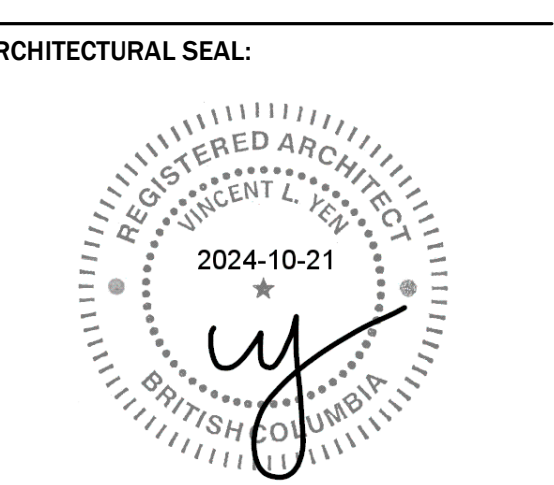




RH Architects Inc.
120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1
t 604.669.6002
f 604.669.1091

ISSUED FOR
DEVELOPMENT PERMIT
28 AUGUST 2024

1 DP APPLICATION 2024-08-28
ISSUE: 2024-10-21 DATE:
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CLIENT:
AQUILINI DEVELOPMENT
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 BUILDING F3

DRAWING TITLE:
1st Floor Plan - F3

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

PROJECT NO. **2214**

DWG. NO. **A3-3-0**

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

GENERAL NOTES

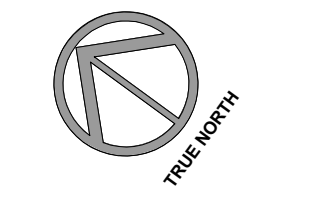
- EXISTING GRADE INFORMATION, PROPERTY LINES, SITE BOUNDARIES AND EXISTING BUILDING WEST ELEVATION TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SURVEYORS, DATED MAY 3, 2019.
 - BUILDING GRADE ELEVATIONS AS PER DRAWINGS 2017-0028, DATED 2018-01-08 PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES.
 - 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 ACoustICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION BASED ON THE ACoustICAL CONSULTANT'S RECOMMENDATIONS.
 - ADEQUATE AND EFFECTIVE ACoustICAL 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 IS ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY-LAW AND OBTAIN THE NECESSARY 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 4.5 OF THE CITY OF VANCOUVER PARKING BY-LAW.
 - 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 4.5 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 BICYCLE STORAGE ROOMS.
 - RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL 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. 5555.
 - 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 AISLE TO AND ABOVE ABOVE-FLOOR STALLS.
 - ALL ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, WITH SPRINKLER PROTECTION AS REQUIRED.
- RESIDENTIAL UNIT NOTES**
- PROVIDE 1" x 6" IN SWING AND 1" x 6" OUTSWING 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 ADA APPROVED TYPE.
 - ALL ENCLOSED BALCONIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL APPROVED BALCONY ENCLOSURE DESIGN GUIDELINES.

LEGEND

- CONCRETE WALL
- CONCRETE BLOCK WALL
- INTERIOR WALLS
- AREA DRAIN (B/LEVEL)
- A.O.
- ATTIC COMPARTMENT OUTLINE
- S.O.C.
- B.O.M.
- BOTTOM OF PARAPET
- BOTTOM OF WALL (TOP OF F.G.)
- CATCH BASIN
- C.B.
- C.C.
- CENTER LINE
- C.O.K.
- C.O.K. TOP
- D.W.
- DISH WASHER
- E.S.G.
- EXISTING GRADE
- F.D.
- FLOOR DRAIN
- F.F.E.L.
- FINISHED FLOOR ELEVATION
- F.G.
- FINISHED GRADE
- F.R.G.
- REFRIGERATOR
- I.B.G.
- INTERPOLATED BUILDING GRADE
- L.N.
- LANDSCAPE B/LEVEL DRAIN
- L.N.C.
- LANDSCAPE CLOSET
- L.S.
- LAZY SUSAN
- M.E.C.H.
- M.E.C.H. STAIRWELL
- P.D.
- PATIO B/LEVEL DRAIN
- P.L.
- PROPERTY LINE
- P.N.
- PROJECT NORTH
- R.A.S.
- ROOF VENT
- R.O.D.
- ROD & SHELF
- R.V.
- RAIN WATER LEADER
- S.M.S.E.C.
- S.M.S.E.C. CONNECTION
- S.P.R.
- SPRINKLER PROTECTION
- T.O.R.
- TOP OF ROOF
- T.O.S.
- TOP OF SLAB
- T.O.W.
- TOP OF WALL
- T.P.
- TILE TO PAPER
- W.D.
- WASHER / DRYER
- W.D.M.
- WINDOW MARK

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

1st Floor Plan - F3
SCALE: 1/8" = 1'-0"





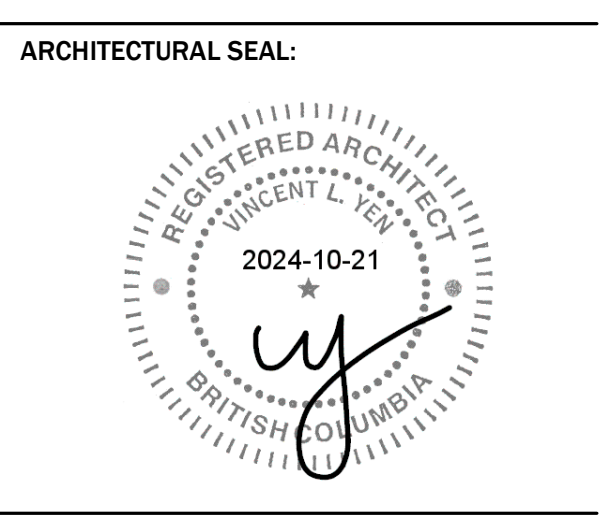
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 ISSUE: ISSUED FOR: DATE:

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CP SEAL:



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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 BUILDING F3

DRAWING TITLE:
2nd-6th Floor Plan - F3

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

PROJECT NO. **2214**

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

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

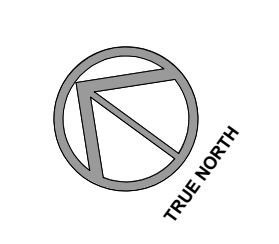
- GENERAL NOTES**
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 - ALL DIMENSIONS ARE MEASURED TO THE OUTER MOST LIMIT OF THE BUILDING TO CLADDING, UNLESS OTHERWISE NOTED.
- PARKING NOTES**
- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.1 OF THE CITY OF VANCOUVER PARKING BY-LAW.
 - 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 4.1 OF THE CITY OF VANCOUVER PARKING BY-LAW.
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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 AISLE TO AND ABOVE DISABILITY STAIRS.
 - 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" OUTSWING CLEAR SPACE BETWEEN THE LATCHING JAMB OF THE UNIT ENTRY DOOR. THIS SPACE IS IMPRACTICAL TO PROVIDE, PRE-WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPERATOR AND RELATED CONTROLS, TYPICAL FOR ALL RESIDENTIAL UNITS.
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 - ALL DOORS 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

- LEGEND**
- CONCRETE WALL
 - CONCRETE BLOCK WALL
 - INTERIOR WALLS
 - AREA DRAIN (B/L/E/L/E)
 - ATTIC COMPARTMENT OUTLINE
 - S.O.C. BOTTOM OF ROOF
 - B.O.P. BOTTOM OF PARAPET
 - B.O.W. BOTTOM OF WALL (TOP OF F.G.)
 - CATCH BASIN
 - CENTER LINE
 - COOK TOP
 - DW. DISH WASHER
 - E.G. EXISTING GRADE
 - F.D. FLOOR DRAIN
 - F.F. FINISHED FLOOR ELEVATION
 - F.G. FINISHED GRADE
 - FRIG. REFRIGERATOR
 - I.B.G. INTERPOLATED BUILDING GRADE
 - BL.F.D. LANDSCAPE B/L/E/V/DRAIN
 - L.N. LINEN CLOSET
 - L.S. LAZY SUSAN
 - M.S. MECH. STAIRCASE
 - P.D. PATIO B/L/E/V/DRAIN
 - P.N. PROJECT NORTH
 - P.L. PROPERTY LINE
 - R.D. ROD & SHELF
 - R.V. ROOF VENT
 - R.V.L. RAIN WATER LEADER
 - S.M.S.E. 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.D. WASHER / DRYER
 - D.M. DOOR MARK
 - W.M. WINDOW MARK

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



1 2nd Floor Plan - F3
 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

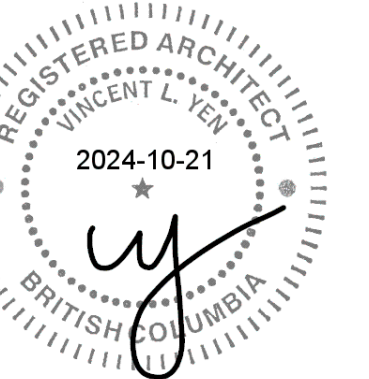
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CP SEAL:

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 BUILDING F3

DRAWING TITLE:
Roof Plan - F3

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

PROJECT NO. **2214**

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

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

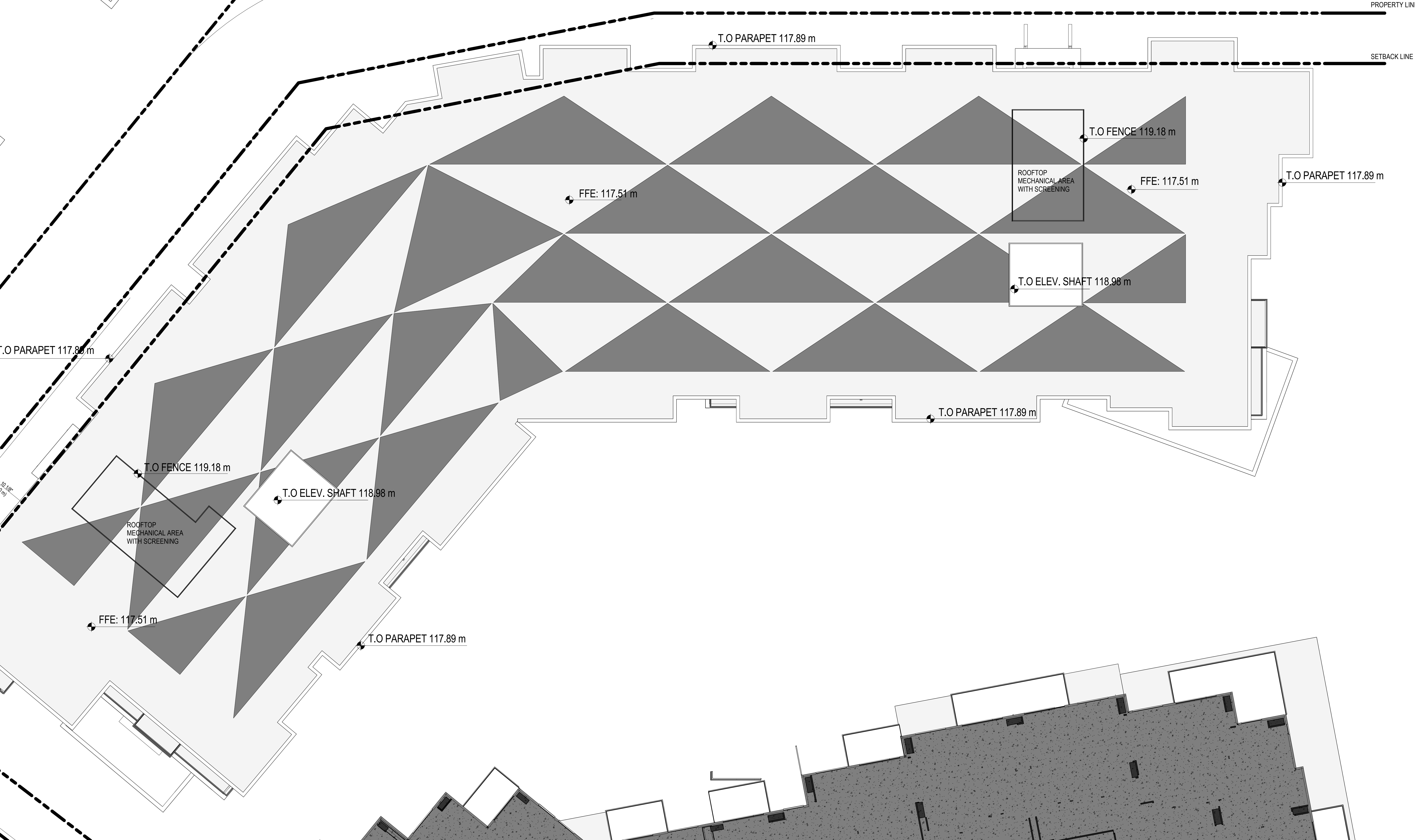
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- PARKING NOTES**
- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.11 OF THE CITY OF VANCOUVER PARKING BY-LAW.
 - THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, 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.
 - A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.
 - PROVIDE AUTOMATIC DOOR OPERATOR TO BIKE STORAGE ROOMS.
 - RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY BUILDINGS.
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 - 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. USE WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPERATOR 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.
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LOADING LAYOUT APPROVED, SUBJECT WITH COMPLIANCE WITH APPROVED LOADING MANAGEMENT PLAN

LEGEND

- CONCRETE WALL
- CONCRETE BLOCK WALL
- INTERIOR WALLS
- AREA DRAIN (B/L/LEVEL)
- A.O. 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. GUTTER BASIN
- C.L. CENTER LINE
- C.T. COOK TOP
- D.W. DISH WASHER
- E.G. EXISTING GRADE
- F.D. FLOOR DRAIN
- F.F. EL. FINISHED FLOOR ELEVATION
- F.G. FINISHED GRADE
- FRIG. REFRIGERATOR
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- BL.F. LANDSCAPE B/L/LEVEL DRAIN
- U.N. UNDER CLOSET
- L.S. LAZY SUSAN
- M.S. MECH. STANDPIPE
- P.D. PATIO B/L/LEVEL DRAIN
- P.N. PROJECT NORTH
- P.L. PROPERTY LINE
- R.D. ROOF DRAIN
- R.S. ROD & SHELF
- R.V. ROOF VENT
- R.V.L. RAIN WATER LEADER
- S.M. S.M.S.E 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
- W.M. WINDOW MARK
- R.F.M. ROOM FINISH MARK
- W.A.M. WALL ASSEMBLY MARK
- F.A.M. FLOOR ASSEMBLY MARK
- R.A.M. ROOF ASSEMBLY MARK
- L.L. LINES TO LANDSCAPE
- D.N.G.S. FOR REFERENCE
- R.F.T.N.T. DESIGN DRWG. FOR REFERENCE



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

