

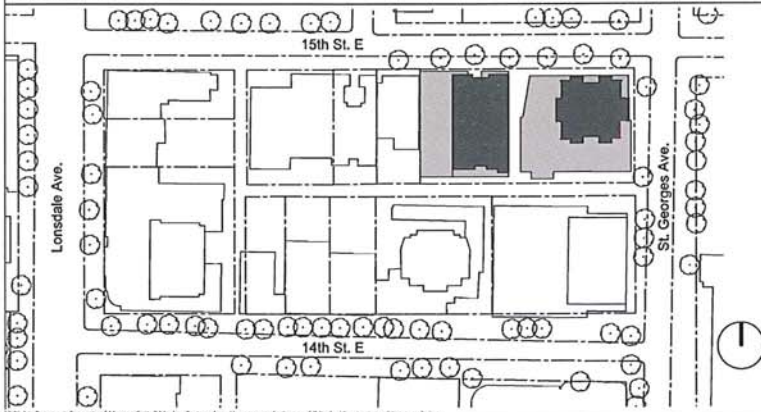


1441 ST. GEORGES AVE., NORTH VANCOUVER

DRAWING LIST

A000	COVER	N.T.S.
A001	PROJECT INFORMATION	N.T.S.
A102	SITE PLAN	AS NOTED
A103	SITE PHOTOS AND STREETScape	N.T.S.
A104	PLANNING/DESIGN RATIONALE	N.T.S.
A105	REFLECTED WINDOW ELEVATION	AS NOTED
A106	STREET VIEW ANALYSIS	N.T.S.
A107	BUILDING VIEW ANALYSIS	N.T.S.
A108	BUILDING VIEW ANALYSIS	N.T.S.
A109	BUILDING VIEW ANALYSIS	N.T.S.
A110	BUILDING VIEW ANALYSIS	N.T.S.
A111	BUILDING VIEW ANALYSIS	N.T.S.
A112	SHADOW ANALYSIS	N.T.S.
A201	FLOOR PLAN LEVEL 01	AS NOTED
A202A	FLOOR PLAN LEVEL 02A	AS NOTED
A202B	FLOOR PLAN LEVEL 02B	AS NOTED
A203	FLOOR PLAN LEVEL 03	AS NOTED
A204	FLOOR PLAN LEVEL 04	AS NOTED
A205	FLOOR PLAN LEVEL 05	AS NOTED
A206	FLOOR PLAN LEVEL 06 - LEVEL 15	AS NOTED
A207	FLOOR PLAN LEVEL 16	AS NOTED
A208	FLOOR PLAN LEVEL 17 - LEVEL 22	AS NOTED
A209	FLOOR PLAN LEVEL 23	AS NOTED
A210A	FLOOR PLAN ROOF DECK	AS NOTED
A210B	FLOOR PLAN ROOF PLAN	AS NOTED
A211	FLOOR PLAN P1 UPPER WEST / P1 EAST	AS NOTED
A212	FLOOR PLAN P1	AS NOTED
A213	FLOOR PLAN P2 / P3	AS NOTED
A222	FLOOR PLAN LEVEL 2 ADAPTABLE SUITES SW	AS NOTED
A223	FLOOR PLAN LEVEL 3 ADAPTABLE SUITES E	AS NOTED
A224A	FLOOR PLAN LEVEL 4 ADAPTABLE SUITES E	AS NOTED
A224B	FLOOR PLAN LEVEL 4 ADAPTABLE SUITES W	AS NOTED
A224C	FLOOR PLAN LEVEL 4 ADAPTABLE SUITES SW	AS NOTED
A225	FLOOR PLAN LEVEL 5 ADAPTABLE SUITES E	AS NOTED
A226	FLOOR PLAN LEVEL 5 ADAPTABLE SUITES E	AS NOTED
A301	ELEVATION E EAST / NORTH (EXISTING)	AS NOTED
A302	ELEVATION E SOUTH / WEST (EXISTING)	AS NOTED
A303	ELEVATION E EAST / NORTH (NEW)	AS NOTED
A304	ELEVATION E SOUTH / WEST (NEW)	AS NOTED
A305	ELEVATION W EAST / NORTH (NEW)	AS NOTED
A306	ELEVATION W SOUTH / WEST (NEW)	AS NOTED
A307	MATERIALS	N.T.S.
A401	BUILDING SECTION	AS NOTED
A402	BUILDING SECTION	AS NOTED
A601	PERSPECTIVE VIEW	AS NOTED
A602	PERSPECTIVE VIEW	AS NOTED
A603	PERSPECTIVE VIEW	AS NOTED
A604	PERSPECTIVE VIEW	AS NOTED
L01-L06	LANDSCAPE DRAWING PACKAGE	AS NOTED

CONTEXT PLAN



PROJECT TEAM

CLIENT/DEVELOPMENT MANAGER
 Company 1441 St. Georges Limited
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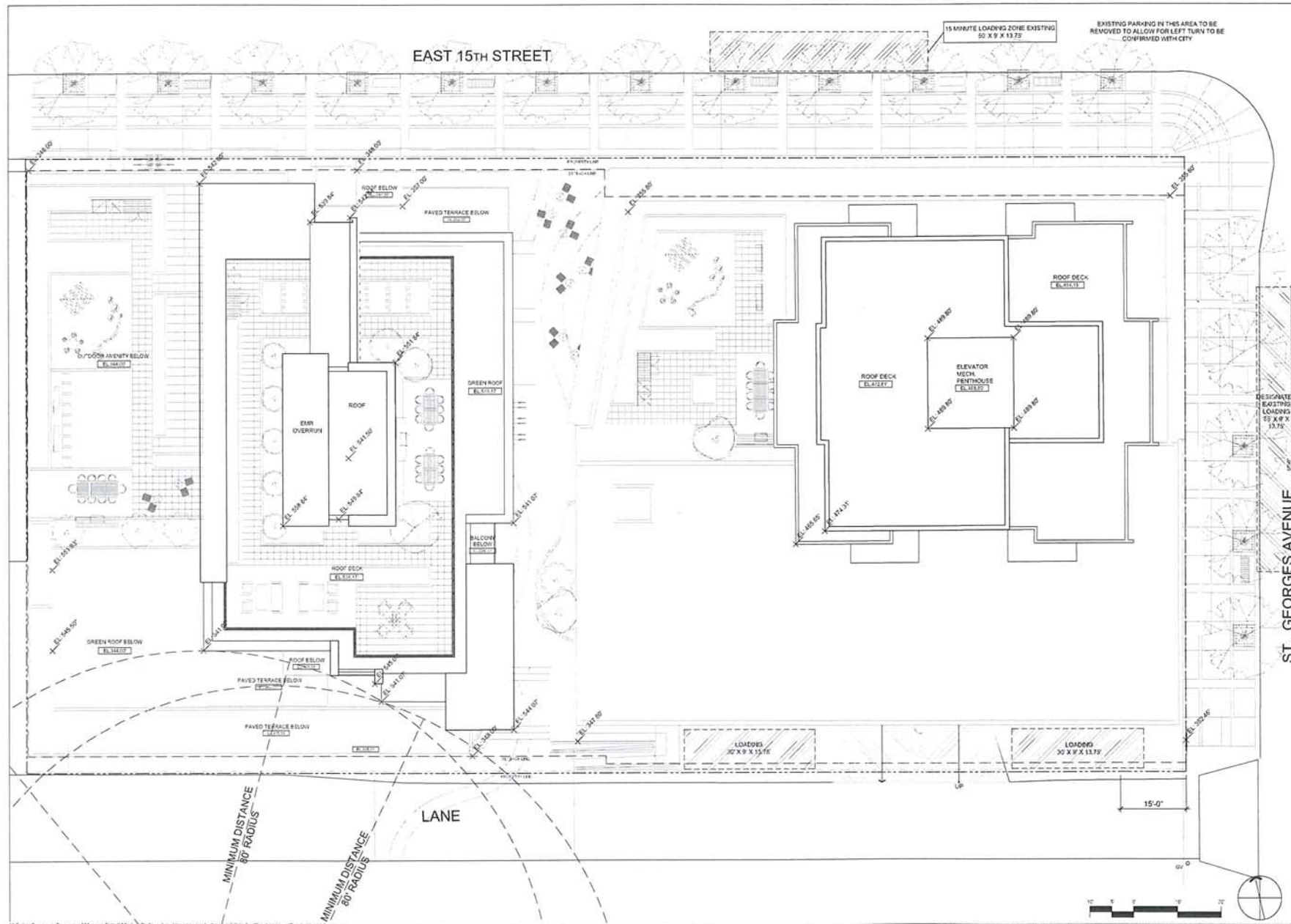


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Scale
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
 NORTH VANCOUVER, BC
 Project

Drawing
 Scale
 Project 216042.01
 Sheet **A000**



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Revisions	Date	By
1. ROOF OVERRUM	2017/05/01	
2. ROOF DECK	2017/05/01	
3. ELEVATOR MECH. PENTHOUSE	2017/05/01	
4. GREEN ROOF	2017/05/01	
5. PAVED TERRACE	2017/05/01	
6. BALCONY	2017/05/01	
7. LOADING ZONE	2017/05/01	
8. MINIMUM DISTANCE 80 RADIUS	2017/05/01	
9. LANE	2017/05/01	
10. EAST 15TH STREET	2017/05/01	
11. ST. GEORGES AVENUE	2017/05/01	
12. 15 MINUTE LOADING ZONE	2017/05/01	
13. EXISTING PARKING	2017/05/01	
14. DESIGNATED LOADING ZONE	2017/05/01	
15. ELEVATIONS	2017/05/01	
16. SCALE BAR	2017/05/01	
17. NORTH ARROW	2017/05/01	
18. TITLE BLOCK	2017/05/01	
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280. ARCHITECT COUNTRY	2017/05/01	



2 CONTEXT MAP
A101 N15

1 SITE PHOTOS
A101 N15



15TH ST. E | LOOKING SOUTH



ST. GEORGES AVE | LOOKING WEST

3 STREETScape
A101 N15



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REVISED POA	2017.05.01
REVISED POA	2017.05.24
REVISED POA	2017.05.24
REVISED POA	2017.05.14
REVISED POA	2017.05.14
REVISED POA	2017.05.12
REVISED POA	2016.12.18
Revisions	SEE EXHIBIT 1111

Scale
**1441
ST GEORGES AVE**
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project
**SITE PHOTOS
AND
STREETScape**

Drawing
Date
Project 216042-01
Sheet **A103**

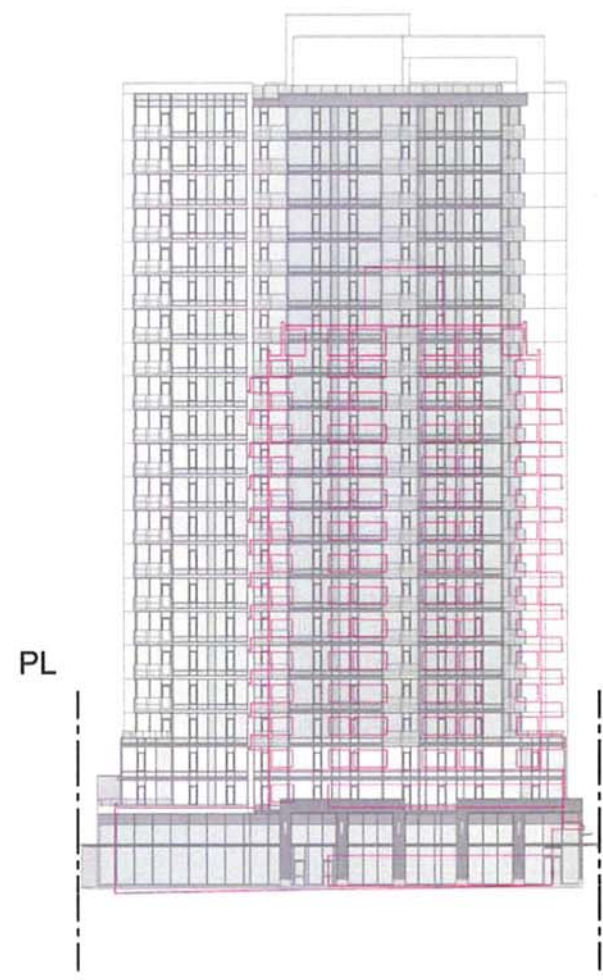


Table 3.2.3.1.D, Unprotected Opening Limits for a Building of Fire compartment that is Sprinklered Throughout, BCBC 2012

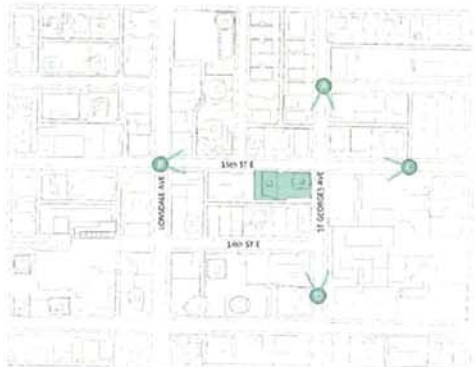
EXPOSING BUILDING FACE MAX. AREA, m ²	AREA OF UNPROTECTED OPENING %		
	LIMITING DISTANCE, m		
4	4.57	5	
150 OR MORE	30	35.7	40

REVISION	DATE
1	2017/05/31
2	2017/05/29
3	2017/05/24
4	2017/05/19
5	2017/05/17
6	2016/12/19

Scale
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project
**REFLECTED
WINDOW
ELEVATION**

Drawing
Title
Sheet 218042-01
A105



- A** ST. GEORGES AVE
- B** LONSDALE AVE + 15TH STREET E
- C** 15TH STREET
- D** ST. GEORGES AVE



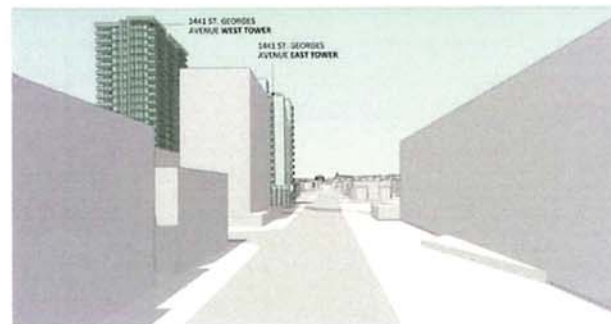
A ST. GEORGES AVENUE | LOOKING SOUTH
 ■ POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 ■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



C E 15th STREET | LOOKING WEST
 ■ POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 ■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



B E 15th STREET | LOOKING EAST
 ■ POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 ■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



D ST. GEORGES AVENUE | LOOKING NORTH
 ■ POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 ■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

41222301 FOR	2017-03-31
41222302 FOR	2017-03-31
41222303 FOR	2017-03-29
CLIENT REVIEW	2017-03-24
41222304 FOR	2017-03-19
CLIENT REVIEW	2017-03-13
41222305 FOR	2016-12-19
41222306 FOR	2016-12-19
Revisions	0000000000

Scale
**1441
 ST GEORGES AVE**

1441 ST GEORGES AVE
 NORTH VANCOUVER, BC
 Project

**BUILDING VIEW
 ANALYSIS
 STREET VIEWS**

Drawing
 Scale
 Project 218042-01
 Sheet **A106**

REVISION	DATE
1	2017.03.20
2	2017.05.29
3	2017.05.24
4	2017.06.12
5	2017.06.13
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1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

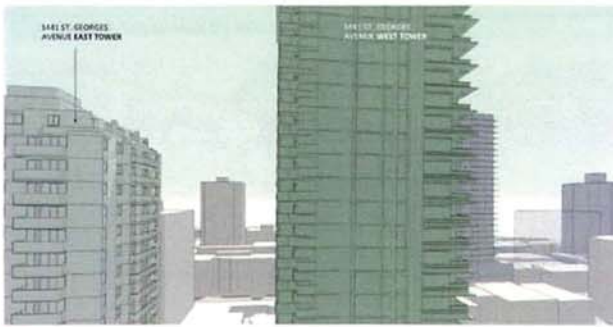
BUILDING VIEW
ANALYSIS
STREET VIEWS

Scale: 1:4000

Sheet: A107



- 1 150 E 15TH ST.
12 STOREY
- 2 134-140 E 15TH ST.
6 STOREY
- 3 1515 EASTERN AVE.
14 STOREY
- 4 1555 EASTERN AVE.
16 STOREY
- 5 135 E 17TH ST.
19 STOREY



1 150 E 15TH ST. | SOUTH VIEW
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



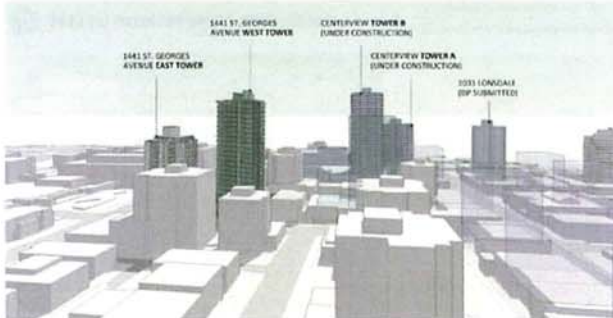
2 134-140 E 15TH ST. | SOUTH VIEW
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



3 1515 EASTERN AVE. | SOUTHEAST VIEW
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



4 1555 EASTERN AVE. | SOUTHEAST VIEW
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



5 135 E 17TH ST. | SOUTH VIEW
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

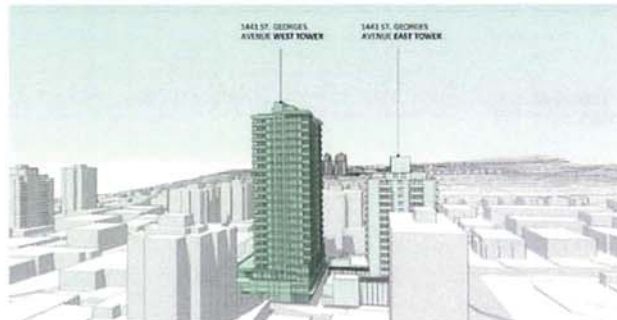


- 6 1415 ST. GEORGES AVE.
12 STOREY
- 7 140 14TH ST. E
13 STOREY
- 8 108 14TH ST. E
10 STOREY
- 9 160 13TH ST. E
17 STOREY
- 10 CENTRVIEW TOWER B
27 STOREY (UNDER CONSTRUCTION)



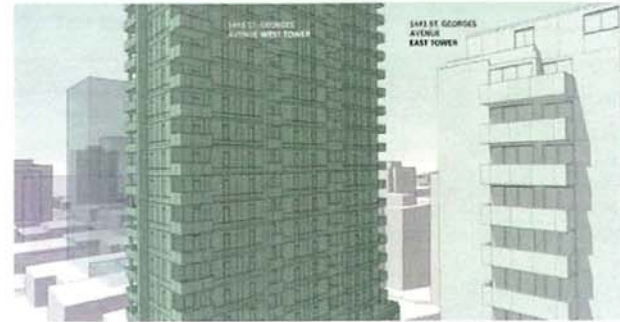
7 140 14TH ST. E | NORTH VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



9 160 13TH ST. E | NORTH VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



6 1415 ST. GEORGES AVE. | NORTHWEST

POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



8 108 14TH ST. E | NORTHEAST VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



10 CENTRVIEW TOWER B | NORTHWEST VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

REVISION NO.	DATE
1	2017-05-31
2	2017-06-29
3	2017-08-24
4	2017-09-14
5	2017-09-15
6	2018-12-14
7	2018-12-14
8	2018-12-14

Revisions: 00/0000/0000

Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

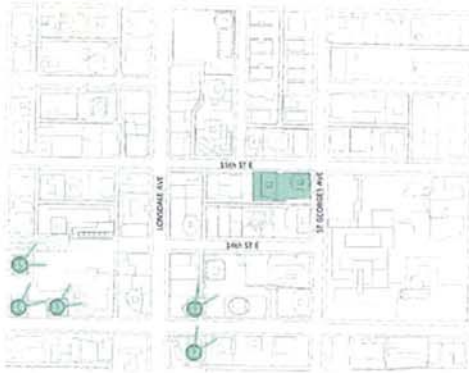
**BUILDING VIEW
ANALYSIS
STREET VIEWS**

Drawing
Scale
Project: 218042-01
Sheet
A108

REVISION	DATE
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2	2017-06-09
3	2017-05-24
4	2017-06-19
5	2017-05-11
6	2017-05-11
7	2014-12-18
8	2014-12-18

Revisions: 001 2014-12-18

Scale	
1441 ST GEORGES AVE	
1441 ST GEORGES AVE NORTH VANCOUVER, BC	
Project	
BUILDING VIEW ANALYSIS STREET VIEWS	
Drawing	
Scale	250:042 01
Project	
Sheet	A109



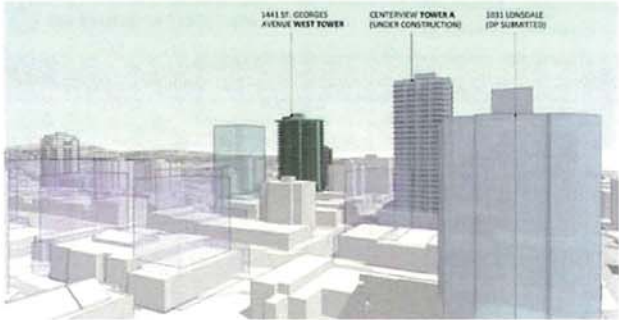
- 11 CENTERVIEW TOWER A
17 STOREY (UNDER CONSTRUCTION)
- 12 117 13TH ST. E
14 STOREY
- 13 158 13TH ST. W
19 STOREY
- 14 170 13TH ST. W
19 STOREY
- 15 175 14TH ST. W (BRIDGEWATER)
15 STOREY



11 CENTERVIEW TOWER A | NORTHEAST VIEW
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 17 STOREY DEVELOPMENT (2014 OCP)



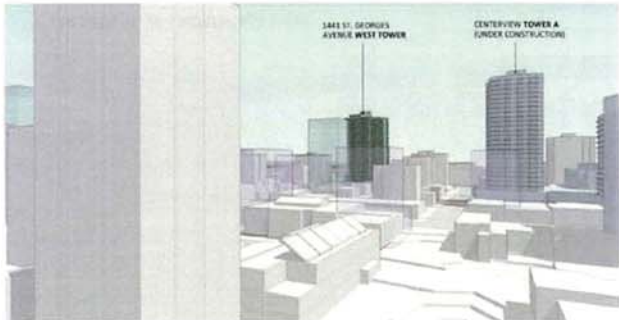
12 117 13TH ST. E | NORTHEAST
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 17 STOREY DEVELOPMENT (2014 OCP)



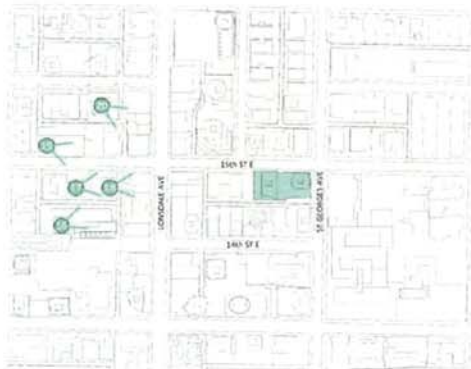
13 158 13TH ST. W | NORTHEAST
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 17 STOREY DEVELOPMENT (2014 OCP)



14 170 13TH ST. W | NORTHEAST
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 17 STOREY DEVELOPMENT (2014 OCP)



15 175 14TH ST. W | NORTHEAST VIEW
 POTENTIAL 23 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 17 STOREY DEVELOPMENT (2014 OCP)

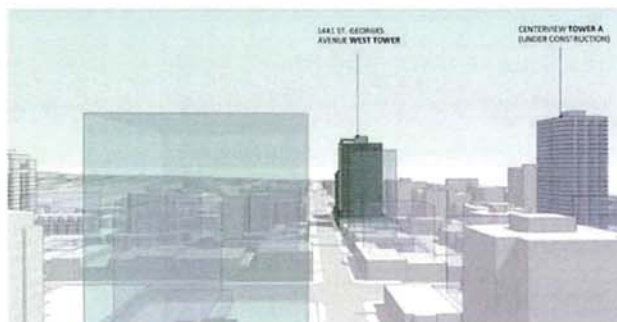


- 16 144 14TH ST. W
23 STOREY
- 17 135 15TH ST. W
15 STOREY
- 18 121 15TH ST. W
15 STOREY
- 19 150 15TH ST. W
18 STOREY
- 20 121 16TH ST. W
17 STOREY



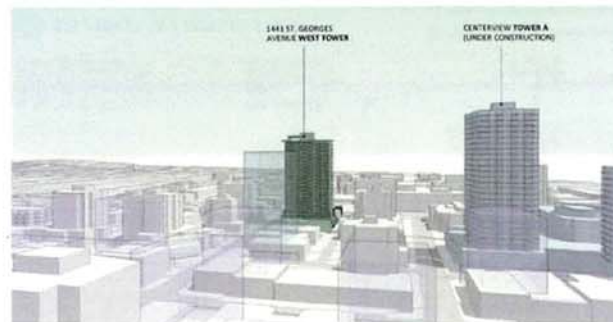
17 135 15TH ST. W | EAST VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2024 OCP)
POTENTIAL 15 STOREY DEVELOPMENT (2024 OCP)



19 150 15TH ST. W | SOUTHEAST VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2024 OCP)
POTENTIAL 15 STOREY DEVELOPMENT (2024 OCP)



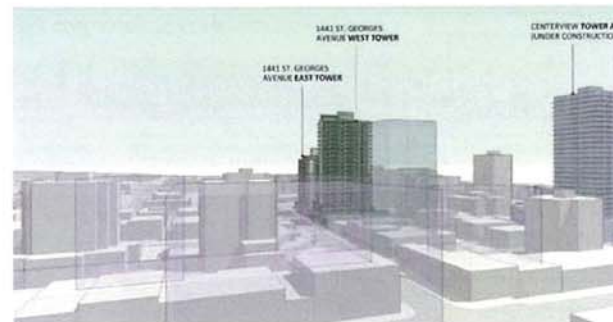
16 144 14TH ST. W | NORTHEAST VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2024 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2024 OCP)



18 121 15TH ST. W | EAST VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2024 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2024 OCP)



20 121 16TH ST. W | SOUTHEAST VIEW

POTENTIAL 23 STOREY DEVELOPMENT (2024 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2024 OCP)

NO.	DATE	DESCRIPTION
01	2017-05-31	ISSUED FOR PERMIT
02	2017-05-31	CLIENT REVIEW
03	2017-05-31	CLIENT REVIEW
04	2017-06-13	CLIENT REVIEW
05	2017-06-13	CLIENT REVIEW
06	2018-12-19	CLIENT REVIEW

Revisions: 001 2018-12-19

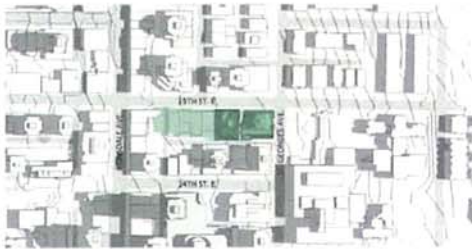
Seal
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

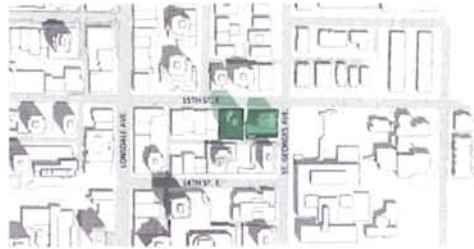
BUILDING VIEW
ANALYSIS
STREET VIEWS

Drawing
Scale
Project: 210402-01

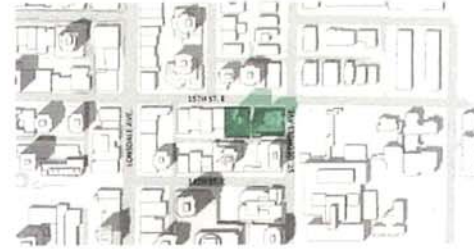
Sheet
A110



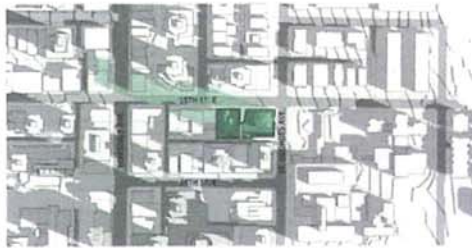
JUNE 21 | 9:00



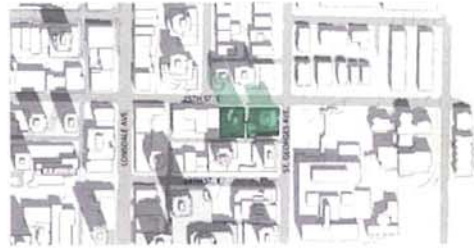
JUNE 21 | 12:00



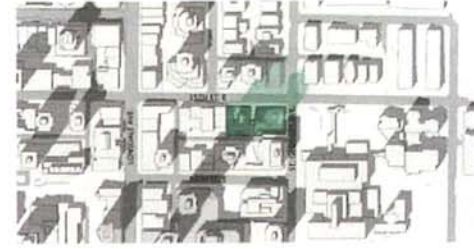
JUNE 21 | 15:00



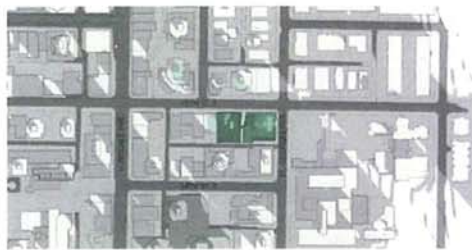
MARCH/SEPTEMBER 21 | 9:00



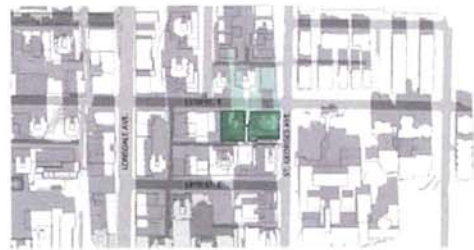
MARCH/SEPTEMBER 21 | 12:00



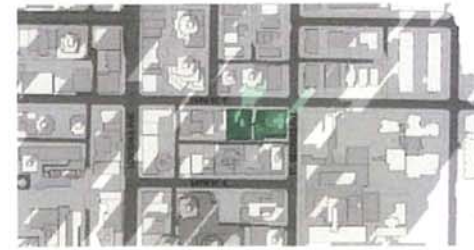
MARCH/SEPTEMBER 21 | 15:00



DECEMBER 21 | 9:00



DECEMBER 21 | 12:00



DECEMBER 21 | 15:00

DESIGNED BY	2017/05/24
CLIENT REVIEW	2017/05/24
CLIENT REVIEW	2017/06/19
CLIENT REVIEW	2017/06/19
CLIENT REVIEW	2018/02/13
REVISIONS FOR	2018/12/19
Revisions	001/0001/01/01

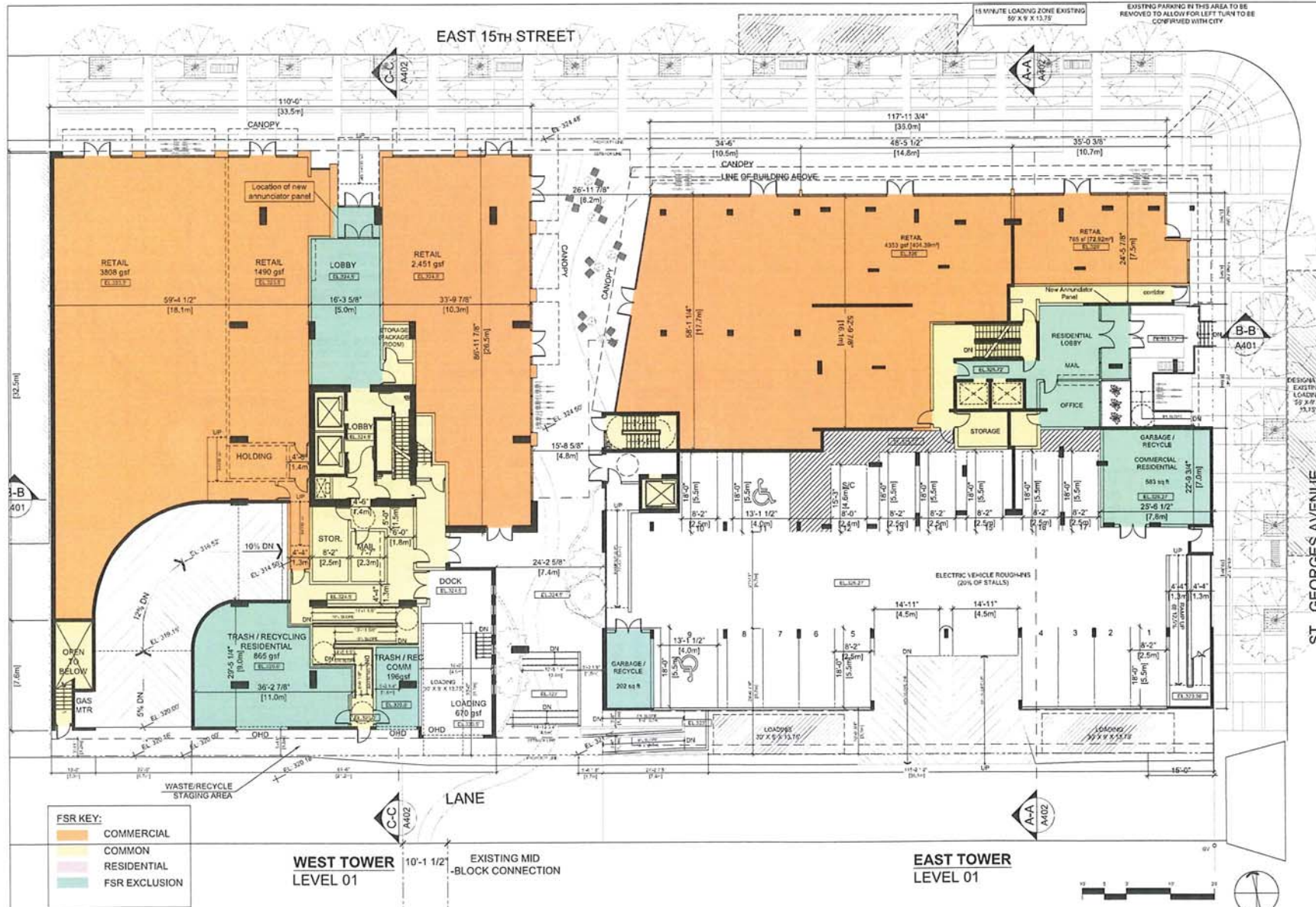
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**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**SHADOW IMPACT
STUDY**

Drawing
Scale
Project
Sheet
A112





Revision	Date	By	Check
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2	2017-03-04	2017-03/03	
3	2017-03-04	2017-03/03	
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100	2017-03-04	2017-03/03	

ST. GEORGES AVENUE

1441 ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

FLOOR PLAN
LEVEL 01

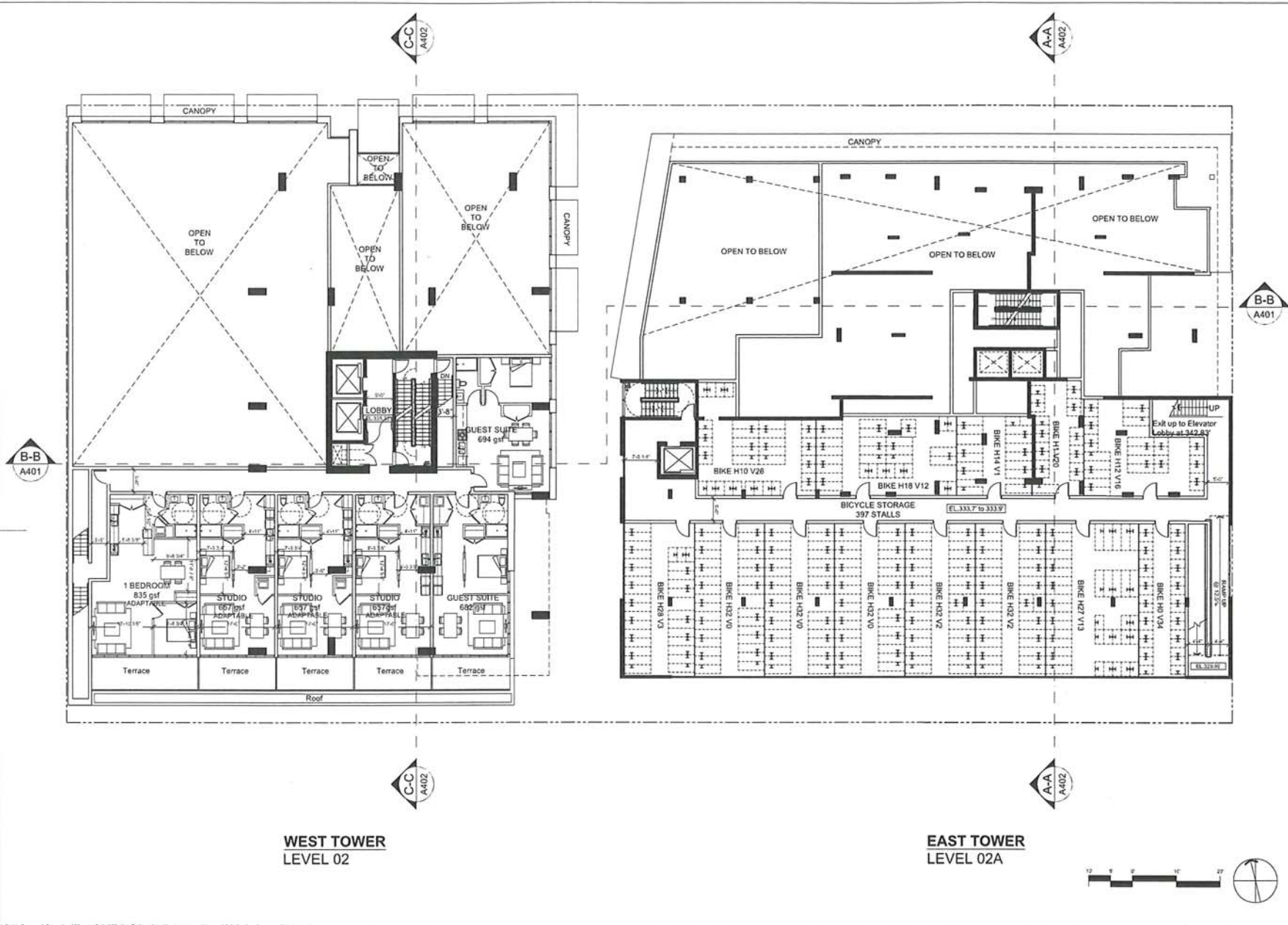
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Sheet A201F

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DATE: 11/11/17 PROJECT: 2017-03-04-1441 ST GEORGES AVE PROJECT NO: 17-03-04-1441 ST GEORGES AVE PROJECT NO: 17-03-04-1441

NO.	DESCRIPTION	DATE
001	ISSUED FOR PERMIT	2017/03/01
002	REVISED FOR	2017/03/29
003	REVISED FOR	2017/05/24
004	REVISED FOR	2017/05/24
005	REVISED FOR	2017/05/24
006	REVISED FOR	2017/05/24
007	REVISED FOR	2017/05/24
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100	REVISED FOR	2017/05/24



**WEST TOWER
LEVEL 02**

**EAST TOWER
LEVEL 02A**

Site
**1441
 ST GEORGES AVE**

1441 ST GEORGES AVE
 NORTH VANCOUVER, BC
 Project

**FLOOR PLAN
 LEVEL 02A**



Drawing
 Scale 1" = 10'
 Print 215042.03
 Sheet **A202 A**

DESIGNED FOR	2017/07/05
REVISION FOR	2017/05/21
REVISION FOR	2017/05/19
CHECK REVIEW	2017/05/24
DESIGNED FOR	2017/05/19
CHECK REVIEW	2017/05/15
DESIGNED FOR	2017/05/04
CHECK REVIEW	2017/05/04
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CHECK REVIEW	2017/05/02
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CHECK REVIEW	2017/04/27
Revisions	2017/04/27

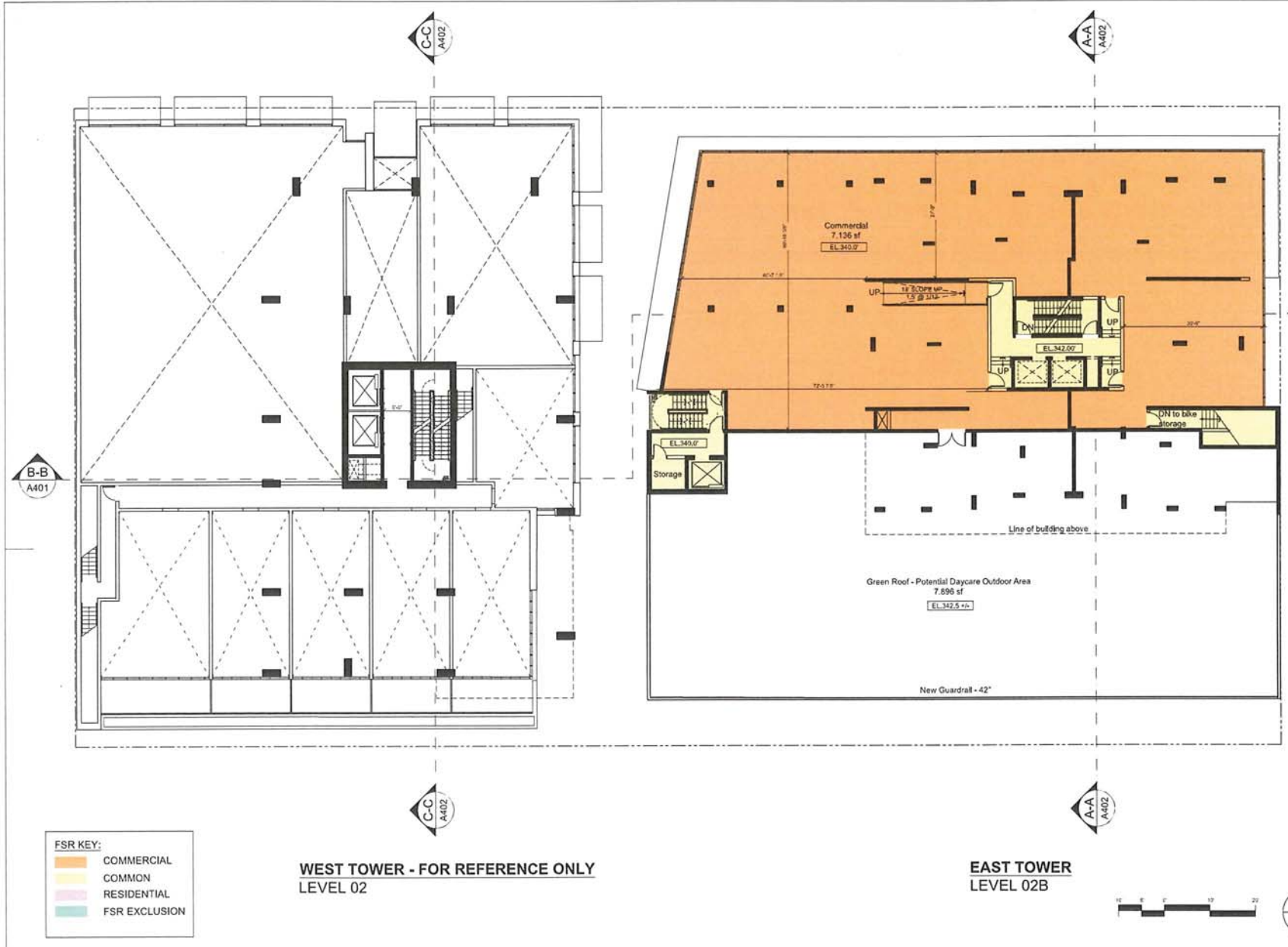
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**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
LEVEL 02B**

Drawn
Date
Project
Sheet

1" = 10'
216042.01
A202 BF



FSR KEY:

- COMMERCIAL
- COMMON
- RESIDENTIAL
- FSR EXCLUSION

**WEST TOWER - FOR REFERENCE ONLY
LEVEL 02**

**EAST TOWER
LEVEL 02B**





**Musson
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Mackey
Partnership**

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F: 604.687.1772
MCMPartners.com



B-B
A401

DESIGNATOR	2017-03/01
REV	
DESIGNATOR	2017-03/02
REV	
DESIGNATOR	2017-03/03
REV	
DESIGNATOR	2017-03/04
REV	
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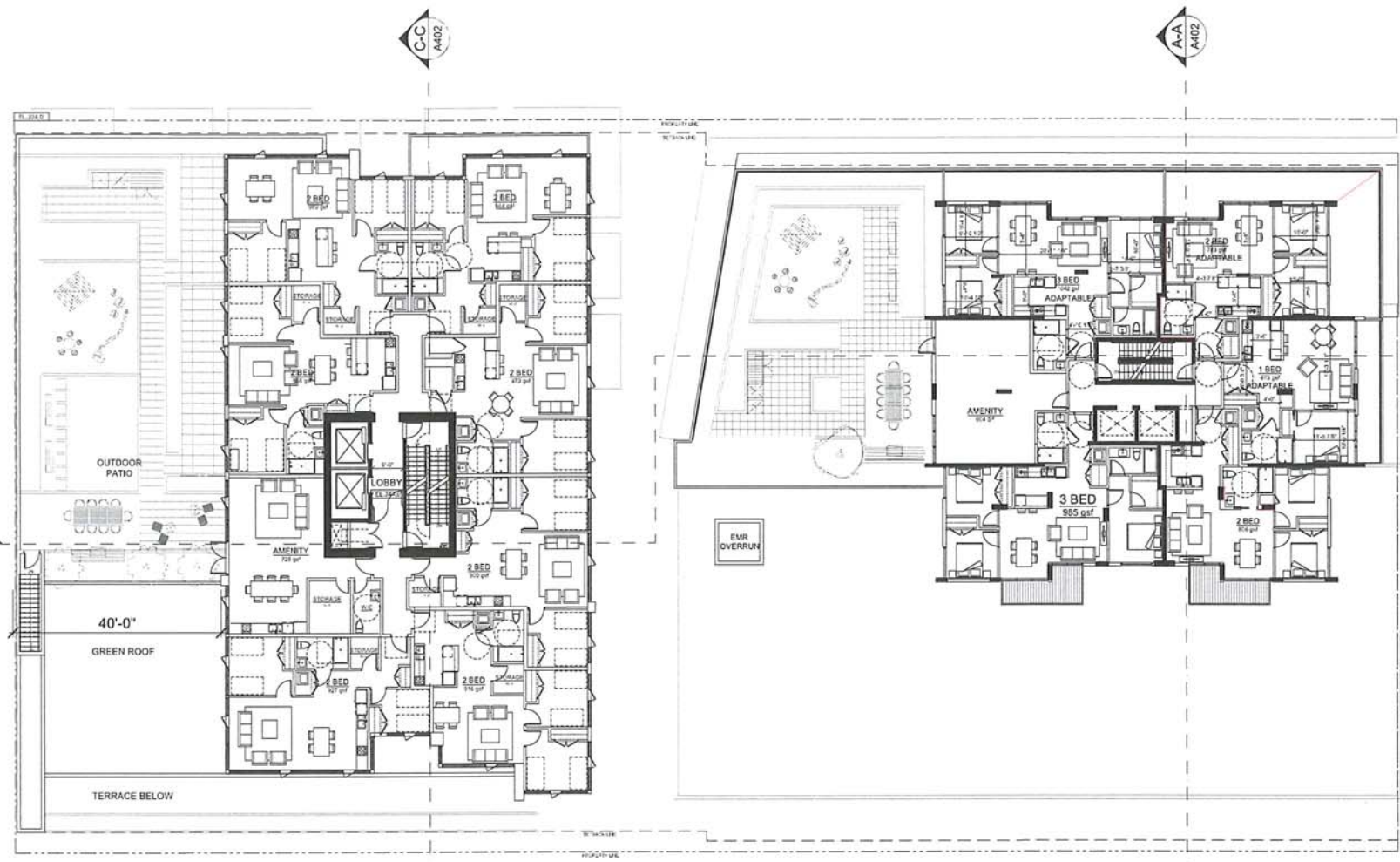
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**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
LEVEL 03**

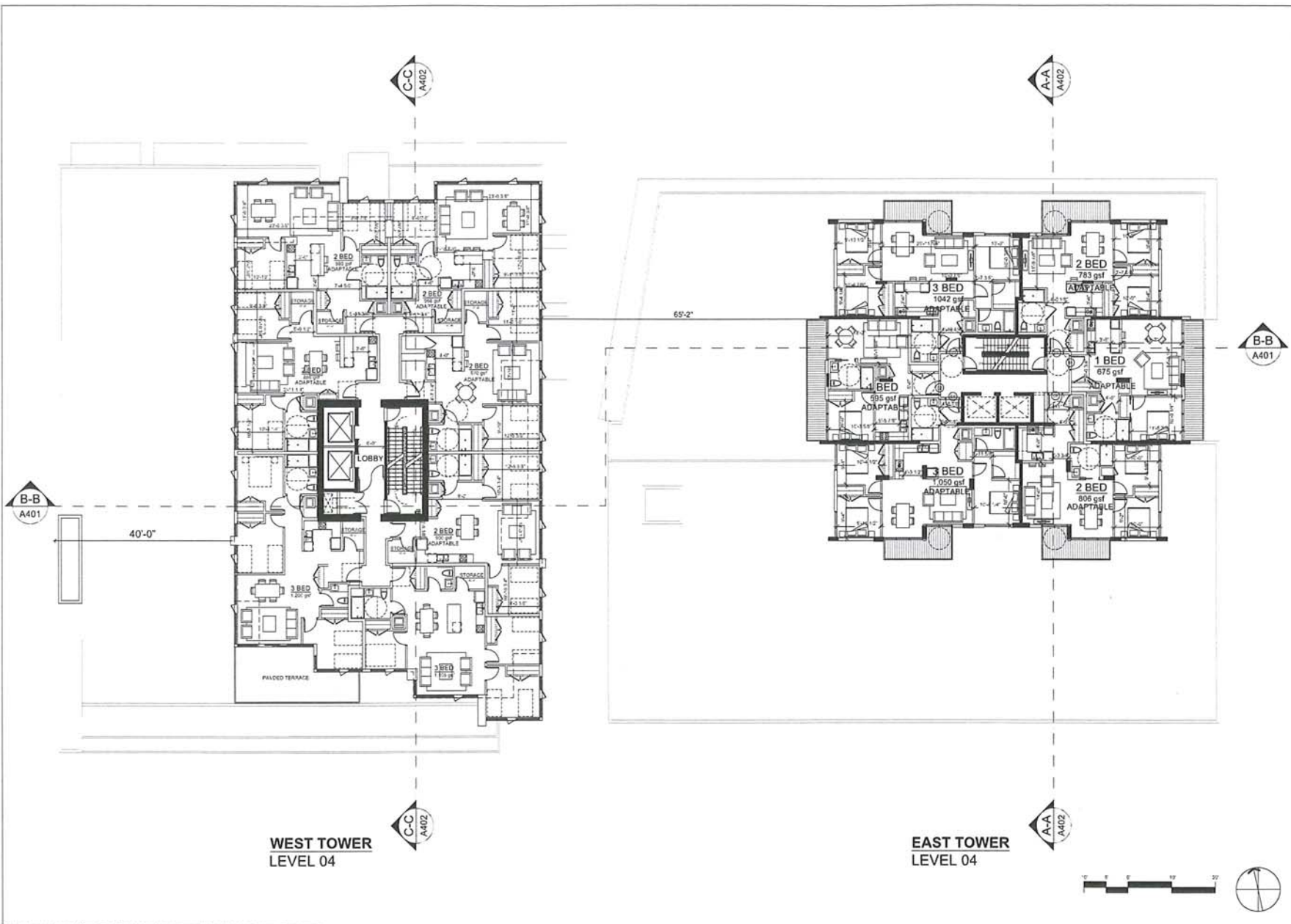
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Scale: 1" = 10'
Project: 216042-01
Sheet: **A203**



**WEST TOWER (YMCA FLOOR)
LEVEL 03**

**EAST TOWER
LEVEL 03**





WEST TOWER
LEVEL 04

EAST TOWER
LEVEL 04

REVISION	DATE
1. ISSUED FOR PERMITS	2017/05/17
2. REVISED FOR CHANGES	2017/05/29
3. CHANGES FOR PERMITS	2017/05/29
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Seal
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

FLOOR PLAN
LEVEL 04

Drawing
Scale 1" = 10'
Project 216042.01
Sheet A 204

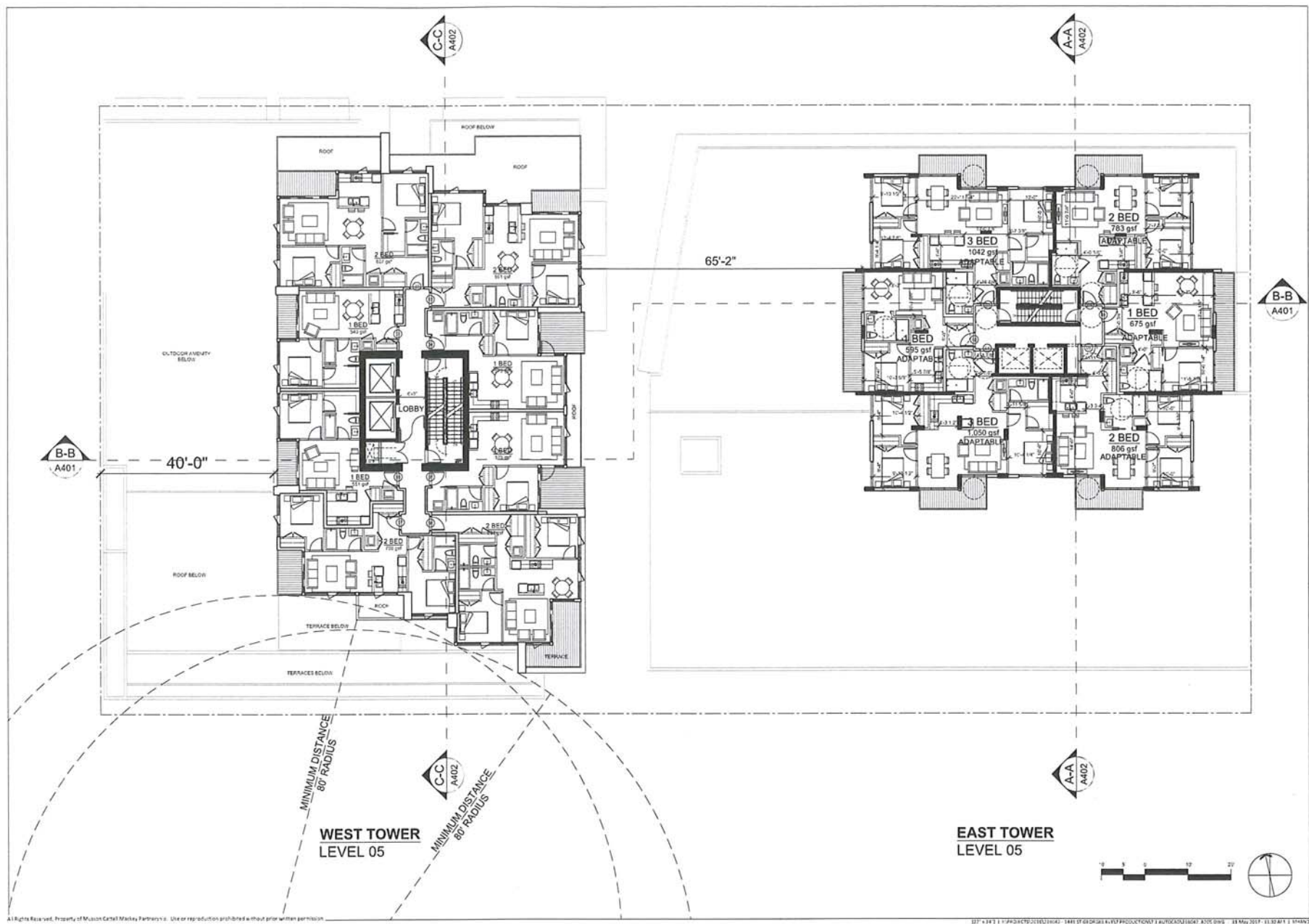
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CONSTRUCTION	20170529
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1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

FLOOR PLAN
LEVEL 05

Drawing
Scale 1" = 10'
Project 216042.01
Sheet A 205



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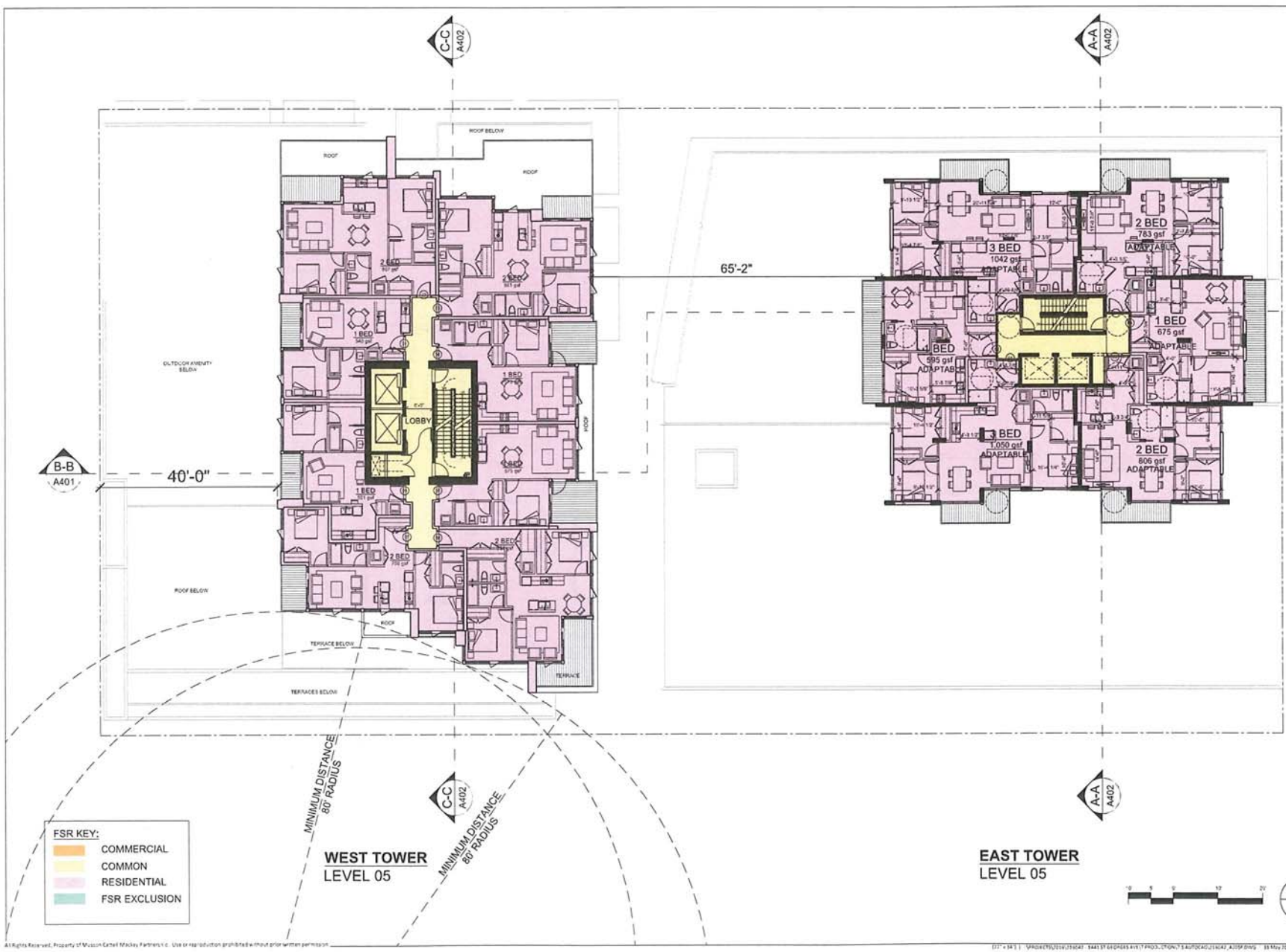
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REVISIONS	2016/12/18
REVISIONS	2016/12/18

1441
ST GEORGES AVE

1441 ST GEORGES AVE
 NORTH VANCOUVER, BC
 Project

**FLOOR PLAN
 LEVEL 05**

Drawing
 Title 1" = 10'
 Project 216042.01
 Sheet **A 205F**



FSR KEY:
 COMMERCIAL
 COMMON
 RESIDENTIAL
 FSR EXCLUSION

**WEST TOWER
 LEVEL 05**
 MINIMUM DISTANCE
 80' RADIUS

**EAST TOWER
 LEVEL 05**



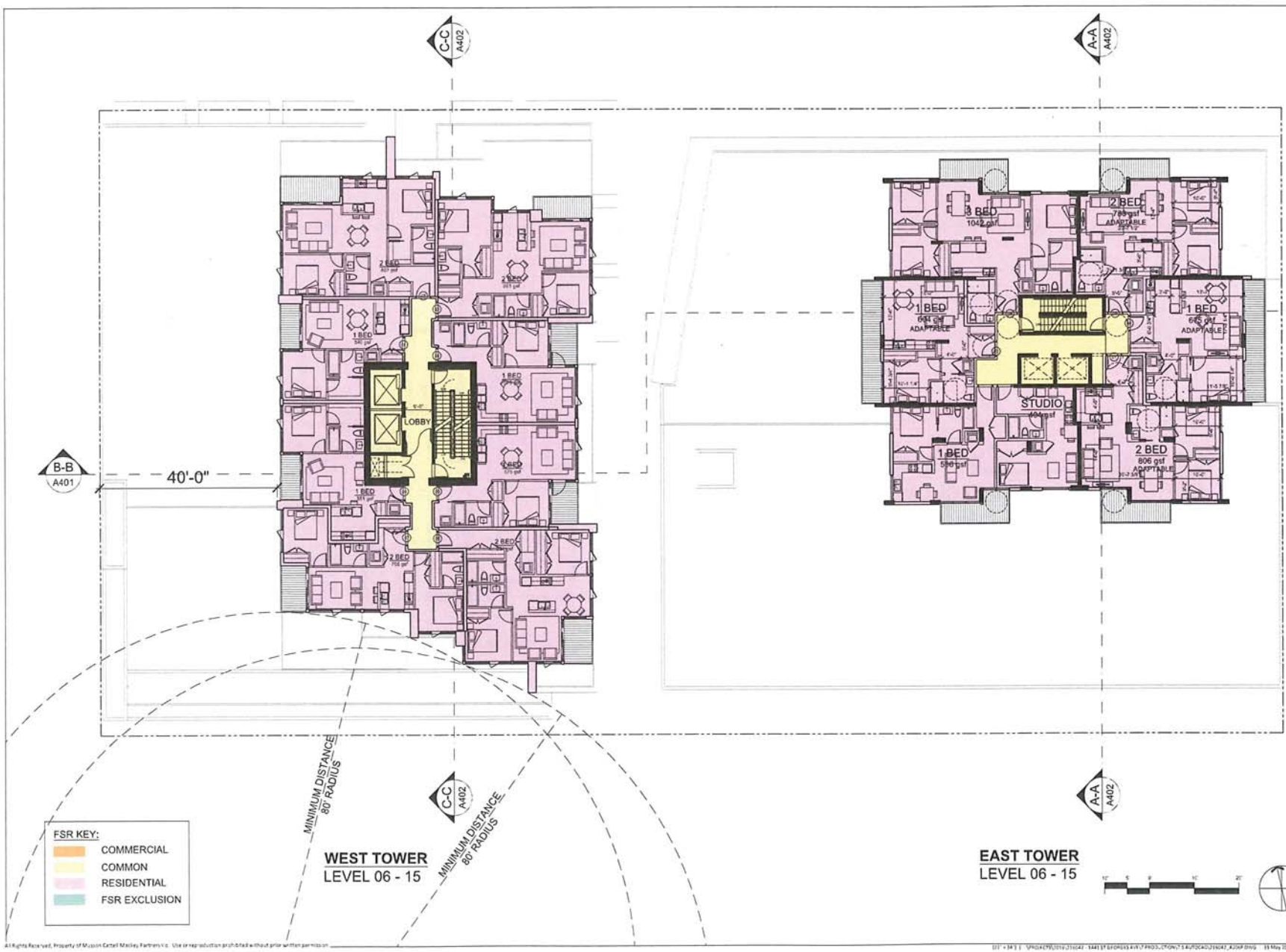
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100	2017/05/29

1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 06-15**

Drawing
Scale 1" = 10'
Project 216042.01
Sheet **A 206F**



FSR KEY:
 COMMERCIAL
 COMMON
 RESIDENTIAL
 FSR EXCLUSION

**WEST TOWER
LEVEL 06 - 15**

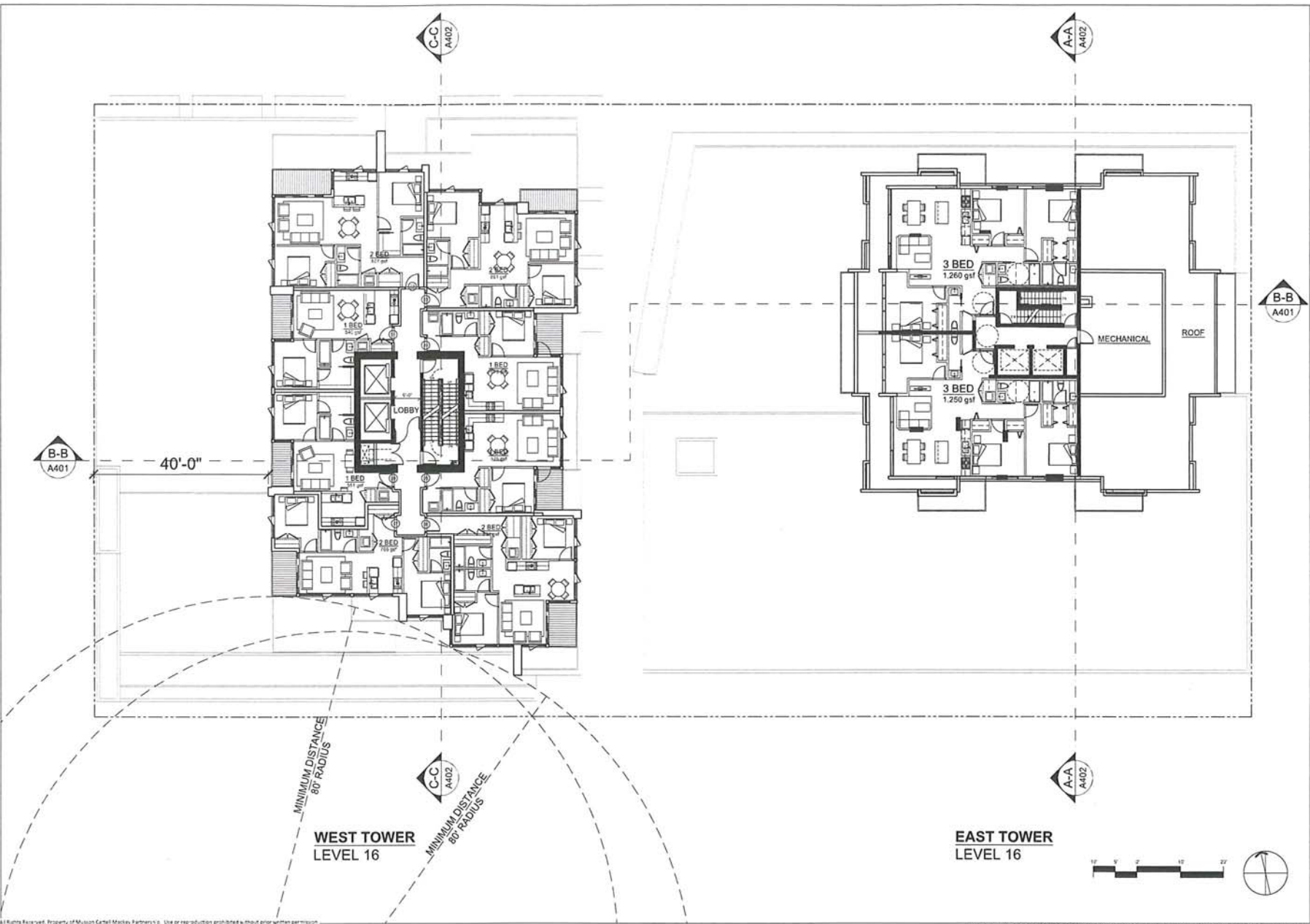
**EAST TOWER
LEVEL 06 - 15**

**Musson
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Mackey
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Architects Designers Planners
1000 - Tapscott Centre
555 Burrard Street, Box 264
Vancouver, British Columbia
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F: 604.687.3773
MCMPartners.com



DESIGNED FOR	2017/05/21
REVISIONS	2017/05/29
CONCEPT	2017/05/21
CONCEPT	2017/05/21
CONCEPT	2017/05/21
CONCEPT	2017/05/21
CONCEPT	2017/05/21
REVISIONS	2017/05/21
REVISIONS	2017/05/21
REVISIONS	2017/05/21
REVISIONS	2017/05/21



Seal

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project

**FLOOR PLAN
LEVEL 16**

Drawing

Scale 1" = 10'

Project 216022.01

Sheet **A207**

**Musson
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Architects Designers Planners
 1005 - Two Buntall Centre
 555 Burrard Street, Box 264
 Vancouver, British Columbia
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DESIGNED FOR	2017/05/17
REVISIONS	2017/05/17
CLIENT REVIEW	2017/05/17
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REVISIONS	2017/12/17

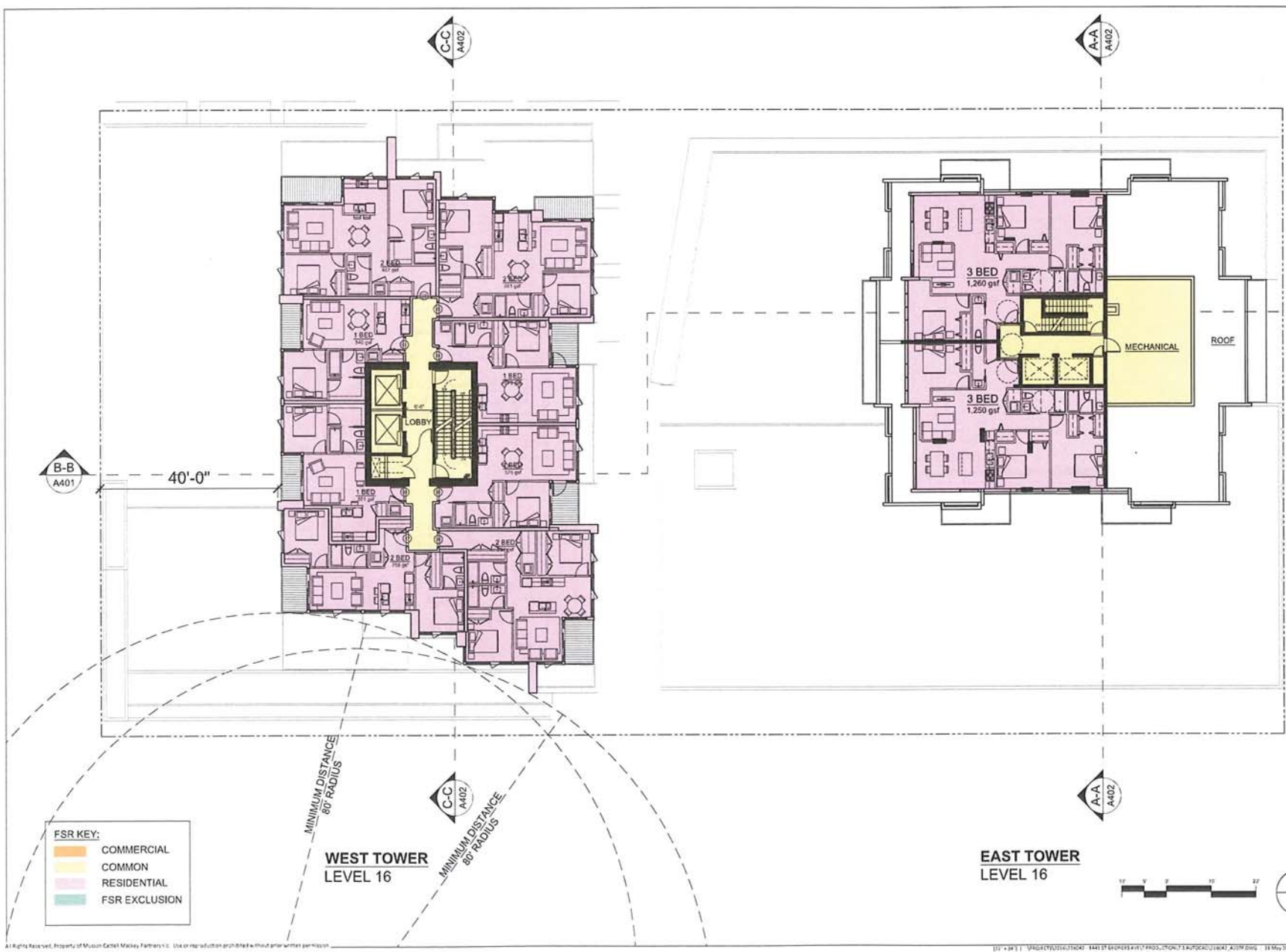
Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
 NORTH VANCOUVER, BC
 Project

**FLOOR PLAN
LEVEL 16**

Drawing
 Scale 1" = 10'
 Project 216042.01

Sheet **A207F**



FSR KEY:

Commercial	COMMERCIAL
Common	COMMON
Residential	RESIDENTIAL
FSR Exclusion	FSR EXCLUSION

MINIMUM DISTANCE
60' RADIUS

**WEST TOWER
LEVEL 16**

MINIMUM DISTANCE
60' RADIUS

**EAST TOWER
LEVEL 16**



MECH ROOM	2017-05-31
REVISION	2017-05-29
CONTRACT	2017-05-24
CLIMATE REVIEW	2017-05-19
CLIMATE REVIEW	2017-05-17
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Revisions	20 10/10/17

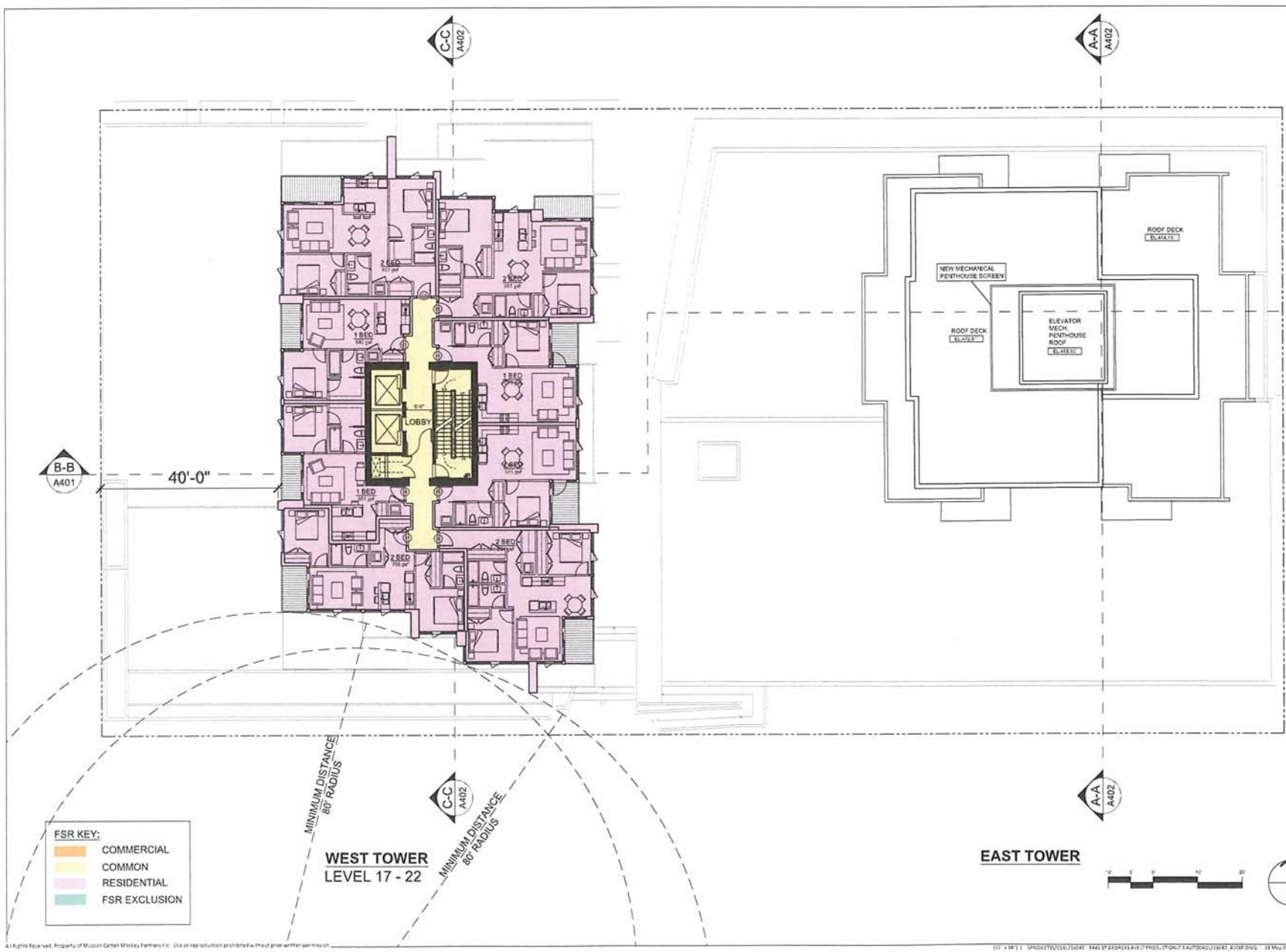
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 17-22**

Scale 1" = 10'
Project 216042.01

Sheet **A208F**



FSR KEY:
 COMMERCIAL
 COMMON
 RESIDENTIAL
 FSR EXCLUSION

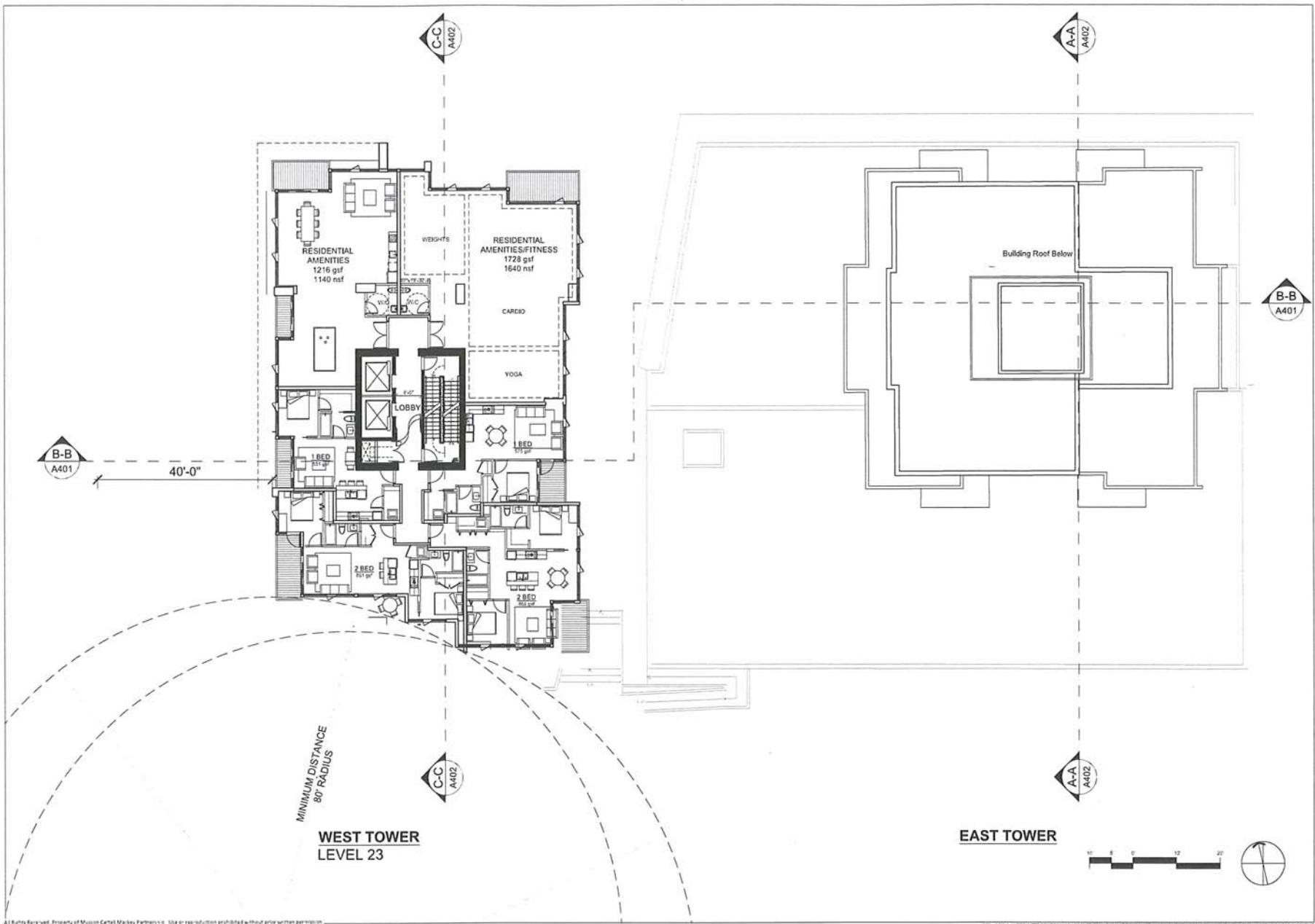
MINIMUM DISTANCE
80' RADIUS

**WEST TOWER
LEVEL 17 - 22**

MINIMUM DISTANCE
80' RADIUS

EAST TOWER





MCM

**Musson
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155 Burrard Street, Box 284
Vancouver, British Columbia
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MCMPartners.com

CHARD

NO.	DESCRIPTION	DATE
1	REVISION	2017-07-03
2	REVISION	2017-08-21
3	REVISION	2017-08-21
4	CLIENT REVIEW	2017-08-21
5	REVISION	2017-08-21
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10	CLIENT REVIEW	2017-08-21
11	REVISION	2017-08-21

Revisions: 30 MINUTE

Seal

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project

**FLOOR PLAN
LEVEL 23
PENTHOUSE**

Drawing

Scale **1" = 10'**

Project **216042.01**

Sheet **A209**

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NO.	DESCRIPTION	DATE
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2	REVISION	2017-05-29
3	COMPLETED	2017-05-24
4	COMPLETED	2017-05-19
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8	REVISION	2017-05-11

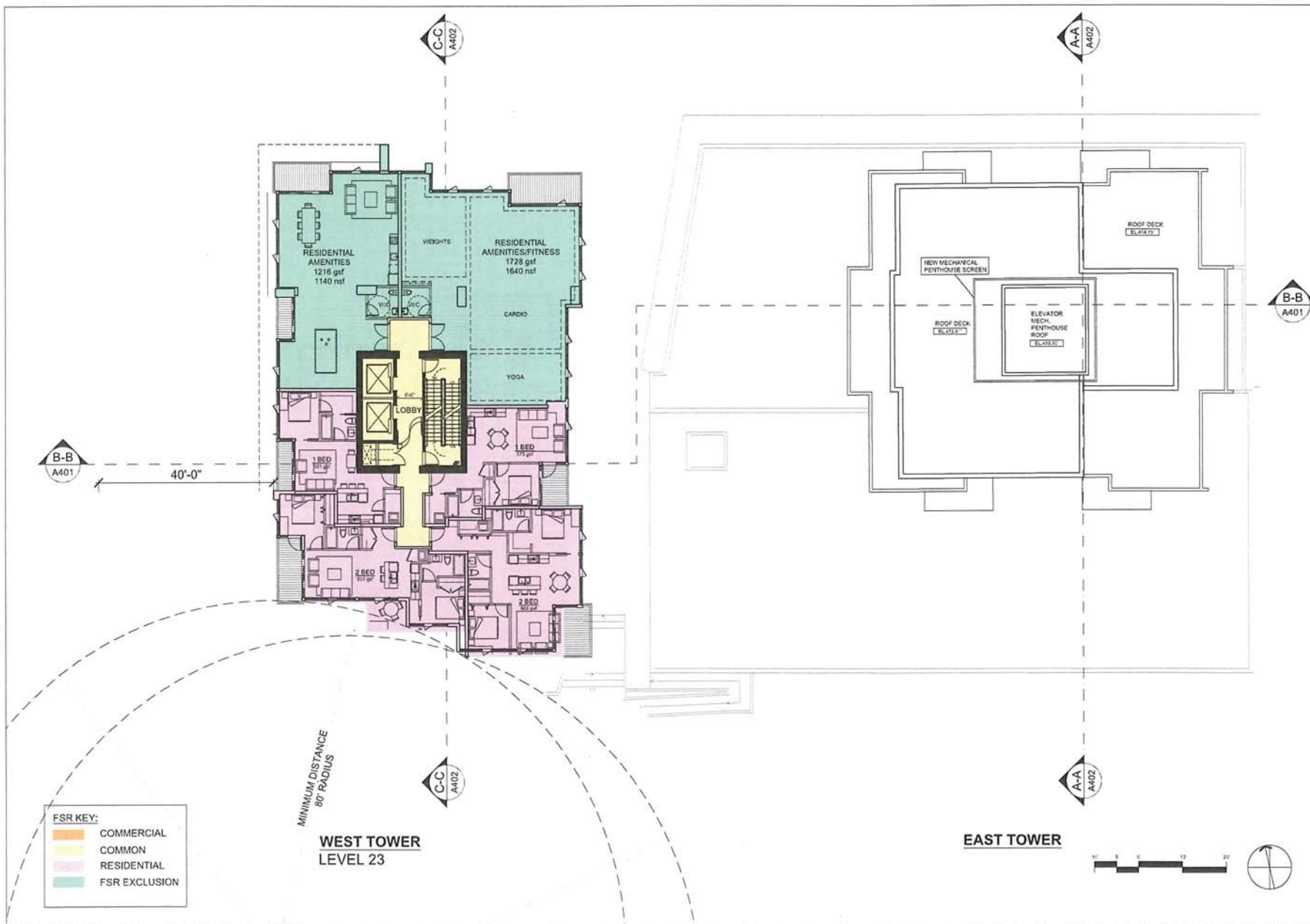
Seal

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
LEVEL 23
PENTHOUSE**

Drawn: _____
Scale: 1" = 10'
Project: 216042-01
Sheet: **A209F**



FSR KEY:
 COMMERCIAL
 COMMON
 RESIDENTIAL
 FSR EXCLUSION

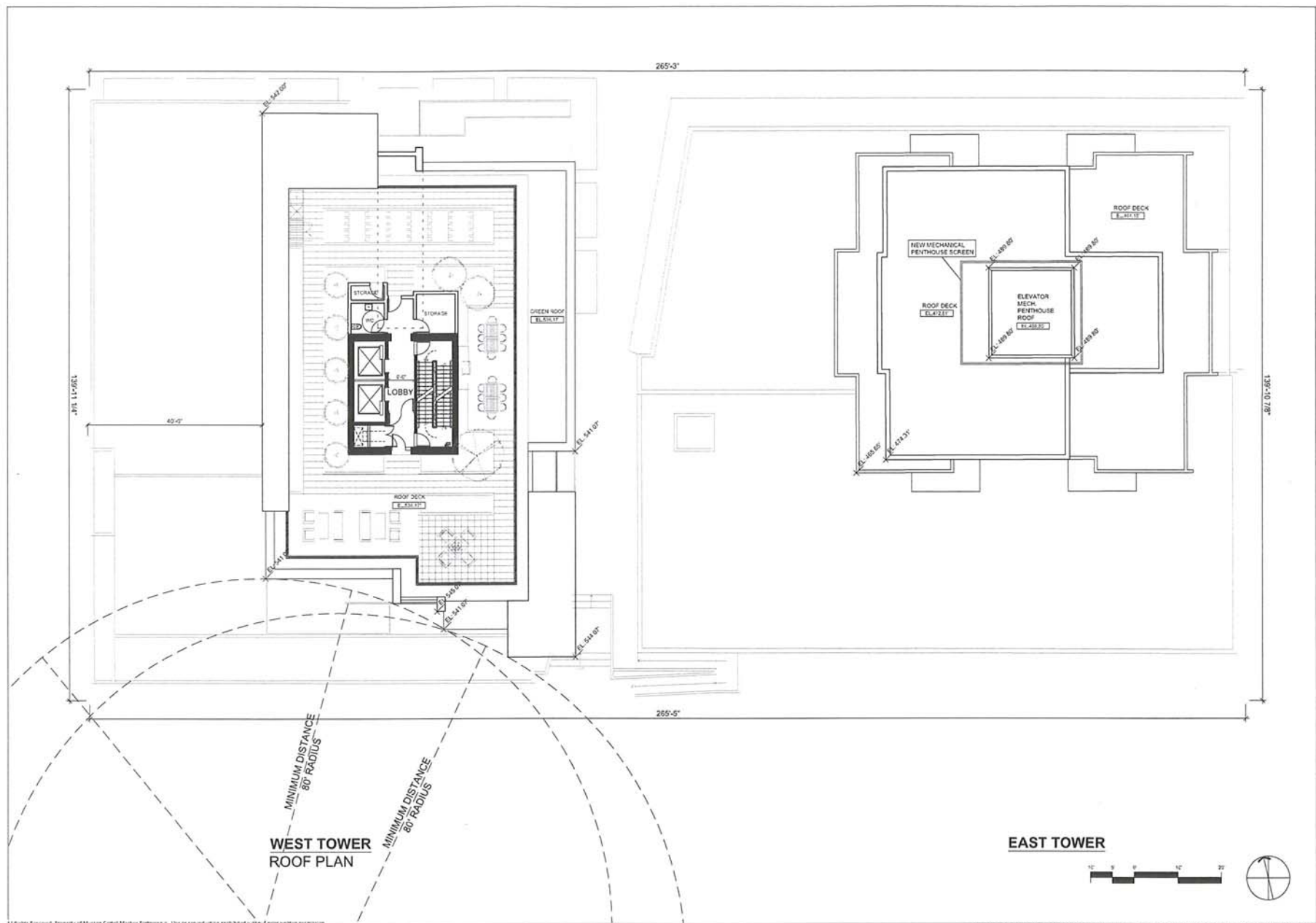
MINIMUM DISTANCE
80' RADIUS

**WEST TOWER
LEVEL 23**

EAST TOWER



REVISION FOR	2017/05/17
REVISION FOR	2017/05/17
CLIENT REVIEW	2017/05/19
CLIENT REVIEW	2017/05/24
CLIENT REVIEW	2017/05/19
CLIENT REVIEW	2017/05/19
REVISION FOR	2016/12/19
REVISION FOR	2016/12/19
Revisions	50 Lines Revv



Seal

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project

**FLOOR PLAN
ROOF DECK**

Drawn by

Scale 1" = 10'

Project 216042.01

Sheet **A210A**

NO.	DESCRIPTION	DATE
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2	REVISION	2017/05/29
3	CLIENT REVIEW	2017/05/31
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Revisions: 50 (MCM) REV

Seal

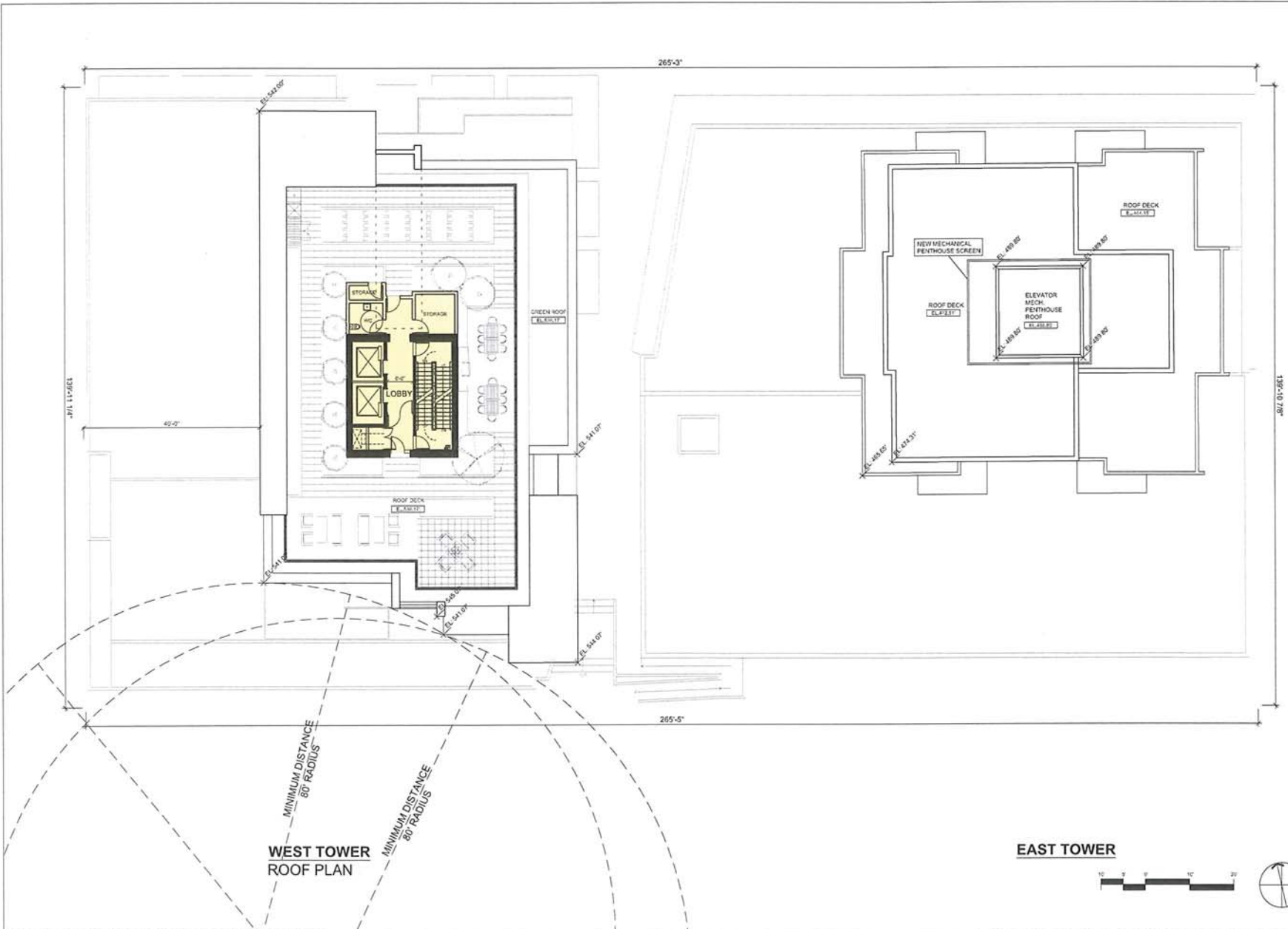
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
ROOF DECK**

Drawn:
Scale: 1" = 10'
Project: 216042.01

Sheet **A210 AF**



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DESIGNED FOR	2017/05/13
REVISION FOR	2017/05/13
CHECKED BY	2017/05/29
DESIGNED BY	2017/05/23
CHECKED BY	2017/05/19
DESIGNED BY	2017/05/17
CHECKED BY	2017/05/17
REVISIONS	00 LARA 11/17

Seal

1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project

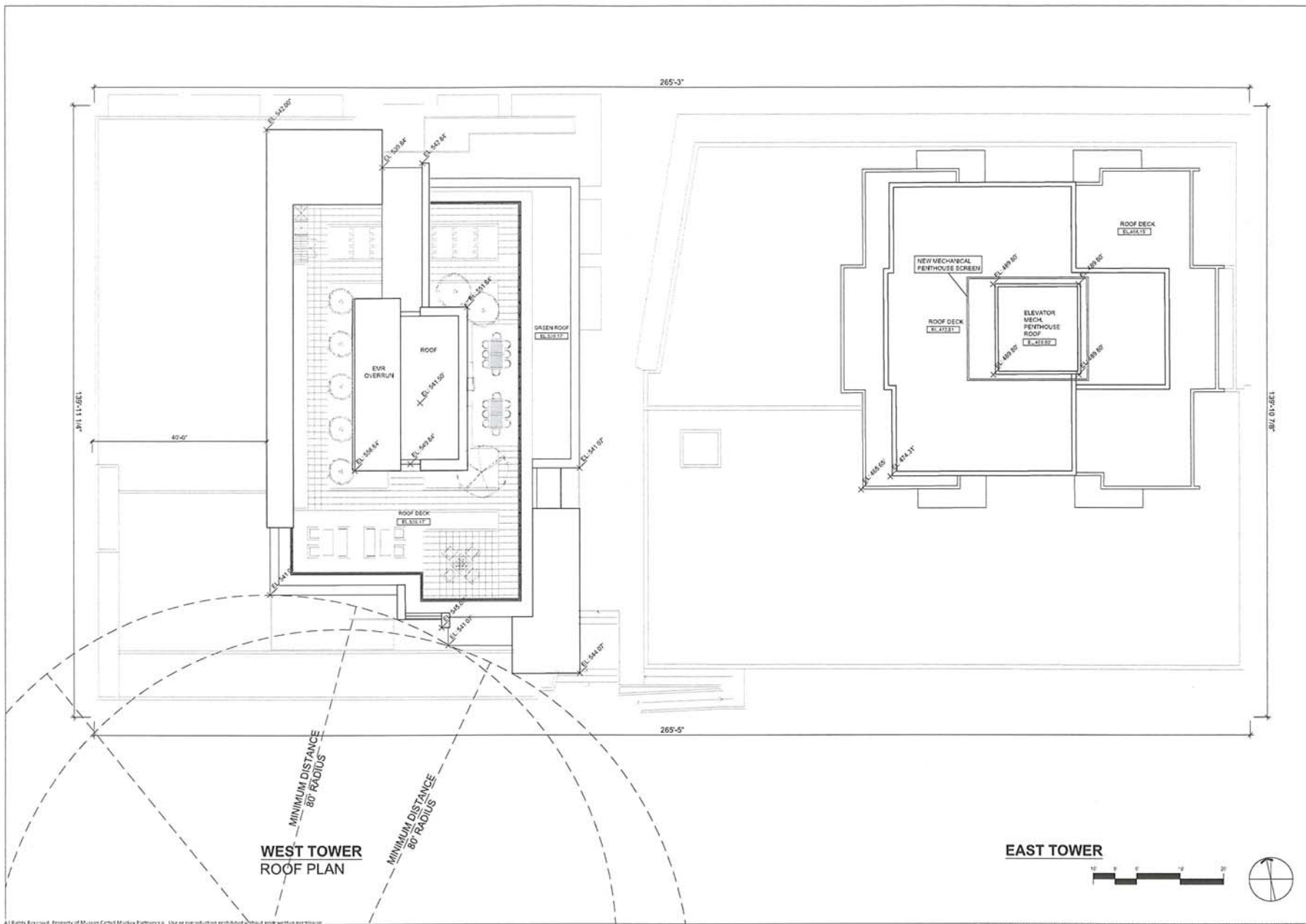
FLOOR PLAN
ROOF

Drawing

Scale 1" = 10'

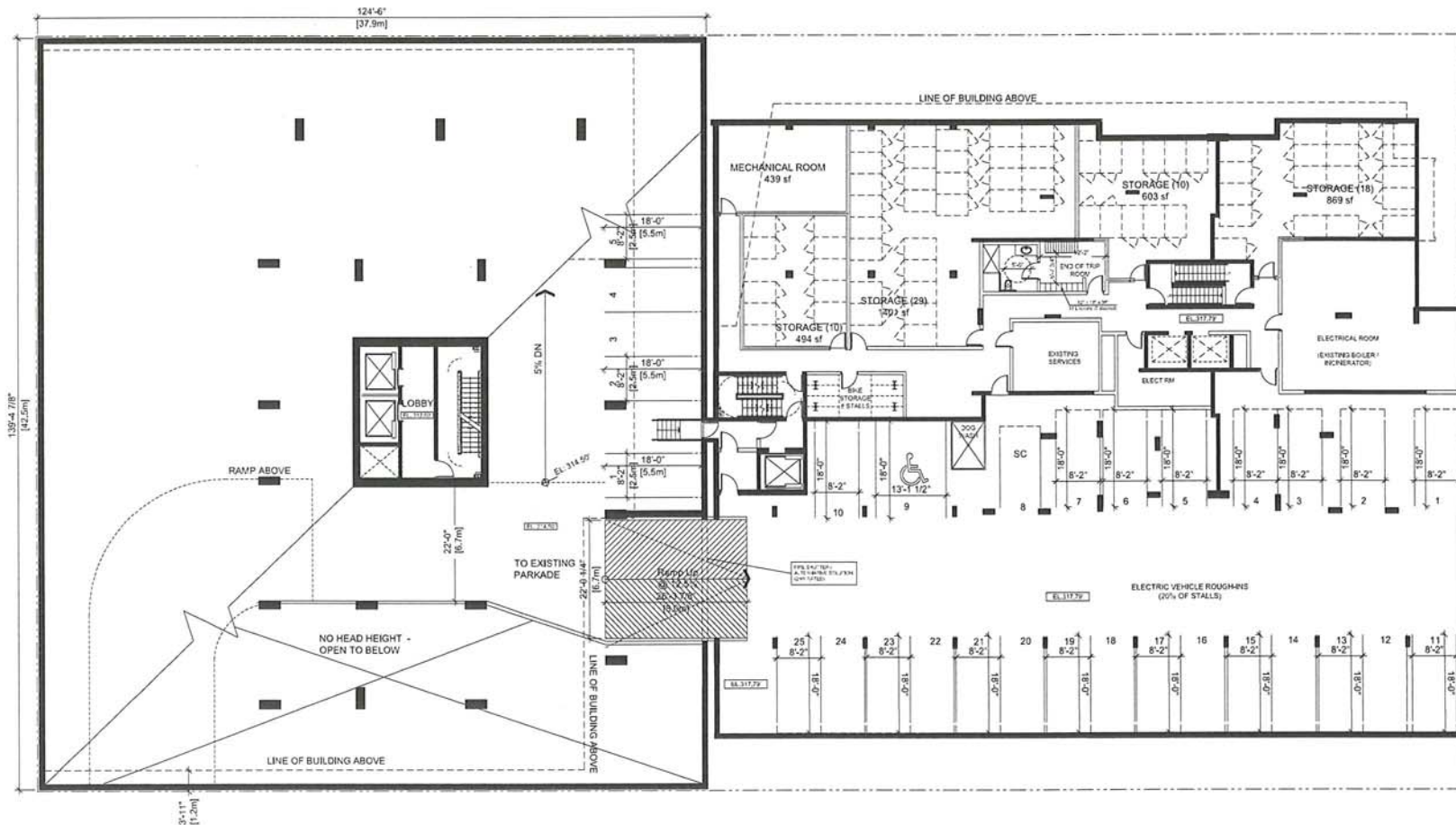
Project 216042.01

Sheet A210 B



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MECHANICAL	2011/05/29
CURTAIN WALL	2011/05/29
CURTAIN WALL	2011/05/29
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CURTAIN WALL	2011/05/29
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REVISIONS	2018/12/19
REVISIONS	2018/12/19



**WEST TOWER
LEVEL P01**

**EAST TOWER
LEVEL P01**

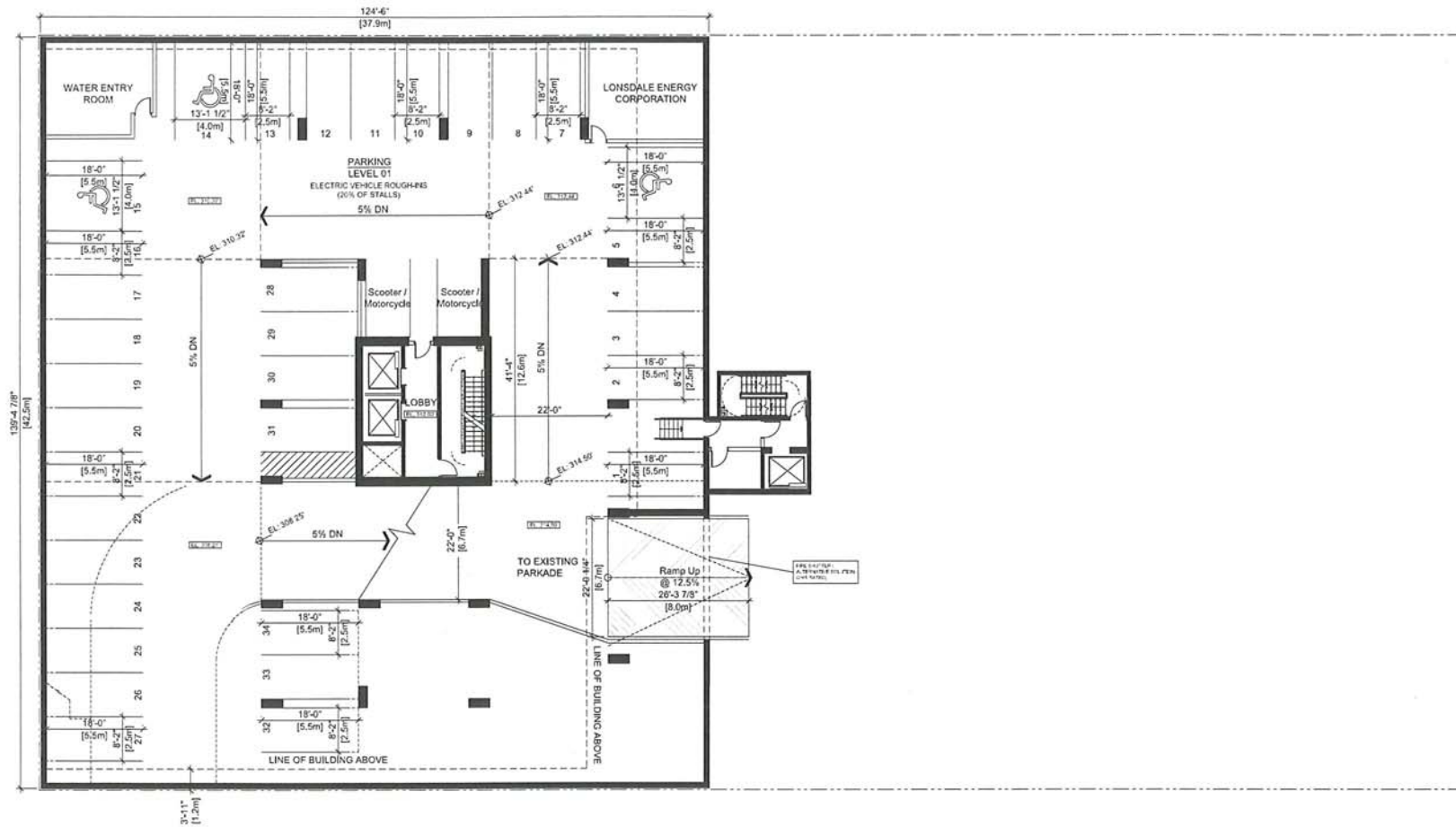


1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

**FLOOR PLAN
P01 UPPER**

Scale: 1" = 10'
Project: 216042.01
Sheet: **A211**



REVISION	NO.	DATE	DESCRIPTION
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3	3	2017/05/24	CLIENT REVIEW
4	4	2017/05/24	CLIENT REVIEW
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ST GEORGES AVE**

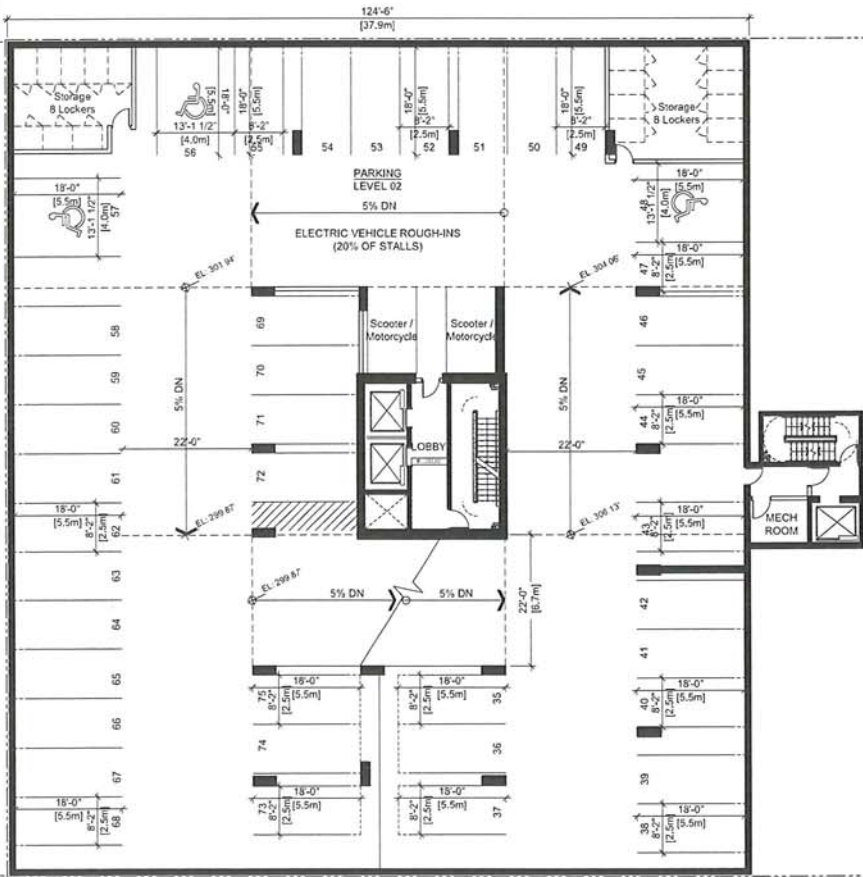
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
P01 LOWER**

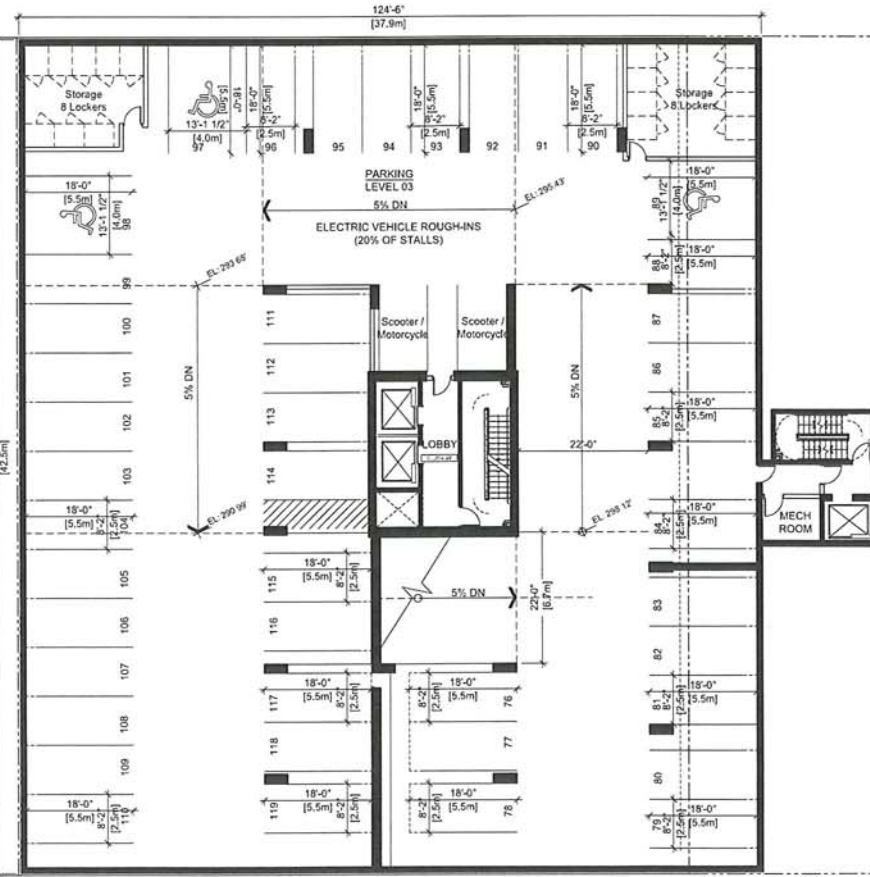
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Project 216042-01
Sheet **A212**



**WEST TOWER
LEVEL P01**



WEST TOWER
LEVEL P02



WEST TOWER
LEVEL P03

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1441
ST GEORGES AVE

1441 ST GEORGES AVE

Project

FLOOR PLAN
P02 - P03

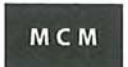
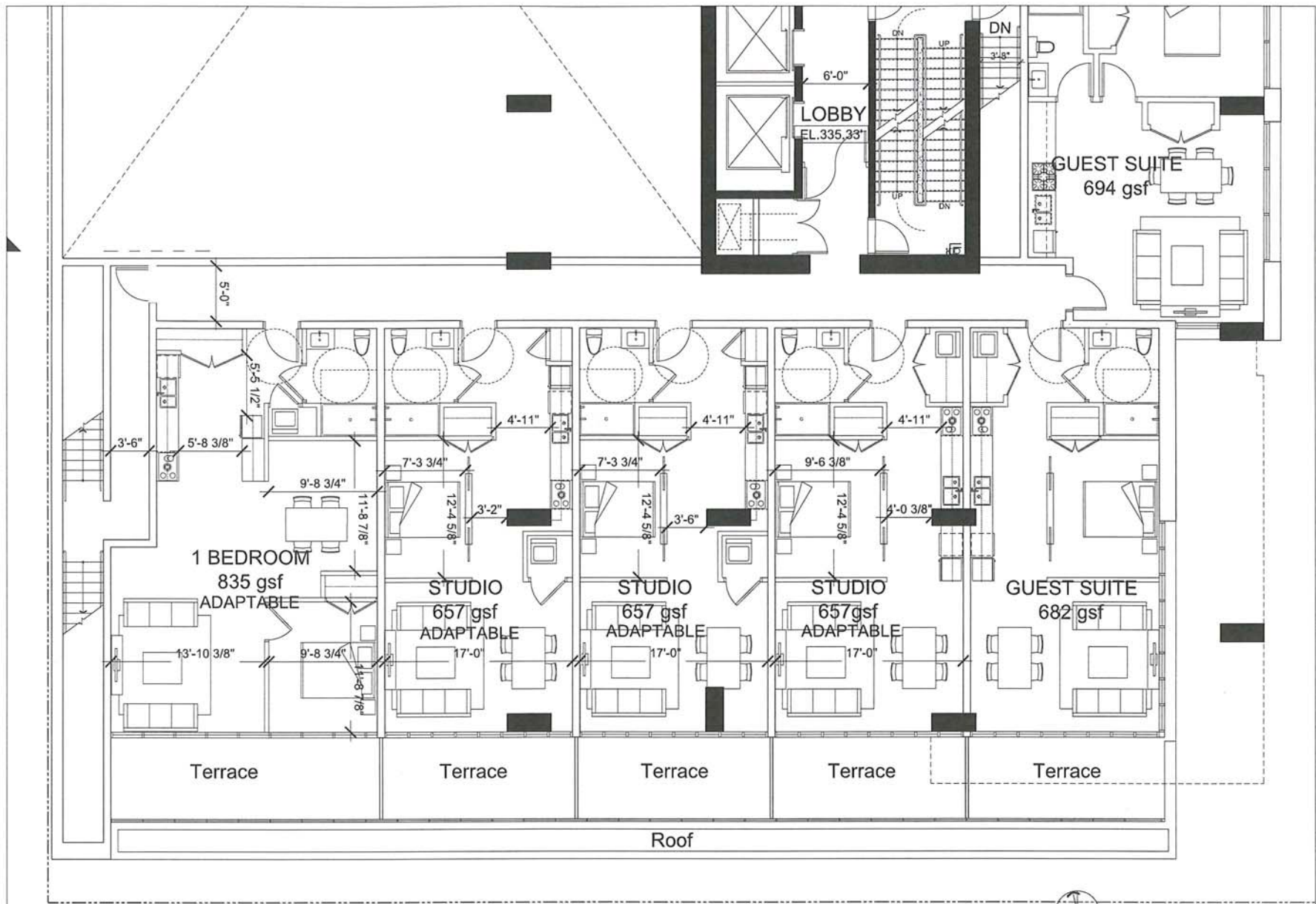
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Scale

Project 21042.01

Sheet

A213



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Cattell
Mackey
Partnership**

Architects Designers Planners
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555 Burrard Street, Box 264
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DESIGNED FOR	2017/02/17
CLIENT	2017/05/29
CLIENT REF NO.	2017/05/29
CLIENT NAME	
Revisions	00/00/00/00

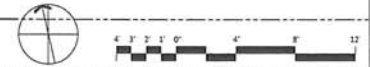
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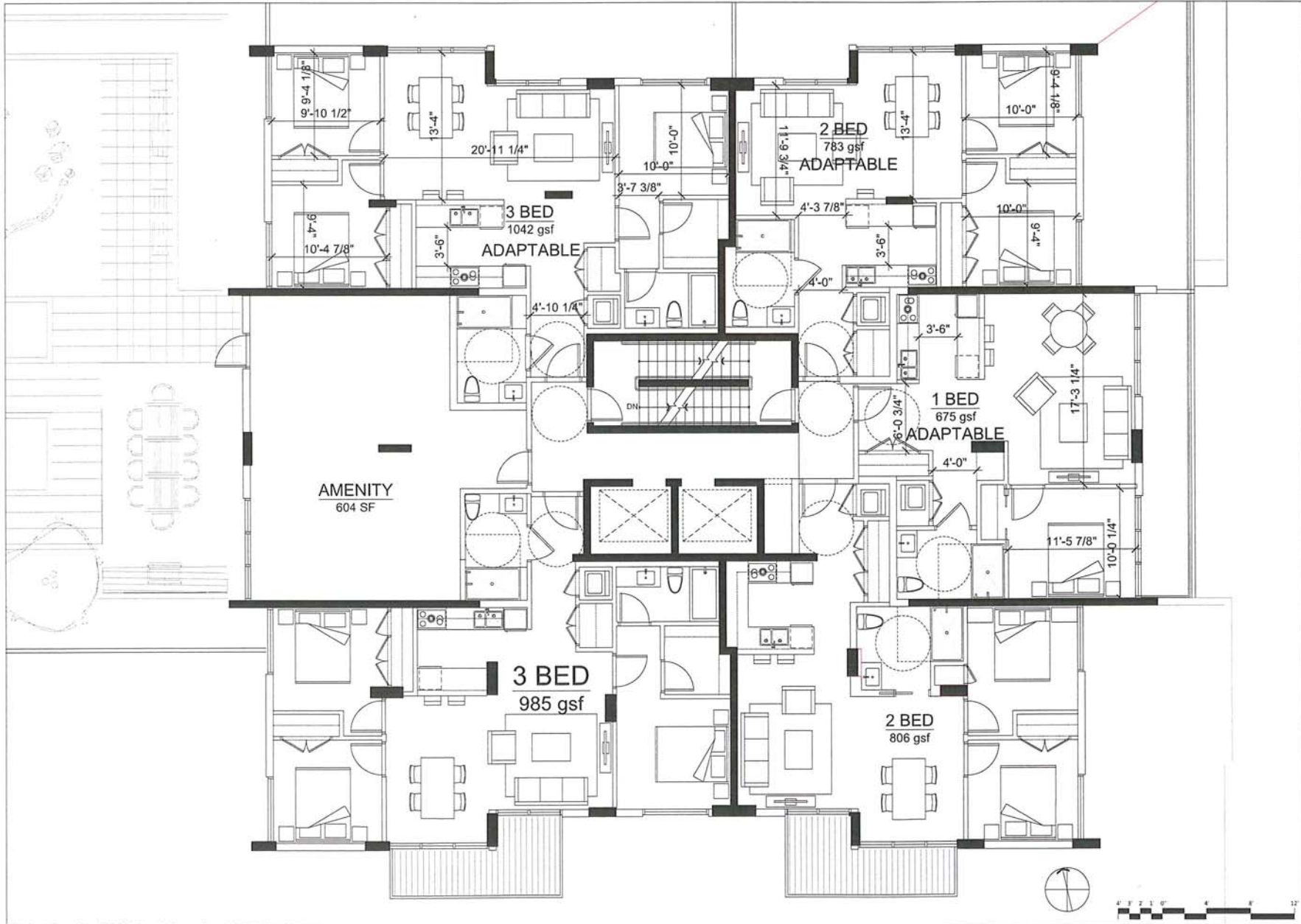
1441 ST GEORGES AVE
NORTH VANCOUVER, BC

**WEST TOWER
SOUTH
LEVEL 02A
ADAPTABLE SUITES**

Scale
1/4" = 1'-0"
Project
218042.01

Sheet **A222**





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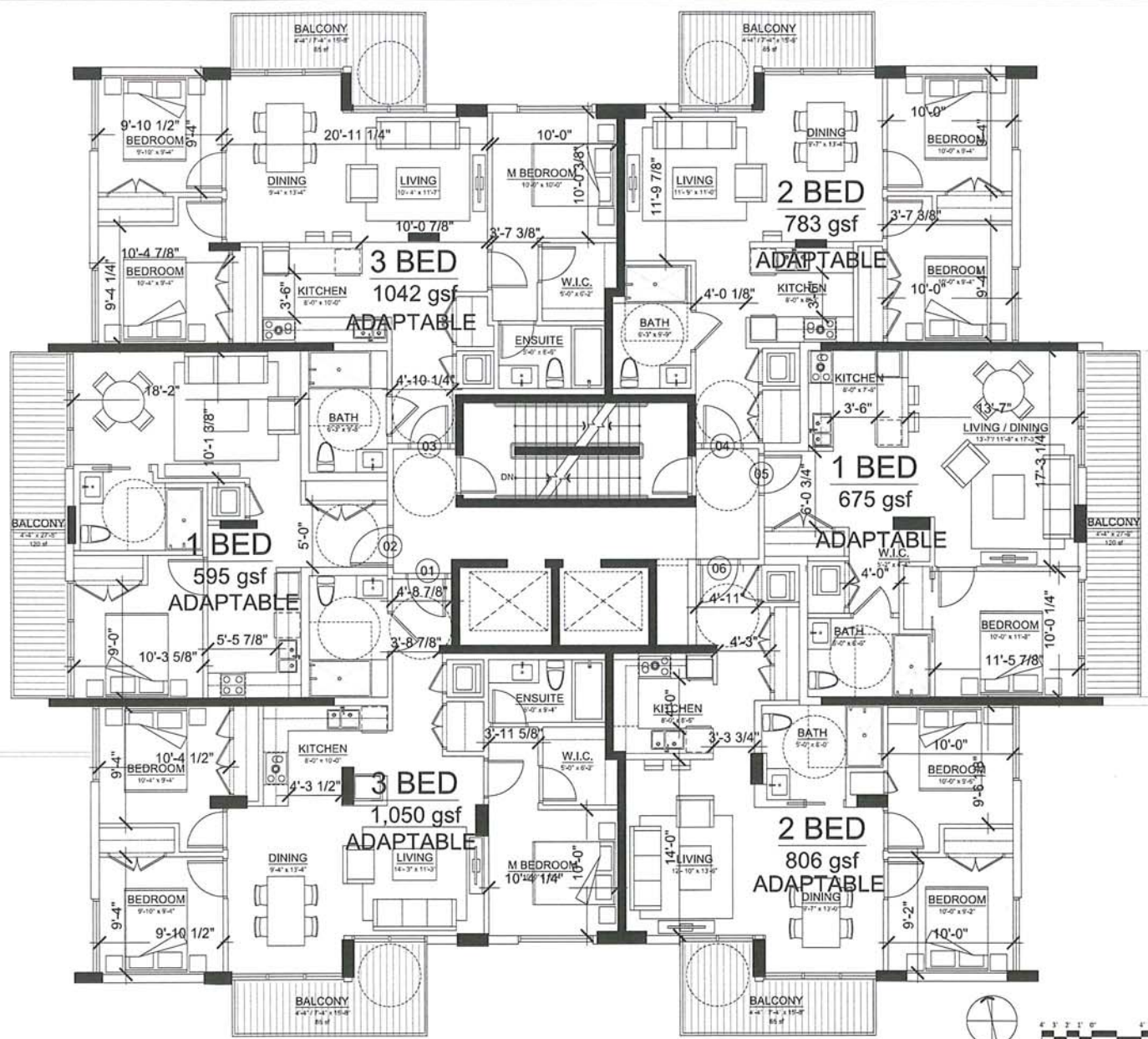
Architects Designers Planners
 1600 - 7th Avenue Centre
 555 Burrard Street, Box 264
 Vancouver, British Columbia
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 MCMPartners.com



ISSUED FOR	2017/05/31
REVISION	2017/05/31
DATE OF ISSUE	2017/05/31
DATE OF REVISION	2017/05/31
DATE OF APPROVAL	2017/05/31

Revisions: ED MCM/VP

Scale
**1441
ST GEORGES AVE**
 1441 ST GEORGES AVE
 NORTH VANCOUVER, BC
 Project
EAST TOWER
**LEVEL 03
ADAPTABLE SUITES**
 Drawing
 Scale: 1/4" = 1'-0"
 Print: 250042.01
 Sheet **A223**



DESIGNED FOR	2017/05/21
REVISION	
CLIENT REVIEW	2017/05/23
CLIENT REVIEW	2017/05/23
Revisions	20 MAY 2017

Scale
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

EAST TOWER
LEVEL 04
ADAPTABLE SUITES

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet A 224 A



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MCMPartners.com



DESIGNED FOR	2011/03/21
REVISION	2011/05/29
CHECK REVIEW	2011/05/29
CLIENT REVIEW	2011/05/29
Revisions	20 khm/xyz

Seal

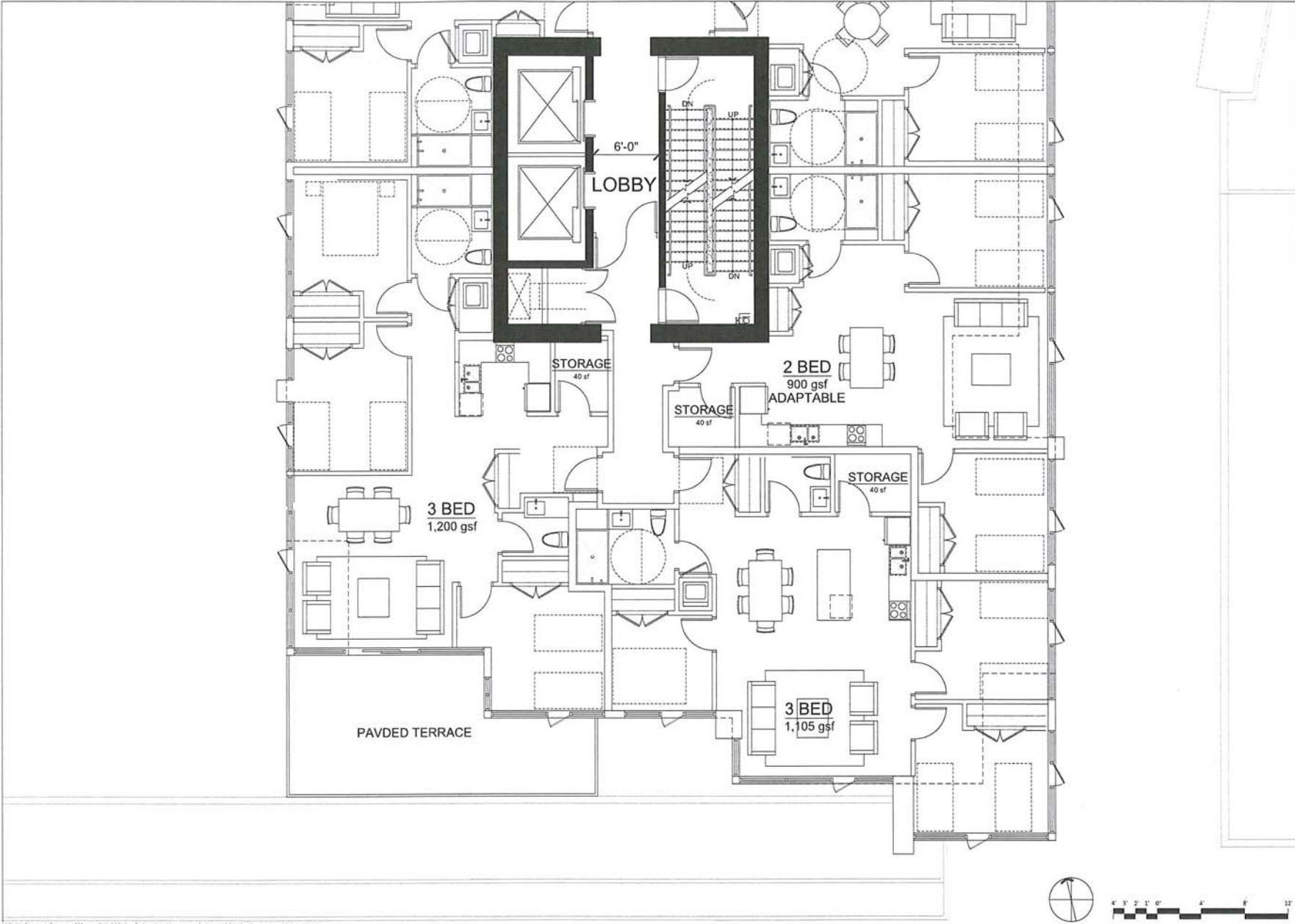
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ST GEORGES AVE**

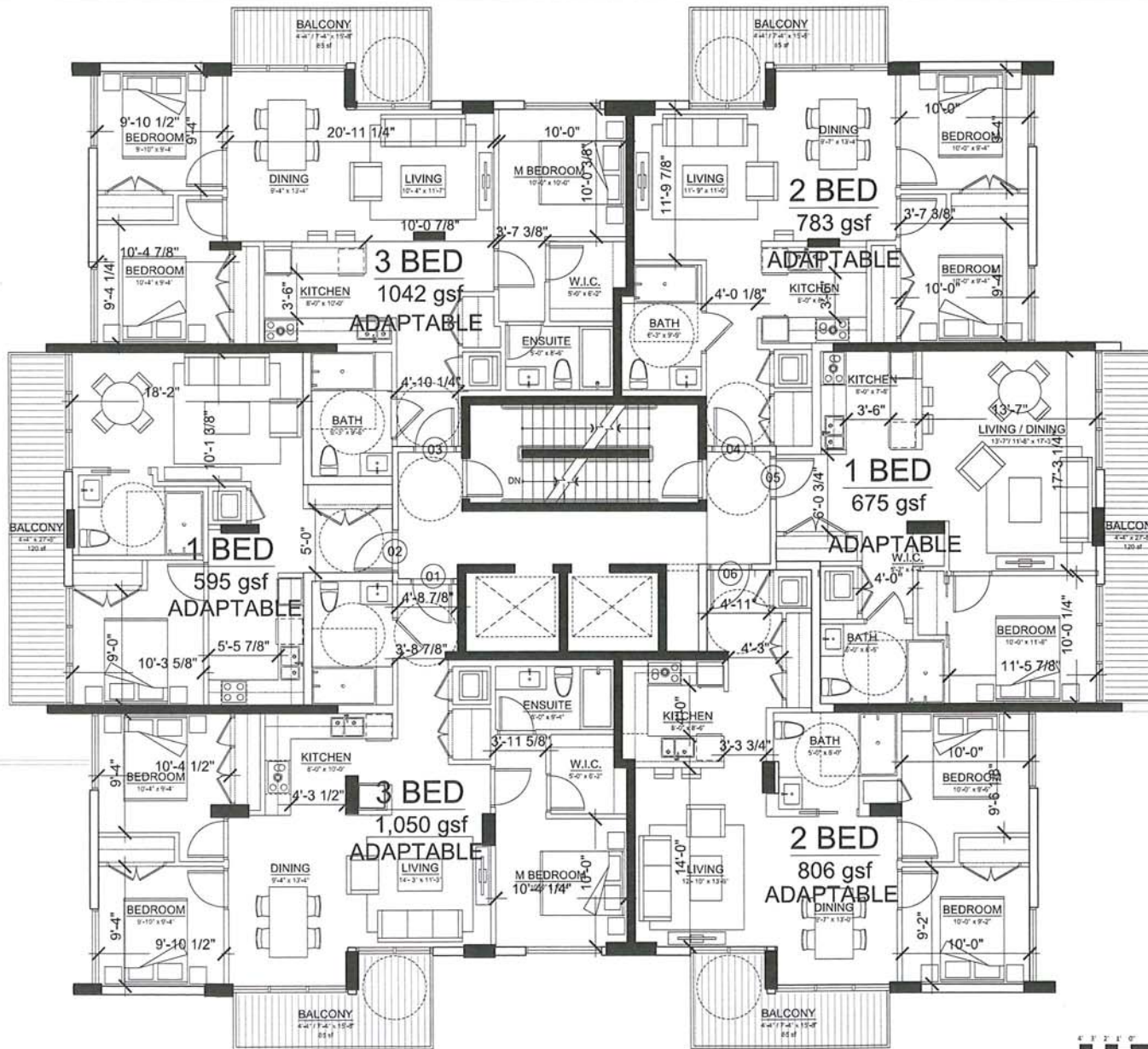
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**WEST TOWER
SOUTH
LEVEL 04
ADAPTABLE SUITES**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet **A 224 C**





DESIGNED FOR	2017/05/01
REVISION FOR	2017/05/29
CLIENT REVIEW	2017/05/29
ISSUED FOR	2017/05/29
CLIENT REVIEW	
Revisions	20 2018 01/11

Site
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project
EAST TOWER

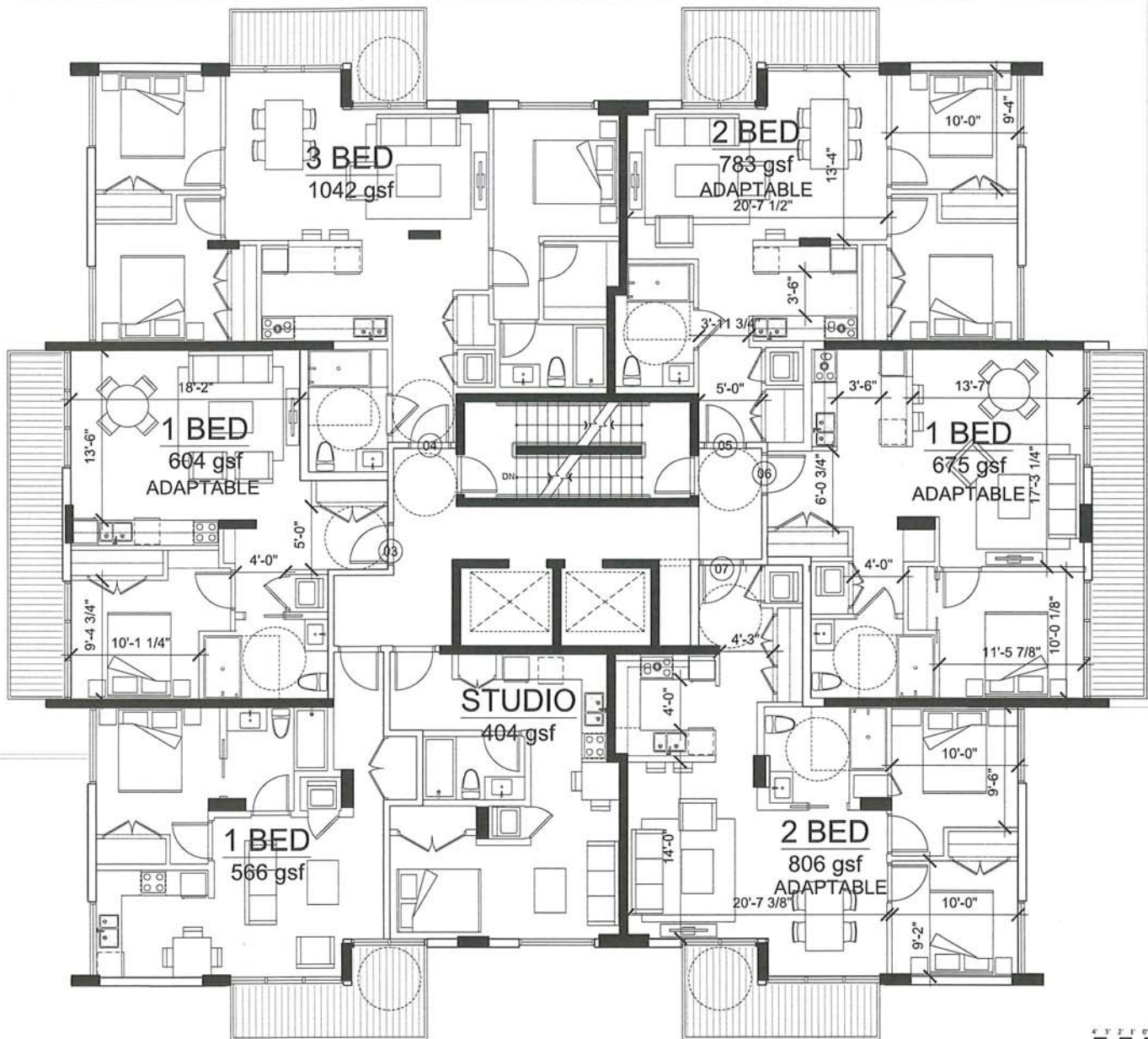
LEVEL 05
ADAPTABLE UNITS

Drawing
Scale
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Project
216042.01

Sheet
A 225





DESIGNED FOR	2017/05/21
REVISION	2017/05/27
CLIENT REVIEW	2017/05/27
CLIENT REVIEW	2017/05/27
Revisions	20 items only

Seal
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

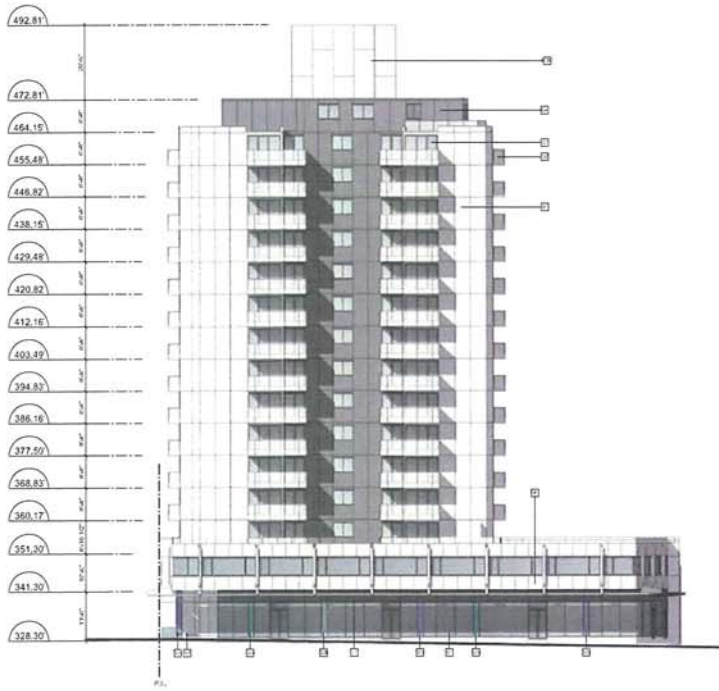
Project
EAST TOWER

LEVEL 06
ADAPTABLE UNITS

Drawing
Scale 1/4" = 1'-0"
Project 218042.01

Sheet A 226





1 NORTH ELEVATION E 15TH AVE FACE

- ARCHITECTURAL CONCRETE OR METAL PANEL - WHITE
- METAL PANEL - CHARCOAL GREY
- METAL MESH
- VISION GLASS
- SPANDREL GLASS
- CLEAR GLASS PANEL
- CLEAR GLASS PANEL - PURPL/GLOSS
- CLEAR GLASS PANEL - LIGHT BLUE
- CLEAR GLASS PANEL - LIGHT PURPLE
- FROSTED GLASS
- PAINTED CONCRETE - WHITE
- PAINTED CONCRETE - GREY
- ARCHITECTURAL CONCRETE
- CHARCOAL GREY FENDER
- ARCHITECTURAL GULL FEATURE
- ALUMINUM SLAT
- GLASS RAILING
- FROSTED GLASS RAILING
- ALUMINUM MECHANICAL LOUVERS
- BRICK - GREY
- SCREEN MECHANICAL PENTHOUSE



2 EAST ELEVATION ST. GEORGE'S AVENUE FACE

REVISION	DATE	BY
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3	2017/05/23	MM
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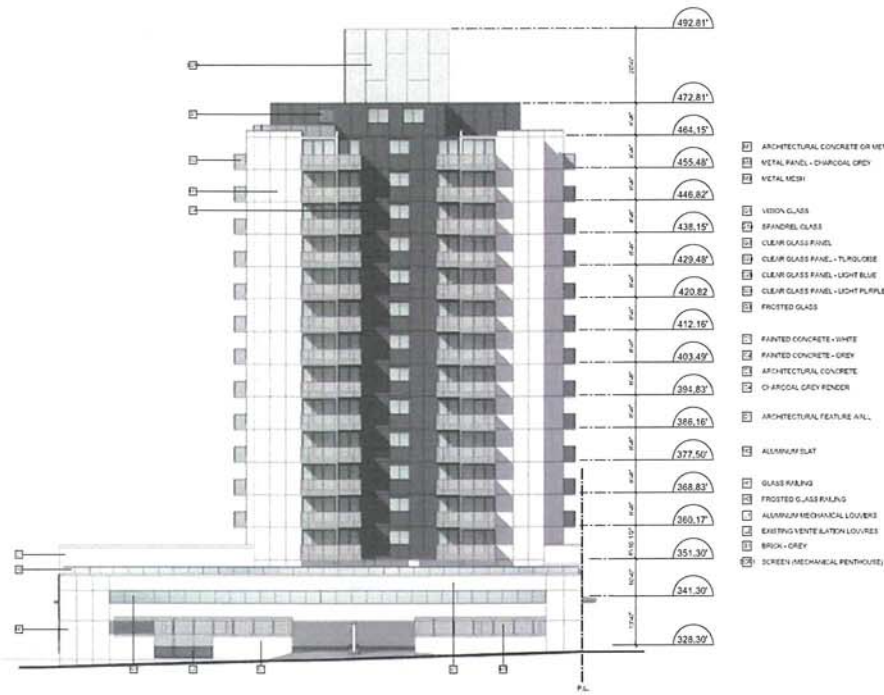
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

ELEVATIONS
NEW E
NORTH / EAST

Scale 1/16" = 1' 0"
Project 216042.01
Sheet A303





1 SOUTH ELEVATION LANE FACE



2 WEST ELEVATION

DESIGNED FOR	2017/05/27
REVISIONS FOR	2017/06/27
CLIENT REVIEW	2017/05/27
CLIENT REVIEW	2017/05/27
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CLIENT REVIEW	2017/05/27

Revisions: 00 00/00/00

Site
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project
ELEVATIONS
NEW E
SOUTH / WEST

Drawing
Scale 1/2" = 1'-0"
Project 216042.01

Sheet A304



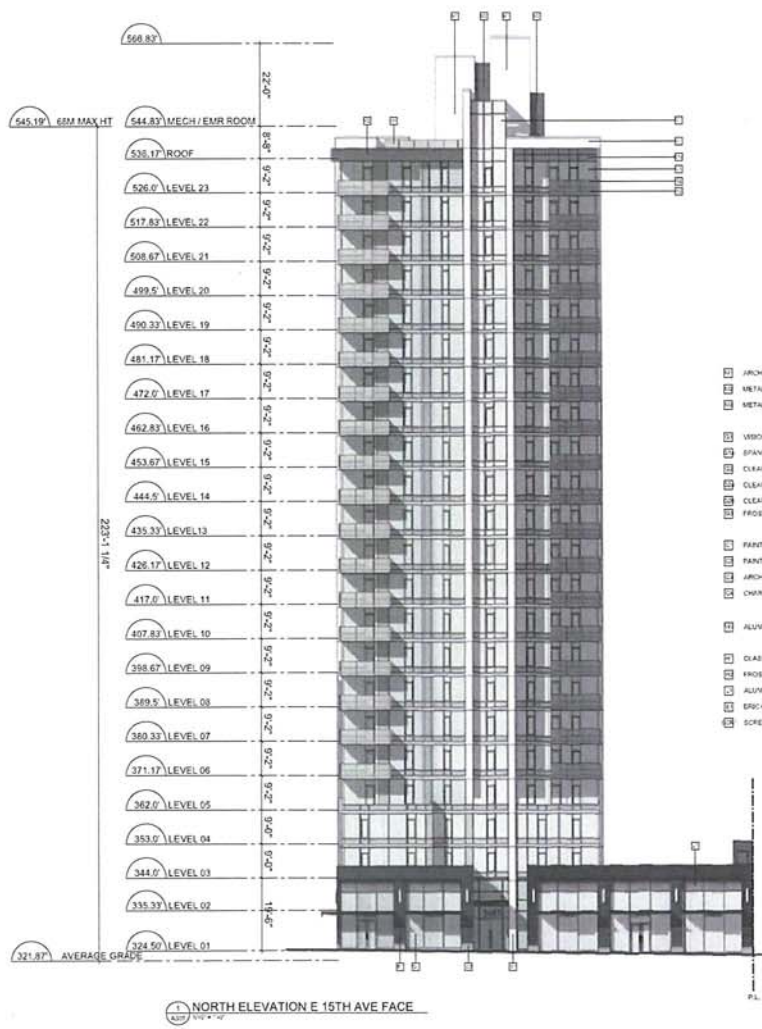
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ST GEORGES AVE**

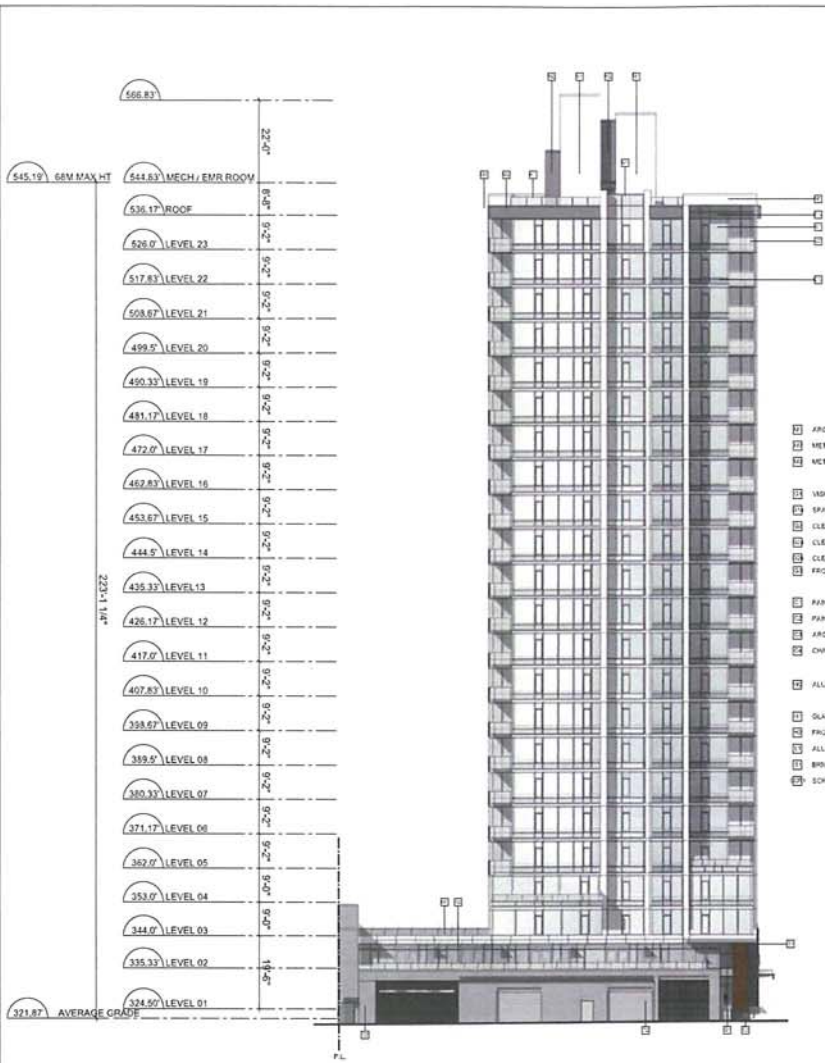
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**ELEVATIONS
NEW W
NORTH / EAST**

Drawing
Scale 1/16" = 1'-0"
Project 216043.01
Sheet **A305**



DESIGNED FOR	201705191
DESIGNED BY	201705191
CHECKED FOR	201705191
CHECKED BY	201705191
DATE	201705191
PROJECT	201705191
REVISIONS	201705191



1 SOUTH ELEVATION LANE FACE



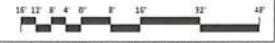
2 WEST ELEVATION

1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

ELEVATIONS
NEW W
SOUTH / WEST

Scale 1/16" = 1'-0"
Project 216042.01



Sheet A306



1 VIEW LOOKING WEST ALONG EAST 15TH STREET



2 SOUTH - WEST VIEW

MCM

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CHARD

REVISION	20170527
REVISION	20170527
CLIENT REVIEW	20170527
CLIENT REVIEW	20170527
REVISION	20170527
Revisions	20 MAY 2017

Scale
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project
PERSPECTIVE

Drawing
Scale
Project 216042-01
Sheet **A601**



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1 STREET VIEW - WEST TOWER



2 STREET VIEW - WEST TOWER



3 STREET VIEW - EAST TOWER



4 STREET VIEW - EAST TOWER

DESIGNED FOR	2017/05/17
ARCHITECTURE	2017/05/17
CLIENT REVIEW	2017/05/17
INTERIOR	2017/05/17
CLIENT REVIEW	2017/05/17
LANDSCAPE	2017/05/17
REVISIONS	2017/12/15

Revisions: 00 00/01/15

1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

PERSPECTIVE

Drawing
Scale
Project: 216042.01
Sheet: **A603**



1 STREET VIEW - EAST TOWER - LANE



2 STREET VIEW - WEST TOWER - LANE



3 STREET VIEW - EAST TOWER - LANE



4 STREET VIEW - EAST TOWER - LANE

REVISION	DATE
1	2017.05.01
2	2017.05.01
3	2017.05.01
4	2017.05.01
5	2017.05.01
6	2017.05.01
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Seal
**1441
ST GEORGES AVE**

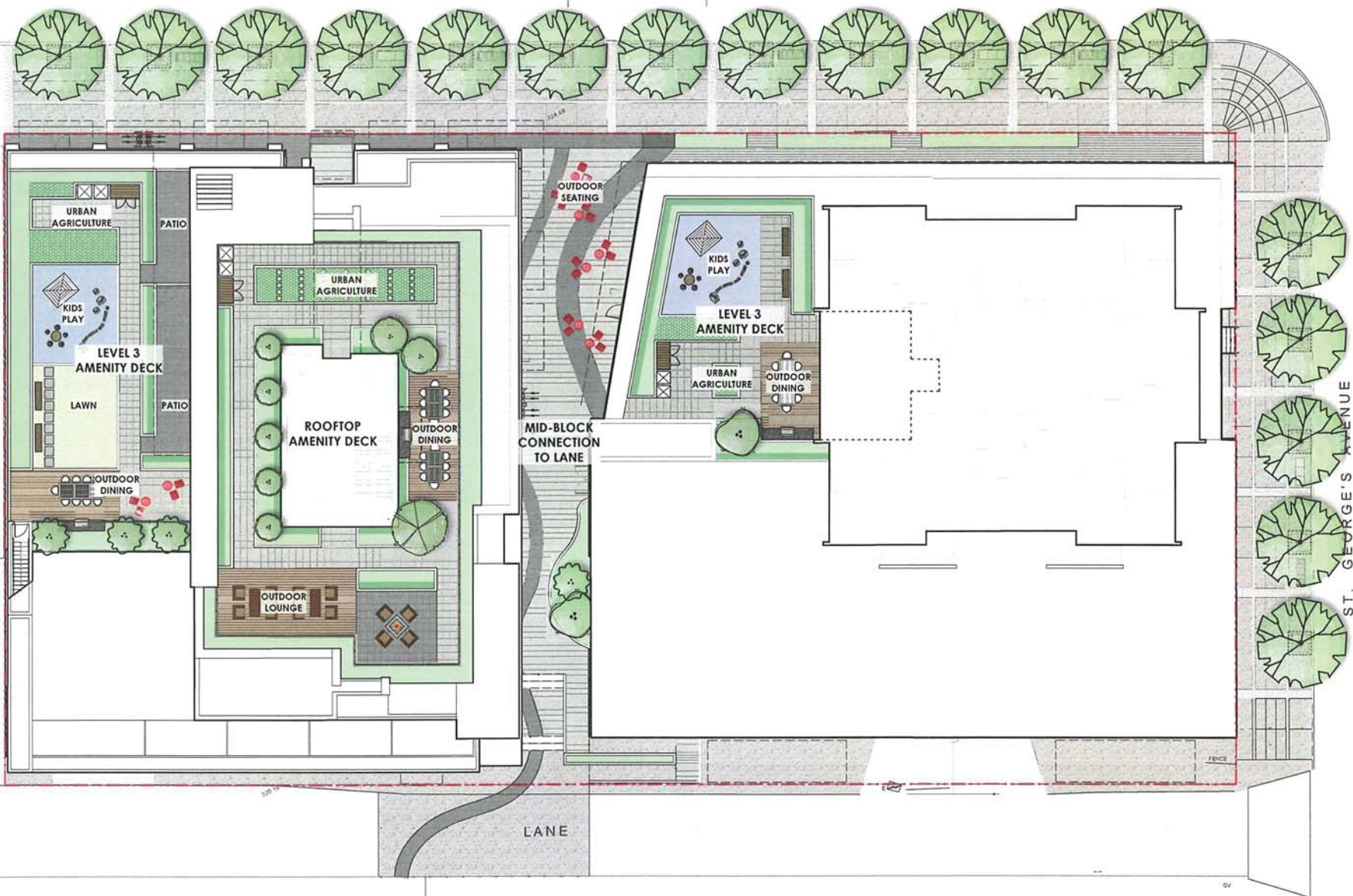
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

PERSPECTIVE

Drawing
Scale
Project 218042.01

Sheet **A604**

EAST 15th STREET



01 May 21-17 Issued for DP
 no. | date | name |
 Revision:



1441 St. Georges Avenue
 North Vancouver

Drawn by: MB
 Checked by: FK
 Date: Dec01-17
 Scale: 1" = 1/8"
 Drawing Title:
Overall Landscape Plan

Project No.:
 16134
 Sheet No.:



Continuous planting trench with Soil Cells to provide the base structure for the concrete paving. Exact size of trench to be confirmed. Provide 15 Cu. m of soil per tree

EAST 15th STREET

CIP concrete sidewalk as per City of North Vancouver Landscape streetscape standards

New street trees in grates as per City of North Vancouver standards

Bike Racks (8 Spaces)

Coloured concrete paving band along East 15th Street frontage

Residential Entry

Cafe chairs and tables Supplied by retail tenants

Bike Racks (8 Spaces)

Shade tolerant planting

Bike Racks (8 Spaces)

Residential Entry

Bench

Bike Racks (4 Spaces)

Continuous planting trench with Soil Cells to provide the base structure for the concrete paving. Exact size of trench to be confirmed. Provide 15 Cu. m of soil per tree

New Street trees in grates as per City of North Vancouver standards

CIP Concrete Sidewalk as per City of North Vancouver standards

Exposed aggregate banding as per City of North Vancouver standards

Bike Racks (12 Spaces)

Linear Concrete Pavers

Charcoal Coloured Concrete Banding

Raised planter with shade tolerant planting

Small, multi-stem trees

Concrete banding to connect to existing mid-block thoroughfare

FURNITURE LEGEND

Symbol	Description	Image
	Bench with Back Steelites RB Series RB-28 Bench manufactured by Victor Stanley (1-800-368-2573). Powder coated steel (VS Black), surface mount tabs, 6 ft length.	
	Bike Racks Expo Series bike rack manufactured by Caro Bike Racks Ltd. (1-800-354-8624). Powder coated steel (VS Black), surface mount.	
	Recycling/Trash Receptacle EL-003 Hazelton 3 Stream Recycling Unit manufactured by Envirozone (www.envirozone.com). Brushed Stainless Steel finish, surface mount. Coordinate with CHV to have vinyl wrapping.	
	Tree Grate SP-60 Iron tree grate manufactured by Dobney Foundry Ltd (604-596-7434).	

01 May 31-17 Issued for DP
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Revisions:

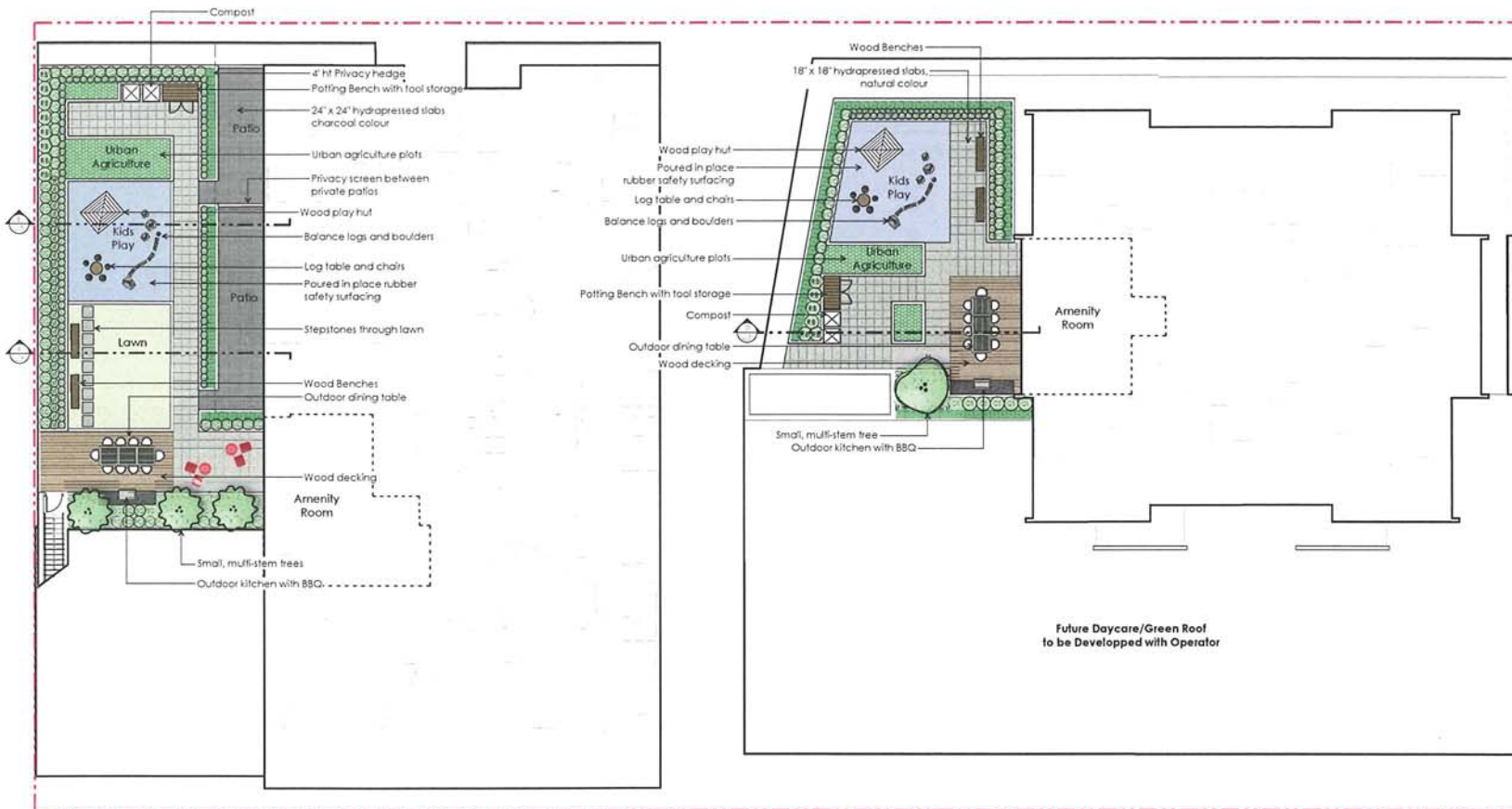


141 St. Georges Avenue
North Vancouver

Drawn by: MFB
Checked by: PK
Date: Dec01-17
Scale: 1" = 1/8"

Drawing Title:
Ground Floor Landscape Plan

Project No.:
16134
Sheet No.:



01 May 31-17 Issued for DP
 no.: date: item:
 Revisions:

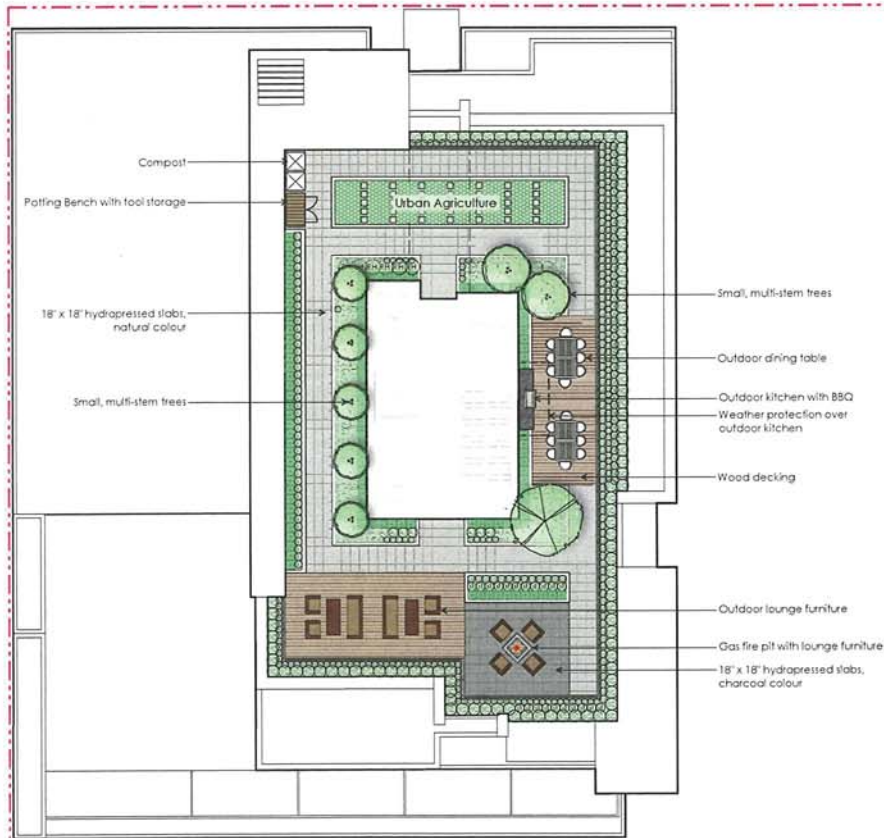


1441 St. Georges Avenue
 North Vancouver

Drawn by: AFB
 Checked by: FX
 Date: Dec01-17
 Scale: 1" = 1/8"

Drawing Title:
**Podium Level
 Landscape Plan**

Project No.:
16134
 Sheet No.:



PLANT LIST - ALL LEVELS

Sym.	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
TREES					
	2	<i>Acer circinatum</i> *	Vine maple	5cm cal.	Multi-stem, Bird Friendly
	6	<i>Acer palmatum 'Osakaiuki'</i>	Japanese maple	5cm cal.	Multi-stem
	2	<i>Amelanchier alnifolia</i> *	Saskatoon	5cm cal.	Multi-stem, Bird/Bee Friendly, Edible
	1	<i>Cornus nuttallii</i> *	Pacific Dogwood	6cm cal.	Specimen, Bird/Bee Friendly
	5	<i>Hamelis 'Amal's Promise'</i>	Witch Hazel	5cm cal.	Multi-stem, Bee Friendly
	17	Street Trees - Species to be Determined by CHV		7cm cal.	
SHRUBS					
AJ	120	<i>Azalea 'Ino White'</i>	Dwarf Azalea	#2 pot, 20" o.c.	Bird/Bee Friendly
CS	10	<i>Cornus sericea 'Kelsey'</i> *	Red-Osier Dogwood	#3 pot, 36" o.c.	Bird/Bee Friendly
MH	22	<i>Mahonia repens</i> *	Creeping Oregon Grape	#2 pot, 24" o.c.	Bird/Bee Friendly
RH	15	<i>Rhododendron macrophyllum</i> *	Pacific Rhododendron	#3 pot, 36" o.c.	Bird/Bee Friendly, Edible
RB	14	<i>Ribes sanguineum</i> *	Red Currant	#3 pot, 36" o.c.	Bird/Bee Friendly
RO	18	<i>Rosa multiflora</i> *	Nootka Rose	#3 pot, 36" o.c.	Bee Friendly, Edible
SC	181	<i>Sarcococca humilis</i>	Sweet Box	#2 pot, 24" o.c.	Bee Friendly, Edible
EI	245	<i>Taxus x media 'Hicksii'</i>	Yew Hedge	4' ht, RB to RB	
VO	47	<i>Vaccinium ovatum</i> *	Evergreen Huckleberry	#2 pot, 24" o.c.	Bird/Bee Friendly, Edible
VD	12	<i>Viburnum davidii</i> *	Evergreen Viburnum	#3 pot, 36" o.c.	Bird/Bee Friendly
GROUND COVER					
ar	90	<i>Arctostaphylos uva-ursi</i> *	Kinnikinnick	#1 pot, 12" o.c.	Bird Friendly
as	110	<i>Asarum caudatum</i> *	Wild Ginger	#1 pot, 12" o.c.	Bird Friendly
bs	22	<i>Blechnum spicant</i> *	Deer Fern	#2 pot, 18" o.c.	Bird Friendly
c	120	<i>Carex 'Ice Dance'</i>	Evergreen Sedge	#1 pot, 12" o.c.	
de	27	<i>Dicentra formosa</i> *	Pacific Bleeding Heart	#1 pot, 12" o.c.	
hc	90	<i>Heuchera 'Lime Ricky'</i>	Coral Bells	#1 pot, 12" o.c.	
la	190	<i>Lavandula 'Hidcote Blue'</i>	Lavender	#1 pot, 15" o.c.	Bee Friendly
E	85	<i>Lilope 'Big Blue'</i>	Lilyturf	#1 pot, 15" o.c.	Bee Friendly
np	90	<i>Nepeta 'Kit Cat'</i>	Catmint	#1 pot, 15" o.c.	Bee Friendly
po	50	<i>Polystichum munifolium</i> *	Western Sword Fern	#2 pot, 18" o.c.	Bird Friendly
ru	120	<i>Rudbeckia hirta</i>	Black-eyed Susan	#1 pot, 12" o.c.	Bird/Bee Friendly
st	60	<i>Sipa tenuissima</i>	Mexican Feather Grass	#2 pot, 18" o.c.	Bird Friendly

* Asterisk indicates locally native species



01 May 31-17 Issued for DP
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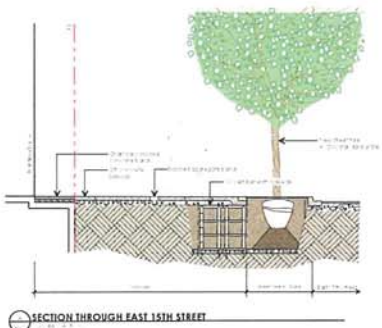


1441 St. Georges Avenue
North Vancouver

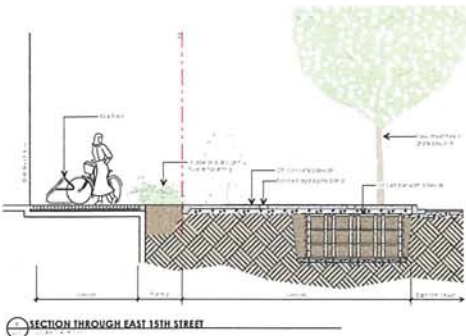
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Checked by: FK
Date: Dec 01-17
Scale: 1" = 1/8"
Drawing Title:

Roof Landscape Plan

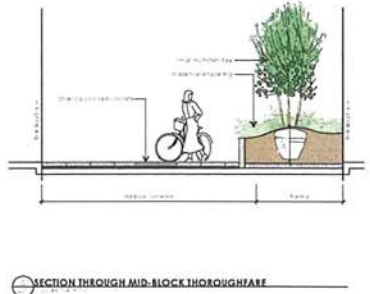
Project No.:
16134
Sheet No.:



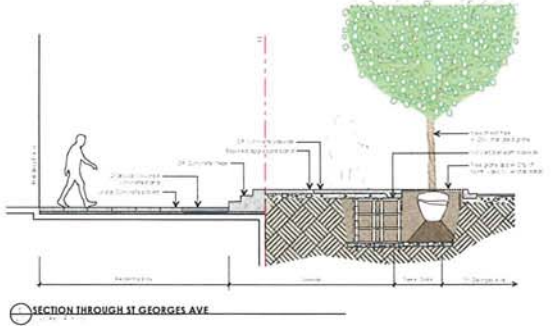
SECTION THROUGH EAST 15TH STREET



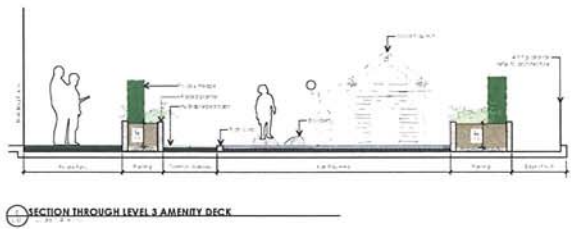
SECTION THROUGH EAST 15TH STREET



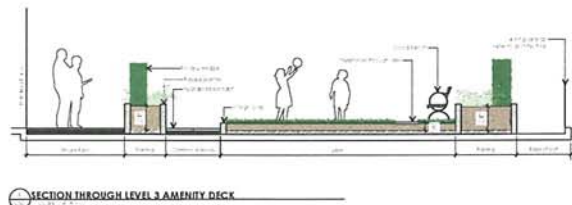
SECTION THROUGH MID-BLOCK THOROUGHFARE



SECTION THROUGH ST GEORGES AVE



SECTION THROUGH LEVEL 3 AMENITY DECK



SECTION THROUGH LEVEL 3 AMENITY DECK



SECTION THROUGH AMENITY DECK

NOTE: Sections E through G show typical build-up conditions for all amenity decks.



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1441 St. Georges Avenue
 North Vancouver

Drawn by: MFB
 Checked by: FR
 Date: Dec 01-17
 Scale: As Shown
 Drawing Title:
Landscape Sections

Project No:
16134
 Sheet No:

