Multi-Purpose Development

1327 Marine Drive, West Vancouver, BC

Revised Development Permit Application

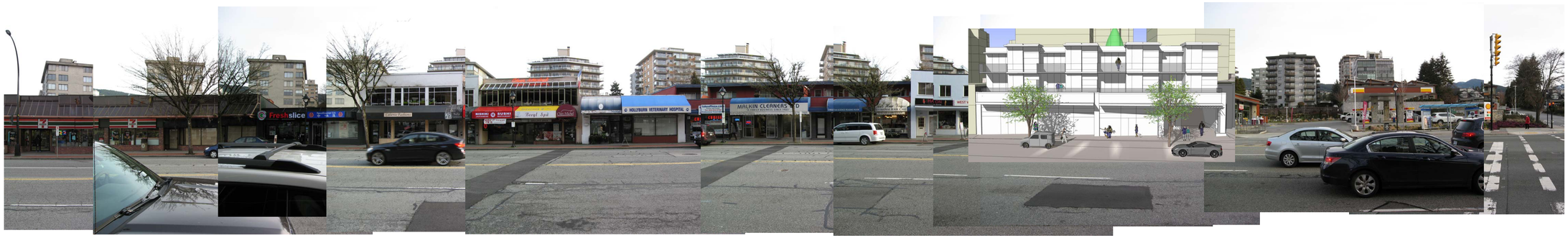
05-Sep-17

KARL GUSTAVSON ARCHITECT INC

3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fa X(604) 926-1059

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.

subject site



streetscape--Marine Drive

subject site

streetscape--lane

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▫ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

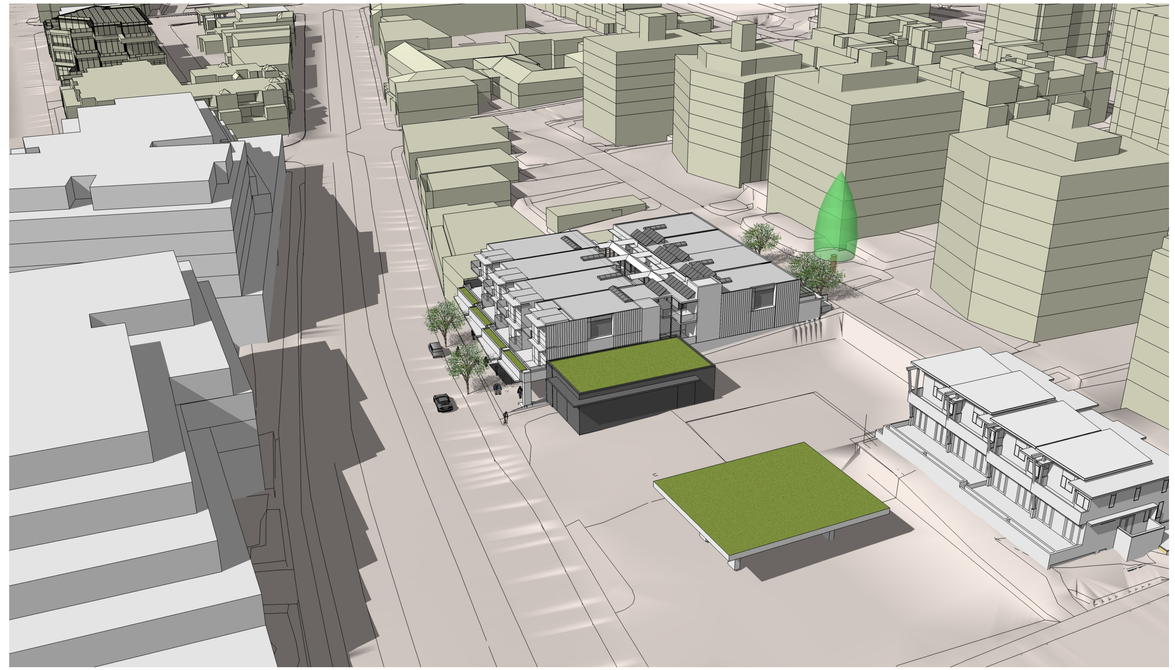
PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Streetscapes

DATE Mar 5, 2017
DRAWN DP
CHECKED KG
SCALE as noted
JOB NO.

A0.1

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



looking northwest

looking northeast

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1039

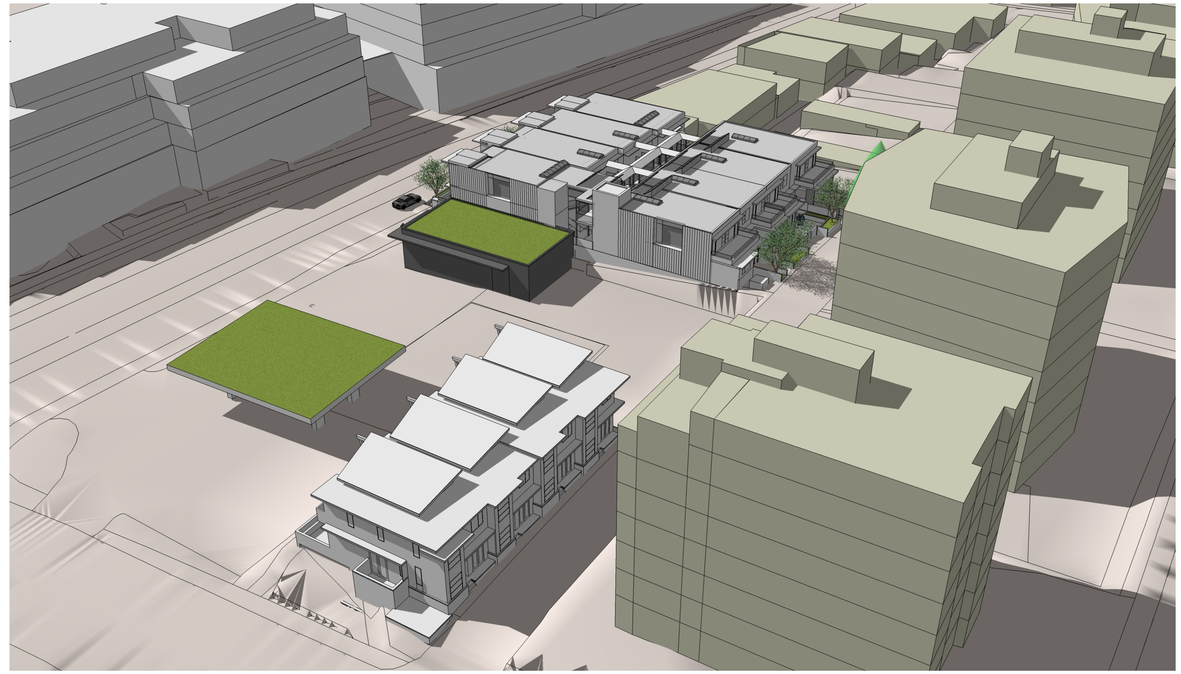
PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Model Shots

DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

A0.2

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



looking southwest

looking southeast

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1039

PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Model Shots

DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

A0.3

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.

looking west

looking northeast

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1039

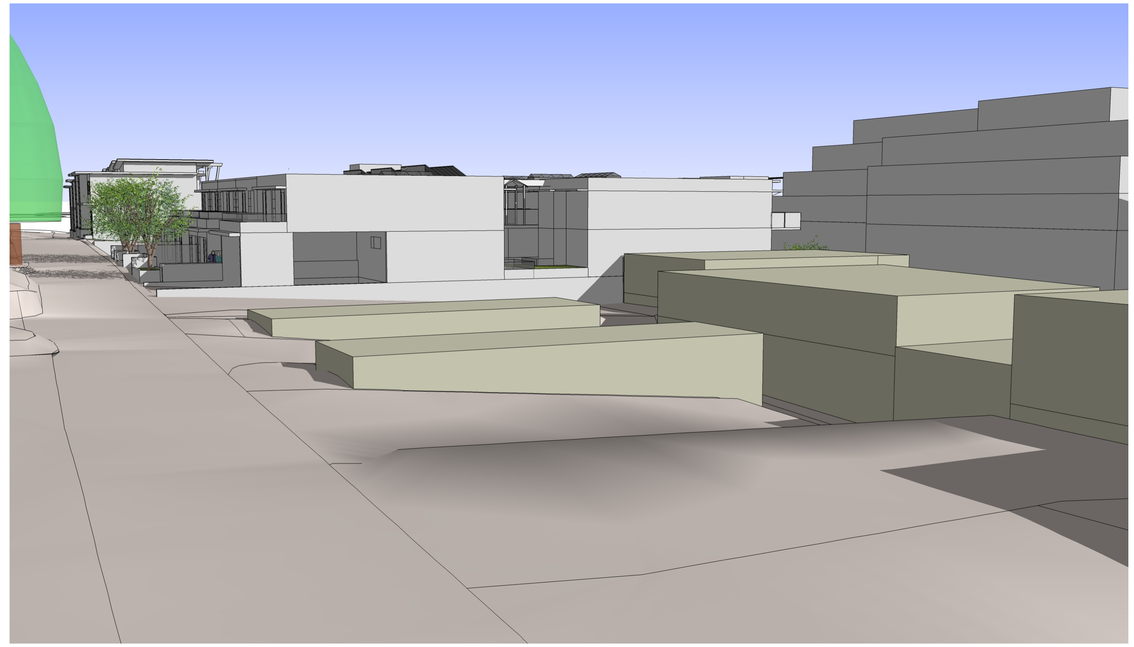
PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Model Shots

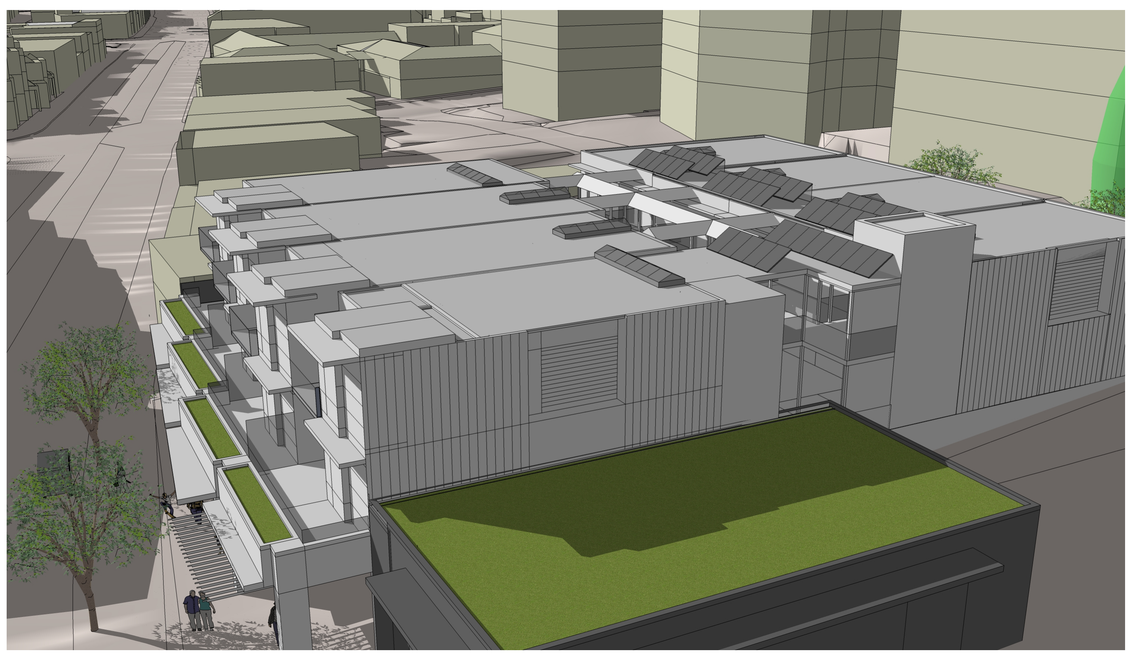
DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

A0.4

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



looking east



looking west

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

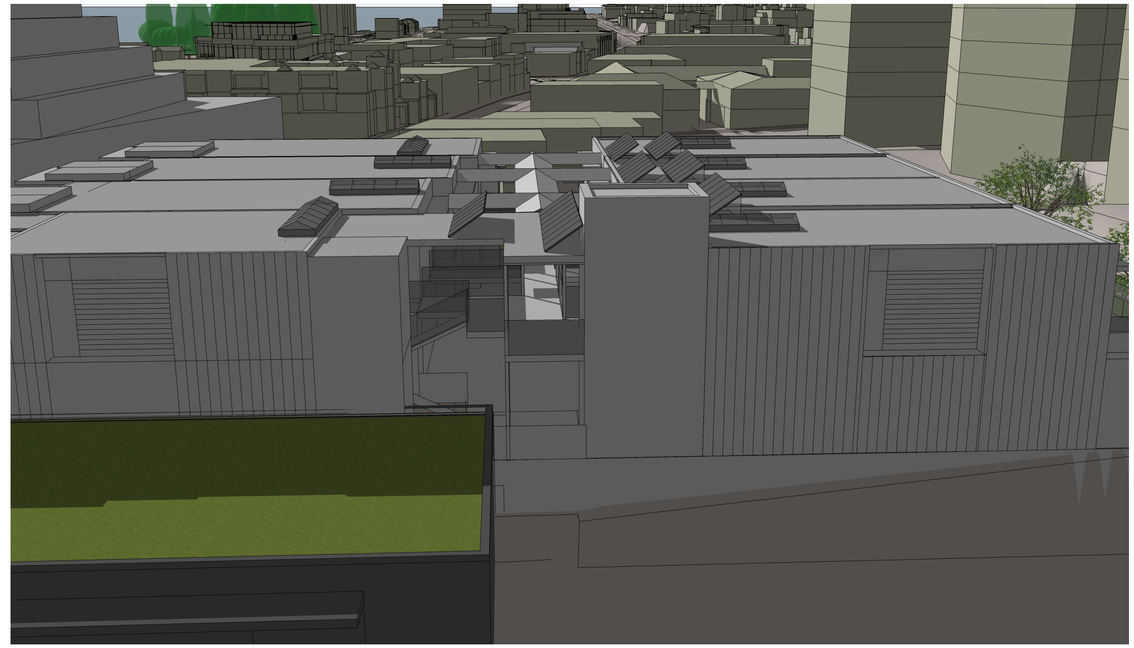
PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Model Shots

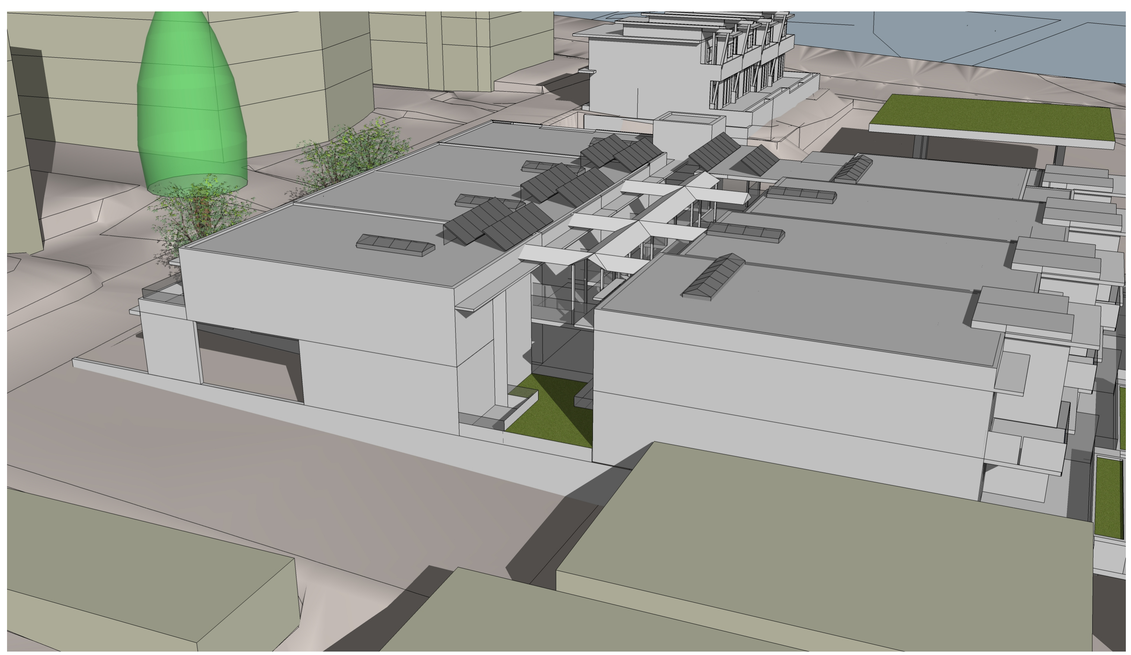
DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

A0.5

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



looking west



looking east

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Model Shots

DATE Feb 24, 2017
DRAWN DP
CHECKED KG
SCALE as noted
JOB NO.

A0.6

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.

Dec 21st, 10am

Dec 21st, 11am

Dec 21st, noon

Dec 21st, 2pm

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Shadow Analysis

DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

A0.7

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.

Sept/Mar 21st, 10am

Sept/Mar 21st, 11am

Sept/Mar 21st, noon

Sept/Mar 21st, 2pm

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1039

PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Shadow Analysis

DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

A0.8

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.

June 21st, 10am

June 21st, 11am

June 21st, noon

June 21st, 2pm

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

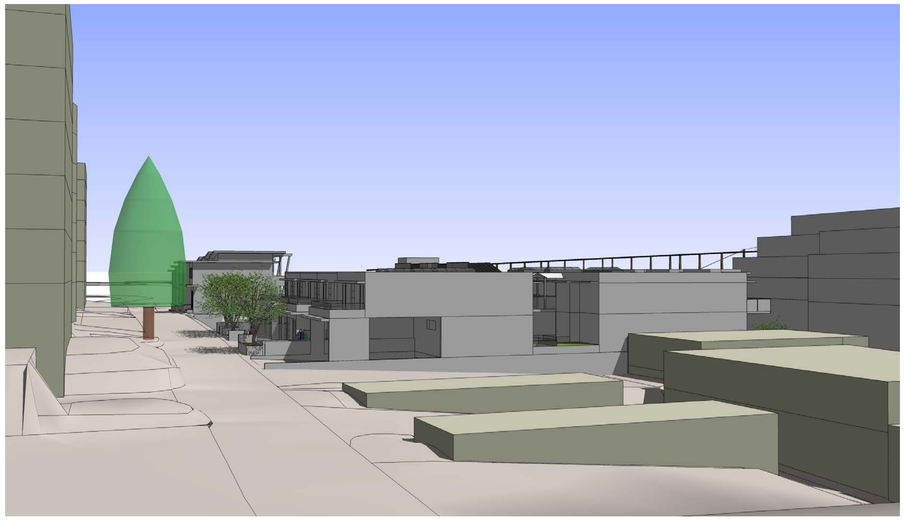
PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
Shadow Analysis

DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

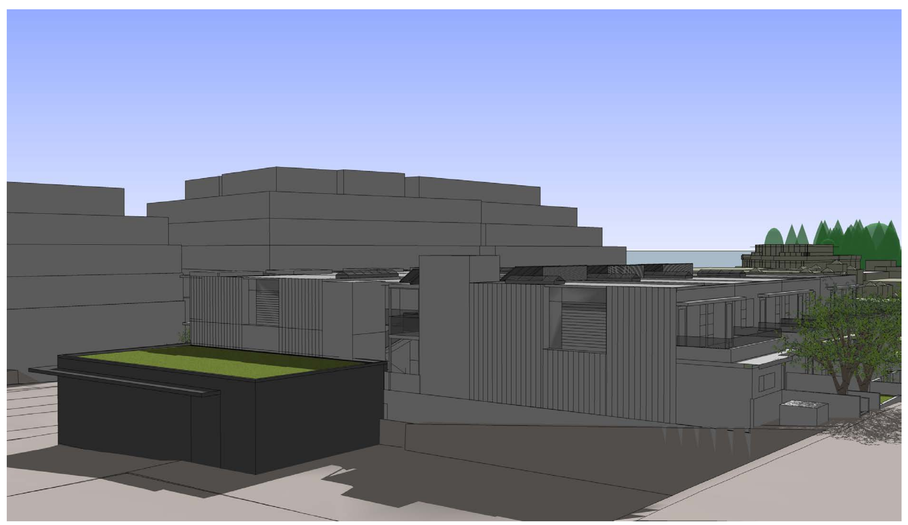
A0.9

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



460 14th Street
2nd floor

460 14th Street
6th floor



475 13th Street
2nd floor

475 13th Street
6th floor

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

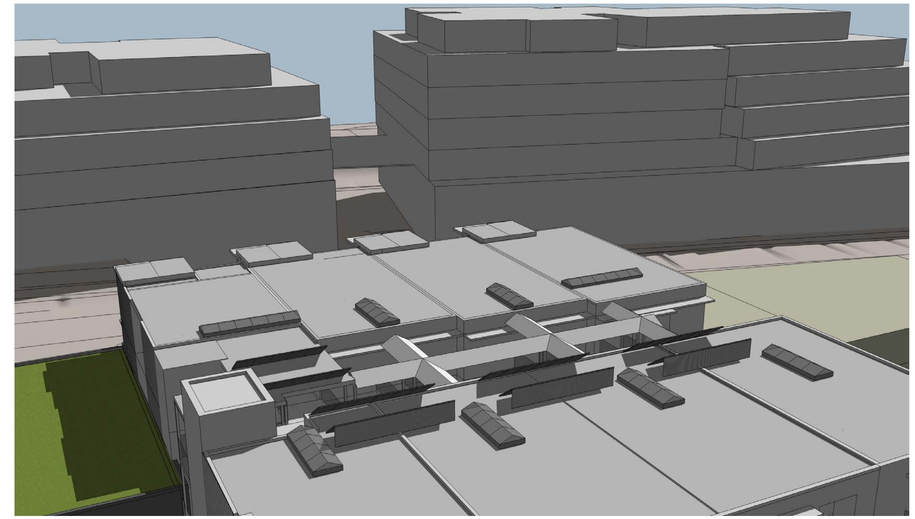
SHEET TITLE
View Analysis

DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

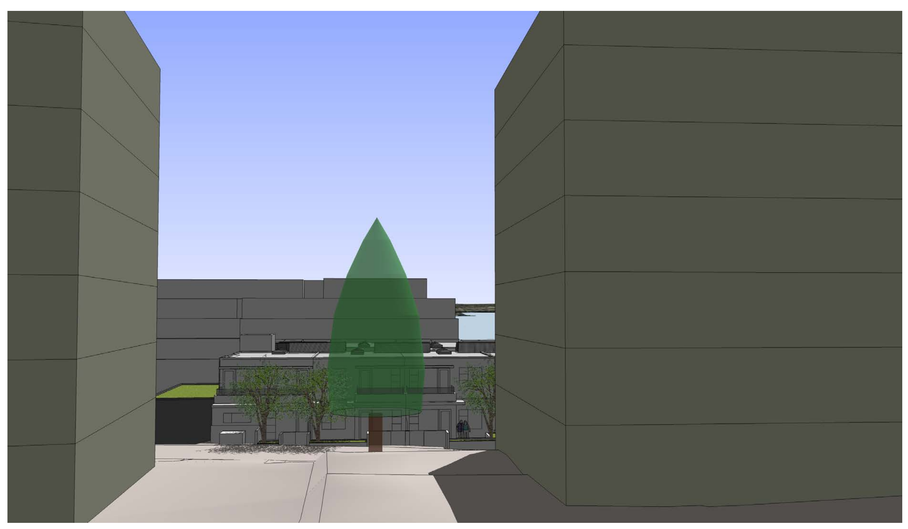
A0.10

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.

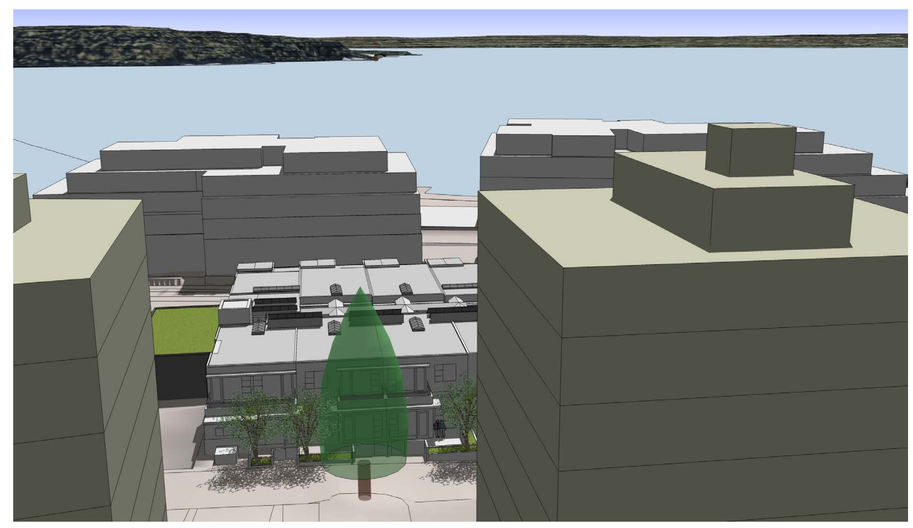
1330 Clyde
2nd floor



1330 Clyde
7th floor



1341 Clyde
2nd floor



1341 Clyde
10th floor

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

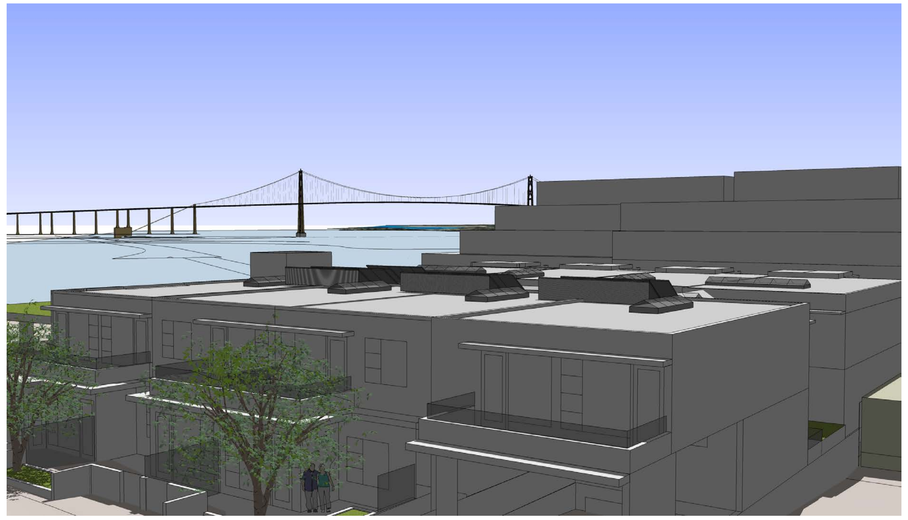
PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
View Analysis

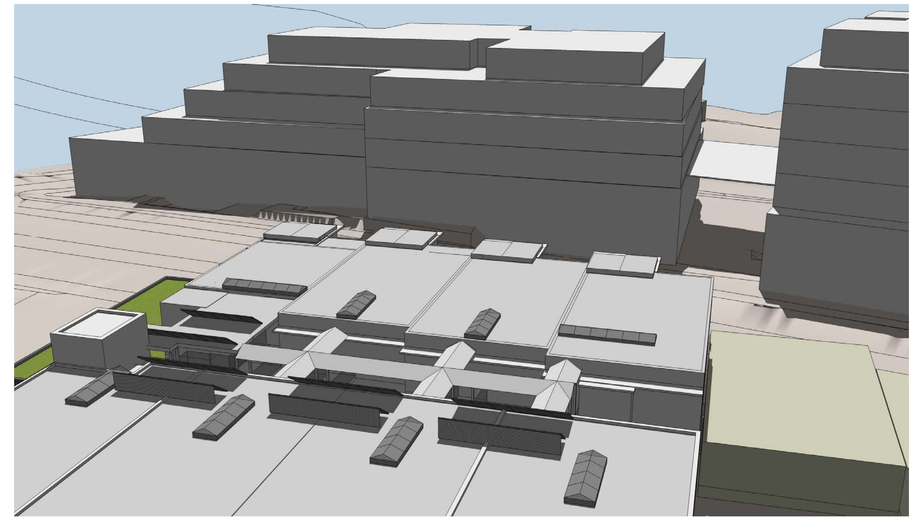
DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

A0.11

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



1350 Clyde
2nd floor



1350 Clyde
7th floor

1370 Clyde
2nd floor

1370 Clyde
6th floor

date	revision
05 Sept 2017	Resubmit for DP

KARL GUSTAVSON ▪ ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

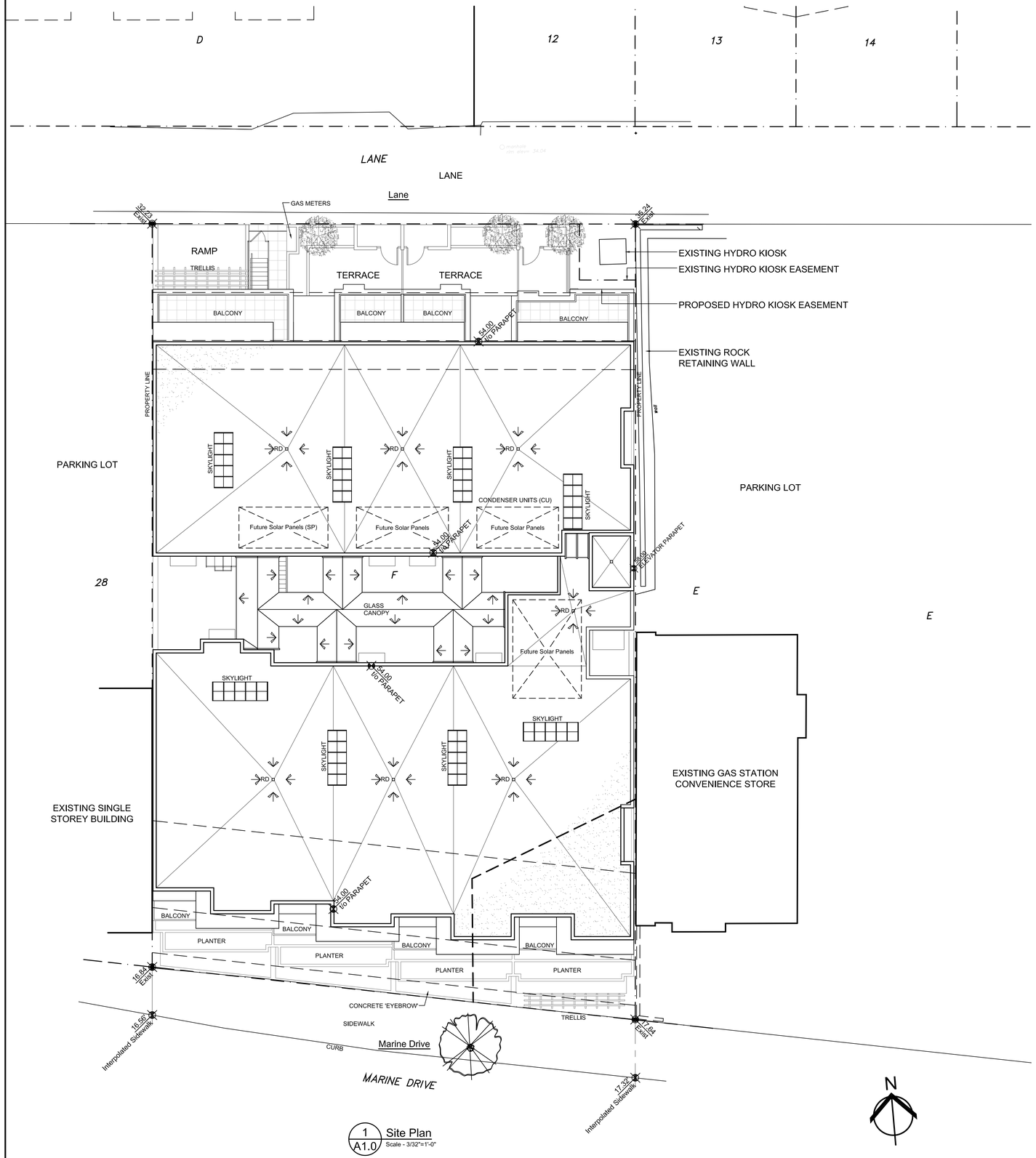
PROJECT
Proposed Development
1327 Marine Drive
West Vancouver

SHEET TITLE
View Analysis

DATE	Feb 24, 2017
DRAWN	DP
CHECKED	KG
SCALE	as noted
JOB NO.	

A0.12

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. • VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT• THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



1 A1.0 Site Plan
Scale - 3/32"=1'-0"

Project Data

CIVIC ADDRESS:	1327 MARINE DRIVE WEST VANCOUVER, BC
LEGAL DESCRIPTION:	LOT F, BLOCK 15, DISTRICT LOT 237, PLAN 15155
PID:	007-720-475
ZONING:	AC-2
LOT AREA:	15636 sf

Owner

Name: Atti Group
Contact: Arman Tehrani
Address: 2240 Chippendale Rd, West Vancouver, BC V7S 3J5
Telephone: (604) 770-2884
Email: arman.tehrani@attigroup.ca

Consultants

Architectural

Name: Karl Gustavson Architect
Contact: Karl Gustavson
Address: 3685 McKechnie Avenue, West Vancouver, BC V7V 2M7
Telephone: (604) 926-1649
Email: karl@kgarchitect.ca

Structural

Name: Tash Engineering
Contact: Mike Shafai
Address: 221 Pemberton Ave, North Vancouver, BC V7P 2R4
Telephone: (604) 986-2256
Email: mike@tashengineering.ca

Sustainability:

Name: E3 Ecogroup
Contact: Helen Lui
Address: 705 W 15th Street, North Vancouver, BC V7M 1T2
Telephone: 604-874-3715
Email: helen@e3ecogroup.com

Landscape Architect:

Name: ETA Landscape Architecture
Contact: Gerry Eckford, principal
Address: 1690 West 2nd Avenue, Vancouver, BC V6J 1H4
Telephone: 604 683-1456
Email: gerry@etala.ca

Building Code Consultant:

Name: GHL Consulting
Contact: Teddy Lal, principal
Address: 950 - 409 Granville Street, Vancouver, BC V6C 1T2
Telephone: 604 689-4449
Email: tl@ghl.ca

Surveyor:

Name: Vernon C Goudal and Associates
Contact: W Papove
Address: 202 - 1120 Westwood Street, Coquitlam, BC V3B 7K8
Telephone: 604 942-6616

Civil:

Name: Puar Engineering
Contact: Surinder Puar
Address: 100 Park Royal S, West Vancouver, BC V7T 1A2
Telephone: 604 913-7827
Email: surinder@puar.ca

Geotech:

Name: GVH Consulting Ltd
Contact: Greg VenHuizen
Address: 6388 Bay Street, West Vancouver, BC V7W 2G9
Telephone: (604) 925-9102
Email: venhuizen@geopacific.ca

Average Grade Calculation

Average Sidewalk Elevation:

Interpolated South West Corner	16.56'	[5.05 m]
Interpolated South East Corner	17.32	[5.28 m]
Average	16.94'	[5.16 m]

Maximum Building Height

Average grade plus 37.07' [11.3 m] = 54.01' [16.46 m]

1327 Marine Drive

Building Statistics

Building Areas

Residential Parking P2/P3					FAR Exempt	FAR Included	Parking Included
P2 - Residential Parking	4,336.01	sf	402.83	sm	4,336.01 sf		
Storage 1	658.32	sf	61.16	sm	658.32 sf		658.32 sf
Exit Stair 2	87.08	sf	8.09	sm	87.08 sf		87.08 sf
Elevator	109.24	sf	10.15	sm	109.24 sf		109.24 sf
Elevator Lobby	150.71	sf	14.00	sm	150.71 sf		150.71 sf
Elevator Machine Room	233.06	sf	21.65	sm	233.06 sf		233.06 sf
Exit Stair 1	157.11	sf	14.60	sm	157.11 sf		157.11 sf
Ramp	2,217.02	sf	205.97	sm	2,217.02 sf		
P3 - Residential Parking	4,697.36	sf	436.40	sm	4,697.36 sf		
Storage 2	672.67	sf	62.49	sm	672.67 sf		672.67 sf
Total	**13,318.58**	sf	**1,237.34**	**sm**	**13,318.58 sf**	**- sf**	**2,068.20 sf**

Commercial Level					FAR Exempt	FAR Included	Parking Included
Commercial Parking	4,806.56	sf	446.54	sm	4,806.56 sf		
Ramp to Parking	1,398.93	sf	129.96	sm	1,398.93 sf		
Exit Stair 2	213.78	sf	19.86	sm	213.78 sf		213.78 sf
Entry Ramp	841.75	sf	78.20	sm	841.75 sf		
Tel /Cable	220.97	sf	20.53	sm	220.97 sf		220.97
Garbage and Recycling	234.38	sf	21.77	sm	234.38 sf		234.38 sf
Elevator	109.24	sf	10.15	sm		109.24 sf	109.24 sf
Upper Elevator Lobby	58.56	sf	5.44	sm		58.56 sf	58.56 sf
Lower Elevator Lobby	93.74	sf	8.71	sm		93.74 sf	93.74 sf
Exit Stair 1	162.13	sf	15.06	sm		162.13 sf	162.13 sf
Exit Hallway	193.60	sf	17.99	sm		193.60 sf	193.60 sf
Open Lobby	1,039.22	sf	96.55	sm	1,039.22 sf		
Commercial Space	5,165.48	sf	479.89	sm		5,165.48 sf	5,165.48 sf
Total	**14,538.32**	sf	**1,350.65**	**sm**	**8,755.58 sf**	**5,782.73 sf**	**6,451.86 sf**

Residential Level 1					FAR Exempt	FAR Included	Parking Included
Elevator	109.24	sf	10.15	sm	sf	109.24 sf	
Circulation	1,148.24	sf	106.67	sm	1,148.24 sf		
Open Lobby							
Open Stair 1							
Exit Stair 2							
Walkway							
Unit 100	684.49	sf	63.59	sm		684.49 sf	684.49 sf
Unit 101	1,269.42	sf	117.93	sm		1,269.42 sf	1,269.42 sf
Terrace	187.45	sf	17.41	sm	187.45 sf		
Unit 102	1,261.81	sf	117.23	sm		1,261.81 sf	1,261.81 sf
Terrace	235.97	sf	21.92	sm	235.97 sf		
Unit 103	1,157.38	sf	107.52	sm		1,157.38 sf	1,157.38 sf
Terrace	141.90	sf	13.18	sm	141.90 sf		
Unit 104	1,288.04	sf	119.66	sm		1,288.04 sf	1,288.04 sf
Deck	155.73	sf	14.47	sm	155.73 sf		
Unit 105	1,267.84	sf	117.79	sm		1,267.84 sf	1,267.84 sf
Deck	167.03	sf	15.52	sm	167.03 sf		
Unit 106	1,334.96	sf	124.02	sm		1,334.96 sf	1,334.96 sf
Deck	161.77	sf	15.03	sm	161.77 sf		
Unit 107	1,206.63	sf	112.10	sm		1,206.63 sf	1,206.63 sf
Deck	160.77	sf	14.94	sm	160.77 sf		
Total	**11,938.65**	sf	**1,109.14**	**sm**	**2,358.86 sf**	**9,579.79 sf**	**9,470.56 sf**

Residential Level 2					FAR Exempt	FAR Included	Parking Included
Elevator	109.24	sf	10.15	sm		109.24 sf	
Circulation (Inc.)	1,076.34	sf	100.00	sm	1,076.34 sf		
Lobby							
Exit Stair 1							
Exit Stair 2							
Raised Walkway							
Unit 200	1,189.40	sf	110.50	sm		1,189.40 sf	1,189.40 sf
Deck	261.22	sf	24.27	sm	261.22 sf		
Unit 201	1,044.51	sf	97.04	sm		1,044.51 sf	1,044.51 sf
Deck	123.64	sf	11.49	sm	123.64 sf		
Unit 202	1,043.78	sf	96.97	sm		1,043.78 sf	1,043.78 sf
Deck	123.64	sf	11.49	sm	123.64 sf		
Unit 203	976.46	sf	90.72	sm		976.46 sf	976.46 sf
Deck	209.20	sf	19.44	sm	209.20 sf		
Unit 204	1,288.02	sf	119.66	sm		1,288.02 sf	1,288.02 sf
Deck	87.24	sf	8.10	sm	87.24 sf		
Unit 205	1,268.35	sf	117.83	sm		1,268.35 sf	1,268.35 sf
Deck	91.79	sf	8.53	sm	91.79 sf		
Unit 206	1,334.96	sf	124.02	sm		1,334.96 sf	1,334.96 sf
Deck	95.83	sf	8.90	sm	95.83 sf		
Unit 207	1,184.63	sf	110.06	sm		1,184.63 sf	1,184.63 sf
Deck	95.17	sf	8.84	sm	95.17 sf	320.00	
Total	**11,603.42**	sf	**1,077.99**	**sm**	**2,164.06 sf**	**9,759.36 sf**	**9,330.12 sf**

Totals	Gross				FAR Exempt	FAR Included	Parking Included
Building	**51,398.97**	**sf**	**4,775.12**	**sm**	**26,597.08**	**24,801.89 sf**	**27,320.74 sf**
Site Area	**15,636.00**	**sf**	**1,452.63**	**sm**			

FAR Calculation

Proposed Floor Area Ratio (24,801.89 sf / 15,636.00 sf) **1.59**
Allowable Floor Area Ratio (FAR) **1.75**

Parking

			sf / Factor		Required	Provided
Commercial	5,359.08	sf /	398.25	[37 sm]	**13**	**13**
Residential	21,961.66	sf /	904.17	[84 sm]	**24**	**25**
					38	**38**

Breakdown of Provided Parking Stalls	**Commercial**	**Residential**
Full Size	9	20
Small Car	3	3
Handicapped	1	2
	13	**25**
Loading Bay*	**1**	

* Not included in parking stall count

Ratios

Commercial	5,359.08	sf /	24,801.89	sf*	**21.61**	**%**
Residential	19,442.81	sf /	24,801.89	sf*	**78.39**	**%**

* Based on 100% inclusive FAR

DATE	REVISIONS
17-Oct-16	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
07-Feb-17	PLANNING, CIRCULATION REVISIONS
07-Apr-17	RE-ISSUED FOR DEVELOPMENT PERMIT
31-May-17	REVISED LOBBY AND STAIR
19-Jul-17	ISSUED FOR REVIEW
23-Aug-17	ISSUED FOR REVIEW
05-Sep-17	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

ARCHITECT
KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

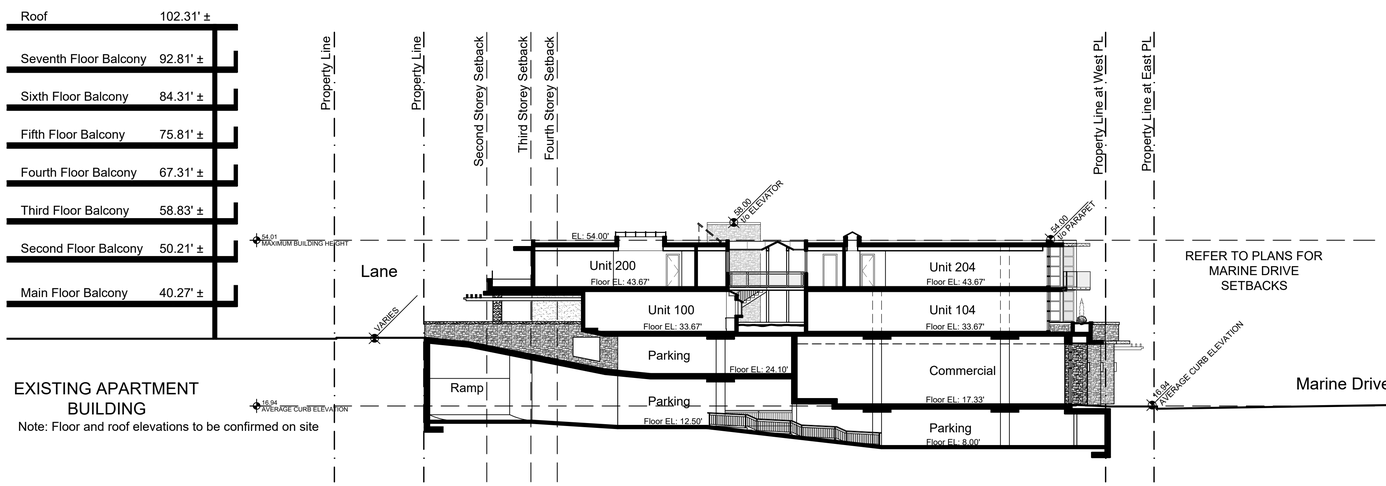
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
Site Plan

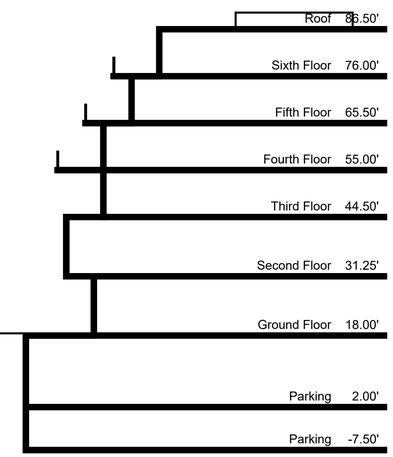
DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	3/32"=1'-0"
JOB NO.	16018

DRAWING No.
A1.0

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.•VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT•THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



Proposed Multi-Purpose Building
1327 Marine Drive



Grosvenor Building
Note: Floor and roof elevations to be confirmed on site

DATE	REVISIONS
17-Oct-16	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
07-Feb-17	PLANNING, CIRCULATION REVISIONS
07-Apr-17	RE-ISSUED FOR DEVELOPMENT PERMIT
31-May-17	REVISED LOBBY AND STAIR
19-Jul-17	ISSUED FOR REVIEW
23-Aug-17	ISSUED FOR REVIEW
05-Sep-17	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

ARCHITECT
KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

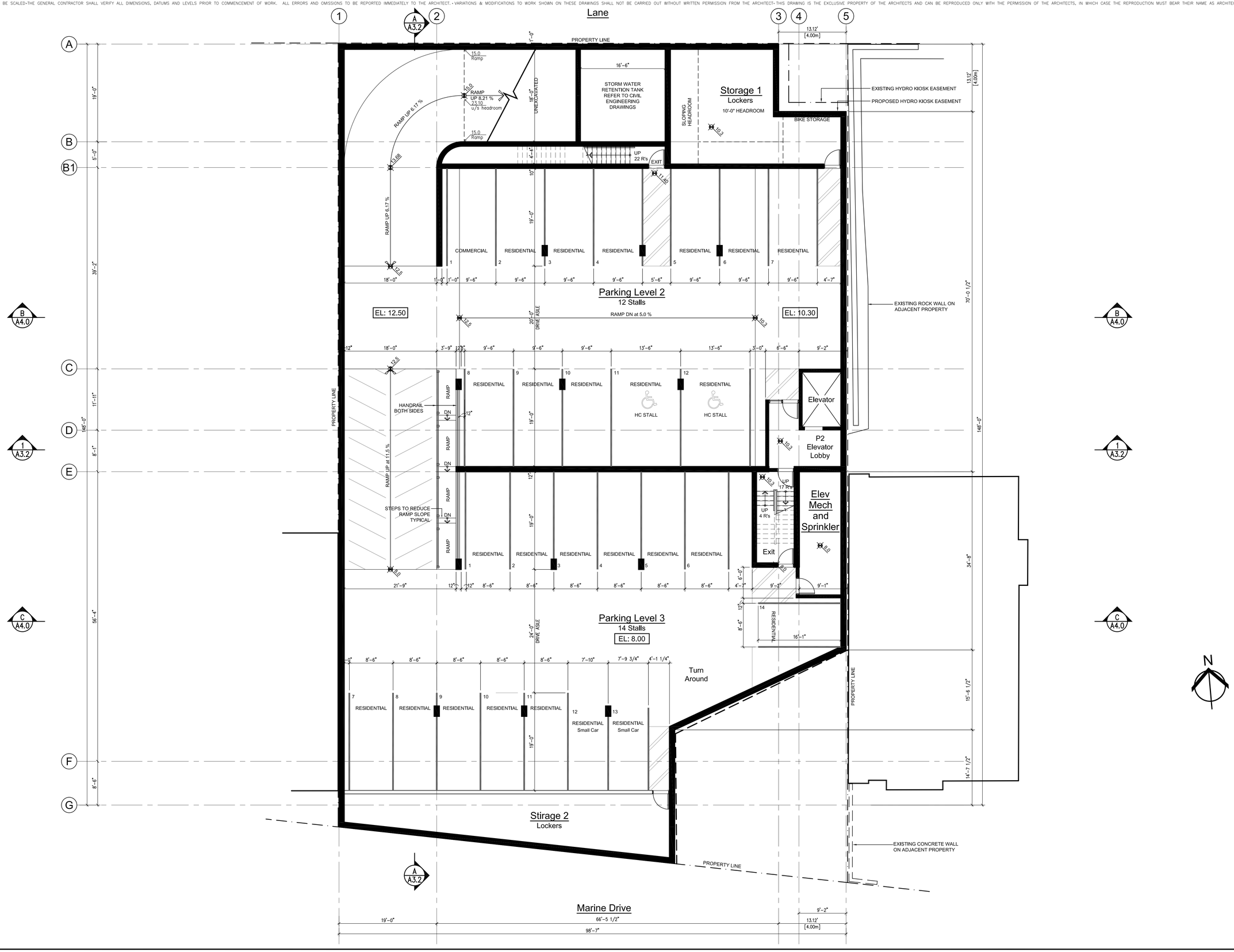
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
Site Section

DATE	05-Sep-17
DRAWN	CDS
CHECKED	AGA
SCALE	3/32"=1'-0"
JOB NO.	1601/8

DRAWING No.
A1.1

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. • VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT• THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



DATE	REVISIONS
17-Oct-16	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
07-Feb-17	PLANNING, CIRCULATION REVISIONS
07-Apr-17	RE-ISSUED FOR DEVELOPMENT PERMIT
31-May-17	REVISED LOBBY AND STAIR
19-Jul-17	ISSUED FOR REVIEW
23-Aug-17	ISSUED FOR REVIEW
05-Sep-17	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

ARCHITECT

KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1049 fa x(604) 926-1059

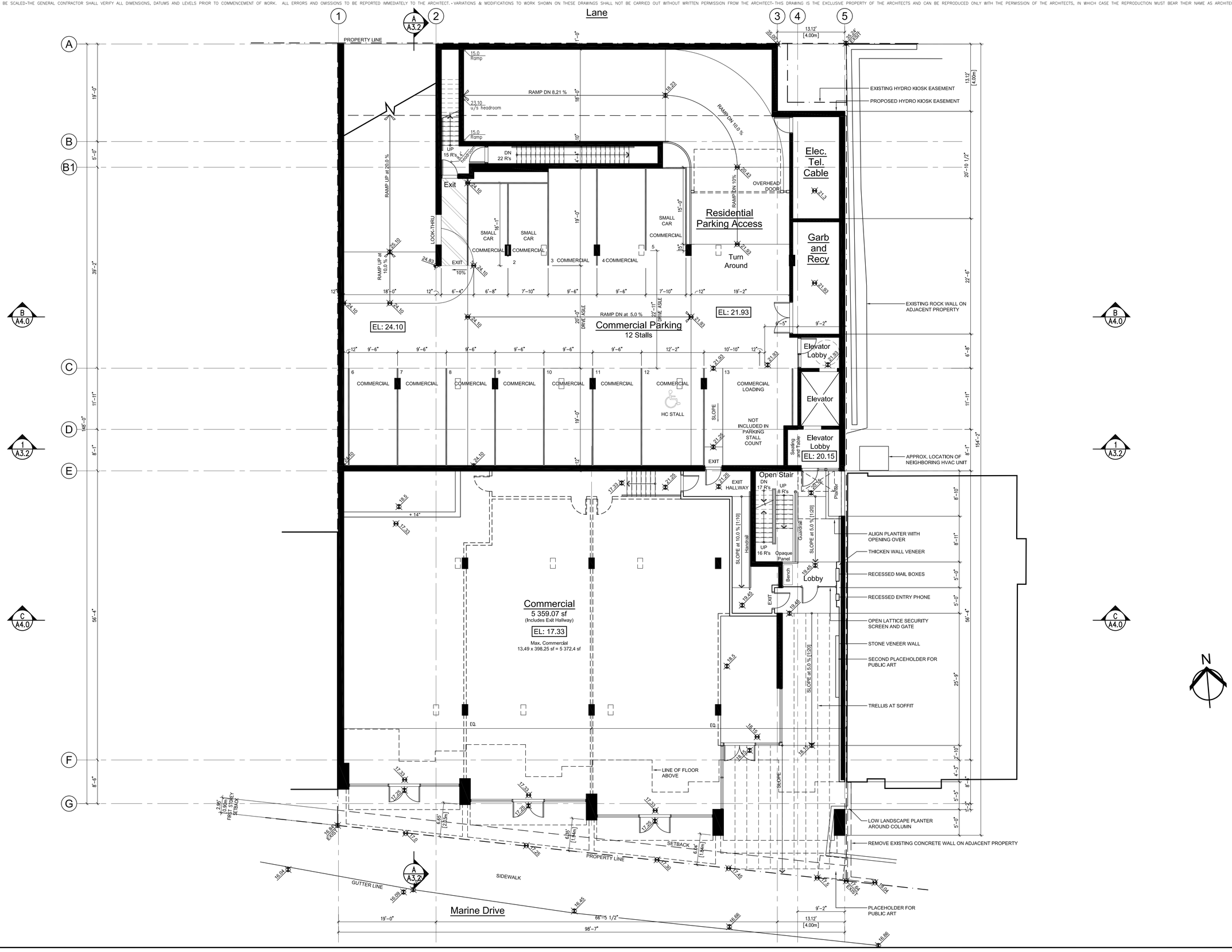
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
PARKING LEVEL PLAN
LEVELS P2 and P3

DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8=1'-0"
JOB NO.	16018

DRAWING No.
A2.0

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.•VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT•THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



DATE	REVISIONS
17-Oct-16	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
07-Feb-17	PLANNING, CIRCULATION REVISIONS
07-Apr-17	RE-ISSUED FOR DEVELOPMENT PERMIT
31-May-17	REVISED LOBBY AND STAIR
19-Jul-17	ISSUED FOR REVIEW
23-Aug-17	ISSUED FOR REVIEW
05-Sep-17	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

ARCHITECT

KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1049 fa x(604) 926-1059

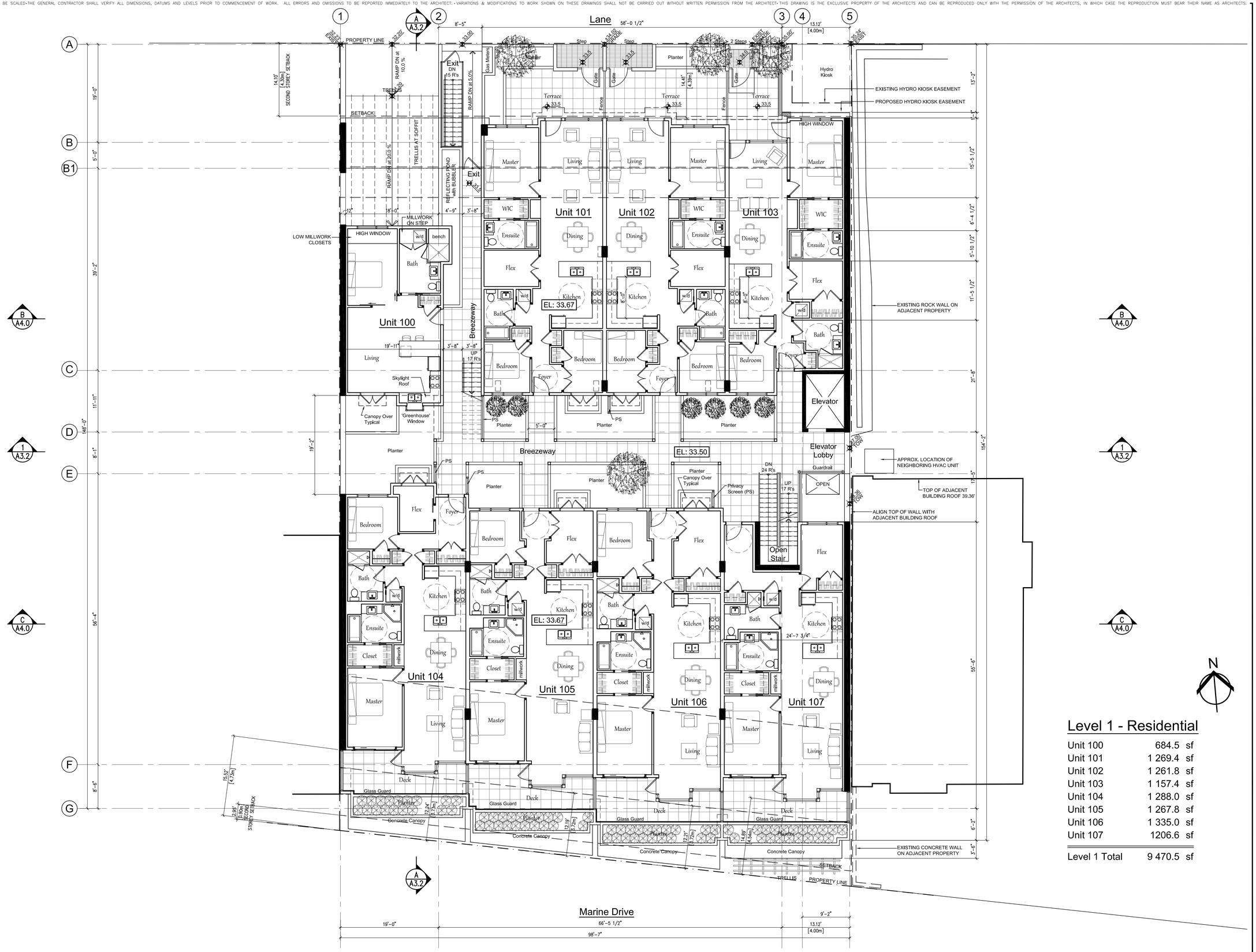
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
COMMERCIAL LEVEL PLAN

DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8"=1'-0"
JOB NO.	16018

DRAWING No.
A2.1

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. • VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT• THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



Level 1 - Residential

Unit 100	684.5 sf
Unit 101	1 269.4 sf
Unit 102	1 261.8 sf
Unit 103	1 157.4 sf
Unit 104	1 288.0 sf
Unit 105	1 267.8 sf
Unit 106	1 335.0 sf
Unit 107	1206.6 sf
Level 1 Total	9 470.5 sf

DATE	REVISIONS
17-Oct-16	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
07-Feb-17	PLANNING, CIRCULATION REVISIONS
07-Apr-17	RE-ISSUED FOR DEVELOPMENT PERMIT
31-May-17	REVISED LOBBY AND STAIR
19-Jul-17	ISSUED FOR REVIEW
23-Aug-17	ISSUED FOR REVIEW
05-Sep-17	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

ARCHITECT
KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

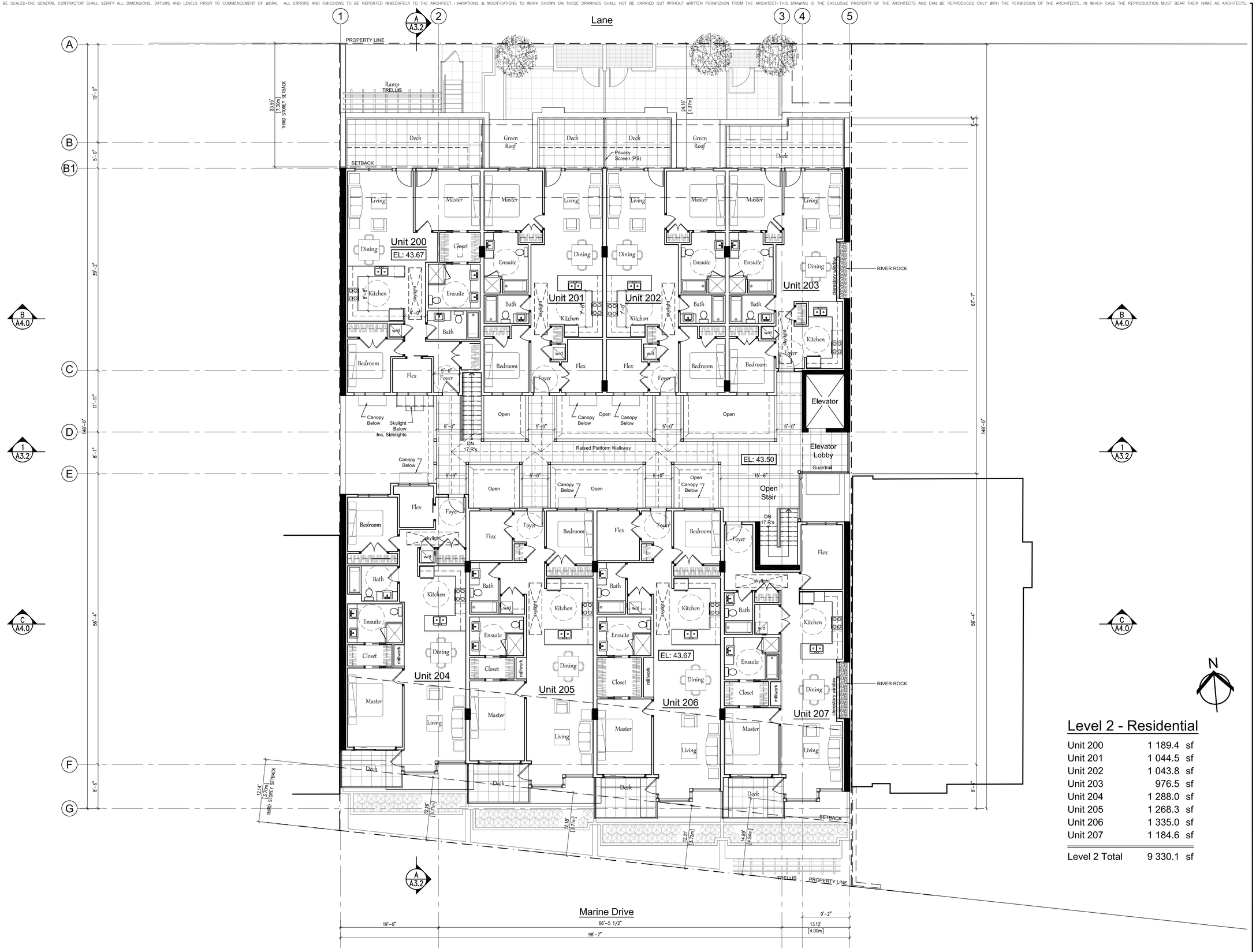
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
RESIDENTIAL LEVEL 1

DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8"=1'-0"
JOB NO.	16018

DRAWING No.
A2.2

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.•VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT•THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



Level 2 - Residential

Unit 200	1 189.4 sf
Unit 201	1 044.5 sf
Unit 202	1 043.8 sf
Unit 203	976.5 sf
Unit 204	1 288.0 sf
Unit 205	1 268.3 sf
Unit 206	1 335.0 sf
Unit 207	1 184.6 sf
Level 2 Total	9 330.1 sf

DATE	REVISIONS
17-Oct-16	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
07-Feb-17	PLANNING, CIRCULATION REVISIONS
07-Apr-17	RE-ISSUED FOR DEVELOPMENT PERMIT
31-May-17	REVISED LOBBY AND STAIR
19-Jul-17	ISSUED FOR REVIEW
23-Aug-17	ISSUED FOR REVIEW
05-Sep-17	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

ARCHITECT
KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

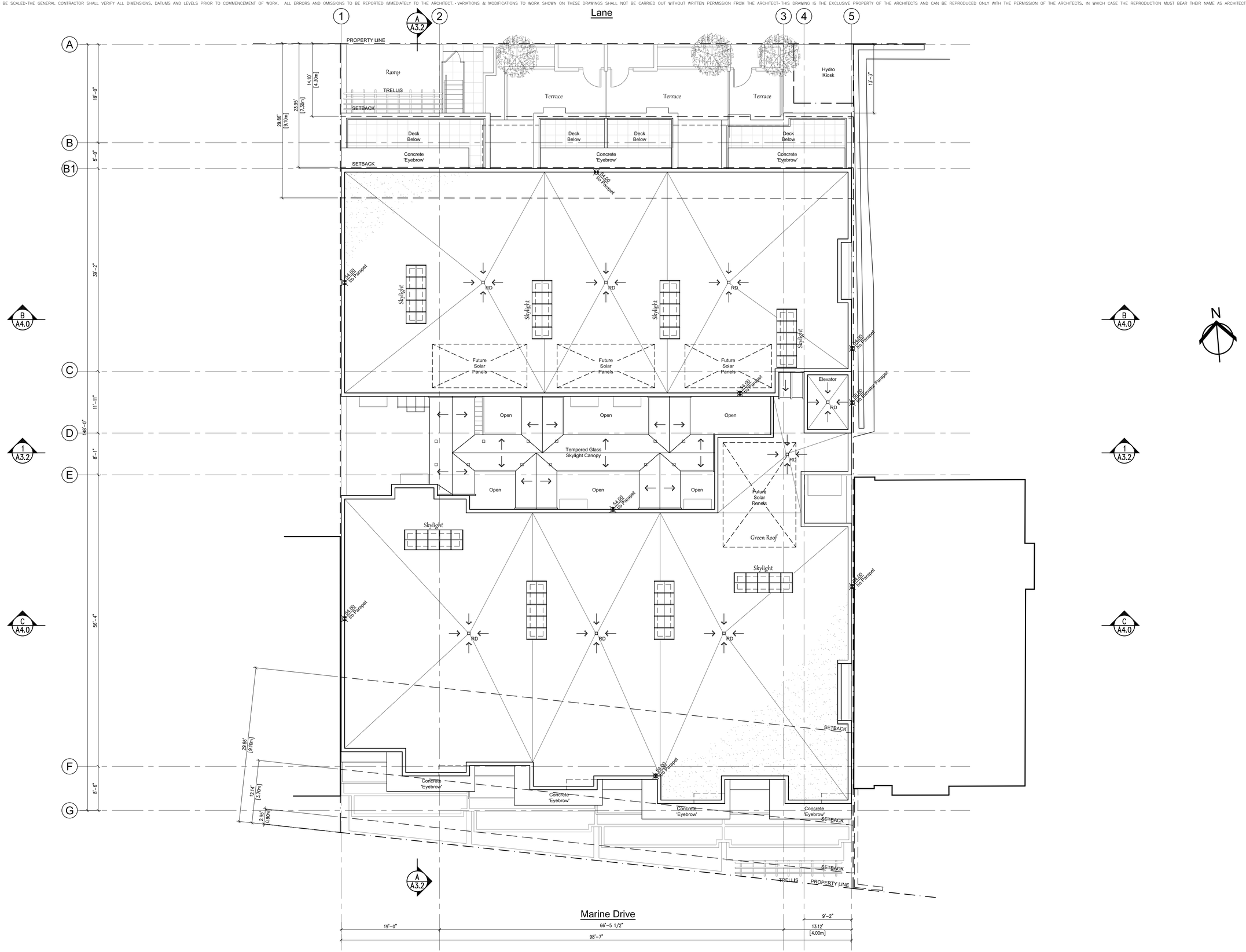
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
RESIDENTIAL LEVEL 2

DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8"=1'-0"
JOB NO.	16018

DRAWING No.
A2.3

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.•VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT•THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



DATE	REVISIONS
17-Oct-16	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
07-Feb-17	PLANNING, CIRCULATION REVISIONS
07-Apr-17	RE-ISSUED FOR DEVELOPMENT PERMIT
31-May-17	REVISED LOBBY AND STAIR
19-Jul-17	ISSUED FOR REVIEW
23-Aug-17	ISSUED FOR REVIEW
05-Sep-17	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

ARCHITECT
KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

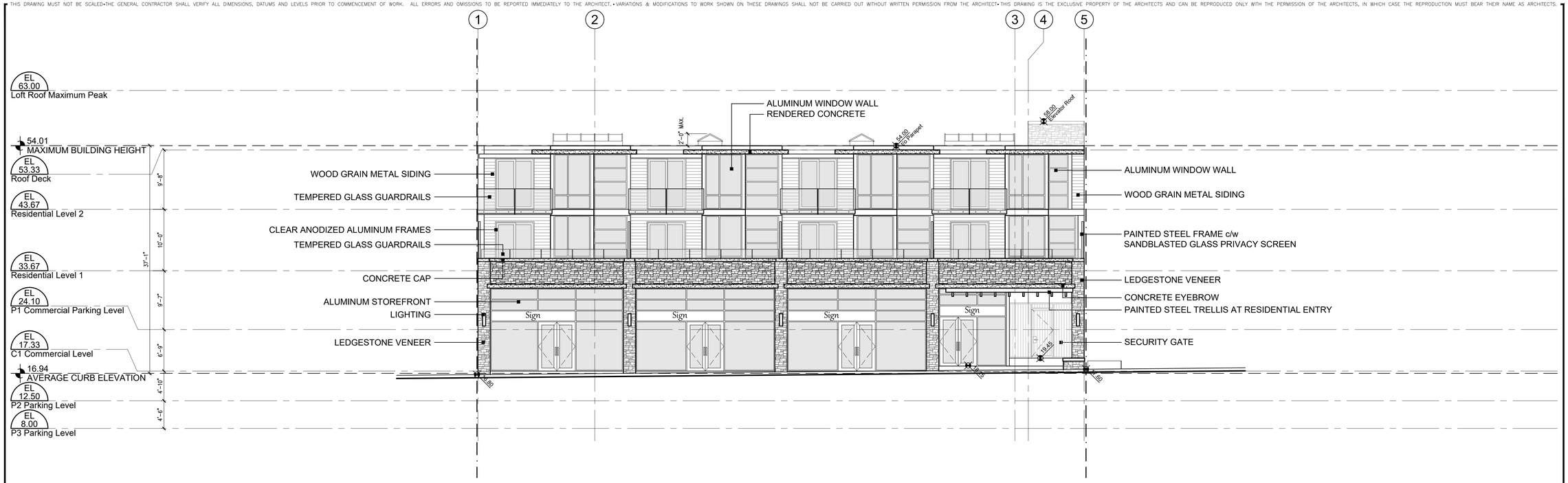
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
RESIDENTIAL LEVEL 3 - LOFT

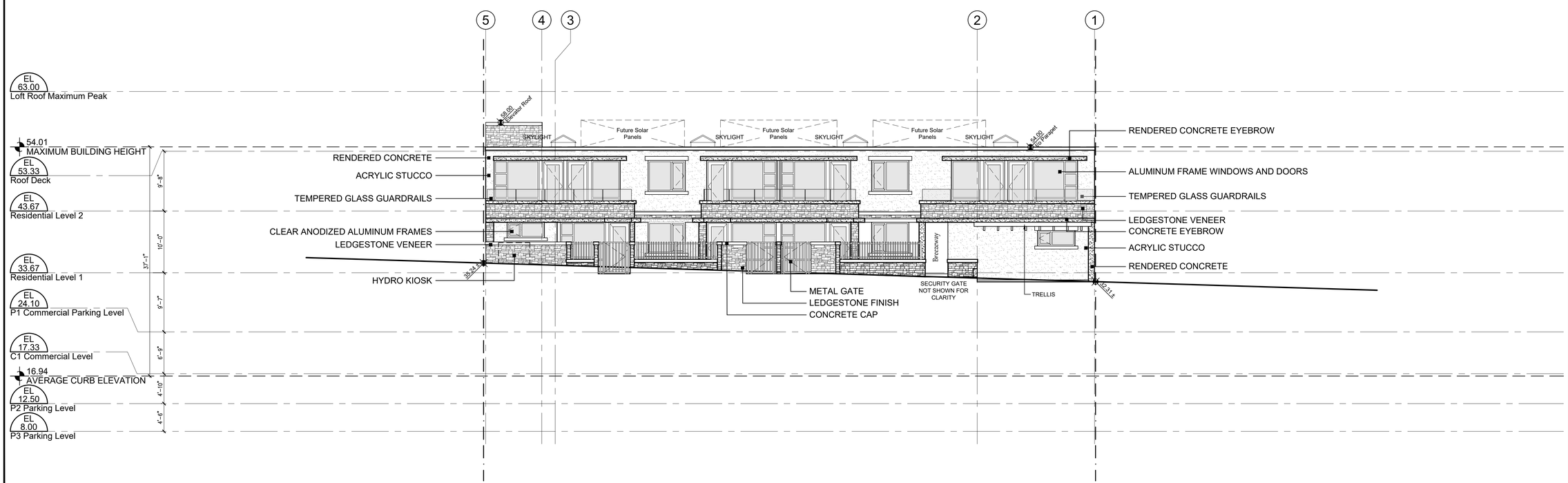
DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8=1'-0"
JOB NO.	16018

DRAWING No.
A2.4

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.•VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT•THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



1 A3.0 Marine Drive (South) Elevation
Scale - 1/8"=1'-0"



2 A3.0 Laneway (North) Elevation
Scale - 1/8"=1'-0"

REVISIONS	DATE
ISSUED FOR DEVELOPMENT PERMIT APPLICATION	17-Oct-16
PLANNING, CIRCULATION REVISIONS	07-Feb-17
RE-ISSUED FOR DEVELOPMENT PERMIT	07-Apr-17
REVISED LOBBY AND STAIR	31-May-17
ISSUED FOR REVIEW	19-Jul-17
ISSUED FOR REVIEW	23-Aug-17
RE-ISSUED FOR DEVELOPMENT PERMIT	05-Sep-17

CONSULTANT

ARCHITECT

KARL GUSTAVSON ARCHITECT INC.
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

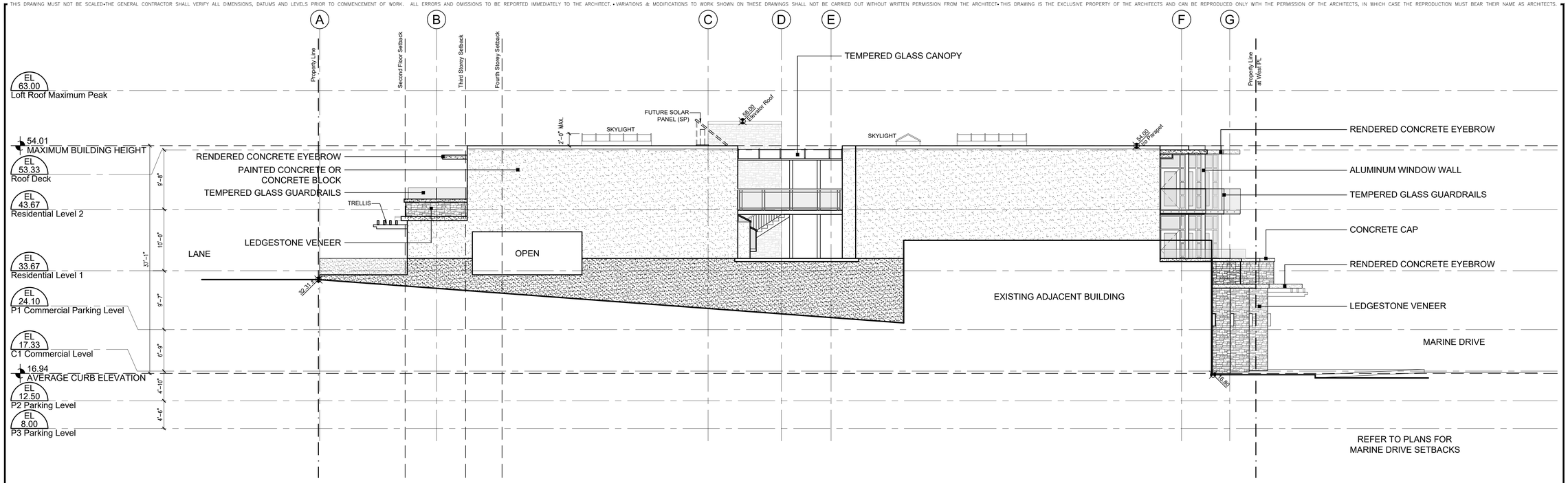
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
Marine Drive (South) Elevation
Laneway (North) Elevation

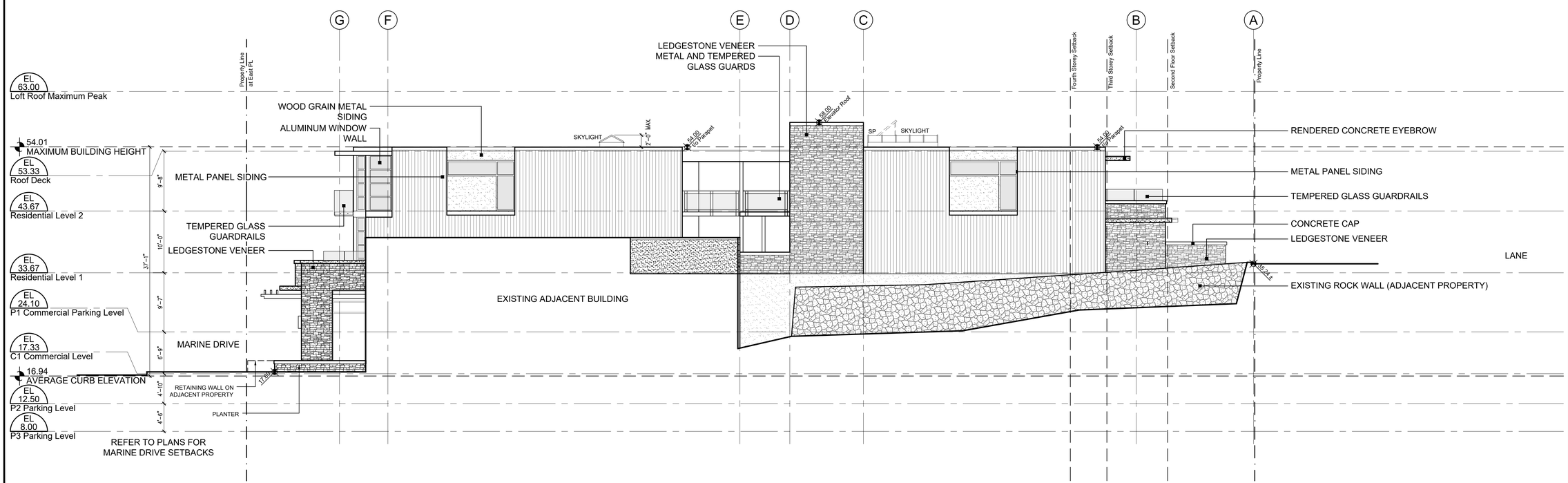
DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8"=1'-0"
JOB NO.	16018

DRAWING No.
A3.0

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.•VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT•THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



1 A3.1 Side (West) Elevation
Scale - 1/8"=1'-0"



2 A3.1 Side (East) Elevation
Scale - 1/8"=1'-0"

REVISIONS	DATE
ISSUED FOR DEVELOPMENT PERMIT APPLICATION	17-Oct-16
PLANNING, CIRCULATION REVISIONS	07-Feb-17
RE-ISSUED FOR DEVELOPMENT PERMIT	07-Apr-17
REVISED LOBBY AND STAIR	31-May-17
ISSUED FOR REVIEW	19-Jul-17
ISSUED FOR REVIEW	23-Aug-17
RE-ISSUED FOR DEVELOPMENT PERMIT	05-Sep-17

CONSULTANT

ARCHITECT

KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1049 fax (604) 926-1059

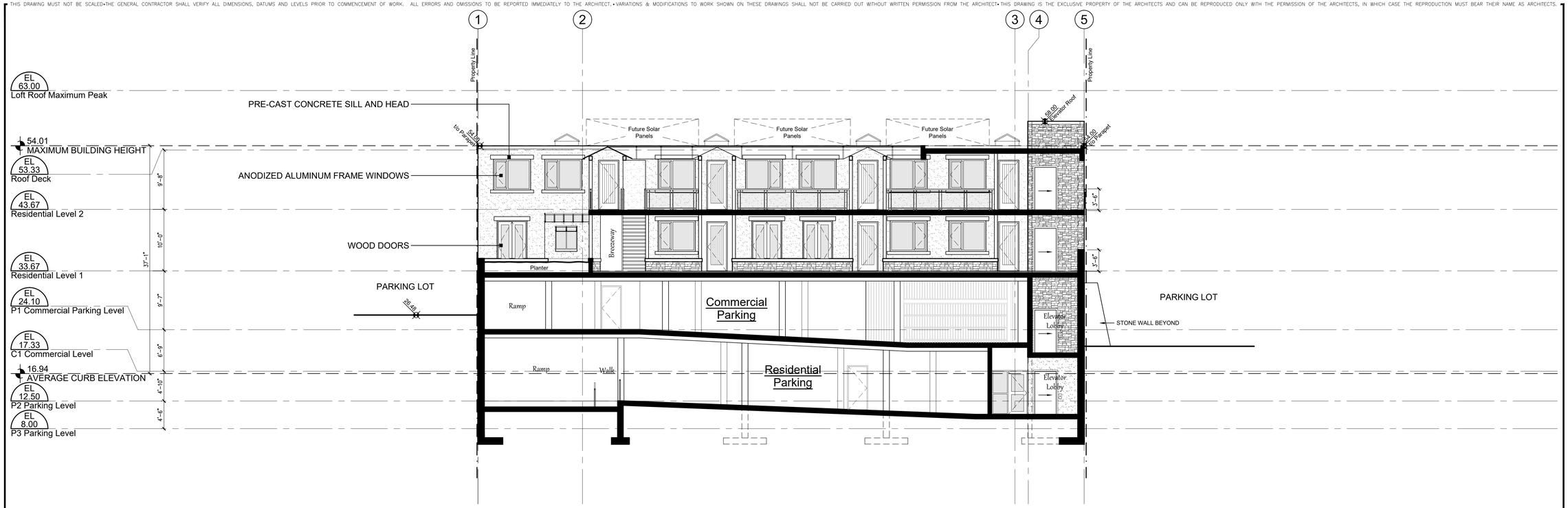
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
Side (West) Elevation
Side (East) Elevation

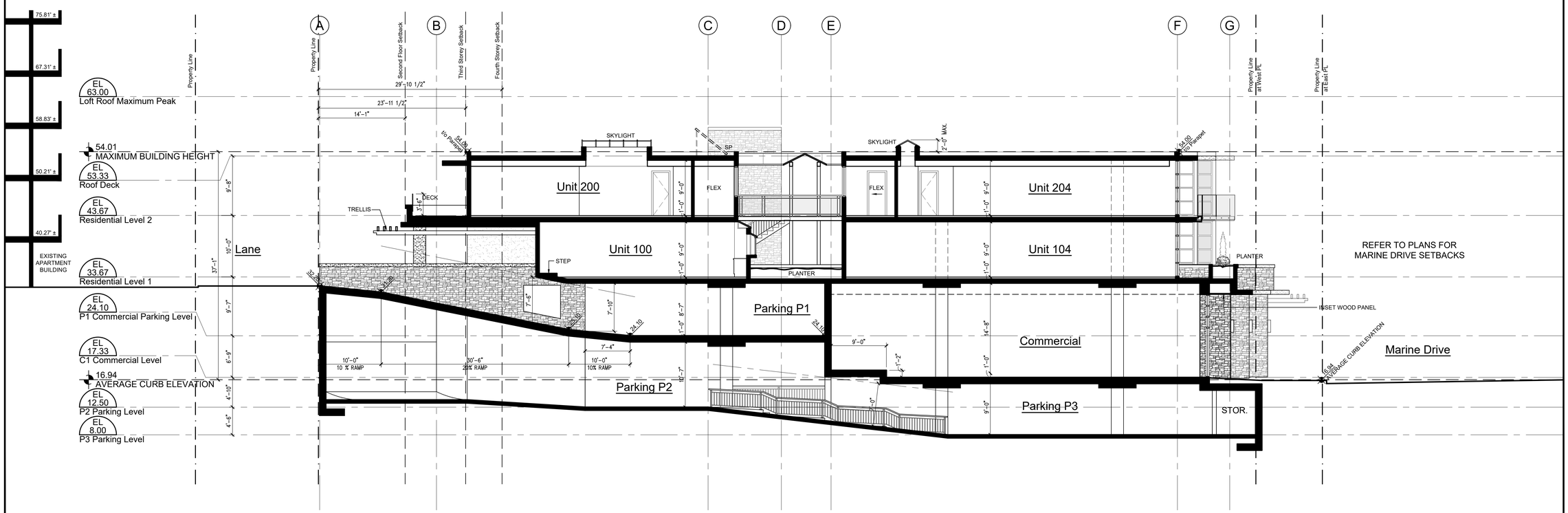
DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8"=1'-0"
JOB NO.	16018

DRAWING No.
A3.1

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.•VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT•THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



1 A3.2 Courtyard (South) Elevation
Scale - 1/8"=1'-0"



A A3.2 Building Section A-A
Scale - 1/8"=1'-0"

REVISIONS	DATE
ISSUED FOR DEVELOPMENT PERMIT APPLICATION	17-Oct-16
PLANNING, CIRCULATION REVISIONS	07-Feb-17
RE-ISSUED FOR DEVELOPMENT PERMIT	07-Apr-17
REVISED LOBBY AND STAIR	31-May-17
ISSUED FOR REVIEW	19-Jul-17
ISSUED FOR REVIEW	23-Aug-17
RE-ISSUED FOR DEVELOPMENT PERMIT	05-Sep-17

CONSULTANT

ARCHITECT

KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

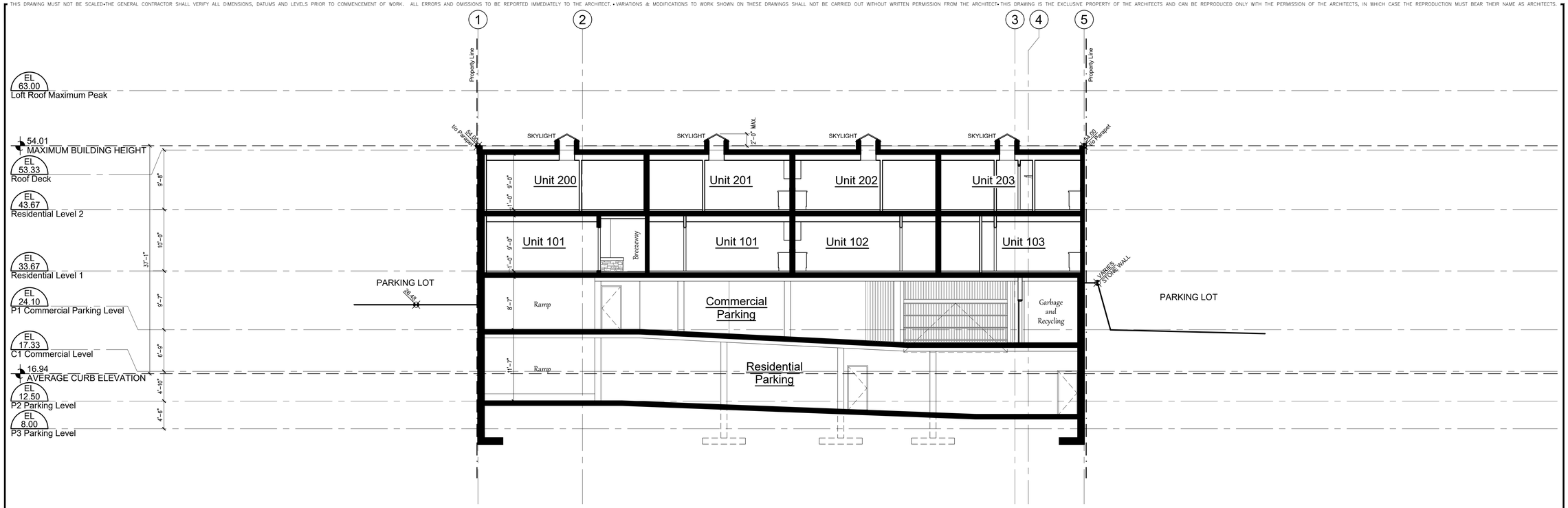
PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
Courtyard (South) Elevation
Building Section A-A

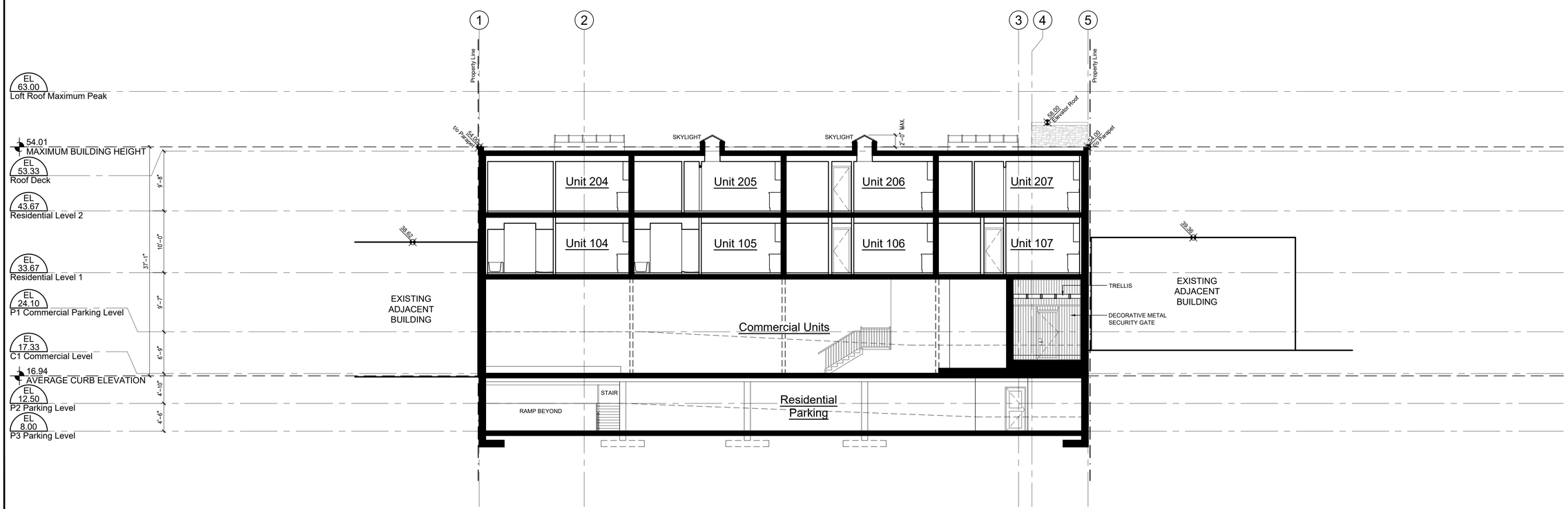
DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8"=1'-0"
JOB NO.	16018

DRAWING No.
A3.2

THIS DRAWING MUST NOT BE SCALED•THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.•VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT•THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECTS.



B A4.0 Building Section B-B
Scale - 1/8"=1'-0"



C A4.0 Building Section C-C
Scale - 1/8"=1'-0"

REVISIONS	DATE
ISSUED FOR DEVELOPMENT PERMIT APPLICATION	17-Oct-16
PLANNING, CIRCULATION REVISIONS	07-Feb-17
RE-ISSUED FOR DEVELOPMENT PERMIT	07-Apr-17
REVISED LOBBY AND STAIR	31-May-17
ISSUED FOR REVIEW	19-Jul-17
ISSUED FOR REVIEW	23-Aug-17
RE-ISSUED FOR DEVELOPMENT PERMIT	05-Sep-17

CONSULTANT

ARCHITECT

KARL GUSTAVSON ARCHITECT INC
3685 McKECHNIE AVENUE, WEST VANCOUVER, B.C. V7V 2M7
phone (604) 926-1649 fax (604) 926-1059

PROJECT
Multi-Purpose Development
1327 Marine Drive
West Vancouver, BC

SHEET TITLE
Building Section B-B
Building Section C-C

DATE	05-Sep-17
DRAWN	CDS
CHECKED	KGA
SCALE	1/8"=1'-0"
JOB NO.	16018

DRAWING No.
A4.0

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL , WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE BSCLA/BCLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION BCLNA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

Mixed-Use Development

Civic Address: 1327 Marine Drive
Legal Address: ***

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3

t | 604.683.1456 f | 604.683.1459 w | www.etala.com

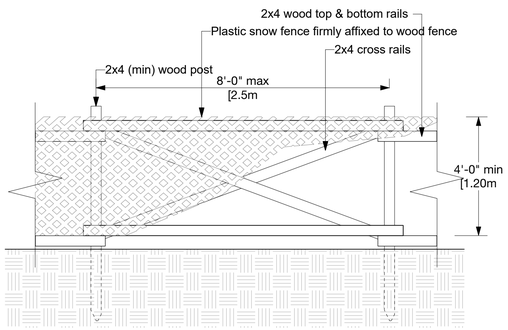
CONSULTANT TEAM

OWNER:	***
ARCHITECT:	Karl Gustavson Architect
STRUCTURAL:	***
MECHANICAL:	***
ELECTRICAL:	***
LANDSCAPE:	eta landscape architecture

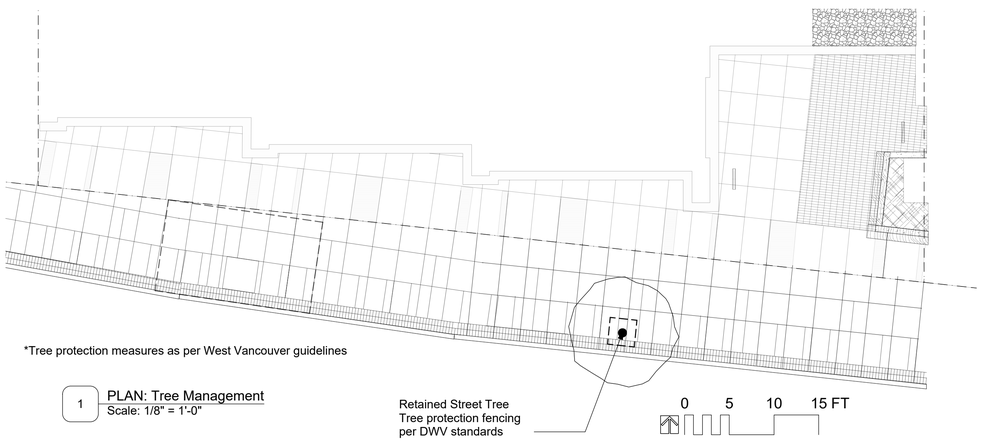
RE-ISSUED FOR DEVELOPEMENT PERMIT 09.05.2017

DRAWING LIST

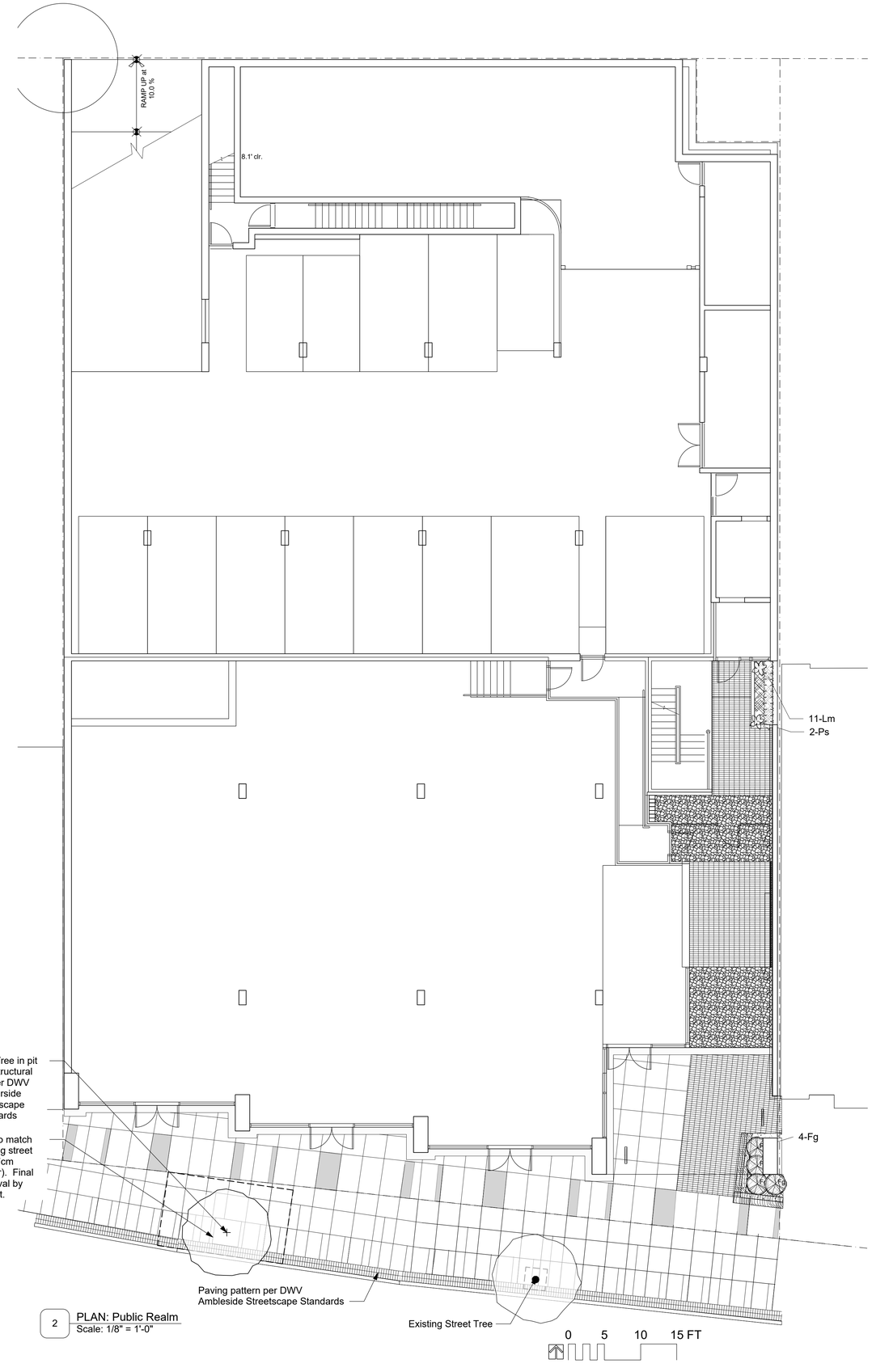
L1.0 Public Realm and Tree Management Plan
L1.1 Landscape Plan Commercial Level
L1.2 Landscape Hardscape Plan Street Level
L1.3 Landscape Softscape Plan Street Level
L2.0 Details
L3.0 Elevations
L4.0 Images



3 DETAIL: Tree protection fencing to Municipal standards
Scale: 1/2" = 1'-0"



1 PLAN: Tree Management
Scale: 1/8" = 1'-0"



2 PLAN: Public Realm
Scale: 1/8" = 1'-0"

Revision

No.	Date	Revision Notes
1	16-09-19	Concept

Issue

No.	Date	Issue Notes
A	2016.06.09	Issue for DP
B	2016.07.04	Submit to Adv. Plan. Commission
C	16-9-7	Re-issued for DP
D	16-10-15	Issue Note
E	16-10-17	Issued for DP
F	17-9-5	Re-issue for DP

Professional Seal

eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H3
t | 604.683.1456
f | 604.683.1459
w | www.etala.com

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

1327 Marine Drive

1327 Marine Drive
West Vanvouver

Drawing Title

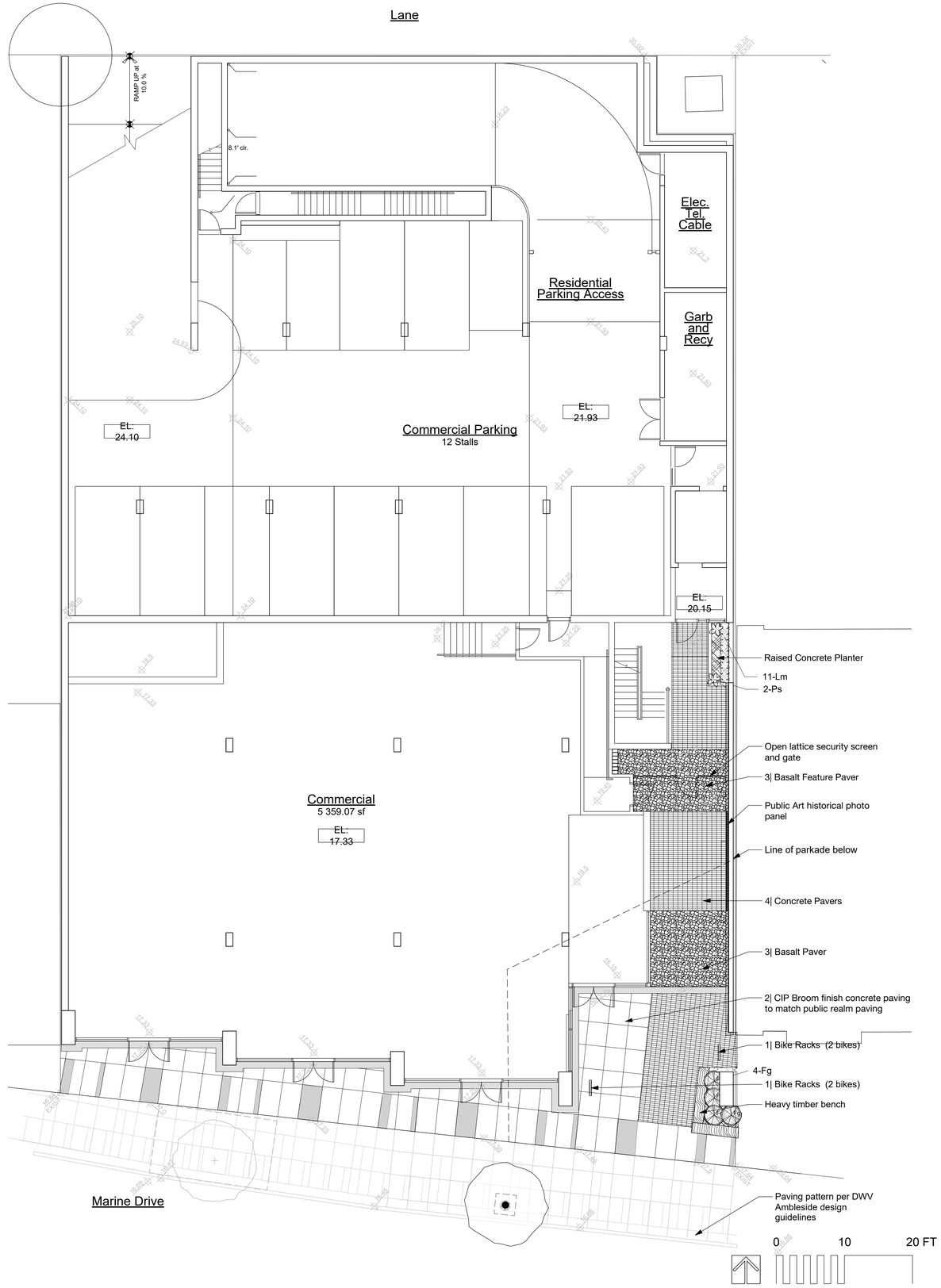
Tree Management Plan and Public Realm

Legal

Project Manager: GE	Project ID: 21642
Drawn By: JL	Scale: as noted
Reviewed By:	Drawing No.: L1.0 of 7
Date: 2016.06.03	

Plot Date:
17-9-5
21642 1327 Marine Dr W Van_Master_2017.03.22.vwx

SITE FURNISHINGS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
1	BIKE RACK	4" x 30" x 32"	FGP Bike Rack	Landscape Forms	vandal resistant	anodized aluminum	2
A	GATES	4' tall	Metal	Custom			3
B	PRIVACY SCREENS	6' tall	Metal/frosted panel	Custom			
C	LANE FENCING	2'8"	Metal	Custom		powder coat	
MATERIALS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
2	CIP CONCRETE	varies	Broom finish				
3	BASALT PAVERS	12" x 24"	TBD	TBD	Flamed		
4	CONCRETE PAVERS	4x24" & 4x16"	Piazza	Abbotsford concrete			
5	CONCRETE PAVERS	24" x 24"	Hydrapressed slab	Abbotsford concrete		Natural	
6	RIVER ROCK	1"-3"					



Revision

No.	Date	Revision Notes
1	16-09-19	Concept

Issue

No.	Date	Issue Notes
A	2016.06.09	Issue for DP
B	2016.07.04	Submit to Adv. Plan. Commission
C	16-9-7	Re-issued for DP
D	16-10-15	Issue Note
E	16-10-17	Issued for DP
F	17-9-5	Re-issue for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3

t | 604.683.1456
f | 604.683.1459
w | www.etala.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

1327 Marine Drive

1327 Marine Drive
West Vanvouver

Drawing Title

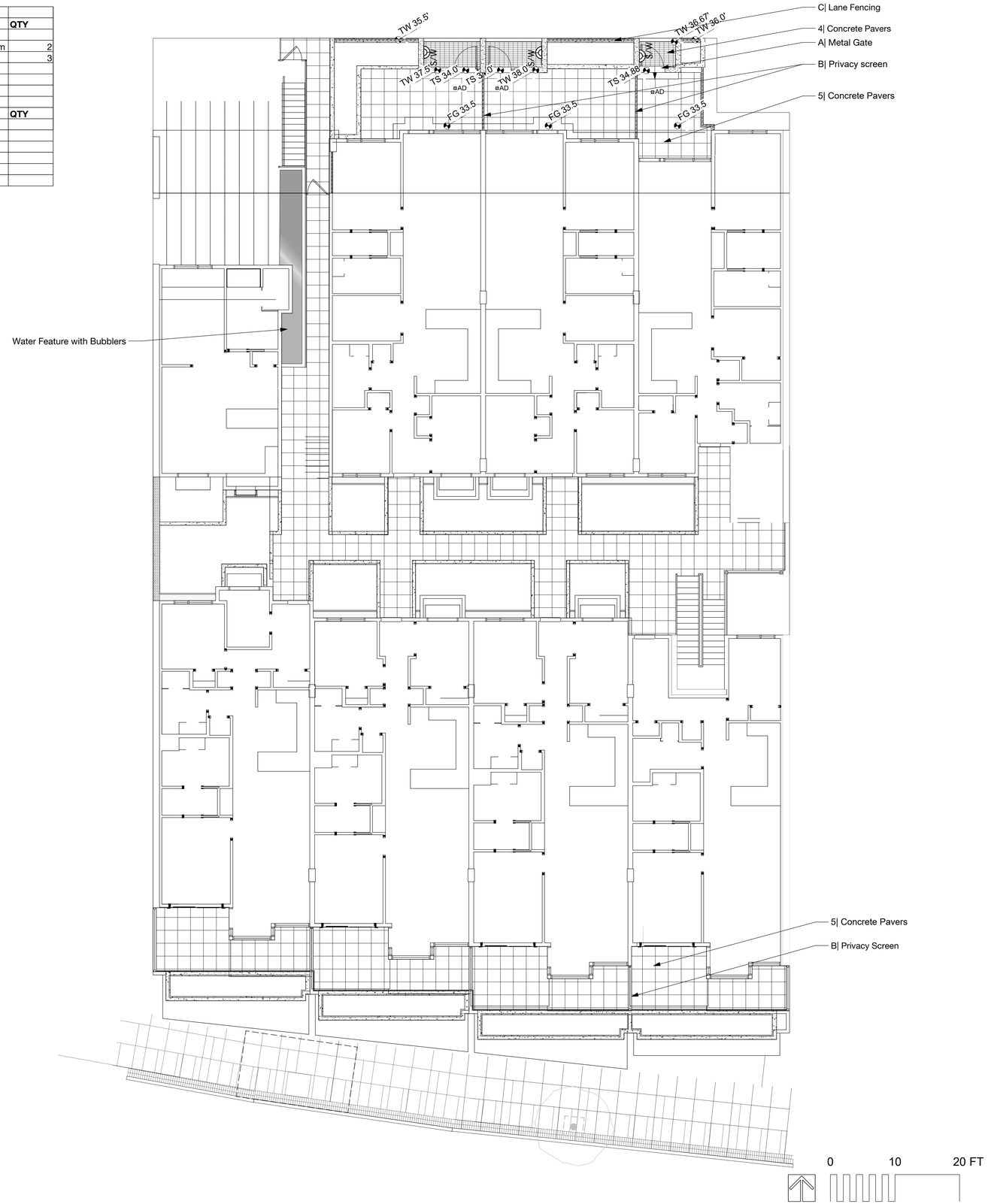
Landscape Plan
Commercial Level

Legal

Project Manager GE	Project ID 21642
Drawn By nt	Scale as noted
Reviewed By	Drawing No. L1.1 of 7
Date 2016.06.03	

Plot Date:
17-9-5
21642 1327 Marine Dr W Van_Master_2017.03.22.vwx

SITE FURNISHINGS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
1	BIKE RACK	4" x 30" x 32"	FGP Bike Rack	Landscape Forms	vandal resistant	anodized aluminum	2
A	GATES	4' tall	Metal	Custom			3
B	PRIVACY SCREENS	6' tall	Metal/frosted panel	Custom			
C	LANE FENCING	2'8"	Metal	Custom		powder coat	
MATERIALS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
2	CIP CONCRETE	varies	Broom finish				
3	BASALT PAVERS	12" x 24"	TBD	TBD	Flamed		
4	CONCRETE PAVERS	4x24" & 4x16"	Piazza	Abbotsford concrete			
5	CONCRETE PAVERS	24" x 24"	Hydrapressed slab	Abbotsford concrete		Natural	
6	RIVER ROCK	1"-3"					



Revision

No.	Date	Revision Notes
1	16-09-19	Concept

Issue

No.	Date	Issue Notes
A	2016.06.09	Issue for DP
B	2016.07.04	Submit to Adv. Plan. Commission
C	16-9-7	Re-issued for DP
D	16-10-15	Issue Note
E	16-10-17	Issued for DP
F	17-9-5	Re-issue for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3

t | 604.683.1456
f | 604.683.1459
w | www.etala.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

1327 Marine Drive

1327 Marine Drive
West Vanvouver

Drawing Title

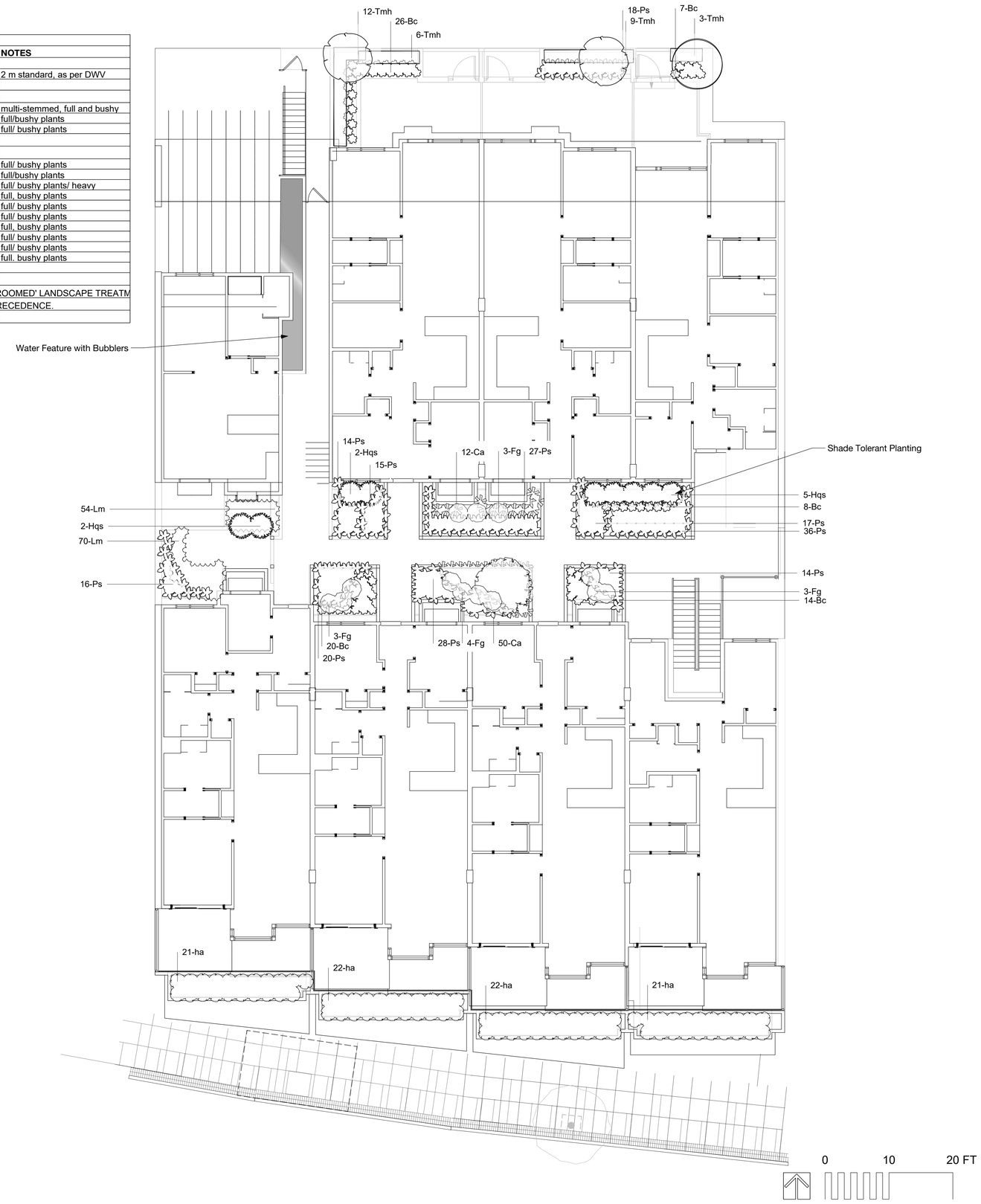
Landscape Hardscape Plan
Residential Level 1

Legal

Project Manager GE	Project ID 21642
Drawn By JL	Scale as noted
Reviewed By	Drawing No. L1.2 of 7
Date 2016.06.03	

Plot Date:
17-9-5
21642 1327 Marine Dr W Van_Master_2017.03.22.vwx

PLANT LIST						
ID	**QTY**	**LATIN NAME**	**COMMON NAME**	**SPACING**	**SCHEDULED SIZE**	**NOTES**
TREES OFF-SITE						
Aql	1	Street Tree	Street Tree	as shown	7cm cal	2 m standard, as per DWV
TREES						
Apcb	3	Acer palmatum var. atropurpureum 'Bl	bloodgood Japanese Maple	as shown	2m standard	multi-stemmed, full and bushy
Aps	6	Acer palmatum 'Seiryu'	Japanese maple	as shown	5cm cal. B&B	full/bushy plants
Pio	3	Picea omorika 'Bruns'	Serbian Spruce	as shown	3.5m ht/B&B	full/ bushy plants
SHRUBS						
Aja	44	Azalea japonica	evergreen azalea		#2 cont.	full/ bushy plants
Aps	4	Acer palmatum 'Seiryu'	Japanese maple		5cm cal. B&B	full/bushy plants
Bc	283	Bergenia cordifolia Bressingham Whit	Heartleaf Bergenia		#1 cont.	full/ bushy plants/ heavy
Ca	228	Carex albula	frosty curls sedge		#2 cont.	full, bushy plants
Cl	18	Cistus x canescens	rock rose		#3 cont	full/ bushy plants
Fg	38	Fothergilla gardenii	dwarf fothergilla		#2 cont.	full/ bushy plants
ha	280	Hebe pinguifolia	hebe		#2 cont.	full, bushy plants
Hqs	27	Hydrangea paniculata 'Wim's Red'	hydrangea		#3 cont.	full/ bushy plants
Ps	570	Polystichum setiferum	Alaska fern		#2 cont.	full/ bushy plants
Tmh	124	Taxus media 'Hicksii'	Anglojap Yew		1.2m/B&B	full, bushy plants
	0					
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATM						
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						



Revision

No.	Date	Revision Notes
1	16-09-19	Concept

Issue

No.	Date	Issue Notes
A	2016.06.09	Issue for DP
B	2016.07.04	Submit to Adv. Plan. Commission
C	16-9-7	Re-issued for DP
D	16-10-15	Issue Note
E	16-10-17	Issued for DP
F	17-9-5	Re-issue for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H3

t | 604.683.1456
f | 604.683.1459
w | www.etala.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

1327 Marine Drive

1327 Marine Drive
West Vanvouver

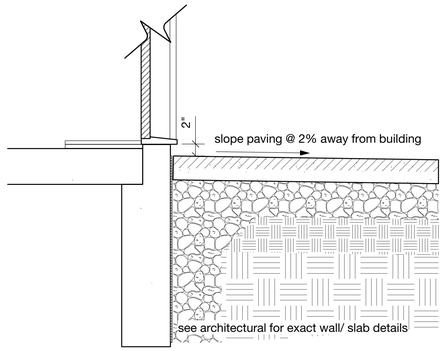
Drawing Title

Landscape Softscape Plan
Residential Level 1

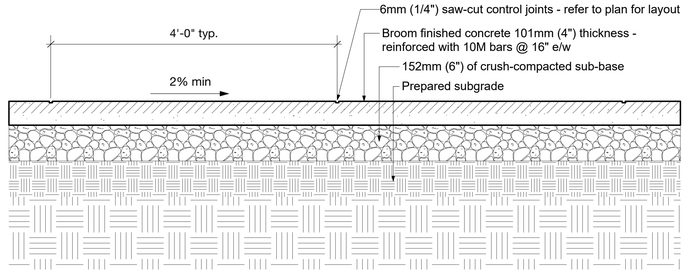
Legal

Project Manager GE	Project ID 21642
Drawn By JL	Scale as noted
Reviewed By	Drawing No. L1.3
Date 2016.06.03	— of — 7

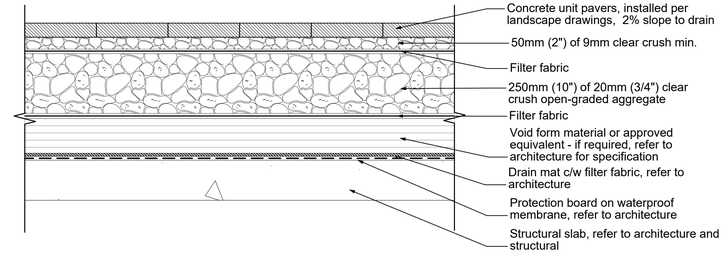
Plot Date:
17-9-5
21642 1327 Marine Dr W Van_Master_2017.03.22.vwx



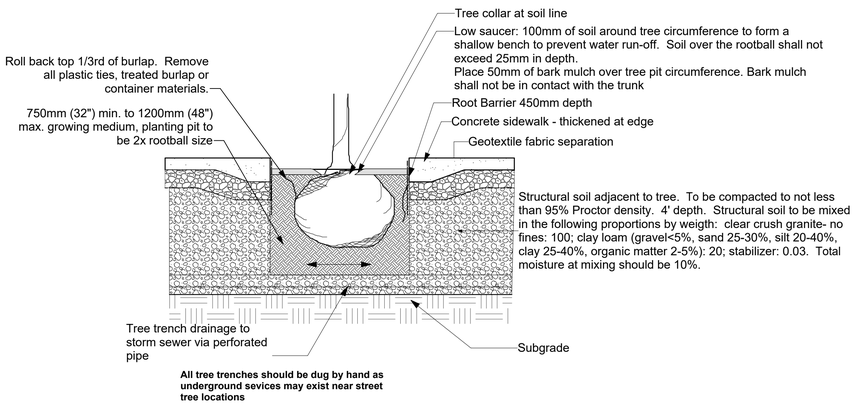
1 DETAIL: Typical paving at threshold
Scale: 1" = 1'-0"



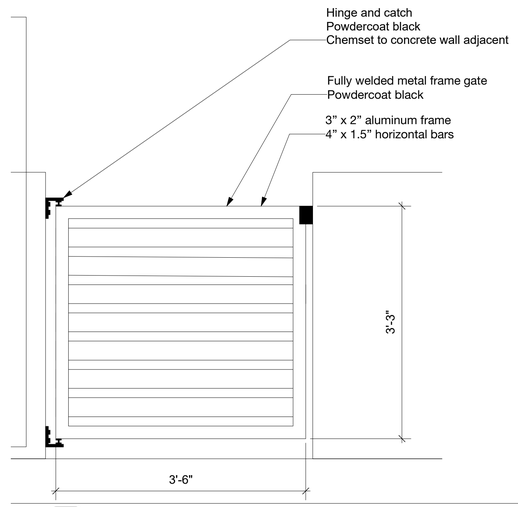
2 DETAIL: CIP Concrete paving with saw-cuts
Scale: 1" = 1'-0"



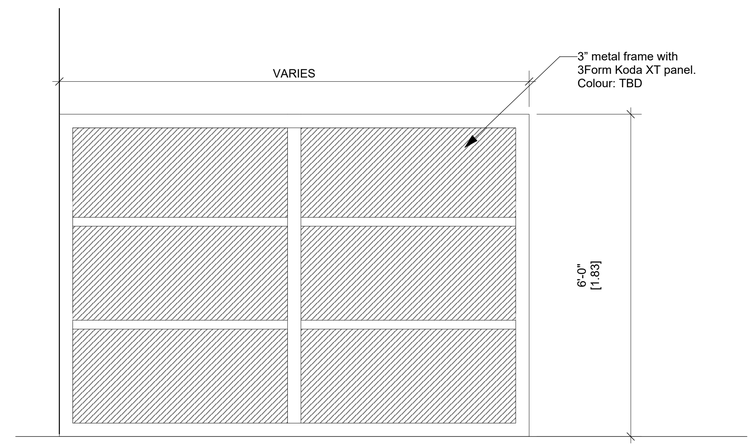
3 DETAIL: Concrete pavers on-slab condition
Scale: 1" = 1'-0"



7 DETAIL: Structural Soil
Scale: 1/2" = 1'-0"

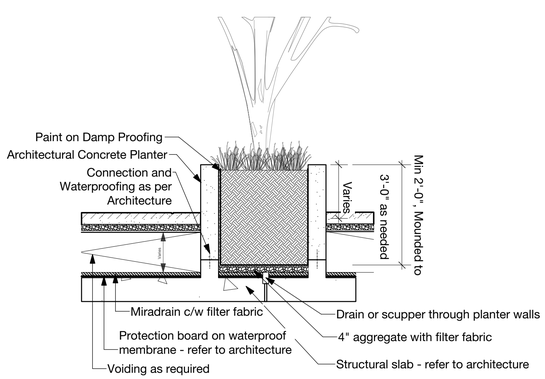


5 DETAIL: Lane entry gate
Scale: 1" = 1'-0"

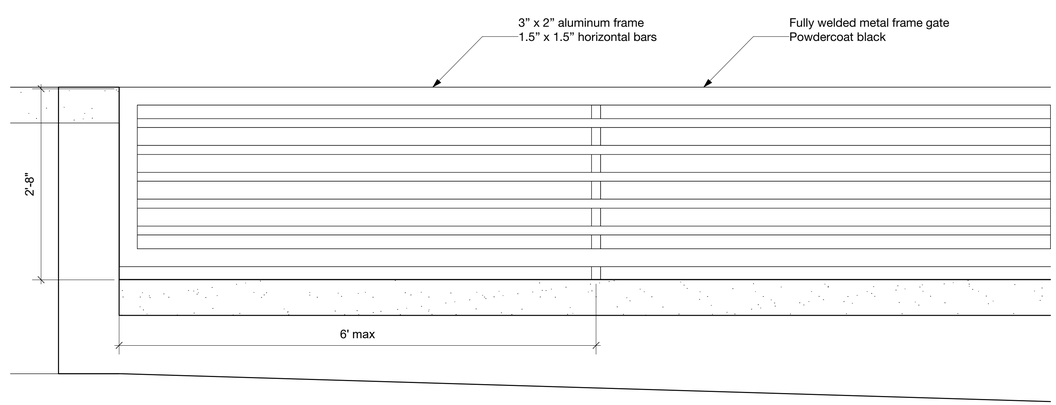


6 DETAIL: Privacy Screen
Scale: 3/4" = 1'-0"

Note:
Length can be determined or extended out to lane.



4 DETAIL: CIP Concrete Planter
Scale: 1/2" = 1'-0"



8 Lane Fencing
Scale: 1" = 1'-0"

Revision

No.	Date	Revision Notes
1	16-09-19	Concept

Issue

No.	Date	Issue Notes
A	2016.06.09	Issue for DP
B	2016.07.04	Submit to Adv. Plan. Commission
C	16-9-7	Re-issued for DP
D	16-10-15	Issue Note
E	16-10-17	Issued for DP
F	17-9-5	Re-issue for DP

Professional Seal

eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3

t | 604.683.1456
f | 604.683.1459
w | www.etala.com

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
1327 Marine Drive

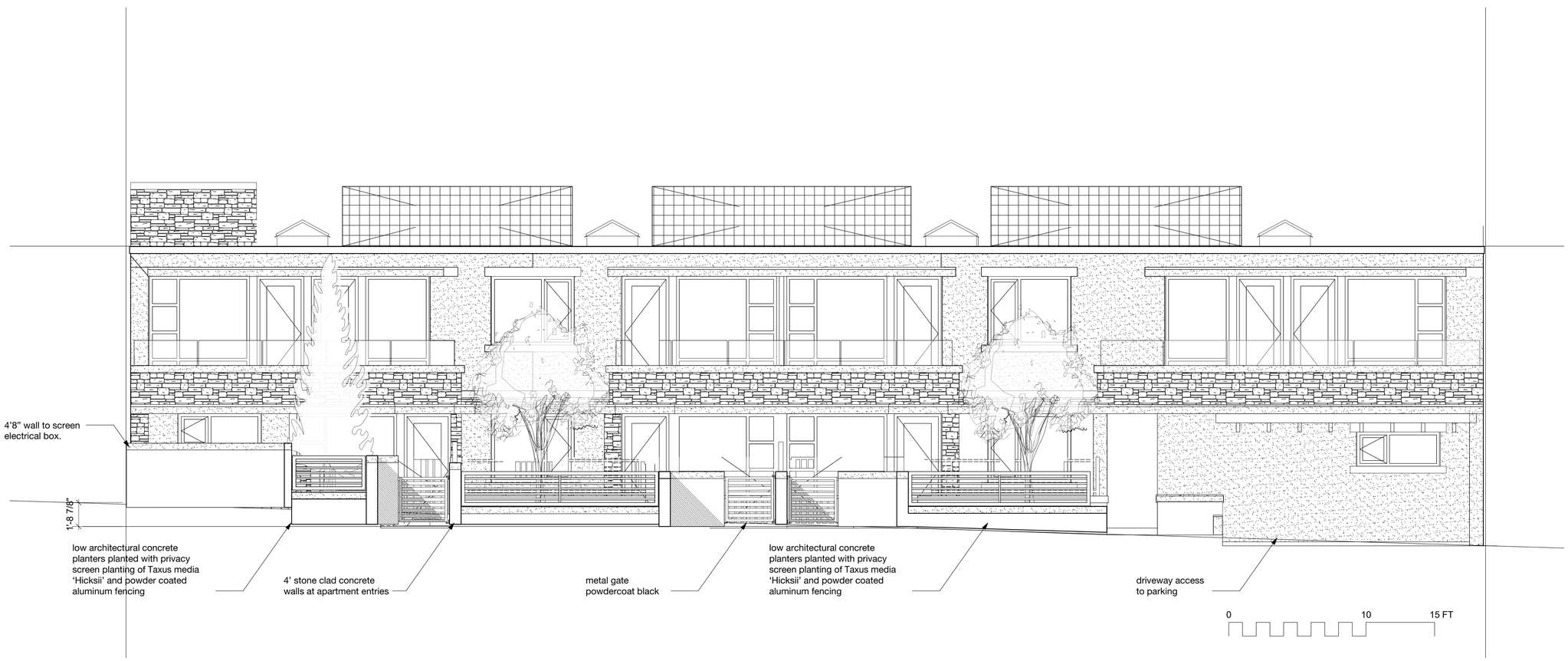
1327 Marine Drive
West Vanvouver

Drawing Title
Landscape Details

Legal

Project Manager: GE	Project ID: 21642
Drawn By: JL	Scale: as noted
Reviewed By:	Drawing No. L2.0 of 7
Date: 2016.06.03	

Plot Date:
17-9-5
21642 1327 Marine Dr W Van_Master_2017.03.22.vwx



1 North Elevation
Scale: 1/4" = 1'-0"

Revision

No.	Date	Revision Notes
1	16-09-19	Concept

Issue

No.	Date	Issue Notes
A	2016.06.09	Issue for DP
B	2016.07.04	Submit to Adv. Plan. Commission
C	16-9-7	Re-issued for DP
D	16-10-15	Issue Note
E	16-10-17	Issued for DP
F	17-9-5	Re-issue for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3

t | 604.683.1456
f | 604.683.1459
w | www.etala.com

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

1327 Marine Drive

1327 Marine Drive
West Vanvouver

Drawing Title

Landscape Elevation

Legal

Project Manager GE	Project ID 21642
Drawn By JL	Scale as noted
Reviewed By	Drawing No. L3.0
Date 2016.06.03	of 7

Plot Date:
17-9-5
21642 1327 Marine Dr W Van_Master_2017.03.22.vwx

TREES:

Apcb| Acer palmatum var. atropurpureum 'Bloodgood'

Aps| Acer palmatum 'Seiryu'

Pio| Picea omorika 'Bruns'

SHRUBS:

Aja| Azalea japonica

Bc: Bergenia cordifolia Bressingham White

Ca| Carex albula

Cl| Cistus x canescens

Ha| Hebe pinguifolia

Hqs| Hydrangea paniculata 'Wim's Red'

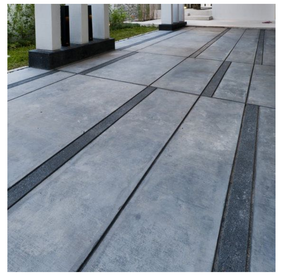
Ps| Polystichum setiferum

Tmh| Taxus media 'Hicksii'

SITE FURNISHINGS:

1| BIKE RACK

MATERIALS:



2| CIP CONCRETE

3| GRANITE PAVERS

4| CONCRETE PAVERS

5| CONCRETE PATIO PAVERS

6| RIVER ROCK

Revision

No.	Date	Revision Notes
1	16-09-19	Concept

Issue

No.	Date	Issue Notes
A	2016.06.09	Issue for DP
B	2016.07.04	Submit to Adv. Plan. Commission
C	16-9-7	Re-issued for DP
D	16-10-15	Issue Note
E	16-10-17	Issued for DP
F	17-9-5	Re-issue for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3

t | 604.683.1456
f | 604.683.1459
w | www.etala.com

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

1327 Marine Drive

1327 Marine Drive
West Vanvouver

Drawing Title

Images

Legal

Project Manager GE	Project ID 21642
Drawn By JL	Scale as noted
Reviewed By	Drawing No.
Date 2016.06.03	L4.0 of 7

Plot Date:
17-9-5
21642 1327 Marine Dr W Van_Master_2017.03.22.vwx