

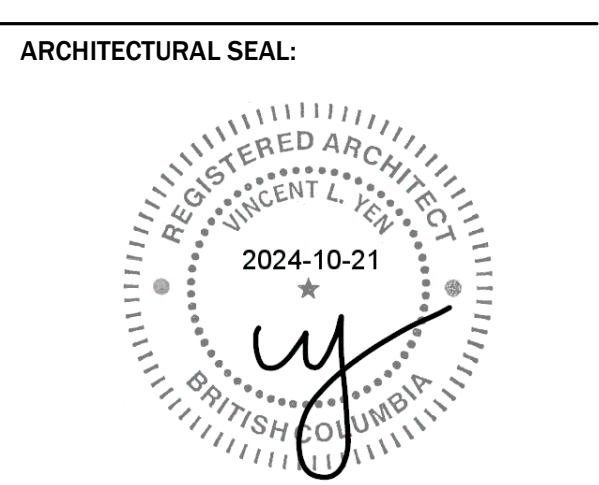
ADDRESS: 657 W37th Ave (Heather Lands - PARCEL F)  
DESCRIPTION: LOT A, BLOCK 839, PLAN VAP6431, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, (REF PL 3733)



RH Architects Inc.  
120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1  
t 604.669.6002  
f 604.669.1091

ISSUED FOR  
**DEVELOPMENT PERMIT**  
28 AUGUST 2024

1 DP APPLICATION 2024-08-28  
ISSUE: 2024-10-21  
DATE: 2024-10-21



CLIENT:  
**AQUILINI DEVELOPMENT**  
Aquilini Group  
Aquilini Centre West  
Suite 900 - 89 West Georgia Street,  
Vancouver, BC Canada V6B 0N8



MST DEVELOPMENT CORPORATION  
325 W 4th Ave,  
Vancouver, BC Canada V5Y 1H3

PROJECT:  
**HEATHER LANDS  
PARCEL F, BUILDINGS F1, F2 and F3  
657 WEST 37TH AVENUE, VANCOUVER**

DRAWING TITLE:  
**Site Plan**

BASE FILE: 2214 - HL-F-SITE  
SCALE: 1/8" = 1' - 0"  
PLOT DATE: 2024-08-28  
DRAWN: TH RT TV CB VY  
CHECKED: VY BR

PROJECT NO. **2214**

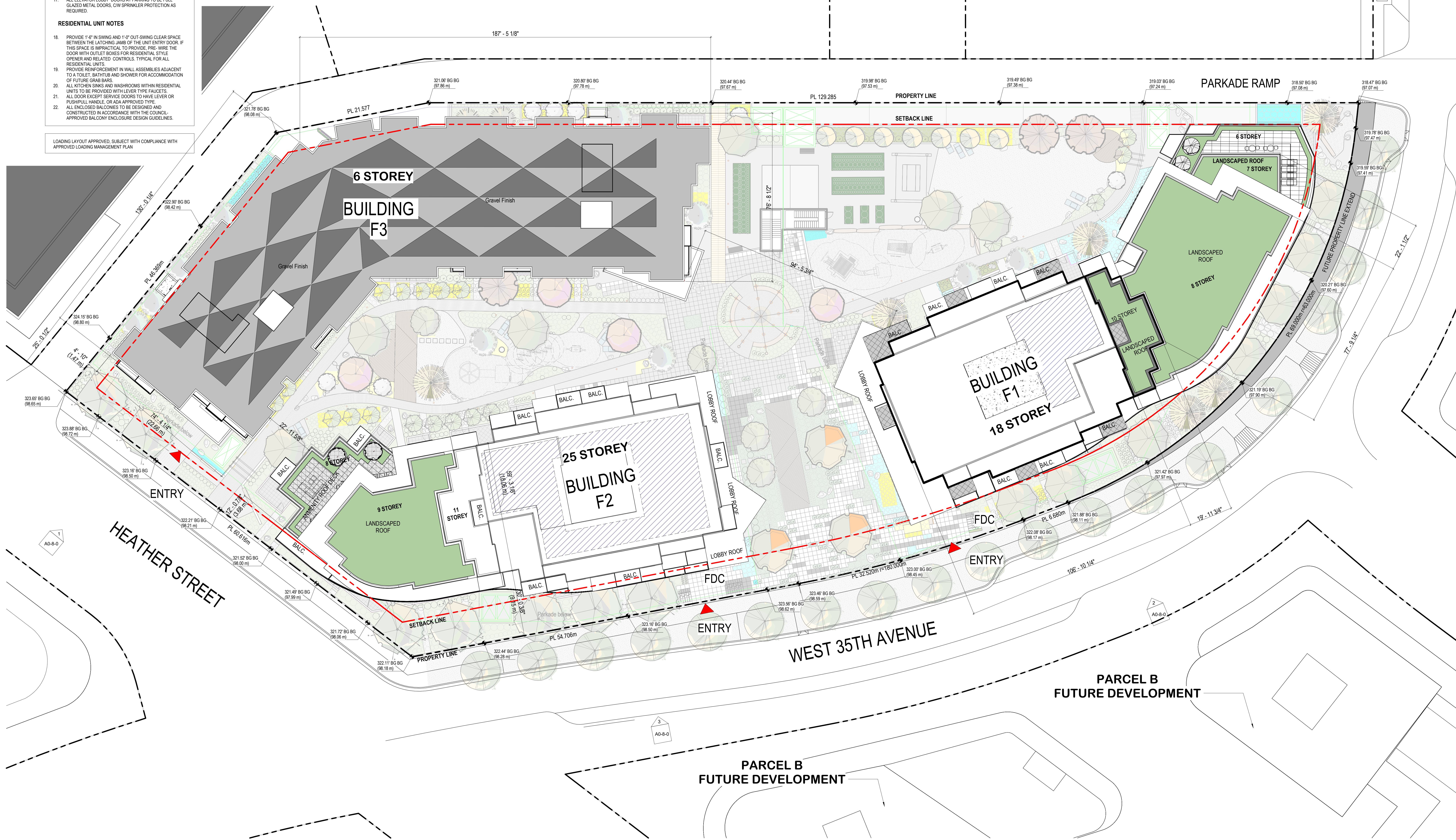
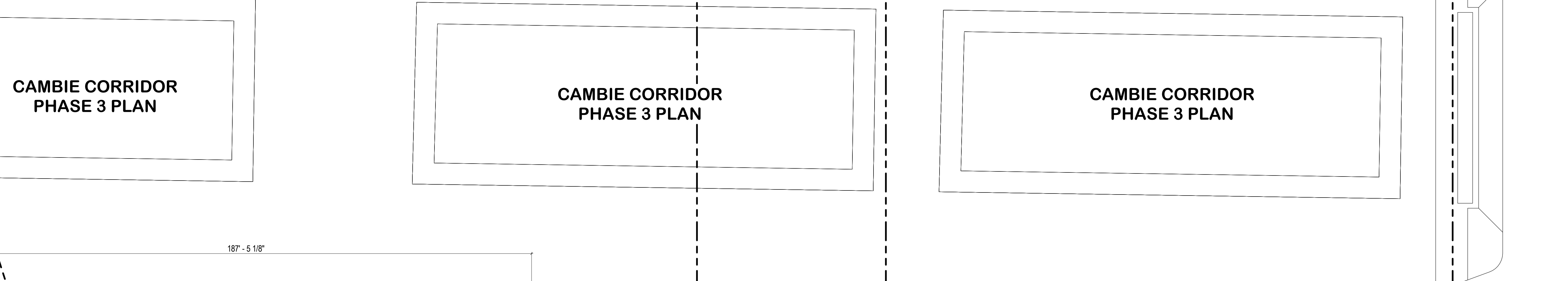
DWG. NO. **A1-3-0**

D.P. No:  
B.P. No:

- GENERAL NOTES**
- EXISTING GRADE INFORMATION, PROPERTY LINES, SITE BOUNDARIES AND EXISTING BUILDING WEST ELEVATION TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SUNDIUK LAND SURVEYORS, DATED MAY 3, 2018.
  - BUILDING GRADE ELEVATIONS AS PER DRAWING BG 2017-0202, DATED 2018-05-08 PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES.
  - ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNO. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, GRADING, PAVING AND LANDSCAPE DETAILS.
  - THE ACQUISITION MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION BASED ON THE ACQUISITION CONSULTANT'S RECOMMENDATIONS.
  - APPROPRIATE AND EFFECTIVE ACQUISITION SEPARATION WILL BE PROVIDED BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PORTIONS OF THE BUILDING.
  - ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. SIGNAGE IS REGULATED BY THE SIGN BY-LAW AND REQUIRES SEPARATE APPROVALS. THE OWNER(S) ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY-LAW AND OBTAIN THE REQUIRED SIGN PERMITS.
  - ALL DIMENSIONS ARE MEASURED TO THE OUTER MOST LIMIT OF THE BUILDING TO CLADDING, UNO.
- PARKING NOTES**
- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE CITY OF VANCOUVER PARKING BY-LAW.
  - THE DESIGN OF THE BIKE SPACES (INCLUDING BIKE STORAGE ROOMS, COMPANIONS, LOCKERS AND OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE CITY OF VANCOUVER PARKING BY-LAW.
  - A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS BIKE SPACES.
  - PROVIDE AUTOMATIC DOOR OPENER TO BIKE STORAGE ROOMS.
  - RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTIFAMILY BUILDINGS.
  - MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS AND EXHAUST SYSTEMS) SHALL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 666.
  - UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 2.3M MIN. VERTICAL CLEARANCE TO DRIVE ABLE TO AND ABOVE DISABILITY STALLS.
  - ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, WITH SPRINKLER PROTECTION AS REQUIRED.
- RESIDENTIAL UNIT NOTES**
- PROVIDE 1'6" IN SWING AND 1'0" OUT SWING CLEAR SPACE BETWEEN THE LATCHING JAMB OF THE UNIT ENTRY DOOR. IF THIS SPACE IS IMPRACTICAL, TO PROVIDE, PRE-WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPENER AND RELATED CONTROLS, TYPICAL FOR ALL RESIDENTIAL UNITS.
  - PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATH TUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
  - ALL KITCHEN SINKS AND WASHROOMS WITH RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
  - ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR AN APPROVED TYPE.
  - ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL-APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.

**LEGEND**

CONCRETE WALL
INTERIOR WALLS
A.D. AREA DRAIN (B LEVEL)
ATTIC COMPARTMENT OUTLINE
B.O.C. BOTTOM OF CURB
B.O.P. BOTTOM OF PARAPET
B.W. BOTTOM OF WALL (TOP OF F.G.)
C.B. CATCH BASIN
C.L. CENTER LINE
C.T. COOK TOP
D.W. DOWN WISHER
E.O. EXISTING GRADE
F.D. FLOOR DRAIN
F.F.E. FINISHED FLOOR ELEVATION
F.G. FINISHED GRADE
F.F. FREE EXTINGUISHER
FRIG. REFRIGERATOR
I.B.G. INTERPOLATED BUILDING GRADE
L.B.D. LANDSCAPE LEVEL DRAIN
L.C. LINEN CLOSET
L.S. LAZY SUSAN
M.S. MECH. STANDPIPE
P.O. PATIO B LEVEL DRAIN
P.W. PROJECT NORTH
P.L. PROPERTY LINE
R.D. ROOF DRAIN
R.S. ROD & SHELF
R.V. ROOF VENT
R.W. RAIN WATER LEADER
S.C. SIAMSE CONNECTION
S.P. SPRINKLER PROTECTION
T.O.R. TOP OF ROOF
T.O.S. TOP OF SLAB
T.O.W. TOP OF WALL
T.P. TOILET PAPER
W.D. WASHER / DRYER
# DOOR MARK
# WINDOW MARK
ROOM FINISH MARK
FLOOR ASSEMBLY MARK
ROOF ASSEMBLY MARK
REFER TO LANDSCAPE DWGS. FOR REFERENCE
REFER TO INT. DESIGN DWGS. FOR REFERENCE



LOADING LAYOUT APPROVED, SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN

HEATHER STREET

WEST 35TH AVENUE

PARCEL B FUTURE DEVELOPMENT

PARCEL B FUTURE DEVELOPMENT

