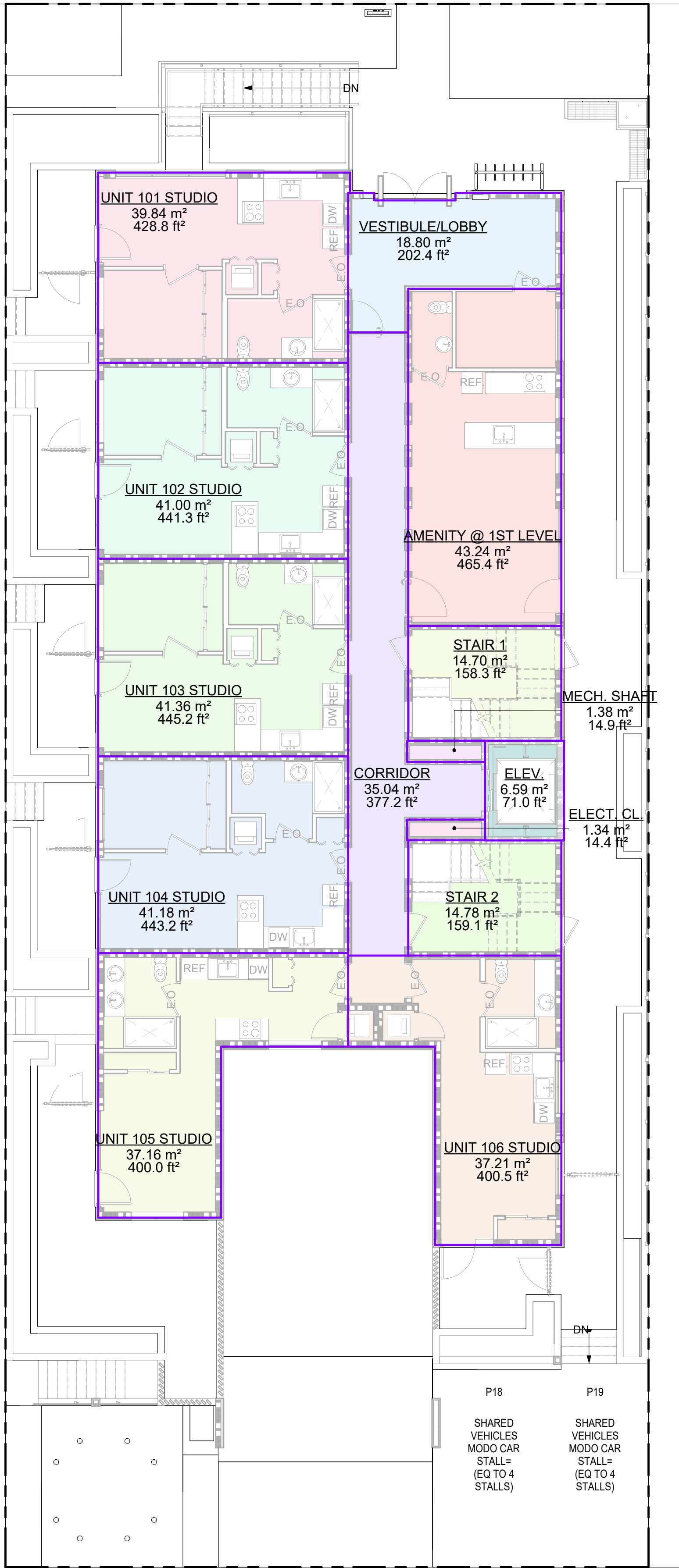
THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.





GROSS FLOOR AREA

- BIKE ST.
- ELECT. CL.
- ELEV.
- GARBAGE & RECYCLE RM.
- MECH ROOM
- STAIR3
- STAIR4
- U/G PARKADE
- VEST.



GROSS FLOOR AREA

- AMENITY @ 1ST LEVEL
- CORRIDOR
- ELECT. CL.
- ELEV.
- MECH. SHAFT
- STAIR 1
- STAIR 2
- UNIT 101 STUDIO
- UNIT 102 STUDIO
- UNIT 103 STUDIO
- UNIT 104 STUDIO
- UNIT 105 STUDIO
- UNIT 106 STUDIO
- VESTIBULE/LOBBY

1ST LEVEL FLOOR AREA				
Level	Name	Area	AREA (SM)	Comments
1ST FLOOR LEVEL	AMENITY @ 1ST LEVEL	465.41 ft²	43.24 m²	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	CORRIDOR	377.21 ft²	35.04 m²	
1ST FLOOR LEVEL	ELECT. CL.	14.41 ft²	1.34 m²	
1ST FLOOR LEVEL	ELEV.	70.96 ft²	6.59 m²	
1ST FLOOR LEVEL	MECH. SHAFT	14.88 ft²	1.38 m²	
1ST FLOOR LEVEL	STAIR 1	158.28 ft²	14.7 m²	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	STAIR 2	159.09 ft²	14.78 m²	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	UNIT 101 STUDIO	428.78 ft²	39.84 m²	
1ST FLOOR LEVEL	UNIT 102 STUDIO	441.27 ft²	41 m²	
1ST FLOOR LEVEL	UNIT 103 STUDIO	445.22 ft²	41.36 m²	
1ST FLOOR LEVEL	UNIT 104 STUDIO	443.24 ft²	41.18 m²	
1ST FLOOR LEVEL	UNIT 105 STUDIO	400.03 ft²	37.16 m²	
1ST FLOOR LEVEL	UNIT 106 STUDIO	400.55 ft²	37.21 m²	MMR
1ST FLOOR LEVEL	VESTIBULE/LOBBY	202.36 ft²	18.8 m²	NOT INCLUDED IN GFA
1ST FLOOR LEVEL		4021.69 ft²	373.63 m²	

1ST LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
1ST FLOOR LEVEL	CORRIDOR	377.21 ft²	35.04 m²
1ST FLOOR LEVEL	ELECT. CL.	14.41 ft²	1.34 m²
1ST FLOOR LEVEL	ELEV.	70.96 ft²	6.59 m²
1ST FLOOR LEVEL	MECH. SHAFT	14.88 ft²	1.38 m²
1ST FLOOR LEVEL	UNIT 101 STUDIO	428.78 ft²	39.84 m²
1ST FLOOR LEVEL	UNIT 102 STUDIO	441.27 ft²	41 m²
1ST FLOOR LEVEL	UNIT 103 STUDIO	445.22 ft²	41.36 m²
1ST FLOOR LEVEL	UNIT 104 STUDIO	443.24 ft²	41.18 m²
1ST FLOOR LEVEL	UNIT 105 STUDIO	400.03 ft²	37.16 m²
1ST FLOOR LEVEL	UNIT 106 STUDIO	400.55 ft²	37.21 m²
1ST FLOOR LEVEL		3036.55 ft²	282.1 m²

3	2026.07.13	RE-ISSUED FOR DP
2	2025/09/29	RE-ISSUED FOR DP
1	2025/09/04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

SEAL

ISSUES AND REVISIONS	
ISSUE	REVISION

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

**115 E 18th St, NORTH
VANCOUVER, BC.**

DRAWING TITLE

**U/G AND MAIN FLOOR
GFA CALCULATIONS**

SCALE 1/8" = 1'-0"

DRAWN Author

CHECKED Checker

PROJECT NO. 19025

DRAWING NO.



A10.01

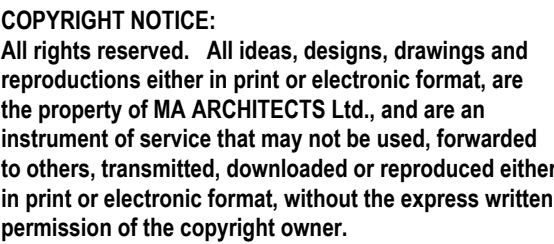
THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



- BALCONY
- CORRIDOR
- ELECT. CL.
- ELEV.
- MECH. SHAFT
- STAIR 1
- STAIR 2
- UNIT 201 1-BEDROOM
- UNIT 202 2-BEDROOM
- UNIT 203 1-BEDROOM
- UNIT 204- 2BEDROOM
- UNIT 205 1-BEDROOM
- UNIT 206 1-BEDROOM
- UNIT 207 1-BEDROOM
- UNIT 208 1-BEDROOM
- UNIT 209 1-BEDROOM

2ND LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
2ND FLOOR LEVEL	CORRIDOR	512.01 ft²	47.57 m²
2ND FLOOR LEVEL	ELECT. CL.	14.46 ft²	1.34 m²
2ND FLOOR LEVEL	ELEV.	70.62 ft²	6.56 m²
2ND FLOOR LEVEL	MECH. SHAFT	13.27 ft²	1.23 m²
2ND FLOOR LEVEL	UNIT 201 1-BEDROOM	465.72 ft²	43.27 m²
2ND FLOOR LEVEL	UNIT 202 2-BEDROOM	494.23 ft²	45.92 m²
2ND FLOOR LEVEL	UNIT 203 1-BEDROOM	545.46 ft²	50.67 m²
2ND FLOOR LEVEL	UNIT 204- 2BEDROOM	511.79 ft²	47.55 m²
2ND FLOOR LEVEL	UNIT 205 1-BEDROOM	462.48 ft²	42.97 m²
2ND FLOOR LEVEL	UNIT 206 1-BEDROOM	456.36 ft²	42.4 m²
2ND FLOOR LEVEL	UNIT 207 1-BEDROOM	418.10 ft²	38.84 m²
2ND FLOOR LEVEL	UNIT 208 1-BEDROOM	419.19 ft²	38.94 m²
2ND FLOOR LEVEL	UNIT 209 1-BEDROOM	462.23 ft²	42.94 m²
2ND FLOOR LEVEL		4845.92 ft²	450.2 m²

ISSUES AND REVISIONS		
NO.	DATE Y/M/D	DESCRIPTION
3	2026/07/13	RE-ISSUED FOR DP
2	2025/08/29	RE-ISSUED FOR DP
1	2025/09/04	ISSUED FOR DP



Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL RESIDENTIAL APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

2ND FLOOR GFA CALCULATIONS

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

DRAWN Author

CHECKED Checker

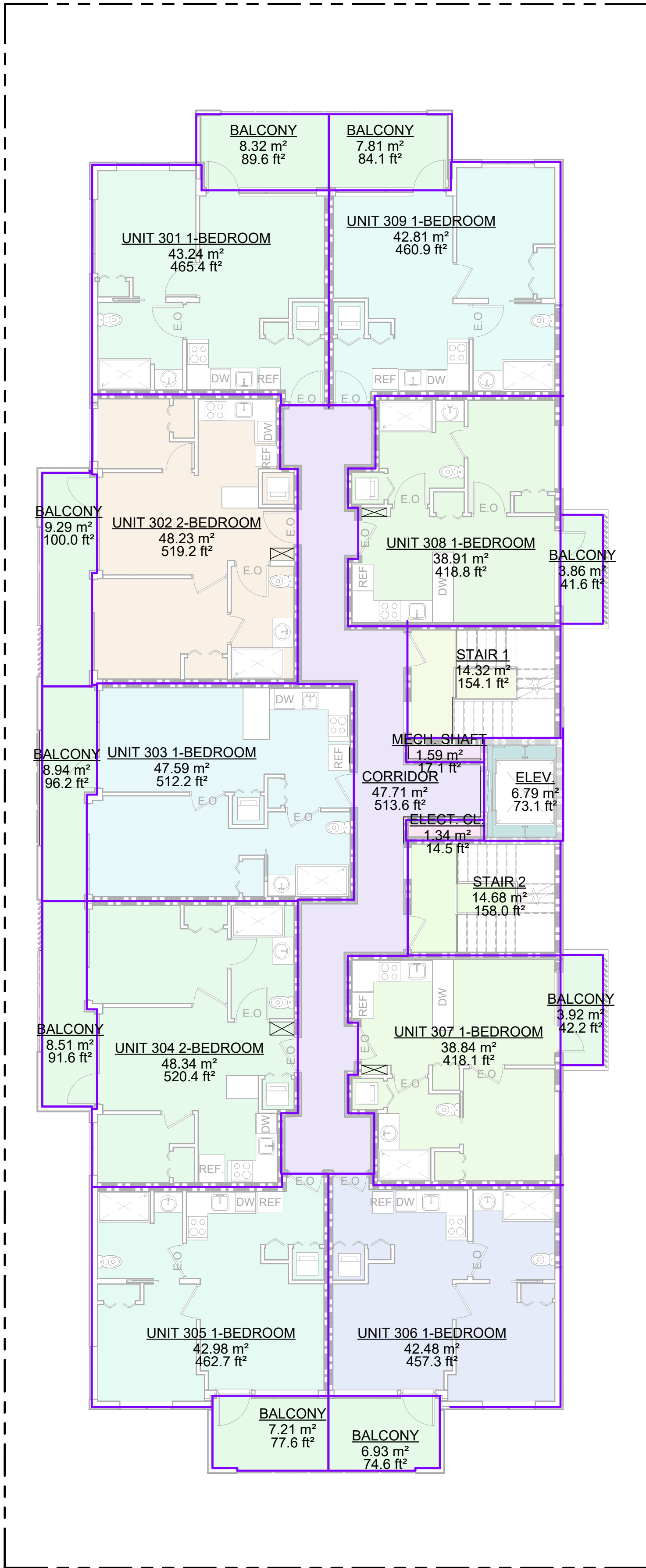
PROJECT NO. 19025

DRAWING NO.

DRAWING NO.

A10.02

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



GROSS FLOOR AREA

- BALCONY
- CORRIDOR
- ELECT. CL.
- ELEV.
- MECH. SHAFT
- STAIR 1
- STAIR 2
- UNIT 301 1-BEDROOM
- UNIT 302 2-BEDROOM
- UNIT 303 1-BEDROOM
- UNIT 304 2-BEDROOM
- UNIT 305 1-BEDROOM
- UNIT 306 1-BEDROOM
- UNIT 307 1-BEDROOM
- UNIT 308 1-BEDROOM
- UNIT 309 1-BEDROOM

3RD LEVEL FLOOR AREA				
Level	Name	Area	AREA (SM)	Comments
3RD FLOOR LEVEL	BALCONY	89.57 ft²	8.32 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	100.05 ft²	9.29 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	91.55 ft²	8.51 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	77.61 ft²	7.21 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	74.61 ft²	6.93 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	96.19 ft²	8.94 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	84.08 ft²	7.81 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	41.57 ft²	3.86 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	42.15 ft²	3.92 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	CORRIDOR	513.60 ft²	47.71 m²	
3RD FLOOR LEVEL	ELECT. CL.	14.46 ft²	1.34 m²	
3RD FLOOR LEVEL	ELEV.	73.13 ft²	6.79 m²	
3RD FLOOR LEVEL	MECH. SHAFT	17.08 ft²	1.59 m²	
3RD FLOOR LEVEL	STAIR 1	154.09 ft²	14.32 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	STAIR 2	158.01 ft²	14.68 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	UNIT 301 1-BEDROOM	465.41 ft²	43.24 m²	
3RD FLOOR LEVEL	UNIT 302 2-BEDROOM	519.19 ft²	48.23 m²	
3RD FLOOR LEVEL	UNIT 303 1-BEDROOM	512.23 ft²	47.59 m²	
3RD FLOOR LEVEL	UNIT 304 2-BEDROOM	520.36 ft²	48.34 m²	
3RD FLOOR LEVEL	UNIT 305 1-BEDROOM	462.66 ft²	42.98 m²	
3RD FLOOR LEVEL	UNIT 306 1-BEDROOM	457.27 ft²	42.48 m²	
3RD FLOOR LEVEL	UNIT 307 1-BEDROOM	418.12 ft²	38.84 m²	
3RD FLOOR LEVEL	UNIT 308 1-BEDROOM	418.78 ft²	38.91 m²	
3RD FLOOR LEVEL	UNIT 309 1-BEDROOM	460.85 ft²	42.81 m²	
3RD FLOOR LEVEL		5862.60 ft²	544.65 m²	

3RD LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
3RD FLOOR LEVEL	CORRIDOR	513.60 ft²	47.71 m²
3RD FLOOR LEVEL	ELECT. CL.	14.46 ft²	1.34 m²
3RD FLOOR LEVEL	ELEV.	73.13 ft²	6.79 m²
3RD FLOOR LEVEL	MECH. SHAFT	17.08 ft²	1.59 m²
3RD FLOOR LEVEL	UNIT 301 1-BEDROOM	465.41 ft²	43.24 m²
3RD FLOOR LEVEL	UNIT 302 2-BEDROOM	519.19 ft²	48.23 m²
3RD FLOOR LEVEL	UNIT 303 1-BEDROOM	512.23 ft²	47.59 m²
3RD FLOOR LEVEL	UNIT 304 2-BEDROOM	520.36 ft²	48.34 m²
3RD FLOOR LEVEL	UNIT 305 1-BEDROOM	462.66 ft²	42.98 m²
3RD FLOOR LEVEL	UNIT 306 1-BEDROOM	457.27 ft²	42.48 m²
3RD FLOOR LEVEL	UNIT 307 1-BEDROOM	418.12 ft²	38.84 m²
3RD FLOOR LEVEL	UNIT 308 1-BEDROOM	418.78 ft²	38.91 m²
3RD FLOOR LEVEL	UNIT 309 1-BEDROOM	460.85 ft²	42.81 m²
3RD FLOOR LEVEL		4853.13 ft²	450.87 m²

3	2026/07/13	RE-ISSUED FOR DP
2	2025/09/29	RE-ISSUED FOR DP
1	2025/09/04	ISSUED FOR DP
NO.	DATE YMD	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME
18TH ST RENTAL RESIDENTIAL APARTMENT
PROJECT ADDRESS
115 E 18th St, NORTH VANCOUVER, BC.

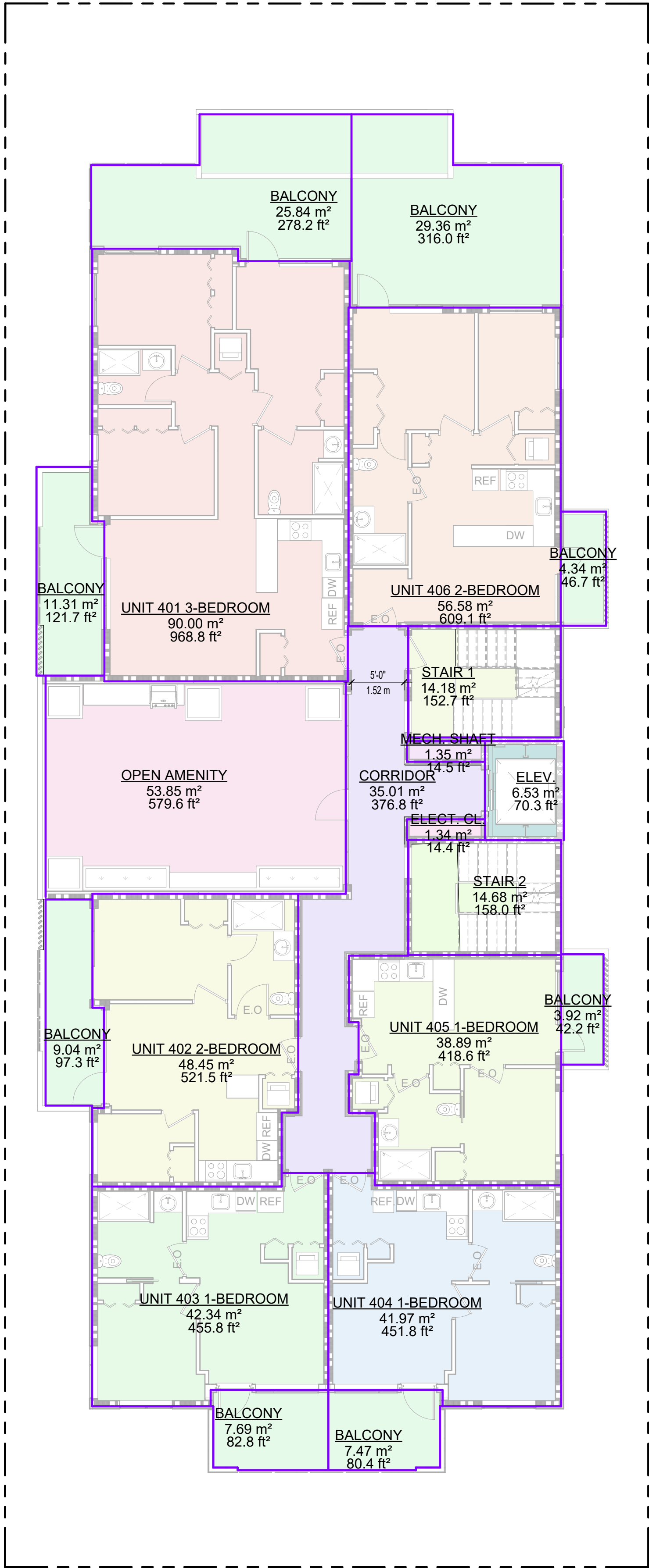
DRAWING TITLE
3RDFLOOR GFA CALCULATIONS

SCALE	1/8" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	

A10.03

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

1 3RD LEVEL AREA PLAN
1/8" = 1'-0"



GROSS FLOOR AREA

- BALCONY
- CORRIDOR
- ELECT. CL.
- ELEV.
- MECH. SHAFT
- OPEN AMENITY
- STAIR 1
- STAIR 2
- UNIT 401 3-BEDROOM
- UNIT 402 2-BEDROOM
- UNIT 403 1-BEDROOM
- UNIT 404 1-BEDROOM
- UNIT 405 1-BEDROOM
- UNIT 406 2-BEDROOM

4TH LEVEL FLOOR AREA				
Level	Name	Area	AREA (SM)	Comments
4TH FLOOR LEVEL	BALCONY	278.18 ft²	25.84 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	121.69 ft²	11.31 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	97.32 ft²	9.04 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	82.77 ft²	7.69 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	80.37 ft²	7.47 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	316.02 ft²	29.36 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	42.15 ft²	3.92 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	46.70 ft²	4.34 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	CORRIDOR	376.83 ft²	35.01 m²	
4TH FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²	
4TH FLOOR LEVEL	ELEV.	70.32 ft²	6.53 m²	
4TH FLOOR LEVEL	MECH. SHAFT	14.53 ft²	1.35 m²	
4TH FLOOR LEVEL	OPEN AMENITY	579.63 ft²	53.85 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	STAIR 1	152.68 ft²	14.18 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	STAIR 2	158.05 ft²	14.68 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	UNIT 401 3-BEDROOM	968.78 ft²	90 m²	MMR
4TH FLOOR LEVEL	UNIT 402 2-BEDROOM	521.53 ft²	48.45 m²	
4TH FLOOR LEVEL	UNIT 403 1-BEDROOM	455.78 ft²	42.34 m²	
4TH FLOOR LEVEL	UNIT 404 1-BEDROOM	451.79 ft²	41.97 m²	
4TH FLOOR LEVEL	UNIT 405 1-BEDROOM	418.59 ft²	38.89 m²	
4TH FLOOR LEVEL	UNIT 406 2-BEDROOM	609.06 ft²	56.58 m²	
4TH FLOOR LEVEL		5857.19 ft²	544.15 m²	

4TH LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
4TH FLOOR LEVEL	CORRIDOR	376.83 ft²	35.01 m²
4TH FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²
4TH FLOOR LEVEL	ELEV.	70.32 ft²	6.53 m²
4TH FLOOR LEVEL	MECH. SHAFT	14.53 ft²	1.35 m²
4TH FLOOR LEVEL	UNIT 401 3-BEDROOM	968.78 ft²	90 m²
4TH FLOOR LEVEL	UNIT 402 2-BEDROOM	521.53 ft²	48.45 m²
4TH FLOOR LEVEL	UNIT 403 1-BEDROOM	455.78 ft²	42.34 m²
4TH FLOOR LEVEL	UNIT 404 1-BEDROOM	451.79 ft²	41.97 m²
4TH FLOOR LEVEL	UNIT 405 1-BEDROOM	418.59 ft²	38.89 m²
4TH FLOOR LEVEL	UNIT 406 2-BEDROOM	609.06 ft²	56.58 m²
4TH FLOOR LEVEL		3901.63 ft²	362.47 m²

2	2026.07.13	RE-ISSUED FOR DP
1	2025/09/04	ISSUED FOR DP
NO.	DATE YMD	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME
18TH ST RENTAL RESIDENTIAL APARTMENT

PROJECT ADDRESS
115 E 18th St, NORTH VANCOUVER, BC.

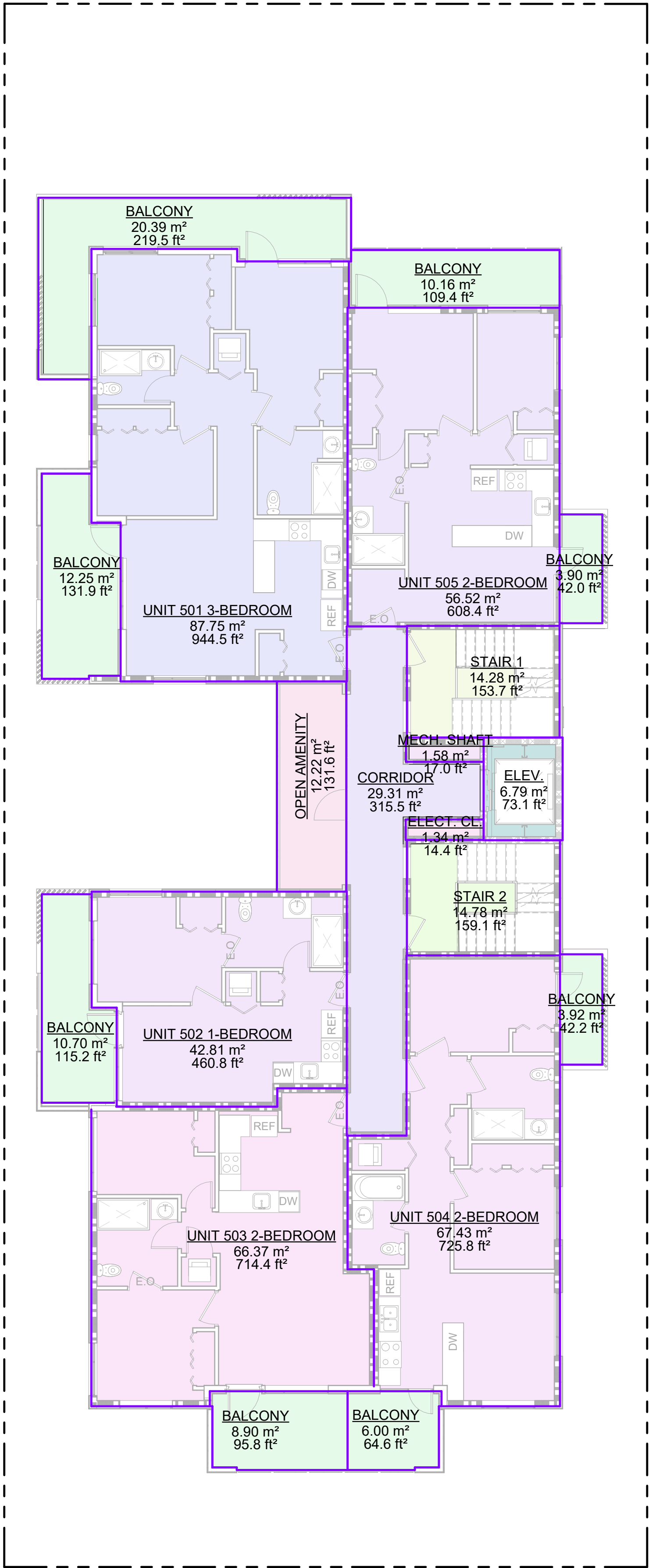
DRAWING TITLE
4TH FLOOR GFA CALCULATIONS

SCALE	1/8" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	



A10.04

1 4TH LEVEL AREA PLAN
1/8" = 1'-0"



GROSS FLOOR AREA

- BALCONY
- CORRIDOR
- ELECT. CL.
- ELEV.
- MECH. SHAFT
- OPEN AMENITY
- STAIR 1
- STAIR 2
- UNIT 501 3-BEDROOM
- UNIT 502 1-BEDROOM
- UNIT 503 2-BEDROOM
- UNIT 504 2-BEDROOM
- UNIT 505 2-BEDROOM

5TH LEVEL FLOOR AREA				
Level	Name	Area	AREA (SM)	Comments
5TH FLOOR LEVEL	BALCONY	219.48 ft²	20.39 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	109.37 ft²	10.16 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	131.90 ft²	12.25 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	64.63 ft²	6 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	115.16 ft²	10.7 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	95.76 ft²	8.9 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	41.97 ft²	3.9 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	42.15 ft²	3.92 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	CORRIDOR	315.51 ft²	29.31 m²	
5TH FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²	
5TH FLOOR LEVEL	ELEV.	73.13 ft²	6.79 m²	
5TH FLOOR LEVEL	MECH. SHAFT	17.02 ft²	1.58 m²	
5TH FLOOR LEVEL	OPEN AMENITY	131.59 ft²	12.22 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	STAIR 1	153.68 ft²	14.28 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	STAIR 2	159.12 ft²	14.78 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	UNIT 501 3-BEDROOM	944.54 ft²	87.75 m²	
5TH FLOOR LEVEL	UNIT 502 1-BEDROOM	460.82 ft²	42.81 m²	
5TH FLOOR LEVEL	UNIT 503 2-BEDROOM	714.44 ft²	66.37 m²	
5TH FLOOR LEVEL	UNIT 504 2-BEDROOM	725.85 ft²	67.43 m²	MMR
5TH FLOOR LEVEL	UNIT 505 2-BEDROOM	608.37 ft²	56.52 m²	
5TH FLOOR LEVEL		5138.89 ft²	477.42 m²	

5TH LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
5TH FLOOR LEVEL	CORRIDOR	315.51 ft²	29.31 m²
5TH FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²
5TH FLOOR LEVEL	ELEV.	73.13 ft²	6.79 m²
5TH FLOOR LEVEL	MECH. SHAFT	17.02 ft²	1.58 m²
5TH FLOOR LEVEL	UNIT 501 3-BEDROOM	944.54 ft²	87.75 m²
5TH FLOOR LEVEL	UNIT 502 1-BEDROOM	460.82 ft²	42.81 m²
5TH FLOOR LEVEL	UNIT 503 2-BEDROOM	714.44 ft²	66.37 m²
5TH FLOOR LEVEL	UNIT 504 2-BEDROOM	725.85 ft²	67.43 m²
5TH FLOOR LEVEL	UNIT 505 2-BEDROOM	608.37 ft²	56.52 m²
5TH FLOOR LEVEL		3874.09 ft²	359.91 m²

3	2026/07/13	RE-ISSUED FOR DP
2	2025/09/29	RE-ISSUED FOR DP
1	2025/09/04	ISSUED FOR DP
NO.	DATE YMD	DESCRIPTION

ISSUES AND REVISIONS

SEAL



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME

18TH ST RENTAL
RESIDENTIAL
APARTMENT

PROJECT ADDRESS

115 E 18th St, NORTH
VANCOUVER, BC.

DRAWING TITLE

5TH FLOOR GFA
CALCULATIONS

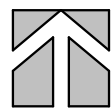
SCALE 1/8" = 1'-0"

DRAWN Author

CHECKED Checker

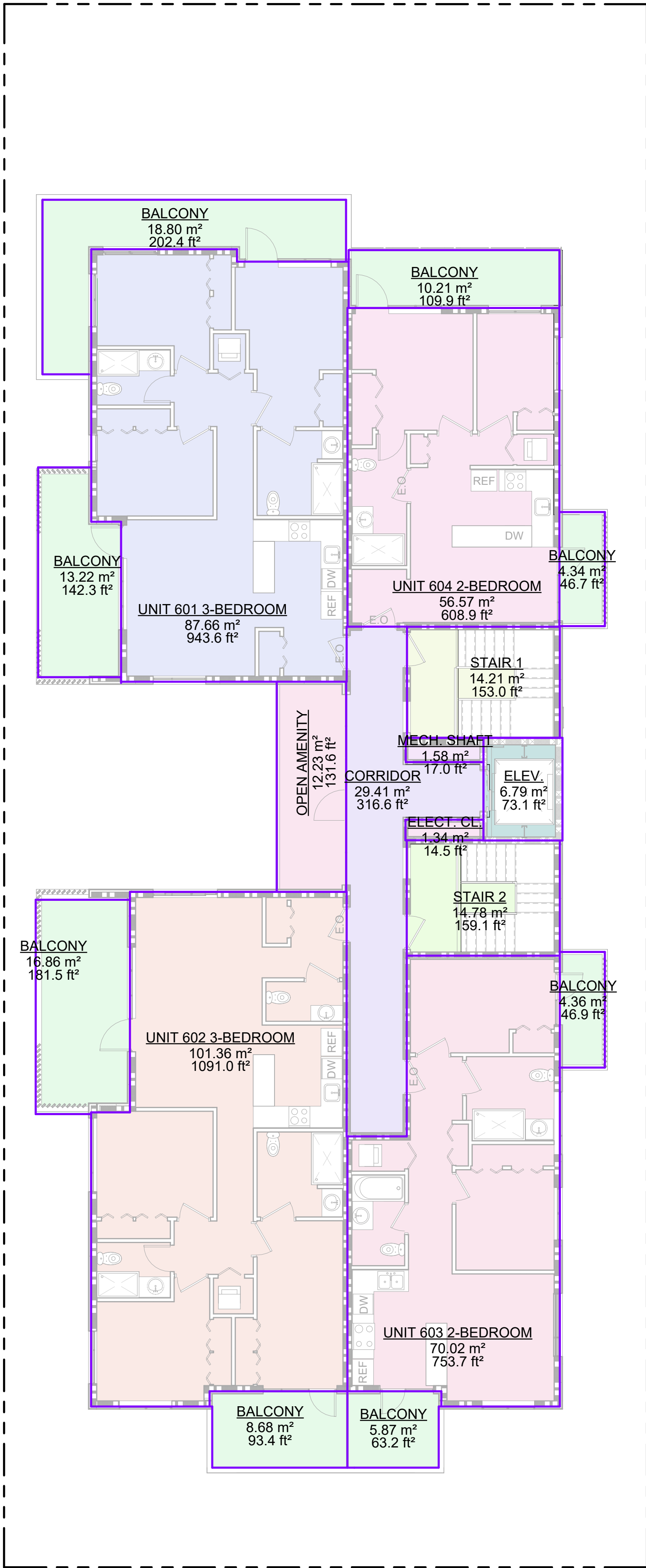
PROJECT NO. 19025

DRAWING NO.



A10.05

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



GROSS FLOOR AREA

- BALCONY
- CORRIDOR
- ELECT. CL.
- ELEV.
- MECH. SHAFT
- OPEN AMENITY
- STAIR 1
- STAIR 2
- UNIT 601 3-BEDROOM
- UNIT 602 3-BEDROOM
- UNIT 603 2-BEDROOM
- UNIT 604 2-BEDROOM

6TH LEVEL FLOOR AREA				
Level	Name	Area	AREA (SM)	Comments
6TH FLOOR LEVEL	BALCONY	202.38 ft²	18.8 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	109.92 ft²	10.21 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	142.26 ft²	13.22 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	63.22 ft²	5.87 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	181.46 ft²	16.86 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	93.40 ft²	8.68 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	46.70 ft²	4.34 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	46.91 ft²	4.36 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	CORRIDOR	316.62 ft²	29.41 m²	
6TH FLOOR LEVEL	ELECT. CL.	14.46 ft²	1.34 m²	
6TH FLOOR LEVEL	ELEV.	73.12 ft²	6.79 m²	
6TH FLOOR LEVEL	MECH. SHAFT	17.02 ft²	1.58 m²	
6TH FLOOR LEVEL	OPEN AMENITY	131.61 ft²	12.23 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	STAIR 1	152.99 ft²	14.21 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	STAIR 2	159.08 ft²	14.78 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	UNIT 601 3-BEDROOM	943.58 ft²	87.66 m²	
6TH FLOOR LEVEL	UNIT 602 3-BEDROOM	1091.01 ft²	101.36 m²	
6TH FLOOR LEVEL	UNIT 603 2-BEDROOM	753.68 ft²	70.02 m²	
6TH FLOOR LEVEL	UNIT 604 2-BEDROOM	608.90 ft²	56.57 m²	
6TH FLOOR LEVEL		5148.32 ft²	478.29 m²	

6TH LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
6TH FLOOR LEVEL	CORRIDOR	316.62 ft²	29.41 m²
6TH FLOOR LEVEL	ELECT. CL.	14.46 ft²	1.34 m²
6TH FLOOR LEVEL	ELEV.	73.12 ft²	6.79 m²
6TH FLOOR LEVEL	MECH. SHAFT	17.02 ft²	1.58 m²
6TH FLOOR LEVEL	UNIT 601 3-BEDROOM	943.58 ft²	87.66 m²
6TH FLOOR LEVEL	UNIT 602 3-BEDROOM	1091.01 ft²	101.36 m²
6TH FLOOR LEVEL	UNIT 603 2-BEDROOM	753.68 ft²	70.02 m²
6TH FLOOR LEVEL	UNIT 604 2-BEDROOM	608.90 ft²	56.57 m²
6TH FLOOR LEVEL		3818.39 ft²	354.74 m²

2	2026-07-13	RE-ISSUED FOR DP
1	2025-09-04	ISSUED FOR DP
NO.	DATE	YMD DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of MA ARCHITECTS Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for the purpose.

PROJECT NAME
18TH ST RENTAL RESIDENTIAL APARTMENT

PROJECT ADDRESS
115 E 18th St, NORTH VANCOUVER, BC.

DRAWING TITLE
6TH FLOOR GFA CALCULATIONS

SCALE	1/8" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	

A10.06

THIS DRAWING IS PROPERTY OF MA ARCHITECTS LTD. AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

