

# 407 WEST 16th STREET

## Design Rationale

### Background

This application is in support of a rezoning application located at 407 West 16th Street, currently zoned R8-1, to a Comprehensive Development Designation to allow for the construction of a new three unit residential building. The site is a rectangular shape, approximately 8,403.4 square feet (780.68 square metres) in area. It is 60' wide and 140' deep with a gradual grade fall from the north east to south west lot corner. The lot topography is consistent through the entire neighborhood. The lot currently accomodates a single family residence. This proposal is consistent with The City of North Vancouver's housing strategy and the current OCP designation of the site is R-2 allowing for a range of ground oriented housing, located in areas between detached and more intense residential or mixed use areas in the form of duplexes with suites, triplexes and row houses. the adjacent property to the east is zoned RT-1 with a built duplex and to the west is zoned CD with a built triplex. The site is within walking distance to schools, shops and services on Lonsdale and a wide range of recreational facilities. The site is located on the southern edge of the newly renovated Mahon Park and track, Pickle Ball Courts, open park and trails. It is a short walk to the Police Station and Lions Gate Hospital and major transportation services making the entire lower mainland accessible without the need of a car.

### Development Strategy

The owner of the property envisions the development of a Triplex built on a basement and a detached garage. Building three units as opposed to one creates a more affordable building form for young families by distributing the highest building cost, land, between three units. This proposal is a Contemporary design intended to add to the character of an already diverse streetscape.

The building design is a direct response to existing site conditions and orientation. The building shape and massing are intended to reduce the exterior envelope area and building energy intensity while allowing for daylight and ventilation needs. Each unit features livable floor plans and private outdoor living spaces. All units have robust main entrances that are visible from the street. All unit identification and ownership are well defined while providing ample opportunity for social interaction between units at the front and back yards. A three car garage and three additional on grade parking stalls provide ample parking for residents and guests and accessible from the lane.

### Open Space

Open space is perhaps the greatest challenge in site devieopment, providing a clear definition between public and private spaces. Unit 409 has its dedicated open space off of West 16th Street. We have that private space with fencing and landscaping. The front yard dedication is maximized by capturing an optimal area while retaining an open space for access to the two rear units 407 and 411. Unit access is complicated on the north east corner by the need to access parking by both units 407 and 409. In an effort to reduce the volume of hard surfaces, access from the 16th Street sidewalk is offset from ht suwestly crossing to allow for the space to be broken up with landscaping.

### Crime Prevention

OPTED issues are addressed by a clearly defined delination between private and public spaces. Landscaping is low and there are no concealed corners in our building design that could otherwise offer spaces for intruders. Landscape lighting and open spaces facilitate easy monitoring of areas surrounding the building.

### Sustainable Building Strategy

The overall sustainable strategy that will be integrated in the design process and decisions are as follows

### Sustainable Site

Sedimentation control environmental strategies will be employed during construction  
Implimentation of alternative transportation strategy by being adjacent to major transportation and cycling routes. Garages have ample area for bicycle storage.  
Use of permeable surfaces in parking areas.  
Landscaping and civil designs optimize storm water management

### Water Efficiency

High performance/efficient plumbing features including low-flow toilets, showers and faucets.  
Drought tolerant landscaping

### Energy Efficiency

Solar heated water potential is provided  
Abundance of natural light with large windows  
Energy star appliances  
Energy efficient LED lighting throughout the project  
Energy modelling to assess and verify energy performance and to mkeast Step Code standards  
Heat recovery ventilation system  
In floor radian floor heating

### Material and Resource & Durable Construction

Rain screen envelope design with environmentally freindly materials that provide more sustainable development will be used such as fiber cement panels (durable, rot resistant with recycled content and fly ash concrete) and locally sourced Engineered Edge Glued Solid Wood Panel (ex. Silva Panel)

### Passive Design Strategy

High performane windows (Arbgo filled with low-e film)  
Maximizing window area on the south elevation to increase solar gain in th ewinter while reducing solar gain in summer due to generous roof overhangs  
Minimizing window area on the eat and west building faces to reduce unnecessary SHG in th esummer and to reduce heat loss in the winter.  
Air and moisture tight building envelopes design  
Mixed mode ventilation using HRV during the winter only and passive ventilation using operable windows to allow control over indoor thermal comfort and cross ventilation



ENERGY EFFICIENCY COMPLIANCE DOCUMENTATION	
city of north VANCOUVER WEST VANCOUVER	
HOUSE PERFORMANCE REPORT (PRE-CONSTRUCTION)	
for 304.1 or 304.2 Energy Star Code Energy Performance Compliance	
Last updated March 10, 2021	
Introduction 1   Objectives December 10, 2019	
1. To ensure the owner of this building has a clear understanding of the energy performance of the building and the associated costs of ownership.	
PROJECT INFORMATION	
Project Address: 407 16th St W, North Vancouver	
Building Type: 12 Commercial - 12 Single-Family 12 Other: 12 Residential - 12 Apartment - 12 Other: 12 Other	
BSC Compliance Pathway: 12 BSC Energy Performance (BSC-EN-1) 12 BSC Passive House (BSC-PH-1) 12 BSC Energy Star Code (BSC-ES-1) 12 BSC Energy Star Code (BSC-ES-2) 12 BSC Energy Star Code (BSC-ES-3) 12 BSC Energy Star Code (BSC-ES-4)	
Floor Area of Conditioned Space: 192.36 sqm	
Building Height: 2 stories	
Building Permit #: 2024-0000	
Based on drawings dated: 09/24/2020	
SECTION 4: BUILDING CHARACTERISTICS SUMMARY	
Energy Rating: C	
Exterior Walls: Cladding, rainscreen, 2x6 @ 16" o.c. R-24 Batt - effective R-19.64	
Roof: Roof joist as per structural, R-28 Batt - effective R-24.75	
Foundation/Below-Grade Walls: 12" concrete, 2x6 @ 16" o.c. R-14 Batt - effective R-21.34	
Windows, Doors & Skylights: 12" double-glazed, low-e coating, argon gas fill, vinyl frame	
Space Conditioning: Natural gas condensing boiler with in-floor radiant heating 95% AFUE	
Ventilation: Heat recovery ventilator with 65% SRE @ 0 degrees C, 60 cfm min.	
Other Energy-Related Features: Exposed Floor (concrete): Floor joist as per structural R-28 Batt - effective R-25.84	

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PROJECT INFORMATION	
Project Address: 409 16th St W, North Vancouver	
Building Type: 12 Commercial - 12 Single-Family 12 Other: 12 Residential - 12 Apartment - 12 Other: 12 Other	
BSC Compliance Pathway: 12 BSC Energy Performance (BSC-EN-1) 12 BSC Passive House (BSC-PH-1) 12 BSC Energy Star Code (BSC-ES-1) 12 BSC Energy Star Code (BSC-ES-2) 12 BSC Energy Star Code (BSC-ES-3) 12 BSC Energy Star Code (BSC-ES-4)	
Floor Area of Conditioned Space: 165.13 sqm	
Building Height: 2 stories	
Building Permit #: 2024-0000	
Based on drawings dated: 09/24/2020	
SECTION 4: BUILDING CHARACTERISTICS SUMMARY	
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Other Energy-Related Features: Exposed Floor (concrete): Floor joist as per structural R-28 Batt - effective R-25.84	

## 407 WEST 16th STREET Drawing Index

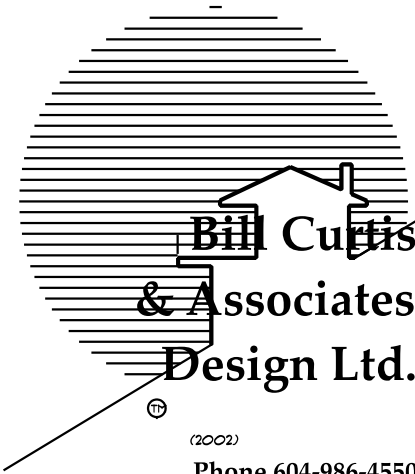
Sheet	Drawing Title
1	Title Sheet
2	Context
3	Site Plan
4	Main Floor Plan
5	Lower Floor Plan
6	Upper Floor Plan
7	Garage Plans
8	Elevations
9	Elevations
10	Colour Elevations
11	Colour Elevations
12	Sections
13	Sections
14	Renderings
15	Shyadows
16	Reflected Windows
17	Civil, Erosion and Sediment Control
18	Civil, Grades
19	Civil. Services
20	Civil, Storm Water Management
21	Landscape Plan
22	Survey

SITE DEVELOPMENT DATA	
LEGAL DESCRIPTION	
LOT	4
BLOCK	41
DISTRICT LOT	547
PLAN	1061
EXISTING ZONE : R81	
PROPOSED ZONING: CD	
LOT AREA : 8,403.0 SQUARE FEET	
SITE COVERAGE :	
PERMITTED : 2,943.15 SQUARE FEET (35%)	
PROPOSED : 2,889.07 SQUARE FEET (34.4%)	
FLOOR SPACE RATIO :	
PERMITTED : 4,204.5 SQUARE FEET (50%)	
PROPOSED : 4,198.00 SQUARE FEET (50%)	
GARAGE:	
AREA ALLOWED : 840 SQUARE FEET	
AREA PROPOSED : 704.9 SQUARE FEET	
PARKING:	
REQUIRED : 5 STALLS	
PROVIDED : 6 STALLS	
ELEVATIONS:	
ROOF RIDGE.....240.32'	
*409 TOP OF UPPER FL. WALL.....238.66'	
*407 & 411 TOP OF UPPER WALL.....236.82'	
*409 UPPER FLOOR.....228.66'	
*407 & 411 UPPER FLOOR.....227.74'	
MAIN FLOOR.....217.53'	
LOWER FLOOR.....207.32'	
GARAGE:	
ROOF RIDGE.....'	
TOP OF WALL.....219.71'	
TOP OF SLAB.....210.1'	

#### NOTE:

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## consultants



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North Vancouver, BC V7M 3M6

Quality Residential Design

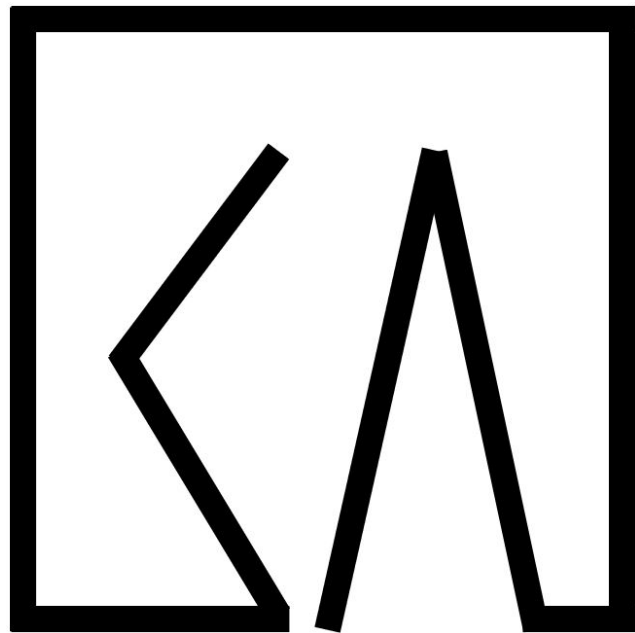
## INSPIRATION DESIGN

October 27, 2020 Issued for Rezoning Application

#### Submissions



#### Revisions



**KUNTJORO**  
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7557 10TH AVENUE, BURNABY, BC - V3N 2S1  
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#### TITLE SHEET

#### Drawing

Drawn By B.C. Date MARCH 2020

#### Scale

#### Project

407 WEST 16th STREET  
NORTH VANCOUVER





WEST 16th looking EAST



SOUTH SIDE OF WEST 16th



NORTH SIDE OF WEST 16th



WEST 16th looking WEST



LANE looking EAST



NORTH SIDE OF LANE



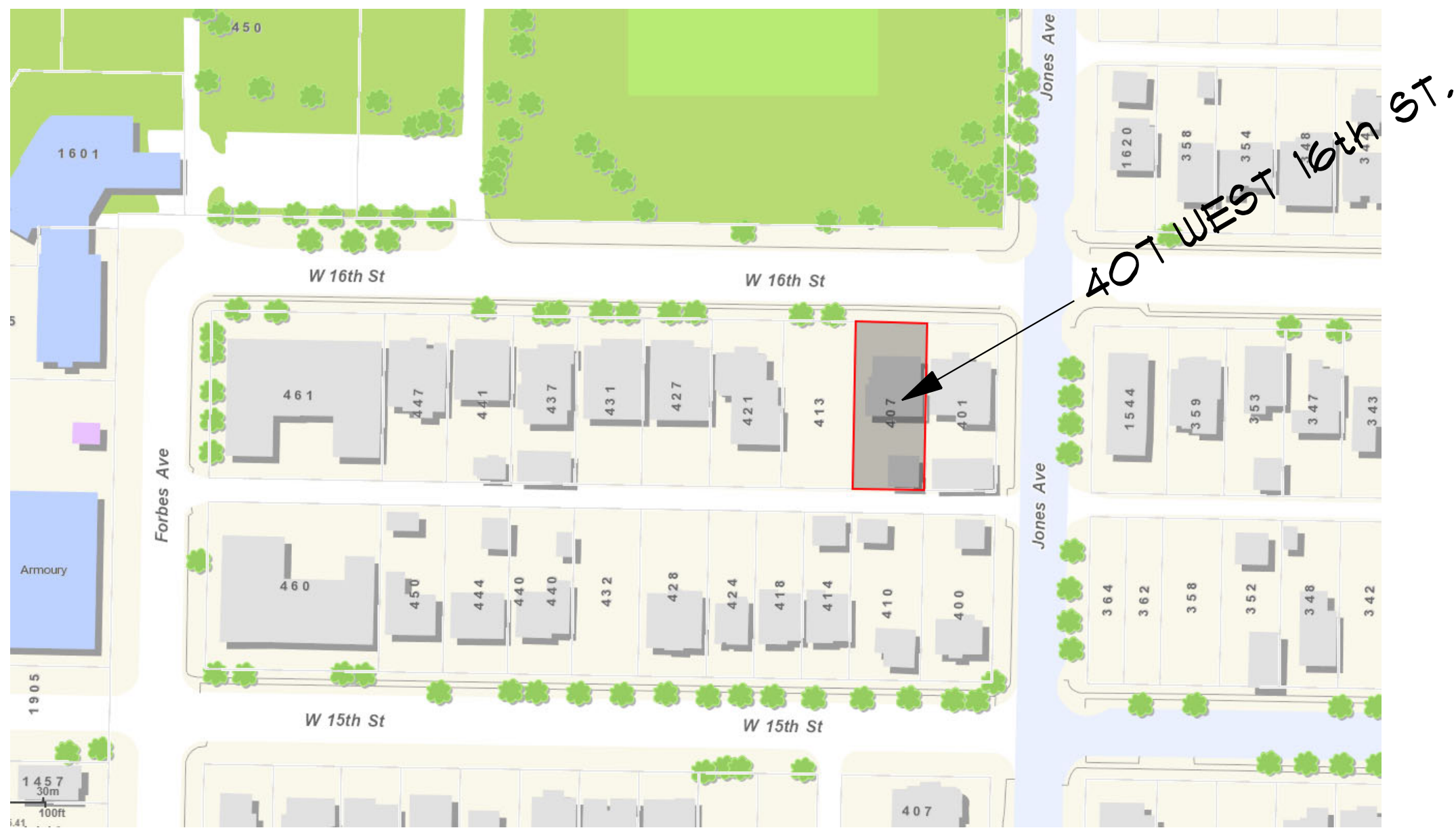
SOUTH SIDE OF LANE



LANE looking WEST



BIRDS EYE VIEW LOOKING SOUTH



CONTEXT PLAN

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Quality Residential Design

**INSPIRATION  
DESIGN**



**CONTEXT**

Drawing  
Drawn By B.C. Date MARCH 2020  
Scale 1/4" = 1'-0"  
Project

**2 22** 407 WEST 16th STREET  
of NORTH VANCOUVER





WEST 16th looking EAST



SOUTH SIDE OF WEST 16th



NORTH SIDE OF WEST 16th



WEST 16th looking WEST



LANE looking EAST



NORTH SIDE OF LANE

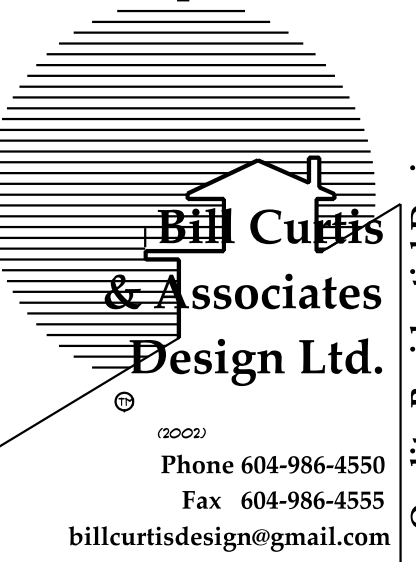


SOUTH SIDE OF LANE



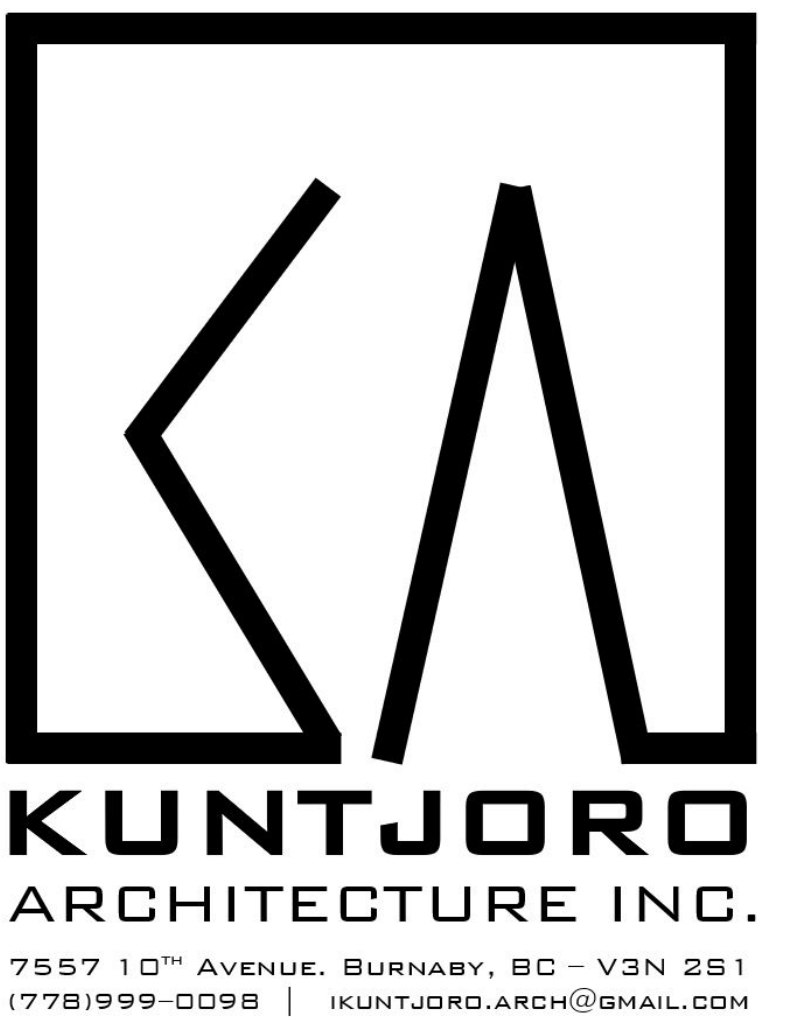
LANE looking WEST

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Harbourfront Business Centre  
5th Floor, 234 West Esplanade  
North Vancouver, BC V7M 3M6

INSPIRATION  
DESIGN



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CONTEXT  
PHOTOS

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

Project

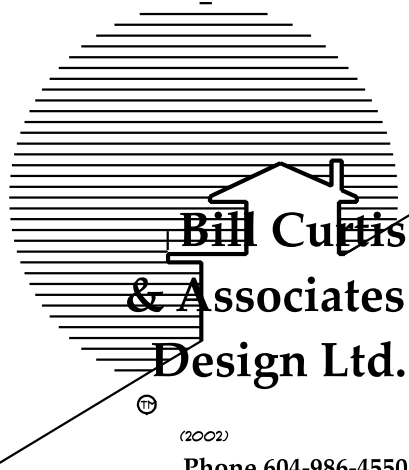
401 WEST 16th STREET  
NORTH VANCOUVER

324  
of



WEST 16th STREET

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INSPIRATION  
DESIGN

604-365-9191

JONES AVENUE

MAY, 2022 Elevations and Renderings  
Corrected  
JAN., 2022 Team Review Revisions submitted  
June, 2021 ADP Revisions submitted  
November, 2020 Issued for Rezoning Application  
Submissions



Revisions



SITE PLAN

Drawing

Drawn By B.C. Date MARCH 2020

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

Project

401 WEST 16th STREET  
NORTH VANCOUVER

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LANE

SITE DEVELOPMENT DATA

LEGAL DESCRIPTION

LOT 4  
BLOCK 41  
DISTRICT LOT 541  
PLAN 1061

EXISTING ZONE : R81  
PROPOSED ZONING: CD

LOT AREA : 8,409.0 SQUARE FEET

SITE COVERAGE :

PERMITTED : 2,943.15 SQUARE FEET (35%)  
PROPOSED : 2,551.09 SQUARE FEET (30.4%)

FLOOR SPACE RATIO :

PERMITTED : 4,204.5 SQUARE FEET (50%)  
PROPOSED : 4,203.69 SQUARE FEET (50%)

GROSS FLOOR AREA:

6,415.31 SQUARE FEET

GARAGE:

AREA ALLOWED : 840 SQUARE FEET  
AREA PROPOSED : 104.9 SQUARE FEET

PARKING:

REQUIRED : 1.05 x 3 = (3.15) 3 STALLS  
PROVIDED : 5 STALLS

BICYCLE PARKING:

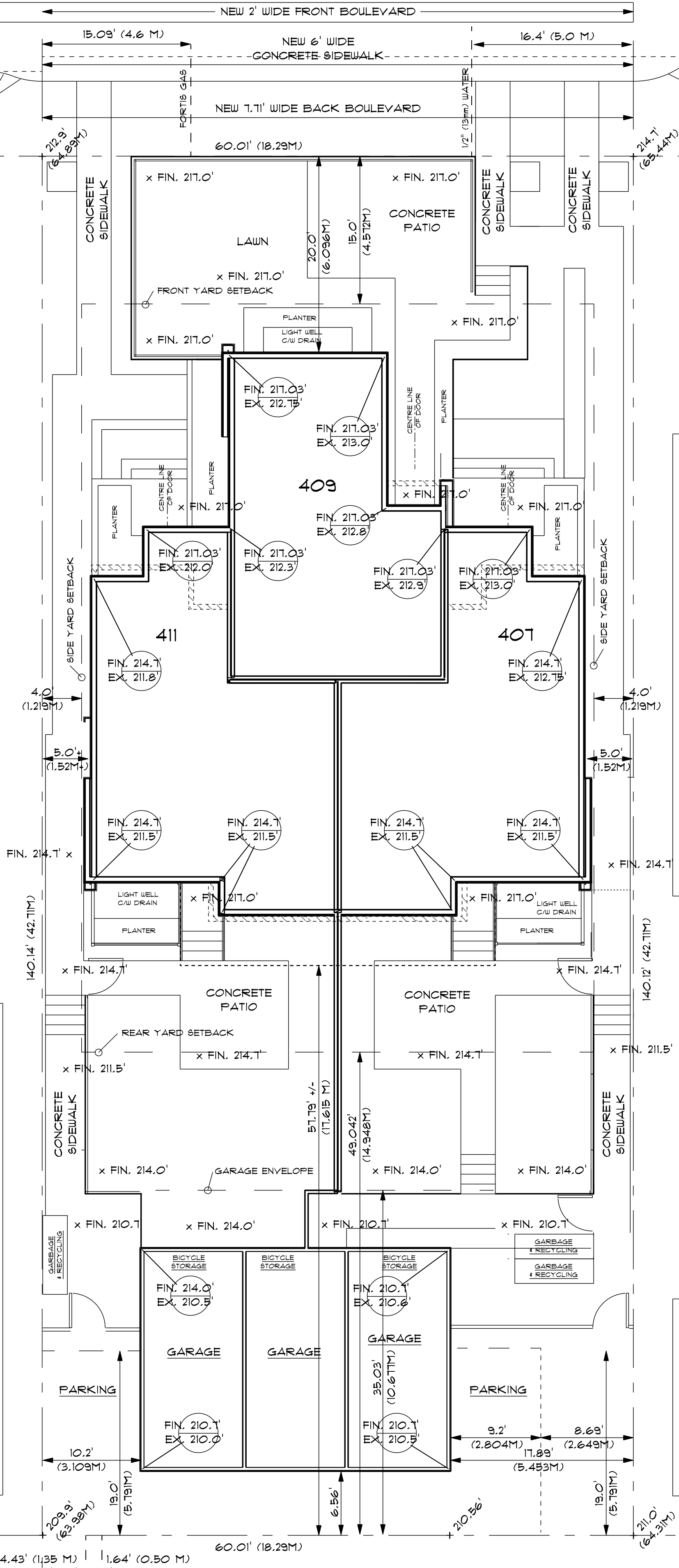
0 to 3 UNIT REQUIRED : 0 STALLS  
PARKING PROVIDED : 2 PER UNIT = 6 STALLS

ELEVATIONS:

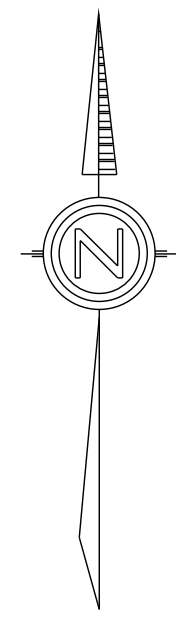
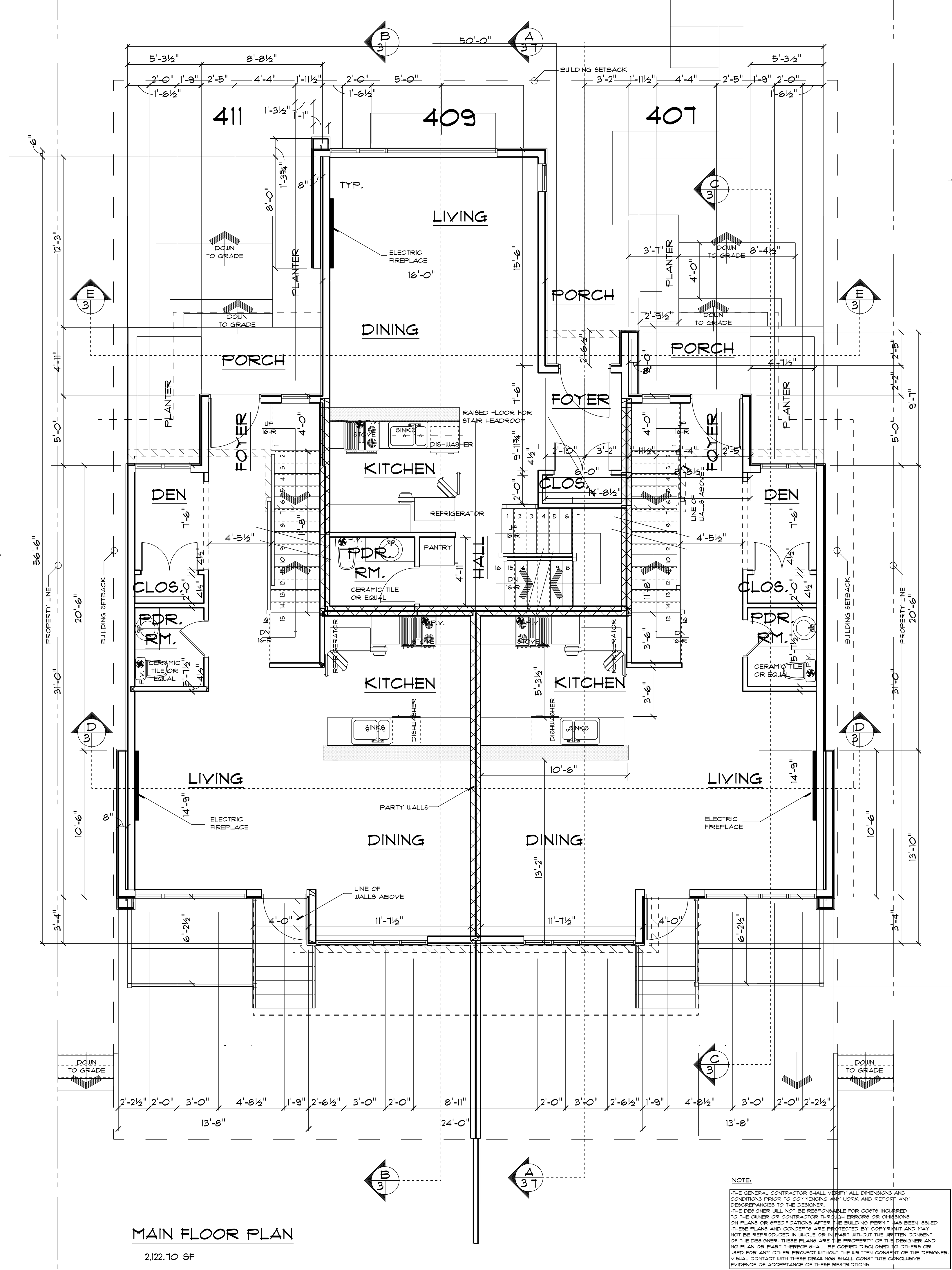
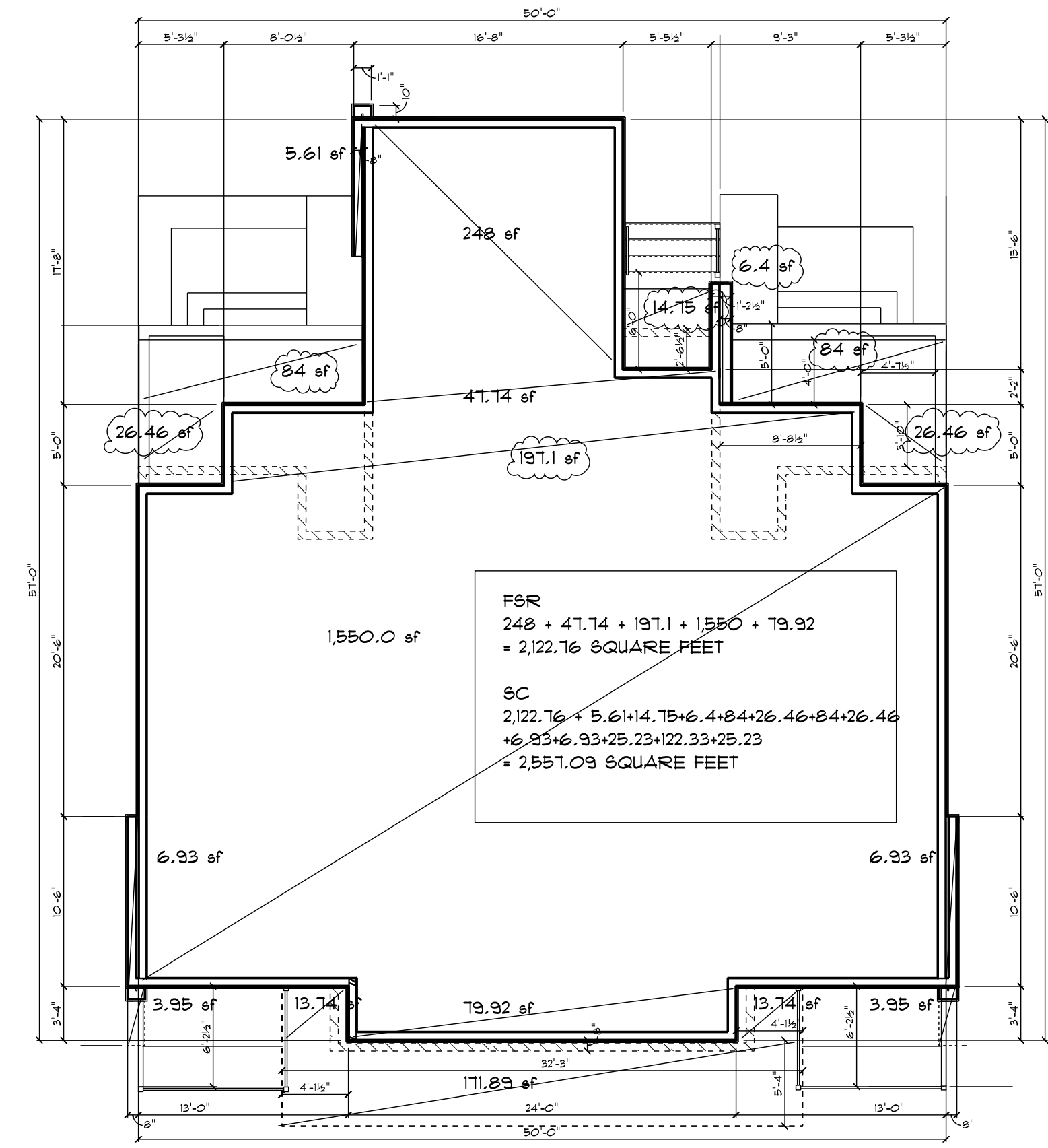
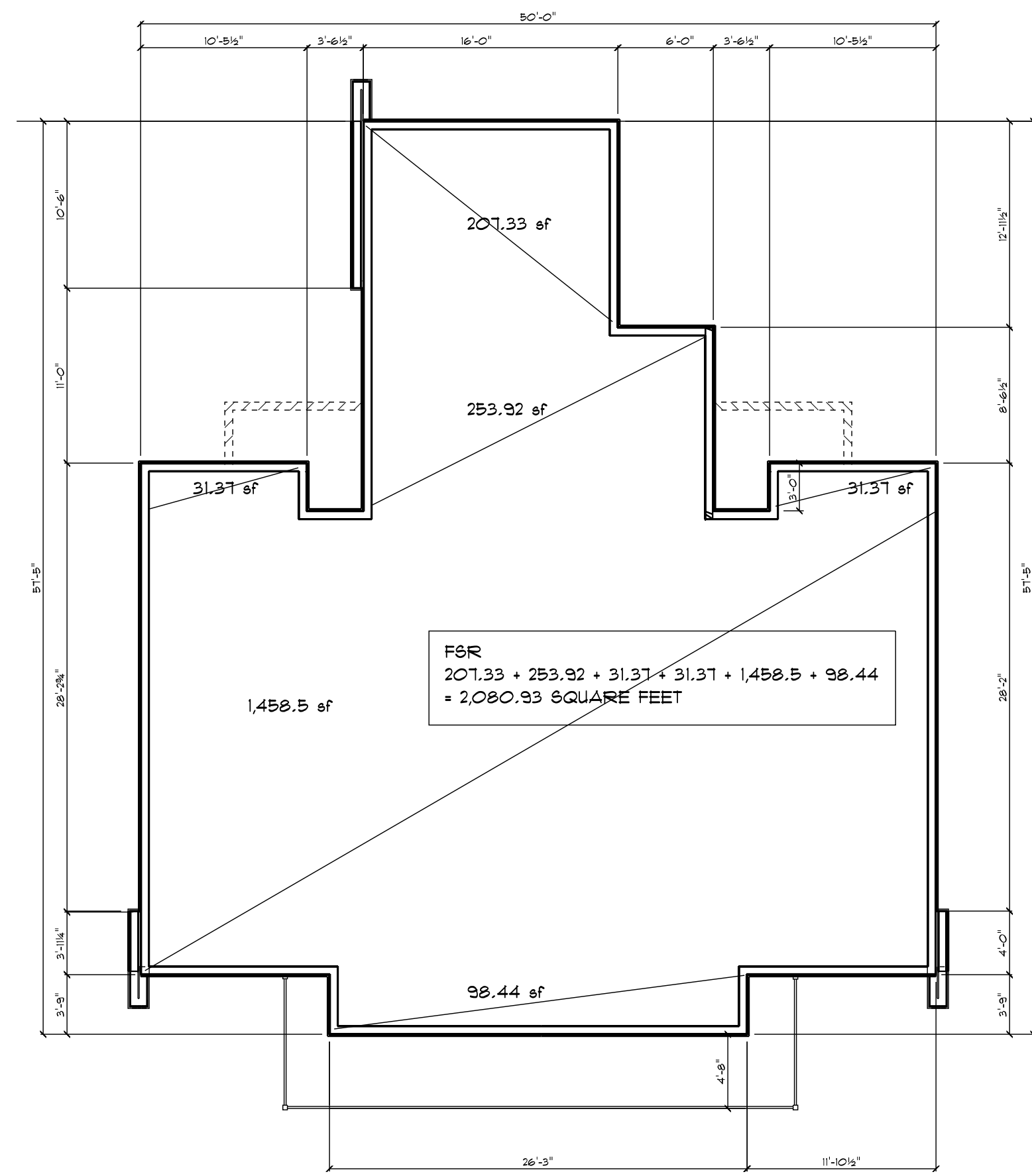
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MAIN FLOOR.....217.53'  
LOWER FLOOR.....207.32'

GARAGE:

ROOF RIDGE.....220.1'  
TOP OF WALL.....219.1'  
TOP OF SLAB.....210.1'







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Quality Residential Design

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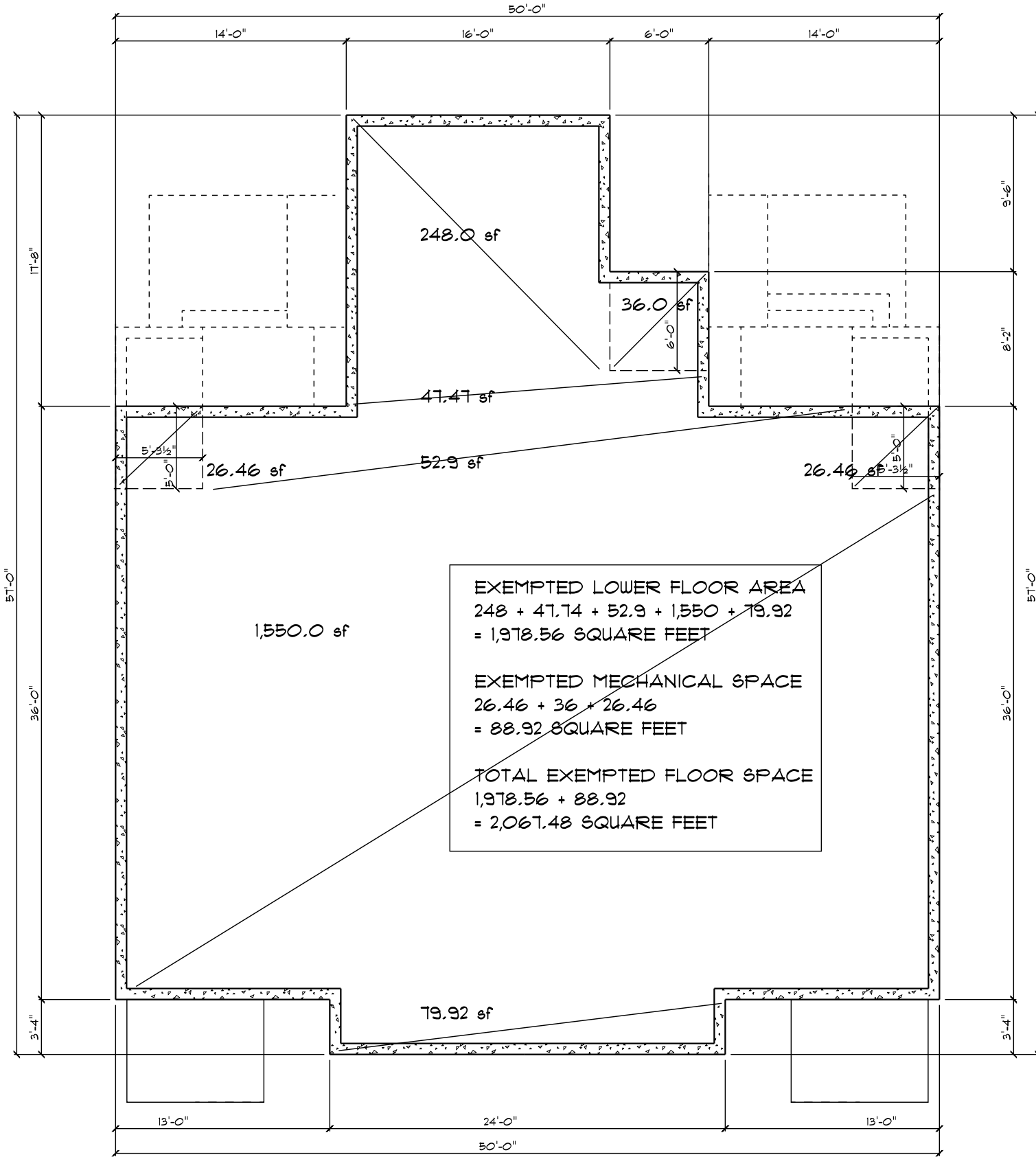


Revisions

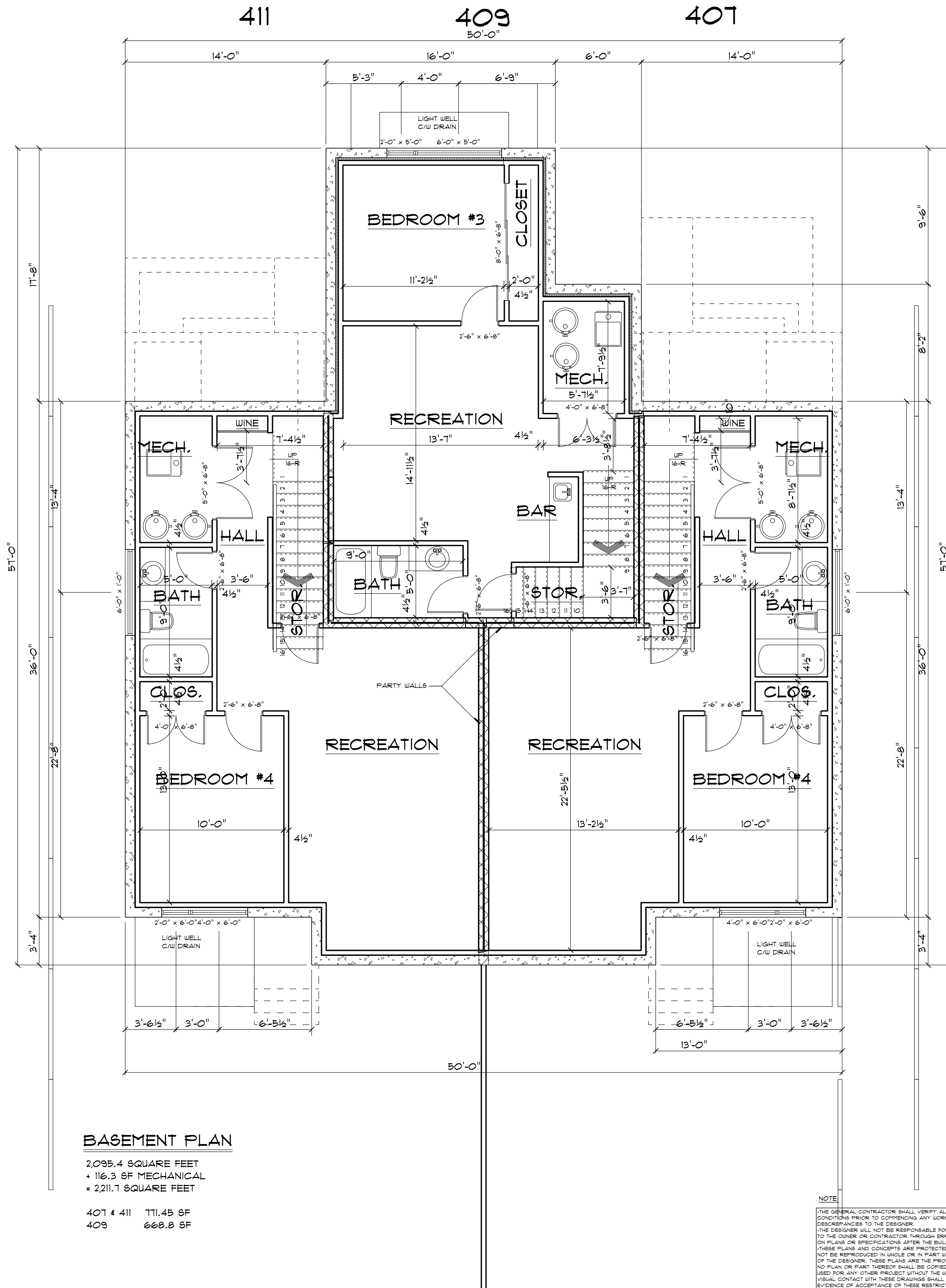
**KUNTJORO**  
 ARCHITECTURE INC.  
 7557 10<sup>TH</sup> AVENUE, BURNABY, BC - V3N 2S1  
 (778)999-0098 | IKUNTJORO.ARCH@GMAIL.COM

MAIN FL. PLAN &  
 Drawing M'N/UP'R AREAS  
 Drawn By B.C. Date MARCH 2020  
 Scale 1/4" : 1'-0" OR AS NOTED  
 Project  
 401 WEST 16TH STREET  
 NORTH VANCOUVER





**LOWER FLOOR FLOOR AREA**  
SCALE: 1/8" = 1'-0"

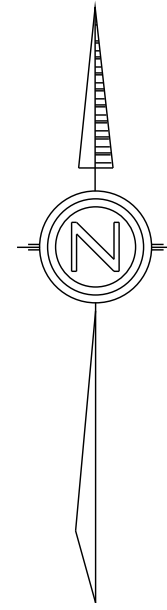


**BASEMENT PLAN**

2,095.4 SQUARE FEET  
+ 116.3 SF MECHANICAL  
= 2,211.7 SQUARE FEET

401 & 411 771.45 SF  
409 668.8 SF

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Revisions



BASE. PLAN  
& FL. AREAS

Drawing

Drawn By B.C. Date MARCH 2020

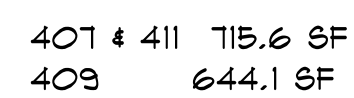
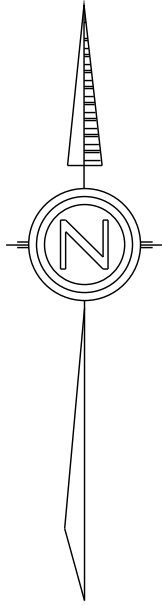
Scale 1/4" = 1'-0" OR AS NOTED

Project

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NORTH VANCOUVER

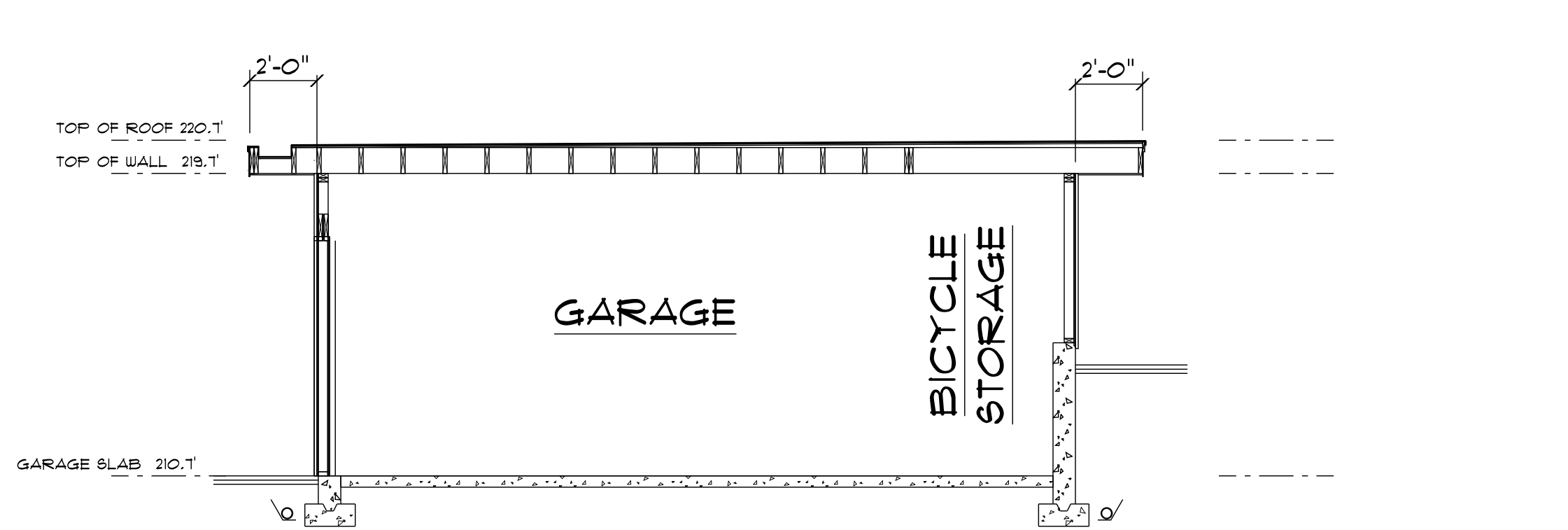
624  
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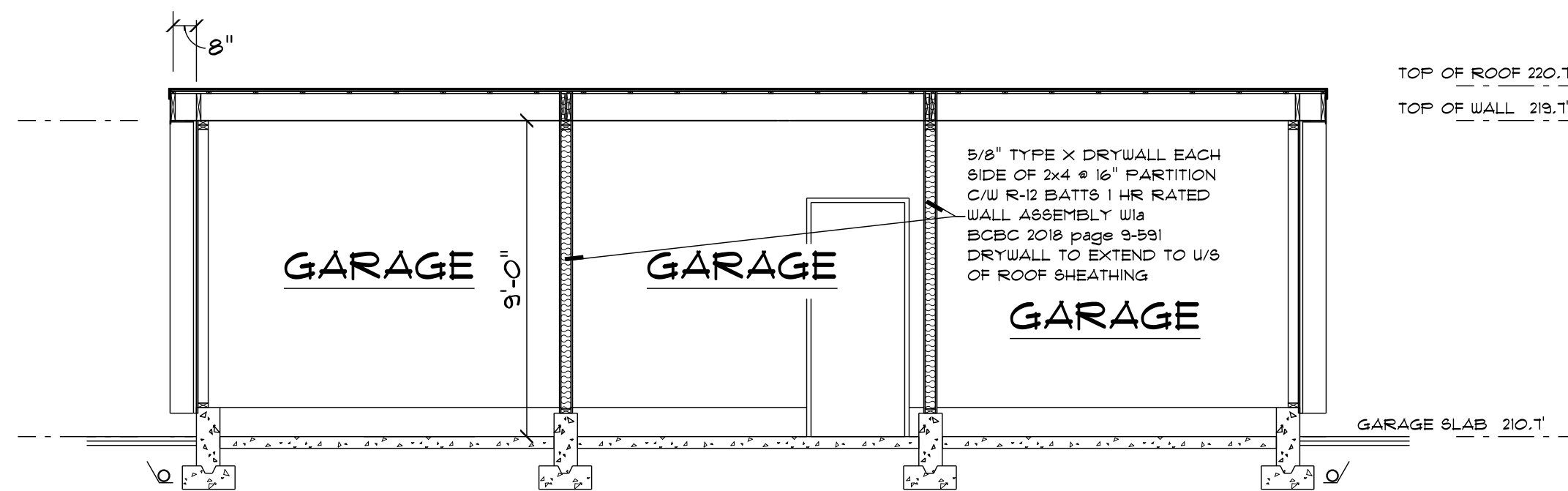


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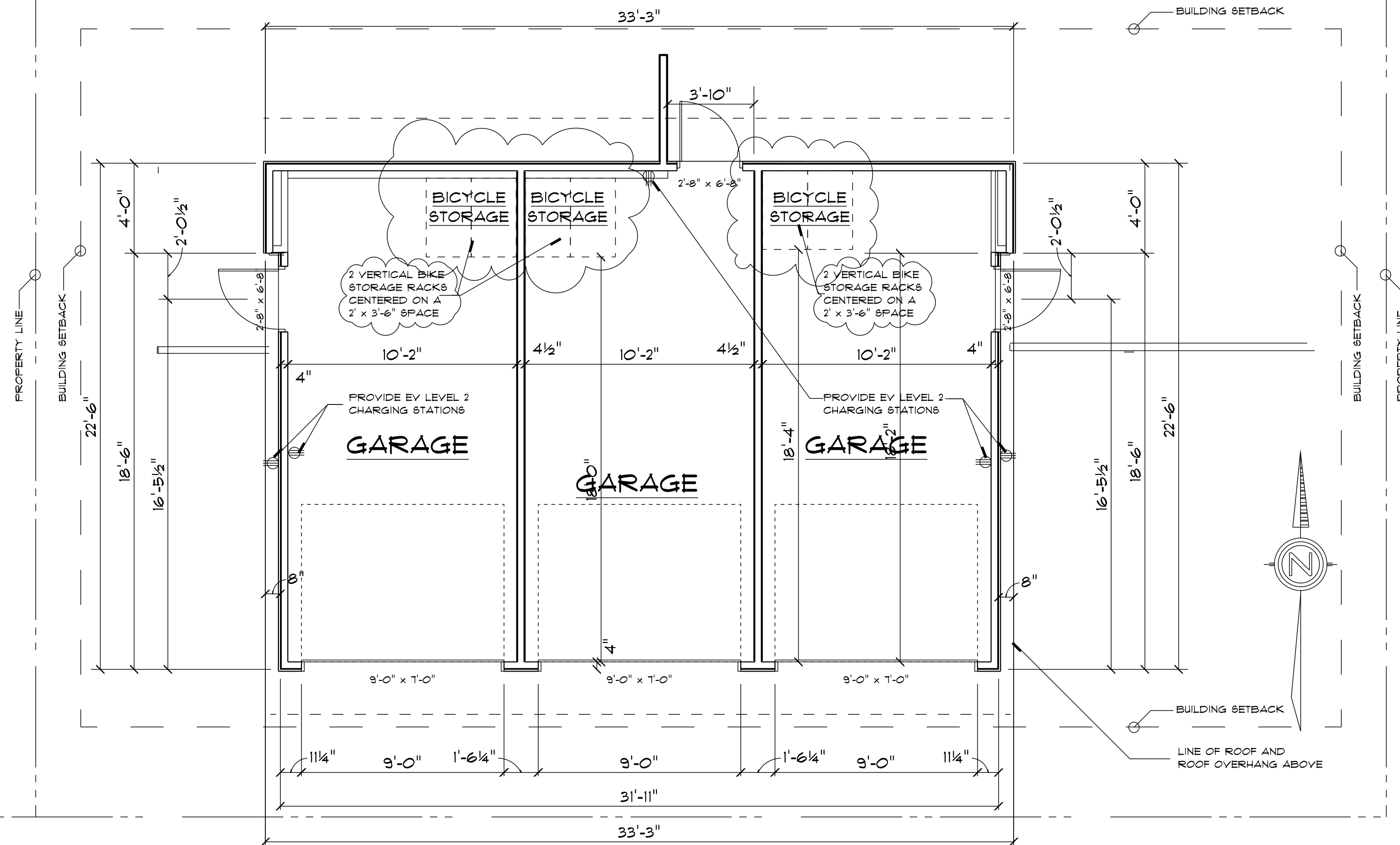




SECTION F

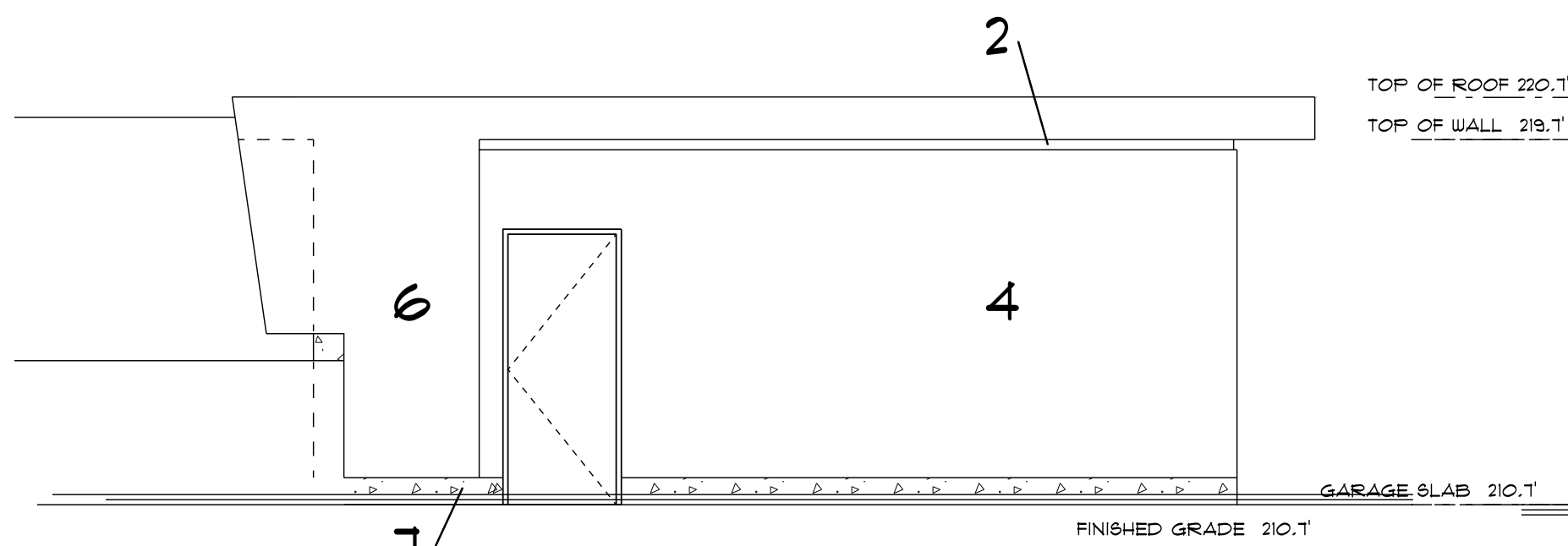


SECTION G

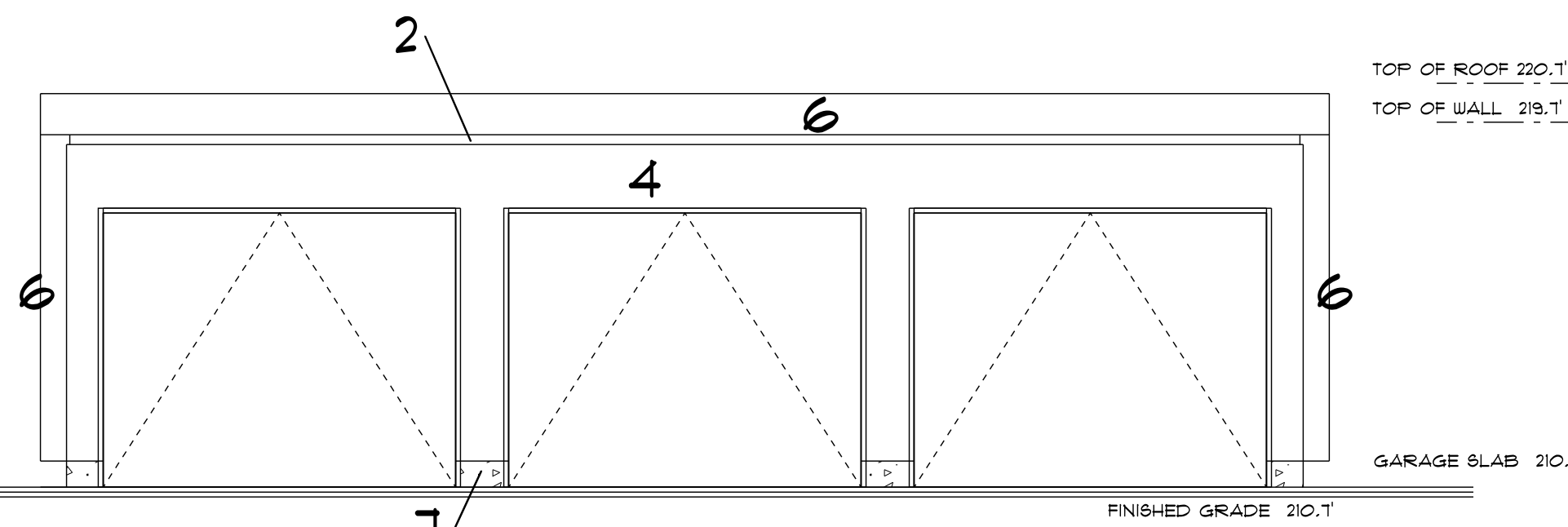


GARAGE PLAN

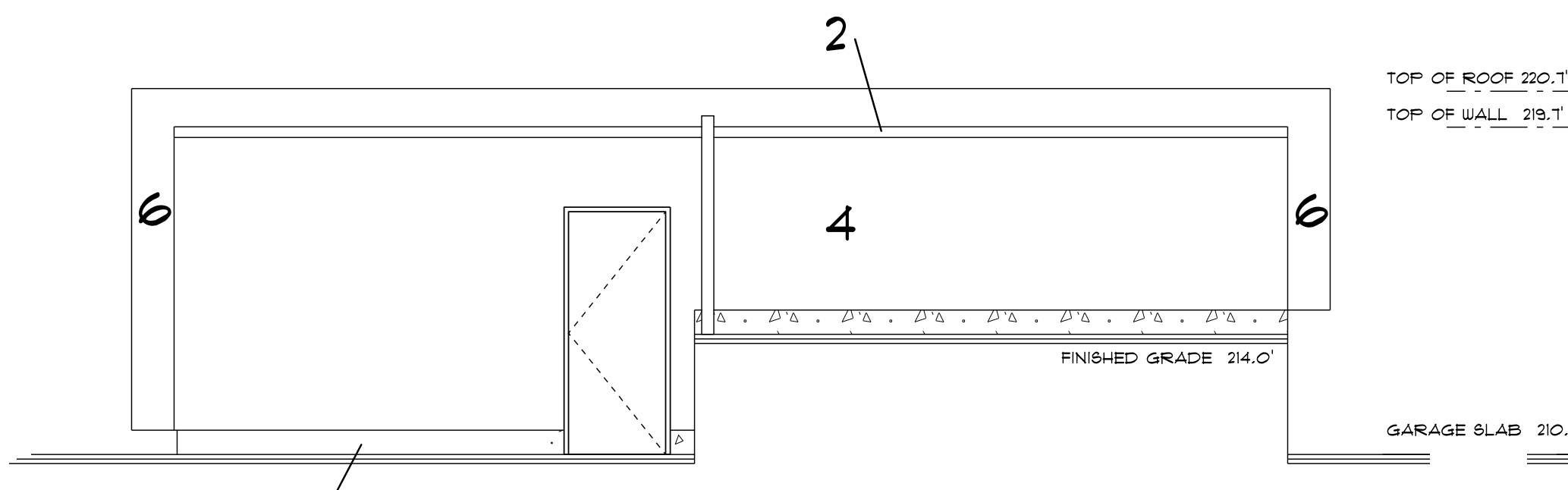
706.95 SQUARE FEET



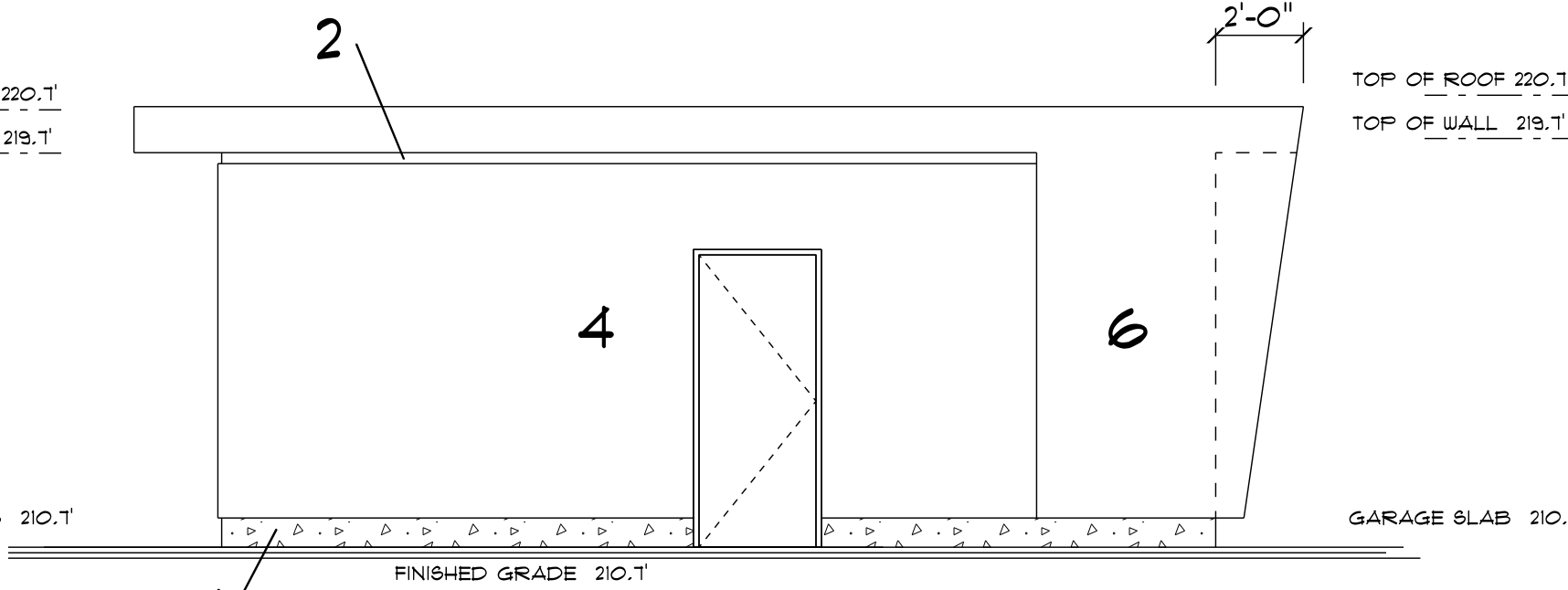
GARAGE WEST ELEVATION



GARAGE SOUTH ELEVATION



GARAGE NORTH ELEVATION



GARAGE EAST ELEVATION

## MATERIAL LEGEND

1	Glass	Light grey tint Windows, Glass Doors, Deck and Balcony guard panels
2	Reveal	Painted Sherwin Williams SW6258/ Tricorn Black
3	Fiber Cement Panel	Turblock Steel Colour (flashings finished to match)
4	Fiber Cement Panel	Metalic Series combination of Ribbed / Non Ribbed, Ivory
5	Fiber Cement Panel	Arch Block Series, Grey (flashings finished to match)
6	Cross Laminated Edge-Glued Engineered Solid Panel	Include all Soffits
7	Concrete	
8	Window Mullion and Door Colour to match 3	Turblock Steel Colour

## NOTE:

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## consultants



## INSPIRATION DESIGN

604-365-9191

MAY , 2022

Elevations and Renderings Corrected

JAN , 2022

Team Review Revisions submitted

June, 2021

ADP Revisions submitted

November, 2020

Issued for Rezoning Application

Submissions



Revisions



## GARAGE

Drawing PLANS

Drawn By B.C. Date MARCH 2020

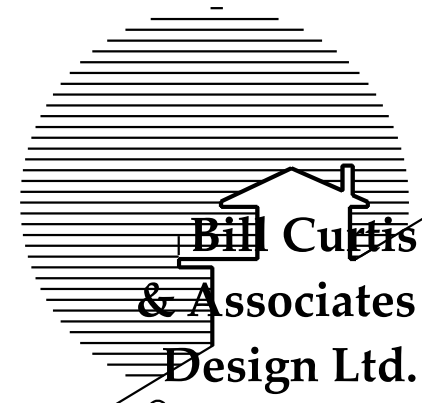
Scale 1/4" = 1'-0"

Project

401 WEST 16th STREET  
NORTH VANCOUVER

8 24  
of

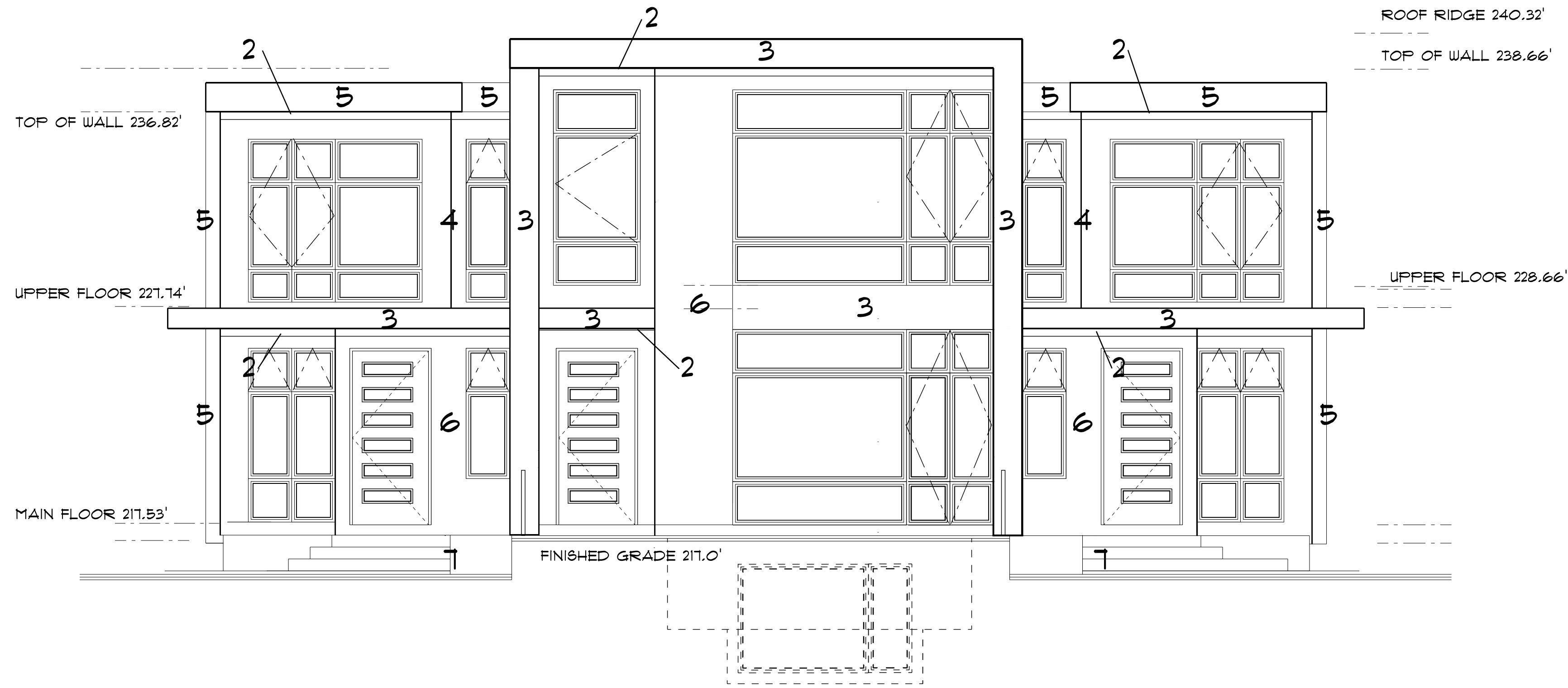




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North Vancouver, BC V7M 3M6

INSPIRATION  
DESIGN

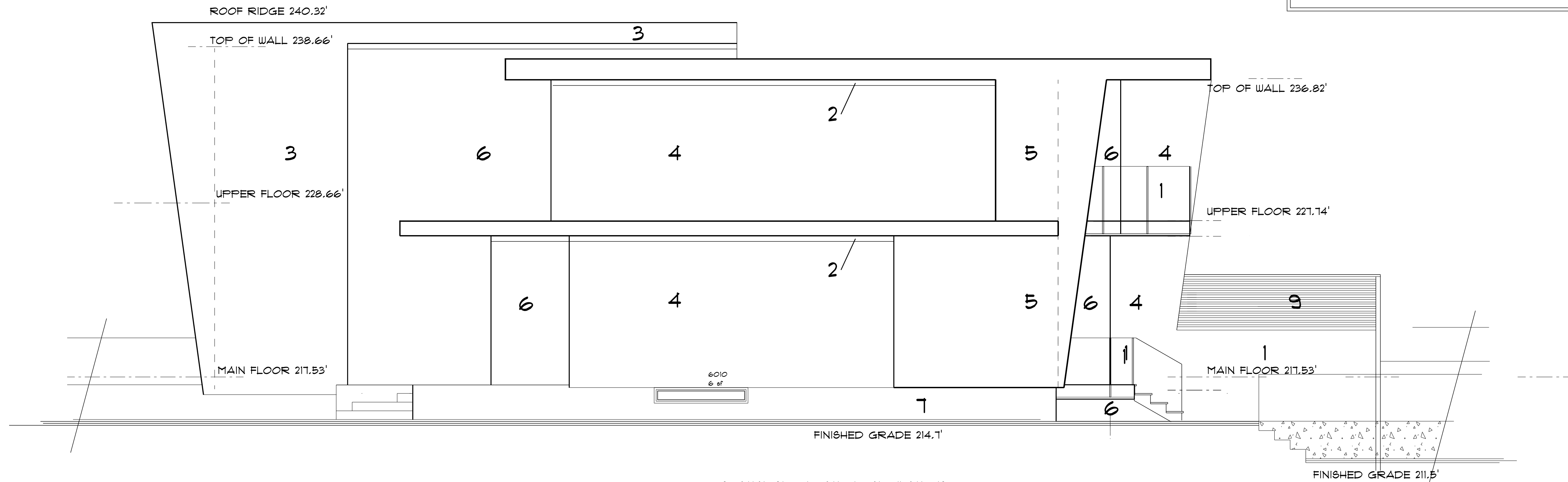
604-365-9191



NORTH ELEVATION

**MATERIAL LEGEND:**

1. Glass, light grey tint (All windows, glass doors, and deck / balcony guard panels)
2. Reveal, Painted finish Sherwin Williams SW 6258 TRICORN BLACK
3. Fiber Cement Panel; TuffBlock Steel colour (metal flashing painted to match)
4. Fiber Cement Panel; Metallic Series combination of Ribbed / Non-Ribbed, Ivory
5. Fiber Cement Panel; Arch Block Series, Gray (metal flashing painted to match)
6. Cross Laminated Edge-Glued Engineered Solid Wood Panel (incl. All soffit)
7. Concrete
8. Window mullion and door colour to match 3. TuffBlock Steel colour



WEST ELEVATION

SPATIAL SEPERATION CALCULATIONS:  
1,356.5 SQUARE FEET (126 SM) AT 5' (1.5 M) LIMITING DISTANCE  
ALLOWS 94.96 SQUARE FEET (8.8 SM) OF UNPROTECTED  
OPENING AT 1% OF WALL AREA  
6.0 SQUARE FEET (0.56 SM) 0.44% PROPOSED

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MAY , 2022 Elevations and Renderings Corrected  
JAN . 2022 Team Review Revisions submitted  
June, 2021 ADP Revisions submitted  
November, 2020 Issued for Rezoning Application Submissions

Revisions



North & West  
Elevations

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

Project

401 WEST 16th STREET  
NORTH VANCOUVER

9 24  
of



Bill Curtis  
& Associates  
Design Ltd.

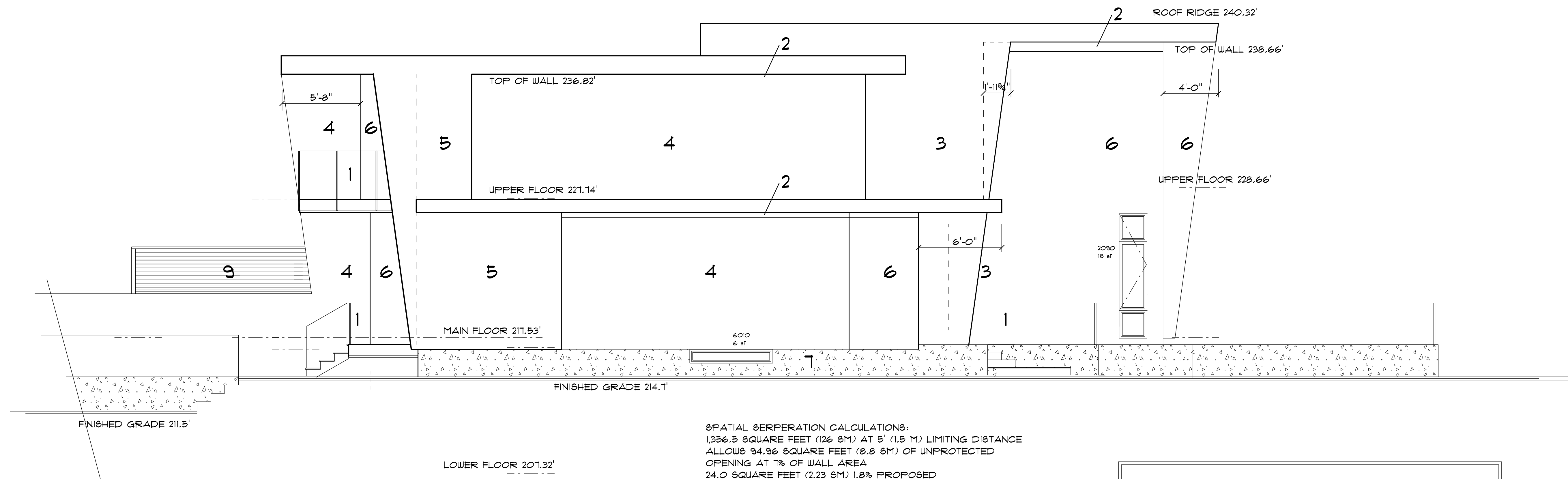
Phone 604-986-4550  
Fax 604-986-4555  
billcurtisdesign@gmail.com

Harbourfront Business Centre  
5th Floor, 224 West Esplanade  
North Vancouver, BC V7M 3M6

Quality Residential Design

INSPIRATION  
DESIGN

604-365-9191



EAST ELEVATION

MATERIAL LEGEND:

1. Glass, light grey tint (All windows, glass doors, and deck / balcony guard panels)

2. Reveal, Painted finish Sherwin Williams SW 6258 TRICORN BLACK

3. Fiber Cement Panel; TuffBlock Steel colour (metal flashing painted to match)

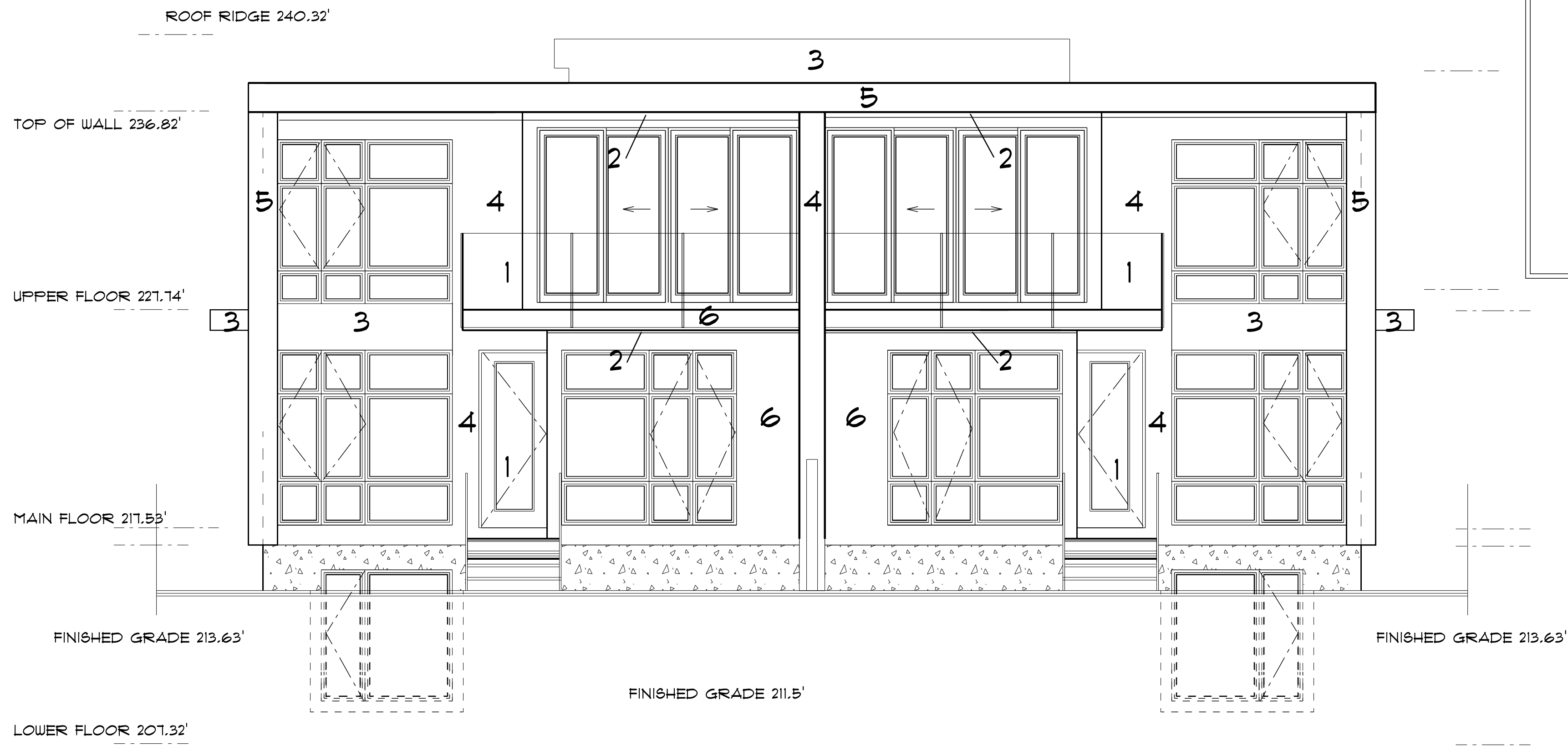
4. Fiber Cement Panel; Metallic Series combination of Ribbed / Non-Ribbed, Ivory

5. Fiber Cement Panel; Arch Block Series, Gray (metal flashing painted to match)

6. Cross Laminated Edge-Glued Engineered Solid Wood Panel (incl. All soffit)

7. Concrete

8. Window mullion and door colour to match 3. TuffBlock Steel colour



SOUTH ELEVATION

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JAN. , 2022 Team Review Revisions submitted

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Submissions

Revisions

KUNTJORO

ARCHITECTURE INC.

7557 10<sup>TH</sup> AVENUE, BURNABY, BC - V3N 2S1  
(778)999-0098 | KUNTJORO.ARCH@GMAIL.COM

REGISTERED ARCHITECT  
BRITISH COLUMBIA  
2022-05-03

SOUTH & EAST  
ELEVATIONS

Drawn By B.C. Date MARCH 2020

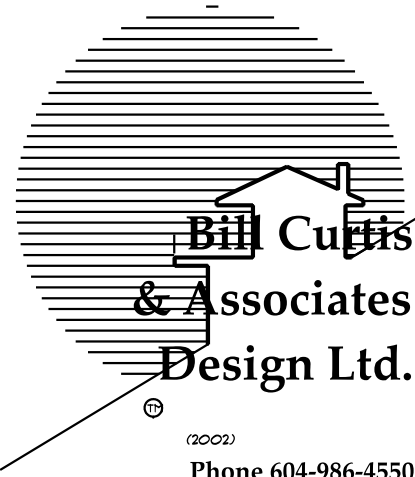
Scale 1/4" = 1'-0"

Project

407 WEST 16th STREET  
NORTH VANCOUVER



consultants



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INSPIRATION  
DESIGN

604-365-9191

Quality Residential Design



NORTH ELEVATION



EAST ELEVATION

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NORTH & EAST  
ELEVATIONS

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

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401 WEST 16th STREET  
NORTH VANCOUVER

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WEST ELEVATION



BUILDING & GARAGE  
SOUTH ELEVATION

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**consultants**

**Bill Curtis & Associates Design Ltd.**  
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billcurtisdesign@gmail.com  
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DESIGN**

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**SOUTH & WEST  
ELEVATIONS**

Drawing

Drawn By B.C. Date MARCH 2020

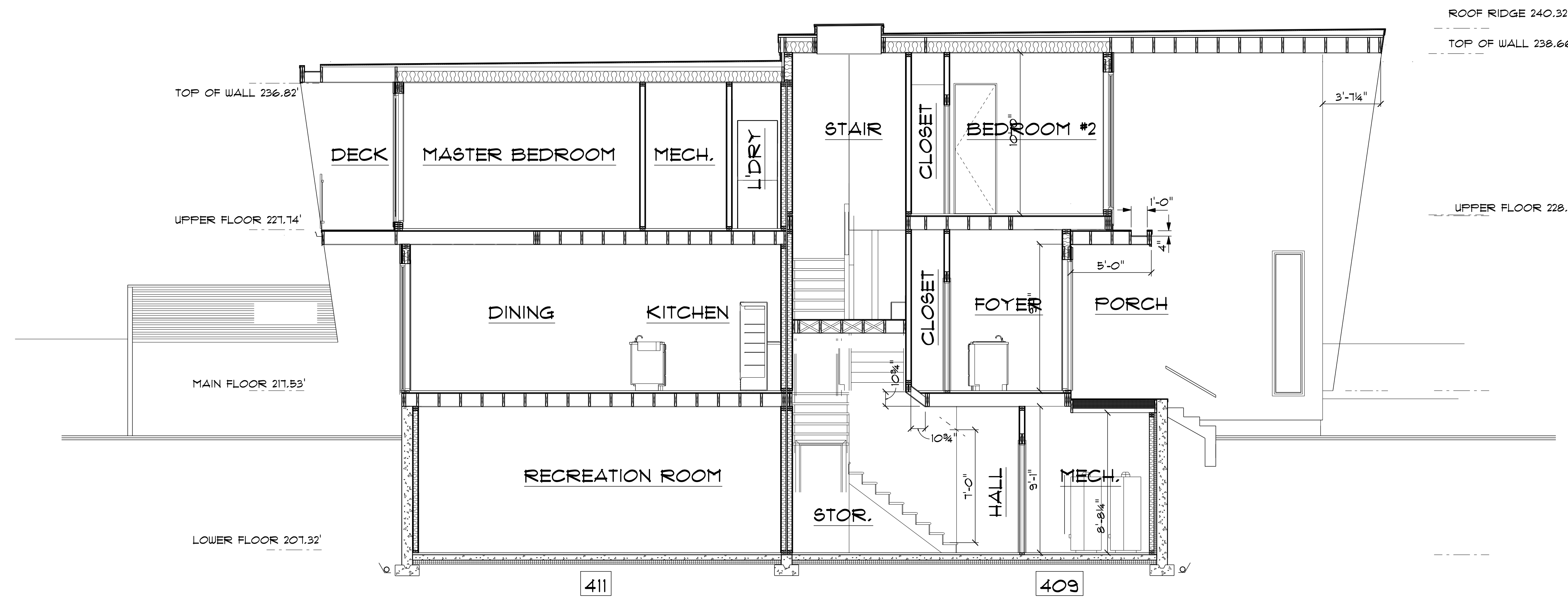
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Project

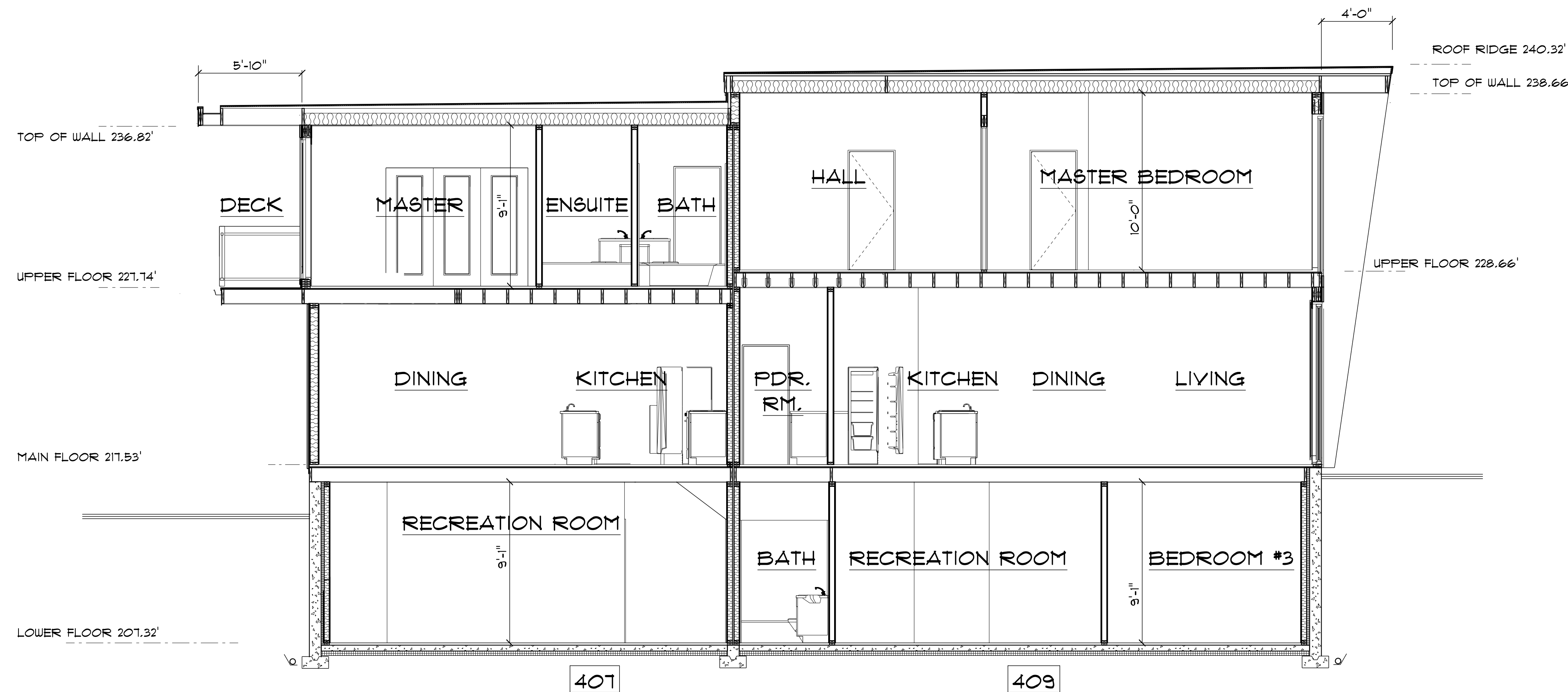
401 WEST 16th STREET  
NORTH VANCOUVER

12 24  
of





SECTION A



SECTION B

NOTE:

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consultants



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INSPIRATION  
DESIGN

604-365-9191

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Revisions



SECTIONS

Drawing

Drawn By B.C. Date MARCH 2020

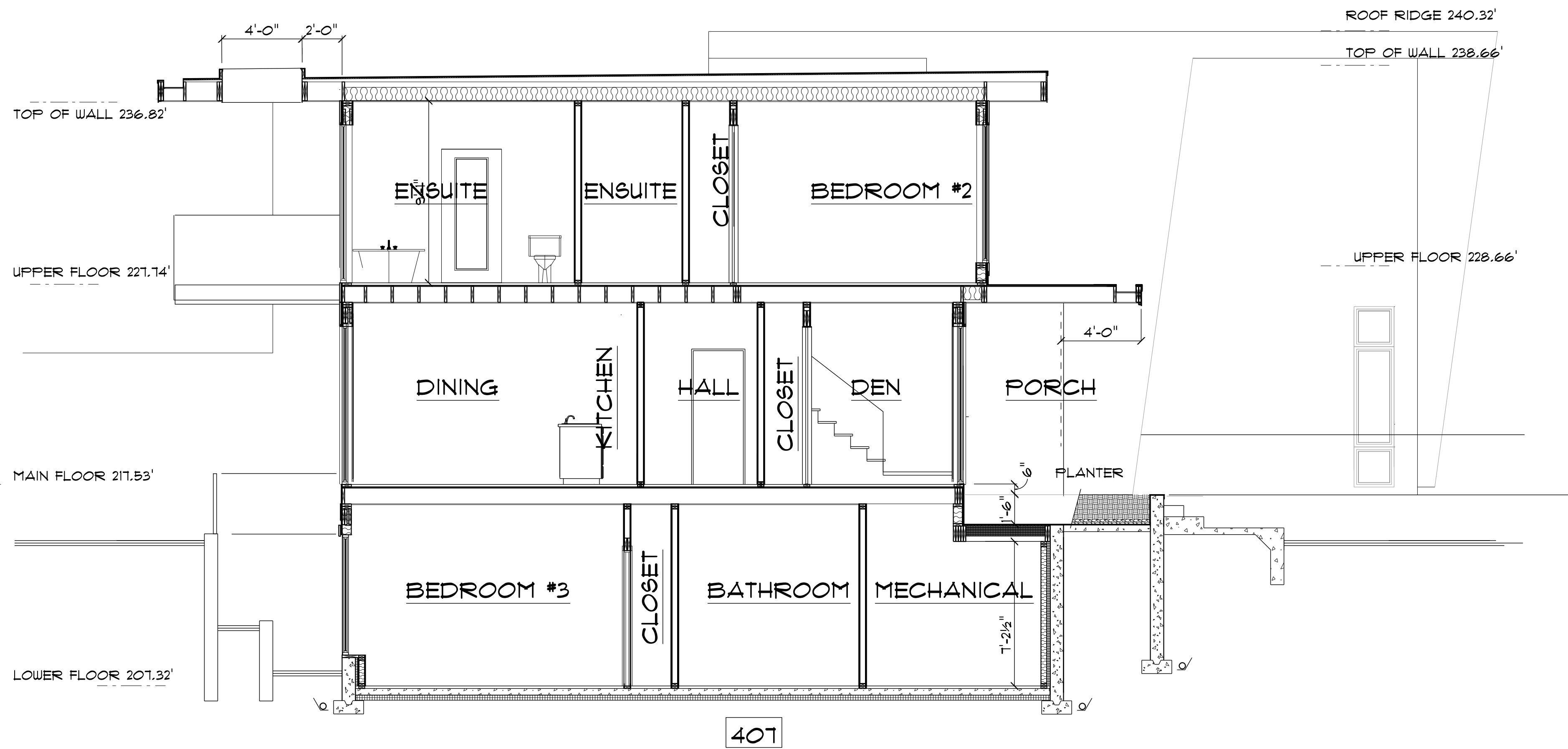
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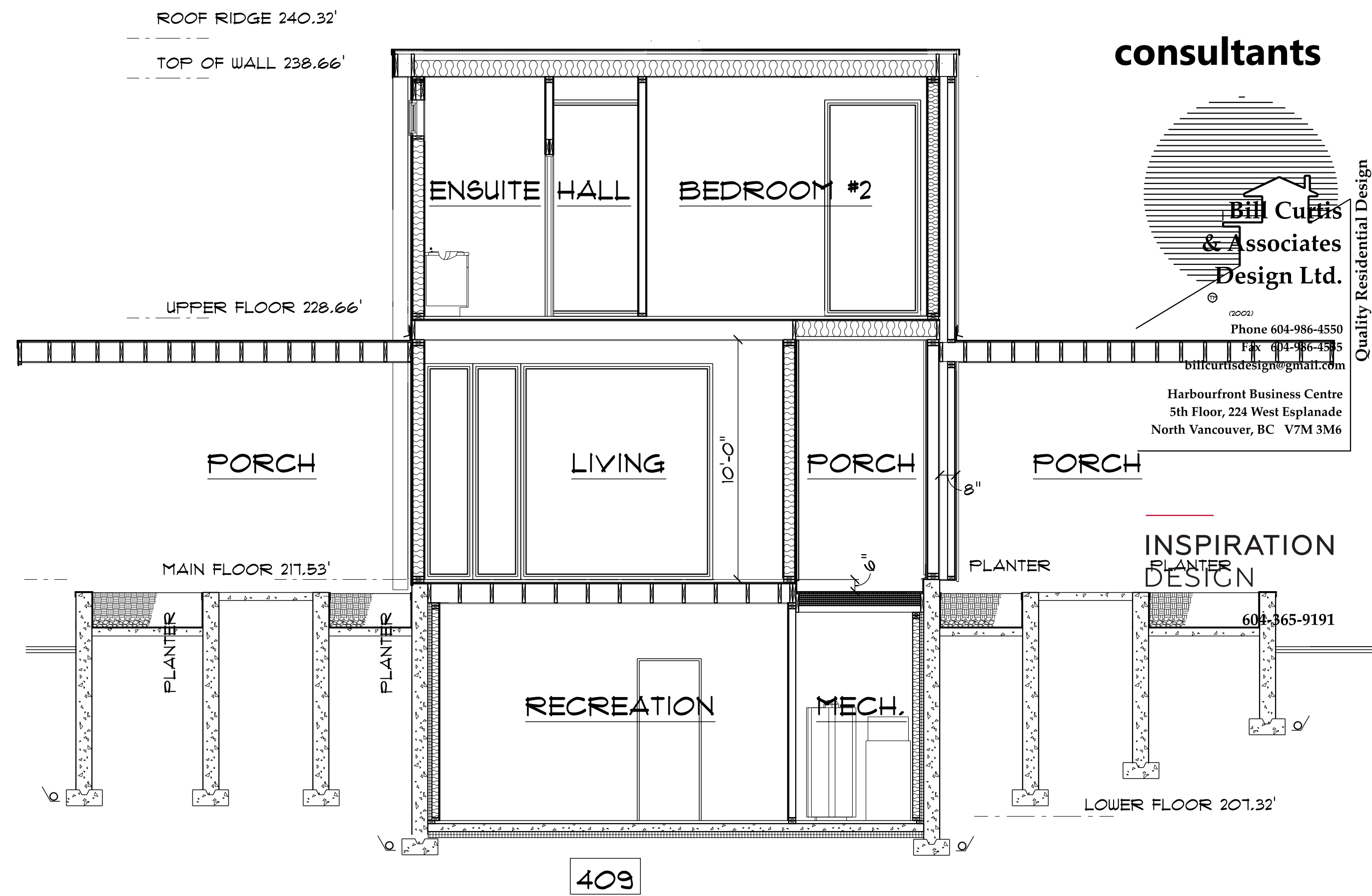
13 24  
of

401 WEST 16th STREET  
NORTH VANCOUVER

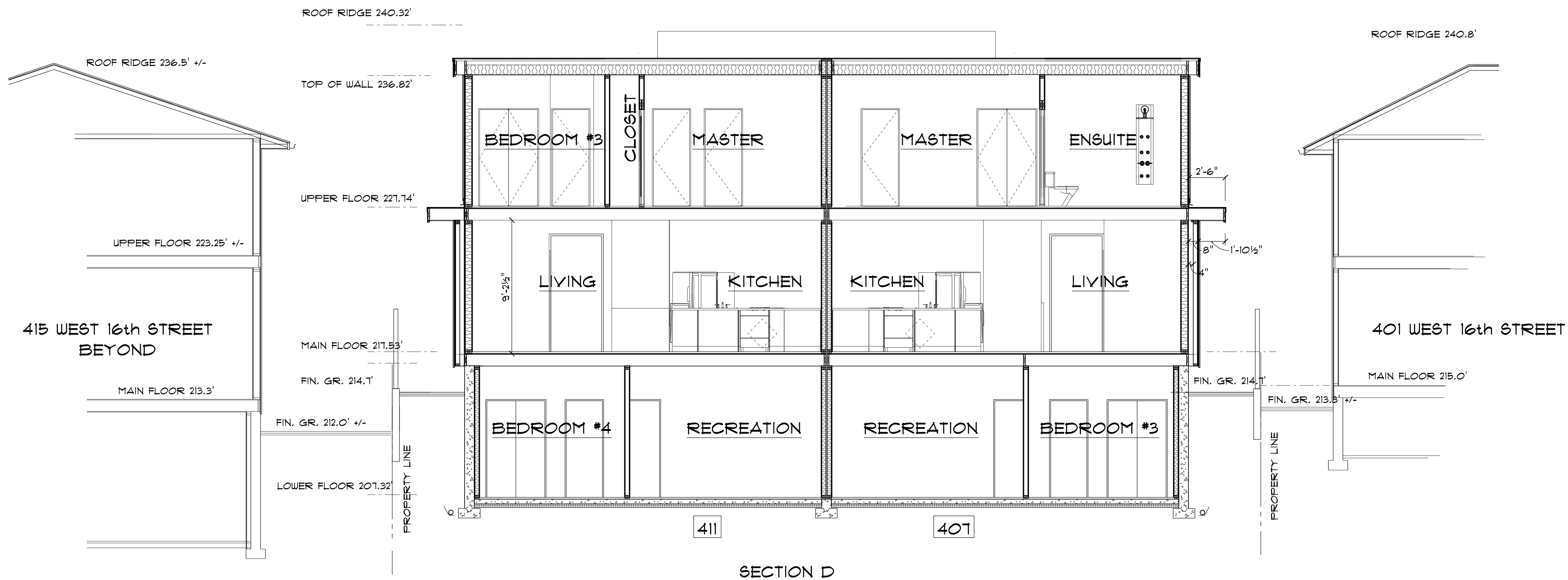




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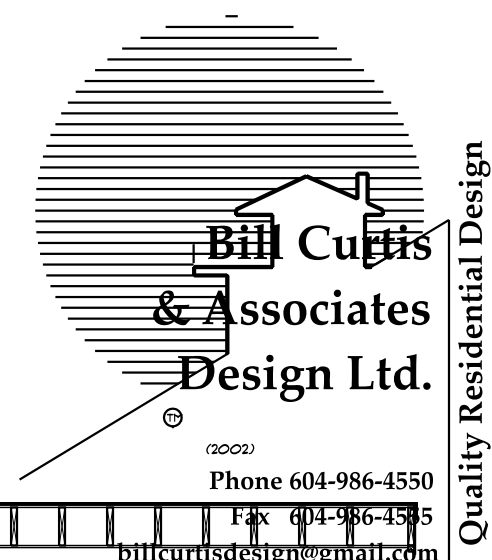
SECTION E



SECTION D

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Revisions



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SECTIONS

Drawing

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

Project

1424  
of

401 WEST 16th STREET  
NORTH VANCOUVER





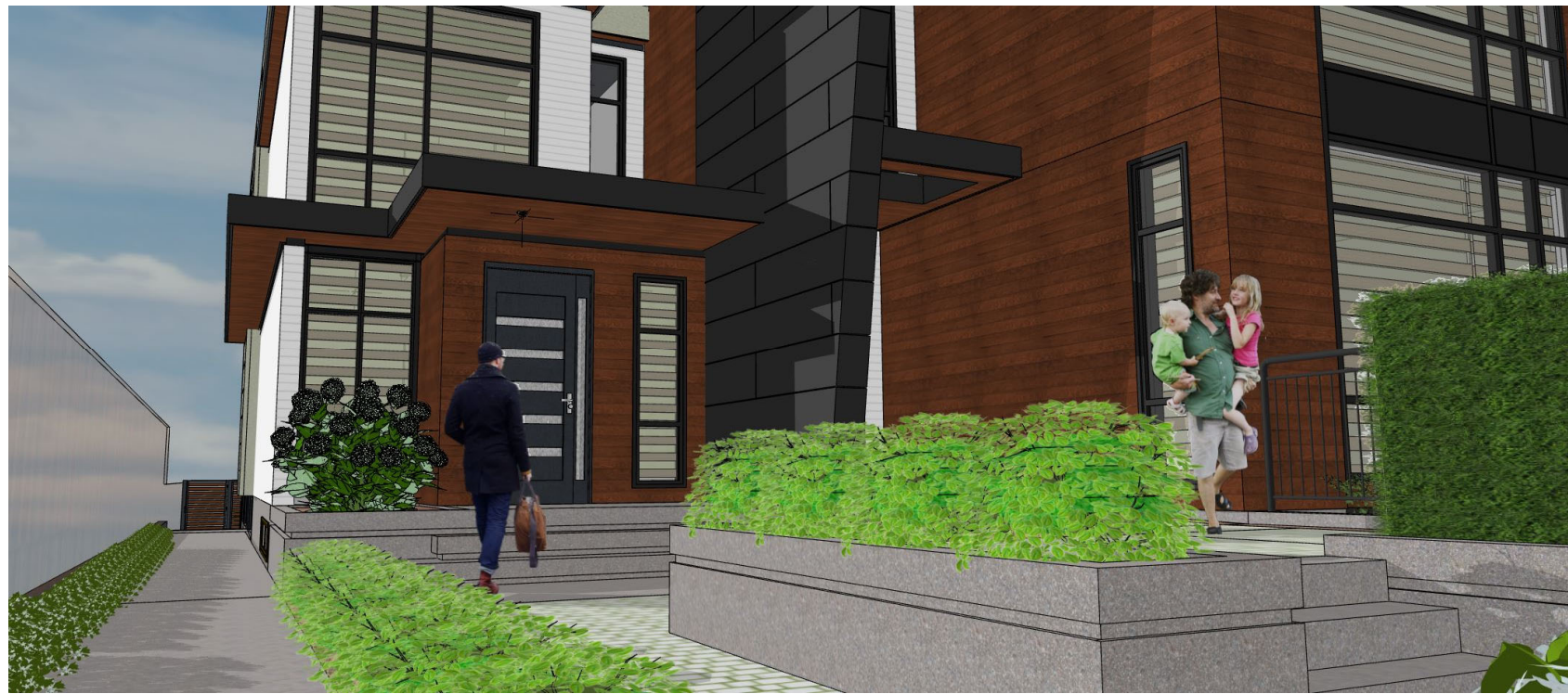
NORTH EAST  
CORNER



NORTH FACE



NORTH WEST  
CORNER



ENTRY TO #401



#409 FRONT YARD



SOUTH EAST BUILDING  
CORNER



SOUTH WEST BUILDING  
CORNER



REAR YARDS



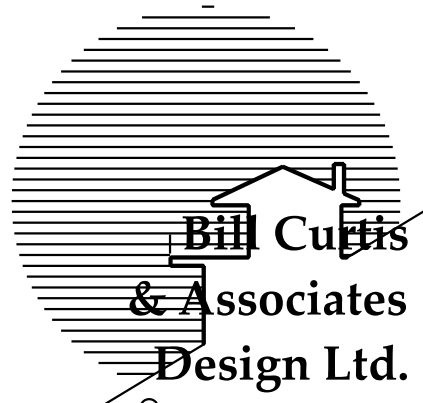
SOUTH WEST SITE  
CORNER



SOUTH EAST  
GARAGE

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consultants



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INSPIRATION  
DESIGN

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Corrected  
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Revisions



Drawing RENDERINGS

Drawn By B.C. Date MARCH 2020

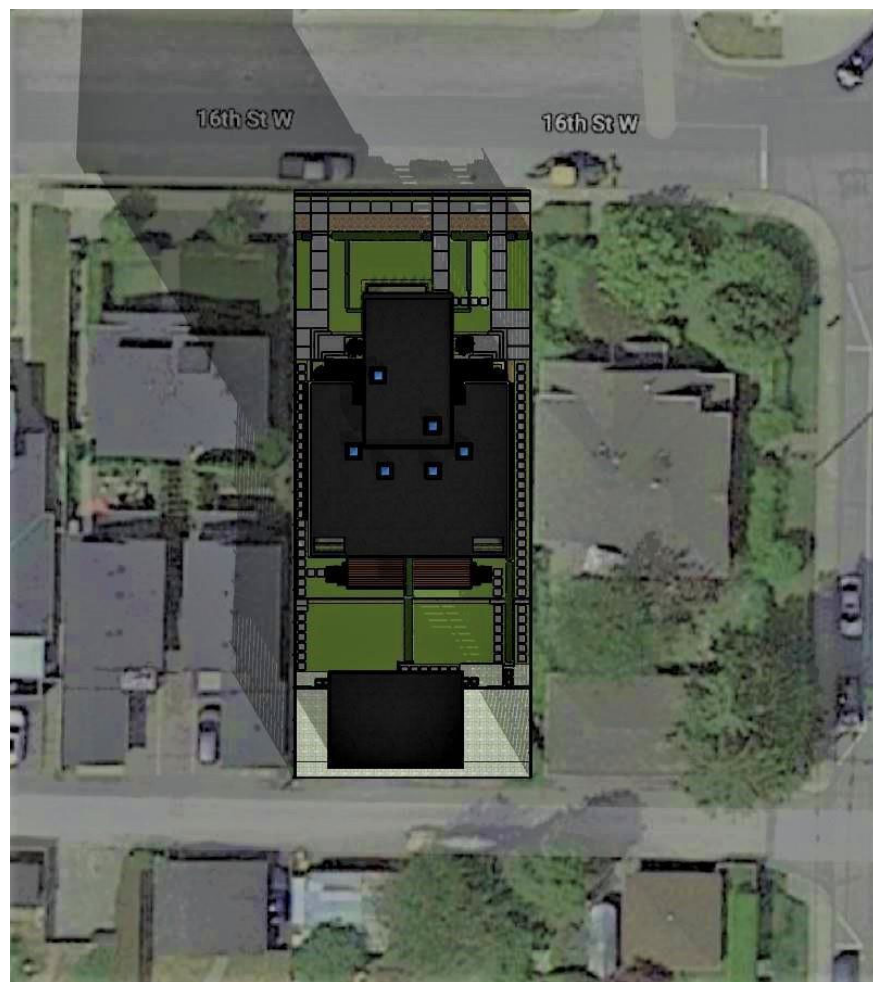
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Project

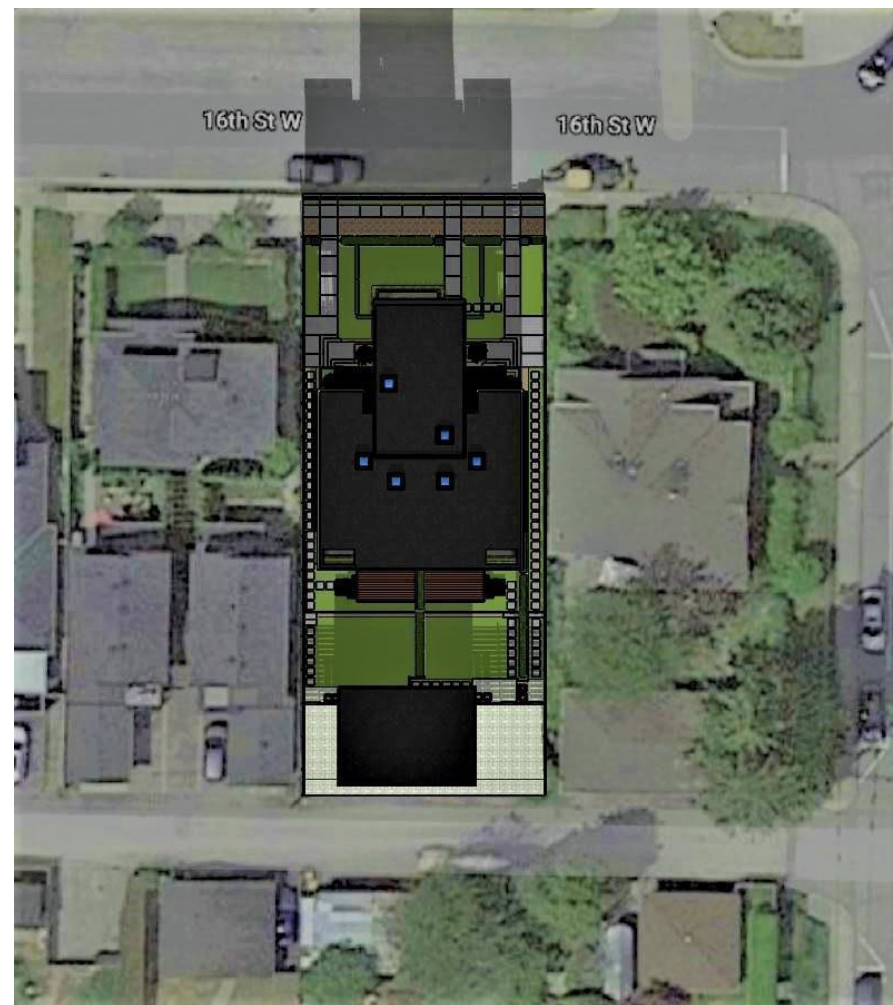
401 WEST 16th STREET  
NORTH VANCOUVER

15 24  
of





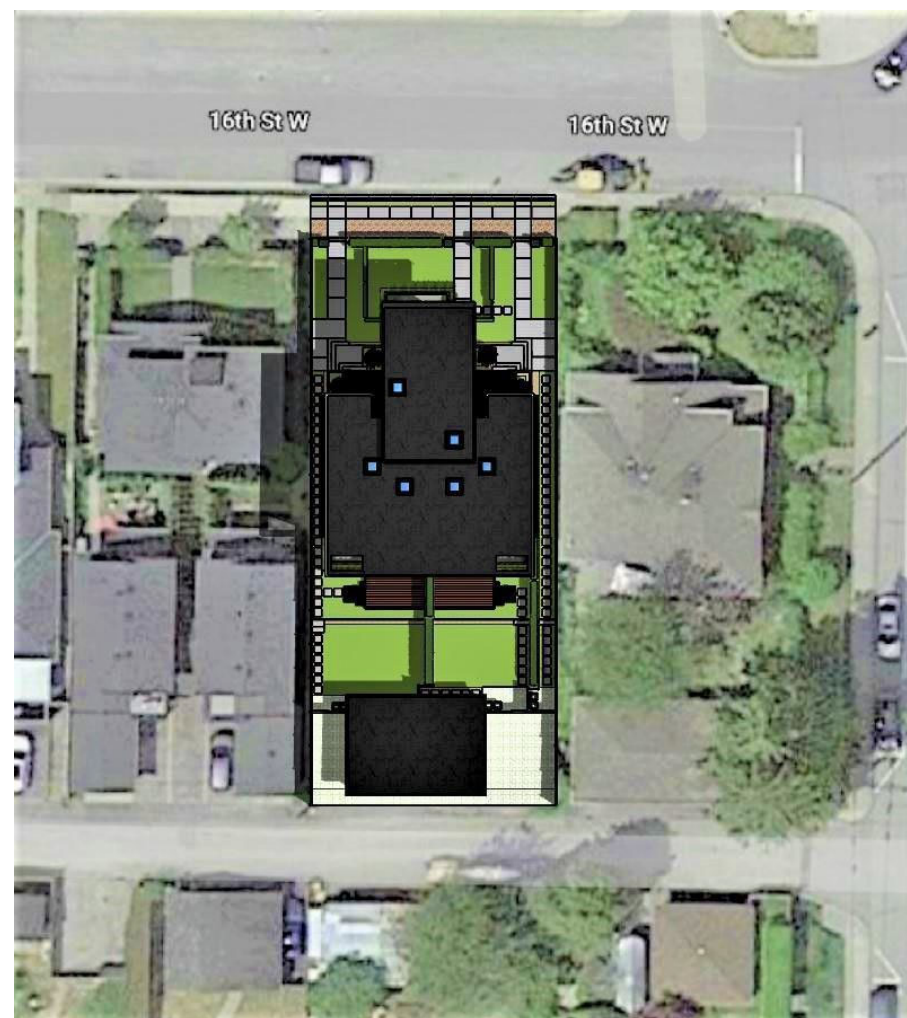
DECEMBER 21 @ 10 am



DECEMBER 21 @ 12 pm



DECEMBER 21 @ 2 pm



JUNE 21 @ 10 am



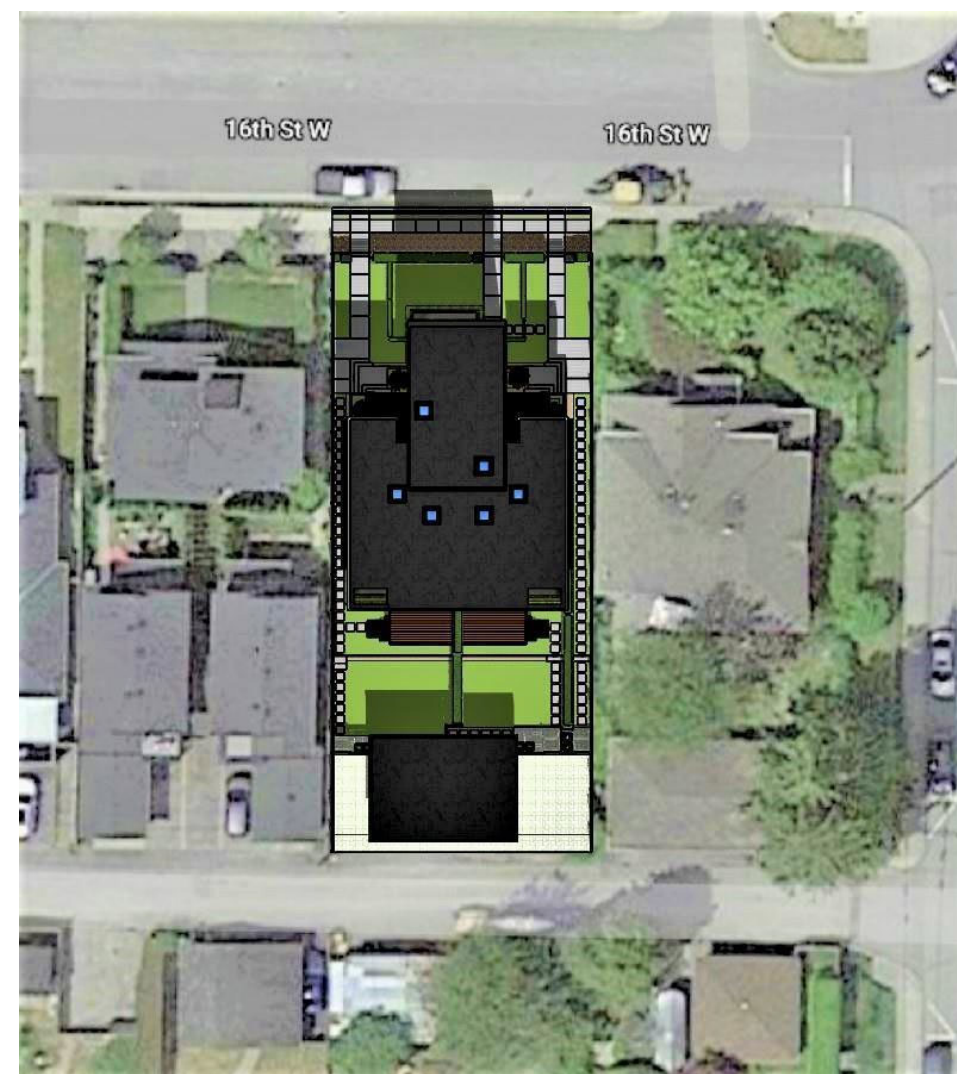
JUNE 21 @ 12 pm



JUNE 21 @ 2 pm



MARCH 21 @ 10 am



MARCH 21 @ 12 pm



MARCH 21 @ 2 pm

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## consultants



INSPIRATION  
DESIGN

October 27, 2020 Issued for Rezoning Application  
Submissions



SUN SHADOWS

Drawing

Drawn By B.C. Date MARCH 2020

Scale

Project

401 WEST 16th STREET  
NORTH VANCOUVER

16 21  
of



consultants



**Bill Curtis  
& Associates  
Design Ltd.**

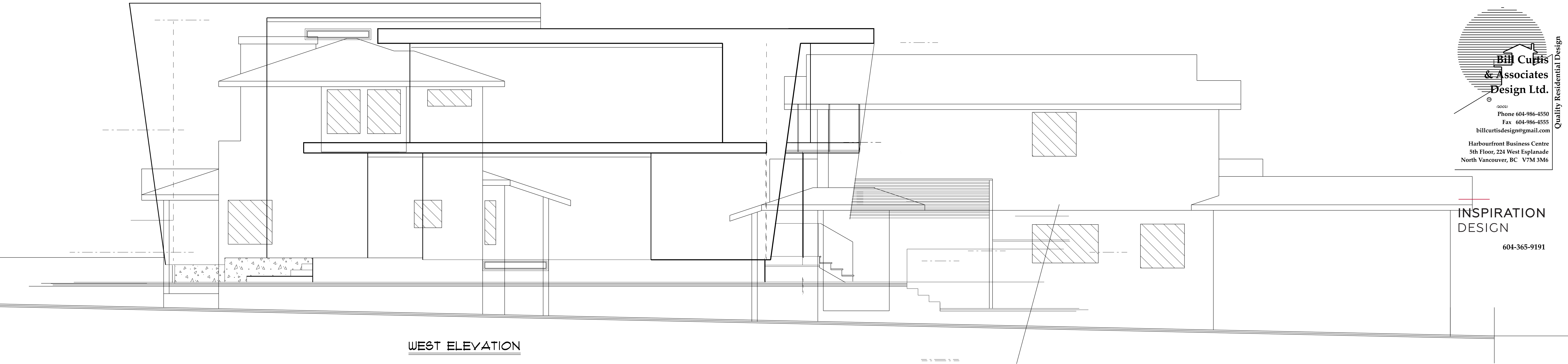
(2020)  
Phone 604-986-4550  
Fax 604-986-4555  
billcurtisdesign@gmail.com

Harbourfront Business Centre  
5th Floor, 224 West Esplanade  
North Vancouver, BC V7M 3M6

Quality Residential Design

INSPIRATION  
DESIGN

604-365-9191



WEST ELEVATION



EAST ELEVATION

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**KUNTJORO  
ARCHITECTURE INC.**

7557 10<sup>TH</sup> AVENUE, BURNABY, BC - V3N 2S1  
(778)999-0098 | IKUNTJORO.ARCH@GMAIL.COM

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REFLECTED  
WINDOWS

Drawn By B.C. Date MARCH 2020

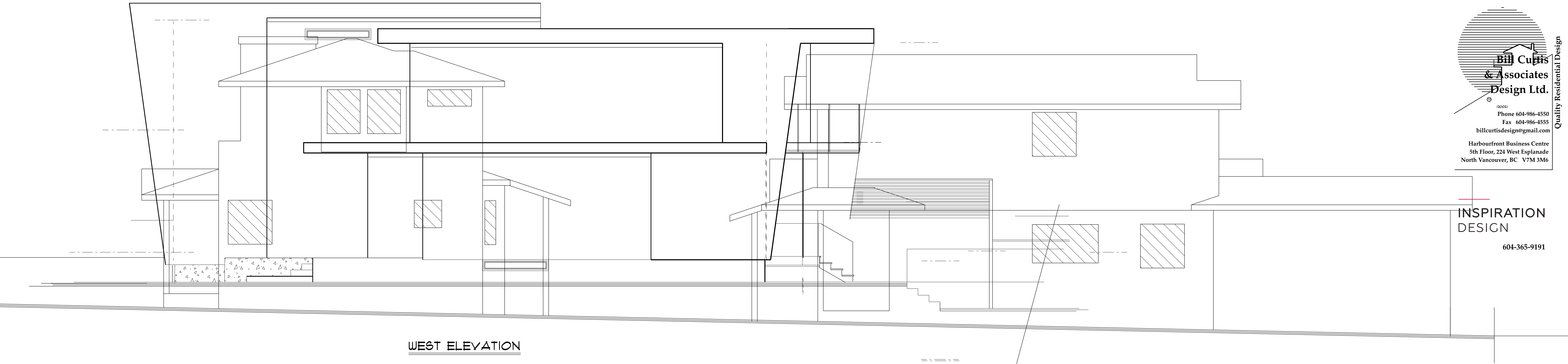
Scale 1/4" = 1'-0"

Project

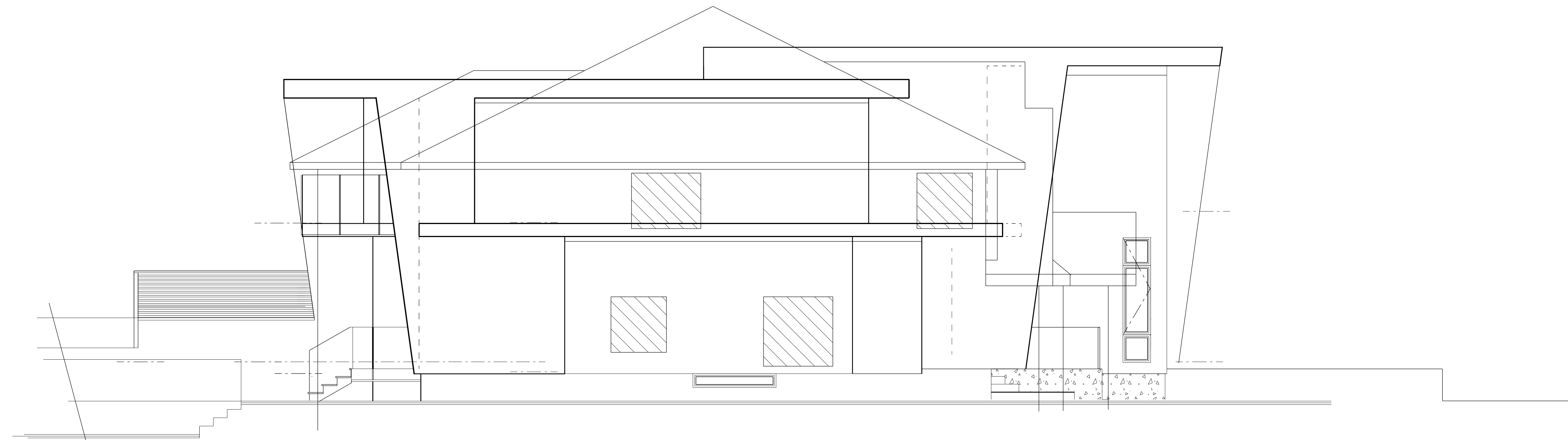
17 24  
of

407 WEST 16th STREET  
NORTH VANCOUVER





WEST ELEVATION



EAST ELEVATION

NOTE:  
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.  
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED.  
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.  
VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants



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**INSPIRATION  
DESIGN**

604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application Submissions

Revisions





**KUNTJORO  
ARCHITECTURE INC.**

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(778)999-0098 | IKUNTJORO.ARCH@GMAIL.COM

**REFLECTED  
WINDOWS**

Drawing By B.C. Date MARCH 2020

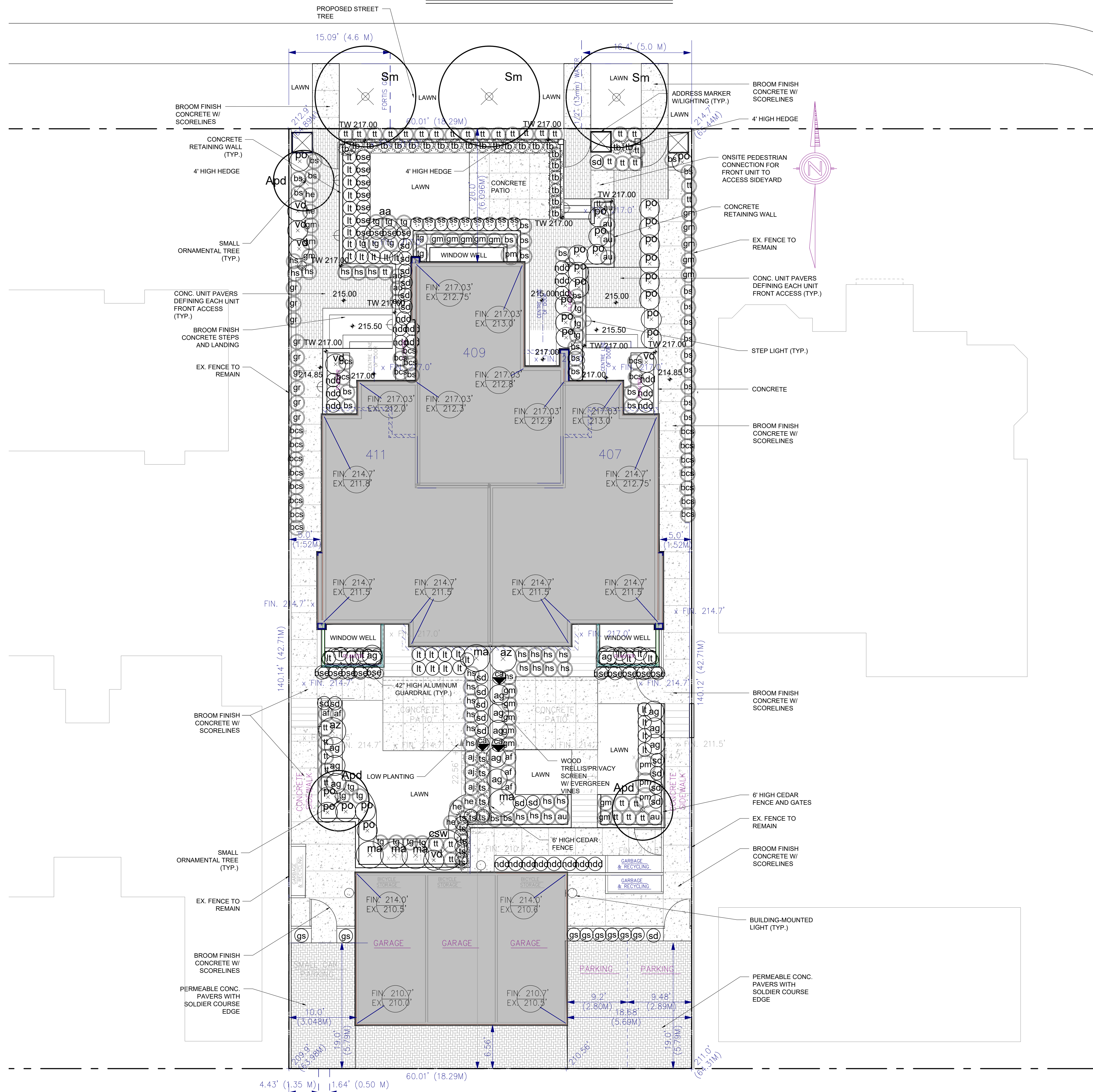
Scale 1/4" = 1'-0"

Project

407 WEST 16th STREET  
NORTH VANCOUVER



# WEST 16th STREET



## LEGEND

- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Evergreen Hedge
- Holland 65mm concrete pavers with soldier course edge by Abbotsford Concrete Products ('Natural' colour)
- 80mm thick 'Aquapave' permeable conc. pavers with soldier course edge by Abbotsford Conc. - Holland pavers ('Charcoal' colour)
- Broom-finish concrete with scorelines
- Pathway light
- Step light
- Building-mounted light

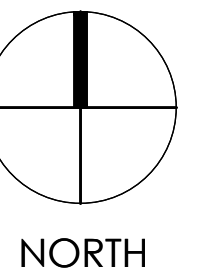
## NOTES:

- All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CSLA/CNTA and the contract specification.
- Growing medium in accordance with the current edition of the Canadian Landscape Standard shall be provided to the following minimum depths/dimensions:
  - Grass Areas - 150 mm (6")
  - Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
  - Trees (Onsite) - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density.
  - Street trees (Offsite) - Min. 10cu.m. topsoil per tree as per CNV details not exceed 6" (15cm) depth.
- Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
- A low-flow, high efficiency irrigation scheme shall be installed.

407 W16th St. Plant List							
CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
Apd	3	Acer palmatum 'Dissectum atropurpureum'	Purple Japanese maple	6", #25 pot	as shown	tree	nonnative
Sm	3	Stewartia monadelpha	Orangebark Stewartia	8cm Cal	as shown	tree	nonnative
aa	1	Amelanchier alnifolia	Serviceberry	#5 pot	as shown	shrub	native
az	2	Azalea 'Golden Lights'	Golden Lights Azalea	#3 pot	as shown	shrub	nonnative
ag	13	Azalea japonica 'Glacier'	Japanese azalea	#2 pot	as shown	shrub	nonnative
bse	20	Buxus sempervirens 'Elegantissima'	Variegated Boxwood	#2 pot	as shown	shrub	nonnative
ca	3	Clematis armandii	Evergreen clematis	#3 pot	as shown	shrub	nonnative
csw	1	Comus sericea 'White Gold'	Variegated red osier dogwood	#3 pot	as shown	shrub	native
lt	34	Lavandula angustifolia 'Twickle Purple'	English Lavender	#2 pot	as shown	shrub	nonnative
ma	5	Mahonia aquifolium	Oregon grape	#3 pot	as shown	shrub	native
ndd	22	Nandina domestica 'Harbour dwarf'	Heavenly bamboo	#2 pot	as shown	shrub	nonnative
po	24	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	as shown	shrub	nonnative
sd	21	Spiraea densiflora	Mountain Spiraea	#2 pot	as shown	shrub	native
tb	24	Taxus baccata	Irish yew	#2 pot	as shown	shrub	nonnative
ts	11	Thuja occidentalis 'Smaragd'	Emerald cedar	1.8 m	as shown	shrub	nonnative
vd	6	Viburnum davidii	David's viburnum	#3 pot	as shown	shrub	nonnative
af	5	Aquilegia formosa	Western Columbine	#1 pot	as shown	perennial	native
aj	3	Astilbe japonica	Astilbe	#1 pot	as shown	perennial	nonnative
bcs	23	Bergenia cordifolia 'Silver Light'	Bergenia	#1 pot	as shown	perennial	nonnative
gm	20	Geranium macrorrhizum	Hardy geranium	#1 pot	as shown	perennial	nonnative
gr	9	Geranium 'Russel Pritchard'	Hardy geranium	#1 pot	as shown	perennial	nonnative
hs	26	Hemerocallis 'Stella d'Oro'	Daylily	#1 pot	as shown	perennial	nonnative
he	5	Hosta sieboldiana elegans	Plantain lily	#1 pot	as shown	perennial	native
tg	18	Tellima grandiflora	Fringecup	#1 pot	as shown	perennial	native
tt	38	Tiarella trifoliata	Foamflower	#1 pot	as shown	perennial	native
au	9	Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick	#2 pot	as shown	ground cover	nonnative
gs	8	Gaultheria shallon	Salal	#1 pot	as shown	ground cover	native
ss	9	Schizachyrium scoparium	Little bluestem	#2 pot	as shown	grass	nonnative
bs	31	Blechnum spicant	Deer fern	#2 pot	as shown	fern	native
pm	4	Polystichum munitum	Western sword fern	#1 pot	as shown	fern	native

REVISIONS		
No	DATE	DESCRIPTION
1	09/10/20	PLANTING AND MATERIALS ADDED
2	11/13/20	BIRD-FRIENDLY PLANTING ADDED
3	20/05/21	DRAFT REVS. PER ADP COMMENT
4	21/05/21	PLANTING REVS.
5	29/04/22	STREET TREE ADDED PER CNV

ISSUE		
No	DATE	DESCRIPTION
1	11/09/20	ISSUED FOR PRELIMINARY REVIEW
2	09/10/20	ISSUED FOR DP
3	11/13/20	RE-ISSUED FOR DP
4	20/05/21	DRAFT REVS. FOR COMMENT
5	21/05/21	RE-ISSUED FOR DP
6	29/04/22	RE-ISSUED FOR DP



PD Group  
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CONSULTANTS:  
Bill Curtis & Associates  
Inspiration Design  
I. Kuntjoro Architect

PROJECT:  
Triplex Project  
407 West 16th St.

NORTH VANCOUVER, B.C.

DWG. TITLE:

Landscape Plan

DESIGNED	DR
DRAWN	SK
CHECKED	DR
SCALE	1/8" = 1'-0"
DATE	11 Sept 2020
PROJECT No.	DWG No.
2007	L-1
	REV
	5