



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

VEHICLE PARKING (VBBL 4.2.1.13)	Required		Provided	
	F1	F2 + F3	F1	F2 + F3
Stalls from units Below 50m2	74	120		
Stalls from units Above 50m2	51	109	0.89 ratio	0.86 ratio
Stalls from units Above 50m2 +1/200 sqm	21	17		
Total:	146	246	207	359

VEHICLE PARKING BREAKDOWN	F1		F2 + F3	
Total Stalls provided	207		359	
Standard	155	160	269	309
Small Parking (max 25% VBBL 4.1.7)	52	47	90	50
Total:	207	207	359	359

VISITOR PARKING (4.1.16)	F1		F2 + F3	
	max/min		max/min	
Total units x 0.05	12	12	21	21
Total:	12	12	21	21

ACCESSIBLE PARKING (4.8.4)	F1		F2 + F3	
	1 stall for first 7 units	1	1	1
Stalls from 0.034 units thereafter	7	7	12	12
Total:	8	8	13	13

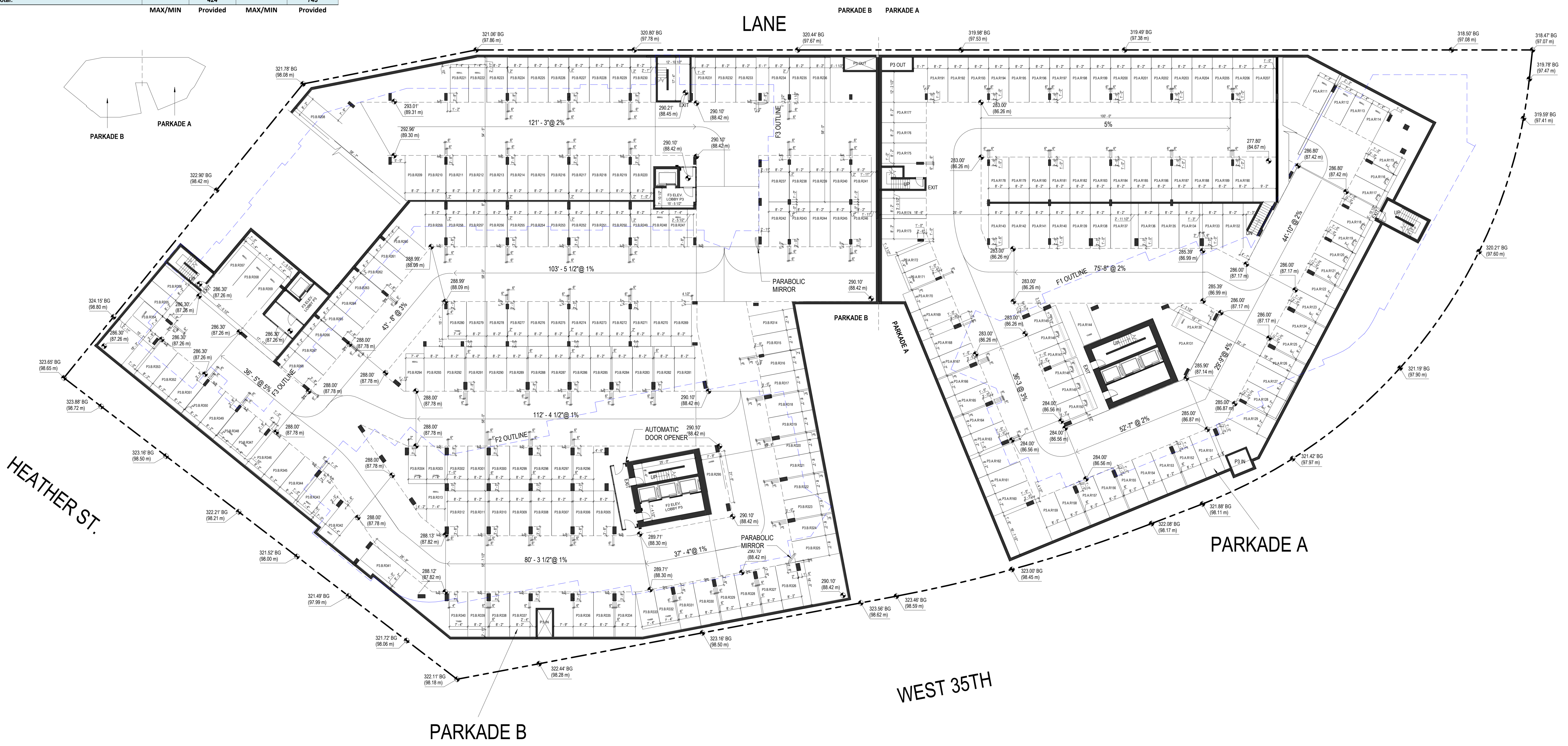
LOADING SPACES (5.2.1)	F1		F2 + F3	
	Stalls for 100-299	1	1	1
Stalls for 300-499	0	0	1	1
1/200 stalls thereafter	0	0	0	0
Total:	1	1	2	2

OFF STREET PASSENGER SPACES (7.2.1)	F1		F2 + F3	
	Stalls for 125	1	1	1
Every 150	1	1	1	1
Total:	2	2	2	2

BICYCLE PARKING (6.2.1.2)	F1		F2 + F3	
	Stall for units Below 65m2	234	234	452
Stall for units Above 65m2	190	190	293	293
Stall for units Above 105m2	0	0	0	0
Total:	424	424	745	745

BICYCLE PARKING BREAKDOWN	F1		F2 + F3	
	Standard	-	254	-
Vertical (max 30% VBBL 6.3.1.3)	127	106	224	208
Standard with Locker	-	43	-	106
Oversized (Min 5% VBBL 6.3.9)	21	21	37	38
Total:	148	424	261	745

	MAX/MIN	Provided	MAX/MIN	Provided
Required				



1 PARKADE PLAN P3
 SCALE: 1/16" = 1'-0"

1 DP APPLICATION 2024-08-28

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CP SEAL:

ARCHITECTURAL SEAL:

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

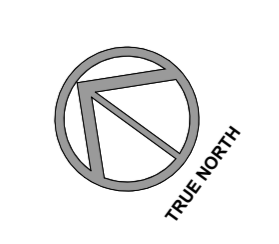
DRAWING TITLE:
Parkade Plan P3

BASE FILE: 1/16" = 1'-0"
 SCALE: 1/16" = 1'-0"
 PLOT DATE: 2024-08-28
 DRAWN: TV RT
 CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A2-1-0**

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





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VEHICLE PARKING (VBBL 4.2.1.13)	Required		Provided	
	F1	F2 + F3	F1	F2 + F3
Stalls from units Below 50m2	74	120	0.89 ratio	0.86 ratio
Stalls from units Above 50m2	51	109		
Stalls from units Above 50m2 +1/200 sqm	21	17		
Total:	146	246	207	359

VEHICLE PARKING BREAKDOWN	F1		F2 + F3	
Total Stalls provided	207	359		
Standard	155	269	160	309
Small Parking (max 25% VBBL 4.1.7)	52	90	47	50
Total:	207	359	207	359

VISITOR PARKING (4.1.16)	F1		F2 + F3	
Total units x 0.05	12	21	12	21
Total:	12	21	12	21

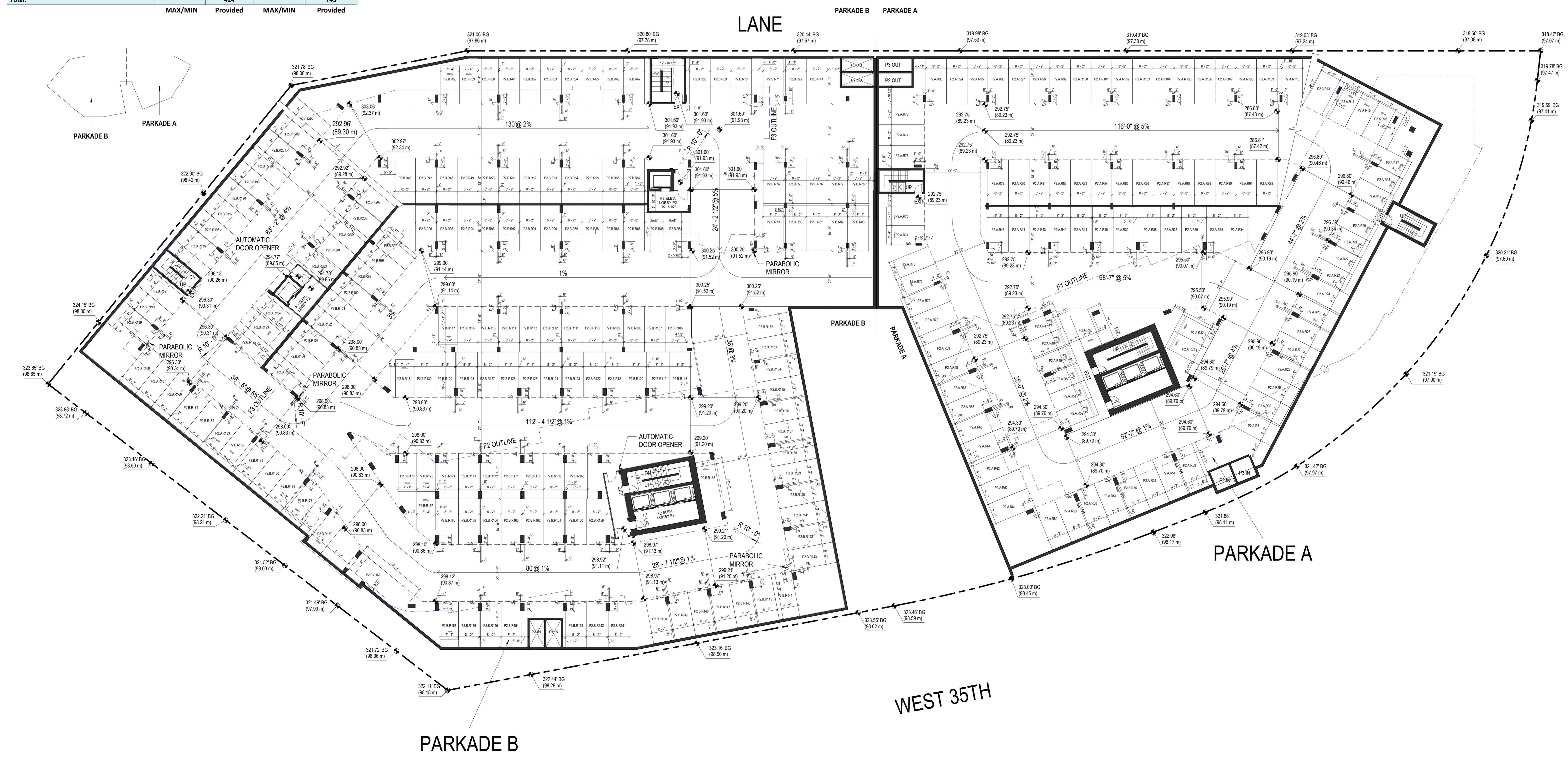
ACCESSIBLE PARKING (4.8.4)	F1		F2 + F3	
1 stall for first 7 units	1	1	1	1
Stalls from 0.034 units thereafter	7	12	7	12
Total:	8	13	8	13

LOADING SPACES (5.2.1)	F1		F2 + F3	
Stalls for 100-299	1	1	1	1
Stalls for 300-499	0	0	0	0
1/200 stalls thereafter	0	0	0	0
Total:	1	2	1	2

OFF STREET PASSENGER SPACES (7.2.1)	F1		F2 + F3	
Stalls for 125	1	1	1	1
Every 150	1	1	1	1
Total:	2	2	2	2

BICYCLE PARKING (6.2.1.2)	F1		F2 + F3	
Stall for units Below 65m2	234	452	234	452
Stall for units Above 65m2	190	293	190	293
Stall for units Above 105m2	0	0	0	0
Total:	424	745	424	745

BICYCLE PARKING BREAKDOWN	F1		F2 + F3	
Standard	-	393	254	393
Vertical (max 30% VBBL 6.3.1.3)	127	208	106	208
Standard with Locker	-	106	43	106
Oversized (Min 5% VBBL 6.3.9)	21	38	21	38
Total:	424	745	424	745



PARKADE PLAN P2
 SCALE: 1/16" = 1'-0"

1 DP APPLICATION 2024-08-28

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ARCHITECTURAL SEAL:

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

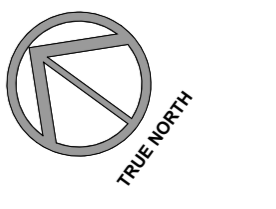
DRAWING TITLE:
Parkade Plan P2

BASE FILE: SCALE: 1/16" = 1'-0"
 PLOT DATE: 2024-08-28
 DRAWN: TV RT
 CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A2-2-0**

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





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 28 AUGUST 2024

VEHICLE PARKING (VBBL 4.2.1.13)	Required	Provided	F2 + F3	Provided
Stalls from units Below 50m2	74		120	
Stalls from units Above 50m2	51	0.89 ratio	109	0.86 ratio
Stalls from units Above 50m2 +1/200 sqm	21		17	
Total:	146	207	246	359

VEHICLE PARKING BREAKDOWN	F1	F2 + F3
Total Stalls provided	207	359
Standard	155	269
Small Parking (max 25% VBBL 4.1.7)	52	90
Total:	207	359

VISITOR PARKING (4.1.16)	F1	F2 + F3
Total units x 0.05	12	21
Total:	12	21

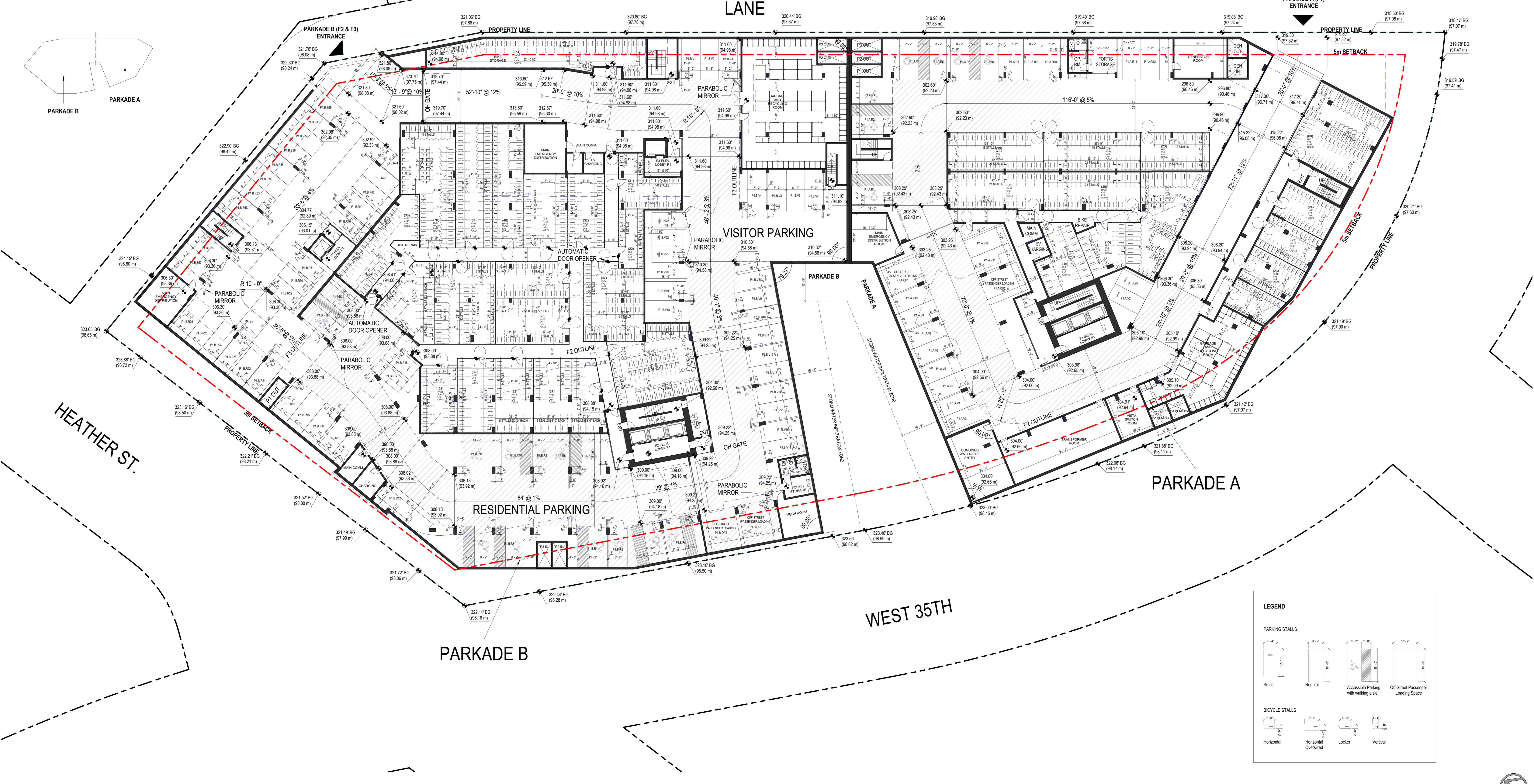
ACCESSIBLE PARKING (4.8.4)	F1	F2 + F3
1 stall for first 7 units	1	1
Stalls from 0.034 units thereafter	7	12
Total:	8	13

LOADING SPACES (5.2.1)	F1	F2 + F3
Stalls for 100-299	1	1
Stalls for 300-499	0	0
1/200 stalls thereafter	0	0
Total:	1	2

OFF STREET PASSENGER SPACES (7.2.1)	F1	F2 + F3
Stalls for 125	1	1
Every 150	1	1
Total:	2	2

BICYCLE PARKING (6.2.1.2)	F1	F2 + F3
Stall for units Below 65m2	234	452
Stall for units Above 65m2	190	293
Stall for units Above 105m2	0	0
Total:	424	745

BICYCLE PARKING BREAKDOWN	F1	F2 + F3
Standard	-	393
Vertical (max 30% VBBL 6.3.1.3)	127	208
Standard with Locker	-	106
Oversized (Min 5% VBBL 6.3.9)	21	38
Total:	424	745



1 PARKADE PLAN P1
 SCALE: 1/16" = 1'-0"

1 DP APPLICATION 2024-08-28
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 Aquilini Centre West
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 Vancouver, BC Canada V6B 0N8



MST DEVELOPMENT CORPORATION
 325 W 4th Ave.
 Vancouver, BC Canada V5H 1H3

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

DRAWING TITLE:
Parkade Plan P1

BASE FILE: 1/16" = 1'-0"
 SCALE: 2024-08-28
 PLOT DATE: TV RT
 DRAWN: VY BR
 CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A2-3-0**

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



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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:
1st Floor Plan - F1

BASE FILE: HL-F1-ARCH.rvt
 SCALE: As Indicated
 PLOT DATE: 2024-08-28
 DRAWN: RT TM CB TV
 CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A3-1-0**

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

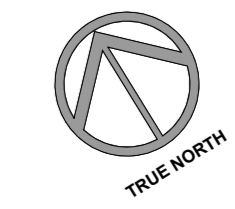
- GENERAL NOTES**
- EXISTING GRADE INFORMATION, PROPERTY LINES, SITE BOUNDARIES AND EXISTING BUILDING WEST ELEVATION TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SURVEY AND SURVEYORS (DATED MAY 2, 2019).
 - BUILDING GRADE ELEVATIONS AS PER DRAWING BUILDING GRADE PLAN LOT F, DATED 2024-01-17 PROVIDED BY WEBSTER ENGINEERING LTD.
 - ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNLESS OTHERWISE NOTED.
 - 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.
 - ACQUISITION MEASURES AND EFFECTIVE 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 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, UNLESS OTHERWISE NOTED.
- 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 BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPONDORS, 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 A BICYCLE SPACES. PROVIDE AUTOMATIC DOOR OPENER TO BIKE STORAGE ROOMS.
 - RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY BUILDINGS.
 - MECHANICAL EQUIPMENT VENTILATORS, GENERATORS, COMPRESSORS AND EXHAUST SYSTEMS SHALL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6665.
 - UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 2.3 M MIN. VERTICAL CLEARANCE AT DRIVE RISE TO AND ABOVE DISABILITY STALLS.
 - ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, CW SPRINKLER PROTECTION AS REQUIRED.
- RESIDENTIAL UNIT NOTES**
- PROVIDE 1" IN SWING AND 1.7" 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 OPENERS AND RELATED CONTROLS, TYPICAL FOR ALL RESIDENTIAL UNITS.
 - PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATH TUBS AND SHOWERS FOR ACCOMMODATION OF FUTURE GRAB BARS.
 - ALL KITCHEN SINKS AND SINKS/ROYS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER-TYPE FAUCETS.
 - ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR AS APPROVED TYPES.
 - ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL-APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.
- LOADING LAYOUT APPROVED, SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN.

LEGEND

CONCRETE WALL	F.D. FLOOR DRAIN	R.D. ROOF DRAIN	DOOR MARK
INTERIOR WALL	F.F.EL. FINISHED FLOOR ELEVATION	R.S. ROOF & SHELF	WINDOW MARK
AREA DRAIN (B LEVEL)	F.G. FINISHED GRADE	R.V. ROOF VENT	
ATTIC COMPARTMENT OUTLINE	F.R. FINISHED REFRIGERATOR	R.W. RAIN WATER LEADER	WALL ASSEMBLY MARK
B.O.C. BOTTOM OF CURB	I.B.C. INTERPOLATED BUILDING GRADE	S.C. SHOWER CONNECTION	FLOOR ASSEMBLY MARK
B.O.P. BOTTOM OF PARAPET	L.B.C. LANDSCAPE BUILDING GRADE	S.P. SPRINKLER PROTECTION	ROOF ASSEMBLY MARK
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	L.N. LANDSCAPE LEVEL DRAIN	T.O.R. TOP OF ROOF	
C.B. CATCH BASIN	L.S. LINEN CLOSET	T.O.S. TOP OF SLAB	
C. CENTER LINE	L.S. LACK SUSAN	T.O.W. TOP OF WALL	
C.T. COOK TOP	M.E. MECH. WALL VENT TERMINATION	T.P. TOILET PAPER	REFER TO LANDSCAPE DWGS. FOR REFERENCE
D.W. DOW WASHER	P.D. PATIO LEVEL DRAIN	W.F. WASHER/FORER	
E.G. EXISTING GRADE	P.N. PROJECT NORTH	W.D. WIDEN	REFER TO INT. DESIGN DWGS. FOR REFERENCE
	P.L. PROPERTY LINE	R.F. ROOM FINISH MARK	



LEVEL 1(1)
 SCALE: 1/8" = 1'-0"





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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:
2nd Floor Plan - F1

BASE FILE: HL-F1-ARCH.rvt
SCALE: As Indicated
PLOT DATE: 2024-08-28
DRAWN: RT, TM, CB, TV
CHECKED: VY, BR

PROJECT NO. **2214**

DWG. NO. **A3-1-1**

D.P. No:
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GENERAL NOTES

- EXISTING GRADE INFORMATION, PROPERTY LINES, SITE BOUNDARIES AND EXISTING BUILDING WEST ELEVATION TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SURVEY AND SURVEYING (DATED MAY 2, 2019).
- BUILDING GRADE ELEVATIONS AS PER DRAWING BUILDING GRADE PLAN LOT F, DATES 2024-01-17 PROVIDED BY WEBSTER ENGINEERING LTD.
- ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNLESS OTHERWISE NOTED.
- 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.
- ACQUISITION MEASURES 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 OWNERS 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, UNLESS NOTED OTHERWISE.

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 BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPARTMENTS, 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 A BICYCLE SPACES.
- PROVIDE AUTOMATIC DOOR OPENER TO BIKE STORAGE ROOMS.
- RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY BUILDINGS.
- MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPRESSORS AND EXHAUST SYSTEMS) SHALL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6565.
- UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 2.3 M MIN. VERTICAL CLEARANCE AT DRIVE ABLE TO AND ABOVE DISABILITY STALLS.
- ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, CW SPRINKLER PROTECTION AS REQUIRED.

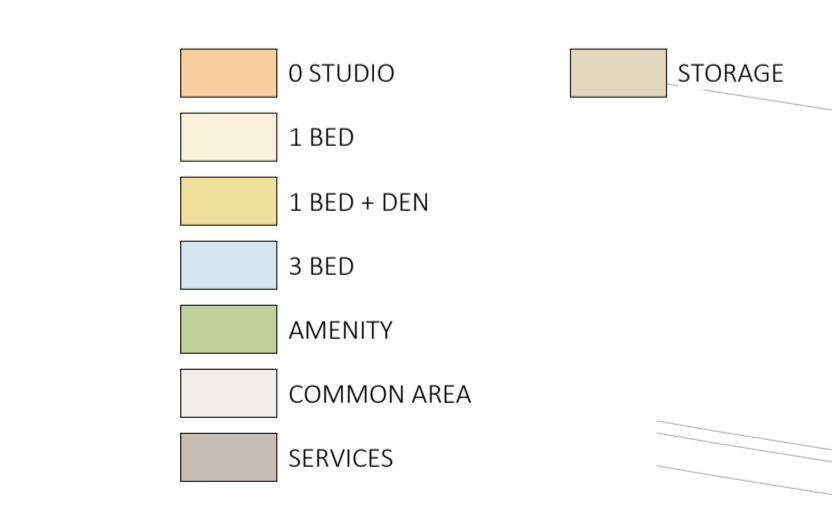
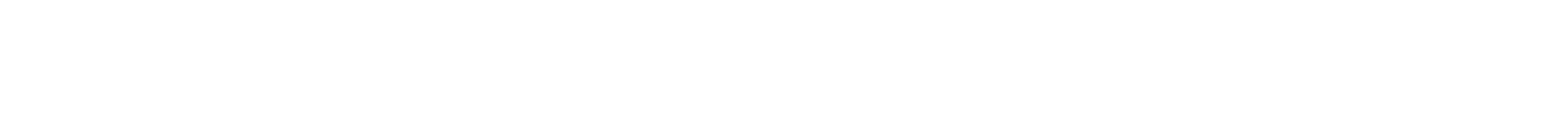
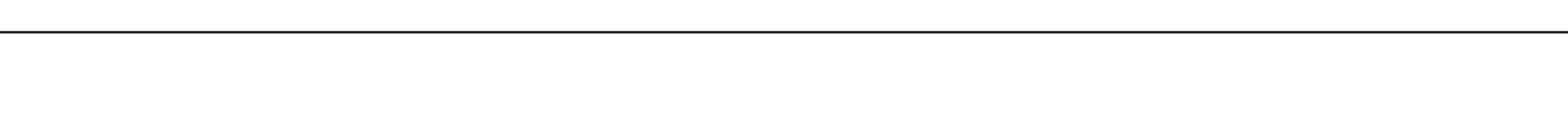
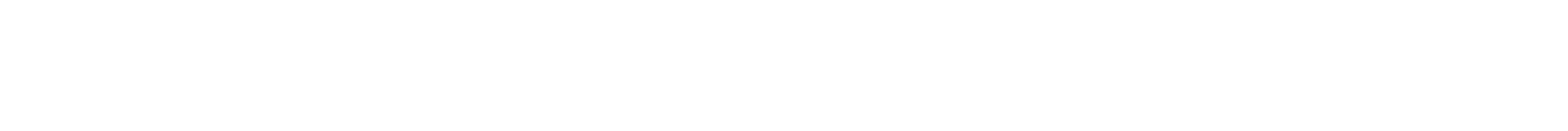
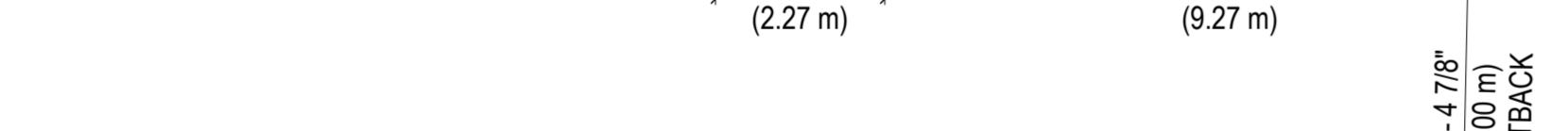
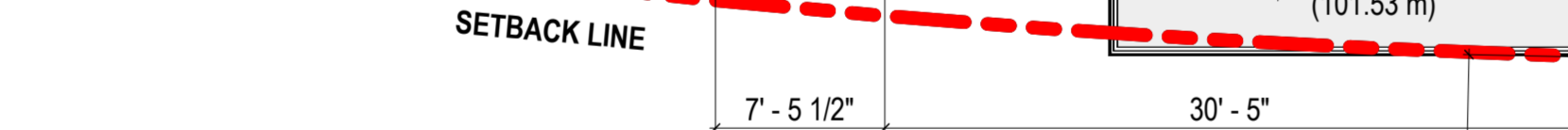
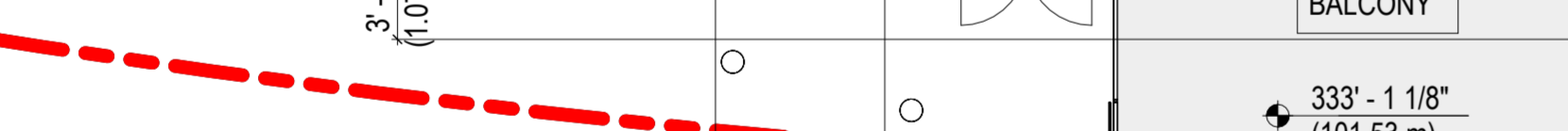
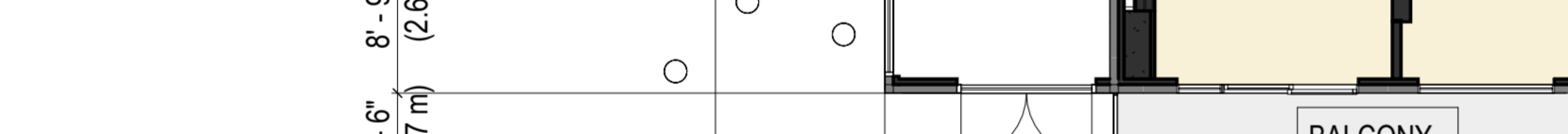
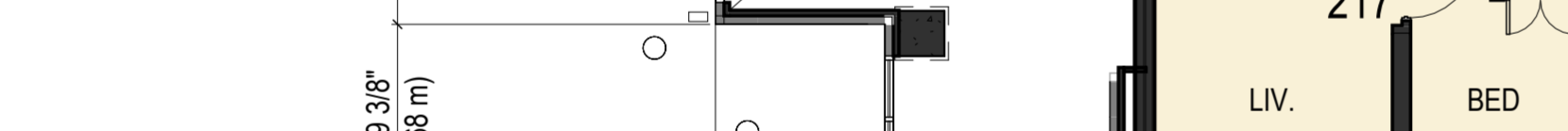
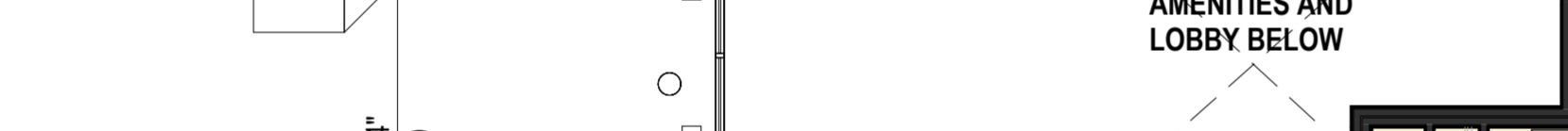
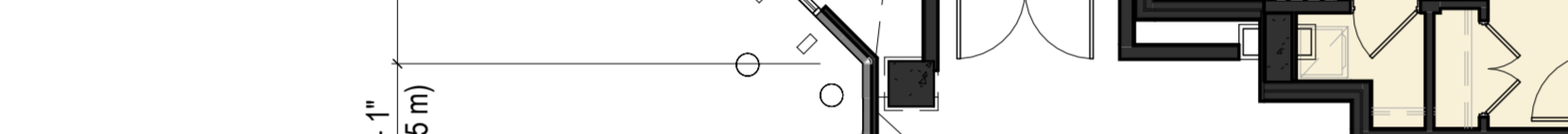
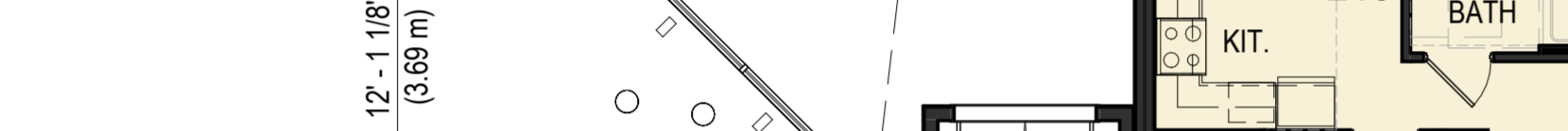
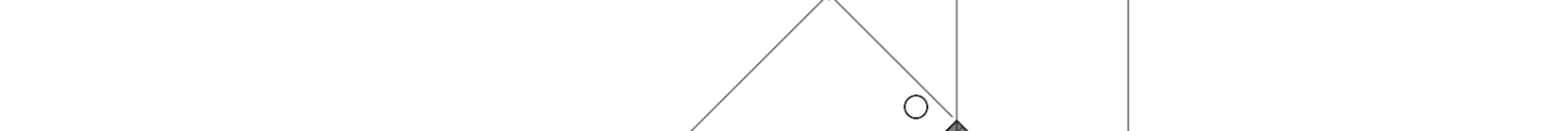
RESIDENTIAL UNIT NOTES

- 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 OPENERS AND RELATED CONTROLS TYPICAL FOR ALL RESIDENTIAL UNITS.
- PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATH AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
- ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
- ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR NON-APPROVED TYPE.
- ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL-APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.

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

LEGEND

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



1 LEVEL 2(1)
SCALE: 1/8" = 1'-0"





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 F 604.669.1091

ISSUED FOR
DEVELOPMENT PERMIT
 28 AUGUST 2024

1 DP APPLICATION 2024-08-28

ISSUE: ISSUED FOR: DATE:
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CP SEAL:

ARCHITECTURAL SEAL:

CLIENT:



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:
3rd Floor Plan - F1
 (4th to 6th are similar)

BASE FILE: HL-F1-ARCH.rvt
 SCALE: As Indicated
 PLOT DATE: 2024-08-28
 DRAWN: RT, TM, CB, TV
 CHECKED: VY, BR

PROJECT NO. **2214**

DWG. NO. **A3-1-2**

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 SURVEY AND SURVEYING (DATED MAY 2, 2019).
- BUILDING GRADE ELEVATIONS AS PER DRAWING BUILDING GRADE PLAN LOT F, DATES 2024-01-17 PROVIDED BY WEBSTER ENGINEERING LTD.
- ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNLESS OTHERWISE NOTED.
- 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.
- ADAPTED 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 OWNERS 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, UNLESS OTHERWISE NOTED.

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 BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPARTMENTS, 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 A BICYCLE SPACES. PROVIDE AUTOMATIC DOOR OPENER TO BIKE STORAGE ROOMS.
- RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY 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. 6565.
- UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 2.3 M MIN. VERTICAL CLEARANCE AT DRIVE IN AND ABOVE DISABILITY STALLS.
- ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, CW SPRINKLER PROTECTION AS REQUIRED.

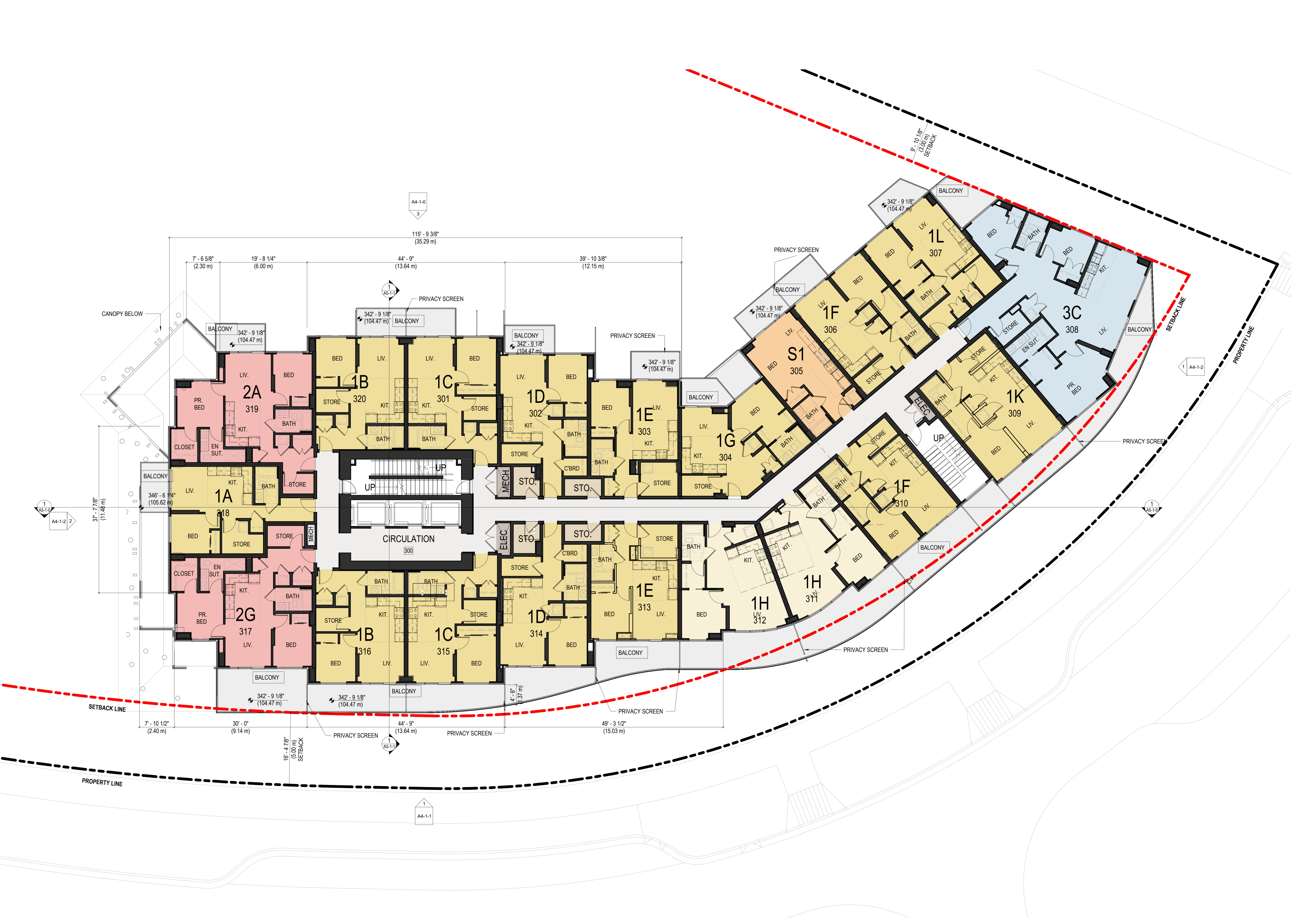
RESIDENTIAL UNIT NOTES

- PROVIDE 1'-0" 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 OPENERS 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 WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
- ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR AS APPROVED TYPES.
- ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL-APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.

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

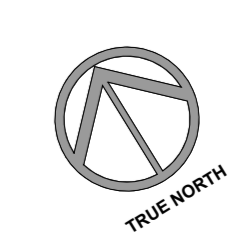
LEGEND

CONCRETE WALL	F.D. FLOOR DRAIN	R.D. ROOF DRAIN	DOOR MARK
INTERIOR WALL	F.F.EL. FINISHED FLOOR ELEVATION	R.S. ROOF & SHELF	WINDOW MARK
A.D. AREA DRAIN (BY LEVEL)	F.D. FINISHED GRADE	R.V. ROOF VENT	WALL ASSEMBLY MARK
A.C. ATTIC COMPARTMENT OUTLINE	F.R. FIRE EXTINGUISHER	R.W. RAIN WATER LEADER	FLOOR ASSEMBLY MARK
B.O.C. BOTTOM OF CURB	F.R.G. REFRIGERATOR	S.C. SHIMMER CONNECTION	FLOOR ASSEMBLY MARK
B.O.P. BOTTOM OF PARAPET	I.B.G. INTERPOLATED BUILDING GRADE	S.P. SPRINKLER PROTECTION	ROOF ASSEMBLY MARK
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	L.B.F.D. LANDSCAPE BELOW-LEVEL DRAIN	T.O.R. TOP OF ROOF	REFER TO LANDSCAPE DWGS. FOR REFERENCE
C.B. CATCH BASIN	L.S. LAIN SLOPE	T.O.S. TOP OF SLAB	REFER TO INT. DESIGN DWGS. FOR REFERENCE
C. CENTER LINE	L.V. LINEN CLOSET	T.O.W. TOP OF WALL	
C.T. COOK TOP	L.S. LAIN SLOPE	T.P. TOILET PAPER	
D.W. DISH WASHER	P.D. PROJECT NORTH	W.D. WASHER DRYER	
E.G. EXISTING GRADE	R.F.M. ROOM FINISH MARK		



- 0 STUDIO
- 1 BED
- 1 BED + DEN
- 2 BED
- 3 BED
- COMMON AREA
- SERVICES
- STORAGE

LEVEL 3 TO 6
 SCALE: 1/8" = 1'-0"





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1 DP APPLICATION 2024-08-28

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CP SEAL:

ARCHITECTURAL SEAL:

CLIENT:



Aquilini Group
 Aquilini Centre West
 Suite 900 - 88 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:
7th Floor Plan - F1

BASE FILE: HL-F1-ARCH.rvt
 SCALE: As Indicated
 PLOT DATE: 2024-08-28
 DRAWN: RT, TM, CB, TV
 CHECKED: VY, BR

PROJECT NO. **2214**

DWG. NO. **A3-1-3**

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

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

GENERAL NOTES

- EXISTING GRADE INFORMATION, PROPERTY LINES, SITE BOUNDARIES AND EXISTING BUILDING WEST ELEVATION TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SURVEY AND LAND SURVEYORS DATED MAY 3, 2019.
- BUILDING GRADE ELEVATIONS AS PER DRAWING BUILDING GRADE PLAN LOT F, DATES 2024-01-17 PROVIDED BY WEBSTER ENGINEERING LTD.
- ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNLESS OTHERWISE NOTED.
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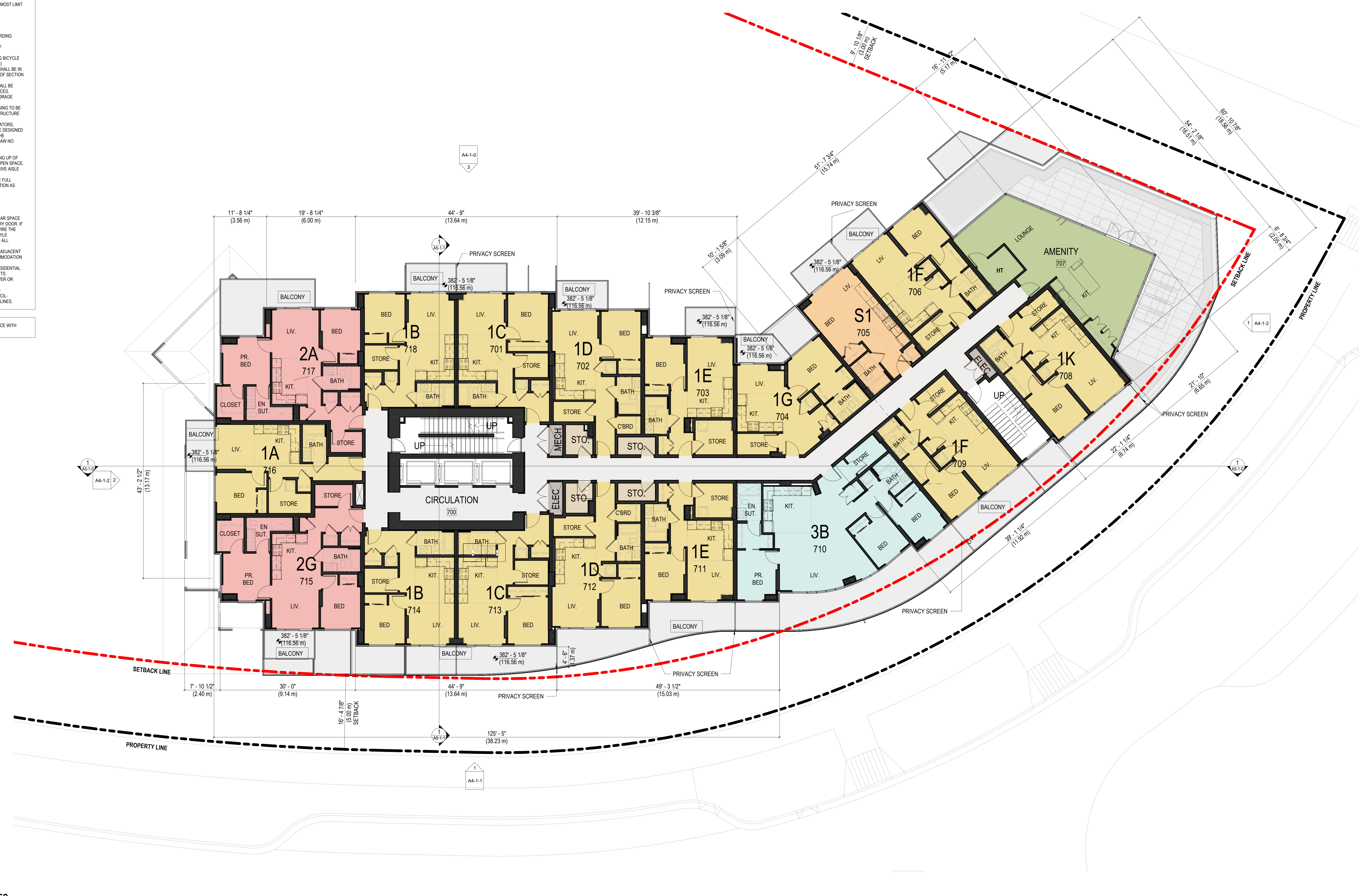
PARKING NOTES

- 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.
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- RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY BUILDINGS.
- MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPRESSORS AND EXHAUST SYSTEMS) SHALL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW (NO. 656).
- UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE, MAINTAIN 2.0 M MIN. VERTICAL CLEARANCE AT DRIVEABLE TO AND ABOVE DISABILITY STALLS.
- ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, C/W SPRINKLER PROTECTION AS REQUIRED.

RESIDENTIAL UNIT NOTES

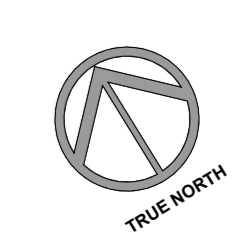
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- PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATH TUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
- ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER-TYPE FAUCETS.
- ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR NON-APPROVED TYPE.
- ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL-APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.

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



- 0 STUDIO
- 1 BED + DEN
- 2 BED
- 3 BED + DEN
- AMENITY
- COMMON AREA
- SERVICES
- STORAGE

LEVEL 7 - AMENITIES
 SCALE: 1/8" = 1'-0"





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ARCHITECTURAL SEAL:

CLIENT:



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:
8th Floor Plan - F1

BASE FILE: HL-F1-ARCH.rvt
 SCALE: As Indicated
 PLOT DATE: 2024-08-28
 DRAWN: RT, TM, CB, TV
 CHECKED: VY, BR

PROJECT NO. **2214**

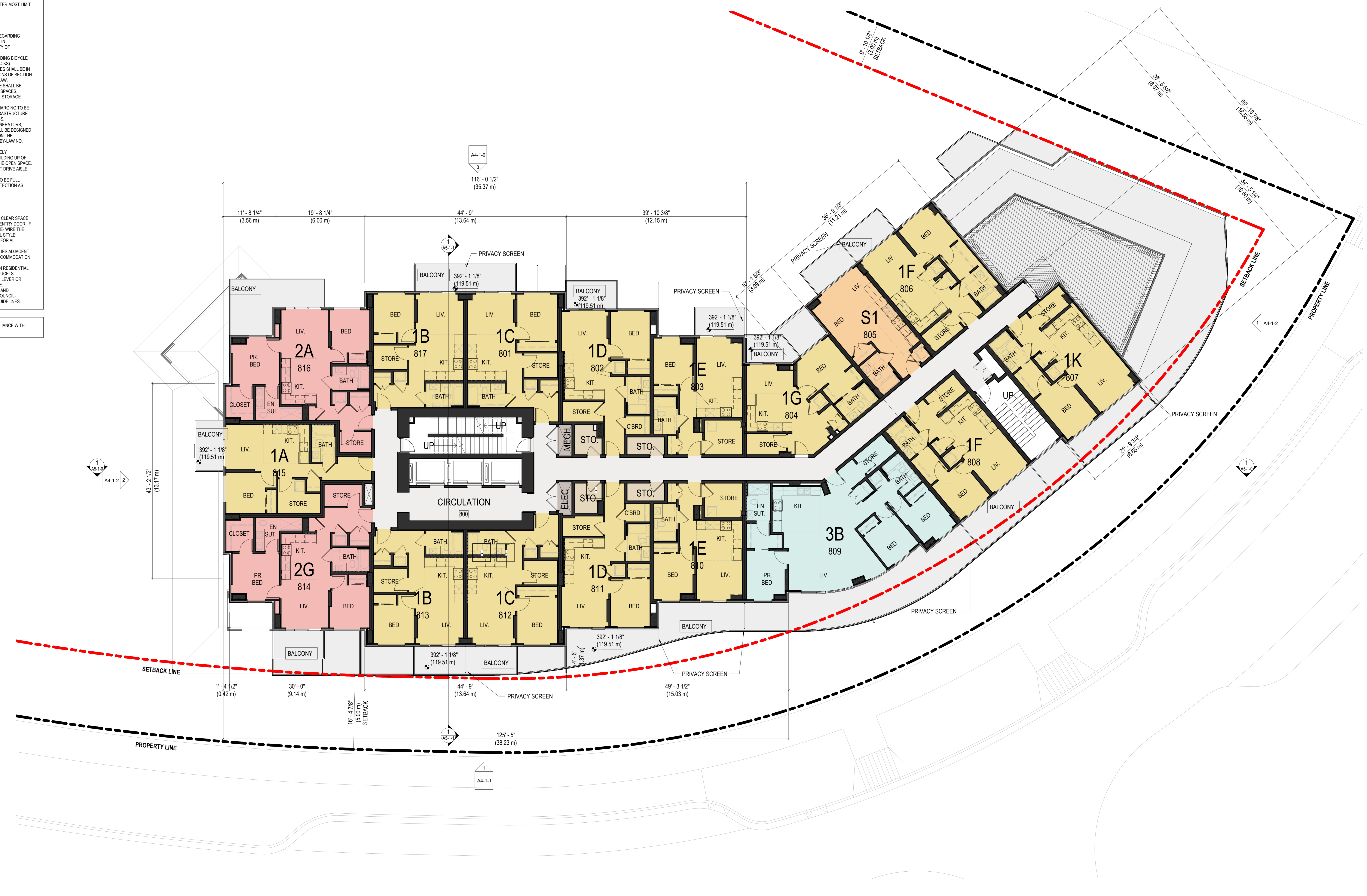
DWG. NO. **A3-1-4**

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 SURVEY AND SURVEYORS DATED MAY 2, 2019.
 - BUILDING GRADE ELEVATIONS AS PER DRAWING BUILDING GRADE PLAN LOT F, DATES 2024-01-17 PROVIDED BY WEBSTER ENGINEERING LTD.
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 - ACQUISITION CONSULTANT'S RECOMMENDATIONS FOR ADEQUATE AND EFFECTIVE ACQUISITION SEPARATION WILL BE PROVIDED BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PORTIONS OF THE BUILDING.
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 - ALL DIMENSIONS ARE MEASURED TO THE OUTER MOST LIMIT OF THE BUILDING TO CLADDING, UNLESS NOTED.
- 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 BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPARTMENTS, 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 A BICYCLE SPACES.
 - PROVIDE AUTOMATIC DOOR OPENER TO BIKE STORAGE ROOMS.
 - RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY BUILDINGS.
 - MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPRESSORS AND EXHAUST SYSTEMS) SHALL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH HOUSE PLANNING NO. 6565.
 - UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 2.0 M MIN. VERTICAL CLEARANCE AT DRIVE ABLE TO AND ABOVE DISABILITY STALLS.
 - ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, CW SPRINKLER PROTECTION AS REQUIRED.
- RESIDENTIAL UNIT NOTES**
- PROVIDE 1'-0" 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.
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- LOADING LAYOUT APPROVED, SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN.

LEGEND

CONCRETE WALL	F.D. FLOOR DRAIN	R.D. ROOF DRAIN	DOOR MARK
INTERIOR WALL	F.F.EL. FINISHED FLOOR ELEVATION	R.S. ROOF & SHELF	WINDOW MARK
A.D. AREA DRAIN (B LEVEL)	F.D. FINISHED GRADE	R.V. ROOF VENT	WALL ASSEMBLY MARK
ATTIC COMPARTMENT OUTLINE	F.E. FIRE EXTINGUISHER	R.W. RAIN WATER LEADER	FLOOR ASSEMBLY MARK
B.O.C. BOTTOM OF CURB	FRIG. REFRIGERATOR	S.C. SHIMASE CONNECTION	ROOF ASSEMBLY MARK
B.O.P. BOTTOM OF PARAPET	I.B.G. INTERPOLATED BUILDING GRADE	S.P. SPRINKLER PROTECTION	REFER TO LANDSCAPE DWGS. FOR REFERENCE
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	BL.F.D. LANDSCAPE B-LEVEL DRAIN	T.O.R. TOP OF ROOF	REFER TO INT. DESIGN DWGS. FOR REFERENCE
C.B. CATCH BASIN	L.S. LANDSCAPE LEVEL	T.O.S. TOP OF SLAB	
C. CENTER LINE	L.V. LINEN CLOSET	T.O.W. TOP OF WALL	
C.T. COOK TOP	L.S. LUCKY SUSAN	T.P. TOILET PAPER	
D.W. DISH WASHER	M.E. MECH. WALL VENT TERMINATION	W.A. WASHIRY / RYER	
E.G. EXISTING GRADE	P.L.D. PROJECT NORTH	W.D. WASHIRY / RYER	
	P.L. PROPERTY LINE	R.F.M. ROOM FINISH MARK	
		REF. TO INT. DESIGN DWGS. FOR REFERENCE	



LEVEL 8(1)
 SCALE: 1/8" = 1'-0"





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: ISSUED FOR: DATE:
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CP SEAL:

ARCHITECTURAL SEAL:

CLIENT:



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:
9th Floor Plan - F1
 (10th is similar)

BASE FILE: HL-F1-ARCH.rvt
 SCALE: As Indicated
 PLOT DATE: 2024-08-28
 DRAWN: RT, TM, CB, TV
 CHECKED: VY, BR

PROJECT NO. **2214**

DWG. NO.
A3-1-5
 D.P. No:
 B.P. No:

LEGEND			
[Symbol]	CONCRETE WALL	F.D.	FLOOR DRAIN
[Symbol]	INTERIOR WALL	F.F.EL.	FINISHED FLOOR ELEVATION
[Symbol]	A.D.	AREA DRAIN (B LEVEL)	F.D.
[Symbol]	ATTIC COMPARTMENT OUTLINE	FRIG.	REFRIGERATOR
[Symbol]	B.O.C.	BOTTOM OF CURB	I.B.G.
[Symbol]	B.O.P.	BOTTOM OF PARAPET	I.B.G.
[Symbol]	B.O.W.	BOTTOM OF WALL (TOP OF F.G.)	L.S.
[Symbol]	C.B.	CATCH BASIN	L.S.
[Symbol]	C.L.	CENTER LINE	L.S.
[Symbol]	C.T.	COOK TOP	L.S.
[Symbol]	D.W.	DISHWASHER	L.S.
[Symbol]	E.G.	EXISTING GRADE	L.S.
[Symbol]	R.D.	ROOF DRAIN	R.V.
[Symbol]	R.O.S.	ROOF & SHELF	R.V.
[Symbol]	R.O.V.	ROOF VENT	R.V.
[Symbol]	R.W.L.	RAIN WATER LEADER	R.V.
[Symbol]	S.C.	SIAMSE CONNECTION	R.V.
[Symbol]	S.P.	SPRINKLER PROTECTION	R.V.
[Symbol]	T.O.R.	TOP OF ROOF	R.V.
[Symbol]	T.O.S.	TOP OF SLAB	R.V.
[Symbol]	T.O.W.	TOP OF WALL	R.V.
[Symbol]	T.P.	TOILET PAPER	R.V.
[Symbol]	W.A.S.	WASHER DRYER	R.V.
[Symbol]	R.F.M.	ROOM FINISH MARK	R.V.
[Symbol]	D.M.	DOOR MARK	R.V.
[Symbol]	W.M.	WALL MARK	R.V.
[Symbol]	F.A.M.	FLOOR ASSEMBLY MARK	R.V.
[Symbol]	R.A.M.	ROOF ASSEMBLY MARK	R.V.
[Symbol]	L.C.	LANDSCAPE LIGHT	R.V.
[Symbol]	L.S.	REFER TO LANDSCAPE DWGS. FOR REFERENCE	R.V.
[Symbol]	D.W.S.	REFER TO INT. DESIGN DWGS. FOR REFERENCE	R.V.

GENERAL NOTES

- EXISTING GRADE INFORMATION, PROPERTY LINES, SITE BOUNDARIES AND EXISTING BUILDING WEST ELEVATION TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SURVEY AND SURVEYING (DATED JAN 3 2019).
- BUILDING GRADE ELEVATIONS AS PER DRAWING BUILDING GRADE PLAN LOT F, DATED 2024-01-17 PROVIDED BY WEBSTER ENGINEERING LTD.
- ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
- 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.
- ADEQUATE AND EFFECTIVE ACOUSTIC 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 OWNERS 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, UNLESS OTHERWISE SPECIFIED.

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 BICYCLE SPACES (INCLUDING BICYCLE RACKS, COMPARING 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 A BICYCLE SPACES.
- PROVIDE AUTOMATIC DOOR OPENER TO BIKE STORAGE ROOMS.
- RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY 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. 6565.
- UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE MAINTAIN 2.1 M MIN. VERTICAL CLEARANCE AT DRIVE ABLE TO AND ABOVE DISABILITY STALLS.
- ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, C.W. SPRINKLER PROTECTION AS REQUIRED.

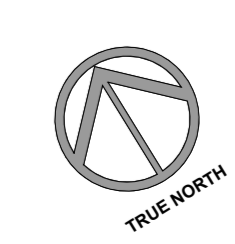
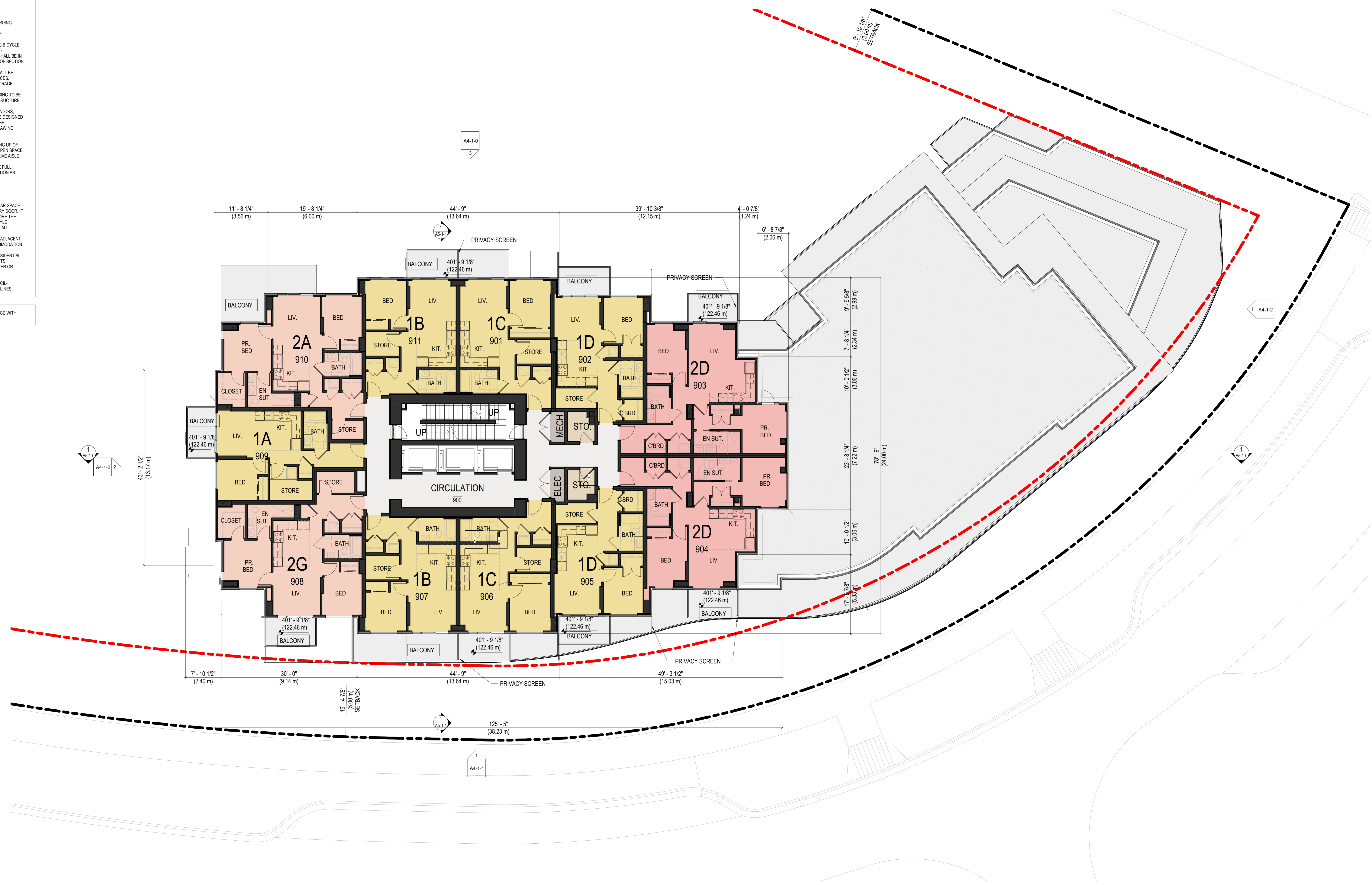
RESIDENTIAL UNIT NOTES

- PROVIDE 1" IN SWING AND 1" 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 AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
- ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
- ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR ADA-APPROVED TYPE.
- ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL-APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.

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

[Yellow]	1 BED + DEN
[Pink]	2 BED
[Light Pink]	2 BED + DEN
[Grey]	COMMON AREA
[Light Blue]	SERVICES
[Light Green]	STORAGE

LEVEL 9 AND 10
 SCALE: 1/8" = 1'-0"





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 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:
11th Floor - F1
 (12th to 18th are similar)

BASE FILE: HL-F1-ARCH.rvt
 SCALE: As Indicated
 PLOT DATE: 2024-08-28
 DRAWN: RT, TM, CB, TV
 CHECKED: VY, BR

PROJECT NO. **2214**

DWG. NO. **A3-1-6**

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

LEGEND			
CONCRETE WALL	F.D. FLOOR DRAIN	R.D. ROOF DRAIN	DOOR MARK
INTERIOR WALL	F.F.EL. FINISHED FLOOR ELEVATION	R.S. ROOF & SHELF	WINDOW MARK
AREA DRAIN (B LEVEL)	F.D. FINISHED GRADE	R.V. ROOF VENT	WALL ASSEMBLY MARK
ATTIC COMPARTMENT OUTLINE	F.E. FIRE EXTINGUISHER	R.W. RAIN WATER LEADER	FLOOR ASSEMBLY MARK
B.O.C. BOTTOM OF CURB	FRIG. REFRIGERATOR	S.C. SHIMASE CONNECTION	FLOOR ASSEMBLY MARK
B.O.P. BOTTOM OF PARAPET	I.B.G. INTERPOLATED BUILDING GRADE	S.P. SPRINKLER PROTECTION	ROOF ASSEMBLY MARK
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	BL.FD. LANDSCAPE LEVEL DRAIN	T.O.R. TOP OF ROOF	REFER TO LANDSCAPE DWGS. FOR REFERENCE
C.B. CATCH BASIN	L.S. LANYARD	T.O.S. TOP OF SLAB	REFER TO INT. DESIGN DWGS. FOR REFERENCE
C. CENTER LINE	L.C. LINEN CLOSET	T.O.W. TOP OF WALL	
C.T. COOK TOP	L.S. LOCK SUSAN	T.P. TOILET PAPER	
D.W. DSH WASHER	P.D. PATIO LEVEL DRAIN	W. WASHER / DRYER	
E.G. EXISTING GRADE	P.N. PROJECT NORTH	W.D. WASHING MACHINE	
	R.F.M. ROOM FINISH MARK		

GENERAL NOTES

- EXISTING GRADE INFORMATION, PROPERTY LINES, SITE BOUNDARIES AND EXISTING BUILDING WEST ELEVATION TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SURVEYING AND LAND SURVEYORS (DATED MAY 2, 2019).
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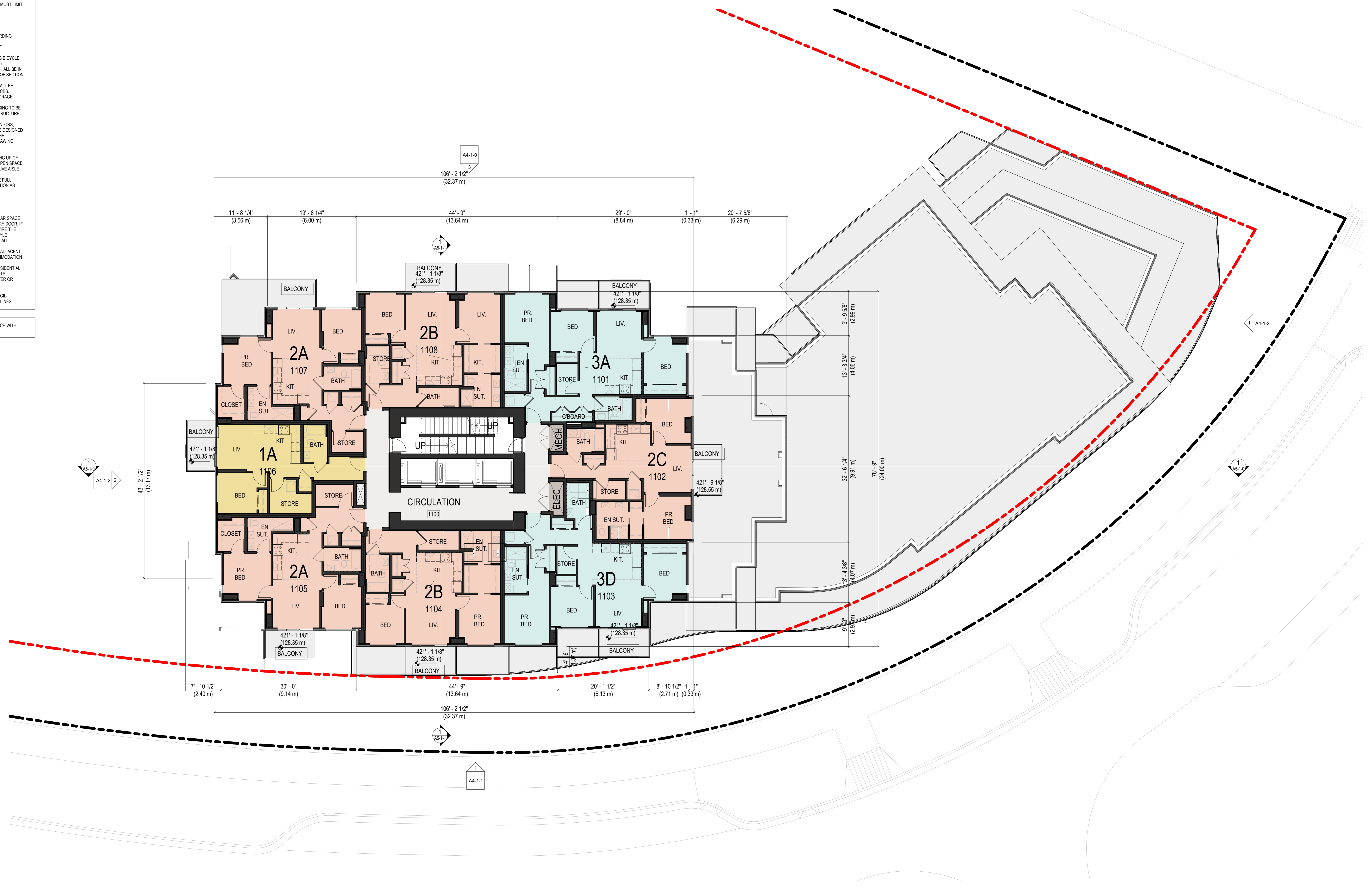
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- UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 2.3 M MIN. VERTICAL CLEARANCE AT DRIVE ABLE TO AND ABOVE DISABILITY STALLS.
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RESIDENTIAL UNIT NOTES

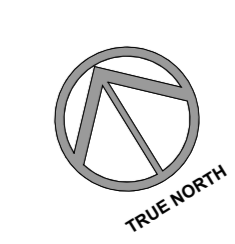
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LOADING LAYOUT APPROVED, SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN.



- 1 BED + DEN
- 2 BED + DEN
- 3 BED + DEN
- COMMON AREA
- SERVICES
- STORAGE UNIT

LEVEL 11 TO 18
 SCALE: 1/8" = 1'-0"





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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:
Roof Mech - F1

BASE FILE: HL-F1-ARCH.rvt
 SCALE: As Indicated
 PLOT DATE: 2024-08-28
 DRAWN: RT TM CB TV
 CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A3-1-7**

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

GENERAL NOTES

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PARKING NOTES

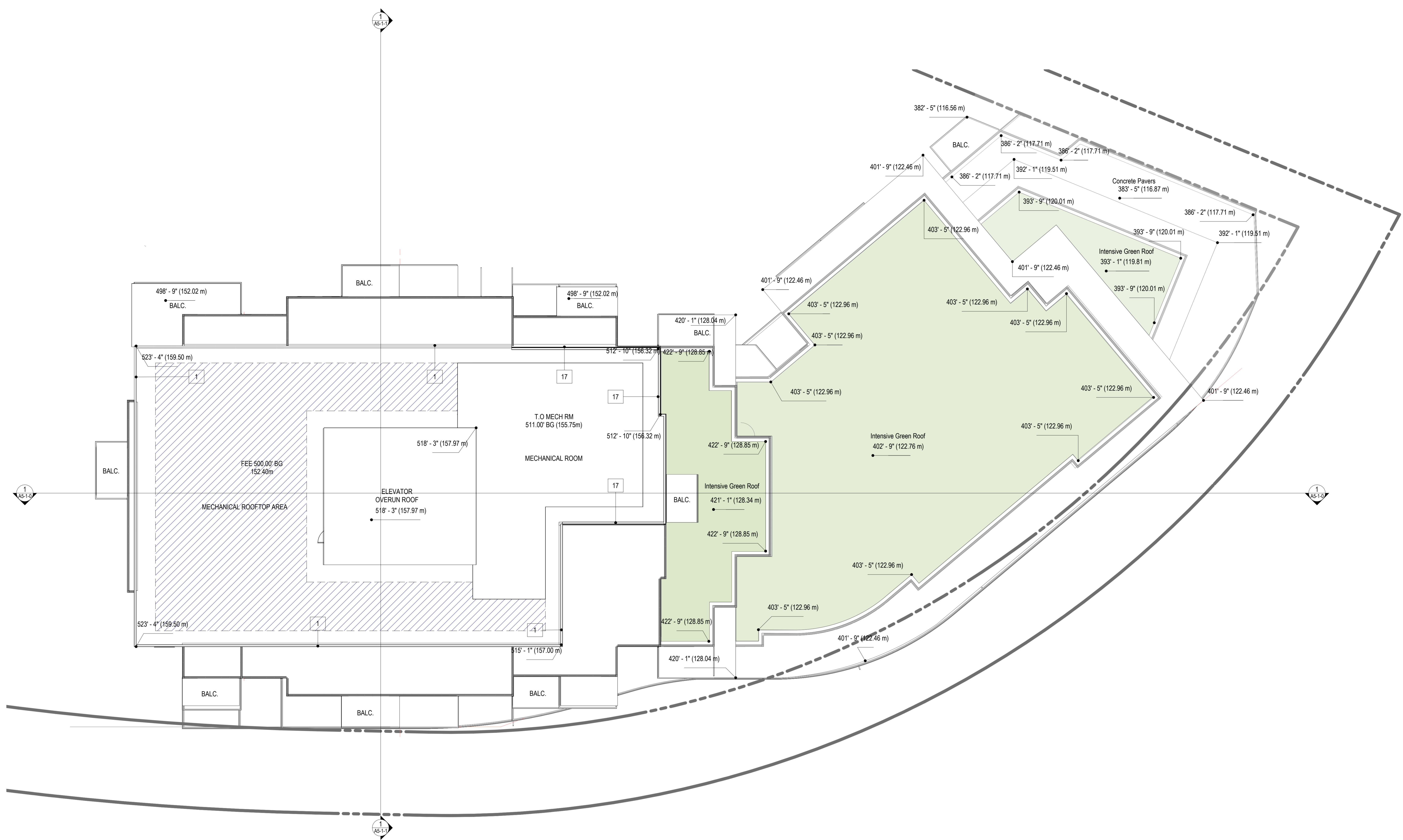
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RESIDENTIAL UNIT NOTES

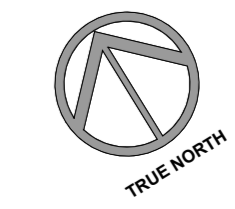
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LOADING LAYOUT APPROVED, SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN

LEGEND	
	CONCRETE WALL
	INTERIOR WALL
	A.D. AREA DRAIN (B LEVEL)
	ATTIC COMPARTMENT OUTLINE
	B.O.C. BOTTOM OF CURB
	B.O.P. BOTTOM OF PARAPET
	B.O.W. BOTTOM OF WALL (TOP OF F.G.)
	C.B. CATCH BASIN
	C.L. CENTER LINE
	C.T. COOK TOP
	D.W. DISH WASHER
	E.G. EXISTING GRADE
	F.D. FLOOR DRAIN
	F.F.E.L. FINISHED FLOOR ELEVATION
	F.E. FIRE EXTINGUISHER
	FRIG. REFRIGERATOR
	I.B.G. INTERPOLATED BUILDING GRADE
	LL.D. LANDSCAPE LEVEL DRAIN
	L.C. LINEN CLOSET
	L.S. LORRY SILL
	M.W.V.T. MECH. WALL VENT TERMINATION
	P.N. PROJECT NORTH
	P.L. PROPERTY LINE
	R.D. ROOF DRAIN
	R.S. ROD & SHELF
	R.V. ROOF VENT
	R.W.L. RAIN WATER LEADER
	S.C. SHAMESE CONNECTION
	S.P. SPRINKLER PROTECTION
	T.O.R. TOP OF ROOF
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	T.O.W. TOP OF WALL
	T.P. TOILET PAPER
	W.D. WASHER / DRYER
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	W.M. WINDOW MARK
	W.A.M. WALL ASSEMBLY MARK
	F.A.M. FLOOR ASSEMBLY MARK
	R.A.M. ROOF ASSEMBLY MARK
	REF. TO LANDSCAPE DRAWINGS FOR REFERENCE
	REF. TO INT. DESIGN DWGS FOR REFERENCE



LEVEL ROOF PLAN Coord. Copy 1
 SCALE: 1/8" = 1'-0"





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MST DEVELOPMENT CORPORATION
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 Vancouver, BC Canada V5Y 1H3

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

DRAWING TITLE:
1st Floor Plan - F2

BASE FILE:
 SCALE: As indicated
 PLOT DATE: 2024-10-21
 DRAWN: TH
 CHECKED: VY/BR

PROJECT NO. **2214**

DWG. NO.
A3-2-0

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

GENERAL NOTES	
1. EXISTING GRADE INFORMATION, PROPERTY LINES, SITE BOUNDARIES AND EXISTING BUILDING WEST ELEVATION TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SURVEYING AND CONSULTANTS DATED MAY 3, 2015.	
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4. ADEQUATE AND EFFECTIVE ACoustic SEPARATION WILL BE PROVIDED BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PORTIONS OF THE BUILDING.	
5. 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 OWNERS ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY-LAW AND OBTAIN THE REQUIRED SIGN PERMITS.	
6. ALL DIMENSIONS ARE MEASURED TO THE OUTER MOST LIMIT OF THE BUILDING TO CLADDING, UNLESS OTHERWISE NOTED.	

PARKING NOTES	
9. 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.	
10. THE DESIGN OF THE BICYCLE SPACES INCLUDING BICYCLE ROOMS, COMPOUNDS, 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.	
11. A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.	
12. PROVIDE AUTOMATIC DOOR OPENER TO BIKES STORAGE ROOMS.	
13. RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY BUILDINGS.	
14. 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. 6555.	
15. UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 3.3 MIN. VERTICAL CLEARANCE AT DRIVE AISLE TO AND ABOVE DISABILITY STALLS.	
17. ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, COW SPRINKLER PROTECTION AS REQUIRED.	

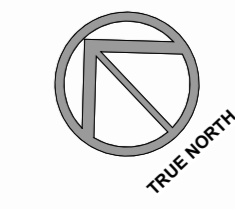
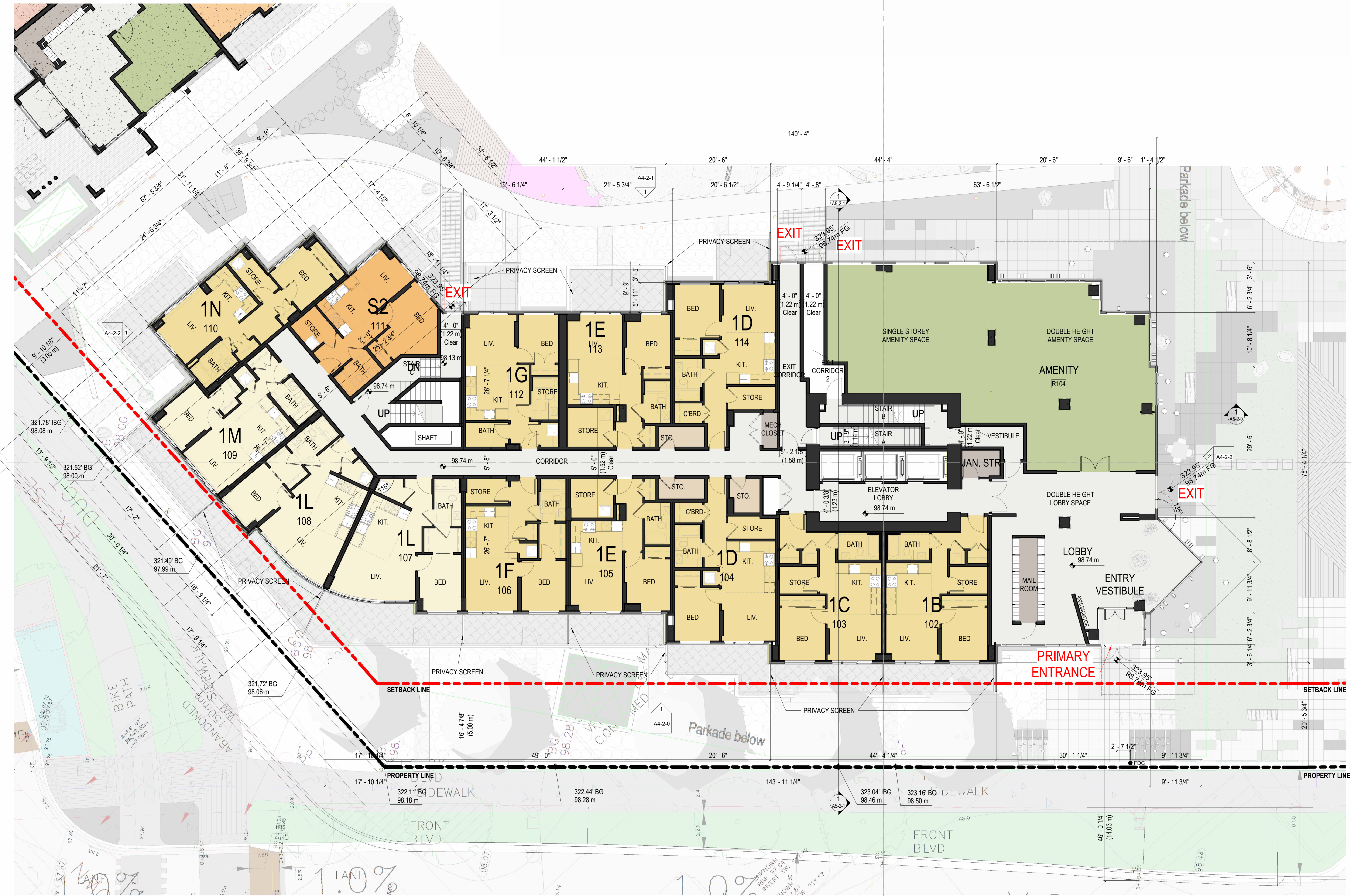
RESIDENTIAL UNIT NOTES	
18. PROVIDE 1'-6" IN SWING AND 1'-0" OUT SWING CLEAR SPACE BETWEEN THE LATCHING JAMB OF THE UNIT ENTRY DOOR IF THIS SPACE IS IMPRACTICAL TO PROVIDE. PRE-WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPENER AND RELATED CONTROLS TYPICAL FOR ALL RESIDENTIAL UNITS.	
19. PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATHUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.	
20. ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FACETS.	
21. ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE OR NON APPROVED TYPE.	
22. ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL-APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.	

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



	0 STUDIO
	0 STUDIO + DEN
	1 BED
	1 BED + DEN
	2 BED + DEN
	AMENITY INDOOR
	COMMON AREA
	SERVICES
	STORAGE
	STORAGE UNIT

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





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

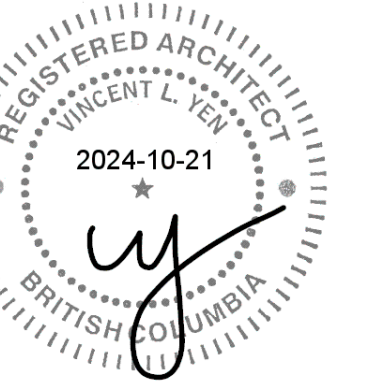
1 DP APPLICATION 2024-08-28

ISSUE ISSUED FOR: DATE:

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CP SEAL:

ARCHITECTURAL SEAL:



CLIENT:



Aquilini Group
Aquilini Centre West
Suite 900 - 88 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:
2nd Floor Plan - F2

BASE FILE:
SCALE: As indicated
PLOT DATE: 2024-08-28
DRAWN: TH
CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO.
A3-2-1

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 SURVEYING LAND SURVEYORS DATED MAY 3, 2016.
- BUILDING GRADE ELEVATIONS AS PER DRAWING BUILDING GRADE PLAN LOT F DATED 2023-01-17 PROVIDED BY WESTER ENGINEERING LTD.
- ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, GRADING, PAVING AND LANDSCAPE DETAILS. THE ACCESSIBLE MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION BASED ON THE ACCESSIBLE CONSULTANT'S RECOMMENDATIONS.
- ACCOMMODATE AND EFFECTIVE ACOUSTIC 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 OWNERS ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY LAW AND OBTAIN THE REQUIRED SIGN PERMITS.
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- MAINTAIN 3.3 MIN. VERTICAL CLEARANCE AT DRIVE RAMP TO AND ABOVE DISABLED STALLS.
- ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, C/W SPRINKLER PROTECTION AS REQUIRED.

RESIDENTIAL UNIT NOTES

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- PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO TOILET, BATHUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
- ALL KITCHEN SINKS AND HATCHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
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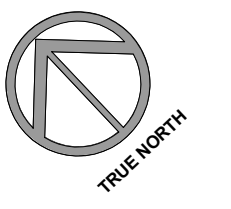
LOADING LAYOUT APPROVED. SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN

LEGEND

CONCRETE WALL	F.D. FLOOR DRAIN	R.D. ROOF DRAIN	DOOR MARK
CONCRETE BLOCK WALL	F.F.EL. FINISHED FLOOR ELEVATION	R.S. ROD & SHELF	WINDOW MARK
INTERIOR WALL	F.G. FINISHED GRADE	R.V. ROOF VENT	
A.D. AREA DRAIN (B/L LEVEL)	F. FIRE EXTINGUISHER	R.W.L. RAIN WATER LEADER	
ATTIC COMPARTMENT OUTLINE	FRG. REFRIGERATOR	S.C. SPRINKLER CONNECTION	W.A. WALL ASSEMBLY MARK
B.O.C. BOTTOM OF CURB	I.B.G. INTERPOLATED BUILDING GRADE	S.P. SPRINKLER PROTECTION	F.A. FLOOR ASSEMBLY MARK
B.O.P. BOTTOM OF PARAPET	BL.F.D. LANDSCAPE B/L LEVEL DRAIN	T.O.R. TOP OF ROOF	R.A. ROOF ASSEMBLY MARK
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	LN. LINEN CLOSET	T.O.S. TOP OF SLAB	
C.B. CATCH BASIN	L.S. LAY SYSTEM	T.O.W. TOP OF WALL	
CL. CENTER LINE	M.V. MECH WALL VENT TERMINATION	T.P. TOILET PAPER	
CT. COOK TOP	P.D. PATIO B/L LEVEL DRAIN	W. WASHER / DRYER	
DW. DISH WASHER	P.N. PROJECT NORTH		
E.G. EXISTING GRADE	P.L. PROPERTY LINE	R.F. ROOM FINISH MARK	

- 0 STUDIO + DEN
- 1 BED
- 1 BED + DEN
- 2 BED + DEN
- COMMON AREA
- SERVICES
- STORAGE

1 LEVEL 2
SCALE: 1/8" = 1'-0"





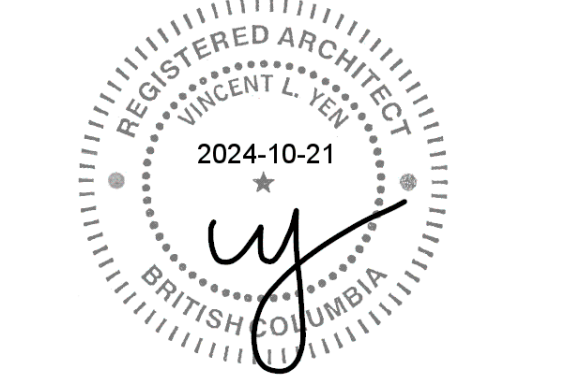
RH Architects Inc.
 120 Powell Street, Unit 10
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 F 604.669.1091

ISSUED FOR
DEVELOPMENT PERMIT
 28 AUGUST 2024

1 DP APPLICATION 2024-08-28
 ISSUE: ISSUED FOR: DATE:
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CP SEAL:

ARCHITECTURAL SEAL:



CLIENT:



Aquilini Group
 Aquilini Centre West
 Suite 900 - 88 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:
3rd Floor Plan - F2 (4th to 8th Floors are similar)

BASE FILE:
 SCALE: As indicated
 PLOT DATE: 2024-08-28
 DRAWN: THJ
 CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A3-2-2**

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 SURVEYING LAND SURVEYORS DATED MAY 3, 2019.
 - BUILDING GRADE ELEVATIONS AS PER DRAWING BUILDING GRADE PLAN (L1) DATED 2023-01-17 PROVIDED BY WESTER ENGINEERING LTD.
 - ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNLESS OTHERWISE NOTED.
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 - PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO TOILET, BATH TUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
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 - ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.
- LOADING LAYOUT APPROVED. SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN

LEGEND

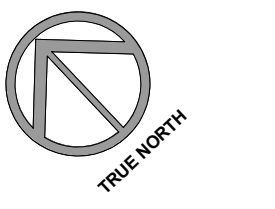
CONCRETE WALL	F.D. FLOOR DRAIN	R.D. ROOF DRAIN	DOOR MARK
CONCRETE BLOCK WALL	F.F.EL. FINISHED FLOOR ELEVATION	R.S. ROOF & SHELF	WINDOW MARK
INTERIOR WALL	F.G. FINISHED GRADE	R.V. ROOF VENT	
A.D. AREA DRAIN (B/L LEVEL)	F.E. FIRE EXTINGUISHER	R.W.L. RAIN WATER LEADER	
ATTIC COMPARTMENT OUTLINE	FRIG. REFRIGERATOR	S.C. SHAMISE CONNECTION	W.A. WALL ASSEMBLY MARK
B.O.C. BOTTOM OF CURB	I.B.G. INTERPOLATED BUILDING GRADE	S.P. SPRINKLER PROTECTION	F.A. FLOOR ASSEMBLY MARK
B.O.P. BOTTOM OF PARAPET	BL.F.D. LANDSCAPE B/L LEVEL DRAIN	T.O.R. TOP OF ROOF	
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	L.S. LAY SIZING	T.O.S. TOP OF SLAB	
C.B. CATCH BASIN	LN. LINEN CLOSET	T.O.W. TOP OF WALL	
CL. CENTER LINE	L.S. LAY SIZING	T.P. TYPICAL PAPER	
CT. COOK TOP	P.D. PATIO B/L LEVEL DRAIN	W.D. WASHER / DRYER	
DW. DISH WASHER	P.N. PROJECT NORTH		
E.G. EXISTING GRADE	PL. PROPERTY LINE		
		R.F.M. ROOM FINISH MARK	

- 0 STUDIO
- 0 STUDIO + DEN
- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED + DEN
- COMMON AREA
- STORAGE
- STORAGE UNIT

1 LEVEL 3
 SCALE: 1/8" = 1'-0"



NOTE THE EXTENT OF BALCONY ALONG WEST 35TH VARIES AS IT ON FLOORS 3 - 8. SEE A3.2.12





RH Architects Inc.

120 Powell Street, Unit 10
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V6A 1G1

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28 AUGUST 2024

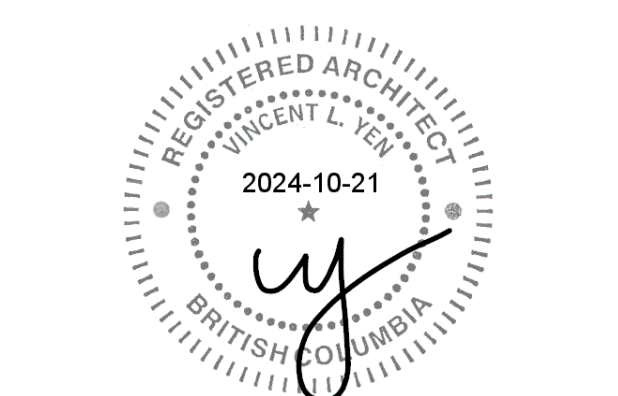
1 DP APPLICATION 2024-08-28

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CP SEAL:

ARCHITECTURAL SEAL:



CLIENT:



Aquilini Group
Aquilini Centre West
Suite 900 - 88 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:
9th Floor Plan - F2

BASE FILE:
SCALE: As indicated
PLOT DATE: 2024-08-28
DRAWN: THJ
CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A3-2-3**

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

LEGEND	
	CONCRETE WALL
	CONCRETE BLOCK WALL
	INTERIOR WALL
	A.D. AREA DRAIN (B LEVEL)
	ATTIC COMPARTMENT OUTLINE
	B.O.C. BOTTOM OF CURB
	B.O.P. BOTTOM OF PARAPET
	B.O.W. BOTTOM OF WALL (TOP OF F.G.)
	C.B. CATCH BASIN
	C.T. COOK TOP
	D.W. DISH WASHER
	E.G. EXISTING GRADE
	F.D. FLOOR DRAIN
	F.F.El. FINISHED FLOOR ELEVATION
	F.G. FIRE EXTINGUISHER
	FRG REFRIGERATOR
	I.B.G. INTERPOLATED BUILDING GRADE
	L.F.D. LANDSCAPE B LEVEL DRAIN
	LIN LINEN CLOSET
	L.S. LAY SIGN
	M.W.V. MECH WALL VENT TERMINATION
	P.D. PATIO B LEVEL DRAIN
	P.N. PROJECT NORTH
	P.L. PROPERTY LINE
	R.D. ROOF DRAIN
	R.S. ROOF & SHELF
	R.V. ROOF VENT
	R.W.L. RAIN WATER LEADER
	S.C. SUMP 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.S. WASHER / DRYER
	R.F.M. ROOM FINISH MARK
	D.M. DOOR MARK
	W.M. WINDOW MARK
	W.A.M. WALL ASSEMBLY MARK
	F.A.M. FLOOR ASSEMBLY MARK
	R.A.M. ROOF ASSEMBLY MARK
	L.S. REFER TO LANDSCAPE DWGS. FOR REFERENCE
	D.T. REFER TO INT. DESIGN DWGS. FOR REFERENCE

- GENERAL NOTES**
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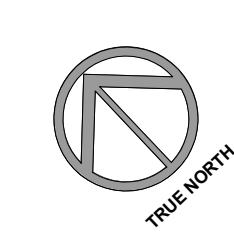
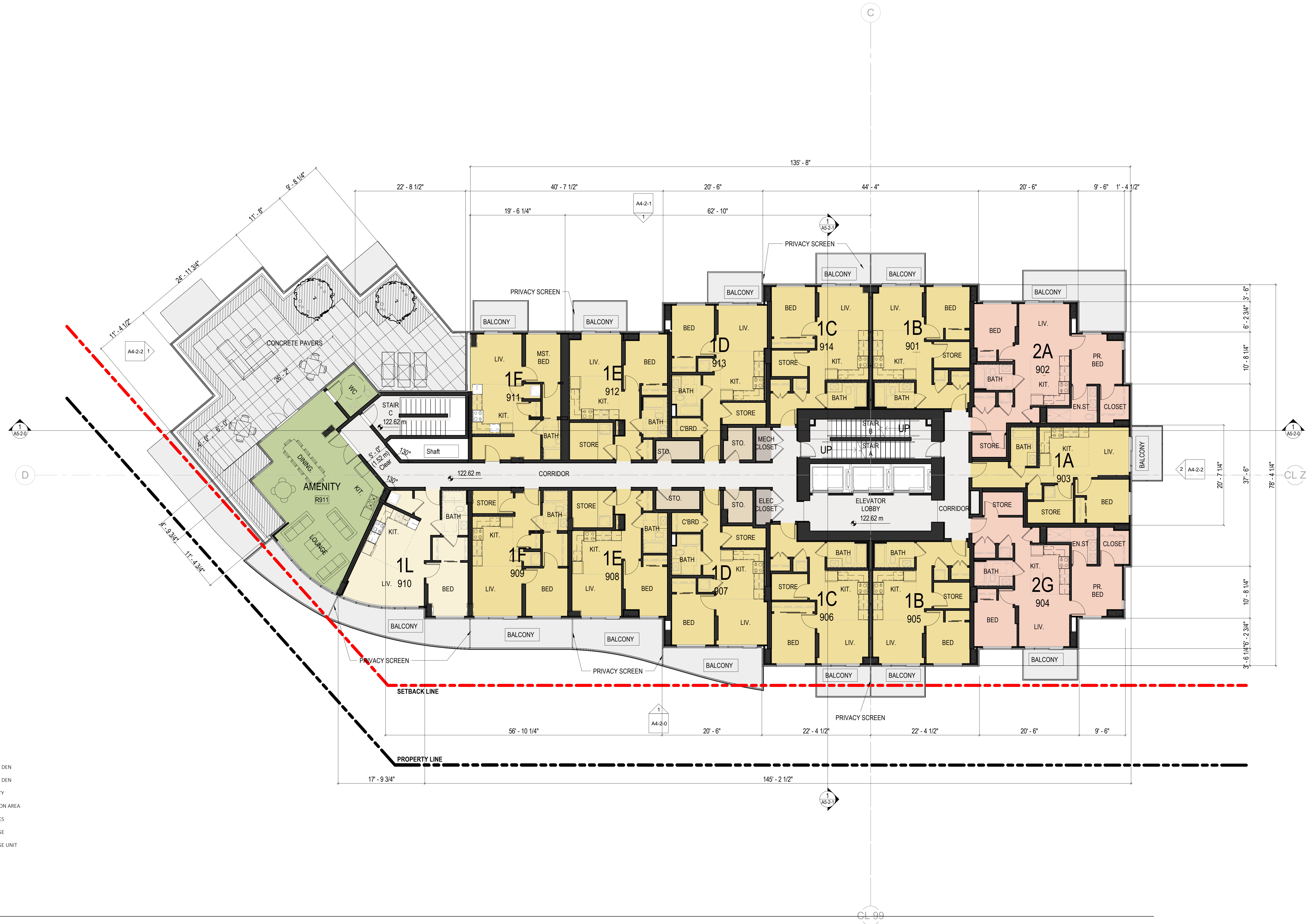
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 - Mechanical equipment (ventilators, generators, compactors and exhaust systems) shall be designed and located to minimize noise impacts on the neighbourhood and comply with noise by-law no. 6555.
 - UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 3.3 MIN. VERTICAL CLEARANCE AT DRIVE RAMP TO AND ABOVE DISABILITY STALLS.
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 - ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL-APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.

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

- 1 BED
- 1 BED + DEN
- 2 BED + DEN
- AMENITY
- COMMON AREA
- SERVICES
- STORAGE
- STORAGE UNIT

1 LEVEL 9
SCALE: 1/8" = 1'-0"





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: ISSUED FOR: DATE:
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CP SEAL:

ARCHITECTURAL SEAL:



CLIENT:



Aquilini Group
Aquilini Centre West
Suite 900 - 88 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:
10th Floor Plan - F2
(11th Floor is similar)

BASE FILE:
SCALE: As indicated
PLOT DATE: 2024-08-28
DRAWN: THJ
CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A3-2-4**

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 SURVEYING AND LAND SURVEYORS DATED MAY 3, 2016.
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PARKING NOTES

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- THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, 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.
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- 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. 6555.
- UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT THE BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE. MAINTAIN 3.3 MIN. VERTICAL CLEARANCE AT DRIVE AISLE TO AND ABOVE DISABILITY STALLS.
- ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, C/W SPRINKLER PROTECTION AS REQUIRED.

RESIDENTIAL UNIT NOTES

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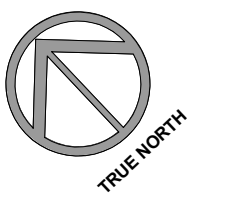
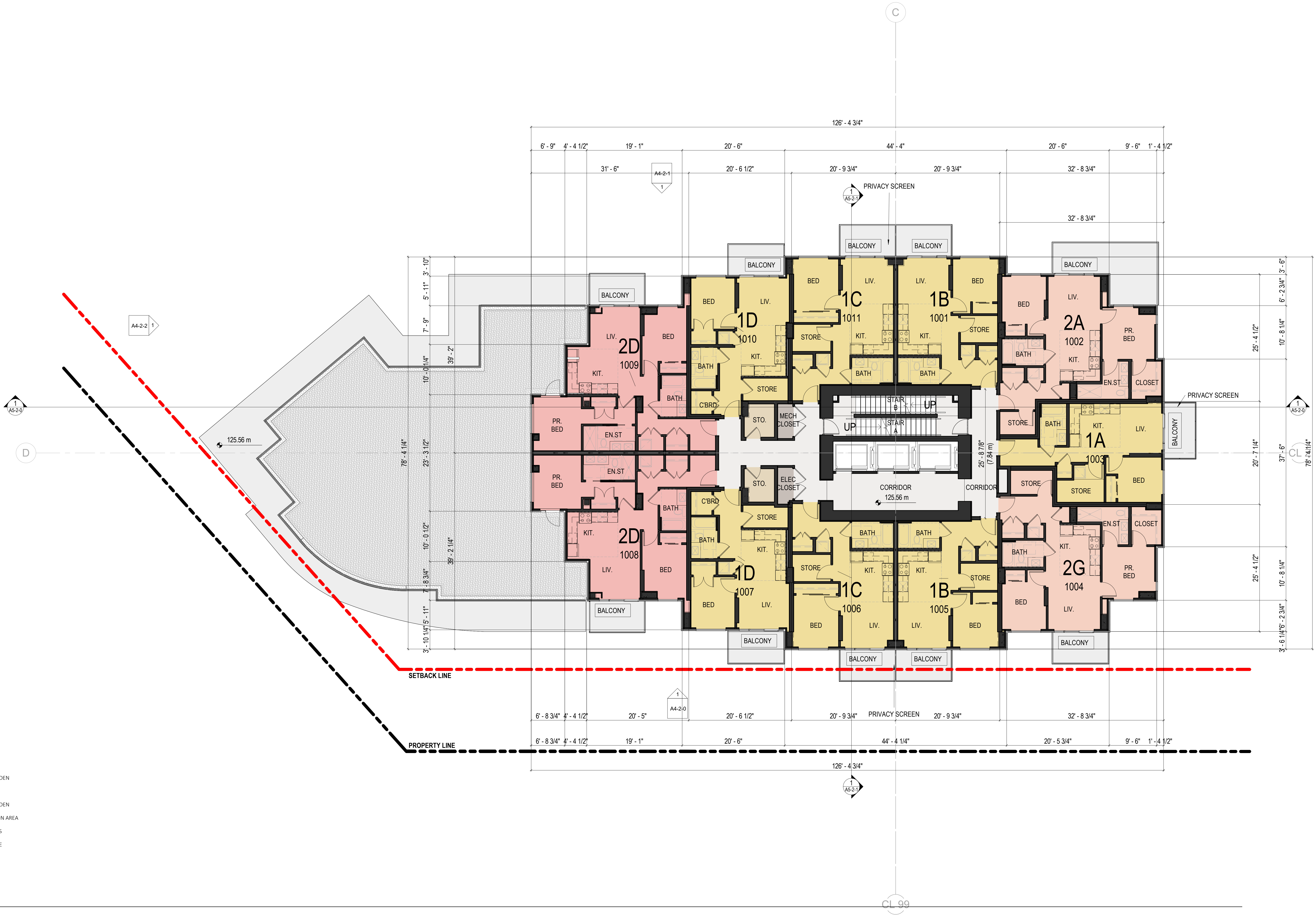
LOADING LAYOUT APPROVED, SUBJECT TO COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN

LEGEND

CONCRETE WALL	F.D. FLOOR DRAIN	R.D. ROOF DRAIN	DOOR MARK
CONCRETE BLOCK WALL	F.F.EL FINISHED FLOOR ELEVATION	R.S. ROOF & SHELF	WINDOW MARK
INTERIOR WALL	F.G. FINISHED GRADE	R.V. ROOF VENT	
A.D. AREA DRAIN (B/L LEVEL)	F.E. FIRE EXTINGUISHER	R.W. RAIN WATER LEADER	
ATTIC COMPARTMENT OUTLINE	FRG. REFRIGERATOR	S.C. SIAWEESE CONNECTION	W.A. WALL ASSEMBLY MARK
B.O.C. BOTTOM OF CURB	I.B.G. INTERPOLATED BUILDING GRADE	S.P. SPRINKLER PROTECTION	F.A. FLOOR ASSEMBLY MARK
B.O.P. BOTTOM OF PARAPET	BL.F.D. LANDSCAPE B/LEVEL DRAIN	T.O.R. TOP OF ROOF	R.A. ROOF ASSEMBLY MARK
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	LN. LINEN CLOSET	T.O.S. TOP OF SLAB	
C.B. CATCH BASIN	L.S. LAY SYSTEM	T.O.W. TOP OF WALL	
CL. CENTER LINE	M.V. MECH. WALL VENT TERMINATION	T.P. TOILET PAPER	REF. TO LANDSCAPE DWGS. FOR REFERENCE
CT. COOK TOP	P.D. PATIO B/LEVEL DRAIN	W.D. WASHER / DRYER	REF. TO INT. DESIGN DWGS. FOR REFERENCE
DW. DISH WASHER	P.N. PROJECT NORTH		
E.G. EXISTING GRADE	PL. PROPERTY LINE	R.F. ROOM FINISH MARK	

- 1 BED + DEN
- 2 BED
- 2 BED + DEN
- COMMON AREA
- SERVICES
- STORAGE

1 LEVEL 10
SCALE: 1/8" = 1'-0"





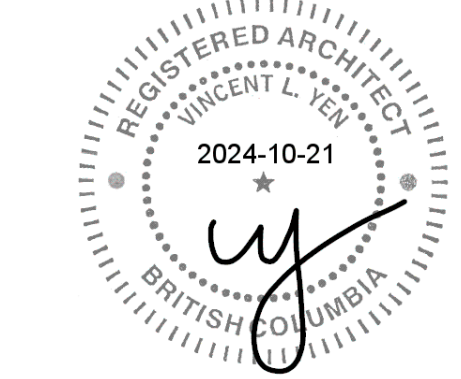
RH Architects Inc.
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1 DP APPLICATION 2024-08-28
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 Aquilini Centre West
 Suite 900 - 89 West Georgia Street,
 Vancouver, BC Canada V6B 0N8



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:
13th Floor Plan - F2
 (12th to 25th Floors are similar)

BASE FILE:
 SCALE: As indicated
 PLOT DATE: 2024-08-28
 DRAWN: TH
 CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO. **A3-2-5**

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 SURVEYING AND ENGINEERING, DATED MAY 3, 2016.
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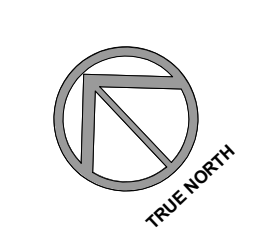
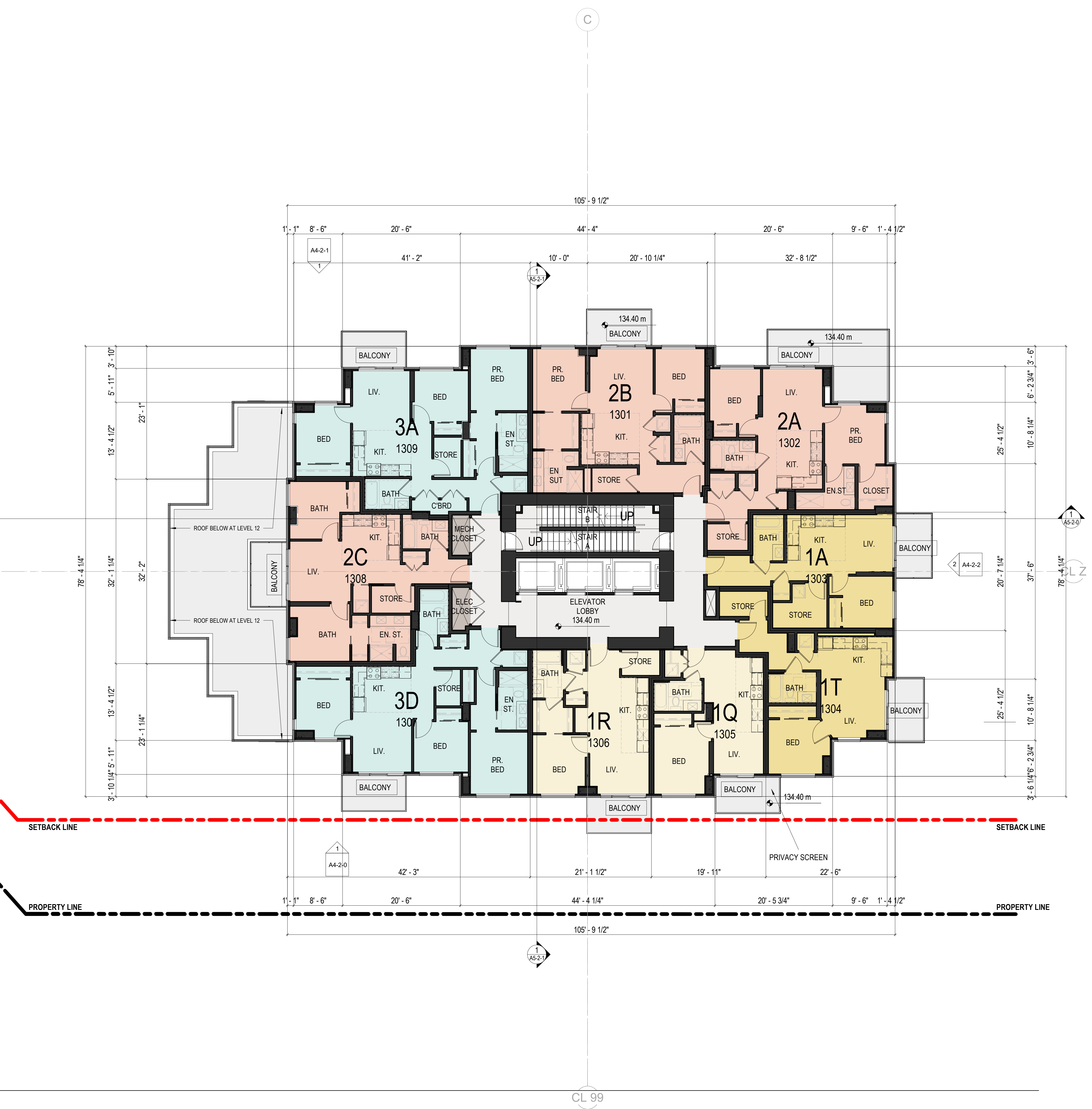
LOADING LAYOUT APPROVED. SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN

- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED
- 3 BED + DEN
- COMMON AREA
- SERVICES
- STORAGE UNIT

1 LEVEL 13
 SCALE: 1/8" = 1'-0"

LEGEND

CONCRETE WALL	F.D. FLOOR DRAIN	R.D. ROOF DRAIN	DOOR MARK
CONCRETE BLOCK WALL	F.F.EL FINISHED FLOOR ELEVATION	R.S. ROOF & SHELF	WINDOW MARK
INTERIOR WALL	F.G. FINISHED GRADE	R.V. ROOF VENT	
A.D. AREA DRAIN (B LEVEL)	F.I. FIRE EXTINGUISHER	R.W. RAIN WATER LEADER	
ATTIC COMPARTMENT OUTLINE	FRIG. REFRIGERATOR	S.C. SWIMMER CONNECTION	W.A. WALL ASSEMBLY MARK
B.O.C. BOTTOM OF CURB	I.B.G. INTERPOLATED BUILDING GRADE	S.P. SPRINKLER PROTECTION	F.A. FLOOR ASSEMBLY MARK
B.O.P. BOTTOM OF PARAPET	BL.F.D. LANDSCAPE B LEVEL DRAIN	T.O.R. TOP OF ROOF	
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	LN. LINEN CLOSET	T.O.S. TOP OF SLAB	
C.B. CATCH BASIN	L.S. LAY SIGN	T.O.W. TOP OF WALL	
CL. CENTER LINE	M.V. MECH WALL VENT TERMINATION	T.P. TONNET PAPER	
CT. COOK TOP	P.D. PATIO B LEVEL DRAIN	T.W. TUB WASHER / DRYER	
DW. DISH WASHER	P.N. PROJECT NORTH		
E.G. EXISTING GRADE	PL. PROPERTY LINE	R.F.M. ROOM FINISH MARK	



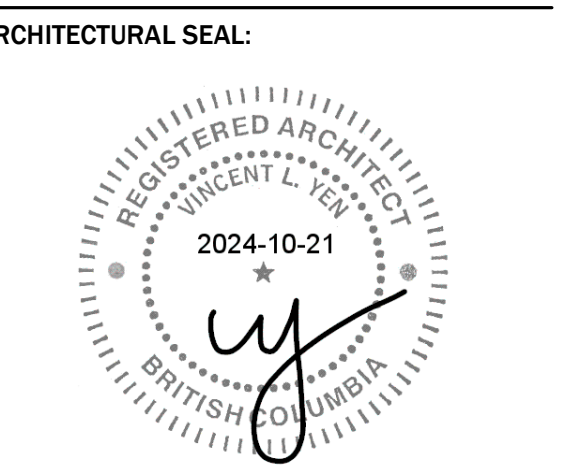


RH Architects Inc.
 120 Powell Street, Unit 10
 Vancouver, BC Canada
 V6A 1G1
 t 604.669.6002
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CP SEAL:



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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:
Roof Mech Plan - F2

BASE FILE:
 SCALE: As indicated
 PLOT DATE: 2024-08-28
 DRAWN: THJ
 CHECKED: VY BR

PROJECT NO. **2214**

DWG. NO.
A3-2-6

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

GENERAL NOTES

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PARKING NOTES

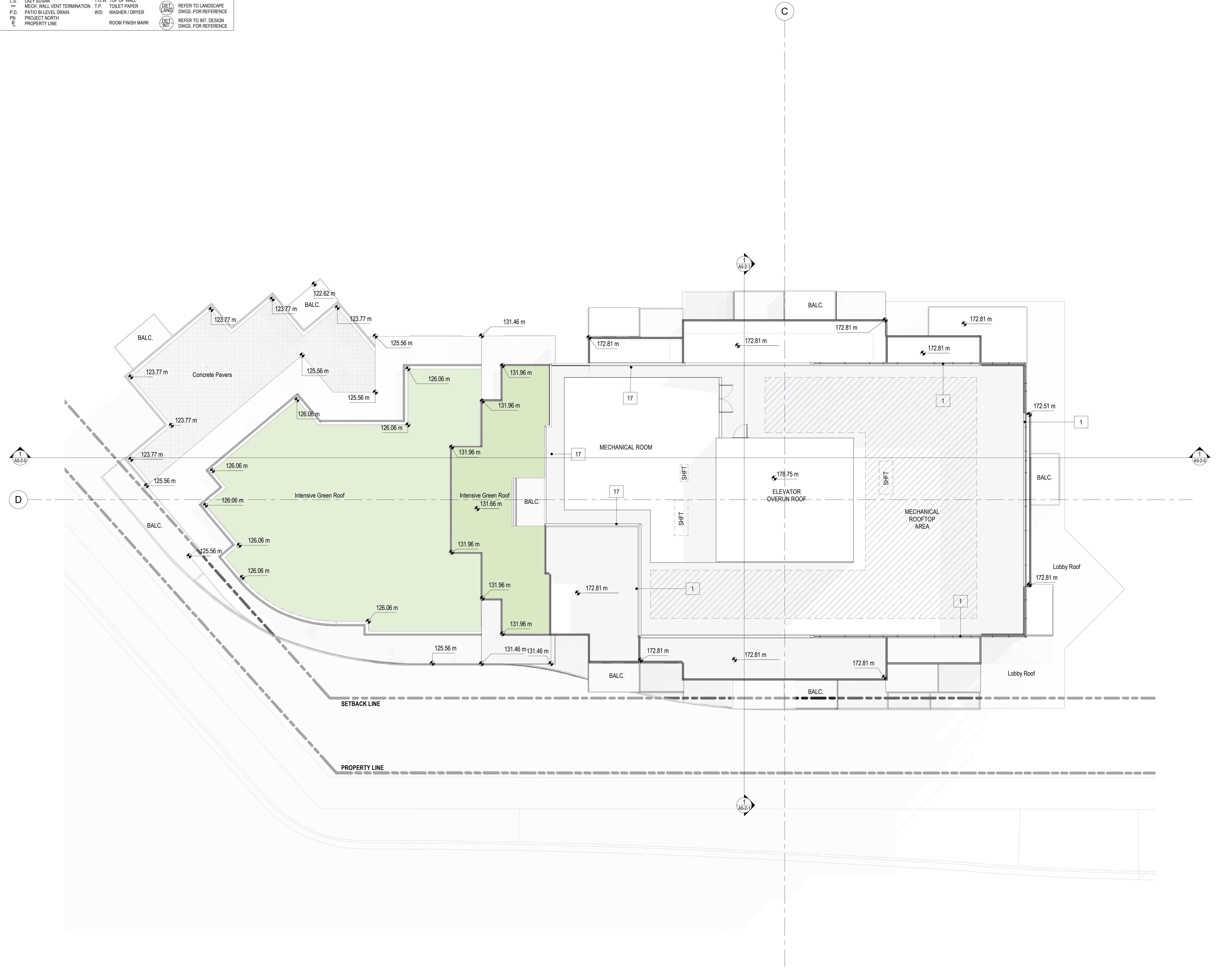
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LOADING LAYOUT APPROVED. SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN

LEGEND			
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CONCRETE BLOCK WALL	F.F.EL FINISHED FLOOR ELEVATION	R.S. ROOF & SHELF	WINDOW MARK
INTERIOR WALL	F.G. FINISHED GRADE	R.V. ROOF VENT	
A.D. AREA DRAIN (B/L LEVEL)	F.I. FIRE EXTINGUISHER	R.W.L. RAIN WATER LEADER	
ATTIC COMPARTMENT OUTLINE	FRIG. REFRIGERATOR	S.C. SHAMISE CONNECTION	W.A. WALL ASSEMBLY MARK
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B.O.P. BOTTOM OF PARAPET	BL-FD. LANDSCAPE B/LEVEL DRAIN	T.O.R. TOP OF ROOF	R.A. ROOF ASSEMBLY MARK
B.O.W. BOTTOM OF WALL (TOP OF F.G.)	LN. LINEN CLOSET	T.O.S. TOP OF SLAB	
C.B. CATCH BASIN	L.S. LAY SIGN	T.O.W. TOP OF WALL	
C.L. CENTER LINE	M.V. MECH WALL VENT TERMINATION	T.P. TOILET PAPER	REF. TO LANDSCAPE DWGS. FOR REFERENCE
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1 ROOF
 SCALE: 1/8" = 1'-0"

