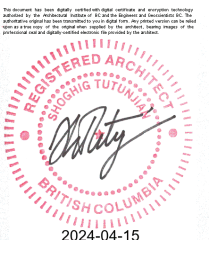




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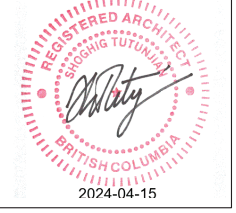


BROADWAY PLAN DEVELOPMENT-100%SECURED RENTAL INCLUDING 20%BELOW MARKET

270 EAST 13TH AVENUE, VANCOUVER, B.C.

REISSUED FOR REZONING
APRIL, 15, 2024

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 270 E 13 AV.
 VANCOUVER, BC

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drawn by:	R.M.	
checked by:	Shoghig.T	
date:	APRIL 08.2023	
scale:	N/A	

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REZONING INTENT

This proposed rezoning intends to rezone the 3 consolidated lots of 270 E 13th Avenue in RM-4 zone to CD-1. Per the Broadway Plan Policy, 'Mount Pleasant South Apartment Area - Area 'B' [MSAB] Policy Statement, the proposed residential development intends to pursue the option/tenure of 100% secured market-rental housing where a minimum of 20% of the residential floor area will be for secured below-market rental housing. Per additional policy 10.22.3, a minor increase in height & density is proposed to consider the ground-oriented, local-serving retail/service uses.

Meeting all the minimum site requirements, the proposed development would be 21 storeys, have a residential & commercial combined gross area of 134,542.4 sq. ft (12,499.4 sq. m) and a floor space ratio of 6.80. The building includes ground-floor, local serving commercial retail units with a gross commercial area of 5419.5 sq. ft (503.5 sq. m) proposed

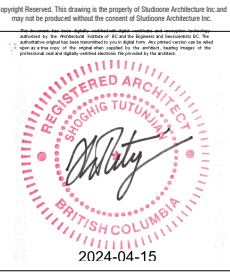
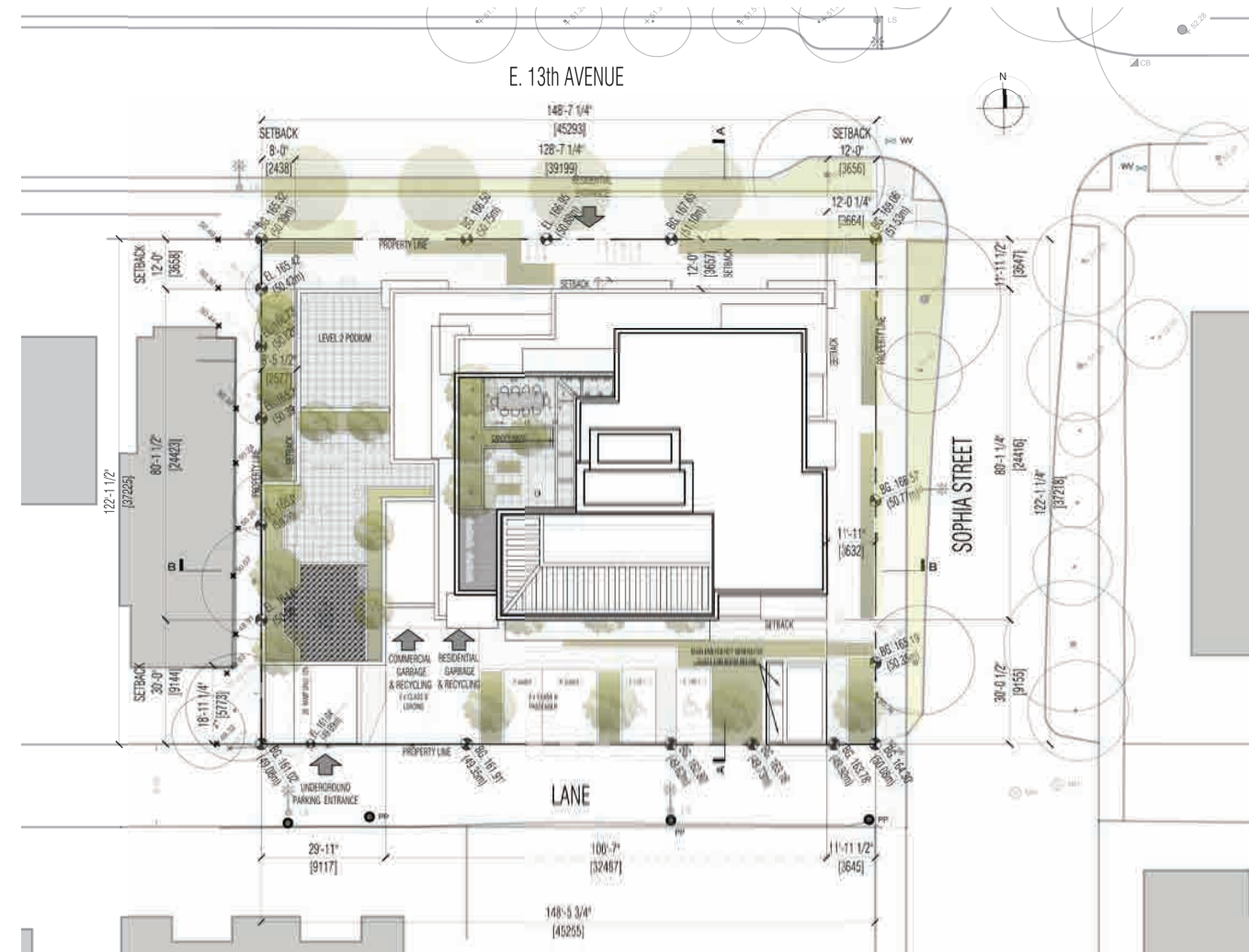
A total of 167 rental units are proposed including 20% secured below-market rental housing. 35.3% family units [25.1% 2-bedroom & 10.2% 3-bedroom rental suites]. 76 vehicle parking spaces accessed from the lane and 310 Class A bicycle spaces are proposed.

The development site is 18,065 sq. ft (1,678.3sq. m) in size, comprised of 3 parcels located at the corner of E 13th Avenue & Sophia Street, and currently, there is an existing building on the site with rental units, city policy for tenant relocation will be implemented and followed.

The site meets the minimum area & frontage requirements prescribed in the Broadway Plan Policy. The above-grade setbacks meet or exceed those required in the Broadway Plan Policy, with extra setbacks given for the proposed public commercial plaza. Below-grade setbacks meet or exceed Broadway Plan requirements with additional voluntary below-grade setbacks along Sophia Street



NOTE: Figure 6.15 - Potential future of Existing Apartment Area in 30 years, Broadway Plan (2022) P 54.



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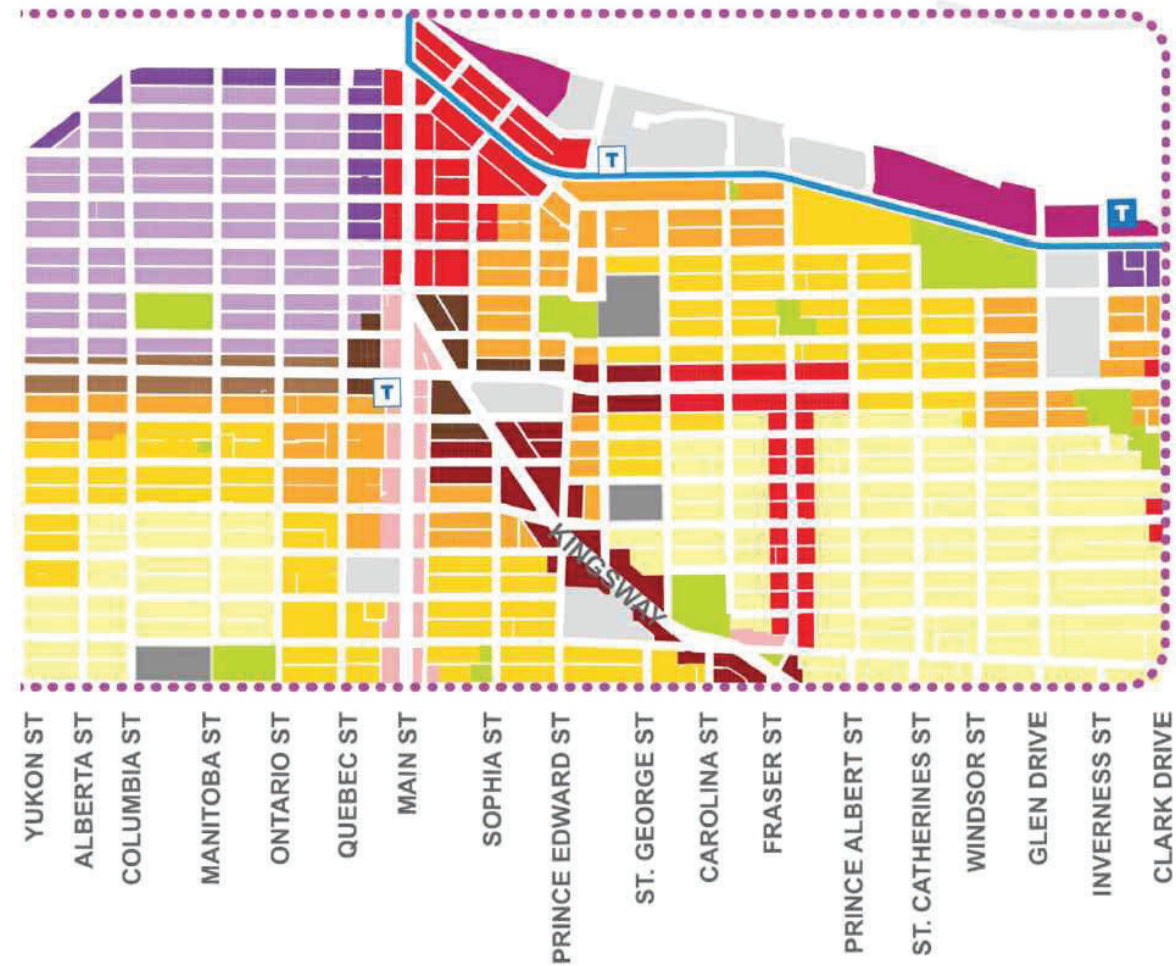
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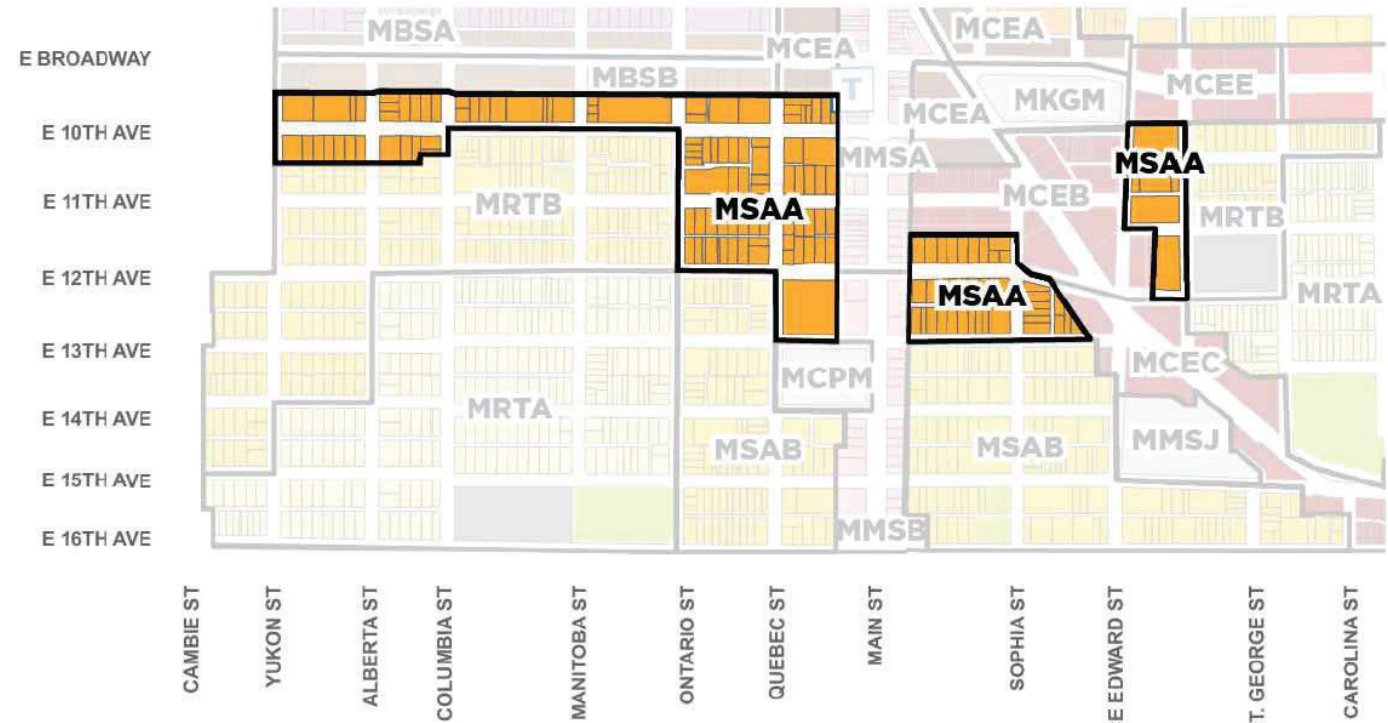
NOTE: Figure 7.1 - Overall Land Use Concept Plan, Broadway Plan (2022) P 65.



- Legend**
- Broadway Plan Area
 - T Existing Rapid Transit Station
 - T Future Rapid Transit Station
 - Neighbourhood Boundary
 - Parks
 - Public Schools
 - Large and Unique Sites
- Broadway Choice-of-Use Areas**
- Shoulder Area
 - Station Area
- Office Districts**
- Uptown
 - Uptown Extension
- Industrial and Employment Areas**
- Industrial - Medium Intensity
 - Industrial - High Intensity
 - Mixed Employment - Medium Intensity
 - Mixed Employment - High Intensity
- Residential Apartment Areas**
- Low-Rise
 - Mid- to High-Rise
 - High-Rise
- Mixed-Use Areas**
- Residential Primary
 - Low-Rise Villages
 - Medium-Rise
 - Mid- to High-Rise
 - High-Rise

POLICY CONTEXT

NOTE: Figure 10.22 - Mount Pleasant South Apartment Area-Area A, Broadway Plan (2022) P 247.

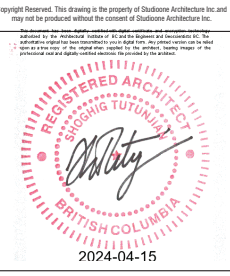


NOTE: Figure 10.22.1 - MSAA Policy Summary Table, Broadway Plan (2022) P 248.

Policy Area	Mount Pleasant South Apartment Areas - Area A		MSAA	
Uses	Residential, retail/service		Residential, retail/service	
Option/Tenure	Secured market rental housing or social housing on sites with existing purpose-built rental or social housing		Strata ownership housing on sites without existing purpose-built rental or social housing	
Max Height	Tower form 20 storeys	Non-tower form 3-6 storeys	Tower form 20 storeys	Non-tower form 3-6 storeys
Max Density	6.5 FSR		6.0 FSR	
Min Frontage	45.7 m (150 ft.)		45.7 m (150 ft.)	
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). For existing social housing sites, 100% of the residential floor area must be social housing. 	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).

Additional Policies

10.22.3 - Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare, Broadway Plan (2022) P 247-248.



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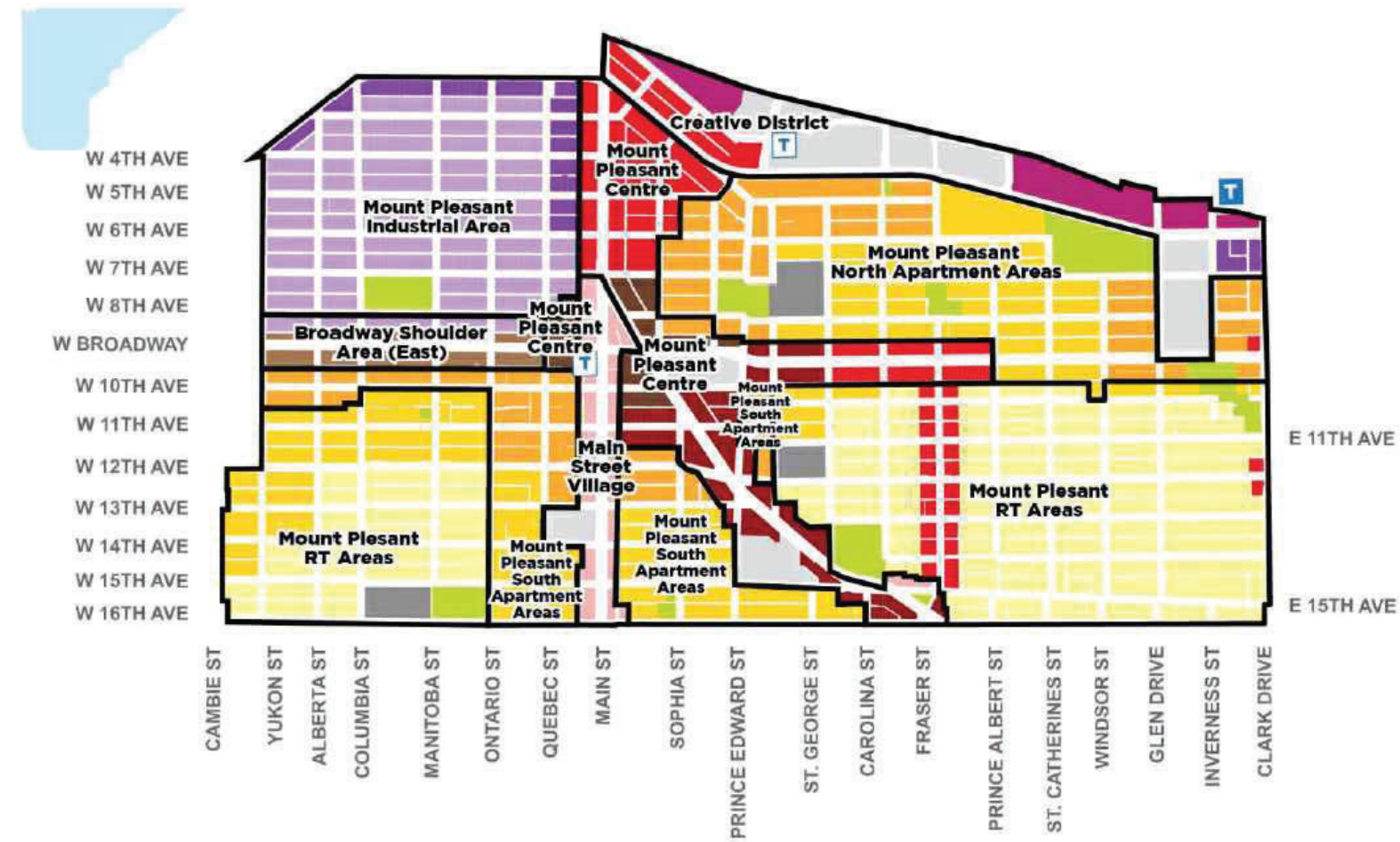
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drawing no.:

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NOTE: Figure 10.1 - Mount Pleasant Neighborhood Land Use, Broadway Plan (2022) P 65.



Legend

- Broadway Plan Area
- T Existing Rapid Transit Station
- T Future Rapid Transit Station
- Neighbourhood Boundary
- Sub-Area Boundary
- Policy Area Boundary
- Parks
- Public Schools
- Large and Unique Sites

Residential Apartment Areas

- Low-Rise
- Mid- to High-Rise
- High-Rise

Mixed-Use Areas

- Residential Primary
- Low-Rise Villages
- Medium-Rise
- Mid- to High-Rise
- High-Rise

Broadway Choice-of-Use Areas

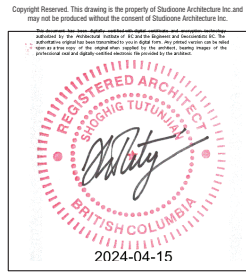
- Shoulder Area
- Station Area

Office Districts

- Uptown
- Uptown Extension

Industrial and Employment Areas

- Industrial - Medium Intensity
- Industrial - High Intensity
- Mixed Employment - Medium Intensity
- Mixed Employment - High Intensity



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APPLICABLE POLICY AND GUIDELINES

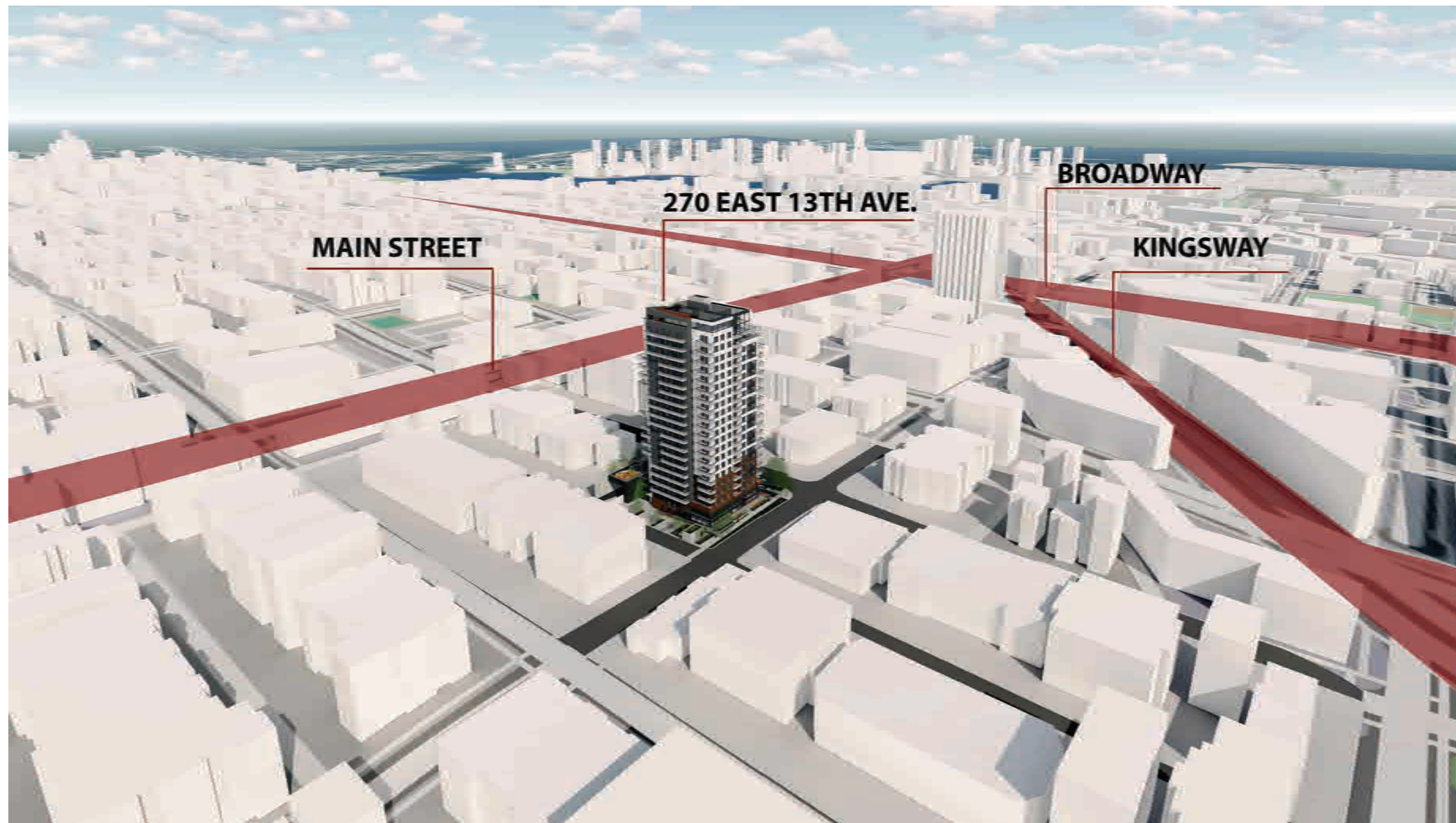
- BROADWAY PLAN (2022)
- HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1992)
- HOUSING VANCOUVER STRATEGY (2017)
- GREEN BUILDINGS POLICY FOR REZONINGS (2010, LAST AMENDED 2022)
- COMMUNITY AMENITY CONTRIBUTIONS POLICY FOR REZONINGS (1999, LAST AMENDED 2023)
- TENANT RELOCATION AND PROTECTION POLICY (2015, LAST AMENDED 2019)
- DEVELOPMENT COST LEVIES BYLAW
- DEVELOPMENT COST LEVIES INFORMATION BULLETIN (2000, LAST AMENDED 2023)

REZONING PURPOSE

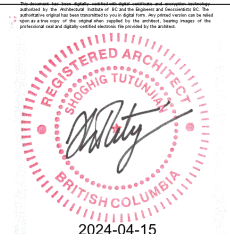
The proposed development will adhere to the Green Buildings Policy for Rezonings and the Rainwater Management Bulletin. As there is an existing building on the site with rental units, city policy for tenant relocation will be implemented and followed.

Setbacks are congruous with the RM-4 zone & consistent with the existing street alignments found on E 13th Avenue and Sophia Street for neighbouring multi-residential developments.

Located in the Mount Pleasant community, the site would be a strong choice for high-rise rental living. The proximity to Main Street, Kingsway and Broadway creates a context of urban living with access to commercial amenities, transit and cycling routes while access to nearby schools and parks supports family living. This area of Mount pleasant is already a well-established rental community.



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 DESIGN CONCEPT

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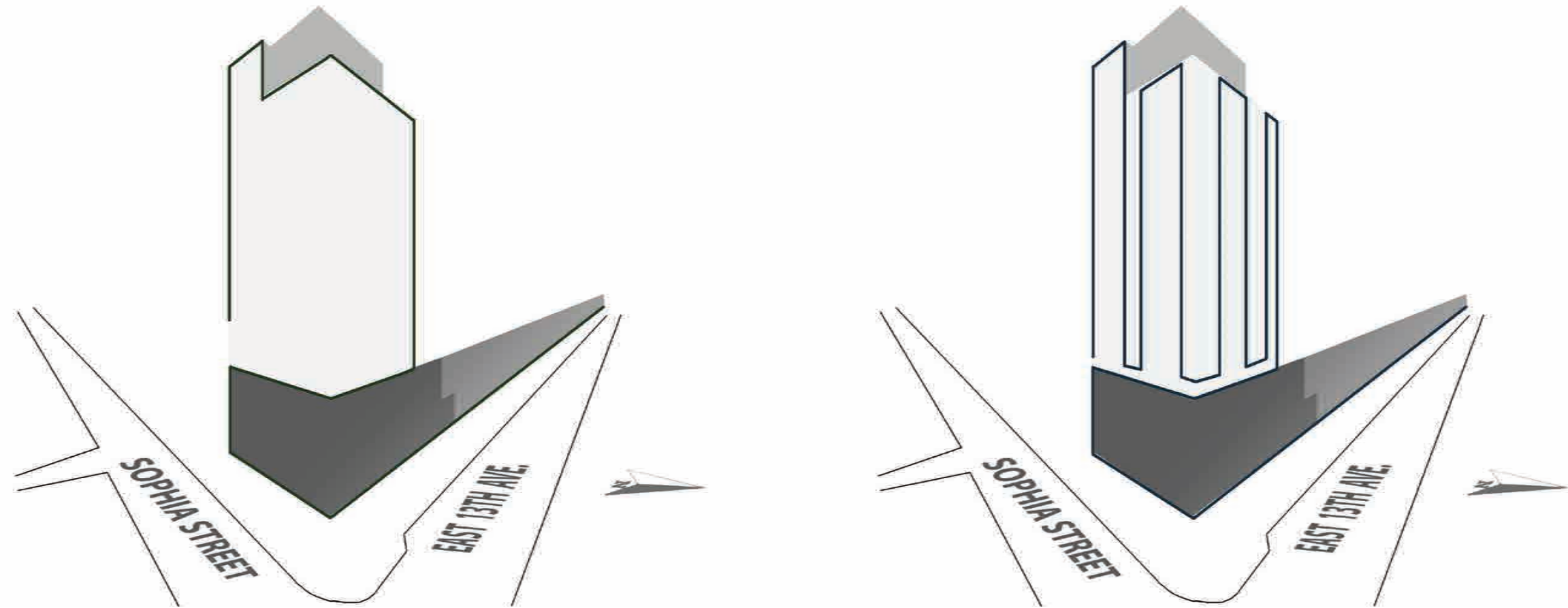
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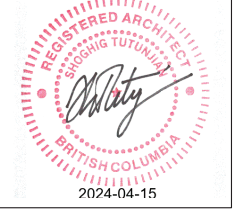
MASSING VOLUMES & FLOW

The massing strategy employs a tiered architectural approach for the tower, articulating its mass with vertical bays. Complementing this verticality, a horizontal 4-storey podium provides a counterbalance, establishing a visual equilibrium. The tower's full height accentuates the intersection of East 13th Ave and Sophia Street, seamlessly transitioning into the podium. This integration flanks the adjacent single-family house to the west.

The podium massing steps down towards the adjacent properties, thus maximizing access to natural light and contributing to the articulation and interest to the massing.



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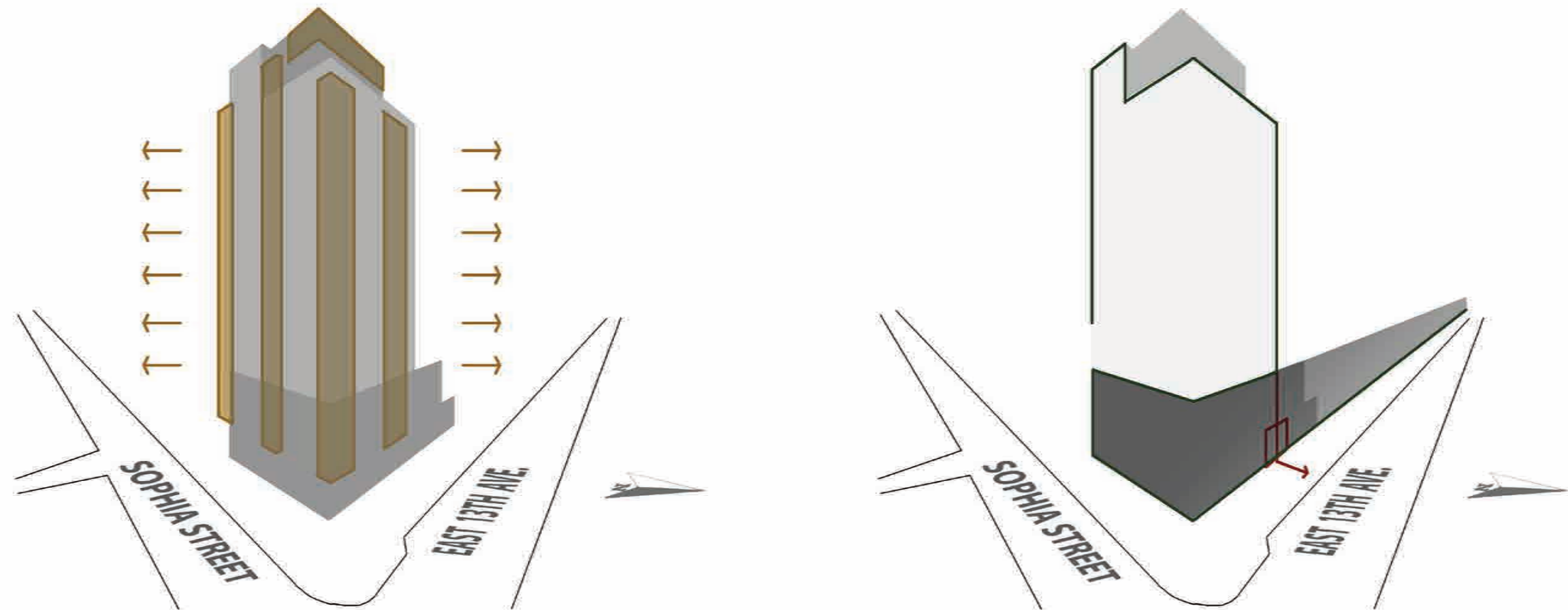
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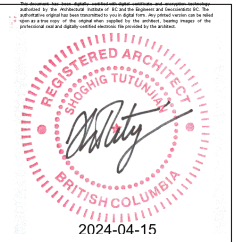
MASSING VOLUMES & FLOW

Podium balconies are oriented towards the street and lane for privacy and overlook considerations.

The main entrance of the residential is off on E 13th Avenue, serving as a focal point and anchor at the base of the podium. This centralized placement not only enhances the building's accessibility but also contributes to a sense of hierarchy within the overall design.



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AMENITY

Indoor and outdoor amenity spaces are provided on level 2 west of the tower and the rooftop of the tower. Both locations offer residents a diverse range of programmed spaces, ensuring easy accessibility and providing a seamless transition between indoor and outdoor recreational areas as children’s play areas and gathering spaces adjacent to a barbecue/food preparation station.



LEVEL 2 AMENITY SPACE

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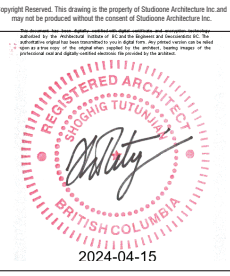
AMENITY

The rooftop amenity embraces sustainable living with community garden plots. This feature not only promotes environmental consciousness but also fosters a sense of community engagement and shared responsibility. The rooftop design prioritizes open gathering spaces, allowing residents to enjoy the stunning city views to the northwest. These spaces are versatile and can be used for social events, relaxation, or quiet contemplation.

In both Amenities locations, consideration is given to the orientation of amenity spaces, ensuring ample sunlight exposure from the south and west. This not only enhances the visual appeal of the spaces but also contributes to a warm and inviting atmosphere.



ROOFTOP AMENITY SPACE



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drawing title:
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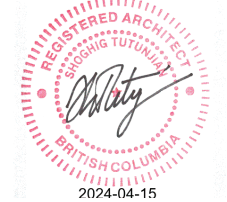
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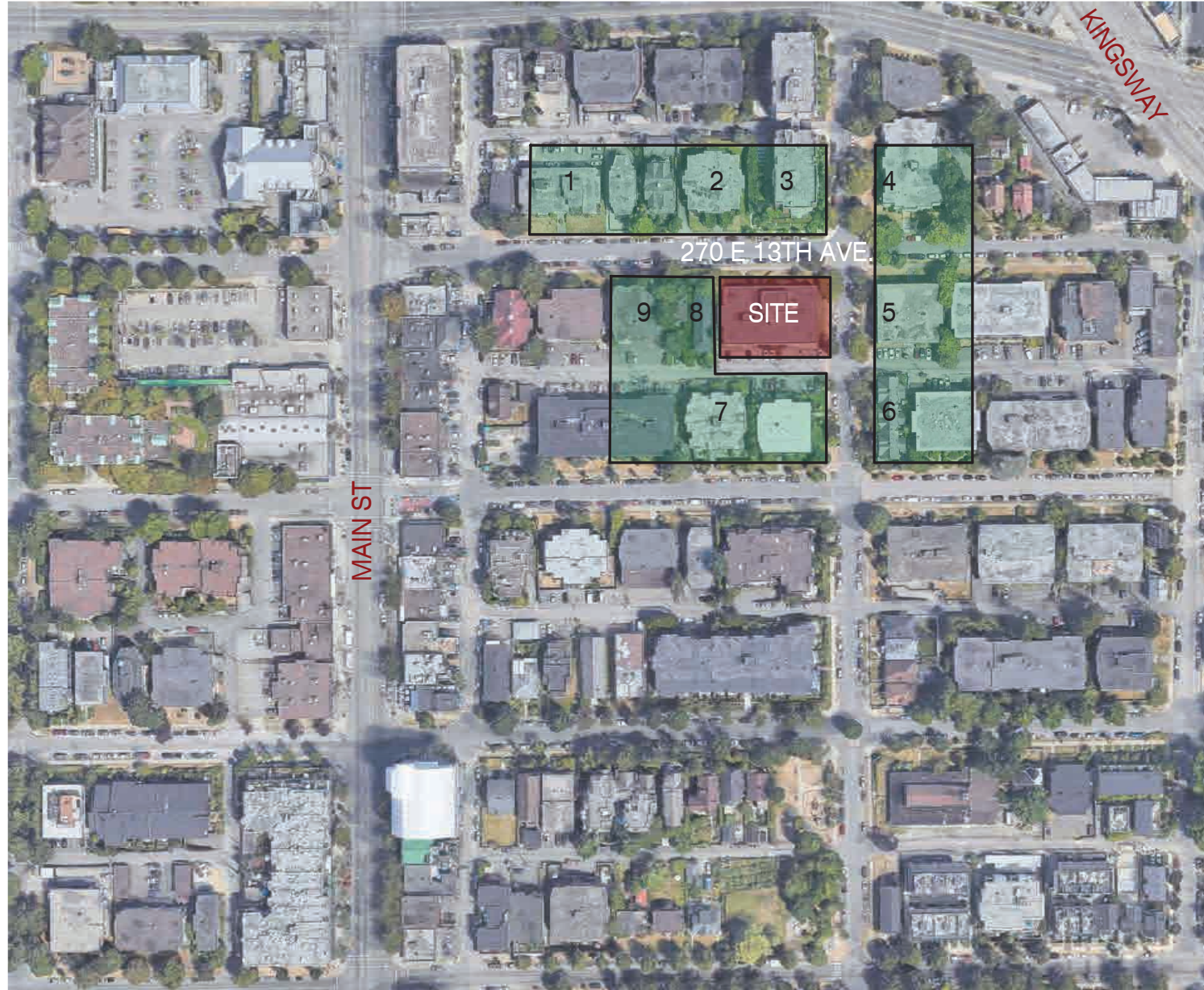
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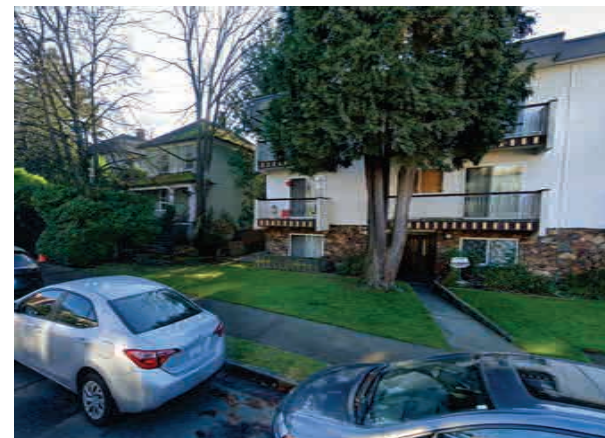
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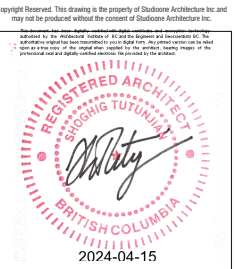


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8&9

CONTEXT-SITE PHOTOS



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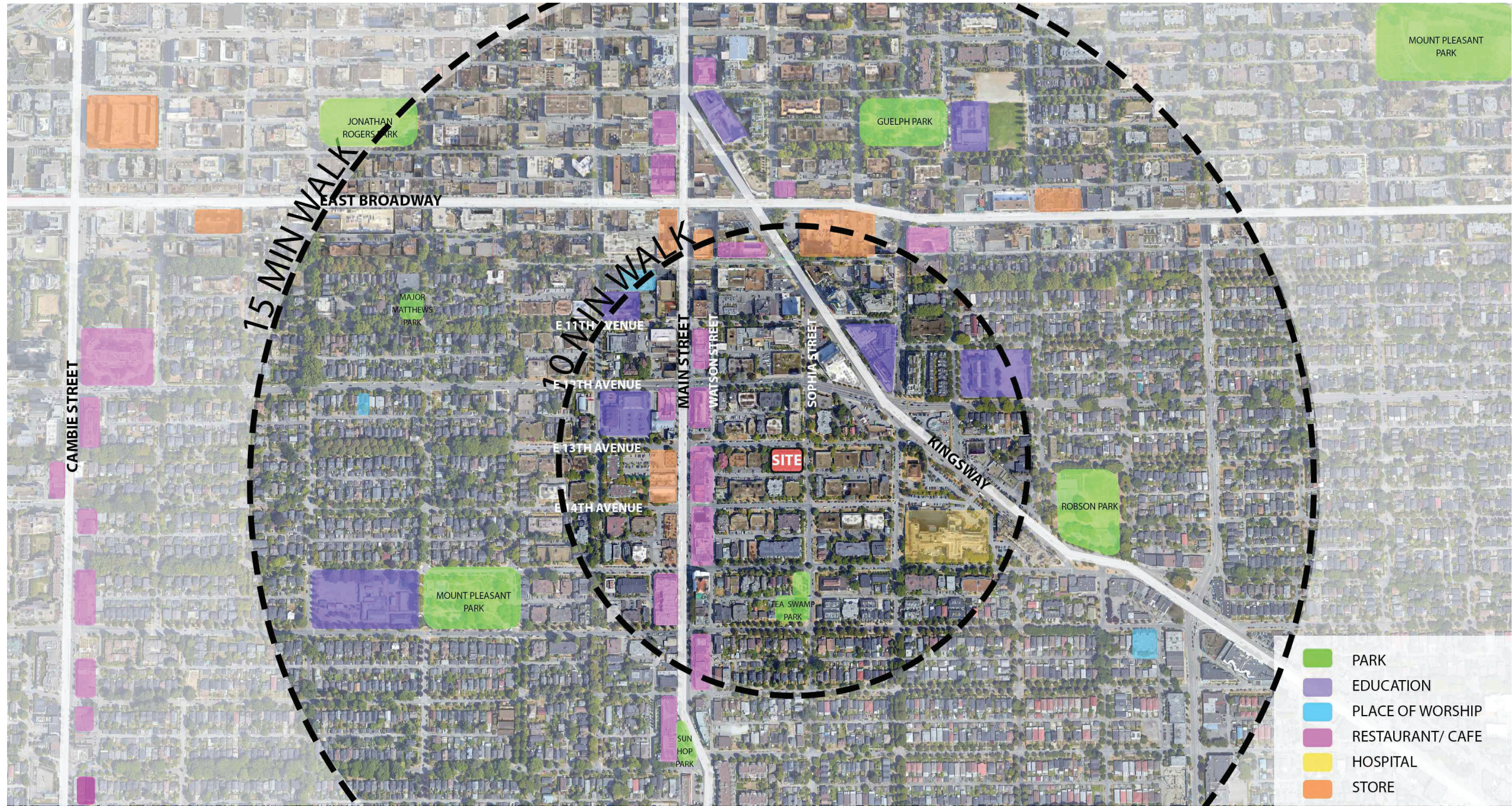
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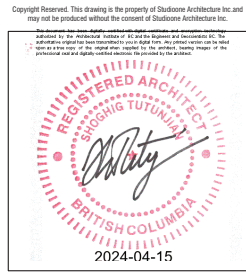
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- PARK
- EDUCATION
- PLACE OF WORSHIP
- RESTAURANT/ CAFE
- HOSPITAL
- STORE



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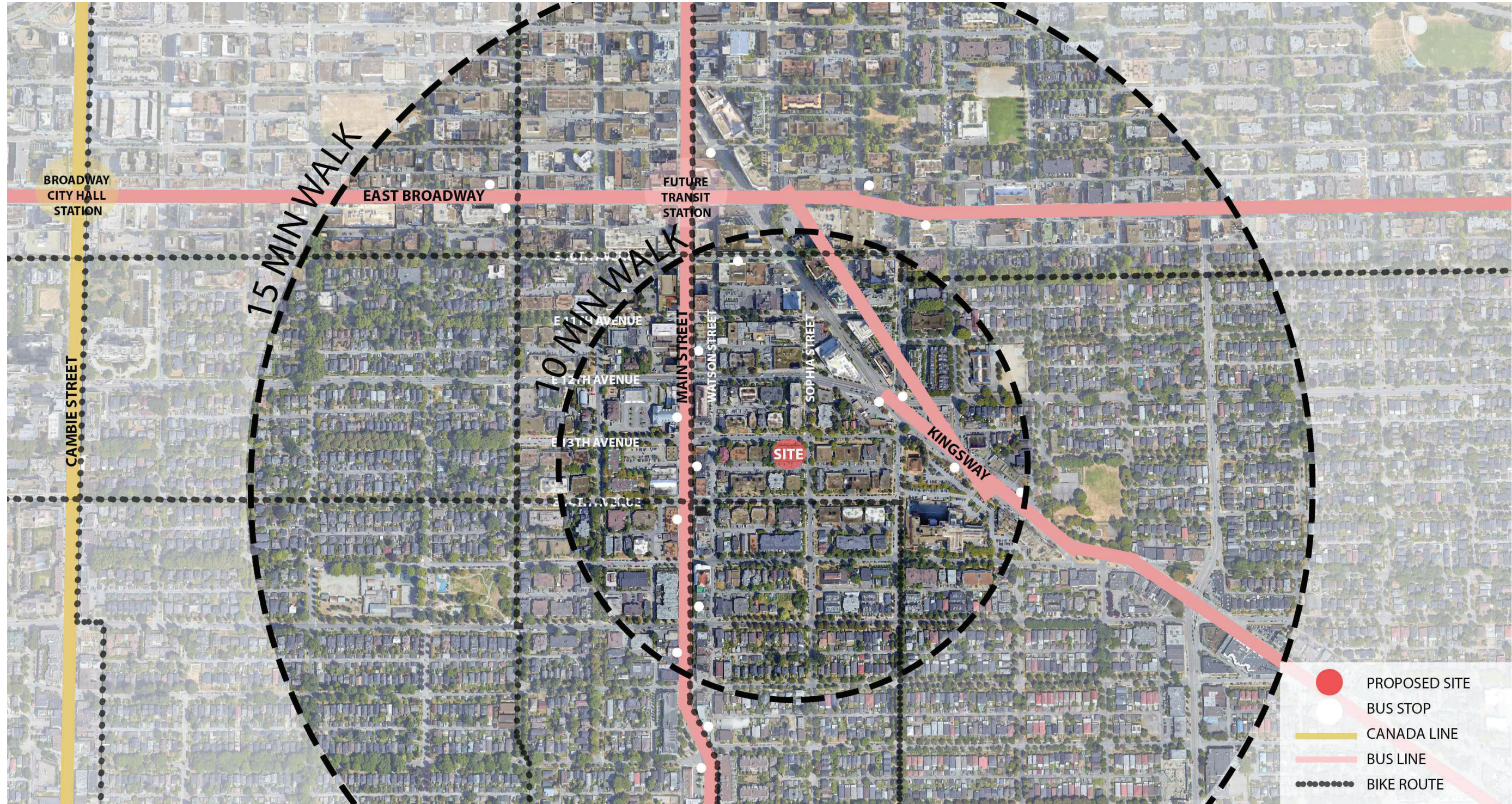
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 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 CONTEXT
 NEIGHBORHOOD

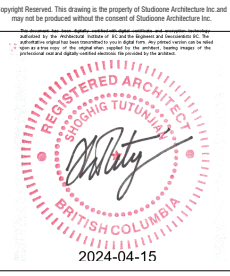
project no.:	22021	N
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03.2024	
scale:	N/A	

drawing no.:

A0.14



- PROPOSED SITE
- BUS STOP
- CANADA LINE
- BUS LINE
- - - - BIKE ROUTE



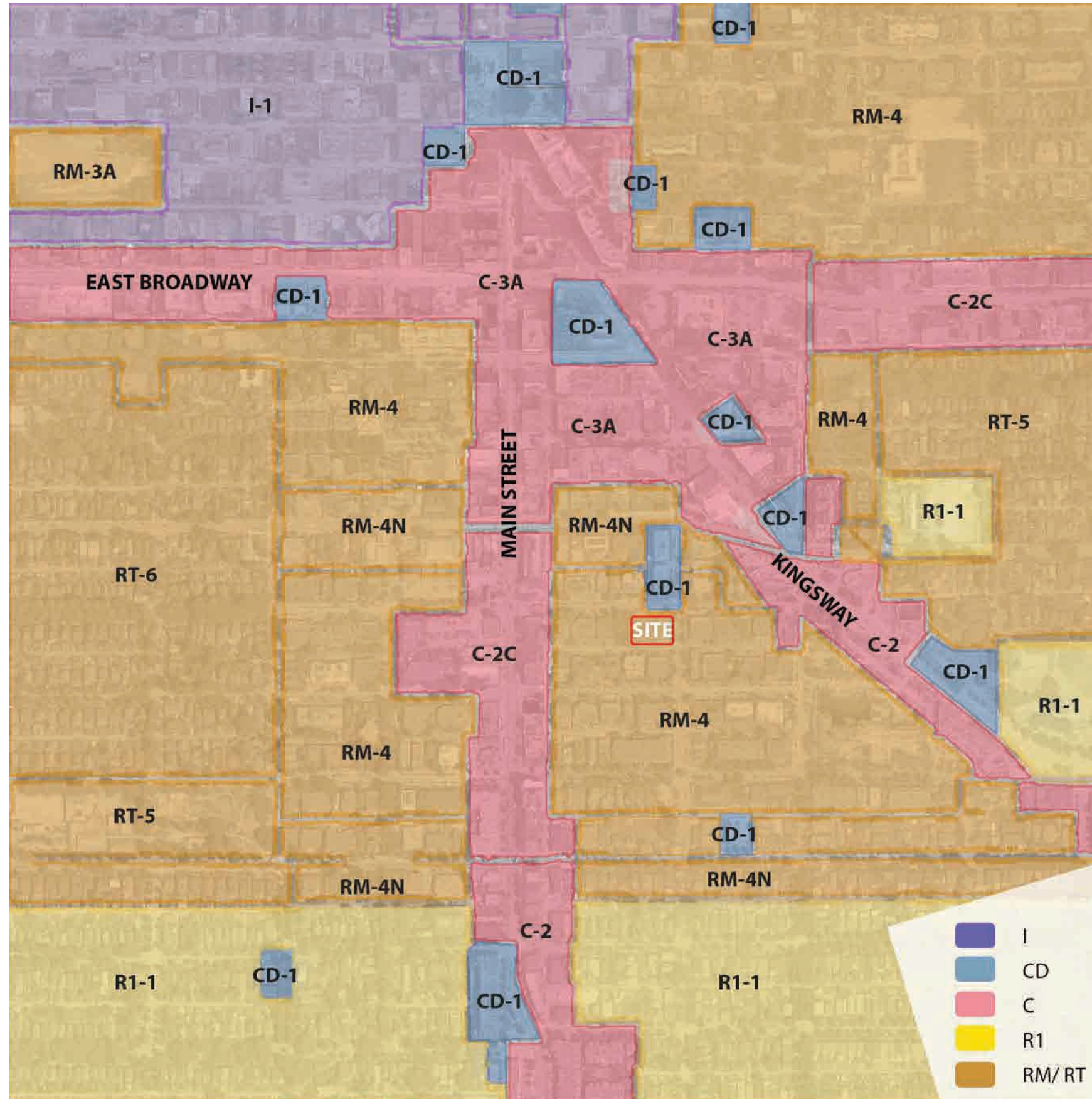
no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
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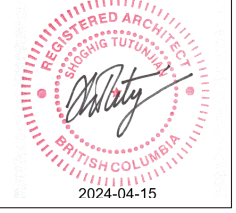
drawing title:
 CONTEXT
 TRANSPORTATION

project no.:	22021	N ↑ ↓ ← →
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03.2024	
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A0.15



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project title:
 270 E AST 13TH AVENUE
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 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 CONTEXT ZONING

project no.:	22021	
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03.2024	
scale:	N/A	

drawing no.:
A0.18

SUSTAINABILITY MEASURE RATIONALE

ENERGY AND EMISSIONS PERFORMANCE COMPLIANCE

The project at 270 E 13th Avenue is progressing in alignment with the anticipated standards of the Vancouver Building By Law (VBBL) 2025, particularly in terms of energy and emissions performance limits. The comprehensive Energy and Emissions Design Report accompanying this advice offers an in-depth look at the modeled inputs and outputs, conforming to the city's stringent requirements. For more specific information, please refer to the Energy and Emissions Performance Limit Report.

WHOLE BUILDING LIFE-CYCLE ASSESSMENT

In adherence to the Green Buildings Policy for Rezoning, a whole-building life-cycle assessment (LCA) has been thoroughly conducted for the 270 E 13th Avenue development. This LCA is centered on meeting the requirements related to embodied carbon limits. The project is conditionally on track to align with the energy and emissions performance limits expected to be established in the Vancouver Building By Law (VBBL) by the year 2025. For detailed insights, please refer to the Embodied Carbon Design Report.

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
2-	2024.04.15	REISSUED FOR REZONING
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no.: date: description:
Revisions

project title:
270 E AST 13TH AVENUE
MIXED-USE DEVELOPMENT
270 E 13 AVE.
VANCOUVER, BC

drawing title:
SUSTAINABILITY
MEASURE RATIONALE

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN.03.2024
scale:	N/A



drawing no.:

A0.19

PROJECT STATISTICS

SITE STATISTICS

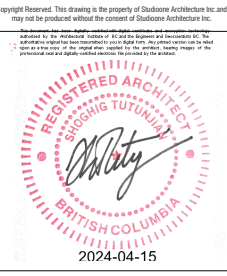
PROJECT ADDRESS: 270 E. 13th AVENUE, VANCOUVER, B.C.
 LEGAL DESCRIPTION: PID: 015-607-658
 LOT 7 TO 9, BLOCK 111, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LA

CURRENT ZONING / PROPOSED: RM-4N /CD-1
 BROADWAY PLAN: MSAA - MOUNT PLEASANT SOUTH APARTMENT AREA
 USES: MIXED USE COMMERCIAL RESIDENTIAL
 OPTION/TENURE: SECURED MARKET RENTAL HOUSING [INCL 20% SECURED AT BELOW- MARKET RATES]
 STOREYS / HEIGHT: 21-STOREYS / 61.96m [203'-3 1/2"] TO T.O.P.
 DENSITY: 6.5 FAR - RESIDENTIAL-10,912.8sm [117,464sf] AND 0.3 FAR - COMMERCIAL -503.5sm [5,419.5sf]
 FRONTAGE: 45.3m [148.5ft]
 SITE DIMENSIONS: 45.3m x 37.2m [148.5ft x 122ft]
 SITE AREA: 1,678.3 SQ.M. 18,065 SF.

HEIGHT	ALLOWED RM-4N	PROPOSED CD-1	NOTES
	35.1 FT 10.7 M	203.290 FT 61.96 M	

SETBACK	ALLOWED RM-4N	PROPOSED CD-1	NOTES
FRONT YARD [N-E 13th AV]	20'-1/4"	12'-0" (3.7m)	
EXT. SIDE YARD [E - SOPHIA ST]	19'-8 1/4"	12'-0" (3.7m)	
SIDE YARD [W - PL]	6'-10 3/4"	8'-6 1/4" (2.6m)	
REAR YARD [S - LANE]	20'-0"	30'-0" (9.14m)	

FLOOR SPACE RATIO	ALLOWED RM-4N		PROPOSED CD-1		NOTES
	COMMERCIAL			5,419.5 SF 503.5 SQM	
RESEDENTIAL			117,422.5 SF 10,908.9 SQM	6.5	
TOTAL	56,001.5 SF 5,202.7 SQM	3.1	122,842.0 SF 11,412.4 SQM	6.8	



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 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 PROJECT STATISTICS
 SITE, ZONING & FSR

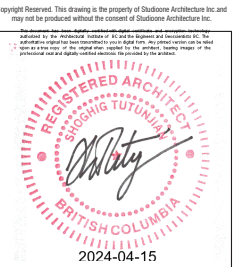
project no.: 22021	N
drawn by: R.M.	
checked by: Shoghig.T	
date: JAN.03.2024	
scale: N/A	

drawing no.:
A0.20



FLOOR	GROSS AREA				FSR EXCLUSION				FSR
	COMM.	RES. NET	RES. COMMON	TOTAL AREA	STORAGE	EX. WALL EXCL	MECH	AMENITY	AREA
GROUND	5419.5	0.0 SF	2,120.2 SF	7,539.7 SF		72.4 SF			7,467.4 SF
2ND LVL		6,208.8 SF	1,107.9 SF	7,316.7 SF	360.0 SF	81.2 SF		646 SF	6,232.5 SF
3RD LVL		6,208.8 SF	1,107.9 SF	7,316.7 SF	400.0 SF	81.2 SF			6,835.5 SF
4TH LVL		6,208.8 SF	1,107.9 SF	7,316.7 SF	400.0 SF	81.2 SF			6,835.5 SF
5TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
6TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
7TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
8TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
9TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
10TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
11TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
12TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
13TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
14TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
15TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
16TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
17TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
18TH LVL		5,376.5 SF	1,100.5 SF	6,477.0 SF	360.0 SF	74.7 SF			6,042.3 SF
19th LVL		4,427.7 SF	1,064.2 SF	5,491.9 SF	240.0 SF	66.7 SF			5,185.2 SF
20th LVL		4,427.7 SF	1,064.2 SF	5,491.9 SF	240.0 SF	66.7 SF			5,185.2 SF
21TH LVL(AMENITY)		0.0 SF	2,866.4 SF	3,387.6 SF		13.0 SF		2,866.4 SF	508.14
SUBTOTAL	5,419.5 SF	102,752.8 SF	25,845.0 SF	134,542.4 SF	6,680.0 SF	1,507.8 SF	0.0 SF		
TOTAL	5,419.5 SF	128,597.8 SF		134,542.4 SF		8,187.8 SF		3,512.6 SF	122,842.0 SF
	503.5 SQM	11,947.1 SQM		12,499.4 SQM		760.7 SQM		326.3 SQM	11,412.4 SQM

SHARED AREA DISTRIBUTION(%)	RESIDENTIAL	COMMERCIAL
		96.00%
SHARED AREA DISTRIBUTION(SQFT)	452.6	18.8
TOTAL FSR AREA PER USE(INC. SHARED AREA)	128822	5419.5



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Revisions		

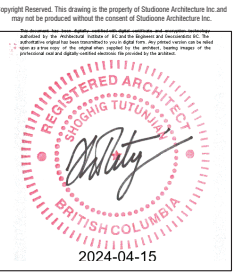
project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 PROJECT STATISTICS-FSR

project no.:	22021	
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03.2024	
scale:	N/A	

drawing no.:

A0.21



PARKING:		REQUIRED	PROVIDED
Residential Parking: 4.5.B1 For secured market rental housing: A min. of 1 space for each 125 m ² (1345.5 ft ²) of gross floor area; except that if the secured market rental housing is within 100M of existing FTN route, including B-Line stops only, or 200M walking distance of any intersection of two existing FTN routes, including B-Line stops only, the minimum parking requirements is 20% less refer to Table 5- Parking Requirement Reduction by Land Use Transit Accessibility. 4.1.16 visitor parking: A minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every dwelling unit		87.3	55 (INCL. 6 Accessible)
		8.4	8
Commercial Parking: 4.5.1 Rental, Office and Service: A min. of one parking space for each 100m ² (1076ft ²) of gross floor area up to 300m ² (3229ft ²) of gross floor area; and 1 additional for each additional 70m ² (753.5ft ²) of gross floor area and a maximum of one space for each 46.5 m ² (500.5ft ²) of gross floor area.		7	6 (INCL. 1 Accessible)
Accessible Parking: 4.8.4 Required Accessible Parking Spaces: (a) multiple dwelling or live-work use, there must be at least one accessible parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit; and (b) non-residential uses, there must be at least one accessible parking space for each building that contains at least 500 m ² of gross floor area and an additional 0.4 parking space for each 1000 m ² of gross floor area;			

PARKING SUMMARY

	REGULAR		SMALL		ACCESSIBLE		TOTAL	NOTES
	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL		
GROUND	2	1	0	0	1	0	5	(INCL. 1 Accessible)
P1		2	0	3	0	0	5	
P2	0	8	2	3	0	3	19	(INCL. 3 Accessible)
P3	0	24	0	10	0	3	40	(INCL. 3 Accessible)
TOTAL	2	35	2	16	3	12	69	(INCL. 7 Accessible)

LOADING

	REQUIRED	PROVIDED
Class B		
Residential:	No spaces required for less than 100 Dwelling Units	1
Commerical:	1 Space - for first 465 sm Retail Use / Restaurant	2
		2 Class A loading on Level P2

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 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 PROJECT STATISTICS
 PARKING

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN.03.2024
scale:	N/A



drawing no.:
A0.22

BICYCLE PARKING

Residential Class A Parking by-law 6.2.1.2: a minimum of 1.5 spaces for every dwelling unit under 65m ² and a minimum of 2.5 spaces for every dwelling unit over 65m ² and under 105m ² * 6.3.13A At least 10% of the Class A bicycle spaces must be bicycle lockers. * 6.3.13 No more than 30% of the required Class A bicycles may be vertical. An additional 10% refer to Table 5- Parking Requirement Reduction by Land Use Transit Accessibilit.	REQUIRED	PROVIDED
	309.5	311
Residential Class B A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	9.35	9

Residential Bicycle Parking Summary

	CLASS A					CLASS B
	Locker	Hori. Space	Vert. Space	Oversized. Space	SUBTOTAL	
P1 LVL	30	170	94	16	310	9
	10%	55%	30%	5%	100%	

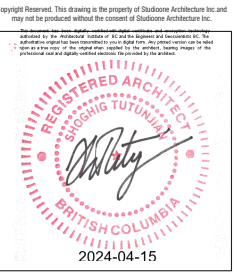
Commercial Class A Parking by-law 6.2.5: Min. 1 space for each 500m ² (5382 ft ²),	REQUIRED	PROVIDED
	2	2
Commercial Class B min. of 6 spaces for any development containing a min. of 1000 m ² (10,764ft ²)	0	0
TOTAL:	2	2

Clothing Lockers
 Parking by-law 6.5.1: For non-dwelling use Class A bicycle spaces, a min. number of clothing lockers equal to 0.7 times the min. number of reqrd. Class A shall be provided for each sex.

	REQUIRED	PROVIDED
	1.4	2

Commercial Bicycle Parking Summary

	CLASS A					CLASS B
	Locker	Hori. Space	Vert. Space	SUBTOTAL	Cloth. Locker	
GROUND FLOOR	0	2	0	2	2	0



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drawing title:
 PROJECT STATISTICS
 LOADING & BICYCLES

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checked by:	Shoghig.T	
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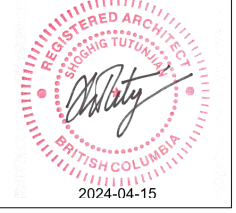
UNIT MIX SCHEDULE

	STUDIO	1BD	2 BD	3BD	TOTAL UNITS PER FLOOR
L 1-GROUND					
L 2	2	4	2	1	9
L 3	2	5	2	1	10
L 4	2	5	2	1	10
L 5	2	4	2	1	9
L 6	2	4	2	1	9
L 7	2	4	2	1	9
L 8	2	4	2	1	9
L 9	2	4	2	1	9
L 10	2	4	2	1	9
L 11	2	4	2	1	9
L 12	2	4	2	1	9
L 13	2	4	2	1	9
L 14	2	4	2	1	9
L 15	2	4	2	1	9
L 16	2	4	2	1	9
L 17	2	4	2	1	9
L 18	2	4	2	1	9
L 19	0	2	4	0	6
L 20	0	2	4	0	6
SUBTOTAL	34	74	42	17	167
	20.4%	44.3%	25.1%	10.2%	

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drawing title:
 UNIT MIX SCHEDULE

project no.:	22021
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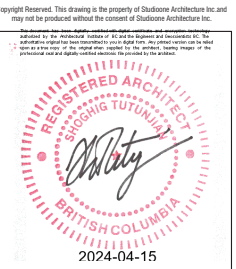


drawing no.:

A0.24

DETAILED UNIT AREAS

UNIT	BEDROOM	TYPE	AREA (SQ. FT.)		NUMBER OF UNITS	TOTAL AREA (SQ. FT.)		AVG NET	
			STORAGE	*NET PER COV		STORAGE	NET PER COV		
207-208-307-308-407-408-507-508-607-608-707-708-807-808-907-908-1007-1008-1107-1108-1207-1208-1307-1308-1407-1408-1507-1508-1607-1608-1707-1708-1807-1808	STUDIO	A01	40	348.5	34	1360	11849	348.50	
206-306-406-506-606-706-806-906-1006-1106-1206-1306-1406-1506-1606-1706-1806-1906-2006	1 BEDROOM	B01	40	460.1	19	760	8741.9	451.43	
205-305-405-505-605-705-805-905-1005-1105-1205-1305-1405-1505-1605-1705-1805-1905-2005	1 BEDROOM	B02	40	409.5	19	760	7780.5		
202-203-302-303-402-403-502-503-602-603-702-703-802-803-902-903-1002-1003-1102-1103-1202-1203-1302-1303-1402-1403-1502-1503-1602-1603-1702-1703-1802-1803	1 BEDROOM	B03	40	392.1	34	1360	13331.4		
310-410	1 BEDROOM	B04	40	544	2	80	1088		
209-309-409-509-609-1009-1109-1209-1309-1409-1509-1609-1709-1809-1909-2009	2 BEDROOM	C01	40	634.1	19	760	12047.9	694.57	
204-304-404-504-604-704-804-904-1004-1104-1204-1304-1404-1504-1604-1704-1804	2 BEDROOM	C02	40	655.35	17	680	11140.95		
1905-2005	2 BEDROOM	C03	40	759.3	2	80	1518.6		
1901-2001	2 BEDROOM	C04	40	703.3	2	80	1406.6		
1902-2002	2 BEDROOM	C05	40	720.8	2	80	1441.6		
501-601-701-801-901-1001-1201-1201-1301-1401-1501-1601-1701-1801	3 BEDROOM	D01	40	783.7	14	560	10971.8	878.05	
201-301-401	3 BEDROOM	D02	40	972.4	3	120	2917.2		
*Note: Net Per City of Vancouver Area excludes in-suite storage and thickness of the walls						TOTAL UNITS	TOTAL AREA (SQ. FT.)		
							STORAGE	NET PER COV	
						167	6,680.00	84,235.45	



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drawing title:
 DETAILED UNIT AREAS

project no.:	22021	N
drawn by:	R.M.	
checked by:	Shoghig.T	
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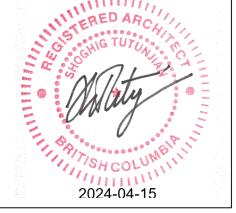
A0.25

BELOW MARKET UNIT MIX						
UNIT TYPE	TOTAL UNITS		%80 MARKET UNITS		%20 BELOW MARKET UNITS	
	NUMBER OF UNITS	%	NUMBER OF UN	%	NUMBER OF	%
STUDIO	34	20.4%	27	16.2%	7	21.2%
1 BEDROOM	74	44.3%	60	32.5%	14	42.4%
2 BEDROOM	42	25.1%	34	23.9%	8	24.2%
3 BEDROOM	17	10.2%	13	10.3%	4	12.1%
TOTAL	167	100%	134	100%	33	100%
			80%		20%	

BELOW MARKET UNIT MIX					
UNIT NUMBER	BEDROOM	UNIT TYPE	NET AREA PER COV	STORAGE AREA	
1	201	3 BEDROOM	D02	972.4 SF	40.0 SF
2	202	1 BEDROOM	B03	392.1 SF	40.0 SF
3	203	1 BEDROOM	B03	392.1 SF	40.0 SF
4	204	2 BEDROOM	C02	655.4 SF	40.0 SF
5	205	1 BEDROOM	B02	409.5 SF	40.0 SF
6	206	1 BEDROOM	B01	460.1 SF	40.0 SF
7	207	STUDIO	A01	348.5 SF	40.0 SF
8	208	STUDIO	A01	348.5 SF	40.0 SF
9	209	2 BEDROOM	C01	634.1 SF	40.0 SF
10	301	3 BEDROOM	D02	972.4 SF	40.0 SF
11	302	1 BEDROOM	B03	392.1 SF	40.0 SF
12	303	1 BEDROOM	B03	392.1 SF	40.0 SF
13	304	2 BEDROOM	C02	655.4 SF	40.0 SF
14	305	1 BEDROOM	B02	409.5 SF	40.0 SF
15	306	1 BEDROOM	B01	460.1 SF	40.0 SF
16	307	STUDIO	A01	348.5 SF	40.0 SF
17	308	STUDIO	A01	348.5 SF	40.0 SF
18	309	2 BEDROOM	C01	634.1 SF	40.0 SF
19	310	1 BEDROOM	B04	544.0 SF	40.0 SF
20	401	3 BEDROOM	D02	972.4 SF	40.0 SF
21	402	1 BEDROOM	B03	392.1 SF	40.0 SF
22	403	1 BEDROOM	B03	392.1 SF	40.0 SF
23	404	2 BEDROOM	C02	655.4 SF	40.0 SF
24	405	1 BEDROOM	B02	409.5 SF	40.0 SF
25	406	1 BEDROOM	B01	460.1 SF	40.0 SF
26	407	STUDIO	A01	348.5 SF	40.0 SF
27	408	STUDIO	A01	348.5 SF	40.0 SF
28	409	2 BEDROOM	C01	634.1 SF	40.0 SF
29	410	1 BEDROOM	B04	544.0 SF	40.0 SF
30	501	3 BEDROOM	D01	783.7 SF	40.0 SF
31	504	2 BEDROOM	C02	655.4 SF	40.0 SF
32	507	STUDIO	A01	348.5 SF	40.0 SF
33	509	2 BEDROOM	C01	634.1 SF	40.0 SF
TOTAL BMR UNIS			17,347.6 SF	1,320.0 SF	

TOTAL NET AREA	84,235.5 SF
%20.6 OF TOTAL NET AREA	17,347.6 SF

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2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

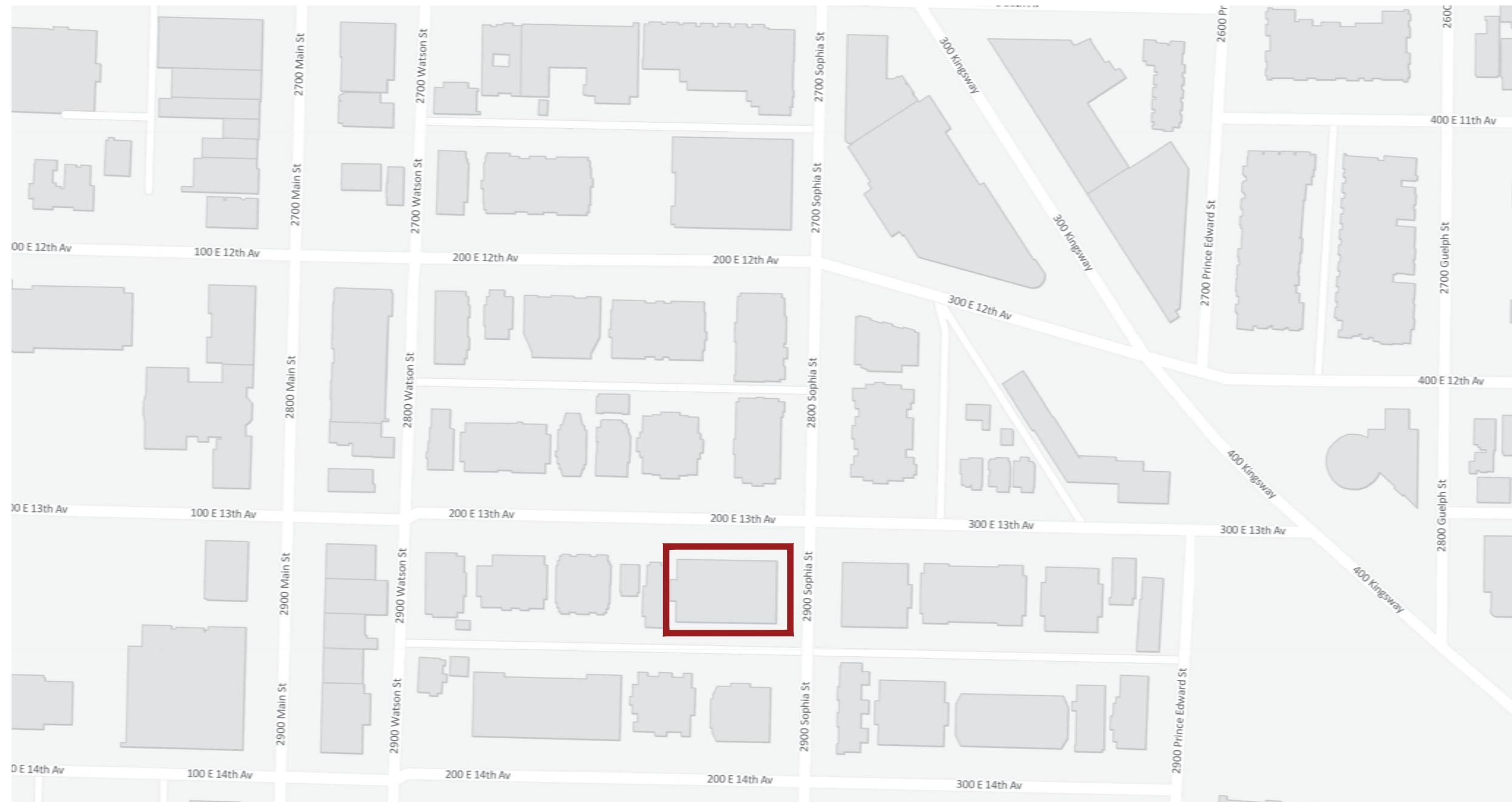
drawing title:
 DETAILED UNIT AREAS
 BELOW MARKET UNITS AREA

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN.03.2024
scale:	N/A

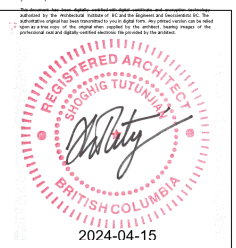


drawing no.:

A0.26



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no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 CONTEXT MAP

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN.03.2024
scale:	N/A



drawing no.:
A1.01

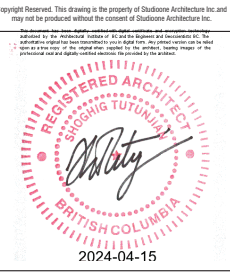
PROJECT ADDRESS: 270 E. 13th AVENUE, VANCOUVER, B.C
 LEGAL DESCRIPTION: PID: 015-607-658
 LOT 7 TO 9, BLOCK 111, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT

240 - 388 West 8th Ave.
 Vancouver, B.C. V5Y 3X2
 Tel: 604 - 731 - 3966
 Fax: 604 - 734 - 1121
 studioonearchitecture inc.

studioone
 architecture inc.



SITE PLAN
 SCALE 1/32"=1'-0"



2-	2024.04.15	ISSUED FOR REZONING - REVISED SHADOW ANALYSIS
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 SITE PLAN

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/32" = 1'-0"



drawing no.:
A1.02

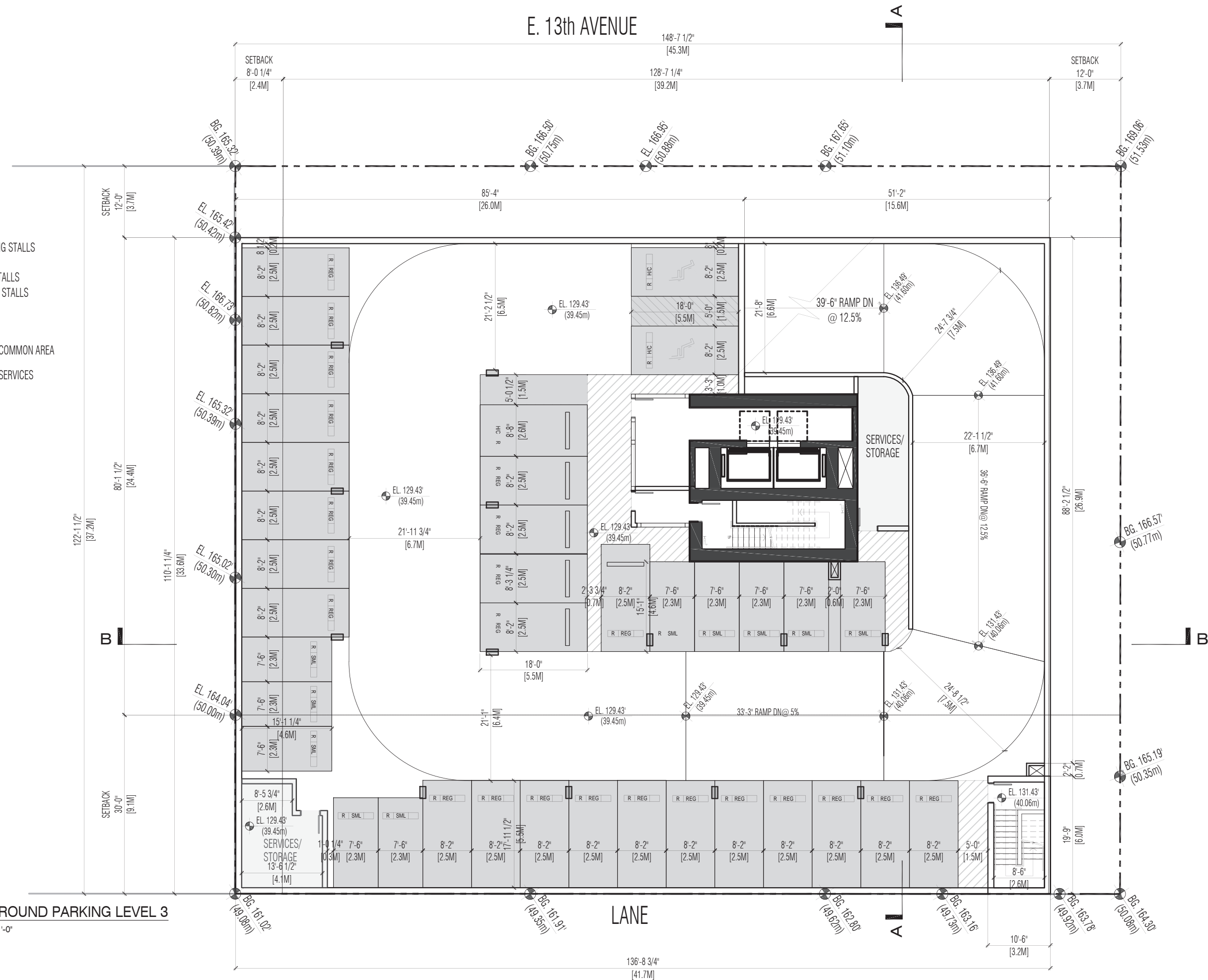
NOTES:
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- 3 ACCESSIBLE PARKING STALLS (COUNT AS 6)
- 10 SMALL PARKING STALLS
- 21 REGULAR PARKING STALLS

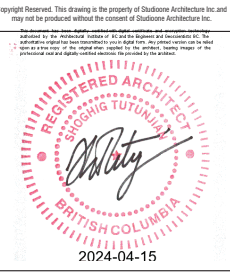
TOTAL 37 PARKING STALLS

- COMMON AREA
- SERVICES



UNDERGROUND PARKING LEVEL 3

SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 UNDERGROUND
 PARKING LEVEL 3

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"



drawing no.:
A1.03

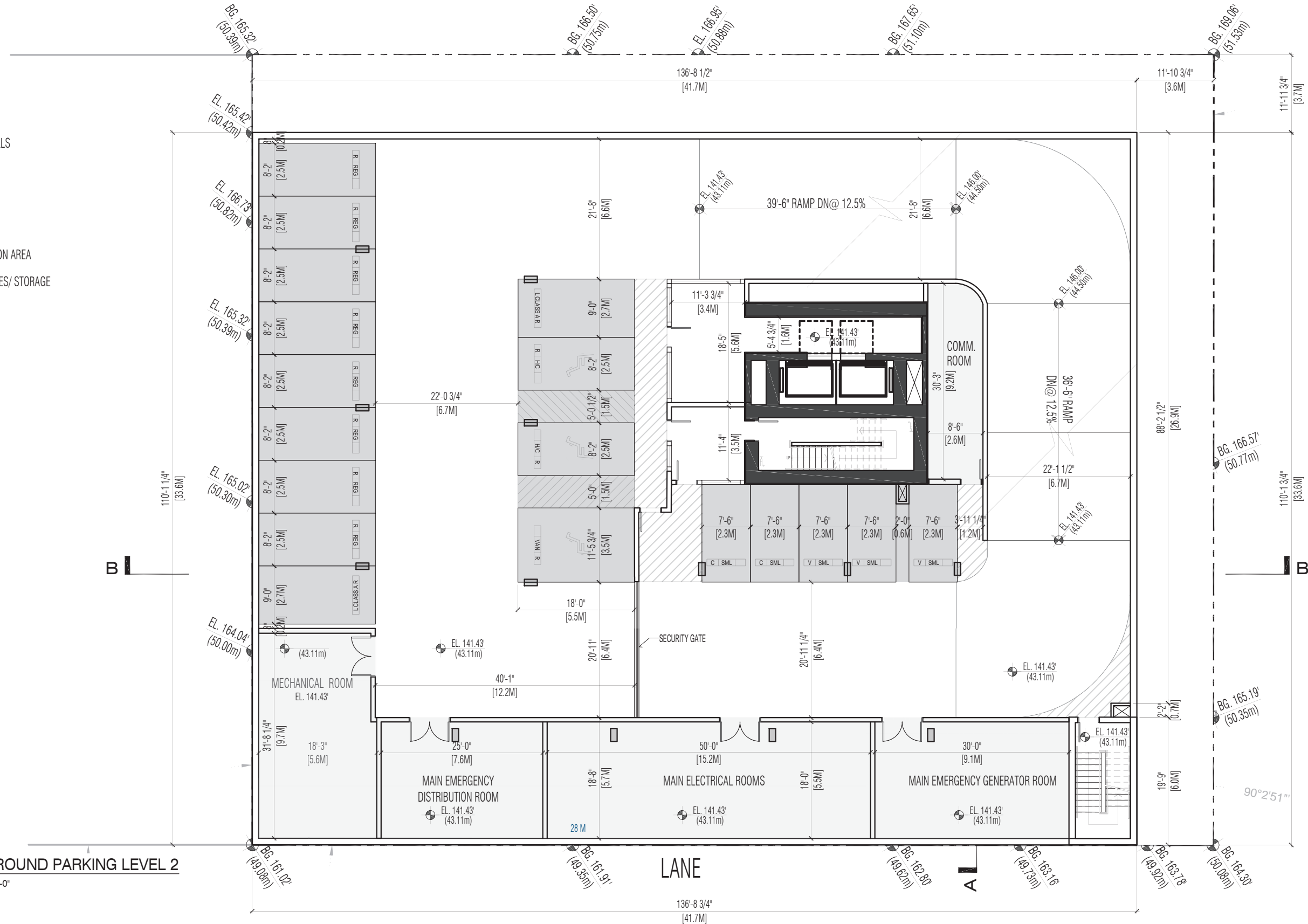
E. 13th AVENUE

A

- 3 ACCESSIBLE PARKING STALLS
 (COUNT AS 6)
- 5 SMALL PARKING STALLS
- 9 REGULAR PARKING STALLS

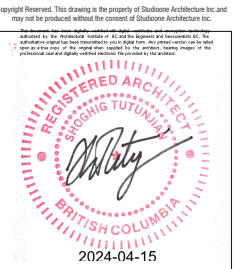
TOTAL 20 PARKING STALLS

- COMMON AREA
- SERVICES/ STORAGE



UNDERGROUND PARKING LEVEL 2

SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 UNDERGROUND
 PARKING LEVEL 2

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN, 03, 2024
scale:	1/16" = 1'-0"

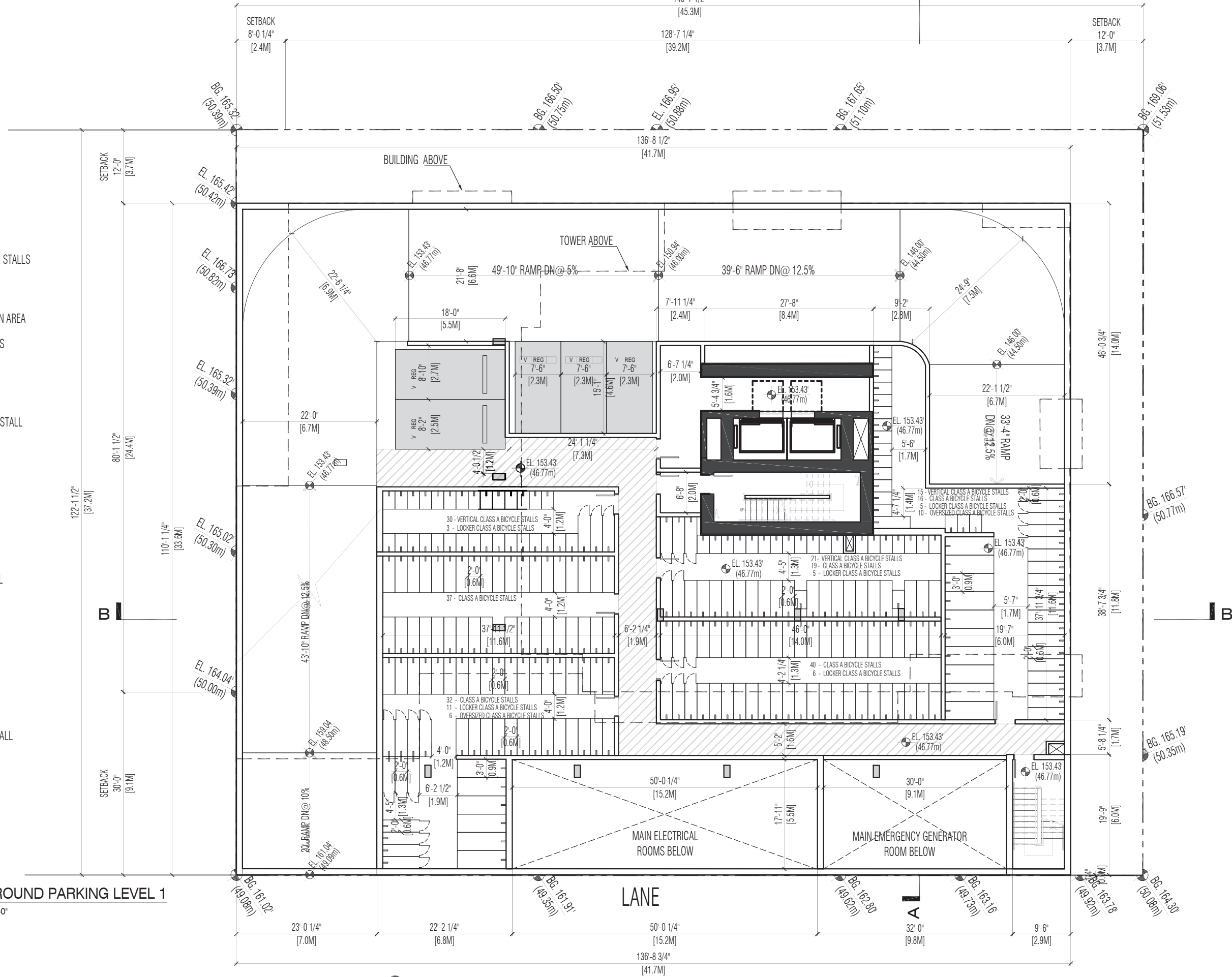
drawing no.:
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SOPHIA STREET

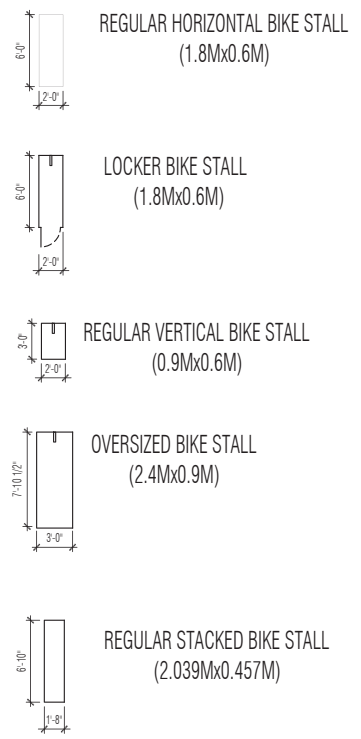
LANE

E. 13th AVENUE

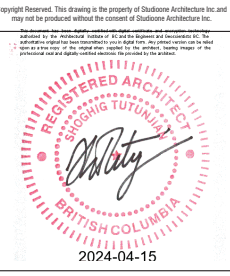
A



- 5 REGULAR VISITORS PARKING STALLS
- TOTAL 5 PARKING STALLS
- COMMON AREA
- SERVICES



UNDERGROUND PARKING LEVEL 1
 SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

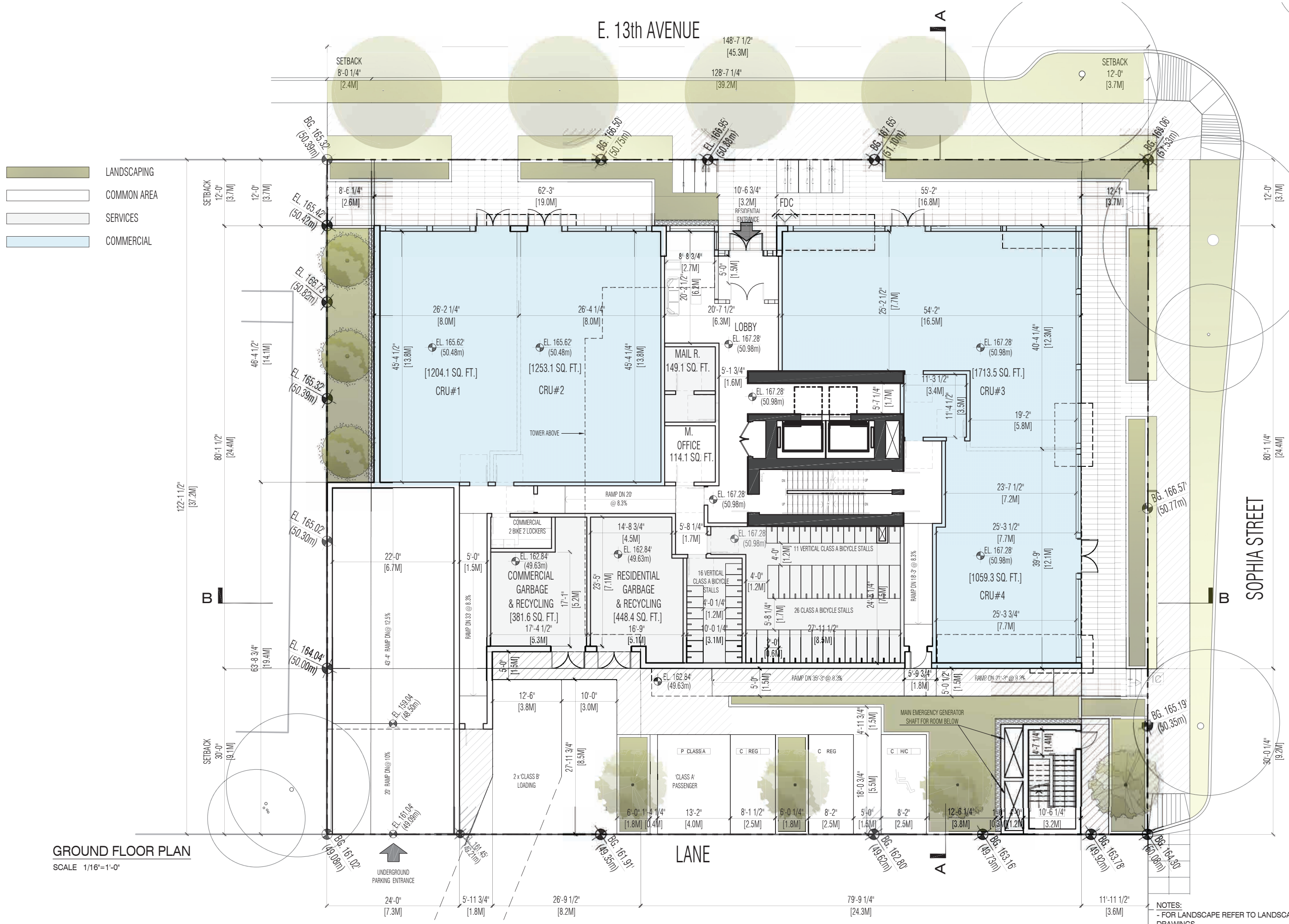
drawing title:
**UNDERGROUND
 PARKING LEVEL 1**

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"



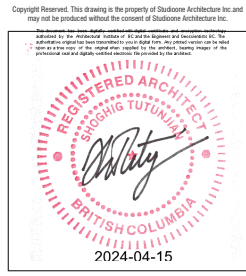
drawing no.:

A1.05



- LANDSCAPING
- COMMON AREA
- SERVICES
- COMMERCIAL

GROUND FLOOR PLAN
 SCALE 1/16"=1'-0"



2-	2024.04.15	ISSUED FOR REZONING - REVISED SHADOW ANALYSIS
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
GROUND FLOOR PLAN

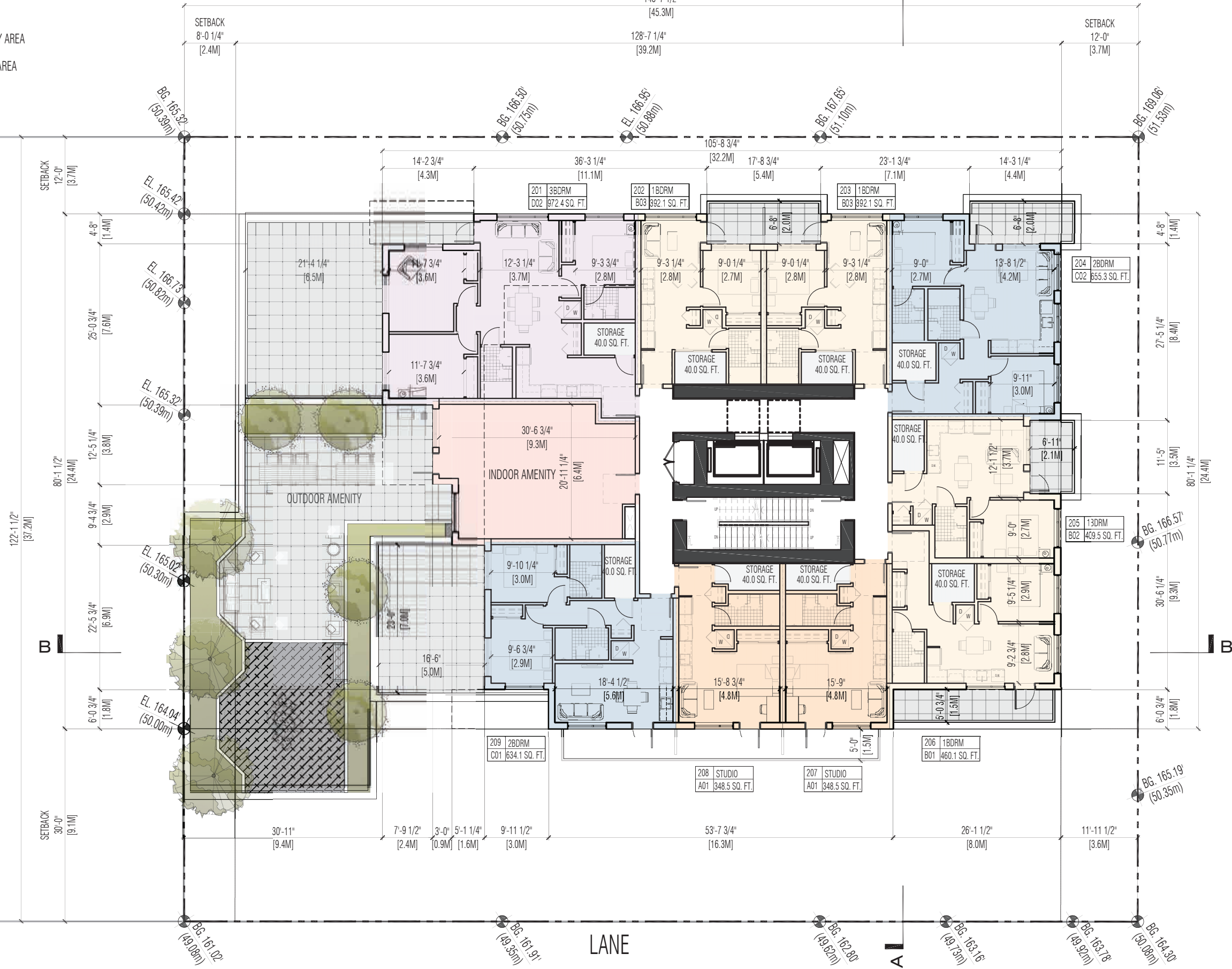
project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"

drawing no.:
A1.06

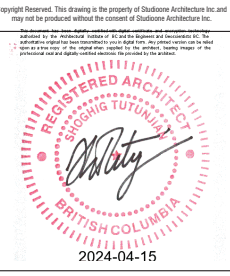
NOTES:
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- OUTDOOR AMENITY AREA
- INDOOR AMENITY AREA
- COMMON AREA
- STORAGE
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



L2 - FLOOR PLAN
 SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
2ND FLOOR PLAN

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"



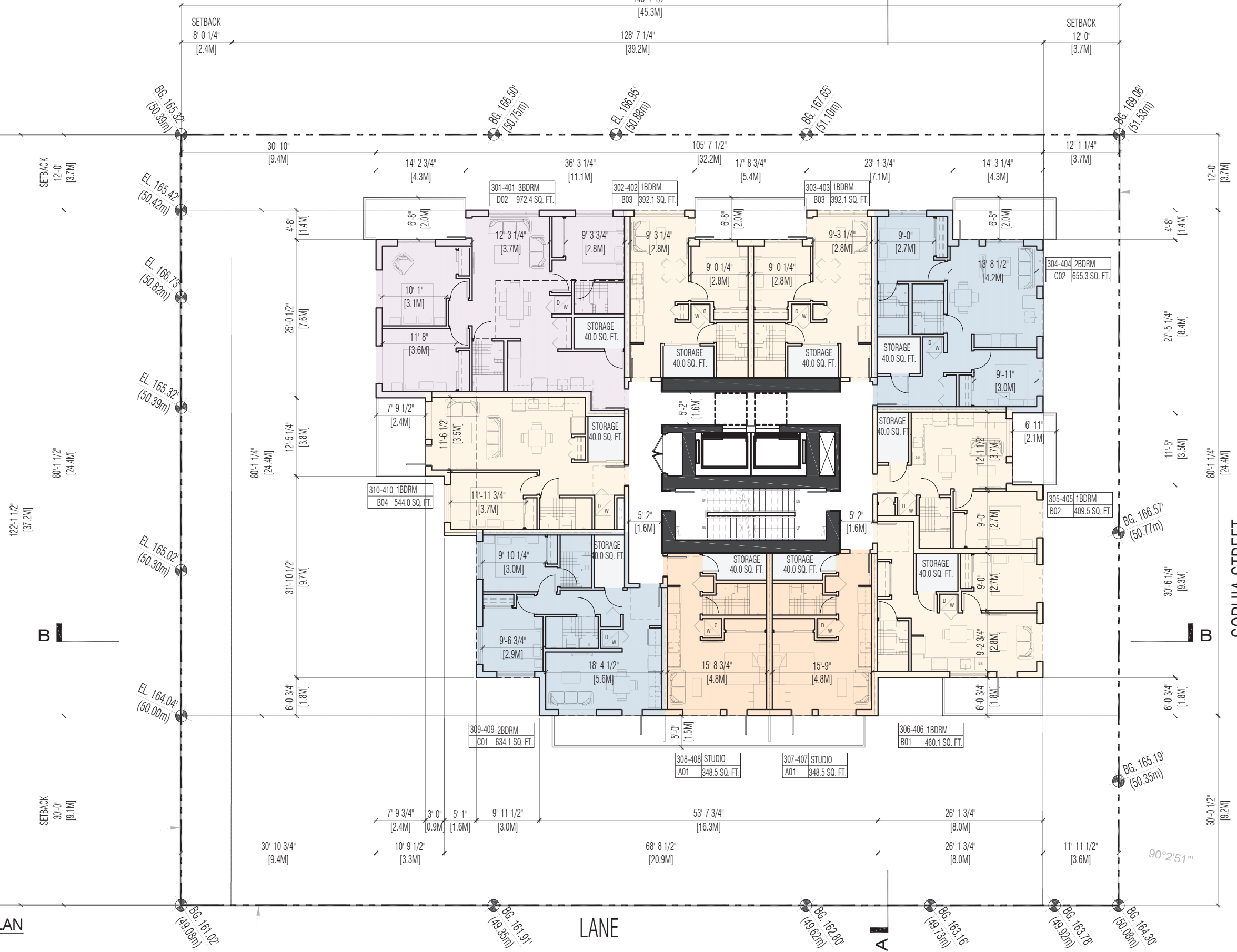
drawing no.:

A1.07

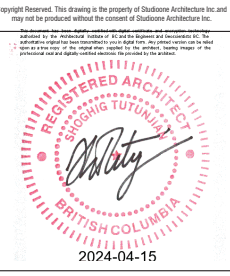
NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- COMMON AREA
- STORAGE
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



L3 & L4- FLOOR PLAN
 SCALE 1/16"=1'-0"

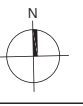


2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
3RD & 4TH FLOOR PLAN

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	DEC. 21, 2023
scale:	1/16" = 1'-0"

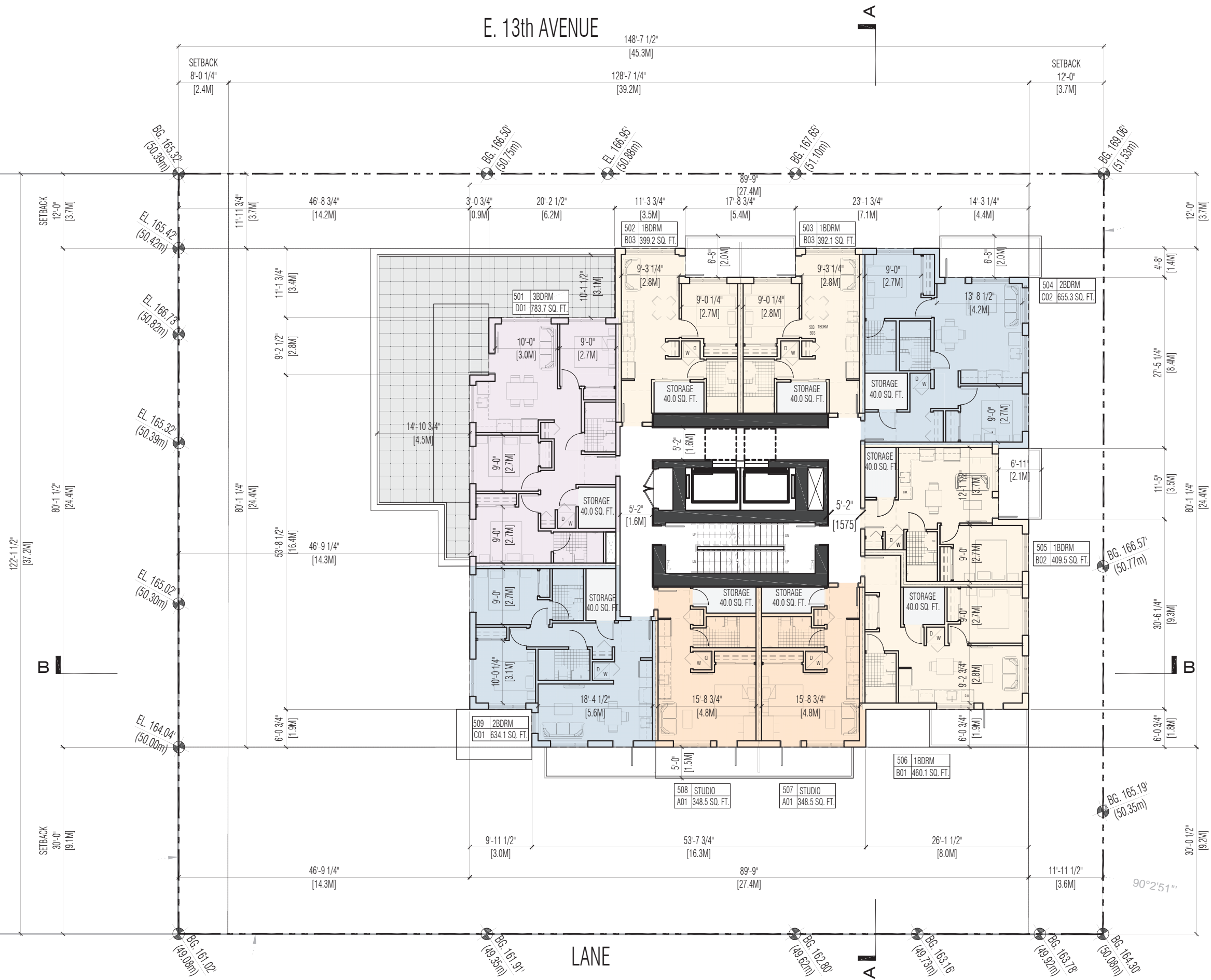


drawing no.:
A1.08

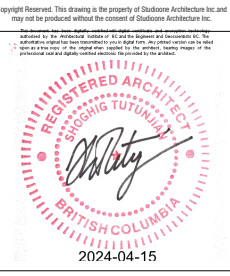
NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- COMMON AREA
- STORAGE
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



L5- FLOOR PLAN
 SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
5TH FLOOR PLAN

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"



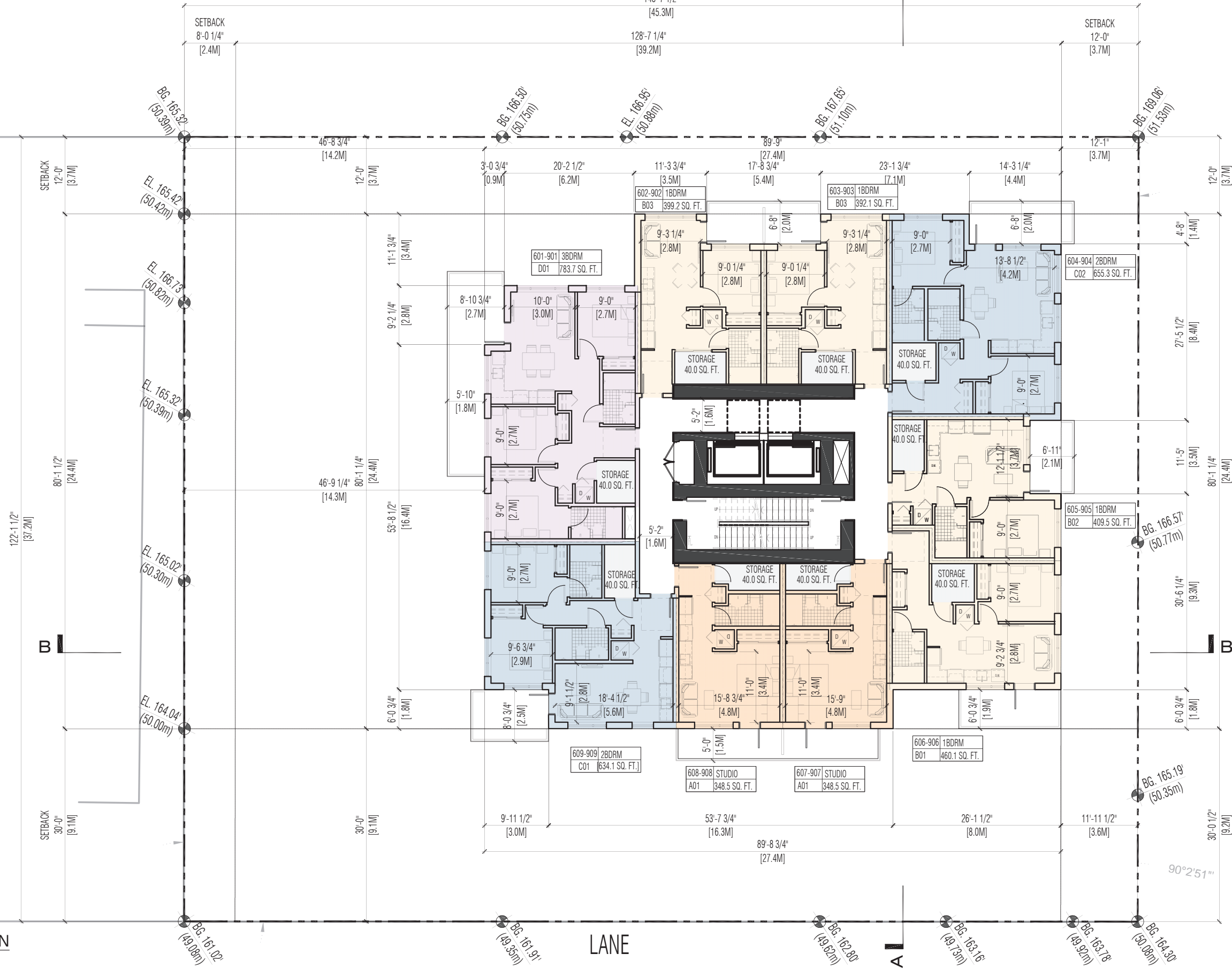
drawing no.:

A1.09

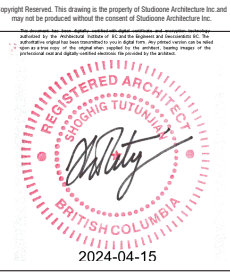
NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- COMMON AREA
- STORAGE
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



L6 -L9 FLOOR PLAN
 SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
6TH-9TH FLOOR PLAN

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN, 03, 2024
scale:	1/16" = 1'-0"



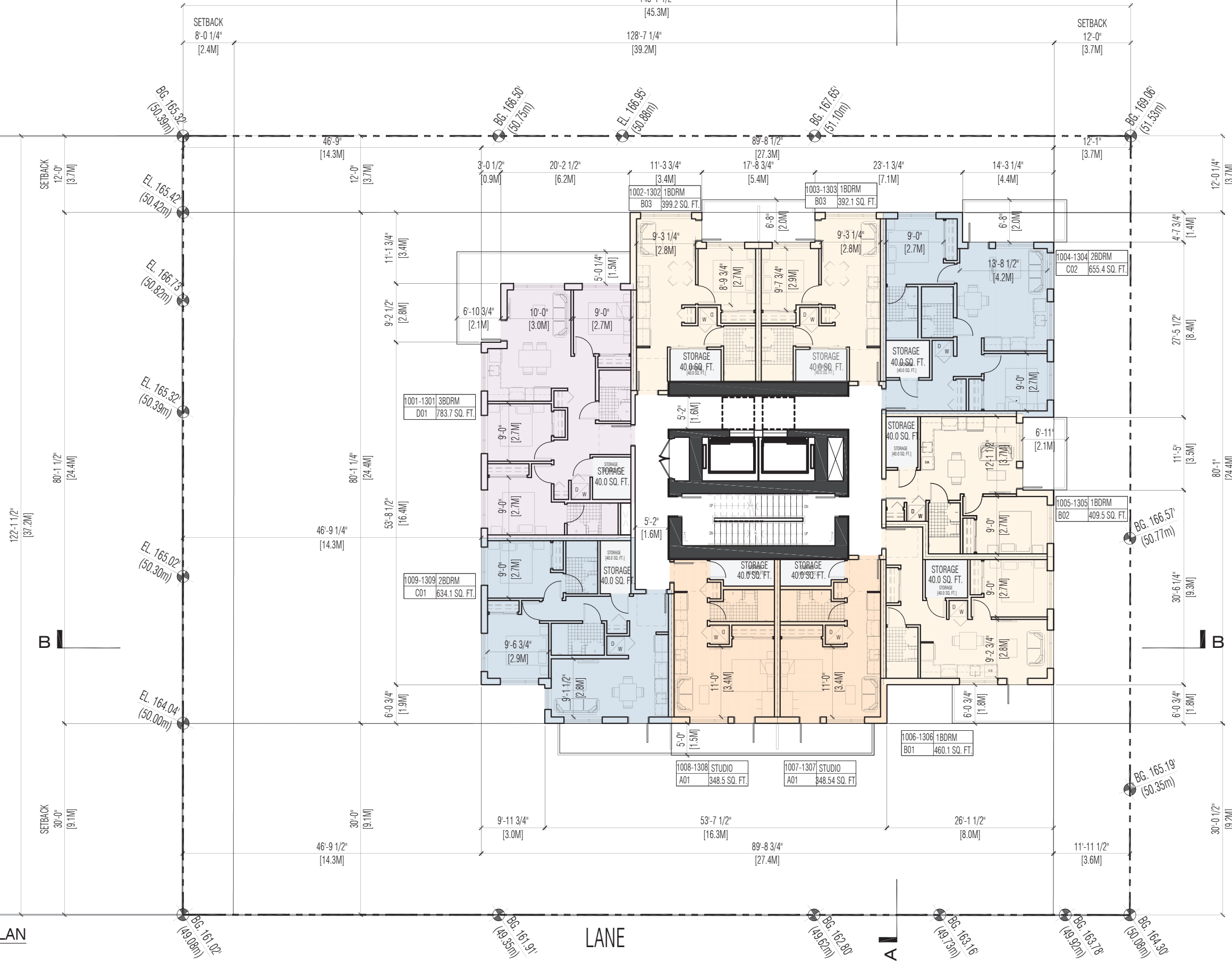
drawing no.:

A1.10

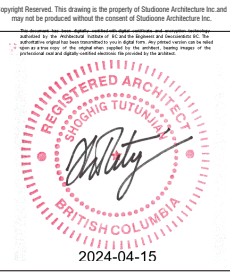
NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- COMMON AREA
- STORAGE
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



L10 -L13 FLOOR PLAN
 SCALE 1/16"=1'-0"



no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
10TH-13TH FLOOR PLAN

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"



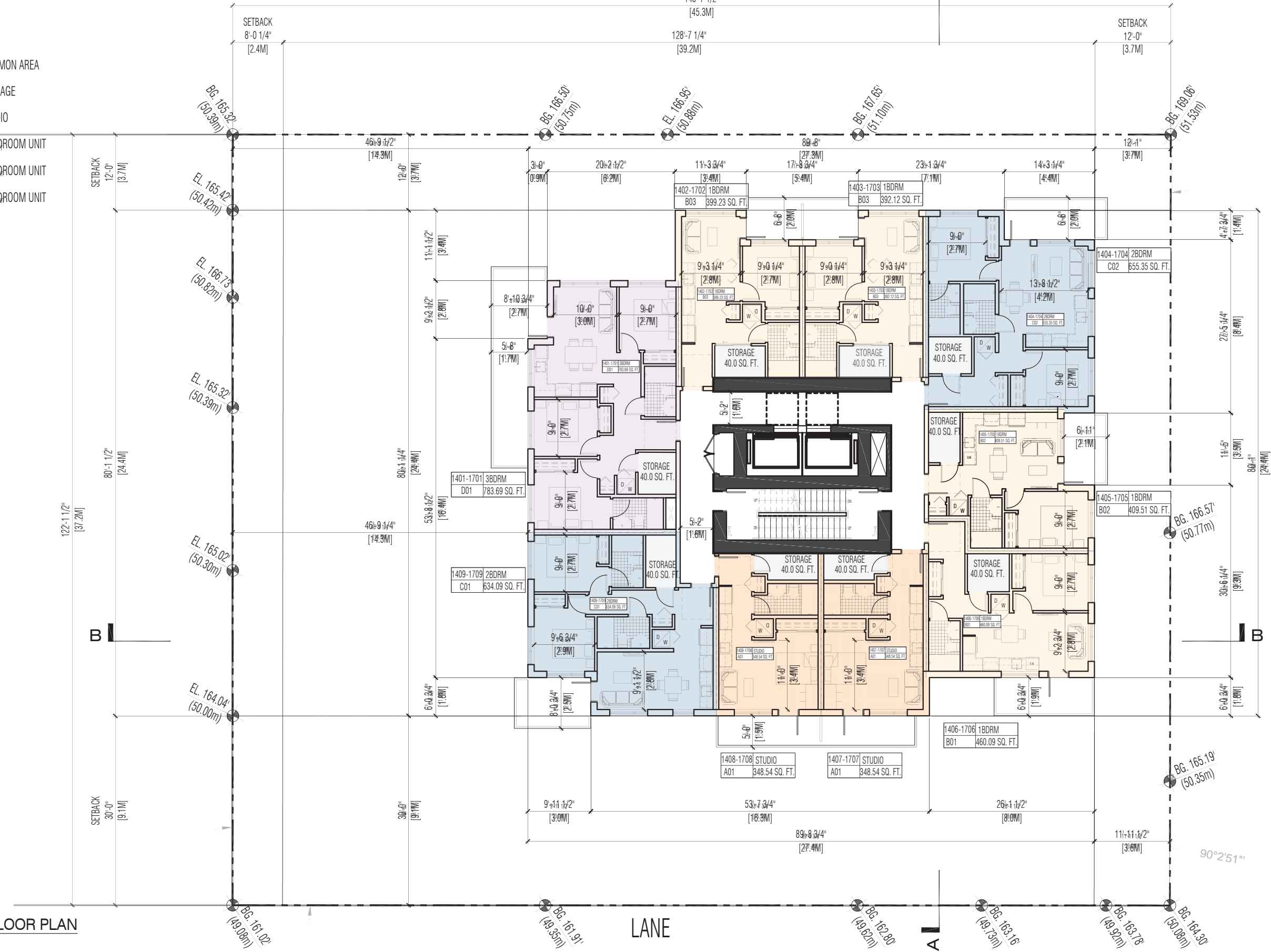
drawing no.:

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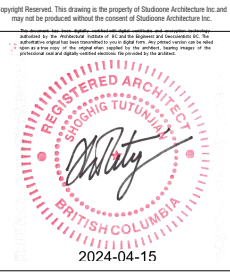
NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- COMMON AREA
- STORAGE
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



L14 -L17 FLOOR PLAN
 SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
14TH-17TH FLOOR PLAN

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"



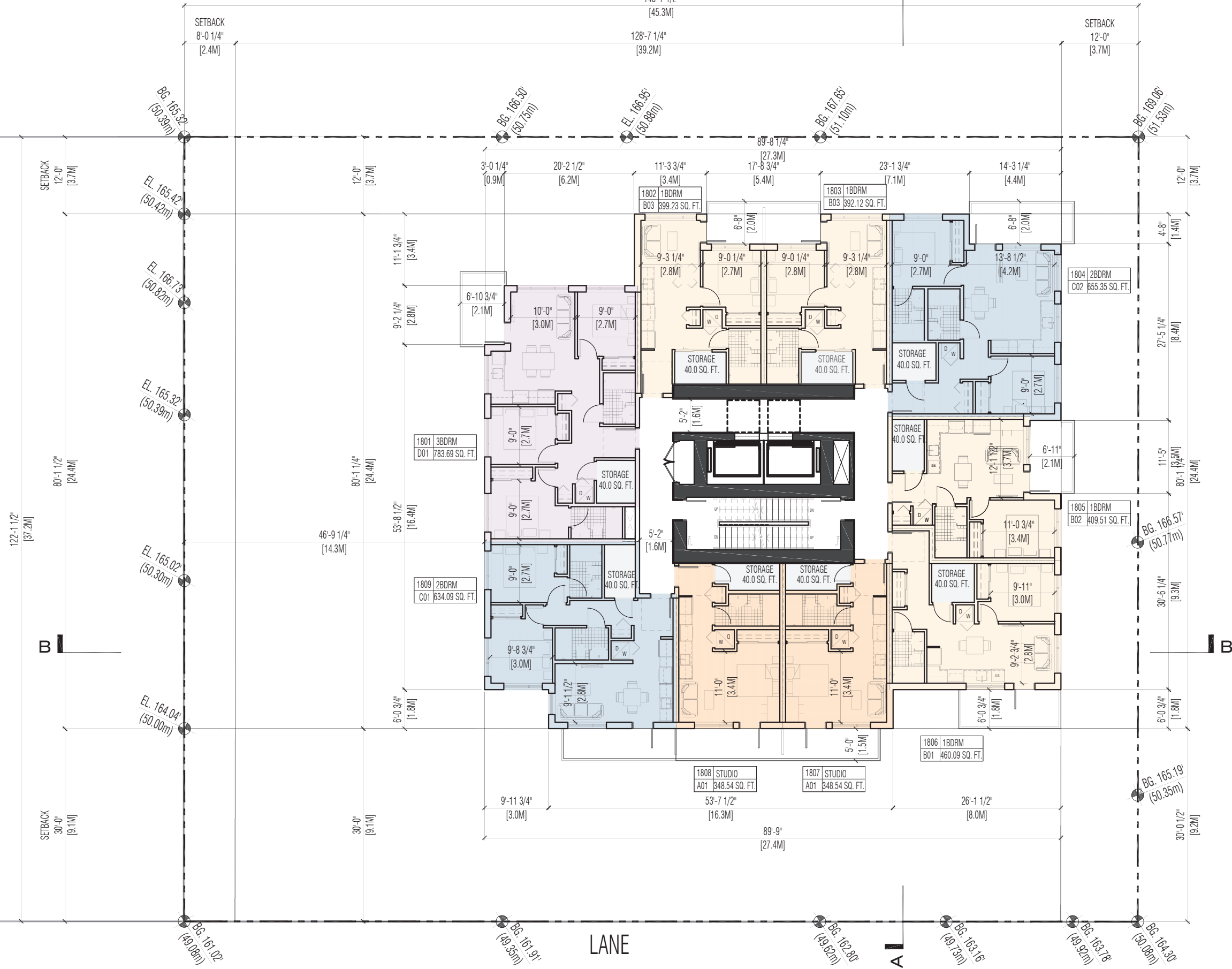
drawing no.:

A1.12

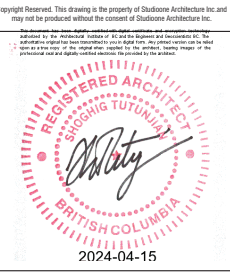
NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- COMMON AREA
- STORAGE
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



L18 FLOOR PLAN
 SCALE 1/16"=1'-0"



no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
18TH FLOOR PLAN

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"



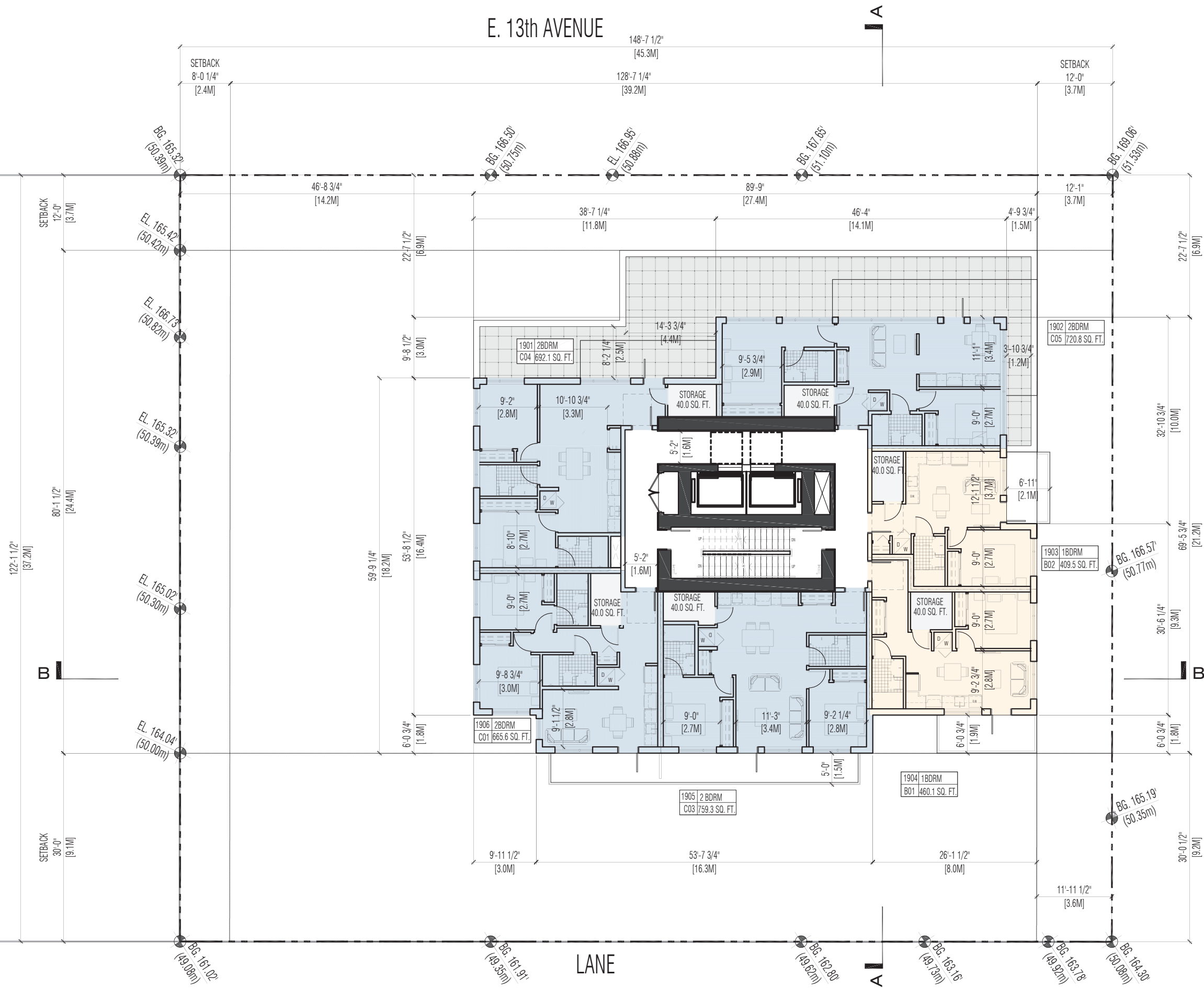
drawing no.:
A1.13

NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

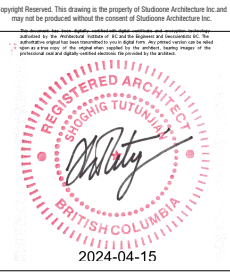
SOPHIA STREET

LANE

- COMMON AREA
- STORAGE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT



L19 FLOOR PLAN
 SCALE 1/16"=1'-0"



no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
19TH FLOOR PLAN

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: DEC, 21, 2023
 scale: 1/16" = 1'-0"

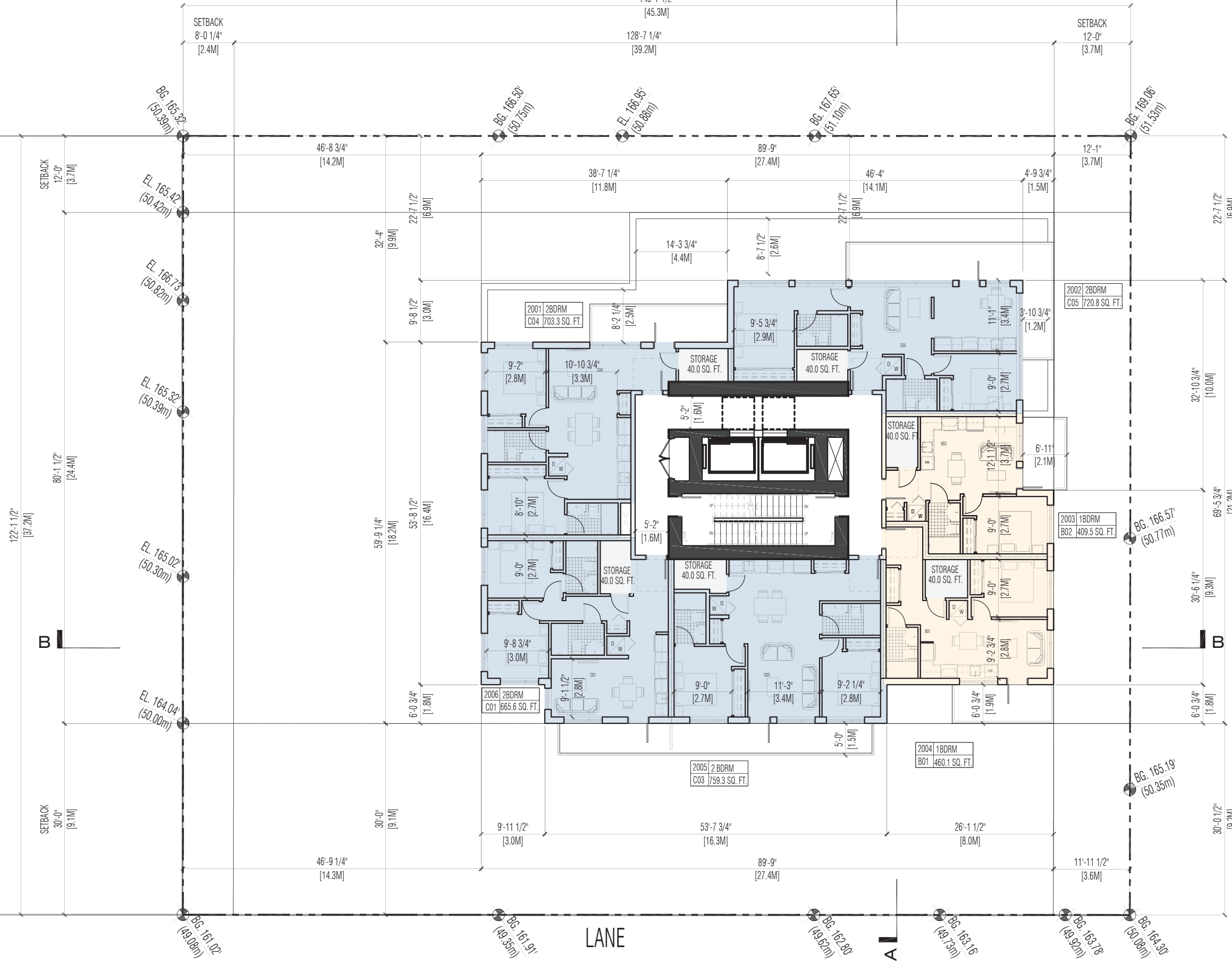


drawing no.:
A1.14

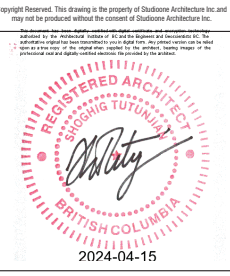
NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

E. 13th AVENUE

- COMMON AREA
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



L20 FLOOR PLAN
 SCALE 1/16"=1'-0"



no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
20TH FLOOR PLAN

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN, 03, 2024
 scale: 1/16" = 1'-0"



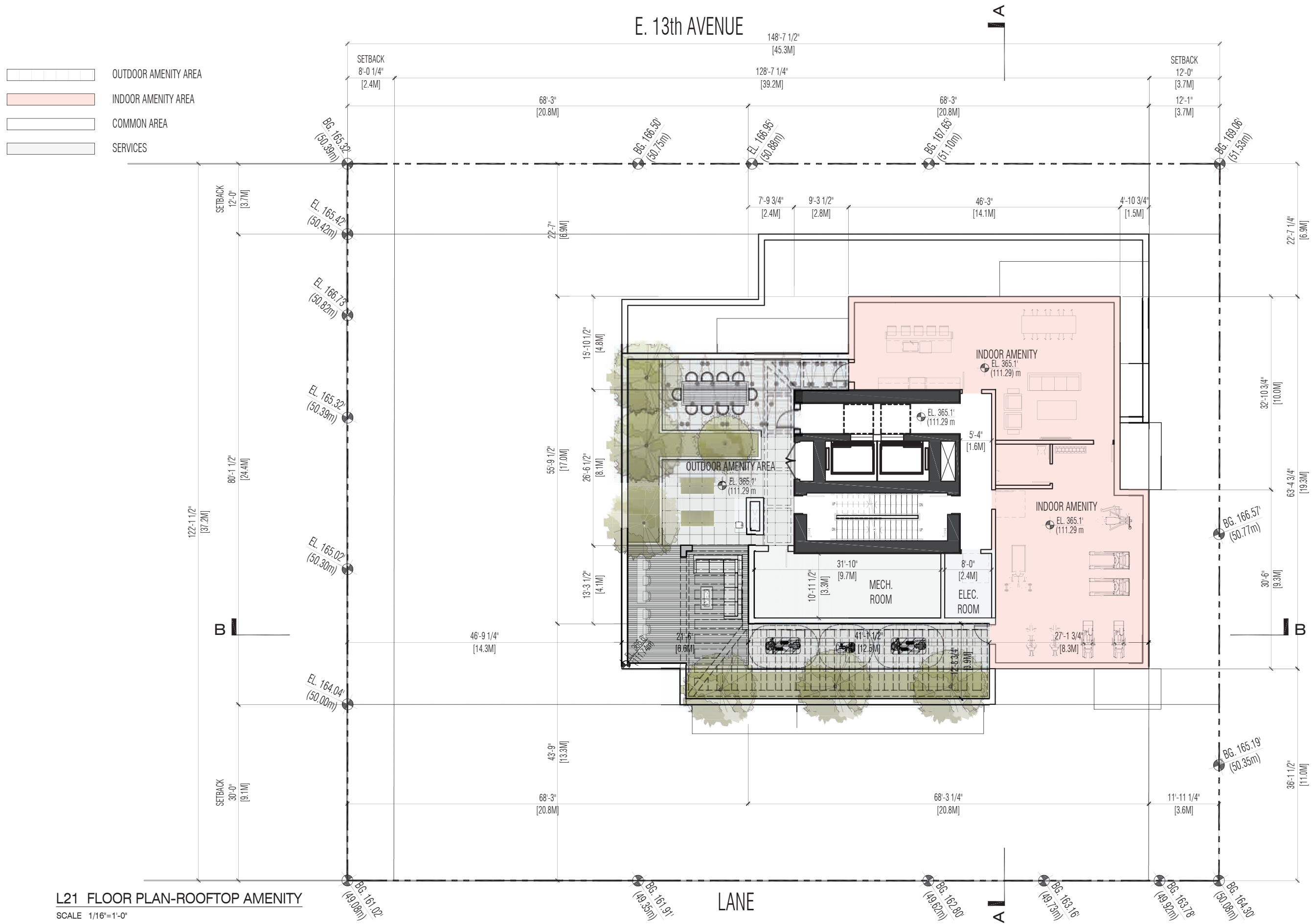
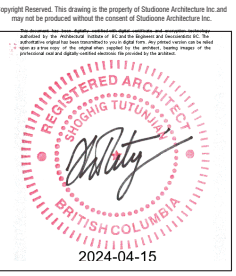
drawing no.:

A1.15

NOTES:
 - UNITS AREA SHOWN ARE NET AREA EXCLUDING STORAGE;
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

SOPHIA STREET

LANE



L21 FLOOR PLAN-ROOFTOP AMENITY
 SCALE 1/16"=1'-0"

no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
**21ST FLOOR PLAN
 ROOFTOP AMENITY**

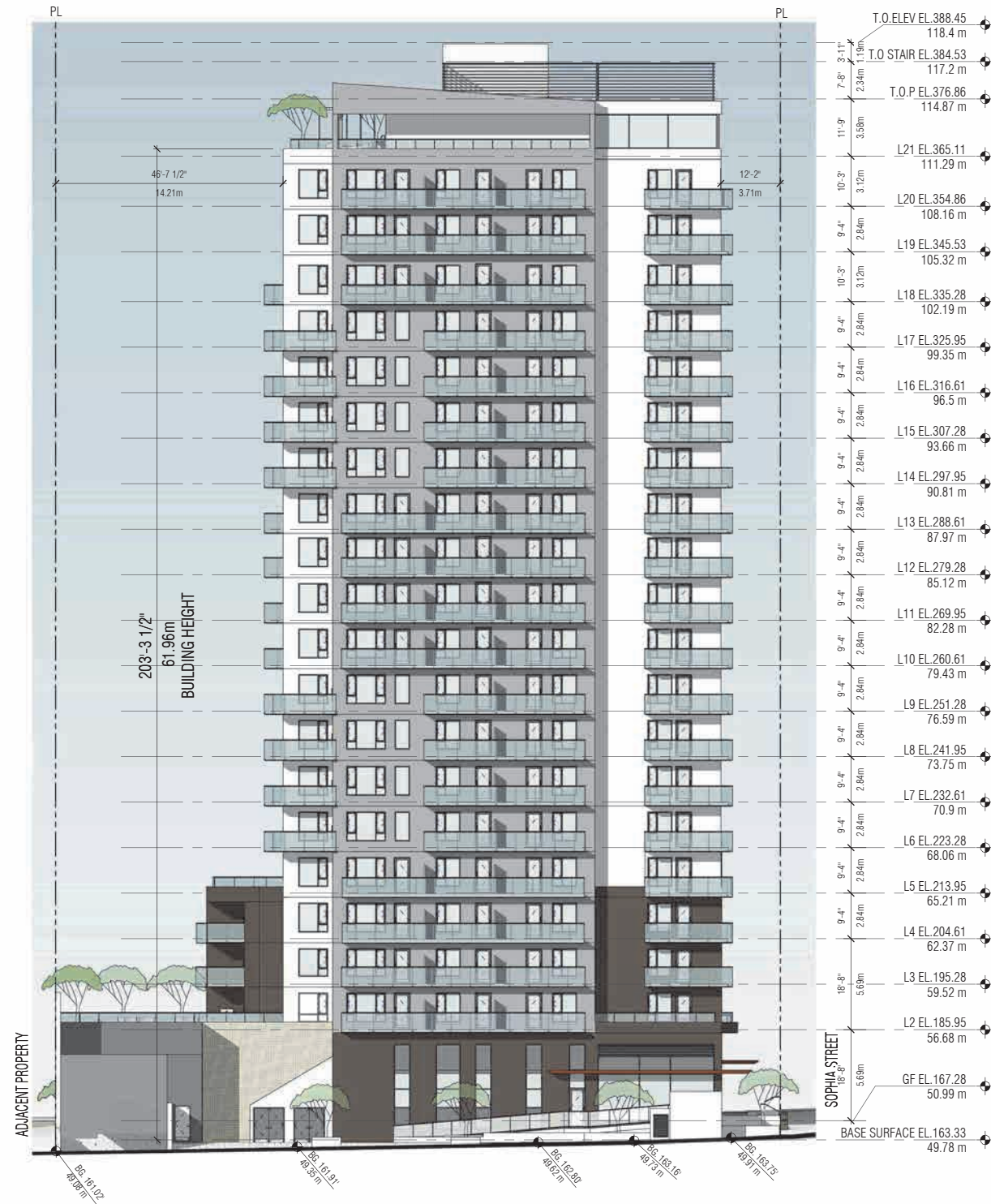
project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: DEC. 21, 2023
 scale: 1/16" = 1'-0"



drawing no.:

A1.16

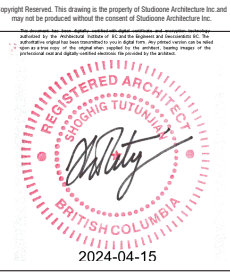
NOTES:
 - FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS



SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



WEST ELEVATION
 SCALE: 1/16" = 1'-0"



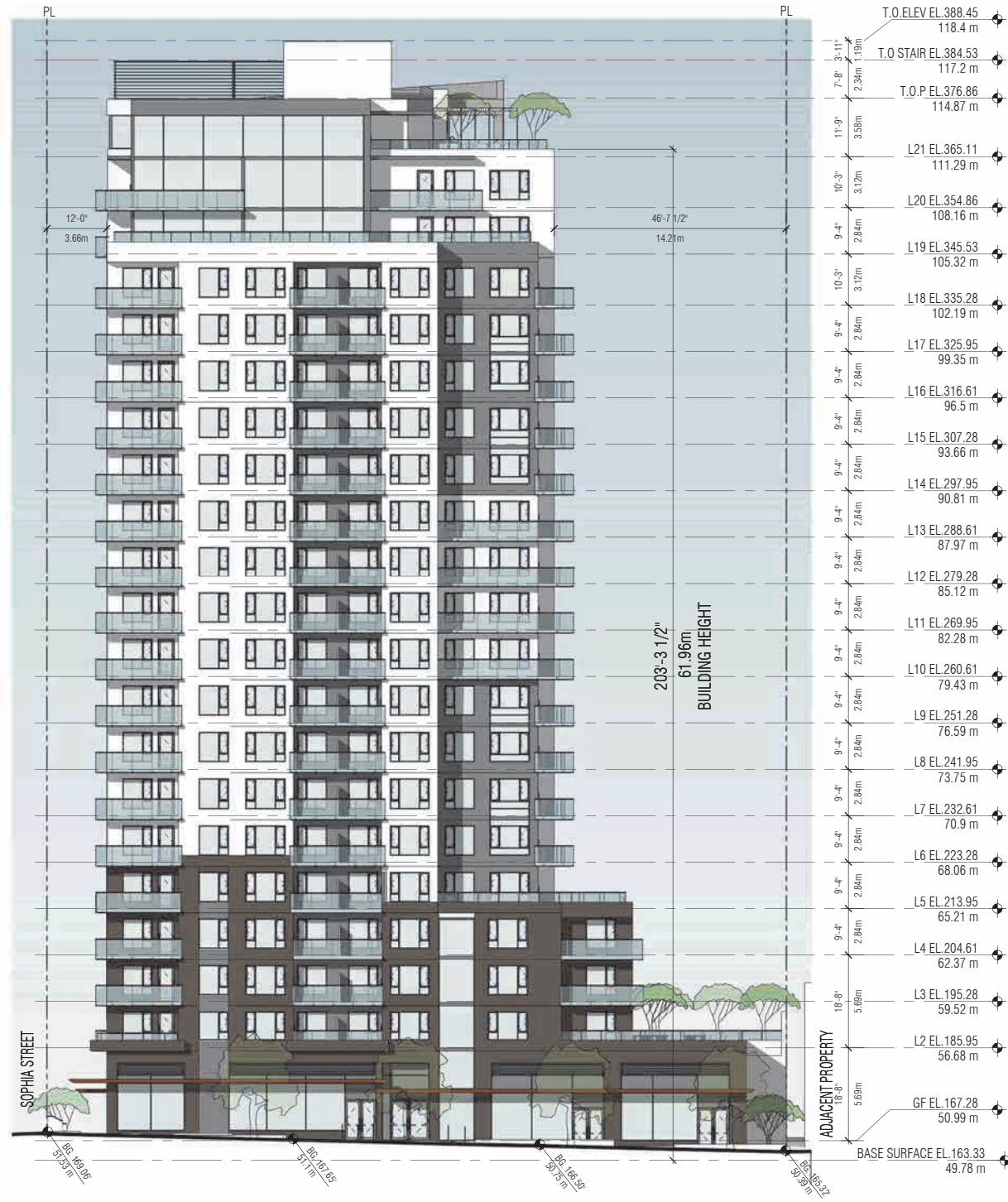
2- 2024.04.15 REISSUED FOR REZONING
 1- 2024.01.03 ISSUED FOR REZONING
 no.: date: description:
 Revisions

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

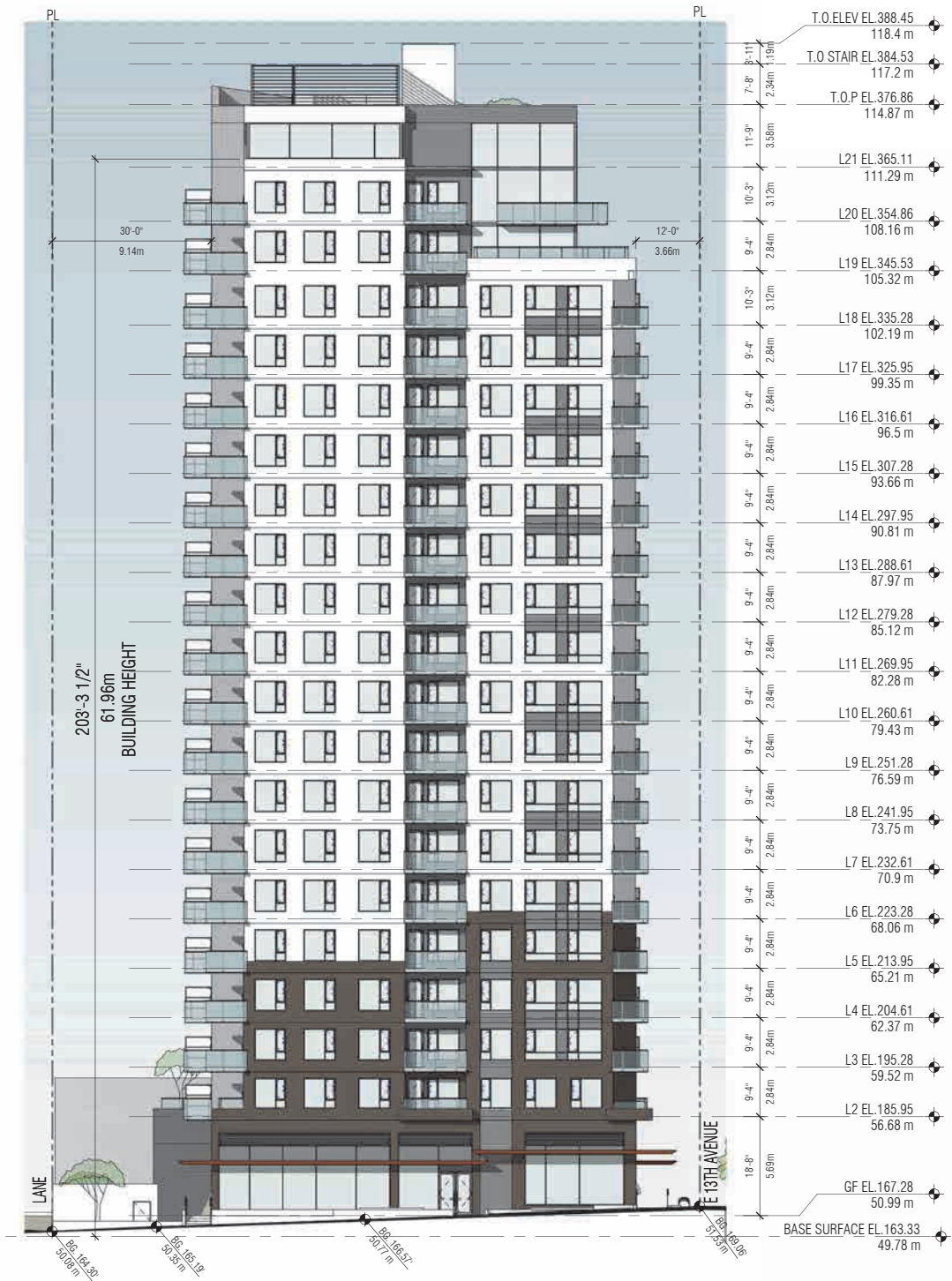
drawing title:
BUILDING ELEVATION

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN.03.2024
 scale: N/A

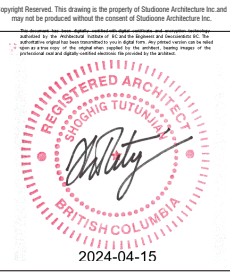
drawing no.:
A2.01



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



EAST ELEVATION
 SCALE: 1/16" = 1'-0"



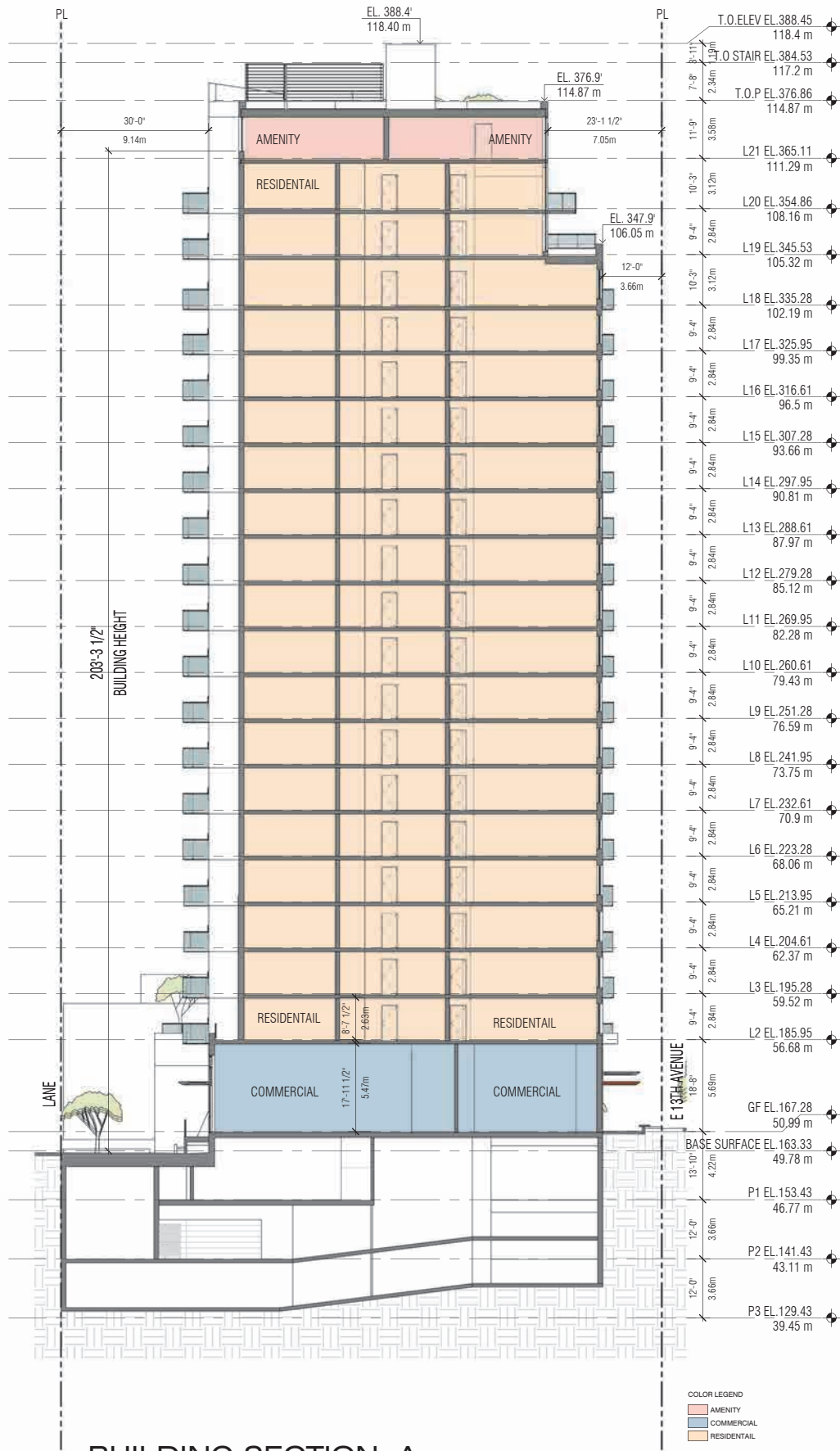
no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

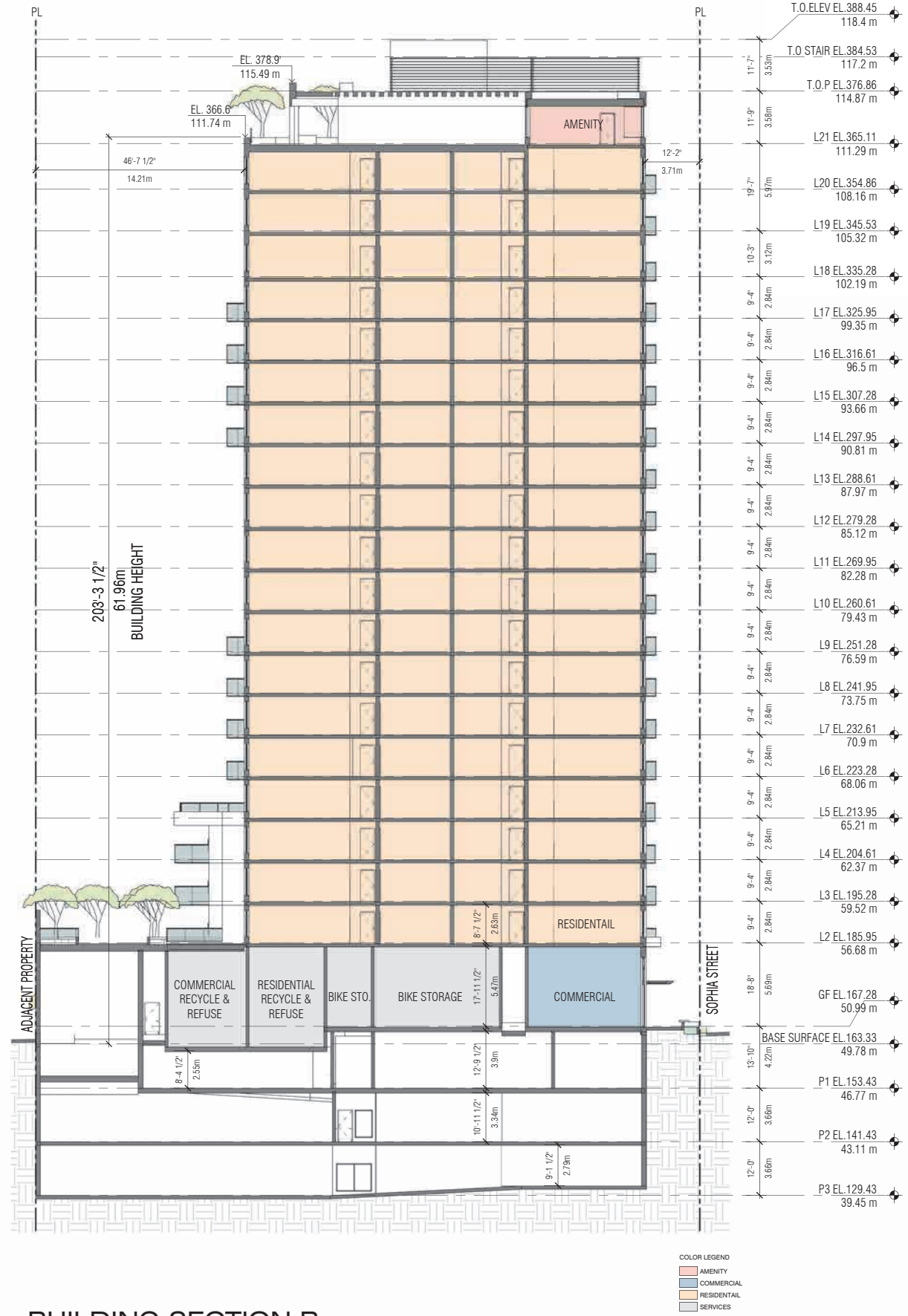
drawing title:
BUILDING ELEVATION

project no.:	22021	
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03.2024	
scale:	N/A	

drawing no.:
A2.02

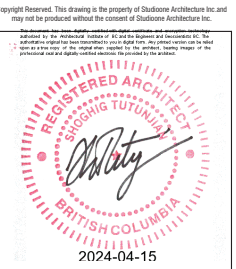


BUILDING SECTION A
 SCALE: 1/16" = 1'-0"



BUILDING SECTION B
 SCALE: 1/16" = 1'-0"

BUILDING SECTIONS



2- 2024.04.15 REISSUED FOR REZONING
 1- 2024.01.03 ISSUED FOR REZONING
 no.: date: description:
 Revisions

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
BUILDING SECTIONS

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN.03.2024
 scale: 1/8" = 1'-0"

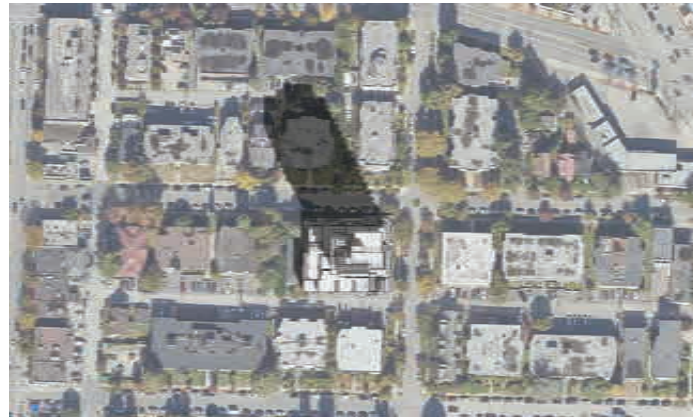


drawing no.:

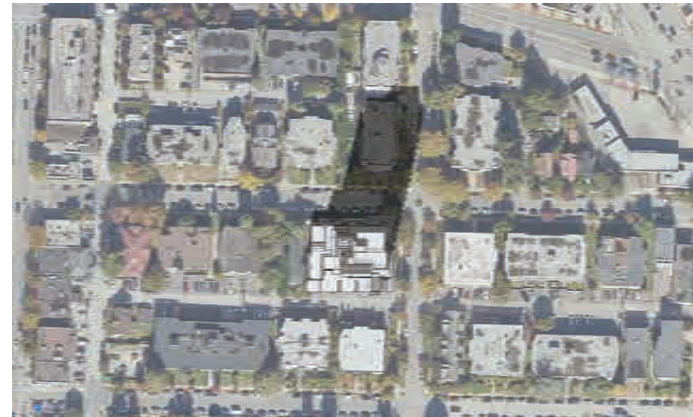
A3.01



UTC -7 MARCH 21- 10:00AM



UTC -7 MARCH 21- 12:00PM



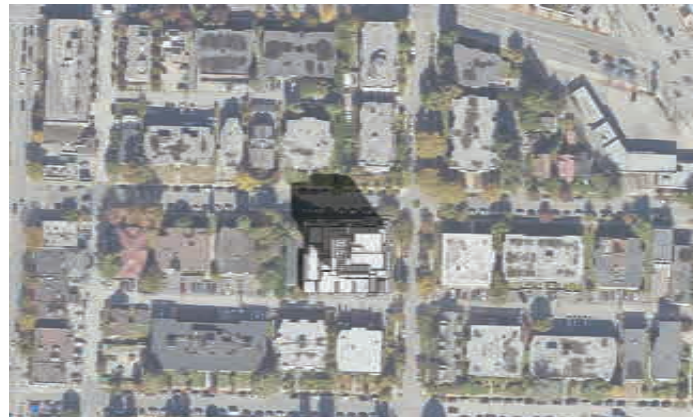
UTC -7 MARCH 21- 2:00PM



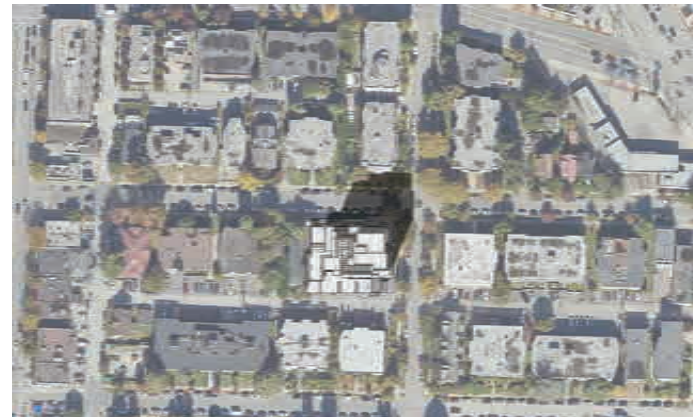
UTC -7 MARCH 21- 4:00PM



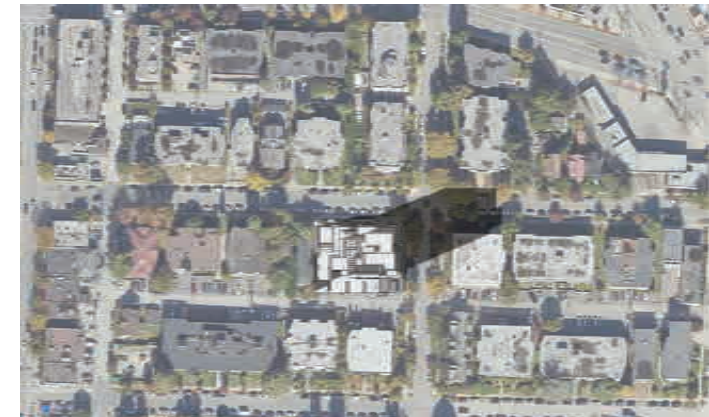
UTC -7 JUNE 21- 10:00AM



UTC -7 JUNE 21- 12:00PM



UTC -7 JUNE 21- 2:00PM



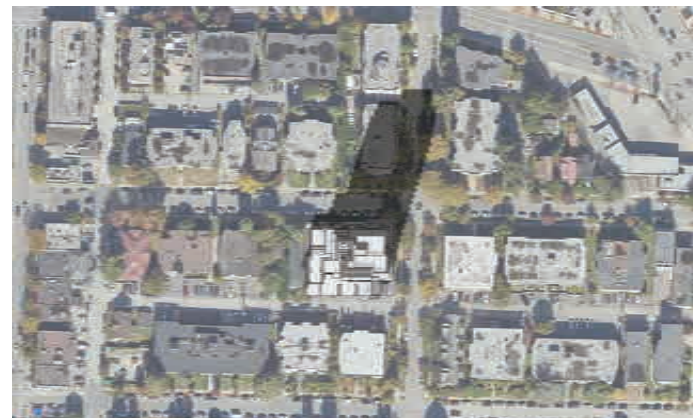
UTC -7 JUNE 21- 4:00PM



UTC -7 SEPTEMBER 22- 10:00AM



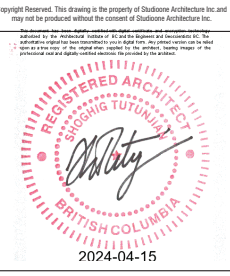
UTC -7 SEPTEMBER 22- 12:00PM



UTC -7 SEPTEMBER 22- 2:00PM



UTC -7 SEPTEMBER 22- 4:00PM



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 SHADOW ANALYSIS
 UTC -7

project no.:	22021	
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	APRIL 08 2024	
scale:	N/A	

drawing no.:

A4.01



UTC -8 SEPTEMBER 22- 10:00AM



UTC -8 SEPTEMBER 22- 12:00PM



UTC -8 SEPTEMBER 22- 2:00PM

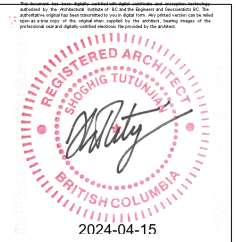


UTC -8 SEPTEMBER 22- 4:00PM

SHADOW ANALYSIS

NOTES:
- SHADOW STUDIES ARE UPDATED TO ACCOUNT FOR DAYLIGHT SAVINGS TIME.

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Revisions

no.	date	description

no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
270 E AST 13TH AVENUE
MIXED-USE DEVELOPMENT
270 E 13 AVE.
VANCOUVER, BC

drawing title:
SHADOW ANALYSIS
UTC -8

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	APRIL 08, 2024
scale:	N/A

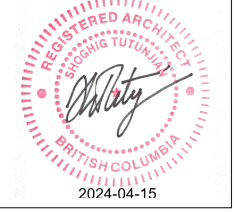


drawing no.:
A4.02



SOUTHEAST VIEW

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no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 SOUTHEAST VIEW

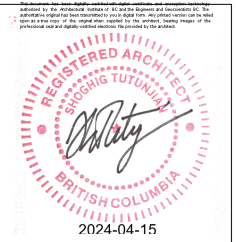
project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN.03.2024
scale:	N/A

drawing no.:
A5.03



NORTHEAST VIEW

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no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 NORTHEAST VIEW

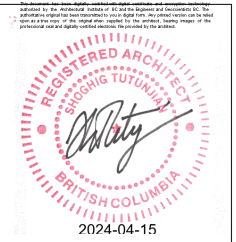
project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN.03.2024
scale:	N/A

drawing no.:
 A4.3



NORTHWEST VIEW

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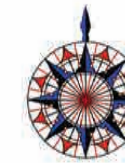
no.	date	description
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 NORTHWEST VIEW

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN.03.2024
scale:	N/A

drawing no.:
A5.04



**SURVEY PLAN OF LOTS 7, 8 & 9
BLOCK 111 DISTRICT 301
GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 187**

ALL DISTANCES ARE IN METRES
1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (O SIZE) WHEN PLOTTED AT A SCALE OF 1:200

BCGS: 92G025
PID: 015-607-658, 015-607-682 & 012-076-198
CIVIC ADDRESS: 270 EAST 13TH AVENUE, VANCOUVER, BC
ZONING: RM-4

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS SHOWN OTHERWISE.

DATUM:
ELEVATIONS SHOWN ON THE PLAN ARE GEOODETIC AND DERIVED FROM GEOODETIC CONTROL MONUMENT V-1743 (PUBLISHED ELEVATION = 92.034M).

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

The owner has been notified and has agreed to the use of this plan for the purposes stated herein. The plan is not to be used for any other purpose without the written consent of the professional engineer or architect who prepared the plan.



NOTES:
ALL TREES HAVE BEEN PLOTTED AS INDICATED ON THIS PLAN.

DISCLAIMER:
BUILDING SETBACKS ARE MEASURED TO THE OUTERMOST VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE DETERMINED BY A QUALIFIED ARBORIST PRIOR TO DESIGN AND PERMIT APPLICATION.

BUILDING ENVELOPE SHOWN IS AN APPROXIMATE INTERPRETATION OF CITY ZONING BYLAWS. 360 LAND SURVEYING LTD. DOES NOT GUARANTEE THE ACCURACY NOR ASSUME ANY RESPONSIBILITY IN THE INTERPRETATION OF THESE BYLAWS.



#1152 MILLSTREAM ROAD
WEST VANCOUVER, BC V7B 1G9
604-616-4292
INFO@360SURVEYS.CA File: 2023026-TP.DWG

DATE:	BY:
2023-06-21 INITIAL ISSUE	JP
REVISION:	0

THIS PLAN WAS PREPARED FOR BUILDING PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THIS DRAWING IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

360 LAND SURVEYING LTD. AND EVGENY PETUSHKOV, BCLS, ACCEPT NO RESPONSIBILITY AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

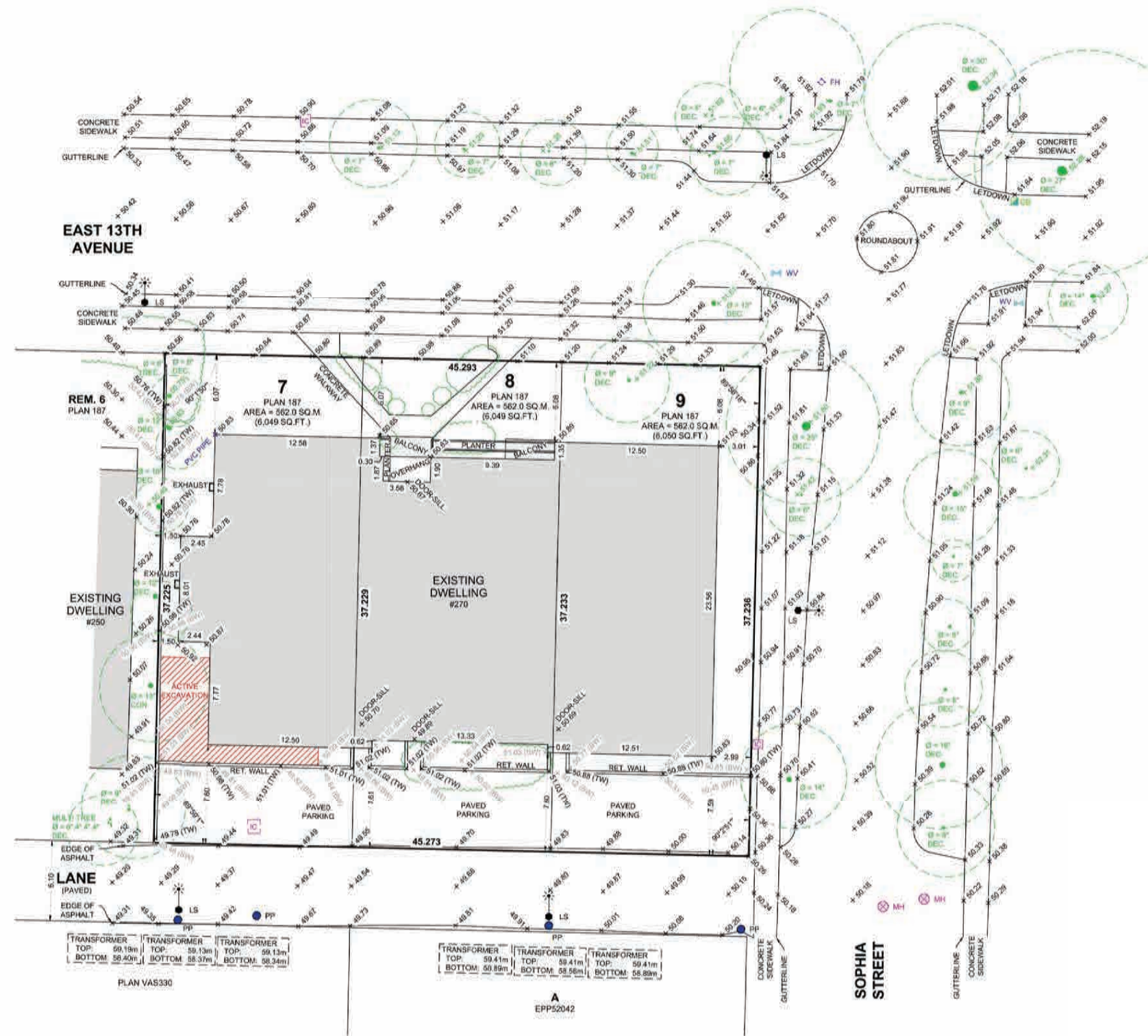
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

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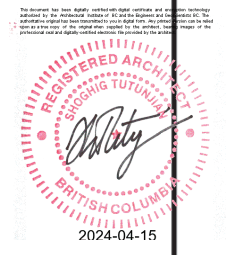
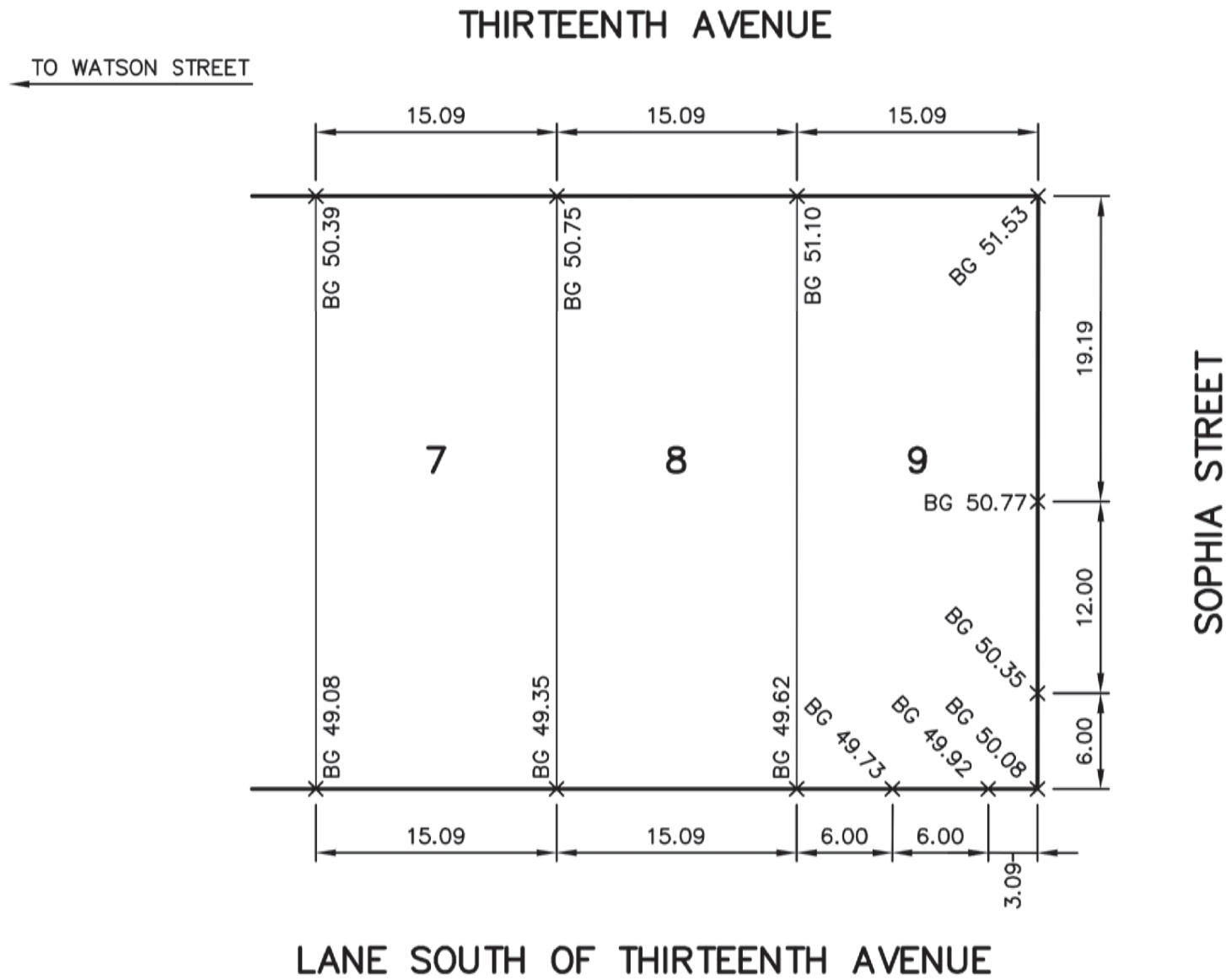
CERTIFIED CORRECT
ACCORDING TO LAND TITLE & SURVEY AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

EVGENY PETUSHKOV, BCLS
JUNE 08TH, 2023

FB: 071(110-112) FIELD CREW: PT-WC-JP DRAFTER: JP




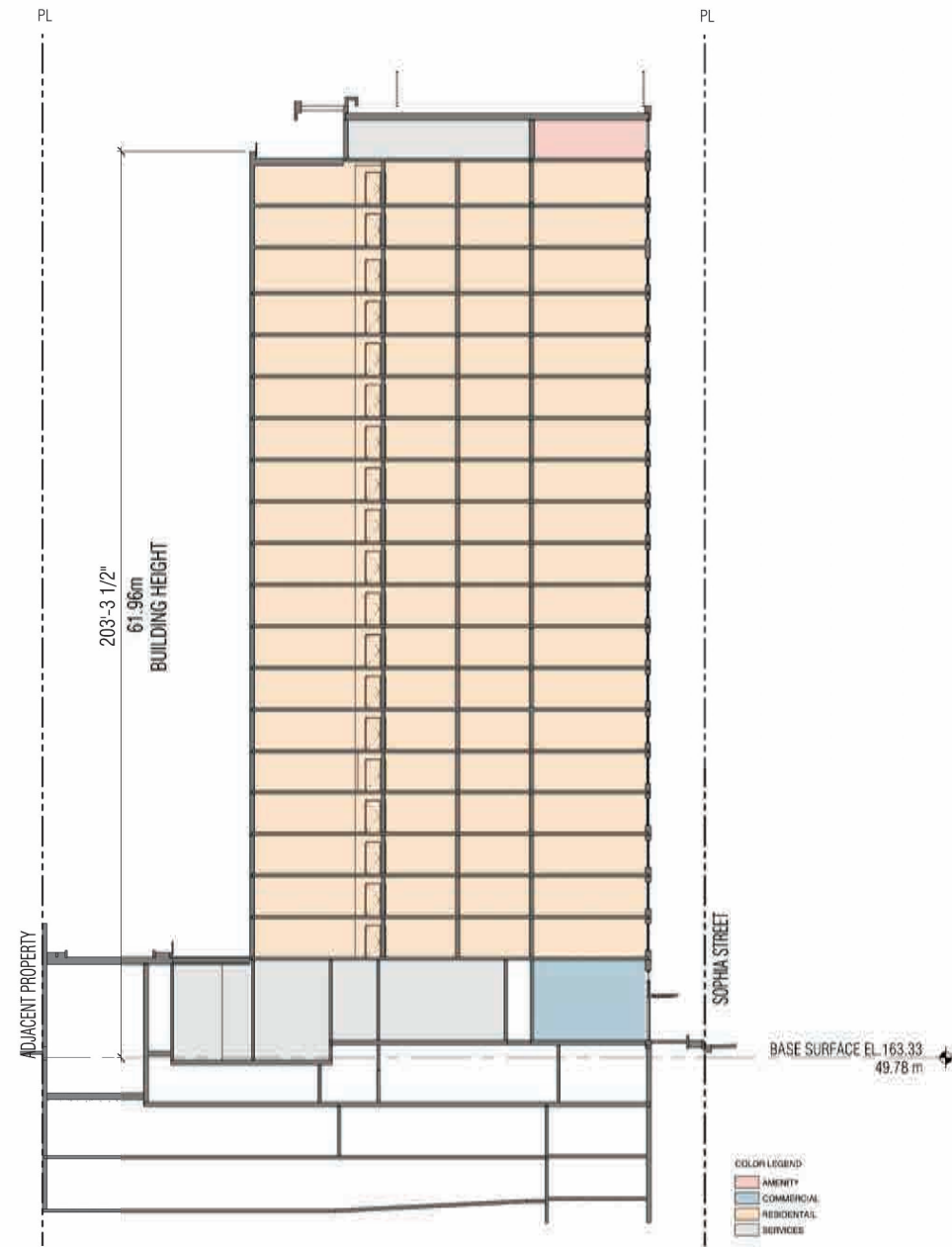
- LEGEND**
- DENOTES SPOT ELEVATION
 - SQ.M. DENOTES SQUARE METERS
 - SQ.FT. DENOTES SQUARE FEET
 - ⊗ DENOTES MANHOLE
 - ⊠ DENOTES CATCH BASIN
 - ⦿ DENOTES LAMP STANDARD
 - ⦿ DENOTES POWER POLE
 - ⦿ DENOTES FIRE HYDRANT
 - ⦿ DENOTES VALVE COVER
 - IC DENOTES INSPECTION CHAMBER
 - TW DENOTES TOP OF RETAINING WALL
 - BW DENOTES BOTTOM OF RETAINING WALL
 - DEC. DENOTES DECIDUOUS TREE
 - CON. DENOTES CONIFEROUS TREE



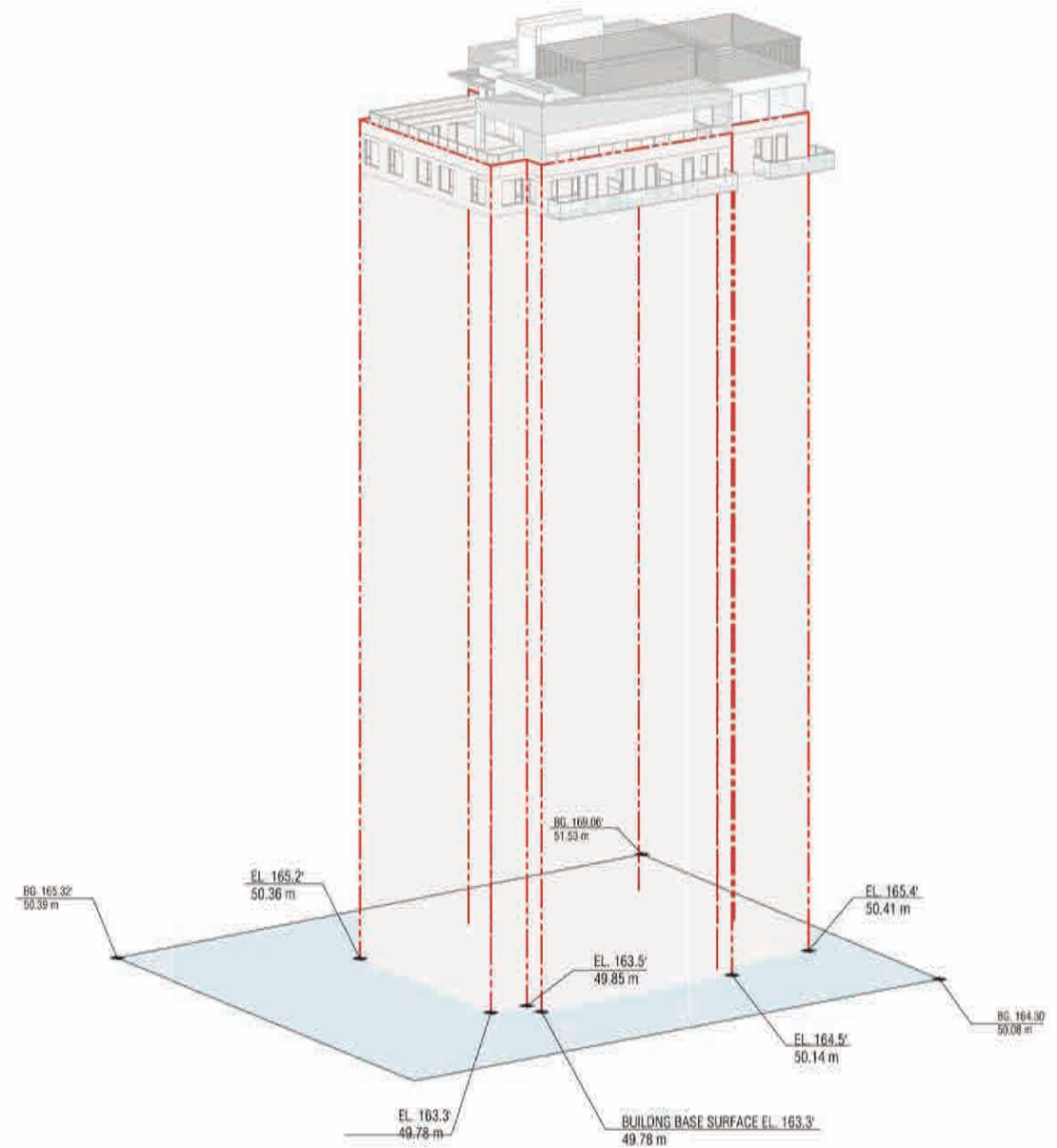
BENCH MARK: ELEVATION: 46.450 DESCRIPTION: SURVEY MONUMENT MARKED V-1742 AT THE NORTH WEST CORNER OF THIRTEENTH AVENUE AND MAIN STREET.
 THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
 BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
 ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

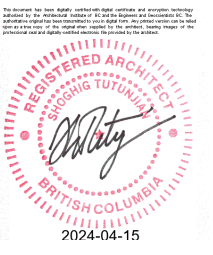
NO.	DATE	REVISION	BY	CHK	 CITY OF VANCOUVER ENGINEERING SERVICES BUILDING GRADE ELEVATIONS FOR LOTS 7 TO 9, BLK. 111, D.L. 301, PLAN VAP187.	SCALE: 1:400	
						DATE: 2023-09-13	DESIGN: J.D.H.
						DWG: B.F.G.	CHK: B.P.
						REF: FILE 2022-00241.	
BUILDING GRADE						DWG. NO. BG-2022-00241	
						SHEET 1 / OF 1 REVISION:	

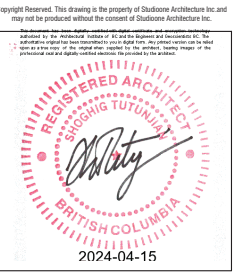


BUILDING HEIGHT CALCULATION (SEC B)
SCALE: 3/64" = 1'-0"



BUILDING HEIGHT CALCULATION 3D VIEW
SCALE:





2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 GROUND FLOOR PLAN FSR

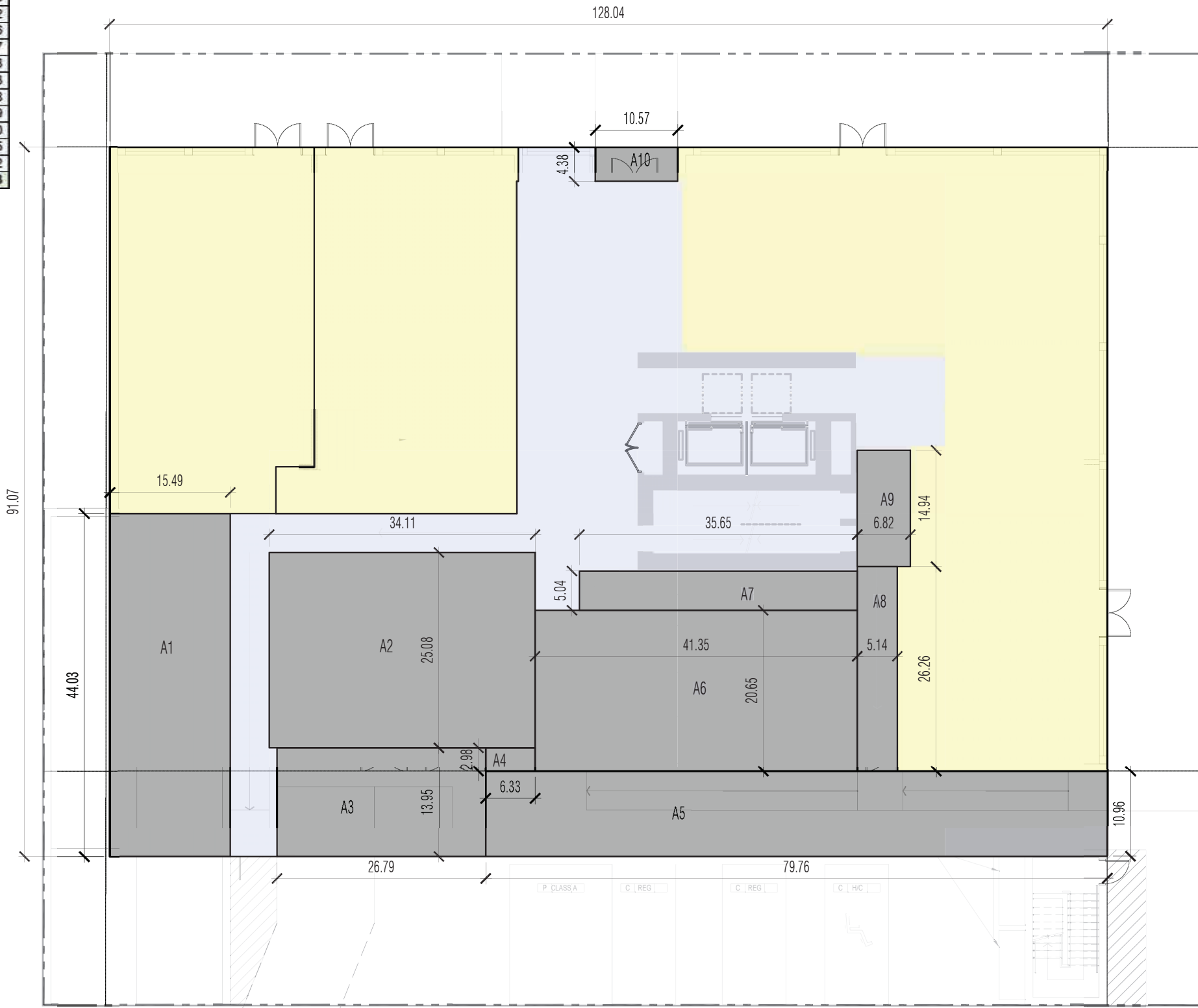
project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN.03, 2024
 scale: 1/16" = 1'-0"



drawing no.:
A1.6A

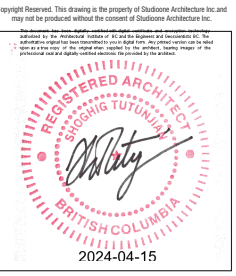
GROUND FLOOR TOTAL FSR AREA **7,467.3**

GROUND FLOOR FSR SCHEDULE					
	NAME	WIDTH		LENGTH	AREA
GROSS PERIMETER AREA		128.04	X	91.07	= 11,660.603
AREA DEDUCTION	A1	15.49	X	44.03	= 682.02
	A2	34.11	X	25.08	= 855.48
	A3	26.79	X	13.95	= 373.72
	A4	6.33	X	2.98	= 18.86
	A5	79.76	X	10.96	= 874.17
	A6	41.35	X	20.65	= 853.88
	A7	35.65	X	5.04	= 179.68
	A8	5.14	X	26.26	= 134.98
	A9	6.82	X	14.94	= 101.89
	A10	10.57	X	4.38	= 46.30
wall exclusion		347.82	X	0.21	= 72.35
SUBTOTAL					4,193.32
TOTAL FSR					7,467.3



- FSR LEGEND
- RESIDENTIAL AREA
 - STORAGES AND SHAFTS
 - BALCONIES
 - AREA DEDUCTIONS
 - COMMERCIAL AREA

GROUND FLOOR PLAN FSR
 SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 L2 PODIUM FLOOR PLAN
 FSR

project no.:	22021	
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03.2024	
scale:	1/16" = 1'-0"	

drawing no.:
A1.7A

LEVEL 2 PODIUM FSR SCHEDULE

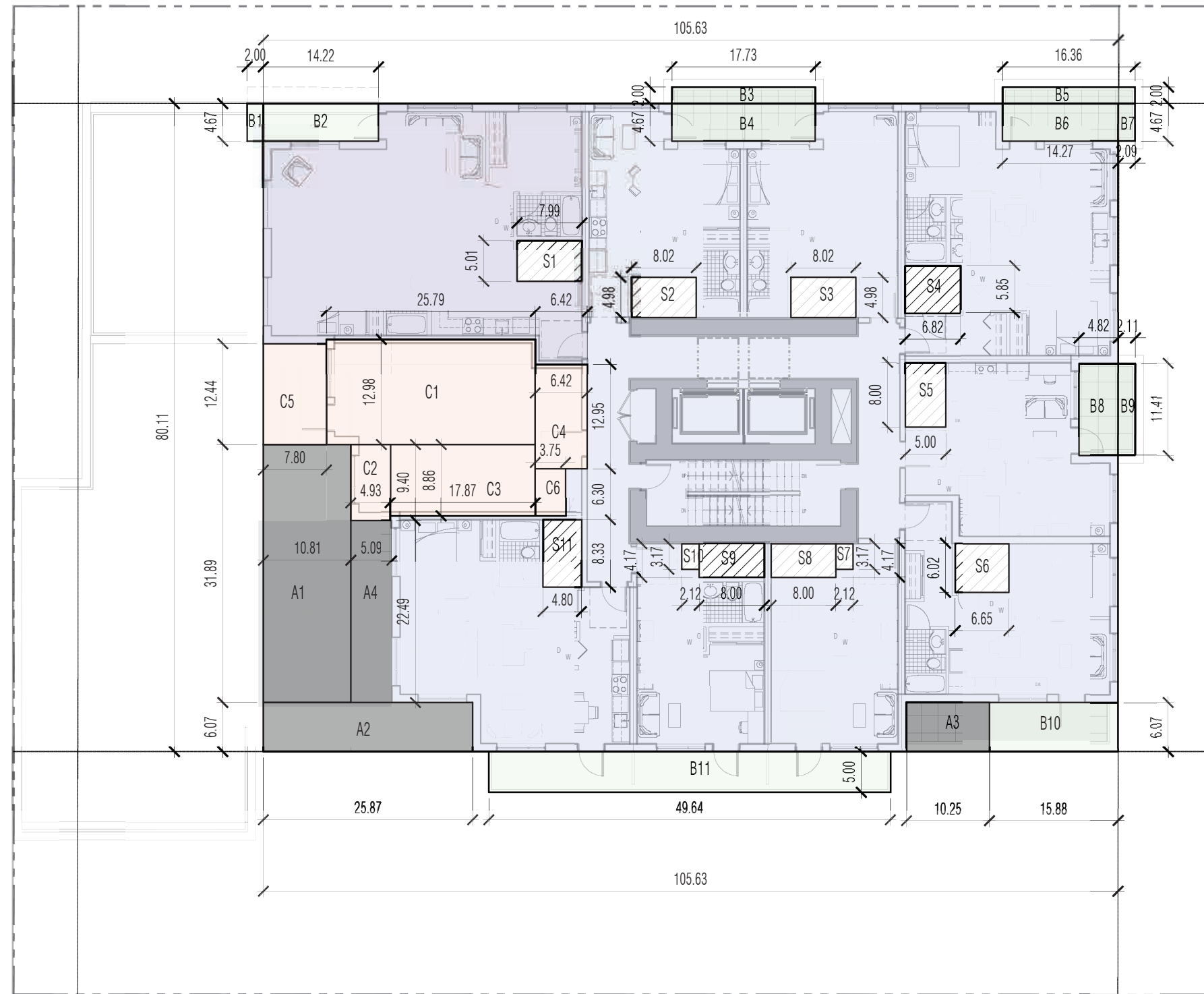
	NAME	WIDTH		LENGTH		AREA
GROSS PERIMETER AREA						
	A1	10.80	X	31.89	=	344.41
	A2	25.87	X	6.07	=	157.03
	A3	10.25	X	6.07	=	62.22
	A4	5.09	X	22.49	=	114.47
	B2	14.22	X	4.67	=	66.41
	B4	17.73	X	4.67	=	82.80
	B6	14.27	X	4.67	=	66.64
	B8	4.82	X	11.41	=	55.00
	B10	15.88	X	6.07	=	96.39
	S1	7.99	X	5.01	=	40.03
	S2	8.02	X	4.98	=	39.94
	S3	8.02	X	4.98	=	39.94
	S4	6.82	X	5.85	=	39.90
	S5	5.00	X	8.00	=	40.00
	S6	6.65	X	6.02	=	40.03
	S7	2.12	X	3.17	=	6.72
	S8	8.00	X	4.17	=	33.36
	S9	8.00	X	4.17	=	33.36
	S10	2.12	X	3.17	=	6.72
	S11	4.80	X	8.33	=	39.98
	C1	25.79	X	12.98	=	334.75
	C2	4.93	X	9.40	=	46.34
	C3	17.87	X	8.86	=	158.33
	C4	6.42	X	12.95	=	83.14
	C5	7.80	X	12.44	=	97.03
	C6	3.75	X	6.30	=	23.83
	wall exclusion	390.42	X	0.21	=	81.21
SUBTOTAL						2,229.78
TOTAL FSR						6,232.2

LEVEL 2 BALCONY AREA						
B1	2.00	X	4.67	=	9.34	
B2	14.22	X	4.67	=	66.41	
B3	17.73	X	2.00	=	35.46	
B4	17.73	X	4.67	=	82.80	
B5	16.36	X	2.00	=	32.72	
B6	14.36	X	4.67	=	67.06	
B7	2.00	X	4.67	=	9.34	
B8	4.82	X	11.41	=	55.00	
B9	2.11	X	11.41	=	24.08	
B10	15.88	X	6.07	=	96.39	
B11	49.64	X	5.00	=	248.20	
B12	7.80	X	12.44	=	97.03	
TOTAL BALCONY AREA						823.82

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS
- AMENITIES

L2 PODIUM FLOOR PLAN FSR
 SCALE 1/16"=1'-0"



LEVEL 3 TOTAL FSR AREA 6,835.5

LEVEL 3 FSR SCHEDULE

	NAME	WIDTH		LENGTH		AREA
GROSS PERIMETER AREA						
		105.63	X	80.11	=	8,462.019
AREA DEDUCTION	A1	10.82	X	37.96	=	410.73
	A2	10.25	X	6.07	=	62.22
	A3	5.09	X	22.48	=	114.42
	A4	15.00	X	6.07	=	91.05
	B3	14.22	X	4.67	=	66.41
	B5	17.73	X	4.67	=	82.80
	B7	14.27	X	4.67	=	66.64
	B10	4.82	X	11.41	=	55.00
	B11	15.88	X	6.07	=	96.39
	B13	7.80	X	12.44	=	97.03
	S1	7.99	X	5.00	=	39.95
	S2	8.02	X	4.98	=	39.94
S3	8.02	X	4.98	=	39.94	
S4	6.82	X	5.85	=	39.90	
S5	5.00	X	8.00	=	40.00	
S6	6.65	X	6.02	=	40.03	
S7	2.12	X	3.17	=	6.72	
S8	8.00	X	4.17	=	33.36	
S9	8.00	X	4.17	=	33.36	
S10	2.12	X	3.17	=	6.72	
S11	4.80	X	8.33	=	39.98	
S12	5.80	X	6.91	=	40.08	
	wall exclusion	390.42	X	0.21	=	81.21
SUBTOTAL						1,623.87
TOTAL FSR						6,835.5

LEVEL 3 BALCONY AREA						
B1	16.22	X	2.00	=	32.44	
B2	2.00	X	4.67	=	9.34	
B3	14.22	X	4.67	=	66.41	
B4	17.73	X	2.00	=	35.46	
B5	17.73	X	4.67	=	82.80	
B6	16.36	X	2.00	=	32.72	
B7	14.27	X	4.67	=	66.64	
B8	2.09	X	4.67	=	9.76	
B9	2.09	X	11.41	=	23.85	
B10	4.82	X	11.41	=	55.00	
B11	15.91	X	6.07	=	96.57	
B12	49.64	X	5.00	=	248.20	
B13	15.05	X	6.07	=	91.35	
B14	7.82	X	12.44	=	97.28	
TOTAL BALCONY AREA						947.82

FSR LEGEND

RESIDENTIAL AREA



STORAGES AND SHAFTS



BALCONIES

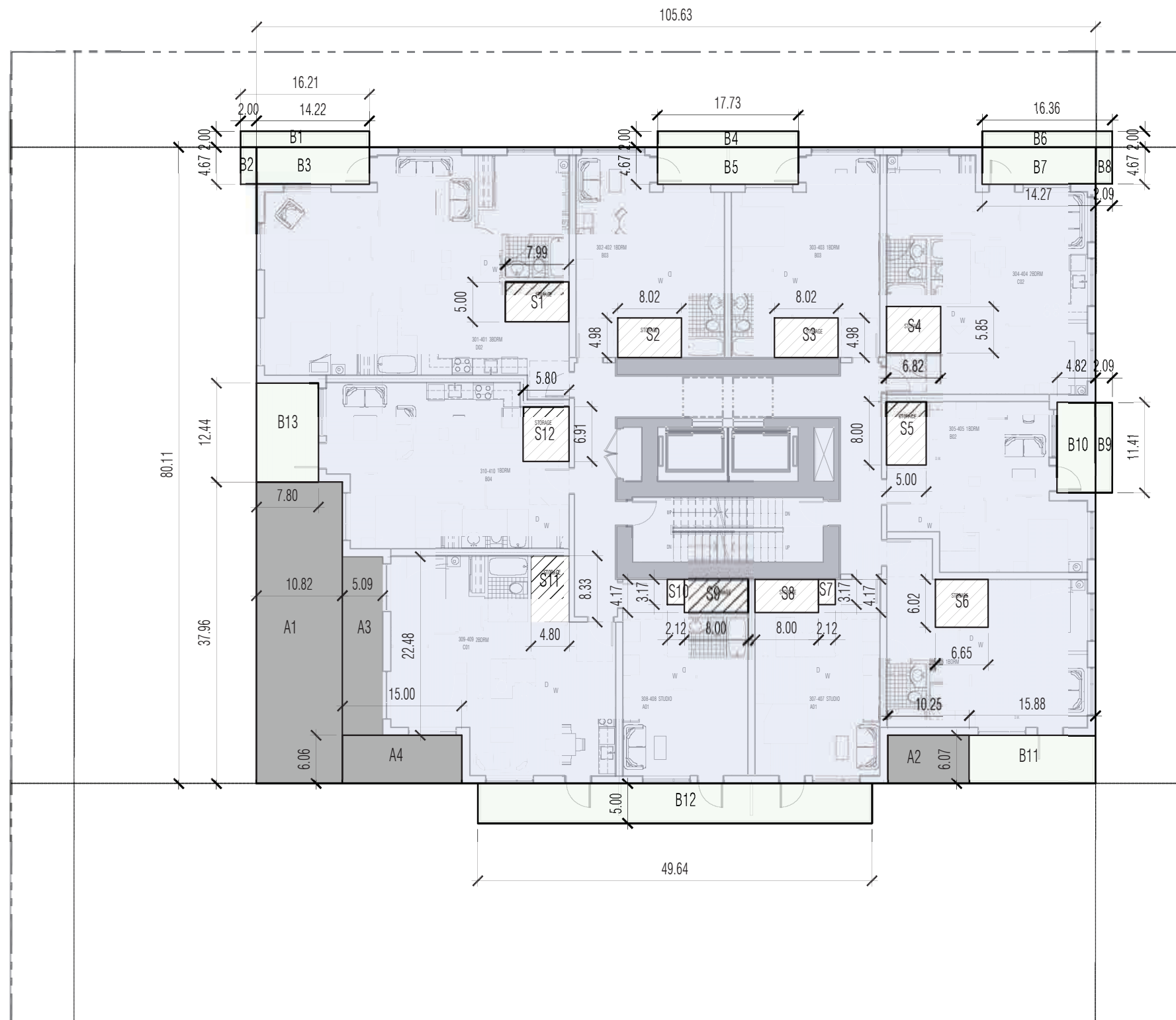


AREA DEDUCTIONS



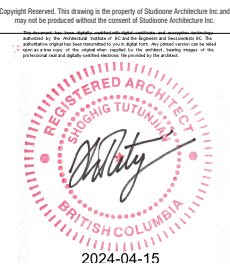
L3 FLOOR PLAN FSR

SCALE 1/16"=1'-0"



240 - 388 West 8th Ave.
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2- 2024.04.15 REISSUED FOR REZONING
1- 2024.01.03 ISSUED FOR REZONING
no.: date: description:
Revisions

project title:
270 E AST 13TH AVENUE
MIXED-USE DEVELOPMENT
270 E 13 AVE.
VANCOUVER, BC

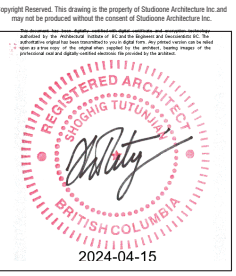
drawing title:
L3 FLOOR PLAN
FSR

project no.: 22021
drawn by: R.M.
checked by: Shoghig.T
date: JAN.03, 2024
scale: 1/16" = 1'-0"



drawing no.:

A1.8A



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 L4 FLOOR PLAN
 FSR

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN.03, 2024
 scale: 1/16" = 1'-0"

drawing no.:
A1.8B

LEVEL 4 TOTAL FSR AREA **6,835.5**

LEVEL 4 FSR SCHEDULE

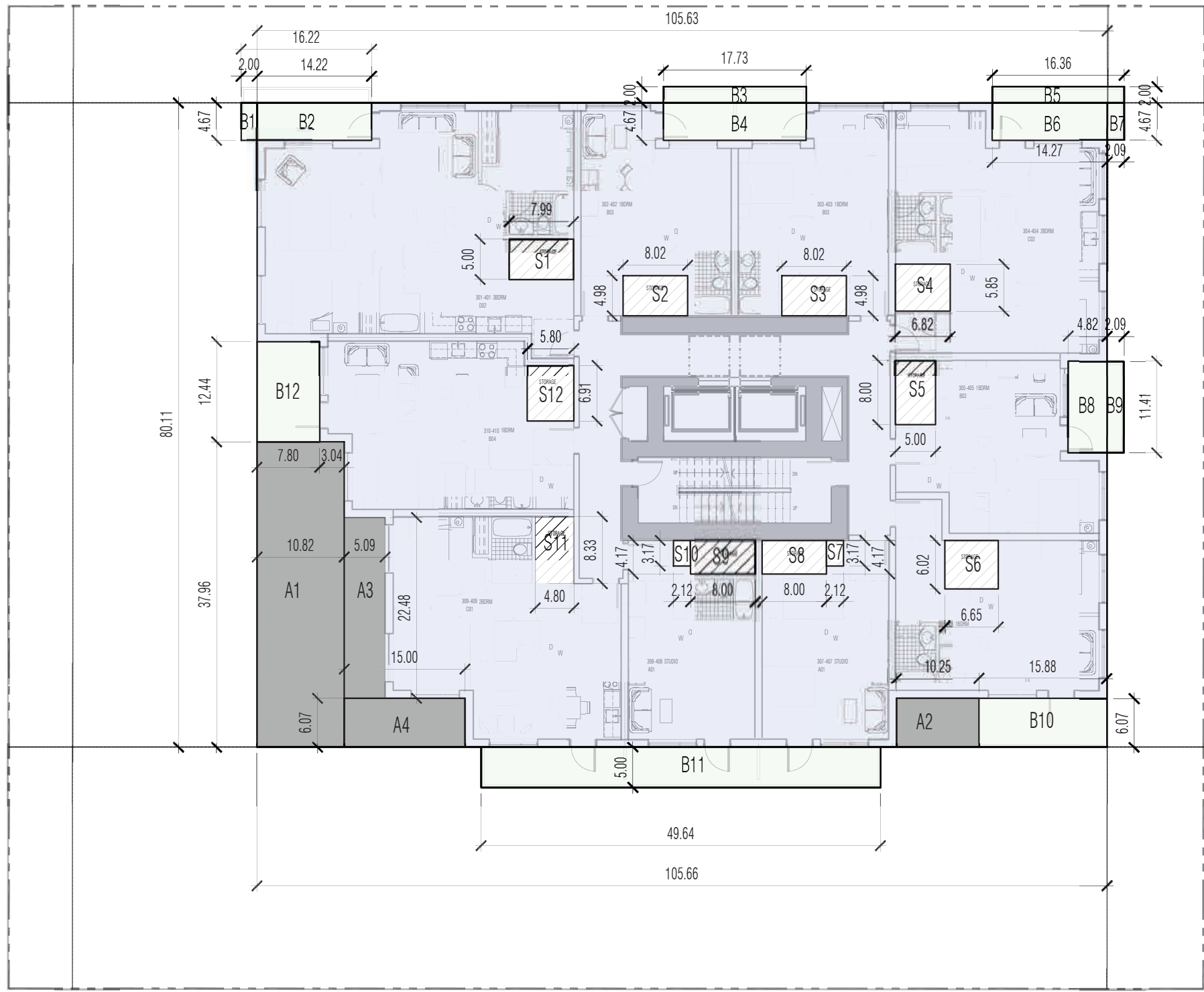
	NAME	WIDTH		LENGTH		AREA
GROSS PERIMETER AREA						
	A1	10.82	X	37.96	=	410.73
	A2	10.25	X	6.07	=	62.22
	A3	5.09	X	22.48	=	114.42
	A4	15.00	X	6.07	=	91.05
	B2	14.22	X	4.67	=	66.41
	B4	17.73	X	4.67	=	82.80
	B6	14.27	X	4.67	=	66.64
	B8	4.82	X	11.41	=	55.00
	B10	15.88	X	6.07	=	96.39
	B12	7.80	X	12.44	=	97.03
AREA DEDUCTION						
	S1	7.99	X	5.00	=	39.95
	S2	8.02	X	4.98	=	39.94
	S3	8.02	X	4.98	=	39.94
	S4	6.82	X	5.85	=	39.90
	S5	5.00	X	8.00	=	40.00
	S6	6.65	X	6.02	=	40.03
	S7	2.12	X	3.17	=	6.72
	S8	8.00	X	4.17	=	33.36
	S9	8.00	X	4.17	=	33.36
	S10	2.12	X	3.17	=	6.72
	S11	4.80	X	8.33	=	39.98
	S12	5.80	X	6.91	=	40.08
	wall exclusion	390.42	X	0.21	=	81.21
SUBTOTAL						1,623.87
TOTAL FSR						6,835.5

LEVEL 4 BALCONY AREA						
B1	2.00	X	4.67	=	9.34	
B2	14.22	X	4.67	=	66.41	
B3	17.73	X	2.00	=	35.46	
B4	17.73	X	4.67	=	82.80	
B5	16.36	X	2.00	=	32.72	
B6	14.27	X	4.67	=	66.64	
B7	2.09	X	4.67	=	9.76	
B8	4.82	X	11.41	=	55.00	
B9	2.09	X	11.41	=	23.85	
B10	15.91	X	6.07	=	96.57	
B11	49.64	X	5.00	=	248.20	
B12	15.05	X	6.07	=	91.35	
B13	7.80	X	12.44	=	97.03	
TOTAL BALCONY AREA						915.13

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

L4 FLOOR PLAN FSR
 SCALE 1/16"=1'-0"



LEVEL 5 FSR SCHEDULE

	NAME	WIDTH		LENGTH		AREA
GROSS PERIMETER AREA						
	A1	23.26	X	8.93	=	207.71
	A2	20.29	X	2.20	=	44.64
	A3	10.25	X	6.07	=	62.22
	B2	3.03	X	11.41	=	34.57
	B4	17.73	X	4.67	=	82.80
	B6	14.27	X	4.67	=	66.64
	B8	4.82	X	11.41	=	55.00
	B10	15.88	X	6.07	=	96.39
	B12	9.97	X	6.07	=	60.52
AREA DEDUCTION	S1	6.01	X	6.64	=	39.91
	S2	8.02	X	4.98	=	39.94
	S3	8.02	X	4.98	=	39.94
	S4	6.83	X	5.86	=	40.02
	S5	5.00	X	8.00	=	40.00
	S6	6.65	X	6.02	=	40.03
	S7	2.12	X	3.17	=	6.72
	S8	8.00	X	4.17	=	33.36
	S9	8.00	X	4.17	=	33.36
	S10	2.12	X	3.17	=	6.72
	S11	4.80	X	8.33	=	39.98
	wall exclusion	358.99	X	0.21	=	74.67
SUBTOTAL						1,145.14
TOTAL FSR						6,042.3

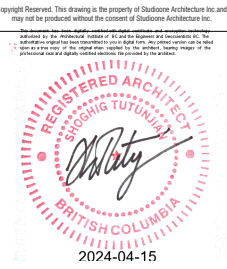
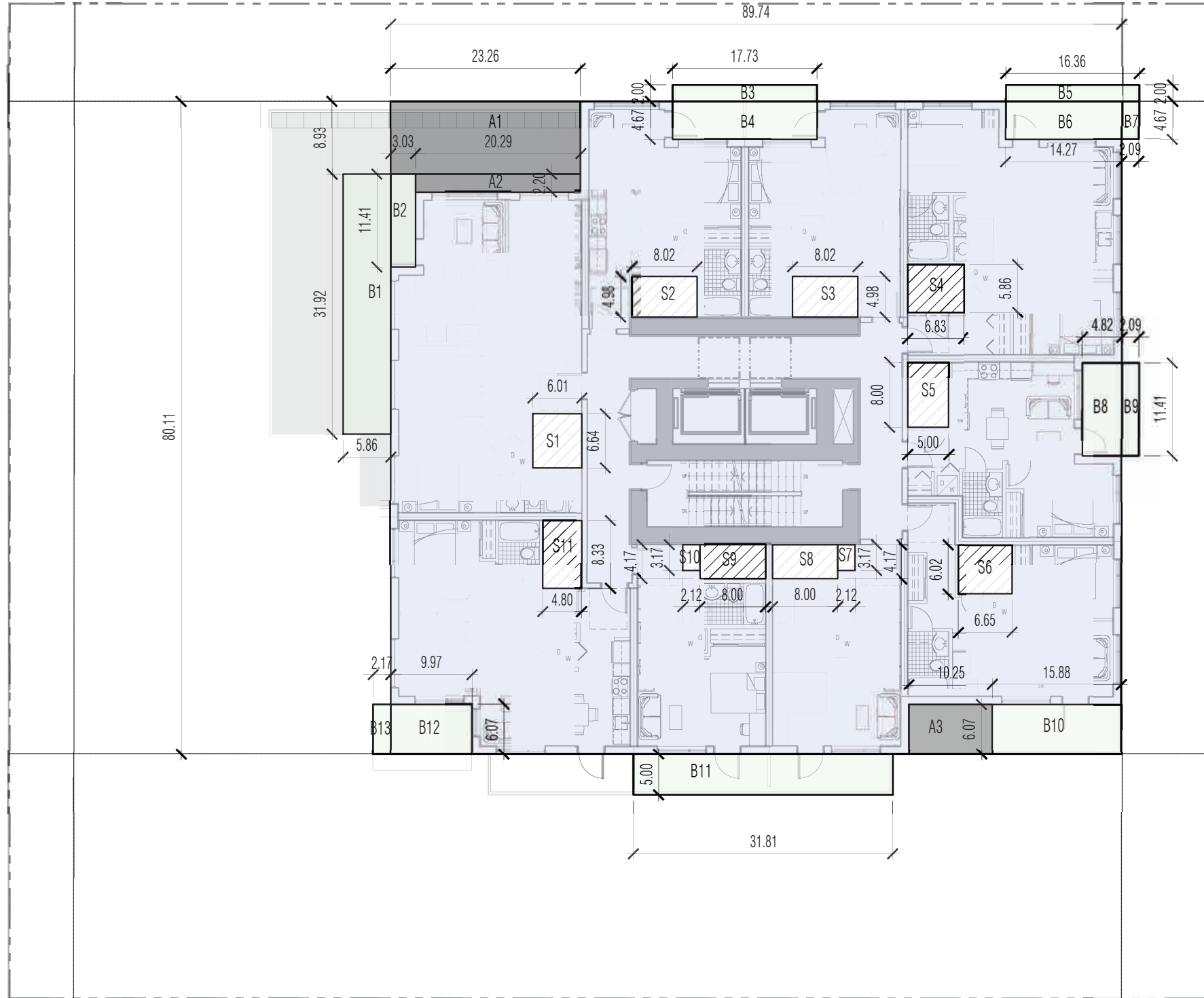
LEVEL 5 BALCONY AREA						
B1		5.86	X	31.92	=	187.05
B2		3.03	X	11.41	=	34.57
B3		17.73	X	2.00	=	35.46
B4		17.73	X	4.67	=	82.80
B5		16.36	X	2.00	=	32.72
B6		14.27	X	4.67	=	66.64
B7		2.09	X	4.67	=	9.76
B8		4.82	X	11.41	=	55.00
B9		2.09	X	11.41	=	23.85
B10		15.91	X	6.07	=	96.57
B11		31.81	X	5.00	=	159.05
B12		9.97	X	6.07	=	60.52
B13		2.17	X	6.07	=	13.17
TOTAL BALCONY AREA						857.16

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

L5 FLOOR PLAN FSR

SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
**L5 FLOOR PLAN
 FSR**

project no.:	22021	N
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03.2024	
scale:	1/16" = 1'-0"	

drawing no.:
A1.9A

LEVEL 9 FSR SCHEDULE					
	NAME	WIDTH		LENGTH	AREA
GROSS PERIMETER AREA					
		89.74	X	80.11	= 7,189.071
AREA DEDUCTION	A1	23.26	X	8.93	= 207.71
	A2	20.29	X	2.20	= 44.64
	A3	10.25	X	6.07	= 62.22
	A4	9.97	X	6.07	= 60.52
	B2	3.07	X	11.41	= 35.03
	B4	17.73	X	4.67	= 82.80
	B6	14.27	X	4.67	= 66.64
	B8	4.82	X	11.41	= 55.00
	B10	15.88	X	6.07	= 96.39
	S1	6.01	X	6.64	= 39.91
	S2	8.02	X	4.98	= 39.94
S3	8.02	X	4.98	= 39.94	
S4	6.83	X	5.86	= 40.02	
S5	5.00	X	8.00	= 40.00	
S6	6.65	X	6.02	= 40.03	
S7	2.12	X	3.17	= 6.72	
S8	8.00	X	4.17	= 33.36	
S9	8.00	X	4.17	= 33.36	
S10	2.12	X	3.17	= 6.72	
S11	4.80	X	8.33	= 39.98	
	wall exclusion	358.99	X	0.21	= 74.67
SUBTOTAL					1,145.60
TOTAL FSR					6,042.3

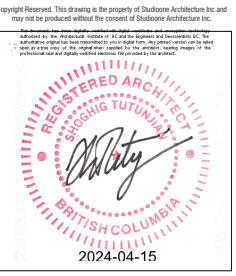
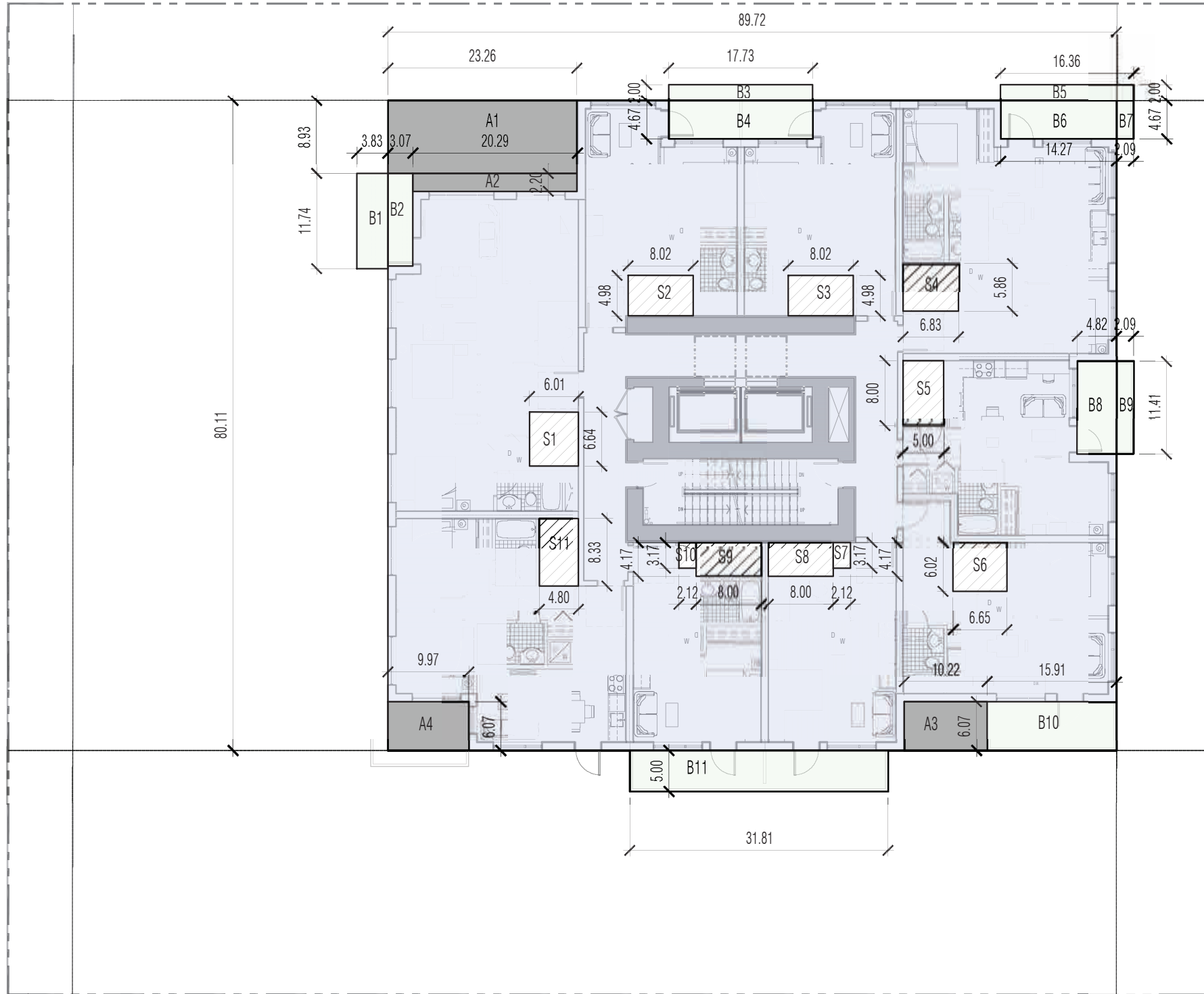
LEVEL 9 BALCONY AREA				
B1	3.83	X	11.74	= 44.96
B2	3.07	X	11.41	= 35.03
B3	17.73	X	2.00	= 35.46
B4	17.73	X	4.67	= 82.80
B5	16.36	X	2.00	= 32.72
B6	14.27	X	4.67	= 66.64
B7	2.09	X	4.67	= 9.76
B8	4.82	X	11.41	= 55.00
B9	2.09	X	11.41	= 23.85
B10	15.91	X	6.07	= 96.57
B11	31.81	X	5.00	= 159.05
TOTAL BALCONY AREA				641.84

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

L9 FLOOR PLAN FSR

SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
**L9 FLOOR PLAN
 FSR**

project no.:	22021	N
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03, 2024	
scale:	1/16" = 1'-0"	

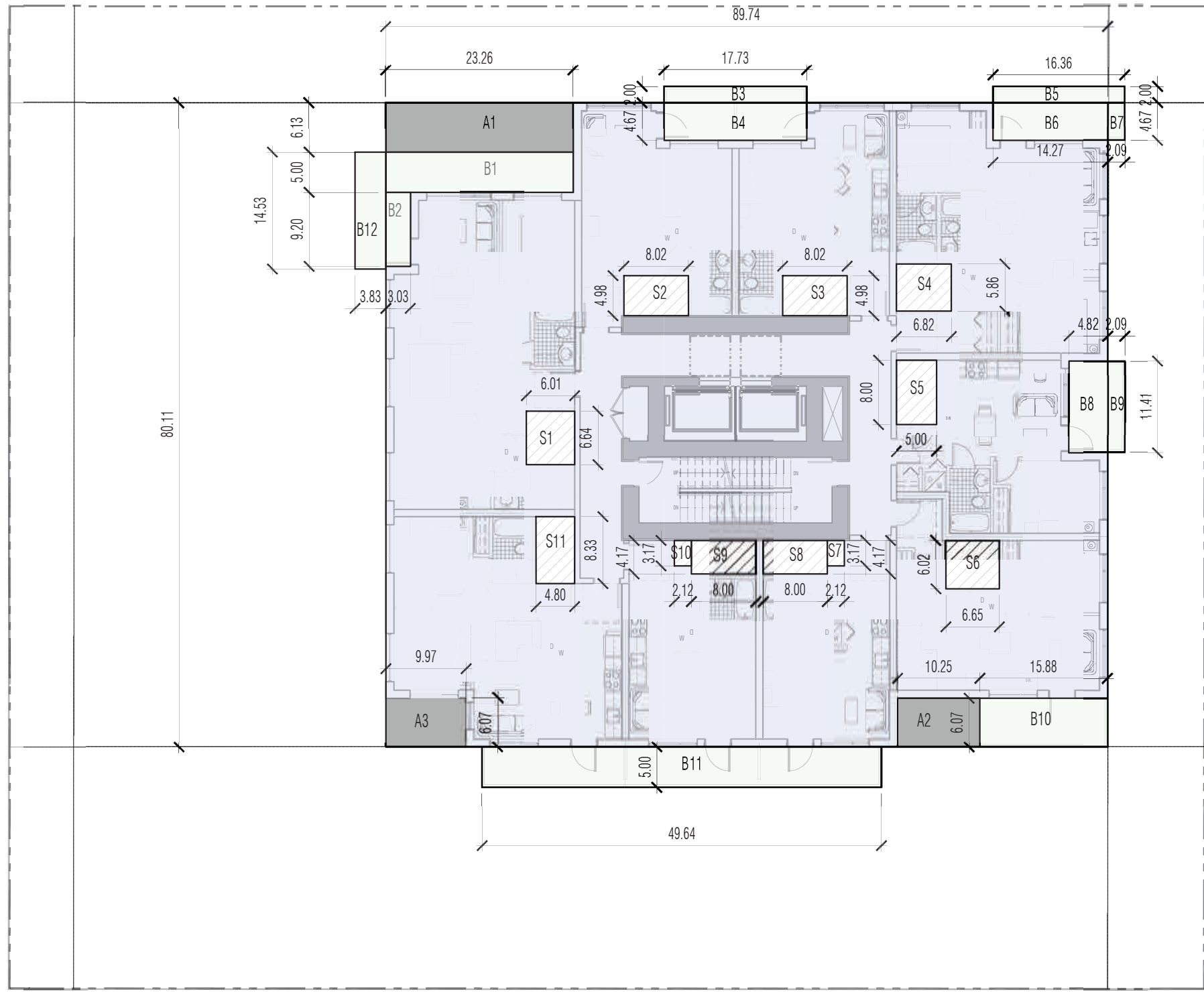
drawing no.:
A1.10B

LEVEL 10,11,12 TOTAL FSR AREA	6,042.3
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LEVEL 10,11,12 FSR SCHEDULE

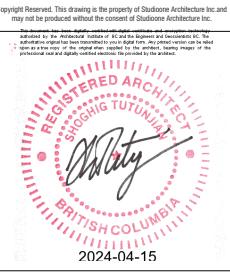
	NAME	WIDTH		LENGTH	=	AREA
GROSS PERIMETER AREA	A1	23.26	X	6.13	=	142.58
	A2	10.25	X	6.07	=	62.22
	A3	9.97	X	6.07	=	60.52
	B1	23.26	X	5.00	=	116.30
	B2	3.03	X	9.20	=	27.88
	B4	17.73	X	4.67	=	82.80
	B6	14.27	X	4.67	=	66.64
	B8	4.82	X	11.41	=	55.00
	B10	15.88	X	6.07	=	96.39
	S1	6.01	X	6.64	=	39.91
	S2	8.02	X	4.98	=	39.94
	S3	8.02	X	4.98	=	39.94
S4	6.83	X	5.86	=	40.02	
S5	5.00	X	8.00	=	40.00	
S6	6.65	X	6.02	=	40.03	
S7	2.12	X	3.17	=	6.72	
S8	8.00	X	4.17	=	33.36	
S9	8.00	X	4.17	=	33.36	
S10	2.12	X	3.17	=	6.72	
S11	4.80	X	8.33	=	39.98	
Subtotal	wall exclusion	358.99	X	0.21	=	74.67
TOTAL FSR						6,042.3

LEVEL 10,11,12 BALCONY AREA						
B1	23.45	X	5.00	=	117.25	
B2	3.03	X	9.20	=	27.88	
B3	17.73	X	2.00	=	35.46	
B4	17.73	X	4.67	=	82.80	
B5	16.36	X	2.00	=	32.72	
B6	14.27	X	4.67	=	66.64	
B7	2.09	X	4.67	=	9.76	
B8	4.82	X	11.41	=	55.00	
B9	2.09	X	11.41	=	23.85	
B10	15.91	X	6.07	=	96.57	
B11	49.64	X	5.00	=	248.20	
B12	3.83	X	14.53	=	55.65	
TOTAL BALCONY AREA						851.77



- FSR LEGEND**
- RESIDENTIAL AREA
 - STORAGES AND SHAFTS
 - BALCONIES
 - AREA DEDUCTIONS

L10, 11, 12 FLOOR PLAN FSR
 SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

drawing title:
**L10, 11, 12 FLOOR PLAN
 FSR**

project no.:	22021	N
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03, 2024	
scale:	1/16" = 1'-0"	

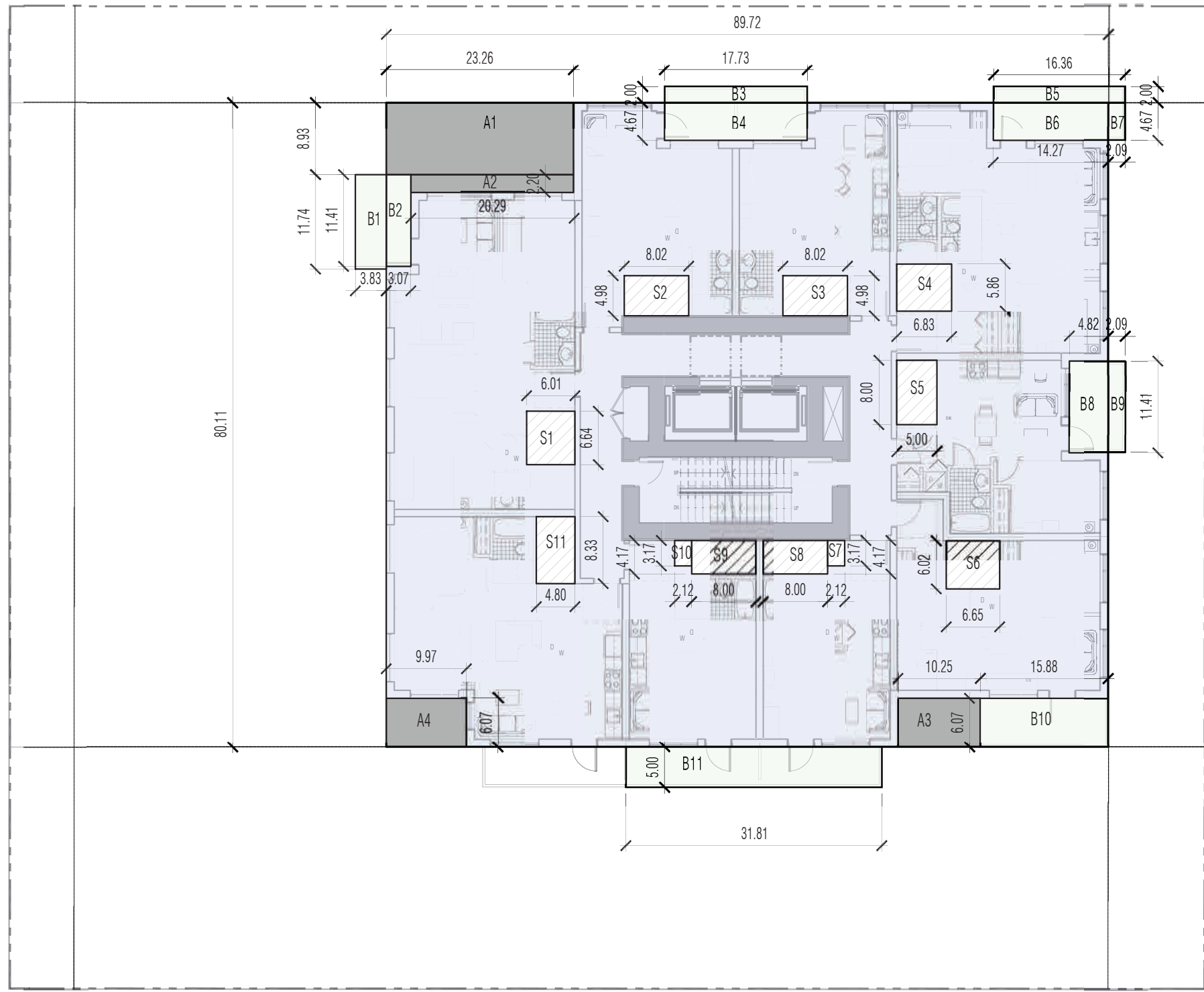
drawing no.:
A1.11A

LEVEL 13 TOTAL FSR AREA **6,042.3**

LEVEL 13 FSR SCHEDULE

	NAME	WIDTH		LENGTH	=	AREA
GROSS PERIMETER AREA						
		89.74	X	80.11	=	7,189.071
AREA DEDUCTION	A1	23.26	X	8.93	=	207.71
	A2	20.29	X	2.20	=	44.64
	A3	10.25	X	6.07	=	62.22
	A4	9.97	X	6.07	=	60.52
	B2	3.07	X	11.41	=	35.03
	B4	17.73	X	4.67	=	82.80
	B6	14.27	X	4.67	=	66.64
	B8	4.82	X	11.41	=	55.00
	B10	15.88	X	6.07	=	96.39
	B12	10.14	X	6.07	=	61.55
	S1	6.01	X	6.64	=	39.91
	S2	8.02	X	4.98	=	39.94
	S3	8.02	X	4.98	=	39.94
	S4	6.83	X	5.86	=	40.02
S5	5.00	X	8.00	=	40.00	
S6	6.65	X	6.02	=	40.03	
S7	2.12	X	3.17	=	6.72	
S8	8.00	X	4.17	=	33.36	
S9	8.00	X	4.17	=	33.36	
S10	2.12	X	3.17	=	6.72	
S11	4.80	X	8.33	=	39.98	
	wall exclusion	358.99	X	0.21	=	74.67
SUBTOTAL						1,207.15
TOTAL FSR						6,042.3

L 13 BALCONY AREA						
B1	3.83	X	11.74	=	44.96	
B2	3.07	X	11.41	=	35.03	
B3	17.73	X	2.00	=	35.46	
B4	17.73	X	4.67	=	82.80	
B5	16.36	X	2.00	=	32.72	
B6	14.27	X	4.67	=	66.64	
B7	2.09	X	4.67	=	9.76	
B8	4.82	X	11.41	=	55.00	
B9	2.09	X	11.41	=	23.85	
B10	15.91	X	6.07	=	96.57	
B11	31.81	X	5.00	=	159.05	
TOTAL BALCONY AREA						641.84

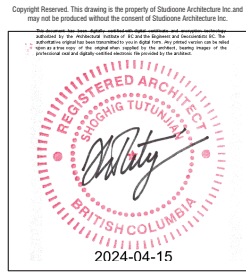


FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

L13 FLOOR PLAN FSR
SCALE 1/16"=1'-0"

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3X2
Tel: 604 - 731 - 3966
Fax: 604 - 734 - 1121
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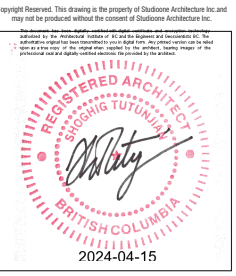
2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
**270 E AST 13TH AVENUE
MIXED-USE DEVELOPMENT
270 E 13 AVE.
VANCOUVER, BC**

drawing title:
**L13 FLOOR PLAN
FSR**

project no.: 22021
drawn by: R.M.
checked by: Shoghig.T
date: JAN.03, 2024
scale: 1/16" = 1'-0"

drawing no.:
A1.11B



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 L14,15,16 FLOOR PLAN
 FSR

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN.03, 2024
 scale: 1/16" = 1'-0"



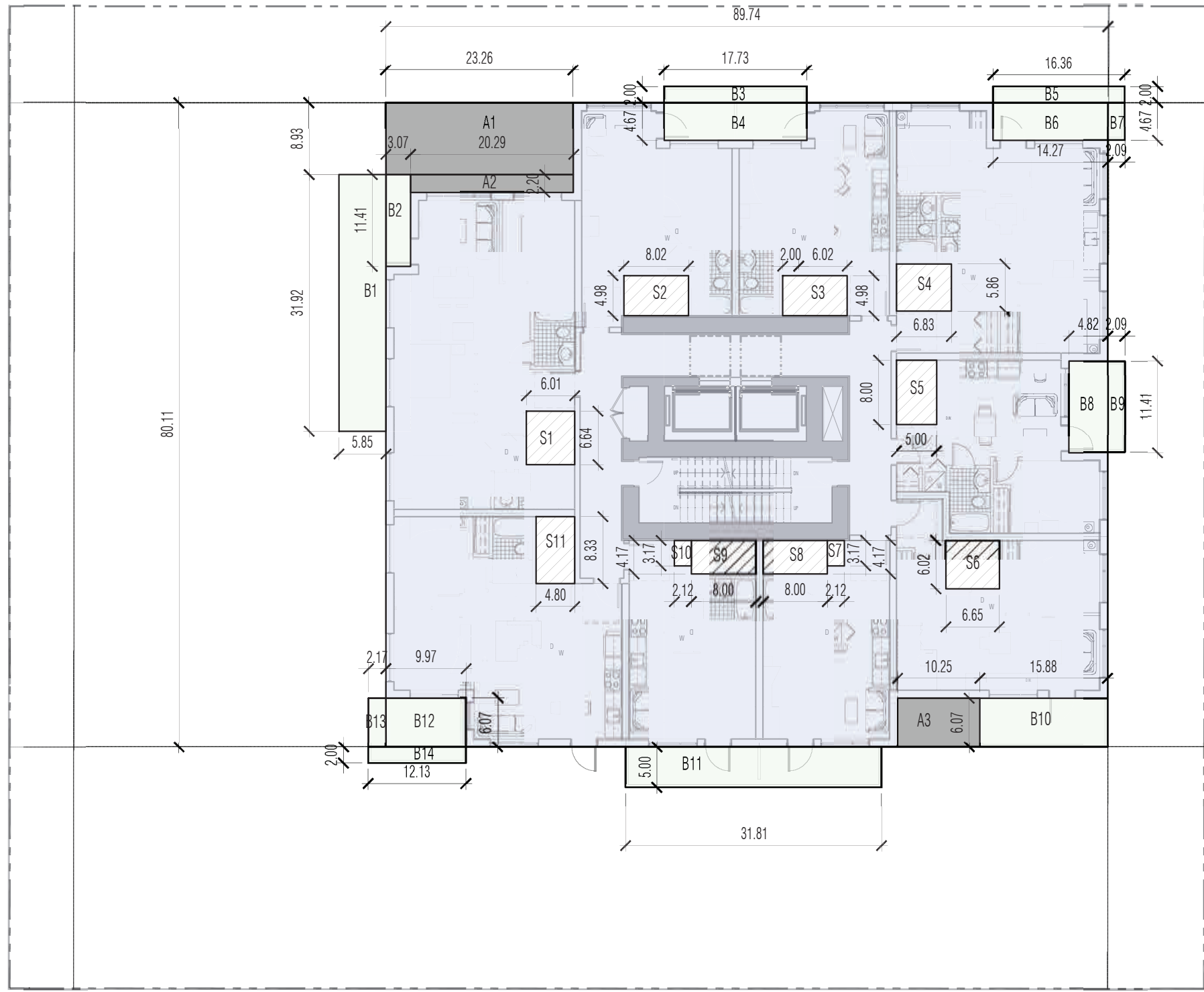
drawing no.:

A1.12A

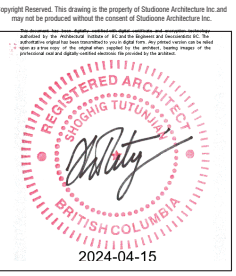
LEVEL 14,15,16 TOTAL FSR AREA						6,042.3
LEVEL 14,15,16 FSR SCHEDULE						
	NAME	WIDTH		LENGTH		AREA
GROSS PERIMETER AREA		89.74	X	80.11	=	7,189.071
AREA DEDUCTION	A1	23.26	X	8.93	=	207.71
	A2	20.29	X	2.20	=	44.64
	A3	10.25	X	6.07	=	62.22
	B2	3.07	X	11.41	=	35.03
	B4	17.73	X	4.67	=	82.80
	B6	14.27	X	4.67	=	66.64
	B8	4.82	X	11.41	=	55.00
	B10	15.88	X	6.07	=	96.39
	B12	9.97	X	6.07	=	60.52
	S1	6.01	X	6.64	=	39.91
	S2	8.02	X	4.98	=	39.94
	S3	8.02	X	4.98	=	39.94
	S4	6.83	X	5.86	=	40.02
	S5	5.00	X	8.00	=	40.00
S6	6.65	X	6.02	=	40.03	
S7	2.12	X	3.17	=	6.72	
S8	8.00	X	4.17	=	33.36	
S9	8.00	X	4.17	=	33.36	
S10	2.12	X	3.17	=	6.72	
S11	4.80	X	8.33	=	39.98	
	wall exclusion	358.99	X	0.21	=	74.67
SUBTOTAL						1,145.60
TOTAL FSR						6,042.3
LEVEL 14,15,16 BALCONY AREA						
B1	3.85	X	31.92	=	122.89	
B2	3.07	X	11.41	=	35.03	
B3	17.73	X	2.00	=	35.46	
B4	17.73	X	4.67	=	82.80	
B5	16.36	X	2.00	=	32.72	
B6	14.27	X	4.67	=	66.64	
B7	2.09	X	4.67	=	9.76	
B8	4.82	X	11.41	=	55.00	
B9	2.09	X	11.41	=	23.85	
B10	15.91	X	6.07	=	96.57	
B11	31.81	X	5.00	=	159.05	
B12	9.97	X	6.07	=	60.52	
B13	2.17	X	6.07	=	13.17	
B14	12.13	X	2.00	=	24.26	
TOTAL BALCONY AREA						817.72

FSR LEGEND

RESIDENTIAL AREA	
STORAGES AND SHAFTS	
BALCONIES	
AREA DEDUCTIONS	



L14,15,16 FLOOR PLAN FSR
 SCALE 1/16"=1'-0"



2- 2024.04.15 REISSUED FOR REZONING
 1- 2024.01.03 ISSUED FOR REZONING
 no.: date: description:
 Revisions

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 L17 FLOOR PLAN
 FSR

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN.03, 2024
 scale: 1/16" = 1'-0"

drawing no.:
A1.12B

LEVEL 17 TOTAL FSR AREA **6,042.3**

LEVEL 17 FSR SCHEDULE

	NAME	WIDTH		LENGTH		AREA
GROSS PERIMETER AREA						
	A1	23.26	X	80.11	=	7,189.071
	A2	20.29	X	2.20	=	44.64
	A3	10.25	X	6.07	=	62.22
	A4	9.97	X	6.07	=	60.52
	B2	3.07	X	11.41	=	35.03
	B4	17.73	X	4.67	=	82.80
	B6	14.27	X	4.67	=	66.64
	B8	4.82	X	11.41	=	55.00
	B10	15.88	X	6.07	=	96.39
	B12	10.14	X	6.07	=	61.55
AREA DEDUCTION	S1	6.01	X	6.64	=	39.91
	S2	8.02	X	4.98	=	39.94
	S3	8.02	X	4.98	=	39.94
	S4	6.83	X	5.86	=	40.02
	S5	5.00	X	8.00	=	40.00
	S6	6.65	X	6.02	=	40.03
	S7	2.12	X	3.17	=	6.72
	S8	8.00	X	4.17	=	33.36
	S9	8.00	X	4.17	=	33.36
	S10	2.12	X	3.17	=	6.72
	S11	4.80	X	8.33	=	39.98
	wall exclusion	358.99	X	0.21	=	74.67
SUBTOTAL						1,207.15
TOTAL FSR						6,042.3

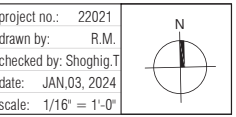
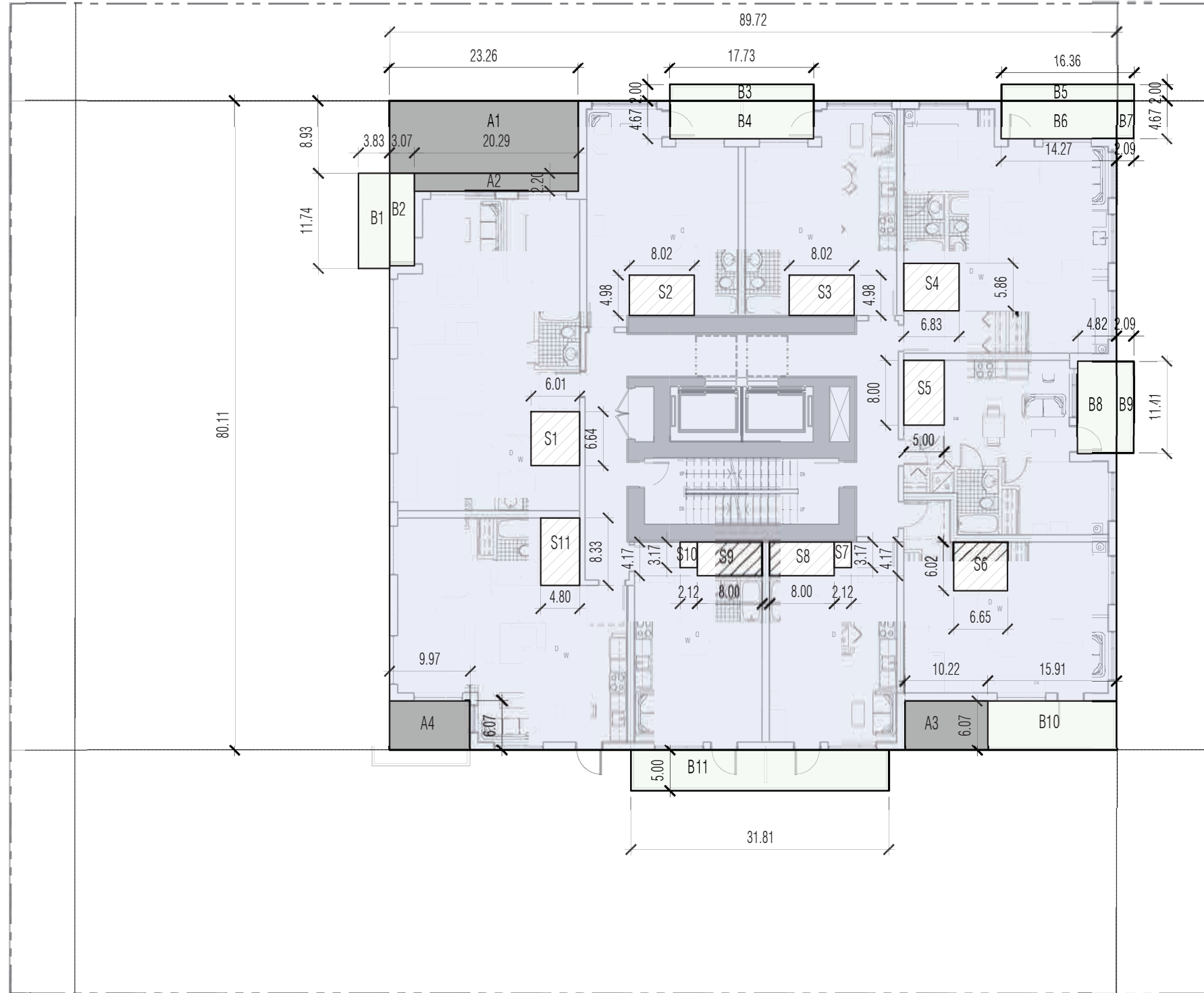
LEVEL 17 BALCONY AREA						
B1	3.83	X	11.74	=	44.96	
B2	3.07	X	11.41	=	35.03	
B3	17.73	X	2.00	=	35.46	
B4	17.73	X	4.67	=	82.80	
B5	16.36	X	2.00	=	32.72	
B6	14.27	X	4.67	=	66.64	
B7	2.09	X	4.67	=	9.76	
B8	4.82	X	11.41	=	55.00	
B9	2.09	X	11.41	=	23.85	
B10	15.91	X	6.07	=	96.57	
B11	31.81	X	5.00	=	159.05	
TOTAL BALCONY AREA						641.84

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

L17 FLOOR PLAN FSR

SCALE 1/16"=1'-0"



LEVEL 18 TOTAL FSR AREA **6,042.3**

LEVEL 18 FSR SCHEDULE

	NAME	WIDTH		LENGTH		AREA
GROSS PERIMETER AREA						
	A1	23.26	X	80.11	=	7,189.071
	A2	10.25	X	6.07	=	62.22
	A3	9.97	X	6.07	=	60.52
	B1	3.07	X	9.19	=	28.21
	B3	17.73	X	4.67	=	82.80
	B5	14.27	X	4.67	=	66.64
	B7	4.82	X	11.41	=	55.00
	B9	15.88	X	6.07	=	96.39
AREA DEDUCTION	S1	8.01	X	6.64	=	39.91
	S2	8.02	X	4.98	=	39.94
	S3	8.02	X	4.98	=	39.94
	S4	6.83	X	5.86	=	40.02
	S5	5.00	X	8.00	=	40.00
	S6	6.65	X	6.02	=	40.03
	S7	2.12	X	3.17	=	6.72
	S8	8.00	X	4.17	=	33.36
	S9	8.00	X	4.17	=	33.36
	S10	2.12	X	3.17	=	6.72
	S11	4.80	X	8.33	=	39.98
	wall exclusion	358.99	X	0.21	=	74.67
SUBTOTAL						1,145.32
TOTAL FSR						6,042.3

LEVEL 18 BALCONY AREA						
B1		3.21	X	9.19	=	29.50
B2		17.73	X	2.00	=	35.46
B3		17.73	X	4.67	=	82.80
B4		16.36	X	2.00	=	32.72
B5		14.27	X	4.67	=	66.64
B6		2.09	X	4.67	=	9.76
B7		4.82	X	11.41	=	55.00
B8		2.09	X	11.41	=	23.85
B9		15.91	X	6.07	=	96.57
B10		49.64	X	5.00	=	248.20
TOTAL BALCONY AREA						680.50

FSR LEGEND

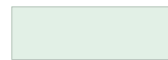
RESIDENTIAL AREA



STORAGES AND SHAFTS



BALCONIES

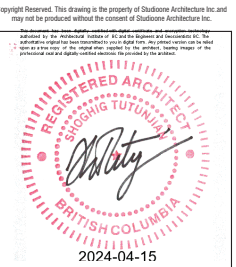
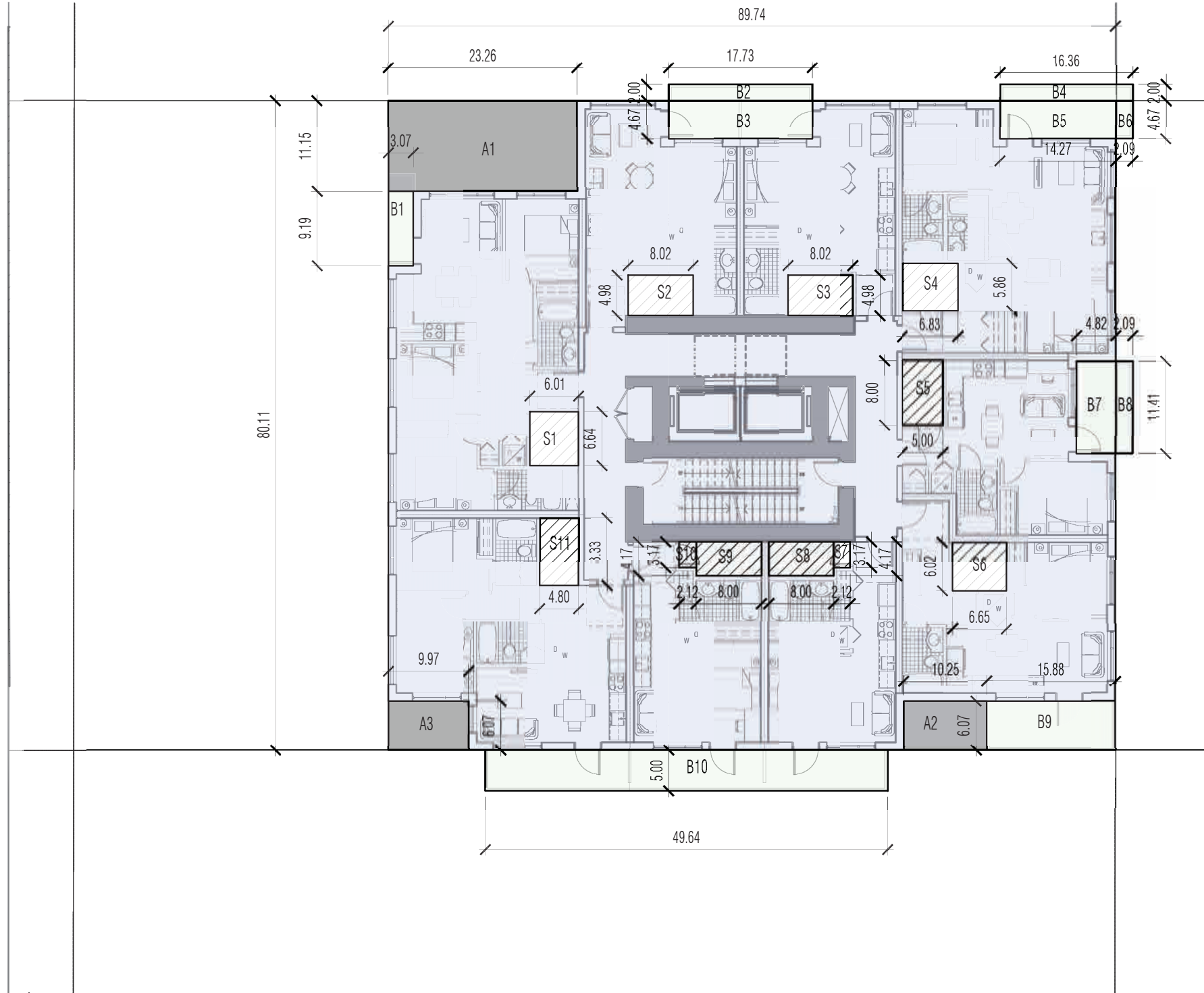


AREA DEDUCTIONS



L18 FLOOR PLAN FSR

SCALE 1/16"=1'-0"



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1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

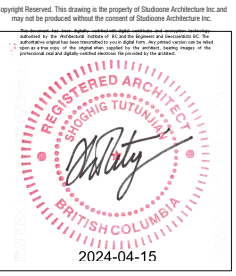
project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
**L18 FLOOR PLAN
 FSR**

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN.03, 2024
 scale: 1/16" = 1'-0"



drawing no.:
A1.13A



LEVEL 19 TOTAL FSR AREA **5,185.2**

LEVEL 19 FSR SCHEDULE

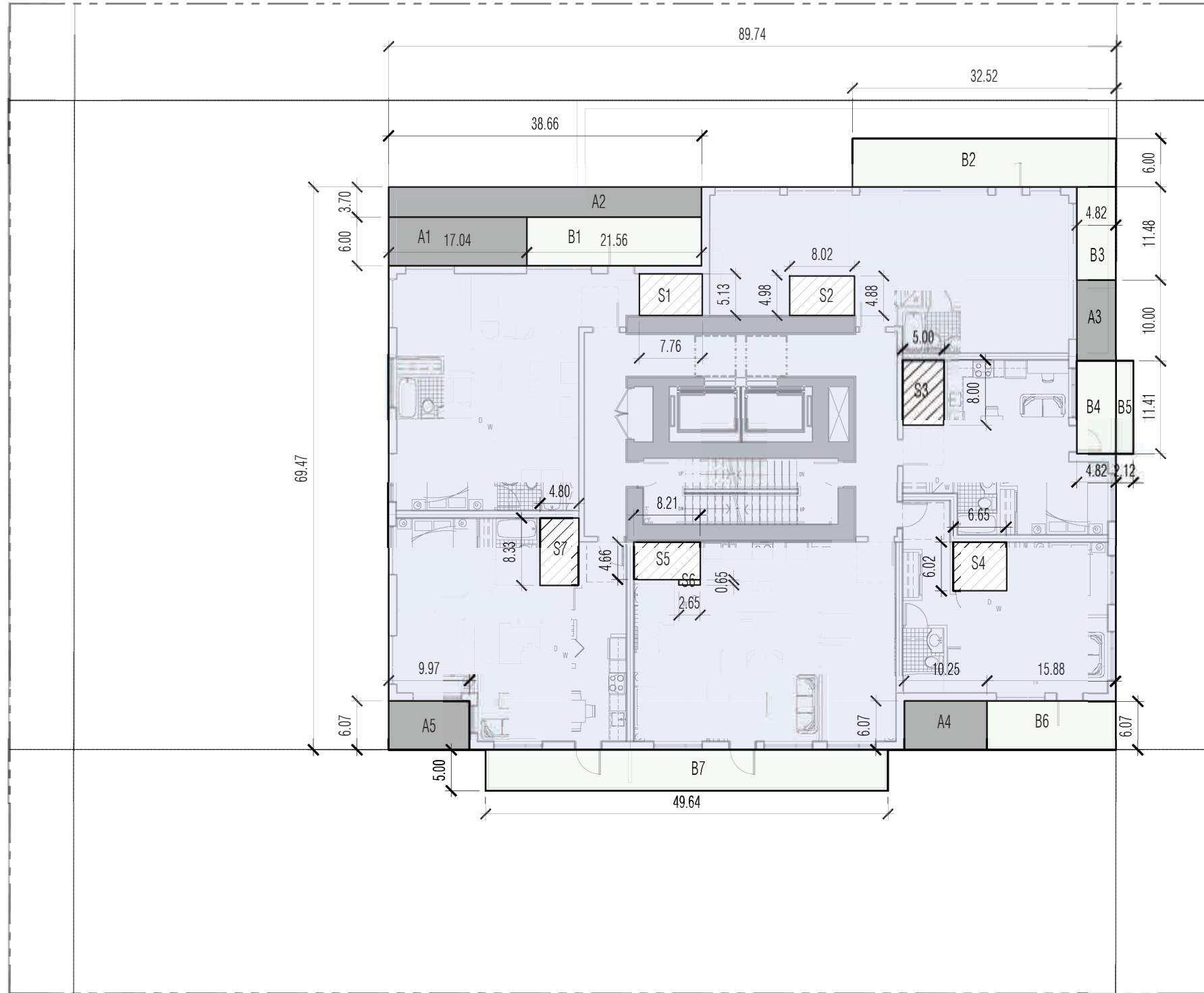
	NAME	WIDTH		LENGTH		AREA
GROSS PERIMETER AREA						
		89.74	X	69.47	=	6,234.238
AREA DEDUCTION	A1	17.04	X	6.00	=	102.24
	A2	38.61	X	3.70	=	142.86
	A3	4.82	X	10.00	=	48.20
	A4	10.25	X	6.07	=	62.22
	A5	9.97	X	6.07	=	60.52
	B1	21.56	X	6.00	=	129.36
	B3	4.82	X	11.48	=	55.33
	B4	4.82	X	11.41	=	55.00
	B6	15.88	X	6.07	=	96.39
	S1	7.76	X	5.13	=	39.81
	S2	8.00	X	4.88	=	39.04
	S3	5.00	X	8.00	=	40.00
	S4	6.65	X	6.02	=	40.03
	S5	8.21	X	4.66	=	38.26
S6	2.65	X	0.65	=	1.72	
S7	4.80	X	8.33	=	39.98	
	wall exclusion	320.78	X	0.21	=	66.72
SUBTOTAL						1,057.68
TOTAL FSR						5,185.2

LEVEL 19 BALCONY AREA						
B1	21.56	X	6.00	=	129.36	
B2	32.52	X	6.00	=	195.12	
B3	4.82	X	11.48	=	55.33	
B4	4.82	X	11.41	=	55.00	
B5	2.12	X	11.41	=	24.19	
B6	15.91	X	6.07	=	96.57	
B7	49.64	X	5.00	=	248.20	
TOTAL BALCONY AREA						803.77

FSR LEGEND

- RESIDENTIAL AREA
- STORAGES AND SHAFTS
- BALCONIES
- AREA DEDUCTIONS

L19 FLOOR PLAN FSR
 SCALE 1/16"=1'-0"



2- 2024.04.15 REISSUED FOR REZONING
 1- 2024.01.03 ISSUED FOR REZONING
 no.: date: description:
 Revisions

project title:
**270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC**

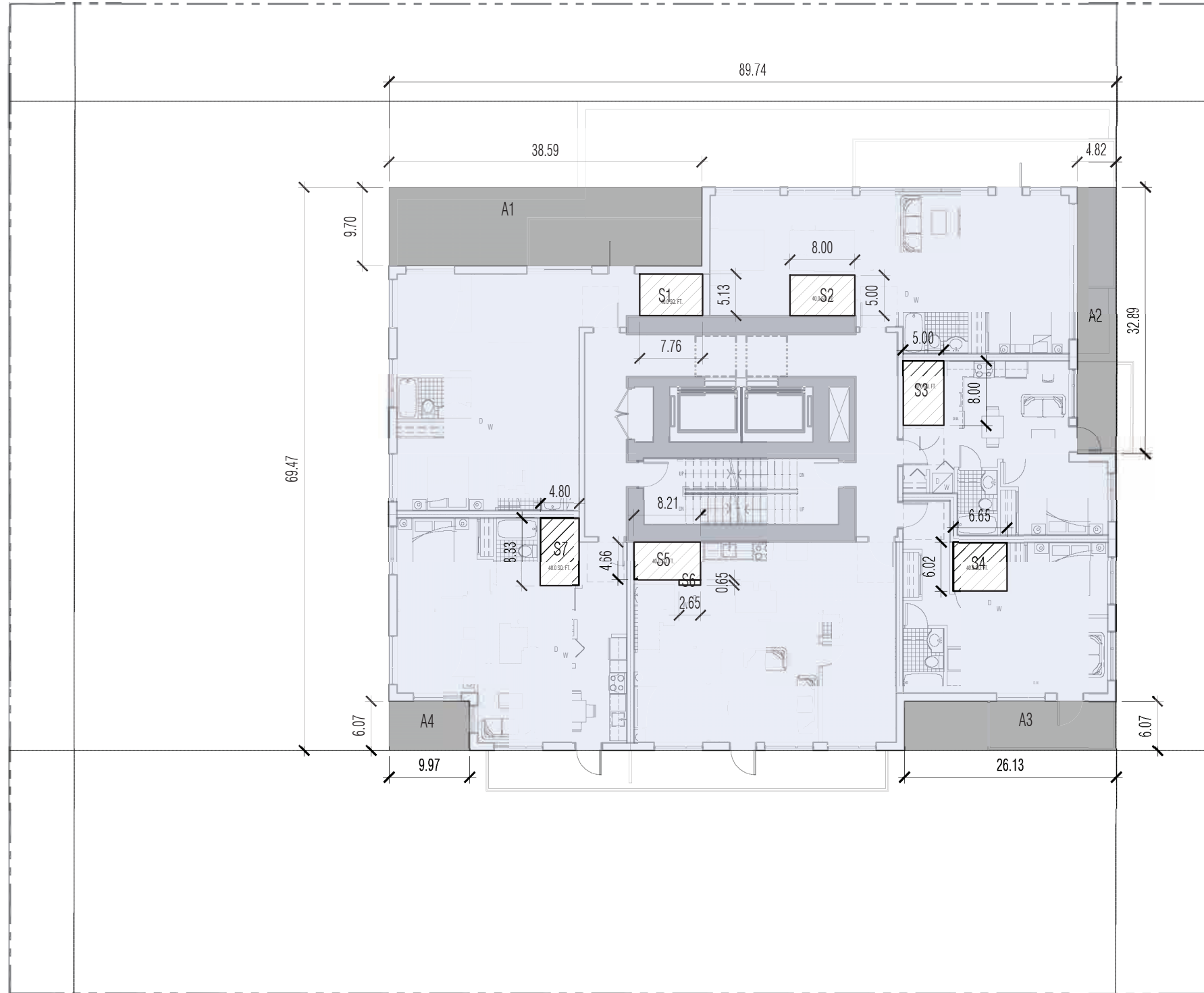
drawing title:
**L19 FLOOR PLAN
 FSR**

project no.: 22021
 drawn by: R.M.
 checked by: Shoghig.T
 date: JAN.03, 2024
 scale: 1/16" = 1'-0"



drawing no.:
A1.14A

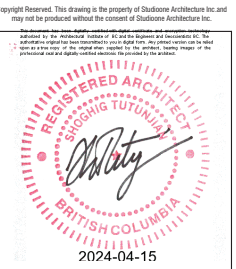
LEVEL 20 TOTAL FSR AREA					5,185.2	
LEVEL 20 FSR SCHEDULE						
	NAME	WIDTH	LENGTH	AREA		
GROSS PERIMETER AREA		89.74	X	69.47	=	6,234.238
AREA DEDUCTION	A1	38.59	X	9.70	=	374.32
	A2	4.82	X	32.89	=	158.53
	A3	26.13	X	6.07	=	158.61
	A4	9.97	X	6.07	=	60.52
	S1	7.76	X	5.13	=	39.81
	S2	8.00	X	5.00	=	40.00
	S3	5.00	X	8.00	=	40.00
	S4	6.65	X	6.02	=	40.03
	S5	8.21	X	4.66	=	38.26
	S6	2.65	X	0.65	=	1.72
S7	4.80	X	8.33	=	39.98	
wall exclusion		320.78	X	0.21	=	66.72
SUBTOTAL					1,058.51	
TOTAL FSR					5,185.2	



FSR LEGEND

RESIDENTIAL AREA	
STORAGES AND SHAFTS	
BALCONIES	
AREA DEDUCTIONS	

L 20 FLOOR PLAN FSR
 SCALE 1/16"=1'-0"



2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

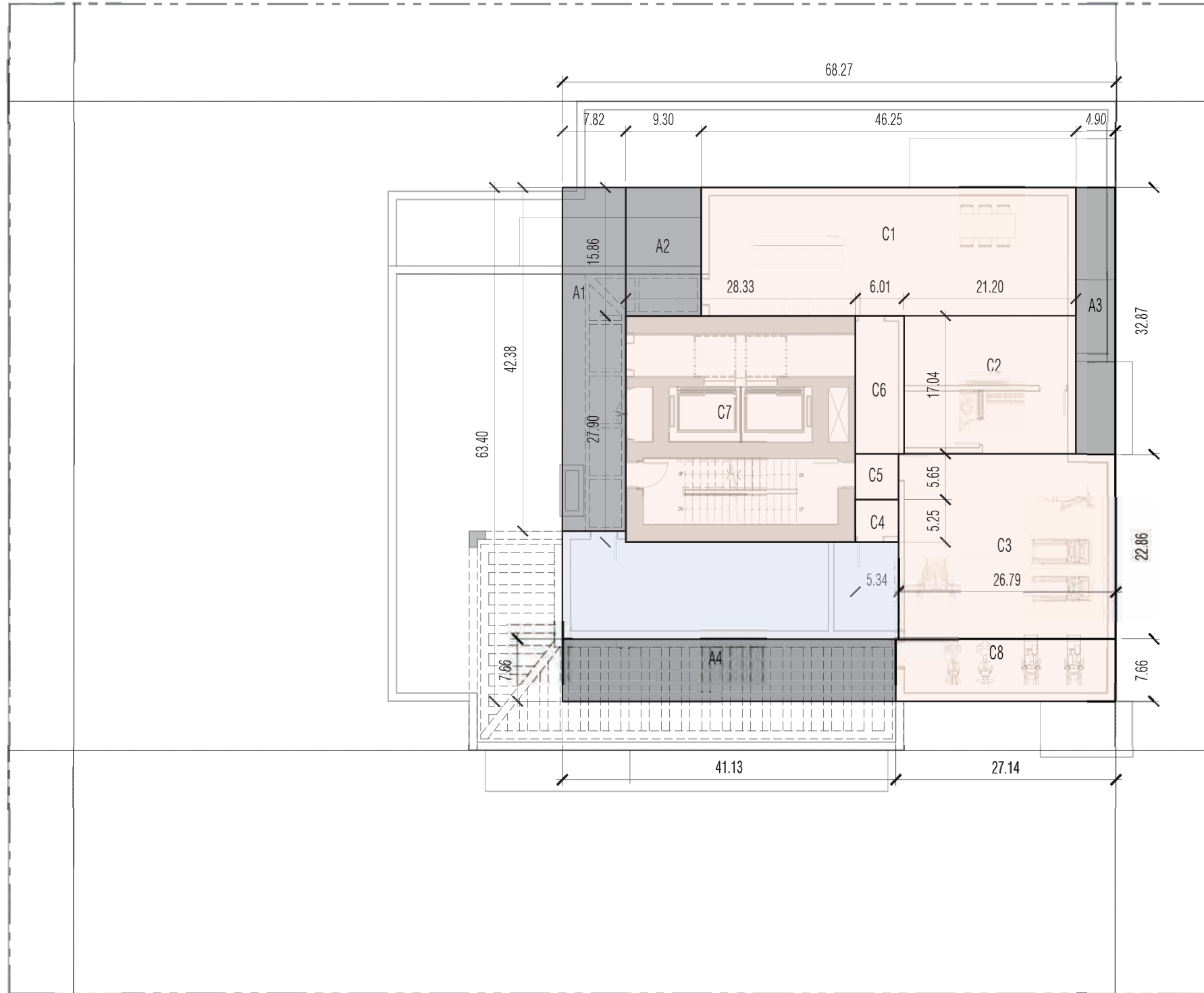
drawing title:
 L 20 FLOOR PLAN
 FSR

project no.:	22021	
drawn by:	R.M.	
checked by:	Shoghig.T	
date:	JAN.03, 2024	
scale:	1/16" = 1'-0"	

drawing no.:
A1.15A

LEVEL 21 TOTAL FSR AREA **508.1**

LEVEL 21 FSR SCHEDULE					
	NAME	WIDTH		LENGTH	AREA
GROSS PERIMETER AREA		68.27	X	63.40	= 4,328.318
AREA DEDUCTION	A1	7.82	X	42.38	= 331.41
	A2	9.30	X	15.86	= 147.50
	A3	4.90	X	32.87	= 161.13
	A4	41.13	X	7.66	= 315.06
	C1	46.25	X	15.86	= 733.53
	C2	21.20	X	17.04	= 361.25
	C3	26.79	X	22.86	= 612.42
	C4	5.34	X	5.25	= 28.04
	C5	5.34	X	5.65	= 30.17
	C6	6.01	X	17.04	= 102.41
C7	28.33	X	27.90	= 790.41	
C8	27.14	X	7.66	= 207.89	
wall exclusion		62.60	X	0.21	= 13.02
SUBTOTAL					3,834.22
TOTAL FSR					508.1



FSR LEGEND

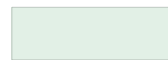
RESIDENTIAL AREA



STORAGES AND SHAFTS



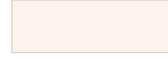
BALCONIES



AREA DEDUCTIONS



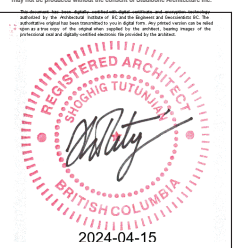
AMENITIES



L 21 FLOOR PLAN FSR

SCALE 1/16"=1'-0"

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2-	2024.04.15	REISSUED FOR REZONING
1-	2024.01.03	ISSUED FOR REZONING
no.:	date:	description:
Revisions		

project title:
 270 E AST 13TH AVENUE
 MIXED-USE DEVELOPMENT
 270 E 13 AVE.
 VANCOUVER, BC

drawing title:
 L 21 FLOOR PLAN
 FSR

project no.:	22021
drawn by:	R.M.
checked by:	Shoghig.T
date:	JAN.03, 2024
scale:	1/16" = 1'-0"



drawing no.:

A1.16A

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L0.1	COVER SHEET	
L1.1	GROUND FLOOR LANDSCAPE PLAN	1/8"=1'-0"
L1.2	LEVEL 2 AMENITY LANDSCAPE PLAN	1/8"=1'-0"
L1.3	LEVEL 21 ROOFTOP AMENITY LANDSCAPE PLAN	1/8"=1'-0"
L2.1	LANDSCAPE SECTIONS	1/4"=1'-0"

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, i.e. it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

OFF-SITE PLANTING NOTES

- Street tree final spacing and quantity to the approval of CoV Engineering. (contact Eileen Curran of Engineering Services. Street Tree Division at 604.871.6131).
- Street tree final species to the approval of CoV Park Board.
- Approved root barrier to be installed per CoV standard, 8' (2.4m) long and 18" (450mm) deep.
- Call Park Board for inspection after tree planting.


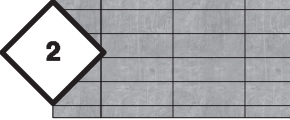
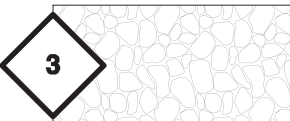








ADDITIONAL NOTES

- All sidewalks between curb and property line are to be reconstructed fully at the applicant's expense.
- This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/ or your Engineering Building Site Inspector for details.
- Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board (604-257-8587) for inspection after tree planting completion.




IRRIGATION NOTES

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IIABC Standards.
- Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.

MATERIALS LEGEND

	CIP CONCRETE WALKWAYS	UNFINISHED SAWCUT CONTROL JOINTS
	HYDRAPRESSED SLABS/ UNIT PAVERS	PATIOS/PLAZA
	GRAVEL DRIP STRIP	BUILDING FACE
	RUBBER SURFACE	KIDS PLAY AREA
	Lawn	
	NEW PLANTING	REFER TO PLANT LIST
	HEDGES	REFER TO PLANT LIST
	EXTENSIVE GREEN ROOF	
	WOOD BENCH	
	LOUNGE FURNITURE	
	GATE	

LIGHTING LEGEND

	LED Strip Light
	Bollard Light
	Catenary Light

GROUND FLOOR PLAZA



PAVING



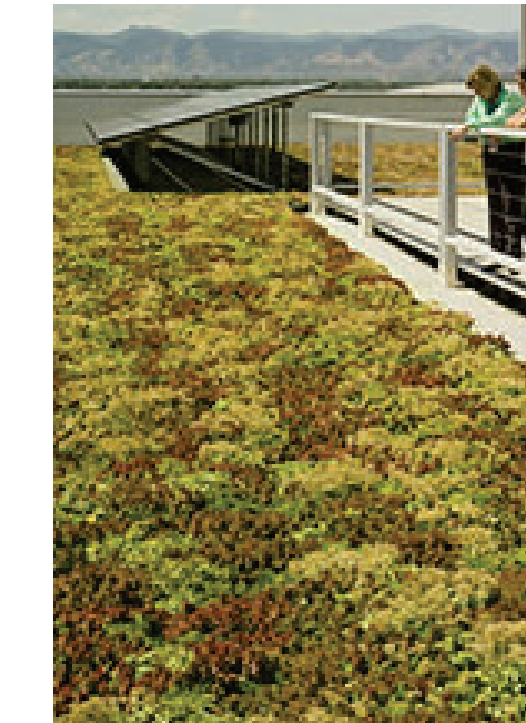
BENCH



UPPER LEVEL AMENITIES



CATENARY LIGHTING



GREEN ROOF



PATIO OUTDOOR FURNITURE



OUTDOOR ENTERTAINING



OUTDOOR LIVING ROOM



SUN TERRACE



KIDS PLAY



OUTDOOR FITNESS EQUIPMENT

2	22 DEC 2023	For RZ Submission
no.:	date:	Item:
Revisions:		
Stamp:		

dk
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dk.bc.ca

Client: **JTA**
DEVELOPMENT CONSULTANTS

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

270 E 13TH AVENUE
VANCOUVER, BC
V5T 2K4

Drawn by: JG/LF

Checked by: PK

Date: 22 DEC 2023

Scale:

Drawing Title:

COVER SHEET

Project No.:
23072

Sheet No.:

L0.1

2	22 DEC 2023	For RZ Submission
no.:	date:	Item:
Revisions:		
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102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
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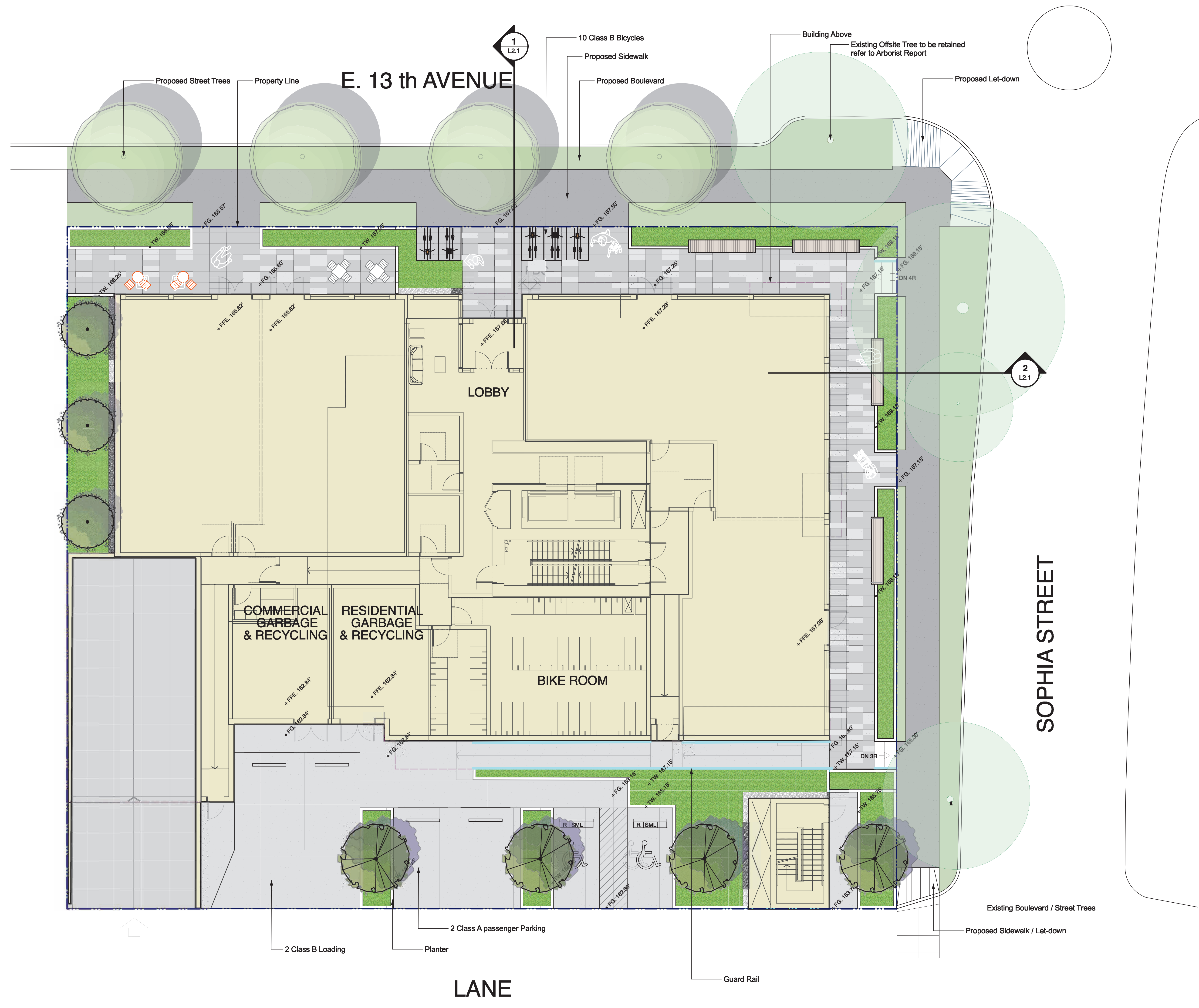
Client: **JTA**
DEVELOPMENT CONSULTANTS

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
270 E 13TH AVENUE VANCOUVER, BC V5T 2K4

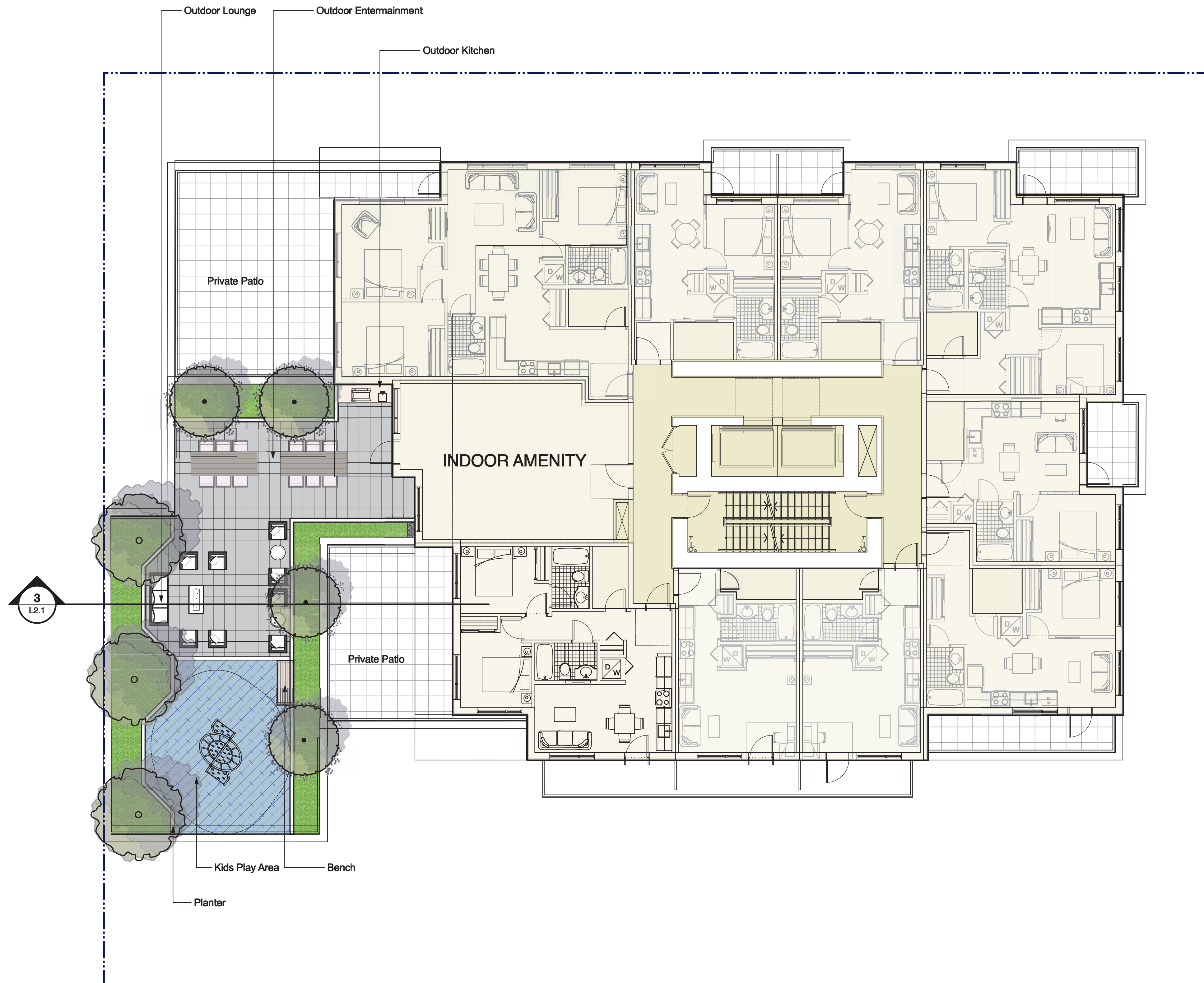
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Checked by: PK
Date: 22 DEC 2023
Scale: 1/8"=1'-0"
Drawing Title:

GROUND FLOOR LANDSCAPE PLAN

Project No.: 23072
Sheet No.:



LANE



2	22 DEC 2023	For RZ Submission
no.:	date:	item:
Revisions:		
Stamp:		

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 DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
 102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
 P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

Client: **JTA**
 DEVELOPMENT CONSULTANTS

Project:
PROPOSED RESIDENTIAL DEVELOPMENT

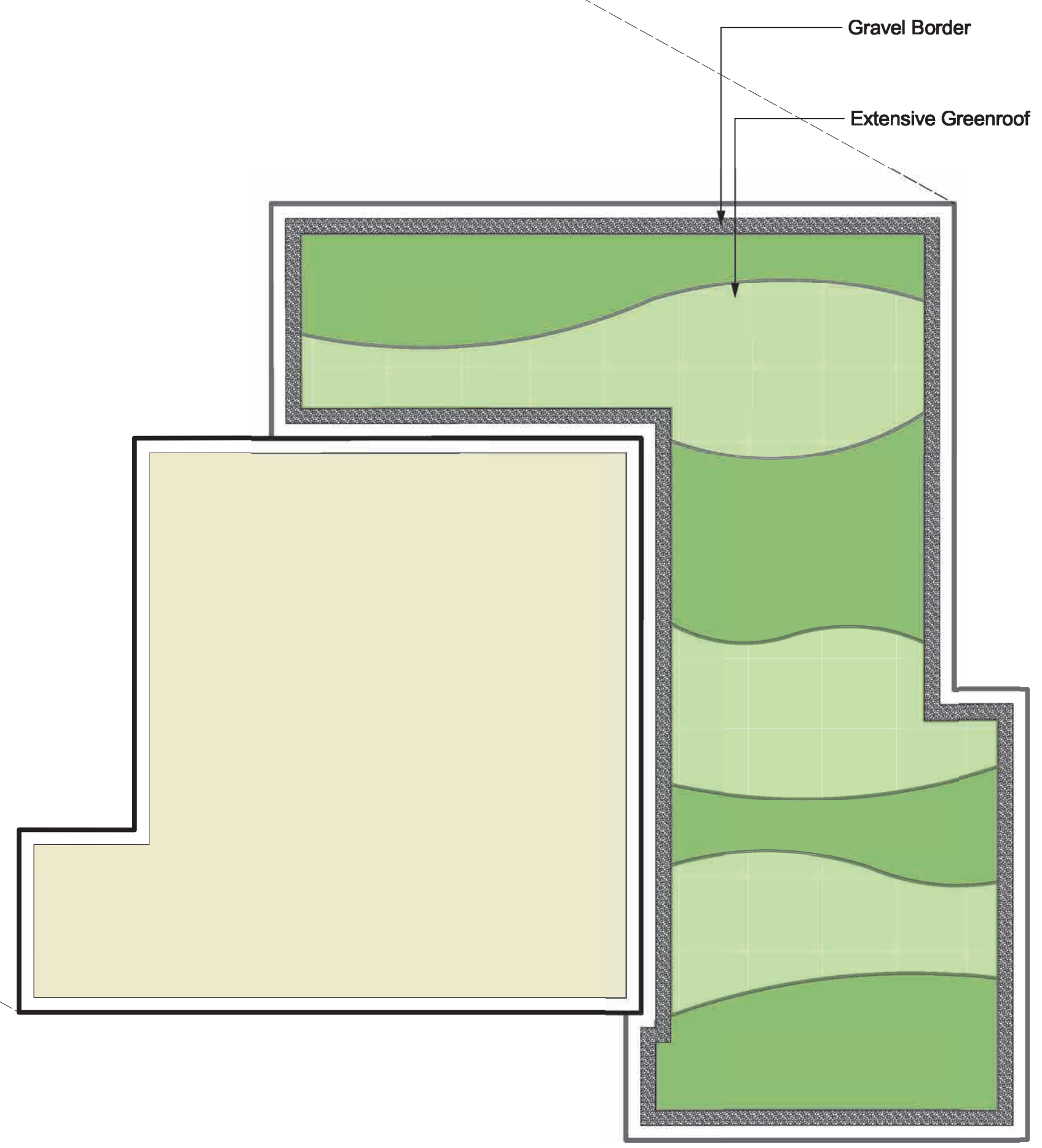
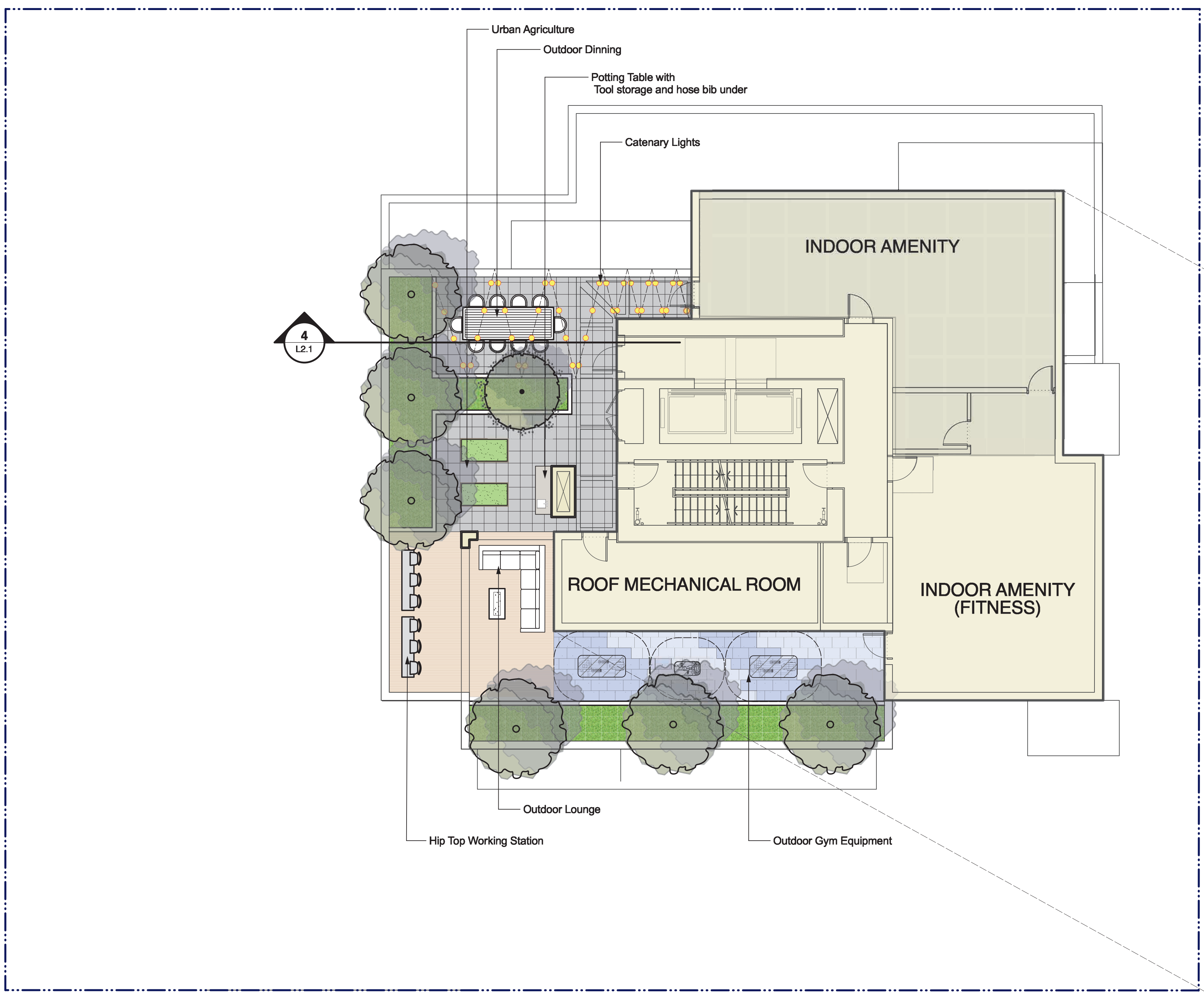
270 E 13TH AVENUE VANCOUVER, BC V5T 2K4

Drawn by:	JG/LF
Checked by:	PK
Date:	22 DEC 2023
Scale:	1/8"=1'-0"
Drawing Title:	

LEVEL 2 AMENITY LANDSCAPE PLAN

Project No.:	23072
Sheet No.:	

2 22 DEC 2023 For RZ Submission
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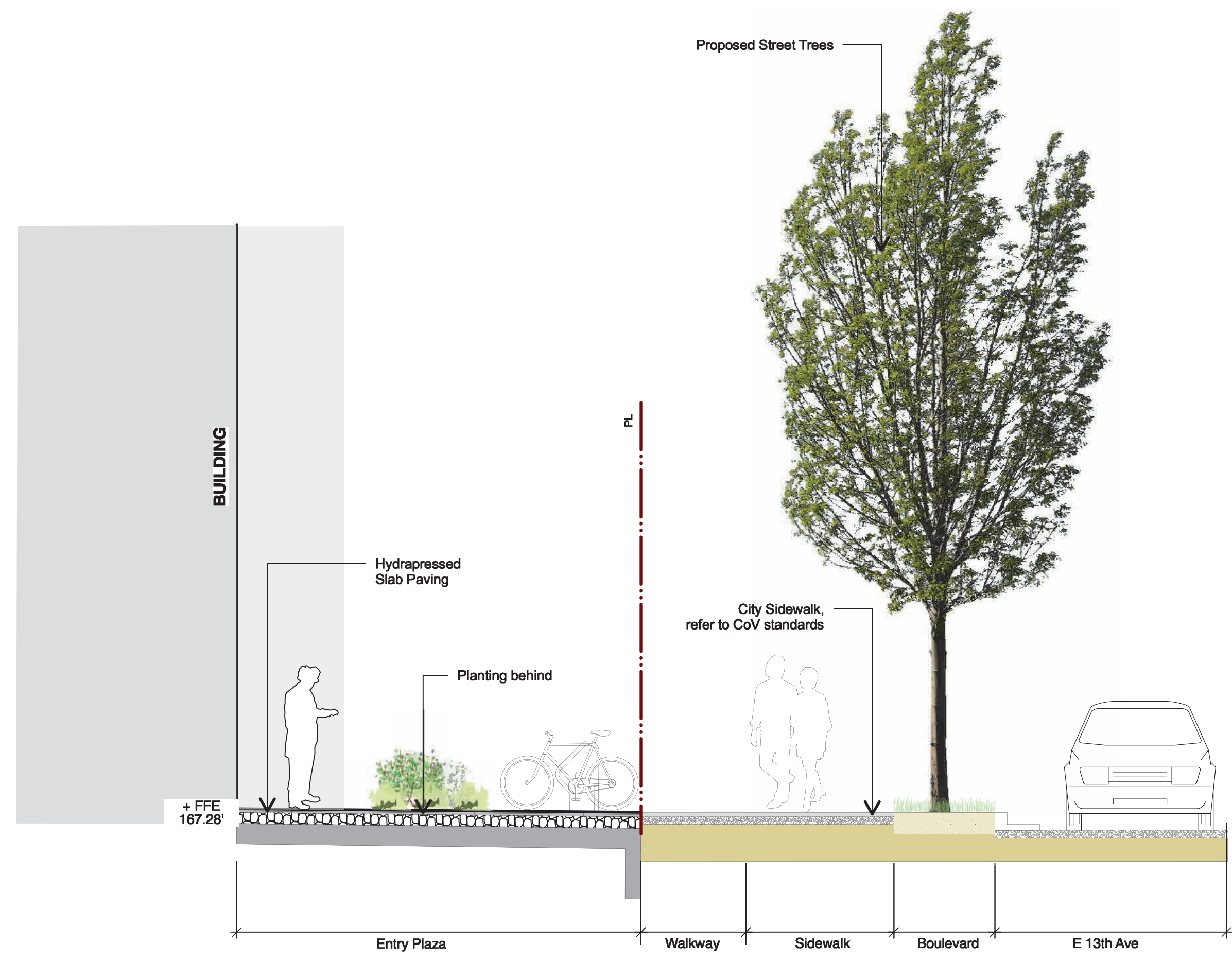
Project:
**PROPOSED
 RESIDENTIAL
 DEVELOPMENT**
 270 E 13TH AVENUE
 VANCOUVER, BC
 V5T 2K4

Drawn by: JG/LF
 Checked by: PK
 Date: 22 DEC 2023
 Scale: 1/8"=1'-0"

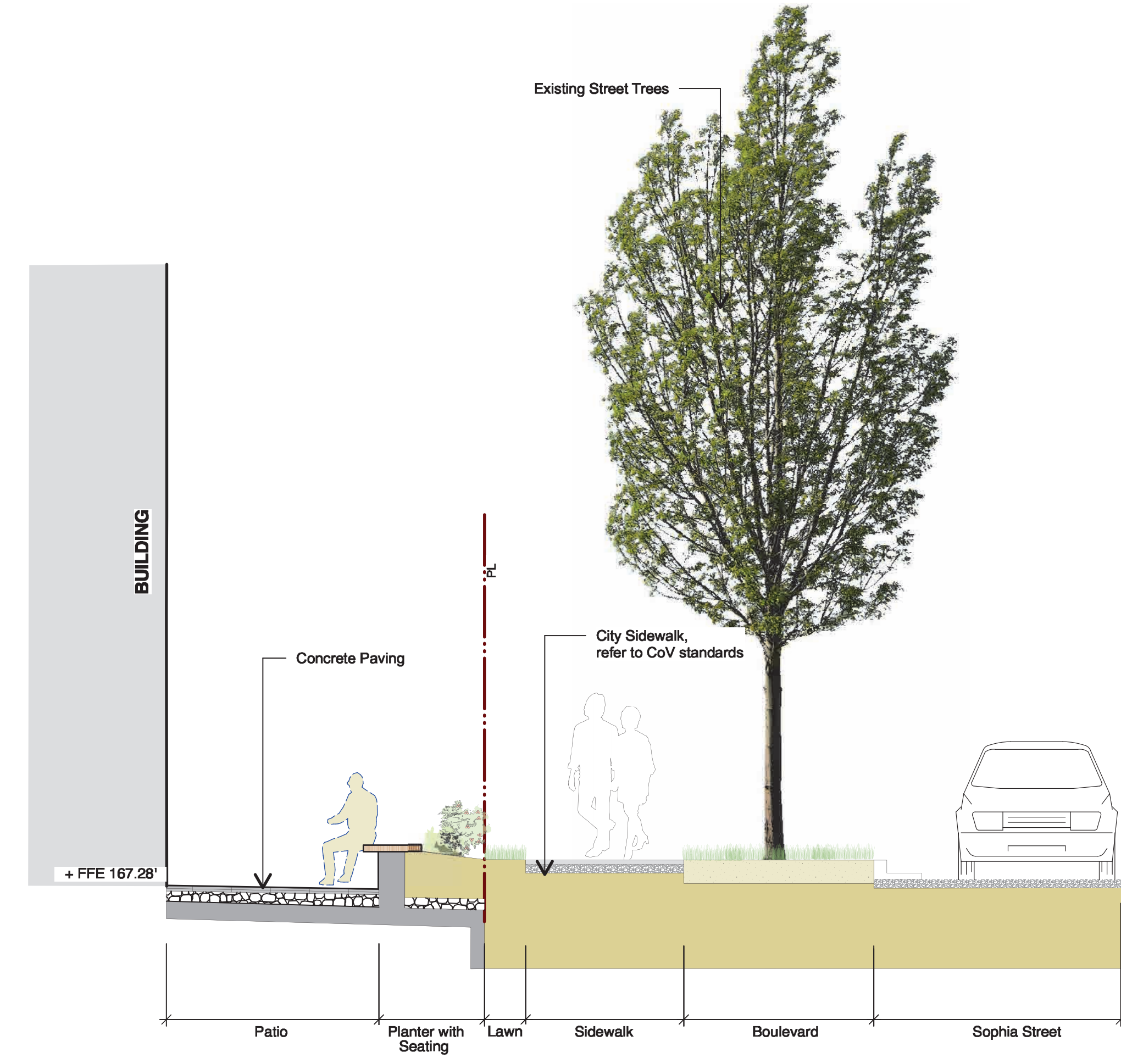
Drawing Title:
**LEVEL 21 ROOFTOP
 AMENITY
 LANDSCAPE PLAN**

Project No.:
 23072
 Sheet No.:

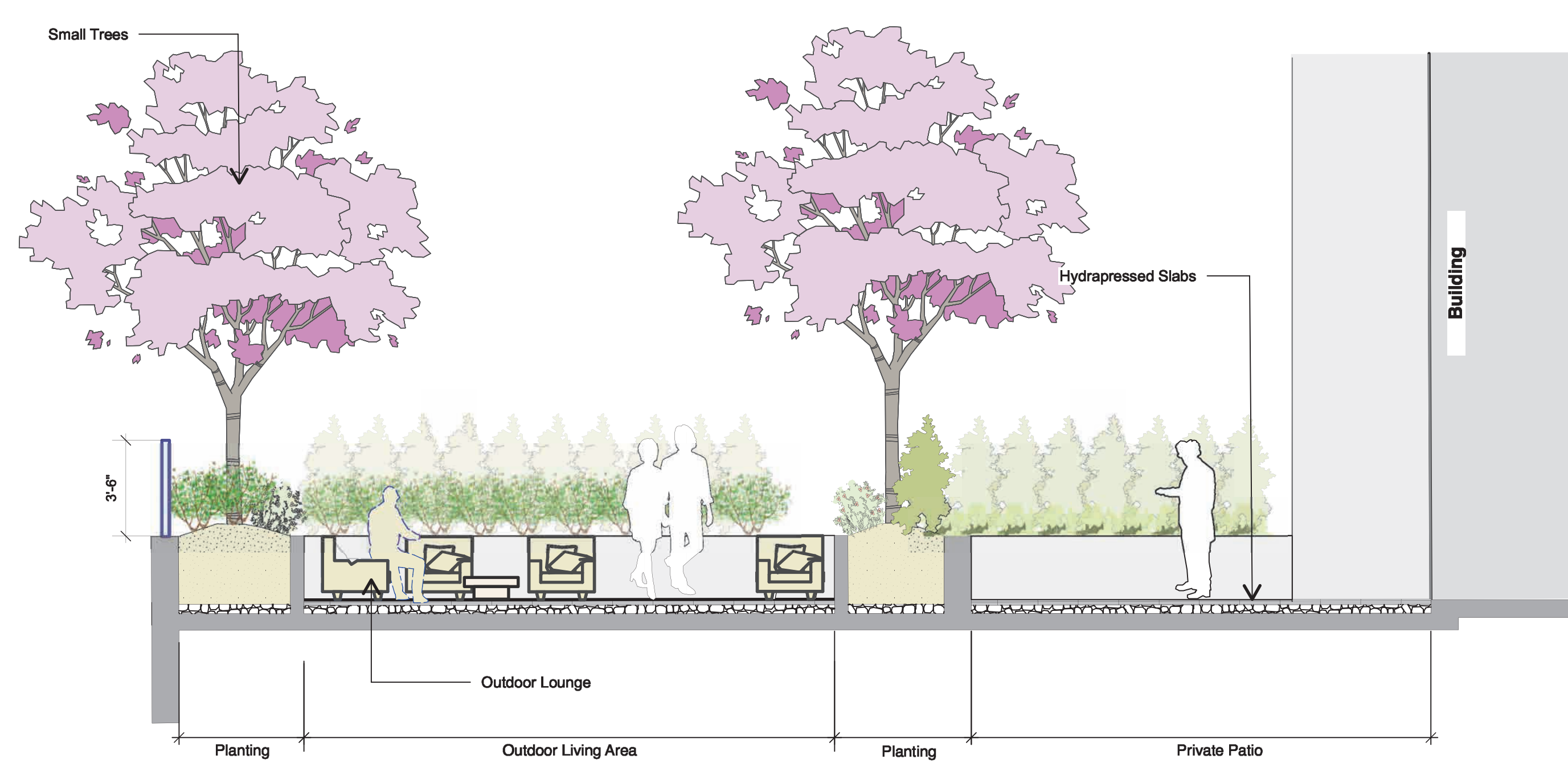
2	22 DEC 2023	For RZ Submission
no.:	date:	Item:
Revisions:		
Stamp:		



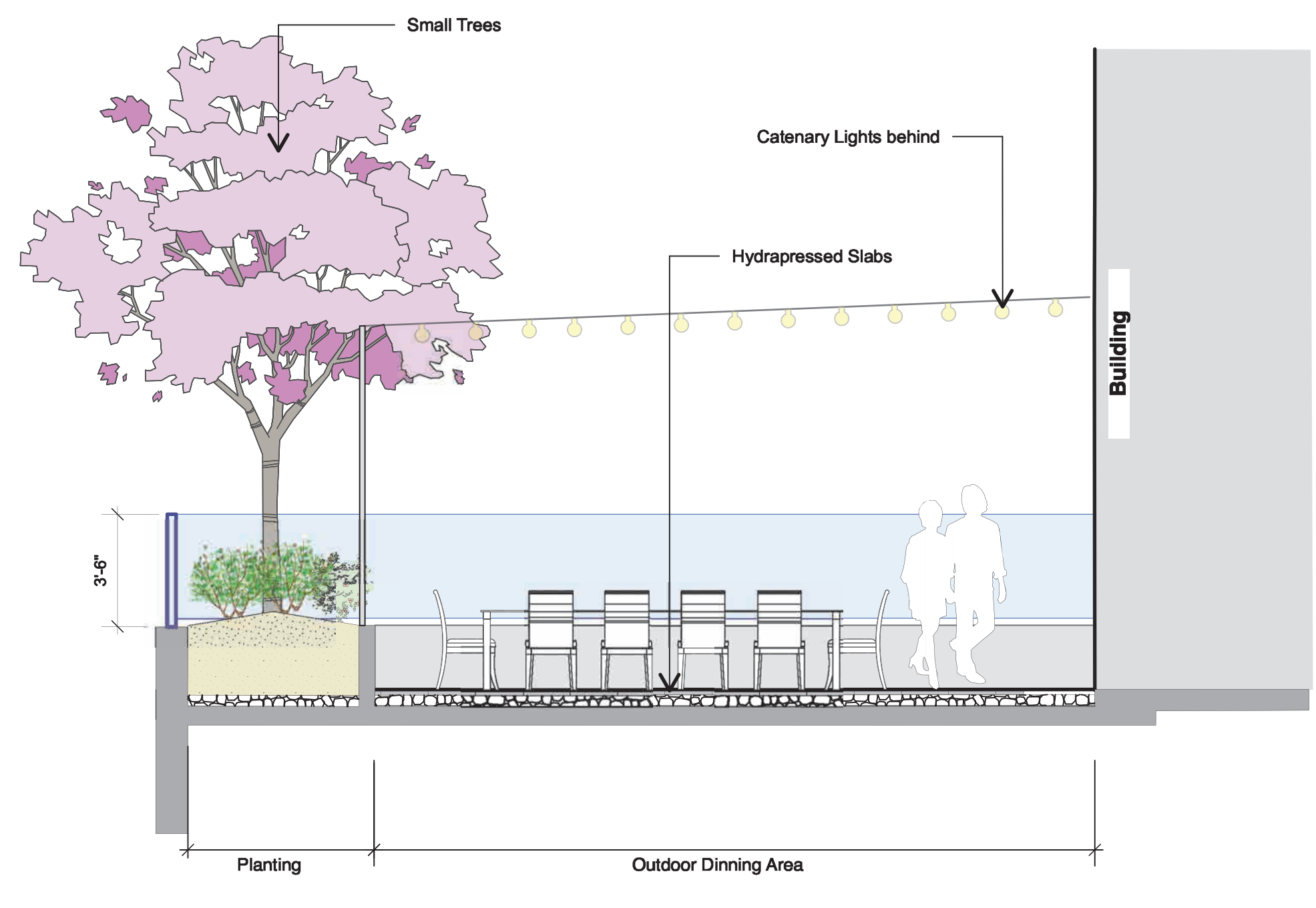
1 SECTION THROUGH E13TH AVE AND LOBBY
 L2.1 Scale = 1/4"=1'-0"



2 SECTION THROUGH SOPHIA ST AND PATIO
 L2.1 Scale = 3/16"=1'-0"



3 SECTION LEVEL 2 AMENITY
 L2.1 Scale = 1/4"=1'-0"



4 SECTION LEVEL 21 ROOF AMENITY
 L2.1 Scale = 1/4"=1'-0"

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Project:
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 270 E 13TH AVENUE
 VANCOUVER, BC
 V5T 2K4

Drawn by: JG/LF
 Checked by: PK
 Date: 22 DEC 2023
 Scale: 1/4"=1'-0"

LANDSCAPE SECTIONS

Project No.:
 23072
 Sheet No.: