



18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St. NORTH VANCOUVER, BC.

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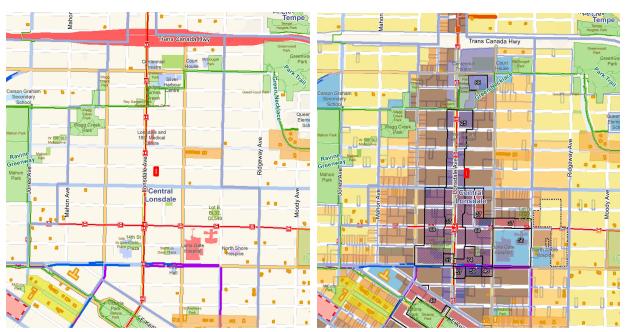




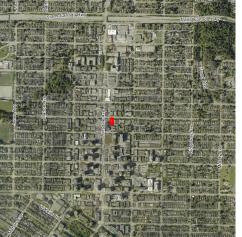
18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

COVER PAGE



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





School & Institutional Commercial

Mixed Employment Industrial

> Zoning Boundaries Zoning Special Setback Line

Land Use Contracts **Bike Routes**

On-Street - Bike Lane

Regular

Frequent

RapidBus

BMP_Designation, BMP_Type Off-Street - Multi-Use Path On-Street - Separated Bike Lane

On-Street - Shared Wide Curb Lane On-Street - Shared Single File

18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

800M CONTEXT MAP







Zoning Special Setback Line

Off-Street - Multi-Use Path On-Street - Separated Bike Lane On-Street - Bike Lane

Regular

Frequent

RapidBus

On-Street - Shared Wide Curb Lane On-Street - Shared Single File

Legend Subject Site

18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

400M CONTEXT MAP





Resident Exempt Parking: 907 Hydraulic Grade Line: 601 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)

Water Pressure Zone: 2 Elevation: 100m

Legend Subject Site

Bike Routes

RapidBus local **Skateboards Routes** TYPE

- Local Streets ---- Streets With Mobility Lanes

Truck 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













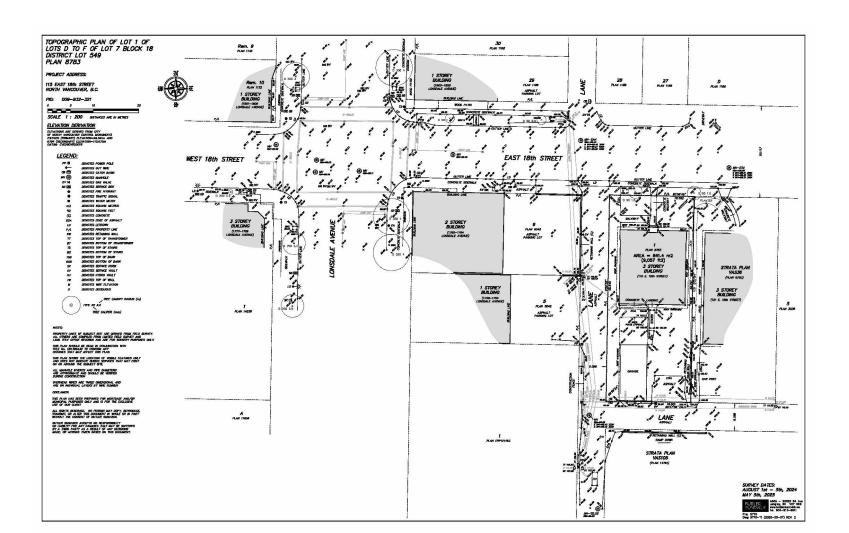
18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

SITE CONTEX

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







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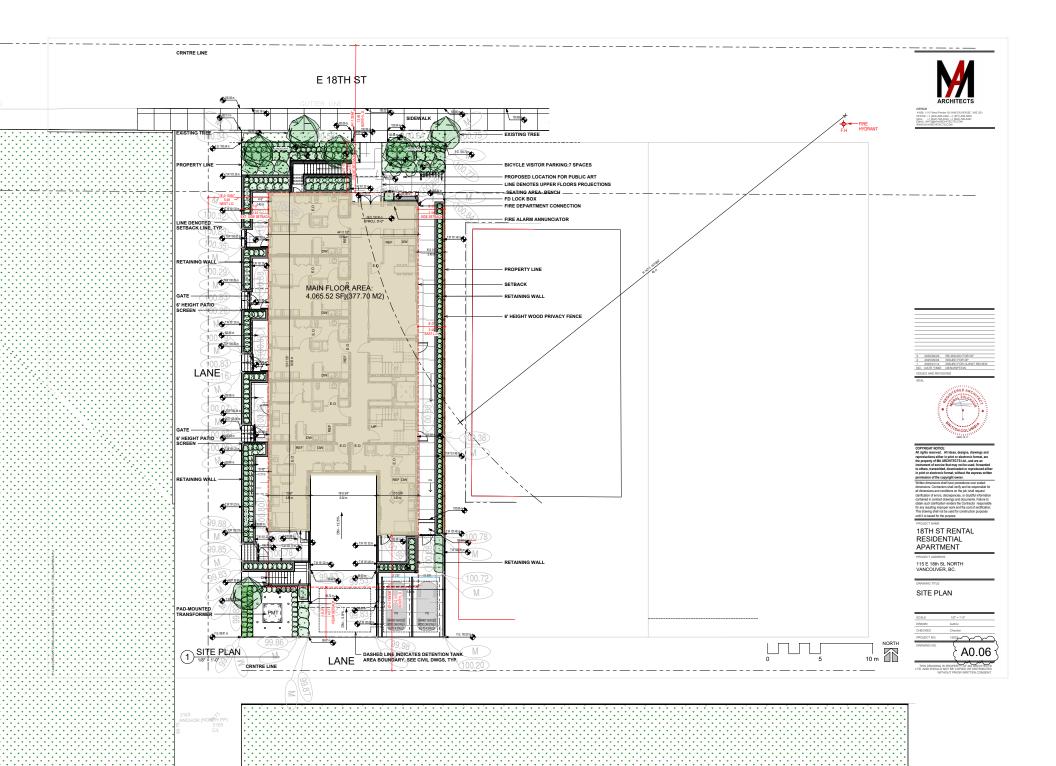
SURVEY PLAN

N Author
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PROJECT DATA - 6 SOTREY RENTAL APPARTMENT

EXISTING ADDRESS: 115 F 18th St. NORTH VANCOLIVER BC. PROPERTY ID: 40

LEGAL DISCRIPTION: Type: LOT; Lot1; Block:18; DL:549; Plan:8783 PROPERTY ROLL: 018064.000

CURRENT ZONING: RM-1 (MEDIUM DENSITY APARTMENT RESIDENTIAL 1)

OCP: R5 (RESIDENTIAL EVEL 5)

PROPOSED ZONING: CD

1- SITE AREA: 840.85 M² (9050.82 SQFT)

2- PERMITED SITE COVERAGE: (512 (2))
LOT COVERAGE TOGETHER WI ACC BUILDINGS SHALL NOT EXCEED A LOT COVERAGE OF 50%.
50% X \$40.85 M = 420.425 M; (4,525.417 SQFT)

3- PROPOSED SITE COVERAGE: 377.68 M² (4.065.29 SQFT) / 840.85 M² (9050.82 SQFT) = 44.91% SITE AREA

4- GROSS FLOOR AREA CALCULATIONS:
PERMITED GFA: 1.6 (OCP DENSITY) + 1.0 (BONUS)= 2.6 840.85M² X 2.6= 2,186.21M² (23,532.17 SQFT)

ADAPTABLE DESIGN DWELLING UNIT GFA EXCEPTION= 1.9 MZ (20 SF) FOR EACH LEVEL 2 ADAPTABLE DESIGN UNIT 40 LEVEL 2 ADAPTABLE UNIT X 1.9 MZ (20 SF)= 76.0 MZ (800 SF)

TOTAL PERMITTED FLOOR AREA = 2.186.21M2 (23.532.17 SQFT) + 76.00 M2 (800 SF)= 2.262.21 M2 (24.332.17 SF)

PROPOSED TOTAL FLOOR AREA: 2 257 89 m² 24303 68 ft²

PROPOSED GFA (FLOOR AREA MINUS EXCLUSIONS)

2,257.86M² (24,303.45 SQFT) - 76.00 M2 (800 SF)= 2,181.86M² (23,503.45 SF)

SUMMARY OF TOTAL FLOOR AREA PER EACH FLOOR				
LEVEL	AREA (SF)	AREA (SM)	_	
U/G PARKADE	7289.26 ft²	677.19 m²	_	
1ST FLOOR LEVEL	4065.52 ft²	377.7 m²	_	
2ND FLOOR LEVEL	5797.70 ft²	538.62 m²	_	
3RD FLOOR LEVEL	5792.39 ft²	538.13 m²	7	
4TH FLOOR LEVEL	5793.16 ft²	538.2 m²	_	
5TH FLOOR LEVEL	5081.11 ft²	472.05 m²	7	
6TH FLOOR LEVEL	5071.43 ft²	471.15 m²	7	
TOTAL	38890 57 ft²	3 613 05 m²		

TOTAL	38890.57 ft ^e	3,613.05 m²	
SUMMARY OF	TOTAL GROSS FLOOR AREA PE	R EACH FLOOR	
LEVEL	AREA (SF)	AREA (SM)	
1ST FLOOR LEVEL	3095.29 ft²	287.56 m²	
2ND FLOOR LEVEL	4802.58 ft²	446.17 m ²	
3RD FLOOR LEVEL	4807.86 ft ²	446.66 m²	
4TH FLOOR LEVEL	3860.75 ft ²	358.68 m²	
5TH FLOOR LEVEL	3859.39 ft²	358.55 m²	
6TH FLOOR LEVEL	3877.81 ft ²	360.26 m²	
TOTAL	24303.68 ft²	2,257.89 m²	

6- UNITS' ADAPTABILITY REQUIREMENTS:
AS 8C8C 2024 IS TAKING PRECEDENCE OVER THE CNV ADAPTABLE DESIGN GUIDELINES, ALL DWELLING UNITS ARE DESIGNED TO BE ADAPTABLE PER BCBC (2024) SECTION 3.8.5.

7. 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.

8. MINIMUM NUMBER OF 3-BEDROOMS:
REQUIRED. A MINIMUM OF 10% OF THE PROPOSED UNITS ARE TO BE PROVIDED AS 3-BEDROOM OR MORE.
4 HUNTS TO BE SERBOOMS OR MORE.
PROPOSED: 3 UNITE (3 BEDROOM) 9.7.50% (VARIANCE REQUIRED)

9. AMENITY SPACE:
REQUIRED: THE LESSER OF 1.4 SQLM PER UNIT, OR 2% OF GFA
1.4 X 40 = 56 M2 (802.775F) OR 2% X.2,186.21MF (23.532.17 SGF) = 43.72M2 (470.645F)
PROPOCRED: 337 M2 (1471.05 ETCLOSED) + (56.16 + 1.237+(2.37 8.0.5) M2 (OPEN) = 119.65 M2 (1287.05 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:
PERMITED BUILDING HEIGHT: SHALL NOT EXCEED A HEIGHT OF THREE STOREYS, NOR 13.0 METRES (42.65

V, GRADE(100.20M/SE)+ 99.81M/SW)+100.34M/NW)+100.75M/NE))/4 =100.275
PROPOSED BULLDING HEIGHT (MEASURED FROM AVERAGE GRADE):
SIX STORIES 66.04 FT(20.14 M) (VARIANCE REQUIRED)

12- SETBACK REQUIREMENTS:
REQUIRED SETBACKS:
SHALL BE SITED NOT LESS THAN:
(A) 6.000 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"

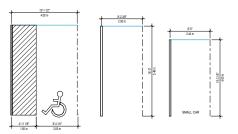
13- PARKING REQUIREMENTS:

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

| No. | No.

STEEP DRIVEWAY:
A DRIVEWAY RAMP WITH A SLOPE EXCEEDING 5% (120) 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 NETERS (20 FT) FROM THE PROPERTY LINE, AND 12.5% BEYOND THE FIRST 6.1M.



14 PARKING CALCULATION:
STANDARD PARKING: 7 SPACES
DISABLED PARKING: 2 SPACES
SMALL CAR PARKING: 4 SPACES (VISITOR PARKING)
SHARED VEHICLES: 2 OF INVERSE VISITED PARKING)

TOTAL PROVIDED PARKINGS: 21 SPACES (VARIANCE REQUIRED)

ALCESSIBLE 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 UNT;

REQUIRED ACCESSIBLE PARKING STALLS: 0.038 X 40 (NUMBER OF UNITS) = 1.52 PROPOSED ACCESSIBLE PARKING STALLS: 2

15- BICYCLE PARKING CALCULATIONS: REQUIRED: 1.5 SPACES PER UNIT. 40 (NUMBER OF UNITS) X 1.5= 60

SECURED BIKE STORAGE: 49 SPACES SHORT TERM BIKE STORAGE: 7 SPACES

TOTAL PROVIDED BICYCLE PARKINGS: 56 SPACES

17- MID MARKET RENTAL UNIT:

MID MARKET RENTAL UNITS

LEVEL	NAME	AREA (SFT)	AREA (SM)
1ST FLOOR LEVEL	SUITE 105	409.64 ft²	38.06 m ²
1ST FLOOR LEVEL	SUITE 106	400.85 ft²	37.24 m²

2ND FLOOR LEVEL UNIT 204- 1 BEDROOM 419.45 ft² 38.97 m² 2ND FLOOR LEVEL UNIT 206-1 BEDROOM 418.19 ft² 38.85 m²
TOTAL: 4

BC BUILDING CODE ANALYSIS (2024)

CONSTRUCTED AS A SEPARATE BUILDING THE RATE OF AS A SEPARATE BUILDING THE FLOOR AND ROSE ASSEMBLES ABOVE THE BASEMENT AND THE EXTERIOR WALLS OF THE BASEMENT ABOVE THE ADJOINING GROUND EXPEL ARE CONSTRUCTED AS FIRE SEPARATIONS OF MONCOMBUSTRIE CONSTRUCTION HAVING A PRE-RESISTANCE RATING NOT LESS THAN 2 IX.

22251- GROUP, C, UP TO 8 STORMY'S PROMILERED, BULLDING AREA NOT MORE THAN 12251- GROUP, C, UP TO 8 STORMY'S PROMILERED, BULLDING AREA NOT MORE THAN 12251- GROUP TO TO BE OF COMMUNITABLE CONSTRUCTION OR NONCOMBUSTRIE. CONSTRUCTION. CONSTRUCTION. CONSTRUCTION. REPORT ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RECORD ASSEMBLES SHALL HAVE A PREP. RESISTANCE THAT OR NOT LESS THAN 1 IN RESISTANCE THAT OR NOT THAT THE PROPERTY OF THE PROPERTY OF THE PROP. RESISTANCE THAT THE PROPERTY OF THE PROPERTY OF

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-



18TH ST RENTAL RESIDENTIAL

APARTMENT 115 E 18th St, NORTH

ZONING ANALYSIS



3D ISOMETRIC VIEW- NORTHWEST CORNER



2 3D ISOMETRIC VIEW- SOUTHEAST CORNER



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ORAWING TITLE

3D VIEWS

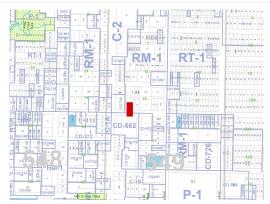
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 PROJECT NO.
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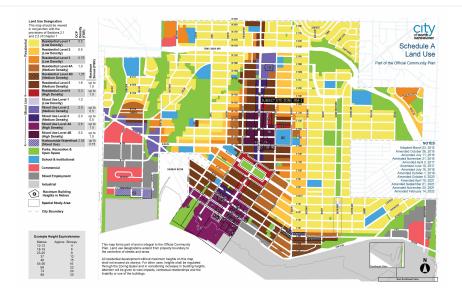
EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL



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)



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 -CPTED PRINCIPLES

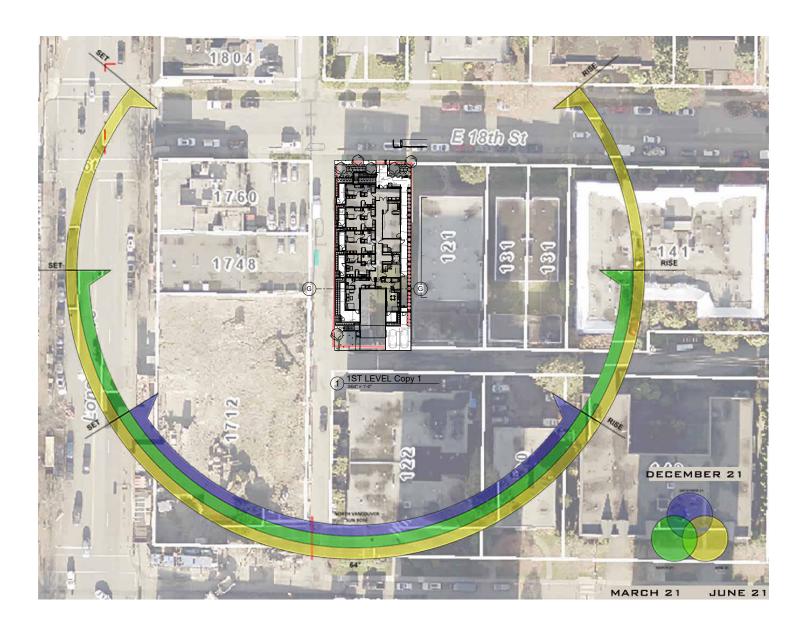




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115 E 18th St, NORTH VANCOUVER, BC.

OCP & ZONING STUDY





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18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

DRAWING TO

CLIMATE AND SUN SET/RISE STUDY

 SCALE
 3/64" = 11-0"

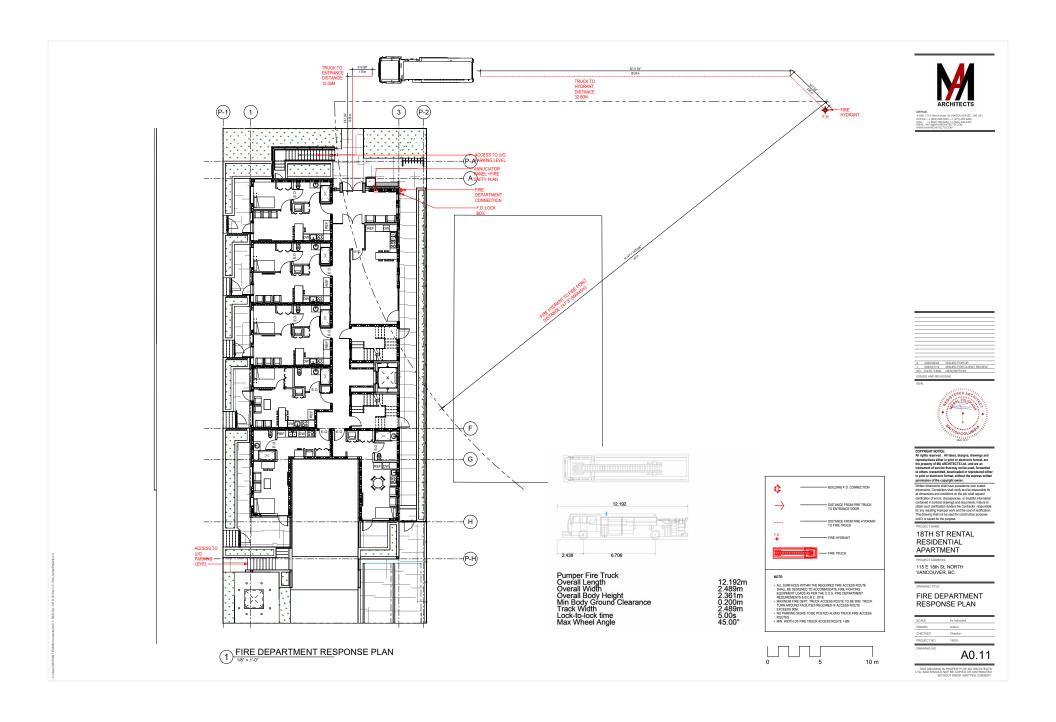
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 198025

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1. ARCHITECTURAL CONCEPT & MASSING

THE BUILDING'S FORM IS CONCEIVED AS A SERIES OF INTERLOCKING VOLUMES THAT FRAME A GRACIOUS CENTRAL COURTYAND AMENITY SPACE. BY CARVING OUT THIS THEART'O 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 RHYTHIM OF SOLIDS AND VOIDS THAT IS VISUALLY ENGAGING FROM THE STREET, CREATING A RHYTHIM OF SOLIDS AND VOIDS THAT IS VISUALLY ENGAGING FROM THE STRUCTURE FROM THE STRUCTURE

2. VERTICAL WOOD PRIVACY SCREENS & PASSIVE SHADING

BALCONY EDGES ARE ARTICULATED WITH VERTICAL TIMBER SLATS, ESTABLISHING A LAYERED SCREEN THAT BALANCES PRINACY AND DEPANESS. 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, DECIDIOUS CLUBBING PLANTS ROOTED IN PLANTERS WILL MATURE OVER TIME, FURTHER INTENSIFYING SUMMER SHADING AND FILTERING GLARE, YET NATURALLY RECEDING IN WINTER TO ADMIT THE LOWER-ANALED SUM FOR PASSIVE WARMING. THIS LIVING FAÇADE SYSTEM UNDERSCORES THE PROJECT'S SUSTAINABLE APPROACH AND STRENSTHENS ITS CONNECTION TO THE NORTH VANCOUVER

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. REUTRAL COLOUR PALETTES AND NATURAL TEXTURES ALLOW THE BUILDINGT O RECEDE WITHIN THE CURRENT NEIGHBOURHOOD, WHILE CLEAR, CONSISTENT DATUM LINES ACROSS EACH FLOOR PLATE GUIDE THE EYE HORIZONTALLY AND VERTICALLY, REINFORKING A SENISE OF UNITY AND ORDER. THE ARRANGEMENT OF WINDOWS, BALCONIES, AND CLADDING PANELS FOLLOWS A CLEAR PROPORTIONAL SYSTEM. EACH ELEMENT REFERENCES THE FLOOR-TO-FLOOR HIGHEIT AND ALIGNS WITH NEIGHBOURING BAYS, ENSURING THAT THE FAÇADE READS AS AN INTERRATTE 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 AMENTY 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-POUSED AMENITY. THE INTERPLAY OF MASS AND VOID, COMBINED WITH PASSIVE SHADING STRATEGIES AND A NATURAL MATERIAL PALETTE, VIELDS A BUILDING THAT IS BOTH CONTEMPORARY AND CONTEXTUALLY SENSITIVE. WE TRUST THIS DESIGN WILL ENHANCE THE MERIODHHOD CHARACTER WHILE MEETING ALL CITY OF NORTH VANCOUVER STANDARDS FOR LYBBLITY, AND ARCHITECTURAL EXCELLENCE.







| 2 | 2015/02/04 | ISSUED FOR DP | 1 | 2025/01/14 | ISSUED FOR CLENT REVIEW | NO. DATE YMD | DESCRIPTION | ISSUES AND REVISIONS



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 Author

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 PROJECT NO.
 19025

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BUILDING DESING CONCEPT













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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

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.















18TH ST RENTAL RESIDENTIAL APARTMENT

CONCEPTUAL DESIGN







18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

PERSPECTIVE







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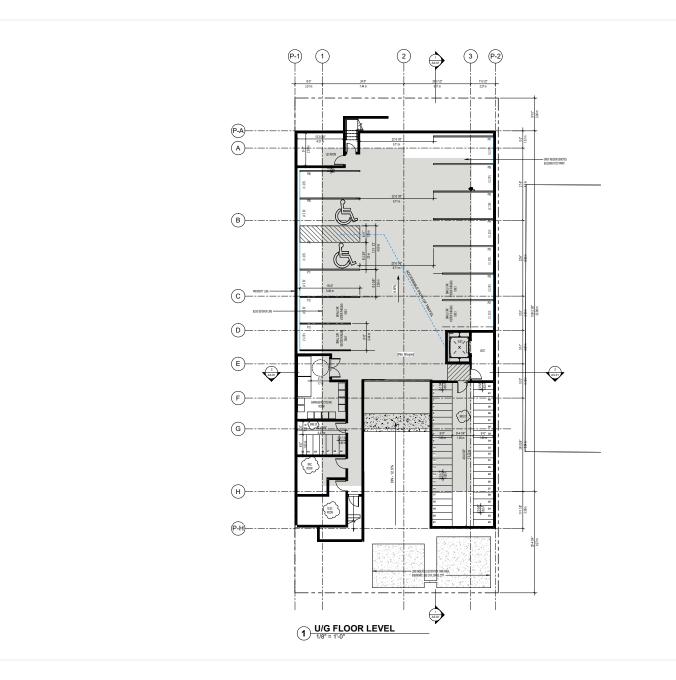
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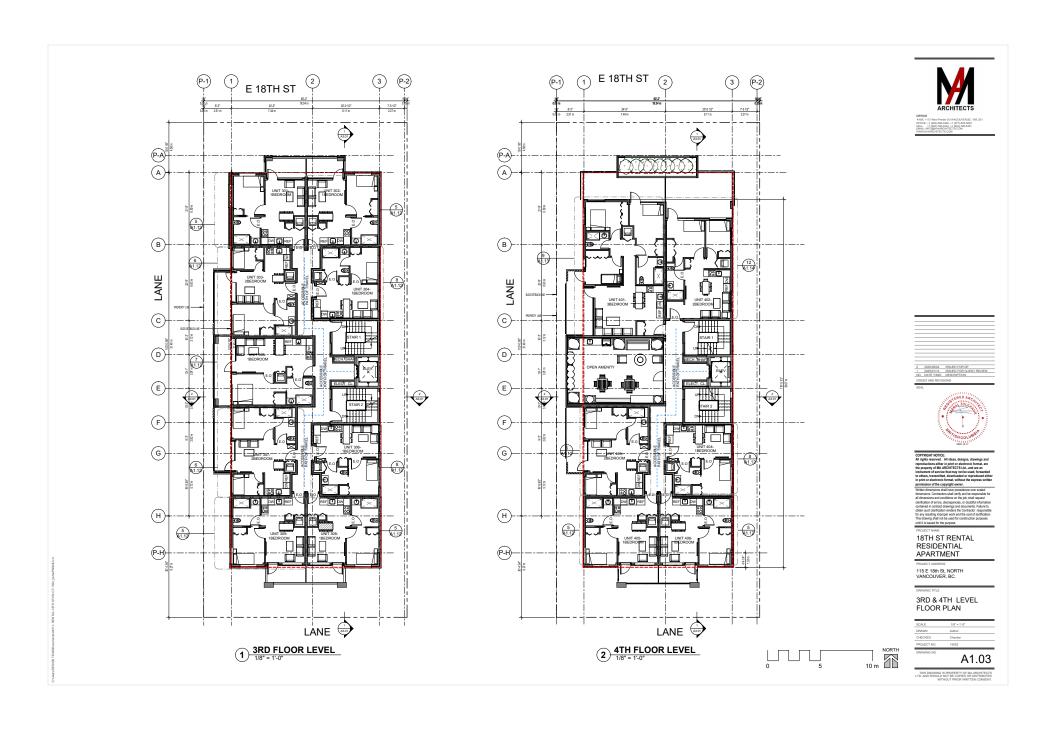
UNDERGROUND PARKADE

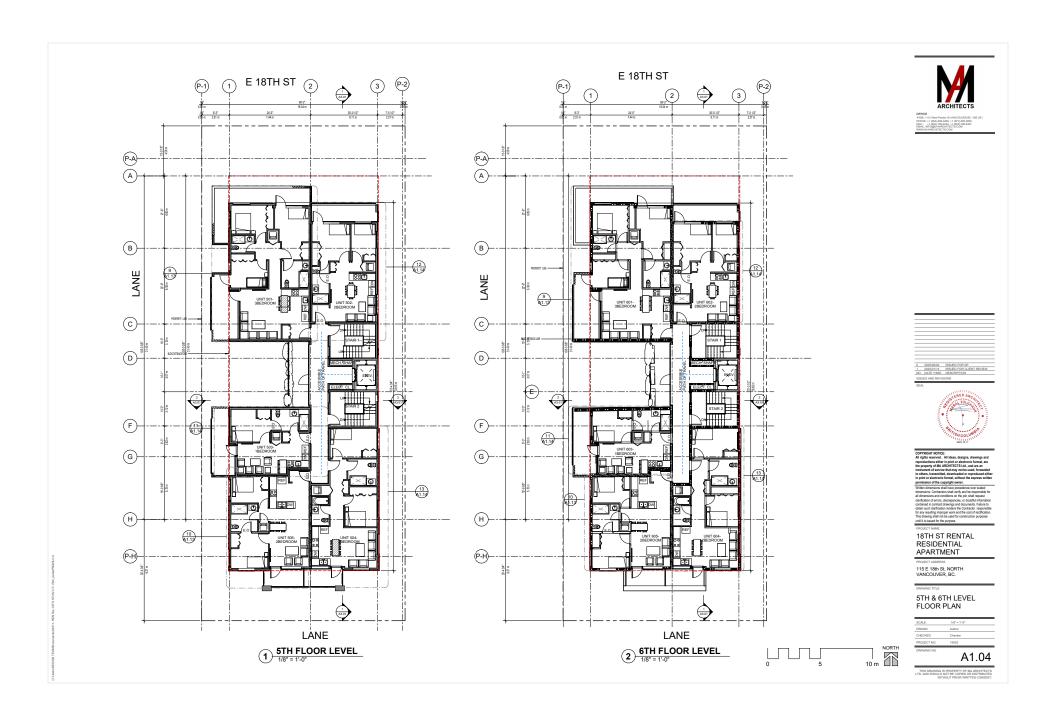
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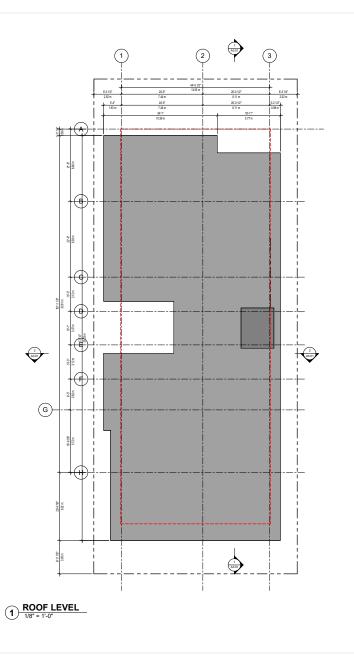
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0 5 10 m NORTH

ROOF LEVEL FLOOR PLAN

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	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour	Outside stairs - maximum degree of colour	Outside stairs - maximum degree of colour
	contrast on nosing of each stair	contrast on nosing of each stair	contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances	Unobstructed access to main building entrances	Unobstructed access to main building
	from street/sidewalks	from street/sidewalks	entrances from street/sidewalks
BUILDING ACCESS		Unobstructed internal access: - from parking levels containing accessible - perking (5' or 1520mm corridors; 2' or - 610mm clear wall space adjacent to door - latch). - get beg and recycling receptacles and - get beg and recycling receptacles and - state within building circulation including - corridors, on residential levels - accessible storage lockers for each unit	Unobstructed internal access: from paring levels containing accessible parking (5 or 1500mm corridore; 2 or 610mm clear wall space adjacent to doa latch)* garbage and recycling receptacles and garbage and recycling receptacles and active within building circulation including condros on readerial levels accessible storage lockers for each Leve 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or	Canopy over main building entrances (3' or	Canopy over main building entrances (3' or
	915mm) and enterphone	915mm) and enterphone	915mm and enterphone
BUILDING ACCESS		Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least on building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with	Disability Parking provided in accordance with	Disability Parking provided in accordance with
	Zoning bylaw Figure 9-4 as attached	Zoning bylaw Figure 9-4 as attached.	Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS		3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building	Flush thresholds throughout the building	Flush thresholds throughout the building
	(maximum ½" or 13mm height)	(maximum ½" or 13mm height)	(maximum ½" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons	Accessible building enterphone, call buttons and,	Accessible building enterphone, call buttons
	and, where provided, suite door bells "	where provided, suite door bells."	and, where provided, suite door bells *

* Elustrations available ** Options considered

COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and	Accessible mailboxes for all AD Level 3 units,
		5' or 1520mm turning radius in front *	and 5" or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1220mm wide (except	Corridors minimum 4' or 1220mm wide (except for	Corridors minimum 4' or 1220mm wide (excep
CINCOLATION	for service access areas) *	service access areas) *	for service access areas) *
		Provide 5' or 1520mm turning radius inside and	Provide 5' or 1520mm turning radius inside
CIRCULATION		outside the entry corridor of each dwelling unit *	and outside the entry corridor of each dwelling
			unit *
SUITE CIRCUI ATION		Provide wiring for an automatic door opener for	Provide wiring for an automatic door opener
SUITE CIRCULATION		the suite entry door	for the suite entry door
		Provide 2' or 610mm clear wall space adjacent to	Provide wiring for an automatic door opener
		door latches where door swings toward user	for the suite entry door. Provide 2' or 610mm
		(pocket doors acceptable for bathrooms and	clear wall space adjacent to door latches
SUITE CIRCULATION		bedrooms)*	where door swings toward user (pocket door
		and contay	acceptable for bathrooms and bedrooms)*
		Minimum one bathroom, minimum one bedroom	Minimum one bathroom, minimum one
DOORS		and storage room doors 2'-10" or 860mm clear	bedroom and storage room doors 2'-10" or
DOORS		opening"	860mm clear opening
		Minimum one door 2' - 10' or 860mm clear door	Minimum one door 2 - 10" or 860mm clear
PATIOS & BALCONIES		opening	door opening
PATIOS & BALCONIES		Minimum one patio or balcony doorsil with	Minimum one patio or balcony doorsill with
THE OF THE OWNER OF THE OWNER OF THE OWNER		maximum ½" or 13mm threshold**	maximum 1/2" or 13mm threshold **
PATIOS & BALCONIES		Minimum 5" or 1520mm turning radius on patio /	Minimum 5' or 1520mm turning radius on pat
FA 1100 & DALCOVELO		balcony	/ balcony
		Opening mechanism maximum 46° or 1168mm	Opening mechanism maximum 46" or
WINDOWS		above floor (provide notation on window schedule)	1168mm above floor (provide notation on
			window schedule)
		Provide minimum 6-0' or 1800mm horizontal	Provide minimum 6-0' or 1800mm horizontal
WINDOWS		windows in living room, dining room and minimum	windows in living room, dining room and
MINDOMS		one bedroom where sills are not more than 2'- 6"	minimum one bedroom where sills are not
		or 750mm above the floor	more than 2'-6" or 750mm above the floor
KITCHEN		Continuous counter between sink and stove*	Continuous counter between sink and stove
KITCHEN			Sink cabinet minimum 2'8" or 810mm wide
			Provide sufficient space for future installation
KITCHEN			of cooktop and wall oven
			Provide for potential 2'8" or 810mm wide
KITCHEN			
KITCHEN			undercounter workspace Lower edge of upper cupboards 4'6" or

* Blustrations available ** Options considered - 2 of 3-

		4 of 1
KITCHEN		Minimum 4" or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) "	Toilet located adjacent to wall (min 4'6" or 1370mm length) "
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of variity cabinet)*
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage*
MIN. ONE BATHROOM		Provide pocket door or door swing out *
MIN. ONE BATHROOM		Space under sink minimum 2'8" or 810mm wide *
MIN. ONE BATHROOM		Provide for the possible future installation of an accessible shower stall, sized at least 3°-0" x 5°-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM		Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM		Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES		Provide front loading side-by-side washer / dryer in-suite or in common area
LAUNDRY FACILITIES		4" or 1220mm manoeuvring space in front of washer / dryer

ADAPTABLE DESIGN GUIDELINES

FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4° or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4° or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Slip resistant flooring	Slip resistant flooring
CIRCULATION		Colour contrasting exit doors	Colour contrasting exit doors
BUILDING MEETING / AMENITY ROOMS		Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES		Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Door handle at 40° or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40° or 1000mm above the floor, with deadboits placed immediately above or below
UNIT ENTRIES			Two door viewers: 3'5" or 1050mm and 5' or 1520mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-stip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING		High density, low level loop carpet and underlay maximum 1/3" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

Fixtures & Finishes

	LEVEL ONE	LEVEL TWO	LEVEL THREE 7 of 11	_
ELECTRICAL		Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46° or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46° or 1170mm above finished floor	
ELECTRICAL		Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	
ELECTRICAL	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	S
ELECTRICAL	Wring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wifring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	SHE
ELECTRICAL		Rocker switches	Rocker switches	(2)
ELECTRICAL			Double bulb ceiling fixtures	
ELECTRICAL			Provide wiring for automatic door opener and strike at unit entry	Z
WINDOWS		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows	Z L
KITCHEN		Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, store and work areas in addition to general overhead lighting	త
KITCHEN		Pull-out work boards at 2'8" or 810mm height "	Pull-out work boards at 2'8" or 810mm height "	
KITCHEN		Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	В
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets	\sim
KITCHEN		-	Drawer storage in key areas*	
KITCHEN			Provision for removal of sink cabinet and lowering of counter height	121
KITCHEN			Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)	FIXTUR
KITCHEN			Provision for the future installation of at least one counter receptacle in front of cabinets	ш
KITCHEN			Where regular refrigerator installed initially, provide adequate space for side by side model	
KITCHEN			Contrasting knobs on stove / cook top	

Fixtures & Finishes

	LEVEL ONE	LEVEL TWO	LEVEL THREE 8 of 11
MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars "	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars "
MIN. ONE BATHROOM	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
MIN. ONE BATHROOM		Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)
MIN. ONE BATHROOM		Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM		Adjustable height shower head or hand-held shower head on adjustable bracket*	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM		·	Water temperature regulator on tub / shower faucet
LIVING ROOM		One switched electrical outlet	One switched electrical outlet
BEDROOMS		Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS		Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE		Provide light and electrical outlet	Provide light and electrical outlet

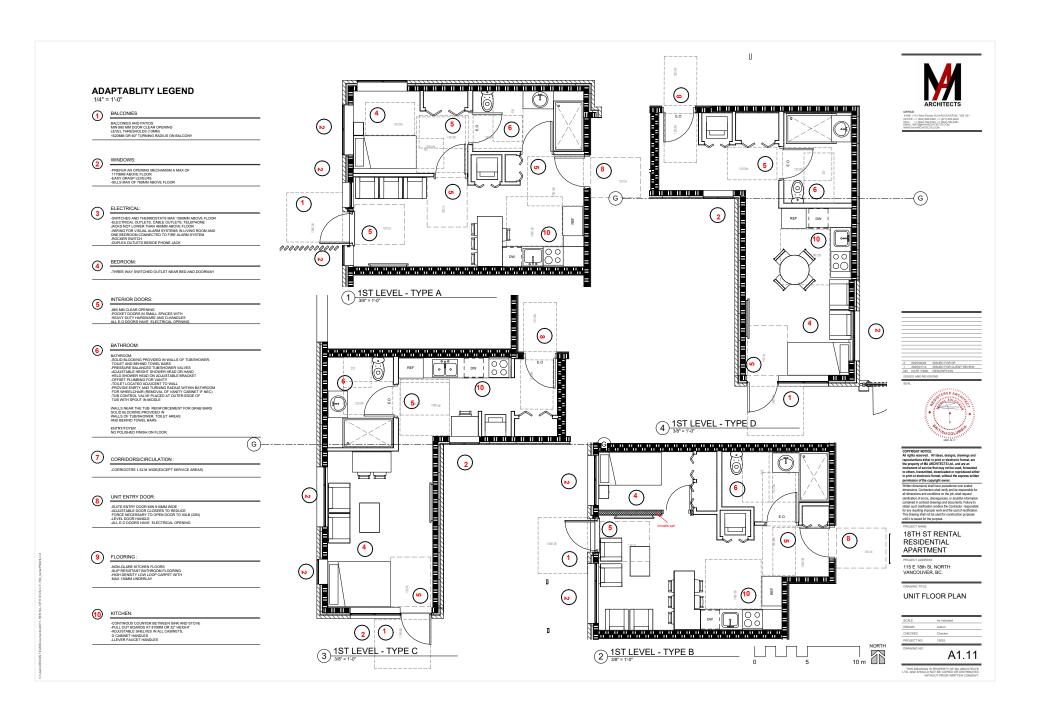


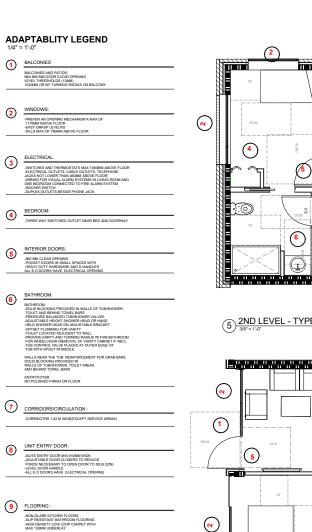
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ADAPTABLE UNITS DESIGN GUIDLINES

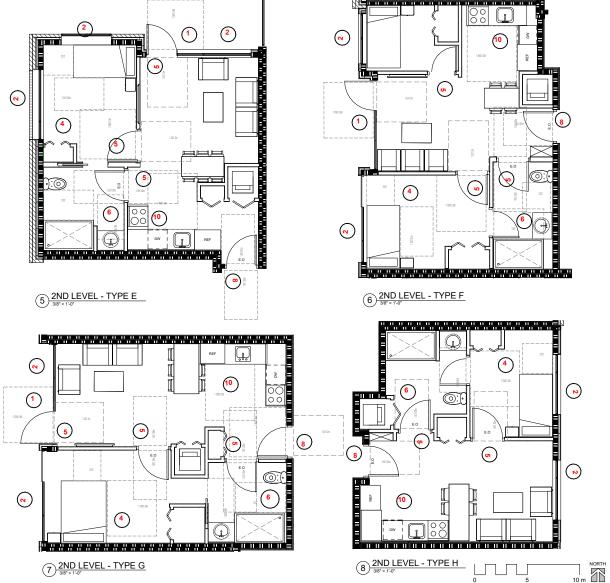
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10

-CONTINOUS COUNTER BETWEEN SINK AND STOVE -PULL OUT BOARDS AT BIOMM OR 32" HEIGHT -ADJUSTABLE SHELVES IN ALL CABINETS, D CABINET HANDLES -LLEVER FAUGET HANDLES





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PROJECT NAME

18TH ST RENTAL

RESIDENTIAL

APARTMENT

115 E 18th St, NORTH VANCOUVER BC

PRAWING TITLE

UNIT FLOOR PLAN

 SCALE
 As indicated

 DRAWN
 Author

 CHECKED
 Checker

 PROJECT NO.
 19925

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ADAPTABLITY LEGEND

BALCONIES

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

WINDOWS:

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

3

-SWITCHES AND THERMOSTATS MAX 1080MM ABOVE FLOOR -ELECTRICAL OUTLETS, CABLE OUTLETS, TELEPHONE -AICKS NOT LOWER THAN 460MM ABOVE FLOOR -WIRING FOR VISUAL ALARM SYSTEMS IN LIVING ROOM AND ONE BEDROOM CONNECTED TO FIRE ALARM SYSTEM -ROOKER SWIND -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 OPENIN

6

BATHROOM:

BATHROOM:

BATHROOM

BATH

WALLS NEAR THE TUB REINFORCEMENT FOR GRAB BARS SOLID BLOCKING PROVIDED IN WALLS OF TUBISHOWER, TOLIET AREAS AND BEHIND TOWEL BARS

ENTRY/FOYER NO POLISHED FINISH ON FLOOR

CORRIDORS/CIRCULATION:

UNIT ENTRY DOOR: 8

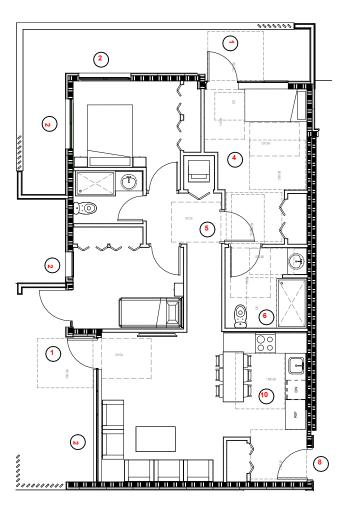
-SUITE ENTRY DOOR MIN 910MM WIDE
-ADJUSTABLE DOOR CLOSERS TO REDUCE
FORCE RECESSARY TO OPEN DOOR TO 50LB (2ZN)
-LEVEL DOOR HANDLE
-ALL E.O DOORS HAVE ELECTRICAL OPENING

FLOORING:

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

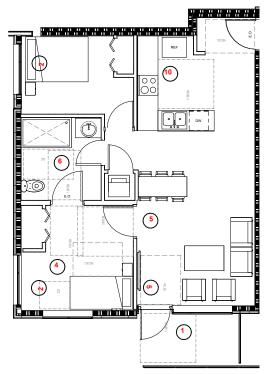
10 KITCHEN:

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

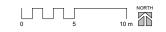


9 STH LEVEL -TYPE J





10 5TH LEVEL -TYPE K







18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

UNIT FLOOR PLAN

SCALE	As indicated	
DRAWN	Author	
CHECKED	Checker	
PROJECT NO.	19025	

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ADAPTABLITY LEGEND

1 BALCONIES

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

2 WINDOWS:

3

BEDROOM:

-THREE WAY SWITCHED OUTLET NEAR BED AND DOORWAY

INTERIOR DOORS: **5**

4

6

-850 MM CLEAR OPENING -POCKET DOORS IN SMALL SPACES WITH HEAVY DUTY HARDWARE AND D-HANDLES ALL E.O DOORS HAVE ELECTRICAL OPENING

BATHROOM:

BATHROOM:
SOULD ECONOMIC PROVIDED IN WALLS OF TUBBHOWER,
SOULD ECONOMIC PROVIDED IN WALLS OF TUBBHOWER,
PRESSURE BLANGET INSHOWER VIA VES
ADJUSTABLE REIGHT SHOWER FLAD OF HAND
OFFSET FLABRING FOR VAINTY
-TOLET LOCATED ADJUCENT TO WALL
-TOLET HOST TOLET HOST TOLET HOST
-TOLET HOST TOLET HOST
-TOLET HOST TOLET HOST
-TOLET HOST

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

CORRIDORS/CIRCULATION

-CORRIDOTRS 1.52 M WIDE(EXCEPT SERVICE AREAS)

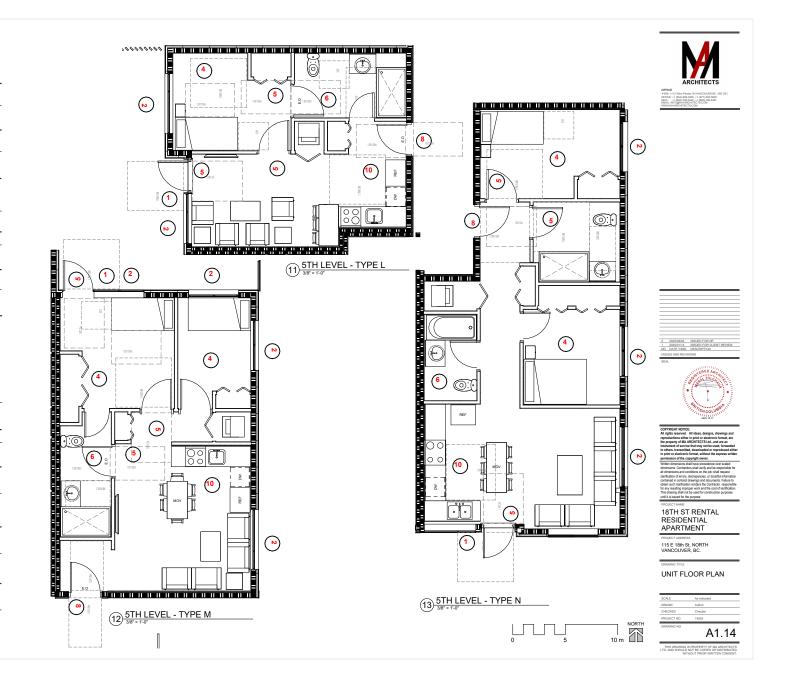
8

UNIT ENTRY DOOR:

-SUITE ENTRY DOOR IMN 910MM WIDE
-ADJUSTABLE DOOR CLOSERS TO REDUCE
FORCE NCESSARY TO OPEN DOOR TO SILB (22N)
-LEVEL DOOR HAMDLE
-ALL E.O DOORS HAVE ELECTRICAL OPENING

9 FLOORING:

KITCHEN:







3 303540922 RE-85SIED FOR DP
2 20354094 BSIED FOR DP
1 20359114 BSIED FOR GLENT REVIEW
150LES AND REVISIONS
150LES AND REVISIONS



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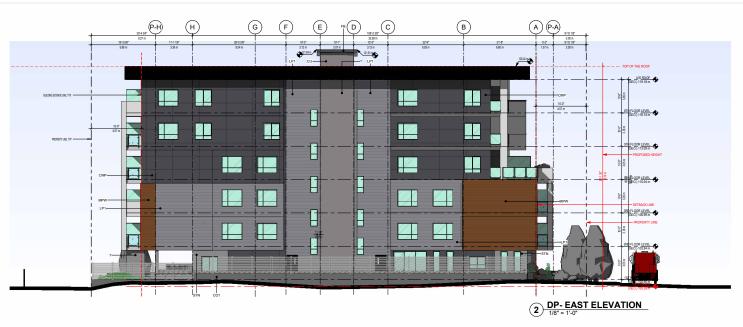
DRAWING TITLE

BUILDING ELEVATION

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

A2.01

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5TH FLOOR LEVEL (GED.) 113.09 m

4TH FLOOR LEVEL (GEO.) 110.04 m

3RD FLOOR LEVEL (GEO.) 106.99 m

2ND FLOOR LEVEL (GED.) 103.94 m

22

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





WALL NORWOOD METAL PANEL WOOD LOOK (MAC) OR

APPROVED EQUAL LIGHT GRAY CONCRETE PATTERN RGB(230,230,230) LIGHT AND DARK GREY DRY STACK BOND STONE LOOK PREFINISHED: BLACK COLOR, SEE WINDOW & DOOR SCHEDULE FOO MORE DETS.
GLASS: TYPE 1





18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

BUILDING ELEVATION

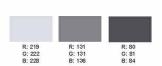
SCALE.		-
	1/8" = 1'-0"	
DRAWN	Author	
CHECKED	AP	
PROJECT NO.	19025	

A2.02





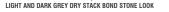
CEMENTITIOUS PANEL



CEMENTITIOUS LAB SIDING RGB: 131-131-136

METAL PANEL WOOD LOOK -









STUCCO LIGHT GRAY

STUCCO LIGHT GRAY



2 20350904 ISSUED FOR DP
1 20350114 ISSUED FOR CLERT REVIEW
MO. DATE YARD. DESCRIPTION
ISSUES AND REVISIONS
SEA.



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DRAWING TITLE

MATERIAL & COLOURS

 SCALE
 DRAWN
 Author

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 PROJECT NO.
 19025

A2.03

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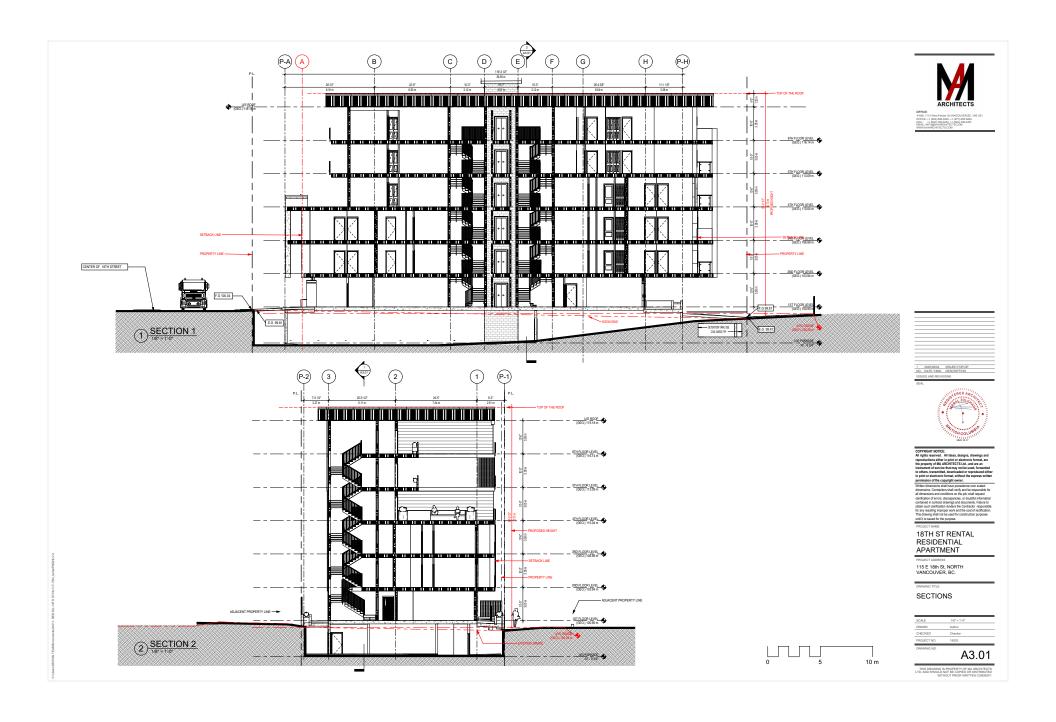
1 REFLECTED ELEVATION -EAST

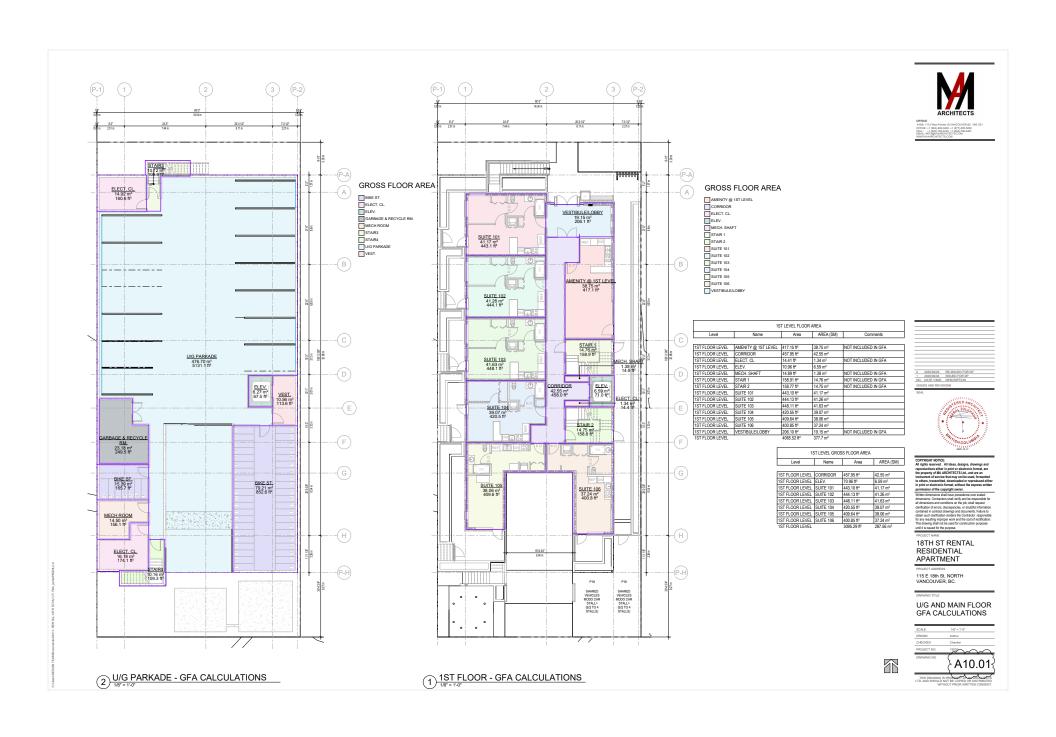


18TH ST RENTAL RESIDENTIAL APARTMENT

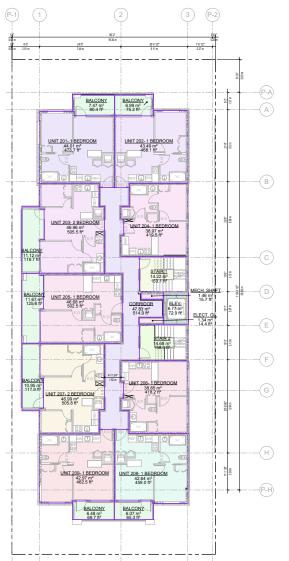
115 E 18th St, NORTH VANCOUVER, BC.

REFLECTED ELEVATIONS









1) 2ND LEVEL AREA PLAN

GROSS FLOOR AREA

BALCOVY

BALCOVY

CORRIDOR

ELECT. CL.

ELEV.

MECH. SHAFT

STAR 1

STAR 1

STAR 2

UNIT 201 - I BEDROOM

UNIT 204 - I BEDROOM

UNIT 204 - I BEDROOM

UNIT 205 - I BEDROOM

UNIT 205 - I BEDROOM

UNIT 207 - I BEDROOM

	21	ND LEVEL FLOOR	K AREA	
Level	Name	Area	AREA (SM)	Comments
2ND FLOOR LEVEL	BALCONY	75.22 ft²	6.99 m²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	BALCONY	80.39 ft ²	7.47 m ²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	BALCONY	119.67 ft ²	11.12 m²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	BALCONY	117.91 ft²	10.95 m²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	BALCONY	65.29 ft²	6.07 m ²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	BALCONY	69.74 ft²	6.48 m ²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	BALCONY	125.64 ft²	11.67 m²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	CORRIDOR	514.88 ft²	47.83 m²	
2ND FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m ²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	ELEV.	72.90 ft²	6.77 m ²	
2ND FLOOR LEVEL	MECH. SHAFT	15.73 ft²	1.46 m ²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	STAIR 1	153.06 ft²	14.22 m ²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	STAIR 2	158.05 ft²	14.68 m²	NOT INCLUDED IN GFA
2ND FLOOR LEVEL	UNIT 201- 1 BEDROOM	473.74 ft²	44.01 m ²	
2ND FLOOR LEVEL	UNIT 202- 1 BEDROOM	468.14 ft²	43.49 m ²	
2ND FLOOR LEVEL	UNIT 203- 2 BEDROOM	505.51 ft ²	46.96 m²	
2ND FLOOR LEVEL	UNIT 204- 1 BEDROOM	419.45 ft²	38.97 m ²	
2ND FLOOR LEVEL	UNIT 205- 1 BEDROOM	502.48 ft²	46.68 m²	
2ND FLOOR LEVEL	UNIT 206- 1 BEDROOM	418.19 ft²	38.85 m²	
2ND FLOOR LEVEL	UNIT 207- 2 BEDROOM	505.80 ft²	46.99 m²	
2ND FLOOR LEVEL	UNIT 208- 1 BEDROOM	458.98 ft²	42.64 m²	
2ND FLOOR LEVEL	UNIT 209- 1 BEDROOM	462.50 ft ²	42.97 m²	

2ND LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
	•		•
2ND FLOOR LEVEL	CORRIDOR	514.88 ft²	47.83 m²
2ND FLOOR LEVEL	ELEV.	72.90 ft ²	6.77 m ²
2ND FLOOR LEVEL	UNIT 201- 1 BEDROOM	473.74 ft²	44.01 m²
2ND FLOOR LEVEL	UNIT 202- 1 BEDROOM	468.14 ft²	43.49 m²
2ND FLOOR LEVEL	UNIT 203- 2 BEDROOM	505.51 ft²	46.96 m²
2ND FLOOR LEVEL	UNIT 204- 1 BEDROOM	419.45 ft²	38.97 m²
2ND FLOOR LEVEL	UNIT 205- 1 BEDROOM	502.48 ft²	46.68 m²
2ND FLOOR LEVEL	UNIT 206- 1 BEDROOM	418.19 ft²	38.85 m²
2ND FLOOR LEVEL	UNIT 207- 2 BEDROOM	505.80 ft²	46.99 m²
2ND FLOOR LEVEL	UNIT 208- 1 BEDROOM	458.98 ft²	42.64 m²
2ND FLOOR LEVEL	UNIT 209- 1 BEDROOM	462.50 ft²	42.97 m ²
2ND FLOOR LEVEL	•	4802 58 ft²	446 17 m²

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_			_
_			_
2	2025/09/29	RE-ISSUED FOR DP	_
	2025/09/04	ISSUED FOR DP	
NO.	DATE Y/M/D	DESCRIPTION	
1881	JES AND REVIS	tions	

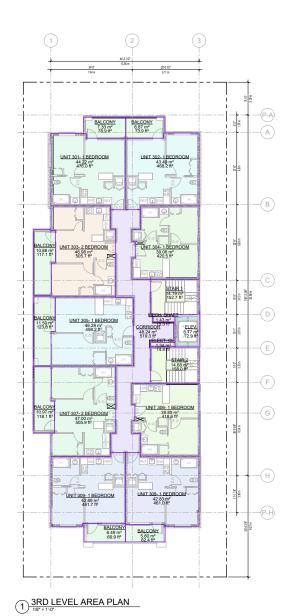


18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

2ND FLOOR GFA CALCULATIONS

A10.02





GROSS FLOOR AREA

BALCONY
CORRIDOR
ELECT CL
ELECT CL
ELECT CL
STARR 1
ST

3RD LEVEL FLOOR AREA				
Level	Name	Area	AREA (SM)	Comments
3RD FLOOR LEVEL	BALCONY	78.90 ft²	7.33 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	117.06 ft²	10.88 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	118.07 ft²	10.97 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	69.88 ft²	6.49 m ²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	62.42 ft ²	5.8 m ²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	123.75 ft²	11.5 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	73.91 ft ²	6.87 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	CORRIDOR	519.26 ft²	48.24 m²	
3RD FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	ELEV.	72.90 ft ²	6.77 m ²	
3RD FLOOR LEVEL	MECH. SHAFT	15.34 ft ²	1.43 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	STAIR 1	152.71 ft²	14.19 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	STAIR 2	158.05 ft²	14.68 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	UNIT 301- 1 BEDROOM	475.98 ft²	44.22 m²	
3RD FLOOR LEVEL	UNIT 302- 1 BEDROOM	468.17 ft ²	43.49 m²	
3RD FLOOR LEVEL	UNIT 303- 2 BEDROOM	505.66 ft ²	46.98 m²	
3RD FLOOR LEVEL	UNIT 304- 1 BEDROOM	420.47 ft ²	39.06 m²	
3RD FLOOR LEVEL	UNIT 305- 1 BEDROOM	498.18 ft²	46.28 m²	
3RD FLOOR LEVEL	UNIT 306- 1 BEDROOM	418.59 ft²	38.89 m²	
3RD FLOOR LEVEL	UNIT 307- 2 BEDROOM	505.94 ft²	47 m ²	
3RD FLOOR LEVEL	UNIT 308- 1 BEDROOM	461.03 ft²	42.83 m²	
3RD FLOOR LEVEL	UNIT 309- 1 BEDROOM	461.67 ft²	42.89 m²	
3RD FLOOR LEVEL	•	5792.39 ft²	538.13 m²	

	3RD LEVEL GROSS FL	OOR AREA	
Level	Name	Area	AREA (SM)
3RD FLOOR LEVEL	CORRIDOR	519.26 ft²	48.24 m²
3RD FLOOR LEVEL	ELEV.	72.90 ft²	6.77 m²
3RD FLOOR LEVEL	UNIT 301- 1 BEDROOM	475.98 ft²	44.22 m²
3RD FLOOR LEVEL	UNIT 302- 1 BEDROOM	468.17 ft ²	43.49 m²
3RD FLOOR LEVEL	UNIT 303- 2 BEDROOM	505.66 ft²	46.98 m²
3RD FLOOR LEVEL	UNIT 304- 1 BEDROOM	420.47 ft ²	39.06 m²
3RD FLOOR LEVEL	UNIT 305- 1 BEDROOM	498.18 ft²	46.28 m²
3RD FLOOR LEVEL	UNIT 306- 1 BEDROOM	418.59 ft²	38.89 m²
3RD FLOOR LEVEL	UNIT 307- 2 BEDROOM	505.94 ft ²	47 m ²
3RD FLOOR LEVEL	UNIT 308- 1 BEDROOM	461.03 ft ²	42.83 m²
3RD FLOOR LEVEL	UNIT 309- 1 BEDROOM	461.67 ft ²	42.89 m²
3RD FLOOR LEVEL	•	4807 86 ft²	446 66 m²





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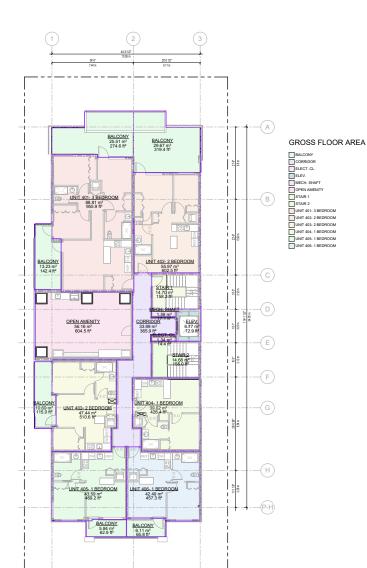
115 E 18th St, NORTH VANCOUVER, BC.

DRAWING TITLE

3RDFLOOR GFA CALCULATIONS

SCALE	1/8" = 1'-0" Author
CHECKED	Author
PROJECT NO.	19005
DRAWING NO.	(





1) 4TH LEVEL AREA PLAN



		H LEVEL FLOOR		
Level	Name	Area	AREA (SM)	Comments
4TH FLOOR LEVEL	BALCONY	274.55 ft ²	25.51 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	142.44 ft²	13.23 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	115.05 ft²	10.69 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	62.90 ft ²	5.84 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	65.80 ft ²	6.11 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	319.42 ft²	29.67 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	CORRIDOR	365.91 ft²	33.99 m²	
4TH FLOOR LEVEL	ELECT. CL.	14.42 ft ²	1.34 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	ELEV.	72.90 ft ²	6.77 m²	
4TH FLOOR LEVEL	MECH. SHAFT	17.08 ft²	1.59 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	OPEN AMENITY	604.52 ft ²	56.16 m²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	STAIR 1	158.20 ft ²	14.7 m ²	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	955.92 ft²	88.81 m²	
4TH FLOOR LEVEL	UNIT 402- 2 BEDROOM	602.48 ft ²	55.97 m ²	
4TH FLOOR LEVEL	UNIT 403-2 BEDROOM	510.60 ft ²	47.44 m ²	
4TH FLOOR LEVEL	UNIT 404- 1 BEDROOM	426.42 ft²	39.62 m²	
4TH FLOOR LEVEL	UNIT 405- 1 BEDROOM	469.20 ft²	43.59 m²	
4TH FLOOR LEVEL	UNIT 406- 1 BEDROOM	457.33 ft²	42.49 m²	
ATH FLOOR LEVEL	•	5793 16 8²	538 2 m²	•

4TH LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
		•	•
4TH FLOOR LEVEL	CORRIDOR	365.91 ft²	33.99 m²
4TH FLOOR LEVEL	ELEV.	72.90 ft ²	6.77 m ²
4TH FLOOR LEVEL	UNIT 401- 3 BEDROOM	955.92 ft²	88.81 m²
4TH FLOOR LEVEL	UNIT 402- 2 BEDROOM	602.48 ft²	55.97 m²
4TH FLOOR LEVEL	UNIT 403- 2 BEDROOM	510.60 ft²	47.44 m²
4TH FLOOR LEVEL	UNIT 404- 1 BEDROOM	426.42 ft²	39.62 m²
4TH FLOOR LEVEL	UNIT 405- 1 BEDROOM	469.20 ft²	43.59 m²
4TH FLOOR LEVEL	UNIT 406- 1 BEDROOM	457.33 ft²	42.49 m²
4TH FLOOR LEVEL		3860.75 ft²	358.68 m²

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1	2025/09/04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
	JES AND REVIS	HOME



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wining consistent similar procedured over scales dimensions. Contractions shall verify and be responsible for all dimensions and conditions on the job; shall request contracted on contract, discepancies, or conduct justification contained in contract drawings and documents. Failure to chains such clarification renders the Contraction repossible 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.

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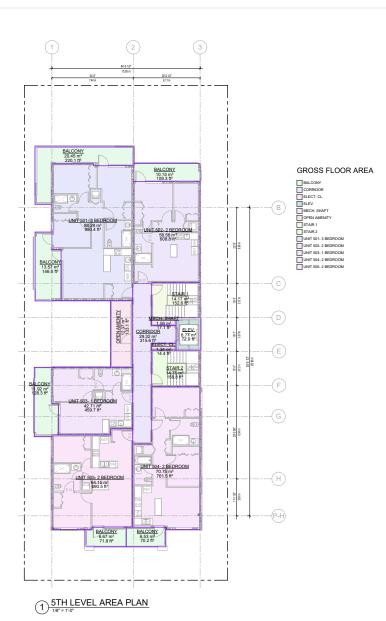
PRAWING TITLE

4TH FLOOR GFA CALCULATIONS

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

A10.04

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	5TH LEVEL G	ROSS FLOOR A	REA
Level	Name	Area	AREA (SM)
5TH FLOOR LEVEL	CORRIDOR	315.55 ft²	29.32 m²
5TH FLOOR LEVEL	ELEV.	72.89 ft²	6.77 m²
5TH FLOOR LEVEL	UNIT 501- 3 BEDROOM	950.37 ft²	88.29 m²
5TH FLOOR LEVEL	UNIT 502- 2 BEDROOM	608.82 ft²	56.56 m²
5TH FLOOR LEVEL	UNIT 503- 1 BEDROOM	459.74 ft²	42.71 m²
5TH FLOOR LEVEL	UNIT 504- 2 BEDROOM	761.51 ft²	70.75 m²
5TH FLOOR LEVEL	UNIT 505- 2 BEDROOM	690.51 ft²	64.15 m²
5TH FLOOR I	EVEL	3859.39 ft²	358.55 m²



2 2050022 RE-ESSED FOR DP 1 2050022 RE-ESSED FOR DP 1 2050024 RESIDENCE SEELE AND REVISIONS



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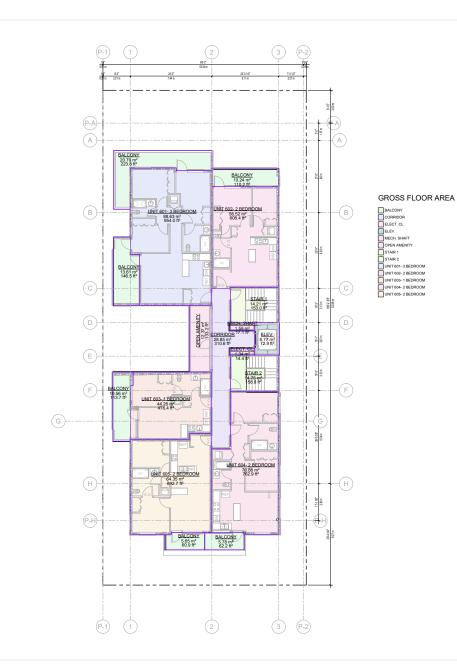
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DRAWING TITLE

5TH FLOOR GFA CALCULATIONS

SCALE	1/8" = 1'-0"
DRAWN	Author
PROJECT NO.	19125
DRAWING NO.	$\overline{}$





Level	Name	Area	AREA (SM)	Comments
TH FLOOR LEVEL	BALCONY	223.77 ft²	20.79 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	110.21 ft²	10.24 m ²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	146.47 ft²	13.61 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	62.21 ft²	5.78 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	113.66 ft²	10.56 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	BALCONY	60.85 ft²	5.65 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	CORRIDOR	310.56 ft²	28.85 m²	
6TH FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	ELEV.	72.89 ft²	6.77 m ²	
6TH FLOOR LEVEL	MECH. SHAFT	17.08 ft²	1.59 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	OPEN AMENITY	133.15 ft²	12.37 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	STAIR 1	152.99 ft²	14.21 m ²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	STAIR 2	158.80 ft²	14.75 m²	NOT INCLUDED IN GFA
6TH FLOOR LEVEL	UNIT 601- 3 BEDROOM	953.98 ft²	88.63 m²	
6TH FLOOR LEVEL	UNIT 602- 2 BEDROOM	608.39 ft²	56.52 m²	
6TH FLOOR LEVEL	UNIT 603- 1 BEDROOM	476.39 ft²	44.26 m²	
6TH FLOOR LEVEL	UNIT 604- 2 BEDROOM	762.93 ft²	70.88 m²	
6TH FLOOR LEVEL	UNIT 605- 2 BEDROOM	692.67 ft²	64.35 m²	
6TH FLOOR LEVEL		5071.43 ft²	471.15 m²	-

	DIN LEVEL GROSS FLO	UR AREA	
Level	Name	Area	AREA (SM)
6TH FLOOR LEVEL	CORRIDOR	310.56 ft²	28.85 m²
6TH FLOOR LEVEL	ELEV.	72.89 ft²	6.77 m ²
6TH FLOOR LEVEL	UNIT 601- 3 BEDROOM	953.98 ft²	88.63 m²
6TH FLOOR LEVEL	UNIT 602- 2 BEDROOM	608.39 ft²	56.52 m²
6TH FLOOR LEVEL	UNIT 603- 1 BEDROOM	476.39 ft²	44.26 m²
6TH FLOOR LEVEL	UNIT 604- 2 BEDROOM	762.93 ft²	70.88 m²
6TH FLOOR LEVEL	UNIT 605- 2 BEDROOM	692.67 ft²	64.35 m²
6TH FLOOR LEVEL		3877.81 ft²	360.26 m²



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all dimensions and conditions on the job; shall request clarification of errors, discoperancies, or doubthal inform contained in centract drawings and documents. Failur obtain such clarification renders the Contractor responfor any resulting improper work and the cost of neotifical This drawing shall not be used for construction purpos until it is issued for the purpose.

18TH ST RENTAL RESIDENTIAL APARTMENT

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

A10.06

THIS DRAWING IS PROPERTY OF MA ARCHITECT

1) 6TH LEVEL AREA PLAN



LEVEL	NAME	AREA (SF)	AREA (SM)	COMMENT
U/G PARKADE	BIKE ST.	165.71 ft²	15.39 m²	NOT INCLUDED IN GR
U/G PARKADE	BIKE ST.	852.65 ft²	79.21 m²	NOT INCLUDED IN GR
U/G PARKADE	ELECT. CL.	160.63 ft²	14.92 m²	NOT INCLUDED IN GR
U/G PARKADE	ELECT. CL.	174.13 ft²	16.18 m²	NOT INCLUDED IN GR
U/G PARKADE	ELEV.	67.49 ft ²	6.27 m²	NOT INCLUDED IN GR
U/G PARKADE	GARBAGE & RECYCLE RM.	249.49 ft²	23.18 m²	NOT INCLUDED IN GF
U/G PARKADE	MECH ROOM	156.13 ft²	14.5 m²	NOT INCLUDED IN GF
U/G PARKADE	STAIR3	108.95 ft²	10.12 m²	NOT INCLUDED IN GF
U/G PARKADE	STAIR4	109.33 ft²	10.16 m²	NOT INCLUDED IN GF
U/G PARKADE	U/G PARKADE	5131.11 ft²	476.7 m²	NOT INCLUDED IN GF
U/G PARKADE	VEST.	113.65 ft²	10.56 m²	NOT INCLUDED IN GF
U/G PARKADE		7289.26 ft²	677.19 m²	•
1ST FLOOR LEVEL	AMENITY @ 1ST LEVEL	417.15 ft²	38.75 m²	NOT INCLUDED IN GF
1ST FLOOR LEVEL	CORRIDOR	457.95 ft²	42.55 m²	
1ST FLOOR LEVEL	ELECT. CL.	14.41 ft²	1.34 m²	NOT INCLUDED IN GF
1ST FLOOR LEVEL	ELEV.	70.96 ft ²	6.59 m²	
1ST FLOOR LEVEL	MECH. SHAFT	14.89 ft²	1.38 m²	NOT INCLUDED IN GF
1ST FLOOR LEVEL	STAIR 1	158.91 ft²	14.76 m²	NOT INCLUDED IN GF
1ST FLOOR LEVEL	STAIR 1	158.77 ft²	14.75 m²	NOT INCLUDED IN GF
	STAIR 2 SUITE 101			INCLUDED IN GE
1ST FLOOR LEVEL		443.10 ft²	41.17 m²	
1ST FLOOR LEVEL	SUITE 102	444.13 ft²	41.26 m²	
1ST FLOOR LEVEL	SUITE 103	448.11 ft²	41.63 m²	
1ST FLOOR LEVEL	SUITE 104	420.55 ft²	39.07 m²	
1ST FLOOR LEVEL	SUITE 105	409.64 ft²	38.06 m²	
1ST FLOOR LEVEL	SUITE 106	400.85 ft²	37.24 m²	
1ST FLOOR LEVEL	VESTIBULE/LOBBY	206.10 ft²	19.15 m²	NOT INCLUDED IN GF
1ST FLOOR LEVEL	•	4065.52 ft²	377.7 m²	
2ND FLOOR LEVEL	BALCONY	75.22 ft²	6.99 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	BALCONY	80.39 ft²	7.47 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	BALCONY	119.67 ft²	11.12 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	BALCONY	117.91 ft²	10.95 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	BALCONY	65.29 ft²	6.07 m²	NOT INCLUDED IN GE
2ND FLOOR LEVEL	BALCONY	69.74 ft²	6.48 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	BALCONY	125.64 ft²	11.67 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	CORRIDOR	514.88 ft²	47.83 m²	
2ND FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	ELEV.	72.90 ft ²	6.77 m²	
2ND FLOOR LEVEL	MECH. SHAFT	15.73 ft²	1.46 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	STAIR 1	153.06 ft²	14.22 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	STAIR 2	158.05 ft²	14.68 m²	NOT INCLUDED IN GF
2ND FLOOR LEVEL	UNIT 201- 1 BEDROOM	473.74 ft²	44.01 m²	
2ND FLOOR LEVEL	UNIT 202- 1 BEDROOM	468.14 ft²	43.49 m²	
2ND FLOOR LEVEL	UNIT 203- 2 BEDROOM	505.51 ft²	46.96 m²	1
2ND FLOOR LEVEL	UNIT 204- 1 BEDROOM	419.45 ft²	38.97 m²	
2ND FLOOR LEVEL	UNIT 205- 1 BEDROOM	502.48 ft²	46.68 m²	I
2ND FLOOR LEVEL	UNIT 206- 1 BEDROOM	418.19 ft²	38.85 m²	-
				-
2ND FLOOR LEVEL	UNIT 207- 2 BEDROOM	505.80 ft²	46.99 m²	
2ND FLOOR LEVEL	UNIT 208- 1 BEDROOM	458.98 ft²	42.64 m²	
2ND FLOOR LEVEL 2ND FLOOR LEVEL	UNIT 209- 1 BEDROOM	462.50 ft² 5797.70 ft²	42.97 m² 538.62 m²	L
3RD FLOOR LEVEL	BALCONY	78.90 ft ²	7.33 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL	BALCONY	117.06 ft²	10.88 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL	BALCONY	118.07 ft²	10.97 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL	BALCONY	69.88 ft²	6.49 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL	BALCONY	62.42 ft²	5.8 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL	BALCONY	123.75 ft²	11.5 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL	BALCONY	73.91 ft²	6.87 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL	CORRIDOR	519 26 ft²	48.24 m²	INOLUDED IN GE
3RD FLOOR LEVEL	ELECT. CL.	14.42 ft²	48.24 m²	NOT INCLUDED *** OF
JIND FLOUR LEVEL	FLECT. GL.	72 90 ft²	6.77 m²	NOT INCLUDED IN GF
2DD ELOOD LEUE:				HOT HIGH LIBER
		15.34 ft ²	1.43 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL 3RD FLOOR LEVEL	MECH. SHAFT			
3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1	152.71 ft²	14.19 m²	
3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1 STAIR 2	158.05 ft²	14.68 m²	
3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301- 1 BEDROOM	158.05 ft² 475.98 ft²	14.68 m² 44.22 m²	NOT INCLUDED IN GF NOT INCLUDED IN GF
3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301- 1 BEDROOM UNIT 302- 1 BEDROOM	158.05 ft²	14.68 m²	
3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301- 1 BEDROOM UNIT 302- 1 BEDROOM	158.05 ft² 475.98 ft²	14.68 m² 44.22 m²	
3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301- 1 BEDROOM	158.05 ft² 475.98 ft² 468.17 ft²	14.68 m² 44.22 m² 43.49 m²	
3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301-1 BEDROOM UNIT 302-1 BEDROOM UNIT 303-2 BEDROOM UNIT 304-1 BEDROOM	158.05 ft² 475.98 ft² 468.17 ft² 505.66 ft² 420.47 ft²	14.68 m² 44.22 m² 43.49 m² 46.98 m² 39.06 m²	
3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301- 1 BEDROOM UNIT 302- 1 BEDROOM UNIT 303- 2 BEDROOM UNIT 304- 1 BEDROOM UNIT 305- 1 BEDROOM	158.05 ft ² 475.98 ft ² 468.17 ft ² 505.66 ft ² 420.47 ft ² 498.18 ft ²	14.68 m ² 44.22 m ² 43.49 m ² 46.98 m ² 39.06 m ² 46.28 m ²	
3RD FLOOR LEVEL 3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301-1 BEDROOM UNIT 302-1 BEDROOM UNIT 303-2 BEDROOM UNIT 304-1 BEDROOM UNIT 305-1 BEDROOM UNIT 306-1 BEDROOM	158.05 ft ² 475.98 ft ² 468.17 ft ² 505.66 ft ² 420.47 ft ² 498.18 ft ² 418.59 ft ²	14.68 m ² 44.22 m ² 43.49 m ² 46.98 m ² 39.06 m ² 46.28 m ² 38.89 m ²	
3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301-1 BEDROOM UNIT 302-1 BEDROOM UNIT 303-2 BEDROOM UNIT 304-1 BEDROOM UNIT 305-1 BEDROOM UNIT 305-1 BEDROOM UNIT 305-1 BEDROOM UNIT 307-2 BEDROOM UNIT 307-2 BEDROOM	158.05 ft ² 475.98 ft ² 468.17 ft ² 505.66 ft ² 420.47 ft ² 498.18 ft ² 418.59 ft ² 505.94 ft ²	14.68 m ² 44.22 m ² 43.49 m ² 46.98 m ² 39.06 m ² 46.28 m ² 38.89 m ² 47 m ²	
3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301-1 BEDROOM UNIT 302-1 BEDROOM UNIT 303-2 BEDROOM UNIT 304-1 BEDROOM UNIT 306-1 BEDROOM UNIT 306-1 BEDROOM UNIT 306-1 BEDROOM UNIT 307-2 BEDROOM UNIT 307-2 BEDROOM UNIT 307-2 BEDROOM UNIT 308-1 BEDROOM	158.05 ft ² 475.98 ft ² 468.17 ft ² 505.66 ft ² 420.47 ft ² 498.18 ft ² 418.59 ft ² 505.94 ft ² 461.03 ft ²	14.68 m ² 44.22 m ² 43.49 m ² 46.98 m ² 39.06 m ² 46.28 m ² 38.89 m ² 47 m ² 42.83 m ²	
3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301-1 BEDROOM UNIT 302-1 BEDROOM UNIT 303-2 BEDROOM UNIT 304-1 BEDROOM UNIT 305-1 BEDROOM UNIT 305-1 BEDROOM UNIT 305-1 BEDROOM UNIT 307-2 BEDROOM UNIT 307-2 BEDROOM	158.05 ft ² 475.98 ft ² 468.17 ft ² 505.66 ft ² 420.47 ft ² 498.18 ft ² 418.59 ft ² 505.94 ft ² 461.03 ft ² 461.67 ft ²	14.68 m² 44.22 m² 43.49 m² 46.98 m² 39.06 m² 46.28 m² 38.89 m² 47 m² 42.83 m² 42.89 m²	
SRD FLOOR LEVEL	STAIR 1 STAIR 2 STAIR 2 UNIT 301-1 BEDROOM UNIT 302-1 BEDROOM UNIT 302-1 BEDROOM UNIT 303-1 BEDROOM UNIT 303-1 BEDROOM UNIT 303-1 BEDROOM UNIT 304-1 BEDROOM UNIT 307-2 BEDROOM UNIT 307-2 BEDROOM UNIT 309-1 BEDROOM	158.05 ft² 475.98 ft² 475.98 ft² 468.17 ft² 505.66 ft² 420.47 ft² 498.18 ft² 418.59 ft² 505.94 ft² 461.03 ft² 461.67 ft² 5792.39 ft²	14.68 m² 44.22 m² 43.49 m² 46.98 m² 39.06 m² 46.28 m² 38.89 m² 47 m² 42.83 m² 42.83 m² 42.83 m² 538.13 m²	NOT INCLUDED IN GF
3RD FLOOR LEVEL	STAIR 1 STAIR 2 UNIT 301-1 BEDROOM UNIT 302-1 BEDROOM UNIT 303-2 BEDROOM UNIT 304-1 BEDROOM UNIT 306-1 BEDROOM UNIT 306-1 BEDROOM UNIT 306-1 BEDROOM UNIT 307-2 BEDROOM UNIT 307-2 BEDROOM UNIT 307-2 BEDROOM UNIT 308-1 BEDROOM	158.05 ft ² 475.98 ft ² 468.17 ft ² 505.66 ft ² 420.47 ft ² 498.18 ft ² 418.59 ft ² 505.94 ft ² 461.03 ft ² 461.67 ft ²	14.68 m² 44.22 m² 43.49 m² 46.98 m² 39.06 m² 46.28 m² 38.89 m² 47 m² 42.83 m² 42.89 m²	

LEVEL ITH FLOOR LEVEL	NAME	AREA (SF)	AREA (SM)	COMMENT
ITH FLOOR LEVEL ITH FLOOR LEVEL ITH FLOOR LEVEL	IDAL CONIV			COMMENT
ITH FLOOR LEVEL		62.90 ft²	5.84 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	65.80 ft²	6.11 m²	NOT INCLUDED IN GFA
	BALCONY	319.42 ft²	29.67 m²	NOT INCLUDED IN GFA
ITH FLOOR LEVEL	CORRIDOR	365.91 ft²	33.99 m²	
	ELECT. CL.	14.42 ft²	1.34 m²	NOT INCLUDED IN GFA
ITH FLOOR LEVEL	ELEV.	72.90 ft²	6.77 m ²	
TH FLOOR LEVEL	MECH, SHAFT	17.08 ft²	1.59 m²	NOT INCLUDED IN GFA
ITH FLOOR LEVEL	OPEN AMENITY	604.52 ft ²	56.16 m²	NOT INCLUDED IN GFA
ITH FLOOR LEVEL	STAIR 1	158.20 ft²	14.7 m ²	NOT INCLUDED IN GFA
ITH FLOOR LEVEL	STAIR 2	158.05 ft²	14.68 m²	NOT INCLUDED IN GFA
ITH FLOOR LEVEL	UNIT 401-3 BEDROOM	955.92 ft²	88.81 m²	
ITH FLOOR LEVEL	UNIT 402- 2 BEDROOM	602.48 ft ²	55.97 m ²	
ITH FLOOR LEVEL	UNIT 403- 2 BEDROOM	510.60 ft ²	47.44 m²	
ITH FLOOR LEVEL	UNIT 404- 1 BEDROOM	426.42 ft ²	39.62 m²	
ITH FLOOR LEVEL	UNIT 405- 1 BEDROOM	469.20 ft ²	43.59 m²	
ITH FLOOR LEVEL	UNIT 406- 1 BEDROOM	457.33 ft²	42.49 m ²	
TH FLOOR LEVEL		5793.16 ft²	538.2 m²	
TH FLOOR LEVEL	BALCONY	220.12 ft²	20.45 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	109.26 ft²	10.15 m ²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	146.04 ft²	13.57 m²	NOT INCLUDED IN GFA
THE OOR LEVEL	BALCONY	70.24 ft²	6.53 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	128.29 ft²	11.92 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY BALCONY	71.78 ft²	6 67 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	CORRIDOR	315.55 ft²	29.32 m ²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	FLECT. GL.	72 89 ft²	6.77 m ²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	MECH. SHAFT	17.08 ft ²	1.59 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	OPEN AMENITY	133.14 ft²	12.37 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	STAIR 1	153.14 It	14.17 m²	NOT INCLUDED IN GEA
TH FLOOR LEVEL	STAIR 2 UNIT 501- 3 BEDROOM	158.80 ft²	14.75 m²	NOT INCLUDED IN GFA
		950.37 ft² 608.82 ft²	88.29 m² 56.56 m²	
TH FLOOR LEVEL	UNIT 502- 2 BEDROOM			
TH FLOOR LEVEL	UNIT 503- 1 BEDROOM	459.74 ft²	42.71 m ²	
TH FLOOR LEVEL	UNIT 504- 2 BEDROOM	761.51 ft²	70.75 m ²	
TH FLOOR LEVEL	UNIT 505- 2 BEDROOM	690.51 ft² 5081.11 ft²	64.15 m ² 472.05 m ²	
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TH FLOOR LEVEL	BALCONY	223.77 ft ²	20.79 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	110.21 ft²	10.24 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	146.47 ft ²	13.61 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	62.21 ft²	5.78 m ²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	113.66 ft ²	10.56 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	BALCONY	60.85 ft²	5.65 m ²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	CORRIDOR	310.56 ft ²	28.85 m²	
TH FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	ELEV.	72.89 ft²	6.77 m ²	
TH FLOOR LEVEL	MECH. SHAFT	17.08 ft²	1.59 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	OPEN AMENITY	133.15 ft²	12.37 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	STAIR 1	152.99 ft²	14.21 m ²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	STAIR 2	158.80 ft²	14.75 m²	NOT INCLUDED IN GFA
TH FLOOR LEVEL	UNIT 601- 3 BEDROOM	953.98 ft²	88.63 m²	
TH FLOOR LEVEL	UNIT 602- 2 BEDROOM	608.39 ft²	56.52 m²	
TH FLOOR LEVEL	UNIT 603- 1 BEDROOM	476.39 ft²	44.26 m ²	
TH FLOOR LEVEL	UNIT 604- 2 BEDROOM	762.93 ft²	70.88 m²	
TH FLOOR LEVEL	UNIT 605- 2 BEDROOM	692.67 ft²	64.35 m ²	
TH FLOOR LEVEL	•	5071.43 ft²	471.15 m²	•

1)	COMMENT	Lev
	NOT INCLUDED IN GFA	1ST FLOOR
	NOT INCLUDED IN GFA	1ST FLOOR
	NOT INCLUDED IN GFA	1ST FLOOR
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_	NOT INCLUDED IN GFA	1ST FLOOR
		1ST FLOOR
-	NOT INCLUDED IN GFA	1ST FLOOR
-	NOT INCLUDED IN GFA	1ST FLOOR
_	NOT INCLUDED IN GFA	151 FLOUR
-	NOT INCLUDED IN GLA	2ND FLOOR
-		2ND FLOOR
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	NOT INCLUDED IN GFA	
	NOT INCLUDED IN GFA	3RD FLOOR
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	NOT INCLUDED IN GFA	3RD FLOOR
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	NOT INCLUDED IN GFA	3RD FLOOF
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		4TH FLOOR
	NOT INCLUDED IN GFA	4TH FLOOR
	NOT INCLUDED IN GFA	4TH FLOOR
	NOT INCLUDED IN GFA	4TH FLOOR
	NOT INCLUDED IN GFA	4TH FLOOR
	NOT INCLUDED IN GFA	4TH FLOOR
	NOT INCLUDED IN GFA	4TH FLOOR
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-		6TH FLOOR
_		6TH FLOOR
2		6TH FLOOR

1	Level	Name	Area	AREA (SM)	Level	Name	Area	AREA (SM)	Count
-								1	
4	1ST FLOOR LEVEL	CORRIDOR	457.95 ft²	42.55 m ²	1ST FLOOR LEVEL	SUITE 101	443.10 ft²	41.17 m²	1
4	1ST FLOOR LEVEL	ELEV.	70.96 ft²	6.59 m²	1ST FLOOR LEVEL	SUITE 102	444.13 ft²	41.26 m²	1
4	1ST FLOOR LEVEL	SUITE 101	443.10 ft ²	41.17 m ²	1ST FLOOR LEVEL	SUITE 103	448.11 ft²	41.63 m²	1
-	1ST FLOOR LEVEL	SUITE 102	444.13 ft²	41.26 m ²	1ST FLOOR LEVEL	SUITE 104	420.55 ft²	39.07 m²	1
-	1ST FLOOR LEVEL	SUITE 103	448.11 ft²	41.63 m²	1ST FLOOR LEVEL	SUITE 105	409.64 ft²	38.06 m²	1
-	1ST FLOOR LEVEL	SUITE 104	420.55 ft ²	39.07 m²	1ST FLOOR LEVEL	SUITE 106	400.85 ft²	37.24 m²	1
4	1ST FLOOR LEVEL	SUITE 105	409.64 ft ²	38.06 m ²	1ST FLOOR LEVEL		2566.38 ft²	238.42 m²	6
4	1ST FLOOR LEVEL	SUITE 106	400.85 ft ²	37.24 m²			T	T	
4	1ST FLOOR LEVEL		3095.29 ft²	287.56 m²	2ND FLOOR LEVEL	UNIT 201- 1 BEDROOM	473.74 ft²	44.01 m ²	1
4	OND ELOOD LEVEL	Tooppings	E440000	Tenno 1	2ND FLOOR LEVEL	UNIT 202- 1 BEDROOM	468.14 ft²	43.49 m²	1
4	2ND FLOOR LEVEL	CORRIDOR	514.88 ft²	47.83 m ²	2ND FLOOR LEVEL	UNIT 203- 2 BEDROOM	505.51 ft²	46.96 m²	1
4	2ND FLOOR LEVEL	ELEV.	72.90 ft²	6.77 m ²	2ND FLOOR LEVEL	UNIT 204- 1 BEDROOM	419.45 ft²	38.97 m²	1
4	2ND FLOOR LEVEL		473.74 ft ²	44.01 m ²	2ND FLOOR LEVEL	UNIT 205- 1 BEDROOM	502.48 ft²	46.68 m²	1
4	2ND FLOOR LEVEL		468.14 ft²	43.49 m ²	2ND FLOOR LEVEL	UNIT 206- 1 BEDROOM	418.19 ft²	38.85 m²	1
4	2ND FLOOR LEVEL		505.51 ft²	46.96 m²	2ND FLOOR LEVEL	UNIT 207- 2 BEDROOM	505.80 ft²	46.99 m²	1
J	2ND FLOOR LEVEL		419.45 ft²	38.97 m ²	2ND FLOOR LEVEL	UNIT 208- 1 BEDROOM	458.98 ft²	42.64 m²	1
	2ND FLOOR LEVEL		502.48 ft²	46.68 m²	2ND FLOOR LEVEL	UNIT 209- 1 BEDROOM	462.50 ft ²	42.97 m ²	1
_	2ND FLOOR LEVEL		418.19 ft²	38.85 m²	2ND FLOOR LEVEL		4214.80 ft²	391.57 m²	9
4	2ND FLOOR LEVEL		505.80 ft²	46.99 m²					
4	2ND FLOOR LEVEL		458.98 ft²	42.64 m²	3RD FLOOR LEVEL	UNIT 301- 1 BEDROOM	475.98 ft²	44.22 m²	1
-	2ND FLOOR LEVEL	UNIT 209- 1 BEDROOM		42.97 m ²	3RD FLOOR LEVEL	UNIT 302- 1 BEDROOM	468.17 ft²	43.49 m ²	1
1	2ND FLOOR LEVEL		4802.58 ft²	446.17 m ²	3RD FLOOR LEVEL	UNIT 303- 2 BEDROOM	505.66 ft ²	46.98 m²	1
1					3RD FLOOR LEVEL	UNIT 304- 1 BEDROOM	420.47 ft ²	39.06 m²	1
1	3RD FLOOR LEVEL	CORRIDOR	519.26 ft²	48.24 m²	3RD FLOOR LEVEL	UNIT 305- 1 BEDROOM	498.18 ft²	46.28 m²	1
1	3RD FLOOR LEVEL	ELEV.	72.90 ft²	6.77 m ²	3RD FLOOR LEVEL	UNIT 306- 1 BEDROOM	418.59 ft²	38.89 m²	1
1	3RD FLOOR LEVEL		475.98 ft²	44.22 m ²	3RD FLOOR LEVEL	UNIT 307- 2 BEDROOM	505.94 ft ²	47 m ²	1
1	3RD FLOOR LEVEL		468.17 ft ²	43.49 m ²	3RD FLOOR LEVEL	UNIT 308- 1 BEDROOM	461.03 ft²	42.83 m²	1
1	3RD FLOOR LEVEL	UNIT 303- 2 BEDROOM	505.66 ft²	46.98 m²	3RD FLOOR LEVEL	UNIT 309- 1 BEDROOM	461.67 ft ²	42.89 m²	1
1	3RD FLOOR LEVEL		420.47 ft ²	39.06 m²	3RD FLOOR LEVEL		4215.70 ft ²	391.65 m²	9
1	3RD FLOOR LEVEL		498.18 ft²	46.28 m²					
_	3RD FLOOR LEVEL		418.59 ft²	38.89 m²	4TH FLOOR LEVEL	UNIT 401- 3 BEDROOM	955.92 ft²	88.81 m²	1
1	3RD FLOOR LEVEL		505.94 ft²	47 m²	4TH FLOOR LEVEL	UNIT 402- 2 BEDROOM	602.48 ft ²	55.97 m²	1
1	3RD FLOOR LEVEL		461.03 ft²	42.83 m²	4TH FLOOR LEVEL	UNIT 403- 2 BEDROOM	510.60 ft ²	47.44 m ²	1
1	3RD FLOOR LEVEL	UNIT 309- 1 BEDROOM	461.67 ft²	42.89 m²	4TH FLOOR LEVEL	UNIT 404- 1 BEDROOM	426.42 ft²	39.62 m²	1
1	3RD FLOOR LEVEL		4807.86 ft²	446.66 m²	4TH FLOOR LEVEL	UNIT 405- 1 BEDROOM	469.20 ft ²	43.59 m²	1
					4TH FLOOR LEVEL	UNIT 406- 1 BEDROOM	457.33 ft²	42.49 m ²	1
	4TH FLOOR LEVEL	CORRIDOR	365.91 ft²	33.99 m²	4TH FLOOR LEVEL		3421.95 ft²	317.91 m²	6
	4TH FLOOR LEVEL	ELEV.	72.90 ft²	6.77 m ²					
1	4TH FLOOR LEVEL		955.92 ft²	88.81 m²	5TH FLOOR LEVEL	UNIT 501- 3 BEDROOM	950.37 ft ²	88.29 m²	1
1	4TH FLOOR LEVEL		602.48 ft²	55.97 m ²	5TH FLOOR LEVEL	UNIT 502- 2 BEDROOM	608.82 ft²	56.56 m²	1
1	4TH FLOOR LEVEL		510.60 ft ²	47.44 m²	5TH FLOOR LEVEL	UNIT 503- 1 BEDROOM	459.74 ft²	42.71 m²	1
1	4TH FLOOR LEVEL		426.42 ft²	39.62 m²	5TH FLOOR LEVEL	UNIT 504- 2 BEDROOM	761.51 ft²	70.75 m²	1
1	4TH FLOOR LEVEL		469.20 ft ²	43.59 m ²	5TH FLOOR LEVEL	UNIT 505- 2 BEDROOM	690.51 ft²	64.15 m ²	1
1	4TH FLOOR LEVEL	UNIT 406- 1 BEDROOM		42.49 m ²	5TH FLOOR LEVEL		3470.94 ft²	322.46 m²	5
1	4TH FLOOR LEVEL		3860.75 ft²	358.68 m²					
1					6TH FLOOR LEVEL	UNIT 601- 3 BEDROOM	953.98 ft²	88.63 m²	1
4	5TH FLOOR LEVEL	CORRIDOR	315.55 ft²	29.32 m²	6TH FLOOR LEVEL	UNIT 602- 2 BEDROOM	608.39 ft²	56.52 m²	1
1	5TH FLOOR LEVEL	ELEV.	72.89 ft²	6.77 m ²	6TH FLOOR LEVEL	UNIT 603- 1 BEDROOM	476.39 ft²	44.26 m²	1
4	5TH FLOOR LEVEL		950.37 ft ²	88.29 m²	6TH FLOOR LEVEL	UNIT 604- 2 BEDROOM	762.93 ft²	70.88 m²	1
4	5TH FLOOR LEVEL		608.82 ft²	56.56 m²	6TH FLOOR LEVEL	UNIT 605- 2 BEDROOM	692.67 ft²	64.35 m²	1
4	5TH FLOOR LEVEL		459.74 ft ²	42.71 m ²	6TH FLOOR LEVEL		3494.36 ft²	324.64 m²	5
1	5TH FLOOR LEVEL		761.51 ft²	70.75 m²	TOTAL		21384.13 ft ²	1,986.65 m ²	40
1	5TH FLOOR LEVEL	UNIT 505- 2 BEDROOM	690.51 ft²	64.15 m ²					
4	5TH FLOOR LEVEL		3859.39 ft²	358.55 m ²					
4									
J	6TH FLOOR LEVEL	CORRIDOR	310.56 ft²	28.85 m²					
	6TH FLOOR LEVEL	ELEV.	72.89 ft²	6.77 m ²					
	6TH FLOOR LEVEL		953.98 ft²	88.63 m²					
	6TH FLOOR LEVEL		608.39 ft ²	56.52 m ²					
	6TH FLOOR LEVEL		476.39 ft²	44.26 m ²					
	6TH FLOOR LEVEL	UNIT 604- 2 BEDROOM	762.93 ft²	70.88 m²					
	6TH FLOOR LEVEL	UNIT 605- 2 BEDROOM	692.67 ft ²	64.35 m ²					
	6TH FLOOR LEVEL		3877.81 ft²	360.26 m ²					
	TOTAL		24303.68 ft ²	2,257.89 m²					

TOTAL GROSS FLOOR AREA

1	TOTAL UNIT TYP AREA & N	UMBER PER L	EVEL		TOTAL UNIT NU	IMBER PER LEV	EL
Level	Name	Area	AREA (SM)	Count	Level	UNIT TYPE	Count
1ST FLOOR LEVEL	SUITE 101	443 10 ft²	41 17 m²	1	1ST FLOOR LEVEL	ISUITE	lo.
1ST FLOOR LEVEL	SUITE 101	443.10 ft*	41.1/ m² 41.26 m²	1	1ST FLOOR LEVEL	SUITE	6
1ST FLOOR LEVEL	SUITE 102				181 FLOOR LEVEL		ь
1ST FLOOR LEVEL	SUITE 103	448.11 ft²	41.63 m ² 39.07 m ²	1	OUD ELOOD LEVE	4.05000004	7
		420.55 ft²		1	2ND FLOOR LEVEL	1 BEDROOM	
1ST FLOOR LEVEL	SUITE 105	409.64 ft²	38.06 m²	1	2ND FLOOR LEVEL	2 BEDROOM	2
1ST FLOOR LEVEL	SUITE 106	400.85 ft²	37.24 m ²	1	2ND FLOOR LEVEL		9
1ST FLOOR LEVEL		2566.38 ft²	238.42 m²	6	3RD FLOOR LEVEL	1 BEDROOM	7
2ND FLOOR LEVEL	UNIT 201- 1 BEDROOM	473 74 ft²	44 01 m ²	1	3RD FLOOR LEVEL	2 BEDROOM	2
2ND FLOOR LEVEL	UNIT 202- 1 BEDROOM	468 14 ft²	43 49 m²	1	3RD FLOOR LEVEL		9
2ND FLOOR LEVEL	UNIT 203- 2 BEDROOM	505.51 ft²	46 96 m²	1			-
2ND FLOOR LEVEL	UNIT 204- 1 BEDROOM	419.45 ft²	38 97 m²	1	4TH FLOOR LEVEL	1 BEDROOM	3
2ND FLOOR LEVEL	UNIT 205- 1 BEDROOM	502 48 ft²	46 68 m²	1	4TH FLOOR LEVEL		2
2ND FLOOR LEVEL	UNIT 206- 1 BEDROOM	418.19 ft²	38.85 m²	1	4TH FLOOR LEVEL	3 BEDROOM	1
2ND FLOOR LEVEL	UNIT 207- 2 BEDROOM	505.80 ft²	46.99 m²	1	4TH FLOOR LEVEL	-	6
2ND FLOOR LEVEL	UNIT 208- 1 BEDROOM	458.98 ft²	42.64 m²	1			
2ND FLOOR LEVEL	UNIT 209- 1 BEDROOM	462.50 ft²	42.97 m²	1	5TH FLOOR LEVEL	1 BEDROOM	1
2ND FLOOR LEVEL		4214.80 ft ²	391.57 m²	9	5TH FLOOR LEVEL	2 BEDROOM	3
					5TH FLOOR LEVEL	3 BEDROOM	1
3RD FLOOR LEVEL	UNIT 301- 1 BEDROOM	475.98 ft²	44.22 m ²	1	5TH FLOOR LEVEL	-	5
3RD FLOOR LEVEL	UNIT 302- 1 BEDROOM	468.17 ft²	43.49 m²	1			
3RD FLOOR LEVEL	UNIT 303- 2 BEDROOM	505.66 ft²	46.98 m²	1	6TH FLOOR LEVEL	1 BEDROOM	1
3RD FLOOR LEVEL	UNIT 304- 1 BEDROOM	420.47 ft²	39.06 m²	1	6TH FLOOR LEVEL	2 BEDROOM	3
3RD FLOOR LEVEL	UNIT 305- 1 BEDROOM	498.18 ft²	46.28 m²	1	6TH FLOOR LEVEL	3 BEDROOM	1
3RD FLOOR LEVEL	UNIT 306- 1 BEDROOM	418.59 ft²	38.89 m²	1	6TH FLOOR LEVEL	-	5
3RD FLOOR LEVEL	UNIT 307- 2 BEDROOM	505.94 ft²	47 m²	1	TOTAL		40
3RD FLOOR LEVEL	UNIT 308- 1 BEDROOM	461.03 ft²	42.83 m²	1			
3RD FLOOR LEVEL	UNIT 309- 1 BEDROOM	461.67 ft²	42.89 m²	1			
3RD FLOOR LEVEL	•	4215.70 ft²	391.65 m²	9			
4TH FLOOR LEVEL	LINIT 401- 3 BEDROOM	955.92 ft²	88.81 m²	11	TOTAL UNIT	T TYPE NUMBER	

UNIT TYPE Area AREA (SM) Count | 1 BEDROOM | 8696.66 ft | 807.95 m² | 19 | 2 BEDROOM | 7260.83 ft | 674.55 m² | 12 | 3 BEDROOM | 2860.27 ft | 265.73 m² | 3 SUITE | 2566.38 ft | 238.42 m² | 6 | TOTAL | 21384.13 ft | 1,986.65 m² | 40





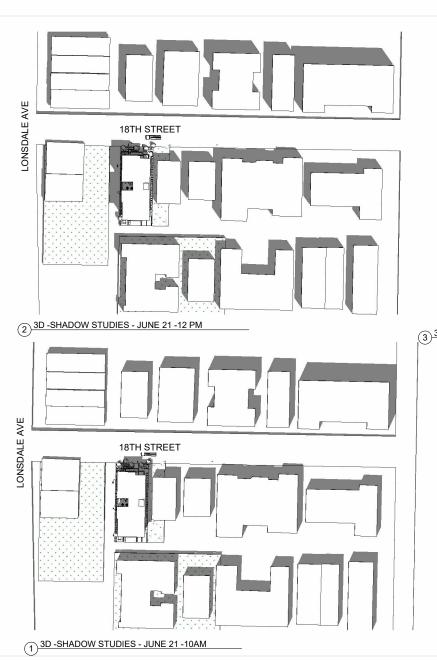
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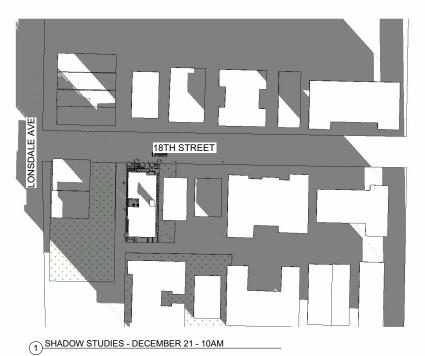
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SHADOW STUDIES -DECEMBER 21

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(2) SHADOW STUDIES - DECEMBER 21 - 12PM





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② 3D -SHADOW STUDIES - MARCH 21 -12PM



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SHADOW STUDIES -MARCH 21

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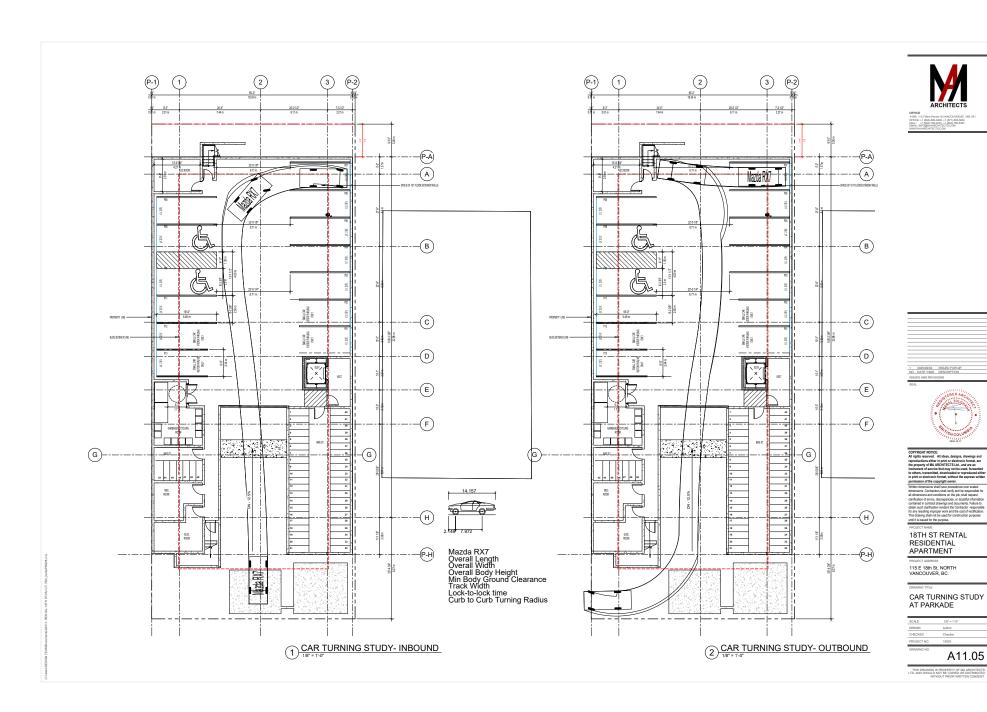
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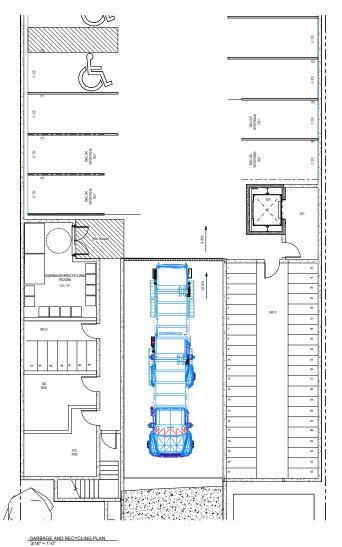
MASSING STUDY

SCALE	1" = 30'-0"
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CHECKED	Checker
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GARBAGE STORAGE IN ACCORDANCE WITH S417 (1) OF THE ZONING BYLAW: REQUIRED: 0.4868/1/(5.23 SF PER UNIT) 40 (NUMBER OF UNITS) X 0.486 = 19.44 M2 (209.25 SF) PROPOSED:22.13 M² (283.21 SQFT)





18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

GRBAGE/RECYCLING PLAN

SCALE	3/16" = 1'-0"
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