ANKENMAN

# 138 E 8TH AVE, VANCOUVER, B.C.

COMMERCIAL & MULTI-FAMILY RESIDENTIAL DEVELOPMENT ISSUED FOR DEVELOPMENT PERMIT - JUNE 29TH 2017

Client Green Oak Development

4445 W 10th Avenue Vancouver, B.C. V6R 2H8 Contact: Michael Habibi Email: michael@greenoakdevelopment.com Tel: 604.428.0588 Fax: 888..909.4193

Architect

**Structural** 

Contact: Steven Lerer

Ankenman Marchand Architects 1645 West 5th Avenue Vancouver, BC V6J 1N5 Contact: Tim Ankenman Email: timothy@amarchitects.com Tel: 604.872.2595 Fax: 604.872.2505

Mechanical

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Tel: 604.734.9338

Email: t.kim@ndy.com

Vancouver, BC, V6E 3Z3

Ken K. Wong & Associates 5624 East Hastings Street Burnaby, B.C. V5B 1R4 Contact: Steve Wong Email: wong\_associates@shawbiz.ca Tel: 604.294.8881 Fax: 604.294.0625

Landscape Forma Design Inc.

209-828 Harbourside Dr. North Vancouver, BC, V7P3R9 Contact: Bill Harrison Email: name@email.com Tel: 604.986.9193 Fax: 604.986.7320

**Acoustical** 

BAP Acoustics Ltd. #201A - 101 Klahanie Drive Port Moody, BC, V3H 0C3 Contact: Mark Gaudet Email: mark@bapacoustics.com Tel: 604.492.2992 D: 604.492.0994

Sterling Cooper NDY 608-1166 Alberni Street Bogdonov Lerer Engineering Inc. Suite 260 - 1177 West Broadway Vancouver BC V6H 1G3 

Geotechnical

GeoPacific Consultants Ltd. 1779 W 75th Ave. Vancouver, BC, V6P 6P2 Contact: Khidhir Jorj Email: reception@geopacific.ca Tel: 604.439.0922 Fax: 604.439.9189 **Interior Design** 

False Creek Design Group Ltd.

1008 Main Street Vancouver, BC, V6A 2W1 Contact: Jim Toy Email: jtoy@fcdgroup.com Tel: 604.688.3131 ext. 224 Fax: 604.689.4333



SHEET NUMBER	SHEET NAME			
A001	COVER PAGE & DRAWING LIST			
A002	STATISTICS			
A030	CONTEXT PLAN			
A031	STREETSCAPE			
A034	SURVEY & BUILDING GRADES			
A100	SITE PLAN			
A110	FLOOR PLANS - LEVEL P1 & P2			
A120	FLOOR PLANS - LEVEL 1 & 2			
A130	FLOOR PLANS - LEVEL 3 & 4			
A140	FLOOR PLANS - LEVELS 5 & 6			
A160	FLOOR PLANS - ROOF DECK & ROOF PLAN			
A200	ELEVATIONS - EAST & NORTH			

SHEET NUMBER	SHEET NAME			
A210	ELEVATIONS - SOUTH & WEST			
A300	SECTIONS			
A600	SHADOW ANALYSIS - SPRING EQUINOX			
A601	SHADOW ANALYSIS - WINTER SOLSTICE			
A700	3D VIEWS & PERSPECTIVES			
L-1	LANDSCAPE			
L-2	LANDSCAPE			
L-3	LANDSCAPE			

138 EAST 8TH AVE VANCOUVER BC

138 E 8TH AVE

**Project Number** 

Owner

Drawing: **COVER PAGE & DRAWING** LIST

Project Status: **Project Status** 

SUBMISSION

Date (YYYY-MM-DD)  2011-00-00 Isssued for ?????
2011-00-00 Isssued for ?????

REVISION

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Scale:
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DWG. NO:

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**MARCHAND** 

# 138 E 8TH AVE, VANCOUVER, B.C.

COMMERCIAL & MULTI-FAMILY RESIDENTIAL DEVELOPMENT ISSUED FOR DEVELOPMENT PERMIT -

#### **STATISTICS**

LOT 5 BLOCK 51 PLAN VAP 197 DISTRICT LOT 200A NEW WESTMINSTER N/A N/A N/A

Civic Address:

138 East 8th Avenue, Vancouver, BC

**Zoning:** C-3A (Commercial District)

<u>Proposed Use:</u> Commercial & Multi-Family Residential

**Survey Information:** 

Based on survey information by Ken K. Wong and Associates, Canada and B.C. Land Surveyors

Dated: December 2nd, 2016

## DEVELOPMENT DATA SUMMARY

5,610 sf (521.2 m<sup>2</sup>) Total Site Area:

Permitted FSR per 4.7.1 (C-3A)  $= 1 FSR (1 \times 5,610 SF = 5,610 SF)$ 

=Conditional **3 FSR** (3 x 5,610 SF = **16830 SF**) =Conditional 3 FSR + 10% HRA density transfer (3.3 X 5,610 SF =18513SF)

74' (22.55m)

25' (7.6m)

25' (7.6 m)

PROPOSED FSR
Proposed FSR = 3.3 FSR (18513 SF)

PERMITTED **SITE COVERAGE** 

Permitted FSR per 4.1 (C-3A)

#### **HEIGHT:**

Maximum height per 4.3.1 (C-3A): 30.2' (9.2m) Maximum height per C-3A Main Street Area guidelines 70.0' (21.34m)

Height per 4.3.1.a (C-3A) 6 Storeys height: Based on the lowest extrapolated grade along the north property

in line with the top of the highest parapet

### **SETBACKS:**

Front yard per 4.4.1 (C-3A) (facing 8th Ave.): N/A Side yards per 4.5.1 (C-3A): Side yards per 4.5.3 (C-3A):(parking) 3.94'(1.2m) 10.17' (3.1m)

Rear yard per 4.6.1 (C-3A):(facing property to south): Rear yard per 4.6.2 (C-3A) (residential use):

**Proposed:** 

Front yard per per 4.4.1 (C-3A) (facing 8th Ave.): Side yards per 4.5.1 (C-3A)(from side properties): 10.17' (3.1m) Rear yard per 4.6.1 (C-3A) (facing property to south):

### **RESIDENTIAL UNIT COUNTS:**

- 4 x One bedroom - 14 x Two bedroom

Total number of residential units = 18

Rear yard per 4.6.2 (C-3A) (residential use):

**COMMERCIAL UNIT COUNTS:** 

- 1 x Retail

Total number of commercial units = 1

Total number of units = 19

# REFUSE SPACE CALCULATION

# **REQUIRED & PROPOSED:**

**RESIDENTIAL:** 

(Per Garbage and recycling storage facility design supplement(Revised November 2016) based on 18 units:

 $-1 \times 3 \text{ yard bin}$  (garbage) 53L x 18 = 954L - 3 x 360L carts (mixed papers with cardboard) 42.9L x 18 = 772.2L

- 1 x 360L cart (mixed containers recycling) 18.5L x 18 = 333L

- 2 x 240L carts (organics) 14L x 18 = 252L - 1 x 135L cart (glass) 2.1Lx 18 = 37.8L

### COMMERCIAL: (RETAIL STORE)

(Per Garbage and recycling storage facility design supplement) based on 95 m2:

- 1 x 135L cart (mixed containers recycling) .65L x 95 = 61.75L

- 1 x 240L cart (mixed papers) 1.5L x 95 = 142.5L - 1 x 240L cart (cardboard) 2.3L x 95 = 218.5L

- 1 x 240L cart (garbage) 2.25L x 95 = 213.75L

- 1 x 135L cart (glass) .003L x 95 = .285L

#### Residential Unit Breakdown and Areas:

Site Area:

FSR (3+10%):

Area (Allowed) =

5,610

18,513

3.3

Floor Level	Unit #	Unit Type	Gross Floor Area	In-suite Storage Area	Net Floor Area	Solarium Area	Balcony Area	Roof deck area
			(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)
	201	2 Bedrm, 2 Baths	769.18	39.64	729.54	0	0	158.14
2nd floor	202	2 Bedrm, 2 Baths	895.84	27.59	868.25	0	45.36	0
2110 11001	203	2 Bedrm, 2 Baths	770.18	39.62	730.56	0	0	586.51
	204	1 Bedrm, 1 Baths	596.93	39.66	557.27	0	0	272.63
Total	4		3032.13	146.51	2885.62	0	45	1017
	301	2 Bedrm, 2 Baths	769.18	39.64	729.54	0	44.07	0
3rd floor	302	2 Bedrm, 2 Baths	895.82	27.59	868.23	0	45.36	0
310 11001	303	2 Bedrm, 2 Baths	770.18	39.62	730.56	0	45	0
	304	1 Bedrm, 1 Baths	596.93	39.66	557.27	0	46.58	0
Total	4		3032.11	146.51	2885.60	0	181	0
	401	2 Bedrm, 2 Baths	769.18	39.64	729.54	0	44.07	0
4th floor	402	2 Bedrm, 2 Baths	895.82	27.59	868.23	0	45.36	0
4(1111001	403	2 Bedrm, 2 Baths	770.18	39.62	730.56	0	45	0
	404	1 Bedrm, 1 Baths	596.93	39.66	557.27	0	46.58	0
Total	4		3032.11	146.51	2885.60	0	181	0
	501	2 Bedrm, 2 Baths	769.18	39.64	729.54	0	44.07	0
Eth floor	502	2 Bedrm, 2 Baths	895.82	27.59	868.23	0	45.36	0
5th floor	503	2 Bedrm, 2 Baths	770.18	39.62	730.56	0	45	0
	504	1 Bedrm, 1 Baths	596.93	39.66	557.27	0	46.58	0
Total	4		3032.11	146.51	2885.60	0	181	0
6th floor	601	2 Bedrm, 2 Baths	1215.19	39.95	1175.24	0	0	363.11
6th floor	602	2 Bedrm, 2 Baths	1283.52	39.99	1243.53	0	0	361.53
Total	2		2498.71	79.94	2418.77	0	0	725
Total	18		14627	666	13961	0	588	1742

#### Commercial Unit Breakdown and Areas:

Floor Level	Unit#	Net Floor Area
		(Sq. Ft.)
Ground Level	100	1,026.80
Total	1	1.026.80

### FSR Calculation (Refer also to Overlays)

	# of Units	Units	In-Suite Storage (Deduction)	Circulation Included	Refuse, Amenity, Mech./Elec. at or Below Grade (Excluded)	Service room / Air shaft above grade (Included)	Net Floor Area for total FSR calc.	FSR
Main Floor								
residential	0	0	0	823.65	1432	0	823.65	0.15
commercial	1	1,026.80	0	0	86	0	1026.80	0.18
2nd floor								
Residential	4	3,032.13	146.51	535.23	0	19.11	3439.96	0.61
3rd floor								
Residential	4	3,032.11	146.51	535.23	0	19.13	3439.96	0.61
4th floor								
Residential	4	3,032.11	146.51	535.23	0	19.13	3439.96	0.61
5th floor								
Residential	4	3,032.11	146.51	535.23	0	19.13	3439.96	0.61
6th floor								
Residential	2	2,498.71	79.94	480.94	0	2.36	2902.07	0.52
Total Residential	18	14,627.17	665.98	3445.51	1432	78.86	17485.56	3.12
Total Commercial	1	1,026.80	0	0	86.00	0	1026.80	0.18
Total	19	15,653.97	665.98	3445.51	1518	78.86	18512.36	3.30

### **Deck Area Calculation**

Floor Level	Enclosed Balcony	Balcony	Roof Deck	Total
	(Solarium)			
2nd Floor	0	45	1017	1062
3rd Floor	0	181.00	0	181
4th Floor	0	181	0	181
5th Floor	0	181	0	181
6th Floor	0	0	725	725
Total	0	588	1742	2330
%	0.0%	3.36%	Percentage of Total Reside	ential Floor Area

### PARKING CALCULATION

#### **PARKING REQUIRED:**

### **RESIDENTIAL**

Per 4.2.1.13: Occupant stalls:

- 0.6 per dwelling units x 18 units = 10.8 stalls - 1 per 200 m2 of units GFA = 1647 m2 / 200 = 8.2 stalls

Total residential parking required:19 stalls = 19 stalls

#### Per 4.8.4 : HC stalls:

- 1 stall for the first 7 units = 1 stall

- 0.034 stalls per additional residential units x 11 units = 0.374 stall = 0 stall - Total accessible HC stalls required: 1 stall

# COMMERCIAL Based on 95m2 GFA

- 1 stall per 100 m2 for first 300 m2 = 1 stalls - 1 stall per additional 50 m2 = 0m2/50m2 = 0 stalls

Total commercial parking required: 1 stalls

Total parking required (Commercial Residential combined) = 20 stalls

#### **PARKING PROPOSED:**

**RESIDENTIAL** 

Total residential proposed parking stalls:

Standard car = 18 stalls HC stalls = 1 stall (each count for 2) = 2 stalls Small car = 2 stalls(9%)

Total residential parking proposed = 22 stalls

## **COMMERCIAL**

Total commercial proposed parking stalls: Standard car = 1 stall

Total commercial parking proposed = 1 stall

Total parking proposed (commercial Residential Combined)= 23 stalls

# **BICYCLE PARKING CALCULATION**

### **BICYCLE PARKING REQUIRED:**

Residential: (per 6.2.1.2, 1.25 per unit) based on 18 units = 22.5 stalls = 23 stalls (incl. 5 bicycle locker per 6.3.13.a; 11 horizontal per 6.3.13 and 7 vertical per 6.3.13) Commercial: (per 6.2.5.1, 1 per 500 m2) = Not required (349 m2)

Residential: (per 6.2.1.2, min. 6 for min 20 units) = 6 stalls Commercial: (per 6.2.5.2, min. 6 for min 1000 m2) = Not required (349 m2)

Total Bicycle stalls required (Class A = 23 stalls + Class B = 6 stalls) = 29 stalls

### **BICYCLE PARKING PROPOSED:**

11 Horizontal bicycle stalls = 48% (min 50% horizontal) 5 Horizontal bicycle lockers = 22% (min 20% locker) 7 Vertical bicycle stalls = 30% (max 30% vertical)

Total bicycle stalls = 23 stalls

### Class B:

6 Horizontal bicycle stalls (2 racks)

Total bicycle stalls = 6

Total Bicycle stalls proposed (Class A = 23 stalls + Class B = 6 stalls) = 29 stalls

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**Project Number** Owner

**138 E 8TH AVE** 

138 EAST 8TH AVE VANCOUVER BC

Drawing: **STATISTICS** 

**Project Status: Project Status** 

**SUBMISSION** Description

# REVISION

Description

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Scale:

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Appendix D: Page 2 of 20

ARCHITECTS

Drawing:

Project Status: **Project Status** 

SUBMISSION

Description

REVISION

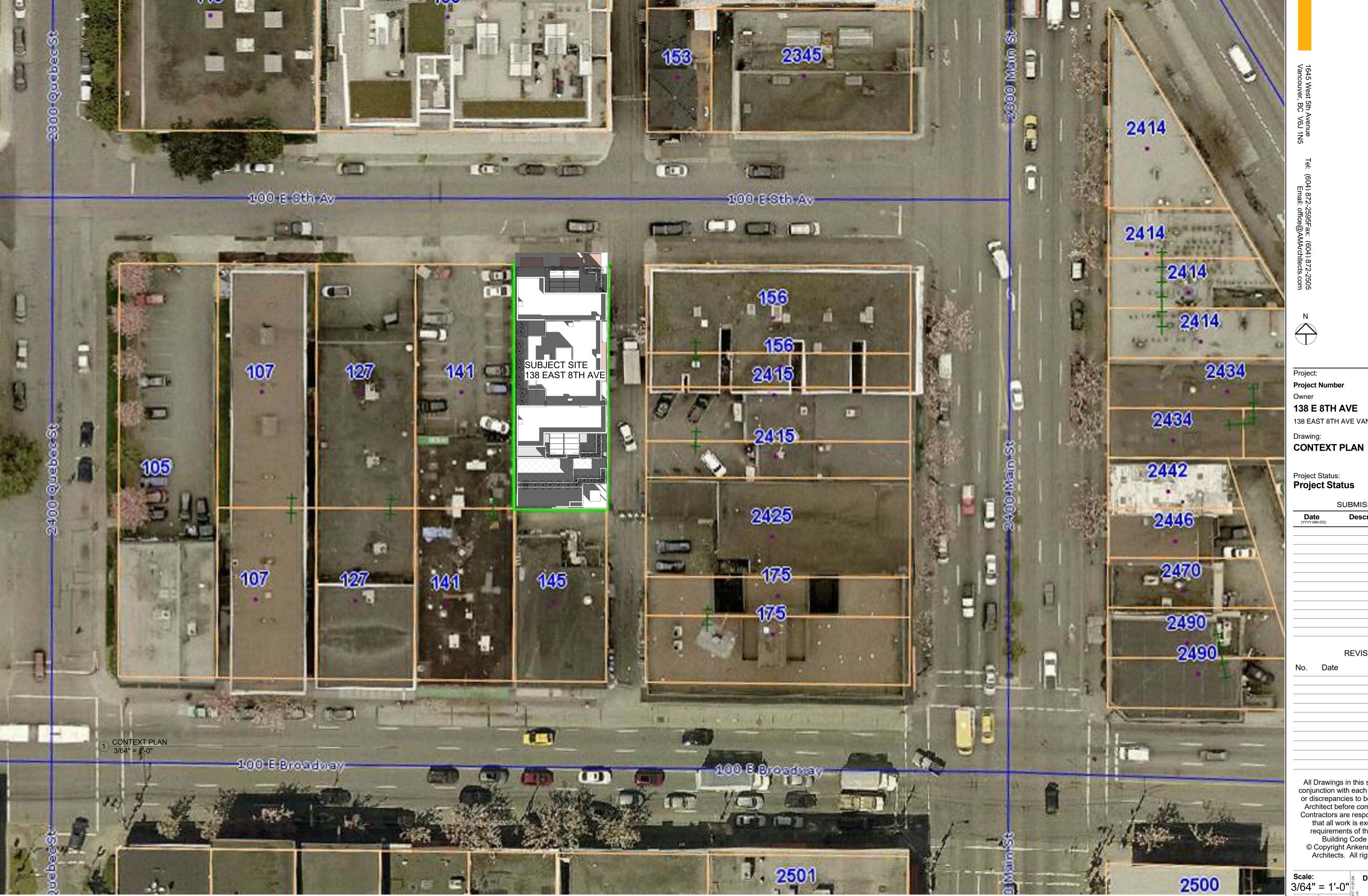
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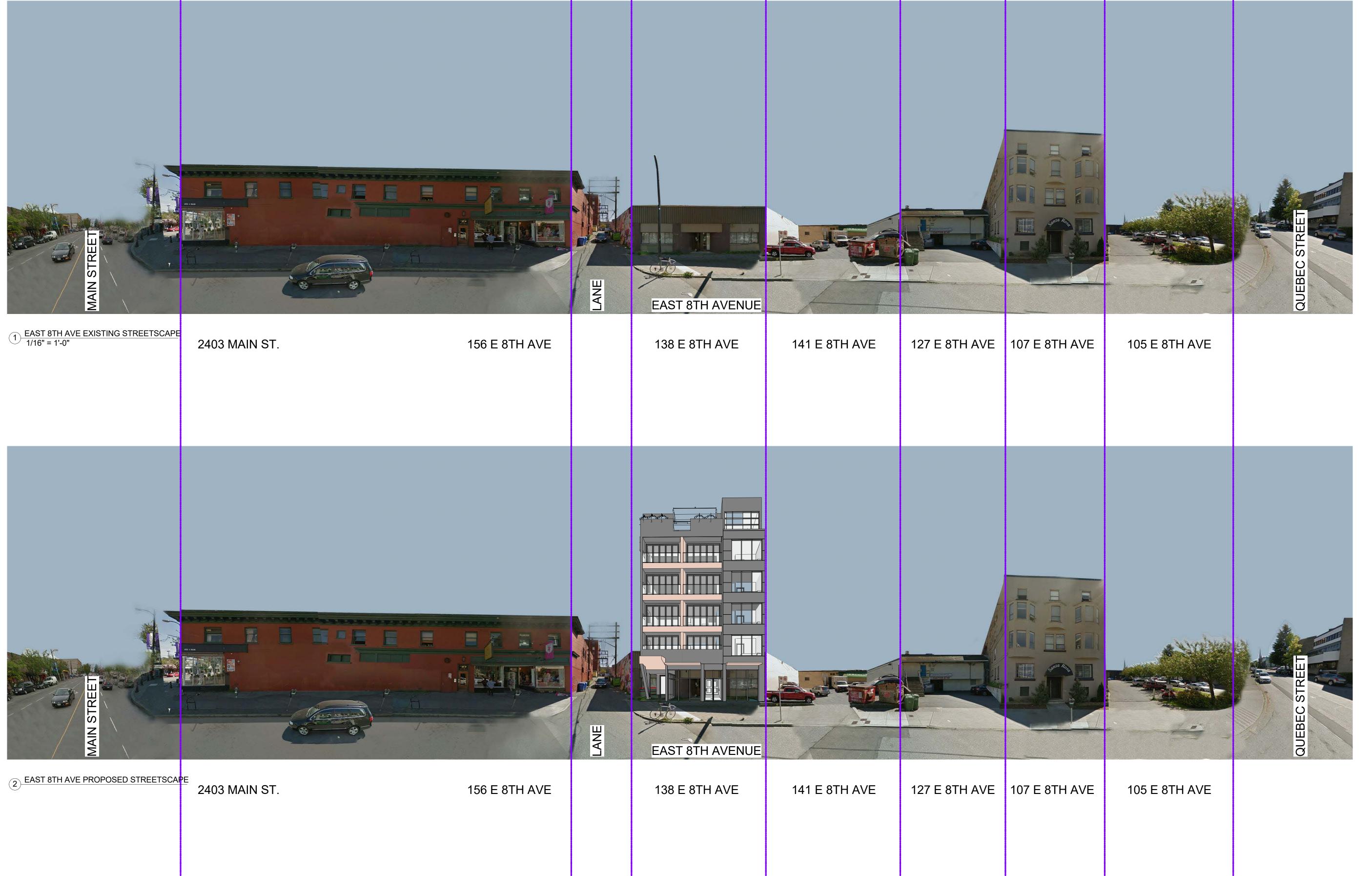
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Project:

**Project Number** Owner

138 E 8TH AVE

138 EAST 8TH AVE VANCOUVER BC

Drawing: STREETSCAPE

Project Status: **Project Status** 

Date	Date Description			
(YYYY-MM-DD)	•			

REVISION

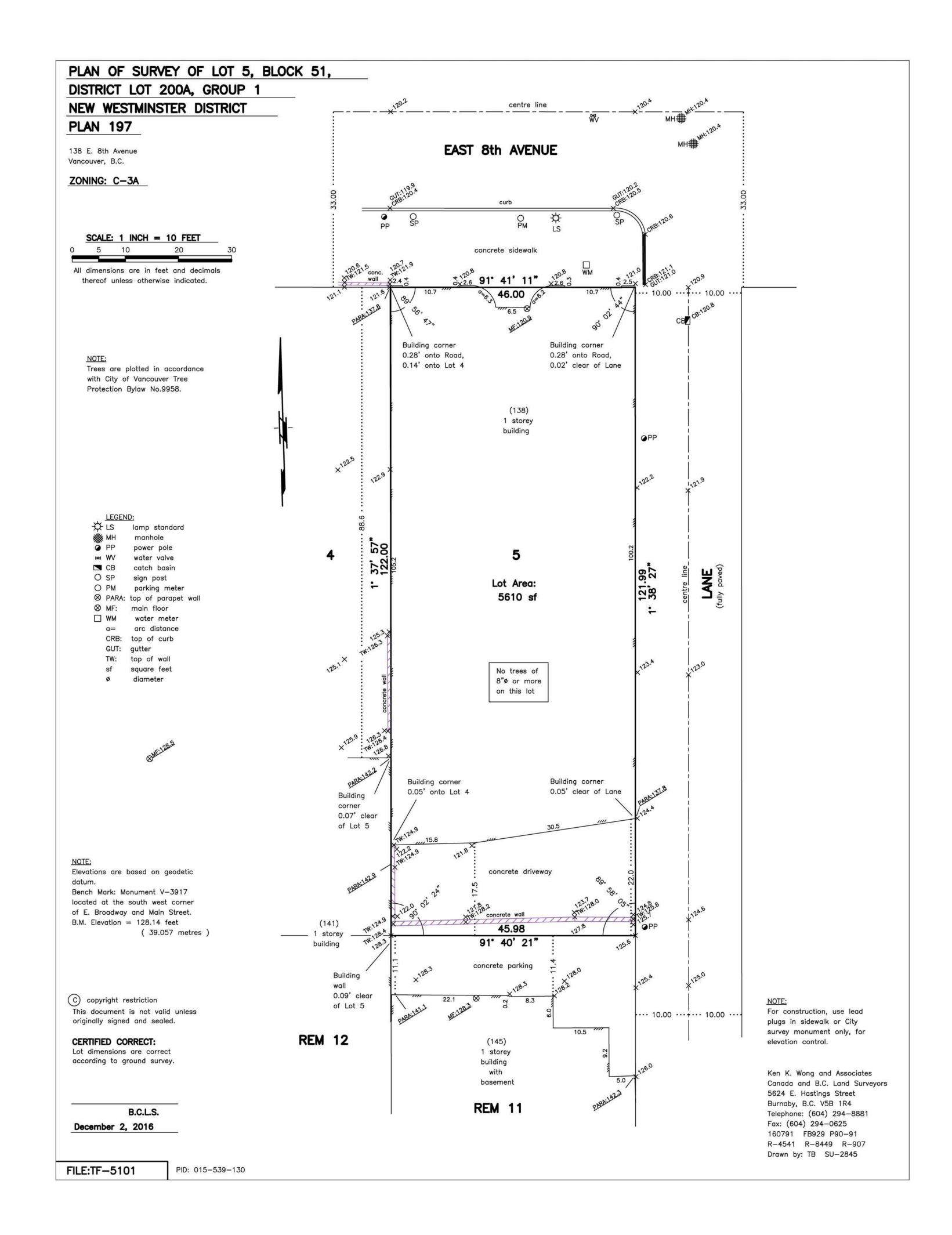
Date Descript

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**Project Number** 

Project Status:

**Project Status** 

138 E 8TH AVE

138 EAST 8TH AVE VANCOUVER BC

**SURVEY & BUILDING GRADES** 

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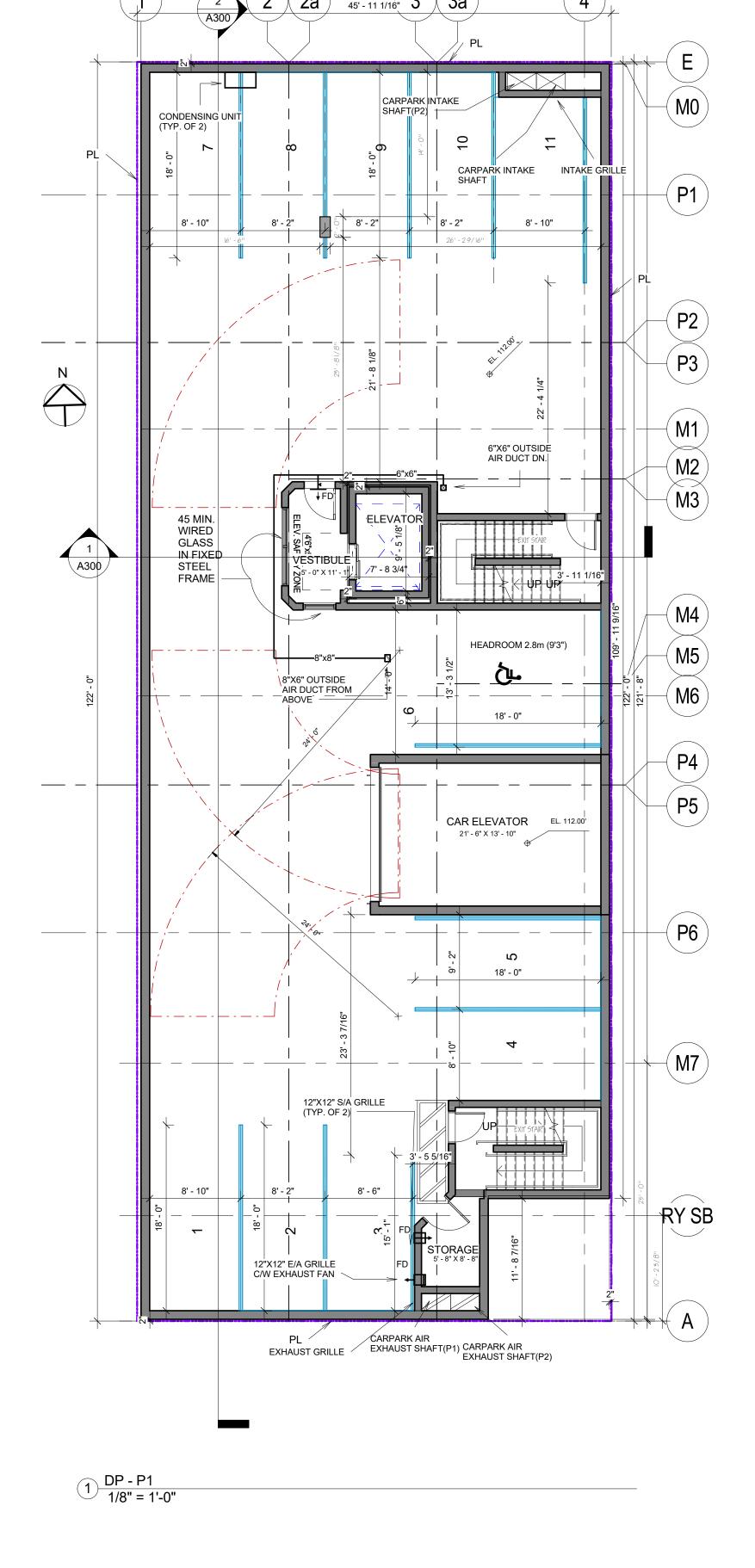
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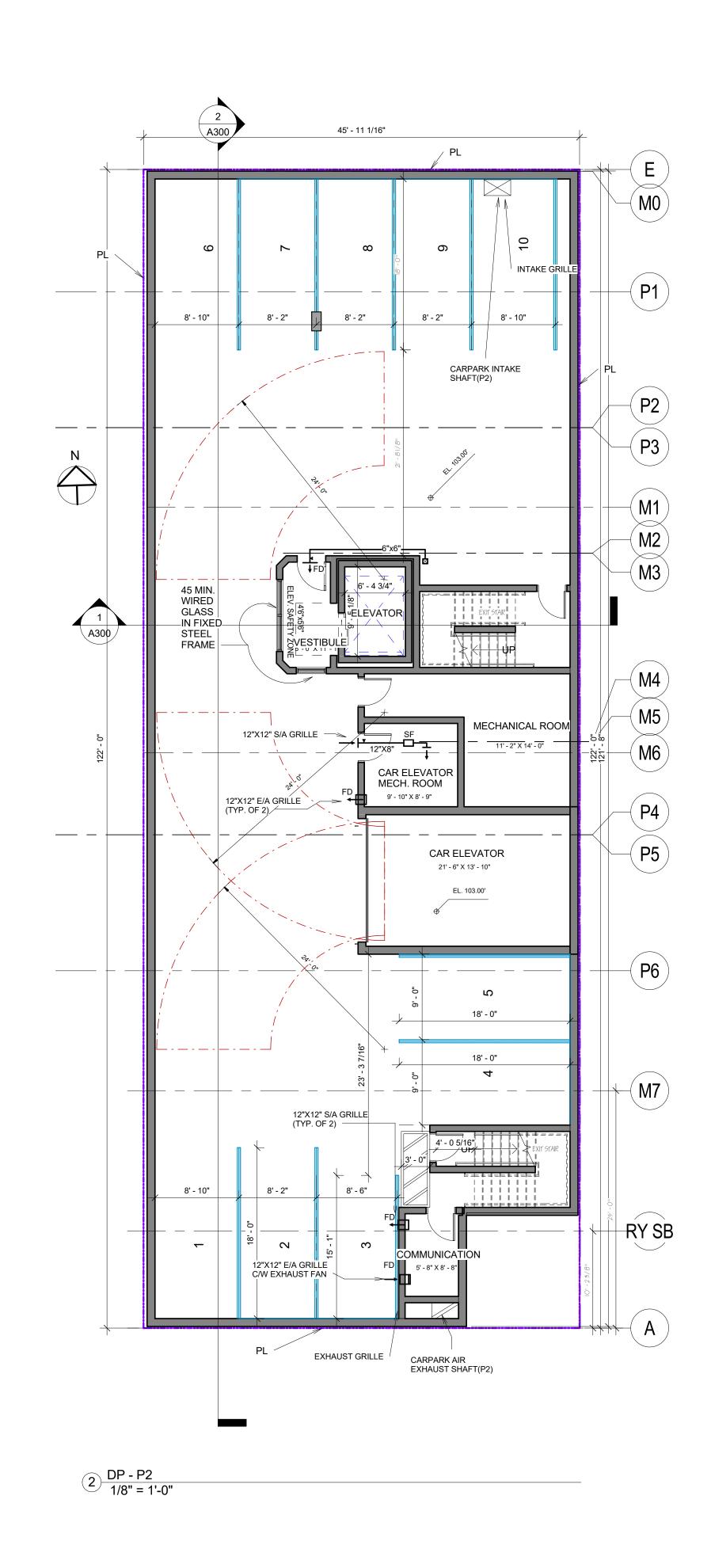
**MARCHAND** 

Appendix D: Page 6 of 20

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1645 West 5th Avenue Vancouver, BC V6J 1N5							
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	Jun 27, 2017 1 a.m.	A110

**REFUSE SPACE CALCULATION** 

(Per Garbage and recycling storage facility design supplement(Revised November 2016)

- 1 x 360L cart (mixed containers recycling) 18.5L x 18 = 333L

(Per Garbage and recycling storage facility design supplement)

- 1 x 135L cart (mixed containers recycling) .65L x 95 = 61.75L

- 1 x 240L cart (mixed papers)  $1.5L \times 95 = 142.5L$ 

- 1 x 240L cart (cardboard)  $2.3L \times 95 = 218.5L$ 

- 1 x 240L cart (garbage) 2.25L x 95 = 213.75L - 1 x 135L cart (glass) .003L x 95 = .285L

- 1 x 3 yard bin (garbage)  $53L \times 18 = 954L$ 

- 2 x 240L carts (organics) 14L x 18 = 252L - 1 x 135L cart (glass) 2.1Lx 18 = 37.8L

COMMERCIAL: (RETAIL STORE)

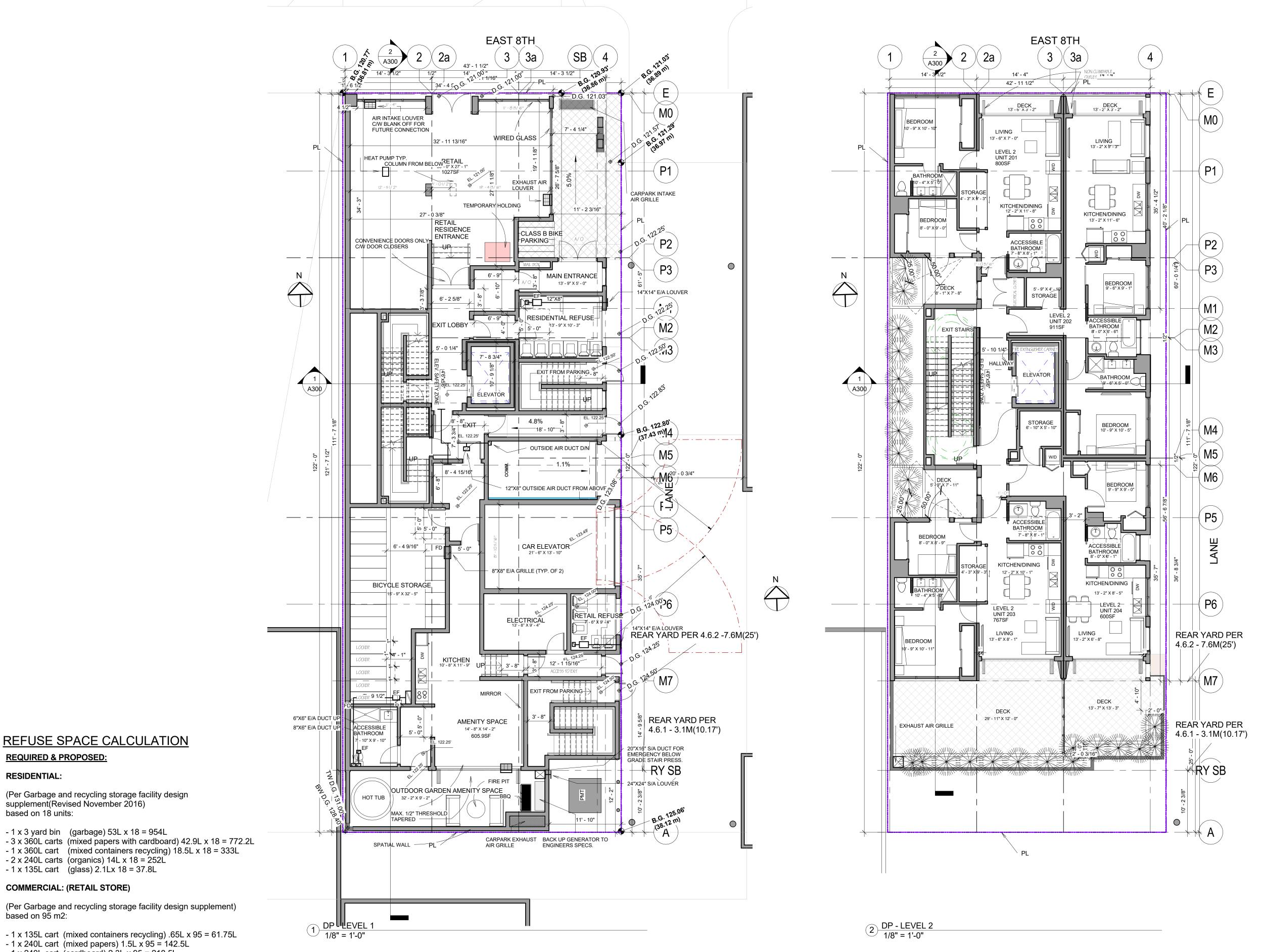
**REQUIRED & PROPOSED:** 

RESIDENTIAL:

based on 18 units:

based on 95 m2:





**ACOUSTICAL NOTES:** 

on the consultants's recommendations - Adequate and effective acoustic separation will be provided between the commercial and

- The acoustical measures will be incorporated into the final design and construction, based - Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-

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**Project Number** 

Project Status:

No.

**Project Status** 

138 E 8TH AVE

138 EAST 8TH AVE VANCOUVER BC

FLOOR PLANS - LEVEL 1 & 2

SUBMISSION

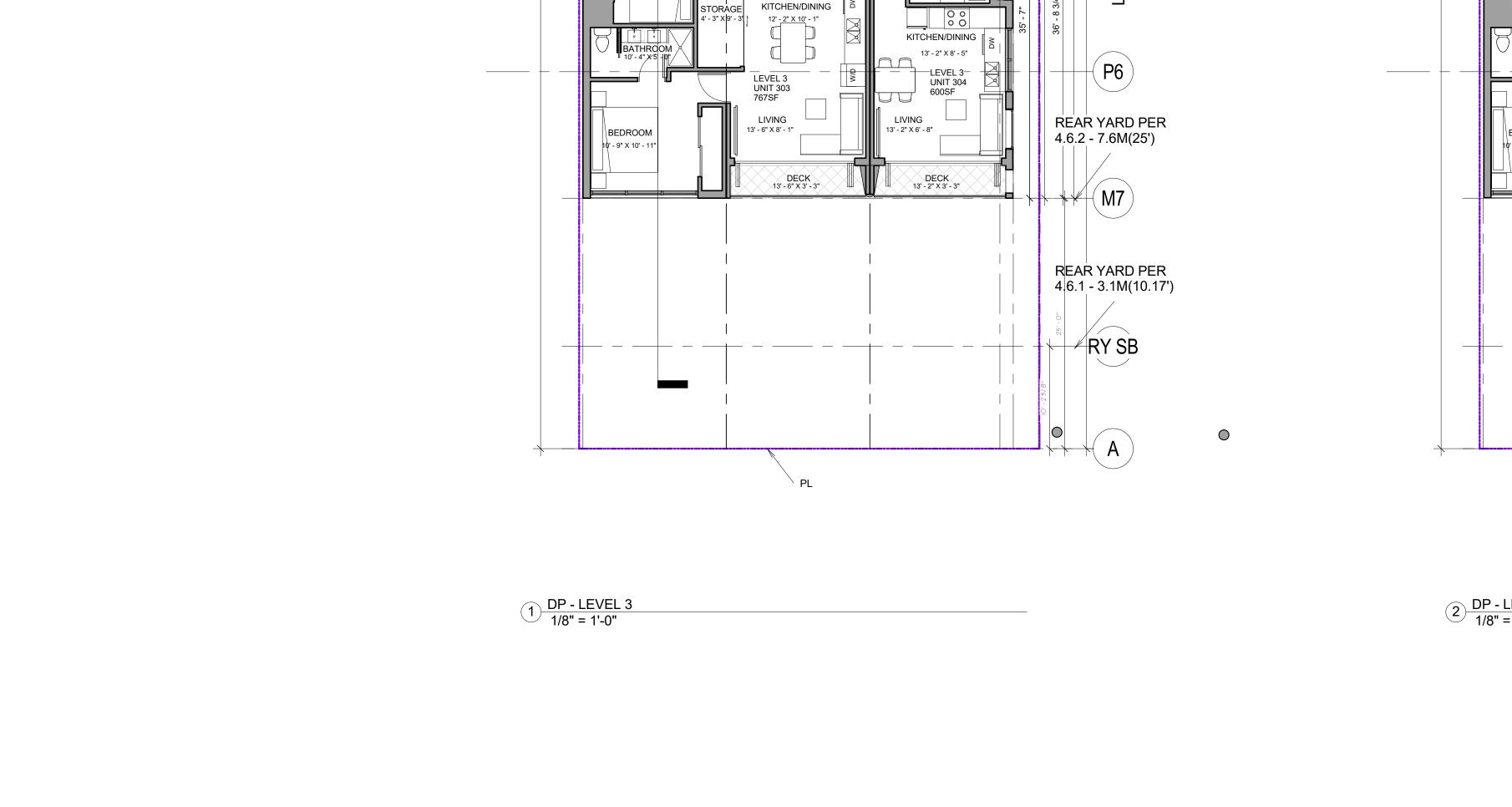
Description

REVISION

Description

Owner

ARCHITECTS



KITCHEN/DINING 12' - 2" X 11' - 8"

> ACCESSIBLE BATHROOM

3' - 2" BATHROOM 8'- 7" X|6'- 1"

KITCHEN/DINING 13' - 2" X 11' - 8"

> BEDROOM 10' - 9" X 10' - 5"

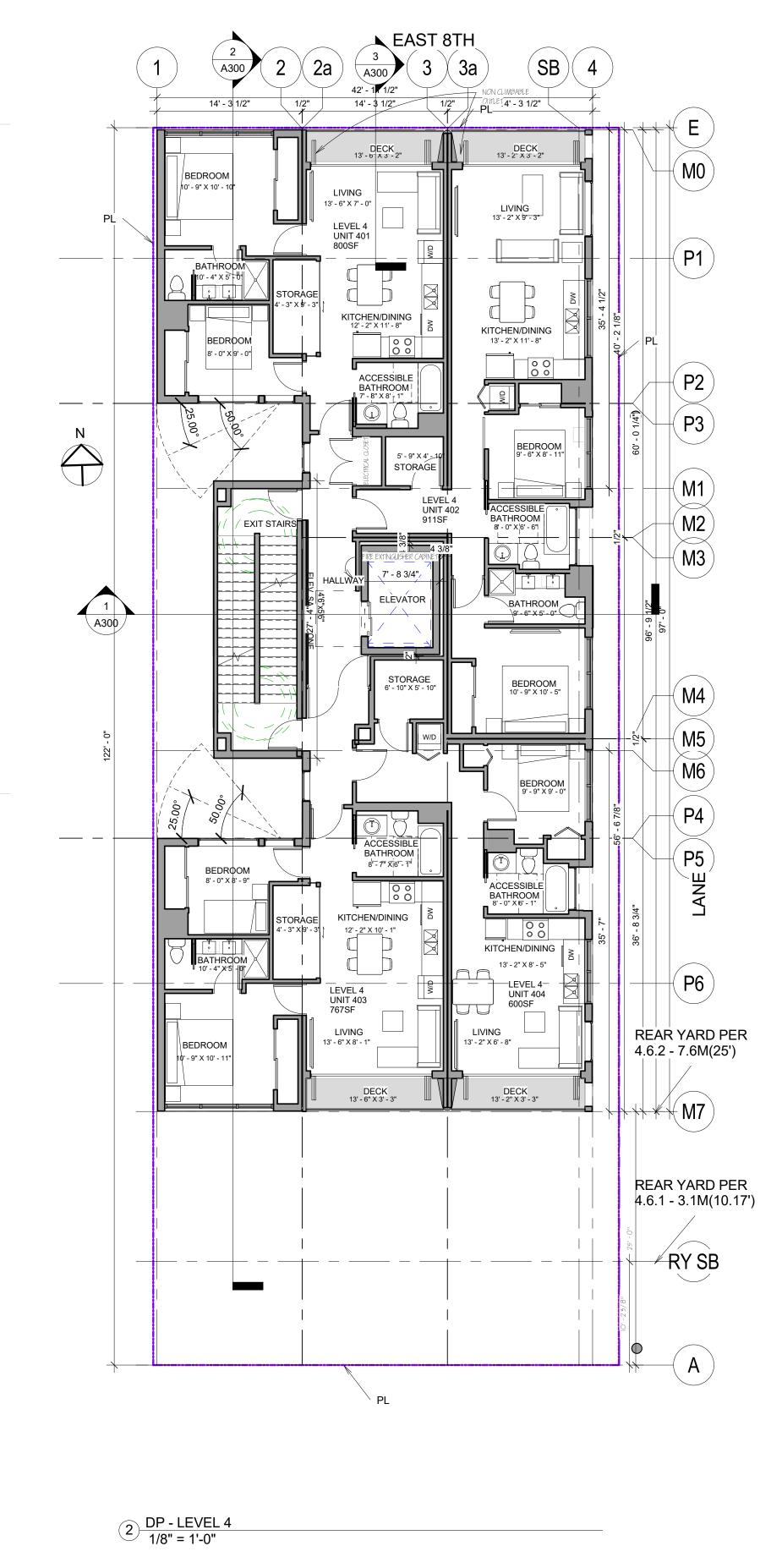
ACCESSIBLE

BATHROOM 8' - 0" X 6' - 1"

(P3)

(P4)

P5



ACOUSTICAL NOTES:

The acoustical measures will be incorporated into the final design and construction, based on the consultants's recommendations
 Adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-Law #6555

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Project Number

138 E 8TH AVE

138 EAST 8TH AVE VANCOUVER BC

Drawing: FLOOR PLANS - LEVEL 3 & 4

Project Status:
Project Status

SUBMISSION

Date (YYYY-MM-DD)

Description

REVISION

No. Date Description

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conjunction with each other. Any errors or discrepancies to be reported to the

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**Project Number** 

Project Status:

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**Project Status** 

138 E 8TH AVE

138 EAST 8TH AVE VANCOUVER BC

FLOOR PLANS - LEVELS 5 & 6

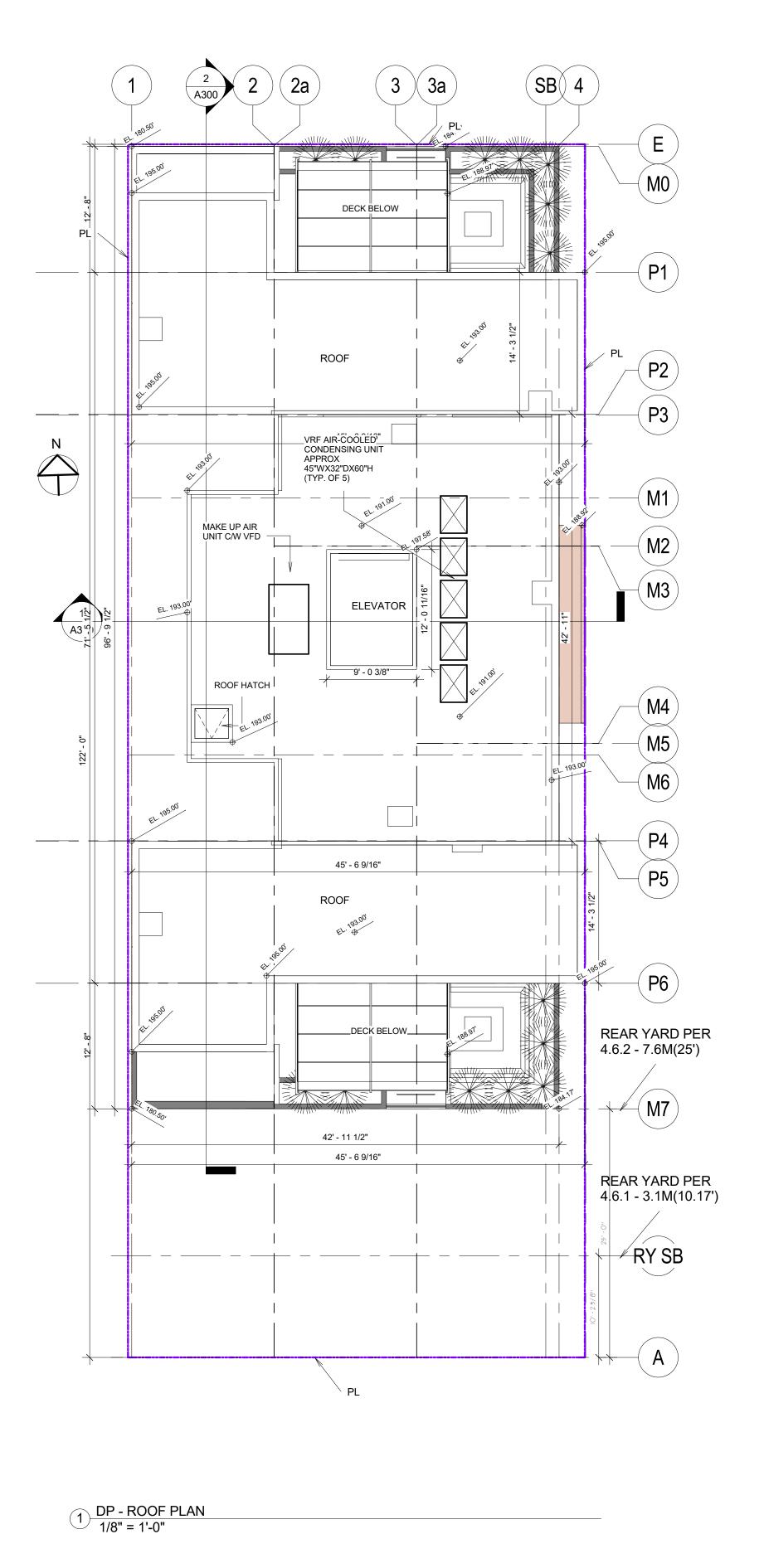
SUBMISSION

Description

REVISION

Description

- Adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and - Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-Law #6555



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**Project Number** 

Owner

138 E 8TH AVE

138 EAST 8TH AVE VANCOUVER BC

FLOOR PLANS - ROOF DECK & ROOF PLAN

Project Status: **Project Status** 

SUBMISSION			
Date (YYYY-MM-DD)	Description		
	REVISION		

Description

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

ACOUSTICAL NOTES:

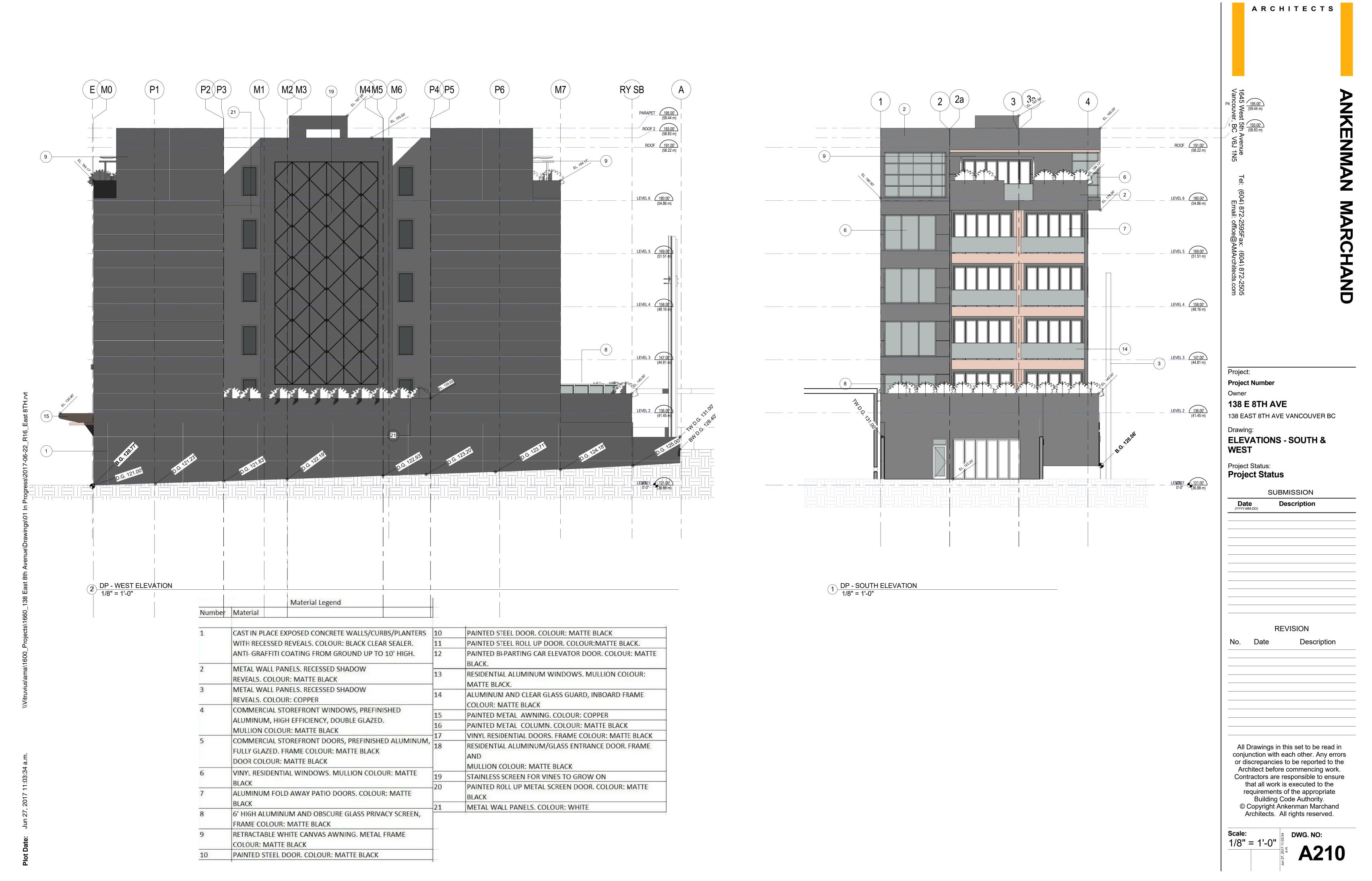
- The acoustical measures will be incorporated into the final design and construction, based on the consultants's recommendations - Adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-Law #6555



1645 West 5th Avenue Vancouver, BC V6J 1N5		
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Tel: (604) 872-2595Fax: (604) 872-2505 Email: office@AMArchitects.com		
<b>Project</b> Owner	Number	
Owner  138 E  138 EAS  Drawing	Number  8TH AVE ST 8TH AVE VANCOUVER BC	
Project Owner 138 E 138 EAS Drawing ELEV Project	Number 8TH AVE ST 8TH AVE VANCOUVER BC g: ATIONS - EAST & NOR Status: ct Status	<b>RTI</b>
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1/8" = 1'-0"





ARCHITECTS

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Description

REVISION

Description

DWG. NO:

**A300** 

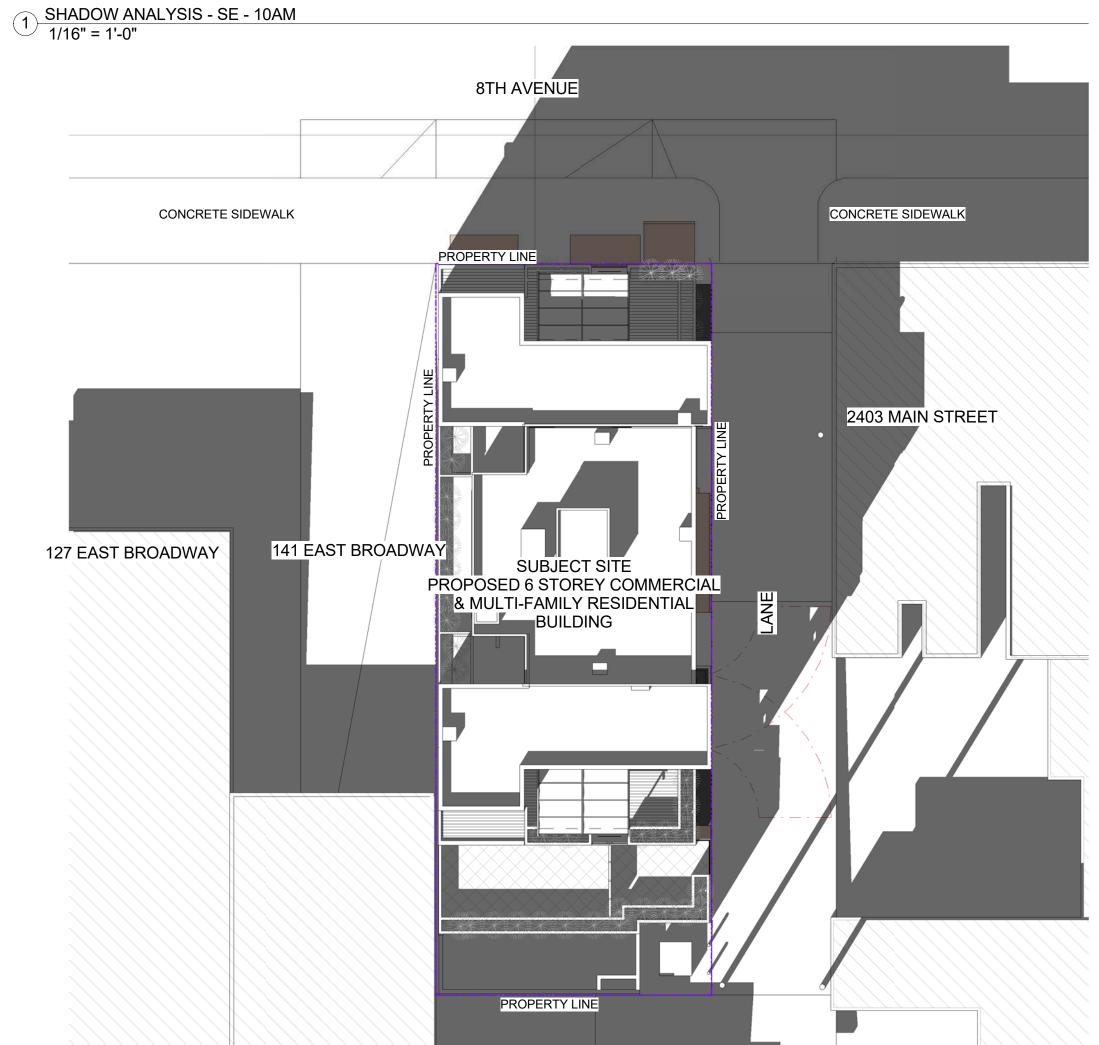
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(P4 P5)

- HATCH DOOR

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CONCRETE SIDEWALK

CONCRETE SIDEWALK

PROPERTY LINE

PROPOSED & SUBJECT SITE
PROPOSED & STOREY COMMERCIAL

MULTIFAMILY RESIDENTIAL

BUILDING

PROPERTY LINE

ARCHITECTS

138 EAST 8TH AVE VANCOUVER BC

Drawing:

SHADOW ANALYSIS - SPRING

Project Status: **Project Status** 

**EQUINOX** 

**Project Number** 

138 E 8TH AVE

Owner

CLIBMICCIO

	SUBMISSION	
Date (YYYY-MM-DD)	Description	

REVISION

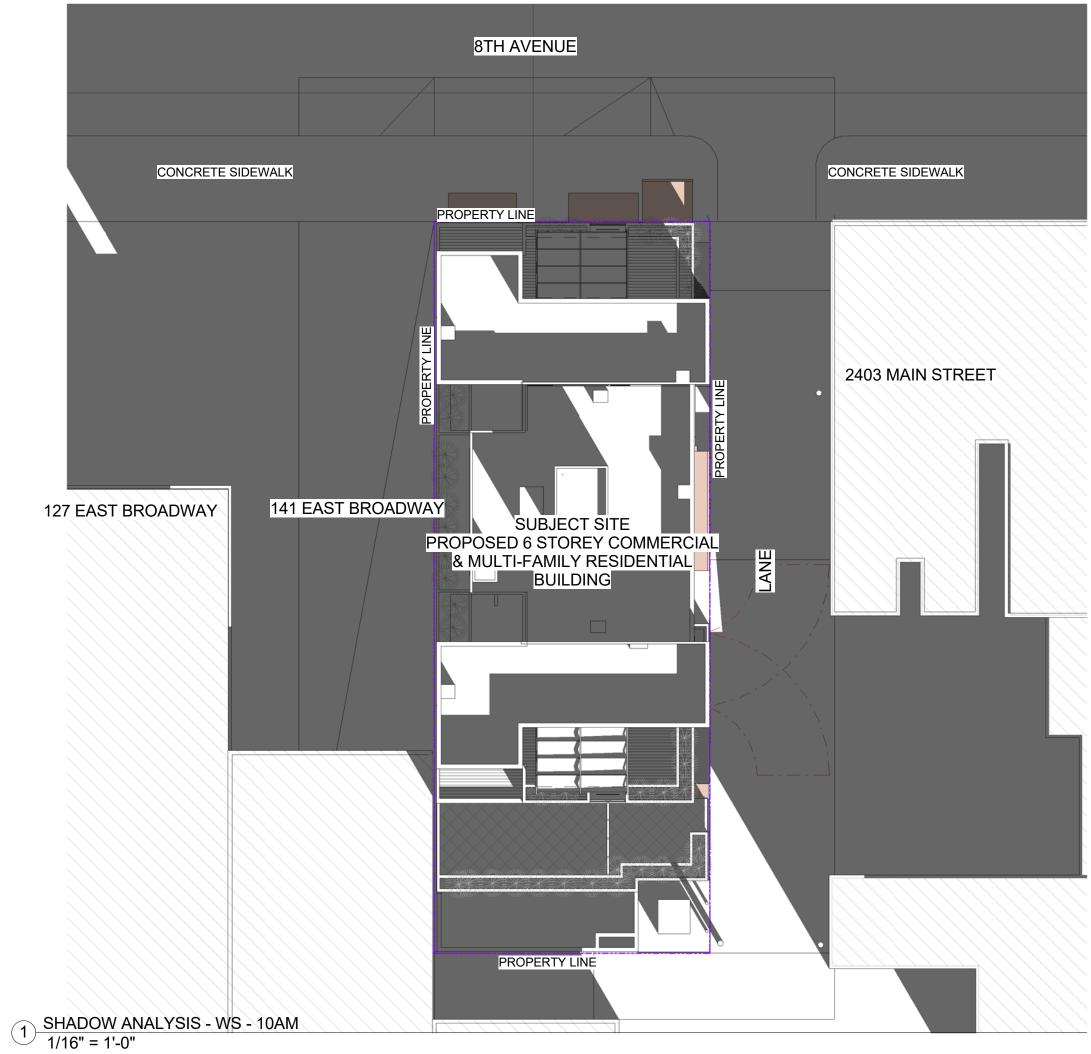
o. Date Description

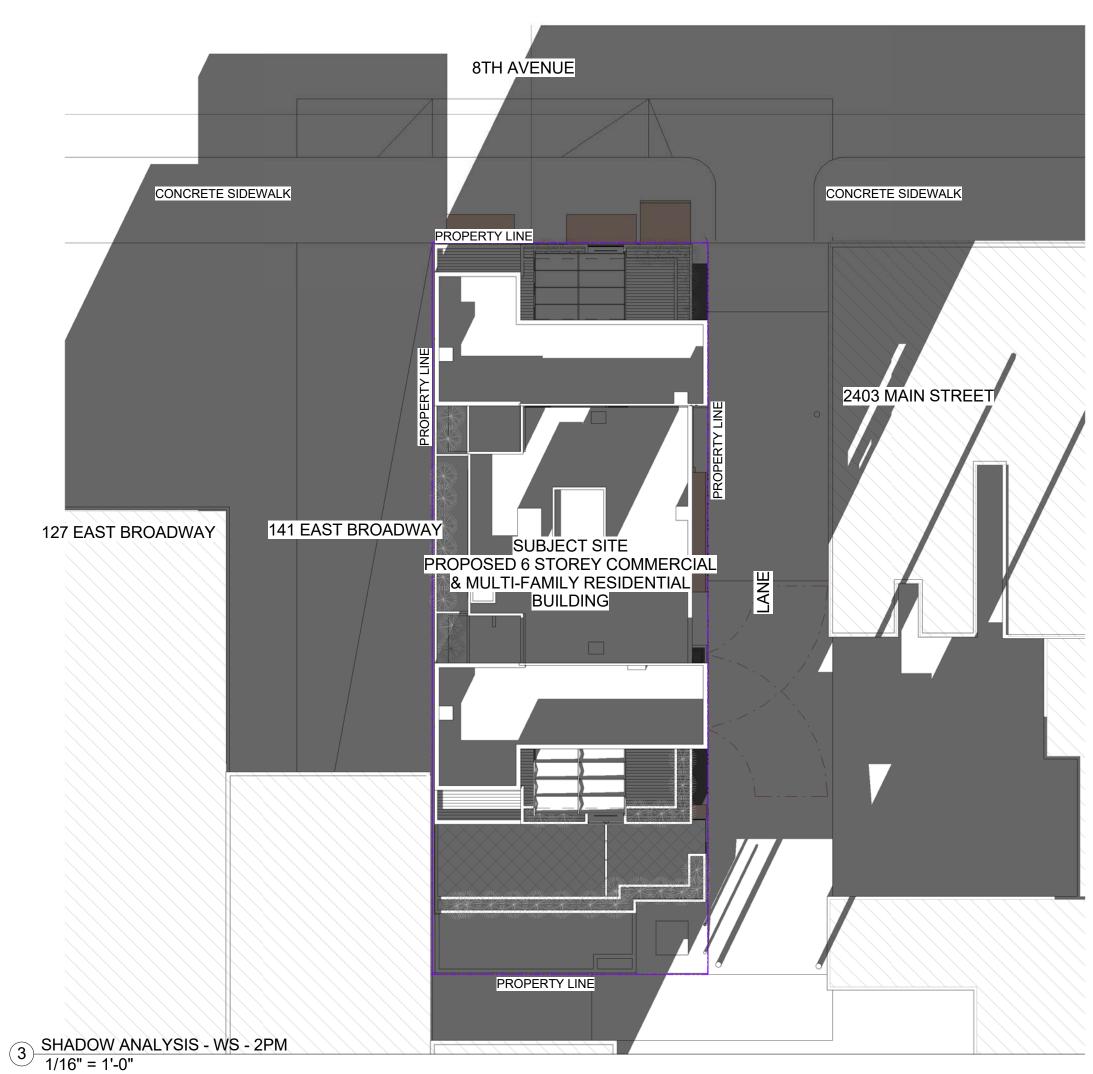
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

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

DWG. NO:







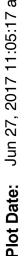


ARCHITECTS ANKENMAN **Project Number** Owner 138 E 8TH AVE 138 EAST 8TH AVE VANCOUVER BC **SHADOW ANALYSIS - WINTER** SOLSTICE Project Status: **Project Status** SUBMISSION Description All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the

	RE	EVISION
No.	Date	Description

Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate
Building Code Authority.
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ale: 16" = 1'-0"	1:04:23	DWG. NO:
10 - 1-0	Jun 27, 2017 1 <sup>-</sup> a.m.	A601





4 SOUTH EAST- DP PERSPECTIVE





1 NORTH EAST - DP PERSPECTIVE



2 NORTH EAST AERIAL - DP PERSPECTIVE

Appendix D: Page 17 of 20

ANKENMAN MARCHAND

ARCHITECTS

Project Number Owner

138 E 8TH AVE

138 EAST 8TH AVE VANCOUVER BC

3D VIEWS & PERSPECTIVES

Project Status: **Project Status** 

SUBMISSION

Date (YYYY-MM-DD)	Description

REVISION

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

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Scale:

DWG. NO:

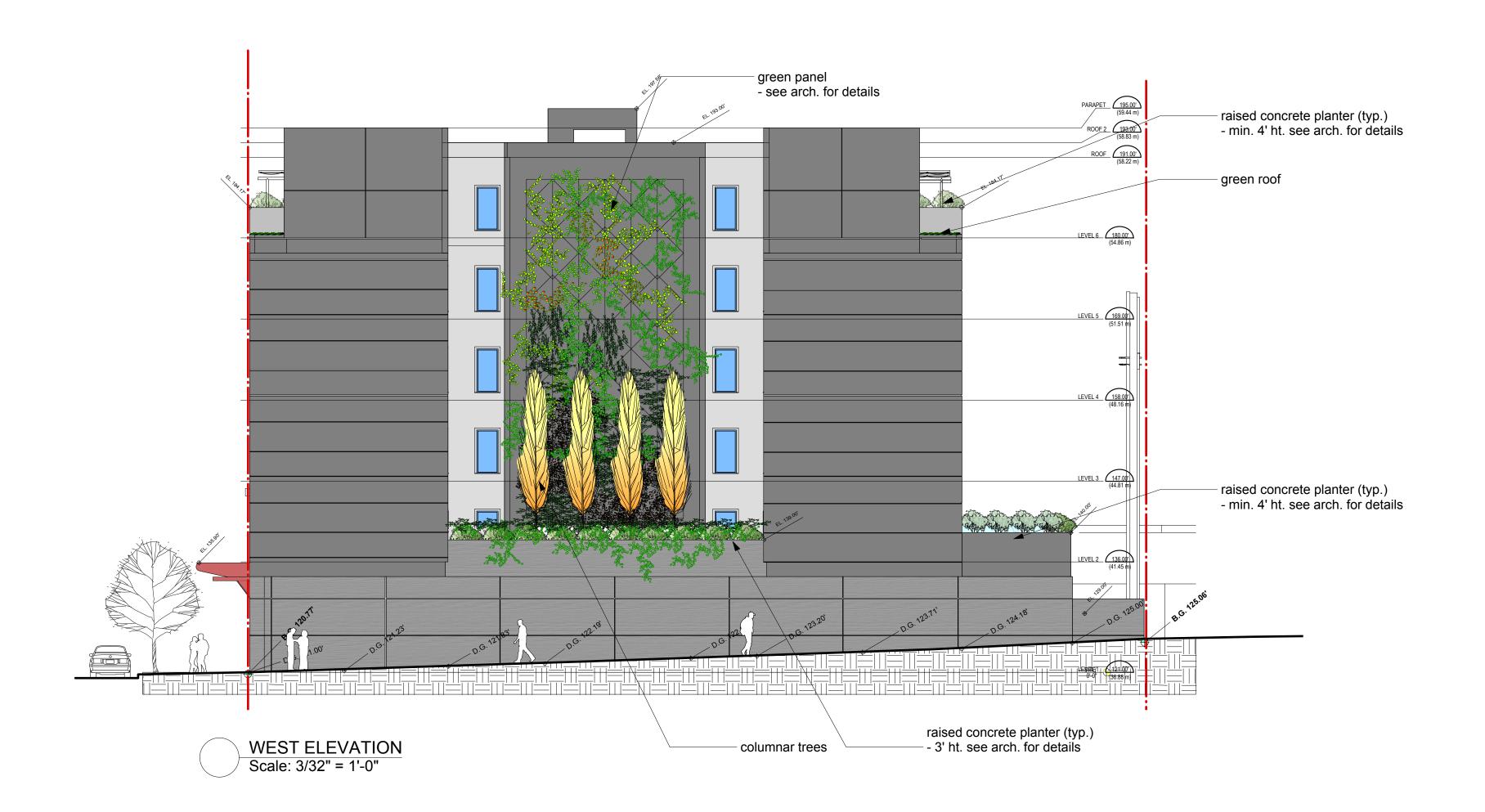
**A700** 



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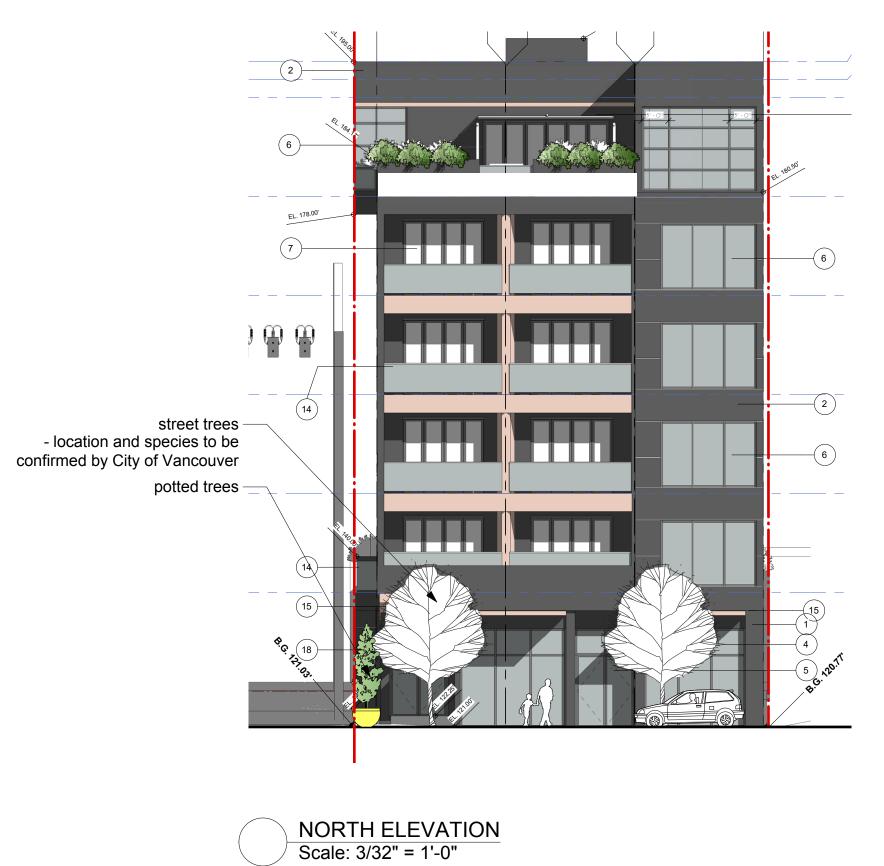


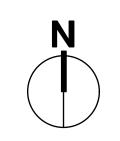
Appendix D: Page 19 of 20











FORMA DESIGN INC

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Revisions:
1. Intake mtg - May 8th, 2017
2. Intake mtg - June 28, 2017

Consultants:

<u>Project:</u>

138 East 8th Ave Vancouver, BC

<u>me:</u>

ELEVATIONS

 Drawn:
 SZ

 Checked:
 BH

 Date:
 MAY 2017

 Scale:
 As Noted

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Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any changes made on site.

Project No: Sheet No: 17.013 L3 OF 3