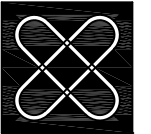


MULTIFAMILY DEVELOPMENT PROPOSAL

4310 MARINE DRIVE, WEST VANCOUVER



**F. ADAB
ARCHITECTS
INC.**

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

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3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:

**4310 Marine Drive
West Vancouver**

DRAWING TITLE:

COVER SHEET

DATE:	SEP 2019	SHEET NO:	A-1.0
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		

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CONTACT LIST:

OWNER :

1069707 BC LTD.
 14-650 Clyde Ave
 West Vancouver, BC, V7T 1E2

LANDSCAPE ARCHITECT:

**ROD MARUYAMA
 AND ASSOCIATES INC.**
 680 Leg in Boot Square
 Vancouver, BC V5Z 4B4
 TEL : 604 874-9967

SURVEY:

CHAPMAN LAND SURVEYING LTD.
 #107 – 100 Park Royal South, West Vancouver
 V7T 1A2 Canada
 TEL: (604) 926-7311

TRAFFIC

**CTS (CREATIVE TRANSPORTATION
 SOLUTIONS LTD.)**
 84A Moody Street
 Port Moody, BC, V3H 2P5
 TEL: 604 936 6190 FAX: 604 936 6175

MECHANICAL :

AME CONSULTING GROUP
 200-638 SMITH STREET
 VANCOUVER, B.C.
 TEL : 604 684 5995

ARCHITECT :

F. ADAB ARCHITECTS INC.
 130 - 1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, B.C. V7P 3R4
 TEL : 604 987 3003

PUBLIC RELATION CONSULTANT:

LIVEABLE CITY PLANNING Ltd.
 VANCOUVER, BC
 CELL (778) 899-7943

CIVIL ENGINEER :

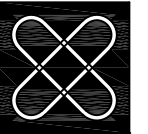
WEBSTER ENGINEERING LTD.
 3745 Delbrook Ave
 North Vancouver V7N 3Z4
 TEL: 604-983-0458

ARBORIST

ACER TREE SERVICES LTD.
 1401 crown street
 North Vancouver, BC. V7J1G4
 TEL: 604 990 8070

ELECTRICAL

PRIMARY ENGINEERING
 209 - 8327 Eastlake Drive Burnaby,BC
 V5A 4W2
 TEL: (604) 558-0401



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 ARCHITECTS
 INC.**

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PROJECT TITLE:
**4310 Marine Drive
 West Vancouver**

DRAWING TITLE:
**PROJECT INDEX
 CONTACT LIST**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.0
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	

PROJECT STATISTICS

PROJECT DATA:

LEGAL DESCRIPTION :

LOT 'B', BLOCK 'B', DISTRICT LOT 582
GROUP 1, NEW WESTMINSTER DISTRICT PLAN BCP47996

CIVIC ADDRESS :

4310 MARINE DRIVE, WEST VANCOUVER, BC.

ZONING:

EXISTING: RS4
PROPOSED: CD

SITE AREA:

23438 SQ.FT (2177.4 SQM)

SITE COVERAGE:

PROPOSED: 41%

BUILDING HEIGHT:

PROPOSED: 3-STOREY

FLOOR AREA RATIO:

PROPOSED: 1.0

SET BACKS (AVERAGE)

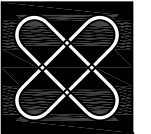
NORTH : 19.6' WEST : 22'
SOUTH : 38'6" EAST : 20'

PARKING AND BIKE STALLS

PROPOSED BIKE STALLS: 34
PROPOSED PARKING STALLS: 22

UNITS TYPE:

	No. of Bedroom	No. of Storey	Area (SQF)	Total No. of Units	Adaptable	Elevator
Unit A1	3 Bedroom + 2 Den	3-storey	2,391	2	✓	✓
Unit A2	3 Bedroom + 2 Den	3-storey	2,366	2	✓	✓
Unit B	2 Bedroom + Lock-off suit	3-storey	2,048	3	-	✓
Unit C1	2 Bedroom	2-storey	1,142	1	-	-
Unit C2	2 Bedroom	2-storey	1,133	1	-	-
Unit D1	3 Bedroom	2-storey	1,828	1	-	-
Unit D2	3 Bedroom	2-storey	1,735	1	-	-
Unit E	3 Bedroom	3-storey	1,998	1	-	-
Total			23,494	12	4	7



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INC.**

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NORTH VANCOUVER, BC V7P 3R4
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E-MAIL: mfa@multigonfadb.com

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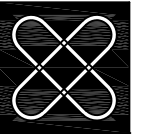
PROJECT TITLE:

**4310 Marine Drive
West Vancouver**

DRAWING TITLE:

STATISTICS

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.1
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



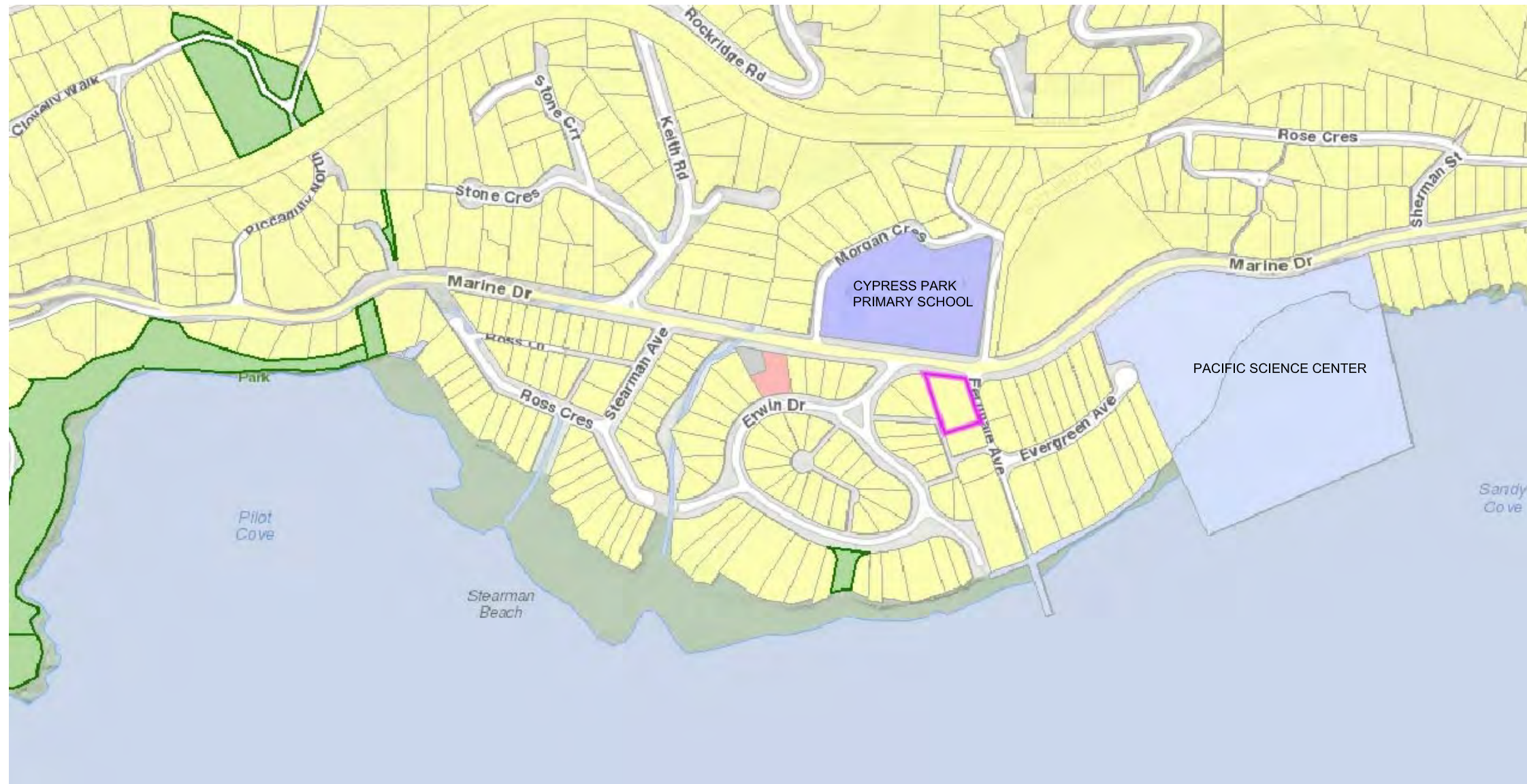
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TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonadab.com

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PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
CONTEXT MAP

DATE:	SEP 2019	SHEET NO:	A-1.2
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		



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

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PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
AERIAL MAP

DATE:	SEP 2019	SHEET NO:	A-1.3
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		

1



2



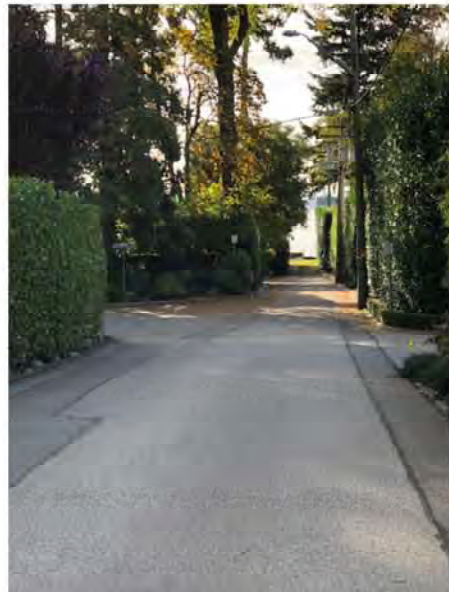
3



4



5



6



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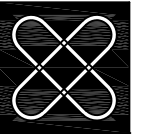
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**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
CONTEXT PHOTO

DATE:	SEP 2019	SHEET NO:	A-1.4
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		



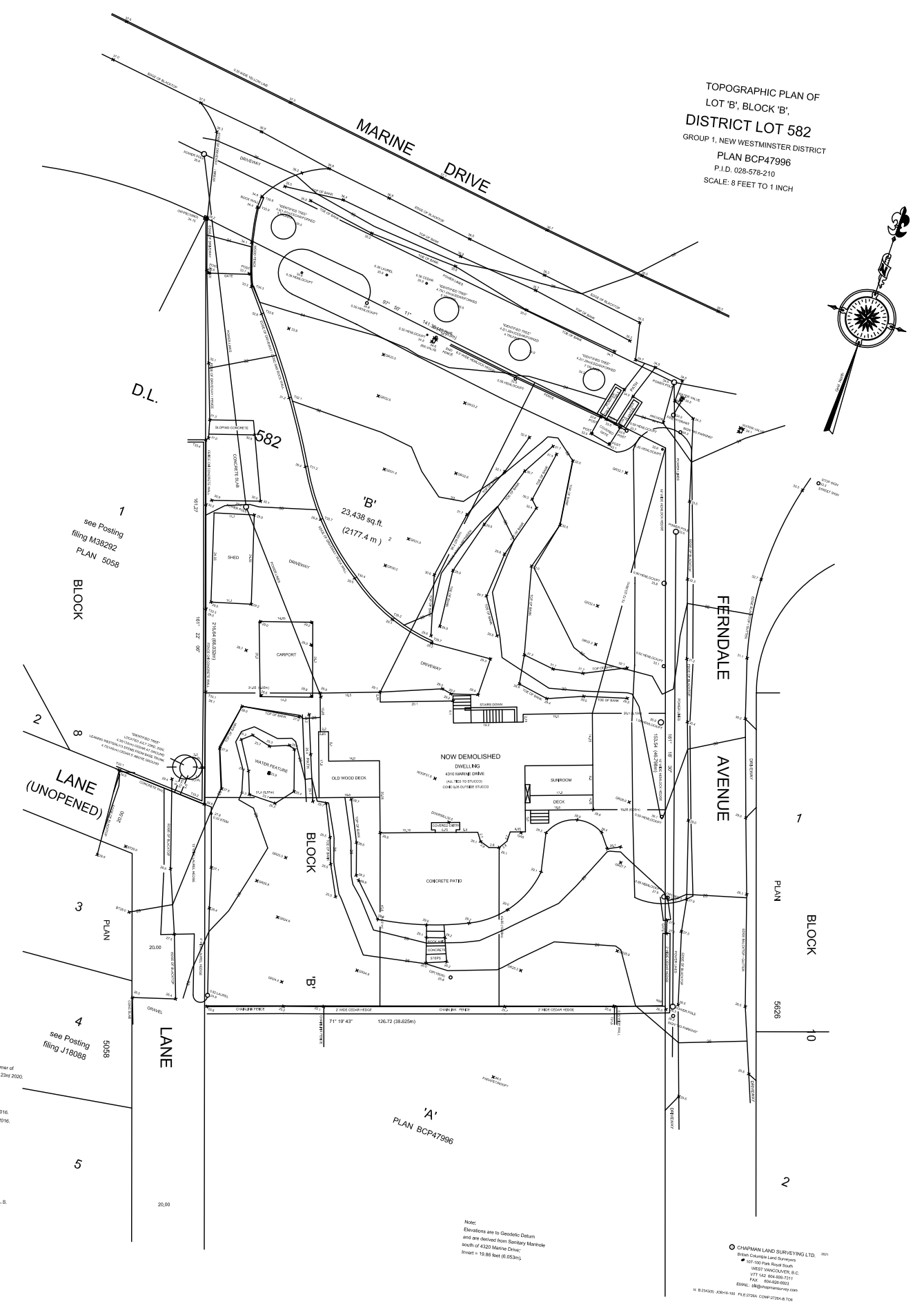
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Callor free near south west corner of 4309 Marine Drive about July 23rd 2020.

Field survey updated July 24th, 2016.
Field survey completed May 4th, 2016.

This Document is not valid unless originally signed & sealed.

Certified Correct according to Plan BCP47996

By: [Signature]
19th day of January, 2021.

Note:
Elevations are in Geoidic Datum and are derived from Survey Meridian south of 4309 Marine Drive.
Invert = 10.86 feet (3.31m).

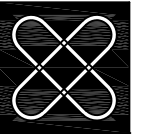
CHAPMAN LAND SURVEYING LTD.
107-100 Pine Street South
West Vancouver, B.C.
V7V 1G2 (604) 682-5311
604-682-8952
E-MAIL: info@chaplansurveying.com

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PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
SURVEY

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.5
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



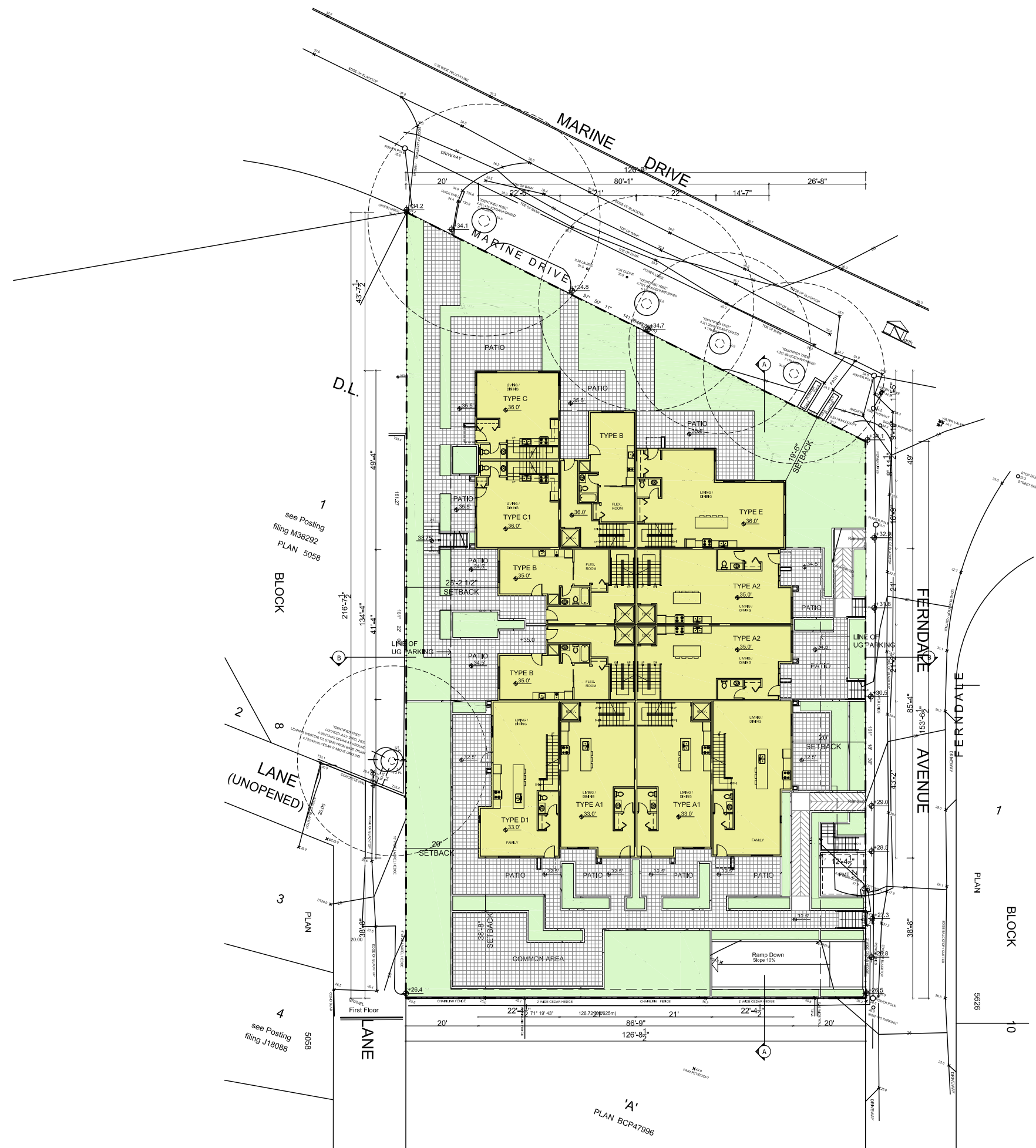
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PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
SITE PLAN

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.6
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	

Design Rationale for 12 units Multifamily Development
“Missing Middle” Housing

This design rationale is to be read as part of the development application for a multifamily development “*missing middle*” housing proposal, at 4310 Marine Drive, West Vancouver. This rationale describes the philosophy behind the design approach. For detailed information refer to the architectural, landscaping, civil drawings and related documents.

The property is presently zoned as RS4. This proposal requires to allow multi-residential use in accordance with the OCP policy and guidelines.

After receiving comments from the planning and engineering departments, the design will be further developed and refined.

A virtual or open house public information meeting with the neighbours will be held, and presentation materials including 3D renderings and the impact of the proposed development on the neighbouring properties will be analyzed.

Site Characteristics and Context

The project occupies a 2177.4 sqm (23,438 sqft) of land and the total area of the proposed development is 2181 sqm (21,867 sqft) allowing for a floor space ratio of 1.0

The site slopes slightly from north to south along Ferndale Avenue. The highest point being at north west and the lowest point at south east corners.

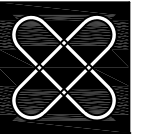
The site is located at very close proximity to the ocean and a pedestrian walkway at the south end of the Ferndale provides the opportunity for pedestrians to walk and enjoy the scenery of the waterfront and Kitsilano neighbourhood to the south.

The site also has the advantages of being located on the Marine Drive transit corridor, and also enjoy the advantages of being close to elementary school and the neighbourhood store that are within the short walking distance.

The site faces Marine Drive to the north, Ferndale Avenue to the east and a lane to the south. The only adjacent property is a single family home to the south which is separated from this site by a lane.

There are 4 large cedar trees on the north side of the site along Marine Drive. The tree protection zones of these trees are identified by a professional arborist and measure are taken to retain these trees.

There is also an additional tree on the neighbouring property to the west that will be protected by setting back the undergoing parking wall and creating a tree protection zone along the west property line.



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 West Vancouver**

DRAWING TITLE:
DESIGN RATIONAL

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.7
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	

Housing Diversity, Accessibility and Choice for West Vancouver Residents

The lack of diverse housing choices has in recent years left many West Vancouver residents with no option but to leave the District, contributing to the trend of a declining population base. The proposed development has been prepared in accordance with the new District of West Vancouver *Official Community Plan (OCP)* and Guidelines. The “Missing Middle Housing” we are proposing will meet the housing needs of empty nesters; young families; people looking for accessible, barrier free housing; and a demographic spanning moderate income earners to business professionals. By creating housing diversity, accessibility and choice we are giving West Vancouver residents new options for living growing and aging in place.

Project Objectives and Statistics

The proposed development consists of 12 two and three bedroom townhouses with different sizes ranging from 1142 to 2391 Sqft.

There are three “**lock off suites**” at the ground floor that provide opportunity for in-laws or rental accommodations. The “lock off” units help in providing accommodation for low income tenants as well as reducing the financial burden of the home owners.

An underground vehicular parking is provided via a ramp from an internal road along the south property line. All townhouses have two car garages except for affordable units that have one parking stall each. Seven of the townhomes have direct access by an elevator and a stair from the underground parking. Five townhomes have access to the UG parking via stair only. Three of the units are designed as being adaptable.

The proposed development is a single massing structure with identifiable units and entries. Special attention has been paid to follow the slope of the site and respect the privacy of the neighbouring properties.

The project statistic demonstrates the area of each unit, number of bedrooms, number of parking, number of bi cycle storages and other required information.

UNIT MIXES:

	No. of Bedroom	No. of Storey	Area (SQF)	Total No. of Units	Adaptable	Elevator
Unit A1	3 Bedroom + 2 Den	3-storey	2,391	2	✓	✓
Unit A2	3 Bedroom + 2 Den	3-storey	2,366	2	✓	✓
Unit B	2 Bedroom + Lock-off suit	3-storey	2,048	3	-	✓
Unit C1	2 Bedroom	2-storey	1,142	1	-	-
Unit C2	2 Bedroom	2-storey	1,133	1	-	-
Unit D1	3 Bedroom	2-storey	1,828	1	-	-
Unit D2	3 Bedroom	2-storey	1,735	1	-	-
Unit E	3 Bedroom	3-storey	1,998	1	-	-
Total			23,494	12	4	7

CP Policies / Regenerating Neighbourhoods / Missing Middle Concept

The District of West Vancouver has taken positive steps in recognizing increased demand for transition of the large single family housing neighbourhood into a more densified and livable community. ***This is in direct response to negative growth and declining population of West Vancouver.***

The OCP has identified this transition by introducing “**missing middle housing**” for the sites close to public transit, amenities, shopping and recreational facilities.

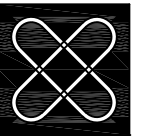
The location of this site is fully appropriate to the designated areas for this increased density policy and introduces **affordable and “middle missing housing”**.

The diverse variety of housing types and range of sizes introduced in this proposal is in direct response to mitigating the exodus of young professionals. This concept also helps to mitigate the crisis of affordable housing at the DWV.

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 social life by staying in touch with their present social circles.***

The number of larger apartment buildings in West Vancouver are very few, and the only option for a larger accommodation is a penthouse with an extremely expensive price tags. This clearly demonstrate that smaller homes are much better transitional option for seniors that presently own a large single family home that often require significant maintenance.

The diversified housing offered by densification in the designated areas identified in the OCP provide the opportunity for the resident to downsize their homes and remain in West Vancouver.



**F. ADAB
ARCHITECTS
INC.**

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

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PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
DESIGN RATIONAL

DATE:	SEP 2019	SHEET NO:	A-1.8
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		

Massing, Urban Design, Form and Character

From a massing point of view, the intention is to design a single massing with visually west coast modern urban appearance. Attempt has been made to create a corner oriented facade along Marine Drive and Ferndale Avenue. This has been achieved by introducing a 2 storey building at the corner of Marine Drive and Ferndale to soften the change of orientation.

The building follows the existing grade elevations and responds to the natural slope of the site. This results in the east façade stepping down the units along the Ferndale Avenue from north to south.

The massing has also been reduced to two storey along the south property line to create privacy and height transition for the adjacent single family home to the south.

Since the adjacent single family house to the south and many single family houses in the surrounding neighbourhood have flat roofs. The flat roof concept also mitigates the increased height for a three storey building and provided the opportunity to create a west coast modern character. Emphasis is given to the architectural articulation at the north east corner of the development which is prominently visible from the Marine Drive.

A green buffer is provided between the proposed development and the neighbouring properties, mitigating the potential noises and overview.

All units have large semi private patios at grade and large balconies on the 2nd floor acting as the outdoor amenity. The decks are designed as extension of the indoor space emphasizing on traditional west coast architectural character. Ground floor patios are screened by wood fence creating a territorial identity.

In order to respect the privacy of the neighbouring properties limited small windows are introduced on the west and south elevations and larger windows are provided along Marine Drive and Ferndale Avenue to create transparency and **“eye on the street”**.

All units have individual entries with identifiable canopy over entry doors.

An outdoor amenity is provided over the ramp creating opportunity for social interaction and entertainment.

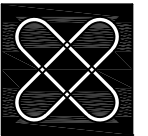
The façade of the building comprises of natural wood and prefabricated cement boards. Decorative wood trellises are incorporated into the design to further emphasis on the modern west coast appearance.

Interface with Neighbouring Properties, View Impact and Privacy

The proposed building has been designed to respect the relationship with adjacent properties. This has been achieved by consideration of height, setbacks, landscaping and tree retention, and respect for privacy.

The development reflects a blend of the best of West Vancouver housing character and the new OCP Guidelines. The design minimizes the impact of the multiple development unit by softening and breaking up the massing of the rooflines and by stepping back the upper floors.

The view impacts of the proposed development will be similar to a large single family home with a coach house forms of development that are currently allowed for the site under existing zoning.



**F. ADAB
ARCHITECTS
INC.**

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

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2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

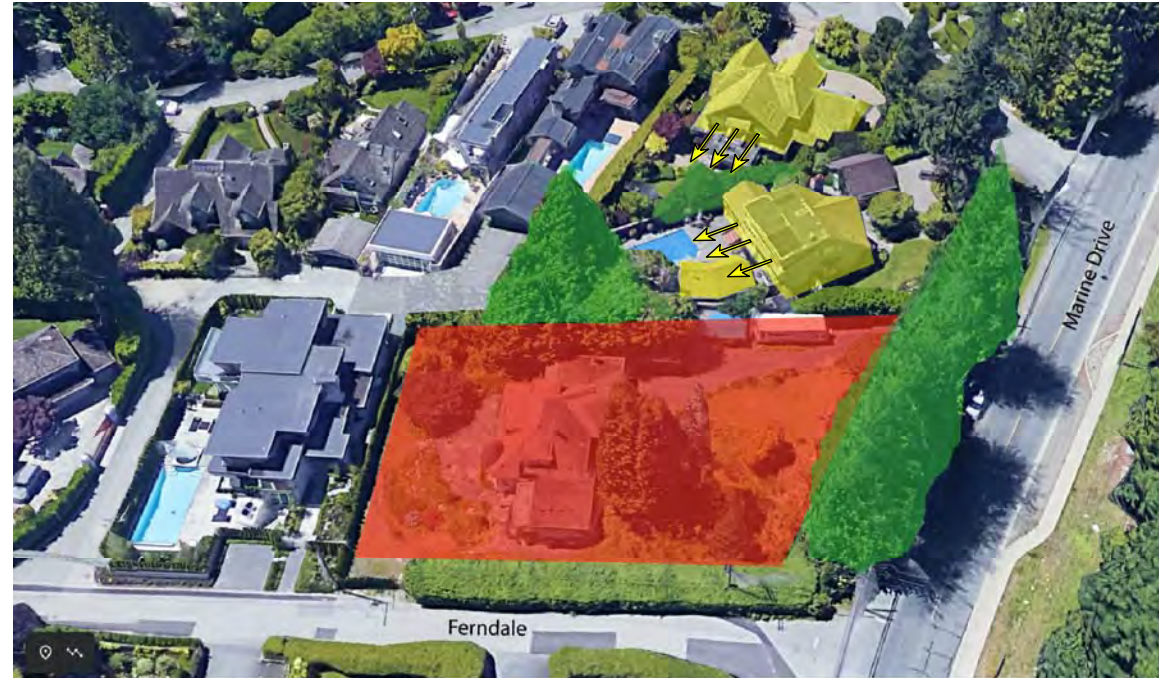
DRAWING TITLE:
DESIGN RATIONAL

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.9
DESIGN:	F.A.	
DRAWN:	P.P.	
PROJECT NO:	1903	

By introducing a wide landscaping buffer at the edge of the property lines and provision of small windows and frosted obscured privacy screen there will be minimal overlooking issues from this development onto the neighbouring yards.

A 6'0" high frosted privacy screen will be provided along the west side on the 2nd floor to eliminate the overlook into the neighbouring houses.

The windows of the existing houses to the west are facing toward south and their garages are facing the west façade of this proposed development. This orientation considerably helps maintaining the privacy of the existing single family houses to the west.

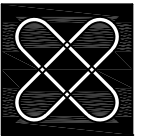


Sustainability, Energy Performance and Green Measures

The location of the site and the design measures that have been introduced for the proposed development results in achieving building strategies that meet the District of West Vancouver step code requirements and the community objectives.

These measure include:

- Presently there are four mature trees along Marine Drive and one tree along the west property line. A tree evaluation report has been prepared by an arborist and tree protection zones are identified in order to retain these trees.
- The proposed development has the advantage of being located on the public transit corridor and with close walking distance to the school, shopping facility, tennis court, neighbourhood park, church and ocean front.
- The proposal provides housing diversity and affordable **“middle housing”** accommodation suitable for young professional, academics, local employees. This results in reducing commuting from DWV to other neighbourhood either by private or public transportation.
- Use of renewable energy by introducing heat recovery system and electric generated heating and cooling systems.
- Project complies with step 4 building code energy conservation measures.
- Use of efficient water and energy efficient fixtures and appliances.
- All units have electric chargers as per level two standard requirements.
- Use of drought tolerance plants will be used to minimize the use of potable water.
- Where possible, operating windows are located on the opposite 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, outdoor amenity on 2nd floor decks, contributing to livability of the units and creating a family oriented environment.



**F. ADAB
ARCHITECTS
INC.**

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

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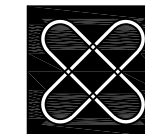
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
DESIGN RATIONAL

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.10
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



PERSPECTIVE VIEW FROM INTERSECTION OF MARINE DRIVE AND FERNDALE



**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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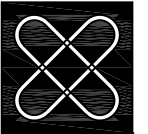
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
RENDERING

DATE:	SEP 2019	SHEET NO:	A-1.11
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P.		
PROJECT NO:	1910		



PERSPECTIVE VIEW FROM SOUTH-WEST



**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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1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
RENDERING

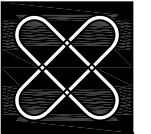
DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.12
DESIGN: P.P	
DRAWN: P.P.	
PROJECT NO: 1910	



ELEVATION VIEW FROM FERNDALE



ELEVATION VIEW FROM MARINE DRIVE.



**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:

**4310 Marine Drive
West Vancouver**

DRAWING TITLE:

ELEVATION VIEWS

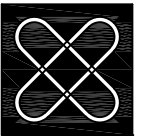
DATE:	SEP 2019	SHEET NO:	A-1.13
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P.		
PROJECT NO:	1910		



WEST ELEVATION



SOUTH ELEVATION



**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:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
ELEVATION VIEWS

DATE:	SEP 2019	SHEET NO:	A-1.14
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P.		
PROJECT NO:	1910		

Exterior Finishes and Colour

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 modern character with wood and white hardy panels being the dominant exposed materials.

Use of wood and prefabricated panels with rich architectural articulation and contrast colours reflects the modernist west coast character

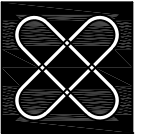
Vinyl windows have wood texture from outside and white colour inside.



EXTERIOR FINISHES

- 1 8" HORIZONTAL CEDAR SIDING, TRIM & SOFFIT - MEXICAN HONEY BROWN BY POCO
- 2 HARDIE BAND BOARDS & FASCIA BOARDS MEXICAN HONEY BROWN
- 3 HARDIE PANEL PURE WHITE SW-7005
- 4 POSTS/TRELLISES/ ENTRY OVERHANGS NATURAL WOOD - STAINED CEDAR
- 5 WINDOW ALUMINUM - BLACK
- 6 RAILING CLEAR SAFETY GLASS
- 7 PLANTER EXPOSED CONCRETE PAINTED - SW 7667 ZIRCON
- 8 ENTRY DOORS NATURAL WOOD - STAINED CEDAR & CLEAR GLASS
- 9 SPANDREL GLASS WITH BLACK BACKGROUND

REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS



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PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**EXTERIOR FINISHES
AND COLOR**

DATE:	SEP 2019	SHEET NO:	A-1.15
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P.		
PROJECT NO:	1910		

SHADOW ANALYSIS - MARCH 21ST

10:00 am.



12:00 pm.



2:00 pm.



4:00 pm.



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
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3	Jun -2020	Revised Conceptual Design
2	Oct -2019	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**SHADOW ANALYSIS
MARCH**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.16
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	

SHADOW ANALYSIS - JUNE 21ST

10:00 am.



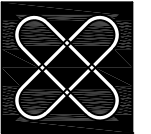
12:00 pm.



2:00 pm.



4:00 pm.



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PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**SHADOW ANALYSIS
JUNE**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.17
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	

SHADOW ANALYSIS - SEPTEMBER 21ST

10:00 am.



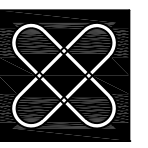
12:00 pm.



2:00 pm.



4:00 pm.



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TEL: (604) 987-3003 FAX: (604) 987-3033
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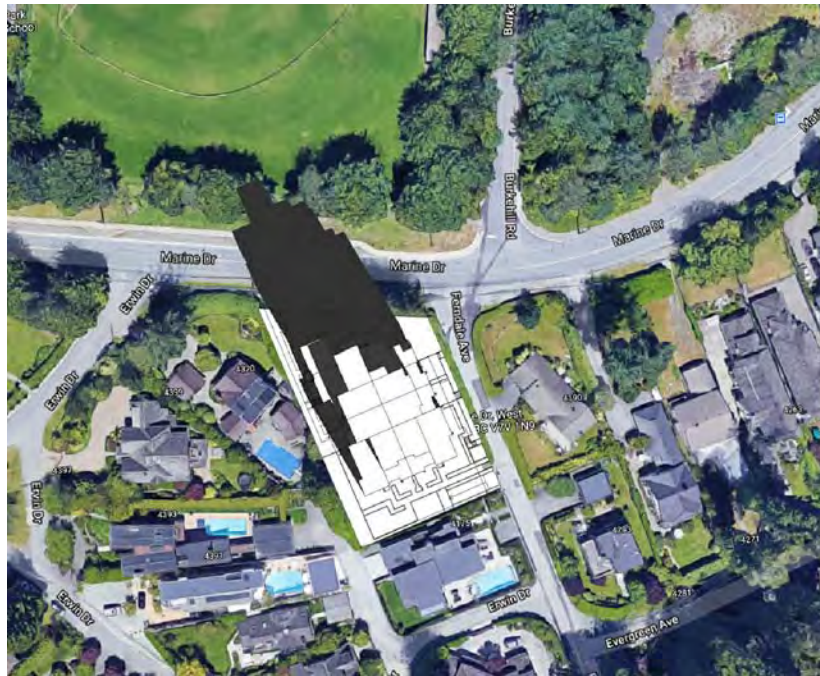
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**SHADOW ANALYSIS
SEPTEMBER**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.18
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	

SHADOW ANALYSIS - DECEMBER 21ST

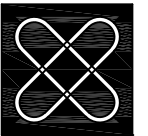
10:00 am.



12:00 pm.



2:00 pm.



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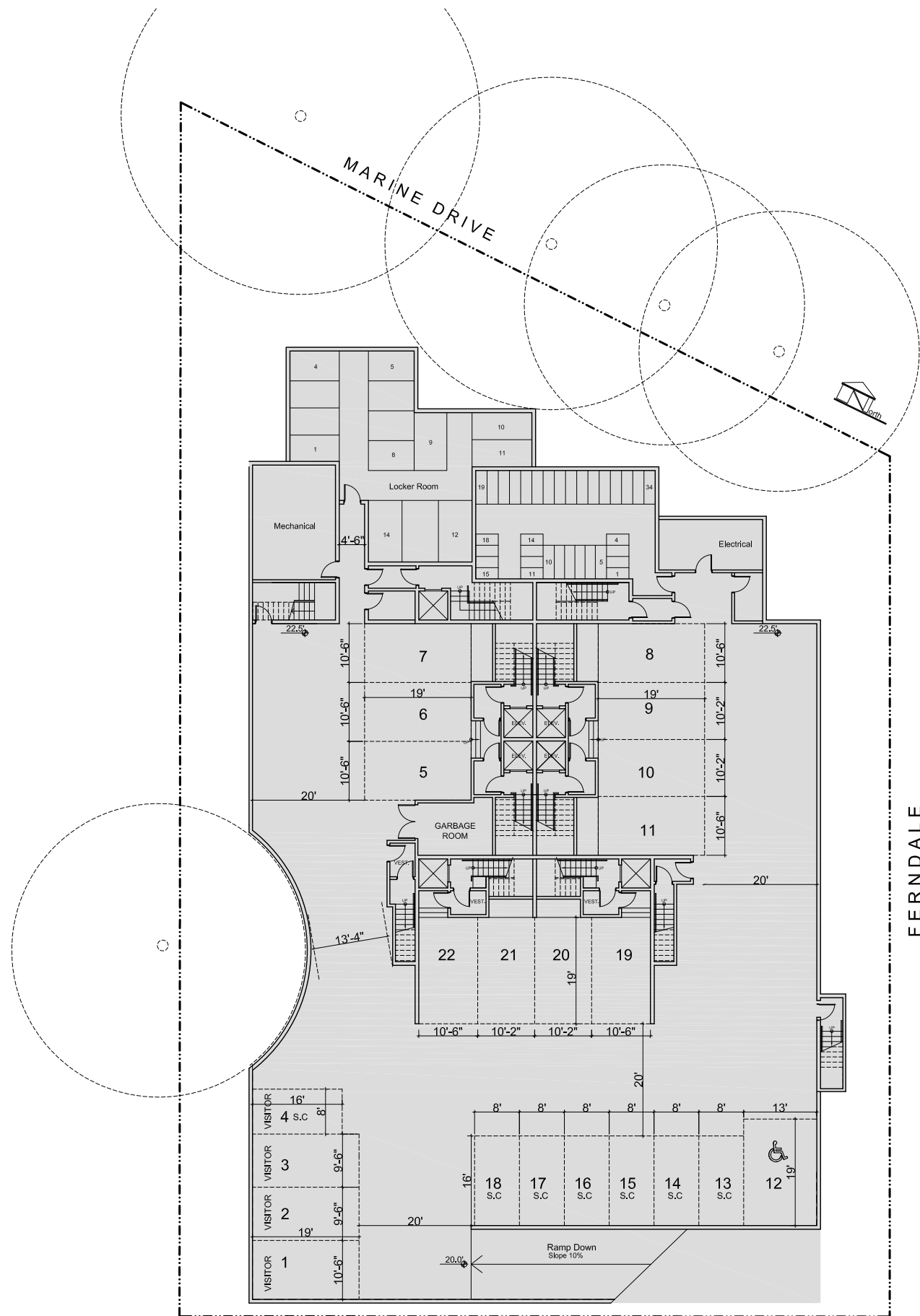
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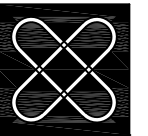
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**SHADOW ANALYSIS
DECEMBER**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.19
DESIGN: P.P.	
DRAWN: P.P.	
PROJECT NO: 1903	



UG Parking 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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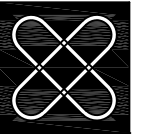
PROJECT TITLE:

**4310 Marine Drive
West Vancouver**

DRAWING TITLE:

Floor Plan - UG Parking

DATE:	SEP 2019	SHEET NO:	A-2.1
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		



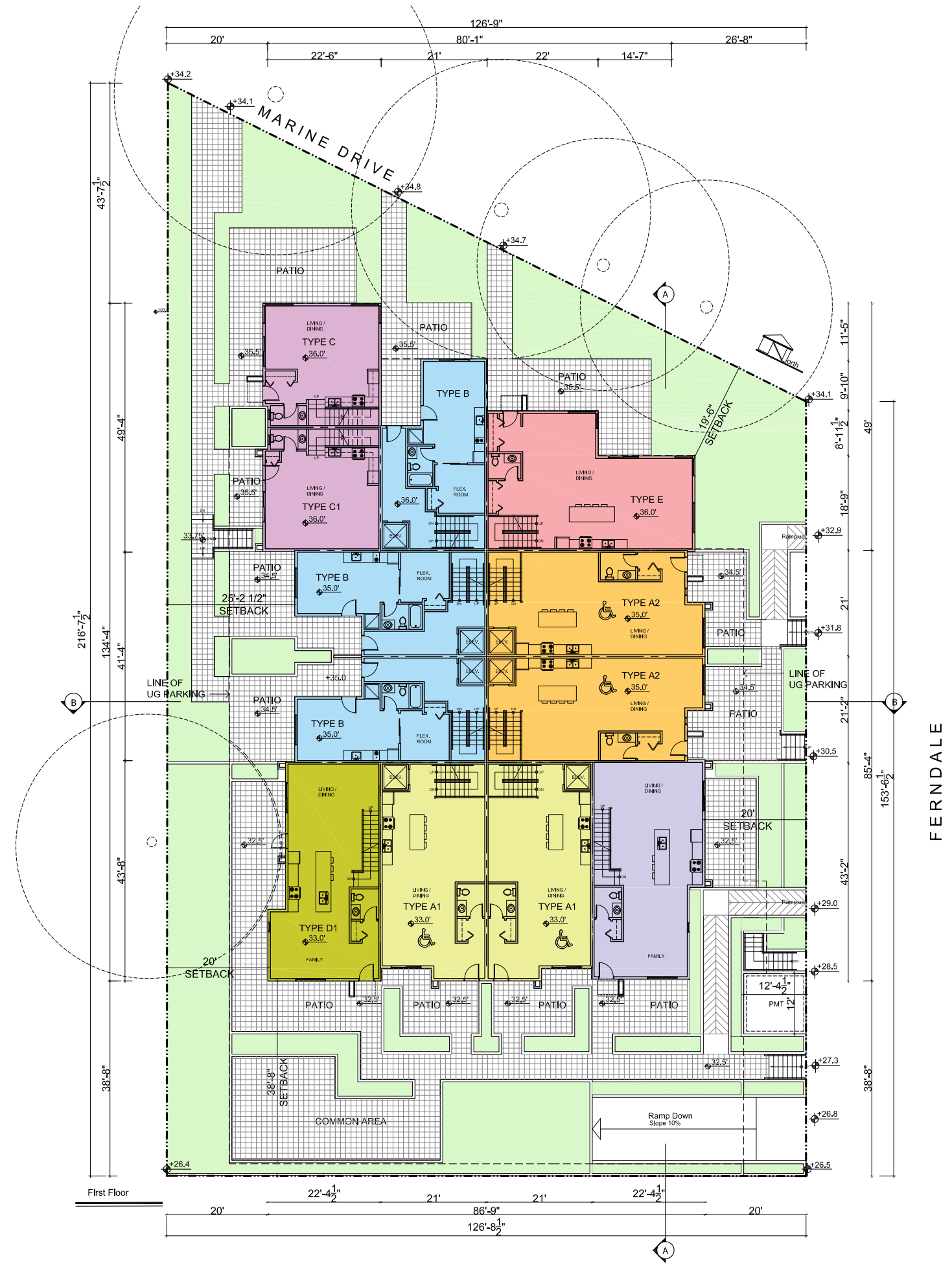
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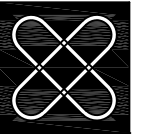


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1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**Floor Plan
First Floor**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-2.2
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



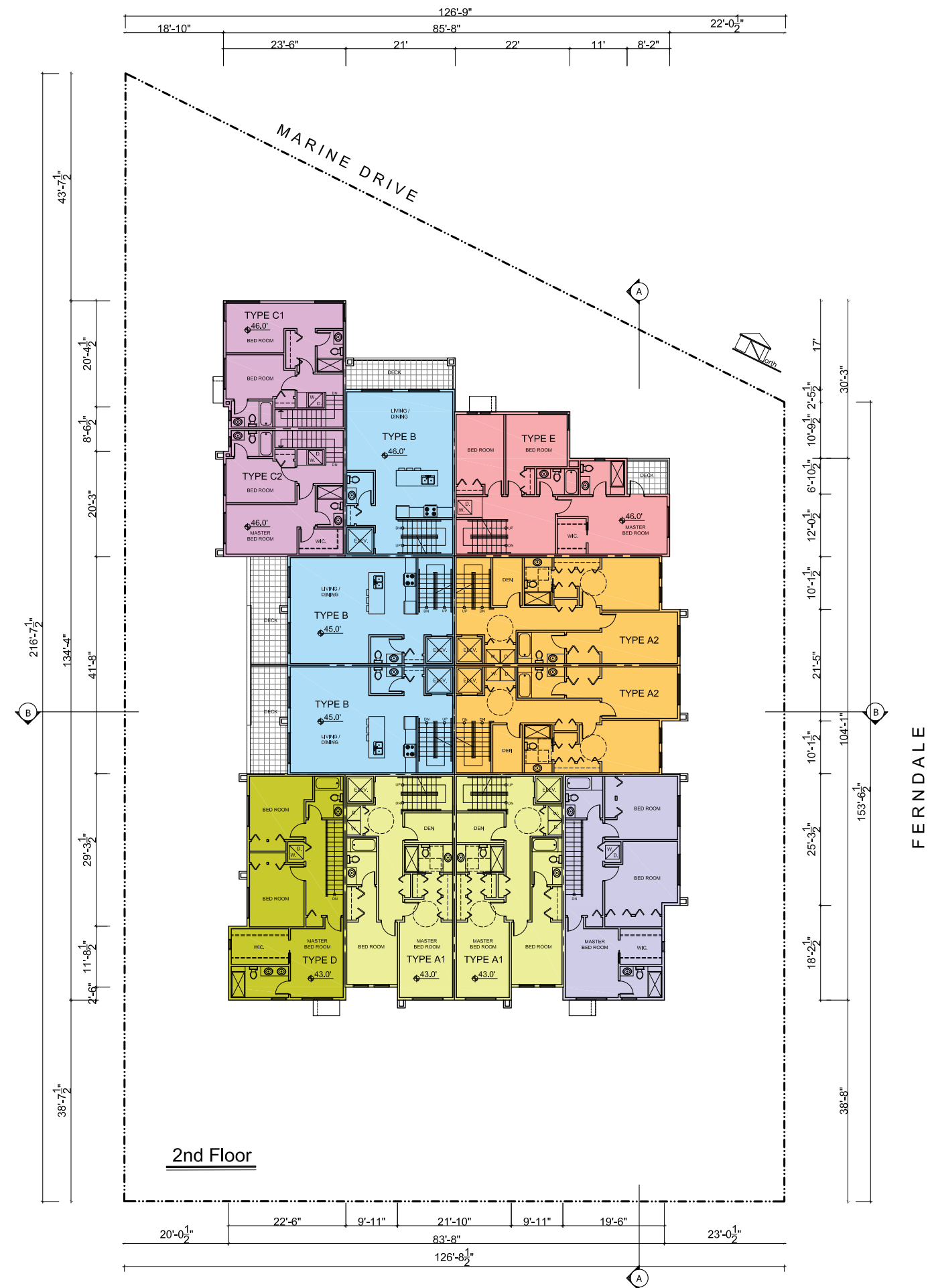
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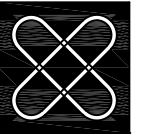


NO.	DATE	REVISION / ISSUED
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**Floor Plans
Second Floor**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-2.3
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



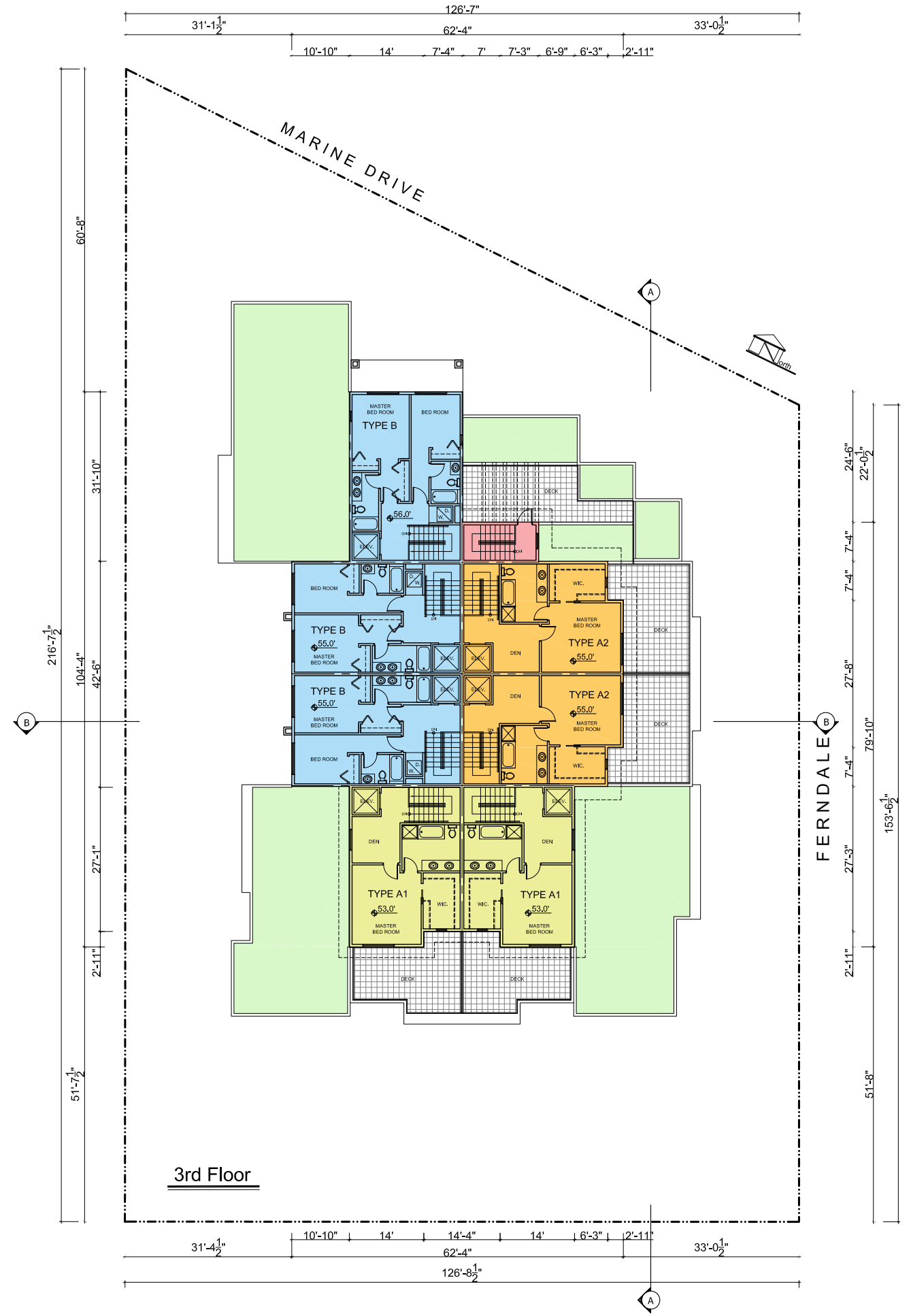
**F. ADAB
ARCHITECTS
INC.**

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

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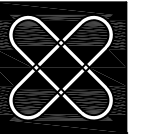


NO.	DATE	REVISION / ISSUED
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**Floor Plans
Third Floor**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-2.4
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



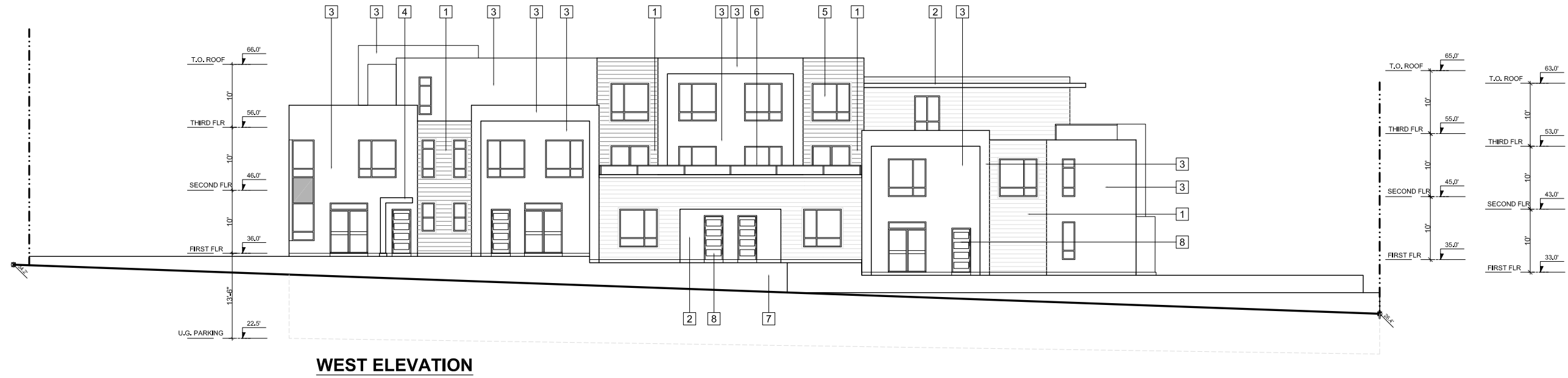
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ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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WEST ELEVATION



**EAST ELEVATION
VIEW FROM FERNDALE AVE.**

EXTERIOR FINISHES

- 1 8" HORIZONTAL CEDAR SIDING, TRIM & SOFFIT - MEXICAN HONEY BROWN BY POCO
- 2 HARDIE BAND BOARDS & FASCIA BOARDS MEXICAN HONEY BROWN
- 3 HARDIE PANEL PURE WHITE SW-7005
- 4 POSTS/TRELLISES/ ENTRY OVERHANGS NATURAL WOOD - STAINED CEDAR
- 5 WINDOW ALUMINUM - BLACK
- 6 RAILING CLEAR SAFETY GLASS
- 7 PLANTER EXPOSED CONCRETE PAINTED - SW 7667 ZIRCON
- 8 ENTRY DOORS NATURAL WOOD - STAINED CEDAR & CLEAR GLASS
- 9 SPANDREL GLASS WITH BLACK BACKGROUND

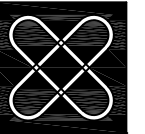
REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS

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1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
West and East Elevation

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-3.1
DESIGN: P.P.	
DRAWN: P.P.	
PROJECT NO: 1910	



**F. ADAB
ARCHITECTS
INC.**

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

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**NORTH ELEVATION
VIEW FROM MARINE DR.**



SOUTH ELEVATION

EXTERIOR FINISHES

- 1 8" HORIZONTAL CEDAR SIDING, TRIM & SOFFIT - MEXICAN HONEY BROWN BY POCO
- 2 HARDIE BAND BOARDS & FASCIA BOARDS MEXICAN HONEY BROWN
- 3 HARDIE PANEL PURE WHITE SW-7005
- 4 POSTS/TRELLISES/ ENTRY OVERHANGS NATURAL WOOD - STAINED CEDAR
- 5 WINDOW ALUMINUM - BLACK
- 6 RAILING CLEAR SAFETY GLASS
- 7 PLANTER EXPOSED CONCRETE PAINTED - SW 7667 ZIRCONE
- 8 ENTRY DOORS NATURAL WOOD - STAINED CEDAR & CLEAR GLASS
- 9 SPANDREL GLASS WITH BLACK BACKGROUND

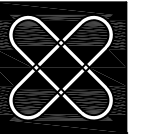
REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS

NO.	DATE	REVISION / ISSUED
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PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
**SOUTH AND NORTH
ELEVATIONS**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-3.2
DESIGN: P.P.	
DRAWN: P.P.	
PROJECT NO: 1910	



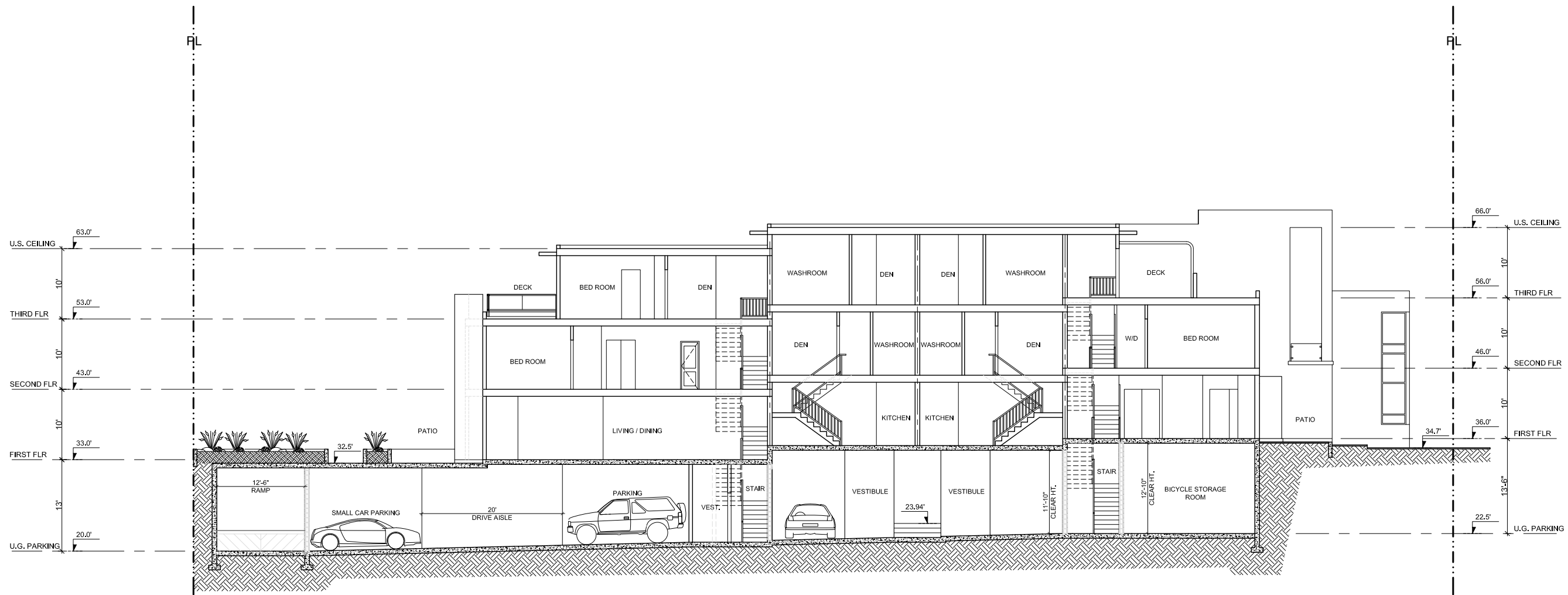
**F. ADAB
ARCHITECTS
INC.**

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

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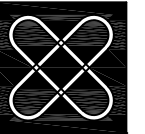
SECTION A-A

NO.	DATE	REVISION / ISSUED
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
Section A-A

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-4.1
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



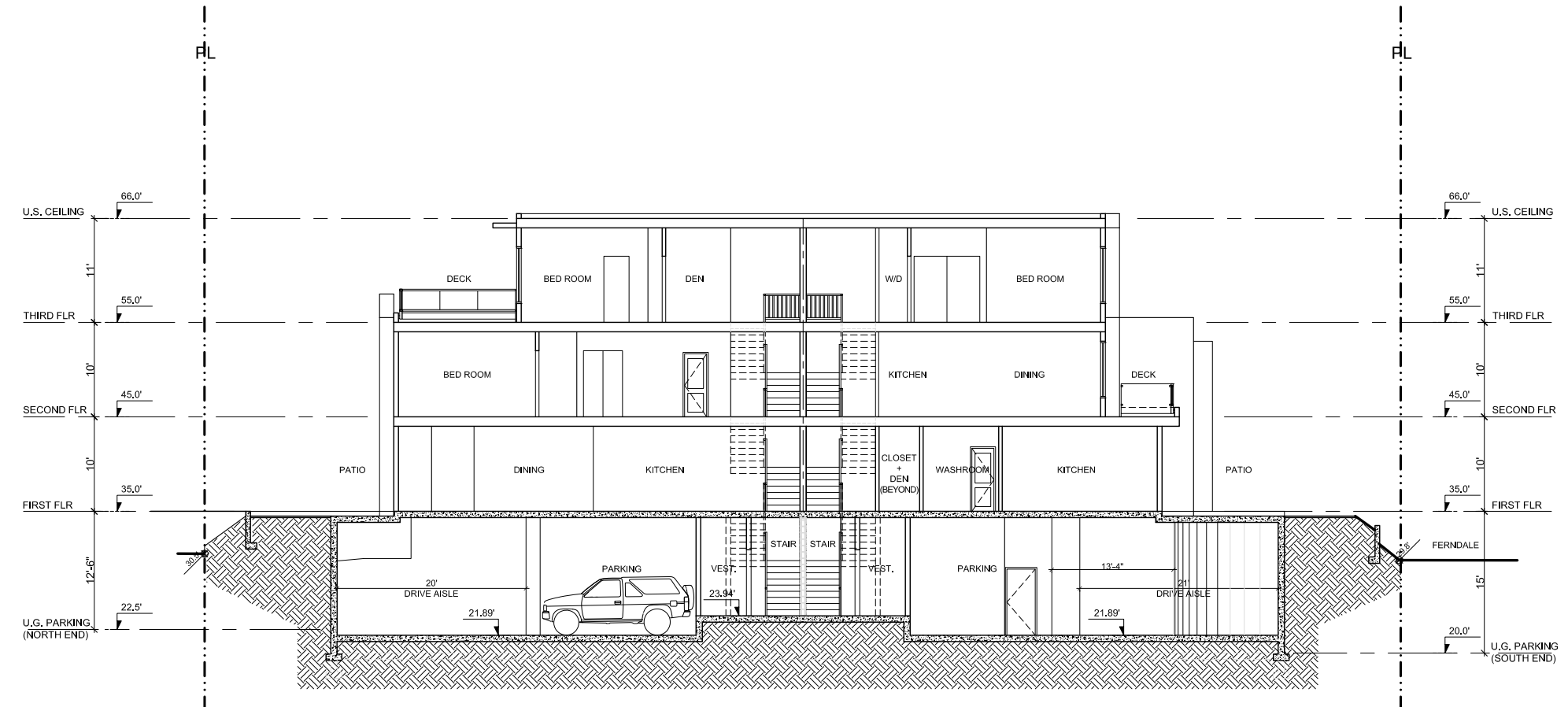
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SECTION B-B

NO.	DATE	REVISION / ISSUED
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
Section B-B

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-4.2
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	