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3.011	TYPICAL UNITS	1/4"=1'-0"	
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Total Ø 86

1-DECEMBER 2016 - RZ APPLICATION
2-MARCH 2017 - RZ APPLICATION
3-MAY 2017 - ADP ELECTRONIC SUBMISSION
4-JUNE 12/17 - For Client
5-SEPTEMBER 05/17 - RZ RESUBMIT
6-OCTOBER 05/17 - RZ RESUBMIT
7-NOVEMBER 14/17 - RZ RESUBMIT



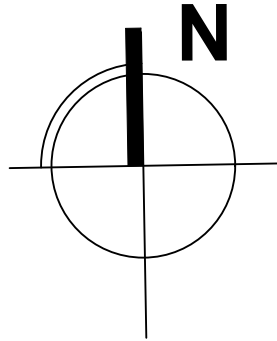
LONSDALE CITYHOMES
150 EAST 8TH STREET, NORTH VANCOUVER



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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

COVER SHEET

16390 [PROJECT]

[SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-0.000

Project Name: Crest
Client: Adera

Project No. 16390
Date: Nov 14/2017

PROJECT DATA ISSUE 7

Existing Address:
Proposed Address:

150 East 8th Street, North Vancouver

Existing Legal Description:
Proposed Legal Description:

Lot F, Block 87, District Lot 549, Group 1, New Westminster District, Plan BCP40768
Lot , Block 87, District Lot 549, Group 1, New Westminster District, Plan

Zoning:

CD

Gross Site Area	1.44	acres	62,543	sq.ft.	5,810	m2
Dedications			-	sq.ft.	0	m2
Net Site Area			62,543	sq.ft.	5,810	m2
Permitted FSR	2.60		162,611	sq.ft.	15,107	m2
Additional FSR Exclusion - Level 2 Adaptable Units	25% of units	45 units @	20	sq.ft./unit	920	sq.ft.
Maximum FSR	2.60		162,611	sq.ft.	15,107	m2
Actual FSR	2.60	179 units	162,771	sq.ft.	15,122	m2

Indoor Amenity Area Required	2% of Gross Area	3,255	sq.ft.	302	m2
	179 units @ 1.3 m2/unit	2,505	sq.ft.	233	m2
Indoor Amenity Provided		1,614	sq.ft.	150	m2

Level 2 Adaptable Units: B1 h/c, B1-RD h/c B3 h/c, B3-RD h/c, C1 h/c, C1-RD h/c	45 units	25% of total unit count
Mix of Adaptable Units:	1 Bed 48.89%	2 Bed 53.33%

		Area included in FSR	Area excluded from FSR	Area included in FSR
Gross Area - P2		0	sq.ft.	-
Gross Area - P1 (TH)		10,227	sq.ft.	950
Gross Area - 1st Floor	34 units (TH)	24,338	sq.ft.	2,261
Gross Area - 2nd Floor	29 units	25,641	sq.ft.	2,382
Gross Area - 3rd Floor	29 units	25,641	sq.ft.	2,382
Gross Area - 4th Floor	29 units	25,641	sq.ft.	2,382
Gross Area - 5th Floor	29 units	25,641	sq.ft.	2,382
Gross Area - 6th Floor	29 units	25,641	sq.ft.	2,382
Gross Area - Roof Deck		0	sq.ft.	-
Total Gross Area	179 units	162,771	sq.ft.	8,036

Total Area included in FSR	162,771	sq.ft.
Total Area excluded from FSR ('Active Design' staircases floors 1 to 6, roof deck & elevator maintenance stair, amenity, Level 2 adaptable)	8,036	sq.ft.

Site Coverage

46%

28,898

sq.ft.

2,685

m2

Unit Type	1st	2nd	3rd	4th	5th	6th	Total	Average	Roof Deck	sq.ft./unit	Total (excl. Roof Deck)	%	Actual	Target
A1 - 1Bed	1	1	1	1	1		5	units @ 583.12		sq.ft./unit	2,916	sq.ft.	2.8%	
A1-RD - 1Bed						1	1	units @ 583.12	99.63	sq.ft./unit	583	sq.ft.	0.6%	
A2 - 1Bed	1	1	1	1	1		5	units @ 579.50		sq.ft./unit	2,898	sq.ft.	2.8%	
A2-RD - 1Bed						1	1	units @ 579.50	99.93	sq.ft./unit	580	sq.ft.	0.6%	6.7%
B1 - 1Bed + Den	2	2	2	2	2		10	units @ 632.69		sq.ft./unit	6,327	sq.ft.	5.6%	
B1-RD - 1Bed						2	2	units @ 632.69	96.70	sq.ft./unit	1,265	sq.ft.	1.1%	
B2 - 1Bed	1	1	1	1	1		5	units @ 616.29		sq.ft./unit	3,081	sq.ft.	2.8%	
B2-RD - 1Bed						1	1	units @ 616.29	100.17	sq.ft./unit	616	sq.ft.	0.6%	
B3 - 1Bed + Den	0	2	2	2	2		8	units @ 685.69		sq.ft./unit	5,486	sq.ft.	4.5%	
B3-RD - 1Bed + Den						2	2	units @ 685.69	96.70	sq.ft./unit	1,371	sq.ft.	1.1%	15.6%
C1 - 2 Bed	4	4	4	4	4		20	units @ 740.38		sq.ft./unit	14,808	sq.ft.	11.2%	
C1-RD - 2 Bed						4	4	units @ 740.38	98.31	sq.ft./unit	2,962	sq.ft.	2.2%	
C2 - 2 Bed	3	9	9	9	9		39	units @ 800.93		sq.ft./unit	31,236	sq.ft.	21.8%	
C2-RD - 2 Bed						9	9	units @ 800.93	100.16	sq.ft./unit	7,208	sq.ft.	5.0%	
C3 - 2 Bed		1	1	1	1		4	units @ 796.09		sq.ft./unit	3,184	sq.ft.	2.2%	
C3-RD - 2 Bed						1	1	units @ 796.09	99.97	sq.ft./unit	796	sq.ft.	0.6%	43.0%
D1 - 2 Bed + Den	3	3	3	3	3		15	units @ 948.86		sq.ft./unit	14,233	sq.ft.	8.4%	
D1-RD - 2 Bed						3	3	units @ 948.86	99.63	sq.ft./unit	2,847	sq.ft.	1.7%	
D2 - 2 Bed + Den	1	1	1	1	1		5	units @ 934.30		sq.ft./unit	4,672	sq.ft.	2.8%	
D2-RD - 2 Bed						1	1	units @ 934.30	99.44	sq.ft./unit	934	sq.ft.	0.6%	13.4%
E1 - 3 Bed		3	3	3	3		12	units @ 1,071.97		sq.ft./unit	12,864	sq.ft.	6.7%	
E1-RD - 3 Bed						3	3	units @ 1,071.97	99.70	sq.ft./unit	3,216	sq.ft.	1.7%	
E2 - 3 Bed		1	1	1	1		4	units @ 1,293.81		sq.ft./unit	5,175	sq.ft.	2.2%	
E2-RD - 3 Bed						1	1	units @ 1,293.81	99.56	sq.ft./unit	1,294	sq.ft.	0.6%	
E3 - 3 Bed		0	0	0	0		0	units @		sq.ft./unit	-	sq.ft.	0.0%	
E3-RD - 3 Bed						0	0	units @	-	sq.ft./unit	-	sq.ft.	0.0%	11.2%
TH1 - 3 Bed	13	0	0	0	0		13	units @ 1,006.51		sq.ft./unit	13,085	sq.ft.	7.3%	
TH2 - 3 Bed	4	0	0	0	0		4	units @ 1,121.94		sq.ft./unit	4,488	sq.ft.	2.2%	
TH3 - 3 Bed	1	0	0	0	0		1	units @ 1,075.30		sq.ft./unit	1,075	sq.ft.	0.6%	10.1%
Total (excluding roof deck access)	34	29	29	29	29	29	179	units @ 833.51		sq.ft./unit	149,198	sq.ft.	100%	100%

Common - P2	-	sq.ft.	-	sq.ft.
Common - P1 (excluding lobby/amenity)	1,401	sq.ft.	1,401	sq.ft.
Common - 1st Floor	3,215	sq.ft.	3,215	sq.ft.
Common - 2nd Floor	2,117	sq.ft.	2,117	sq.ft.
Common - 3rd Floor	2,117	sq.ft.	2,117	sq.ft.
Common - 4th Floor	2,117	sq.ft.	2,117	sq.ft.
Common - 5th Floor	2,117	sq.ft.	2,117	sq.ft.
Common - 6th Floor	2,117	sq.ft.	2,117	sq.ft.
Common - Roof Deck	-	sq.ft.	-	sq.ft.
Total Common			15,200	sq.ft.

Gross Area (FSR) - Building 1	63.8%	103,808	sq.ft.
Gross Area (FSR) - Building 2	36.2%	58,962	sq.ft.

Parking Required				
Residents	179 units @	1.00	space per unit	179 spaces
Visitors	179 units @	0.20	spaces/unit	36 spaces
Telus				30 spaces
Total Residential ONLY (prior to exclusions for additional bicycle parking)				215 spaces
Exclusions for Additional Bicycle Parking	89 bicycles @	6	bicycles/parking space	(exclusion subject to CNV approval)
Total Parking Required				200 spaces
Total Residential ONLY Parking Provided				205 spaces

Disabled Parking (Level 1 Adaptable)	134 units @ 1.2/unit =	161	spaces	151-200 spaces required for Level 1	5 spaces
Disabled Parking (Level 2 Adaptable)	45 units @ 1.2/unit =	54	spaces	51-100 spaces required for Level 2	6 spaces
Disabled Parking (Non-residential)		30	spaces	26 to 50 spaces required for Telus	2 spaces
Total Disabled Parking Required					13 spaces
Total Disabled Parking Provided					13 spaces

Max. Small Cars	35%	72	spaces
Small Cars Provided	6%	13	spaces

Secure Bicycle Parking Required	179 units @	1.50	spaces/unit	269 spaces
Secure Bicycle Parking Provided	179 units @	2.00	spaces/unit	358 spaces
Additional Bicycle Parking Provided				90 spaces

Recycling & Garbage Storage Requirements					
Min. Waste & Resource Storage Area	179 units @	0.486	m2/unit	936	sq.ft.
As per Section CNV Guidelines for Recycling & Garbage Storage - Page 5 (Sept 2014)		Number of Containers for 99 Units	Number of Containers for Remaining Units	Total Number of Containers	Container Volume
Garbage (3yd3)	179 units @	4	3	7	3 yd3
NSRP Newsprint (360L)	179 units @	2	2	4	360 L
NSRP Mixed Paper (360L)	179 units @	4	3	7	360 L
NSRP Mixed Containers (360L)	179 units @	3	2	5	360 L
Cardboard	179 units @	1	1	2	3 yd3
Food Scraps (240L)	179 units @	6	5	11	240 L

Parking Space Requirements	Width (m)	Width (ft)	Length (m)	Length (ft)	Height (m)	Height (ft)
Standard	2.5	8.20	5.486	18.00	2.134	7.00
Small	2.438	8.00	4.648	15.25	2.134	7.00
Disabled	4	13.12	5.5	18.04	2.134	7.00
Additional space adjacent to wall	0.305	1.00				
Residential Drive Aisle	6.7	21.98				



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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

STATISTICS

16390	[PROJECT]
	[SCALE]
NOV 14, 2017	[DATE]
ISSUE 7	[ISSUE]
	[DRAWING]

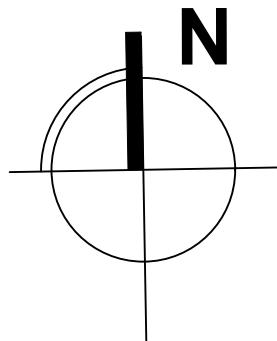
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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE
VIEW

16390 [PROJECT]

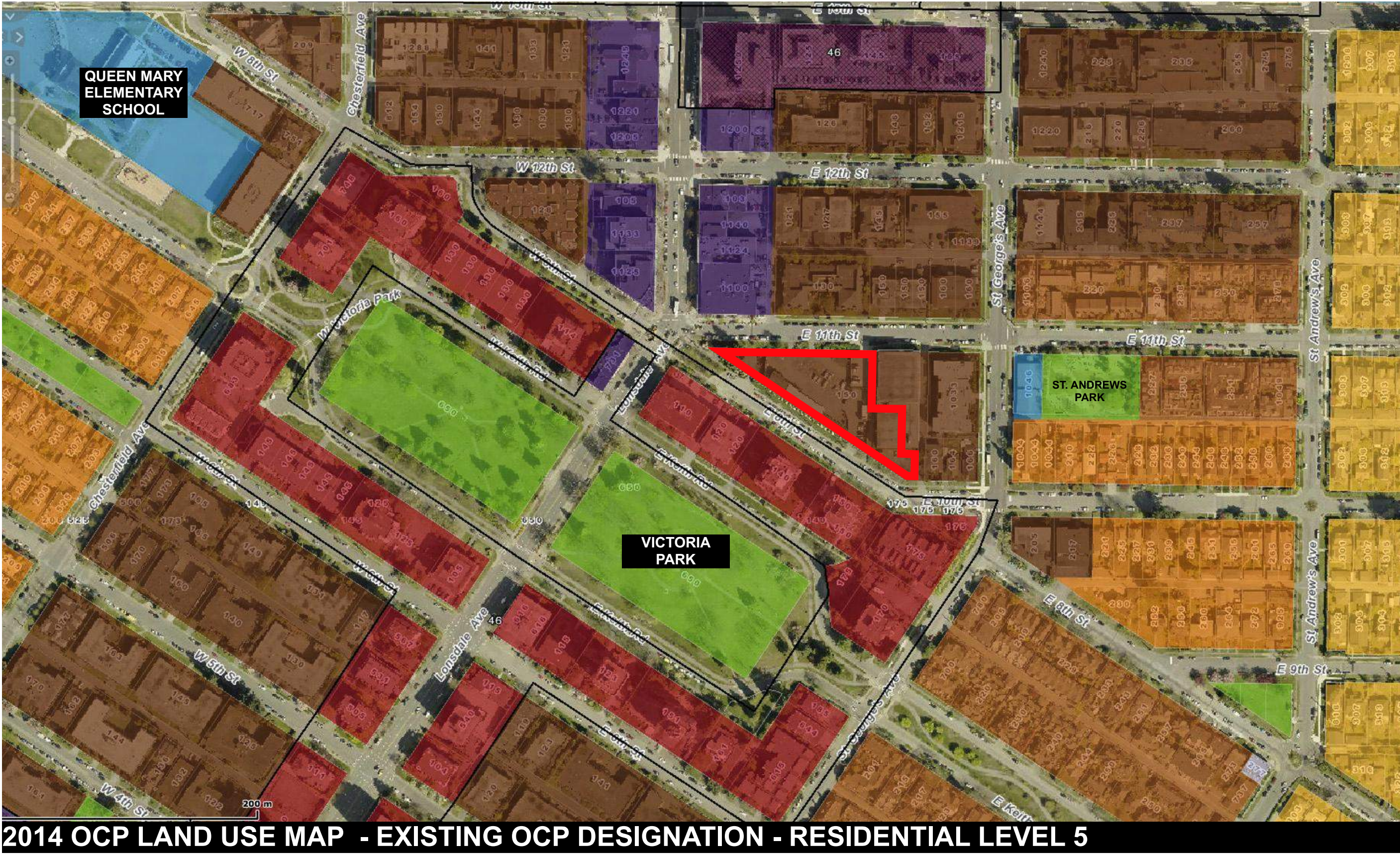
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

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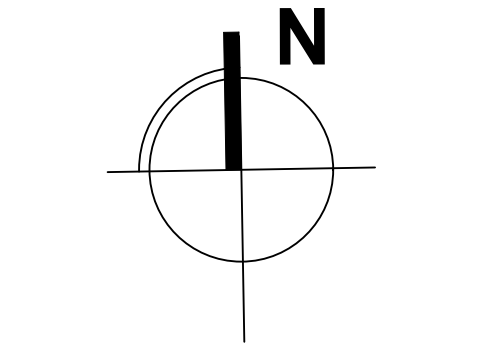
	2014 OCP Maximum Height Limits (m)		Mixed Use Level 2
	2014 OCP Special Study Areas		Mixed Use Level 3
	Residential Level 1		Mixed Use Level 4A
	Residential Level 2		Mixed Use Level 4B
	Residential Level 3		Harbourside Waterfront (Mixed Use)
	Residential Level 4A		Parks, Recreation & Open Space
	Residential Level 4B		School & Institutional
	Residential Level 5		Commercial
	Residential Level 6		Mixed Employment
	Mixed Use Level 1		Industrial



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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SITE ANALYSIS

16390 [PROJECT]

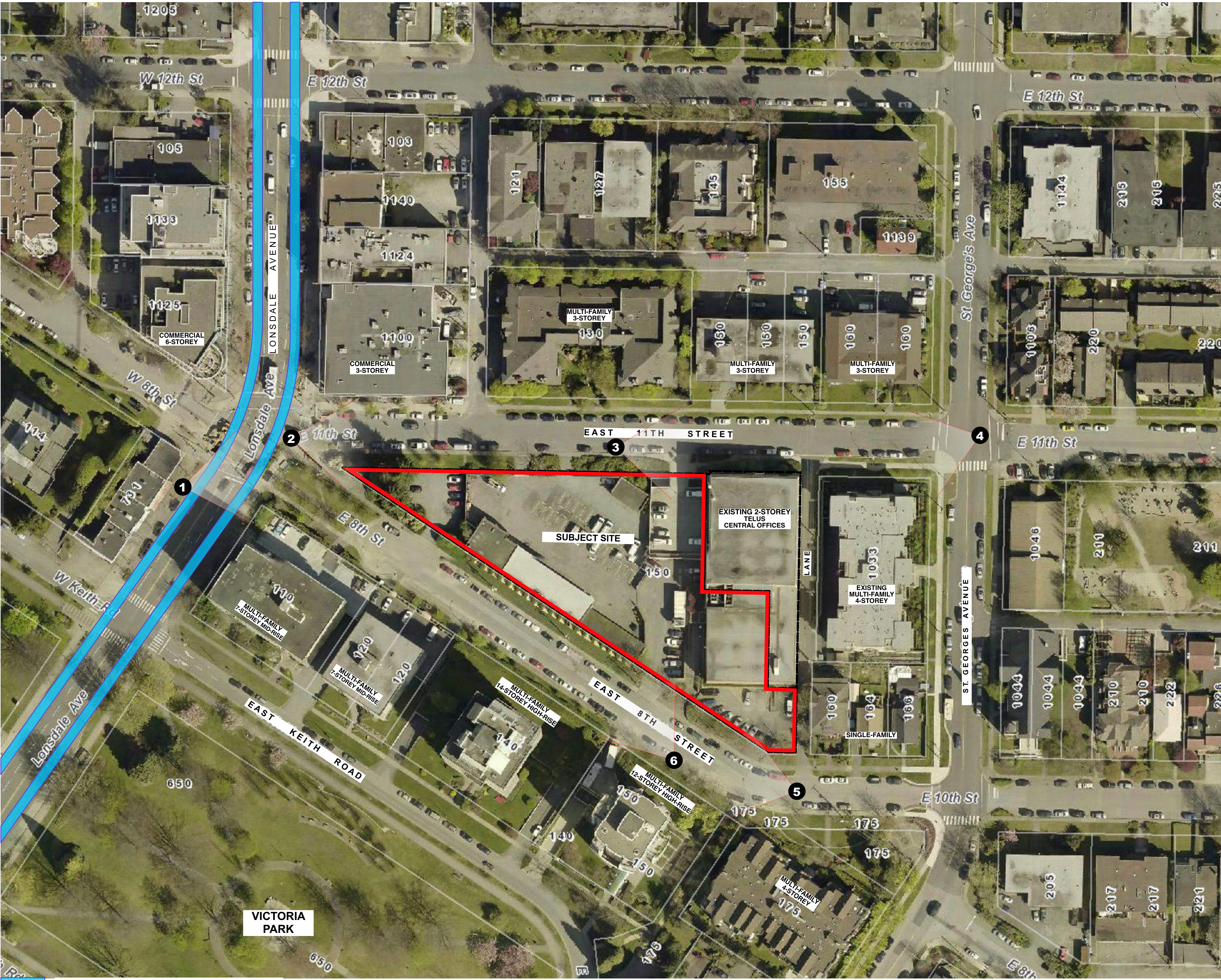
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NOV 14, 2017 [DATE]

Issue 7 [ISSUE]

[DRAWING]

A-0.100



BUS ROUTE 229, 230, 232, 242, N24



VIEW WEST ALONG E 8TH STREET - SUBJECT SITE



VIEW WEST ALONG E 8TH STREET - MULTI-FAMILY HIGH-RISE BUILDINGS



VIEW NORTH-EAST INTERSECTION OF LONSDALE AVENUE / E 11TH STREET



E 11 TH STREET - GRIZZLY, KEN CLARKE 2007 - STAINED CAST CONCRETE SCULPTURE



VIEW ALONG E 11 TH STREET - EXISTING 2-STORY BUILDING (CO TELUS)



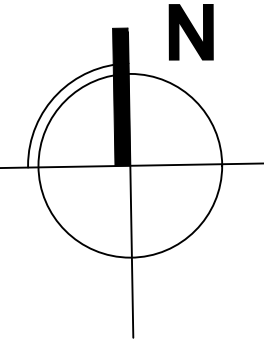
INTERSECTION OF E 11 TH STREET / ST GEORGES AVE - EXISTING MULTIFAMILY 4-STORY



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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SITE CONTEXT /
PHOTOGRAPHS

16390 [PROJECT]

1/64" = 1'-0", 1:1.63 [SCALE]

NOV 14, 2017 [DATE]

Issue 7 [ISSUE]

[DRAWING]

A-0.110



INTERSECTION OF E 8TH STREET / ST GEORGES AVE - SINGLE FAMILY HOMES



VIEW NORTH ALONG THE LANE FROM E 8TH STREET - AT TELUS CO AND SINGLE FAMILY



VIEW WEST ALONG E 8TH STREET CUL- DE-SAC AND PARK



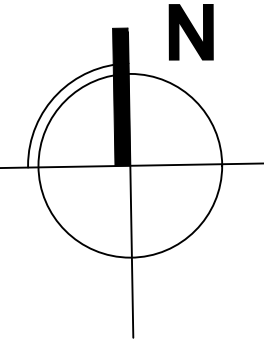
VIEW ALONG THE LANE FROM E 11TH STREET - AT TELUS CO AND MULTI- FAMILY



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SITE CONTEXT /
PHOTOGRAPHS

16390 [PROJECT]

[SCALE]

NOV 14, 2017 [DATE]

Issue 7 [ISSUE]

[DRAWING]

A-0.120

LONSDALE CITYHOMES

DESIGN GOALS

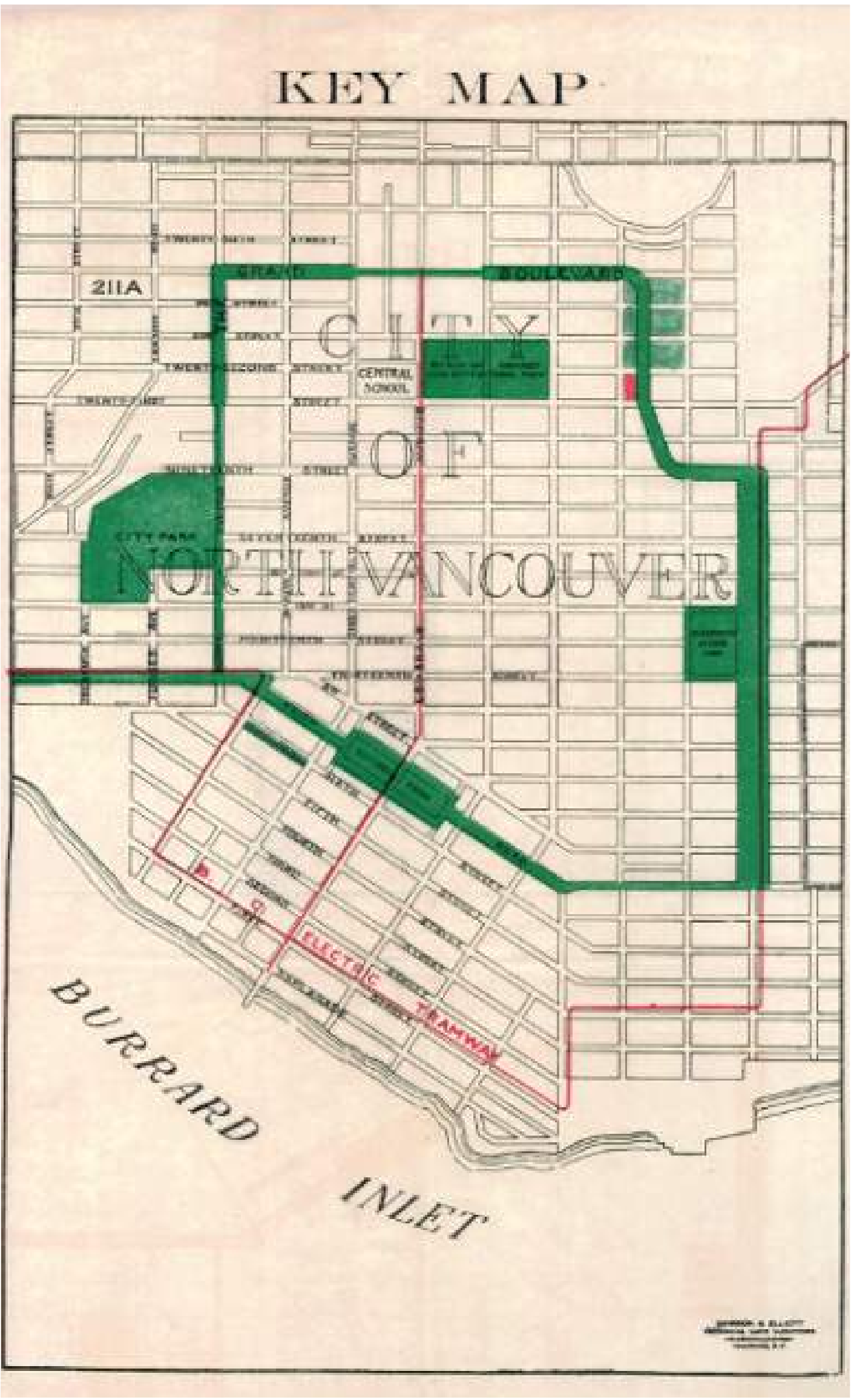
- Recognize the heritage of the site, its location along one of North Vancouver's original streetcar routes, and its position at the hub of the Lonsdale community
- Acknowledge the lifestyle of residents, for whom biking and transit will be key
- Offer views of the ocean, mountains, and Vancouver
- Recognize the importance of Lonsdale intersection as a prominent public space
- Become another 'jewel' on North Vancouver's Green Necklace



STREETCAR ON LONSDALE AVENUE, 1940s



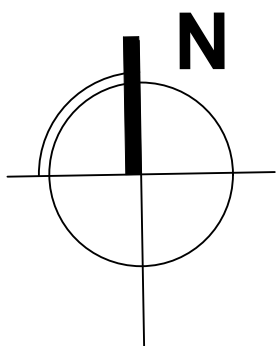
The Pipe-line Rd. Lynn Valley B.C.
May 14, 1911



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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

LONSDALE CITYHOMES
150 EAST 8th STREET
NORTH VANCOUVER, BC

[TITLE]

DESIGN GOALS

16390 [PROJECT]

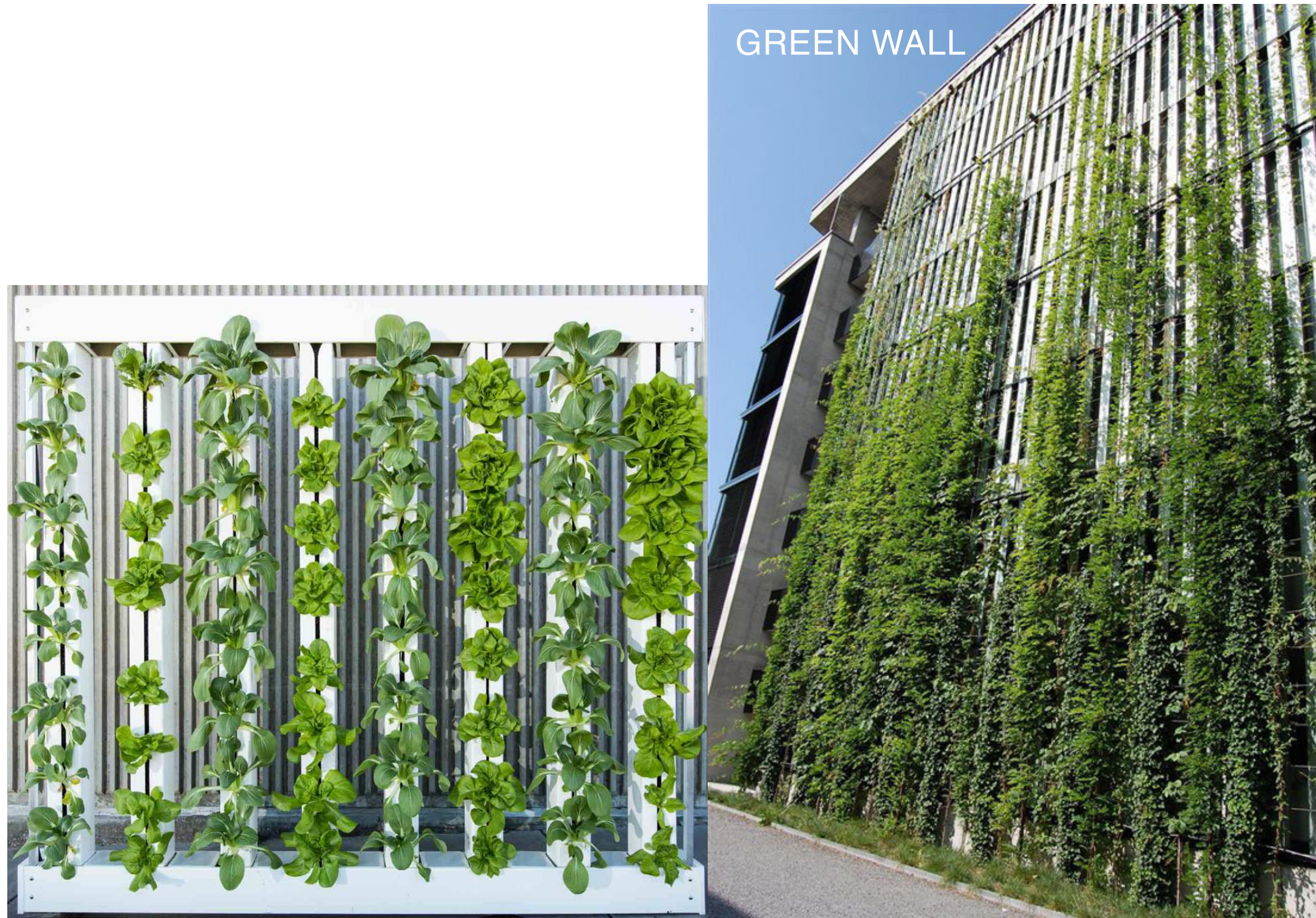
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DECEMBER 22, 2016 [DATE]

RZ APPLICATION [ISSUE]

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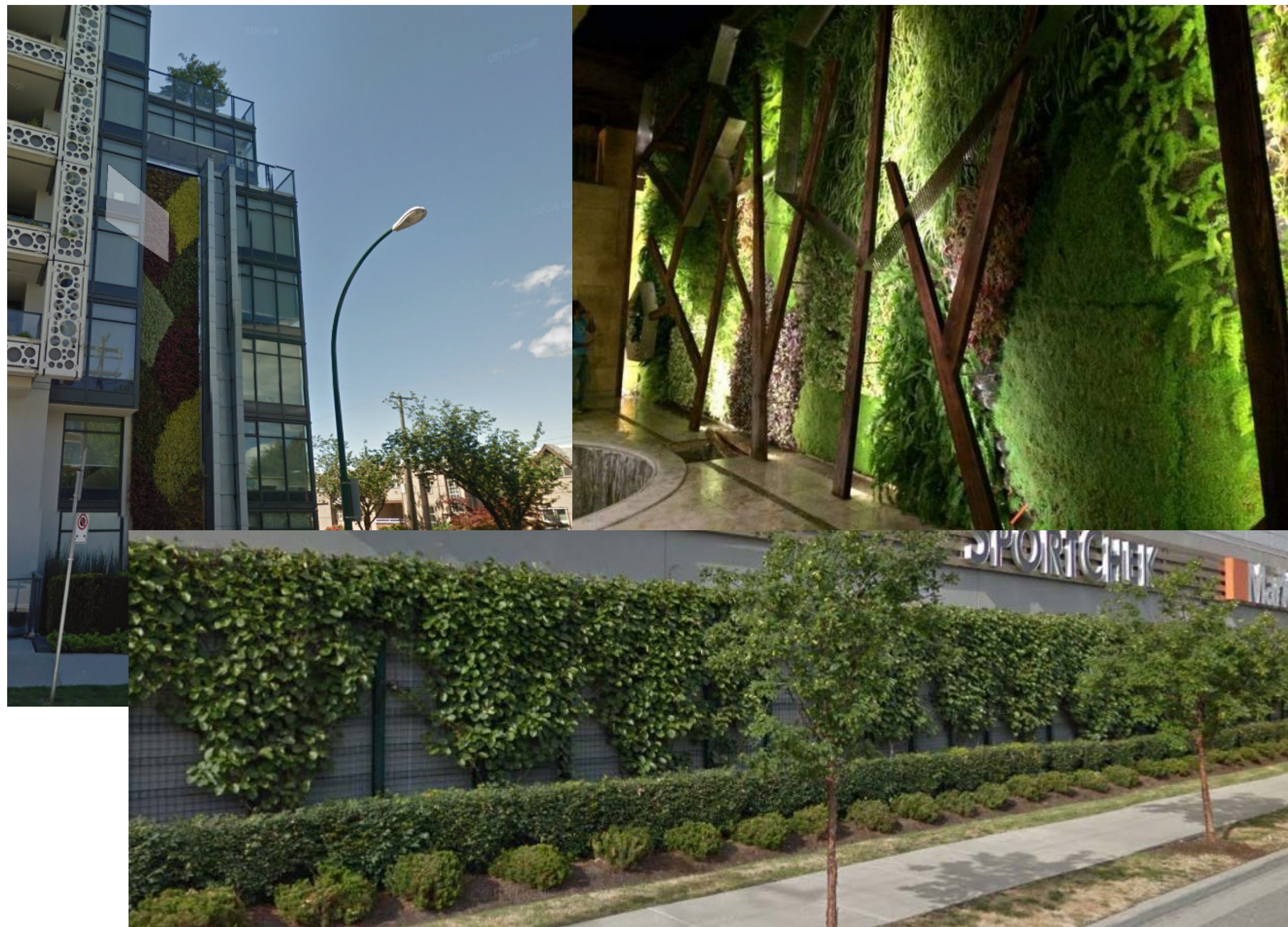
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GREEN WALL



CENTRAL AMENITY
INDOOR-OUTDOOR ELEMENTS



PEDESTRIAN CONNECTION



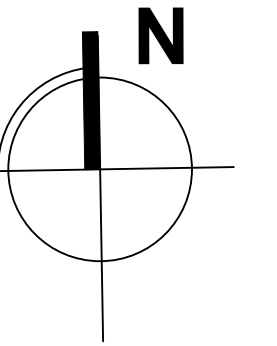
REVITALIZED PARK



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LONSDALE
CITYHOMES
150 EAST 8th STREET
NORTH VANCOUVER, BC

[TITLE]

CONCEPT IMAGES 1

16390 [PROJECT]

[SCALE]

DECEMBER 22, 2016 [DATE]

RZ APPLICATION [ISSUE]

[DRAWING]

A-0.501



CONNECTED INDOOR-OUTDOOR SPACES



TRANSPARENT CORNERS



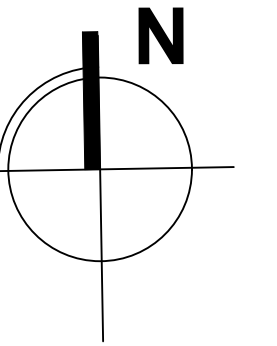
EXPOSED WOOD STRUCTURE AND SOFFITS



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150 EAST 8th STREET
NORTH VANCOUVER, BC

[TITLE]

CONCEPT IMAGES 2

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DECEMBER 22, 2016 [DATE]

RZ APPLICATION [ISSUE]

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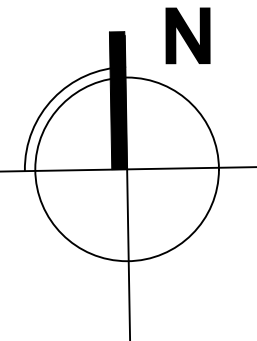
APARTMENT CHARACTER



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150 EAST 8th STREET
NORTH VANCOUVER, BC

[TITLE]

CONCEPT IMAGES 3

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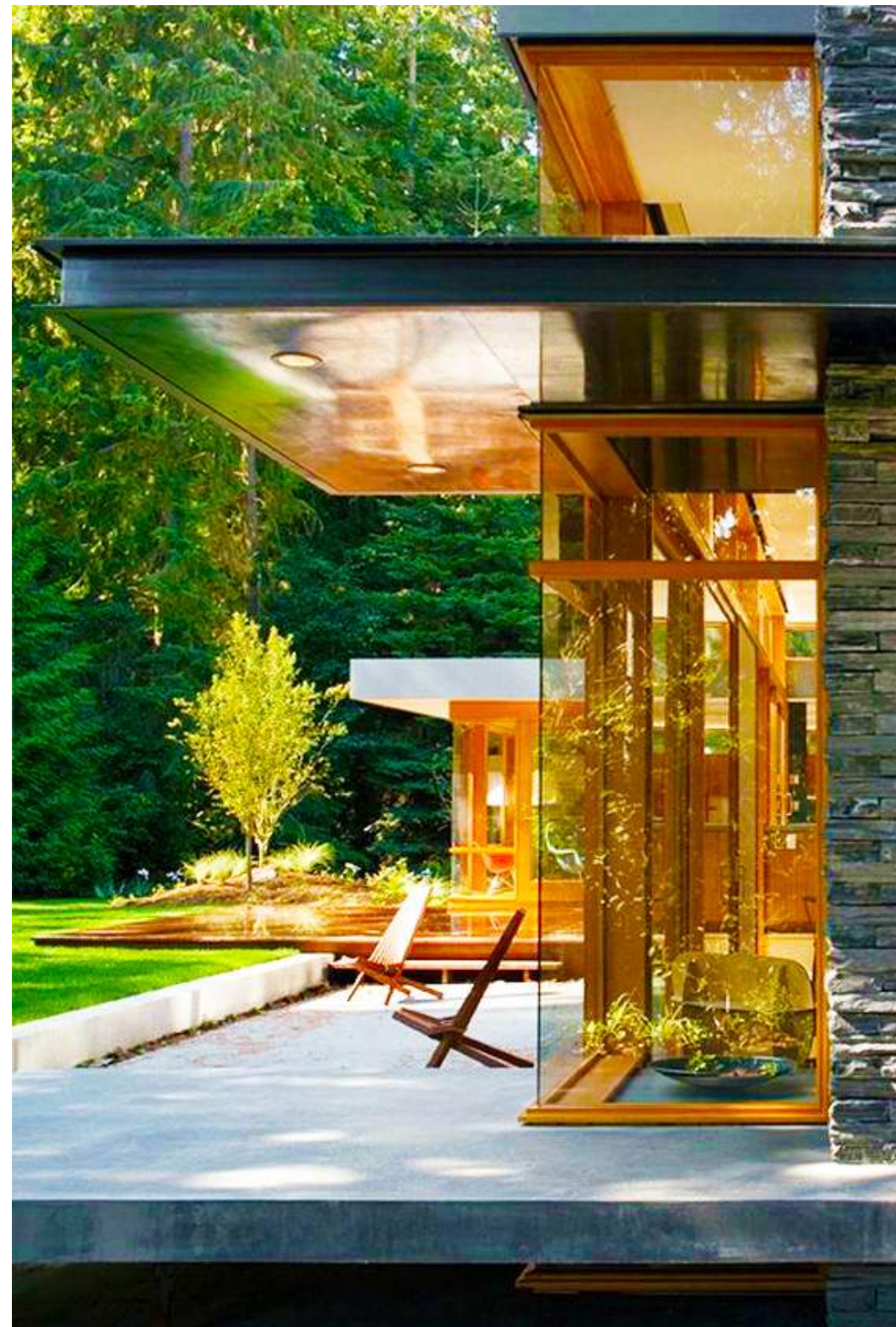
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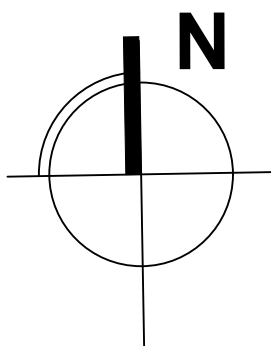
TOWNHOME CHARACTER



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[TITLE]

CONCEPT IMAGES 4

16390 [PROJECT]

[SCALE]

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RZ APPLICATION [ISSUE]

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CONNECTED INDOOR-OUTDOOR SPACES



TRANSPARENT CORNERS



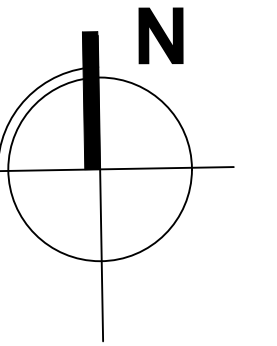
EXPOSED WOOD STRUCTURE AND SOFFITS



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150 EAST 8th STREET
NORTH VANCOUVER, BC

[TITLE]

CONCEPT IMAGES 2

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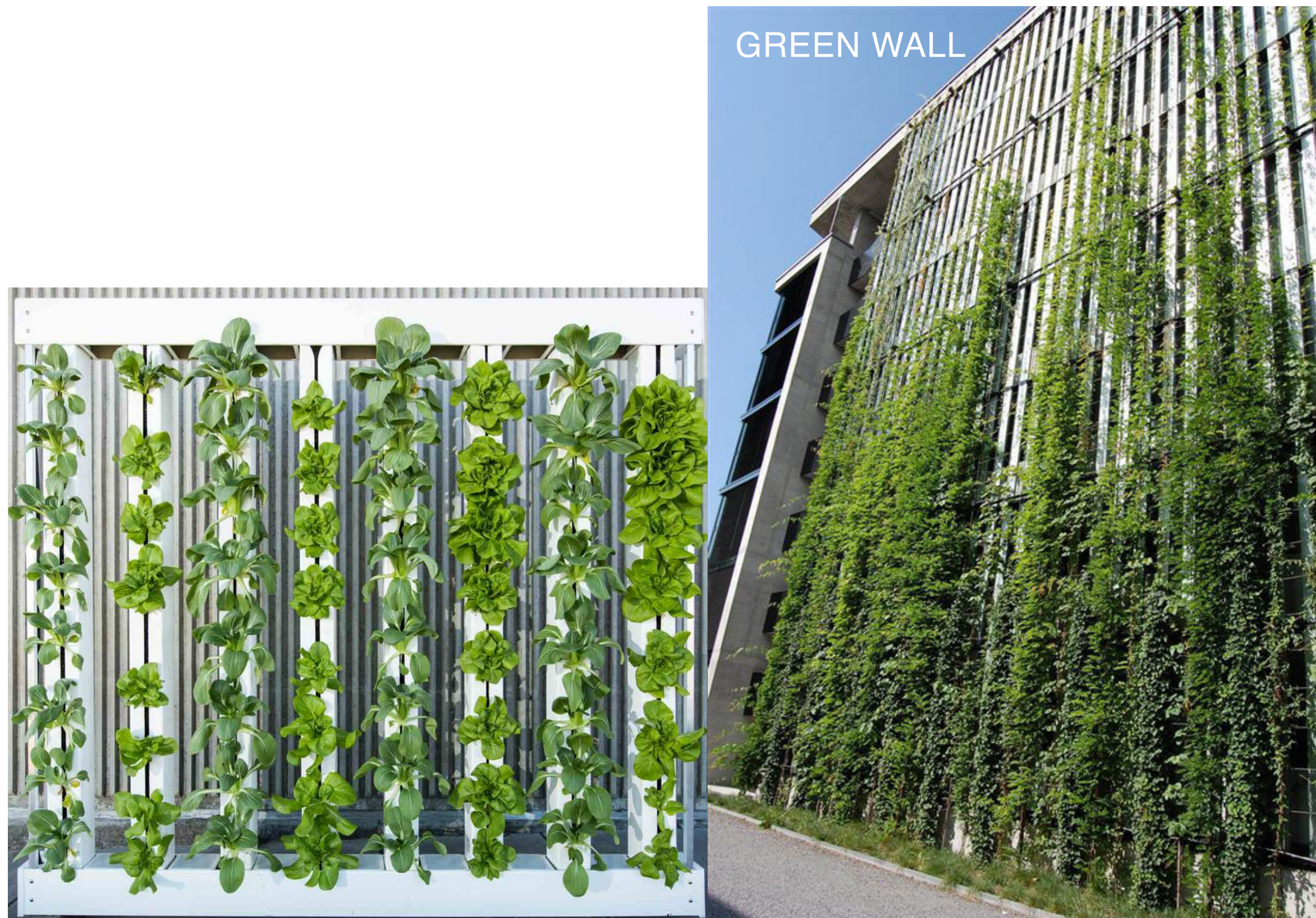
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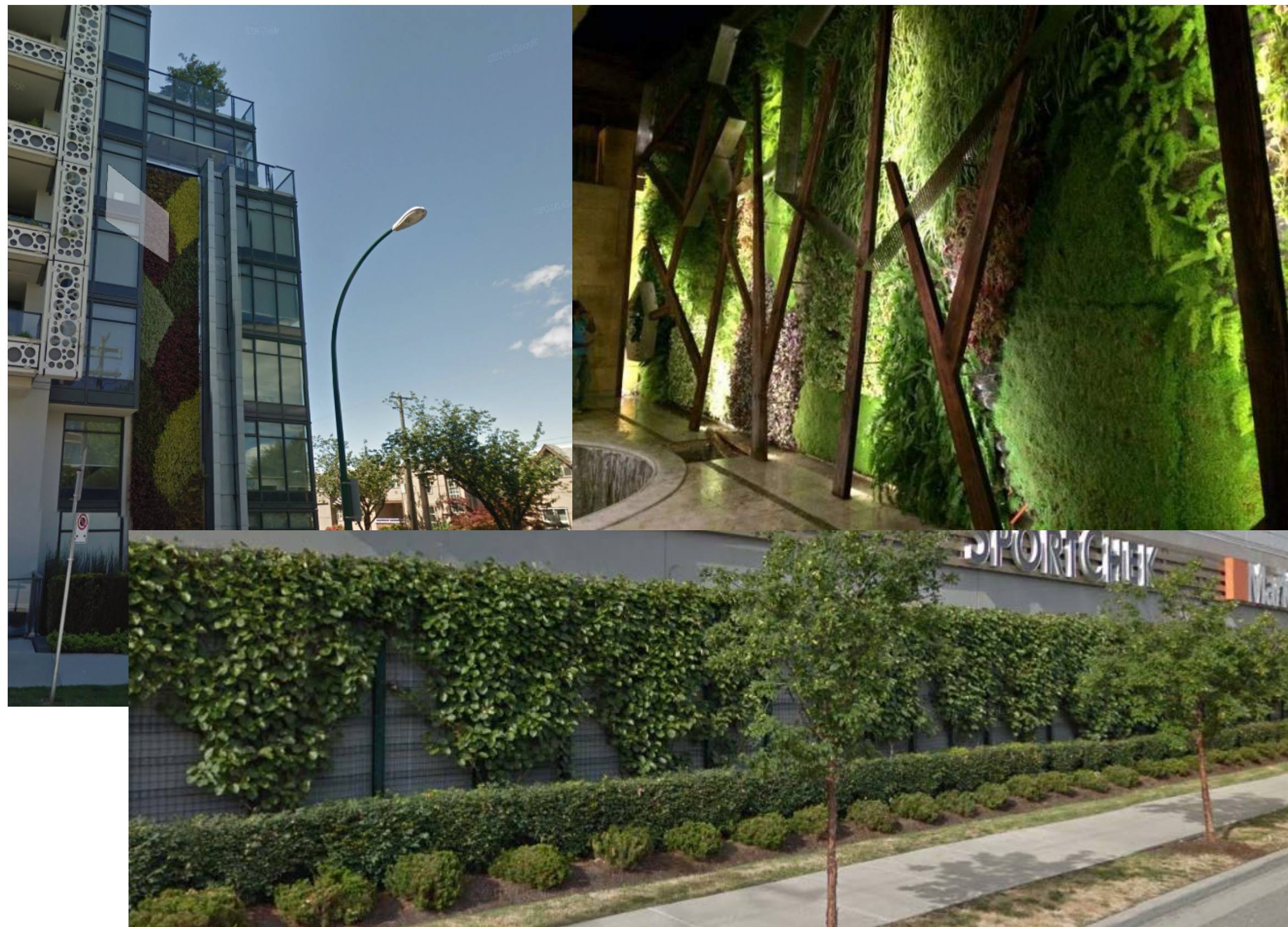
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GREEN WALL



CENTRAL AMENITY
INDOOR-OUTDOOR ELEMENTS



PEDESTRIAN CONNECTION



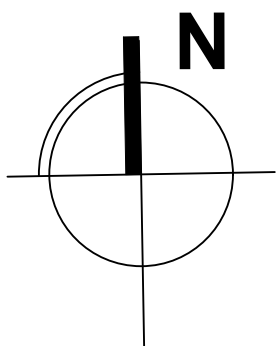
REVITALIZED PARK



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150 EAST 8th STREET
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[TITLE]

CONCEPT IMAGES 1

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RZ APPLICATION [ISSUE]

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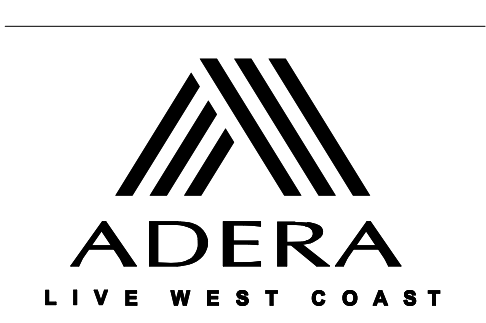
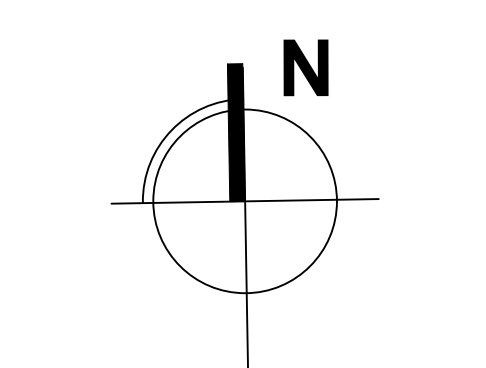
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150 EAST 8th STREET
NORTH VANCOUVER, BC

[TITLE]

CONCEPT IMAGES 3

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RZ APPLICATION [ISSUE]

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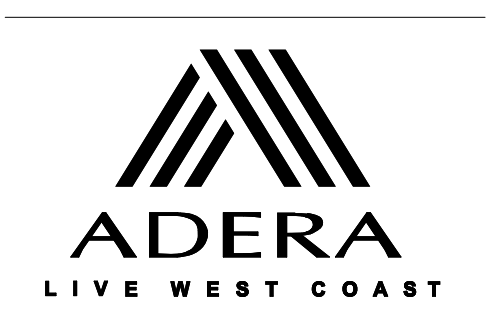
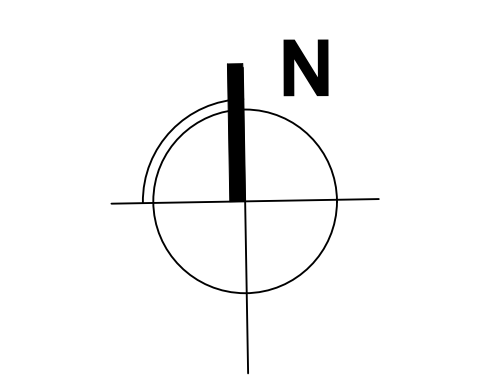
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150 EAST 8th STREET
NORTH VANCOUVER, BC

[TITLE]

CONCEPT IMAGES 4

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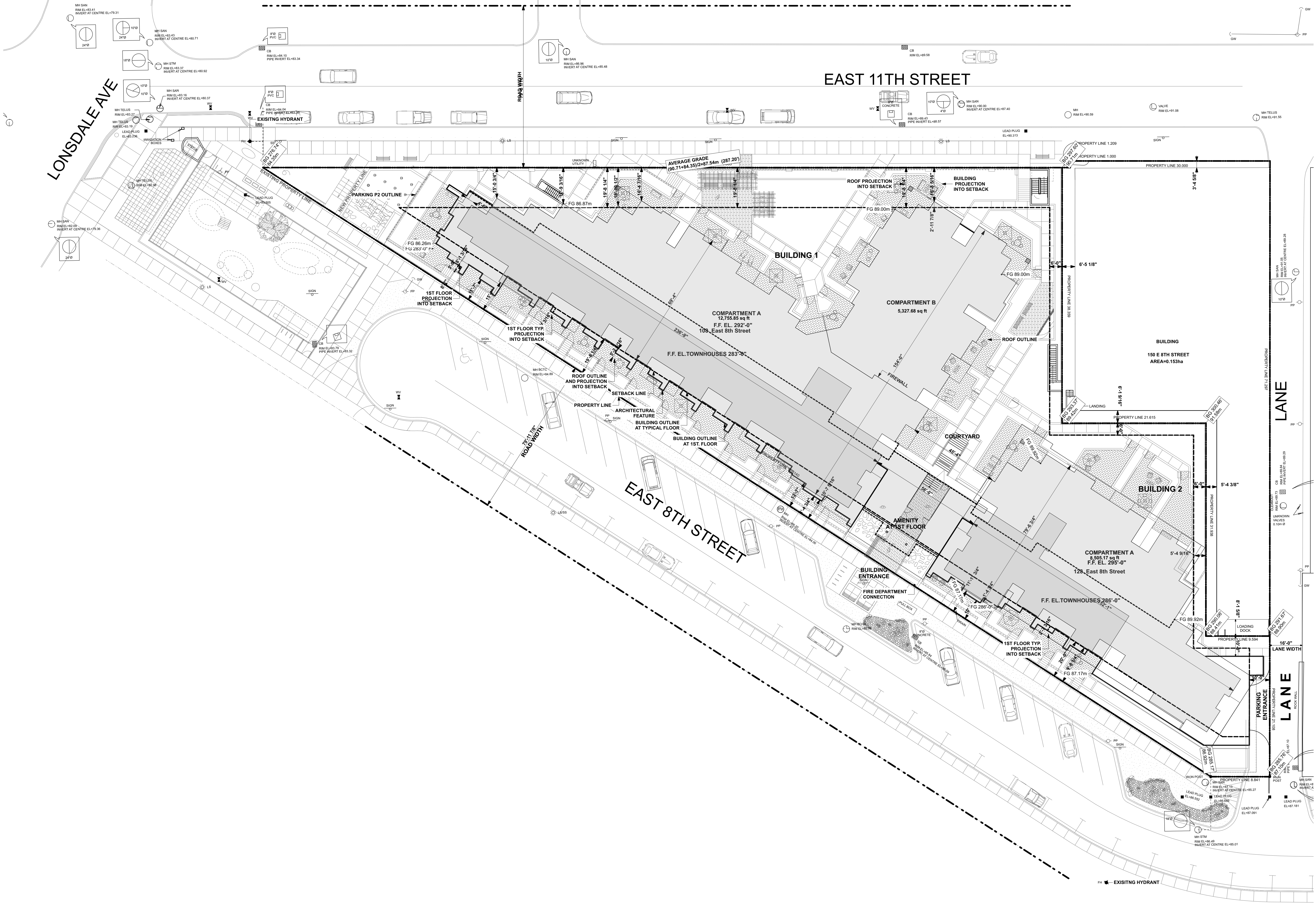
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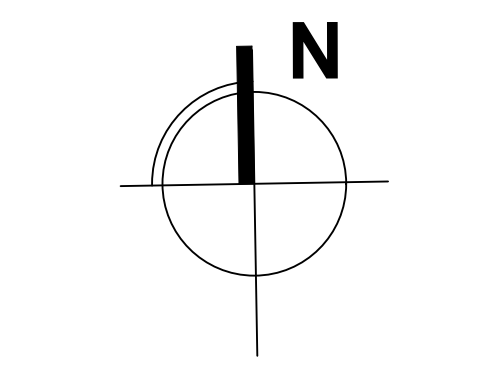
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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SITE PLAN
OVERALL

16390 [PROJECT]

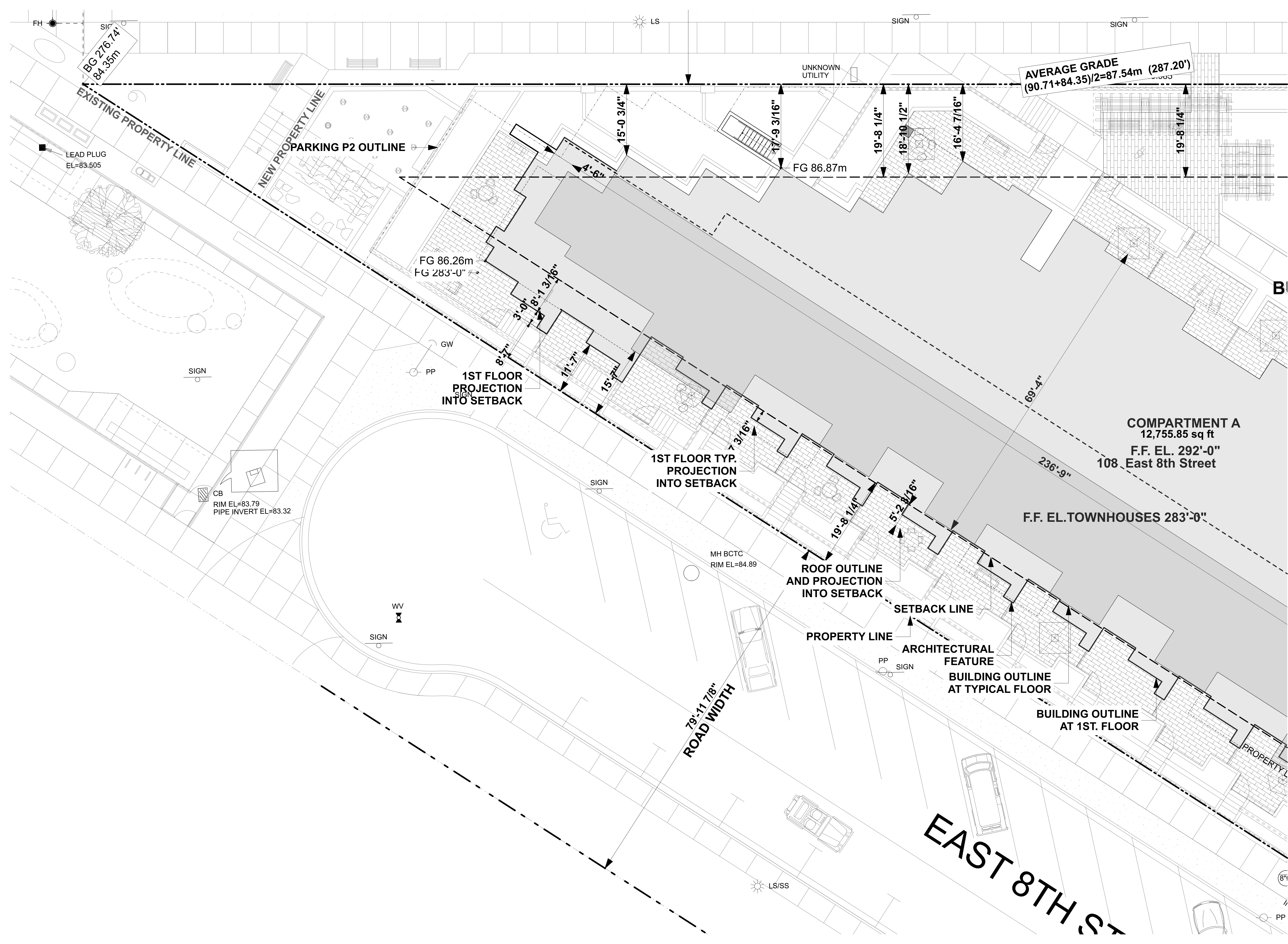
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

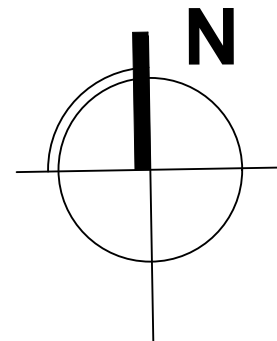
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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**SITE PLAN
NORTH-WEST**

[PROJECT]

16390

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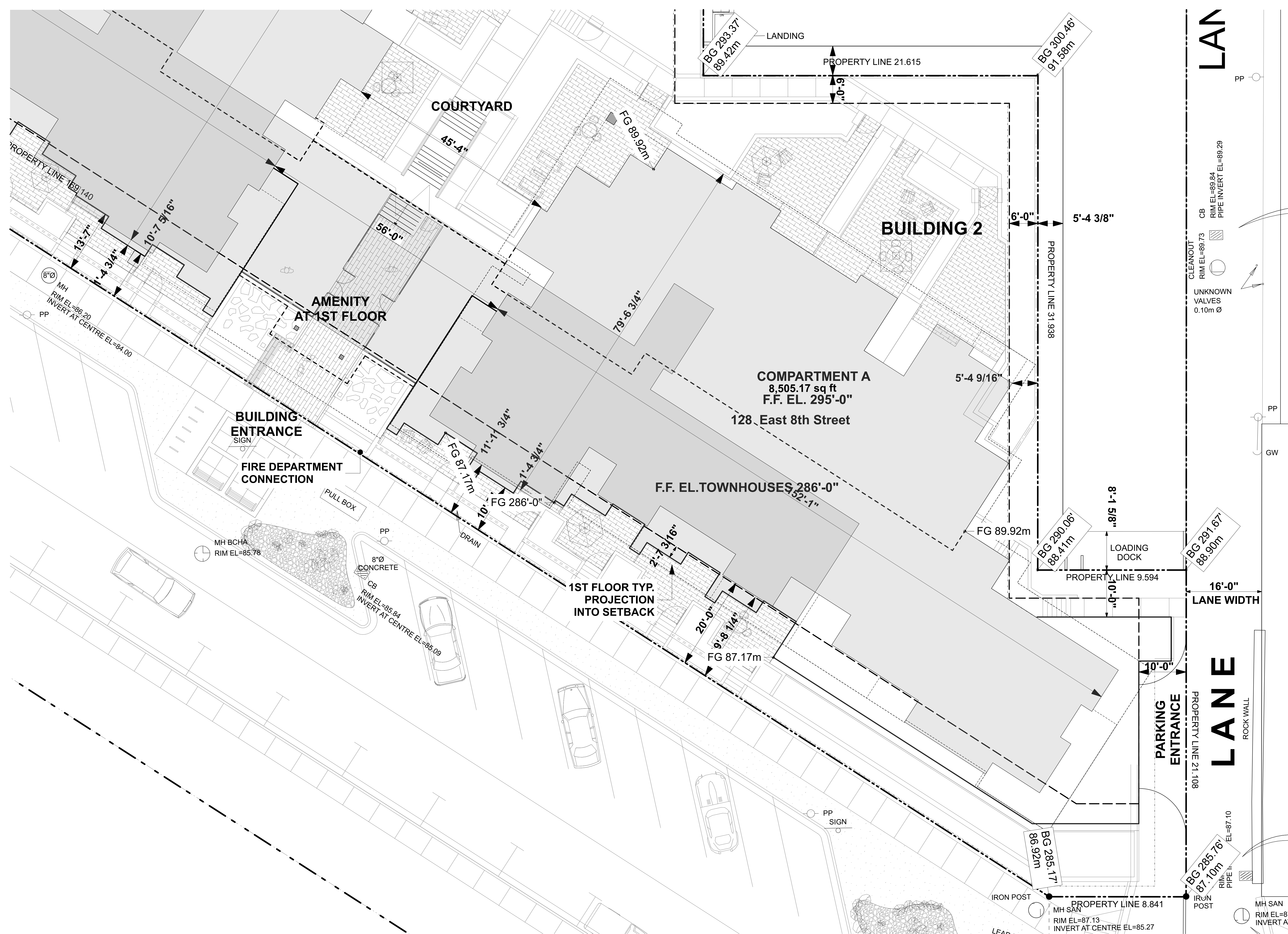
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ISSUE 7

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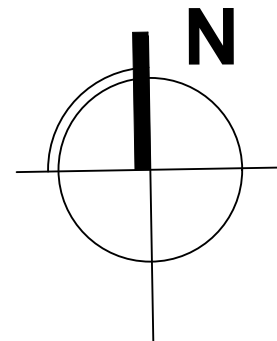
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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SITE PLAN
SOUTH

[PROJECT]

1:100

[DATE]

NOV 14, 2017

[ISSUE]

ISSUE 7

[DRAWING]

A-1.003



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ADDERA

[PROJECT]

CREST

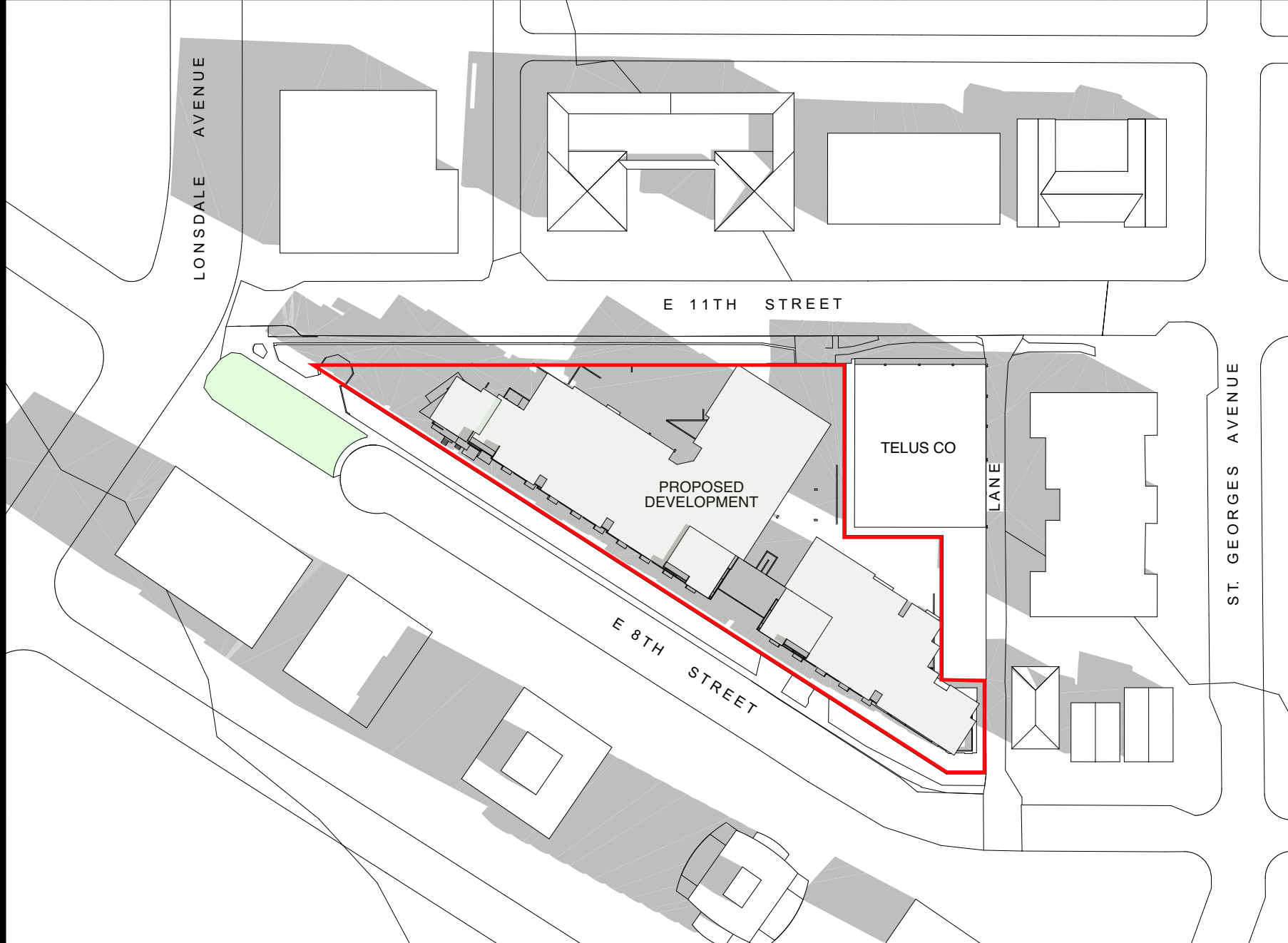
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NORTH VANCOUVER, BC

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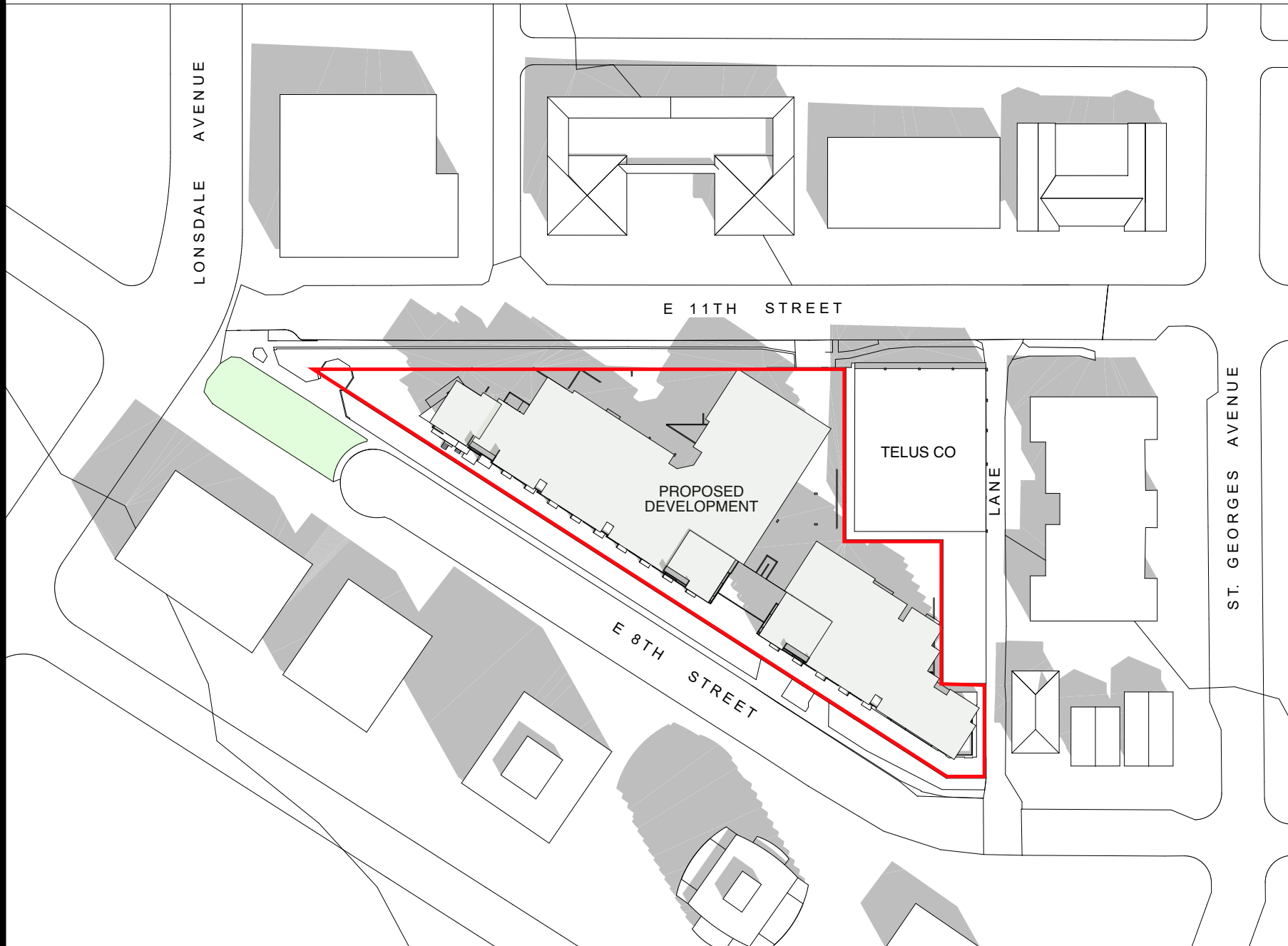
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NOV 14, 2017	[DATE]
SSUE 7	[ISSUE]
	[DRAWING]

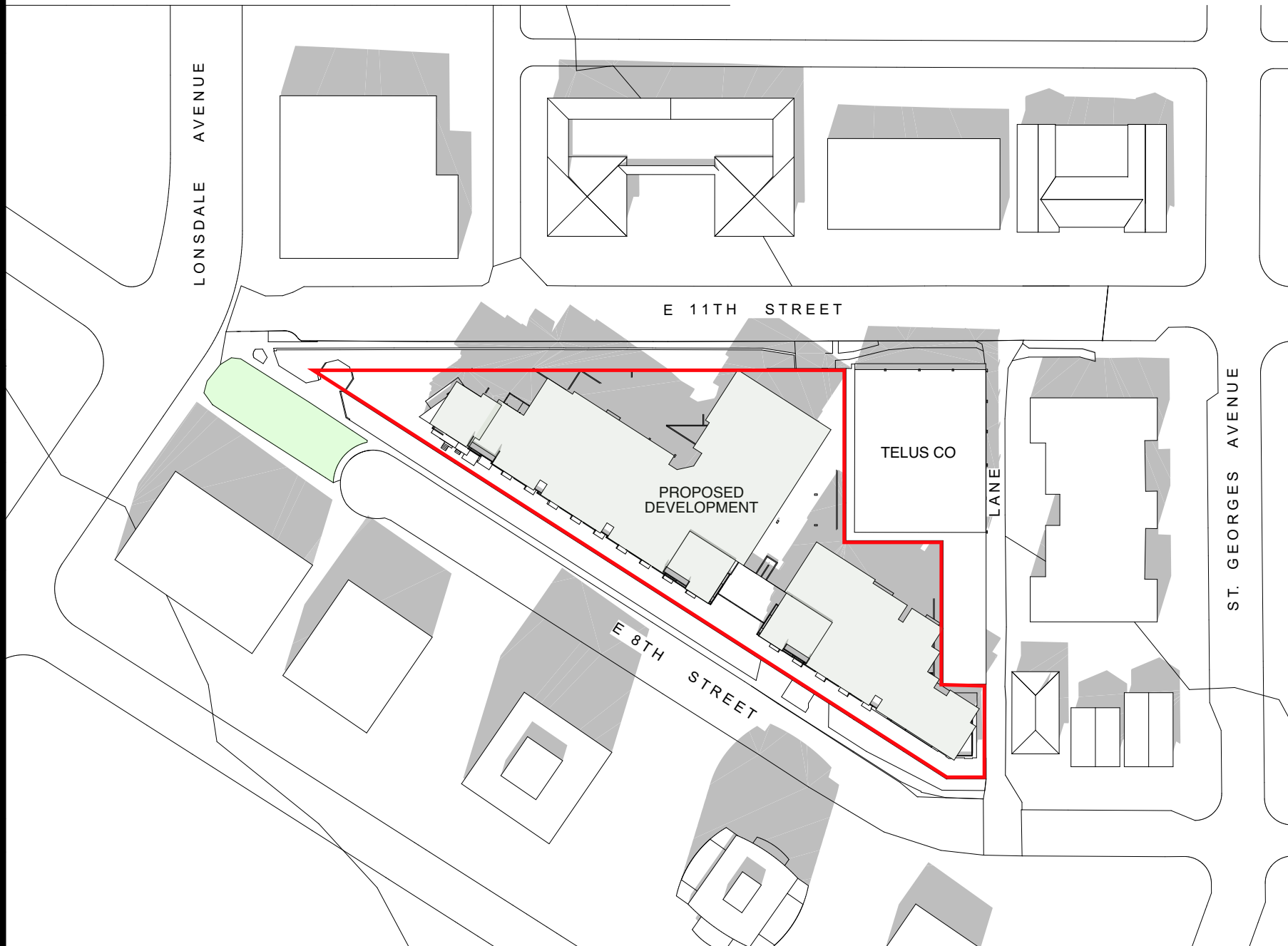
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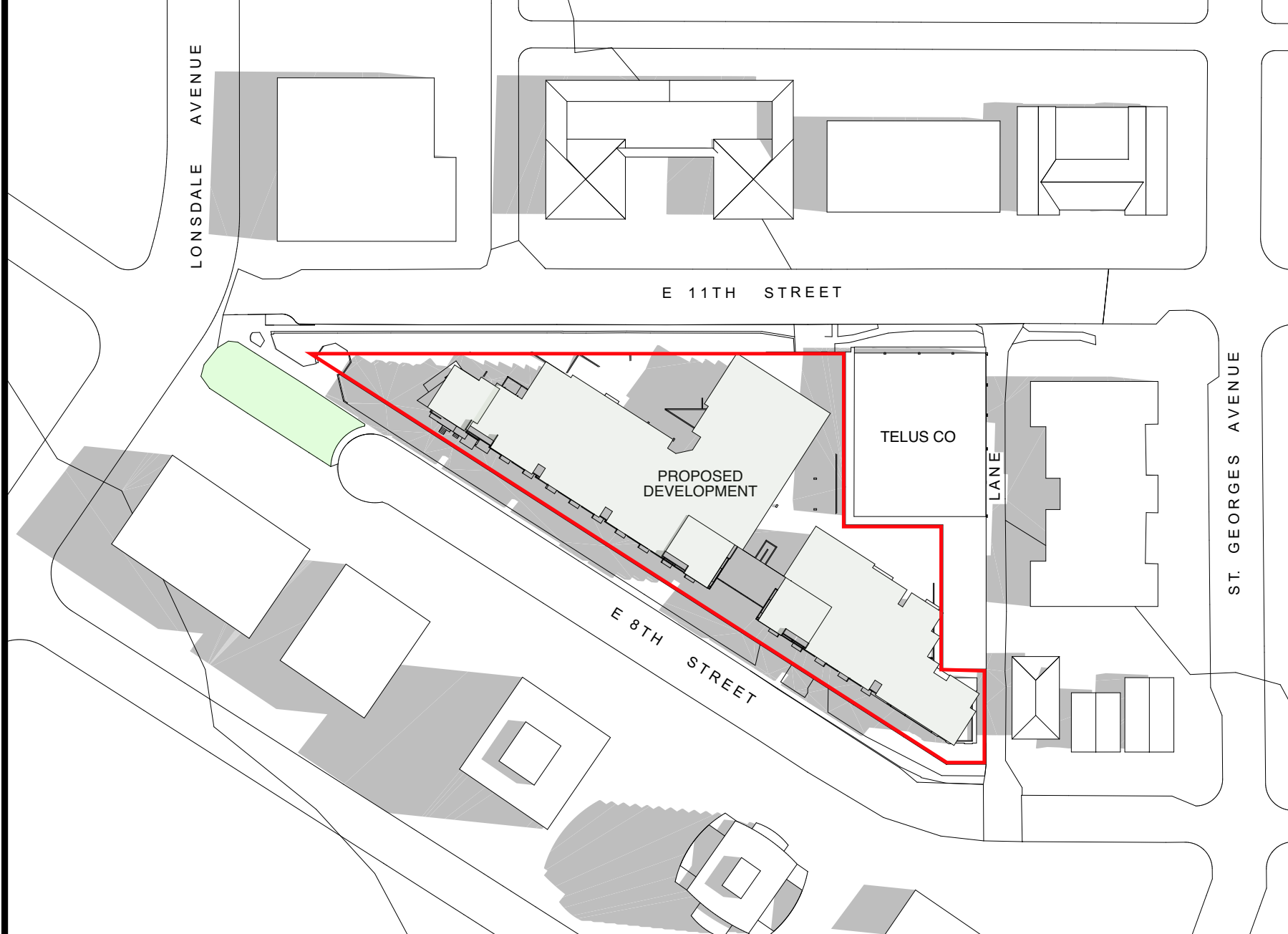


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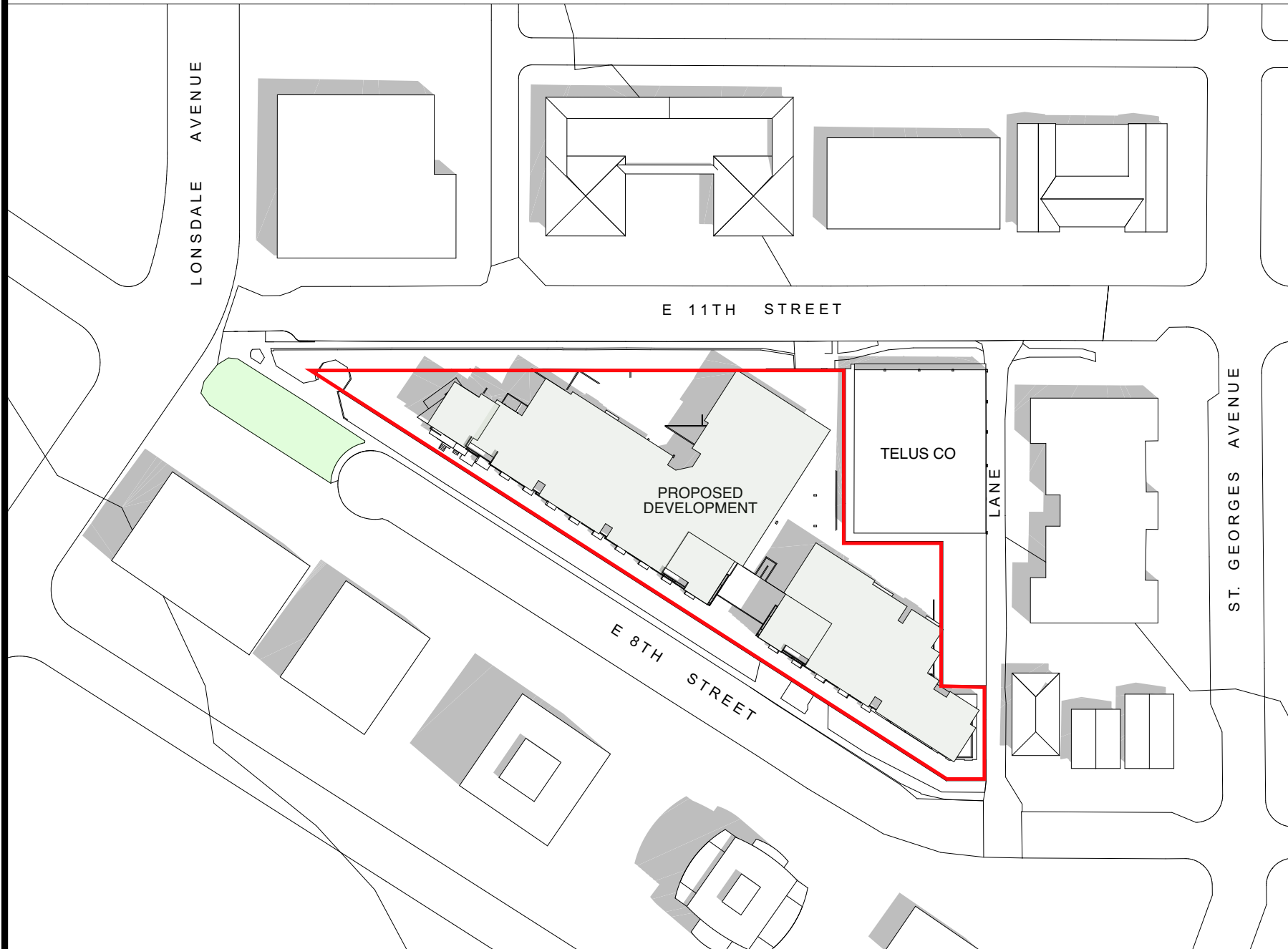


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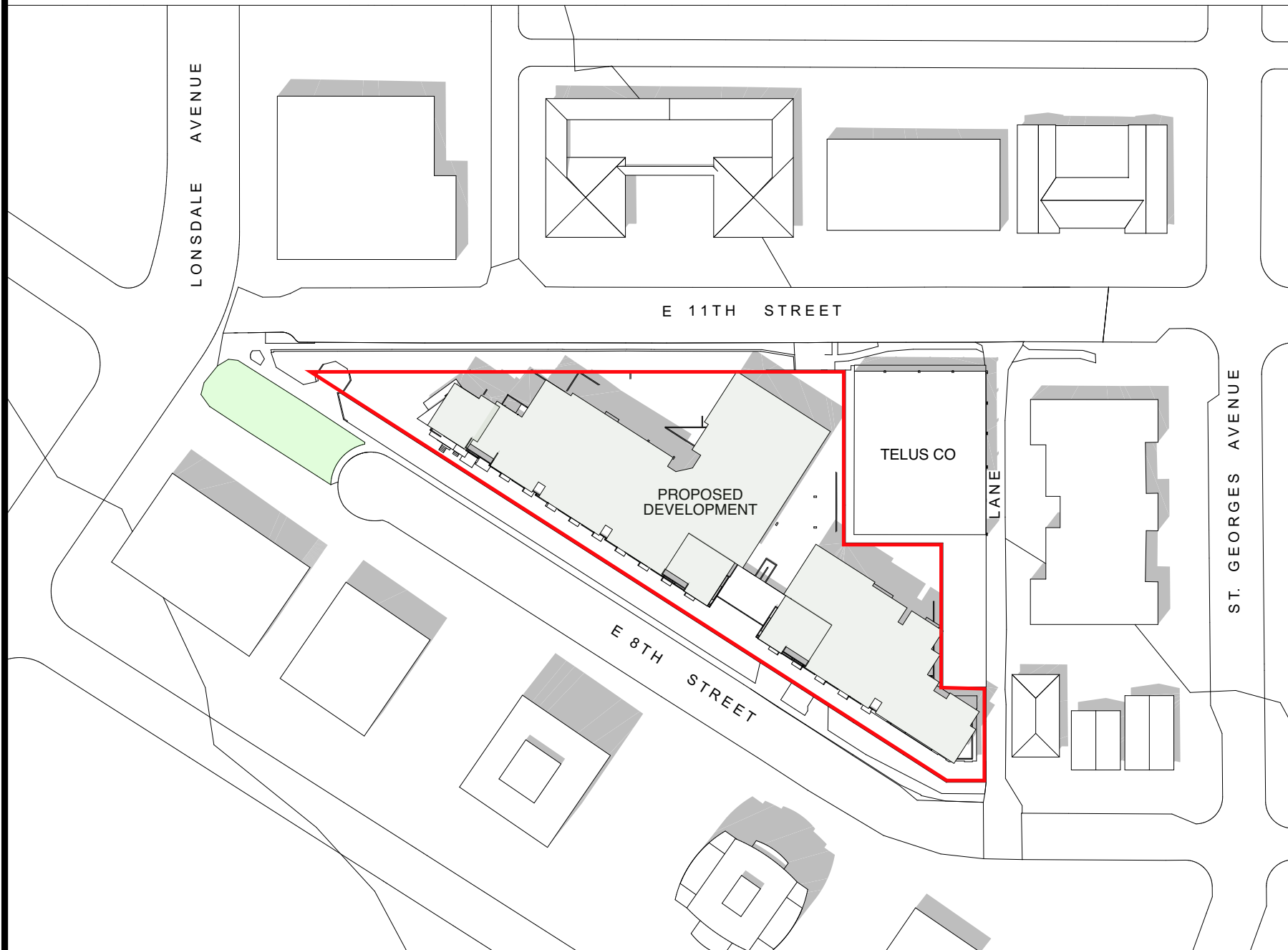
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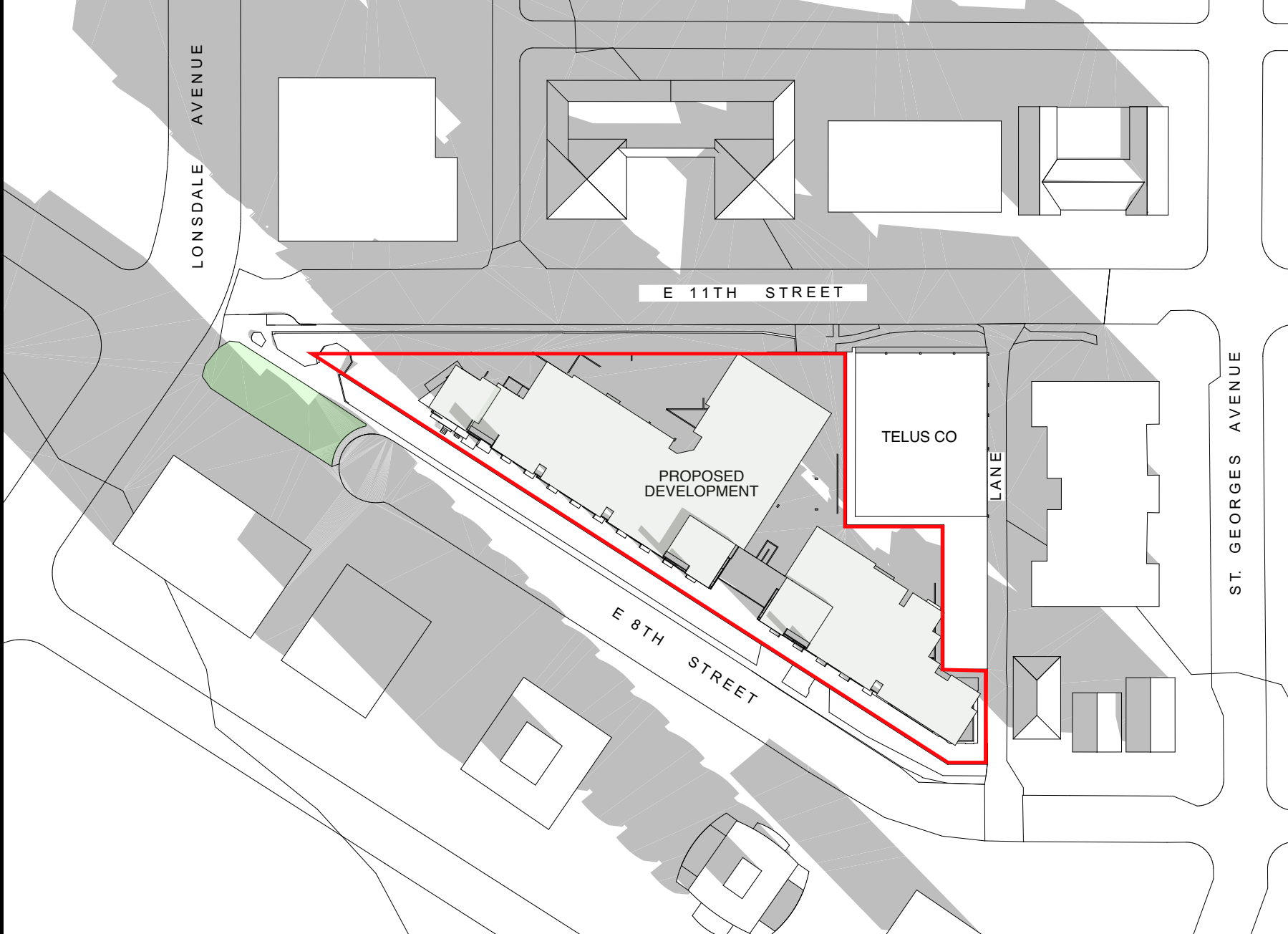


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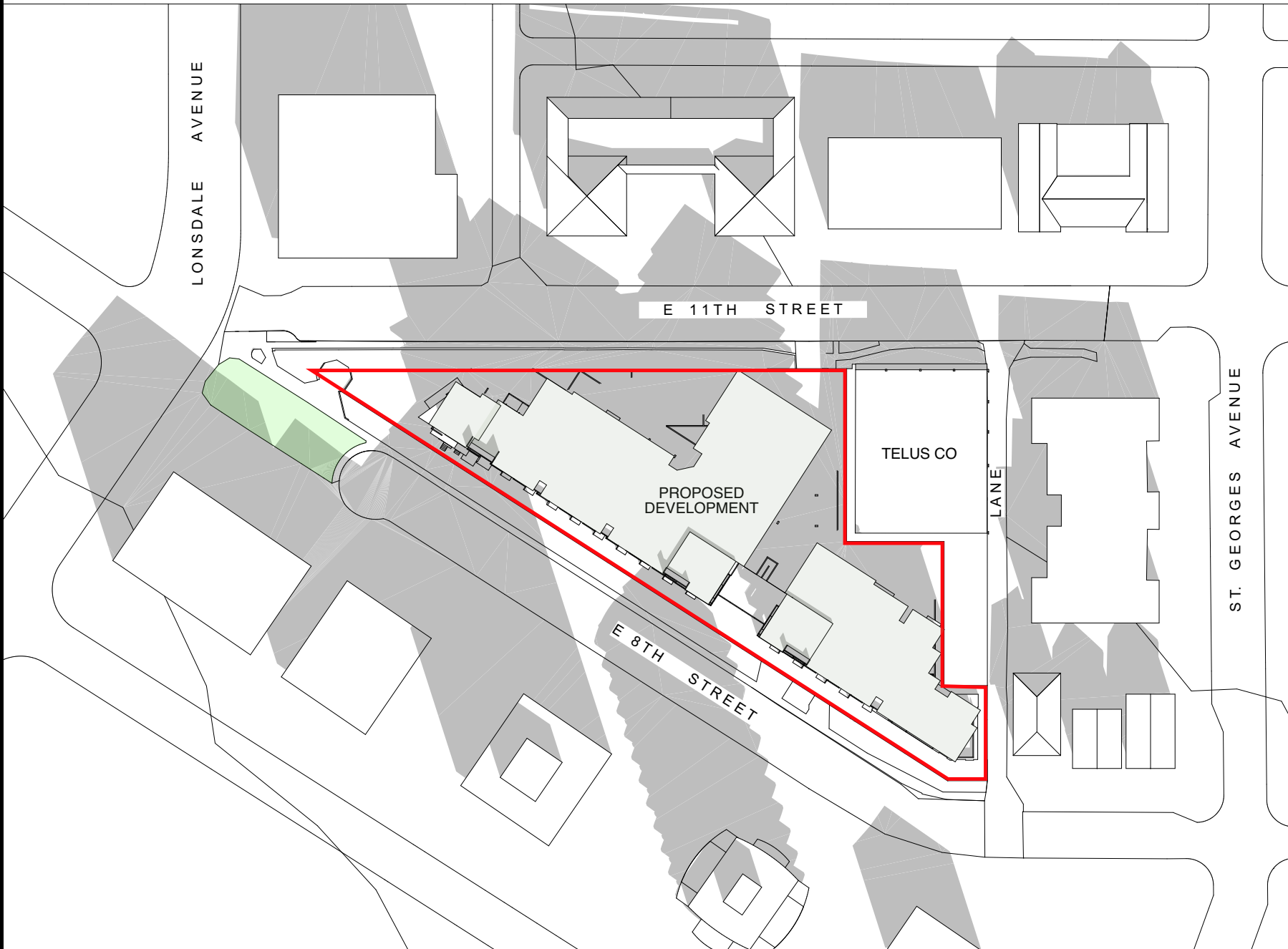


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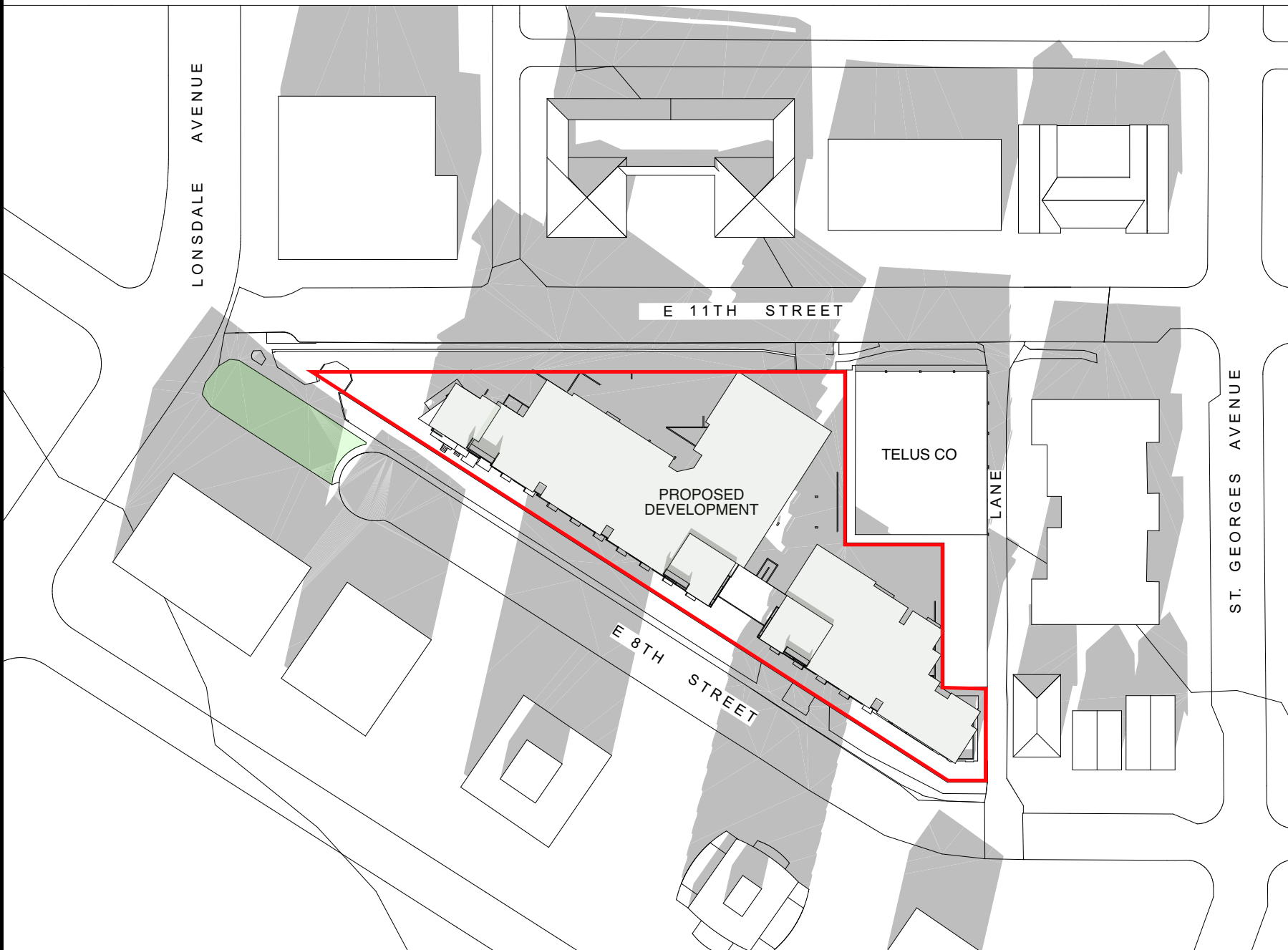
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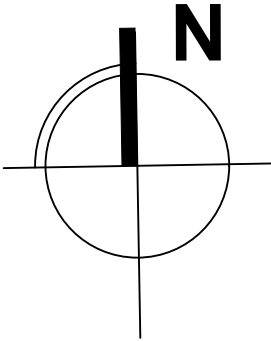
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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SHADOW STUDY

[PROJECT]

16390

[SCALE]

[DATE]

NOV 14, 2017

[ISSUE]

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[DRAWING]



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III. Access Requirements for the Recycling and Garbage Storage Facility

- be well lit and support ease of access for building users, including those with restricted mobility;
- minimize vehicular and pedestrian traffic disruptions; and
- provide direct or reasonable access by collection vehicles to access the loading area and service the containers, avoiding unnecessary manoeuvring by collection vehicles.

ARCHITECT SE

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ADERA

[PROJE

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

LIT

GARBAGE AND RECYCLING

16390 [PROJECT]

[SCA

$$1/8'' = 1'-0$$

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NOV 14, 2017

[ISS]

ISSUE 7

DRAWING

ADERA SECURITY PROGRAM	
Note: The following items are to be provided in the locations noted in Security Item Schedule which follows. All "or approved equal" items to be pre-approved by Adera	
Common Area - Security Item Specifications	Action By
1. Institutional Grade Aluminum Door 3.5" wide stiles, 3.0" top rail and 6.0" bottom rail. Door thickness 1.75". Welded corners. Aluminex 160 TB series or approved equal. Glazing to be tempered. Provide key-locking flush bolts for inactive leaf - Adams-rite 1870 series or approved equal. (On approval, sub Glynn Johnson locking surface bolts model GU163L.) Ensure that frame is supported to resist prying attacks (ie: double cripple studs, and solid blocking back 2 studs on both sides of the opening at lock height). Door to be factory prepped for appropriate lock type.	Storefront
2. Heavy Duty Wood Entrance Door Solid core wood door. BC Door # 136, or approved equal. Glazing to be tempered or Georgian Polished Wire glass. Provide key-locking flush bolts for inactive leaf - Adams-rite 1877 series or approved equal. (On approval, sub Glynn Johnson locking surface bolts model GU163L.) Door to be factory prepped with surface closer reinforcing. Door to be factory prepped for appropriate lock type.	Door Supplier, Finish Carpenter
3. Heavy Duty Steel Door Door thickness 1.75". Glazing to be tempered or GPW glass. Provide key-locking flush bolts for inactive leaf - Adams-rite 1877 series or approved equal. (On approval, sub Glynn Johnson locking surface bolts model GU163L.) Door to be factory prepped with surface closer reinforcing. Door to be factory prepped for appropriate lock type.	Door Supplier, Finish Carpenter
4. Heavy Duty Steel Door Frame Door frame to be 16 gauge pressed steel or heavier. Door frame corners to be welded (or Knocked-Down frame with corners and screw holes filled and painted to give appearance of welded frame). Ensure that full length of frame is supported to resist prying attacks (ie, double cripple studs and solid blocking back 2 studs on both sides of the opening, at lock height).	Door Supplier, Finish Carpenter

5. Exit Door Panic Hardware Rim mounted panic or fire-rated hardware to suit door and frame type (Von Duprin 22 series or approved equal). Mortise or rim cylinder to suit outside trim, minimum 5-pin keying. Exterior door pull - Von Duprin 22NL or approved equal.	Door Supplier, Finish Carpenter
6. Flat Steel Astragal (Outswing Doors) Full length of door. 3" wide. 3/16" thick cold-rolled steel or 11 gauge stainless steel. Weld to the door (may be through bolted with a minimum of six 1/4" steel hex bolts, no rivets). Powder coat or paint to match door colour.	Door Supplier, Finish Carpenter
7. Full Length Interlock Plate (Inswing Doors) Full length of door. 11 gauge cold rolled steel. Weld to the door and frame (on approval, use #6 security screws) on steel doors and frames. Bolt through door with a minimum of six 1/4" stainless steel hex bolts (no rivets). Use security screws for wood doors and frames, installed every 12".	Door Supplier, Finish Carpenter
8. Wrap Around Stainless Steel Astragal (For Aluminum Storefront Doors Only) Full length of door. Width to suit door frame. 11 gauge stainless steel, with 45 or 90 degree bend to suit door frame style.screws) on steel doors and frames. Bolt through door with a minimum of six 1/4" stainless steel hex bolts (no rivets). Powder coat or paint to match door colour.	Storefront, Painter
9. Door Lock or Latchset Exterior door locks to be ANSI Grade 1 knob or lever style to suit BC Building Code requirements. Doors leading to Locker Rooms, Bicycle Storage Rooms, and interior high-use doors to be ANSI Grade 1 knob or lever style to suit BC Building Code requirements. Other interior door locks and latchsets to be ANSI Grade 2 knob or lever to suit BC Building Code requirements.	Door Supplier, Finish Carpenter

10. Lock and Cylinder Protection Knobs and levers on locks fitted to outside doors shall be protected with a knob or lever guard. Knobs and levers on locks fitted to inside doors on Storage Lockers and Bicycle Storage Rooms shall be protected with a knob or lever guard. Knob guard - Ongard Security ONKG1S or approved equal. Lever guard - Ongard Security ONLG1S or approved equal. Exit Door Panic Hardware outside cylinders shall be protected with a cylinder guard (HPC DoorGard II or approved equal).	Door Supplier, Finish Carpenter
11. Security Screws Screws to be #8 x 1" sheet metal screws for steel doors and frames. Screws to be #8 x 1-1/2" wood screws for wood doors and frames. Provide Philips Pin-Head head design. Provide flat head screws for astragals and interlock plates. Provide pan head screws for sheet metal applications. Provide one security screw driver.	Door Supplier, Finish Carpenter
12. Extra Length Screws Provide one 3" long screw per hinge butt on all wood doors and frames. Provide two 3" long screws on all deadlock strike plates on all wood doors and frames.	Door Supplier, Finish Carpenter
13. Door Closer - All Base Building Doors Provide ANSI Grade 1 door closers (Taymor model 1900 or approved equal). Adjust to suit the application according to manufacturer's instructions.	Door Supplier, Finish Carpenter
14. Hinges With Non-Removable Pins On outward swinging doors, provide hinges with non-removable pins. Provide one 3" screw per hinge butt on wood doors and frames.	Door Supplier, Finish Carpenter
15. "Door-Held-Open" Alarm Provide local alarm buzzer to indicate that door has not closed fully. Allow door to remain open for one minute before initiating alarm. Provide one 1-1/2" x 4" sign above inside and outside door knobs stating "Alarm will sound if door held open more than one minute". Provide key over-ride capability for lobby doors or other doors likely to be used for moving. Provide conduit running from door to security control panel.	Electronic Security, Signage

16. "Emergency Exit Only" Alarm Provide local alarm siren to indicate that door has been opened. Alarm to sound for one minute then automatically reset. Provide one 1-1/2" x 4" sign above inside and outside door knobs stating "Emergency Exit Only - Alarm will sound if door opened". Provide key over-ride capability if door likely to be used for moving. Provide conduit running from door to security control panel.	Electronic Security, Signage, Electrician
17. Utility Key Box Instruct utility companies to use Deminora DC2000, L&M Keysafe, Multi-Lock Canada tubular key vault or approved equal key box constructed of 1/4" steel with heavy duty lock. Mount key boxes on a recessed custom metal backing plate with four 1/4" carriage bolts (refer to sketch) or into a recess constructed in a substantial building component (ie: concrete wall or timber post). Paint backing plate to match adjacent wall colour.	Fire Design, Signage, Painter
18. Security Separation In-Fill Construct separation in-fill from 9 gauge sheet perforated steel (1/2" round holes with 11/16" staggered centres). Frame constructed from 1-1/2" x 1/8" tee posts, 3' on centre; painted. Install the perforated steel onto the steel frames with continuous bead welding. Powder coat or paint to match parkade entry overhead door colour.	Overhead Gate & Security Fence Co.
19. Perforated Aluminum Provide 7 gauge sheet perforated aluminum (1/2" round holes with 11/16" staggered centres) over each entire door panel above the infrared beams level. Secure to the outside of the panel using through-bolts or security screws every 12". Powder coat or paint to match parkade entry overhead door colour. Adjust/replace/install counterbalance springs to suit the additional weight of the security elements.	Overhead Gate & Security Fence Co.

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21. Solid Sheet Steel Provide 20 gauge solid sheet steel. On Parkade Entry Overhead Gate, cover the entire overhead door bottom panel to protect the infrared beams. Secure to the outside of the panel using through-bolts or security screws every 12". On security in-fill, if required, provide enough coverage so the lock, or other security/safety device, is protected from outside tampering by 24" of solid sheet steel on all sides. Powder coat or paint to match existing colour.	Overhead Gate & Security Fence Co.
22. Visitor Parking Painting Paint all uninsulated ceiling areas reflective white. Paint all columns reflective white. Paint all walls reflective white. All spray on insulation to be white.	Painter, Spray Insulation Co.
23. Resident Parking Painting Paint all uninsulated ceiling areas reflective white. Paint all columns reflective white. Paint all walls reflective white. All spray on insulation to be white.	Painter, Spray Insulation Co.
24. Steel Lockers Construct with steel frame and wire mesh, painted. Major hi-security storage systems, or approved equal. Provide steel hasp for padlock.	Locker System Co.
25. Locking Gate (in exterior fence) Metal gate with one 1-3/4" deep metal box suitable for mounting lockset. Gate post to have metal box suitable for mounting an ANSI cutout electric strike. Provide full length flat astragal. Provide Loxan shield to prevent access to interior latch release. Lockset to be ANSI Grade 1 knob or lever style to suit BC Building Code.	Railing Co., Electronic Security, Signage Co., Electrician
26. Parkade Closed Circuit TV Provide high resolution, varifocal, colour, day/night, vandal resistant dome camera at resident parkade entry gate, with security housing. Provide computer-based digital video multiple recorder, 8 inputs (expandable to 16), 250GB hard drive, 30 FPS record rate per camera, and remote viewing via ethernet or dial-up connection, and one 15-inch colour monitor at the security control panel location. The recording of the camera is by pixel change. Provide one 1' x 2' sign per camera location stating "This Area Under Video Surveillance".	Electronic Security, Signage Co.

27. Audio Enterphone System Provide enterphone system at building entrance adequate for number of suites in the building. System to be NSL non-subscriber line with call-waiting. Use random suite identification codes; 4 line LCD Scrolling Display. Provide enterphone outside visitor parkade entry gate. Provide rough-in for enterphone at other possible locations (with approval).	Electronic Security
28. Video Enterphone System Provide enterphone system adequate for number of suites in building. System to be NSL non-subscriber line with call waiting. Use random suite identification codes; 4 line LCD Scrolling Display. Provide colour CCTV camera with security housing mounted inside lobby with lobby, mailboxes and enterphone panel in field of view (if building layout makes this impossible, then provide exterior camera, either fully recessed or with security housing). Provide computer-based digital video multiple recorder, 8 inputs (expandable to 16), 250GB hard drive, 30 FPS record rate per camera, and remote viewing via ethernet or dial-up connection, and one 15-inch colour monitor at the security control panel location. The recording of the camera is by pixel change. Provide Channels 116 and 399 in-suite viewing on digital. Provide one 6" x 1' sign per video enterphone stating "This Area Under Video Surveillance". Provide rough-in for enterphone at other possible locations (with approval).	Electronic Security, Signage Co.
29. Security Control Panel Mounting Board Provide one 2'x4' plywood panel in electrical room for future installation of centralized security system. Terminate all security video and door alarm conduits at this panel.	Electronic Security, Electrician, Carpenter
30. Parking Entrance with Card Reader (Never Used) Paint white entrance and exit arrows on the floor. Provide two overhead hanging signs – one stating "LEFT LANE ENTRY" on the street side and "ENTRY" on the parkade side and "EXIT" on the street side – use black type on yellow background. Provide circular convex mirror dishes at appropriate locations – one for inbound traffic and one for outbound.	Painter, Signage Co.

31. Lobby Entrance/Signage Provide corkboard adjacent to mailboxes/kiosk for posting notices. Provide plexi sleeve in each elevator cab for posting notices.	Painter, Signage Co.
32. Delayed Egress Panic Hardware (n/a) Provide ULC listed exit device with two built-in request-to-exit switches (Von Duprin 22NL-RX2 series or approved equal). Provide electromagnetic locking device (Securitron M62 series) mag lock or approved equal). Provide 15-second exit delay timer (Securitron XDT series or approved equal). Provide fire alarm reset relay (Securitron CFAR series or approved equal). Provide ULC listed power supply. Installation shall meet all requirements of the local Authority Having Jurisdiction.	Door Supplier, Finish Carpenter, Electronic Security, Electrician
33. Keyfob Activated Electric Door Opener (Controlled By Access Control Computer) Provide one wireless output receiver per parkade entry overhead door (Linear model AP4 or approved equal). Provide two keychain transmitters per parking stall (Linear ACT31B 1-channel transmitter (Linear ACT34B 4-channel transmitter or approved equal).	Electronic Security, Electrician
34. Keypad Activated Manual Backup Provide digital keypad, in parallel with the keyfob activated electric door opener, for backup in case the keyfob system temporarily does not function (Securitron DK-16 series or approved equal).	Electronic Security, Electrician

Note: The following items are the minimum standard required for each door or area type. All items in this schedule are detailed in the accompanying Common Area Security Specifications document.	
Common Area - Security Item Schedule by Door or Area Type	Action By
1. Main Entry Door From Lobby to Exterior Provide institutional grade aluminum entrance door or heavy-duty wood entrance door. Provide wrap around stainless steel astragal or flat steel astragal to suit door type. Provide base building door closer. Provide Grade 1 door lock. Provide hinges with non-removable pins.	Storefront, Door Supplier, Finish Carpenter
2. Visitor Parking Separation In-fill Provide perforated steel on each separation panel. Provide solid sheet steel to protect locks and other items susceptible to tampering from outside the secured area. Secure to the outside of the panel using through-bolts or security screws every 12". Powder coat or paint to match parkade entry overhead door colour.	Overhead Gate & Security Fence Co.
3. Parkade Painting Paint all visitor parking and resident parking walls, columns, and un-insulated ceilings.	Painter
4. Parkade Entry Overhead Door Provide parkade entry overhead door. Provide perforated aluminum on each door panel above the infrared beams level. Provide solid sheet steel across the entire bottom panel to protect the infrared beams. Provide solid sheet steel to protect emergency release chain and other points susceptible to tampering from outside the secured area. Provide heavy metal box around door opener terminal strips to resist tampering. Adjust/replace/install counterbalance springs to suit the additional weight of the security elements. Provide keyfob activated electric door opener. Provide keypad activated manual backup. Provide extra reprogrammable transmitters.	Overhead Gate & Security Fence Co., Electrician, Electronic Security

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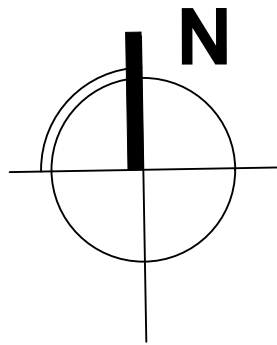
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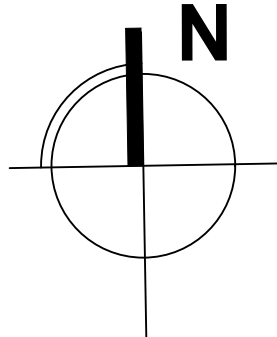
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5. Parkade Entry Pedestrian-Door (Card Reader Door Strike) Provide heavy-duty steel door and frame. Provide flat steel astragal. Provide exit door panic hardware. Provide base building door closer. Provide hinges with non-removable hinge pins. Provide door-left-open local alarm.	Overhead Gate & Security Fence Co., Electrician, Electronic Security
6. Doors From Resident Parkade to Exterior Provide heavy-duty steel door and frame. Provide flat steel astragal. Provide base building door closer. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door-left-open local alarm. Provide for electric strikes.	Door Supplier, Finish Carpenter, Electrician, Electronic Security
7. Doors From Building Stairwell to Exterior Provide heavy-duty steel door and frame. Provide flat steel astragal. Provide base building door closer. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door-left-open local alarm.	Door Supplier, Finish Carpenter, Electrician, Electronic Security
8. Doors From Lobby to Visitor Parking (Card Reader Door Strike) Provide heavy-duty steel door and frame. Provide flat steel astragal or full-length interlock plate, depending on door swing. Provide base building door closer. Provide exit door panic hardware or Grade 1 lock, depending on door swing. Provide hinges with non-removable hinge pins. Provide door-left-open local alarm.	Door Supplier, Finish Carpenter, Electrician, Electronic Security
9. Doors to Storage/Bike Lockers (Card Reader Door Strike) Provide heavy-duty steel door and frame. Provide flat steel astragal or full-length interlock plate, depending on door swing. Provide base building door closer. Provide exit door panic hardware or Grade 1 lock, depending on door swing. Provide hinges with non-removable hinge pins. Provide door-left-open local alarm.	Door Supplier, Finish Carpenter, Electrician, Electronic Security

10. Doors to Service Rooms, Service Closets, Bike Rooms, Storage Locker Rooms (Card Reader Door Strike for Bike Rooms and Storage Locker Rooms) Provide heavy-duty steel door and frame. Provide flat steel astragal or full-length interlock plate, depending on door swing. Provide base building door closer. Provide hinges with non-removable hinge pins if doors are out-swinging.	Door Supplier, Finish Carpenter
11. Doors to Individual Storage Rooms Provide heavy-duty steel door and frame. Provide flat steel astragal or full-length interlock plate, depending on door swing. Provide base building door closer. Provide Grade 1 lock, depending on door swing. Provide hinges with non-removable hinge pins if doors are out-swinging.	Door Supplier, Finish Carpenter
12. Fire Exit Doors From Unsecured to Secured Areas (e.g.: visitor parking to secured courtyard) Provide heavy-duty steel door and frame. Provide flat steel astragal. Provide base building door closer. Provide delayed egress panic hardware. Provide hinges with non-removable hinge pins. Provide emergency-exit-only local alarm.	Door Supplier, Finish Carpenter, Electrician, Electronic Security
13. Storage Lockers, Bicycle Lockers For lockers located in common room on parkade level, provide steel lockers. Not required for individual lockers.	Overhead Gate & Security System, Locker Co.
14. Locking Gate (in Perimeter Fence) Provide locking gate. Provide flat steel astragal. Provide base building door closer. Provide Grade 1 door lock. Provide hinges with non-removable hinge pins. If the gate uses pivots instead of hinges, weld the pivot mounting brackets to the steel post of the gate and fence so they cannot be removed from outside the secured perimeter.	Door Supplier, Railing Co.
15. Utility Key Boxes Provide and install utility key boxes as per specification. If possible, locate key boxes in field of view of CCTV cameras.	Fire Design & Signage
16. Parkade Entry Closed Circuit TV Provide CCTV system at parkade entry overhead door as per specification	Electronic Security, Electrician
17. Video Enterphone Provide Video Enterphone system at main lobby.	Electronic Security, Electrician

18. Audio Enterphone Provide Audio Enterphone system at other locations as shown on the architectural drawings.	Electronic Security, Electrician
19. Security Control Panel Provide Security Panel in electrical room.	Electronic Security, Electrician

Note: The following items are to be provided in the locations noted in Security Item Schedule which follows. All "or approved equal" items to be pre-approved by Adera	
Dwelling Unit - Security Item Specifications	Action By
1. Dwelling Unit Entrance Door Solid core wood door. Door thickness 1.75". BC Door # 139, or approved equal. Door to be factory prepped with surface closer reinforcing. Door to be factory prepped for appropriate lock type.	Door Supplier, Finish Carpenter
2. Solid Door Frame Ensure that full length of frame is supported to resist prying attacks (i.e. double cripple studs, and solid blocking back 2 studs on both sides of the opening at lock height).	Door Supplier, Finish Carpenter
3. Door Closer - All Suite Entrance Doors Provide ANSI Grade 3 door closers (Taymor model 11-503 or approved equal). Adjust according to manufacturer's instructions.	Door Supplier, Finish Carpenter
4. Security Glazing Door vision panel and sidelight glazing to be tempered.	Door Supplier
5. Door Latchset and Deadlock Door latchsets shall be ANSI Grade 2 knob or lever style with five pin keying to comply with BC Building Code requirements. Door deadlocks shall be ANSI Grade 2 with 5 pin keying and inside thumb-turn rotating maximum 90° to extend or retract locking bolt.	Door Supplier, Finish Carpenter
6. Non-Removable Hinge Pins On outward swinging doors, provide hinges with non-removable pins.	Door Supplier, Finish Carpenter
7. Lock Guard On inward swinging doors, provide 12" long lock guard (interlocking plate) to resist prying. Install the interlocking plate to protect the bolt of the deadlock.	Door Supplier, Finish Carpenter
8. Extra Length Screws (Wood Doors and Frames) One screw per hinge butt to be 3" long. 2 screws per deadbolt strike plate to be 3" long.	Door Supplier, Finish Carpenter
9. Secondary Sliding Patio Door Lock Provide keyed locking and all ground floor and roof deck locations. Provide non-key-locking secondary door lock at other locations. Slide-Co 1599 series non-keyed or approved equal. Provide anti-lift-out angle bracket if sliding leaf is on the outside of the frame opening.	Door Supplier, Finish Carpenter
10. Door Viewer (Peephole) 180° viewing angle. ULC listed for fire doors. Taymor TA37 B4825B or approved equal.	Door Supplier, Finish Carpenter

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11. Keyfob Activated Electric Door Opener Provide one wireless output receiver per parkade entry overhead door (Linear model APA or approved equal). Provide two keychain transmitters per parking stall (Linear ACT318 1-channel transmitter (Linear ACT348 4-channel transmitter or approved equal).	Electronic Security, Electrician
12. Keyfob Activated Manual Backup Provide key switch, in parallel with the keyfob activated electric door opener, for backup in case the keyfob system temporarily does not function (Securiton MK series or approved equal). Key switch shall be set up so the dwelling unit entrance key also operates the backup key switch.	Electronic Security, Electrician

Note: The following items are the minimum standard required for each door or area type. All items in this schedule are detailed in the accompanying Dwelling Unit Security Specifications document.	
Dwelling Unit - Security Item Schedule	Action By
1. Dwelling Unit Entry Door to Common Corridor Provide dwelling unit entrance door. Provide solid door frame. Provide latchset and deadlock. Provide suite entrance door closer. Provide one door viewer (peephole). Provide one lock guard. Provide security glazing.	Door Supplier, Finish Carpenter
2. Swing Patio Door to Exterior Provide dwelling unit entrance door. Provide solid door frame. Provide latchset and deadlock. Provide suite entrance door closer. Provide one door viewer (peephole). Provide one lock guard for ground floor only. Provide security glazing.	Door Supplier, Finish Carpenter
3. Sliding Patio Door to Exterior Provide secondary sliding patio door lock. Provide security glazing.	Door Supplier, Finish Carpenter
4. Security System Provide rough-in for concealed burglar alarm contacts to all doors and windows (including skylights if not within view of motion detector). Provide rough-in for one passive infrared motion detector.	Electronic Security

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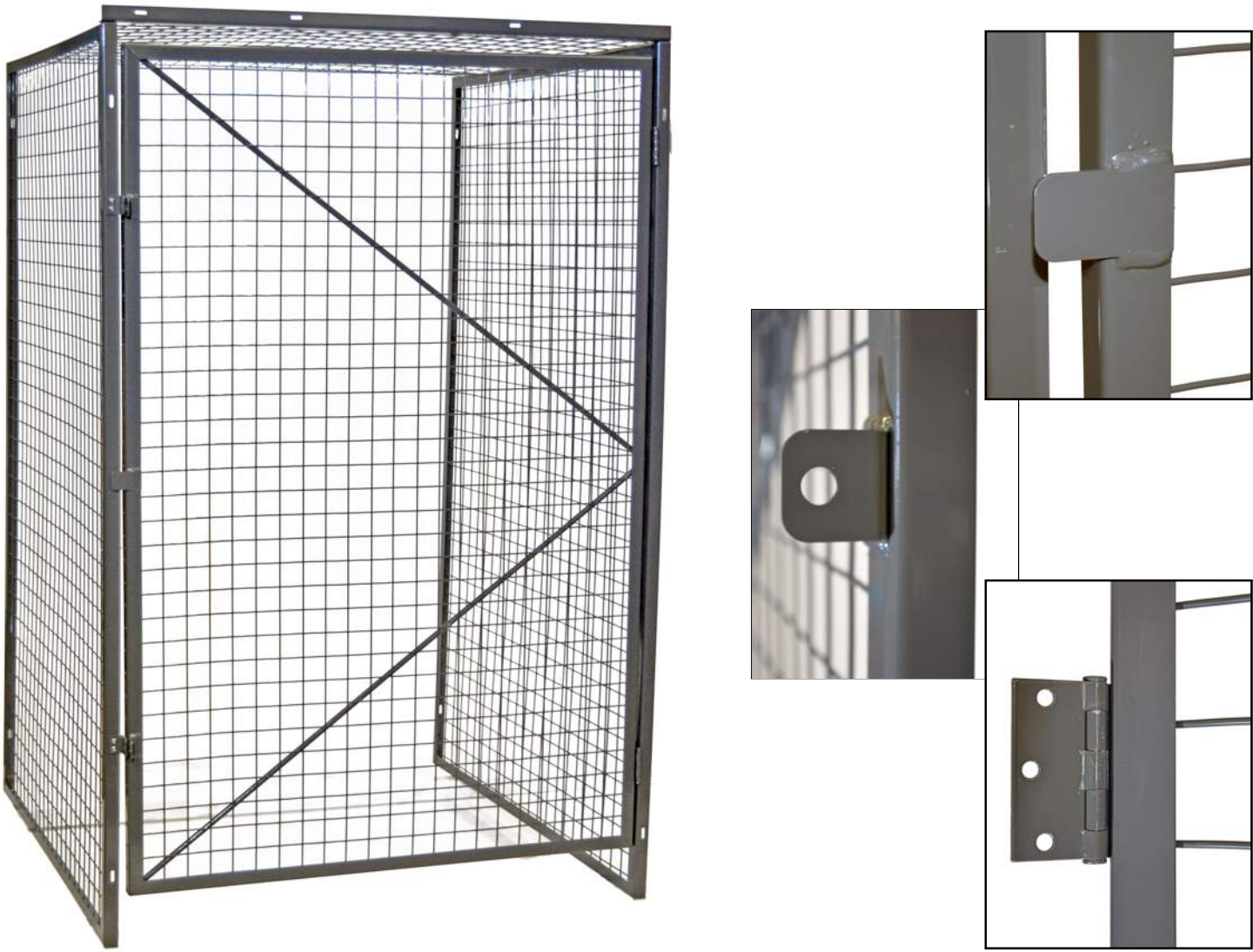
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Storage Lockers



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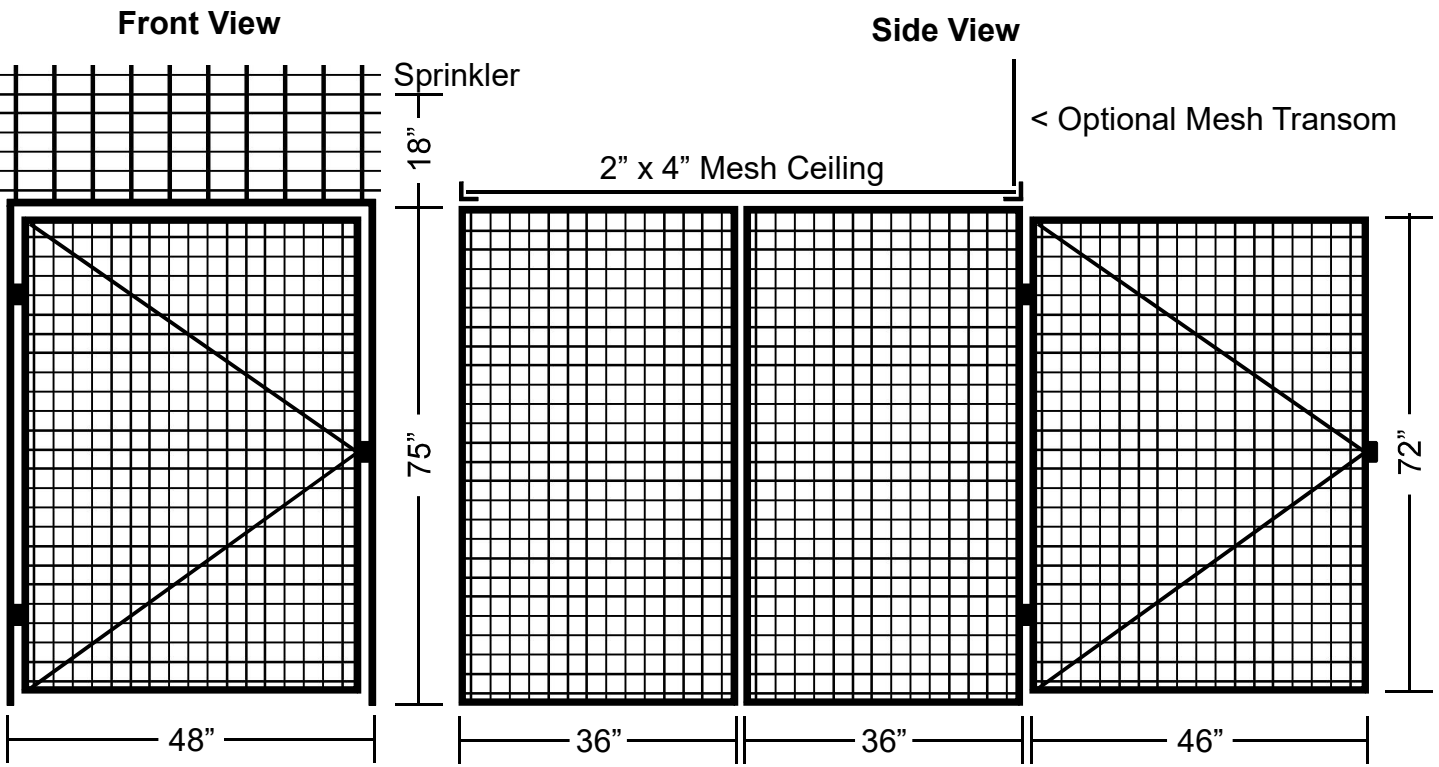
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BIKE RACKS & LOCKERS

4751 Vanguard Road
Richmond, British Columbia, Canada. V6X 2P7
604-734-2575

AdvantageLockers.com

Storage Lockers

Sample Construction of a 4' x 6' Locker



Construction

Formed and Welded 12ga Steel Frame

Panels = 8ga Welded Mesh @ 2" x 2"

Ceiling = 8ga Welded Mesh @ 2" x 4"

Reinforced Door with Striker

Industrial Hinges

2 Lock Hasps

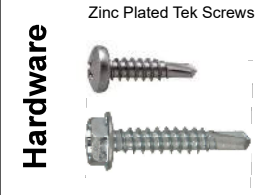
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Hardware





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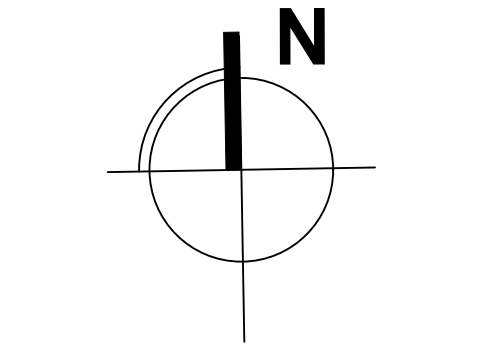
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**BICYCLE
LOCKERS**

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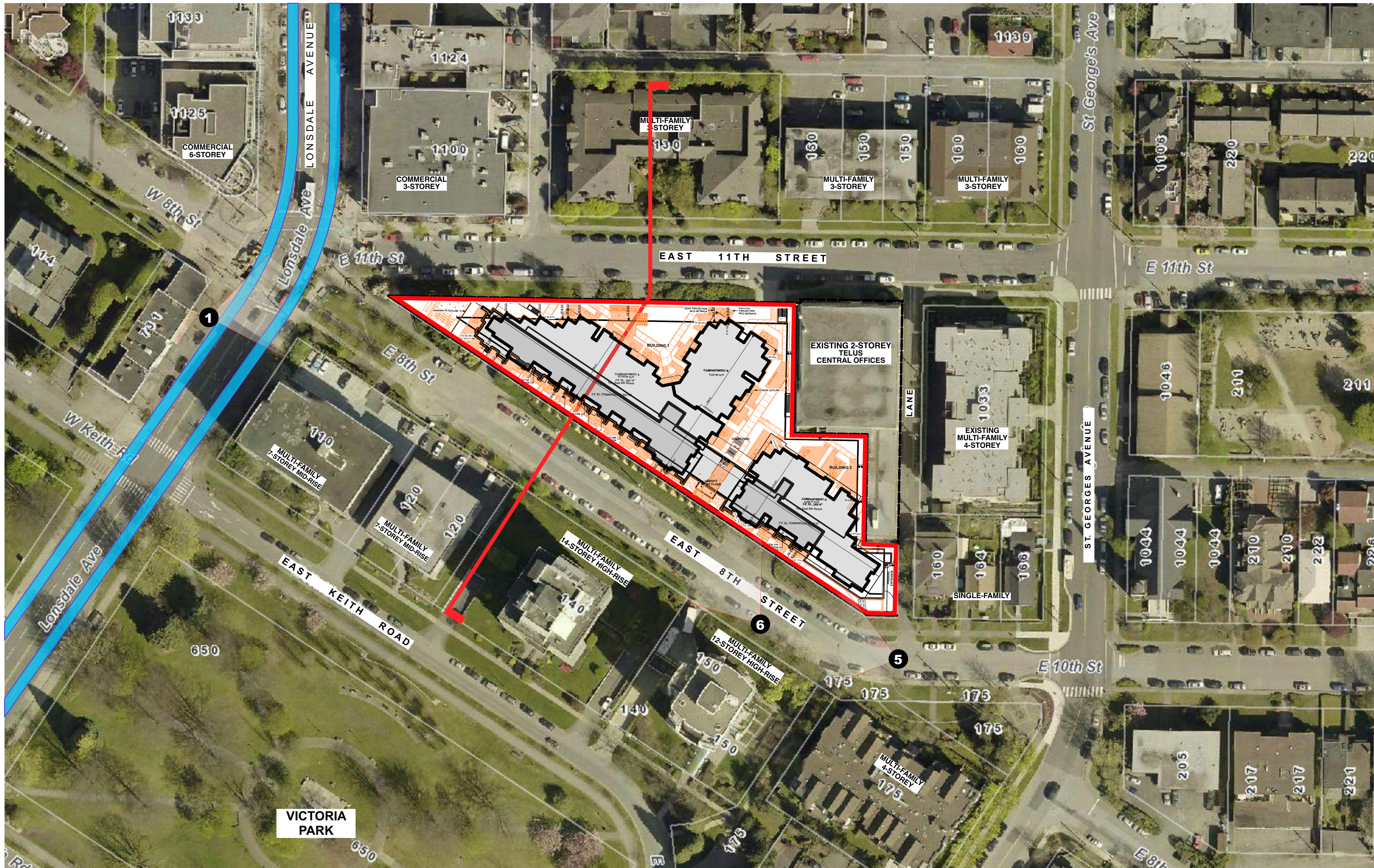
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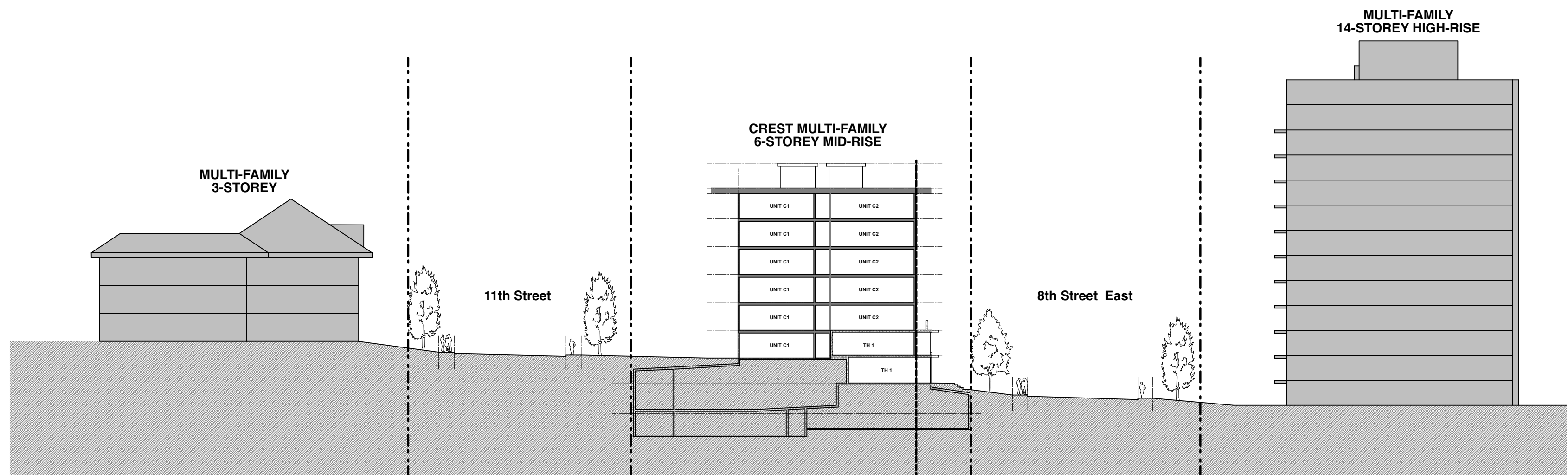
ISSUE 7 [ISSUE]

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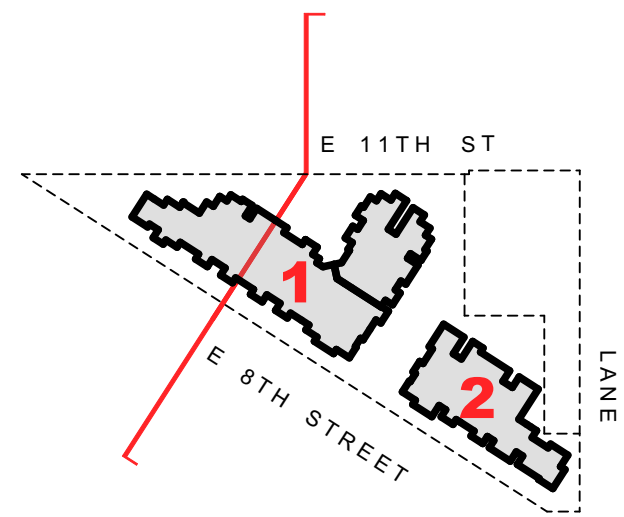
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CONTEXT



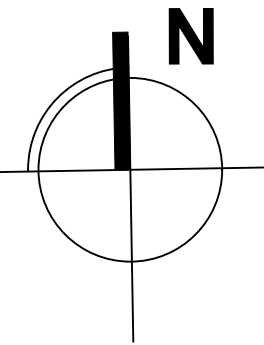
SECTION



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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SITE SECTIONS

16390 [PROJECT]

1/32"=1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

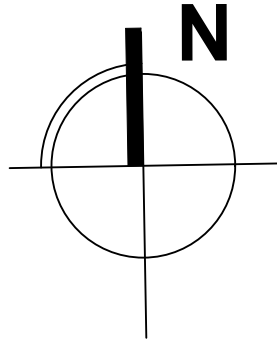
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

PARKING P2 OVERALL PLAN

16390 [PROJECT]

1/16"=1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.000





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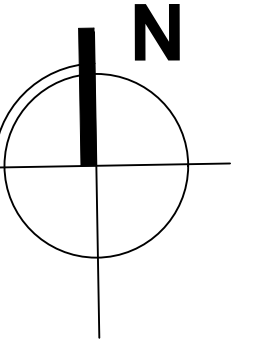
CLIENT)

OBJECT)

[TITLE]

AWING]

A-2.001



ARCHITECT SEAL)

CLIENT)

ADDERA

OBJECT)

CREST

50 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

PARKING P2 NORTH-EAST PLAN

OBJECT)

SCALE]

[DATE]

ISSUE 1

AWING1

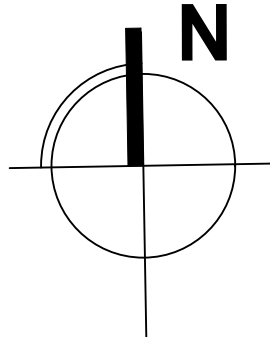
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

PARKING P2
SOUTH PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.003



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CLIENT)

ADERA

OBJECT]

CREST

50 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

PARKING P1 NORTH-WEST PLAN

6390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

AWING]

A-2.011



[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**PARKING P1
NORTH-EAST
PLAN**

[PROJECT]

[SCALE]

[DATE]

[ISSUE]

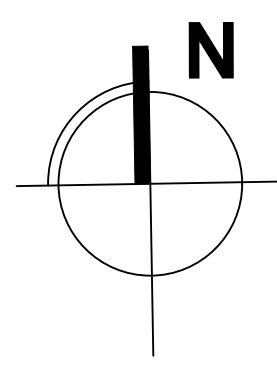
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[CLIENT]

ADERA
[PROJECT]

CREST
150 EAST 8TH STREET
NORTH VANCOUVER, BC
[TITLE]

PARKING P1
SOUTH PLAN

16390 [PROJECT]
1/8" = 1'-0" [SCALE]
NOV 14, 2017 [DATE]
ISSUE 7 [ISSUE]
[DRAWING]

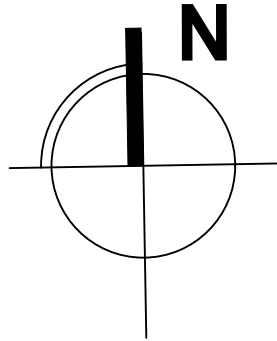
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

1ST FLOOR
OVERALL PLAN

16390 [PROJECT]

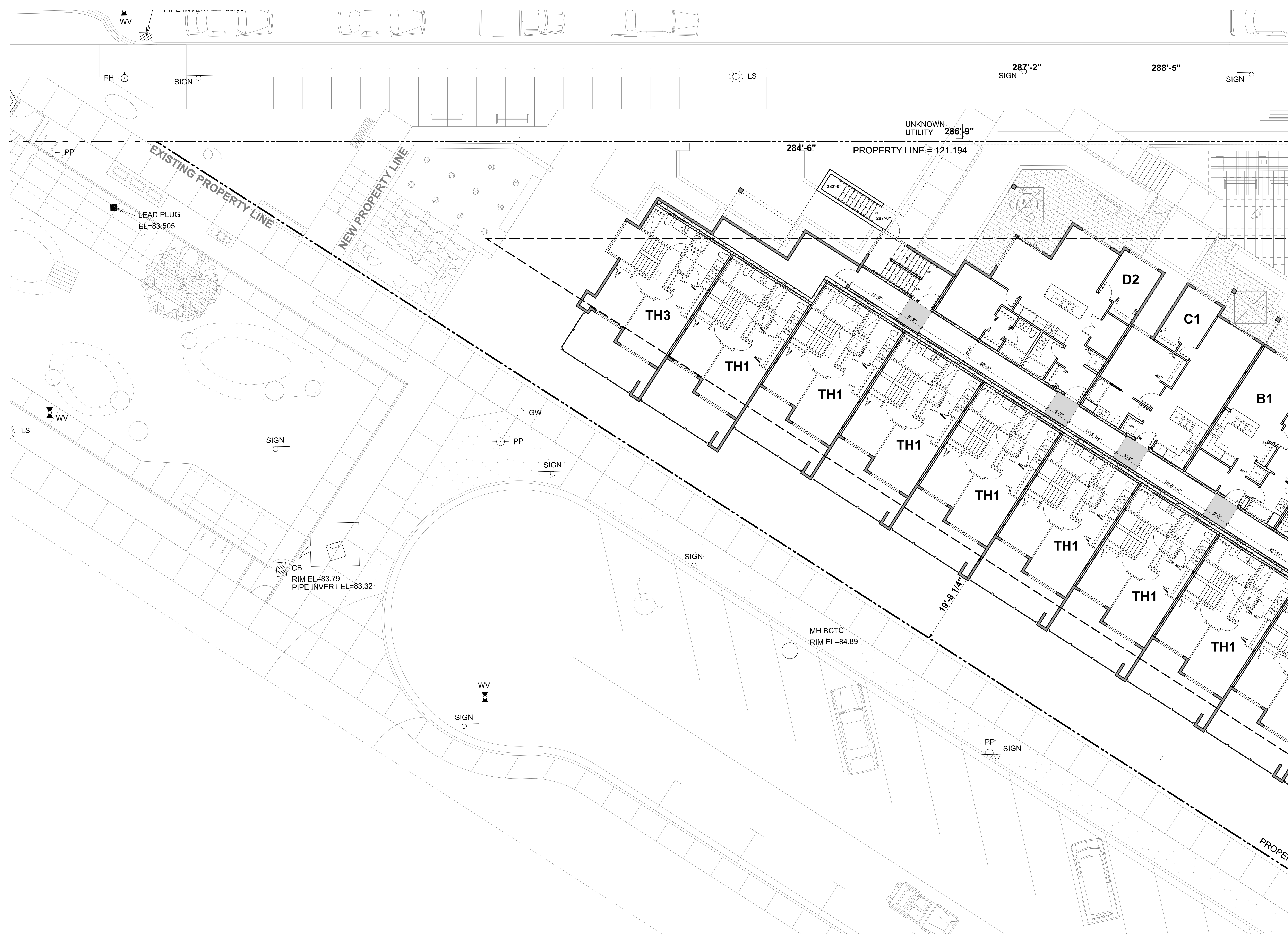
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

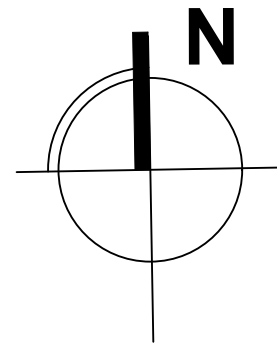
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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

1ST FLOOR
NORTH-WEST
PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.101

OUTLINE OF BUILDING AT LEVEL 1 AND ABOVE



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CLIENT)

OBJECT]

[TITLE]

PROJECT)

SCALE]

[DATE]

[ISSUE]

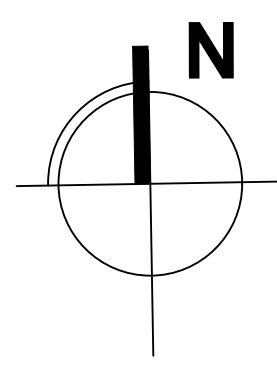
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A-2.102



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ADERA
[PROJECT]

CREST
150 EAST 8TH STREET
NORTH VANCOUVER, BC
[TITLE]

**1ST FLOOR
SOUTH PLAN**

16390	[PROJECT]
1/8" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
ISSUE 7	[ISSUE]
	[DRAWING]

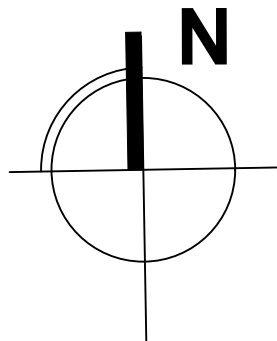
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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

2ND FLOOR
OVERALL PLAN

16390 [PROJECT]

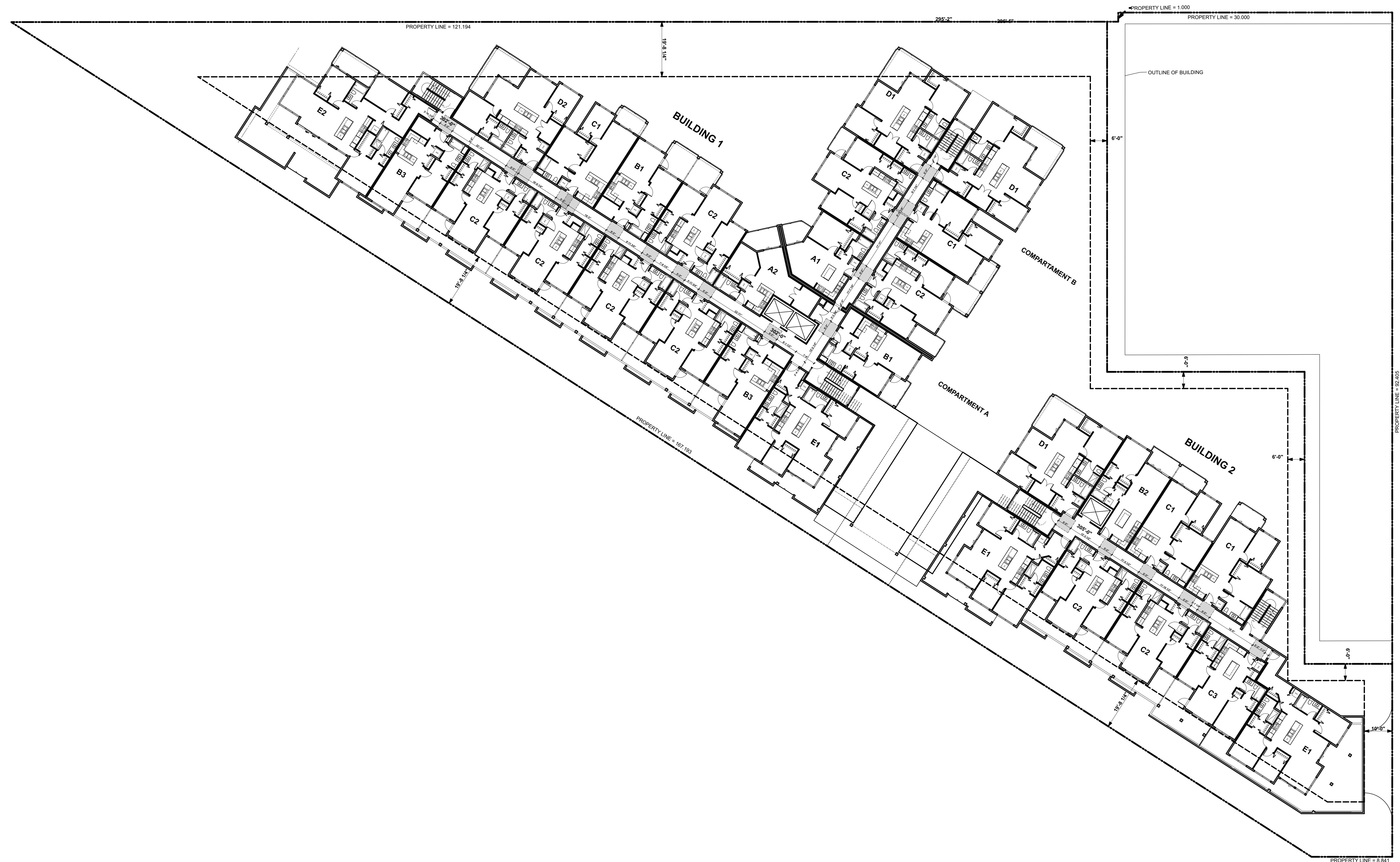
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.200

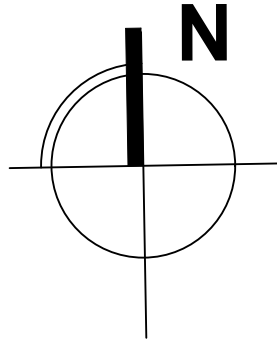




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

2ND FLOOR
NORTH-WEST
PLAN

16390

[PROJECT]

1/8" = 1'-0"

[SCALE]

NOV 14, 2017

[DATE]

ISSUE 7

[ISSUE]

[DRAWING]

A-2.201

PROPERTY LINE = 121.194

19'-8 1/4"

BUILDING 1

19'-8 1/4"

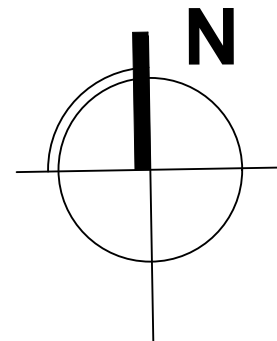
PROPERTY LINE = 167.193



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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

2ND FLOOR
NORTH-EAST
PLAN

16390

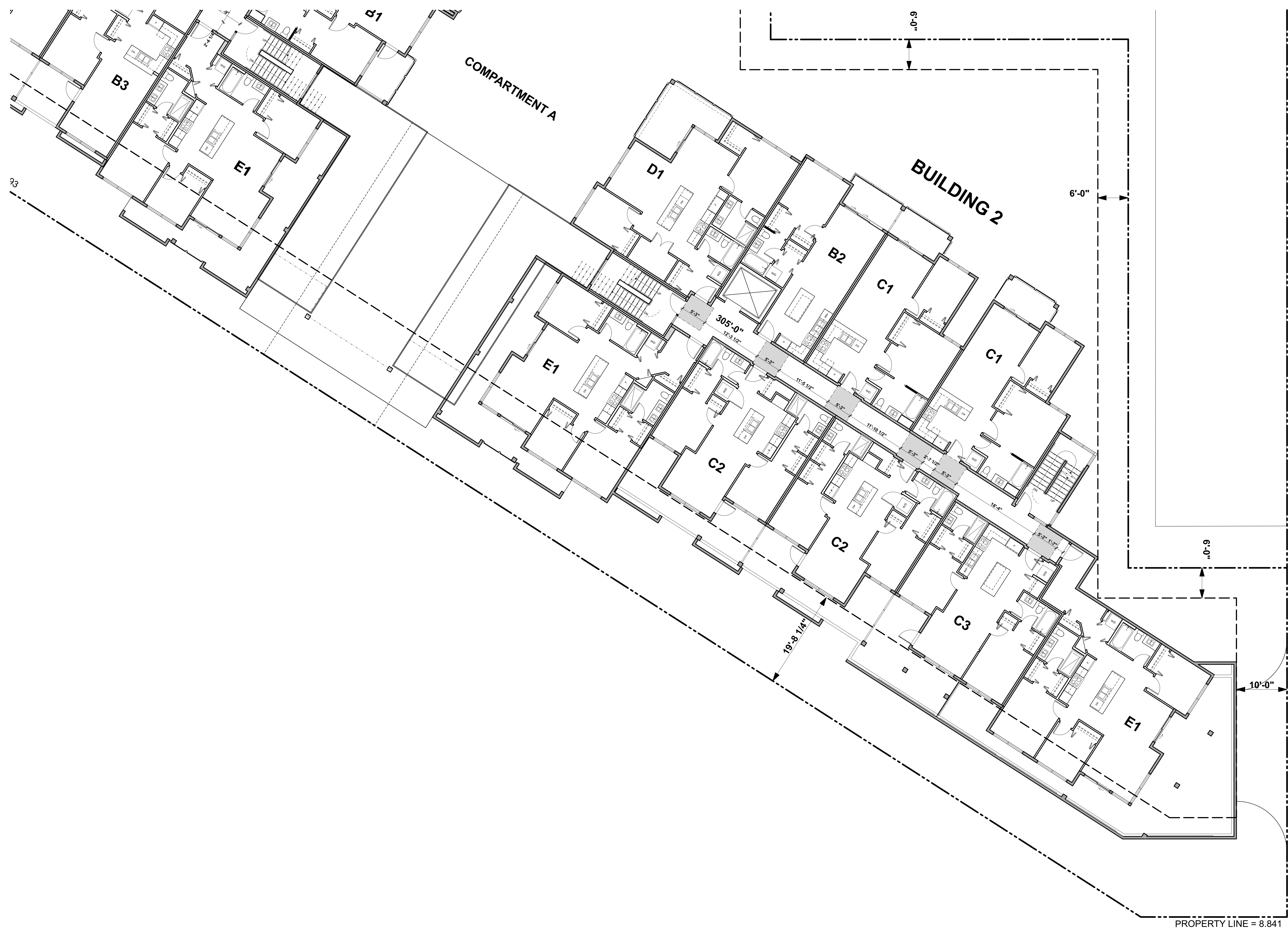
1/8" = 1'-0"

NOV 14, 2017

ISSUE 7

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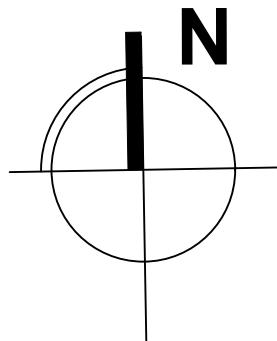
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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

2ND FLOOR
SOUTH PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

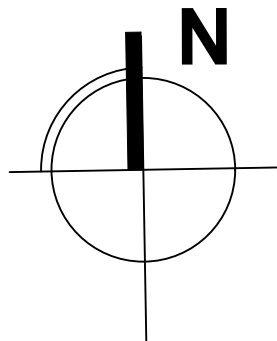
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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

3RD FLOOR
OVERALL PLAN

16390 [PROJECT]

1/16"=1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

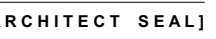
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A-2.300





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CLIENT)

ADERA

OBJECT)

CREST

50 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

3RD FLOOR NORTH-WEST PLAN

6390

OBJECT)

$$1/8'' = 1'-0''$$

SCALE]

NOV 14, 2017

[DATE]

ISSUE 7

[ISSUE]

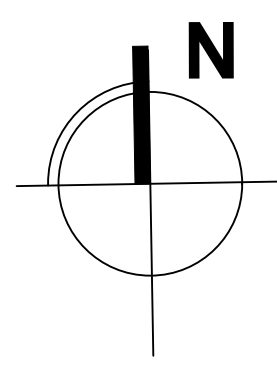
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**3RD FLOOR
NORTH-EAST
PLAN**

[PROJECT]

16390

[SCALE]

1/8" = 1'-0"

[DATE]

NOV 14, 2017

[ISSUE]

ISSUE 7

[DRAWING]

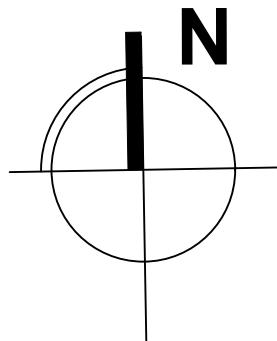
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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

3RD FLOOR
SOUTH PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

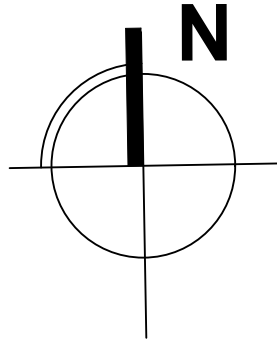
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR
OVERALL PLAN

16390 [PROJECT]

1/16"=1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

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A-2.400





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IENT)

ADERA

JECT)

CREST

50 EAST 8TH STREET
NORTH VANCOUVER, BC

TITLE)

4TH FLOOR NORTH-WEST PLAN

ECT)

$$1/8" = 1'-0"$$

DATE]

NOV 14, 2017

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ISSUE 7

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ARCHITECT SEAL)

CLIENT)

ADDERA

OBJECT)

CREST

50 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR NORTH-EAST PLAN

6390 [PROJECT]

SCALE]

NOV 14, 2017 [DATE]

[ISSUE]

ISSUE 7

Results

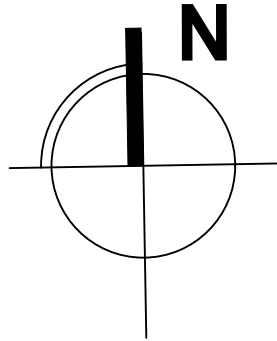
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR
SOUTH PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

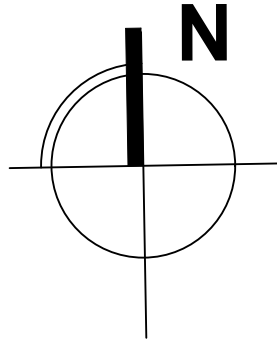
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

5TH FLOOR
OVERALL PLAN

16390 [PROJECT]

1/16"=1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.500





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CLIENT)

ADERA

OBJECT)

CREST

50 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

5TH FLOOR NORTH-WEST PLAN

6390

OBJECT)

$$1/8'' = 1'-0''$$

SCALE]

NOV 14, 2017

[DATE]

ISSUE 7

[ISSUE]

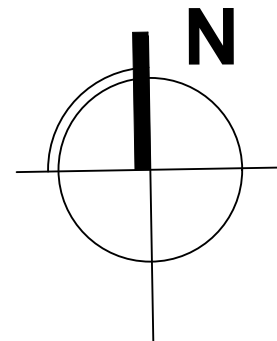
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

5TH FLOOR
NORTH-EAST
PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

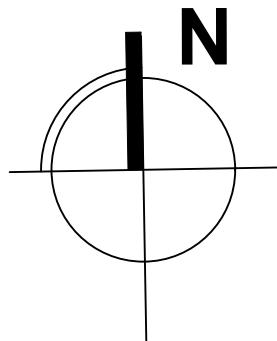
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[ARCHITECT SEAL]

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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

5TH FLOOR
SOUTH PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.503



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[PROJE

16390 [PROJECT]

1/16"=1'-0" [SCA

NOV 14, 2017 [DA]

ISSUE 7 [ISS

[DRAWING]

A-2.600

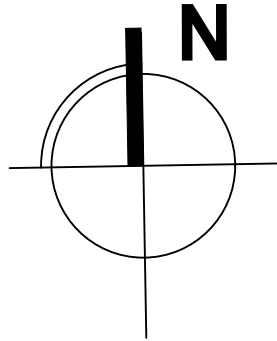
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

6TH FLOOR
NORTH-WEST
PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

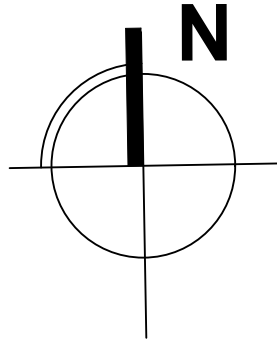
A-2.601



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CREST

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[TITLE]

6TH FLOOR
NORTH-EAST
PLAN

[PROJECT]

16390

[SCALE]

1/8" = 1'-0"

[DATE]

NOV 14, 2017

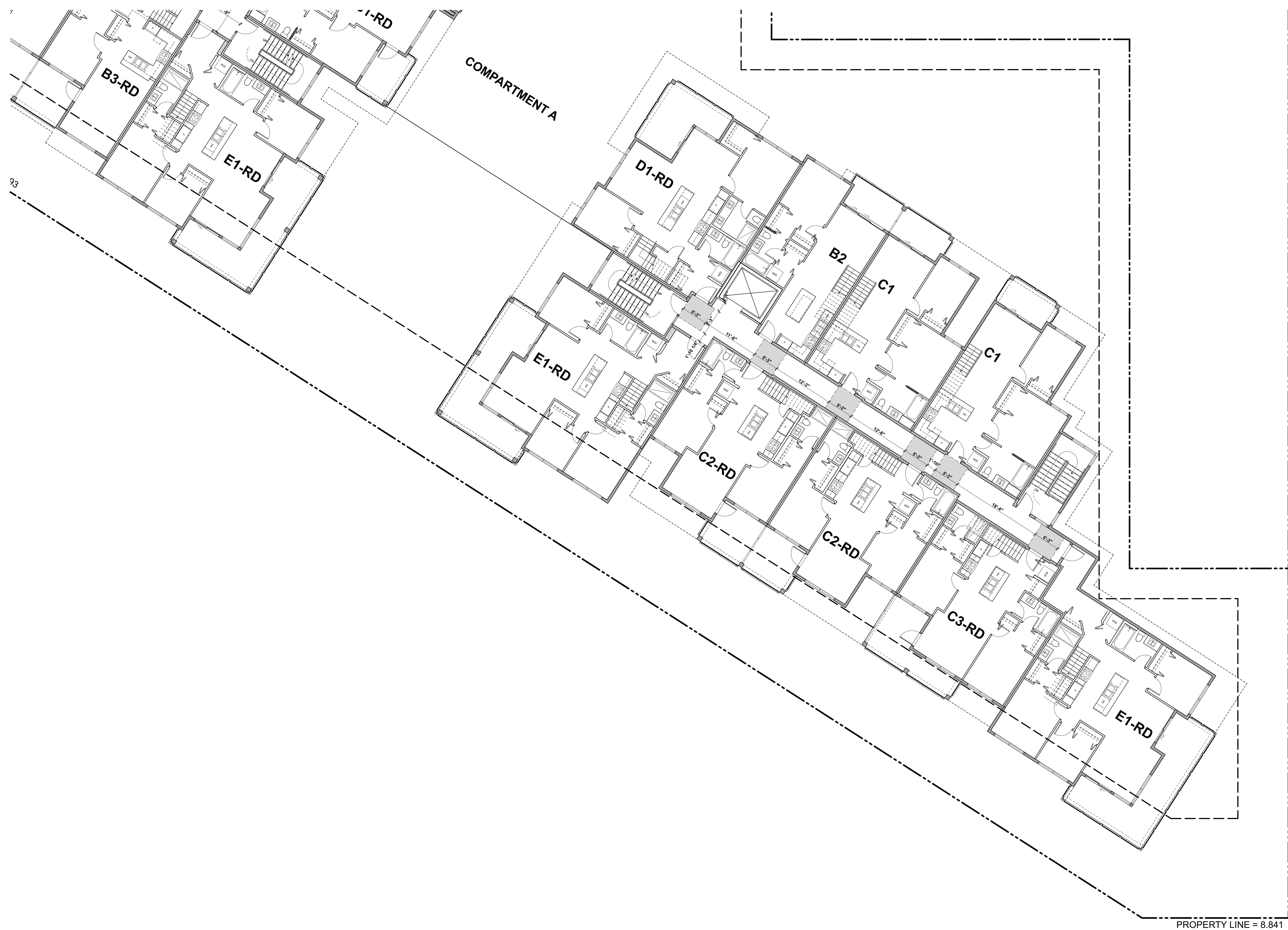
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ISSUE 7

[DRAWING]

A-2.602

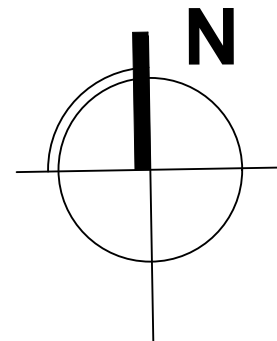




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

6TH FLOOR
SOUTH PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.603



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A-2.700

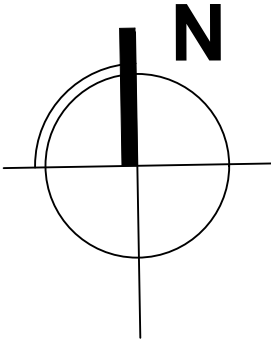




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ROOF
NORTH-WEST
PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.701

PROPERTY LINE = 121.194

BUILDING 1

PROPERTY LINE = 167.193

5'-8"

7'-8"

5'-6"

6'-0"

6'-0"



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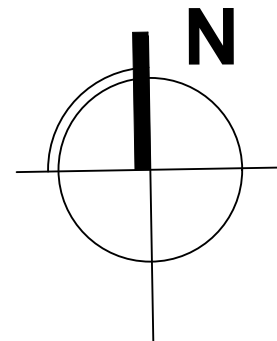
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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ROOF
SOUTH PLAN

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.703

ADAPTABLE DESIGN GUIDELINES

DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS		Unobstructed internal access: <ul style="list-style-type: none">from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) *garbage and recycling receptacles and storage lockersno stairs within building circulation including corridors on residential levelsaccessible storage lockers for each unit	Unobstructed internal access: <ul style="list-style-type: none">from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) *garbage and recycling receptacles and storage lockersno stairs within building circulation including corridors on residential levelsaccessible storage lockers for each Level 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone
BUILDING ACCESS		Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached.	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS		3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *

* Illustrations available
** Options considered

- 1 of 3-

Design Elements
July 2005

DESIGN ELEMENTS

2 of 11

ADAPTABLE DESIGN GUIDELINES

FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION	Slip resistant flooring	Slip resistant flooring	Slip resistant flooring
CIRCULATION	Colour contrasting exit doors	Colour contrasting exit doors	Colour contrasting exit doors
BUILDING MEETING / AMENITY ROOMS	Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES		Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES			Two door viewers: 3'5" or 1050mm and 5' or 1520mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING		High density, low level loop carpet and underlay maximum ½" or 13mm height	High density, low level loop carpet and underlay maximum ½" or 13mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

* Illustrations available

- 1 of 3

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

6 of 11



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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ADAPTABLE
DESIGN
GUIDELINES

16390 [PROJECT]

1' = 1'-0" [SCALE]

OCT 5, 2017 [DATE]

Issue 6 [ISSUE]

[DRAWING]

A-3.000

FIXTURES & FINISHES

8 of 11

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

LEVEL 1 ALL UNITS

LEVEL 2 ADAPTABLE UNITS:

B1 h/c, B1-RD h/c, B3 h/c, B3-RD h/c, C1 h/c, C1-RD h/c

* Illustrations available

- 2 of 3

Fixtures & Finishes
July 2005

3 of 11

COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION		Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION		Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION		Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*
DOORS		Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening"	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2' - 10" or 860mm clear door opening
PATIOS & BALCONIES		Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **
PATIOS & BALCONIES		Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS		Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS		Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor
KITCHEN		Continuous counter between sink and stove*	Continuous counter between sink and stove*
KITCHEN		Sink cabinet minimum 2'8" or 810mm wide	Provide sufficient space for future installation of cooktop and wall oven
KITCHEN			Provide for potential 2'8" or 810mm wide undercounter workspace
KITCHEN			Lower edge of upper cupboards 4'6" or 1350mm above floor

* Illustrations available
** Options considered

- 2 of 3-

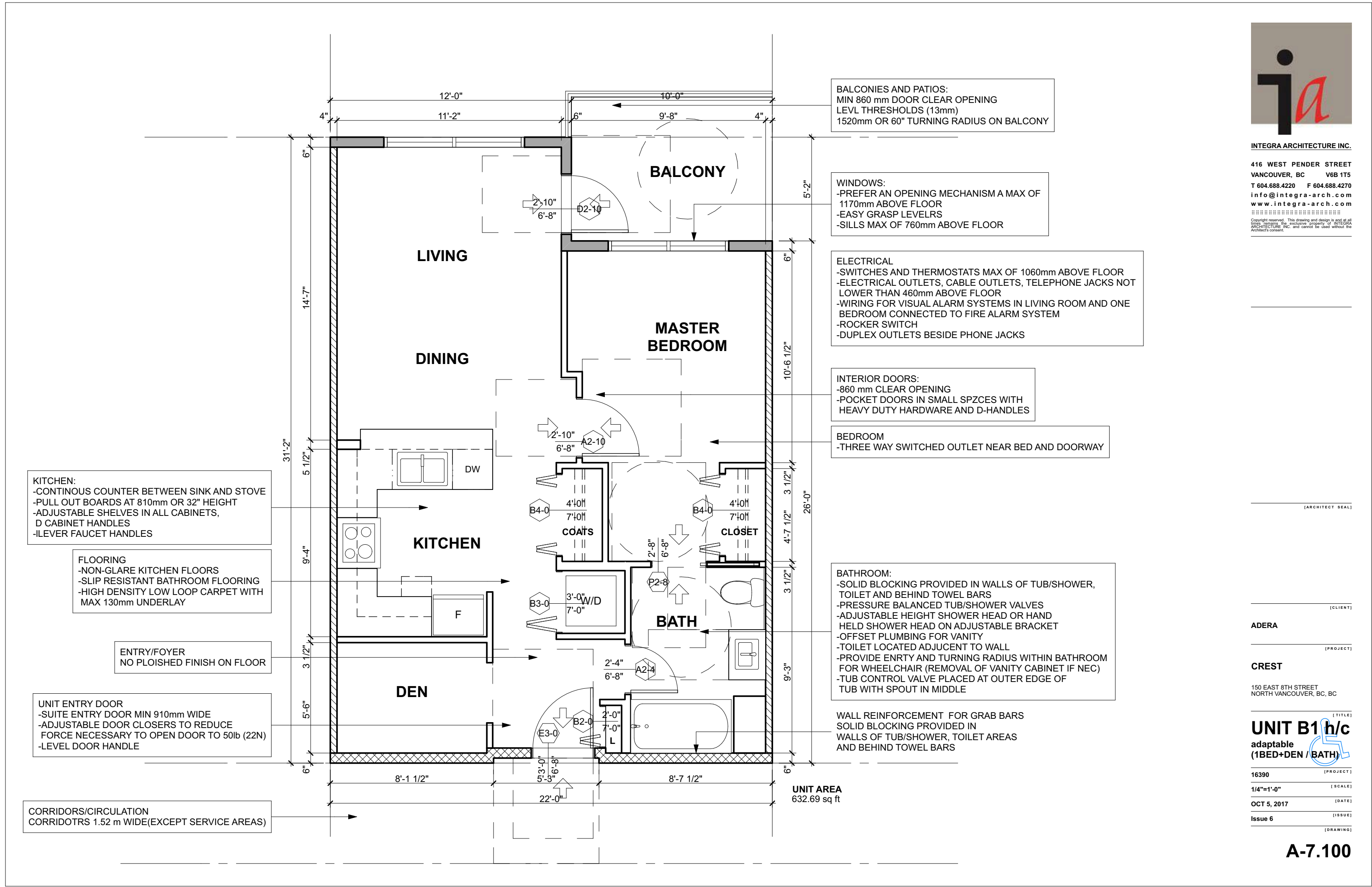
Design Elements
July 2005

DESIGN ELEMENTS

4 of 11

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

DESIGN ELEMENTS



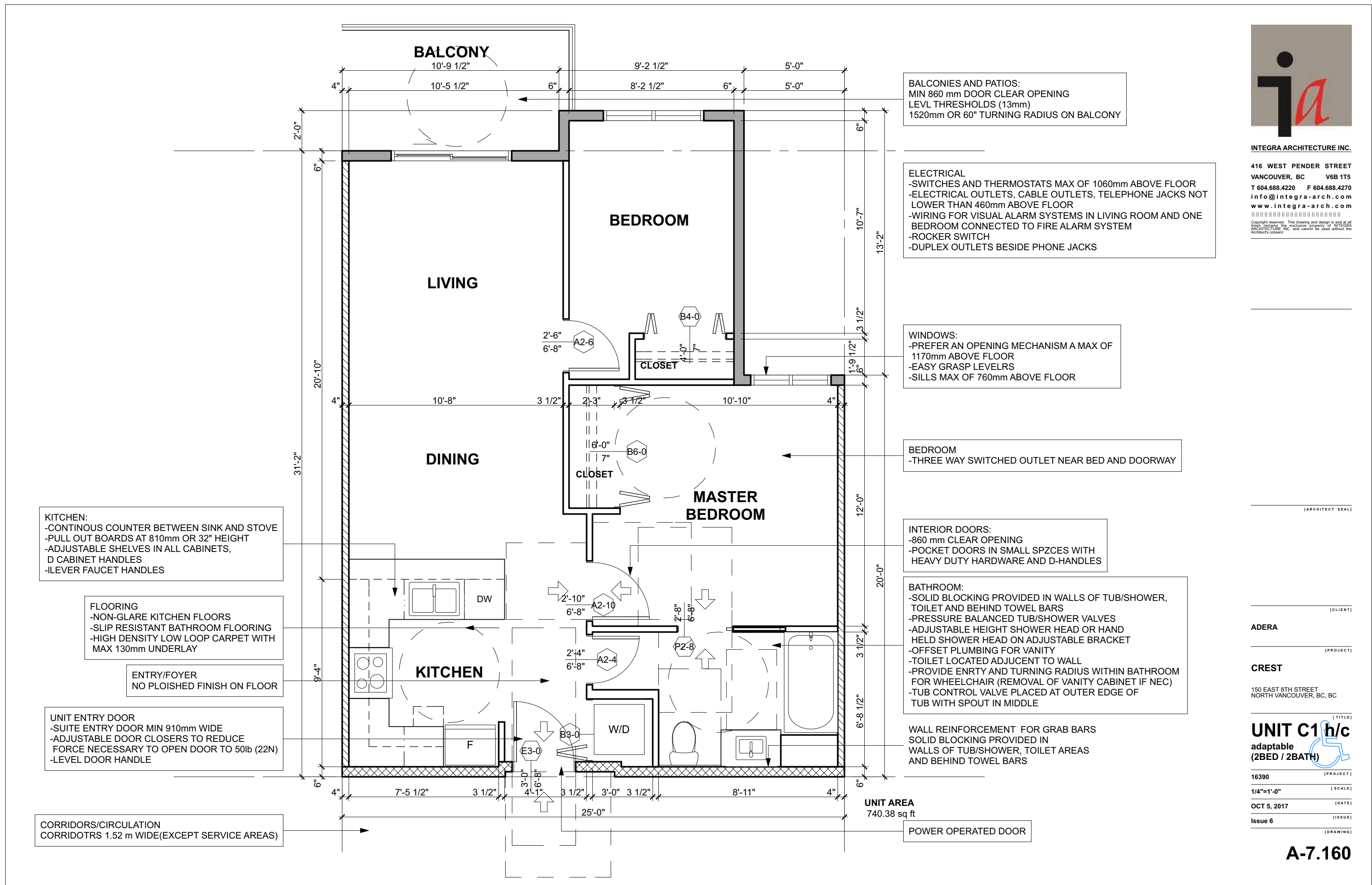
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150 EAST 8TH STREET
NORTH VANCOUVER, BC

UNIT B1 h/c
adaptable
(1BED+DEN / BATH)

16390
1/4"x1'-0"
OCT 5, 2017
Issue 6

A-7.100



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150 EAST 8TH STREET
NORTH VANCOUVER, BC

UNIT C1 h/c
adaptable
(2BED / 2BATH)

16390
1/4"x1'-0"
OCT 5, 2017
Issue 6

A-7.160

Adaptable Design Unit Calculation						
Level	Floors	Unit/Flr	Total Units	AD Level 1	AD Level 2	AD Level 3
Lobby/Entry	parking P1	34	34	34	-	-
2	1st floor	29	29	23	6	-
3	2nd floor	29	29	21	8	-
4	3rd floor	29	29	21	8	-
5	4th floor	29	29	21	8	-
6	5th floor	29	29	21	8	-
7	6th floor	29	29	21	8	-
8						
9						
10						
11						
12						
13						
14						
15						
Total Provided			179	133	46	
			%	100%	74.3 %	25.7 %
Total Required				75 %	25 %	%

Note: All areas and calculations are preliminary and approximate.



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[ARCHITECT SEAL]

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ADDERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ADAPTABLE
UNITS

16390 [PROJECT]

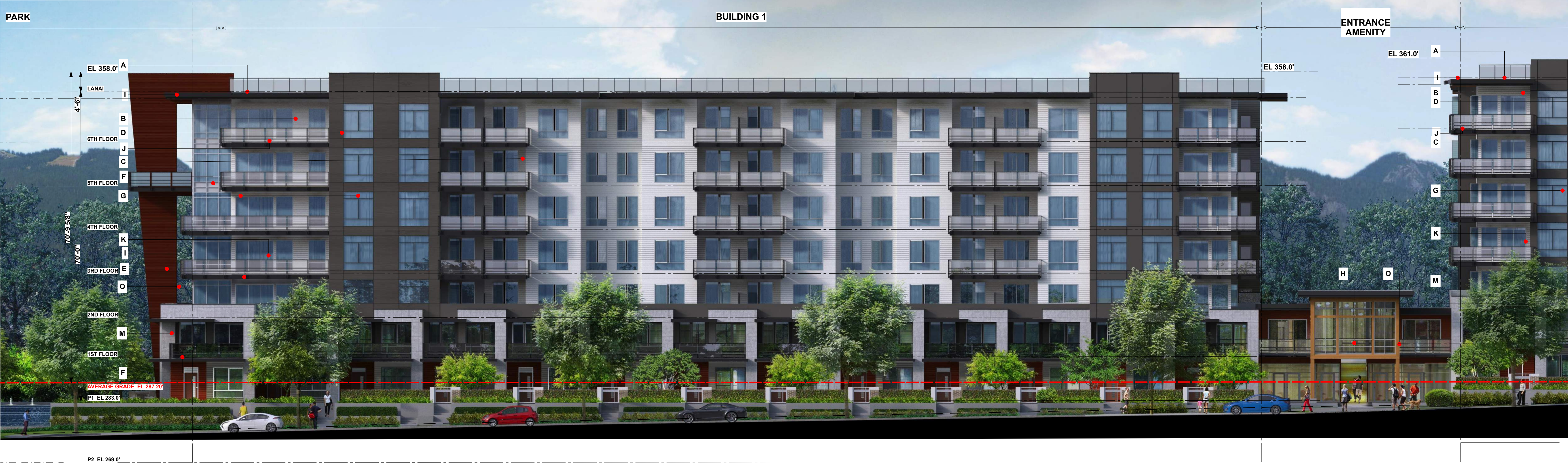
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OCT 5, 2017 [DATE]

Issue 6 [ISSUE]

[DRAWING]

A-3.010



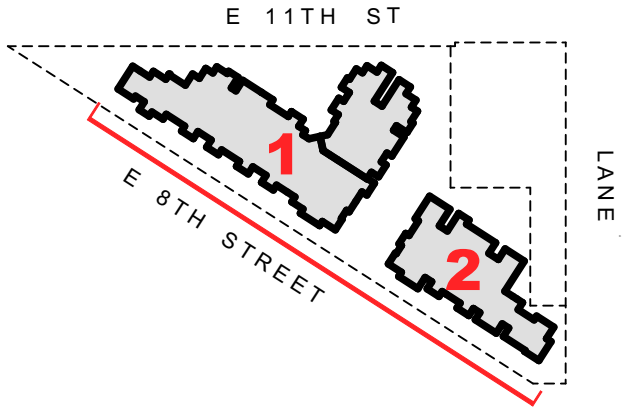
SOUTH WEST ELEVATION - BLD 1

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



SOUTH WEST ELEVATION - BLD 2

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



MATERIAL AND COLOUR LEGEND

	Manufacturer	Colour to match... Reference No.		
● A	Light Grey	Flat Roof	-	2 Ply SBS roof membrane
● B	White	James Hardie ColorPlus Collection	Arctic White	HardiePlank Lap Siding - Select Cedarmill texture, 7" exposure, typical exterior walls
● C	Grey/ Green	James Hardie ColorPlus Collection	Monterey Taupe	HardiePlank Lap Siding - Select Cedarmill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso	Hardie-Reveal Panel c/w 'Easy Trim' - smooth texture
● E	Dark Cherry			Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Makin Metals Dark Brown		Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications @ window infill panels (to match window colour)
● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Storefront Door and Windows	Colour to match Makin Metals Black	Metal entrance door and windows
● I	Black	Benjamin Moore	Onyx 2133-10	Wood trims - roof fascia, balcony edge
● J	Stained	Fibre Cement w/ Woodstone Finish System	Rustic Series 'Old Cherry'	Soffits @ roofs and balcony soffits
● K	Black	Durrarail Powder Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood	Broda Coatings 107 Sequoia	Engineered wood (glulam, quality grade - canopy at residential entrance and corner feature

[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATIONS
BUILDINGS 1 & 2

16390 [PROJECT]

3/32" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

Issue 7 [ISSUE]

[DRAWING]

MATERIAL AND COLOUR LEGEND

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● A	Light Grey	Flat Roof	2 Ply SBS roof membrane
● B	White	James Hardie ColorPlus Collection	Arctic White HardiePlank Lap Siding - Select Cedarmill texture, 7" exposure, typical exterior walls
● C	Grey/ Green	James Hardie ColorPlus Collection	Monterey Taupe HardiePlank Lap Siding - Select Cedarmill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso Hardie-Reveal Panel c/w 'Easy Trim' - smooth texture
● E	Dark Cherry		Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Makin Metals Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications @ window infill panels (to match window colour)

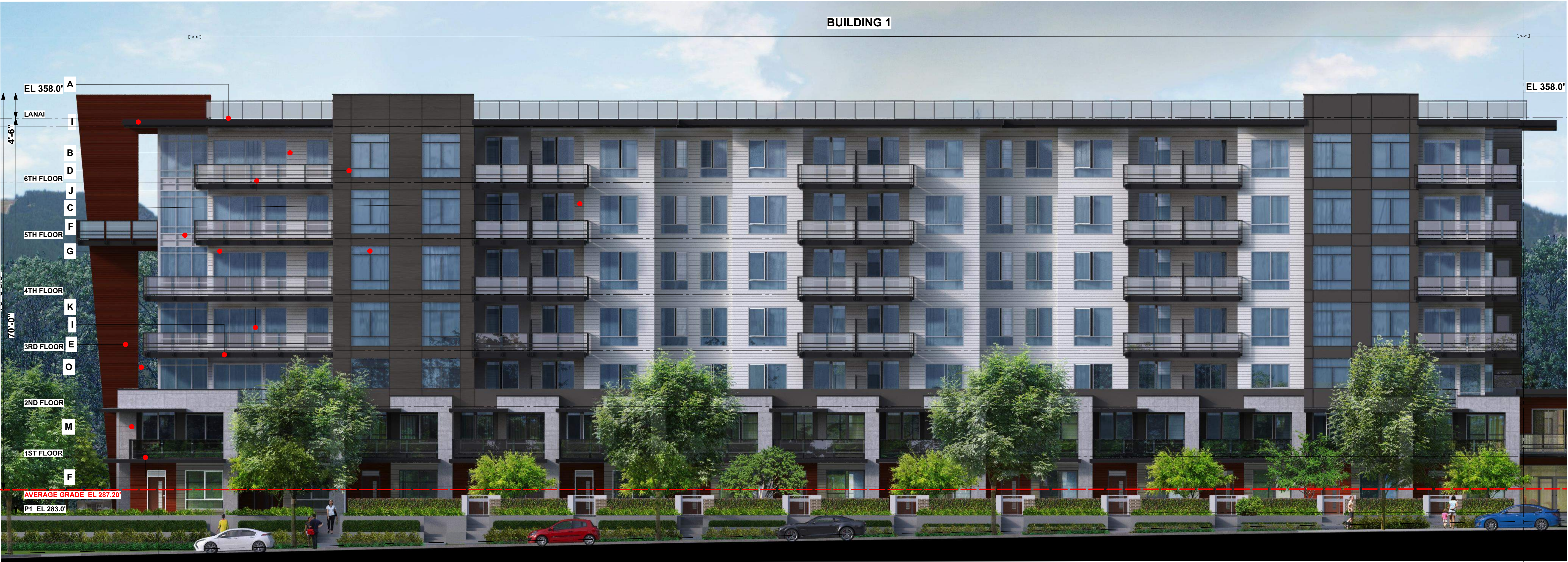
● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Storefront Door and Windows	Colour to match Makin Metals Black	Metal entrance door and windows
● I	Black	Benjamin Moore	Onyx 2135-10	Wood trims - roof fascia, balcony edge
● J	Stained	Fibre Cement w/ Woodstone Finish System	Rustic Series 'Old Cherry'	Soffits @ roofs and balcony soffits
● K	Black	Duraraail Powder Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood	Broda Coatings 107 Sequoia	Engineered wood (glulam), quality grade - canopy at residential entrance and corner feature



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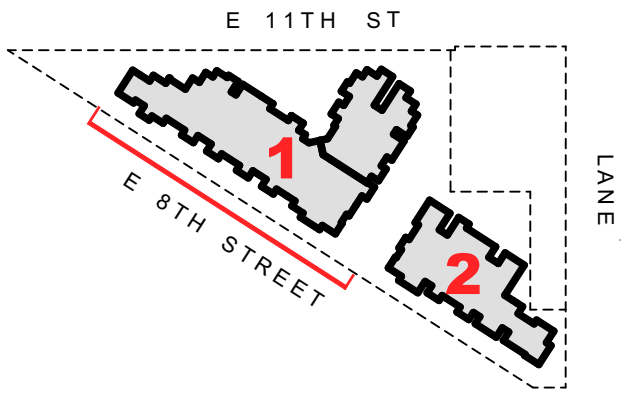
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SOUTH WEST ELEVATION - BLD 1

SCALE: 1/8" = 1'-0"



ELEVATION BLD 1
SOUTH-WEST

16390	[PROJECT]
1/8" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
Issue 7	[ISSUE]
	[DRAWING]

A-4.010

MATERIAL AND COLOUR LEGEND

		Manufacturer	Colour to match... Reference No.	
● A	Light Grey	Flat Roof	-	2 Ply SBS roof membrane
● B	White	James Hardie ColorPlus Collection	Arctic White	HardiePlank Lap Siding - Select Cedarmill texture, 7" exposure, typical exterior walls
● C	Grey/ Green	James Hardie ColorPlus Collection	Monterey Taupe	HardiePlank Lap Siding - Select Cedarmill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso	Hardie-Reveal Panel c/w 'Easy Trim' - smooth texture
● E	Dark Cherry			Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Makin Metals Dark Brown		Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications @ window infill panels (to match window colour)

● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Storefront Door and Windows	Colour to match Makin Metals Black	Metal entrance door and windows
● I	Black	Benjamin Moore	Onyx 2135-10	Wood trims - roof fascia, balcony edge
● J	Stained	Fibre Cement w/ Woodstone Finish System	Rustic Series 'Old Cherry'	Soffits @ roofs and balcony soffits
● K	Black	Durarail Powder Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood	Broda Coatings 107 Sequoia	Engineered wood (glulam), quality grade - canopy at residential entrance and corner feature



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NORTH-WEST ELEVATION - BLD 1

SCALE: 1/8" = 1'-0"



[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATION BLD 1
NORTH-WEST

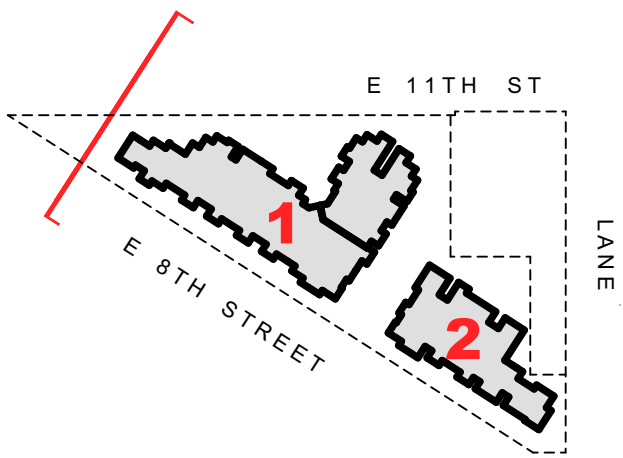
16390 [PROJECT]

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

NOV 14, 2017 [DATE]

Issue 7 [ISSUE]

[DRAWING]



MATERIAL AND COLOUR LEGEND

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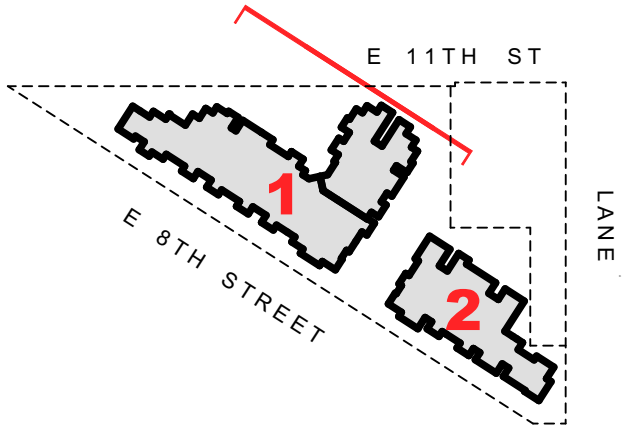
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NORTH-EAST ELEVATION

SCALE: 1/8" = 1'-0"



ELEVATION BLD 1
NORTH-EAST

16390	[PROJECT]
1/8" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
Issue 7	[ISSUE]
	[DRAWING]

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ADERA

[PROJECT]

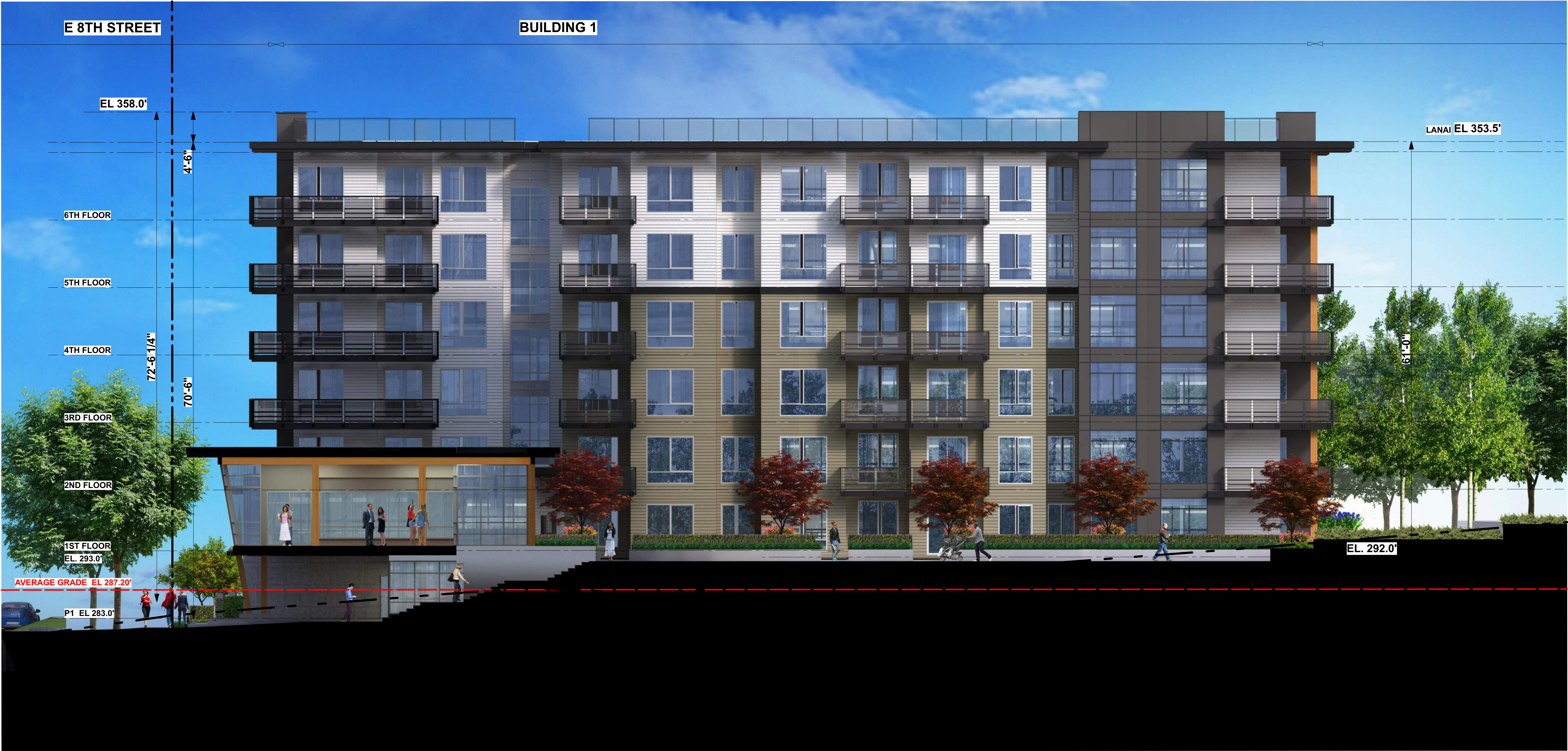
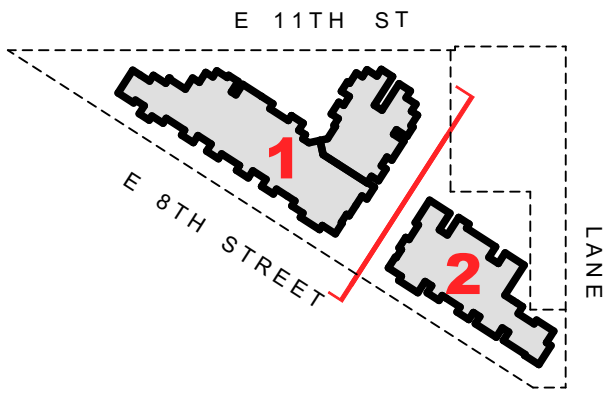
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150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATION BLD 1
EAST

16390	[PROJECT]
1/8" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
Issue 7	[ISSUE]
	[DRAWING]



EAST ELEVATION - BLD 1

SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

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LANE

EL 361.0'

LANAI EL 356.5'

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR EL 296.0'

AVERAGE GRADE EL 287.20'

P1 EL 286.0'



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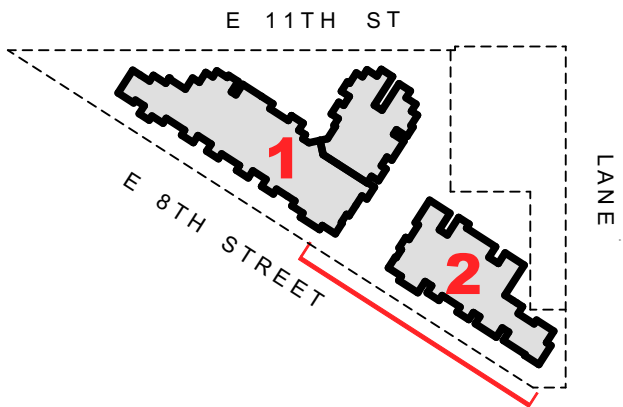
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150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATION BLD 2
SOUTH-WEST

16390	[PROJECT]
1/8" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
Issue 7	[ISSUE]
	[DRAWING]



A-4.020

MATERIAL AND COLOUR LEGEND

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NORTH-EAST ELEVATION

SCALE: 1/8" = 1'-0"



[ARCHITECT SEAL]

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ADERA

[PROJECT]

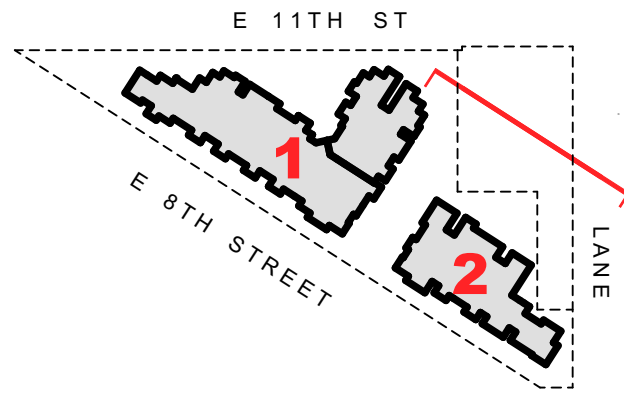
CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATION BLD 2
NORTH-EAST

16390	[PROJECT]
1/8" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
Issue 7	[ISSUE]
	[DRAWING]



MATERIAL AND COLOUR LEGEND

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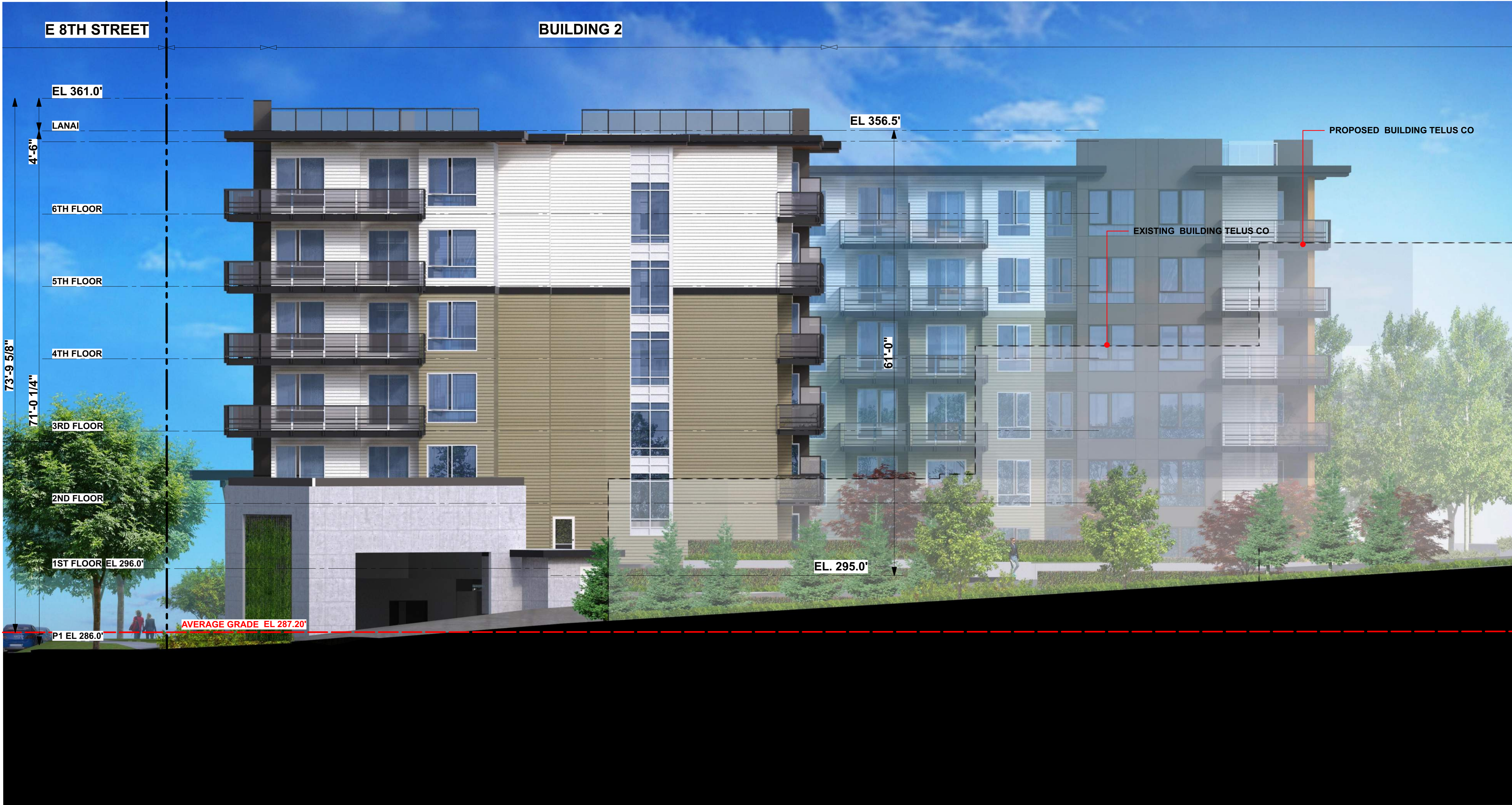
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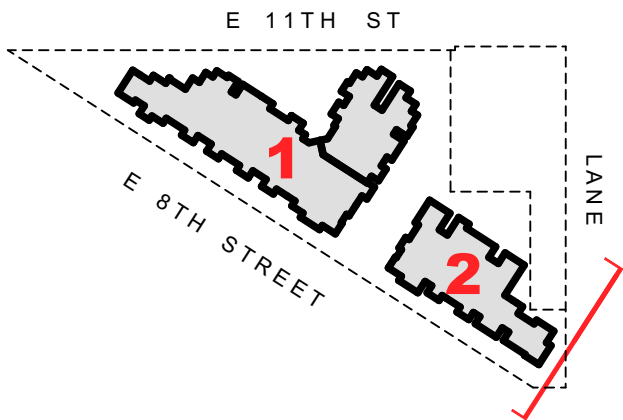
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EAST ELEVATION - BLD 2

SCALE: 1/8" = 1'-0"



[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATION BLD 2
EAST

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

Issue 7 [ISSUE]

[DRAWING]

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WEST ELEVATION - BLD 2

SCALE: 1/8" = 1'-0"



[ARCHITECT SEAL]

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[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATION BLD 2
NORTH-WEST

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NOV 14, 2017	[DATE]
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	[DRAWING]

A-4.023



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STREETSCAPE - E 8TH STREET

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



STREETSCAPE - E 11TH STREET

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

16390	[PROJECT]
1/16" = 1'-0"	[SCALE]
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Issue 7	[ISSUE]
	[DRAWING]



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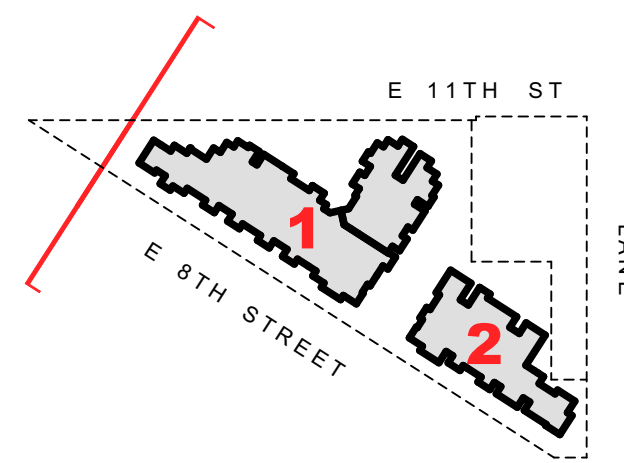


E 8TH STREET

MULTI-FAMILY
14-STORY HIGH-RISE

MULTI-FAMILY
7-STORY MID-RISE

[TITLE]



STREETSCAPE
EAST CORNER

16390	[PROJECT]
3/32" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
Issue 7	[ISSUE]
	[DRAWING]

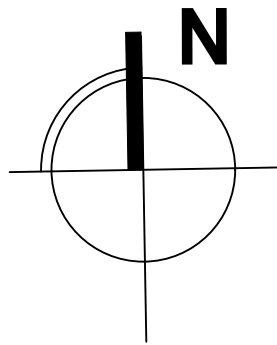
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[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTIONS

16390 [PROJECT]

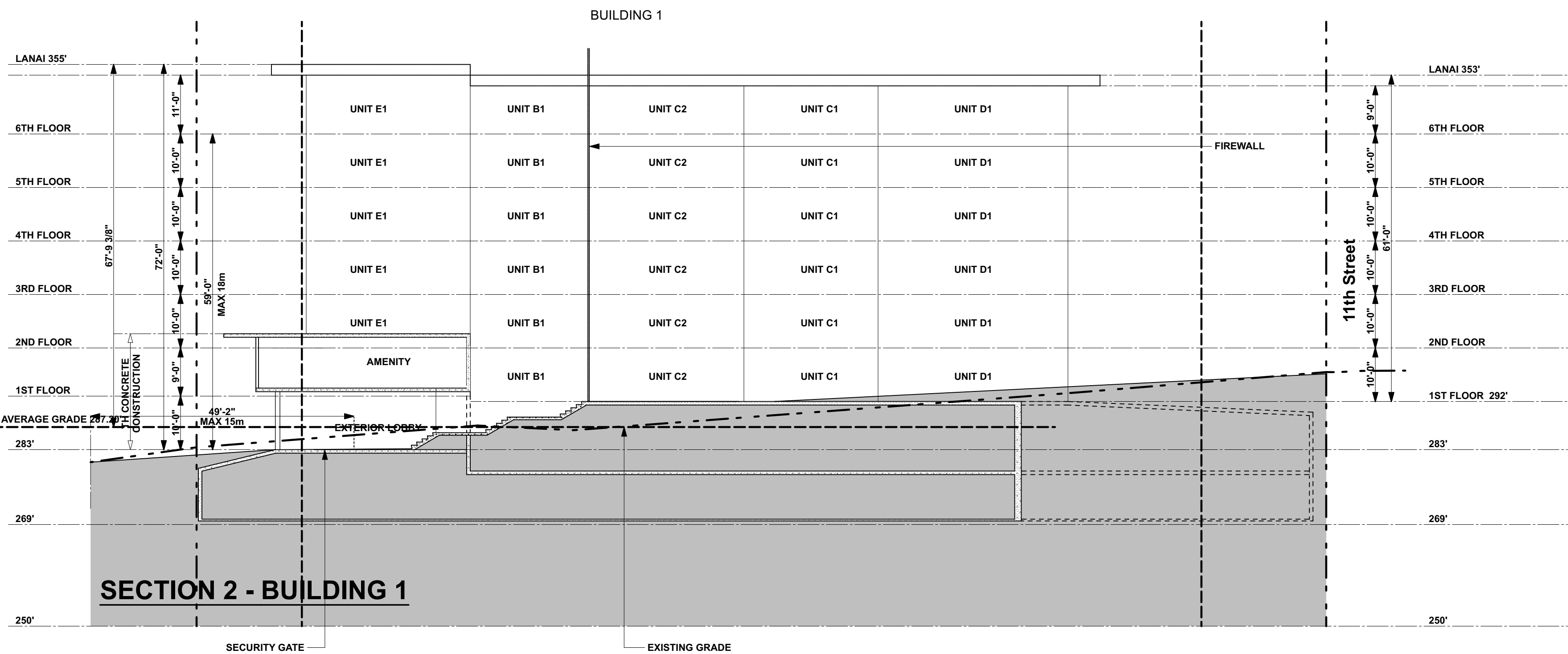
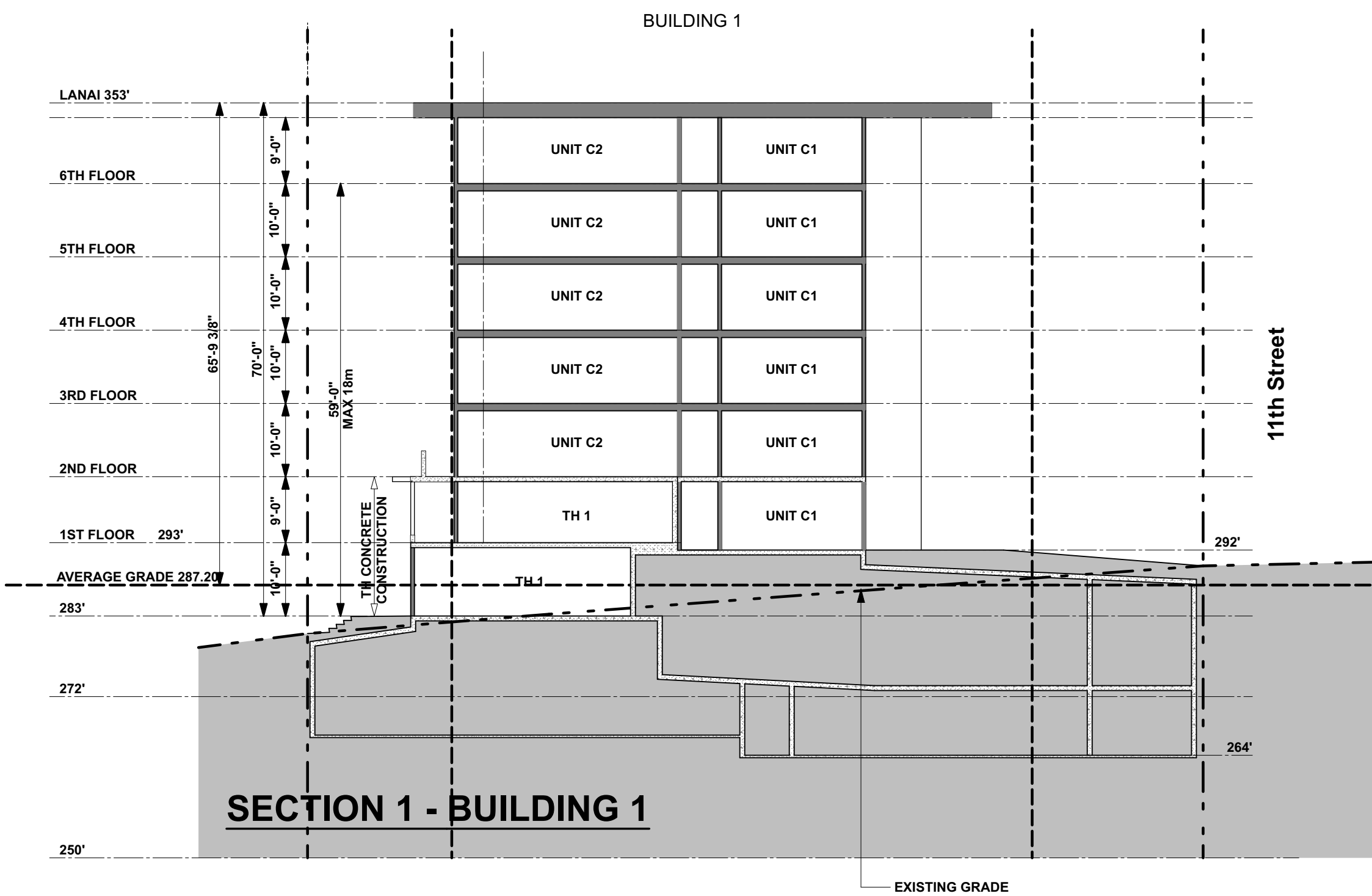
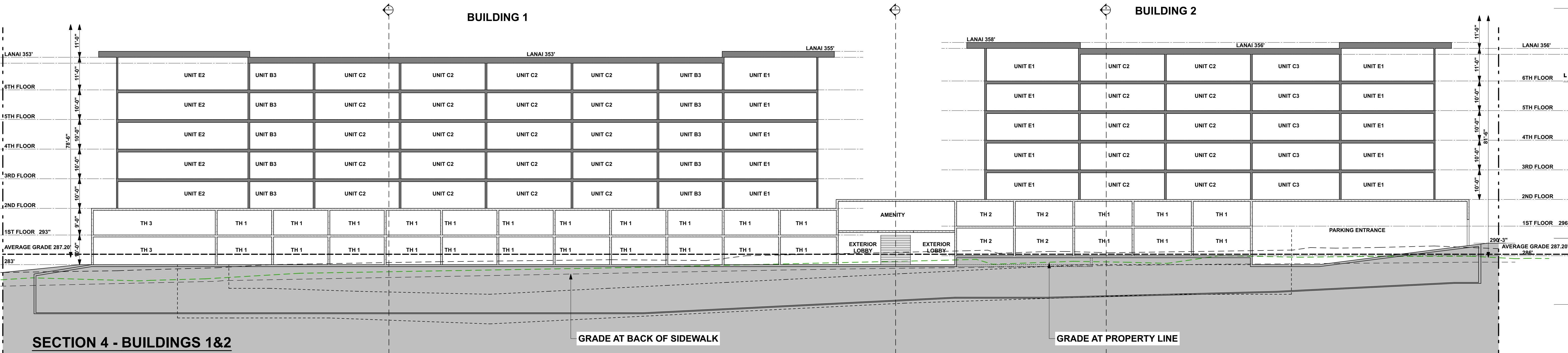
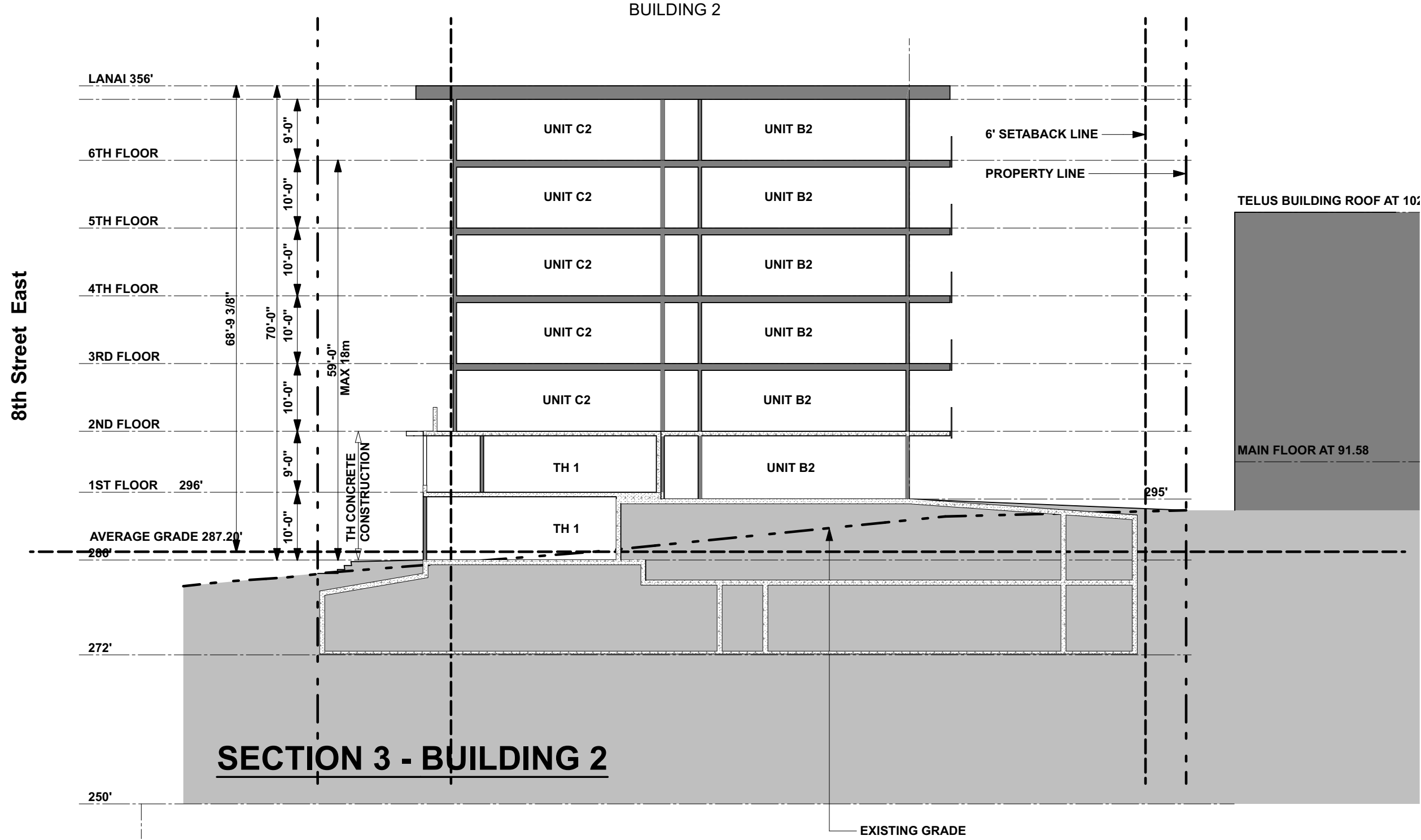
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-5.000

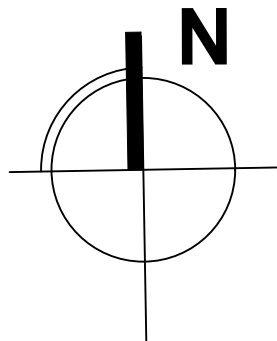




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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTION 1

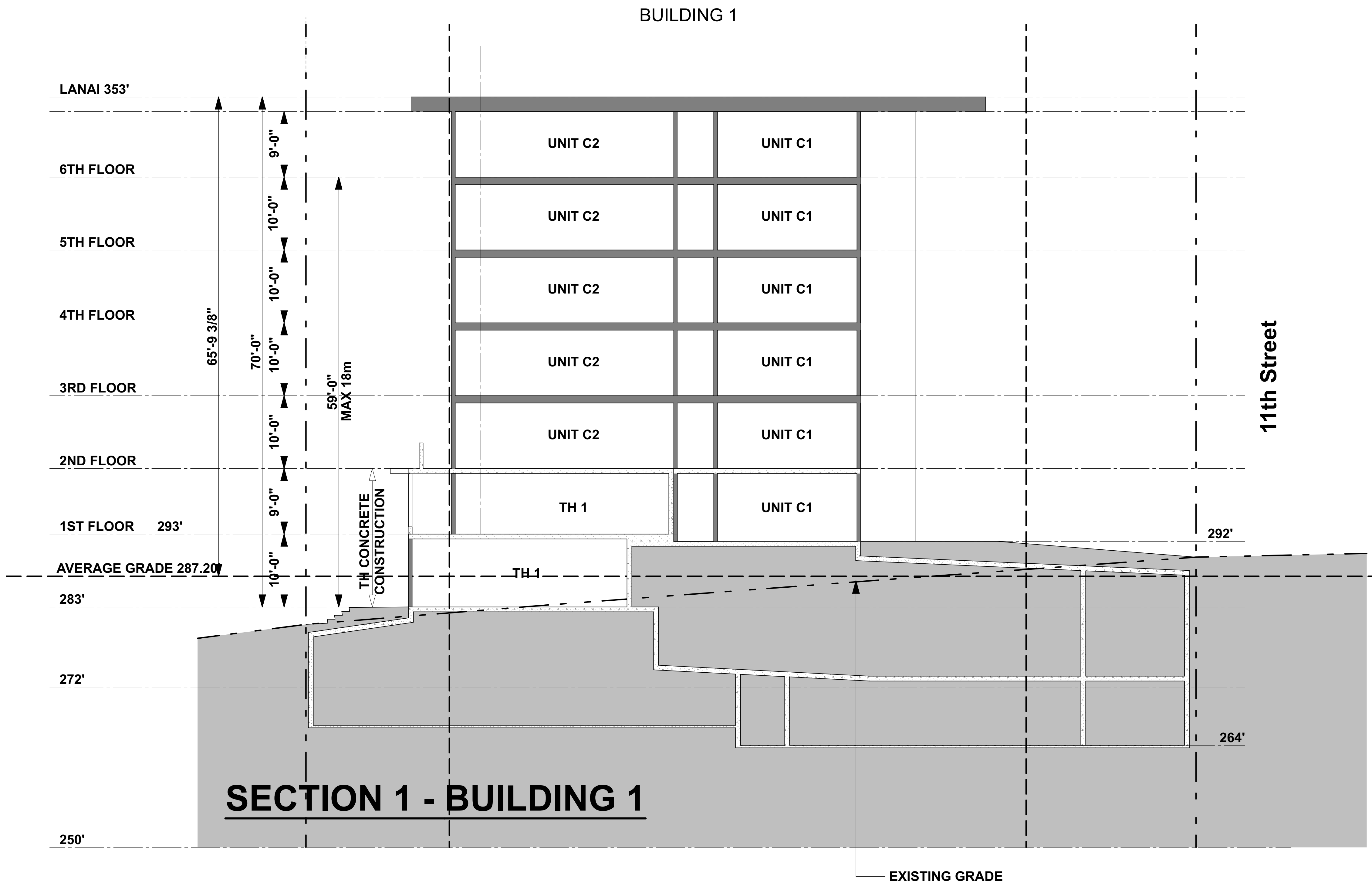
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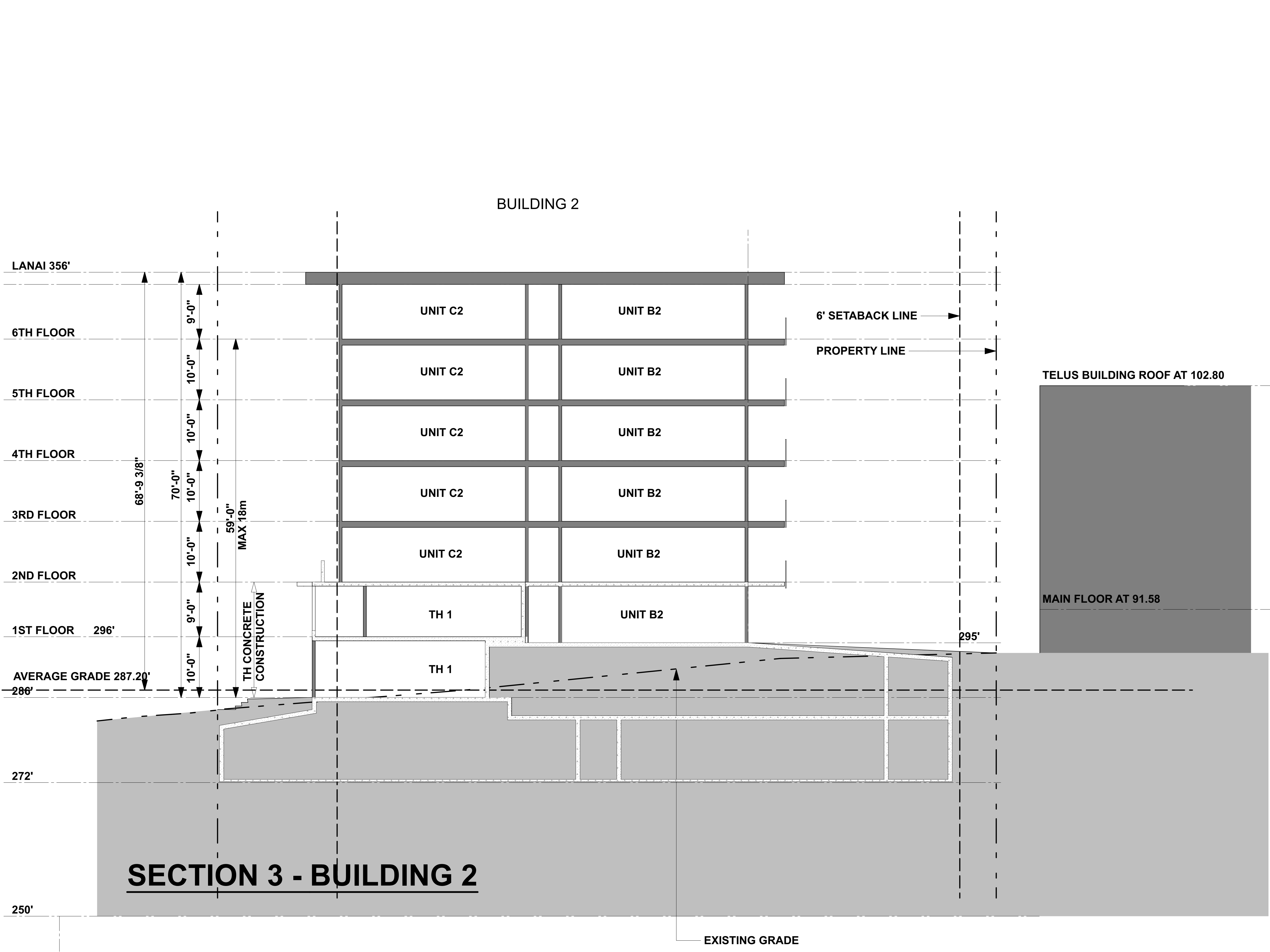
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

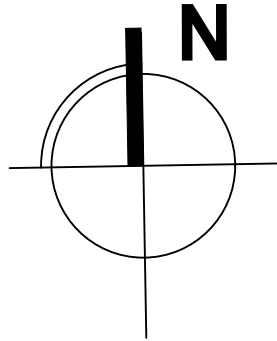




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTION 2

16390 [PROJECT]

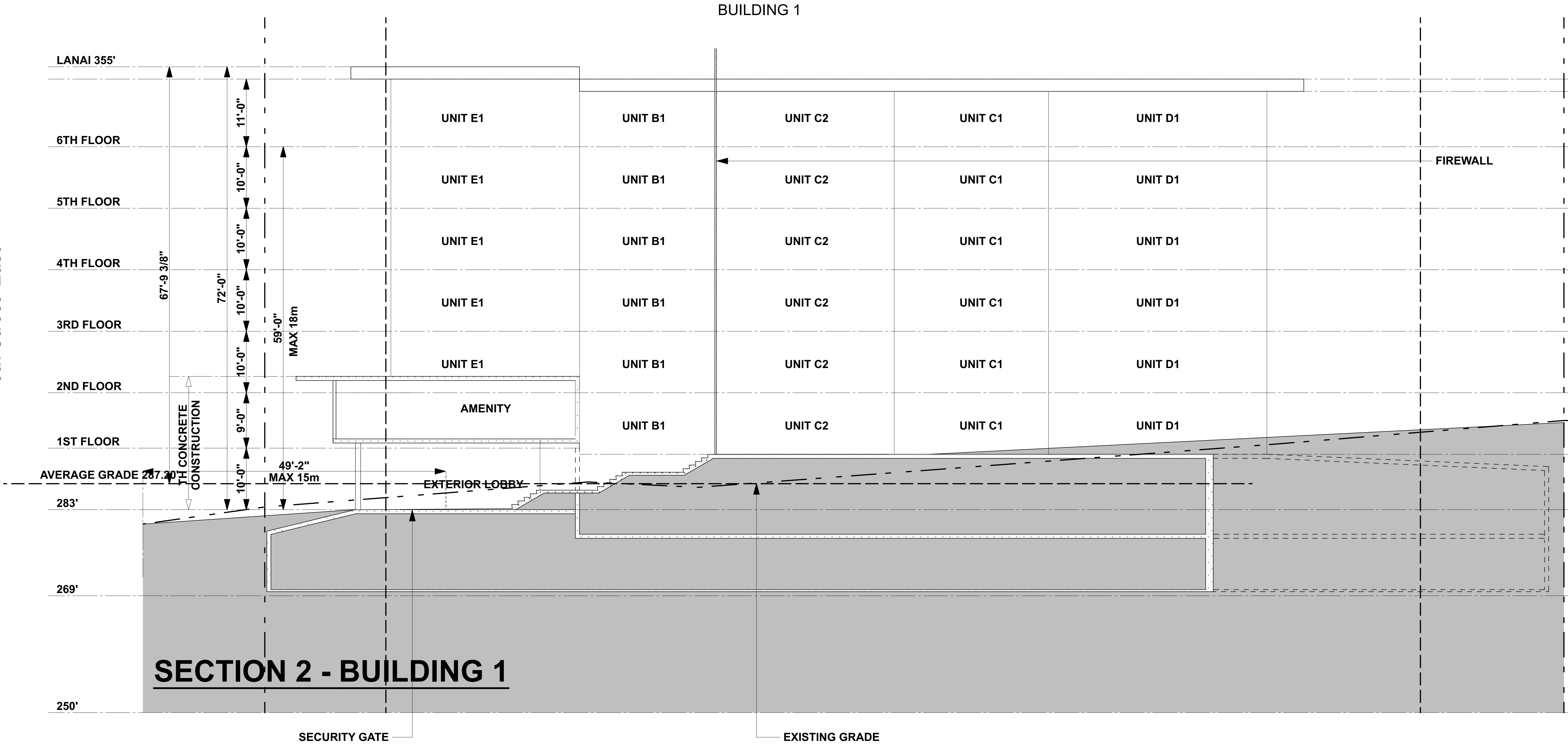
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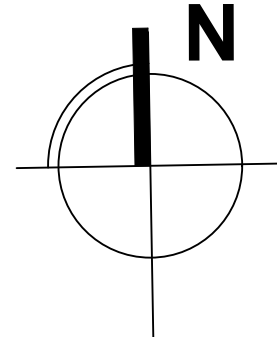
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTION 3

16390 [PROJECT]

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

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

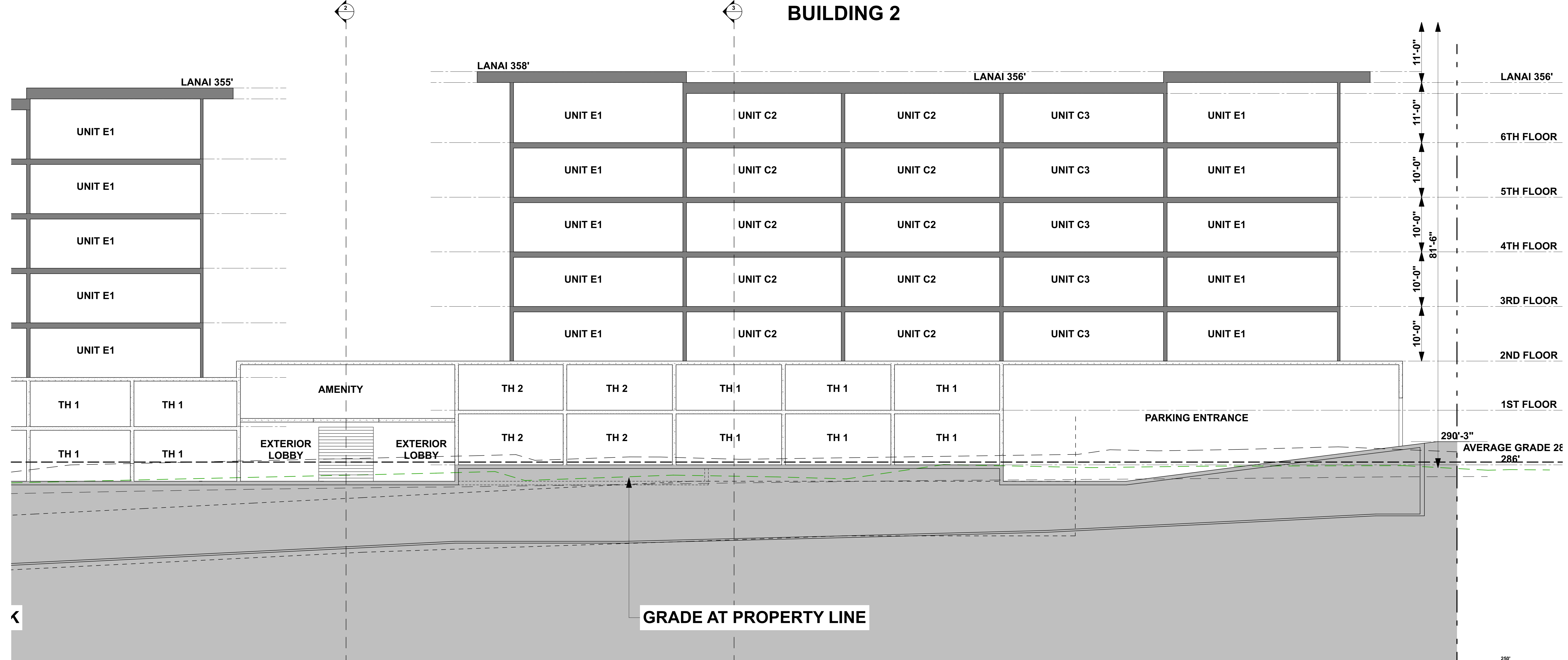
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BUILDING 2



TITLE)

SECTION 4

BUILDING 2

6390 [PROJECT]

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


NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

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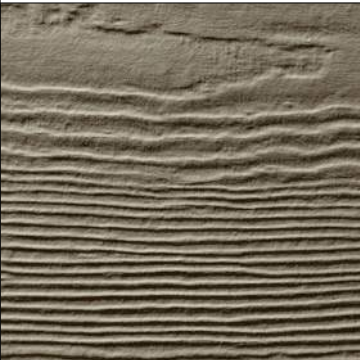
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B




ARCTIC WHITE

C




MONTEREY TAUPE

D

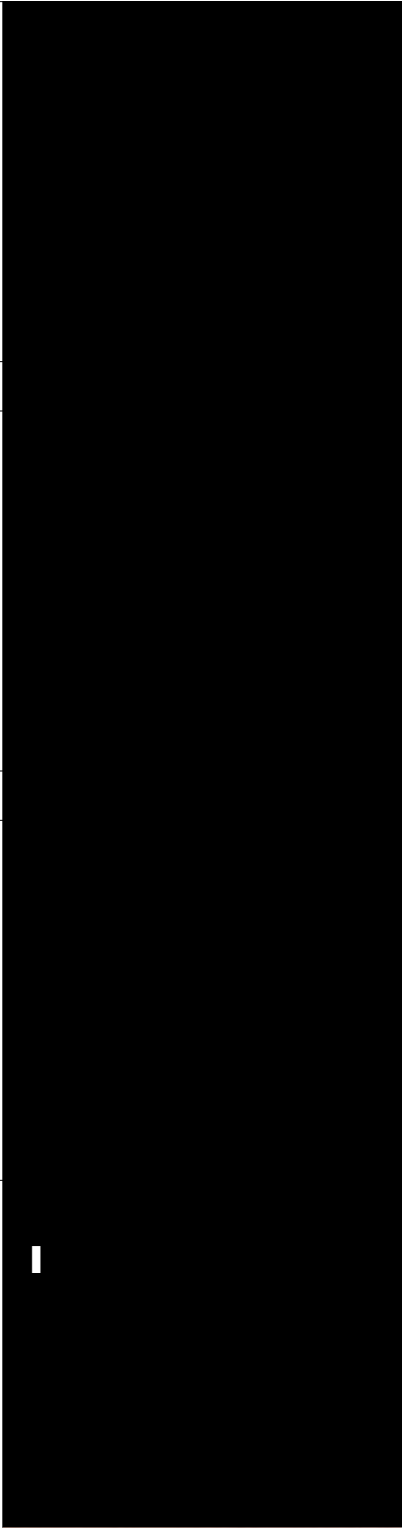


RICH EXPRESSO


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MATERIAL AND COLOUR LEGEND									
●— A	Light Grey	Flat Roof	-	2 Ply SBS roof membrane	●— H	Black	Storefront Door and Windows	Colour to match Makin Metals Black	Metal entrance door and windows
●— B	White	James Hardie ColorPlus Collection	Arctic White	HardiePlank Lap Siding - Select Cedarmill texture, 7" exposure, typical exterior walls	●— I	Black	Benjamin Moore	Onyx 2133-10	Wood trims - roof fascia, balcony edge
●— C	Grey/ Green	James Hardie ColorPlus Collection	Monterey Taupe	HardiePlank Lap Siding - Select Cedarmill texture, 7" exposure, typical exterior walls	●— J	Stained	Fibre Cement w/ Woodtone Finish System	Rustic Series 'Old Cherry'	Soffits @ roofs and balcony soffits
●— D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso	Hardie-Reveal Panel c/w 'Easy Trim' - smooth texture	●— K	Black	Durarail Powder Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
●— E	Dark Cherry			Folded Metal Panel - wood grain or solid colour	●— L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
●— F	Dark Brown	Colour to match Makin Metals Dark Brown		Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications @ window infill panels (to match window colour)	●— M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
●— G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing	●— O	Stained	Engineered Wood	Broda Coatings 107 Sequoia	Engineered wood (glulam), quality grade - canopy at residential entrance and corner feature



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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

MATERIAL BOARD

16390

[PROJECT]

[SCALE]

NOV 14, 2017

[DATE]

Issue 7

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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TIT

AREA OVERLAY PARKING P1

16390 [PROJECT]

1-189 31 [SCA]

NOV 14 2017 [DA

ISSUE 7 [ISS

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16390 [PROJECT]

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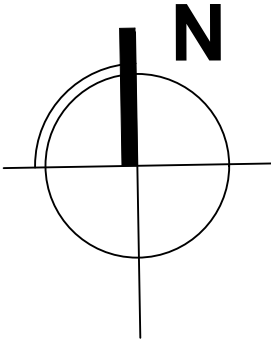




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[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
2ND FLOOR

16390 [PROJECT]

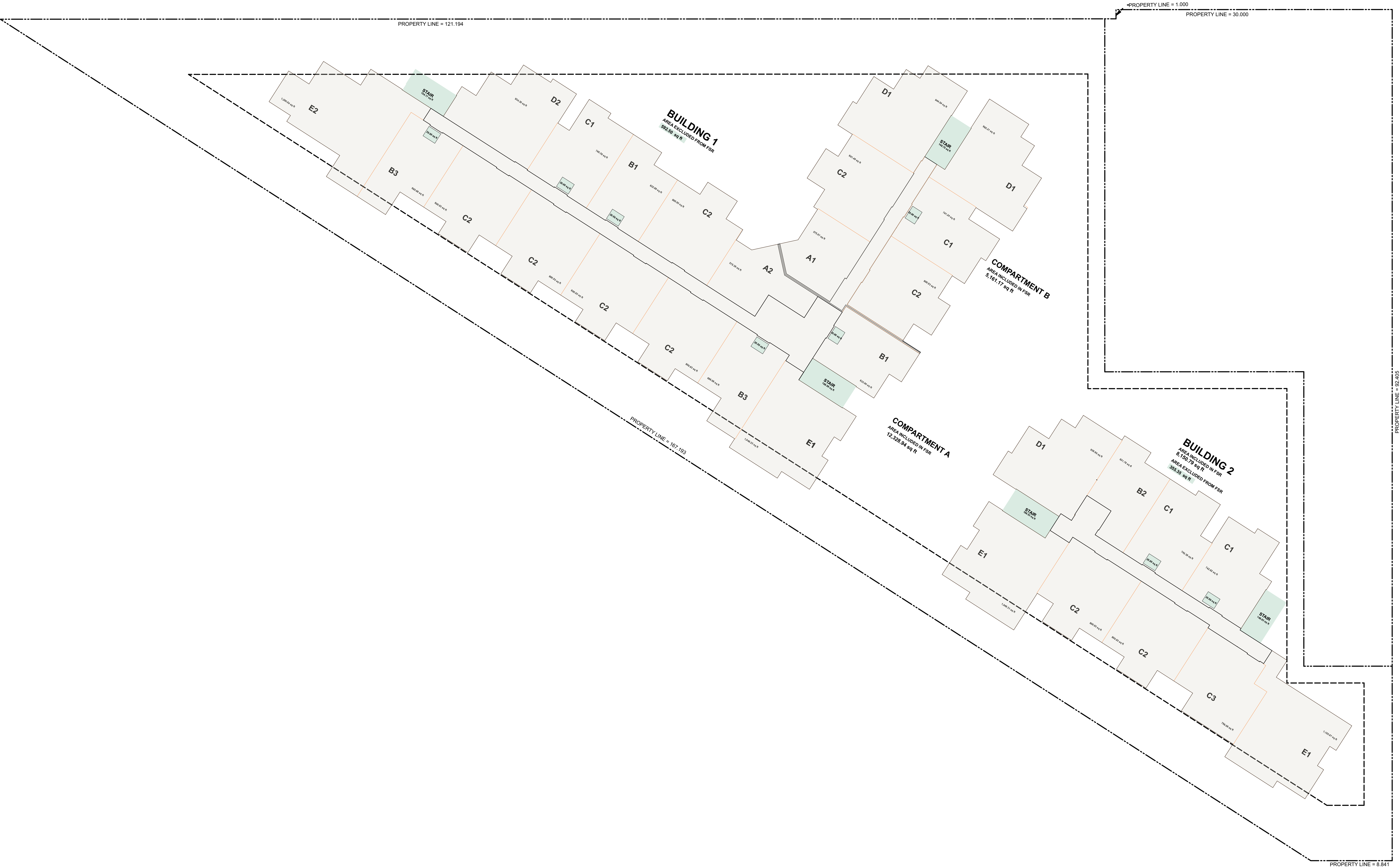
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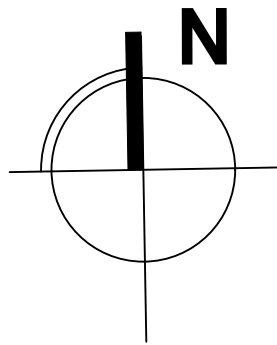




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CREST

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NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
3RD FLOOR

16390 [PROJECT]

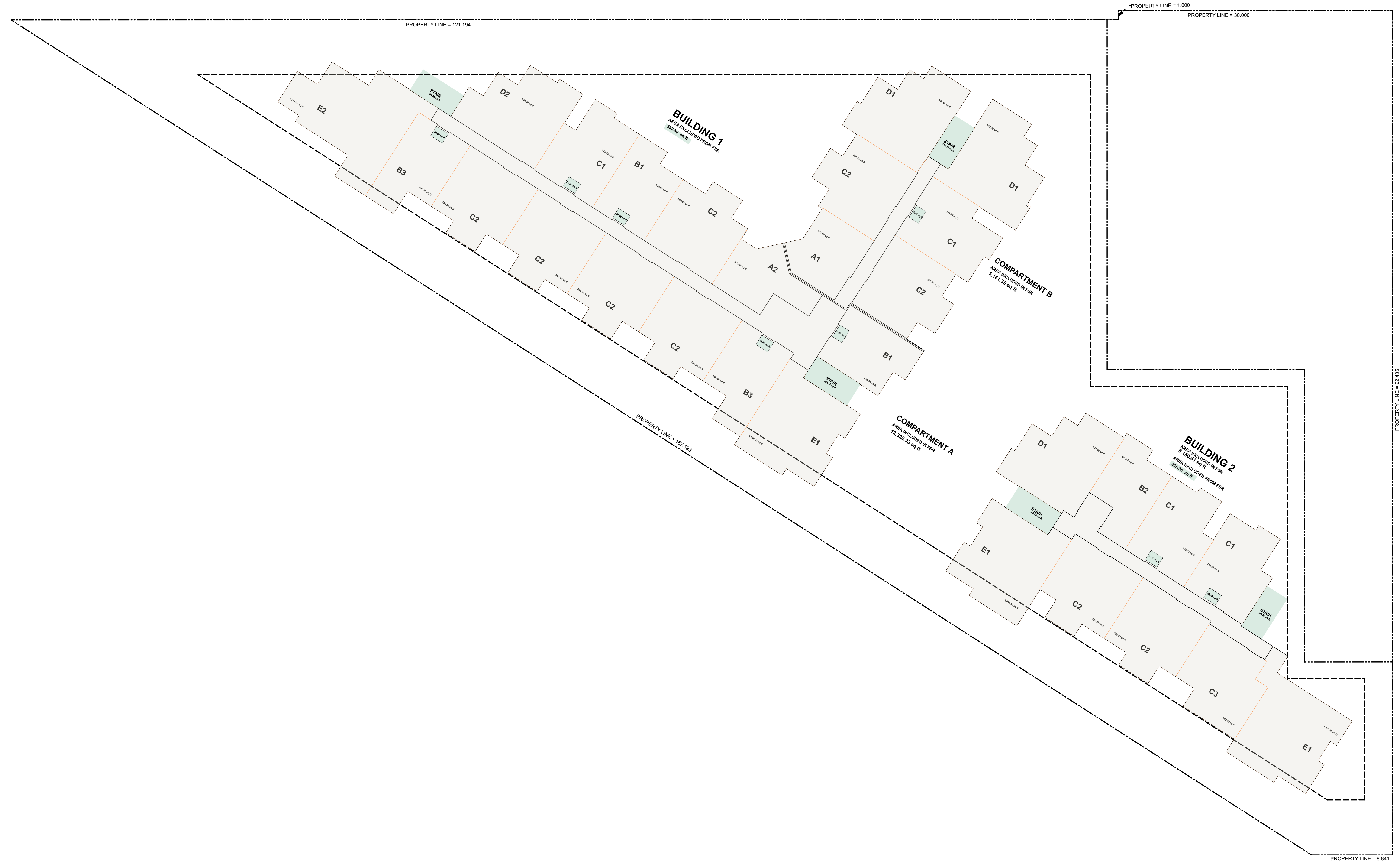
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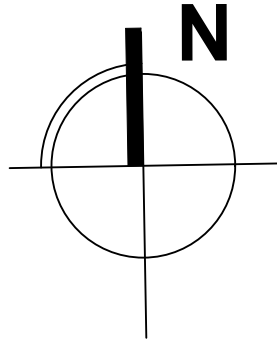




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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
4TH FLOOR

16390 [PROJECT]

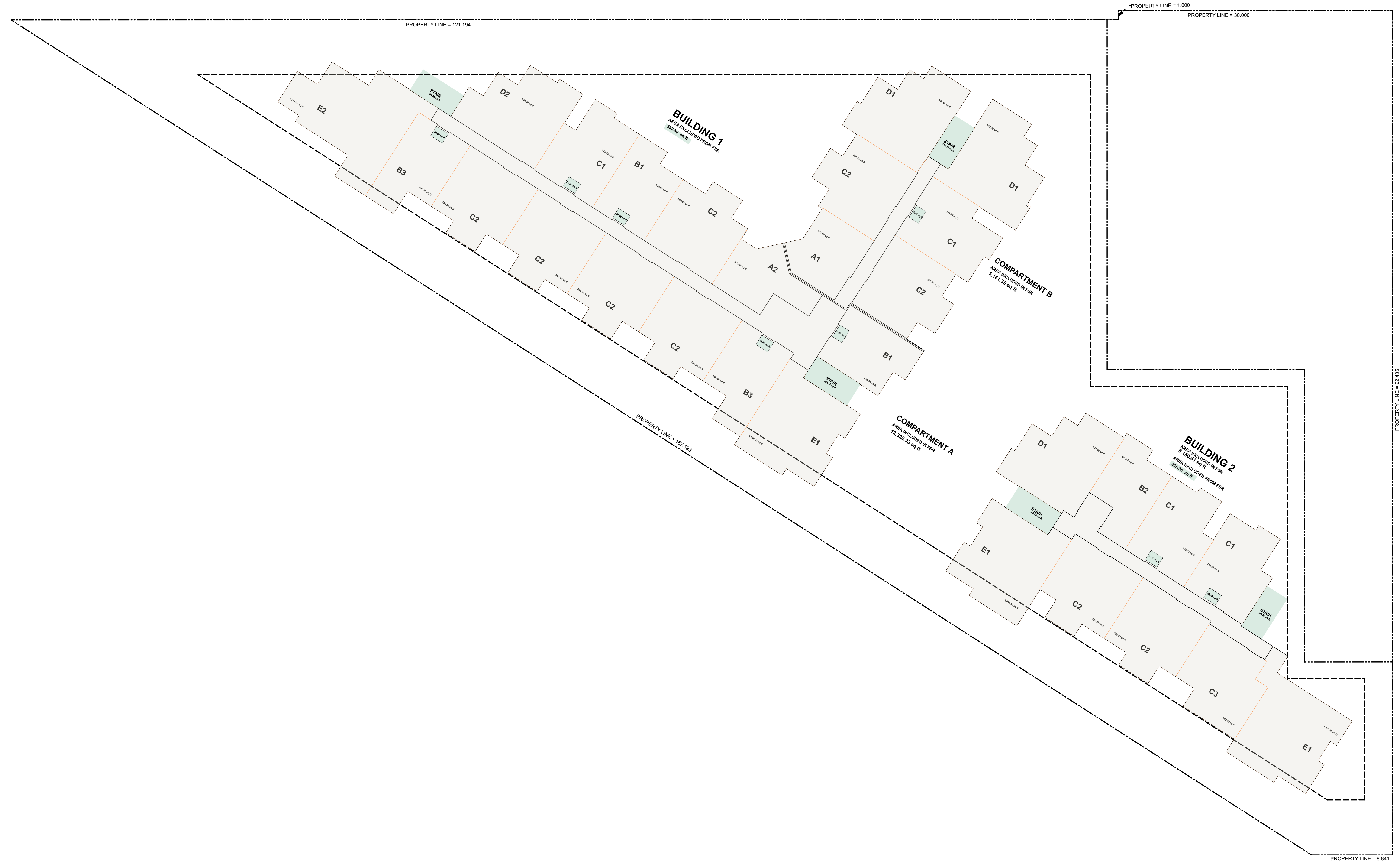
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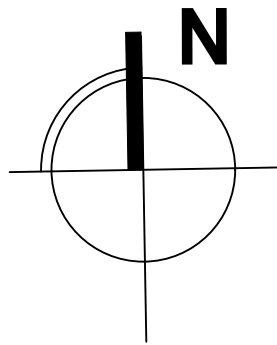




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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
5TH FLOOR

16390 [PROJECT]

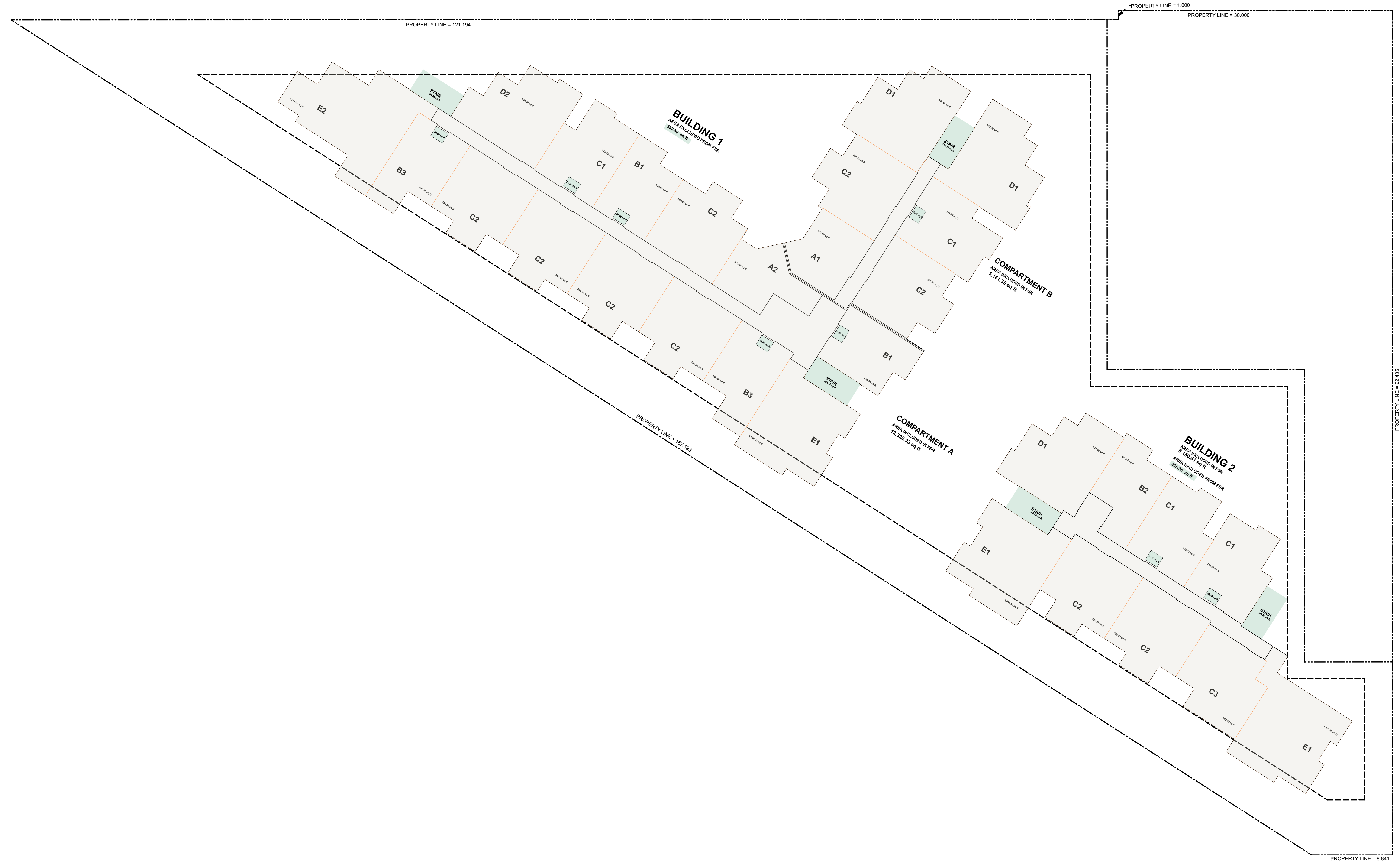
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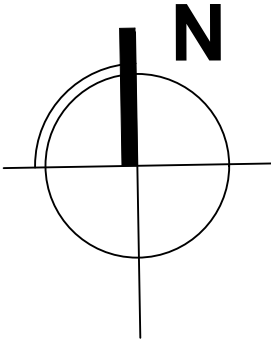




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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
6TH FLOOR

16390 [PROJECT]

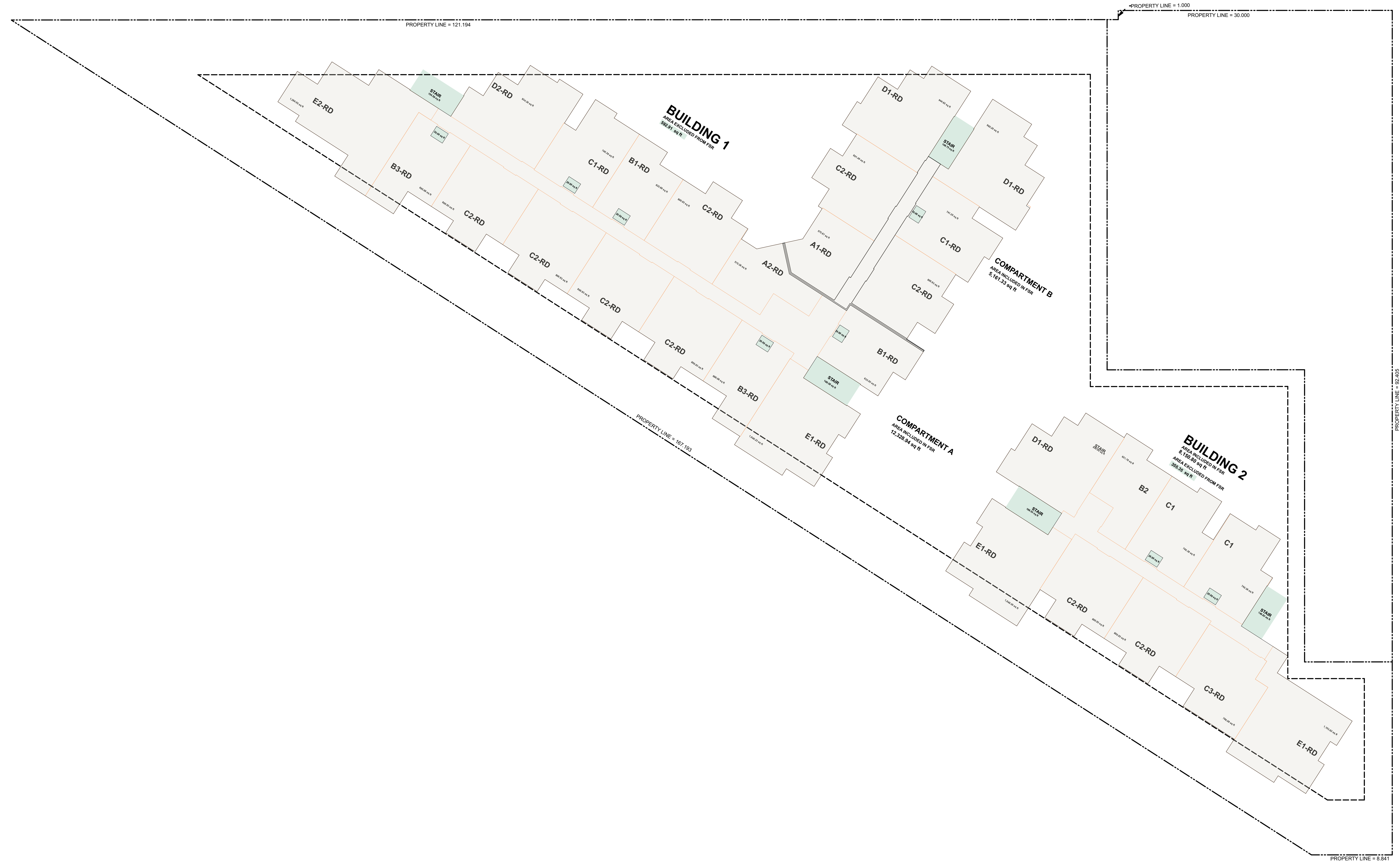
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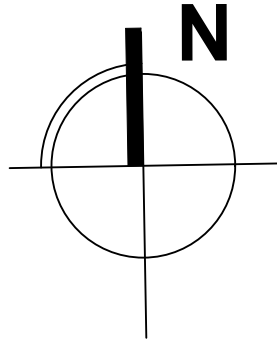




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_____ [PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

_____ [TITLE]

AREA OVERLAY
ROOF

16390 [PROJECT]

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