



OFFICE
#608, 1112 West Pender St VANCOUVER, BC, V6E 2G1
OFFICE: (604) 681-8888 • (604) 681-8889
CELL: (604) 681-8888 • (604) 681-8889
EMAIL: info@ma-architects.com
WWW.MA-ARCHITECTS.COM

18TH ST RENTAL RESIDENTIAL APARTMENT

115 E 18th St, NORTH VANCOUVER, BC.

NO.	DATE	YMD	DESCRIPTION
1	20200314		ISSUED FOR CLIENT REVIEW
2	20200326		ISSUED FOR DP
3	20200326		ISSUED FOR DP
4	20200326		ISSUED FOR DP

UNLESS NOTED OTHERWISE

SCALE



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PROJECT NAME
18TH ST RENTAL RESIDENTIAL APARTMENT

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

DRAWING TITLE
COVER PAGE

SCALE	Author
DRAWN	Author
CHECKED	Author
PROJECT NO.	18020
DRAWING NO.	

A0.01

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DRAWINGS SHEET LIST

- A0.01 COVER PAGE
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- A0.03 400M CONTEXT MAP
- A0.04 SITE CONTEXT
- A0.05 SURVEY PLAN
- A0.06 SITE PLAN
- A0.07 ZONING ANALYSIS
- A0.08 3D VIEWS
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- A0.10 CLIMATE AND SUN SET/RISE STUDY
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- A0.17 EXISTING AND PROPOSED 18TH STREET
- A1.01 UNDERGROUND PARKADE PLAN
- A1.02 1ST & 2ND LEVEL FLOOR PLAN
- A1.03 3RD & 4TH LEVEL FLOOR PLAN
- A1.04 5TH & 6TH LEVEL FLOOR PLAN

DRAWINGS SHEET LIST

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- A1.10 ADAPTABLE UNITS DESIGN GUIDELINES
- A1.11 UNIT FLOOR PLAN
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- A1.14 UNIT FLOOR PLAN
- A2.01 BUILDING ELEVATION
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- A3.01 SECTIONS
- A10.01 UG AND MAIN FLOOR GFA CALCULATIONS
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- A10.03 3RD FLOOR GFA CALCULATIONS
- A10.04 4TH FLOOR GFA CALCULATIONS
- A10.05 5TH FLOOR GFA CALCULATIONS
- A10.06 6TH FLOOR GFA CALCULATIONS
- A10.07 GFA CALCULATION & RESIDENTIAL UNIT SPECS
- 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 GRABBER/RECYCLING PLAN
- A11.07 SPATIAL SEPARATION CALCULATIONS

PROJECT TEAM

ARCHITECT OF RECORD

MA ARCHITECTS LTD.
2025 WILMINGTON AVENUE #900,
Burnaby, BC V5C 0J3
CONTACT: ALI PEYMANI

SURVEYOR

BUTLER SUNDVICK
4805-20000 84 AVE LANGLEY,
BC V2Y9K8
TEL: 604-513-9611 EXT. 202
GARY@BUTLERSUNDVICK.CA
WWW.BUTLERSUNDVICK.CA
CONTACT: GARY SUNDVICK

GEO TECH

GEOPACIFIC
1779 W. 75th AVENUE
VANCOUVER, B.C. V6P 6P2
CELL: 778 580 8328
TEL: 604 439 0922 ext 221
WWW.GEOPACIFIC.CA
CONTACT: MATT KOKAN

MECHANICAL ENGINEER

OWNER

Amir Pourisa
115 East 18th Street
North Vancouver, BC V7L 2X3

CONSTRUCTION MANAGER

ENVIRONMENTAL
ACTIVE EARTH
201 - 3889 HENNING DRIVE
BURNABY, BC V5C 6P8
Tel: (778) 737-3488
WWW.ACTIVEEARTH.CA
CONTACT: DAVE KETTELWELL

ELECTRICAL ENGINEER

ARBORIST

ENERGY SAVING

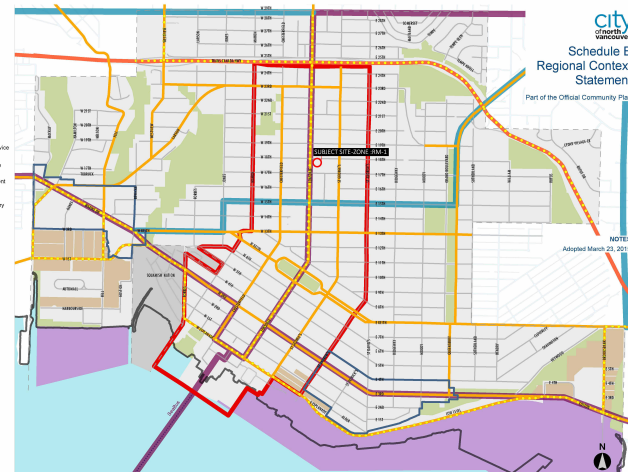
CONSULTANT

LANDSCAPE ARCH

PMG LANDSCAPE ARCHITECTS
SUITE C100 - 4185 STILL CREEK
DRIVE, BURNABY, BRITISH
COLUMBIA, V5C 6G9
P: 604 294-0011
F: 604 294-0022
CAELAN.GRIFFITHS@PMGLANDSCAPE.COM

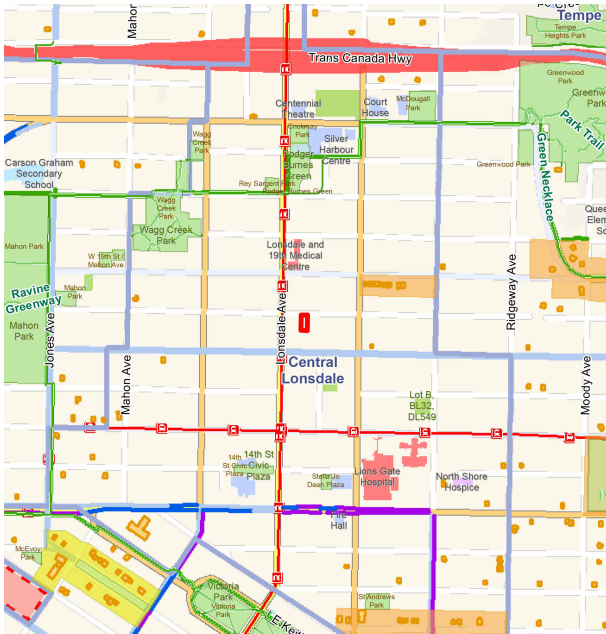
Legend

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

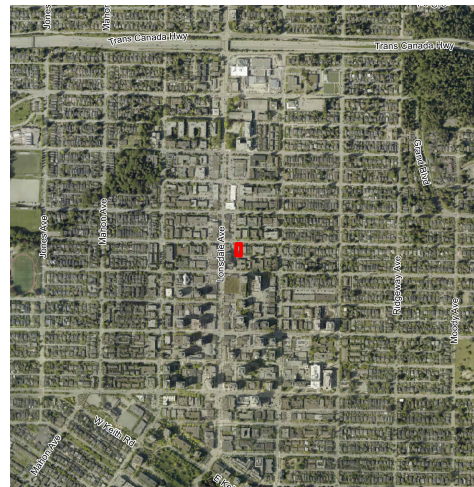
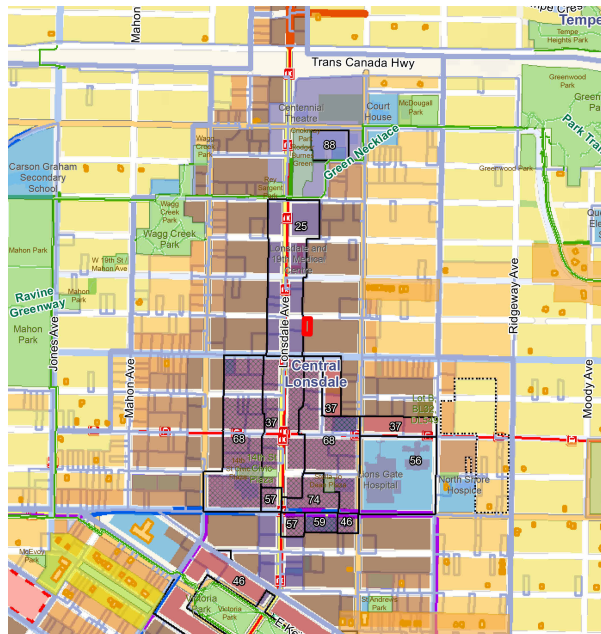


city
of
north
vancouver
Schedule E
Regional Context
Statement
Part of the Official Community Plan

NOTES
Adopted March 23, 2015



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
- Land Use Contracts

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
#608, 1112 West Pender St VANCOUVER, BC, V6E 2E1
OFFICE: (604) 681-8881, (604) 681-8882
CELL: (604) 681-8881, (604) 681-8882
EMAIL: info@maarchitects.com
WWW.MAARCHITECTS.COM

DATE	TIME	DESCRIPTION
1	2020/09/29	RE-ISSUED FOR DP
2	2020/09/29	RE-ISSUED FOR DP
3	2020/09/29	RE-ISSUED FOR DP
4	2020/09/29	RE-ISSUED FOR DP
5	2020/09/29	RE-ISSUED FOR DP
6	2020/09/29	RE-ISSUED FOR DP
7	2020/09/29	RE-ISSUED FOR DP
8	2020/09/29	RE-ISSUED FOR DP
9	2020/09/29	RE-ISSUED FOR DP
10	2020/09/29	RE-ISSUED FOR DP



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PROJECT NAME
18TH ST RENTAL RESIDENTIAL APARTMENT

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

DRAWING TITLE
800M CONTEXT MAP

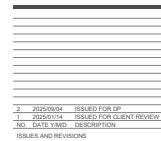
SCALE	Author
DRAWING	Author
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PROJECT NO.	18025
DRAWING NO.	



NORTH

A0.02

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PROJECT NAME _____

18TH ST RENTAL
RESIDENTIAL
APARTMENT

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

Abstracts of Titles of

DRAWING TITLE

SURVEY PLAN

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

DRAHN	<i>Author</i>
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CHECKED	Checker
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PROJECT NO. 19025


DRAWING NO. 40.05

A0.03

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GUTTER LINE

CRNTRE LINE

E 18TH ST

GUTTER LINE

EXISTING TREE

PROPERTY LINE

LINE DENOTES
SETBACK LINE, TYP.

RETAINING WALL

GATE

6' HEIGHT PATIO
SCREEN

LANE

GATE

6' HEIGHT PATIO
SCREEN

RETAINING WALL

PAD-MOUNTED
TRANSFORMER

① SITE PLAN
1/8" = 1'-0"

CRNTRE LINE

LANE

DASHED LINE INDICATES DETENTION TANK
AREA BOUNDARY, SEE CIVIL DWGS, TYP.

EXISTING TREE

BICYCLE VISITOR PARKING: 7 SPACES

PROPOSED LOCATION FOR PUBLIC ART

LINE DENOTES UPPER FLOORS PROJECTIONS

SEATING AREA-BENCH

FD LOCK BOX

FIRE DEPARTMENT CONNECTION

FIRE ALARM ANNUNCIATOR

PROPERTY LINE

SETBACK

RETAINING WALL

6' HEIGHT WOOD PRIVACY FENCE

RETAINING WALL

F.H. FIRE
HYDRANT



OFFICE
#608, 1112 West Pender St VANCOUVER, BC, V6E 2G1
OFFICE: (604) 683-8888 • (604) 683-8889
CELL: (604) 683-8888 • (604) 683-8889
EMAIL: info@m-architects.com
WWW.M-ARCHITECTS.COM

NO.	DATE	TIME	DESCRIPTION
1	2020/01/14		ISSUED FOR CLIENT REVIEW
2	2020/01/14		ISSUED FOR DP
3	2020/01/14		RE-ISSUED FOR DP
4	2020/01/14		ISSUED FOR DP



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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.	18005
DRAWING NO.	

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A0.06



① 3D ISOMETRIC VIEW- NORTHWEST CORNER



② 3D ISOMETRIC VIEW- SOUTHEAST CORNER



OFFICE
#101, 1112 West Pender St VANCOUVER, BC, V6E 2E1
OFFICE: +1 (604) 681-1001, +1 (604) 681-1002
CELL: +1 (604) 681-1001, +1 (604) 681-1002
EMAIL: info@maarchitects.com
WWW.MAARCHITECTS.COM

2 2020/0004 ISSUED FOR RFP

1 2020/01/14 ISSUED FOR CLIENT REVIEW

NO. DATE TIME DESCRIPTION

VERSIONS AND REVISIONS

SCALE



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PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

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

DRAWING TITLE

3D VIEWS

SCALE

DRAWN Author

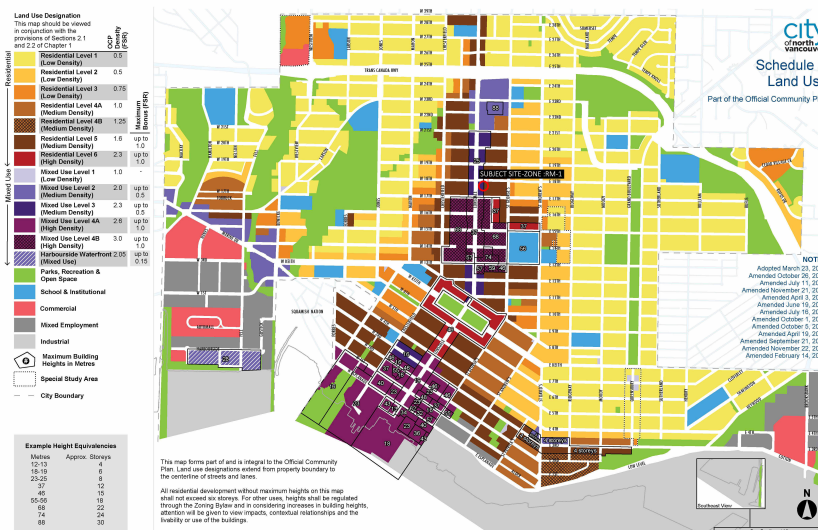
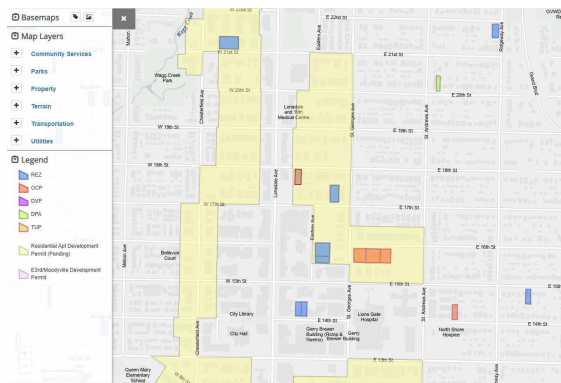
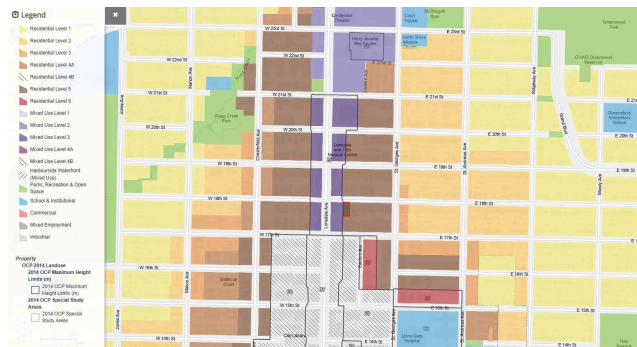
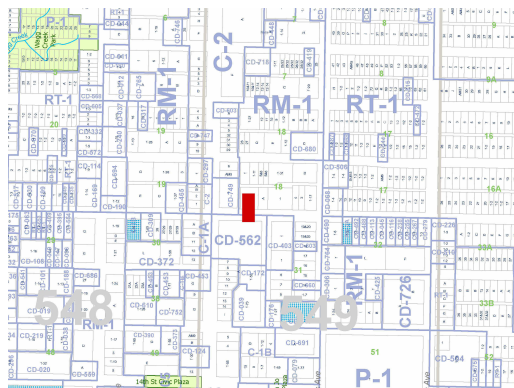
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PROJECT NO. 18020

DRAWING NO.

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1.6 FSR (MAX BONUS FSR 1.0)

-1.0 FSR BONUS WITH PUBLIC BENEFITS:

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

-MAX HEIGHT 6 STOREY

PROPERTY LOCATION WITHIN:

- 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



2	2025/02/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REV
NO.	DATE Y/M/D	DESCRIPTION



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PROJECT NAME
18TH ST RENTAL
RESIDENTIAL
APARTMENT

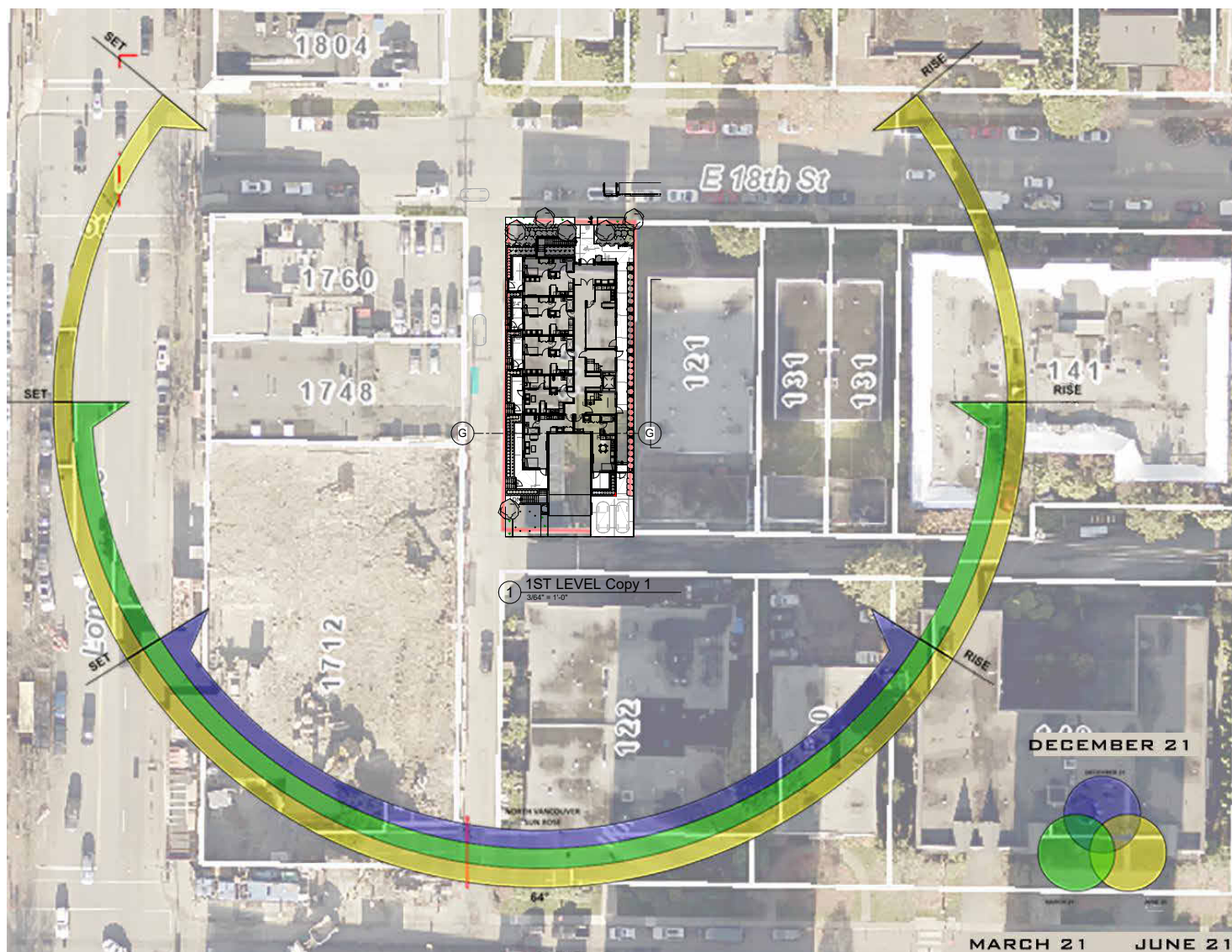
PROJECT ADDRESS
115 E 18th St, NORTH
VANCOUVER, BC.

CLIMATE AND SUN SET/RISE STUDY

SCALE	3/8" = 1'-0"
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PROJECT NO.	19025
DRAWING NO.	

A0.10

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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.



OFFICE
#608, 1112 West Pender St VANCOUVER, BC, V6E 2E1
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CELL: (604) 683-8888 • (604) 683-8888
EMAIL: INFO@MAARCHITECTS.COM
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NO.	DATE	REVISION
1	2024-01-15	ISSUED FOR CLIENT REVIEW
2	2024-01-25	ISSUED FOR PERMIT



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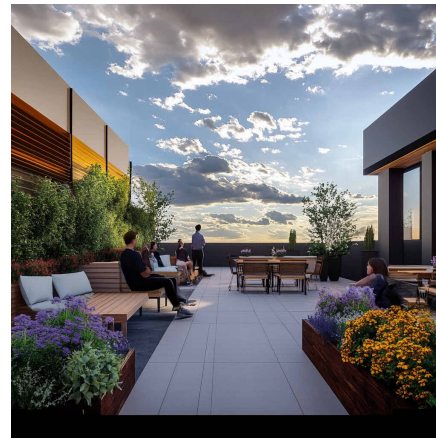
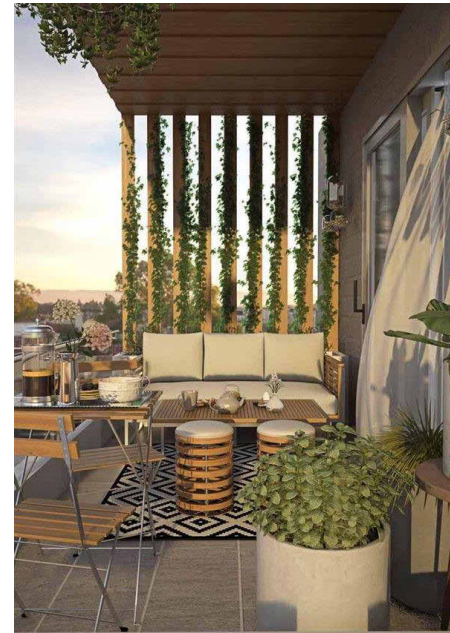
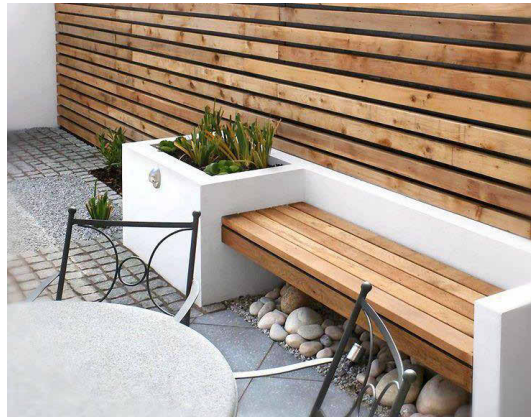
PROJECT NAME
**18TH ST RENTAL
RESIDENTIAL APARTMENT**
PROJECT ADDRESS
**115 E 18th St NORTH
VANCOUVER, BC.**

DRAWING TITLE
DESIGN RATIONALE

SCALE	Author
DRAWN	Author
CHECKED	Checker
PROJECT NO.	1805
DRAWING NO.	

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OFFICE
636, 1112 West Pender St. VANCOUVER, BC. V6E 2S1
OFFICE: +1 (604)-606-0400, +1 (877)-655-5630
CELL: +1 (604)-795-3243, +1 (604)-780-6461
EMAIL: INFO@SA-AARCHITECTS.COM
WWW.SA-AARCHITECTS.COM

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

ISSUES AND REVISIONS



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PROJECT NAME _____

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

DRAWING TITLE

CONCEPTUAL DESIGN

SCALE	
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19225
DRAWING NO.	

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DESIGN CONCEPT

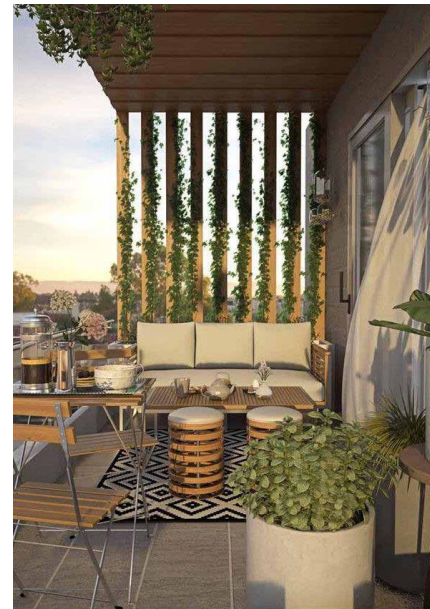
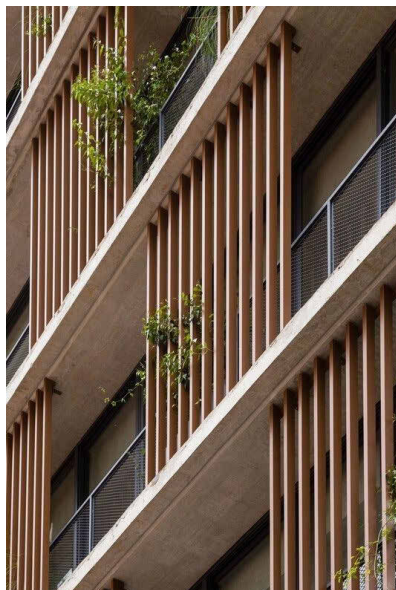
- TO PROVIDE PRIVACY AT BALCONIES AND WINDOWS
- TO MINIMIZE POTENTIAL OVERLOOKING
- TO ACT AS EXTERIOR SHADES
- TO ACT AS AN ARCHITECTURAL ELEMENT

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) 455-5630
CELL: +1 (604) 780-3243, +1 (604) 780-6461
EMAIL: INFO@M-AARCHITECTS.COM
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2	2025/09/04	ISSUED FOR DP	
1	2025/01/14	ISSUED FOR CLIENT REVIEW	
NO.	DATE	YMD	DESCRIPTION

SEAL



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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

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ISSUES AND REVISIONS



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PROJECT NAME
18TH ST RENTAL
RESIDENTIAL
APARTMENT

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

PERSPECTIVE

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

DRAWING NO. **A0.15**

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NO.	DATE Y/M/D	DESCRIPTION

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PROJECT NAME _____

18TH ST RENTAL
RESIDENTIAL
APARTMENT

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

DRAWING TITLE

PERSPECTIVE

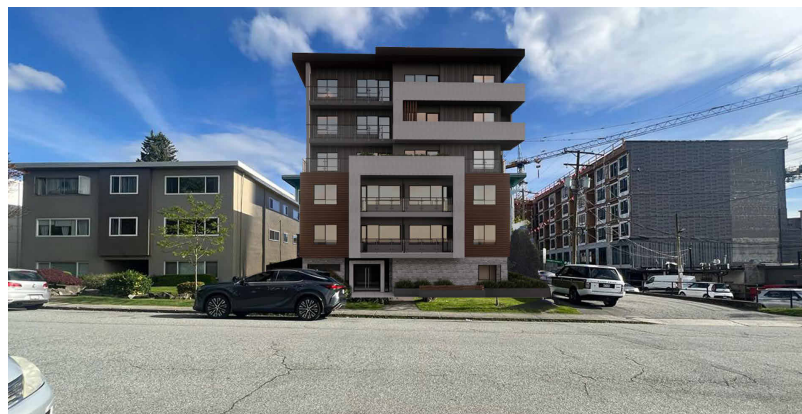
SCALE	
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19525
DRAWING NO.	

A0.1

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18TH STREET EXISTING STREETSCAP



18TH STREET PROPOSED STREETSCAP



18TH STREET EXISTING STREETSCAP



18TH STREET PROPOSED STREETSCAP



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CELL: +1 (604) 780-3243, +1 (604) 780-6461
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WWW.M-AARCHITECTS.COM

2	2025/02/04	ISSUED FOR DP
1	2025/01/14	ISSUED FOR CLIENT REVIEW
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS

554



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PROJECT NAME
18TH ST RENTAL
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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

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CELL: +1 (604) 681-8811 • +1 (604) 681-8811
EMAIL: info@maarchitects.com
WWW.MAARCHITECTS.COM

NO.	DATE	REVISION
1	2020/09/09	RE-ISSUED FOR DP
2	2020/09/09	ISSUED FOR DP
3	2020/09/09	ISSUED FOR CLIENT REVIEW



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PROJECT NAME
**18TH ST RENTAL
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APARTMENT**

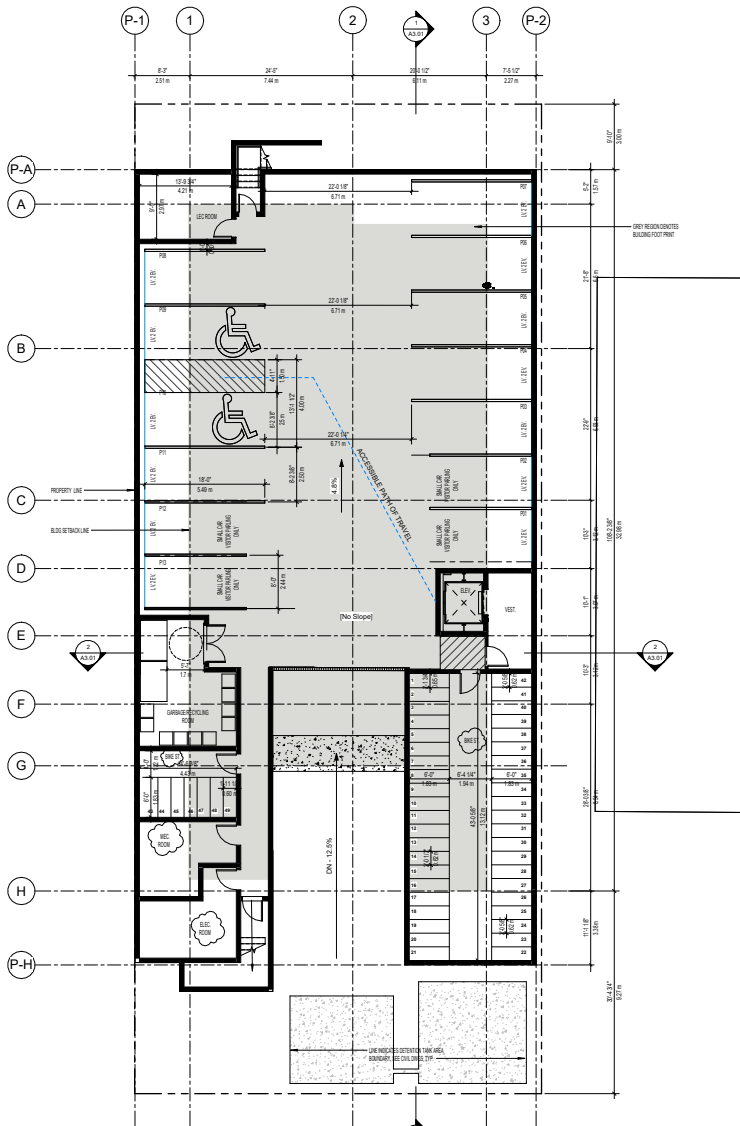
PROJECT ADDRESS
**115 E 18th St. NORTH
VANCOUVER, BC.**

DRAWING TITLE
**UNDERGROUND
PARKADE**

SCALE	1/8" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	18025
DRAWING NO.	

A1.01

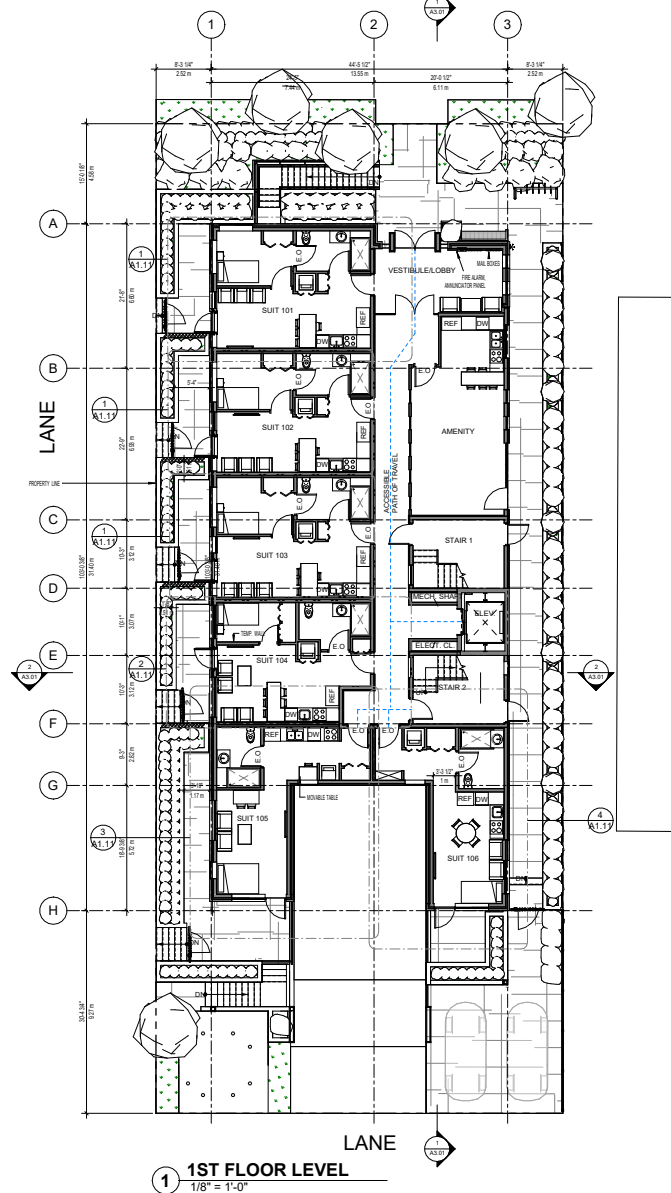
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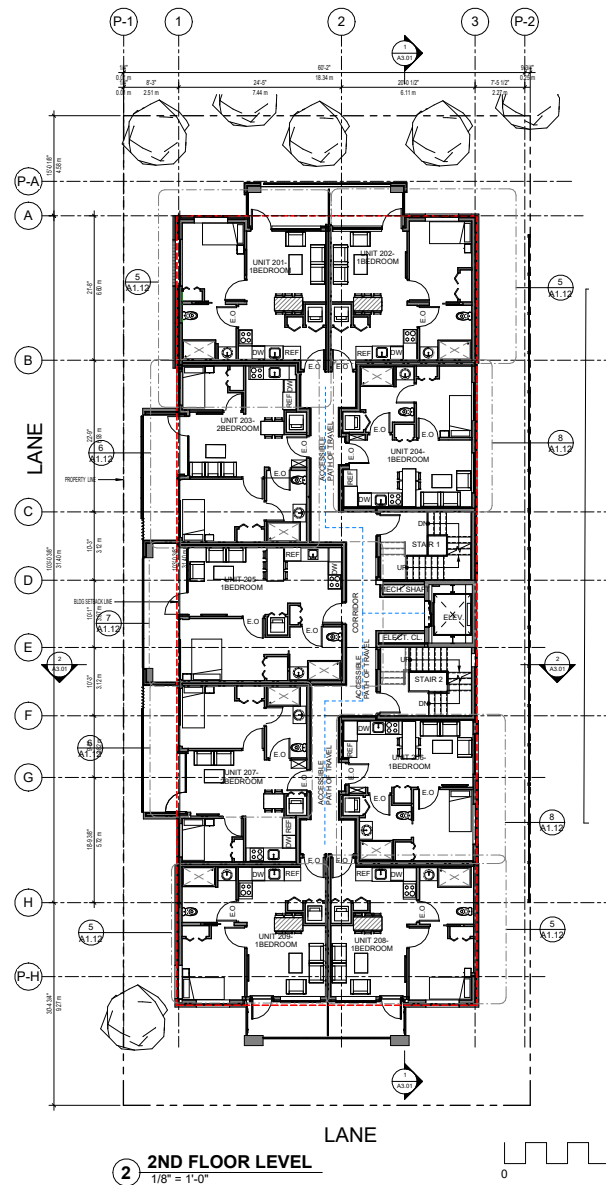
1 U/G FLOOR LEVEL
1/8" = 1'-0"



E 18TH ST



E 18TH ST



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OFFICE: (604) 681-8888 FAX: (604) 681-8889
CELL: (604) 263-2241, (604) 750-7947
EMAIL: info@maarchitects.com
WWW.MAARCHITECTS.COM

NO.	DATE	TIME	DESCRIPTION
1	2023-01-11		ISSUED FOR CLIENT REVIEW
2	2023-01-11		ISSUED FOR PERMIT REVIEW
3	2023-01-11		ISSUED FOR PERMIT REVIEW



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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.	18005
DRAWING NO.	

A1.02

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CELL: +1 (604) 263-2211 • +1 (604) 780-4447
EMAIL: info@maarchitects.com
WWW.MAARCHITECTS.COM

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OFFICE: +1 (604) 681-8881 • +1 (604) 681-8882
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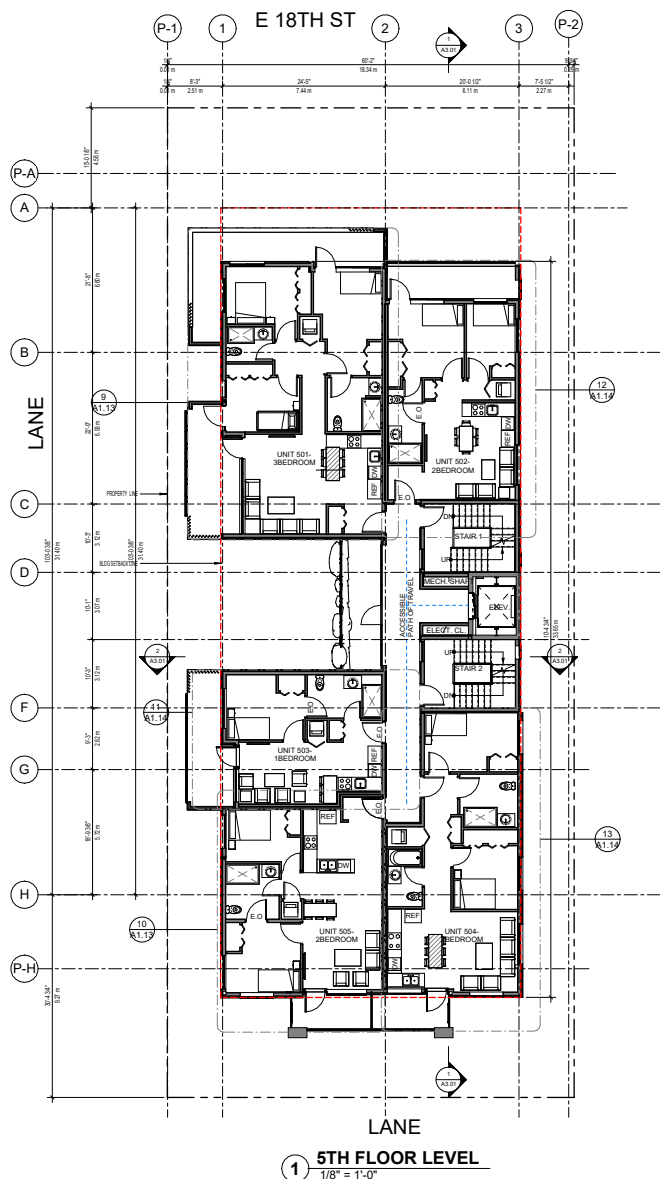
PROJECT NAME
18TH ST RENTAL RESIDENTIAL APARTMENT

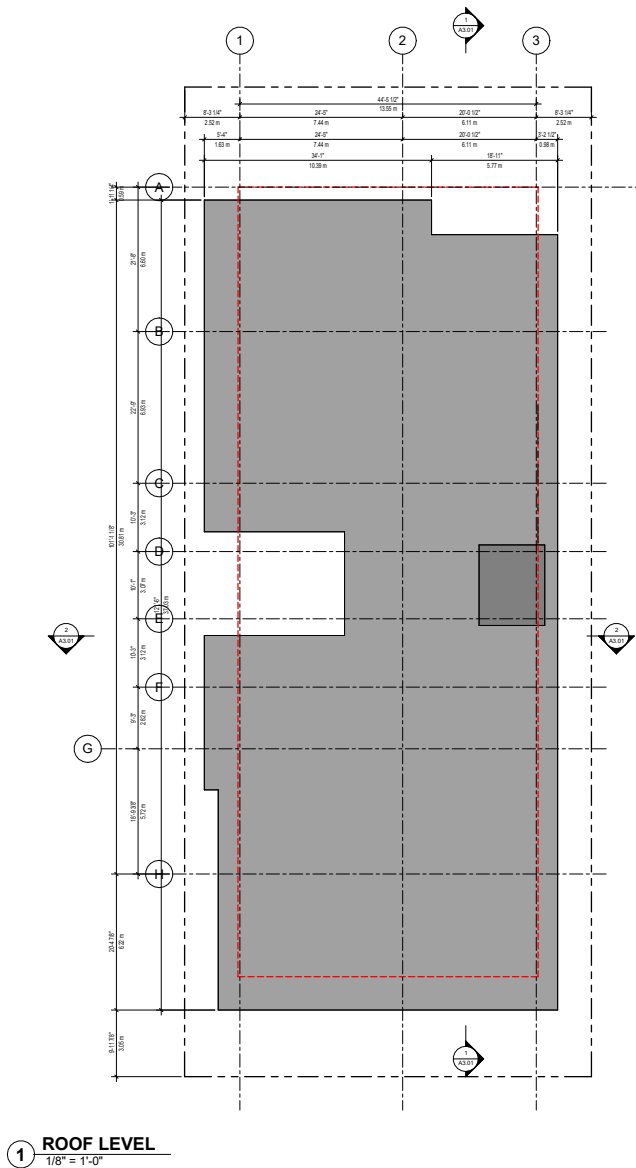
PROJECT ADDRESS
115 E 18th St NORTH VANCOUVER, BC.

DRAWING TITLE
5TH & 6TH LEVEL FLOOR PLAN

SCALE	1/8" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	18005
DRAWING NO.	A1.04

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CELL: +1 (604) 681-8811 • +1 (604) 681-8811
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WWW.MAARCHITECTS.COM

NO.	DATE	TIME	DESCRIPTION
1	2023/01/14		ISSUED FOR CLIENT REVIEW
2	2023/01/14		ISSUED FOR DP

REVISIONS AND REVISIONS

SCALE



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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

Designer

PROJECT NO.

18025

DRAWING NO.

A1.05

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ADAPTABILITY LEGEND

1/4" = 1'-0"

1 BALCONIES

- BALCONIES AND PATIOS:
- MIN 800 MM DOOR CLEAR OPENING
- LEVEL THRESHOLDS (13MM)
- 1500MM OR 60" TURNING RADIUS ON BALCONY

2 WINDOWS:

- PREFER AN OPENING MECHANISM A MAX OF 1170MM ABOVE FLOOR
- EASY GRASP LEVELERS
- SELLS MAX OF 100MM ABOVE FLOOR

3 ELECTRICAL:

- SWITCHES AND THERMOSTATS MAX 1000MM ABOVE FLOOR
- ELECTRICAL OUTLETS, CABLE OUTLETS, TELEPHONE JACKS NOT LOWER THAN 400MM 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:

- MIN 800 MM CLEAR OPENING
- PICKET 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 ADJACENT 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 SPOT 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:

- CORRIDORS 1.52 M WIDE (EXCEPT SERVICE AREAS)

8 UNIT ENTRY DOOR:

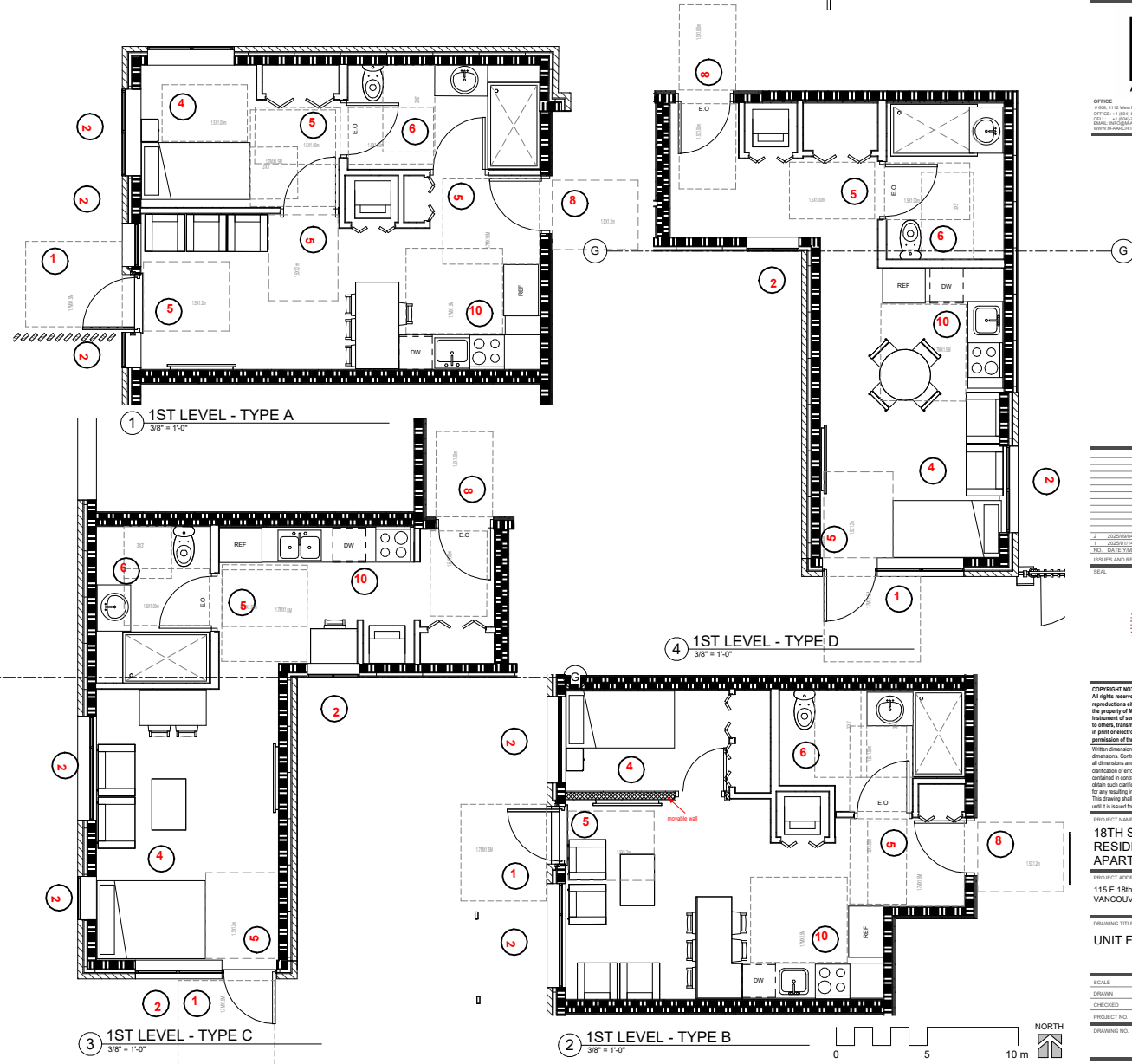
- SLUTE ENTRY DOOR MIN 910MM WIDE
- ADJUSTABLE DOOR CLOSERS TO REDUCE FORCE NECESSARY TO OPEN DOOR TO 55LB (25N)
- LEVEL DOOR HANDLE
- ALL E.O. DOORS HAVE ELECTRICAL OPENING

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 910MM OR 32" HEIGHT
- ADJUSTABLE SHELVES IN ALL CABINETS
- D CABINET HANDLES
- LEVER FAUCET HANDLES



OFFICE
#308, 1112 West Pender St VANCOUVER, BC, V6E 2G1
OFFICE: (604) 681-8888 • (604) 681-8889
CELL: (604) 681-8888 • (604) 681-8889
EMAIL: info@ma-architects.com
WWW.MA-ARCHITECTS.COM

NO.	DATE	REVISION	DESCRIPTION
1	2023-01-14	ISSUED FOR CLIENT REVIEW	
2	2023-01-14	ISSUED FOR PERMIT	



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

UNIT FLOOR PLAN

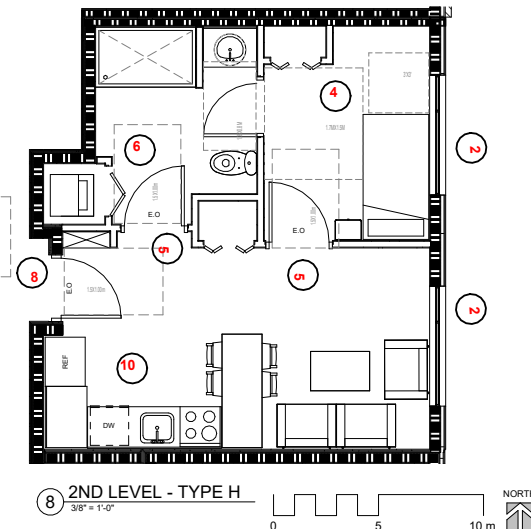
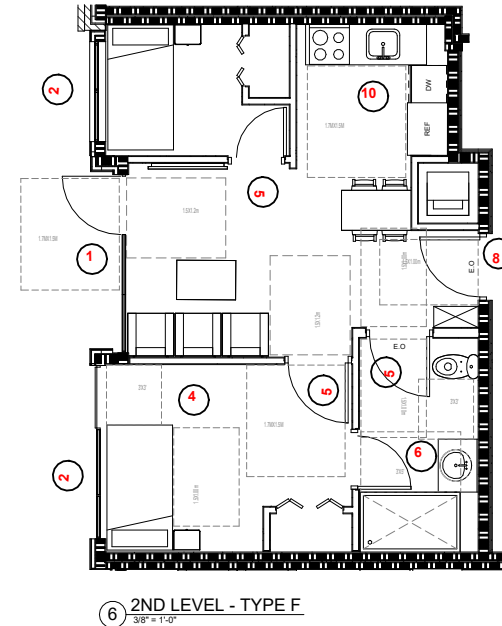
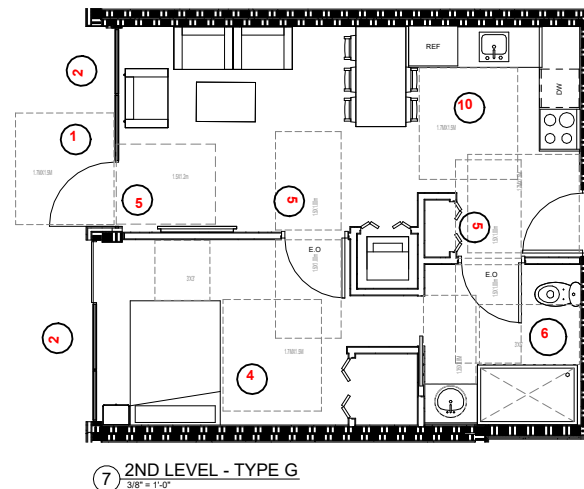
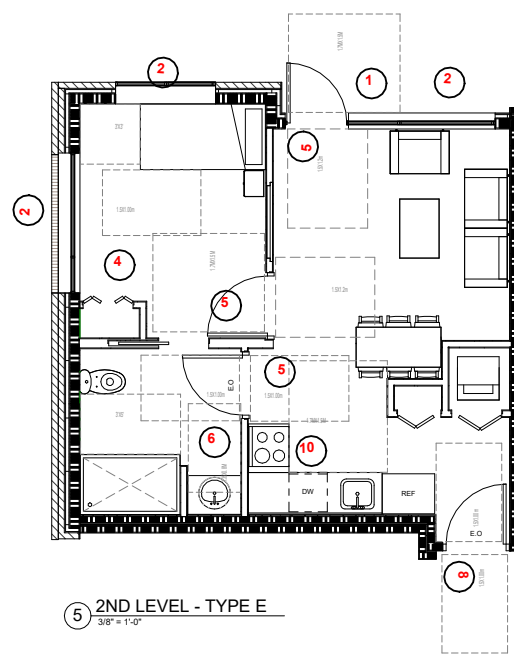
SCALE	As indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	18005
DRAWING NO.	

A1.11

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1/4" = 1'-0"

- 1 **BALCONIES:**
 - BALCONIES AND PATIOS:
 - MIN 800MM DOOR CLEAR OPENING
 - LEVEL THRESHOLD (0.13M)
 - 100MM OR 60° TURNING RADIUS ON BALCONY
 - 2 **WINDOWS:**
 - PREFER AN OPENING MECHANISM A MAX OF 1100MM ABOVE FLOOR
 - 45° OR CRASP LEVELERS
 - BILLS MAX OF 760MM ABOVE FLOOR
 - 3 **ELECTRICAL:**
 - SWITCHES AND THERMOSTATS MAX 1000MM ABOVE FLOOR
 - ELECTRICAL OUTLETS, CABLE OUTLETS, TELEPHONE JACKS NOT LOWER THAN 400MM ABOVE FLOOR
 - WIRING FOR VISUAL ALARM SYSTEMS IN LIVING ROOM AND ONE BEDROOM CONNECTED TO FIRE ALARM SYSTEM
 - ADJCKER SWITCH
 - SOUND 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 HIGHLY USED HANDRAILS AND HANDLES
 - ALL I/O DOORS HAVE ELECTRICAL OPENING
 - 6 **BATHROOM:**
 - BATHROOM:
 - SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AND BEHIND TOWEL BARS
 - PRESSURE BALANCED SHOWER VALVES
 - ADJUSTABLE HEIGHT SHOWER HEAD ON 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
 - BILLS 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 :**
 - CORRIDORS 1.52 M WIDE(EXCEPT SERVICE AREAS)
 - 8 **UNIT ENTRY DOOR:**
 - SUITE ENTRY DOOR MIN 910MM WIDE
 - ADJUSTABLE DOOR CLOSURE TO REDUCE FORCE NECESSARY TO OPEN DOOR TO 50LB (22N)
 - LEVEL DOOR HANDLE
 - ALL I/O DOORS HAVE ELECTRICAL OPENING
 - 9 **FLOORING :**
 - NON-SLARE KITCHEN FLOORS
 - SLIP RESISTANT BATHROOM FLOORING
 - HIGH DENSITY LOW LOOP CARPET WITH MAX 10MM UNDERLAY
 - 10 **KITCHEN:**
 - CONTROLS COUNTER BETWEEN SINK AND STOVE
 - PULL OUT BOARDS AT 910MM OR 24" HEIGHT
 - ADJUSTABLE SHELVES IN ALL CABINETS
 - D CABINET HANDLES
 - LEVEL FAUCET HANDLES



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

ISSUES AND REVISIONS

SEAL



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

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

A1.12

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

BALCONES ANI

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

2 -PREFER AN O

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

3. SWITCHES AND LOGIC

- 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 -THREE WAY S

-THREE WAY SWITCHED OUTLET NEAR BED AND DOORWAY

5 _____
1800 MM CLEAR OPENING

-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 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

ENTRY/FOYER
NO POLISHED FINISH ON FLOOR

CORRIDORS 1.53 M WIDE/EYCERT S

-CORRIDOTRS 1.52 M WIDE(EXCEPT SERVICE AREAS)

8 SUITE ENTRY DOOR MIN.

- 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-GI ARE KT

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

16 _____
CONTINUE

- 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
#608, 1112 West Pender St VANCOUVER, BC, V6E 2S1
OFFICE: +1 (604) 606-0400, +1 (877) 655-5630
CELL: +1 (604) 795-3243, +1 (604) 790-6461
EMAIL: INFO@M-AARCHITECTS.COM
WWW.M-AARCHITECTS.COM

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



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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.	

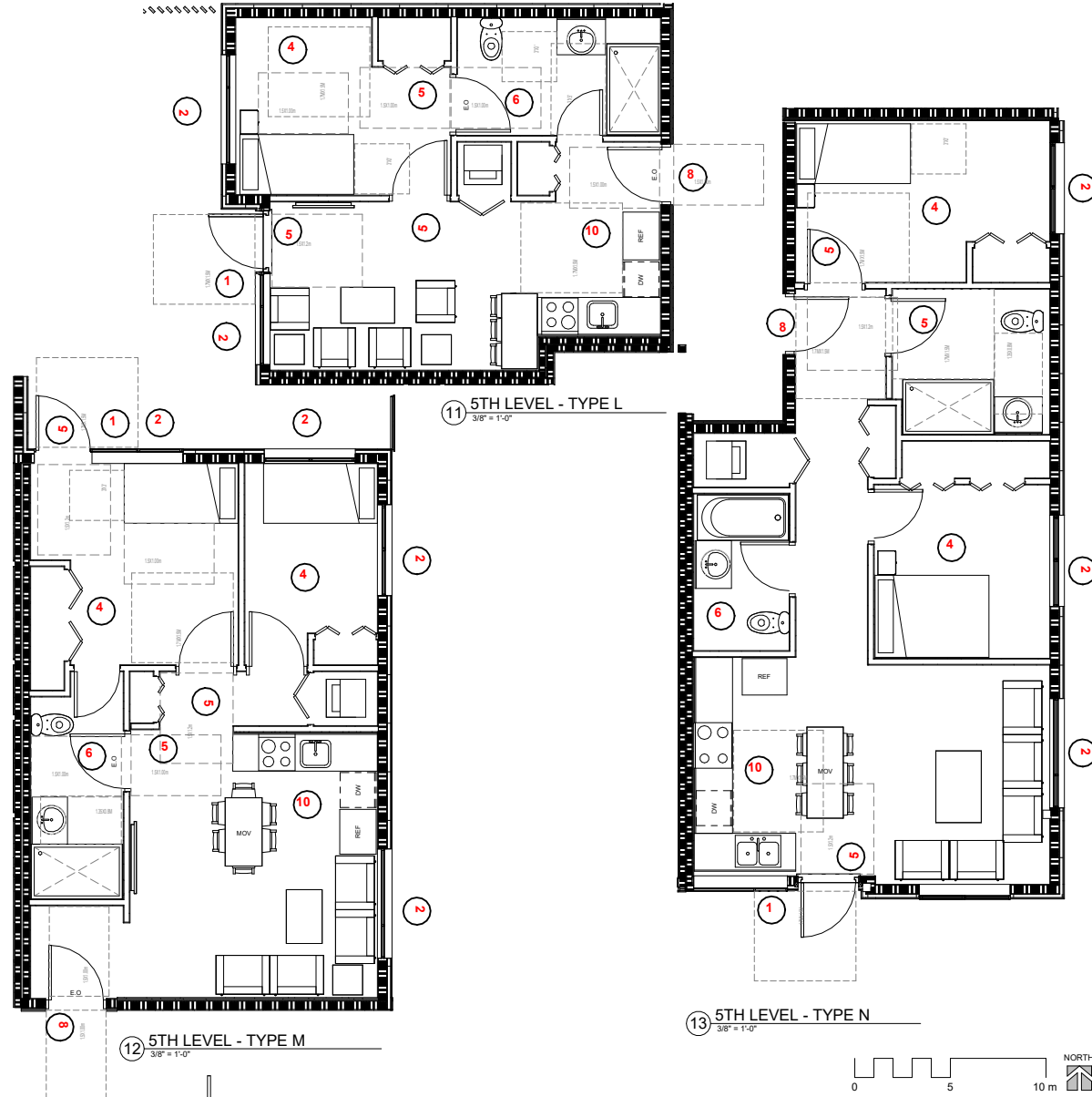
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ADAPTABILITY LEGEND

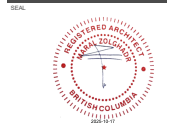
1/4" = 1'-0"

- 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
117MM ABOVE FLOOR
-EASY GRASP LEVELERS
-SELLS MAX OF 760MM ABOVE FLOOR
- 3 ELECTRICAL:
-SWITCHES AND THERMOSTATS MAX 1060MM ABOVE FLOOR
-ELECTRICAL OUTLETS, CABLE OUTLETS, TELEPHONE
JACKS NOT LOWER THAN 400MM 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 ADJACENT 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 :
-CORRIDORS 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 55LB (25N)
-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 13MM 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
-LEVER FAUCET HANDLES



OFFICE
#608, 1112 West Pender St VANCOUVER, BC, V6E 2G1
OFFICE: +1 (604) 683-4641 • +1 (604) 683-4642
CELL: +1 (604) 683-2211 • +1 (604) 796-4447
EMAIL: info@ma-architects.com
WWW.MA-ARCHITECTS.COM

NO.	DATE	REVISION	DESCRIPTION
1	2023-01-14	ISSUED FOR CLIENT REVIEW	
2	2023-01-14	ISSUED FOR DP	



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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.	18005
DRAWING NO.	

A1.14

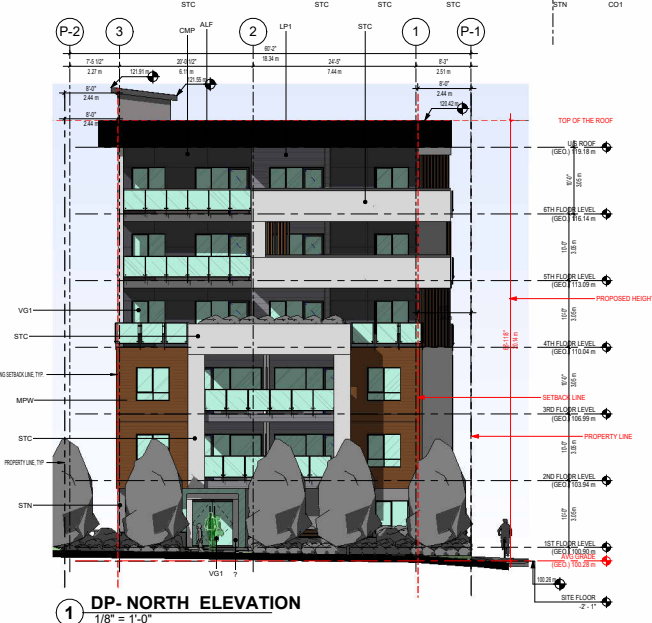
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OFFICE: +1 (604) 681-1001 • +1 (604) 681-1002
CELL: +1 (604) 681-1001 • +1 (604) 681-1002
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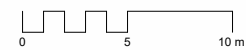
2 DP-WEST ELEVATION
1/8" = 1'-0"



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

EXTERIOR MATERIAL LEGEND

ALF	ANODIZED ALUMINUM THERMALLY BROKEN FRAME CW DOUPLE	PREPARED: BLACK COLOR
GLZ	PANEL GLAZE	PREPARED: GRAY COLOR, MATT CW 1/2" REVEAL
CMP	CEMENTITIOUS PANEL	REFER TO ELEV. TO REVEAL PATTERN, TYP.
CO1	CAST-IN-PLACE CONCRETE	PAINTED: WITH EXTERIOR SUITABLE PAINT: MOLD AND CRACK RESISTANT - LIGHT GREY COLOR
CU	CONCRETE MASONRY UNIT (CMU)	PAINTED: BENJAMIN MOORE, PRIMED AND PAINT FOR EXTERIOR PAINT: WOOL PEACOCK CSP-25 PAINT TO BE WATER AND MOLD RESISTANT
FB	FASCIA BOARD	PREPARED AND PAINTED
LPI	CEMENTITIOUS LAP SIDING (JAMES HARDIE OR APPROVED EQUAL)	PAINTED: BENJAMIN MOORE, PRIMED AND PAINT FOR EXTERIOR PAINT: WOOL PEACOCK CSP-25
MD3	METAL MAN DOOR	PAINTED: DARK GREY - COLOR MATCHED W/ ADJACENT WALL
MPW	METAL PANEL WOOD LOOK	PAINTED: DARK GREY - COLOR MATCHED W/ ADJACENT WALL
STC	STUCCO	PAINTED: DARK GREY - COLOR MATCHED W/ ADJACENT WALL
STN	LIGHT AND DARK GREY DRY STACK BOND STONE LOOK	PAINTED: DARK GREY - COLOR MATCHED W/ ADJACENT WALL
VF	THERMALLY BROKEN VINYL FRAME WINDOW & DOOR DOOR	PAINTED: DARK GREY - COLOR MATCHED W/ ADJACENT WALL
VG1	VISION GLASS UNIT, DOUBLE PANEL	GLASS: TYPE 1



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18TH ST RENTAL RESIDENTIAL APARTMENT

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

DRAWING TITLE

BUILDING ELEVATION

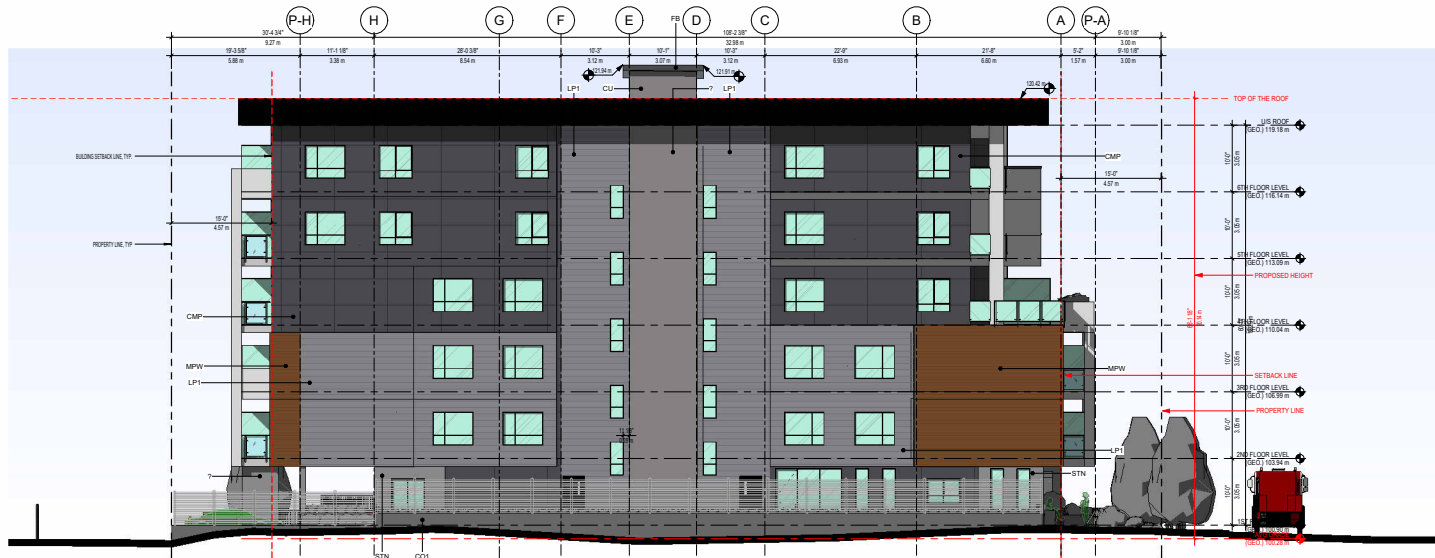
SCALE	1/8" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	18005
DRAWING NO.	

A2.01

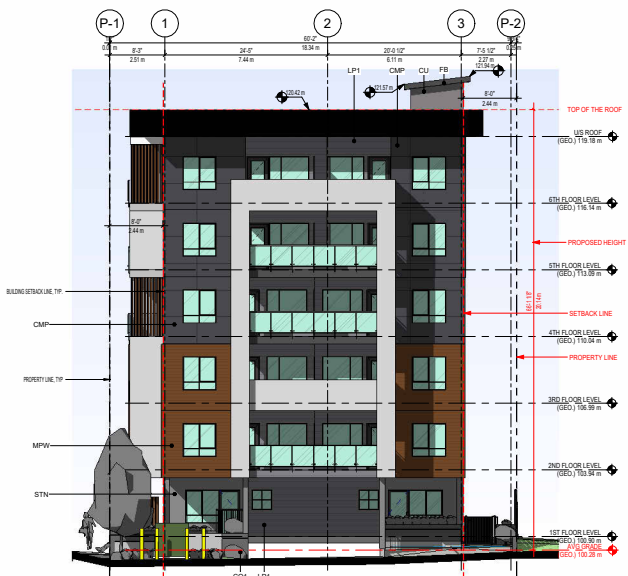
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OFFICE: +1 (604) 681-1111 • +1 (604) 681-1112
CELL: +1 (604) 681-1111 • +1 (604) 681-1112
EMAIL: info@maarchitects.com
WWW.MAARCHITECTS.COM



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



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

EXTERIOR MATERIAL LEGEND

ALF	ANODIZED ALUMINUM THERMALLY BROKEN FRAME CW DOUPLE	PREPAINTED BLACK COLOR
GL	PANEL GLAZE	PREFINISHED GRAY COLOR, MATT CW 1/2" REVEAL.
CMP	CEMENTITIOUS PANEL	REFER TO ELEV. TO REVEAL PATTERN, TYP.
CO1	CAST-IN-PLACE CONCRETE	PAINTED: WITH EXTERIOR SUITABLE PAINT, MOLD AND
CU	CONCRETE MASONRY UNIT (CMU)	CRACK RESISTANT, LIGHT GREY COLOR
FB	FASCIA BOARD	PAINTED: BENJAMIN MOORE, PRIMED AND PAINT FOR
LP1	CEMENTITIOUS LAP SIDING (JAMES HARDIE OR APPROVED EQUAL)	EXTERIOR PAINT: WOOL PEACOCK CSP, 25 PAINT TO BE
MD3	METAL MAN DOOR	WATER AND MOLD RESISTANT
MPW	METAL PANEL WOOD LOOK	PREPAINTED AND PAINTED
STN	STUCCO	PAINTED: BENJAMIN MOORE, PRIMED AND PAINT FOR
STN	LIGHT AND DARK GREY DRY STACK BOND STONE LOOK	EXTERIOR PAINT: WOOL PEACOCK CSP, 25
VF	THERMALLY BROKEN VINYL FRAME WINDOW & DOOR DOOR	PAINTED: DARK GREY COLOR MATCHED W. ADJACENT
VG1	VISION GLASS UNIT, DOUBLE PANEL	WALL
		NORWOOD METAL PANEL WOOD LOOK (MAG) OR
		APPROVED EQUAL
		LIGHT GRAY CONCRETE PATTERN RGB(200,200,200)
		LIGHT AND DARK GREY DRY STACK BOND STONE LOOK
		PREFINISHED: BLACK COLOR - SEE WINDOW & DOOR
		SCHEDULE FOR MORE DETAILS
		GLASS TYPE 1



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PROJECT NAME
18TH ST RENTAL RESIDENTIAL APARTMENT

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

DRAWING TITLE
BUILDING ELEVATION

SCALE
1/8" = 1'-0"

DRAWN
Author

CHECKED
Author

PROJECT NO.
18025

DRAWING NO.
A2.02

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CEMENTITIOUS LAB SIDING
RGB : 131-131-136

CEMENTITIOUS PANEL:



R: 219
G: 222
B: 228

R: 131
G: 131
B: 136

R: 80
G: 81
B: 84

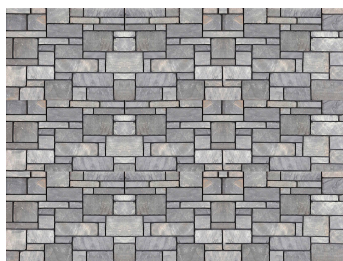


STUCCO LIGHT GRAY

METAL PANEL WOOD LOOK

LIGHT AND DARK GREY DRY STACK BOND STONE LOOK

STUCCO LIGHT GRAY



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PROJECT NAME _____

18TH ST RENTAL
RESIDENTIAL
APARTMENT

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

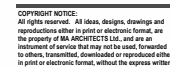
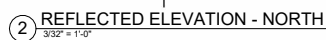
DRAWING TITLE

MATERIAL & COLOURS

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

A2.03

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PROJECT NAME _____

18TH ST RENTAL
RESIDENTIAL
APARTMENT

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

GRADING TITLE

REFLECTED ELEVATIONS

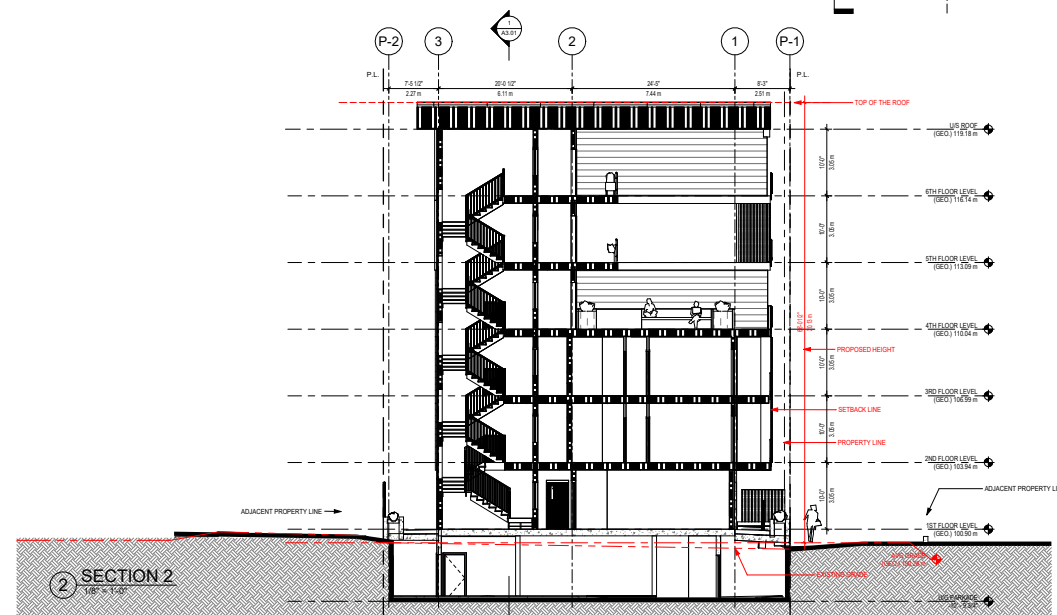
SCALE	3/32" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	

DRAWING NO. **A2.04**

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EMAIL: info@ma-architects.com
WWW.MA-ARCHITECTS.COM



NO.	DATE	REVISION	DESCRIPTION
1	2020/05/04	ISSUED FOR OP	

UNLESS INDICATED OTHERWISE

SCALE

1" = 1'-0"

1/8" = 1'-0"

1/4" = 1'-0"

3/8" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

1 1/4" = 1'-0"

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9 3/4" = 1'-0"

10" = 1'-0"

10 1/4" = 1'-0"

10 1/2" = 1'-0"

10 3/4" = 1'-0"

11" = 1'-0"

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PROJECT NAME

**18TH ST RENTAL
RESIDENTIAL
APARTMENT**

PROJECT ADDRESS

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

DRAWING TITLE

SECTIONS

SCALE

1" = 1'-0"

1/8" = 1'-0"

1/4" = 1'-0"

3/8" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

1 1/4" = 1'-0"

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3 1/4" = 1'-0"

3 1/2" = 1'-0"

3 3/4" = 1'-0"

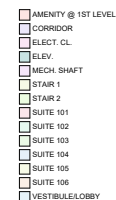
4" = 1'-0"

A3.01

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2 U/G PARKADE - GFA CALCULATIONS



1ST LEVEL FLOOR AREA				
Level	Name	Area	AREA(SM)	Comments
1ST FLOOR LEVEL	AMENITY @ 1ST FLOOR	417.15 SQ'	38.75 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	CORRIDOR	457.69 SQ'	42.25 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	ELECT. CL.	14.41 SQ'	1.34 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	ELEV.	70.96 SQ'	6.59 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	MECH. SHAFT	14.89 SQ'	1.38 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	STAR 1	15.89 SQ'	1.47 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	STAR 2	15.87 SQ'	1.46 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	SUITE 101	444.33 SQ'	41.17 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	SUITE 102	444.13 SQ'	41.26 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	SUITE 103	448.11 SQ'	41.63 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	SUITE 104	420.55 SQ'	39.07 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	SUITE 105	409.64 SQ'	38.06 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	SUITE 106	400.89 SQ'	37.24 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL	VESTIBULE LOBBY	208.10 SQ'	19.15 SQ'	NOT INCLUDED IN GFA
1ST FLOOR LEVEL		905.52 SQ'	37.72 SQ'	NOT INCLUDED IN GFA

1ST LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
1ST FLOOR LEVEL	CORRIDOR	457.95 ft ²	42.55 m ²
1ST FLOOR LEVEL	ELEV.	70.96 ft ²	6.59 m ²
1ST FLOOR LEVEL	SUITE 101	443.10 ft ²	41.17 m ²
1ST FLOOR LEVEL	SUITE 102	444.13 ft ²	41.26 m ²
1ST FLOOR LEVEL	SUITE 103	448.11 ft ²	41.63 m ²
1ST FLOOR LEVEL	SUITE 104	420.55 ft ²	39.07 m ²
1ST FLOOR LEVEL	SUITE 105	409.64 ft ²	38.06 m ²
1ST FLOOR LEVEL	SUITE 106	400.85 ft ²	37.24 m ²
1ST FLOOR LEVEL		3095.29 ft ²	287.56 m ²

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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
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CHECKED	Checker
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PROJECT NO. 19025

DRAWING NO. { A10.01

A 10.0 l

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

2ND LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
2ND FLOOR LEVEL	CORRIDOR	514.88 sq	47.83 sm
2ND FLOOR LEVEL	CLV	72.48 sq	6.72 sm
2ND FLOOR LEVEL	UNIT 201-1 BEDROOM	473.74 sq	44.01 sm
2ND FLOOR LEVEL	UNIT 202-1 BEDROOM	468.14 sq	43.49 sm
2ND FLOOR LEVEL	UNIT 203-2 BEDROOM	505.51 sq	46.96 sm
2ND FLOOR LEVEL	UNIT 204-1 BEDROOM	419.45 sq	39.97 sm
2ND FLOOR LEVEL	UNIT 205-1 BEDROOM	502.48 sq	46.68 sm
2ND FLOOR LEVEL	UNIT 206-1 BEDROOM	418.19 sq	38.85 sm
2ND FLOOR LEVEL	UNIT 207-2 BEDROOM	505.80 sq	46.99 sm
2ND FLOOR LEVEL	UNIT 208-1 BEDROOM	482.50 sq	45.24 sm
2ND FLOOR LEVEL	UNIT 209-1 BEDROOM	482.50 sq	45.24 sm
2ND FLOOR LEVEL		4802.58 sq	446.17 sm

2ND LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
2ND FLOOR LEVEL	CORRIDOR	514.88 sq	47.83 sm
2ND FLOOR LEVEL	CLV	72.48 sq	6.72 sm
2ND FLOOR LEVEL	UNIT 201-1 BEDROOM	473.74 sq	44.01 sm
2ND FLOOR LEVEL	UNIT 202-1 BEDROOM	468.14 sq	43.49 sm
2ND FLOOR LEVEL	UNIT 203-2 BEDROOM	505.51 sq	46.96 sm
2ND FLOOR LEVEL	UNIT 204-1 BEDROOM	419.45 sq	39.97 sm
2ND FLOOR LEVEL	UNIT 205-1 BEDROOM	502.48 sq	46.68 sm
2ND FLOOR LEVEL	UNIT 206-1 BEDROOM	418.19 sq	38.85 sm
2ND FLOOR LEVEL	UNIT 207-2 BEDROOM	505.80 sq	46.99 sm
2ND FLOOR LEVEL	UNIT 208-1 BEDROOM	482.50 sq	45.24 sm
2ND FLOOR LEVEL	UNIT 209-1 BEDROOM	482.50 sq	45.24 sm
2ND FLOOR LEVEL		4802.58 sq	446.17 sm

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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
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CHECKED _____ Checker _____

PROJECT NO. 12024

DRAWING NO. A10 02

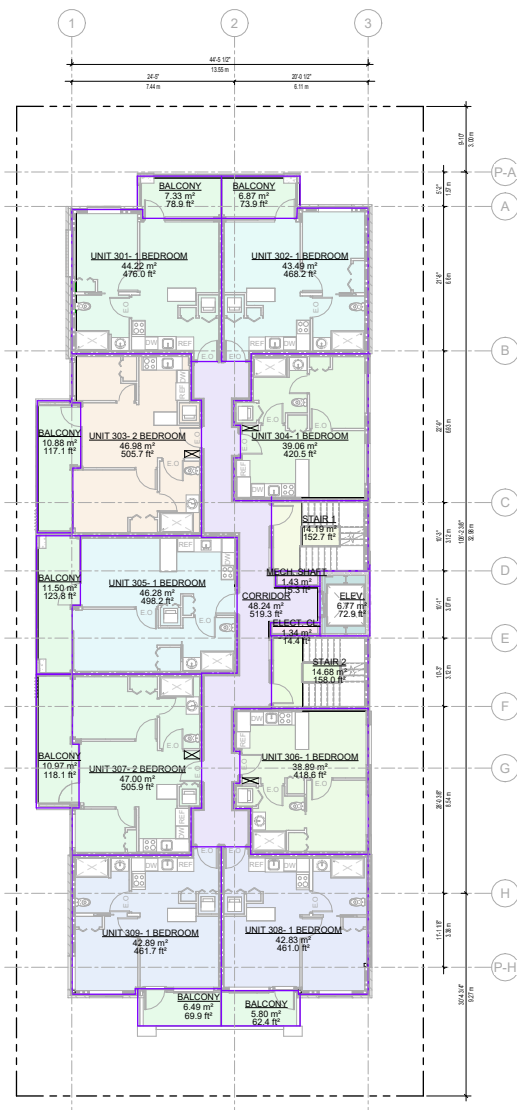
{ A10.02

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EMAIL: VAN@MAARCHITECTS.COM
WWW.MAARCHITECTS.COM



GROSS FLOOR AREA

- BALCONY
- CORRIDOR
- ELECT. CL.
- ELEV.
- MECH. SHAFT
- STAIR 1
- STAIR 2
- UNIT 301-1 BEDROOM
- UNIT 302-1 BEDROOM
- UNIT 303-1 BEDROOM
- UNIT 304-1 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	78.96 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 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	62.42 ft²	5.8 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	123.75 ft²	11.5 m²	NOT INCLUDED IN GFA
3RD FLOOR LEVEL	BALCONY	73.91 ft²	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 ft²	6.77 m²	
3RD FLOOR LEVEL	MECH. SHAFT	15.34 ft²	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	159.05 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 ft²	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 ft²	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 m²	
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 FLOOR 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 ft²	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 ft²	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 m²
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		4807.86 ft²	448.66 m²

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

NO.	DATE	BY	DESCRIPTION
1	2020/04/04	DESIGNED	FOR CP
2	2020/04/04	RE-DESIGNED	FOR CP
3	2020/04/04	RE-DESIGNED	FOR CP
4	2020/04/04	RE-DESIGNED	FOR CP
5	2020/04/04	RE-DESIGNED	FOR CP
6	2020/04/04	RE-DESIGNED	FOR CP
7	2020/04/04	RE-DESIGNED	FOR CP
8	2020/04/04	RE-DESIGNED	FOR CP
9	2020/04/04	RE-DESIGNED	FOR CP
10	2020/04/04	RE-DESIGNED	FOR CP



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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	Designer
PROJECT NO.	18000
DRAWING NO.	



A10.03

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

4TH FLOOR AREA				
Level	Name	Area	AREA (SM)	Comments
4TH FLOOR LEVEL	BALCONY	274.55 ft ²	35.51 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	124.44 ft ²	13.23 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	115.05 ft ²	10.69 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	62.90 ft ²	5.84 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	55.50 ft ²	6.11 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	319.42 ft ²	29.67 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	CORRIDOR	365.18 ft ²	33.99 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	ELECT. CL.	14.40 ft ²	1.34 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	ELEV.	72.90 ft ²	6.77 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	MECH. SHAFT	17.08 ft ²	1.59 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	OPEN AMENTY	604.52 ft ²	56.16 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	START	158.07 ft ²	14.7 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	STAR 2	138.58 ft ²	12.80 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	UNIT 401- 3 BEDROOM	955.92 ft ²	88.81 m ²	
4TH FLOOR LEVEL	UNIT 402- 2 BEDROOM	602.48 ft ²	55.97 m ²	
4TH FLOOR LEVEL	UNIT 403- 2 BEDROOM	516.40 ft ²	47.44 m ²	
4TH FLOOR LEVEL	UNIT 404- 1 BEDROOM	436.42 ft ²	39.62 m ²	
4TH FLOOR LEVEL	UNIT 405- 1 BEDROOM	449.20 ft ²	41.59 m ²	
4TH FLOOR LEVEL	UNIT 406- 1 BEDROOM	457.33 ft ²	42.40 m ²	
4TH FLOOR LEVEL		5793.16 ft ²	538.2 m ²	

4TH LEVEL GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
4TH FLOOR LEVEL	CORRIDOR	365.91 ft ²	33.99 m ²
4TH FLOOR LEVEL	ELEV	72.90 ft ²	6.77 m ²
4TH FLOOR LEVEL	UNIT 401-3 BEDROOM	952.92 ft ²	88.81 m ²
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 ft ²	39.62 m ²
4TH FLOOR LEVEL	UNIT 405-1 BEDROOM	460.20 ft ²	43.59 m ²
4TH FLOOR LEVEL	UNIT 406-1 BEDROOM	457.33 ft ²	42.49 m ²
4TH FLOOR LEVEL		3860.75 ft ²	358.68 m ²

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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
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PROJECT NO. 19025

DRAWING NO. **11000**

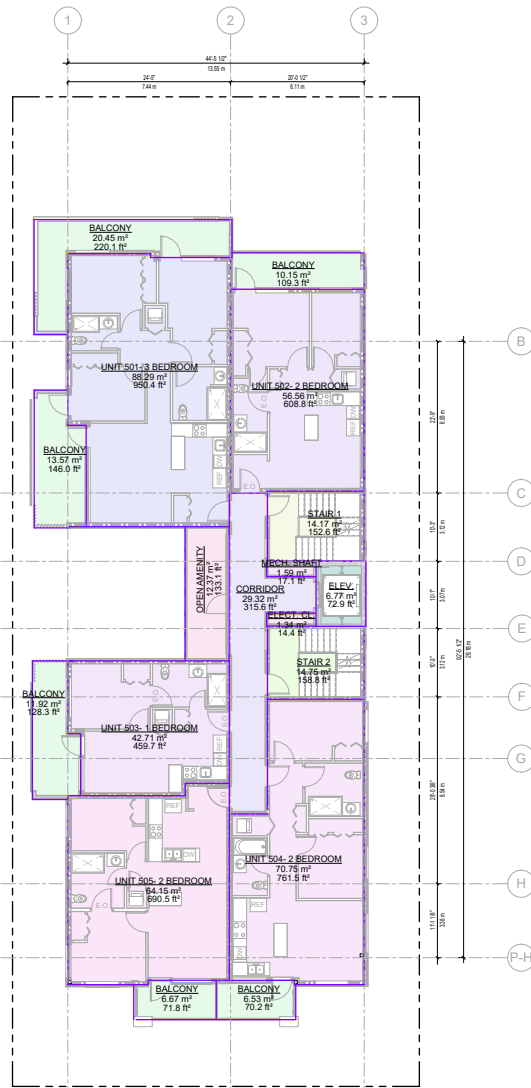
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OFFICE: +1 (604) 681-8811 • +1 (604) 681-8811
CELL: +1 (604) 681-8811 • +1 (604) 681-8811
EMAIL: info@marchitects.com
WWW.MARCHITECTS.COM



GROSS FLOOR AREA

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

5TH LEVEL FLOOR AREA				
Level	Name	Area	AREA (SM)	Comments
5TH FLOOR LEVEL	BALCONY	220.12 ft²	20.45 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	109.26 ft²	10.15 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	146.04 ft²	13.57 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	70.24 ft²	6.53 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	128.29 ft²	11.92 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	BALCONY	71.78 ft²	6.67 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	CORRIDOR	315.55 ft²	29.32 m²	
5TH FLOOR LEVEL	ELECT. CL.	14.42 ft²	1.34 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	ELEV.	72.89 ft²	6.77 m²	
5TH FLOOR LEVEL	MECH. SHAFT	17.08 ft²	1.59 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	OPEN AMENITY	133.14 ft²	12.37 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	STAIR 1	152.55 ft²	14.17 m²	NOT INCLUDED IN GFA
5TH FLOOR LEVEL	STAIR 2	158.80 ft²	14.75 m²	NOT INCLUDED IN GFA
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 LEVEL		5081.11 ft²	472.05 m²	

5TH LEVEL GROSS FLOOR AREA			
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 LEVEL		3859.39 ft²	356.55 m²

1 5TH LEVEL AREA PLAN
1/8" = 1'-0"

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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 Designer
PROJECT NO. 18000
DRAWING NO.



A10.05

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6TH FLOOR GROSS FLOOR AREA			
Level	Name	Area	AREA (SM)
6TH FLOOR LEVEL	CORRIDOR	310.56 sq	28.85 m²
6TH FLOOR LEVEL	ELEV	72.89 sq	6.77 m²
6TH FLOOR LEVEL	UNIT 601- 3 BEDROOM	953.98 sq	88.63 m²
6TH FLOOR LEVEL	UNIT 602- 2 BEDROOM	608.39 sq	56.52 m²
6TH FLOOR LEVEL	UNIT 603- 1 BEDROOM	476.39 sq	44.26 m²
6TH FLOOR LEVEL	UNIT 604- 2 BEDROOM	762.93 sq	70.88 m²
6TH FLOOR LEVEL	UNIT 605- 2 BEDROOM	697.67 sq	64.35 m²
6TH FLOOR LEVEL		3877.81	360.26 m²

DRAWING NO.

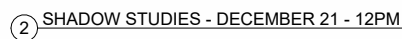
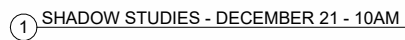
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4TH FLOOR LEVEL	BALCONY	274.55 ft ²	25.51 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	142.44 ft ²	13.23 m ²	NOT INCLUDED IN GFA
4TH FLOOR LEVEL	BALCONY	115.05 ft ²	10.69 m ²	NOT INCLUDED IN GFA

6TH FLOOR LEVEL	CORRIDOR	310.56 sq	28.85 sq
6TH FLOOR LEVEL	ELEV.	72.89 sq	6.77 sq
6TH FLOOR LEVEL	UNIT 601-3 BEDROOM	953.98 sq	88.63 sq
6TH FLOOR LEVEL	UNIT 602-2 BEDROOM	608.39 sq	56.52 sq
6TH FLOOR LEVEL	UNIT 603-1 BEDROOM	476.39 sq	44.26 sq
6TH FLOOR LEVEL	UNIT 604-2 BEDROOM	762.93 sq	70.88 sq
6TH FLOOR LEVEL	UNIT 605-2 BEDROOM	692.67 sq	64.35 sq
6TH FLOOR LEVEL		3877.81 sq	360.26 sq
TOTAL		24303.68 sq	2,257.89 sq

6TH FLOOR LEVEL	UNIT 601- 3 BEDROOM	953.98 sq'	88.63 m ²	1
6TH FLOOR LEVEL	UNIT 602- 2 BEDROOM	608.39 sq'	56.52 m ²	1
6TH FLOOR LEVEL	UNIT 603- 1 BEDROOM	476.39 sq'	44.26 m ²	1
6TH FLOOR LEVEL	UNIT 604- 2 BEDROOM	762.93 sq'	70.88 m ²	1
6TH FLOOR LEVEL	UNIT 605- 2 BEDROOM	692.67 sq'	64.35 m ²	1
6TH FLOOR LEVEL		3494.36 sq'	324.64 m ²	5
TOTAL		21384.13 sq'	1,986.65 m ²	40

TOTAL UNIT TYPE NUMBER			
UNIT TYPE	Area	AREA (SM)	Count
1 BEDROOM	8696.66 ft ²	807.95 m ²	19
2 BEDROOM	7260.83 ft ²	674.55 m ²	12
3 BEDROOM	2860.27 ft ²	265.73 m ²	3
SUITE	2566.38 ft ²	238.42 m ²	6
TOTAL	21384.13 ft²	1,986.65 m²	40



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

ISSUES AND REVISIONS



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PROJECT NAME
18TH ST RENTAL
RESIDENTIAL
APARTMENT

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

DRAWING TITLE

SHADOW STUDIES
-DECEMBER 21

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

A11.02

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1 ROOF LEVEL Copy 1
1" = 30'-0"



OFFICE
#308, 1112 West Pender St VANCOUVER, BC, V6E 2E1
OFFICE: +1 (604) 681-8811 • +1 (779) 480-6500
CELL: +1 (604) 263-2211 • +1 (604) 766-4447
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		

SCALE



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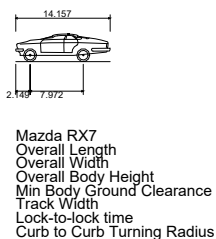
PROJECT NAME
**18TH ST RENTAL
RESIDENTIAL
APARTMENT**
PROJECT ADDRESS
115 E 18th St NORTH
VANCOUVER, BC.

DRAWING TITLE
MASSING STUDY

SCALE	1" = 30'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	18025
DRAWING NO.	

A11.04

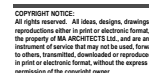
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2 CAR TURNING STUDY- OUTBOUND

1	2025/02/04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION

ISSUES AND REVISIONS



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PROJECT NAME _____

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

Drawing Title:

SCALE $\frac{3}{16}'' = 1'-0''$

SCALE	3/16" = 1'-0"
DRAWN	Author
CHECKED	Checker
PROJECT NO.	19025
DRAWING NO.	

A11.0

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GARBAGE STORAGE IN ACCORDANCE WITH S417 (1) OF THE ZONING BYLAW:
 REQUIRED: 0.486SM² (5.23 SF PER UNIT) 40 (NUMBER OF UNITS) X 0.486 = 19.44 M² (209.25 SF)
 PROPOSED: 22.13 M² (238.21 SQFT)

