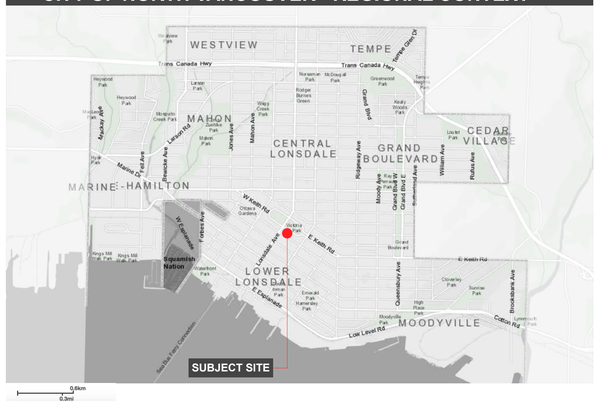
CITY OF NORTH VANCOUVER - REGIONAL CONTEXT



CONTACT LIST

CONTACT LIST

Client	Cascadia Green Development 106-252 Esplanade West North Vancouver BC, V7M 0E9	*Farzad Mazarei*	604.260.1056 778.863.4384	farzad@cascadiagreendev.com
Architectural	Integra Architecture Inc. 2330-200 Granville Street Vancouver BC, V6C 1S4	*Shamus Sachs*	604.688.4220	shamuss@integra-arch.com



115 KEITH ROAD EAST | NORTH VANCOUVER | BC | PROJECT BRIEF APPLICATION

DRAWING LIST

A-0.000 Cover	
A-0.100	Cover Sheet
A-0.101	Data
A-0.102	Zoning OCP
A-0.103	Context Photos
A-0.201	Perspectives
A-0.202	Perspectives
A-0.203	Perspectives
A-1.000 Site	
A-1.300	Site Plan
A-2.000 Plans	
A-2.000	Level P2 Parking Plan
A-2.010	Level P1 Parking Plan
A-2.020	Ground Level Floor Plan
A-2.100	Level 1 Floor Plan
A-2.200	Level 2 Floor Plan
A-2.200	Level 3 Floor Plan
A-2.200	Level 4 Floor Plan
A-2.200	Level 5 Floor Plan
A-2.200	Level 6 Floor Plan
A-2.700	Lower Roof Plan
A-3.000 Unit Plans	
A-3.001	Unit Plans
A-3.002	Unit Plans
A-3.003	Unit Plans
A-3.004	Unit Plans
A-3.005	Unit Plans
A-4.000 Elevations	
A-4.000	Streetscape Elevations
A-4.100	Building Elevation - North
A-4.200	Building Elevation - East
A-4.300	Building Elevation - South
A-4.400	Building Elevation - West
A-5.000 Sections	
A-5.001	Section - North / South
A-5.002	Section - East / West
A-8.100 Area Overlays	
A-8.103	Ground Floor Plan
A-8.110	Level 1 Floor Plan
A-8.120	Level 2 Floor Plan
A-8.130	Level 3 Floor Plan
A-8.140	Level 4 Floor Plan
A-8.150	Level 5 Floor Plan
A-8.160	Level 6 Floor Plan
A-8.170	Lower Roof Plan
A-8.000 Supplemental	
A-8.210	Tower Separation Analysis
A-8.310	Shadow Study
A-8.320	Shadow Study

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SACHS
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Cover Sheet

[PROJECT] **21562**

[SCALE]

[DATE] **Monday, June 7, 2021**

[STATUS] **ISSUE 01 - PROJECT BRIEF APP**

[DRAWING] **A-0.100**

Project Name: 115 Keith Road East
Client: Cascadia Green Developent

Project: 20507
Date: **June 04/2021**
Issue: 01 - Project Brief

PROJECT DATA

6-STOREY PURPOSE BUILT RENTAL BUILDING

EXISTING ADDRESS	115 Keith Road East, North Vancouver, BC, V7L 1V1
PROPOSED ADDRESS	115 Keith Road East, North Vancouver, BC, V7L 1V1
LEGAL DESCRIPTION	LOT A (REFERENCE PLAN 9816) BLOCK 114 DISTRICT LOT 274 GP1 NWD PLAN 878
PROJECT ARCHITECT	Integra Architecture
PROJECT OWNER	Cascadia Geen Development
OCP LAND USE DESIGNATION	High Rise Apartment - Residential Level 6 - R6
EXISTING ZONING	RH-1
PROPOSED ZONING	CD

SITE AREA :

Gross Site Area			13,997	sq.ft.	1,300.35 m2
Road Dedications		TBC	-	sq.ft.	- m2
Net Site Area			13,997	sq.ft.	1,300.35 m2
Max GFA (Gross Site Area)	2.30	OCP Density	32,193	sq.ft.	2,990.81 m2
Max Bonus GFA	1.00	With Public Benefits			
Max GFA (Gross Site Area)	**3.30**	**Purpose Built Rental Housing**	**46,190**	**sq.ft.**	**4,291.2 m2**
Total Proposed Floor Area			56,155	sq.ft.	5,216.9 m2
Total Proposed Exclusions			9,966	sq.ft.	925.9 m2
Proposed GFA (Gross site area)	**3.30**		**46,189**	**sq.ft.**	**4,291.0 m2**
Max. Site Coverage	50%		6,999	sq.ft.	650.18 m2
Lot Coverage	**57%**		**8,013**	**sq.ft.**	**744.41 m2**

UNIT SUMMARY:

Unit Type	Ground	1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)		Total Unit Area (m2)	%	Unit Mix
A - JR 1 Bed	5	6	7	7	7	7	7	**46**	478.0	21,988.0		2,042.7	57.5%	**58%** Studio
B - 1Bed	1	2	2	2	2	2	2	**13**	556.0	7,228.00		671.5	16.3%	**16.3%** 1 Bed
												0.0	0.0%	
C - 2Bed	1	2	2	2	2	2	2	**13**	790.5	10,275.98		954.7	16.3%	**16.3%** 2 Bed
D - 3Bed	2	1	1	1	1	1	1	**8**	1,024.0	8,192.0		761.1	10.0%	**10.0%** 3 Bed
Total	**9**	**11**	**12**	**12**	**12**	**12**	**12**	**80**		**47,684**		**4,429.9**	**100.0%**	**100%**

ADAPTABLE UNIT SUMMARY:

Unit Type	Ground	1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix
A 1.1/A1.2 - JR 1Bed	2	2	2	2	2	2	2	**14**	478	6,692.00		621.7		**66.7%**
C3 - 2Bed	0	1	1	1	1	1	1	**6**	790	4,740.00		440.4		**28.6%**
D1 - 3Bed	1							**1**	1,131	1,131.0		105.1		**4.8%**
Total	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**21**		**12,563**		**1,167.1**		**100.0%**

AMENITY:

		sq ft	sq m			sq ft	sq m		sq ft	sq m
Indoor Amenity (required)	15sf/unit	1200	112							
Amenity (provided)	**indoor**	830	77		**outdoor**	3332	310	**total**	4163	387

BALCONIES:

Balconies - 10% max					10% max	5615.5		**4426.00**	sq.ft.	411.19	m2 Active Design Guidelines

GFA CALCULATION:

Exclusion Summary	Min. 25%	No Units	Stair 01	Stair 02			per Unit	Total Exclusions			Comments
Balconies - 10% max					10% max	5615.5		**0.00**	sq.ft.	0.00 m2	Active Design Guidelines
Adaptable Units Level 2 (20 sf / unit)	20	21					20.0	**420.00**	sq.ft.	39.02 m2	25.0% Units AD Level 2
Ground Level								**7421.96**	sq.ft.	689.77 m2	Active Design Guidelines
Stairs (Active Design) - 8% max			1175.44	949.02	8% max	4492.4		**2124.46**	sq.ft.	197.37 m2	3.8% (Floor 1-6)
Total Exclusions								**9,966.4**	**sq.ft.**	**925.90 m2**	

Floor Area	**Unit Area**	**Common Area**	**Total Floor Area**		**Efficiency L1 - L6**
Floor Area - Ground	6,176.79 sq.ft.	1,835.99 sq.ft.	8,012.78 sq.ft.	744 m2	77.1%
Floor Area - 1st Floor	6,488.22 sq.ft.	1,392.33 sq.ft.	7,880.55 sq.ft.	732 m2	82.3%
Floor Area - 2nd Floor	6,959.60 sq.ft.	1,005.50 sq.ft.	7,965.10 sq.ft.	740 m2	87.4%
Floor Area - 3rd Floor	6,959.60 sq.ft.	1,005.50 sq.ft.	7,965.10 sq.ft.	740 m2	87.4%
Floor Area - 4th Floor	6,959.60 sq.ft.	1,005.50 sq.ft.	7,965.10 sq.ft.	740 m2	87.4%
Floor Area - 5th Floor	6,959.60 sq.ft.	1,005.50 sq.ft.	7,965.10 sq.ft.	740 m2	87.4%
Floor Area - 6th Floor	6,959.60 sq.ft.	1,005.50 sq.ft.	7,965.10 sq.ft.	740 m2	87.4%
Floor Area - Roof	0.00 sq.ft.	436.17 sq.ft.	436.17 sq.ft.	41 m2	0.0%
Total Floor Area	**47,463 sq.ft.**	**8,692.0**	**56,155.0 sq.ft**	**5,217 m2**	**Overall: 86.5%**

PARKING SPACES:

Minimum Parking Required	80 units @	0.50 space/unit	40 spaces		
Visitor Parking Required	80 units @	0.10 space/unit	8 spaces	inclusive of required parking	
Parking Reduction	0%		0.0 spaces		
Total Parking Required			48 spaces		
Total Parking Provided			**46 spaces**		
Disabled Parking Required:	0.038	/dwelling unit	**3.0** spaces	inclusive of required parking	
Disabled Parking Provided:			**3 spaces**	**inclusive of required parking**	
Max. Small Cars	35%	of required spaces	16 spaces max		
Provided Small Cars	**39%**	**of provided spaces**	**18 spaces**		

BICYCLE SPACES:

Required Secure Bicycle Parking	80 units	1.5 spaces/unit	120 spaces	long term
Provided Secure Bicycle Parking	**80 units**	**1.5 spaces/unit**	**120 spaces**	long term
Max vertical parking Spaces		35% max	40 spaces	long term
Vertical parking Spaces Provided		35%	40 spaces	long term
Required Short Term Bicycle Parking			8 spaces	short term
Provided Short Term Bicycle Parking			**8 spaces**	short term
			128 spaces	total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of North Vancouver approval

PROJECT SUMMARY:

		REQUIRED / PERMITTED		PROPOSED			VARIANCE
ZONING EXISTING		**RH - 1**		**CD**			
OCP LAND USE DESIGNATION - Medium Density Apartment R5		Residential Level 6					NO
SITE AREA		13,997 sq.ft.	1,300 **m2**	13,997 sq.ft.	1,300 m2		NO
UNIT NUMBER		not specified	not specified		**80**		NO
OCP DENSITY (w/ exclusions) Purpose Built Rental Housing		2.3 + 1.0 FSR	4,291 m2	**3.30 FSR**	**4,291 m2**		NO
SITE COVERAGE		50%	650 m2	57%	744 m2		**YES**
BUILDING HEIGHT - Storeys (OCP Schedule 1)		15 Storeys (46M)		6 Storeys			NO
BUILDING HEIGHT - Measured from Average Grade		59.0 - 62.3 ft	18-19 m	62.200 ft	**18.959** m		NO
Average Finished Grade -		**227.79** ft	**69.43** m geodetic				
Geodetic Max. Allowed Height - 46 m		378.7 ft	115.43 m geodetic	205.088 ft	**62.511** m		
Proposed Elevation - TOR access to Roof Amenity				**298.080** ft	**90.855** m		**YES**
Building Height from Average Grade				**70.290** ft	**21.424** m		
FRONT YARD	(E. 4th St)	25.00 ft	7.62 m	15.00 ft	4.57 m		**YES**
REAR YARD - EAST	(Lane)	25.00 ft	7.62 m	20.00 ft	6.10 m		**YES**
INTERIOR SIDE YARD	(West PL)	25.00 ft	7.62 m	10.52 ft	3.21 m		**YES**
INTERIOR SIDE YARD	(East PL)	25.00 ft	7.62 m	6.00 ft	1.83 m		**YES**
PARKING SPACES	Rental Housing	0.60 space/ unit	48 spaces		**46** spaces		**YES**
EV CHARGING STATIONS	All Residential Parking Spaces	All res. spaces	40 spaces		**38** spaces		**YES**
BICYCLE SPACES		1.50 space/ unit	120 Class A		**120** Class A		NO
			6 Class B		**8** Class B		NO
OUTDOOR AMENITY AREA							
Garden Plots Active Design Guidelines 2.2 m2 / 4 units		480.0 sq.ft.	44.0 m2	504.9 sq.ft.	46.9 m2		NO

PARKING DIMENSIONS	Width		Length		Height	
(no column encroachments)	m	ft.	m	ft.	m	ft.
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00
Additional width at walls	0.305	1.00				

MINIMUM AISLE	90 degrees		60 degrees		45 degrees	
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32	3.860	12.66
Two-Way Traffic	6.700	21.98	6.096	20.00	6.096	20.00

GARBAGE (WEEKLY):

Mult-Family Residential	no. of units	Est. volume/unit		Total Volume		Container capacity			
Garbage	80 units	95	L	7600	L	2294	L (3 cu.yd.)	3	serviced twice/wk
NSRP Newprints	80 units	8.5	L	680	L	360	L (95 gal)	2	
NSRP Mixed Papers	80 units	15	L	1200	L	360	L (95 gal)	3	
NSRP Mixed Containers	80 units	9	L	720	L	360	L (95 gal)	2	
Cardboard	80 units	30	L	2400	L	1529	L (2 cu.yd.)	2	
Food Scraps	80 units	14	L	1120	L	240	L (64 gal)	5	
Mult-Family Residential	no. of units	Space/unit		Total Space					
Minimum space required	80 units	0.486	m2	38.9	m2	418.50	sq.ft.	Min11 m2	
Space proposed	80 units	0.486	m2	39	m2	418.5	sq.ft.		

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

REGISTERED ARCHITECT SEAL
SHMUS F. SACKS
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Data

21562 [PROJECT]

[SCALE]

Monday, June 7, 2021 [DATE]

[ISSUE]

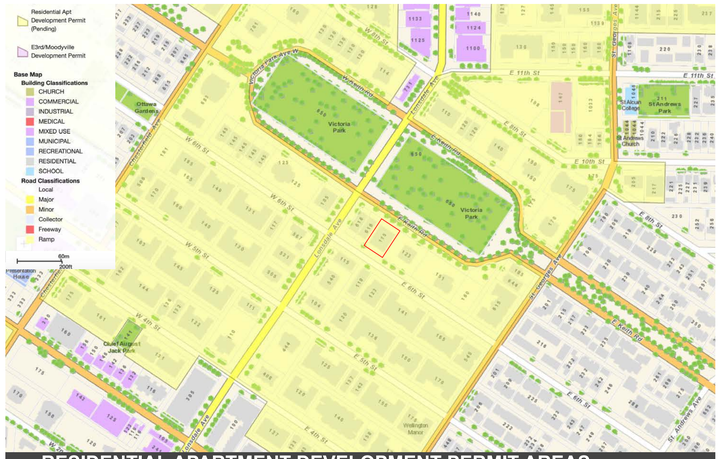
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]

A-0.101



ZONING BOUNDARIES



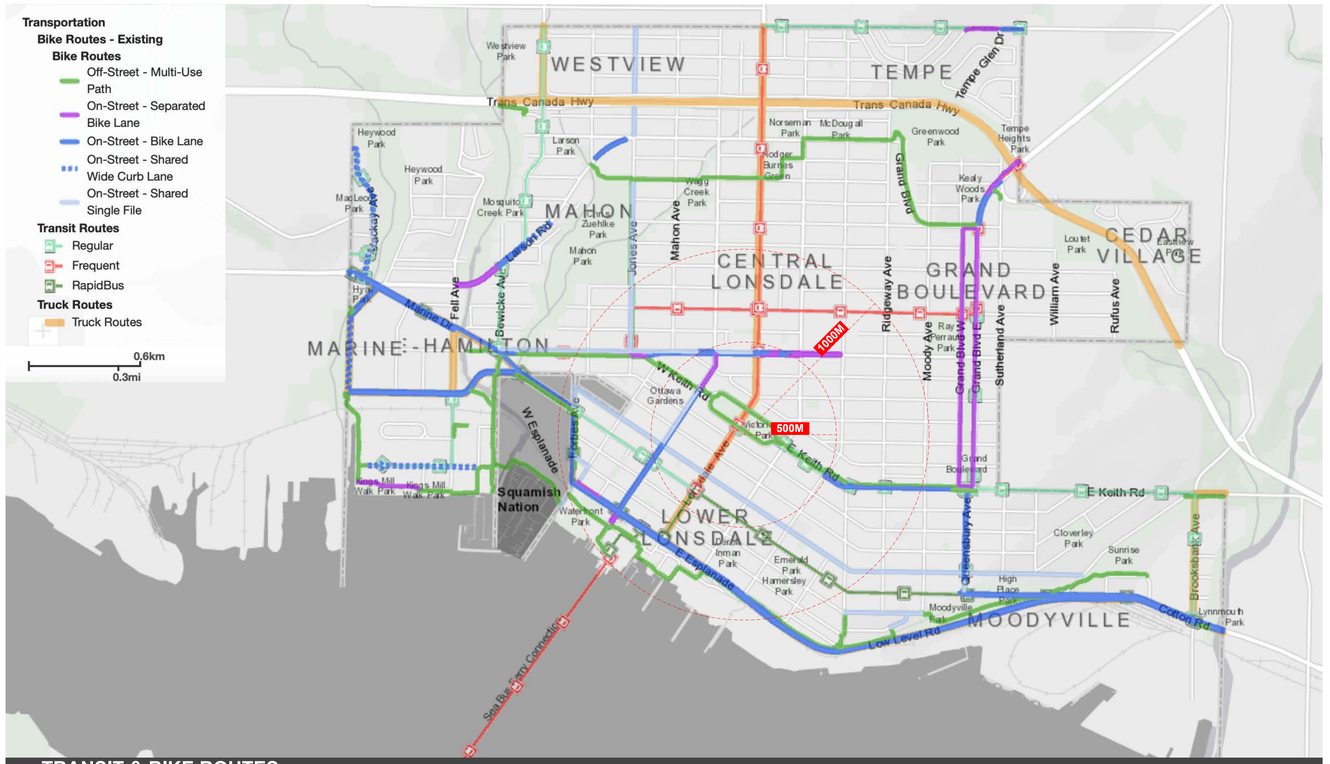
RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREAS

OCP - RESIDENTIAL LEVEL 6 (HIGH DENSITY)

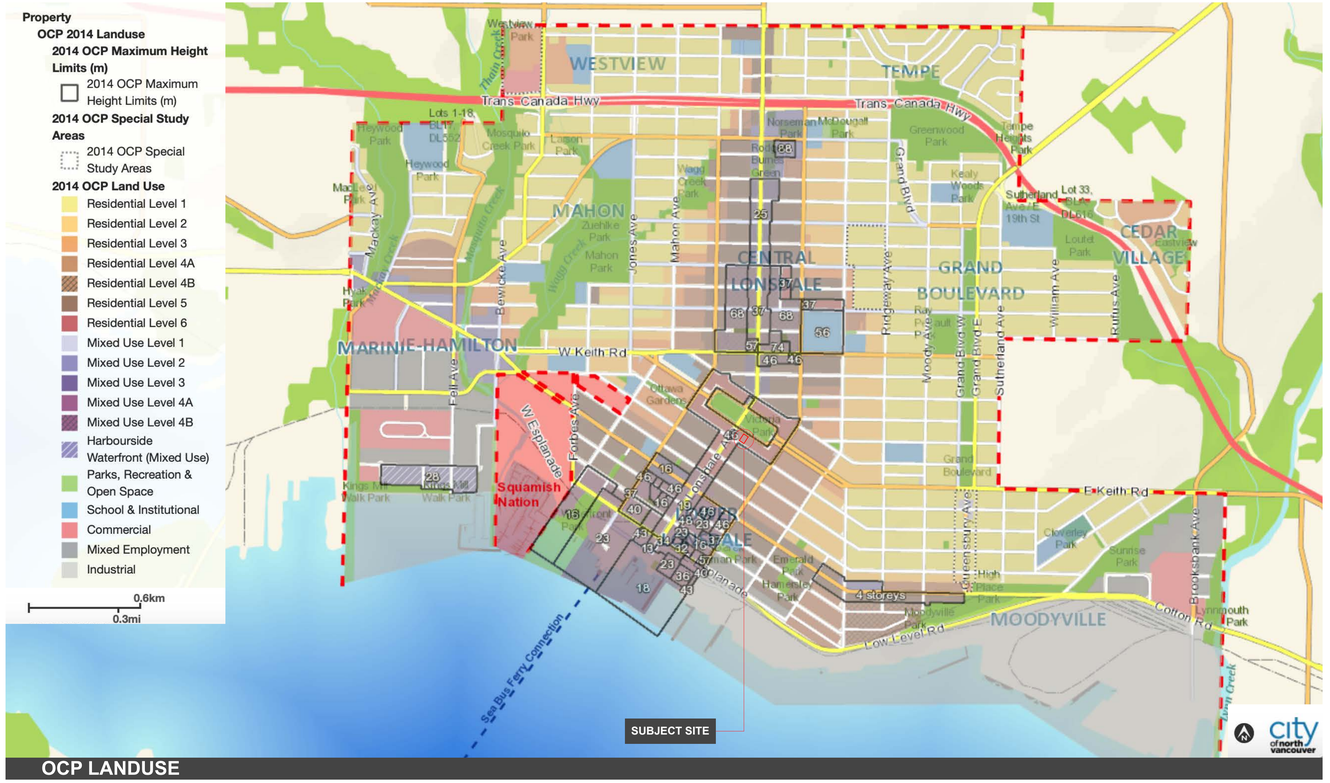
- 2.3 FSR (MAX BONUS OF 1.0 FSR)
- FSR BONUS WITH PUBLIC BENEFITS:
  - SECURE MARKET RENTAL HOUSING OR NON-MARKET RENTAL
- MAX HEIGHT 15 STOREYS (46 METERS)

APPLICATION GUIDELINES

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESGIN GUIDELINES



TRANSIT & BIKE ROUTES



OCP LANDUSE

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SEAL
MARCUS F. SACKO-REET
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Zoning OCP

21562 [PROJECT]

[SCALE]

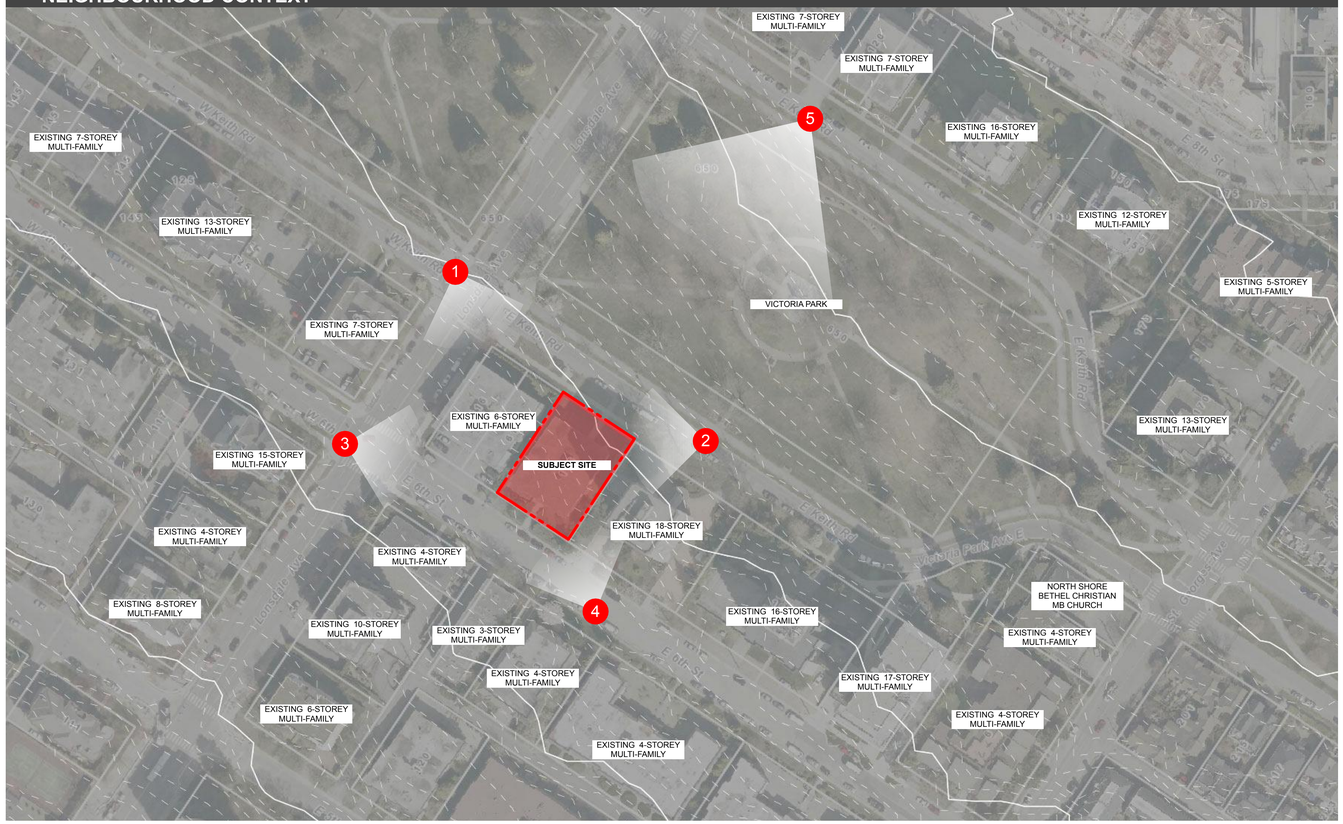
Monday, June 7, 2021 [DATE]

ISSUE 01 - PROJECT BRIEF APP [STATUS]

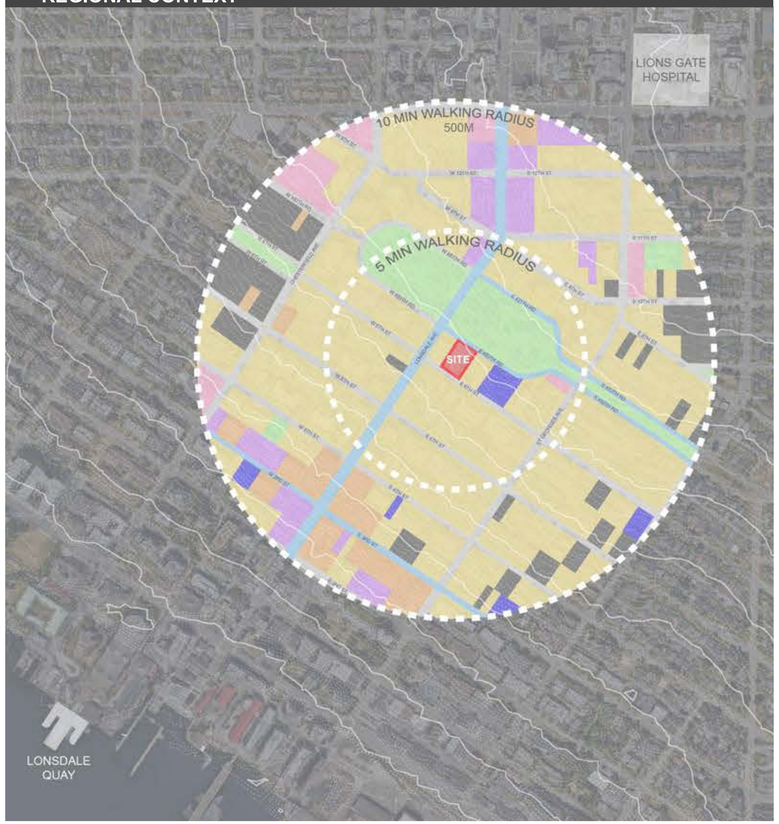
[DRAWING]

A-0.102

NEIGHBOURHOOD CONTEXT



REGIONAL CONTEXT



EXISTING BUILDING



115 KEITH ROAD EAST

VIEWS



VIEW EAST DOWN KEITH RD FROM LONSDALE AVE



VIEW EAST DOWN 6TH ST FROM LONSDALE AVE



VIEW WEST DOWN KEITH RD TOWARDS LONSDALE AVE



VIEW WEST DOWN 6TH ST TOWARDS LONSDALE AVE



VIEW SOUTH FROM NORTH SIDE OF VICTORIA PARK

- PARKS
- TRANSIT ROUTE
- REZONING APPLICATION
- COMMUNITY BUILDINGS
- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIAMMUS F. SADRI
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Context Photos

21562 [PROJECT]

[SCALE]

Monday, June 7, 2021 [DATE]

ISSUE 01 - PROJECT BRIEF APP [STATUS]

[DRAWING]

A-0.103



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIRMUS F. SICHERMAN
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Perspectives

[PROJECT] **21562**

[SCALE]

[DATE] **Monday, June 7, 2021**

[ISSUE] **ISSUE 01 - PROJECT BRIEF APP**

[DRAWING]

A-0.201



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F. SCHOTT
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Perspectives

21562	[PROJECT]
[SCALE]	
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[STATUS]

[DRAWING]

A-0.202



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIAMAK F. SADEGHPOUR
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Perspectives

21562 [PROJECT]

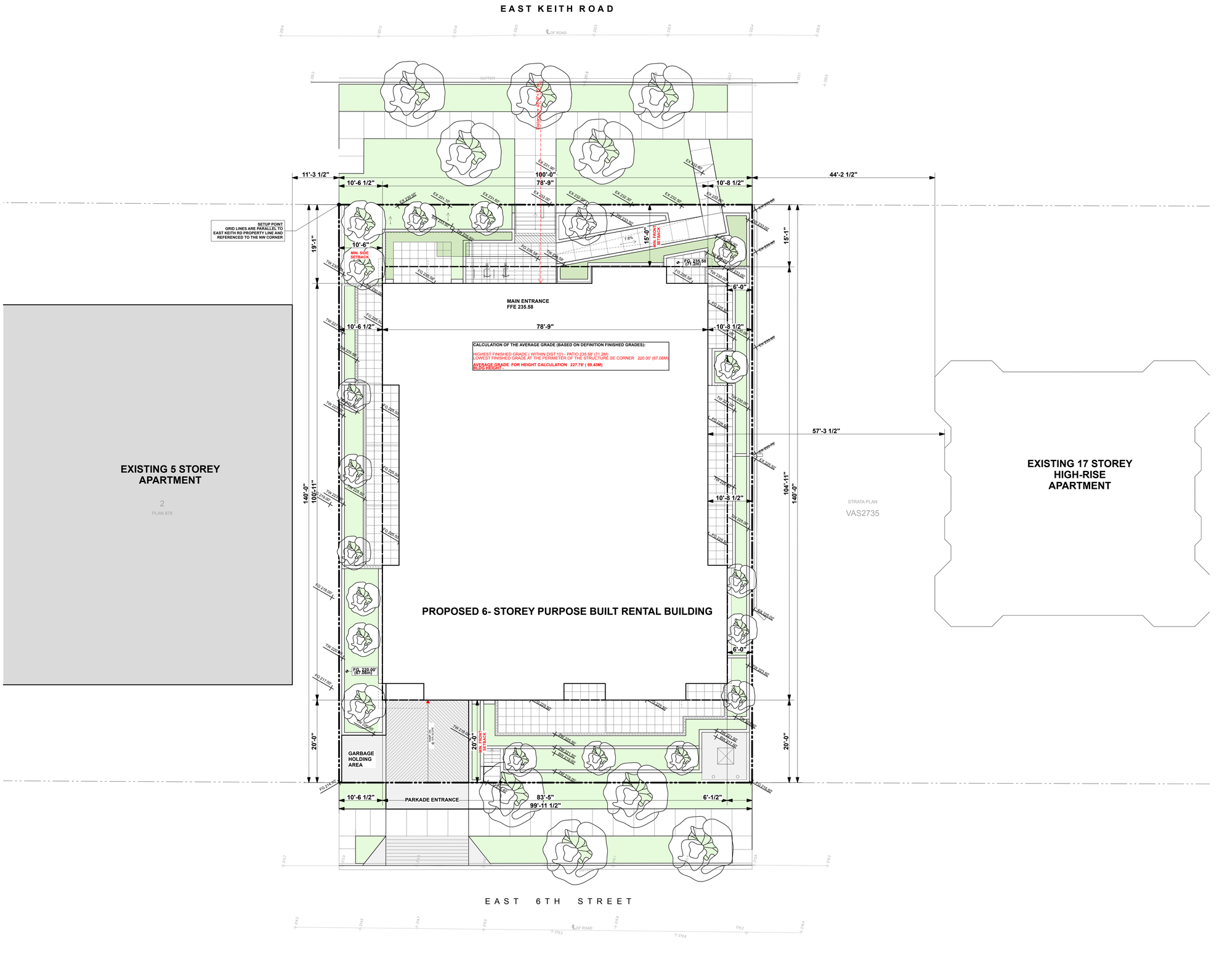
[SCALE]

Monday, June 7, 2021 [DATE]

ISSUE 01 - PROJECT BRIEF APP [STATUS]

[DRAWING]

A-0.203



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
MARCUS F. SIGALET
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

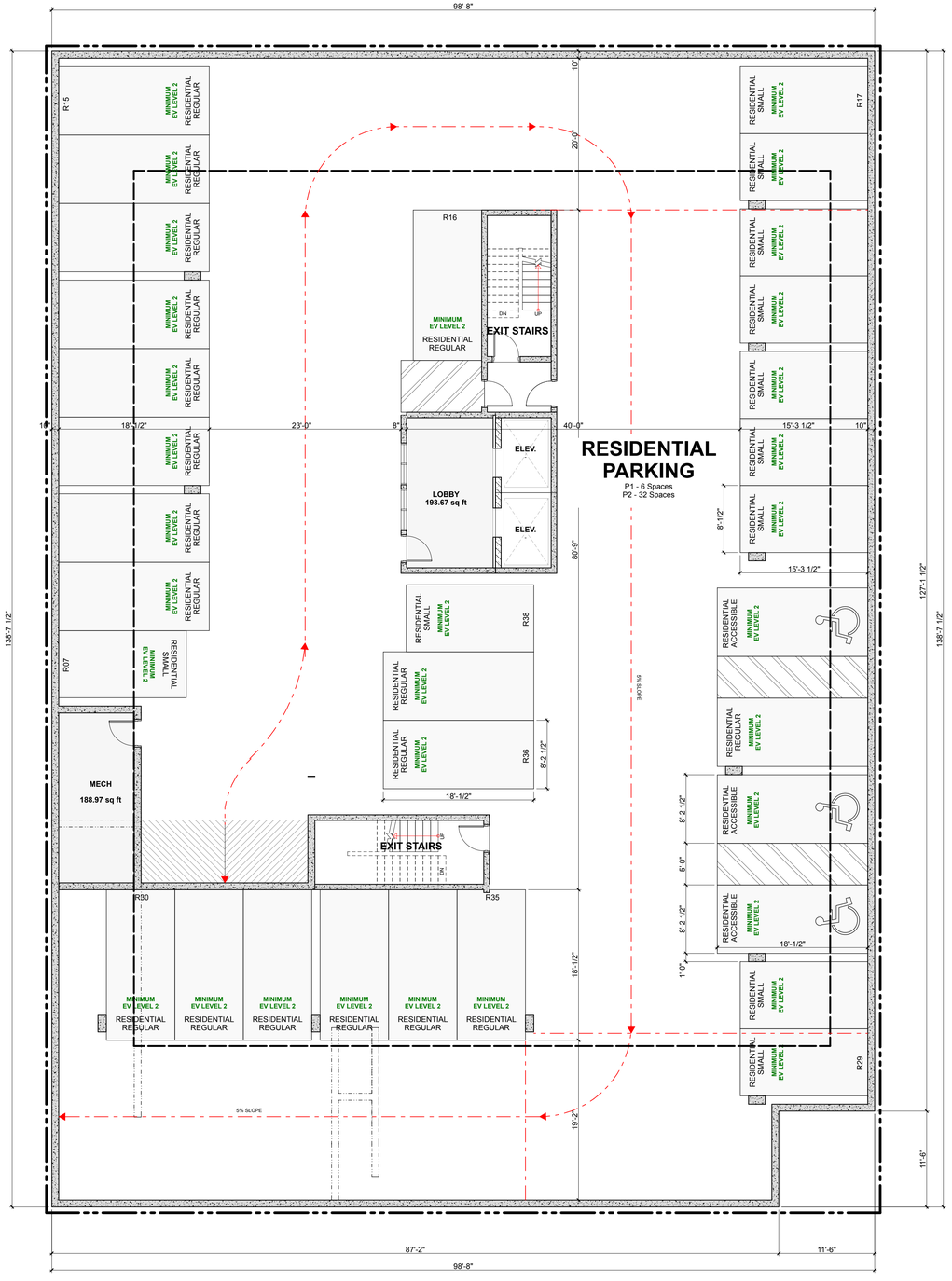
[TITLE]

Site Plan

21562	[PROJECT]
	[SCALE]
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[REVISION]

[DRAWING]

A-1.300



1 Level P2
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIAMUS F. SACHS
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level P2 Parking Plan

21562 [PROJECT]

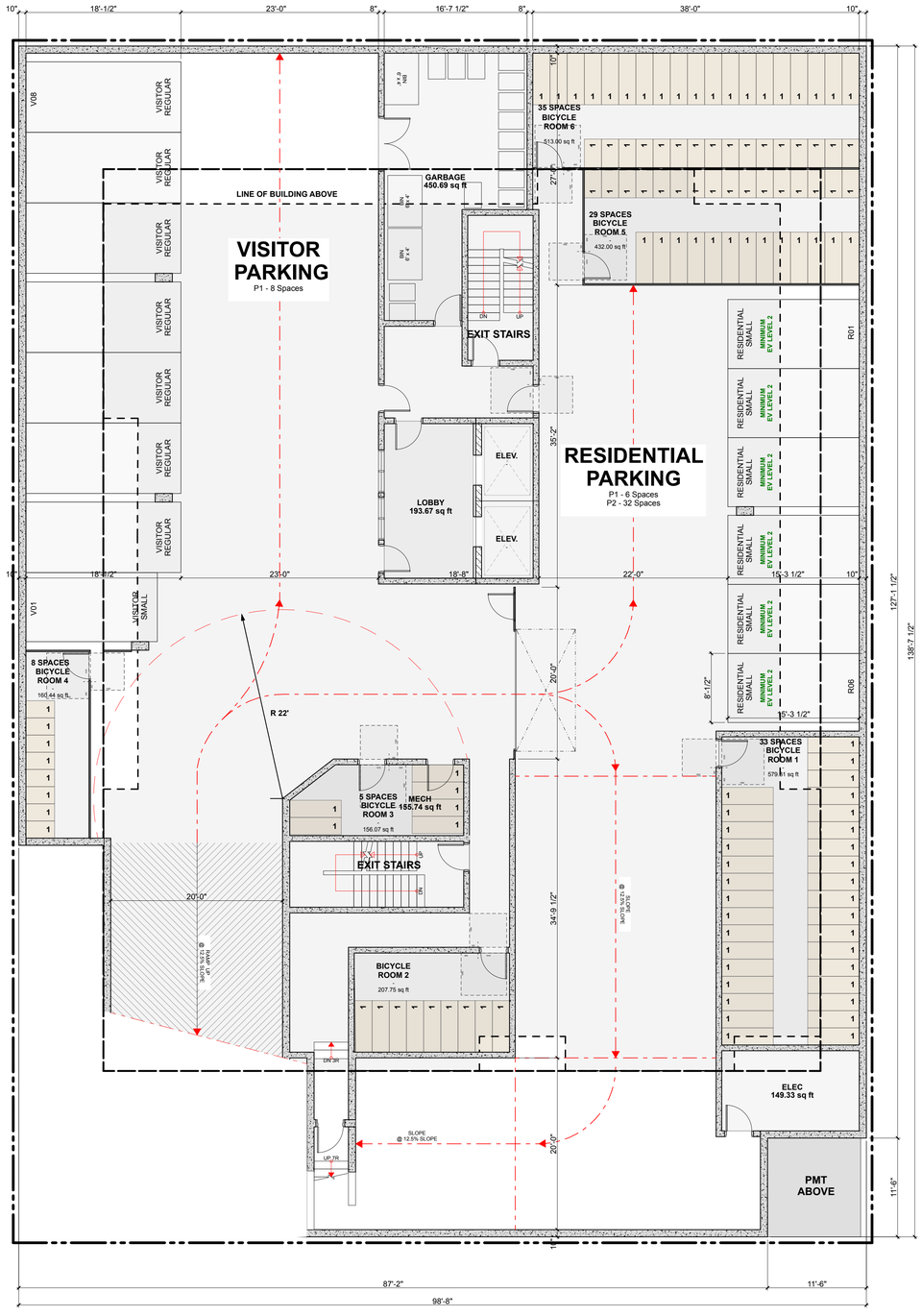
[SCALE]

Monday, June 7, 2021 [DATE]

[ISSUING]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]

A-2.000



1 Level P1
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SACKS
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level P1 Parking Plan

21562 [PROJECT]

[SCALE]

Monday, June 7, 2021 [DATE]

ISSUE 01 - PROJECT BRIEF APP [STATUS]

[DRAWING]

A-2.010



1 Ground
SCALE: 1/8" = 1'-0"

2
PLAN 878

STRATA PLAN
VAS2735

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SAMMUS P. SACHDEV
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Ground Level Floor Plan

21562	[PROJECT]
[SCALE]	
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[ISSUES]
[DRAWING]	
A-2.020	

EXISTING 5 STOREY
APARTMENT

2
PLAN 878



EXIST
A

STRATA PLAN
VAS2735

1 Level 1 Floor Plan
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

REGISTERED ARCHITECT SEAL
THOMAS SCOTT HANSEN
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

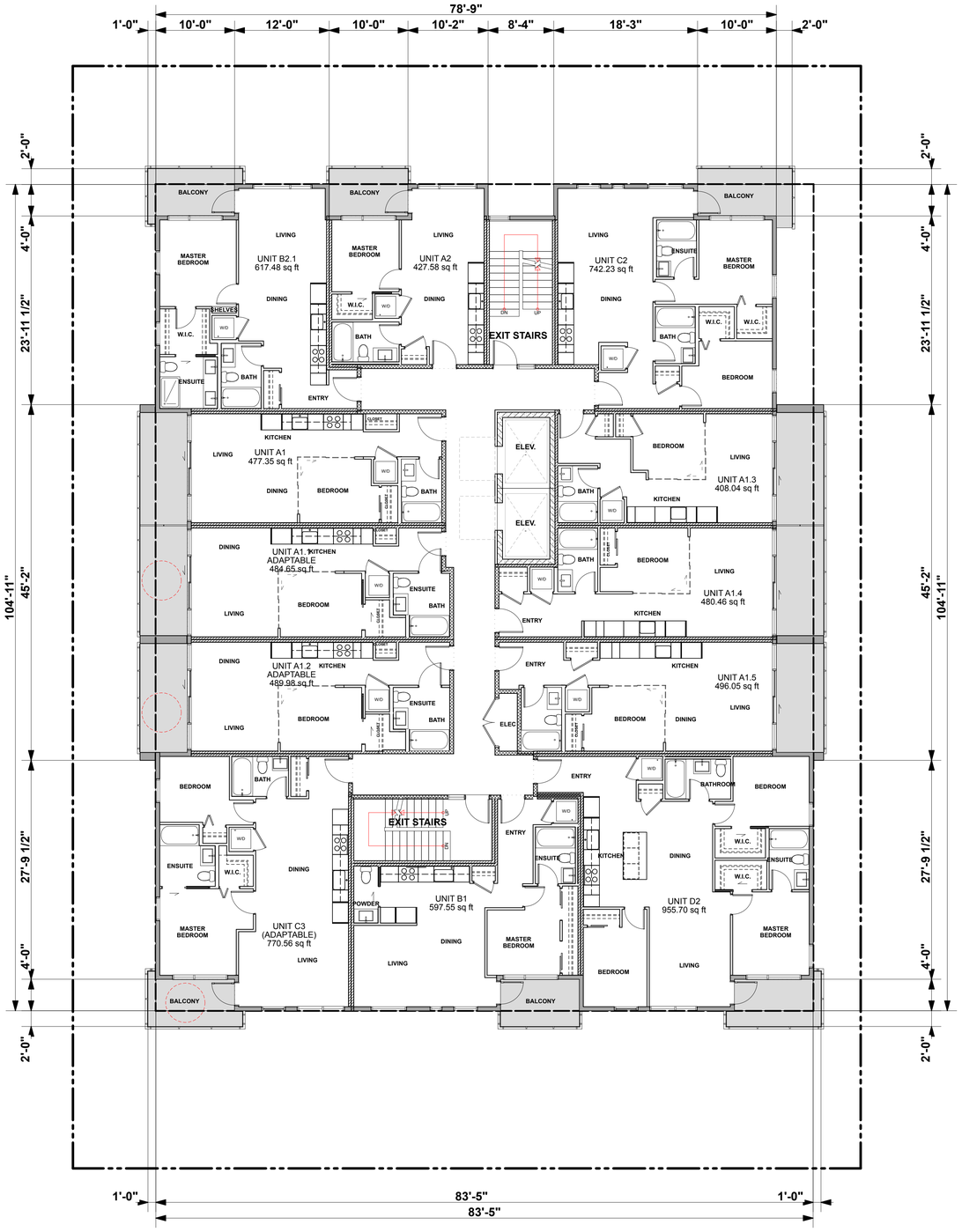
115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 1 Floor Plan

21562	[PROJECT]
[SCALE]	
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[STATUS]
[DRAWING]	
A-2.100	

EXISTING 5 STOREY
APARTMENT



EXIST
A

1 Level 2 Floor Plan
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

REGISTERED ARCHITECT SEAL
SIMMUS F. MATTU
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 2 Floor Plan

[PROJECT]
21562

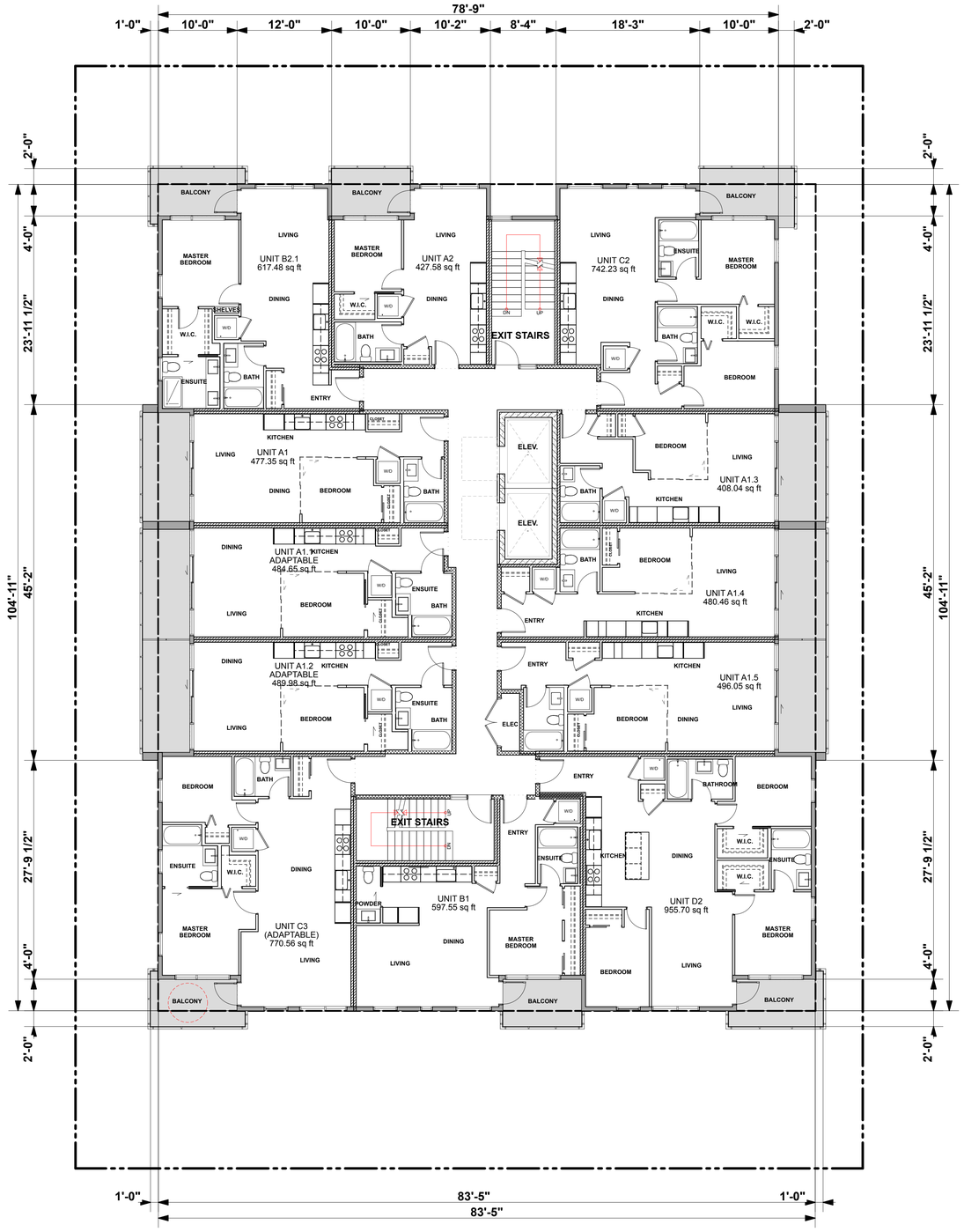
[SCALE]

[DATE]
Monday, June 7, 2021

[ISSUE]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]
A-2.200

EXISTING 5 STOREY
APARTMENT



EXIST
A

1 Level 3 Floor Plan
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

REGISTERED ARCHITECT
SIMMUS F. MATTU
BRITISH COLUMBIA
[PROFESSIONAL SEAL]

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

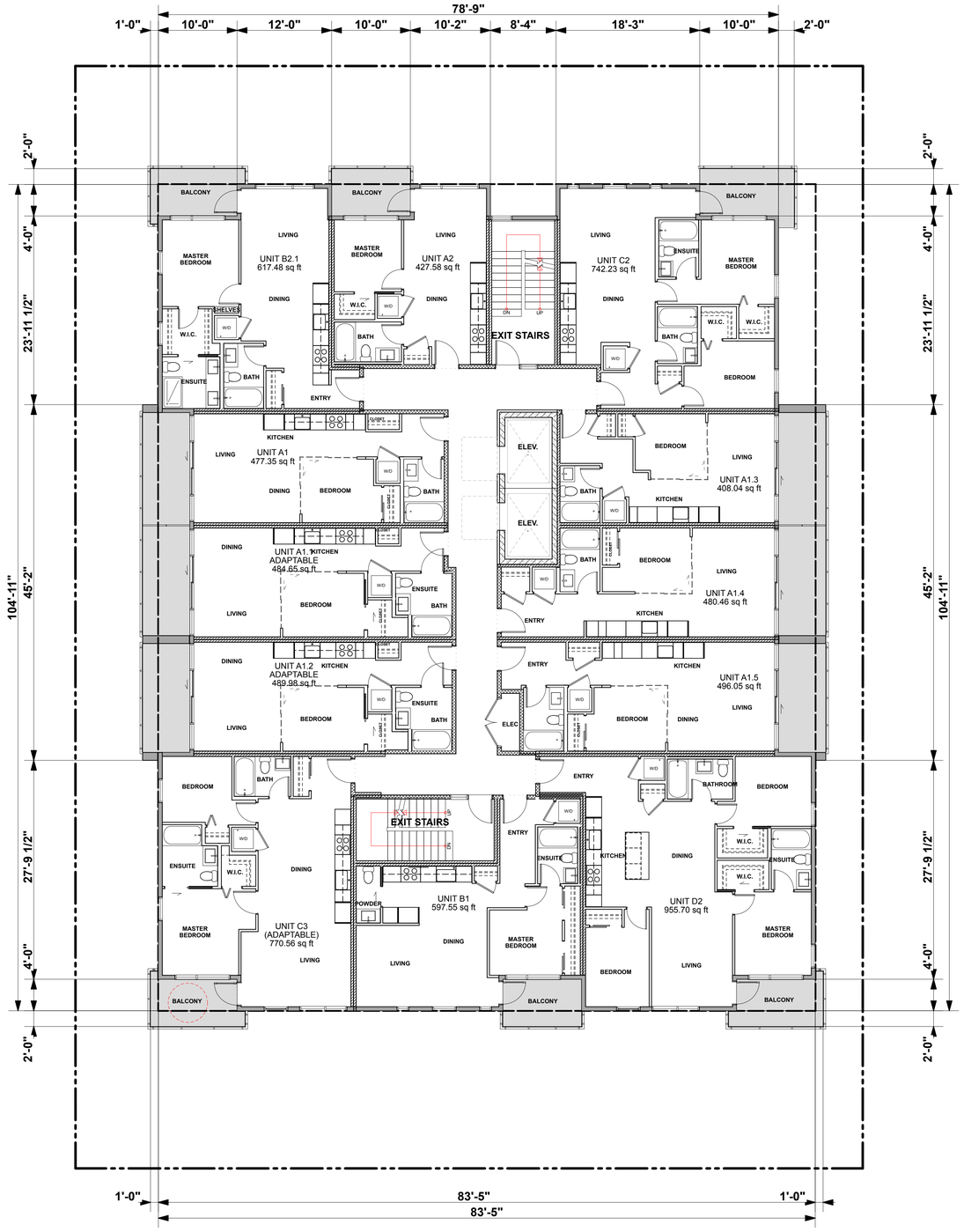
115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 3 Floor Plan

21562	[PROJECT]
[SCALE]	
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[ISSUE]
[DRAWING]	
A-2.200	

EXISTING 5 STOREY
APARTMENT



1 Level 4 Floor Plan
SCALE: 1/8" = 1'-0"

EXIST
A

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[PROFESSIONAL SEAL]
REGISTERED ARCHITECT
SIMMUS F. MATTU
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

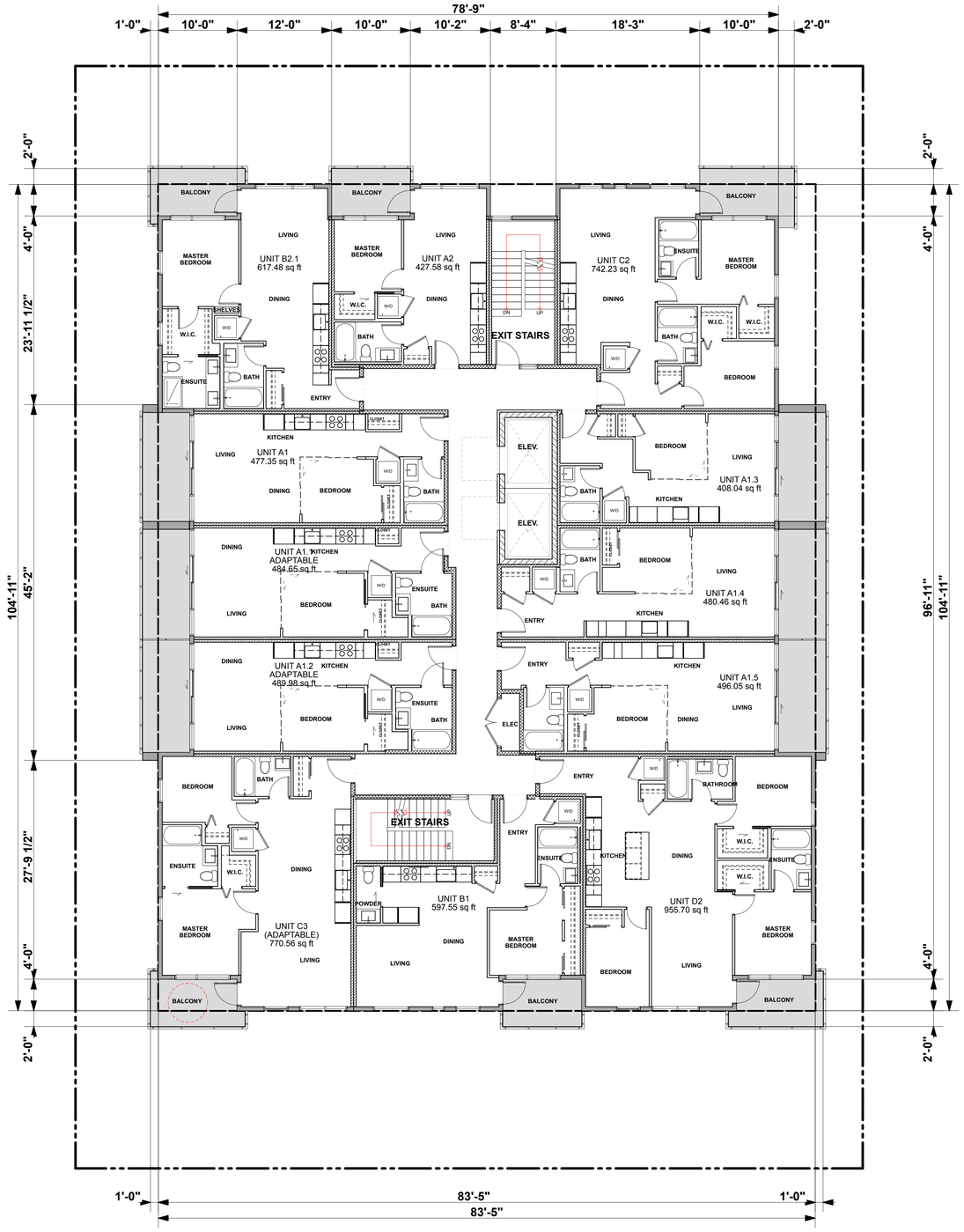
Level 4 Floor Plan

21562	[PROJECT]
	[SCALE]
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[ISSUE]

[DRAWING]

A-2.200

EXISTING 5 STOREY
APARTMENT



EXIST
A

1 Level 5 Floor Plan
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[PROFESSIONAL SEAL]
REGISTERED ARCHITECT
SIMMUS F. MATTU
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

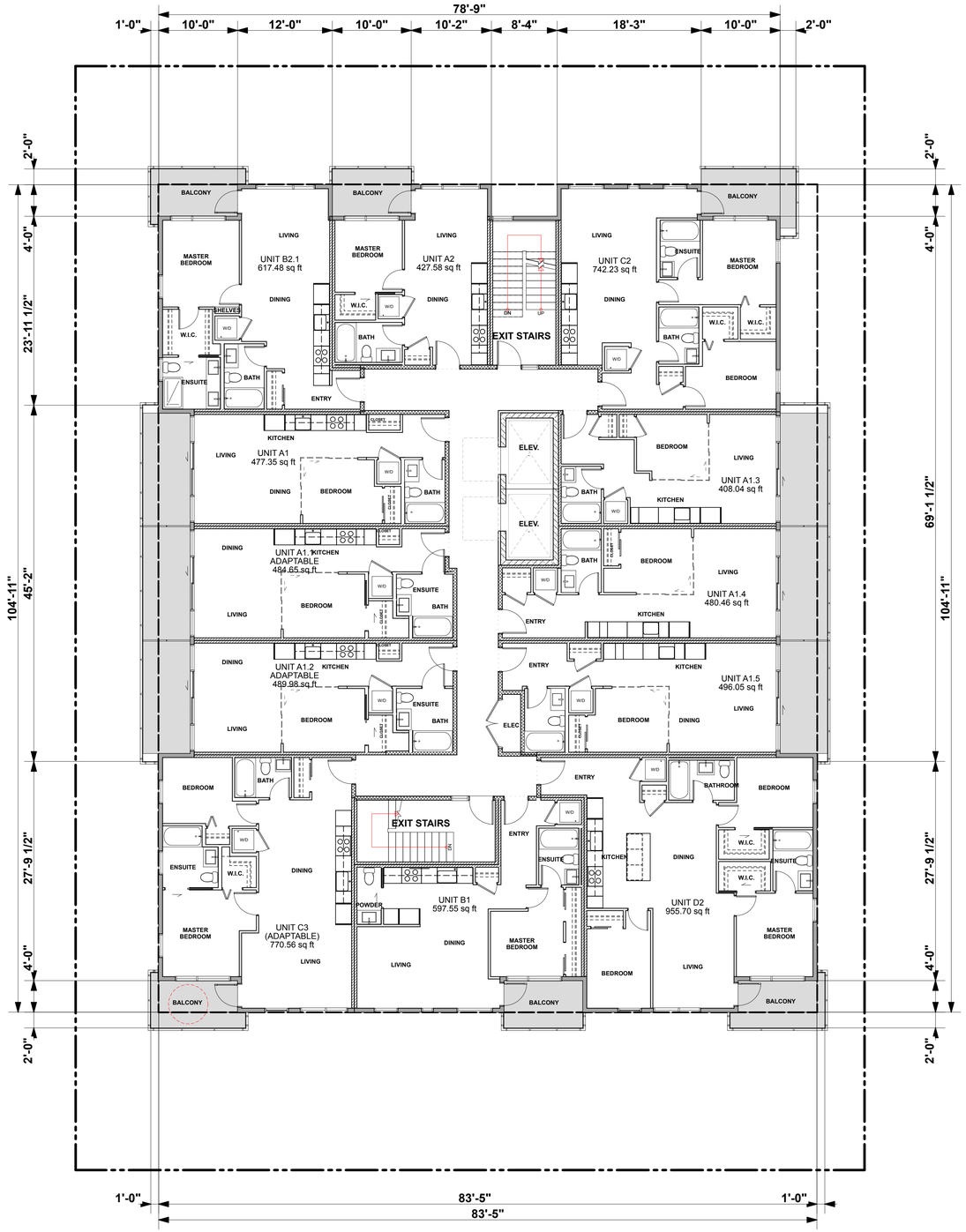
Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 5 Floor Plan

21562	[PROJECT]
[SCALE]	
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[ISSUE]
[DRAWING]	
A-2.200	



1 Level 6 Floor Plan
SCALE: 1/8" = 1'-0"

EXIST
A

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[PROFESSIONAL SEAL]
REGISTERED ARCHITECT
SIMMUS F. MAGEE
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

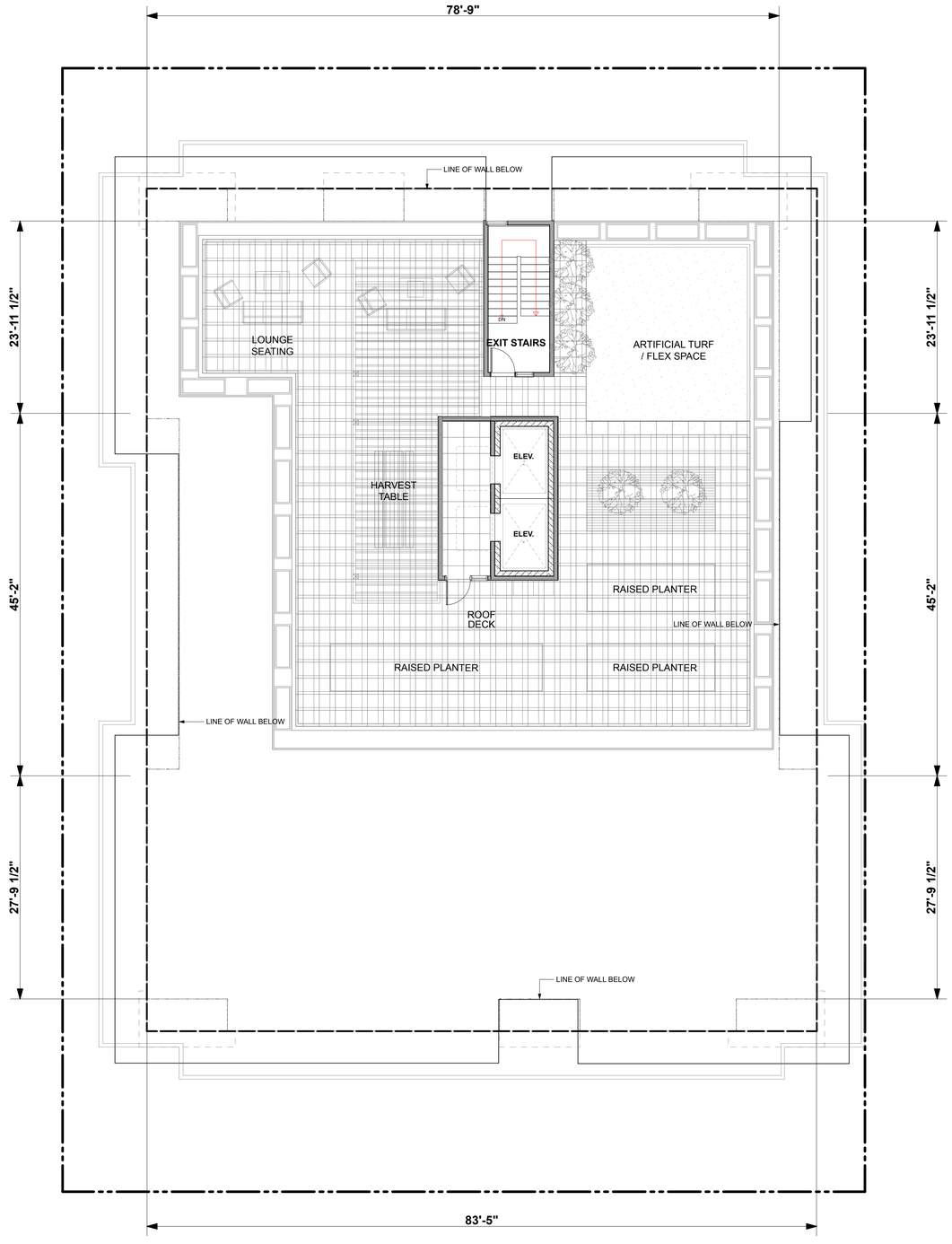
Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 6 Floor Plan

21562	[PROJECT]
[SCALE]	
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[ISSUE]
[DRAWING]	
A-2.200	



1 Lower Roof Plan
SCALE: 1/8" = 1'-0"

EXIST
A

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SACKS
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Lower Roof Plan

[PROJECT]
21562

[SCALE]

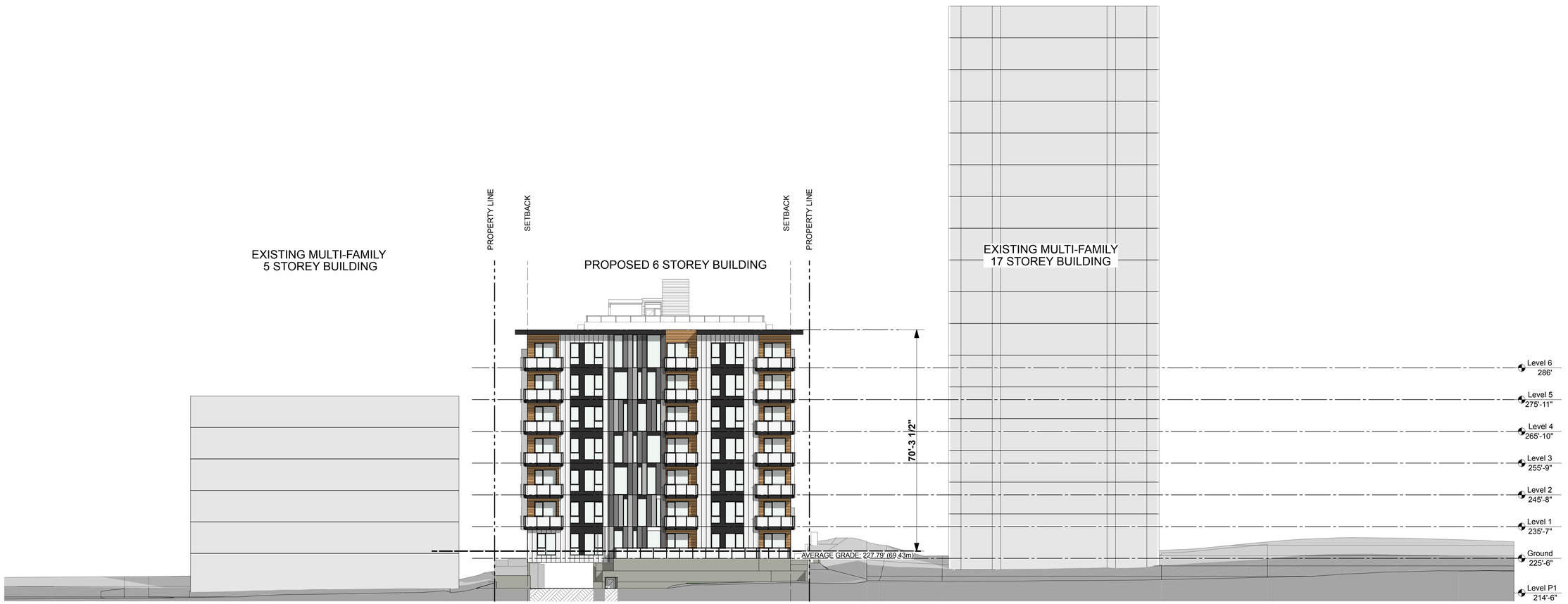
[DATE]
Monday, June 7, 2021

[ISSUE]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]
A-2.700

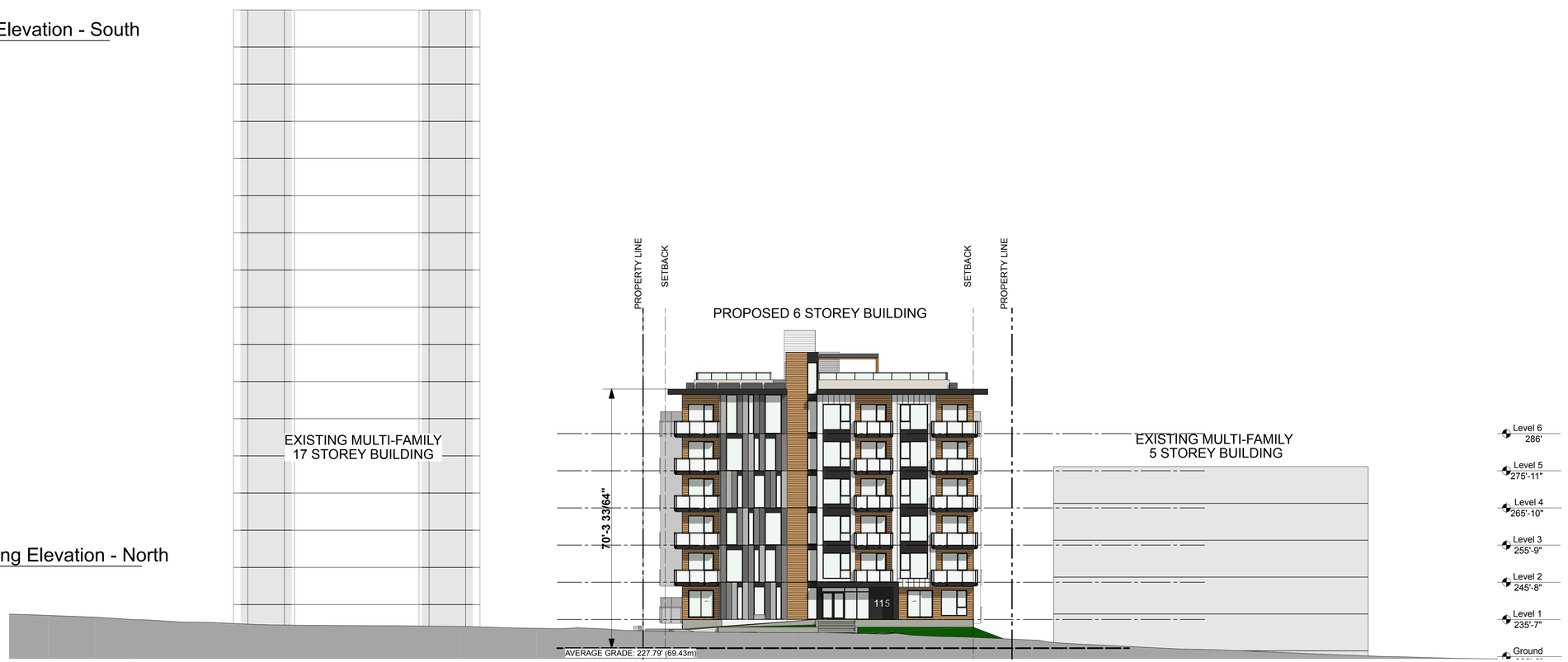
Streetscape Building Elevation - South

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



1 Streetscape Building Elevation - North

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



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACKS
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Streetscape Elevations

[PROJECT] **21562**

[SCALE]

[DATE] **Monday, June 7, 2021**

[ISSUED] **ISSUE 01 - PROJECT BRIEF APP**

[DRAWING]

A-4.000



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F SACKS
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Building Elevation - North

21562 [PROJECT]

[SCALE]

Monday, June 7, 2021 [DATE]

[ISSUE]

ISSUE 01 - PROJECT BRIEF APP

[DRAWING]

A-4.100



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMMUS K. MAHAL
PROVINCE OF BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Building Elevation - East

21562 [PROJECT]

[SCALE]

Monday, June 7, 2021 [DATE]

[STATUS]

ISSUE 01 - PROJECT BRIEF APP

[DRAWING]

A-4.200



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SACHS
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Building Elevation - South

[PROJECT] **21562**

[SCALE]

[DATE] **Monday, June 7, 2021**

[ISSUE] **ISSUE 01 - PROJECT BRIEF APP**

[DRAWING]

A-4.300



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
JAMMUS F. SACKETT
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Building Elevation - West

21562 [PROJECT]

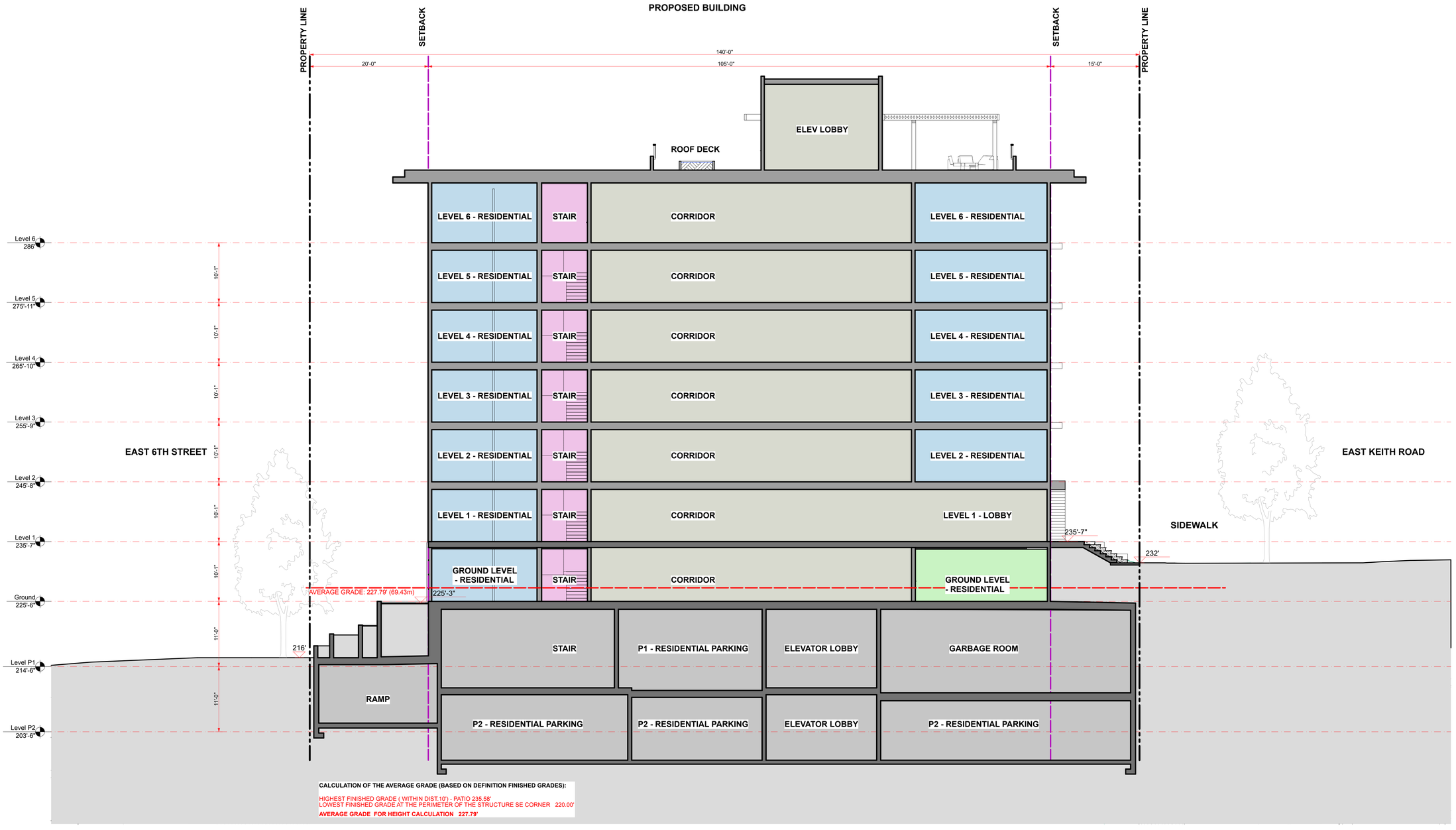
[SCALE]

Monday, June 7, 2021 [DATE]

[STATUS]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]

A-4.400



1 Building Section - North-South

SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

REGISTERED ARCHITECT SEAL
SIMMUS F. SCHOLTENS
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Section - North / South

21562 [PROJECT]

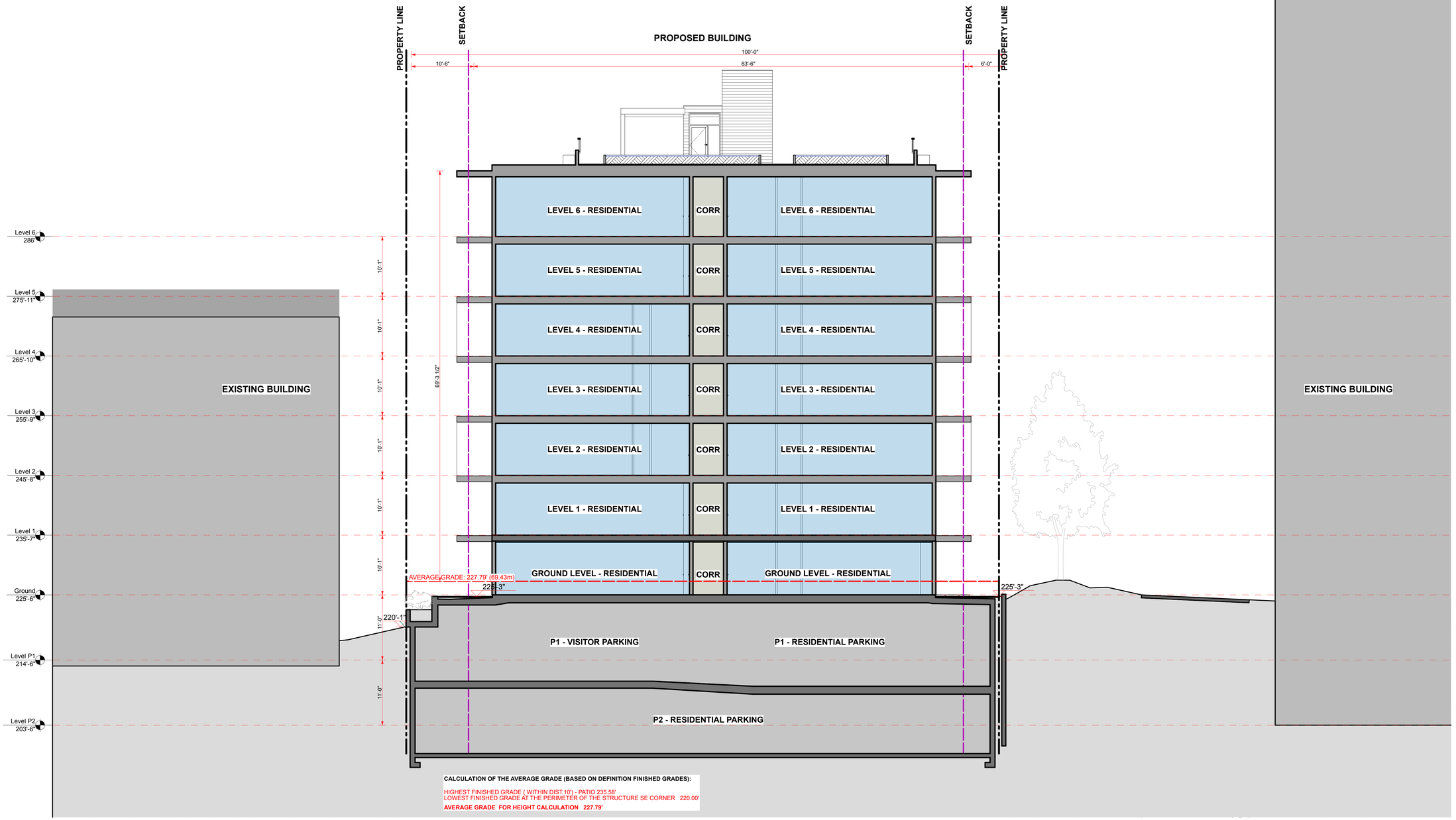
[SCALE]

Monday, June 7, 2021 [DATE]

ISSUE 01 - PROJECT BRIEF APP [STATUS]

[DRAWING]

A-5.001



CALCULATION OF THE AVERAGE GRADE (BASED ON DEFINITION FINISHED GRADES):

HIGHEST FINISHED GRADE (WITHIN DIST.10') - PATIO 235.58'
LOWEST FINISHED GRADE AT THE PERIMETER OF THE STRUCTURE SE CORNER 220.00'
AVERAGE GRADE FOR HEIGHT CALCULATION 227.79'

1 Building Section - East-West
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F. SIU
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Section - East / West

21562 [PROJECT]

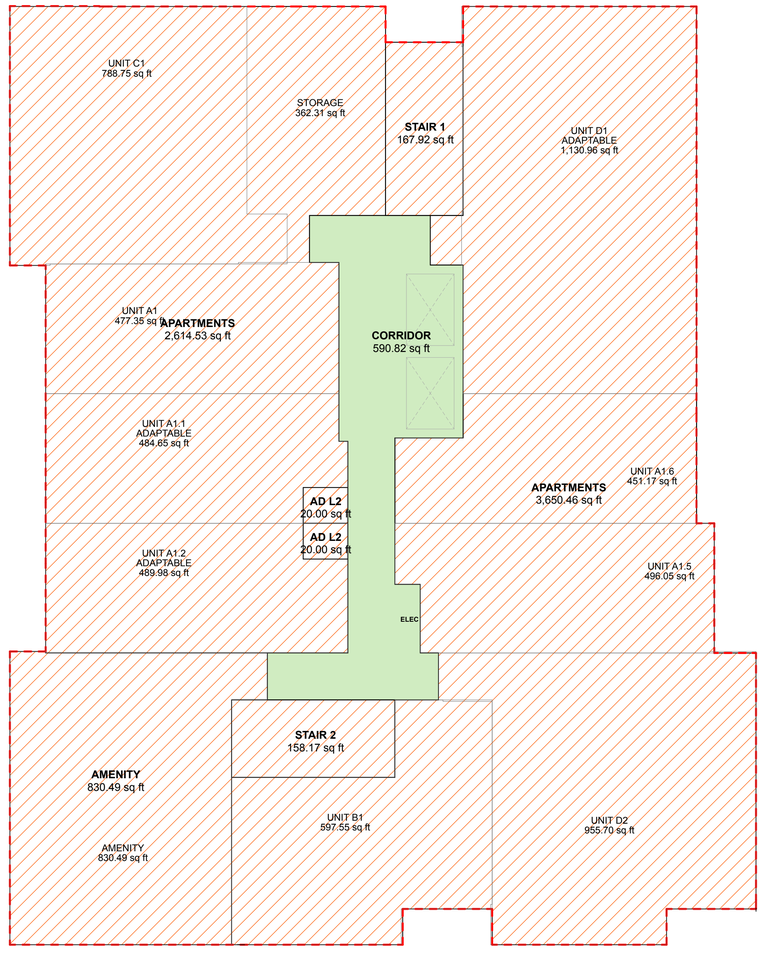
[SCALE]

Monday, June 7, 2021 [DATE]

ISSUE 01 - PROJECT BRIEF APP [ISSUED]

[DRAWING]

A-5.002



AREAS INCLUDED IN THE FSR CALCULATION

	AREA - GROSS FLOOR AREA FOR FSR
COMMON	AREA
UNITS	AREA
EXCLUSION	EXCLUSION

AREAS NOT INCLUDED IN THE FSR CALCULATION

BALCONY	AREA - OPEN BALCONY AND UNIT DECK AREA

8,012.78 sq ft

1 Ground
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F SACKS
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Ground Floor Plan

21562 [PROJECT]

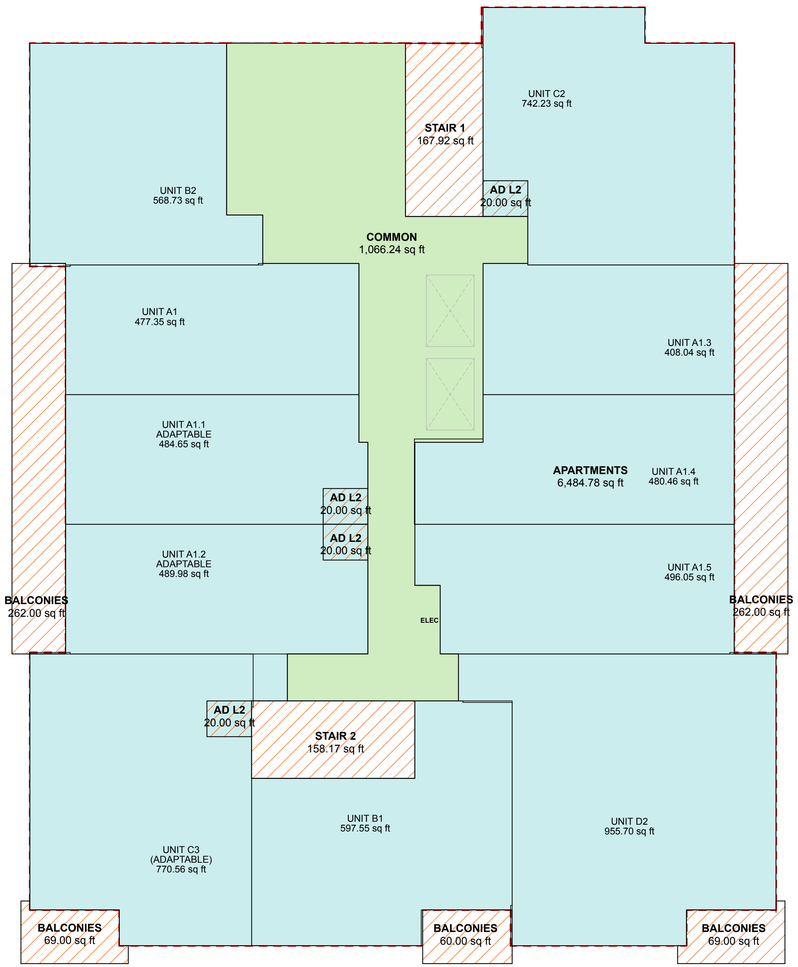
[SCALE]

Monday, June 7, 2021 [DATE]

ISSUE 01 - PROJECT BRIEF APP [ISSUE]

[DRAWING]

A-8.103



7,880.55 sq ft

AREAS INCLUDED IN THE FSR CALCULATION

	AREA - GROSS FLOOR AREA FOR FSR
COMMON	AREA
UNITS	AREA
EXCLUSION	EXCLUSION

AREAS NOT INCLUDED IN THE FSR CALCULATION

BALCONY	AREA - OPEN BALCONY AND UNIT DECK AREA

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 1 Floor Plan

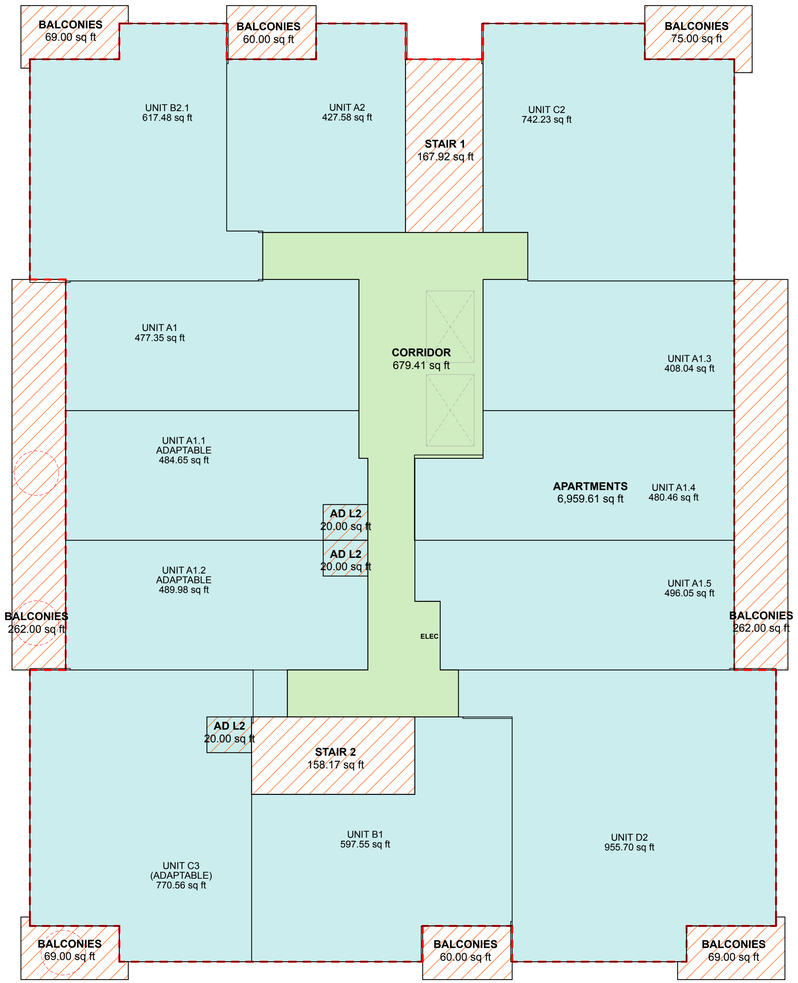
[PROJECT]
21562

[SCALE]

[DATE]
Monday, June 7, 2021

[ISSUE]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]
A-8.110



7,965.10 sq ft

AREAS INCLUDED IN THE FSR CALCULATION

	AREA - GROSS FLOOR AREA FOR FSR
COMMON	AREA
UNITS	AREA
EXCLUSION	EXCLUSION

AREAS NOT INCLUDED IN THE FSR CALCULATION

BALCONY	AREA - OPEN BALCONY AND UNIT DECK AREA

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 2 Floor Plan

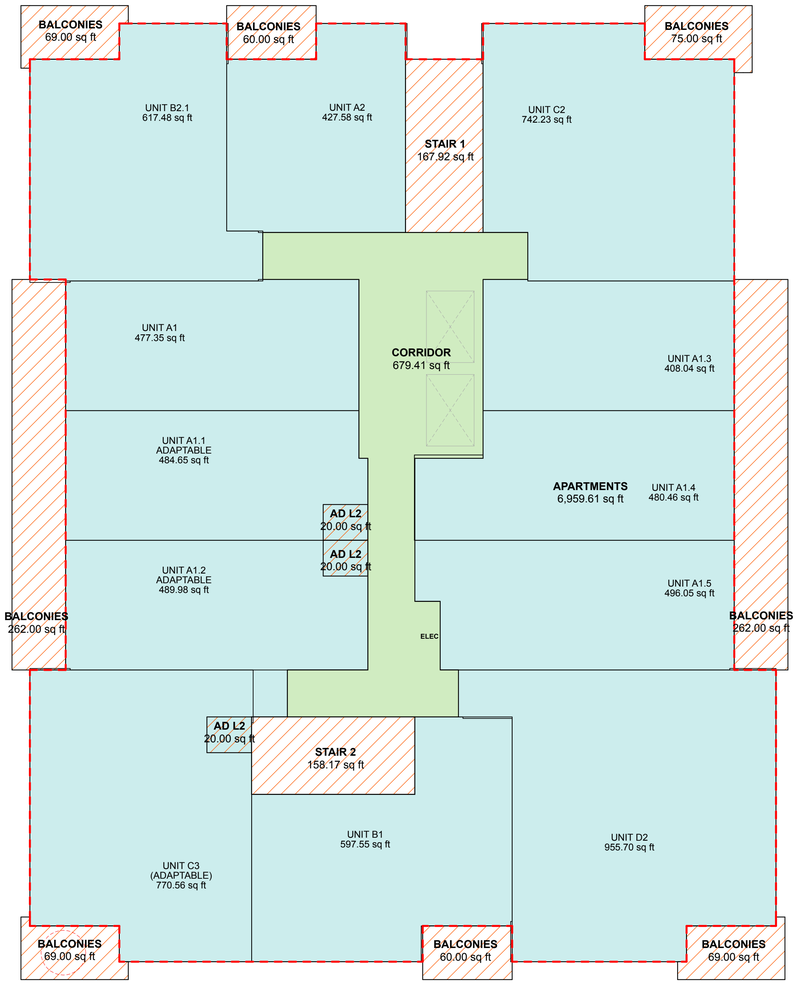
[PROJECT]
21562

[SCALE]

[DATE]
Monday, June 7, 2021

[ISSUE]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]
A-8.120



AREAS INCLUDED IN THE FSR CALCULATION

	AREA - GROSS FLOOR AREA FOR FSR
COMMON	AREA
UNITS	AREA
EXCLUSION	EXCLUSION

AREAS NOT INCLUDED IN THE FSR CALCULATION

BALCONY	AREA - OPEN BALCONY AND UNIT DECK AREA

7,965.10 sq ft

1 Level 3 - FSR Overlay
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 3 Floor Plan

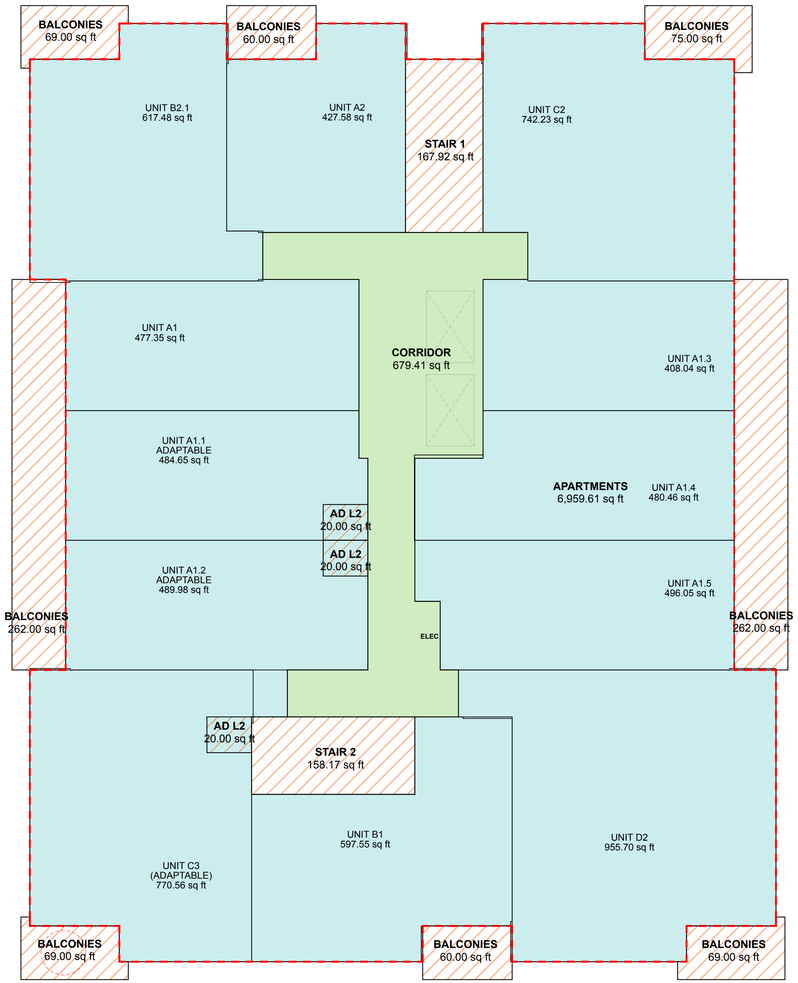
[PROJECT]
21562

[SCALE]

[DATE]
Monday, June 7, 2021

[ISSUE]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]
A-8.130



7,965.10 sq ft

AREAS INCLUDED IN THE FSR CALCULATION

	AREA - GROSS FLOOR AREA FOR FSR
COMMON	AREA
UNITS	AREA
EXCLUSION	EXCLUSION

AREAS NOT INCLUDED IN THE FSR CALCULATION

BALCONY	AREA - OPEN BALCONY AND UNIT DECK AREA

1 Level 4 - FSR Overlay
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. MACKEY
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 4 Floor Plan

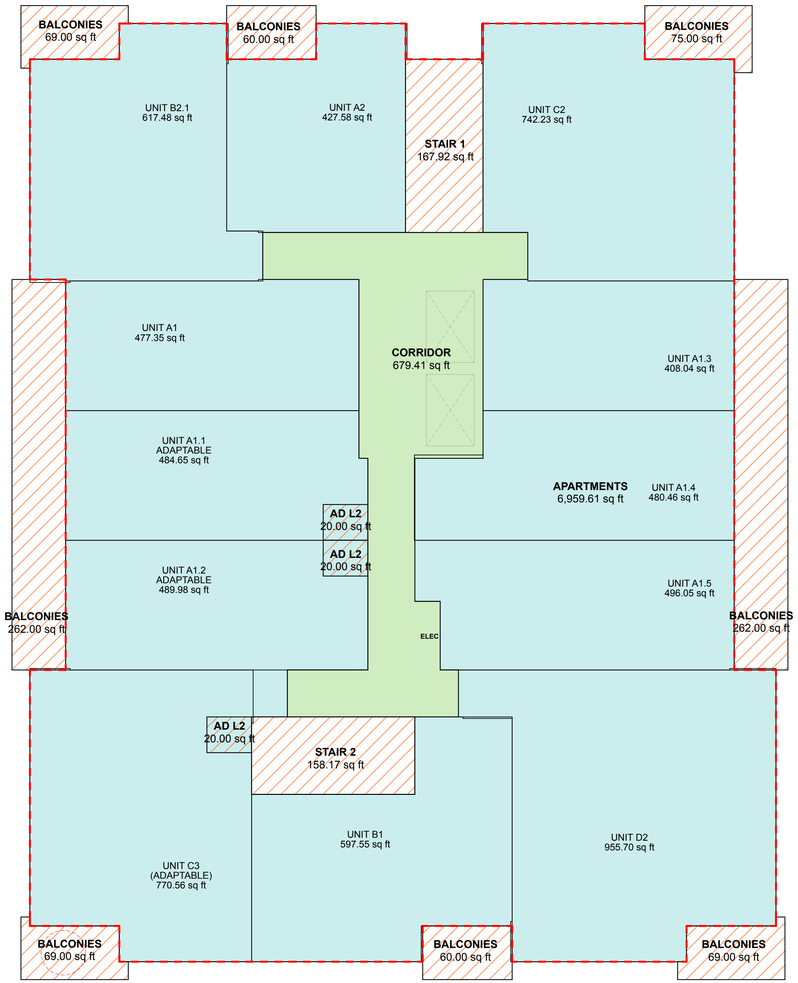
[PROJECT]
21562

[SCALE]

[DATE]
Monday, June 7, 2021

[ISSUE]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]
A-8.140



7,965.10 sq ft

AREAS INCLUDED IN THE FSR CALCULATION

	AREA - GROSS FLOOR AREA FOR FSR
COMMON	AREA
UNITS	AREA
EXCLUSION	EXCLUSION

AREAS NOT INCLUDED IN THE FSR CALCULATION

BALCONY	AREA - OPEN BALCONY AND UNIT DECK AREA

1 Level 5 - FSR Overlay
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STAMUS F. SACHS-SKOT
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 5 Floor Plan

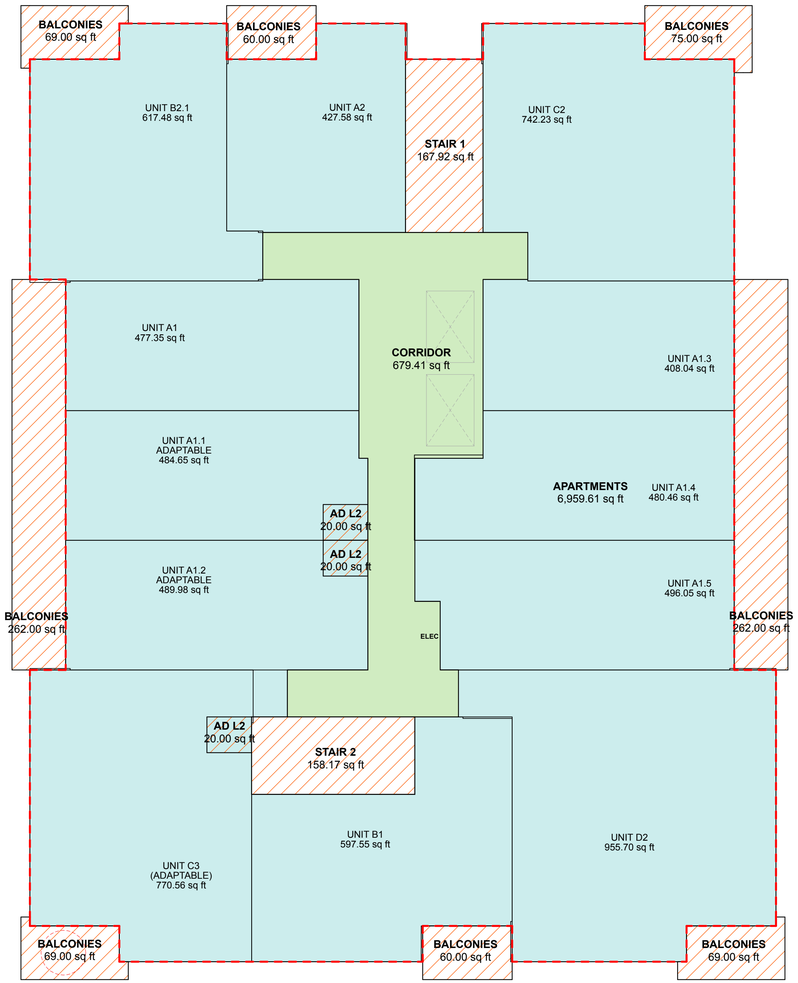
[PROJECT]
21562

[SCALE]

[DATE]
Monday, June 7, 2021

[ISSUE]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]
A-8.150



7,965.10 sq ft

AREAS INCLUDED IN THE FSR CALCULATION

	AREA - GROSS FLOOR AREA FOR FSR
COMMON	AREA
UNITS	AREA
EXCLUSION	EXCLUSION

AREAS NOT INCLUDED IN THE FSR CALCULATION

BALCONY	AREA - OPEN BALCONY AND UNIT DECK AREA

1 Level 6 - FSR Overlay
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. MACKEY
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Level 6 Floor Plan

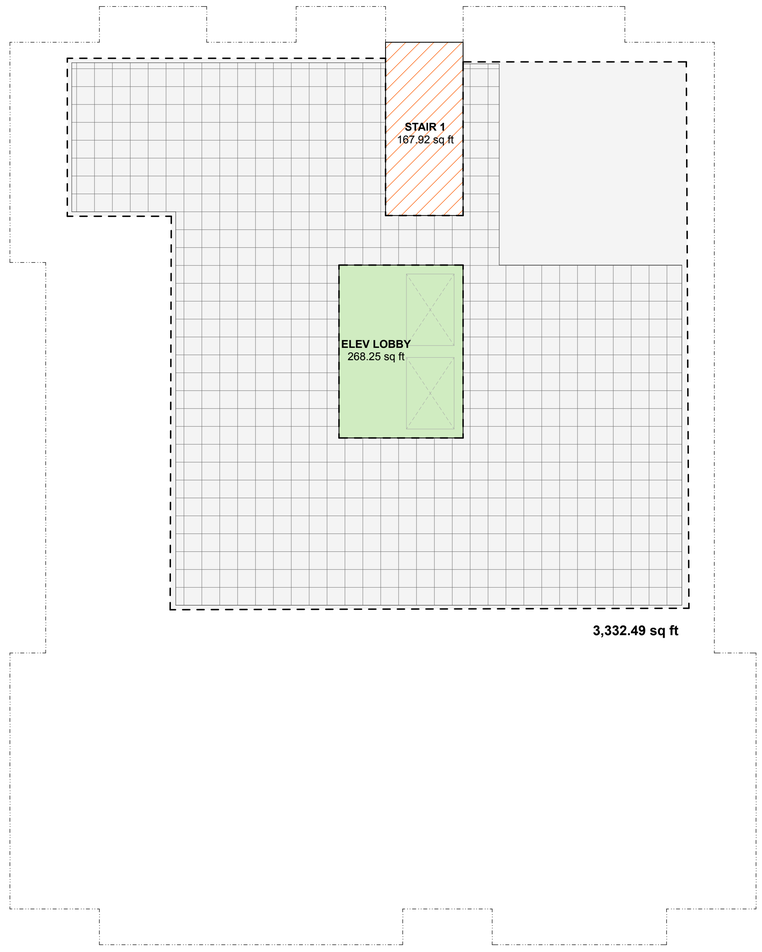
[PROJECT]
21562

[SCALE]

[DATE]
Monday, June 7, 2021

[ISSUE]
ISSUE 01 - PROJECT BRIEF APP

[DRAWING]
A-8.160



AREAS INCLUDED IN THE FSR CALCULATION

	AREA - GROSS FLOOR AREA FOR FSR
COMMON	AREA
UNITS	AREA
EXCLUSION	EXCLUSION

AREAS NOT INCLUDED IN THE FSR CALCULATION

BALCONY	AREA - OPEN BALCONY AND UNIT DECK AREA

1 Lower Roof - FSR Overlay
SCALE: 1/8" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

N

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F. SICHERT
BRITISH COLUMBIA
CANADA

CASCADIA
Green Development

[CLIENT]

Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]

Lower Roof Plan

21562 [PROJECT]

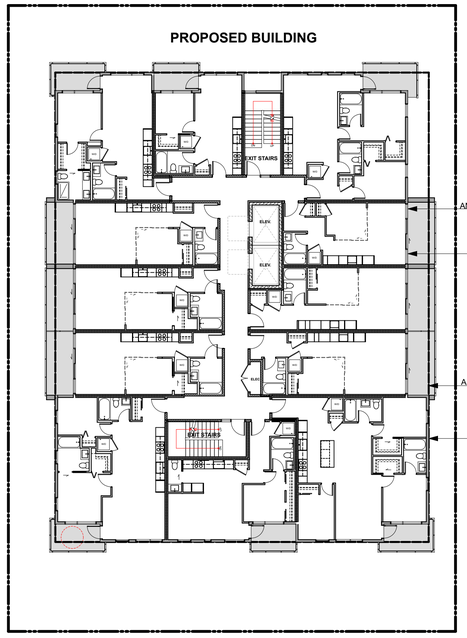
[SCALE]

Monday, June 7, 2021 [DATE]

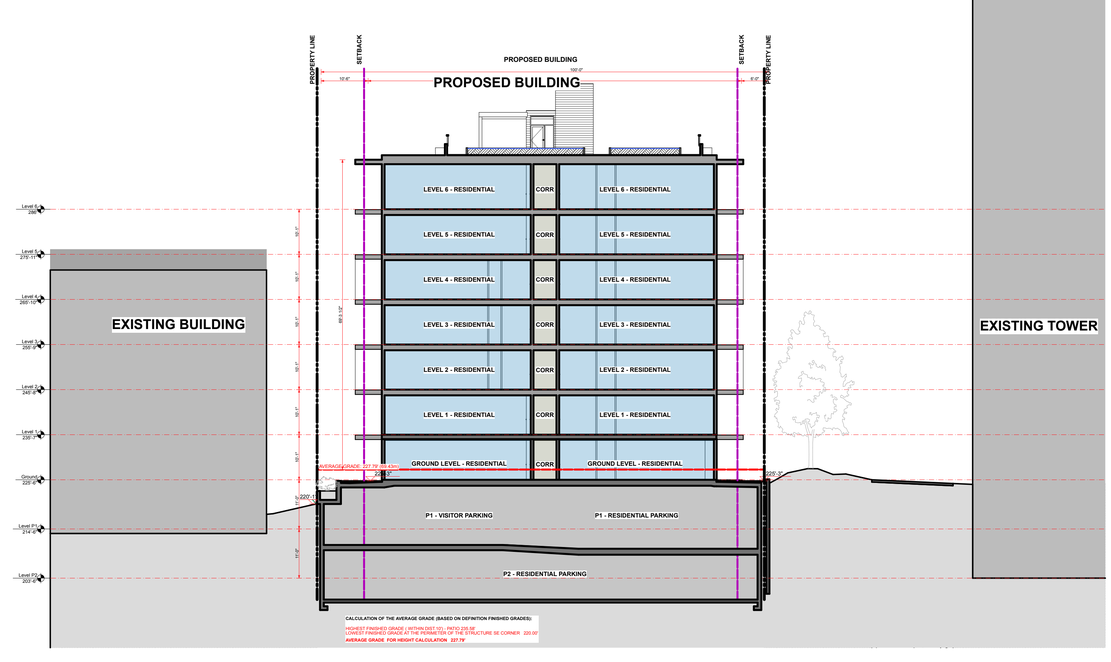
ISSUE 01 - PROJECT BRIEF APP [REVISED]

[DRAWING]

A-8.170



1 Level 3 Floor Plan
SCALE: 1/16" = 1'-0"



2 Building Section - East-West
SCALE: 1/16" = 1'-0"

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SAMMUS P. SACHDEV
BRITISH COLUMBIA
CANADA

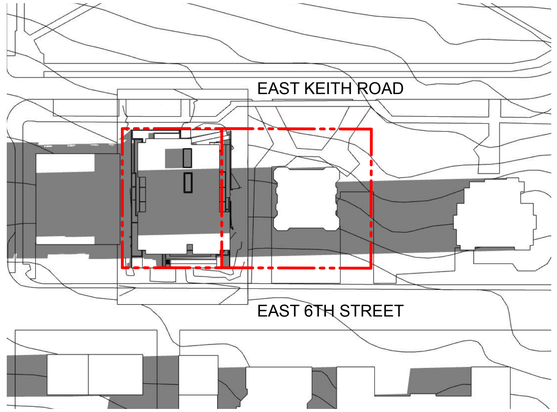
[CLIENT]
Cascadia Green

[PROJECT]
Keith Rd
115 Keith Rd East
North Vancouver, BC

[TITLE]
Tower Separation Analysis

[PROJECT] **21562**
[SCALE]
[DATE] **Monday, June 7, 2021**
[ISSUED] **ISSUE 01 - PROJECT BRIEF APP**
[DRAWING] **A-8.210**

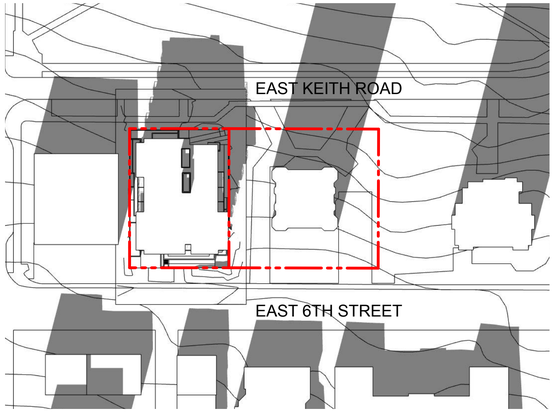
Spring Equinox
March 21st



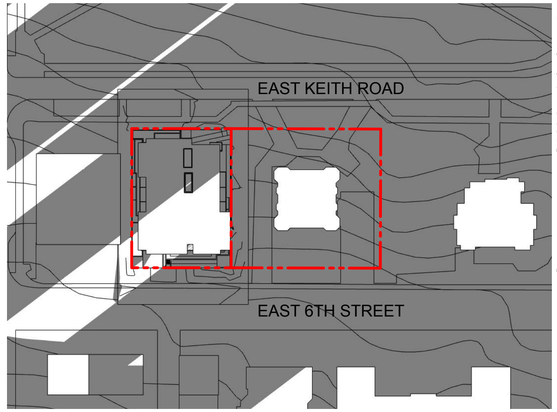
1 March 21st 9am



2 March 21st 12pm

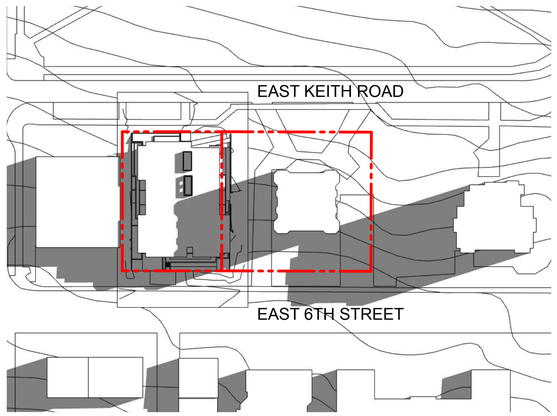


3 March 21st 3pm

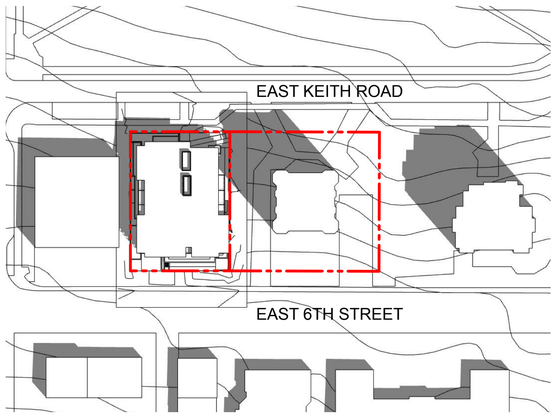


4 March 21st 6pm

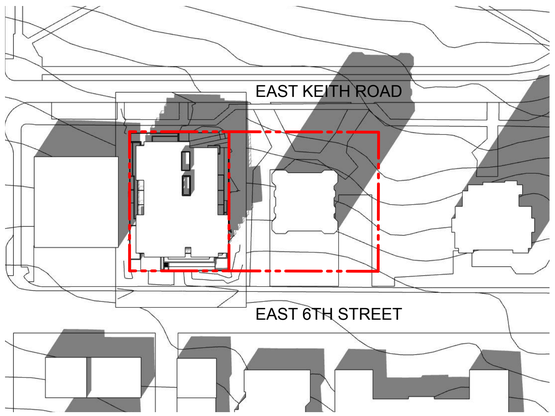
Summer Solstice
June 21st



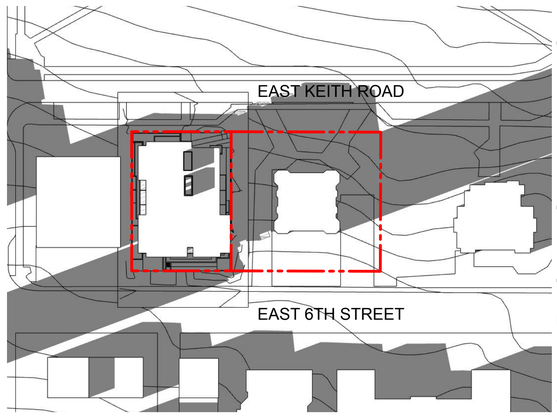
5 June 21st 9am



6 June 21st 12pm



7 June 21st 3pm



8 June 21st 6pm

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
MARCUS F. GRAY
BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]
Cascadia Green

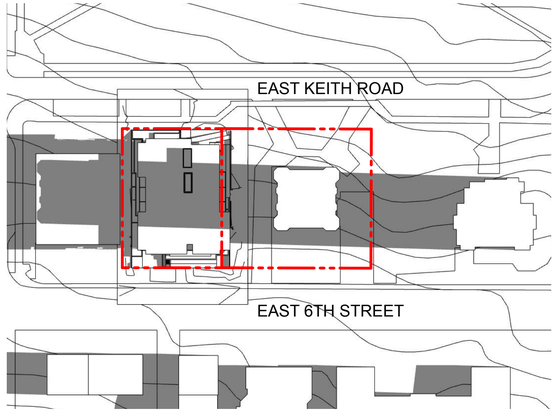
[PROJECT]
Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]
Shadow Study

21562	[PROJECT]
	[SCALE]
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[REVISION]
	[DRAWING]
A-8.310	

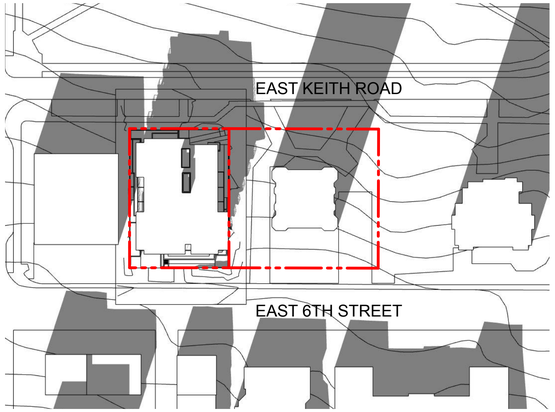
Fall Equinox
September 21st



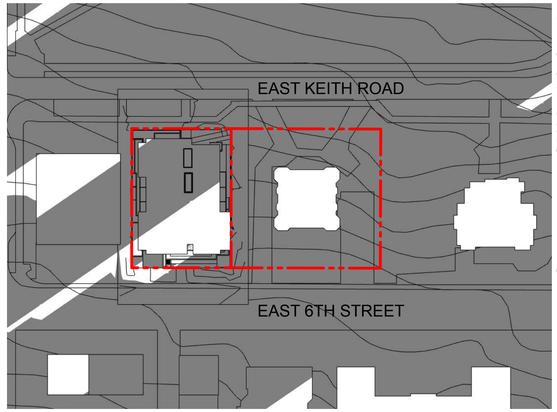
1 Sept 21st 9am



2 Sept 21st 12pm

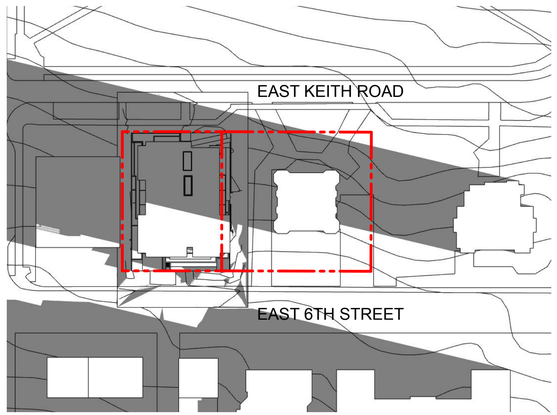


3 Sept 21st 3pm



4 Sept 21st 6pm

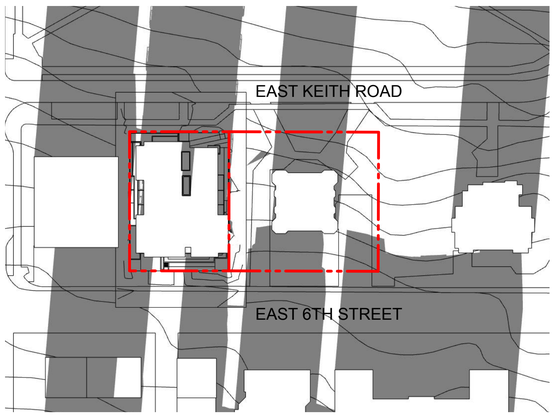
Winter Solstice
December 21st



5 Dec 21st 9am



6 Dec 21st 12pm



7 Dec 21st 3pm



8 Dec 21st 6pm

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
JAMES F. CHU
PROVINCE OF BRITISH COLUMBIA

CASCADIA
Green Development

[CLIENT]
Cascadia Green

[PROJECT]
Keith Rd

115 Keith Rd East
North Vancouver, BC

[TITLE]
Shadow Study

21562	[PROJECT]
	[SCALE]
Monday, June 7, 2021	[DATE]
ISSUE 01 - PROJECT BRIEF APP	[REVISION]
	[DRAWING]
A-8.320	