

TOWNHOUSE DEVELOPMENT PROPOSAL

2905 MARINE DRIVE, WEST VANCOUVER

5-UNIT TOWN HOUSE DEVELOPMENT



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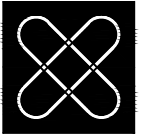
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2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

COVER SHEET

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:	A-1.0
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
PROJECT NO:	2002		

NEW PROJECT STATISTICS

PROJECT DATA:

CIVIC ADDRESS :

2905 MARINE DRIVE, WEST VANCOUVER, BC.

LEGAL DESCRIPTION :

PLAN 8751 DISTRICT LOT 556 BLOCK 46 LOT B S 100'.

ZONING:

EXISTING: RS2
PROPOSED: CD

SITE AREA:

13195 SQ.FT (1225.85 SQM)

SITE COVERAGE:

PROPOSED: 40%

NUMBER OF STOREY:

PROPOSED: 3-STOREY

FLOOR AREA RATIO:

PROPOSED: 0.9 (12076 SQFT /13195 SQFT)

* Under Ground Parking Level Excluded - Measured to the sheathing of exterior walls

SET BACKS (AVERAGE)

NORTH : 15' WEST : 34' 5"
SOUTH : 15' EAST : 16'

BIKE STALLS

REQUIRED BIKE STALLS: 17 (1 STALL/BEDROOM)
PROPOSED BIKE STALLS: 18

REQUIRED SHORT-TERM BIKE STALLS : 1 (0.2 /UNIT)
PROPOSED SHORT-TERM BIKE STALLS : 1

PARKING STALLS

REQUIRED PARKING STALLS: 5 (1 STALL/UNIT)
PROPOSED PARKING STALLS: 8 (All equipped with EV charger)

REQUIRED VISITOR PARKING STALLS : 1 (0.2 STALL/UNIT)
PROPOSED VISITOR PARKING STALLS: 1

STATS COMPARISON (OLD AND NEW PROPOSAL)

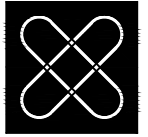
UNIT NO.	OLD	NEW
NO. OF UNITS	8	5
RESIDENTIAL AREA	13195 SQFT	12076 SQFT
PARKING STALLS	10	9
BIKE STALLS	23	18
#UNITS WITH ELEVATOR	3	5

UNIT MIX (NEW STATISTICS)

UNIT NO.	TYPE	AREA
Unit #1:	3 - Bedroom ELEVATOR	2245 Sqf
Unit #2:	4 - Bedroom + Den ELEVATOR	2749 Sqf
Unit #3:	4 - Bedroom + Den ELEVATOR	2778 Sqf
Unit #4:	3 - Bedroom ELEVATOR	2149 Sqf
Unit #5:	3 - Bedroom ELEVATOR	2149 Sqf
TOTAL		12076 Sqf

UNIT MIX (OLD STATISTICS)

UNIT NO.	TYPE	AREA
Unit #1:	2 - Bedroom	930.6 Sqf
Unit #2:	3 - Bedroom + Den ELEVATOR	2459.6 Sqf
Unit #3:	2 - Bedroom	1415.7 Sqf
Unit #4:	3 - Bedroom + Den ELEVATOR	2569.9 Sqf
Unit #5:	1 - Bedroom	703.7 Sqf
Unit #6:	2 - Bedroom	965.5 Sqf
Unit #7:	3 - Bedroom ELEVATOR	2399.9 Sqf
Unit #8:	2 - Bedroom + Den	1569.5 Sqf
TOTAL		13195 Sqf



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West Vancouver**

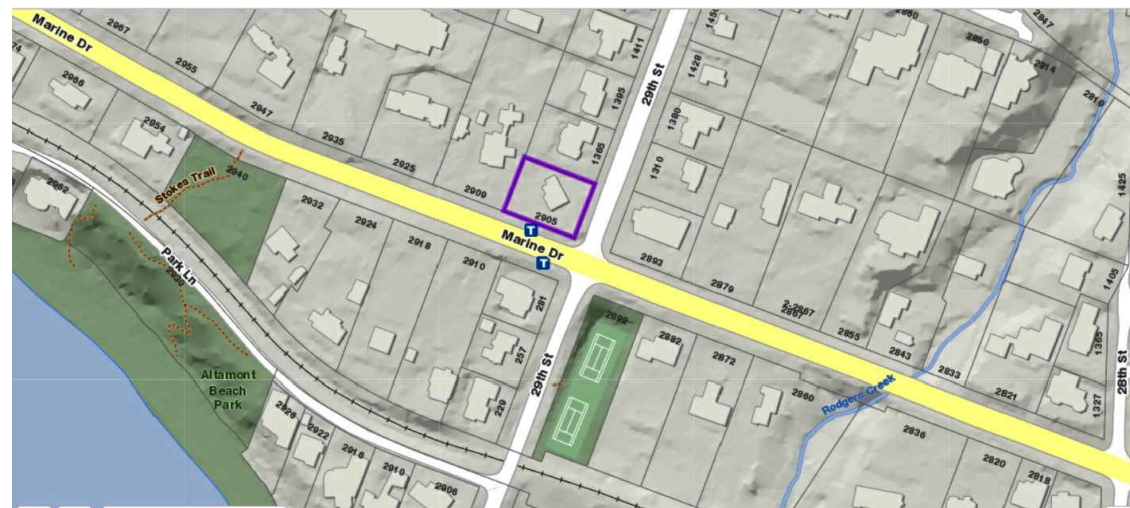
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STATISTIC

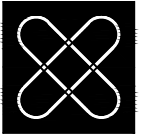
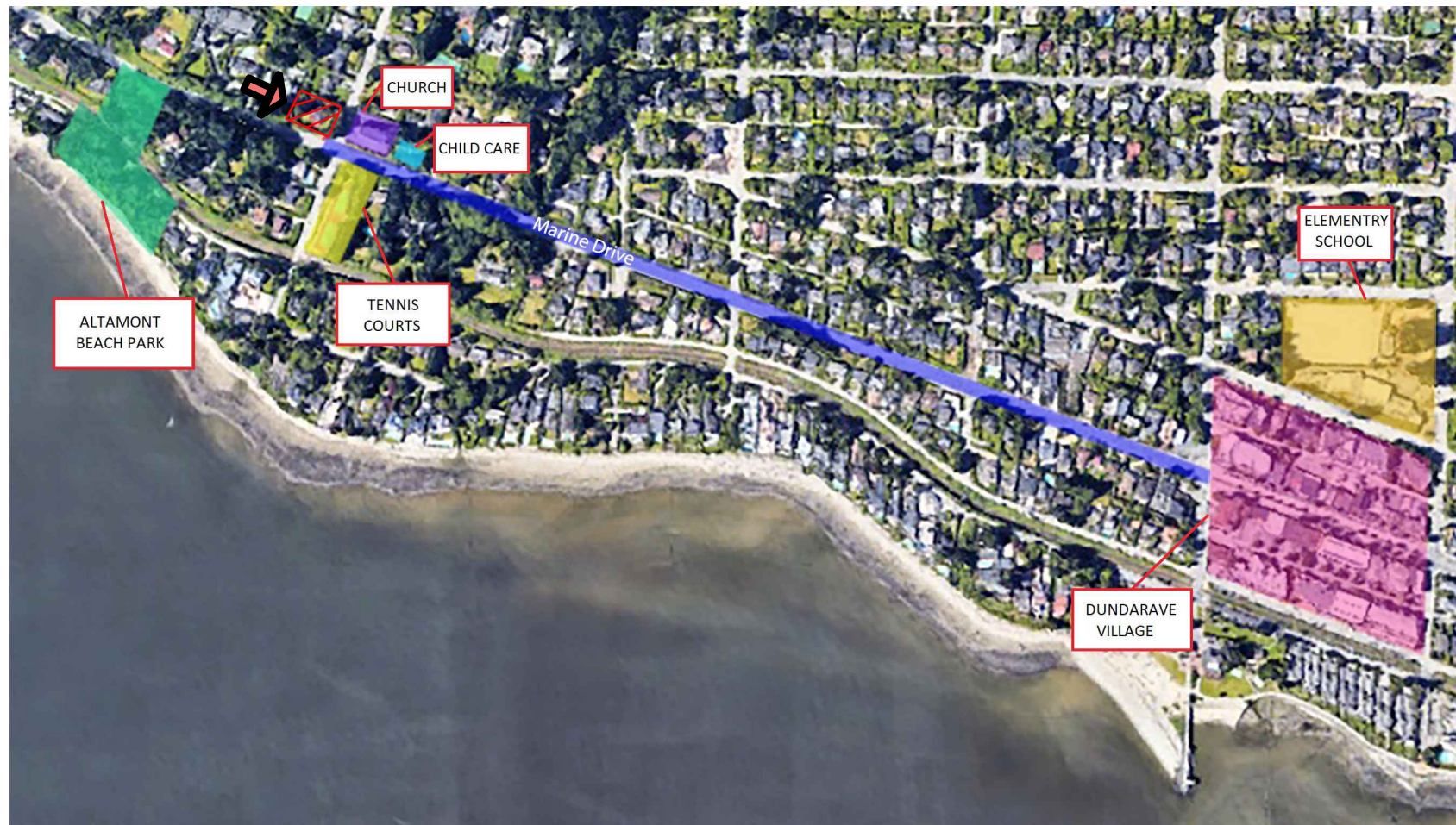
Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.1
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
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CONTEXT PLAN



AERIAL MAP



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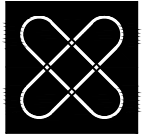
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**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
CONTEXT AND AERIAL MAPS

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:	A-1.2
SCALE:	NTS		
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DRAWN:	P.P.		
PROJECT NO:	2002		



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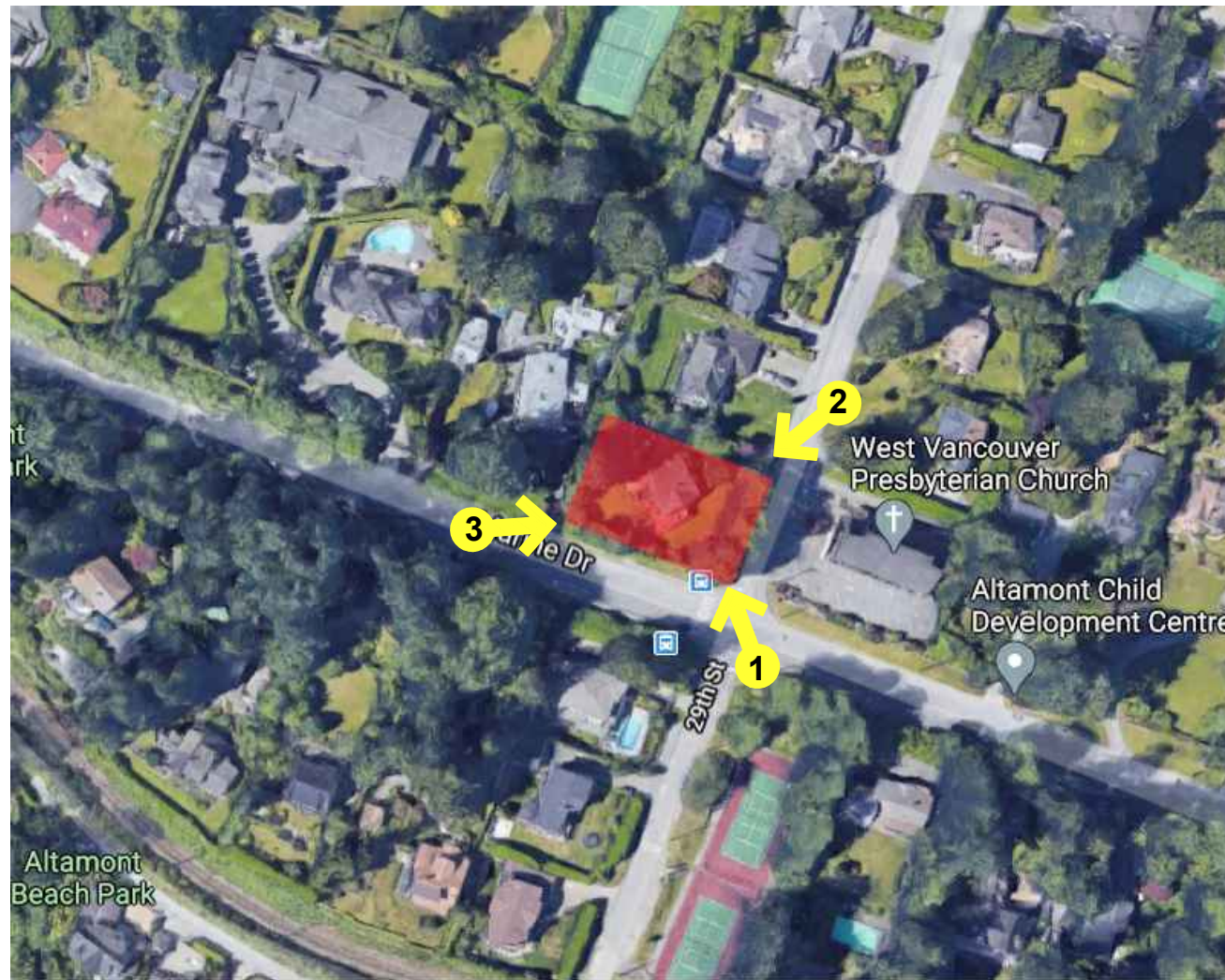
PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
CONTEXT PHOTO

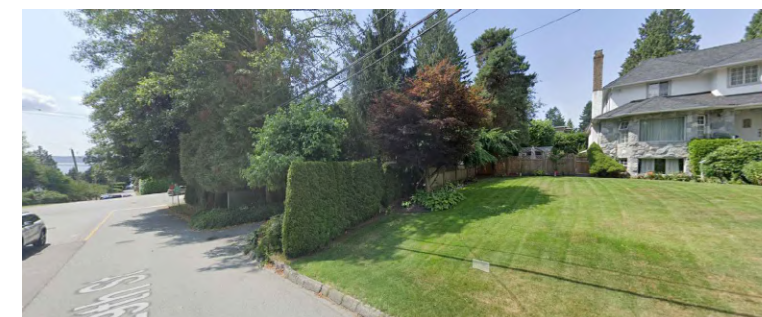
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DATE:	SEP 2019	SHEET NO:	A-1.3
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CONTEXT PHOTOS



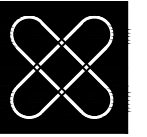
1



2



3



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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

SURVEY

Designed by:

Pooyan Poostchi (M.Arch)

DATE: SEP 2019

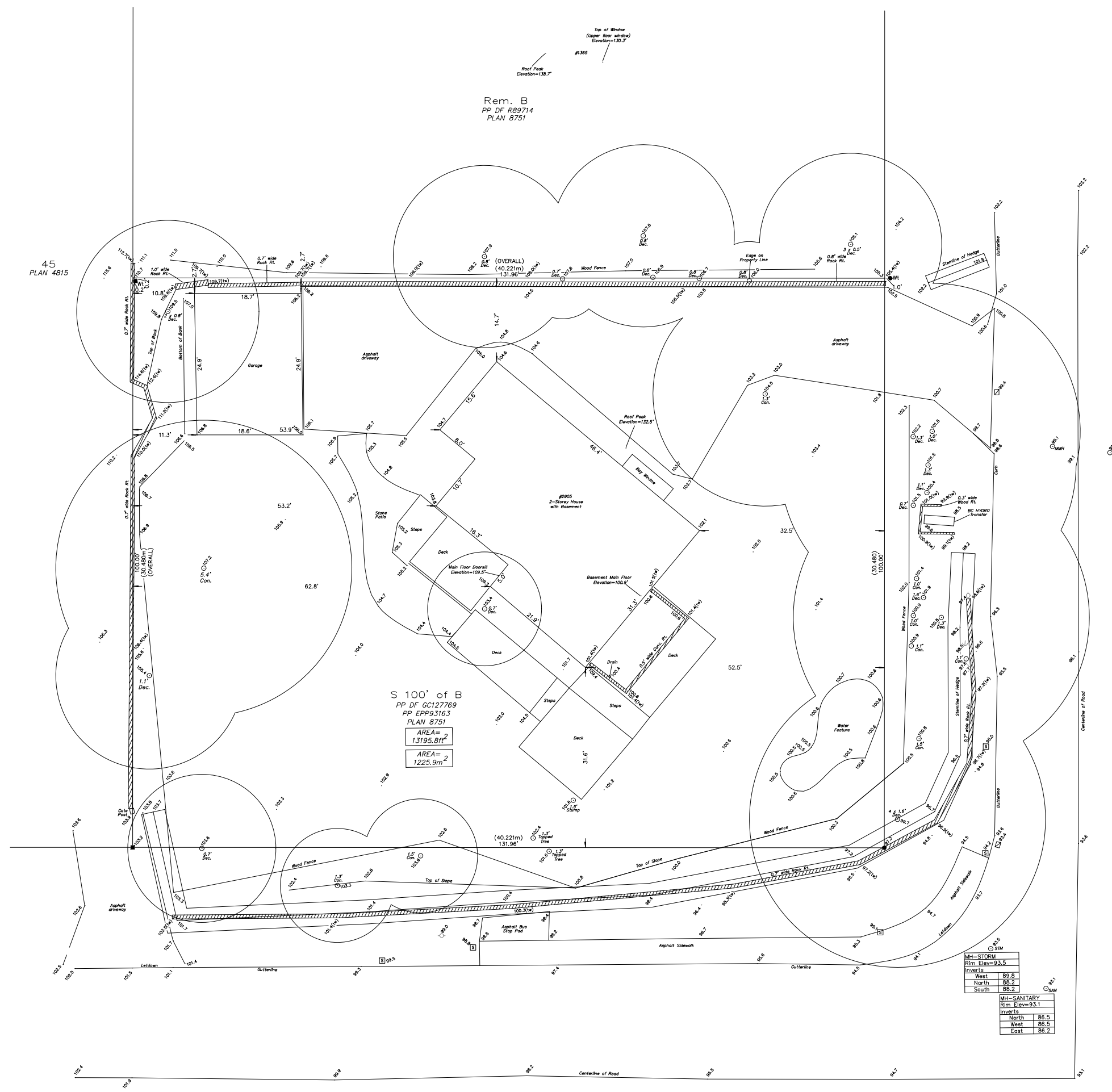
SCALE: NTS

DESIGN: F.A. - P.P

DRAWN: P.P.

PROJECT NO: 2002

A-1.4(a)





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**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

SITE PLAN

Designed by:

Pooyan Poostchi (M.Arch)

DATE: SEP 2019

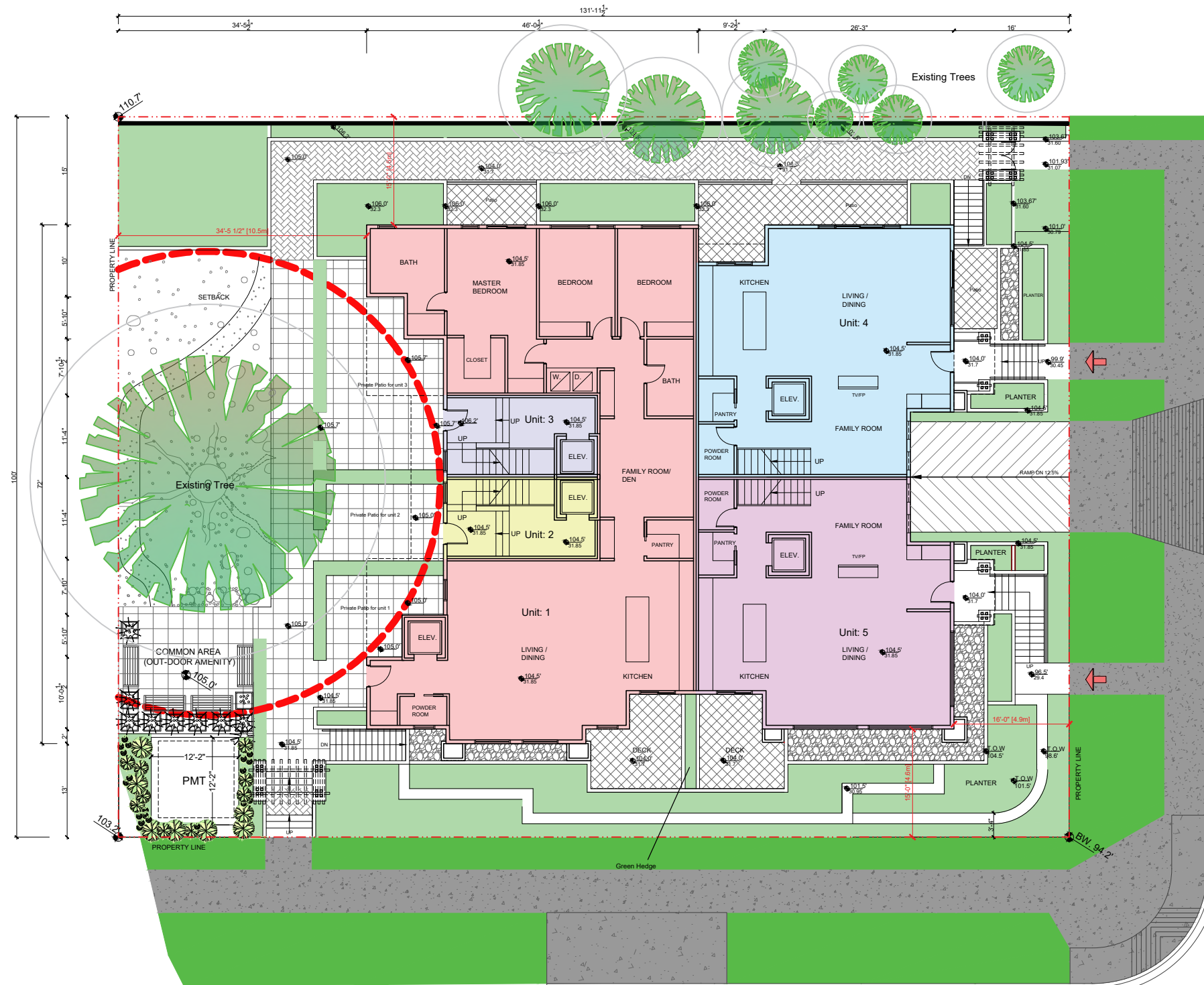
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PROJECT NO: 2002

A-1.4



1ST FLOOR PLAN

MARINE DRIVE

29TH STREET

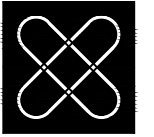




VIEW FROM 29TH STREET



VIEW FROM THE INTERSECTION OF 29TH STREET AND MARINE DRIVE



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**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
RENDERINGS

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-1.5
SCALE:	NTS		
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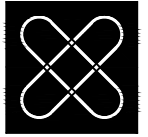
VIEW FROM MARINE DRIVE (SOUTH WEST)



VIEW FROM 29TH STREET (NORTH EAST)



BIRD'S EYE VIEW FROM THE 29TH STREET (NORTH EAST)



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DRAWING TITLE:
RENDERINGS

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-1.6
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
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Site Characteristics and Context

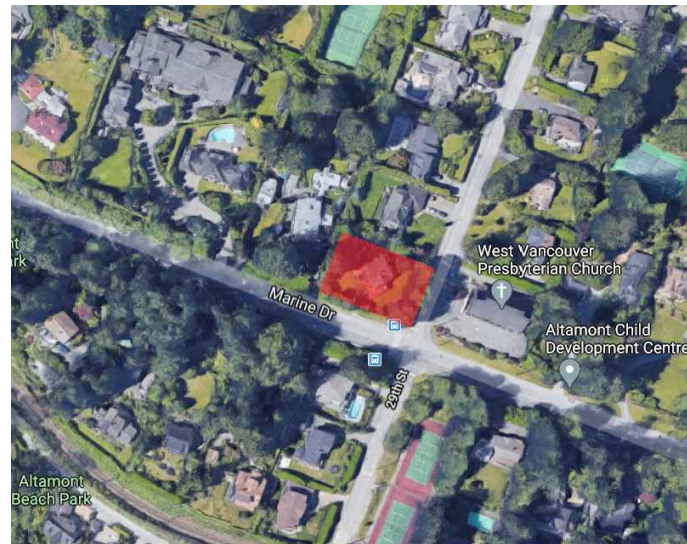
The site occupies 1225.85 sqm of land and is located at the prominent intersection of Marine Drive and 29th Street. The Presbyterian Church is located across 29th Street to the east and there are single family houses to the north and west sides.

There is a large cedar tree on the west side of the property that will be retained.

There are two public tennis courts across the street on the south east corner of Marine Drive and 29th Street.

The site has the advantage of being located on a major public transit corridor. The site also enjoys the advantages of being within walking distance to the elementary schools, a park, tennis courts, a child development center (day care) and local neighbourhood shopping facilities.

The site has a moderate slope from the north to south and from west to east having the highest grade at the northwest and the lowest point at the southeast corner.



Project Objectives and Statistics

The proposed development consists five units including of two 4-bedroom and three 3-bedroom townhomes of different sizes ranging from **2100 to 2800 sqft** all equipped with elevator accessible from parkade to all floors.

The total area of the proposed development is 12076, allowing for floor space ratio of 0.9

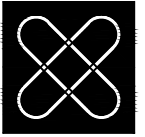
The objective of the proposed design is to respond to the much needed new high-quality option housing considering the character of the project fits in the neighborhood area . The mix and size of the units aim to provide housing for the young families, local professionals and empty nesters.

Many seniors in the DWV are either staying in their large homes or moving to North Vancouver or Downtown. Densified developments provide the opportunity to downsize and enjoy a better life by staying in touch with existing social circles.

According to information provided by real estate agents, many residents including youth and seniors, are supportive of the idea of having better and more options of housing for young families and downsizer.

Since close to 70% of the housing stock in West Vancouver is single family housing, the only option for downsizing is to move to an apartment building that is either too small or old.

The number of larger apartment buildings in West Vancouver are very few, and the only option for larger accommodation is a penthouse with an extremely expensive price tag. This clearly demonstrates that such this type of housing is a much better transitional option for seniors that presently own a large single family home that often requires significant maintenance.



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DRAWING TITLE:

DESIGN RATIONALE

Designed by:
Pooyan Poostchi (M.Arch)

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PROJECT NO:	2002	

Massing, Form and Character

From a massing point of view, the intention is to design a building that has the appearance of a large single family development with a west coast character. The massing is organized in a manner that responds to the need of preserving the large cedar tree on the west side of the property, as well as respecting the privacy of the surrounding single family houses.

Outdoor patios are provided at grade for each unit to create a livable private amenity for each occupant. These patios are considered semi private with wood fence and green buffer to create a territorial identity. Balconies and windows on the 2nd and 3rd floors also provide **“eyes on the street”** to emphasize safety and security.

Parking is located underground and vehicular access is provided from 29th Street. This complies with the **Altamont Design Guidelines**. 9 parking stalls have been provided in the parkade.

Access to under ground parking and the impact of traffic on 29th Street has been reviewed and approved by a traffic consultant.

The amount of openings facing northern neighbours has been significantly reduced on the second and third floors to the north to respect the privacy of adjacent property which complies with the **Altamont Design Guidelines**

All exterior parking walls are covered with planters and landscaping. 18 bike storages are provided in the underground parkade offering more than required one stall per bedroom, and also 2 visitor bike stalls beside the pedestrian entrance on the south-west .

The façade of the building compromises natural stone, wood siding and prefabricated cement boards. Solid wood trims will be introduced to enhance the west coast vocabulary. The roof, gables, windows and articulation of the façade are organised to give the appearance of a large single family house.

A large outdoor amenity is provided around the preserved cedar tree creating opportunity for social interaction and entertainment.

All units have individual entries with an identifiable canopy over the entry door equipped with elevators accessible from all floors (from parkade to third floor).

The view impact of the proposal from the neighbouring properties will be very similar to the present situation. This is due to the fact that the existing trees along the north and west property lines which have been retained create a barrier towards the view to the south, and the height of the proposed building is similar to the adjacent properties.

Also, the top of the existing roof is approximately as same as the proposed design.

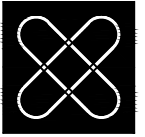
The proposed design is nearly identical in height to the peak of the existing pitched roof and is positioned lower than the neighboring structure to the north

Sustainability, Energy Performance and Green Measures

The location of the site and the design measures that have been introduced for the proposed development results in achieving sustainable and green building strategies that meet the community objectives.

These measures include:

- Presently there are a few mature trees along the north property line with an existing low rock retaining wall. These trees will be protected and retained. There is also a large cedar tree within the site that shapes the footprint of the design allowing for this tree to be retained. A tree evaluation report has been prepared by an arborist and tree protection zones have been identified.
- The proposal has the advantage of being located on the public transit corridor and within close walking distance from schools, shopping and recreational facilities and neighbourhood parks.
- Most of the units face two directions and have large windows offering ample daylighting, cross ventilation and contribute to the overall sustainability of the project.
- The proposal provides housing diversity and affordable **“middle housing”** accommodation suitable for young professionals, academics, and local employees. This results in reducing commuting from DWV to the other communities either by private or public transportation.
- Use of renewable energy supply by introducing a geothermal energy supply, heat recovery system, and electric furnace system.
- The project complies with step 3 with low carbon energy of the building code energy conservation measures.
- Efficient use of water and energy efficient fixtures and appliances.
- Use of drought tolerant plants to minimize the use of potable water.
- Where possible, operating windows are located on opposite or adjacent walls to draw ventilation across the occupied spaces.
- The building envelope, glazing, and mechanical system will be designed in compliance with ASHRE 90, 2010
- All units have private patios at grade and 2nd floor decks, contributing to livability of the units and creating a family oriented environment.
- All units have electric vehicular chargers complying with level two standards.



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2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

DESIGN RATIONALE

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.8
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	

Exterior Finishes and color

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on a rich west coast character with wood and stone being the dominant exposed materials. These materials provide a rich architectural articulation that reflects the harmony of the natural environment with the building envelope.

Wood siding, natural stained wood fascias, wood brackets, gables and trims are made of local and sustainable materials.

The dominant colours of the façade are light and dark natural wood and grey prefabricated cement boards. The roof is a dark grey zinc and the stone is light grey.

Stairs and balcony railings are wood.

Windows are vinyl with a wood appearance on the outside and off white inside.



ELEVATION VIEW FROM 29TH ST.

EXTERIOR FINISHES



1 **CULTURED STONE**
COBBLEFIELD ECHO RIDGE - BY BORAL



2,5 **6" & 8" HORIZONTAL CEDAR SIDING & SOFFIT -**



3 **ZINC ROOF**



4 **HARDIE PANEL / SW 7066**
REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS

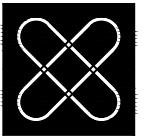
6 **WINDOW**
VINYL - PAINTED TO MATCH CEDAR SIDING

7 **RAILING**
NATURAL WOOD & CLEAR SAFETY GLASS

8 **WINDOW SILL & WALL CAP PRECAST CONCRETE**
PAINTED - SW 7667 ZIRCONE

9 **PLANTER EXPOSED CONCRETE**
PAINTED - SW 7667 ZIRCONE

10 **ENTRY DOORS**
NATURAL WOOD - STAINED CEDAR



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1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
2905 Marine Drive
West Vancouver

DRAWING TITLE:
DESIGN RATIONALE - MATERIALS

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:	A-1.9
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
PROJECT NO:	2002		



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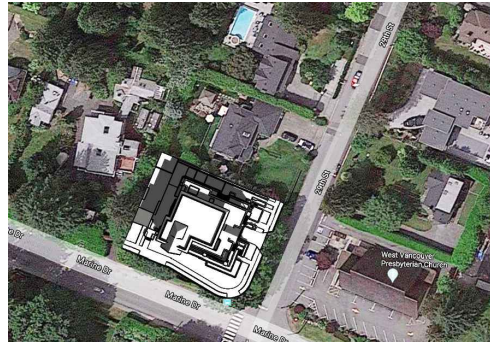
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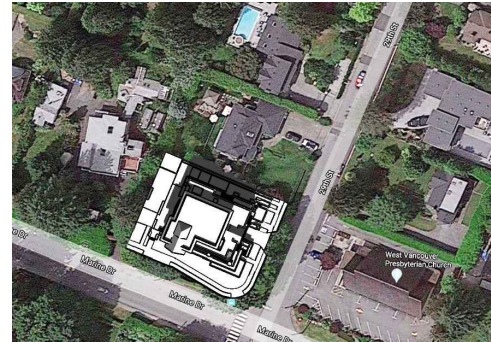
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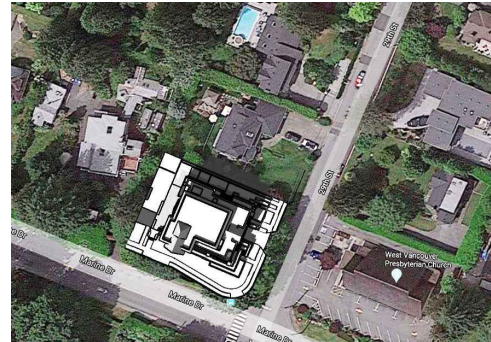
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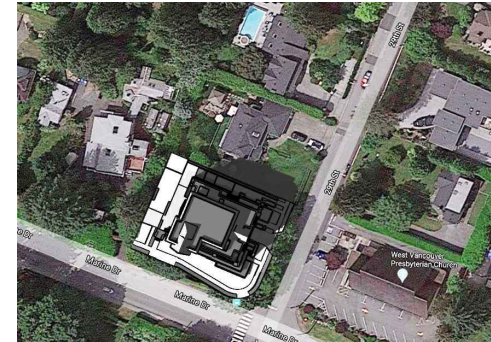
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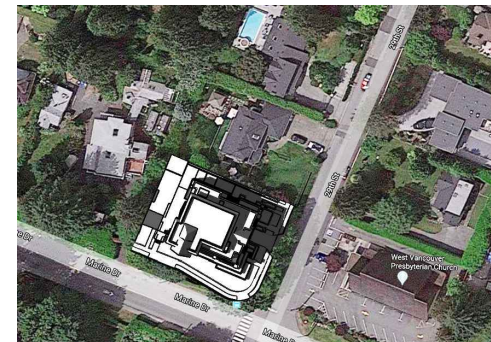
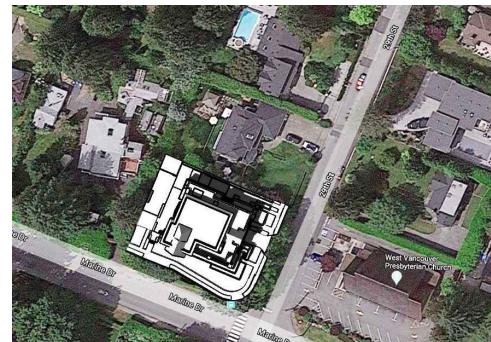
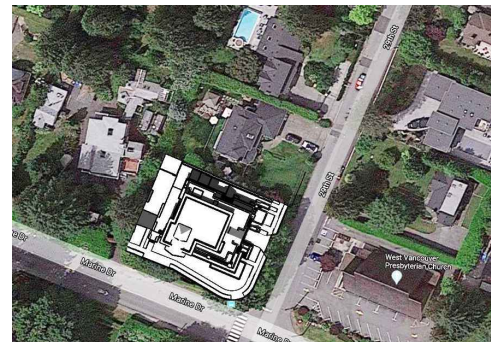
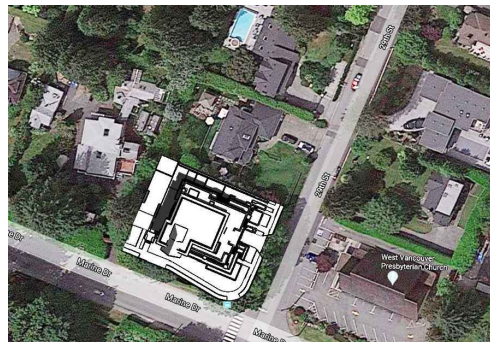
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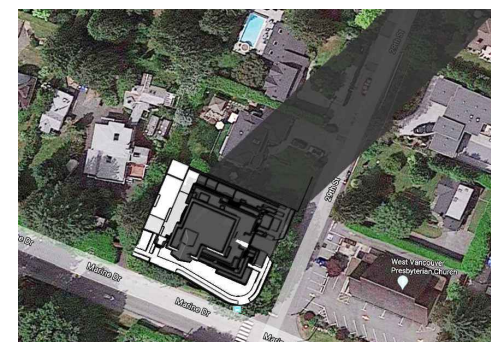
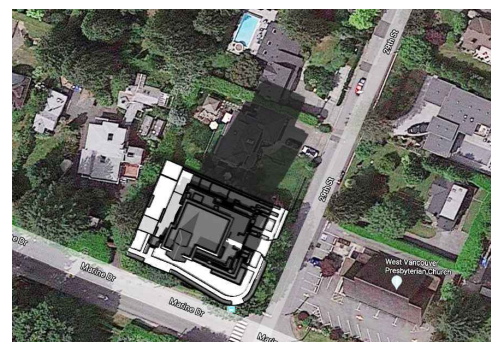
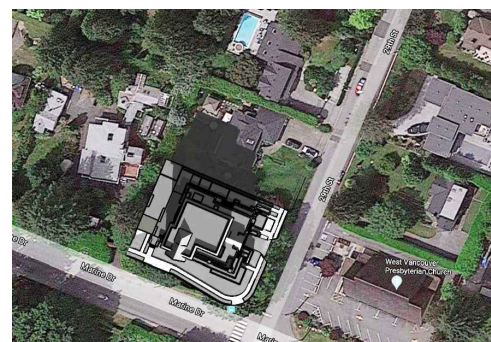
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MARCH, 21st



JUNE, 21st



DECEMBER, 21st

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1	May -2020	CONCEPTUAL DESIGN
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

SHADOW STUDY

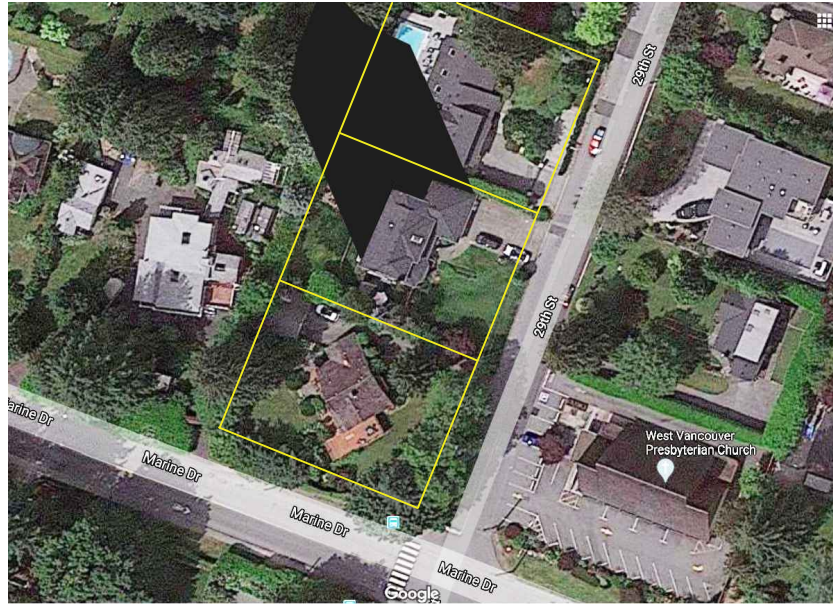
Designed by:

Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.10
DESIGN:	F.A. - P.P.	
DRAWN:	P.P.	
PROJECT NO:	2002	

NORTHERN NEIGHBOR SHADOW ANALYSIS - DECEMBER 21ST

10:00 am.



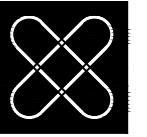
12:00 pm.



2:00 pm.



4:00 pm.



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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

SHADOW STUDY
NORTHERN NEIGHBOUR

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:	A-1.11
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
PROJECT NO:	2002		

COMPARISON SHADOW ANALYSIS - DECEMBER 21ST

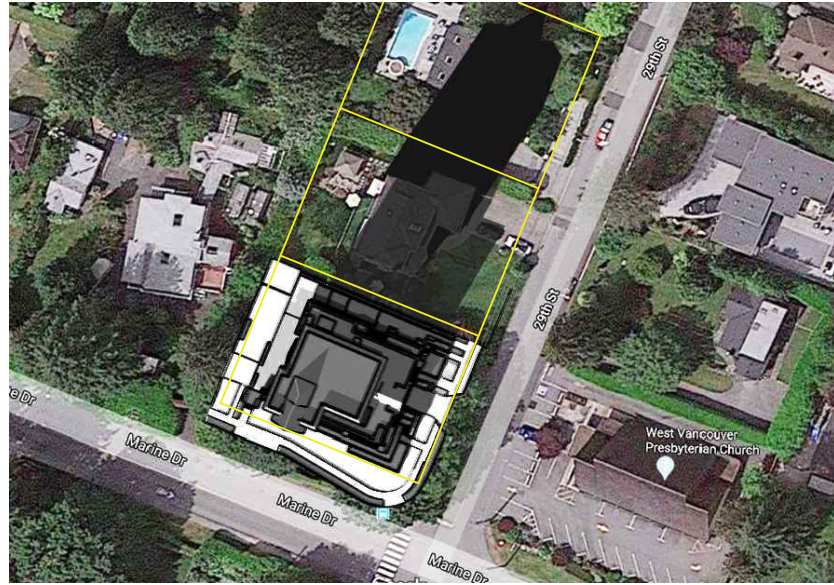
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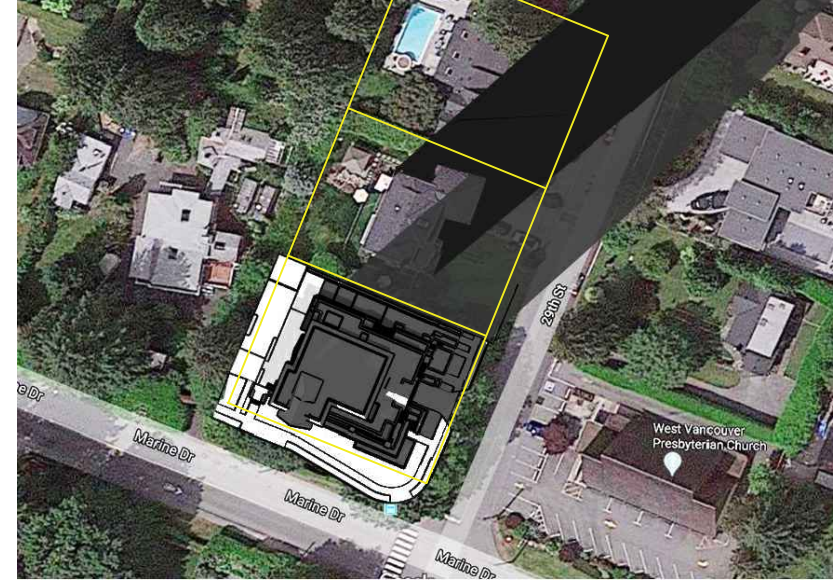
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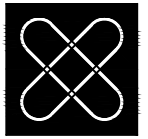
2:00 pm.



4:00 pm.



SHADOW OF THE PROPOSED BUILDING
 SHADOW OF THE NEIGHBOR TO THE NORTH



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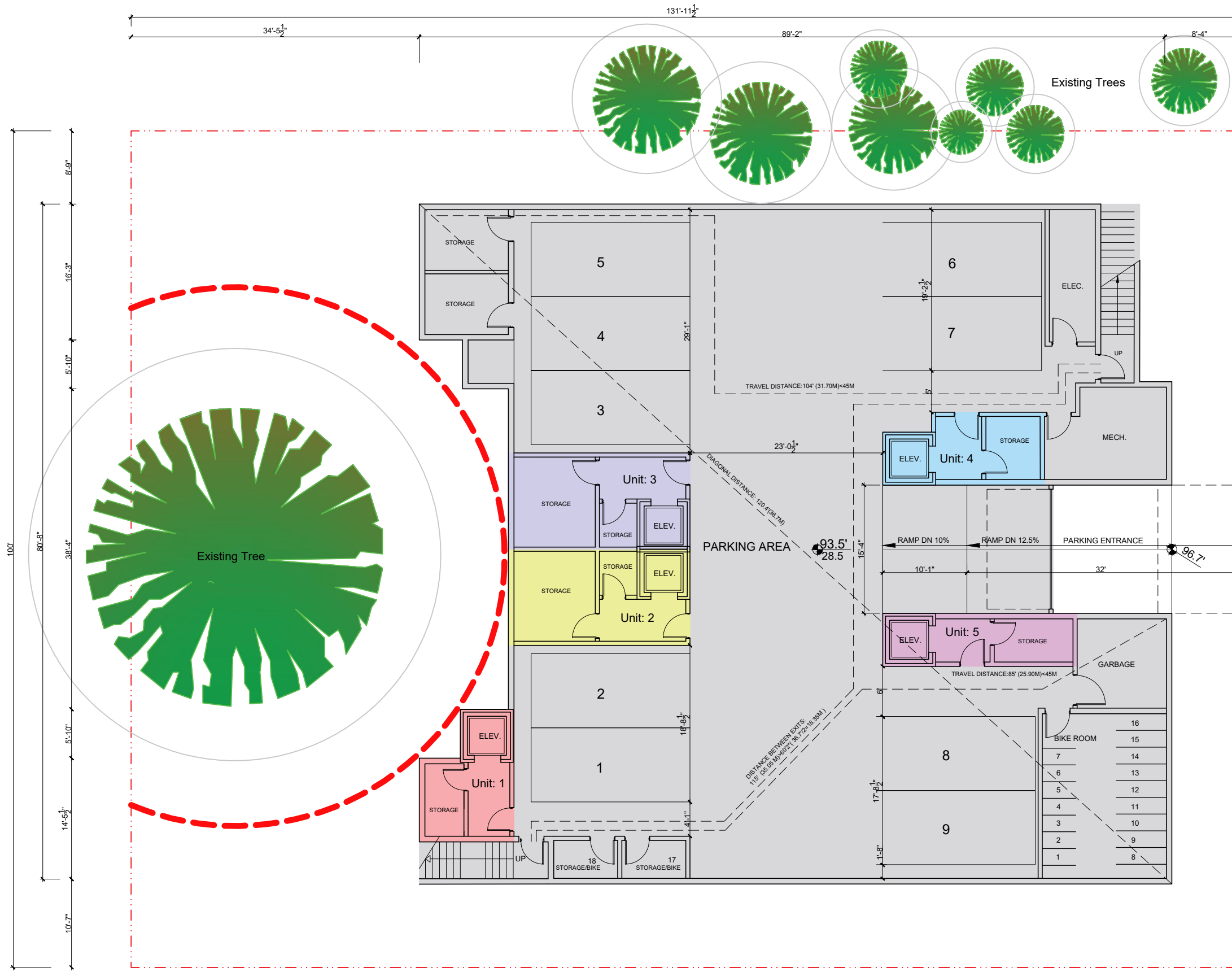
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PROJECT TITLE:
**2905 Marine Drive
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DRAWING TITLE:
 SHADOW STUDY - COMPARISON

Designed by:
Pooyan Poostchi (M.Arch)

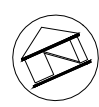
DATE:	SEP 2019	SHEET NO:	A-1.12
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
PROJECT NO:	2002		



100'
 80'-8"
 38'-4"
 5'-10"
 5'-10"
 14'-5 1/2"
 10'-7"

34'-5 1/2"
 131'-11 1/2"
 89'-2"
 8'-4"

29TH STREET



UNDERGROUND PARKING PLAN

MARINE DRIVE



F. ADAB ARCHITECTS INC.

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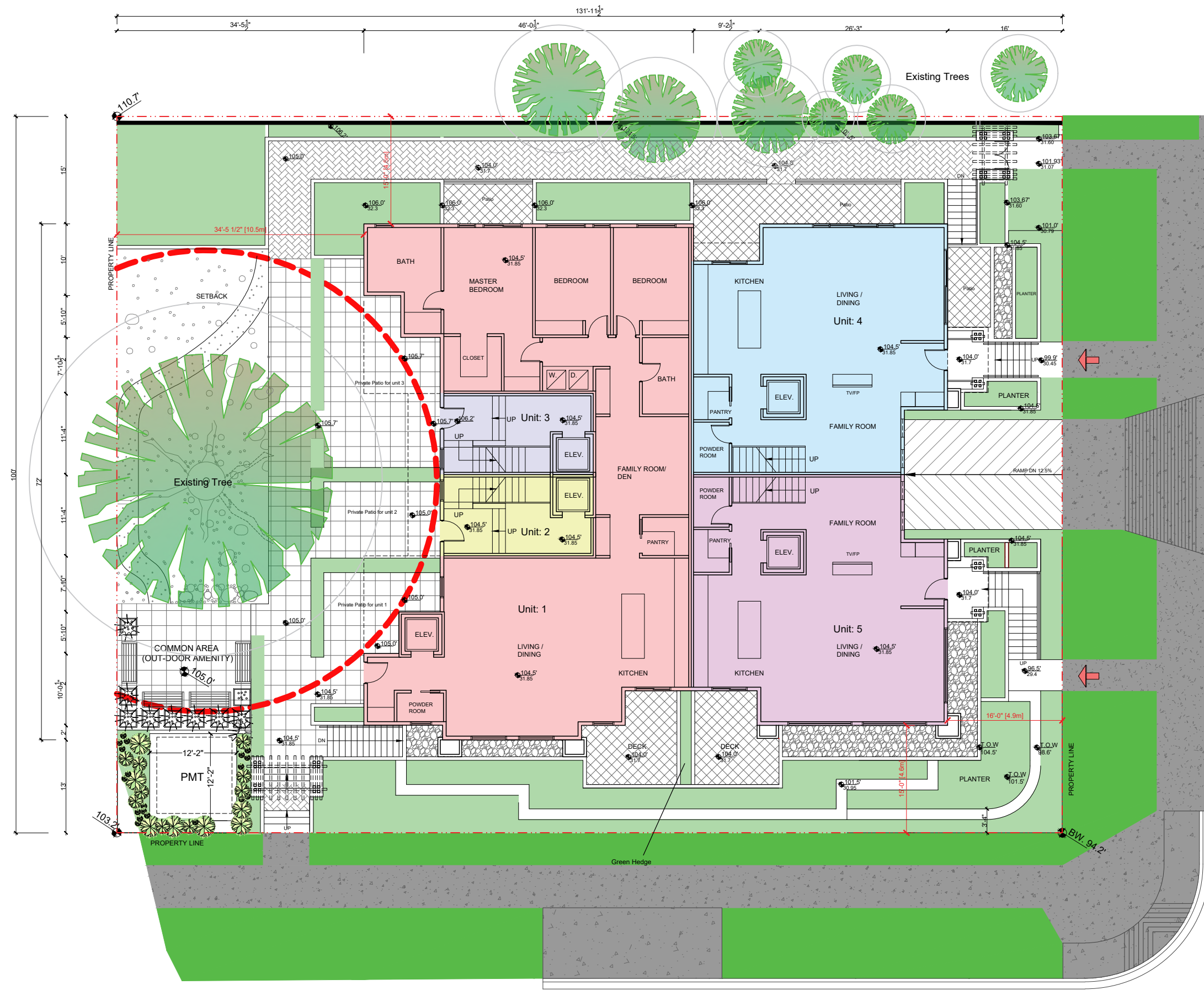
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PROJECT TITLE:
**2905 Marine Drive
 West Vancouver**

DRAWING TITLE:
 UNDERGROUND PARKING PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:	A-2.1
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
PROJECT NO:	2002		



1ST FLOOR PLAN

MARINE DRIVE

29TH STREET



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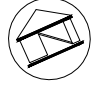
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PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

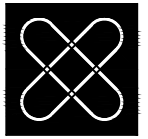
DRAWING TITLE:
FIRST FLOOR PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-2.2
SCALE:	NTS		
DESIGN:	F.A - P.P		
DRAWN:	P.P.		
PROJECT NO:	2002		



SECOND FLOOR PLAN



F. ADAB ARCHITECTS INC.

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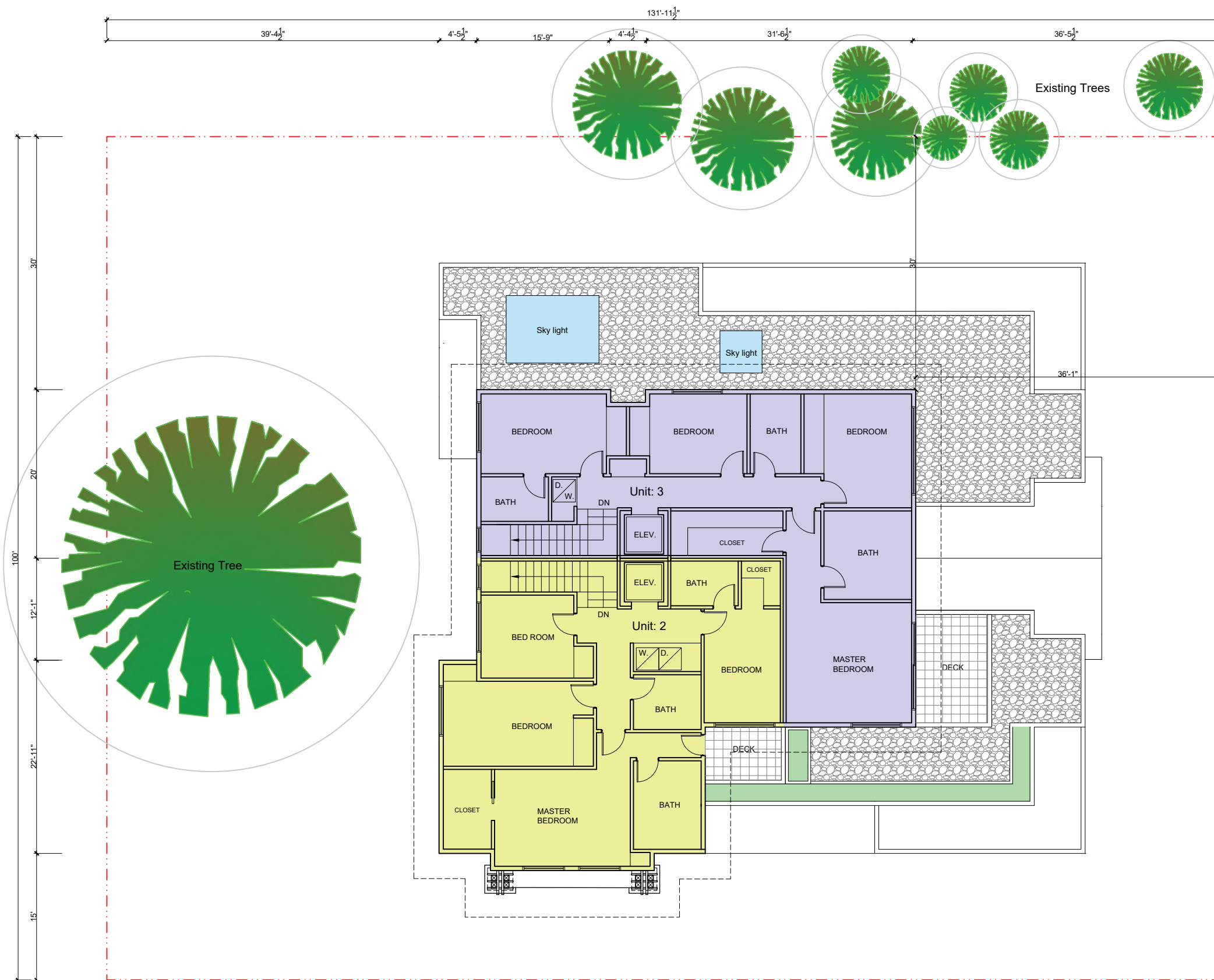
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1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
 West Vancouver**

DRAWING TITLE:
SECOND FLOOR PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-2.3
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO:	2002		



 **THIRD FLOOR PLAN**



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
THIRD FLOOR PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-2.4
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO:	2002		



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

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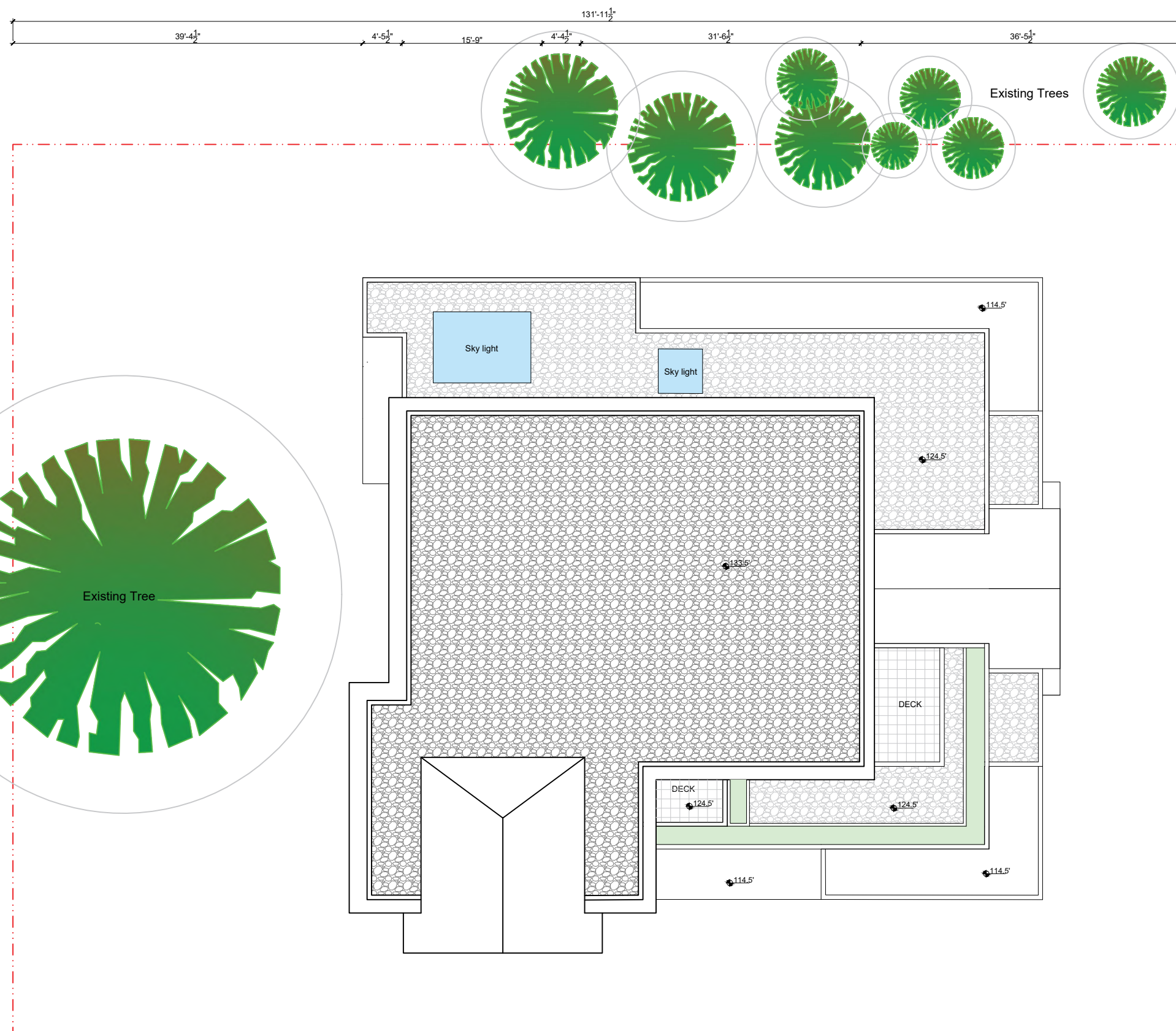
NO.	DATE	REVISION / ISSUED
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3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
ROOF PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-2.5
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
PROJECT NO:	2002		



ROOF PLAN



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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

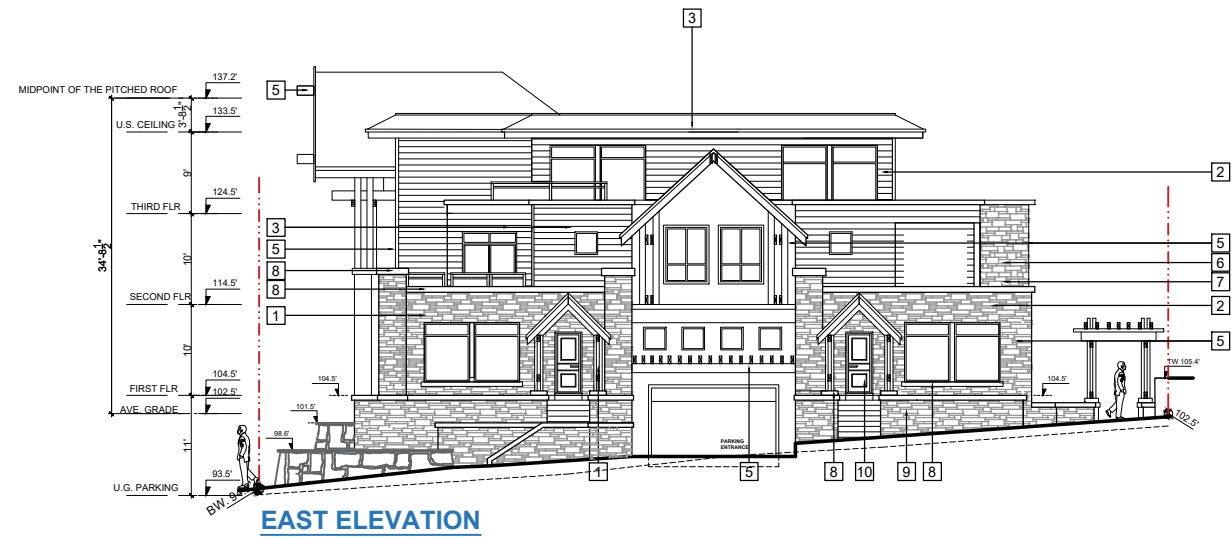
DRAWING TITLE:

ELEVATIONS

Designed by:

Pooyan Poostchi (M.Arch)

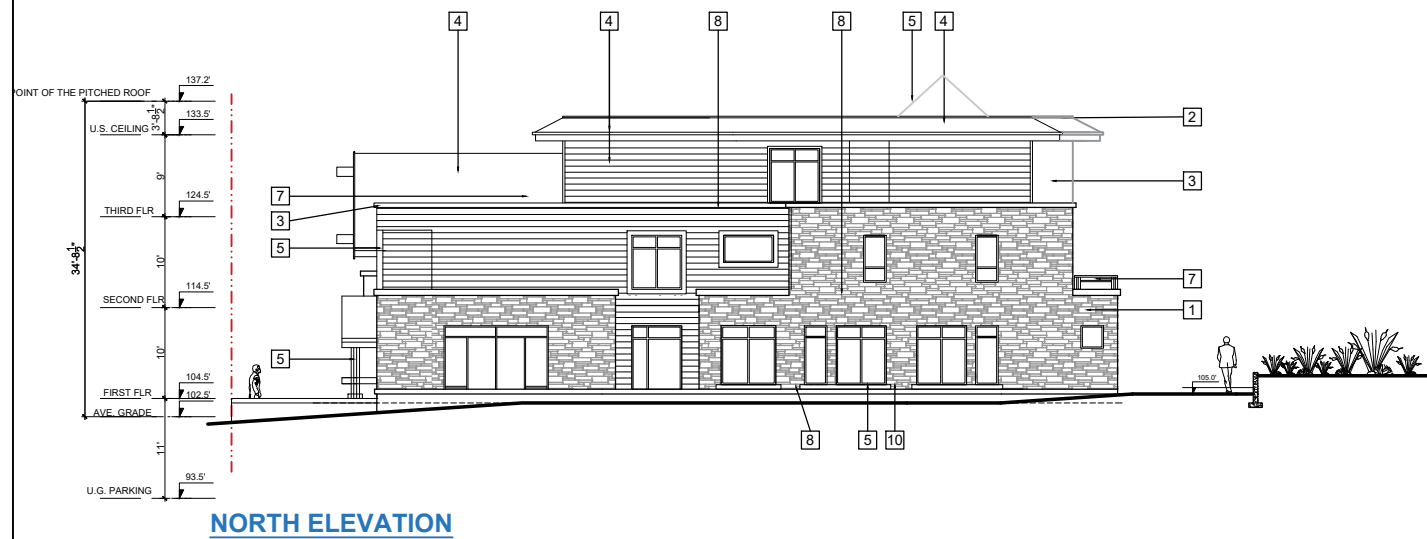
DATE:	May 2020	SHEET NO:	A-3.1
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
PROJECT NO:	2002		



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

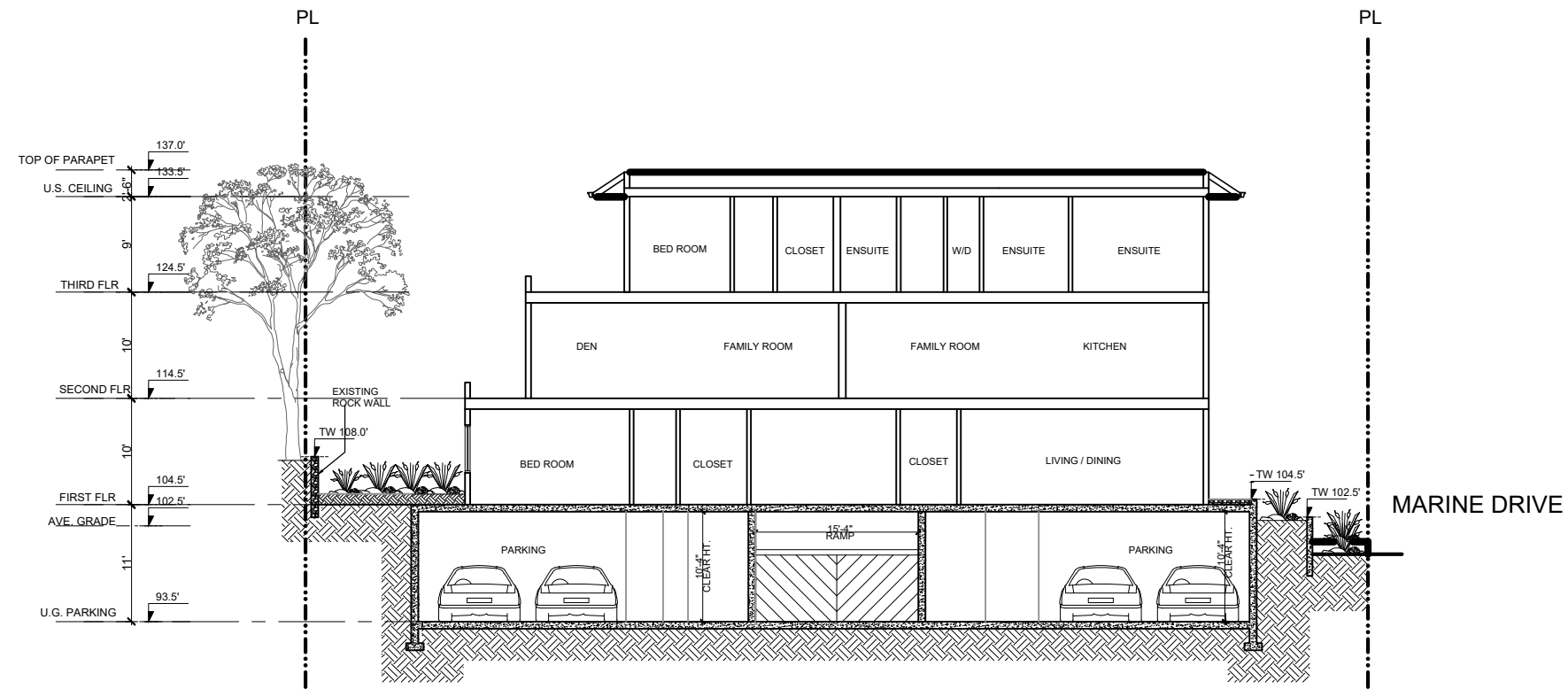
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SECTIONS

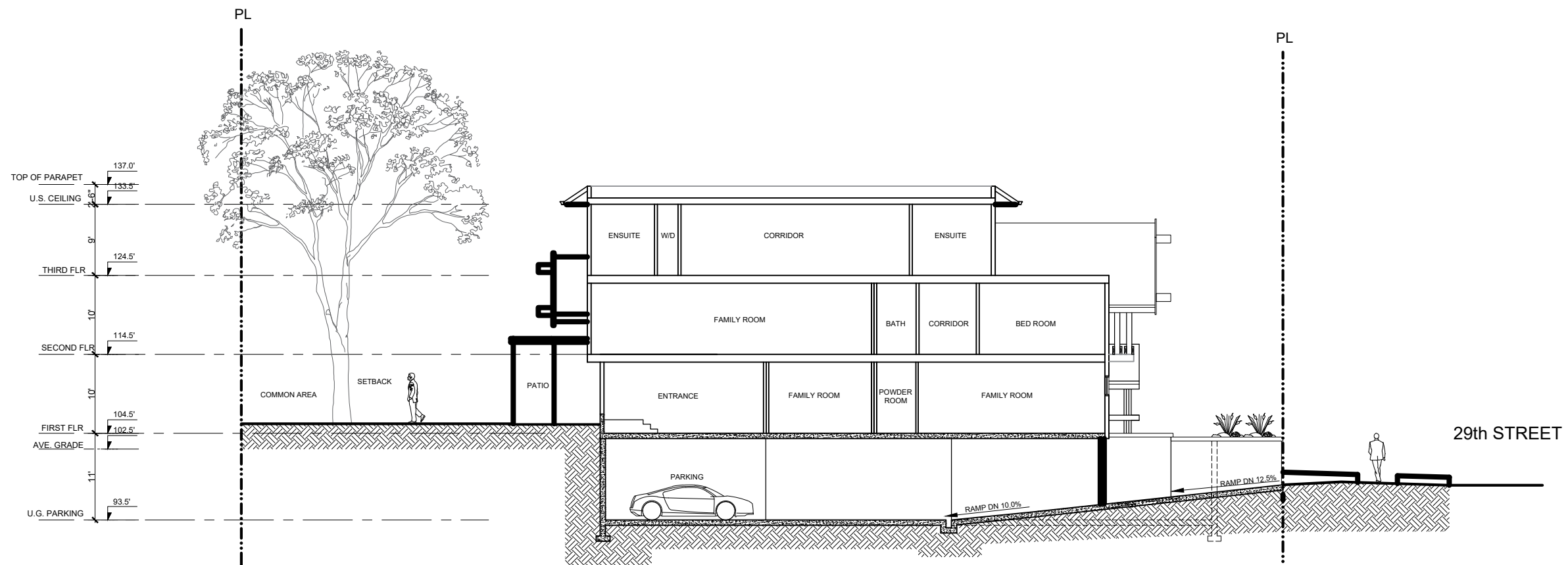
Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-4.1
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO:	2002		



SECTION A-A



SECTION B-B



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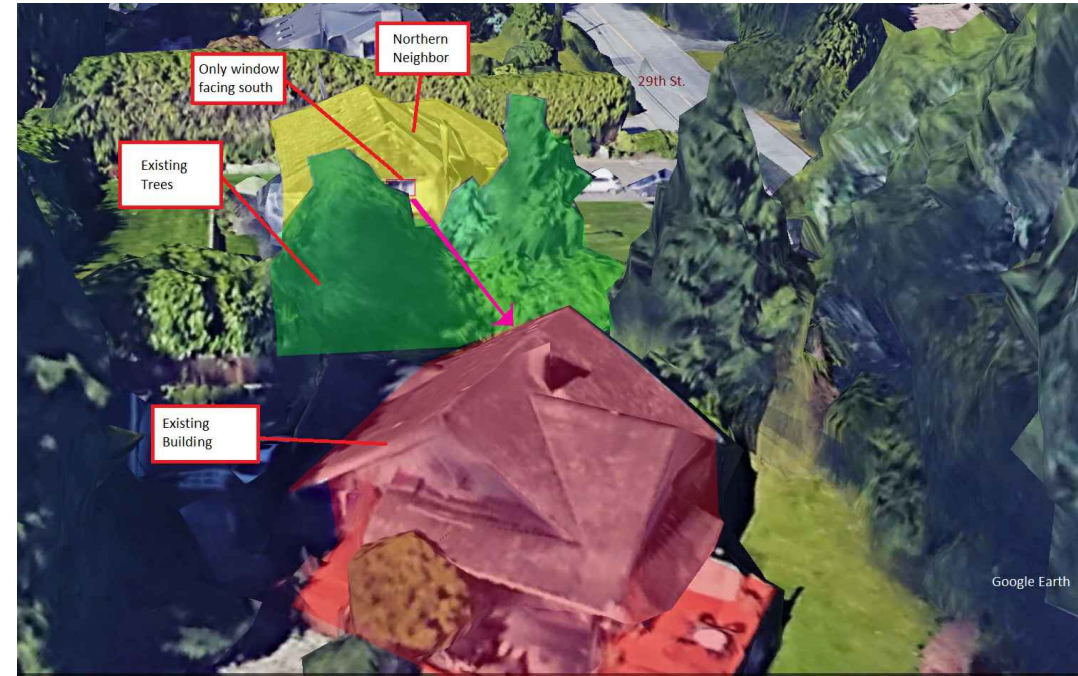
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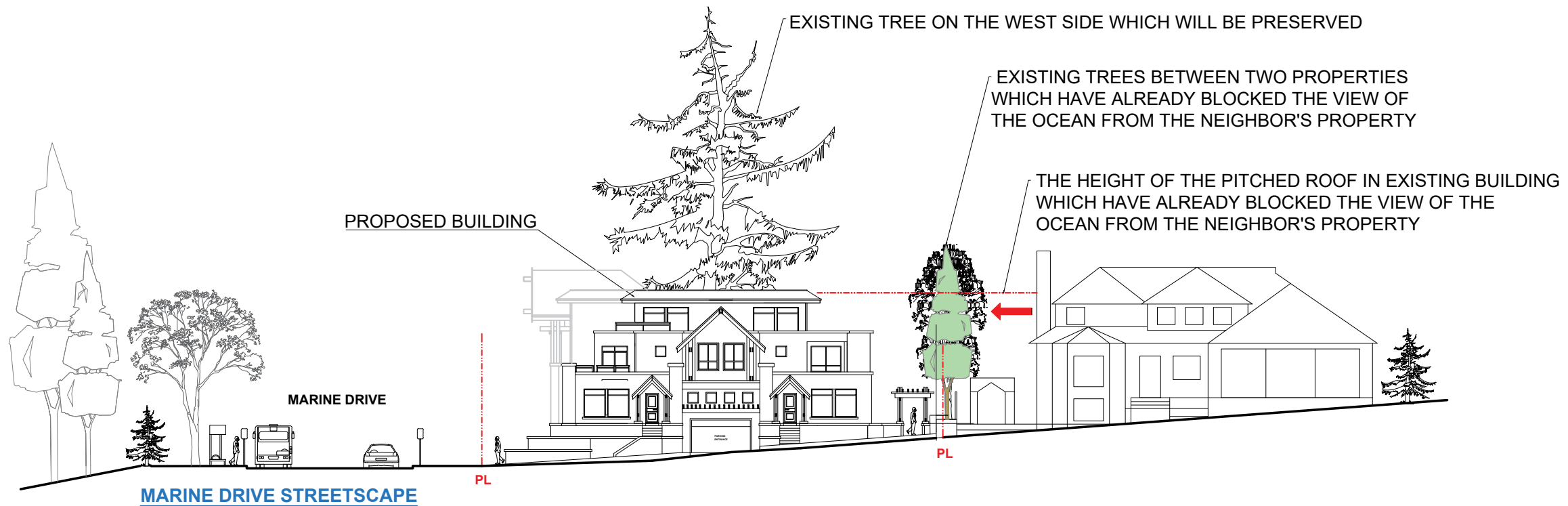
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VIEW ANALYSIS OF CURRENT CONDITION



VIEW ANALYSIS OF CURRENT CONDITION



MARINE DRIVE STREETScape

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1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
**VIEW ANALYSIS
CURRENT SITUATION**

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-5.1
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO:	2002		



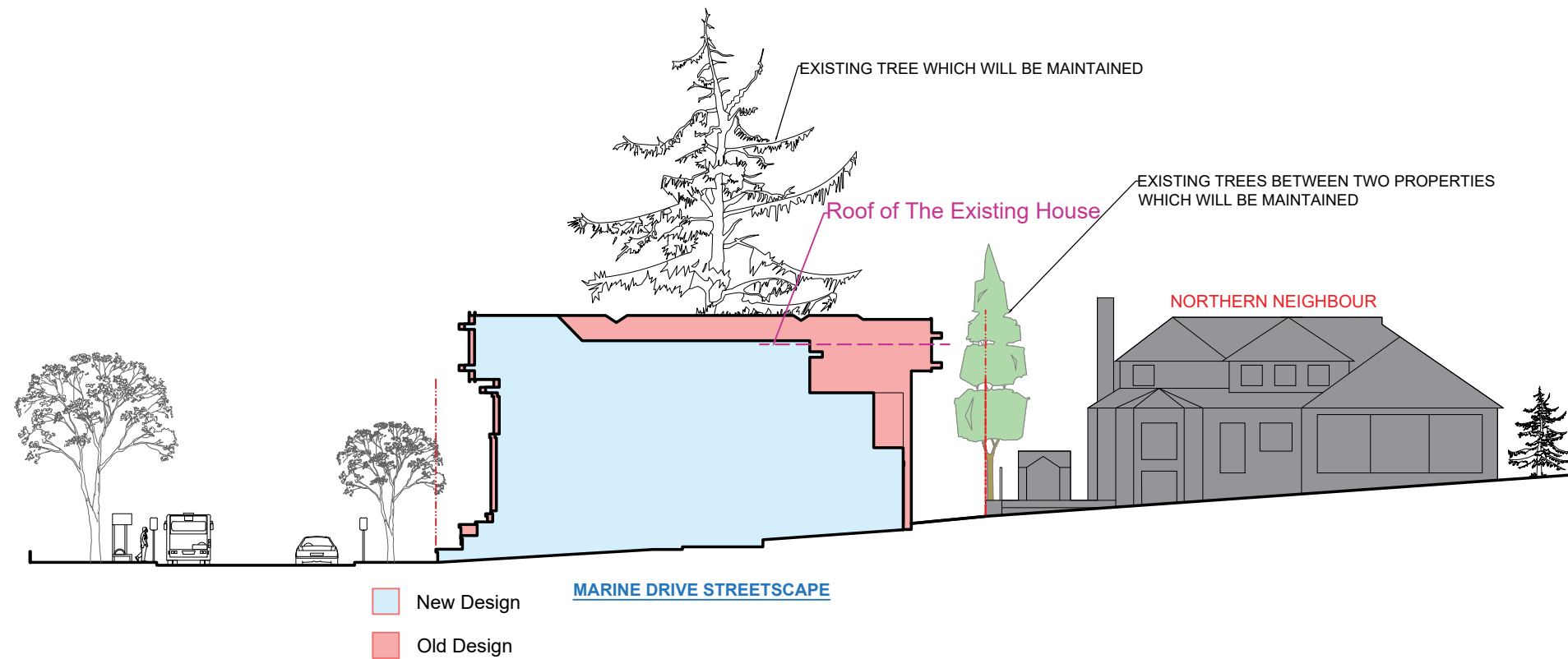
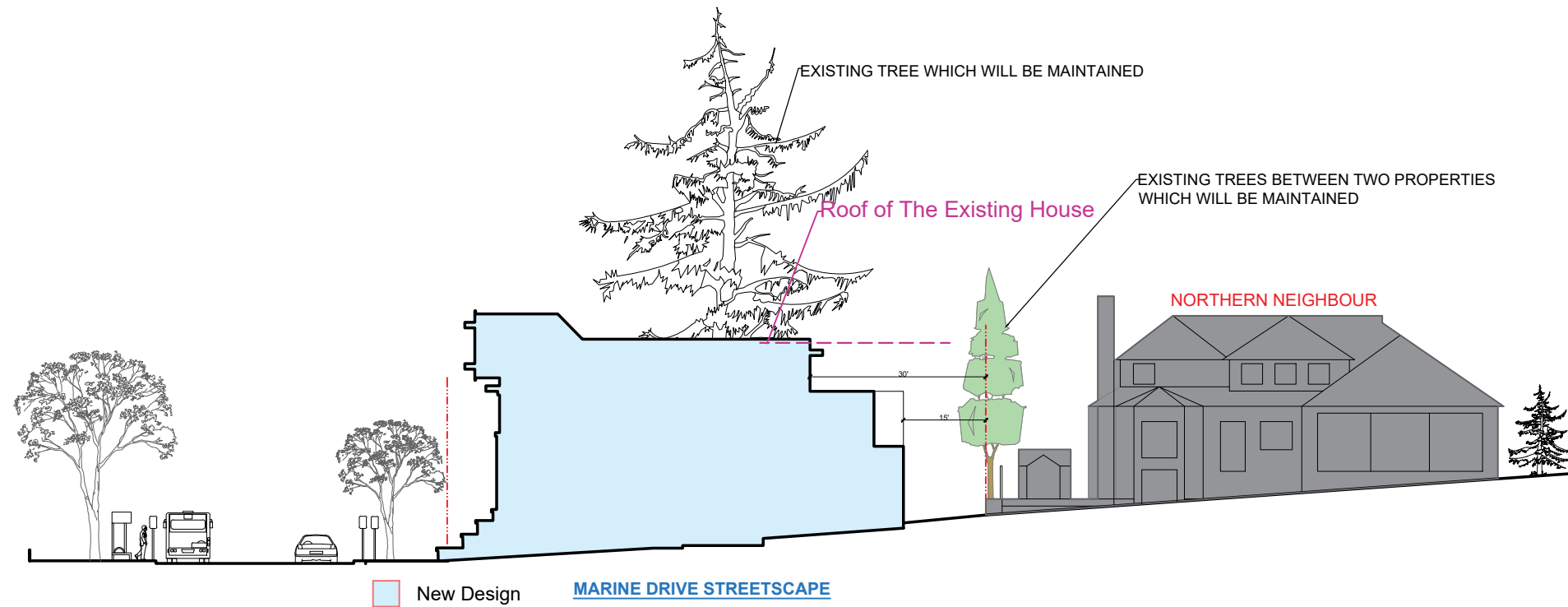
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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

**STREET SCAPE COMPARISON
(OLD AND NEW PROPOSAL)**

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-5.2
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO:	2002		



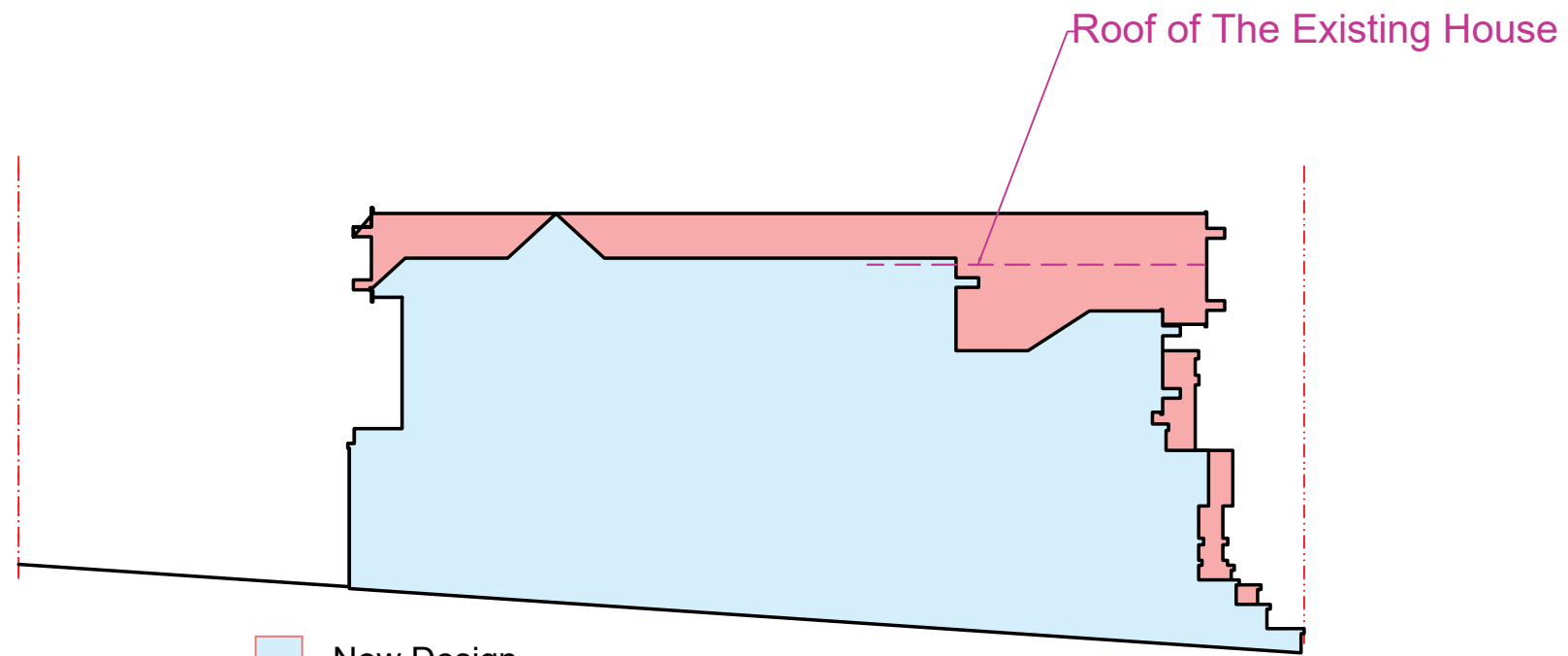
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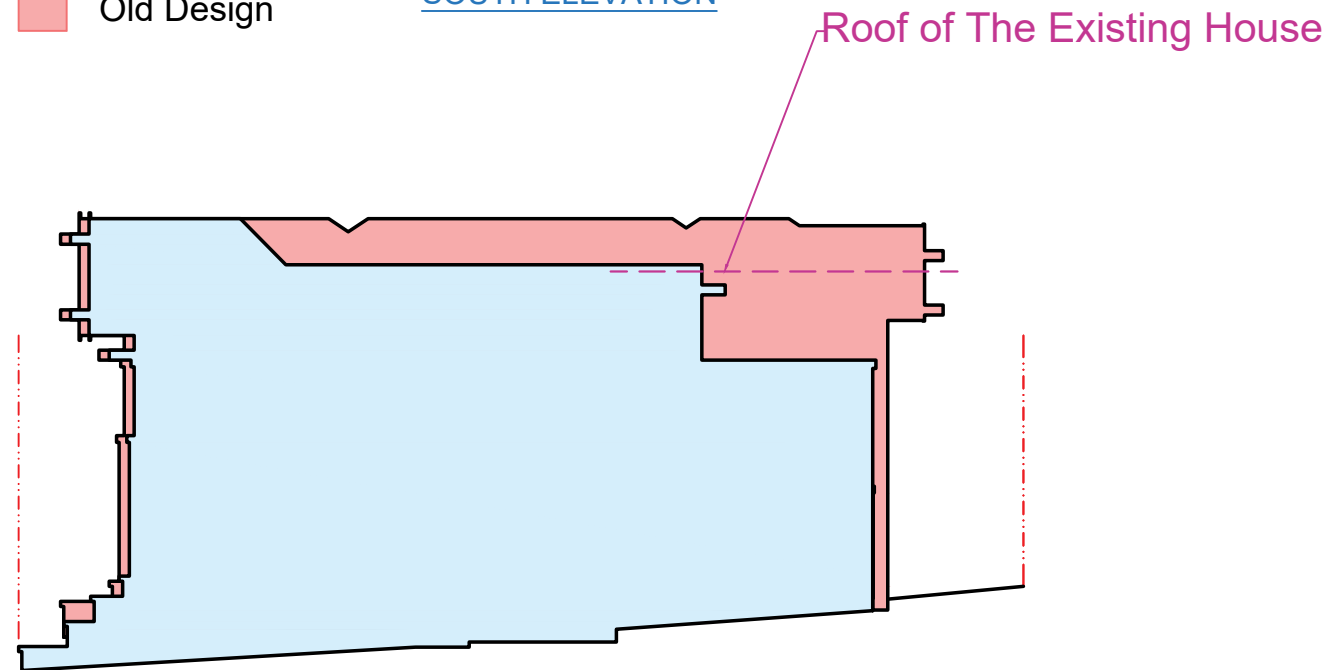
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New Design
 Old Design

SOUTH ELEVATION



New Design
 Old Design

EAST ELEVATION

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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

**MASSING COMPARISON
OLD AND NEW PROPOSAL**

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:	A-5.3
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO:	2002		