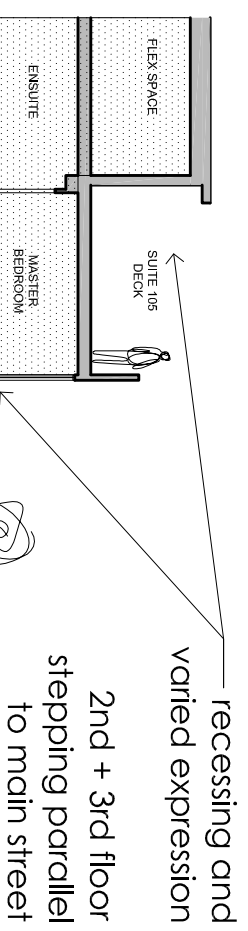
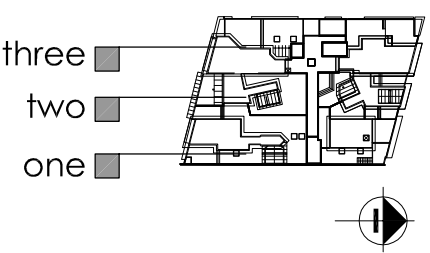
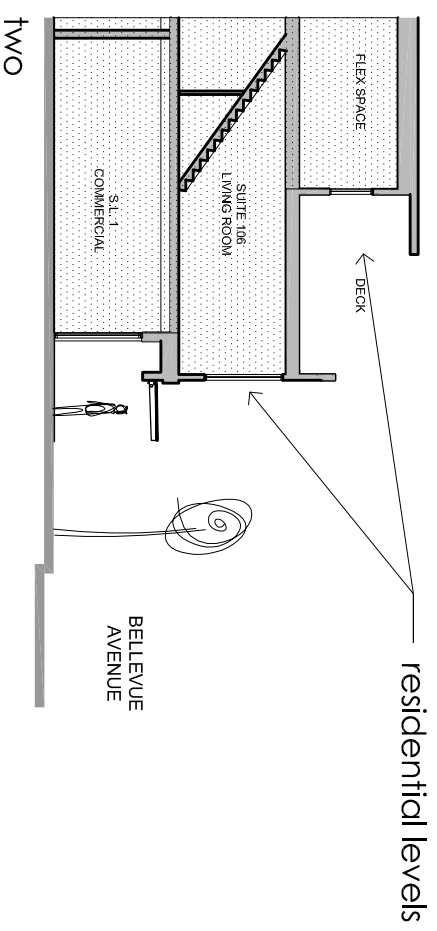


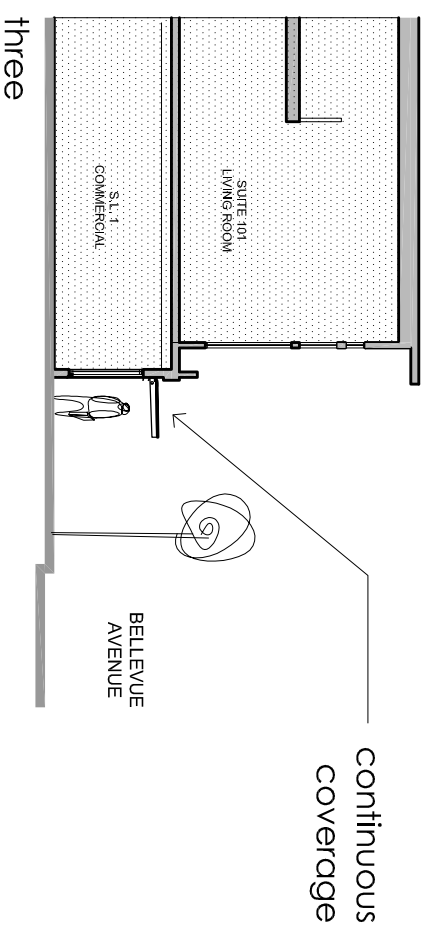
building face sections
thru each Bellevue Ave.
south facing suite



one



two



three

Commercial and Mixed use guidelines incorporated into design:

- upper floors step back from property line
- architecturally distinct features
- varied expressions with recessing and overhangs
- commercial and residential spaces are handicap accessible
- main floor exterior to be BC granite with 2nd + 3rd levels light toned metal panels by North Vancouver manufacturer
- parkade access at north side lane
- rear of building articulated similar to front
- full and continuous coverage with glazed canopy along Bellevue Ave.
- garbage and recycling located on north side lane
- small scale retail
- recessed rooftop equipment
- integrated signage
- covered public thoroughfare from amble side lane to Bellevue
- balcony and rooftop garden space provided