

DISTRICT OF WEST VANCOUVER

6408-6418 BAY ST

BUILDING H/I - DP RESUBMISSION
APRIL 23, 2026



YAMAMOTO ARCHITECTURE

PROJECT INFORMATION

CLIENT:
NORTHWEST PROPERTIES
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ARCHITECT:
YAMAMOTO ARCHITECTURE INC.
CONTACT NAME: TAIZO YAMAMOTO
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M2 LANDSCAPE ARCHITECTURE AND ARBORICULTURE
CONTACT: MEREDITH MITCHELL
EMAIL: MEREDITH.MITCHELL@M2LA.COM
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CIVIL ENGINEER:
BINNIE
CONTACT: BRYSON CAZE
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INTERIOR DESIGN:
STE. MARIE STUDIO
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PHONE: 604 428 0822

TRAFFIC:
CTS TRAFFIC ENGINEERING SPECIALISTS
CONTACT: AARON CHAN
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BENNETT LAND SURVEYING LTD.
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EMAIL: HEBE@BENNETTSURVEYS.COM
PHONE: 604 980 4868 EXT.233

DRAWING LIST

SHEET #	TITLE	SCALE
A1.1	STATISTICS	NTS
A1.2	LOCATION MAP	NTS
A1.3	SITE PLAN	1/16" = 1'-0"
A2.P1	LEVEL P1 PLAN	1/8" = 1'-0"
A2.1	LEVEL 1 PLAN	1/8" = 1'-0"
A2.2	LEVEL 2 PLAN	1/8" = 1'-0"
A2.3	LEVEL 3 PLAN	1/8" = 1'-0"
A2.4	LEVEL 4 PLAN	1/8" = 1'-0"
A2.5	ROOF LEVEL PLAN	1/8" = 1'-0"
A2.6	ROOF TOP PLAN	1/8" = 1'-0"
A3.1	ELEVATIONS	3/32" = 1'-0"
A3.2	ELEVATIONS	3/32" = 1'-0"
A3.3	ELEVATIONS	3/32" = 1'-0"
A4.1	SECTIONS	1/8" = 1'-0"
A4.2	SECTIONS	1/8" = 1'-0"
A4.3	SECTIONS	1/8" = 1'-0"
A5.1	MASSING AXOS	NTS
A2.B1	BUILDING HEIGHT CALCULATION	1/8" = 1'-0"
A2.L1	LIMITING DISTANCE PLAN	1:150 / 1:250
A2.SS1	SHADOW STUDY	NTS
A2.SS2	SHADOW STUDY	NTS



STATISTICS:

CIVIC ADDRESS: 6408 - 6418 BAY STREET WEST VANCOUVER, BC

LEGAL DESCRIPTION: PID: 013-115231 / 013-115-227 / 014-048-378

DCP DESIGNATION: VILLAGE HEART

PROPOSED ZONING: CD

TOTAL SITE AREA: 1,700.5 SQ.M. = (43,305.3 SQ.FT.) (0.420 ACRES)

PROPOSED LOT COVERAGE: 71.5%

BUILDING HEIGHT: 18.3 M (60') (6 STOREYS)

SETBACKS

FRONT (NE)

3.0'

SIDE (SE)

3.0'

SIDE (SW)

4.0'

REAR YARD (NW)

0.0'

PROPOSED

43,031.5

SQ.FT.

2.35 FAR

FLOOR AREA RATIO

4.7:1 (a)

1ST FLOOR COMMERCIAL
1ST FLOOR HOTEL
2ND FLOOR NON-UNIT AREA
2ND FLOOR UNIT AREA
3RD FLOOR NON-UNIT AREA
3RD FLOOR UNIT AREA
4TH FLOOR NON-UNIT AREA
4TH FLOOR UNIT AREA
5TH FLOOR NON-UNIT AREA
5TH FLOOR WIC AREA

NET AREA:

(9,616.8 SQ.FT.) +
(2,699.4 SQ.FT.) +
(2,461.8 SQ.FT.) +
(8,191.2 SQ.FT.) +
(1,796.8 SQ.FT.) +
(8,896.1 SQ.FT.) +
(1,589.2 SQ.FT.) +
(6,907.0 SQ.FT.) +
(894.8 SQ.FT.) +
(108.2 SQ.FT.) +

GROSS AREA:
12,228.3 SQ.FT.
10,653.0 SQ.FT.
10,653.0 SQ.FT.
8,496.3 SQ.FT.
1,003.0 SQ.FT.

TOTAL: 3,997.7 SQ.M.

GFA: 3,998 SQ.M.

LEASABLE: 3,118.8 SQ.M.

HOTEL UNIT BREAKDOWN

5 ONE BEDROOM UNITS
4 TWO BEDROOM UNITS
4 A KING ROOM
3 A1 KING FAMILY
4 A2 KING FAMILY
2 A3 SUITE FAMILY
8 B KING
12 B1 QUEEN

12% OF UNITS
10% OF UNITS
10% OF UNITS
7% OF UNITS
10% OF UNITS
5% OF UNITS
19% OF UNITS
25% OF UNITS

800 - 870 SQ.FT.
840 - 1080 SQ.FT.
550 - 680 SQ.FT.
576 - 668 SQ.FT.
595 - 599 SQ.FT.
742 SQ.FT.
428 SQ.FT.
428 SQ.FT.

42 UNITS TOTAL

PROPOSED VEHICLE PARKING

STANDARD
SMALL CAR
ACCESSIBLE

PROVIDED

(41)
(2)
(1)

PROPOSED BICYCLE PARKING

STACKED
HORIZONTAL
OVERSIZED

PROVIDED

16
15
3

VEHICLE PARKING:

USE	AREA/UNIT	INTE	REQUIRED
SECTION 38.10			
COMMERCIAL GROSS AREA	862 SQ.M.	1 SPACE / 16.8 SQ.M.	47 SPACES
RESIDENTIAL GROSS AREA	2794 SQ.M.	1 SPACE / 16.8 SQ.M.	33 SPACES
			80 SPACES

SECTION 40.11			
HOTEL	42 UNITS	1 SPACE / UNIT	42 SPACES
GROSS FLOOR AREA OF OTHER LINES	862 SQ.M.	1 SPACE / 16.8 SQ.M.	51 SPACES
			94 SPACES

PROPOSED SPACES			
FULL SIZE VEHICLE	7% of TOTAL (30% MAX)		40 SPACES
SMALL VEHICLE			3 SPACES
ACCESSIBLE SECTION 42.08			1 SPACE
			44 SPACES

ELECTRICAL VEHICLE LEVEL 2 (ROUGH-IN)

BICYCLE PARKING:

USE	AREA/UNIT	INTE	REQUIRED
SECTION 140.14.3.1 (1) (SECURE BIKE PARKING)			
COMMERCIAL GROSS AREA	862.18 SQ.M.	0.3 SPACE / 100 SQ.M.	3 SPACES
HOTEL	N/A	N/A	0 SPACES
			3 SPACES

SECTION 140.14.3.2 (SHORT BIKE PARKING)			
COMMERCIAL GROSS AREA	862.18 SQ.M.	0.4 SPACE / 100 SQ.M.	3 SPACES
HOTEL	N/A	N/A	0 SPACES
			3 SPACES

PROPOSED SPACES

SECURE BIKE PARKING

SHORT TERM BIKE PARKING

34 SPACES
6 SPACES
40 SPACES

2 2024-04-13 10:40 AM
2 2024-04-13 10:40 AM
1 2024-04-13 10:40 AM

NORTHWEST
PROPERTY

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Vancouver, BC V6C 1A1
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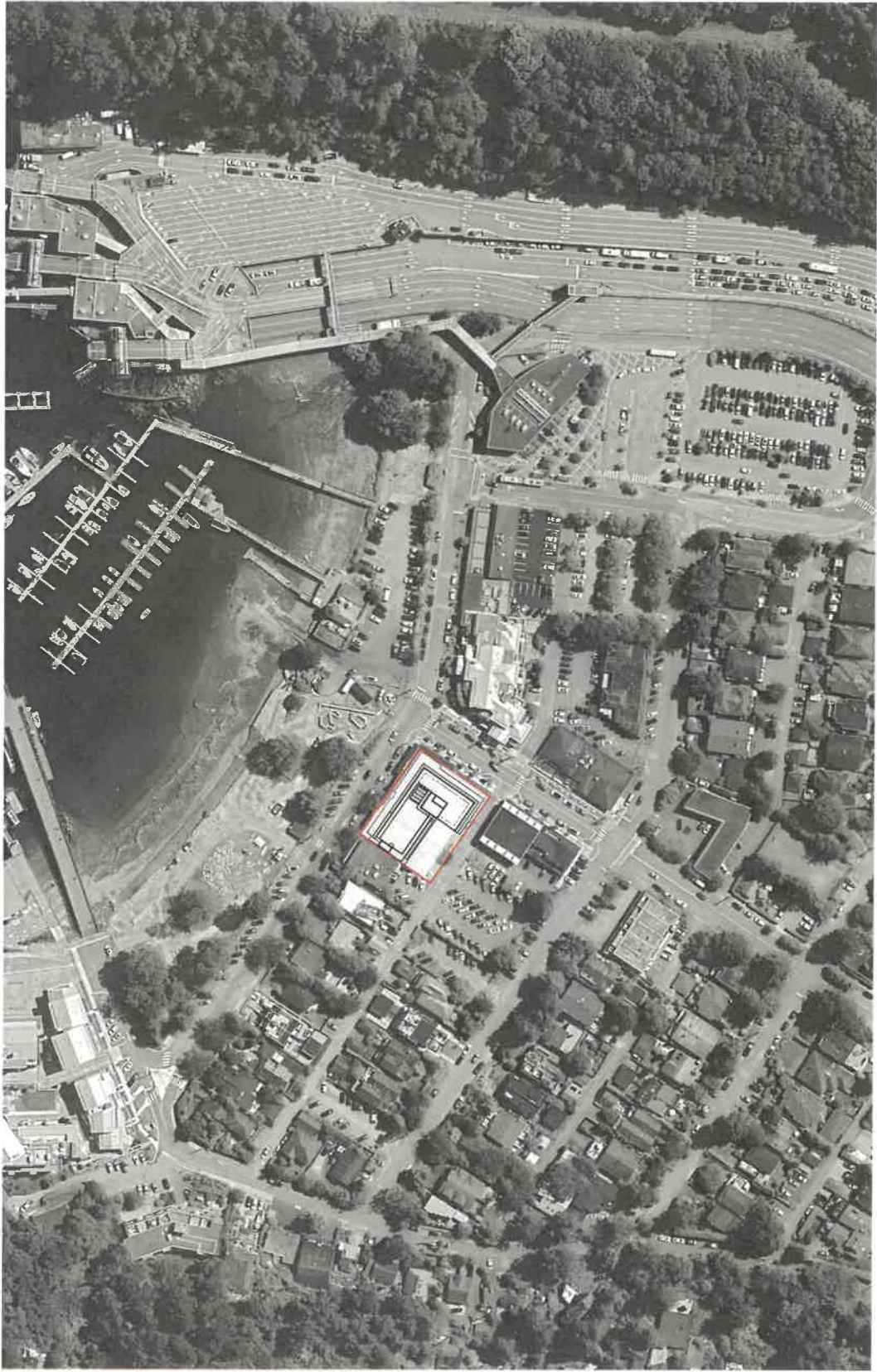
MIXED-USE DEVELOPMENT
6408 BAY STREET, WEST VANCOUVER, BC
V6P 6C2

STATISTICS

Scale - NTS
Date - 2024-04-13
Drawn - YWJL

Sheet No. -
A1.1

Overall - TY



LOCATION MAP

2 2024-04-14 MAP FOR THE PROJECT
3 2024-04-14 MAP FOR THE PROJECT
4 2024-04-14 MAP FOR THE PROJECT

NORTHWEST
ARCHITECTURE
208 - 33 8th Avenue
New York, NY 10014
T: 646 711 1127 F: 646 711 1327

YAMAMOTO
ARCHITECTURE
208 - 33 8th Avenue
New York, NY 10014
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PROJECT
MIXED-USE DEVELOPMENT
3000 1ST STREET, WEST MANHATTAN, NYC
10001

LOCATION MAP

DATE - 2024-04-14
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2025-04-23	MAJUS FOR 2025 MAJUS
2025-04-23	MAJUS FOR 2025 MAJUS
2025-10-23	MAJUS FOR 2025

NORTHWEST
F A C I L I T I E S

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ARCHITECTURE**

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Vancouver, BC V6T 1P5
T - 604 731 1127 F - 604 731 1322

— ANSWER —

6408 BAY STREET, WEST VALLEY, N.Y. 11234

PLAN - LEVEL 02

SCALE = 1/8" = 1'-0"

DATE = 2020-04-13

Country - Mt./JL	Country - FY	Ratio

[illegible]



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

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99. 100% COMPLETE
100. 100% COMPLETE

NORTHWEST
ARCHITECTURE

YAMAMOTO
ARCHITECTURE

200 - 32 East 8th Avenue
Seattle, WA 98105
206.461.1117 F. 206.731.1327

PROJECT: MIREX-USE DEVELOPMENT
800 8th Street, West, Seattle, WA 98105

PLAN - LEVEL 03

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

DATE: 05-10-23

PROJECT: MIREX-USE DEVELOPMENT

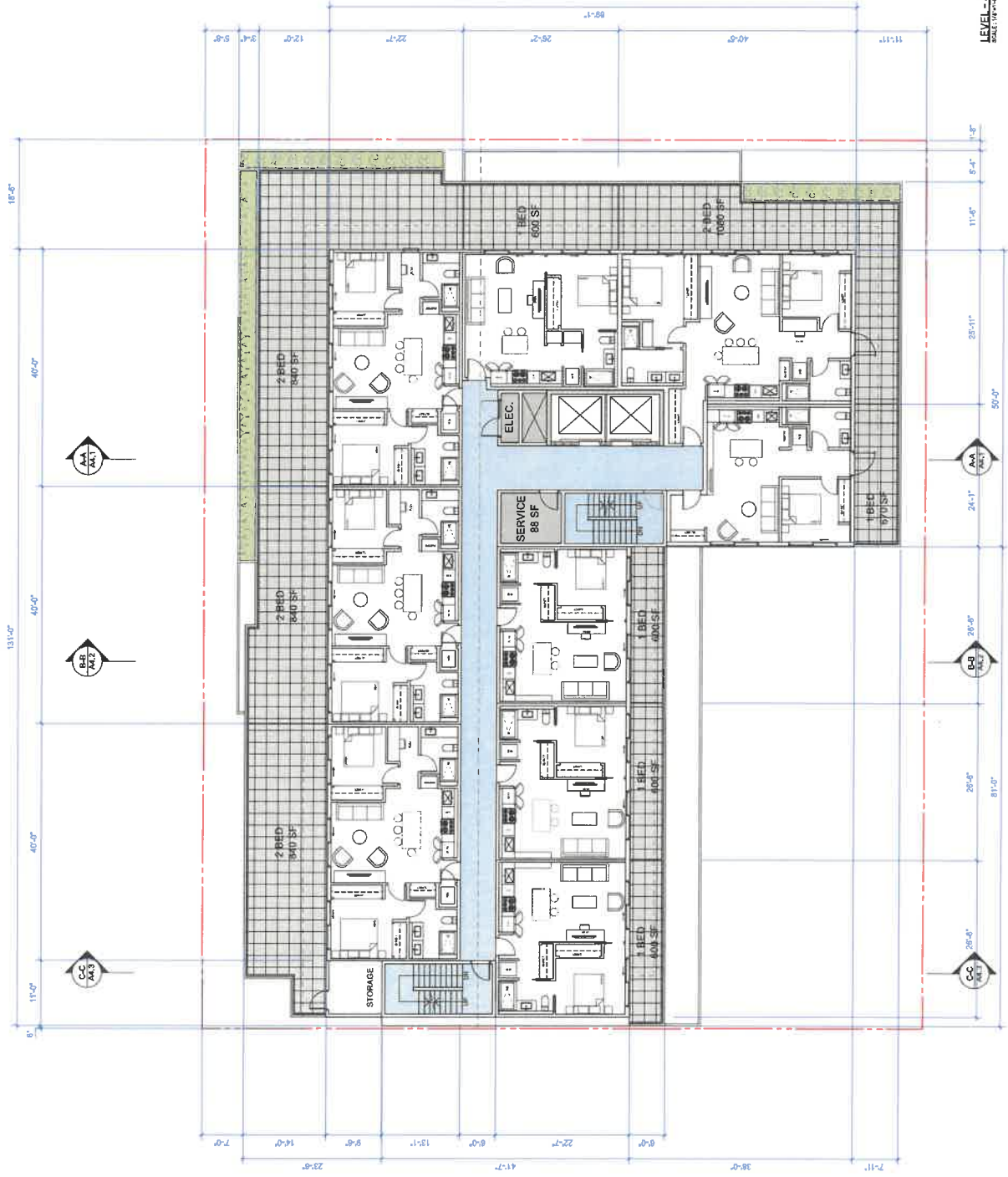
PROJECT: MIREX-USE DEVELOPMENT

PROJECT: MIREX-USE DEVELOPMENT

PROJECT: MIREX-USE DEVELOPMENT

PROJECT: MIREX-USE DEVELOPMENT

PROJECT: MIREX-USE DEVELOPMENT



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



PROJECT: 2025-10-23
DATE: 2025-10-23
DRAWN BY: [Signature]
CHECKED BY: [Signature]

NORTHWEST
ARCHITECTURE

YAMAMOTO
ARCHITECTURE

202 - 331 East 8th Avenue
Seattle, WA 98101
T: 206.461.7117 F: 206.461.7127

PROJECT: 2025-10-23

WIRE-USE DEVELOPMENT

6408 EAST STREET, WEST WASHINGTON, WA

PLAN - LEVEL 04

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

DATE: 2025-10-23

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 2025-10-23

PROJECT: 2025-10-23

WIRE-USE DEVELOPMENT

6408 EAST STREET, WEST WASHINGTON, WA

PLAN - LEVEL 04

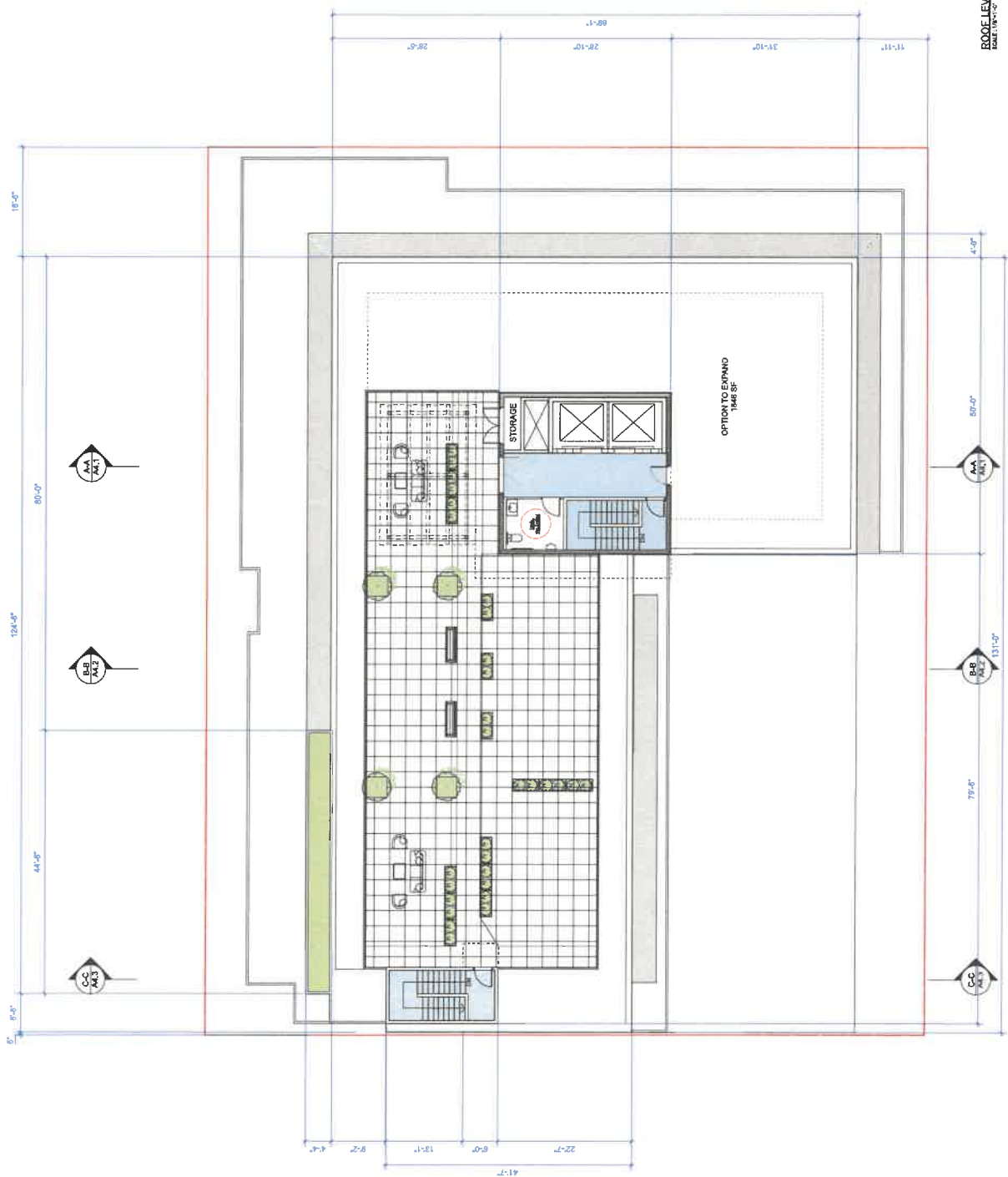
SCALE: 1/8" = 1'-0"

DATE: 2025-10-23

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 2025-10-23



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

DATE	DATE	144-00
2020-04-23	MODULE FOUR DAY NINE	
2020-04-18	MODULE FOUR DAY EIGHT	
2020-10-23	MODULE FOUR DAY	



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ARCHITECTURE

202-33 East 81th Avenue
Winchester, BC V6Y 1R6
T-604.731.1127 F-604.731.1128

PROJECT =

MIXED-USE DEVELOPMENT

PLAN - ROOF LEVEL

SCALE - 1/8" = 1'-0"
DATE - 2028-04-23
A2.5

parent — ML/JL

At - driving	At - no driving
100	100



ROOF TOP LEVEL PLAN
SCALE: 1/8" = 1'-0"

3. 2/18/2024-15 MAKE UP FOR 18.00.00 2. 2/18/2024-15 MAKE UP FOR 18.00.00 1. 2/18/2024-15 MAKE UP FOR 18.00.00		NORTHWEST ARCHITECTS	YAMAMOTO ARCHITECTURE	223 - 33 East 8th Avenue Seattle, WA 98107 T: 206.461.1122 F: 206.461.1127	MIXED-USE DEVELOPMENT 6408 MAY STREET, WEST ANCHORAGE, AK 99503-2725	Sheet: 1/18 PLAN - ROOF TOP LEVEL	Scale: 1/8" = 1'-0" Date: 2/18/24 Drawn: N/A	Project No.: A2.6
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- 1 BOARD FORMED CONCRETE
- 2 CEMENTITIOUS PANELS
- 3 INTEGRATED PLANTERS
- 4 VINYL WINDOW
- 5 VINYL SLIDERS
- 6 ALUMINUM AND GLASS GUARD
- 7 COMMERCIAL STOREFRONT GLAZING
- 8 OPERABLE STOREFRONT GLAZING
- 9 FABRIC AWNING
- 10 WOOD SHINGLES



Year	1994-04-02	1994-04-13	2003-10-23
1	18.00	18.00	18.00
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82	18.00	18.00	18.00
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NORTHWEST

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PRO-ECT =

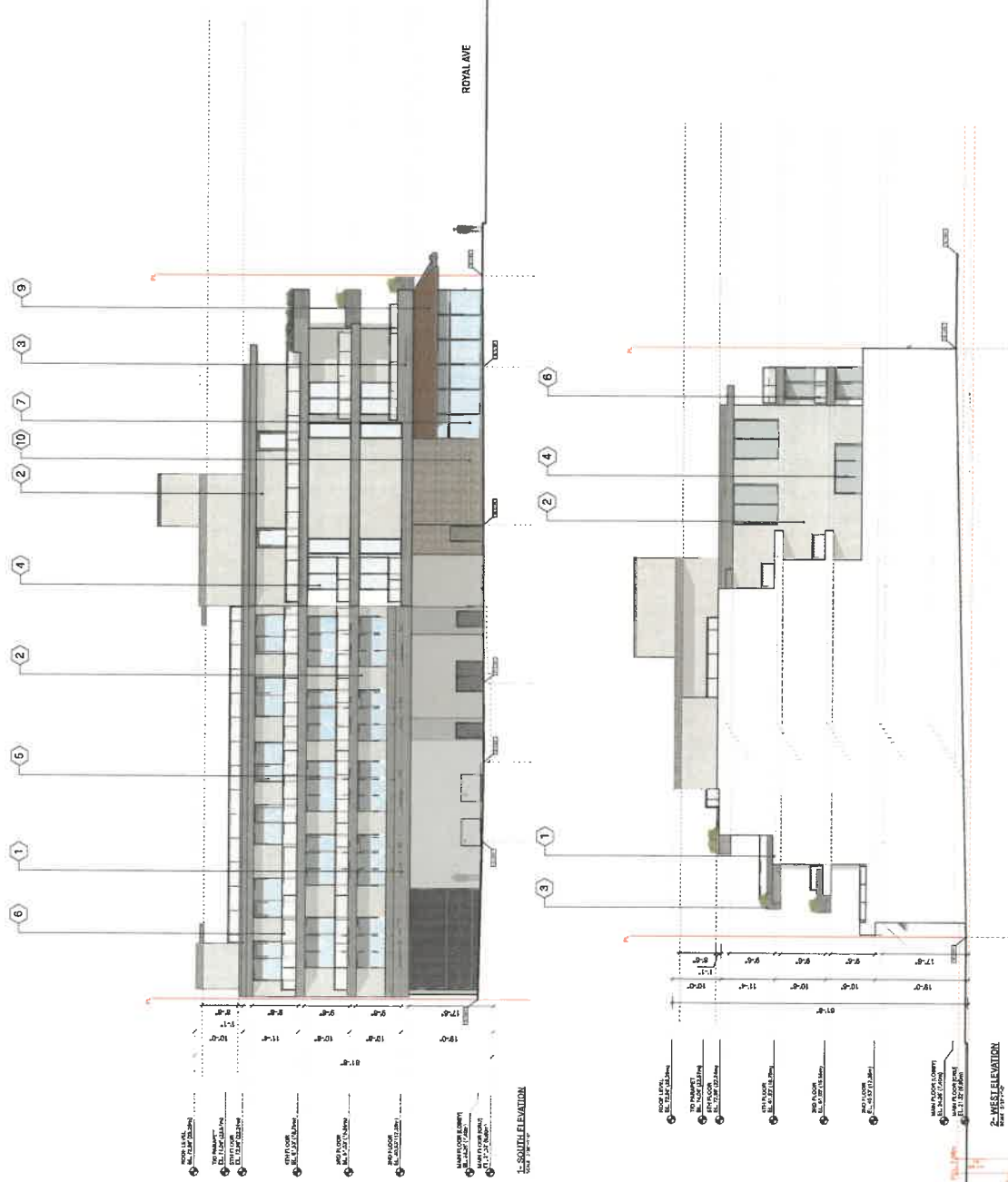
MIXED-USE DEVELOPMENT

GILLESPIE TITLE —
ELEVATIONS

DATE - 2024-08-13	SCALE - 3/32"=1'-0"	SHIPPING -	A31
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[illegible]

- 1 BOARD FORMED CONCRETE
- 2 CEMENTITIOUS PANELS
- 3 INTEGRATED PLANTERS
- 4 VINYL WINDOW
- 5 VINYL SLIDERS
- 6 ALUMINIUM AND GLASS GUARD
- 7 COMMERCIAL STOREFRONT GLAZING
- 8 OPERABLE STOREFRONT GLAZING
- 9 FABRIC AWNING
- 10 WOOD SHINGLES



1. 2024-04-15: Initial Design Review 2. 2024-04-15: Initial Design Review 3. 2024-04-15: Initial Design Review 4. 2024-04-15: Initial Design Review 5. 2024-04-15: Initial Design Review 6. 2024-04-15: Initial Design Review 7. 2024-04-15: Initial Design Review 8. 2024-04-15: Initial Design Review 9. 2024-04-15: Initial Design Review 10. 2024-04-15: Initial Design Review		NORTHWEST OF PEST Copyright © 2024 Northwest of Pest. All rights reserved. This drawing is the property of Northwest of Pest and is not to be reproduced or used in any manner without the written consent of Northwest of Pest.	YAMAMOTO ARCHITECTURE 800 - 231 8th Ave. NW Vancouver, BC V5T 1R6 Tel: 604-231-1117 Fax: 604-231-1127	PROJECT MIXED-USE DEVELOPMENT 800 BAY STREET / WEST MOUNTAIN, BC	DESIGN TEAM YAMAMOTO ARCHITECTURE	DATE 2024-04-15	PROJECT NO. A3.2	CLIENT 2024-04-15	DESIGNER 2024-04-15	DATE 2024-04-15
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WALL SCHEDULE

W1	FOUNDATION CONCRETE WALL	CONCRETE WALL WITH REINFORCING BARS. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. HEIGHT: 4'-0" TO 6'-0".
W2	PRECAST CONCRETE WALL & COLUMN	PRECAST CONCRETE WALL WITH REINFORCING BARS. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. HEIGHT: 4'-0" TO 6'-0".
W3	PRECAST CONCRETE WALL & COLUMN	PRECAST CONCRETE WALL WITH REINFORCING BARS. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. HEIGHT: 4'-0" TO 6'-0".
W4	PRECAST CONCRETE WALL & COLUMN	PRECAST CONCRETE WALL WITH REINFORCING BARS. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. HEIGHT: 4'-0" TO 6'-0".
W5	PRECAST CONCRETE WALL & COLUMN	PRECAST CONCRETE WALL WITH REINFORCING BARS. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. HEIGHT: 4'-0" TO 6'-0".

FLOOR SCHEDULE

F1	SLAB ON GRADE (UNFINISHED)	SLAB ON GRADE (UNFINISHED). FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".
F2	SUSPENDED SLAB IN PARADE	SUSPENDED SLAB IN PARADE. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".
F3	SUSPENDED SLAB BELOW HEATED AREA, INTERNAL	SUSPENDED SLAB BELOW HEATED AREA, INTERNAL. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".
F4	SUSPENDED SLAB BELOW HEATED AREA, INTERNAL	SUSPENDED SLAB BELOW HEATED AREA, INTERNAL. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".
F5	SUSPENDED SLAB BELOW HEATED AREA, INTERNAL	SUSPENDED SLAB BELOW HEATED AREA, INTERNAL. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".

ROOF SCHEDULE

R1	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".
R2	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".
R3	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".
R4	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".
R5	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF	SUSPENDED SLAB BELOW HEATED AREA, THE ROOF. FINISH: EXTERIOR GRAVEL, INTERIOR PLASTER. THICKNESS: 4" TO 6".



1. SECTION A-A
2024.01.10

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YAMAMOTO
ARCHITECTURE
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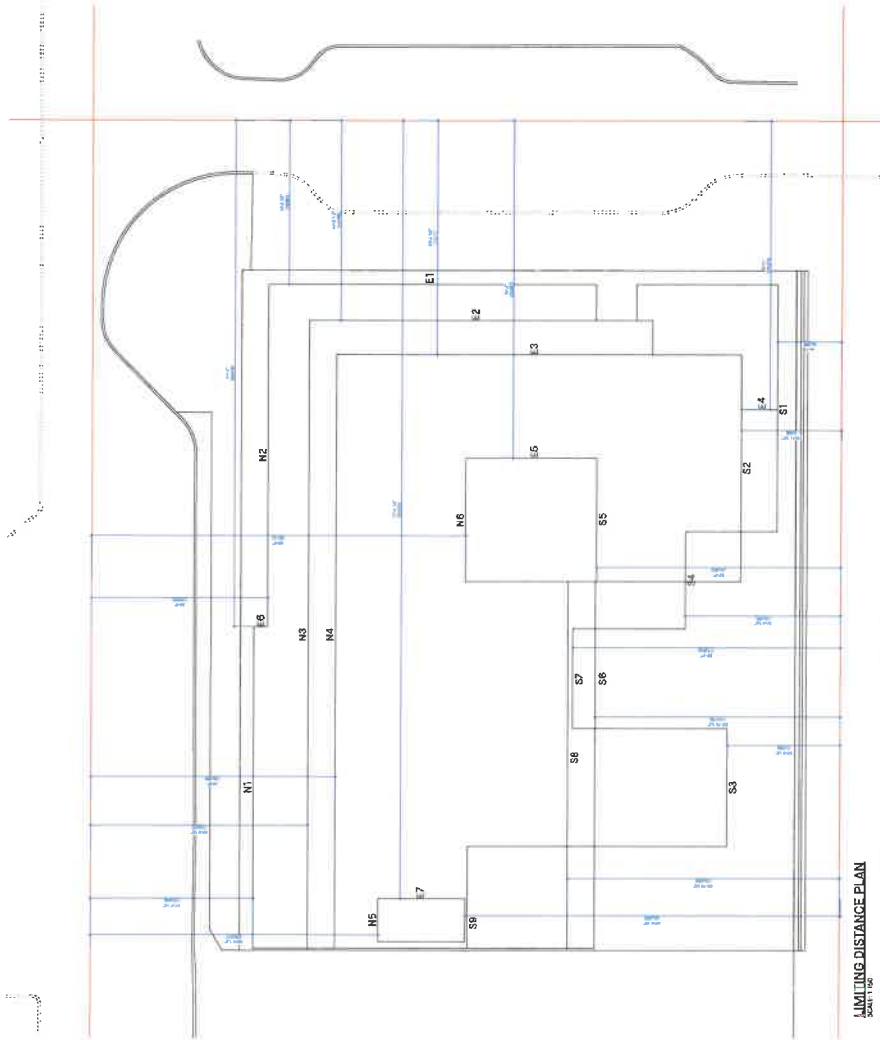
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LIMITING DISTANCE PLAN
SCALE 1:500

LIMITING DISTANCE

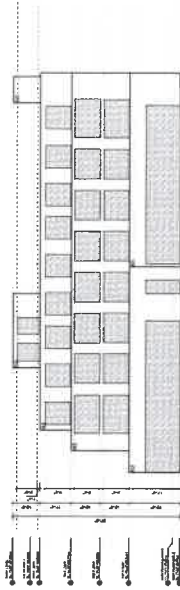
ALL IN METERS

ELEVATION	N1	N2	N3	N4	N5	N6	E1	E2	E3	E4	E5	E6	E7	S1	S2	S3	S4	S5	S6	S7	S8	S9
EXPOSING BUILDING FACE (BOM)	124.8	135.3	153.3	172.1	180.8	190.7	200.7	210.7	220.7	230.7	240.7	250.7	260.7	270.7	280.7	290.7	300.7	310.7	320.7	330.7	340.7	350.7
UNPROTECTED OPENINGS (BOM)	68.3	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1	72.1
% UNPROTECTED OPENINGS	55%	53%	50%	46%	40%	38%	36%	34%	32%	30%	28%	26%	24%	22%	20%	18%	16%	14%	12%	10%	8%	6%
MAX % PERMITTED UNPROTECTED OPENING	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

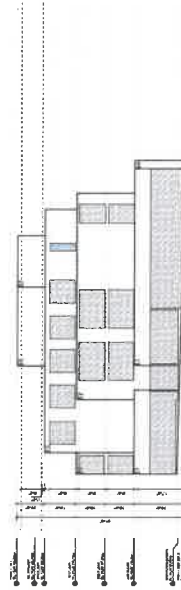
LIMITING DISTANCE (M) (S.2.3.1.8)	11.0	11.9	14.6	16.5	18.4	20.1	21.0	21.4	21.7	22.0	22.2	22.4	22.6	22.8	23.0	23.2	23.4	23.6	23.8	24.0	24.2	24.4
(DISTANCE TO CENTERLINE OF STREET)																						

LIMITING DISTANCE SQUARED	120.6	141.2	214.2	270.9	375.2	405.0	441.0	457.6	467.6	476.4	483.6	489.6	494.4	500.0	505.2	510.0	514.4	518.4	522.0	525.2	528.0	530.6
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SPATIAL SEPARATION CALCULATIONS



BUILDING FACE NORTH
SCALE 1:200



BUILDING FACE EAST
SCALE 1:200



BUILDING FACE WEST
SCALE 1:200



2 2024-04-11 10:00 AM
3 2024-04-11 10:00 AM
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98 2024-04-11 10:00 AM
99 2024-04-11 10:00 AM
100 2024-04-11 10:00 AM

NORTHWEST
PROPERTIES

202 - 33 First Ave. Suite 100
Vancouver, BC V6B 1A1
T: 604.731.1127 F: 604.731.1327

YAMAMOTO
ARCHITECTURE

202 - 33 First Ave. Suite 100
Vancouver, BC V6B 1A1
T: 604.731.1127 F: 604.731.1327

MIXED-USE DEVELOPMENT
6408 BAY STREET, WEST VANCOUVER, BC
V6P 6C6

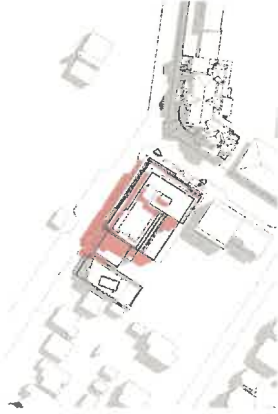
LIMITING DISTANCE PLAN

SCALE
DATE: 2024-10-23
DRAWN: N.Y.L.
CHECKED: T.Y.

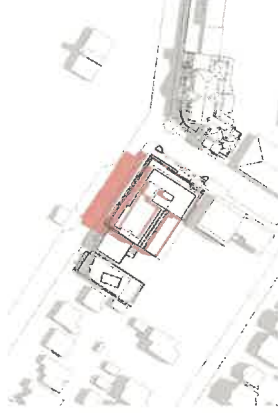
PROJECT
A2.1.1



MARCH 21 | 10:00 AM



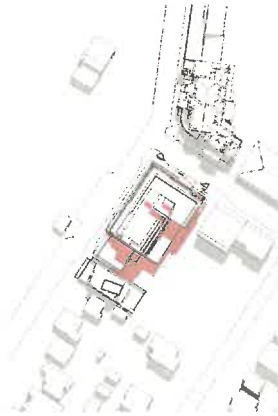
MARCH 21 | 12:00 PM



MARCH 21 | 2:00 PM



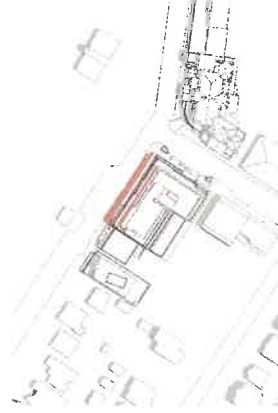
MARCH 21 | 4:00 PM



JUNE 21 | 10:00 AM



JUNE 21 | 12:00 PM



JUNE 21 | 2:00 PM



JUNE 21 | 4:00 PM



2 3700-A-11 MARK FOR THE RECORD
3 3700-A-12 MARK FOR THE RECORD
4 3700-A-13 MARK FOR THE RECORD

NORTHWEST
ARCHITECTS

200 - 33 1st Ave. Suite 200
New York, NY 10003
T: 212 691 1127 F: 212 691 1127

YAMAMOTO
ARCHITECTURE

200 - 33 1st Ave. Suite 200
New York, NY 10003
T: 212 691 1127 F: 212 691 1127

MIXED-USE DEVELOPMENT

6400 MAP STREET, WEST MANHATTAN, NYC
10020-1234

OWNER: TBL
SHADOW STUDY

DATE: 06-10-23
SHEET: A2.SS1

DRAWN: N.Y.C.
CHECKED: T.Y.

