



PROJECT STATISTICS										
<b>CIVIC ADDRESS</b>	321 W 4TH STREET, NORTH VANCOUVER LOT 1, BLOCK 135, PLAN VAP1402, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S' NOW LANE OF LOT 4 PID: 006-262-309									
<b>LEGAL DESCRIPTION</b>	LOT 2, BLOCK 135, PLAN VAP1204, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S' NOW LANE OF LOT 4 PID: 006-262-325									
	LOT 3, BLOCK 135, PLAN VAP1402, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S' NOW LANE OF LOT 4 PID: 006-262-414									
EXISTING ZONING	RM-1									
PROPOSED ZONING	CD									
USE	RENTAL APARTMENT									
OCP LAND USE DESIGNATION	RESIDENTIAL LEVEL 5 (MEDIUM DENSITY)									
	321		321		321					
SITE WIDTH	25.00 ft	7.62 m	25.00 ft	7.62 m	25.00 ft	7.62 m				
SITE DEPTH	120.00 ft	36.58 m	120.00 ft	36.58 m	120.00 ft	36.58 m				
SITE AREA	3000.00 sf	278.71 m2	3000.00 sf	278.71 m2	3000.00 sf	278.71 m2				
<b>TOTAL LOT AREA</b>	<b>8999.71 sf</b>	<b>836.10 m2</b>								
SITE WIDTH	75.00 ft	22.86 m								
SITE DEPTH	120.00 ft	36.58 m								
PROPOSED NUMBER OF UNITS	<b>33</b>									
<b>FSR</b>	<b>ALLOWED</b>					<b>PROPOSED</b>				
MAX. FSR 1.60 OCP DENSITY	14399.54 sf	1337.76 m2								
MAX. BONUS FSR 1.0 WITH PUBLIC BENEFITS	8999.71 sf	836.10 m2								
<b>TOTAL MAX. FSR 2.60</b>	23399.25 sf	2173.86 m2	23384.45 sf	2172.49 m2	2.60	-14.80				
<b>LOT COVERAGE</b>	<b>ALLOWED</b>					<b>PROPOSED</b>				
SITE COVERAGE AREA (50%)	4499.86 sf	418.05 m2	4684.07 sf	435.16 m2	52.05%					
<b>SETBACKS (TO CLADDING)</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
NORTH - FRONT YARD (W 4TH ST)	15.00 ft	4.57 m	15.17 ft	4.62 m						
SOUTH - REAR YARD (LANE)	20.00 ft	6.10 m	22.05 ft	6.72 m						
INTERIOR - SIDE YARD (WEST PL)	7.87 ft	2.40 m	7.92 ft	2.41 m						
INTERIOR - SIDE YARD (EAST PL)	7.87 ft	2.40 m	7.93 ft	2.42 m						
<b>BUILDING HEIGHT</b>	<b>ALLOWED</b>					<b>PROPOSED</b>				
MEASURED FROM AVERAGE GRADE	62.33 ft	19.00 m	62.33 ft	19.00 m						
AVERAGE FINISHED GRADE			118.16 ft	36.01 m						
<b>PARKING SPACES</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
RENTAL HOUSING - 0.60 SPACE / UNIT	20		17							
	100% RESIDENTIAL SPACE		10							
EV CHARGING INFRASTRUCTURE	10% OF VISITOR OR MIN. 1 SPACE, GREATER		1							
	100% SHARED VEHICLES		1							
<b>BICYCLE SPACES</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
SECURE SPACES	50		50							
SHORT-TERM SPACES	6		6							
<b>OUTDOOR AMENITY</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
	N/A		213.12 sf	19.80 m2						
<b>INDOOR AMENITY</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
LESSER OF 1.4 SM (15.07 SF) PER UNIT OR 2% OF GFA	467.98 sf	43.48 m2	651.18 sf	60.50 m2						
<b>SITTING EXCEPTIONS</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
EAVES, CORNICES, LEADERS, GUTTERS, AND CANOPIES TO <b>FRONT, REAR LOT LINE</b>	5.00 ft	1.52 m	5.17 ft	1.58 m						
EAVES, CORNICES, LEADERS, GUTTERS, AND CANOPIES TO <b>INTERIOR SIDE LOT LINE</b>	3.00 ft	0.91 m	5.92 ft	1.80 m						
BAY WINDOW TO ANY LOT LINES	3.00 ft	0.91 m	N/A							
UNENCLOSED BALCONIES, UNENCLOSED PORCHES, STEPS TO <b>INTERIOR SIDE LOT LINE</b>	2.50 ft	0.76 m	N/A							
UNENCLOSED BALCONIES, UNENCLOSED PORCHES, STEPS TO <b>FRONT, REAR LOT LINE</b>	5.00 ft	1.52 m	9.17 ft	2.79 m						
<b>ADAPTABLE DESIGN</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
ADAPTABLE GUIDELINE - 25% UNITS	8		13							
<b>MID-MARKET RENTAL UNITS</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
10% OF RENTAL UNITS	3		3							
<b>RECYCLING AND GARBAGE STORAGE</b>	<b>REQUIRED</b>					<b>PROPOSED</b>				
{5.23 SF} PER UNIT	0.486 SM	211.51 sf	19.65 m2	248.71 sf	23.11 m2					

UNIT TYPE	UNIT SUMMARY BY FLOOR LEVEL						COUNT	PERCENTAGE
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		
STUDIO	0	0	0	0	0	0	0	0.00%
1 BEDROOM	1	2	2	2	2	2	11	33.33%
2 BEDROOM	2	3	3	3	3	3	17	51.52%
3 BEDROOM	0	1	1	1	1	1	5	15.15%
AD LEVEL	AD L-2	AD L-2	AD L-2	AD L-2	AD L-2	AD L-2		
<b>TOTAL</b>	<b>3</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>33</b>	<b>100.00%</b>

	GROSS FLOOR AREA						TOTAL GFA	EFFICIENCY L1- L6			
	SERVICE ROOM	INDOOR AMENITY	COMMON AREA	RESIDENTIAL AREA							
	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric			
LEVEL 1 TOTAL GROSS AREA	909.99 sf	84.54 m2	651.18 sf	60.50 m2	1158.77 sf	107.65 m2	1762.34 sf	163.73 m2	4482.28 sf	416.42 m2	39.32%
LEVEL 2 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf	426.10 m2	83.56%
LEVEL 3 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf	426.10 m2	83.56%
LEVEL 4 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf	426.10 m2	83.56%
LEVEL 5 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf	426.10 m2	83.56%
LEVEL 6 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf	426.10 m2	83.56%
<b>TOTAL</b>	<b>909.99 sf</b>	<b>84.54 m2</b>	<b>651.18 sf</b>	<b>60.50 m2</b>	<b>4928.27 sf</b>	<b>457.85 m2</b>	<b>20925.54 sf</b>	<b>1944.05 m2</b>	<b>27414.98 sf</b>	<b>2546.93 m2</b>	

RESIDENTIAL UNIT AREA BREAKDOWN												
LEVEL	UNIT #	TYPE	BDR NO.	GROSS FLOOR AREA		EXCLUSION		NET FLOOR AREA		BALCONY/PATIO		
				sq ft	m2	sq ft	m2	sq ft	m2	sq ft	m2	
<b>LEVEL 1</b>	<b>AD-L2</b>	<b>101</b>	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	65.50 sf	6.09 m2
MID-MARKET RENTAL UNIT	102	B1a	1-BEDROOM	451.75 sf	41.97 m2	0.00 sf	0.00 m2	451.75 sf	41.97 m2	105.12 sf	9.77 m2	
MID-MARKET RENTAL UNIT	103	C2a	2-BEDROOM	623.52 sf	57.93 m2	0.00 sf	0.00 m2	623.52 sf	57.93 m2	150.17 sf	13.95 m2	
LEVEL 1 TOTAL RESIDENTIAL AREA					1762.34 sf	163.73 m2	20.00 sf	1.86 m2	1742.34 sf	161.87 m2	320.79 sf	29.80 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR, LOBBY)					1158.77 sf	107.65 m2	400.91 sf	37.25 m2	757.86 sf	70.41 m2		
BICYCLE (EXCLUDED)					909.99 sf	84.54 m2	0.00 sf	0.00 m2	909.99 sf	84.54 m2		
INDOOR AMENITY (EXCLUDED)					651.18 sf	60.50 m2	651.18 sf	60.50 m2	0.00 sf	0.00 m2	213.12 sf	19.80 m2
EXTERIOR WALL RAINSCREEN EXCLUSION							21.70 sf	2.02 m2	-21.70 sf	-2.02 m2		
<b>LEVEL 1 TOTAL FLOOR AREA</b>					<b>4482.28 sf</b>	<b>416.42 m2</b>	<b>2003.78 sf</b>	<b>186.16 m2</b>	<b>2478.50 sf</b>	<b>230.26 m2</b>		
UNIT COUNT	3											
ADAPTABLE UNIT COUNT	1											
<b>LEVEL 2</b>	<b>AD-L2</b>	<b>201</b>	C1	2-BEDROOM	627.67 sf	58.31 m2	0.00 sf	0.00 m2	627.67 sf	58.31 m2	61.50 sf	5.71 m2
MID-MARKET RENTAL UNIT	AD-L2	202	B	1-BEDROOM	582.28 sf	54.10 m2	20.00 sf	1.86 m2	562.28 sf	52.24 m2	89.50 sf	8.31 m2
MID-MARKET RENTAL UNIT	AD-L2	203	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	66.00 sf	6.13 m2
MID-MARKET RENTAL UNIT	AD-L2	204	D	3-BEDROOM	776.76 sf	72.16 m2	20.00 sf	1.86 m2	756.76 sf	70.31 m2	73.50 sf	6.83 m2
		205	B1	1-BEDROOM	492.09 sf	45.72 m2	0.00 sf	0.00 m2	492.09 sf	45.72 m2	87.50 sf	8.13 m2
		206	C2	2-BEDROOM	666.77 sf	61.94 m2	0.00 sf	0.00 m2	666.77 sf	61.94 m2	71.50 sf	6.64 m2
LEVEL 2 TOTAL RESIDENTIAL AREA					3832.64 sf	356.06 m2	60.00 sf	5.57 m2	3772.64 sf	350.49 m2	455.50 sf	42.32 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)					753.90 sf	70.04 m2	321.58 sf	29.88 m2	432.32 sf	40.16 m2		
EXTERIOR WALL RAINSCREEN EXCLUSION							35.77 sf	3.32 m2	-35.77 sf	-3.32 m2		
<b>LEVEL 2 TOTAL FLOOR AREA</b>					<b>4586.54 sf</b>	<b>426.10 m2</b>	<b>417.35 sf</b>	<b>38.77 m2</b>	<b>4169.19 sf</b>	<b>387.33 m2</b>		
UNIT COUNT	6											
ADAPTABLE UNIT COUNT	3											
<b>LEVEL 3</b>	<b>AD-L2</b>	<b>301</b>	C1	2-BEDROOM	627.67 sf	58.31 m2	0.00 sf	0.00 m2	627.67 sf	58.31 m2	180.75 sf	16.79 m2
MID-MARKET RENTAL UNIT	AD-L2	302	B	1-BEDROOM	582.28 sf	54.10 m2	20.00 sf	1.86 m2	562.28 sf	52.24 m2	89.50 sf	8.31 m2
MID-MARKET RENTAL UNIT	AD-L2	303	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	66.00 sf	6.13 m2
MID-MARKET RENTAL UNIT	AD-L2	304	D	3-BEDROOM	776.76 sf	72.16 m2	20.00 sf	1.86 m2	756.76 sf	70.31 m2	73.50 sf	6.83 m2
		305	B1	1-BEDROOM	492.09 sf	45.72 m2	0.00 sf	0.00 m2	492.09 sf	45.72 m2	87.50 sf	8.13 m2
		306	C2	2-BEDROOM	666.77 sf	61.94 m2	0.00 sf	0.00 m2	666.77 sf	61.94 m2	71.50 sf	6.64 m2
LEVEL 3 TOTAL RESIDENTIAL AREA					3832.64 sf	356.06 m2	60.00 sf	5.57 m2	3772.64 sf	350.49 m2	568.75 sf	52.84 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)					753.90 sf	70.04 m2	321.58 sf	29.88 m2	432.32 sf	40.16 m2		
EXTERIOR WALL RAINSCREEN EXCLUSION							35.77 sf	3.32 m2	-35.77 sf	-3.32 m2		
<b>LEVEL 3 TOTAL FLOOR AREA</b>					<b>4586.54 sf</b>	<b>426.10 m2</b>	<b>417.35 sf</b>	<b>38.77 m2</b>	<b>4169.19 sf</b>	<b>387.33 m2</b>		
UNIT COUNT	6											
ADAPTABLE UNIT COUNT	3											
<b>LEVEL 4</b>	<b>AD-L2</b>	<b>401</b>	C1	2-BEDROOM	627.67 sf	58.31 m2	0.00 sf	0.00 m2	627.67 sf	58.31 m2	180.75 sf	16.79 m2
MID-MARKET RENTAL UNIT	AD-L2	402	B	1-BEDROOM	582.28 sf	54.10 m2	20.00 sf	1.86 m2	562.28 sf	52.24 m2	89.50 sf	8.31 m2
MID-MARKET RENTAL UNIT	AD-L2	403	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	66.00 sf	6.13 m2
MID-MARKET RENTAL UNIT	AD-L2	404	D	3-BEDROOM	776.76 sf	72.16 m2	0.00 sf	0.00 m2	776.76 sf	72.16 m2	73.50 sf	6.83 m2
		405	B1	1-BEDROOM	492.09 sf	45.72 m2	0.00 sf	0.00 m2	492.09 sf	45.72 m2	87.50 sf	8.13 m2
		406	C2	2-BEDROOM	666.77 sf	61.94 m2	0.00 sf	0.00 m2	666.77 sf	61.94 m2	71.50 sf	6.64 m2
LEVEL 4 TOTAL RESIDENTIAL AREA					3832.64 sf	356.06 m2	40.00 sf	3.72 m2	3792.64 sf	352.35 m2	568.75 sf	52.84 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)					753.90 sf	70.04 m2	321.58 sf	29.88 m2				

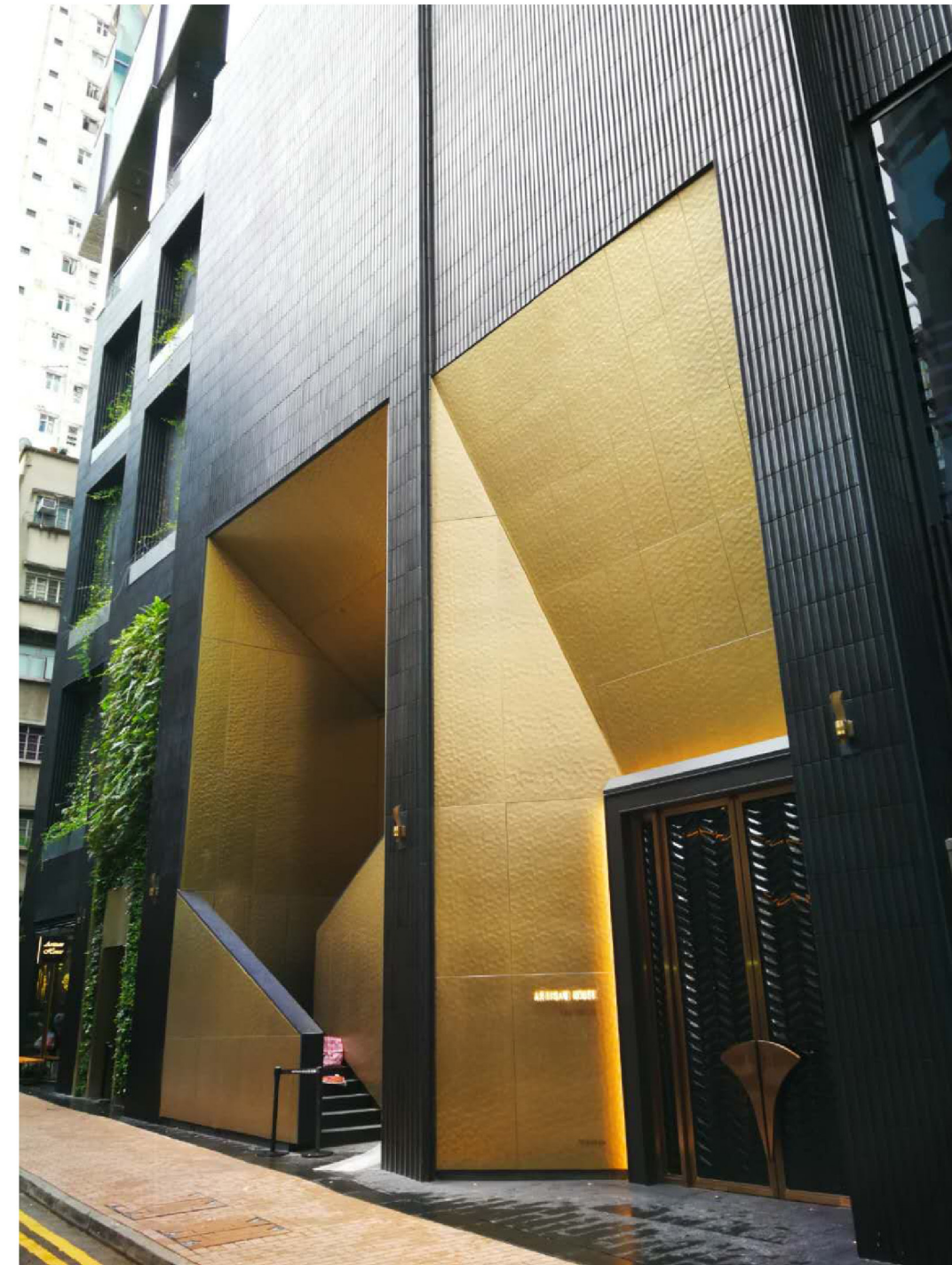






# APARTMENT FORM AND CHARACTER

- A PROMINENT LARGE-SCALE MASSING ELEMENT AT THE FRONT ENTRANCE SERVES AS THE BUILDING'S FOCAL POINT, DRAWING ATTENTION AND ANCHORING THE FAÇADE.



- OUTDOOR AMENITY SPACES AND AN INVITING LOBBY ENTRANCE CREATE A WELCOMING, ENGAGING EXPERIENCE FOR RESIDENTS AND VISITORS.



- USE CONTRASTING SIDING COLORS TO DEFINE ARCHITECTURAL ELEMENTS AND ENHANCE VISUAL DEPTH.



# MATERIALITY

- WOOD FASCIA BOARD WRAPS AROUND THE OPENING, SEAMLESSLY ALIGNING WITH THE WOOD-GRAIN CANOPY SOFFIT FOR A COHESIVE, TEXTURED ENTRY DETAIL.



- CONTEMPORARY DESIGN  
- HIGHLY DURABLE, DESIGN-FLEXIBLE MATERIALS  
- ALUMINUM COMPOSITE PANELS (ACP)

- CRISP WHITE SIDING WITH SUBTLE ACCENTS AND COLORED GLASS GUARDRAILS FOR A STRIKING MODERN FAÇADE.

- CONTEMPORARY BUILDING FEATURING HARDIE® PLANK SIDING COMBINED WITH PANEL ACCENTS FOR A MODERN, TEXTURED FAÇADE



# SUN SHADE

- HORIZONTAL ALUMINUM PANELS ABOVE WINDOWS ON THE EAST AND SOUTH ELEVATIONS, WITH VERTICAL ALUMINUM PANELS ON THE WEST ELEVATION TO REDUCE DIRECT SUNLIGHT EXPOSURE.

- STACKED BALCONIES FEATURE SLEEK METAL PICKET GUARDRAILS THAT PROVIDE SHADE AND COMFORT;  
- WOODGRAIN SOFFITS ADD WARMTH AND TEXTURE, ENHANCING THE BUILDING'S CONTEMPORARY ELEGANCE.



# ARCHITECTURAL EXPRESSION

NO.	DATE	DESCRIPTION
-----	------	-------------

REVISIONS:

2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

ISSUE:



t. 604.733.7679  
e. info@gradualarchitecture.com  
c. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4Z4  
www.gradualarchitecture.com

SEAL:



2026-03-11  
THIS DOCUMENT MAY BE DIGITALLY SIGNED AND/OR PRINTED FROM TECHNOLOGY AUTHORIZED BY THE ARCHITECTURE BOARD OF BC AND THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF BC. THE SIGNATURE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE REPRODUCED AS A HARD COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT. BEARING IN MIND THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY SIGNED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

PROJECT NAME:  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY:	ISSUE #
IZ	2
SCALE:	PROJECT NO:
AS SHOWN	<b>GA-G261</b>

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

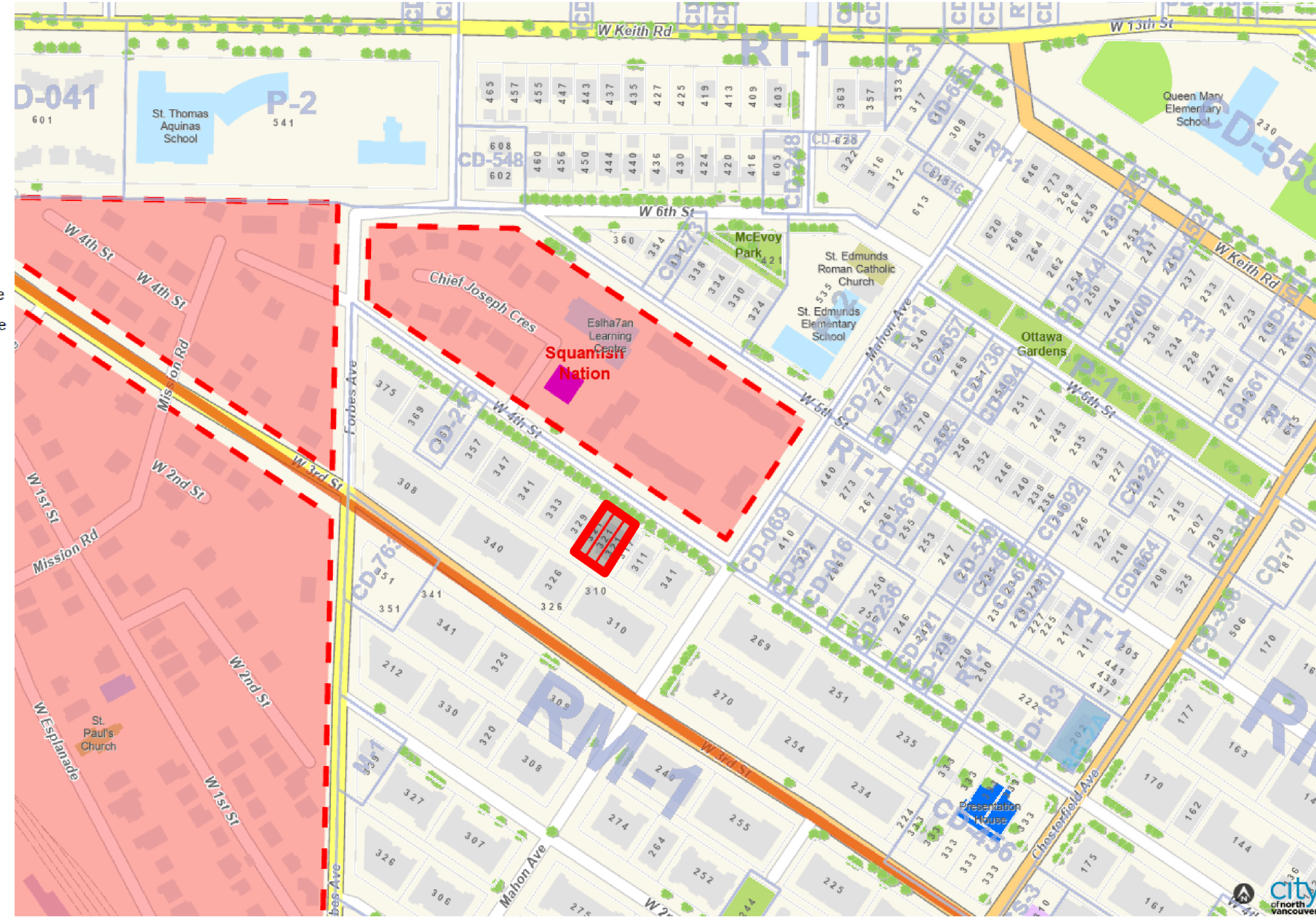
SHEET TITLE:

# CONCEPT IMAGES

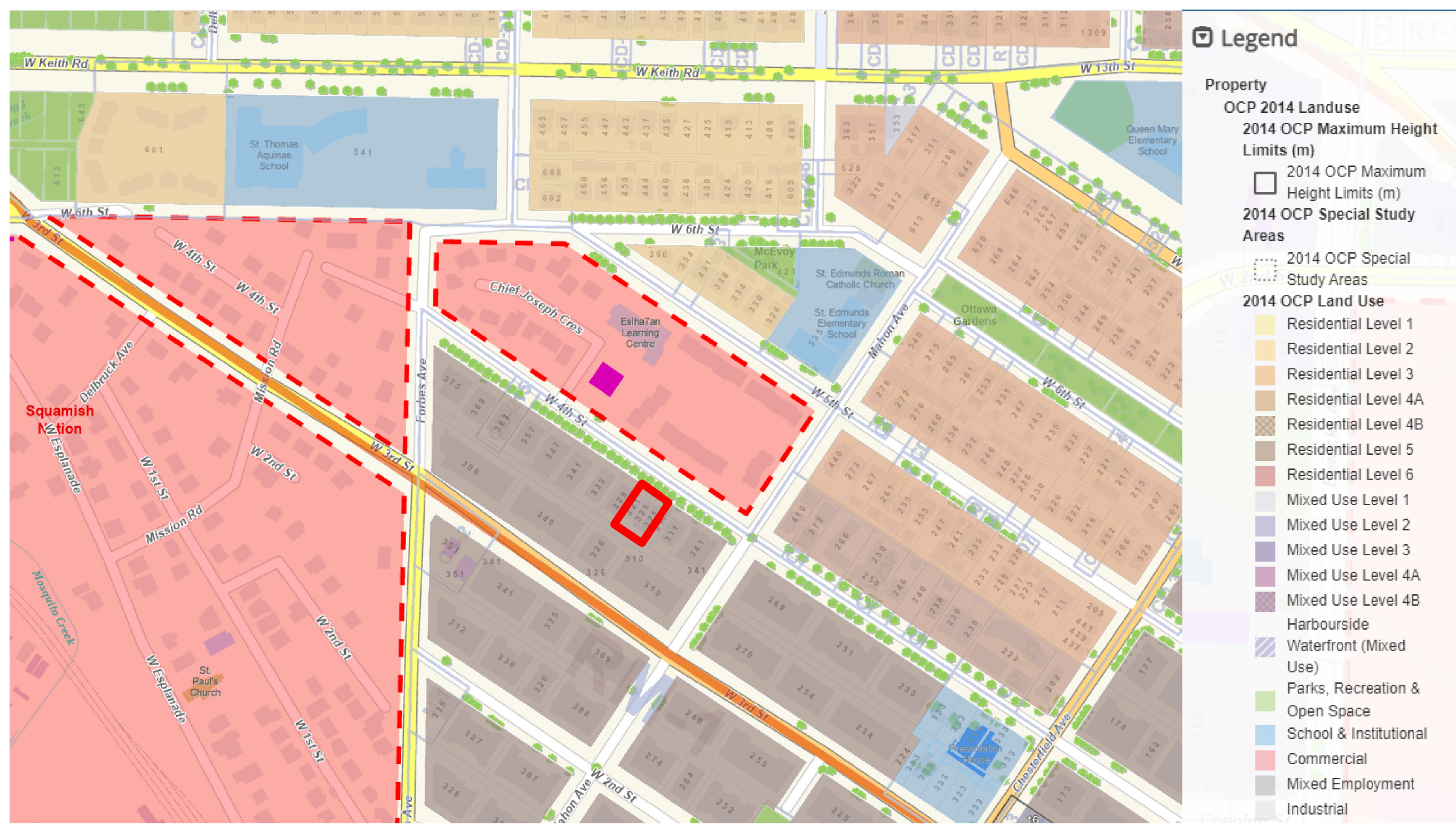
REVISION NO:	SHEET NO:
	<b>A005</b>

CITY STAMP:

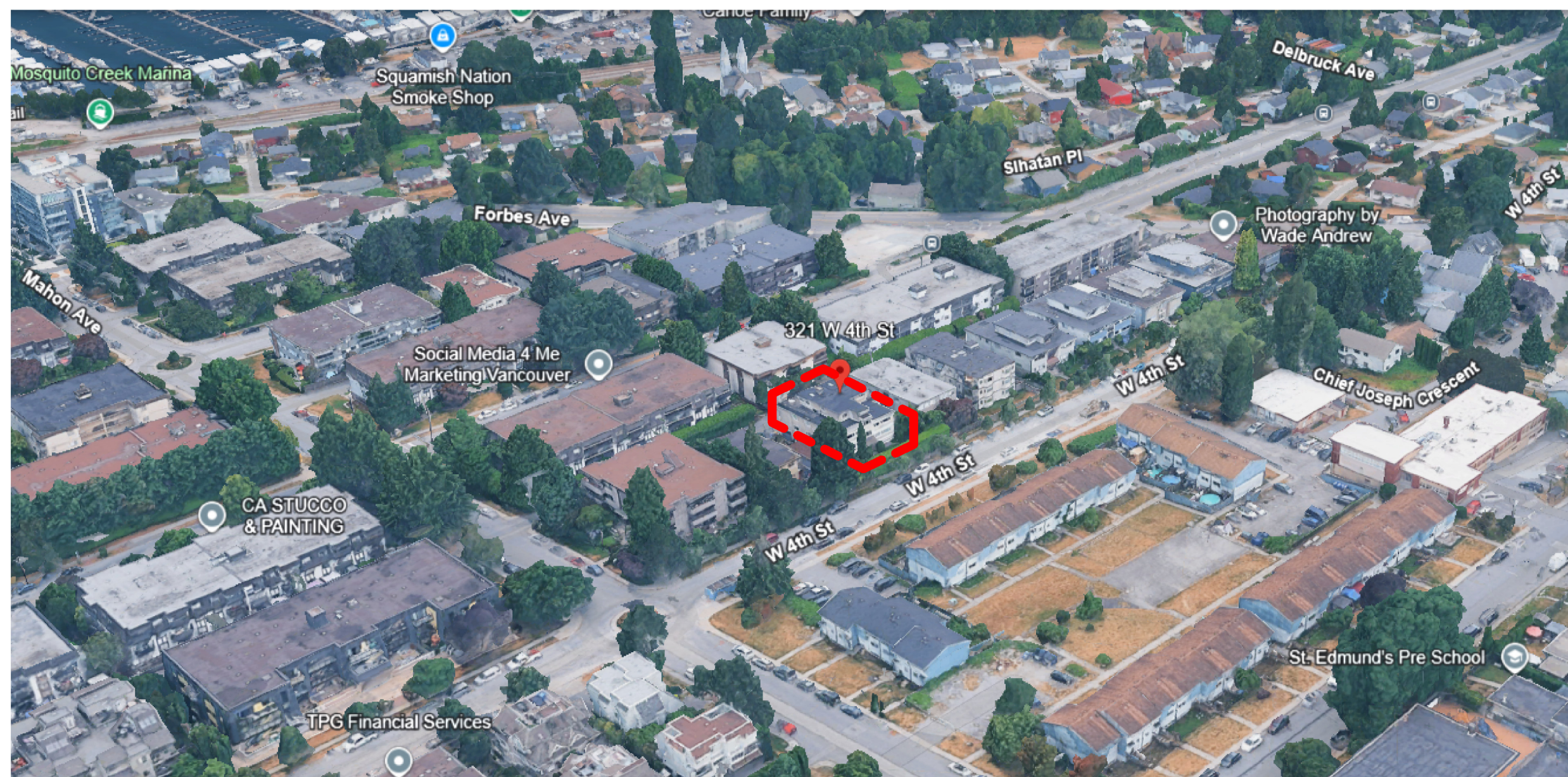
- RO-3 Ground-Oriented Residential 3 Zone
- RO-4 Ground-Oriented Residential 4 Zone
- RM-1 Medium Density Apartment Residential 1 Zone
- RM-2 Medium Density Apartment Residential 2 Zone
- RM-4 High Density Apartment Residential 1 Zone
- P-1 Public Use and Assembly 1 Zone
- P-2 Public Use and Assembly 2 Zone
- CD-# Comprehensive Development Zone
- C-1A Central Lansdale Commercial A Zone
- C-1B Central Lansdale Commercial B Zone
- C-2 General Commercial Zone
- C-2A Neighbourhood Commercial Zone
- C-3 Local Commercial Zone
- CS-1 Service Commercial Zone
- CS-2 Service Station Commercial Zone
- CS-3 Special Commercial Zone
- LL-1 Lower Lansdale 1 Zone
- LL-2 Lower Lansdale 2 Zone
- LL-3 Lower Lansdale 3 Zone
- LL-4 Lower Lansdale 4 Zone
- LL-5 Lower Lansdale 5 Zone
- W-1 Waterfront 1 Zone
- M-1 Service Industrial Zone
- M-2 General Industrial Zone
- M-3 Special Industrial Zone
- M-4 Industrial - Commercial Zone
- M-5 Light Industrial Zone
- M-2A Grain Elevator Industrial Zone
- HRA Heritage Revitalisation Agreement



**EXISTING ZONING RM1: MEDIUM DENSITY APARTMENT RESIDENTIAL 1**

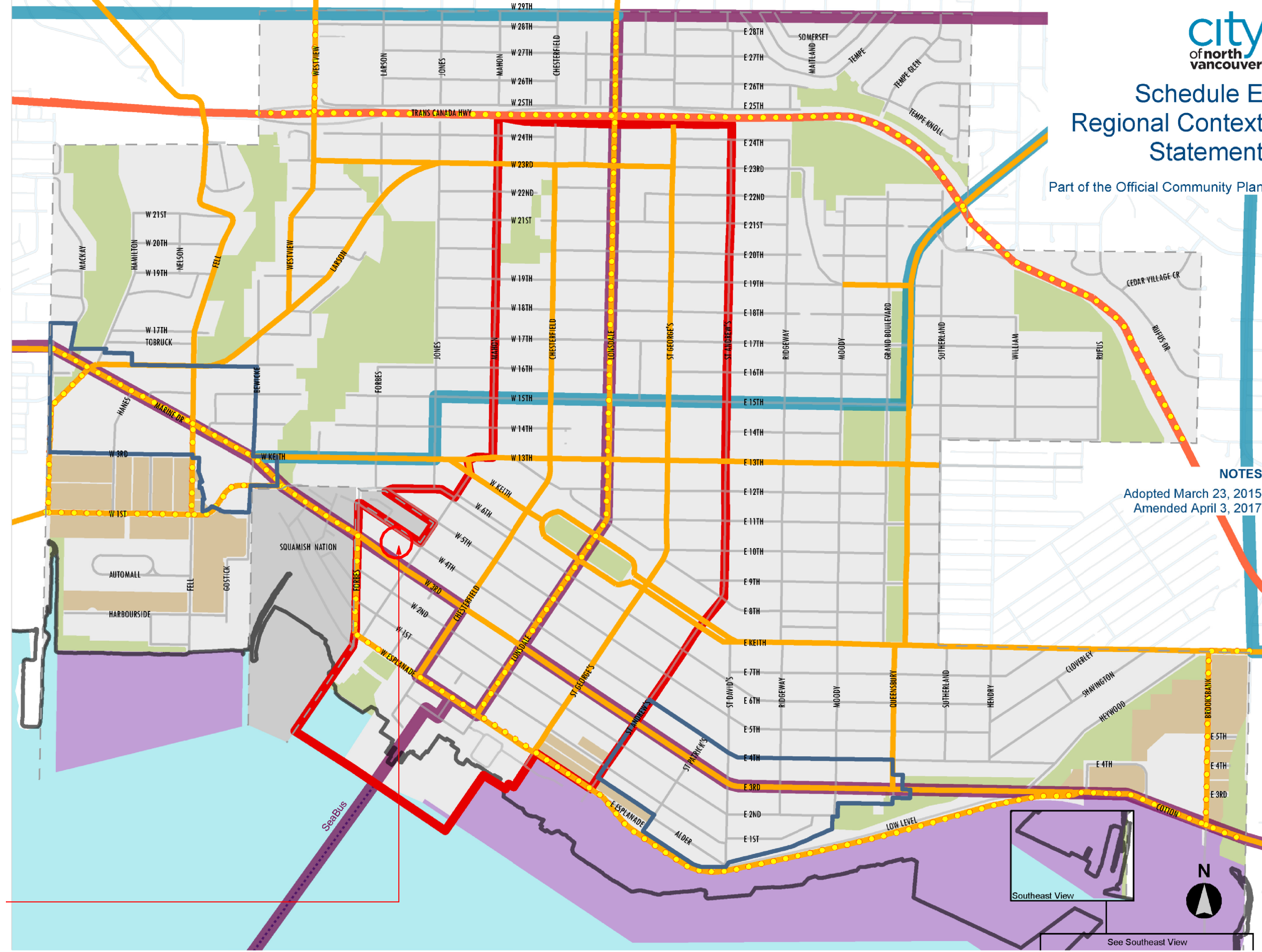


**OCP 2014 - LAND USE RESIDENTIAL R5**



**OCP 2014 - LAND USE RESIDENTIAL R5**

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



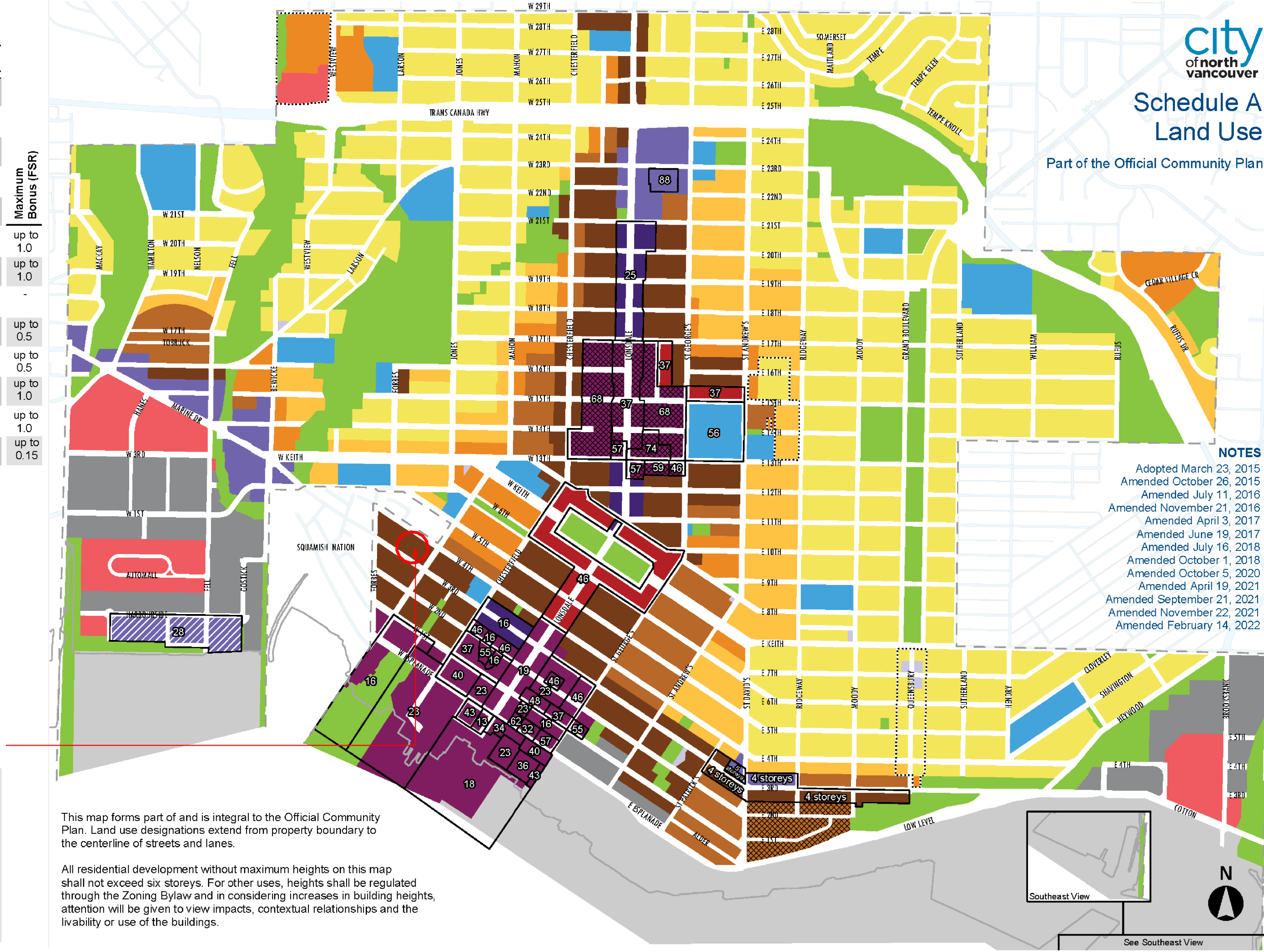
**REGION CONTEXT STATEMENT**

**Land Use Designation**  
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Land Use Designation	OCP Density (FSR)
Residential Level 1 (Low Density)	0.5
Residential Level 2 (Low Density)	0.5
Residential Level 3 (Low Density)	0.75
Residential Level 4A (Medium Density)	1.0
Residential Level 4B (Medium Density)	1.25
Residential Level 5 (Medium Density)	1.8
Residential Level 6 (High Density)	2.3
Mixed Use Level 1 (Low Density)	1.0
Mixed Use Level 2 (Medium Density)	2.0
Mixed Use Level 3 (Medium Density)	2.3
Mixed Use Level 4A (High Density)	2.6
Mixed Use Level 4B (High Density)	3.0
Harbourside Waterfront 2.05 (Mixed Use)	up to 0.15
Parks, Recreation & Open Space	up to 1.0
School & Institutional	up to 0.5
Commercial	up to 1.0
Mixed Employment	up to 1.0
Industrial	up to 1.0
Maximum Building Heights in Metres	up to 1.0
Special Study Area	up to 0.15

**Example Height Equivalencies**

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30



**OCP DESIGNATION**

**NOTES**  
Adopted March 23, 2015  
Amended April 3, 2017

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

**ISSUE:**

NO.	DATE	DESCRIPTION
-----	------	-------------

**GRADUAL ARCHITECTURE INC.**  
t. 604.733.7679  
e. info@gradualarchitecture.com  
c. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4L4  
www.gradualarchitecture.com

SEAL: **REGISTERED ARCHITECT**  
W. Y. X. GUAN  
BRITISH COLUMBIA

THIS DOCUMENT MAY BE DIGITALLY COPIED, REPRODUCED AND BROADCASTED BY ANY MEANS, IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF GRADUAL ARCHITECTURE INC. THE AUTHORITATIVE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION OF THIS DOCUMENT IS A REPRODUCTION OF THE ORIGINAL AND DOES NOT CONSTITUTE A PROFESSIONAL SEAL OR CERTIFICATE OF ANY KIND. BEARING IN MIND THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

city of north vancouver  
Schedule A  
Land Use  
Part of the Official Community Plan

**PROJECT NAME:**  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

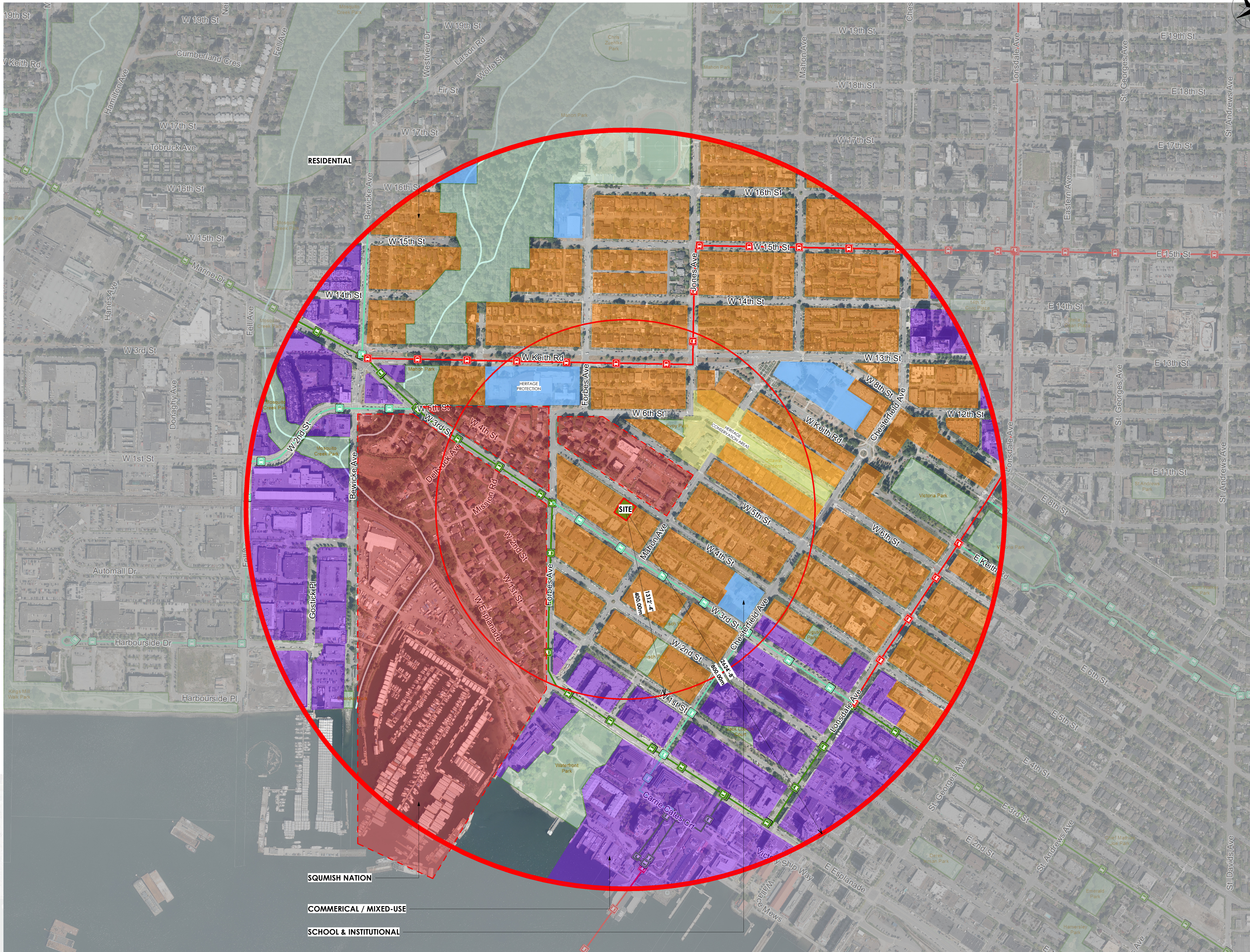
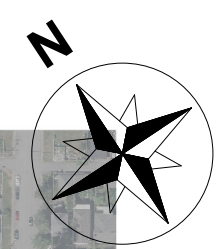
DRAWN BY:	ISSUE #
IZ	2
SCALE:	PROJECT NO:
AS SHOWN	GA-G261

**NOTES**  
Adopted March 23, 2015  
Amended October 26, 2015  
Adopted July 11, 2016  
Amended November 21, 2016  
Amended April 3, 2017  
Amended June 19, 2017  
Amended July 16, 2018  
Amended October 1, 2018  
Amended October 5, 2020  
Amended April 19, 2021  
Amended September 21, 2021  
Amended November 22, 2021  
Amended February 14, 2022

**SITE CONTEXT - ZONING OCP**

REVISION NO:	SHEET NO:
	A010

CITY STAMP:



NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01



t. 604.733.7679  
 e. info@gradualarchitecture.com  
 a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4Z4  
 www.gradualarchitecture.com



THIS DOCUMENT MAY BE DIGITALLY SIGNED AND VERIFIED USING DIGITAL SIGNATURE TECHNOLOGY. ANY UNAUTHORIZED REPRODUCTION OR ALTERATION OF THIS DOCUMENT IS PROHIBITED. THE ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF BC (APEBC) HAS REVIEWED THIS DOCUMENT FOR COMPLIANCE WITH THE PROFESSIONAL ACT AND REGULATIONS. ANY PRINTED VERSION CAN BE REPRODUCED AS A HARD COPY OF THE ORIGINAL PROVIDED BY THE ARCHITECT. BEARING IN MIND THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITAL CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

**PROJECT NAME:**  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1  
 DRAWN BY: ISSUE #  
 IZ 2  
 SCALE: PROJECT NO:  
 AS SHOWN GA-G261

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

**SHEET TITLE:**  
**SITE CONTEXT - MAP 400M & 800M**

REVISION NO: SHEET NO:  
**A011**

CITY STAMP:



EXISTING SITE - OVERALL VIEW



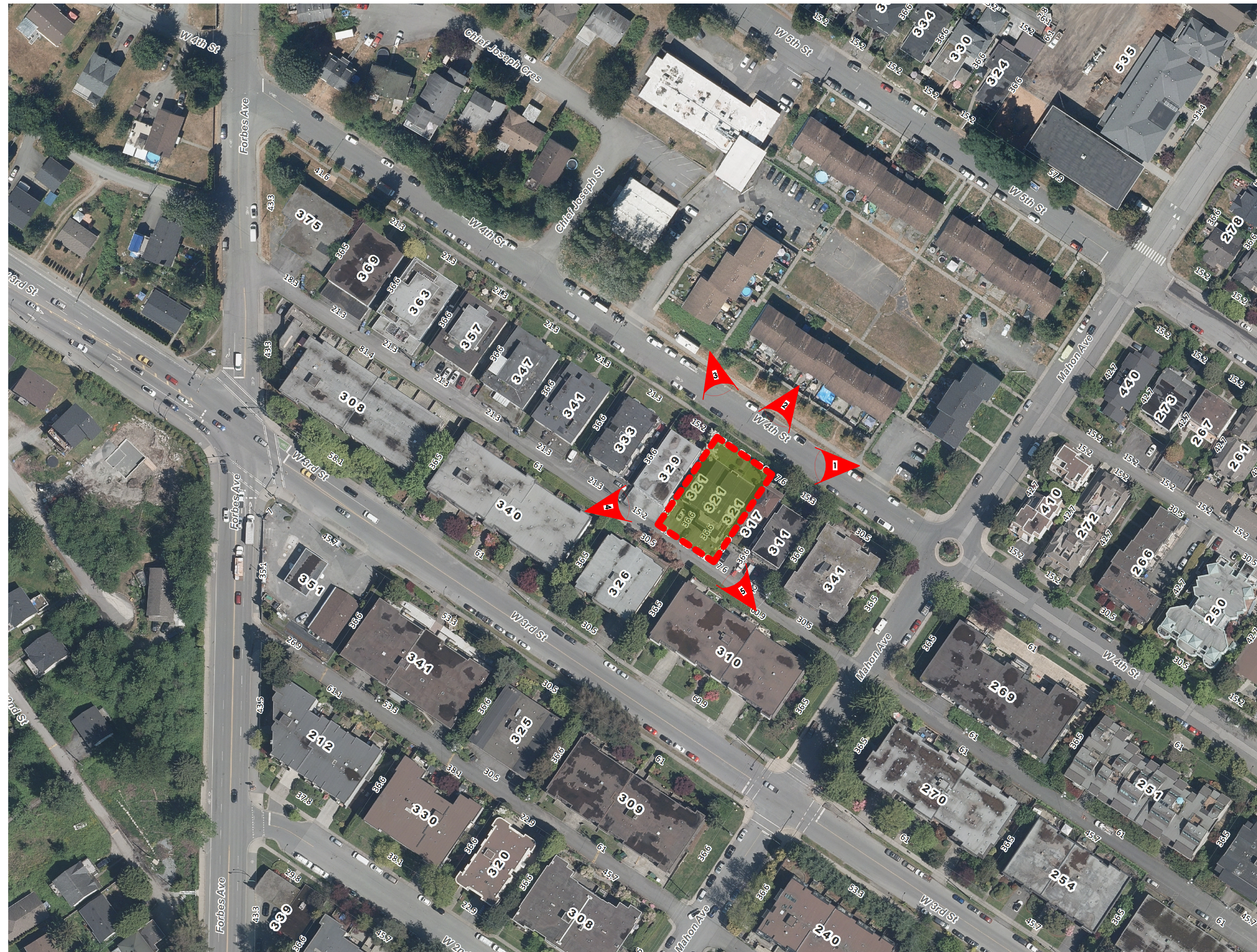
1. EXISTING SITE - 317 AND 321 W 4TH STREET AT EAST P.L.



2. EXISTING SITE - 321 W 4TH STREET



3. EXISTING SITE - 321 AND 329 W 4TH STREET AT WEST P.L.



SITE CONTEXT PLAN



4. EXISTING SITE - 321 AND 329 FROM LANE AT WEST P.L.



5. EXISTING SITE - 317 AND 321 FROM LANE AT EAST P.L.

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

ISSUE:

t. 604.733.7679  
e. info@gradualarchitecture.com  
a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4T4  
www.gradualarchitecture.com

SEAL:

THIS DOCUMENT MAY BE DIGITALLY SIGNED BY THE ARCHITECT AND CHECKED BY THE ARCHITECT. ANY VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

PROJECT NAME:  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1	ISSUE #
DRAWN BY:	2
SCALE:	PROJECT NO:
AS SHOWN	<b>GA-G261</b>

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

SHEET TITLE:  
**SITE CONTEXT - EXISTING SITE PHOTOS**

REVISION NO: SHEET NO:  
**A012**

CITY STAMP:

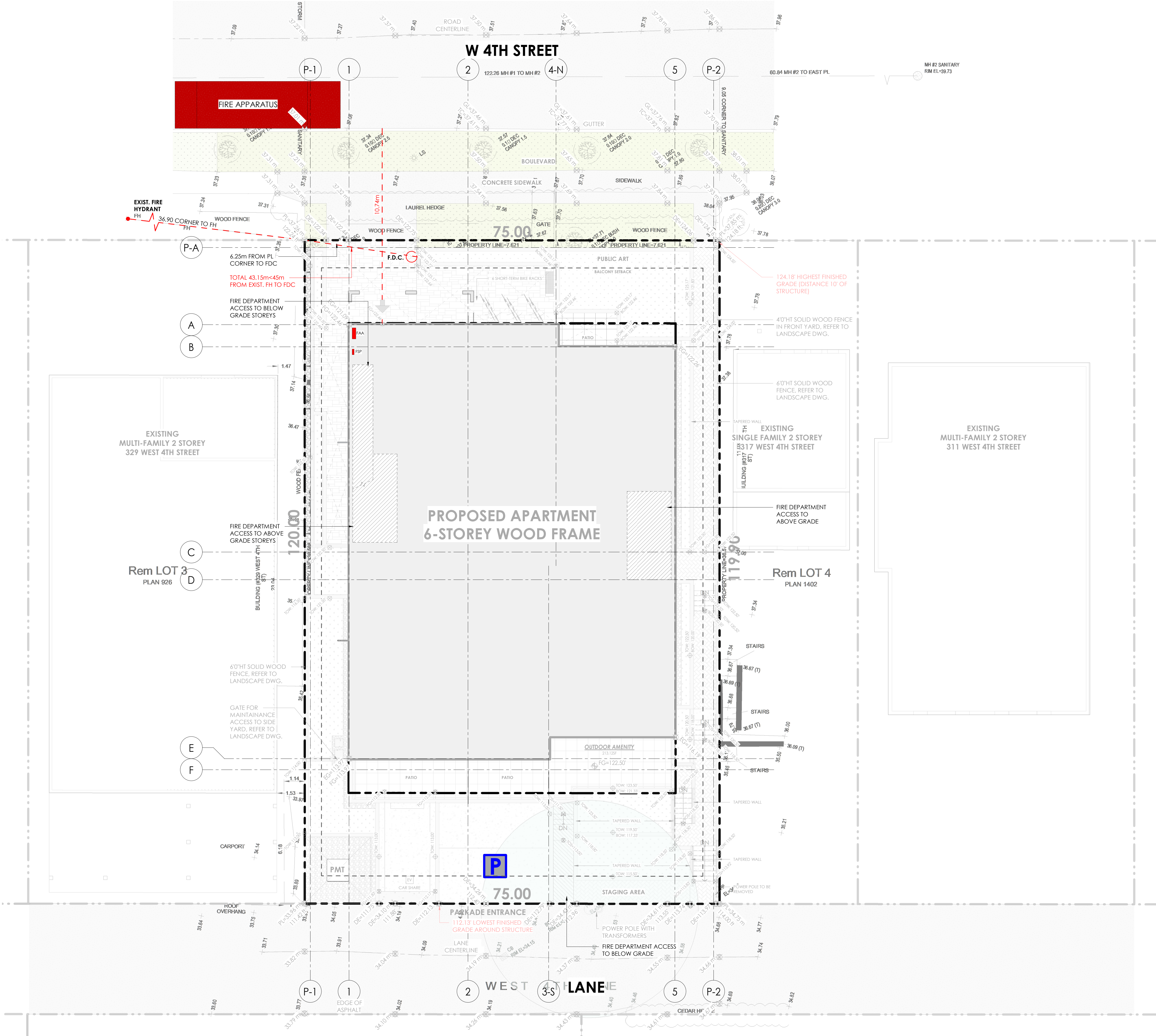
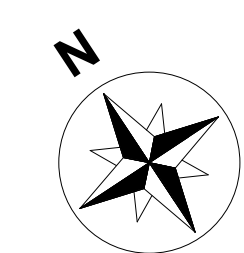












NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

**GRADUAL ARCHITECTURE INC.**  
 t. 604.733.7679  
 e. info@gradualarchitecture.com  
 a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4L4  
 www.gradualarchitecture.com



2026-03-11  
THIS DOCUMENT MAY BE DIGITALLY SIGNED AND VERIFIED BY THE ARCHITECTURE PROFESSION OF BC. THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF BC. THE ASSOCIATIVE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE REPRODUCED AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT. BEARING IN MIND THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY SIGNED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

**PROJECT NAME:**  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

**DRAWN BY:** ISSUE #  
 IZ 2

**SCALE:** PROJECT NO:  
 AS SHOWN **GA-G261**

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

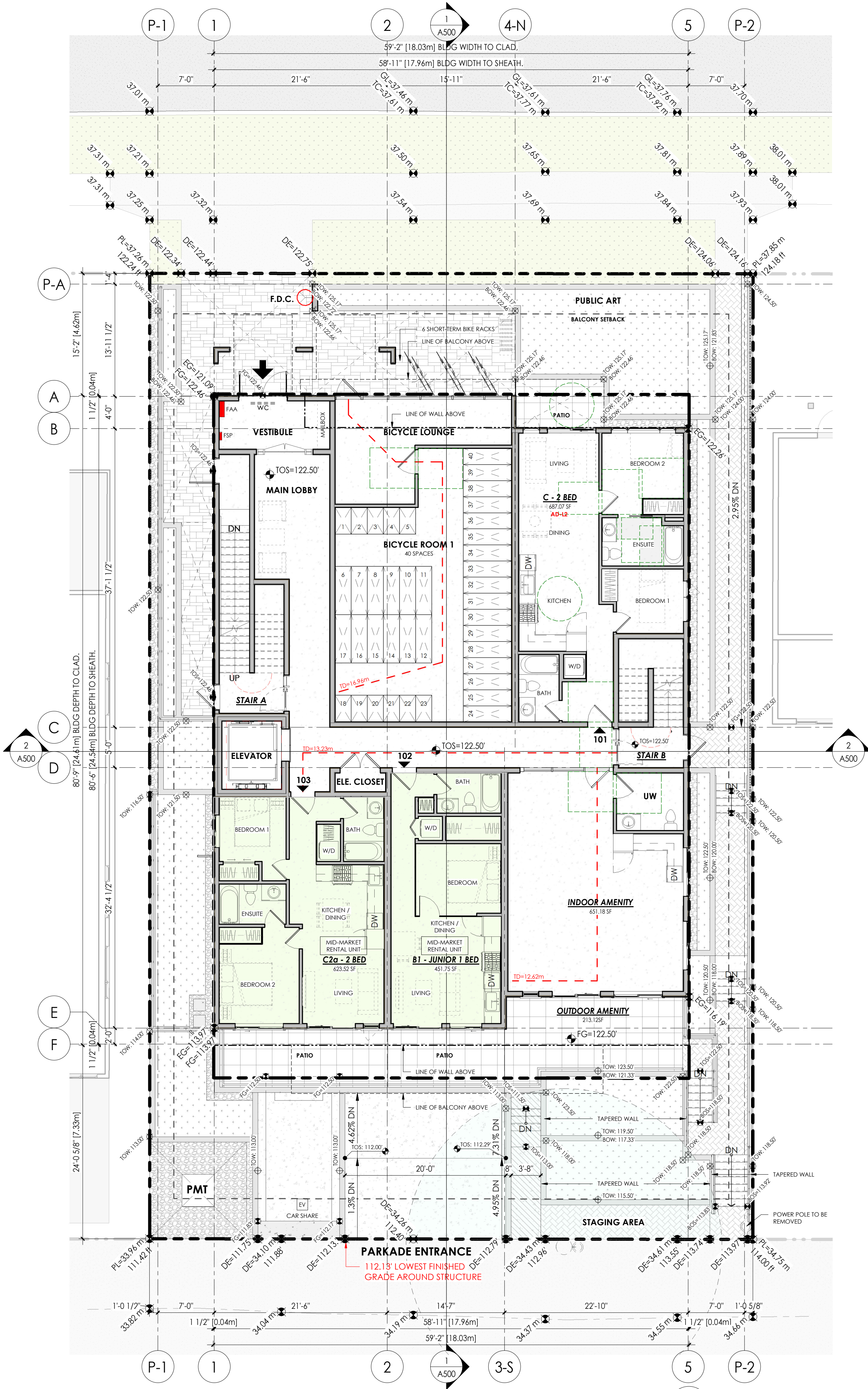
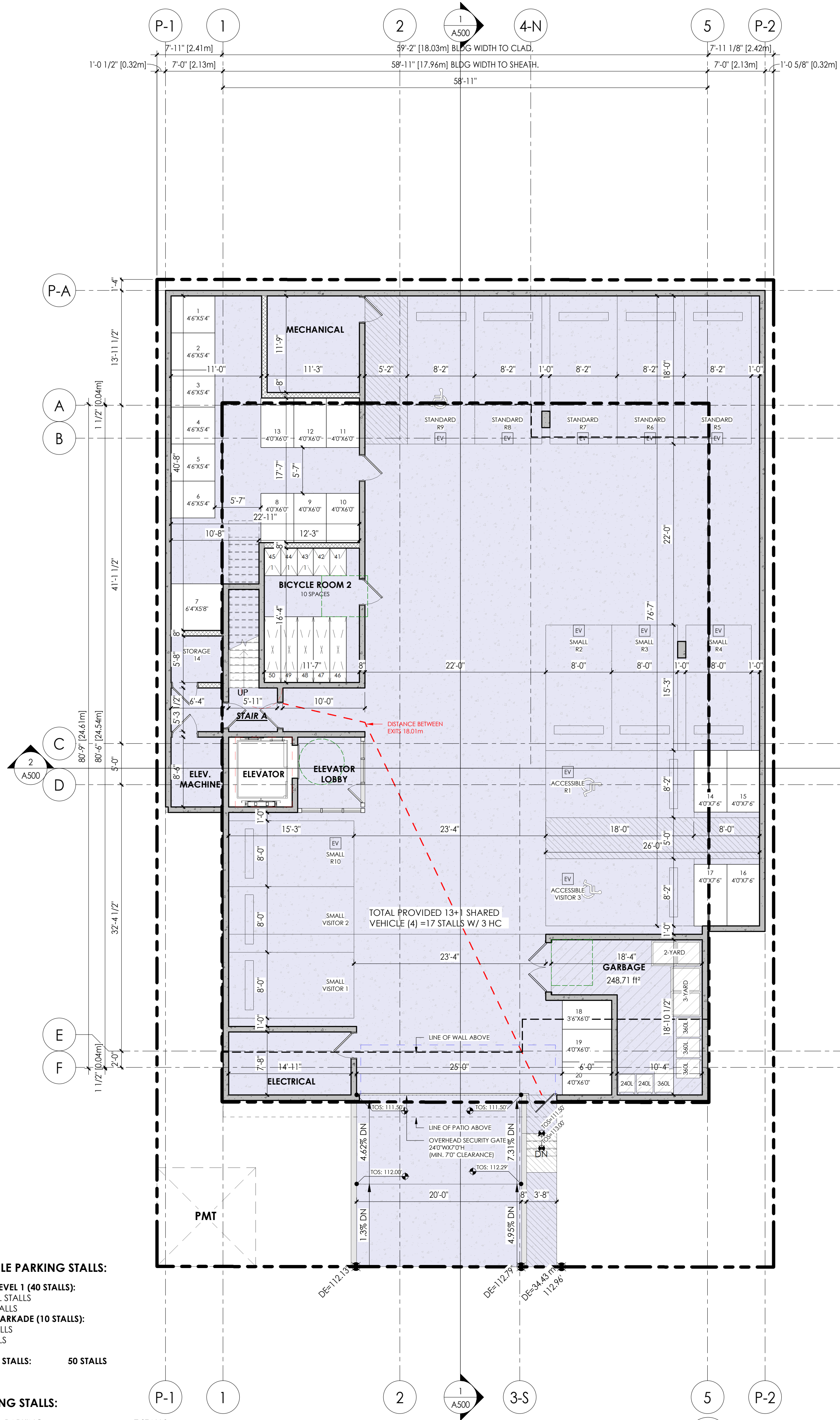
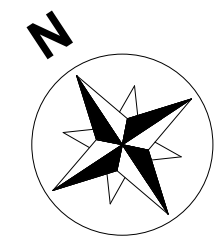
**SHEET TITLE:**  
**FIRE DEPARTMENT ACCESS**

**REVISION NO:** **SHEET NO:**  
**A101**

**CITY STAMP:**

- LEGEND**
- TRAVEL DISTANCE PATH
  - FIRE HYDRANT
  - FAA FIRE ALARM ANNUCIATOR PANEL
  - FIRE DEPARTMENT CONNECTION
  - LB LOCK BOX
  - FSP FIRE SAFETY PLAN

**FIRE DEPARTMENT ACCESS PLAN**  
 SCALE: 1/8" = 1'-0"



NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01



t. 604.733.7679  
 e. info@gradualarchitecture.com  
 a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4Z4  
 www.gradualarchitecture.com

SEAL:



2026-03-11  
 THIS DOCUMENT MAY BE DIGITALLY SIGNED BY THE ARCHITECT AND CHECKED BY THE ARCHITECT OR ENGINEER. ANY REVISIONS TO THIS DOCUMENT SHALL BE MADE TO THE ORIGINAL AND NOT TO THIS DIGITAL COPY. ANY PRINTED REVISIONS SHALL BE MADE TO THE ORIGINAL AND NOT TO THIS DIGITAL COPY. ANY PRINTED REVISIONS SHALL BE MADE TO THE ORIGINAL AND NOT TO THIS DIGITAL COPY.

**PROJECT NAME:**  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

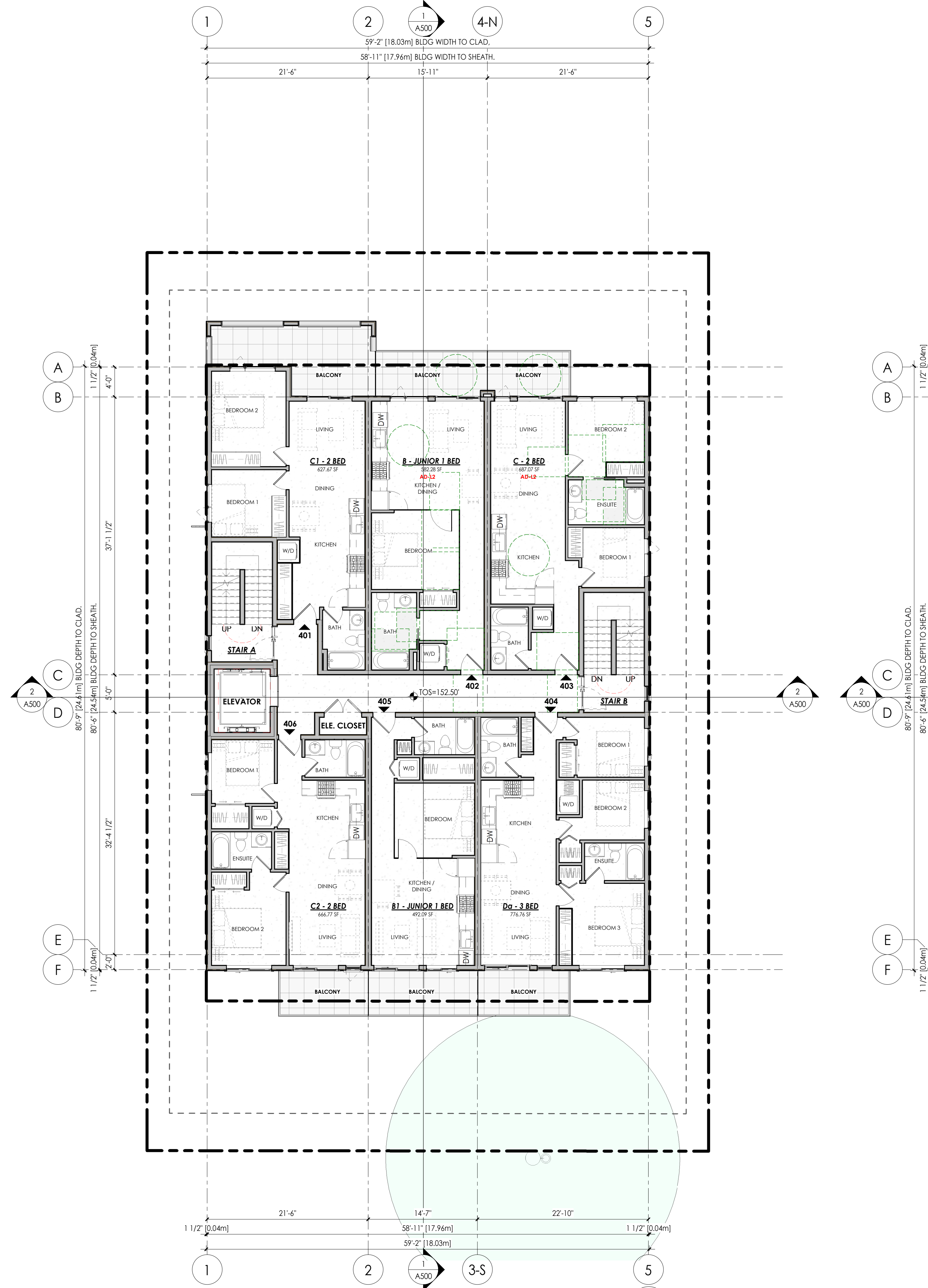
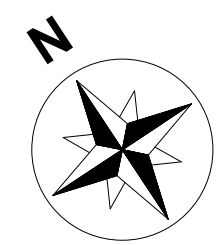
321 W 4TH STREET, VANCOUVER, BC, V7M 1J1  
**DRAWN BY:** ISSUE # 2  
**SCALE:** PROJECT NO: GA-G261  
**AS SHOWN:**

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

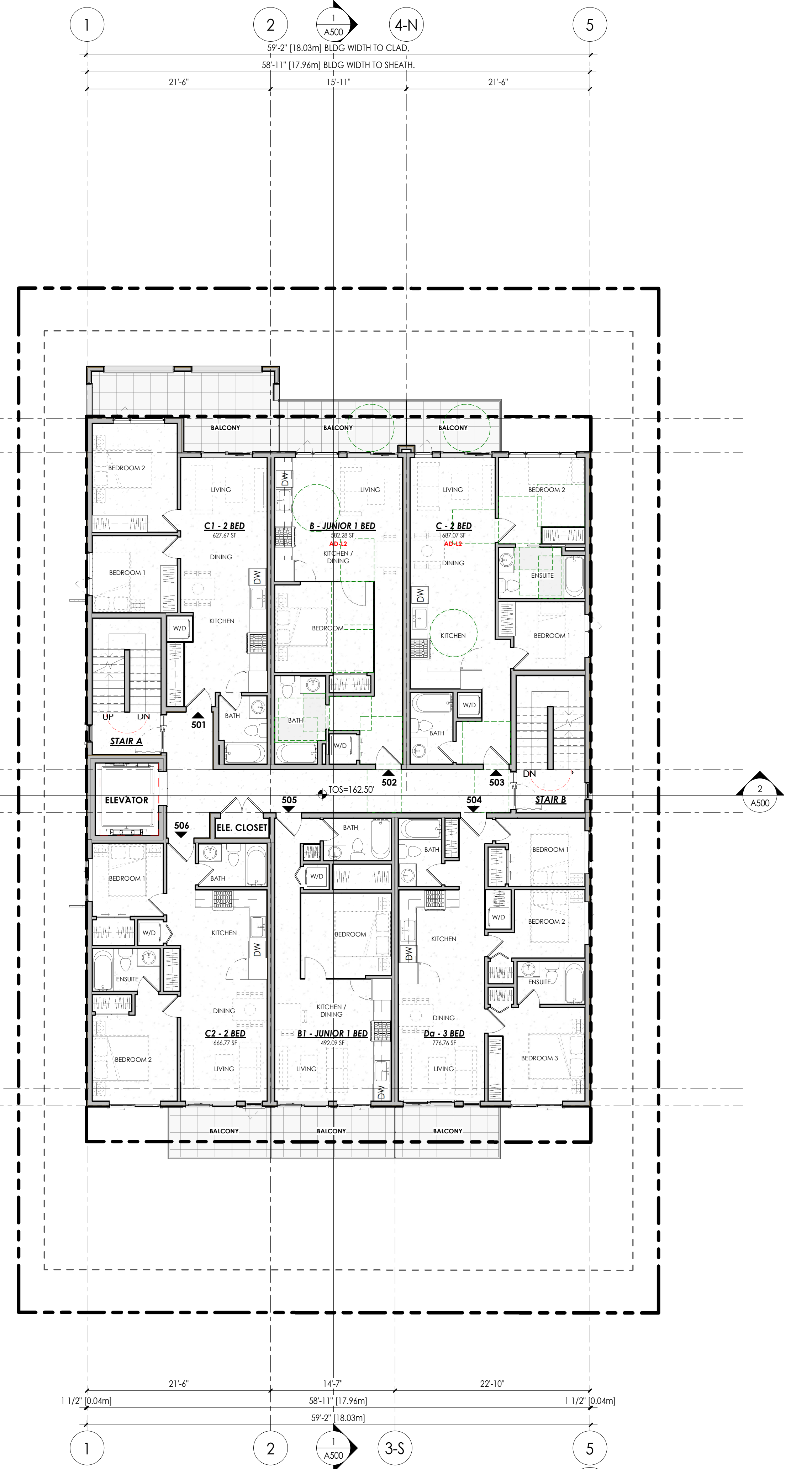
**SHEET TITLE:**  
**UNDERGROUND PARKING & LEVEL 1 FLOOR PLAN**  
**REVISION NO:** SHEET NO: A200

CITY STAMP:





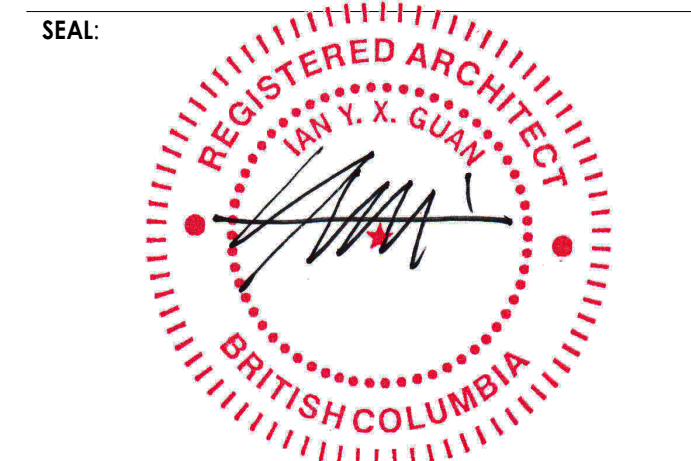
**LEVEL 4 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**LEVEL 5 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

**GRADUAL ARCHITECTURE INC.**  
 I N C  
 t. 604.733.7679  
 e. info@gradualarchitecture.com  
 a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4L4  
 www.gradualarchitecture.com



THIS DOCUMENT MAY BE DIGITALLY SIGNED AND/OR PRINTED FROM TECHNOLOGY AUTHORIZED BY THE ASSOCIATION OF REGISTERED ARCHITECTS OF BC. THE ASSOCIATION'S ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE REPRODUCED AS A HARD COPY OF THE ORIGINAL PROVIDED BY THE ARCHITECT. BEARING IN MIND THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE ORIGINAL CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

PROJECT NAME:  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY: ISSUE #  
 IZ 2

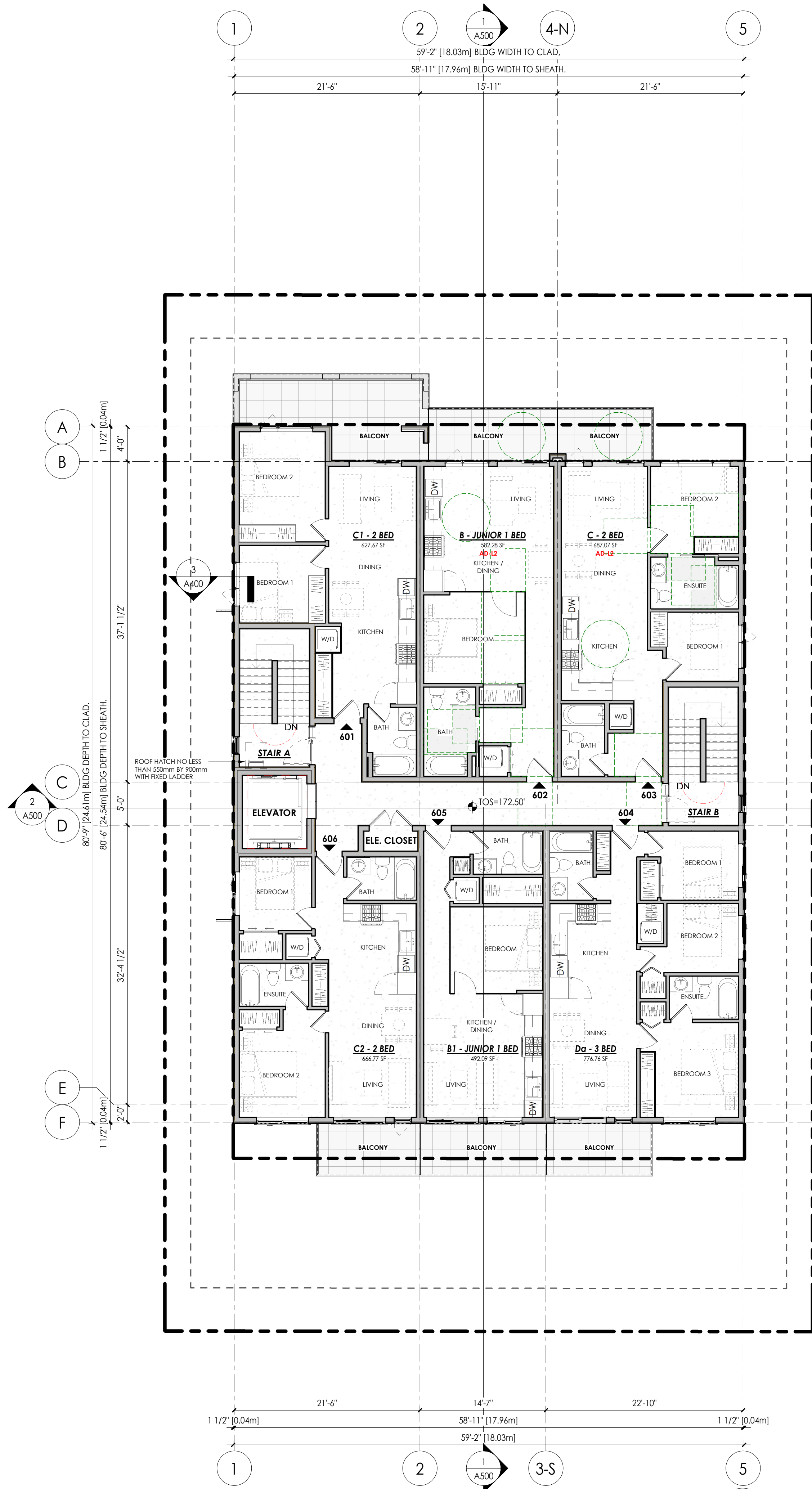
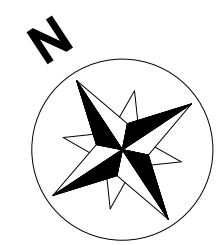
SCALE: PROJECT NO:  
 AS SHOWN GA-G261

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

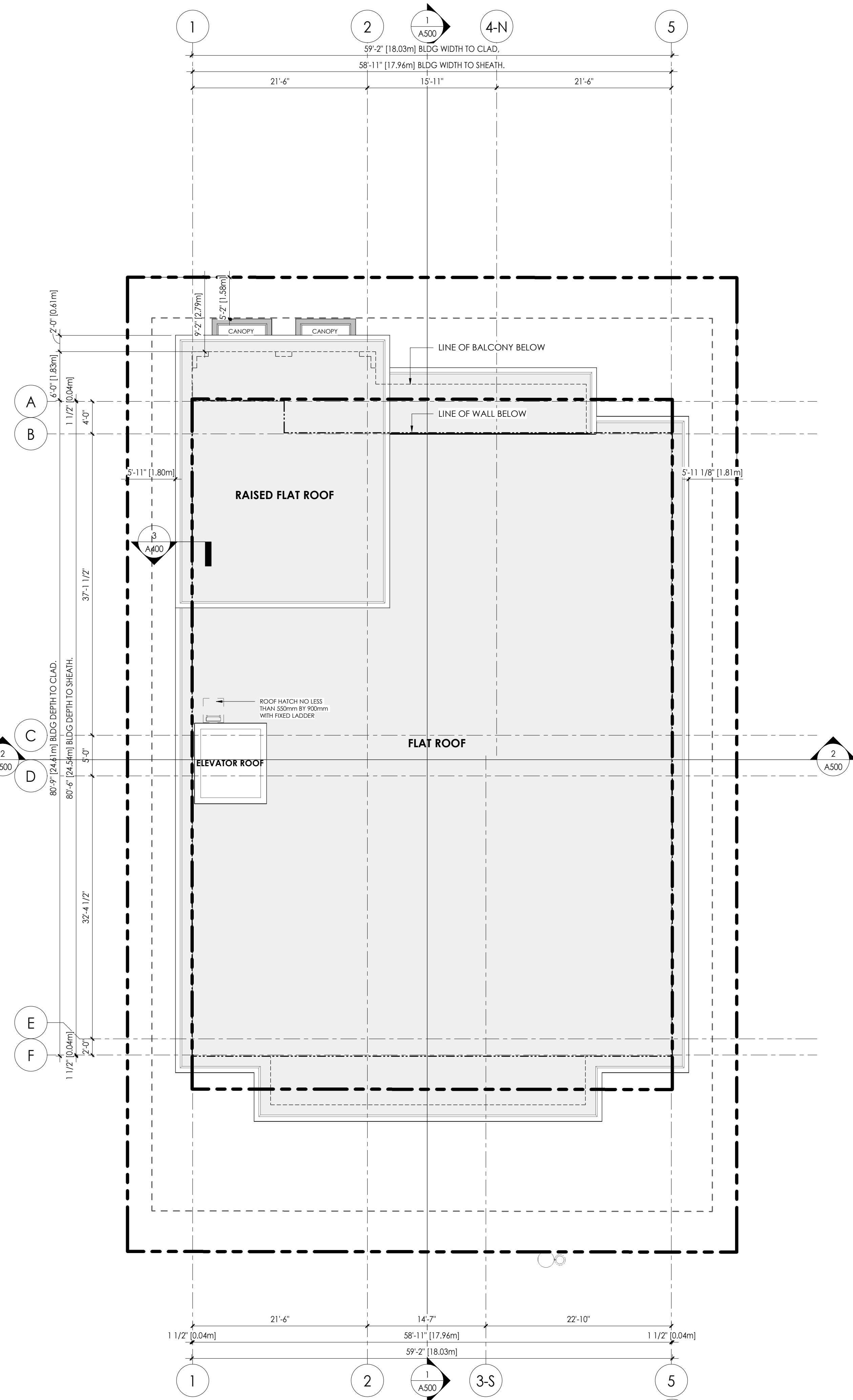
SHEET TITLE:  
**LEVEL 4 & LEVEL 5 FLOOR PLAN**

REVISION NO: SHEET NO:  
**A202**

CITY STAMP:



**1 LEVEL 6 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**2 ROOF PLAN**  
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
REVISIONS:		
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01



t. 604.733.7679  
e. info@gradualarchitecture.com  
a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4L4  
www.gradualarchitecture.com



THIS DOCUMENT MAY BE DIGITALLY CERTIFIED BY THE REGISTERED ARCHITECTS AND ENGINEERS SOCIETY OF BC. THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF BC. THE ASSOCIATION OF PROFESSIONAL DESIGNERS OF BC. THE ASSOCIATION OF PROFESSIONAL CONTRACTORS OF BC. THE ASSOCIATION OF PROFESSIONAL LANDSCAPE ARCHITECTS OF BC. THE ASSOCIATION OF PROFESSIONAL PLANNERS OF BC. THE ASSOCIATION OF PROFESSIONAL SURVEYORS OF BC. THE ASSOCIATION OF PROFESSIONAL TOWN PLANNERS OF BC. THE ASSOCIATION OF PROFESSIONAL URBAN DESIGNERS OF BC. THE ASSOCIATION OF PROFESSIONAL VISUAL ARTISTS OF BC. THE ASSOCIATION OF PROFESSIONAL WRITERS OF BC. THE ASSOCIATION OF PROFESSIONAL MUSICIANS OF BC. THE ASSOCIATION OF PROFESSIONAL ACTORS OF BC. THE ASSOCIATION OF PROFESSIONAL DANCERS OF BC. THE ASSOCIATION OF PROFESSIONAL THEATRICAL MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL FILM AND VIDEO PRODUCERS OF BC. THE ASSOCIATION OF PROFESSIONAL TELEVISION PRODUCERS OF BC. THE ASSOCIATION OF PROFESSIONAL RADIO BROADCASTERS OF BC. THE ASSOCIATION OF PROFESSIONAL JOURNALISTS OF BC. THE ASSOCIATION OF PROFESSIONAL PUBLISHERS OF BC. THE ASSOCIATION OF PROFESSIONAL BOOK DESIGNERS OF BC. THE ASSOCIATION OF PROFESSIONAL EDITORS OF BC. THE ASSOCIATION OF PROFESSIONAL TRANSLATORS OF BC. THE ASSOCIATION OF PROFESSIONAL INTERPRETERS OF BC. THE ASSOCIATION OF PROFESSIONAL CURATORS OF BC. THE ASSOCIATION OF PROFESSIONAL MUSEUM MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL ARCHIVISTS OF BC. THE ASSOCIATION OF PROFESSIONAL LIBRARIANS OF BC. THE ASSOCIATION OF PROFESSIONAL INFORMATION MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL RECORD MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL DOCUMENTALISTS OF BC. THE ASSOCIATION OF PROFESSIONAL PHOTOGRAPHERS OF BC. THE ASSOCIATION OF PROFESSIONAL VIDEOGRAPHERS OF BC. THE ASSOCIATION OF PROFESSIONAL AUDIO ENGINEERS OF BC. THE ASSOCIATION OF PROFESSIONAL VIDEO ENGINEERS OF BC. THE ASSOCIATION OF PROFESSIONAL NETWORK ENGINEERS OF BC. THE ASSOCIATION OF PROFESSIONAL SYSTEM ADMINISTRATORS OF BC. THE ASSOCIATION OF PROFESSIONAL SECURITY ENGINEERS OF BC. THE ASSOCIATION OF PROFESSIONAL SOFTWARE ENGINEERS OF BC. THE ASSOCIATION OF PROFESSIONAL DATA SCIENTISTS OF BC. THE ASSOCIATION OF PROFESSIONAL DATA ANALYSTS OF BC. THE ASSOCIATION OF PROFESSIONAL BUSINESS DEVELOPERS OF BC. THE ASSOCIATION OF PROFESSIONAL SALES MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL MARKETING MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL PUBLIC RELATIONS MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL COMMUNITY RELATIONS MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL HUMAN RESOURCES MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL TRAINING MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL QUALITY MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL PROJECT MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL RISK MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL COMPLIANCE MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL LEGAL COUNSEL OF BC. THE ASSOCIATION OF PROFESSIONAL ACCOUNTANTS OF BC. THE ASSOCIATION OF PROFESSIONAL FINANCIAL PLANNERS OF BC. THE ASSOCIATION OF PROFESSIONAL INVESTMENT MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE AGENTS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE BROKERS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE DEVELOPERS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE APPRAISERS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE ATTORNEYS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE CONSULTANTS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE INVESTORS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE MANAGERS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE OPERATORS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE SERVICE PROVIDERS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE SUPPORT STAFF OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE TRAINING PROVIDERS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE RESEARCH PROVIDERS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE ANALYSTS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE CONSULTANTS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE ADVISORS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE STRATEGISTS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE SPECIALISTS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE EXPERTS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE GURUS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE MENTORS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE COACHES OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE MENTORS OF BC. THE ASSOCIATION OF PROFESSIONAL REAL ESTATE COACHES OF BC.

PROJECT NAME:  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1  
DRAWN BY: ISSUE #  
IZ 2  
SCALE: PROJECT NO:  
AS SHOWN GA-G261

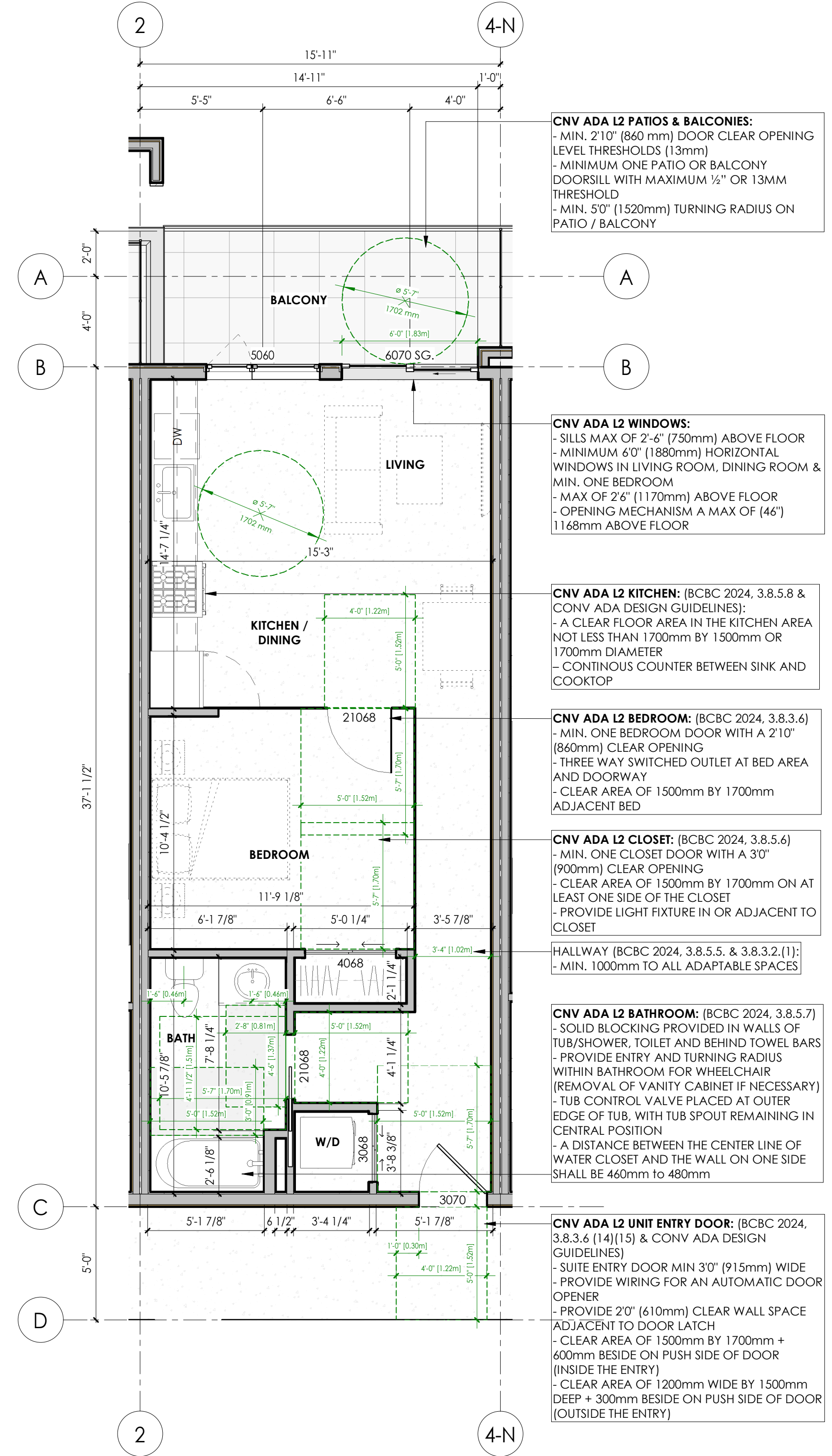
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

SHEET TITLE:  
**LEVEL 6 FLOOR PLAN & ROOF PLAN**

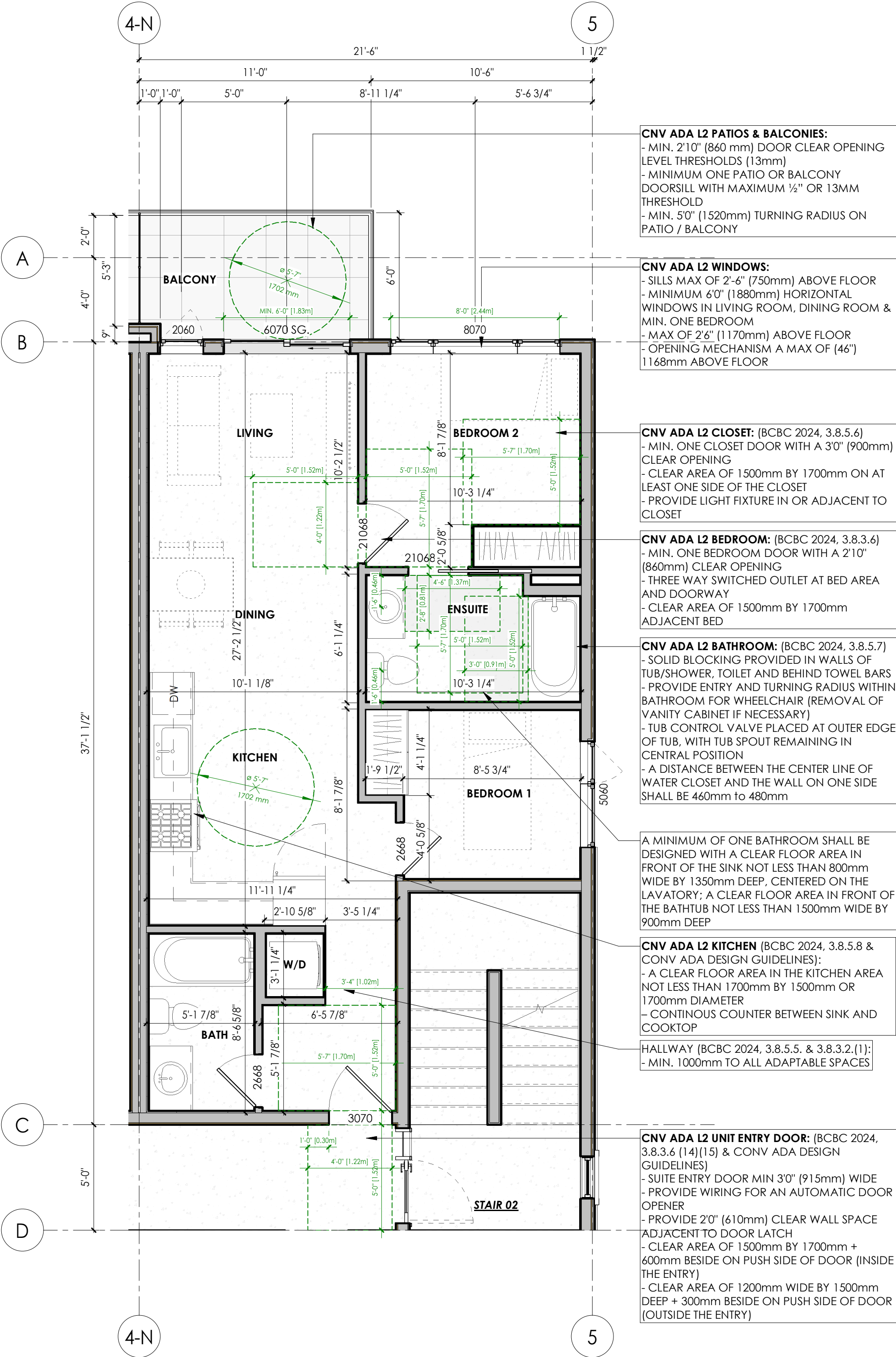
REVISION NO: SHEET NO:  
**A203**

CITY STAMP:

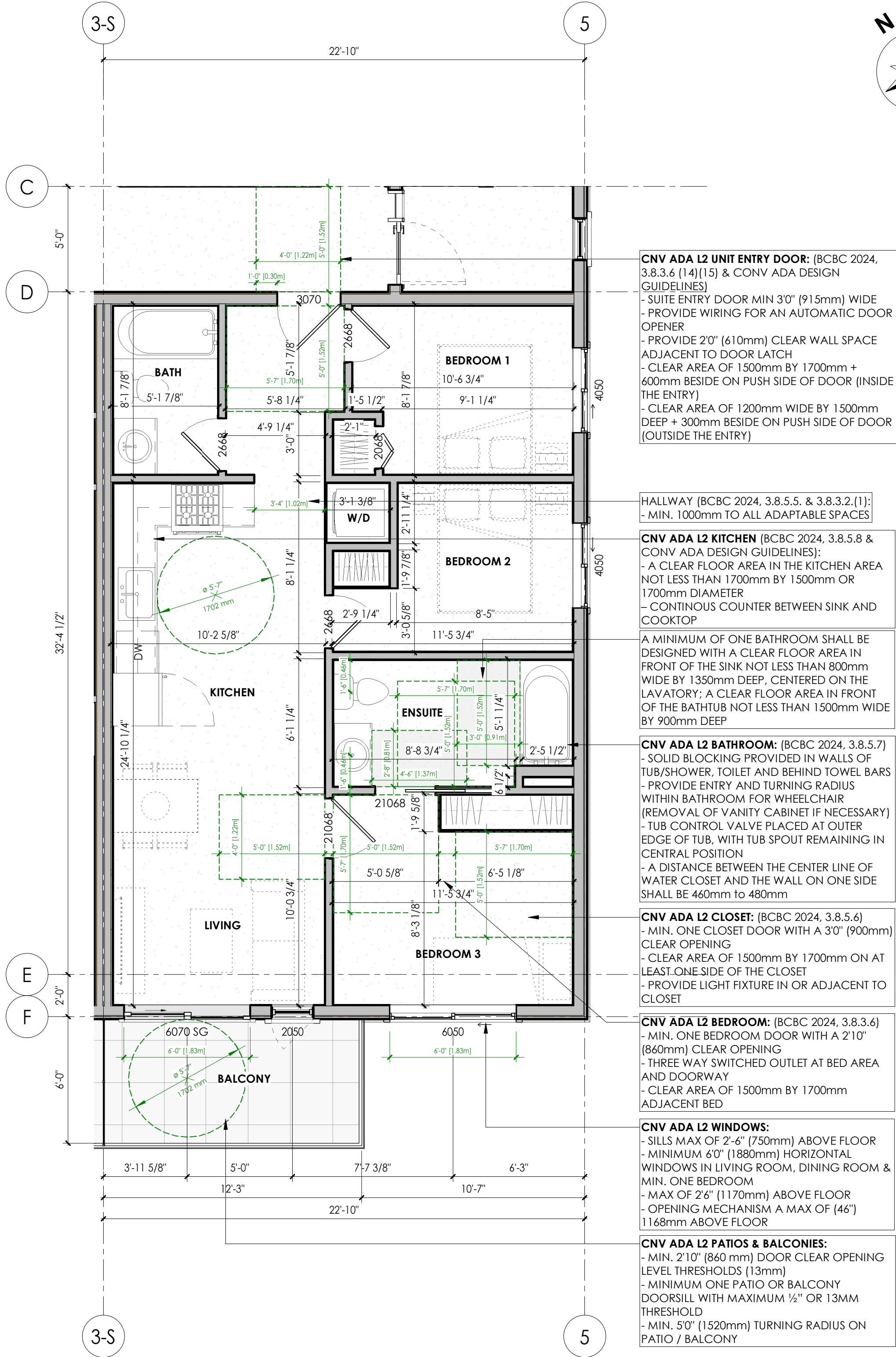




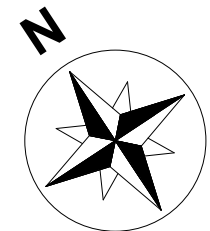
**1 UNIT TYPE B (ADAPTABLE LEVEL 2)**  
 1 BED & 1 BATH  
 AREA: 582.28 SF  
 UNIT COUNT: 5  
 UNIT #: 202, 302, 402, 502, 602



**2 UNIT TYPE C (ADAPTABLE LEVEL 2)**  
 2 BED & 2 BATH  
 AREA: 687.07 SF  
 UNIT COUNT: 6  
 UNIT #: 101, 203, 303, 403, 503, 603



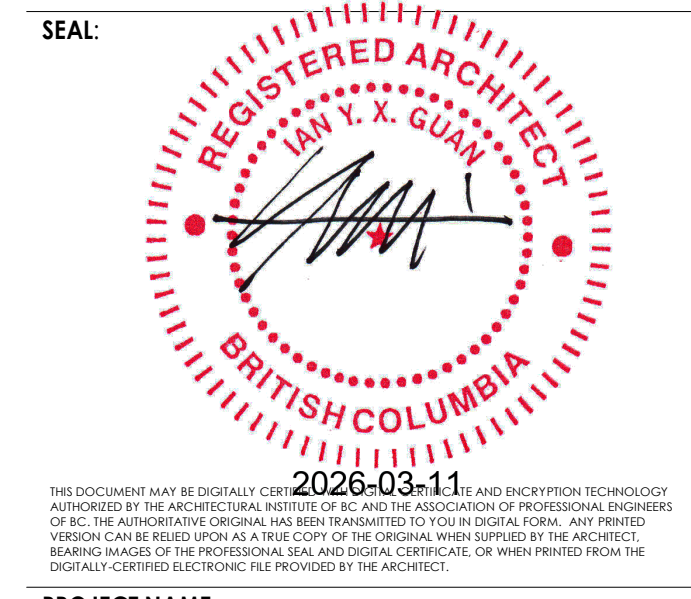
**3 UNIT TYPE D (ADAPTABLE LEVEL 2)**  
 3 BED & 2 BATH  
 AREA: 776.76 SF  
 UNIT COUNT: 2  
 UNIT #: 204, 304



NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

ISSUE:

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01



PROJECT NAME:  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY: ISSUE #  
 IZ 2

SCALE: PROJECT NO:  
 AS SHOWN GA-G261

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

SHEET TITLE:  
**ADAPTABLE UNIT PLANS - B, C, D**

REVISION NO: SHEET NO:  
 A301

CITY STAMP:

**DISABILITY PARKING REQUIREMENTS FOR MEDIUM DENSITY, HIGH DENSITY, AND ACCESSORY APARTMENT RESIDENTIAL USES**

TOTAL REQUIRED PARKING SPACES	REQUIRED NUMBER OF DISABILITY PARKING SPACES FOR LEVEL 1 ADAPTABLE DESIGN DWELLING UNITS
1 - 25	1
26 - 50	2
51 - 100	3
101 - 150	4
150 - 200	5
201 - 250	6
251 - 300	7
301 - 350	8
351 - 400	9
400 - 450	10

TOTAL REQUIRED PARKING SPACES	REQUIRED NUMBER OF DISABILITY PARKING SPACES TO BE PROVIDED FOR LEVEL 2 OR 3 ADAPTABLE DESIGN DWELLING UNITS
1 - 25	2
26 - 50	4
51 - 100	6
101 - 150	8
150 - 200	10
201 - 250	12
251 - 300	14
301 - 350	16
351 - 400	18
400 - 450	20

ADAPTABLE DESIGN UNIT LIST							
UNIT TYPE	UNIT LABEL	UNIT (BEDROOM)	LEVEL OF ADAPTABLE DESIGN	FLOOR / LEVEL	UNIT SIZE (SQ. FT.)	EXCL. FLOOR AREA (SQ. FT.)	COMMENTS
C	101	2-BEDROOM	1	2	3	1	687.07
B	202	1-BEDROOM	1	2	3	2	582.28
C	203	2-BEDROOM	1	2	3	2	687.07
D	204	3-BEDROOM	1	2	3	2	776.76
B	302	1-BEDROOM	1	2	3	3	582.28
C	303	2-BEDROOM	1	2	3	3	687.07
D	304	3-BEDROOM	1	2	3	3	776.76
B	402	1-BEDROOM	1	2	3	4	582.28
C	403	2-BEDROOM	1	2	3	4	687.07
D	404	2-BEDROOM	1	2	3	4	776.76
B	502	1-BEDROOM	1	2	3	5	582.28
C	503	2-BEDROOM	1	2	3	5	687.07
B	602	1-BEDROOM	1	2	3	6	582.28
C	603	2-BEDROOM	1	2	3	6	687.07

RESIDENTIAL UNIT SUMMARY							
Level	Floor	Unit/Flr	Total Units	STUDIO	1 BR	2BR	3 BR
	Level 1	3	3	0	1	2	0
	Level 2	6	6	0	2	3	1
	Level 3	6	6	0	2	3	1
	Level 4	6	6	0	2	3	1
	Level 5	6	6	0	2	3	1
	Level 6	6	6	0	2	3	1
Total			33	0	11	17	5
%		100%	100%	0.00%	33.33%	51.52%	15.15%
Area (SF)							

Calculation of Disability Parking Spaces is based on the required number of parking spaces rather than the total parking spaces provided.

**MATERIAL LIST**

**1.0 - CLADDING:**

- 1.1 **HARDIE PLANK LAP SIDING**  
COLOR a = CEDARMILL, ARCTIC WHITE  
COLOR b = CEDARMILL, LIGHT MIST
- 1.2 **HARDIE PANEL WITH REVEAL**  
COLOR a = BENJAMIN MOORE, WHITE OC-151  
COLOR b = BENJAMIN MOORE, SIDEWALK GRAY 2133-60
- 1.3 **ALUCOBOND METAL PANEL**  
BENJAMIN MOORE, SIDEWALK GRAY 2133-60
- 1.4 **HARDIETRM BATTEN BOARDS**  
BENJAMIN MOORE, WHITE OC-151
- 1.5 **SEALED CAST-IN-PLACE CONCRETE, SMOOTH FINISH**  
BENJAMIN MOORE, WHITE OC-151

**2.0 - DOORS & WINDOWS:**

- 2.1 **METAL EXIT DOOR**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10
- 2.2 **WHITE FRAME WINDOW/DOOR THERMALLY BROKEN-EUROLINE WINDOW**  
BENJAMIN MOORE, WHITE OC-151
- 2.3 **ALUMINUM STOREFRONT**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10
- 2.4 **OVERHEAD GATE**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10

**3.0 - RAILINGS:**

- 3.1 **FACE-MOUNTED ALUMINUM FRAME RAILING WITH OPAQUE GLASS PANEL**  
BENJAMIN MOORE, WHITE OC-151
- 3.2 **ALUMINUM PICKET HANDRAIL / GUARDRAIL**  
BENJAMIN MOORE, WHITE OC-151
- 3.3 **ALUMINUM FRAME PRIVACY SCREEN**  
BENJAMIN MOORE, WHITE OC-151
- 3.4 **ALUMINUM FRAME PRIVACY SCREEN WITH OPAQUE GLASS PANEL**  
BENJAMIN MOORE, WHITE OC-151

**4.0 - SOFFIT:**

- 4.1 **SOFFIT**  
COLOR a = WOOD CEDAR  
COLOR b = METAL SOFFIT, WHITE

**5.0 - TRIMS:**

- 5.1 **TRIM AND FASCIA BOARD, PAINTED**  
COLOR a = BENJAMIN MOORE, WHITE OC-151  
COLOR b = YELLOW (TBD)

**6.0 - ACCESSORIES:**

- 6.1 **REFINISHED ALUMINUM GUTTER AND FLASHING**  
COLOR a = BENJAMIN MOORE, WHITE OC-151  
COLOR b = BENJAMIN MOORE, SIDEWALK GRAY 2133-60
- 6.2 **ALUMINUM SHADING DEVICE**  
BENJAMIN MOORE, SIDEWALK GRAY 2133-60

**7.0 - ROOF:**

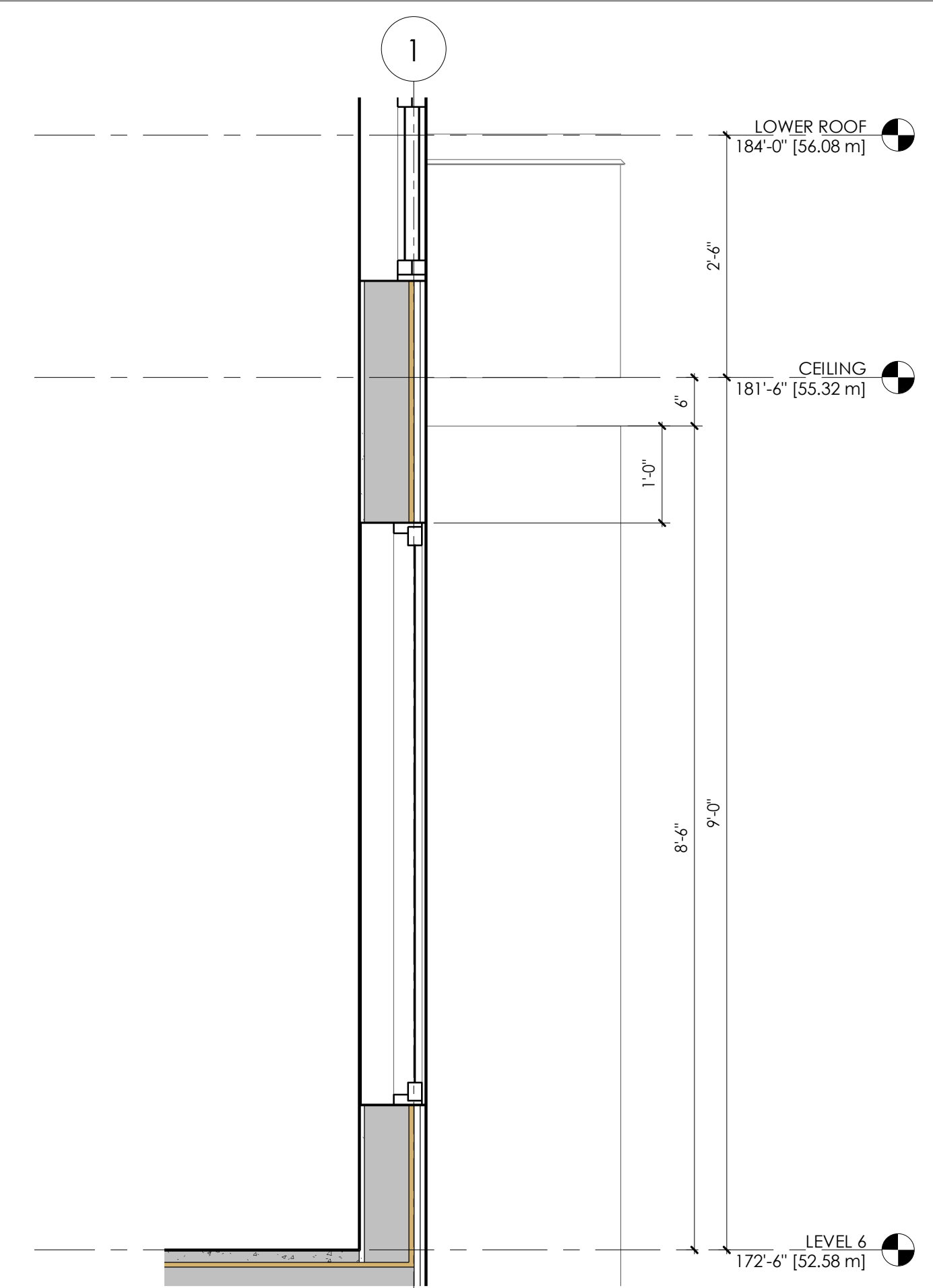
- 7.1 **2-PLY TORCH-ON ROOFING MEMBRANE**  
BLACK



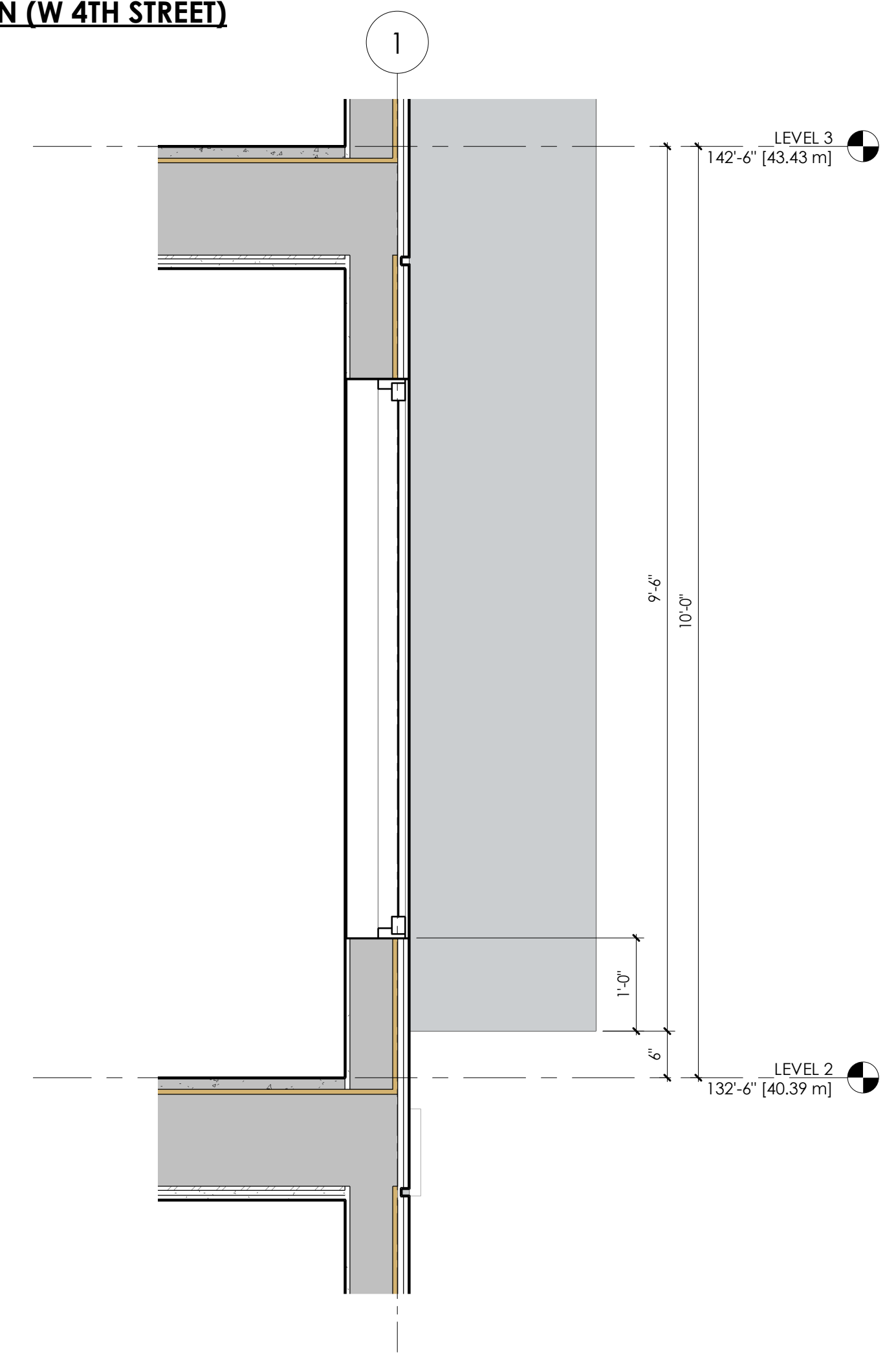
**1 NORTH ELEVATION (W 4TH STREET)**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION (LANE)**  
SCALE: 1/8" = 1'-0"



**3 VERTICAL SHADING DEVICE DETAIL - TOP**  
SCALE: 3/4" = 1'-0"



**4 VERTICAL SHADING DEVICE DETAIL - BOTTOM**  
SCALE: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

**ISSUE:**

Gradual Architecture Inc.  
t. 604.733.7679  
e. info@gradualarchitecture.com  
a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4L4  
www.gradualarchitecture.com

SEAL:

**PROJECT NAME:**  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY: ISSUE #  
IZ 2

SCALE: PROJECT NO:  
AS SHOWN GA-G261

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GA). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GA AND CAN BE REPRODUCED ONLY WITH GA'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

**SHEET TITLE:**  
**NORTH ELEVATION (W 4TH STREET) & SOUTH ELEVATION**

REVISION NO: SHEET NO:  
**A400**

CITY STAMP:

**MATERIAL LIST**

**1.0 - CLADDING:**

- 1.1 HARDIE PLANK LAP SIDING**  
COLOR a = CEDARMILL, ARCTIC WHITE  
COLOR b = CEDARMILL, LIGHT MIST
- 1.2 HARDIE PANEL WITH REVEAL**  
COLOR a = BENJAMIN MOORE, WHITE OC-151  
COLOR b = BENJAMIN MOORE, SIDEWALK GRAY 2133-60
- 1.3 ALUCOBOND METAL PANEL**  
BENJAMIN MOORE, SIDEWALK GRAY 2133-60
- 1.4 HARDIETRM BATTEN BOARDS**  
BENJAMIN MOORE, WHITE OC-151
- 1.5 SEALED CAST-IN-PLACE CONCRETE, SMOOTH FINISH**  
BENJAMIN MOORE, WHITE OC-151

**2.0 - DOORS & WINDOWS:**

- 2.1 METAL EXIT DOOR**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10
- 2.2 WHITE FRAME WINDOW/DOOR THERMALLY BROKEN-EUROLINE WINDOW**  
BENJAMIN MOORE, WHITE OC-151
- 2.3 ALUMINUM STOREFRONT**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10
- 2.4 OVERHEAD GATE**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10

**3.0 - RAILINGS:**

- 3.1 FACE-MOUNTED ALUMINUM FRAME RAILING WITH OPAQUE GLASS PANEL**  
BENJAMIN MOORE, WHITE OC-151
- 3.2 ALUMINUM PICKET HANDRAIL / GUARDRAIL**  
BENJAMIN MOORE, WHITE OC-151
- 3.3 ALUMINUM FRAME PRIVACY SCREEN**  
BENJAMIN MOORE, WHITE OC-151
- 3.4 ALUMINUM FRAME PRIVACY SCREEN WITH OPAQUE GLASS PANEL**  
BENJAMIN MOORE, WHITE OC-151

**4.0 - SOFFIT:**

- 4.1 SOFFIT**  
COLOR a = WOOD CEDAR  
COLOR b = METAL SOFFIT, WHITE

**5.0 - TRIMS:**

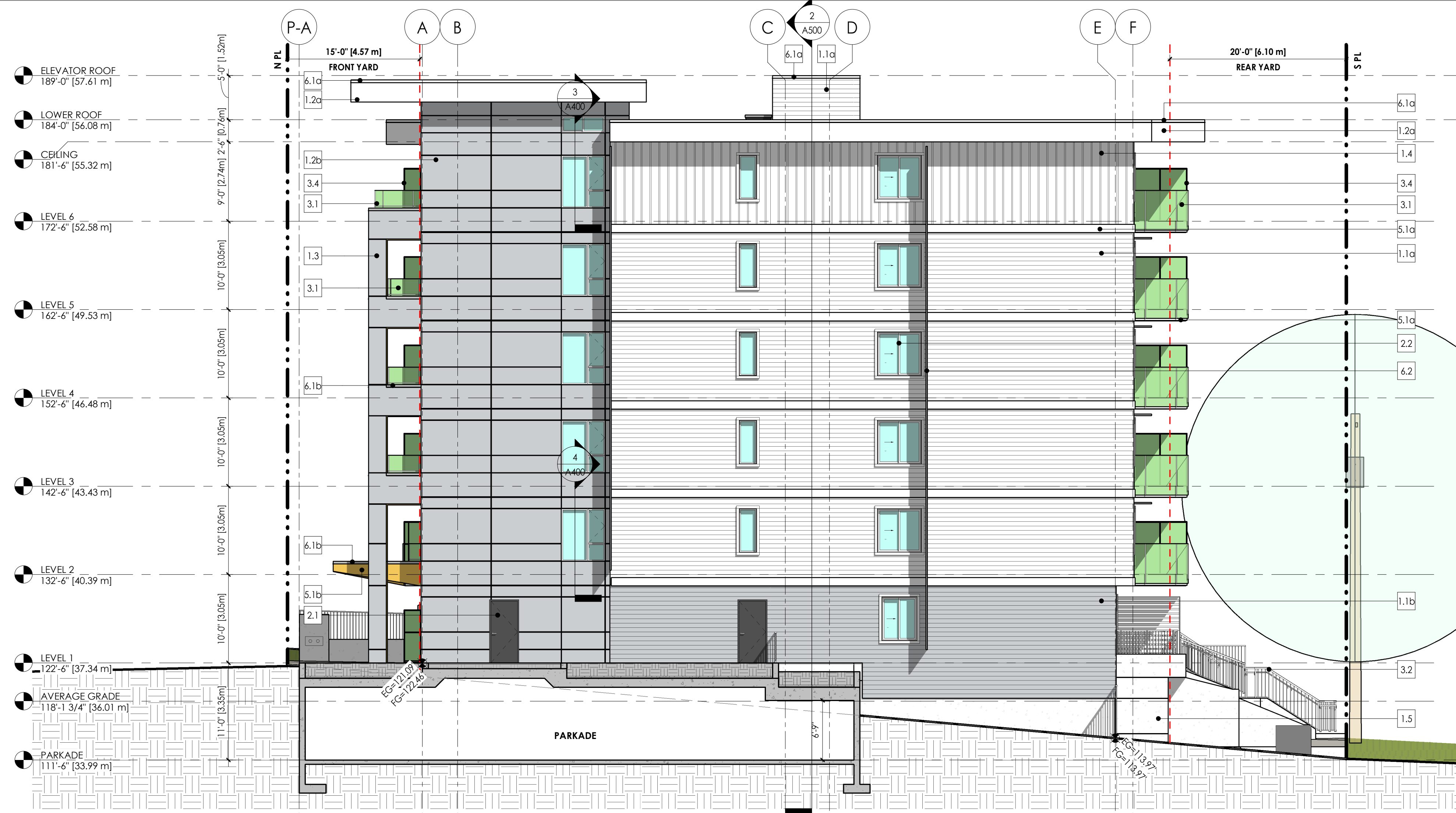
- 5.1 TRIM AND FASCIA BOARD, PAINTED**  
COLOR a = BENJAMIN MOORE, WHITE OC-151  
COLOR b = YELLOW (TBD)

**6.0 - ACCESSORIES:**

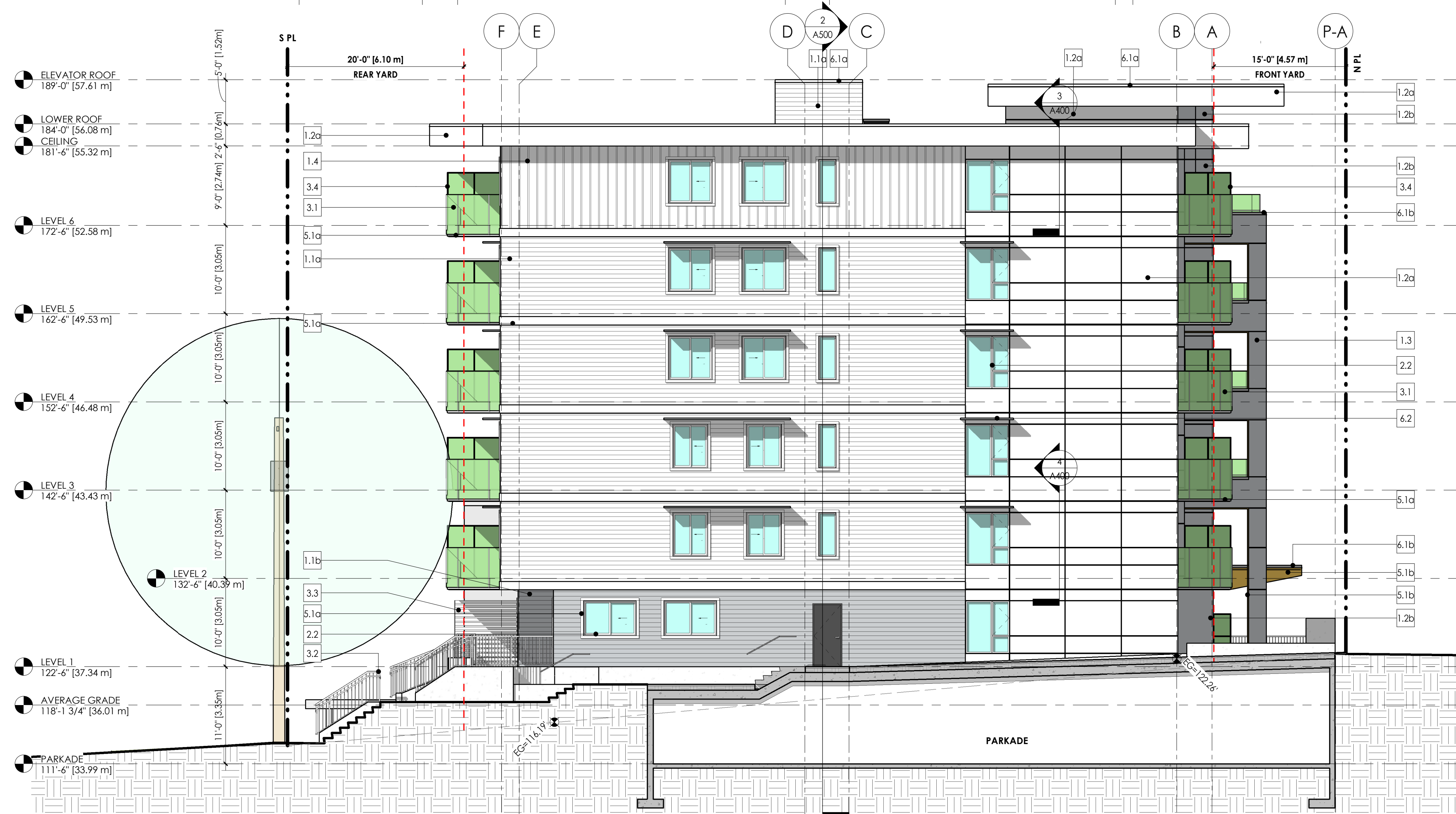
- 6.1 PREFINISHED ALUMINUM GUTTER AND FLASHING**  
COLOR a = BENJAMIN MOORE, WHITE OC-151  
COLOR b = BENJAMIN MOORE, SIDEWALK GRAY 2133-60
- 6.2 ALUMINUM SHADING DEVICE**  
BENJAMIN MOORE, SIDEWALK GRAY 2133-60

**7.0 - ROOF:**

- 7.1 2-PLY TORCH-ON ROOFING MEMBRANE**  
BLACK



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

**ISSUE:**

GRADUAL ARCHITECTURE INC.  
 t. 604.733.7679  
 e. info@gradualarchitecture.com  
 a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4Z4  
 www.gradualarchitecture.com

SEAL:

REGISTERED ARCHITECT  
 Wm Y. X. Guan  
 BRITISH COLUMBIA

2026-03-11  
THIS DOCUMENT MAY BE DIGITALLY CERTIFIED BY THE ARCHITECTURAL BOARD OF BC. THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF BC. THE ASSOCIATIVE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE REPRODUCED AS A HARD COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT. BEARING IN MIND THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE ORIGINAL CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

**PROJECT NAME:**  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

**DRAWN BY:** ISSUE #  
 IZ 2

**SCALE:** PROJECT NO:  
 AS SHOWN **GA-G261**

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

**SHEET TITLE:**  
**WEST & EAST ELEVATION**

**REVISION NO:** **SHEET NO:**  
**A401**

**CITY STAMP:**

**MATERIAL BOARD**

**1.0 - CLADDING:**

1.1 **HARDIE PLANK LAP SIDING**  
COLOR a = CEDARMILL, ARCTIC WHITE



COLOR b = CEDARMILL, LIGHT MIST



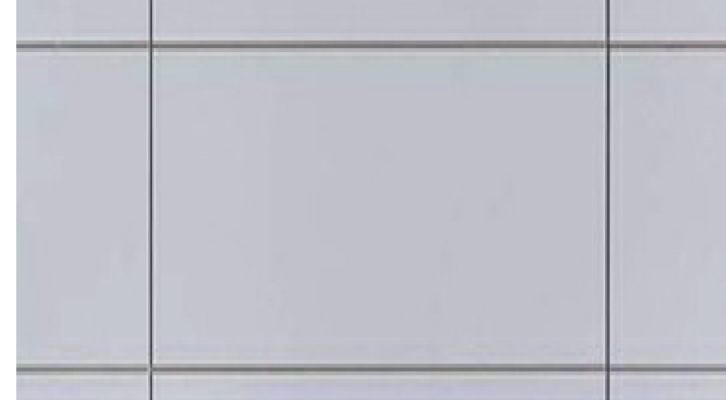
1.2 **HARDIE PANEL WITH REVEAL**  
COLOR a = BENJAMIN MOORE, WHITE OC-151



COLOR b = BENJAMIN MOORE, SIDEWALK GRAY 2133-60



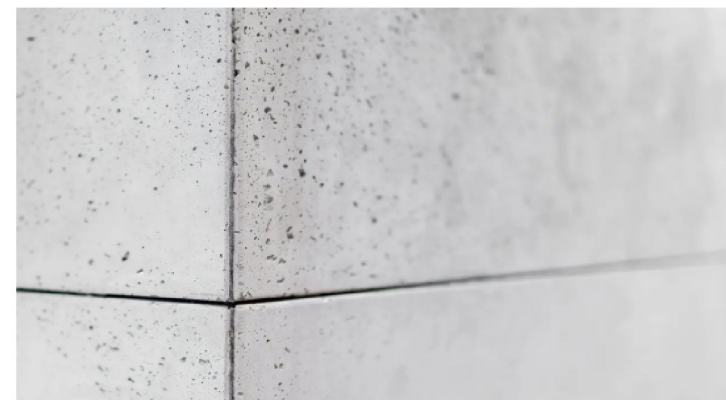
1.3 **ALUCOBOND METAL PANEL**  
BENJAMIN MOORE, SIDEWALK GRAY 2133-60



1.4 **HARDIETRIM BATTEN BOARDS**  
BENJAMIN MOORE, WHITE OC-151



1.5 **SEALED CAST-IN-PLACE CONCRETE, SMOOTH FINISH**  
BENJAMIN MOORE, WHITE OC-151



**2.0 - DOORS & WINDOWS:**

2.1 **METAL EXIT DOOR**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10



2.2 **WHITE FRAME WINDOW/DOOR THERMALLY BROKEN-EUROLINE WINDOW**  
BENJAMIN MOORE, WHITE OC-151



2.3 **ALUMINUM STOREFRONT**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10



2.4 **OVERHEAD GATE**  
BENJAMIN MOORE, BLACK BEAUTY 2128-10



**3.0 - RAILINGS:**

3.1 **FACE-MOUNTED ALUMINUM FRAME RAILING WITH OPAQUE GLASS PANEL**  
BENJAMIN MOORE, WHITE OC-151



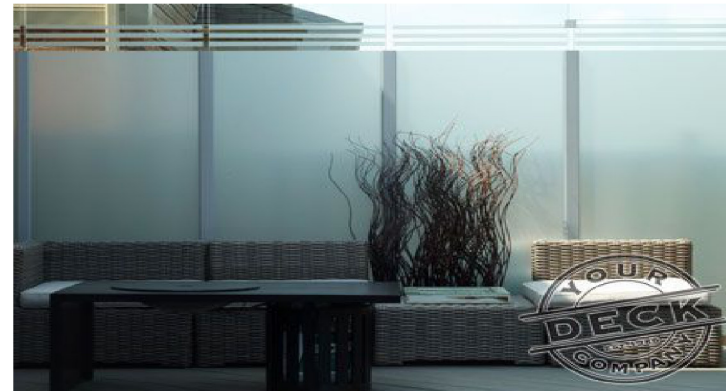
3.2 **ALUMINUM PICKET HANDRAIL / GUARDRAIL**  
BENJAMIN MOORE, WHITE OC-151



3.3 **ALUMINUM FRAME PRIVACY SCREEN**  
BENJAMIN MOORE, WHITE OC-151



3.4 **ALUMINUM FRAME PRIVACY SCREEN WITH OPAQUE GLASS PANEL**  
BENJAMIN MOORE, WHITE OC-151



**4.0 - SOFFIT:**

4.1 **SOFFIT**  
COLOR a = WOOD CEDAR

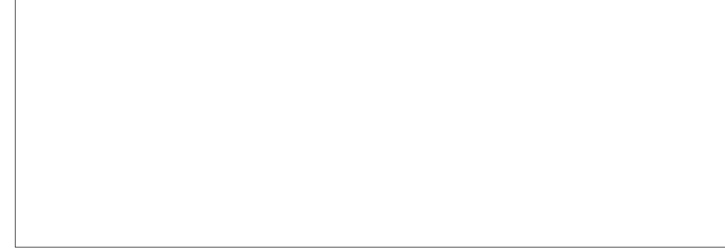


COLOR b = METAL SOFFIT, WHITE



**5.0 - TRIMS:**

5.1 **TRIM AND FASCIA BOARD, PAINTED**  
COLOR a = BENJAMIN MOORE, WHITE OC-151

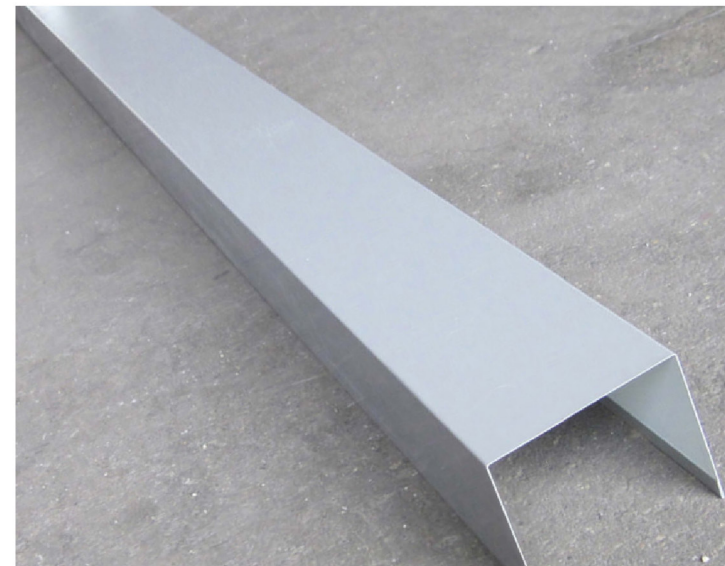


COLOR b = YELLOW (TBD)

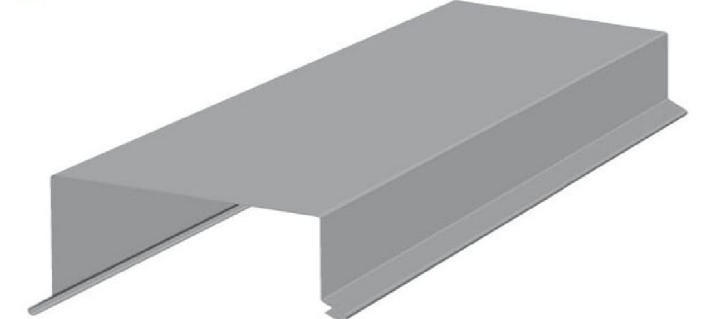


**6.0 - ACCESSORIES:**

6.1 **PREFINISHED ALUMINUM GUTTER AND FLASHING**  
COLOR a = BENJAMIN MOORE, WHITE OC-151



COLOR b = BENJAMIN MOORE, SIDEWALK GRAY 2133-60



6.2 **ALUMINUM SHADING DEVICE**  
BENJAMIN MOORE, SIDEWALK GRAY 2133-60

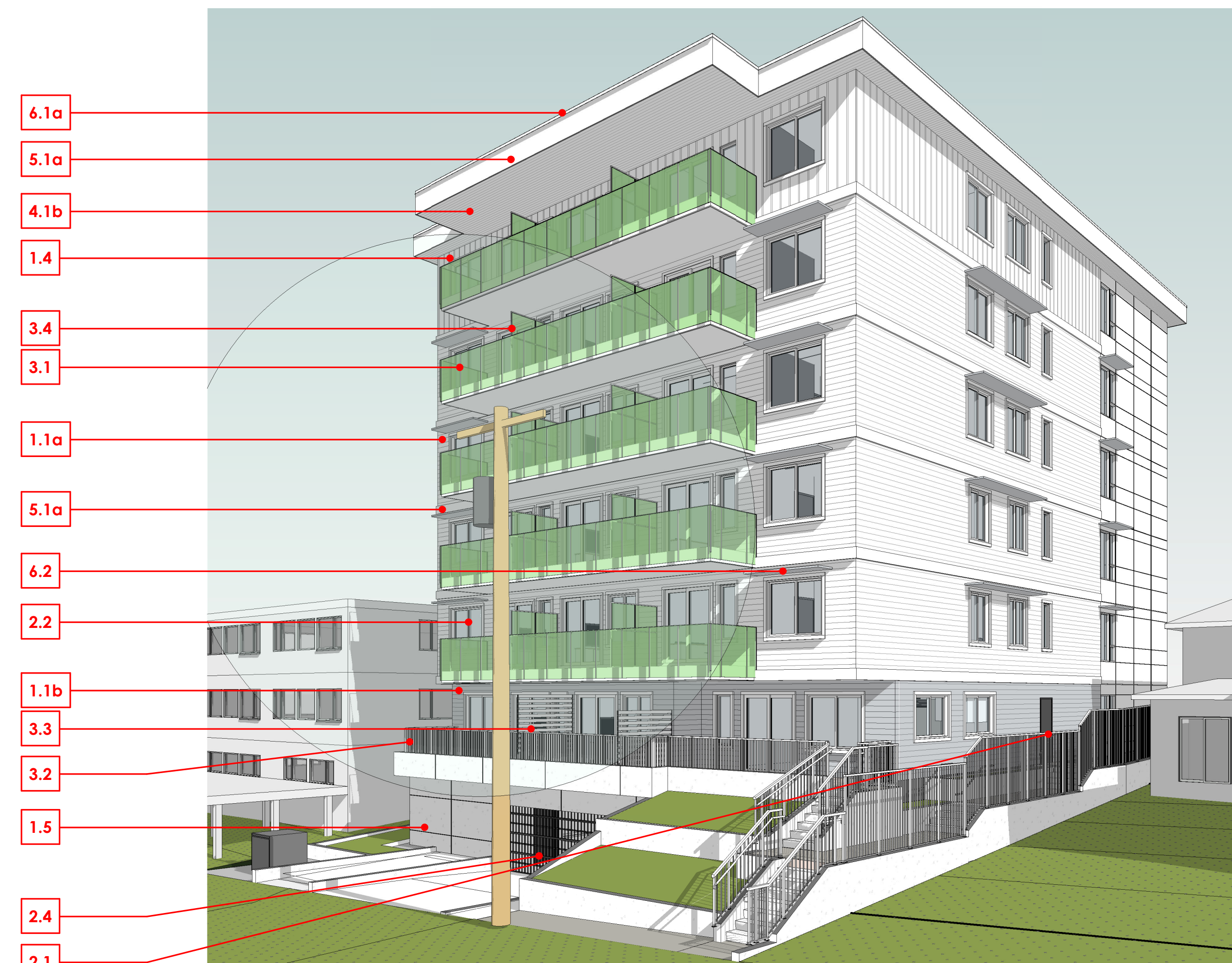


**7.0 - ROOF:**

7.1 **2-PLY TORCH-ON ROOFING MEMBRANE**  
BLACK



**MATERIAL BOARD - FRONT**



**MATERIAL BOARD - REAR**

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

**GRADUAL ARCHITECTURE INC.**  
 I. 604.733.7679  
 E. info@gradualarchitecture.com  
 C. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4Z4  
 WWW.GRADUALARCHITECTURE.COM

SEAL: **REGISTERED ARCHITECT**  
 W. Y. X. GUAN  
 BRITISH COLUMBIA

THIS DOCUMENT MAY BE DIGITALLY CERTIFIED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF BC. THE ASSOCIATIVE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE REPRODUCED AS A HARD COPY OF THE ORIGINAL FILES SUPPLIED BY THE ARCHITECT. BEARING IN MIND THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

PROJECT NAME:  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

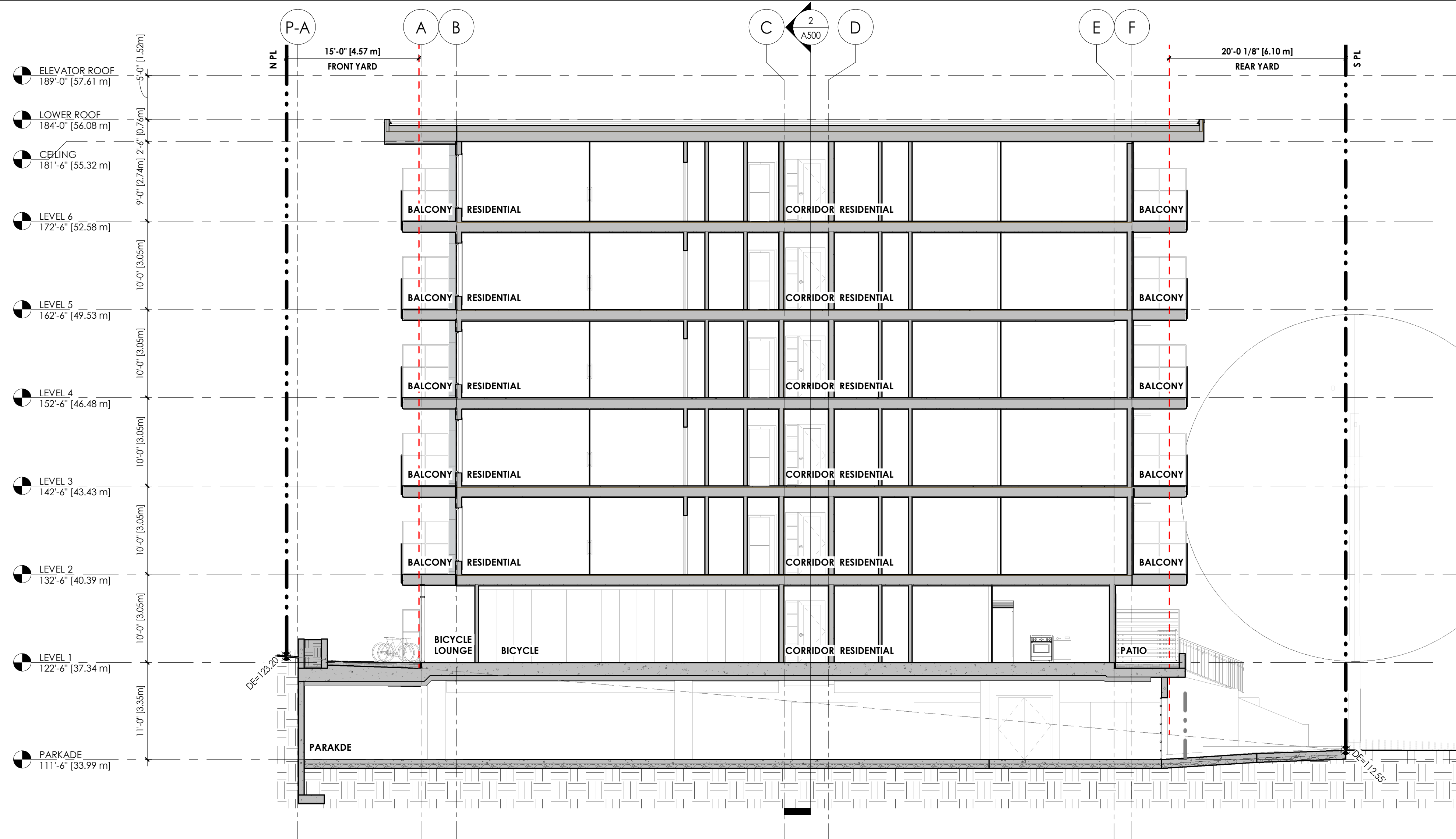
DRAWN BY:	ISSUE #
IZ	2
SCALE:	PROJECT NO:
AS SHOWN	<b>GA-G261</b>

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

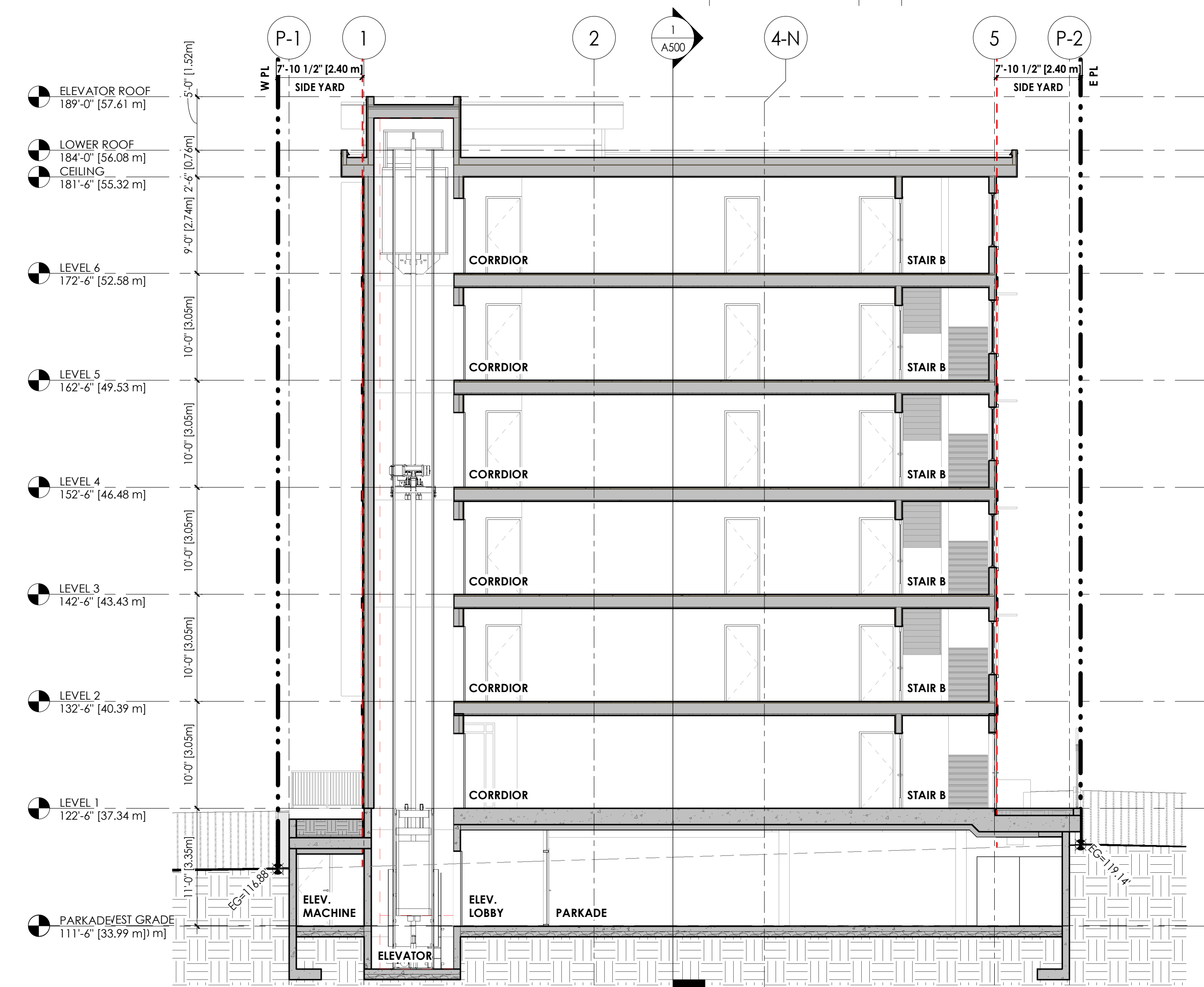
SHEET TITLE:  
**MATERIAL AND COLOR BOARD**

REVISION NO:	SHEET NO:
	<b>A402</b>

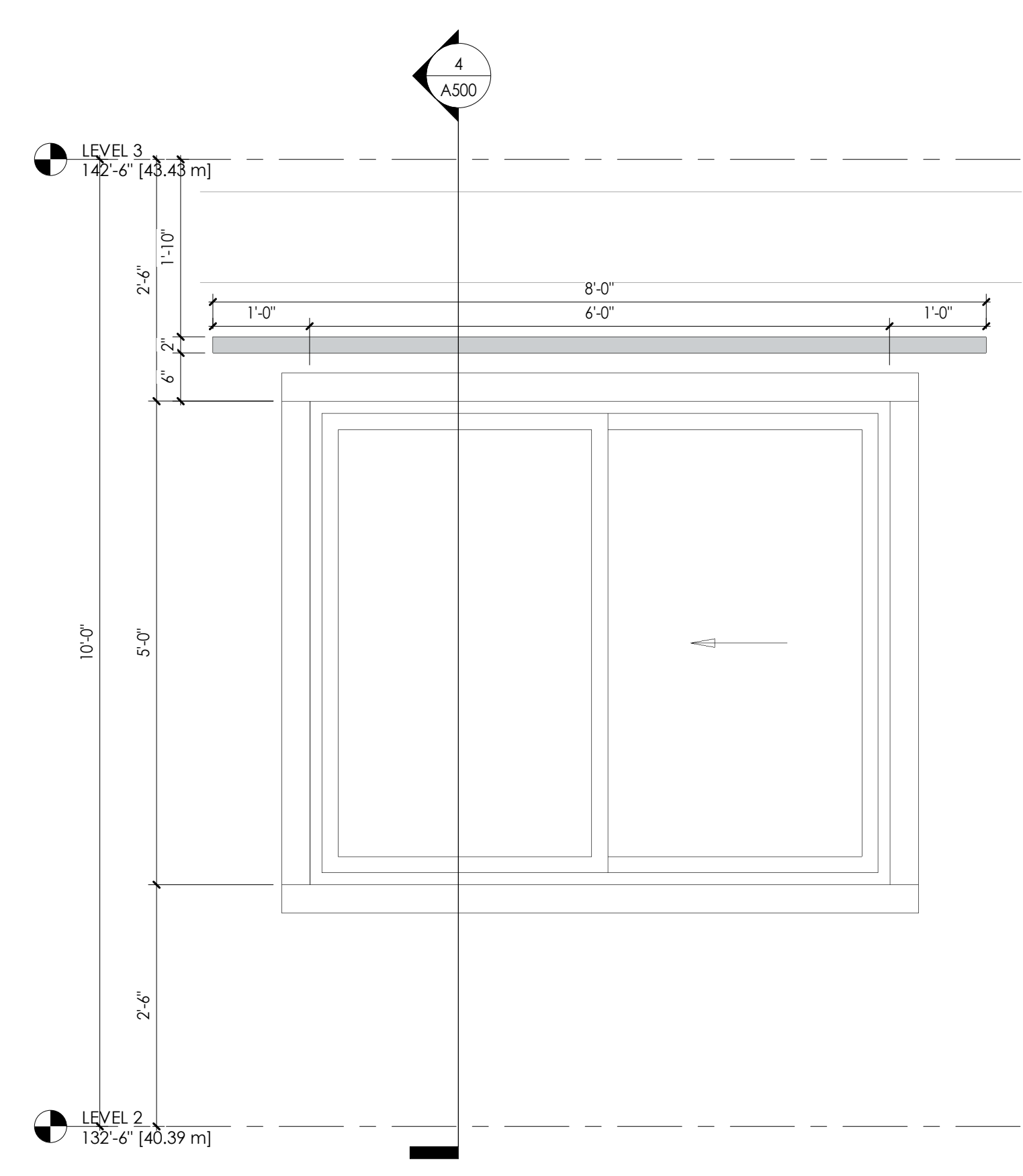
CITY STAMP:



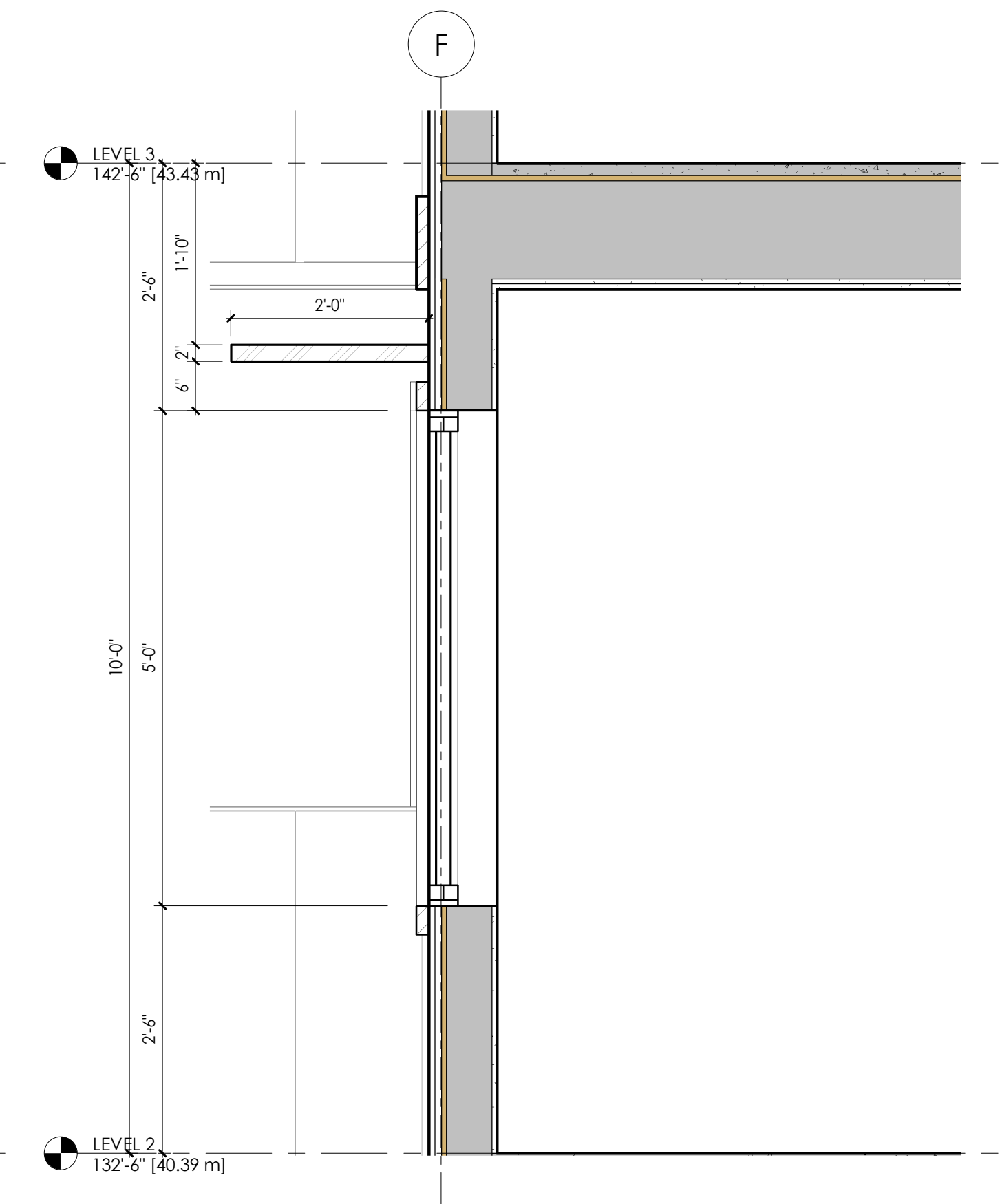
**1 SECTION 1 THRU PARKADE ENTRANCE**  
SCALE: 1/8" = 1'-0"



**2 SECTION 2 THRU ELEVATOR & CORRIDOR**  
SCALE: 1/8" = 1'-0"



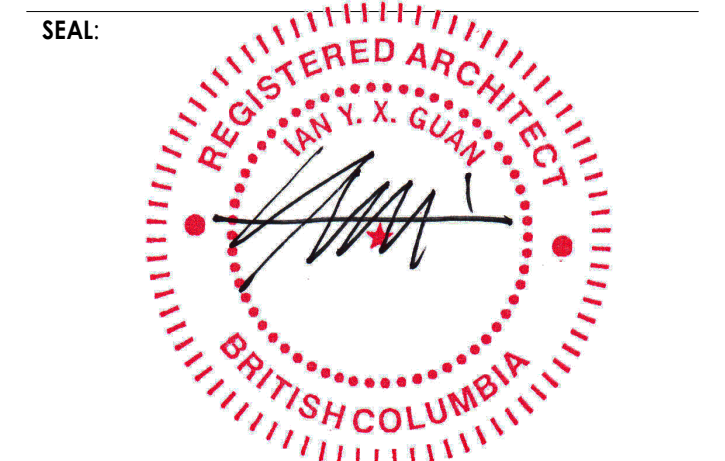
**3 HORIZONTAL SHADING DEVICE FRONT ELEVATION**  
SCALE: 3/4" = 1'-0"



**4 HORIZONTAL SHADING DEVICE SECTION**  
SCALE: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

**GRADUAL ARCHITECTURE INC.**  
 I N C  
 t. 604.733.7679  
 e. info@gradualarchitecture.com  
 a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4Z4  
 www.gradualarchitecture.com



THIS DOCUMENT MAY BE DIGITALLY SIGNED BY THE ARCHITECT AND ENCRYPTED WITH TECHNOLOGY AUTHORIZED BY THE ARCHITECTURE PROFESSION OF BRITISH COLUMBIA. ANY PRINTED VERSION CAN BE REPRODUCED AS A HARD COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT. BEARING IN MIND THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE ORIGINAL CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

**PROJECT NAME:**  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

**DRAWN BY:** ISSUE #  
 IZ 2

**SCALE:** PROJECT NO:  
 AS SHOWN GA-G261

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

**SHEET TITLE:**  
**BUILDING SECTIONS**

REVISION NO: SHEET NO:  
 A500

CITY STAMP:

FLOOR AREA GROSS FLOOR AREA - LEVEL 1		
UNIT #	BDR NO.	AREA
101	2-BEDROOM	687.07 sf
102	1-BEDROOM	451.75 sf
103	1-BEDROOM	623.52 sf
COMMON AREA		1158.77 sf
BICYCLE		909.99 sf
INDOOR AMENITY		651.18 sf
<b>TOTAL GFA</b>		<b>4482.28 sf</b>

FLOOR AREA EXCLUSION - LEVEL 1		
NAME	UNIT #	AREA
ADAPTABLE UNIT	101	20.00 sf
BICYCLE		909.99 sf
INDOOR AMENITY		651.18 sf
COMMON - EXIT STAIR		400.91 sf
EXTERIOR WALL		21.70 sf
<b>SUBTOTAL</b>		<b>1962.08 sf</b>

FLOOR AREA NET FLOOR AREA - LEVEL 1		
UNIT #	BDR NO.	AREA
101	2-BEDROOM	667.07 sf
102	1-BEDROOM	451.75 sf
103	1-BEDROOM	623.52 sf
COMMON AREA		757.86 sf
BICYCLE		0.00 sf
INDOOR AMENITY		0.00 sf
EXTERIOR WALL		-21.70 sf
<b>TOTAL NET AREA</b>		<b>2478.50 sf</b>

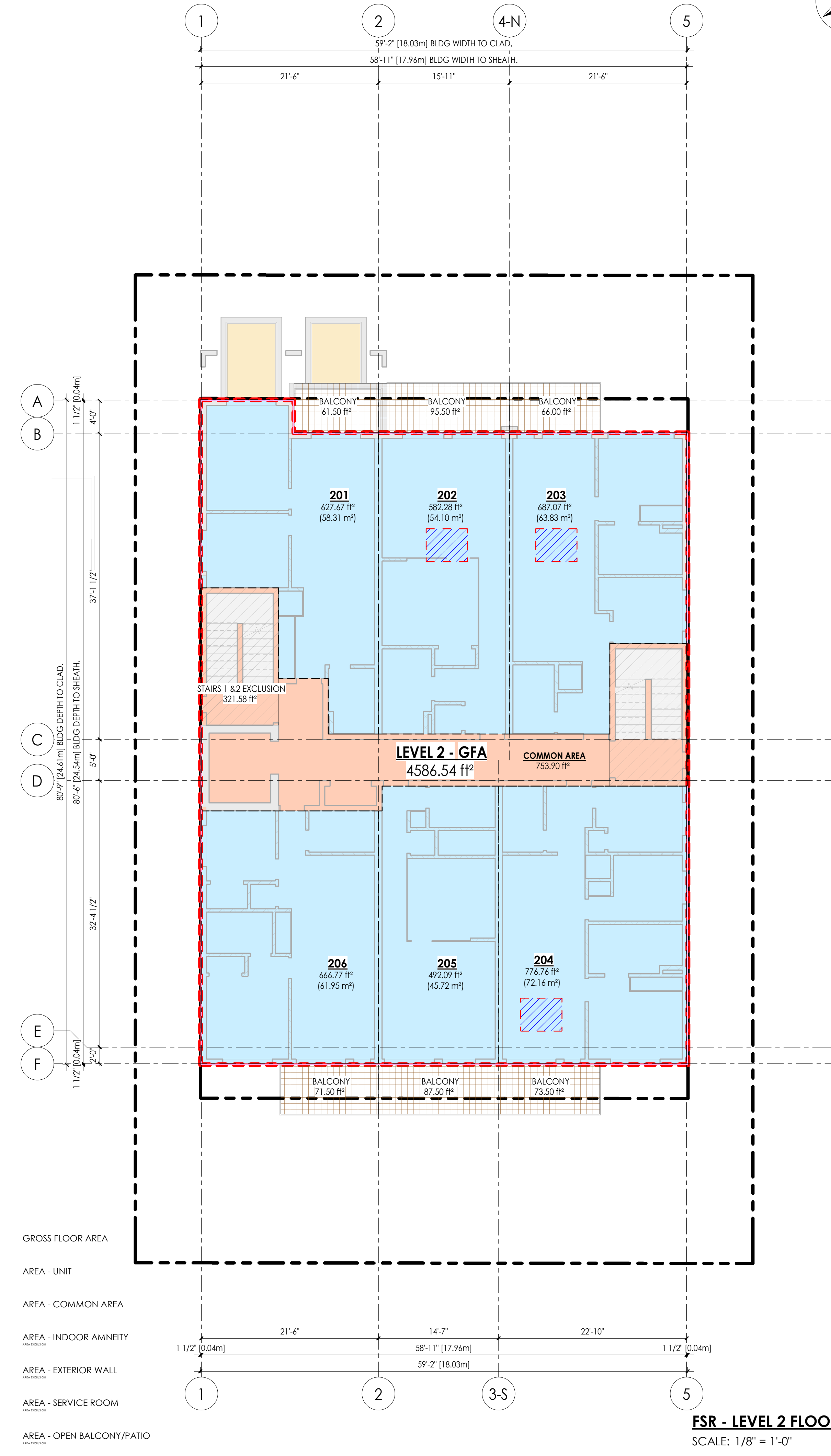
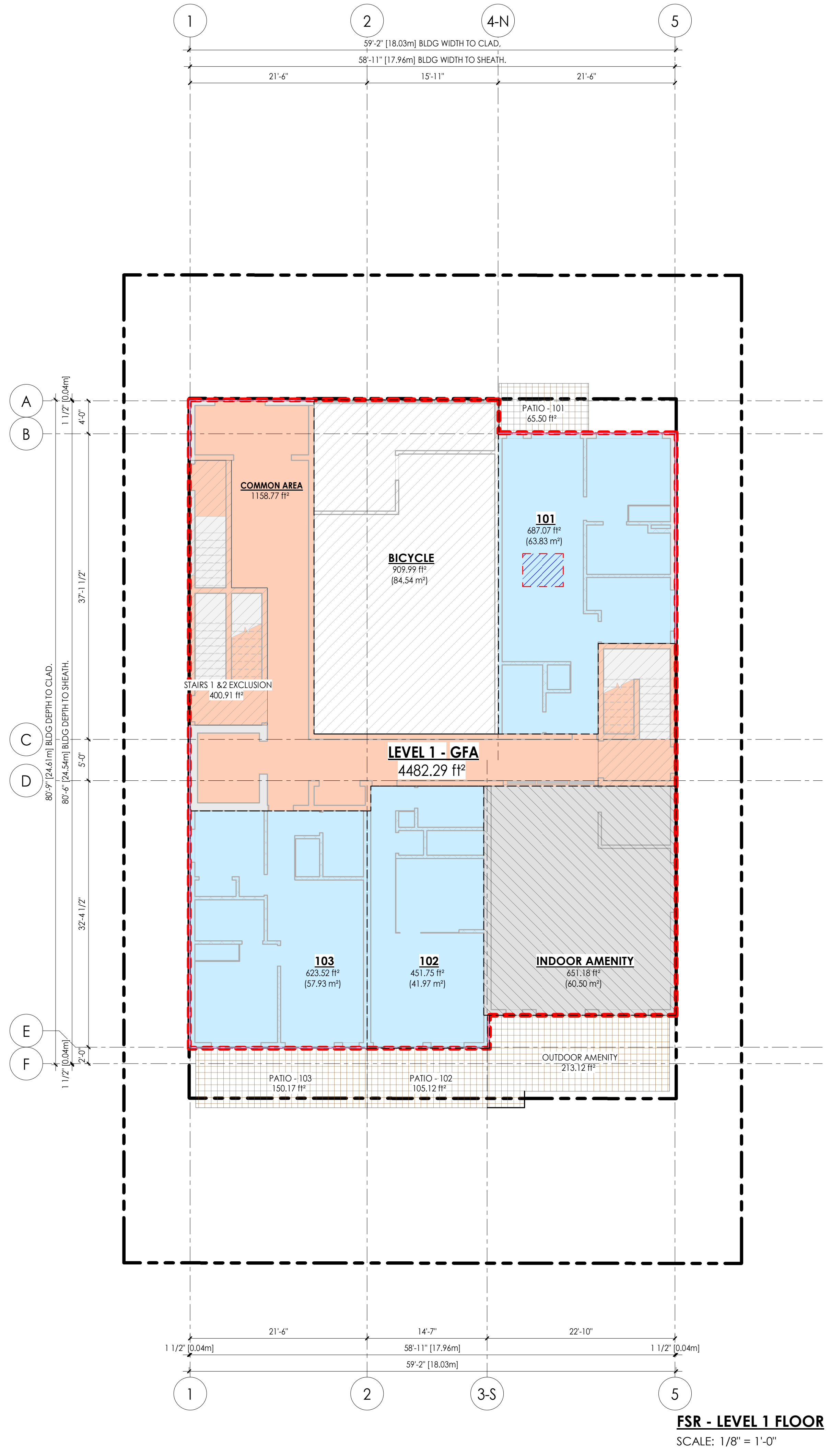
FLOOR AREA PATIO AREA - LEVEL 1		
UNIT #	BDR NO.	AREA
101		65.50 sf
102		105.12 sf
103		150.17 sf
OUTDOOR AMENITY		213.12 sf
<b>TOTAL</b>		<b>533.91 sf</b>

FLOOR AREA GROSS FLOOR AREA - LEVEL 2		
UNIT #	BDR NO.	AREA
201	2-BEDROOM	627.67 sf
202	1-BEDROOM	582.28 sf
203	2-BEDROOM	687.07 sf
204	3-BEDROOM	776.76 sf
205	1-BEDROOM	492.09 sf
206	2-BEDROOM	666.77 sf
COMMON AREA		753.90 sf
<b>TOTAL GFA</b>		<b>4586.54 sf</b>

FLOOR AREA EXCLUSION - LEVEL 2		
NAME	UNIT #	AREA
ADAPTABLE UNIT	202	20.00 sf
	203	20.00 sf
	204	20.00 sf
COMMON - EXIT STAIR		321.58 sf
EXTERIOR WALL		35.77 sf
<b>SUBTOTAL</b>		<b>417.35 sf</b>

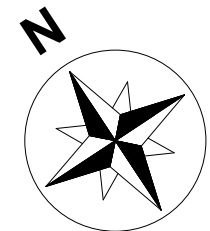
FLOOR AREA NET FLOOR AREA - LEVEL 2		
UNIT #	BDR NO.	AREA
201	2-BEDROOM	627.67 sf
202	1-BEDROOM	562.28 sf
203	2-BEDROOM	667.07 sf
204	3-BEDROOM	756.76 sf
205	1-BEDROOM	492.09 sf
206	2-BEDROOM	666.77 sf
COMMON AREA		432.32 sf
EXTERIOR WALL		-35.77 sf
<b>TOTAL NET AREA</b>		<b>4169.19 sf</b>

FLOOR AREA BALCONY AREA - LEVEL 2		
UNIT #	BDR NO.	AREA
201		61.50 sf
202		95.50 sf
203		66.00 sf
204		73.50 sf
205		87.50 sf
206		71.50 sf
<b>TOTAL</b>		<b>455.50 sf</b>



**LEGEND**

- GROSS FLOOR AREA
- AREA - UNIT
- AREA - COMMON AREA
- AREA - INDOOR AMENITY
- AREA - EXTERIOR WALL
- AREA - SERVICE ROOM
- AREA - OPEN BALCONY/PATIO
- AREA - ADAPTABLE UNIT L2



NO.	DATE	DESCRIPTION
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

**GRADUAL ARCHITECTURE INC.**  
 t. 604.733.7679  
 e. info@gradualarchitecture.com  
 a. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4L4  
 www.gradualarchitecture.com

**REGISTERED ARCHITECT**  
 W. Y. X. GUAN  
 BRITISH COLUMBIA  
 2026-03-11

**PROJECT NAME:**  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

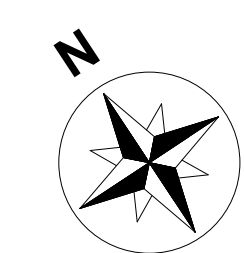
**DRAWN BY:** ISSUE #  
 IZ 2

**SCALE:** PROJECT NO:  
 AS SHOWN **GA-G261**

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

**FSR OVERLAY - LEVEL 1 & 2 FLOOR PLAN**

REVISION NO: SHEET NO:  
**A800**



FLOOR AREA GROSS FLOOR AREA - LEVEL 3		
UNIT #	BDR NO.	AREA
301	2-BEDROOM	627.67 sf
302	1-BEDROOM	582.28 sf
303	2-BEDROOM	687.07 sf
304	3-BEDROOM	776.76 sf
305	1-BEDROOM	492.09 sf
306	2-BEDROOM	666.77 sf
COMMON AREA		753.90 sf
<b>TOTAL GFA</b>		<b>4586.54 sf</b>

FLOOR AREA EXCLUSION - LEVEL 3		
NAME	UNIT #	AREA
ADAPTABLE UNIT	302	20.00 sf
	303	20.00 sf
	304	20.00 sf
COMMON - EXIT STAIR		321.58 sf
EXTERIOR WALL		35.77 sf
<b>SUBTOTAL</b>		<b>417.35 sf</b>

FLOOR AREA NET FLOOR AREA - LEVEL 3		
UNIT #	BDR NO.	AREA
301	2-BEDROOM	627.67 sf
302	1-BEDROOM	562.28 sf
303	2-BEDROOM	667.07 sf
304	3-BEDROOM	756.76 sf
305	1-BEDROOM	492.09 sf
306	2-BEDROOM	666.77 sf
COMMON AREA		432.32 sf
EXTERIOR WALL		-35.77 sf
<b>TOTAL NET AREA</b>		<b>4169.19 sf</b>

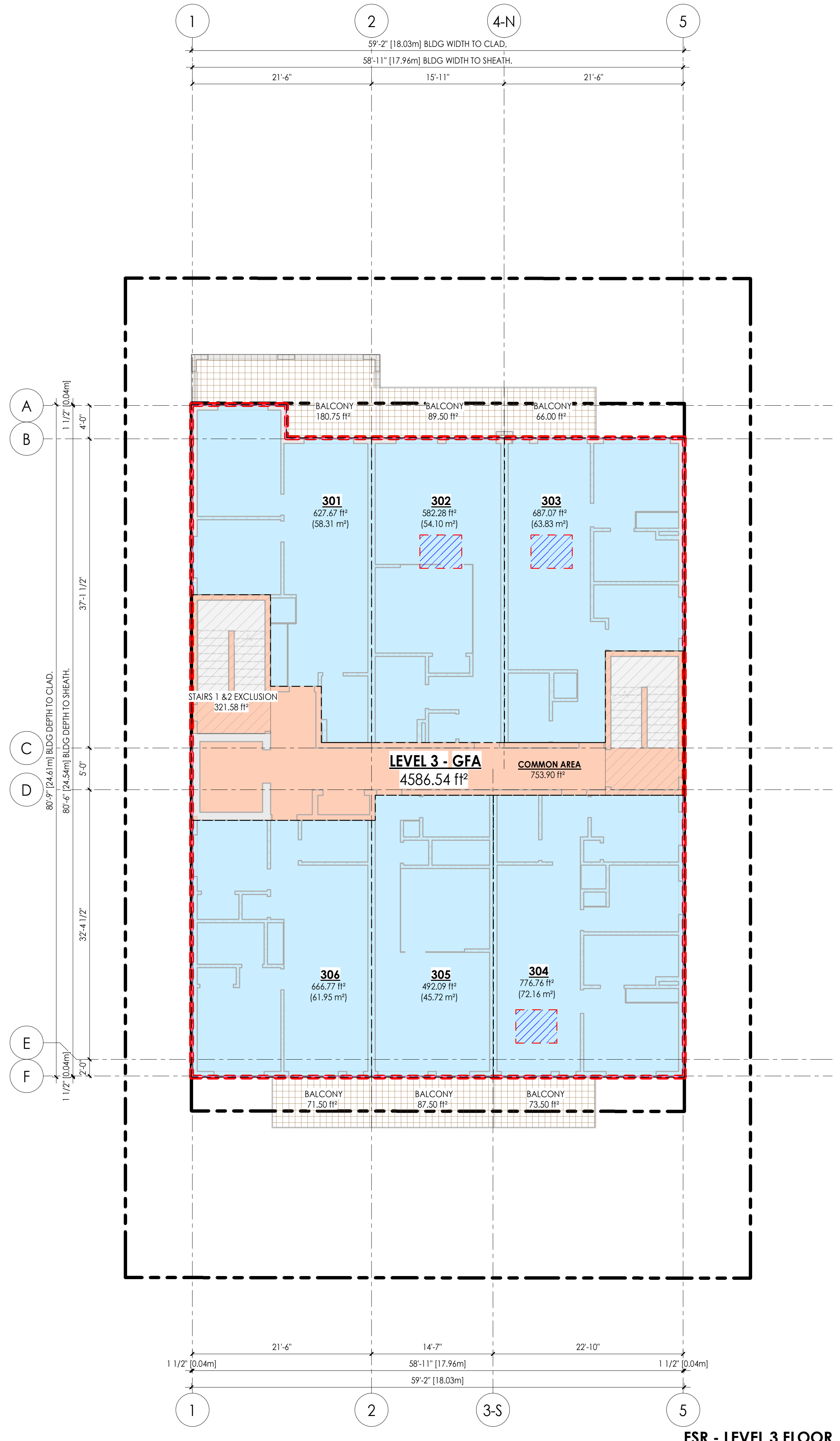
FLOOR AREA BALCONY AREA - LEVEL 3		
UNIT #		AREA
301		180.75 sf
302		89.50 sf
303		66.00 sf
304		73.50 sf
305		87.50 sf
306		71.50 sf
<b>TOTAL</b>		<b>568.75 sf</b>

FLOOR AREA GROSS FLOOR AREA - LEVEL 4		
UNIT #	BDR NO.	AREA
401	2-BEDROOM	627.67 sf
402	1-BEDROOM	582.28 sf
403	2-BEDROOM	687.07 sf
404	3-BEDROOM	776.76 sf
405	1-BEDROOM	492.09 sf
406	2-BEDROOM	666.77 sf
COMMON AREA		753.90 sf
<b>TOTAL GFA</b>		<b>4586.54 sf</b>

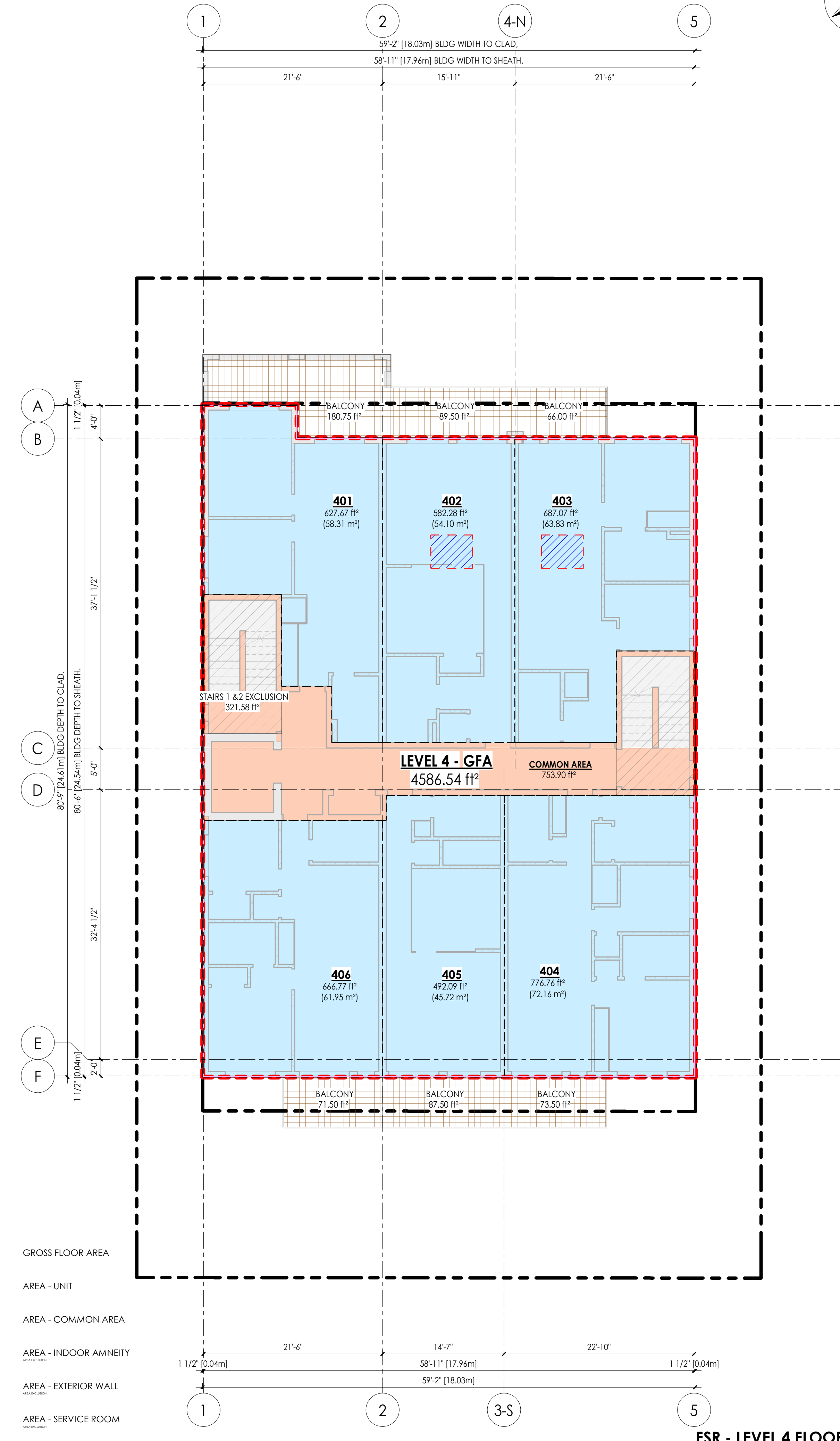
FLOOR AREA EXCLUSION - LEVEL 4		
NAME	UNIT #	AREA
ADAPTABLE UNIT	402	20.00 sf
	403	20.00 sf
COMMON - EXIT STAIR		321.58 sf
EXTERIOR WALL		35.77 sf
<b>SUBTOTAL</b>		<b>397.35 sf</b>

FLOOR AREA NET FLOOR AREA - LEVEL 4		
UNIT #	BDR NO.	AREA
401	2-BEDROOM	627.67 sf
402	1-BEDROOM	562.28 sf
403	2-BEDROOM	667.07 sf
404	3-BEDROOM	455.18 sf
405	1-BEDROOM	492.09 sf
406	2-BEDROOM	666.77 sf
COMMON AREA		718.13 sf
EXTERIOR WALL		0.00 sf
<b>TOTAL NET AREA</b>		<b>4189.19 sf</b>

FLOOR AREA BALCONY AREA - LEVEL 4		
UNIT #		AREA
401		180.75 sf
402		89.50 sf
403		66.00 sf
404		73.50 sf
405		87.50 sf
406		71.50 sf
<b>TOTAL</b>		<b>568.75 sf</b>



**FSR - LEVEL 3 FLOOR**  
SCALE: 1/8" = 1'-0"



**FSR - LEVEL 4 FLOOR**  
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
REVISIONS:		
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01

ISSUE:

GRADUAL ARCHITECTURE INC.  
1. 604.733.7679  
e. info@gradualarchitecture.com  
c. 205 - 8168 Granville Street, Vancouver, BC, Canada, V6P 4L4  
www.gradualarchitecture.com

SEAL:

2026-03-11

PROJECT NAME:  
**RENTAL HOUSING APARTMENT ON W 4TH STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY: ISSUE #  
IZ 2

SCALE: PROJECT NO:  
AS SHOWN GA-G261

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

SHEET TITLE:  
**FSR OVERLAY - LEVEL 3 & 4 FLOOR PLAN**

REVISION NO: SHEET NO:  
**A801**

CITY STAMP:

