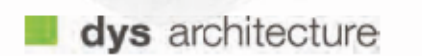


146 E 2nd Street

Revised Development Application | 12 January 2024 | Anthem | dys architecture





146 E 2nd Street



SECTION I
PROJECT TEAM

Advisory Design Panel

12 January 2024

Client

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BC V7X 1K8
604-689-3040

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Vancouver
BC V6H 2V1
604-681-3303

Structural

RJC Engineers
1285 W Broadway
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604-738-0048

Mechanical

AME Consulting Group Ltd.
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604-684-5995

Code

GHL Consultants Ltd.
700 W Pender Street
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BC V6C 1G8
604-689-4449

Electrical

Nemetz (S/A) & Assoc. Ltd.
Consulting Engineers
2009 W 4th Avenue
Vancouver,
BC V6J 1N3
604-736-6562

Transport

Bunt & Assoc.
3S7 1050 W Pender Street
Vancouver
BC V7X 1M5
604-685-6427

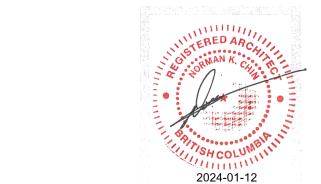
I - Introduction		VI - Drawing Requirements	
01	Project Team	A0.02	Project statistics
02	Contents Page	A0.03	Site Survey
II - Design Analysis		A1.01	Site plan
03	Executive Summary	A1.02	Fire Department Access Plan
04	Site Description	A1.03-05	Circulation Diagrams
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06	Current Site Conditions	A1.07-09	Air Parcel Plans
07	Neighbourhood Overview		
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09	Applicable, Zoning Policies and Guidelines	A2.03	Level 01
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IV - Design Rationale		A2.10	Roof plan
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17	Precedents - Building Form		
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19	Public Art	A3.01a	Reflected Window Elevations
20	Project Description	A3.02	East & West Elevations
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SECTION I
INTRODUCTION

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1.0 Executive Summary

The proposal put forth in this application for Rezoning and Development consists of one site for redevelopment. The development will consist of one multi-storey building comprised of five levels of residential units over one level of commercial, and two levels of underground parking. The building program is primarily residential rental units with commercial uses.

The site is located in the Lower Lonsdale area of North Vancouver and is in close proximity to numerous amenities and commercial services. Outlined in greater detail within the Rezoning and Design Rationale, the development program seeks to improve the commercial frontage, strengthen the street edge and public realm and add new housing units to meet the City's objectives of the Official Community Plan for this neighbourhood.

The proposal is comprised of the following key aspects:

Commercial - The redevelopment will include approximately 6,625 SF of new commercial space fronting East 2nd Street. Commercial uses at grade will be maintained and optimized to respond to Lower Lonsdale's emerging character. Compact retail units with frontages of less than 6m in width will create a pedestrian-scale, active street wall,

Residential - The redevelopment will increase the housing stock with rental, for-sale residential units. The development will add 76 residential units of varying unit types. The project will provide 39% of its units as family oriented; either 2-bedrooms and 3-bedrooms types. In addition, 25% of the total units are designed as adaptable units.

Environmental - The development is targeting to meet BC Energy Step Code level 3. In general, the building is designed to incorporate improved thermal and energy performance, with increased insulation, lower window to wall ratio, and strategically located architectural elements as passive features. Overall, the proposed development will bring a balanced architectural language that combines sensitivity to the natural features of the city with a contemporary vocabulary and modern west coast aesthetics inspired by the context of the surrounding built environment. The design approach was intended to be thoughtful and contextually aware of the rich features of the city to inform the overall design and character of the building.





SECTION II
DESIGN ANALYSIS

Advisory Design Panel

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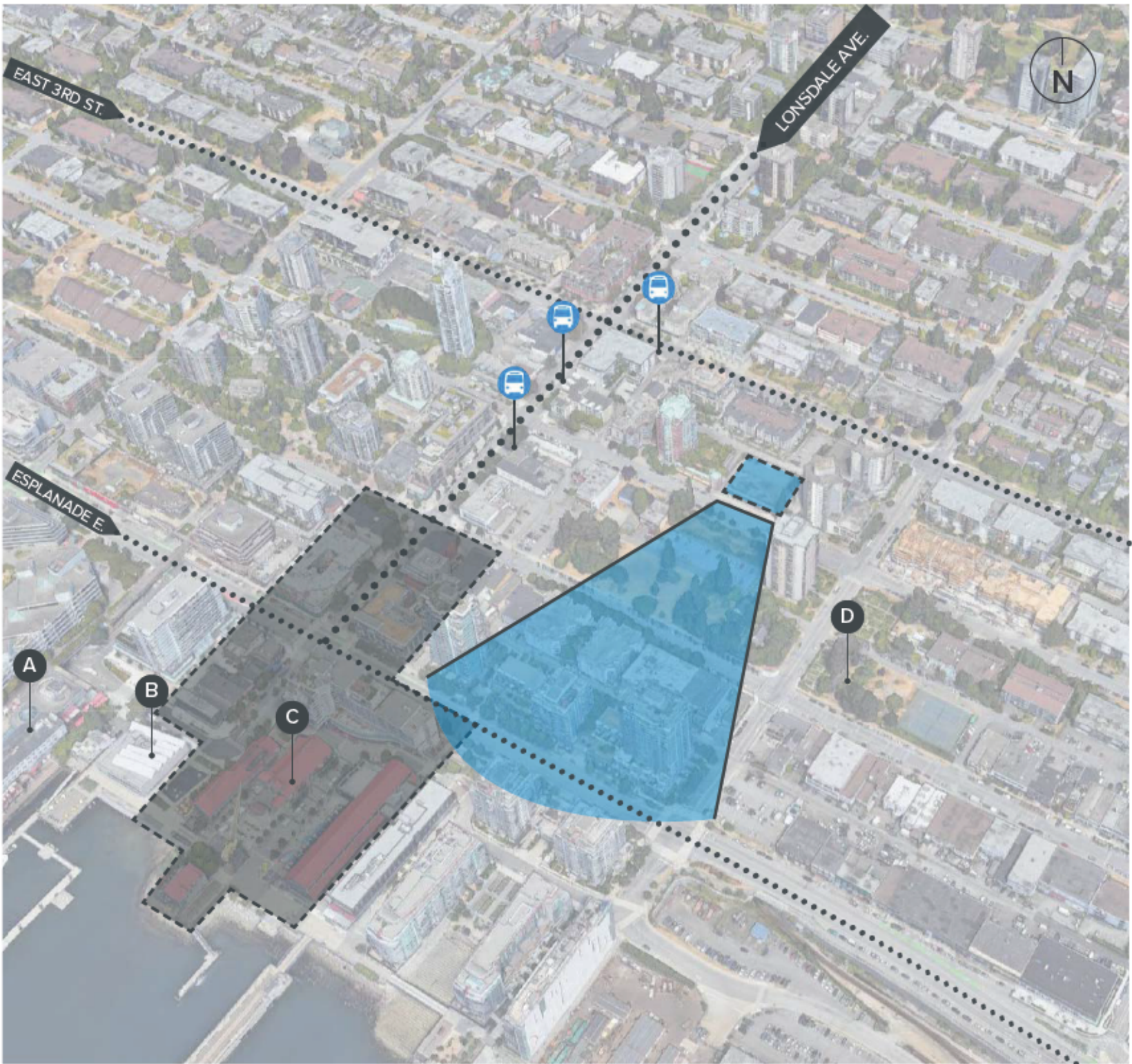
2.0 Site Description

The development site is located in the Lower Lonsdale area of North Vancouver and is designated as Mixed-Use level 4A (High-Density) land-use in the Official Community Plan. The project site is a single parcel which is currently zoned Comprehensive Development CD-007.



- Primary View corridor
- Major Arterial Road
- Minor Arterial Road

- A. Lonsdale Quay
- B. The Polygon Gallery
- C. Heritage Character Area
- D. Allen Residence (Heritage) - 204 East 1st Street

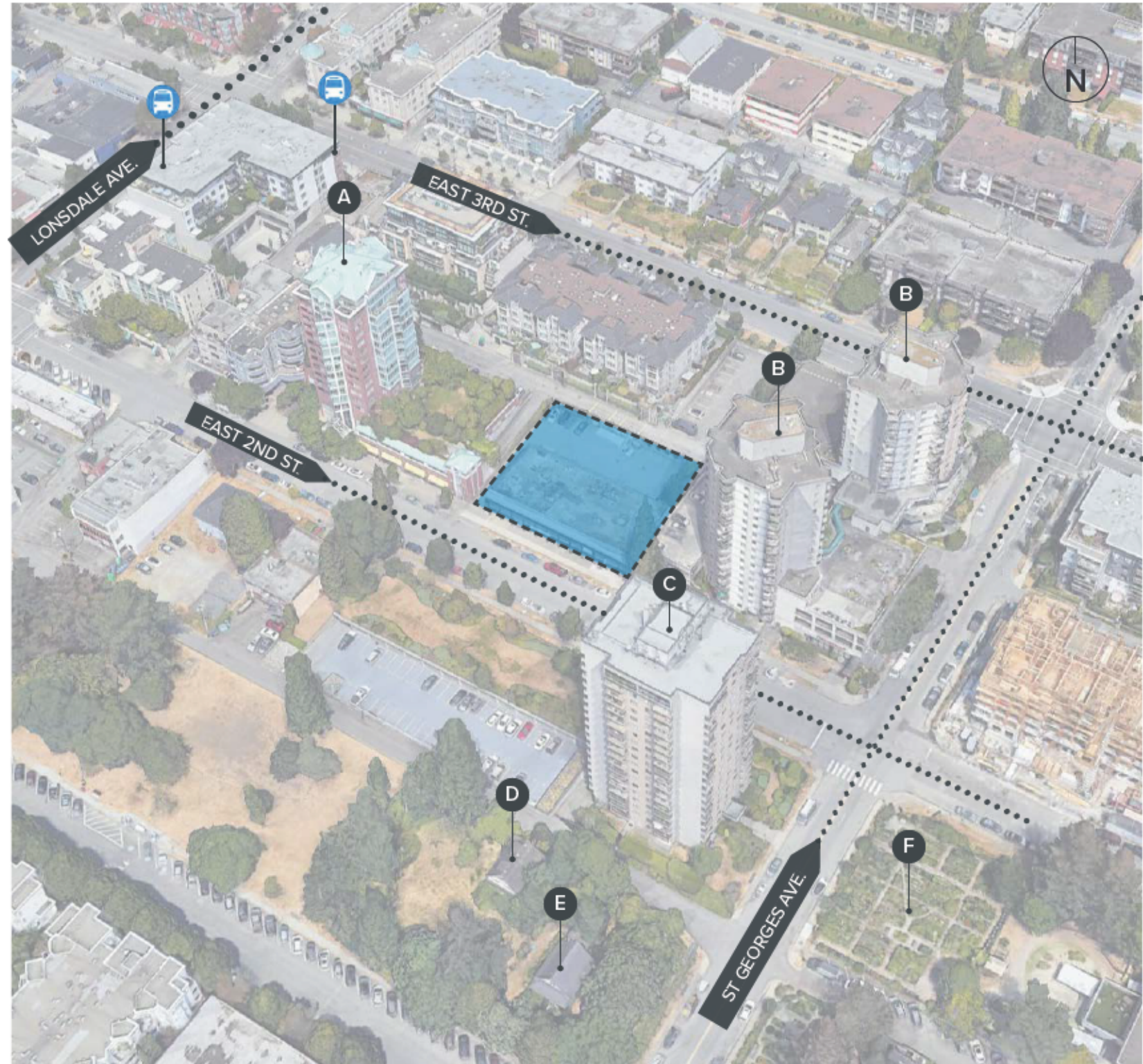


2.1 Context Plan

The site measures approximately 150 feet in width and 120 feet deep. The site area is approximately 17,968 sf. pre-dedication. With a base OCP density of 2.60 FSR and a potential Bonus Density factor of 1.00 FSR, the site may yield a total density of 3.60 FSR resulting in a development of approximately 64,684 sf. Bonus density relate to the provision of public benefits.

Maximum building height allowed is 23 m (75'-5"). It is our understanding, based on Anthem's discussion with the City Planning Department, the building height may be measured from the high side of the site, along the lane to the north. There is a significant grade change on the project site, with the high point located along the lane to the north sloping down about 5.0m (≈ 16 feet) to the low side along East 2nd Street.

- A. Olympic - 130 East 2nd Street.
- B. Twin towers - 175 East 3rd Street
- C. Talisman Towers - 145 St Georges Avenue
- D. Falcioni Residence (Heritage) - 168 East 1st Street
- E. Matraia Residence (Heritage) - 174 east 1st Street
- F. Lower Lonsdale Community Garden



SECTION II DESIGN ANALYSIS

Advisory Design Panel

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2.2 Current Site Conditions



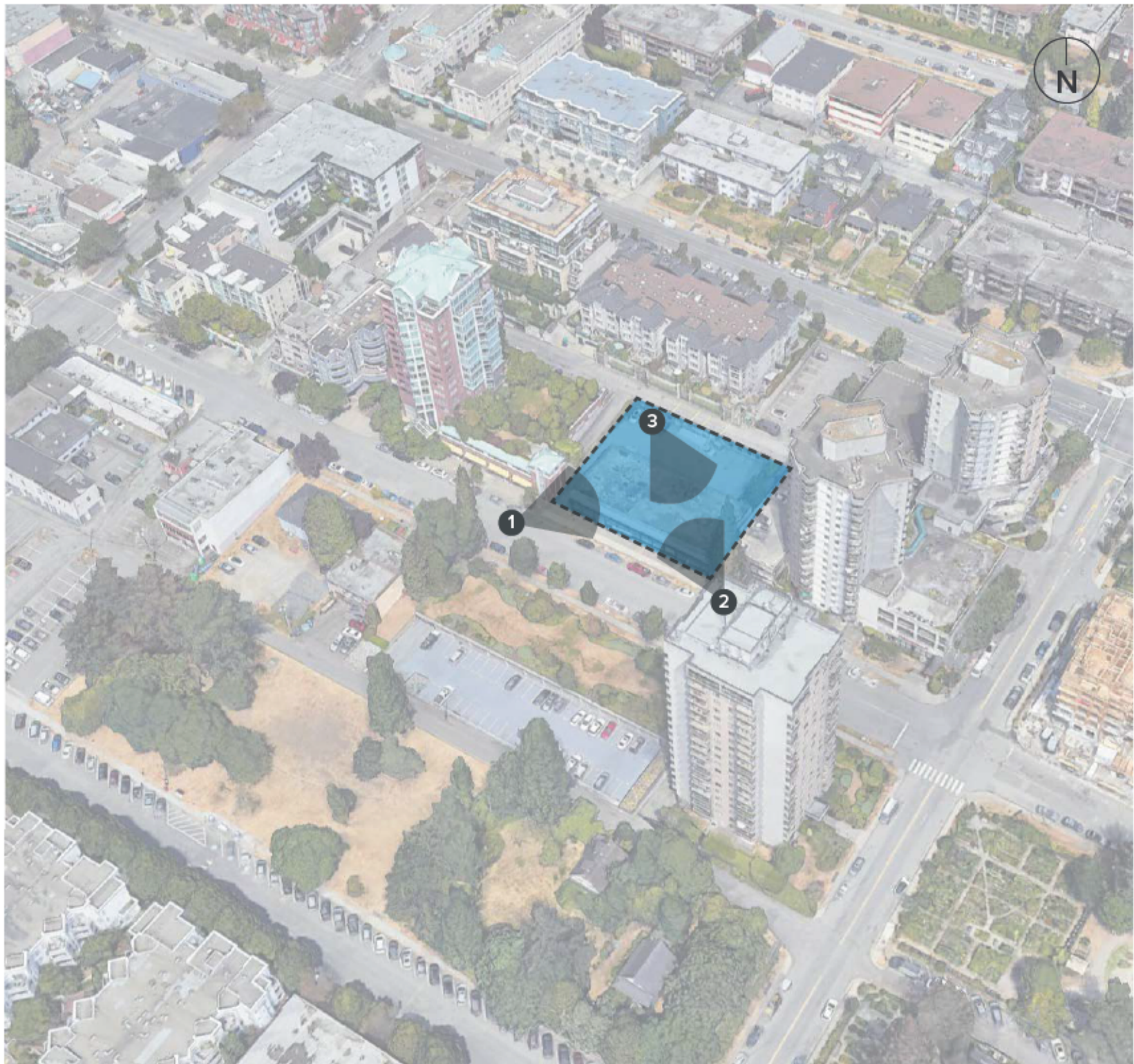
1. the street frontage of the existing building



2. Eastern end of the existing building on the site



3. the back of the existing building on the site



SECTION II DESIGN ANALYSIS

Advisory Design Panel

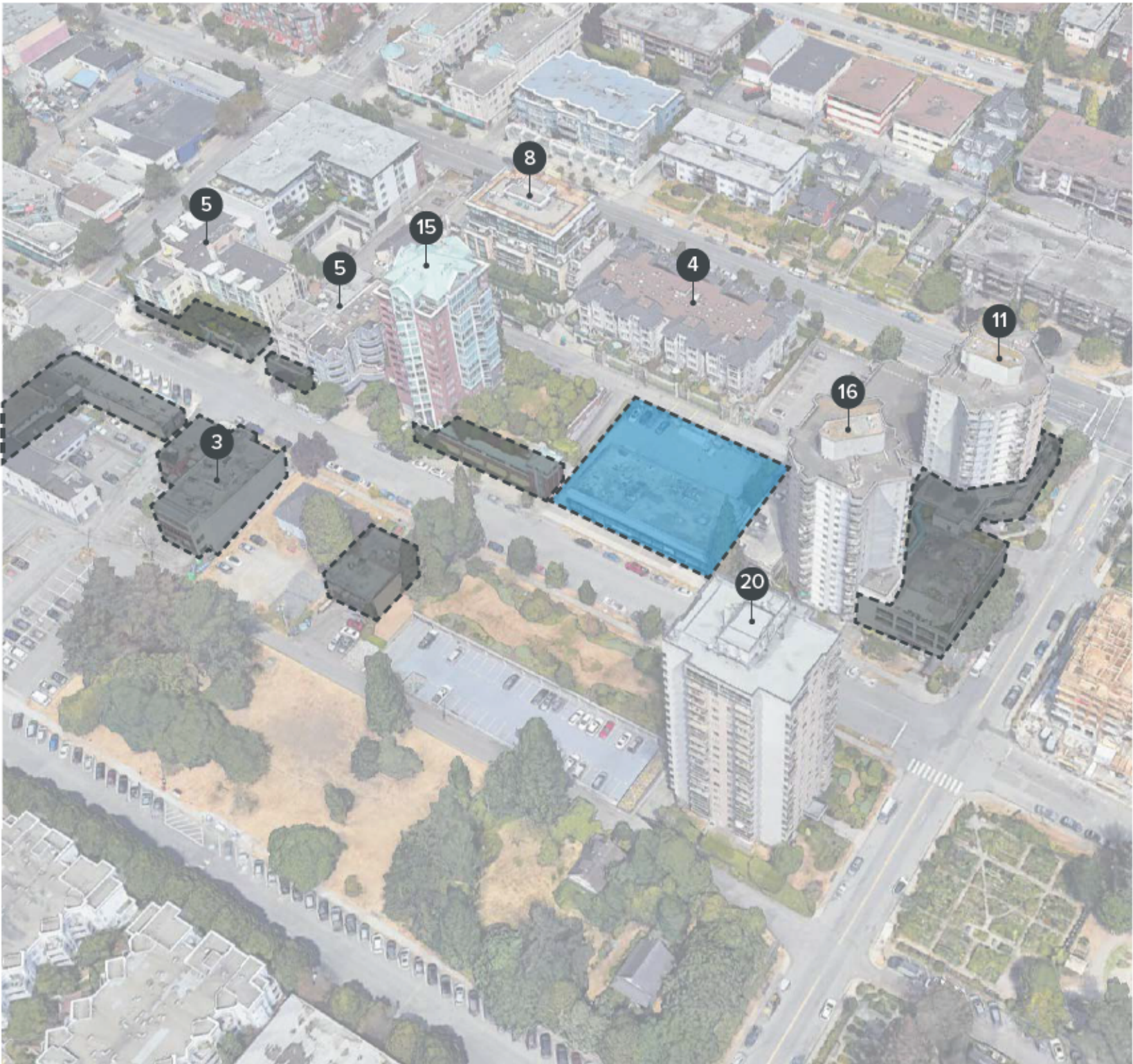
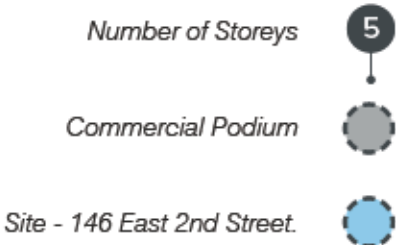
12 January 2024

2.2 Context Plan Neighbourhood Overview

Located in the Lower Lonsdale neighbourhood, this significant location in the city is where the urban fabric blends a broad mix of residential buildings with the commercial retail and services, and a number of community and recreational amenities.

The immediate area to the north generally consists of mid-rise residential apartment buildings with commercial uses at-grade. The project site is directly in-between two residential high-rises to the west and east side of the development. A mid-rise residential building is immediately to the north opposite side of the service lane.

A number of community amenities are located in the immediate neighbourhood and these include an art gallery, civic museum, the Quay Market and Food Hall, the Shipyards, and the Seabus Terminal. Additionally, the site is in close proximity to a number of parks and recreational areas including Lower Lonsdale Community Garden, Derek Inman Park and Public Tennis Courts to the east, and Waterfront Park beside the Quay and Seabus Terminal.



SECTION II DESIGN ANALYSIS

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2.3 Current Street Elevations

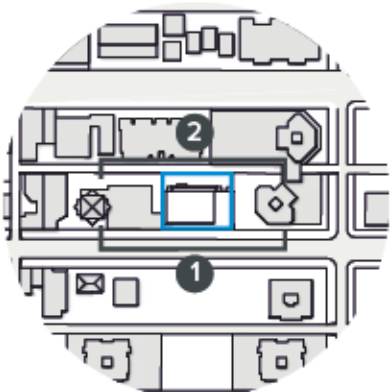
146 E 2nd Street



1. East 2nd Street - North of the road



2. Laneway between East 2nd & East 3rd Streets



SECTION II DESIGN ANALYSIS

Advisory Design Panel

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3.1 Applicable Zoning, Policies Plans and Guidelines

Existing Zoning: CD-007

Proposed Zoning: CD (Comprehensive Development District)

Land-Use Designation: Mixed-Use Level 4A (High Density)

Other documents include:

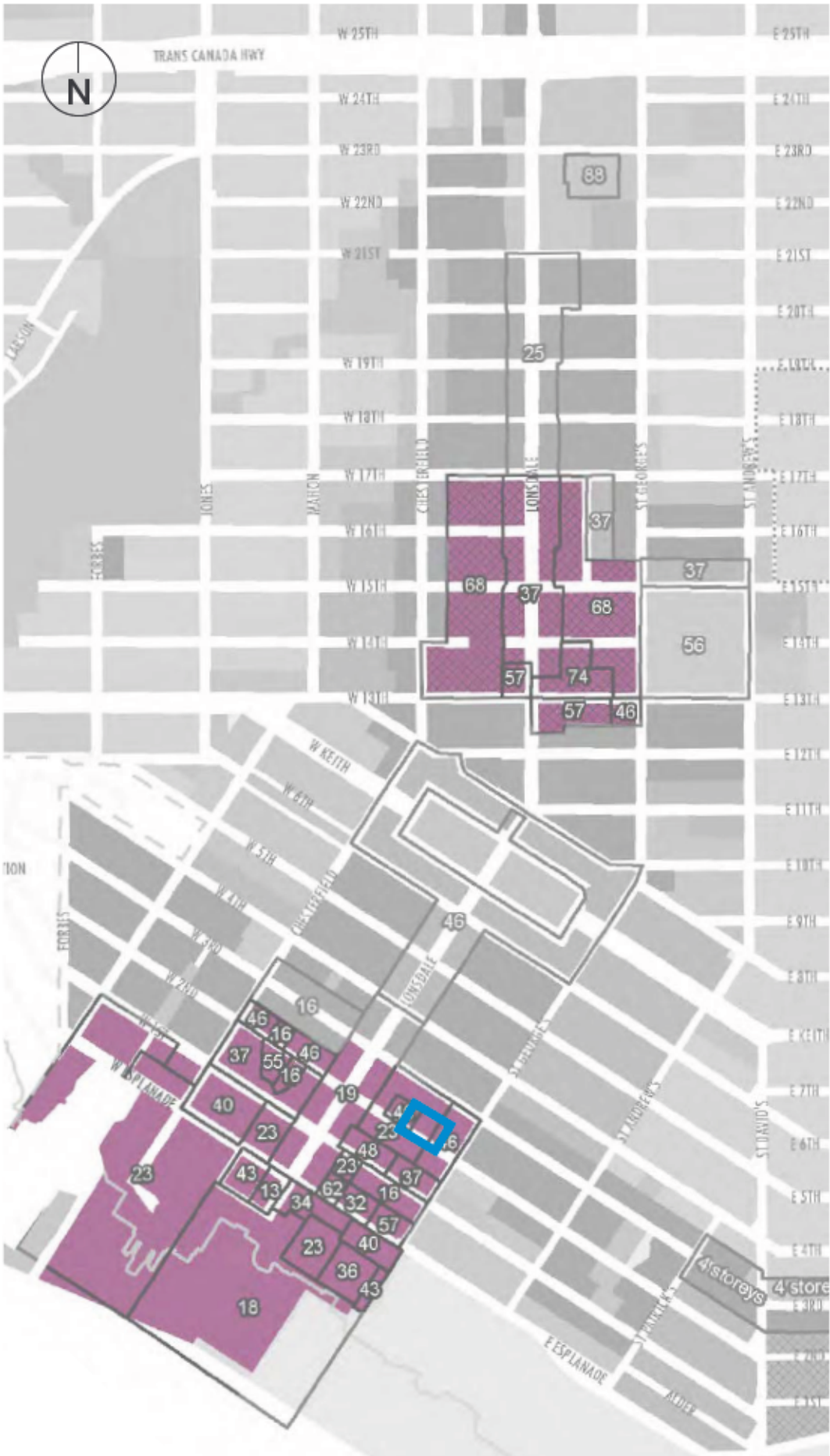
- Official Community Plan Bylaw, 2014, No. 8400;
- Zoning Bylaw, 1995, No. 6700;
- Density Bonus and Community Amenity Policy
- Housing Action Plan
- Community Energy and Emissions Plan

Purpose: To allow for a mix of higher-density multi-family and commercial uses in Lower Lonsdale. Buildings in this designation typically include a mix of retail and/or office space on lower floors and residential apartments on upper floors.

Form: Mid-rise or high-rise buildings. Heights are limited as indicated in the Land Use map (Schedule A, Appendix 1.0).

Max. Density: 2.6 FSR

Max Bonus: A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.





SECTION III
PLANNING & DESIGN
FRAMEWORK

Advisory Design Panel

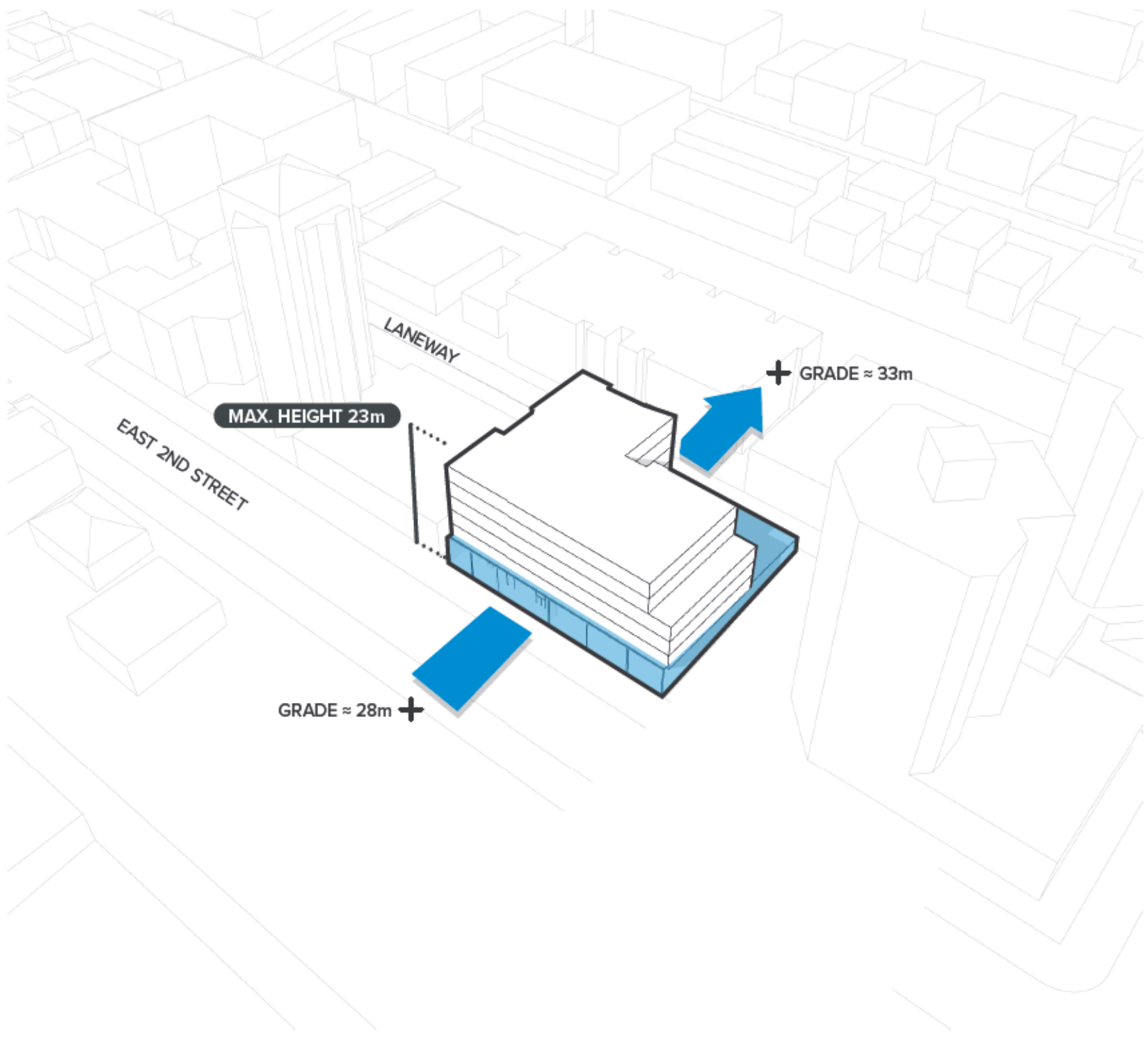
12 January 2024

3.2 Policy & Site Constraints

The purpose of this development proposal is to redevelop an existing CD-zoned, two storey, commercial property to an six storey, mixed-use residential building with retail at grade. The site is guided by the existing Lower Lonsdale area policy as noted in the Official Community Plan that was adopted in 2014.

CNV Official Community Plan - Schedule A (Land Use):
maximum mid-rise and high-rise heights limited to 23m (75.5 feet)

Topography:
a steep sloping site with a height difference of $\approx 5\text{m}$ between East 2nd Street and the laneway at the rear of the parcel.

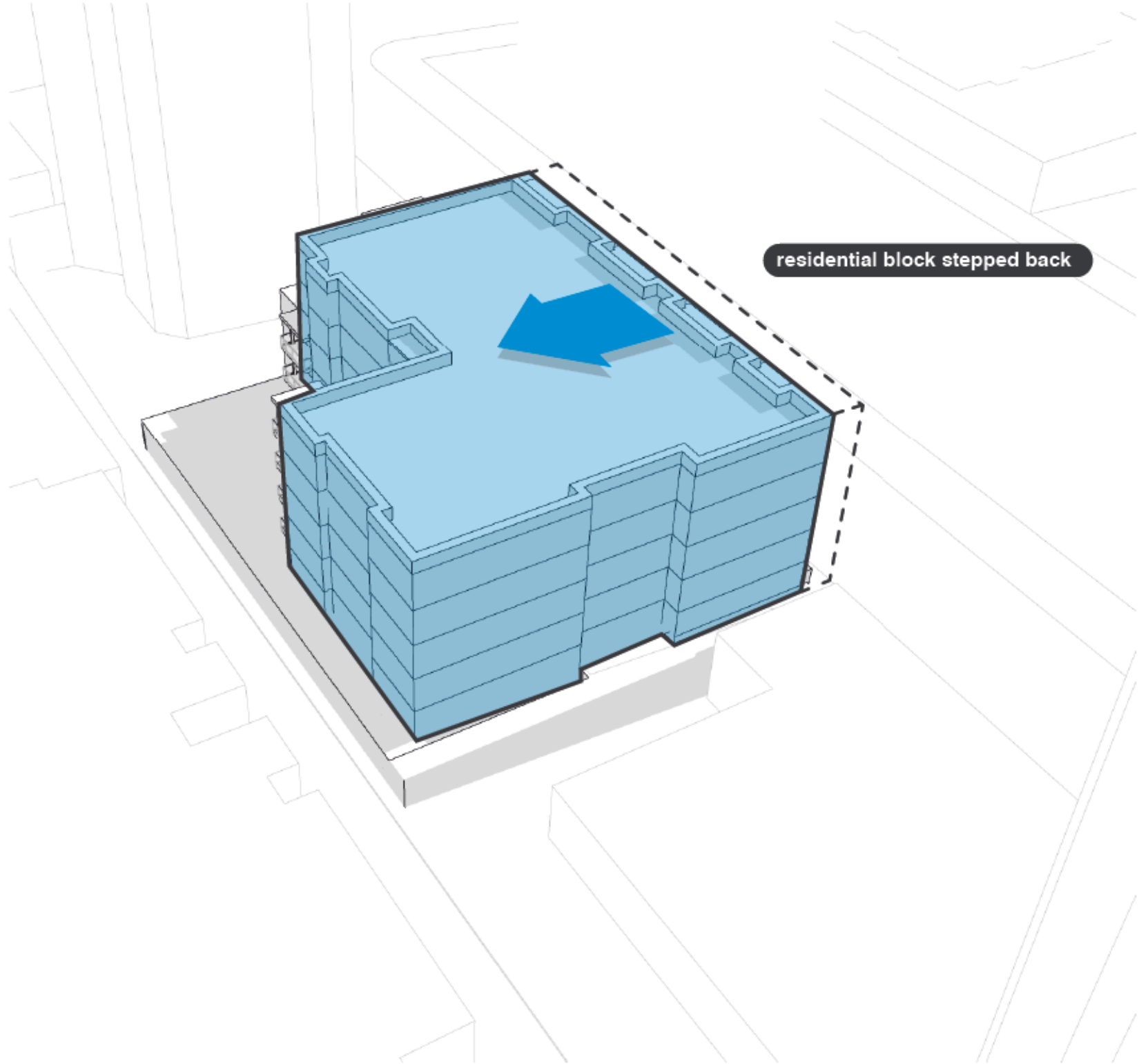


3.3 Massing Rationale

Residential Floorplate

The residential program will include a diverse mix of various unit types ranging from 460 sq.ft to 1,078 sq.ft. Which will promote greater housing options for people living in the City of North Vancouver and on the North Shore.

Stepping the floorplate off the main residential block back from the street gives the building a less imposing, more pedestrian friendly streetwall along East 2nd. This also allows for the roof of the podium to be programmed as high-quality common amenity and semi-private outdoor space.



SECTION III PLANNING & DESIGN FRAMEWORK

Advisory Design Panel

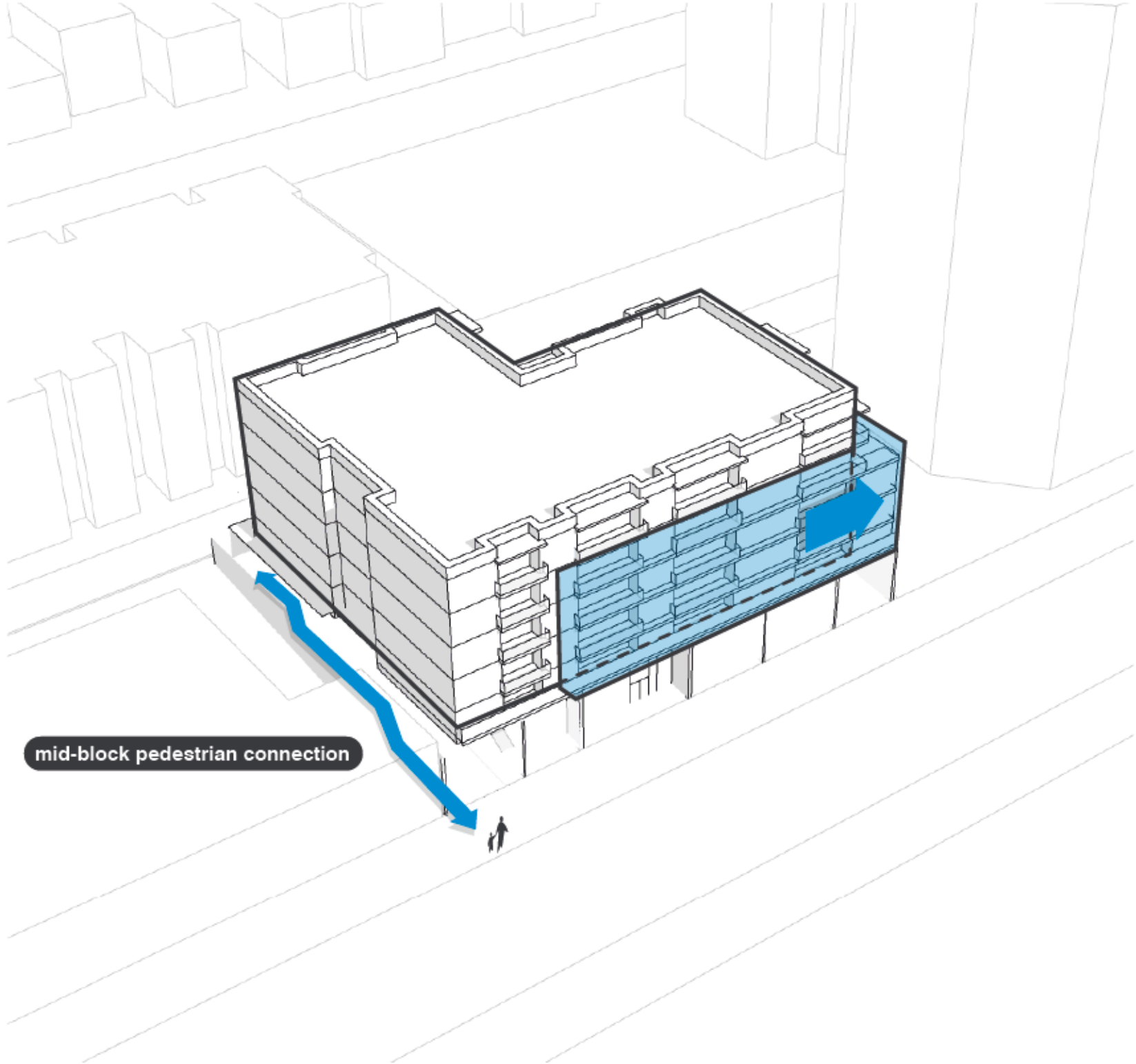
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3.4 Massing Rationale

Horizontal transition From
This transitional form provides a crucial link between the horizontal language of the commercial podium below, up to the residential floors above. The building will include two levels of underground parking for residents and for residential visitors and commercial patrons. Attention was placed on the development's two edges to ensure the relationship between building and street and lane are strengthened. The East 2nd Street and lane edges strive to promote a friendly pedestrian streetscape to enhance the public realm.

An open-air pedestrian right-of-way is located along the western property line of the subject site. This right-of-way will connect to a pathway network that provides pedestrian access from 3rd Street South to the Shipyards and Lonsdale Quay, along corridors east and west of Lonsdale Ave.

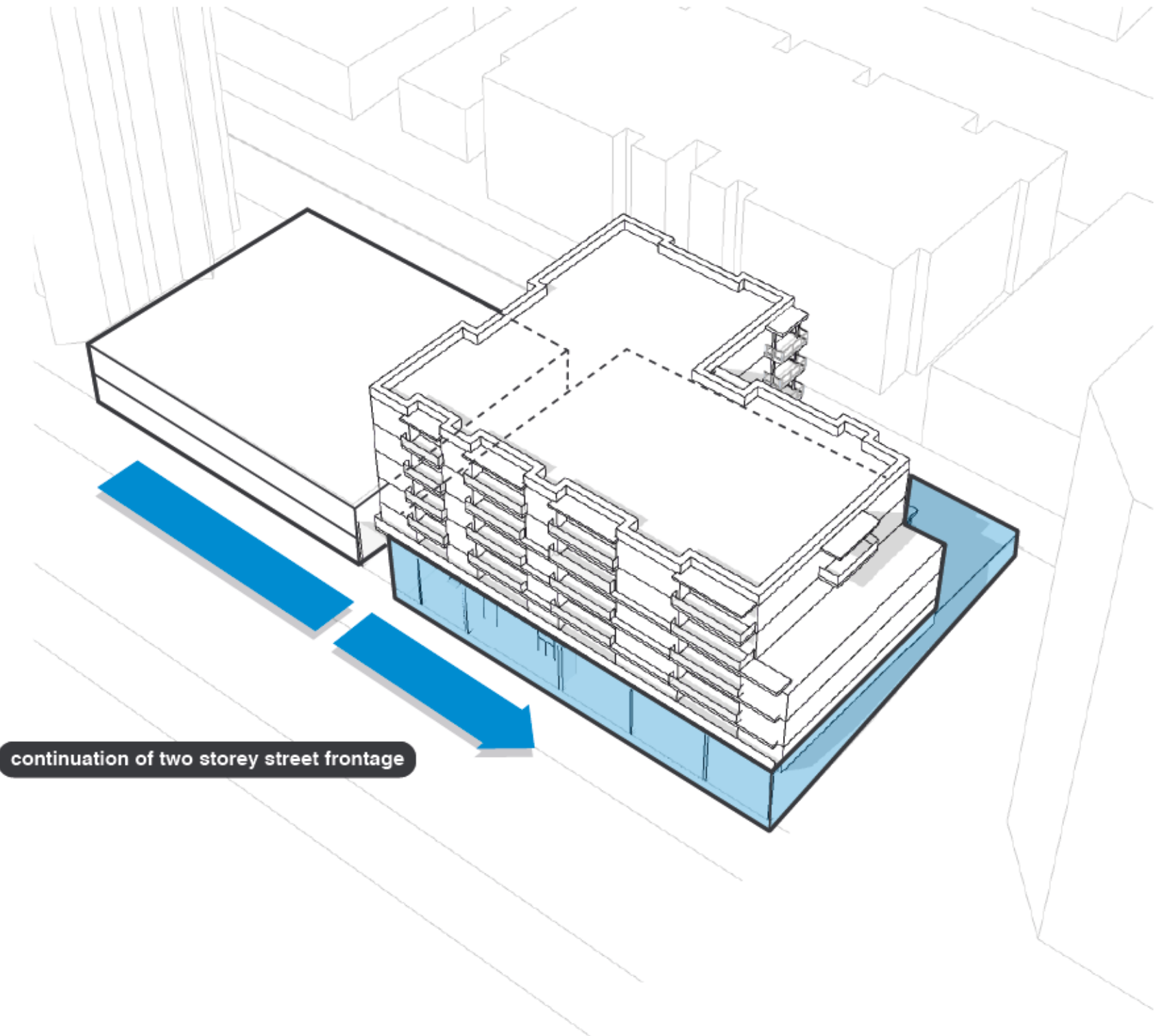




3.5 Massing Rationale

Commercial Podium
The front building edge facing East 2nd Street is designed to feature an expressive entry element to the residential component, a over height volume that is architecturally articulated with a simple canopy expression.

The generous commercial podium is a continuation of the two storey street frontage currently fronting East 2nd street. Retaining this strong base element, gives the opportunity for the commercial units fronting the street to have unique overheight spaces. Providing a balance of direct natural light and commercial floor space.



3.6 Response to City of North Vancouver OCP

In reference to the Lower Lonsdale area and the Official Community Plan, the proposed development meets or exceeds the planning objectives and land use concept. The design is guided and adheres to the main principles as set out in the community visions.

These include:

Complete and Compact

- **Accessible and Active**
- **Opportunity-Filled**
- **Resilient and Adaptable**
- **Durable and Timeless**
- **Creative and Diverse**
- **Healthy and Inclusive**
- **Diverse and Affordable**
- **Community Supporting Community**
- **Age-Friendly**



1 Land Use: Housing, Population and Employment

The project proposes strata for-sale residential housing to assist in addressing the City's population growth by providing a total of 76 residential units. There are currently no existing residential units in the commercial-oriented structure presently on site. The new housing units will offer a diverse range of unit types and sizes allowing families, individuals, and couples to reside in the building.

2 Transportation, Mobility and Connectivity

The proposed development considers a number of initiatives and features to promote forms of movement other than the use of single-occupancy vehicles. Underground parking spaces for visitors and residents will be equipped with electrical charging stations. Bicycle storage for residents is conveniently located on Level 1. A bike repair and wash area are proposed to promote bicycle usage. Public transportation, bus routes and the Seabus are located nearby with walking distance.

3 Pedestrian Connectivity

Included as part of the proposal is a 10' (3m) wide mid-block pedestrian ROW connecting the laneway with East 2nd street. The ROW will formalise an existing pathway currently used by the public on what is currently private property. More broadly, this ROW will form part of a broader pedestrian network connecting Lower Lonsdale to the shipyards and Lonsdale Quay to reinforce the areas walkable nature.

4 Community Well-Being

The development proposes a number of features for its residents and the community, which will enhance people's well-being. With a varied mix of unit types and sizes, the building will promote diversity amongst its residents with families, young individuals, seniors, and couples able to coexist. Suites are designed with a focus on the relationship between residents, the community and natural views. Larger family-oriented units were strategically designed to include extensive private outdoor space, promoting outdoor play and convenient access.



SECTION III PLANNING & DESIGN FRAMEWORK

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**SECTION III
PLANNING & DESIGN
FRAMEWORK**

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Natural Environment, Energy and Climate

The building is designed to support connection to the Lonsdale Energy Corporation (LEC). Overall, the building is designed with the intent to meet BC Energy Step level 3. Access and proximity to bicycles and public transport reduce the reliance on vehicle ownership. Passive shading with extensive balconies on the south side of the building, and a balance of openings to solid wall in the exterior assembly, reducing the window to wall ratio.

The building is designed to address the challenges associated with climate change with care and consideration of the building form, articulation, and purposeful architectural elements. With passive shading created by balconies, low window to wall ratio, and limited massing articulation thus reducing thermal loss at steps and corners.



Larger studio and one-bedroom units are planned with private outdoor space. The building will provide an indoor amenity areas and extensive outdoor common area on the podium. This is to promote individuals to use the building common amenities, to foster community, gathering and neighbourliness.

5 Parks, Recreation and Open Space

As a mid-rise, slab-block structure, the building footprint will allow greater green space at the podium level for residents, providing opportunities for extensive landscape and outdoor spaces. Direct access to the outdoor patio / amenity is provided via the indoor amenity.

6 Art, Culture and Heritage

The architectural character is inspired by the City's local culture and natural setting. The design of the building seeks inspiration from the local context and west coast vocabulary to set an architectural language reflective of these influences.

7 Economic Development

The proposed commercial space will be an upgrade to the existing commercial program on site. While the proposed commercial spaces will strengthen the public realm with improved storefront interface by the sidewalk boulevard, it will provide a unique retail environment with over height commercial spaces with plenty of natural light from the floor to ceiling glazing. In addition, new residents of the neighbourhood, will promote and influence economic growth to local businesses and services.

8

Municipal Services and Infrastructure

The building is designed to connect with the Lonsdale Energy Corporation's system and other existing services.

4.1 Guiding Principles

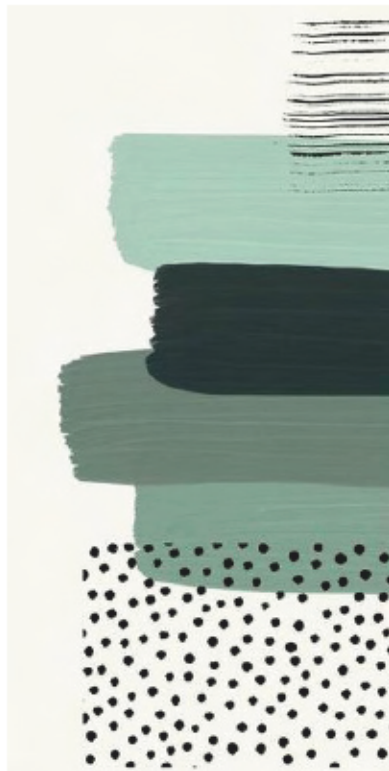
The design inspiration for this building comes from an abstract study of Lower Lonsdale when viewed from Vancouver Harbour. The overlapping of warm tones, patterns of fenestration and horizontal ridge lines of the mountains behind translate into the building's facade



simple palette
reflection
watercolour
space



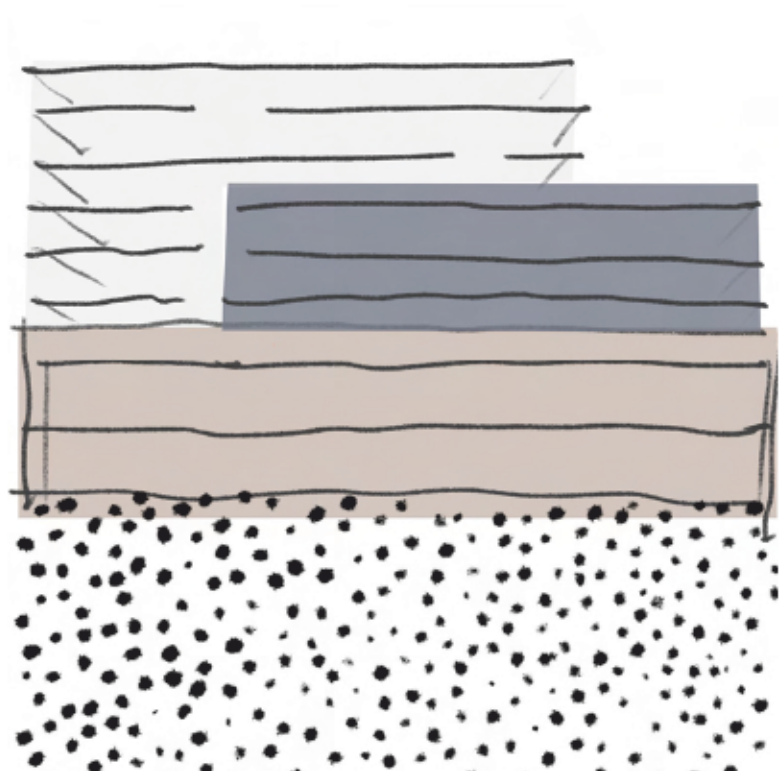
thick line
thin line
marks
scribed



texture
grain
coastline
depth



warm
grounded
saturated
touch



plinth
rationalised
hierarchy
horizontal



SECTION IV DESIGN RATIONALE

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4.2

Design Language



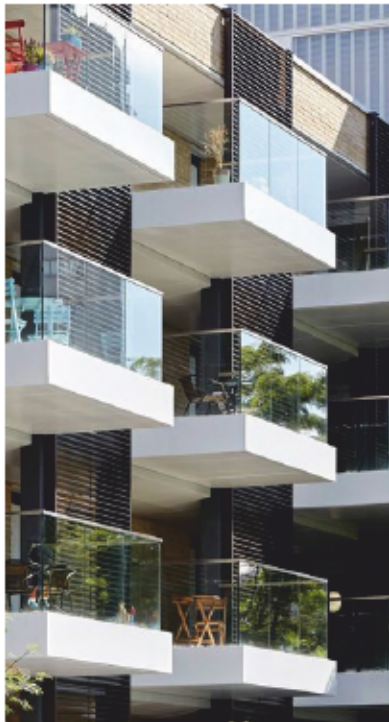
1. Lot 05 - ZAC Beaujon.



2. Turnmill - Piercy & Company



3. De Havenmeester - RoosRos Architects



4. Queenshurst - Carey Jones



5. Govaert - Vanhoutte Architects



6. 71 Swann Road - Mosaic



SECTION IV
DESIGN RATIONALE

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4.3

Retail Space & Residential Lobby



1. madcoffee - madarq studio



2. Gryphon House - Taizo Yamamoto



3. The Service Course - Girona Spain



4. The wheelhouse - Los Angeles



5. North Point Brewing - North Vancouver



6. Nottingdale Cafe - Found Associates



SECTION IV
DESIGN RATIONALE

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4.4 Public Art

The public art can be an integral aspect of the project that reinforces a dynamic and more inviting public realm. The open air pedestrian right of way presents a unique opportunity to engage a local artist for a public art proposal. Seen here are a few current proposals put forward by artists for a similar mid-block pedestrian connection for Anthem's project at 149 West Third Street.

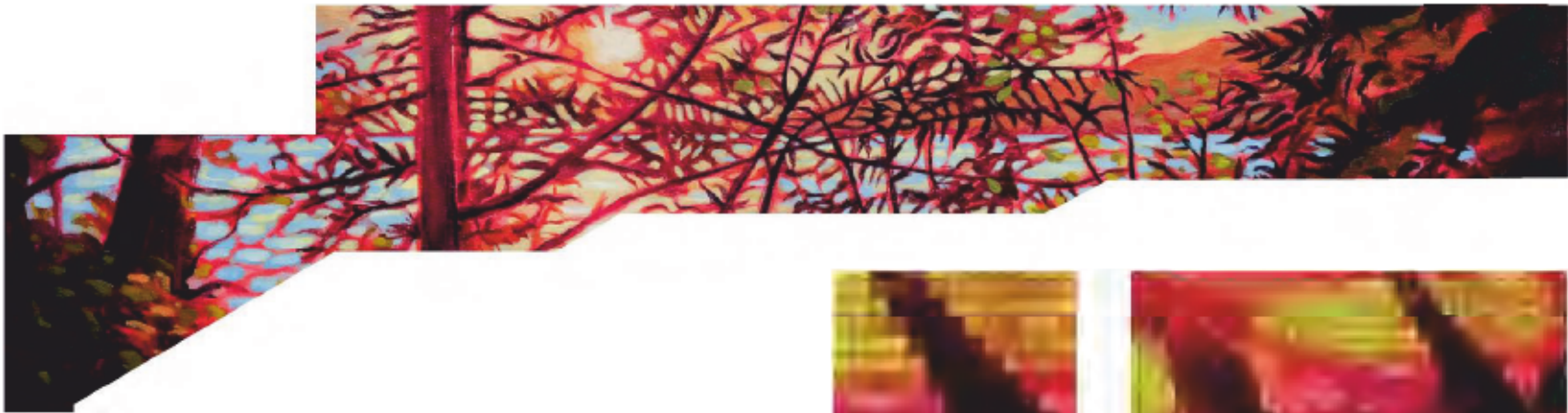
Public Art Opportunity



Open air pedestrian right of way along western property line



Luke Ramsey - completed work, Kitsilano, BC



Rebecca Bayer - 149 West 3rd Street public art proposal consists of pixelated 1" glazed ceramic tile mosaic version of a painting Red Branch Glow for the 'breezeway' public art mosaic at 149 W. 3rd.



hand glazed 1" tile mosaic



Luke Ramsey - tile mural proposal



Advisory Design Panel

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4.5 Project Description

The building form is a six-storey tower and slab block with podium structure. An over height lobby sited in the middle of the podium fronting East 2nd Street defines the residential entrance. Adjacent to the lobby is the main circulation elevator and stair core in the middle of the site. Compared to the previous application, the proposal is reduced in overall height, the commercial podium is also less prominent.



Previous Application



1. Primary southern elevation on to East 2nd Street.



SECTION IV DESIGN RATIONALE

Advisory Design Panel

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SECTION IV
DESIGN RATIONALE

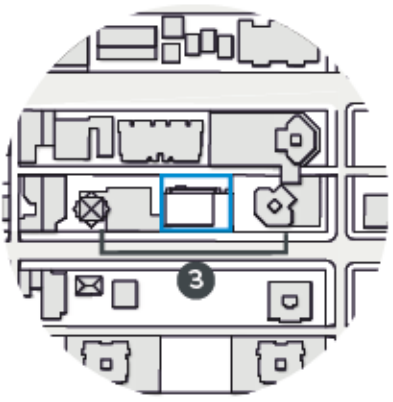
Advisory Design Panel

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4.6 Integration in to Streetscape

The urban edges at grade are designed to relate to the existing streetscape and adjacent tower podiums. By implementing a raised pedestrian crossing across E 2nd St and mid-block pedestrian ROW, the proposal will enhance the public realm while continuing the prominent street wall and sawtooth tower-height pattern that is characteristic of this block. The use of warm-toned materials, compact retail frontages, along with an improved sidewalk and boulevard treatment have been contemplated to further elevate the pedestrian experience and promote walkability.

The design response to the site respectfully promotes the importance of animating the commercial frontage, taking clean modern architectural vocabulary to celebrate the community and unique location of the site.



3. PREVIOUS APPLICATION Southern elevation



3. PROPOSED Southern elevation

4.7 Use & Density

This rezoning and development application proposes to redevelop the existing property to allow for the following:

USE:

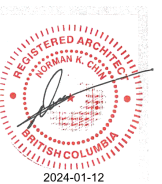
- a) Residential dwelling units for market rental;
- b) 76 residential units;
- c) 25% of residential units to meet Level 2 Adaptable Housing Standards
- d) Six (6) storey mid-rise tower;
- e) Common building amenity space of approximately 1300 sf. indoor space located on Level 2 and 5 in conjunction with 1670 sf. of outdoor roof space

DENSITY:

- a) Proposed density to meet existing OCP policy (2.6 FSR), OCP bonus provisions (1.0 FSR)
- b) Adaptable Housing exclusion allowances (20 SF per each Level 2 unit);
- c) Proposed density anticipated to be approximately 3.45 FSR (61,932 sf.), slightly below the maximum 3.60 FSR allowed on the site;



4. View looking north west across East 2nd Street



SECTION IV DESIGN RATIONALE

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4.8 Parking Provision

The previous application proposed a parking entry accessed directly from East second street, this entry had rather limited vision for drivers to enter and exit the parkade. The latest proposal has a much wider entry to the parkade with openings and increased glazing to improve the sight lines of drivers using the parking ramp.

- a) Underground parking structure with private residential parking and commercial parking will have access from East 2nd Street at the south property line;
- b) Residential visitors and commercial users will also use the same parking ramp access off of East 2nd Street;
- c) Secured bicycle storage for residents located on Level 1 with access off the service lane for convenient access to the outside;
- d) Secured bicycle storage and end of trip facilities for commercial employees is located on parking Level 1 with access off East 2nd Street.



PROPOSED View of commercial podium from the SE corner of the site and parking entry



PREVIOUS APPLICATION View of commercial podium from the SE corner of the site and parking entry



SECTION IV DESIGN RATIONALE

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PROPOSED View of the pedestrian right of way along the western property line



PREVIOUS APPLICATION View of the pedestrian right of way along the western property line



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PROPOSED View of the pedestrian right of way along the western property line



PREVIOUS APPLICATION View of the pedestrian right of way along the western property line



SECTION IV
DESIGN RATIONALE

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4.9 Amenity Provision

The building proposes approximately 1300 sf. of indoor amenity space for residents, with approximately 2000 sf. of outdoor deck area. Amenity spaces are located adjacent to the main elevator and stair core for accessibility and convenience. In addition, the design proposes a multi-purpose space for socializing and gathering. Residents will have immediate access to outdoor space taking advantage of views to the mountains, daylight and natural fresh air.



7. View of the amenity and private terraces at level 3, on top of the commercial podium



PROPOSED



PREVIOUS APPLICATION



Advisory Design Panel

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PROPOSED



PREVIOUS APPLICATION



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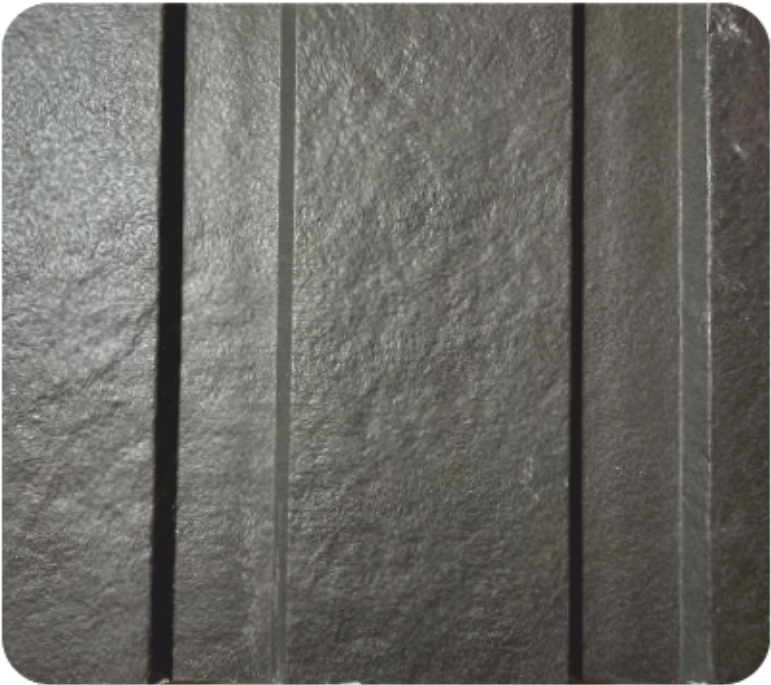


SECTION IV
DESIGN RATIONALE

Advisory Design Panel

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5.1 Materials Board



2 Ceraclad 8-reveal colour: charcoal



3 Back-painted glass (slab edge treatment) colour: white



1 Window Wall Raised Panel System colour: standard white



4 Standard Face Brick colour: tumbleweed



5 Spandrel Panel colour: Iron Mountain Grey

5.2 Solar Orientation

East Second street does not run truly east-west, giving 146 maximum solar gains. Ideally the south-facing facade should be within 30 degrees of due south.

North Facing

Minimised Window to Wall Ratio (WWR) on north facades, to reduce winter heat losses.

East Facing

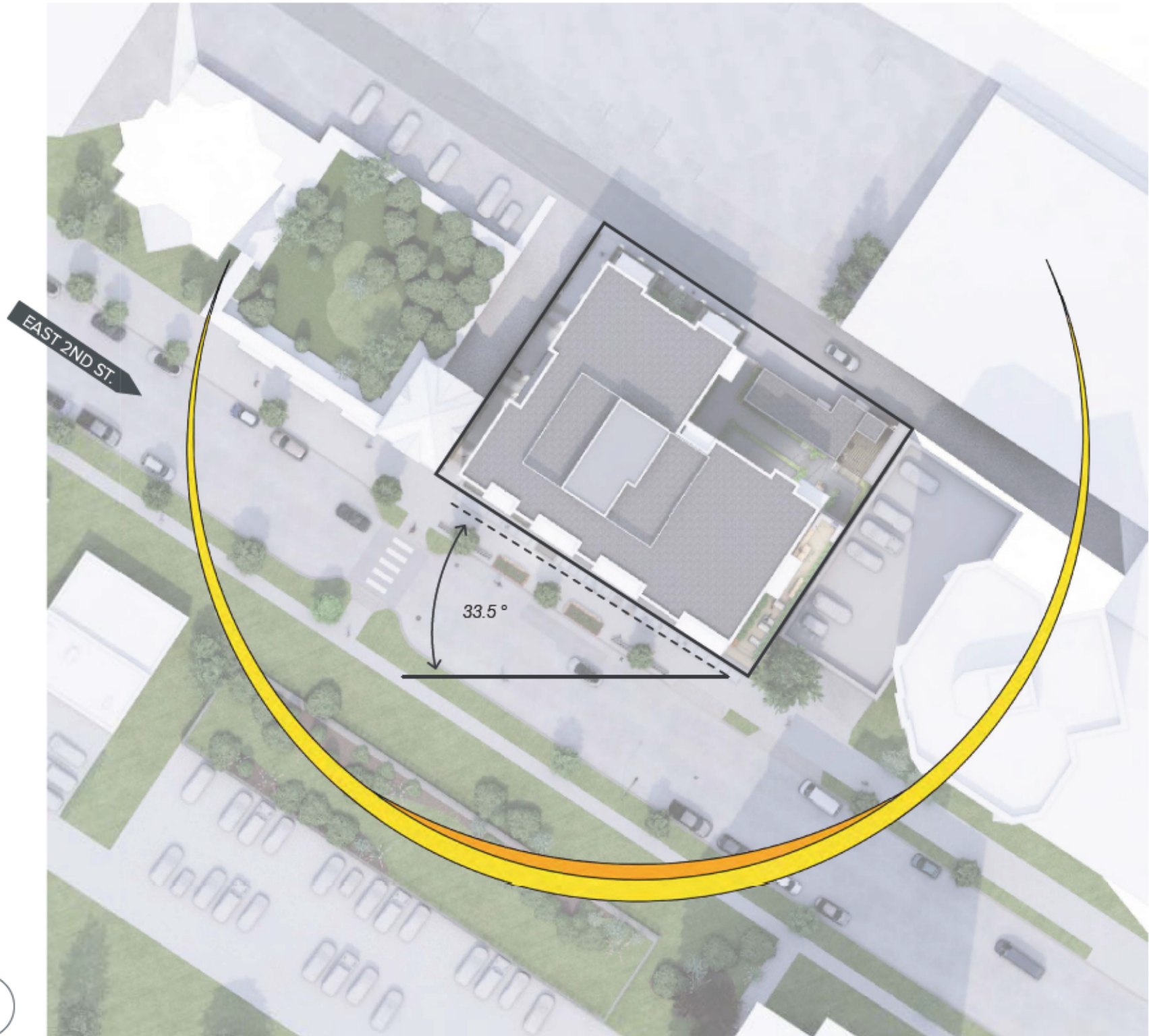
Increased WWR on east facades, to increase daylighting potential and lower lighting loads.

West Facing

Externally shaded windows on south and west facades to prevent unwanted solar gains in summer.

South Facing

Externally shaded windows on south and west facades to prevent unwanted solar gains in summer.

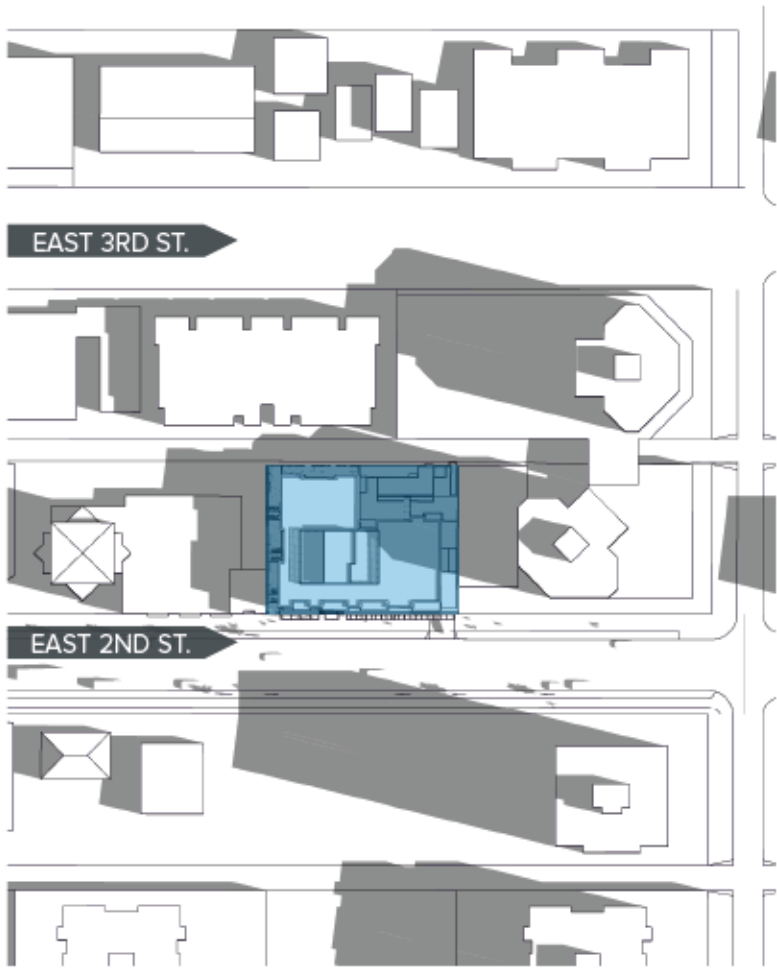


Advisory Design Panel

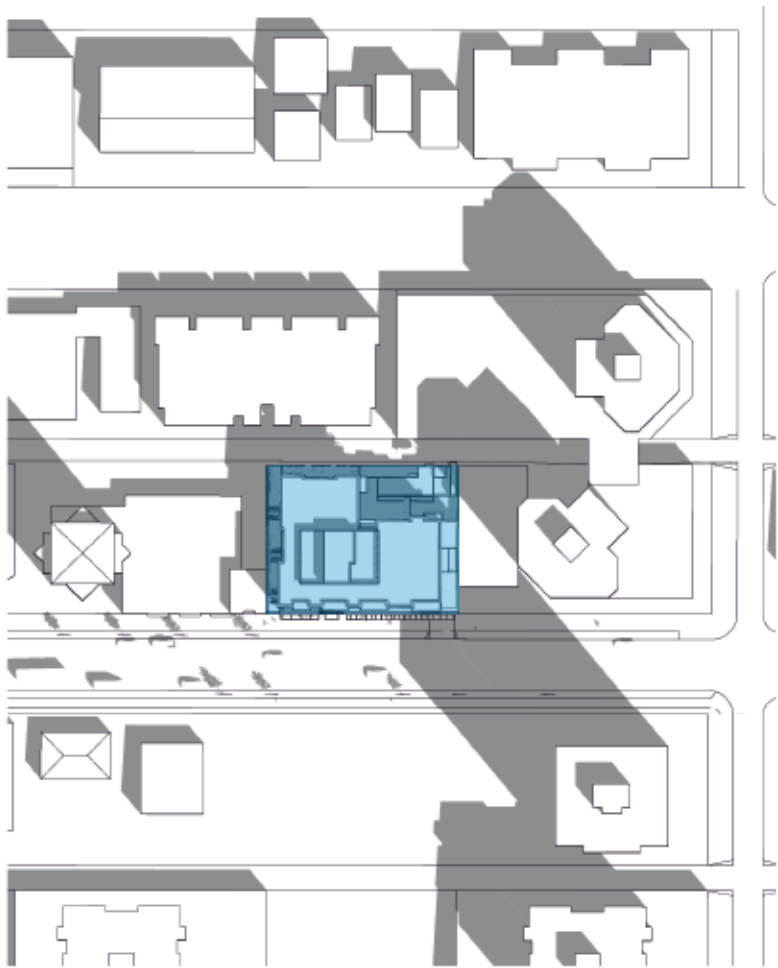
12 January 2024



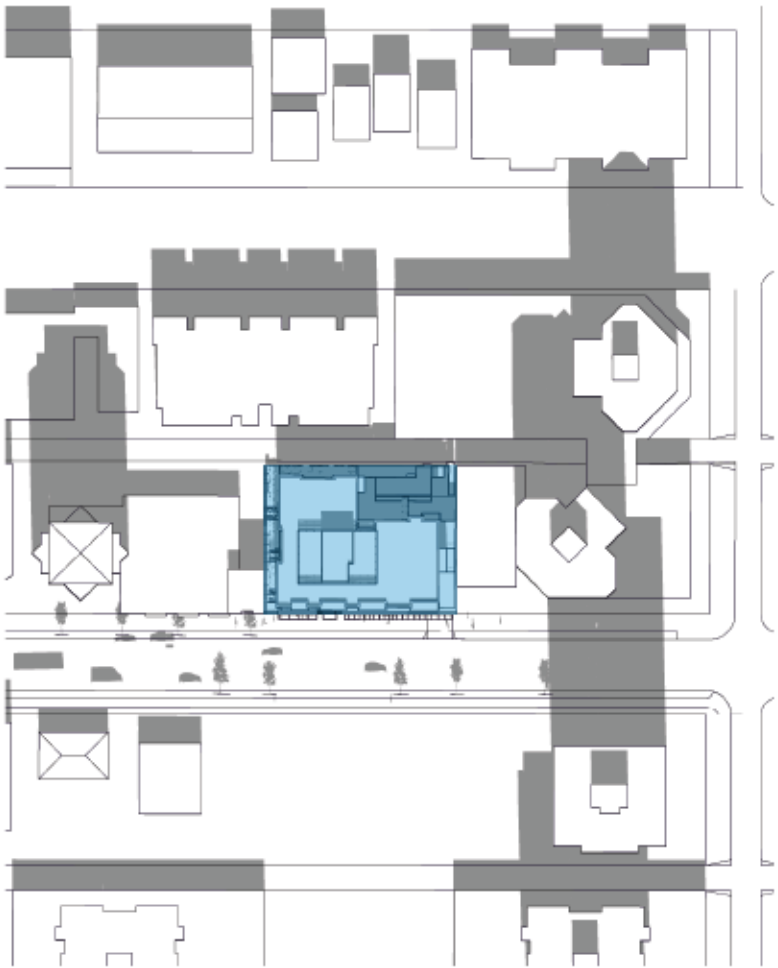
5.2 Spring Solstice



March 21st 10:00



March 21st 12:00



March 21st 14:00



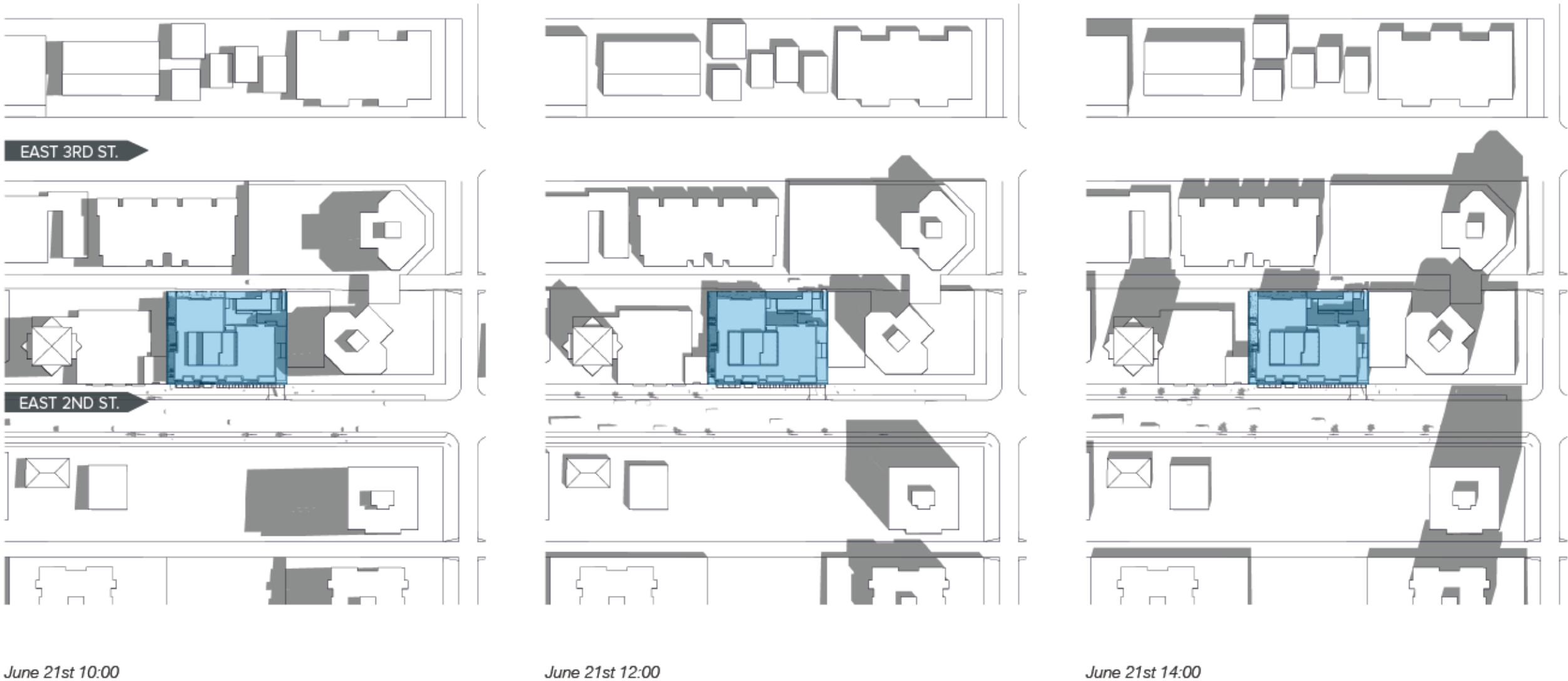
SECTION V
SHADOW STUDIES

Advisory Design Panel

12 January 2024



5.3 Summer Solstice



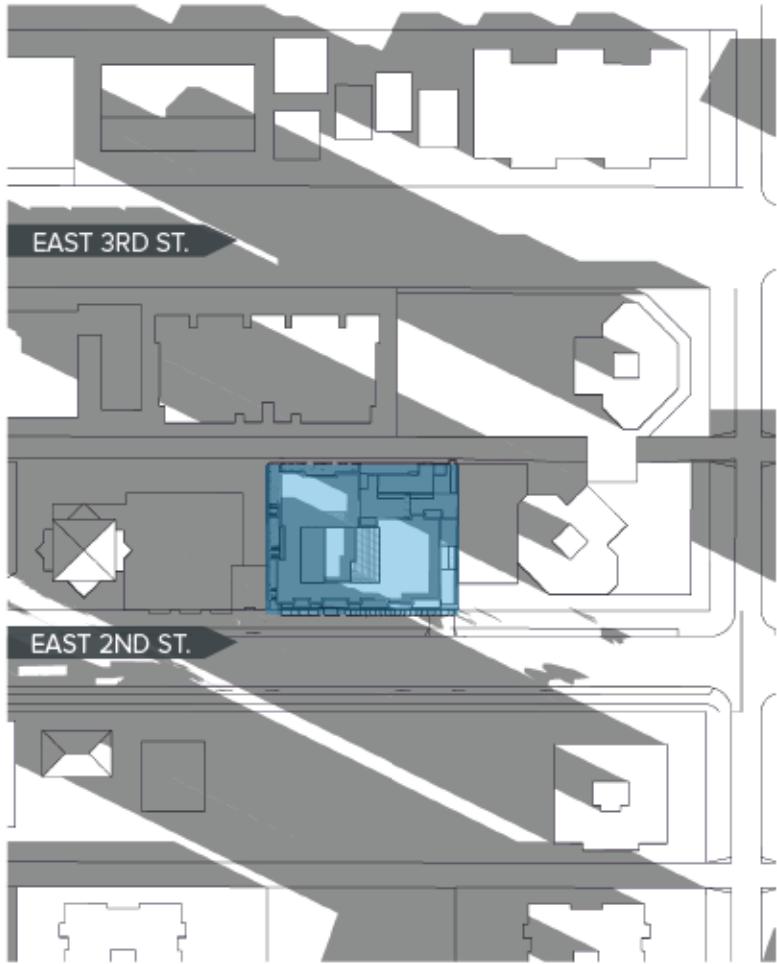
SECTION V
SHADOW STUDIES

Advisory Design Panel

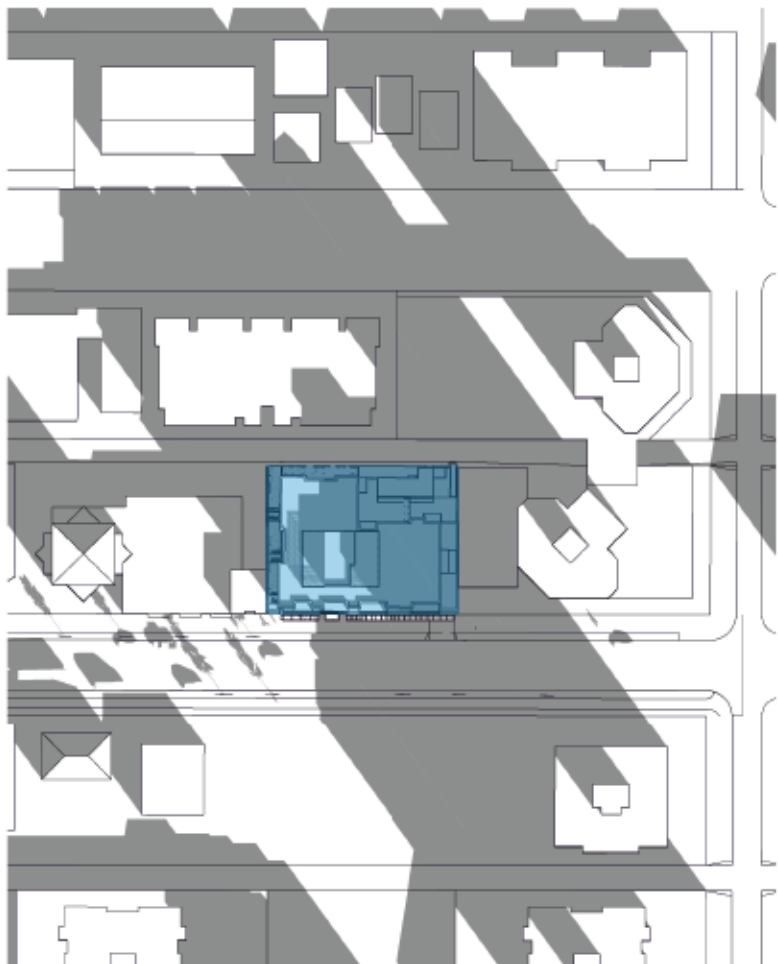
12 January 2024



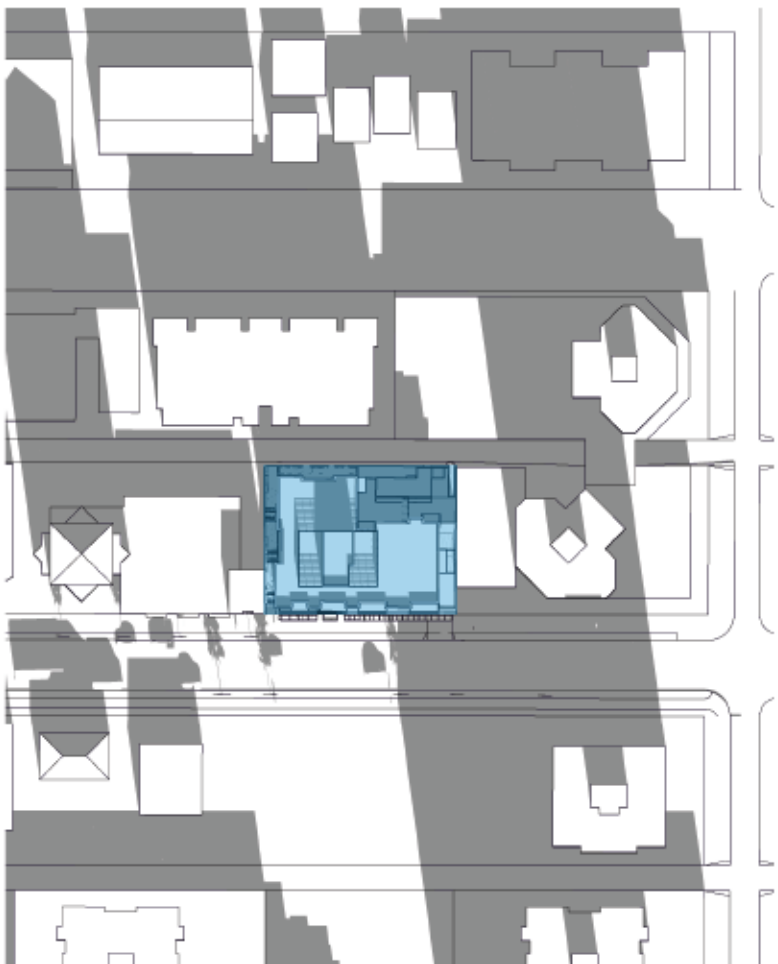
5.3 Winter Equinox



Dec 21st 10:00



Dec 21st 12:00



Dec 21st 14:00



SECTION V
SHADOW STUDIES

Advisory Design Panel

12 January 2024

PROJECT STATISTICS

146 EAST 2ND STREET, CITY OF NORTH VANCOUVER, BC
MIXED-USE HIGH DENSITY DEVELOPMENT

A221512
2024-01-11

PROJECT STATISTICS					
CIVIC ADDRESS		146 EAST 2ND STREET			
LEGAL DESCRIPTION					
SITE AREA		17,967.82 SF	1,669.27	SM	
CURRENT ZONE		CD 007			
OCP LAND USE PLAN (PER SCHEDULE A)					
DESIGNATION	MIXED-USE LEVEL 4A (HIGH DENSITY)	OCP DENSITY (FSR)		2.60	FSR
		MAX. BONUS (FSR)*		1.00	FSR
		MAXIMUM FLOOR SPACE RATIO ALLOWED		3.60	FSR
* Bonus Density when public benefits are provided as per Section 2.2					
SITE COVERAGE					
ALLOWED		90%	16,171.04 SF	1,502.34	SM
PROPOSED AT GRADE		85%	15,215.83 SF	1,413.60	SM
PROPOSED ABOVE L02		64%	11,507.04 SF	1,069.04	SM
*Site coverage measured to the residential and commercial area footprint only; parking area and driveway ramp excluded					
DENSITY (FLOOR SPACE RATIO)					
MU-4A BASE AMOUNT		2.60 FSR	46,716.34 SF	4,340.09	SM
BONUS (PUBLIC BENEFITS)		1.00 FSR	17,967.82 SF	1,669.27	SM
TOTAL ALLOWED		3.60 FSR	64,684.16 SF	6,009.36	SM
PROPOSED		3.47 FSR	62,336.18 SF	5,791.22	SM
OVER/UNDER		- 0.13 FSR	- 2,347.98 SF	- 218.13	SM
MAXIMUM BUILDING HEIGHT - BCBC					
ALLOWED			75.46 FT	23.00	M
PROPOSED			54.58 FT	16.64	M
SETBACKS					
FRONT	(SOUTH-EAST 2ND STREET)	-	FT	-	M
LANE	(NORTH)	20.00	FT	6.10	M
EAST SIDE	(FROM ADJACENT TOWER ABOVE 4TH FLOOR)	80.00	FT	24.38	M
WEST SIDE	(FROM ADJACENT TOWER ABOVE 4TH FLOOR)	80.00	FT	24.38	M
WEST SIDE	(PEDESTRIAN RIGHT OF WAY)	10.00	FT	3.05	M
PARKING SUMMARY					
RESIDENTIAL				76	UNITS
PARKING RATIO (RESIDENTS)		RESIDENTIAL		0.60	/ UNIT
MINIMUM NUMBER OF DWELLING PARKING SPACES REQUIRED				46	SPACES
PARKING RATIO (VISITOR) PER 908(7)				0.10	/ UNIT
MINIMUM NUMBER OF RESIDENTIAL VISITOR PARKING SPACES REQUIRED				8	SPACES
TOTAL NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED				54	SPACES
COMMERCIAL			COMMERCIAL RETAIL UNIT AREA	6,624.61	SF
PARKING FORMULA			1 SPACE PER	807.30	SF
MINIMUM NUMBER OF COMMERCIAL PARKING SPACES REQUIRED				8	SPACES
DISABILITY					
		RESIDENTIAL USE		0.038	/ UNIT
MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DISABILITY USE				3	SPACES
		NON RESIDENTIAL USE		1 / PER 25	(UP TO 50)
MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DISABILITY USE				1	SPACES
TOTAL MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DISABILITY USE				4	SPACES
TOTAL					
		REQUIRED	PROVIDED	ALLOWED	PROVIDED
RESIDENTIAL		46	52	21	6
VISITOR		8	9	35%	10%
COMMERCIAL		8			
TOTAL		62	61		
DISABILITY		4	5		

FLOOR AREA SUMMARY										
FLOOR LEVEL	GROSS FLOOR AREA (SF)	AMENITY*	EXCLUSIONS (SF)			FSR AREA (SF)	LEASEABLE/SELLABLE			NET AREA (SF)
			MECHANICAL	LOBBY**	ADAPTABLE UNITS		CIRCULATION	COMMERCIAL	RESIDENTIAL	
ROOF	183.94		183.94			-				-
LEVEL 6	10,573.15				60.00	10,513.15	1,369.45		9,203.70	9,203.70
LEVEL 5	10,573.15	810.55			60.00	9,702.60	1,369.45		9,203.70	9,203.70
LEVEL 4	11,507.04				100.00	11,407.04	1,467.86		10,039.18	10,039.18
LEVEL 3	11,507.04				100.00	11,407.04	1,467.86		10,039.18	10,039.18
LEVEL 2	11,465.61	491.54			80.00	10,894.07	1,581.00		9,884.61	9,884.61
LEVEL 1	8,424.53			522.79		7,901.74	1,561.19	6,340.55		6,340.55
LEVEL P1	510.54					510.54		284.06		284.06
TOTAL	64,745.00	1,302.09	183.94	522.79	400.00	62,336.18	8,816.81	6,624.61	48,370.37	54,994.98
	6,015.01	SM				5,791.22	SM			5,109.20
* amenity exclusion (ByLaw 8564, May 30th, 2016)										
** residential lobby principal point of entry exclusion (ByLaw 8464, May 30th, 2016)										

CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING

NO.	DATE	REVISION
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PROJECT 2024-01-12

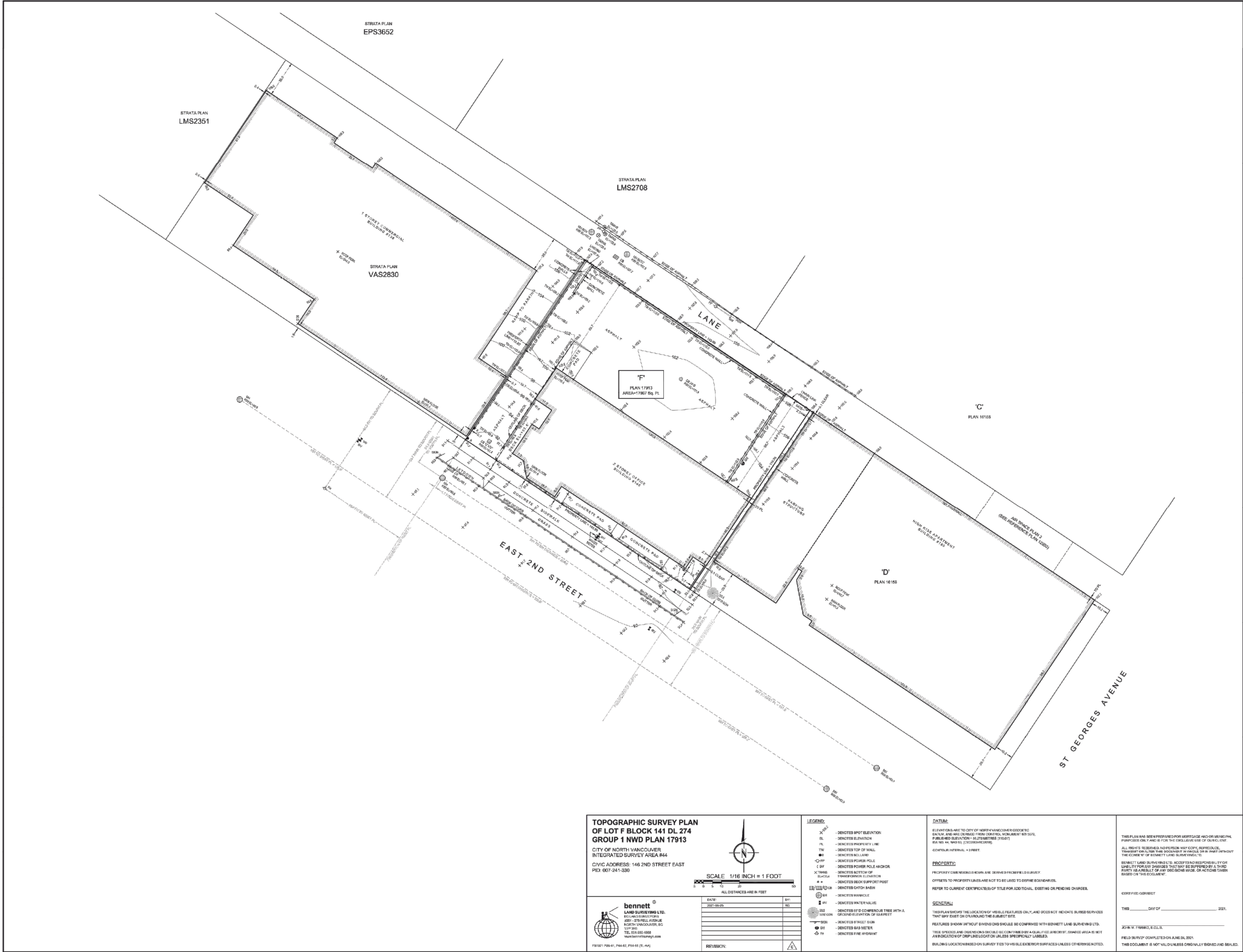
MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

PROJECT STATISTICS

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PROJECT A221512
DRAWN CHECKED NC





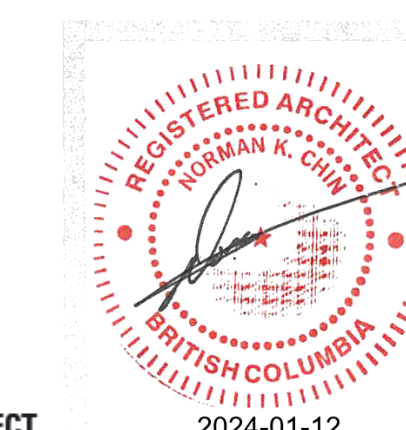
CLIENT

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PROJECT 2024-01-12

MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

SITE PLAN

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PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/16" = 1'-0"

DATE JAN 12, 2024



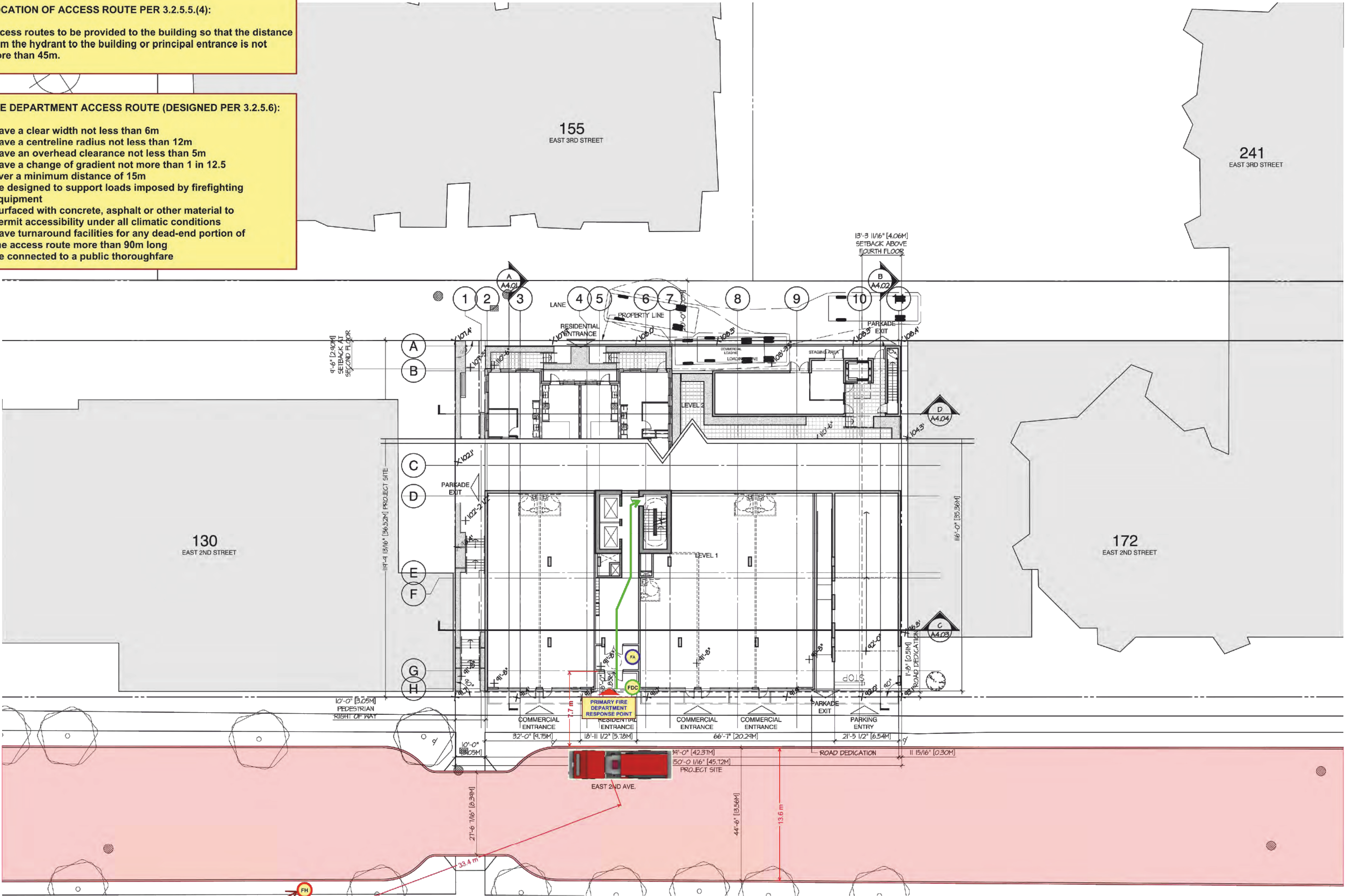
A1.01

LOCATION OF ACCESS ROUTE PER 3.2.5.5.(4):

Access routes to be provided to the building so that the distance from the hydrant to the building or principal entrance is not more than 45m.

FIRE DEPARTMENT ACCESS ROUTE (DESIGNED PER 3.2.5.6):

- have a clear width not less than 6m
- have a centreline radius not less than 12m
- have an overhead clearance not less than 5m
- have a change of gradient not more than 1 in 12.5 over a minimum distance of 15m
- be designed to support loads imposed by firefighting equipment
- surfaced with concrete, asphalt or other material to permit accessibility under all climatic conditions
- have turnaround facilities for any dead-end portion of the access route more than 90m long
- be connected to a public thoroughfare



Exact location of fire hydrant to be confirmed by DYS

CLIENT



NO. | DATE | ISSUE
1 | 2022-08-15 | ISSUED FOR REZONING



800 - 700 WEST PENDER STREET
VANCOUVER, BC V6C 1G8
P: 604 689 4449
F: 604 689 4419

SITE LEGEND

- Fire Hydrant
- Fire Department Connection
- Fire Alarm Annunciator
- Fire Department Primary Access Route
- Fire Department Access to Above & Below Grade Storeys

PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

SITE PLAN

**FIRE DEPARTMENT
ACCESS PLAN**

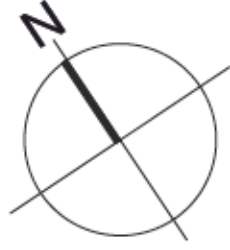
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PROJECT GHL 8247.00
DRAWN TB CHECKED NC

SCALE 1/16" = 1'-0"
DATE SEPT 19, 2023

A1.02

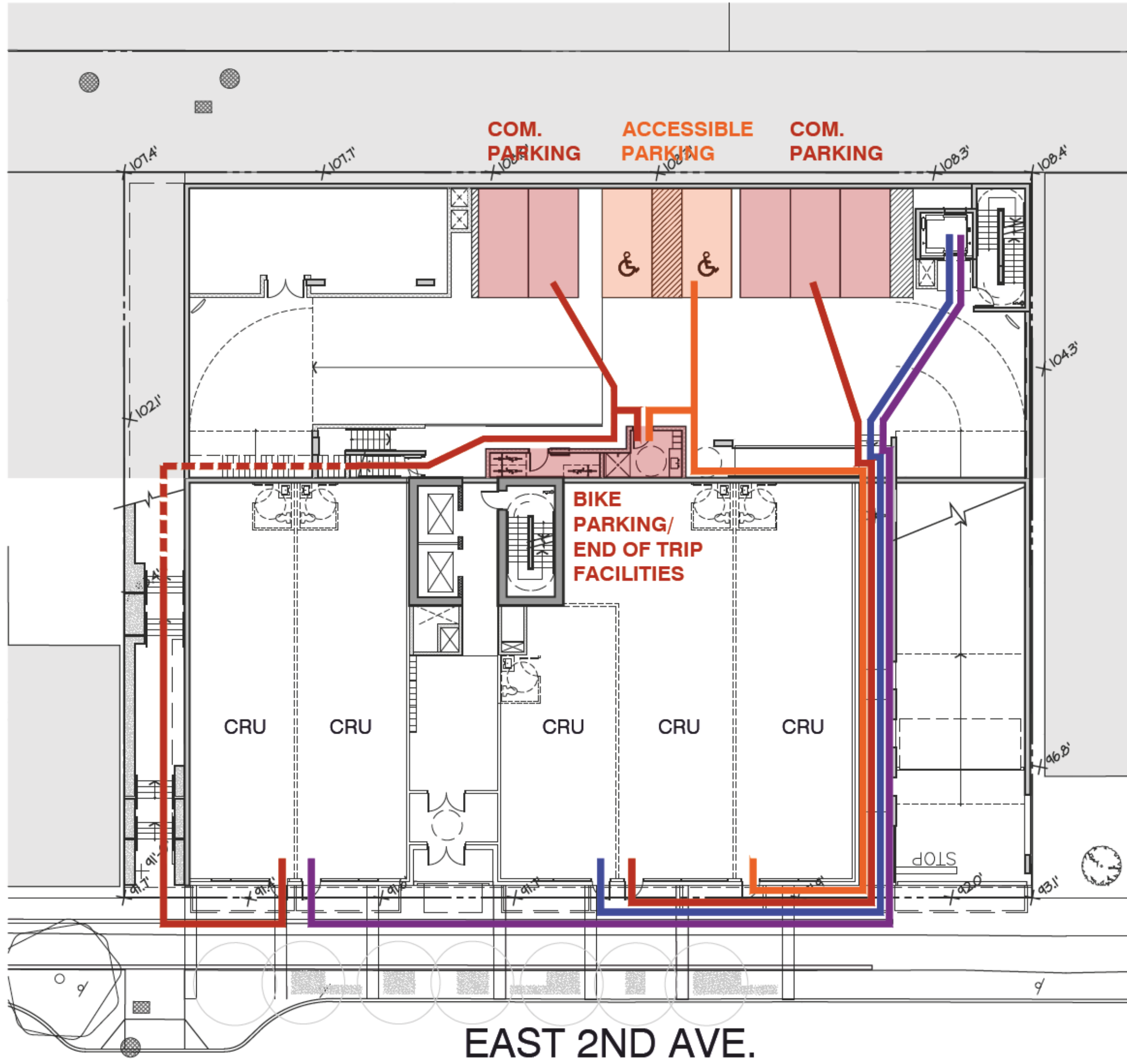


CLIENT



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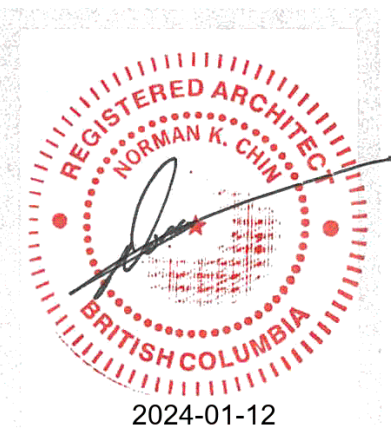


1 FLOOR PLAN LEVEL 1

- Commercial Access
- Commercial Accessible
- Commercial Loading (Off-hour Only)
- Commercial Garbage (Off-hour Only)



2 FLOOR PLAN LEVEL 2

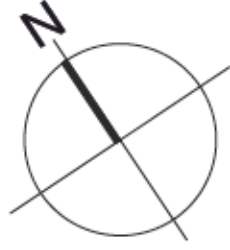


PROJECT 2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**COMMERCIAL
CIRCULATION
DIAGRAM**

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PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/16" = 1'-0"
DATE JAN 12, 2024

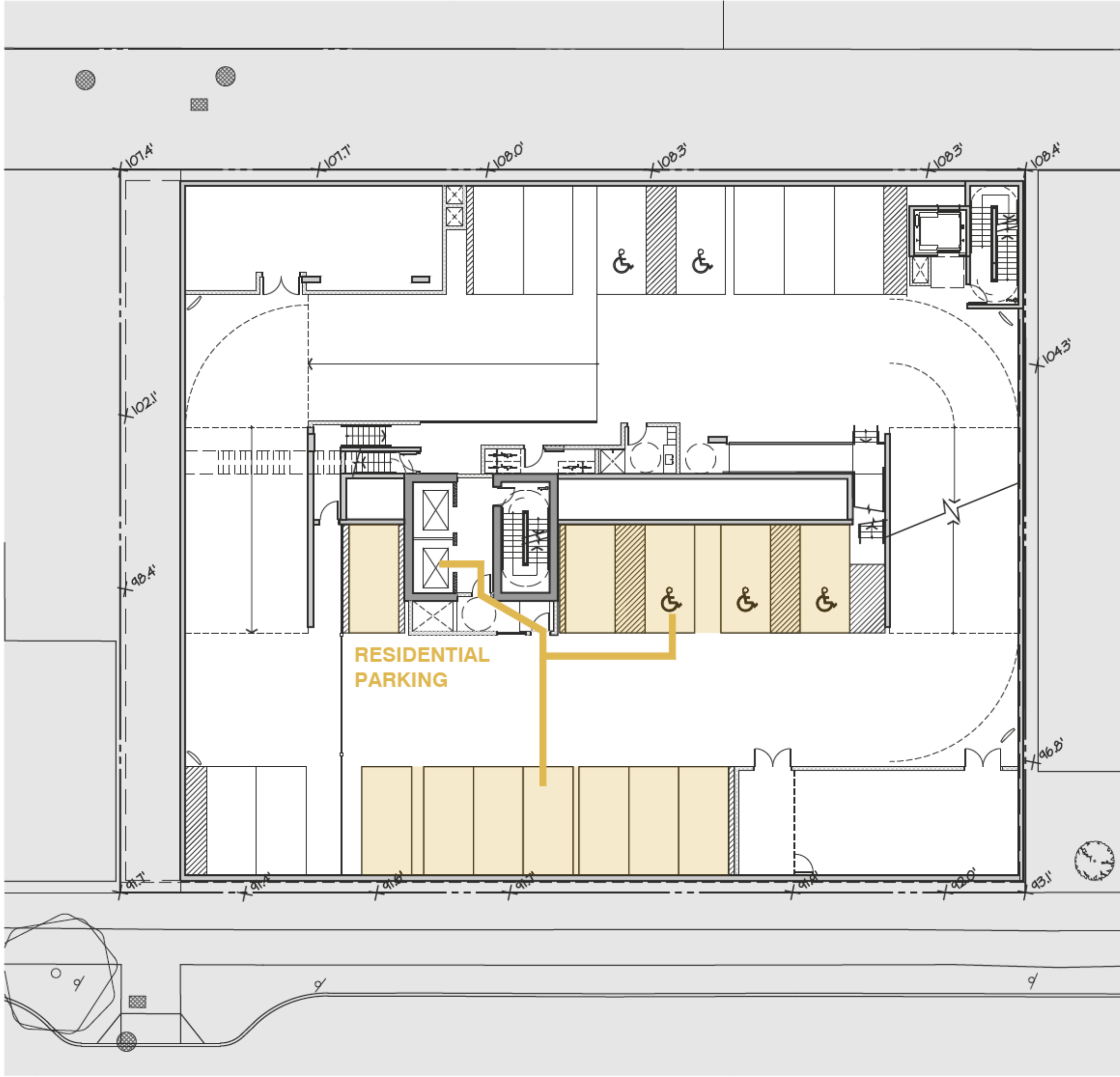


CLIENT

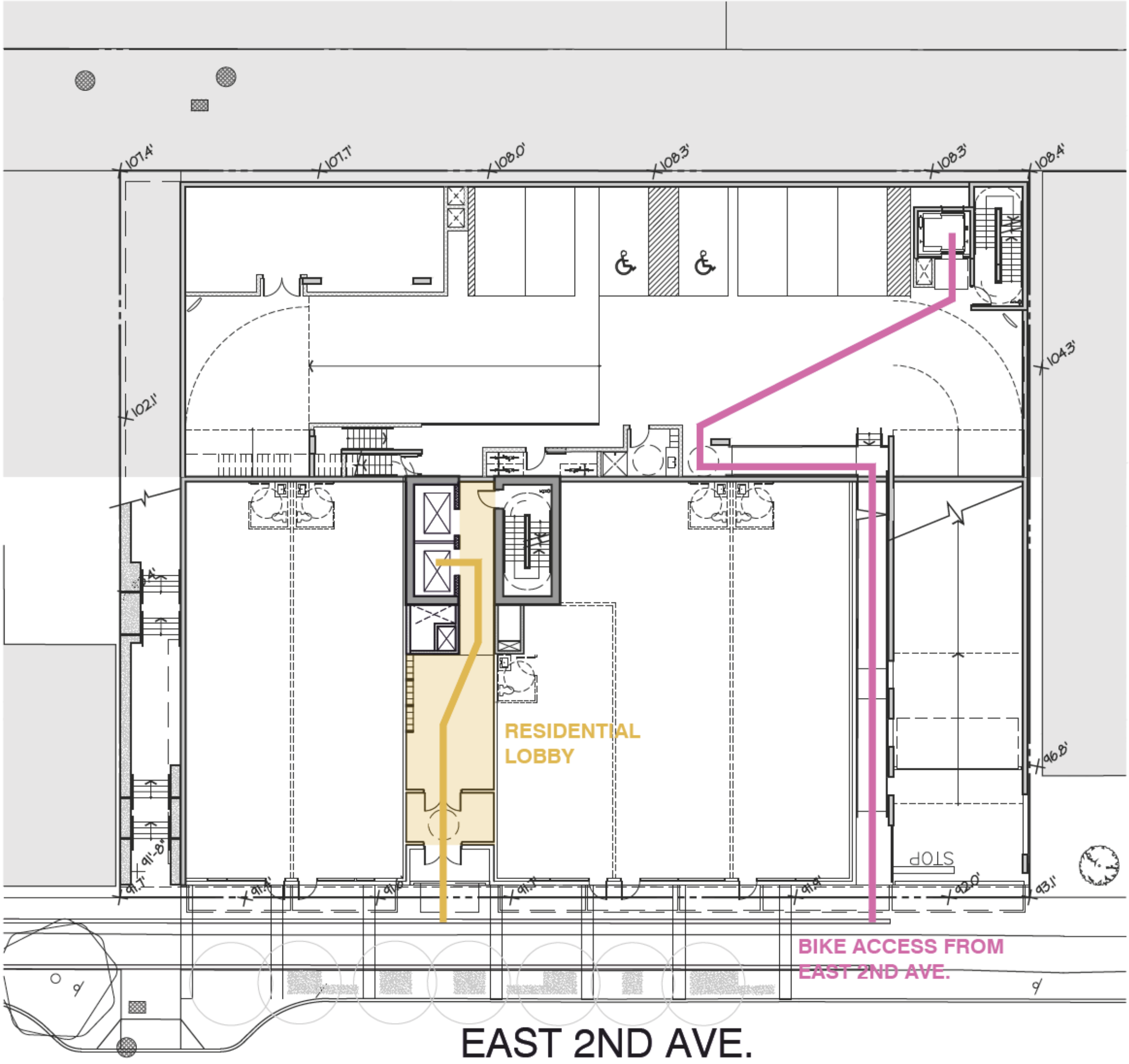


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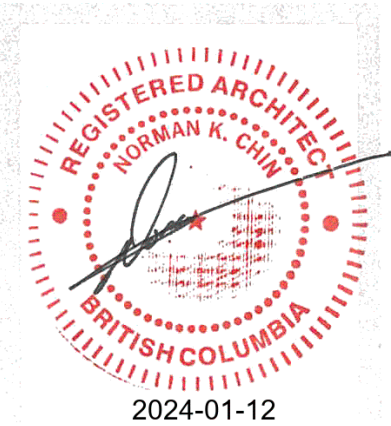


1 PARKING PLAN LEVEL 1



2 FLOOR PLAN LEVEL 1

- Residential Access
- Residential Bike Access
- Residential Garbage Access
- Accessible Garbage Access



PROJECT
2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

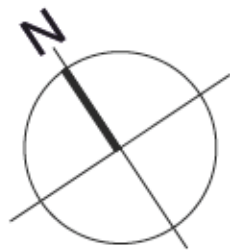
**RESIDENTIAL
CIRCULATION
DIAGRAM**

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DATE JAN 12, 2024

A1.04

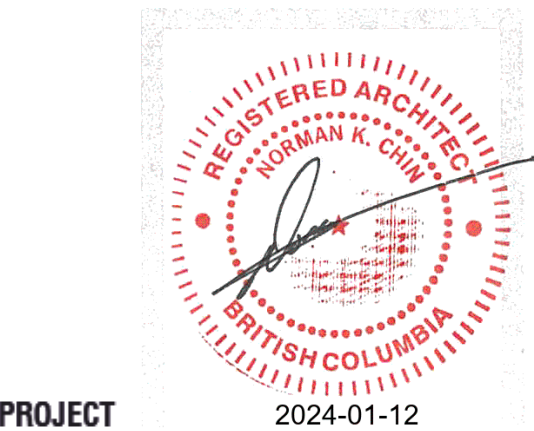


CLIENT



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NO.	DATE	REVISION
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PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**RESIDENTIAL
CIRCULATION
DIAGRAM**

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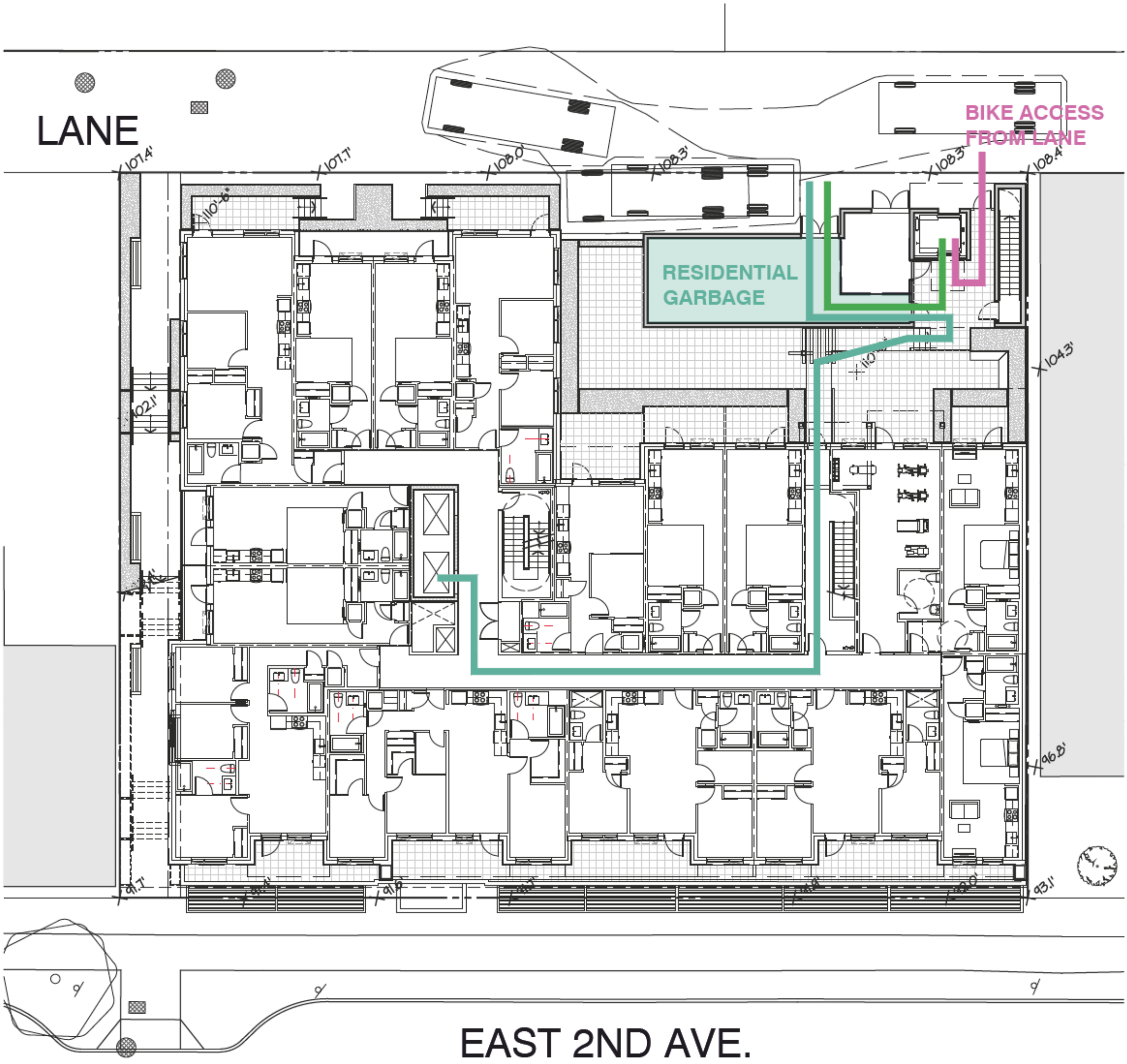
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PROJECT A221512
DRAWN TB **CHECKED** NC
SCALE 1/16" = 1'-0"
DATE JAN 12, 2024

A1.05



1 FLOOR PLAN LEVEL 1 UPPER

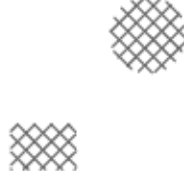
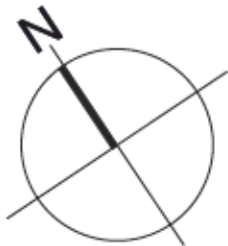


2 FLOOR PLAN LEVEL 2

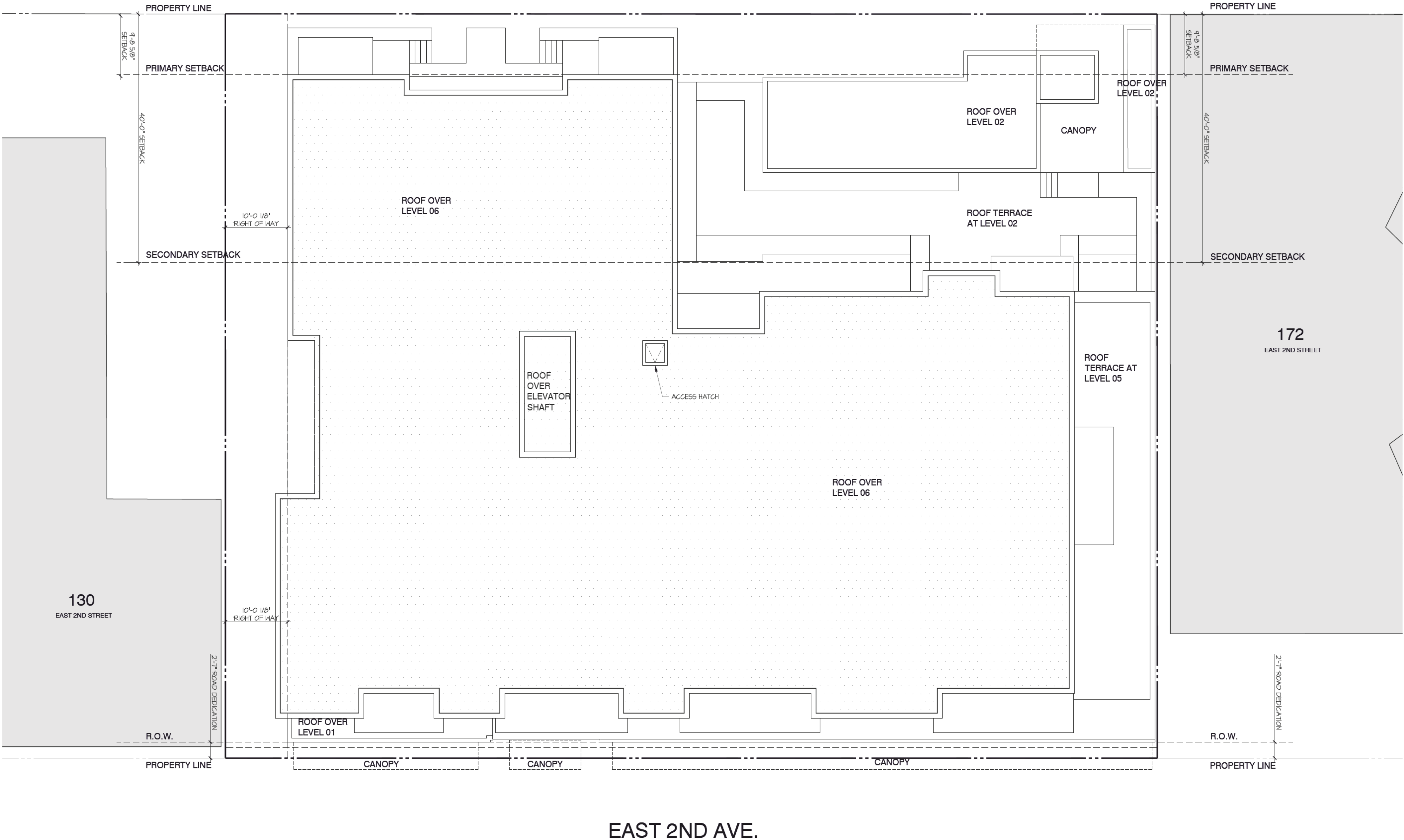
- Residential Access
- Residential Bike Access
- Residential Garbage Access
- Accessible Garbage Access



3 TYPICAL BICYCLE LOCKER



LANE

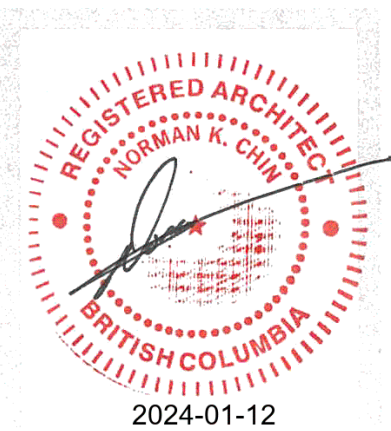


CLIENT



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NO.	DATE	REVISION
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PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

SETBACK DIAGRAM

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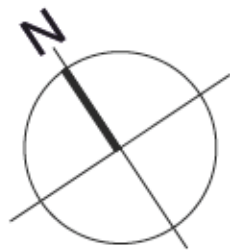
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PROJECT A221512
DRAWN TB **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE JAN 12, 2024



A1.06

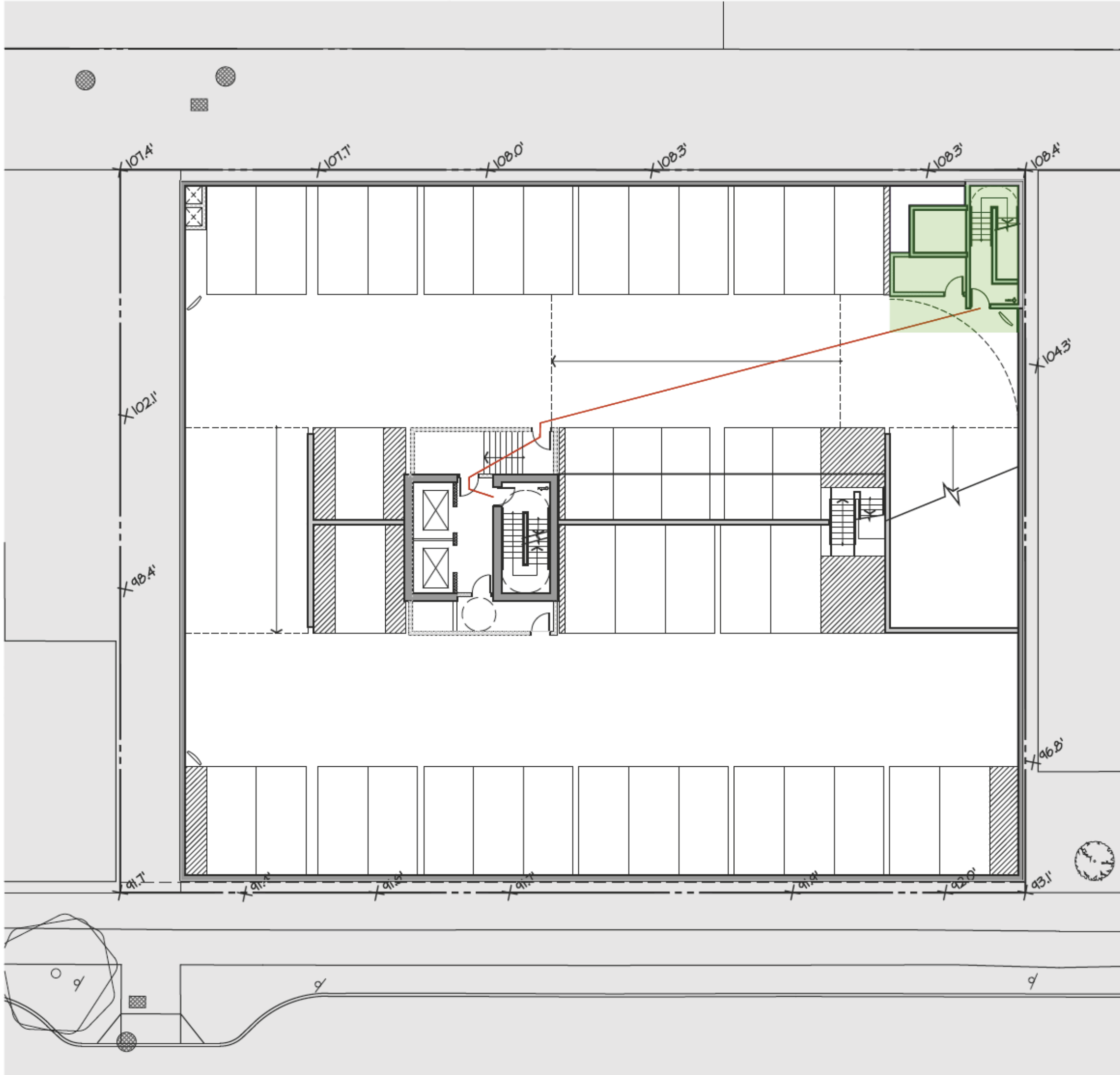


CLIENT

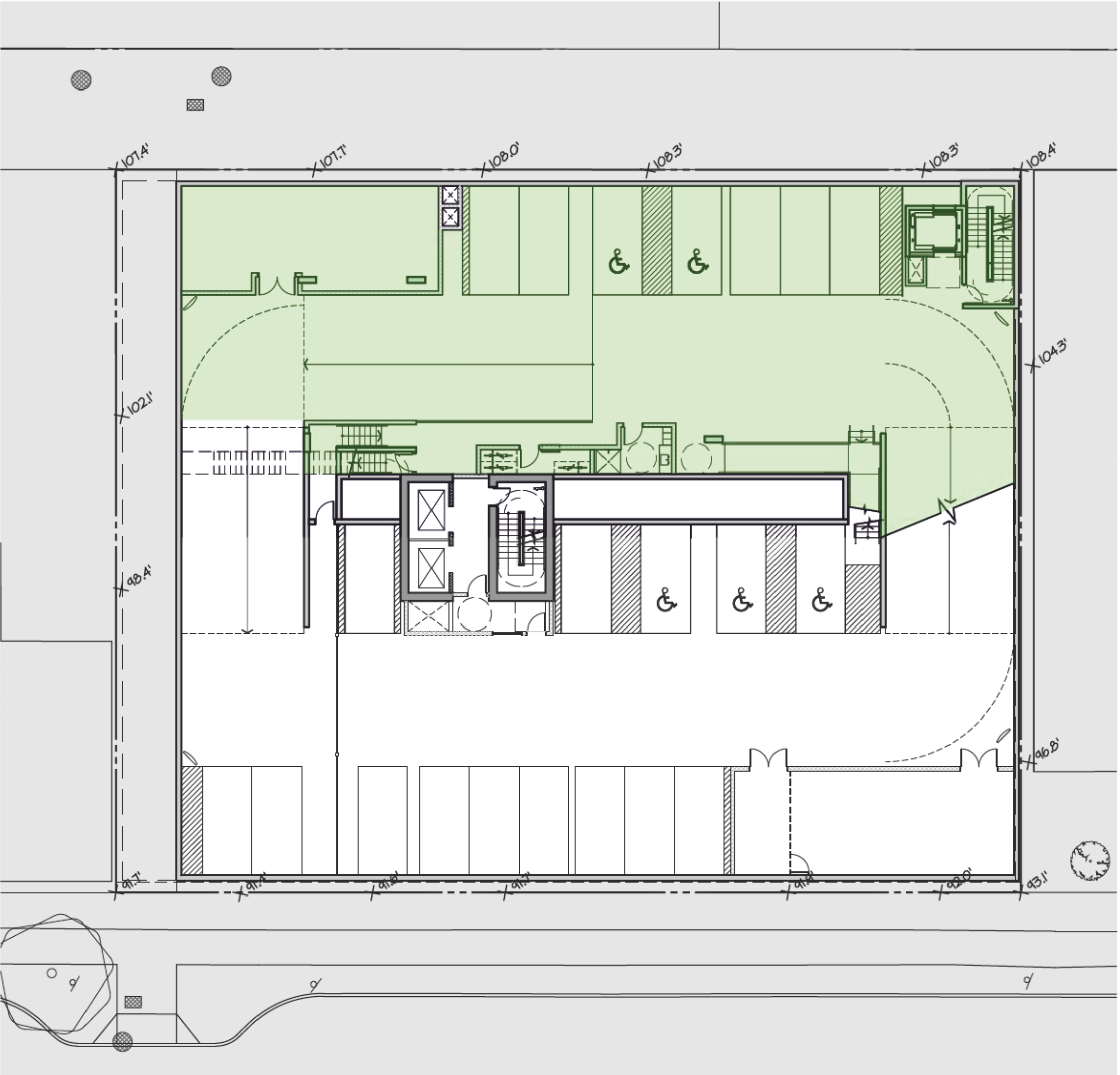


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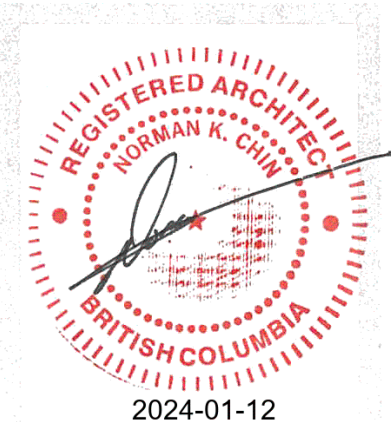


1 PARKING PLAN LEVEL 2



2 PARKING PLAN LEVEL 1

- Easement
- Air Space Parcel



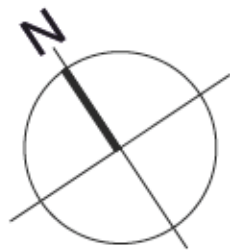
PROJECT
2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**AIR PARCEL
PLAN
PARKING PLAN
LEVELS 1 AND 2**

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DATE JAN 12, 2024

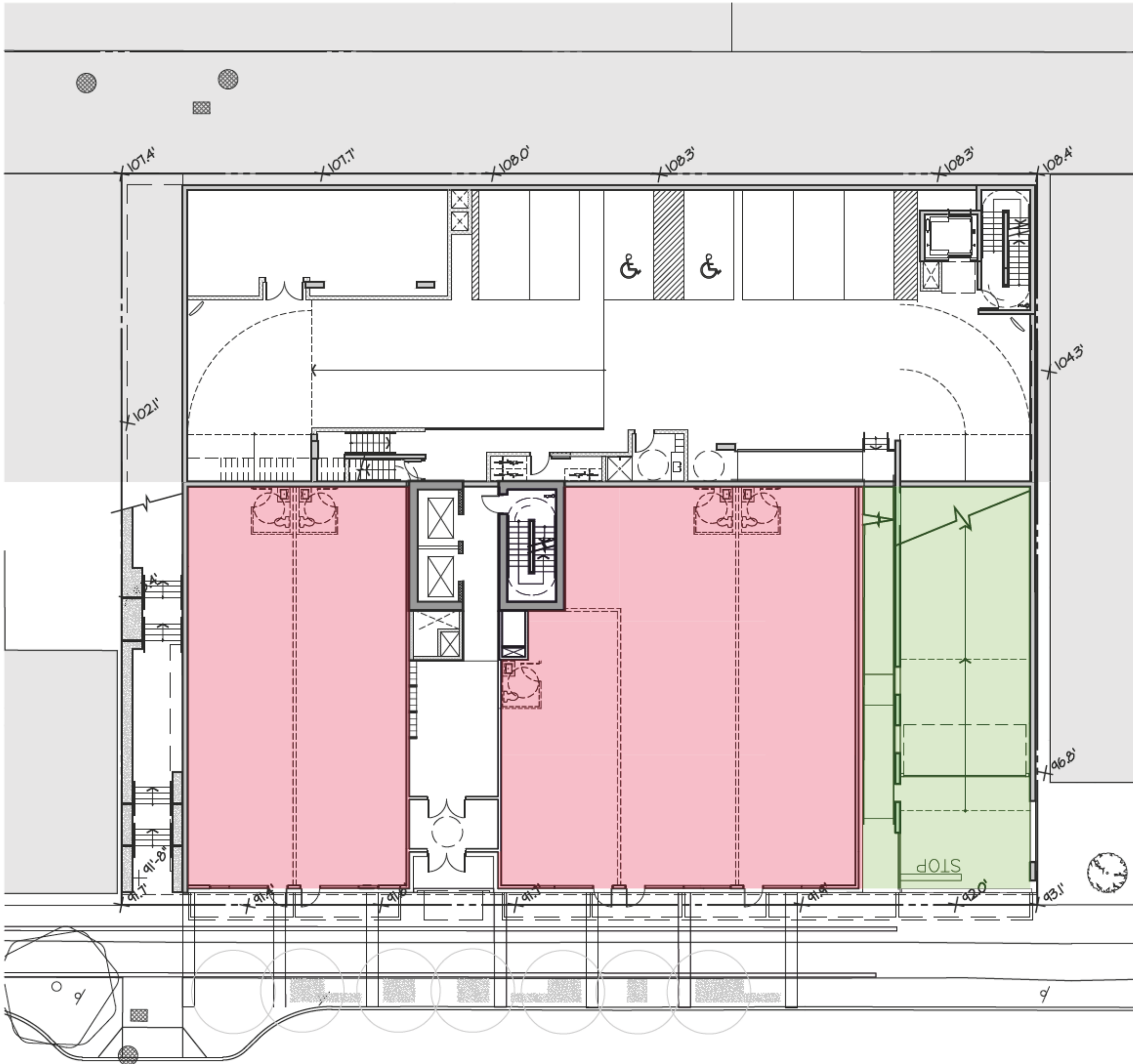


CLIENT



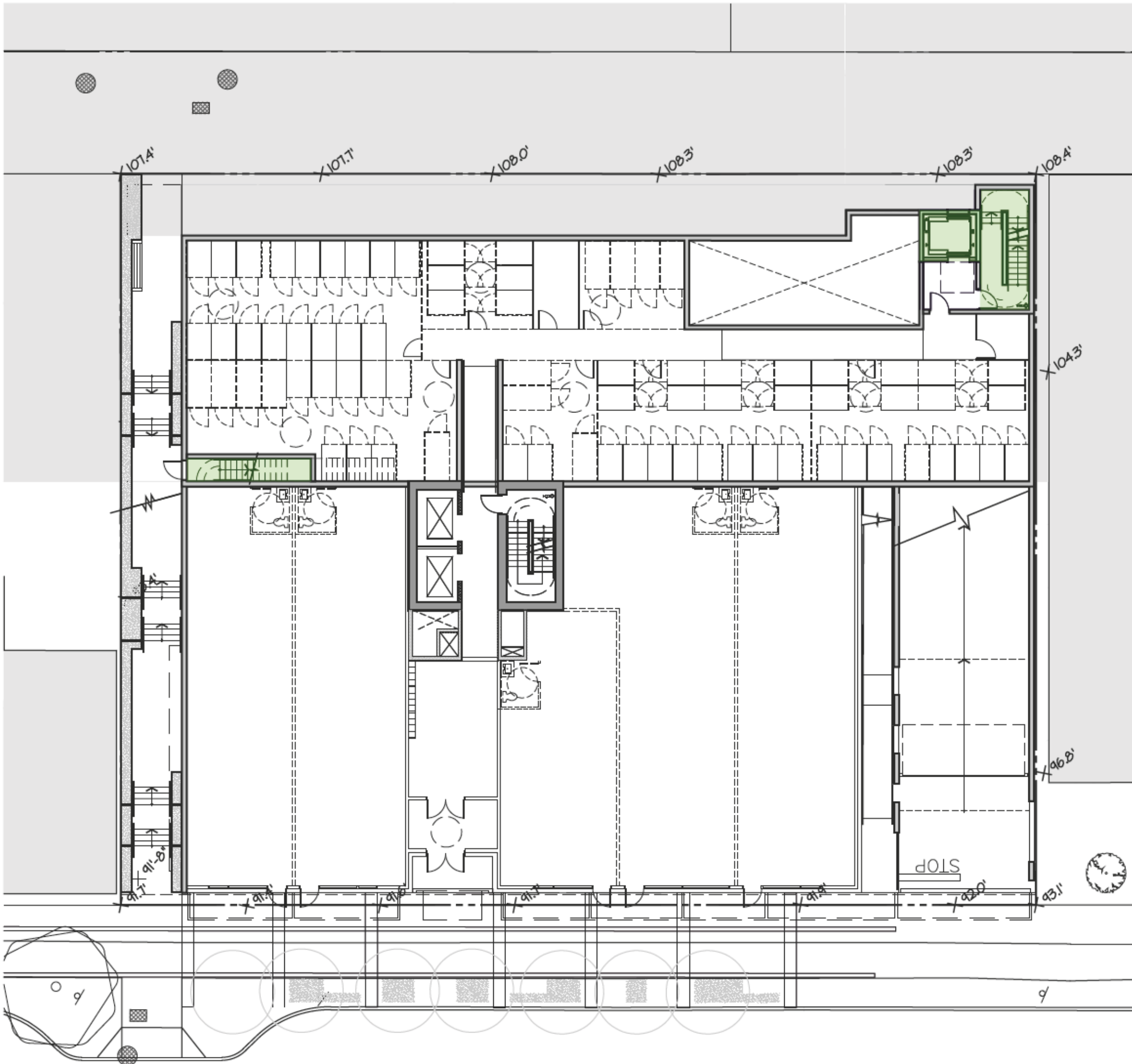
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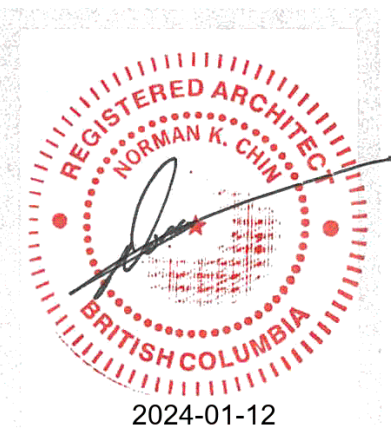


1 FLOOR PLAN LEVEL 1

— Easement
— Air Space Parcel



2 FLOOR PLAN LEVEL 1 UPPER



PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**AIR PARCEL
PLAN
FLOOR PLAN LEVEL
1 AND UPPER LEVEL 1**

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PROJECT A221512
DRAWN TB **CHECKED** NC

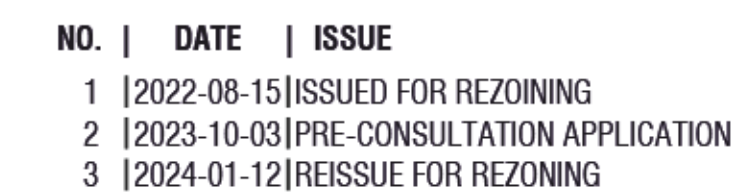
SCALE 1/16" = 1'-0"
DATE JAN 12, 2024



A1.08



CLIENT



NO.	DATE	REVISION
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- Easement
- Air Space Parcel



PROJECT 2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**AIR PARCEL
PLAN
FLOOR PLAN
LEVEL 2**

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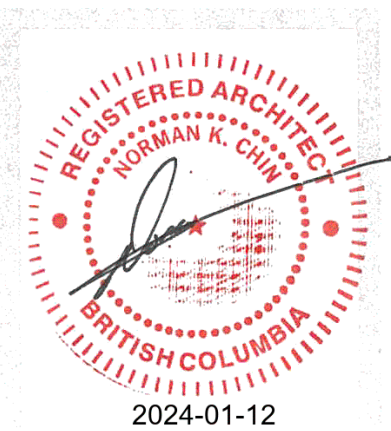
PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/16" = 1'-0"

DATE JAN 12, 2024



A1.09



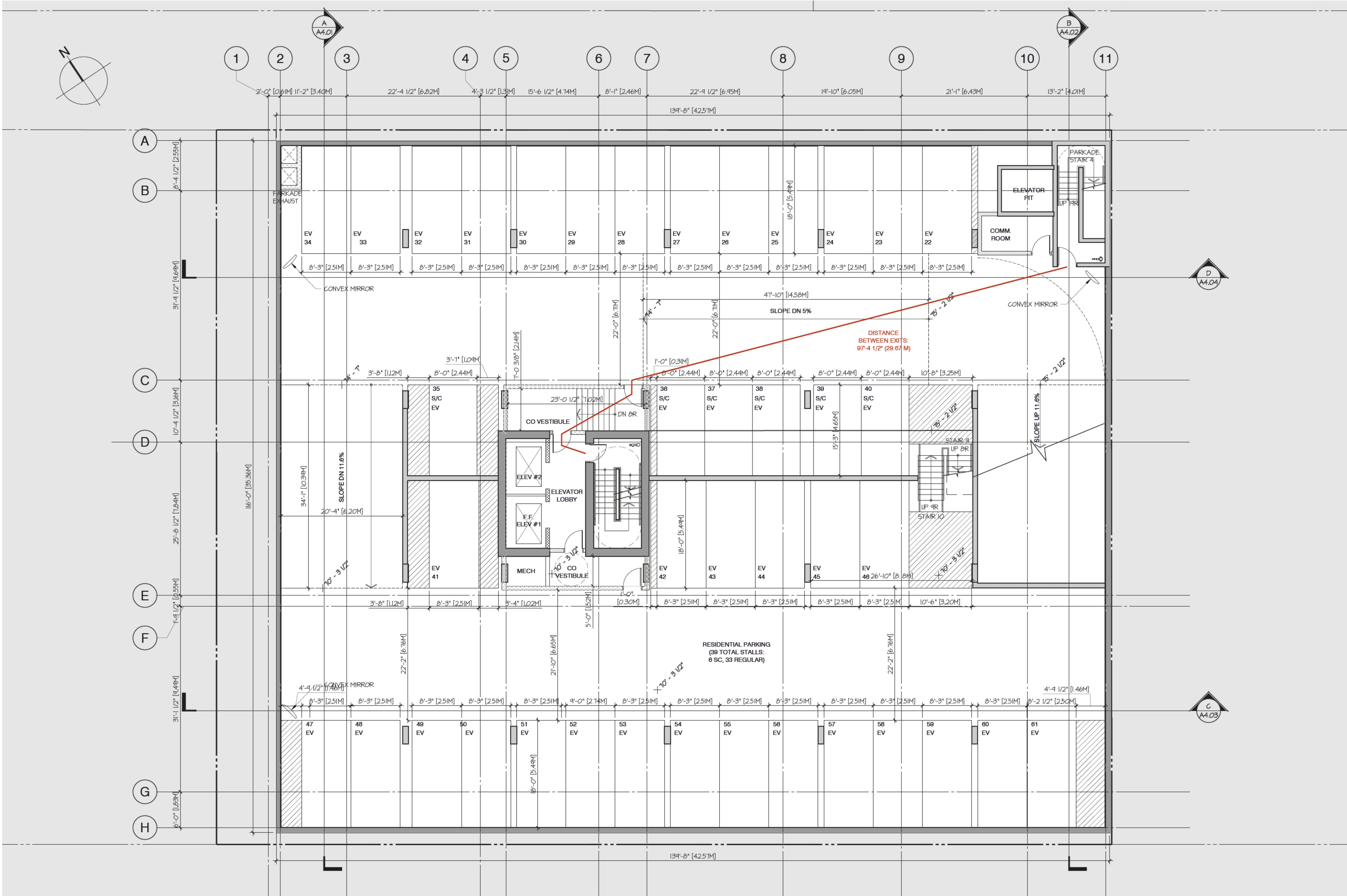
MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

PARKING PLAN
LEVEL 02

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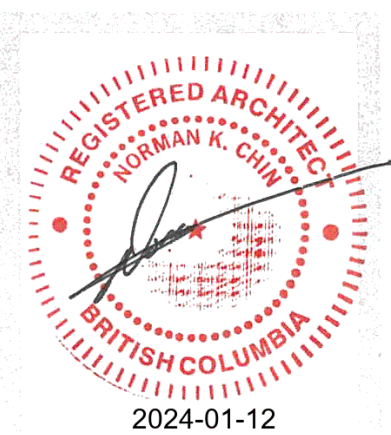
CLIENT

Anthem

NO. | DATE | ISSUE

- 1 | 2022-08-15 | ISSUED FOR REZONING
- 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
- 3 | 2024-01-12 | REISSUE FOR REZONING

NO. | DATE | REVISION



PROJECT

2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**PARKING PLAN
LEVEL 01**

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PROJECT A221512

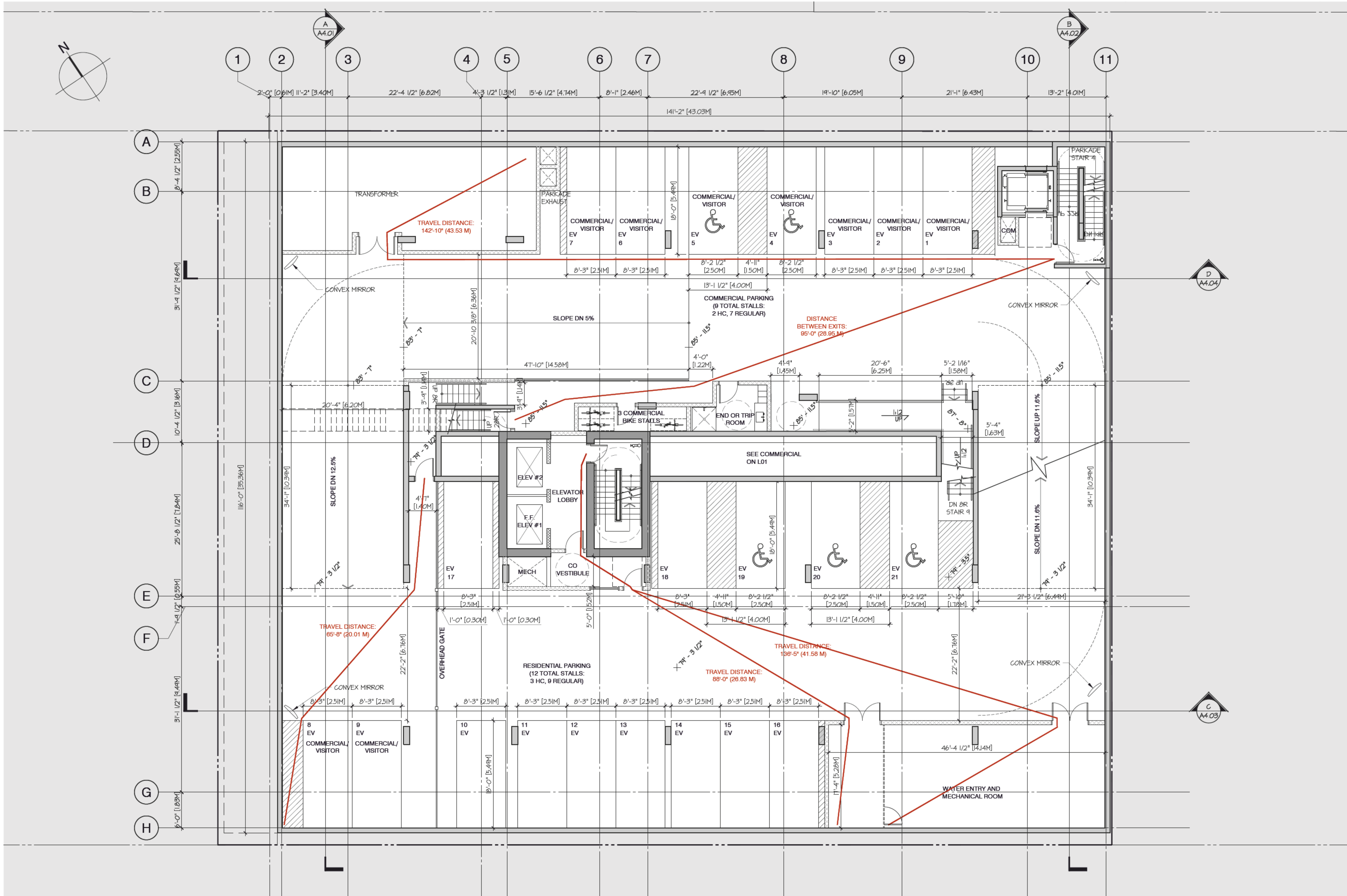
DRAWN TB CHECKED NC

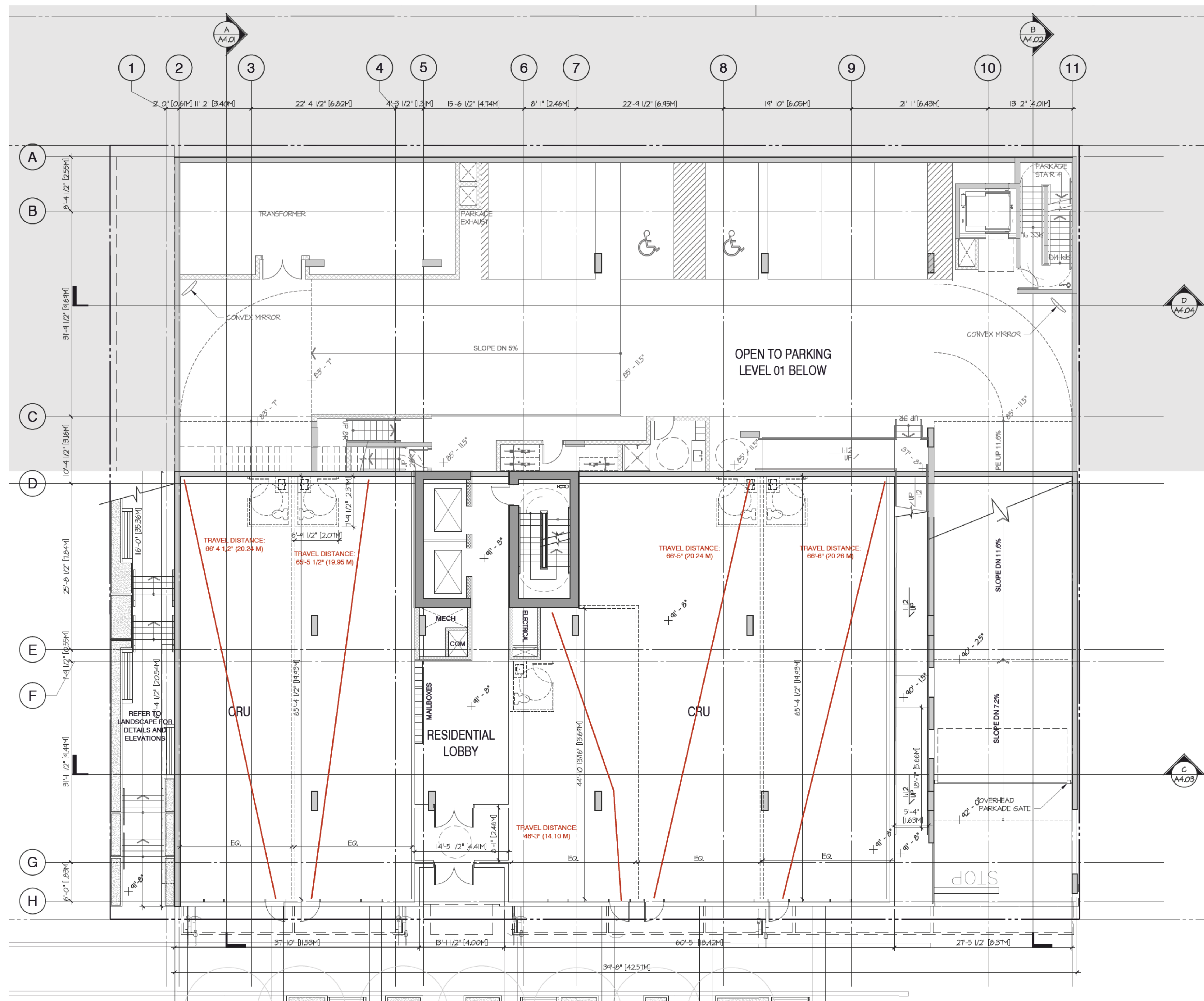
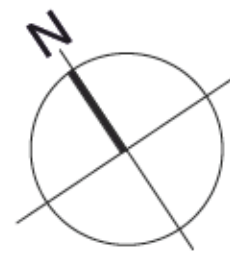
SCALE 1/8" = 1'-0"

DATE JAN 12, 2024



A2.02





CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING

NO.	DATE	REVISION
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PROJECT 2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

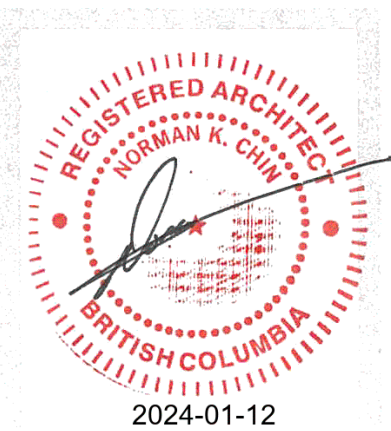
**FLOOR PLAN
LEVEL 01**

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PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE JAN 12, 2024

A2.03



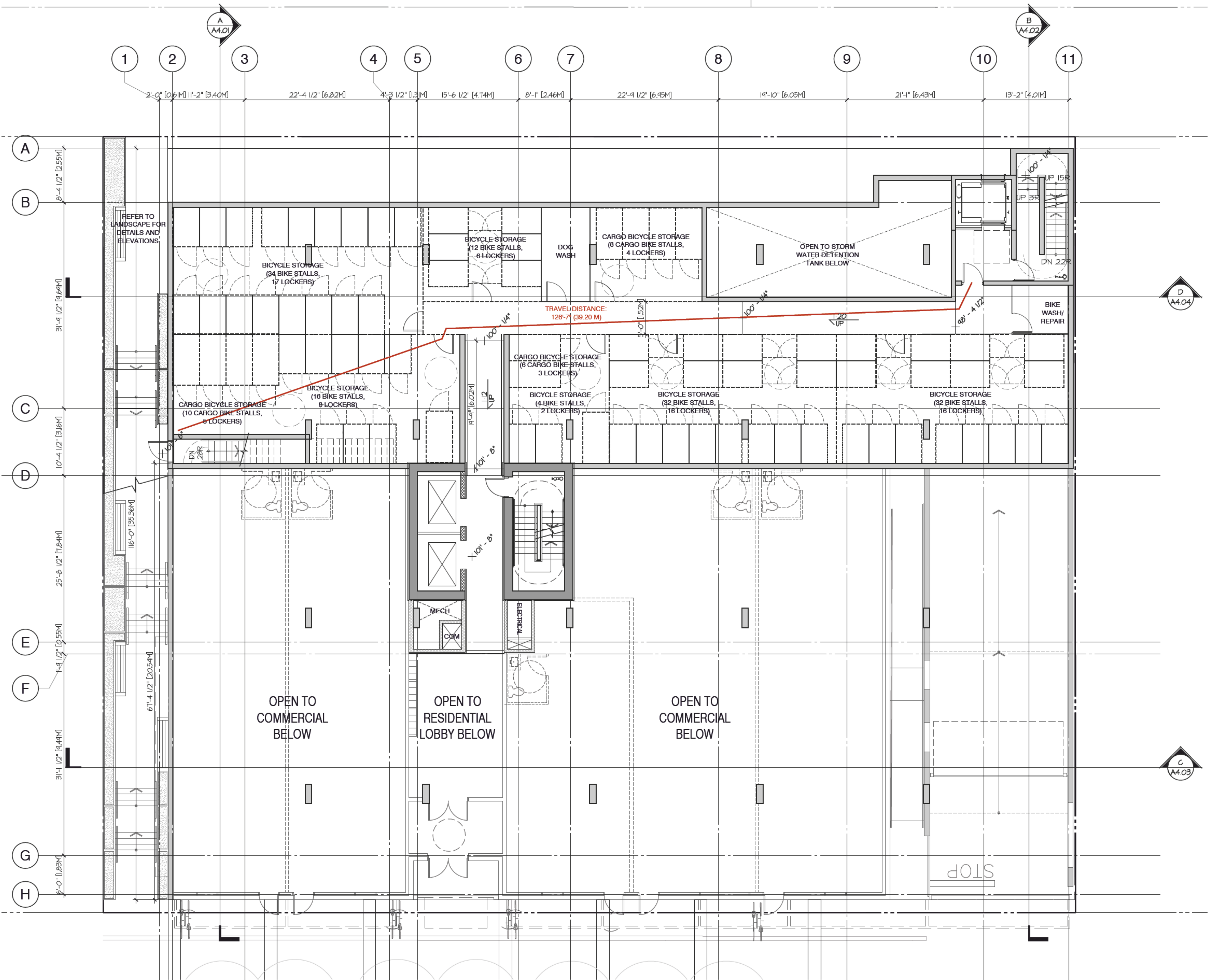
MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

FLOOR PLAN
LEVEL 01
UPPER

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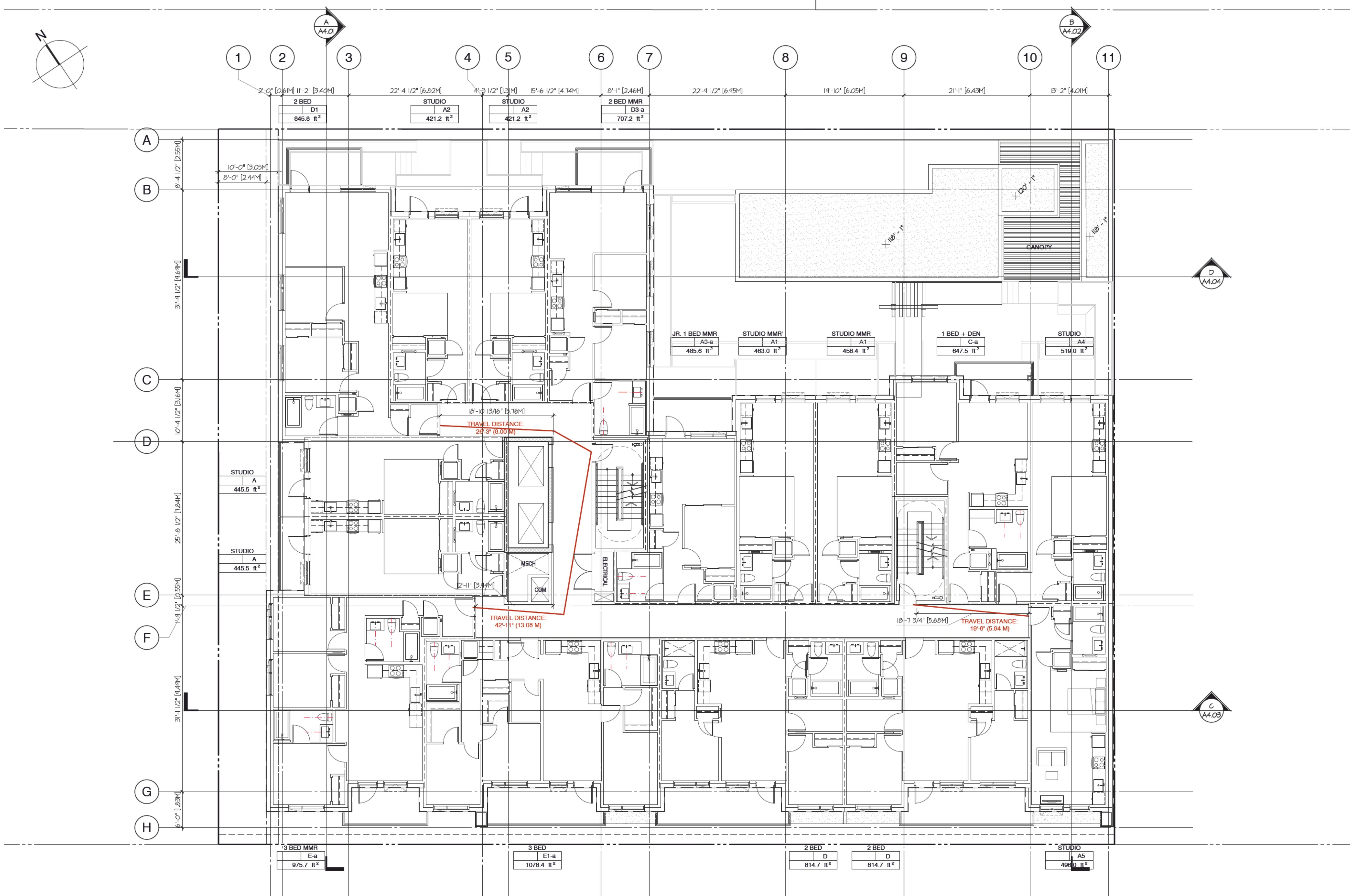
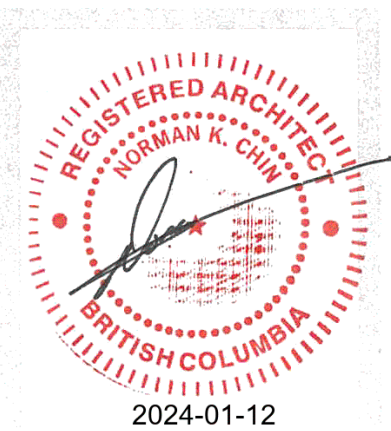
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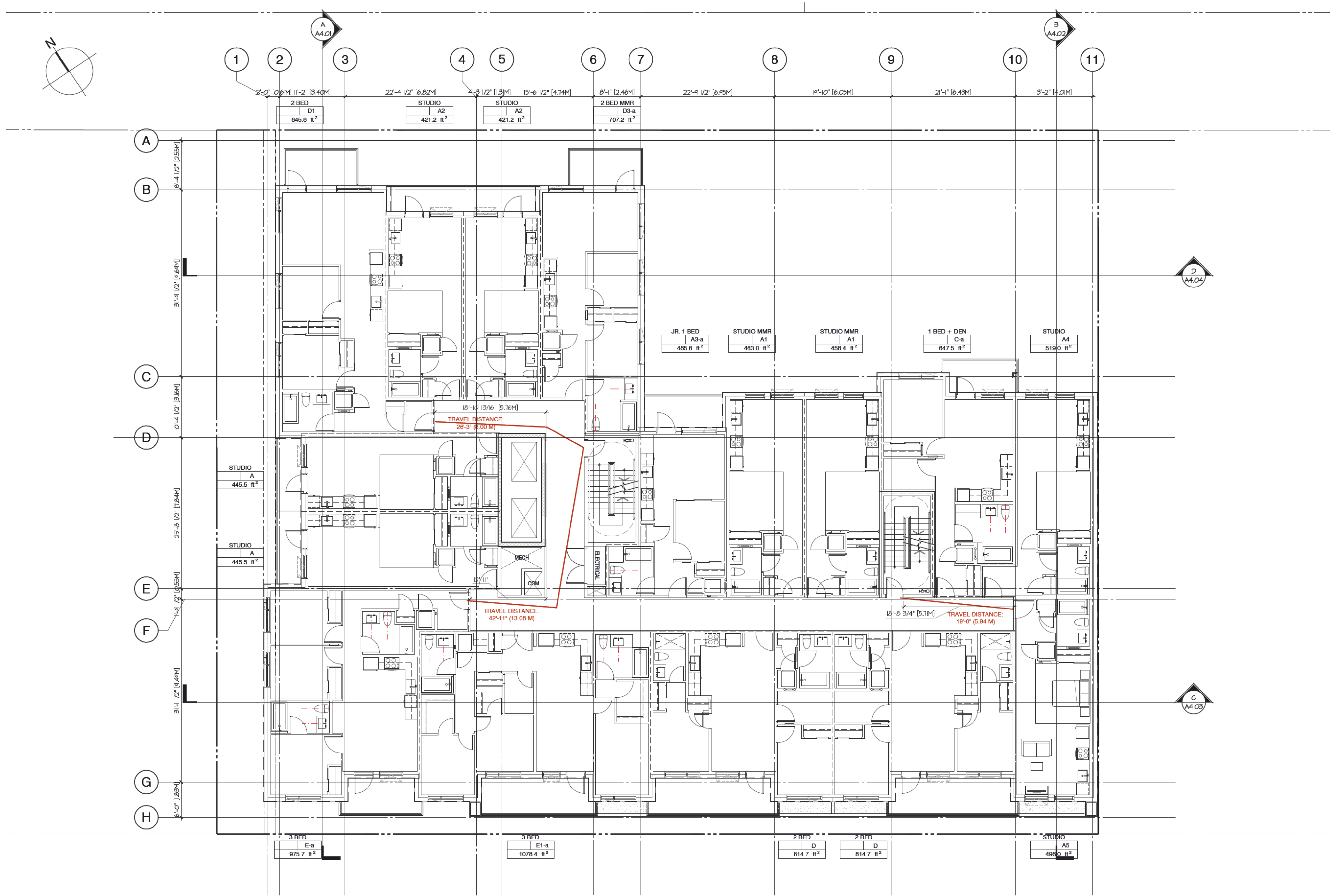


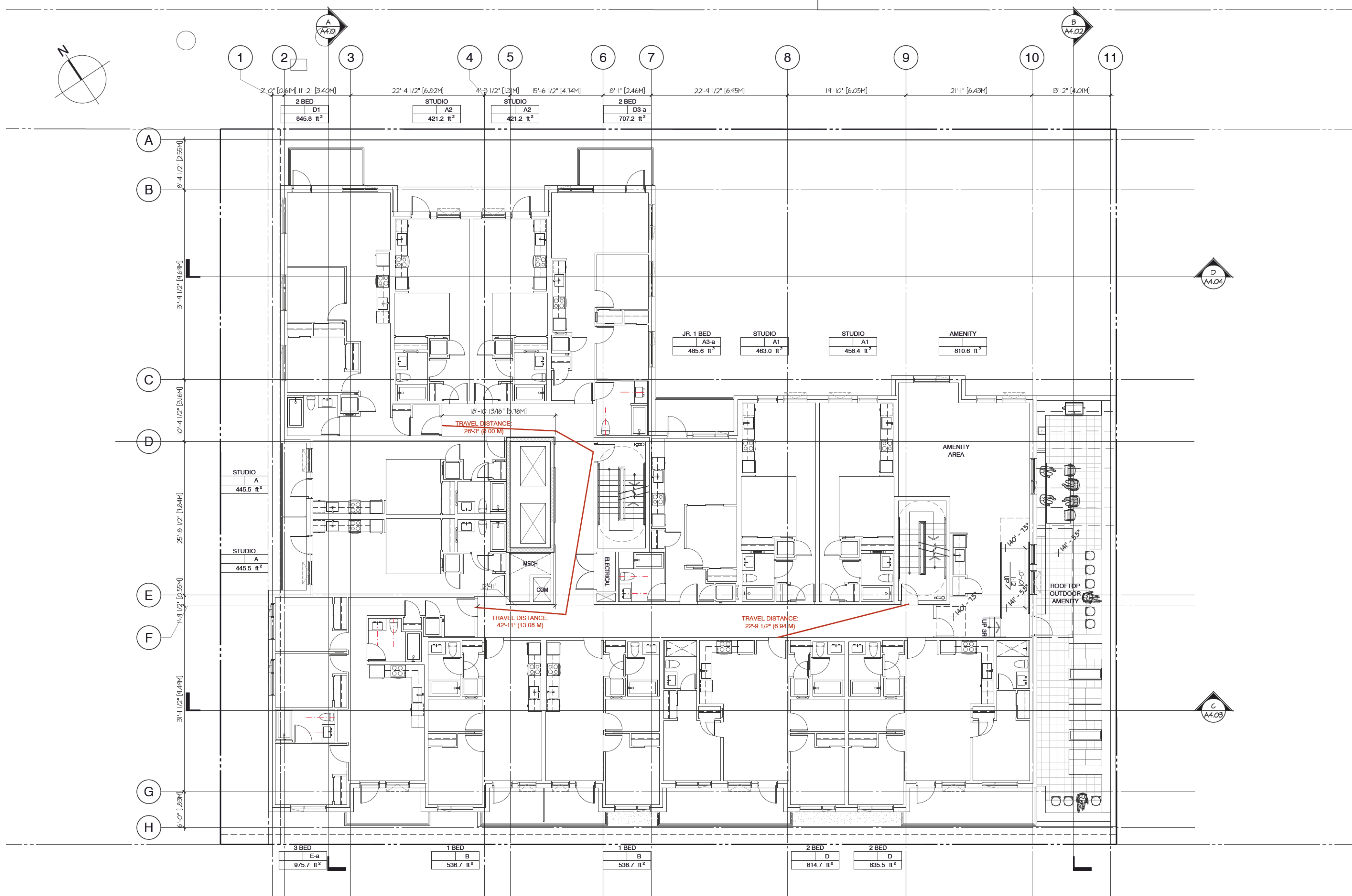
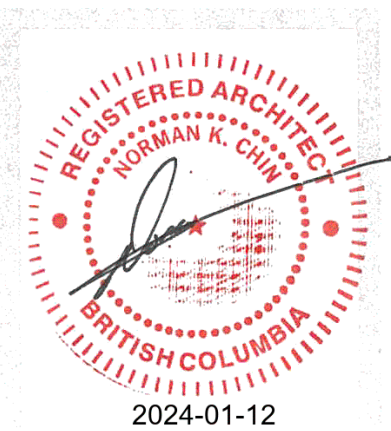


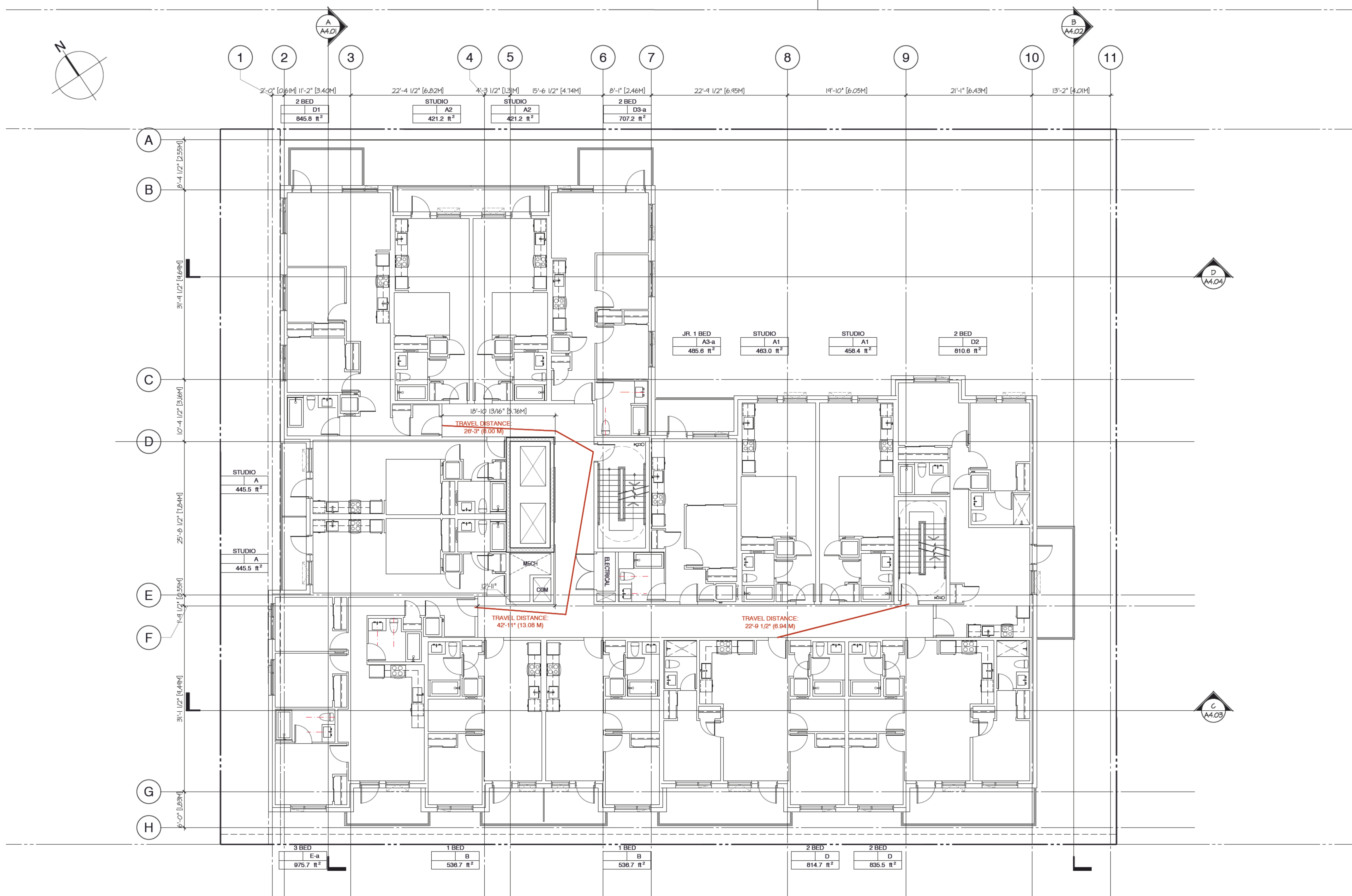
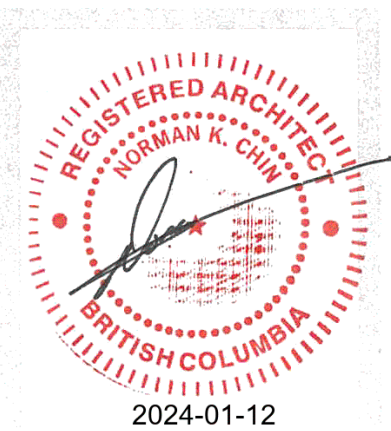
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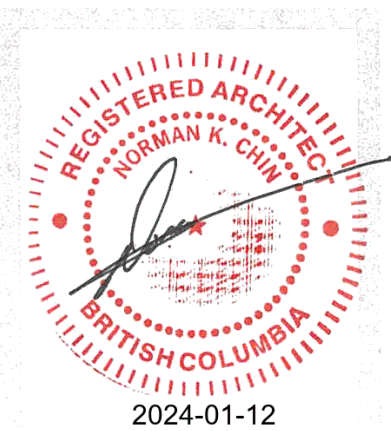
CLIENT



NO. | DATE | ISSUE

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- 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
- 3 | 2024-01-12 | REISSUE FOR REZONING

NO. | DATE | REVISION



PROJECT

2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

ROOF PLAN

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PROJECT A221512

DRAWN TB

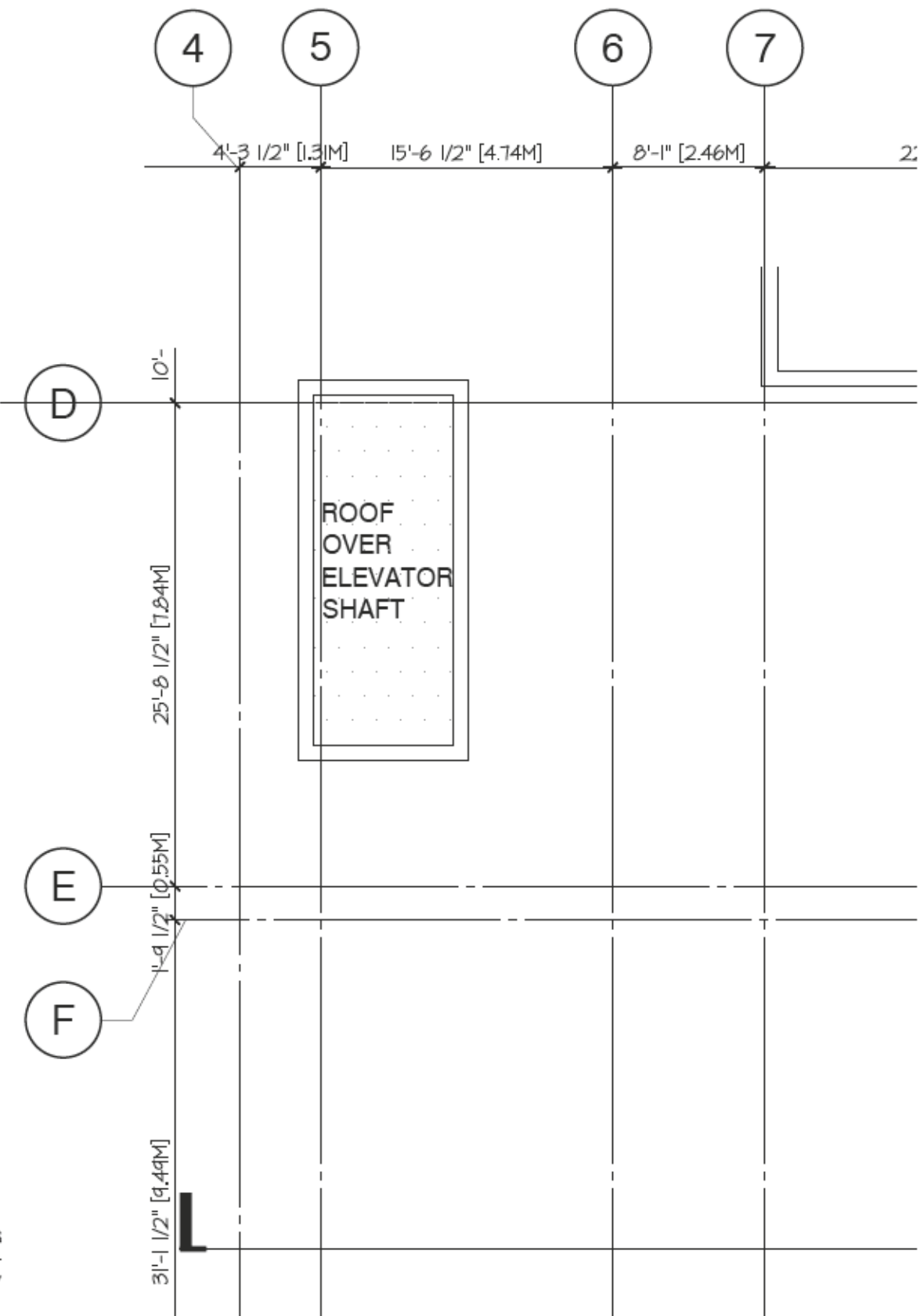
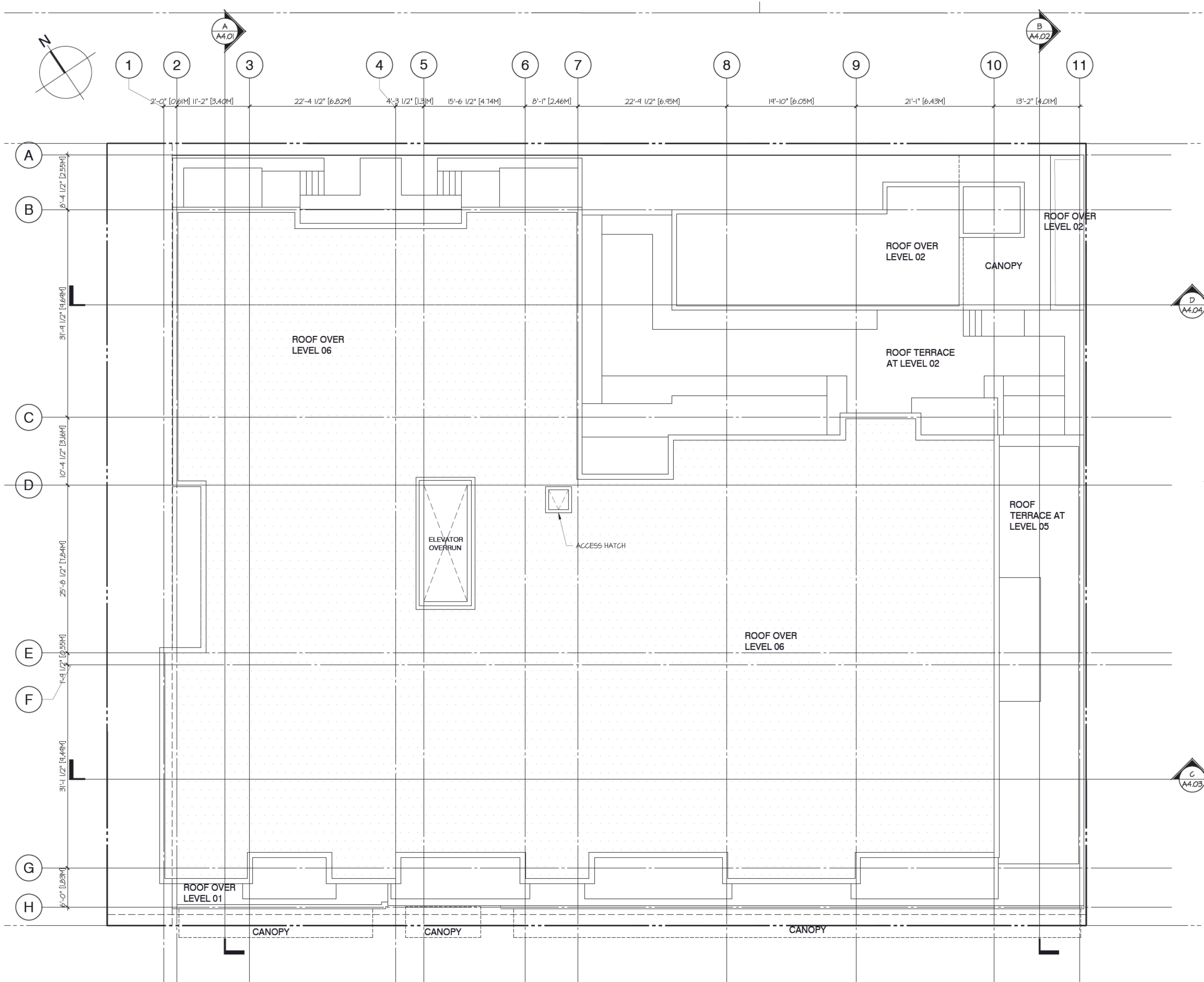
CHECKED NC

SCALE 1/8" = 1'-0"

DATE JAN 12, 2024



A2.10



CLIENT



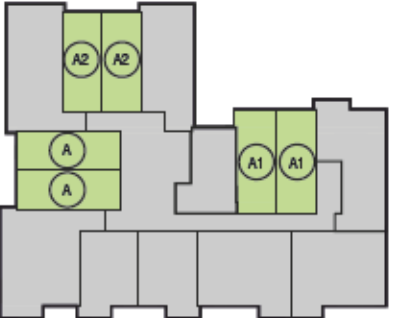
NO.	DATE	ISSUE
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2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING

NO.	DATE	REVISION
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KEYPLAN:



LEVEL 6



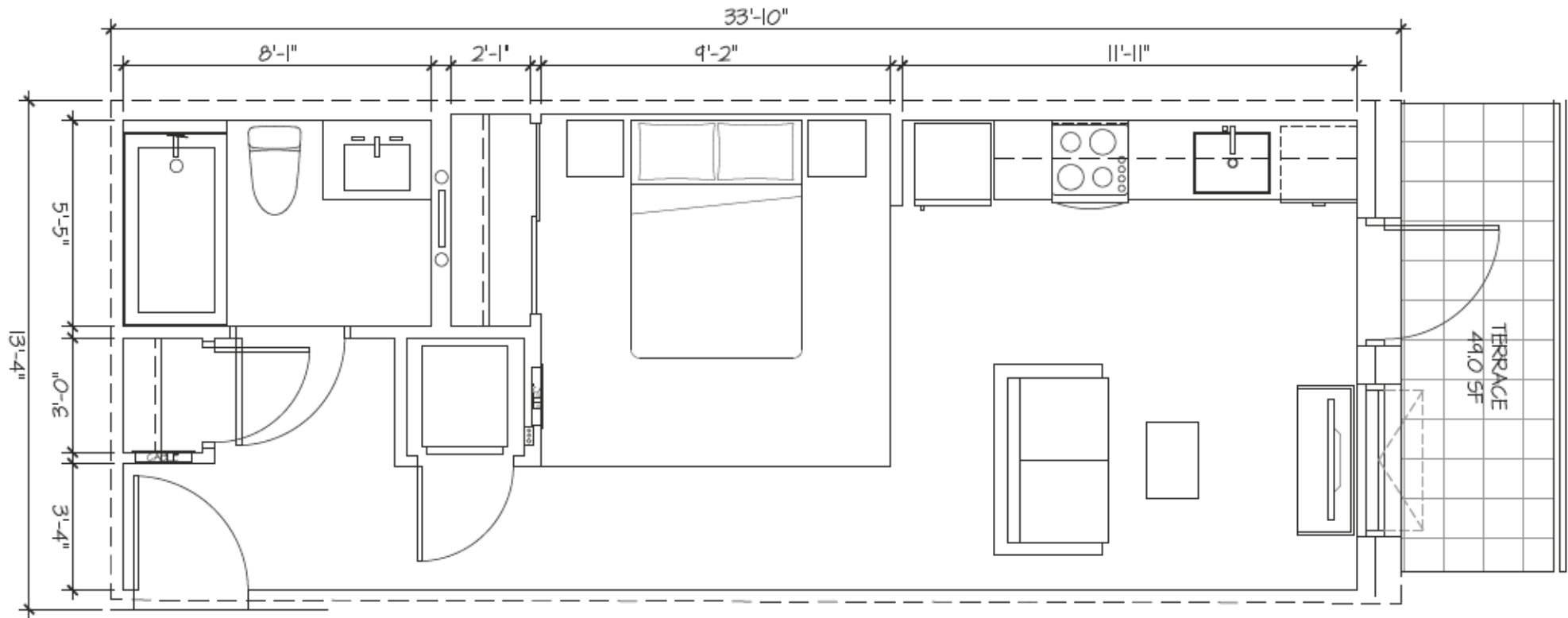
LEVEL 5



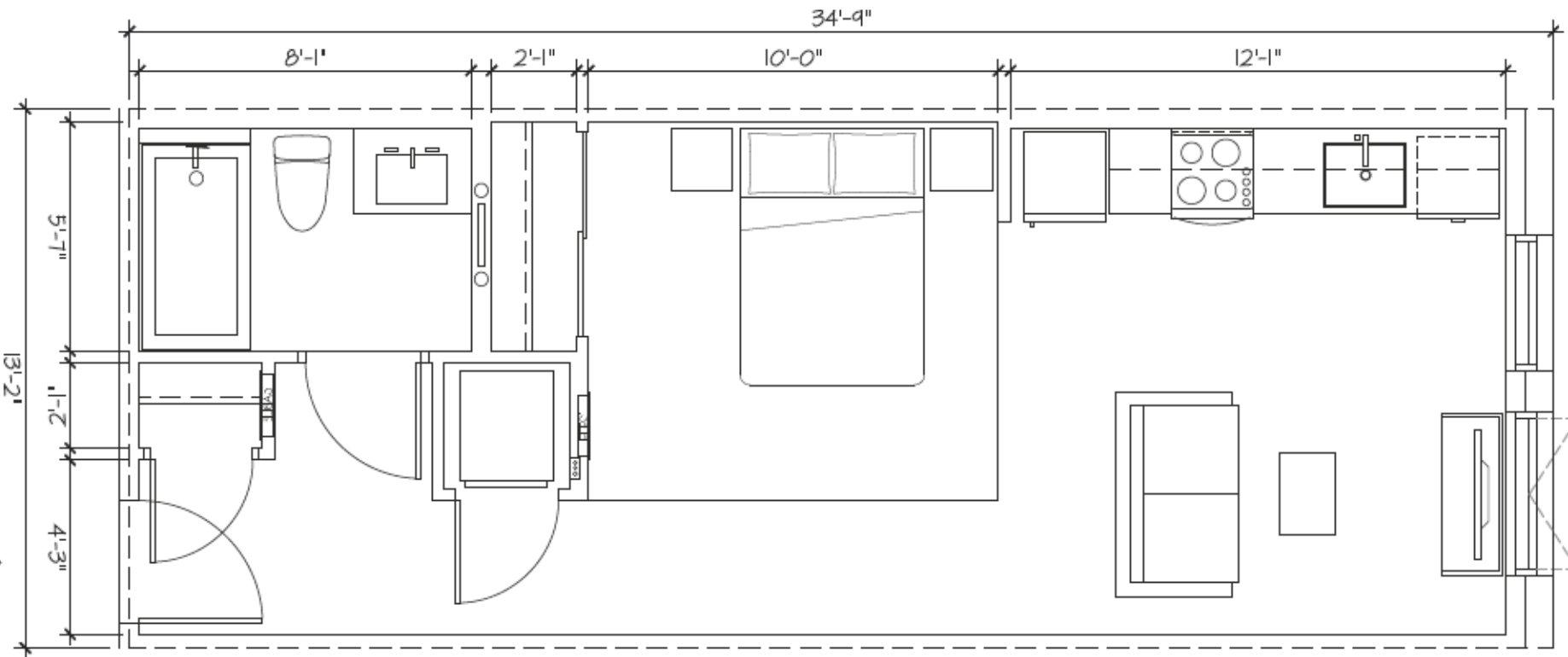
LEVELS 3 - 4



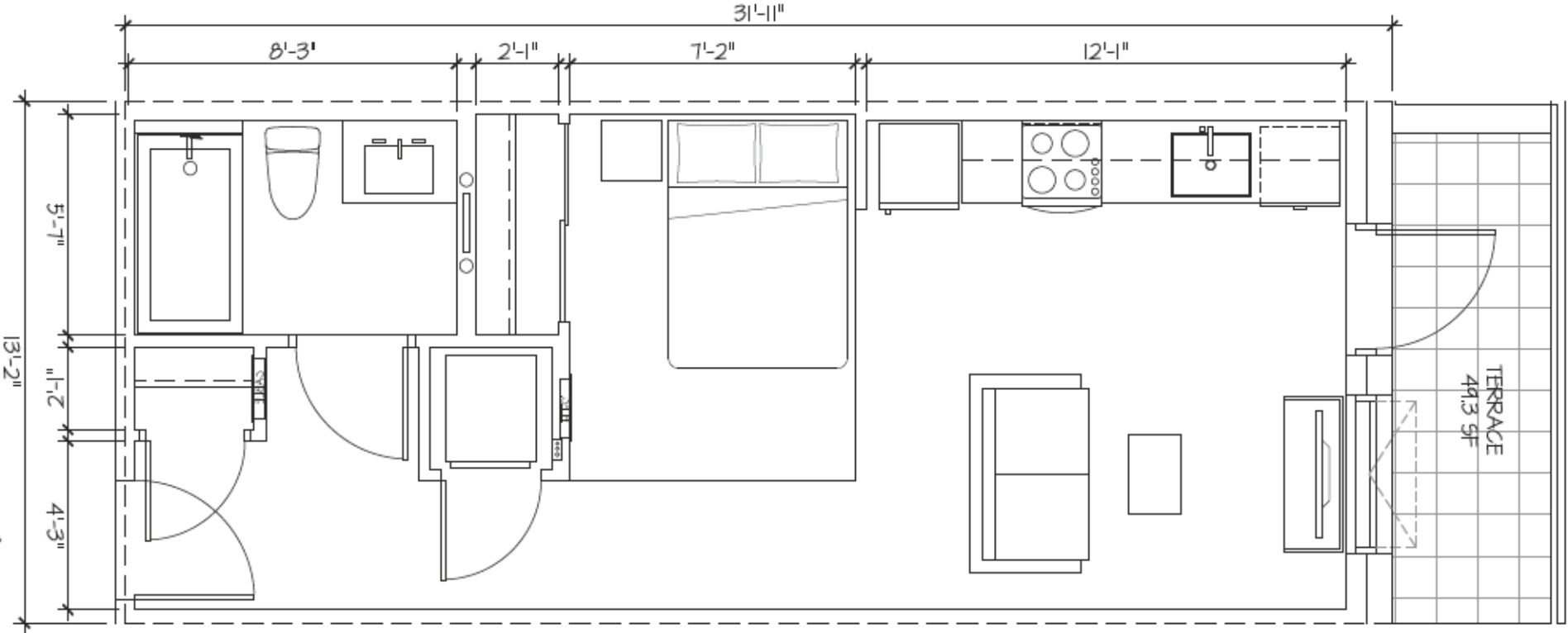
LEVEL 2



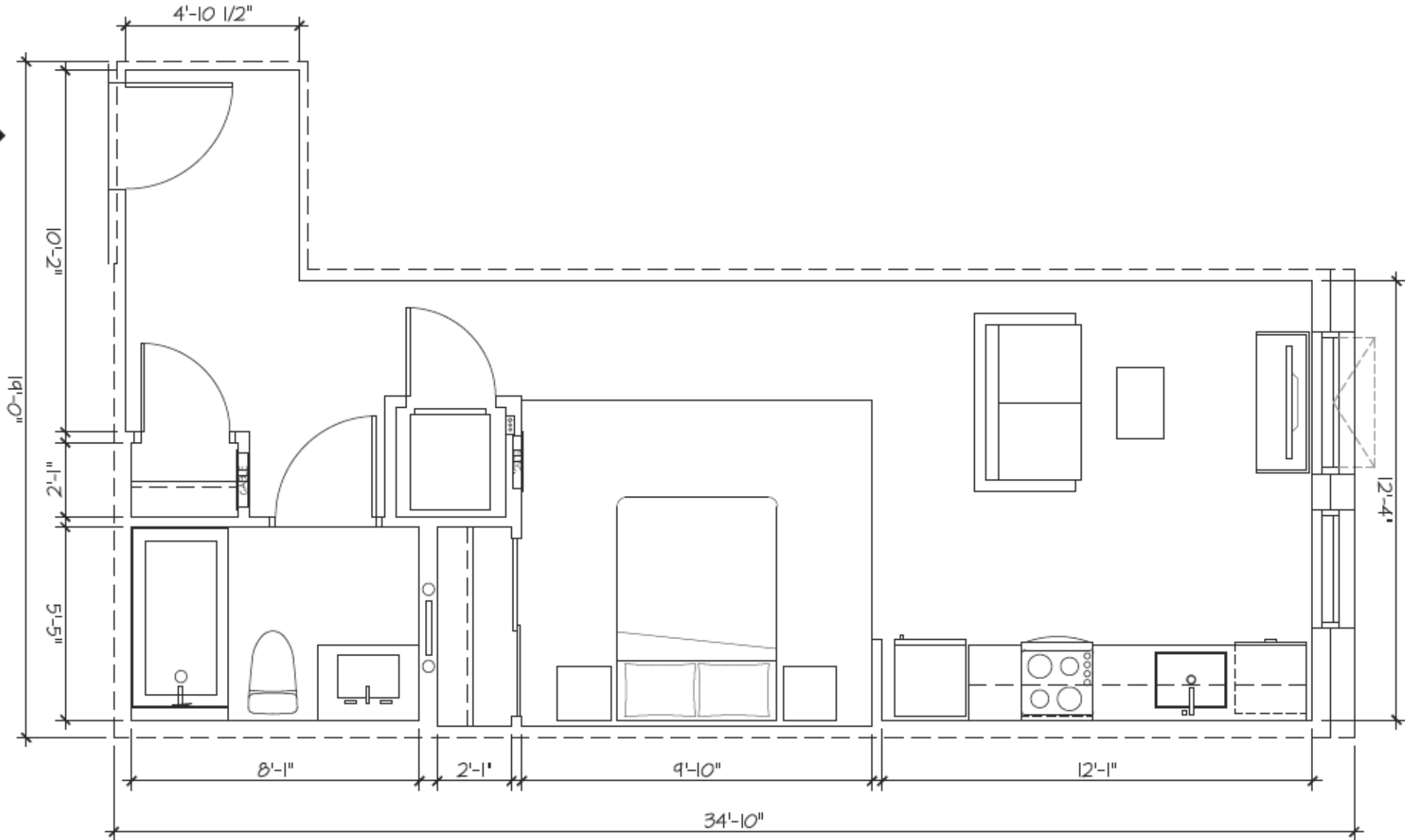
UNIT A - STUDIO
445.5 SF UNIT TOTAL: 10



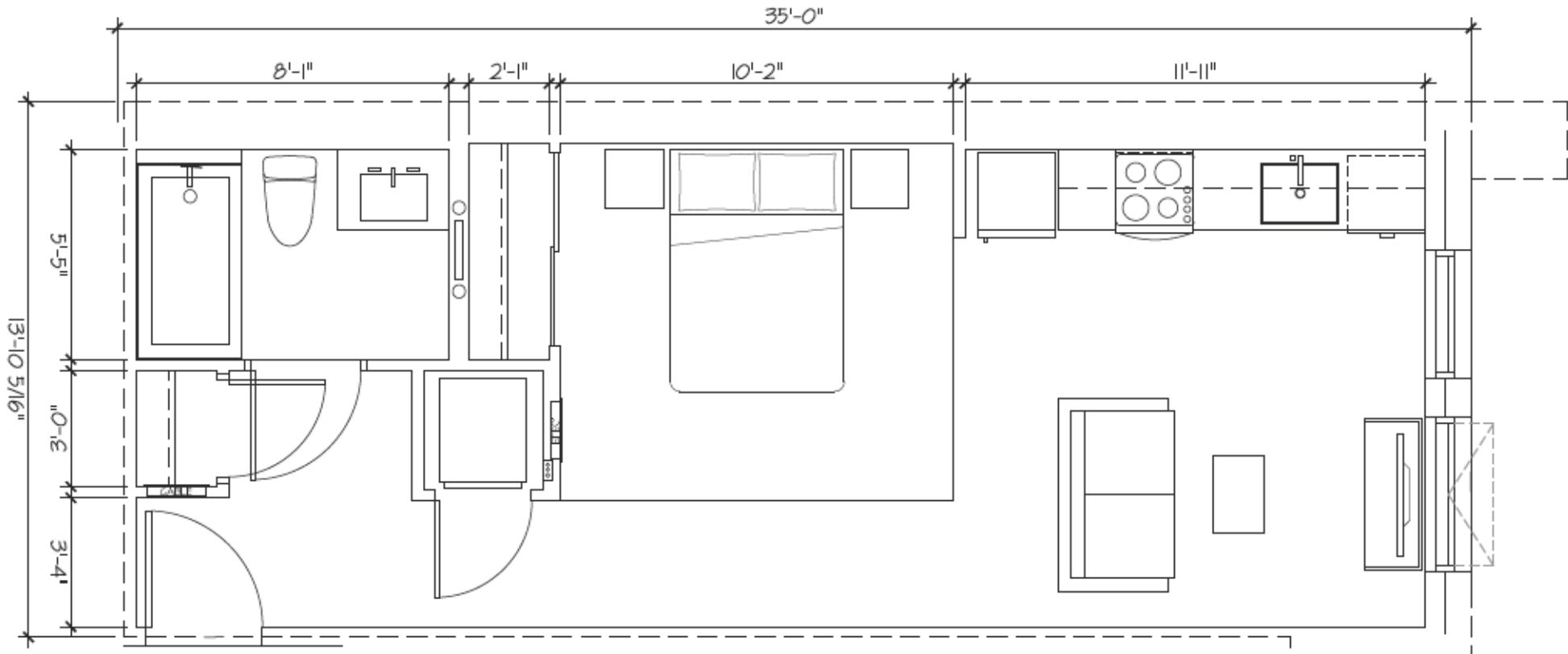
UNIT A1 - STUDIO
458.4 SF INCL. MMR: 4 UNIT TOTAL: 10



UNIT A2 - STUDIO
421.2 SF UNIT TOTAL: 10



UNIT A4 - STUDIO
519.0 SF UNIT TOTAL: 3



UNIT A5 - STUDIO
496.0 SF UNIT TOTAL: 3



PROJECT
2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**UNIT PLANS
STUDIO**

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PROJECT A221512
DRAWN **CHECKED** NC

SCALE 1/4" = 1'-0"
DATE JAN 12, 2024

A2.11

CLIENT



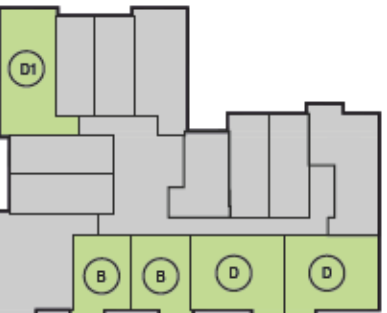
NO.	DATE	ISSUE
1	2022-08-10	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
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NO.	DATE	REVISION
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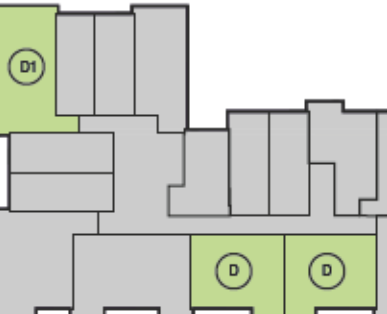
KEYPLAN:



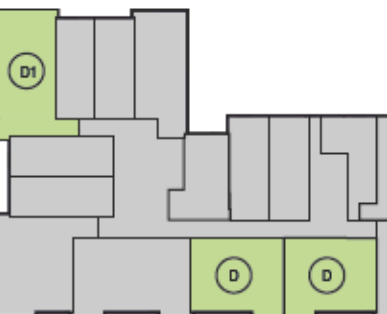
LEVEL 6



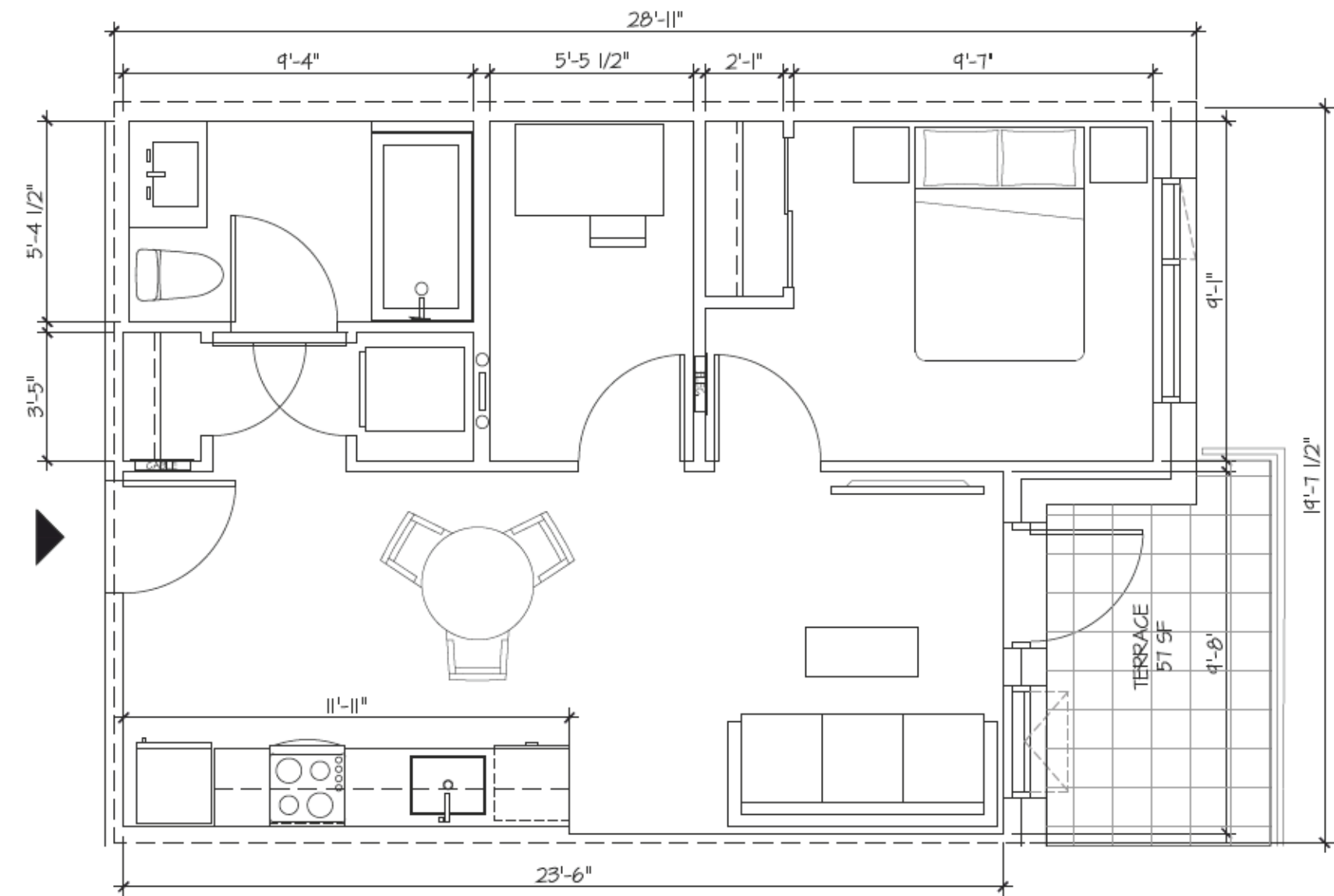
LEVEL 5



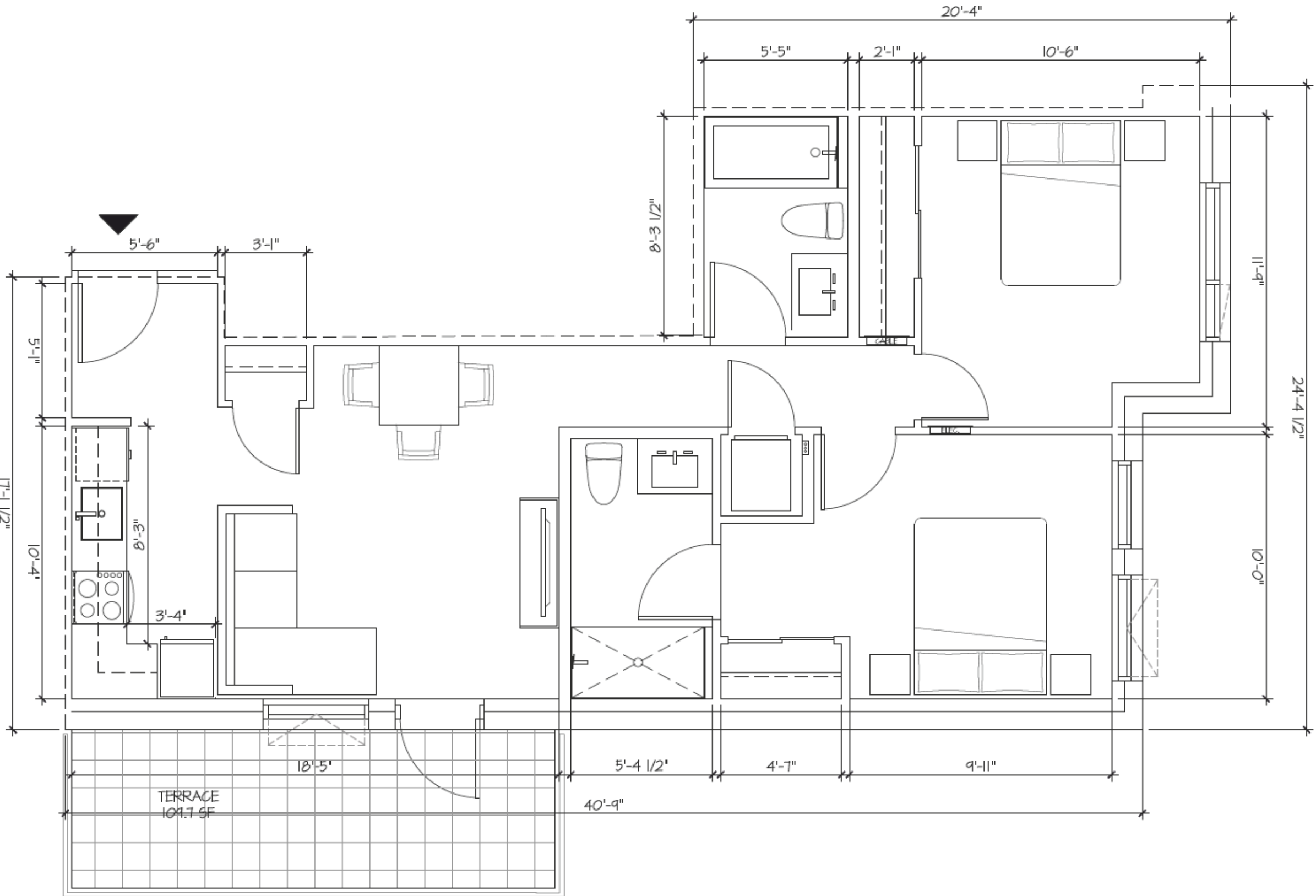
LEVELS 3 - 4



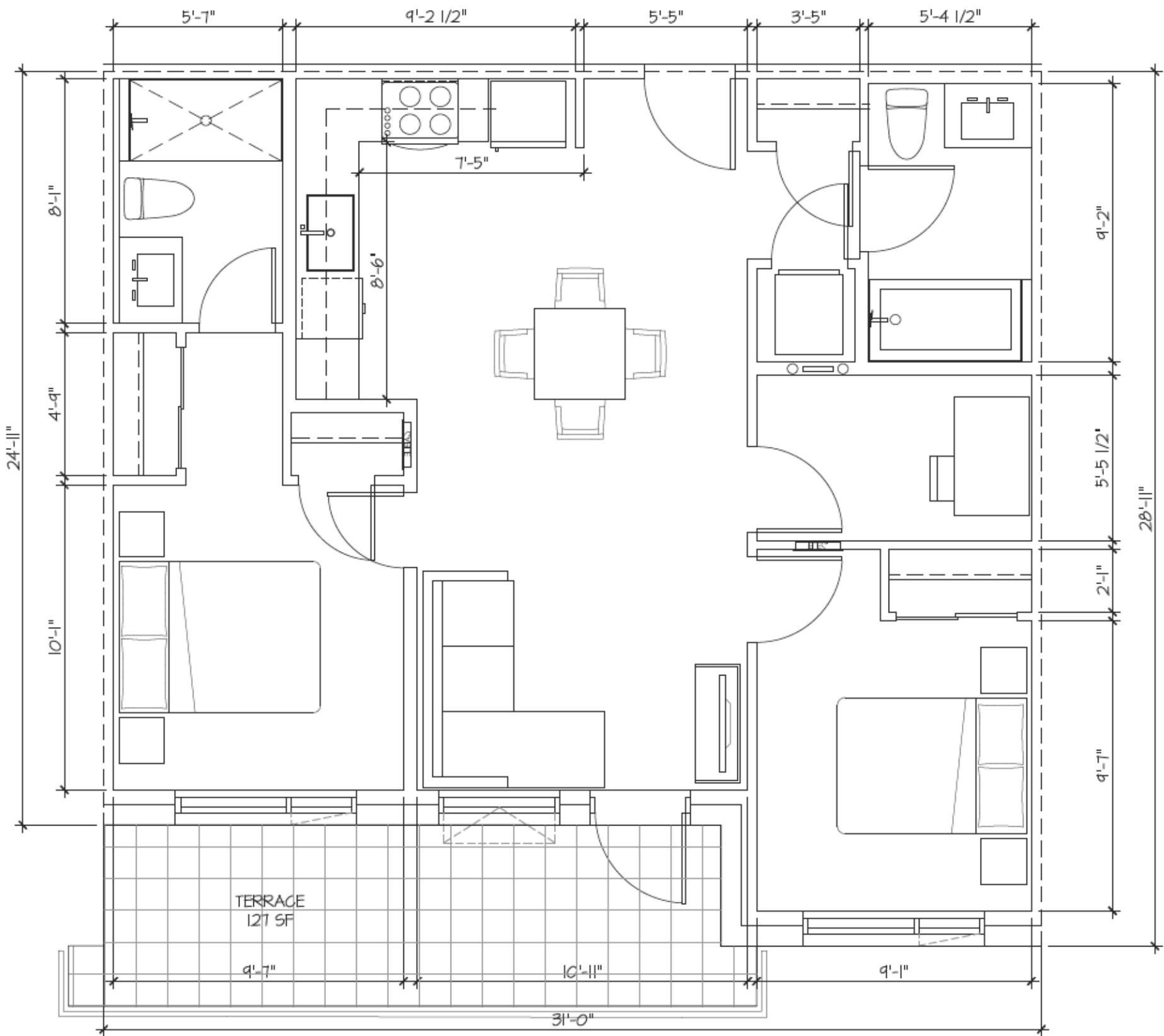
LEVEL 2



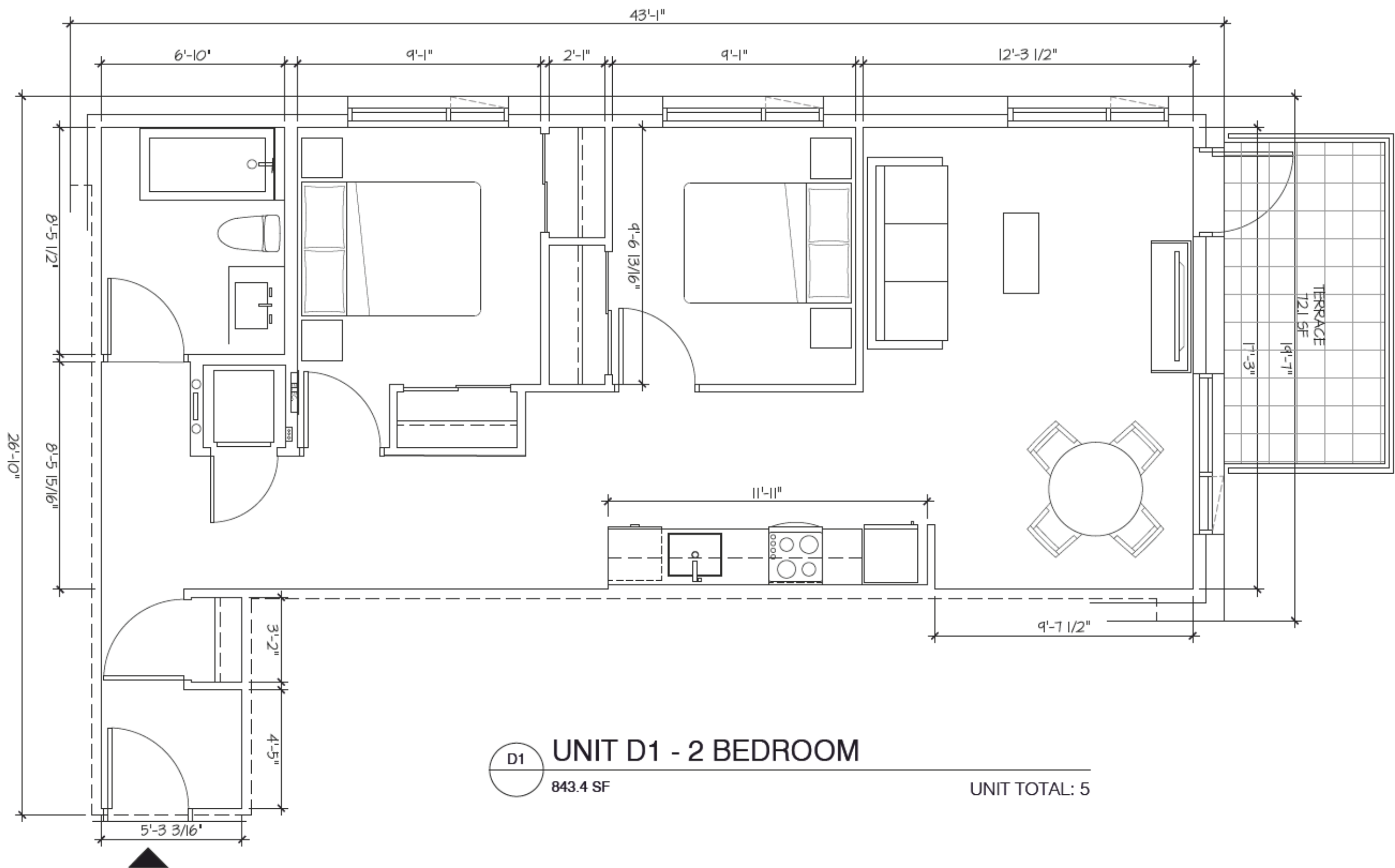
B UNIT B - 1 BEDROOM + DEN
536.7 SF UNIT TOTAL: 4



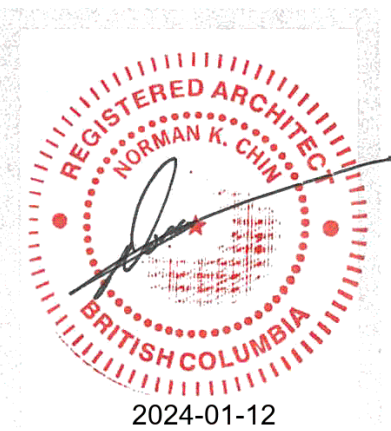
D2 UNIT D2 - 2 BEDROOM
810.6 SF UNIT TOTAL: 1



D UNIT D - 2 BEDROOM + DEN
814.7 SF UNIT TOTAL: 10



D1 UNIT D1 - 2 BEDROOM
843.4 SF UNIT TOTAL: 5



PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**UNIT PLANS
1 BEDROOM + DEN
2 BEDROOM AND
2 BED + DEN**

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PROJECT A221512
DRAWN CHECKED NC

SCALE 1/4" = 1'-0"
DATE JAN 12, 2024



A2.12

CLIENT

Anthem
ANTHEM PROPERTIES GROUP

NO.	DATE	ISSUE
1	[2022-08-10]	ISSUED FOR REZONING
2	[2023-10-03]	PRE-CONSULTATION APPLICATION
3	[2024-01-12]	REISSUE FOR REZONING

NO.	DATE	REVISION
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KEYPLAN:



LEVEL 6



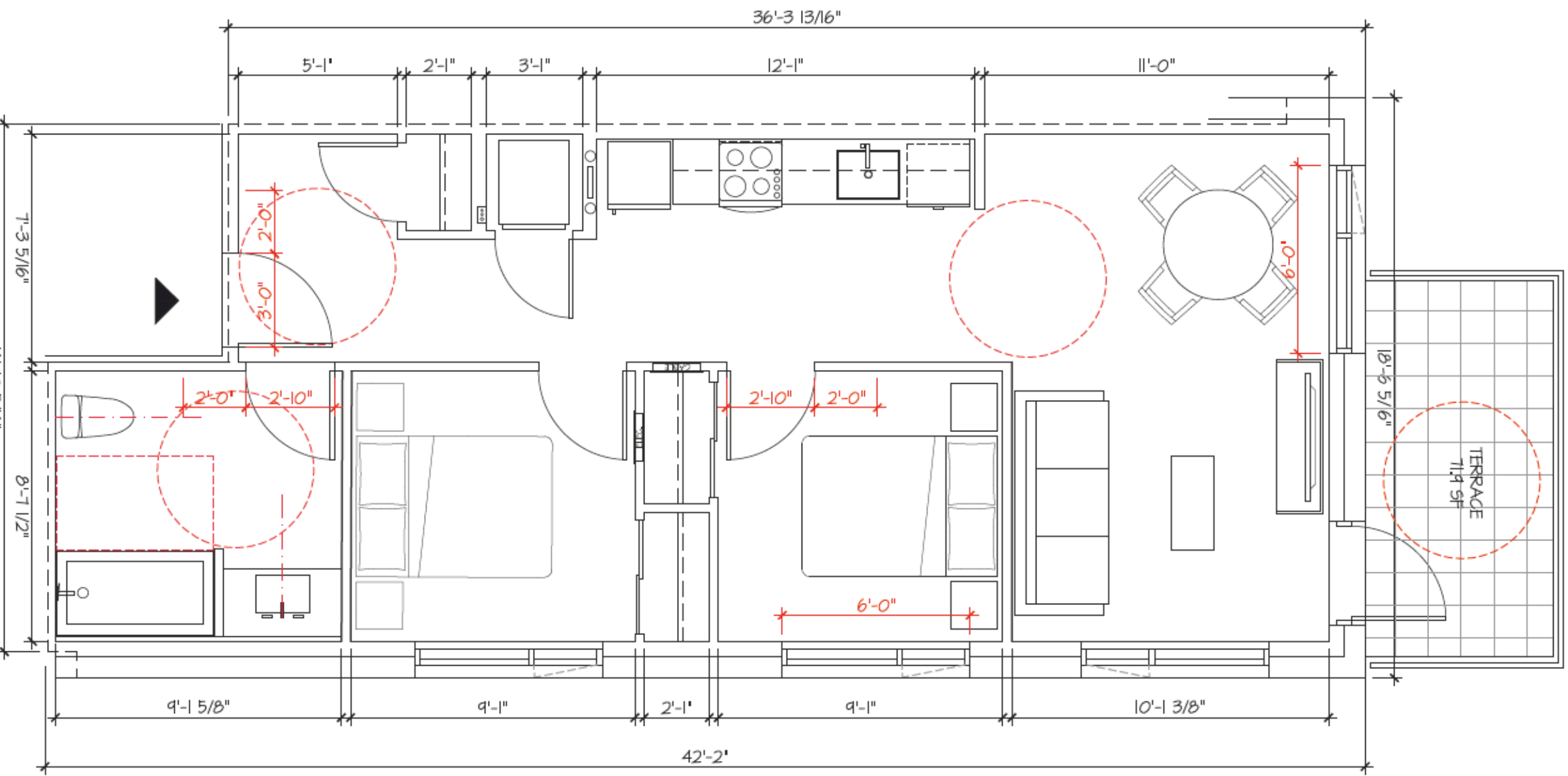
LEVEL 5



LEVELS 3 - 4



LEVEL 2



D3-a ADAPTABLE - UNIT D3-a - 2 BEDROOM
705.7 SF INCL. MMR: 2 UNIT TOTAL: 5

CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)

SUITE ENTRY / CIRCULATION:

- PROVIDE 1520MM (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OD EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 MM (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860MM (2'-10") CLEAR OPENING

ADAPTABLE BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS

- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB, WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:

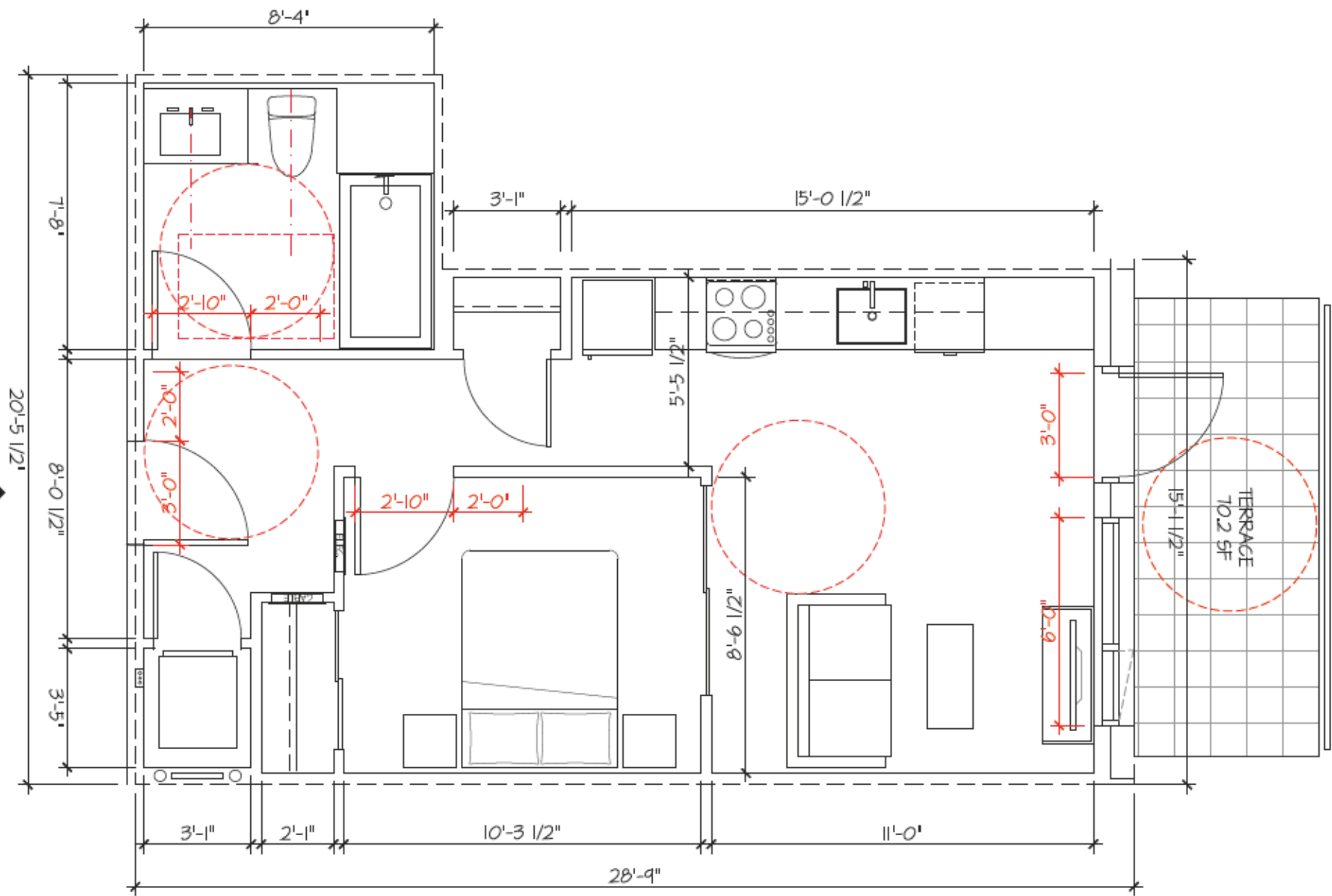
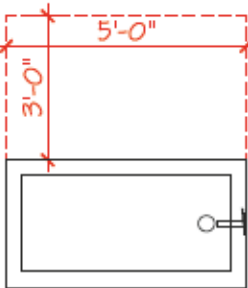
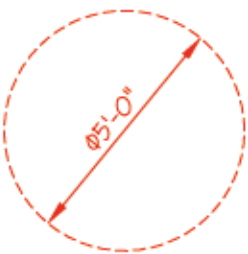
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

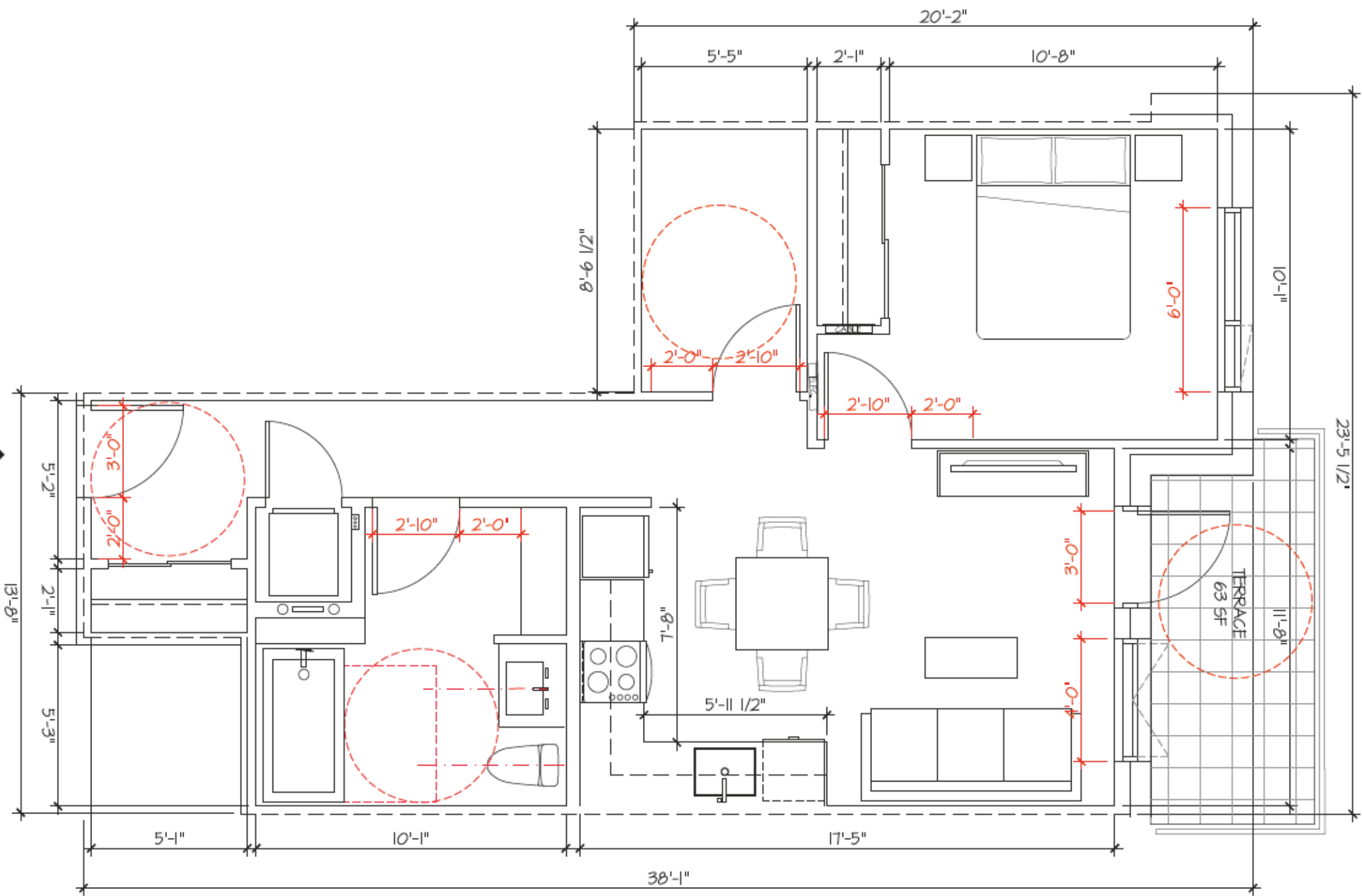
- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5') TURNING RADIUS

WINDOWS:

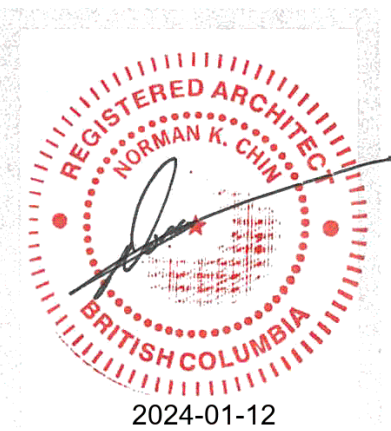
- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
- PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR



A3-a ADAPTABLE - UNIT A3-a - Jr. 1 BED
485.6 SF INCL. MMR: 1 UNIT TOTAL: 5



C-a ADAPTABLE - UNIT C-a 1 BEDROOM + DEN
647.5 SF UNIT TOTAL: 2



PROJECT

2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**UNIT PLANS
JR. 1 BED
1 BED + DEN
AND 2 BED**

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PROJECT A221512

DRAWN

CHECKED NC

SCALE 1/4" = 1'-0"

DATE JAN 12, 2024



A2.13

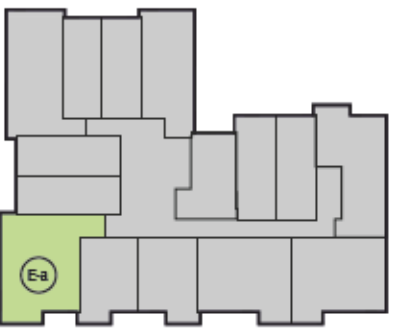
CLIENT



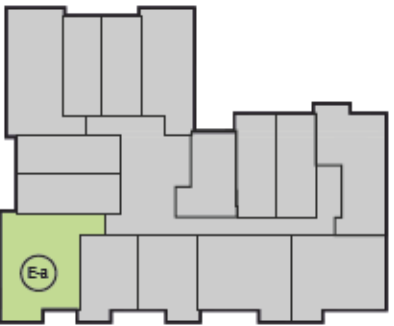
NO.	DATE	ISSUE
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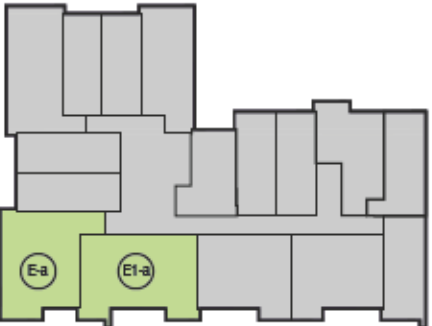
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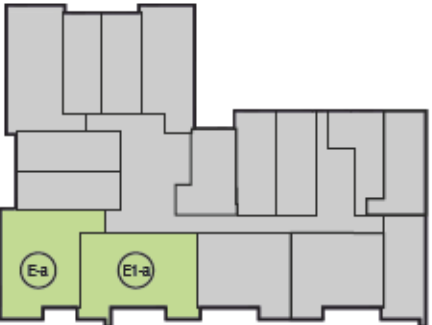
LEVEL 6



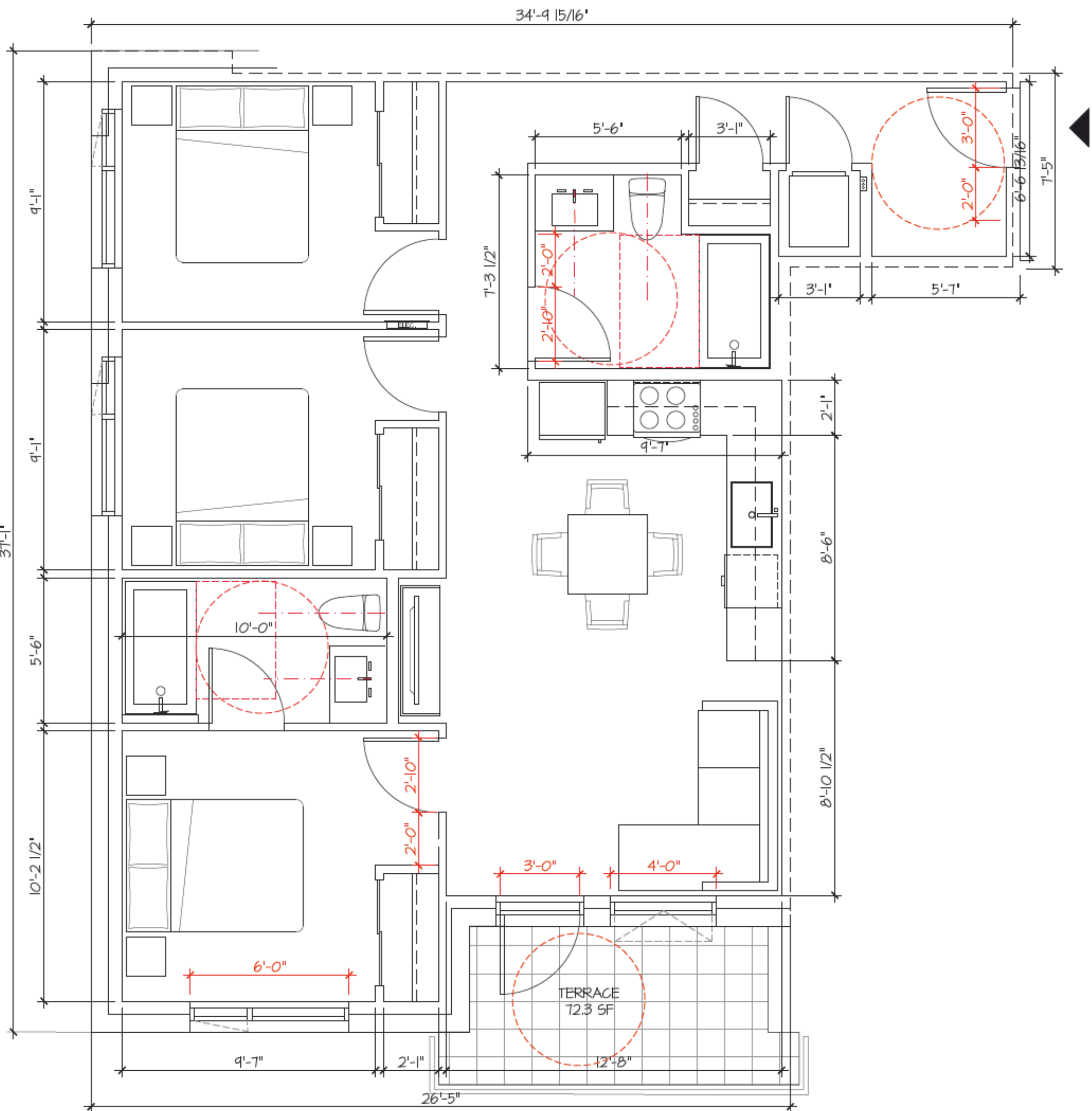
LEVEL 5



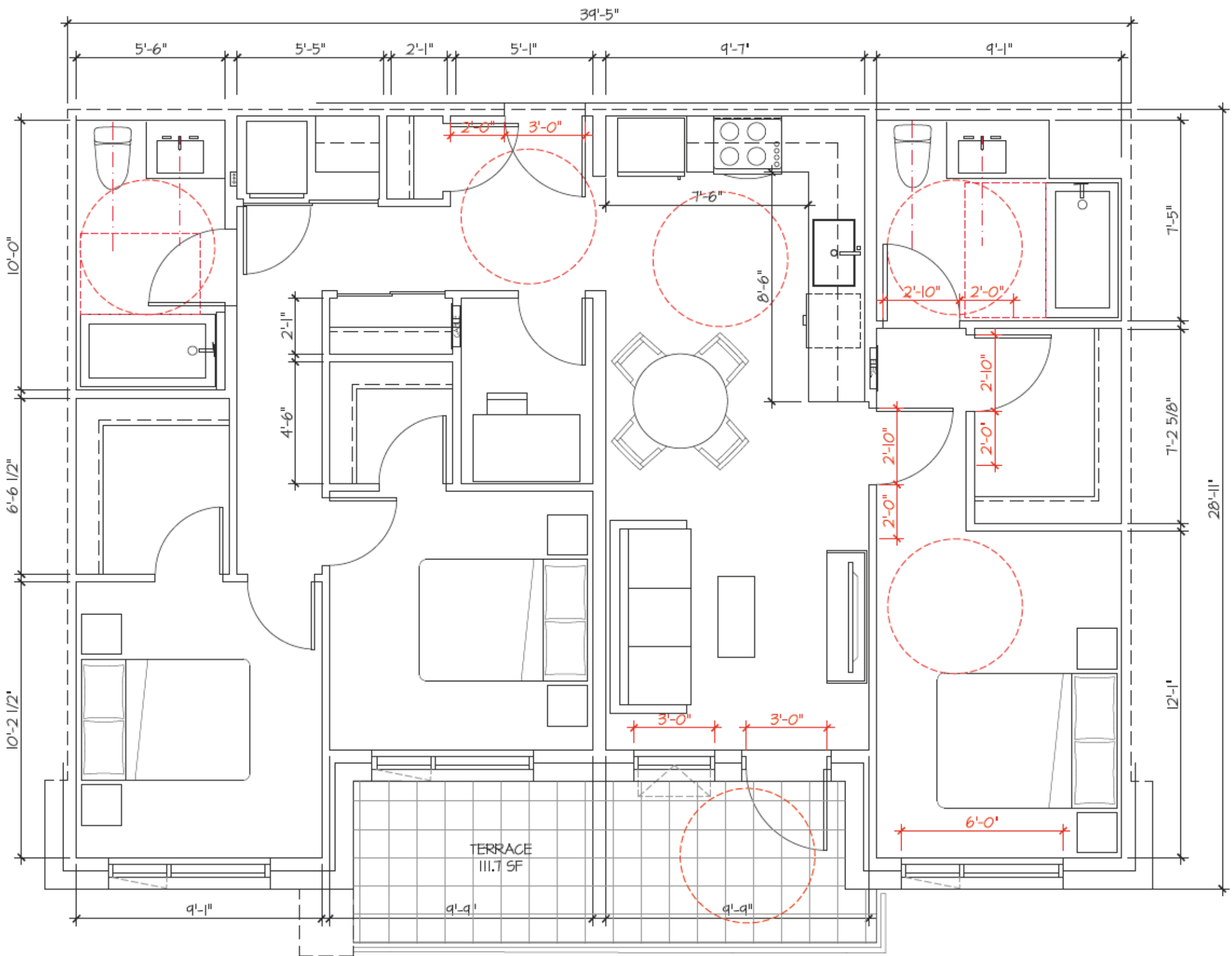
LEVELS 3 - 4



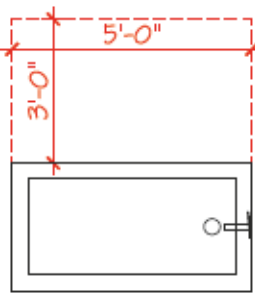
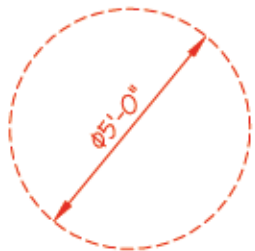
LEVEL 2



E - a ADAPTABLE - UNIT E-a - 3 BEDROOM
974.9 SF INCL. MMR: 1 UNIT TOTAL: 5



E1-a ADAPTABLE - UNIT E1-a - 3 BEDROOM + DEN
1078.4 SF UNIT TOTAL: 3



**CITY OF NORTH VANCOUVER - ADAPTABLE
DESIGN GUIDELINES (LEVEL TWO)**

SUITE ENTRY / CIRCULATION:

- PROVIDE 1520MM (5) TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 MM (2) CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860MM (2'-10") CLEAR OPENING

ADAPTABLE BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3) LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS

- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB, WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5) TURNING RADIUS

WINDOWS:

- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
- PROVIDE MIN 1800mm (5) HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR



PROJECT 2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**UNIT PLANS
3 BEDROOM AND
3 BEDROOM + DEN**

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PROJECT A221512
DRAWN CHECKED NC

SCALE 1/4" = 1'-0"
DATE JAN 12, 2024



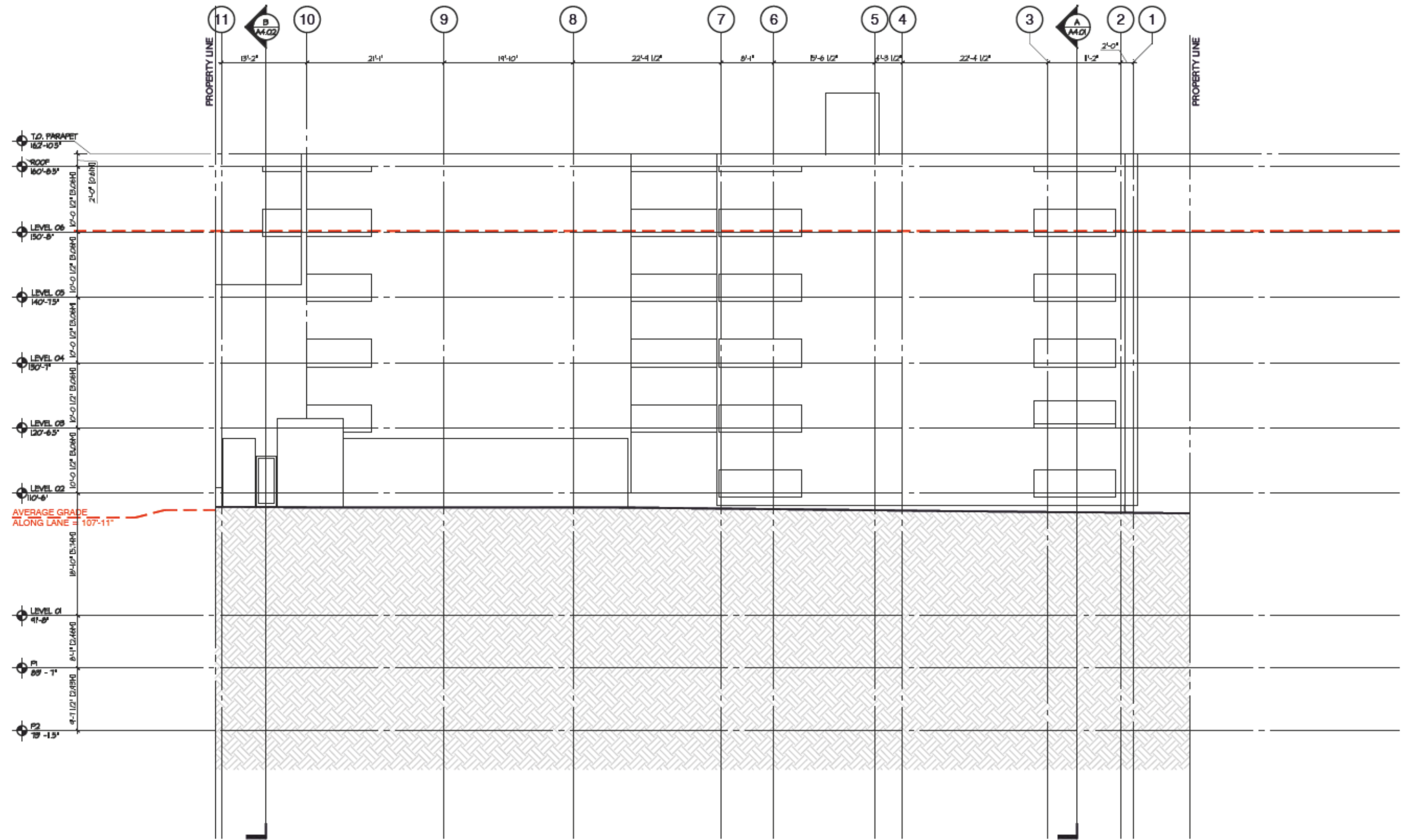
A2.14

CLIENT

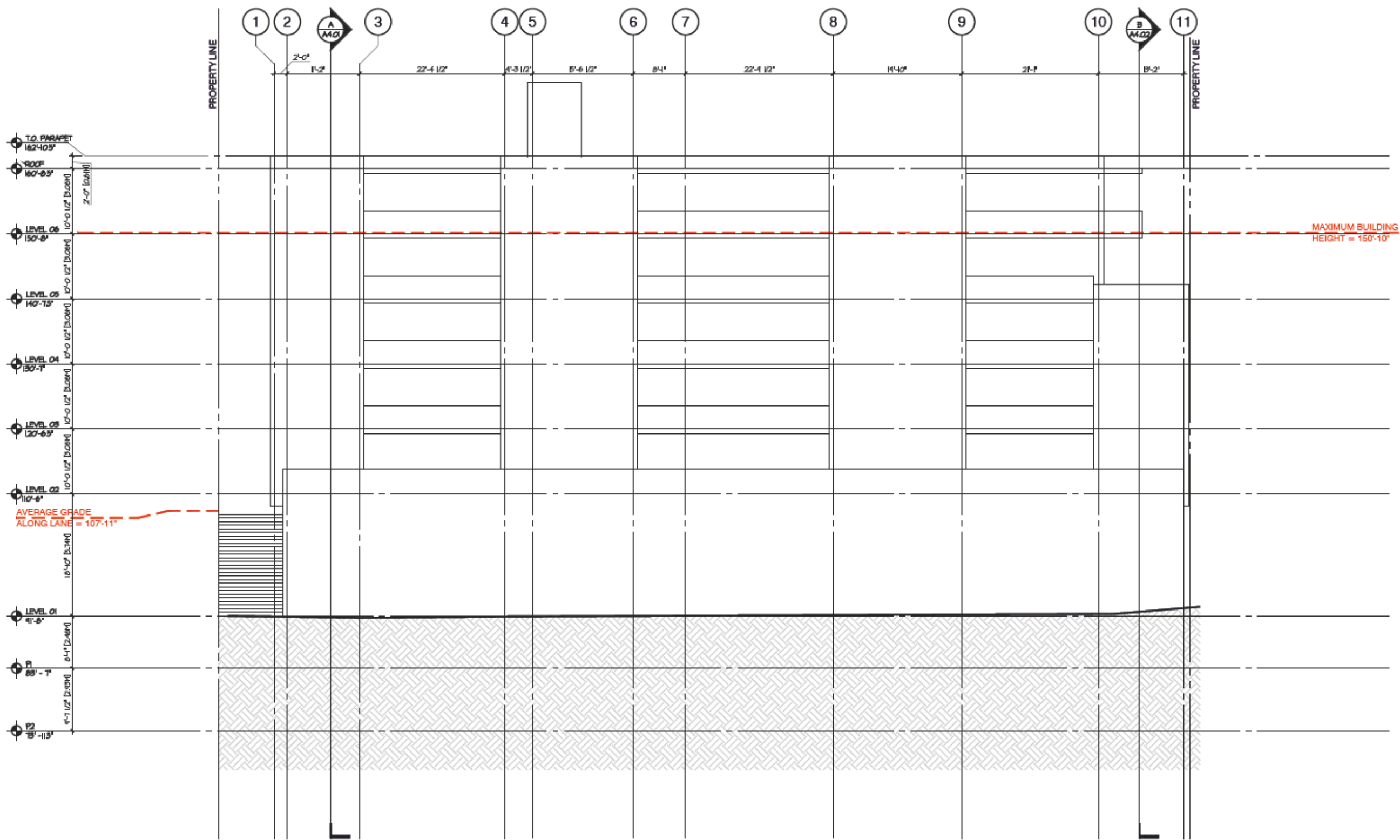


NO.	DATE	ISSUE
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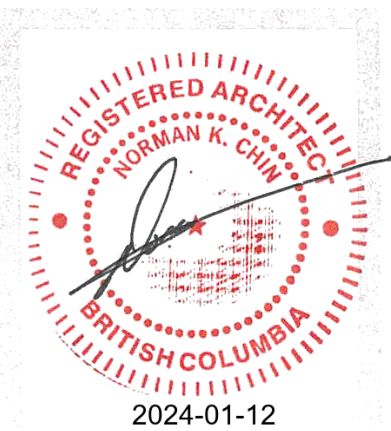
NO.	DATE	REVISION
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1 NORTH ELEVATION



2 SOUTH ELEVATION



PROJECT 2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

NORTH AND SOUTH ELEVATIONS

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PROJECT A221512
DRAWN CHECKED NC

SCALE 1/16" = 1'-0"
DATE JAN 12, 2024



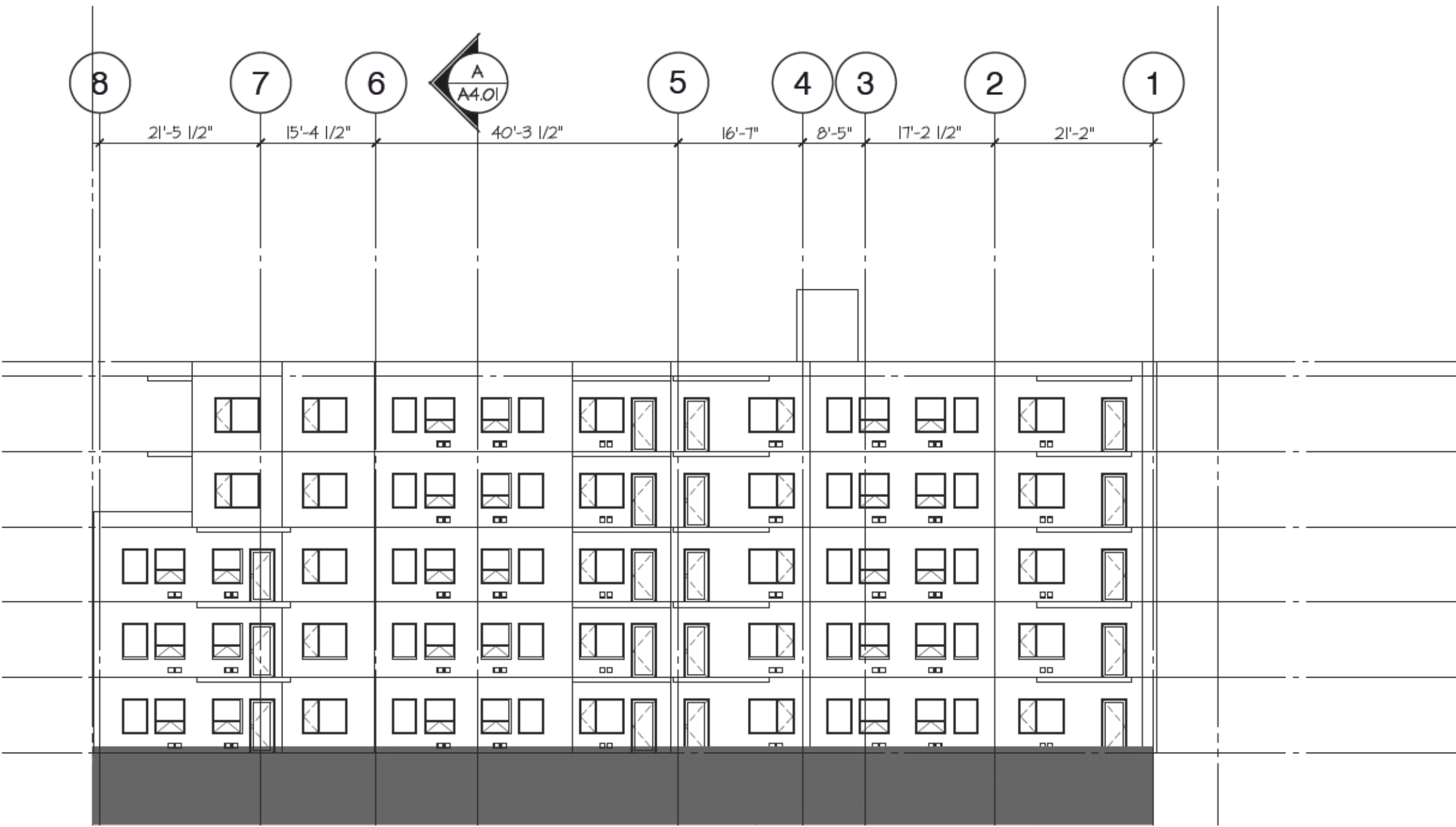
A3.01

CLIENT



NO.	DATE	ISSUE
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3	2024-01-12	REISSUE FOR REZONING

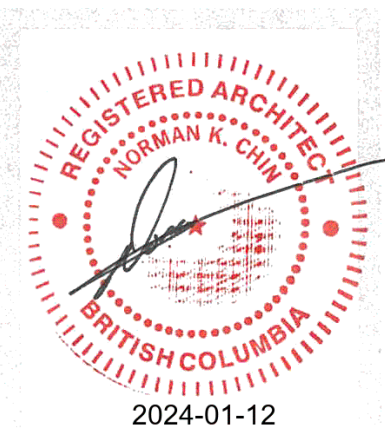
NO.	DATE	REVISION
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1 NORTH ELEVATION



4 SOUTH ELEVATION



PROJECT 2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**NORTH AND SOUTH
ELEVATIONS
REFLECTED WINDOWS**

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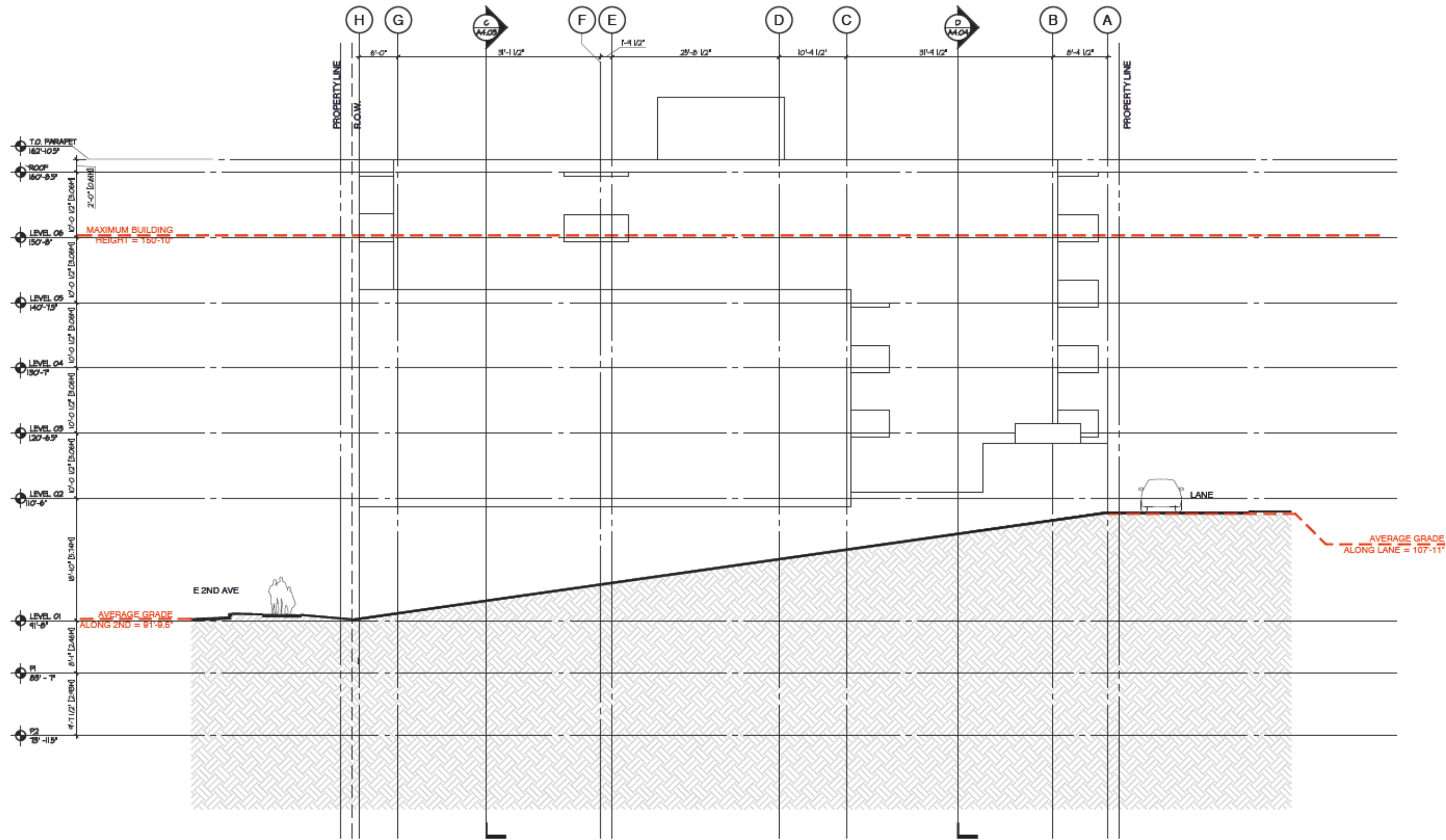
A3.01a

CLIENT

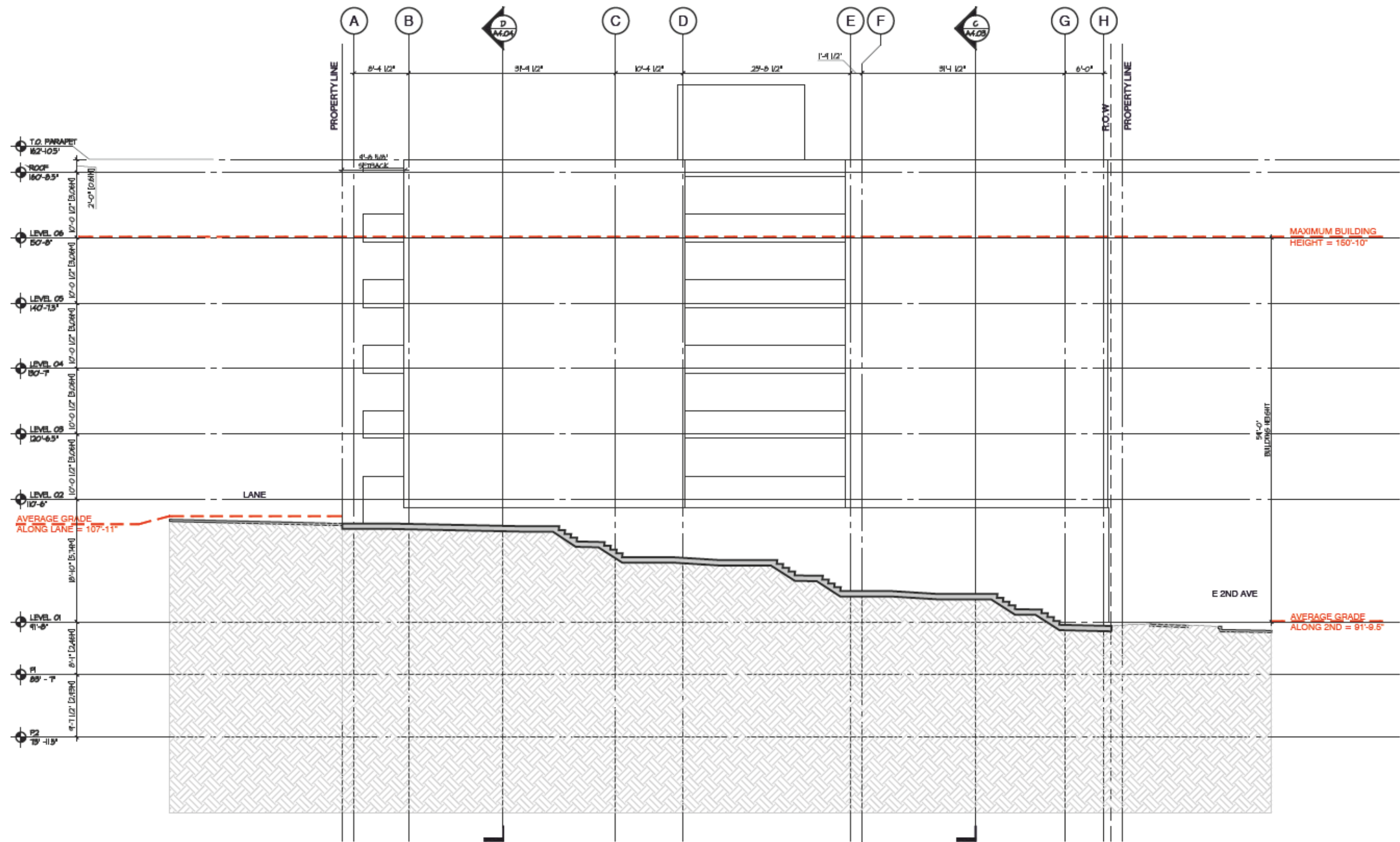


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1 EAST ELEVATIONS



2 WEST ELEVATION



PROJECT
2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

EAST AND WEST ELEVATIONS

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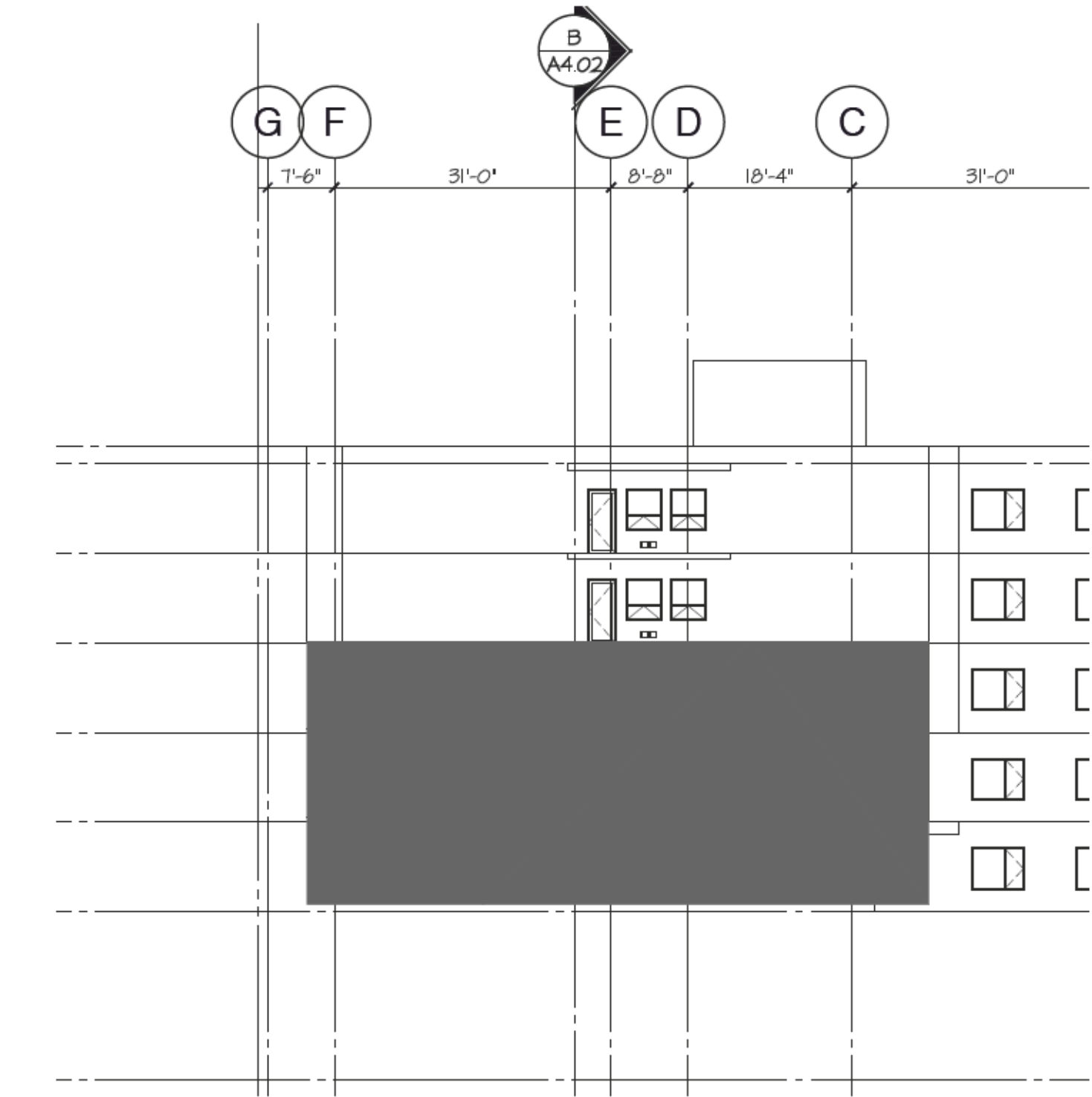
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CLIENT

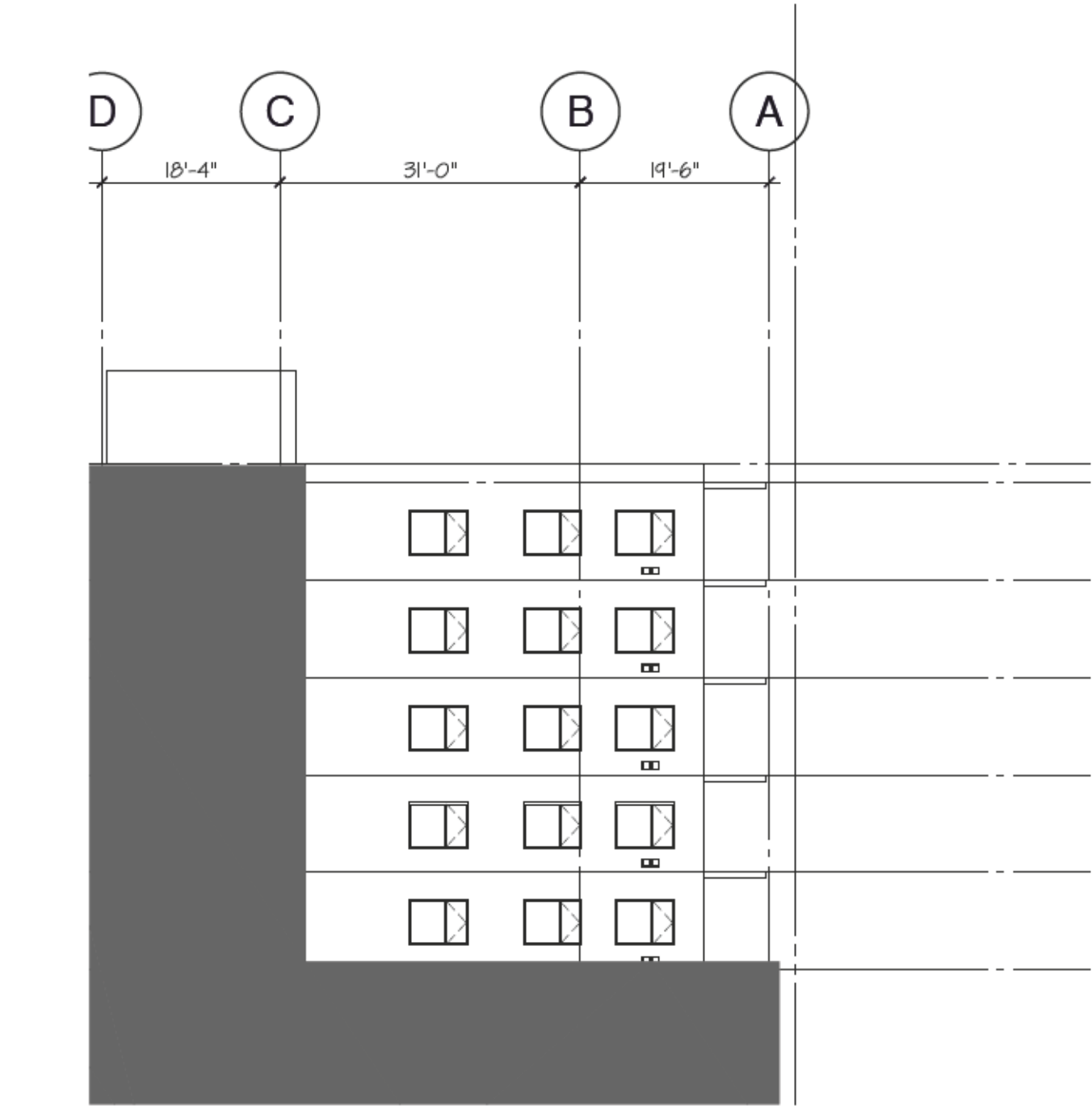


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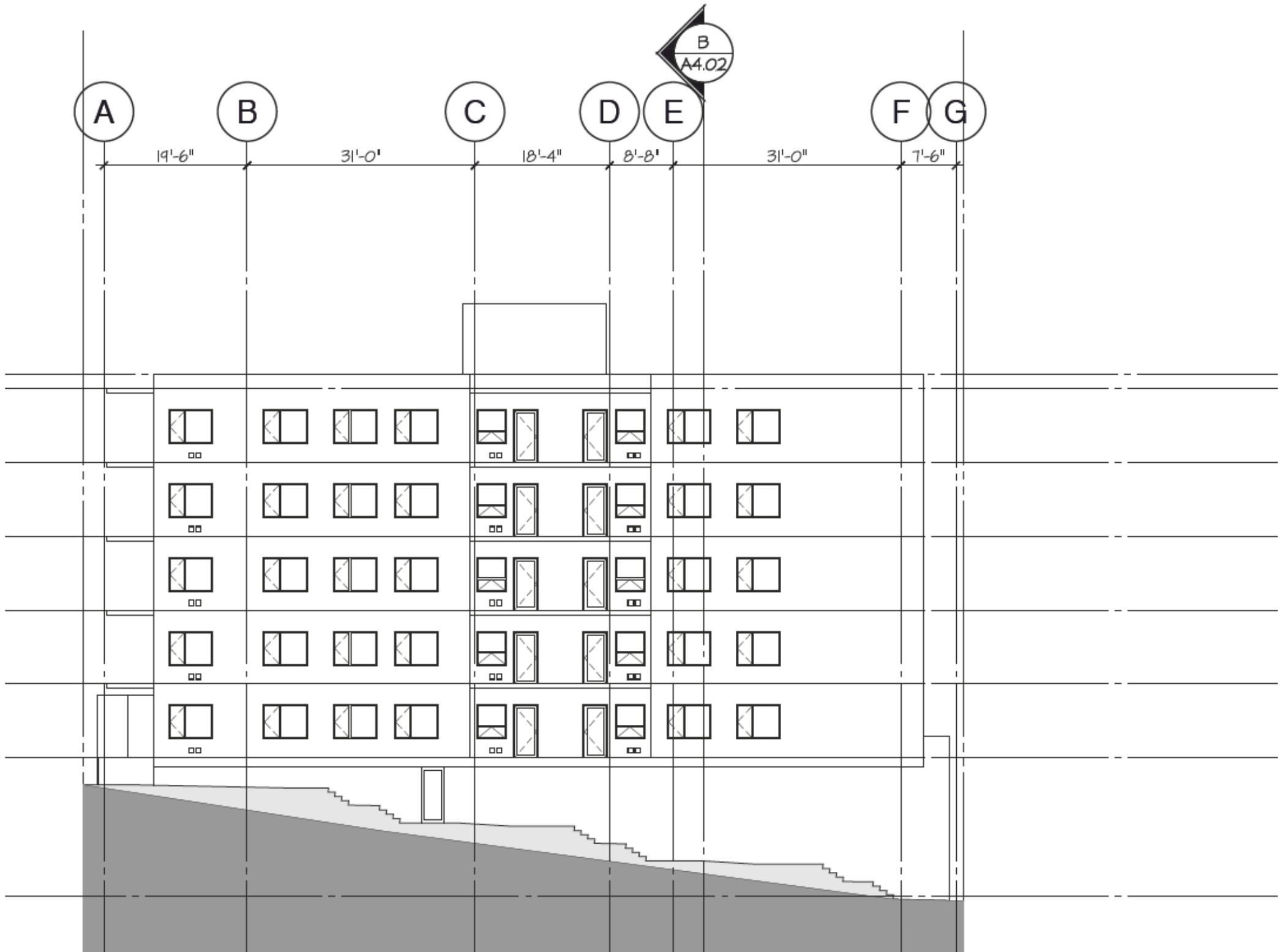
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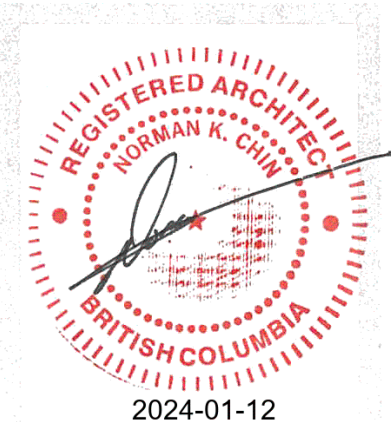
1 EAST ELEVATION - WING



2 EAST ELEVATION - MAIN BUILDING



3 WEST ELEVATION



PROJECT 2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**EAST AND WEST
ELEVATIONS
REFLECTED WINDOWS**

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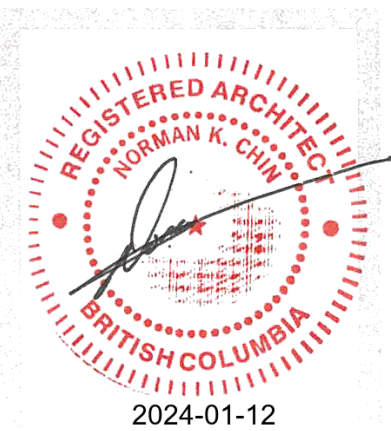
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CLIENT



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PROJECT 2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

BUILDING SECTION A

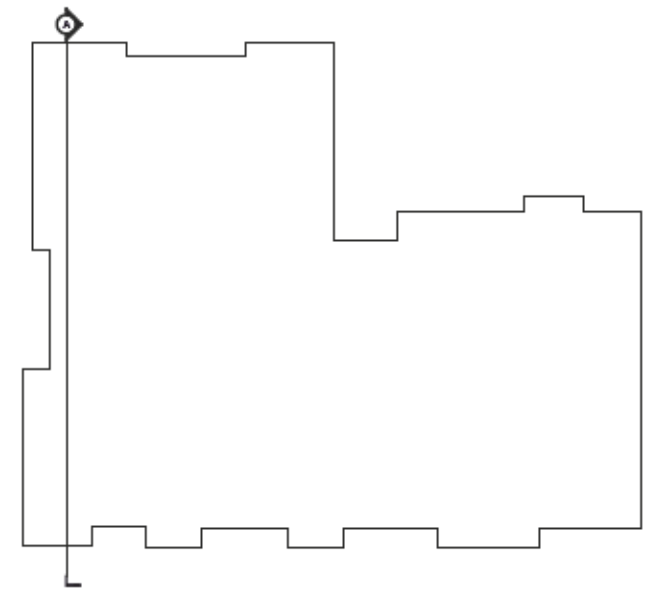
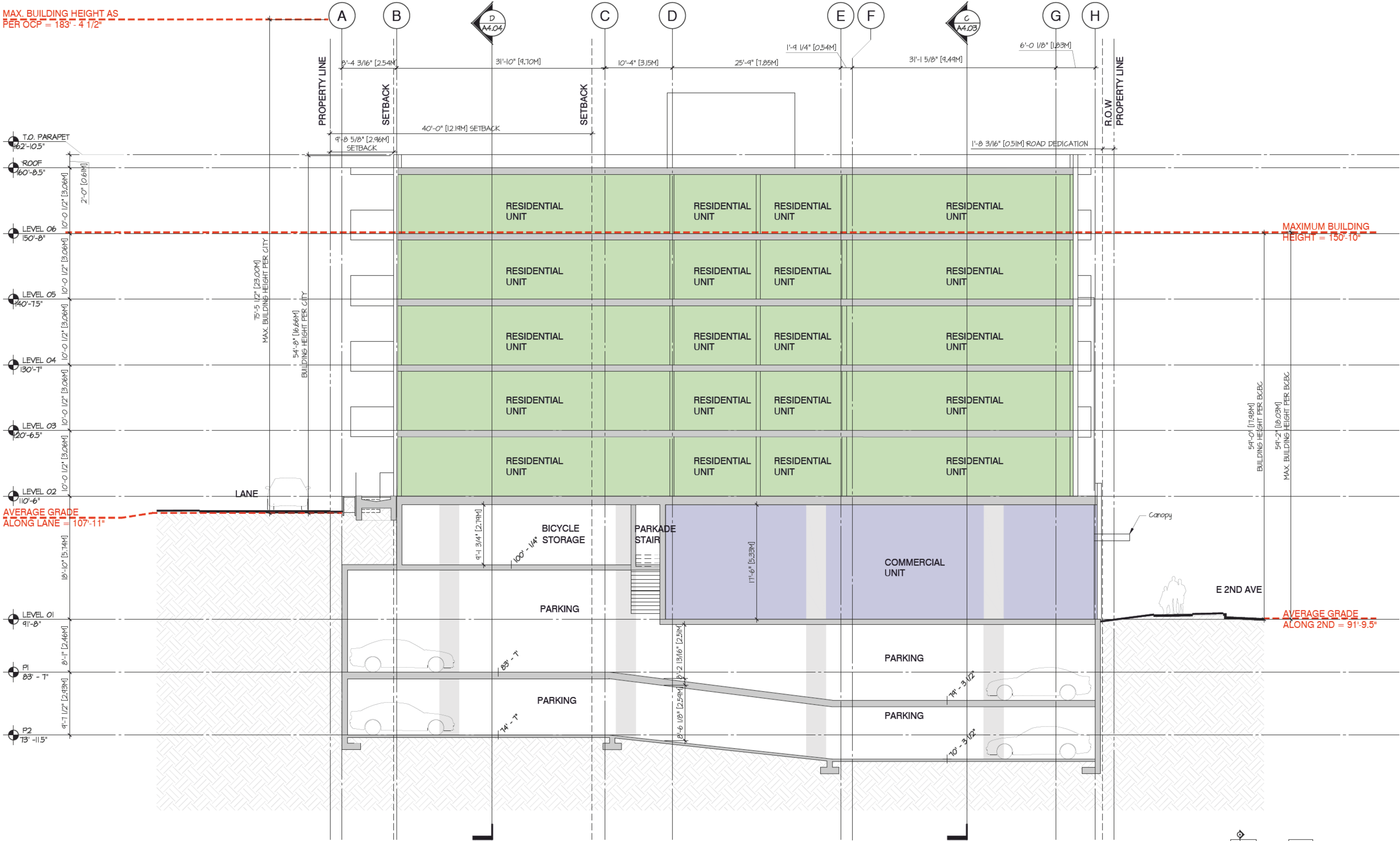
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PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE JAN 12, 2024

A4.01

MAX. BUILDING HEIGHT AS
PER OCP = 183'-4 1/2"



KEY PLAN

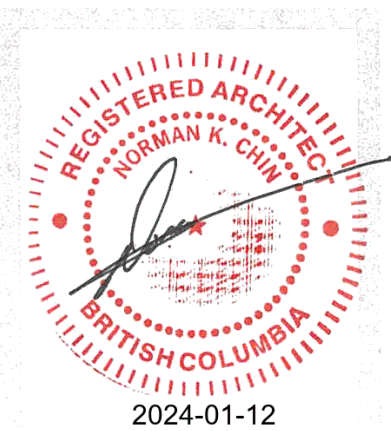
CLIENT



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PROJECT

2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

BUILDING SECTION B

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PROJECT A221512

DRAWN TB CHECKED NC

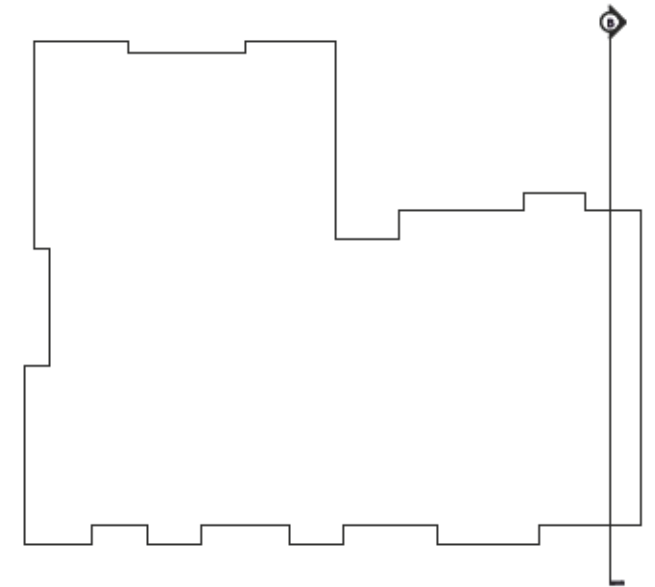
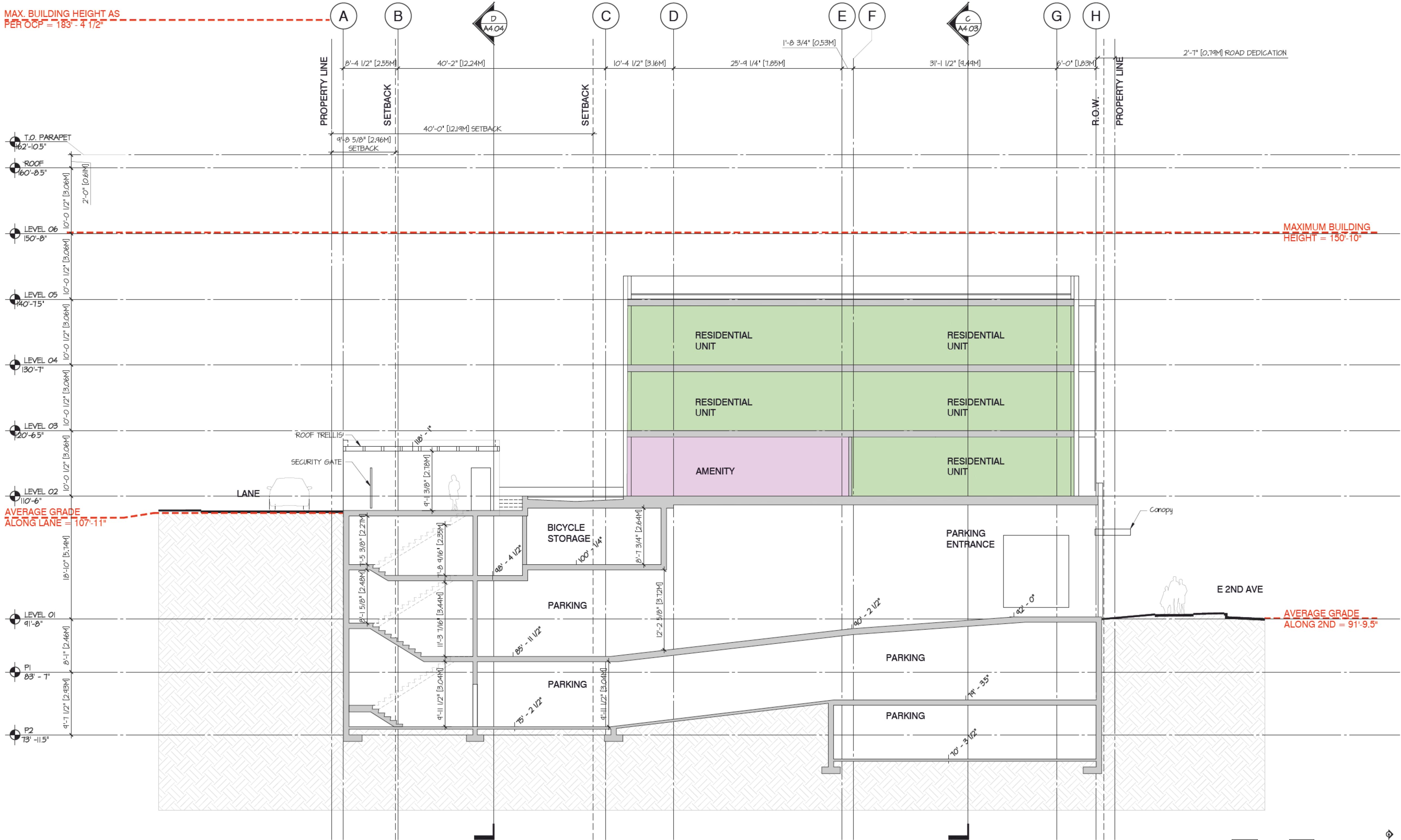
SCALE 1/8" = 1'-0"

DATE JAN 12, 2024



A4.02

MAX. BUILDING HEIGHT AS
PER OCP = 183'-4 1/2"



KEY PLAN

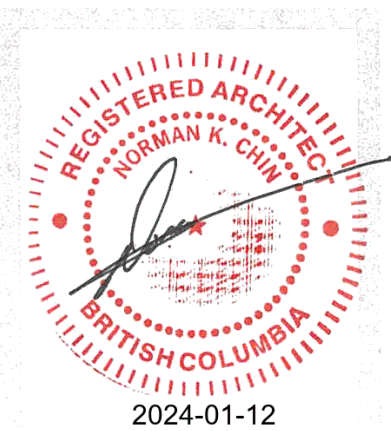
CLIENT



NO. | DATE | ISSUE

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3 | 2024-01-12 | REISSUE FOR REZONING

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PROJECT

2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

BUILDING SECTION C

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PROJECT A221512

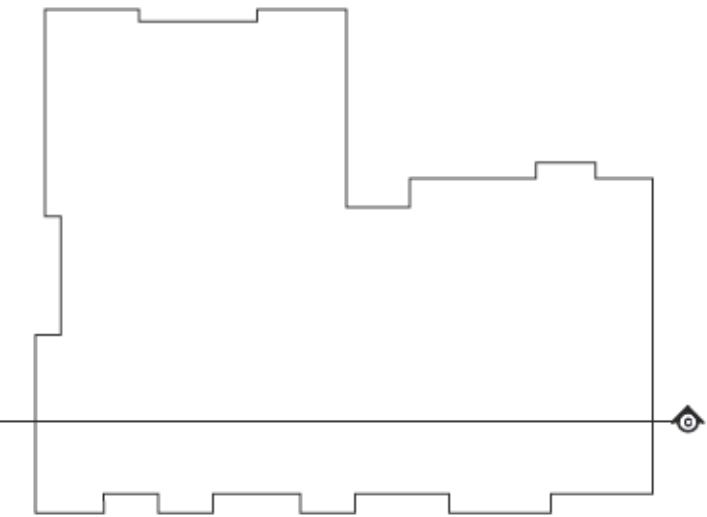
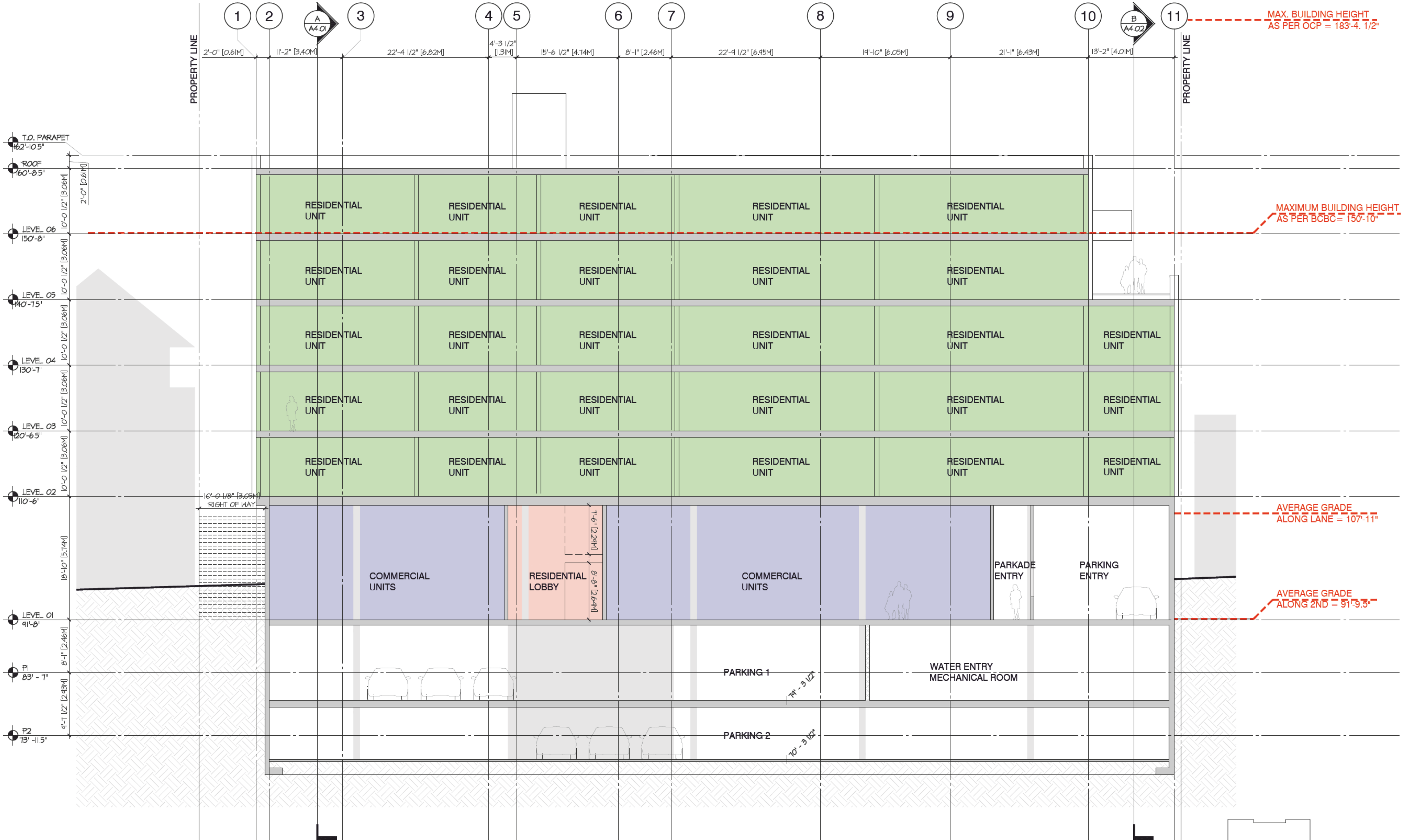
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SCALE 1/8" = 1'-0"

DATE JAN 12, 2024



A4.03



KEY PLAN

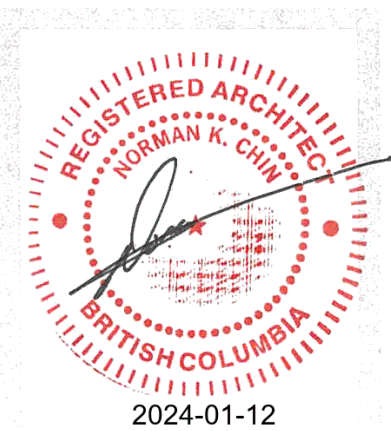
CLIENT



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- 3 | 2024-01-12 | REISSUE FOR REZONING

NO. | DATE | REVISION



PROJECT

2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

BUILDING SECTION D

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PROJECT A221512

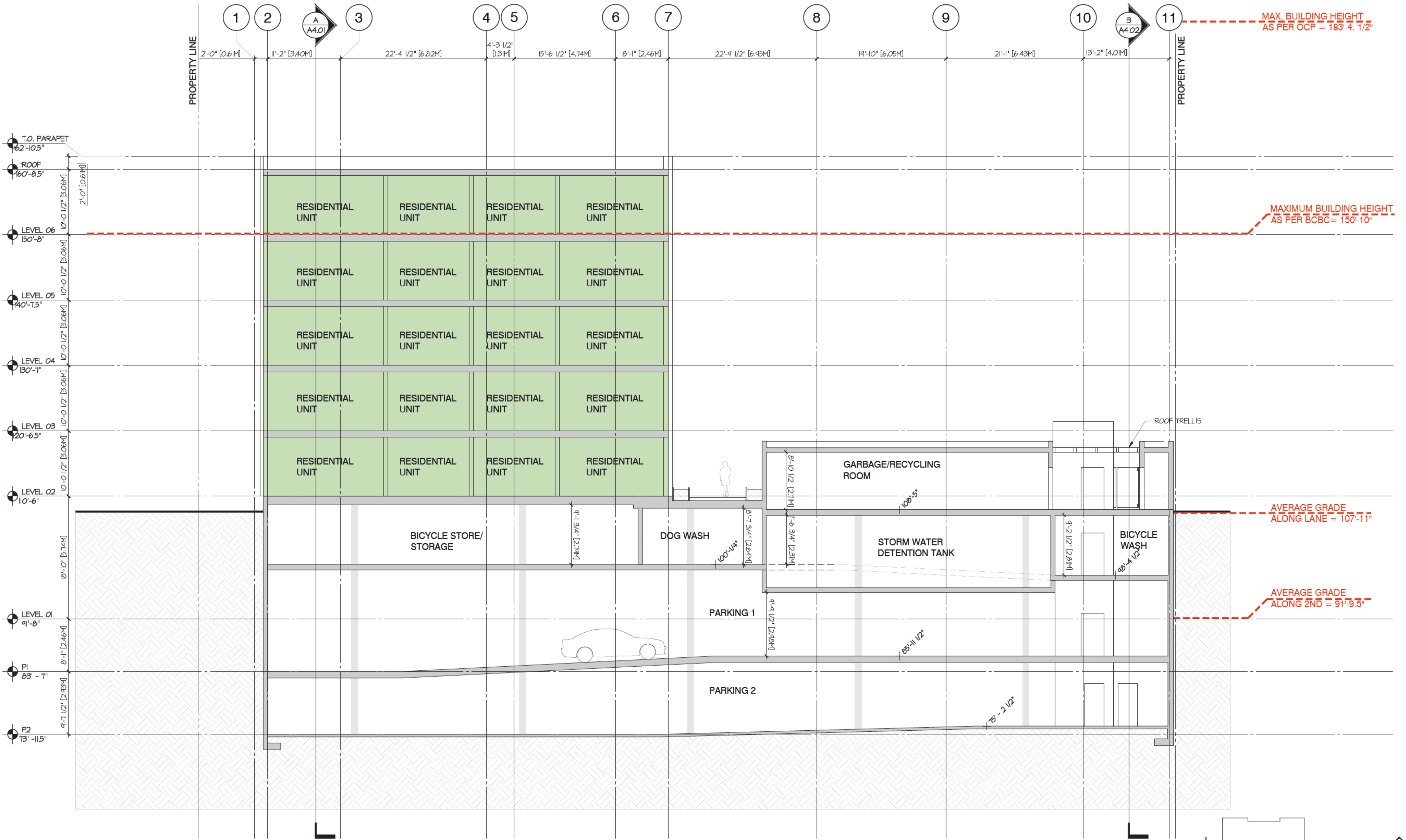
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SCALE 1/8" = 1'-0"

DATE JAN 12, 2024



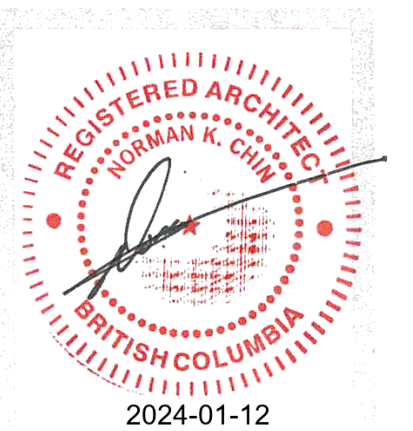
A4.04



KEY PLAN

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PROJECT

024-01-12

MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

PARKING PLAN LEVEL 01 AREA OVERLAY

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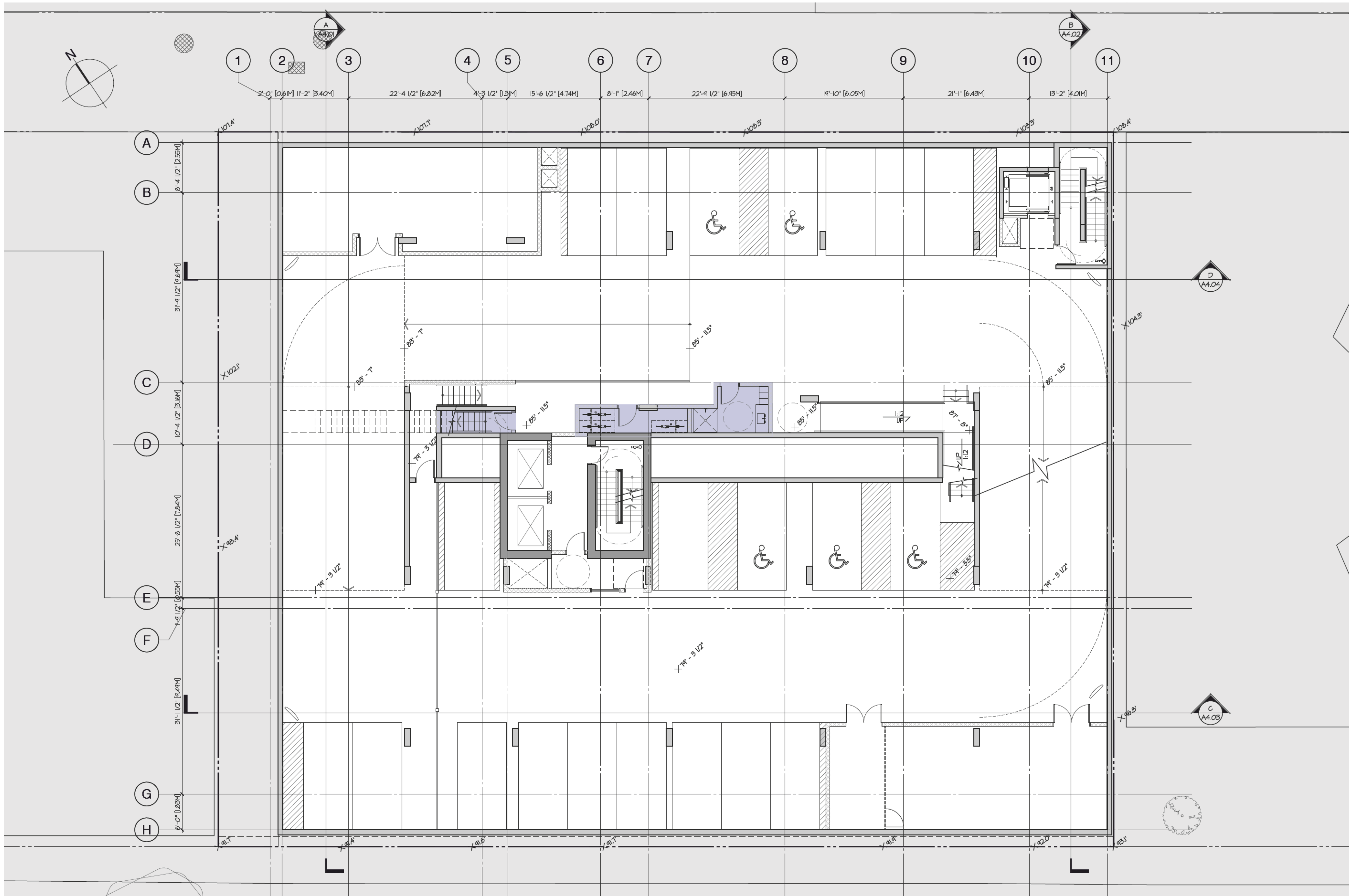
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PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"
DATE JAN 12, 2024



A5.02



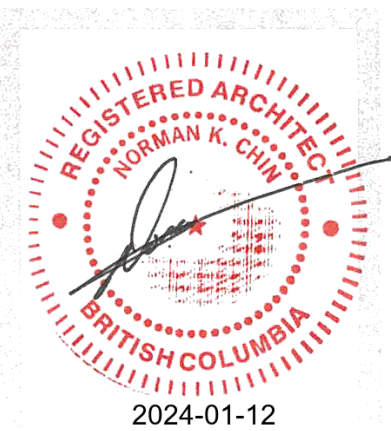
COMMERCIAL
284.06 sf

CLIENT



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PROJECT
2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 01
AREA OVERLAY**

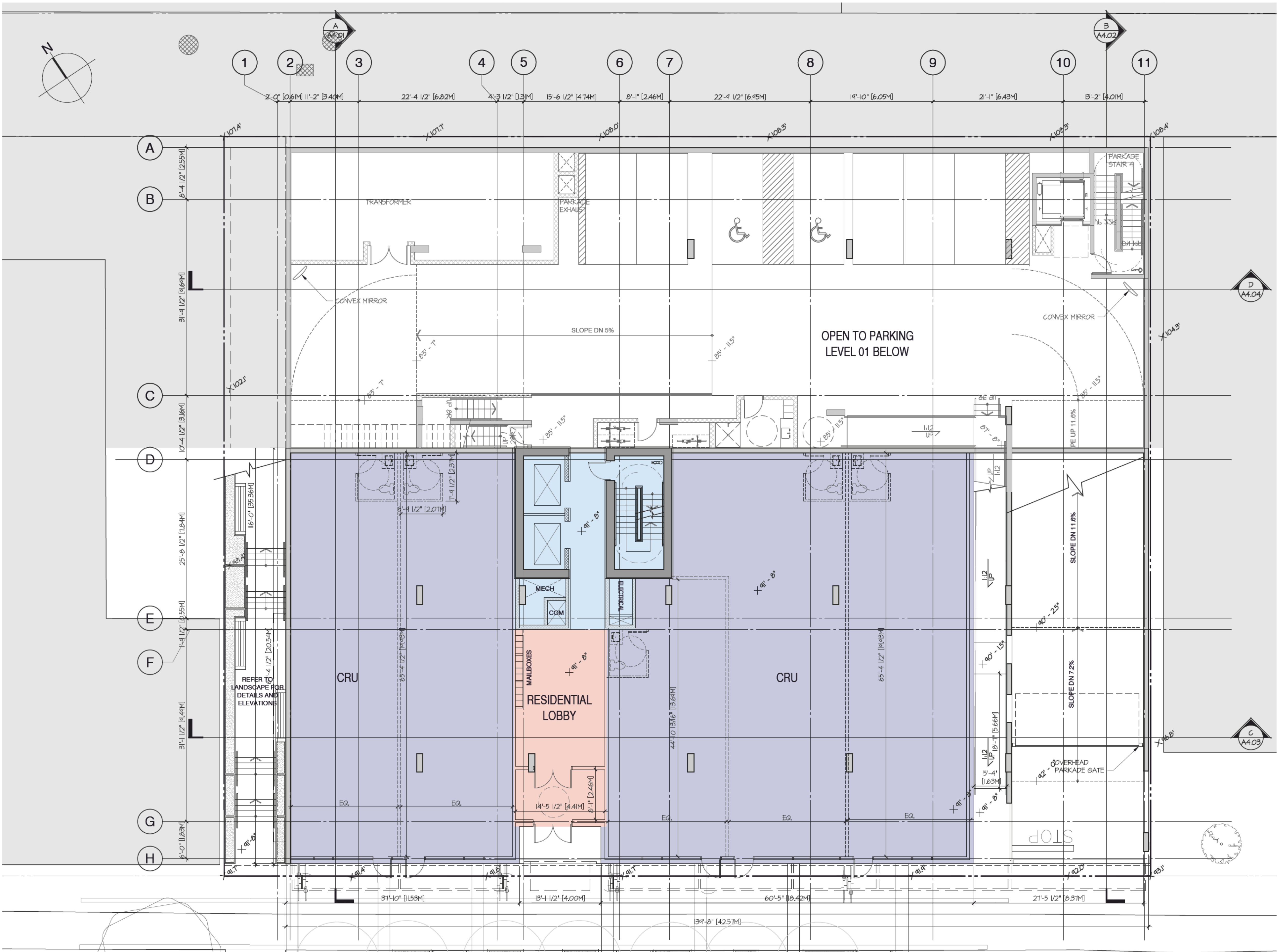
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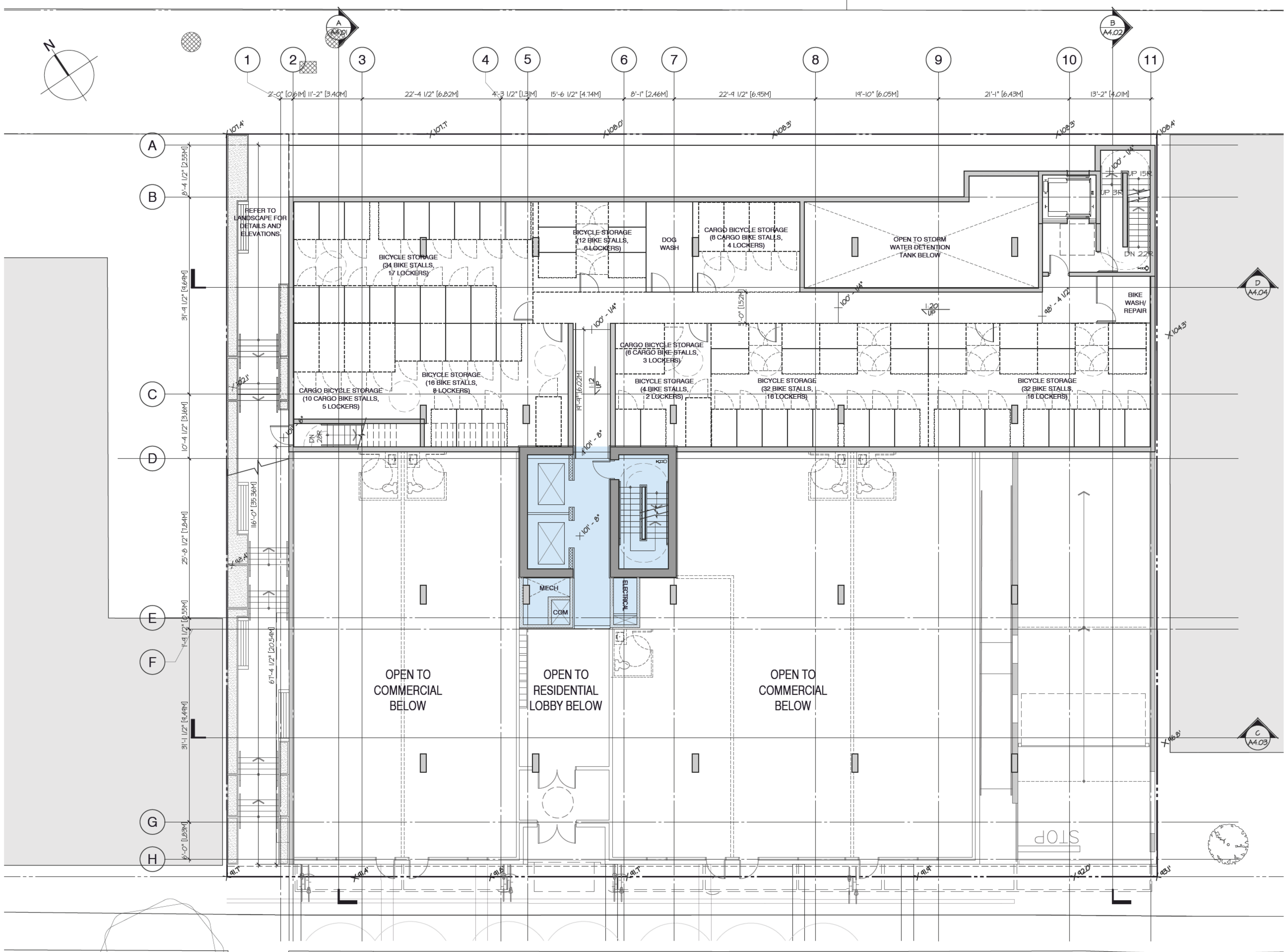
SCALE 1/8" = 1'-0"
DATE JAN 12, 2024



A5.03



1	FLOOR PLAN LEVEL 1	LOBBY (RESIDENTIAL) 478.48 sf	CIRCULATION 702.77 sf	COMMERCIAL 6,244.00 sf
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1 FLOOR PLAN LEVEL 1 UPPER

CIRCULATION
691.94 sf

CLIENT



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PROJECT
2024-01-12
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 01
UPPER
AREA OVERLAY**

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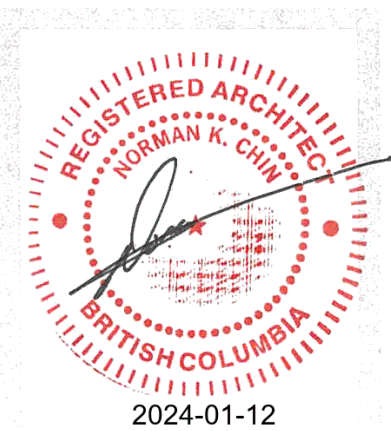
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PROJECT

2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 02
AREA OVERLAY**

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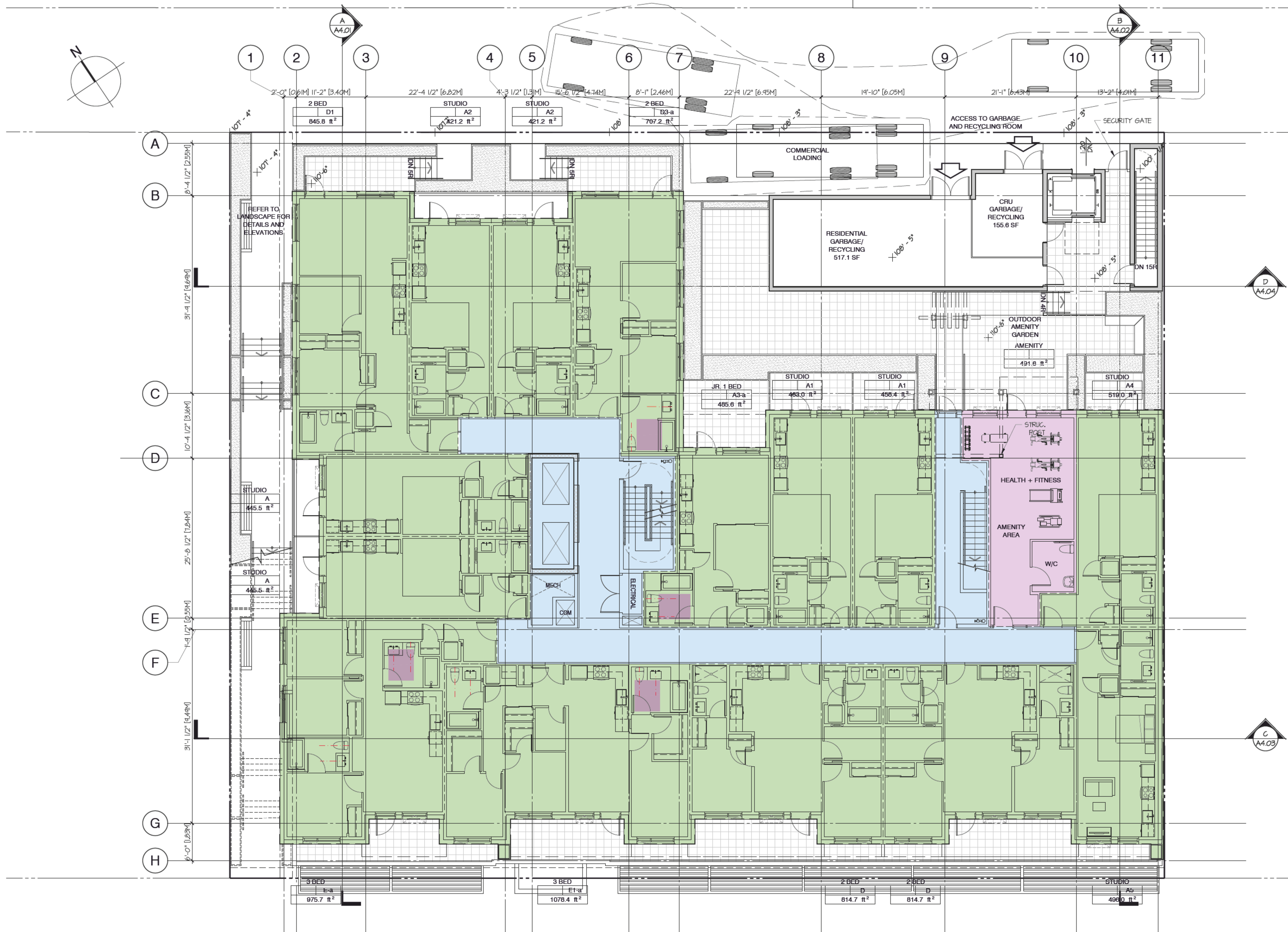
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SCALE 1/8" = 1'-0"

DATE JAN 12, 2024



A5.05

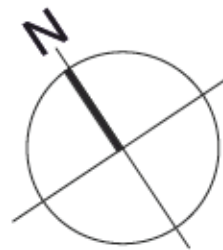
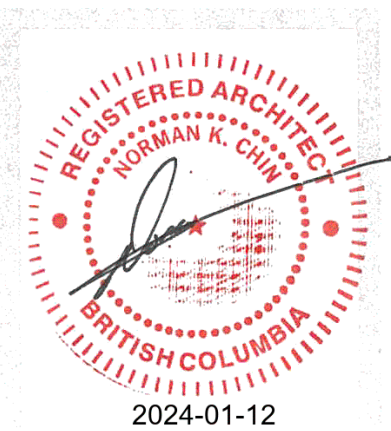


RESIDENTIAL
9,884.61 sf

CIRCULATION
1,581.00 sf

AMENITY
491.54 sf

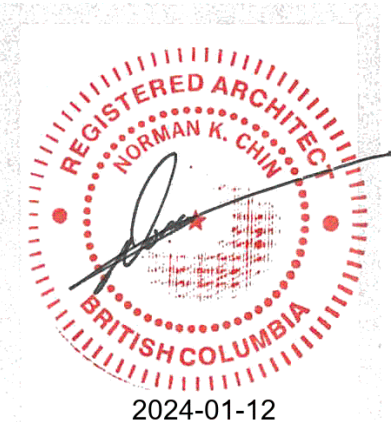
ADAPTBLE UNITS
80.00 sf



CIRCULATION
1,467.86 sf

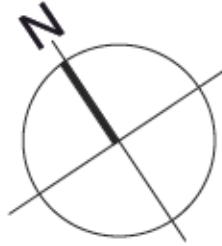
RESIDENTIAL
10,039.18 sf

ADAPTABLE LEVEL 2
100.00 sf



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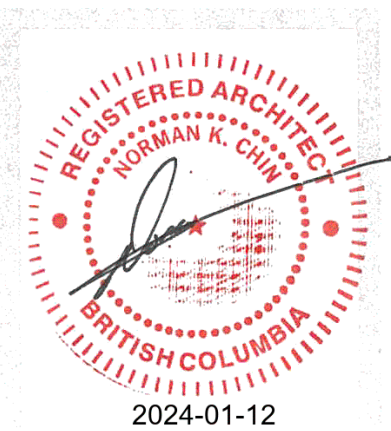
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CIRCULATION
1,467.86 sf

RESIDENTIAL
10,039.18 sf

ADAPTABLE LEVEL 2
100.00 sf



MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

FLOOR PLAN
LEVEL 05
AREA OVERLAY

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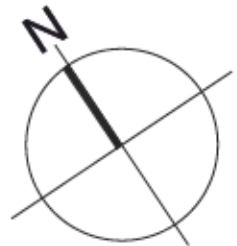
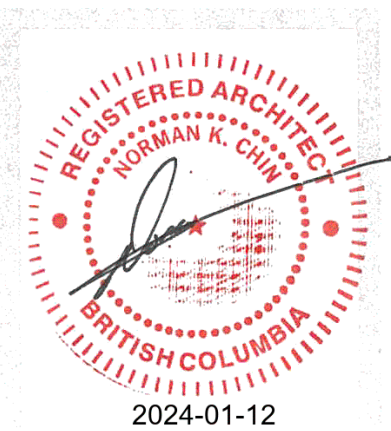


CIRCULATION
1,369.45 sf

RESIDENTIAL
9,203.70 sf

AMENITY
810.55 sf

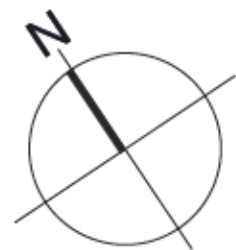
ADAPTBLE UNITS
60.00 sf



CIRCULATION
1,369.45 sf

RESIDENTIAL
9,203.70 sf

ADAPTABLE LEVEL 2
60.00 sf



A

B

C

D

E

F

G

H

1

2

3

4

5

6

7

8

9

10

11

2'-0" [0.61M] 11'-2" [3.40M]

22'-4 1/2" [6.82M]

4'-3 1/2" [1.31M]

15'-6 1/2" [4.74M]

8'-1" [2.46M]

22'-4 1/2" [6.95M]

19'-10" [6.05M]

21'-1" [6.43M]

13'-2" [4.01M]

8'-4 1/2" [2.55M]

31'-4 1/2" [9.60M]

10'-4 1/2" [3.16M]

25'-8 1/2" [7.84M]

1'-4 1/2" [0.55M]

31'-1 1/2" [9.44M]

6'-0" [1.83M]

ROOF OVER
LEVEL 06

ELEVATOR
OVERRUN

ACCESS HATCH

ROOF OVER
LEVEL 02

CANOPY

ROOF OVER
LEVEL 02

ROOF TERRACE
AT LEVEL 02

ROOF
TERRACE AT
LEVEL 05

ROOF OVER
LEVEL 06

ROOF OVER
LEVEL 01

CANOPY

CANOPY

CANOPY



MECHANICAL
183.94 sf

dys architecture

260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

CLIENT

Anthem

NO. | DATE | ISSUE

- 1 | 2022-08-15 | ISSUED FOR REZONING
- 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
- 3 | 2024-01-12 | REISSUE FOR REZONING

NO. | DATE | REVISION



PROJECT

2024-01-12

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**ROOF PLAN
AREA OVERLAY**

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PROJECT A221512

DRAWN TB

CHECKED NC

SCALE 1/8" = 1'-0"

DATE JAN 12, 2024



A5.10

146 EAST 2nd St.

ISSUED FOR REZONING

JAN. 12, 2024

CONTACTS

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET, VANCOUVER, BC V6H 2V1

OREN MIZRAHI, PRINCIPAL
604-681-3303 x 231
OREN@CONNECTLA.CA

RICCARDO TAVELLA, PROJECT MANAGER
604-681-3303 x 234
RICCARDO@CONNECTLA.CA

GENERAL NOTES

- A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARING THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPY FROM THE CLIENT AND BECOME FAMILIAR WITH IT, THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF SURVEY.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCY.
- THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND WITH ONE ANOTHER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- COMPANY X PREPARED THE SURVEY FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY X (ADDRESS, PHONE NUMBER) AND BECOME FAMILIAR WITH IT, EXISTING CONDITIONS, AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE SURVEY.
- COMPANY Y PREPARED THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT. IT HAS BEEN REFERENCED DURING PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY Y (ADDRESS, PHONE NUMBER) AND BECOME FAMILIAR WITH IT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE REPORT.

LANDSCAPE DRAWING INDEX

L0.00	COVER SHEET
L0.01	INSPIRATION AND PRINCIPLES
L0.02	DIAGRAMS
L1.02	CONCEPT PLAN - LEVEL 01
L1.03	CONCEPT PLAN - LEVEL 02
L1.04	CONCEPT PLAN - LEVEL 05
L2.00	MATERIALS PRECEDENT IMAGES
L6.00	PLANT LIST AND IMAGES
L6.01	PLANTING PLAN - LEVEL 01
L6.02	PLANTING PLAN - LEVEL 02
L6.03	PLANTING PLAN - LEVEL 05
L7.01	LIGHTING PLAN - GROUND LEVEL
L8.00	SECTIONS + ELEVATIONS



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KEYPLAN

SEAL

1 ISSUED FOR REZONING 2024-01-12

ISSUE

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale:	NTS
Drawn:	RT
Reviewed:	OM
Project No.	06-783

COVER SHEET

L0.00

VISION

The design vision is focused on place making - creating landscape design that is identifiable as north shore, while celebrating community, creative culture and nature.



COMMUNITY

CELEBRATE THE VIBRANCY OF LOWER LONSDALE

Integrate and connect to the neighbourhood.
Give the existing community something to embrace.



CREATIVE CULTURE

NURTURE THE ARTS AND CREATIVE ECONOMY

Create dynamic spaces for people to live, work, shop,
travel and play.



NATURE

DESIGN WITH NATURE

Bridge the interior and exterior environments and
celebrate local ecology.

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale: NTS

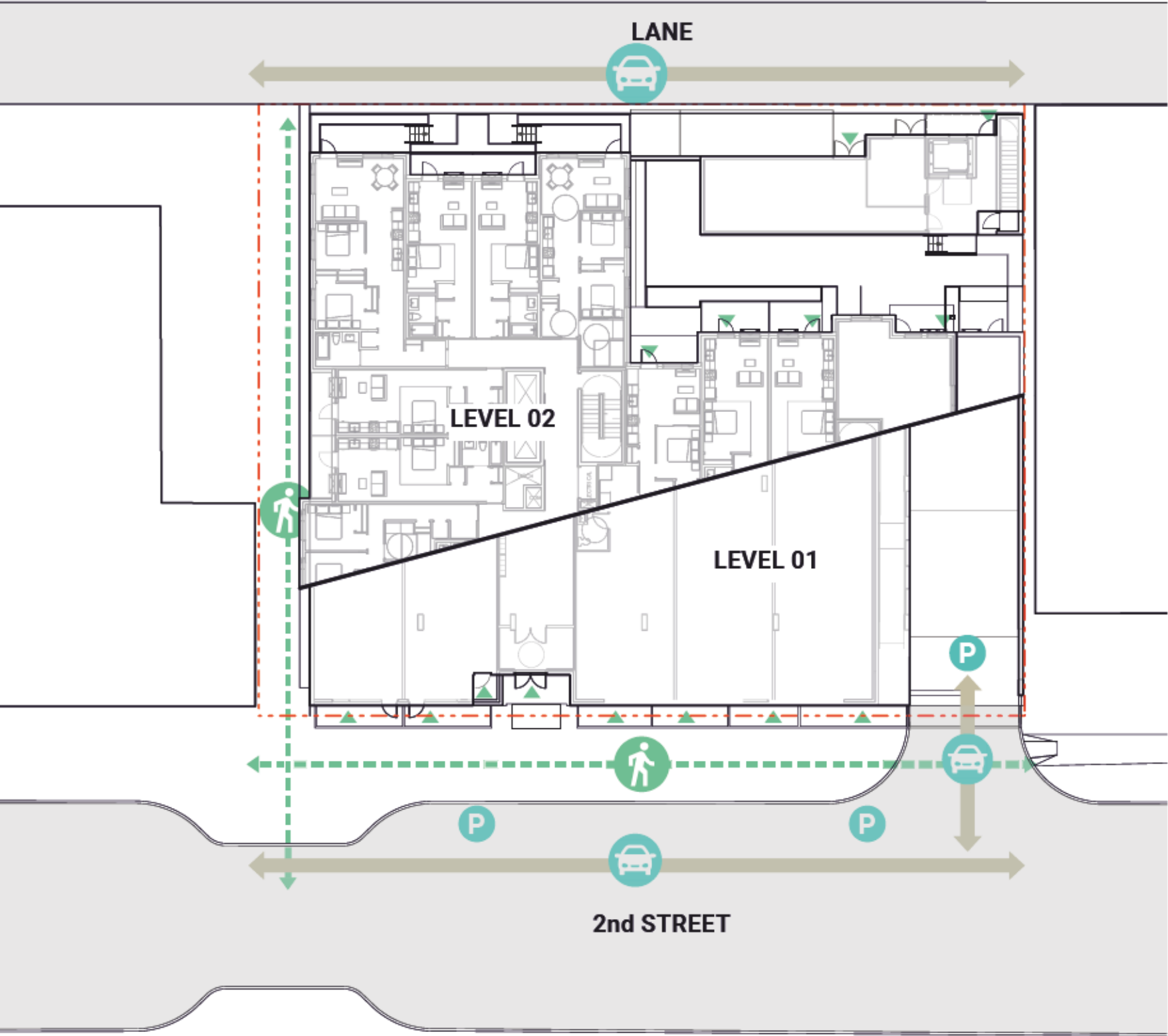
Drawn: RT

Reviewed: OM

Project No. 06-783

INSPIRATION AND PRINCIPLES

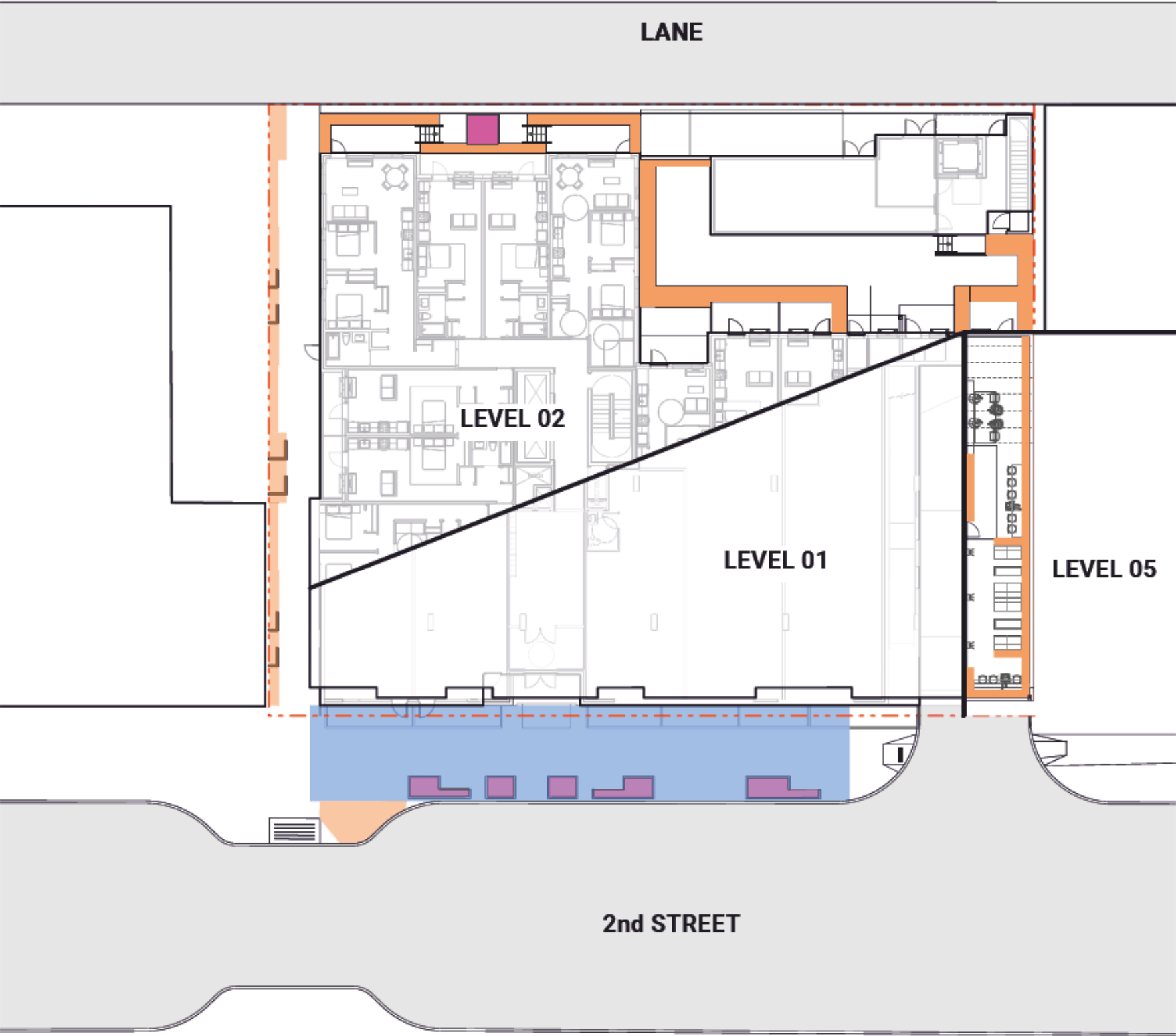
SITE CIRCULATION



CIRCULATION LEGEND

- VEHICULAR
- PEDESTRIAN
- PARKING

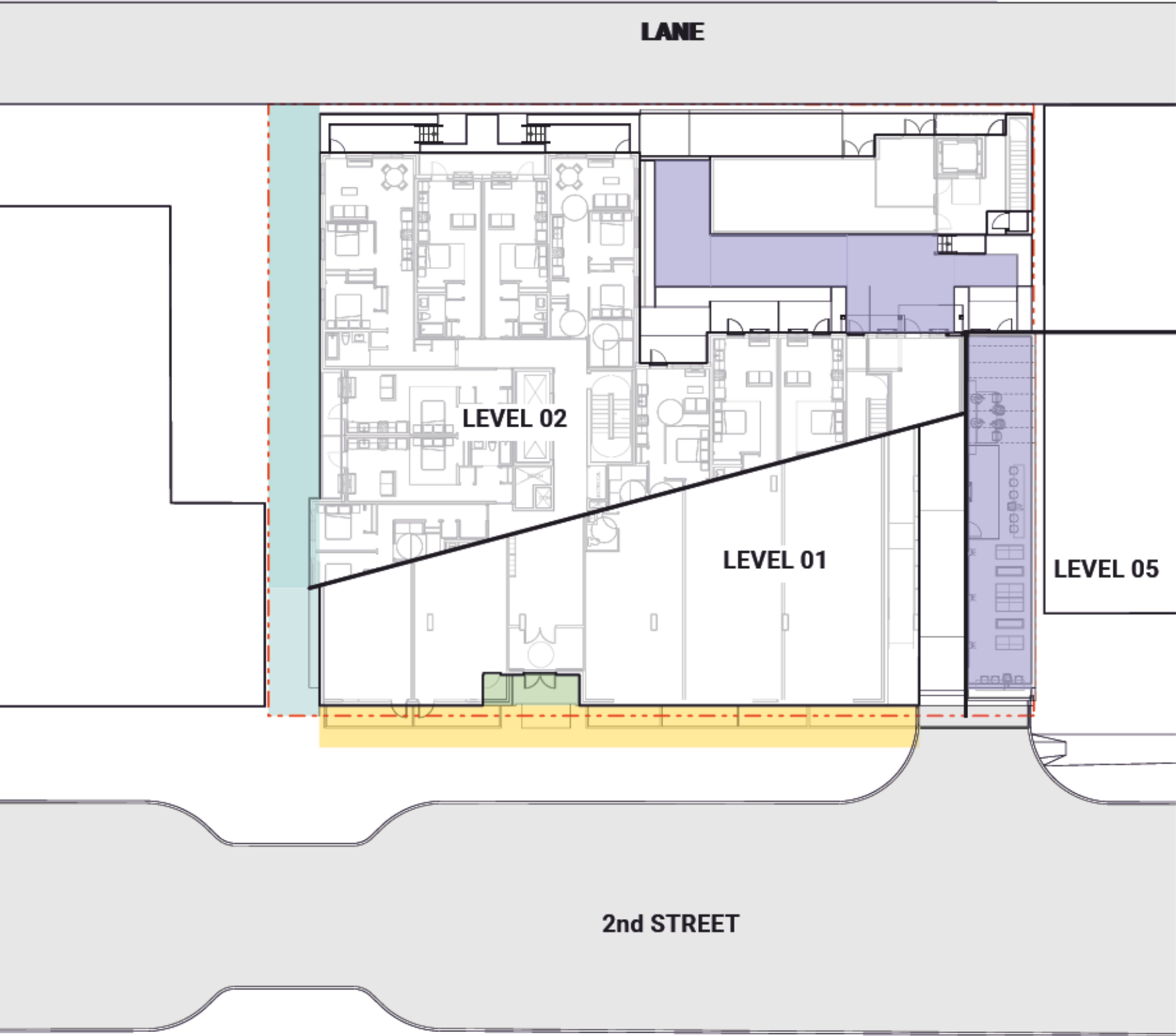
SOIL VOLUME



SOILS LEGEND

- GROWING MEDIUM 450MM DEPTH
- GROWING MEDIUM 900MM DEPTH
- STRUCTURAL SOIL 900MM DEPTH

SITE PROGRAM



PROGRAM LEGEND

- PUBLIC CORRIDOR
- RESIDENTIAL ENTRY
- COMMERCIAL
- RESIDENTIAL AMENITY

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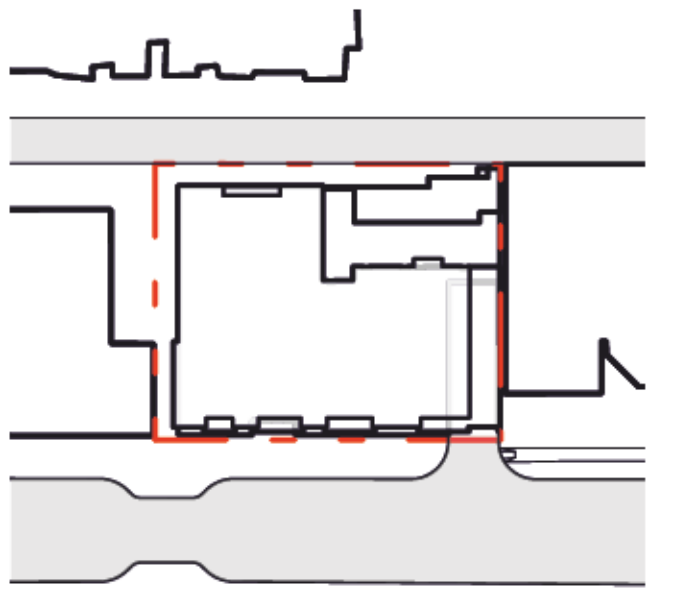
ISSUE

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North Vancouver, British Columbia

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Drawn: RT
Reviewed: OM
Project No. 06-783

DIAGRAMS



146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale: 1:100
Drawn: RT
Reviewed: OM
Project No. 06-783

CONCEPT PLAN - LEVEL 01

PROGRAM LEGEND - LEVEL 01

- 1 STOREFRONT
- 2 RESIDENTIAL ENTRY
- 3 STREETScape AMENITY
- 4 PEDESTRIAN CORRIDOR
- 5 COMMERCIAL LOADING
- 6 ACCESS TO GARBAGE AREA

GRADING LEGEND

- FG / 0m PROPOSED FIELD GRADE
- TS/BS / 0m TOP OF STAIR / BOTTOM OF STAIR
- TW/BW / 0m TOP OF WALL / BOTTOM OF WALL
- 2.0% PROPOSED SLOPE

HARDSCAPE LEGEND

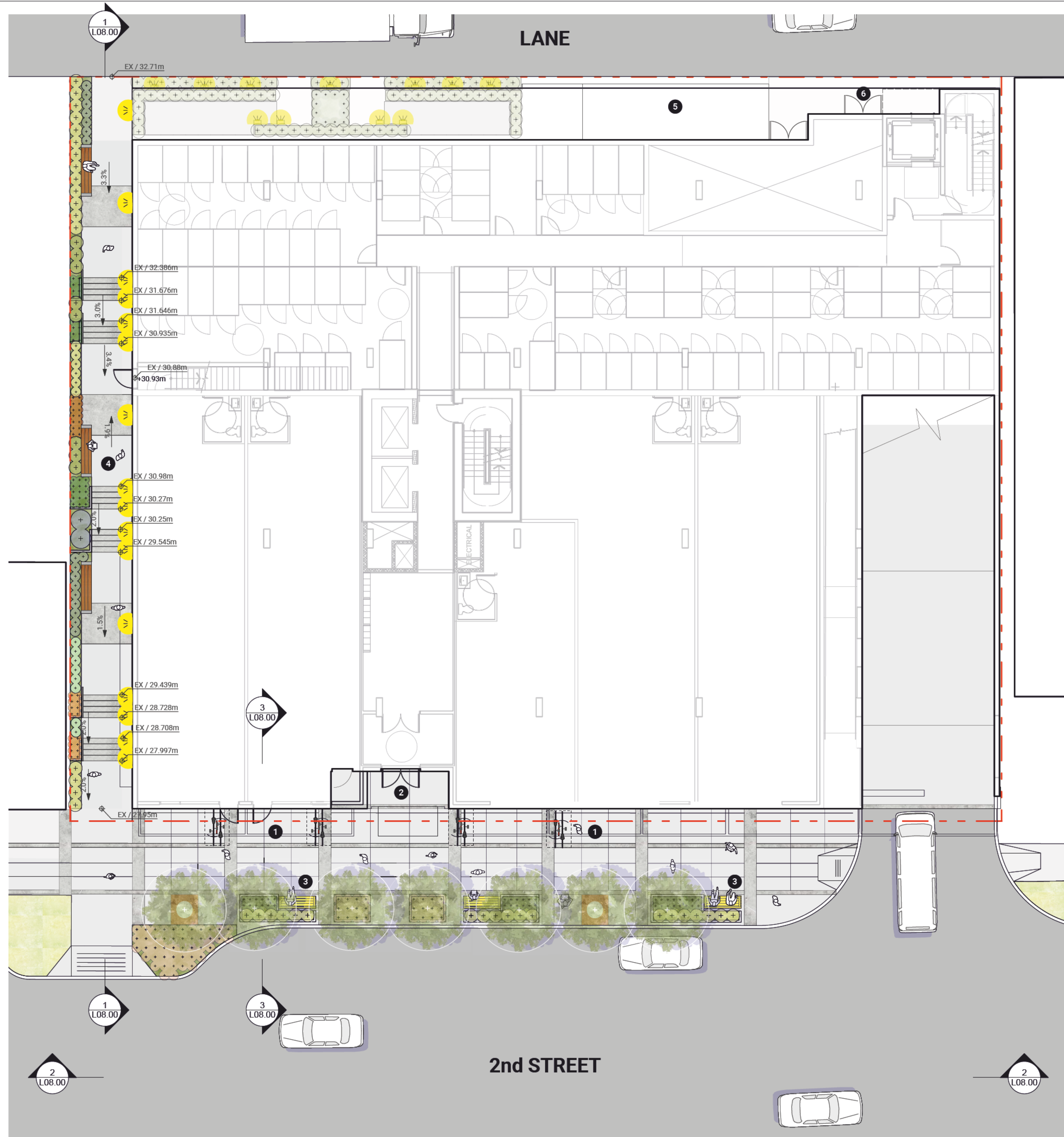
- CIP CONCRETE PAVING
- CIP CONCRETE PAVING DARK COLOR

SOFTSCAPE LEGEND

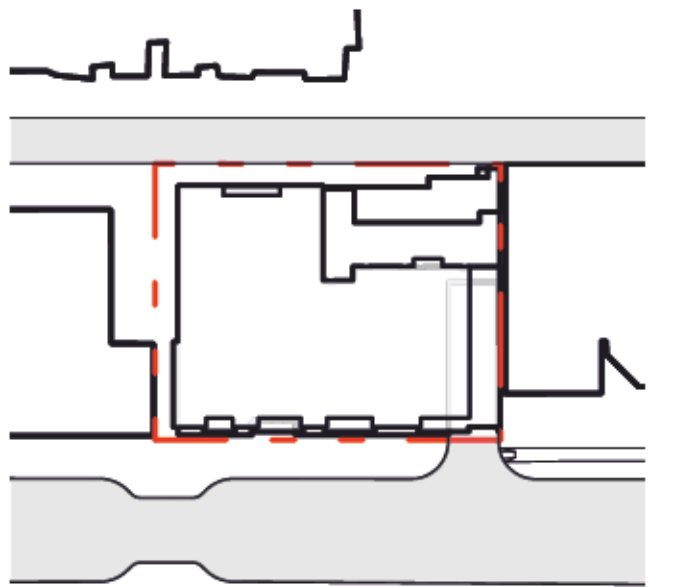
- PLANTING AREA
- PROPOSED TREE
REFER TO PLANT LIST / PLANTING PLANS

FURNISHING LEGEND

- BIKE RACK
QTY: X (X SPACES)
- BENCH TYPE 1: WOOD TOP BENCH
- BENCH TYPE 2: PARK BENCH



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Project No. 06-783

CONCEPT PLAN - LEVEL 02



L1.03

PROGRAM LEGEND - LEVEL 02

- 1 PET RELIEF AREA
- 2 PLAYGROUND AREA
- 3 UNIT TERRACE
- 4 OUTDOOR WORKOUT AREA

GRADING LEGEND

- FG / 0m PROPOSED FIELD GRADE
- TS/BS / 0m TOP OF STAIR / BOTTOM OF STAIR
- TW/BW / 0m TOP OF WALL / BOTTOM OF WALL
- 2.0% PROPOSED SLOPE

HARDSCAPE LEGEND

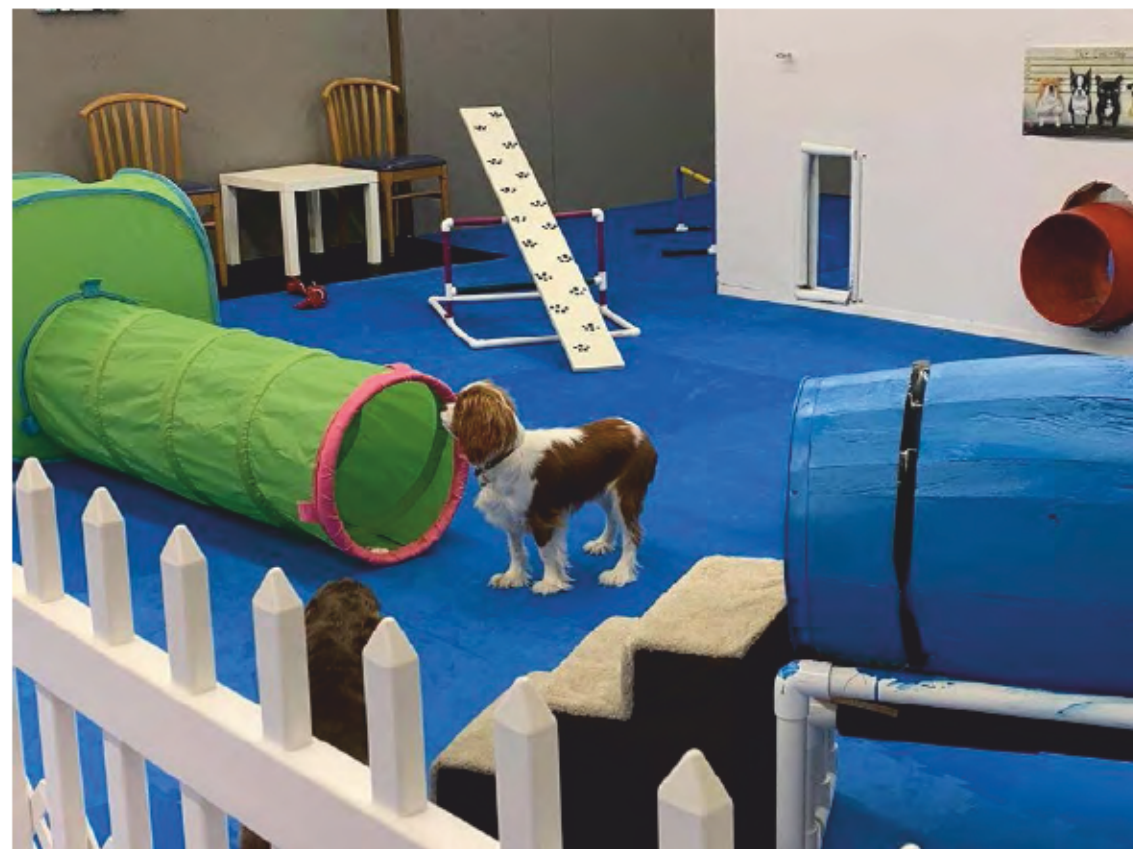
- PORCELAIN PAVING
- RUBBER PLAY SURFACE
- LOW IMPACT RUBBER SURFACE
- ARTIFICIAL TURF

SOFTSCAPE LEGEND

- PLANTING AREA
- PROPOSED TREE
REFER TO PLANT LIST / PLANTING PLANS

FURNISHING LEGEND

- METAL PLANTER
- WOOD TRELLIS
- WOOD FENCE (4' HIGH)
- WOOD BENCH



PROGRAM LEGEND - LEVEL 05

- 1 BBQ
- 2 FIREPIT AREA
- 3 BAR AREA
- 4 SITTING AREA

GRADING LEGEND

- FG / 0m PROPOSED FIELD GRADE
- TS/BS / 0m TOP OF STAIR / BOTTOM OF STAIR
- TW/BW / 0m TOP OF WALL / BOTTOM OF WALL
- 2.0% PROPOSED SLOPE

HARDSCAPE LEGEND

- PORCELAIN PAVING

SOFTSCAPE LEGEND

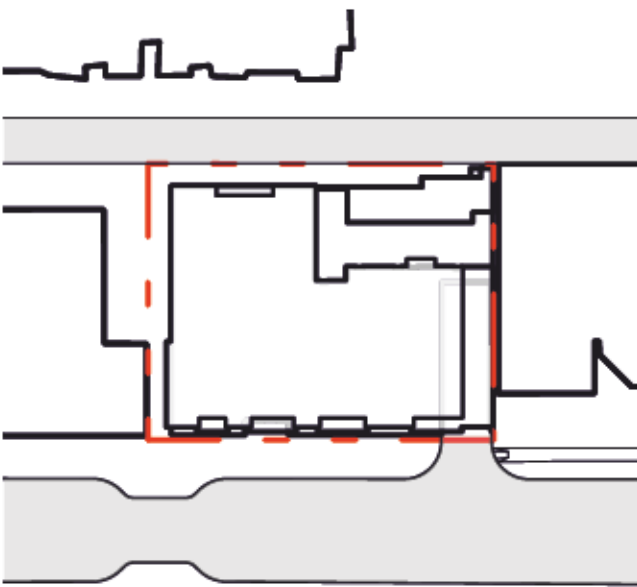
- PLANTING AREA
- HEDGE
- PROPOSED TREE
REFER TO PLANT LIST / PLANTING PLANS

FURNISHING LEGEND

- FIREPIT
- DINING TABLE
- BBQ
- METAL PLANTER
- BAR TABLE



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North Vancouver, British Columbia

Scale: 1:100
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Reviewed: OM
Project No. 06-783

CONCEPT PLAN - LEVEL 05



MATERIALS

- DESCRIPTION
- 1. CAST-IN-PLACE CONCRETE PAVING
(100MM THICK, LIGHT BROOM FINISH, 'CALIFORNIA' JOINTS)
 - 2. CAST-IN-PLACE EXPOSED AGGREGATE CONCRETE PAVING
(100MM THICK, MODIFIED 'CALIFORNIA' JOINTS)
 - 3. STREETSCAPE FREE-STANDING BENCH
(VICTOR STANLEY RB-28 PER CNV STANDARDS)
 - 4. TREE GRATE
(BY DOBNEY FOUNDRY PER CNV STANDARDS)
 - 5. DINING AND SEATING
 - 6. CONCRETE SLAB PAVERS
(MANHATTAN PAVER BY NEWSTONE GROUP, 24" x 24" x 2")
 - 7. CUSTOM BARBEQUE
 - 8. FIRE BOWL
 - 9. PLAYGROUND EQUIPMENT
 - 10. DOG PLAYGROUND EQUIPMENT
 - 11. WOOD BENCH MOUNTED ON COCRETE BLOCK
 - 12. METAL PLANTERS



146 EAST 2nd Street

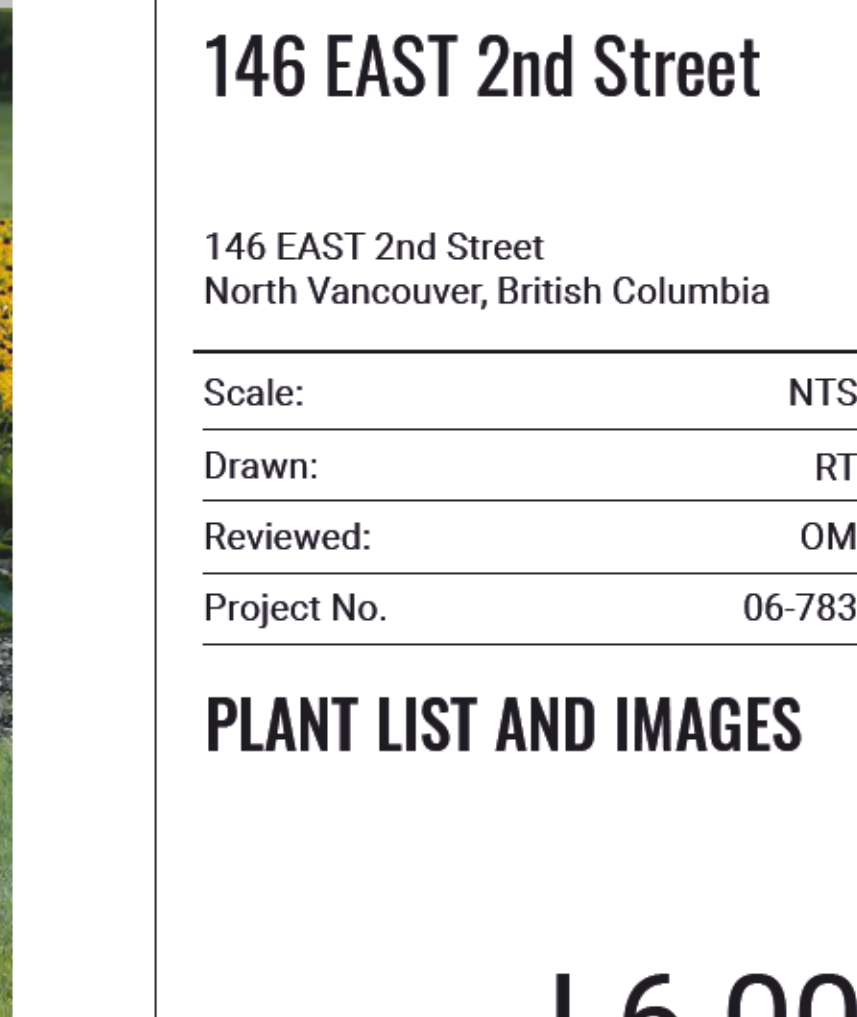
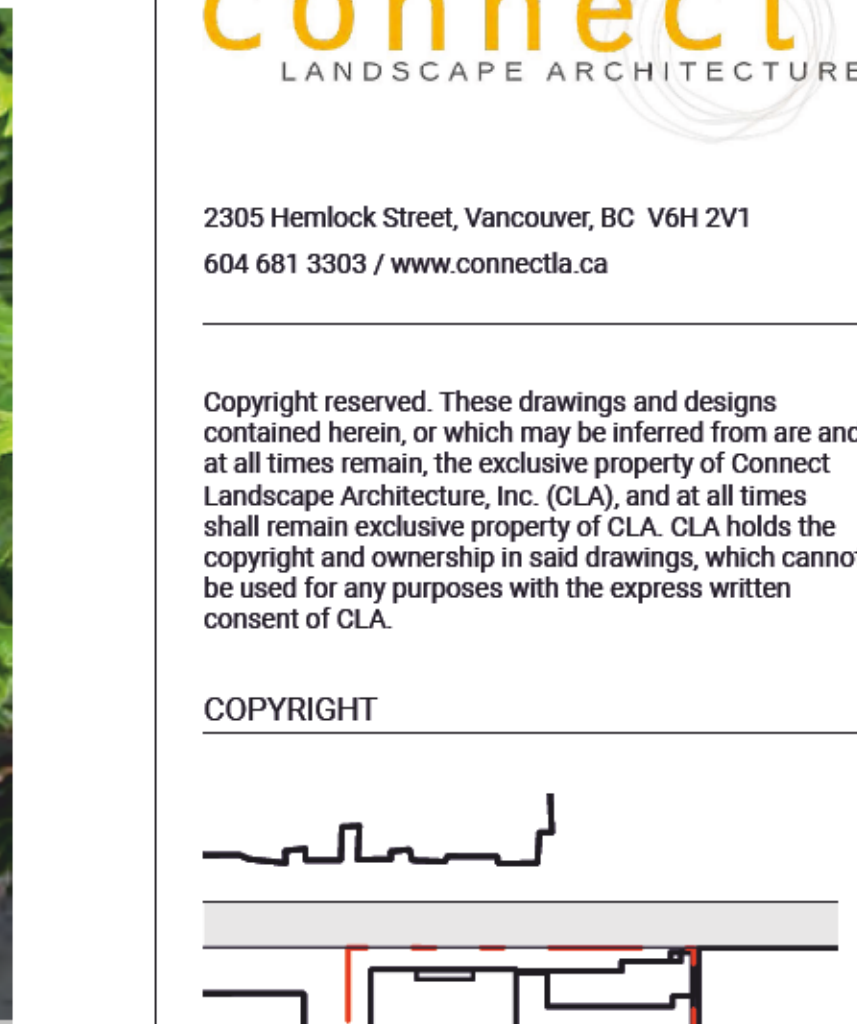
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North Vancouver, British Columbia

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Project No.	06-783

MATERIALS PRECEDENT
IMAGES

PLANT LIST

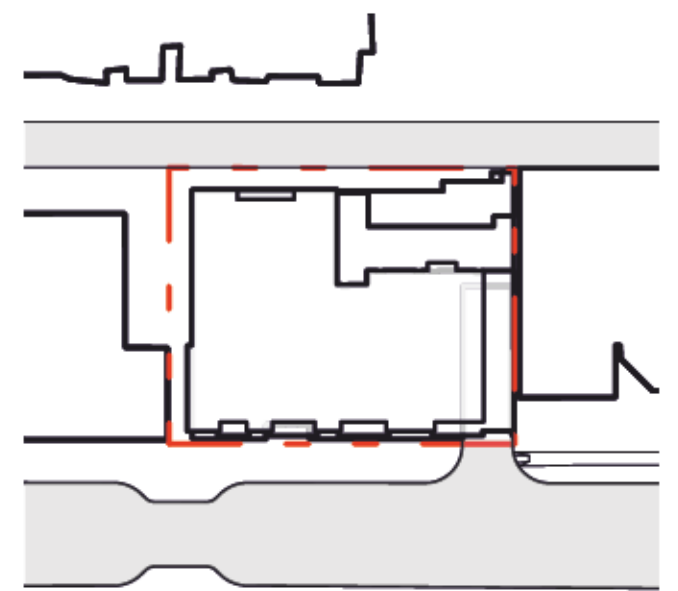
ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
CN	1	<i>Cornus nuttallii</i>	Pacific flowering dogwood	3-5m, Ht.	as shown
	5	OFF-SITE STREET TREE			
SHRUBS					
bq	36	<i>Buxus sempervirens</i> 'Suffruticosa'	Boxwood	#1 pot	575 o.c.
Cy7	7	<i>Ceanothus</i> 'Yankee Point'	California Lilac 'Yankee Point'	#2 pot	600 o.c.
Hlg	24	<i>Hydrangea</i> 'Little Gelisha'	Mountain Hydrangea	#3 pot	900 o.c.
Mn	6	<i>Mahonia nervosa</i>	Dull Oregon Grape	#1 pot	450 o.c.
Spn	13	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	#5 pot	600 o.c.
PERENNIALS					
anm	24	<i>Anaphalis margaritacea</i>	Pearly Everlasting	#1 pot	450 o.c.
hg	60	<i>Hosta</i> 'Guacamole'	Hosta	#2 pot	600 o.c.
rfg	72	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	#2 pot	600 o.c.
GROUNDCOVERS					
auu	84	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
cm	73	<i>Carex morrowii</i>	Japanese sedge	#1 pot	300 o.c.
cc	14	<i>Cornus canadensis</i>	Bunchberry	#1 pot	300 o.c.
pat	53	<i>Pachysandra terminalis</i>	Japanese Spruge	#1 pot	450 o.c.
FERNS					
pm	31	<i>Polystichum munitum</i>	Western sword fern	#1 pot	300 o.c.
GRASSES					
dca	69	<i>Deschampsia cespitosa</i> 'Goldtau'	Golden Dew Tufted Hair Grass	#1 pot	450 o.c.



2305 Hemlock Street, Vancouver, BC V6H 2V1
604 681 3303 / www.connectla.ca

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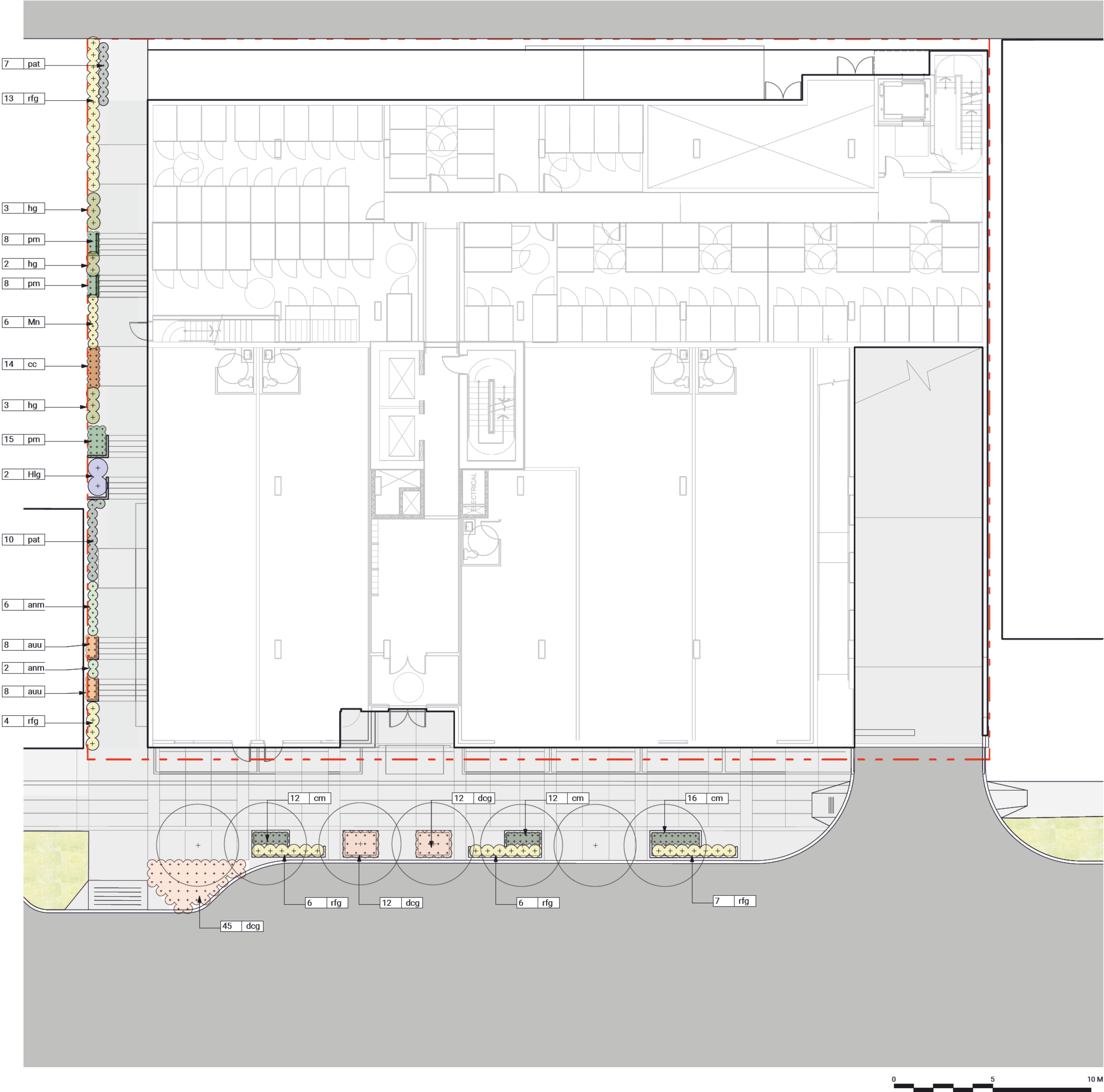
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North Vancouver, British Columbia

Scale:	NTS
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Reviewed:	OM
Project No.	06-783

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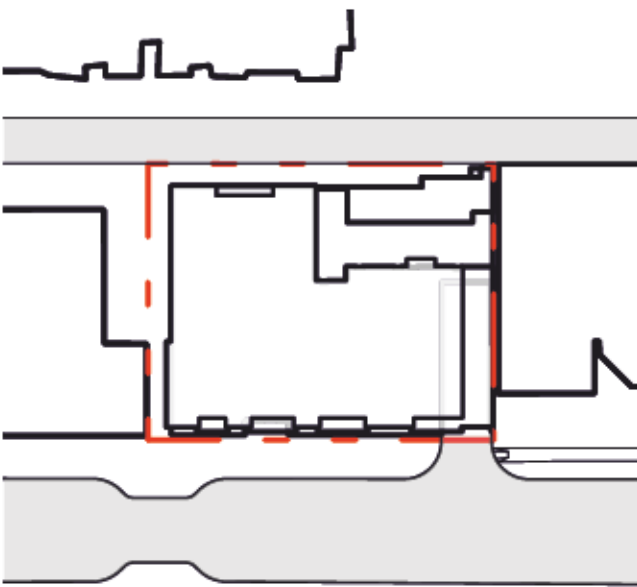
PLANT LIS

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
	5	OFF-SITE STREET TREE			
SHRUBS					
Hlg	2	Hydrangea 'Little Geisha'	Mountain Hydrangea	#3 pot	900 o.c.
Mn	6	Mahonia nervosa	Dull Oregon Grape	#1 pot	450 o.c.
PERENNIALS					
anm	8	Anaphalis margaritacea	Pearly Everlasting	#1 pot	450 o.c.
hg	8	Hosta 'Guacamole'	Hosta	#2 pot	600 o.c.
rfg	36	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1 pot	600 o.c.
GROUNDCOVERS					
auu	16	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.c.
cm	40	Carex morrowii	Japanese sedge	#1 pot	300 o.c.
cc	14	Cornus canadensis	Bunchberry	#1 pot	300 o.c.
pat	17	Pachysandra terminalis	Japanese Spruge	#1 pot	450 o.c.
FERNS					
pm	31	Polystichum munitum	Western sword fern	#1 pot	300 o.c.
GRASSES					
dcg	69	Deschampsia cespitosa 'Goldtau'	Golden Dew Tufted Hair Grass	#1 pot	450 o.c.
BULBS					



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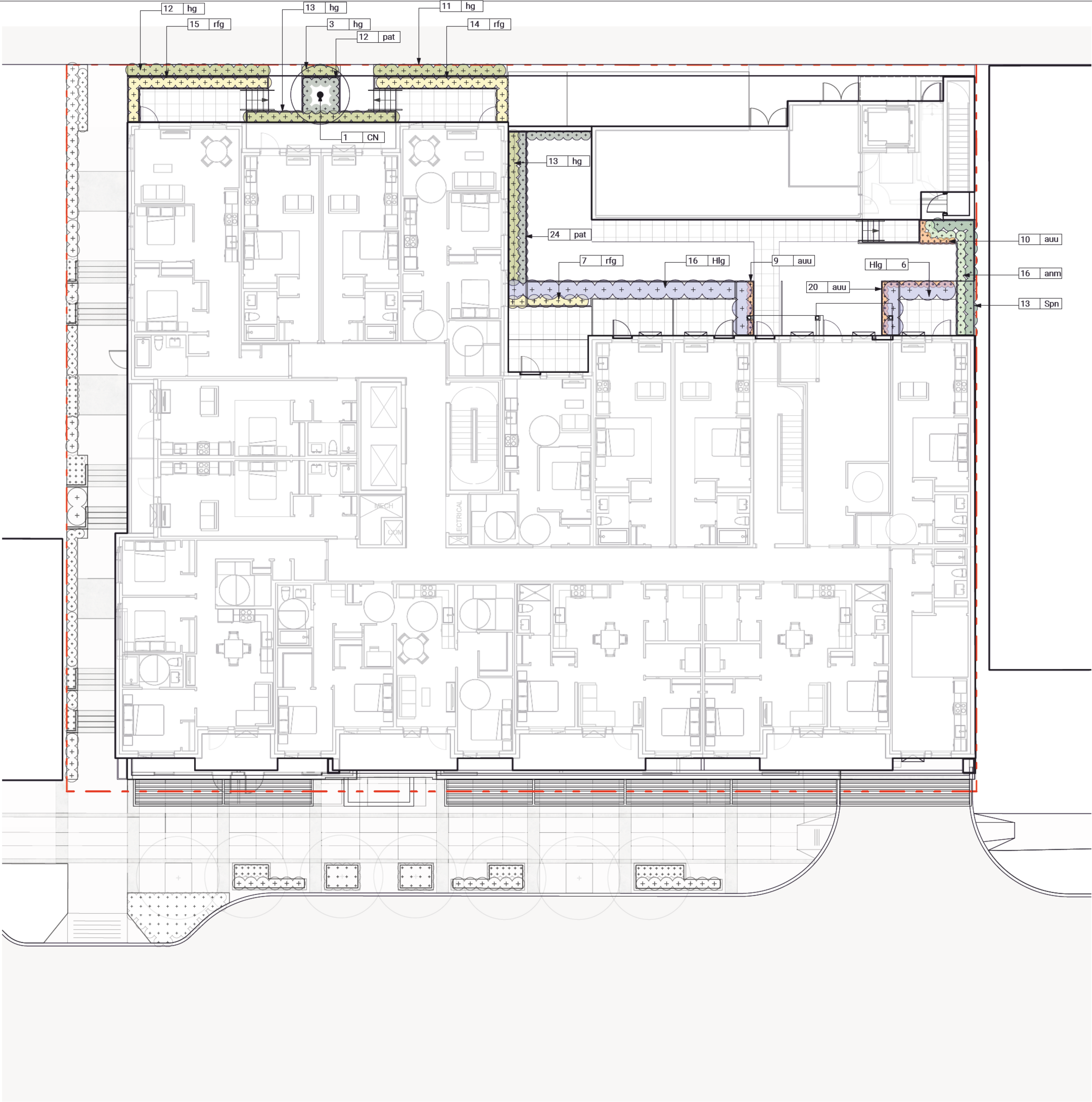
146 EAST 2nd Street
North Vancouver, British Columbia

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Drawn: RT
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Project No. 06-783

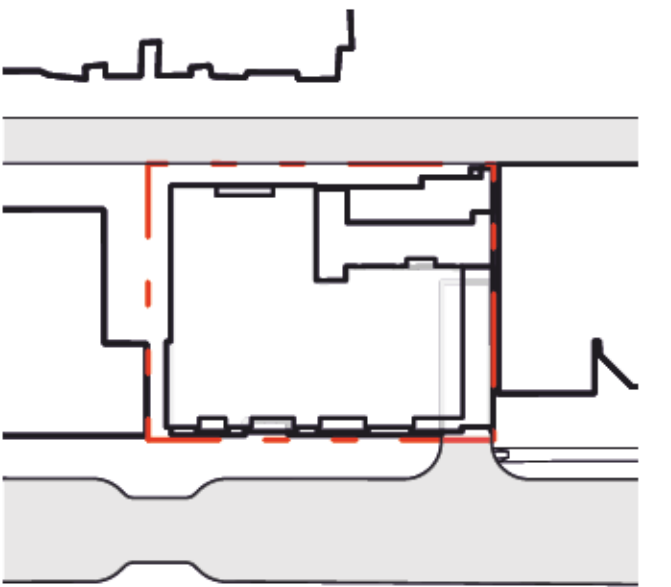
PLANTING PLAN - LEVEL
01

PLANT LIS

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
CN	1	<i>Cornus nuttallii</i>	Pacific flowering dogwood	3-5m, Ht. as shown	
SHRUBS					
Hlg	22	<i>Hydrangea 'Little Geisha'</i>	Mountain Hydrangea	#3 pot	900 o.c.
Spn	13	<i>Salix purpurea 'Nana'</i>	Dwarf Arctic Willow	#5 pot	600 o.c.
PERENNIALS					
anm	16	<i>Anaphalis margaritacea</i>	Pearly Everlasting	#1 pot	450 o.c.
hg	52	<i>Hosta 'Guacamole'</i>	Hosta	#2 pot	600 o.c.
rfg	36	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-Eyed Susan	#1 pot	600 o.c.
GROUNDCOVERS					
auu	39	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
pat	36	<i>Pachysandra terminalis</i>	Japanese Spruce	#1 pot	450 o.c.



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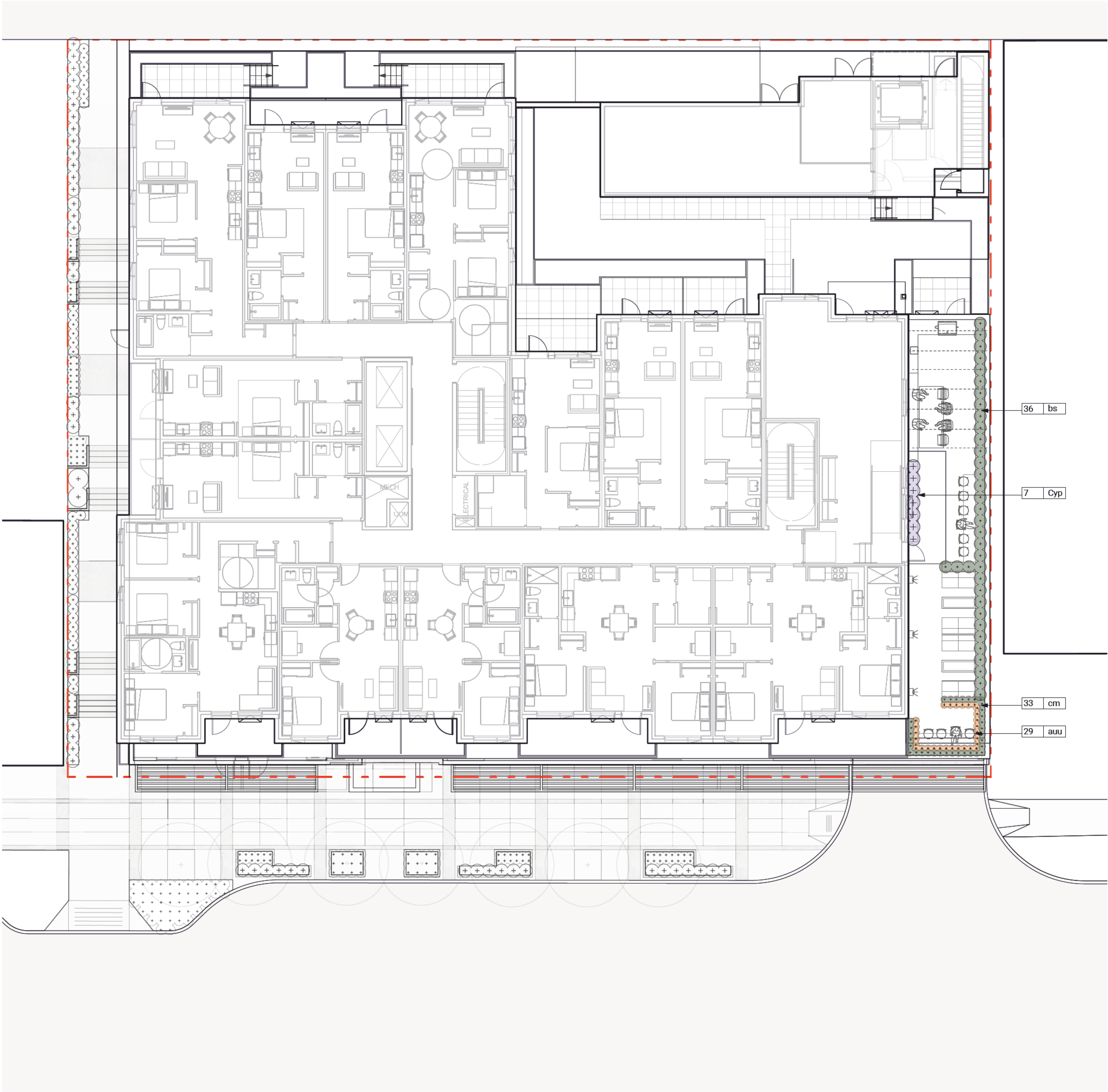
Reviewed: OM

Project No. 06-783

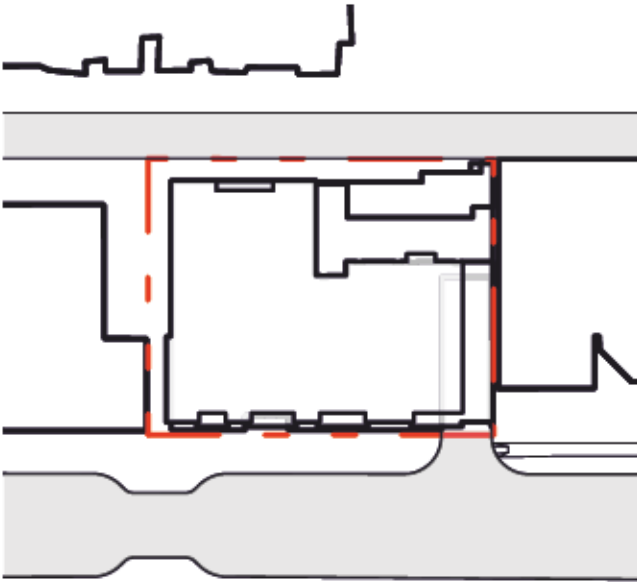
PLANTING PLAN - LEVEL
02

PLANT LIS

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CN	1	<i>Cornus nuttallii</i>	Pacific flowering dogwood	3-5m, Ht. as shown	
SHRUBS					
bs	36	<i>Buxus sempervirens</i> 'Suffruticosa'	Boxwood	#1 pot	575 o.c.
Cyp	7	<i>Ceanothus</i> 'Yankee Point'	California Lilac 'Yankee Point'	#2 pot	600 o.c.
PERENNIALS					
GROUNDCOVERS					
auu	29	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
cm	33	<i>Carex morrowii</i>	Japanese sedge	#1 pot	300 o.c.



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SEAL

1	ISSUED FOR REZONING	2024-01-12
ISSUE		

146 EAST 2nd Street



146 EAST 2nd Street
North Vancouver, British Columbia

Scale:	1:100
Drawn:	RT
Reviewed:	OM
Project No.	06-783

PLANTING PLAN - LEVEL
05



LIGHTING LEGEND

-  LIGHT TYPE 1: WALL LIGHT
-  LIGHT TYPE 2: CATENARY LIGHTING

NOTE:
LIGHTS AS PER ELECTRICAL. SHOWN FOR REFERENCE ONLY.



LIGHT TYPE 1

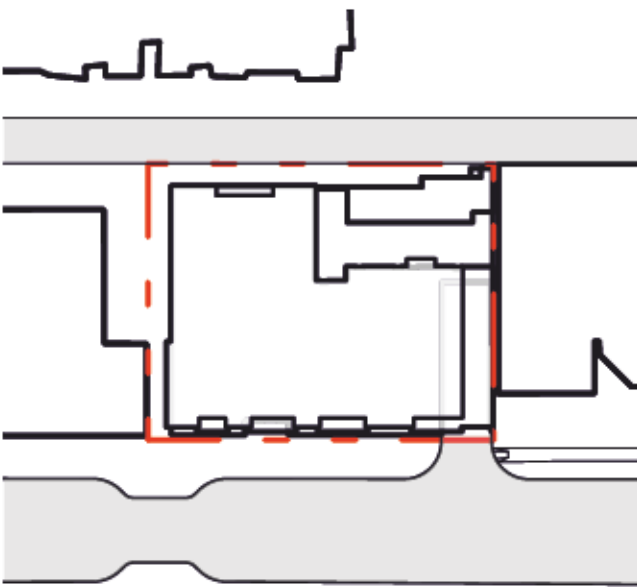


LIGHT TYPE 2



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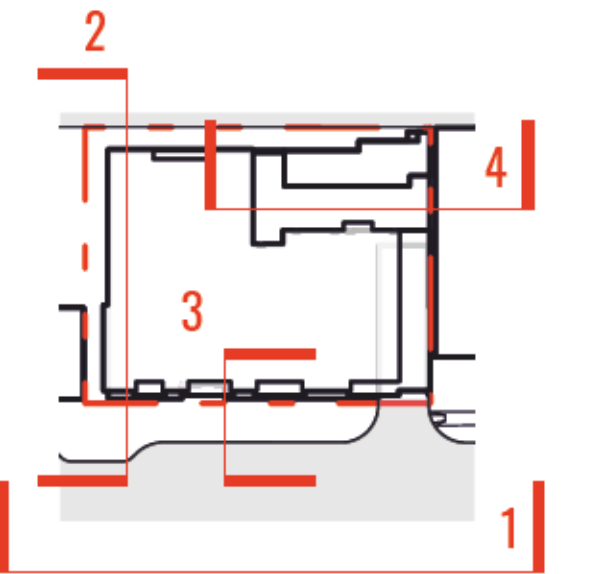
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LIGHTING PLAN - GROUND
LEVEL





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146 EAST 2nd Street

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Scale: AS SHOWN

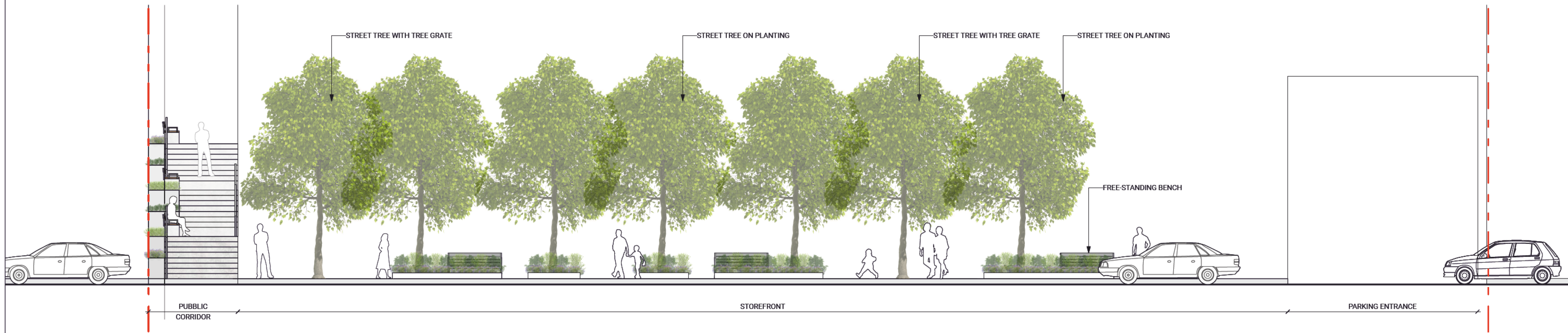
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Reviewed: OM

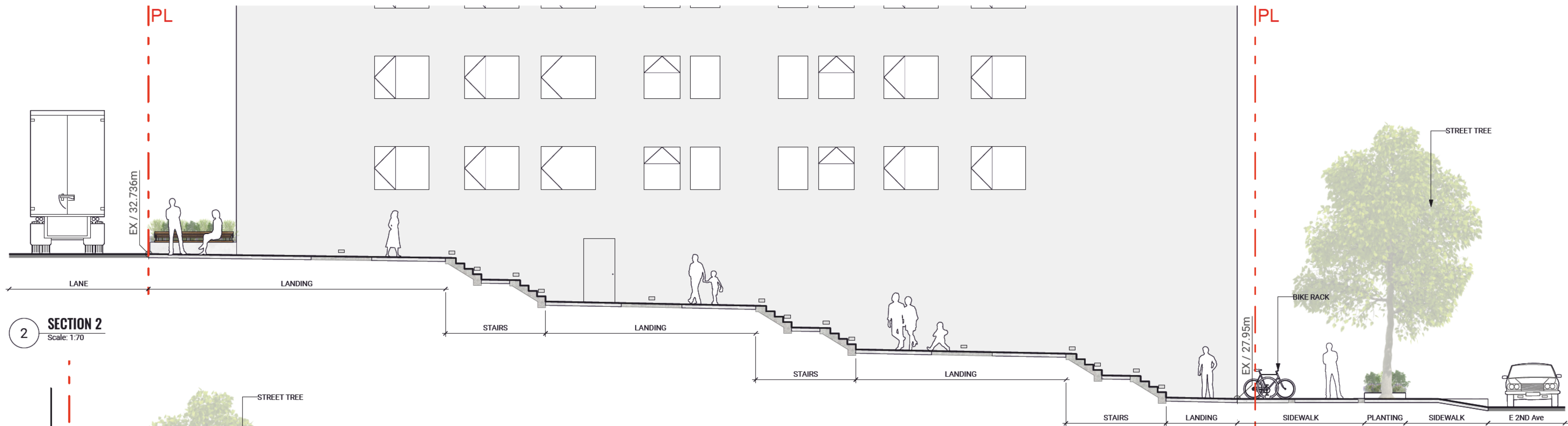
Project No. 06-783

SECTIONS + ELEVATIONS

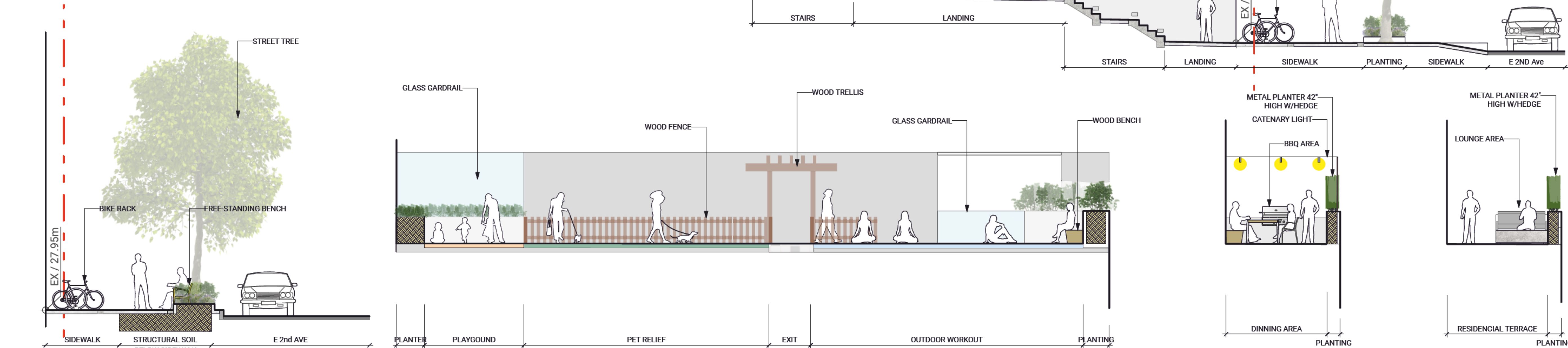
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1 SECTION 1
Scale: 1:70



2 SECTION 2
Scale: 1:70



3 SECTION 3
Scale: 1:70

4 SECTION 4
Scale: 1:70

5 SECTION 5
Scale: 1:70

6 SECTION 6
Scale: 1:70