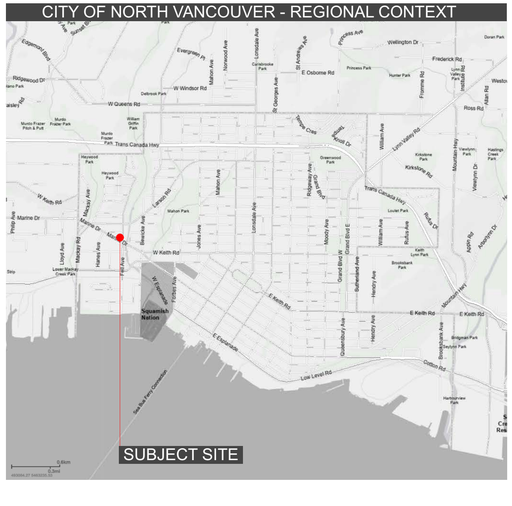
VERTEX | NORTH VANCOUVER | BC | ISSUE 05 - REZONING RESUBMISSION

EXISTING SITE - 800 MARINE DRIVE & 1421 FELL AVENUE, NORTH VANCOUVER, BC



CITY OF NORTH VANCOUVER - REGIONAL CONTEXT



MARINE DRIVE 800 - SITE PLAN



DRAWING LIST

Cover			
A-0.100	Cover		Not To Scale
A-0.200	Data		Not To Scale
Site			
A-1.000	Site Plan	1/8" = 1'-0"	
A-1.100	Zoning OCP		Not To Scale
A-1.200	Site Context Photos		Not To Scale
A-1.300	Survey		Not To Scale
A-1.400	FD Access Plan		Not To Scale
A-1.500	Loading Plan		Not To Scale
A-1.601	Perspectives		Not To Scale
A-1.602	Perspectives		Not To Scale
A-1.603	Perspectives		Not To Scale
A-1.604	Perspectives		Not To Scale
A-1.605	Future Development		Not To Scale
Floor Plans			
A-2.000	Level P3 Parking Plan	1/8" = 1'-0"	
A-2.010	Level P2 Parking Plan	1/8" = 1'-0"	
A-2.020	Level P1 Parking Plan	1/8" = 1'-0"	
A-2.030	Level 1 Commercial	1/8" = 1'-0"	
A-2.040	Level 2 Residential	1/8" = 1'-0"	
A-2.050	Level 3 Residential	1/8" = 1'-0"	
A-2.060	Level 4 Residential	1/8" = 1'-0"	
A-2.070	Level 5,7,9,11 Residential	1/8" = 1'-0"	
A-2.080	Level 6,8,10,12 Residential	1/8" = 1'-0"	
A-2.090	Level 13/ Roof Plan	1/8" = 1'-0"	
A-2.100	Upper Roof Plan	1/8" = 1'-0"	
Unit Plans			
A-3.000	Unit Plans		As Noted
A-3.010	Unit Plans		As Noted
A-3.020	Unit Plans		As Noted
A-3.030	Unit Plans		As Noted
A-3.040	Unit Plans		As Noted
A-3.050	Unit Plans		As Noted
A-3.060	Unit Plans		As Noted
Elevations			
A-4.000	Material Board		Not To Scale
A-4.010	East Elevation	1/8" = 1'-0"	
A-4.020	South Elevation	1/8" = 1'-0"	
A-4.030	West Elevation	1/8" = 1'-0"	
A-4.040	North Elevation	1/8" = 1'-0"	
Section			
A-5.000	Building Section 1	3/32" = 1'-0"	
A-5.010	Building Section 2	3/32" = 1'-0"	
A-5.020	Building Section 3	3/32" = 1'-0"	
A-5.030	Building Sections 4 & 5	3/32" = 1'-0"	
A-8.000 Supplemental			
A-8.010	Shadow Study - March 21st		Not To Scale
A-8.011	Shadow Study - June 21st		Not To Scale
A-8.012	Shadow Study - September 21st		Not To Scale
A-8.013	Shadow Study - December 21st		Not To Scale
A-8.210	Level 1 FSR Overlays	1/8" = 1'-0"	
A-8.220	Level 2 FSR Overlays	1/8" = 1'-0"	
A-8.230	Level 3 FSR Overlays	1/8" = 1'-0"	
A-8.240	Level 4 FSR Overlays	1/8" = 1'-0"	
A-8.250	Level 5,7,9,11 FSR Overlays	1/8" = 1'-0"	
A-8.260	Level 6,8,10,12 FSR Overlays	1/8" = 1'-0"	
A-8.270	Level 13/ Roof FSR Overlays	1/8" = 1'-0"	

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIAMUS F SAADAT
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Cover

24654	[PROJECT]
Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-0.100

Proposed Mixed Use Development

PROJECT OWNER:	Cascadia Green Developments			
PROJECT CONTACT:	Shirazeh Dabiri	Cascadia	106-252 Esplanade W, North Vancouver BC, V7M 2E7	T.604.339.7051
PROJECT ARCHITECT:	Shamus Sachs	Integra Architecture Inc.	2330 - 200 Granville Street, Vancouver, BC V6C 1S4	T.604.688.4220
PROJECT NUMBER:	24654			
CIVIC ADDRESS:	#800 Marine Drive, Vancouver B.C.			
PROJECT DESCRIPTION:	13-Storey Mixed Use			
ISSUE:	5			
DATE:	2026-02-11			

SITE AREA

Total Site Area

Total Gross Site Area	0.356 Acres	15,486 sq.ft.	1,438.71 sq.m.	
** Confirmed by Survey - 2023 MAR 06*				
Dedications				
Road Dedication Marine Dr	0.017 Acres	752 sq.ft.	69.88 sq.m.	
Net Site Area	0.338 Acres	14,734 sq.ft.	1,368.82 sq.m.	

Proposed FSR

GFA Before Exclusions	**130,663.53 sq.ft.**	**12,139.3 sq.m.**	
Exclusions	**40,110.13 sq.ft.**	**3,726.4 sq.m.**	
Proposed FSR (based on Gross Site Area)	**5.85**	**90,553.40 sq.ft.**	**8,412.9 sq.m.**

Exclusion Summary	Based on:	Max % Allowed	No. Units	per Unit	Max. Exclusion Allowed	Exclusions Proposed
Adapt. Units Level 2	GFA exclusion sentence 14(a)		33	20.00	660.00 sq.ft.	**660.00** sq.ft.
Lobby	GFA exclusion sentence 12	10% GFA			13,066.35 sq.ft.	**909.06** sq.ft.
Indoor Amenity	GFA exclusion sentence 15	5% GFA			6,533.18 sq.ft.	**1,211.34** sq.ft.
Common Mech / Elec (Flood Level)	GFA exclusion sentence 6					**1,883.39** sq.ft.
Stairs	Active Design					**4,403.75** sq.ft.
Roof Decks	GFA exclusion sentence 23					**12,367.99** sq.ft.
Balconies	GFA exclusion sentence 11(a)					**17,673.18** sq.ft.
Ventilation Shaft	GFA exclusion sentence 6	1% GFA			1,306.64 sq.ft.	**1,001.42** sq.ft.
Total Exclusions From FSR						**40,110.13 sq.ft.**

Indoor Amenity

Required Indoor Amenity	15 sq.ft. / unit	**1,905.00 sq.ft.**	**177.0 sq.m.**
Proposed Indoor Amenity		**1,211.34 sq.ft.**	**112.5 sq.m.**
Proposed Outdoor Amenity		**2,609.59 sq.ft.**	**242.4 sq.m.**

Lot Coverage

Max Lot Coverage per RM-1 - *based on Gross Site Area*	50.0%	**7,742.86 sq.ft.**	**719.4 sq.m.**
Proposed Lot Coverage - *based on Gross Site Area*	78.7%	**12,194.61 sq.ft.**	**1,132.0 sq.m.**

FLOOR AREAS

Level	Unit/ CRU/ Office	Common Areas							Balconies	Roof Decks	Gross Floor Area (Before Exclusions)	
		Amenity	Lobbies	Corridors	Stairs	Elevators	Services	Vent.Shaft			sq.ft.	sq.m.
Level 1 - Commercial	5,604.45	-	909.06	736.28	559.07	237.71	1,883.39	107.30	-	-	**10,037.26**	932.51
Level 2 - Residential	9,346.04	-	-	801.95	320.39	149.02	35.22	74.51	260.00	1,888.15	**12,875.28**	1,196.18
Level 3 - Residential	9,346.04	-	-	801.95	320.39	149.02	35.22	74.51	1,787.22	-	**12,514.35**	1,162.65
Level 4 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	-	5,152.09	**12,597.95**	1,170.42
Level 5 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	1,948.82	-	**9,394.68**	872.82
Level 6 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	1,957.67	-	**9,403.53**	873.64
Level 7 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	1,948.82	-	**9,394.68**	872.82
Level 8 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	1,957.67	-	**9,403.53**	873.64
Level 9 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	1,948.82	-	**9,394.68**	872.82
Level 10 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	1,957.67	-	**9,403.53**	873.64
Level 11 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	1,948.82	-	**9,394.68**	872.82
Level 12 - Residential	6,302.15	-	-	574.38	320.39	149.02	25.41	74.51	1,957.67	-	**9,403.53**	873.64
Level 13 - Rooftop Amenity	-	1,211.34	-	362.84	320.39	149.02	-	74.51	-	5,327.75	**7,445.85**	691.76
Area Totals	**81,015.88**	**1,211.34**	**909.06**	**7,872.44**	**4,403.75**	**2,025.95**	**2,182.52**	**1,001.42**	**17,673.18**	**12,367.99**	**130,663.53**	**12,139.33**

Apartment Unit Areas

Unit Types	Adaptable	Unit Areas (Approx.) SF	Number of Units / Floor			Total Units	Total Unit Area		% of Units
			L2 - L3	L4 - L12			sq.ft.	sq.m.	
Unit S1 Studio/ 1 Bath	N	419.98	2			2	**839.96**	78.04	1.6%
Unit S2 Studio/ 1 Bath	N	400.44	2			2	**800.88**	74.41	1.6%
Unit A1 Junior 1 Bed/ 1 Bath	N	406.87		9		9	**3,661.83**	340.20	7.1%
Unit A2 Junior 1 Bed/ 1 Bath	N	410.93		9		9	**3,698.37**	343.60	7.1%
Unit A3 Junior 1 Bed/ 1 Bath	N	430.50	2			2	**861.00**	79.99	1.6%
Unit B1 1 Bed/ 1 Bath	N	446.45		9		9	**4,018.05**	373.30	7.1%
Unit B2 1 Bed/ 1 Bath	N	476.08	2			2	**952.16**	88.46	1.6%
Unit B3 1 Bed/ 1 Bath	N	461.37		9		9	**4,152.33**	385.77	7.1%
Unit B4 1 Bed/ 1 Bath	N	472.62		9		9	**4,253.58**	395.18	7.1%
Unit B5 1 Bed/ 1 Bath	N	489.71		9		9	**4,407.39**	409.47	7.1%
Unit B6 1 Bed/ 1 Bath	N	478.09	2			2	**956.18**	88.83	1.6%
Unit B7 ADAPTABLE 1 Bed/ 1 Bath	Y	532.19		9		9	**4,789.71**	444.99	7.1%
Unit B8 ADAPTABLE 1 Bed/ 1 Bath	Y	623.88	2			2	**1,247.76**	115.92	1.6%
Unit C1 Junior 2 Bed/ 1 Bath	N	618.20	2			2	**1,236.40**	114.87	1.6%
Unit D1 2 Bed/ 1 Bath	N	575.12		9		9	**5,176.08**	480.89	7.1%
Unit D2 2 Bed/ 1 Bath	N	649.31	2			2	**1,298.62**	120.65	1.6%
Unit E1 Junior 2 Bed/ 2 Bath	N	689.52	2			2	**1,379.04**	128.12	1.6%
Unit E2 ADAPTABLE Junior 2 Bed/ 2 Bath	Y	852.25	2			2	**1,704.50**	158.36	1.6%
Unit E3 Junior 2 Bed/ 2 Bath	N	802.93	2			2	**1,605.86**	149.19	1.6%
Unit F1 2 Bed/ 2 Bath	N	781.70	2			2	**1,563.40**	145.25	1.6%
Unit F2 2 Bed/ 2 Bath	N	684.57		9		9	**6,161.13**	572.40	7.1%
Unit F3 ADAPTABLE 2 Bed/ 2 Bath	Y	761.17		9		9	**6,850.53**	636.45	7.1%
Unit G1 ADAPTABLE 3 Bed/ 2 Bath	Y	966.15	2			2	**1,932.30**	179.52	1.6%
Unit G2 ADAPTABLE 3 Bed/ 2 Bath	Y	1,061.15		9		9	**9,550.35**	887.28	7.1%
Unit G3 3 Bed/ 2 Bath	N	1,157.01	2			2	**2,314.02**	214.98	1.6%
Unit Totals			**28**	**99**		**127**	**75,411.43**	**7,006.12**	**100%**

APARTMENT UNIT MIX

	No.	Percentage			
			Adaptable Units	Required	Provided
Studio + 1 Bedroom	75	59.1%		25% **32**	**33** Units
2 Bedroom	39	30.7%			
3 Bedroom	13	10.2%			
Total	127	100.0%	Family Sized Units 10.2%		

OFF-STREET PARKING

Rental Residential Parking

Residential Parking	0.60 Spaces Per Unit	76 Spaces Required	**78** Spaces Provided	
** of which*				
Residential Secure Parking	0.5 Spaces Per Unit	63 Spaces Required	65 Spaces Provided	
Residential Visitor Parking	0.1 Spaces Per Unit	13 Spaces Required	13 Spaces Provided	
Disabled Parking	0.038 Spaces Per Unit	5 Spaces Required	6 Spaces Provided	
Max. Small Cars Allowed	35% of Provided Spaces	26 Spaces Max.	11 Spaces Provided	14.67%
Car Wash Stall	0 Space per 100 Units	0 Spaces Required	0 Spaces Provided	

Commercial Parking

Retail Parking	1.0 Per 50m2	10	**10** Spaces Provided	
** of which*				
Disabled Parking	0 Space		0 Spaces Provided	
Max. Small Cars Allowed	35% of Provided Spaces	4 Spaces Max.	2 Spaces Provided	20.00%

Loading

Residential Loading Required	0.0	0 Spaces Required	0 Spaces Provided	
Commercial	1 Spaces/ 544 m2	1 Spaces Required	1 Spaces Provided	

Parking Space Dimensions

	Required (Width x Length x Height)	
Standard Space	2.5m (8.2 ft) x 5.486m (18 ft) x 2.1m (6.89 ft)	
Small Cars	2.44m (8 ft) x 4.65m (15.25 ft) x 2.1m (6.89 ft)	
Accessible	4m (13.12 ft) x 5.486m (18 ft) x 2.3m (7.55 ft)	includes 1.5m (4.92 ft) adjoining walkway
Loading	2.743m (9 ft) x 9.114m (30 ft) x 4.191m (13.75 ft)	
Min. Distance to Continuous Wall	0.3m (1.0 ft)	
Min. Drive Aisle Width	6.7m (22 ft)	
Min. Maneuvering Aisle Width	6.7m (22 ft)	

BICYCLE STALLS

Residential Bicycle Parking

Residential Secure	1.5 Bicycle Stalls Per Unit	191 Stalls Required	**193** Stalls Provided		
			** of which*		
			Vertical	11 Stalls Provided	5.70%
			Stacked (Horizontal)	148 Stalls Provided	
			Cargo Bike (Horizontal)	20 Stalls Provided	10.36%
			Bike Locker (Horizontal)	12 Stalls Provided	
Residential Short-Term	6.0 for every 60 Dwelling Units or part thereof	13 Stalls Required	13 Stalls Provided		

Retail Bicycle Parking

Retail Secure	1.0 Per 250 m2	2 Stalls Required	**3** Stalls Provided		
			** of which*		
			Bike Locker (Horizontal)	3 Stalls Provided	
Retail Short-Term	6.0 Per 1000 m2	3 Stalls Required	3 Stalls Provided		

SOLID WASTE & RECYCLING

Residential W & R - coordinated with Waste Management *(see report)*

Waste & Recycling Storage Area	580 sq.ft.	53.85 sq.m.
(Temporary staging area provided at lane)		
Provided:	9 totes x 360 liters	
	6 totes x 240 liters	
	4 bins x 3 cu.yd.	

Commercial W & R - coordinated with Waste Management *(see report)*

Waste & Recycling Storage Area	398 sq.ft.	36.96 sq.m.
(Temporary staging area provided at lane)		
Provided:	8 totes x 360 liters	
	3 bins x 3 cu.yd.	

BUILDING HEIGHT

(Measured from the Average Grade)

AVERAGE GRADE = 12.32m (40.42 ft)
(Lowest grade - SW = 11.71 ; Highest grade - NE = 12.93m)

Max. Height (RM-1) = 13m (42.65 ft)
Proposed Building Height = 44.15 m (144.83 ft)

SETBACKS

	REQUIRED (RM-1) (feet)	(m)	PROPOSED (m)	(feet)
NORTH (Lane)	**20**	6.10	**Level 1: 0.00** **Level 2 & 3: 4.50** **Level 4 and above: 5.00**	n/a 14.76 16.40
SOUTH (Marine Drive - 2.0 m Road Dedication)	20	6.10	**Level 1, 2 &3: 0.00** **Level 4 and above: 5.00**	0.00 16.40
EAST (Fell Avenue - 3.0 m RoW, 1.0 m RoW)	20	6.10	**Level 1: 3.00** **Level 2 & 3: 1.00** **Level 4 and above: 5.00**	9.84 3.28 16.40
WEST	15	4.57	**Level 1, 2 &3: 0.00** **Level 4 and above: 5.00**	0.00 16.40

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SACHS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

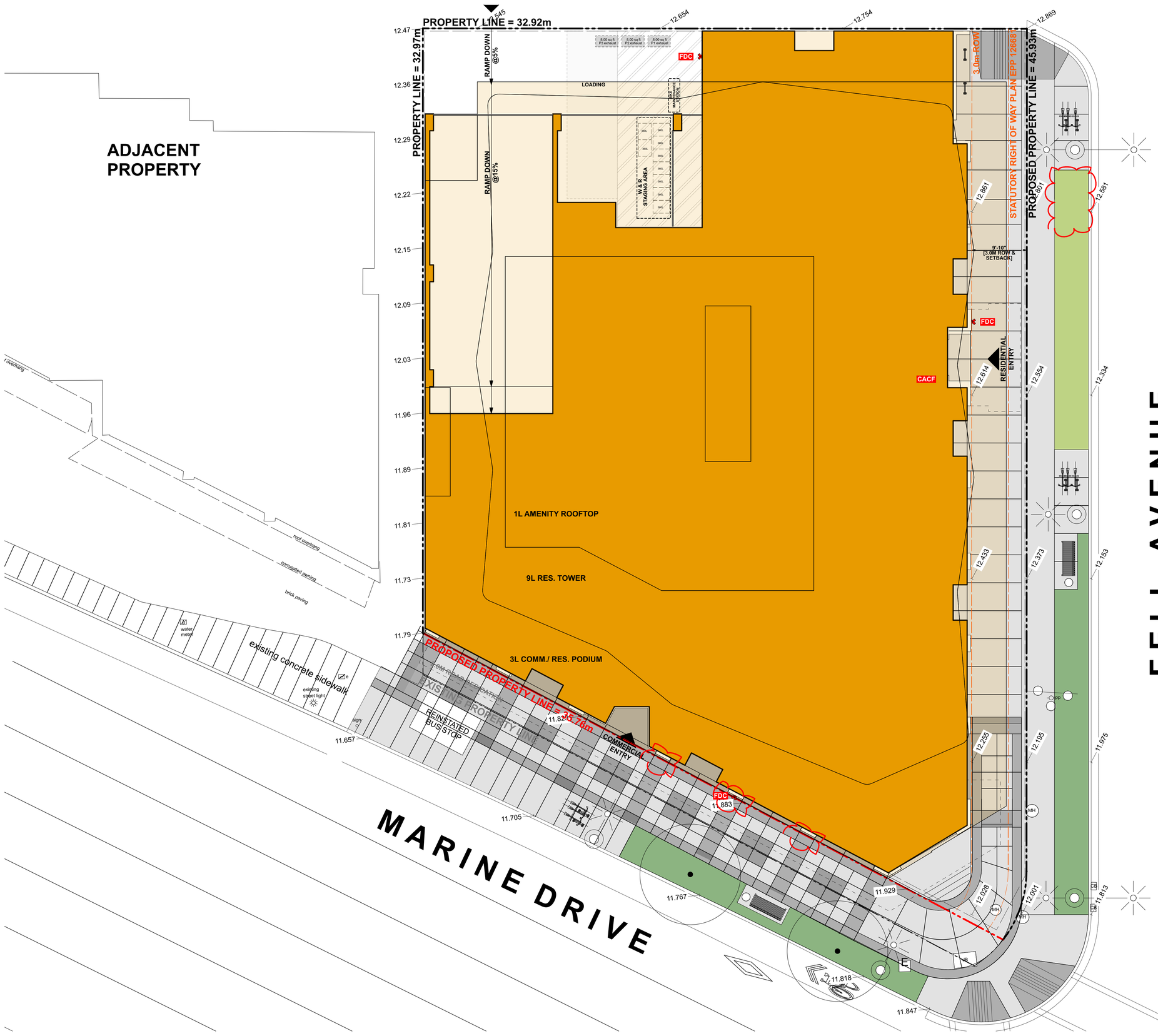
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2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-0.200



EXISTING HYDRANT

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS P SACHS BRITISH COLUMBIA 2026-02-13

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

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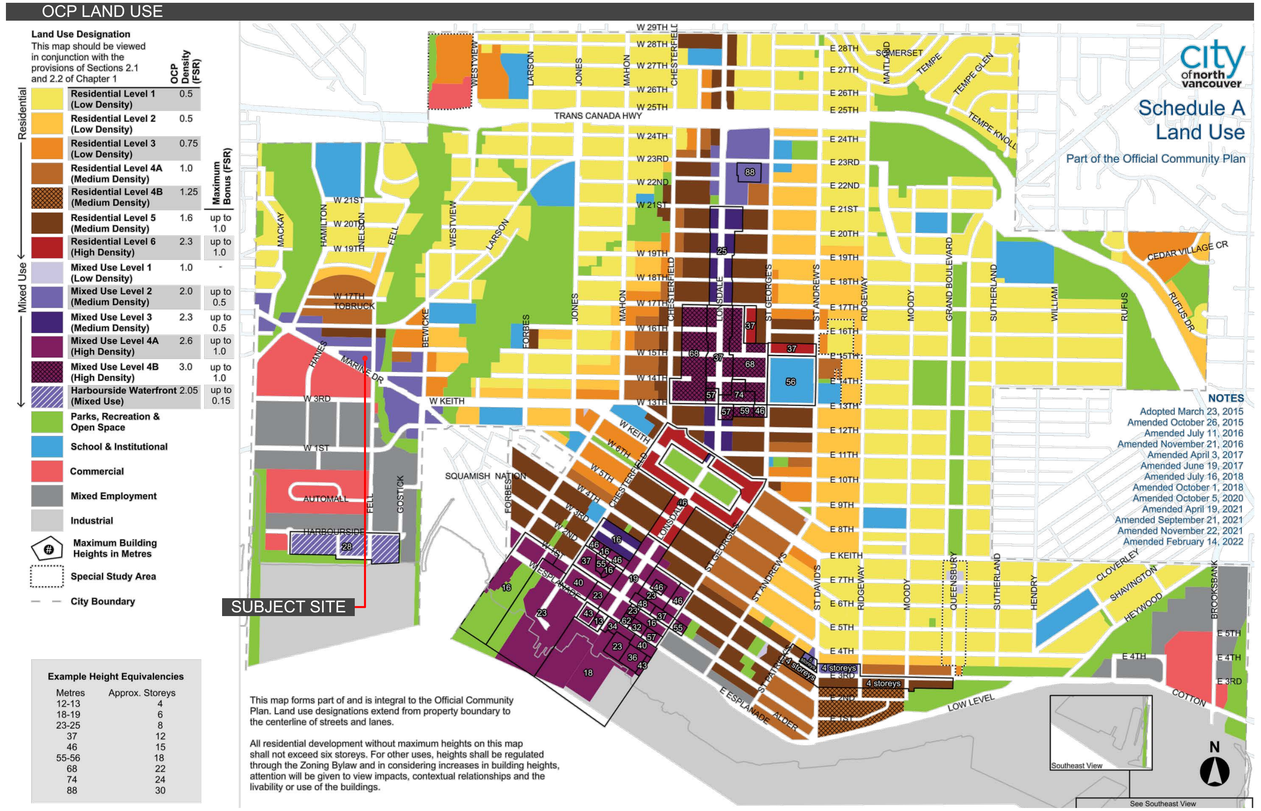
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2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

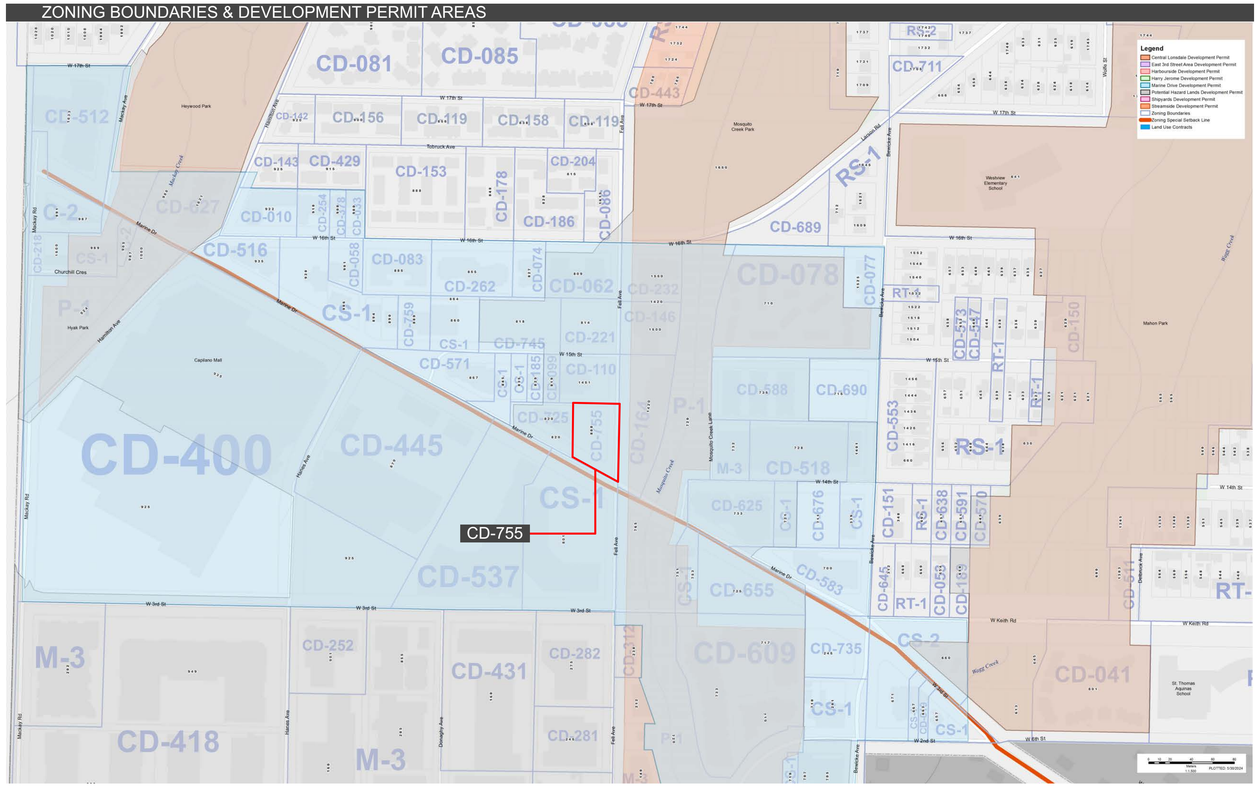
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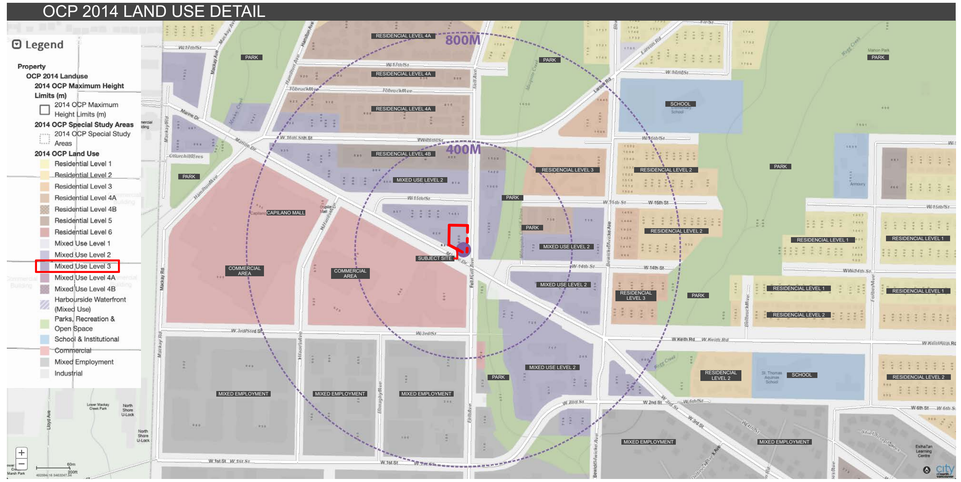
OCP LAND USE



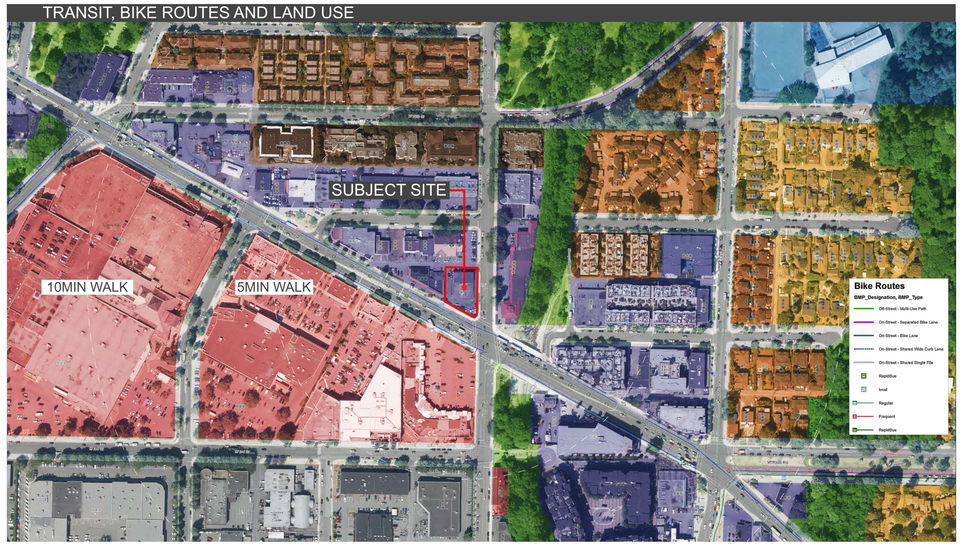
ZONING BOUNDARIES & DEVELOPMENT PERMIT AREAS



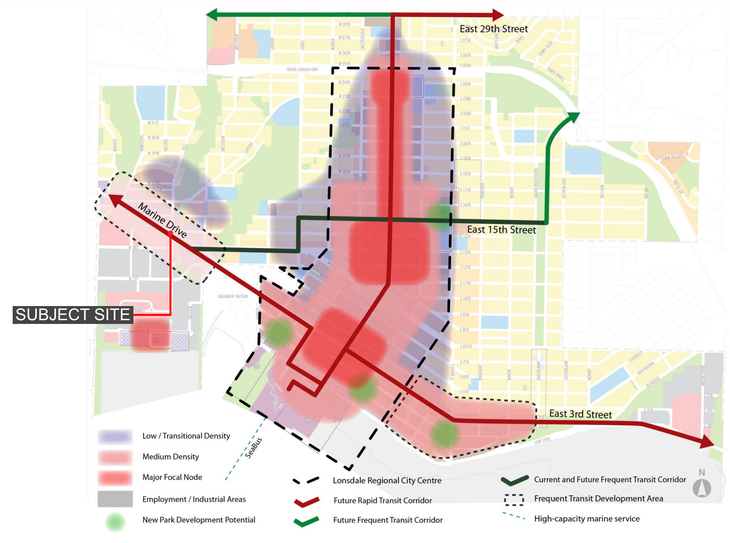
OCP 2014 LAND USE DETAIL



TRANSIT, BIKE ROUTES AND LAND USE



CONCEPTUAL CITY STRUCTURE MAP



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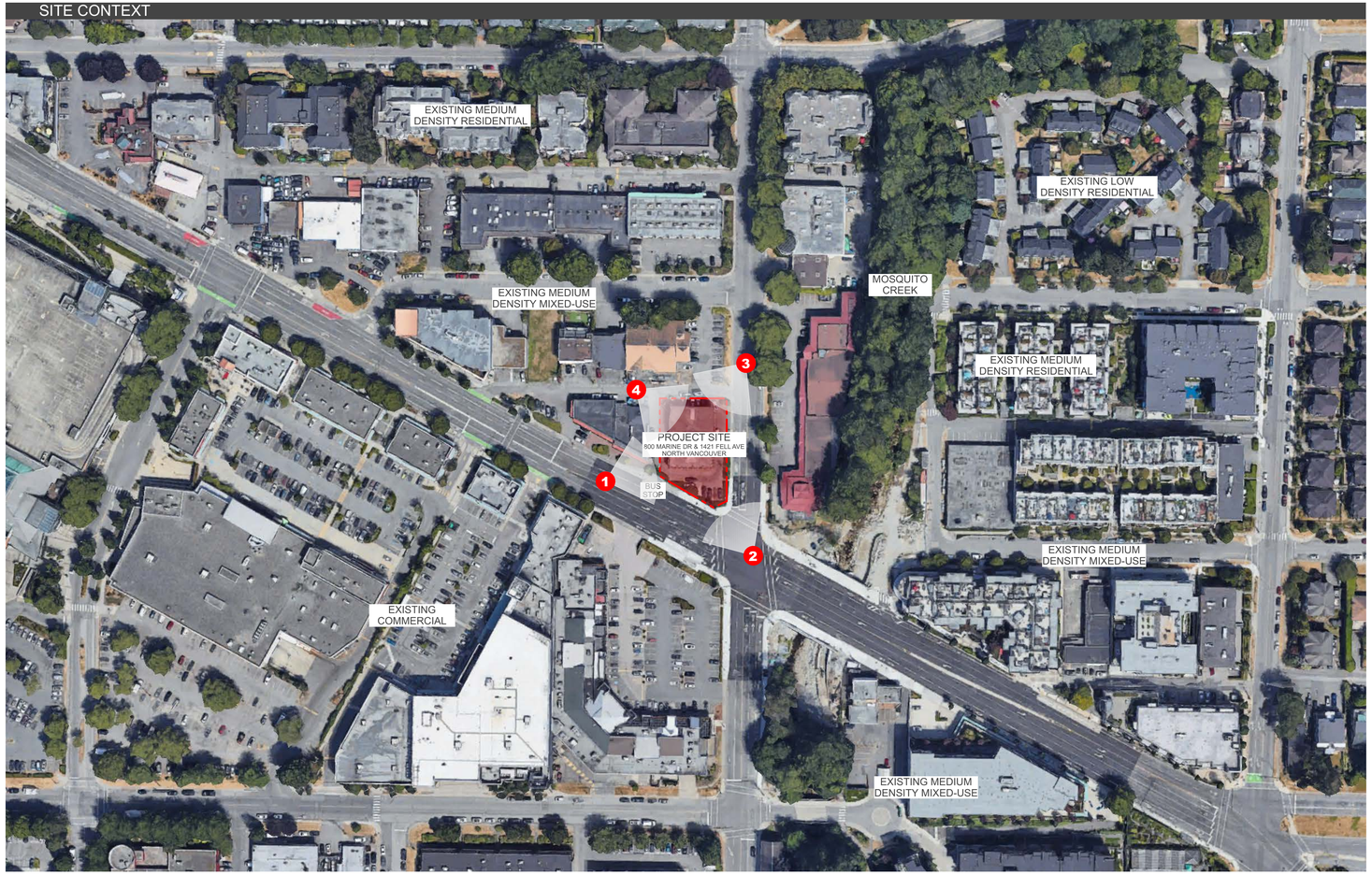
Zoning OCP

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Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-1.100

SITE CONTEXT



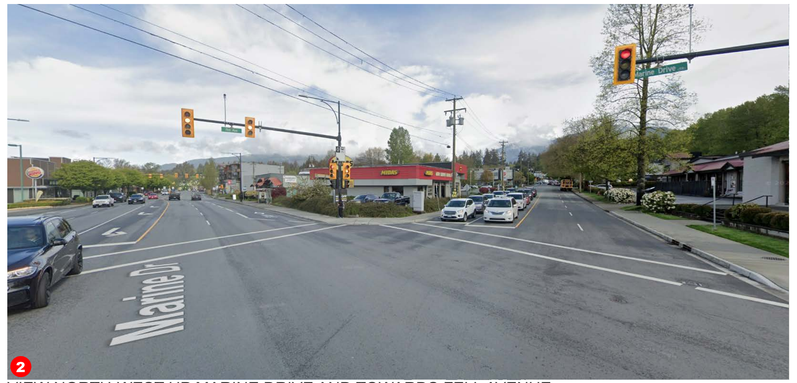
AERIAL PERSPECTIVE



VIEWS OF THE SITE



VIEW EAST DOWN MARINE DRIVE



VIEW NORTH-WEST UP MARINE DRIVE AND TOWARDS FELL AVENUE



VIEW SOUTH-WEST TOWARDS LANEWAY FROM FELL AVENUE



VIEW EAST TOWARDS FELL AVENUE FROM LANEWAY

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS P. SACKS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Site Context Photos

[PROJECT]	24654
[SCALE]	Not To Scale
[DATE]	2026-02-13
[ISSUE]	5 - REZONING RESUBMISSION
[DRAWING]	A-1.200

NV-23-19782-TPG

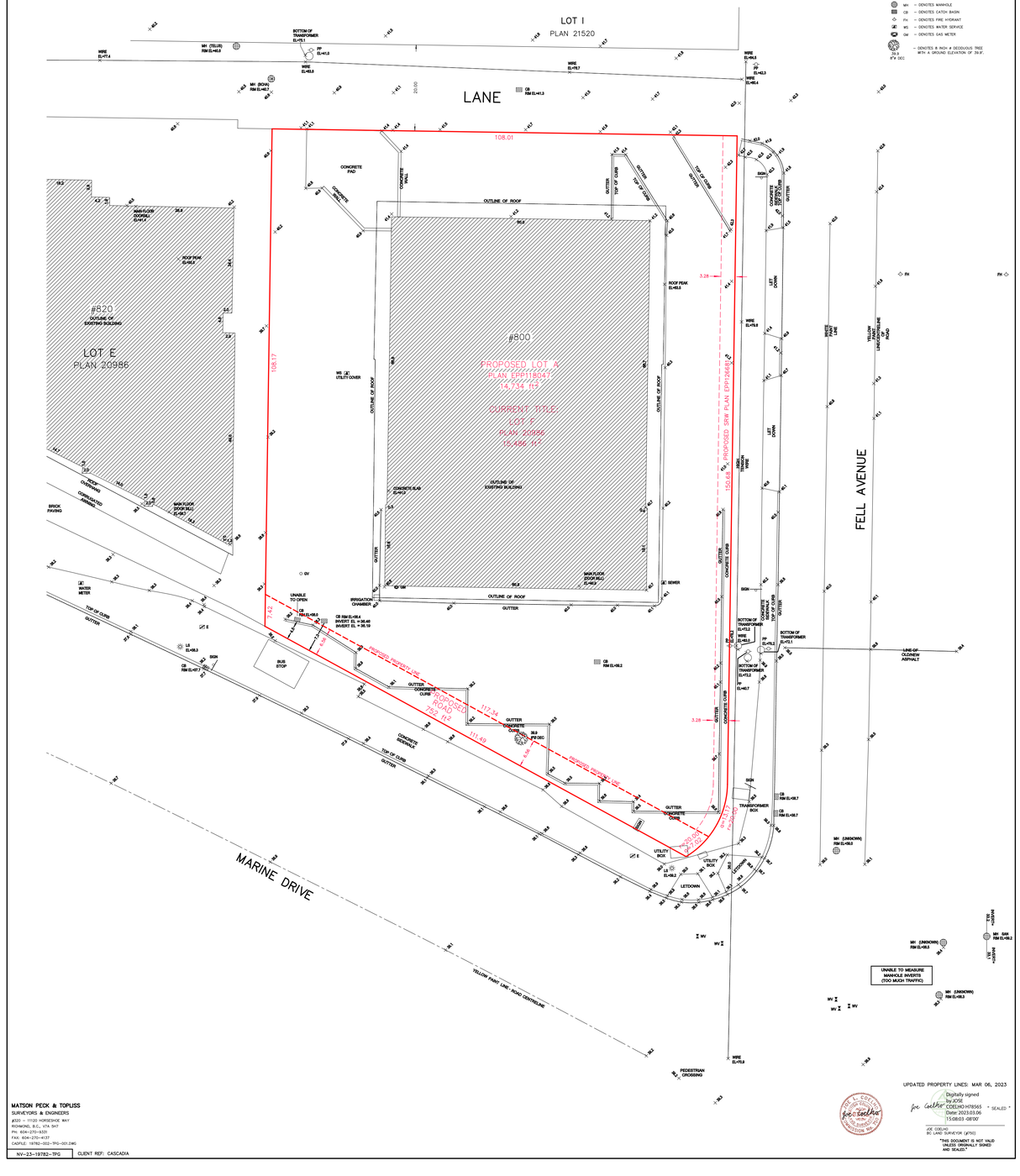
SURVEY PLAN OF LOT F BLOCK D DISTRICT LOT 265 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20986

PID: 005-028-647

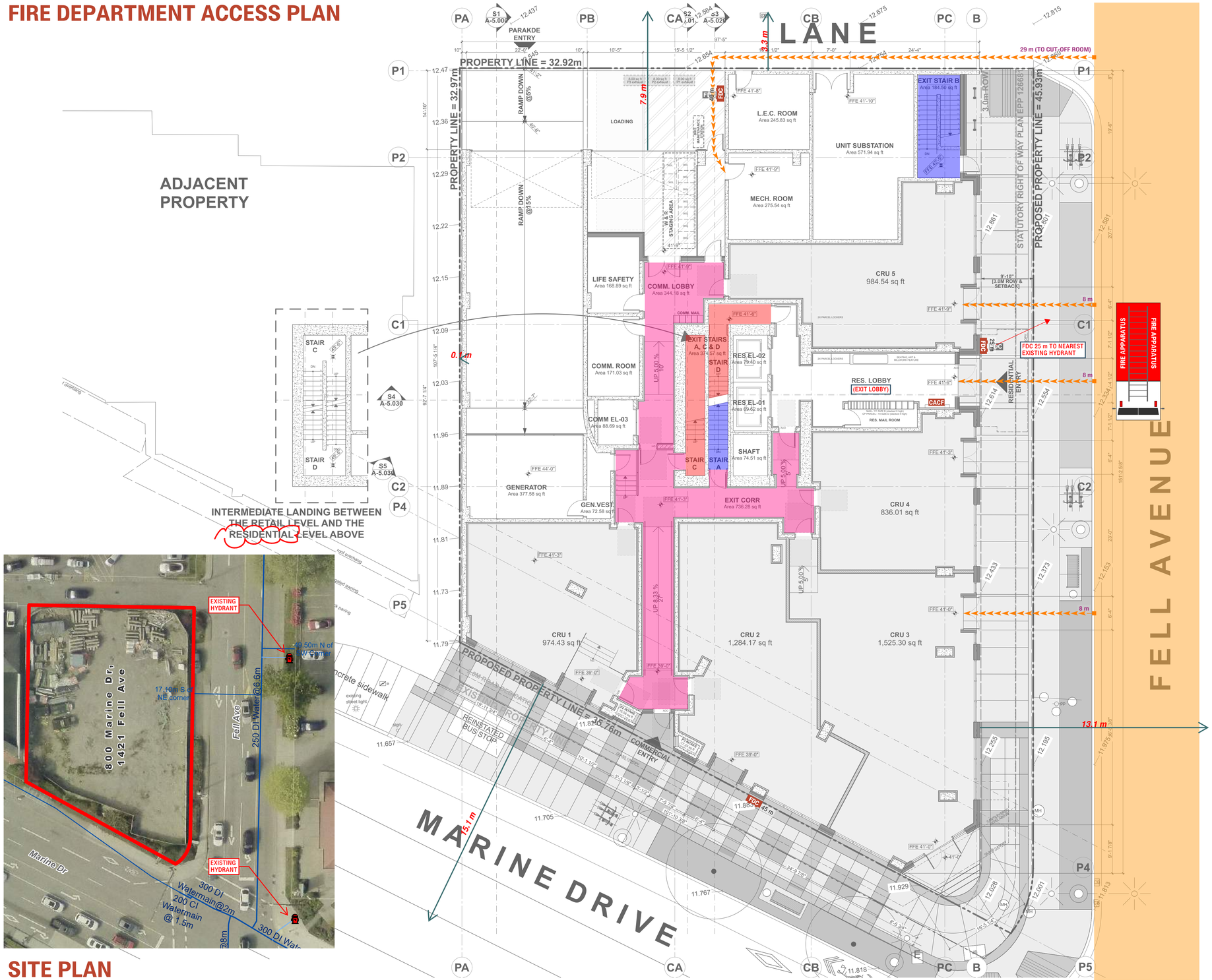
CIVIC ADDRESS:
#800 MARINE DRIVE
VANCOUVER, B.C.

PROPOSED TITLE:
LOT A BLOCK D DISTRICT LOT 265 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP118047
PID: ___-___-___

NOTES:
- ELEVATIONS ARE TO NORTH VANCOUVER CITY GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 87HO99R, PUNCH DRILL HOLE IN TOP OF CURB POST (1.150m).
- GRID BEARINGS ARE UTM ZONE 10 (NAD83(CSRS)2010.0).
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM THE SUBDIVISION PLAN EPP118047 (UNREGISTERED).
- THE TOPOGRAPHIC SURVEY PLAN WAS DONE BY BENNETT LAND SURVEYING LTD. ON DECEMBER 14, 2021.


LOT I
PLAN 21520
LANE
108.01
#820
OUTLINE OF EXISTING BUILDING
LOT E
PLAN 20986
#800
PROPOSED LOT A
PLAN EPP118047
14,734 ft²
CURRENT TITLE:
LOT F
PLAN 20986
15,486 ft²
OUTLINE OF ROOF
OUTLINE OF EXISTING BUILDING
108.17
150.01 PROPOSED SRW PLAN EPP126858
PROPOSED ROAD
752 ft²
117.34
111.49
PROPOSED PROPERTY LINE
MARINE DRIVE
FELL AVENUE
YELLOW PAINT LINE - ROAD CENTRELINE
CONCRETE PAD
CONCRETE WALL
GUTTER
TOP OF CURB
CONCRETE CURB
CONCRETE SIDEWALK
BUS STOP
SIGN
ROOF PEAK EL=49.5
ROOF PEAK EL=49.6
MAIN FLOOR EL=47.7
BASEMENT FLOOR EL=47.7
MAIN FLOOR (DOOR SILL) EL=45.7
MAIN FLOOR (DOOR SILL) EL=45.8
CONCRETE EL=49.8
CONCRETE EL=49.9
BOTTOM OF TRANSFORMER EL=51.1
MH (TELUS) RIM EL=49.9
MH (BCH) RIM EL=49.5
CB RIM EL=49.2
CB RIM EL=49.4
CB RIM EL=49.7
CB RIM EL=49.8
CB RIM EL=49.9
CB RIM EL=50.0
CB RIM EL=50.2
CB RIM EL=50.3
CB RIM EL=50.4
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CB RIM EL=51.1
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CB RIM EL=51.3
CB RIM EL=51.4
CB RIM EL=51.5
CB RIM EL=51.6
CB RIM EL=51.7
CB RIM EL=51.8
CB RIM EL=51.9
CB RIM

FIRE DEPARTMENT ACCESS PLAN



SITE PLAN

N

Cardinal ENGINEERING

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FIREFIGHTING PROVISION SYMBOLS

- FAAP / CACF — FIRE ALARM ANNUNCIATOR PANEL / CENTRAL ALARM CONTROL FACILITY
- 45 m / FDC — DISTANCE TO NEAREST HYDRANT / FIRE DEPARTMENT CONNECTION (FDC)
- P / E — P = PROPOSED, E = EXISTING — FIRE HYDRANT
- STROBE LIGHT
- UNOBSTRUCTED PATH OF TRAVEL
- STANDPIPE HOSE CONNECTION LOCATION IN ADDITION TO WITHIN EXIT STAIRS
- N+V — MEASURE N VESTIBULE AND/OR VESTIBULE CONFORMING TO 3.3.5.7.(4)
- FFE — ASSIGNED FIREFIGHTERS ELEVATOR (FFE) CONFORMING TO 3.2.6.5.
- EXIT FOR BELOW GRADE ACCESS ONLY
- EXIT FOR ABOVE GRADE ACCESS ONLY
- COMBINED BELOW & ABOVE GRADE EXIT

EXITING AND EGRESS LEGEND

- ADO / TR / PANIC / C/F / ML / HO — DOOR REQUIRING: ADO = AUTOMATIC DOOR OPENER; TR = TEMPERATURE-RISE RATING; PANIC = PANIC-HARDWARE; C/F = CROSSOVER FLOOR ACCESS; ML = EQUIPPED WITH MAG-LOCK; HO = ON HOLD-OPEN DEVICE; (R.I.) = ROUGH-IN ONLY
- EXIT <137> — REQUIRED EXIT FACILITY <EXIT CAPACITY>
- 45.0 m / (25.0 m) — TO EXIT FACILITY / TRAVEL DISTANCE / TO EGRESS
- MAX OL=60 — MAXIMUM OCCUPANT LOAD SIGNAGE REQUIRED TO BE POSTED FOR NOTED ROOM OR AREA

1

REV #	REVISION	DATE YYYY-MM-DD

PROJECT:

VERTEX

ADDRESS:

800 MARINE DRIVE AND 1421 FELL AVENUE, NORTH VANCOUVER, BC

DRAWING:

FIRE DEPARTMENT ACCESS PLAN

AFFIX SEAL:

PERMIT TO PRACTICE:	1003246
PROJECT #:	25-0111
DRAWN BY:	BQ
REVIEWED BY:	
ORIGINAL DATE (YYYY-MM-DD):	2026-02-11

SHEET: **CC-02**

Integra ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT — SHAMUS P. SAMPLE — 2026-02-13 — BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

FD Access Plan

24654	[PROJECT]
Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-1.400



LEGEND:



SU9 - Single Unit or Bus
Overall Length 9.100m
Overall Width 2.600m
Max Body Gross Heights 3.700m
Min Body Ground Clearance 0.445m
Track Width 2.600m
Lock to lock time 6.00s
Curb to Curb Turning Radius 12.800m

PERMIT TO PRACTICE:

THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS CONTRACTED WITH AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO CONTRACT.

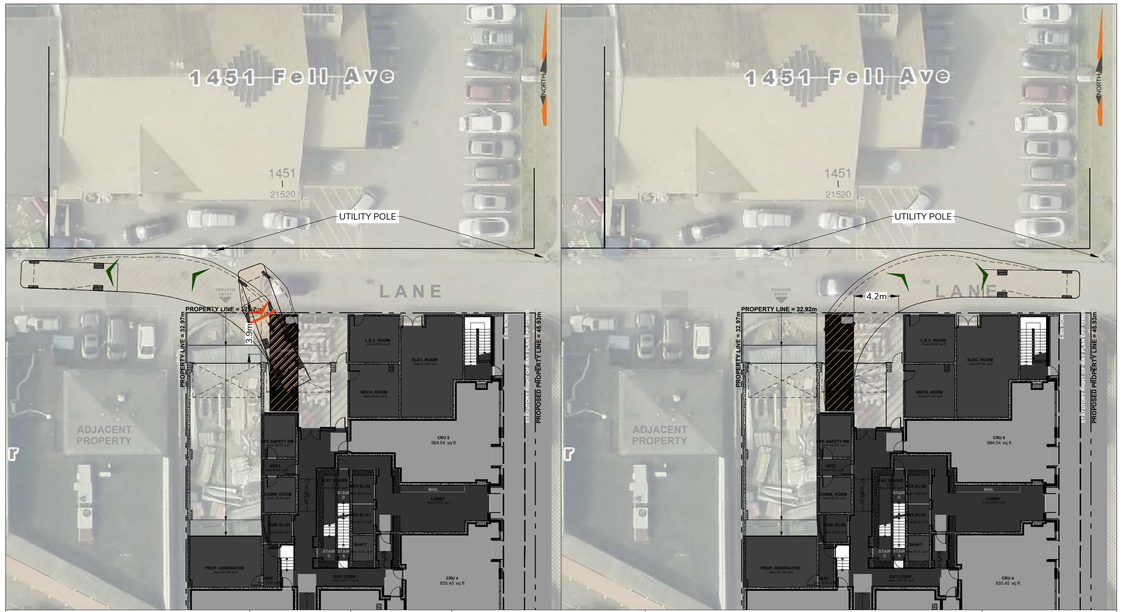
SEAL:

REVISIONS		
0	ISSUED FOR CLIENT REVIEW	2024-05-23
1	ISSUED FOR CLIENT REVIEW	2024-05-28
2	ISSUED FOR CLIENT REVIEW	2025-11-18
3		
4		
5		
6		
7		

800 MARINE DR, NORTH VANCOUVER
SWEPT PATH ANALYSIS
TRUCK INBOUND MOVEMENT, WESTBOUND REVERSE

DRAWING NO:	SCALE:	DRAWN:
DWG-01	1:250	JY
DESIGN SPEED:	DESIGN VEHICLE:	CHECKED:
SU9	-	VN

WATT Consulting Group
WATTCONSULTINGGROUP.COM
PROJECT NO: 3112.B01



LEGEND:



SU9 - Single Unit or Bus
Overall Length 9.100m
Overall Width 2.600m
Max Body Gross Heights 3.700m
Min Body Ground Clearance 0.445m
Track Width 2.600m
Lock to lock time 6.00s
Curb to Curb Turning Radius 12.800m

PERMIT TO PRACTICE:

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SEAL:

REVISIONS		
0	ISSUED FOR CLIENT REVIEW	2024-05-23
1	ISSUED FOR CLIENT REVIEW	2024-05-28
2	ISSUED FOR CLIENT REVIEW	2025-11-18
3		
4		
5		
6		
7		

800 MARINE DR, NORTH VANCOUVER
SWEPT PATH ANALYSIS
TRUCK OUTBOUND MOVEMENT

DRAWING NO:	SCALE:	DRAWN:
DWG-02	1:250	JY
DESIGN SPEED:	DESIGN VEHICLE:	CHECKED:
-	SU9	VN

WATT Consulting Group
WATTCONSULTINGGROUP.COM
PROJECT NO: 3112.B01

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SEAMUS F. SAUL
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Loading Plan

24654	[PROJECT]
Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-1.500



VIEW FROM MARINE DR AND FELL AVE



VIEW ALONG FELL AVE LOOKING NORTH

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACHS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Perspectives

24654	[PROJECT]
Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-1.601



PARKADE AND RESIDENTIAL ACCESS FROM FELL AVE



PARKADE AND OFFICE ACCESS FROM MARINE DR

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS P SACKS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Perspectives

24654	[PROJECT]
Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-1.602



BUILDING ELEVATION ALONG FELL AVE



VIEW ALONG FELL AVE

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SEAMUS F SAUL
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Perspectives

[PROJECT]
24654

[SCALE]

[DATE]
2026-02-13

[ISSUE]
5 - REZONING RESUBMISSION

[DRAWING]

A-1.603



BALCONY VIEW: INTERIOR



BALCONY VIEW: EXTERIOR

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SAMUS F. SAAD
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

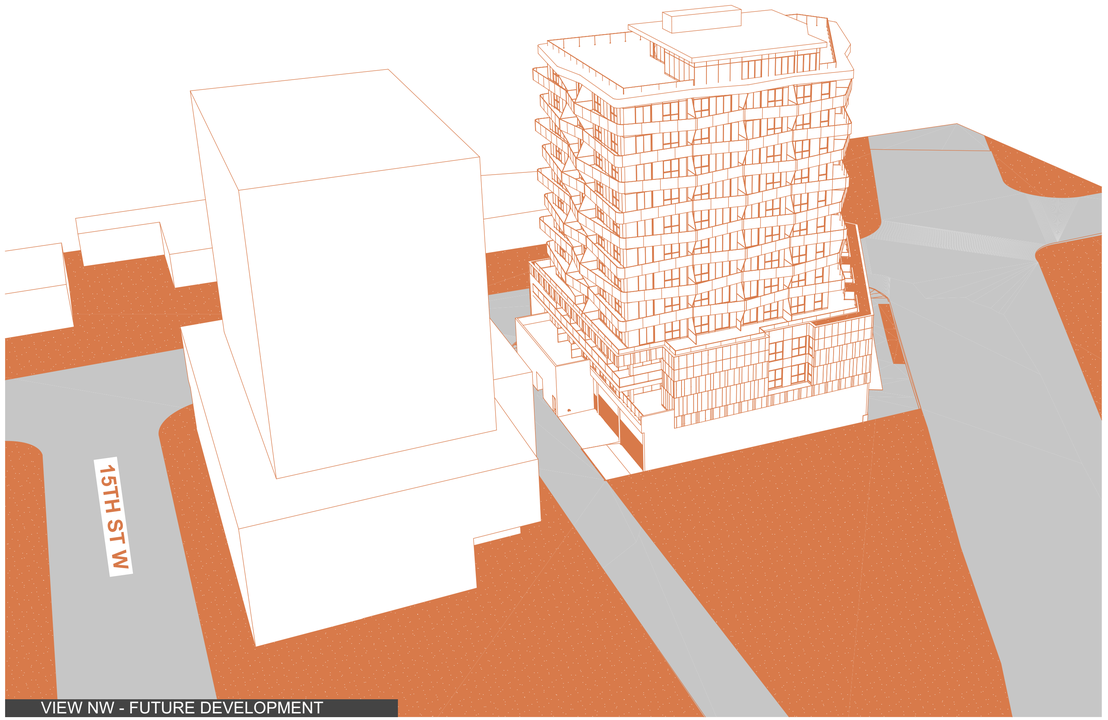
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

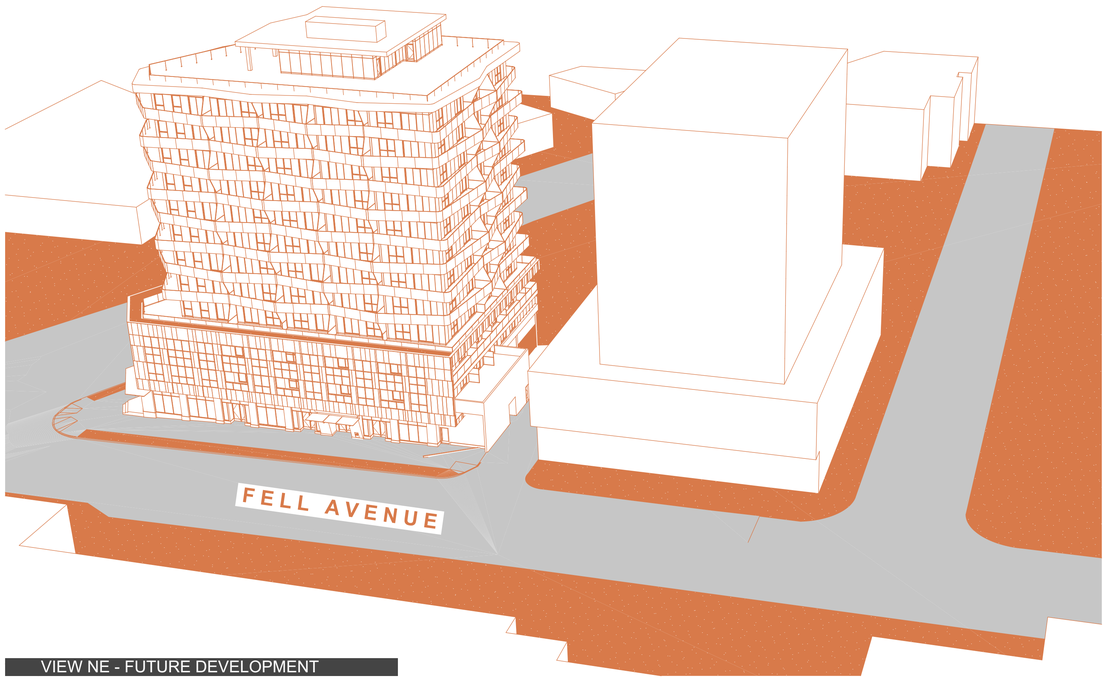
Perspectives

24654	[PROJECT]
[SCALE]	
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]
[DRAWING]	

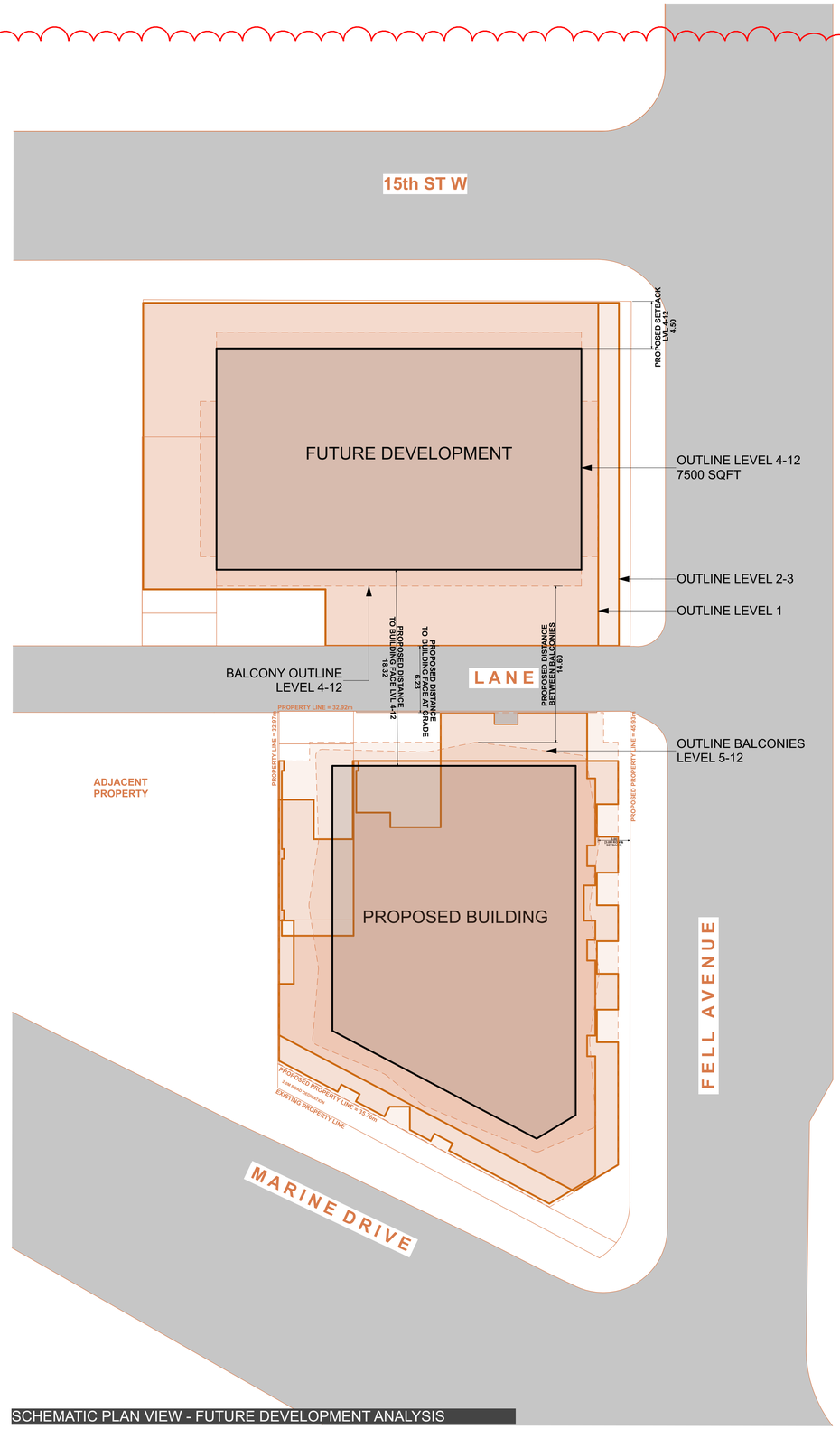
A-1.604



VIEW NW - FUTURE DEVELOPMENT



VIEW NE - FUTURE DEVELOPMENT



SCHEMATIC PLAN VIEW - FUTURE DEVELOPMENT ANALYSIS

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F SAMUEL 2026-02-13 BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

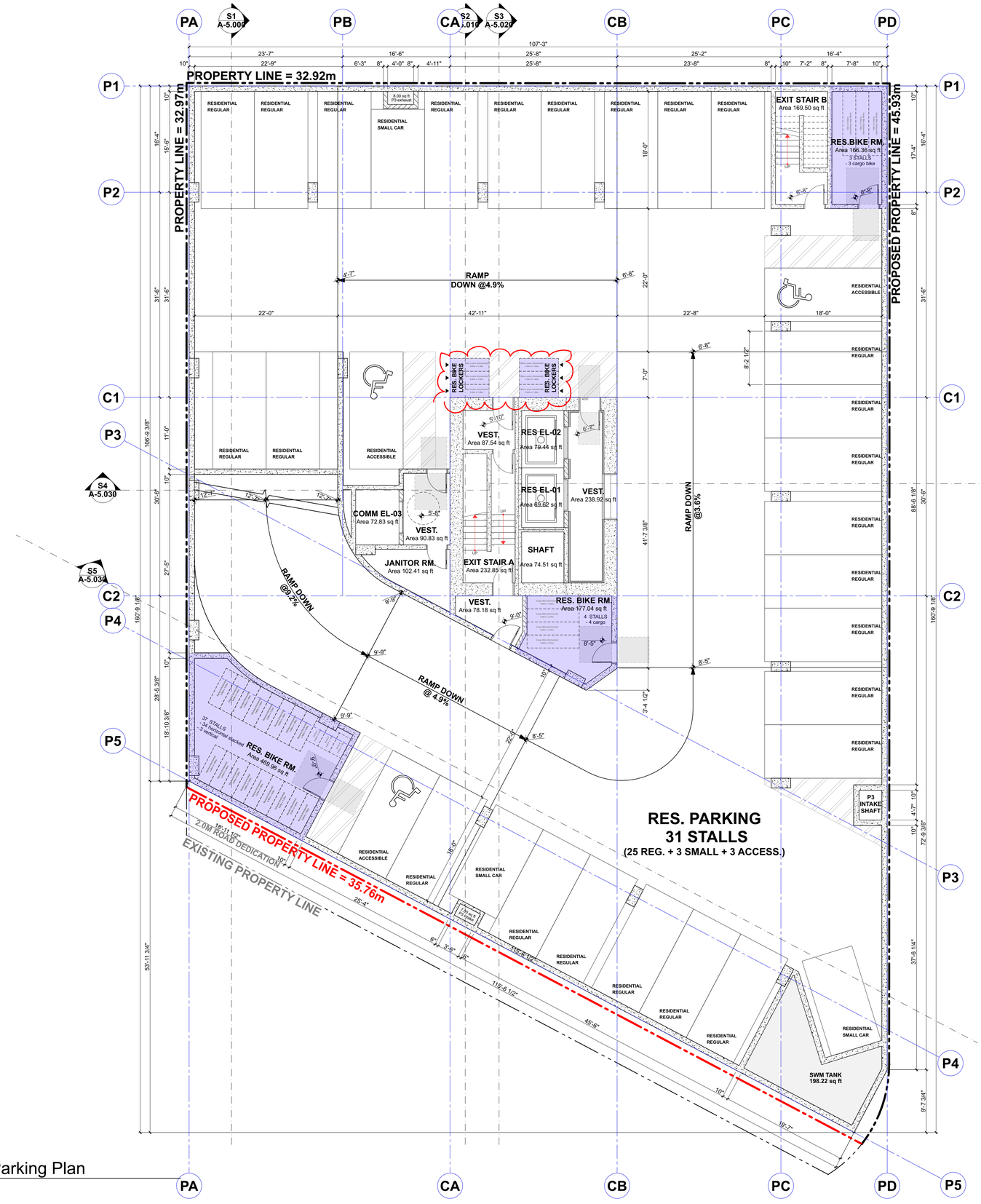
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Future Development

24654	[PROJECT]
Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-1.605



1 Level P3 Parking Plan
SCALE: 1/8" = 1'-0"

Vehicle Parking Residential

Location	Designation	Size	Qty
Level P1 Parking Plan			
	RES. VISITOR	ACCESSIBLE	1
	RES. VISITOR	REGULAR	9
	RESIDENTIAL	REGULAR	3
	RESIDENTIAL	SMALL CAR	3
			16
Level P2 Parking Plan			
	RESIDENTIAL	ACCESSIBLE	2
	RESIDENTIAL	REGULAR	21
	RESIDENTIAL	SMALL CAR	5
			28
Level P3 Parking Plan			
	RESIDENTIAL	ACCESSIBLE	3
	RESIDENTIAL	REGULAR	25
	RESIDENTIAL	SMALL CAR	3
			31
			75

Vehicle Parking Commercial

Level	Designation	Size	Qty
Level P1 Parking Plan			
	COMMERCIAL	REGULAR	8
	COMMERCIAL	SMALL CAR	2
			10

Bicycle Parking Residential

Location	Type	Size	Qty
Level P1 Parking Plan			
	Cargo Bike (Horizontal)	0.60m x 2.44m	4
	Stacked (Horizontal)	0.60m x 1.80m	46
	Vertical	0.60m x 1.00m	4
			54
Level P2 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	6
	Cargo Bike (Horizontal)	0.60m x 2.44m	6
	Cargo Bike (Horizontal)	0.60m x 3.00m	3
	Stacked (Horizontal)	0.60m x 1.80m	68
	Vertical	0.60m x 1.00m	6
			89
Level P3 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	6
	Cargo Bike (Horizontal)	0.60m x 2.44m	4
	Cargo Bike (Horizontal)	0.60m x 3.00m	3
	Stacked (Horizontal)	0.60m x 1.80m	34
	Vertical	0.60m x 1.00m	3
			50
			193

Bicycle Parking Commercial

Location	Type	Size	Qty
Level P1 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	3
			3

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N

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIAMUS F SAADAT
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

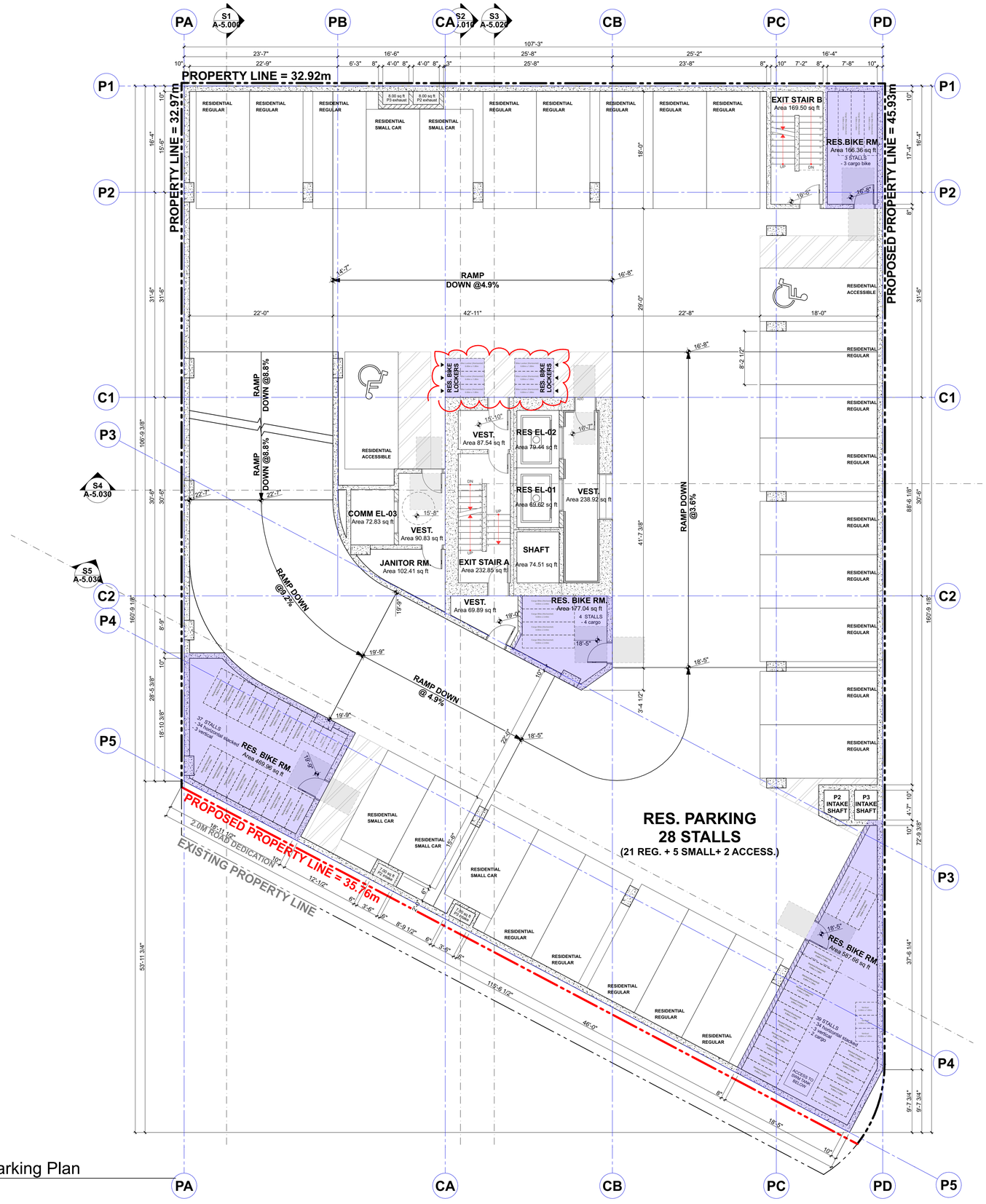
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Level P3 Parking Plan

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.000



1 Level P2 Parking Plan
SCALE: 1/8" = 1'-0"

Vehicle Parking Residential

Location	Designation	Size	Qty
Level P1 Parking Plan			
	RES. VISITOR	ACCESSIBLE	1
	RES. VISITOR	REGULAR	9
	RESIDENTIAL	REGULAR	3
	RESIDENTIAL	SMALL CAR	3
			16
Level P2 Parking Plan			
	RESIDENTIAL	ACCESSIBLE	2
	RESIDENTIAL	REGULAR	21
	RESIDENTIAL	SMALL CAR	5
			28
Level P3 Parking Plan			
	RESIDENTIAL	ACCESSIBLE	3
	RESIDENTIAL	REGULAR	25
	RESIDENTIAL	SMALL CAR	3
			31
			75

Vehicle Parking Commercial

Level	Designation	Size	Qty
Level P1 Parking Plan			
	COMMERCIAL	REGULAR	8
	COMMERCIAL	SMALL CAR	2
			10

Bicycle Parking Residential

Location	Type	Size	Qty
Level P1 Parking Plan			
	Cargo Bike (Horizontal)	0.60m x 2.44m	4
	Stacked (Horizontal)	0.60m x 1.80m	46
	Vertical	0.60m x 1.00m	4
			54
Level P2 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	6
	Cargo Bike (Horizontal)	0.60m x 2.44m	6
	Cargo Bike (Horizontal)	0.60m x 3.00m	3
	Stacked (Horizontal)	0.60m x 1.80m	68
	Vertical	0.60m x 1.00m	6
			89
Level P3 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	6
	Cargo Bike (Horizontal)	0.60m x 2.44m	4
	Cargo Bike (Horizontal)	0.60m x 3.00m	3
	Stacked (Horizontal)	0.60m x 1.80m	34
	Vertical	0.60m x 1.00m	3
			50
			193

Bicycle Parking Commercial

Location	Type	Size	Qty
Level P1 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	3
			3

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N

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIAMUS F SAADAT
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

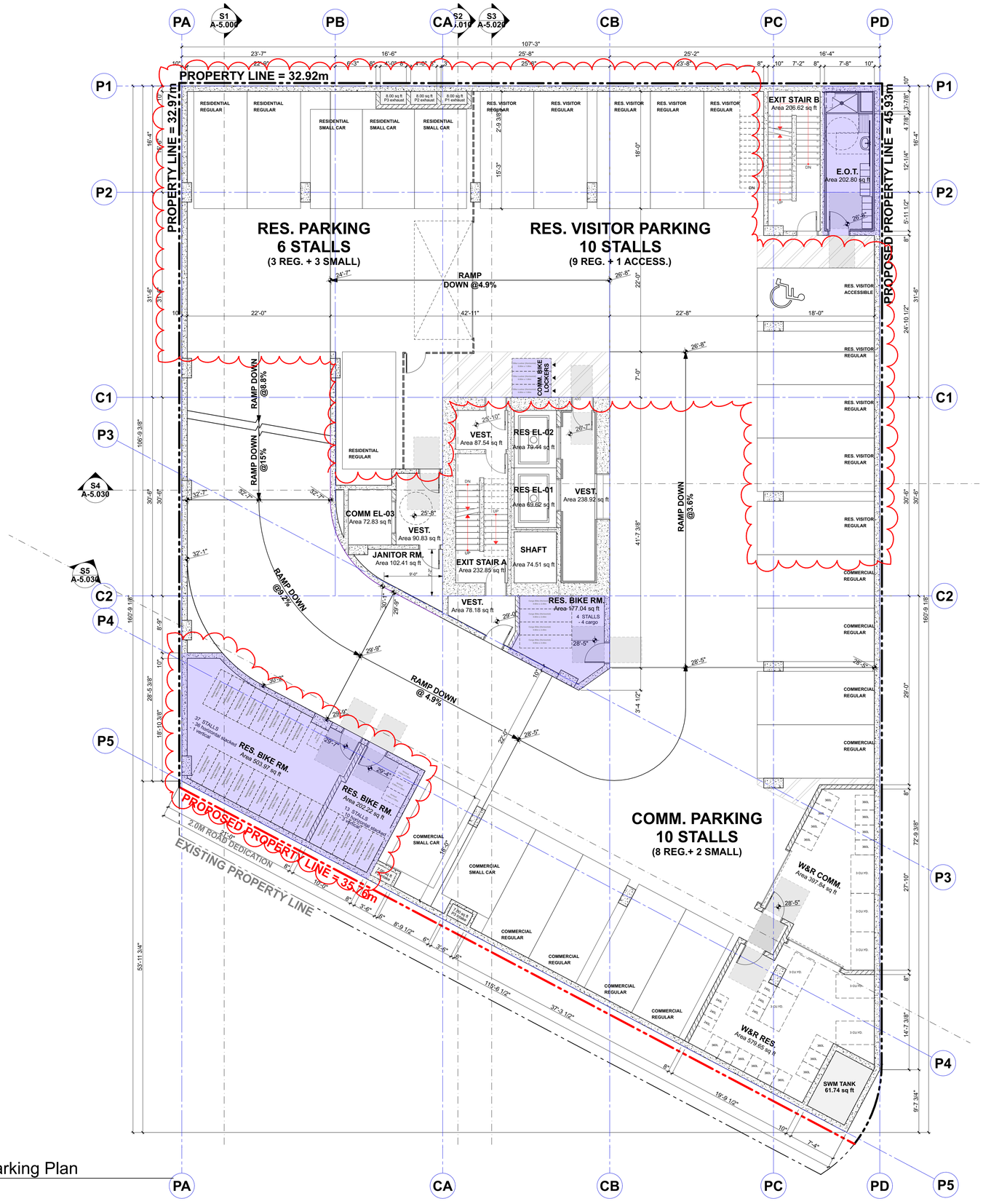
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Level P2 Parking Plan

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.010



1 Level P1 Parking Plan
SCALE: 1/8" = 1'-0"

Vehicle Parking Residential

Location	Designation	Size	Qty
Level P1 Parking Plan			
	RES. VISITOR	ACCESSIBLE	1
	RES. VISITOR	REGULAR	9
	RESIDENTIAL	REGULAR	3
	RESIDENTIAL	SMALL CAR	3
			16
Level P2 Parking Plan			
	RESIDENTIAL	ACCESSIBLE	2
	RESIDENTIAL	REGULAR	21
	RESIDENTIAL	SMALL CAR	5
			28
Level P3 Parking Plan			
	RESIDENTIAL	ACCESSIBLE	3
	RESIDENTIAL	REGULAR	25
	RESIDENTIAL	SMALL CAR	3
			31
			75

Vehicle Parking Commercial

Level	Designation	Size	Qty
Level P1 Parking Plan			
	COMMERCIAL	REGULAR	8
	COMMERCIAL	SMALL CAR	2
			10

Bicycle Parking Residential

Location	Type	Size	Qty
Level P1 Parking Plan			
	Cargo Bike (Horizontal)	0.60m x 2.44m	4
	Stacked (Horizontal)	0.60m x 1.80m	46
	Vertical	0.60m x 1.00m	4
			54
Level P2 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	6
	Cargo Bike (Horizontal)	0.60m x 2.44m	6
	Cargo Bike (Horizontal)	0.60m x 3.00m	3
	Stacked (Horizontal)	0.60m x 1.80m	68
	Vertical	0.60m x 1.00m	6
			89
Level P3 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	6
	Cargo Bike (Horizontal)	0.60m x 2.44m	4
	Cargo Bike (Horizontal)	0.60m x 3.00m	3
	Stacked (Horizontal)	0.60m x 1.80m	34
	Vertical	0.60m x 1.00m	3
			50
			193

Bicycle Parking Commercial

Location	Type	Size	Qty
Level P1 Parking Plan			
	Bike Locker (Horizontal)	0.60m x 1.80m	3
			3

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAGE
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Level P1 Parking Plan

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.020

ADJACENT PROPERTY

PROPERTY LINE = 32.92m

PROPERTY LINE = 32.97m

PROPOSED PROPERTY LINE = 45.93m

LANE

FELL AVENUE

MARINE DRIVE

PROPOSED PROPERTY LINE = 35.76m

EXISTING PROPERTY LINE

STATUTORY RIGHT OF WAY PLAN EPP 126651

3.0m ROW

INTERMEDIATE LANDING BETWEEN THE RETAIL LEVEL AND THE RESIDENTIAL LEVEL ABOVE

PARAKDE ENTRY

RAMP DOWN @5%

RAMP DOWN @15%

LOADING

FDC

L.E.C. ROOM
Area 245.83 sq ft

UNIT SUBSTATION
Area 571.94 sq ft

MECH. ROOM
Area 275.54 sq ft

EXIT STAIR B
Area 184.50 sq ft

LIFE SAFETY
Area 168.89 sq ft

COMM. LOBBY
Area 344.18 sq ft

CRU 5
984.54 sq ft

COMM. ROOM
Area 171.03 sq ft

EXIT STAIRS A, C & D
Area 374.57 sq ft

RES. EL-02
Area 79.40 sq ft

RES. EL-01
Area 69.62 sq ft

RES. LOBBY
(EXIT LOBBY)
Area 564.88 sq ft

RES. MAIL ROOM

RESIDENTIAL ENTRY

COMM EL-03
Area 88.69 sq ft

SHAFT
Area 74.51 sq ft

GENERATOR
Area 377.58 sq ft

GEN.VEST
Area 72.58 sq ft

EXIT CORR
Area 736.28 sq ft

CRU 4
836.01 sq ft

CRU 1
974.43 sq ft

CRU 2
1,284.17 sq ft

CRU 3
1,525.30 sq ft

COMMERCIAL ENTRY

REINSTATED BUS STOP

existing concrete sidewalk

existing street light

water meter

roof overhang

corrugated gamma

brick paving

STAIR C

STAIR D

S1 A-5.000

S2 A-5.01

S3 A-5.020

S4 A-5.030

S5 A-5.030

P1 P2 P4 P5 C1 C2 PA PB CA PC B CB

EXISTING HYDRANT

N

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[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS P SACHS 2026-02-13 BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Level 1
Commercial

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.030



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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIAMUS F SAADAT
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Level 2 Residential

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.040



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REGISTERED ARCHITECT
SIAMUS F SAADAT
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Level 3 Residential

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.050



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2026-02-13
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[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

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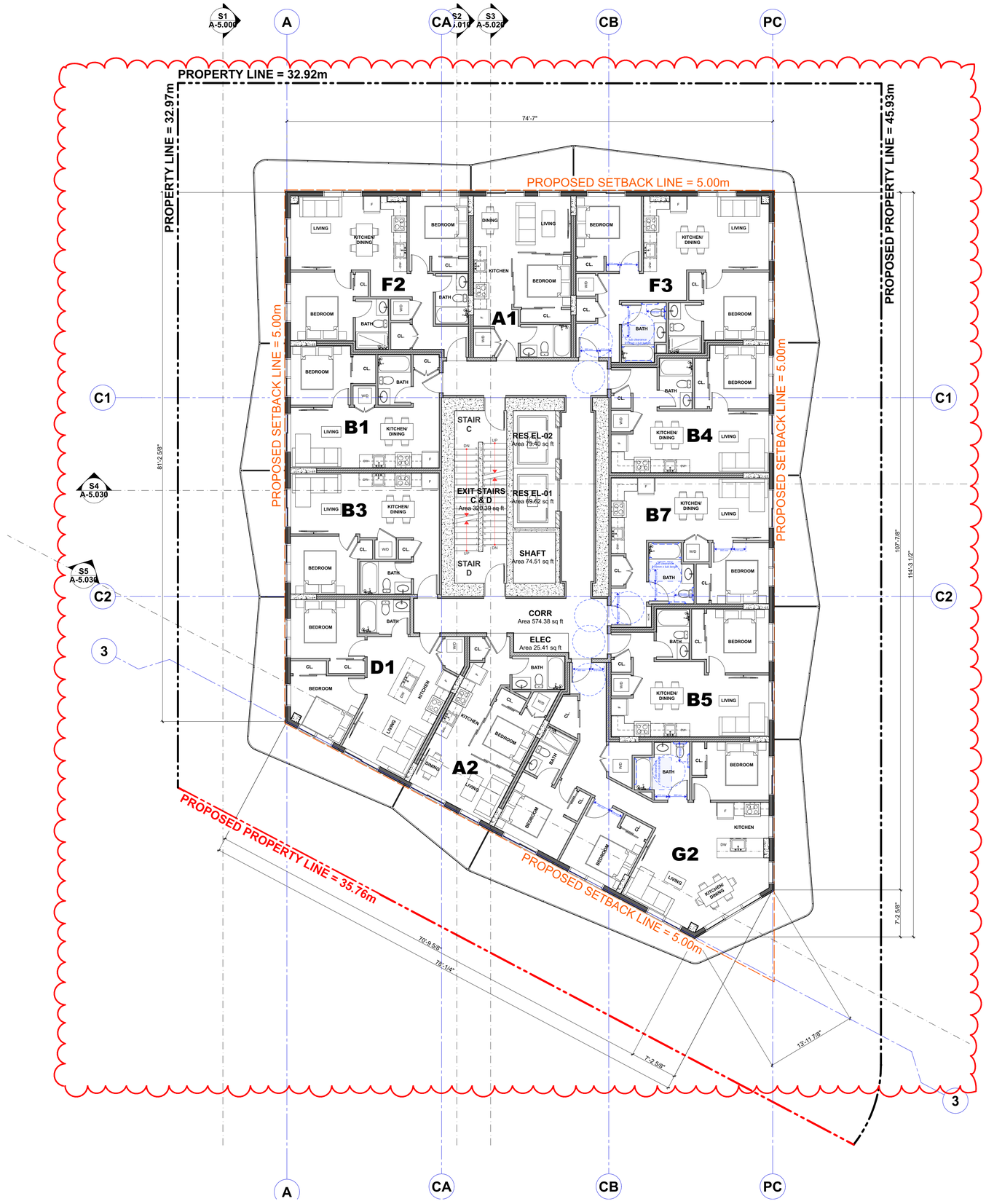
[TITLE]

Level 4 Residential

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.060



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BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Level 5,7,9,11 Residential

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.070



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[ARCHITECT SEAL]

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2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

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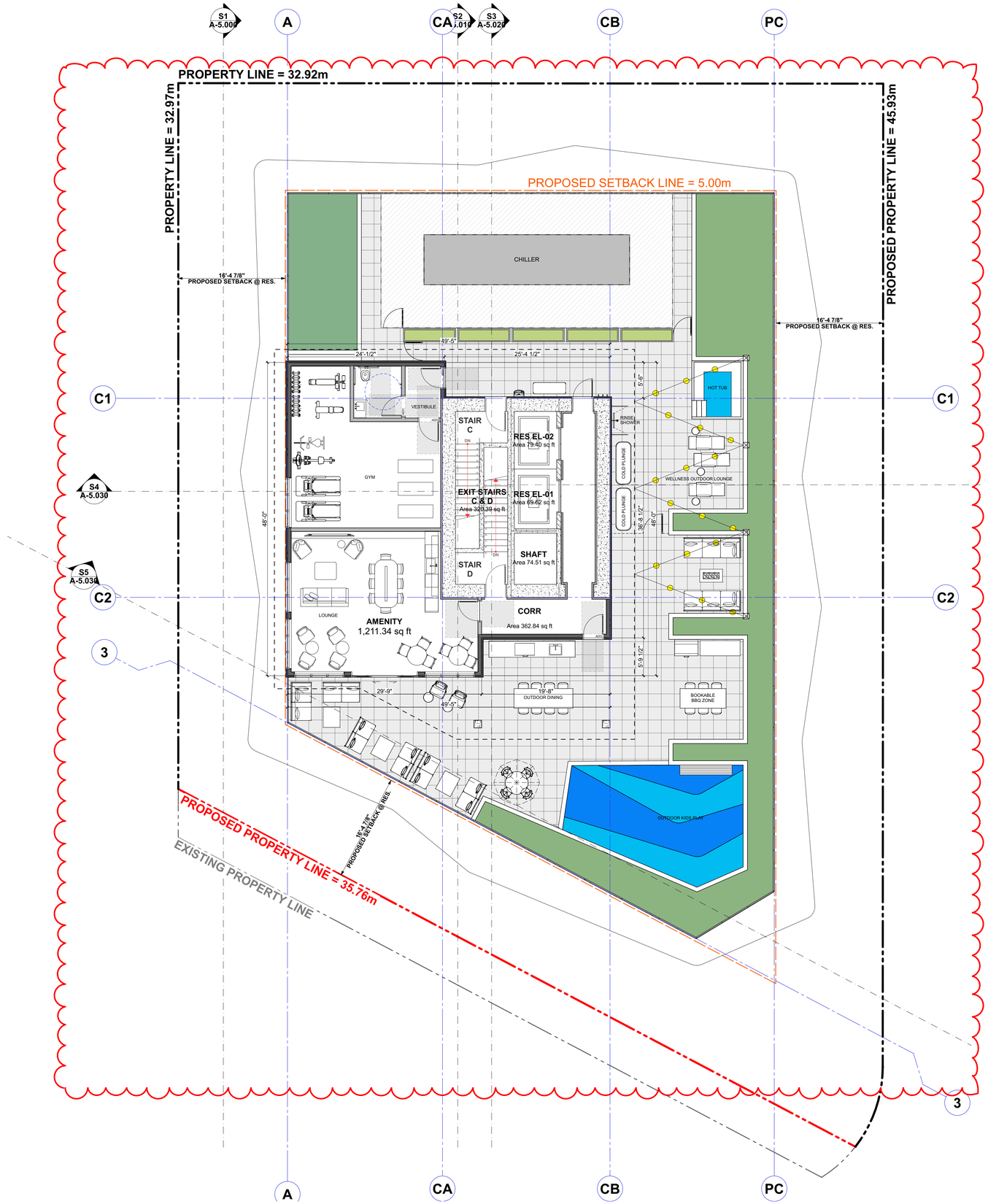
[TITLE]

Level 6,8,10,12 Residential

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.080



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REGISTERED ARCHITECT
MARKUS F. SAILER
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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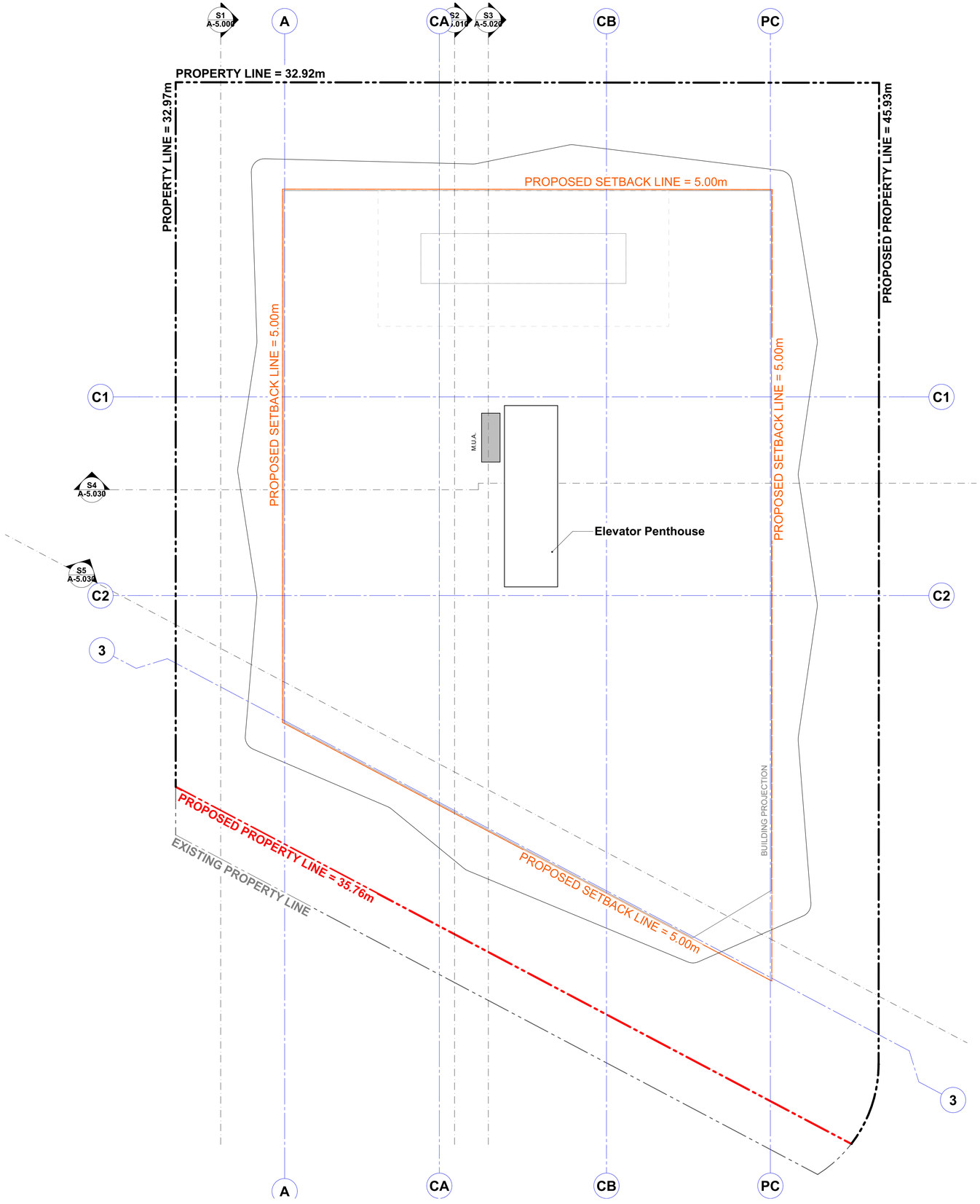
[TITLE]

Level 13/ Roof Plan

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.090



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[ARCHITECT SEAL]

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SHAMUS F. SACHS
2026-02-13
BRITISH COLUMBIA

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CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Upper Roof Plan

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-2.100

Section No. Architectural Drawing Index

COVER

A-3.000	COVER SHEET		
A-3.010	SYMBOLS AND LEGENDS/ GENERAL NOTES		
A-3.100	UNIT S1		1/4" = 1'-0"
A-3.110	UNIT S2		1/4" = 1'-0"
A-3.200	UNIT A1		1/4" = 1'-0"
A-3.210	UNIT A2		1/4" = 1'-0"
A-3.220	UNIT A3		1/4" = 1'-0"
A-3.300	UNIT B1		1/4" = 1'-0"
A-3.310	UNIT B2		1/4" = 1'-0"
A-3.320	UNIT B3		1/4" = 1'-0"
A-3.330	UNIT B4		1/4" = 1'-0"
A-3.340	UNIT B5		1/4" = 1'-0"
A-3.350	UNIT B6		1/4" = 1'-0"
A-3.360	UNIT B7	L2 ADAPTABLE	1/4" = 1'-0"
A-3.370	UNIT B8	L2 ADAPTABLE	1/4" = 1'-0"
A-3.400	UNIT C1		1/4" = 1'-0"
A-3.500	UNIT D1		1/4" = 1'-0"
A-3.510	UNIT D2		1/4" = 1'-0"
A-3.600	UNIT E1		1/4" = 1'-0"
A-3.610	UNIT E2	L2 ADAPTABLE	1/4" = 1'-0"
A-3.620	UNIT E3		1/4" = 1'-0"
A-3.700	UNIT F1		1/4" = 1'-0"
A-3.710	UNIT F2		1/4" = 1'-0"
A-3.720	UNIT F3	L2 ADAPTABLE	1/4" = 1'-0"
A-3.800	UNIT G1	L2 ADAPTABLE	1/4" = 1'-0"
A-3.810	UNIT G2	L2 ADAPTABLE	1/4" = 1'-0"
A-3.820	UNIT G3		1/4" = 1'-0"





VERTEX

800 Marine Dr. and 1421 Fell Ave., North Vancouver, BC

5 - REZONING RESUBMISSION

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave. North Vancouver, BC

[TITLE]

COVER SHEET

24654	[PROJECT]
Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.000

SYMBOLS AND LEGENDS:

- W2/0hr — INDICATES WALL TYPE / WALL RATING (HR)
- A1 — INDICATES WINDOW TYPE
- E3-0 — INDICATES DOOR TYPE
- A.6.08/0 — REFERENCE NUMBER / PAGE
- 00.20.103 — DETAIL REFERENCE NUMBER
- 42.20.501 — DETAIL REFERENCE NUMBER
- CONCRETE BLOCK WALL - 1, 1.5 OR 2 HOUR FIRE RESISTANCE RATING
- CONCRETE WALL - 1, 1.5 OR 2 HOUR FIRE RESISTANCE RATING
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- CORRIDOR WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR WALL
- INTERIOR LOAD-BEARING WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR SERVICE WALL - PLUMBING / HVAC
- INTERIOR UPSTAND WALL - NOT FULL HEIGHT
- LANDSCAPE WALL - NOT FULL HEIGHT
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- ROOF DECK UPSTAND WALL
- 20x20 — CONCRETE COLUMN
- FIRE SEPARATIONS TO UNDERSIDE ROOF SHEATHING
- FIRE BLOCKING
- AREA CLEAR OF ANY OBSTRUCTIONS FOR ACCESSIBLE ACCESS
- 6.18 — MINIMUM SQUARE FEET OF ATTIC / ROOF VENTILATION
- ROOF VENTS 50 SQUARE INCHES FREE AIR AREA (0.347 SF)
- VAULTED CEILING ABOVE
- DROPPED CEILING ABOVE
- AIR INTAKE/ SUPPLY DUCT RUNNING IN DROPPED CEILING
- AIR INTAKE/ SUPPLY DUCT RUNNING BETWEEN JOISTS
- EXHAUST DUCT RUNNING IN DROPPED CEILING
- EXHAUST DUCT RUNNING BETWEEN JOISTS
- WATER CURTAIN - REFER TO CODE CONSULTANT REPORT
- RWL — RAIN WATER LEADER
- PROPERTY LINE
- SETBACK LINE
- BUILDING / ELEMENTS ABOVE
- BUILDING / ELEMENTS BELOW
- BUILDING / ELEMENTS BEYOND
- CO — CO VESTIBULE

UNIT PLAN NOTES

GENERAL NOTES:

01. SEE 1/8" SCALE DWGS. FOR EXTENT OF EXTERIOR WALLS @ PARTY WALL LOCATIONS
02. SEE 1/8" SCALE DWGS. FOR BALCONY RAILING CONFIGURATION
03. PROVIDE 4 EVENLY DISTRIBUTED SHELVES IN EACH LINEN CLOSET
04. MIRROR DIMENSIONS TO BE CONFIRMED ON SITE
05. AT ALL KITCHEN, BATHROOM CABINET, & BATHTUB WALLS – STUD SPACING TO BE MINIMUM OF 16" o.c.
06. PROVIDE A MIN. 1/2" CLEARANCE ON EACH SIDE OF RANGE TO KITCHEN CABINETS
07. PROVIDE 37" (WIDTH) AND 70" (HEIGHT) CLEAR BETWEEN BASEBOARD & COUNTER TOP FOR FRIDGES – CONFIRM W/ OWNER
08. BATHROOM & LAUNDRY CEILINGS (EXCEPT BELOW ROOF) TO BE DROPPED TO ACCOMMODATE PLUMBING & VENTING ABOVE (MIN 2.1m CEILING HEIGHT)
09. KITCHEN, LIVING ROOM, BEDROOMS (WHERE INDICATED) TO BE DROPPED TO 8'-0" HEIGHT TO ACCOMMODATE PLUMBING & VENTING ABOVE. MIN HEIGHT 2.44m
10. SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR DETAILS, TILE PATTERNS, CABINETS, PASS THROUGH, STAIRS, FIREPLACES – ADVISE OWNER OF ANY DISCREPANCIES BETWEEN SCOPES OF WORK, DRAWINGS AND/OR INTERIOR DESIGN SPECIFICATIONS
11. ALL VENTILATION DUCTS THAT PASS THROUGH UNHEATED ATTIC SPACES ARE TO BE INSULATED – SEE MECH DWGS
12. PROVIDE MIN 32" CLEAR FINISH DIMENSION INSIDE ALL LAUNDRY CLOSETS
13. PROVIDE SEPARATE PRICE FOR OPTIONAL DOOR OVERHEIGHT DOOR AT LAUNDRY CLOSET
14. FINISHED BULKHEAD WIDTH ABOVE KITCHEN CABINETS IS NOT TO EXCEED 11" & IS NOT TO EXTEND PAST FACE OF KITCHEN CABINETS
15. EACH KITCHEN TO HAVE A MIN OF ON BANK OF DRAWERS
16. LOCATE WASHER DRYER BOX ALONG SIDE WALL ADJACENT TO FRONT OF WASHER DRYER

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave. North Vancouver, BC

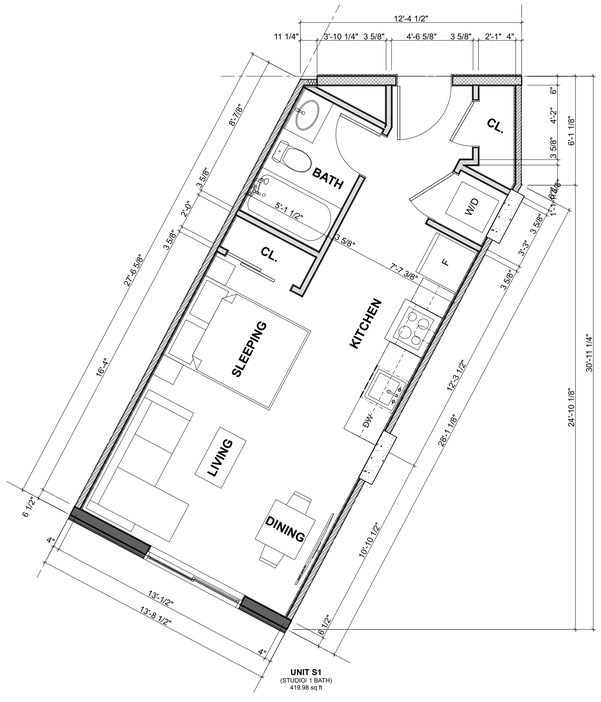
[TITLE]

SYMBOLS AND LEGENDS/ GENERAL NOTES

24654	[PROJECT]
Not To Scale	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.010



UNIT S1
(STUDIO/ 1 BATH)
419.98 sq ft

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CASCADIA GREEN DEVELOPMENTS

[PROJECT]

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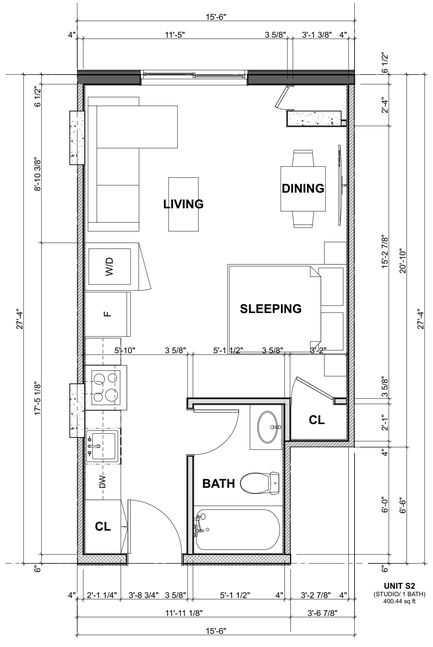
[TITLE]

UNIT S1

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.100



UNIT S2
(STUDIO/ 1 BATH)
400.44 sq ft

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAGE
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave. North Vancouver, BC

[TITLE]

UNIT S2

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.110

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[ARCHITECT SEAL]

[CLIENT]

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[PROJECT]

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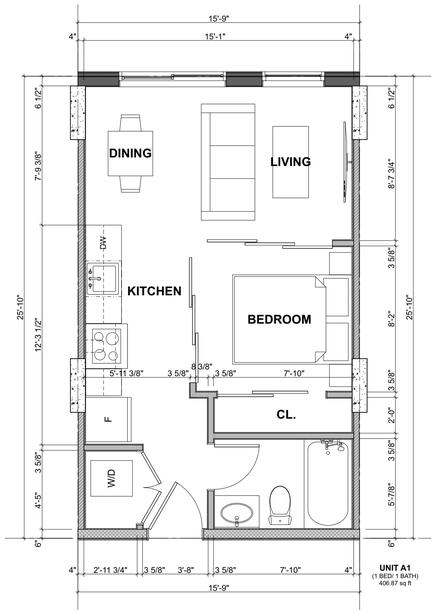
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Unit Plans

24654	[PROJECT]
As Noted	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.000



UNIT A1
(1 BED/ 1 BATH)
406.87 sq ft

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[PROJECT]

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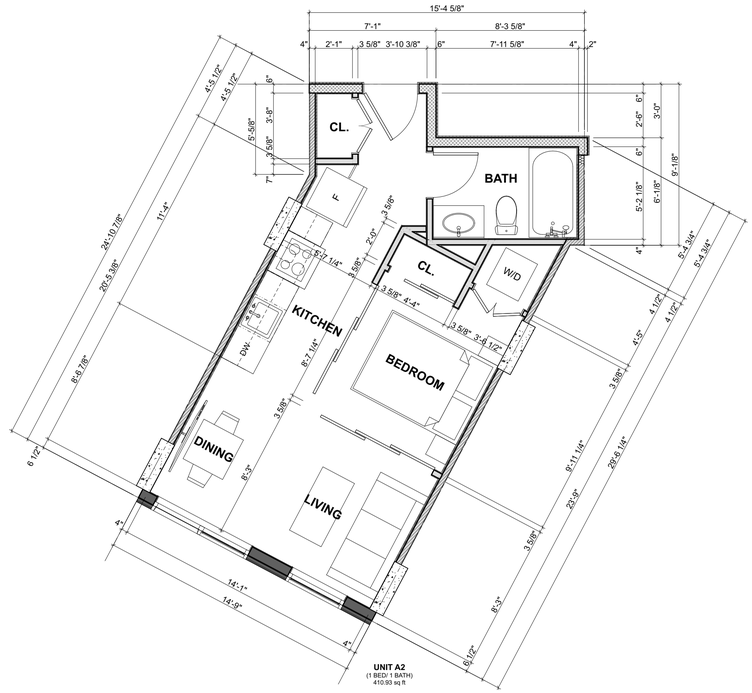
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UNIT A1

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.200



UNIT A2
(1 BED/ 1 BATH)
410.93 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

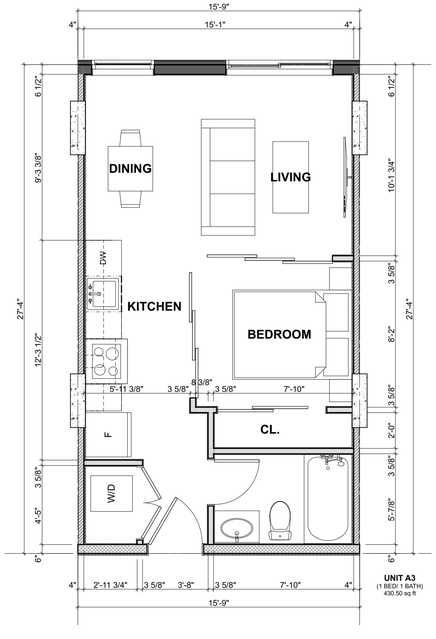
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UNIT A2

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.210



UNIT A3
(1 BED/ 1 BATH)
430.50 sq ft

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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

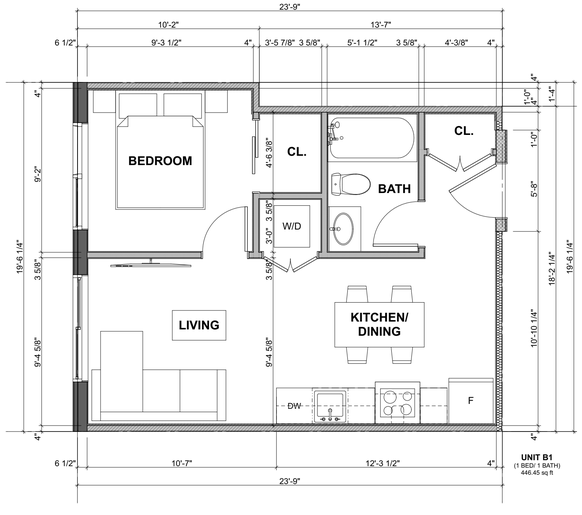
[TITLE]

UNIT A3

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.220



UNIT B1
(1 BED/ 1 BATH)
446.45 sq ft

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAUNDERS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

UNIT B1

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.300

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[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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North Vancouver, BC

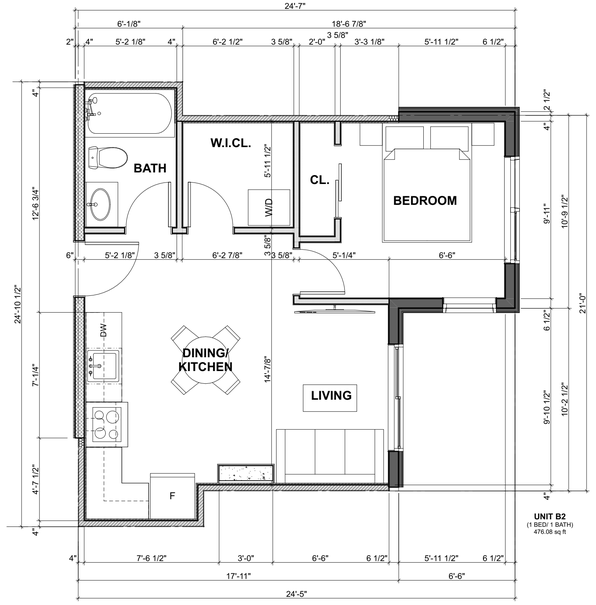
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Unit Plans

24654	[PROJECT]
As Noted	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.010



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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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North Vancouver, BC

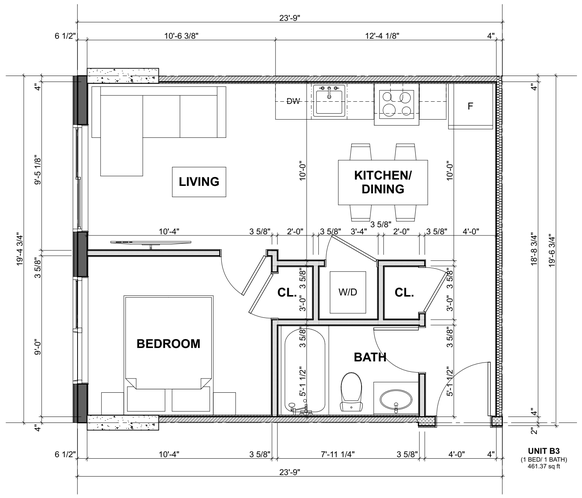
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UNIT B2

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.310



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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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North Vancouver, BC

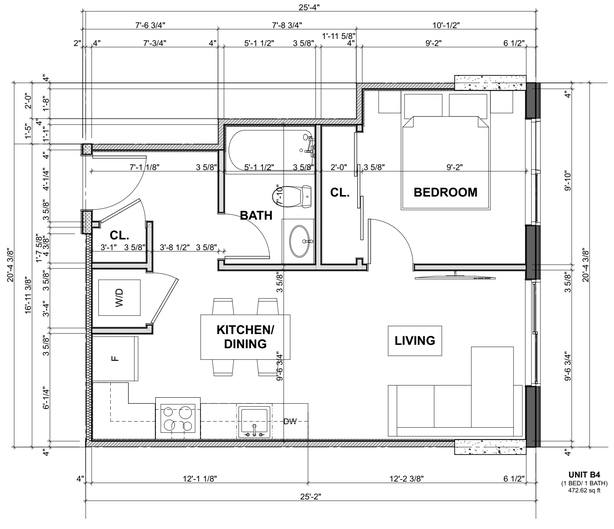
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UNIT B3

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.320



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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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North Vancouver, BC

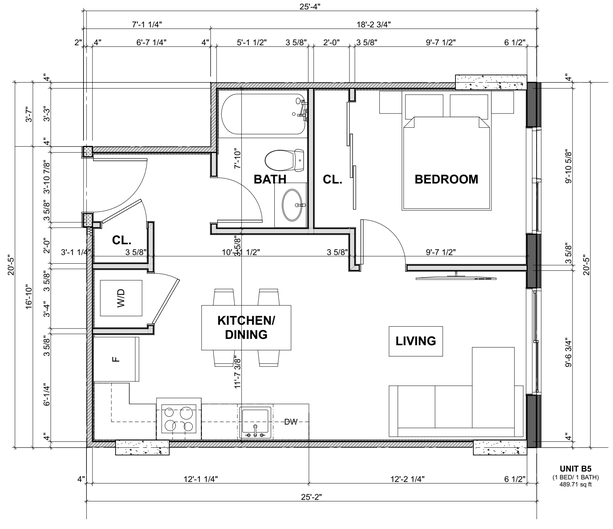
[TITLE]

UNIT B4

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.330



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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAUNDERS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

UNIT B5

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.340

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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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North Vancouver, BC

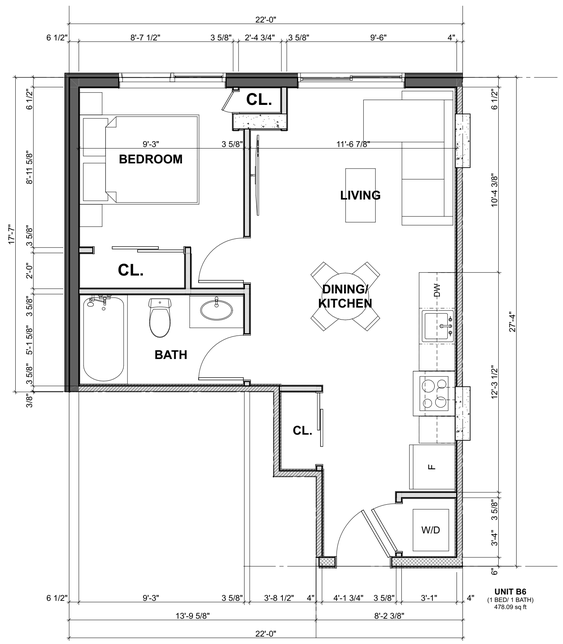
[TITLE]

Unit Plans

24654	[PROJECT]
As Noted	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.020



UNIT B6
(1 BED/ 1 BATH)
478.09 sq ft

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[ARCHITECT SEAL]

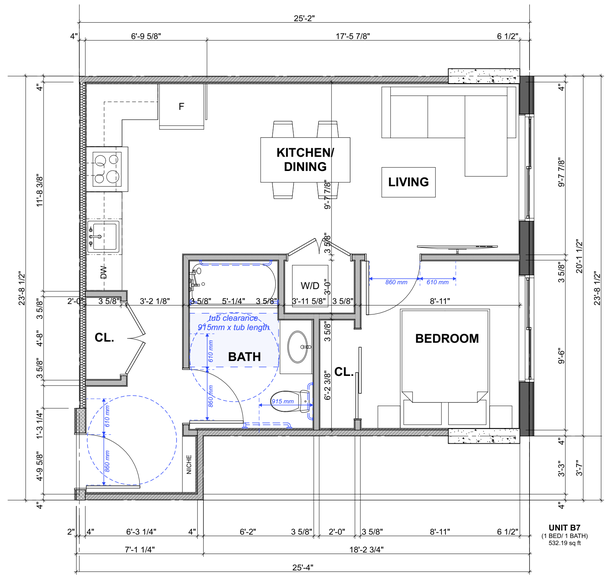
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC.

[TITLE]
UNIT B6

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.350



UNIT B7
(1 BED/ 1 BATH)
532.19 sq ft

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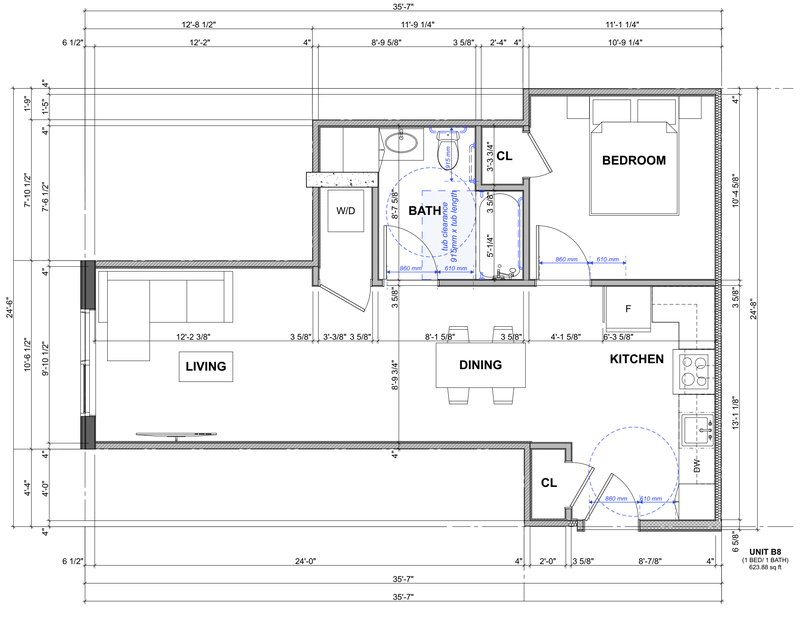
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC.

[TITLE]
UNIT B7
L2 ADAPTABLE

24654 [PROJECT]
1/4" = 1'-0" [SCALE]
2026-02-13 [DATE]
5 - REZONING RESUBMISSION [ISSUE]

[DRAWING]
A-3.360



UNIT B8
(1 BED/ 1 BATH)
623.88 sq ft

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[ARCHITECT SEAL]

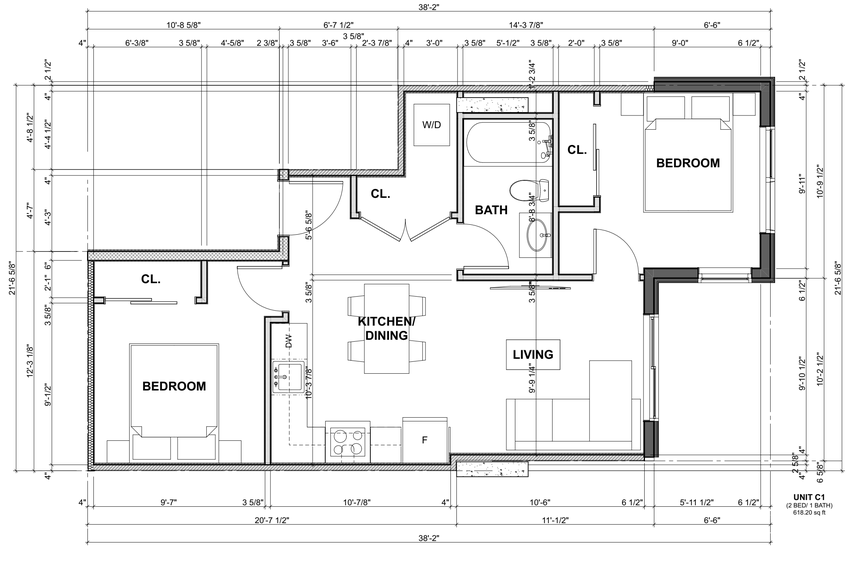
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]
UNIT B8
L2 ADAPTABLE

24654 [PROJECT]
1/4" = 1'-0" [SCALE]
2026-02-13 [DATE]
5 - REZONING RESUBMISSION [ISSUE]

[DRAWING]
A-3.370



UNIT C1
(2 BED/ 1 BATH)
618.20 sq ft

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SAUNDERS
2026-02-13
BRITISH COLUMBIA

[CLIENT]
CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]
UNIT C1

24654 [PROJECT]
1/4" = 1'-0" [SCALE]
2026-02-13 [DATE]
5 - REZONING RESUBMISSION [ISSUE]

[DRAWING]
A-3.400

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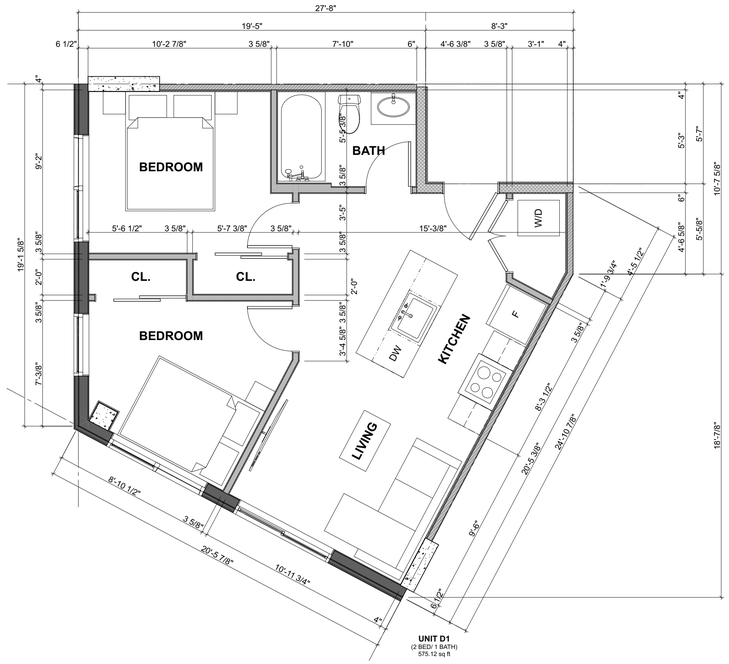
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]
Unit Plans

24654	[PROJECT]
As Noted	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.030



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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave. North Vancouver, BC

[TITLE]

UNIT D1

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.500



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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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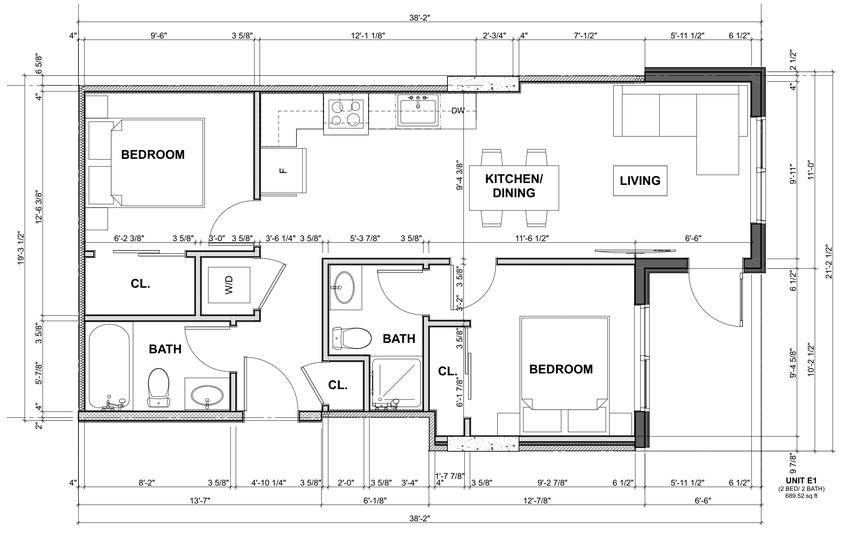
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UNIT D2

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.510



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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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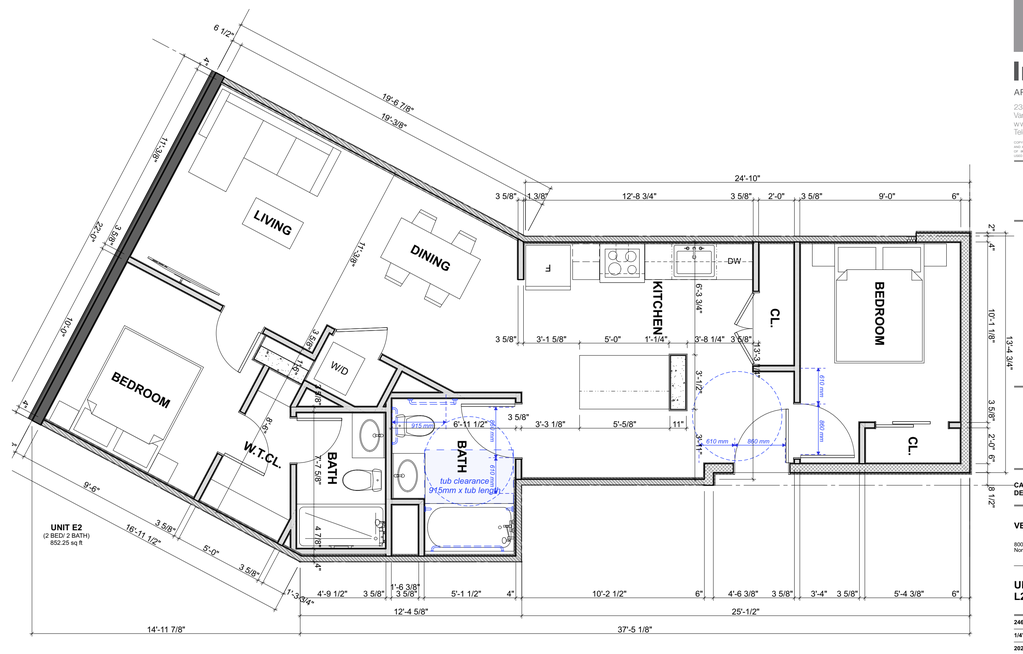
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UNIT E1

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.600



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[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave. North Vancouver, BC

[TITLE]

UNIT E2
L2 ADAPTABLE

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.610

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REGISTERED ARCHITECT
SHAMUS F SAUNDERS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

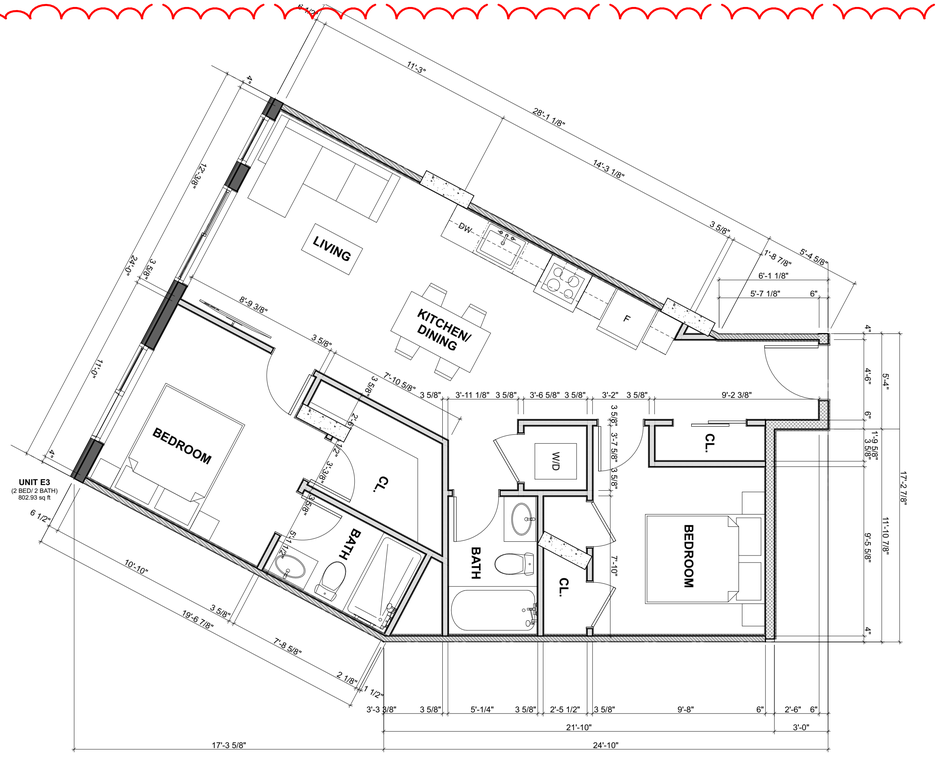
[TITLE]

Unit Plans

24654	[PROJECT]
As Noted	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-3.040



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[ARCHITECT SEAL]

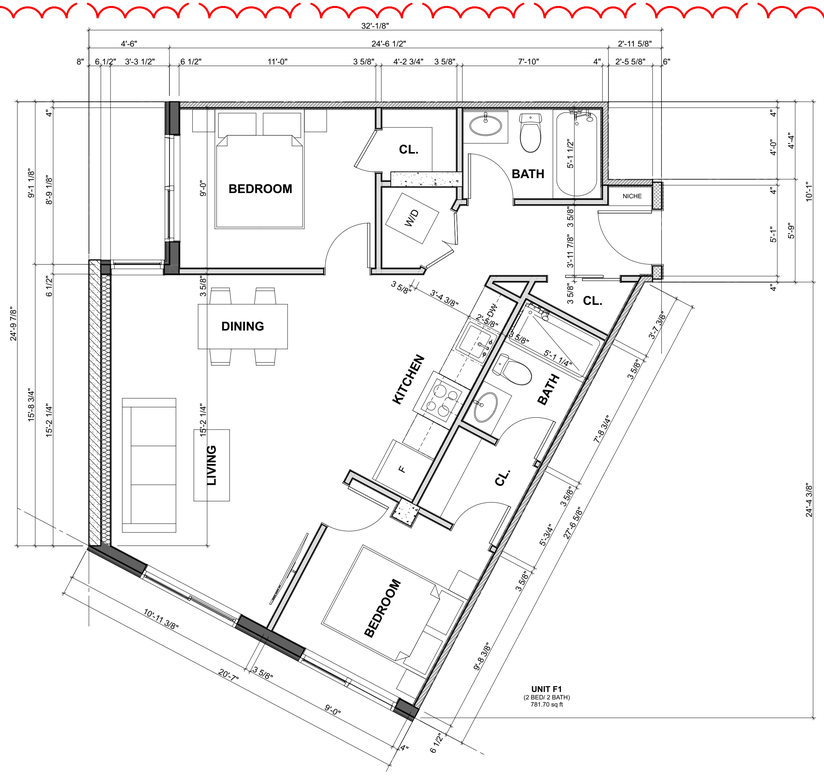
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]
UNIT E3

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.620



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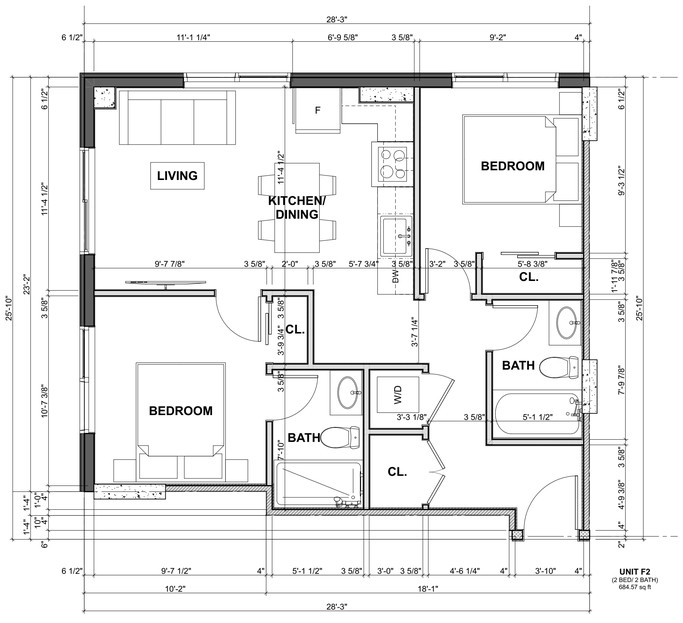
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]
UNIT F1

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.700



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[ARCHITECT SEAL]

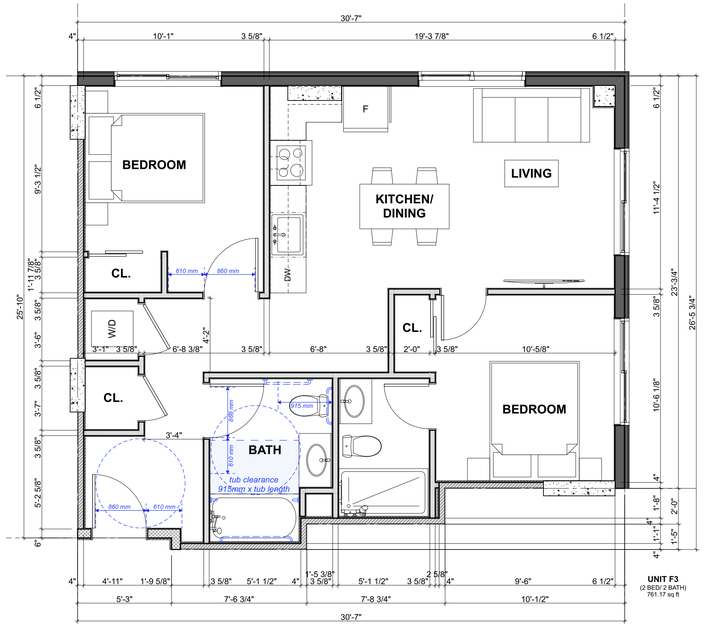
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]
UNIT F2

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.710



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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SAUNDERS
2026-02-13
BRITISH COLUMBIA

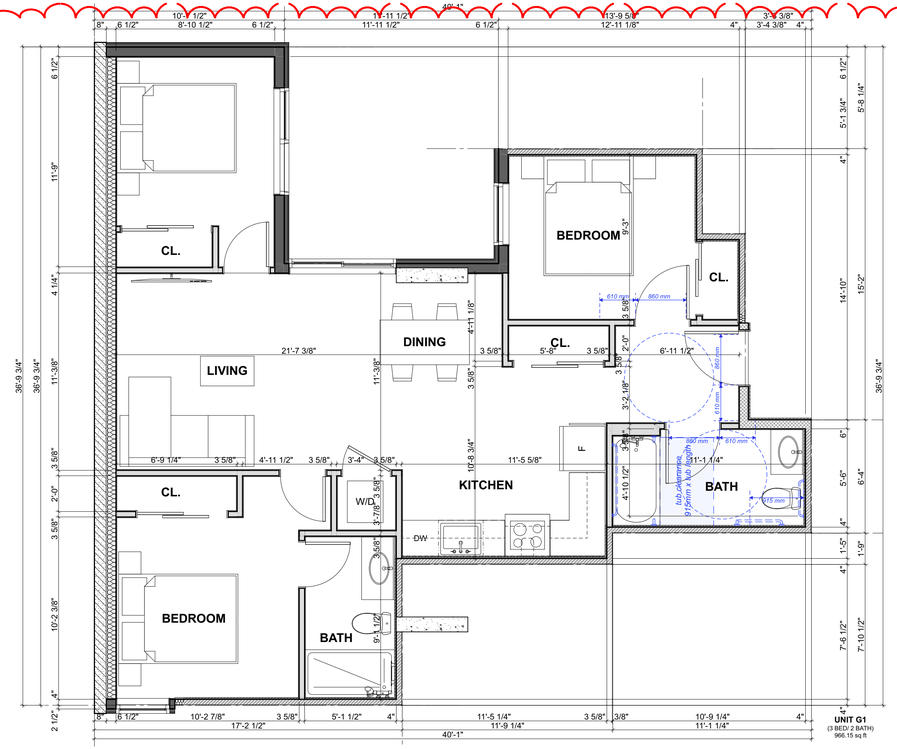
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]
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24654	[PROJECT]
As Noted	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.050



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[ARCHITECT SEAL]

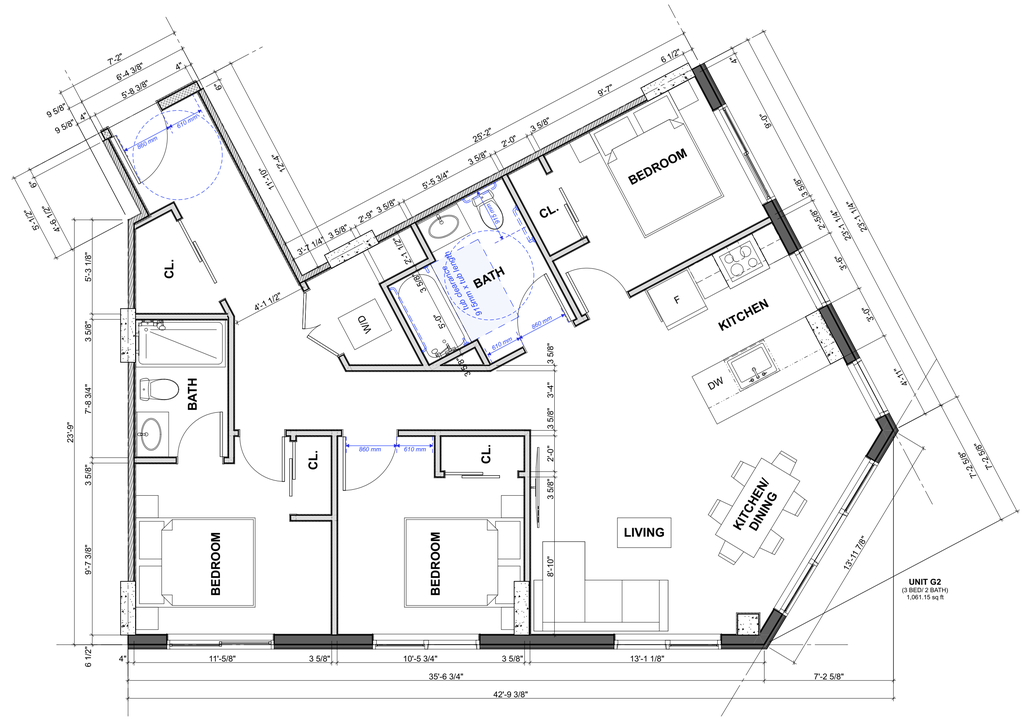
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]
UNIT G1
L2 ADAPTABLE

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.800



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[ARCHITECT SEAL]

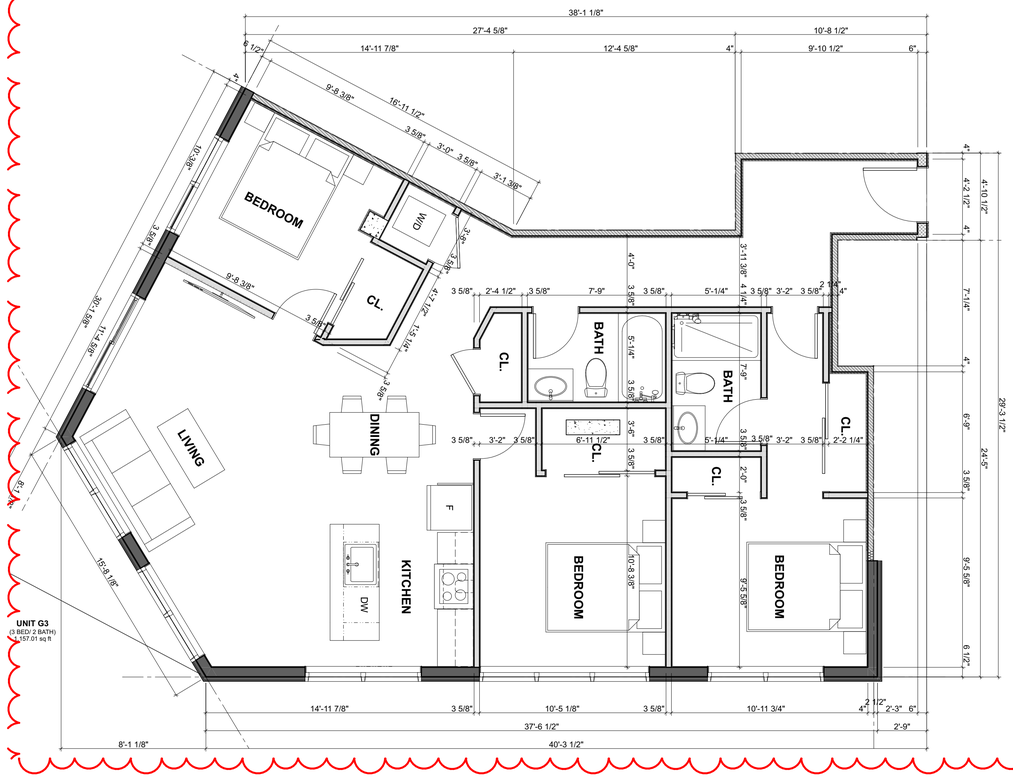
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CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC.

[TITLE]
UNIT G2
L2 ADAPTABLE

24654	[PROJECT]
1/4" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.810



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAMUS
BRITISH COLUMBIA
2026-02-13

[CLIENT]
CASCADIA GREEN DEVELOPMENTS

[PROJECT]
VERTEX
800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

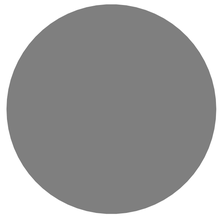
[TITLE]
Unit Plans

24654	[PROJECT]
As Noted	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]
A-3.060



1.1 Green Tile



1.2 Charcoal - Geometric Pattern Metal Panel

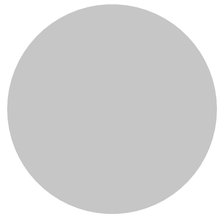
5.2 Charcoal - Aluminum Windows

6.2 Charcoal - Aluminum Doors



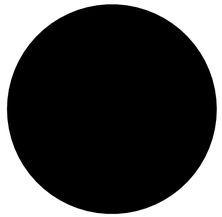
1.3 Oak - Wood Grain Metal Panel

2.1 Oak - Wood Grain Metal Panel



1.4 Light Grey - Aluminum Metal Panel

2.2 Light Grey Painted Concrete

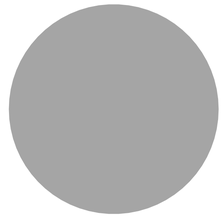


5.1 Black - Aluminum Windows

6.1 Black - Aluminum Doors

6.3 Black - Storefront Doors

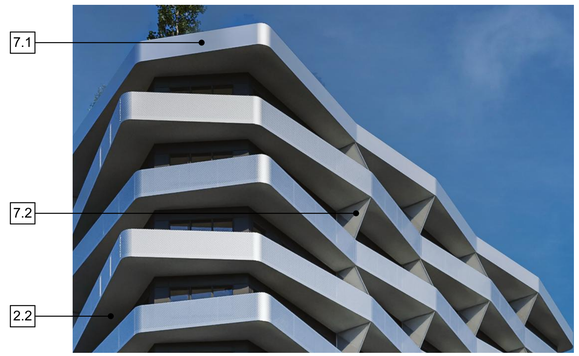
6.4 Black - Exit Doors



7.1 Light-Grey - Perf. Metal Railings

7.2 Light-Grey - Glass Screens





Material and Colour Legend

	Colour	Product (to match)	Location
1.0			**CLADDING**
1.1	Green	Tile	Exterior Walls
1.2	Charcoal	Geometric Pattern Metal Panel	Exterior Walls
1.3	Oak	Wood Grain Metal Panel	Exterior Walls
1.4	Light Grey	Plain Metal Panel	Exterior Walls
2.0			**SOFFITS**
2.1	Oak	Wood Grain Metal Panel	Underside of level 2 & 4 soffit
2.2	Light-Grey	Painted Concrete	Underside of balcony soffit
5.0			**WINDOWS**
5.1	Black	Curtain Wall	Windows
5.2	Charcoal	Aluminum Windows	Windows
6.0			**DOORS**
6.1	Black	Doors	Balcony
6.2	Charcoal	Doors	Balcony
6.3	Black	Doors	Storefront
6.4	Black	Doors	Exit
7.0			**GUARDS/ SCREENS**
7.1	Light-Grey	Perforated Metal Railings	Guardrails
7.2	Light-Grey	Frosted Glass Screens	Privacy Screens

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
ERMUS F. SAUER
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Material Board

[PROJECT] **24654**

[SCALE]

[DATE] **2026-02-13**

[ISSUE] **5 - REZONING RESUBMISSION**

[DRAWING] **A-4.000**



Material and Colour Legend

	Colour	Product (to match)	Location
1.0			CLADDING
1.1	Green	Tile	Exterior Walls
1.2	Charcoal	Geometric Pattern Metal Panel	Exterior Walls
1.3	Oak	Wood Grain Metal Panel	Exterior Walls
1.4	Light Grey	Plain Metal Panel	Exterior Walls
2.0			SOFFITS
2.1	Oak	Wood Grain Metal Panel	Underside of level 2 & 4 soffit
2.2	Light-Grey	Painted Concrete	Underside of balcony soffit
5.0			WINDOWS
5.1	Black	Curtain Wall	Windows
5.2	Charcoal	Aluminum Windows	Windows
6.0			DOORS
6.1	Black	Doors	Balcony
6.2	Charcoal	Doors	Balcony
6.3	Black	Doors	Storefront
6.4	Black	Doors	Exit
7.0			GUARDS/ SCREENS
7.1	Light-Grey	Perforated Metal Railings	Guardrails
7.2	Light-Grey	Frosted Glass Screens	Privacy Screens

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS P. SAMS 2026-02-13 BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

East Elevation

[PROJECT]	24654
[SCALE]	1/8" = 1'-0"
[DATE]	2026-02-13
[ISSUE]	5 - REZONING RESUBMISSION
[DRAWING]	A-4.010



Material and Colour Legend

	Colour	Product (to match)	Location
1.0			**CLADDING**
1.1	Green	Tile	Exterior Walls
1.2	Charcoal	Geometric Pattern Metal Panel	Exterior Walls
1.3	Oak	Wood Grain Metal Panel	Exterior Walls
1.4	Light Grey	Plain Metal Panel	Exterior Walls
2.0			**SOFFITS**
2.1	Oak	Wood Grain Metal Panel	Underside of level 2 & 4 soffit
2.2	Light-Grey	Painted Concrete	Underside of balcony soffit
5.0			**WINDOWS**
5.1	Black	Curtain Wall	Windows
5.2	Charcoal	Aluminum Windows	Windows
6.0			**DOORS**
6.1	Black	Doors	Balcony
6.2	Charcoal	Doors	Balcony
6.3	Black	Doors	Storefront
6.4	Black	Doors	Exit
7.0			**GUARDS/ SCREENS**
7.1	Light-Grey	Perforated Metal Railings	Guardrails
7.2	Light-Grey	Frosted Glass Screens	Privacy Screens

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAHIN F. SADRI
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

South Elevation

[PROJECT]	**24654**
[SCALE]	**1/8" = 1'-0"**
[DATE]	**2026-02-13**
[ISSUE]	**5 - REZONING RESUBMISSION**
[DRAWING]	**A-4.020**



Material and Colour Legend

	Colour	Product (to match)	Location
1.0			CLADDING
1.1	Green	Tile	Exterior Walls
1.2	Charcoal	Geometric Pattern Metal Panel	Exterior Walls
1.3	Oak	Wood Grain Metal Panel	Exterior Walls
1.4	Light Grey	Plain Metal Panel	Exterior Walls
2.0			SOFFITS
2.1	Oak	Wood Grain Metal Panel	Underside of level 2 & 4 soffit
2.2	Light-Grey	Painted Concrete	Underside of balcony soffit
5.0			WINDOWS
5.1	Black	Curtain Wall	Windows
5.2	Charcoal	Aluminum Windows	Windows
6.0			DOORS
6.1	Black	Doors	Balcony
6.2	Charcoal	Doors	Balcony
6.3	Black	Doors	Storefront
6.4	Black	Doors	Exit
7.0			GUARDS/ SCREENS
7.1	Light-Grey	Perforated Metal Railings	Guardrails
7.2	Light-Grey	Frosted Glass Screens	Privacy Screens

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SAMS 2026-02-13 BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

West Elevation

[PROJECT]	24654
[SCALE]	1/8" = 1'-0"
[DATE]	2026-02-13
[ISSUE]	5 - REZONING RESUBMISSION
[DRAWING]	A-4.030



Material and Colour Legend

	Colour	Product (to match)	Location
1.0			CLADDING
1.1	Green	Tile	Exterior Walls
1.2	Charcoal	Geometric Pattern Metal Panel	Exterior Walls
1.3	Oak	Wood Grain Metal Panel	Exterior Walls
1.4	Light Grey	Plain Metal Panel	Exterior Walls
2.0			SOFFITS
2.1	Oak	Wood Grain Metal Panel	Underside of level 2 & 4 soffit
2.2	Light-Grey	Painted Concrete	Underside of balcony soffit
5.0			WINDOWS
5.1	Black	Curtain Wall	Windows
5.2	Charcoal	Aluminum Windows	Windows
6.0			DOORS
6.1	Black	Doors	Balcony
6.2	Charcoal	Doors	Balcony
6.3	Black	Doors	Storefront
6.4	Black	Doors	Exit
7.0			GUARDS/ SCREENS
7.1	Light-Grey	Perforated Metal Railings	Guardrails
7.2	Light-Grey	Frosted Glass Screens	Privacy Screens

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[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F SAMS 2026-02-13 BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

North Elevation

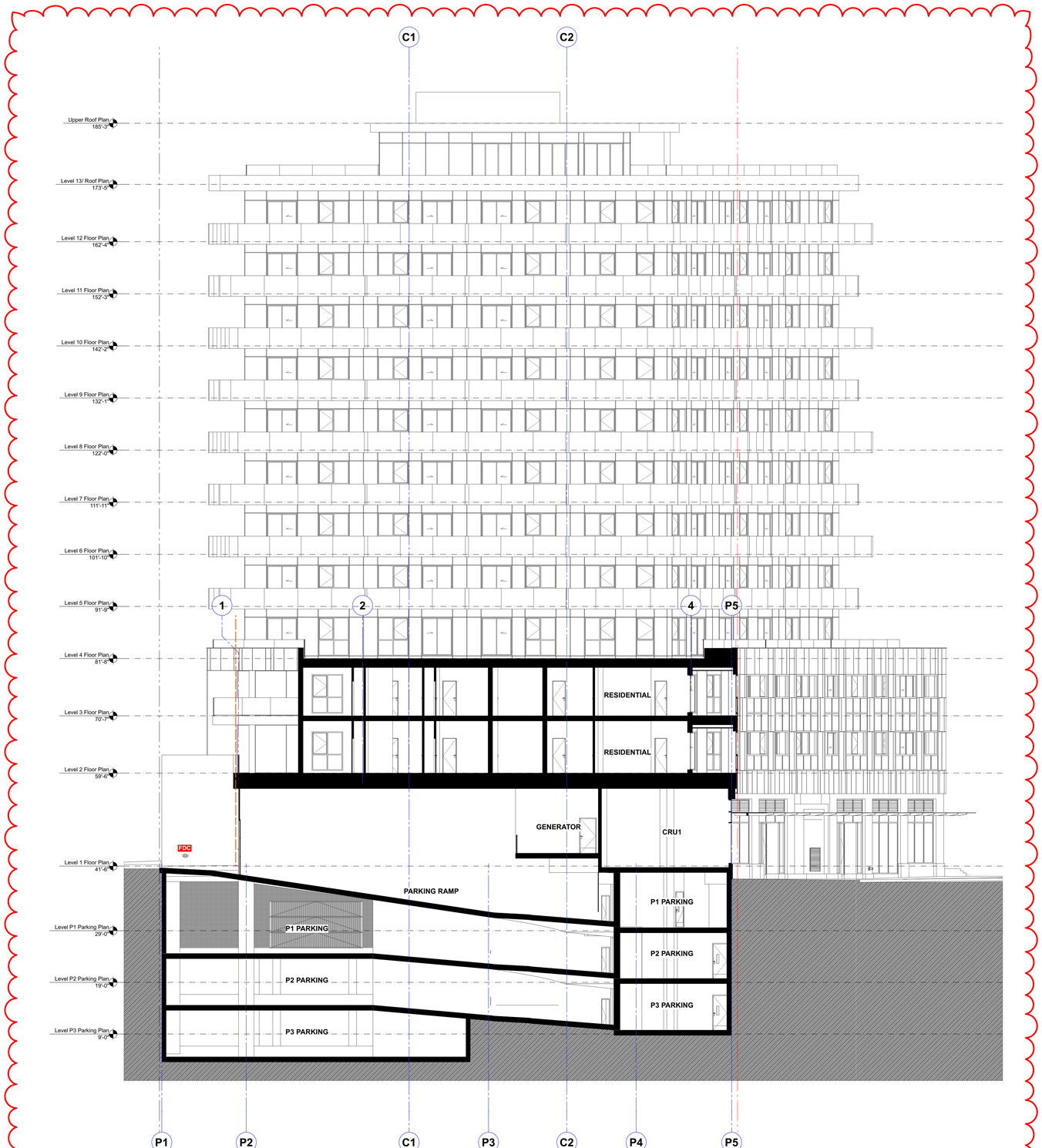
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[SCALE] **1/8" = 1'-0"**

[DATE] **2026-02-13**

[ISSUE] **5 - REZONING RESUBMISSION**

[DRAWING] **A-4.040**



1 **Section S1**
SCALE: 3/32" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAUNDERS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

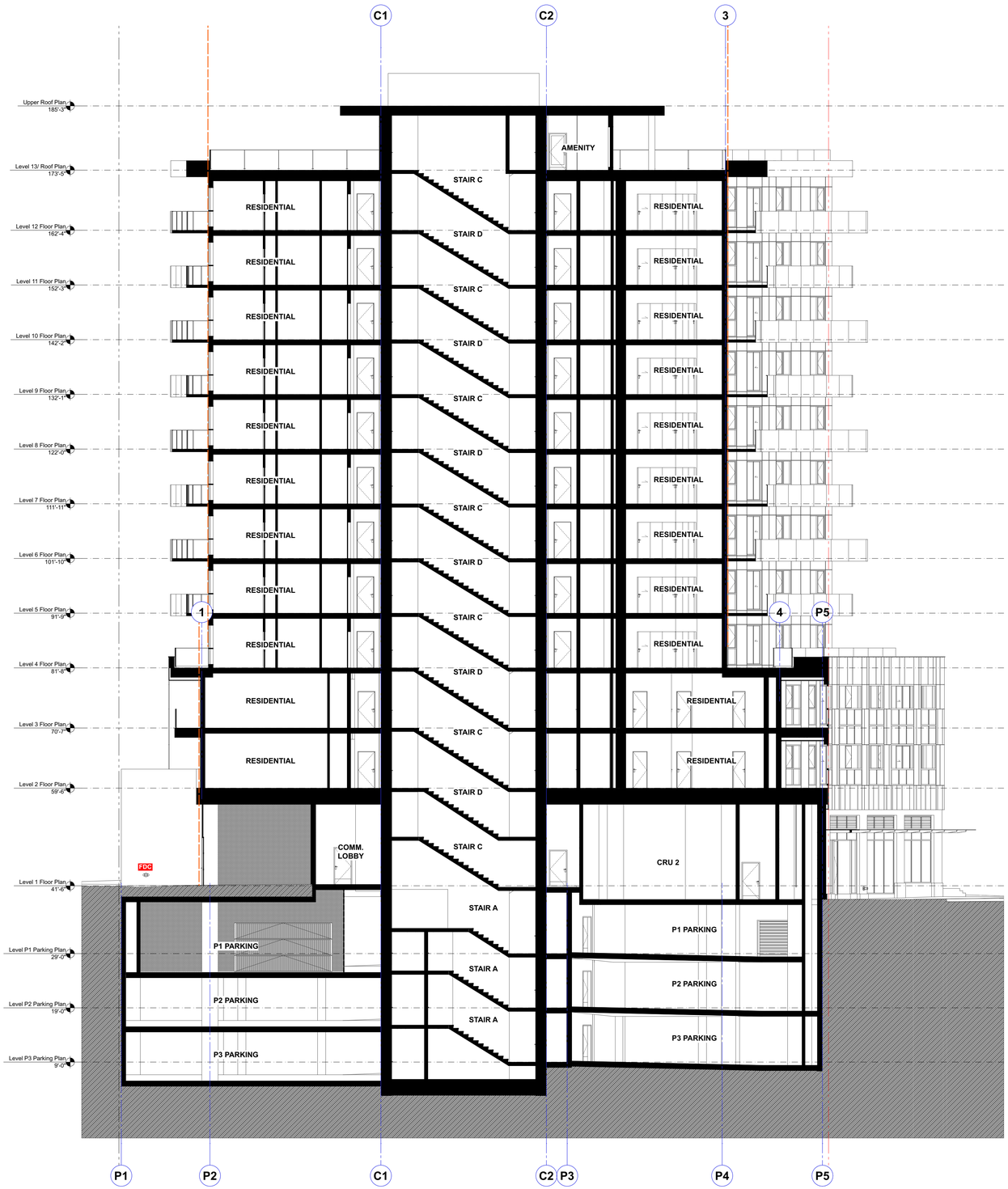
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Building Section 1

24654	[PROJECT]
3/32" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-5.000



1 **Section S2**
SCALE: 3/32" = 1'-0"

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F SAUL
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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North Vancouver, BC

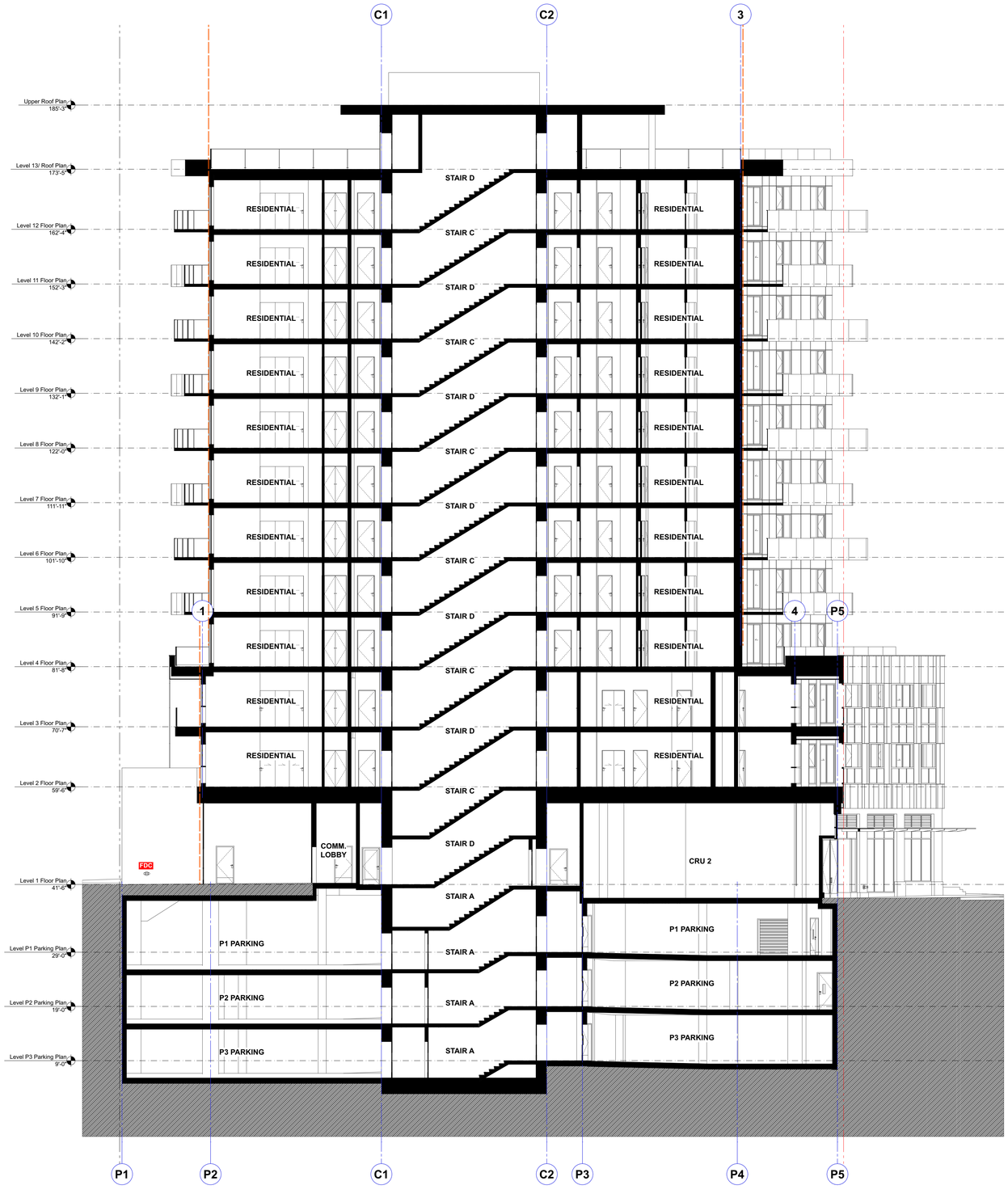
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Building Section 2

24654	[PROJECT]
3/32" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-5.010



1 **Section S3**
SCALE: 3/32" = 1'-0"

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[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F SACHS BRITISH COLUMBIA 2026-02-13

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

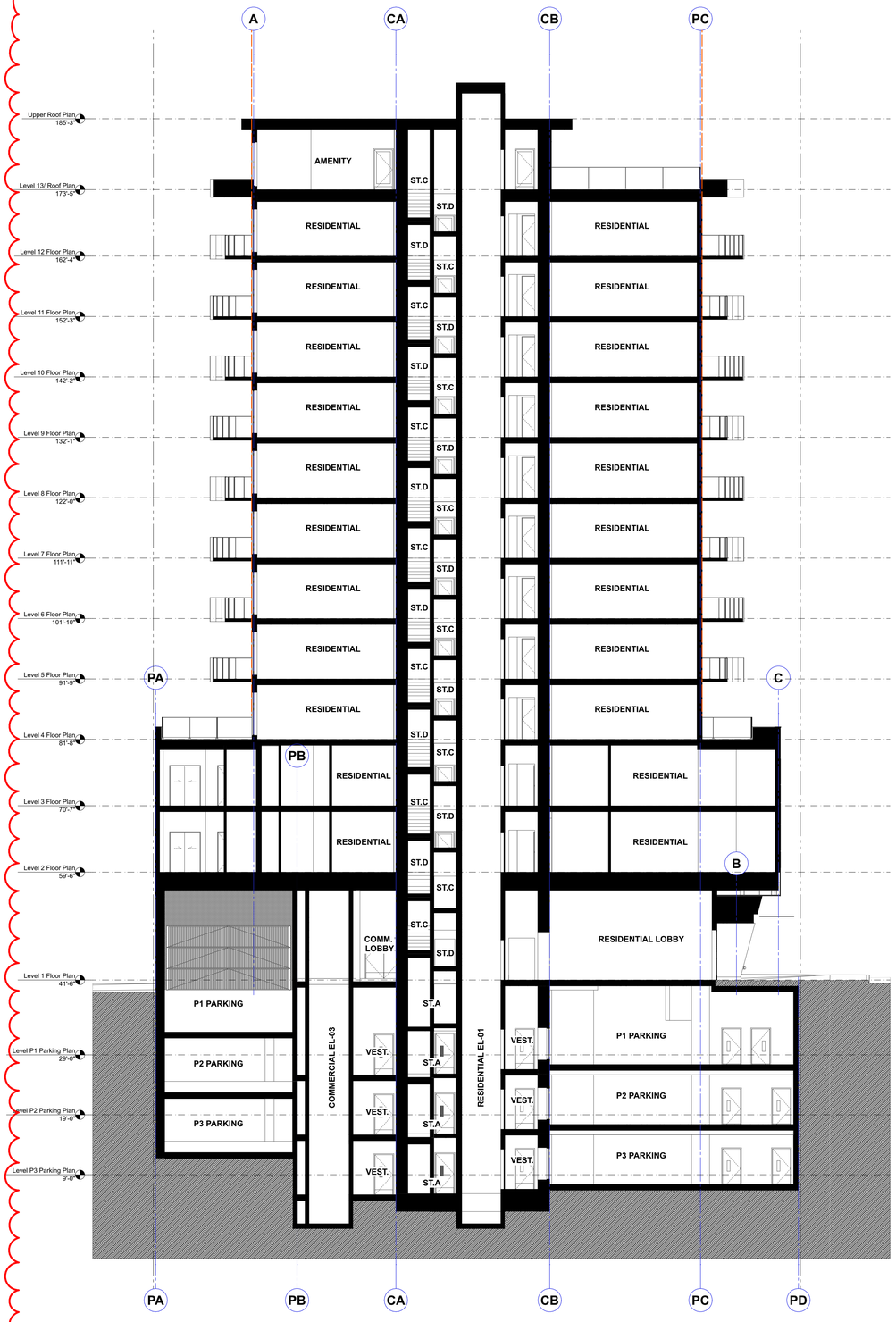
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Building Section 3

24654	[PROJECT]
3/32" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

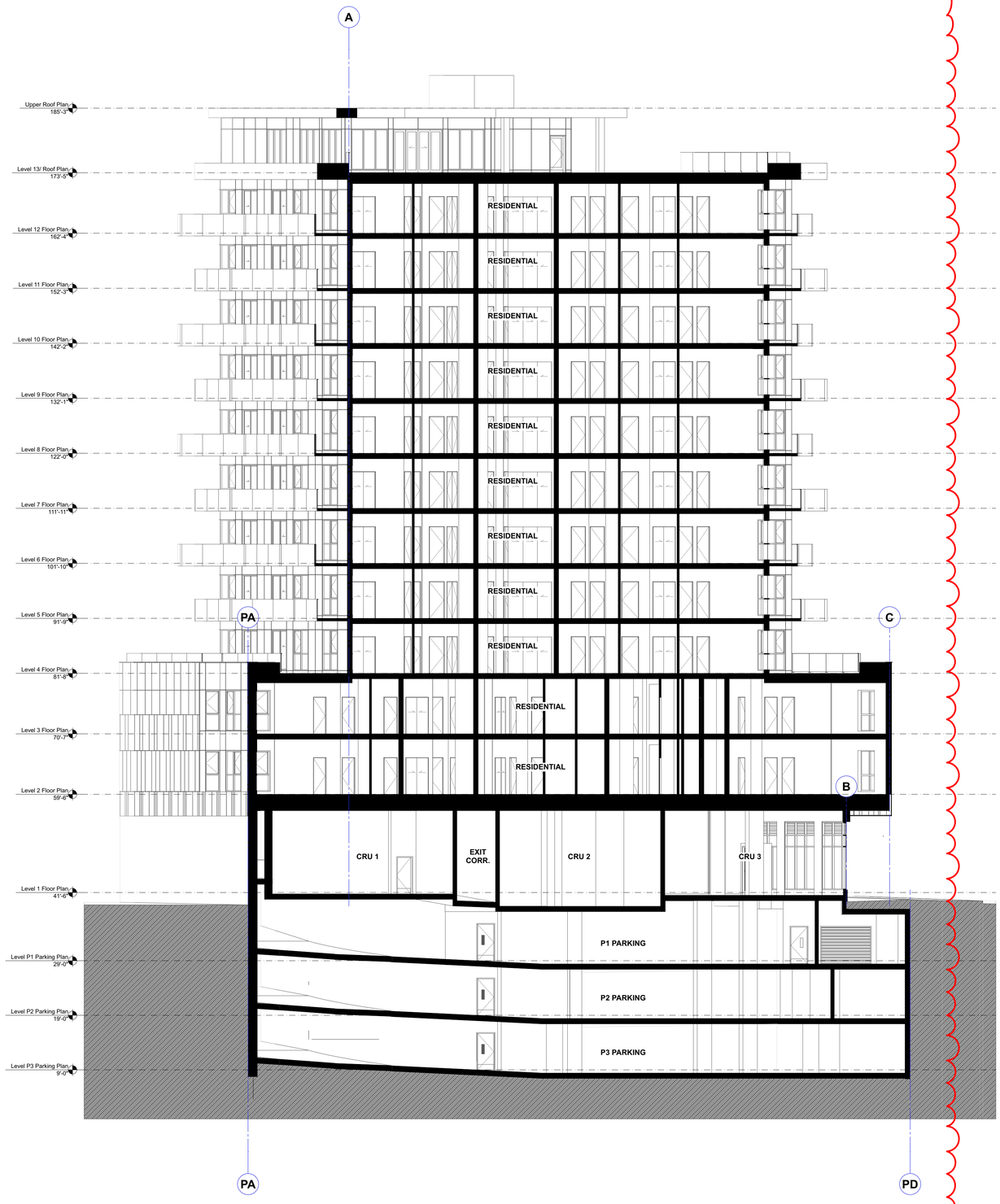
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A-5.020



1 Section S4

SCALE: 3/32" = 1'-0"



2 Section S5

SCALE: 3/32" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SACKS 2026-02-13 BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

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North Vancouver, BC

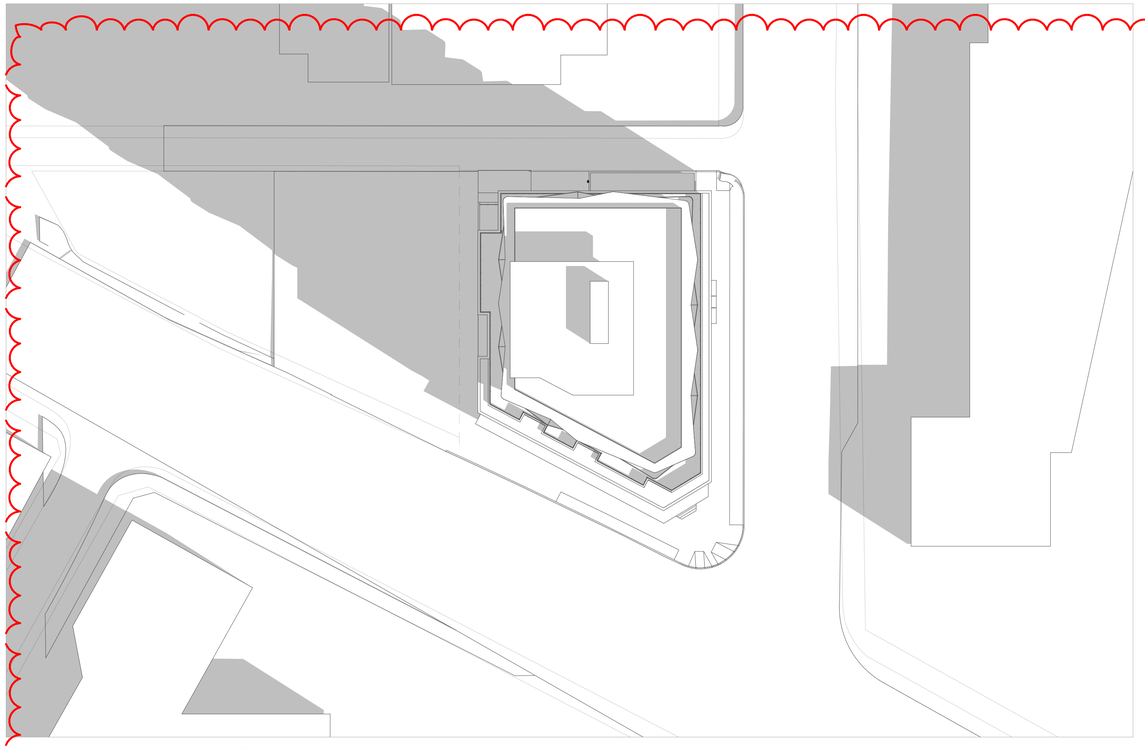
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Building Sections 4 & 5

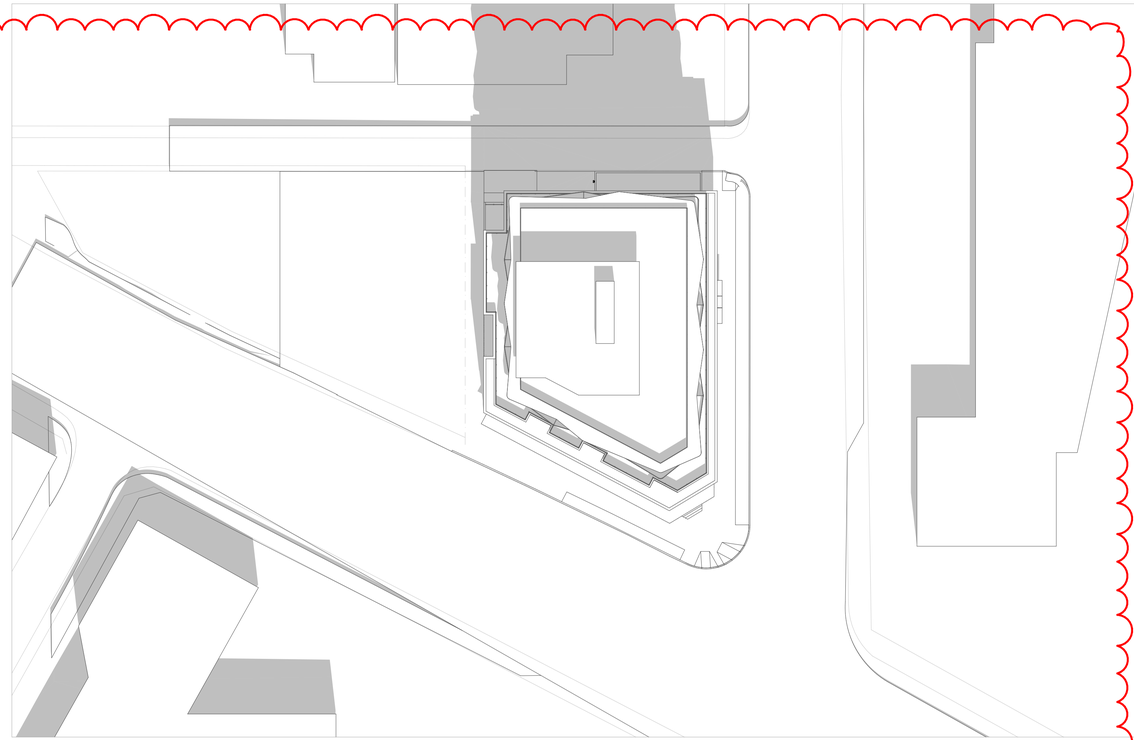
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3/32" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

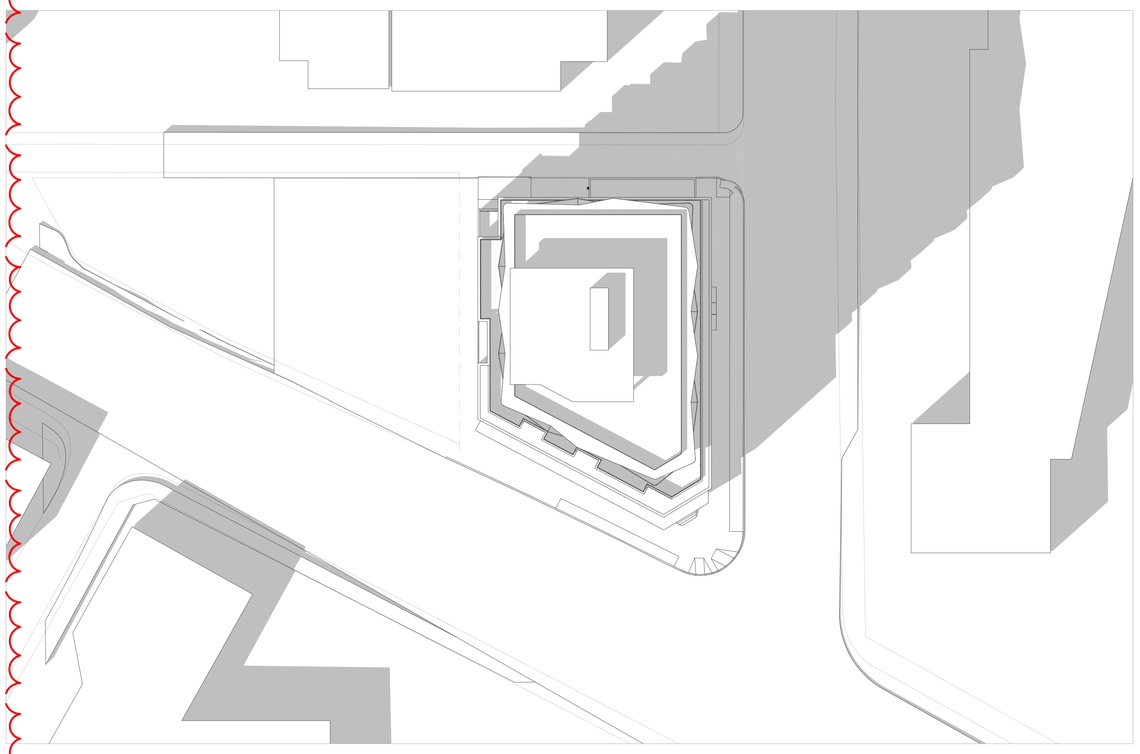
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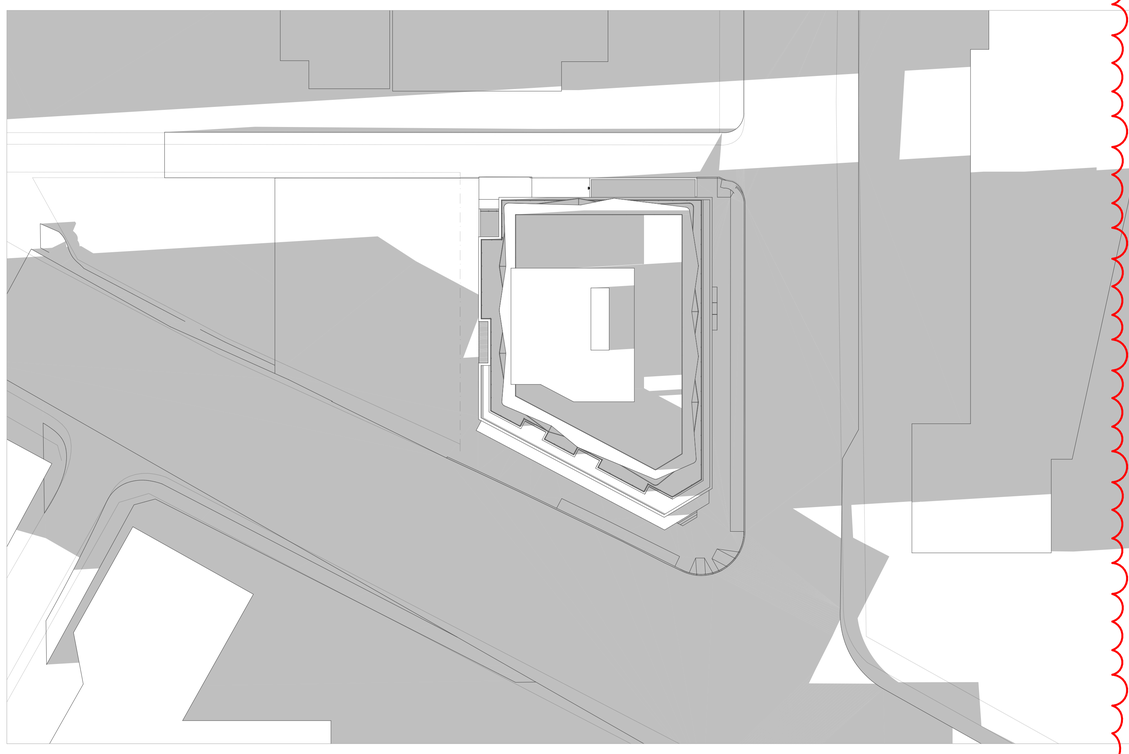
1 March 21st @ 09:00
SCALE: 1/32" = 1'-0"



2 March 21st @ 12:00
SCALE: 1/32" = 1'-0"



3 March 21st @ 15:00
SCALE: 1/32" = 1'-0"



4 March 21st @ 18:00
SCALE: 1/32" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS P SACHS BRITISH COLUMBIA 2026-02-13

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Shadow Study - March 21st

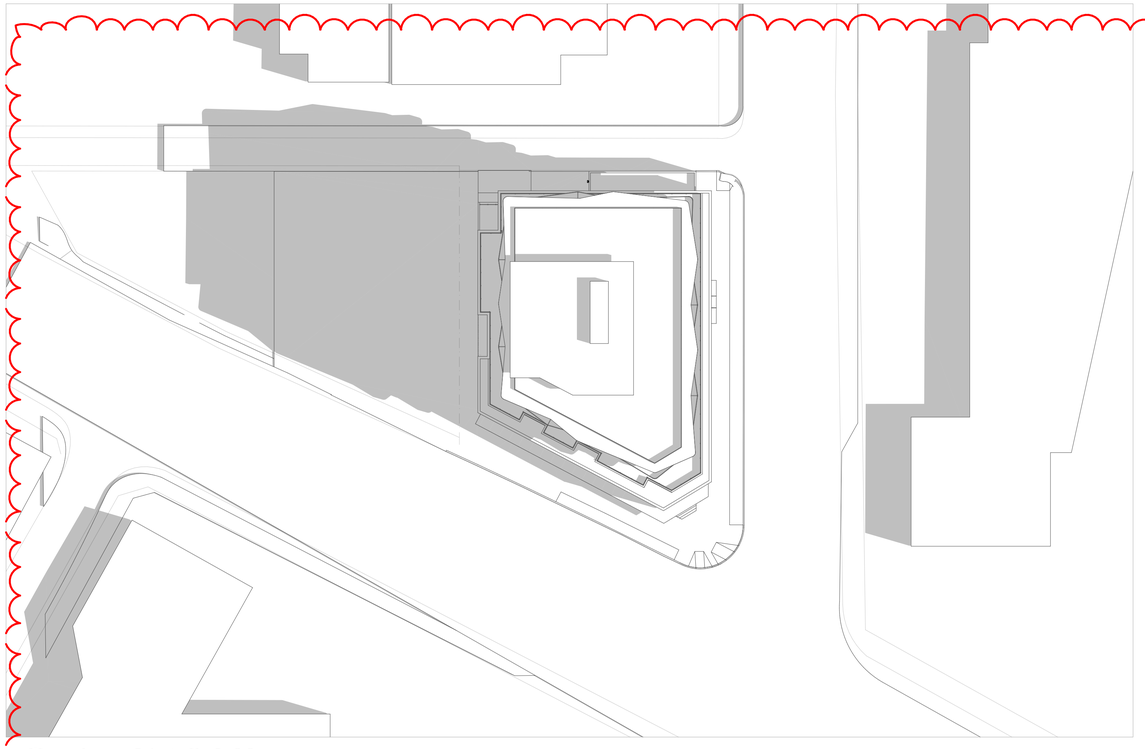
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[SCALE]

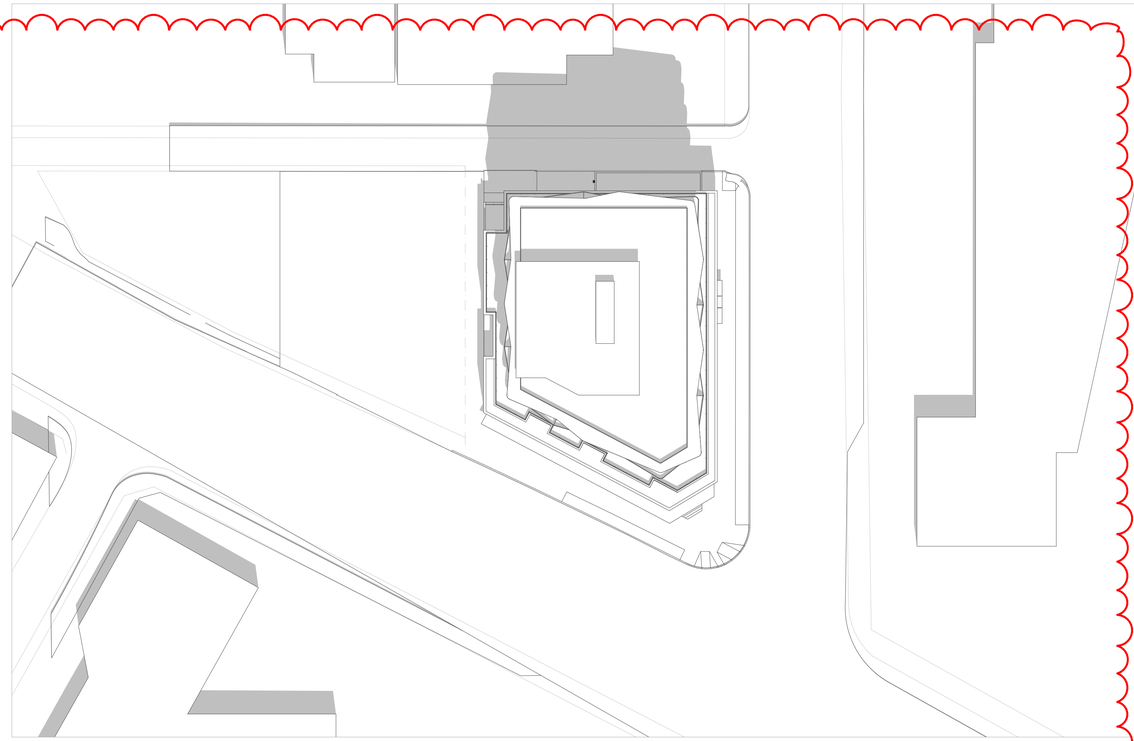
[DATE] **2026-02-13**

[ISSUE] **5 - REZONING RESUBMISSION**

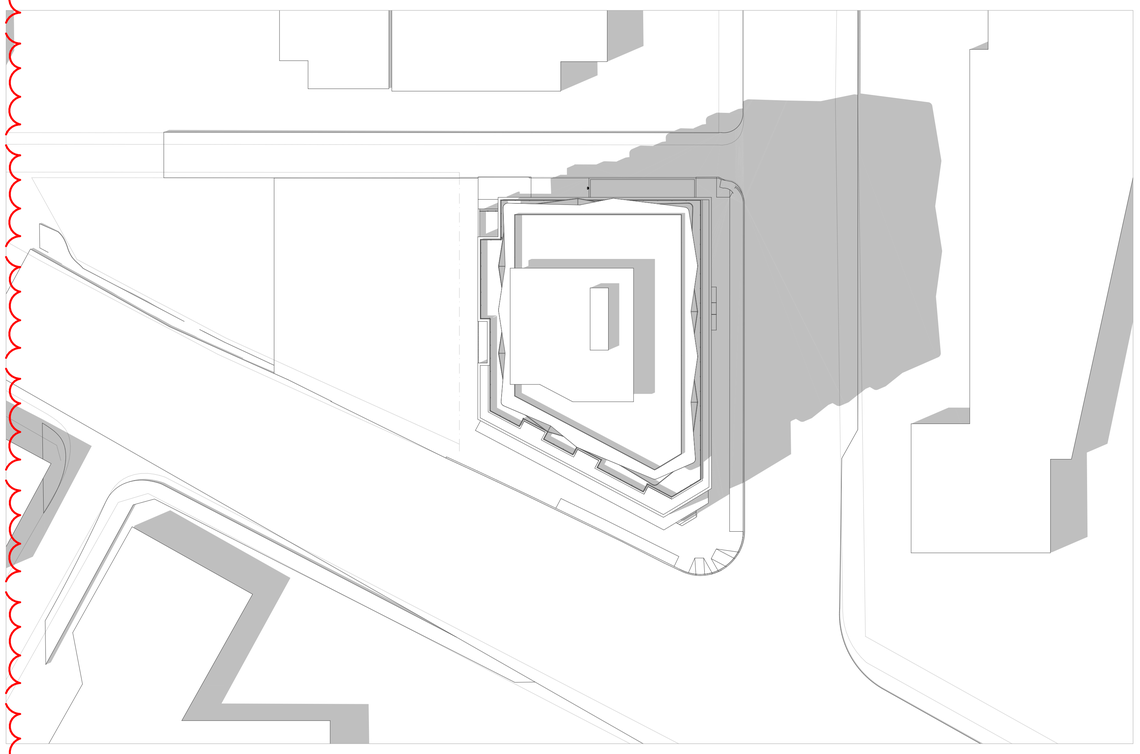
[DRAWING] **A-8.010**



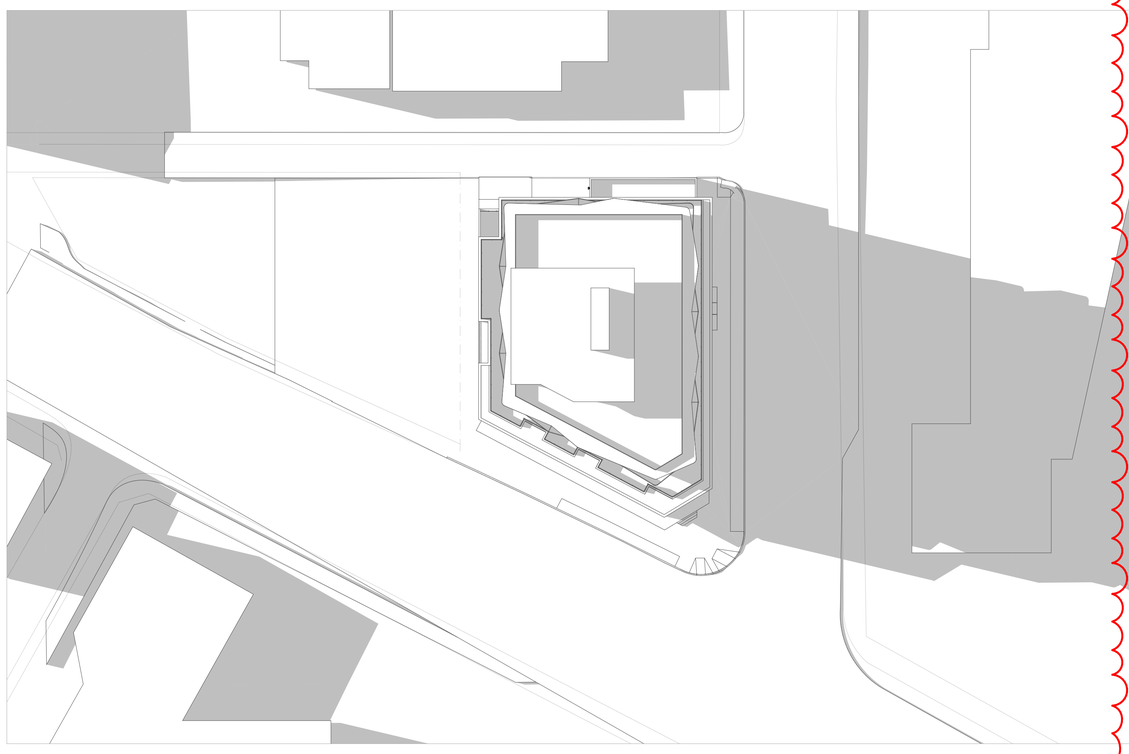
1 June 21st @ 9:00
SCALE: 1/32" = 1'-0"



2 June 21st @ 12:00
SCALE: 1/32" = 1'-0"



3 June 21st @ 15:00
SCALE: 1/32" = 1'-0"



4 June 21st @ 18:00
SCALE: 1/32" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACHS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Shadow Study - June 21st

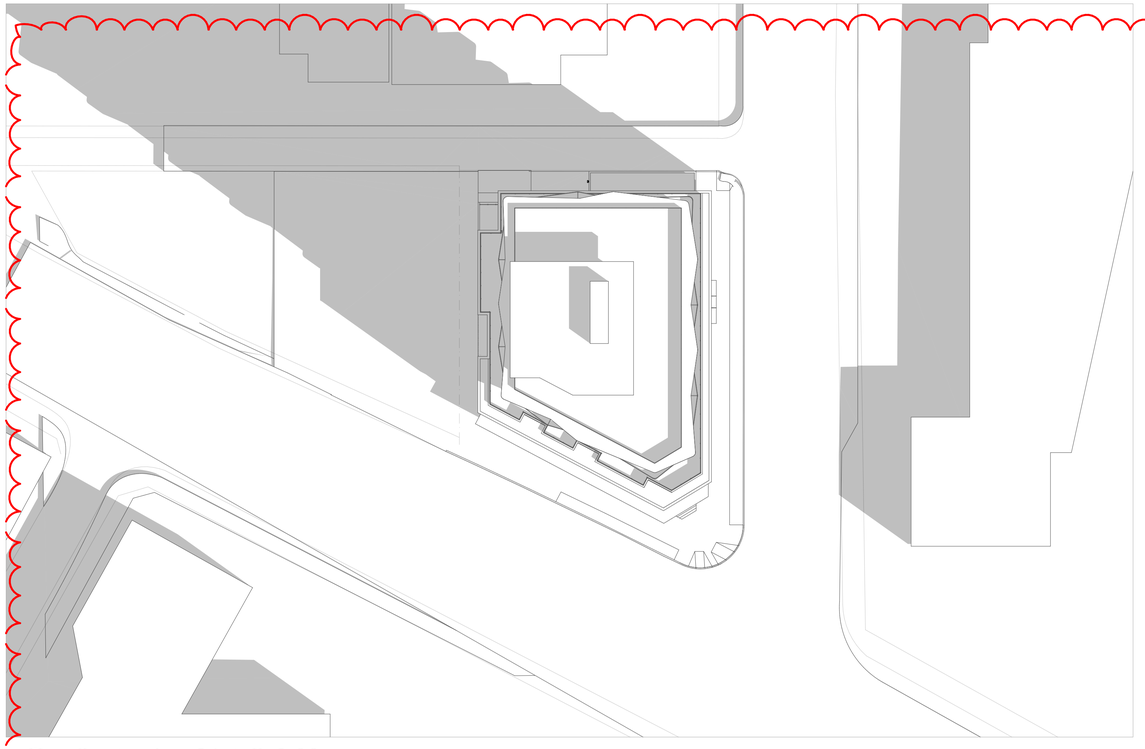
[PROJECT] 24654

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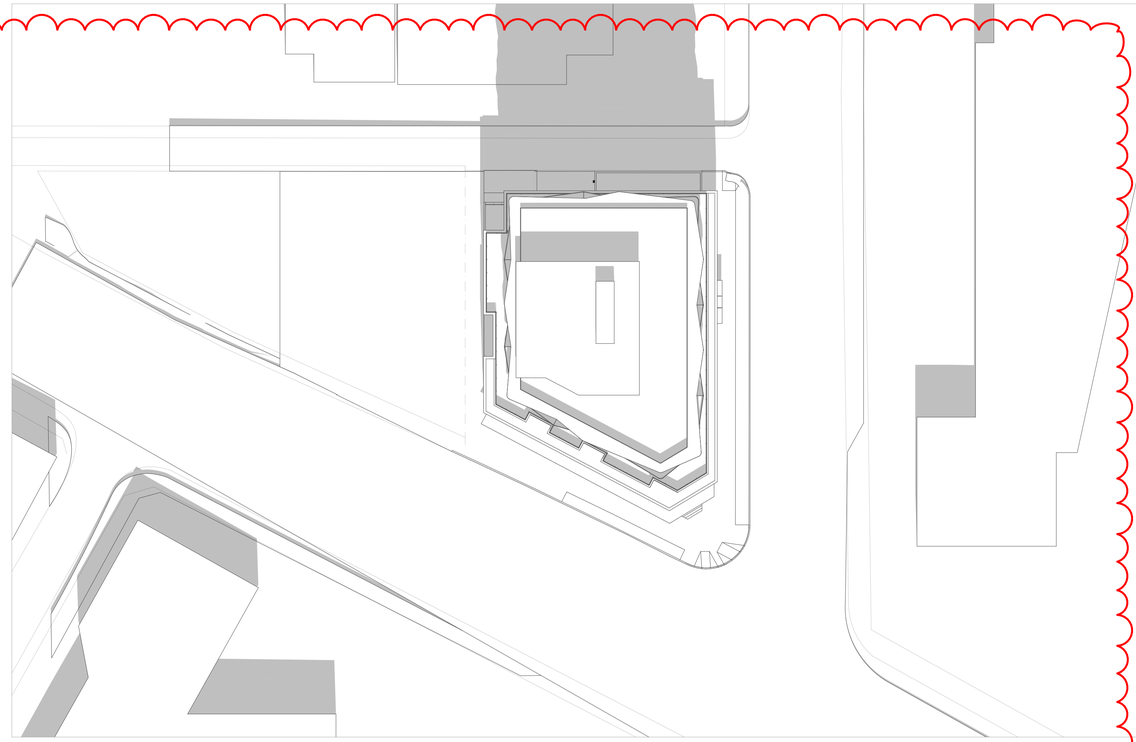
[DATE] 2026-02-13

[ISSUE] 5 - REZONING RESUBMISSION

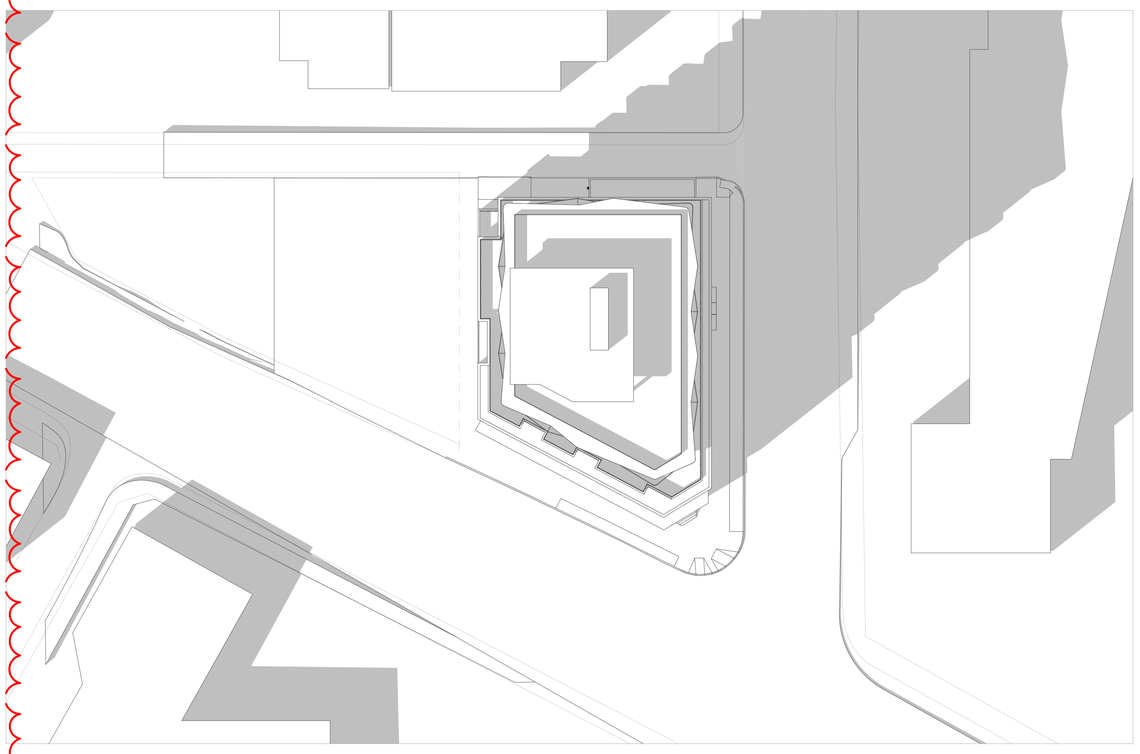
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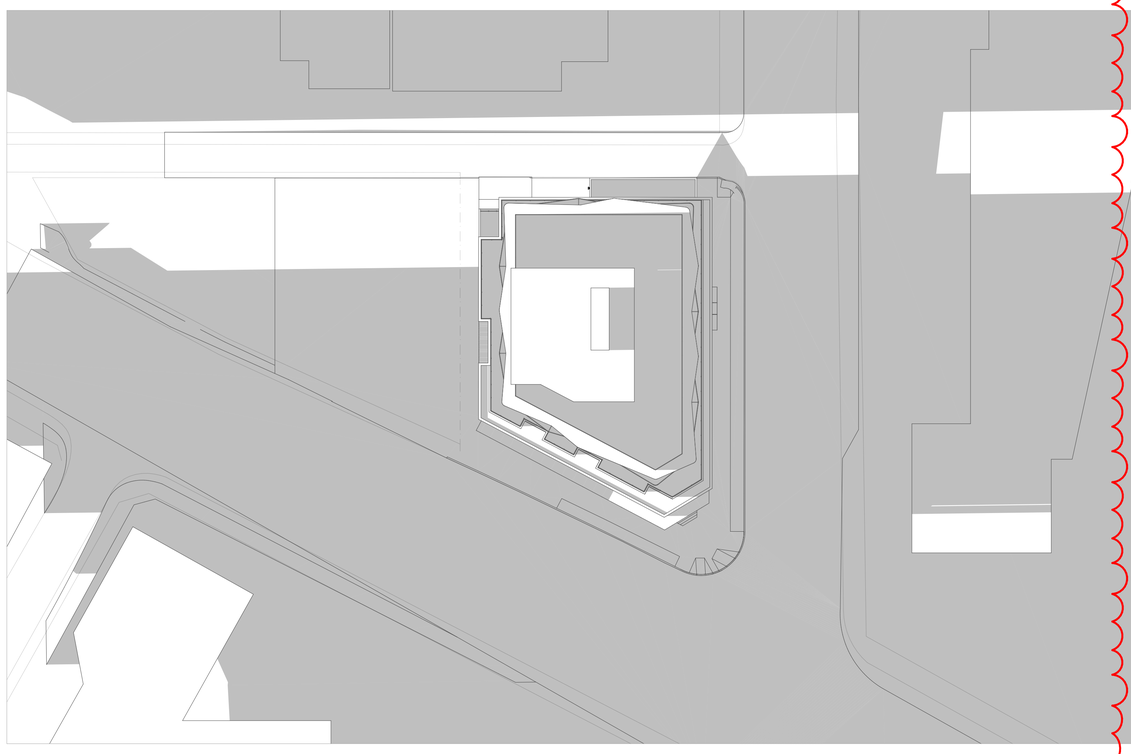
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2 September 21st @ 12:00
SCALE: 1/32" = 1'-0"



3 September 21st @ 15:00
SCALE: 1/32" = 1'-0"



4 September 21st @ 18:00
SCALE: 1/32" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS P SACHS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Shadow Study - September 21st

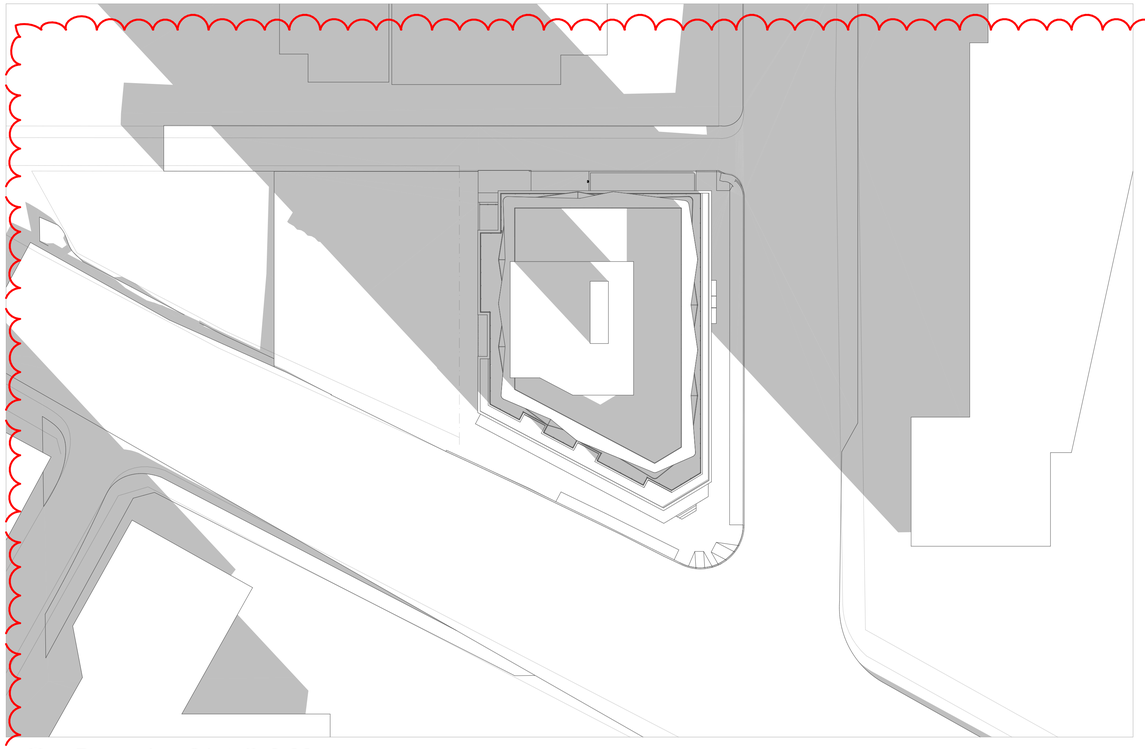
[PROJECT] **24654**

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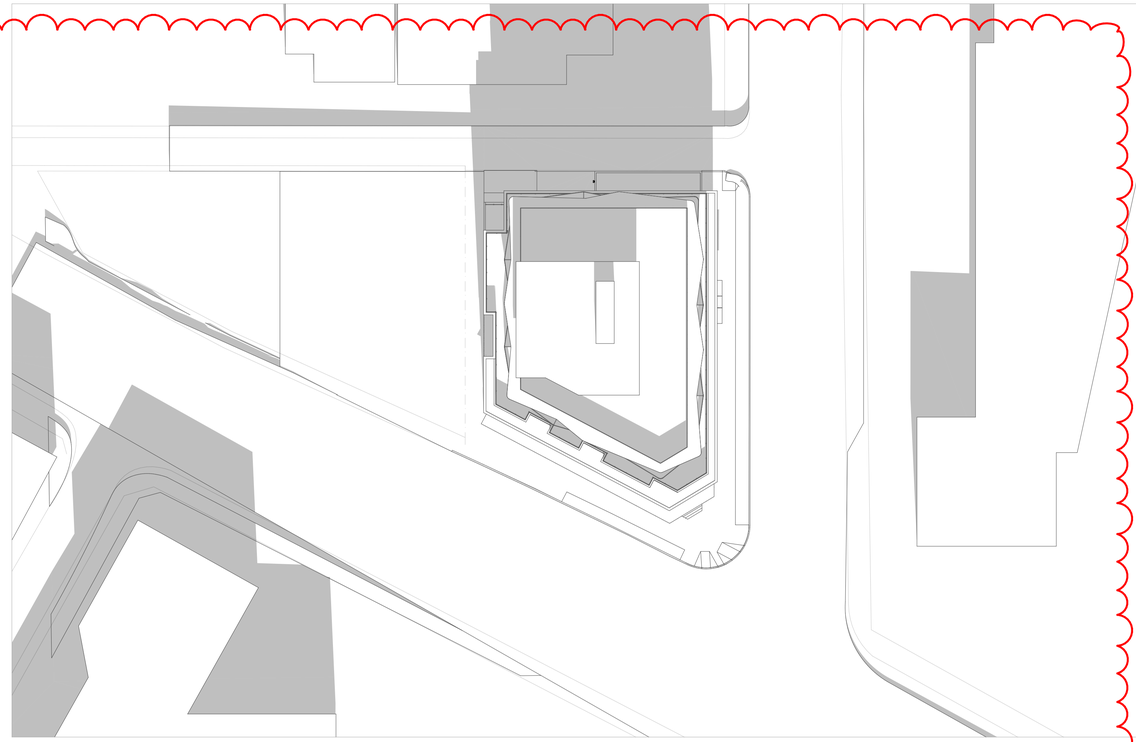
[DATE] **2026-02-13**

[ISSUE] **5 - REZONING RESUBMISSION**

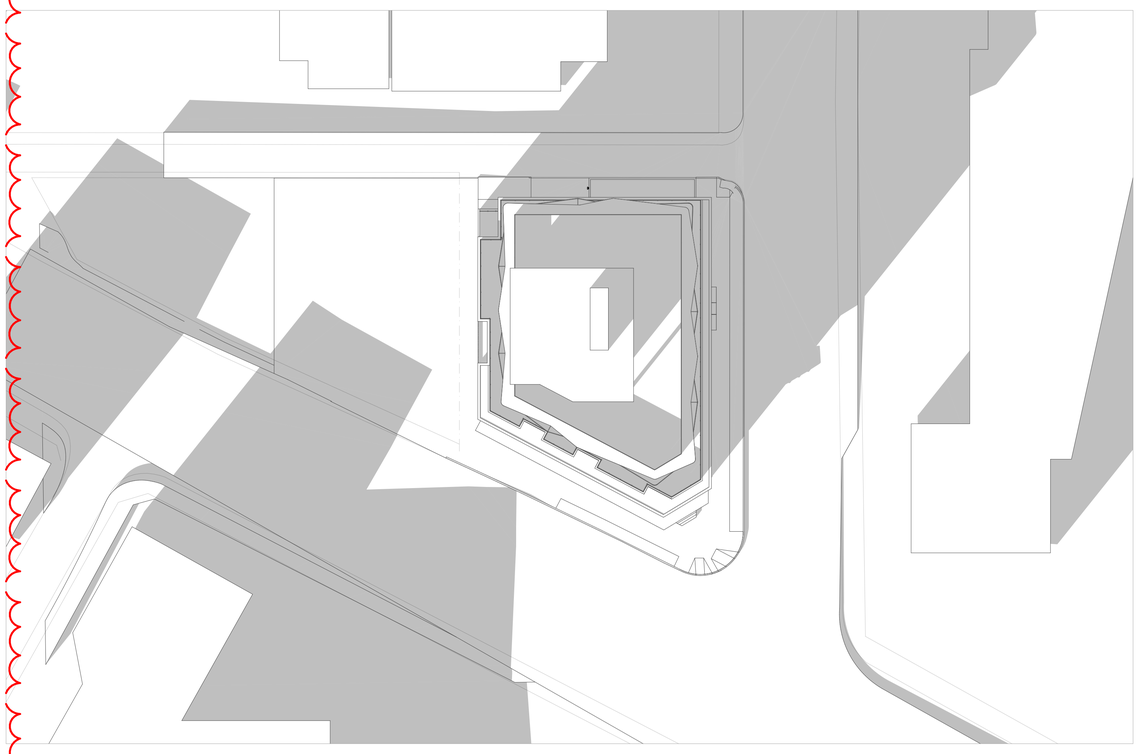
[DRAWING] **A-8.012**



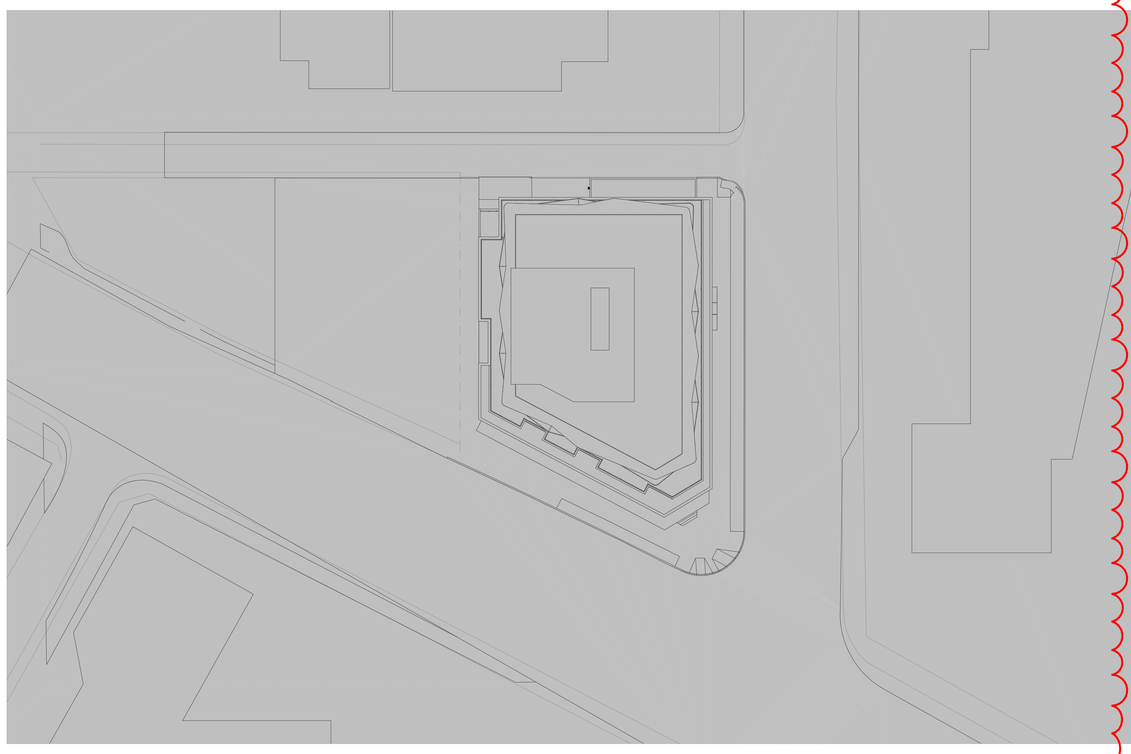
1 December 21st @ 9:00
SCALE: 1/32" = 1'-0"



2 December 21st @ 12:00
SCALE: 1/32" = 1'-0"



3 December 21st @ 15:00
SCALE: 1/32" = 1'-0"



4 December 21st @ 18:00
SCALE: 1/32" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F SACHS 2026-02-13 BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Shadow Study - December 21st

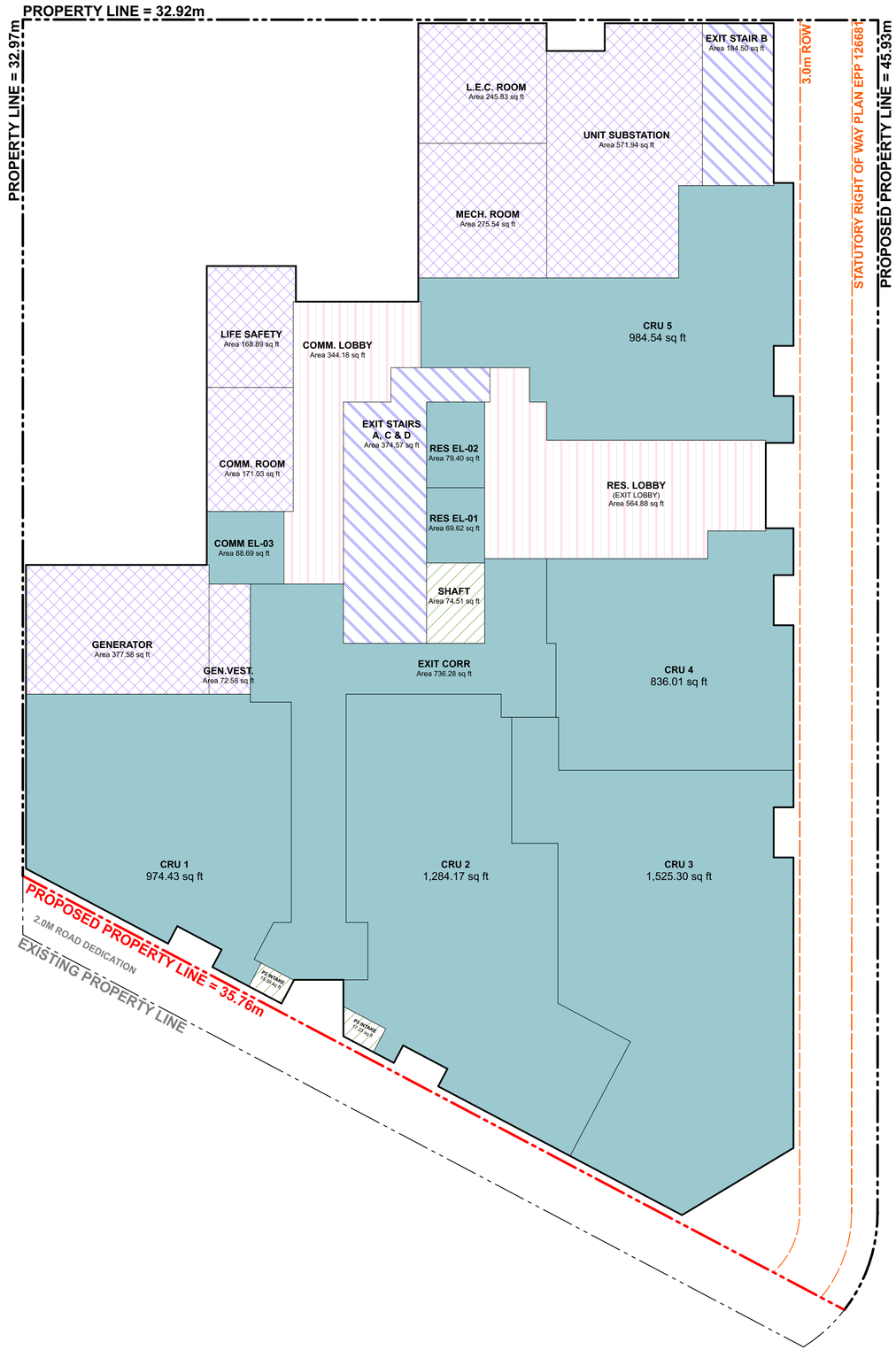
[PROJECT] **24654**

[SCALE]

[DATE] **2026-02-13**

[ISSUE] **5 - REZONING RESUBMISSION**

[DRAWING] **A-8.013**



L1 GFA (BEFORE EXCLUSIONS)
10,037.26 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SAMPSON
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Level 1 FSR Overlays

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-8.210



L2 GFA (BEFORE EXCLUSIONS)
12,875.28 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SAMPSON
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

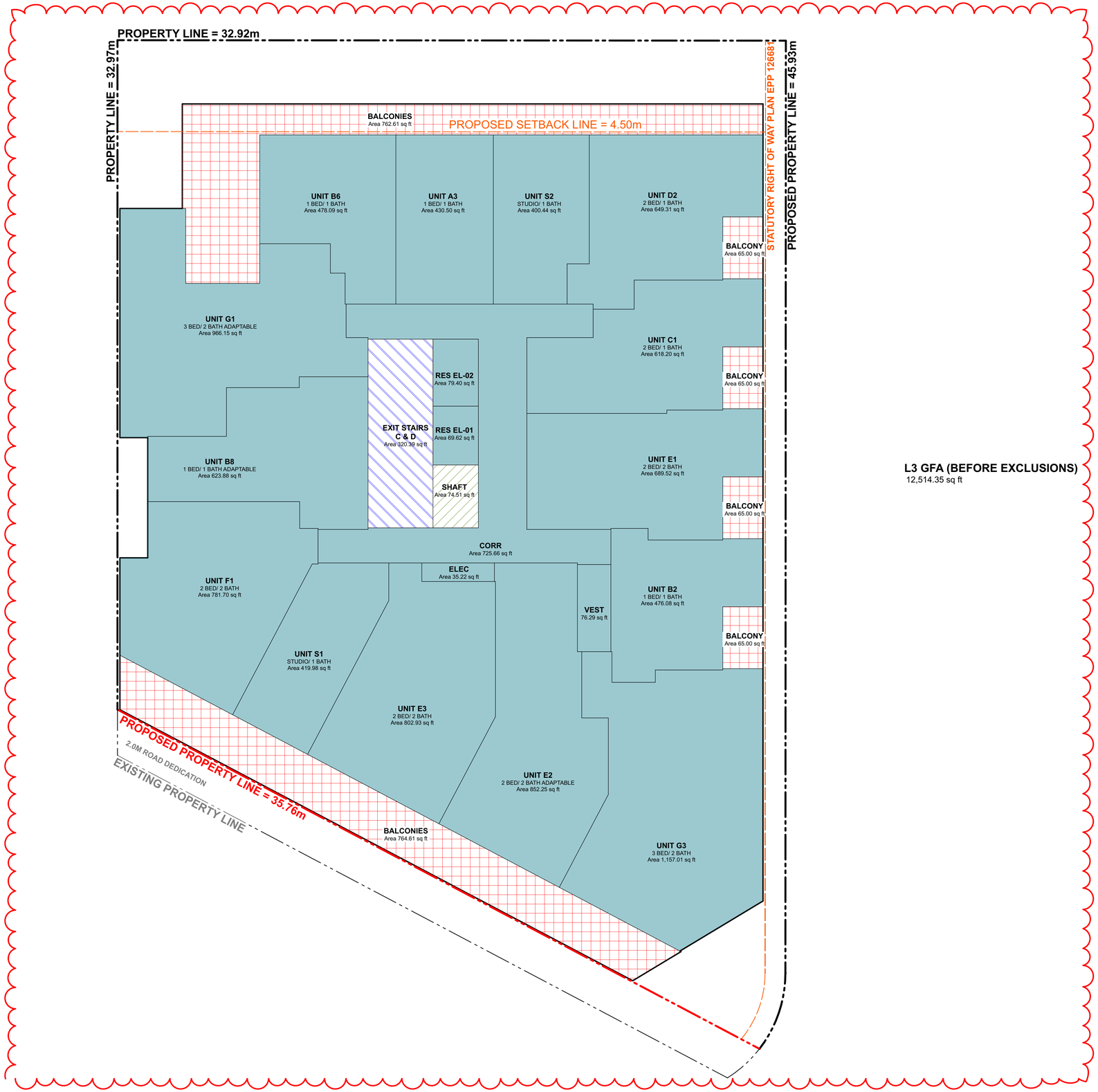
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Level 2 FSR Overlays

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-8.220



L3 GFA (BEFORE EXCLUSIONS)
12,514.35 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAMPLE
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

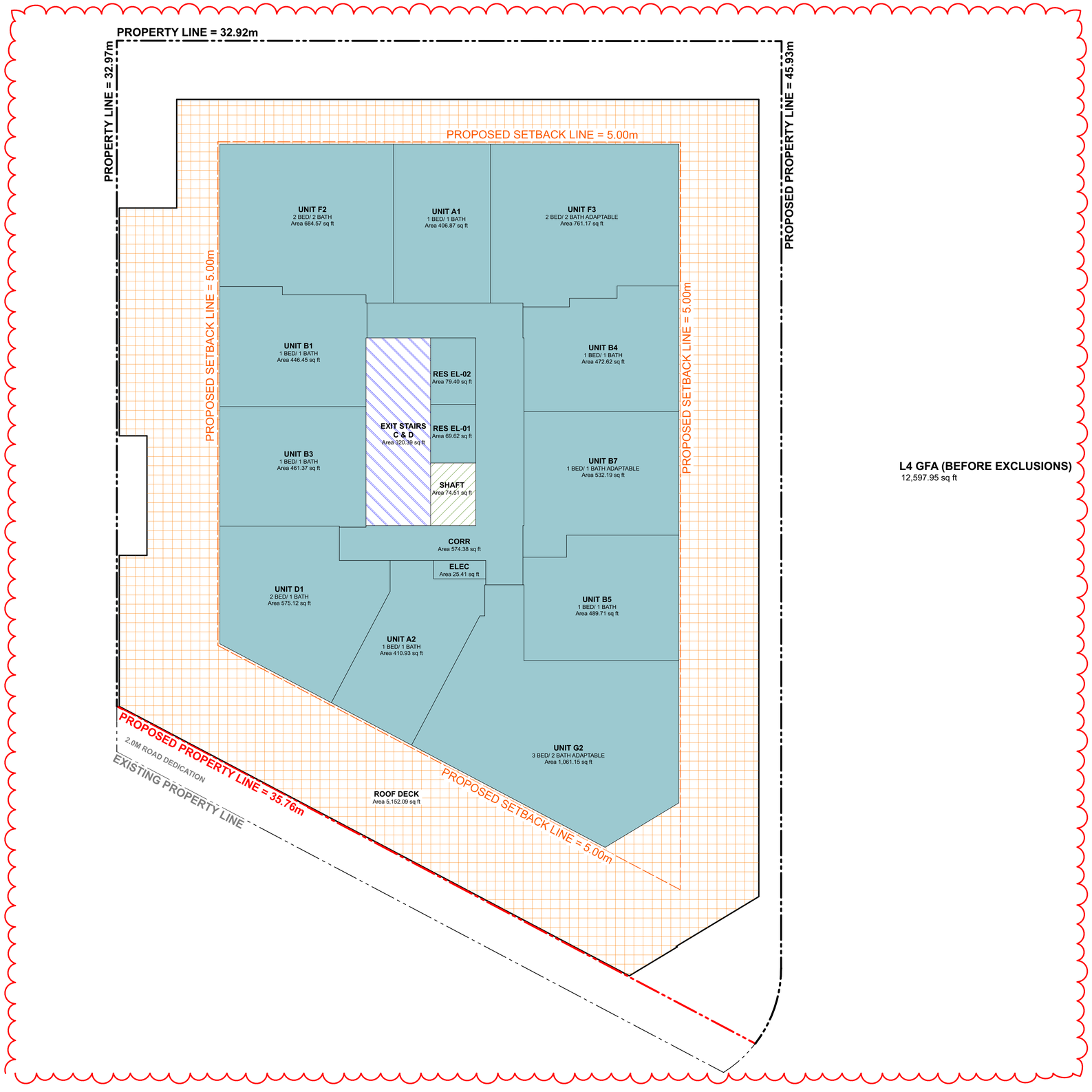
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Level 3 FSR Overlays

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-8.230



L4 GFA (BEFORE EXCLUSIONS)
12,597.95 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACKS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

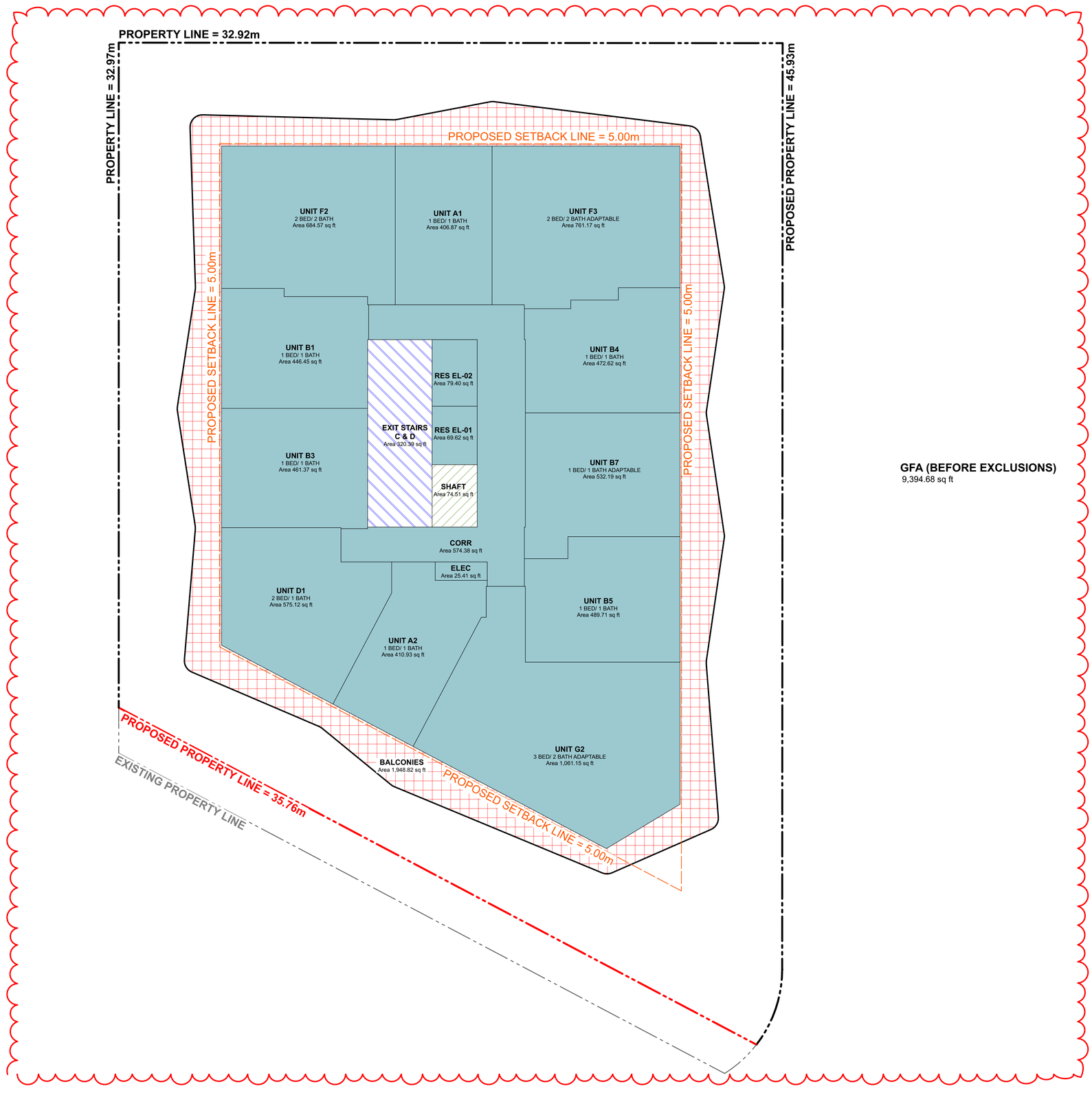
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Level 4 FSR Overlays

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1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-8.240



GFA (BEFORE EXCLUSIONS)
9,394.68 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACKS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Level 5,7,9,11 FSR Overlays

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-8.250



GFA (BEFORE EXCLUSIONS)
9,403.53 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACKS
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

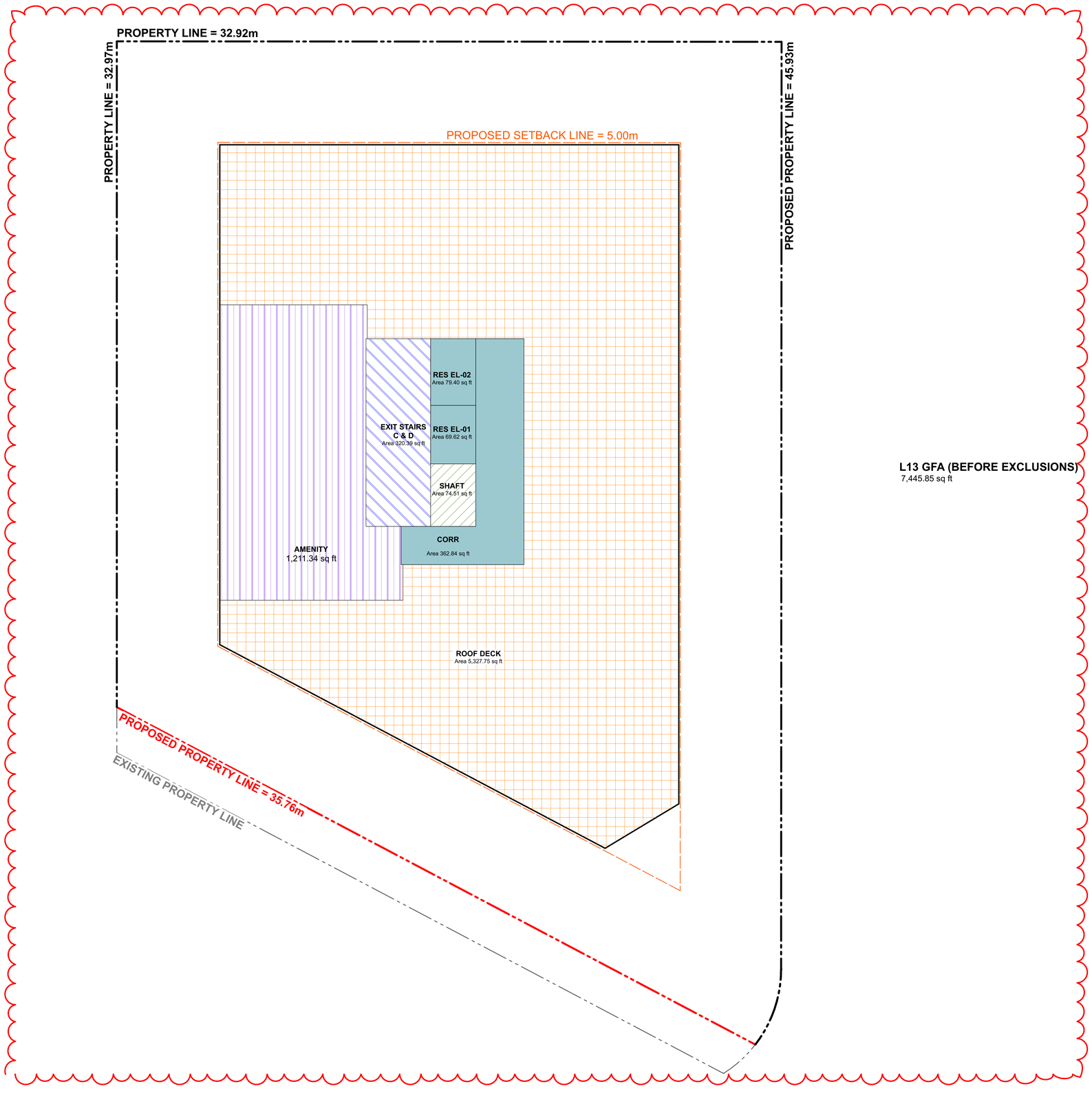
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Level 6,8,10,12 FSR Overlays

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1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-8.260



L13 GFA (BEFORE EXCLUSIONS)
7,445.85 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAXEN
2026-02-13
BRITISH COLUMBIA

[CLIENT]

CASCADIA GREEN DEVELOPMENTS

[PROJECT]

VERTEX

800 Marine Dr. and 1421 Fell Ave.
North Vancouver, BC

[TITLE]

Level 13/ Roof FSR Overlays

24654	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-02-13	[DATE]
5 - REZONING RESUBMISSION	[ISSUE]

[DRAWING]

A-8.270