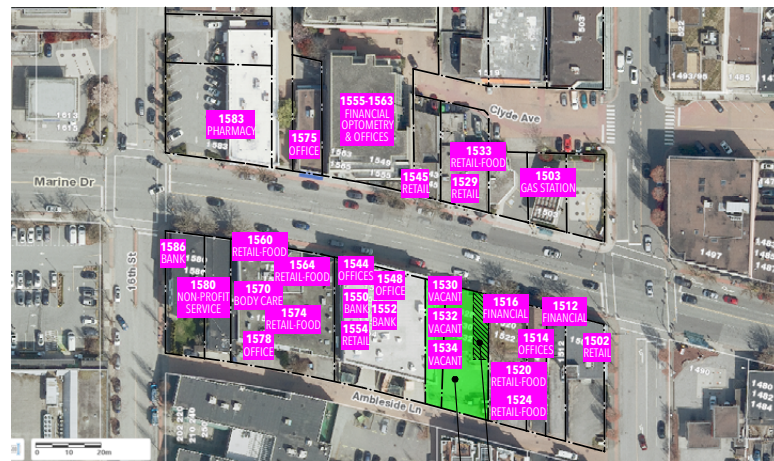


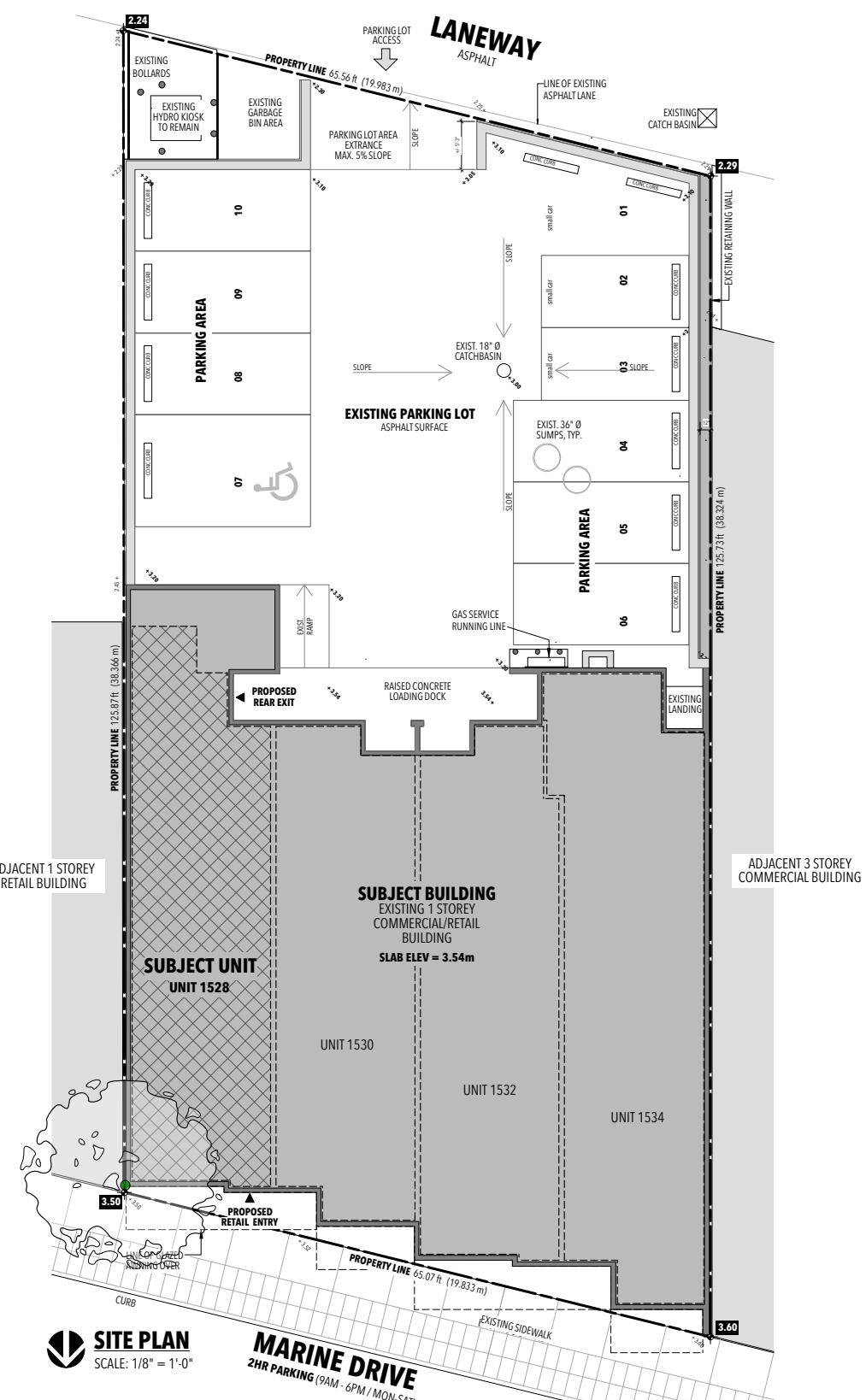
**PROXIMITY MAP**  
SCALE: NTS



**CONTEXTUAL KEY PLAN**  
SCALE: NTS

**SUBJECT UNIT**  
1528 MARINE DRIVE

**SUBJECT LOT**  
1528/1530/1532/1534 MARINE DR



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**MARINE DRIVE**  
2HR PARKING (9AM - 6PM / MON. ONLY)

**PROJECT DATA**

**CIVIC ADDRESS**  
1528 MARINE DRIVE, WEST VANCOUVER, BC

**LEGAL ADDRESS**  
LOT 4, EXCEPT PART IN REFERENCE PLAN 3023,  
OF LOT C BLOCK 2 DISTRICT LOT 237 PLAN 4626  
PID: 011-464-437

**SITE INFORMATION**

ZONING DISTRICT: AC 1

SITE WIDTH: 65.07 FT (19.83 m)

SITE DEPTH: 125.87 FT (38.37 m)

SITE AREA: 7,996.56 SF

**FLOOR AREA**

EXISTING UNIT: 835.46 SF (77.62 m<sup>2</sup>)

PROPOSED UNIT (NO CHANGE): 835.46 SF (77.62 m<sup>2</sup>)

**TENANCY STATUS**  
VACANT

**EXISTING USE**  
FORMERLY RETAIL

**CHANGE OF USE**  
YES - TO RETAIL CANNABIS (CONDITIONAL)

**SPRINKLERED**  
NO

**PARKING**

**EXISTING WHOLE BUILDING FLOOR AREA STATISTICS**

TOTAL GROSS FLOOR AREA ALL RETAIL UNITS	3437 SF	319.35 m <sup>2</sup>
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**OFF-STREET PARKING SPACES (EXISTING)**

REQUIRED	9	PROPOSED	10
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*La Canapa*

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CONSTRUCTION GROUP  
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**kree8**  
DESIGN INCORPORATED  
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**PROJECT**  
1528 MARINE DRIVE  
WEST VANCOUVER, BC

**CONTENT**  
SITE PLAN  
PROXIMITY MAP  
KEY PLAN  
CONTEXTUAL STREETSCAPE

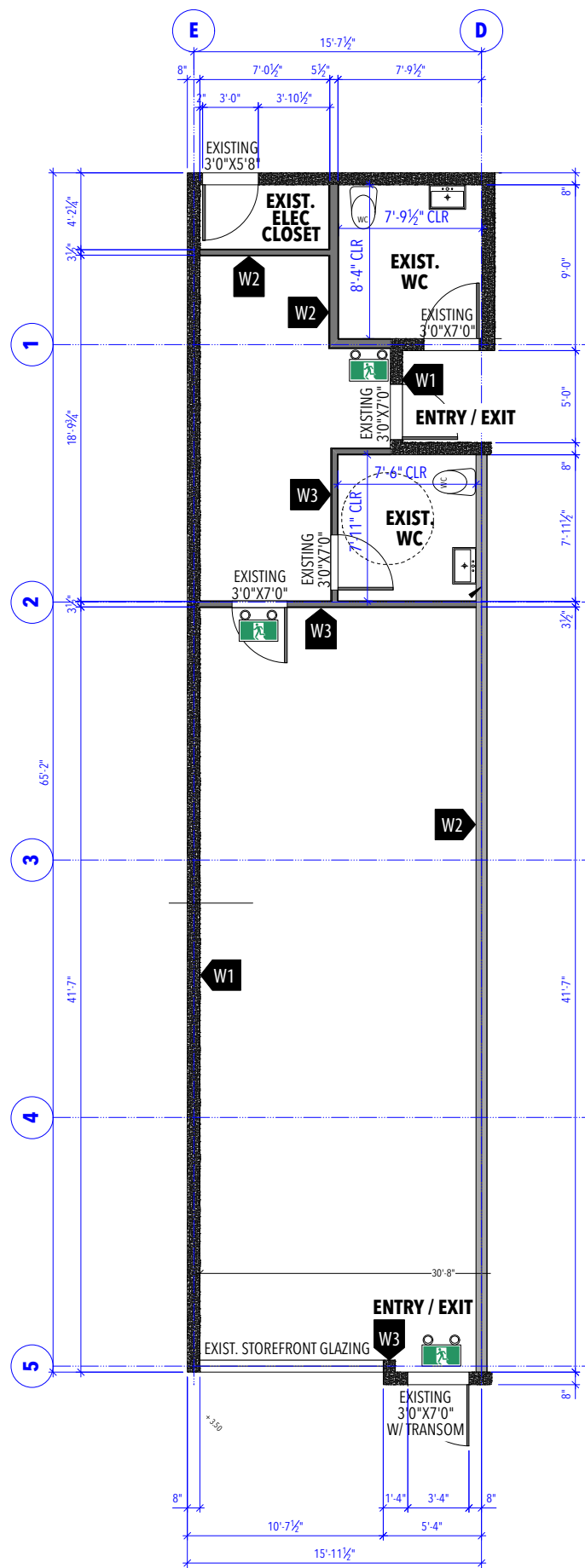
**SCALE**  
AS NOTED

**DATE**  
APRIL 2021

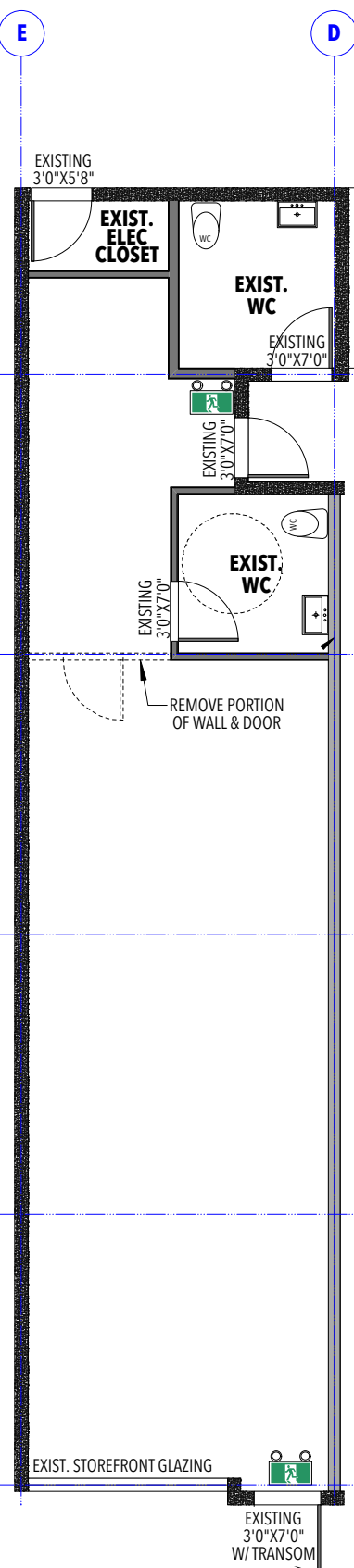
**A1.1**



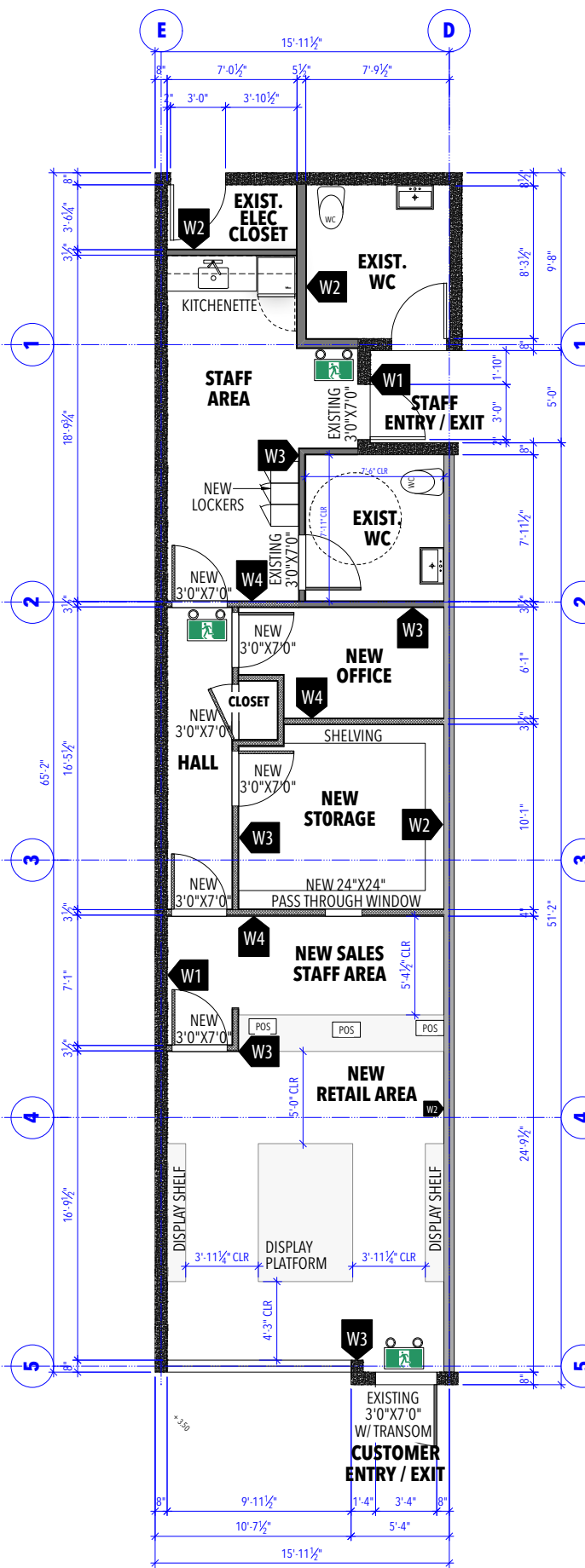
**CONTEXTUAL STREETScape VIEW**  
NOT TO SCALE | VIEW TO THE SOUTH



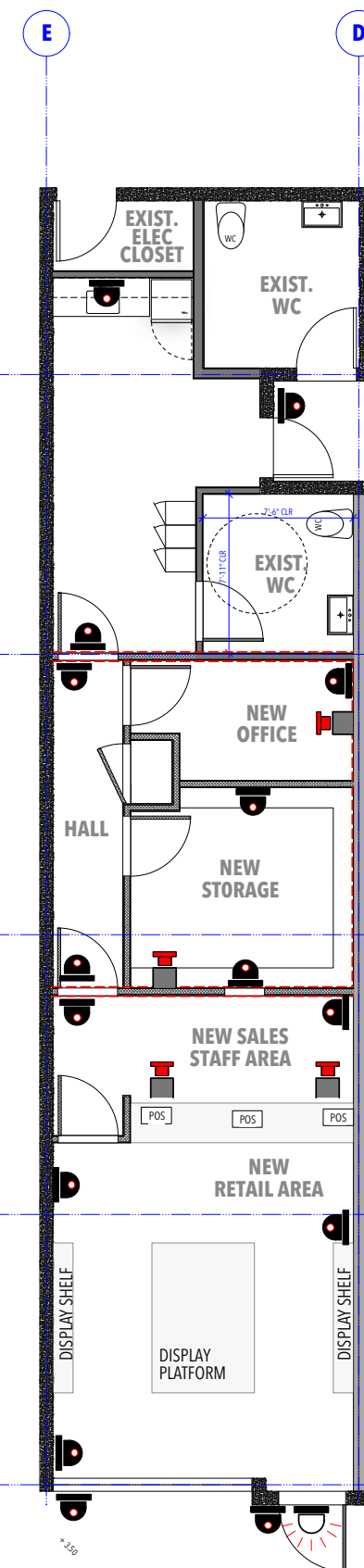
**EXISTING SHELL PLAN**  
SCALE: 1/4" = 1'-0"  
TOTAL FLOOR AREA: 835.46 SQ FT



**DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED RETAIL PLAN**  
SCALE: 1/4" = 1'-0"  
TOTAL FLOOR AREA: 835.46 SQ FT



**PROPOSED SECURITY PLAN**  
SCALE: 1/4" = 1'-0"  
TOTAL GROUND FLOOR AREA: 1,452.33 SQ FT

**ASSEMBLIES**

- EF1 | EXISTING MAIN FLOOR**  
EXIST. CONC. TOPPING  
EXIST. PLYWOOD SUBFLOOR  
EXIST. WOOD JOISTS
- R1 | EXISTING ROOF**  
EXIST. ROOFING MEMBRANE  
EXIST. PROTECTION BOARD  
EXIST. RIGID INSULATION  
EXIST. CORRUGATED METAL ROOF DECKING  
EXIST. OPEN WEB STEEL JOIST
- W1 | EXISTING WALL - EXTERIOR**  
EXIST. STUCCO FINISH  
EXIST. 8" CMU WALL  
EXIST. 1/2" GWB, NEW PAINTED FINISH
- W2 | EXISTING WALL - DEMISING (VERIFY MIN. 60 MIN FRR)**  
EXIST. GWB - VERIFY SINGLE LAYER 5/8" TYPE X GWB (UPGRADE AS REQ'D)  
EXIST. 2X4 OR 2X6 WOOD STUDS  
EXIST. ROCKWOOL OR BATT INSULATION (VERIFY & UPGRADE AS REQ'D)  
EXIST. GWB - VERIFY SINGLE LAYER 5/8" TYPE X GWB (UPGRADE AS REQ'D)  
ENSURE WALL CONT'S FROM FLOOR TO U/S METAL ROOF DECKING
- W3 | EXISTING & NEW WALL - PARTITION**  
EXIST. 1/2" GWB  
EXIST. OR NEW 2X4 OR 2X6 WOOD STUDS  
EXIST. 1/2" GWB
- W4 | PROPOSED WALL - SECURITY-ENHANCED PARTITION**  
SINGLE LAYER 1/2" GWB  
3/4" PLYWOOD SHEATHING  
2X4 OR 2X6 STUDS @ 16" O.C.  
ROCKWOOL SAFE N' SOUND INSULATION  
3/4" PLYWOOD SHEATHING  
SINGLE LAYER 1/2" GWB

**LEGEND**

- EXISTING WALL
- DEMOLISHED WALL
- PROPOSED / NEW WALL
- EXISTING SLAB OR FOUNDATION WALL
- PLYWOOD FOR REINFD WALL
- POE SECURITY CAMERA
- SECURITY STROBE LIGHT
- SECURITY PANIC BUTTON

**NOTES**

- DIMENSIONS TO/FROM EXIST. WALLS ARE TAKEN FROM FACE OF FINISHED SURFACE (DRYWALL) & DIMENSIONS TO/FROM NEW WALLS ARE TAKEN FROM FACE OF PROPOSED WOOD/STEEL STUDS
- EX = EXISTING
- PR = PROPOSED
- AG = APPROX. GRADE
- CH = CEILING HEIGHT
- REINFD = REINFORCED



**PROJECT**  
1528 MARINE DRIVE  
WEST VANCOUVER, BC

**CONTENT**  
EXISTING FLOOR PLAN  
DEMOLITION PLAN  
PROPOSED FLOOR PLAN  
PROPOSED SECURITY PLAN

**SCALE**  
AS NOTED

**DATE**  
APRIL 2021



**STOREFRONT SIGNAGE CONCEPT | CONTEXTUAL VIEW**



**STOREFRONT SIGNAGE CONCEPT | DETAILED VIEW**

*La Canapa*



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**PROJECT**  
 1528 MARINE DRIVE  
 WEST VANCOUVER, BC

**CONTENT**  
 STOREFRONT SIGNAGE

**SCALE**  
 AS NOTED

**DATE**  
 APRIL 2021

**A3.1**