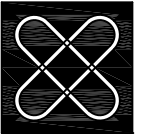


MULTI-FAMILY DEVELOPMENT

4310 MARINE DRIVE, WEST VANCOUVER



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:

**4310 MARINE DRIVE
WEST VANCOUVER**

DRAWING TITLE:

COVER SHEET

DATE:	SEP 2019	SHEET NO:	A-0.0
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		

LIST OF DRAWINGS

- A-0.0 COVER PAGE
- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 CONTEXT PLAN
- A-1.2 AERIAL MAP
- A-1.3 CONTEXT PHOTOS
- A-1.4 SURVEY PLAN
- A-1.5 PROJECT STATISTICS
- A-1.6 SITE PLAN
- A-1.7 DESIGN RATIONALE -LOCATION, CHARACTER AND CONTEXT
- A-1.8 DESIGN RATIONALE -PROJECT OBJECTIVES AND STATISTICS
- A-1.9 DESIGN RATIONALE -MASSING, URBAN DESIGN
- A-1.10 DESIGN RATIONALE -SUSTAINABILITY, GREEN MEASURES
- A-1.11 AERIAL VIEWS OF CONTEXT
- A-1.12 PERSPECTIVE VIEW FROM INTERSECTION OF MD & FERNDALE
- A-1.13 PERSPECTIVE VIEW FROM SOUTH-WEST.
- A-1.14 ELEVATION VIEWS FROM MARINE DRIVE AND FERNDALE
- A-1.15 ELEVATION VIEWS FROM WEST AND SOUTH.
- A-1.16 DESIGN RATIONALE - EXTERIOR FINISHES AND COLOR
- A-1.17 RENDERING COMPARISON (BETWEEN ORIGINAL & REVISED)
- A-1.18 RENDERING COMPARISON (BETWEEN ORIGINAL & REVISED)
- A-1.19 EAST ELEVATION COMPARISON (BETWEEN ORIGINAL & REVISED)
- A-1.20 NORTH ELEVATION COMPARISON (BETWEEN ORIGINAL & REVISED)
- A-1.21 SOUTH ELEVATION COMPARISON (BETWEEN ORIGINAL & REVISED)
- A-1.22 WEST ELEVATION COMPARISON (BETWEEN ORIGINAL & REVISED)
- A-1.23 SHADOW ANALYSIS MARCH
- A-1.24 SHADOW ANALYSIS JUNE
- A-1.25 SHADOW ANALYSIS SEPTEMBER
- A-1.26 SHADOW ANALYSIS DECEMBER

- A-2.1 FLOOR PLAN - UNDERGROUND PARKING
- A-2.2 FLOOR PLAN - 1ST FLOOR
- A-2.3 FLOOR PLAN - 2ND FLOOR
- A-2.4 ROOF PLAN

- A-3.1 EAST AND WEST ELEVATIONS
- A-3.2 NORTH AND SOUTH ELEVATIONS

- A-4.1 SECTIONS A-A , B-B

CONTACT LIST:

OWNER :

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

LANDSCAPE ARCHITECT :

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

SURVEYOR :

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

TRAFFIC :

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

MECHANICAL :

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

ARCHITECT :

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

PUBLIC RELATION CONSULTANT :

LIVEABLE CITY PLANNING Ltd.
 VANCOUVER, BC
 TEL : 778 899 7943

CIVIL ENGINEER :

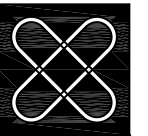
CENTRAS ENGINEERING LTD
 216-2630 CROYDON DR.
 SURREY, B.C. V3S 6T3
 TEL : 604 782 6927
 EMAIL : steve@centras.ca

ARBORIST :

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

ELECTRICAL

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



F. ADAB ARCHITECTS INC.

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

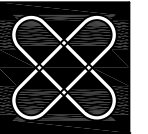
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
4310 Marine Drive West Vancouver

DRAWING TITLE:
PROJECT INDEX CONTACT LIST

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



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

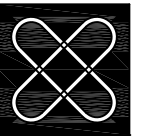


NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
CONTEXT MAP

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



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
AERIALT MAP

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

1



2



3



4



5



6



**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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

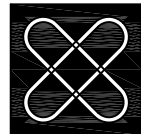
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
CONTEXT PHOTOS

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



F. ADAB ARCHITECTS INC.

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

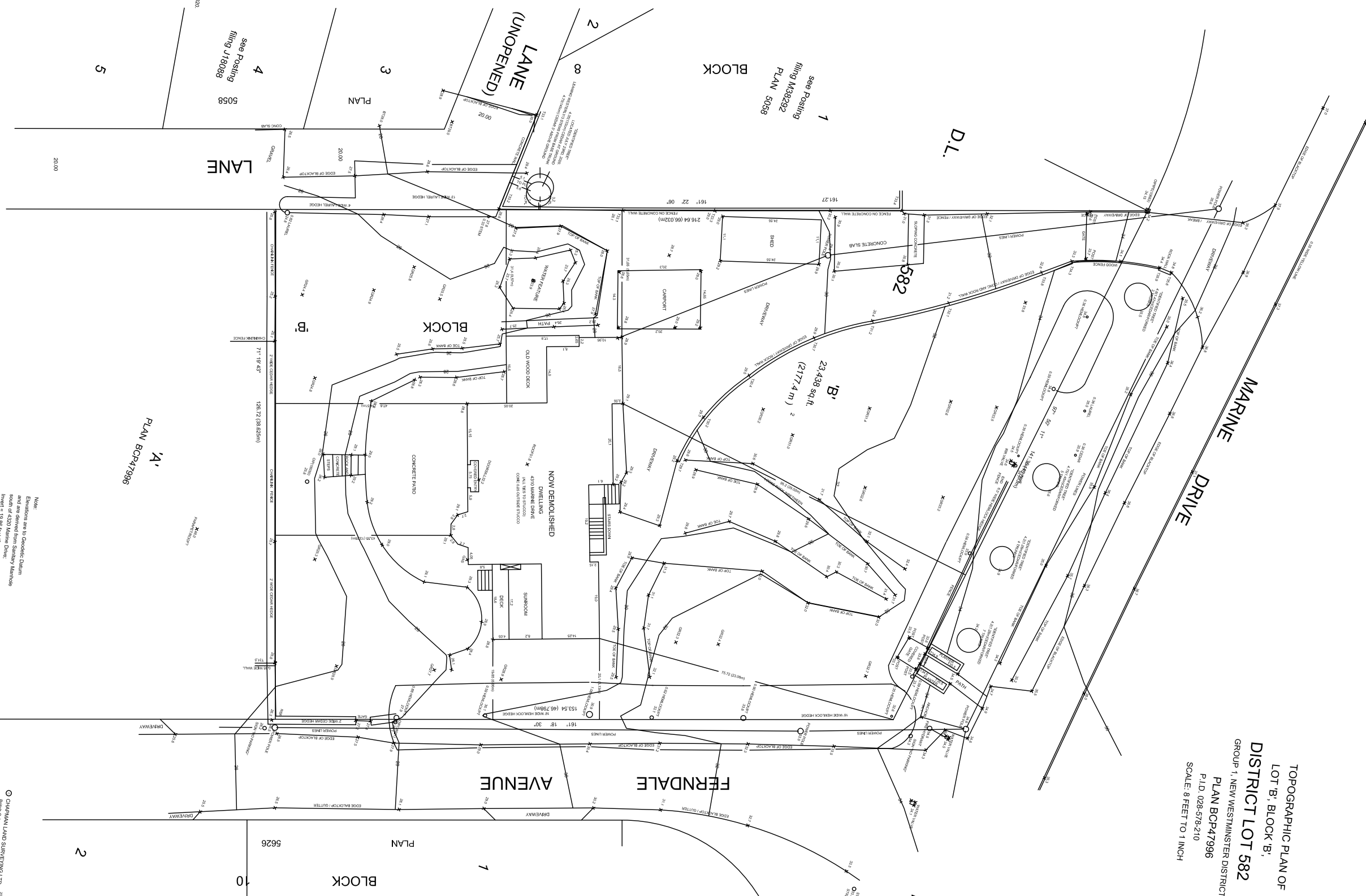
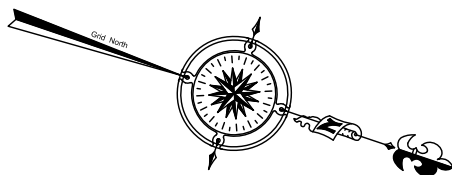
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
SURVEY PLAN

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

SHEET NO:
A-1.4

TOPOGRAPHIC PLAN OF
LOT 'B', BLOCK 'B',
DISTRICT LOT 582
GROUP 1, NEW WESTMINSTER DISTRICT
PLAN BCP47996
P.L.D. 028-578-210
SCALE: 8 FEET TO 1 INCH



Field survey updated July 24th, 2016.
Field survey completed May 4th, 2016.
This Document is not valid unless
originally signed & sealed.
Certified Correct according to
Plan BCP47996

Order from near south east corner of
4320 Marine Drive added July 29th 2020.

See Posting
filing J18088
5058

See Posting
filing M3292
PLAN 5058

See Posting
filing J18088
5058

See Posting
filing J18088
5058

See Posting
filing J18088
5058

See Posting
filing J18088
5058

See Posting
filing J18088
5058

See Posting
filing J18088
5058

See Posting
filing J18088
5058

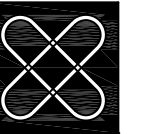
See Posting
filing J18088
5058

See Posting
filing J18088
5058

Note:
Elevations are to Geoidetic Datum
and are derived from Stanley Heights
south of 4320 Marine Drive.
Invert = 19.86 feet (6.03m).

CHAMBLAND SURVEYING LTD. 2021
107-1081 Main Street
West Vancouver, B.C.
V8V 2K6
TEL: 604-263-2711
FAX: 604-263-2712
EMAIL: info@chamblandsurveying.com
www.chamblandsurveying.com

William J. Conway
B.C.L.S.
The 27th day of January, 2021.



F. ADAB ARCHITECTS INC.

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

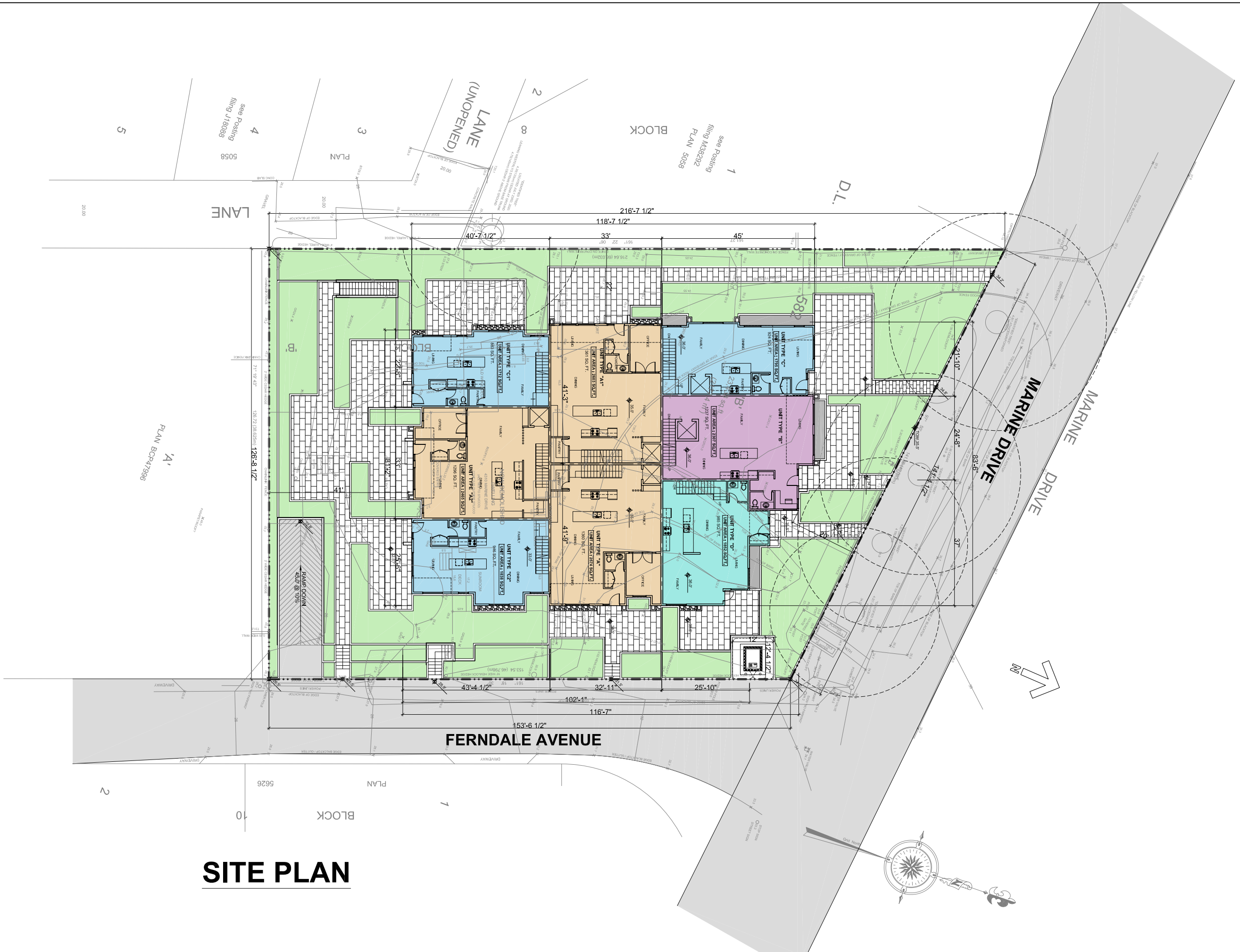
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
SITE PLAN

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



SITE PLAN

PROJECT DATA:

LEGAL DESCRIPTION :

LOT 'B', BLOCK 'B',
GROUP 1, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS :

4310 MARINE DRIVE, WEST VANCOUVER, BC.

ZONING:

EXISTING: RS4
PROPOSED: CD

SITE AREA:

23438 SQ.FT. (2177.4 SQM.)

SITE COVERAGE:

PROPOSED: 9049 / 23438 : 38.6 %

BUILDING HEIGHT:

PROPOSED: 2-STOREY

FLOOR AREA :

FIRST FLOOR: 9054 SQ.FT.
SECOND FLOOR: 8112 SQ.FT.
TOTAL AREA : 17166 SQ.FT.

FLOOR AREA RATIO:

PROPOSED :
17166 / 23438 : 0.732

SET BACKS (AVERAGE)

NORTH : 20' WEST : 20'
SOUTH : 39'6" EAST : 20'

NUMBER OF UNITS: 8 Units

PARKING AND BIKE STALLS

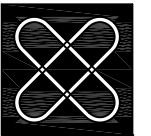
PROPOSED BIKE STALLS: 24
PROPOSED PARKING STALLS (RESIDENTIAL) : 14
VISITORS PARKING STALLS : 3

UNIT MIX (EXCLUDING BASEMENT AREA)

UNIT MIX					
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	1ST FLOOR AREA (SQ.FT.)	2ND FLOOR AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
A	3	1	1360	1214	2574
A1	3	1	1424	1179	2603
A2	3	1	1296	1169	2465
B	3	1	1237	1066	2303
C	3	1	924	871	1795
C1	3	1	883	829	1712
C2	3	1	946	892	1838
D	3	1	985	891	1876
TOTAL		8			17166

UNIT MIX (INCLUDING BASEMENT AREA)

UNIT MIX						
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	BASEMENT AREA (SQ.FT.)	1ST FLOOR AREA (SQ.FT.)	2ND FLOOR AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
A	3	1	-	1360	1214	2574
A1	3	1	-	1424	1179	2603
A2	3	1	-	1296	1169	2465
B	3	1	1200	1237	1066	3503
C	3	1	947	924	871	2742
C1	3	1	-	883	829	1712
C2	3	1	-	946	892	1838
D	3	1	949	985	891	2825
TOTAL		8				20262



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:

**4310 Marine Drive
West Vancouver**

DRAWING TITLE:

STATISTICS

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

Design Rationale for 8 units Townhome Development
4310 Marine Drive

Pursuant to an open house public information meeting held on July, 06, 2021 and receiving feedback from the neighbors the design team decided to make a number of major revisions to the original concept and incorporate the comments and concerns provided by the public into the revised design package.

This design rationale is to be read as part of the resubmission package for the development application for a townhome development housing proposal, at 4310 Marine Drive, West Vancouver.

For detailed information regarding the concept behind redesigning and revising the design approach, refer to the architectural, landscaping, civil drawings, renderings and related documents.

Overlay of previous and revised designs shown on some of the drawings provides a clear understanding of the degree of revisions to the original design.

Site Characteristics and Context

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

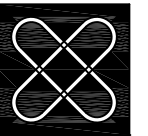
The project occupies 2,177 sqm (23,438 sqft) of land and the total area of the proposed development is 17,166 sqft allowing for a floor space ratio of 0.73

The site slopes slightly from north to south along Ferndale Avenue. The highest point being at north west and the lowest point at south east corners. It faces Marine Drive to the north, Ferndale Avenue to the east and a lane to the south.

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

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

There are 4 large cedar trees on the north side of the site along Marine Drive. The tree protection zones of these trees are identified by a professional arborist and measure are taken to retain these trees. There is also an additional tree on the neighbouring property to the west that will be protected by setting back the undergoing parking wall and creating a tree protection



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
DESIGN RATIONALE

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

Housing Diversity, Accessibility and Choice for West Vancouver Residents

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

OCP Policies / Regenerating Neighbourhoods

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

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

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

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

Many seniors in the DWV are either staying in their large homes or moving to North Vancouver or Downtown. ***Densified developments provide the opportunity to downsize and enjoy a better social life by staying in touch with their present social circles.***

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

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

UNIT MIXES:

Summary of Revision and Improvements to Original Design Concept

- 1- **Number of units reduced from 12 units plus 3 lock-off suites to 8 units**
- 2- **Massing and height reduced from 3 to 2 storey**
- 3- **Total floor area reduced from 23,500 sqft to 17,165 sqft.**
- 4- **Floor Area Ratio “FAR” reduced from 1.0 to 0.73**
- 5- **Total number of parking reduced from 22 to 17**
- 6- **Number of windows reduced resulting on improvement of interfacing with neighbouring properties**
- 7- **Unit mixes changed from combination of 2 and 3 bedrooms to 3 bedrooms only**

Project Objectives and Statistics

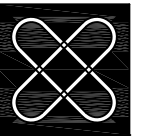
The proposed development consists of 8 three bedroom townhomes with different sizes ranging from 950 to 1,450 Sqft.

An underground vehicular parking is provided via a ramp from an internal road along the south property line. All townhouses have two car garages and 2 stalls are allocated to visitor parking.

Six of the units have direct access by an elevator and a stair from the underground parking. Only one unit has access to the UG parking via stair. of the units are designed as being adaptable.

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

UNIT TYPE	NO. OF BED RM.	NO OF STOREY	AREA (SQ.FT.)	NO. OF UNITS	ADAPTABLE	ELEVATOR
A	3	2 STOREY	2574	1	-	✓
A1	3	2 STOREY	2603	1	✓	✓
A2	3	2 STOREY	2465	1	-	✓
B	3	3 STOREY	3503	1	✓	✓
C	3	3 STOREY	2742	1	-	✓
C1	3	2 STOREY	1712	1	-	-
C2	3	2 STOREY	1838	1	-	-
D	3	3 STOREY	2825	1	-	-
TOTAL			20262	8	2	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@multigonadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
4310 Marine Drive West Vancouver

DRAWING TITLE:
DESIGN RATIONALE

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

Massing, Urban Design, Form and Character

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

From a massing point of view, the intention is to design a single massing with visually west coast modern urban appearance.

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

The massing is softening by stepping back the second floor and creating roof decks for bedrooms. This also creates height transition for the adjacent single family homes.

Since the adjacent single family house to the south and many single family houses in the surrounding neighbourhood have flat roofs. The flat roof concept also mitigates the increased height for a three storey building and provided the opportunity to create a west coast modern character.

Emphasis is given to the architectural articulation at the north east corner of the development which is prominently visible from the Marine Drive.

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

All units have large semi private patios at grade and balconies on the 2nd floor acting as the outdoor amenity.

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

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

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

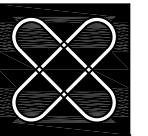
Interface with Neighbouring Properties, View Impact and Privacy

The proposed building is a two storey structure similar to all surrounding houses in the neighbourhood.

Special attention has been made in arranging the location of the windows in relation to the adjacent houses. This has been emphasised by consideration of height, setbacks, landscaping and tree retention, as well as planting large trees along the property lines

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

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



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
DESIGN RATIONALE

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

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

The large existing cedar tree on the neighbour's property to the west plus the mature trees to be planted along the property line, creates a strong buffer between the proposed development and the neighbours.

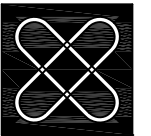


Sustainability, Energy Performance and Green Measures

The location of the site and the design measures that have been introduced results in achieving building strategies that meet the District of West Vancouver Step Code requirements and the community objectives.

These measure include:

- Presently there are four mature trees along Marine Drive and one tree along the west property line. A tree evaluation report has been prepared by an arborist and tree protection zones are identified in order to retain these trees.
- The proposed development has the advantage of being located on the public transit corridor and with close walking distance to the school, shopping facility, tennis court, neighbourhood park, church and ocean front.
- The proposal provides housing diversity and affordable **“middle housing”** accommodation suitable for young professional, academics, local employees. This results in reducing commuting from DWV to other neighbourhood either by private or public transportation.
- Use of renewable energy by introducing heat recovery system and electric generated heating and cooling systems.
- Project complies with step 4 building code energy conservation measures.
- Use of efficient water and energy efficient fixtures and appliances.
- All units have electric chargers as per level two standard requirements.
- Use of drought tolerance plants will be used to minimize the use of potable water.
- Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces.
- The building envelope, glazing, and mechanical system will be designed in compliance with ASHRE 90, 2010
- All units have private patios at grade, outdoor amenity on 2nd floor decks, contributing to livability of the units and creating a family oriented environment.



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

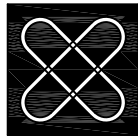
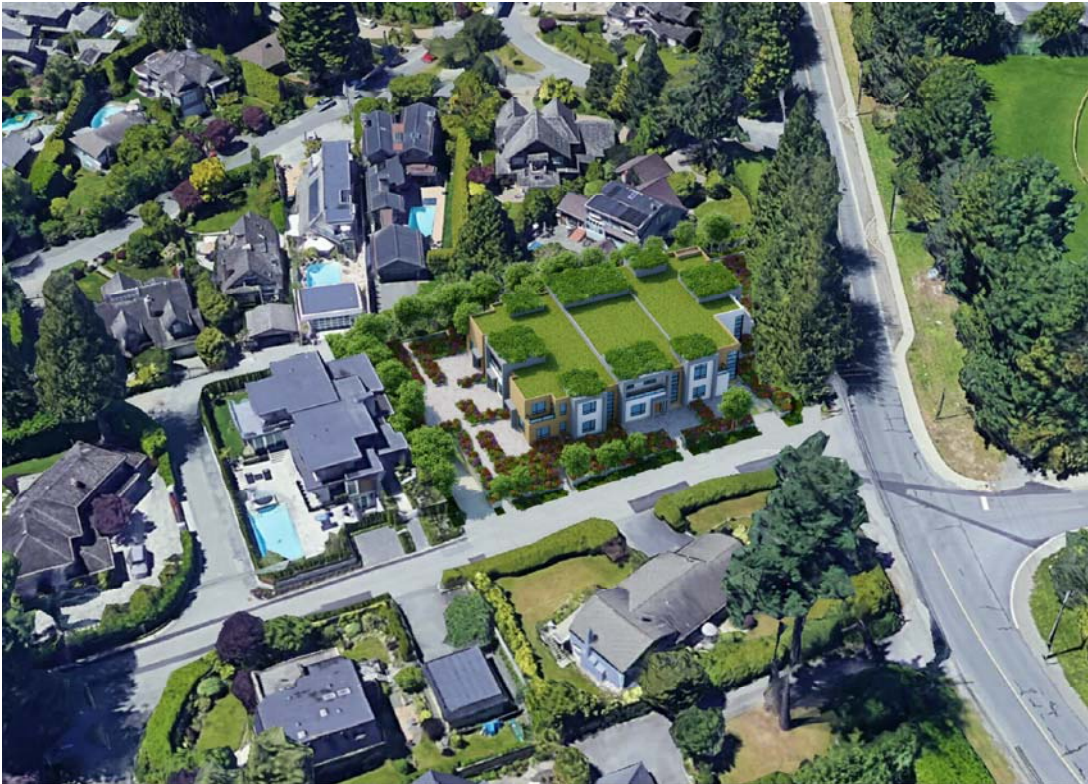
NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
DESIGN RATIONALE

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

CONTEXT AERIAL VIEWS



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

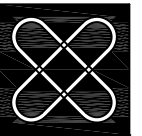
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
CONTEXT AERIAL VIEWS

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



PERSPECTIVE VIEW FROM INTERSECTION OF MARINE DR. AND FERNDALE



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

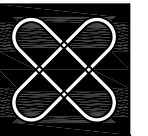
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
RENDERING

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



PERSPECTIVE VIEW FROM SOUTH-WEST



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
RENDERING

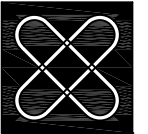
DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.13
DESIGN: P.P	
DRAWN: P.P.	
PROJECT NO: 1910	



SOUTH ELEVATION



WEST 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@multigonf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
ELEVATION VIEWS

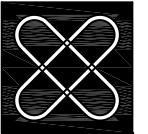
DATE:	SEP 2019	SHEET NO:	A-1.14
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P.		
PROJECT NO:	1910		



ELEVATION VIEW FROM MARINE DRIVE.



ELEVATION VIEW FROM FERNDALE



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
ELEVATION VIEWS

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

Exterior Finishes and Colour

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach and meeting step code requirements.

Emphasis is given on extreme simplicity as well as rich west coast modern character with wood and grey and white hardy panels being the dominant exposed materials.

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

High end vinyl windows frames have black texture from outside and white colour inside.

All railings are glass with black frames



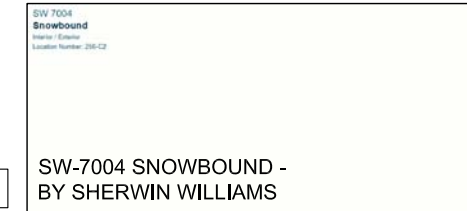
1

UH67 AUSTRALIAN RED CEDAR - BY NEW TECHWOOD



2

SW 7674 PEPPERCORN - BY SHERWIN WILLIAMS



3

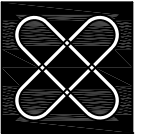
SW-7004 SNOWBOUND - BY SHERWIN WILLIAMS



EXTERIOR FINISHES

- 1 COMPOSIT PANEL WITH SHIPLAP (HORIZONTAL SEAMS)
UH67 AUSTRALIAN RED CEDAR - BY NEW TECHWOOD
- 2 HARDIE PANEL/TRIM/FASCIA -
SW 7674 PEPPERCORN - BY SHERWIN WILLIAMS (236)
- 3 HARDIE PANEL
SW-7004 SNOWBOUND - BY SHERWIN WILLIAMS (?)
- 4 WINDOW
ALUMINUM - BLACK
- 5 RAILING
- BLACK ALUMINUM
- CLEAR SAFETY GLASS
- 6 PLANTER EXPOSED CONCRETE
PAINTED - SW 7667 ZIRCONE
- 7 ENTRY DOORS
NATURAL WOOD - STAINED CEDAR &
FROSTED SIDE LIGHT
- 8 SPANDREL
GLASS WITH GRAY BACKGROUND
- 9 PRIVACY SCREEN
- BLACK ALUMINUM
- FROSTED SAFETY GLASS

REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS



**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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:

**4310 Marine Drive
West Vancouver**

DRAWING TITLE:

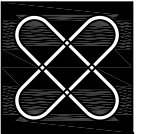
**EXTERIOR FINISHES
AND COLOR**

DATE:	SEP 2019	SHEET NO:	A-1.16
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P.		
PROJECT NO:	1910		

REVISED DESIGN



ORIGINAL DESIGN



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

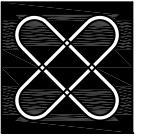
DRAWING TITLE:
**COMPARISON BETWEEN
ORIGINAL AND REVISED
DESIGNS**

DATE:	SEP 2019	SHEET NO:	A-1.17
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P.		
PROJECT NO:	1910		

REVISED DESIGN



ORIGINAL DESIGN



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

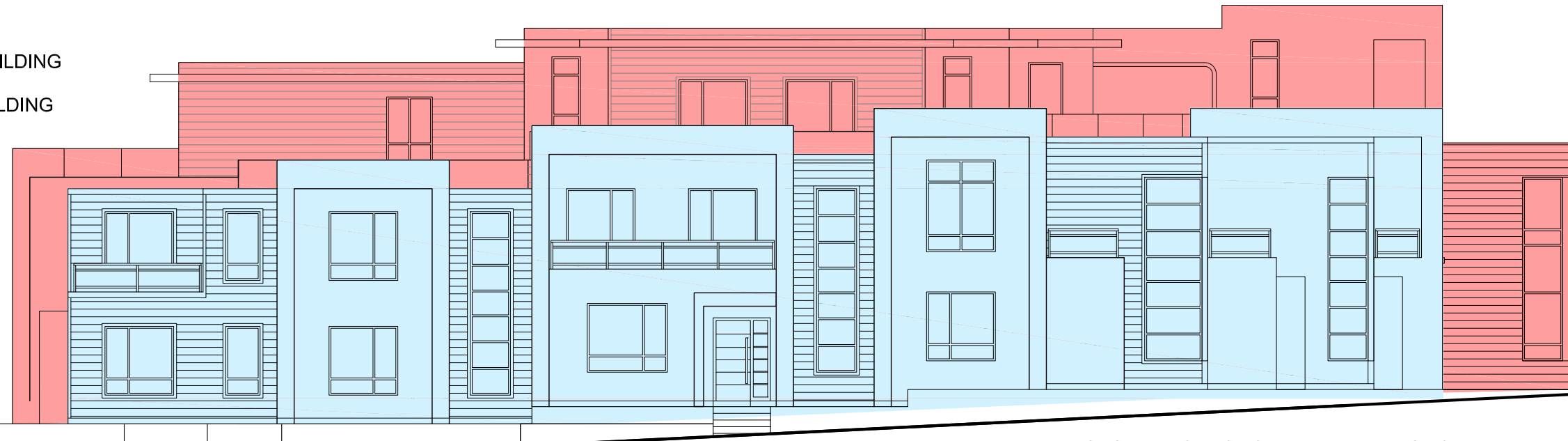
DRAWING TITLE:
**COMPARISON BETWEEN
ORIGINAL AND REVISED
DESIGNS**

DATE:	SEP 2019	SHEET NO:	A-1.18
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P.		
PROJECT NO:	1910		

EAST ELEVATION

LEGEND :

- ORIGINAL BUILDING
- REVISED BUILDING



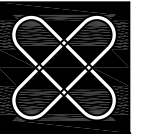
MASSING COMPARISON



REVISED DESIGN



ORIGINAL DESIGN



**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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 MARINE DRIVE
WEST VANCOUVER**

DRAWING TITLE:
**COMPARISON OF ORIGINAL
AND REVISED ELEVATIONS
(EAST ELEVATION)**

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



NORTH ELEVATION

LEGEND :

- ORIGINAL BUILDING
- REVISED BUILDING

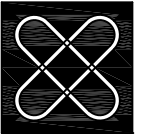
MASSING COMPARISON



REVISED DESIGN



ORIGINAL DESIGN



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

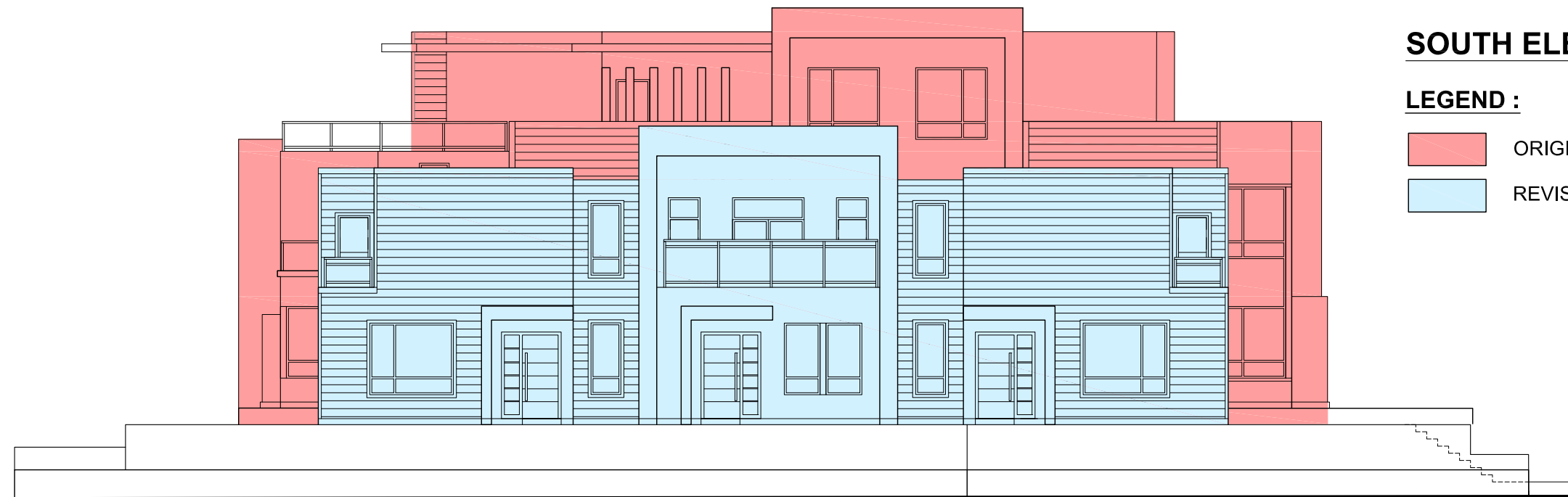
PROJECT TITLE:

**4310 MARINE DRIVE
WEST VANCOUVER**

DRAWING TITLE:

**COMPARISON OF ORIGINAL
AND REVISED ELEVATIONS
(NORTH ELEVATION)**

DATE:	SEP 2019	SHEET NO:	A-1.20
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		



MASSING COMPARISON



REVISED DESIGN

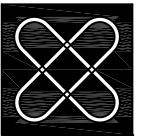


ORIGINAL DESIGN

SOUTH ELEVATION

LEGEND :

- ORIGINAL BUILDING
- REVISED BUILDING



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:

**4310 MARINE DRIVE
WEST VANCOUVER**

DRAWING TITLE:

**COMPARISON OF ORIGINAL
AND REVISED ELEVATIONS
(SOUTH ELEVATION)**

DATE:	SEP 2019	SHEET NO:	A-1.21
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		

WEST ELEVATION

LEGEND :

- ORIGINAL BUILDING
- REVISED BUILDING



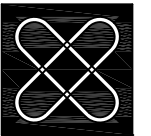
MASSING COMPARISON



REVISED DESIGN



ORIGINAL DESIGN



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:

**4310 MARINE DRIVE
WEST VANCOUVER**

DRAWING TITLE:

**COMPARISON OF ORIGINAL
AND REVISED ELEVATIONS
(WEST ELEVATION)**

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

SHEET NO:
A-1.22

SHADOW ANALYSIS - MARCH 21ST

10:00 am.



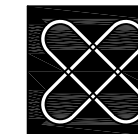
12:00 pm.



2:00 pm.



4:00 pm.



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:

**4310 Marine Drive
West Vancouver**

DRAWING TITLE:

**SHADOW ANALYSIS
MARCH**

DATE:	SEP 2019	SHEET NO:	A-1.23
SCALE:	NTS		
DESIGN:	F.A.		
DRAWN:	P.P.		
PROJECT NO:	1903		

SHADOW ANALYSIS - JUNE 21ST

10:00 am.



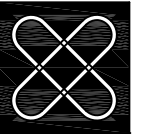
12:00 pm.



2:00 pm.



4:00 pm.



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
**SHADOW ANALYSIS
JUNE**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.24
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	

SHADOW ANALYSIS - SEPTEMBER 21ST

10:00 am.



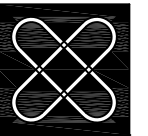
12:00 pm.



2:00 pm.



4:00 pm.



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
**SHADOW ANALYSIS
SEPTEMBER**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.25
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	

SHADOW ANALYSIS - DECEMBER 21ST

10:00 am.



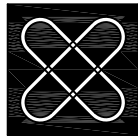
12:00 pm.



2:00 pm.



4:00 pm.



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

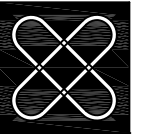
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
**SHADOW ANALYSIS
DECEMBER**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.26
DESIGN: P.P.	
DRAWN: P.P.	
PROJECT NO: 1903	



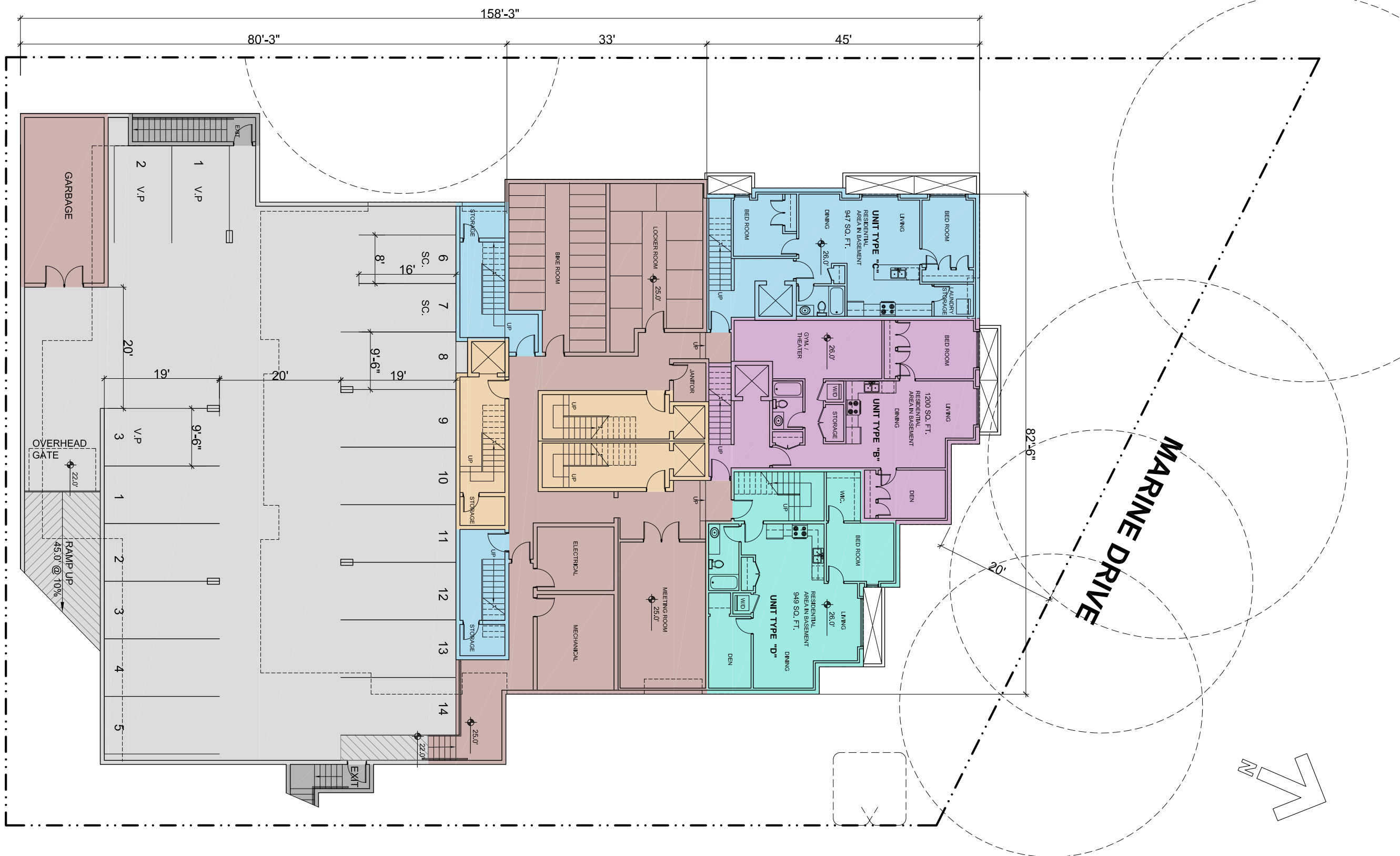
**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

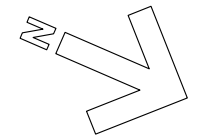
Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



FERNDALE AVENUE

MARINE DRIVE

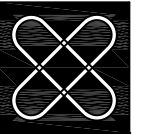


NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

DRAWING TITLE:
PARKING PLAN

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



F. ADAB ARCHITECTS INC.

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

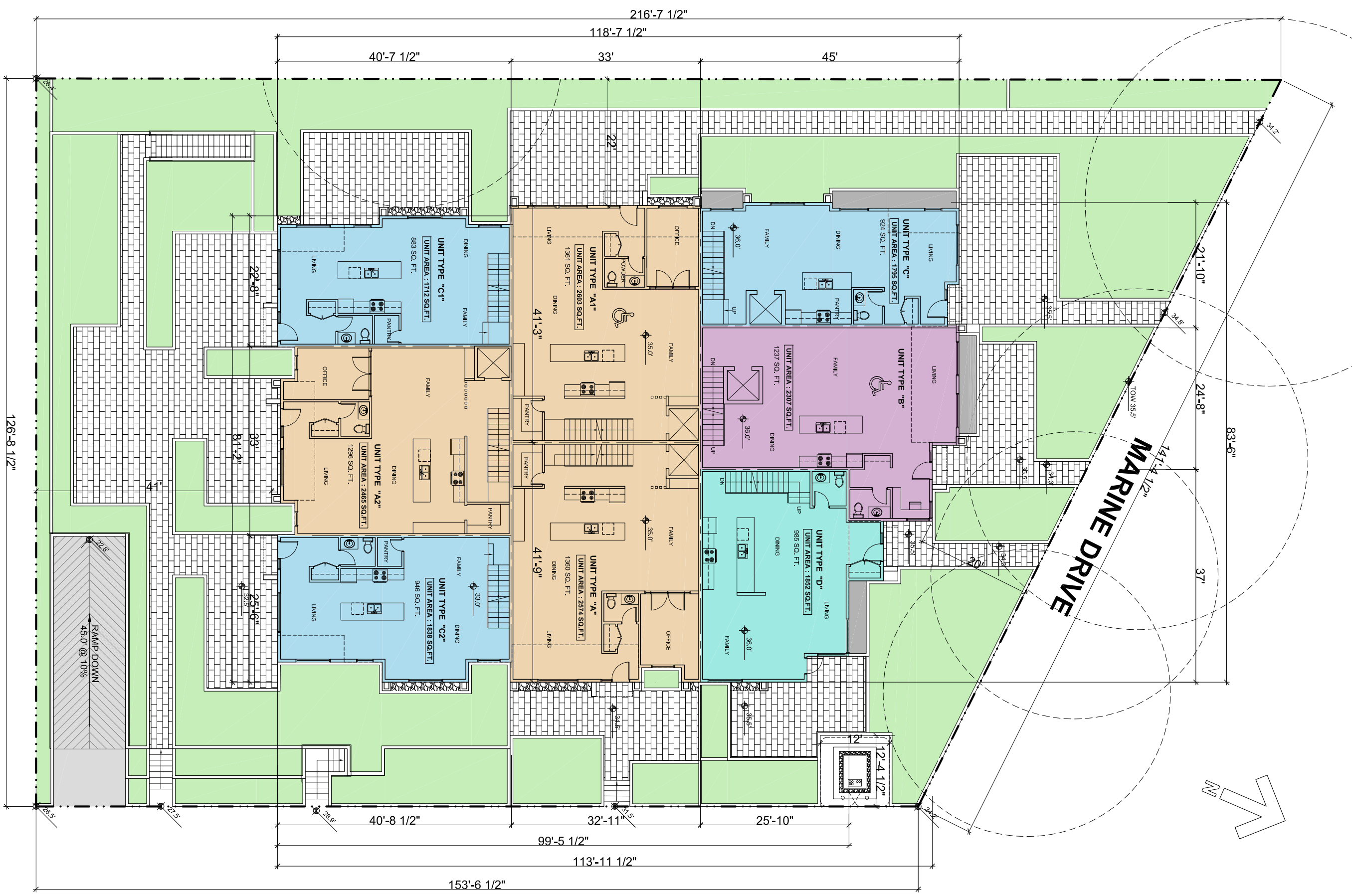
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

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

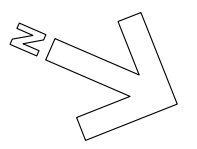
DRAWING TITLE:
FIRST FLOOR PLAN

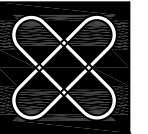
DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-2.2
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



FERNDALE AVENUE

MARINE DRIVE





F. ADAB ARCHITECTS INC.

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

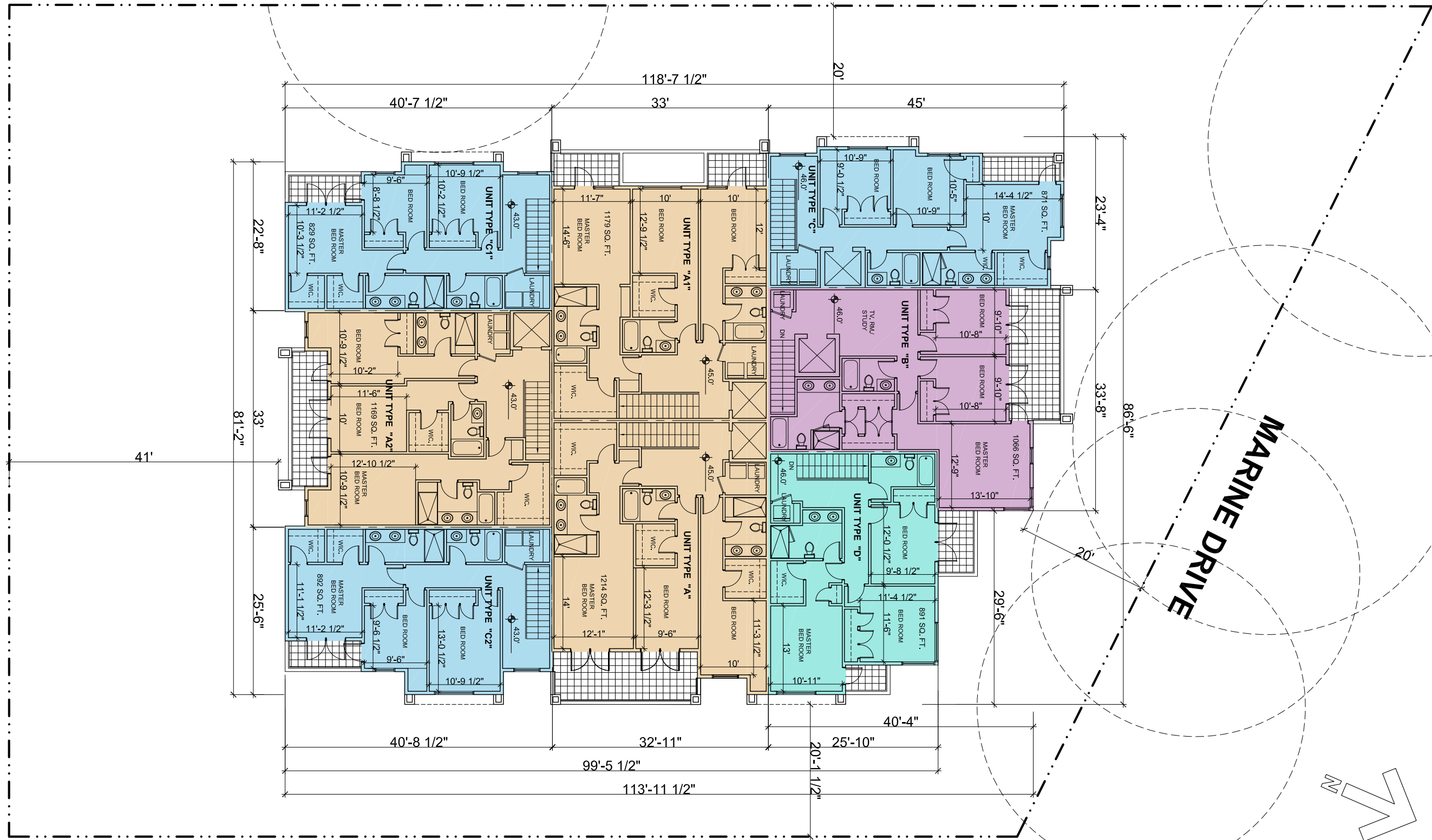
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

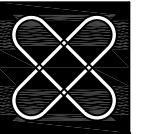
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
SECOND FLOOR PLAN

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



FERNDALE AVENUE



**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

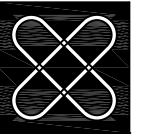
PROJECT TITLE:
**4310 Marine Drive
West Vancouver**

DRAWING TITLE:
ROOF PLAN

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



FERNDALE AVENUE



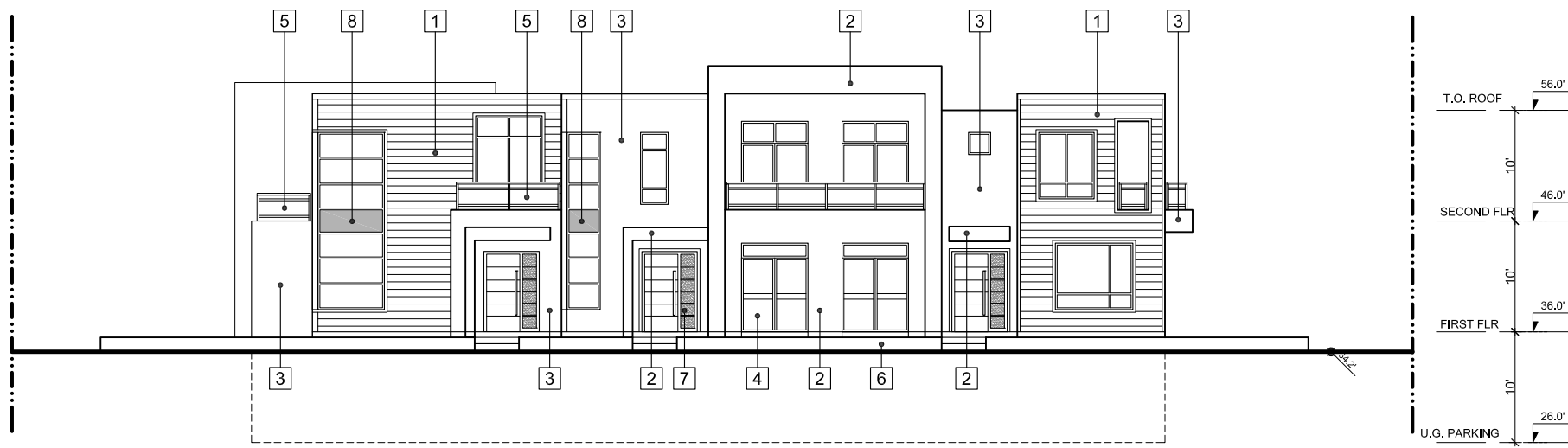
F. ADAB ARCHITECTS INC.

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

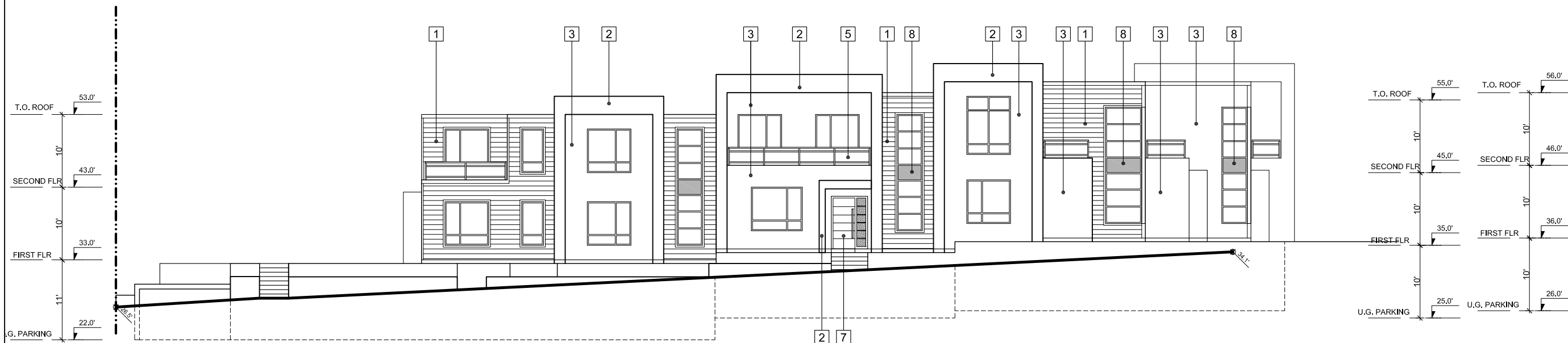


NORTH ELEVATION

EXTERIOR FINISHES

- 1 COMPOSIT PANEL WITH SHIPLAP (HORIZONTAL SEAMS)
UH67 AUSTRALIAN RED CEDAR - BY NEW TECHWOOD
- 2 HARDIE PANEL/TRIM/FASCIA -
SW 7674 PEPPERCORN - BY SHERWIN WILLIAMS (236)
- 3 HARDIE PANEL
SW-7004 SNOWBOUND - BY SHERWIN WILLIAMS (?)
- 4 WINDOW
ALUMINUM - BLACK
- 5 RAILING
- BLACK ALUMINUM
- CLEAR SAFETY GLASS
- 6 PLANTER EXPOSED CONCRETE
PAINTED - SW 7667 ZIRCONE
- 7 ENTRY DOORS
NATURAL WOOD - STAINED CEDAR &
FROSTED SIDE LIGHT
- 8 SPANDREL
GLASS WITH GRAY BACKGROUND
- 9 PRIVACY SCREEN
- BLACK ALUMINUM
- FROSTED SAFETY GLASS

REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS



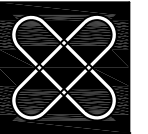
EAST ELEVATION

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 MARINE DRIVE
WEST VANCOUVER**

DRAWING TITLE:
**NORTH AND EAST
ELEVATIONS**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-3.1
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



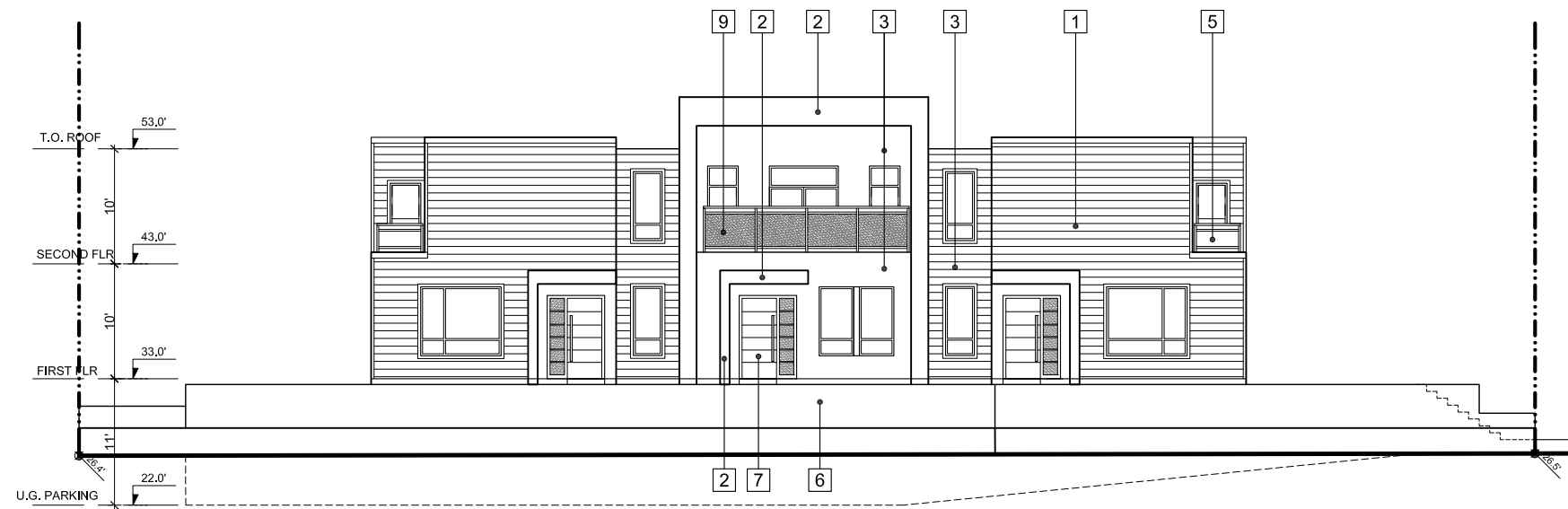
**F. ADAB
ARCHITECTS
INC.**

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

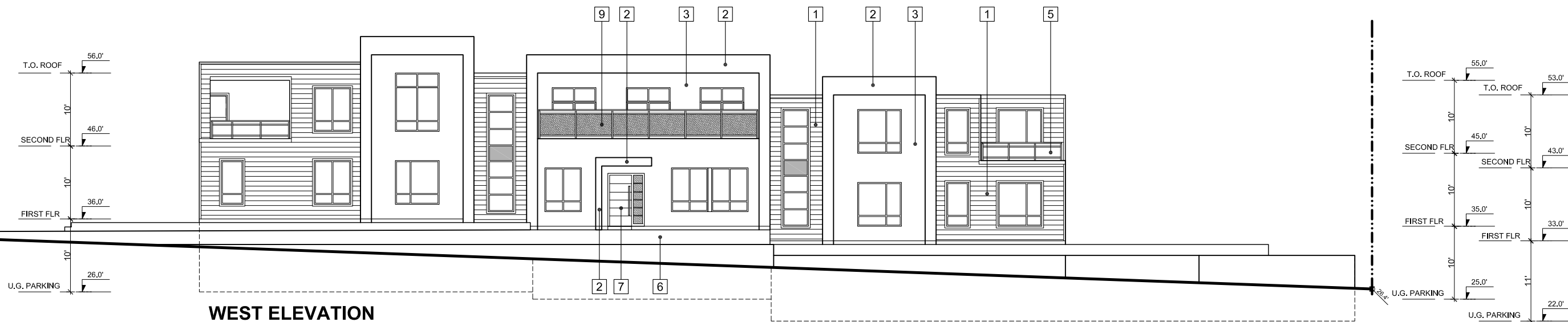


SOUTH ELEVATION

EXTERIOR FINISHES

- 1 COMPOSIT PANEL WITH SHIPLAP (HORIZONTAL SEAMS)
UH67 AUSTRALIAN RED CEDAR - BY NEW TECHWOOD
- 2 HARDIE PANEL/TRIM/FASCIA -
SW 7674 PEPPERCORN - BY SHERWIN WILLIAMS (236)
- 3 HARDIE PANEL
SW-7004 SNOWBOUND - BY SHERWIN WILLIAMS (?)
- 4 WINDOW
ALUMINUM - BLACK
- 5 RAILING
- BLACK ALUMINUM
- CLEAR SAFETY GLASS
- 6 PLANTER EXPOSED CONCRETE
PAINTED - SW 7667 ZIRCON
- 7 ENTRY DOORS
NATURAL WOOD - STAINED CEDAR &
FROSTED SIDE LIGHT
- 8 SPANDREL
GLASS WITH GRAY BACKGROUND
- 9 PRIVACY SCREEN
- BLACK ALUMINUM
- FROSTED SAFETY GLASS

REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS



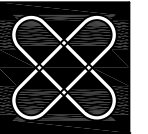
WEST ELEVATION

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 MARINE DRIVE
WEST VANCOUVER**

DRAWING TITLE:
**SOUTH AND WEST
ELEVATIONS**

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-3.2
DESIGN: F.A.	
DRAWN: P.P.	
PROJECT NO: 1903	



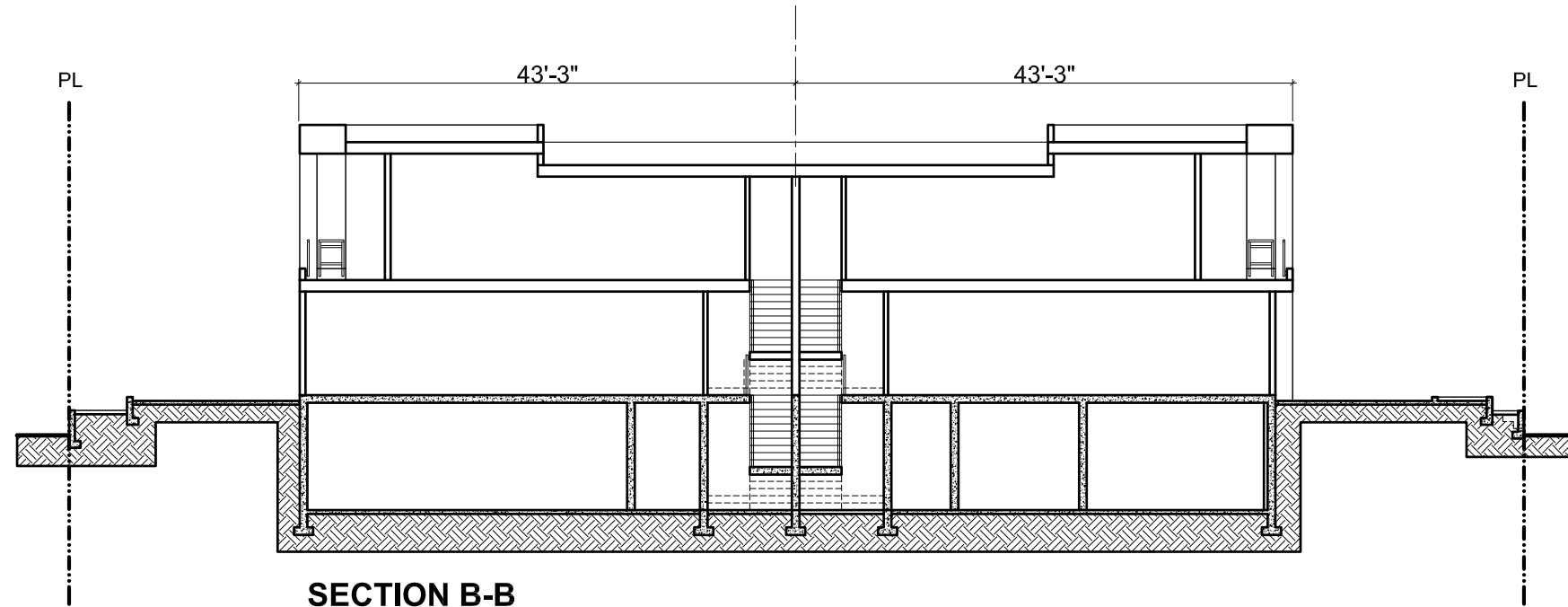
**F. ADAB
ARCHITECTS
INC.**

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

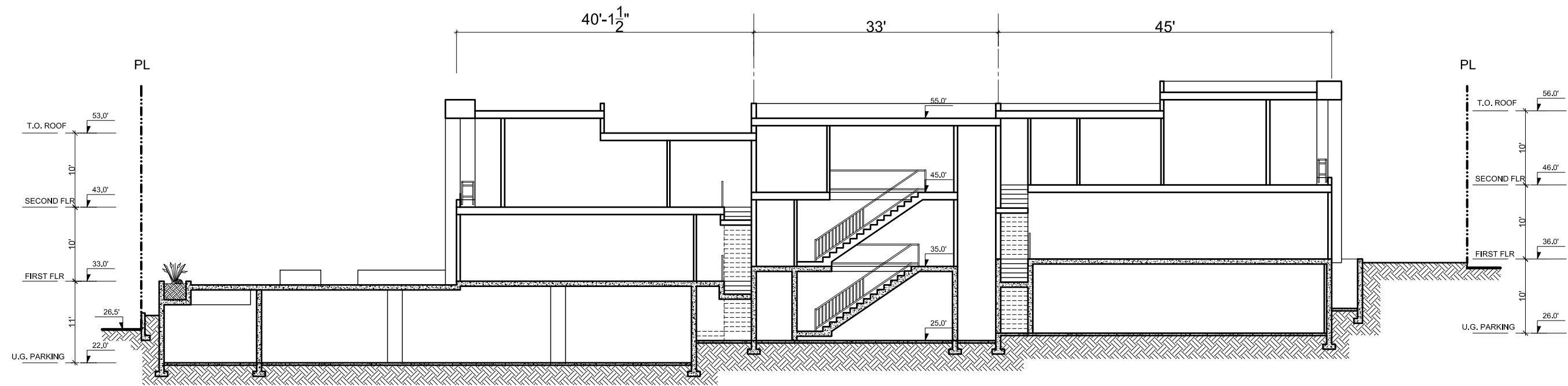
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



SECTION B-B



SECTION A-A

NO.	DATE	REVISION / ISSUED
5	April 28-22	Issued for Planning Review
4	Oct -2021	Revised Design to 8 units
3	Feb -2021	Revision for Planning Review
2	Jun -2020	Revised Conceptual Design
1	Sep -2019	Conceptual Design

PROJECT TITLE:
**4310 MARINE DRIVE
WEST VANCOUVER**

DRAWING TITLE:
SECTIONS A-A & B-B

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