

MIXED-USE DEVELOPMENT

1495 CLYDE AVENUE, WEST VANCOUVER



OWNER :

GEOCAPITAL DEVELOPMENT CORP
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C. V7T 1B8
TEL : 604.757.9499
FAX : 604.757.9498

ARCHITECT :

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604.987.3003
FAX : 604.987.3033

LAND SURVEYOR:

HOBBS, WINTER & MCDONALD
113 - 828 HARBOURSIDE DRIVE
NORTH VANCOUVER, V7P 3R9
TEL : 604.986.1371
FAX : 604.986.5204

LANDSCAPE ARCHITECT:

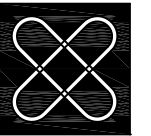
FORMA DESIGN INC.
209 - 828 HARBOURSIDE DR.
NORTH VANCOUVER, V7P 3R9
TEL : 604 986 9193
FAX : 604 340 4250

ENVIRONMENTAL :

POTTINGER GAHERTY ENVIRONMENTAL
1200 - 1185 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 4E6
TEL : 604 682 3707
FAX : 604 682 3497

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NO.	DATE	REVISION/ISSUED
3	09-30-13	REISSUED FOR DP
2	06-20-13	ISSUED FOR DP
1	06-05-13	ISSUED FOR STAFF REVIEW

PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
PROJECT CONTACT LIST

DATE:	MAY 2013	SHEET NO:	A-1.0
SCALE:	-		
DESIGN:	FA		
DRAWN:	FA		
PROJECT NO:			

PROJECT STATISTICS

LEGAL DESCRIPTION :

LOT 30, BLOCK 13, DISTRICT LOT 237, PLAN 3459

CIVIC ADDRESS :

1495 CLYDE AVENUE, WEST VANCOUVER, BC.

ZONING : AC1

LOT AREA :

7108 SQ.FT. = 660.3 m²

BUILDING GROSS AREA :

ALLOWED : 12439 SQ.FT.

PROPOSED : 12437 SQ.FT.

FSR :

ALLOWED : 1.75

PROPOSED : 1.747 (12418 / 7108.0)

PARKING CALCULATION :

	REQUIRED :	PROVIDED :
COMMERCIAL : MIN. 1 STALL PER 37 SQ.M.		
	147.52 / 37 = 3.98	4

RESIDENTIAL : GREATER OF :

MIN. 1 STALL PER UNIT = 8
 + VISITOR : 10% OF UNITS
 = 0.1 X 8 = 1
 TOTAL RESIDENTIAL 9

OR

MIN. 1 STALL FOR EVERY 84 S.M.(GROSS AREA)

BASEMENT (EXCLUDING SERVICE ROOMS) : 92.15 S.M.
 (1ST FLOOR STAIRS + LOBBY) : 40.1 + 19.79 S.M.
 2ND FLOOR RESIDENTIAL (INCLUDING STAIRS/CORRIDOR/ELEVATOR) : 442.70 S.M.
 3RD FLOOR RESIDENTIAL (INCLUDING STAIRS/CORRIDOR/ELEVATOR) : 467.12 S.M.
 MEZZANINE : 36.37 S.M.
 92.15 + (40.1 + 19.79) + 442.70 + 467.12 + 36.37 =

1098.23 / 84 = 13.07 13

TOTAL PARKINGS REQUIRED

FOR RES. & COMM : 13+4 = 17

TOTAL PARKING PROVIDED:

16

SMALL CAR RATIO FOR COMM. + RES.
 (REQUIRED 30% OF 16 = 4.8)
 (PROVIDED 37% OF 16 = 6)

BUILDING HEIGHT :

ALLOWED : 3 STOREYS OR 11.3 M. = 37.0' FROM AVERAGE ELEVATION
 PROVIDED : 3 STOREYS + MEZZANINE : 43'-0"

SET BACKS :

SOUTH PROPERTY LINE (FRONT YARD) :

	REQUIRED :	PROPOSED :
FIRST FLOOR : 0.9 m.= 2'-11"		1'-1"
SECOND FLOOR : 0.9 m. = 2'-11"		1'-2"
THIRD FLOOR : 3.7 m.= 12'		1'-2"

WEST PROPERTY LINE :

	REQUIRED:	PROPOSED :
FIRST FLOOR : 0'-0" OR MIN. 1.5 m. = 5'		MIN. 0'-4" MAX. 27'-5"

NORTH PROPERTY LINE (REAR YARD) :

	REQUIRED :	PROPOSED :
FIRST FLOOR : 1.2 m.= 4'-0"		MIN. 18'-7" MAX. 26'-0"
SECOND FLOOR : 4.3 m. = 14'-1"		MIN. 25'-4" MAX. 35'-2"
THIRD FLOOR : 7.3 m. = 23'-11"		MIN. 21'-0" MAX. 31'-2"

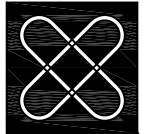
EAST PROPERTY LINE :

	REQUIRED :	PROPOSED :
FIRST FLOOR : 0'-0" OR MIN. 1.5 m. = 5'		0'-0"

FSR CALCULATION					
	ELEV. &STAIRS	LOBBY	COMMERCIAL	RESIDENTIAL	TOTAL
1ST FLOOR	432.00	213.00	1588.00	-	2233.00
2ND FLOOR	584.25	-	-	4181.00	4765.25
3RD FLOOR	583.45	-	-	4444.80	5028.25
MEZZANINE	-	-	-	392.00	392.00
TOTAL	1599.7	213.0	1588.0	9017.8	12418.50
FSR : 12418.50 / 7108.0 = 1.747					

EXCLUDED AREA IN BASEMENT FROM FSR :
 LOCKERS : 355 SQ.FT.
 HALLWAY / ELEVATOR : 636 SQ.FT.
 SERVICE ROOMS : 489 SQ.FT.
TOTAL : 1481 SQ.FT.

UNIT MIX					
	NO. OF BED RM.	NO. OF UNIT	LOCATION	AREA	TOTAL
UNIT TYPE "A"	2 BED	1	2ND FLOOR	1106	1106
UNIT TYPE "B"	2 BED +DEN	2	2ND FLOOR	1083	2166
UNIT TYPE "C"	2 BED	2	2ND FLOOR	815	1630
UNIT TYPE "D"	2 BED+DEN	1	2ND FLOOR	1176	1176
UNIT TYPE "E"	2 BED +DEN+MEZZANINE	1	3RD& 4TH FLOORS	1351	1351
UNIT TYPE "G"	3 BED + MEZZANINE	1	3RD& 4TH FLOORS	1587	1587
TOTAL		8			9016



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FOR:
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 514 - 1489 MARINE DRIVE
 WEST VANCOUVER, B.C.

DRAWING TITLE:
PROJECT STATISTICS

DATE:	MAR. 2013	SHEET NO:
SCALE:	-	A-1.1
DESIGN:	FA	
DRAWN:	AL	
PROJECT NO:	-	

THE SITE AND CONTEXT

The site is located at the corner of 15th Street and Clyde Avenue within the boundary of the Ambleside Village Centre. It is surrounded by a variety of residential, mixed use and commercial built forms. The surrounding architectural typologies range from a concrete high rise to one and two storey retail and three storey mixed uses.

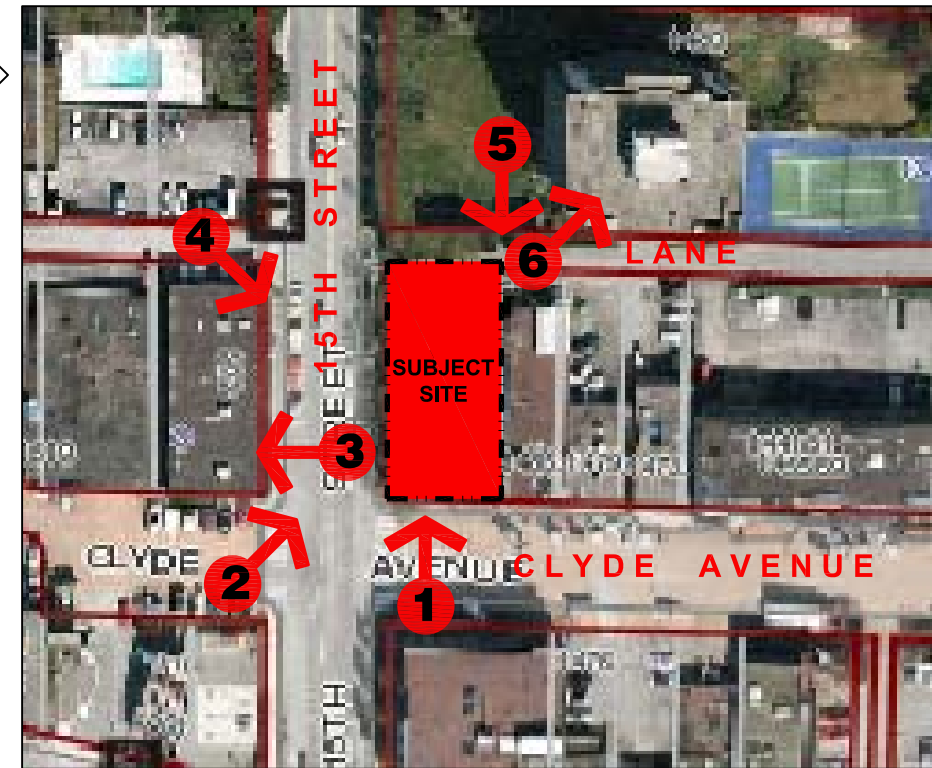
The east boundary of the site abuts to a two storey tool rental commercial store. This building is an old wood frame structure. Immediately east of the tool rental store is a one storey restaurant, a two storey and three storey mixed use buildings.

West of the site, across the street is a one storey retail consisting of an appliance and carpet retail stores. Parking is provided at lane and on 15th Street.

South of the site, across 15th Street is a mixed use building with retail at grade and offices on 2nd and 3rd floors.

North side of the site, across the lane is open space with tall hedges, planting and grass with a 13 storey residential tower across the northeast side of the site.

The site slopes from north to south along the west property line by 4'-6" and from east to west along the lane by 1'-0". The slope along the Clyde in less than 1'-0"



①



②



③



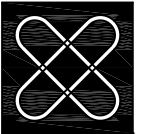
④



⑤



⑥



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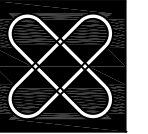
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FOR:
GEOCAPITAL DEVELOPMENT CORP.
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
AERIAL MAP
CONTEXT PHOTOS

DATE: MAY, 2017	SHEET NO:
SCALE: -	A-1.2
DESIGN: PA	
DRAWN: AA	
PROJECT NO:	



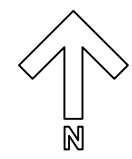
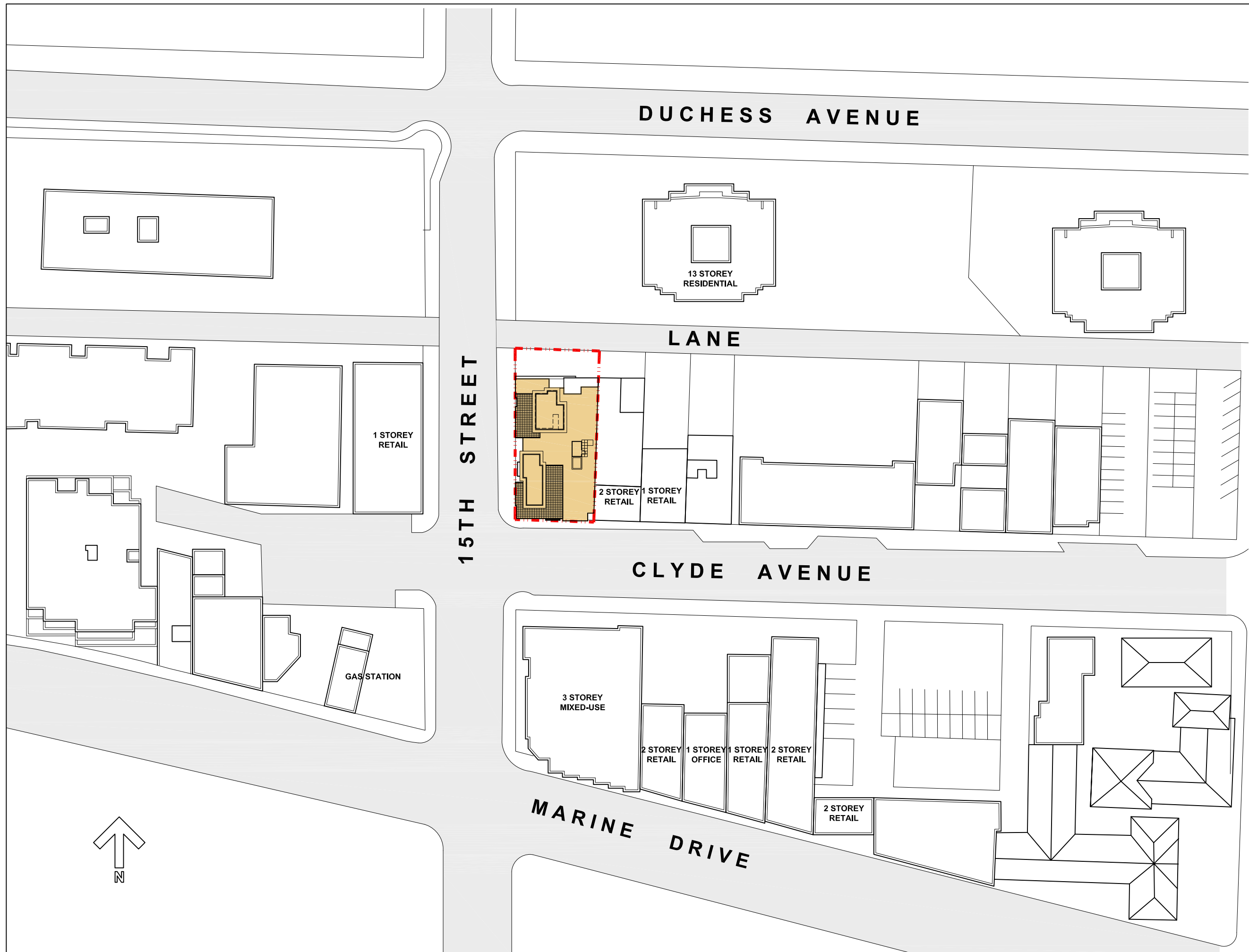
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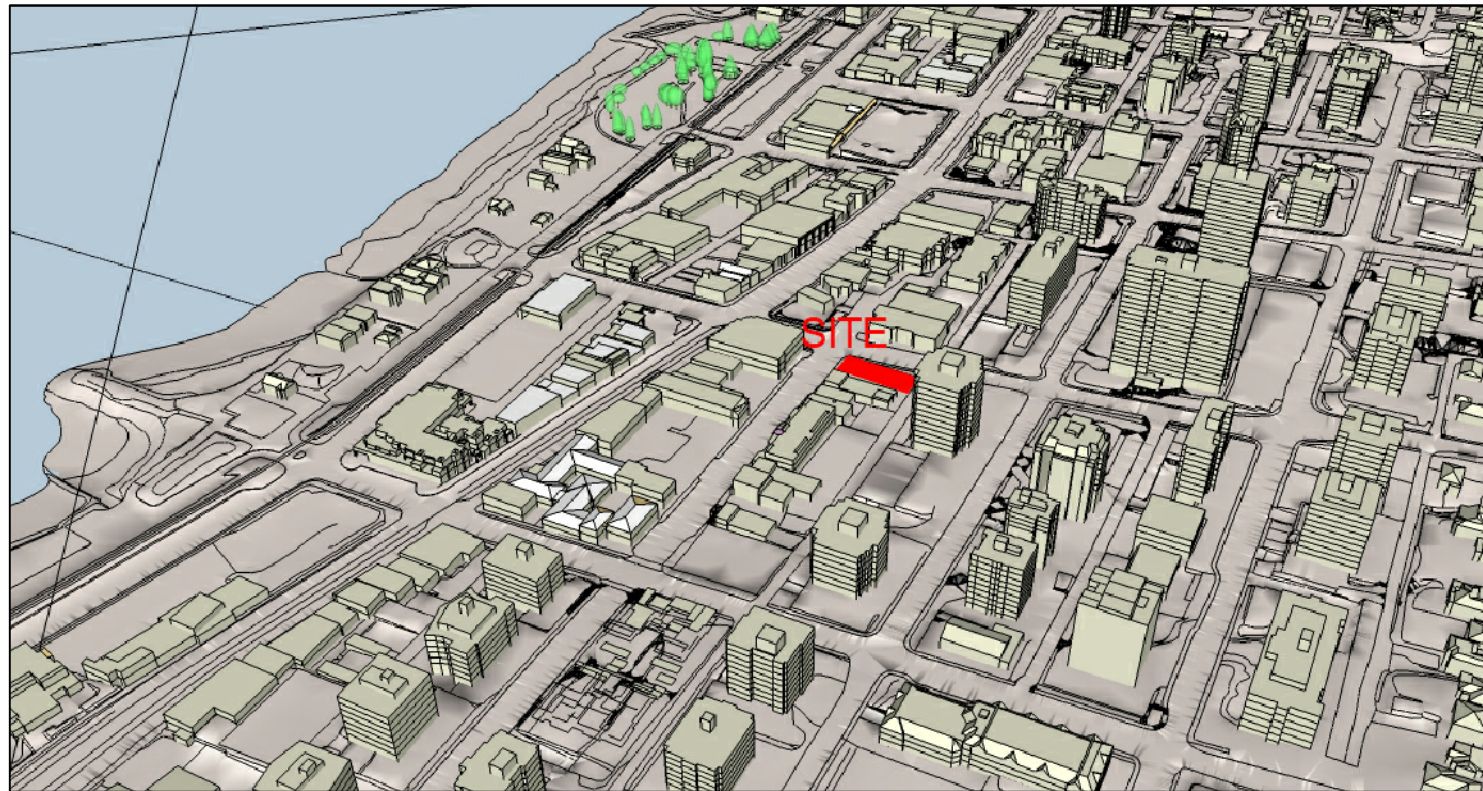
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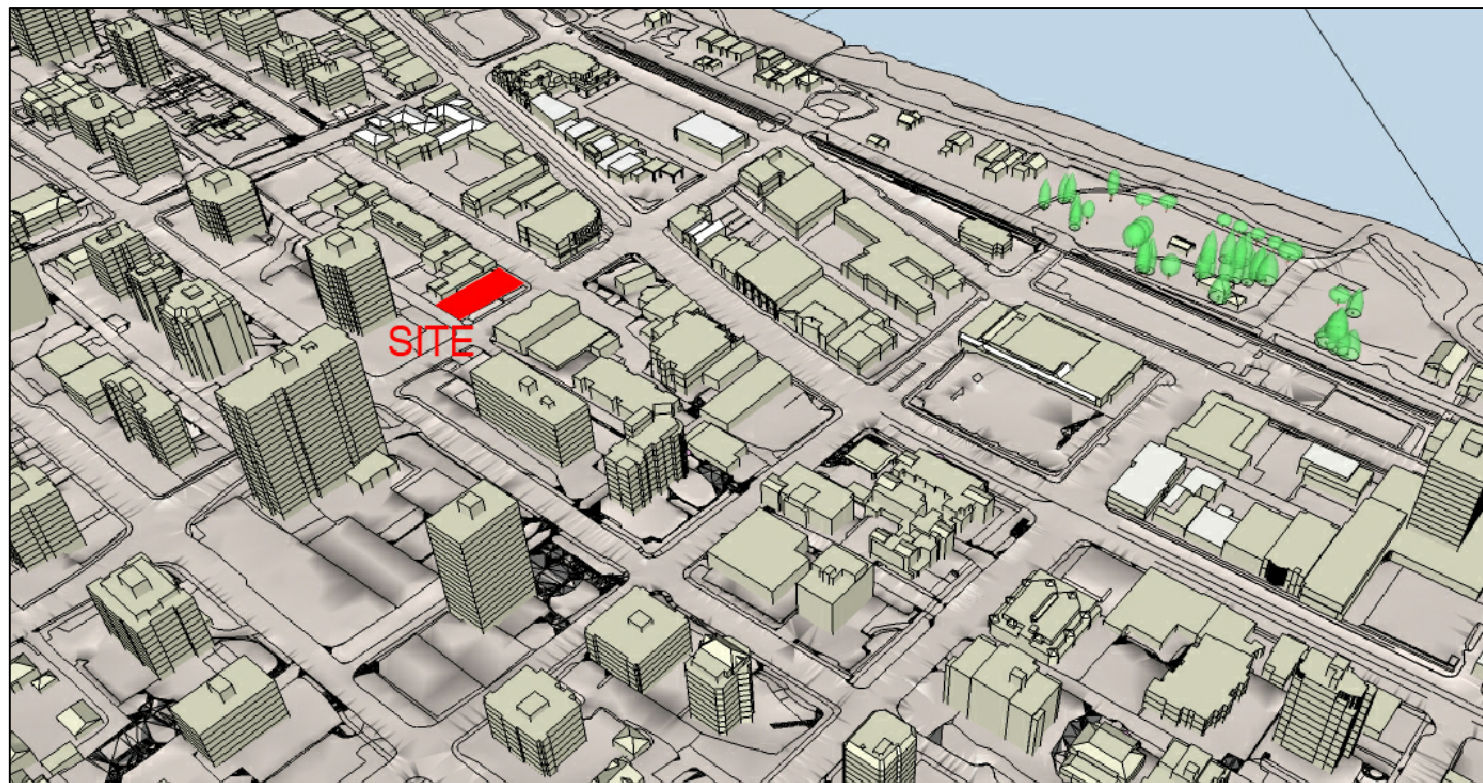
FOR:
GEOCAPITAL DEVELOPMENT CORP.
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
CONTEXT PLAN

DATE: 04/01/2013	SHEET NO:
SCALE: -	A-1.3
DESIGN: FA	
DRAWN: JA	
PROJECT NO:	



SITE 3D VIEW LOOKING FROM NORTH-EAST



SITE 3D VIEW LOOKING FROM NORTH-WEST

ZONING AND STATISTICS:

The proposed development consists of 1,588 sq.ft. of retail space at grade and 10,830 sq.ft. of gross residential at 2nd, 3rd and the mezzanine levels. Net residential space, the area of each residential suite and the number of bedrooms are shown on page A-1.1.

The design follows the Ambleside Village Centre Mixed Use Guidelines set by the Official Community Plan.

We are requesting for minor variance for the building height to achieve the allowable floor area ratio, enhance the architectural character and massing articulations as well as creating a green urban roof deck.

Setback variances are also requested for the front and rear elevations. The height and setback variances are articulated on page A-5.4.

We are also requesting variance for one parking stall and the ratio of the small car which are indicated on page A-1.1.

AMBLESIDE VILLAGE CONTEXT

The residential, commercial and mixed use buildings between Fulton and Bellevue Avenues present a variety of different heights and densities.

The images on the left shows Clyde Avenue being close to the transition between the high density multiple residential and mixed-use. This provides an opportunity to introduce buildings on Clyde Avenue with a scale that is compatible with the fabric of Ambleside Village.

The proposed design intends to respond to the above guidelines incorporating a new building within the existing urban context creating a statement at the corner of the block.



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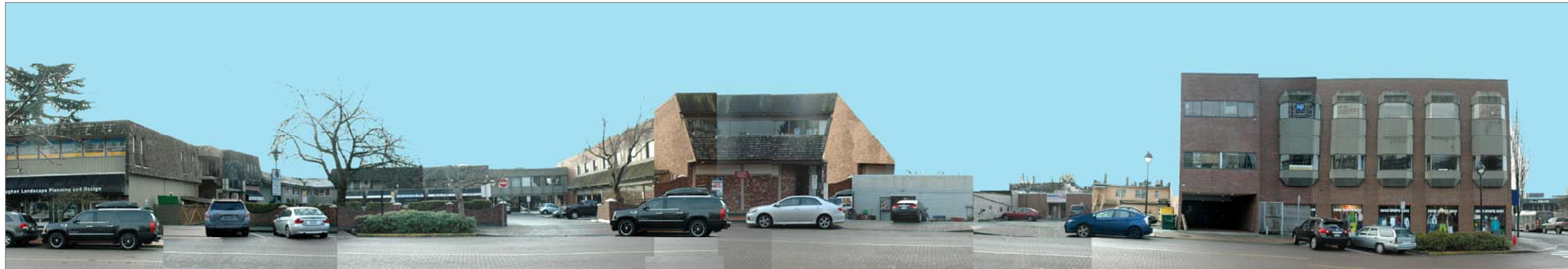
FOR:
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WEST VANCOUVER, B.C.

DRAWING TITLE:
AMBLESIDE VILLAGE CONTEXT

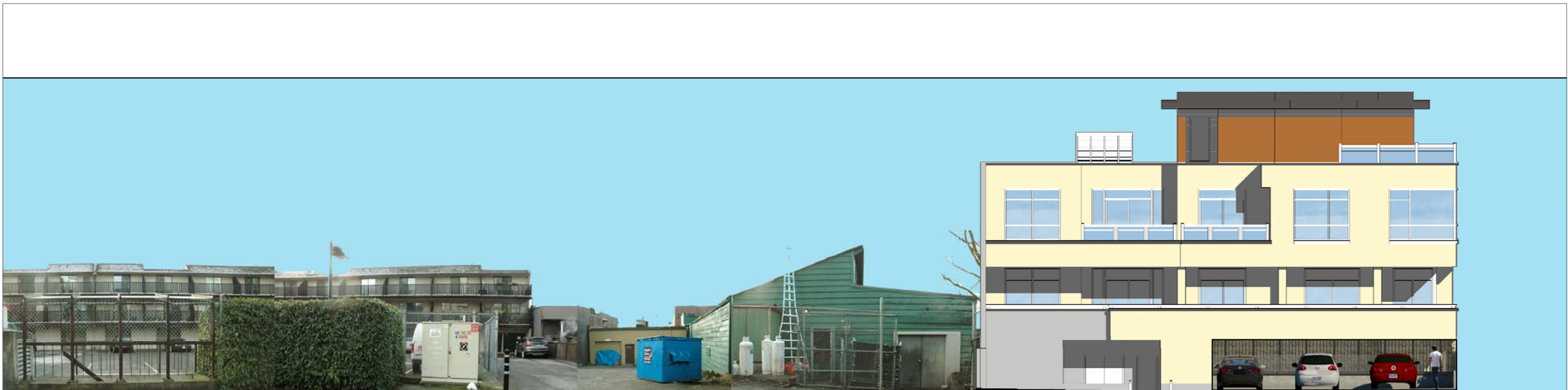
DATE: May, 2013	SHEET NO:
SCALE: -	A-1.4
DESIGN: FL	
DRAWN: AS	
PROJECT NO:	



CLYDE STREETSCAPE - NORTH SIDE



CLYDE STREETSCAPE - SOUTH SIDE



LANE STREETSCAPE - SOUTH SIDE



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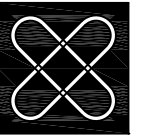
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WEST VANCOUVER, B.C.

DRAWING TITLE:
**CLYDE AVE. AND LANE
STREETSCAPES**

DATE: 14-06-2013	SHEET NO:
SCALE: -	A-1.5
DESIGN: FA	
DRAWN: JA	
PROJECT NO:	



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DRAWING TITLE:
**15TH STREET
STREETSCAPES**

DATE:	MAY, 2017	SHEET NO:
SCALE:	-	A-1.6
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO:		



15TH STREETSCAPE - EAST SIDE



15TH STREETSCAPE - WEST SIDE



GREEN BUILDING CONCEPT AND ENVIRONMENTAL PROTECTION MEASURES

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, stormwater management strategies and developing within an existing urban area rather than a greenfield site.

The following design strategies and elements will be introduced:

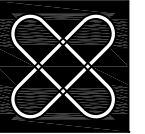
- Passive design measures including green roof and shading elements incorporated into the architectural design and landscape features. Energy efficient appliances, lighting and mechanical system will be used. Also, natural day lighting for the parking stalls and aisle are incorporated into the design to reduce need for interior lighting.
- Offering both commercial and residential uses in single development with easy access to public transit, other commercial businesses along Marine Drive and nearby parks/playing fields.
- Water efficient fixtures and drought tolerant plants for landscaping will be used to minimize use of potable water.
- Use of low emission adhesives, paint and flooring.
- Use of building materials with high recycled content and from local sources.
- Green roof and prescribed landscaping will be used to reduce stormwater run-off.

The mechanical system is designed as VRF (variable refrigerant flow) for the heating and cooling. The system will consist of the outdoor units which will absorb and discharge the heat energy from the air. This system will recycle the heating / cooling energy efficiently within the building and complies with the LEED silver requirements.

Yoneda & Associates mechanical consultants is working with F.Adab Architects to achieve the LEED silver requirements.

With respect to the building envelope, the aim is to provide a high performance, functional building enclosure. This is achieved through careful material selection and detailing for durability as well as consistent design with specific attention to continuity of air, vapour, moisture and thermal barriers. The exterior cladding system is a durable rainscreen stone and wood veneer. The target effective R-value for the framed wall and roof is 22 (U0.045) which exceeds the prescriptive requirements of the Energy Standard, ASHRAE 90.1-10.

BC Building Science Consulting Engineers is working with F.Adab Architects Inc. and rest of the design team to ensure that this goal is achieved.



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DRAWING TITLE:
**CONCEPT AND
CHARACTER**

DATE: MAY 2013	SHEET NO:
SCALE: -	A-1.7
DESIGN: FA	
DRAWN: BA	
PROJECT NO:	

MASSING, FORM AND CHARACTER

The ground floor commercial maintains a presence on both streets with emphasis on addressing the corner site and the differentiation of grade. The proposal is sited parallel to the side walks and maintains an active presence on both streets.

The overall massing is a solid integration of forms defining itself for its quality and the relationship with the retail pedestrian activities along Clyde Avenue. The façade is organized in a manner to create a horizontal base with enhanced articulations by maximizing the recessing and projecting wall surfaces. Same attention to detail, articulation and use of material has been paid to all side streets and lane elevations.

An articulated glass and metal canopy with a light impact on the façade, leads the eye to the flow of the glazing to the upper floors.

The provision of mezzanines provided the opportunity to enhance the building massing articulation, offer private roof decks and take advantage of the corridor view along 15th Street.

The mezzanine level of the building is terraced back in order to reduce the vertical massing and to avoid a continuous building wall above the 3rd storey.



LIVABILITY / ENERGY SAVING MEASURES

Where possible, operable windows located on the opposing walls to draw ventilation across the occupied space and windows at the mezzanine level provide natural stack effect.

Overhangs, with decorative cornices, are provided at the roof level as well as shading device for intermediate windows on south elevation.

Balconies and overhangs provide shading for suites below.

The parking is at grade level with natural day lighting. Access from the parking to lobby does not require the use of elevator and also direct access from the lobby to the staircase discourages use of elevator.

The new trees along the 15th Street offer passive shading for interior spaces while allowing for extensive day lighting.

Green roof and vegetation on lower and upper roof decks reduces the solar intensity and provides increased insulation. This also reduces stormwater run-off from the site.

Use of stone as exterior finish, the cavity behind it and combination of insulation on outside and inside the exterior walls provides a thermal mass in the form of cladding.

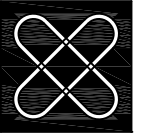
Most of the units are located in a manner to take advantage of the natural orientation and maximizing daylight into the suites (living rooms receive lots of natural daylight etc.).

Suites with no mezzanines would be designed with provision for universal design standards.

A security gate is provided at the main parking entry off 15th Street and a fence separates the residential parking from the lane.

There are no interference between the commercial and residential uses. The residential lobby is separated from the commercial activities and residential parking is designed to be used exclusively by the residents.

The balconies and generous roof decks ensure the outdoor presence of people, which provide animation, "eye on street" and security for the private and public spaces.



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2	06-20-13	ISSUED FOR DP
1	06-05-13	ISSUED FOR STAFF REVIEW

PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
**LIVABILITY / ENERGY
SAVING MEASURES**

DATE: MAY 2013	SHEET NO:
SCALE: -	A-1.8
DESIGN: FA	
DRAWN: FA	
PROJECT NO:	



MATERIAL AND COLOUR

The criteria for the selection of the exterior finishes include enhanced durability / longevity, low maintenance, sustainability and aesthetic considerations.

The use of thin clad Ariscraft sand stone as primary and dominant building material enhances the quality of design. Storefront glazing, glass and metal canopy are introduced to provide transparency, visual depth and interest.

The mezzanine cladding is 8" tongue and groove natural wood stain

The storefront, window frames and railings are also the same colour with medium bronze texture to complement the yellowish colour of the stone cladding.



NATURAL STAIN WOOD



CONCRETE



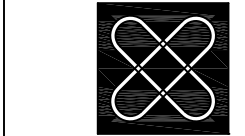
WINDOW / RAILING / FLASHING



ARISCRAFT



ROUGH FACED ARISCRAFT



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MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
GEOCAPITAL DEVELOPMENT CORP.
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
EXTERIOR FINISHES

DATE: MAY 2013	SHEET NO:
SCALE: -	A-1.9
DESIGN: FA	
DRAWN: FA	
PROJECT NO:	

DECEMBER 21ST

10:00 am.



12:00 pm.



2:00 pm.



4:00 pm.



MARCH 21ST



DRAWING TITLE:
SHADOW ANALYSIS /
DECEMBER - MARCH

DATE: MAR 2013	SHEET NO:
SCALE: N/A	A-1.10
DESIGN: PA	
DRAWN: AS	
PROJECT NO:	

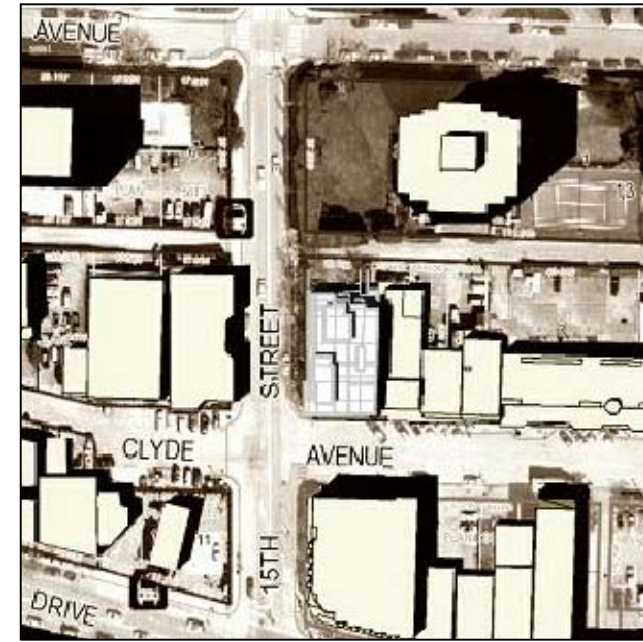
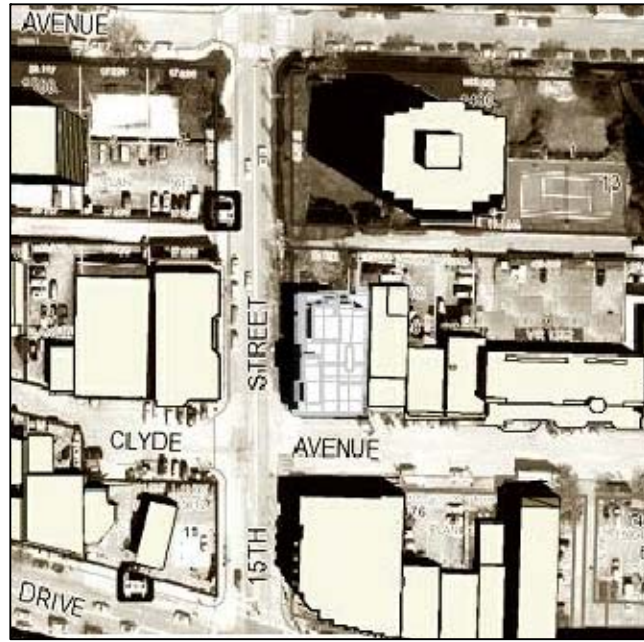
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12:00 pm.

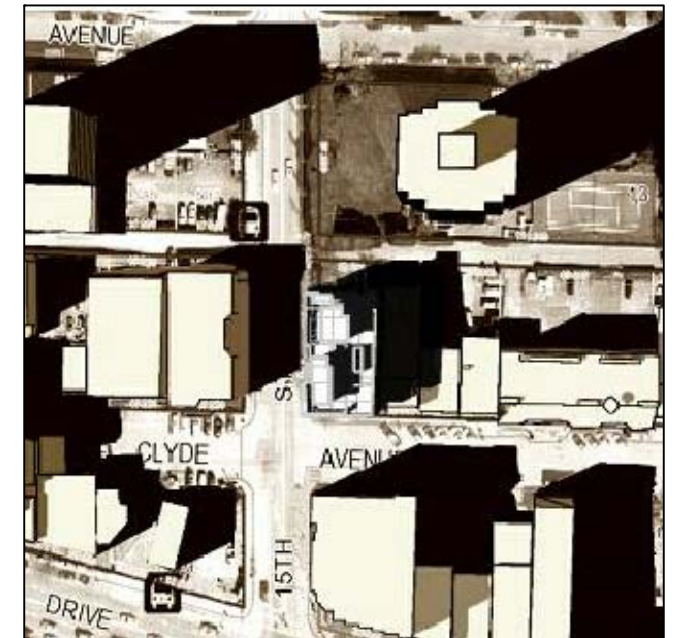
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4:00 pm.

JUNE 21ST

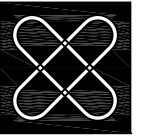


SEPTEMBER 21ST



DRAWING TITLE:
SHADOW ANALYSIS /
JUNE - SEPTEMBER

DATE: JUN 2013	SHEET NO:
SCALE: 1/4"	A-1.11
DESIGN: PA	
DRAWN: AS	
PROJECT NO:	



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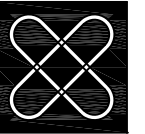
PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
SITE PLAN

DATE:	MAR 2013	SHEET NO:	A-2.0
SCALE:	1/8" = 1'-0"		
DESIGN:	FA		
DRAWN:	MA		
PROJECT NO:			





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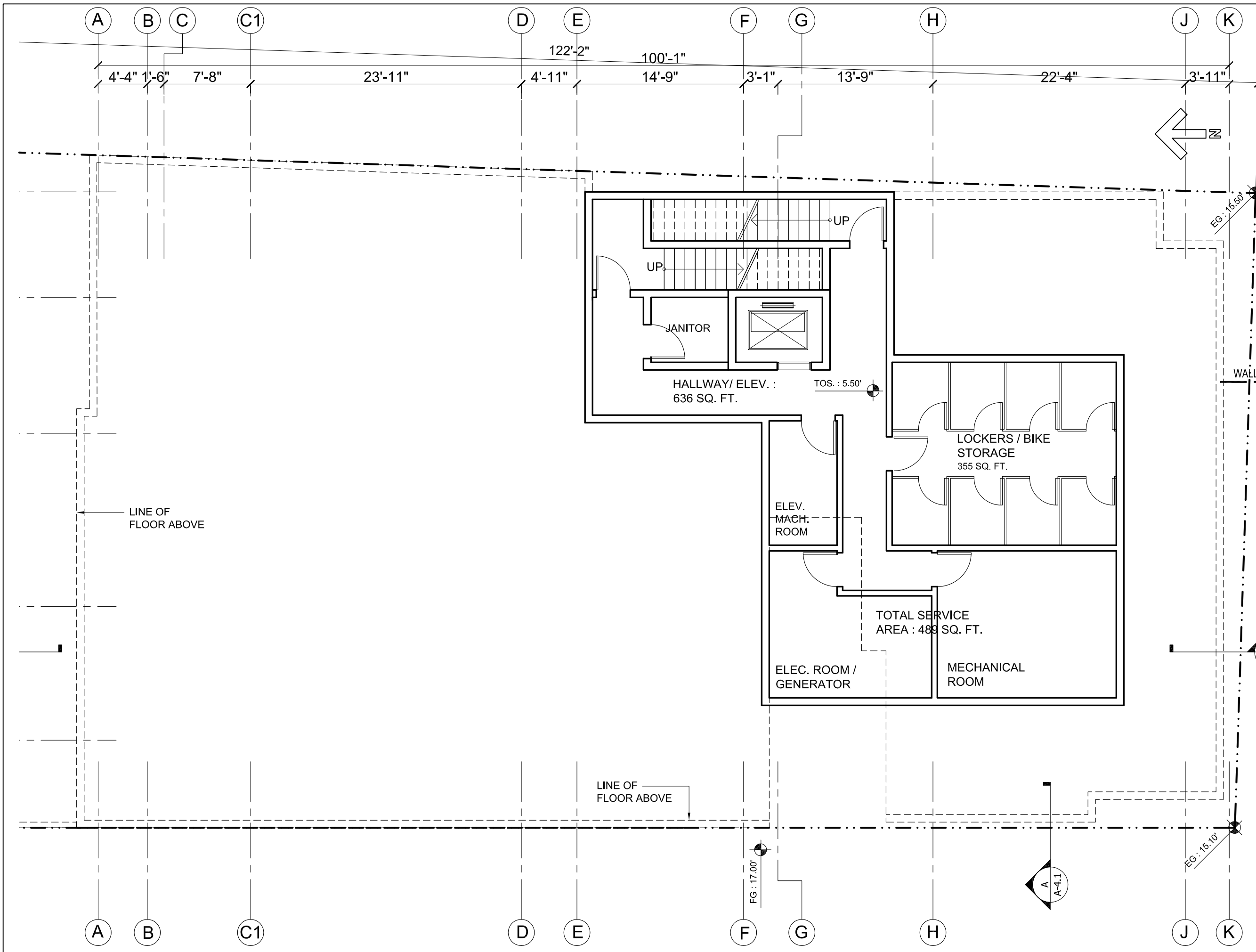
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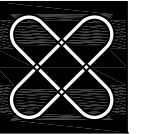
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MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
**BASEMENT
FLOOR PLAN**

DATE: MAY, 2013	SHEET NO:
SCALE: NTS.	A-2.1
DESIGN: FA.	
DRAWN: AA	
PROJECT NO:	





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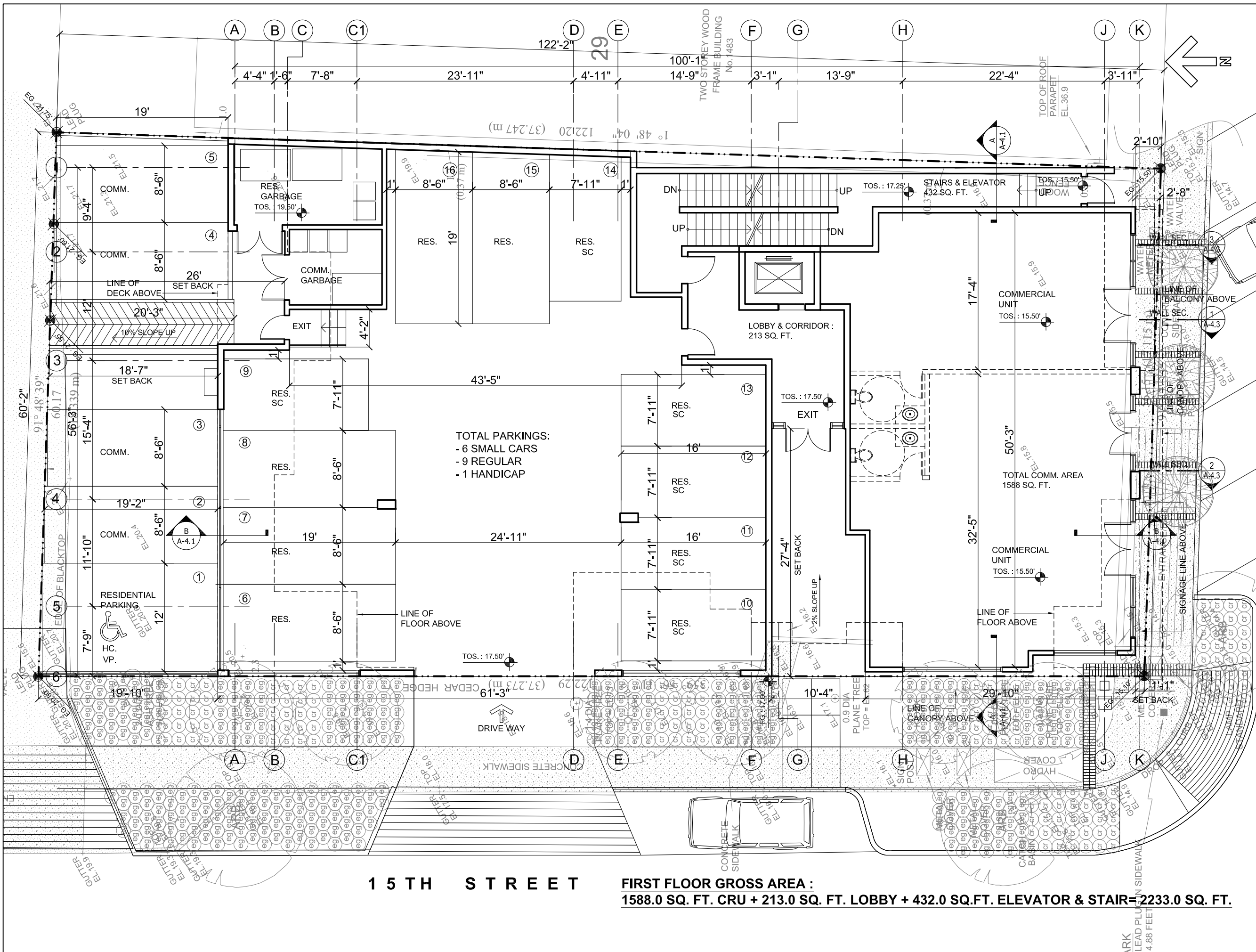
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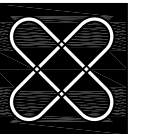
FOR:
GEOCAPITAL DEVELOPMENT CORP.
 514 - 1489 MARINE DRIVE
 WEST VANCOUVER, B.C.

DRAWING TITLE:
FIRST FLOOR PLAN

DATE: MAY, 2013	SHEET NO:
SCALE: NTS.	A-2.2
DESIGN: FA.	
DRAWN: AA	
PROJECT NO:	



15TH STREET **FIRST FLOOR GROSS AREA :**
1588.0 SQ. FT. CRU + 213.0 SQ. FT. LOBBY + 432.0 SQ.FT. ELEVATOR & STAIR=2233.0 SQ. FT.



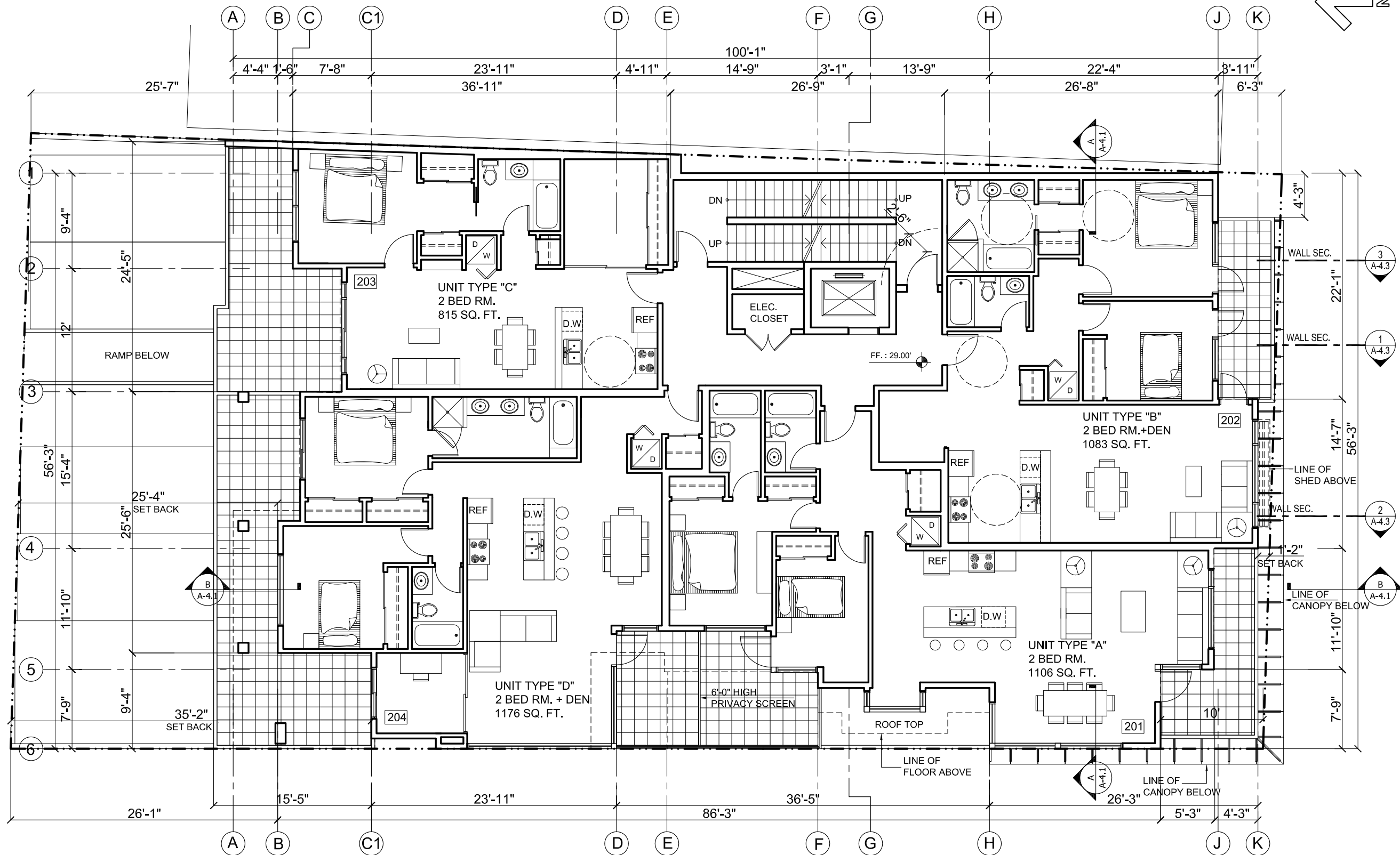
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SECOND FLOOR PLAN
4765.25 SQ.FT.

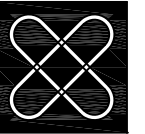
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1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
SECOND FLOOR PLAN

DATE: MAY, 2013	SHEET NO:
SCALE: NTS.	A-2.3
DESIGN: FA.	
DRAWN: AA	
PROJECT NO:	



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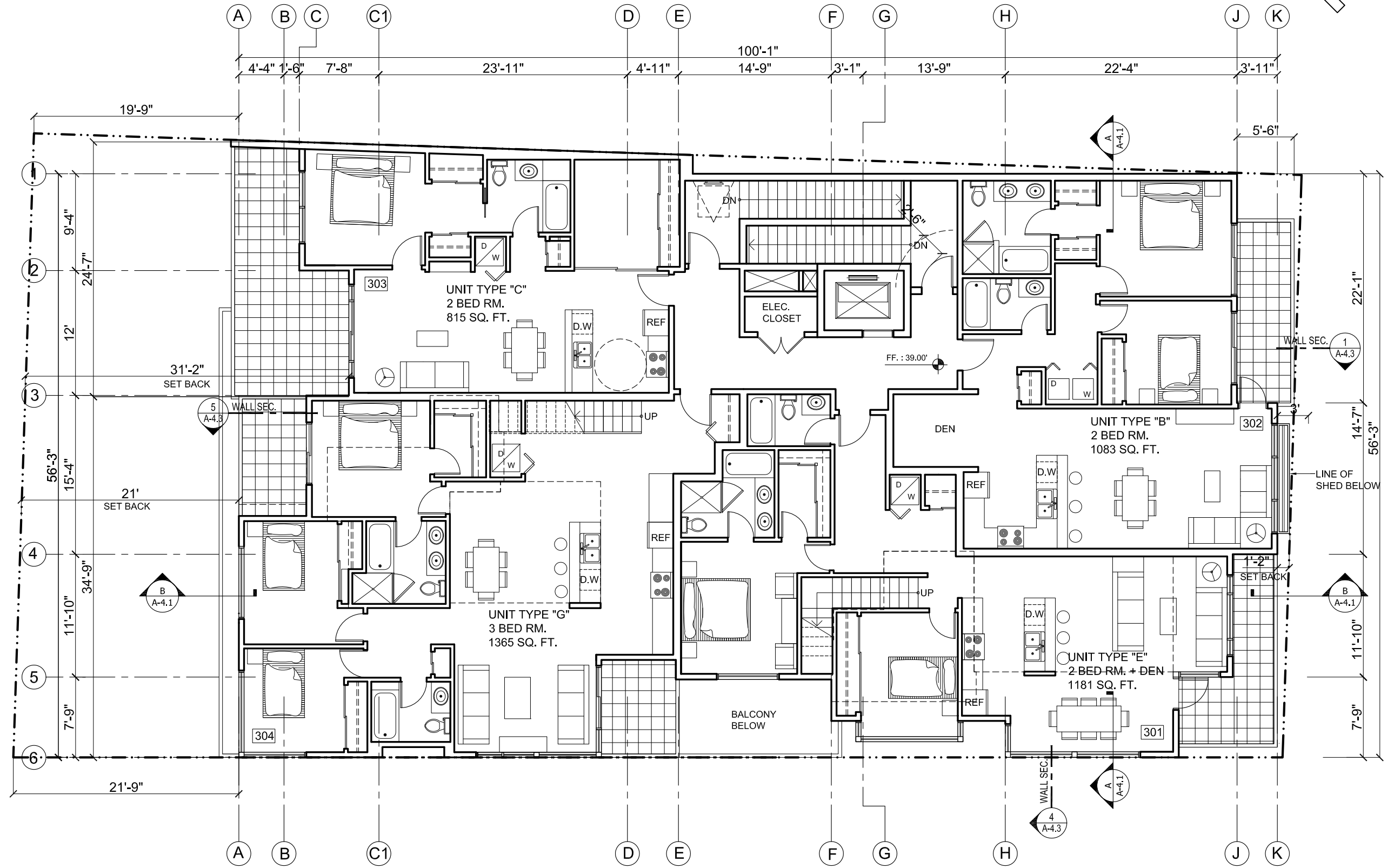
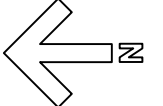
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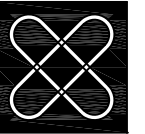
FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
THIRD FLOOR PLAN

DATE:	MAY, 2013	SHEET NO:
SCALE:	NTS.	A-2.4
DESIGN:	FA.	
DRAWN:	AA	
PROJECT NO:		



THIRD FLOOR PLAN
5028.25 SQ.FT.



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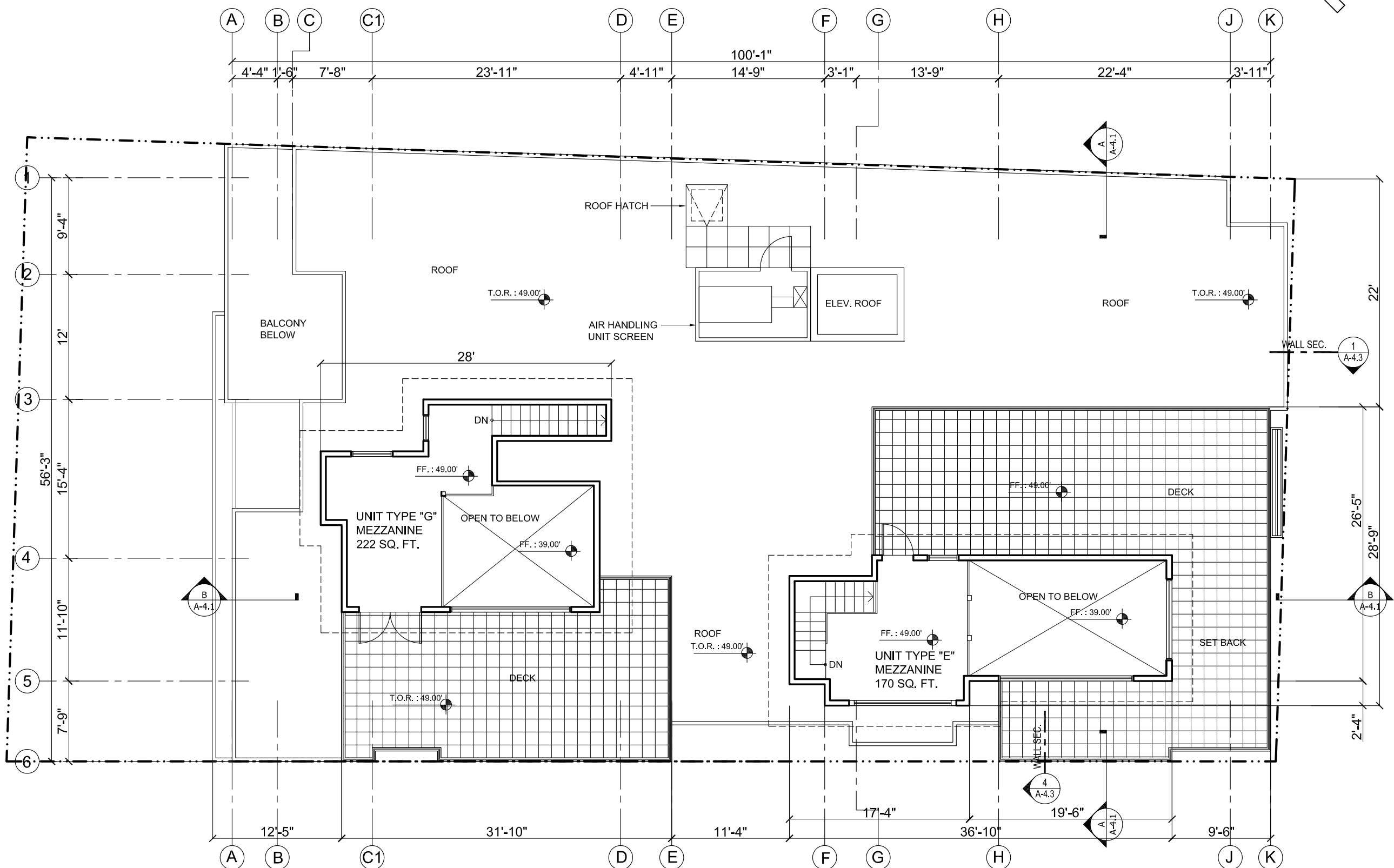
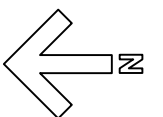
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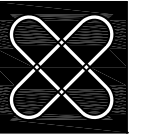
FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
MEZZANINE FLOOR PLAN

DATE: MAY, 2013	SHEET NO:
SCALE: NTS.	A-2.5
DESIGN: FA.	
DRAWN: AA	
PROJECT NO:	



MEZZANINE FLOOR PLAN
392.0 SQ.FT.



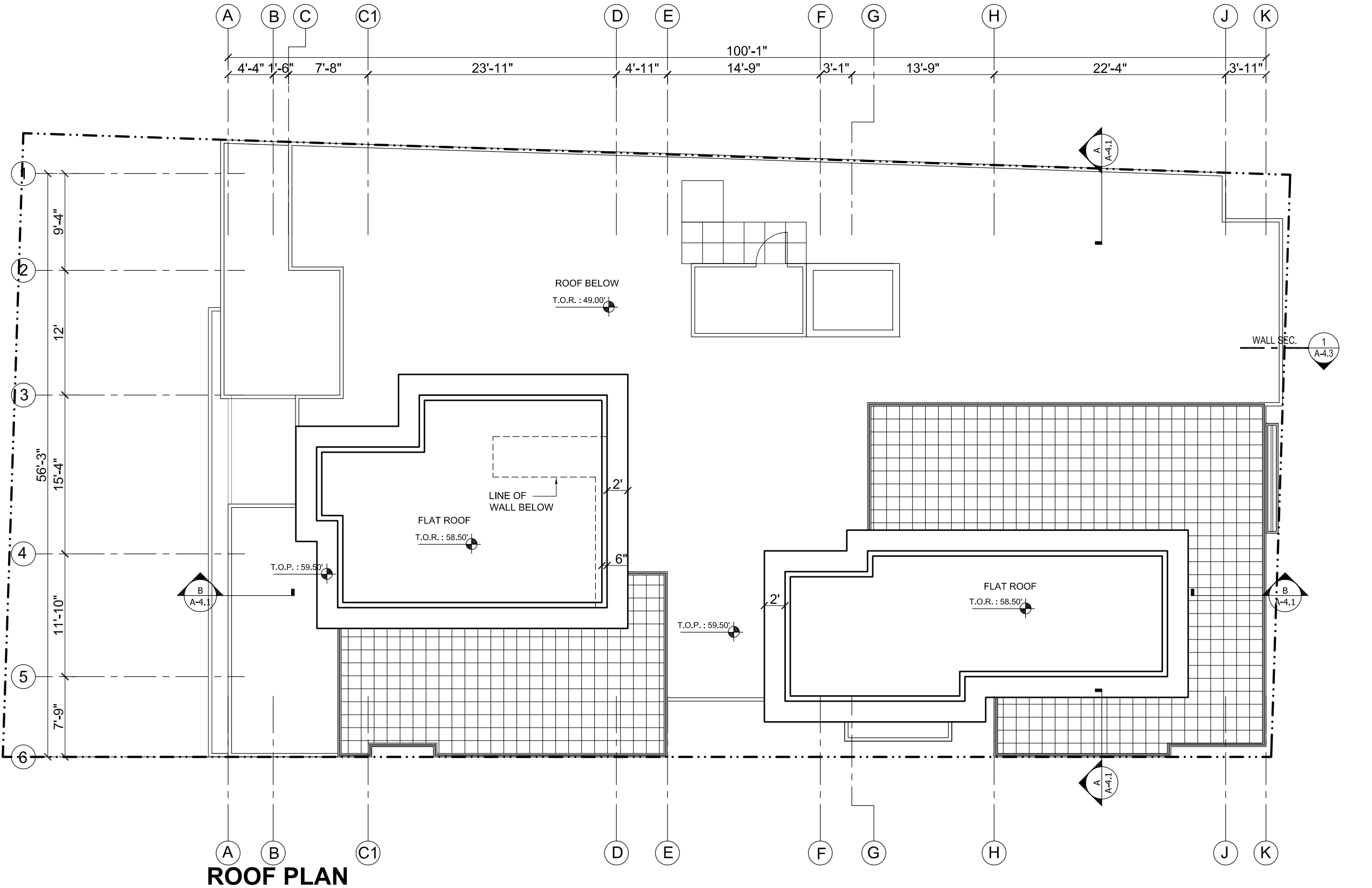
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ROOF PLAN

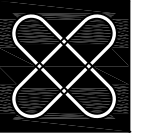
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1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
ROOF PLAN

DATE: MAY, 2013	SHEET NO:
SCALE: NTS.	A-2.6
DESIGN: FA.	
DRAWN: AA	
PROJECT NO:	



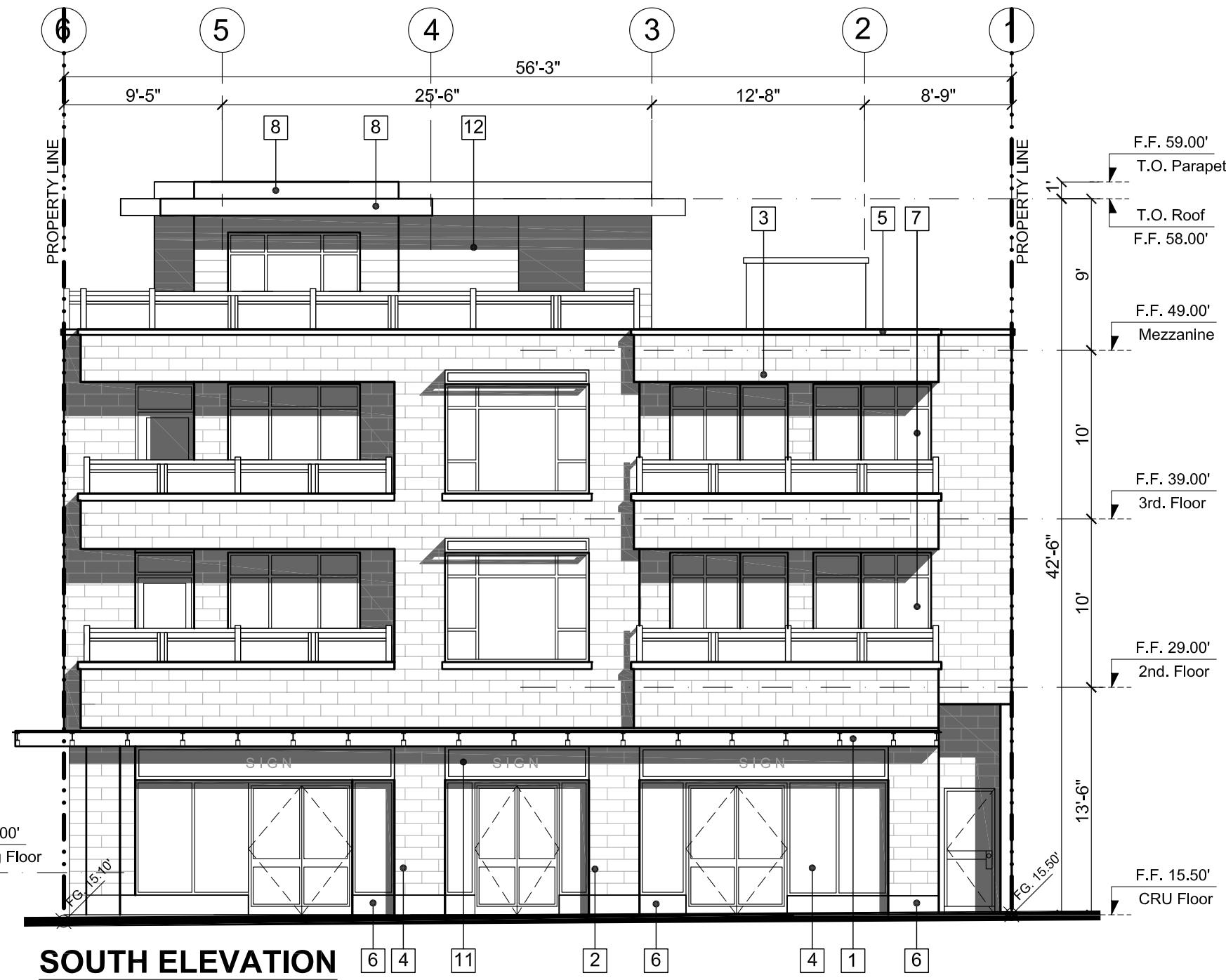
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- FINISH MATERIALS LIST :**
- 1 ALUMINUM AND GLASS CANOPY - ANODIZED ALUMINUM / RIDEAU BROWN POWDER
 - 2 STOREFRONT - ANODIZED ALUMINUM / RIDEAU BROWN POWDER
 - 3 24"x 8" SMOOTH FACE ARISCRAFT - SUEDE BY BROCKWHITE
 - 4 24"x 8" ROCKED FACE ARISCRAFT - SUNSET BY BROCKWHITE
 - 5 ALUMINUM & GLASS RAILING - ANODIZED ALUMINUM FRAME / RIDEAU BROWN POWDER & CLEAR GLASS
 - 6 EXPOSED ARCHITECTURAL CONCRETE - PAINTED GRAY
 - 7 VINYL WINDOW TO MATCH STOREFRONT MEDIUM BRONZE COLOR
 - 8 PRE-FINISHED ALUMINUM FLASHING - ANODIZED ALUMINUM / RIDEAU BROWN POWDER
 - 9 PRECAST CONCRETE CAP - PAINTED TO MATCH ARISCRAFT
 - 10 PARKING GRILLE DOOR - PAINTED TO MATCH RIDEAU BROWN POWDER
 - 11 SIGN BOX
 - 12 8" TONGUE & GROOVE CEDAR WOOD SIDING - NATURAL STAIN

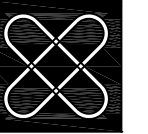
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West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
SOUTH ELEVATION

DATE: MAY, 2013	SHEET NO:
SCALE: 1/8"=1'-0"	A-3.1
DESIGN: FA	
DRAWN: AA	
PROJECT NO:	



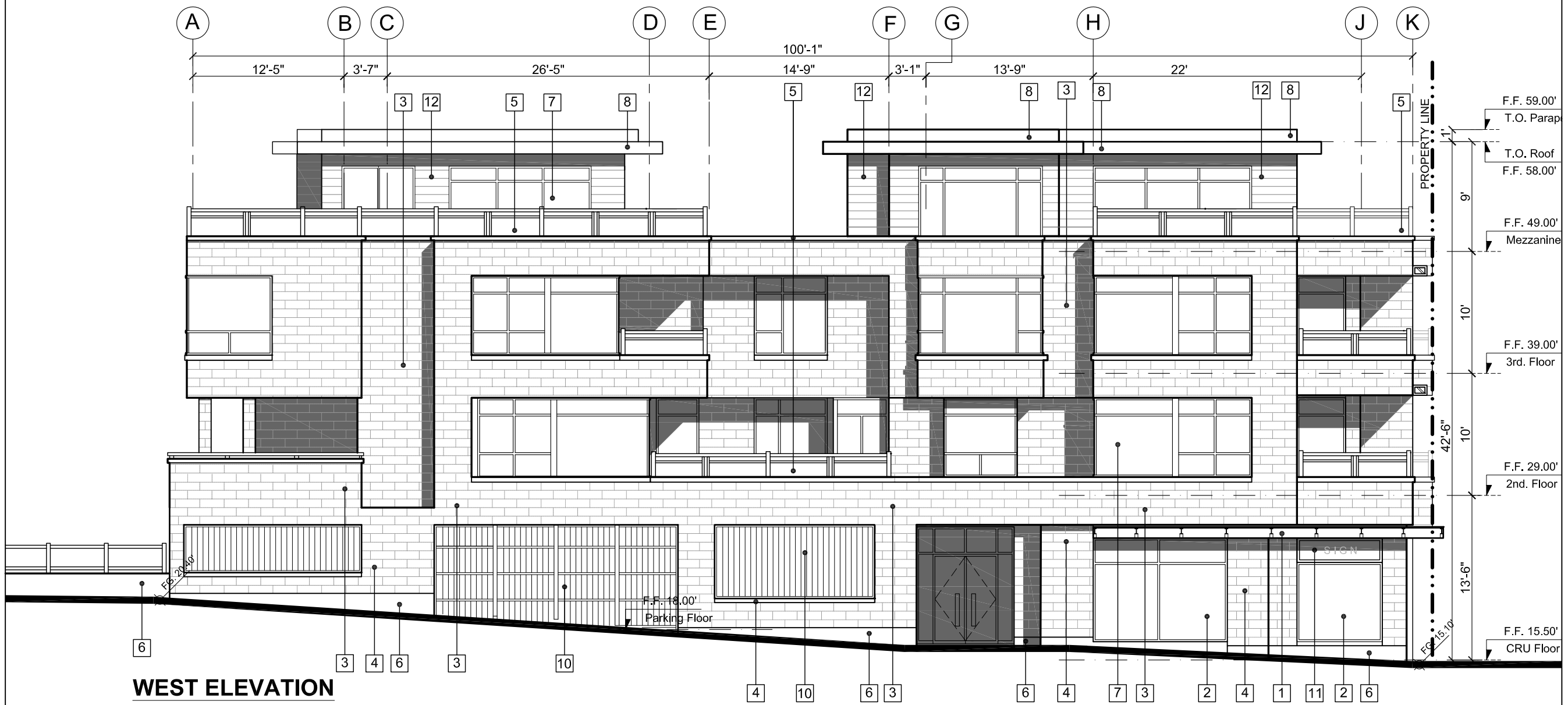
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WEST ELEVATION

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1	06-05-13	ISSUED FOR STAFF REVIEW

PROJECT TITLE:
MIXED-USE DEVELOPMENT
 1495 Clyde Avenue,
 West Vancouver

FOR:
GEOCAPITAL DEVELOPMENT CORP.
 514 - 1489 MARINE DRIVE
 WEST VANCOUVER, B.C.

DRAWING TITLE:
WEST ELEVATION

DATE: MAY, 2013	SHEET NO:
SCALE: NTS.	A-3.2
DESIGN: FA.	
DRAWN: AA	
PROJECT NO:	

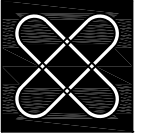
- FINISH MATERIALS LIST :**
- | | |
|--|--|
| 1 ALUMINUM AND GLASS CANOPY - ANODIZED ALUMINUM / RIDEAU BROWN POWDER | 7 VINYL WINDOW TO MATCH STOREFRONT MEDIUM BRONZE COLOR |
| 2 STOREFRONT - ANODIZED ALUMINUM / RIDEAU BROWN POWDER | 8 PRE-FINISHED ALUMINUM FLASHING - ANODIZED ALUMINUM / RIDEAU BROWN POWDER |
| 3 24"x 8" SMOOTH FACE ARISCRAFT - SUEDE BY BROCKWHITE | 9 PRECAST CONCRETE CAP - PAINTED TO MATCH ARISCRAFT |
| 4 24"x 8" ROCKED FACE ARISCRAFT - SUNSET BY BROCKWHITE | 10 PARKING GRILLE DOOR - PAINTED TO MATCH RIDEAU BROWN POWDER |
| 5 ALUMINUM & GLASS RAILING - ANODIZED ALUMINUM FRAME / RIDEAU BROWN POWDER & CLEAR GLASS | 11 SIGN BOX |
| 6 EXPOSED ARCHITECTURAL CONCRETE - PAINTED GRAY | 12 8" TONGUE & GROOVE CEDAR WOOD SIDING - NATURAL STAIN |

FINISH MATERIALS LIST :

- 1 ALUMINUM AND GLASS CANOPY - ANODIZED ALUMINUM / RIDEAU BROWN POWDER
- 2 STOREFRONT - ANODIZED ALUMINUM / RIDEAU BROWN POWDER
- 3 24"x 8" SMOOTH FACE ARISCRAFT - SUEDE BY BROCKWHITE
- 4 24"x 8" ROCKED FACE ARISCRAFT - SUNSET BY BROCKWHITE
- 5 ALUMINUM & GLASS RAILING - ANODIZED ALUMINUM FRAME / RIDEAU BROWN POWDER & CLEAR GLASS
- 6 EXPOSED ARCHITECTURAL CONCRETE - PAINTED GRAY
- 7 VINYL WINDOW TO MATCH STOREFRONT MEDIUM BRONZE COLOR
- 8 PRE-FINISHED ALUMINUM FLASHING - ANODIZED ALUMINUM / RIDEAU BROWN POWDER
- 9 PRECAST CONCRETE CAP - PAINTED TO MATCH ARISCRAFT
- 10 PARKING GRILLE DOOR - PAINTED TO MATCH RIDEAU BROWN POWDER
- 11 SIGN BOX
- 12 8" TONGUE & GROOVE CEDAR WOOD SIDING - NATURAL STAIN



NORTH ELEVATION



F. ADAB ARCHITECTS INC.

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

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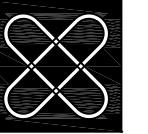
NO.	DATE	REVISION/ ISSUED
3	09-30-13	REISSUED FOR DP
2	06-20-13	ISSUED FOR DP
1	06-05-13	ISSUED FOR STAFF REVIEW

PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
GEOCAPITAL DEVELOPMENT CORP.
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
NORTH ELEVATION

DATE: MAY, 2013	SHEET NO:
SCALE: 1/8"=1'-0"	A-3.3
DESIGN: FA	
DRAWN: AA	
PROJECT NO:	



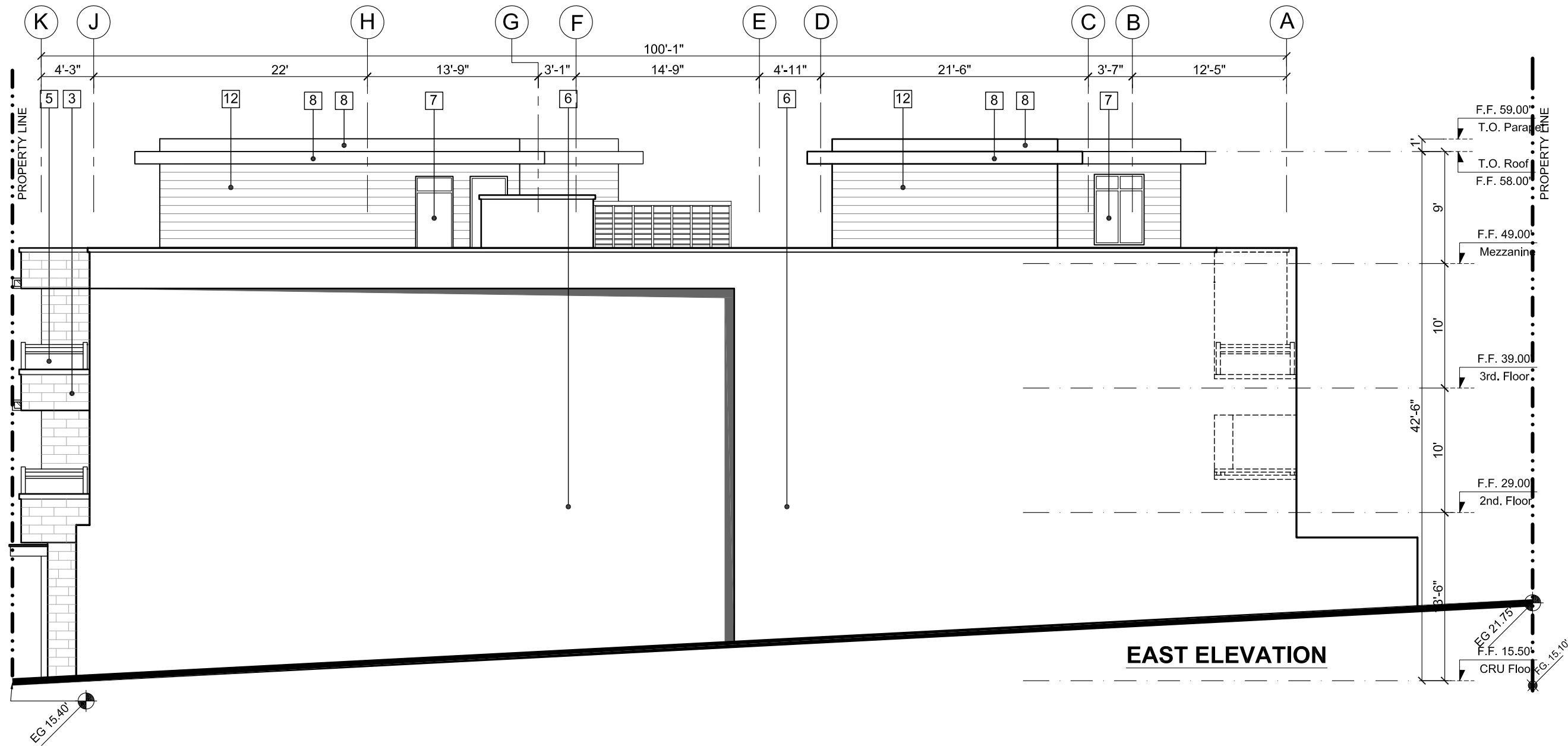
F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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 TEL: (604) 987-3003 FAX: (604) 987-3033
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EAST ELEVATION

FINISH MATERIALS LIST :

- | | |
|--|--|
| 1 ALUMINUM AND GLASS CANOPY - ANODIZED ALUMINUM / RIDEAU BROWN POWDER | 7 VINYL WINDOW TO MATCH STOREFRONT MEDIUM BRONZE COLOR |
| 2 STOREFRONT - ANODIZED ALUMINUM / RIDEAU BROWN POWDER | 8 PRE-FINISHED ALUMINUM FLASHING - ANODIZED ALUMINUM / RIDEAU BROWN POWDER |
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| 6 EXPOSED ARCHITECTURAL CONCRETE - PAINTED GRAY | 12 8" TONGUE & GROOVE CEDAR WOOD SIDING - NATURAL STAIN |

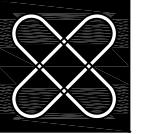
NO.	DATE	REVISION/ ISSUED
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1	06-05-13	ISSUED FOR STAFF REVIEW

PROJECT TITLE:
MIXED-USE DEVELOPMENT
 1495 Clyde Avenue,
 West Vancouver

FOR:
GEOCAPITAL DEVELOPMENT CORP.
 514 - 1489 MARINE DRIVE
 WEST VANCOUVER, B.C.

DRAWING TITLE:
EAST ELEVATION

DATE: MAY, 2013	SHEET NO:
SCALE: NTS.	A-3.4
DESIGN: FA.	
DRAWN: AA	
PROJECT NO:	



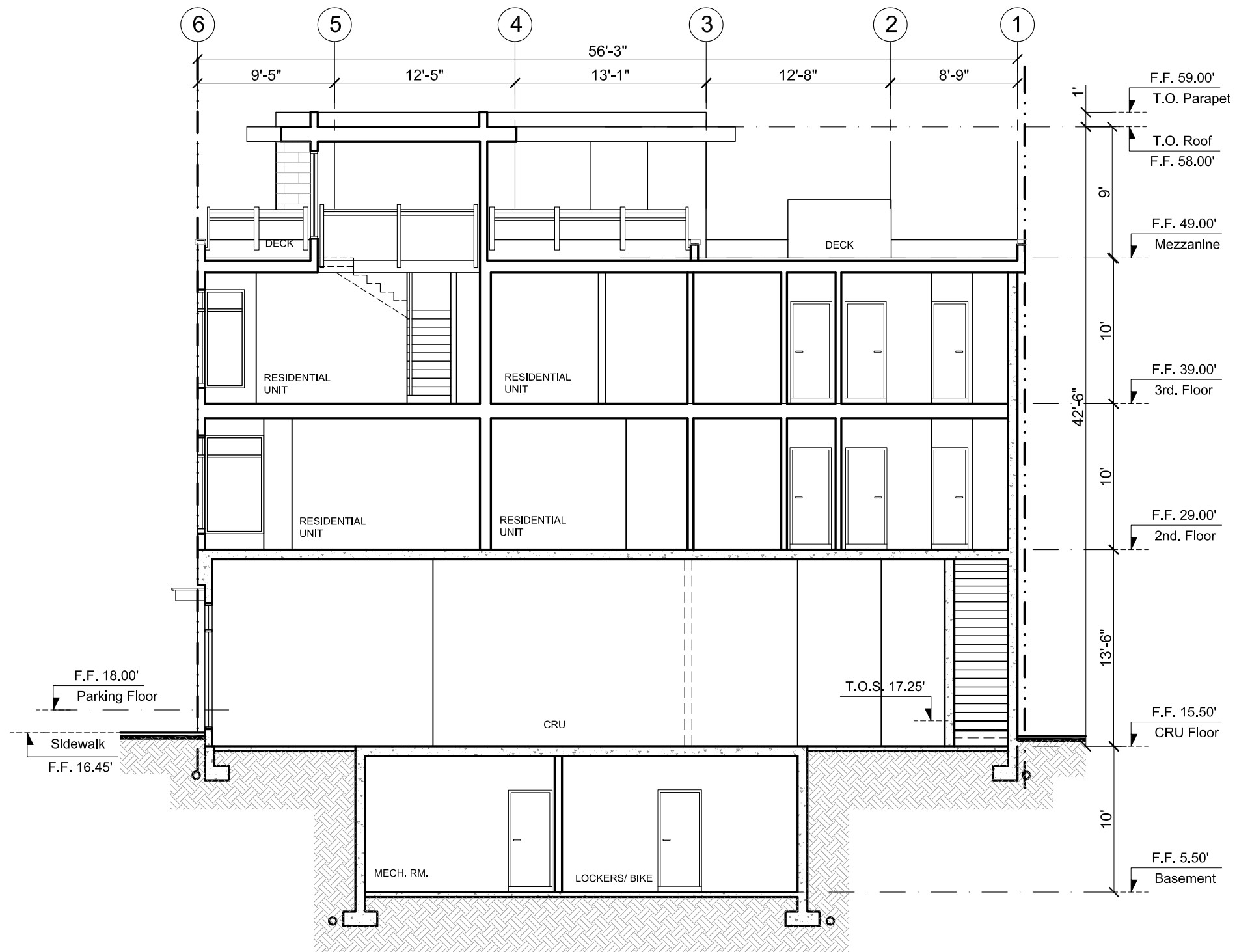
**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
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TEL: (604) 987-3003 FAX: (604) 987-3033
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SECTION A-A

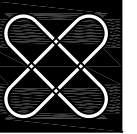
NO.	DATE	REVISION/ ISSUED
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2	06-20-13	ISSUED FOR DP
1	06-05-13	ISSUED FOR STAFF REVIEW

PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
SECTION A-A

DATE:	MAY, 2013	SHEET NO:	A-4.1
SCALE:	N.T.S.		
DESIGN:	FA		
DRAWN:	AA		
PROJECT NO:			



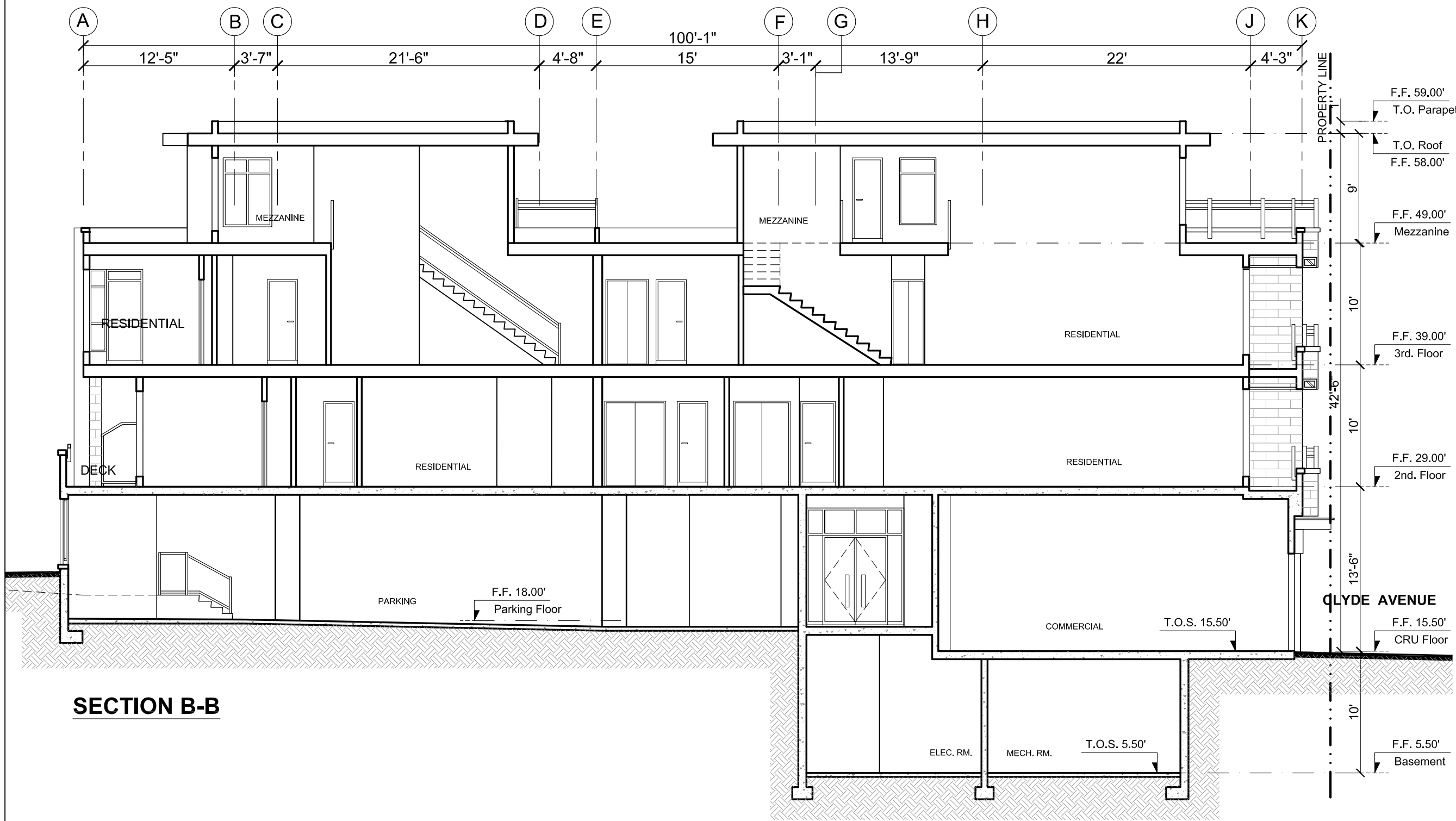
F. ADAB ARCHITECTS INC.

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

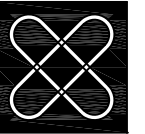
3	09-30-13	REISSUED FOR DP
2	06-20-13	ISSUED FOR DP
1	06-05-13	ISSUED FOR STAFF REVIEW
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
 1495 Clyde Avenue,
 West Vancouver

FOR:
GEOCAPITAL DEVELOPMENT CORP.
 514 - 1489 MARINE DRIVE
 WEST VANCOUVER, B.C.

DRAWING TITLE:
SECTION B-B

DATE:	MAY, 2013	SHEET NO:
SCALE:	N.T.S.	A-4.2
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO:		



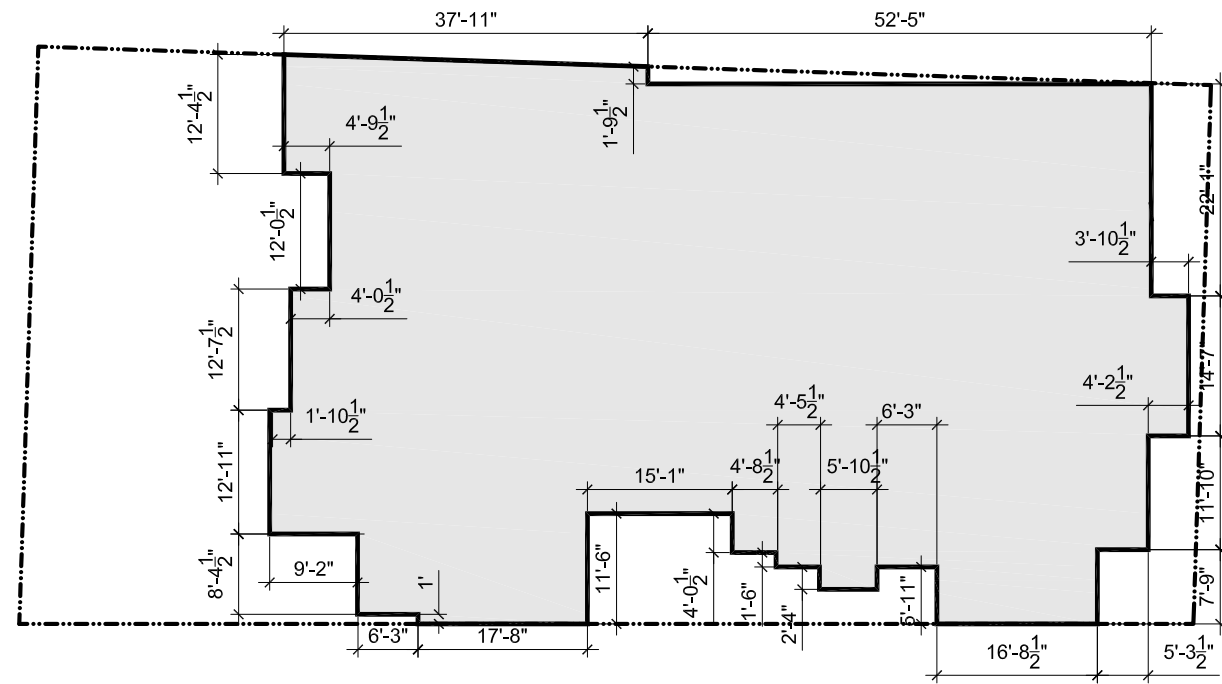
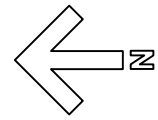
**F. ADAB
ARCHITECTS
INC.**

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NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadam.com

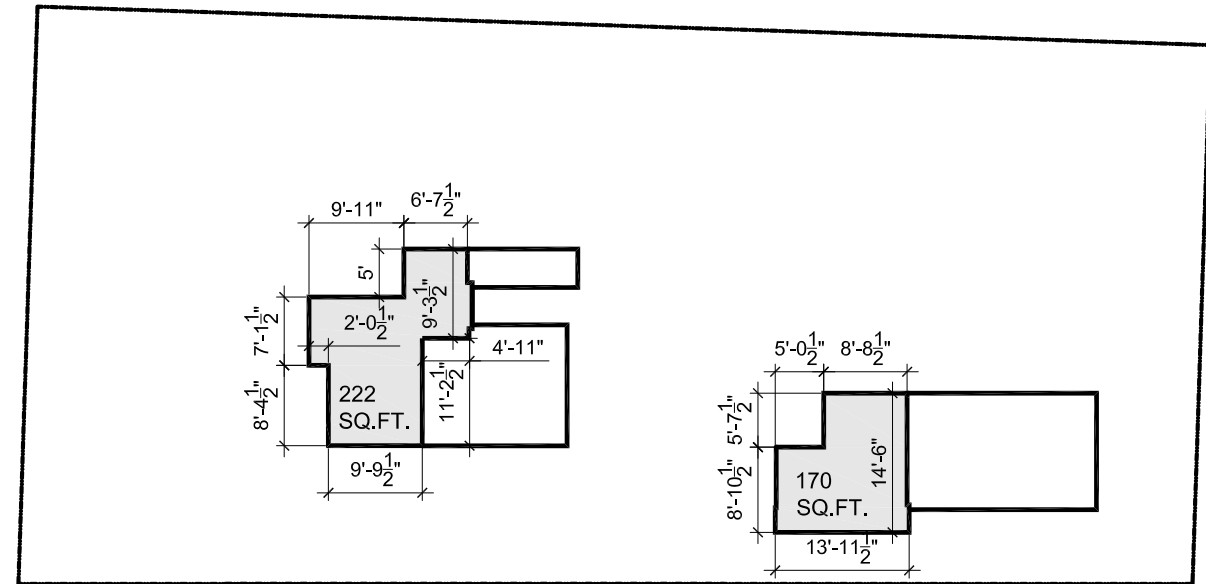
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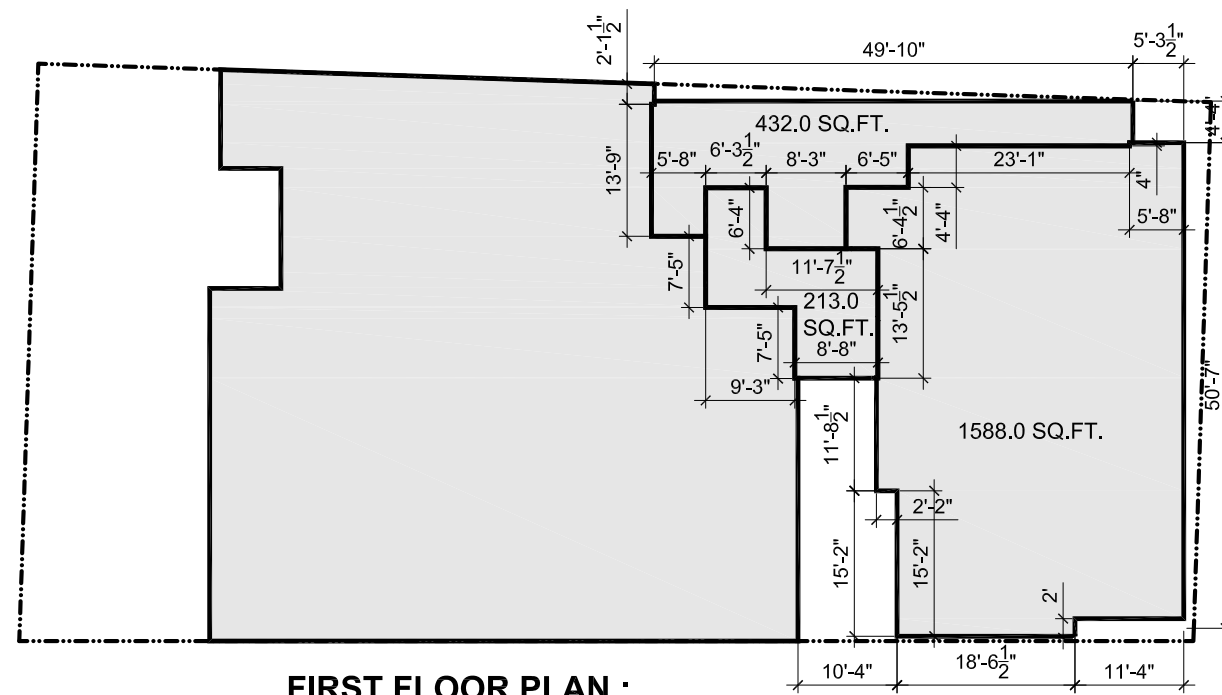
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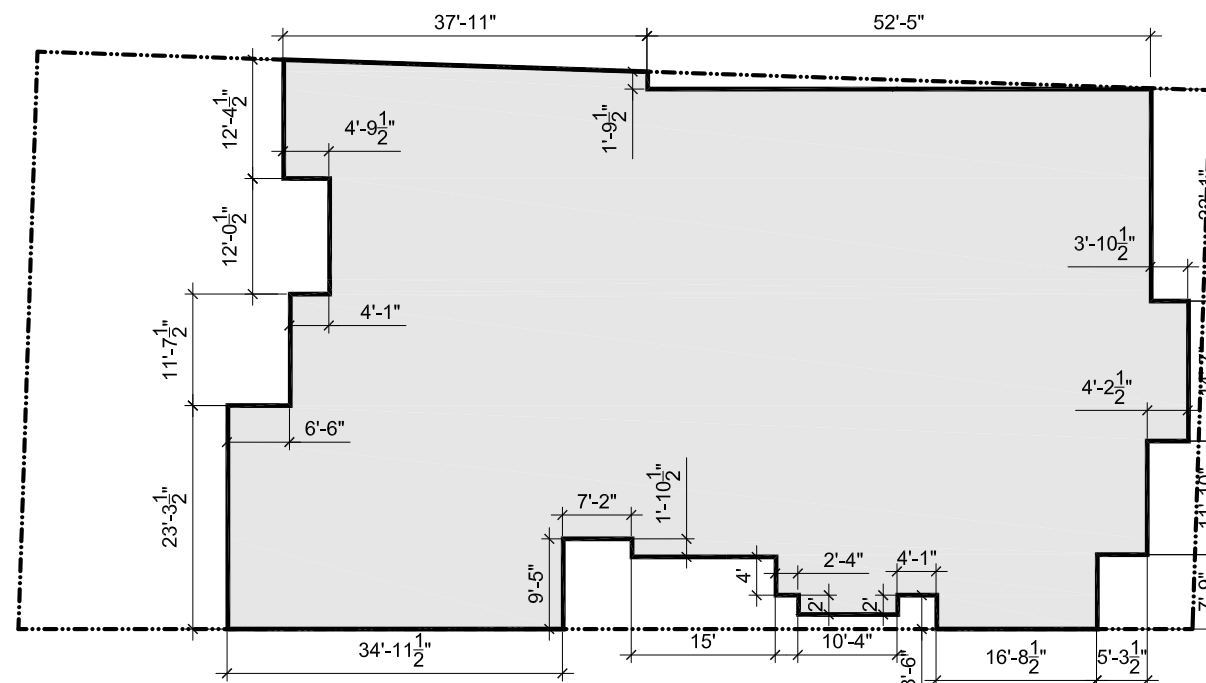
SECOND FLOOR PLAN :
TOTAL AREA : 4765.25 SQ.FT.



MEZZANINE FLOOR PLAN :
TOTAL AREA : 392.0 SQ.FT.



FIRST FLOOR PLAN :
TOTAL AREA : 2233.0 SQ.FT.



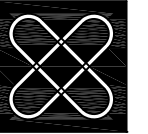
THIRD FLOOR PLAN :
TOTAL AREA : 5028.25 SQ.FT.

NO.	DATE	REVISION/ ISSUED
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1	06-05-13	ISSUED FOR STAFF REVIEW

PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver
FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
FLOOR PLANS OVERLAYS

DATE: MAY, 2013	SHEET NO:
SCALE: NTS.	A-5.1
DESIGN: FA	
DRAWN: AA	
PROJECT NO:	



**F. ADAB
ARCHITECTS
INC.**

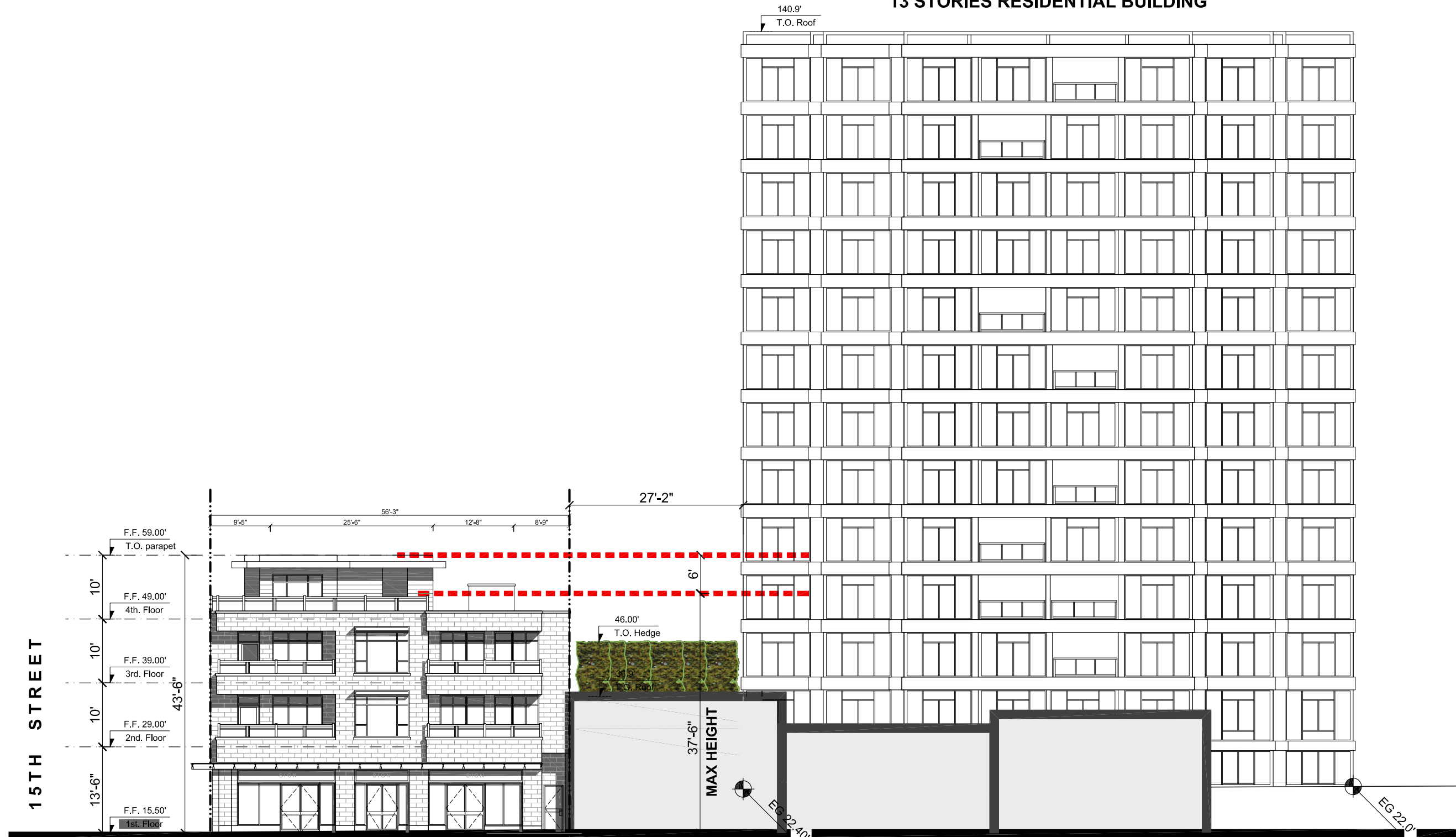
#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3033 FAX: (604) 987-3033
E-MAIL: mfa@multigonadab.com

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13 STORIES RESIDENTIAL BUILDING



SOUTH ELEVATION - CLYDE AVENUE

NO.	DATE	REVISION/ISSUED
3	09-30-13	REISSUED FOR DP
2	06-20-13	ISSUED FOR DP
1	06-05-13	ISSUED FOR STAFF REVIEW

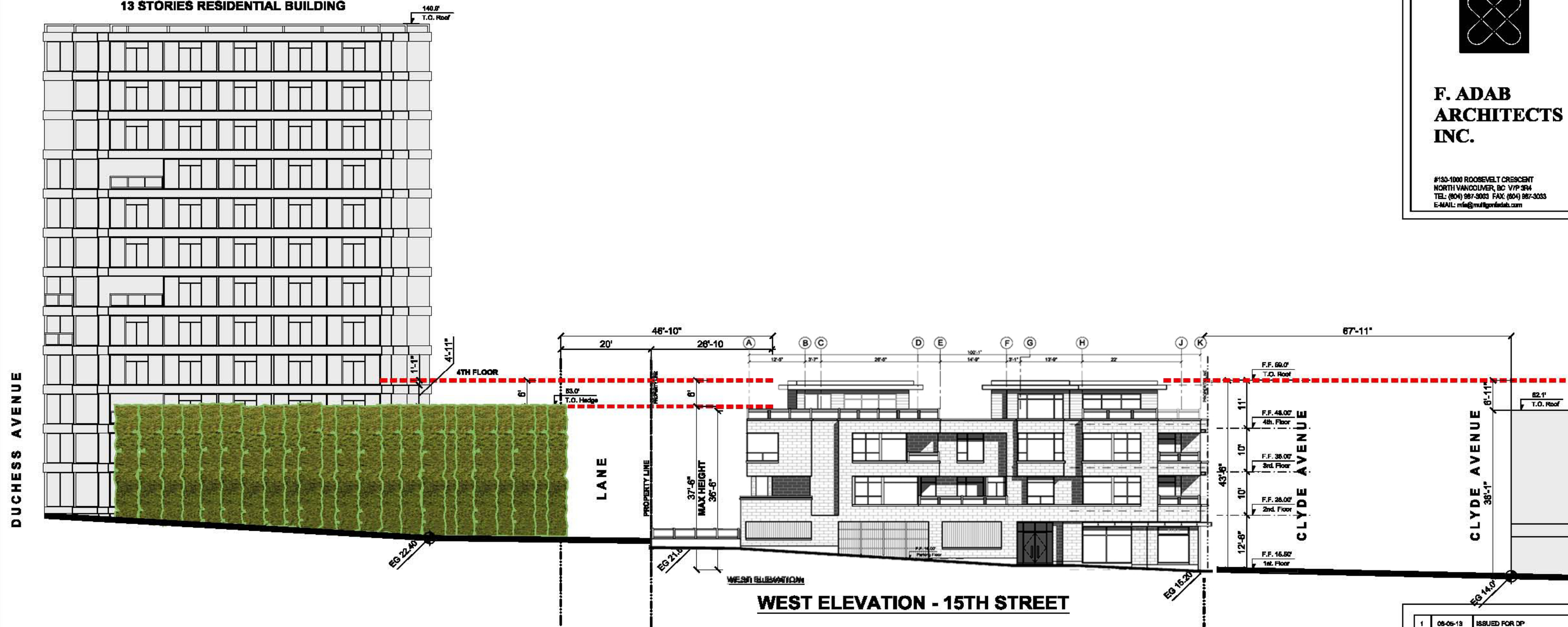
PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

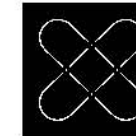
DRAWING TITLE:
**SOUTH SIDE
CONTEXT ELEVATION**

DATE:	MAY, 2013	SHEET NO:	A-5.2
SCALE:	-		
DESIGN:	FA		
DRAWN:	AA		
PROJECT NO:	-		

13 STORIES RESIDENTIAL BUILDING



WEST ELEVATION - 15TH STREET



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-5003 FAX: (604) 987-3033
E-MAIL: info@fjadab.com

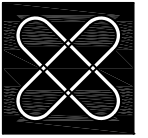
NO.	DATE	REVISION / ISSUED
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PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
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DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
**WEST SIDE
CONTEXT ELEVATION**

DATE:	MAY, 2013	SHEET NO.:	A-5.3
SCALE:	-		
DESIGN:	FA		
DRAWN:	AA		
PROJECT NO.:			



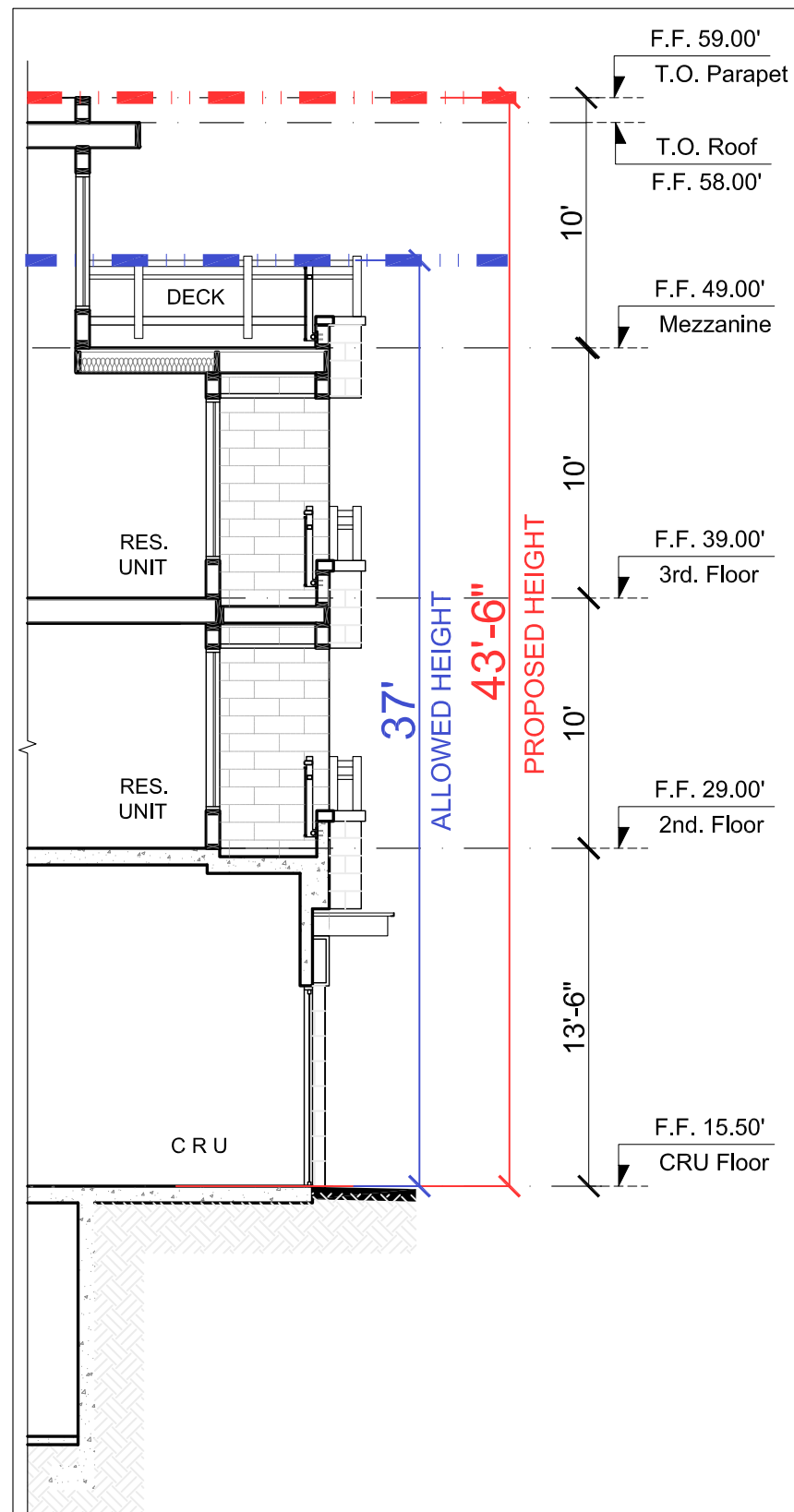
F. ADAB ARCHITECTS INC.

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NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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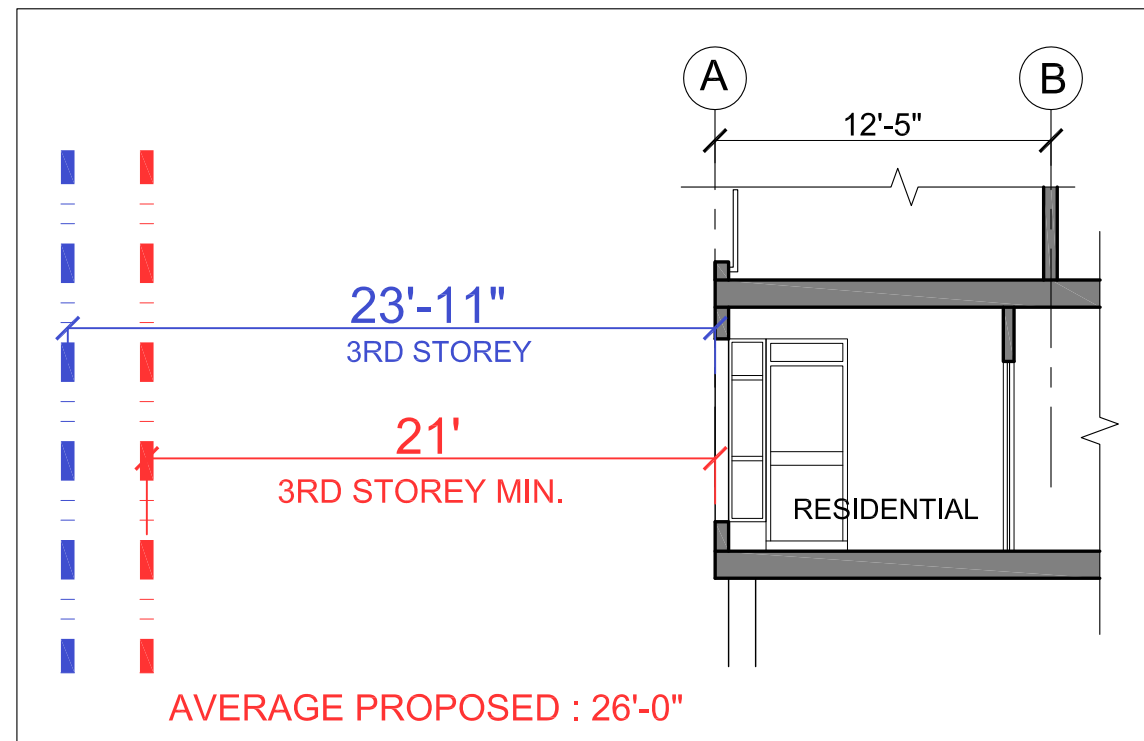
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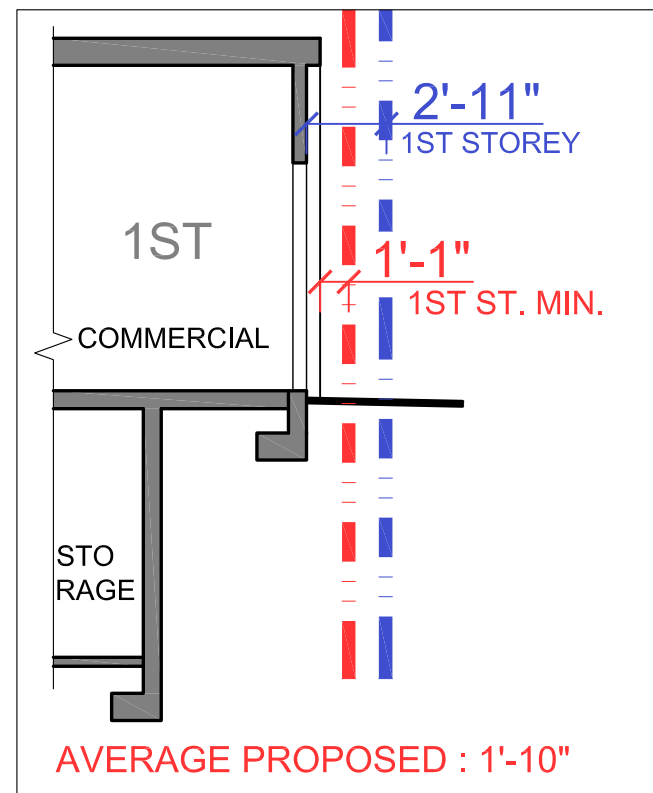
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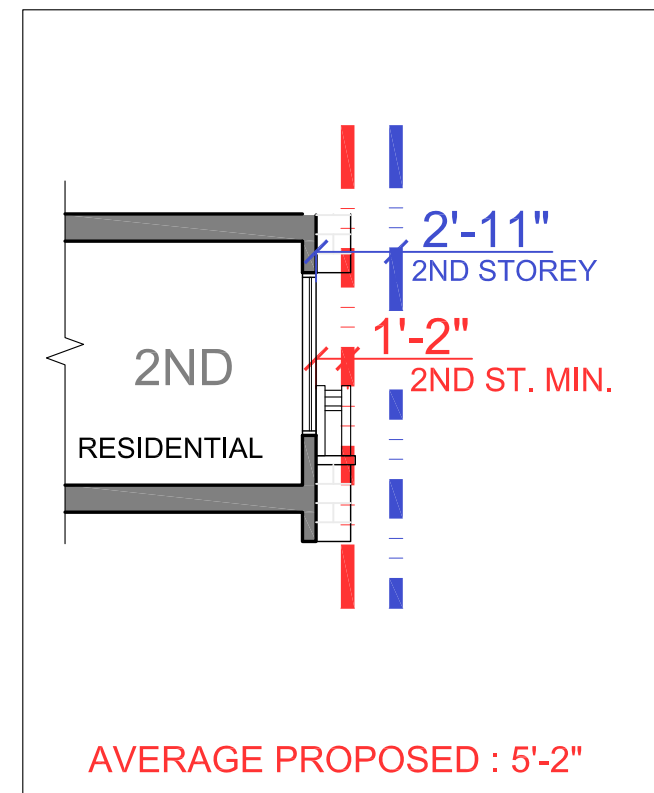
BUILDING HEIGHT VARIANCE



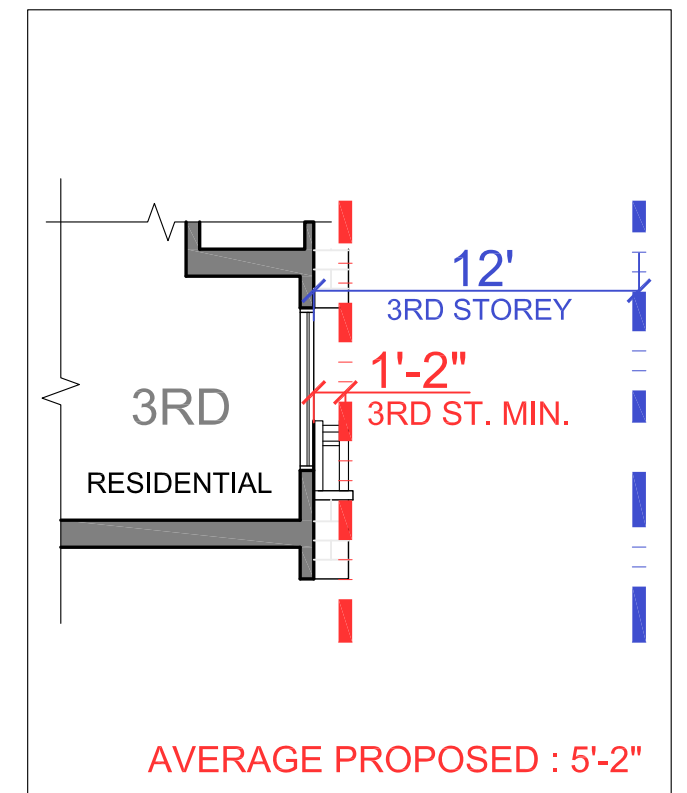
REAR SETBACK VARIANCES



FRONT SETBACK VARIANCES



AVERAGE PROPOSED : 5'-2"



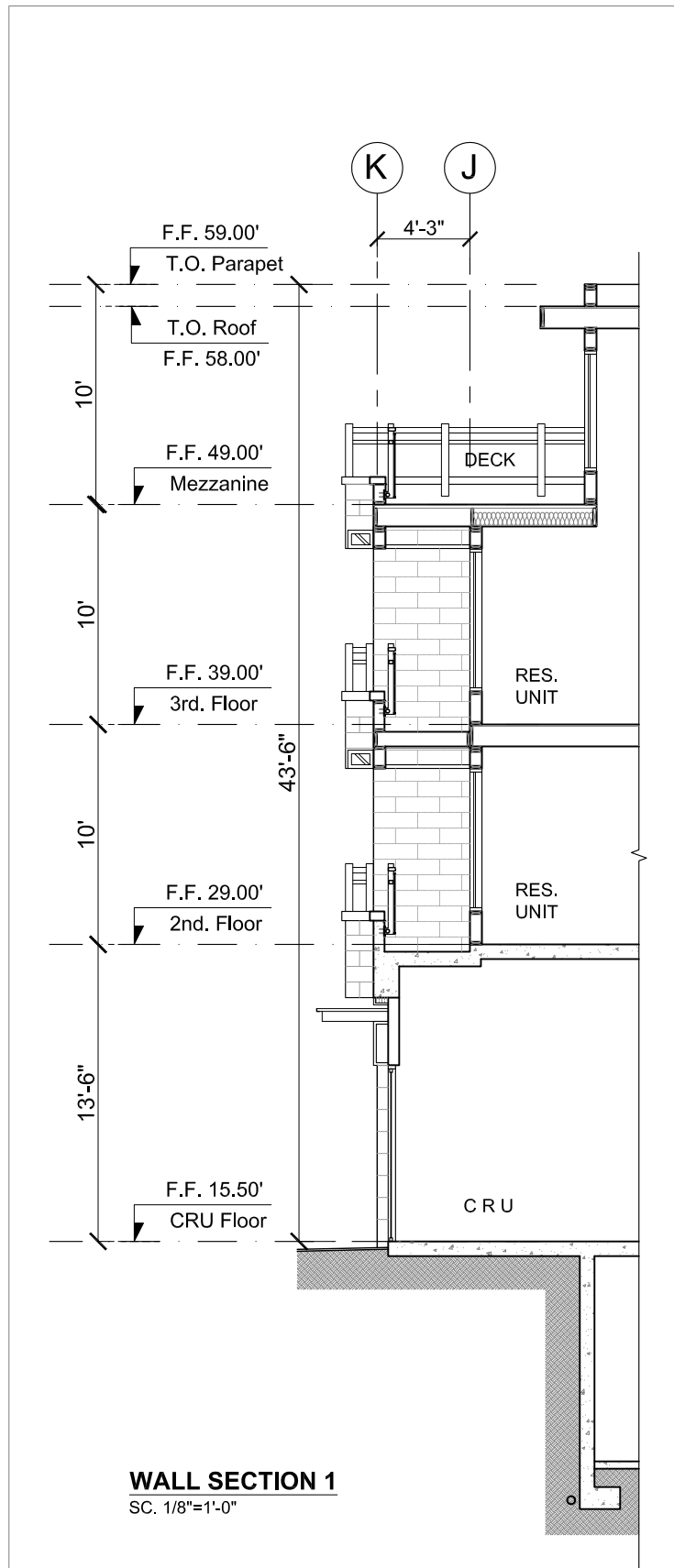
AVERAGE PROPOSED : 5'-2"

REQUIRED ————
PROPOSED ————

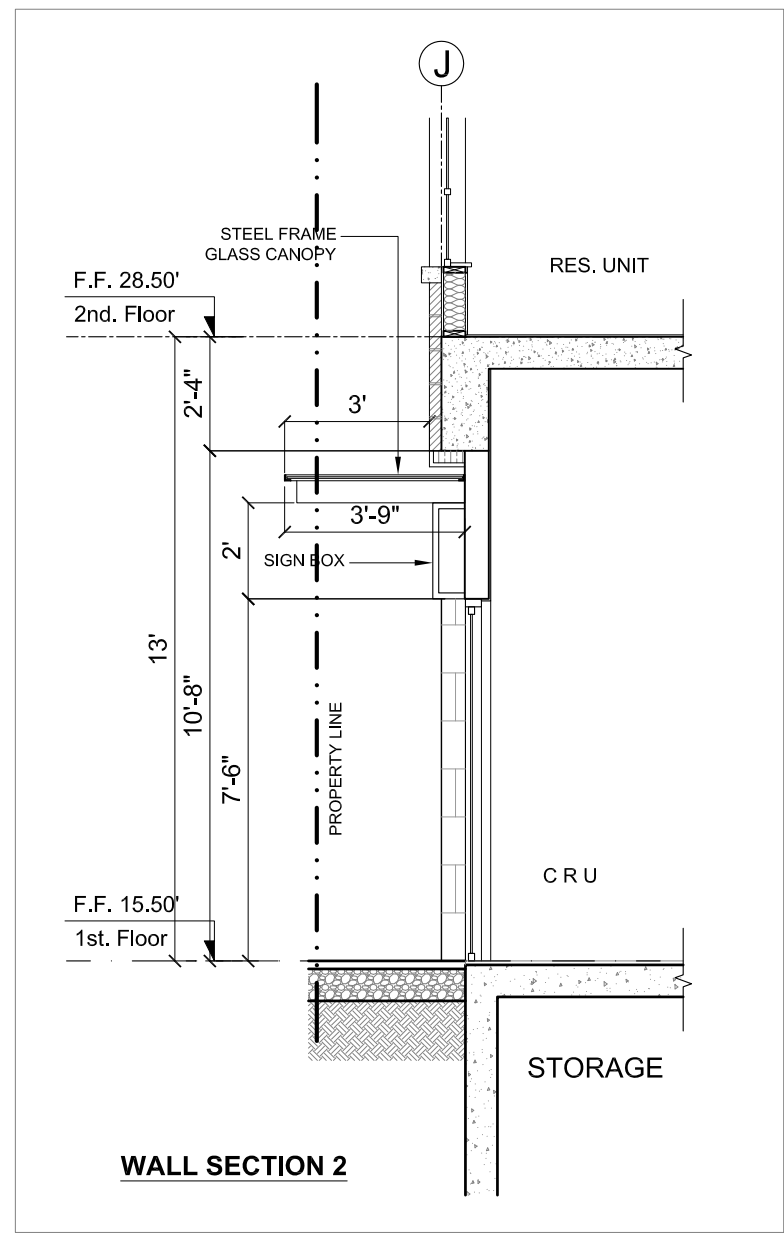
NOTE :
ALL PROPOSED SETBACKS ARE MINIMUM

DRAWING TITLE:
REQUESTED VARIANCES FOR HEIGHT & SETBACKS

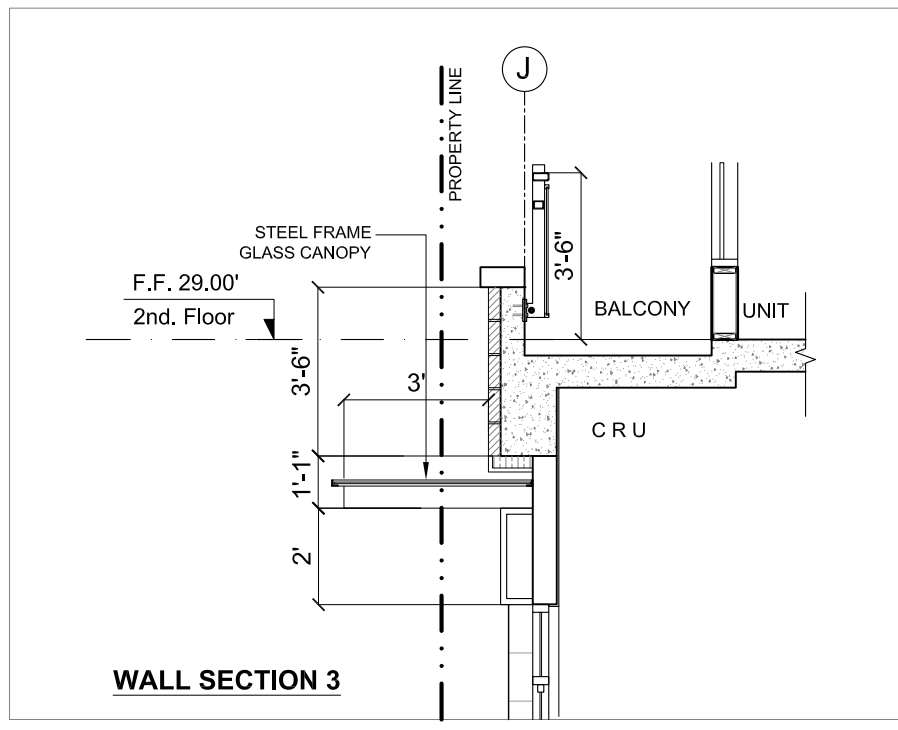
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SCALE: 1/8" = 1'-0"	A-5.4
DESIGN: FA	
DRAWN: AS	
PROJECT NO:	



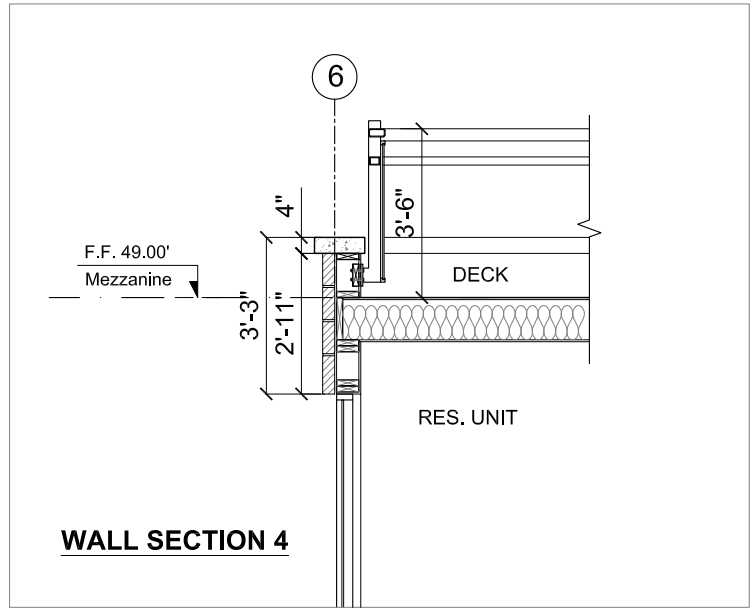
WALL SECTION 1
SC. 1/8"=1'-0"



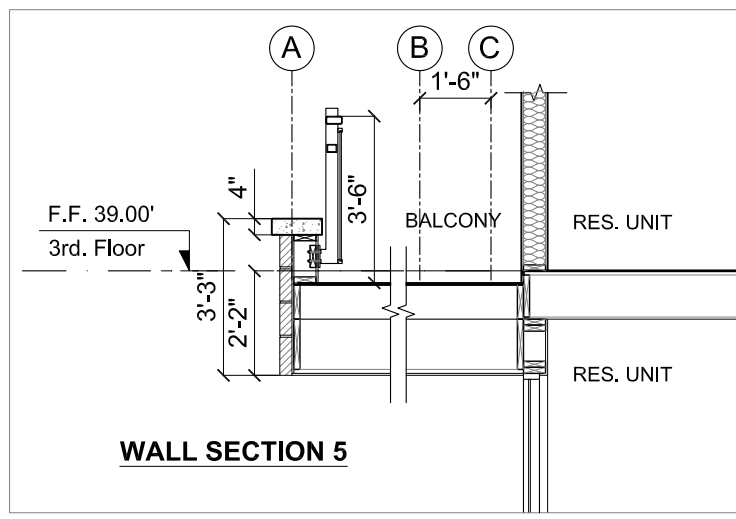
WALL SECTION 2



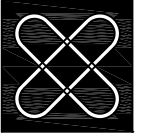
WALL SECTION 3



WALL SECTION 4



WALL SECTION 5



F. ADAB ARCHITECTS INC.

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

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MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
GEOCAPITAL DEVELOPMENT CORP.
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
WALL SECTIONS

DATE: MAY, 2013	SHEET NO:
SCALE: 1/4"=1'-0"	A-6.1
DESIGN: FA	
DRAWN: AA	
PROJECT NO:	

June 11, 2013
PGL File: 4277-01.01

District of West Vancouver
750 – 17th Street
West Vancouver, BC V7V 3T3

RE: GREEN BUILDING STRATEGY FOR 1495 CLYDE AVENUE, WEST VANCOUVER, BC

Pottinger Gaherty Environmental Consultants Ltd. (PGL) has been retained by Geocapital Development Corp. to coordinate LEED Silver "equivalency" goals for its 1495 Clyde Avenue project. We have reviewed the LEED New Construction 2009 checklist with the design team (architect, landscape architect, mechanical engineer, electrical engineer, and owner) and developed strategies to meet specific LEED credits.

Based on our meetings with the design team and review of drawings, our calculation indicates that the project will be targeting 53 points (see attached LEED checklist). To obtain LEED Silver "equivalency," a project must achieve at least 50 points of the total 110 points available.

Some highlights of the sustainability strategy include the following:

- An efficient mechanical system and passive design elements will be utilized to reduce energy consumption. The project has been designed to have at least a 10% reduction in energy cost compared to the ASHRAE 90.1-2007 reference building. Passive design items include a green roof, shading elements incorporated into the architectural and landscape features, and optimal window glazing.
- The landscape design includes at least a 50% reduction of potable water for irrigation compared to a baseline case. Drought-tolerant plant species and a water-efficient irrigation system will be used for landscaping.
- Location of the site is in close proximity to existing infrastructure and amenities:
 - Multiple bus routes along Marine Drive are located less than 100 metres to the south of the site;
 - John Lawson Park (includes beach access, walking trails, etc.) and Hollyburn Elementary School/Ambleside Park (includes playing fields, basketball courts, etc.) are all within 500 metres of the site; and
 - Commercial businesses (includes restaurants, grocery stores, professional services, etc.) along Marine Drive are located less than 300 metres from the site.
- During the construction phase of the project, emphasis will be put on recycling construction waste, using local building materials with high recycled content, and minimizing impacts to surrounding environment.

If you have any comments or questions, please contact Damien Crowell or Susan Wilkins at 604-895-7658 and 604-895-7621, respectively.

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

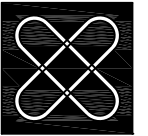
Per:

Damien Crowell, B.Sc., MCIP, P.Ag., LEED AP
Environmental Scientist

Susan Wilkins, M.Sc., P.Geo., LEED AP
Vice President, Operations

DBC/SPW/mlo
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Attachment: LEED Checklist (DP Level Assessment)



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
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2	06-20-13	ISSUED FOR DP
1	06-05-13	ISSUED FOR STAFF REVIEW
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
1495 Clyde Avenue,
West Vancouver

FOR:
**GEOCAPITAL
DEVELOPMENT CORP.**
514 - 1489 MARINE DRIVE
WEST VANCOUVER, B.C.

DRAWING TITLE:
SUSTAINABILITY

DATE:	JUNE, 2013	SHEET NO:
SCALE:	NA	E-1
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO:	.	



LEED Canada for New Construction and Major Renovations 2009 Credit Summary

Rating Level Achieved: Silver

Total Project Score: 53 **Possible Points: 110**

Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum 80+ points

19 Sustainable Sites Possible Points 26

- Y Prereq 1 **Construction Activity Pollution Prevention**
- 1 Credit 1 **Site Selection**
- 5 Credit 2 **Development Density and Community Connectivity**
- Credit 3 **Brownfield Redevelopment**
- 6 Credit 4.1 **Alternative Transportation - Public Transportation Access**
- 1 Credit 4.2 **Alternative Transportation - Bicycle Storage & Changing Room**
- Credit 4.3 **Alternative Transportation - Low-Emitting & Fuel-Efficient Vehicles**
- Credit 4.4 **Alternative Transportation - Parking Capacity**
- 1 Credit 5.1 **Site Development - Protect or Restore Habitat**
- 1 Credit 5.2 **Site Development - Maximize Open Space**
- 1 Credit 6.1 **Stormwater Design - Quantity Control**
- 1 Credit 6.2 **Stormwater Design - Quality Control**
- 1 Credit 7.1 **Heat Island Effect - Non-Roof**
- 1 Credit 7.2 **Heat Island Effect - Roof**
- Credit 8 **Light Pollution Reduction**
- Credit 9 **Tenant Design & Construction Guidelines**

4 Water Efficiency Possible Points 10

- Y Prereq 1 **Water Use Reduction**
- 2 Credit 1 **Water Efficient Landscaping**
- Credit 2 **Innovative Wastewater Technologies**
- 2 Credit 3 **Water Use Reduction**

3 Energy & Atmosphere Possible Points 35

- Y Prereq 1 **Fundamental Commissioning of Building Energy Systems**
- Y Prereq 2 **Minimum Energy Performance**
- Y Prereq 3 **Fundamental Refrigerant Management**
- 1 Credit 1 **Optimize Energy Performance**
- Credit 2 **On-Site Renewable Energy**
- Credit 3 **Enhanced Commissioning**
- 2 Credit 4 **Enhanced Refrigerant Management**
- Credit 5 **Measurement and Verification**
- Credit 5.2 **Green Power**

6 Materials & Resources Possible Points 14

- Y Prereq 1 **Storage & Collection of Recyclables**
- Credit 1.1 **Building Reuse - Maintain Existing Walls, Floors, and Roof**
- Credit 1.2 **Building Reuse - Maintain Interior Non-Structural Elements**
- 2 Credit 2 **Construction Waste Management**
- Credit 3 **Materials Reuse**
- 2 Credit 4 **Recycled Content**
- 2 Credit 5 **Regional Materials**
- Credit 6 **Rapidly Renewable Materials**
- Credit 7 **Certified Wood**

12 Indoor Environmental Quality Possible Points 15

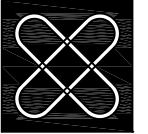
- Y Prereq 1 **Minimum Indoor Air Quality Performance**
- Y Prereq 2 **Environmental Tobacco Smoke (ETS) Control**
- Credit 1 **Outdoor Air Delivery Monitoring**
- Credit 2 **Increased Ventilation**
- 1 Credit 3.1 **Construction IAQ Management Plan - During Construction**
- 1 Credit 3.2 **Construction IAQ Management Plan - Before Occupancy**
- 1 Credit 4.1 **Low-Emitting Materials - Adhesives & Sealants**
- 1 Credit 4.2 **Low-Emitting Materials - Paints & Coatings**
- 1 Credit 4.3 **Low-Emitting Materials - Flooring Systems**
- 1 Credit 4.4 **Low-Emitting Materials - Composite Wood & Agrifibre Products**
- 1 Credit 5 **Indoor Chemical and Pollutant Source Control**
- 1 Credit 6.1 **Controllability of System - Lighting**
- 1 Credit 6.2 **Controllability of System - Thermal Control**
- 1 Credit 7.1 **Thermal Comfort - Design**
- Credit 7.2 **Thermal Comfort - Verification**
- 1 Credit 8.1 **Daylight & Views - Daylight**
- 1 Credit 8.2 **Daylight & Views - Views**

6 Innovation in Design Process Possible Points 6

- 1 Credit 1.1 **Innovation in Design (Proximity to Regional Transit)**
- 1 Credit 1.2 **Innovation in Design (Over 90% Covered Parking)**
- 1 Credit 1.3 **Innovation in Design (Proximity to Amenities)**
- 1 Credit 1.4 **Innovation in Design (Tenant Education)**
- 1 Credit 1.5 **Innovation in Design (Passive Design Elements)**
- 1 Credit 2 **LEED® Accredited Professional**

3 Regional Priority Possible Points 4

- Credit 1 **Durable Building**
- 3 Credit 2 **Regional Priority (Regional transit, proximity/amenities and high density)**



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