

Sea to Sky
architecture inc.

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	REVISIONS

1365 W12TH AVE

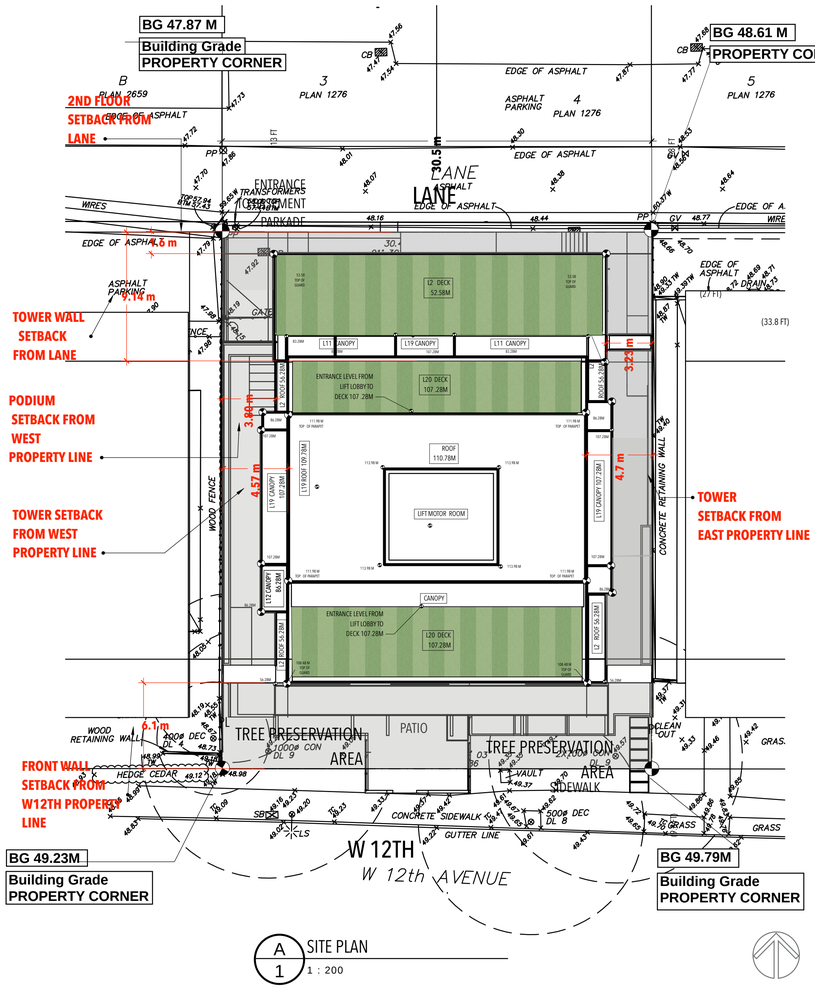
SCALE	DRAWING DATE
AS NOTED	June 27, 2024

PROJECT ADDRESS

1365 W12TH AVE
VANCOUVER, BC

PROJECT NO.	
W12_COV_18 JUNE 24	A4.01

REF :DROPBOX /PROJECTS/CURRENT/W12TH/LO
WORKING FILES/FEB24



A 1 SITE PLAN
1 : 200

*** Levels are taken from base level determined to be at Average Building Grade (47.87 + 49.23 M +49.79+ 48.61)/4 =48.87 m**

*** all setbacks are taken from the building line. This excludes the balcony projections**

UNIT MIX					
	STUDIO	1 BR	2BR	3BR	
UNIT AREA M SQ	38	45-48	67-70	90-96	
LEVEL 19	1	1	4		
LEVEL 18	1	1	4		
LEVEL 17	1	1	4		
LEVEL 16	1	1	4		
LEVEL 15	1	1	4		
LEVEL 14	1	1	4		
LEVEL 13	1	1	4		
LEVEL 12		2	1	2	
LEVEL 11		2	1	2	
LEVEL 10		2	1	2	
LEVEL 9		2	1	2	
LEVEL 8		2	1	2	
LEVEL 7		6			
LEVEL 6		6			
LEVEL 5		6			
LEVEL 4		6			
LEVEL 3		6			
TOTAL	7	47	33	10	97
PERCENTAGE MIX	7%	48%	34%	10%	

1365 W12th FSR 25 JUNE (SQ M)							
	COMMERCIAL	AMENITY	BALCONY /DECK	GFA	SITE AREA	FSR RESIDENTIAL	FSR COMMERCIAL
LEVEL 20 (AMENITY)		213.7	278.6				
LEVEL 19 (RESIDENTIAL)			36.4	443.3			
LEVEL 18 (RESIDENTIAL)			36.4	443.3			
LEVEL 17 (RESIDENTIAL)			36.4	443.3			
LEVEL 16 (RESIDENTIAL)			36.4	443.3			
LEVEL 15 (RESIDENTIAL)			36.4	443.3			
LEVEL 14 (RESIDENTIAL)			36.4	443.3			
LEVEL 13 (RESIDENTIAL)			36.4	443.3			
LEVEL 12 (RESIDENTIAL)			51.8	443.3			
LEVEL 11 (RESIDENTIAL)			51.8	443.3			
LEVEL 10 (RESIDENTIAL)			51.8	443.3			
LEVEL 9 (RESIDENTIAL)			51.8	443.3			
LEVEL 8 (RESIDENTIAL)			51.8	443.3			
LEVEL 7 (RESIDENTIAL)			47.9	443.3			
LEVEL 6 (RESIDENTIAL)			47.9	443.3			
LEVEL 5 (RESIDENTIAL)			47.9	443.3			
LEVEL 4 (RESIDENTIAL)			47.9	443.3			
LEVEL 3 (RESIDENTIAL)			47.9	443.0			
TOTAL			753.3	7535.8	1162	6.485	
LEVEL 2 AMENITY		301	152	74			
LEVEL 1. COMMERCIAL	136.4			265			
BASEMENT 1							
BASEMENT 2							
BASEMENT 3							
BASEMENT 4							
TOTAL	136.4	514.7		339	1162		0.291

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SITE PLAN DATA

PROJECT NO.
W12_COV_18 JUNE 24

A4.02

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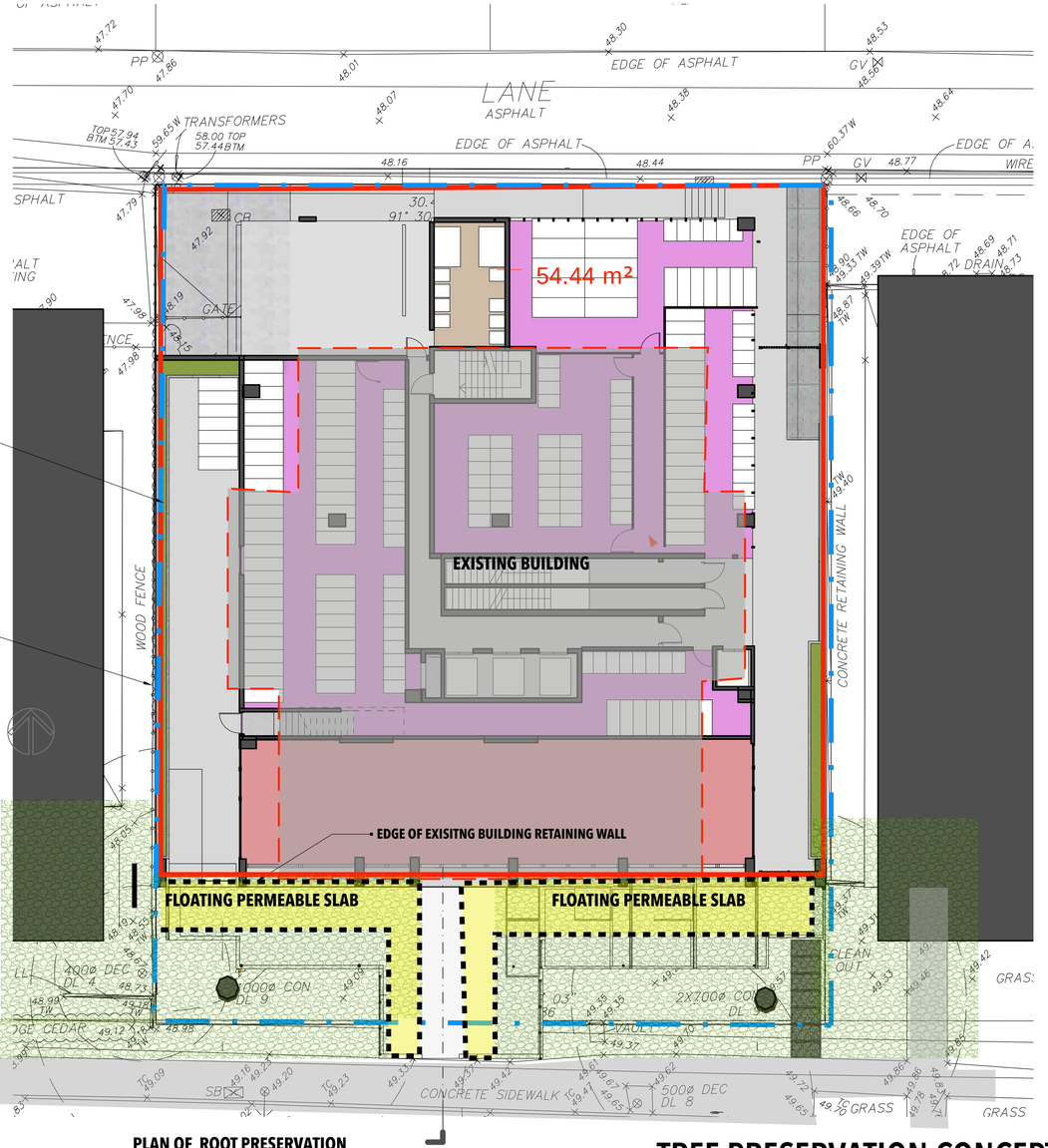
- BRANCHES OF CEDRUS DEODORA TO BE TRIMMED BY CERTIFIED ARBORIST
- FLOATING PERMEABLE SLAB
- SUPPORT CABLE
- LOW FLOWERING SHRUB
- ENTRANCE LEVEL TO BE FLUSH WITH SIDEWALK LEVEL
- PERMEABLE FLOATING SLAB
- EXISITNG LAWN MAINTAINED TO MINIMISE IMPACT TO CEDARS
- LOW JAPANESE HOLLY SHRUB
- PERMEABLE SLABS



- PERMEABLE SLAB WALKWAY
- PERMEABLE SLAB FOR PATIO

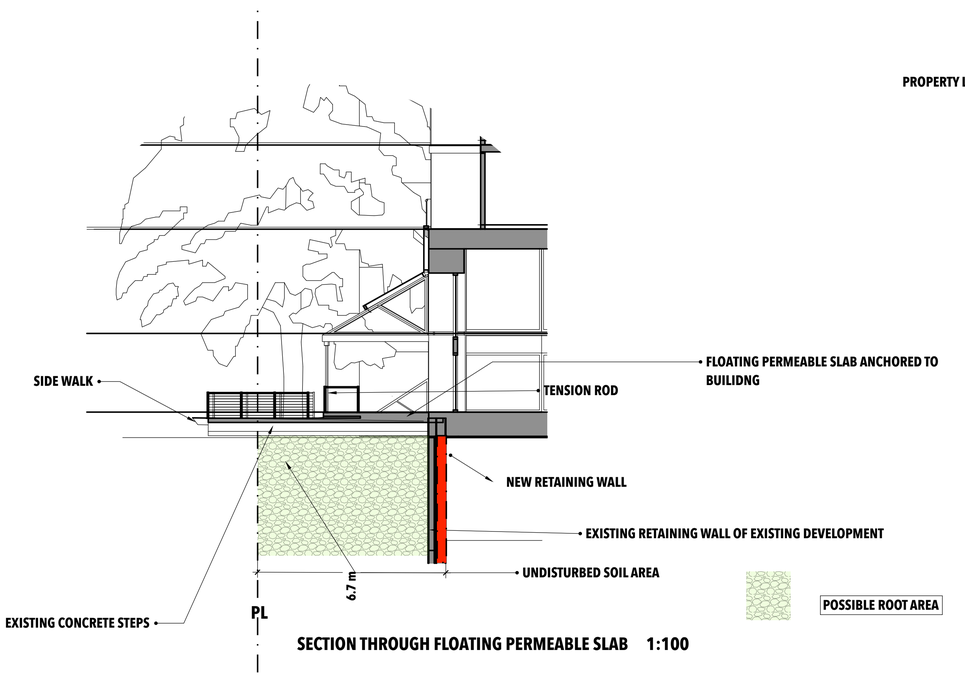
(27 FT)

(33.8 FT)



- OUTLINE OF BASEMENT OF PROPOSED DEVELOPMENT
- PROPERTY LINE

PLAN OF ROOT PRESERVATION



SECTION THROUGH FLOATING PERMEABLE SLAB 1:100

POSSIBLE ROOT AREA

TREE PRESERVATION CONCEPTS

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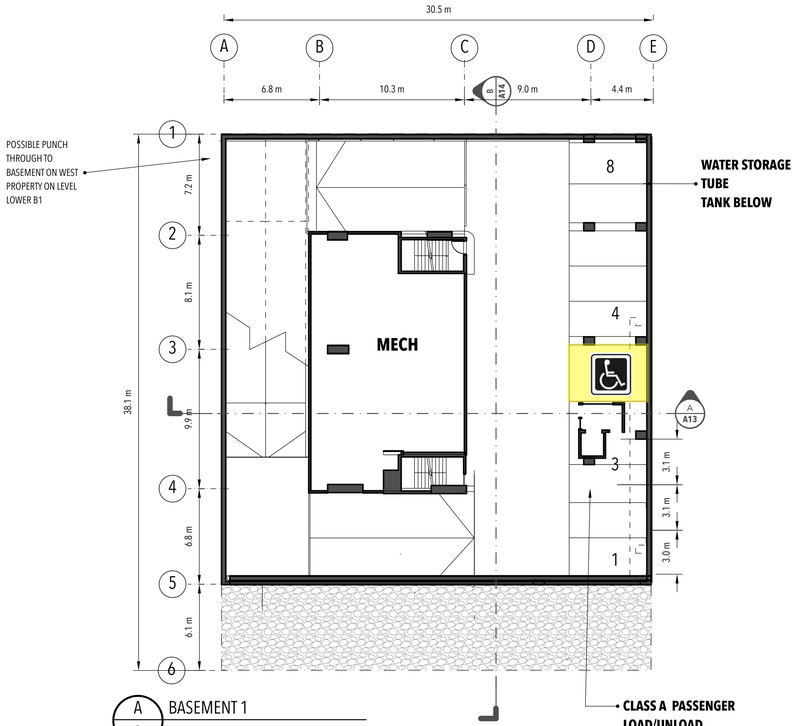
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TREE PRESERVATION

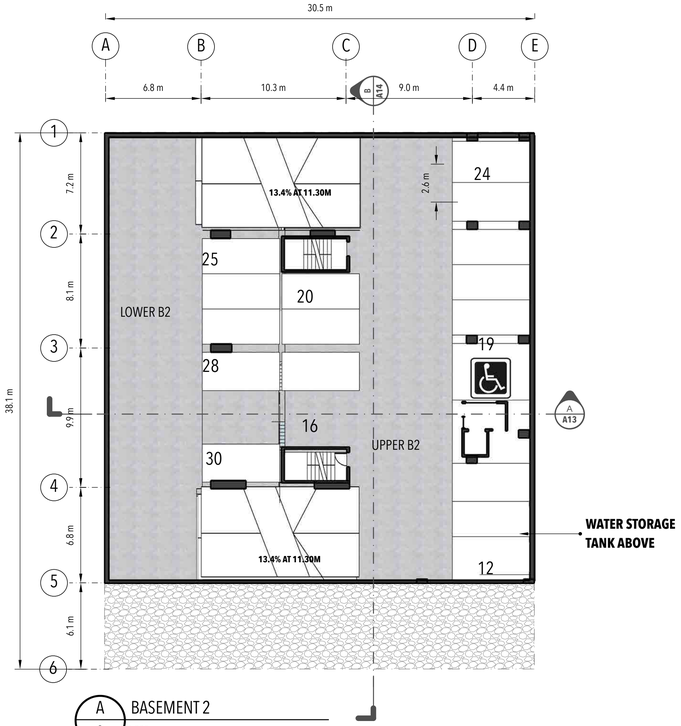
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A4.03

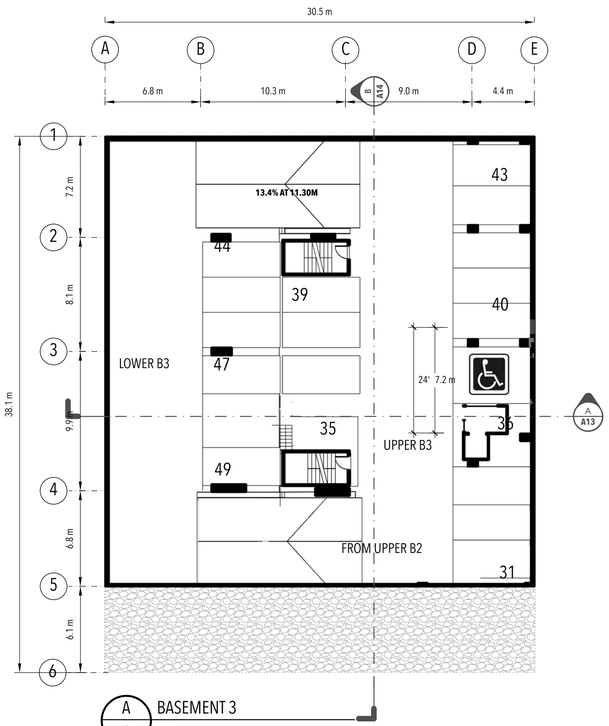
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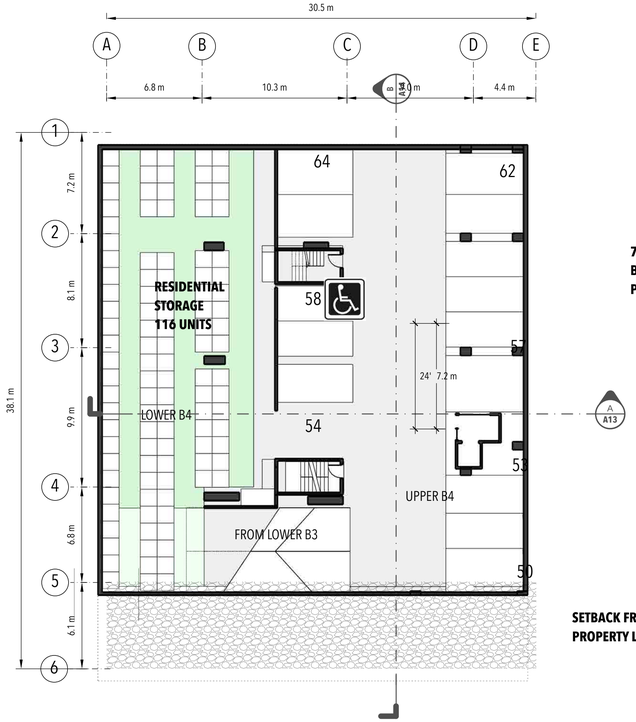
A 2 BASEMENT 1
1:200



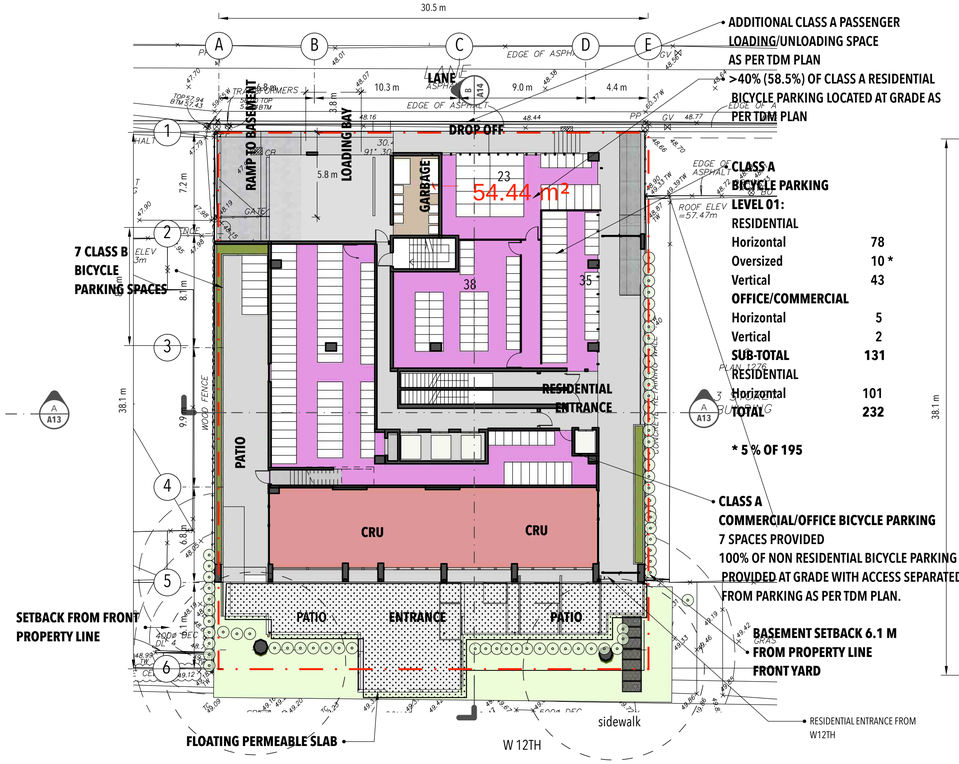
A 3 BASEMENT 2
1:200



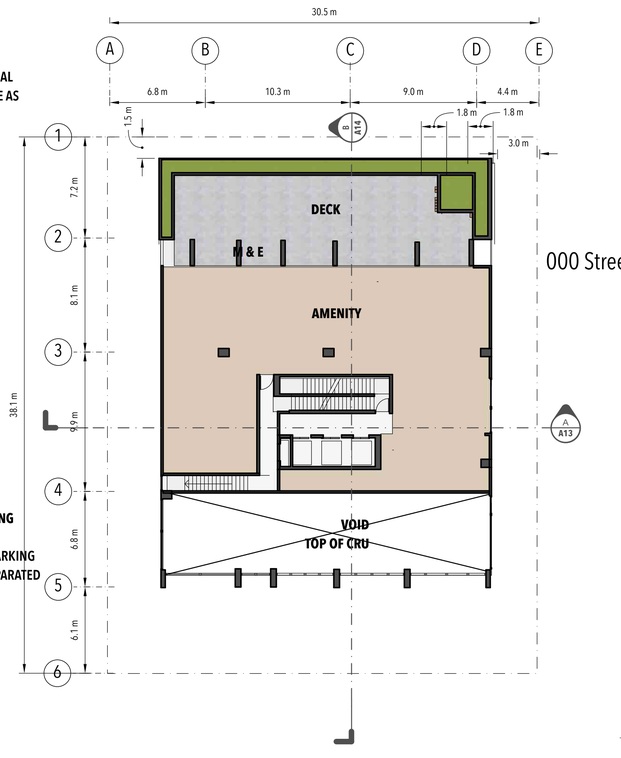
A 4 BASEMENT 3
1:200



A 5 BASEMENT 4
1 :200



A 6 LEVEL 01
1:200



A 7 LEVEL 2
1:200

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REVISIONS

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June 27, 2024

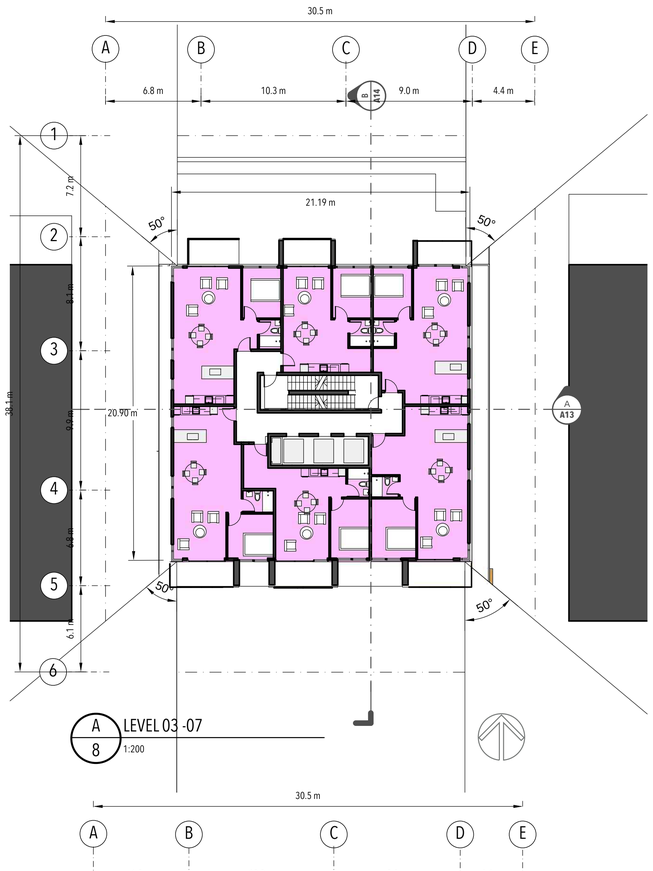
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VANCOUVER, BC

PLANS

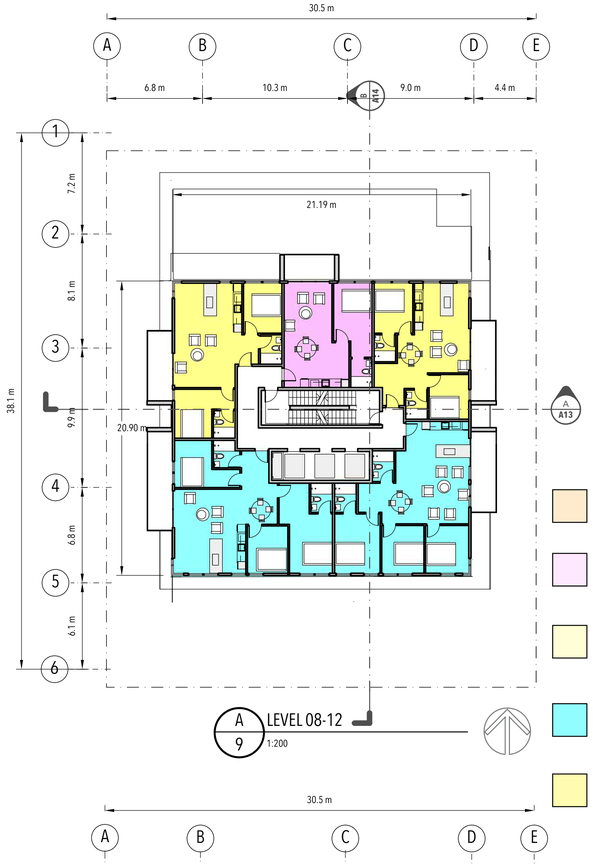
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A4.01

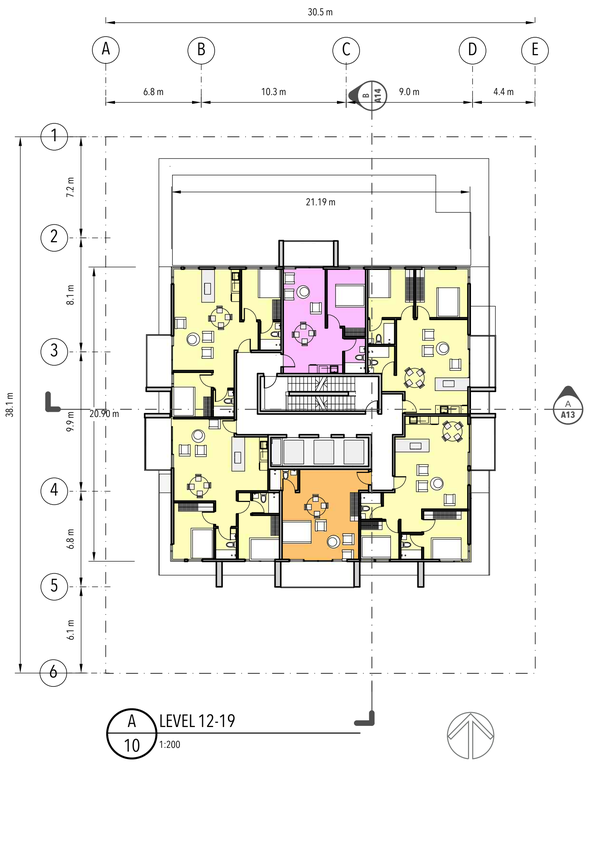
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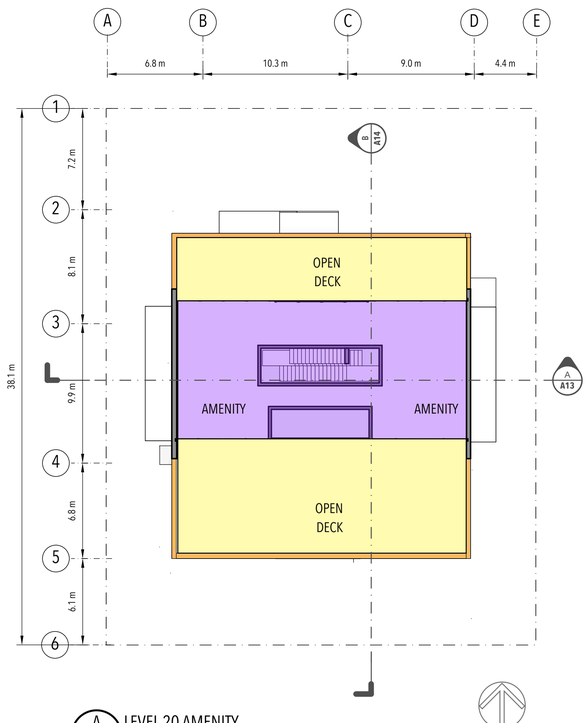
A 8 LEVEL 03 -07
1:200



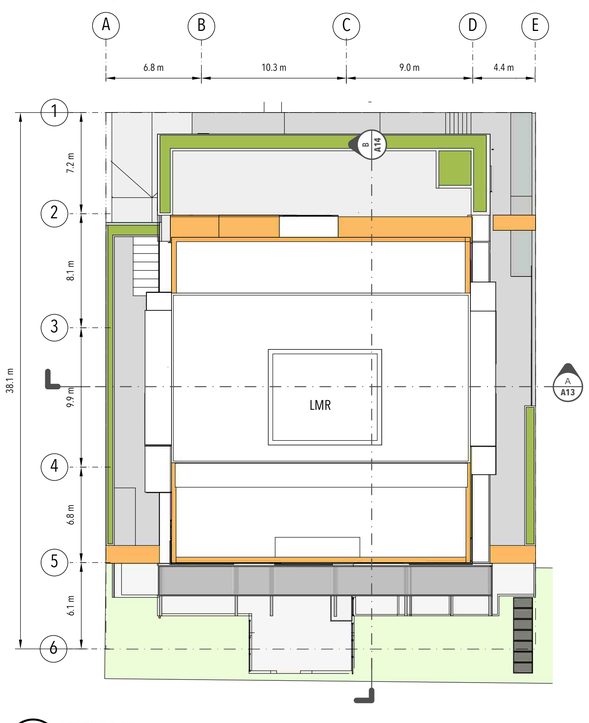
A 9 LEVEL 08-12
1:200



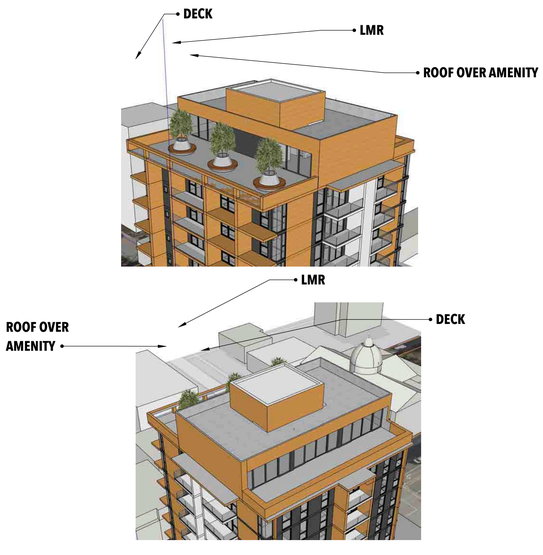
A 10 LEVEL 12-19
1:200



A 11 LEVEL 20 AMENITY
1: 200



A 12 LEVEL ROOF
1: 200



A 13 ROOF TOP 3D
1:200

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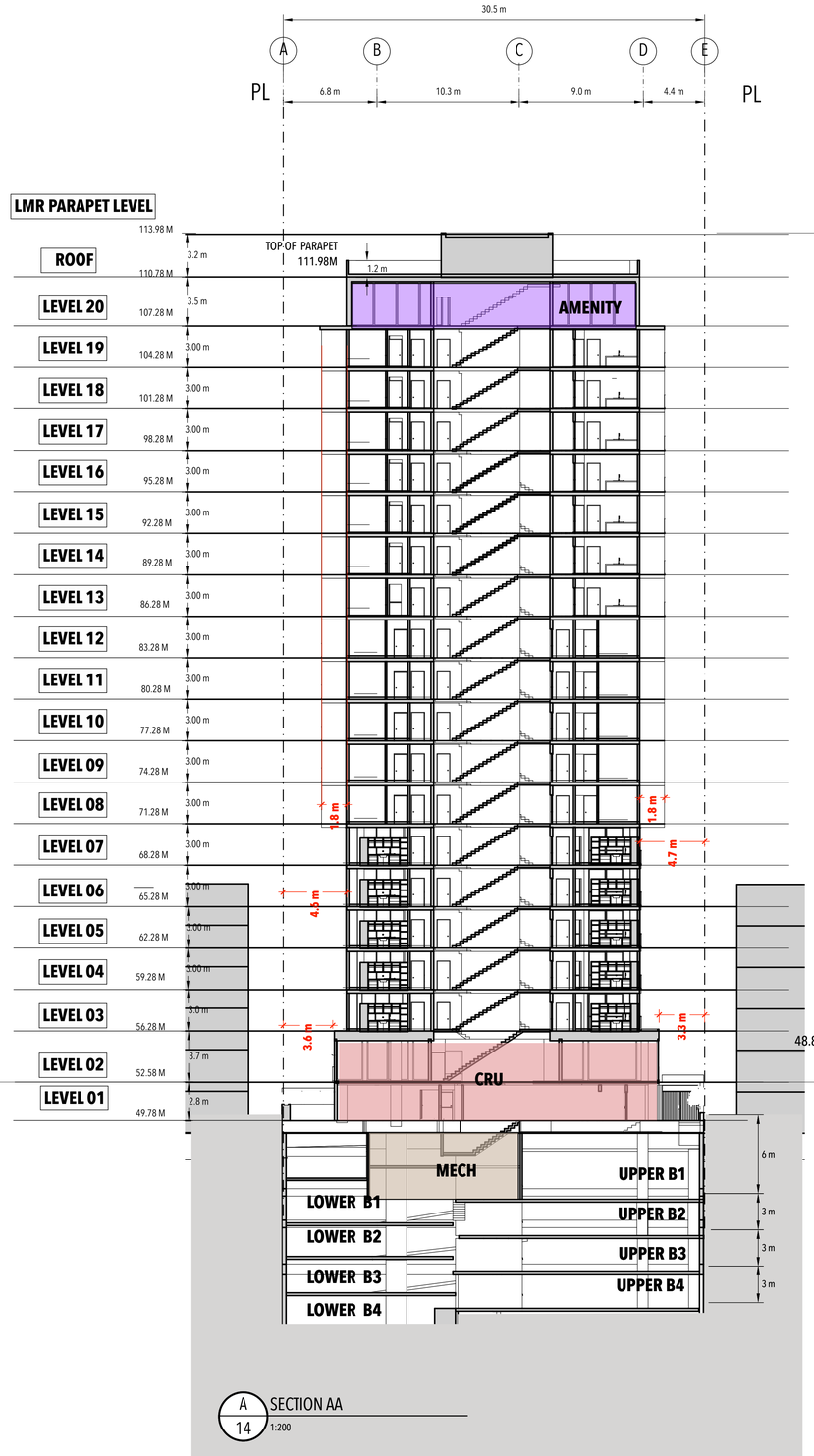
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PLANS

PROJECT NO.
Untitled

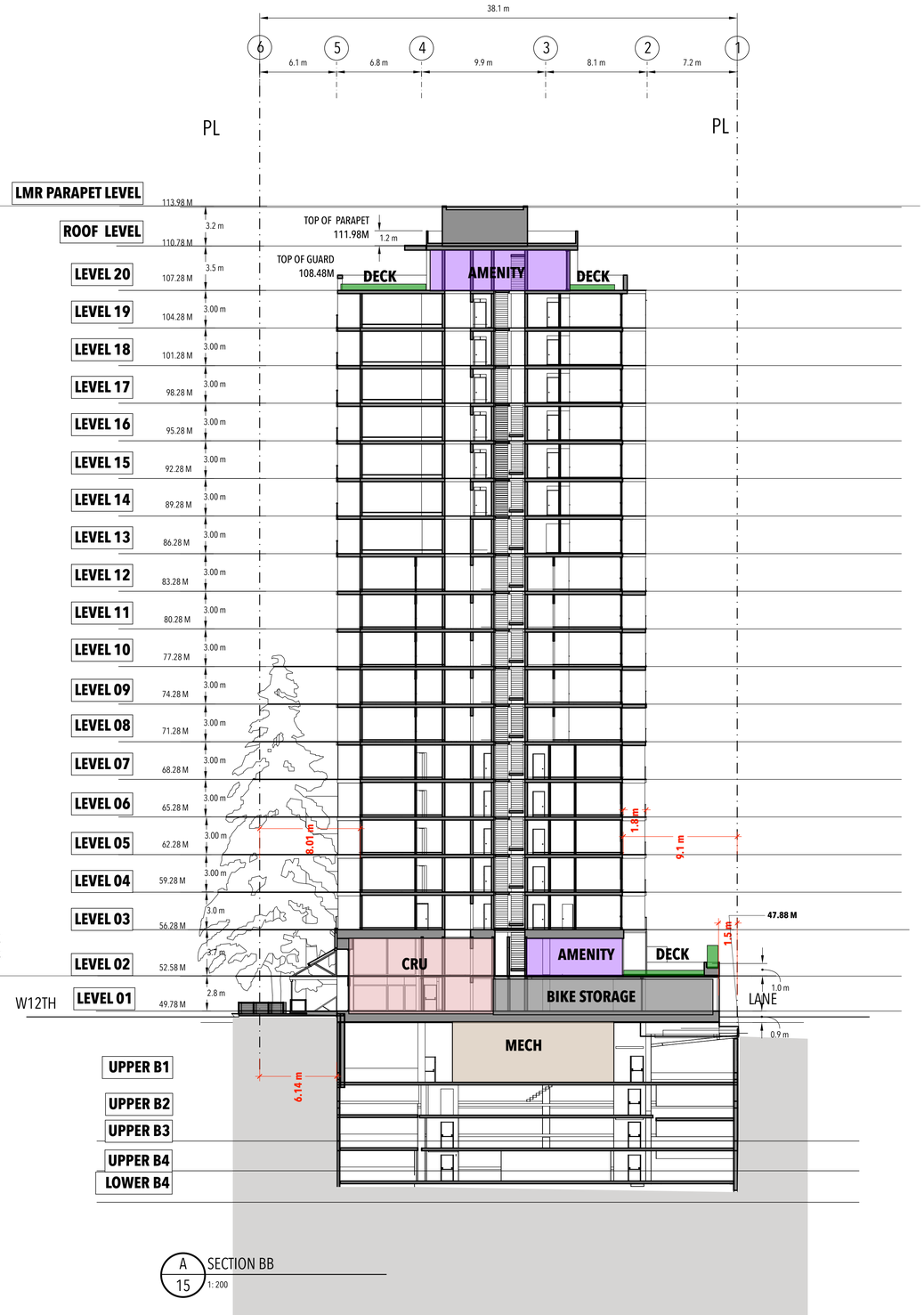
A4.01

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48.87 M IS THE INTERPOLATED BASE GRADE FROM BUILDING GRADES

A 14 SECTION AA
1:200



A 15 SECTION BB
1: 200

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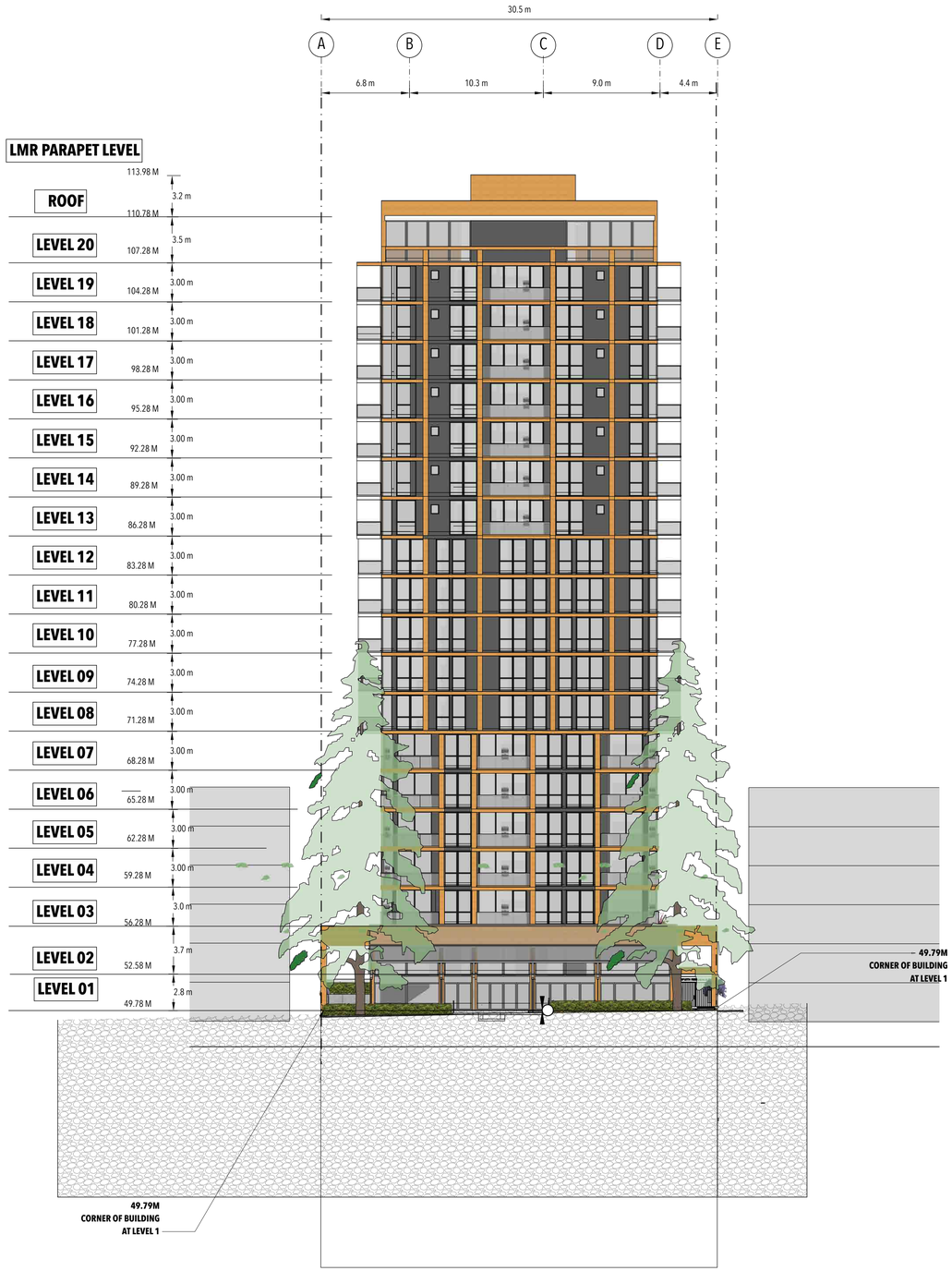
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SECTIONS

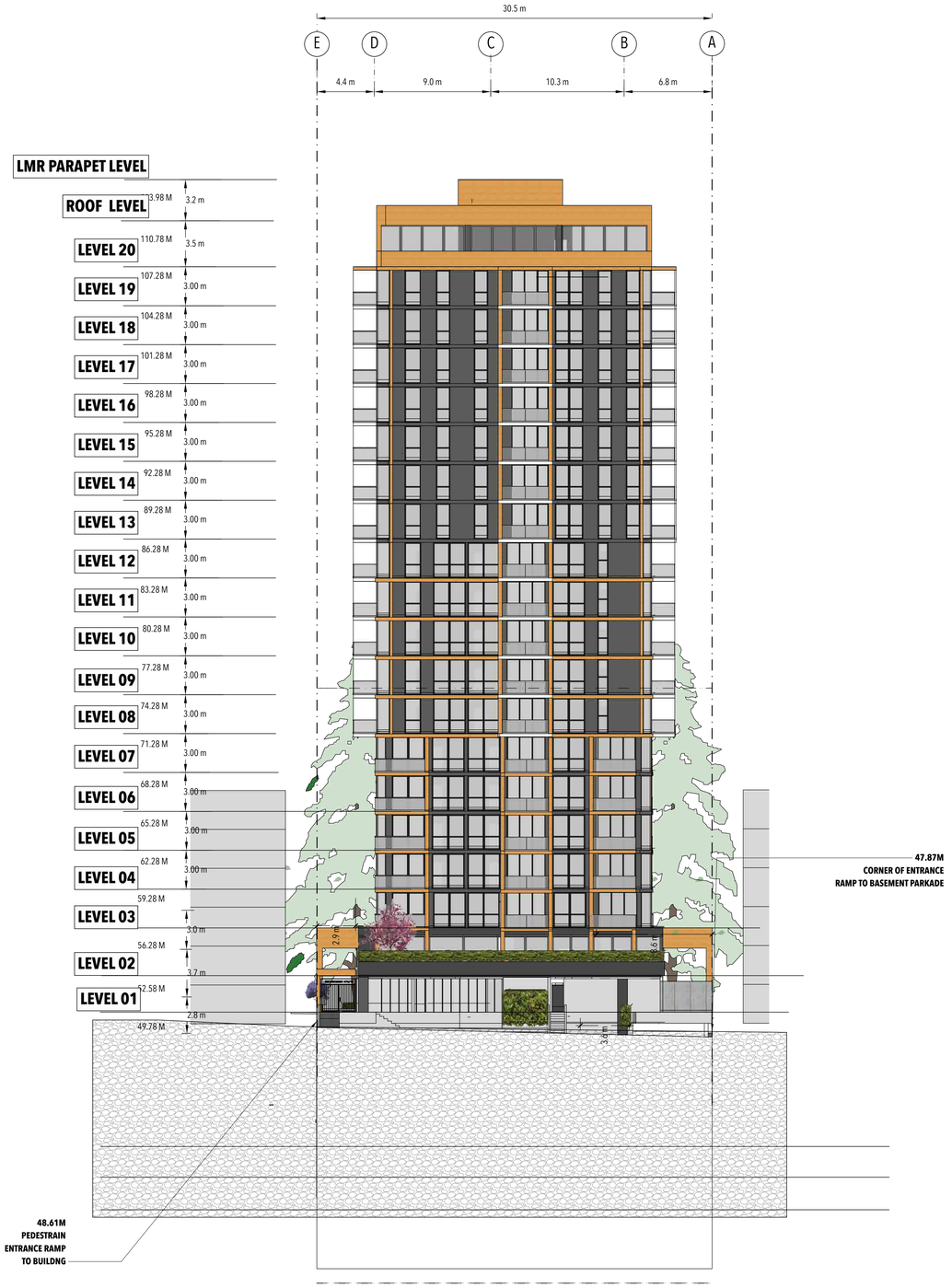
PROJECT NO.	
W12_COV_18 JUNE 24	A4.06

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A 16 SOUTH ELEVATION
1:200

WINDOW TO WALL RATIO
55 %



A 17 NORTH ELEVATION
1:200

WINDOW TO WALL RATIO
49%

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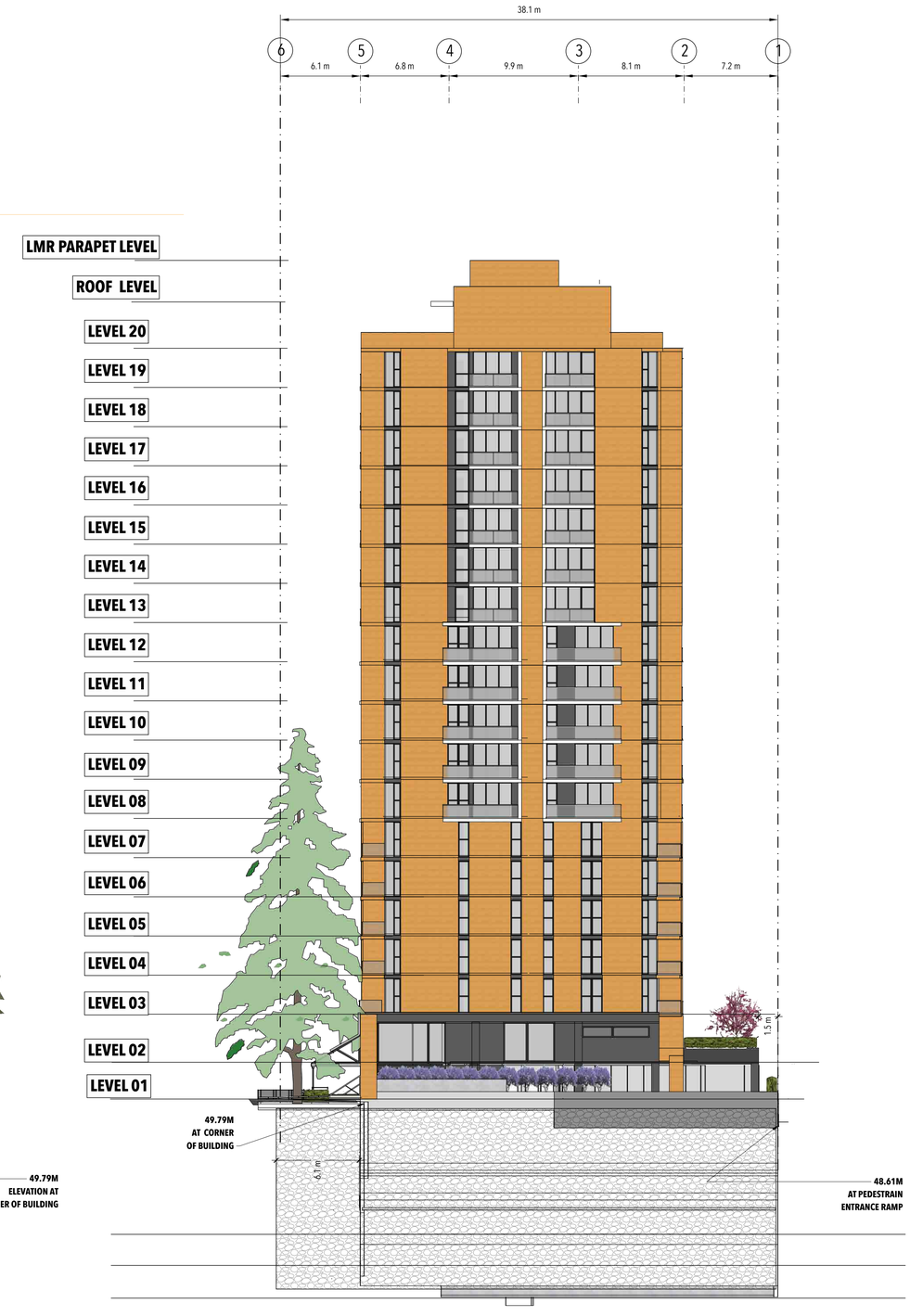
ELEVATIONS

PROJECT NO.	
W12_COV_18 JUNE 24	A4.07

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A 17 WEST ELEVATION
1:200



A 18 EAST ELEVATION
1:200

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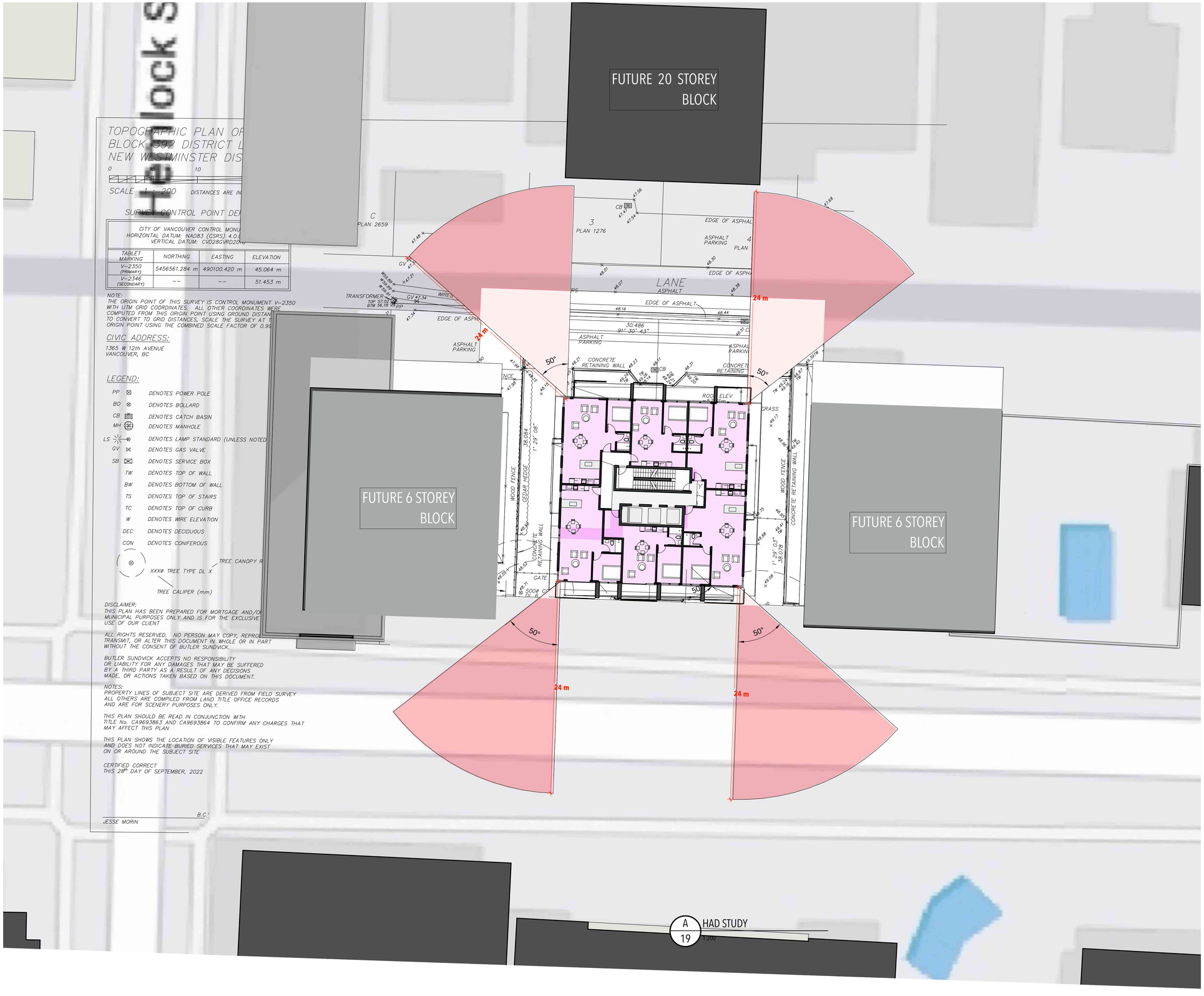
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ELEVATIONS

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PROJECT NO.	
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A20 HAD STUDY
1:200

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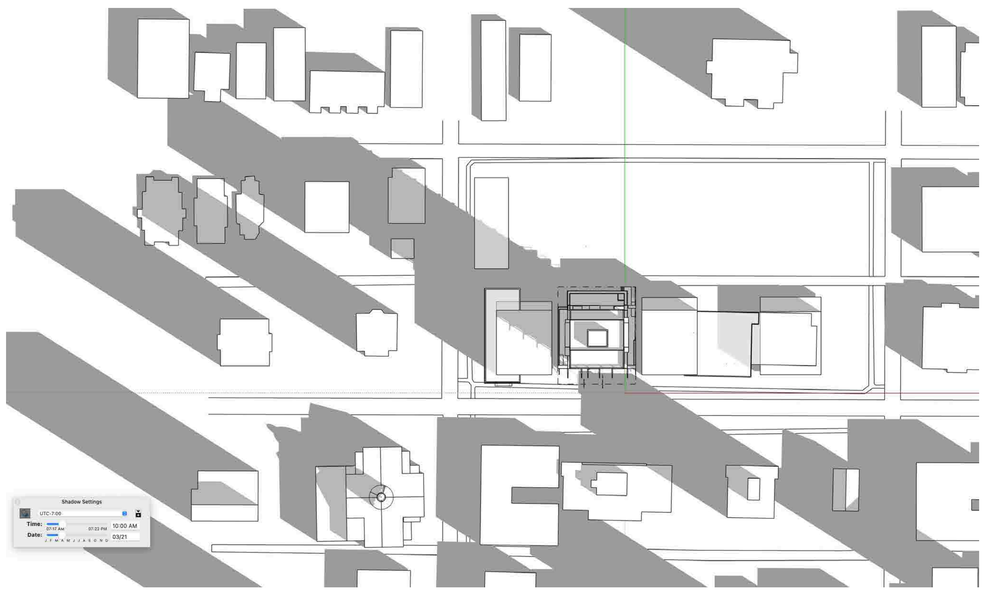
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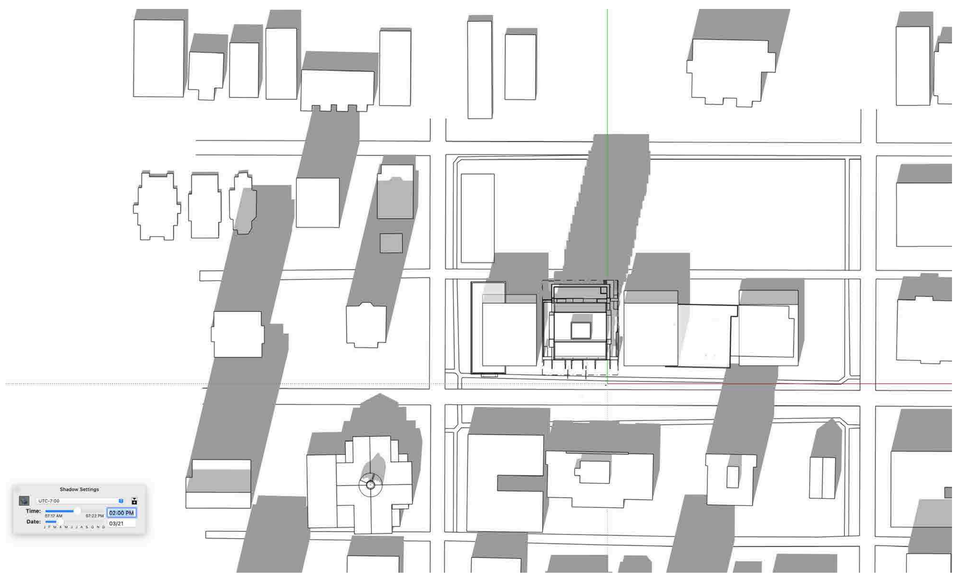
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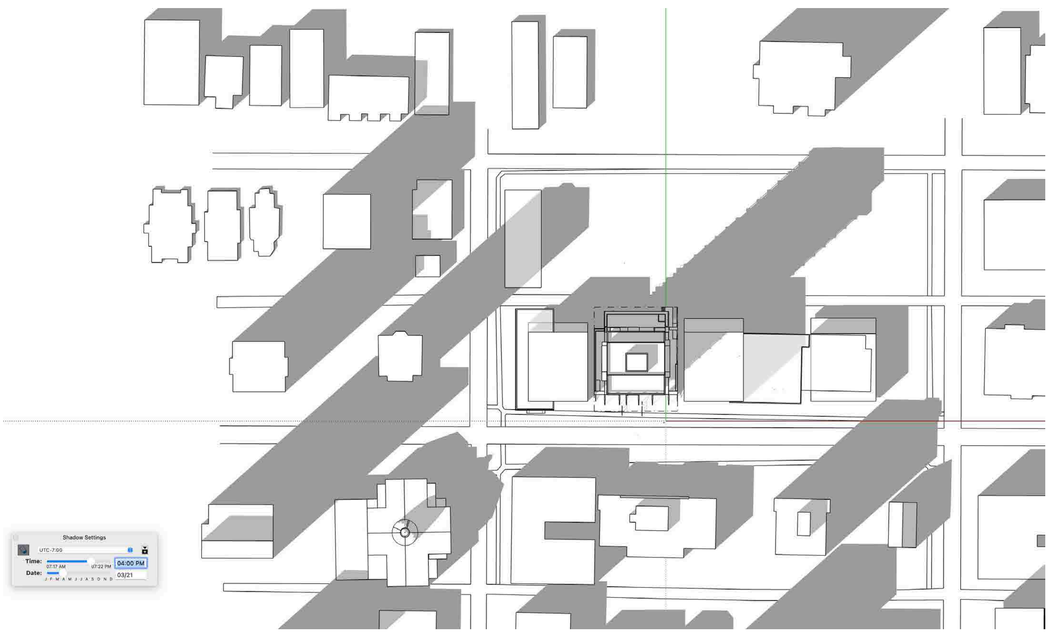
A 21 10 AM SPRING EQUINOX
NTS



A 22 12 PM SPRING EQUINOX
NTS



A 23 2 PM SPRING EQUINOX
NTS



A 24 4 PM SPRING EQUINOX
NTS

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