DEVELOPMENT PERMIT APPLICATION

ALT JACKSON CH'ICH'IYUY ELXWIKN HOUSING DEVELOPMENT

401 JACKSON AVENUE



PROJECT ADDRESS

CIVIC ADDRESS
401 JACKSON AVENUE, VANCOUVER, BC
CONSISTS OF:
- *460 E. HASTINGS ST. VANCOUVER, FORMERLY LOT 12, 13, AND 14*
- *470 E. HASTINGS ST. VANCOUVER, FORMERLY LOT 15*
- *478 E. HASTINGS ST. VANCOUVER, FORMERLY N 76' OF LOT 16*

LEGAL DESCRIPTION
Lots 12, 13, 14, 15, and North 76' of Lot 16, Block 70, District Lot 196, Plan 196
Group 1 New Westminster District Plan EPP104936

PROJECT DESCRIPTION

The Aboriginal Land Trust (ALT) is developing an Indigenous-led mixed-use development focused on serving Vancouver's Urban Indigenous community in the Downtown Eastside in partnership with Lu'ma Native Housing Society and Atira Women's Resource Society.

The project's objective is to provide people with housing security in an affordable, multigenerational building. The project will offer affordable home ownership and rental opportunities and will emphasize serving Urban Indigenous Peoples in Vancouver.

PROJECT TEAM

OWNER + ASSET MANAGER
Aboriginal Land Trust
Vancouver, BC

PROJECT MANAGER + DEVELOPMENT ADVISOR
Lu'ma Development Management
1848 Commercial Drive, Vancouver, BC V5N 4A5

KNOWLEDGE KEEPER
Chief Ian Campbell, Xalek/Sekyu Siyam
Hereditary Chief Squamish Nation

ARCHITECT
Urban Arts Architecture
300 - 111 Water Street, Vancouver, BC V6B 1A7
604.683.5060
Jennifer Marshall, Principal in Charge
Jordan Edmonds, Principal, Technical Director
Charlotte Li, Project Architect

LANDSCAPE ARCHITECT
ETA Landscape Architecture
1690 West 2nd Avenue Vancouver, BC V6J 1H4
604.683.1456
Daryl Tyacke, Principal

STRUCTURAL ENGINEER
Glotman Simpson Consulting Engineers
1661 West 5th Avenue Vancouver, BC V6J 1N5
604.734.8822
Levi Stoelting, Principal

MECHANICAL ENGINEER
AME Group
200 – 638 Smithe Street Vancouver, BC V6B 1E3
604.684.5995
Contact, P
Jerry Chung, Engineer of Record
Mike Kasuya, Associate + Project Manager

ELECTRICAL ENGINEER
Nemetz (S/A) & Associates Ltd.
2009 West 4th Avenue Vancouver, BC V6J 1N3
604.736.6562
Steve Nemetz, Engineer of Record
Darren Neuman, Associate + Project Manager

CIVIL ENGINEER
Krahn Group of Companies
110 – 34077 Gladys Avenue, Abbotsford, BC V2S 2E8
604.853.8831
Stuart McGregor, President

BUILDING CODE CONSULTANT
LMDG Building Code Consultants Ltd.
4th Floor, 780 Beatty Street Vancouver, BC V6B 2M1
604.682.7146
Allison Vink, Code Consultant
Kevin Guenette, Code Consultant

ACOUSTICAL CONSULTANT
BKL Consultants Ltd.
308 - 1200 Lynn Valley Rd. North Vancouver, BC V7J 2A2
604.988.2508
Nick Dobbs, Acoustic Consultant

BUILDING ENVELOPE + ENERGY
Morrison Hershfield
310 - 4321 Still Creek Drive Burnaby, BC V5C 6S7
604.454.0402
Eric Wood, Project Manager/ Façade Specialist
Andy Lang, Principal, Senior Façade Specialist
Ali Mohammadzadeh, Building Energy Engineer

GEOTECHNICAL ENGINEER
EXP
275 - 3001 Wayburne Drive ,Burnaby, BC, V5G 4W3
604.874.1245
Michael Indelak, Project Manager

ENVIRONMENTAL
Next Environmental Inc.
215 - 2550 Boundary Road, Burnaby, BC V5M 3Z3
604.419.3800
Alison Lundgren, Investigator

CONSTRUCTION MANAGER
Yellowridge Consruction Ltd.
200 - 2605 Clarke Street, Port Moody, BC, V3H 1Z4
604.937.2082
Aaron Toews, VP Pre-Construction

TRAFFIC ENGINEER
Watt Consulting Group
550 - 888 Dunsmuir Street, Vancouver, BC V6C 3K4
778-309-1253
Victor Ngo, Transportation Planner

SURVEYOR
Target Land Surveying
101 - 1061 Ridgeway Avenue, Coquitlam, BC V3J1S6
778-309-1253
Victor Ngo, Transportation Planner

LIST OF DRAWINGS

		2021-05-12
ARCHITECTURAL		ISSUED FOR DP APPLICATION
A.000	Cover Page	•
A.001a	Project Data - Overview	•
A.001b	Project Data - Parking	•
A.010	Context Plan	•
A.011	Survey	•
A.012	Site Plan	•
A.100	Parking Plan	•
A.101	Level 01 Floor Plan Ground Floor Lower	•
A.102	Level 02 Floor Plan Ground Floor Upper	•
A.103	Level 03 Floor Plan	•
A.104	Level 04 Floor Plan	•
A.105	Level 05 Floor Plan	•
A.106	Level 06 Floor Plan	•
A.107	Level 07 Floor Plan	•
A.108	Level 08 Floor Plan	•
A.109	Level 09 Floor Plan	•
A.110	Level 10 Floor Plan	•
A.111	Level 11 Floor Plan	•
A.112	Level 12 Floor Plan	•
A.113	Level 13 Floor Plan	•
A.114	Level 14 Floor Plan	•
A.115	Roof Plan	•
A.201	Building Elevation - North from E. Hastings St.	•
A.202	Building Elevation - East from Jackson Ave.	•
A.203	Building Elevation - South from Lane	•
A.204	Building Elevation - West	•
A.301	Building Section A	•
A.302	Building Section B	•
A.303	Building Section C	•
A.304	Building Section D	•
A.305	Building Section E	•
A.701	Unit Plans - Accessible Core Studio	•
A.702	Unit Plans - Core Studio	•
A.703	Unit Plans - HILs Studio	•
A.704	Unit Plans - HILs Studio	•
A.705	Unit Plans - Accessible MILs Studio	•
A.706	Unit Plans - Accessible MILs 1 Bedroom	•
A.707	Unit Plans - MILs 1 Bedroom	•
A.708	Unit Plans - MILs 1 Bedroom	•
A.709	Unit Plans - MILs 1 Bedroom	•
A.710	Unit Plans - MILs 1 Bedroom	•
A.711	Unit Plans - MILs 1 Bedroom	•
A.712	Unit Plans - MILs 2 Bedroom	•
A.713	Unit Plans - MILs 2 Bedroom	•
A.714	Unit Plans - MILs 2 Bedroom	•
A.715	Unit Plans - MILs 2 Bedroom	•
A.716	Unit Plans - MILs City Home	•
A.717	Unit Plans - MILs City Home	•

		2021-05-12
LANDSCAPE		ISSUED FOR DP
L0.0	Cover Page	•
L0.1	Illustrative Plan	•
L0.2	Precedent Images	•
L1.0	Landscape Concept - Level 1	•
L1.1	Landscape Concept - Level 3	•
L1.2	Landscape Concept - Level 8	•
L1.3	Landscape Concept - Level 11	•
L1.4	Landscape Concept - Level 13/14	•
L2.0	Lighting Plan	•
L3.0	Plant Materials	•
L3.1	Tree Plan	•
L4.0	Soil Depth Plan	•
L5.0	Irrigation Areas Plan	•
L6.0	Landscape Sections	•
L6.1	Landscape Sections	•
L7.0	Softscape Details	•
L8.0	Hardscape Details	•
L9.0	Site Furnishings Details	•

APPENDIX (BOUND SEPARATELY)

		2021-05-12
GEOTECHNICAL		ISSUED FOR DP
	GEOTECHNICAL EXPLORATION REPORT	•
ENVIRONMENTAL		
	STAGE 1 PRELIMINARY SITE INVESTIGATION	•
	STAGE 2 PRELIMINARY SITE INVESTIGATION	•
ENERGY + ENVELOPE		
	BUILDING ENVELOPE LETTER	•
	ENERGY MODEL REPORT	•
CODE		
	APPROACH TO BUILDING BYLAW COMPLIANCE REPORT	•
ACOUSTIC		
	ENVIRONMENTAL NOISE STUDY	•
ARBORIST		
	ARBORICULTURE REPORT	•
	TREE MANAGEMENT PLAN	•
SURVEY		
	SURVEY PLAN	•
BUILDING GRADES		
	COV BUILDING GRADES PLAN	•
BC HYDRO		
	CLEARANCES FROM EXISTING BC HYDRO INFRASTRUCTURE	•
HOUSING AGREEMENT		
	DRAFT HOUSING AGREEMENT	•

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Cover Page

A.000

PRINT DATE: 21/05/12 SCALE: NTS

DRAWN BY: JE CHECK BY: JM

PROJECT DATA OVERVIEW

PROJECT INFORMATION

CIVIC ADDRESS:	401 JACKSON AVENUE, VANCOUVER BC				
LEGAL DESCRIPTION:	LOT A, BLOCK 70, DISTRICT LOT 196, NEW WESTMINSTER DISTRICT PLAN EPP104936				
PROPOSED USES:	Retail,Social Service Centre, Residential Units				
GOVERNING BULIDING CODE:	Vancouver Building By-law 2019		**ZONING:**	DEOD (sub-area 1)	
SITE SIZE:	38.09 m x 37.19 m	(124.98 ft x 122.02 ft)	**PROPOSED BUILDING HEIGHT:**	45.525 m	(149'-4" ft)
TOTAL SITE AREA:	1,310 sqm	(14,103 sqft)	**NUMBER OF STOREYS:**	14 Storeys	
SITE COVERAGE:	100%		**TOTAL PROJECT FLOOR AREA (gross):**	12,208.84 sqm	(131,316.53 sf)
PERMITTED DENSITY (FSR 7.0):	98,721.0 sf	(Site Area 14,103 sf) x (FSR 7.0)	**TOTAL PROJECT FLOOR AREA (net):**	9,135.06 sqm	(98,177.35 sf)
PROPOSED DENSITY:	FSR 6.96				

AREA SUMMARY

		AREA EXCLUSIONS				
LEVEL	**GROSS FLOOR AREA**	**PARKING + EQUIP.**	**BLDG ENVELOPE**	**STORAGE**	**AMENITY**	**NET AREA**
PARKADE GROSS AREA	1,265.10 sqm	1,255.96 sqm	0.00 sqm	0.00 sqm	0.00 sqm	9.14 sqm
LEVEL 1 GROSS AREA	1,243.10 sqm	436.63 sqm	5.60 sqm	0.00 sqm	306.57 sqm	494.30 sqm
LEVEL 2 GROSS AREA	790.24 sqm	0.00 sqm	7.05 sqm	485.57 sqm	30.53 sqm	267.09 sqm
LEVEL 3 GROSS AREA	998.02 sqm	0.00 sqm	30.23 sqm	19.46 sqm	0.00 sqm	948.33 sqm
LEVEL 4 GROSS AREA	990.23 sqm	0.00 sqm	30.23 sqm	15.82 sqm	0.00 sqm	944.18 sqm
LEVEL 5 GROSS AREA	990.23 sqm	0.00 sqm	30.23 sqm	15.82 sqm	0.00 sqm	944.18 sqm
LEVEL 6 GROSS AREA	990.23 sqm	0.00 sqm	30.23 sqm	15.82 sqm	0.00 sqm	944.18 sqm
LEVEL 7 GROSS AREA	983.97 sqm	0.00 sqm	30.53 sqm	19.71 sqm	0.00 sqm	933.73 sqm
LEVEL 8 GROSS AREA	704.99 sqm	0.00 sqm	18.30 sqm	15.13 sqm	14.09 sqm	657.47 sqm
LEVEL 9 GROSS AREA	680.78 sqm	0.00 sqm	18.02 sqm	17.76 sqm	0.00 sqm	645.00 sqm
LEVEL 10 GROSS AREA	680.78 sqm	0.00 sqm	18.02 sqm	17.76 sqm	0.00 sqm	645.00 sqm
LEVEL 11 GROSS AREA	599.51 sqm	0.00 sqm	14.92 sqm	14.08 sqm	0.00 sqm	570.51 sqm
LEVEL 12 GROSS AREA	599.51 sqm	0.00 sqm	14.92 sqm	14.08 sqm	0.00 sqm	570.51 sqm
LEVEL 13 GROSS AREA	546.53 sqm	0.00 sqm	15.78 sqm	20.00 sqm	0.00 sqm	510.75 sqm
LEVEL 14 GROSS AREA	145.61 sqm	0.00 sqm	4.11 sqm	0.00 sqm	90.81 sqm	50.69 sqm
TOTALS:	**12,208.84 sqm**	**1,692.59 sqm**	**268.17 sqm**	**671.01 sqm**	**442.00 sqm**	**9,135.06 sqm**

TOTAL GROSS FLOOR AREA:	12,208.84 sqm		
TOTAL EXCLUSIONS:	3,073.77 sqm		
TOTAL NET AREA:	**9,135.06 sqm** (98,177.34 sf)	**PROPOSED FSR:**	**6.97**
SITE AREA:	1,310.00 sqm (14,103 sf)	**PERMITTED FSR:**	7.00 (98,721 sf)

DWELLING UNIT OVERVIEW

HOUSING UNIT SUMMARY

LEVEL	CORE STUDIO	CORE STUDIO (Accessible)	HILS STUDIO	MILS LOFT CITY HOMES	MILS STUDIO (Accessible)	MILS 1-BDRM	MILS 1-BDRM (Accessible)	MILS 2-BDRM	TOTAL UNITS
Level 1	-	-	-	3	-	-		-	**3**
Level 2	-	-	-	-	-	-	-	-	**-**
Level 3	7	2	4	-	1	-	1	5	**20**
Level 4	8	2	4	-	1	1	1	4	**21**
Level 5	8	2	4	-	1	1	1	4	**21**
Level 6	8	2	4	-	1	1	1	4	**21**
Level 7	6	2	4	-	1	2	1	4	**20**
Level 8	2	2	3	-	1	3	1	1	**13**
Level 9	-	2	3	-	1	4	1	1	**12**
Level 10	-	1	4	-	1	4	1	1	**12**
Level 11	-	1	4	-	1	4	1	-	**11**
Level 12	-	1	4	-	1	4	1	-	**11**
Level 13	-	-	1	-	-	3	-	3	**7**
Level 14	-	-	-	-	-	-	-	-	**-**
TOTAL	**39**	**17**	**39**	**3**	**10**	**27**	**10**	**27**	**172**
PERCENTAGE MIX	22.7%	9.9%	22.7%	1.7%	5.8%	15.7%	5.8%	15.7%	100%

HOUSING MIX

Core Units	56 Units	33%	
HILS Units	39 Units	23%	
MILS Units	77 Units	45%	
Family Units	27 Units	23%	(of non-core units)

RESIDENTIAL STORAGE OVERVIEW

HOUSING UNIT SUMMARY

LEVEL	IN-SUITE	STORAGE ROOM	TOTAL UNITS
Level 1	-	-	**-**
Level 2	1	111	**112**
Level 3	6	-	**6**
Level 4	5	-	**5**
Level 5	5	-	**5**
Level 6	5	-	**5**
Level 7	6	-	**6**
Level 8	5	-	**5**
Level 9	6	-	**6**
Level 10	6	-	**6**
Level 11	5	-	**5**
Level 12	5	-	**5**
Level 13	6	-	**6**
Level 14	-	-	**-**
TOTAL	**61**	**111**	**172**

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

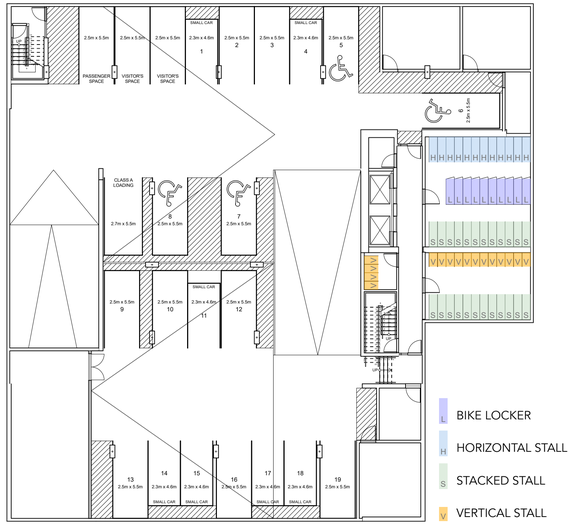
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Project Data - Overview

A.001a

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: Drawn By CHECK BY: JM



1 LEVEL P1 PLAN
Scale: 1:200



2 LEVEL 1 PLAN
Scale: 1:200

LEVEL P1 VEHICLE PARKING (21 STALLS)
- 19 VEHICLE STALLS
- 2 VISITOR'S STALLS

- 1 PASSENGER SPACE
- 1 CLASS A LOADING

LEVEL P1 BICYCLE PARKING (86 STALLS)
- 10 CLASS A BIKE STALLS (LOCKERS)
- 12 CLASS A BIKE STALLS (HORIZONTAL)
- 48 CLASS A BIKE STALLS (STACKED)
- 16 CLASS A BIKE STALLS (VERTICAL)

LEVEL 1 BICYCLE PARKING (151 STALLS)

CLASS A: 135 STALLS
- 11 CLASS A BIKE STALLS (OVERSIZED)
- 40 CLASS A BIKE STALLS (LOCKERS)
- 15 CLASS A BIKE STALLS (HORIZONTAL)
- 66 CLASS A BIKE STALLS (STACKED)
- 3 CLASS A BIKE STALLS (VERTICAL)

CLASS B: 16 STALLS
- 12 CLASS B BIKE STALLS (RESIDENTIAL)
- 4 CLASS B BIKE STALLS (SOCIAL SERVICE OFFICE)

VEHICLE PARKING OVERVIEW

VEHICLE PARKING SPACES

STALLS PROVIDED	REQUIRED	PROVIDED
Regular Stalls	0 Stalls	8 Stalls
Accessible Stalls	0 Stalls	4 Stalls
Small Car Stalls	0 Stalls	7 Stalls
Visitor's Spaces	0 Stalls	2 Stalls
TOTAL STALLS PROVIDED		**21 Stalls**

LOADING SPACES

	REQUIRED	PROVIDED	LEVEL
Class A Loading Space	1 Stalls	1 Stalls	P1
Class B Loading Space	1 Stalls	1 Stalls	L1

PASSENGER SPACES

	REQUIRED	PROVIDED	LEVEL
Class A Passenger Space	1 Stalls	1 Stalls	P1
Class B Passenger Space	0 Stalls	0 Stalls	-

BICYCLE PARKING OVERVIEW (Section 6.2 By-law)

CLASS A PARKING	Bylaw	Ratio	# Units	Stalls Required	Stalls Provided
Shelter Rate Units	6.2.1.4	0.75/Unit	56 Units	42 Stalls	42 Stalls
Dwelling Units <65sqm	6.2.1.2	1.50/Unit	111 Units	167 Stalls	167 Stalls
Dwelling Units 65-105sqm	6.2.1.2	2.50/Unit	5 Units	13 Stalls	13 Stalls
				221 Stalls	**221 Stalls**

CLASS B PARKING	Stalls Provided
Residential Stalls	12 Stalls
Social Service Centre	4 Stalls
	16 Stalls
TOTAL BICYCLE PARKING PROVIDED	**237 Stalls**

CLASS A BICYCLE SPACES (Section 6.3 Bylaw)

CLASS A PARKING	PROVIDED	PERCENTAGE
Oversized Stalls	11 Stalls	5.0%
Bike Lockers	50 Stalls	22.6%
Horizontal Stalls	27 Stalls	12.2%
Stacked Stalls	114 Stalls	51.6%
Vertical Stalls	19 Stalls	8.6%
TOTAL BIKE PARKING PROVIDED	**221 Stalls**	**100.0%**

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Project Data - Parking

A.001b

PRINT DATE: 21/05/12 SCALE: 1:200
DRAWN BY: CHECK BY: JM



1 CONTEXT PLAN
Scale: 1:200

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Context Plan

A.010

PRINT DATE: 21/05/12 SCALE: 1:200

DRAWN BY: JE CHECK BY: JM

TOPOGRAPHIC SITE PLAN OVER PROPOSED LOT A BLOCK 70 DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP104936

CIVIC ADDRESS:
Formerly Lot 12, 13 and 14 – 460 East Hastings Street, Vancouver
Formerly Lot 15 – 470 East Hastings Street, Vancouver
Formerly N 76' of Lot 16 – 478 East Hastings Street, Vancouver

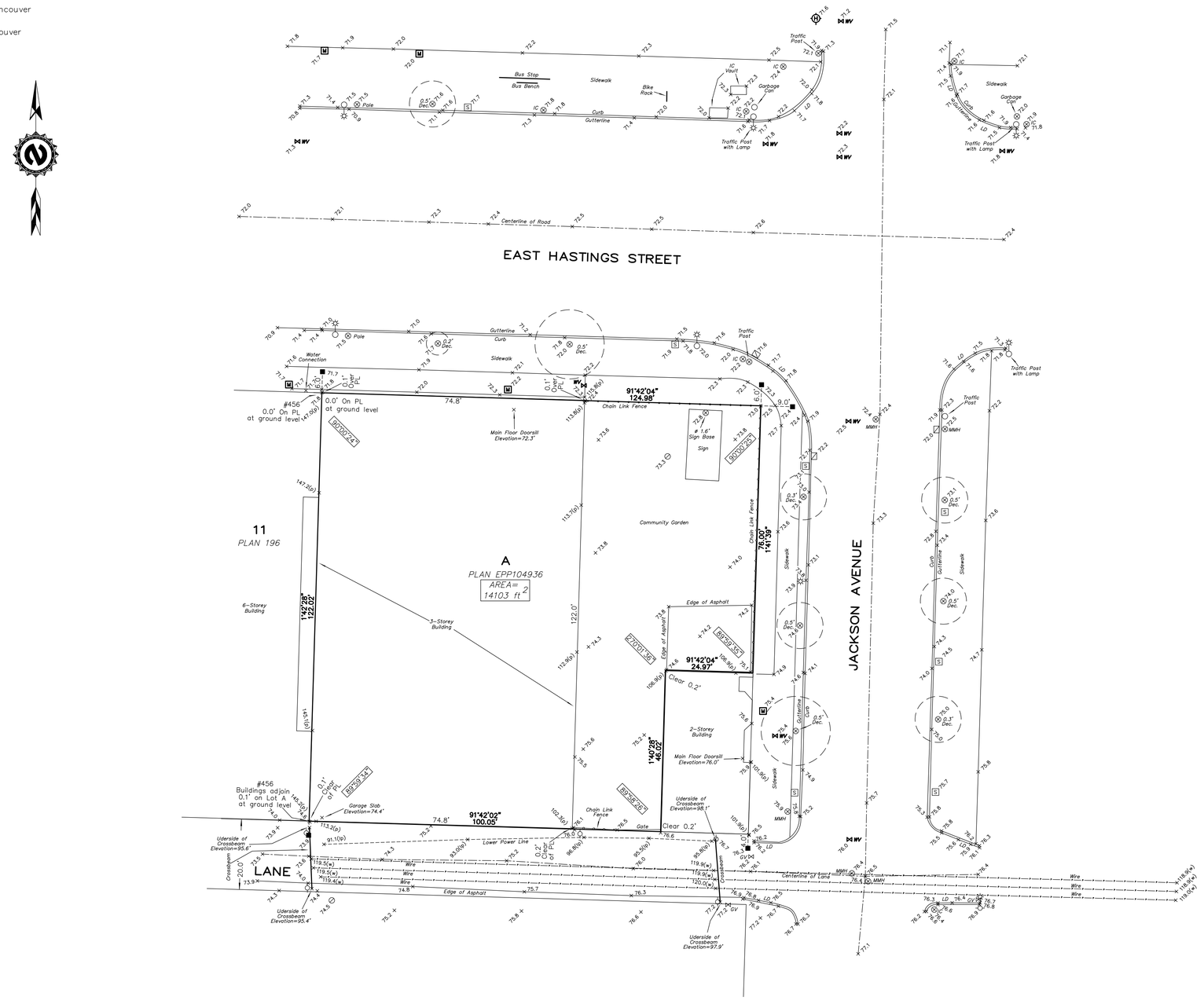
PIDs:
Lot 12 Plan 196 – PID: 015–578–089
Lot 13 Plan 196 – PID: 007–216–238
Lot 14 Plan 196 – PID: 007–216–289
Lot 15 Plan 196 – PID: 015–578–321
N76' of Lot 16 Plan 196 – PID: 008–357–510

SCALE 1" : 16'

8 4 0 16 32

ALL DISTANCES ARE IN FEET

The intended plot size of this plan is 34" in width by 22" in height (D size) when plotted at a scale of 1":16'



LEGEND

- ■ *DENOTES LEAD PLUG*
- *ft.2* *DENOTES SQUARE FEET*
- *DENOTES FIRE HYDRANT*
- *DENOTES CATCH BASIN – TOP ENTRY*
- *DENOTES CATCH BASIN – ROUND*
- *DENOTES POWER POLE*
- *DENOTES POWER POLE WITH LIGHT*
- *DENOTES STREET LIGHT – DAVIT*
- *DENOTES STREET LIGHT – POST TOP*
- *DENOTES WATER VALVE*
- *DENOTES WATER METER*
- SAN *DENOTES SANITARY MANHOLE*
- MMH *DENOTES MISCELLANEOUS MANHOLE*
- *DENOTES TREE AND CANOPY EXTENT*
- *DENOTES GROUND ELEVATION*
- *(p)* *DENOTES PARAPET ELEVATION*
- *Dec.* *DENOTES DECIDUOUS*
- S *DENOTES SIGN*
- ø *DENOTES DIAMETER*
- *IC* *DENOTES INSPECTION CHAMBER*
- *(w)* *DENOTES WIRE ELEVATION*
- MGV *DENOTES GAS VALVE*
- *LD* *DENOTES LETDOWN*
- *(lp)* *DENOTES LOWER POWER LINE ELEVATION*
- *PL* *DENOTES PROPERTY LINE*

NOTES:
Lot dimensions are derived from Plan EPP104936.

Measurements shown are to the exterior sidings of building.

Elevations are Geodetic (CVD28 GVRD–2018 – IN FEET) Derived from Control Monument V–1707 located at the intersection of Hastings Street and Dunlevy Avenue. Elevation = 64.32 ft.

Spot elevations along curb are taken in gutter

If this plan is used in digital form, Target Land Surveying (NW) Ltd will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 4.6ft. above grade and are shown in feet. Tree and stump symbols are not drawn to scale.

This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

The Parcel described above contains the following charges, liens and interests on Title:
Lease: BN123456

TARGET AND SURVEYING
www.targetlandsurveying.ca

FILE: N4121–TOPO–R1

© TARGET LAND SURVEYING (NW) Ltd 2020

CERTIFIED CORRECT
DATED THIS 10th DAY OF September, 2020

_____ B.C.L.S.
Craig Nakamura

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE–ESTABLISH PROPERTY LINES OR CORNERS

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

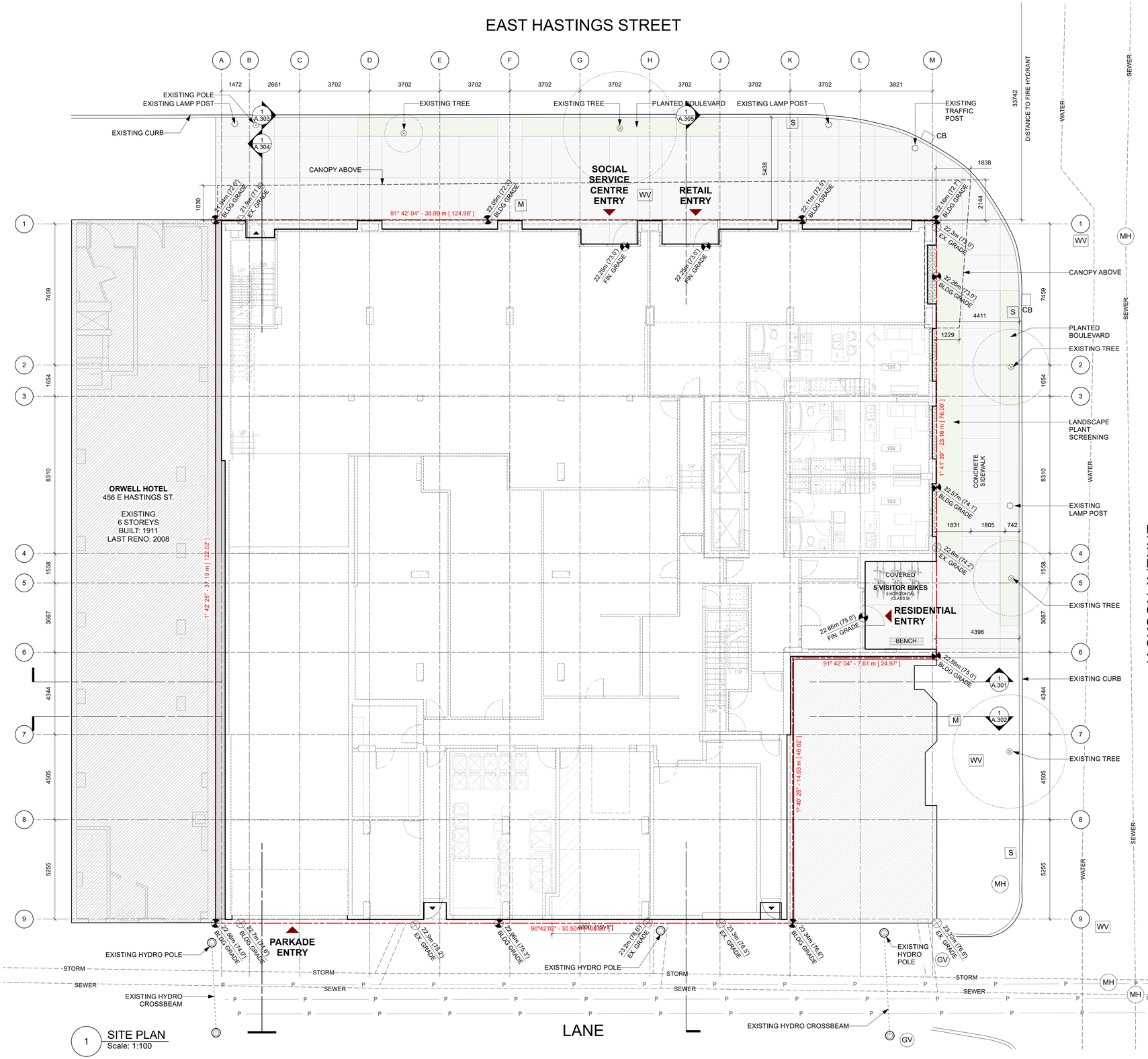
Survey

A.011

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: CHECK BY: JM

401 Jackson Avenue (Complete Application)
DP-2021-00481 - DEOD SUB-AREA 1 MAIN/HASTINGS



1 SITE PLAN
Scale: 1:100

PROJECT ADDRESS

401 JACKSON AVENUE,
VANCOUVER, BC

LEGAL DESCRIPTION
LOT A, BLOCK 70, DISTRICT LOT 196
GROUP 1 NEW WESTMINSTER
DISTRICT PLAN EPP104936

CIVIC ADDRESS
FORMERLY LOT 12, 13, AND 14
- 460 E. HASTINGS ST. VANCOUVER
FORMERLY LOT 15
- 470 E. HASTINGS ST. VANCOUVER
FORMERLY N 76' OF LOT 16
- 478 E. HASTINGS ST. VANCOUVER

PIDs
LOT 12 PLAN 196 - PID: 015-578-089
LOT 13 PLAN 196 - PID: 007-216-238
LOT 14 PLAN 196 - PID: 007-216-289
LOT 15 PLAN 196 - PID: 016-578-321
N76' OF LOT PLAN 196 - PID: 008-357-510

SITE COVERAGE

98%

LEGEND

	EXISTING TREE
	EXISTING LAMP POST
	EXISTING HYDRO POLE
S	SIGN
WV	WATER VALVE
M	WATER METER
WATER	WATER LINE
GV	GAS VALVE
GAS	GAS LINE
MH	MAN HOLE
CB	CATCH BASIN
SEWER	SEWER LINE
HD	HYDRANT
P	POWER WIRE
4.36m EX. GRADE	EXISTING GRADE
4.36m BLDG GRADE	BUILDING GRADE
4.36m FIN. GRADE	FINISHED GRADE

NOTES

1. BC HYDRO TO REMOVE EXISTING HYDRO POLE IN LANE AS INDICATED, BEFORE START OF PROJECT CONSTRUCTION.
2. REFER TO LANDSCAPE DRAWINGS FOR TREATMENT OF SIDEWALK + BOULEVARD.
3. CLASS B BIKE PARKING LOCATED ON P1.
4. REFER TO CONTEXT PLAN FOR FIRE HYDRANT LOCATION.

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

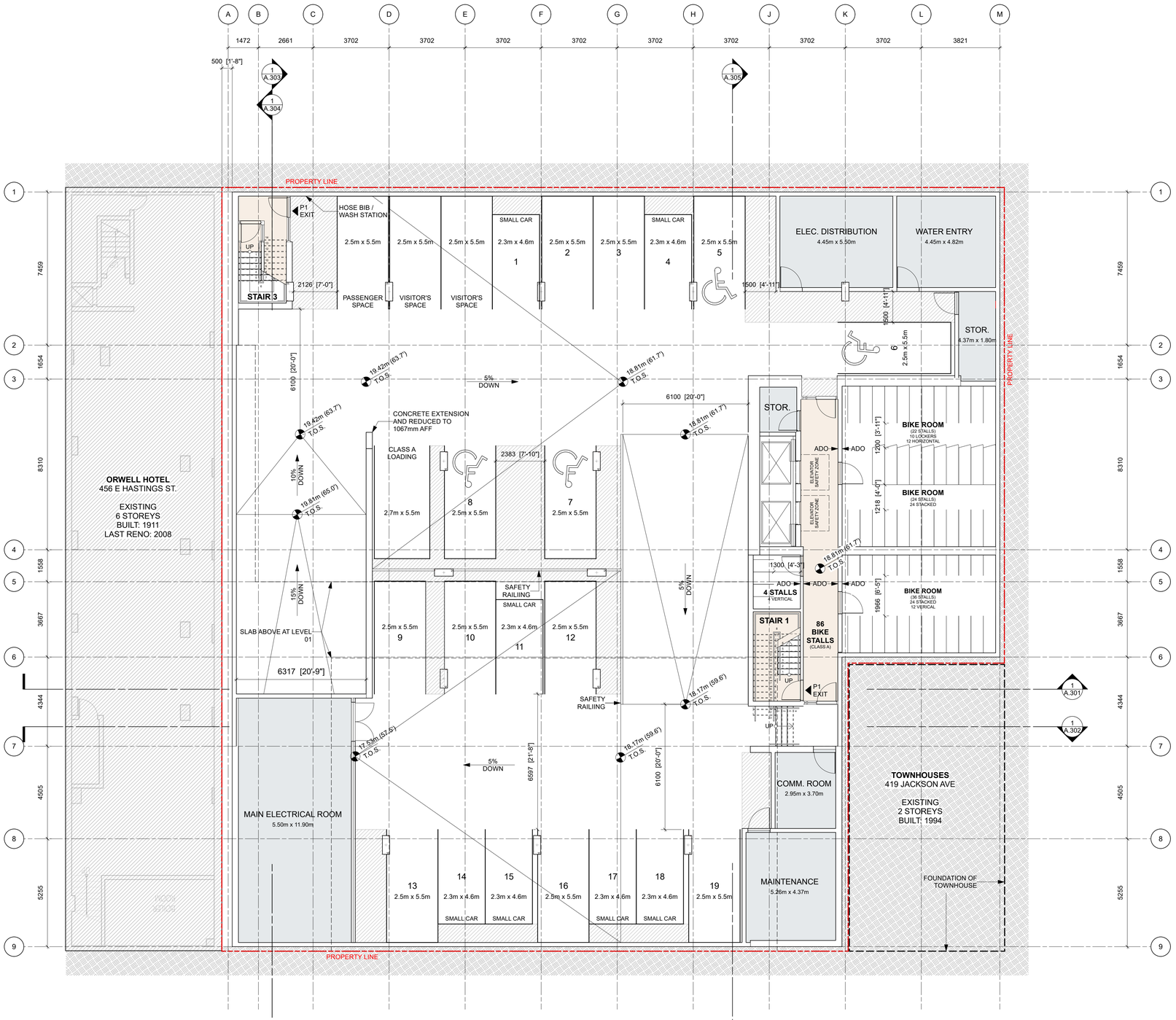
ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Site Plan

A.012

PRINT DATE: 21/05/12 SCALE: 1:100
DRAWN BY: JE CHECK BY: JM



1 PARKING PLAN
Scale: 1:100

PLAN NOTES:
1. All dimensions in millimeters.
2. The design of the bicycle spaces (including bicycle rooms, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the COV Parking By-law.
3. ADO: Automatic Door Opener.

LEGEND

SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

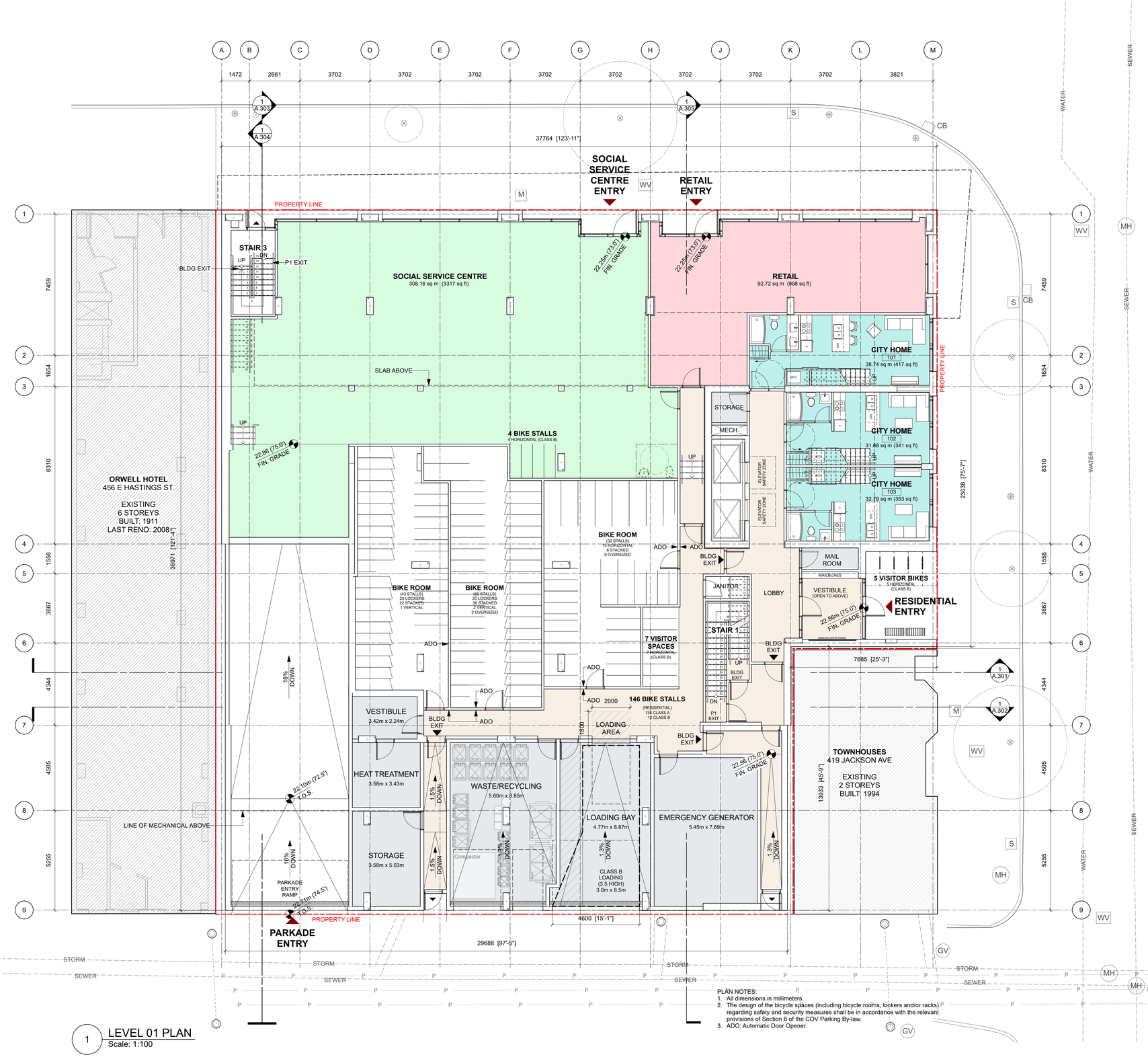
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Parking Plan

A.100

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: CL CHECK BY: JM



1 LEVEL 01 PLAN
Scale: 1:100

PLAN NOTES:
1. All dimensions in millimeters.
2. The design of the bicycle spaces (including bicycle rooms, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the COV Parking By-law.
3. ADO: Automatic Door Opener.

LEVEL 1 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Social Service Space	**3,317.2 sf**
SOCIAL SERVICE CENTRE	3,317.2 sf
Retail Space	**998 sf**
RETAIL	998.0 sf
Residential - MILS Units	**1,111.1 sf**
MCH-1	416.9 sf
MCH-2	341.2 sf
MCH-3	353.0 sf

LEGEND

- SOCIAL SERVICE CENTRE
- RETAIL UNIT
- INTERIOR CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 01 Floor Plan
Ground Floor Lower

A.101

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: CL CHECK BY: JM

401 Jackson Avenue (Complete Application)
DP-2021-00481 - DEOD SUB-AREA 1 MAIN/HASTINGS



1 LEVEL 02 PLAN
Scale: 1:100

LEVEL 2 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - MILS Units	**591.9 sf**
MCH-1	245.9 sf
MCH-2	172.3 sf
MCH-3	173.7 sf
Amenity Spaces	**321.6 sf**
OFFICE	226.7 sf
MEETING ROOM	94.9 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES
- AMENITY SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 02 Floor Plan
Ground Floor Upper

A.102

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: CL CHECK BY: JM



1 LEVEL 03 PLAN
Scale: 1:100

LEVEL 3 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**2,792.4 sf**
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO-A	402.6 sf
C. STUDIO-A	309.4 sf
Residential - HILS Units	**1,581.2 sf**
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
H. STUDIO	395.1 sf
H. STUDIO	389.0 sf
Residential - MILS Units	**4,640.8 sf**
M. 1 BDRM-A	601.8 sf
M. 2 BDRM	717.1 sf
M. 2 BDRM	783.2 sf
M. 2 BDRM	718.5 sf
M. 2 BDRM	704.2 sf
M. 2 BDRM	704.2 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 03 Floor Plan

A.103

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: HL CHECK BY: JM



1 LEVEL 04 PLAN
Scale: 1:100

LEVEL 4 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**3,089.5 sf**
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO-A	402.6 sf
C. STUDIO-A	309.4 sf
Residential - HILS Units	**1,581.2 sf**
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
H. STUDIO	395.1 sf
H. STUDIO	389.0 sf
Residential - MILS Units	**4,345.9 sf**
M. 1 BDRM	488.3 sf
M. 1 BDRM-A	601.8 sf
M. 2 BDRM	717.1 sf
M. 2 BDRM	718.5 sf
M. 2 BDRM	704.2 sf
M. 2 BDRM	704.2 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 04 Floor Plan

A.104

PRINT DATE: 21/05/12 SCALE: 1:100
DRAWN BY: HL CHECK BY: JM



1 LEVEL 05 PLAN
Scale: 1:100

LEVEL 5 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**3,089.5 sf**
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO-A	402.6 sf
C. STUDIO-A	309.4 sf
Residential - HILS Units	**1,581.2 sf**
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
H. STUDIO	395.1 sf
H. STUDIO	389.0 sf
Residential - MILS Units	**4,345.9 sf**
M. 1 BDRM	488.3 sf
M. 1 BDRM-A	601.8 sf
M. 2 BDRM	717.1 sf
M. 2 BDRM	718.5 sf
M. 2 BDRM	704.2 sf
M. 2 BDRM	704.2 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 05 Floor Plan

A.105

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: HL CHECK BY: JM



1 LEVEL 06 PLAN
Scale: 1:100

LEVEL 6 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**3,089.5 sf**
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO-A	402.6 sf
C. STUDIO-A	309.4 sf
Residential - HILS Units	**1,581.2 sf**
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
H. STUDIO	395.1 sf
H. STUDIO	389.0 sf
Residential - MILS Units	**4,345.9 sf**
M. 1 BDRM	488.3 sf
M. 1 BDRM-A	601.8 sf
M. 2 BDRM	717.1 sf
M. 2 BDRM	718.5 sf
M. 2 BDRM	704.2 sf
M. 2 BDRM	704.2 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 06 Floor Plan

A.106

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: HL CHECK BY: JM



1 LEVEL 07 PLAN
Scale: 1:100

LEVEL 7 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**2,497.5 sf**
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	297.2 sf
C. STUDIO	299.5 sf
C. STUDIO-A	402.6 sf
C. STUDIO-A	309.4 sf
Residential - HILS Units	**1,581.2 sf**
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
H. STUDIO	395.1 sf
H. STUDIO	389.0 sf
Residential - MILS Units	**4,866.7 sf**
M. 1 BDRM	488.3 sf
M. 1 BDRM	520.8 sf
M. 1 BDRM-A	601.8 sf
M. 2 BDRM	717.1 sf
M. 2 BDRM	704.2 sf
M. 2 BDRM	718.5 sf
M. 2 BDRM	704.2 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 07 Floor Plan

A.107

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: HL CHECK BY: JM



1 LEVEL 08 PLAN
Scale: 1:100

LEVEL 8 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**1,388.3 sf**
C. STUDIO	299.5 sf
C. STUDIO	297.2 sf
C. STUDIO-A	389.0 sf
C. STUDIO-A	402.6 sf
Residential - HILS Units	**1,192.2 sf**
H. STUDIO	395.1 sf
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
Residential - MILS Units	**3,369.0 sf**
M. 1 BDRM	520.8 sf
M. 1 BDRM	520.8 sf
M. 1 BDRM	530.7 sf
M. 1 BDRM-A	601.8 sf
M. 2 BDRM	783.2 sf
M. STUDIO-A	411.8 sf
Amenity Spaces	**180.7 sf**
TOOL SHED	180.7 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES
- AMENITY SPACES

0 1 2 3 4 5 M

N

Urban Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 08 Floor Plan

A.108

PRINT DATE: 21/05/12 SCALE: 1:100
DRAWN BY: HL CHECK BY: JM



1 LEVEL 09 PLAN
Scale: 1:100

LEVEL 9 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**791.5 sf**
C. STUDIO-A	389.0 sf
C. STUDIO-A	402.6 sf
Residential - HILS Units	**1,192.2 sf**
H. STUDIO	395.1 sf
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
Residential - MILS Units	**3,889.8 sf**
M. 1 BDRM	520.8 sf
M. 1 BDRM	520.8 sf
M. 1 BDRM	530.7 sf
M. 1 BDRM	520.8 sf
M. 1 BDRM-A	601.8 sf
M. 2 BDRM	783.2 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 09 Floor Plan

A.109

PRINT DATE: 21/05/12 SCALE: 1:100
DRAWN BY: HL CHECK BY: JM



1 LEVEL 10 PLAN
Scale: 1:100

LEVEL 10 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**402.6 sf**
C. STUDIO-A	402.6 sf
Residential - HILS Units	**1,581.2 sf**
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
H. STUDIO	395.1 sf
H. STUDIO	389.0 sf
Residential - MILS Units	**3,889.8 sf**
M. 1 BDRM	520.8 sf
M. 1 BDRM	520.8 sf
M. 1 BDRM	530.7 sf
M. 1 BDRM	520.8 sf
M. 1 BDRM-A	601.8 sf
M. 2 BDRM	783.2 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 10 Floor Plan

A.110

PRINT DATE: 21/05/12 SCALE: 1:100
DRAWN BY: HL CHECK BY: JM



1 LEVEL 11 PLAN
Scale: 1:100

LEVEL 11 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**402.6 sf**
C. STUDIO-A	402.6 sf
Residential - HILS Units	**1,581.2 sf**
H. STUDIO	389.0 sf
H. STUDIO	402.0 sf
H. STUDIO	395.1 sf
H. STUDIO	395.1 sf
Residential - MILS Units	**3,116.4 sf**
M. 1 BDRM	520.8 sf
M. 1 BDRM	520.8 sf
M. 1 BDRM	530.5 sf
M. 1 BDRM	530.7 sf
M. 1 BDRM-A	601.8 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 11 Floor Plan

A.111

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: HL CHECK BY: JM



1 LEVEL 12 PLAN
Scale: 1:100

LEVEL 12 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - Core Units	**402.6 sf**
C. STUDIO-A	402.6 sf
Residential - HILS Units	**1,581.2 sf**
H. STUDIO	395.1 sf
H. STUDIO	389.0 sf
H. STUDIO	395.1 sf
H. STUDIO	402.0 sf
Residential - MILS Units	**3,116.4 sf**
M. 1 BDRM	520.8 sf
M. 1 BDRM	520.8 sf
M. 1 BDRM	530.5 sf
M. 1 BDRM	530.7 sf
M. 1 BDRM-A	601.8 sf
M. STUDIO-A	411.8 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

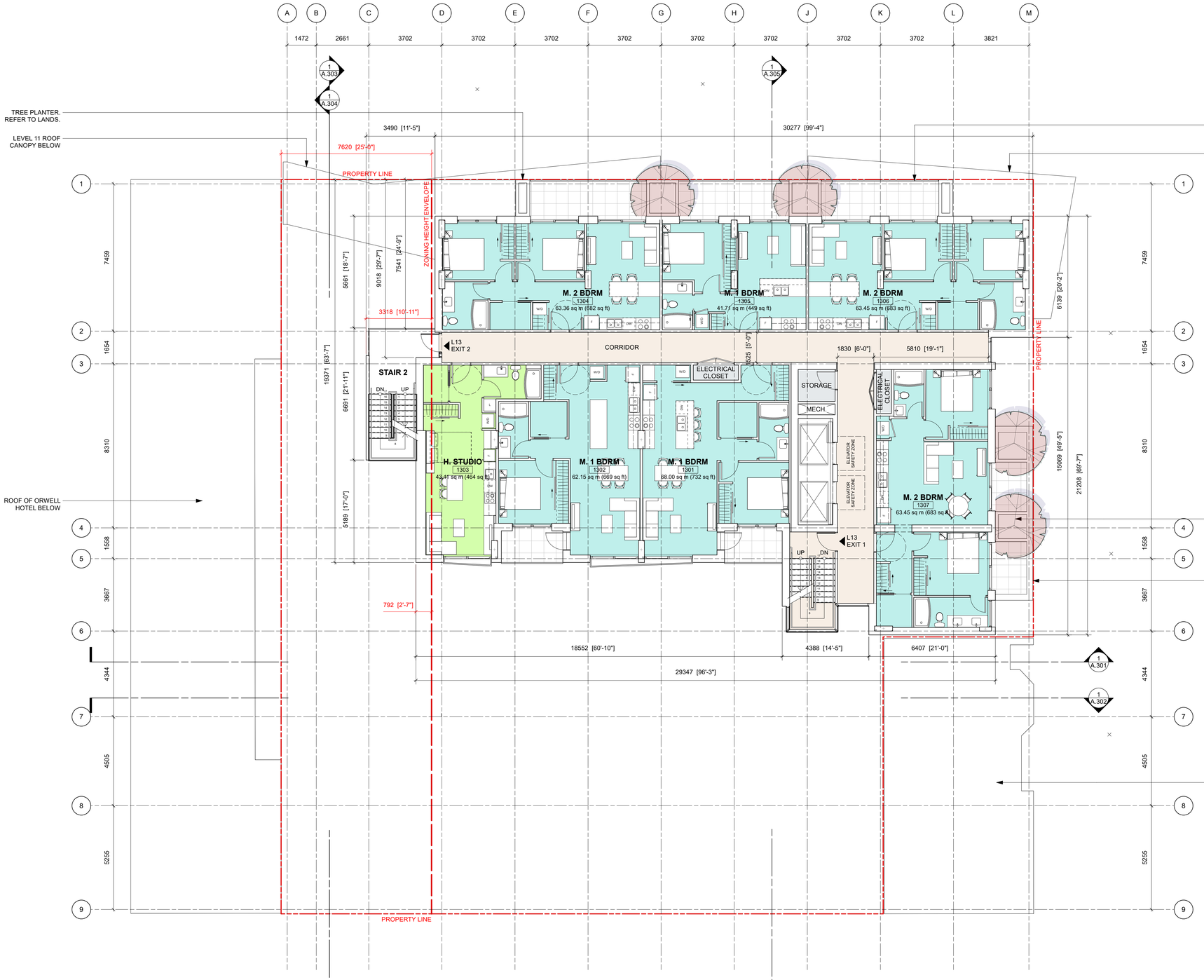
ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 12 Floor Plan

A.112

PRINT DATE: 21/05/12 SCALE: 1:100
DRAWN BY: HL CHECK BY: JM



1 LEVEL 13 PLAN
Scale: 1:100

LEVEL 13 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Residential - HILS Units	**463.6 sf**
H. STUDIO	463.6 sf
Residential - MILS Units	**4,045.2 sf**
M. 1 BDRM	448.5 sf
M. 1 BDRM	731.9 sf
M. 1 BDRM	669.5 sf
M. 2 BDRM	682.0 sf
M. 2 BDRM	830.0 sf
M. 2 BDRM	683.3 sf

LEGEND

- CIRCULATION
- CORE UNITS
- HILS UNITS
- MILS UNITS
- SERVICE SPACES

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

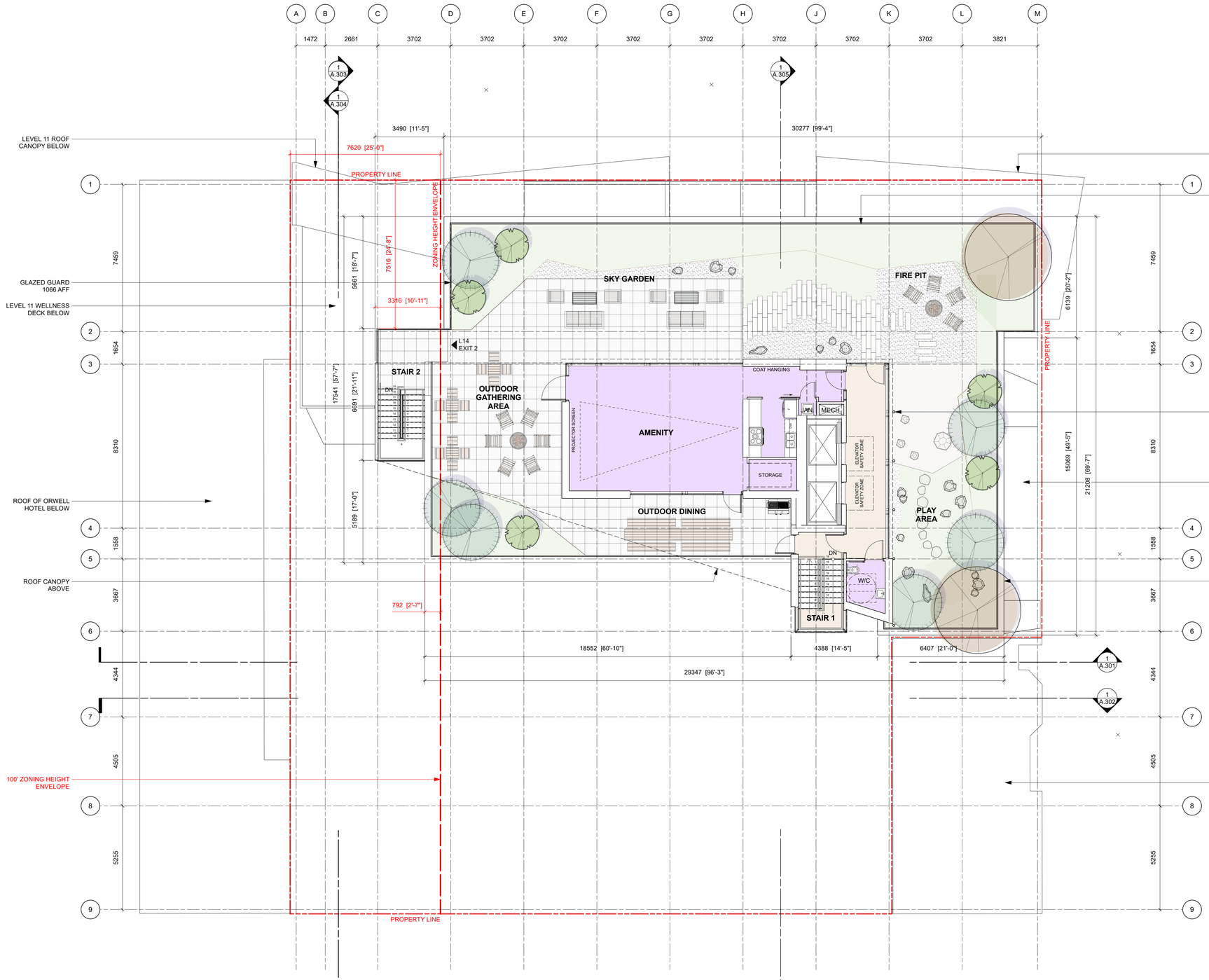
ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 13 Floor Plan

A.113

PRINT DATE: 21/05/12 SCALE: 1:100
DRAWN BY: HL CHECK BY: JM



1 LEVEL 14 PLAN
Scale: 1:100

LEVEL 14 SUMMARY

(Areas calculated to centre line of wall assembly.)

PROPOSED USE	TOTAL AREA
Amenity Space	**922.8 sf**
AMENITY	922.8 sf
	0.0 sf

LEGEND

- CIRCULATION
- AMENITY SPACE

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

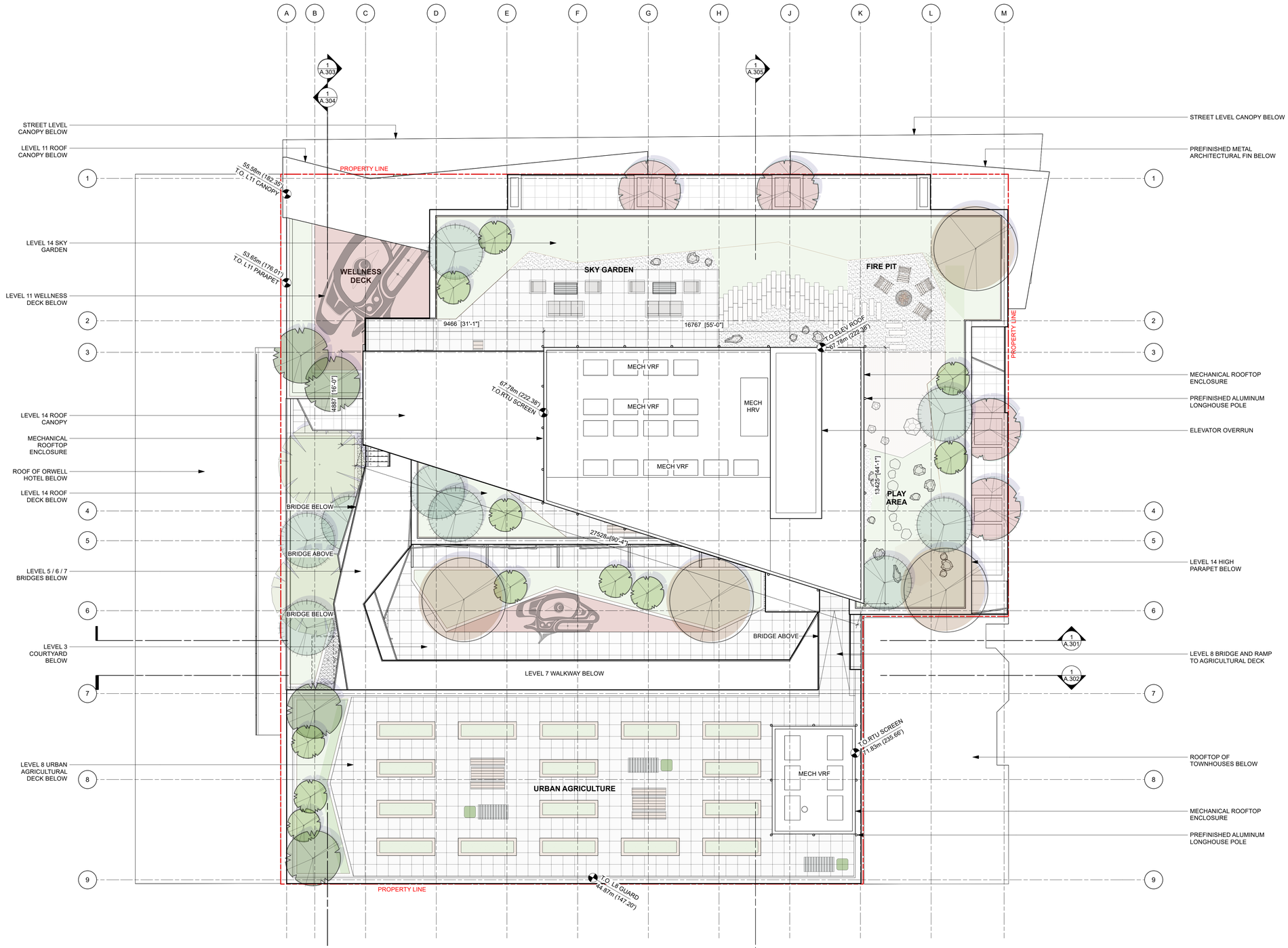
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Level 14 Floor Plan

A.114

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: HL CHECK BY: JM



1 ROOF PLAN
Scale: 1:100

0 1 2 3 4 5 M

N

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Roof Plan

A.115

PRINT DATE: 21/05/12 SCALE: 1:100

DRAWN BY: JE CHECK BY: JM



1 NORTH (HASTINGS) ELEVATION
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Elevation - North from E. Hastings St.

A.201

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: Drawn By CHECK BY: JM



1 EAST (JACKSON) ELEVATION
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Elevation - East from Jackson Ave.

A.202

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: Drawn By CHECK BY: JM



1 SOUTH (LANE) ELEVATION
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

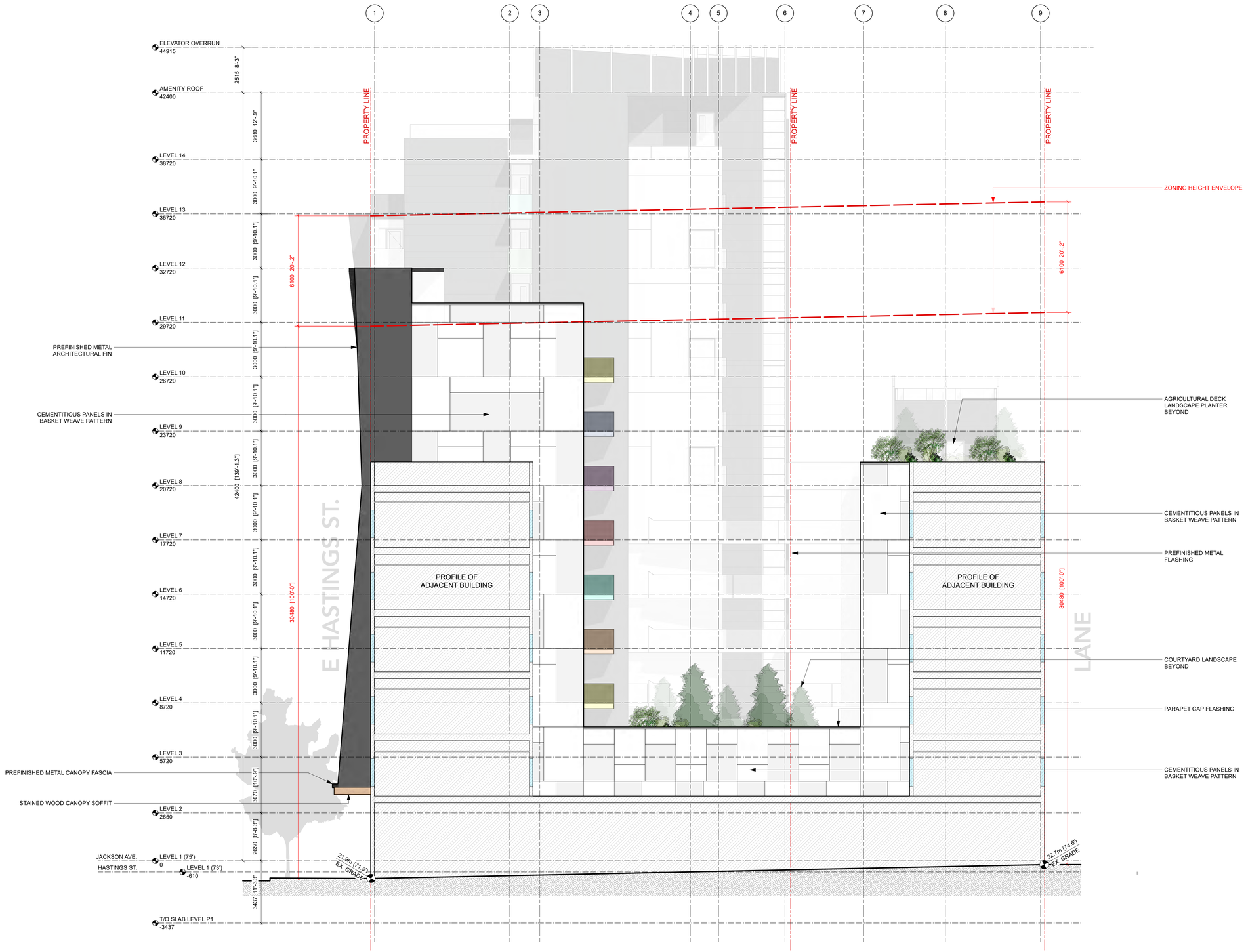
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Elevation - South from Lane

A.203

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: Drawn By CHECK BY: JM



1 WEST ELEVATION
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

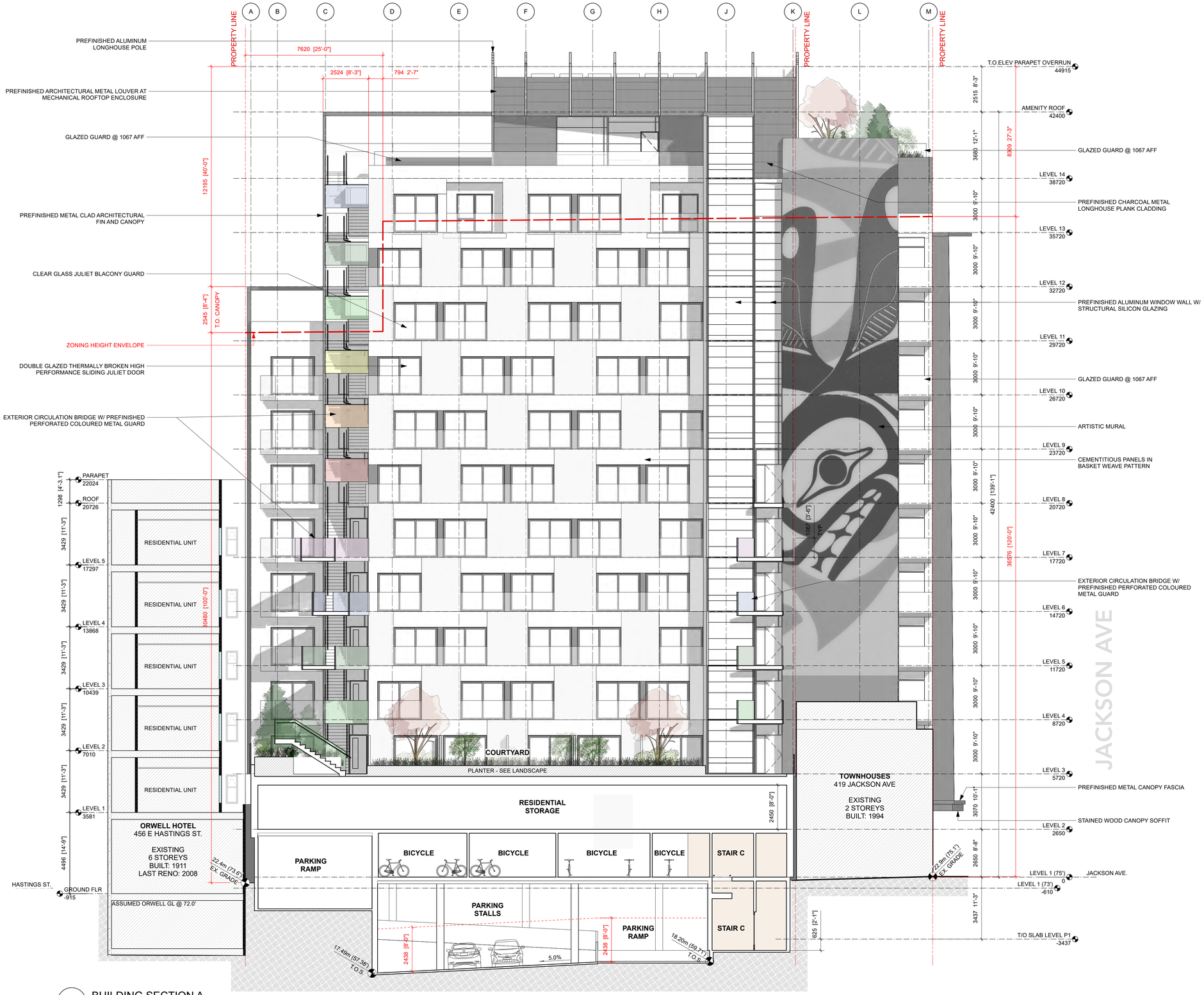
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Elevation - West

A.204

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: Drawn By CHECK BY: JM



1 BUILDING SECTION A
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

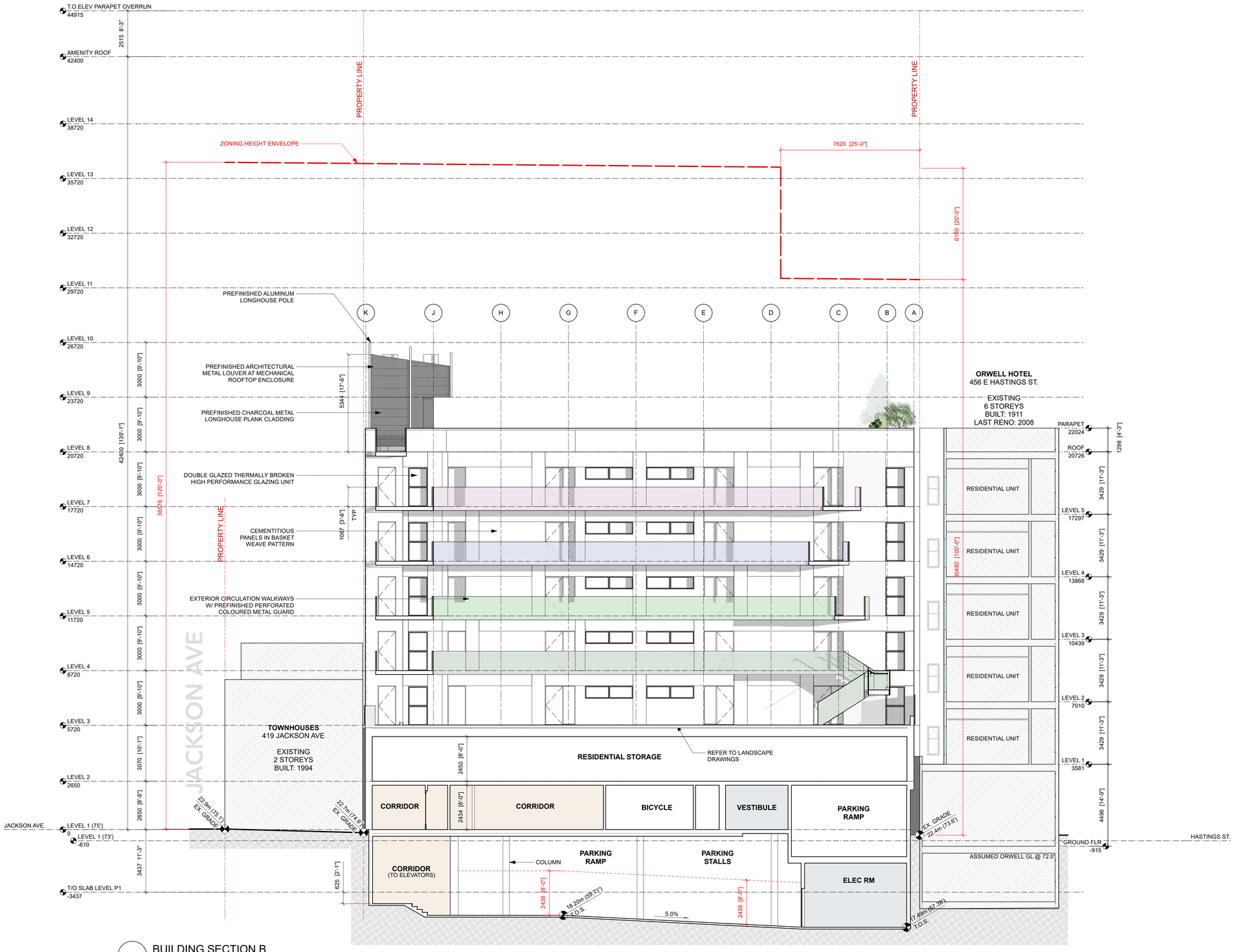
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Section A

A.301

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: JG CHECK BY: JM



1 BUILDING SECTION B
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Section B

A.302

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: JG CHECK BY: JM



1 BUILDING SECTION C
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

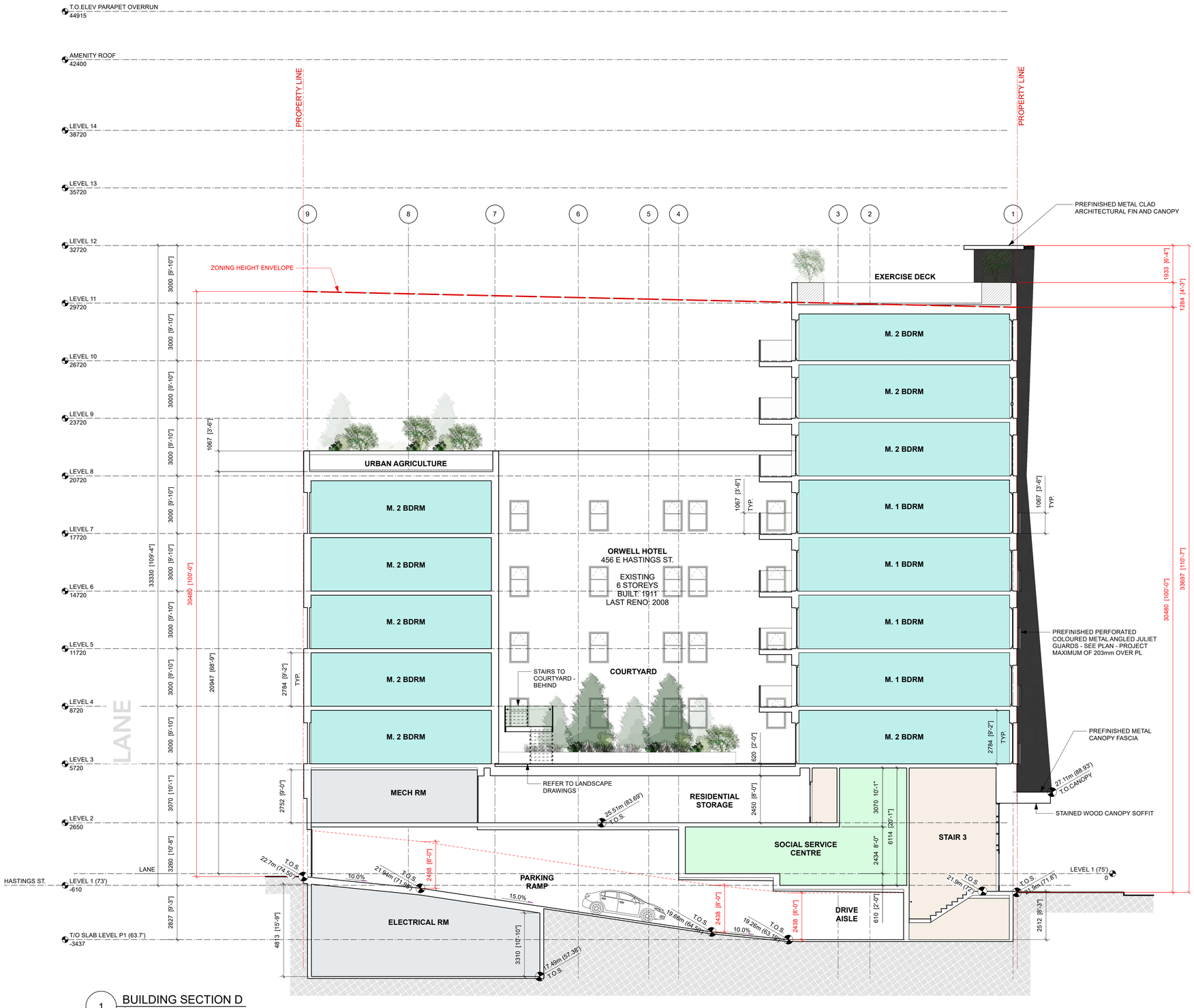
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Section C

A.303

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: JG CHECK BY: JM



1 BUILDING SECTION D
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

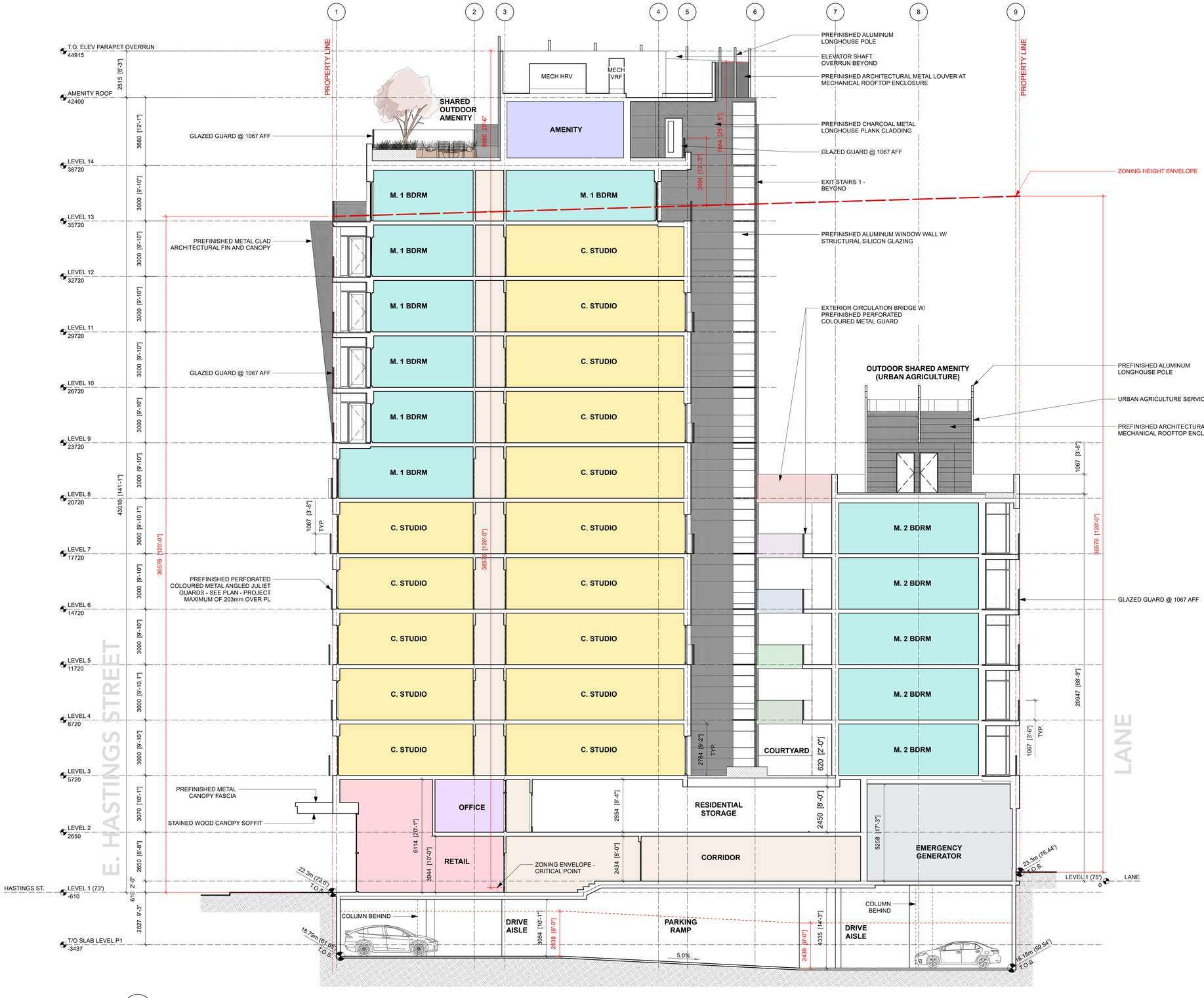
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Section D

A.304

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: Drawn By CHECK BY: JM



1 BUILDING SECTION E
Scale: 1:100

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

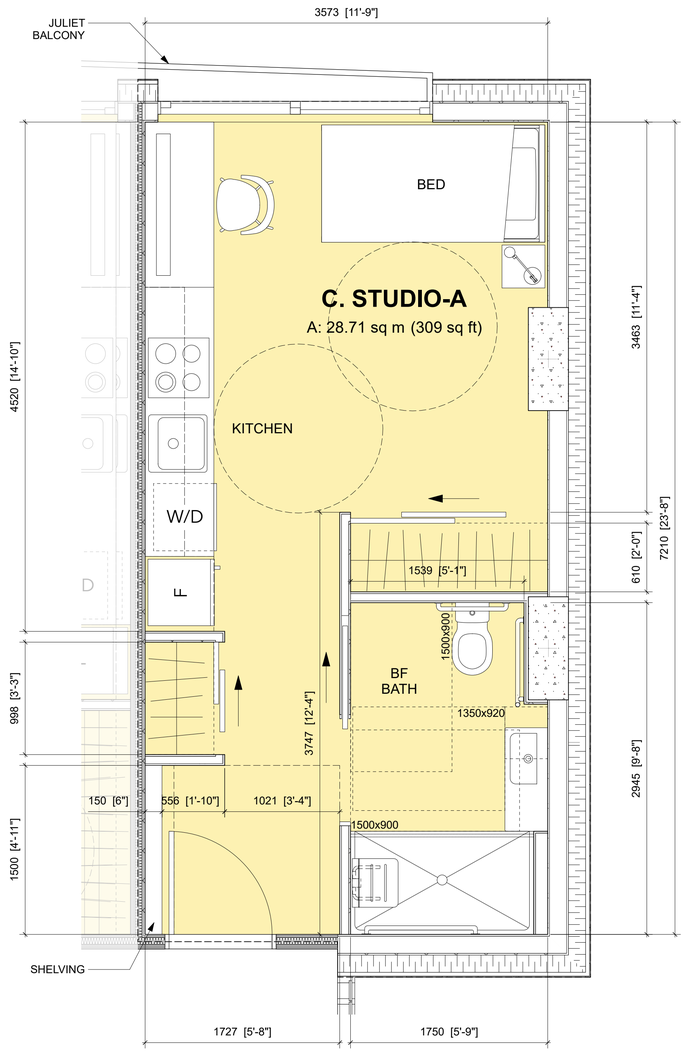
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Building Section E

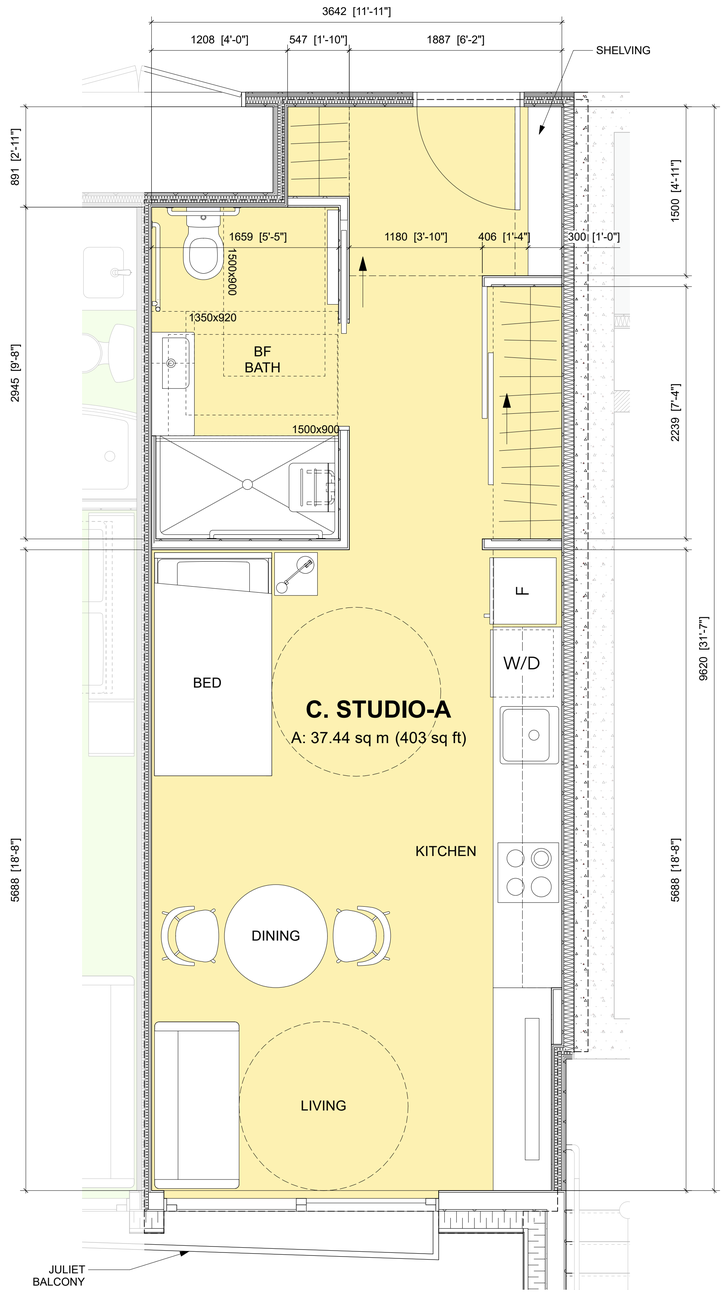
A.305

PRINT DATE: 21/05/12 SCALE:

DRAWN BY: Drawn By CHECK BY: JM



1 TYP. ACCESSIBLE CORE STUDIO
Scale: 1:25



2 TYP. ACCESSIBLE CORE STUDIO
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

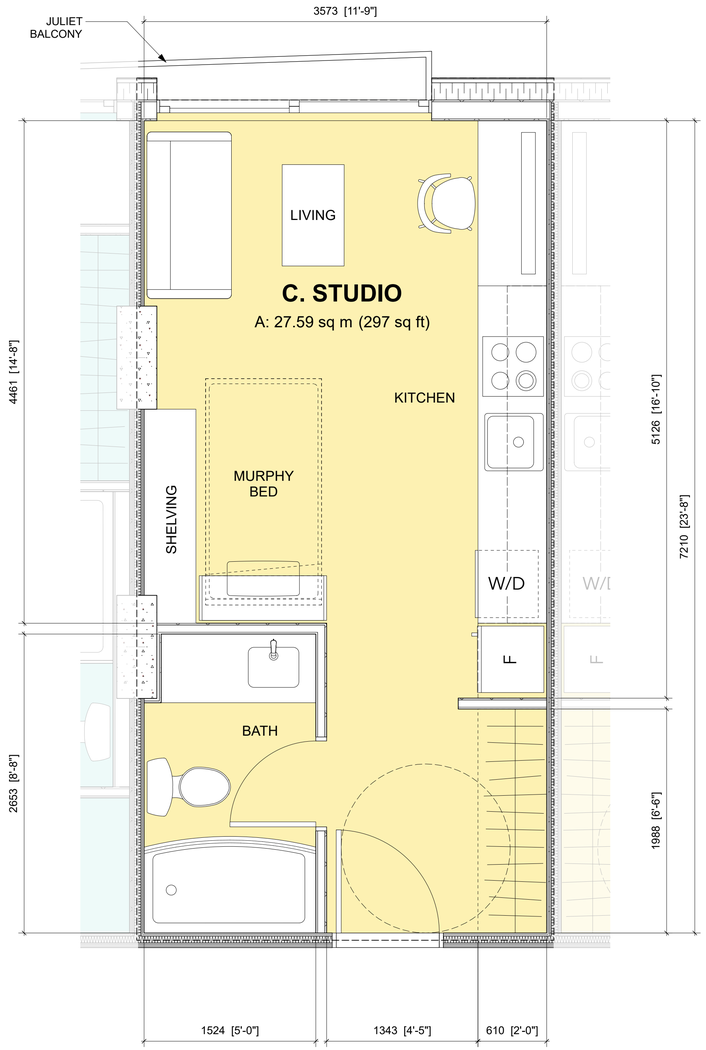
Unit Plans - Accessible Core Studio

A.701

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 TYP. CORE STUDIO
Scale: 1:25

Urban arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

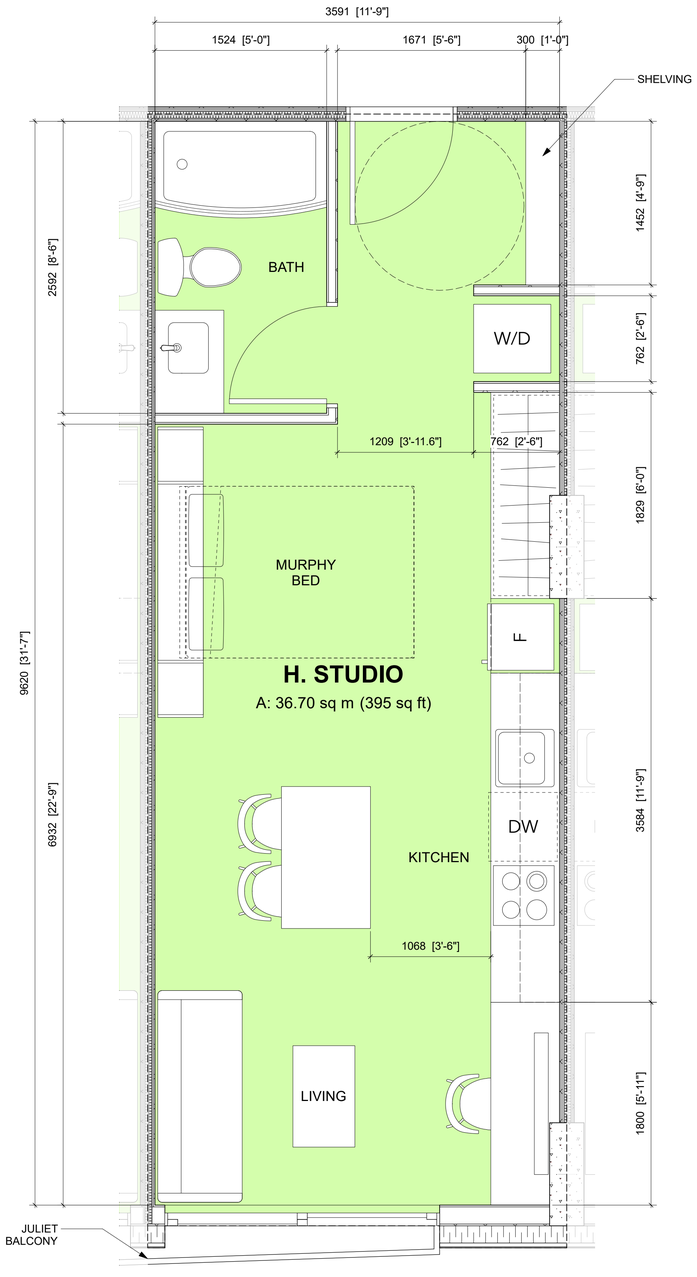
Unit Plans - Core Studio

A.702

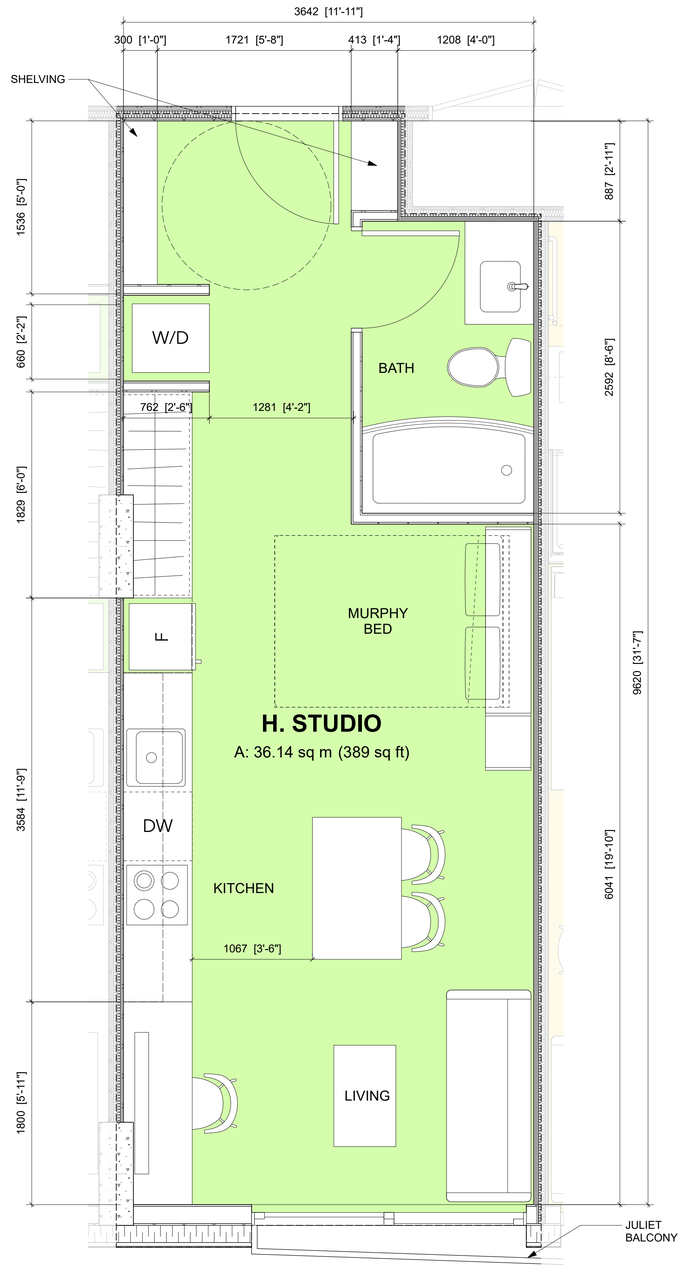
N

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM



1 TYP. HILS STUDIO
Scale: 1:25



2 TYP. HILS STUDIO AT ELECT. CLOSET
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

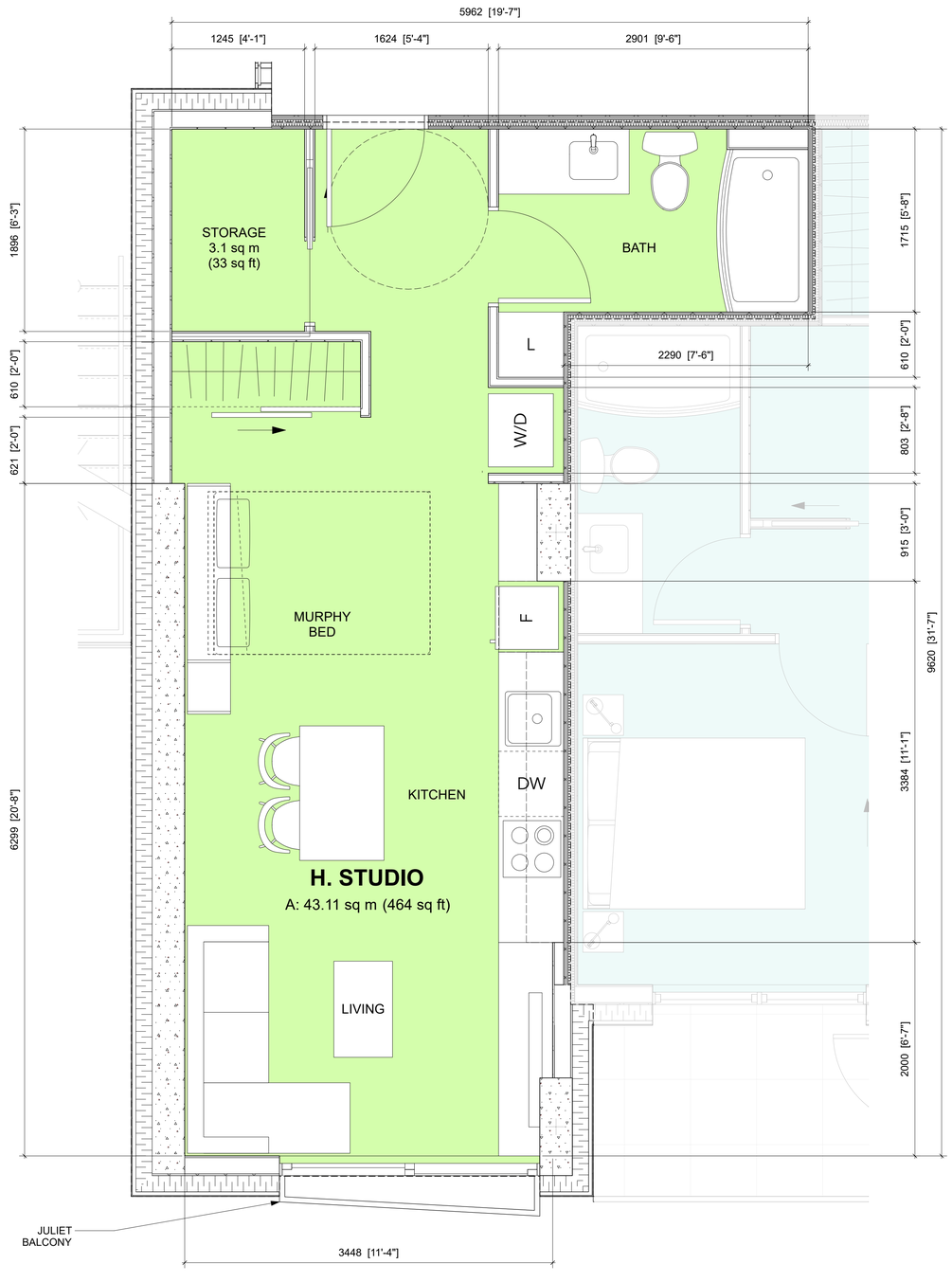
Unit Plans - HILs Studio

A.703

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 WEST HILS STUDIO AT LEVEL 13
Scale: 1:25

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

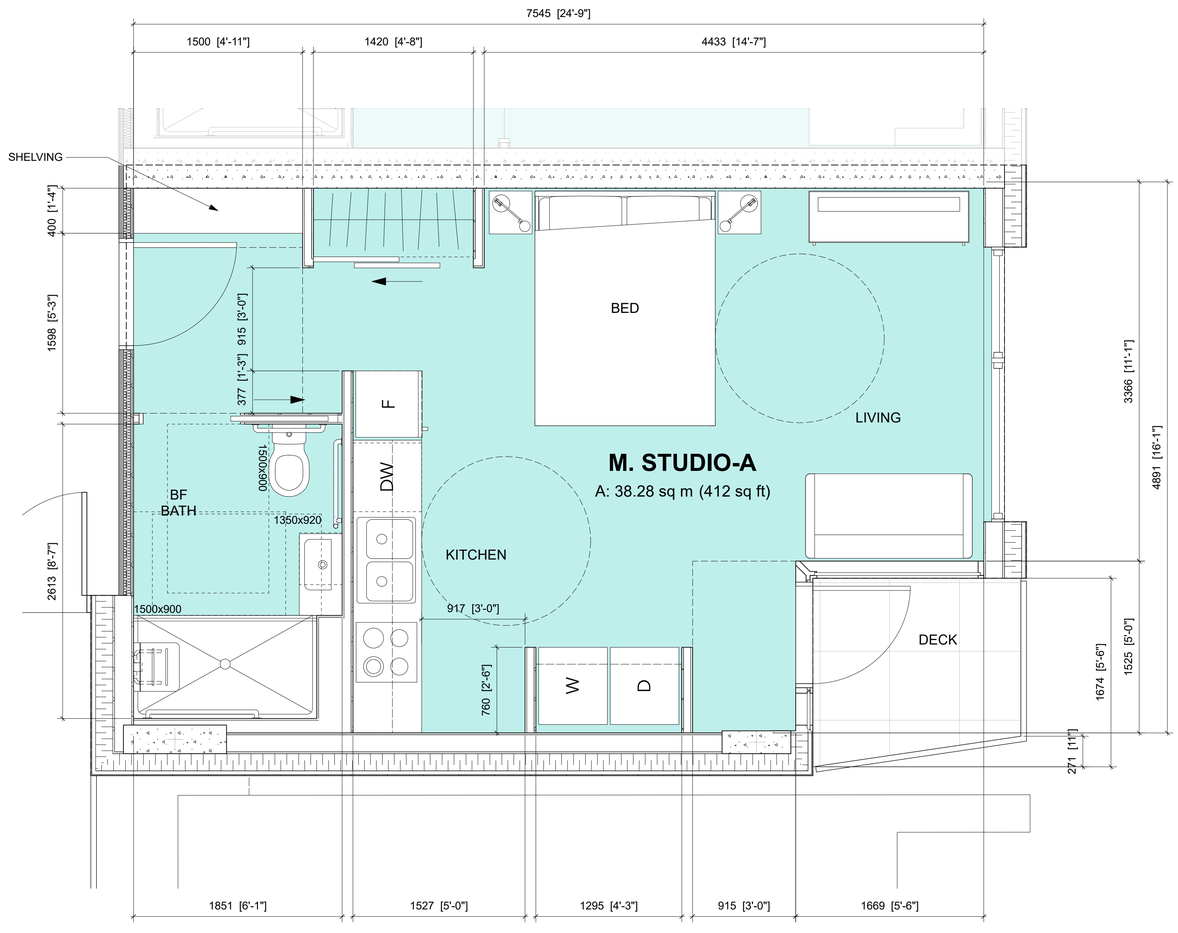
Unit Plans - HILs Studio

A.704

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 TYP. ACCESSIBLE MILS STUDIO
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

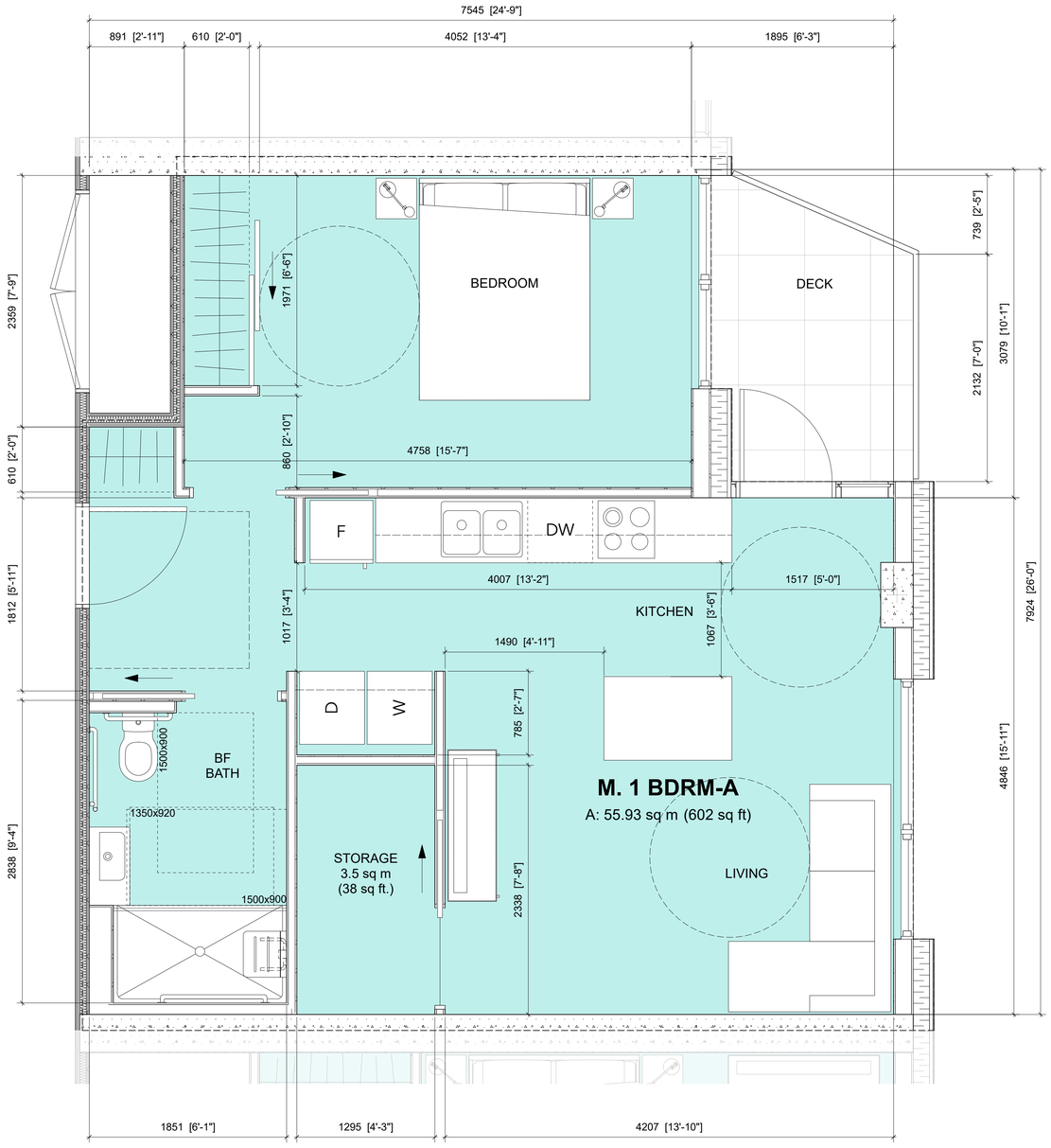
Unit Plans - Accessible MILs Studio

A.705

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 TYP. ACCESSIBLE MILS 1 BEDROOM
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

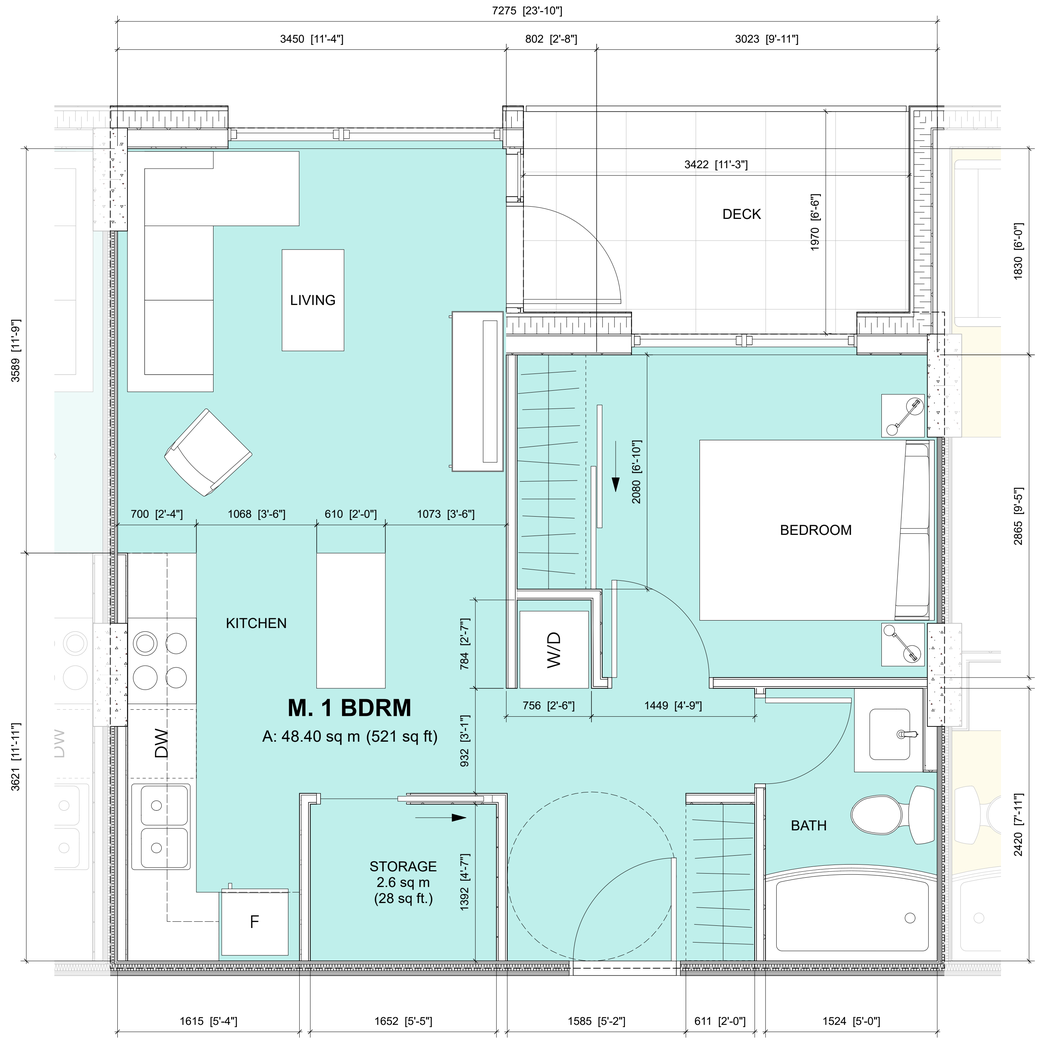
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Unit Plans - Accessible
MILs 1 Bedroom

A.706

PRINT DATE: 21/05/12 SCALE: 1:25
DRAWN BY: HL CHECK BY: JM

N



1 TYP. MILS 1 BEDROOM
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

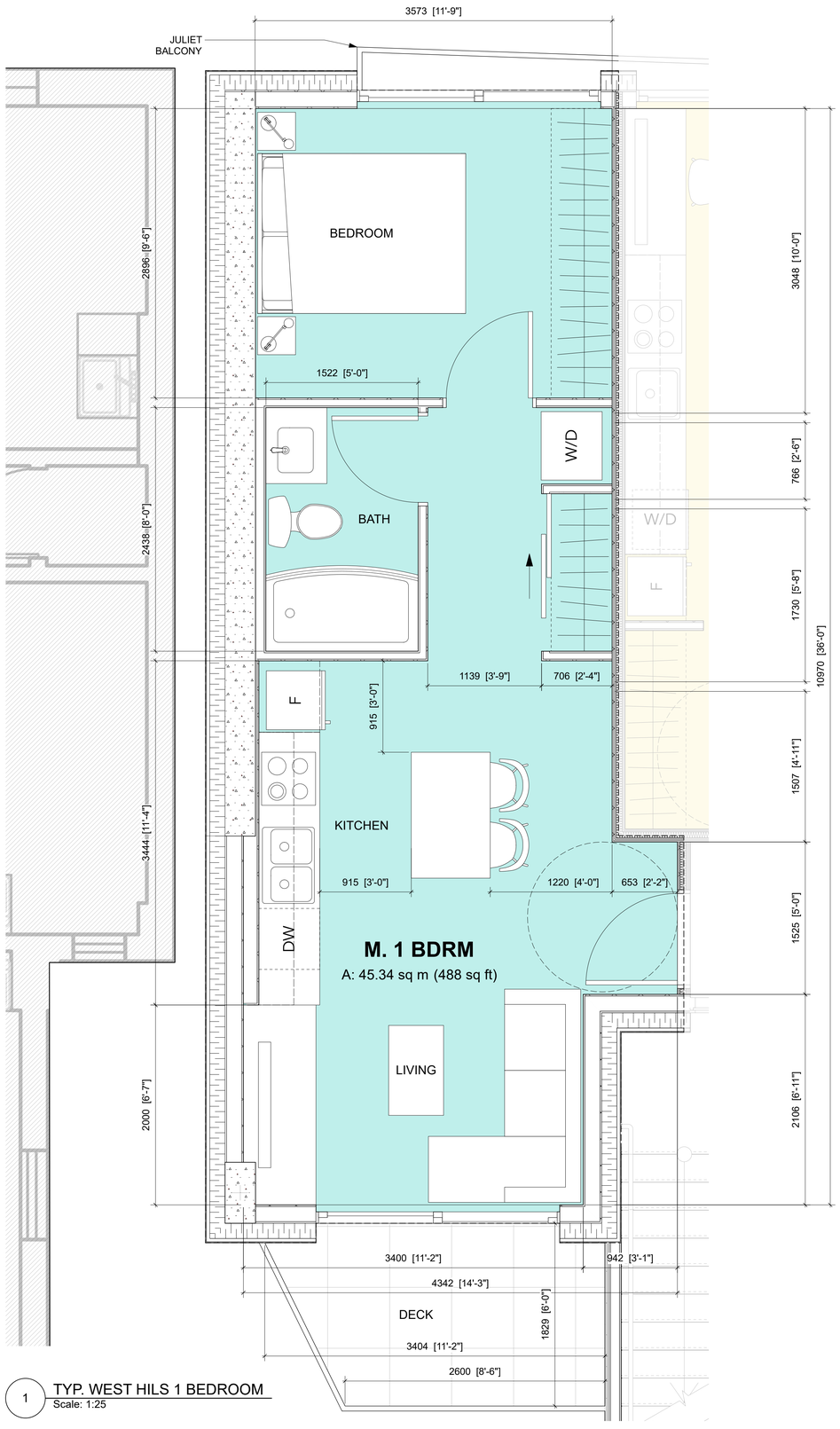
Unit Plans - MILs 1 Bedroom

A.707

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 TYP. WEST HILS 1 BEDROOM
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

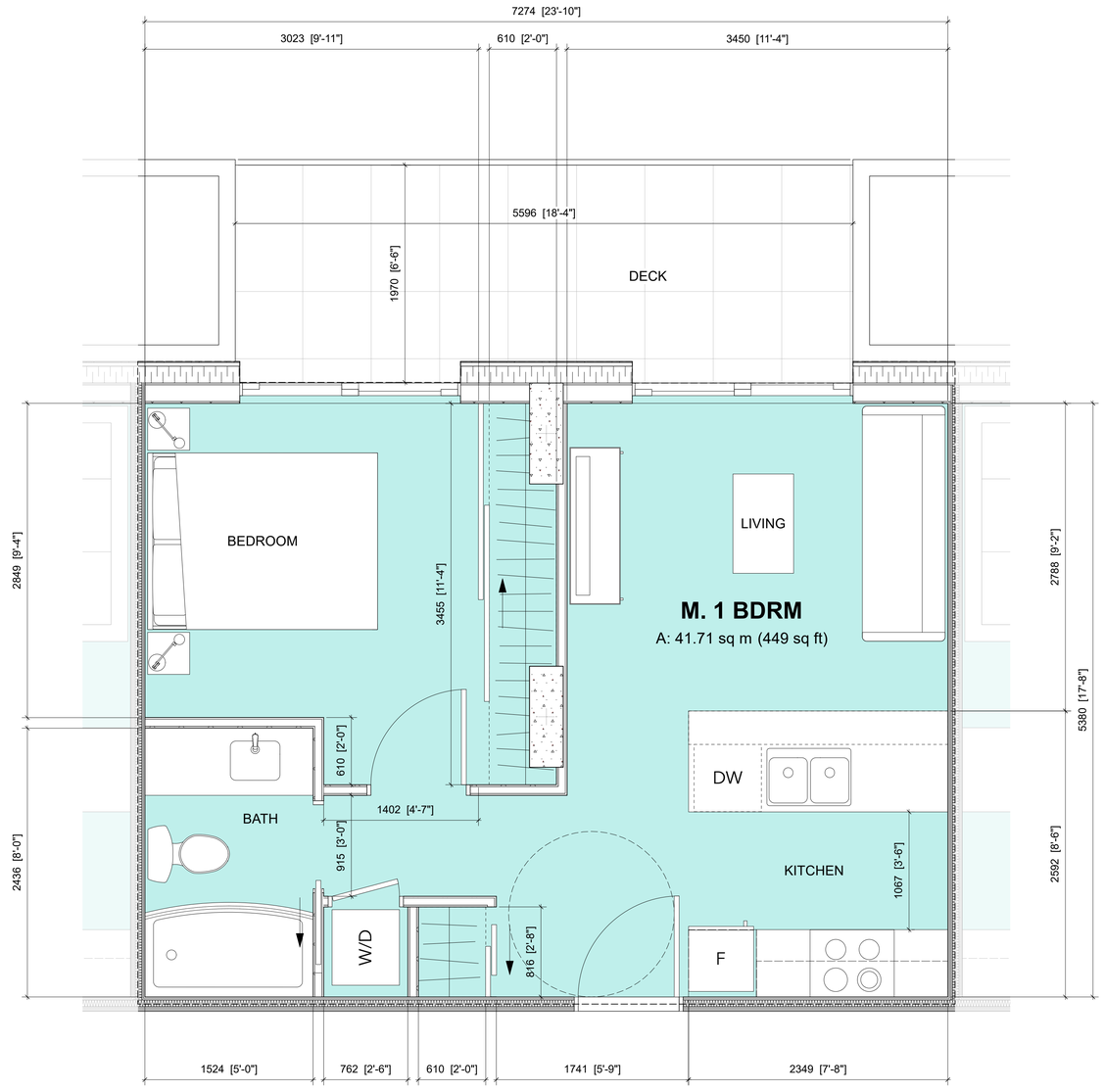
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Unit Plans - MILs 1 Bedroom

A.708

PRINT DATE: 21/05/12 SCALE: 1:25
DRAWN BY: HL CHECK BY: JM

N



1 MILS 1 BEDROOM AT LEVEL 13
Scale: 1:25

Urban Arts Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

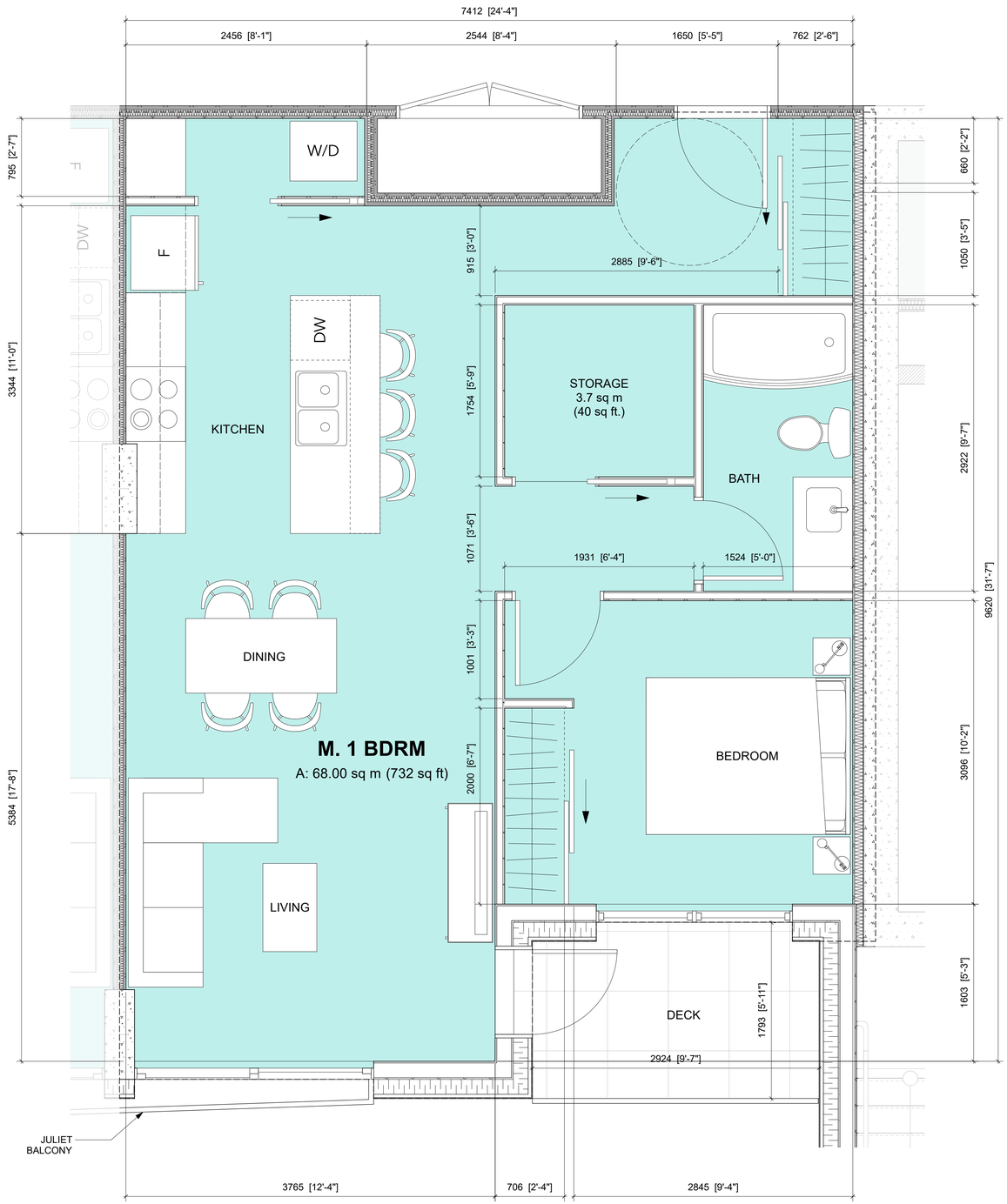
Unit Plans - MILs 1 Bedroom

A.709

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 MILS 1 BEDROOM AT ELECT. CLOSET
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

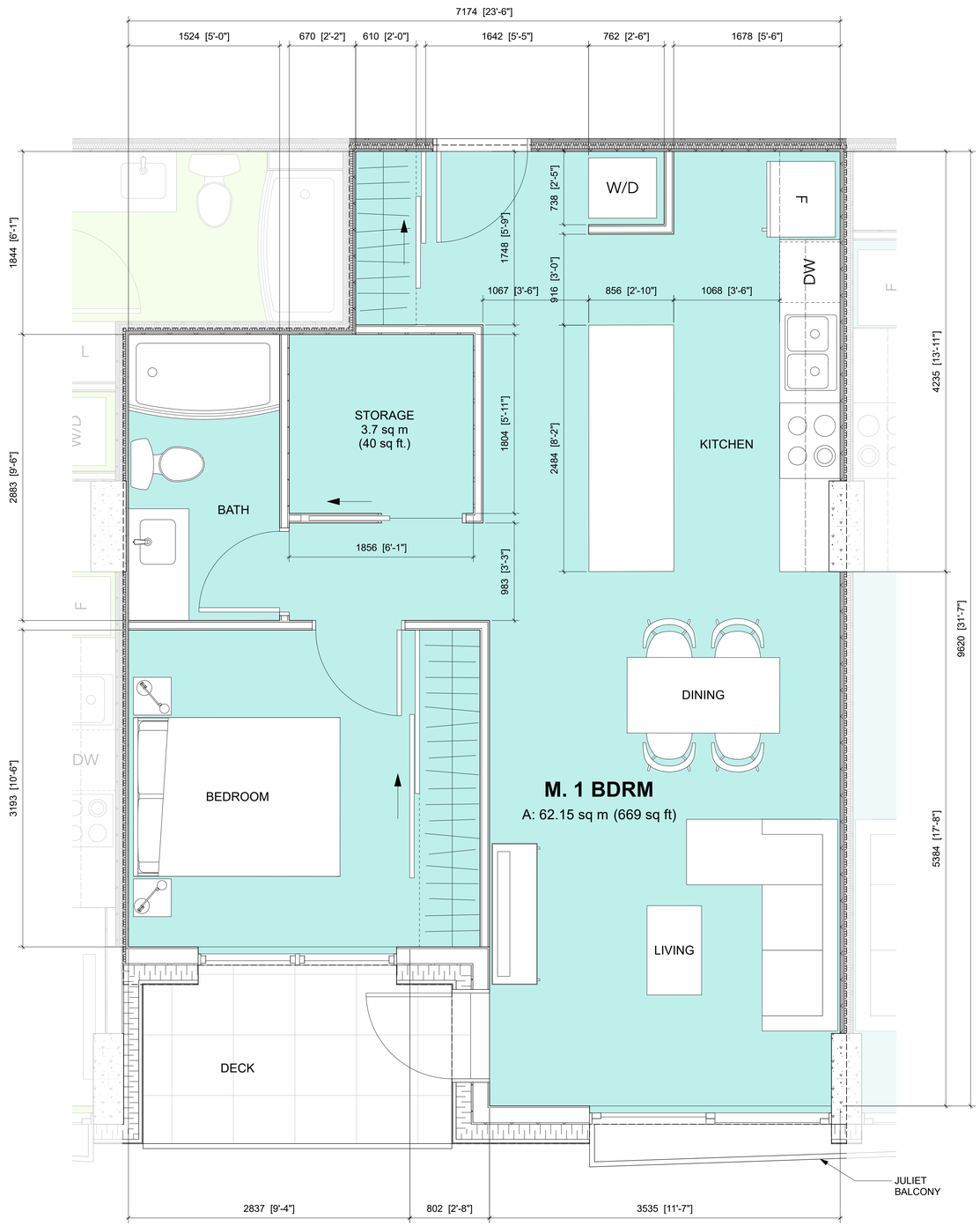
Unit Plans - MILs 1 Bedroom

A.710

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 COURTYARD MILS 1 BEDROOM AT LEVEL 13
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

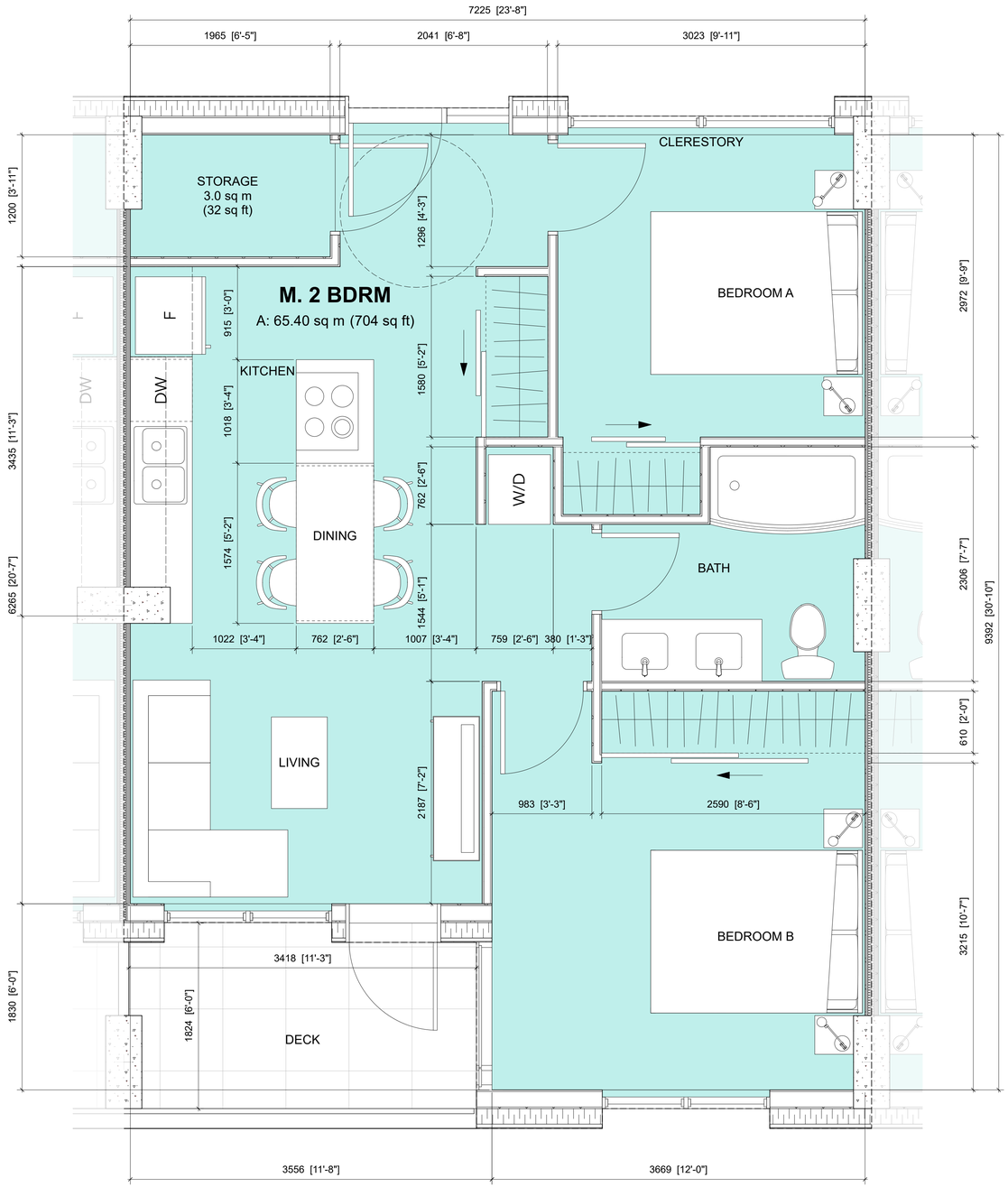
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Unit Plans - MILs 1 Bedroom

A.711

PRINT DATE: 21/05/12	SCALE: 1:25
DRAWN BY: HL	CHECK BY: JM

N



1 TYP. MILS 2 BEDROOM
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

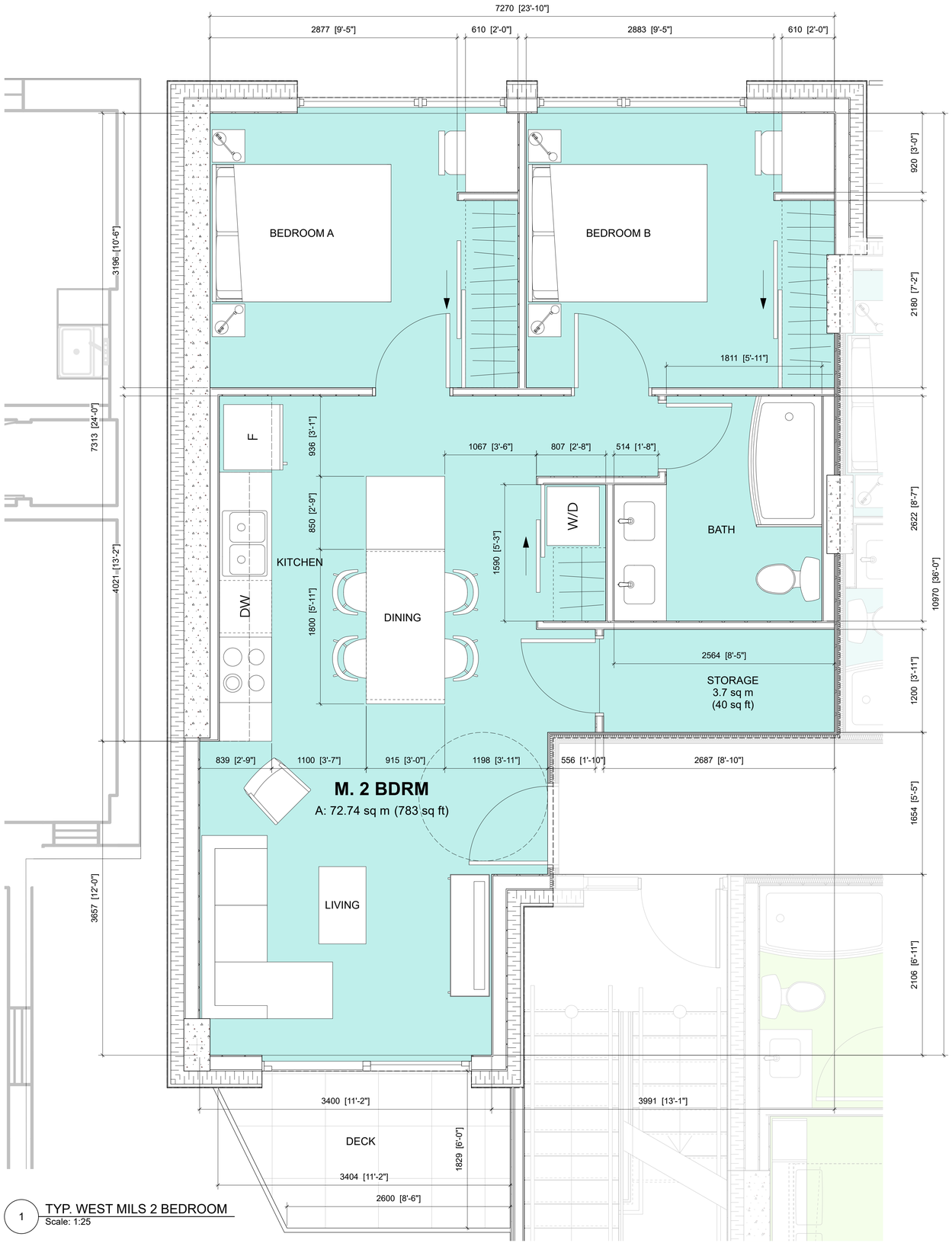
Unit Plans - MILs 2 Bedroom

A.712

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 TYP. WEST MILS 2 BEDROOM
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

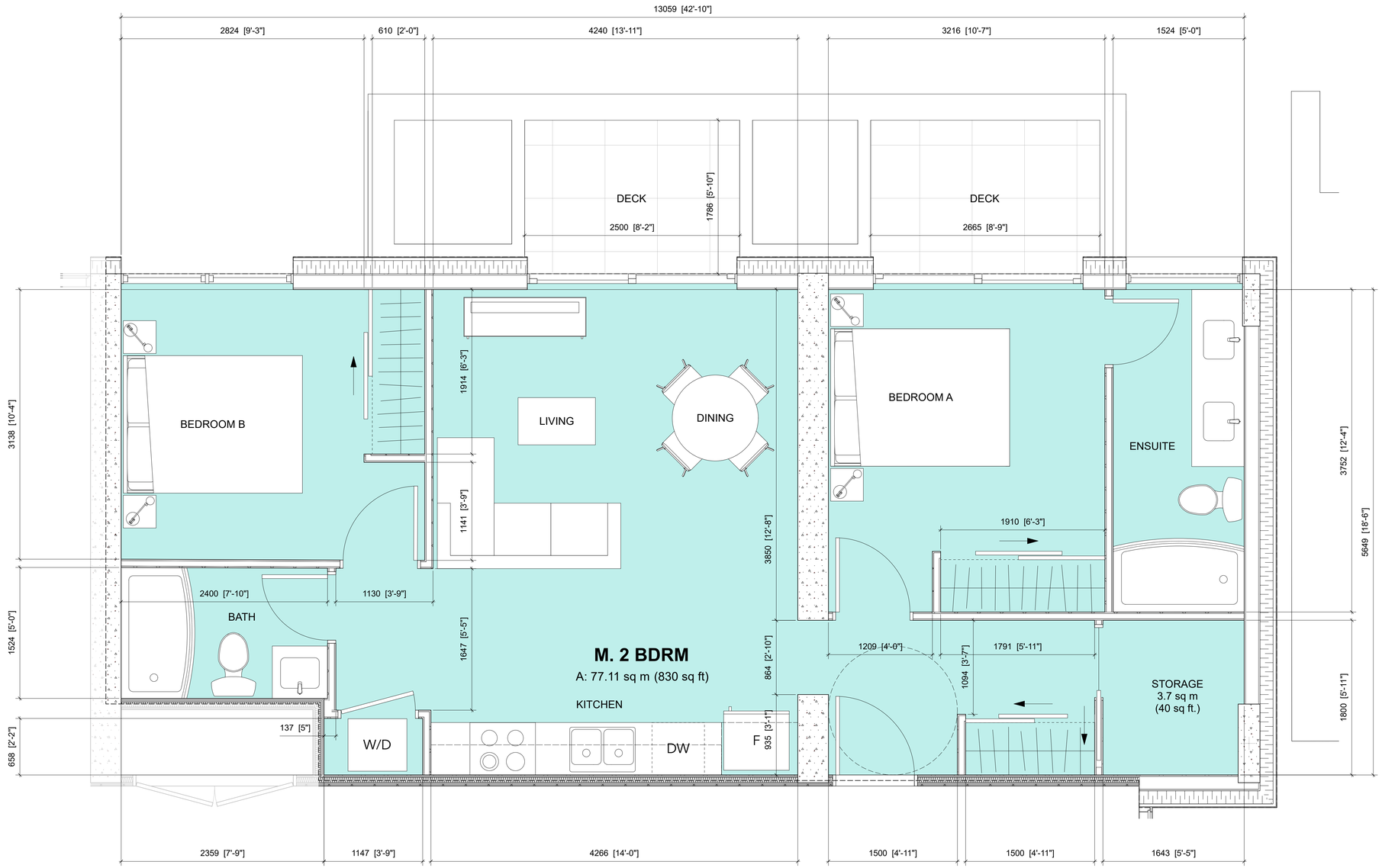
Unit Plans - MILs 2 Bedroom

A.713

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 EAST MILS 2 BEDROOM AT LEVEL 13
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

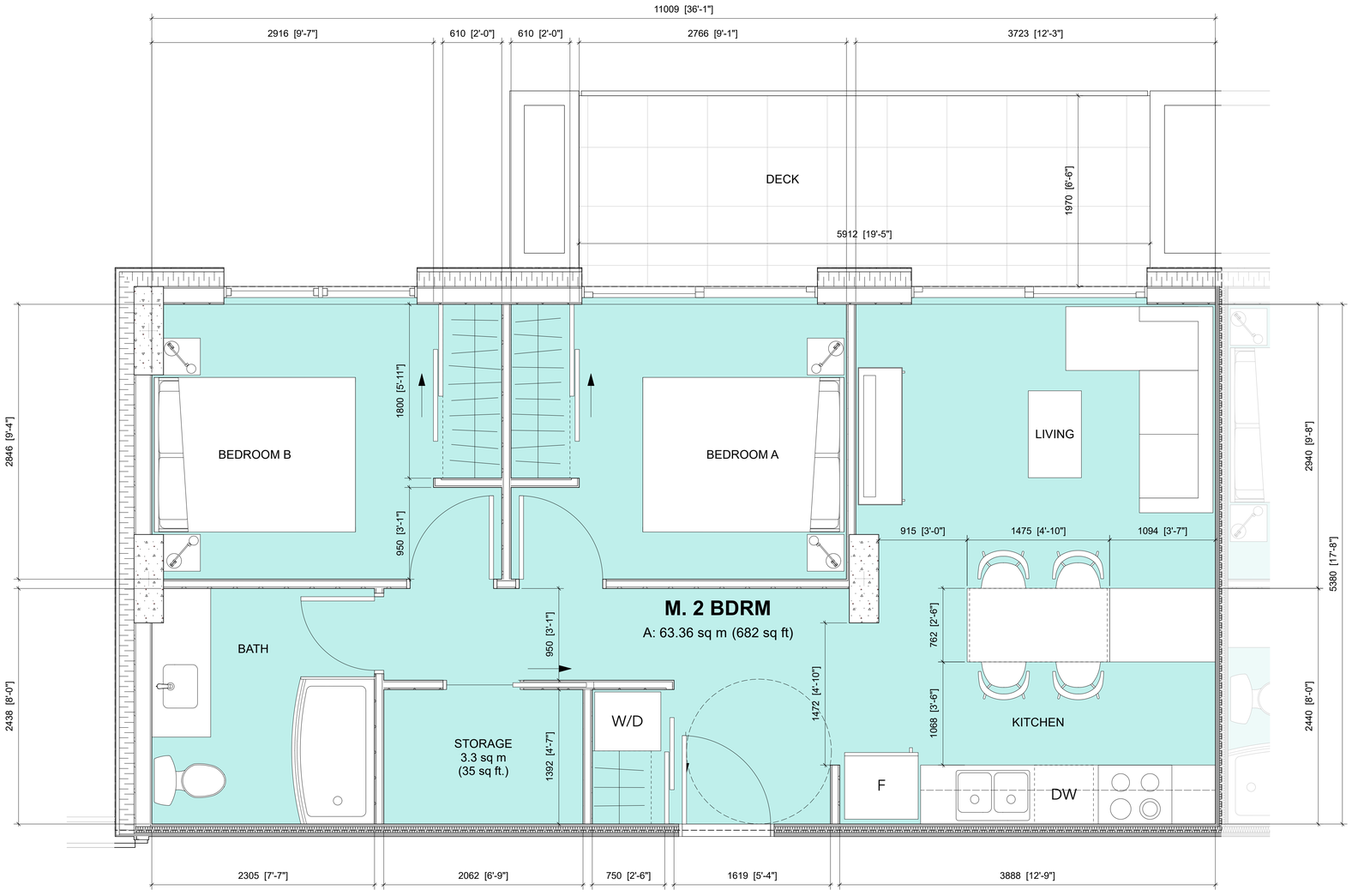
Unit Plans - MILs 2 Bedroom

A.714

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 WEST MILS 2 BEDROOM AT LEVEL 13
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

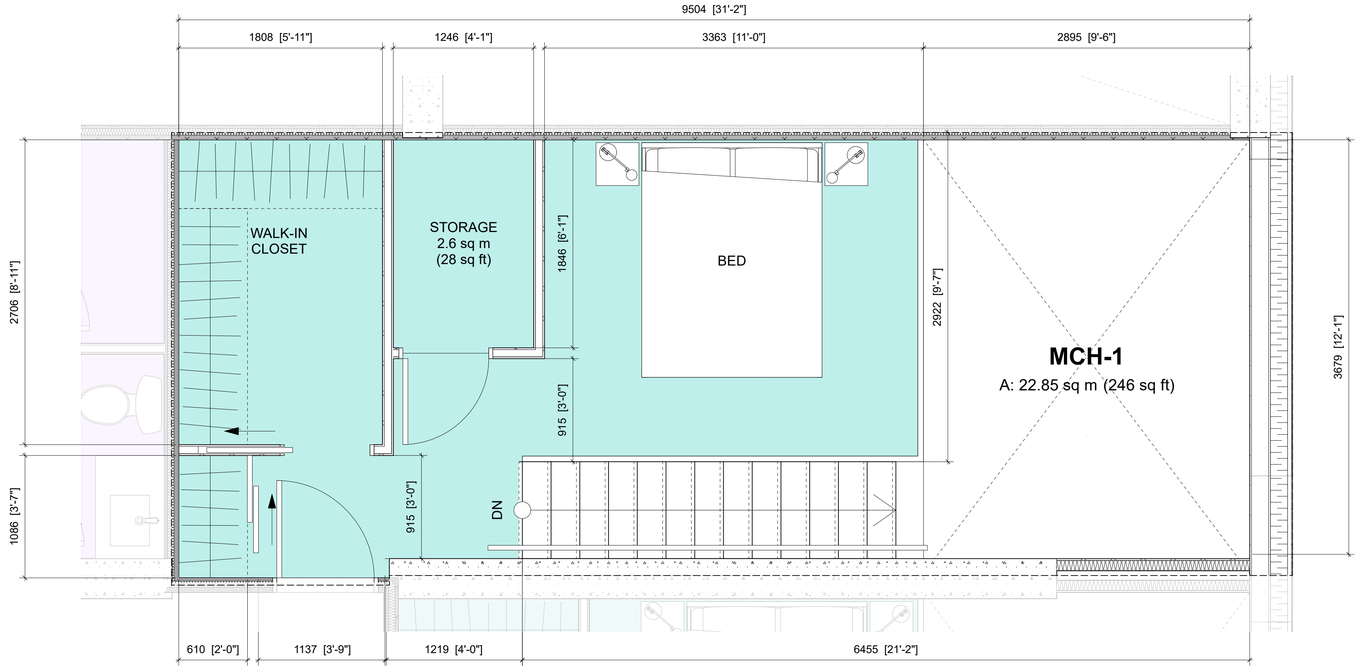
ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Unit Plans - MILs 2 Bedroom

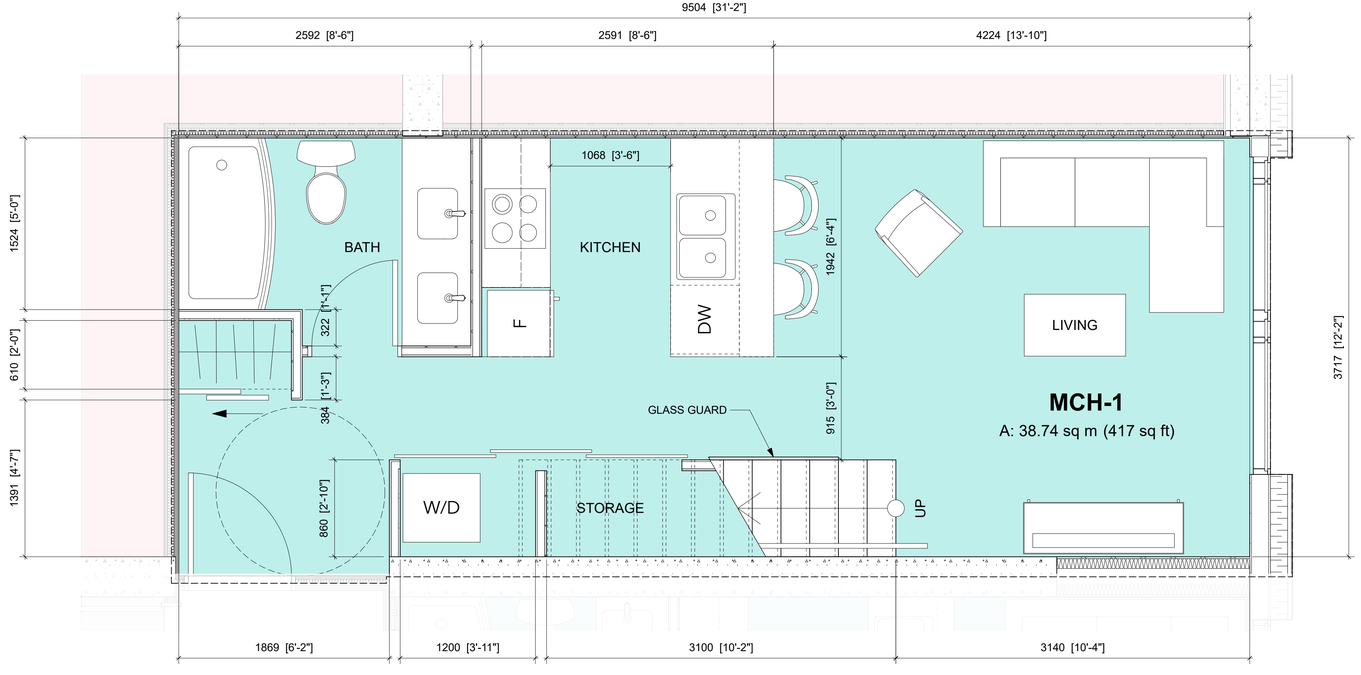
A.715

PRINT DATE: 21/05/12 SCALE: 1:25
DRAWN BY: HL CHECK BY: JM

N



1 MILS CITY HOME 1 - L2
Scale: 1:25



2 MILS CITY HOME 1 - L1
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT
Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

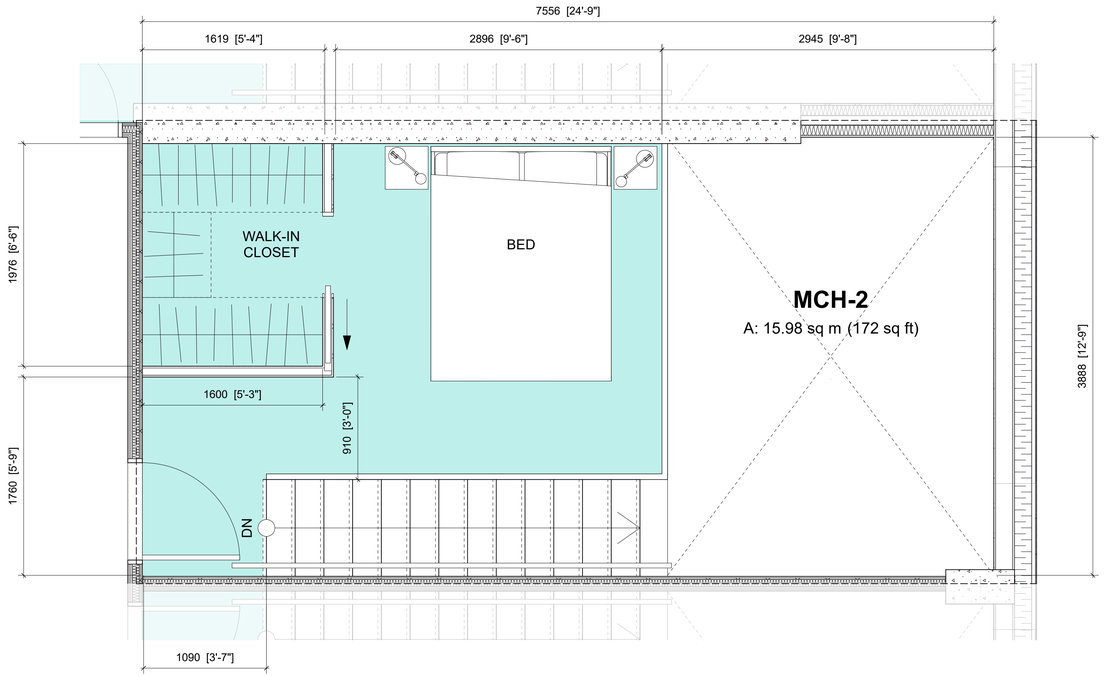
Unit Plans - MILs City Home

A.716

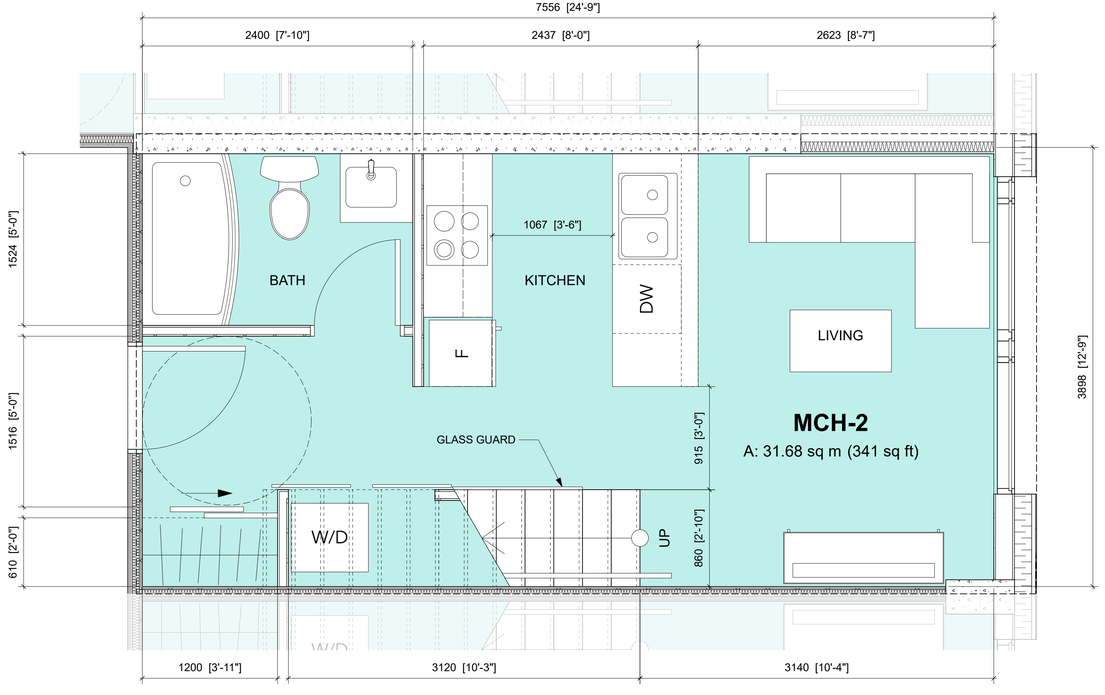
PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N



1 TYP. MILS CITY HOME 2 - L2
Scale: 1:25



2 TYP. MILS CITY HOME 2 - L1
Scale: 1:25

Urban Arts
Architecture Inc
300 - 111 Water Street
Vancouver, BC Canada, V6B 1A7
604-683-5060
info@urban-arts.ca

SEAL:

NOTES:

This drawing is the property of Urban Arts Architecture and may not be reproduced without their permission and unless the reproduction carries their name. All designs and all other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

DRAFT

REV.	DATE	ISSUE
	2021-05-12	ISSUED FOR DP APPLICATION

ALT Aboriginal Land Trust

ALT HOUSING DEVELOPMENT
401 JACKSON AVENUE

Unit Plans - MILs City Home

A.717

PRINT DATE: 21/05/12 SCALE: 1:25

DRAWN BY: HL CHECK BY: JM

N