DRAWING LIST

Cover

A-0.000	COVER SHEET	
A-0.010	SYMBOLS, LEGEND & CHECKLISTS	
A-0.020	DATA SHEET	
A-0.030	ENVELOPE REQUIREMENTS	
A-0.040	ENERGY REQUIREMENTS	
A-0.050	SURVEY (REFERENCE)	1:200

Site

A-1.000	SITE PLAN	1/16" = 1'-0"
A-1.100	CANOPY AND FIRE LANE CLEARANCE DETAIL	1/4" = 1'-0"

1/16" Overall Plans

A-2.000	P1 & P2 PARKING PLAN - OVERALL	1/16" = 1'-0"
A-2.011	LEVEL 1 PLAN - OVERALL	1/16" = 1'-0"
A-2.021	LEVEL 2 PLAN - OVERALL	1/16" = 1'-0"
A-2.031	LEVEL 3 PLAN - OVERALL	1/16" = 1'-0"
A-2.041	LEVEL 4 PLAN - OVERALL	1/16" = 1'-0"
A-2.051	LEVEL 5 PLAN - OVERALL	1/16" = 1'-0"
A-2.061	LEVEL 6 PLAN - OVERALL	1/16" = 1'-0"
A-2.071	ROOF PLAN - OVERALL	1/16" = 1'-0"

1/8" Building Plans (S)

A-2.110	P2 PARKING PLAN - WEST	1/8" = 1'-0", 3/8" ...
A-2.111	P2 PARKING PLAN - EAST	1/8" = 1'-0", 3/8" ...
A-2.120	P1 PARKING PLAN - WEST	1/8" = 1'-0", 3/8" ...
A-2.121	P1 PARKING PLAN - EAST	1/8" = 1'-0", 3/8" ...
A-2.210	WEST BUILDING - LEVEL 1 PLAN	1/8" = 1'-0"
A-2.220	WEST BUILDING - LEVEL 2 PLAN	1/8" = 1'-0"
A-2.230	WEST BUILDING - LEVEL 3 PLAN	1/8" = 1'-0"
A-2.240	WEST BUILDING - LEVEL 4 PLAN	1/8" = 1'-0"
A-2.250	WEST BUILDING - LEVEL 5 PLAN	1/8" = 1'-0"
A-2.260	WEST BUILDING - LEVEL 6 ROOF PLAN	1/8" = 1'-0"
A-2.270	WEST BUILDING - UPPER ROOF PLAN	1/8" = 1'-0"
A-2.310	EAST BUILDING - LEVEL 1 PLAN	1/8" = 1'-0"
A-2.320	EAST BUILDING - LEVEL 2 PLAN	1/8" = 1'-0"
A-2.330	EAST BUILDING - LEVEL 3 PLAN	1/8" = 1'-0"
A-2.340	EAST BUILDING - LEVEL 4 PLAN	1/8" = 1'-0"
A-2.350	EAST BUILDING - LEVEL 5 PLAN	1/8" = 1'-0"
A-2.360	EAST BUILDING - LEVEL 6 PLAN	1/8" = 1'-0"
A-2.370	EAST BUILDING - LEVEL 7 ROOF PLAN	1/8" = 1'-0"

1/8" Building Slab Plans (S)

A-2.701	P2 PARKING PLAN - WEST SLAB PLAN	1/8" = 1'-0"
A-2.702	P2 PARKING PLAN - EAST SLAB PLAN	1/8" = 1'-0"
A-2.703	P1 PARKING PLAN - WEST SLAB PLAN	1/8" = 1'-0"
A-2.704	P1 PARKING PLAN - EAST SLAB PLAN	1/8" = 1'-0"
A-2.705	WEST BUILDING - LEVEL 1 SLAB PLAN	1/8" = 1'-0"
A-2.706	WEST BUILDING - LEVEL 2 SLAB PLAN	1/8" = 1'-0"
A-2.707	WEST BUILDING - LEVEL 3 SLAB PLAN	1/8" = 1'-0"
A-2.708	WEST BUILDING - LEVEL 4 SLAB PLAN	1/8" = 1'-0"
A-2.709	WEST BUILDING - LEVEL 5 SLAB PLAN	1/8" = 1'-0"
A-2.710	WEST BUILDING - LEVEL 6 ROOF SLAB PLAN	1/8" = 1'-0"
A-2.720	EAST BUILDING - LEVEL 1 SLAB PLAN	1/8" = 1'-0"
A-2.721	EAST BUILDING - LEVEL 2 SLAB PLAN	1/8" = 1'-0"
A-2.722	EAST BUILDING - LEVEL 3 SLAB PLAN	1/8" = 1'-0"
A-2.723	EAST BUILDING - LEVEL 4 SLAB PLAN	1/8" = 1'-0"
A-2.724	EAST BUILDING - LEVEL 5 SLAB PLAN	1/8" = 1'-0"
A-2.7.25	EAST BUILDING - LEVEL 6 SLAB PLAN	1/8" = 1'-0"
A-2.726	EAST BUILDING - LEVEL 7 ROOF SLAB PLAN	1/8" = 1'-0"

Unit Plans (S)

A-3.001	UNIT PLANS	
A-3.002	UNIT PLANS	
A-3.003	UNIT PLANS	
A-3.004	UNIT PLANS	
A-3.005	UNIT PLANS	
A-3.006	UNIT PLANS	
A-3.007	UNIT PLANS	
A-3.008	UNIT PLANS	
A-3.009	UNIT PLANS	
A-3.010	UNIT PLANS	
A-3.011	UNIT PLANS	
A-3.012	UNIT PLANS	
A-3.013	UNIT PLANS	
A-3.014	UNIT PLANS	
A-3.015	UNIT PLANS	
A-3.016	UNIT PLANS	
A-3.017	UNIT PLANS	1' = 1'-0"
A-3.018	UNIT PLANS	
A-3.019	UNIT PLANS	
A-3.020	UNIT PLANS	
A-3.021	UNIT PLANS	
A-3.022	UNIT PLANS	

Elevations (S)

A-4.001	SITE ELEVATIONS	1/16" = 1'-0"
A-4.101	WEST BUILDING ELEVATIONS	1/8" = 1'-0"
A-4.111	WEST BUILDING ELEVATIONS	1/8" = 1'-0"
A-4.201	EAST BUILDING ELEVATIONS	1/8" = 1'-0"
A-4.211	EAST BUILDING ELEVATIONS	1/8" = 1'-0"

Building Sections (S)

A-5.000	BUILDING SECTION (LONGITUDINAL)	
A-5.001	BUILDING SECTION	

Wall Sections (S)

A-5.100	WALL SECTIONS WEST BUILDING	
A-5.101	WALL SECTIONS WEST BUILDING	
A-5.102	WALL SECTIONS - EAST BUILDING	
A-5.103	WALL SECTIONS - EAST BUILDING	
A-5.104	WALL SECTIONS - COURTYARD	
A-5.105	WALL SECTIONS - COURTYARD	
A-5.106	WALL SECTIONS	
A-5.107	WALL SECTIONS - LOADING, LANE, & BLDG TRA...	
A-5.201	EXHAUST SHAFT SECTIONS	1" = 1'-0"

Stair Details

A-6.101	STAIR 01 DETAILS	1/4" = 1'-0"
A-6.102	STAIR 02 DETAILS	1/4" = 1'-0"
A-6.103	STAIR 03 DETAILS	1/4" = 1'-0"
A-6.104	STAIR 04 DETAILS	1/4" = 1'-0"
A-6.105	STAIR 05 DETAILS	1/4" = 1'-0"
A-6.106	FEATURE STAIR DETAILS	1/2" = 1'-0"
A-6.107	WEST BUILDING EXTERIOR STAIR	
A-6.110	LIVEWORK & TOWNHOME INTERIOR STAIR SEC...	3/8" = 1'-0"

Large Details

A-6.201	CANOPY DETAIL	
A-6.202	SCREEN DETAILS	3" = 1'-0", 1 1/2...
A-6.203	L2 PLANTER ABOVE ENTRY DETAILS	
A-6.204	PILSTER SECTION DETAIL @ EAST BLDG PATIO	
A-6.205	CORNER PILASTER PLAN AND SECTION DETAILS	
A-6.206	PLAN DETAILS	
A-6.207	CANOPY DETAILS 2	
A-6.208	LEVEL 2 GUARDRAIL DETAILS	
A-6.209	LANE CANOPY DETAILS	
A-6.210	DAYCARE CANOPY	
A-6.211	MECHANICAL PENTHOUSE	

Schedules (S)

A-7.101	DOOR TYPES & SCHEDULE	

Window & Door Schedule

A-7.102	DOOR SCHEDULE	
A-7.103	DOOR SCHEDULE	
A-7.111	WINDOW TYPES	1/8" = 1'-0"
A-7.112	WINDOW TYPES	

Interior Elevations (S)

A-8.001	INTERIOR ELEVATIONS	1/2" = 1'-0"

Cover Pages and Assemblies

A-6.301	ASSEMBLIES	
A-6.302	ASSEMBLIES	
A-6.303	ASSEMBLIES	
A-6.304	ASSEMBLIES	
A-6.305	ASSEMBLIES	
A-6.306	ASSEMBLIES	
A-6.307	ASSEMBLIES	
A-6.308	ASSEMBLIES	

Details

A-6.401	DETAILS	
A-6.402	DETAILS	
A-6.403	DETAILS	
A-6.404	DETAILS	
A-6.405	DETAILS	
A-6.406	DETAILS	
A-6.407	DETAILS	
A-6.408	DETAILS	
A-6.409	DETAILS	
A-6.410	DETAILS	
A-6.411	DETAILS	
A-6.412	DETAILS	
A-6.413	DETAILS	
A-6.414	DETAILS	

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[PROJECT TEAM]

CONTACT LIST

CONTACT LIST

Client	**Cascadia Green Development** 106-252 Esplanade West North Vancouver BC, V7M 0E9	Shirazeh Dabiri	604.339.7051	shirazeh@cascadiagreendev.com
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Landscape	**Perry & Associates** 112 East Broadway, Vancouver BC V5T 1V9	Michael Patterson	604-738-4118	mp@perryandassociates.ca
Geotechnical	**Horizon Engineering Inc.** 220 – 18 Gostick Place North Vancouver, BC V7M 3G3	Karimzadegan	604.990.0546x103	karim@horizoneng.ca
Code	**MR Consulting** 1281 120th Street West Vancouver BC V7V 3Z4	Mark Roozbahani	604.764.7709	mark@codeconsultant.ca
Mechanical	**Smith + Andersen** 338 - 6450 Roberts Street Burnaby, British Columbia, V5G 4E1	Chris Liu	604.637.1492	Chris.Liu@smithandandersen.com
Electrical	**Smith + Andersen** 338 - 6450 Roberts Street Burnaby, British Columbia, V5G 4E1	Ian Grannary	604.260.1056	Ian.grannary@smithandandersen.com
Energy	**MURi Consulting Group Inc.** #3807-1480 Howe Street, Vancouver, BC, V6Z0G5	Ayda Sahaf	778.318. 2932	asahaf@muriconsulting.com
Envelope	**Aqua -Coast Engineering Ltd.** Unit 201 - 5155 Ladner Trunk Road Delta, B.C. V4K 1W4	Daver Bolbolan	604-996-8115	dbolbolan@aqua-coast.ca
Interior Designer	**The Mill** 163 east 1st street, North Vancouver, BC V7L 1B2	Janine Wilson	604.770.1338	Janine@themill.ca
Acoustic	**Norman Disney & Young** 1166 Alberni Street Vancouver, BC, V6E 1A5	Zoe Razavi	604.734.9338	Z.Razavi@ndy.com
Sprinkler	**Cardinal Engineering** 709-610 Granville Street Vancouver, BC V6C 3T3	Ryan Pavey	604.605.0606	pavey@cardinalfire.ca
Traffic	**Watt Consulting Group** 550 – 888 Dunsmuir Street Vancouver, BC V6C 3K4	Victor Ngo	778.309.1253x442	VNgo@wattconsultinggroup.com

CODE SUMMARY

2018 BRITISH COLUMBIA BUILDING CODE

BUILDING TYPE

6 STOREY BUILDING WITH 2 LEVELS OF PARKADE

Level (storey)	Major Occupancy	Code Article(s) reference	combustible (C) or Non-combustible (NC)	Floor Fire Resistance Rating (HR)
P1/P2	Group F-3	3.2.2.82	NC	2hr
Level 1	Group A-2	3.2.2.24	NC	2hr
	Group C	3.2.2.48	NC	2hr
	Group E	3.2.2.64	NC	2hr
Level 2	Group A-2	3.2.2.24	NC	2hr
	Group C	3.2.2.48	NC	2hr
	Group D	3.2.2.57	NC	2hr
	Group E	3.2.2.64	NC	2hr
Levels 3 to 6	Group C	3.2.2.48	NC	1hr

Sprinklers:	Required	Provided, NFPA 13-2013 (refer to Code Compliance Report, CCD drawings, and sprinkler drawings)
Closure ratings:		As per BCBC Table 3.1.8.4 *NOTE: 20min (1/3 hr) Closure rating is permitted between public corridor and residential suits.*
Fire Alarm:	Required	Provided, refer to Code Compliance report and CCD drawings
Standpipe:	Required	provided, NFPA 14-2013 (refer to Code Compliance report and CCD drawings)
No. of streets facing:		2 streets
Travel Distance:	Max. 45m	Refer to Code Compliance reprot and CCD drawings for AL#6

Reference: Refer to Building Code Compliance Report by Mark Roozbahani Consulting Ltd.

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SACHS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

COVER SHEET

[PROJECT]
19471

[SCALE]
Not To Scale

[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

[DRAWING]
A-0.000

BUILDING PERMIT NUMBERS

FULL STRUCTURE: BLD2021-00474
FOUNDATION UP TO GRADE: BLD2021-00475

422 E 3rd Street

North Vancouver BC

Issue **34 - BP RESUBMISSION (SOUTH)**

Drawings Not to Scale Unless Printed on 30" x 42" Paper

Project Name: INNOVA
Client: Cascadia Green Development

PROJECT NO 19471
DATE August 18 2022

Submittal Checklist

Additional reviews & submittals to be confirmed by consultants. Ensure all submissions are signed & sealed including: full submission. Max.1 resubmission.

Civic Address: 422 E 3rd Street
Legal Description:
Building Permit No.:

Documents	Letters of Assurance	Reviewed by								
		Client	ID	Struc	Mech	Sprinkler	Elec	Envelope	Arch	Code	Landscape
Elevators	Schedules SB & SC										
Windows	Schedules SB & SC										
Entrances (Building Entrances)	Schedules SB & SC										
Fire Suppression - Sprinklers	Schedules B & I, L-8										
Guardrails & Handrails	Schedules SB & SC										
Privacy Screens	Schedules SB & SC										
Metal Fabrications - Canopies, Framing	Schedules SB & SC										
Fire Stopping - Penetrations	Schedules SB & SC										
Fire Stopping - Tech Penetration Type	Schedules SB & SC										
Fire Safety Plans & Manual											
Insulation											
Insulation - Non-combustible											
Insulation - Spray Foam											
Insulation - Comfort Board (alt. solution)											
Steel Studs											
Concrete Test Reports											
Concrete (Cast-in-place/pad concrete admixtures, HVM/Topes etc.), if any											
Damproofing											
Waterproofing											
MoistureAir Barrier											
VapourAir Barrier											
Balcony Membrane											
Balcony Tile Coatings											
Roofing											
Roof Hatches											
Guards & Ladders	Schedules SB & SC										
Roof Anchors	Schedules SB & SC										
Exterior Finishes - Cladding	Schedules SB & SC										
Exterior Finishes - Paint											
Masonry	Schedules SB & SC										
Whole Buildings Air Leakage Testing (WBALT-Reports), when available											
Fire Alarm - Indicating Annunciator Labelling & Zoning Schematic											
Energy Modelling & Testing	Schedules SB & SC										
Exhaust fans/HRV											
Electrical - Heating											
Electrical - Fixtures											
Electrical - Distribution											
Firlightone System											
EV Charging Station											
Meter Centres											
Access Control and Intrusion Detection System											
Video Surveillance Systems											
Panic and Duress System											
Boilers											
Gas Valves, Louvres, Dampers											
Fire & Fire-Smoke Dampers											
Plumbing Fixtures											
Heat Tracing - Pipe Insulation											
Duct Heaters											
Control System											
Domestic Storage Tanks, Expansion Tanks, in-ground											
Hard Terminations											
Gas Detection System											
Re Circulation Pumps											
Hose Bibbs											
Fire Pumps											
Boilers											
Sump Pumps											
Water Treatment - Oil interceptors, Storm Detention Tanks, & Manholes											
Interior Finishes - Carpet, Tile, Counters, Wood Trim											
Interior Finishes at Exit Lobby											
Paint Drawn Downs											
Exposed Concrete - Columns & Beams											
Cabinets & Millwork											
Countertops											
Appliances											
Washroom Accessories											
Washroom Mirrors & Grab Bars											
Prefabricated Partitions											
Doors & Hardware											
Overhead Doors											
Signage - Floors, Rooms, Wayfinding, Disabled Access, EV Charging, Entry Name & Address											
Mailboxes											
Rooftop Planters											
Irrigation design											
Site Furniture (benches, tables, bollards, refuse/recycle storage, etc)											
Bike Racks [Exterior]											
Bike Racks [Interior]											
Concrete Pavers / Composite decking											
Artificial Turf											
Site Retaining Walls											
Prefabricated planters											
Pavers and paver pedestals											
Play surfacing											
Artificial turf											
Boulders and decorative gravel											
Stair handrails for landscape stairs											
Growing medium and structural soil analysis (by PSAs)											
Roof barriers											
Geotextiles											

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Occupancy Documents - CNV Submission

note: other documents not stated here may be required.
The Contractor to verify with the Authority Having Jurisdiction all required documents and provide 3 binders with items indexed as noted below. The Certificate of Occupancy Checklist and all required documentation to be submitted
to the Building Inspector a minimum of five business days prior to final building inspections being arranged.

Project Address 422 E 3rd Street, North Vancouver, BC
Project Name INNOVA
Owner Cascadia Green Devlopment

Item		Collected by	Due Date
1	Written Request from CRP for Certificate of Occupancy	IA	
2	Fire Protection and Life Saftey Demonstration Protocol/Procedure	MBR	
3	Confimation of Required Documentation (Occupancy Documentation Checklist)	IA	
4	Directory of Professionals	Cascadia	
4.1	Owner	Cascadia	
4.2	Co-ordinating Registered Professional	Cascadia	
4.3	Registered Professionals	Cascadia	
4.4	Warranty Provider	Cascadia	
4.5	General Contractor	Cascadia	
4.6	Sub-Contractors *Note: Include Role, Firm, Name, and Telephone Include valid Business Licences where appropriate	Cascadia	
5	Letters of Assurance for Field Review - 2018 BCBC Edition		
5.1	Schedule C-A - CRP	Shamus Sachs AIBC MRAIC	IA
5.2	Schedule C-B - Architectural	Shamus Sachs AIBC MRAIC	IA
5.3	Schedule C-B - Structural	Thomas Leung, P.Eng.	Contractor
5.4	Schedule C-B - Mechanical/Plumbing	Chris Liu, P.Eng.	Contractor
5.5	Schedule C-B - Fire Supression	Ryan Pavey, P.Eng	Contractor
5.6	Schedule C-B - Civil	Russell Warren, P.Eng	Contractor
5.7	Schedule C-B - Electrical	Jeff Chen, P.Eng.	Contractor
5.8	Schedule C-B - Geotechnical (Temp)	Karim Karimzadegan, P.Eng.	Contractor
5.9	Schedule C-B - Geotechnical (Permanent)	Karim Karimzadegan, P.Eng.	Contractor
6	Professional Review Letters		
6.1	Alternative Solutions (Letters of Completion)	Mark Roozbahani, P.Eng., FEC, CP, MBA	Contractor
6.2	Integrated Fire Protection and Life Safety Systems (as per CANULC-S1001) – Integrated Testing Coordinator – confirmation letter		Contractor
6.3	Adaptable Guidelines Compliance Letter	Shamus Sachs AIBC MRAIC	IA
6.4	Fundamental Building Commissioning Report Cover Page	Shamus Sachs AIBC MRAIC	Contractor
6.5	Part 10 Energy Efficiency Completion Report	David Rasouli, P.Eng	Contractor
6.6	Landscape Architect Letter of Completion - L2	Mike Patterson, BCSLA	Contractor
7	Fire Alarm Systems		
7.1	Fire Alarm Verification Certificate (as per CAN/ULC S537)	Fire Alarm Contractor	Contractor
7.2	Fire Alarm Verification Report (Appendix D, CAN/ULC S537)	Fire Alarm Contractor	Contractor
7.3	Certificate from ULC-Listed Monitoring Agency (as per CAN/UL S561)	Monitoring Agency	Contractor
8	Plumbing and Sprinkler Systems		
8.1	Material and Test Certificate- Above-ground Piping	Mechanical, Sprinkler Contractors	Contractor
8.2	Material and Test Certificate- Below-ground Piping	Mechanical, Sprinkler Contractors	Contractor
8.3	Backflow Assembly Test Report, - Main Water, Fire Protection, Irrigation	Mechanical, Sprinkler Contractors	Contractor
9	Provincial Approvals		
9.1	Technical Safety BC - Gas Approval		Contractor
9.2	Technical Safety BC - Electrical Approval		Contractor
10	Confirm CNV Approvals Obtained		
10.1	Final Inspections a. Buiding Permit(s) b. Electrical Permit(s) c. Plumbing Permit(s) d. Sprinkler Permit(s) e. Plumbing Service/Drainage Permit(s) f. Gas Permit(s)		Contractor
10.2	Fire Department Approval		Contractor
10.3	Planning Department Approval		Contractor
10.4	Engineering Department Approval		Contractor
10.5	Lonsdale Energy Corporation Approval		N/A
11	Survey (Note: Include setbacks, elevations, and height of building)		Contractor
12	Updated Drawings (as required - significant updating of the design for Building Code compliance issues occurred between submission of drawings for Building Permit and completion of construction, updated as-built drawing may be required to be submitted, at the discretion of the relevant City Inspector		N/A

Occupancy Documents - Secondary

Project Address 422 E 3rd Street, North Vancouver, BC
Project Name INNOVA
Owner Cascadia Green Development

Item		Collected by	Due Date
1	Schedule SB & SC - Handrails, Guardrails, Vertical Screening	BCP Eng for Railing Contractor	Contractor
2	Schedule SB & SC - Windows	BCP Eng for Window Contractor	Contractor
3	Schedule SB & SC - Storefront	BCP Eng for Window Contractor	Contractor
3	Schedule SB & SC - Mechanical Seismic	BCP Eng for Mechanical Contractor	Contractor
4	Schedule SB & SC - Plumbing Seismic	BCP Eng for Mechanical Contractor	Contractor
5	Schedule SB & SC - Fire Suppression Seismic	BCP Eng for Sprinkler Contractor	Contractor
6	Schedule SB & SC - Electrical Seismic	BCP Eng for Electrical Contractor	Contractor
7	Schedule SB & SC - Trusses	N/A	Contractor
8	Schedule SB & SC - Elevator	BCP Eng for Elevator Supplier	Contractor
9	Water Chlorination Confimation	Mechanical Contractor	Contractor
10	Sanitary & Storm Sump Commissioning Report	Mechanical Contractor	Contractor
11	Heat Tracing Confimation	Mechanical, Sprinkler Contractors	Contractor
12	Flow Control for Stormwater Retention	Mechanical/Civil Contractors	Contractor
13	As-Built Mechanical Drawings	Mech, Elec, Ventilation, Sprinkler Contractors	Contractor
14	Operations & Maintenance Manuals	Mech, Elec, Ventilation, Sprinkler Contractors	Contractor
15	Balancing Reports for Water Systems	Mechanical Contractor	Contractor
16	Balancing Reports For Air Systems	Ventilation Contractor	Contractor
17	CO Detection Calibration Certificate	Ventilation Contractor	Contractor
18	Firestopping - Letter of Verification	Firestopping Contractor	Contractor
19	Mechanical - Letter of Verification	Mechanical Contractor	Contractor
20	Plumbing - Letter of Verification	Plumbing Contractor	Contractor
21	Firestopping - Letter of Verification	Firestopping Contractor	Contractor
22	Domestic water pressure test report	Plumbing Contractor	Contractor
23	Sanitary and vent pressure test report	Plumbing Contractor	Contractor
24	Rough-in City plumbing inspection card	Plumbing Contractor	Contractor
25	Final City plumbing inspection card	Mechanical Contractor	Contractor
26	Fire damper drop test report	Mechanical Contractor	Contractor
27	Make Up Air (MUA-1) commissioning report	Mechanical Contractor	Contractor
28	Insulation Certificate	Insulation Contractor	Contractor
29	Consultant Record Drawings (not as-built) - PDF	Architectural	IA
30	Consultant Record Drawings (not as-built) - PDF	Structural	Contractor
31	Consultant Record Drawings (not as-built) - PDF	Mechanical	Contractor
32	Consultant Record Drawings (not as-built) - PDF	Electrical	Contractor
33	Consultant Record Drawings (not as-built) - PDF	Geotechnical	Contractor
34	Consultant Record Drawings (not as-built) - PDF	Civil	Contractor
35	Consultant Record Drawings (not as-built) - PDF	Landscape	Contractor

Electrical Final Occupancy Requirements

Project Address 422 E 3rd Street, North Vancouver, BC
Project Name INNOVA
Owner Cascadia Green Development

Item	Electrical Final Occupancy Requirements	Collected by	Due Date
	Electrical Standards		
1	BC Hydro service must be installed and energized.		
2	Main distribution and sub distribution in Electrical Room must be installed and labelled.	Contractor	
3	All switches / receptacles / TEL / TV / T'stats to be installed, c/w cover plates.	Contractor	
4	All GFCI receptacles functioning correctly.	Contractor	
5	All AFCI breakers functioning correctly.	Contractor	
6	All switches in mechanical room to be labelled (e.g. Sprinkler compressor).	Contractor	
7	All fire-stopping and smoke-sealing complete.	Contractor	
8	All panel circuit breaker directories to be completed and posted. No handwriting allowed	Contractor	
9	All Smoke alarms operating interconnected and c/w battery backup.	Contractor	
	Lighting		
10	All lighting controls to be properly set to 30-minute delay or as specified	Contractor	
11	Written confirmation of Ashrae functional testing to be completed by a third party verifier and provided to GEC for acceptance.	Contractor	
12	All field review reports with deficiencies to be initialed by contractor as "complete/"	Contractor	
13	and returned to GEC office.	Contractor	
14	No exposed wiring, provide keyless or cover plates as necessary	Contractor	
	Life Safety Documentation		
15	Fire Alarm Certificate of Verification from verifier.	Contractor	
16	FA Verifying Technician's Worksheets.	Contractor	
17	(Appendix C) Fire Alarm Verification documents.	Contractor	
18	Certificate of Fire Alarm Monitoring (confirmation	Contractor	
19	Running Man EXIT signs are installed / operational	Contractor	
20	Emergency lighting is tested and aimed. (written confirmation that it is operating for minimum 30 minutes is to be provided)	Contractor	
	Other Requirements		
21	Copies of City / Provincial electrical inspection reports.	n/a	
22	Copy of marked up "As Constructed" plans from Electrical Contractor.		
23	Copies of Seismic letters of assurance (Sched B and CB).		
24	Generator and transfer switch commissioning reports (if Applicable).	n/a	
25	Unit Substation commissioning report (if Applicable).	n/a	
26	Copy of letters of assurance (Schedules B and CB) from Kitchen Suppression System Engineer - Trip Test (if Applicable)	n/a	
27	Labeling of EV Outlets per CEC	Contractor	

SITE NOTES:

1. EXTERIOR STAIRS SERVING MORE THAN ONE DWELLING UNIT
   - PROVIDE A HANDRAIL ON ONE SIDE OF STAIRS, LESS THAN 1100mm (43.31") IN WIDTH, c/w HANDRAIL EXTENSIONS
   - PROVIDE A HANDRAIL ON BOTH SIDES OF STAIRS, & GREATER THAN 1100mm (43.31") IN WIDTH, c/w HANDRAIL EXTENSIONS
2. EXTERIOR STAIRS SERVING A SINGLE DWELLING UNIT
   - PROVIDE A HANDRAIL ON ONE SIDE OF STAIRS, SERVING A SINGLE DWELLING UNIT, & WITH MORE THAN 3 RISERS
3. EXTERIOR RAMPS
   - PROVIDE A HANDRAIL ON BOTH SIDES c/w HANDRAIL EXTENSIONS
4. PROVIDE GUARDRAILS OR FENCES AT
   - STAIRWELLS
   - AT ALL EXTERIOR LOCATIONS INCLUDING LANDINGS & CURBS - WHERE THERE IS A GRADE CHANGE OF MORE THAN 600mm (23.62")
   - WHERE THE ADJACENT SURFACE WITHIN 1.2m OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2.
5. PROVIDE SHOP DRAWINGS & SCHEDULES SB & SC, SIGNED & SEALED BY BC P.ENG. FOR ALL EXTERIOR HANDRAILS, GUARDRAILS, OR FENCES ACTING AS GUARDRAILS – TO MEET ALL BUILDING CODE REQUIREMENTS.
6. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS.
7. SEE LANDSCAPE DRAWINGS FOR DETAILED FENCE, PRIVACY SCREEN, & GUARDRAIL DESIGN.

ELECTRICAL TRANSFORMER NOTES:

1. ALL INSTALLATIONS AND FIXTURES CONTAINING SUBSURFACE CONDUCTIVE MATERIALS SUCH AS METALLIC FENCES, STREETLIGHT BASES, REINFORCED CONCRETE WALLS, AND SPRINKLER PIPES MUST BE KEPT A MINIMUM OF 2.5m FROM THE NEAREST POINT OF THE COUNTERPOISE.
2. ONLY INSTALLATIONS AND FIXTURES WHICH CAN BE INSULATED (SUCH AS FENCE POSTS) IN ACCORDANCE WITH FIGURE 1 ON PAGE 2 MAY BE LOCATED WITHIN THE 2.5m ZONE.
3. CONCRETE WALLS UTILIZING EPOXY COATED REBAR ARE ALSO ALLOWED WITHIN THE 2.5m ZONE.
4. METAL SIGNAGE LOCATED WITHIN 2.0 m OF THE PARAMOUNT'S METAL ENCLOSURE MUST BE INSULATED SUCH THAT A PERSON CANNOT CONTACT IT AND THE PADMOUNT'S ENCLOSURE SIMUTANEOUSLY.
5. PROVIDE AN UNOBSTRUCTED OPERATING AREA OF 3.0m IN FRONT OF THE PMT AND 1.0m MAINTENANCE ACCESS ON ALL SIDES.
6. FOUNDATION AND BUILDING REBAR WITHIN 3.0m OF PMT PAD SHALL BE NON-EPOXY COATED, AND BONDED TO BC HYDRO TRANSFORMER GROUND BUS PER BC HYDRO STANDARD ES54 F3-07 (2016). AREA WITHIN 3.0m OF PMT SHALL BE FREE OF STREET LIGHTS, METALLIC FENCES, AND ALL OTHER CONDUCTIVE INSTALLATIONS.

PARKADE NOTES:

1. MAINTAIN CLEAR HEIGHT BELOW ALL STRUCTURE AND SERVICES: MIN. 2.0m (6.56') HEADROOM FOR ALL DRIVEWAY RAMPS AND ENTRANCE GARAGES.
2. AT ALL ROOMS OPENING DIRECTLY OFF THE PARKING GARAGE, SLAB IS TO BE A MIN. 2" HIGHER THAN THE ADJACENT PARKING GARAGE SLAB WITHIN 6'-0" OF DOOR(S) - TAPER SLAB @ ALL ENTRANCES TO PROVIDE HANDICAPPED ACCESSIBILITY - MAX 1:12 SLOPE (8.33%).
3. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
4. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
5. PAINT ALL PARKING STALL NUMBERS, LINES AND DESIGNATIONS (SMALL CAR & DISABLED PARKING).
6. PAINT ALL EXIT PATH DESIGNATIONS.
7. PAINT ALL NON-INSULATED CEILINGS WHITE.
8. PAINT ALL COLUMNS AND WALLS WHITE WITH MIN. LRV OF 75% NO MORE THAN 300 mm ABOVE FLOOR CONTINUING TO CEILING TO NO LESS THAN 2.5 m ABOVE FLOOR.
9. PAINT ALL STORAGE AND LOCKER ROOMS WHITE.
10. CEILING INSULATION TO EXTEND 24" PAST LINE OF HEATED SPACE ABOVE.
11. ALL PARKADE STORAGE ROOM CEILINGS ARE TO BE INSULATED (INCLUDING ROOMS THAT ARE BEYOND BUILDING ABOVE).
12. VISITOR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "VISITOR PARKING ONLY"
13. PER SEC (V) OF CNV ZONING BYLAW, ALL SPACES REQUIRED FOR RESIDENTIAL USE SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING FOR AN ELECTRIC VEHICLE EXCEPT SPACES FOR VISITOR PARKING
14. SMALL CAR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "SMALL CAR ONLY".
15. AS PER CNV ZONING BYLAW SECTION 1002 (b)., LOADING SPACES SHALL BE NO LESS THAN 2.743M (9'-0") IN WIDTH, 9.144M (30'-0") IN LENGTH, AND 4.191M (13.75') IN HEIGHT.
16. PROVIDE VERTICAL CONTROL JOINTS @ MAX 16'-0" o.c. AT ALL PARKADE WALLS.
17. PROVIDE 3/4" CHAMFER AT ALL VERTICAL CONCRETE CORNERS UNLESS OTHERWISE NOTED.
18. PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD BACKING AT ELECTRICAL ROOM WALLS. SEE ELECTRICAL DRAWINGS FOR DETAILS.

ABBREVIATIONS:

BG	BUILDING GRADE
IBG	INTERPOLATED BUILDING GRADE
EG	EXISTING GRADE
FG	FINISH GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF SLAB
CB	CATCH BASIN
DR	FLOOR DRAIN
RD	ROOF DRAIN
AD	AREA DRAIN
SD	SLAB DRAIN
RWL	RAIN WATER LEADER

RCP LEGEND:

DIRECTION OF SOFFIT INDICATED

SYMBOLS AND LEGENDS:

- W2/0hr — INDICATES WALL TYPE / WALL RATING (HR)
- A1 — INDICATES WINDOW TYPE
- E3-0, 3/4 — INDICATES DOOR TYPE / WALL RATING (HR)
- A / A-5.000 — REFERENCE NUMBER / PAGE
- 30.20.103 — DETAIL REFERENCE NUMBER
- CONCRETE BLOCK WALL - 1, 1.5 OR 2 HOUR FIRE RESISTANCE RATING
- CONCRETE WALL - 1, 1.5 OR 2 HOUR FIRE RESISTANCE RATING
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- CORRIDOR WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR WALL
- **[W6C]** INTERIOR LOAD-BEARING WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR SERVICE WALL - PLUMBING / HVAC
- INTERIOR UPSTAND WALL - NOT FULL HEIGHT
- LANDSCAPE WALL - NOT FULL HEIGHT
- ROOF DECK UPSTAND WALL
- CONCRETE COLUMN
- FIRE SEPARATIONS TO UNDERSIDE ROOF SHEATHING
- FIRE BLOCKING
- AREA CLEAR OF ANY OBSTRUCTIONS FOR ACCESSIBLE ACCESS
- 6.18 — MINIMUM SQUARE FEET OF ATTIC / ROOF VENTILATION
- ROOF VENTS 50 SQUARE INCHES FREE AIR AREA (0.347 SF)
- VAULTED CEILING ABOVE
- DROPPED CEILING ABOVE
- ROOF ACCESS HATCH ABOVE
- WATER CURTAIN - REFER TO CODE CONSULTANT REPORT
- RWL — RAIN WATER LEADER
- PROPERTY LINE
- SETBACK LINE
- BUILDING / ELEMENTS ABOVE
- BUILDING / ELEMENTS BELOW
- BUILDING / ELEMENTS BEYOND

GENERAL NOTES:

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. SEE INTERIOR DESIGN CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES AND DETAILS.
5. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1m CEILING HEIGHT)
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.6.4.4.
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 3.1.11. BC BUILDING CODE 2018 AT ALL COMBUSTIBLE CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 3.1.11.7. BC BUILDING CODE 2018 - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING .
13. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
14. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
15. REFER TO THE CODE CONSULTANT REPORT FOR THE ALTERNATIVE BUILDING SOLUTIONS TO THE BC BUILDING CODE 2018.
16. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW & WALL DESIGN.
17. PROVIDE MIN. 2% SLOPE AT BALCONIES AND ROOFS.
18. PROVIDE BULKHEADS FOR ALL SPRINKLER DROPS.
19. ALL RAILINGS AT GRADE ARE SHOWN ON LANDSCAPE DRAWINGS.
20. STAND PIPES ARE EXPOSED.
21. PROVIDE SHOP DRAWINGS & SCHEDULES SB & SC, SIGNED & SEALED BY BC P.ENG. FOR ALL EXTERIOR HANDRAILS, GUARDRAILS, OR FENCES ACTING AS GUARDRAILS – TO MEET ALL BUILDING CODE REQUIREMENTS
22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SACHS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
SYMBOLS, LEGEND & CHECKLISTS

[PROJECT] **19471**
[SCALE]
[DATE] **2024-08-14**
[ISSUE] **ISSUE 34 - BP RESUBMISSION**
[DRAWING] **A-0.010**

Project Name: INNOVA
Client: Cascadia Green Development

Project No.: 19471
Date: August 14, 2024

PROJECT DATA - GFA - SOUTH ONLY

ADDRESS 422 E 3rd AVE, North Vancouver, BC
LEGAL DESCRIPTION

ZONING
Existing RM-2
OCP Residential Level 5 & Mixed Use Level 2
Proposed CD

GFA CALCULATION

Areas	Adaptable	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	TOTAL	Avg. Area (sq ft)	Total Area (sq ft)	Total Area (sq m)		% by Type
BUILDING WEST													
TH-1,1 - 3 Bed (Townhouse) - Lock Off			1					1	1,310	1,310	122		2%
TH-2 - 3 Bed (Townhouse) - Lock Off			1					1	1,179	1,179	110		
A1 - JR 1 Bed						6		6	479	2,877	267		51%
A2 - JR 1 Bed				3	1			4	540	2,161	201		
A2.1 - JR 1 Bed				0	2	2		4	496	1,983	184		
A2.2- JR 1 Bed						1		1	496	496	46		
A2.3 - JR 1 Bed			1	1	1			3	513	1,539	143		
A2.4 - JR 1 Bed						1		1	468	468	44		
A4 - 1 Bed Adaptable L2	9		2	4	3			9	615	5,535	514		
A4.1 - 1 Bed				1	2	1		4	564	2,255	209		
A4.2 - 1 Bed Adaptable L2	2			1	1			2	564	1,127	105		
A4.5 - 1 Bed						2		2	564	1,127	105		
A6 - 1 Bed				1	1			2	684	1,368	127		
A6.1 - 1 Bed				1	1			2	672	1,345	125		
A13 - 1 Bed			4					4	666	2,665	248		
B1.1 - 2 Bed Adaptable L2	10			5	5			10	784	7,839	728		23%
B1.2 - 2 Bed					1			1	657	657	61		
B1.3 - 2 Bed				1				1	720	720	67		
B1.6 - 2 Bed Adaptable L2	1					1		1	719	719	67		
B3 - 2 Bed						1		1	778	778	72		
B6 - 2 Bed				1	1			2	796	1,592	148		
B11 - 2 Bed		4						4	789	3,154	293		
C1 - 3 Bed Adaptable L2	3		1	1	1			3	1,060	3,179	295		10%
C2 - 3 Bed				1	1			2	1,010	2,020	188		
C3 - 3 Bed Adaptable L3	1					1		1	1,148	1,148	106		
C4 - 3 Bed Adaptable L3	1					1		1	1,092	1,092	101		
C5 - 3 Bed Adaptable L2	1					1		1	988	988	92		
C6 - 3 Bed						1		1	1,080	1,080	100		
LW-1 (Live/Work) - 2 storey -1B + 1B Lock Off		2						2	1,061	2,123	197		10%
LW-1.1 (Live/Work) - 2 storey -1B + 1B Lock Off		1						1	1,061	1,061	99		
LW-2 (Live/Work) - 2 storey - 1B + 1B Lock Off		3						3	1,207	3,621	336		
LW-2.1 (Live/Work) - 2 storey - 1B + 1B Lock Off		1						1	1,207	1,207	112		
LW-3 (Live/Work) - 2 storey - 1B + 1B Lock Off		1						1	1,350	1,350	125		
LW-4 (Live/Work) - 2 storey - 2B + 1B Lock Off		1						1	1,540	1,540	143		
LW-5 (Live/Work) - 2 storey - 2B + 1B Lock Off		1						1	1,369	1,369	127		
LW-6 (Live/Work) - 2 storey - 3B + 1B Lock Off		1						1	2,063	2,063	192		
TOTAL	**28**	**15**	**10**	**21**	**21**	**19**		**86**	**Units**	**66,733**	**6,200**		**54.8%**
BUILDING EAST													
A1.1 - 1 Bed							1	1	498	498	46		13%
A1.2 - Jr 1 Bed							3	3	438	1,309	122		
A1.3 - JR 1 BED				1	1	1		3	541	1,623	151		
A3 - 1 Bed							2	2	585	1,171	109		
A4 - 1 Bed Adaptable L2	3			1	1	1		3	615	1,845	171		
A4.3 - 1 Bed				1				1	520	520	48		
A4.4 - 1 Bed					1	1		2	462	924	86		
A4.6 - 1 Bed				2	2	2		6	636	3,817	355		
B1 - 2 Bed				1	1			2	742	1,484	138		25%
B1.1- 2 Bed L2 Adaptable	7			4	2	1		7	784	5,488	510		
B1.4 - 2 Bed						1		1	668	668	62		
B1.5 - 2 Bed L2 Adaptable	5				2	3		5	710	3,550	330		
B1.7 - 2 Bed							2	2	654	1,309	122		
B1.8- 2 Bed							1	1	612	612	57		
B1.9 - 2 Bed + Den					1			1	733	733	68		
B1.10 - 2 Bed						1		1	659	659	61		
B1.11 - 2 Bed							1	1	604	604	56		
B1.12 - 2 Bed				1				1	698	698	65		
B2 - 2 Bed				1	1	1		3	735	2,206	205		
B2.1 - 2 Bed							1	1	667	667	62		
B3.1 - 2 Bed				1	1	1		3	863	2,590	241		
B3.2 - 2 Bed							1	1	793	793	74		
B4 - 2 Bed				1	1	1		3	751	2,254	209		
B5 - 2 Bed							1	1	907	907	84		
B7 - 2 Bed				1	1	1		3	866	2,598	241		
B7.1 - 2 Bed							1	1	784	784	73		
B8 - 2 Bed						1		1	849	849	79		
C8 - 3 Bed + Den				1	1			2	1,063	2,125	197		6%
C8.1 - 3 Bed + Den						1		1	1,093	1,093	102		
C8.2 - 3 Bed							1	1	975	975	91		
C9 - 3 Bed							1	1	1,231	1,231	114		
C10 - 3 Bed L2 Adaptable	1						1	1	976	976	91		
C11 - 3 Bed				1	1	1		3	1,134	3,402	316		
C12 - 3 Bed				1	1			2	1,013	2,026	188		
TOTAL	**16**	**0**	**0**	**18**	**18**	**18**	**17**	**71**	**Units**	**50,961**	**3,786**		**45.2%**
COMBINED TOTAL	**44**	**15**	**10**	**39**	**39**	**37**	**17**	**157**	**Units**	**117,694**	**9,986**		**1**

COMMERCIAL UNITS - SOUTH ONLY	GF	Level 1		Avg Area (sq ft)	Total Area (sq ft)	Total Area (sq m)
RETAIL						
CRU 2	1			1,035	1,035	96
CRU 3	1			1,005	1,005	93
CRU 4	1			2,493	2,493	232
CRU 5	1			1,865	1,865	173
CRU 9		1		1,067	1,067	99
CRU 10		1		903	903	84
CRU 11		1		1,218	1,218	113
TOTAL		**7**	**Units**		**9,585**	**890**
RESTAURANT / CAFE						
CRU 1	1			4,036	4,036	375
CRU 6	1			1,413	1,413	100
CRU 7		1		1,425	1,425	132
CRU 8		1		1,835	1,835	170
TOTAL		**4**	**Units**		**8,708**	**809**
OFFICE						
Office 1		1		1,692	1,692	157
Office 2		1		847	847	79
Office 3		1		901	901	84
Office 4		1		826	826	77
TOTAL		**4**	**Units**		**4,266**	**396**
DAYCARE			**Units**	**0**		**0**
Daycare 01	1			1,629	1,629	151
Daycare 02		1		1,982	1,982	184
TOTAL		**2**	**Units**		**3,611**	**336**
COMBINED TOTAL		**15**	**Units**		**26,171**	**2,431**

OTHER NON-FSR SPACES		**sq ft**	**sq m**			**sq ft**	**sq m**			**sq ft**	**sq m**
Indoor Amenity (required)		2562	238								
Amenity (provided)	**indoor**	2,562	238		**outdoor**	7465	694		**total**	10026	931

GROSS FLOOR AREA CALCULATION	Total GFA			Efficiency	
Gross Area - Ground Floor (East & West)	33,644.78 sq.ft.	3,126	m2	95.76%	(Resi+Com+ Amen)
Gross Area - 1st Floor (East)	15,360.44 sq.ft.	1,427	m2		
Gross Area - 1st Floor (West)	17,138.42 sq.ft.	1,592	m2		
Gross Area - 2nd Floor (East)	17,387.00 sq.ft.	1,615	m2		
Gross Area - 2nd Floor (West)	18,283.64 sq.ft.	1,699	m2		
Gross Area - 3rd Floor (East)	17,321.75 sq.ft.	1,609	m2	77.97%	
Gross Area - 3rd Floor (West)	18,045.35 sq.ft.	1,676	m2		
Gross Area - 4th Floor (East)	16,982.60 sq.ft.	1,578	m2		
Gross Area - 4th Floor (West)	15,991.47 sq.ft.	1,486	m2		
Gross Area - 5th Floor (East)	15,777.25 sq.ft.	1,466	m2		
Gross Area - 5th Floor (West)	651.12 sq.ft.	60	m2		
Total GFA (before exclusions)	**186,583.82 sq.ft**	**17,334**	**m2**	63.1%	

Exclusion Summary (South Building)			per Unit	Total				Comments
Adaptable Level 2 - 20 sf / unit	42		20.02	**840.84**	sq.ft.	78.12	m2	(not shown on area overlay)
Adaptable Level 3 - 45 sf / unit	2		45.10	**90.20**	sq.ft.	8.38	m2	(not shown on area overlay)
Lock - Off Units	17		215.00	**3655.00**				(not shown on area overlay)
Service				85.17				HRV
Active Design - Stairs				3,001				
East / West - Ground Floor				32,580	sq.ft.	3,026.80	m2	See A-9.010
Balconies (10% GFA Permitted)	18,658	permitted		18,391				
Total Exclusions				**58,644**	**sq.ft.**	**5,448.14**	**m2**	

Unit Mix				**Proposed %**	**QTY**	**Proposed %**	**TOTAL QTY**	**OVERALL**
1B				41.4%	65	41%	65	145
1B + DEN				0.0%	0			
2B				35.7%	56	36%	57	
2B + DEN				0.6%	1			
3B				12.1%	19	14%	22	
3B + DEN				1.9%	3			
4B				0.6%	1	1%	1	
3B - TOWNHOUSE				7.6%	12	8%	12	12
4B - TOWNHOUSE				0.0%	0	0%	0	
							TOTAL	**157**

BUILDING HEIGHT	m	ft	storeys
BUILDING WEST	18.33	60.1	4
BUILDING EAST	20.97	68.8	5

*Heights are taken from average grade. Refer to Elevations

BUILDING SETBACKS - RM2	Min. Req.:	Proposed:
Front Lot	3.00 m	1.90 m
Internal/Exterior Side Lot	2.40 m	2.40 m
Rear Lot	1.60 m	1.60 m

PARKING CALCULATION SUMMARY

RESIDENTIAL								
Parking Required - Residential	168 units @	1.05	space/unit		176 spaces	Zoning 908(7)(a)	Fig. 9-3
Parking Required - Residential - Rental	0 units @	0.60	space/unit		0 spaces	Zoning 908(7)(a)	Fig. 9-3
Visitor Parking Required	168 units @	0.10	space/unit		17 spaces	Zoning 908(7)(a)	
Car Share Reduction	2 shared vehicles per 4 reqd					Zoning 905(3)(d)	
Additional Parking Reduction		0.12			23.2 spaces		
Total Parking Required - Residential					170 spaces		
Total Parking Provided					**162 spaces**		
COMMERCIAL							
Parking Required - Commercial	15,225 sq ft	Retail	1 / 538.20	sq ft	28 spaces	Zoning 908(7)(a)	Fig. 9-3
Parking Required - Commercial	0 sq ft	Child Care	1 / 538.20	sq ft	0 spaces	Zoning 908(7)(a)	Fig. 9-3
Parking Required - Commercial	9,491 sq ft	Café (CS-3)	1 / 204.50	sq ft *(3 Tenancy)*	46 spaces	Zoning 908(7)(a)	Fig. 9-3
Total Parking Required					75 spaces		
Total Parking Provided					**51 spaces**		
Shared Parking: Residential Visitor & Commercial					**10 spaces**		
TOTAL COMBINED PARKING					**223 spaces**		
Disabled Parking - Residential	.038 / Dwelling Unit				6 spaces	Zoning 908(11)(a)	
Disabled Parking - Commerical	1 / 25-50 & .02 / 1 parking space over 50				2 spaces	Zoning 908(11)(b)	
Loading - Commerical		1/15000 SF			1	Zoning 1001(2)	
Max. Small Cars	35% of required spaces				62 spaces		
Small Cars Proposed	**27% of provided spaces**				**46 spaces**		
BICYCLE PARKING							
Reqd Secure Bicycle Parking - RES	168 units	1.50	spaces/unit		252 spaces		
Provided Secure Bicycle Parking - RES	**168 units**	**1.77**	**spaces/unit**		**298 spaces**		
Reqd Secure Bicycle Parking - COM	2632 m2	1 / 250.00	m2		11 spaces		
Provided Secure Bicycle Parking - COM					**20 spaces**		
Required Short Term Bicycle Parking - RES	168 units	6.00	spaces per	60 units	17 spaces		
Required Short Term Bicycle Parking - COM	2632 m2	6 / 1,000	m2		16 spaces		
Vertical parking Space Permitted		35%	max		104 spaces	Zoning 10A02 (2)(b)	
Vertical parking Space Provided		**58%**			**172 spaces**	**Zoning 10A02 (2)(b)**	

PARKING DIMENSIONS	Width		Length		Height		Aisle	
(no column encroachments)	m	ft.	m	ft	m	ft.	m	ft.
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00	6.700	22.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00		
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00		
Additional width at walls	0.305	1.00						
Loading	2.743	9.00	9.144	30	2.134	7.00		
Bicycle Parking	0.600	1.97	1.800	5.91	2.500	8.20	1.200	3.94
Bicycle Parking	0.650	2.13	1.800	5.91	2.500	8.20	1.100	3.61
Bicycle Parking	0.700	2.30	1.800	5.91	2.500	8.20	1.000	3.28
Bicycle Parking	0.750	2.46	1.800	5.91	2.500	8.20	0.900	2.95
Bicycle Parking - vertical	0.600	1.97	1.000	3.28	2.500	8.20	1.200	3.94
Loading	2.743	9.00	9.144	30.00	2.134	7.00		

Accessory End Destination	W.C.	Wash	Showers	Grooming
11-20 (Required)	0	2	2	2
11-20 (Provided)	**0**	**2**	**2**	**2**

MINIMUM PARKING AISLE	90 degrees		60 degrees		45 degrees	
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32	3.860	12.66
Two-Way Traffic	6.700	21.98	6.096	20.00	6.096	20.00

RESIDENTIAL GARBAGE (WEEKLY) :

Mult-Family Residential	no. of units		Est. volume/unit		Total Volume		Container capacity		
Garbage	168	units	95	L	15960	L	2294	L (3 cu.yd.)	7
NSRP Newprints	168	units	8.5	L	1428	L	360	L (95 gal)	4
NSRP Mixed Papers	168	units	15	L	2520	L	360	L (95 gal)	7
NSRP Mixed Containers	168	units	9	L	1512	L	360	L (95 gal)	4
Cardboard	168	units	30	L	5040	L	1529	L (2 cu.yd.)	3
Food Scraps	168	units	14	L	2352	L	240	L (64 gal)	10

Mult-Family Residential	no. of units		Space/unit		Total Area		Total Area	
Minimum space required	1	units	11	m2	11	m2	118	SF
Space Requirement - East / West	153	units	0.486	m2	74	m2	800	SF
Space Requirement - North	15	units	0.486	m2	7	m2	78	SF
Max total space required					**85**	**m2**	**919**	**SF**
Space proposed - East / West	**153**	**units**	**0.502**	**m2**	**77**	**m2**	**827**	**SF**
Space proposed - North	**15**	**units**	**1.160**	**m2**	**17**	**m2**	**187**	**SF**

COMMERCIAL GARBAGE (WEEKLY) :

Commercial - NORTH	Area		Space/m2		Total Area		Total Area	
Retail - Minimum space required	0	m2	8	m2	8	m2	86	SF
Retail - Space Requirement	128	m2	0.023	m2	3	m2	32	SF
Retail - Max total space required					**11**	**m2**	**118**	**SF**
Restaurant - Minimum space required	0	m2	5	m2	5	m2	54	SF
Restaurant - Space Requirement	118	m2	0.026	m2	3	m2	33	SF
Restaurant - Max total space required					**8**	**m2**	**87**	**SF**
Space proposed					**17.4**	**m2**	**187**	**SF**

Commercial - EAST	Area		Space/m2		Total Area		Total Area	
Retail - Minimum space required	0	m2	8	m2	8	m2	86	SF
Retail - Space Requirement	890	m2	0.023	m2	20	m2	220	SF
Retail - Max total space required					**28**	**m2**	**307**	**SF**
Office - Minimum space required	0	m2	8	m2	8	m2	86	SF
Office - Space Requirement	396	m2	0.01	m2	4	m2	43	SF
Office - Max total space required					**12**	**m2**	**129**	**SF**
Restaurant - Minimum space required	0	m2	5	m2	5	m2	54	SF
Restaurant - Space Requirement	778	m2	0.026	m2	20	m2	216	SF
Restaurant - Max total space required					**25**	**m2**	**271**	**SF**
TOTAL Space required	**0**	**m2**			**45**	**m2**	**481**	**SF**
Space proposed	**2065**	**m2**			**45**	**m2**	**485**	**SF**

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of North Vancouver approval

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F. SAVAGE
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

DATA SHEET

[PROJECT]
19471

[SCALE]
Not To Scale

[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

[DRAWING]
A-0.020

1. Project Information

Building Code	BCBC 2018
Building Envelope Design	BCBC 10.2.3 – Step 3
Type of Construction	Concrete/Steel Stud
Building Height	21 m
Climate Zone	4

2. Foundation Design

As per Horizon Engineering Inc.'s Geotechnical investigation report dated February 18, 2020, no ground water seepage was observed during their investigation. Perched groundwater conditions and seasonal fluctuation of groundwater level may be expected.

A conventional perimeter drainage system around the foundation is recommended by Horizon for foundation drainage and to control ground water pressures. Please review the soil conditions with Horizon and Mechanical consultant, re-confirm that the project does not require any special treatment e.g. tanking.

3. Wind Pressure Distribution on Roof & Cladding

The roofing system must meet the following wind pressures, per BCBC 2018 / CSA A123.21-14

Zone	Wind Pressure (kPa)
Corner, c	-3.28 kPa
Edge, s	-2.24 kPa
Field, r	-1.58 kPa

The cladding system must be designed to withstand -2.11 kPa wind pressures, per BCBC 2018 / NBCC 2015.

4. Air/Vapour and Weather Barrier

Vapour Barrier	6 mil Poly installed on warm side of insulation & Vapour Impermeable Peel & Stick Membrane
Air Barrier	Vapour Permeable Peel & Stick Membrane
Weather Barrier	Vapour Permeable Peel & Stick Membrane

5. Primary Window/Door Design Requirements

All windows, doors and skylights must be compliant with AAMA/WDMA/CSA 101/I.S.2/A440 NAFS requirements with the A440S1-09 Canadian supplement.

INOVA South – 422 E 3rd St

U-value	Residential: 0.35 Btu/Hr.Ft2.F Non-Residential: 0.40 Btu/Hr.Ft2.F (per MURI Energy Model Report dated Oct 19, 2021)
SHGC	0.40 (per MURI Energy Model Report dated Oct 19, 2021)
Performance Class	CW
Performance Grade	L1 – L3: PG 30 L4 & Above: PG 35
Canadian Air Infiltration/Exfiltration	A3
Water Pen. Resistance Test Pressure (Field)	300Pa
Number of Window Field Tests by ACE	5 tests in total among all buildings

INOVA North – 333 St Davids Ave

U-value	Residential: 0.28 Btu/Hr.Ft2.F Non-Residential: 0.35 Btu/Hr.Ft2.F (per MURI Energy Model Report dated Oct 19, 2021)
SHGC	Residential: 0.35 Non-Residential: 0.4 (per MURI Energy Model Report dated Oct 19, 2021)
Performance Class	CW
Performance Grade	30
Canadian Air Infiltration/Exfiltration	A3
Water Pen. Resistance Test Pressure (Field)	300Pa
Number of Window Field Tests by ACE	5 tests in total among all buildings

On site testing will be done using the following standards:

ASTM E1105, Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference by using AAMA 502-90, Voluntary Specification for Field Testing of Windows Test Method B.

Testing is required on a minimum of 1% of the windows. Should any windows fail; Aqua-Coast Engineering Ltd. will require the window(s) to be repaired and re-tested, plus two additional windows. Testing must be done to the windows as supplied with no temporary modifications to the assembly, i.e. blocking the drainage holes.

6. Other Glazed Products Design Requirements

All curtain wall, storefront, window wall and skylight must meet the Part 5 requirement of BCBC 2018

INOVA South – 422 E 3rd St

U-value	Residential: 0.35 Btu/Hr.Ft2.F Non-Residential: 0.40 Btu/Hr.Ft2.F (per MURI Energy Model Report dated Oct 19, 2021)
SHGC	0.40 (per MURI Energy Model Report dated Oct 19, 2021)
Air Infiltration/Exfiltration	0.3 L/s.m2 @ 75Pa
Water Pen. Resistance Test Pressure (Field)	290 Pa
Number of Window Field Tests by ACE	N/A

INOVA North – 333 St Davids Ave

U-value	Residential: 0.28 Btu/Hr.Ft2.F Non-Residential: 0.35 Btu/Hr.Ft2.F (per MURI Energy Model Report dated Oct 19, 2021)
SHGC	Residential: 0.35 Non-Residential: 0.4 (per MURI Energy Model Report dated Oct 19, 2021)
Air Infiltration/Exfiltration	0.3 L/s.m2 @ 75Pa
Water Pen. Resistance Test Pressure (Field)	290 Pa
Number of Window Field Tests by ACE	N/A

If you have any further questions, please feel free to contact per below.

Prepared by:

Roy Shi, E.I.T.
Building Envelope Specialist
E: rshi@aqua-coast.ca
T: 604-946-9910

Reviewed by:

Aaron MacLellan, P.Eng.
Principal
EGBC Permit to Practice # 1002408

Enclosed:
- List of Required Field Reviews
- List of Required Submittals
- Generic Building Enclosure Specifications
- Comments on Architectural Drawings

LIST OF REQUIRED FIELD REVIEWS (as applicable)

Building Enclosure Field Reviews

1. Below grade wall damp proofing/waterproofing
2. Slab-on-grade vapour barrier
3. Window and door rough opening prep
4. Window and door installations
5. Wood frame moisture testing (below 19% MC)
6. Insulation
7. Air, vapour, and moisture barrier installation
8. Balcony membranes
9. Cladding mock-ups
10. Cladding penetration mock-ups
11. Final – prior to occupancy

Roofing Related Field Reviews

1. Suspended slab waterproofing stripping
2. Air/vapour barrier installation (low slope roofs)
3. Roofing Underlay (high slope roofs)
4. During roof membrane installation (low slope roofs)
5. During shingle/metal installation (high slope roofs)
6. Cap flashings and vents
7. As per RCABC RGC Guarantee Standard requirements

It is the General Contractor's responsibility to provide adequate notice (Min. 48 Hours) for all required field reviews.

See above list of required field reviews.

Field Reviewer	Phone #	Email
Mike Mountain	604-290-2564	mikem@aqua-coast.ca
Todd McDonald	604-220-5327	toddm@aqua-coast.ca

LIST OF REQUIRED SUBMITTALS (as applicable)

Submittals must be submitted to the Coordinating Registered Professional (Architect) and Aqua-Coast Engineering for review and approval prior to installation.

1. Below grade damp proofing/waterproofing
2. Air/vapour/moisture barriers
3. Insulation
4. Windows (Storefront, Window Wall, Curtain wall), Doors, and Skylights – Engineered with supporting schedules and proof of insurance
5. Cladding – Engineered with supporting schedules and proof of insurance (if required)
6. Masonry – Engineered with supporting schedules and proof of insurance
7. Roofing materials
8. Mechanical vents, grills, and drains
9. Pedestrian and vehicle traffic coatings
10. Railings and Canopies – Engineered with supporting schedules and proof of insurance
11. Metal Roofing – Engineered with supporting schedules and proof of insurance (if required)
12. Roof Anchors – Engineered with supporting schedules and proof of insurance

Generic Building Enclosure Specifications

- Wood & steel stud framing on concrete must be separated from the concrete with foam gaskets.
- Sill flashing should extend fully under the mullion returning 3/4" up the back of the mullion. Ends of flashings should be turned up and caulked at the corners to form end dams. Avoid drilling through the sill flashings to fasten the mullions. Where necessary, all penetrations should be pre-drilled and the holes filled with a generous amount of approved caulking.
- All exterior doors shall be set into 2 continuous beads of urethane sealant (to run up the side jambs 4"). The doorframe brick molds shall also be back caulked.
- All wood cladding products (i.e. knee braces, cedar sidewall shingles, and gable end trim boards) shall be back primed prior to their installation.
- All exterior fasteners must be hot-dipped galvanized or stainless steel.
- All side-wall vents (i.e. bath fans) shall be back caulked at the flanges (top & sides) to a piece of 2'x2' flashing paper placed behind the vent. The weather barrier shall then be placed over the top and side vent flanges. Do not place the weather barrier over the bottom flange. Lap the bottom of the 2'x2' flashing paper under the flange over the weather barrier (shingle style). Provide a drip cap flashing c/w end dams over all vents. Caulk the sides of the vents to the cladding.
- All exterior electrical outlet penetrations through the wall sheathing shall use sealed flanged exterior boxes. A 16"x16" piece of flashing paper must be sealed to the back side of the flange and the weather barrier must be sealed to the top and sides of the front of the flange. The flashing paper must be lapped over the weather barrier at the bottom (shingle style). All surface mount light pans must be mounted on a 16"x16" piece of flashing paper lapped into the weather barrier (shingle style). The wire must be sealed to the weather barrier before installing the pan, Provide an approved trim; finish kit.
- All exterior hose bibs are to be placed through a ¾" hole in the center of a 12" x 12" piece of EPDM roofing, this shall be lapped shingle style in to the weather barrier. Provide an approved trim; finish kit to all of the penetrations.
- All exterior structural wood posts must be pressure treated.
- Shop drawings for all fenestration, man doors, loading doors and skylights must be provided for review before installation begins. Methods of attachment and power supply for any signs attached to the exterior of the building must be reviewed and approved before installation. Installation of any items such as hose bibs, lighting fixtures, exterior electrical outlets or other pieces or equipment that require piercing the exterior of the building must be reviewed and approved prior to installation.
- All membranes and sealants must be approved and samples of all vents, caps or ducts that penetrate the envelope or roof must be provided before installation begins.
- All ACM & MCM panels (if any) must be tested and pass the Standards Council of Canada's ULC – S134-13 (R2018) fire safety test.

Roofing and Balconies

2 Ply SBS

- All roofing work and materials are to meet RCABC five-year guarantee standards.
- Ensure that adequate amounts of primer are applied to a clean, dry substrate prior to the base sheet application.
- Ensure that the base and cap sheets are positively lapped towards all drainage points.
- The base sheet shall run 8" min. up the vertical faces of all wall areas. The granulated cap sheet shall run 10" min. up the vertical faces of all wall areas. The membrane shall run up and over all roof parapet framing and return down the vertical outside face by 2".
- Ensure that all deck membranes are wrapped up and over the doorsill framing c/w 6" lap up the jambs prior to the installation of all doors.
- Provide a diverter at all deck edge-to-vertical wall interfaces.
- Provide a loose membrane flap (to lap the weather barrier under) at all deck edge-to-vertical wall interfaces.
- Ensure that weather barrier is provided to the deck rim joists prior to the application of the final deck trim boards. The building paper shall carry on to the vertical exterior wall interface 12" min.
- Leak detection is required on all roof assemblies prior to backfilling.

PVC/Liquid Applied (Polyurethane) Balcony Membranes

- Balcony and deck membranes NOT over finished space maybe liquid applied or PVC sheet. All membranes shall be 60 mil (min.). Submit specs for review before installing.
- Ensure that all deck membranes are wrapped up and over the doorsill framing c/w 4" lap up the jambs prior to the installation of all doors.
- Provide a diverter at all deck edge-to-vertical wall interfaces.
- Provide a loose membrane flap (to lap the weather barrier under) at all deck edge-to-vertical wall interfaces.
- Ensure that weather barrier is provided to the deck rim joists prior to the application of the final deck trim boards. The building paper shall carry on to the vertical exterior wall interface 12" min.

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2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]
ENVELOPE REQUIREMENTS

19471	[PROJECT]
	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

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1. INTRODUCTION

This report has been prepared for **Cascadia Green Development** to determine the project's energy performance under BC Energy Step Code and to indicate whether the project meets the City of North Vancouver energy performance requirements for rezoning projects to obtain building permit.

The City of North Vancouver Rezoning Policy requires Step Code 3 for Residential occupancy and Step Code 2 for Commercial occupancy. The project also contains occupancy type A-2 (Amenity, Daycare, Café & Restaurant). As per BCBC 2018 Rev 2, there are no Step Code targets defined for occupancy Type A-2; Energy Code compliance for these areas shall be shown by conforming with part 8- Building Energy Performance Compliance Path of NECB 2015.

Additionally, as per City of Vancouver Energy Modeling Guideline V2.0 Section 5, a baseline building as per Part 8 of NECB 2015 shall be created for non-step code occupancies, and Step Code targets shall be derived and the total building TEDI & TEUI requirements shall be calculated based on area weighted average of the resulting target and the requirements for the rest of the building.

The energy report is prepared based on preliminary information provided by the design team. Modeling was completed using eQUEST 3.65 ANSI/ASHRAE 140 – 2011 compliant.

The analysis and the results present the annual energy use for the Proposed building design that are strictly based on assumptions and inputs in this report with the information made available to us by the design teams at the time of preparation. The Proposed calculations are applicable only for determining compliance with BC Energy Step Code. They are not predictions of actual energy use or costs of the proposed design after construction. Actual experience will differ from these calculations due to the variations such as occupancy, building operation and maintenance, weather, energy use not covered by Step Code, and precision of the calculation tool.

2. EXECUTIVE SUMMARY

The energy analysis is based on the requirements stated in the National Energy Code for Buildings (NECB) in its latest version, 2015, namely, Part 8, Building Energy Performance Compliance Path in combination with the City of Vancouver (CoV) Energy Modeling Guideline V2.0 that defines the rules and assumptions for BC Energy Step Code.

The Building has the following occupancy type, where Step Code targets are defined as per BCBC 2018-10.2.3.3:

Occupancy Type	Step Code Applies	TEDI (kWh/m2)	TEUI (kWh/m2)
Residential (Type C)	Yes-Step 3	30	120
Office (Type D)	Yes-Step 2	30	130
Retail (Type E)	Yes-Step 2	30	170
Daycare, Café, Restaurant (Type A2)	NO-Conform to Part 8 of NECB 2015 as per BCBC 2018*	180.1*	292*

*Based on Section 5 of CoV Energy Modeling Guideline, a reference building is created for this section of the building and TEDI, TEUI, & GHGI is extracted for this portion. The total building TEDI & TEUI requirements is calculated based on area weighted average of the resulting target and the requirements for the rest of the building.

The Proposed building entire project TEDI & TEUI targets are provided in below Table.

The results of energy modeling analysis indicate that the proposed building energy efficiency levels comply with the targets.

	The proposed (whole project)**	BC Energy Step Code Target
TEDI (kWh/m2)	31.3	40
TEUI (kWh/m2)	133.2	134.4

**The project achieved targets include corridor pressurization credit as per CoV Energy Modeling Guideline V2.0.

Summary of Building Energy Systems and Components:

Envelope:
Typical Roof: $RIP_{Effective}$ = **35.7**
Overall Wall + thermal bridges (linear transmittances)-East & West Building: $RIP_{Effective}$ = **5.3**
Floor between parking and L1 conditioned areas: $RIP_{Effective}$ - **15**
Glazing:
Residential: **UIP-0.35, SHGC-0.40 (Double glazing system)**
Non-Residential: **UIP-0.40, SHGC-0.40 (Double glazing system)**
Opaque Doors: **UIP-1 (assumptions)**
WWR: 38.66%
Infiltration: 0.2 l/s/m² of façade areas (windows and walls)

Ventilation:
1 bed: 30 cfm, 2 beds: 45 cfm, 3 beds: 60 cfm, 4 beds: 75 cfm
Residential: **Heat recovery ventilators for Residential suites, 75% SRE**
Amenity, Office, Daycare: **Heat recovery ventilators, 75% SRE**
Retail, Café, Restaurant: **Direct duct to outside**

Mechanical System:
Residential: Heating and cooling by 4 pipe fan coil system served by Lonsdale Energy Corporation (LEC) for heating and air-cooled chiller for cooling, **ventilation by in-suite energy recovery ventilators**
Amenity, Office, Daycare: Heating and cooling by 4 pipe fan coil system served by Lonsdale Energy Corporation (LEC) for heating and air-cooled chiller for cooling, **ventilation by in-suite energy recovery ventilators**
Retail, Café, Restaurant: Heating and cooling by 4 pipe fan coil system served by Lonsdale Energy Corporation (LEC) for heating and air-cooled chiller for cooling, **ventilation by direct duct to outside**
Corridor pressurization system: Rooftop makeup with hydronic heating coil served by Lonsdale Energy Corporation (LEC) providing 20 cfm per unit door at **65F,** maintaining corridors at **68F**

Central Plant:
Heating: Lonsdale Energy Corporation (LEC) System
Cooling: Air cooled Chiller, **10.25 EER**
DHW system: Lonsdale Energy Corporation (LEC) System, **19% flow reduction** assumed using low flow fixtures

The details of the Proposed building parameters are outlined in section 4 "Summary of Key Input Parameter" of the report. The report defines the basis of design of the contributing systems to comply with the BC Energy Step Code. It is deemed the responsibility of each corresponding consultant to ensure the assumptions of this energy report are incorporated in their design.

3. PROJECT NARRATIVE

In this report we present the modelling approach and the main assumptions for the proposed design model. We also describe the main energy efficiency measures incorporated in the energy model. Both regulated and non-regulated (process) energy uses for the proposed building design were included.

The proposed building contains two buildings of West & East. Building West is a five-storey residential development including 82 Residential suites. Building East is a six-storey mixed used developments, containing Daycare, Amenity, Commercial Retail, Commercial Office on the first two floors, and 4 levels of Residential suites. Building West & East are connected on the first floor by a shared lobby, and both buildings are sitting on two levels of underground parking. The project is located at 422 E 3rd St, North Vancouver, BC.

The mechanical system of the Residential Suites is heating and cooling by 4 pipe fan coil system served by Lonsdale Energy Corporation (LEC) for heating and air-cooled chiller for cooling. Residential Suites ventilation is by high efficiency energy recovery units. Corridor pressurization system is by rooftop makeup air unit with hydronic heating coil connected to LEC providing 18 cfm per unit door. Domestic hot water is served by LEC as well.

The mechanical system of Amenity, Office, Daycare, Café, Restaurant, and Retail is by 4 pipe fan coil system served by Lonsdale Energy Corporation (LEC) for heating and air-cooled chiller for cooling, and ventilation is also by heat recovery ventilators per unit. All non-residential Domestic hot water system is also served by Lonsdale Energy Corporation (LEC).
The main modelling assumptions and inputs for the Proposed energy model are presented in Section below.

4. SUMMARY OF KEY INPUT PARAMETERS

The following summarizes the building characteristics for the baseline and Proposed designs.

	Proposed Design Model Characteristics
General	
Location	North Vancouver, B.C.
Simulation Weather File	CWEC,Vancouver2016, as per CoV Energy Modelling Guidelines v2.0, section 1.5
Climate Zone	NECB Climate Zone 4 HDD: 2910 hrs as per BCBC 2018 Table C-2
Modeling Software	eQUEST 3.65
Building Area	**Modeled Floor Area (MFA): 185,038 ft²** **Residential: 158,777 ft²** **Retail: 9,700 ft²** **Office: 4,176.6 ft²** **Daycare, Café, Restaurants: 12,384 ft²**
Hours of Operation	As per National Energy Code of Canada for Buildings 2011 (NECB 2011) & City of Vancouver Energy Modeling Guideline V 2.0 • Residential: as per NECB 2011-Table A-8.4.3.2(1)G • Retail: as per NECB 2011-Table A-8.4.3.2(1)C • Restaurant, Café, Amenity, Daycare: as per NECB 2011-Table A-8.4.3.2(1)B • Office: as per NECB 2011-Table A-8.4.3.2(1)A • Residential Corridors: Lighting at 24 hours per day • Stairways, Mechanical and Electrical rooms, Storages.): Lighting annual hours used as per Appendix B of BC Hydro's New Construction Program's Energy Modelling Guideline
Envelope Performance	
Overall Roof U-value (BTU/h·ft²·°F)	**Typical Roof: U Effective -0.028 (R Effective -35.7)**
Overall Wall U-value (BTU/h·ft²·°F)	**Overall Building Wall– U-0.187 (R-5.3), including thermal bridges** Assumptions, detailed Building Envelope Thermal Bridging calculation is required to confirm.
Slab on Grade & Exposed floor	**Suspended Floor Slab- Floors between parking and Conditioned areas:** **$U_{Effective}$ -0.066 ($R_{Effective}$ -15 insulation)** Effective values are provided by envelope consultant.
Percentage Glazing	38.66 %
Overall Glass U-value including frame (BTU/h·ft²·°F), and Solar Heat Gain Coefficient (SHGC)	**Residential:** • **U-0.30** • **SHGC-0.4** **Non-Residential:** • **U-0.4** • **SHGC-0.4** Double glazing System
Infiltration (Airtightness)	Based on *ENERGY MODELLING GUIDELINES* section 2.4.0 Infiltration Rates Fixed rate of **0.0394 cfm/ft2 (0.20 L/s/m²)** at operating pressure is applied to the modelled above-ground wall area (i.e. walls and windows) **Note**: Airtightness test shall be performed during and after construction is completed by the responsible party, and the resulted airtightness rate shall be less than the above-mentioned value. The energy model will be submitted again at the occupancy stage with the measured airtightness rate during occupancy permit.
Internal Loads	
Occupancy Density (ft2/person)	Residential: Total occupancy: 433, based on City of Vancouver (CoV) energy modeling guideline 2.2.1 • Studio: 1 • 1 bedroom: 2 • Each additional bedroom: +1 Rest of the space types: Based on NECB 2011 Table A-8.4.3.3. (1), as per on City of Vancouver (CoV) energy modeling guideline 2.2.2

NECB Space by Space Method	NECB Occupant Density [ft2/person]
Amenity (Lounge/recreation)	108
Corridor <2.4	1076
Electrical/Mechanical	2152
Lobby for elevator	108
Lobby other	108
Office	215
Retail	323
Daycare	108
Parking garage	10000
Residential suite	269
Restroom	323
Stairway	2152
Storage	1076

Lighting Power Density (LPD) (W/ft2)	• Residential: 0.464, as per as per CoV Energy Modeling Guideline V2.0, section 2.2.1

NECB Space by Space Method	NECB 2015 Baseline Lighting Power Density [W/ft2]
Amenity (Lounge/recreation)	0.22
Corridor <2.4	0.44
Electrical/Mechanical	0.13
Lobby for elevator	0.33
Lobby other	0.26
Office	0.94
Retail	1.44
Daycare	0.61
Parking garage	0.13
Restroom	0.17
Stairway	0.53
Storage	0.13

	As per electrical drawings issued for BP. Lighting controls are modeled as per min requirements of NECB 2015
Plug-Loads (W/ft2)	• Residential: 0.464, as per as per CoV Energy Modeling Guideline V2.0, section 2.2.1

NECB Space by Space Method	NECB Receptacle Power- [W/ft2]
Amenity (Lounge/recreation)	0.093
Corridor <2.4	0.000
Electrical/Mechanical	0.093
Lobby for elevator	0.093
Lobby other	0.093
Office	0.697
Retail	0.232
Daycare	0.093
Parking garage	0.000
Restroom	0.093
Stairway	0.000
Storage	0.093

	As per CoV Energy Modeling Guideline V2.0 and NECB-2011, Table A-8.4.3.2.(2)-A
Elevators	4 @ 3 kW, as per CoV Energy Modeling Guideline V2.0 Operating schedule as per NECB 2011-Table A-8.4.3.2(1)G
Exterior Lighting	West & East: 2 kW, assumption Exterior lighting wattage and control meets the prescriptive requirements of NECB 2015
Domestic Hot Water Consumption	As per CoV- V2 Energy Modeling Guideline Residential DHW Load: 0.025 gpm/person (Total # people: 433)

NECB Space by Space Method	Service Water Heating [W/Person]
Amenity (Lounge/recreation)	60.00
Corridor <2.4	0.00
Electrical/Mechanical	0.00
Lobby for elevator	0.00
Lobby other	0.00
Office	90.00
Retail	40.00
Daycare	60.00
Parking garage	0.00
Restroom	0.00
Stairway	0.00
Storage	300.00

	As per NECB 2015 Table A-8.4.3.2. (2)-B **19%** flow reduction assumed for using low flow fixtures
Mechanical Systems	
System Description	Residential suites: • Heating and cooling by 4 pipe fan coil system served by Lonsdale Energy Corporation (LEC) for heating and air-cooled chiller for cooling, ventilation by in-suite energy recovery ventilators • Corridor pressurization system is by rooftop makeup air unit connected to LEC providing 21 cfm per unit door. Amenity, Office, Daycare: • Heating and cooling by 4 pipe fan coil system served by Lonsdale Energy Corporation (LEC) for heating and air-cooled chiller for cooling, ventilation by in-suite energy recovery ventilators. Retail, Café, Restaurant: • Heating and cooling by 4 pipe fan coil system served by Lonsdale Energy Corporation (LEC) for heating and air-cooled chiller for cooling, ventilation through direct duct to outside. Elevator machine room and Electrical rooms, mechanical room, garbage room: • Exhaust fans, Hydronic baseboards for freeze protection
Fan Control	Residential suites: Fans run continuously
Fan Power	Residential ERV:

Flow (cfm)	Fan power (W)	Fan power Input (W/cfm)
63	30	0.476

Fan coil	Fan power (kW/cfm)
HFCU-01	0.000361
HFCU-02	0.000282
HFCU-03	0.000336
HFCU-04	0.000364
HFCU-05	0.000412
HFCU-06	0.000391

	Residential WC fans-2nd WC: 80 W per unit Residential Kitchen fans: 16 W per unit Corridor pressurization fans: 0.576 W/cfm Parking fans: 0.3 W/cfm

Fan schedule	Fan power (kW/cfm)
EF-P1-01	0.000435
EF-P1-02	0.001900
EF-P1-03	0.000705
TF-P1-01	0.000267
TF-P1-02	0.000250
TF-P1-03	0.000267
TF-P1-04	0.000400
TF-P2-01	0.000250
TF-P2-02	0.000400
TF-P2-03	0.000267
TF-P2-04	0.000400
TF-P2-05	0.000267
SF-P1-01	0.000140

Total Ventilation Rates	Residential-BLDG West: 5,800 cfm, as per design info Residential-BLDG East: 5,025 cfm, as per design info 1-Bed: 50 cfm, 2-Beds: 75 cfm, 3-Beds: 100 cfm Corridors Pressurization-BLDG West/East: 3,245 cfm, as per design info Retail: 5300 cfm Daycare* 2054 cfm Office: 444 cfm Amenity: 587 cfm
Heat Recovery	Residential ERV:

Heating			
Flow (cfm)	Fan power (W)	Sensible SRE	Latent SRE
63	30	75	50

	Non-Residential ERV: 75% SRE As per equipment cutsheet.
Central Plant	
Heating Type & Efficiency	Lonsdale Energy Corporation system (LEC) **Modeled as a meter with no efficiency**
Cooling	Air cooled Chiller Design efficiency: 10.25 EER
DHW	Lonsdale Energy Corporation system (LEC) **Modeled as a meter with no efficiency**

5. SUMMARY OF ENERGY EFFICIENCY TARGET & RESULTS

Below Table shows the Proposed Design annual energy use, and Total Energy Use Intensity (TEUI), and Thermal Energy Demand Intensity (TEDI). The energy use intensity is shown based on the total modeled floor areas of 185,038 ft² (17,191 m²).

Energy End Use	Energy Source	Total Energy kWh	TEUI kWh/m²/year
Interior Lighting	Electricity	392,364	22.8
Exterior Lighting	Electricity	7,444	0.4
Plug Load	Electricity	210,835	12.3
Plug Load	Fossil Fuel	43,257	2.5
Elevators	Electricity	46,452	2.7
DHW	Electricity	-	-
DHW	Fossil Fuel	319,711	18.6
Space heating	Electricity	-	-
Space heating	Fossil Fuel	652,904	38.0
Space cooling	Electricity	107,616	6.3
Heat rejection	Electricity	-	-
Pumps	Electricity	7,122	0.4
Fans	Electricity	580,457	33.8
Total Electricity Energy	Electricity	1,352,289	78.7
Total Fossil Fuel Energy	Fossil Fuel	1,015,872	59.1
Total Energy		**2,368,161**	**137.8**

Table 5.1. Building Total Energy Use per End-Use, and Total Energy Use Intensity (TEUI)

Thermal Energy Demand kWh	**652,904**
Thermal Energy Demand Intensity kWh/m2/year	**38.0**

Table 5.2. Building Thermal Energy Demand, and Thermal Energy Demand Intensity (TEDI)

The building TEUI & TEDI before corridor pressurization adjustment factor is:

TEUI kWh/m2/year	**137.8**
TEDI kWh/m2/year	**38**

Based on section 2.5.2 of the City of Vancouver Energy Modelling Guideline V2.0, a correction factor was applied to the TEUI and TEDI as a credit for the corridor pressurization system implemented in the proposed design.

Calculated adjustment factor is: **6.7 kWh/m²**, and the calculation inputs and results are as follows:

HDD North Vancouver	2910
# Suites	153
L/s/door	9.4
Corridor areas (m²)	654.5
MFA (m²)	17,190.6

As per CoV Energy Modeling Guideline Version 2, maximum TEDI adjustment of 6.9 is applied, and the resulted Adjusted Building TEDI & TEUI are:

TEUI kWh/m2/year	**133.2***
TEDI kWh/m2/year	**31.3**

*Including the impact of space heating increase for not have suite sub-metering.

6. CONCLUSIONS

Based on the design information provided, the proposed design meets the City of North Vancouver Rezoning Policy for energy efficiency.

7. CLOSURE

We trust the enclosed provides helpful information for the design team to be used as part of the integrated design process and building permit application submission. If any additional information is required, please do not hesitate to contact us.

This report is prepared by MURi Consulting Group Inc. The material in it reflects MURi Consulting Group Inc.'s best judgement in light of the information available to it at the time of this report preparation. Any use which is third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. MURi Consulting Group Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

This simulation is not a prediction of actual energy use, energy performance or energy cost which may vary due to variations in weather, occupancy, accuracy of simulation tools used, installed equipment capacities and efficiencies, operator's procedures or system loads not covered under the energy standard.

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APPENDIX-A-THERMAL BRIDGE CALCULATIONS

BC hydro powersmart FORTIS BC

Scenario Description: 471 East 3rd West & East Building

Enhanced Thermal Performance Spread Sheet **IP Units**

Clear Field Area Method

Select Area Calculation (Choose One)	Area	Units
Sum of Active Clear Field Areas (Default)	38756.00	ft²
User Defined Area		

Overall Opaque Wall Thermal Performance Values

Base Building		Proposed Building		% Below Baseline
Opaque U-Value (Btu/h·ft²·°F)	Error Below Building U-Value	Opaque U-Value (Btu/h·ft²·°F)	0.188	-
Effective R-Value (h·ft²·F/Btu)	-	Effective R-Value (h·ft²·F/Btu)	5.3	

Proposed Building Entries — Totals: 73051 | 1000

Add/Remove Detail	Transmittance Type	Include	Transmittance Description	Area, Length or Amount Takeoff	Units	Transmittance Value	Units	Clear Reference	Heat Flow (Btu/h·°F)	Total Heat Flow
Add Clear Field	Clear Field	CF	Typical Wall (R5.4 Insul.) + R14 Batts (Typical)	2653.00	ft²	0.0775	Btu/h·ft²·°F	1.14	3024.0	3455
1	Clear Field	CF	Spandrel	142.00	ft²	0.128	Btu/h·ft²·°F	(Default)	17.9	25
1	Clear Field	CF	Elevator Wall	2653.00	ft²	0.088	Btu/h·ft²·°F	1.14	233.0	266
Add Linear Anything Detail	Linear Interface Outer	LA	AD Inland	1084.00	ft	0.094	Btu/h·ft·°F	(Auto)	1042.7	1145
	Linear Interface Outer	LA	Parapet - Roof	1022.00	ft	0.435	Btu/h·ft·°F	0.93	473.2	415
	Linear Interface Outer	LA	Balcony	1193.00	ft	0.440	Btu/h·ft·°F	0.93	1248.9	1174
	Linear Interface Outer	LA	Parapet - Decks	1170.00	ft	0.435	Btu/h·ft·°F	0.93	474.7	75
	Linear Interface Outer	LA	Slab Edge to Fascia/Metal Wall	1081.00	ft	0.400	Btu/h·ft·°F	0.93	402.4	435
	Linear Interface Outer	LA	Floor Balcony	1080.00	ft	0.079	Btu/h·ft·°F	(Auto)	81.4	75
	Linear Interface Outer	LA	Curtain Wall Mullion	2721.00	ft	0.224	Btu/h·ft·°F	0.93	606.7	995
	Linear Interface Outer	LA	Corners	1327.00	ft	0.088	Btu/h·ft·°F	(Auto)	58.9	78
Add Point Anything Detail	Point Interface Outer	PA	Point Transmittance		#	Btu/h·°F	Btu/h·°F			

ENERGY REPORT FOR THE BC ENERGY STEP CODE FOR PART 3 BUILDINGS - v2.3 - 2020-09-24

This Energy Report is endorsed by: Architectural Institute of BC, and Engineers and Geoscientists BC

This reporting form is for buildings that contain major occupancies complying with Subsection 10.2.3. of Division B of the 2018 BC Building Code. This is intended to capture the reporting requirements of Articles 2.2.2.1. and 2.2.9.2. of Division C of the BC Building Code, as well as local government bylaw requirements related to energy use and emissions reductions in buildings. Portions of the building that are subject to Subsection 10.2.2.1.(1)(a) or (b) of Division B of the BC Building Code should also be included in this report. This form should **not** be used for projects complying entirely under Subsection 10.2.2.1.(1)(a) or (b) of Division B of the BC Building Code.

All Sections of this form are to be completed. Complete all fields that apply to the project, using information that represents the current stage of design or construction. For fields that do not apply or for which there is no information yet, please leave blank. Additional explanation or instruction is provided for some cells by hovering over the cell - these are indicated by a comment/note symbol in the upper right corner of the cell. If there are no occupancies subject to Step 1 requirements or no occupancies subject to Subsection 10.2.2.1.(1)(a) or (b) of Division B of the BC Building Code, then Section B of this form may be left blank. Similarly, if there are no occupancies subject to Steps 2-4, Section C of this form may be left blank. Compliance indicators in Section E will be determined using an area weighted average of all entered occupancies and their respective requirements from both Sections B and C.

SECTION A: Project Information (enter all that apply)

Project Address	INOVA South – 422 E 3rd St, North Vancouver, BC
Stage of Project	Building
Project Identifier (e.g. Rezoning, Development, Building Permit No.)	
Total Modelled Floor Area (m²)	17,191
Building Height (storeys)	5
Applicable Version of the BC Building Code	BCBC2018 REV 2.0
Jurisdiction	
Heating Degree Days below 18°C	2910
Climate Zone	4
Energy Design Report Submission Date	19-Dec-21

SECTION B: Building Information and Performance Requirements - For Step 1, NECB or ASHRAE Compliance Occupancies - ONLY COMPLETE IF APPLICABLE

Major Occupancy Classification(s) (Exclude Parking Areas)	Modelled Floor Area (m²)	Performance Requirement	% Better Requirement	Ref. Bylaw / Policy / Rezoning Condition
Group A2 - Assembly Occupancies (not elsewhere classified in Group A)	1,150	NECB	0%	Rezoning

Enter Baseline Model Performance		Emiss Factor (kgCO2e/kWh)	Emissions (kgCO2e)
Total Modelled Floor Area (m²)	1,150		
	Energy (kWh/yr)		
Total Annual Electricity Use	117,639	0.011	1,294
Total Annual Natural Gas Use	218,309	0.185	40,387
Total Annual District Energy Use	0	0	0
Total Annual Other Energy Use	0	0	0
Total Annual Energy Use (kWh), Emissions (kgCO2e)	335,947		41681
Total Annual Thermal Energy Demand (for TEDI, in kWh)	207,201		

BASELINE PERFORMANCE REQUIREMENTS	TEUI (kWh/m²/yr)	TEDI (kWh/m²/yr)	GHGI (kgCO2e/m²/yr)
	292	180	36

SECTION C: Building Information and Performance Requirements - Steps 2 through 4

Major Occupancy Classification(s) (Exclude Parking Areas)	Modelled Floor Area (m²)	Step Level	GHGI Requirement (if applicable)	Ref. Bylaw / Policy / Rezoning Condition	BASELINE PERFORMANCE REQUIREMENTS REFER TO SUBSECTION 10.2.3.3 OF DIVISION B TEUI (kWh/m²/yr)	TEDI (kWh/m²/yr)	GHGI (kgCO2e/m²/yr)
Group C - Other Residential	14,751	Step 3		Rezoning Condition	**120**	**30**	
Group D - Office	388	Step 2		Rezoning Condition	**130**	**30**	
Group E - Mercantile	901	Step 2		Rezoning Condition	**170**	**30**	
Total Modelled Floor Area (m2)	16,040				**123**	**30**	-

SECTION D: Total Building Performance Requirements from SECTION B and SECTION C

		WHOLE BUILDING PERFORMANCE REQUIREMENTS TEUI (kWh/m²/yr)	TEDI (kWh/m²/yr)	GHGI (kgCO2e/m²/yr)
Modelled Floor Area Check (SECTION A and SECTIONS B&C)	**YES**	134	40	-

SECTION E: Modelled Building Performance

Modelled Outputs for Entire Building	Software Used	eQUEST		
	Energy (kWh)	Fuel Type	Emissions Factor (kgCO2e/kWh)	Total Emissions (kgCO2e)
Interior Lighting	392,364	Electricity	0.011	4,316
Exterior Lighting	7,444	Electricity	0.011	82
Heating	652,904	District	0.000	0
Cooling	107,616	Electricity	0.011	1,184
Pumps	7,122	Electricity	0.011	78
Fans	580,457	Electricity	0.011	6,385
Domestic Hot Water	319,711	District	0.000	0
Plug Loads	210,835	Electricity	0.011	2,319
Elevators	46,452	Electricity	0.011	511
Plug Loads	43,257	Natural Gas	0.185	8,003
Enter other end use here				-
Total Annual Electricity Use	1,352,289		0.011	14,875
Total Annual Natural Gas Use	43,257		0.185	8,003
Total Annual District Energy Use	972,615			0
Total Other Energy Use	0			0
Total Energy Use	2,368,161			22,878
Total Electricity Generated On-Site	0	% of Use	0.0%	
Total Purchased Renewable Electricity	0	% of Use	0.0%	
Total Purchased Renewable Natural Gas	0	% of Use	0.0%	
Note: purchased renewables used to demonstrate compliance must be secured to satisfaction of AHJ				
Adjusted Electricity Emissions Factor (kgCO2e/kWh)			0.011	
Adjusted Natural Gas Emissions Factor (kgCO2e/kWh)			0.185	
Annual Thermal Energy Demand for Step Code Occupancies (portions of building with TEDI requirements must comply with those targets prior to being averaged with non-Step Code portions of building) (kWh)	515,864	25	kWh/m²	
Annual Thermal Energy Demand Whole Building (kWh)	652,904			
Total Annual Cooling Energy Demand (kWh)	107,616	6.3	kWh/m²	

Overheating Requirements	
Is Project Passively Cooled and Subject to Overheating Limits	No
Overheating Hours Limit (Normal=200, Vulnerable=20)	
Number of Overheating Hours for Worst Case Suite/Zone	
Does this Building Comply with Overheating Criteria	

Residential Projects Only - Inputs for Corridor Pressurization and Suite Sub-Metering	
Heating Degree Days	2910
Number of Suite Doors Pressurized	153
Airflow for Pressurization per Door (L/s/door)	10.00960441
Area of Corridors Pressurized (m²)	654.4644738
Make-Up Air Fuel Type	District
Make-Up Air Emissions Factor	0
Suite-level Metering for Space Heating	No
Heating Energy Residential Occupancies Only (kWh)	247,938

WHOLE BUILDING PERFORMANCE RESULTS	TEUI (kWh/m²/yr)	TEDI (kWh/m²/yr)	GHGI (kgCO2e/m²/yr)
Results as Modelled	138	38	1
Adjustments for Corridor Pressurization	7	7	0
Adjustments for Suite Submetering of Heating	2	N/A	N/A
Adjusted Whole-Building Performance for Compliance	**133**	**31**	**1**
Do Step Code Portions Comply with TEDI Requirements	N/A	**YES**	N/A
Does this Building Comply with Requirements	**YES**	**YES**	**N/A**

SECTION F: Summary of Building Performance Characteristics / Modelled Inputs

Modelled Above-Ground Vertical / Façade Surface Area (m²)	3,601		Vertical facade-to-Floor Area Ratio (VFAR)	0.209449006
Window-to-Wall Area Ratio (WWR)	39%		Window-to-Floor Area Ratio	0.080972986
Modelled Infiltration Rate (L/s/m² vert facade)	0.2			
ATT Target / Tested Value (L/s/m² of Total Surface Area @ 75 Pa)				
Average Wall 'Clear Field' R-Value (m²·K/W)	2.4	13.35 (ft²·hr°F/Btu)	Avg. Wall Effective R-Value - incl. thermal bridging (m²·K/W)	0.93333
Average Roof "Clear Field" R-Value (m²·K/W)	6.3	35.71 (ft²·hr°F/Btu)	Avg. Roof Effective R-Value - incl. thermal bridging (m²·K/W)	6.3
Average Window Effective U-Value (W/m²·K)	1.82	0.32 (Btu/ft²·hr°F)	Average Window Solar Heat Gain Coefficient	0.4
Average Suite Occupant Density (m²/pers)	26.32575916		Average Lighting W/m²	4.568930663
Average Suite Ventilation Rate (L/s/m²)	0.269540896		Total Building DHW Low-Flow Savings (%)	19%
Average HRV Effectiveness	62%		Total Building DHW Drain Heat Recovery Effectiveness	0%

	Plant	Suite	Other/Comments
Heating System Type	Other	Hydronic Fan Coils	Plant LEC/ in suite heat recovery for ventilation/MUA for corridor press
Cooling System Type	Air Cooled Chiller	Hydronic Fan Coils	4pipe Fancoil/Air cooled chiller
DHW System Type	Other		Plant LEC

SECTION G: Contact Information of Individual Who Completed Form

Name	Ayda Sahaf
Title	Energy Modeler
Business Phone Number	7783182932
Business Email	aasahaf@muriconsulting.com
Organization Name	Muri Consulting Group Inc.

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[PROJECT TEAM]

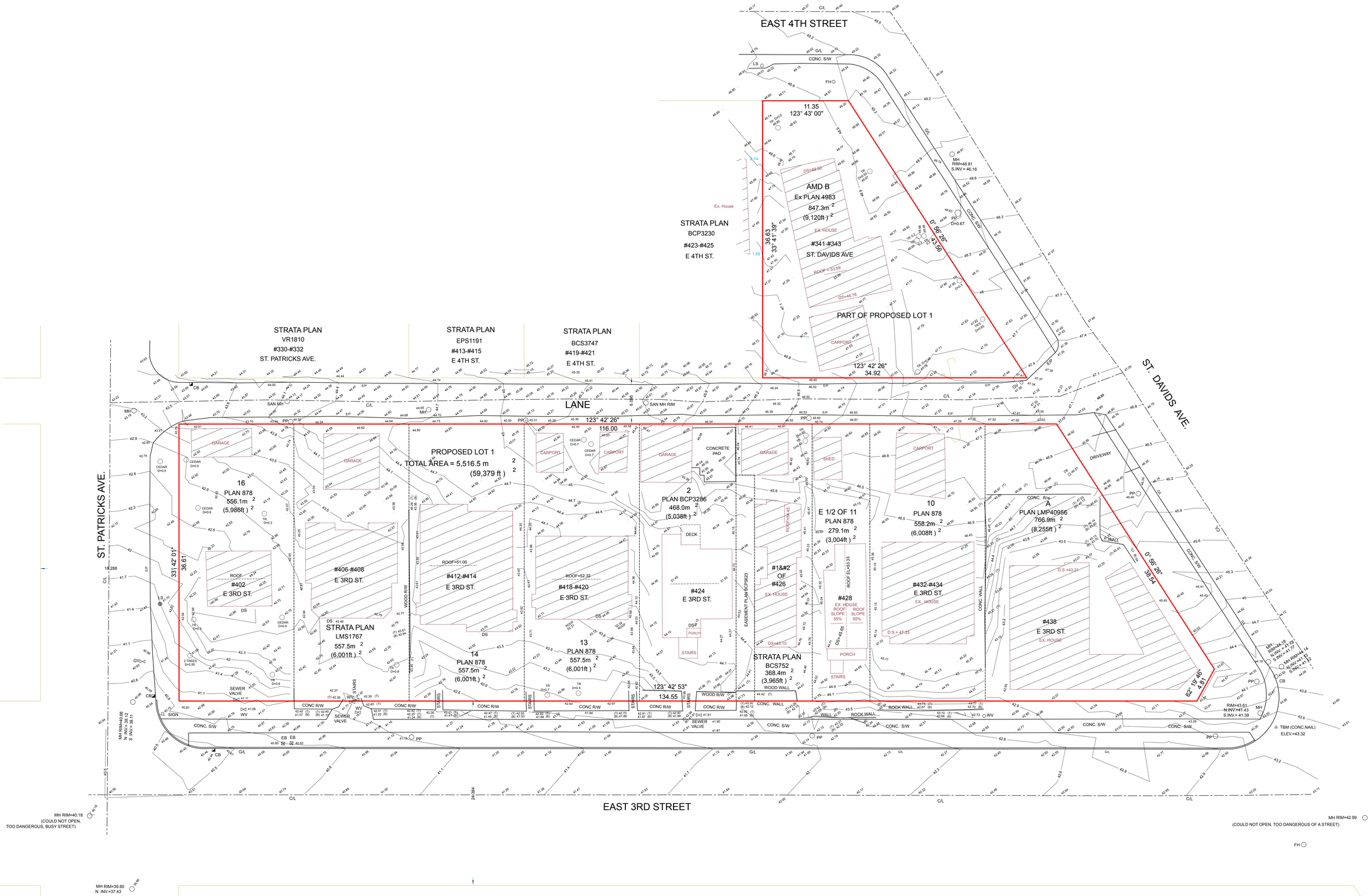
[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS P. SAHOTA
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
ENERGY REQUIREMENTS

[PROJECT] 19471
[SCALE]
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-0.040**



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F. SAUNDERS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

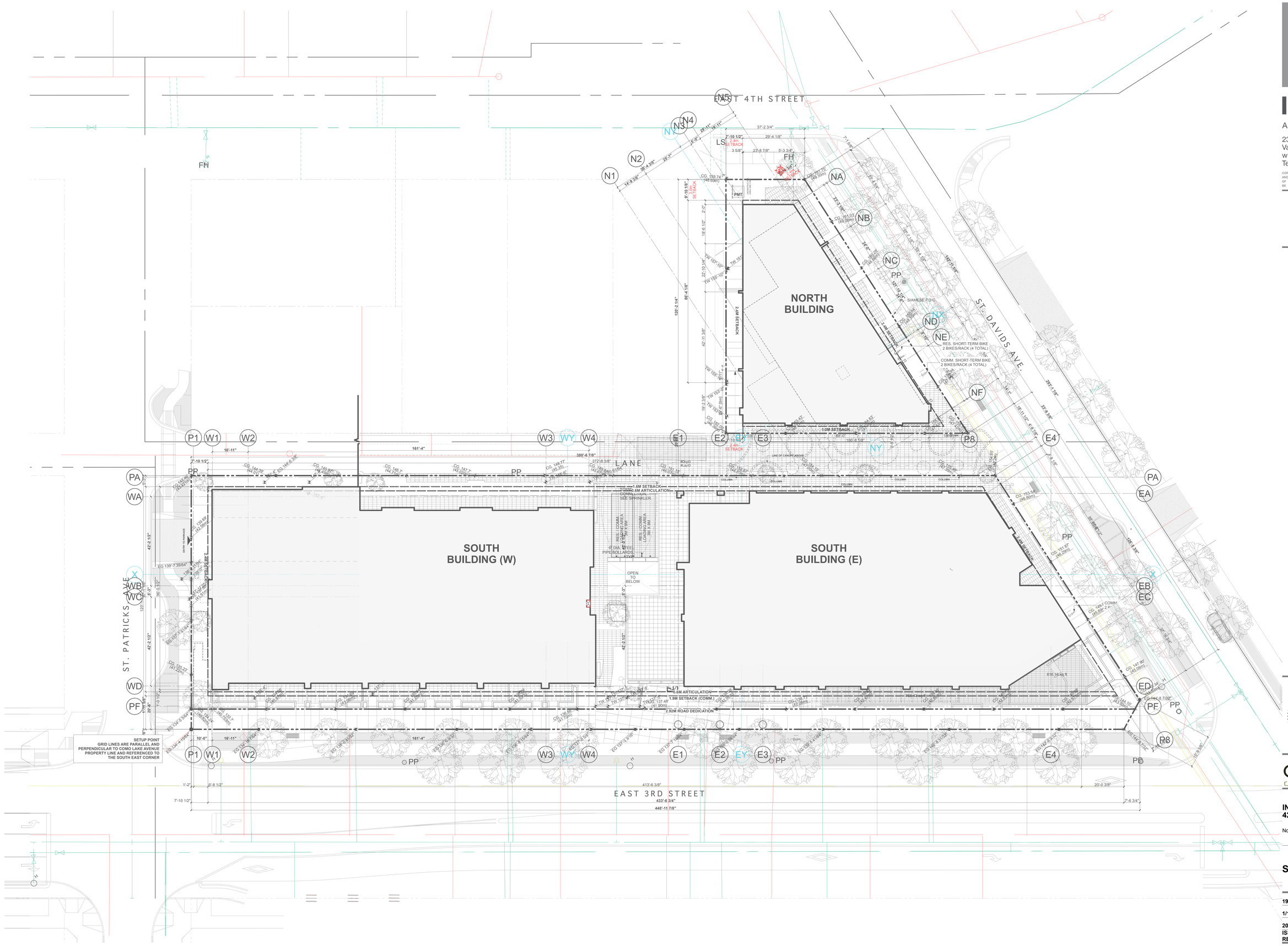
[TITLE]

SURVEY (REFERENCE)

19471	[PROJECT]
1:200	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-0.050



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA
Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

SITE PLAN

[PROJECT] 19471

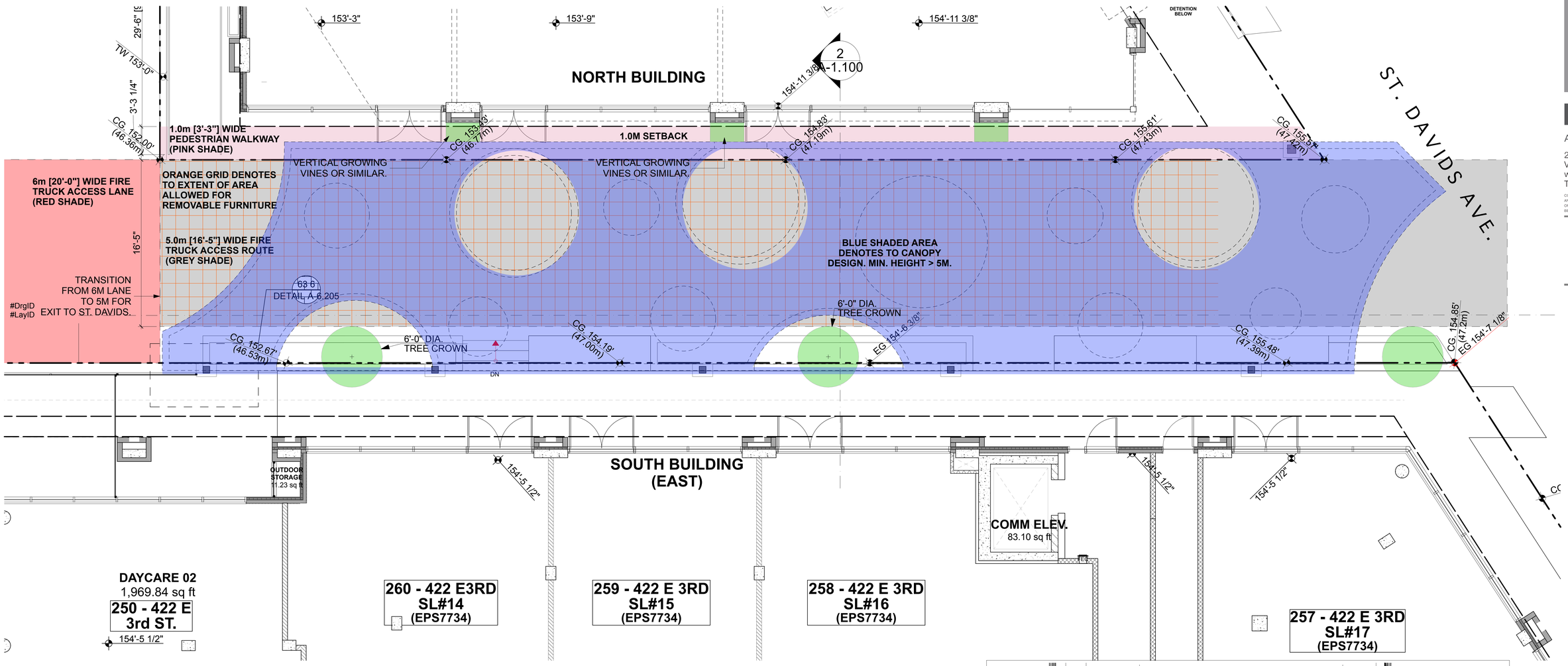
[SCALE] 1/16" = 1'-0"

[DATE] 2024-08-14

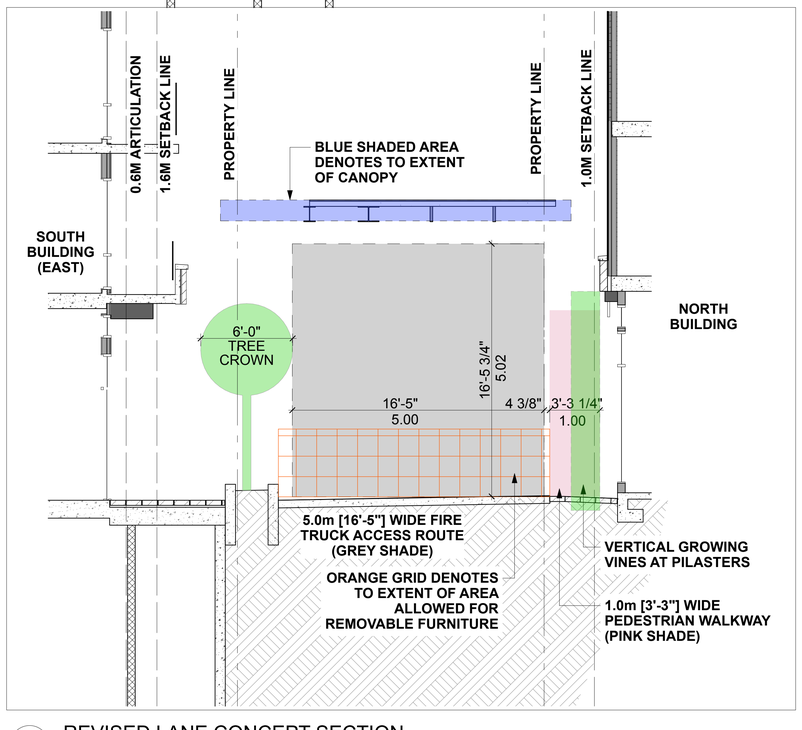
[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-1.000



1 REVISED LANE CONCEPT PLAN
SCALE: 1/4" = 1'-0"



2 REVISED LANE CONCEPT SECTION
SCALE: 1/4" = 1'-0"

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[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
CANOPY AND FIRE LANE CLEARANCE DETAIL

[PROJECT] 19471
[SCALE] 1/4" = 1'-0"
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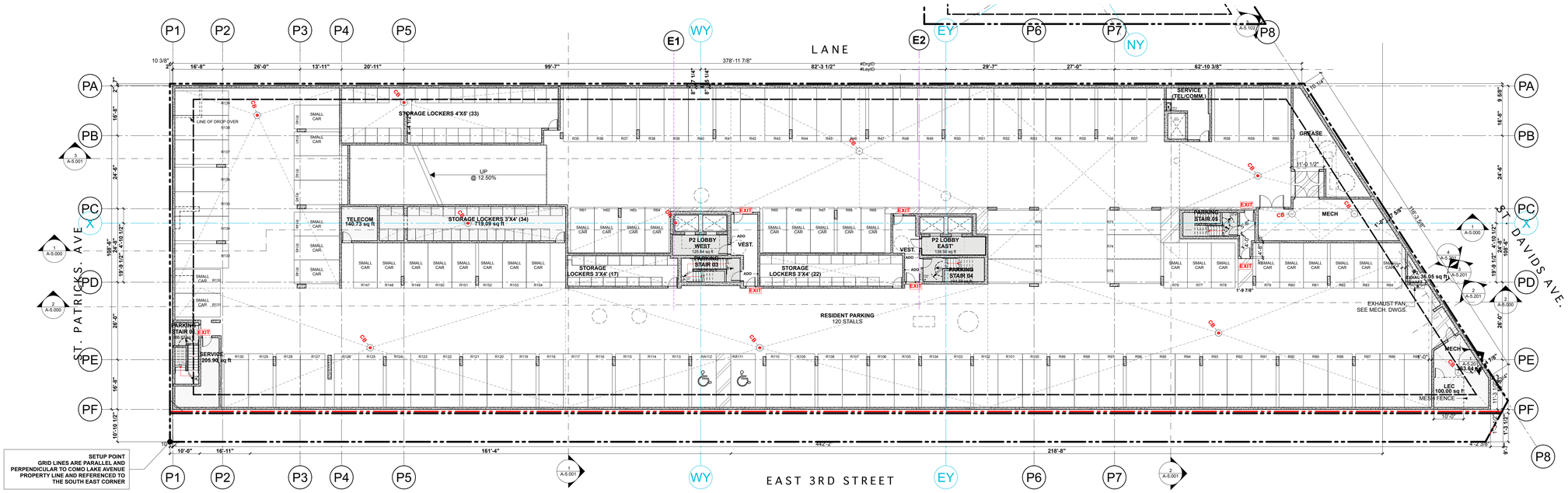
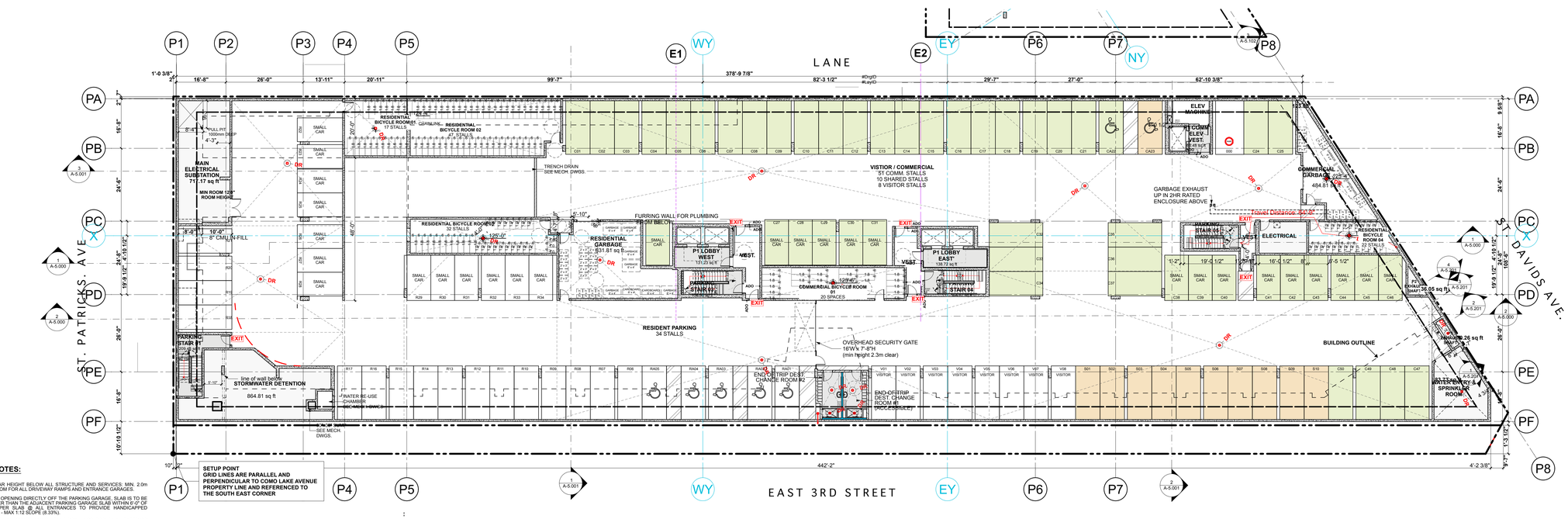


P2 Parking Plan

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



P1 Parking Plan

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

PARKADE NOTES:

1. MAINTAIN CLEAR HEIGHT BELOW ALL STRUCTURE AND SERVICES. MIN. 2.0m (6.56') HEADROOM FOR ALL DRIVEWAY RAMPS AND ENTRANCE GARAGES.
2. AT ALL ROOMS OPENING DIRECTLY OFF THE PARKING GARAGE, SLAB IS TO BE A MIN. 2" HIGHER THAN THE ADJACENT PARKING GARAGE SLAB WITHIN 6'-0" OF DOOR(S) - TAPER SLAB @ ALL ENTRANCES TO PROVIDE HANDICAPPED ACCESSIBILITY - MAX 1:12 SLOPE (8.33%).
3. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
4. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
5. PAINT ALL PARKING STALL NUMBERS, LINES AND DESIGNATIONS (SMALL CAR & DISABLED PARKING).
6. PAINT ALL EXIT PATH DESIGNATIONS.
7. PAINT ALL NON-INSULATED CEILINGS WHITE.
8. PAINT ALL COLUMNS AND WALLS WHITE WITH MIN. LRV OF 75% NO MORE THAN 300 mm ABOVE FLOOR CONTINUING TO CEILING TO NO LESS THAN 2.5 m ABOVE FLOOR.
9. PAINT ALL STORAGE AND LOCKER ROOMS WHITE.
10. CEILING INSULATION TO EXTEND 24" PAST LINE OF HEATED SPACE ABOVE.
11. ALL PARKADE STORAGE ROOM CEILINGS ARE TO BE INSULATED (INCLUDING ROOMS THAT ARE BEYOND BUILDING ABOVE).
12. VISITOR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "VISITOR PARKING ONLY"
13. PER SEC (y OF CNV ZONING BYLAW ALL SPACES REQUIRED FOR RESIDENTIAL USE SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING FOR AN ELECTRIC VEHICLE EXCEPT SPACES FOR VISITOR PARKING.
14. SMALL CAR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "SMALL CAR ONLY".
15. AS PER CNV ZONING BYLAW SECTION 1002 (b)., LOADING SPACES SHALL BE NO LESS THAN 2.74M (9'-0") IN WIDTH, 9.144M (30'-0") IN LENGTH, AND 4.191M (13.75') IN HEIGHT.
16. PROVIDE VERTICAL CONTROL JOINTS @ MAX 16'-0" o.c. AT ALL PARKADE WALLS.
17. PROVIDE 3/4" CHAMFER AT ALL VERTICAL CONCRETE CORNERS UNLESS OTHERWISE NOTED.
18. PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD BACKING AT ELECTRICAL ROOM WALLS. SEE ELECTRICAL DRAWINGS FOR DETAILS.

ABBREVIATIONS:

BG	BUILDING GRADE
IBG	INTERPOLATED BUILDING GRADE
EG	EXISTING GRADE
FG	FINISH GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STAIR
CB	CATCH BASIN
DR	FLOOR DRAIN
RD	ROOF DRAIN
AD	AREA DRAIN
SD	SLAB DRAIN
RWL	RAIN WATER LEADER

LEGEND

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

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[PROJECT SEAL]

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[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
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North Vancouver, BC

[TITLE]

P1 & P2 PARKING PLAN - OVERALL

[PROJECT]

19471

[SCALE]

1/16" = 1'-0"

[DATE]

2024-08-14

[ISSUE]

ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.000

GENERAL NOTES:

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
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3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
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5. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1m CEILING HEIGHT)
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.6.4.4.
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 3.1.11. BC BUILDING CODE 2018 AT ALL COMBUSTIBLE CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 3.1.11.7. BC BUILDING CODE 2018 - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING.
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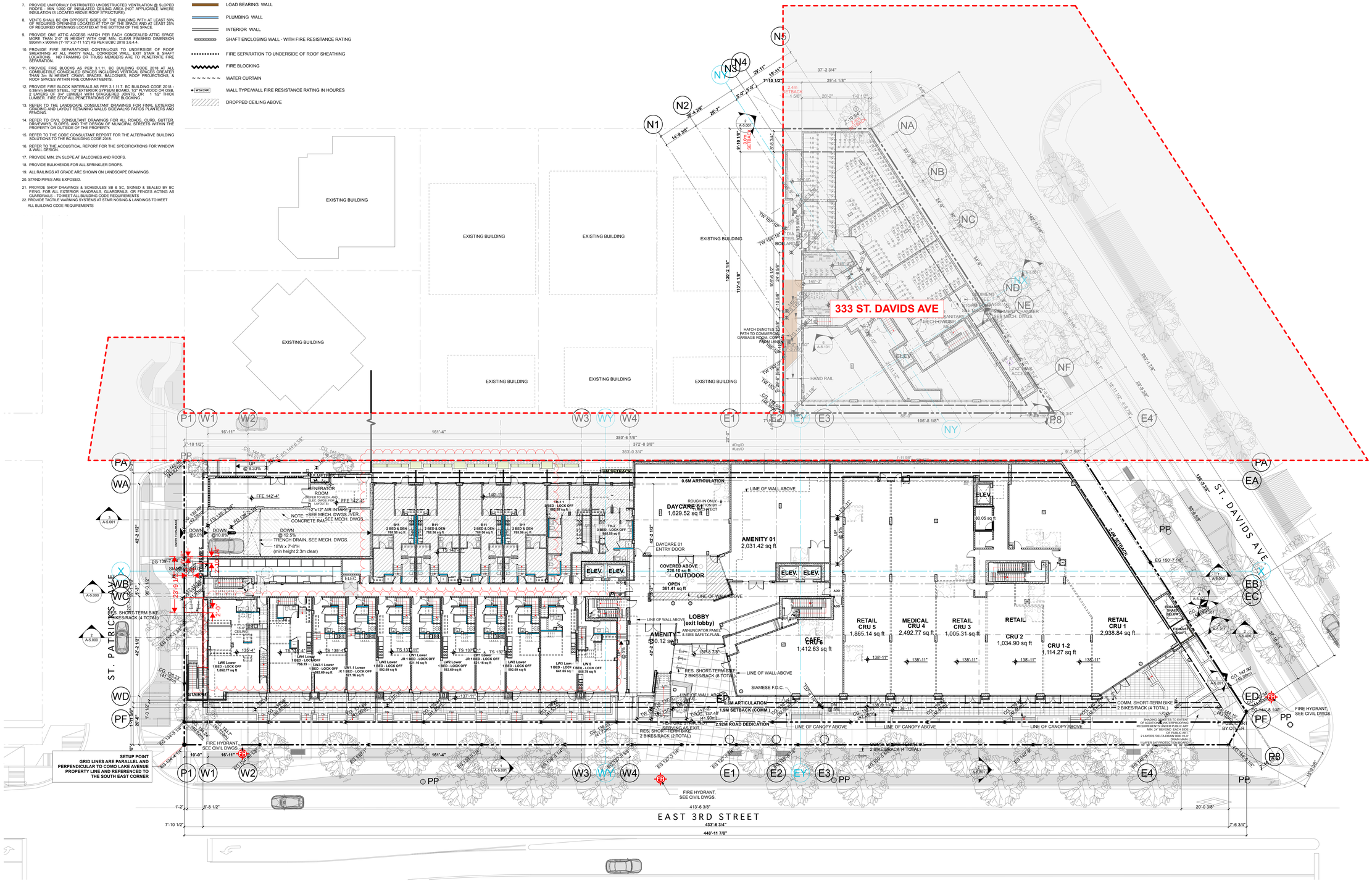

Level 1 Plan - Overall

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

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHUHUS F. SADIKI BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

LEVEL 1 PLAN - OVERALL

19471	[PROJECT]
1/16" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.011

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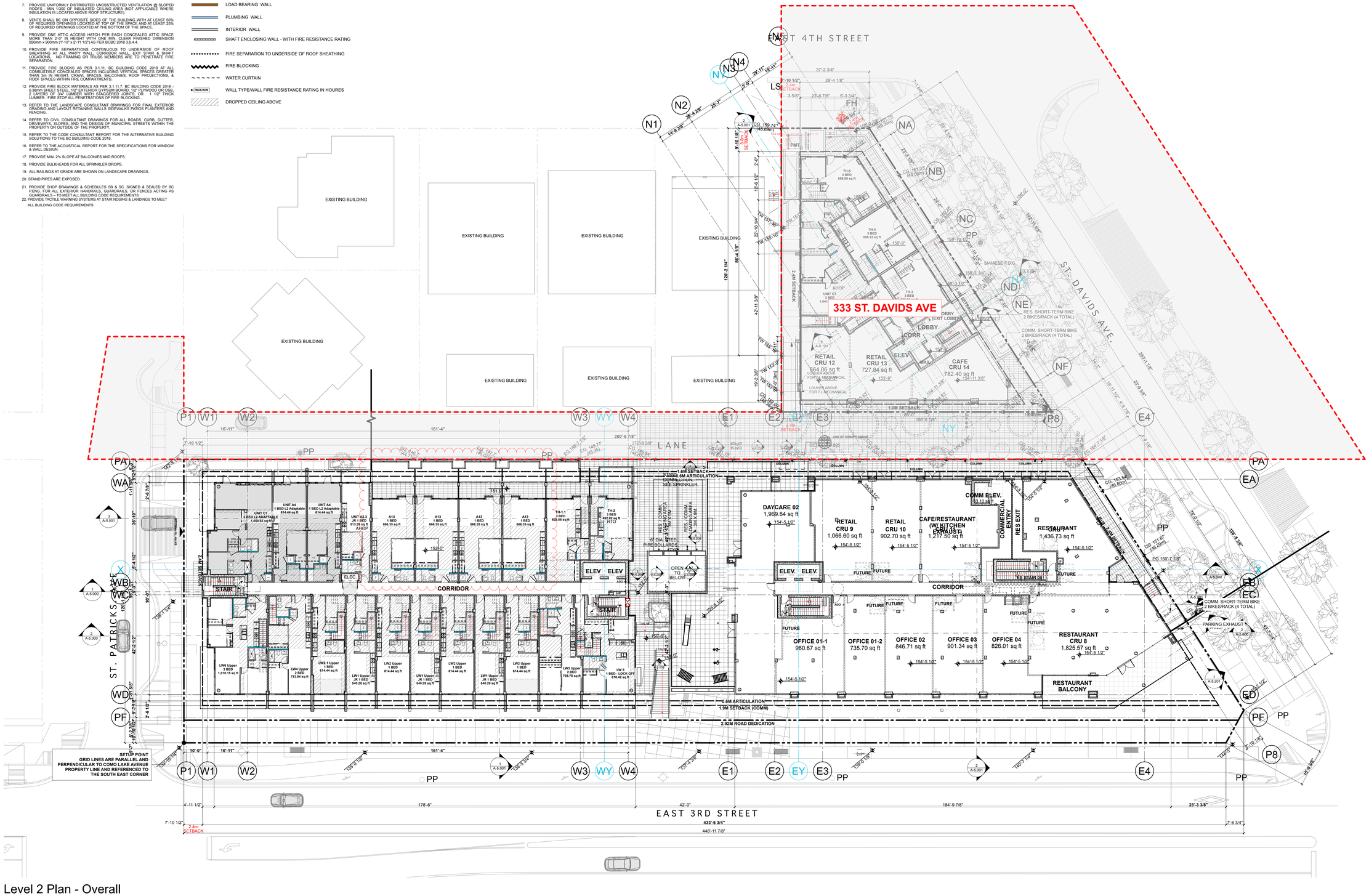

Level 2 Plan - Overall

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F. SANDS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

LEVEL 2 PLAN - OVERALL

[PROJECT] 19471

[SCALE] 1/16" = 1'-0"

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[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.021

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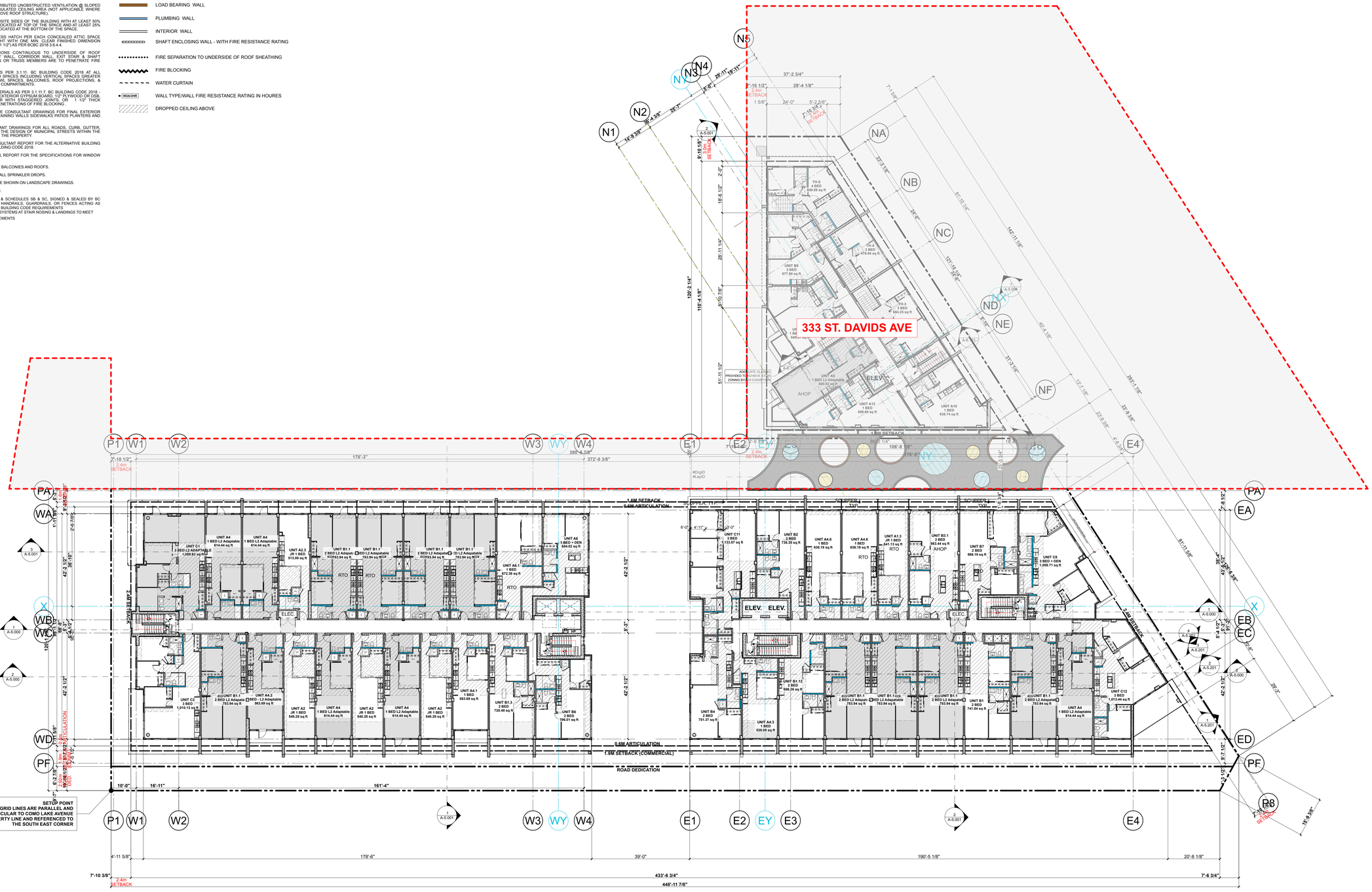

Level 3 Plan - Overall

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

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[PROJECT TEAM]

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[ISSUE] ISSUE 34 - BP RESUBMISSION

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A-2.031

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10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 3.1.11. BC BUILDING CODE 2018 AT ALL COMBUSTIBLE CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3H IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 3.1.11.7. BC BUILDING CODE 2018 - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING.
13. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
14. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
15. REFER TO THE CODE CONSULTANT REPORT FOR THE ALTERNATIVE BUILDING SOLUTIONS TO THE BC BUILDING CODE 2018.
16. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW & WALL DESIGN.
17. PROVIDE MIN. 2% SLOPE AT BALCONIES AND ROOFS.
18. PROVIDE BULKHEADS FOR ALL SPRINKLER DROPS.
19. ALL RAILINGS AT GRADE ARE SHOWN ON LANDSCAPE DRAWINGS.
20. STAND PIPES ARE EXPOSED.
21. PROVIDE SHOP DRAWINGS & SCHEDULES SB & SC, SIGNED & SEALED BY BC P.ENG. FOR ALL EXTERIOR HANDRAILS, GUARDRAILS, OR FENCES ACTING AS GUARDRAILS – TO MEET ALL BUILDING CODE REQUIREMENTS
22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

SYMBOLS AND LEGENDS:

- CONCRETE WALL
- CONCRETE BLOCK WALL
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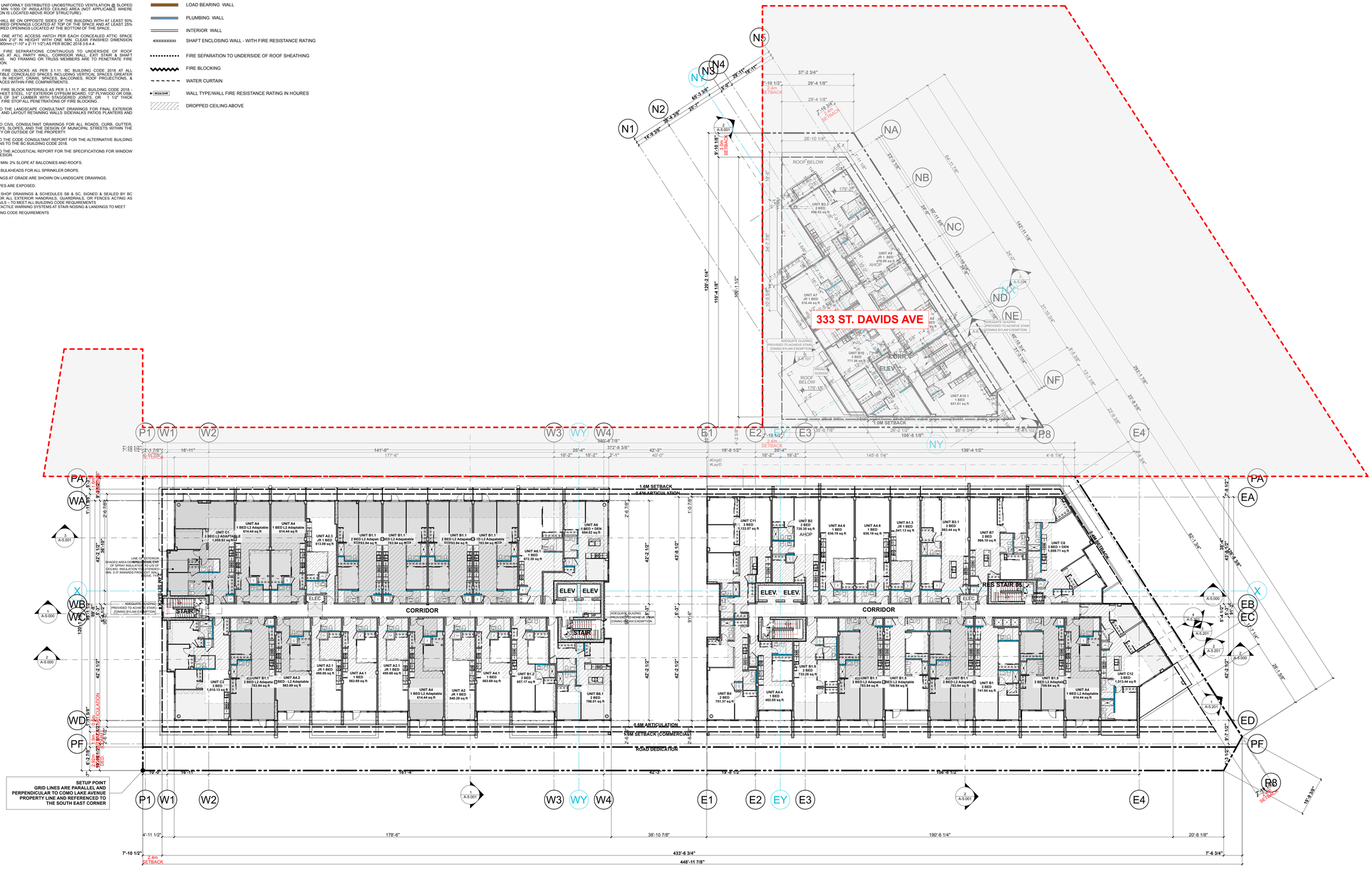

Level 4 Plan - Overall

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

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[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. DUNDAS 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

LEVEL 4 PLAN - OVERALL

[PROJECT] 19471

[SCALE] 1/16" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.041

GENERAL NOTES:

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. SEE INTERIOR DESIGN CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES AND DETAILS.
5. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1m CEILING HEIGHT)
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
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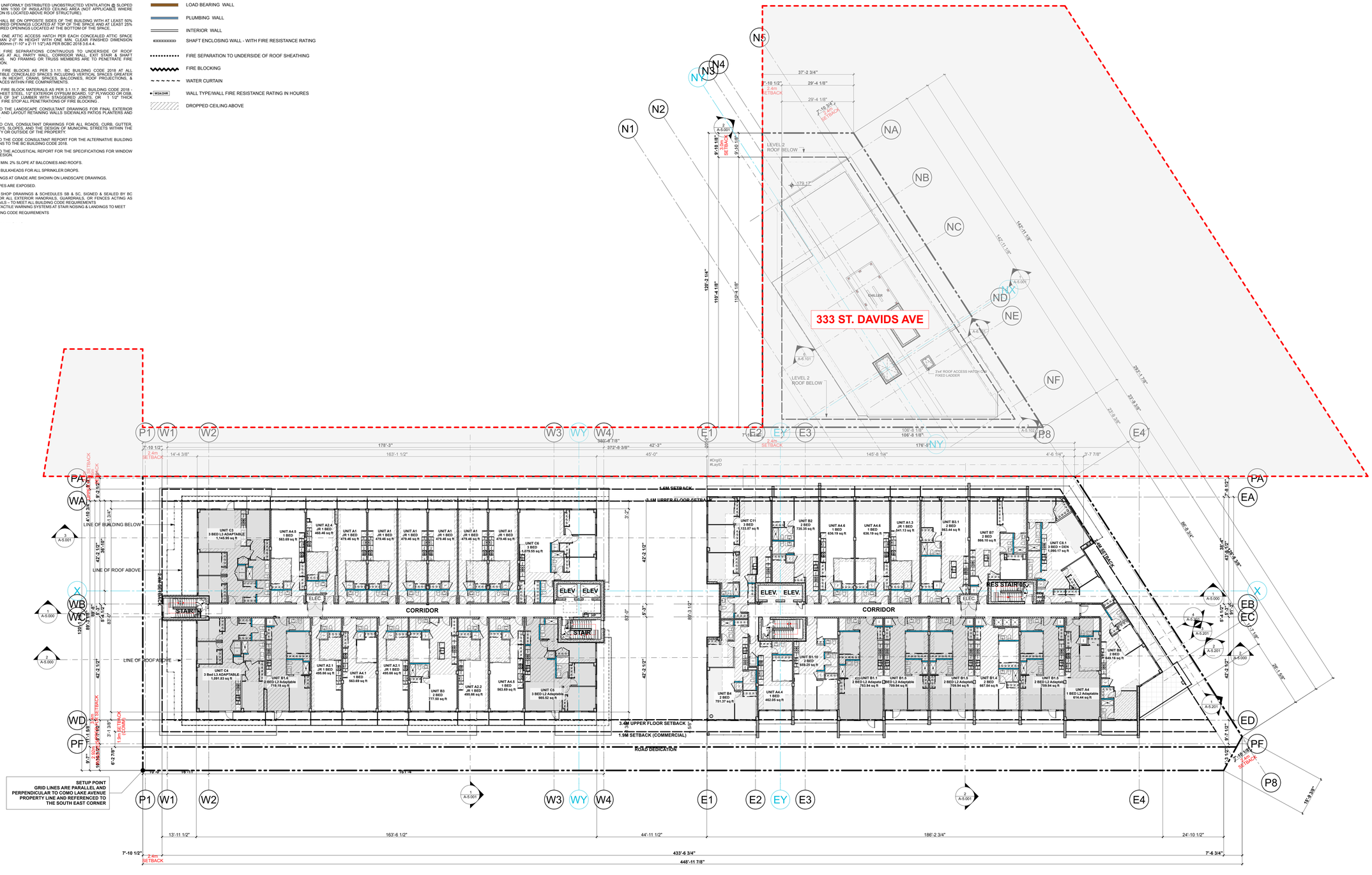

Level 5 Plan - Overall

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

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMMUS F SAAMS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

LEVEL 5 PLAN - OVERALL

[PROJECT] 19471

[SCALE] 1/16" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.051

GENERAL NOTES:

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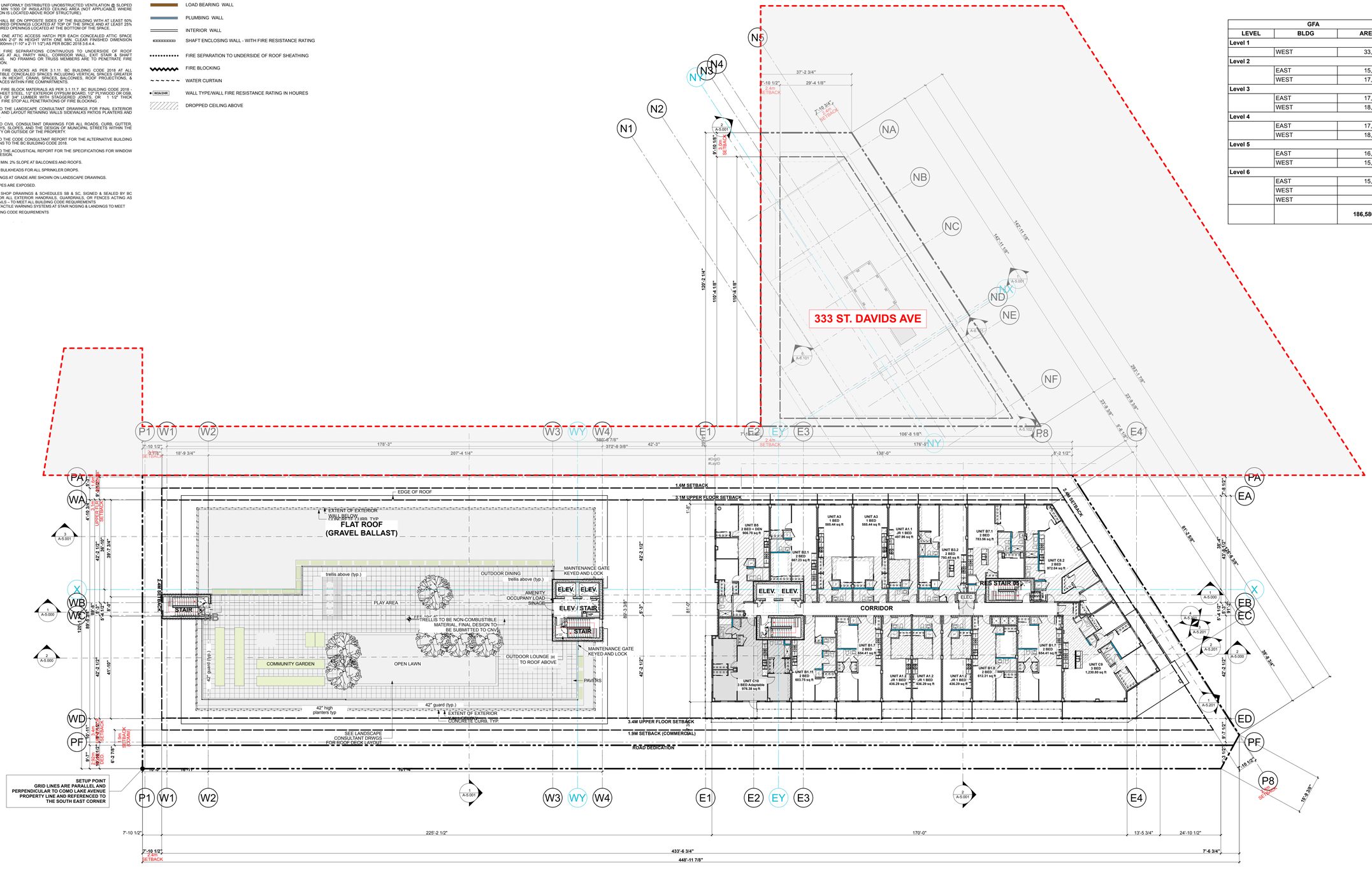

Level 6 Plan - Overall

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

GFA		
LEVEL	BLDG	AREA
Level 1		
	WEST	33,644.78
Level 2		
	EAST	15,360.44
	WEST	17,138.42
Level 3		
	EAST	17,387.00
	WEST	18,283.64
Level 4		
	EAST	17,321.75
	WEST	18,045.35
Level 5		
	EAST	16,982.60
	WEST	15,991.47
Level 6		
	EAST	15,777.25
	WEST	164.25
	WEST	483.05
		186,580.00 ft²

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SIMMUS F SANG 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

LEVEL 6 PLAN - OVERALL

[PROJECT] 19471

[SCALE] 1/16" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING] **A-2.061**

GENERAL NOTES:

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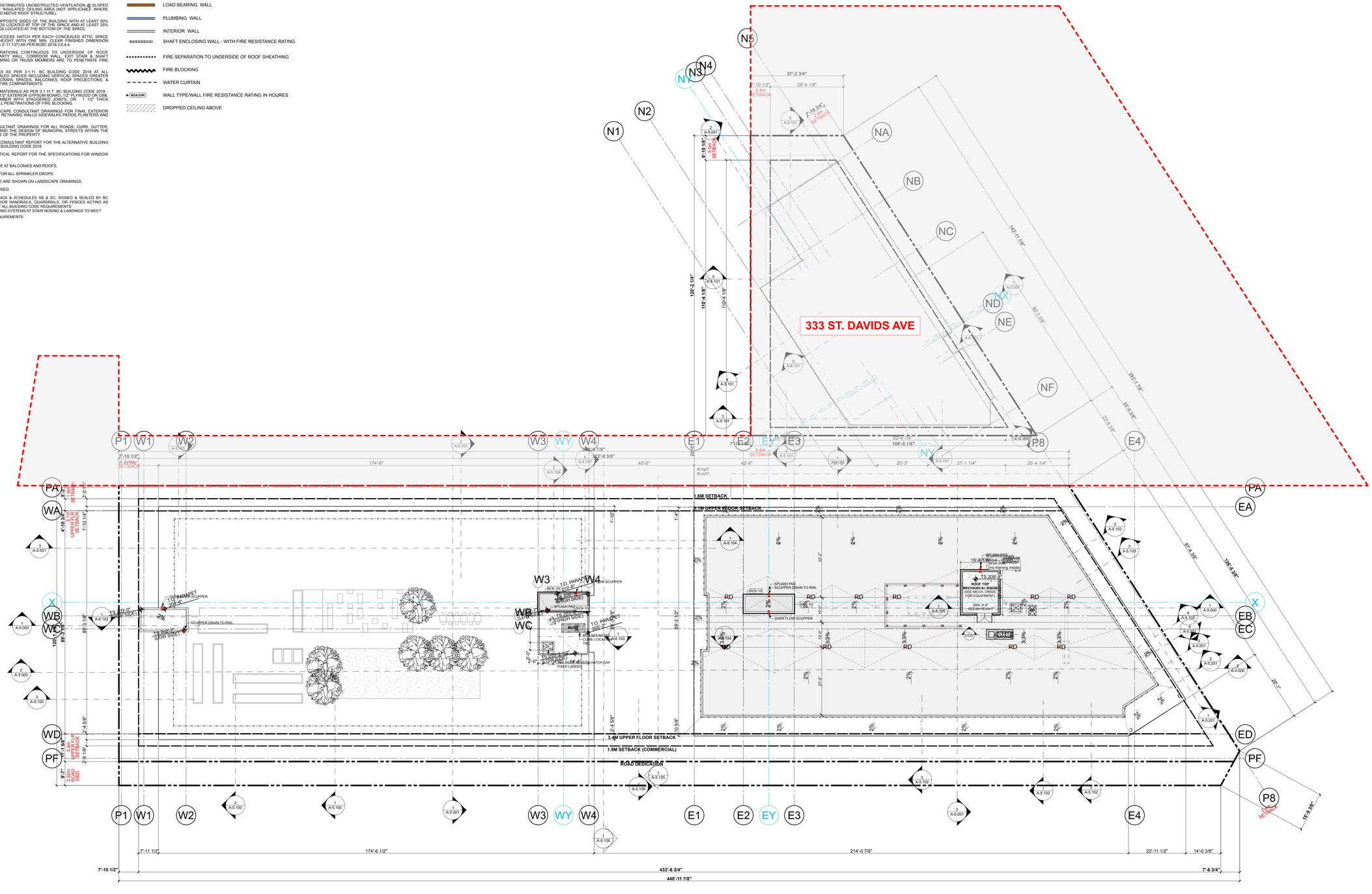

Roof Plan - Overall

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

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SAMUS 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

ROOF PLAN - OVERALL

[PROJECT] 19471

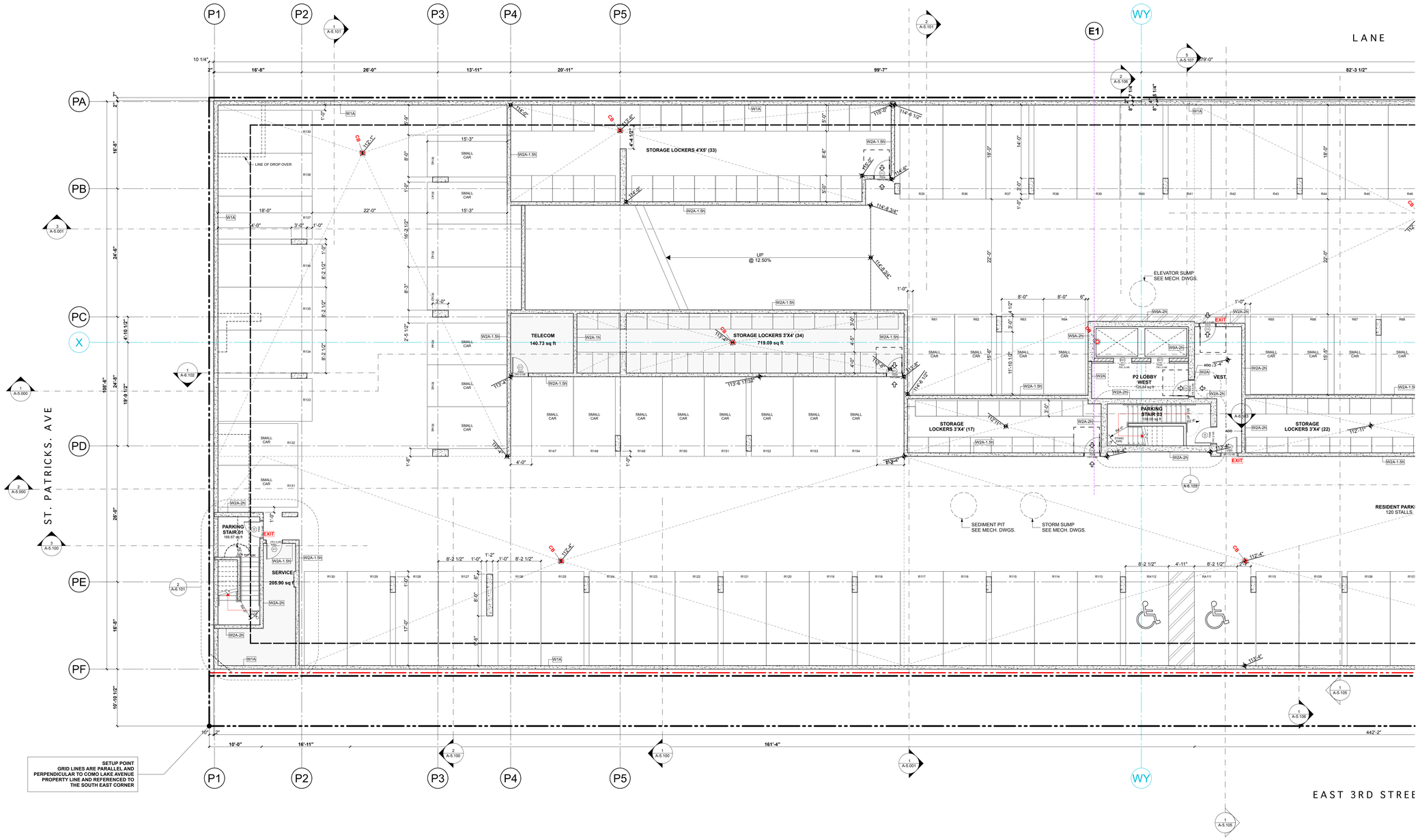
[SCALE] 1/16" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.071

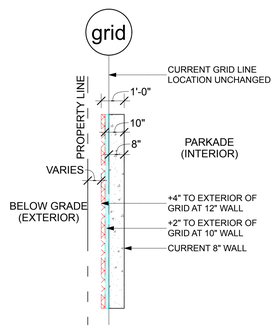


PARKADE NOTES:

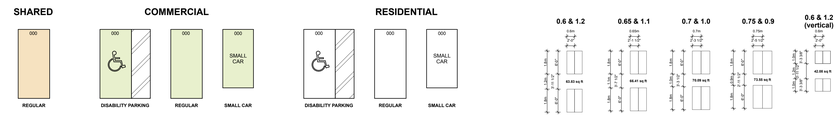
1. MAINTAIN CLEAR HEIGHT BELOW ALL STRUCTURE AND SERVICES: MIN. 2.0m (6.56') HEADROOM FOR ALL DRIVEWAY RAMPS AND ENTRANCE GARAGES.
2. AT ALL ROOMS OPENING DIRECTLY OFF THE PARKING GARAGE, SLAB IS TO BE A MIN. 2" HIGHER THAN THE ADJACENT PARKING GARAGE SLAB WITHIN 6'-0" OF DOOR(S) - TAPER SLAB @ ALL ENTRANCES TO PROVIDE HANDICAPPED ACCESSIBILITY - MAX 1:12 SLOPE (8.33%).
3. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
4. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
5. PAINT ALL PARKING STALL NUMBERS, LINES AND DESIGNATIONS (SMALL CAR & DISABLED PARKING).
6. PAINT ALL EXIT PATH DESIGNATIONS.
7. PAINT ALL NON-INSULATED CEILINGS WHITE.
8. PAINT ALL COLUMNS AND WALLS WHITE WITH MIN. LRV OF 75% NO MORE THAN 300 mm ABOVE FLOOR CONTINUING TO CEILING TO NO LESS THAN 2.5 m ABOVE FLOOR.
9. PAINT ALL STORAGE AND LOCKER ROOMS WHITE.
10. CEILING INSULATION TO EXTEND 24" PAST LINE OF HEATED SPACE ABOVE.
11. ALL PARKADE STORAGE ROOM CEILINGS ARE TO BE INSULATED (INCLUDING ROOMS THAT ARE BEYOND BUILDING ABOVE).
12. VISITOR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "VISITOR PARKING ONLY"
13. PER SEC (j) OF CNV ZONING BYLAW, ALL SPACES REQUIRED FOR RESIDENTIAL USE SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING FOR AN ELECTRIC VEHICLE EXCEPT SPACES FOR VISITOR PARKING
14. SMALL CAR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "SMALL CAR ONLY"
15. AS PER CNV ZONING BYLAW SECTION 1002 (b), LOADING SPACES SHALL BE NO LESS THAN 2.743M (9'-0") IN WIDTH, 9.144M (30'-0") IN LENGTH, AND 4.191M (13.75') IN HEIGHT.
16. PROVIDE VERTICAL CONTROL JOINTS @ MAX 16'-0" o.c. AT ALL PARKADE WALLS.
17. PROVIDE 3/4" CHAMFER AT ALL VERTICAL CONCRETE CORNERS UNLESS OTHERWISE NOTED.
18. PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD BACKING AT ELECTRICAL ROOM WALLS. SEE ELECTRICAL DRAWINGS FOR DETAILS.

ABBREVIATIONS:

BG	BUILDING GRADE
IBG	INTERPOLATED BUILDING GRADE
EG	EXISTING GRADE
FG	FINISH GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SL	TOP OF SLAB
CB	CATCH BASIN
DR	FLOOR DRAIN
RD	ROOF DRAIN
AD	AREA DRAIN
SD	SLAB DRAIN
RWL	RAIN WATER LEADER



WALL THICKNESS DETAIL ALONG GL 'PA' & 'P1'



LEGEND

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

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SANDS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

P2 PARKING PLAN - WEST

[PROJECT]

19471

[SCALE]

1/8" = 1'-0", 3/8" = 1'-0"

[DATE]

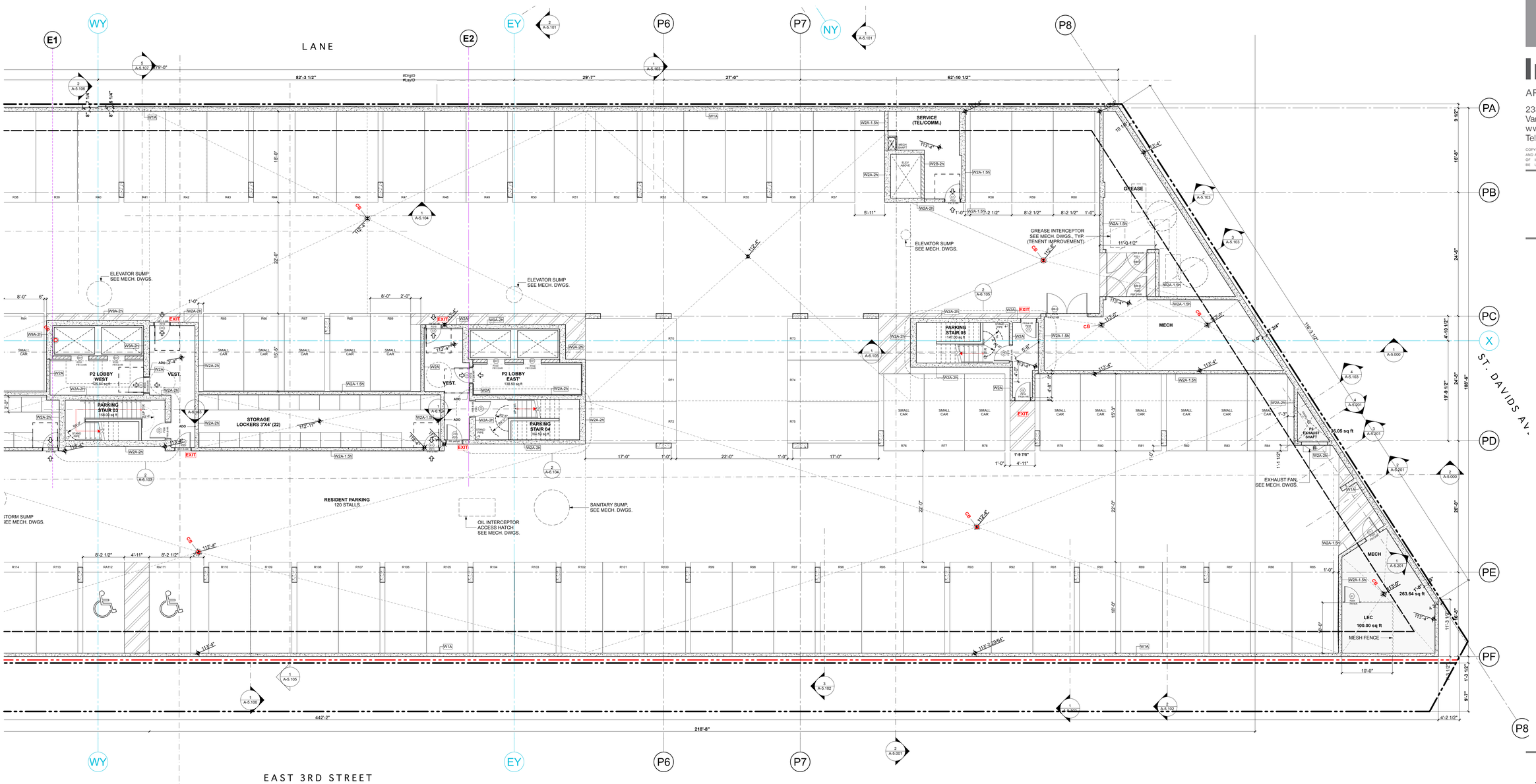
2024-08-14

[ISSUE]

ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.110



PARKADE NOTES:

1. MAINTAIN CLEAR HEIGHT BELOW ALL STRUCTURE AND SERVICES. MIN. 2.0m (6.56') HEADROOM FOR ALL DRIVEWAY RAMPS AND ENTRANCE GARAGES.
2. AT ALL ROOMS OPENING DIRECTLY OFF THE PARKING GARAGE, SLAB IS TO BE 5 MIN. 2" HIGHER THAN THE ADJACENT PARKING GARAGE SLAB WITHIN 5'-0" OF DOOR(S). - TAPER SLAB @ ALL ENTRANCES TO PROVIDE HANDICAPPED ACCESSIBILITY - MAX 1:12 SLOPE (8.33%).
3. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
4. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
5. PAINT ALL PARKING STALL NUMBERS, LINES AND DESIGNATIONS (SMALL CAR & DISABLED PARKING).
6. PAINT ALL EXIT PATH DESIGNATIONS.
7. PAINT ALL NON-INSULATED CEILINGS WHITE.
8. PAINT ALL COLUMNS AND WALLS WHITE WITH MIN. LRV OF 75%.NO MORE THAN 300 mm ABOVE FLOOR CONTINUING TO CEILING TO NO LESS THAN 2.5 m ABOVE FLOOR.
9. PAINT ALL STORAGE AND LOCKER ROOMS WHITE.
10. CEILING INSULATION TO EXTEND 24" PAST LINE OF HEATED SPACE ABOVE.
11. ALL PARKADE STORAGE ROOM CEILINGS ARE TO BE INSULATED (INCLUDING ROOMS THAT ARE BEYOND BUILDING ABOVE).
12. VISITOR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "VISITOR PARKING ONLY"
13. PER SEC IX OF CNV ZONING BYLAW, ALL SPACES REQUIRED FOR RESIDENTIAL USE SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING FOR AN ELECTRIC VEHICLE EXCEPT SPACES FOR VISITOR PARKING
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16. PROVIDE VERTICAL CONTROL JOINTS @ MAX 16'-0" o.c. AT ALL PARKADE WALLS.
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ABBREVIATIONS:

BG	BUILDING GRADE
IBG	INTERPOLATED BUILDING GRADE
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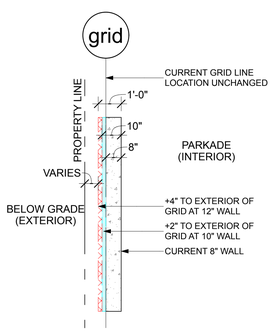

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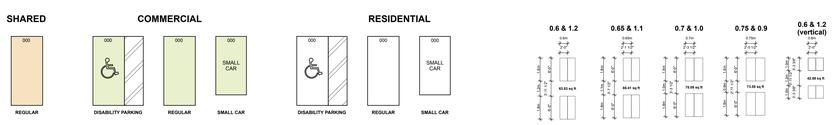

LEGEND

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

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SAMPSON 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

P2 PARKING PLAN - EAST

[PROJECT]

19471

[SCALE]

1/8" = 1'-0", 3/8" = 1'-0"

[DATE]

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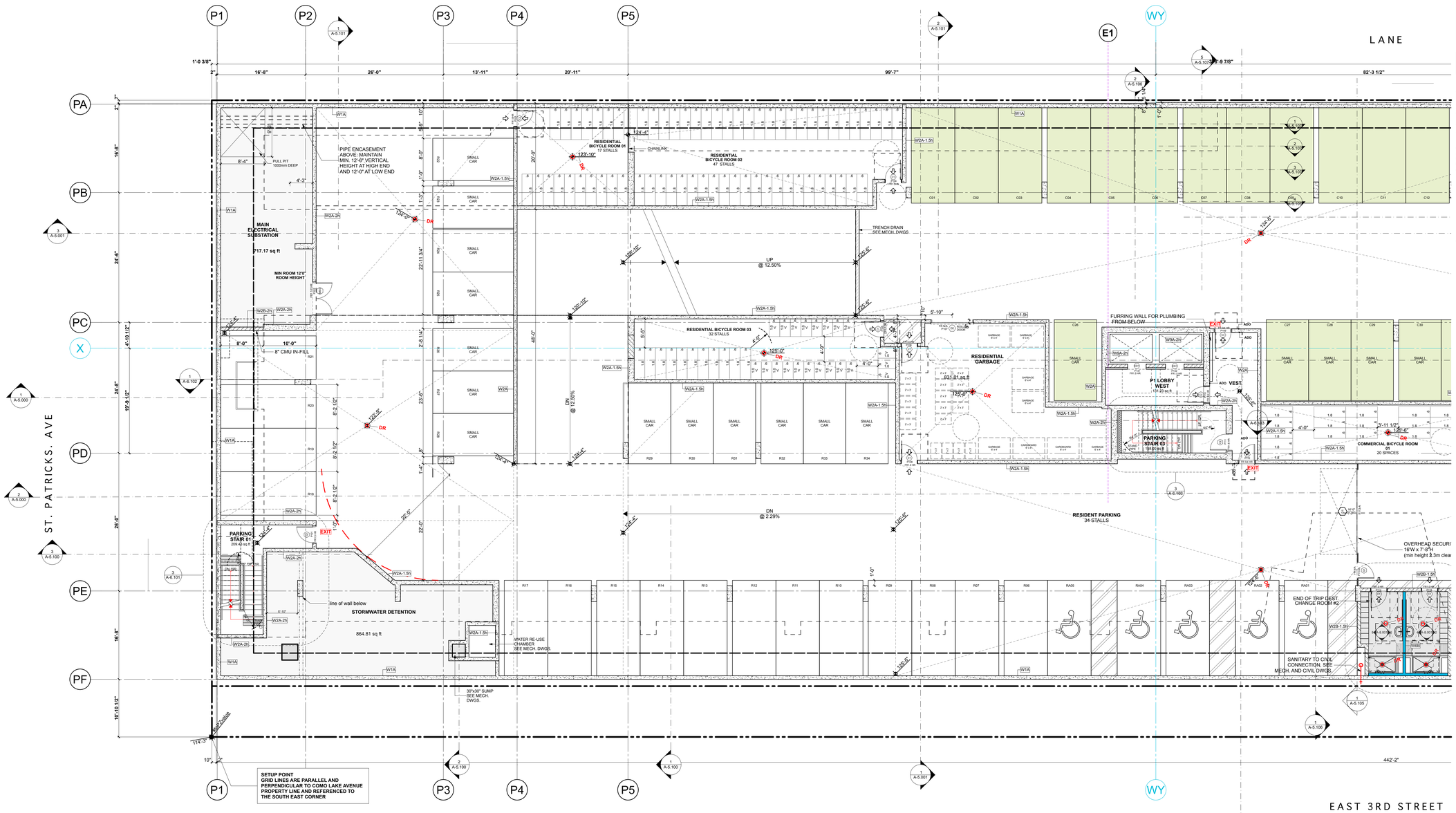
[ISSUE]

ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.111



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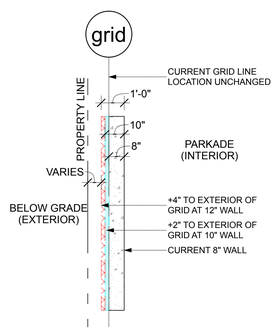
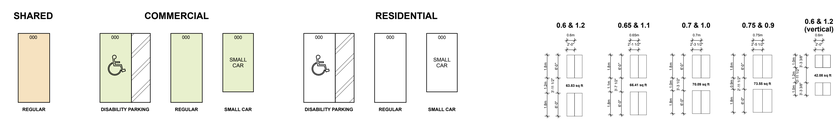


WALL THICKNESS DETAIL ALONG GL 'PA' & 'P1'



LEGEND

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F. SAMS 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

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[PROJECT]

19471

[SCALE]

1/8" = 1'-0", 3/8" = 1'-0"

[DATE]

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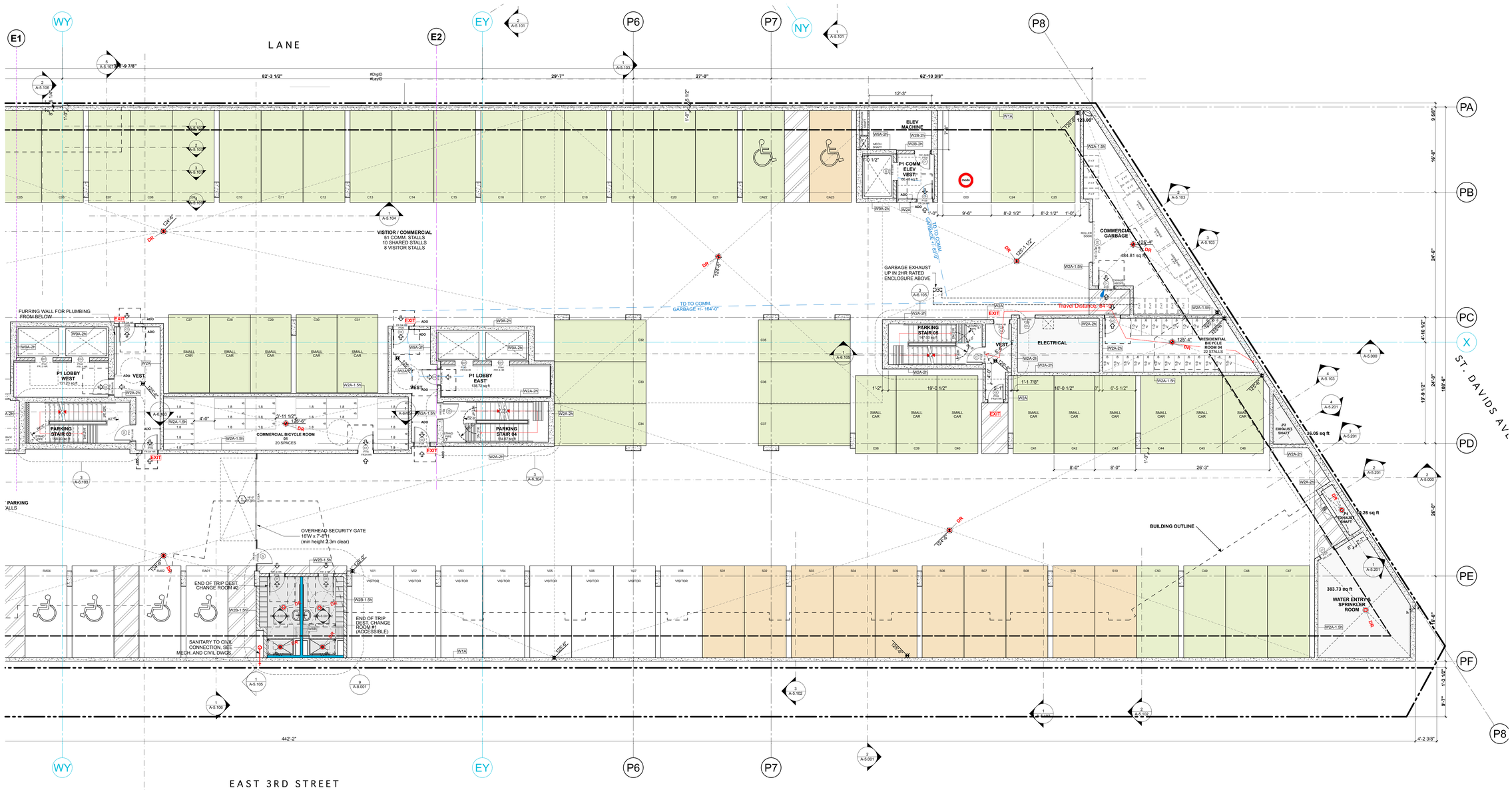
[ISSUE]

ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.120



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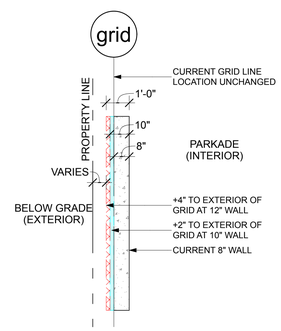
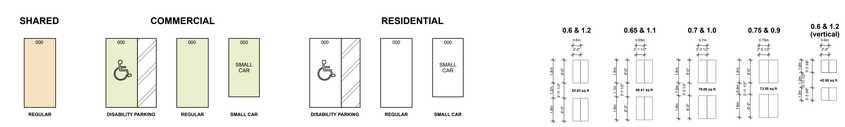


WALL THICKNESS DETAIL ALONG GL 'PA' & 'P1'



LEGEND

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

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F. SAMS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

P1 PARKING PLAN - EAST

[PROJECT] 19471

[SCALE] 1/8" = 1'-0", 3/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.121

GENERAL NOTES:

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3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. SEE INTERIOR DESIGN CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES AND DETAILS.
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6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.6.4.4.
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 3.1.11. BC BUILDING CODE 2018 AT ALL COMBUSTIBLE CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 3.1.11.7. BC BUILDING CODE 2018 - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING .
13. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR DIMENSIONS AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
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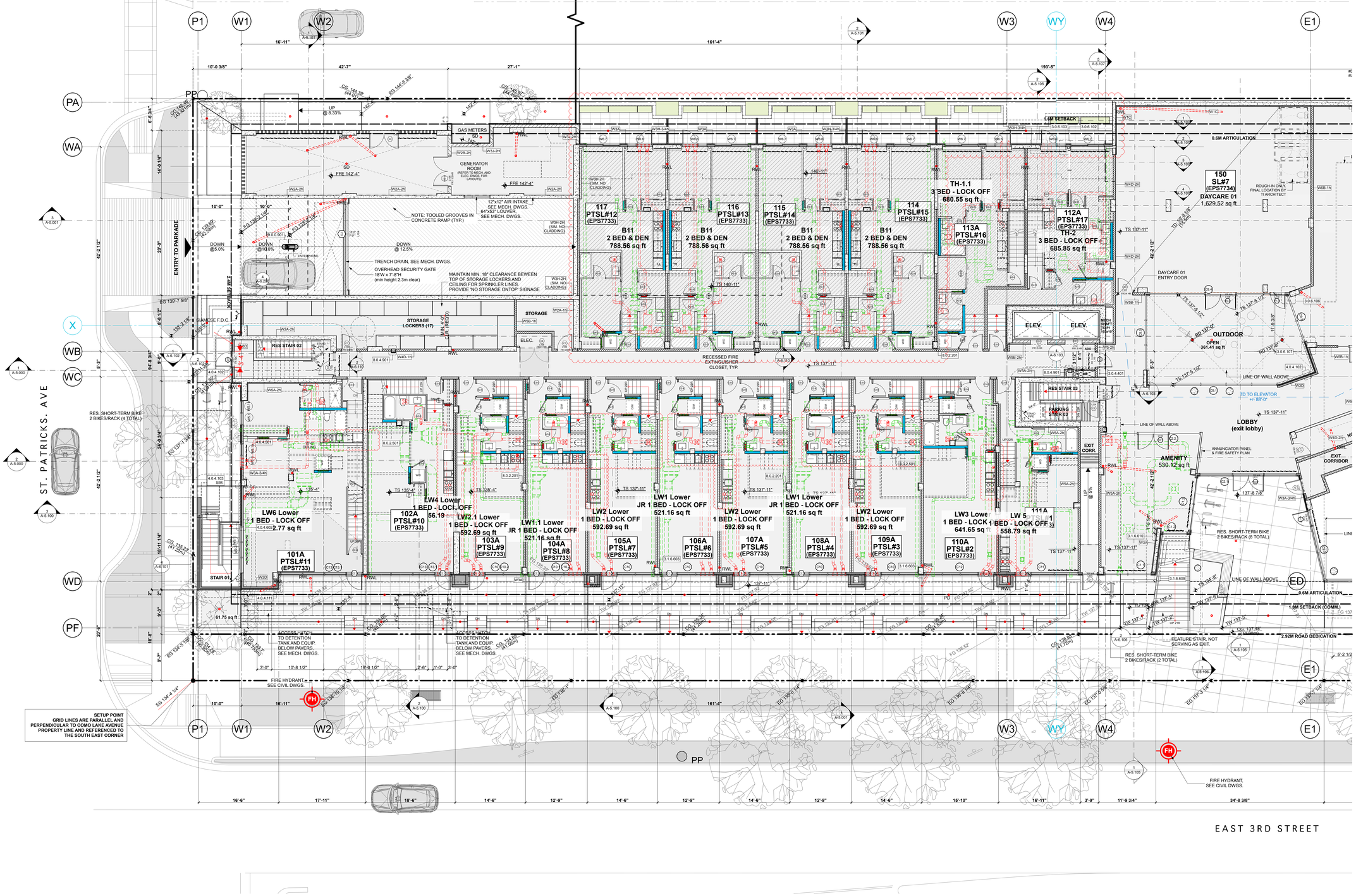
15. REFER TO THE CODE CONSULTANT REPORT FOR THE ALTERNATIVE BUILDING SOLUTIONS TO THE BC BUILDING CODE 2018.
16. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW & WALL DESIGN.
17. PROVIDE MIN. 2% SLOPE AT BALCONIES AND ROOFS.
18. PROVIDE BULKHEADS FOR ALL SPRINKLER DROPS.
19. ALL RAILINGS AT GRADE ARE SHOWN ON LANDSCAPE DRAWINGS.
20. STAND PIPES ARE EXPOSED.
21. PROVIDE SHOP DRAWINGS & SCHEDULES SB & SC, SIGNED & SEALED BY BC P.ENG. FOR ALL EXTERIOR HANDRAILS, GUARDRAILS, ON FENCES ACTING AS GUARDRAILS – TO MEET ALL BUILDING CODE REQUIREMENTS
22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

SYMBOLS AND LEGENDS:

- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- CORRIDOR WALL
- LOAD BEARING WALL
- PLUMBING WALL
- INTERIOR WALL
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING
- FIRE BLOCKING
- WATER CURTAIN
- W2A/2HR — WALL TYPE/WALL FIRE RESISTANCE RATING IN HOURES
- DROPPED CEILING ABOVE



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[PROJECT TEAM]

[ARCHITECT SEAL]

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[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

WEST BUILDING - LEVEL 1 PLAN

[PROJECT] 19471

[SCALE] 1/8" = 1'-0"

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[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.210

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12. PROVIDE FIRE BLOCK MATERIALS AS PER 3.1.11.7. BC BUILDING CODE 2018 - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING .
13. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR FINISHES AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
14. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
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16. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW & WALL DESIGN.
17. PROVIDE MIN. 2% SLOPE AT BALCONIES AND ROOFS.
18. PROVIDE BULKHEADS FOR ALL SPRINKLER DROPS.
19. ALL RAILINGS AT GRADE ARE SHOWN ON LANDSCAPE DRAWINGS.
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22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

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- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
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- PLUMBING WALL
- INTERIOR WALL
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- FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING
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- WATER CURTAIN
- W2A/2HR — WALL TYPE/WALL FIRE RESISTANCE RATING IN HOURES
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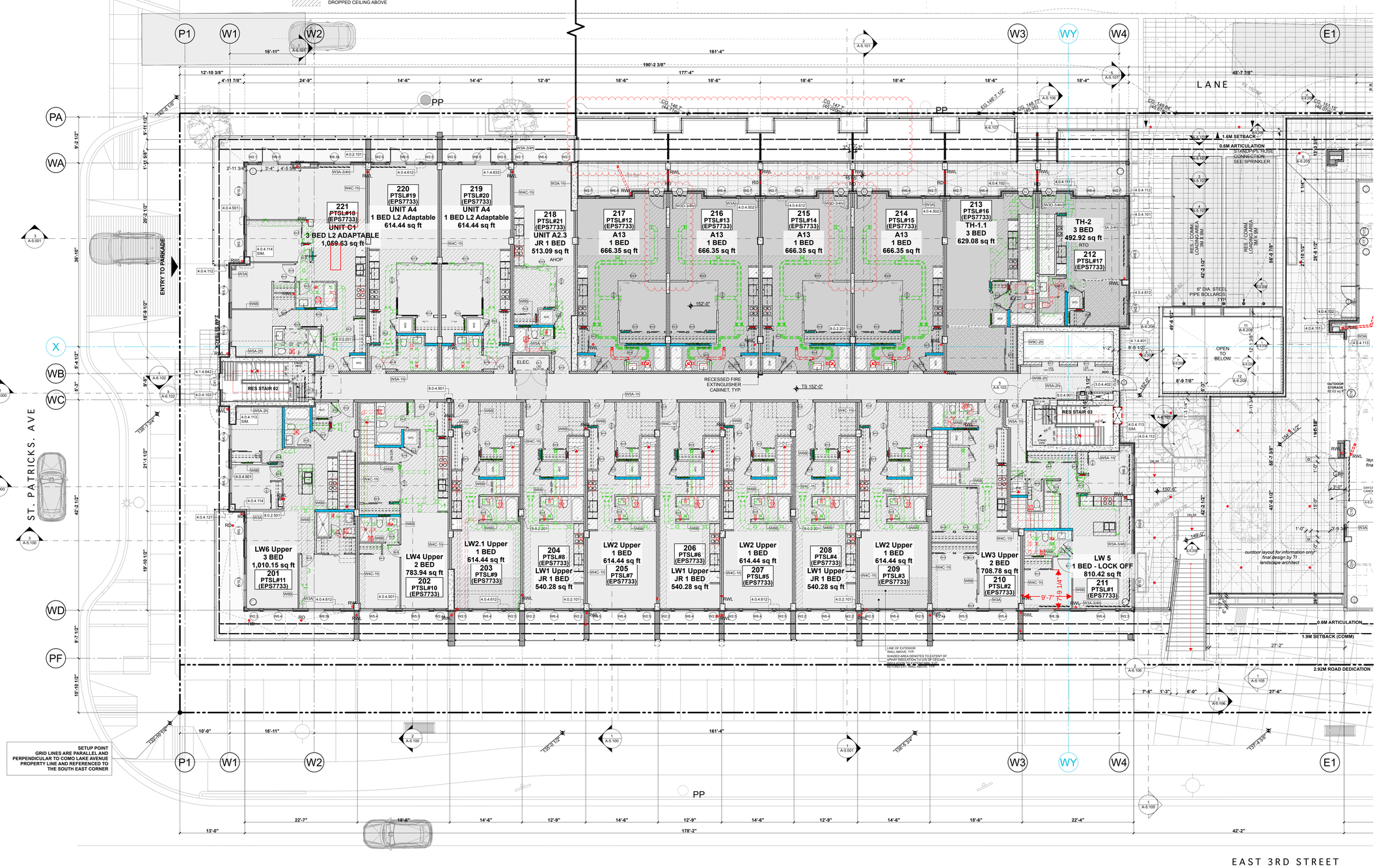

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT SHIMUS F SARGENT BRITISH COLUMBIA
2024-08-14

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
WEST BUILDING - LEVEL 2 PLAN

[PROJECT] 19471
[SCALE] 1/8" = 1'-0"
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-2.220**

GENERAL NOTES:

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
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5. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1m CEILING HEIGHT)
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7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
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9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.6.4.4.
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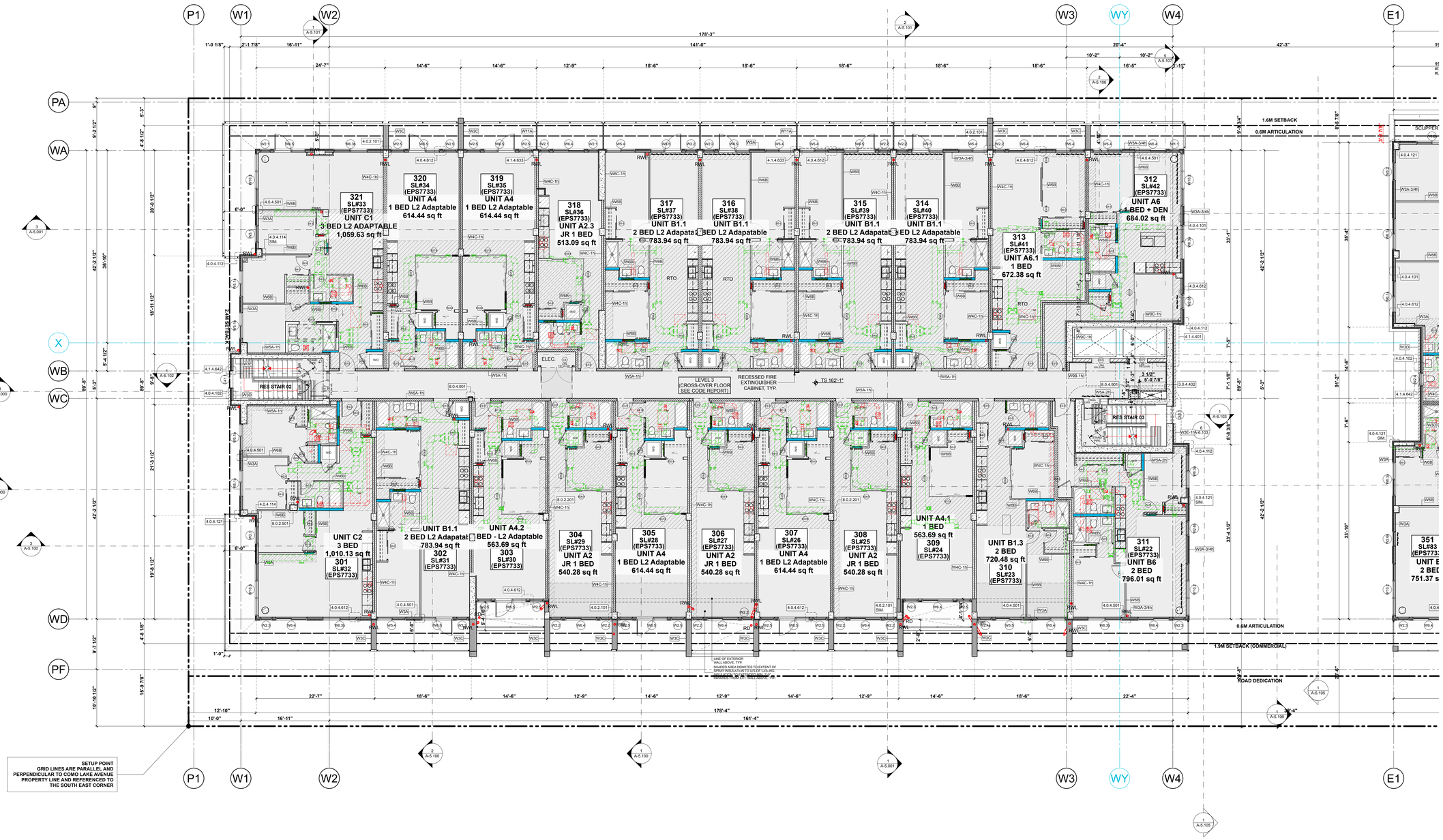

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT SIMMUS F SAGINI BRITISH COLUMBIA 2024-08-14

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
WEST BUILDING - LEVEL 3 PLAN

[PROJECT] 19471
[SCALE] 1/8" = 1'-0"
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-2.230**

GENERAL NOTES:

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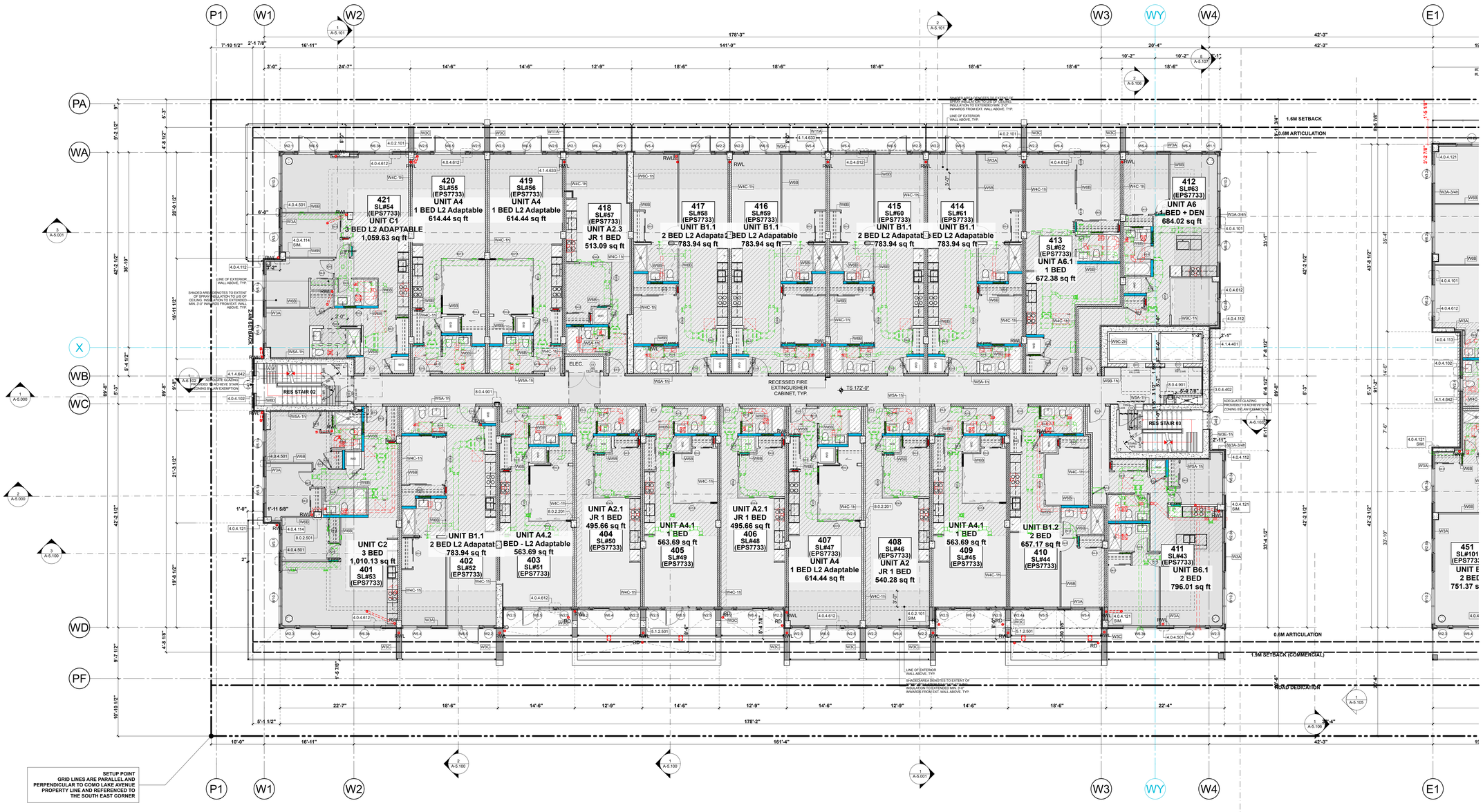

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS P. SANDS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

WEST BUILDING - LEVEL 4 PLAN

[PROJECT] 19471

[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING] A-2.240

GENERAL NOTES:

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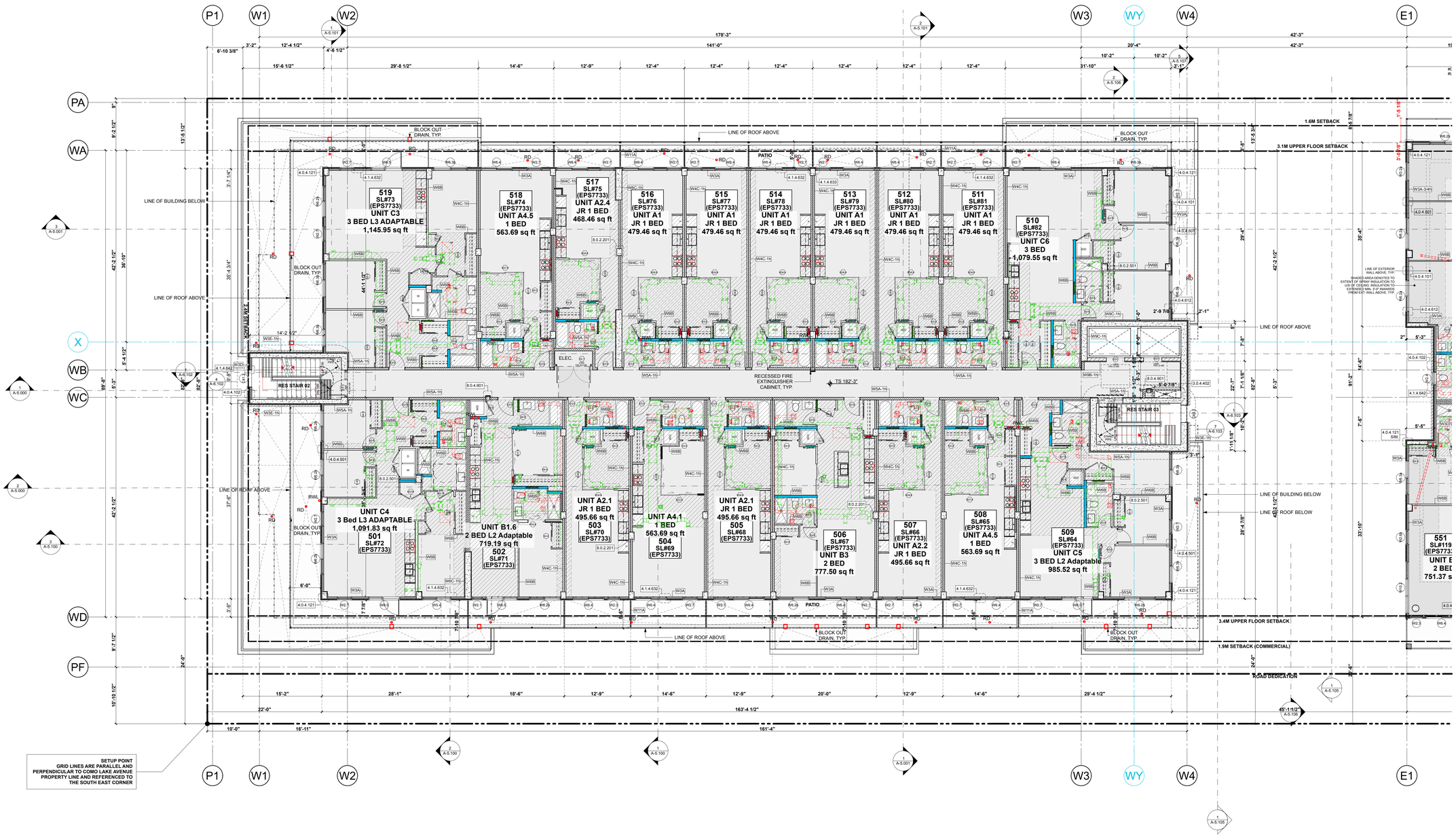

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS F SAUNDERS BRITISH COLUMBIA
2024-08-14

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
WEST BUILDING - LEVEL 5 PLAN

[PROJECT] 19471
[SCALE] 1/8" = 1'-0"
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-2.250**

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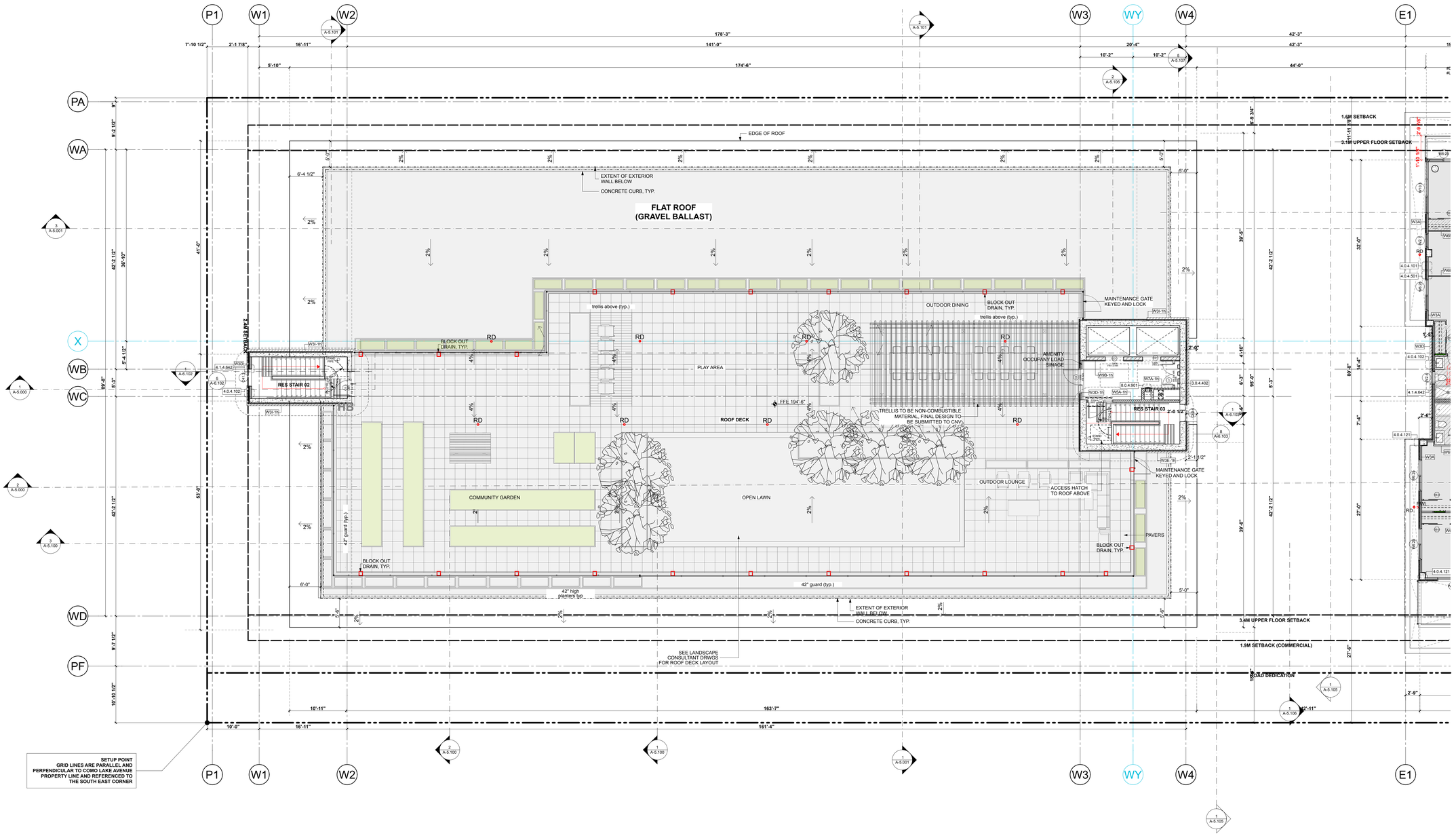

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INNOVA
422 E 3rd Street

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WEST BUILDING - LEVEL 6 ROOF PLAN

[PROJECT] 19471

[SCALE] 1/8" = 1'-0"

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[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.260

GENERAL NOTES:

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. SEE INTERIOR DESIGN CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES AND DETAILS.
5. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1m CEILING HEIGHT)
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.6.4.4.
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 3.1.11. BC BUILDING CODE 2018 AT ALL COMBUSTIBLE CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 3.1.11.7. BC BUILDING CODE 2018 - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING .
13. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR FINISHES AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
14. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
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17. PROVIDE MIN. 2% SLOPE AT BALCONIES AND ROOFS.
18. PROVIDE BULKHEADS FOR ALL SPRINKLER DROPS.
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20. STAND PIPES ARE EXPOSED.
21. PROVIDE SHOP DRAWINGS & SCHEDULES SB & SC, SIGNED & SEALED BY BC P.ENG. FOR ALL EXTERIOR HANDRAILS, GUARDRAILS, ON FENCES ACTING AS GUARDRAILS – TO MEET ALL BUILDING CODE REQUIREMENTS
22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

SYMBOLS AND LEGENDS:

- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- CORRIDOR WALL
- LOAD BEARING WALL
- PLUMBING WALL
- INTERIOR WALL
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
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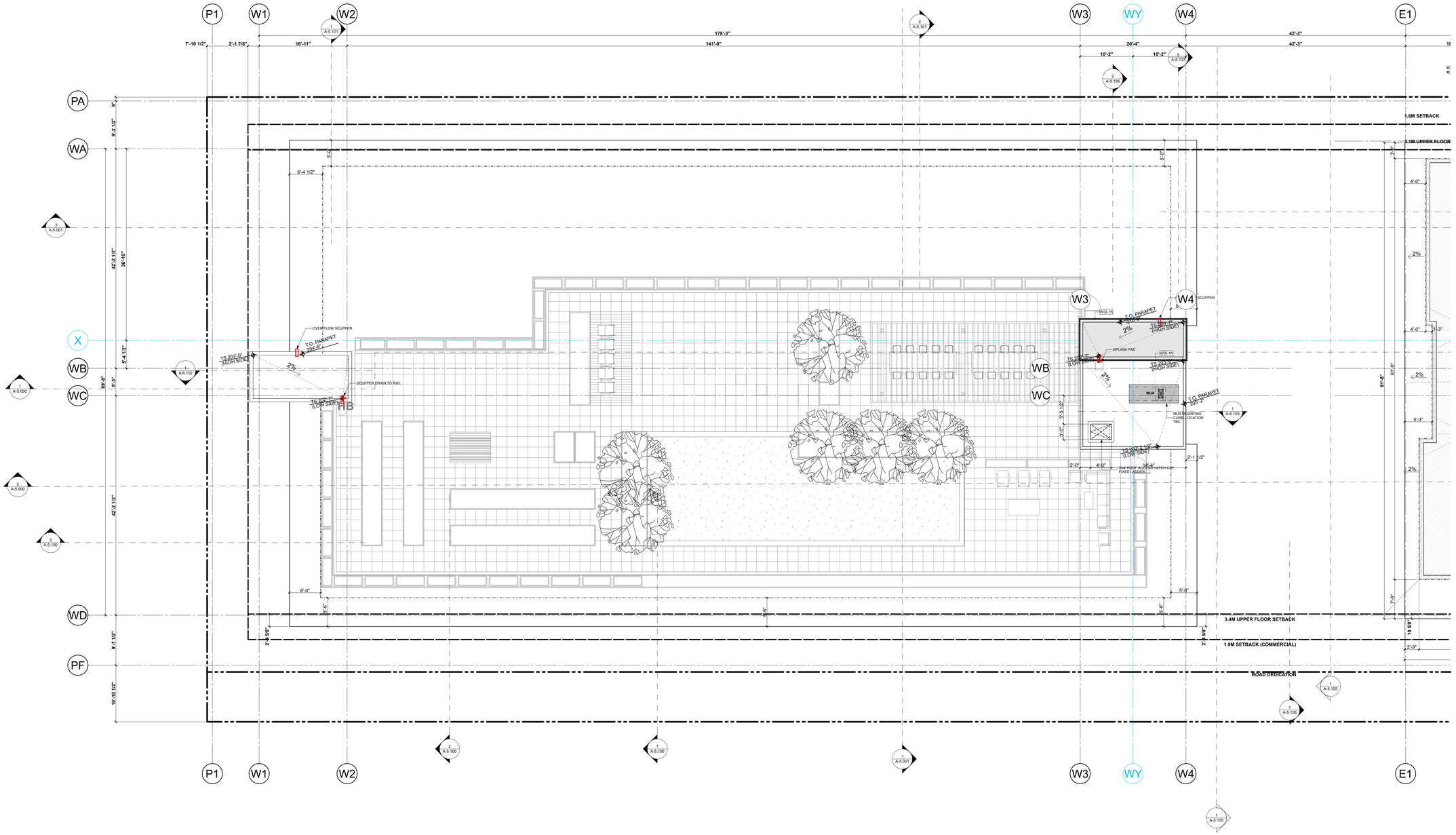

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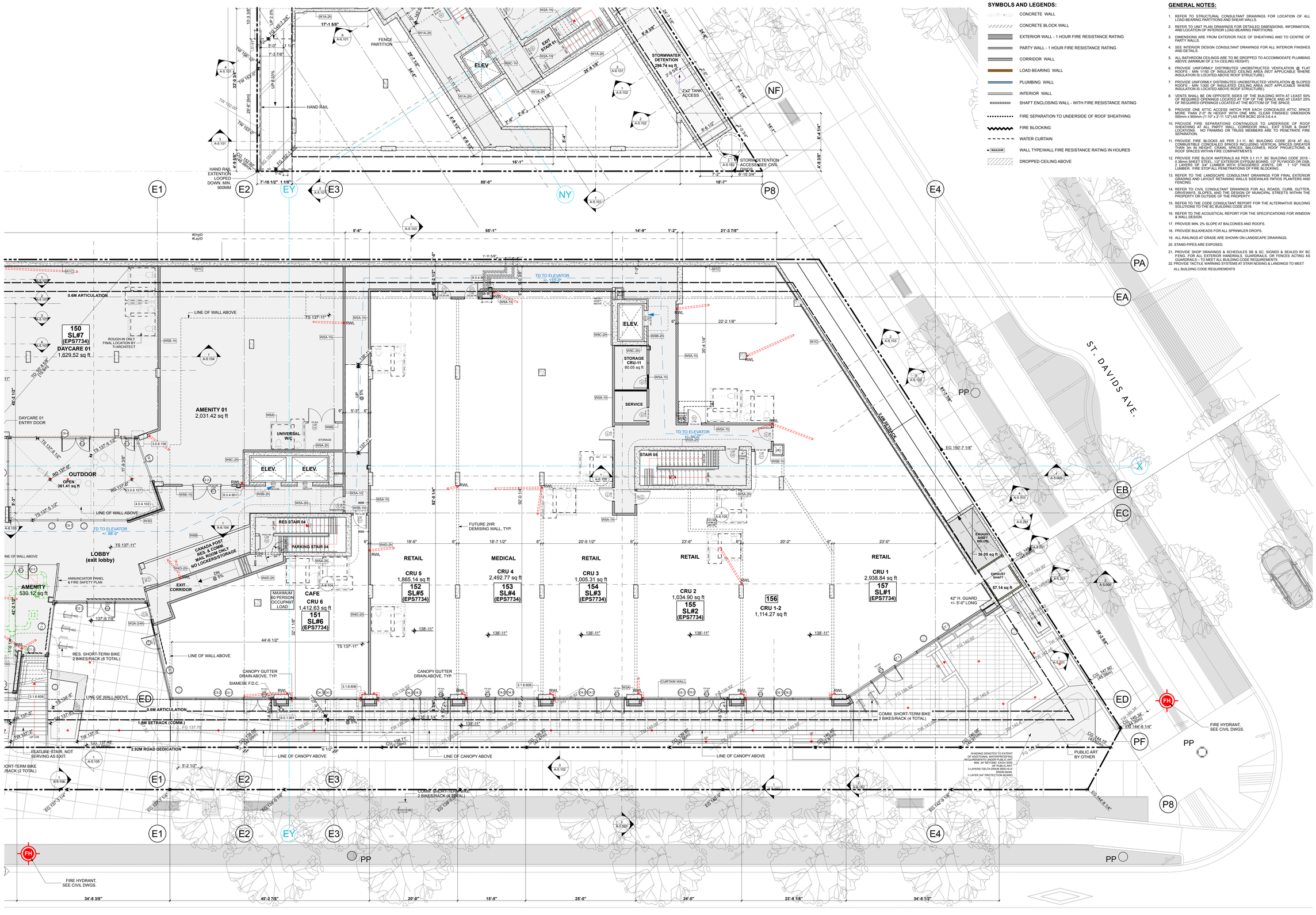
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SAMUS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
WEST BUILDING - UPPER ROOF PLAN

[PROJECT] 19471
[SCALE] 1/8" = 1'-0"
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-2.270**



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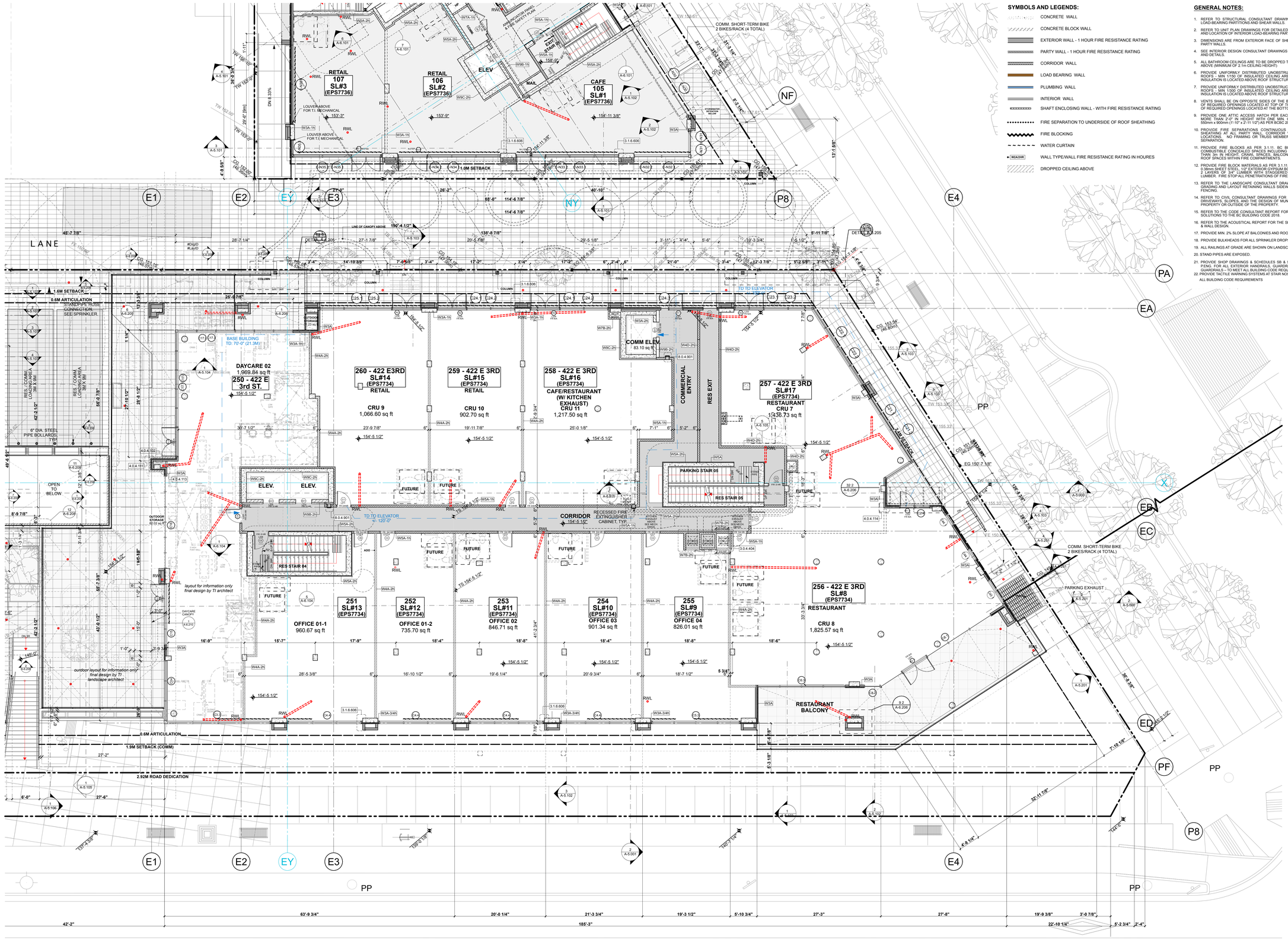
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SANGS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
EAST BUILDING - LEVEL 1 PLAN

[PROJECT] 19471
[SCALE] 1/8" = 1'-0"
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] A-2.310



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SADLIER 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

EAST BUILDING - LEVEL 2 PLAN

[PROJECT] 19471

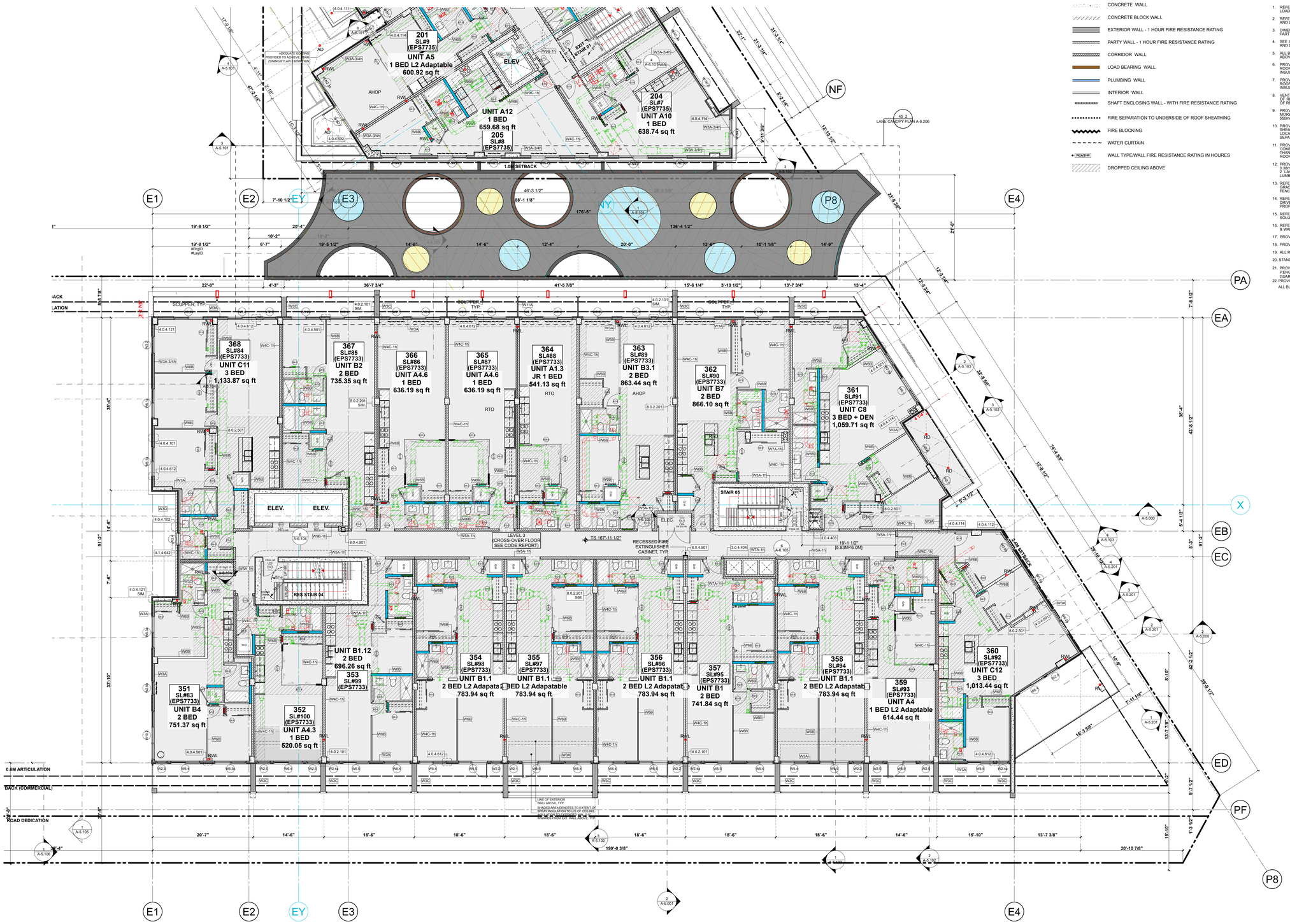
[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.320



SYMBOLS AND LEGENDS:

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS P. SAMPLE
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

EAST BUILDING - LEVEL 3 PLAN

[PROJECT] 19471

[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.330

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21. PROVIDE SHOP DRAWINGS & SCHEDULES 5B & 5C, SIGNED & SEALED BY BC P.ENG. FOR ALL EXTERIOR HANDRAILS, GUARDRAILS, OR FENCES ACTING AS GUARDRAILS – TO MEET ALL BUILDING CODE REQUIREMENTS
22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

Integra
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2330-200 Granville Street
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N

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

EAST BUILDING - LEVEL 4 PLAN

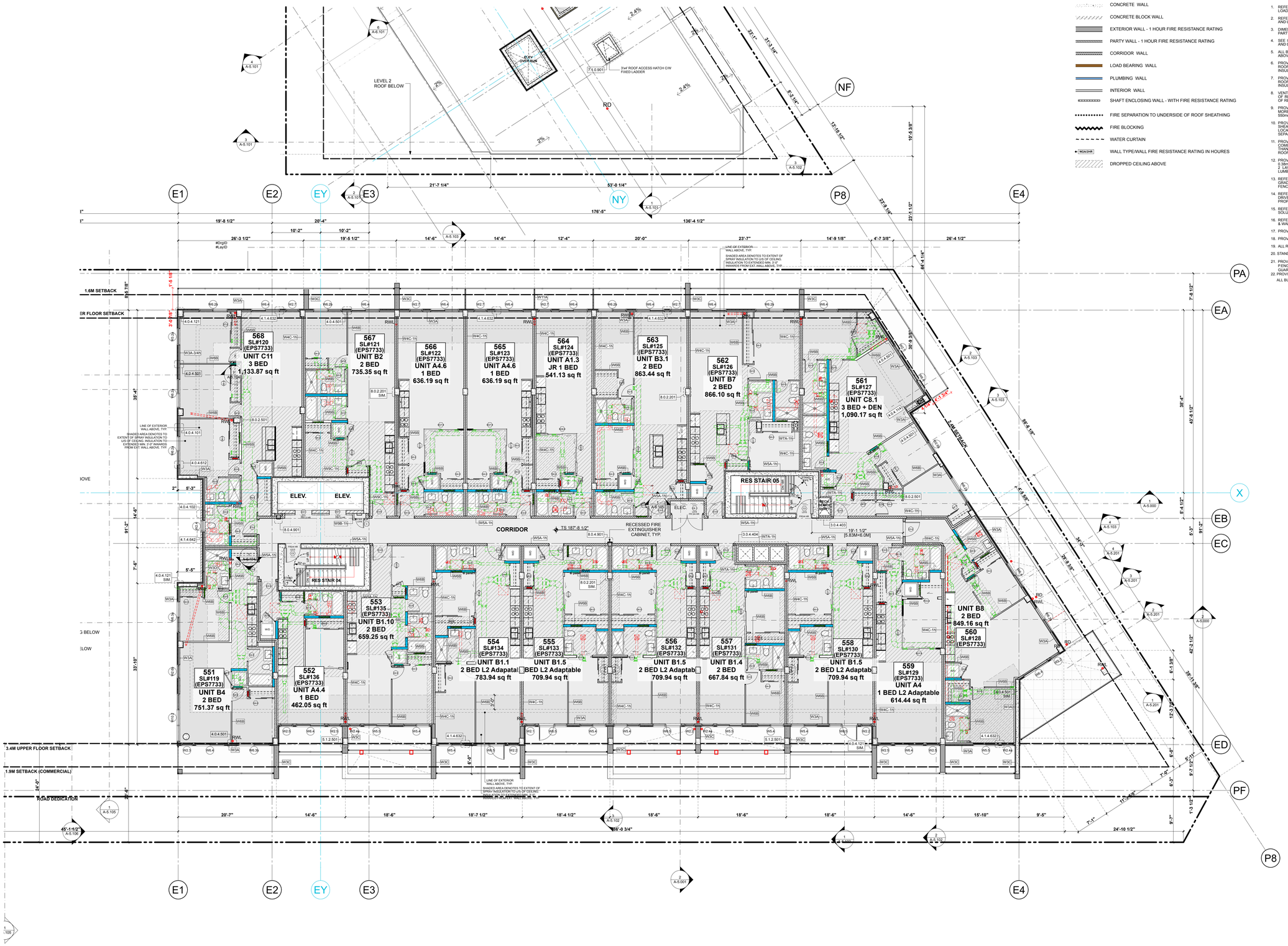
[PROJECT]
19471

[SCALE]
1/8" = 1'-0"

[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

[DRAWING]
A-2.340



SYMBOLS AND LEGENDS:

- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- CORRIDOR WALL
- LOAD BEARING WALL
- PLUMBING WALL
- INTERIOR WALL
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING
- FIRE BLOCKING
- WATER CURTAIN
- W3A/2HR — WALL TYPE/WALL FIRE RESISTANCE RATING IN HOURES
- DROPPED CEILING ABOVE

GENERAL NOTES:

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. SEE INTERIOR DESIGN CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES AND DETAILS.
5. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1m CEILING HEIGHT).
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.6.4.4.
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 3.1.11. BC BUILDING CODE 2018 AT ALL COMBUSTIBLE CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
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[PROJECT TEAM]

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REGISTERED ARCHITECT
SHAMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

EAST BUILDING - LEVEL 5 PLAN

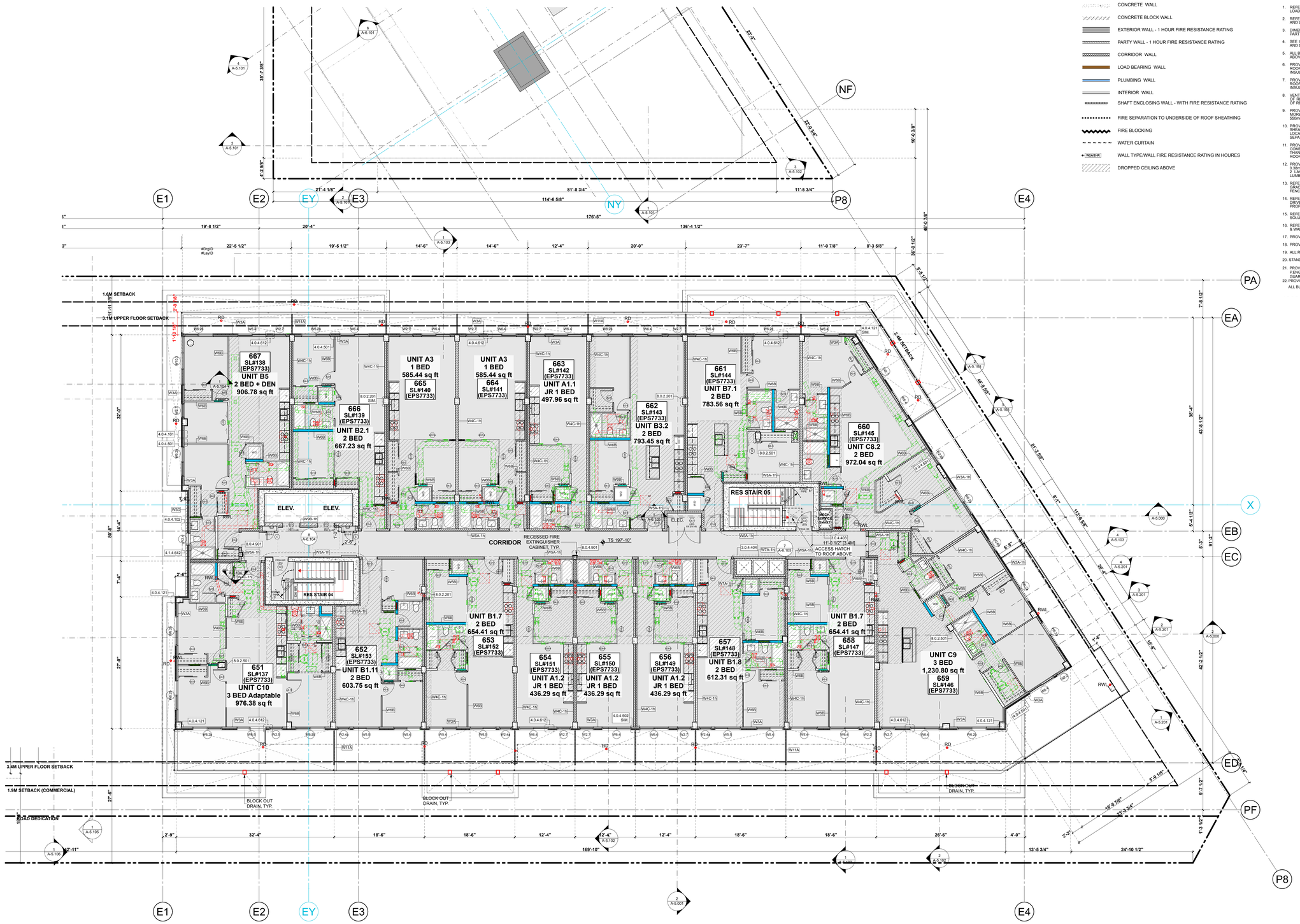
[PROJECT] 19471

[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING] **A-2.350**



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N

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SEAMUS F. SADLIER BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

EAST BUILDING - LEVEL 6 PLAN

[PROJECT] 19471

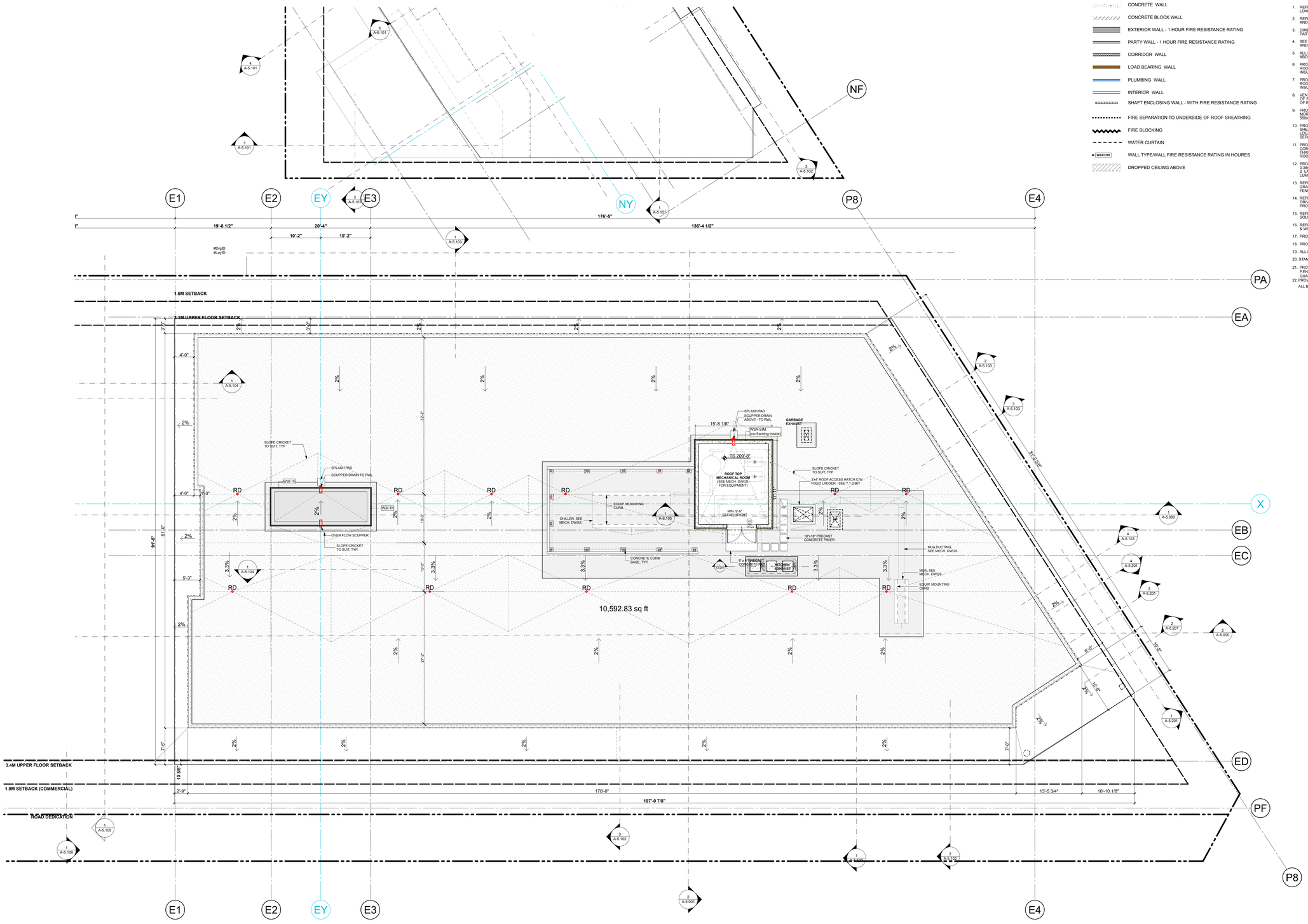
[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.360



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N

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SAMPS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

EAST BUILDING - LEVEL 7 ROOF PLAN

[PROJECT] 19471

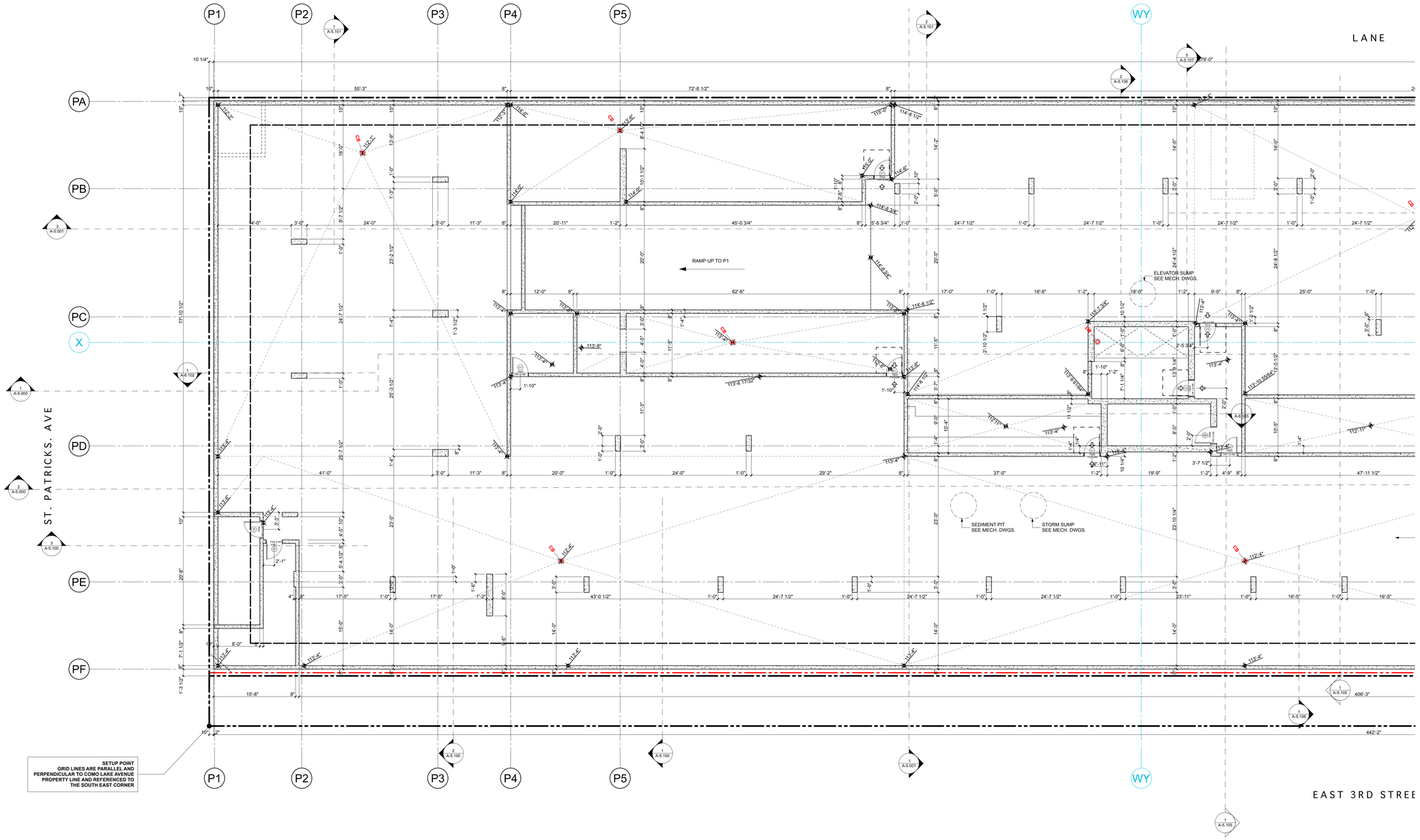
[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.370

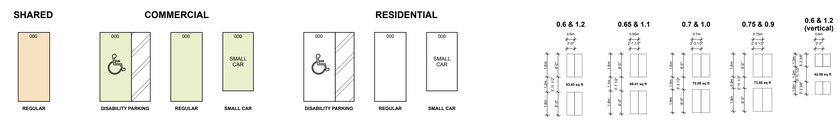


PARKADE NOTES:

1. MAINTAIN CLEAR HEIGHT BELOW ALL STRUCTURE AND SERVICES; MIN. 2.0m (6.56') HEADROOM FOR ALL DRIVEWAY RAMPS AND ENTRANCE GARAGES.
2. AT ALL ROOMS OPENING DIRECTLY OFF THE PARKING GARAGE, SLAB IS TO BE A MIN. 2" HIGHER THAN THE ADJACENT PARKING GARAGE SLAB WITHIN 6'-0" OF DOOR(S) - TAPER SLAB @ ALL ENTRANCES TO PROVIDE HANDICAPPED ACCESSIBILITY - MAX 1:12 SLOPE (8.33%).
3. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
4. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
5. PAINT ALL PARKING STALL NUMBERS, LINES AND DESIGNATIONS (SMALL CAR & DISABLED PARKING).
6. PAINT ALL EXIT PATH DESIGNATIONS.
7. PAINT ALL NON-INSULATED CEILINGS WHITE.
8. PAINT ALL COLUMNS AND WALLS WHITE WITH MIN. LRV OF 75% NO MORE THAN 300 mm ABOVE FLOOR CONTINUING TO CEILING TO NO LESS THAN 2.5 m ABOVE FLOOR.
9. PAINT ALL STORAGE AND LOCKER ROOMS WHITE.
10. CEILING INSULATION TO EXTEND 24" PAST LINE OF HEATED SPACE ABOVE.
11. ALL PARKADE STORAGE ROOM CEILINGS ARE TO BE INSULATED (INCLUDING ROOMS THAT ARE BEYOND BUILDING ABOVE).
12. VISITOR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "VISITOR PARKING ONLY"
13. PER SEC (j) OF CNV ZONING BYLAW, ALL SPACES REQUIRED FOR RESIDENTIAL USE SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING FOR AN ELECTRIC VEHICLE EXCEPT SPACES FOR VISITOR PARKING
14. SMALL CAR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "SMALL CAR ONLY"
15. AS PER CNV ZONING BYLAW SECTION 1002 (b), LOADING SPACES SHALL BE NO LESS THAN 2.743M (9'-0") IN WIDTH, 9.144M (30'-0") IN LENGTH, AND 4.191M (13.75') IN HEIGHT.
16. PROVIDE VERTICAL CONTROL JOINTS @ MAX 16'-0" o.c. AT ALL PARKADE WALLS.
17. PROVIDE 3/4" CHAMFER AT ALL VERTICAL CONCRETE CORNERS UNLESS OTHERWISE NOTED.
18. PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD BACKING AT ELECTRICAL ROOM WALLS. SEE ELECTRICAL DRAWINGS FOR DETAILS.

ABBREVIATIONS:

BG	BUILDING GRADE
IBG	INTERPOLATED BUILDING GRADE
EG	EXISTING GRADE
FG	FINISH GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SL	TOP OF SLAB
CB	CATCH BASIN
DR	FLOOR DRAIN
RD	ROOF DRAIN
AD	AREA DRAIN
SD	SLAB DRAIN
RWL	RAIN WATER LEADER



LEGEND

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

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS P. SANDS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA
Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

P2 PARKING PLAN - WEST SLAB PLAN

[PROJECT]

19471

[SCALE]

1/8" = 1'-0"

[DATE]

2024-08-14

[ISSUE]

ISSUE 34 - BP RESUBMISSION

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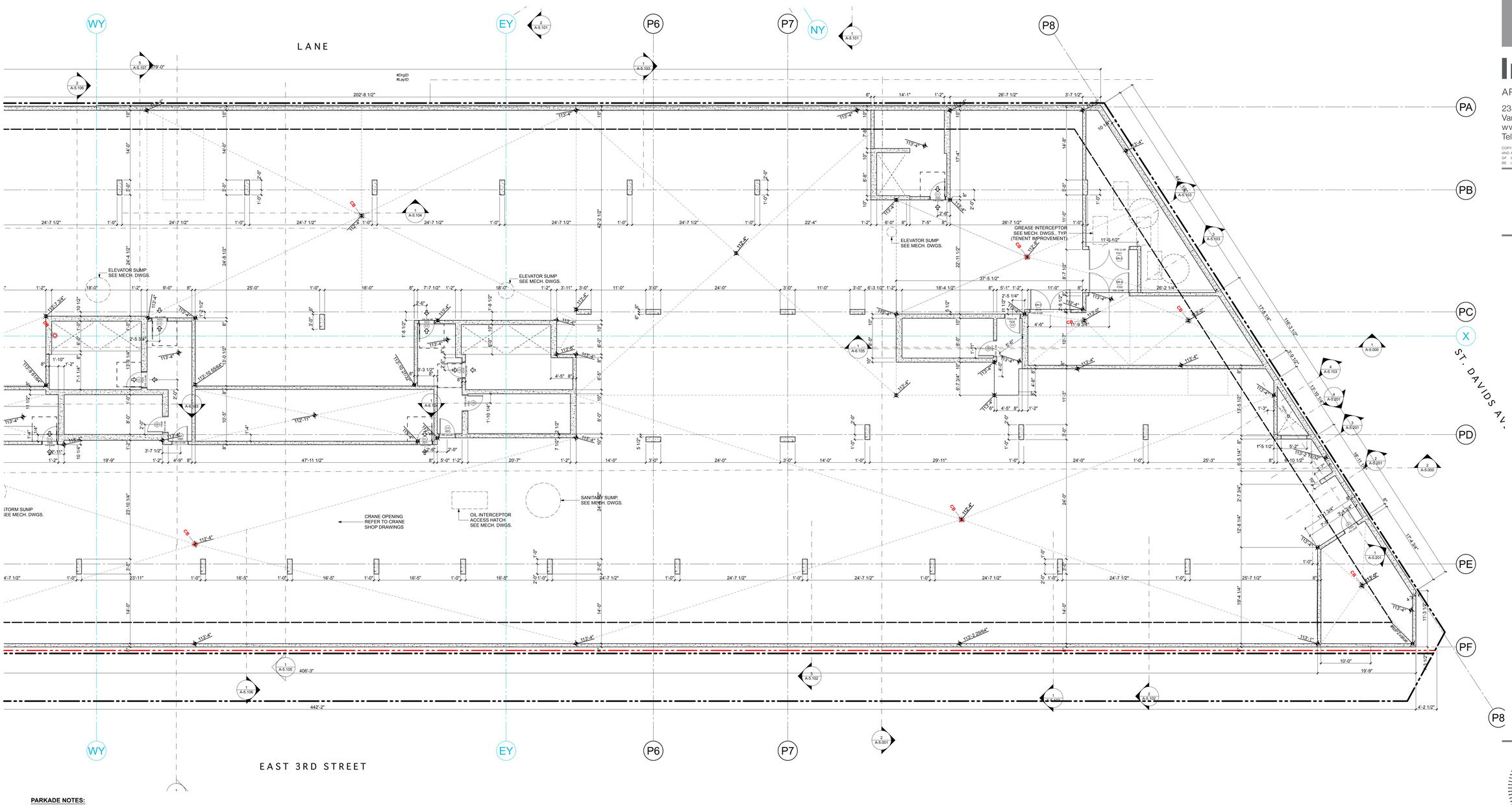
A-2.701



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ABBREVIATIONS:

BG	BUILDING GRADE
IBG	INTERPOLATED BUILDING GRADE
EG	EXISTING GRADE
FG	FINISH GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF SLAB
BS	BOTTOM OF SLAB
DR	FLOOR DRAIN
RD	ROOF DRAIN
AD	AREA DRAIN
SD	SLAB DRAIN
RWL	RAIN WATER LEADER

LEGEND

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

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2330-200 Granville Street
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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

P2 PARKING PLAN - EAST SLAB PLAN

[PROJECT]

19471

[SCALE]

1/8" = 1'-0"

[DATE]

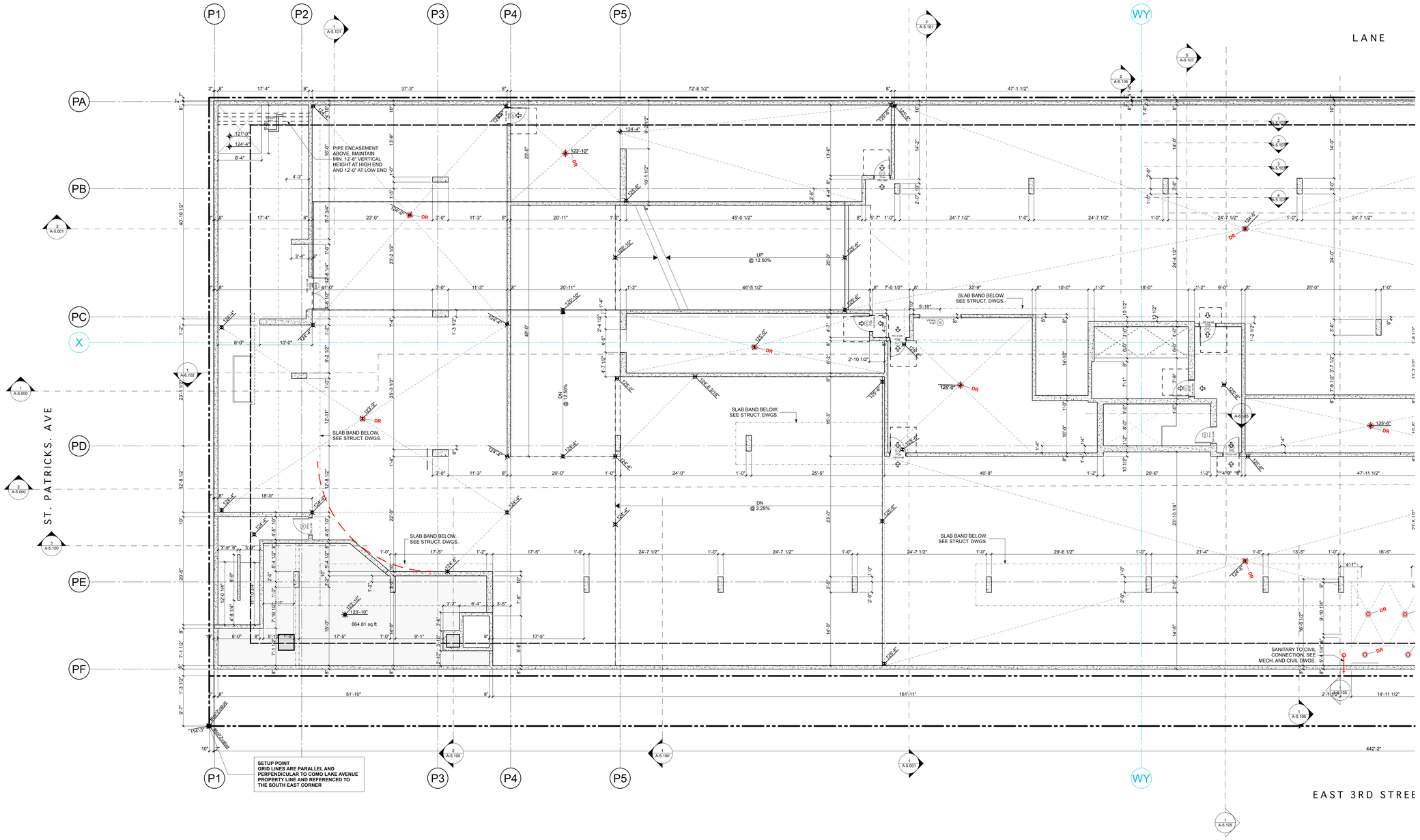
2024-08-14

[ISSUE]

ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.702



PARKADE NOTES:

1. MAINTAIN CLEAR HEIGHT BELOW ALL STRUCTURE AND SERVICES: MIN. 2.0m (6.56') HEADROOM FOR ALL DRIVEWAY RAMPS AND ENTRANCE GARAGES.
2. AT ALL ROOMS OPENING DIRECTLY OFF THE PARKING GARAGE, SLAB IS TO BE A MIN. 2" HIGHER THAN THE ADJACENT PARKING GARAGE SLAB WITHIN 6'-0" OF DOOR(S) - TAPER SLAB @ ALL ENTRANCES TO PROVIDE HANDICAPPED ACCESSIBILITY - MAX 1:12 SLOPE (8.33%).
3. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
4. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
5. PAINT ALL PARKING STALL NUMBERS, LINES AND DESIGNATIONS (SMALL CAR & DISABLED PARKING).
6. PAINT ALL EXIT PATH DESIGNATIONS.
7. PAINT ALL NON-INSULATED CEILINGS WHITE.
8. PAINT ALL COLUMNS AND WALLS WHITE WITH MIN. LRV OF 75% NO MORE THAN 300 mm ABOVE FLOOR CONTINUING TO CEILING TO NO LESS THAN 2.5 m ABOVE FLOOR.
9. PAINT ALL STORAGE AND LOCKER ROOMS WHITE.
10. CEILING INSULATION TO EXTEND 24" PAST LINE OF HEATED SPACE ABOVE.
11. ALL PARKADE STORAGE ROOM CEILINGS ARE TO BE INSULATED (INCLUDING ROOMS THAT ARE BEYOND BUILDING ABOVE).
12. VISITOR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "VISITOR PARKING ONLY"
13. PER SEC (j) OF CNV ZONING BYLAW, ALL SPACES REQUIRED FOR RESIDENTIAL USE SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING FOR AN ELECTRIC VEHICLE EXCEPT SPACES FOR VISITOR PARKING
14. SMALL CAR PARKING MUST BE LABELLED ACCORDING TO CNV ZONING BYLAW SECTION 908. - "SMALL CAR ONLY"
15. AS PER CNV ZONING BYLAW SECTION 1002 (b), LOADING SPACES SHALL BE NO LESS THAN 2.743M (9'-0") IN WIDTH, 9.144M (30'-0") IN LENGTH, AND 4.191M (13.75') IN HEIGHT.
16. PROVIDE VERTICAL CONTROL JOINTS @ MAX 16'-0" o.c. AT ALL PARKADE WALLS.
17. PROVIDE 3/4" CHAMFER AT ALL VERTICAL CONCRETE CORNERS UNLESS OTHERWISE NOTED.
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CB	CATCH BASIN
DR	FLOOR DRAIN
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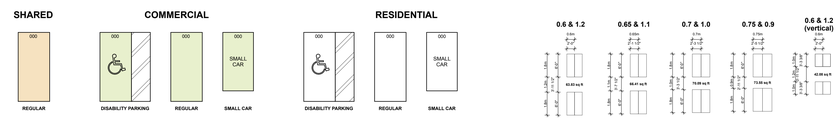

LEGEND

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS P. SHARPE BRITISH COLUMBIA

2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

P1 PARKING PLAN - WEST SLAB PLAN

[PROJECT]

19471

[SCALE]

1/8" = 1'-0"

[DATE]

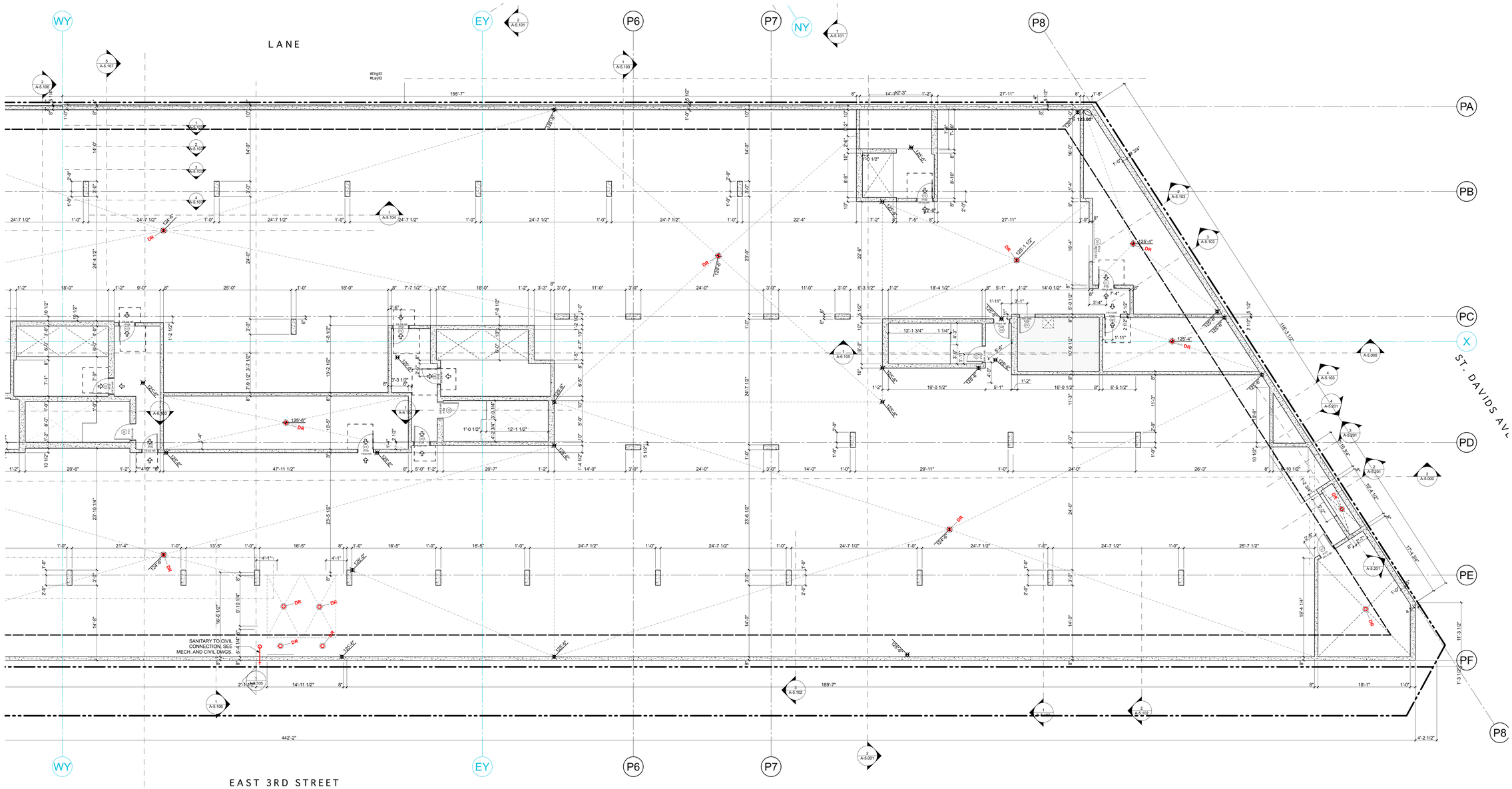
2024-08-14

[ISSUE]

ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.703



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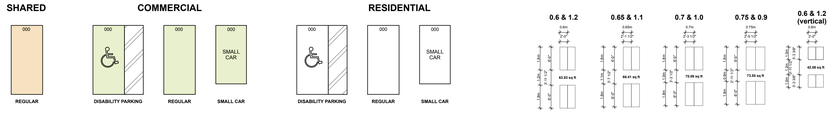

LEGEND

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SADLIER
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

P1 PARKING PLAN - EAST SLAB PLAN

[PROJECT]

19471

[SCALE]

1/8" = 1'-0"

[DATE]

2024-08-14

[ISSUE]

ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.704

GENERAL NOTES:

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4. SEE INTERIOR DESIGN CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES AND DETAILS.
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6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.6.4.4.
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 3.1.11. BC BUILDING CODE 2018 AT ALL COMBUSTIBLE CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 3.1.11.7. BC BUILDING CODE 2018 - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING .
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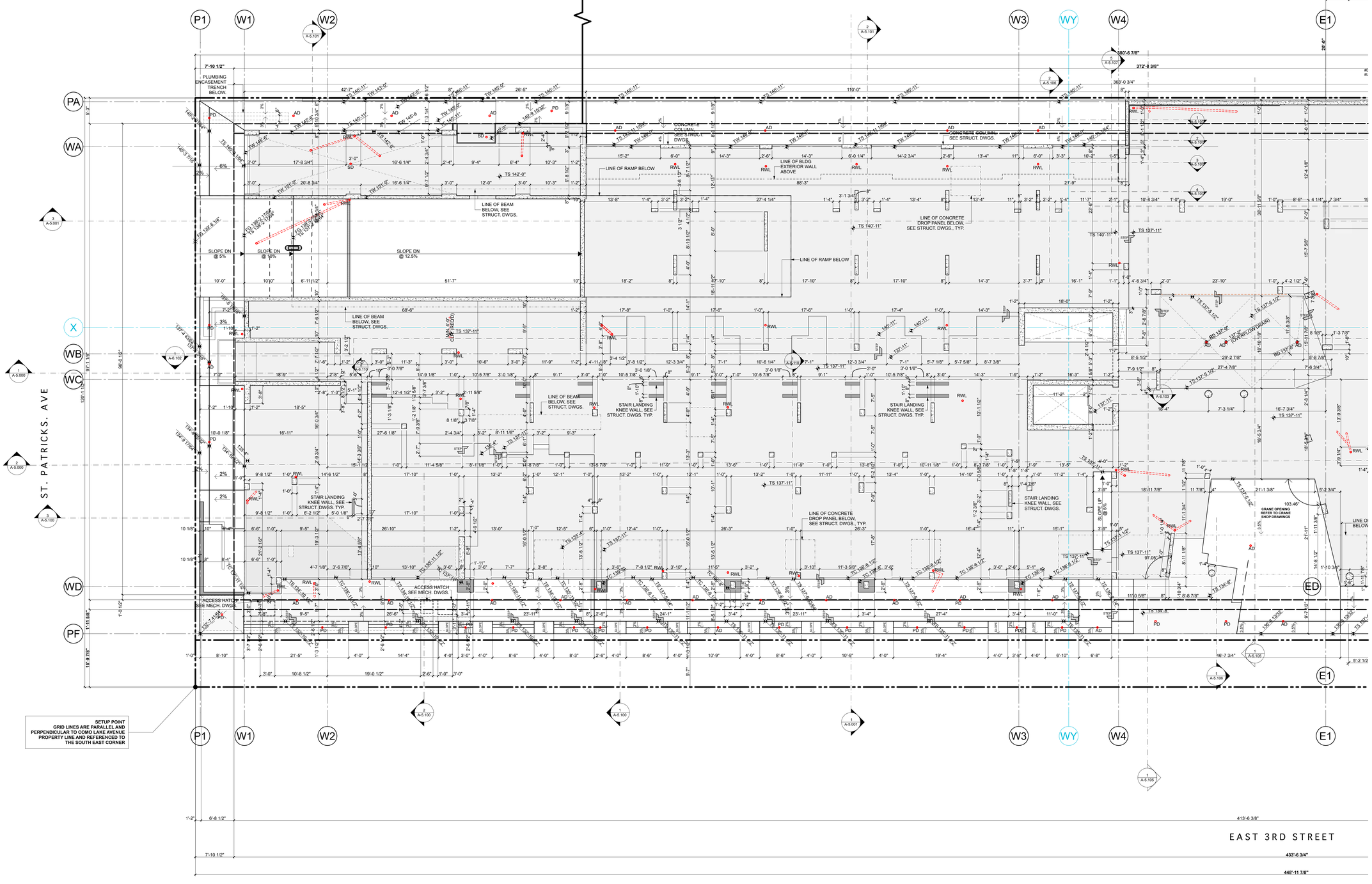
19. ALL RAILINGS AT GRADE ARE SHOWN ON LANDSCAPE DRAWINGS.
20. STAND PIPES ARE EXPOSED.
21. PROVIDE SHOP DRAWINGS & SCHEDULES SB & SC, SIGNED & SEALED BY BC P.ENG. FOR ALL EXTERIOR HANDRAILS, GUARDRAILS, ON FENCES ACTING AS GUARDRAILS – TO MEET ALL BUILDING CODE REQUIREMENTS
22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

SYMBOLS AND LEGENDS:

- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- CORRIDOR WALL
- LOAD BEARING WALL
- PLUMBING WALL
- INTERIOR WALL
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING
- FIRE BLOCKING
- WATER CURTAIN
- W2A1HR — WALL TYPE/WALL FIRE RESISTANCE RATING IN HOURES
- DROPPED CEILING ABOVE



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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS F. SANDS BRITISH COLUMBIA
2024-08-14

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
WEST BUILDING - LEVEL 1 SLAB PLAN

[PROJECT] 19471
[SCALE] 1/8" = 1'-0"
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] A-2.705

GENERAL NOTES:

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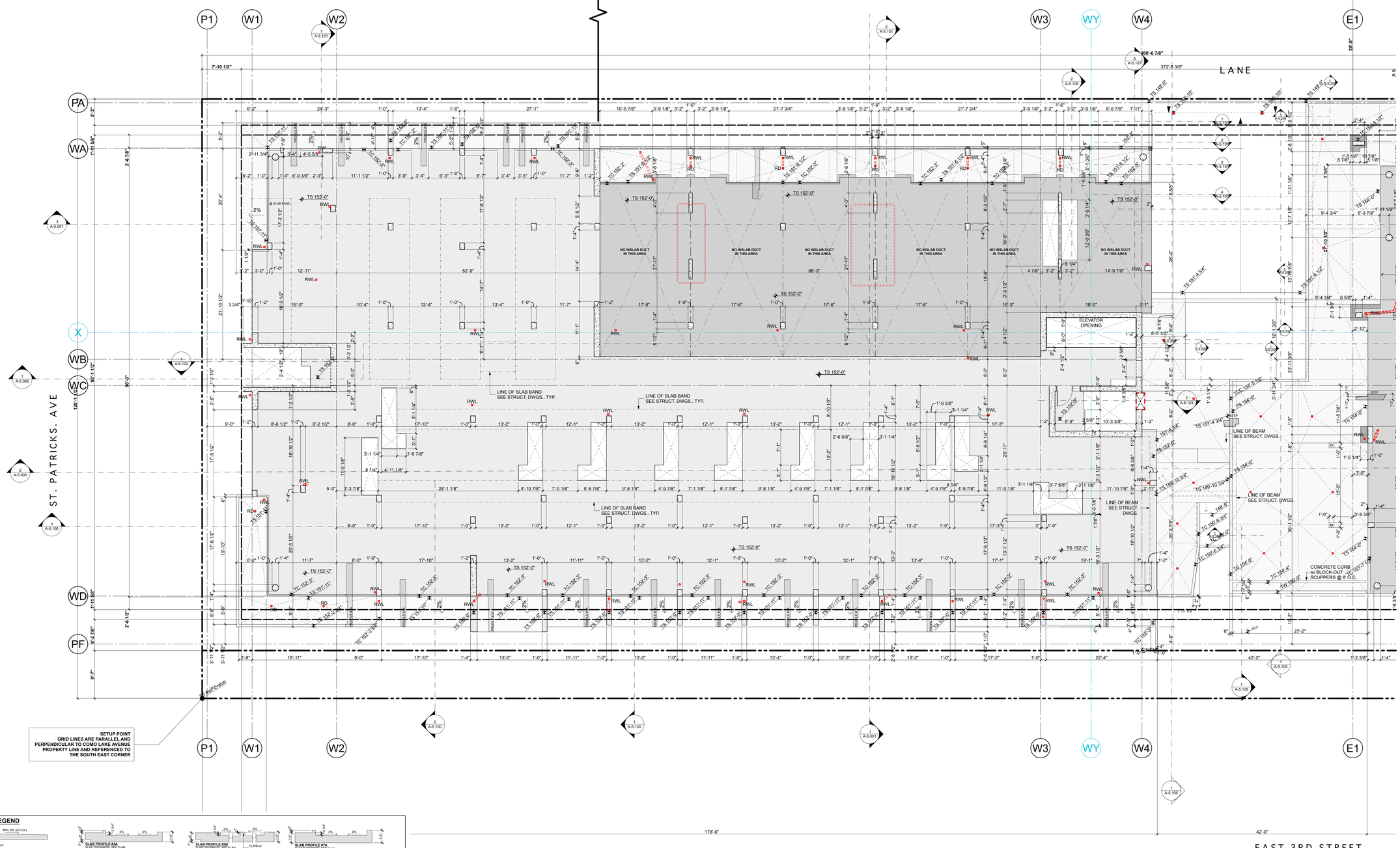
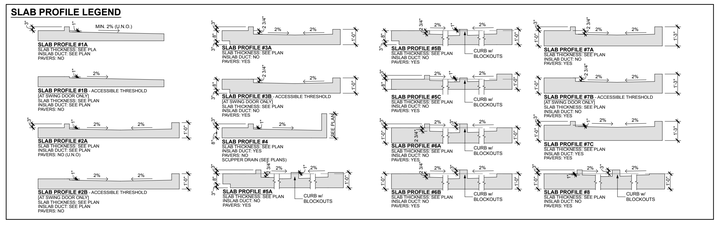


SLAB PROFILE LEGEND



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F. SCANLON 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

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[TITLE]

WEST BUILDING - LEVEL 2 SLAB PLAN

[PROJECT] 19471

[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.706

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22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

SYMBOLS AND LEGENDS:

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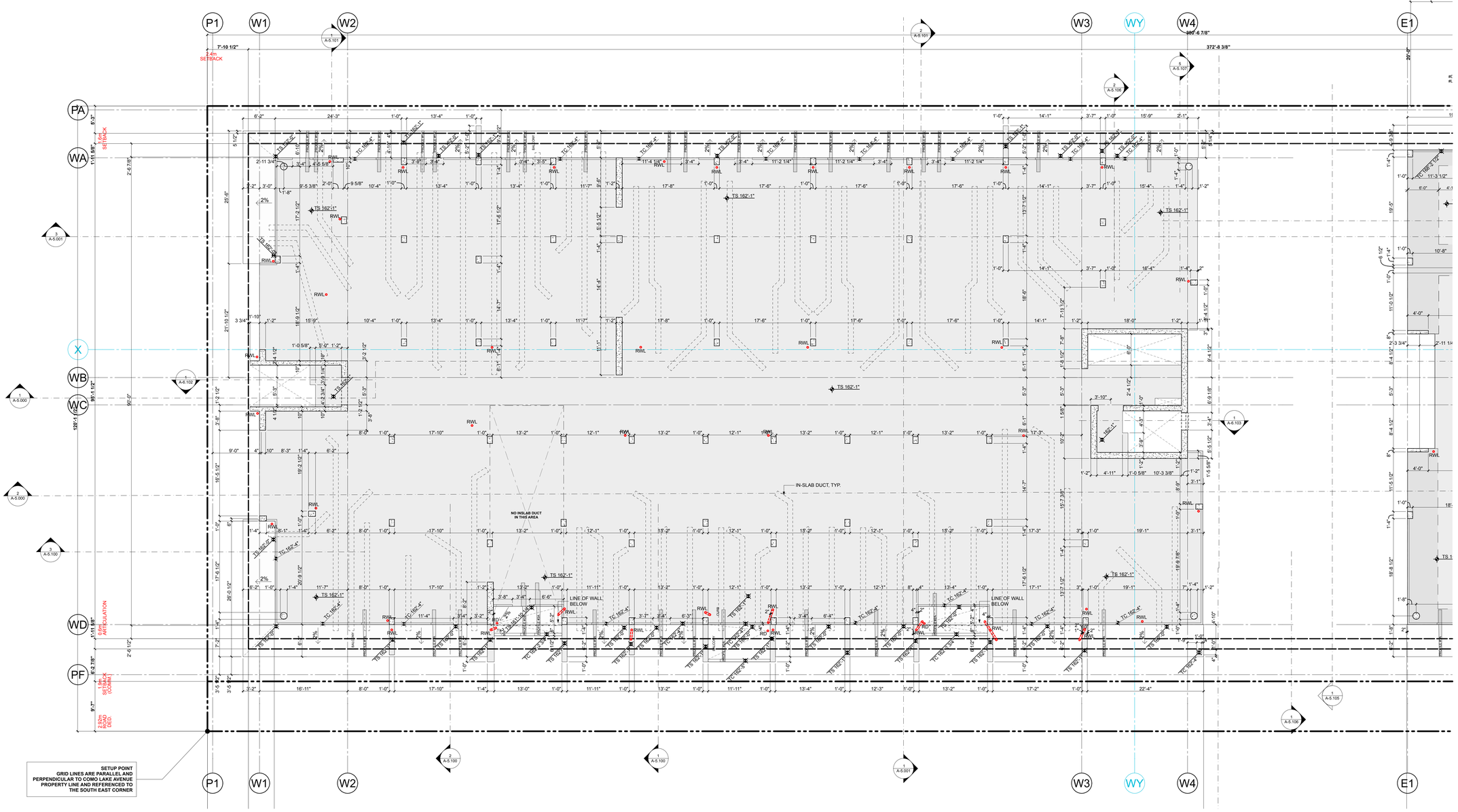

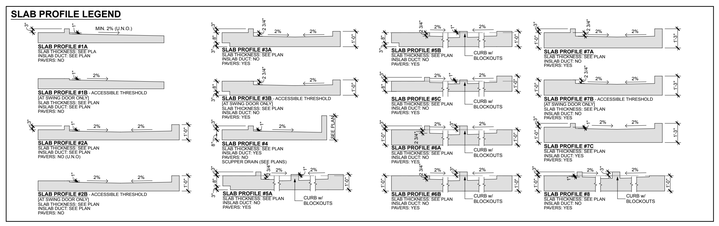

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F SANGS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

WEST BUILDING - LEVEL 3 SLAB PLAN

[PROJECT]

19471

[SCALE]

1/8" = 1'-0"

[DATE]

2024-08-14

[ISSUE]

ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-2.707

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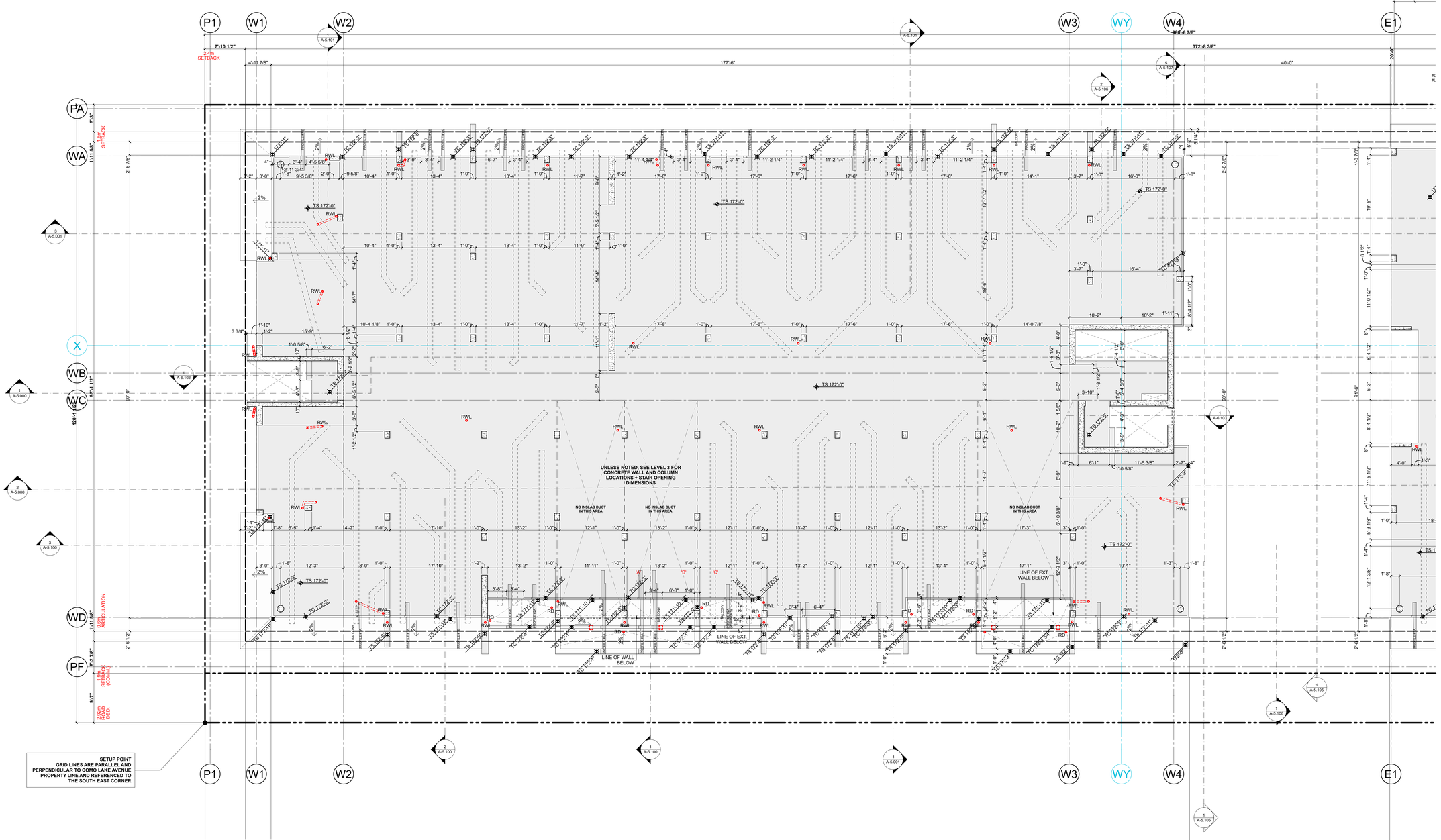

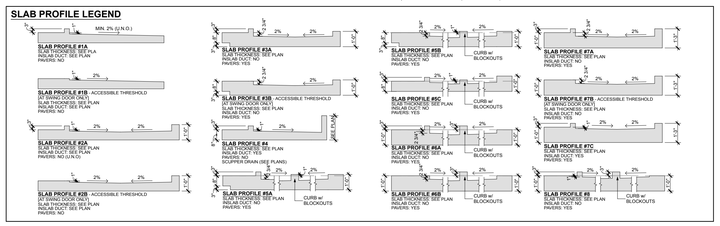

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BRITISH COLUMBIA

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[PROJECT]
INNOVA
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ISSUE 34 - BP RESUBMISSION

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A-2.708

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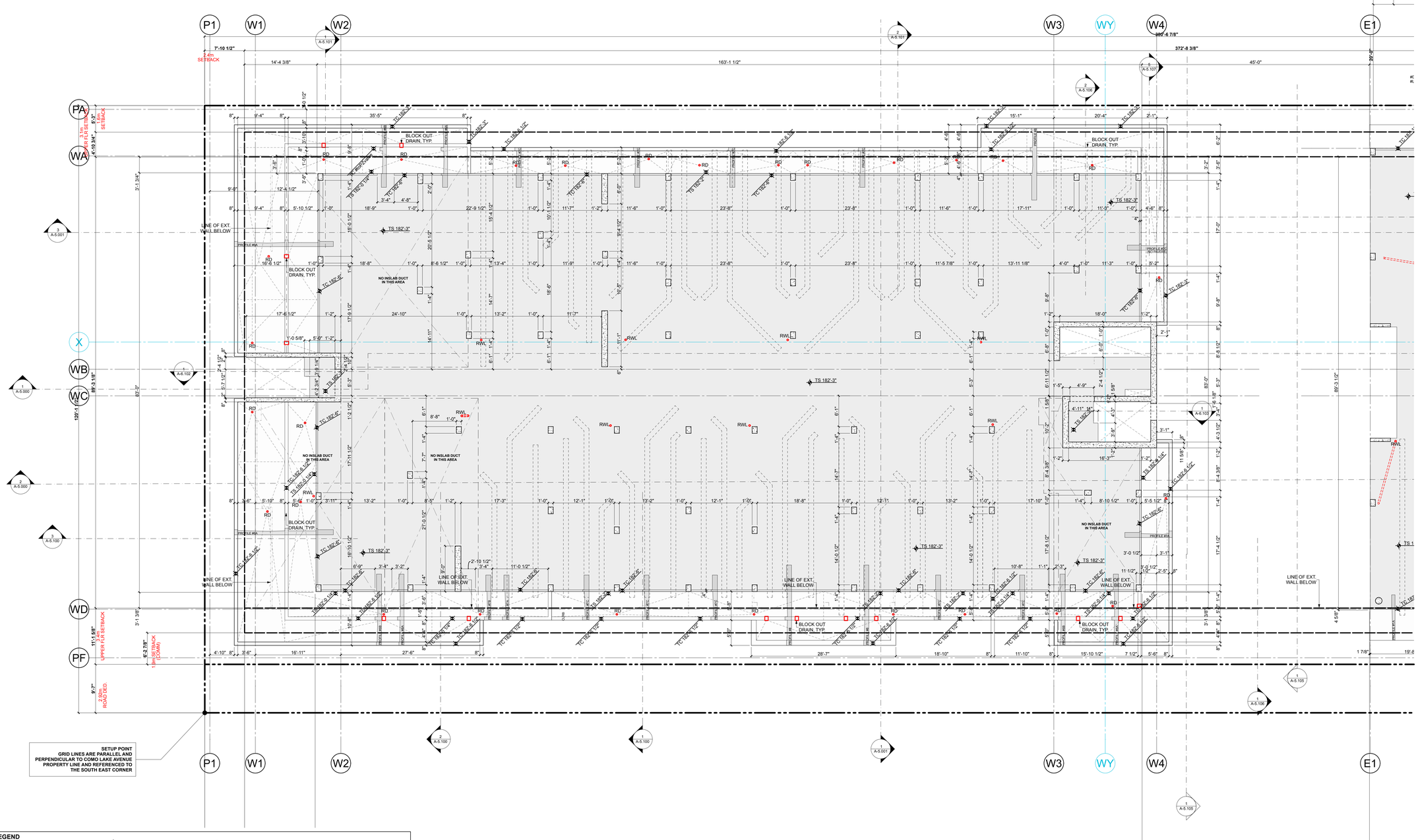

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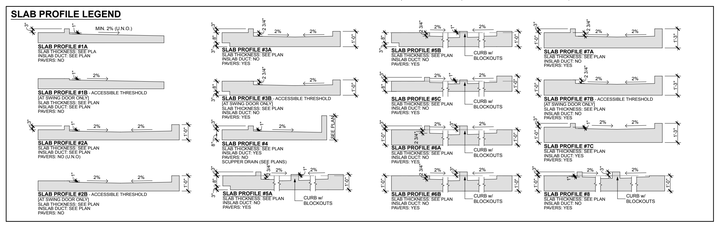

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SAGER
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

WEST BUILDING - LEVEL 5 SLAB PLAN

[PROJECT] **19471**

[SCALE] **1/8" = 1'-0"**

[DATE] **2024-08-14**

[ISSUE] **ISSUE 34 - BP RESUBMISSION**

[DRAWING]

A-2.709

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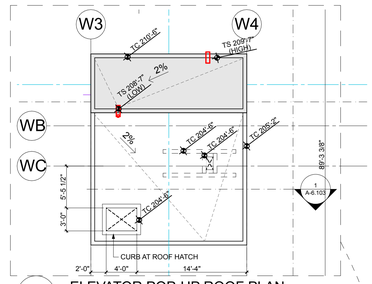
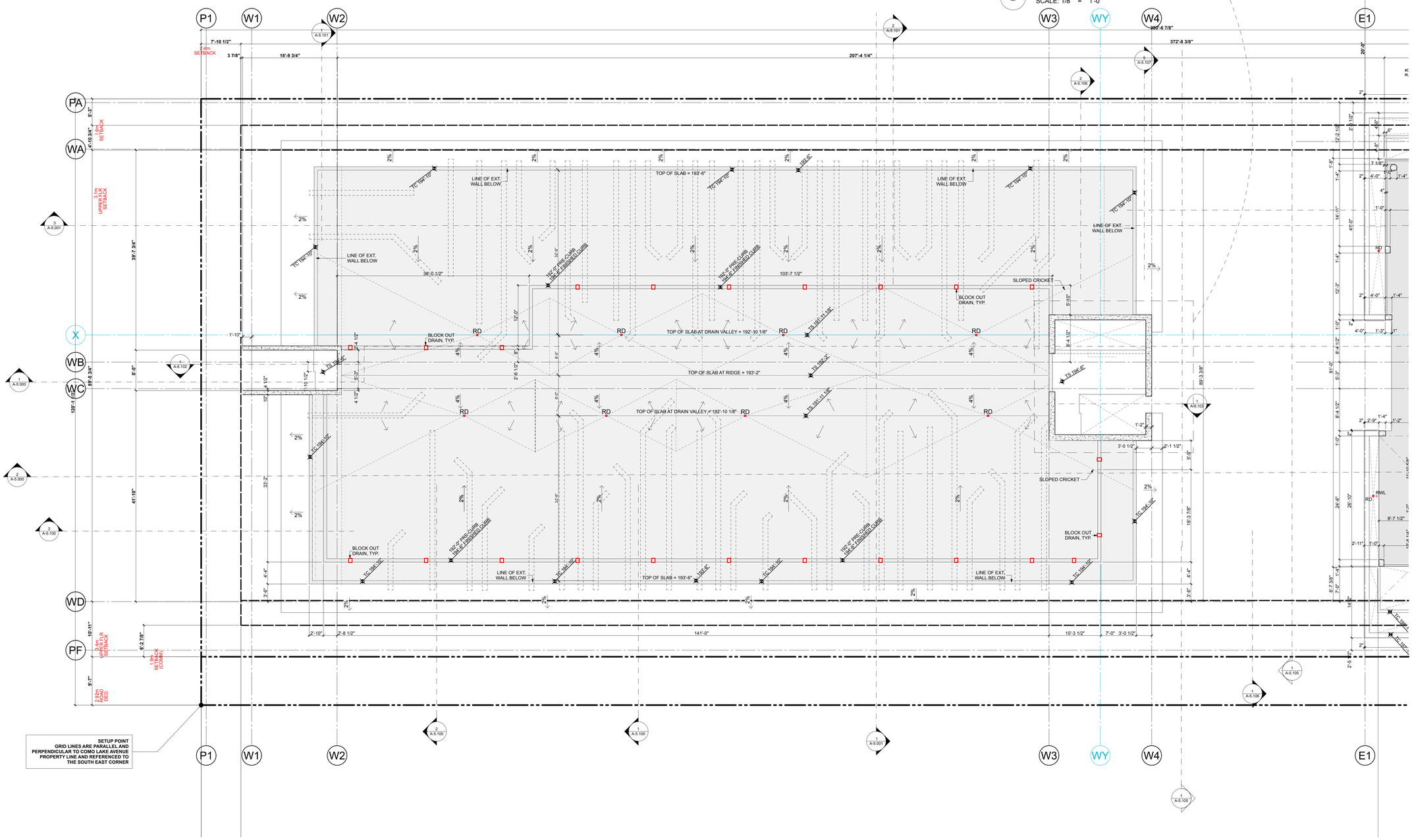


2 ELEVATOR POP-UP ROOF PLAN
SCALE: 1/8" = 1'-0"



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WEST BUILDING - LEVEL 6 ROOF SLAB PLAN

[PROJECT] 19471
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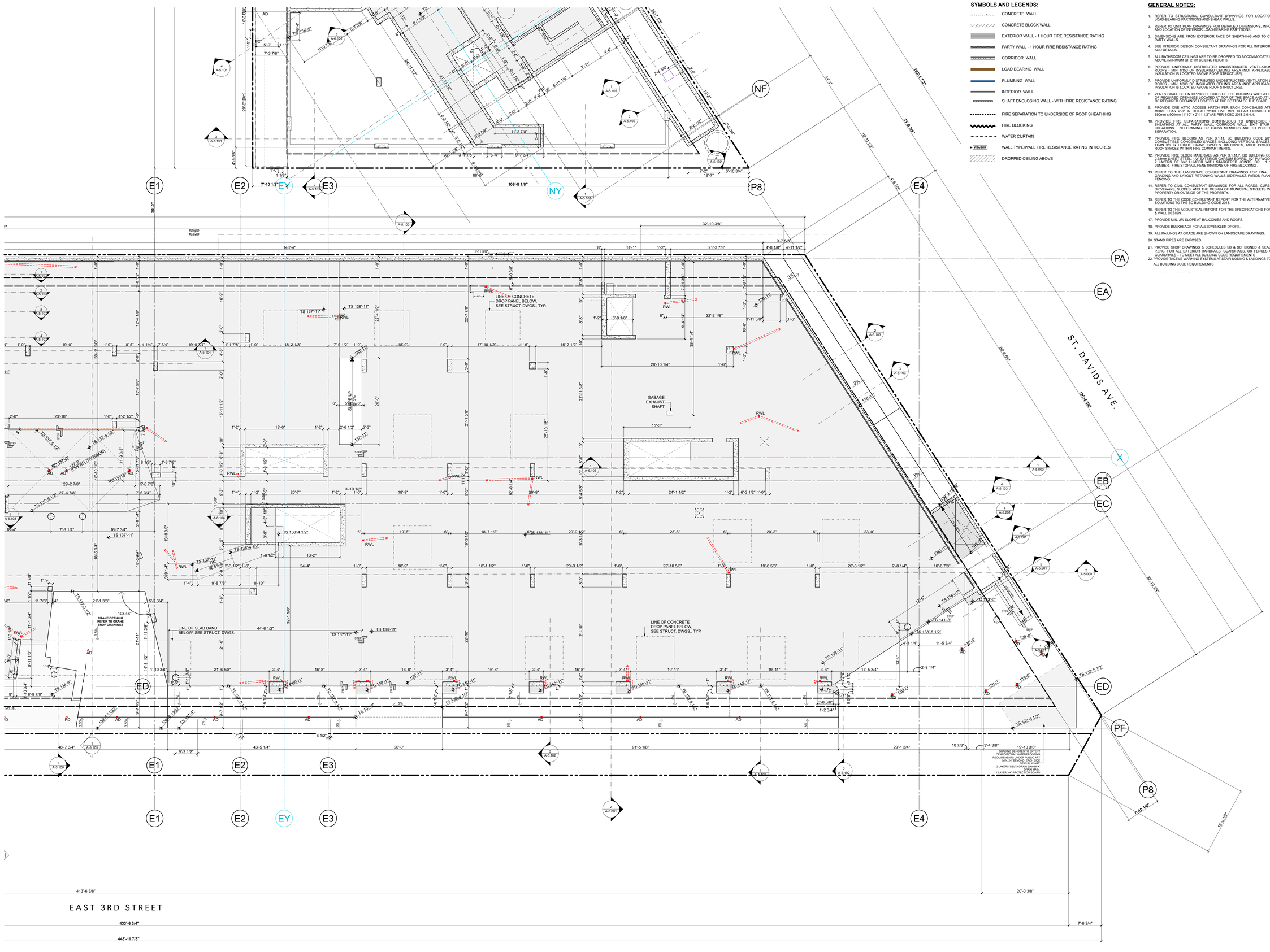

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F SAMS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

EAST BUILDING - LEVEL 1 SLAB PLAN

[PROJECT] **19471**

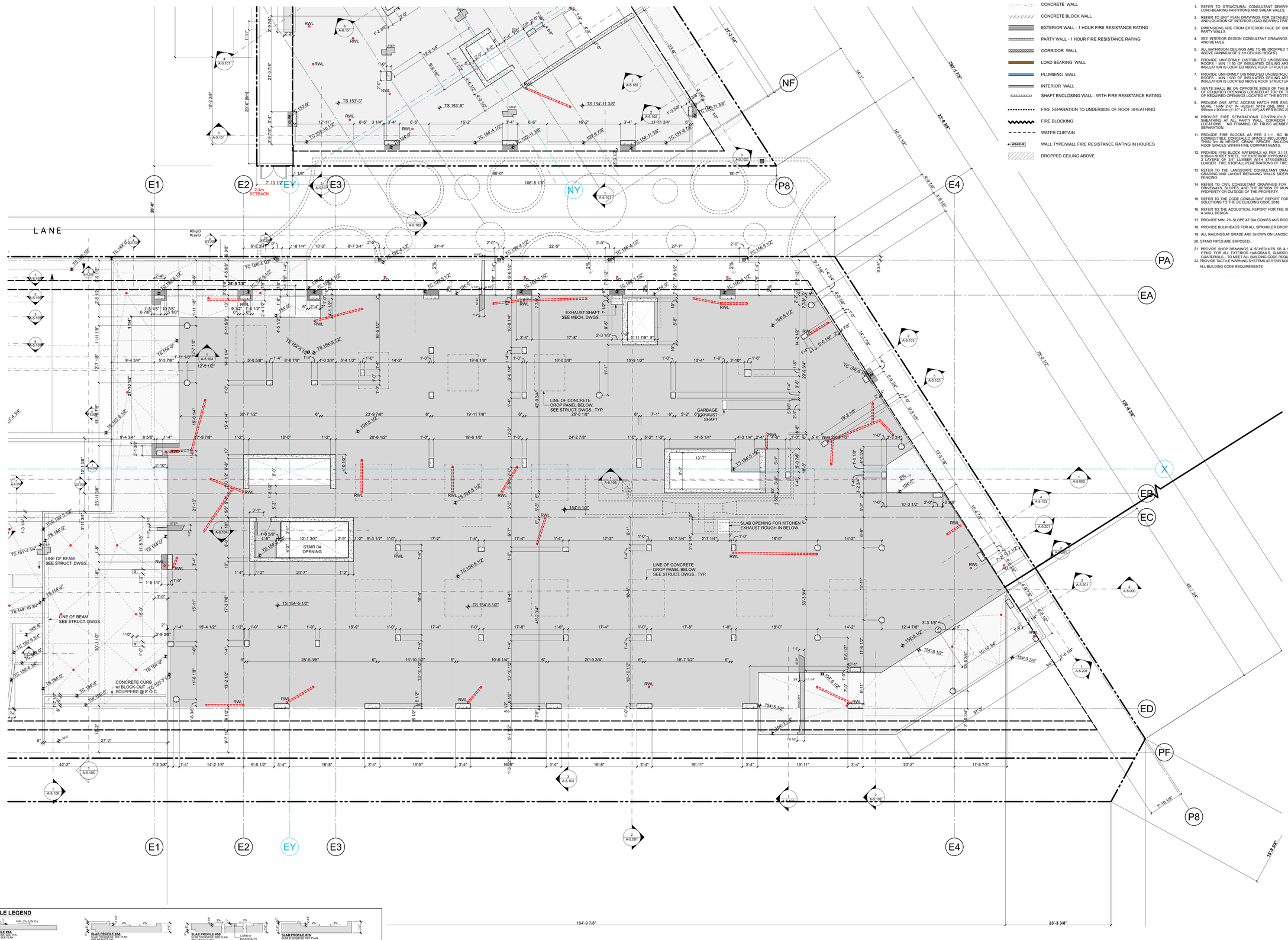
[SCALE] **1/8" = 1'-0"**

[DATE] **2024-08-14**

[ISSUE] **ISSUE 34 - BP RESUBMISSION**

[DRAWING]

A-2.720



SYMBOLS AND LEGENDS:

- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- CORRIDOR WALL
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- PLUMBING WALL
- INTERIOR WALL
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- FIRE BLOCKING
- WATER CURTAIN
- W2A/2HR — WALL TYPE/WALL FIRE RESISTANCE RATING IN HOURES
- DROPPED CEILING ABOVE

GENERAL NOTES:

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2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
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4. SEE INTERIOR DESIGN CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES AND DETAILS.
5. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1m CEILING HEIGHT)
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
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8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.4.4.
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
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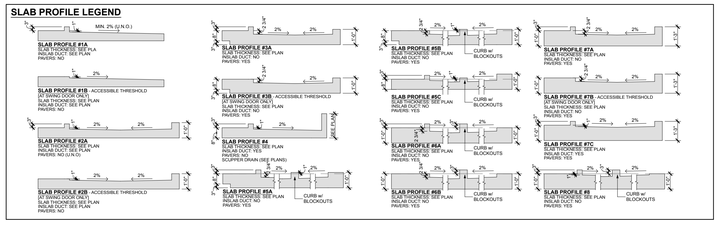
SLAB PROFILE LEGEND



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BRITISH COLUMBIA

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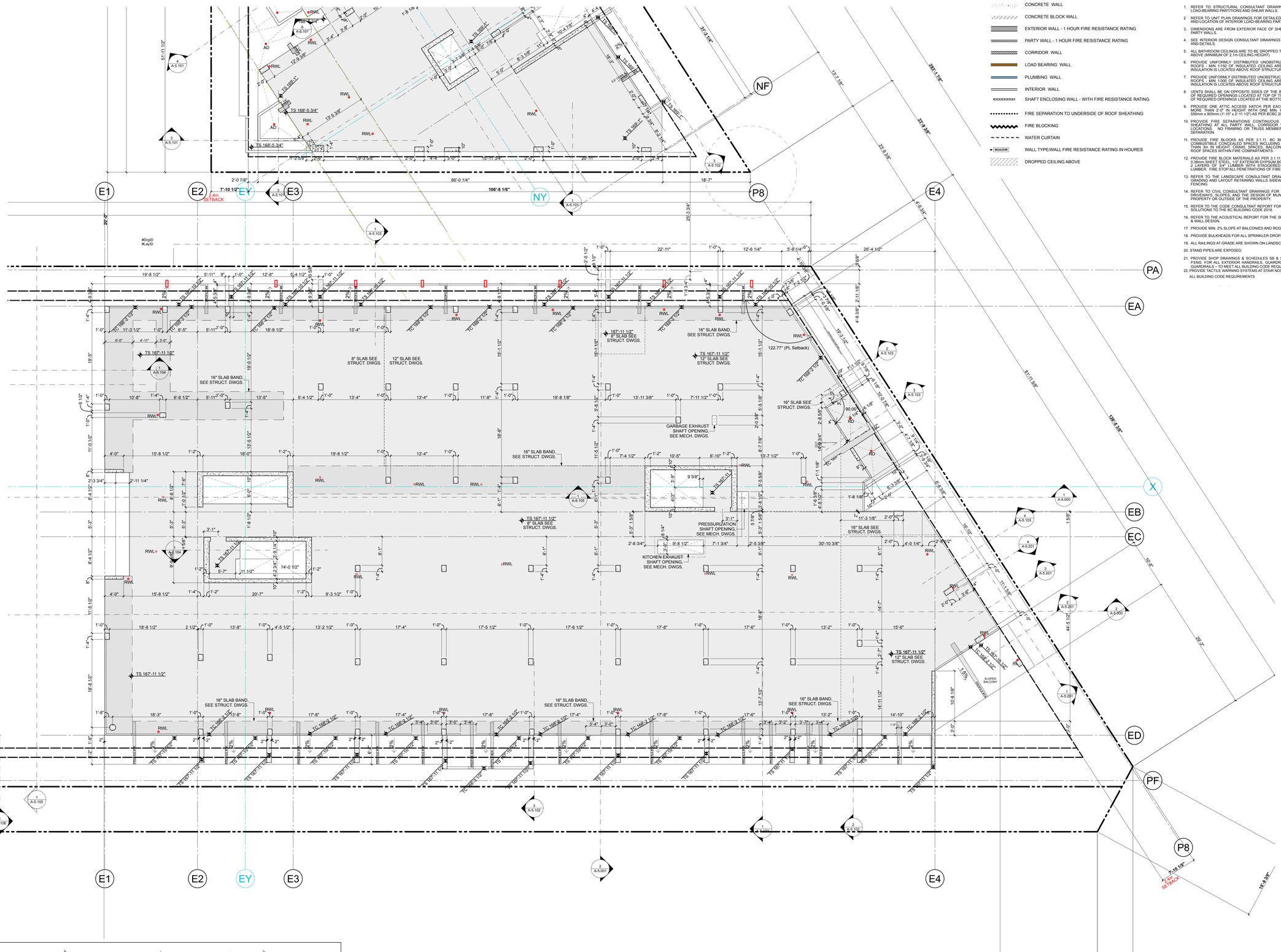

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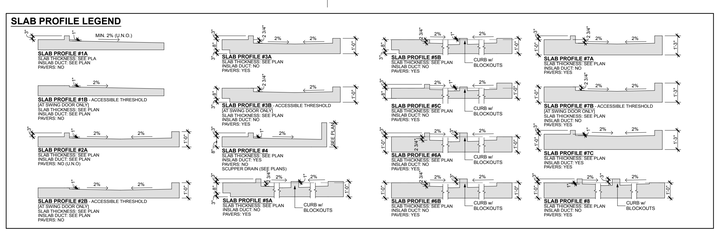

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[ARCHITECT SEAL]

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[CLIENT]

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[PROJECT]

INNOVA
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North Vancouver, BC

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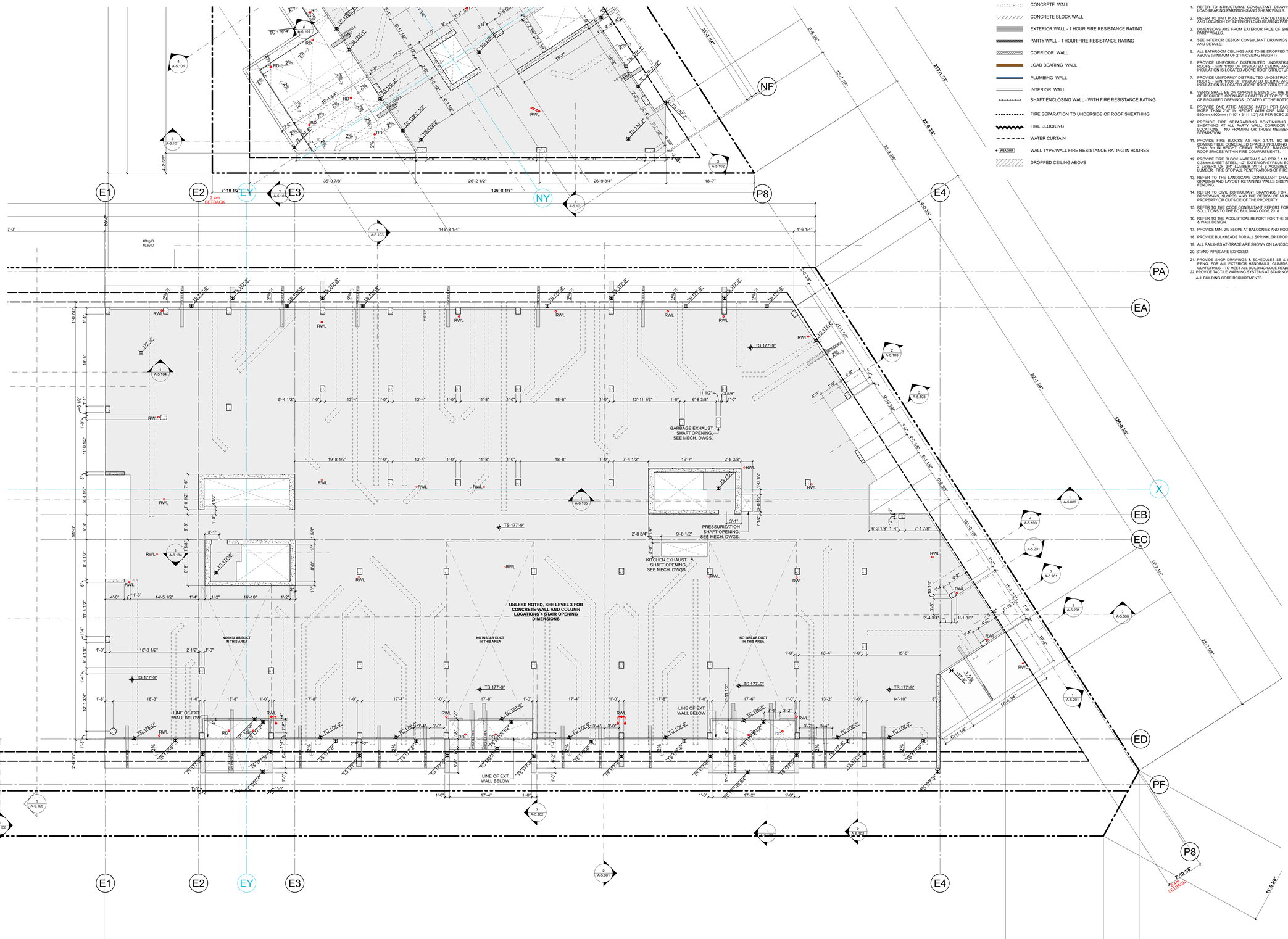
EAST BUILDING - LEVEL 3 SLAB PLAN

19471	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.722



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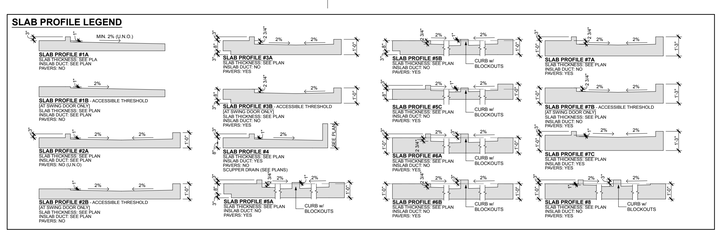

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[ARCHITECT SEAL]

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SHAMUS F SAUNDERS
2024-08-14
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[PROJECT]
19471

[SCALE]
1/8" = 1'-0"

[DATE]
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[ISSUE]
ISSUE 34 - BP RESUBMISSION

[DRAWING]
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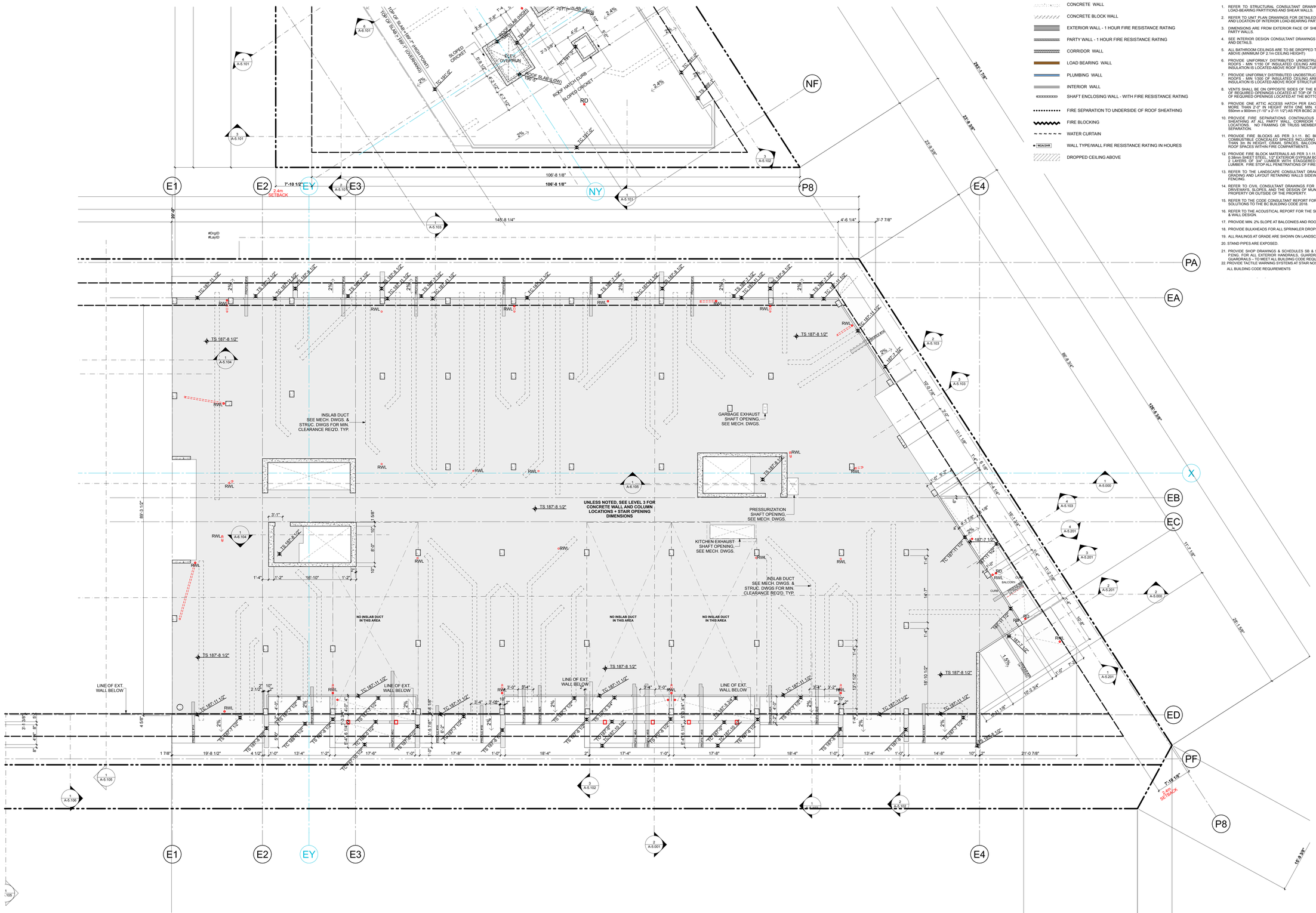

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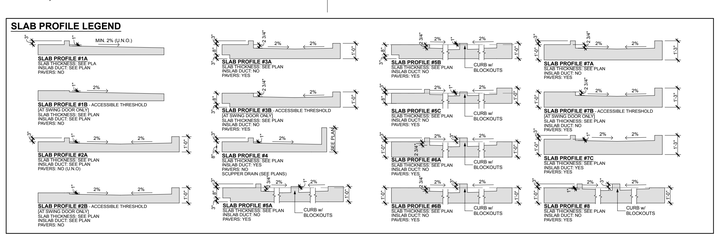

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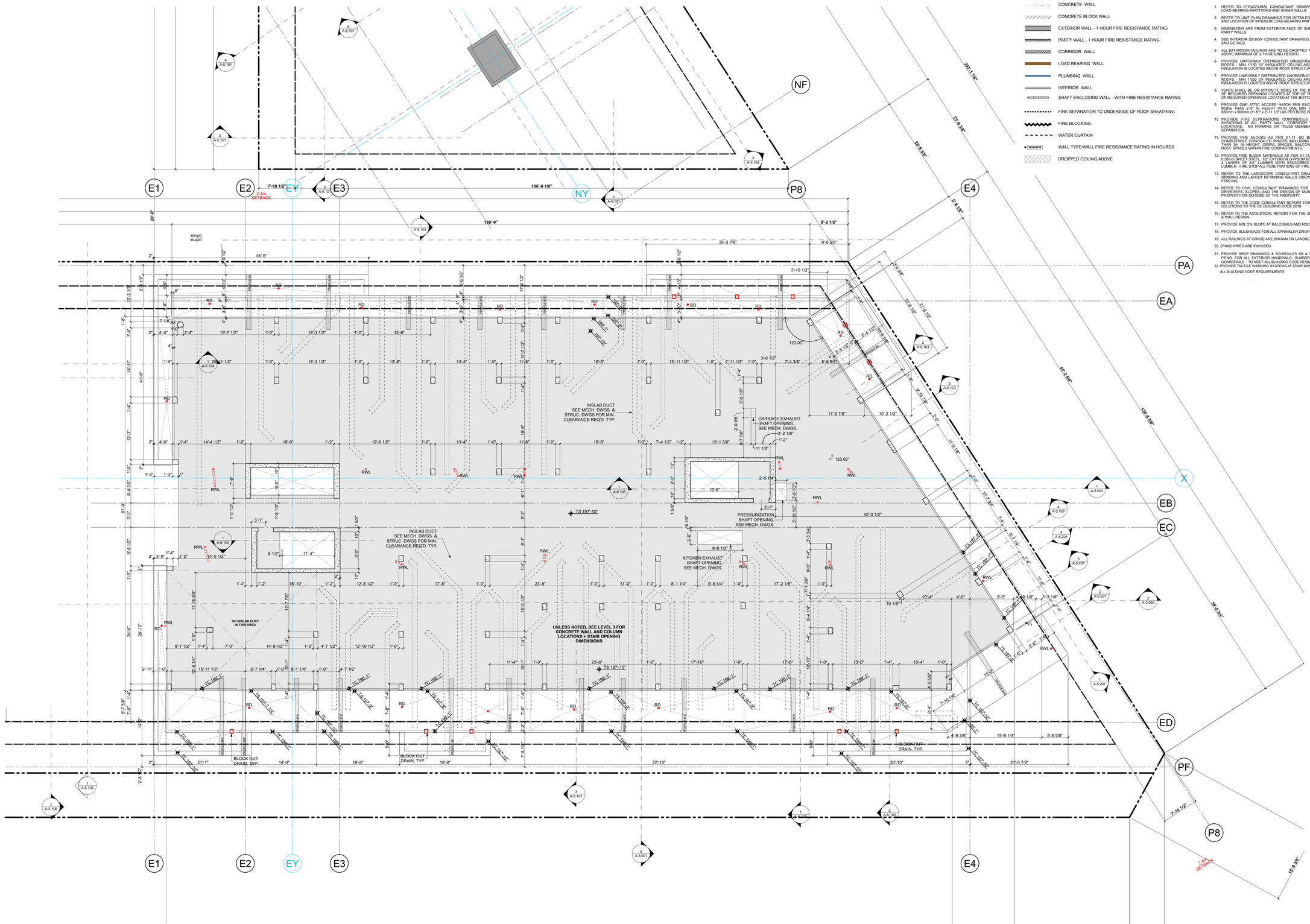

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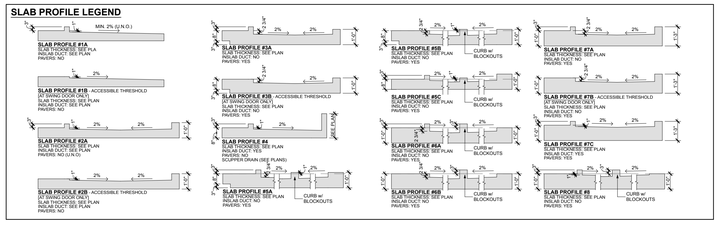
1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. SEE INTERIOR DESIGN CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES AND DETAILS.
5. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1m CEILING HEIGHT)
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA (NOT APPLICABLE WHERE INSULATION IS LOCATED ABOVE ROOF STRUCTURE).
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN. CLEAR FINISHED DIMENSION 550mm x 900mm (1'-10" x 2'-11 1/2") AS PER BCBC 2018 3.6.4.4.
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 3.1.11. BC BUILDING CODE 2018 AT ALL COMBUSTIBLE CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 3.1.11.7. BC BUILDING CODE 2018 - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING .
13. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
14. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
15. REFER TO THE CODE CONSULTANT REPORT FOR THE ALTERNATIVE BUILDING SOLUTIONS TO THE BC BUILDING CODE 2018.
16. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW & WALL DESIGN.
17. PROVIDE MIN. 2% SLOPE AT BALCONIES AND ROOFS.
18. PROVIDE BULKHEADS FOR ALL SPRINKLER DROPS.
19. ALL RAILINGS AT GRADE ARE SHOWN ON LANDSCAPE DRAWINGS.
20. STAND PIPES ARE EXPOSED.
21. PROVIDE SHOP DRAWINGS & SCHEDULES 5B & 5C, SIGNED & SEALED BY BC P.ENG. FOR ALL EXTERIOR HANDRAILS, GUARDRAILS, OR FENCES ACTING AS GUARDRAILS – TO MEET ALL BUILDING CODE REQUIREMENTS
22. PROVIDE TACTILE WARNING SYSTEMS AT STAIR NOSING & LANDINGS TO MEET ALL BUILDING CODE REQUIREMENTS

SLAB PROFILE LEGEND



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INNOVA
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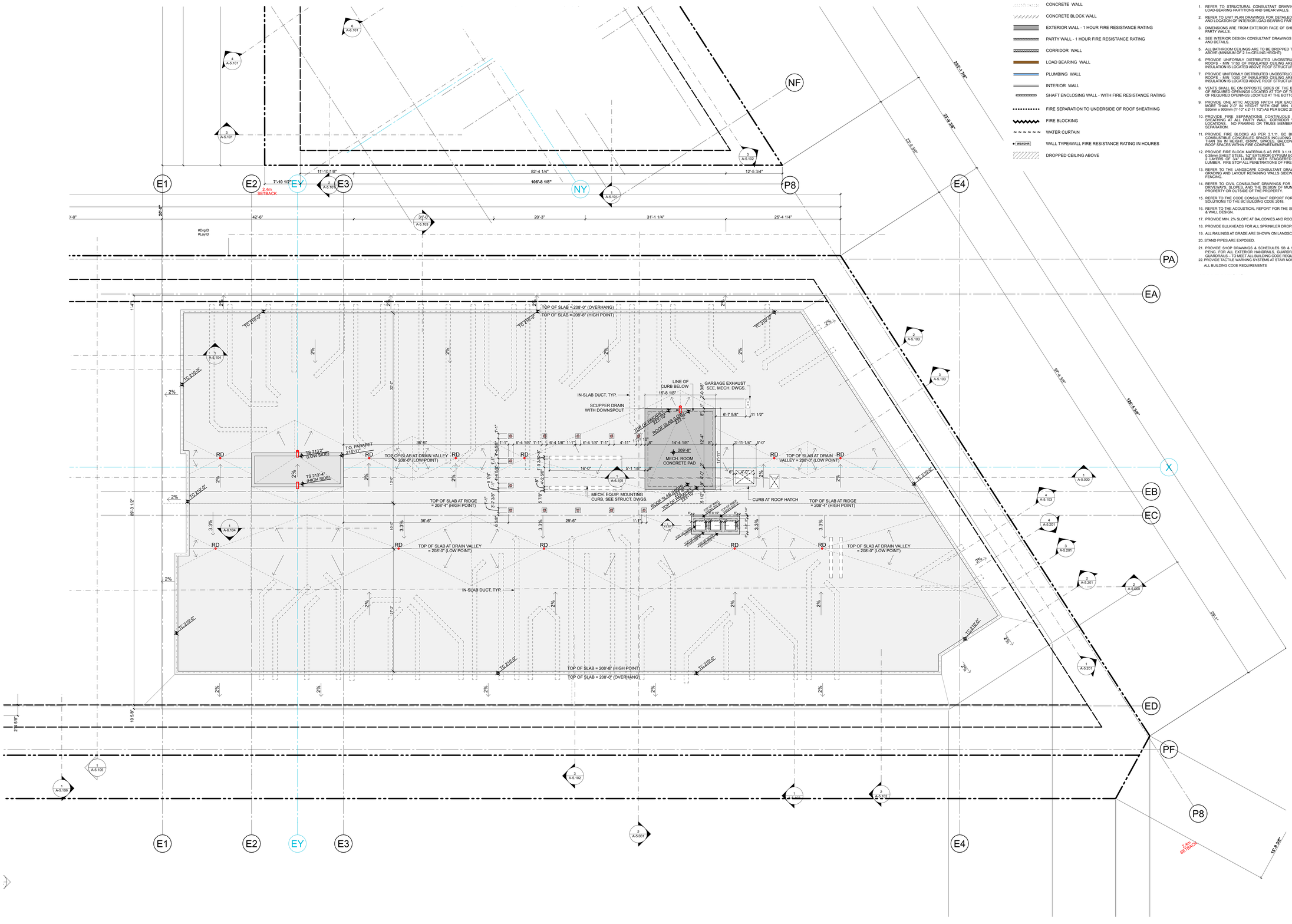
North Vancouver, BC

[TITLE]
EAST BUILDING - LEVEL 6 SLAB PLAN

[PROJECT] 19471
[SCALE] 1/8" = 1'-0"
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] A-2.7.25



SYMBOLS AND LEGENDS:

- CONCRETE WALL
- CONCRETE BLOCK WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- CORRIDOR WALL
- LOAD BEARING WALL
- PLUMBING WALL
- INTERIOR WALL
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING
- FIRE BLOCKING
- WATER CURTAIN
- W2A/2HR — WALL TYPE/WALL FIRE RESISTANCE RATING IN HOURES
- DROPPED CEILING ABOVE

GENERAL NOTES:

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[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

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DRAWING LIST

COVER SHEET

A-7.001	COVER PAGE	
A-7.002	NOTES	
A-7.003	ADAPTABLE UNITS DESIGN	
A-7.004	SOLID BLOCKING DETAILS	

UNIT PLANS 11X17 1 BED

A-7.101	UNIT A1	1/4" = 1'-0"
A-7.102	UNIT A1.1	1/4" = 1'-0"
A-7.103	UNIT A1.2	1/4" = 1'-0"
A-7.104	UNIT A1.3	1/4" = 1'-0"
A-7.105	UNIT A2	1/4" = 1'-0"
A-7.106	UNIT A2.1	1/4" = 1'-0"
A-7.107	UNIT A2.2	1/4" = 1'-0"
A-7.108	UNIT A2.3	1/4" = 1'-0"
A-7.109	UNIT A2.4	1/4" = 1'-0"
A-7.110	UNIT A3	1/4" = 1'-0"
A-7.111	UNIT A4 - ADAPTABLE L2	1/4" = 1'-0"
A-7.112	UNIT A4.1	1/4" = 1'-0"
A-7.113	UNIT A4.2 - ADAPTABLE L2	1/4" = 1'-0"
A-7.114	UNIT A4.3	1/4" = 1'-0"
A-7.115	UNIT A4.4	1/4" = 1'-0"
A-7.116	UNIT A4.5	1/4" = 1'-0"
A-7.117	UNIT A4.6	1/4" = 1'-0"
A-7.118	UNIT A6	1/4" = 1'-0"
A-7.119	UNIT A6.1	1/4" = 1'-0"

UNIT PLANS 11X17 2 BED

A-7.201	UNIT B1	1/4" = 1'-0"
A-7.202	UNIT B1.1 - ADAPTABLE L2	1/4" = 1'-0"
A-7.203	UNIT B1.2	1/4" = 1'-0"
A-7.204	UNIT B1.3	1/4" = 1'-0"
A-7.205	UNIT B1.4	1/4" = 1'-0"
A-7.206	UNIT B1.5 - ADAPTABLE L2	1/4" = 1'-0"
A-7.207	UNIT B1.6 - ADAPTABLE L2	1/4" = 1'-0"
A-7.208	UNIT B1.7	1/4" = 1'-0"
A-7.209	UNIT B1.8	1/4" = 1'-0"
A-7.210	UNIT B1.9	1/4" = 1'-0"
A-7.211	UNIT B1.10	1/4" = 1'-0"
A-7.212	UNIT B1.11	1/4" = 1'-0"
A-7.213	UNIT B1.12	1/4" = 1'-0"
A-7.214	UNIT B2	1/4" = 1'-0"
A-7.215	UNIT B2.1	1/4" = 1'-0"
A-7.216	UNIT B3	1/4" = 1'-0"
A-7.217	UNIT B3.1	1/4" = 1'-0"
A-7.218	UNIT B3.2	1/4" = 1'-0"
A-7.219	UNIT B4	1/4" = 1'-0"
A-7.220	UNIT B5	1/4" = 1'-0"

DRAWING LIST

A-7.221	UNIT B6	1/4" = 1'-0"
A-7.222	UNIT B7	1/4" = 1'-0"
A-7.223	UNIT B7.1	1/4" = 1'-0"
A-7.224	UNIT B8	1/4" = 1'-0"
A-7.225	UNIT B6.1	1/4" = 1'-0"

UNIT PLANS 11X17 3 BED

A-7.301	UNIT C1 - ADAPTABLE L2	1/4" = 1'-0"
A-7.302	UNIT C2	1/4" = 1'-0"
A-7.303	UNIT C3 - ADAPTABLE L3	1/4" = 1'-0"
A-7.304	UNIT C4 - ADAPTABLE L3	1/4" = 1'-0"
A-7.305	UNIT C5 - ADAPTABLE L2	1/4" = 1'-0"
A-7.306	UNIT C6	1/4" = 1'-0"
A-7.307	UNIT C8	1/4" = 1'-0"
A-7.308	UNIT C8.1	1/4" = 1'-0"
A-7.309	UNIT C8.2	1/4" = 1'-0"
A-7.310	UNIT C9	3/16" = 1'-0"
A-7.311	UNIT C10 - ADAPTABLE L2	1/4" = 1'-0"
A-7.312	UNIT C11	1/4" = 1'-0"
A-7.313	UNIT C12	1/4" = 1'-0"

UNIT PLANS 11X17 LIVE WORK

A-7.401	LW1 Lower	1/4" = 1'-0"
A-7.402	LW1.1 Lower	1/4" = 1'-0"
A-7.403	LW1 Upper	1/4" = 1'-0"
A-7.404	LW2 Lower	1/4" = 1'-0"
A-7.405	LW2 Upper	1/4" = 1'-0"
A-7.406	LW2.1 Lower	1/4" = 1'-0"
A-7.407	LW2.1 Upper	1/4" = 1'-0"
A-7.408	LW3 Lower	1/4" = 1'-0"
A-7.409	LW3 Upper	1/4" = 1'-0"
A-7.410	LW4 Lower	1/4" = 1'-0"
A-7.411	LW4 Upper	1/4" = 1'-0"
A-7.412	LW5 Lower	1/4" = 1'-0"
A-7.413	LW5 Upper	1/4" = 1'-0"
A-7.414	LW6 Lower	1/4" = 1'-0"
A-7.415	LW6 Upper	1/4" = 1'-0"

UNIT PLANS 11X17 TOWNHOUSE

A-7.501	TH-1.1 - GF	1/4" = 1'-0"
A-7.502	TH-1.1 - L1	1/4" = 1'-0"
A-7.503	TH-2 - GF	1/4" = 1'-0"
A-7.504	TH-2 - L1	1/4" = 1'-0"

UNIT PLANS - ADDED NEW

A-7.6.1	UNIT A13	1/4" = 1'-0"
A-7.6.2	UNIT B11	1/4" = 1'-0"

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19471 [PROJECT]
[SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-7.001

SUITES DOORS NOTES:

1. ALL DOORS WITHIN DWELLING UNIT REQUIRE DOOR OPENING HARDWARE THAT DOES NOT REQUIRE A THIGHT GRISP OR TWISTING ACTION OF THE WRIST AND CAN BE OPENED WITH A FORCE OF NOT MORE THAN 22 N FOR SLIDING DOOR AND 38N FOR ENTRY DOOR
2. ALL DOORS WITHIN DWELLING UNIT REQUIRE A BEVELED THRESHOLD NO MORE THAN 13 mm ABOVE THE FLOOR LEVEL
3. WHERE VISION GLASS IS PROVIDED IN DOORS OR TRANSPARENT SIDELIGHTS, THE LOWEST EDGE OF THE GLASS SHALL BE NO HIGHER THAN 900 mm ABOVE FLOOR LEVEL
4. GLASS IN ALL SIDELIGHTS TO DOORS SHALL BE TEMPERED, LAMINATED OR WIRED GLASS
5. ALL SUITE ENTRY DOORS REQUIRE 2 PEEPHOLES, ONE LOCATED AT 1067 mm ABOVE THE FLOOR AND THE OTHER LOCATED 1524 mm ABOVE THE FLOOR OR A GLASS SIDELIGHT
6. ALL SUITE ENTRY DOORWAYS WHERE THE THRESHOLD IS NOT FLUSH WITH THE FLOOR THE THRESHOLD SHALL BE NOT MORE THAN 13 mm HIGHER THAN THE FINISHED FLOOR SURFACE AND WHERE IT IS HIGHER THAN 6 mm SHALL BE BEVELED TO A SLOPE NO STEEPER THAN 1 IN 2.
7. ALL ENTRY DOORS REQUIRE TO BE PROVIDED WITH:
   - A DEADBOLT LOCK WITH THE CYLINDER HAVING NO FEWER THAN 5 PINS AND
   - A BOLT THROW NOT LESS THAN 25 mm LONG, PROTECTED WITH THE SOLID OR HARDENED FREE-TURNING RING OR BEVELED CYLINDER HOUSING
8. STRIKE PLATES FOR DEADBOLTS SHALL BE FASTENED TO WOOD FRAMES WITH WOOD SCREWS THAT PENETRATE NOT LESS THAN 30 mm INTO SOLID WOOD
9. A DOOR FRAME REINFORCEMENT PLATE IS REQUIRED TO BE INSTALLED BETWEEN THE JACK STUD AND DOOR FRAME
   - REINFORCEMENT PLATE SHOULD BE 18 GAUGE STEEL
   - PROVIDED WITH A METAL TONGUE THAT INSETS INTO THE DOOR FRAME BY 15.9 mm AND IS AT RIGHT ANGLES TO THE PLATE TO RESIST MOVEMENT INWARDS WHEN DEADBOLT IS ENGAGED
   - SCREWED INTO DOOR FRAME OR ADJACENT JACK STUD WITH:
   - A MINIMUM NO 10 SCREWS THAT PENETRATE AT LEAST 50 mm INTO THE WOOD STUDS
   - HAVE TO POINTS OF CONTACT ON ACH SIDE OF DEADBOLT AND
   - LOCATED 38mm AWAY FROM THE DEADBOLT THROW
10. SOLID BLOCKING (DOUBLE OR TRIPLE STUDS FOR FULL LENGHT OF FRAME) SHALL BE PROVIDED ON BOTH SIDES AT THE LOCK HEGHT BETWEEN THE JAMBS FOR DOORS AND STRUCTURAL FRAMING SO THAT THE JAMBS WILL RESIST SPREADING BY FORCE
11. HINGES FOR WOODEN DOORS REQUIRE TO BE FASTENED WITH THE WOOD SCREWS NOT LESS THAN 25 mm LONG AND TO WOOD FRAMES WITH WOOD SCREWS SO THAT AT LEAST 2 SCREWS PER HINGE PENETRATE NOT LESS THAN 30 mm INTO SOLID WOOD
12. DOORS THAT SWING OUTWARD SHALL BE PROVIDED WITH HINGES OR PINS SO THAT THE DOORS CANNOT BE REMOVED WHEN THEY ARE IN CLOSED POSITION
13. CLEARANCES FOR SUITE ENTRY DOORS (20 min RATED) TO BE NOT MORE THAN 6mm AT BOTTOM OF DOOR AND NOT MORE THAN 3mm AT SIDES. CONTRACTOR TO PROVIDE A RATED DOOR SWEEP TO MEET THESE REQUIRED SILL CLEARANCES
14. SENTENCE 3.3.1.19 (5) REQUIRES THAT GLASS IN DOORS (INCLUDING GLASS IN SLIDING DOORS) AND IN SIDELIGHTS THAT COULD BE MISTAKEN FOR DOORS WIHTIN DWELLING UNIT AND PUBLIC AREAS BE A TEMPERED OR LAMINATED SAFETY GLASS CONFORMING TO CAN/CGSB-12.1-M TEMPERED OR LAMINATED GLASS" OR WIRED GLASS CONFORMING TO CAN/CGSB-12.11-M "WIRED SAFETY GLASS"

SEE BUILDING ELEVATIONS FOR FINISH AND COLOUR OF ALL EXTERIOR DOORS

SYMBOLS AND LEGENDS:

- WINDOW TYPE
- DOOR TYPE / DOOR RATING (HRS)
- W2/0hr — INDICATES WALL TYPE / WALL RATING (HR)
- CONCRETE WALL - 1, 1.5 OR 2 HOUR FIRE RESISTANCE RATING
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- RATED PARTY WALL & EXTERIOR WALL — SEE 1/8" SCALE PLANS FOR LOCATION OF
- CORRIDOR WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR LOAD-BEARING WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR SERVICE WALL - PLUMBING / HVAC 2x6 WALL
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- E panel — INDICATES ELECTRICAL PANEL
- MP/MM panel — INDICATES MEDIA PANEL
- manifold — INDICATES MANIFOLD PLUMBING PANEL
- 668 / S.L. / A / 500.00 — SUITE NO. / STRATA LOT NO. / UNIT TYPE / APPROX. NET AREA
- INDICATES 8" DROPPED CEILING
- INDICATES 12" DROPPED CEILING
- AP AP — INDICATES ACCESS PANEL

NOTES:

1. SEE 1/8" SCALE DWGS. FOR EXTENT OF EXTERIOR WALLS @ PARTY WALL LOCATIONS
2. SEE 1/8" SCALE DWGS. FOR BALCONY RAILING CONFIGURATION
3. PROVIDE 4 EVENLY DISTRIBUTED SHELVES IN EACH LINEN CLOSET
4. MIRROR DIMENSIONS TO BE CONFIRMED ON SITE
5. AT ALL KITCHEN, BATHROOM CABINET, & BATHTUB WALLS - STUD SPACING TO BE MINIMUM OF 16" o.c.
6. PROVIDE A MIN. 1/2" CLEARANCE ON EACH SIDE OF RANGE TO KITCHEN CABINETS
7. PROVIDE 37" (WIDTH) AND 70" (HEIGHT) CLEAR BETWEEN BASEBOARD & COUNTER TOP FOR FRIDGES - CONFIRM W/OWNER
8. BATHROOM & LAUNDRY CEILINGS (EXEPT BELOW ROOF) TO BE DROPPED TO ACCOMMODATE PLUMBING & VENTING ABOVE (MIN 2.1 m CEILING HEIGHT) - SEE PLANS FOR DROP CEILING HATCH
9. KITCHEN, LIVING ROOM, BEDROOMS (WHERE INDICATED) TO BE DROPPED TO 8'-0" HEIGHT TO ACCOMMODATE PLUMBING & VENTING ABOVE. MIN HEIGHT 2.44m - SEE PLANS FOR DROP CEILING HATCH
10. SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR DETAILS, TILE PATTERNS, CABINETS, PASS THROUGH, STAIRS, FIREPLACES - ADVISE OWNER OF ANY DISCREPANCIES BETWEEN SCOPES OF WORK, DRAWINGS AND/OR INTERIOR DESIGN SPECIFICATIONS
11. ALL INTAKE DUCTS ARE TO BE INSULATED - SEE MECH. DWGS
12. PROVIDE MIN 32" CLEAR FINISH DIMENSION INSIDE ALL LAUNDRY CLOSETS
13. PROVIDE SEPARATE PRICE FOR OPTIONAL DOOR OVERHEIGHT DOOR AT LAUNDRY CLOSET
14. EACH KITCHEN TO HAVE A MIN OF ONE BANK OF DRAWERS
15. LOCATE WASHER DRYER BOX ALONG SIDE WALL ADJACENT TO FRONT OF WASHER DRYER.
16. PROVIDE WIRING FOR AN AUTOMATIC DOOR OPENER FOR DOORS WHERE INDICATED.
17. ALL LOWER LEVEL LIVE/WORK UNITS TO HAVE MIN. 12" DROP CEILING THROUGHOUT ENTIRE UNIT
18. MIN. 2'-0" X 2'-0" ACCESS PANEL AT ALL FAN COIL UNITS - SEE MECH. DWGS.
19. MIN. 24" BETWEEN CLEAR SPACE BETWEEN IN-SLAB DUCTS - SEE SLAB PLAN AND STRUCT. DWGS.

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ADAPTABLE DESIGN GUIDELINES
DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 9. - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs - maximum degree of colour contrast on nosing of each stair	Outside stairs - maximum degree of colour contrast on nosing of each stair	Outside stairs - maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Weather protection over main building entrances from street/sidewalk	Weather protection over main building entrances from street/sidewalk	Weather protection over main building entrances from street/sidewalk
BUILDING ACCESS	- Disabled Parking Stalls meeting accessible parking (9'-0" x 18'0"min. variance) in accordance with Zoning Bylaw Figure 9 of an attached stall.* - Bicycle and recycling receptacles and storage lockers - no stairs within building circulation including between parking and accessible storage lockers for each unit - 3 curb	Disabled Parking provided in accordance with Zoning Bylaw Figure 9 of an attached stall.* - Bicycle and recycling receptacles and storage lockers - no stairs within building circulation including between parking and accessible storage lockers for each unit - 3 curb	Disabled Parking provided in accordance with Zoning Bylaw Figure 9 of an attached stall.* - Bicycle and recycling receptacles and storage lockers - no stairs within building circulation including between parking and accessible storage lockers for each unit - 3 curb
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and entrances	Canopy over main building entrances (3' or 915mm) and entrances	Canopy over main building entrances (3' or 915mm) and entrances
BUILDING ACCESS		Provide automatic door opener for at least one entrance door to the building. Provide all other doors leading into the building on each underground parkade level where disability parking is provided.	Provide automatic door opener for at least one entrance door to the building. Provide all other doors leading into the building on each underground parkade level where disability parking is provided.
BUILDING ACCESS	Disabled Parking provided in accordance with Zoning Bylaw Figure 9 of an attached	Disabled Parking provided in accordance with Zoning Bylaw Figure 9 of an attached	Disabled Parking provided in accordance with Zoning Bylaw Figure 9 of an attached
BUILDING ACCESS	Lever handles on all accessible entry doors	Lever handles on all accessible entry doors	Lever handles on all accessible entry doors
BUILDING ACCESS	Flush threshold throughout the building	Flush threshold throughout the building	Flush threshold throughout the building
BUILDING ACCESS	Accessible call buttons, switches, controls, etc.	Accessible call buttons, switches, controls, etc.	Accessible call buttons, switches, controls, etc.
BUILDING ACCESS	Accessible call buttons, switches, controls, etc. - call buttons and, where provided, suite door bells	Accessible call buttons, switches, controls, etc. - call buttons and, where provided, suite door bells	Accessible call buttons, switches, controls, etc. - call buttons and, where provided, suite door bells

* Illustrations available
** Options considered

- 1 of 3 -

Design Elements
July 2005

ADAPTABLE DESIGN GUIDELINES
FIXTURES & FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lever handles on all doors (provide notation on door outside and inside main building entrea and suite entrea)	Lever handles on all doors (provide notation on door outside and inside main building entrea and suite entrea)	Lever handles on all doors (provide notation on door outside and inside main building entrea and suite entrea)
BASIC	Slip resistant finish on building entry flooring (provide flooring samples)	Slip resistant finish on building entry flooring (provide flooring samples)	Slip resistant finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors located in a recess, all door handles are required on all doors (provide notation on door outside and inside)	Except for pocket doors, sliding doors, or doors located in a recess, all door handles are required on all doors (provide notation on door outside and inside)	Except for pocket doors, sliding doors, or doors located in a recess, all door handles are required on all doors (provide notation on door outside and inside)
BASIC	Slip resistant finish common areas has well contrasted colours	Slip resistant finish common areas has well contrasted colours	Slip resistant finish common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Colour contrasting stair tread	Colour contrasting stair tread
BUILDING MEETING / AMENITY ROOMS		Provide lever door handles above sound and decrease echoes	Provide lever door handles above sound and decrease echoes
UNIT ENTRIES		Provide door viewers to reduce force to open door to maximum 22N or 5 lbs.	Provide door viewers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Provide automatic door opener for at least one entrance door to the building. Provide all other doors leading into the building on each underground parkade level where disability parking is provided.	Provide automatic door opener for at least one entrance door to the building. Provide all other doors leading into the building on each underground parkade level where disability parking is provided.
UNIT ENTRIES			Two door viewers: 5'0" or 1500mm and 5' or 1200mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING		Provide 1" or 25mm change in height and underlay maximum 1/2 or 12mm height	Provide 1" or 25mm change in height and underlay maximum 1/2 or 12mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

* Illustrations available

- 1 of 3 -

Fixtures & Finishes
July 2005

COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and 2' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 2 units, and 2' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 5' or 1520mm wide (except for service access areas) *	Corridors minimum 5' or 1520mm wide (except for service access areas) *
CIRCULATION		Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION		Provide wiring for an automatic door opener for the suite entry door.	Provide wiring for an automatic door opener for the suite entry door.
SUITE CIRCULATION		Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*
DOORS		Minimum one bathroom, minimum one bedroom and storage room doors 2' 10" or 860mm clear opening*	Minimum one bathroom, minimum one bedroom and storage room doors 2' 10" or 860mm clear opening*
PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear opening*	Minimum one door 2' - 10" or 860mm clear opening*
PATIOS & BALCONIES		Accessible one patio or balcony (kiosk with maximum 5" or 15mm threshold)*	Accessible one patio or balcony (kiosk with maximum 5" or 15mm threshold)*
PATIOS & BALCONIES		Provide 5' or 1520mm turning radius on patio / balcony*	Provide 5' or 1520mm turning radius on patio / balcony*
WINDOWS		Opening mechanism maximum 48" or 1180mm above floor (provide notation on window schedule)	Opening mechanism maximum 48" or 1180mm above floor (provide notation on window schedule)
WINDOWS		Provide minimum 6.0' or 1800mm horizontal unobstructed view from a seated position in one bedroom where units are not more than 2' 0" or 750mm above the floor	Provide minimum 6.0' or 1800mm horizontal unobstructed view from a seated position in minimum one bedroom where units are not more than 2' 0" or 750mm above the floor
KITCHEN		Continuous counter between sink and stove*	Continuous counter between sink and stove*
KITCHEN			Sink cabinet minimum 2'-6" or 610mm wide
KITCHEN			Provide sufficient space for future installation of a wall oven beside fridge
KITCHEN			Provide for potential 15" or 410mm wide undercounter workspace
KITCHEN			Provide 30" or 760mm wide cupboards 4'6" or 1370mm above floor

* Illustrations available
** Options considered

- 2 of 3 -

Design Elements
July 2005

KITCHEN			Minimum 4' or 1220mm floor space between cabinetry and fridge* (possible with removal of one cabinet)*
MIN. ONE BATHROOM		Toilet located adjacent to wall (min 3' or 915mm clearance)*	Toilet located adjacent to wall (min 4'0" or 1220mm clearance)*
MIN. ONE BATHROOM		Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of vanity cabinet)*
MIN. ONE BATHROOM		Provide 5' or 1520mm clear area along full length of tub *	Provide 5' or 1520mm clear area along full length of tub *
MIN. ONE BATHROOM		Tub control valve centered at outer edge of tub, with tub spout remaining in central position *	Tub control valve centered at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM		Accessible storage*	Accessible storage*
MIN. ONE BATHROOM			Provide pocket door or door swing out to increase floor area available in the room *
MIN. ONE BATHROOM			Provide for future installation of a wall accessible shower stall, sized at least 3' 0" x 5' 0" or 915mm x 1525mm - refer to like 1995 Building Bylaws Regulations for details
MIN. ONE BEDROOM			Provide 5' or 1520mm turning radius in front of wardrobe *
MIN. ONE BEDROOM			Provide 2' or 610mm access to window opening *
LAUNDRY FACILITIES			Provide 5' or 1520mm turning side-to-side washer / dryer to suite or in common area
LAUNDRY FACILITIES			4' or 1220mm maneuvering space in front of washer / dryer

* Illustrations available
** Options considered

- 3 of 3 -

Design Elements
July 2005

ADAPTABLE DESIGN GUIDELINES
FIXTURES & FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL		Switches, controls, thermostats and the highest electrical outlet for the suite shall be no higher than 48" or 1170mm above finished floor	Switches, controls, thermostats and the highest electrical outlet for the suite shall be no higher than 48" or 1170mm above finished floor
ELECTRICAL		Electrical outlets, cable outlets, telephone jacks and outlets for the entire suite shall be located at least 16" or 400mm above finished floor	Electrical outlets, cable outlets, telephone jacks and outlets for the entire suite shall be located at least 16" or 400mm above finished floor
ELECTRICAL	"While suites a duplex outlet is required within 6' or 2000mm of a telephone jack	"While suites a duplex outlet is required within 6' or 2000mm of a telephone jack	"While suites a duplex outlet is required within 6' or 2000mm of a telephone jack
ELECTRICAL	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*
ELECTRICAL		Rocker switches	Rocker switches
ELECTRICAL			Provide wiring for automatic door opener and double bulb ceiling fixture
WINDOWS		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN		Provide 1' or 300mm clear space to level at sink, stove and work areas in addition to general clearance requirements	Provide 1' or 300mm clear space to level at sink, stove and work areas in addition to general clearance requirements
KITCHEN		Pull out shelf, baskets at 2'0" or 610mm height *	Pull out shelf, baskets at 2'0" or 610mm height *
KITCHEN		Lever handle faucets and cabinet handles *	Lever handle faucets and cabinet handles *
KITCHEN		Cabinet hardware operable with one open hand eg. 10" or 2' cabinet handles	Cabinet hardware operable with one open hand eg. 10" or 2' cabinet handles
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN			Corner cabinet lazy susan or pull out shelves
KITCHEN			Provide 1" or 25mm change in height cabinet and flooring of another height
KITCHEN			Provide 1" or 25mm change and door to allow for a 4' x 1100mm drop in sink height (offset plumbing)
KITCHEN			Provide for the future installation of a wall oven beside fridge
KITCHEN			Provide adequate space for side by side model fridge
KITCHEN			Contrasting knobs on stove / cook top

* Illustrations available

- 1 of 3 -

Fixtures & Finishes
July 2005

	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *
MIN. ONE BATHROOM	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
MIN. ONE BATHROOM		Provide 1" or 25mm change in height and underlay a 4' x 1100mm drop in sink height (offset plumbing) *	Provide 1" or 25mm change in height and underlay a 4' x 1100mm drop in sink height (offset plumbing) *
MIN. ONE BATHROOM		Provide for vanity sink removal	Provide for vanity sink removal
MIN. ONE BATHROOM		Adjustable height shower head or hand-held shower head on adjustable bracket *	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM			Provide temperature regulator on tub / shower faucet
LIVING ROOM		One switched electrical outlet	One switched electrical outlet
BEDROOMS		One switched outlet at bed area and closet	One switched outlet at bed area and closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE		Provide light and electrical outlet	Provide light and electrical outlet

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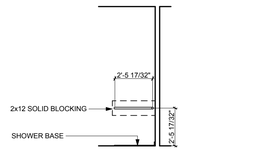
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
ADAPTABLE UNITS DESIGN GUIDELINES

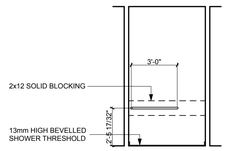
19471 [PROJECT]
[SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-7.003

LEVEL 1 ALL UNITS
LEVEL 2 ADAPTABLE UNITS:

SOLID BLOCKING DETAILS



SHOWER SIDE ELEVATION (BOTH SIDES)



SHOWER FRONT ELEVATION

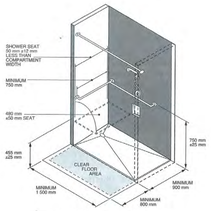
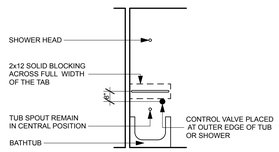
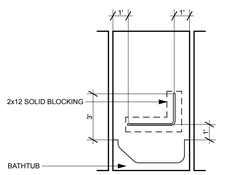


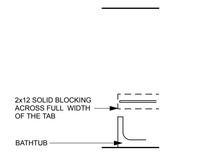
FIGURE 3.8.5.4. – Shower Compartment



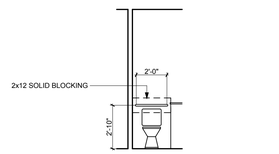
BATHTUB SIDE ELEVATION 1



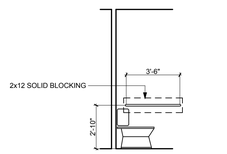
BATHTUB FRONT ELEVATION



BATHTUB SIDE ELEVATION 2



WATER CLOSET FRONT ELEVATION



WATER CLOSET SIDE ELEVATION

NOTE:
**PROVIDE SOLID BLOCKING IN WALLS OF TUB/SHOWER AND TOILET AREAS AND BEHIND TOWEL BARS IN AT LEAST ONE B

SUITE DOOR TYPES AND SCHEDULE														
DOOR TYPE	A1-6	A2-0	A2-4	A2-6	A2-6	A2-8	A3-0	A2-10	A3-0	AD3-0	AD3-4	AD4-0	AD6-0
DOOR SIZE	1'-6"×6'-6"	2'-0"×6'-6"	2'-4"×6'-6"	2'-6"×6'-6"	2'-6"×6'-6"	2'-8"×6'-6"	2'-8"×6'-6"	2'-10"×6'-6"	3'-0"×6'-6"	3'-0"×6'-6"	3'-4"×6'-6"	4'-0"×6'-6"	5'-0"×6'-6"
ELEVATION													
FIRE RATING													
DOOR AND FRAME MATERIAL	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood
DOOR AND FRAME FINISH	PAINTED	PAINTED	PAINTED		PAINTED		PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED
GLAZING	NO	NO	NO		NO		NO	NO	NO	NO	NO	NO	NO
LOCKABLE	-	-	-		-		-	-	-	-	-	-	-
TAMPER PROOF HINGES	-	-	-		-		-	-	-	-	-	-	-
DOOR VIEWER	-	-	-		-		-	-	-	-	-	-	-
HARDWARE	-	-	-		-		-	-	-	-	-	-	-
NOTES													

SUITE DOOR TYPES AND SCHEDULE													
DOOR TYPE	S3-0	PD3-0	S2-6	S3-0	S3-0	S3-0B	S4-0	S4-6	S5-0	S5-0	S5-0	S6-0	S6-0
DOOR SIZE	3'-0"×6'-6"	3'-2"×6'-6"	2'-6"×6'-6"	3'-0"×6'-6"	3'-0"×6'-6"	3'-0"×6'-6"	4'-0"×6'-6"	4'-6"×6'-6"	4'-0"×6'-6"	5'-0"×6'-6"	5'-0"×6'-6"	6'-0"×6'-6"	6'-0"×6'-6"
ELEVATION													
FIRE RATING	1/3 HR												
DOOR AND FRAME MATERIAL	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Wood
DOOR AND FRAME FINISH		PAINTED	PAINTED		PAINTED	PAINTED	PAINTED	PAINTED	PAINTED		PAINTED	PAINTED	PAINTED
GLAZING	NO	NO	-		-	-	-	-	-		-	-	-
LOCKABLE	-	-	-		-	-	-	-	-		-	-	-
TAMPER PROOF HINGES	YES	-	-		-	-	-	-	-		-	-	-
DOOR VIEWER	YES	-	-		-	-	-	-	-		-	-	-
HARDWARE	WOOD THRESHOLD, SELF-CLOSURE, DOOR STOP	ACCESSIBLE HARDWARE	-		-	-	-	-	-		-	-	-
NOTES	SUITE ENTRY DOOR, SOLID CORE	POCKET DOOR											

SUITE DOOR TYPES AND SCHEDULE									
DOOR TYPE	S7-0	S9-0	SB2-8	SG5-6	SG6-0	SG8-0	SG7-0	SG7-0	SG8-0
DOOR SIZE	7'-0"×6'-0"	9'-0"×6'-0"	2'-3 1/2"×6'-0"	5'-6"×6'-0"	6'-0"×6'-0"	6'-0"×6'-0"	7'-0"×6'-0"	7'-0"×6'-0"	8'-2"×6'-0"
ELEVATION									
FIRE RATING									
DOOR AND FRAME MATERIAL	Wood	Wood	Wood	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum
DOOR AND FRAME FINISH	PAINTED	PAINTED	PAINTED	PREFINISHED		PREFINISHED	PREFINISHED	PREFINISHED	PREFINISHED
GLAZING	-	-	-	TEMPERED GLASS		TEMPERED GLASS	TEMPERED GLASS	TEMPERED GLASS	-
LOCKABLE	-		-	-		-	-	-	-
TAMPER PROOF HINGES	-	-	-	-		-	-	-	-
DOOR VIEWER		-	-	-		-	-	-	-
HARDWARE	-	-	BARN DOOR HARDWARE	-		-	-	-	-
NOTES	TRIPLE PANEL ON DOUBLE TRACK SLIDER	TRIPLE PANEL ON DOUBLE TRACK SLIDER	SLIDING BARN DOOR	REFER TO ID DRAWINGS FOR DOOR SPECIFICATION		REFER TO ID DRAWINGS FOR DOOR SPECIFICATION	REFER TO ID DRAWINGS FOR DOOR SPECIFICATION	REFER TO ID DRAWINGS FOR DOOR SPECIFICATION	REFER TO ID DRAWINGS FOR DOOR SPECIFICATION

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SUITES DOOR SCHEDULE

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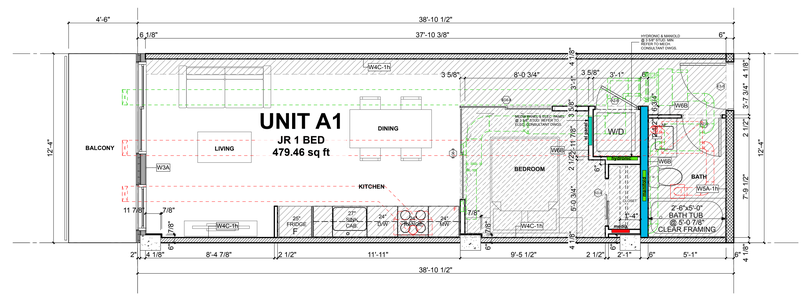

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

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CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A1

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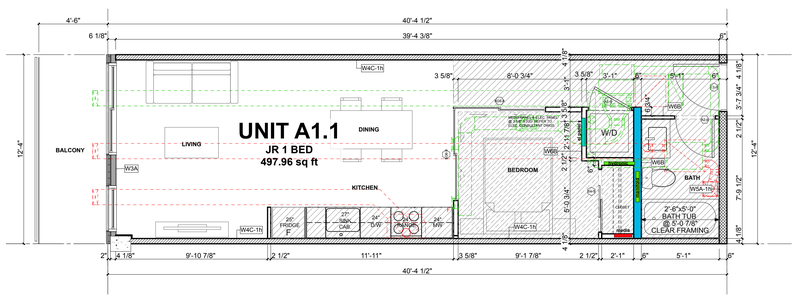

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LEVEL 4
LEVEL 5
LEVEL 6

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INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A1.1

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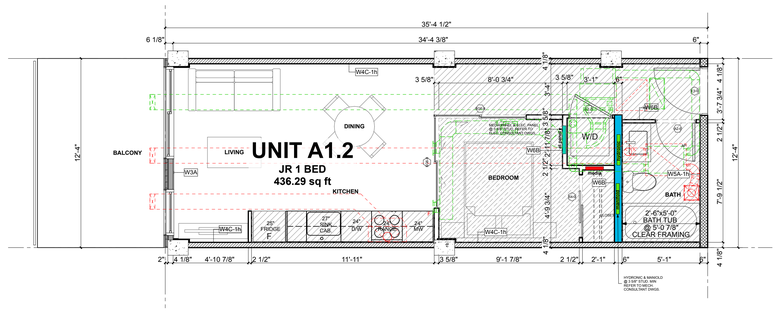

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A1.2

19471 [PROJECT]
1/4" = 1'-0" [SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-7.103

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHINUS F. SCHOEMAN
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

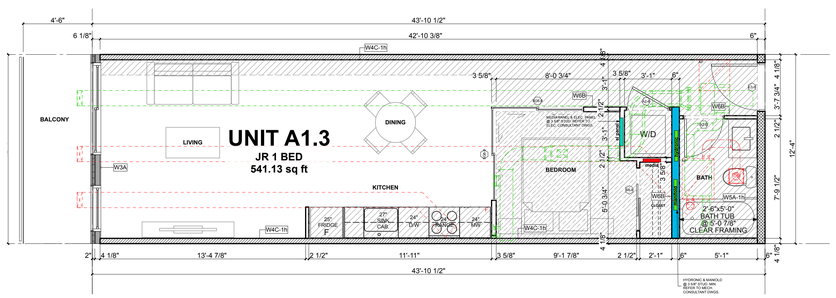
[PROJECT]
INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]
UNIT PLANS

19471 [PROJECT]
As Noted [SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-3.002

NOTE:
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 504 (SL#124) (SEE BLDG. PLANS)



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LEVEL 1 · LEVEL 2 · LEVEL 3 · LEVEL 4 · LEVEL 5 · LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A1.3

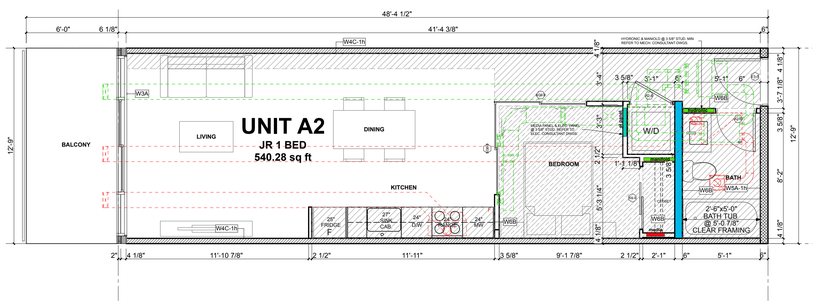
19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.104

NOTE:
UNITS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE (SEE BUILDING PLANS AND SLAB PLANS). REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN BEDROOMS & O
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 1" BLOWN CLOSED CELL SPRAY INSULATION
- MIN. 5/8" GYPSUM BOARD COATING TO US OF CEILING w/ MIN. 06" OVERLAP TO INTERIOR (SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING:
UNIT 304 (SL#20)



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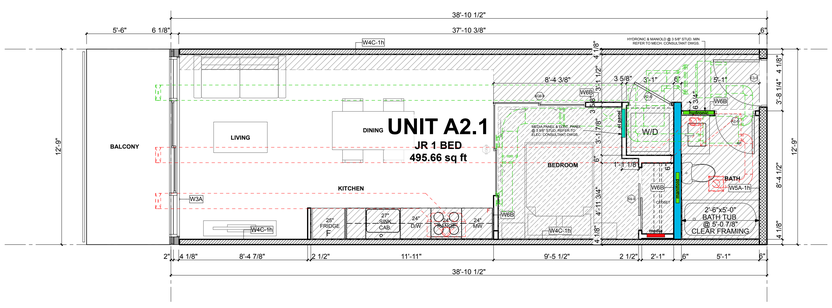
LEVEL 1 · LEVEL 2 · LEVEL 3 · LEVEL 4 · LEVEL 5 · LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT A2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.105



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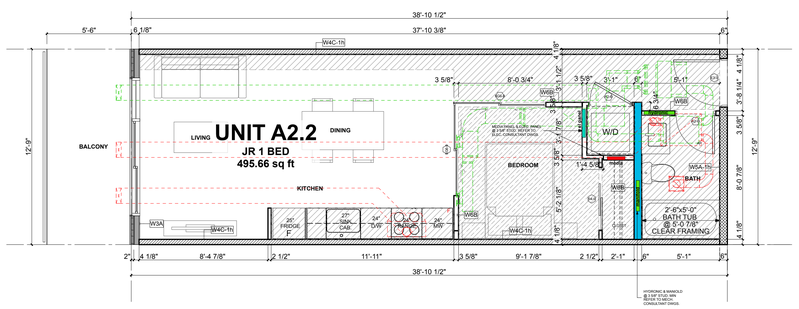
LEVEL 1 · LEVEL 2 · LEVEL 3 · LEVEL 4 · LEVEL 5 · LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT A2.1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.106



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LEVEL 1 · LEVEL 2 · LEVEL 3 · LEVEL 4 · LEVEL 5 · LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT A2.2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.107

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SADLIER
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

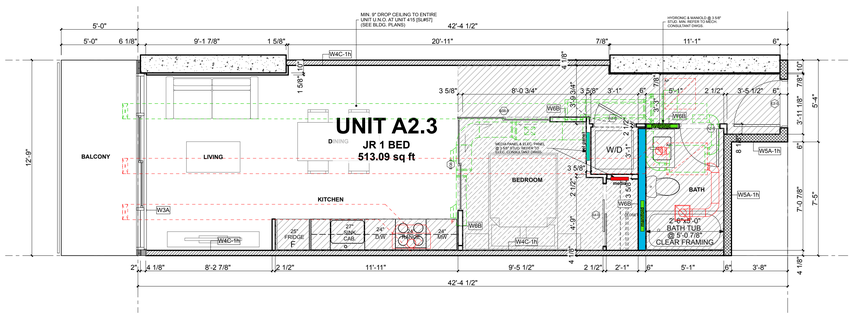
[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-3.003

NOTE
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 419 [SL#07]
(SEE BLDG. PLANS)



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LEVEL 1 · LEVEL 2 · LEVEL 3 · LEVEL 4 · LEVEL 5 · LEVEL 6

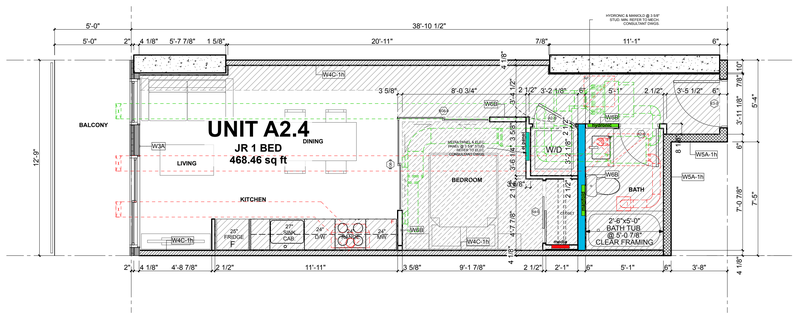
[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A2.3

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.108



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LEVEL 1 · LEVEL 2 · LEVEL 3 · LEVEL 4 · LEVEL 5 · LEVEL 6

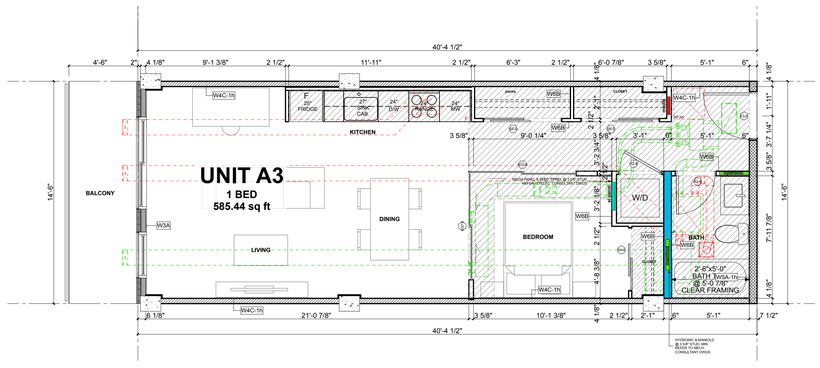
[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A2.4

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.109



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LEVEL 1 · LEVEL 2 · LEVEL 3 · LEVEL 4 · LEVEL 5 · LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A3

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

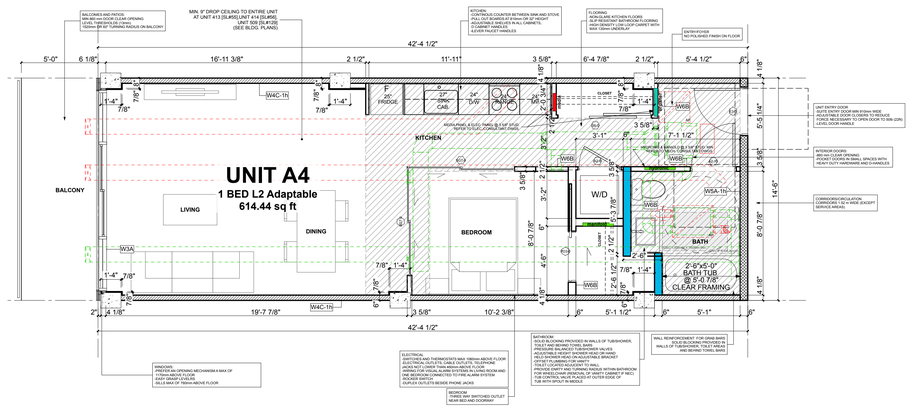
[DRAWING]
A-7.110

NOTE
NOTE LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE
(SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U.N.O.
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 9" DROP CEILING IN BATHROOMS & ABOVE KITCHENS WITH INTUMESCENT COATING TO U/S OF CEILING w/ MIN. 36" OVERLAP TO INTERIOR (SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING: UNIT 305 (SL#28)

MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT
EAST BLDG: UNIT 420 [SL#08], & UNIT 419N [SL#06]
EAT BLDG: UNIT 505 [SL#129] (SEE BLDG. PLANS)



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LEVEL 1 · LEVEL 2 · LEVEL 3 · LEVEL 4 · LEVEL 5 · LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A4 - ADAPTABLE L2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.111

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. ROCHE
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

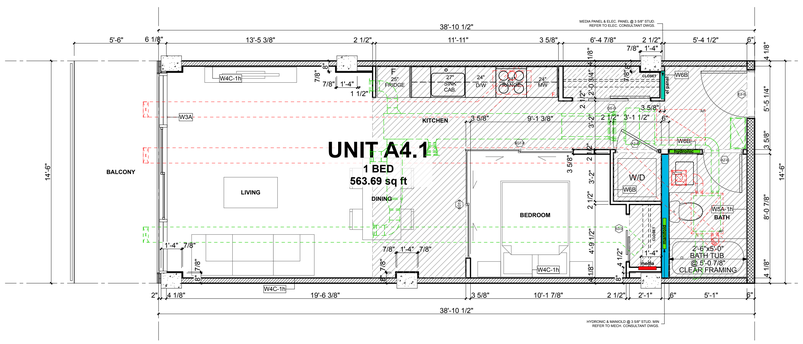
[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-3.004

NOTE:
REFER TO BUILDING SLAB PLAN FOR UNIT 409 (SL#45)
INSLAB DUCTING LAYOUT DUE TO STRUCTURAL COLUMN ABOVE.



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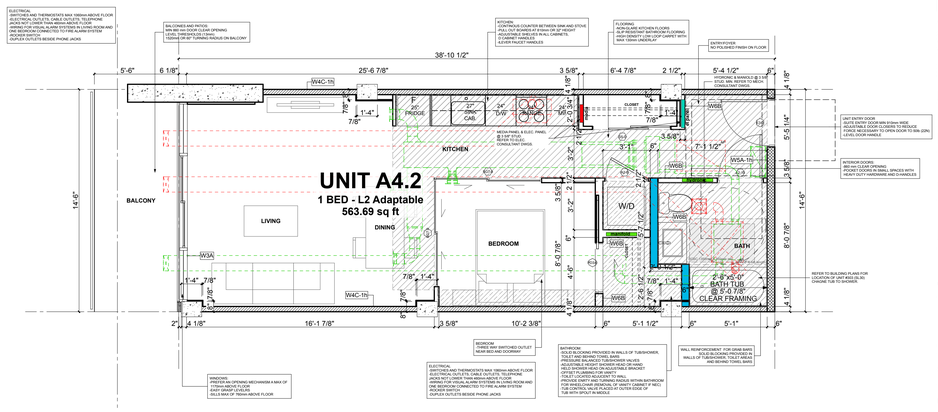
[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A4.1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.112	[DRAWING]



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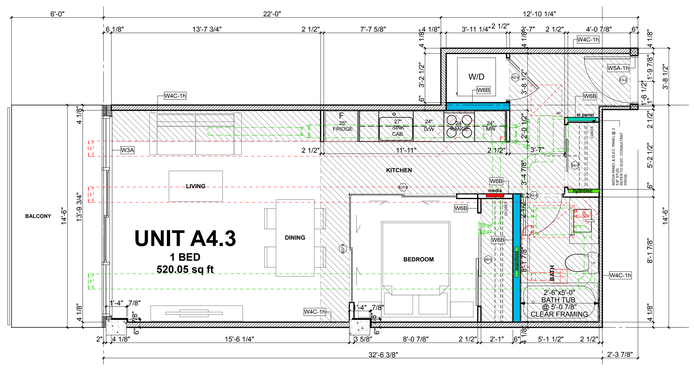
[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A4.2 - ADAPTABLE L2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.113	[DRAWING]



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[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

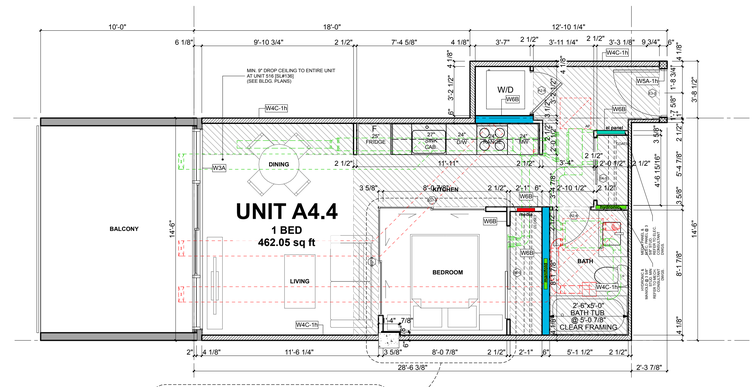
[TITLE]
UNIT A4.3

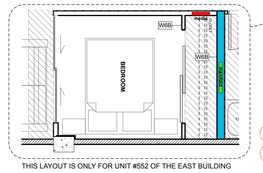
19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.114	[DRAWING]

NOTE:
NOTE: LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE
(SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U.N.O.
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 5" JUSS CLOSED CELL SPRAY INSULATION w/ INTUMESCENT COATING
- MIN. 12" JUSS CLOSED CELL SPRAY INSULATION TO UNDERSIDE OF CONCRETE SLAB, 36" OVERLAP TO INTERIOR
(SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING:
EAST BLDG: UNIT 552 [SL#136]





THIS LAYOUT IS ONLY FOR UNIT #552 OF THE EAST BUILDING

added alternate layout

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[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A4.4

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.115	[DRAWING]

NOTE:
NOTE: LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE
(SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U.N.O.
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 5" JUSS CLOSED CELL SPRAY INSULATION w/ INTUMESCENT COATING TO UNDERSIDE OF CEILING w/ MIN. 36" OVERLAP TO INTERIOR
(SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING:
EAST BLDG: UNIT 552 [SL#136]

MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT
EAST BLDG: UNIT 552 [SL#136] (SEE BLDG. PLANS)

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[PROJECT TEAM]

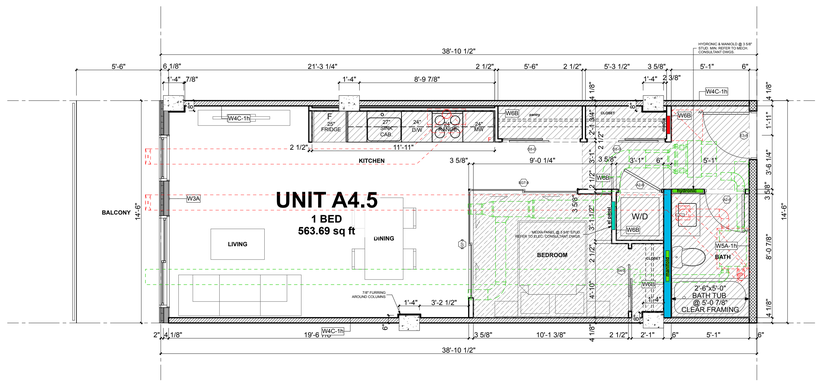
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. ROCHE
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-3.005	[DRAWING]



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

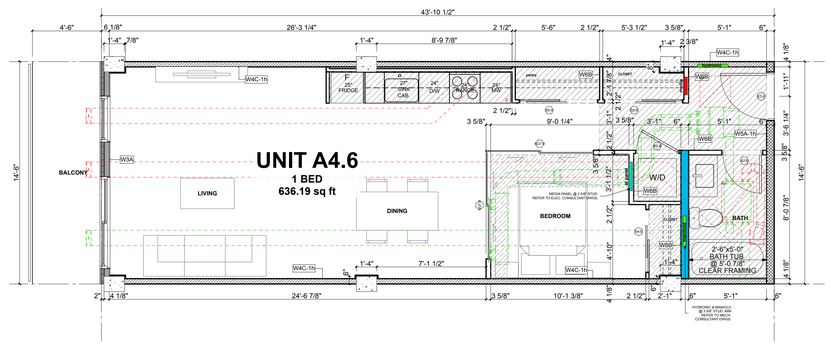
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A4.5

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.116

NOTE:
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 417 (SL442) (SEE BLDG. PLANS)



NOTE:
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 566 (SL412), UNIT 565 (SL412S) (SEE BLDG. PLANS)

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

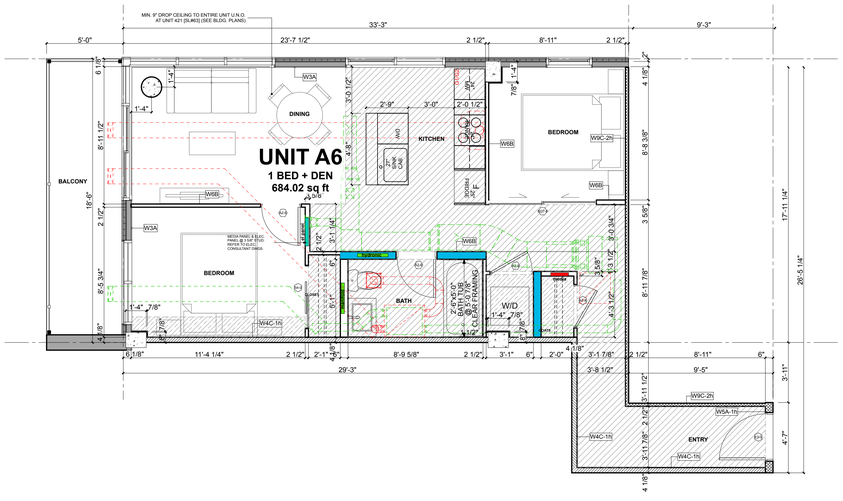
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A4.6

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.117

NOTE:
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 421 (SL441) (SEE BLDG. PLANS)



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LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

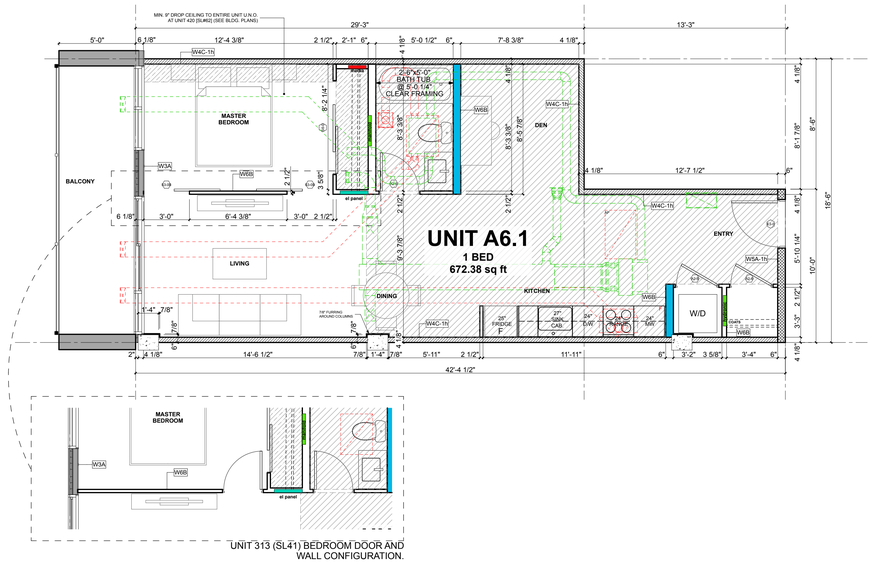
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A6

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.118

NOTE:
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 413 (SL462) (SEE BLDG. PLANS)



UNIT 313 (SL41) BEDROOM DOOR AND WALL CONFIGURATION.

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT A6.1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.119

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F. SAMUEL
2024-08-14
BRITISH COLUMBIA

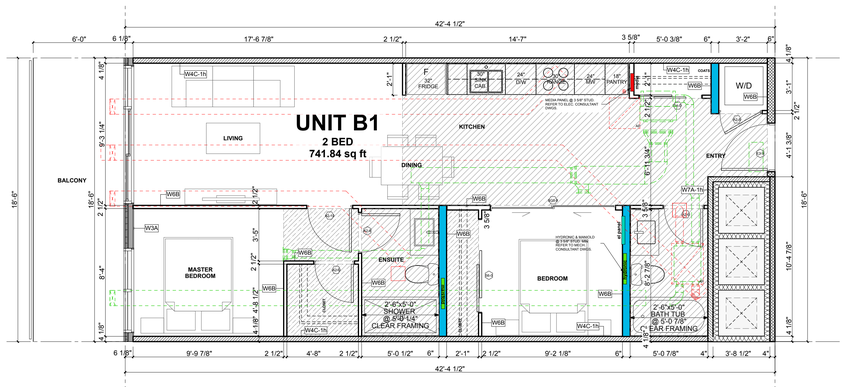
[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-3.006



NOTE:
UNITS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE
(SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U/N.D
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 9" 2LBS CLOSED CELL SPRAY INSULATION w/ INTUMESCENT COATING TO U/S OF CEILING w/ MIN.38" OVERLAP TO INTERIOR
(SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING: EAST BLDG: UNIT 457 [SLM113].

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LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1

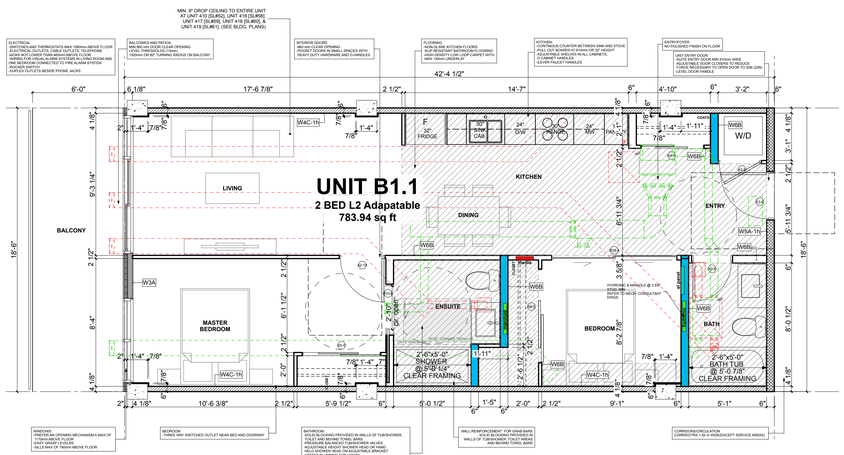
[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.201



NOTE:
UNITS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE
(SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U/N.D
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 9" 2LBS CLOSED CELL SPRAY INSULATION w/ INTUMESCENT COATING TO U/S OF CEILING w/ MIN. 38" OVERLAP TO INTERIOR
(SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING: WEST BLDG: UNIT 402 [SLM52]
EAST BLDG: UNIT 356 [SLM94]; UNIT 355 [SLM97]; UNIT 456 [SLM114].

MIN. 9" DROP CEILING TO ENTIRE UNIT U/N.D, AT
WEST BLDG: UNIT 402 [SLM52], UNIT 417 [SLM58], UNIT 418 [SLM60], UNIT 415 [SLM62], & UNIT 414 [SLM61]. (SEE BLDG. PLANS)

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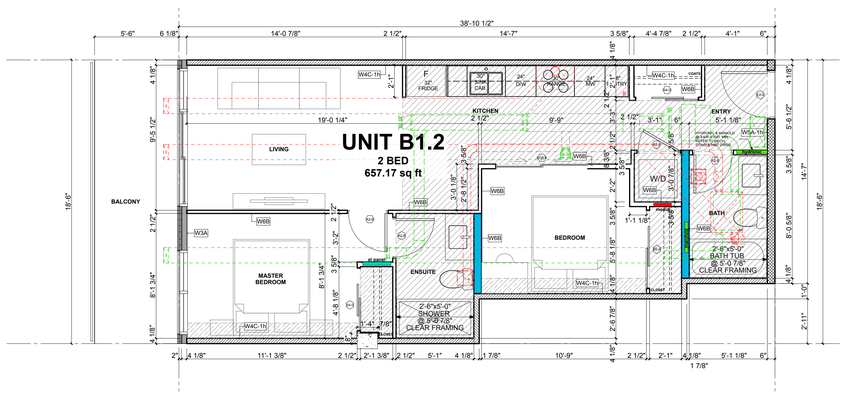
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B1.1 - ADAPTABLE L2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.202



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LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B1.2

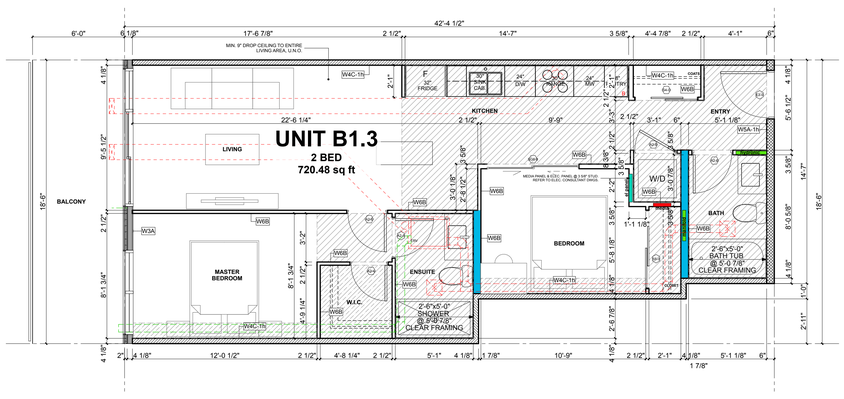
19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.203

NOTE:
UNITS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE
(SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U/N.D
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 9" 2LBS CLOSED CELL SPRAY INSULATION w/ INTUMESCENT COATING TO U/S OF CEILING w/ MIN. 38" OVERLAP TO INTERIOR
(SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING:
UNIT 310 [SLM23]



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LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B1.3

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.204

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

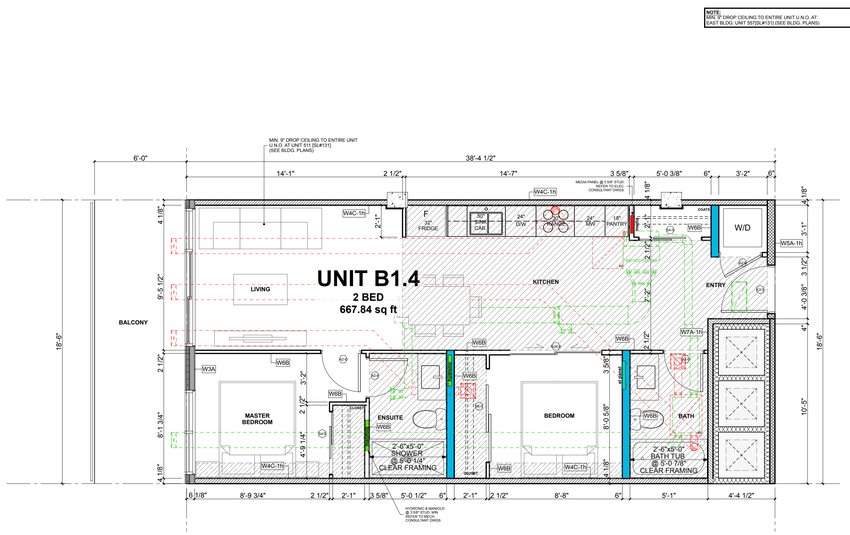
[PROJECT]
INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-3.007



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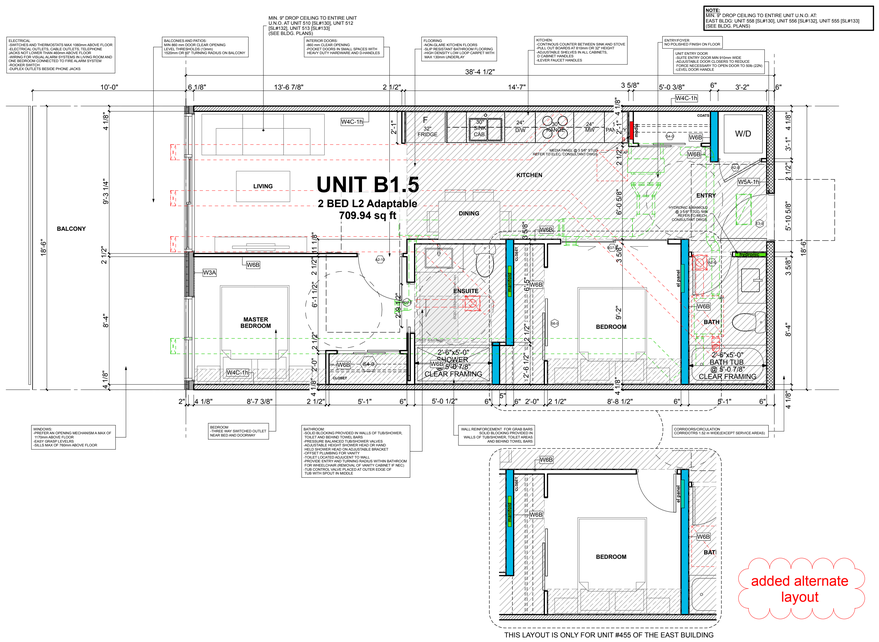
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATOR]

CASCADIA GREEN
[PROJECT]

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B1.4

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.205	[DRAWING]



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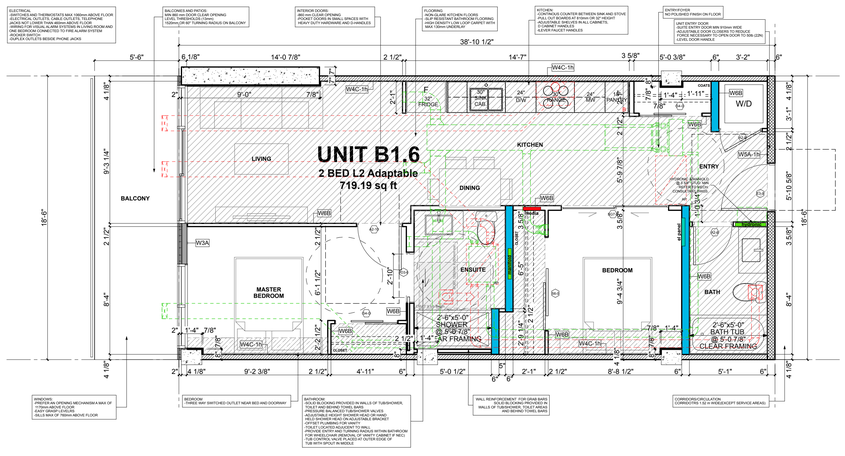
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATOR]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B1.5 - ADAPTABLE L2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.206	[DRAWING]



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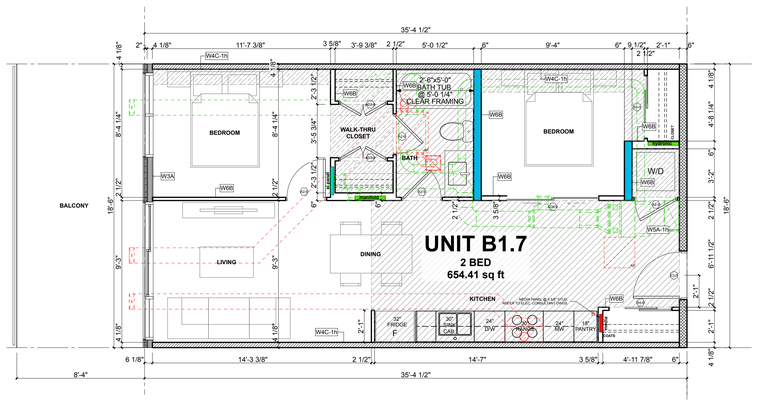
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATOR]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B1.6 - ADAPTABLE L2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.207	[DRAWING]



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATOR]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B1.7

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.208	[DRAWING]

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[PROJECT TEAM]

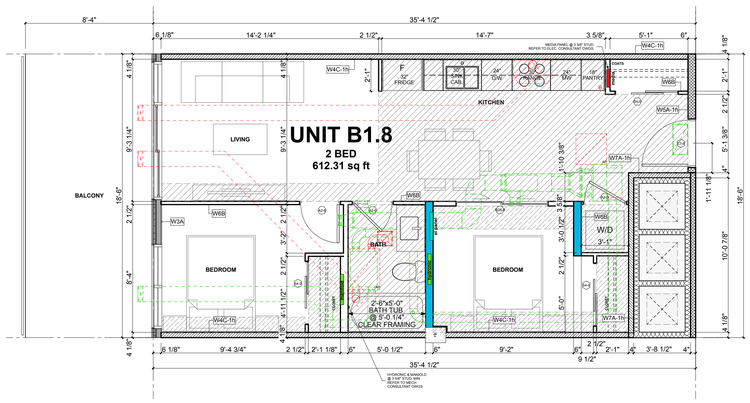
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHUHUS F. SADIKI
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-3.008	[DRAWING]



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

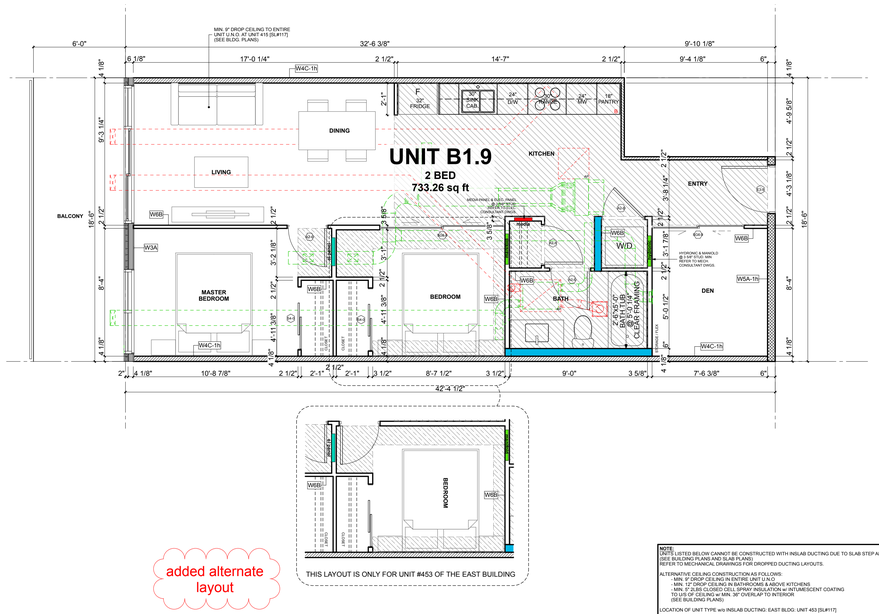
[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B1.8

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.209



NOTE
ITEMS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE (SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U.N.O.
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- 1/2" SLIBS CLOSED CELL SPRAY INSULATION w/ INTUMESCENT COATING
- MIN. 1 1/2" STUD WALL OR 3/8" OVERLAP TO INTERIOR
(SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING: EAST BLDG: UNIT 453 [SL#117]

MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 453 [SL#117] (SEE BLDG. PLANS)

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

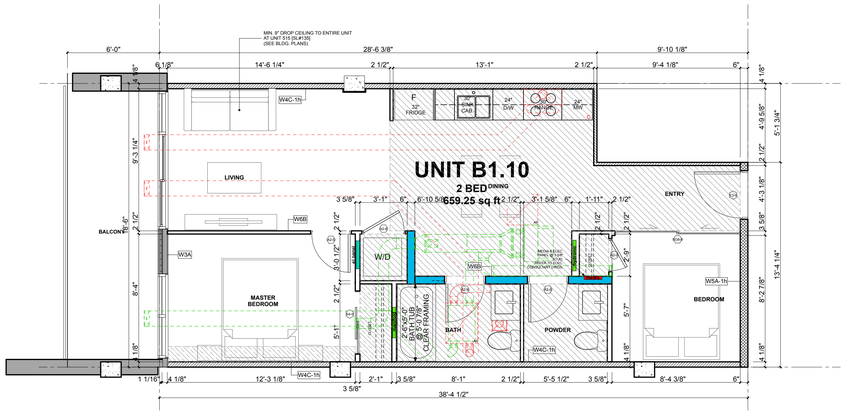
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B1.9

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.210

NOTE
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT EAST BLDG: UNIT 553 [SL#135] (SEE BLDG. PLANS)



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

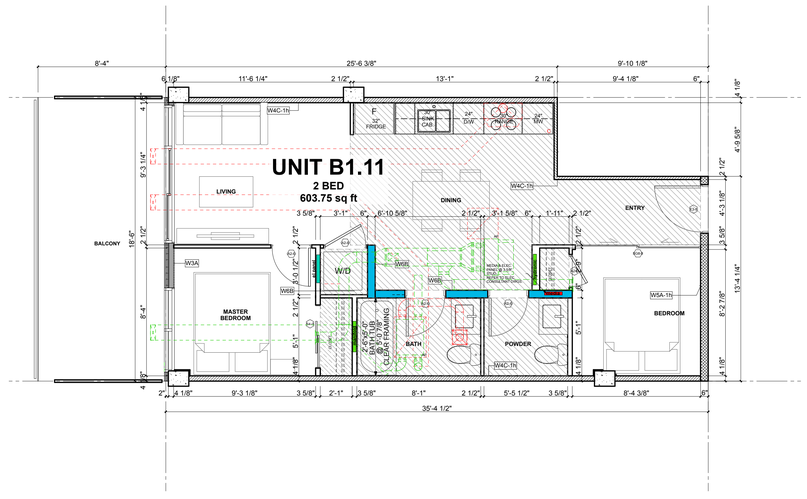
[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B1.10

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.211



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B1.11

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.212

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F. SADRI
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

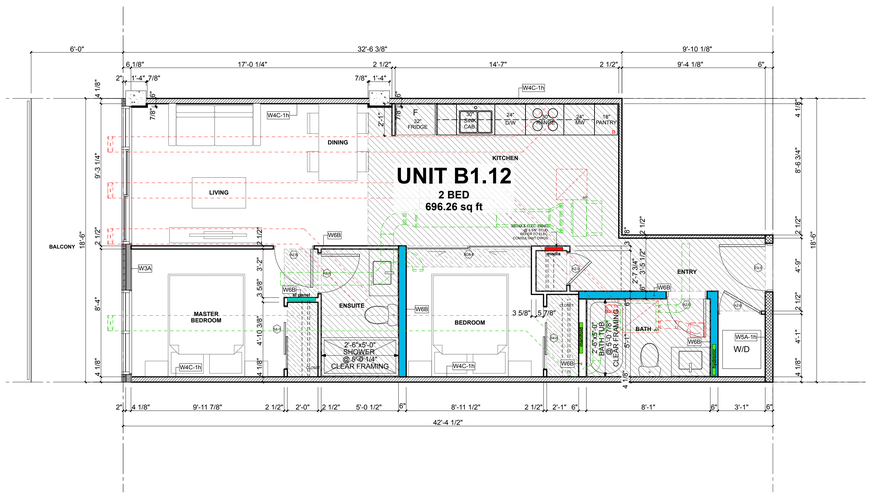
[PROJECT]
INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-3.009



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

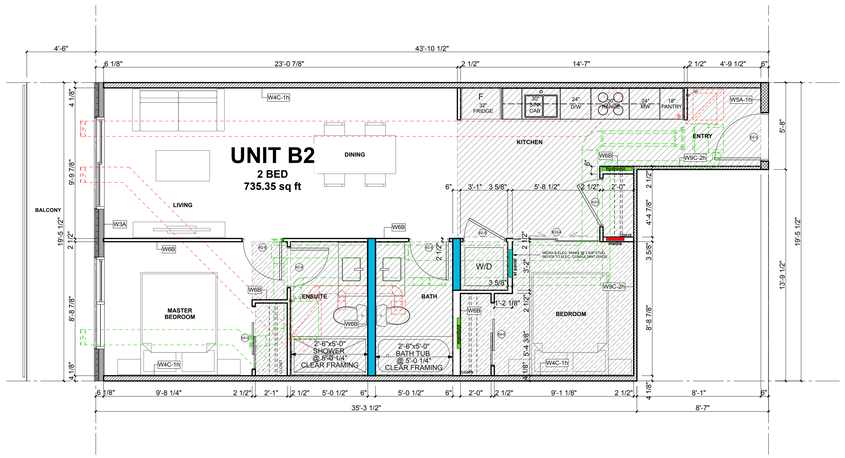
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B1.12

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.213

NOTE:
SEE 'F' DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 567 (SL#121) (SEE BLDG. PLANS)



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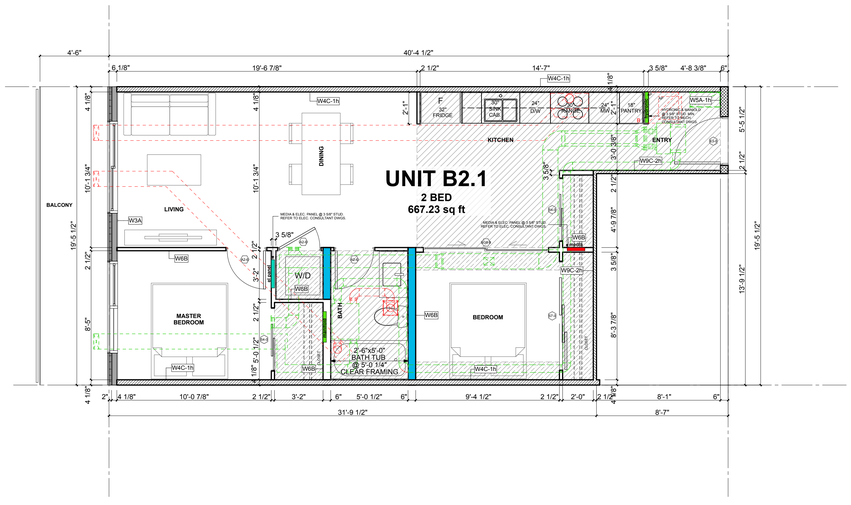
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.214



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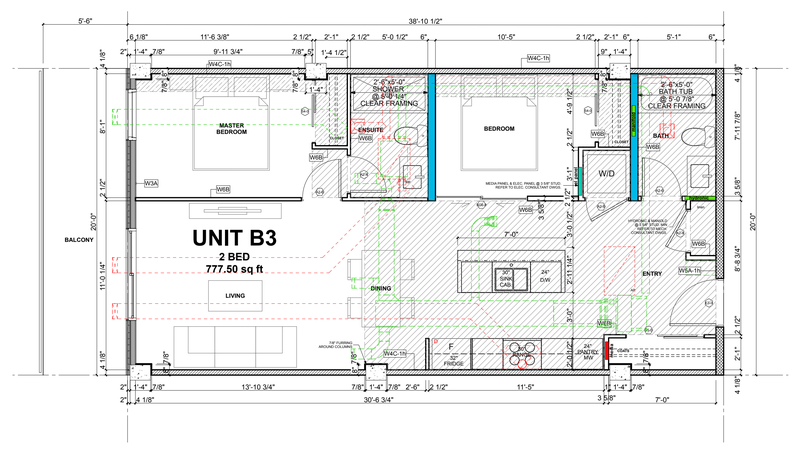
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B2.1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.215



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B3

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.216

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
BRITISH COLUMBIA
2024-08-14

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street

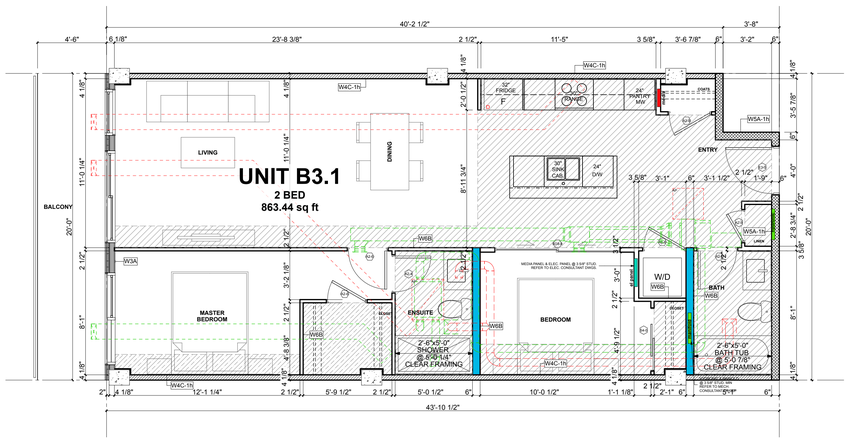
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-3.010

NOTE:
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT
UNIT 563 [SLIP125] (SEE BLDG. PLANS)



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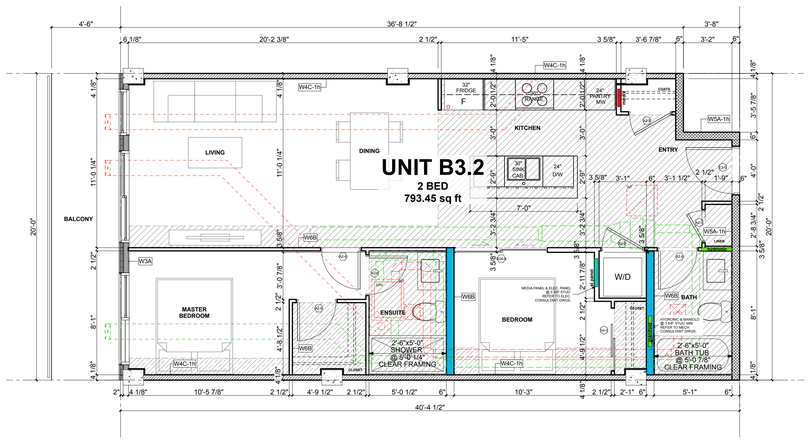
[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT B3.1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.217



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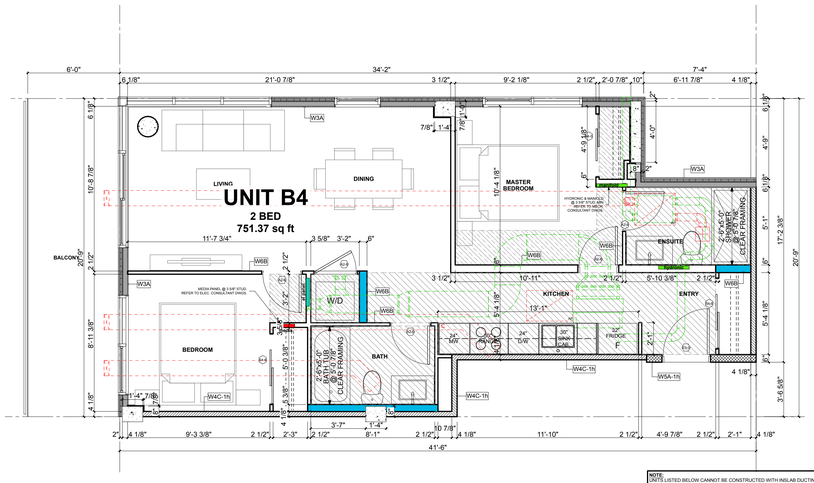
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B3.2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.218



NOTE:
UNITS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE
(SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 12" DROP CEILING IN BEDROOMS & ABOVE
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 9" 3LBS CLOSED CELL SPRAY INSULATION w/ INTUMESCENT COASTING
- MIN. 9" DROP CEILING w/ MIN. 36" OVERLAP TO INTERIOR
(SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING:
EAST BLDG: UNIT 551 [SLIP19]

MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT:
EAST BLDG: UNIT 551 [SLIP19]
(SEE BLDG. PLANS)

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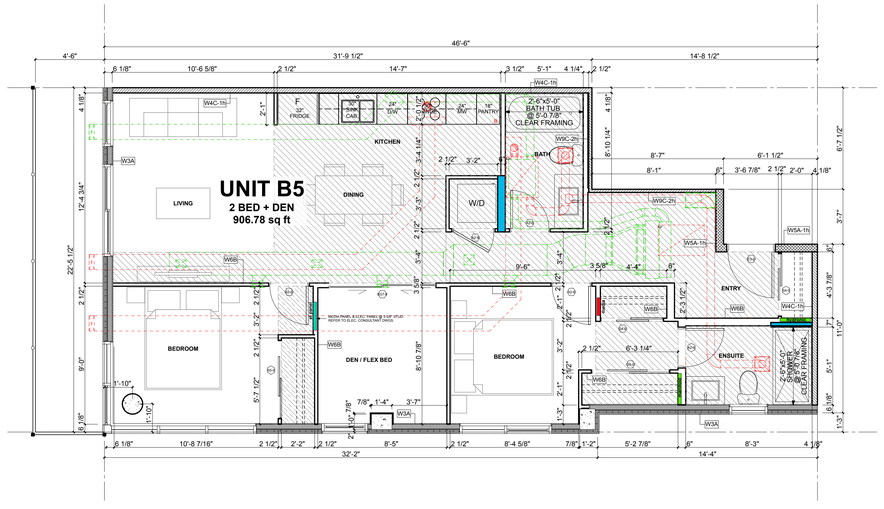
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B4

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.219



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[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B5

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-7.220

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. ROBERTS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

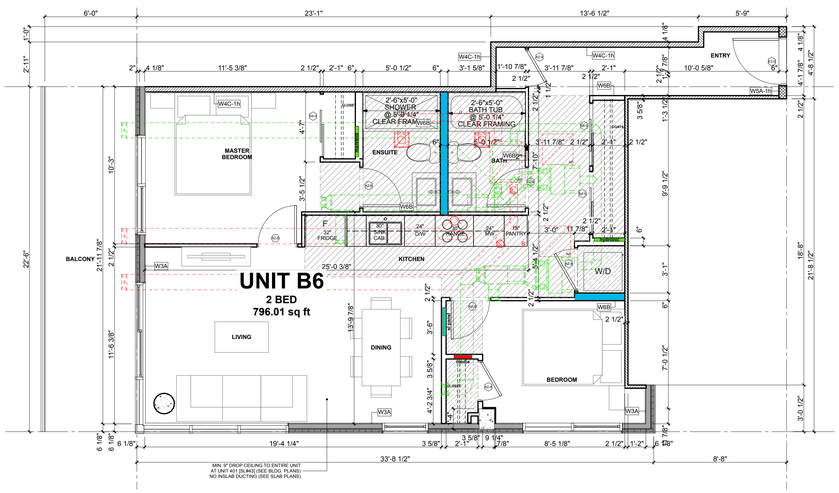
[PROJECT]
INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-3.011



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[CLIENT] CASCADIA GREEN

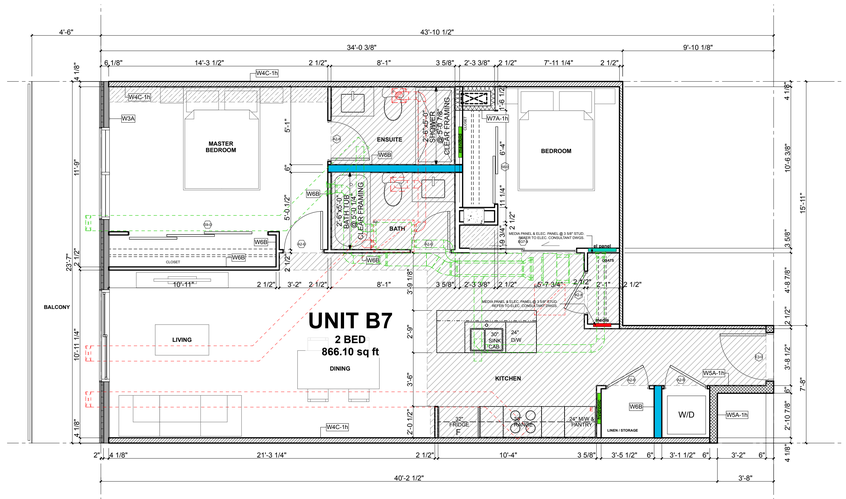
[PROJECT] INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE] UNIT B6

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING] A-7.221

NOTE:
SEE 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 502 (SL#126) (SEE BLDG. PLANS)



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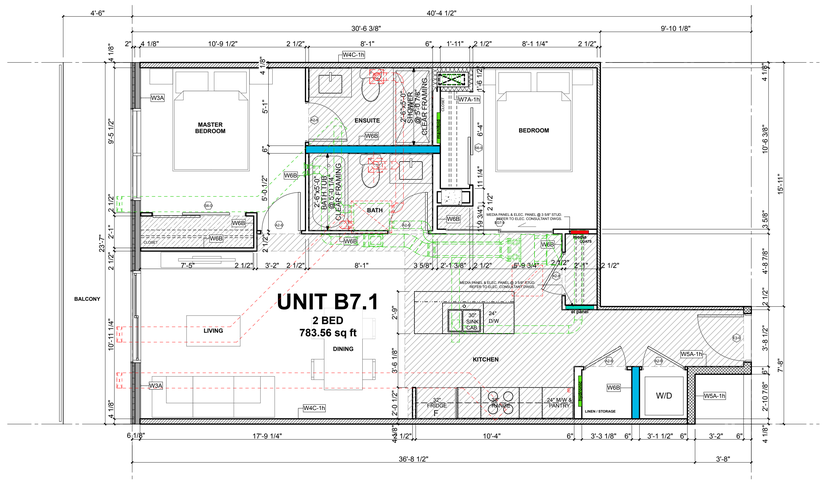
[CLIENT] CASCADIA GREEN
[PROJECT] INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE] UNIT B7

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING] A-7.222



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[CLIENT] CASCADIA GREEN
[PROJECT] INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE] UNIT B7.1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

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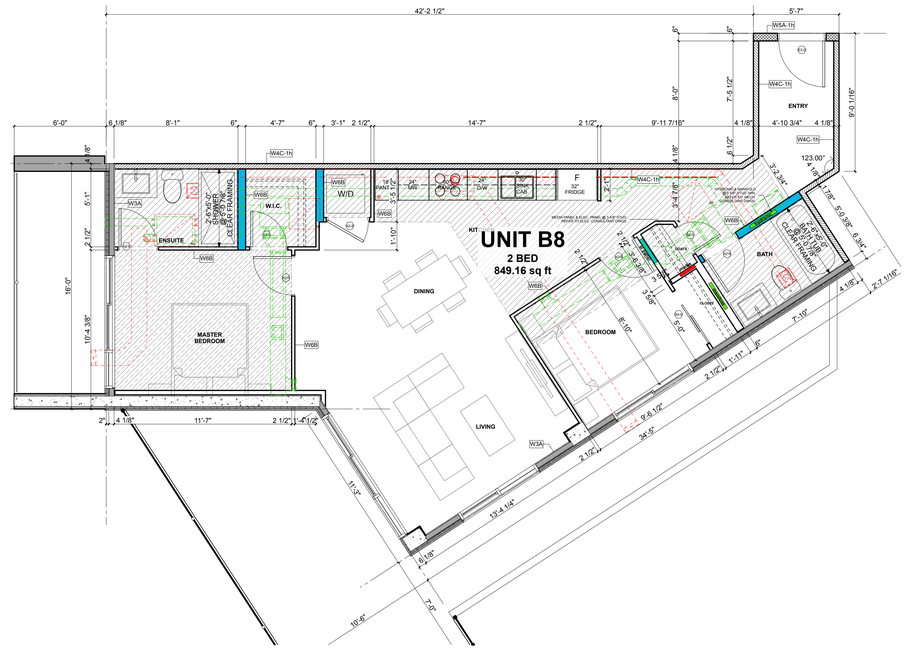

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[CLIENT] CASCADIA GREEN
[PROJECT] INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE] UNIT B8

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING] A-7.224

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHUHUS F. SADIKI
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

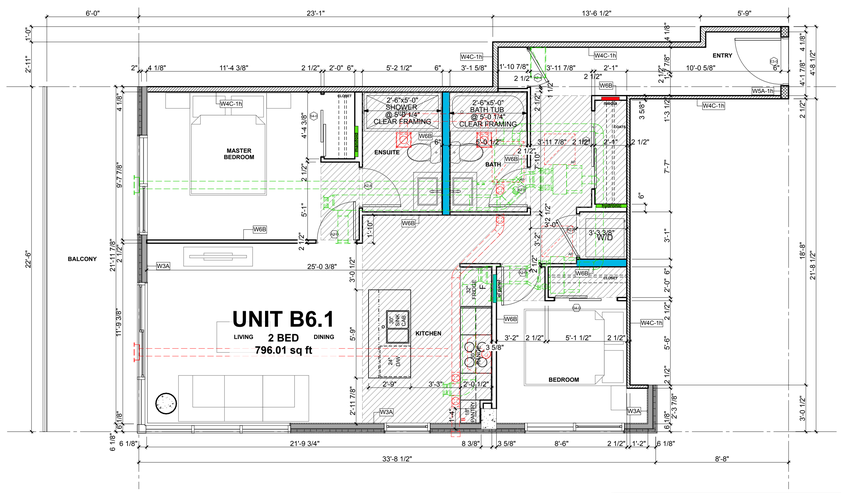
[PROJECT]
INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-3.012



NOTE:
UNITS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE (SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U.N.O
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 5" 3LBS CLOSED CELL SPRAY INSULATION W/ INTUMESCENT COATING TO UIS OF CEILING w/ 36" OVERLAP TO INTERIOR (SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING: UNIT 411 (SL#43)

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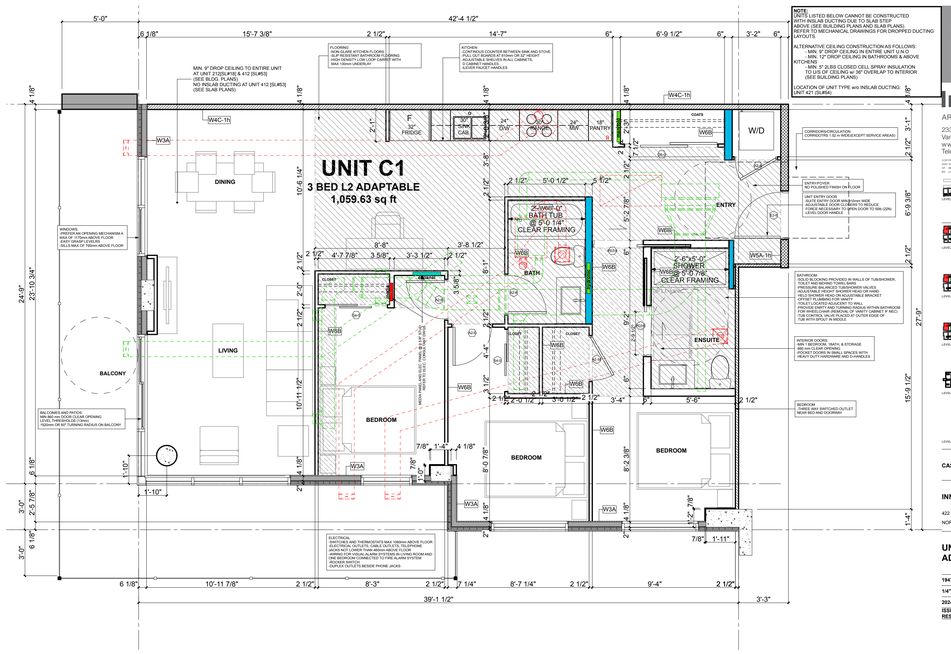
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
UNIT B6.1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.225	[DRAWING]



NOTE:
UNITS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE (SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U.N.O
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 5" 3LBS CLOSED CELL SPRAY INSULATION TO UIS OF CEILING w/ 36" OVERLAP TO INTERIOR (SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING: UNIT 421 (SL#54)

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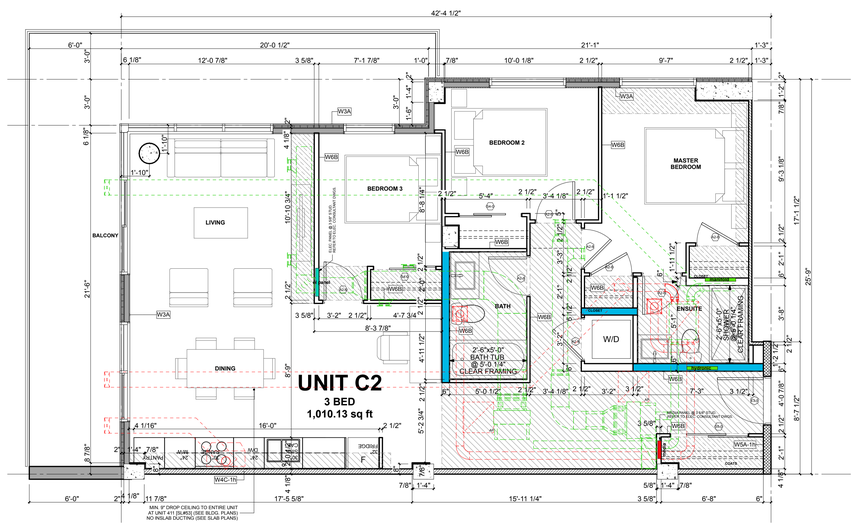
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
UNIT C1 - ADAPTABLE L2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.301	[DRAWING]



NOTE:
UNITS LISTED BELOW CANNOT BE CONSTRUCTED WITH INSLAB DUCTING DUE TO SLAB STEP ABOVE (SEE BUILDING PLANS AND SLAB PLANS)
REFER TO MECHANICAL DRAWINGS FOR DROPPED DUCTING LAYOUTS.

ALTERNATIVE CEILING CONSTRUCTION AS FOLLOWS:
- MIN. 9" DROP CEILING IN ENTIRE UNIT U.N.O
- MIN. 12" DROP CEILING IN BATHROOMS & ABOVE KITCHENS
- MIN. 5" 3LBS CLOSED CELL SPRAY INSULATION TO UIS OF CEILING w/ 36" OVERLAP TO INTERIOR (SEE BUILDING PLANS)

LOCATION OF UNIT TYPE w/o INSLAB DUCTING: UNIT 401 (SL#63)

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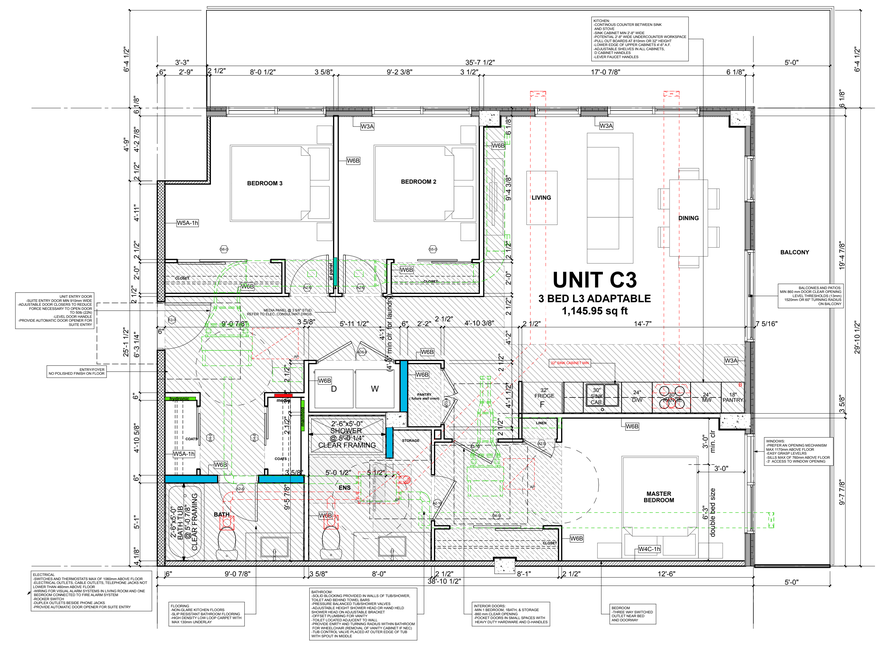
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
UNIT C2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.302	[DRAWING]



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
UNIT C3 - ADAPTABLE L3

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.303	[DRAWING]

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[PROJECT TEAM]

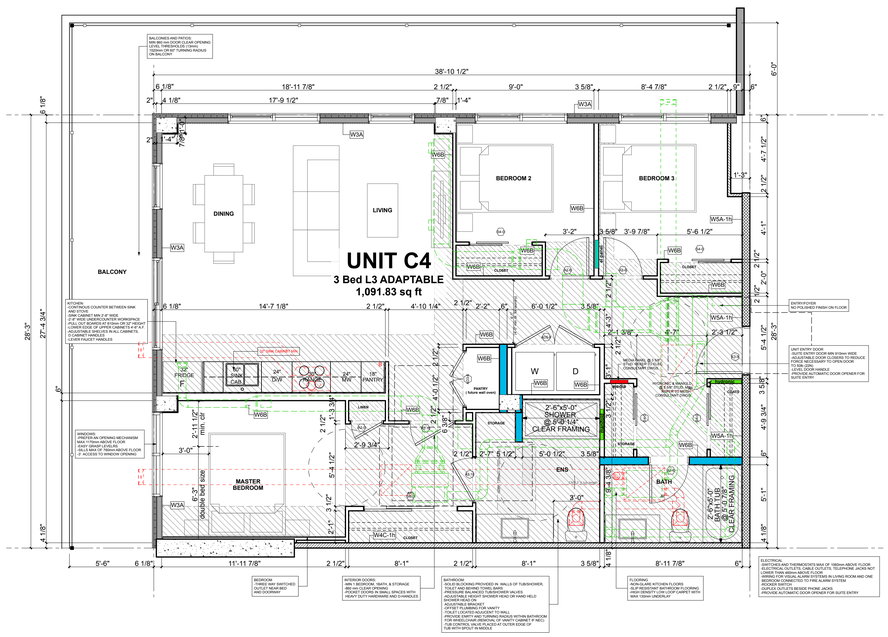
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
BRITISH COLUMBIA
2024-08-14

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North VANCOUVER, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-3.013	[DRAWING]



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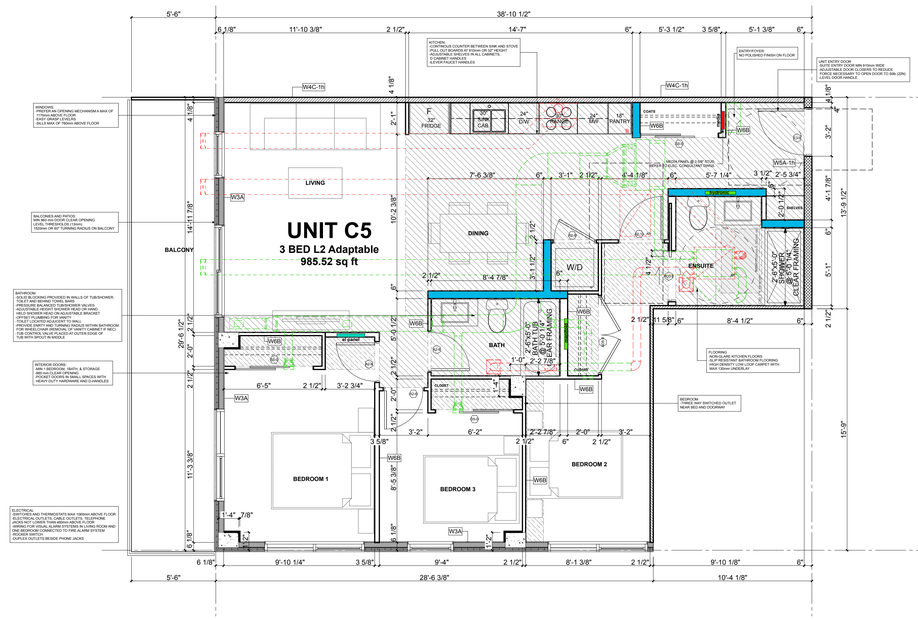
CASCADIA GREEN

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

UNIT C4 - ADAPTABLE L3

19471
1/4" = 1'-0"
2024-08-14
ISSUE 34 - BP RESUBMISSION

A-7.304



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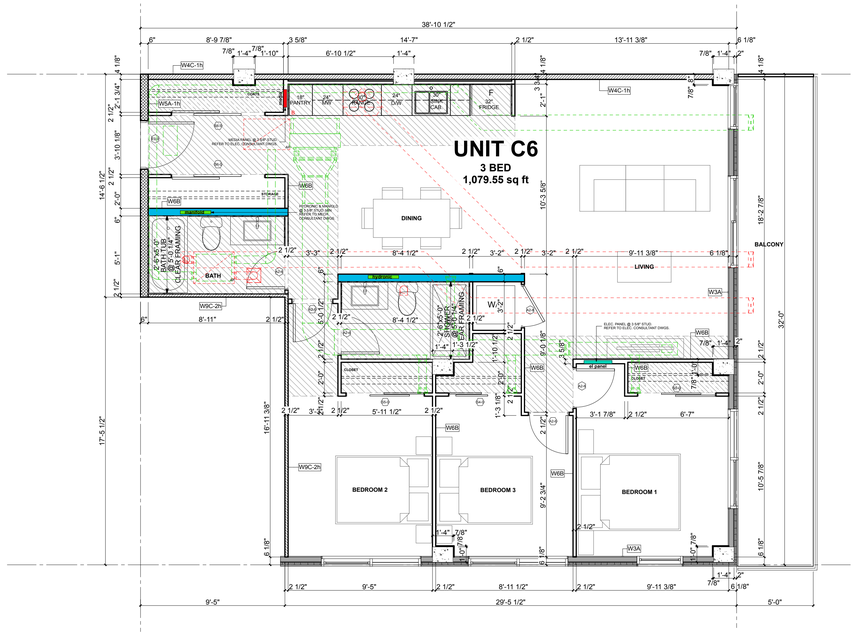
CASCADIA GREEN

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

UNIT C5 - ADAPTABLE L2

19471
1/4" = 1'-0"
2024-08-14
ISSUE 34 - BP RESUBMISSION

A-7.305



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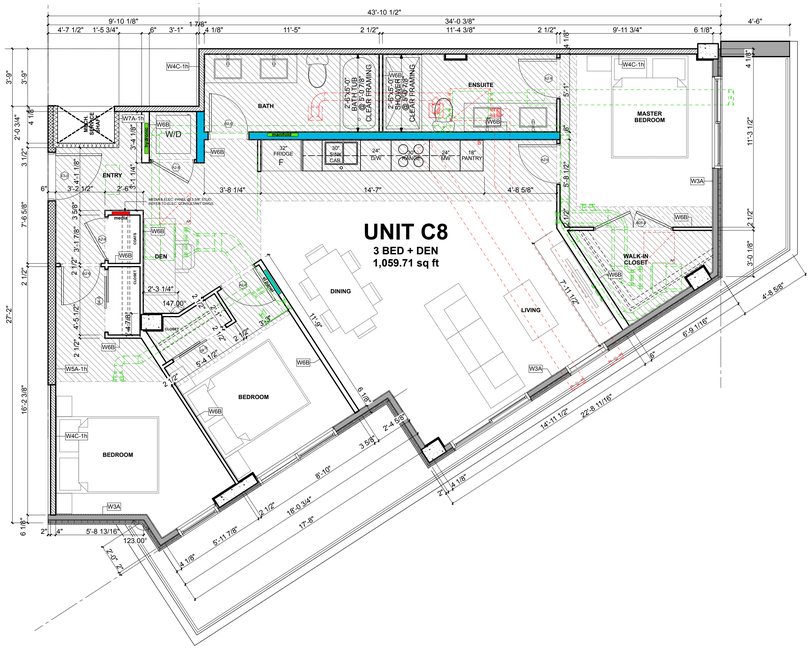
CASCADIA GREEN

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

UNIT C6

19471
1/4" = 1'-0"
2024-08-14
ISSUE 34 - BP RESUBMISSION

A-7.306



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CASCADIA GREEN

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

UNIT C8

19471
1/4" = 1'-0"
2024-08-14
ISSUE 34 - BP RESUBMISSION

A-7.307

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[PROJECT TEAM]

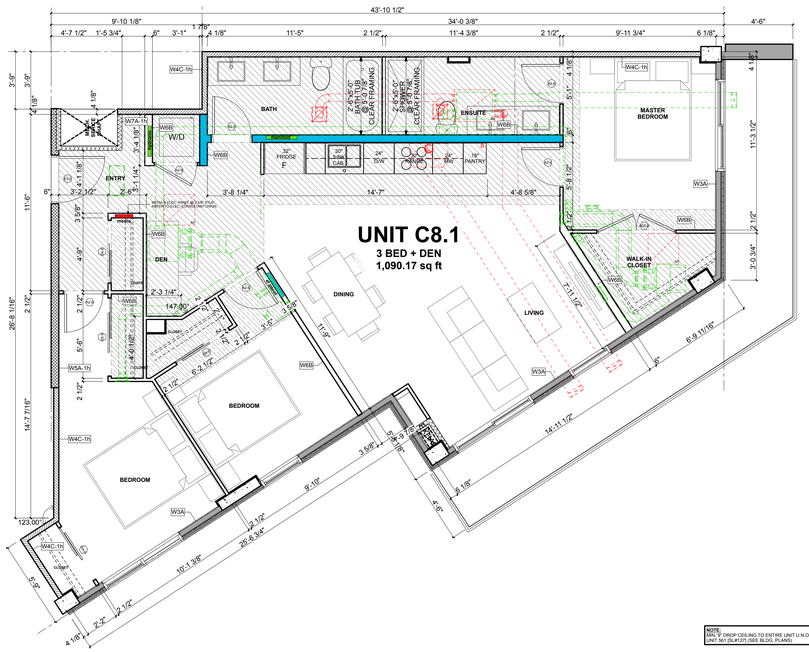
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SADLIER
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-3.014	[DRAWING]



NOTE:
VIR 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT
UNIT 501 [SLAB21] (SEE BLDG. PLANS)

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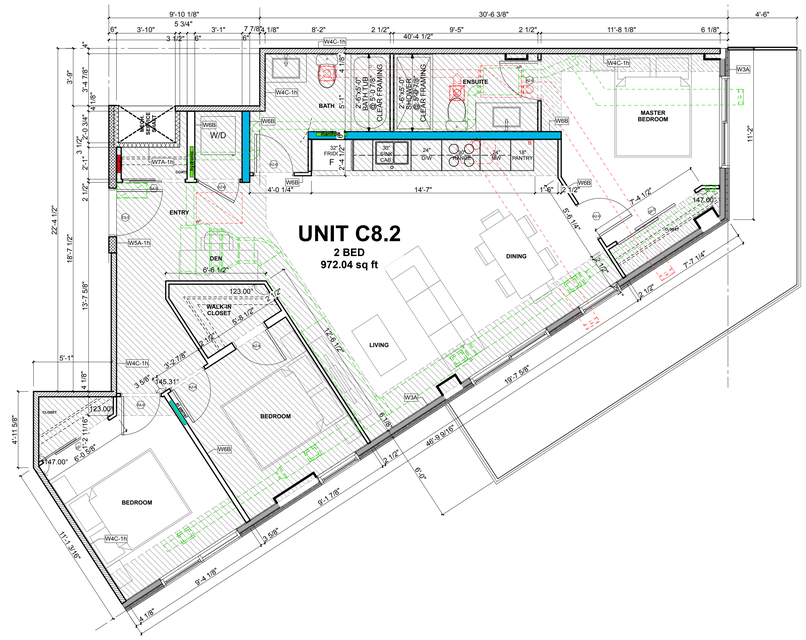
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT C8.1

19471	[PROJECT]
3/16" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.308	[DRAWING]



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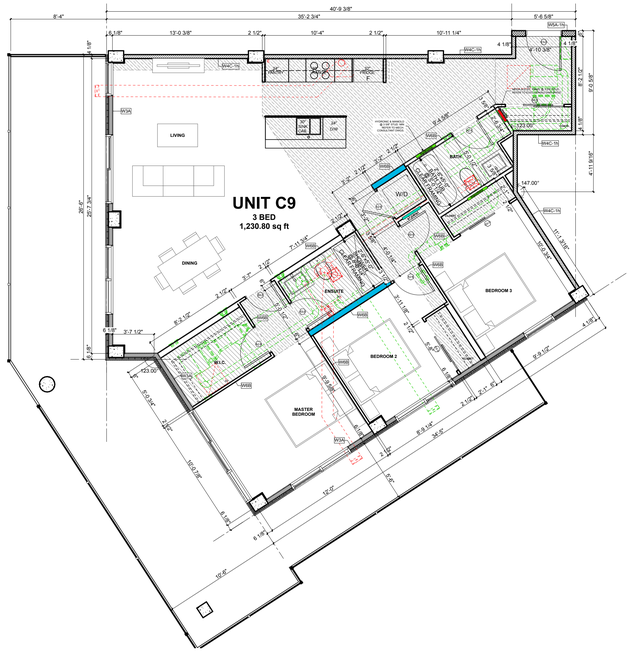
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT C8.2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.309	[DRAWING]



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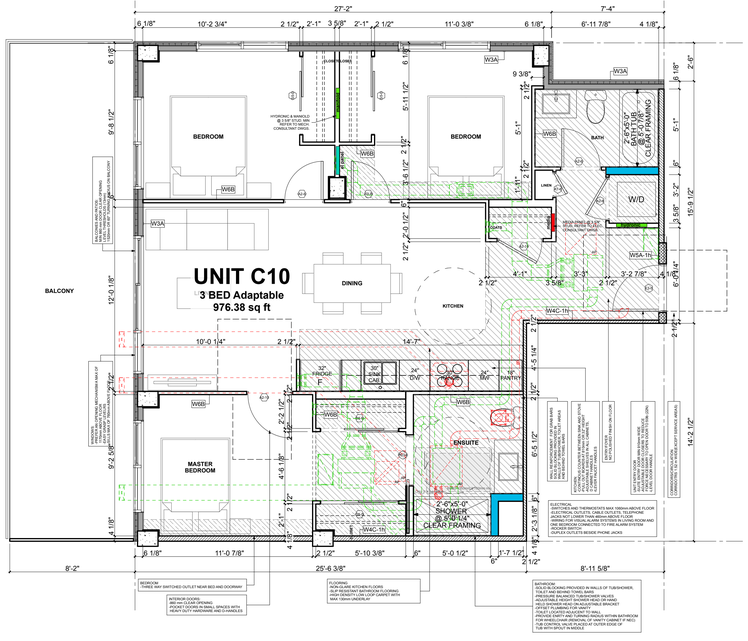
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT C9

19471	[PROJECT]
3/16" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.310	[DRAWING]



BEDROOM
TOWEL BAR - SWITCHED OUTLET NEAR BED AND DOORWAY

INTERIOR DOORS:
36" MIN CLEAR OPENING
ALL HARDWARE TO BE LEVERS WITH
HEAVY DUTY HARDWARE AND D-HANDLES

FLOORING:
NON-GLARE KITCHEN FLOORS
SLIP RESISTANT BATHROOM FLOORING
MAX 13mm THICK SILL AT GARDEN DOOR
MAX 13MM LANDING AT

BATHROOM
BATHROOM PROVIDED IN WALLS OF TUB/SHOWER, TOILET AND BEHIND TOWEL BARS
TUB/SHOWER CONTROLS ARE LOCATED UNLIKE ADJUSTABLE HEIGHT SHOWER HEAD OR HAND HELD SHOWER HEAD ON ADJUSTABLE BRACKET
TUB/SHOWER CONTROLS ARE LOCATED TOILET LOCATED ADJACENT TO WALL
ALL ACCESSORIES IN ACCESSIBLE BATHROOM BATHROOM FOR WHEELCHAIR (REMOVAL OF VANITY CABINET IF NEC)
SHOWER SEAT TO BE 1/2 OF OUTER EDGE OF TUB WITH SPOUT IN MIDDLE

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LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

[CLIENT]
CASCADIA GREEN

[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC

[TITLE]
UNIT C10 - ADAPTABLE L2

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.311	[DRAWING]

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

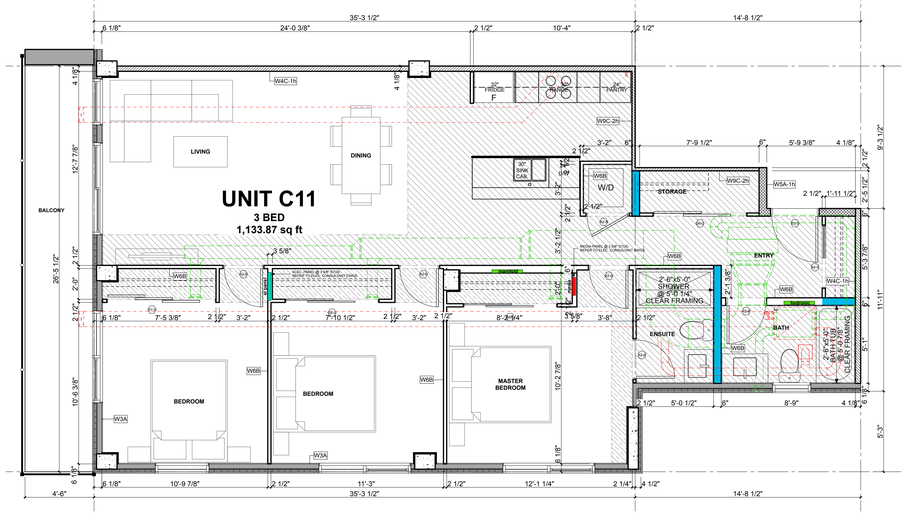
[PROJECT]
INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-3.015	[DRAWING]

NOTE:
MIN. 9" DROP CEILING TO ENTIRE UNIT U.N.O. AT UNIT 568 [SL#120] (SEE BLDG. PLANS)



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LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

[CLIENT]

CASCADIA GREEN

[PROJECT]

INNOVA

422 E 3rd Street

NORTH VANCOUVER, BC

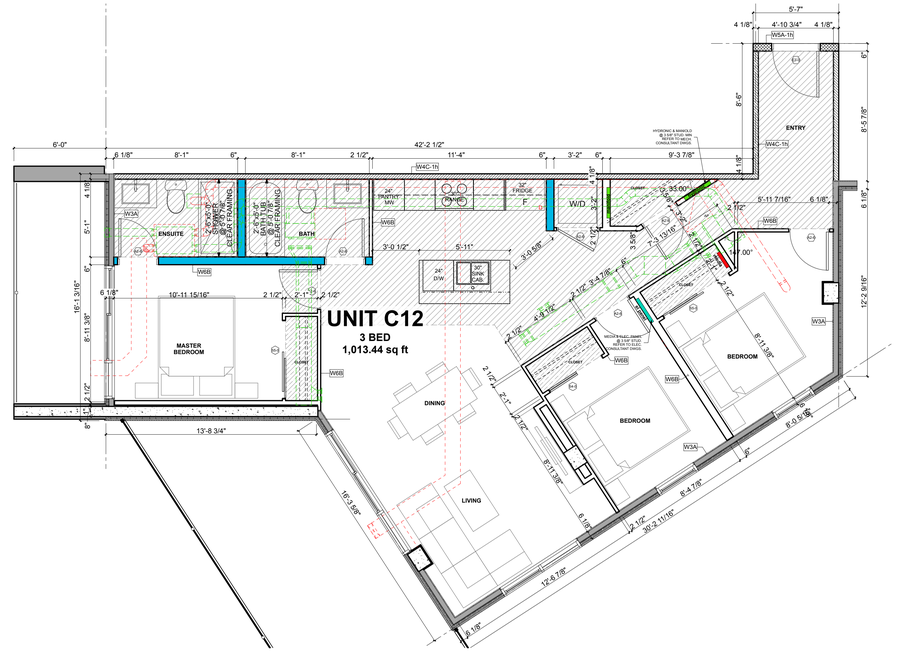
[TITLE]

UNIT C11

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-7.312



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LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

[CLIENT]

CASCADIA GREEN

[PROJECT]

INNOVA

422 E 3rd Street

NORTH VANCOUVER, BC

[TITLE]

UNIT C12

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-7.313

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAAGS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA
Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

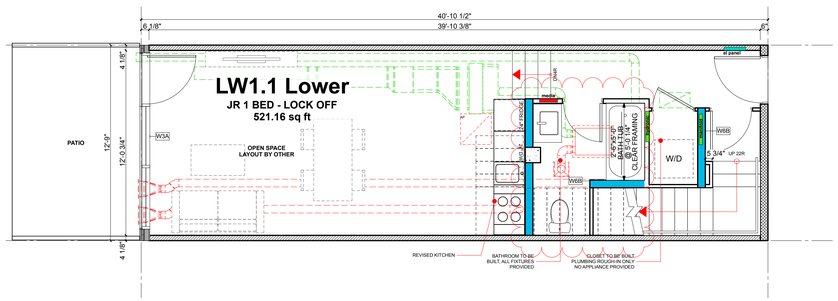
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-3.016

NOTE:
1. LOWER FLOOR LIVE/WORK UNIT TYPES TO HAVE MIN. 12" DROP CEILING FOR ENTIRE UNIT
2. NO INSLAB DUCTING. SEE BUILDING SLAB PLANS.



revised lower live/work unit to shell layout.

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LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 5

LEVEL 6

[CLIENT]

CASCADIA GREEN

[PROJECT]

INNOVA

422 E 3rd Street

NORTH VANCOUVER, BC

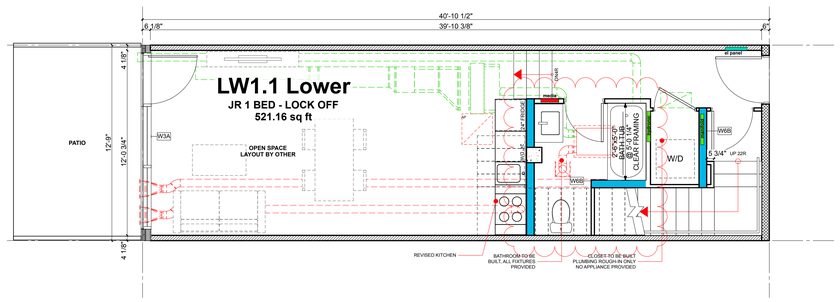
[TITLE]

LW1 Lower

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-7.401



revised lower live/work unit to shell layout.

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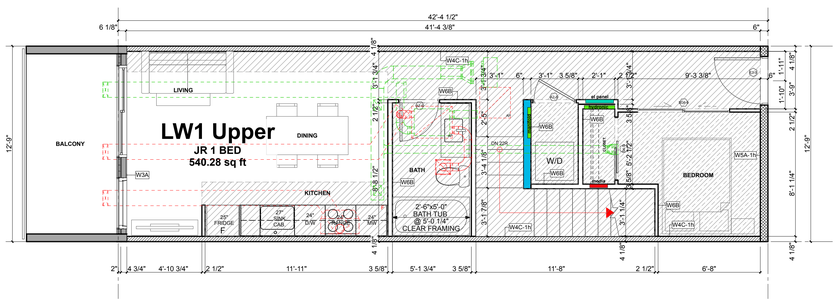
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

LW1.1 Lower

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-7.402



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

LW1 Upper

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-7.403

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIYAMUS F. SADIQ
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA
Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

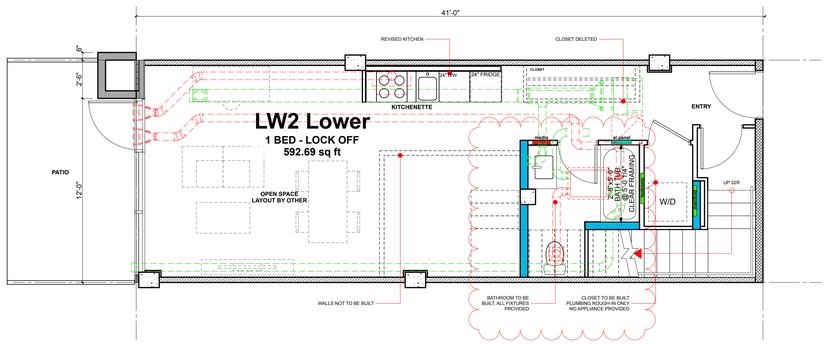
[TITLE]

UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]

A-3.017



revised lower live/work unit to shell layout.

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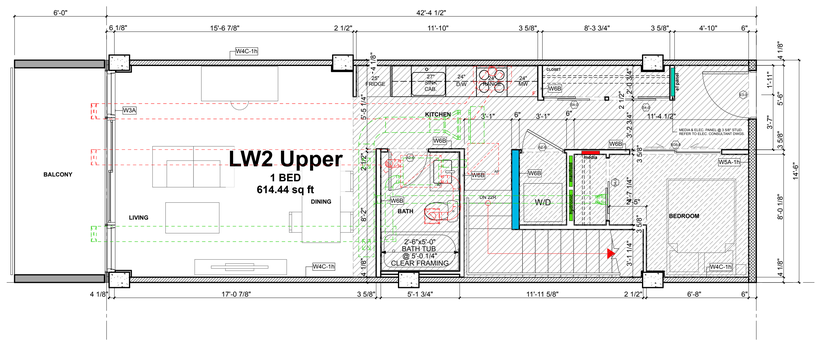
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
LW2 Lower

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.404



NOTE:
- NO INSLAB DUCTING FOR UNIT TYPE, SEE BUILDING SLAB PLAN.

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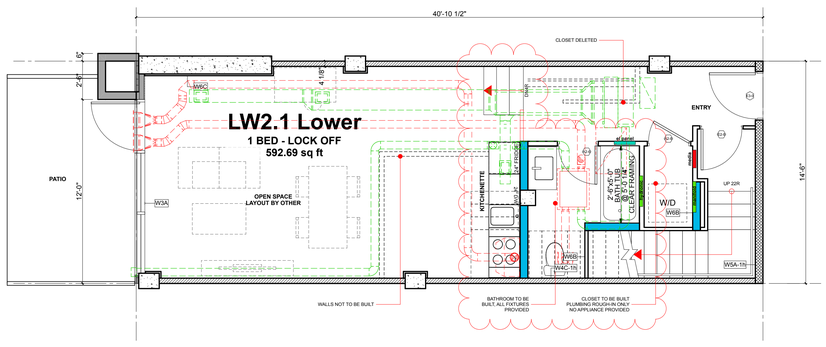
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
LW2 Upper

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.405



revised lower live/work unit to shell layout.

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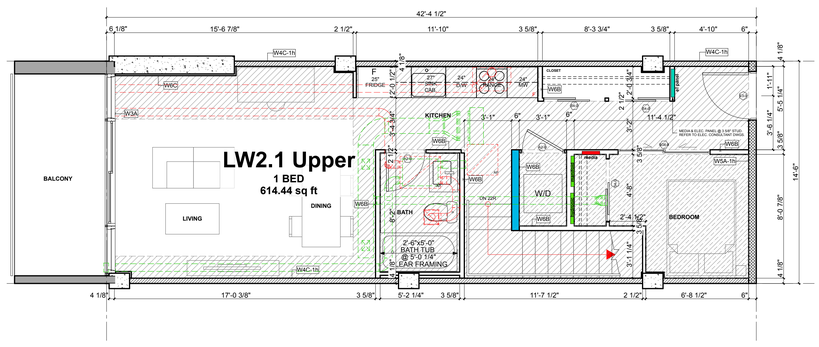
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
LW2.1 Lower

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.406



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LEVEL 1
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LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
LW2.1 Upper

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.407

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SCHOLES
2024-08-14
BRITISH COLUMBIA

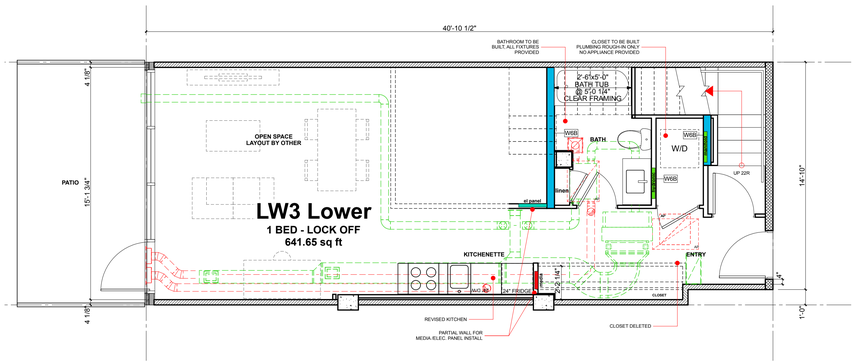
[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-3.018



revised lower live/work unit to shell layout.

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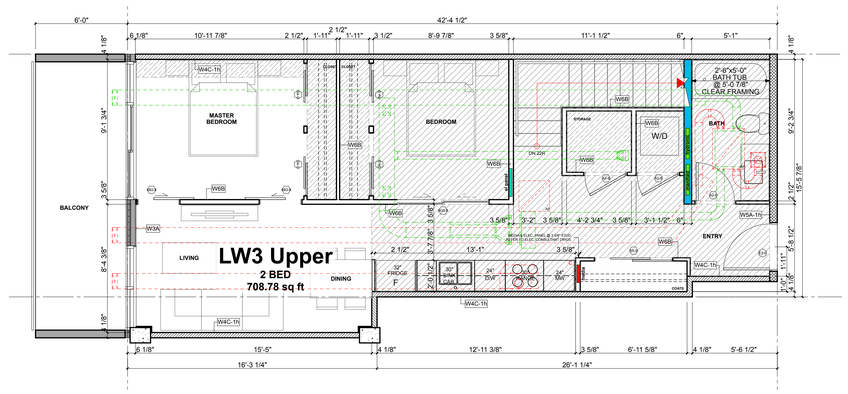
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
LW3 Lower
19471 [PROJECT]
1/4" = 1'-0" [SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-7.408



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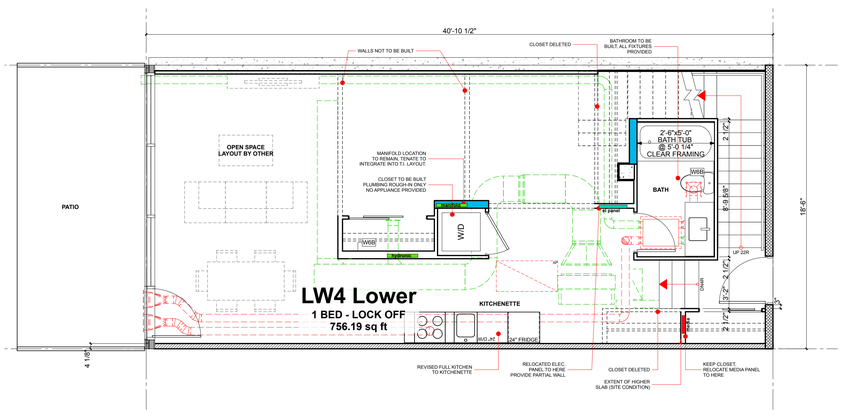
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
LW3 Upper
19471 [PROJECT]
1/4" = 1'-0" [SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-7.409



revised lower live/work unit to shell layout.

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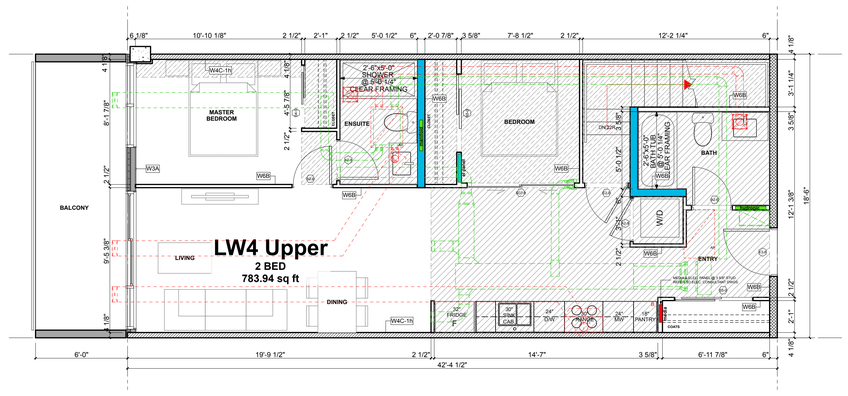
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
LW4 Lower
19471 [PROJECT]
1/4" = 1'-0" [SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-7.410



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[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
LW4 Upper
19471 [PROJECT]
1/4" = 1'-0" [SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-7.411

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[PROJECT TEAM]

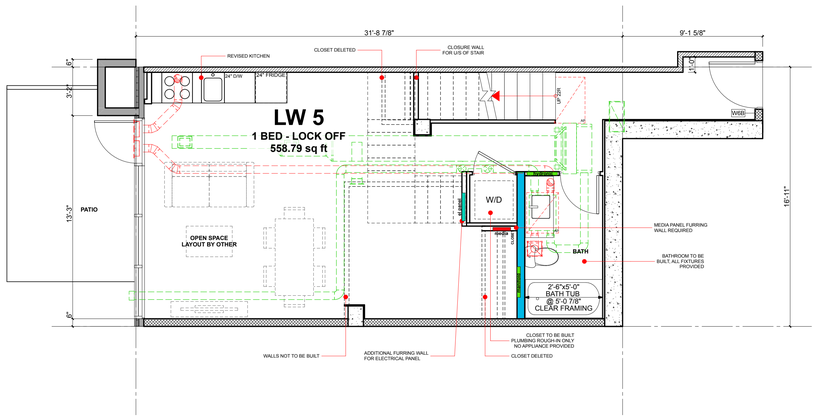
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHINUS F. SCHUTTE
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

[PROJECT]
19471
[SCALE]
As Noted
[DATE]
2024-08-14
[ISSUE]
ISSUE 34 - BP RESUBMISSION
[DRAWING]
A-3.019



revised lower live/work unit to shell layout.

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATI]

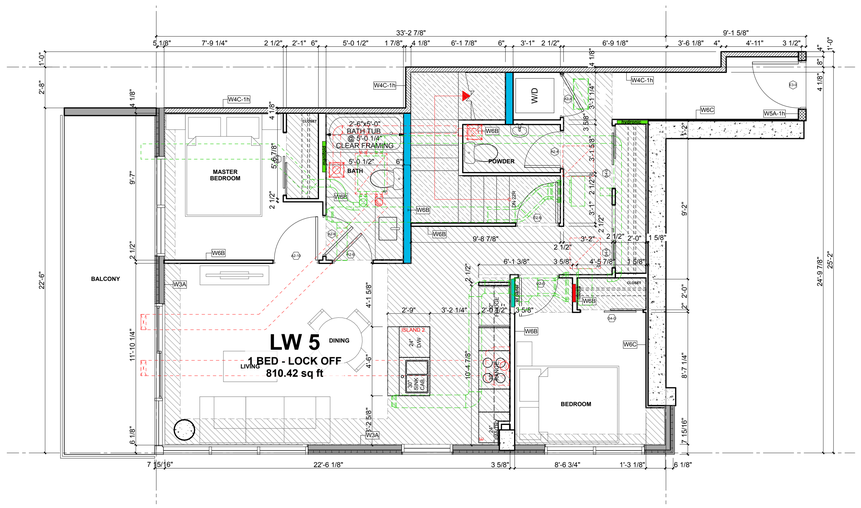
CASCADIA GREEN
[PROJECT]

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

LW5 Lower

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.412



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATI]

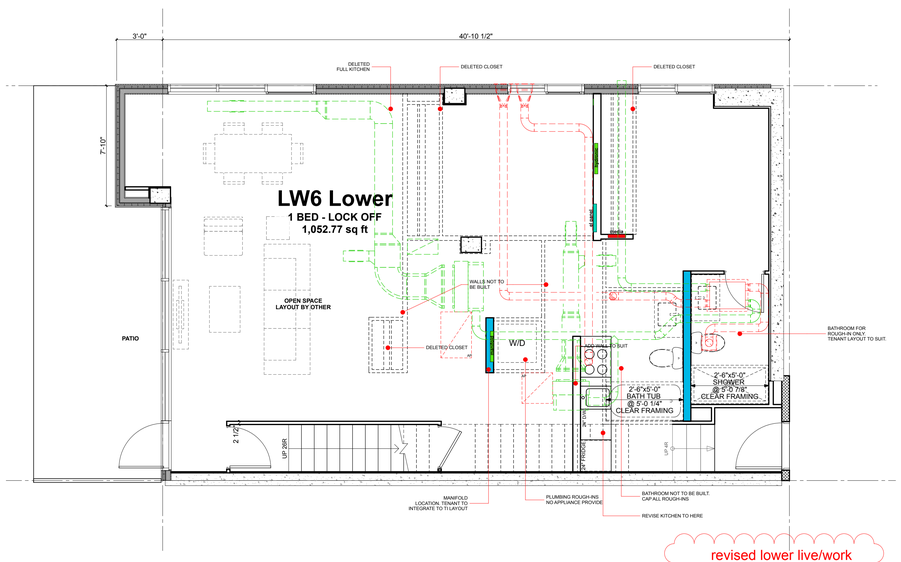
CASCADIA GREEN
[PROJECT]

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

LW5 Upper

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.413



revised lower live/work unit to shell layout.

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATI]

CASCADIA GREEN
[PROJECT]

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

LW6 Lower

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
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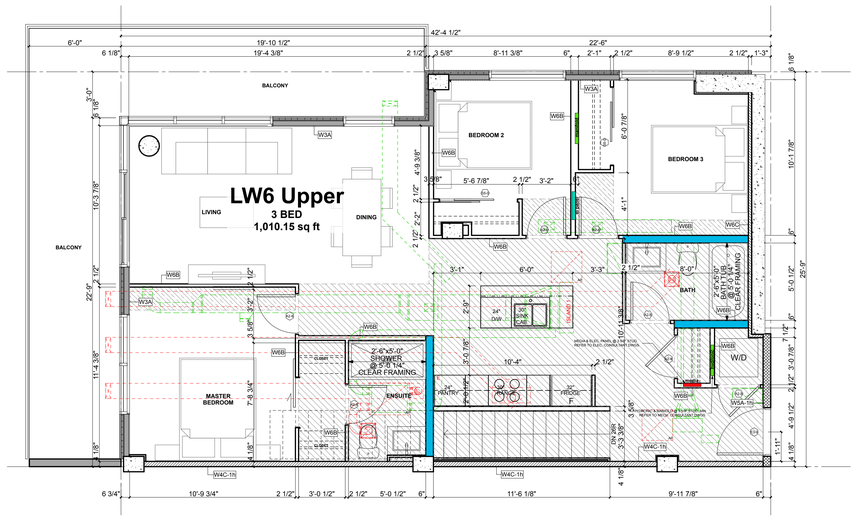
A-7.414



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATI]

CASCADIA GREEN
[PROJECT]

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

LW6 Upper

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.415

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

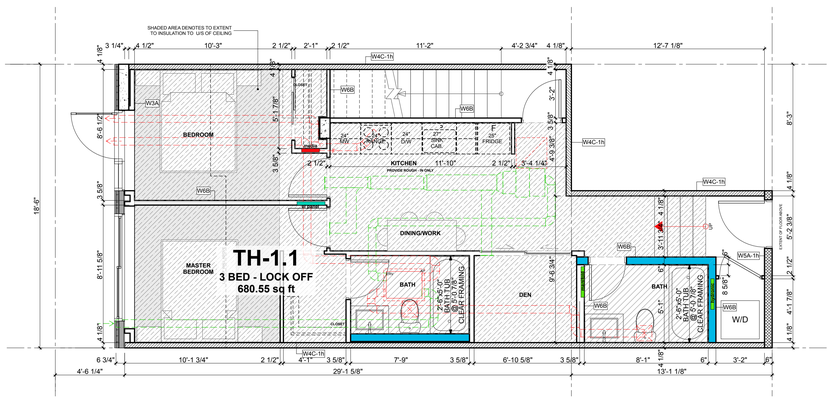
[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-3.020



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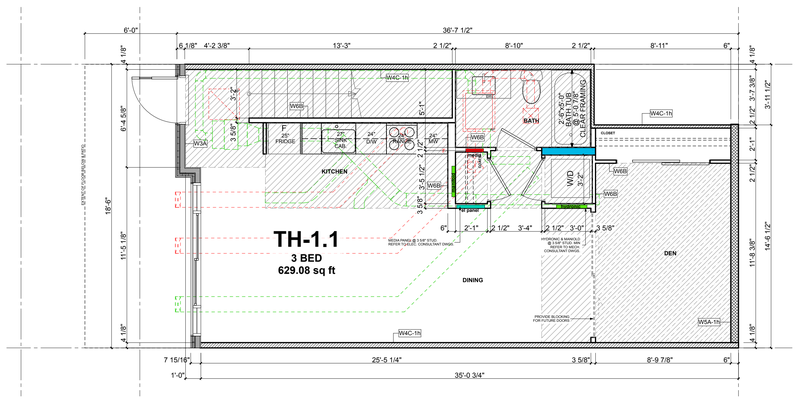
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
TH-1.1 - GF

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.501	[DRAWING]



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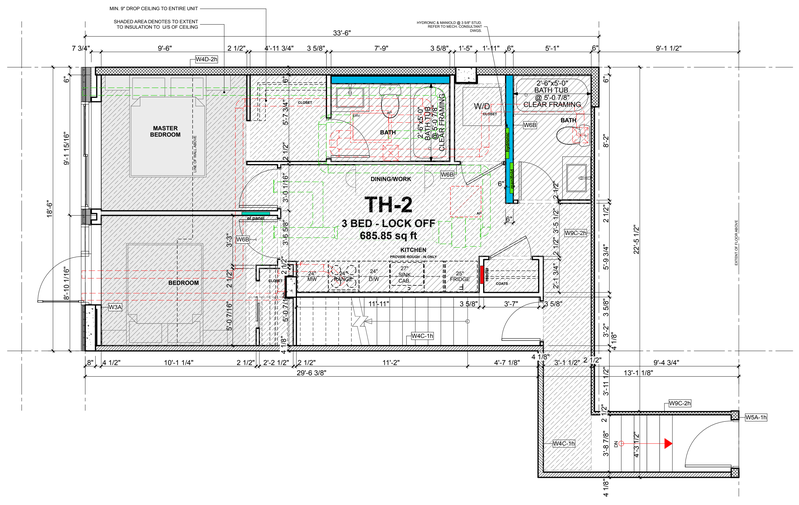
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
TH-1.1 - L1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.502	[DRAWING]



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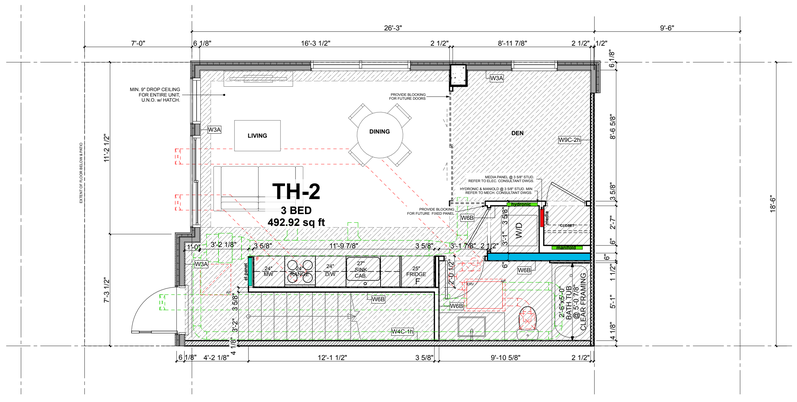
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
TH-2- GF

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.503	[DRAWING]



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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[CLIENT]
CASCADIA GREEN
[PROJECT]
INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]
TH-2- L1

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-7.504	[DRAWING]

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[PROJECT TEAM]

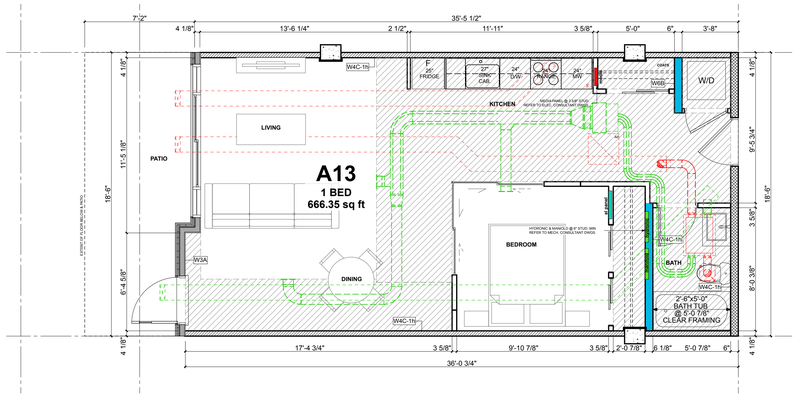
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. MAHONY
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
UNIT PLANS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-3.021	[DRAWING]



added unit types
from TH1 change

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATE]

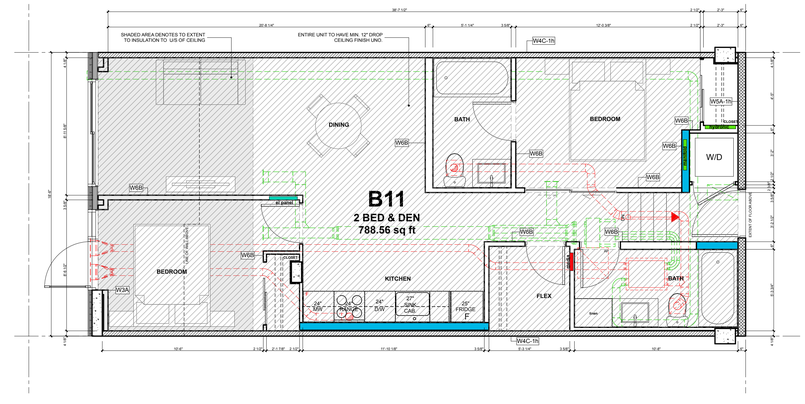
CASCADIA GREEN
[PREJECT]

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT A13

19471	[PREJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.6.1



added unit types
from TH1 change

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LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
[ELEVATE]

CASCADIA GREEN
[PREJECT]

INNOVA
422 E 3rd Street
NORTH VANCOUVER, BC
[TITLE]

UNIT B11

19471	[PREJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-7.6.2

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

CASCADIA
Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

UNIT PLANS

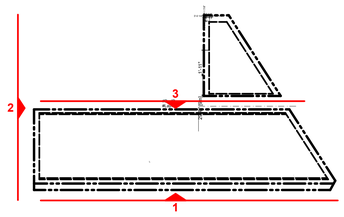
19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-3.022

1 WEST & EAST BUILDING - SOUTH ELEVATION (EAST 3RD STREET)
SCALE: 1/16" = 1'-0"

2 WEST BUILDING - WEST ELEVATION (ST. PATRICKS AVE)
SCALE: 1/16" = 1'-0"

3 EAST & WEST BUILDING - NORTH ELEVATION (LANE)
SCALE: 1/16" = 1'-0"



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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA
Green Development

[PROJECT]
INNOVA
333 St. Davids Ave
North Vancouver, BC

[TITLE]
SITE ELEVATIONS

19471	[PROJECT]
1/16" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ASI-38	[ISSUE]
A-4.001	[DRAWING]

1 WEST BUILDING - SOUTH ELEVATION

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

2 WEST BUILDING - NORTH ELEVATION

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

Material and Colour Legend

	Colour	Product (to match)	Finish (to match)	Location	Notes
CLADDING					
1.1	White	Brick	White	Exterior Walls (Stack Bond)	
1.2	Grey	Fibre Cement Panel	BM - Deep Silver 2124-30	Exterior Walls	
1.3	Charcoal	Fibre Cement Panel	BM - Gray 2121-10	Exterior Walls	
1.4	Red	Aluminum Composite Panel	BM Pomegranate AF -295	Commercial / Live-work	
1.5	Grey	Aluminum Composite Panel	BM - Deep Silver 2124-30	Commercial / Live-work	
1.7	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Exterior Walls	
SOFFIT					
2.1	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Underside of balcony soffit	
2.2	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Underside of upper eyebrow roof	
TRIMS/FLASHINGS					
3.1	Charcoal	Painted Concrete / Flashing	BM - Gray 2121-10	Roofs / Overhangs / Flashings	
3.2	Grey	Painted Concrete / Flashing	BM - Deep Silver 2124-30	Roofs / Overhangs / Flashings	
ROOFS/DECKS					
4.1	Grey	2 Ply SBS w/ pavers	Grey	Flat Roofs / Decks over living spaces	refer to assembly details: 0.4.3.01/, 0.4.3.02/, 0.4.3.02, 0.4.3.023
4.2	Light Grey	2 Ply SBS	Light Grey	2 Ply SBS roofing membrane at flat roofs	refer to assembly details: 0.4.3.013
WINDOWS/GLAZING					
5.0	Charcoal	Vinyl Windows	Charcoal	Prefinished vinyl windows	
5.1	Charcoal	Aluminum Windows	Charcoal	Aluminum windows	
5.2	Charcoal	Curtain Wall	Charcoal	Commercial / Live-work units	
5.3	Clear	Railings	Charcoal	Clear Glazing w/ anodized edge trim / post	
5.4	Opaque	Railings	Charcoal	Translucent Glazing w/ anodized edge trim / post	
DOORS					
6.1	Wood	Wood-Clad Door	Vertical Grain White Oak	Live Work Entry Doors	
6.2	Wood	Wood-Clad Door with Lite	Vertical Grain White Oak	TH Entry Doors	
SCREENS/CANOPIES/STAIRS					
7.1	Light Cherry / Charcoal	Patio Screen	TBD	Faux wood / Charcoal Metal screens	see screen details on sheet A-6.201 (North Building) and sheet A-6.202 (South Buildings)
7.2	Red / Charcoal	Live work & Commerical Canopies	BM Pomegranate AF -295	Canopies	see canopy details on sheet A-6.201 (South Buildings)
7.3	Red / Charcoal	Exterior Metal Stairs	BM Pomegranate AF -295	Frosted Metal stair w/ Perforated metal guard	see stair details on sheet A-6.106
7.4	Charcoal	Metal Screen	Painted to match 1.3	Metal Screen at Loading Bay	
SITE WORK					
8.1	Concrete	Architectural Concrete	Finished Concrete	Patio walls / At grade planters / Columns	
8.2	Grey	Planters	TBD	Roof Deck Planters	

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SADLER
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
333 St. Davids Ave

North Vancouver, BC

[TITLE]

WEST BUILDING ELEVATIONS

[PROJECT] 19471

[SCALE] 1/8" = 1'-0"

[DATE] 2024-08-14

[ISSUE] ASI-38

[DRAWING] A-4.101

1 WEST BUILDING - WEST ELEVATION

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

2 WEST BUILDING - EAST ELEVATION

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

Material and Colour Legend

	Colour	Product (to match)	Finish (to match)	Location	Notes
CLADDING					
1.1	White	Brick	White	Exterior Walls (Stack Bond)	
1.2	Grey	Fibre Cement Panel	BM - Deep Silver 2124-30	Exterior Walls	
1.3	Charcoal	Fibre Cement Panel	BM - Gray 2121-10	Exterior Walls	
1.4	Red	Aluminum Composite Panel	BM Pomegranate AF -295	Commercial / Live-work	
1.5	Grey	Aluminum Composite Panel	BM - Deep Silver 2124-30	Commercial / Live-work	
1.7	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Exterior Walls	
SOFFIT					
2.1	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Underside of balcony soffit	
2.2	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Underside of upper eyebrow roof	
TRIMS/FLASHINGS					
3.1	Charcoal	Painted Concrete / Flashing	BM - Gray 2121-10	Roofs / Overhangs / Flashings	
3.2	Grey	Painted Concrete / Flashing	BM - Deep Silver 2124-30	Roofs / Overhangs / Flashings	
ROOFS/DECKS					
4.1	Grey	2 Ply SBS w/ pavers	Grey	Flat Roofs / Decks over living spaces	refer to assembly details: 0.4.3.011, 0.4.3.021, 0.4.3.022, 0.4.3.023
4.2	Light Grey	2 Ply SBS	Light Grey	2 Ply SBS roofing membrane at flat roofs	refer to assembly details: 0.4.3.013
WINDOWS/GLAZING					
5.0	Charcoal	Vinyl Windows	Charcoal	Prefinished vinyl windows	
5.1	Charcoal	Aluminum Windows	Charcoal	Aluminum windows	
5.2	Charcoal	Curtain Wall	Charcoal	Commercial / Live-work units	
5.3	Clear	Railings	Charcoal	Clear Glazing w/ anodized edge trim / post	
5.4	Opaque	Railings	Charcoal	Translucent Glazing w/ anodized edge trim / post	
DOORS					
6.1	Wood	Wood-Clad Door	Vertical Grain White Oak	Live Work Entry Doors	
6.2	Wood	Wood-Clad Door with Lite	Vertical Grain White Oak	TH Entry Doors	
SCREENS/CANOPIES/STAIRS					
7.1	Light Cherry / Charcoal	Patio Screen	TBD	Faux wood / Charcoal Metal screens	see screen details on sheet A-6.201 (North Building) and sheet A-6.202 (South Buildings)
7.2	Red / Charcoal	Live-work & Commerical Canopies	BM Pomegranate AF -295	Canopies	see canopy details on sheet A-6.201 (South Buildings)
7.3	Red / Charcoal	Exterior Metal Stairs	BM Pomegranate AF -295	Folded Metal stair w/ Perforated metal guard	see stair details on sheet A-6.106
7.4	Charcoal	Metal Screen	Painted to match 1.3	Metal Screen at Loading Bay	
SITE WORK					
8.1	Concrete	Architectural Concrete	Finished Concrete	Patio walls / At grade planters / Columns	
8.2	Grey	Planters	TBD	Roof Deck Planters	

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F. SAUNDERS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
333 St. Davids Ave

North Vancouver, BC

[TITLE]

WEST BUILDING ELEVATIONS

19471	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ASI-38	[ISSUE]

[DRAWING]

A-4.111

1 EAST BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 EAST BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Material and Colour Legend

	Colour	Product (to match)	Finish (to match)	Location	Notes
1.0 CLADDING					
1.1	White	Brick	White	Exterior Walls (Black Bond)	
1.2	Grey	Fibre Cement Panel	BM - Deep Silver 2124-30	Exterior Walls	
1.3	Charcoal	Fibre Cement Panel	BM - Gray 2121-10	Exterior Walls	
1.4	Red	Aluminum Composite Panel	BM Pomegranate AF -295	Commercial / Live-work	
1.5	Grey	Aluminum Composite Panel	BM - Deep Silver 2124-30	Commercial / Live-work	
1.7	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Exterior Walls	
2.0 SOFFIT					
2.1	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Underside of balcony soffit	
2.2	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Underside of upper eyebrow roof	
3.0 TRIMS/FLASHINGS					
3.1	Charcoal	Painted Concrete / Flashing	BM - Gray 2121-10	Roofs / Overhangs / Flashings	
3.2	Grey	Painted Concrete / Flashing	BM - Deep Silver 2124-30	Roofs / Overhangs / Flashings	
4.0 ROOFS/DECKS					
4.1	Grey	2 Ply SBS w/ pavers	Grey	Flat Roofs / Decks over living spaces	refer to assembly details: E.4.3.011, E.4.3.021, E.4.3.022, E.4.3.023
4.2	Light Grey	2 Ply SBS	Light Grey	2 Ply SBS roofing membrane at flat roofs	refer to assembly details: E.4.3.013
5.0 WINDOWS/GLAZING					
5.0	Charcoal	Vinyl Windows	Charcoal	Prefinished vinyl windows	
5.1	Charcoal	Aluminum Windows	Charcoal	Aluminum windows	
5.2	Charcoal	Curtain Wall	Charcoal	Commercial / Live-work units	
5.3	Clear	Railings	Charcoal	Clear Glazing w/ anodized edge trim / post	
5.4	Opaque	Railings	Charcoal	Translucent Glazing w/ anodized edge trim / post	
6.0 DOORS					
6.1	Wood	Wood-Clad Door	Vertical Grain White Oak	Live Work Entry Doors	
6.2	Wood	Wood-Clad Door with Lite	Vertical Grain White Oak	TH Entry Doors	
7.0 SCREENS/CANOPIES/STAIRS					
7.1	Light Cherry / Charcoal	Patio Screen	TBD	Faux wood / Charcoal Metal screens	see screen details on sheet A-6.201 (North Building) and sheet A-6.202 (South Building)
7.2	Red / Charcoal	Live work & Commerical Canopies	BM Pomegranate AF -295	Canopies	see canopy details on sheet A-6.201 (South Building)
7.3	Red / Charcoal	Exterior Metal Stairs	BM Pomegranate AF -295	Folded Metal stair w/ Perforated metal guard	see stair details on sheet A-6.106
7.4	Charcoal	Metal Screen	Painted to match 1.3	Metal Screen at Loading Bay	
8.0 SITE WORK					
8.1	Concrete	Architectural Concrete	Finished Concrete	Patio walls / At grade planters / Columns	
8.2	Grey	Planters	TBD	Roof Deck Planters	

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
333 St. Davids Ave
North Vancouver, BC

[TITLE]
EAST BUILDING ELEVATIONS

19471	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ASI-38	[ISSUE]
A-4.201	[DRAWING]

1 NORTH/EAST BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH/EAST BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"

Material and Colour Legend

	Colour	Product (to match)	Finish (to match)	Location	Notes
1.0					CLADDING
1.1	White	Brick	White	Exterior Walls (Stack Bond)	
1.2	Grey	Fibre Cement Panel	BM - Deep Silver 2124-30	Exterior Walls	
1.3	Charcoal	Fibre Cement Panel	BM - Gray 2121-10	Exterior Walls	
1.4	Red	Aluminum Composite Panel	BM Pomegranate AF -295	Commercial / Live-work	
1.5	Grey	Aluminum Composite Panel	BM - Deep Silver 2124-30	Commercial / Live-work	
1.7	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Exterior Walls	
2.0					SOFFIT
2.1	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Underside of balcony soffit	
2.2	Cedar	Fibre Cement Boards (Wood finish)	Summer Wheat	Underside of upper eyebrow roof	
3.0					TRIMS/FLASHINGS
3.1	Charcoal	Painted Concrete / Flashing	BM - Gray 2121-10	Roofs / Overhangs / Flashings	
3.2	Grey	Painted Concrete / Flashing	BM - Deep Silver 2124-30	Roofs / Overhangs / Flashings	
4.0					ROOFS/DECKS
4.1	Grey	2 Ply SBS w/ pavers	Grey	Flat Roofs / Decks over living spaces	refer to assembly details: 0.4.3.011, 0.4.3.021, 0.4.3.022, 0.4.3.023
4.2	Light Grey	2 Ply SBS	Light Grey	2 Ply SBS roofing membrane at flat roofs	refer to assembly details: 0.4.3.013
5.0					WINDOWS/GLAZING
5.0	Charcoal	Vinyl Windows	Charcoal	Prefinished vinyl windows	
5.1	Charcoal	Aluminum Windows	Charcoal	Aluminum windows	
5.2	Charcoal	Curtain Wall	Charcoal	Commercial / Live-work units	
5.3	Clear	Railings	Charcoal	Clear Glazing w/ anodized edge trim / post	
5.4	Opaque	Railings	Charcoal	Translucent Glazing w/ anodized edge trim / post	
6.0					DOORS
6.1	Wood	Wood-Clad Door	Vertical Grain White Oak	Live Work Entry Doors	
6.2	Wood	Wood-Clad Door with Lite	Vertical Grain White Oak	Tri-Entry Doors	
7.0					SCREENS/CANOPIES/STAIRS
7.1	Light Cherry / Charcoal	Patio Screen	TBD	Faux wood / Charcoal Metal screens	see screen details on sheet A-6.201 (North Building) and sheet A-6.202 (South Building)
7.2	Red / Charcoal	Live work & Commerical Canopies	BM Pomegranate AF -295	Canopies	see canopy details on sheet A-6.201 (South Building)
7.3	Red / Charcoal	Exterior Metal Stairs	BM Pomegranate AF -295	Folded Metal stair w/ Perforated metal guard	see stair details on sheet A-6.106
7.4	Charcoal	Metal Screen	Painted to match 1.3	Metal Screen at Loading Bay	
8.0					SITE WORK
8.1	Concrete	Architectural Concrete	Finished Concrete	Patio walls / At grade planters / Columns	
8.2	Grey	Planters	TBD	Roof Deck Planters	

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

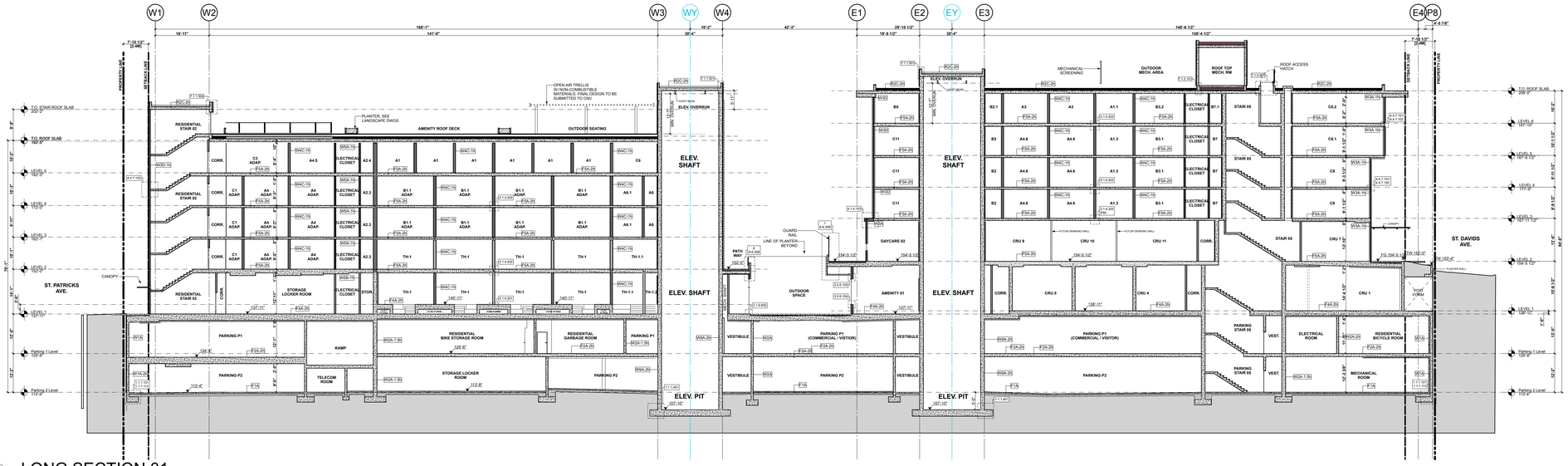
INNOVA
333 St. Davids Ave

North Vancouver, BC

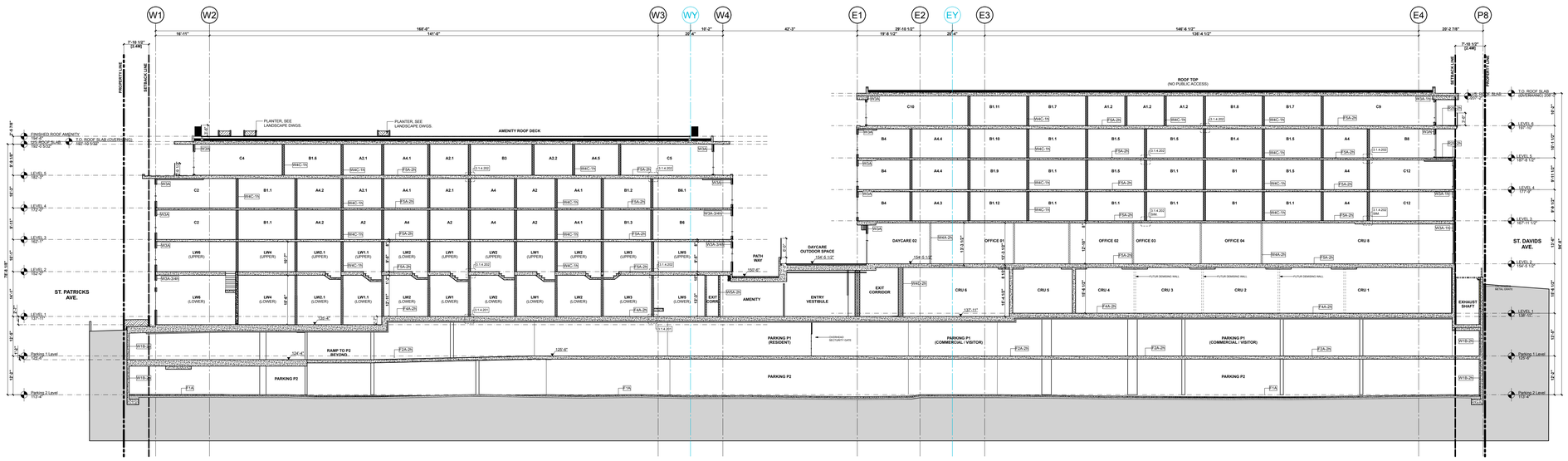
[TITLE]

EAST BUILDING ELEVATIONS

19471	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ASI-38	[ISSUE]
A-4.211	[DRAWING]



1 LONG SECTION 01
SCALE: 1/16" = 1'-0"



2 LONG SECTION 02
SCALE: 1/16" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SANDS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA
Green Development

[PROJECT]

INNOVA
333 St. Davids Ave

North Vancouver, BC

[TITLE]

BUILDING SECTION (LONGITUDINAL)

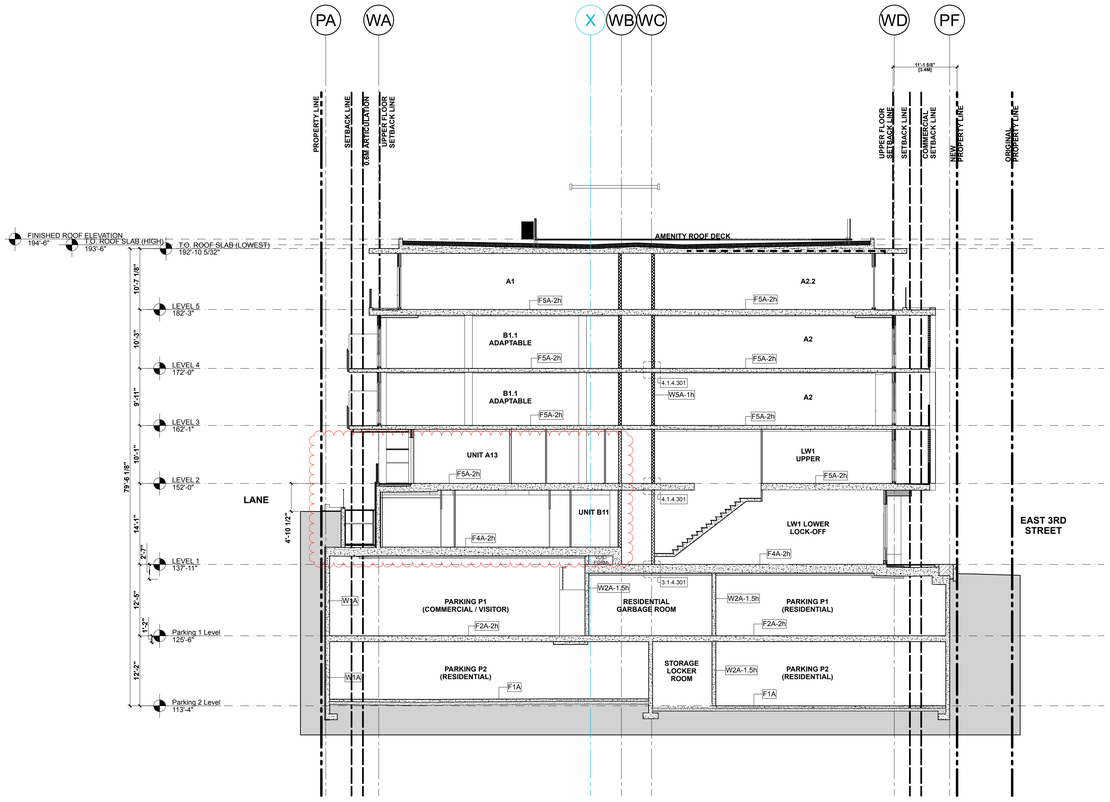
[PROJECT]
19471

[SCALE]
As Noted

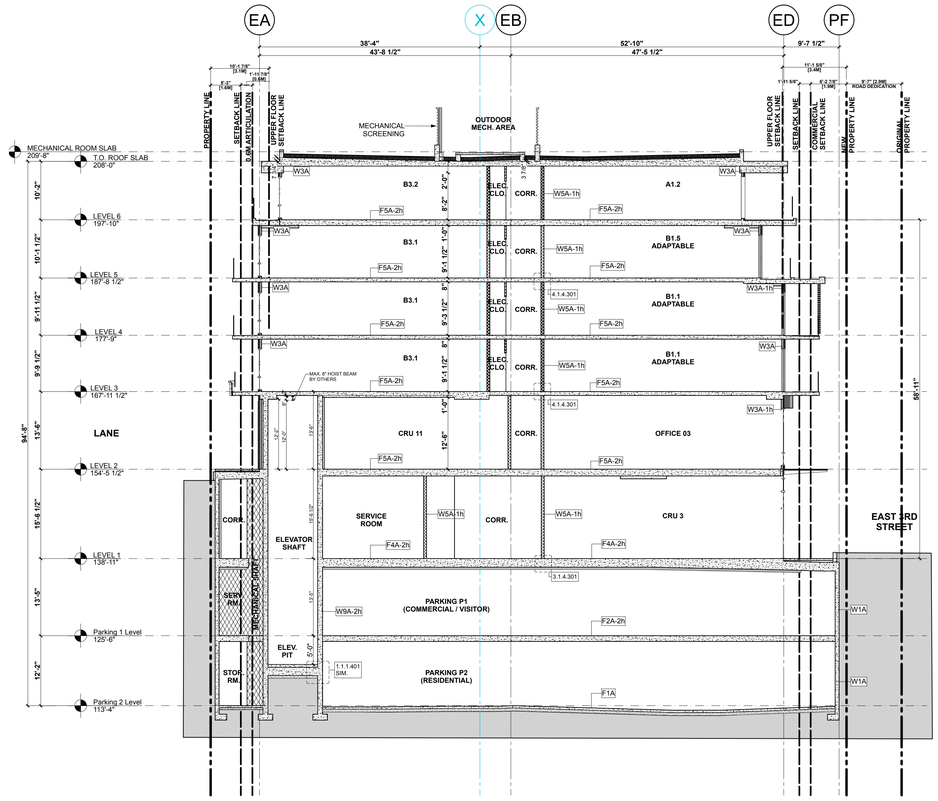
[DATE]
2024-08-14

[ISSUE]
ASI-38

[DRAWING]
A-5.000



1 WEST BLDG. CROSS-SECTION
SCALE: 3/32" = 1'-0"



2 EAST BLDG. CROSS SECTION
SCALE: 3/32" = 1'-0"

3 RAMP SECTION
SCALE: 3/32" = 1'-0"

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[PROJECT TEAM]

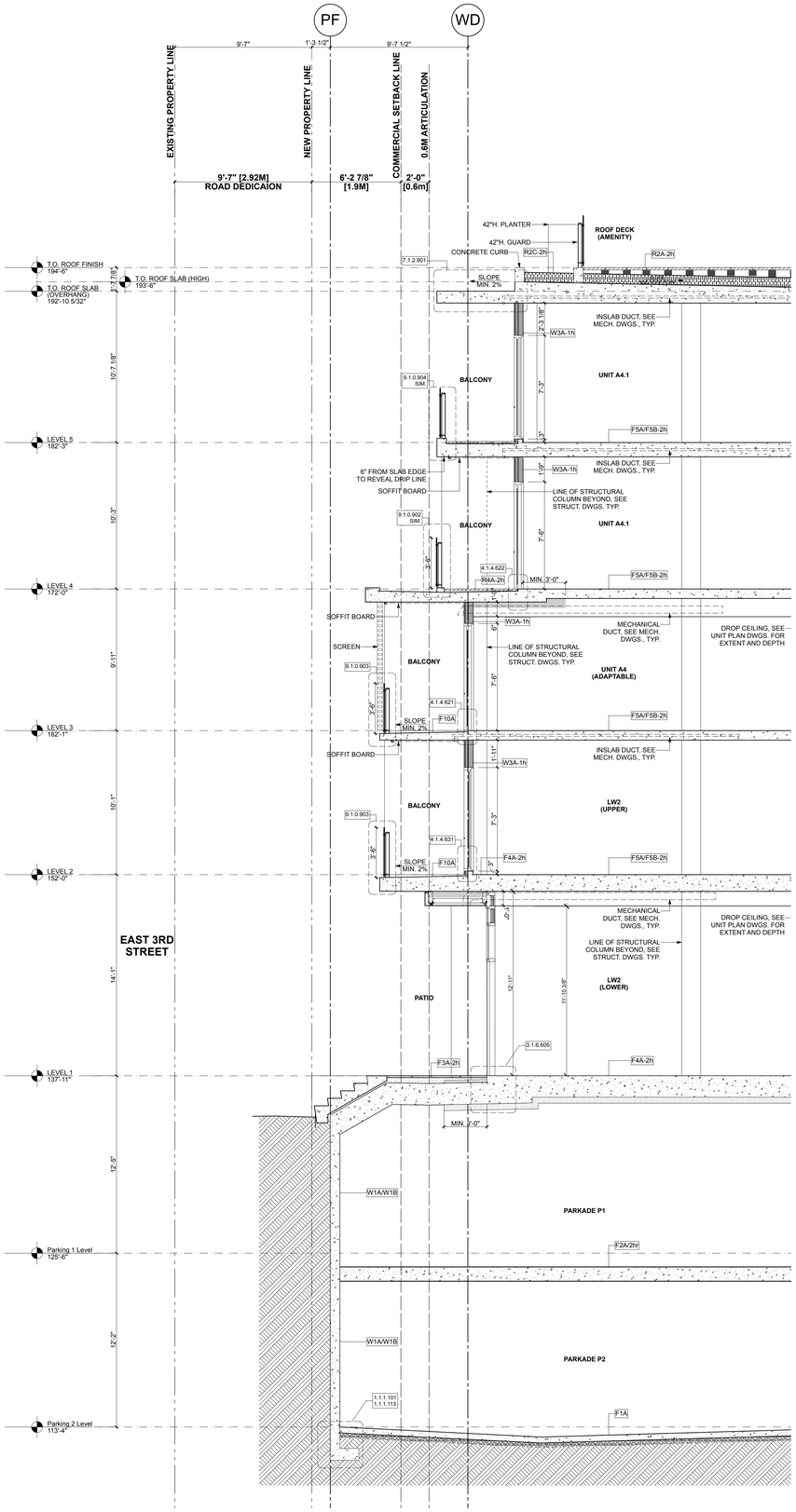
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAHS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

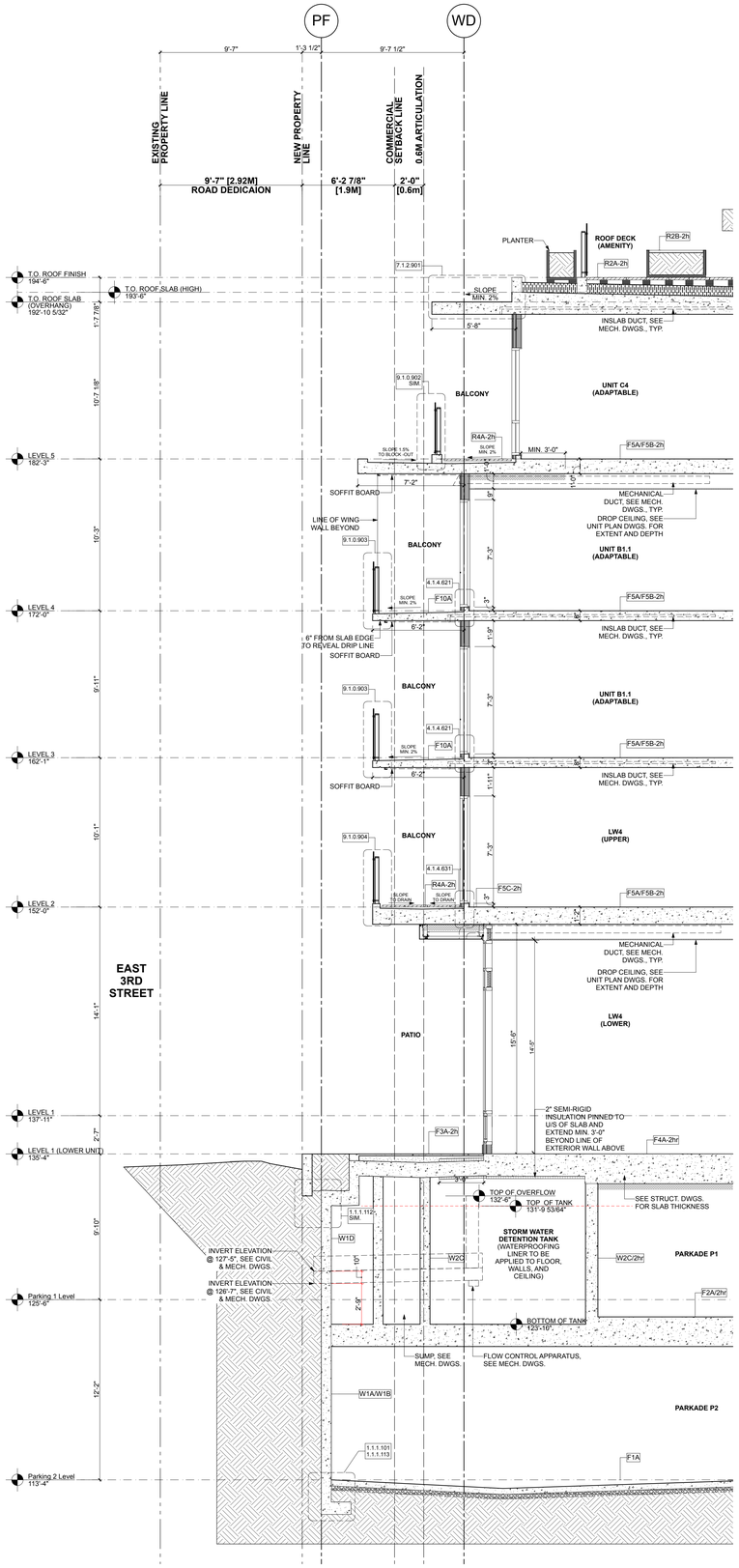
[PROJECT]
INNOVA
333 St. Davids Ave
North Vancouver, BC

[TITLE]
BUILDING SECTION

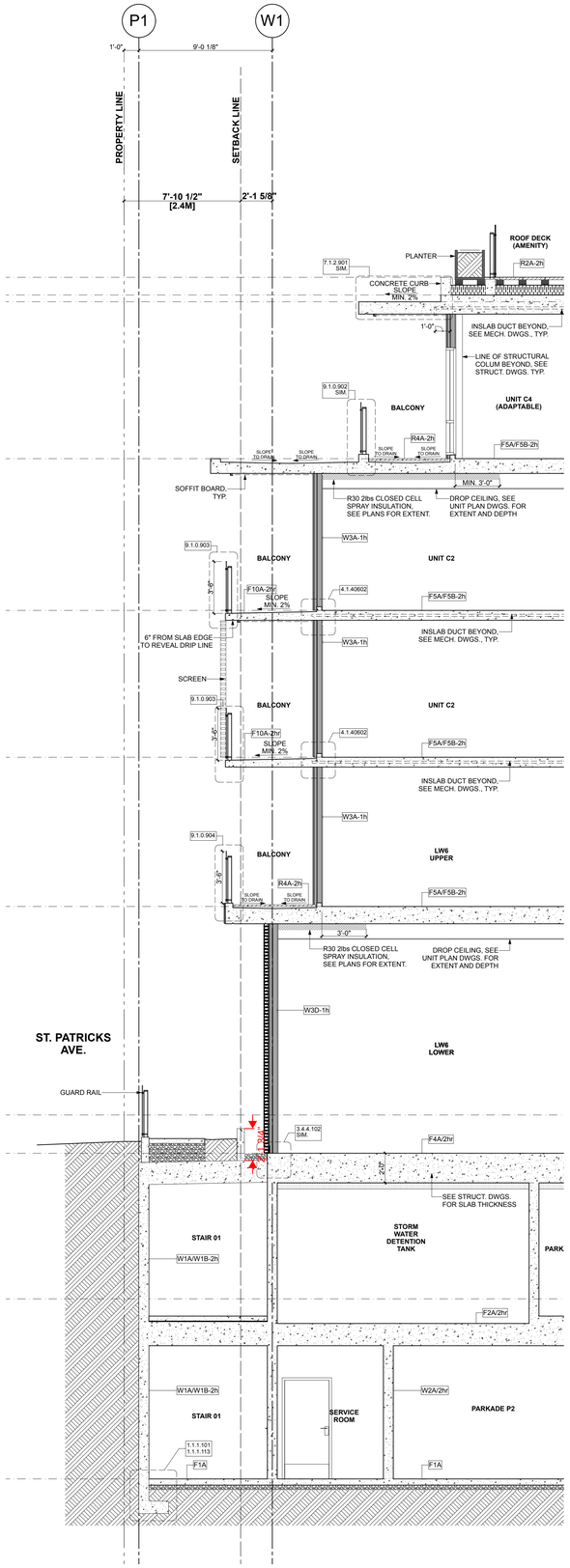
[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ASI-38
[DRAWING] **A-5.001**



1 WEST BLDG. - WALL SECTION 01
SCALE: 1/4" = 1'-0"



2 WEST BLDG. - WALL SECTION 02
SCALE: 1/4" = 1'-0"



3 WEST BLDG. - WALL SECTION 03
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

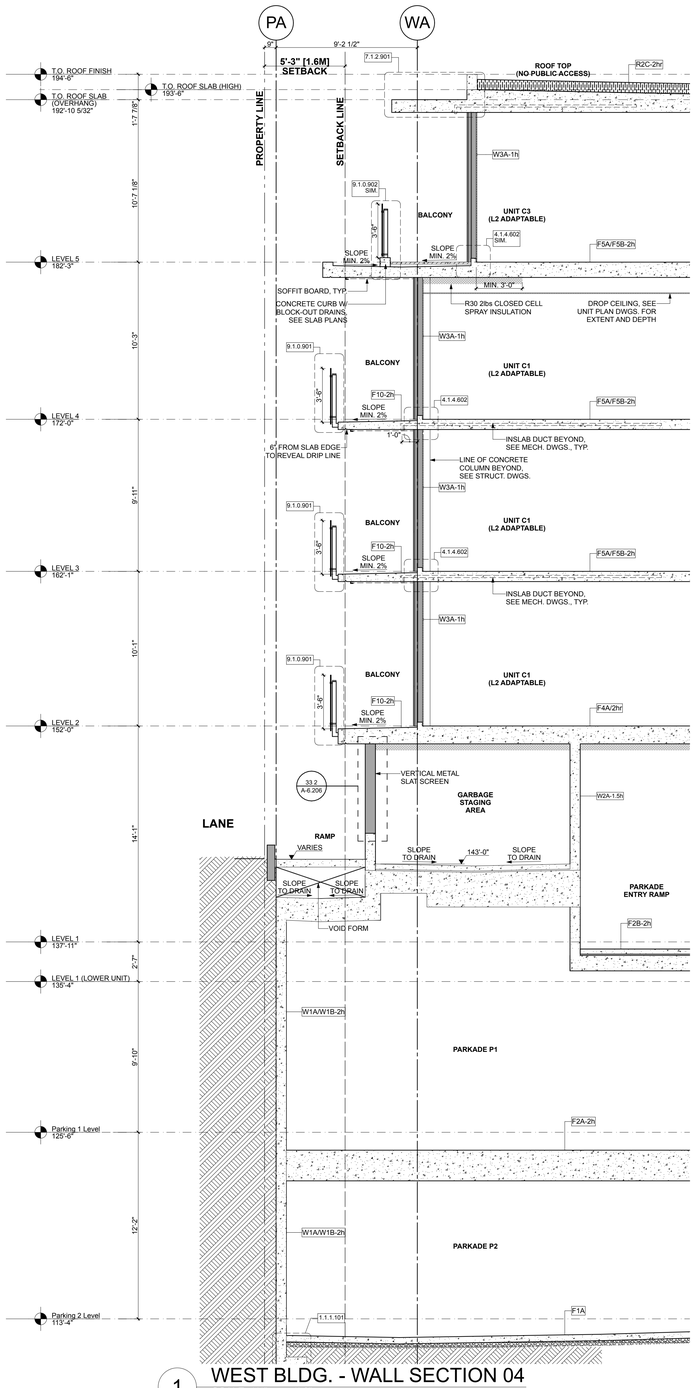
[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS F. SAADE
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

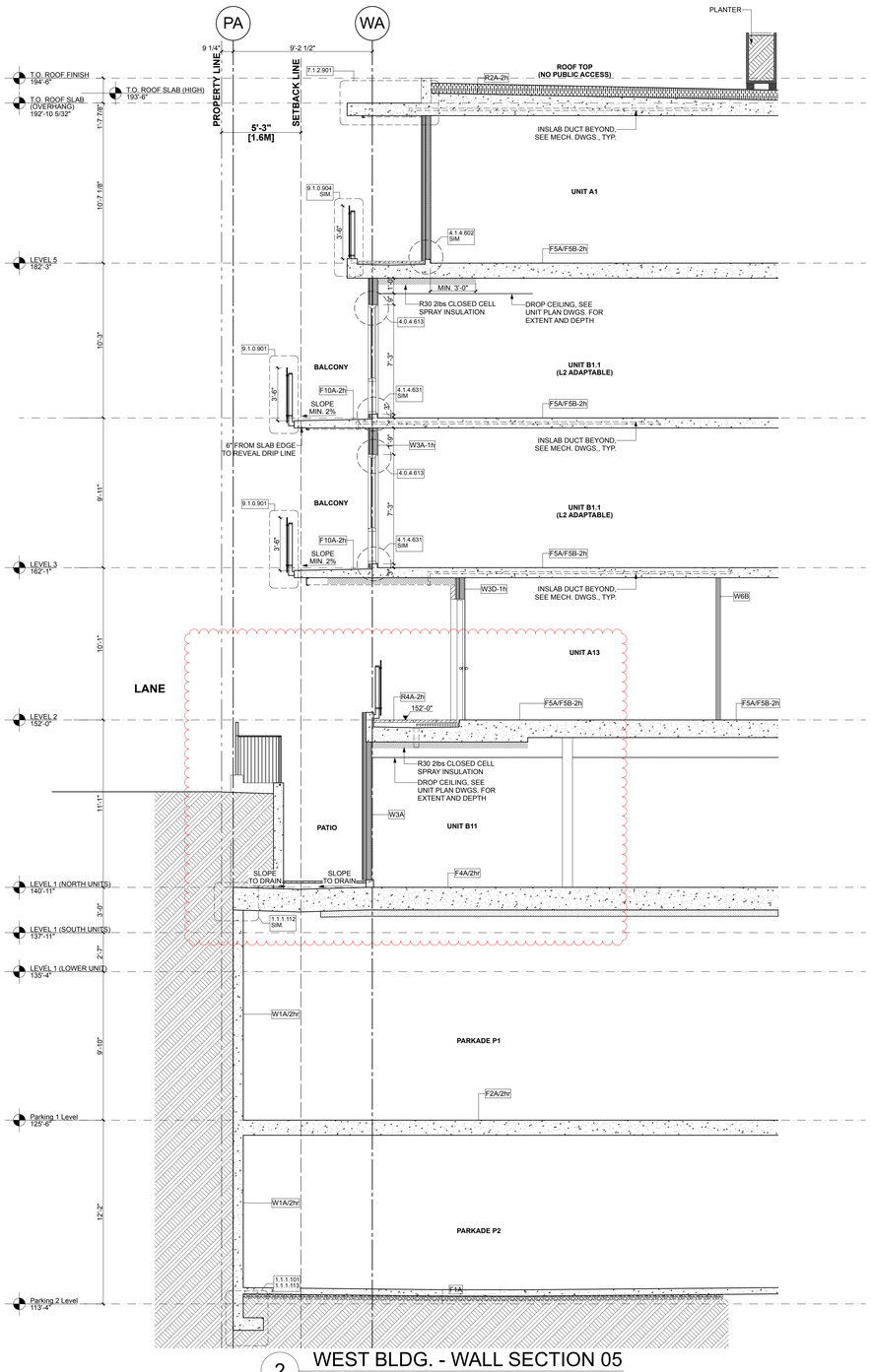
[PROJECT]
INNOVA
333 St. Davids Ave
North Vancouver, BC

[TITLE]
WALL SECTIONS
WEST BUILDING

[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ASI-38
[DRAWING] **A-5.100**



1 WEST BLDG. - WALL SECTION 04
SCALE: 1/4" = 1'-0"



2 WEST BLDG. - WALL SECTION 05
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F. SAUNDERS 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
333 St. Davids Ave

North Vancouver, BC

[TITLE]

WALL SECTIONS WEST BUILDING

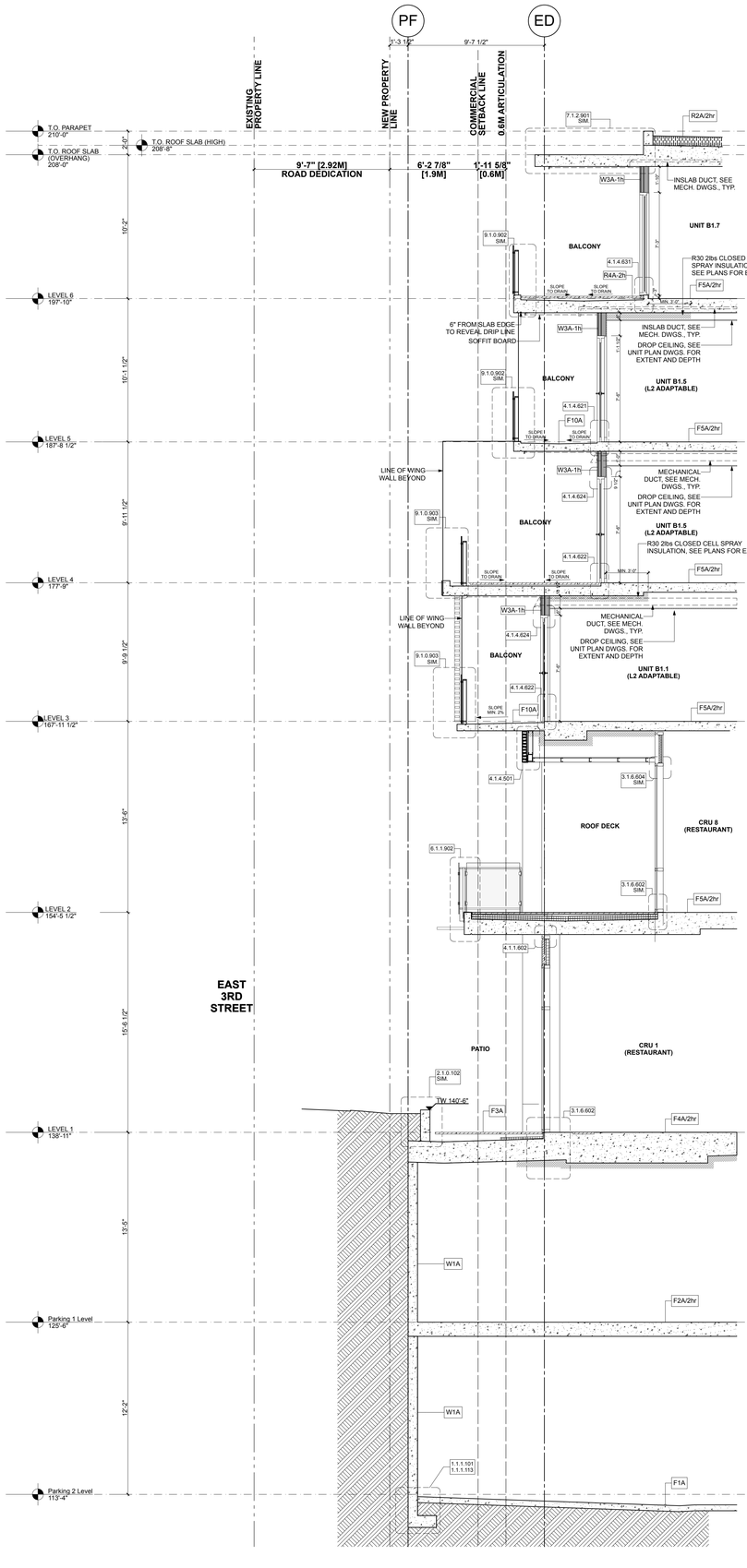
[PROJECT]
19471

[SCALE]
As Noted

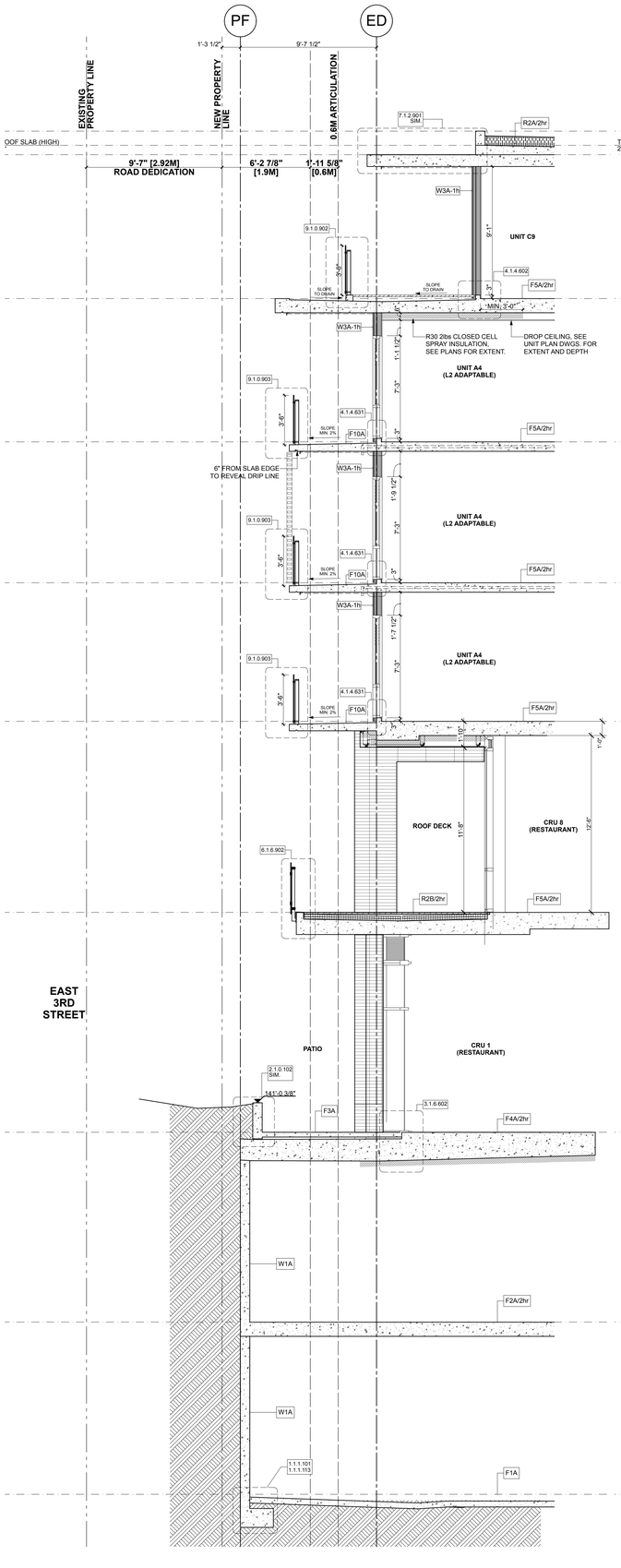
[DATE]
2024-08-14

[ISSUE]
ASI-38

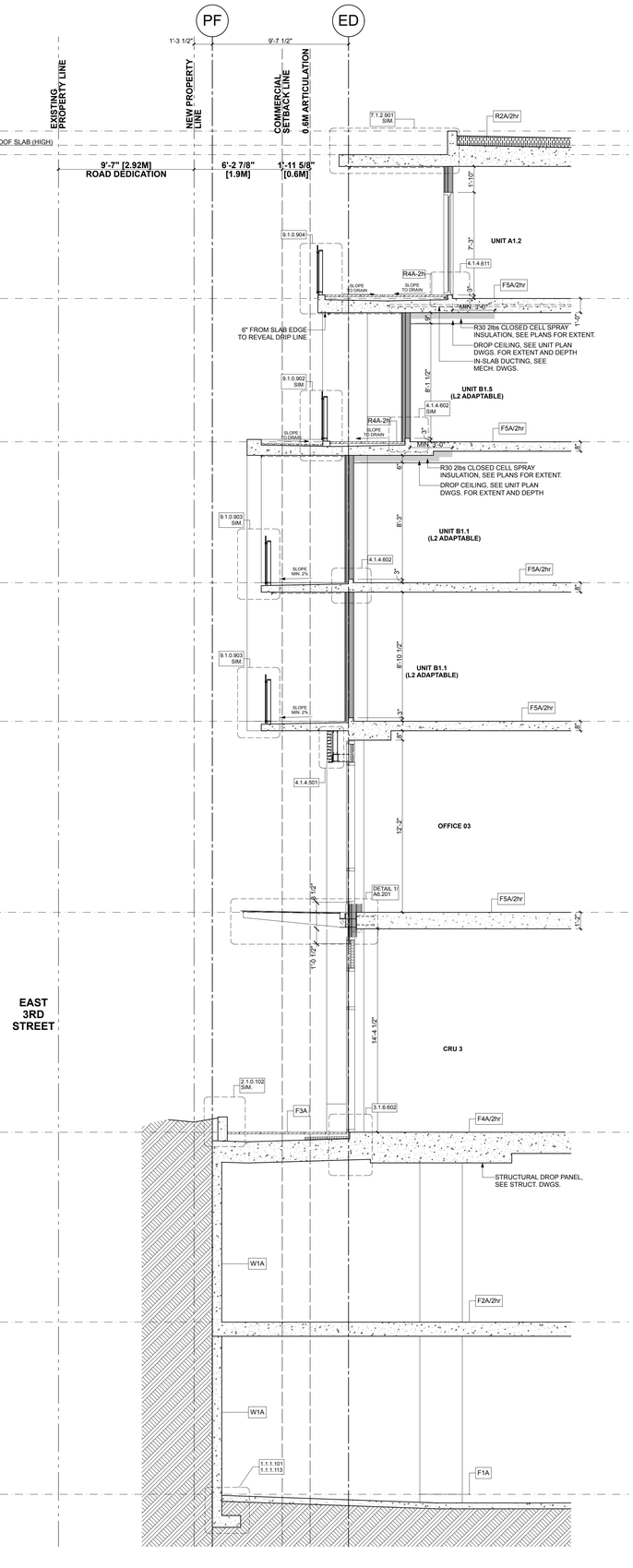
[DRAWING]
A-5.101



1 EAST BLDG. - WALL SECTION 01
SCALE: 1/4" = 1'-0"



2 EAST BLDG. - WALL SECTION 02
SCALE: 1/4" = 1'-0"



3 EAST BLDG. - WALL SECTION 03
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMINUS F. SAUNG
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

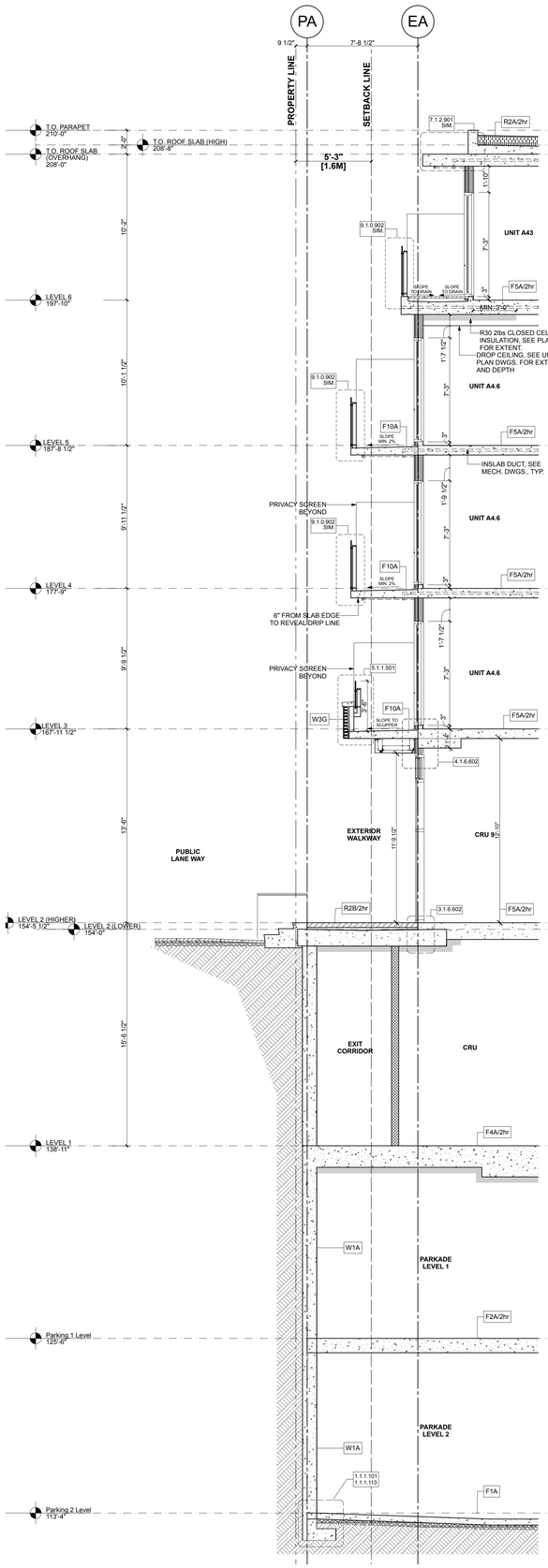
INNOVA
333 St. Davids Ave

North Vancouver, BC

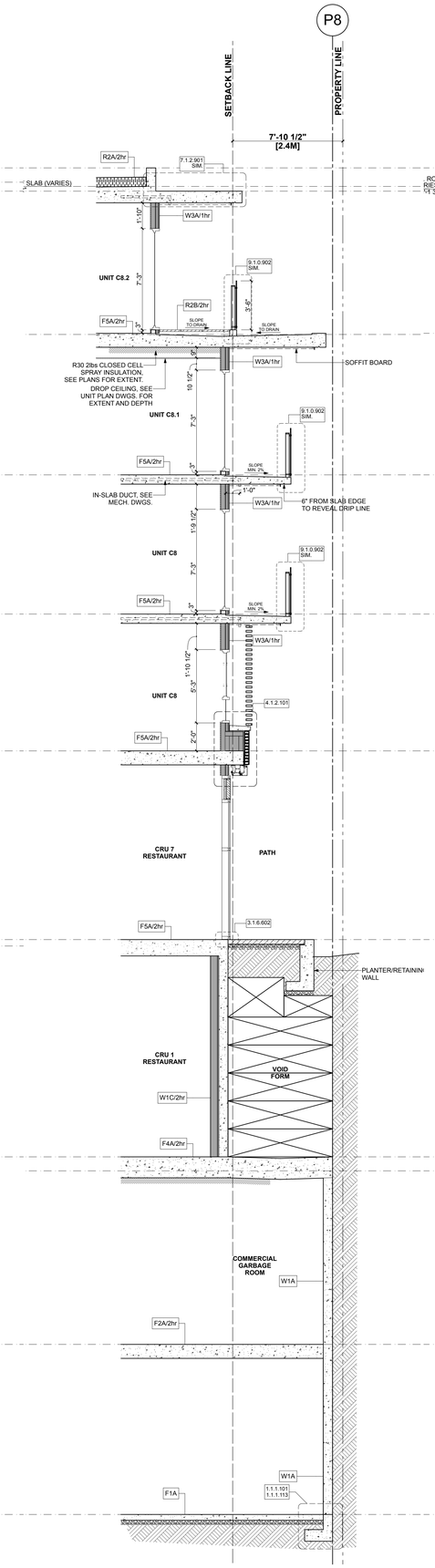
[TITLE]

WALL SECTIONS - EAST BUILDING

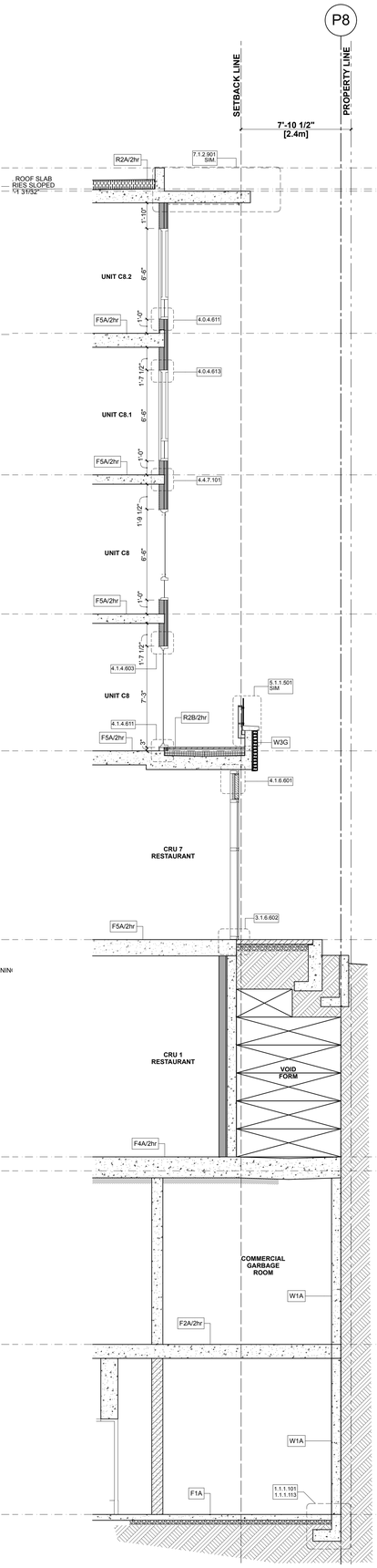
[PROJECT]	19471
[SCALE]	As Noted
[DATE]	2024-08-14
[ISSUE]	ASI-38
[DRAWING]	A-5.102



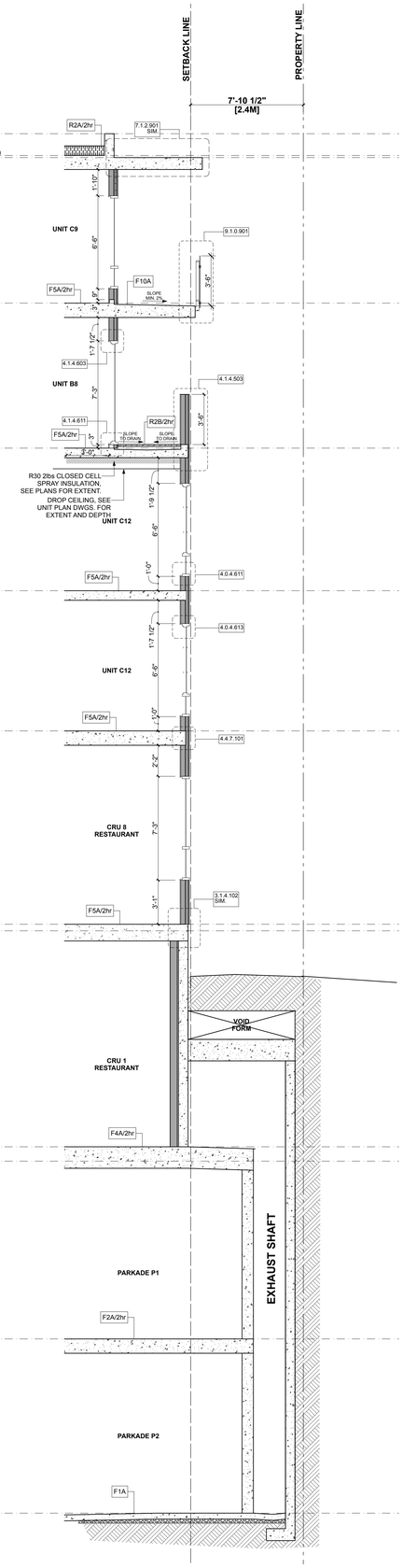
1 EAST BLDG. - WALL SECTION 04
SCALE: 1/4" = 1'-0"



2 EAST BLDG. - WALL SECTION 05
SCALE: 1/4" = 1'-0"



3 EAST BLDG. - WALL SECTION 06
SCALE: 1/4" = 1'-0"



4 EAST BLDG. - WALL SECTION 07
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F SAUNDERS 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
333 St. Davids Ave

North Vancouver, BC

[TITLE]

WALL SECTIONS - EAST BUILDING

[PROJECT] 19471

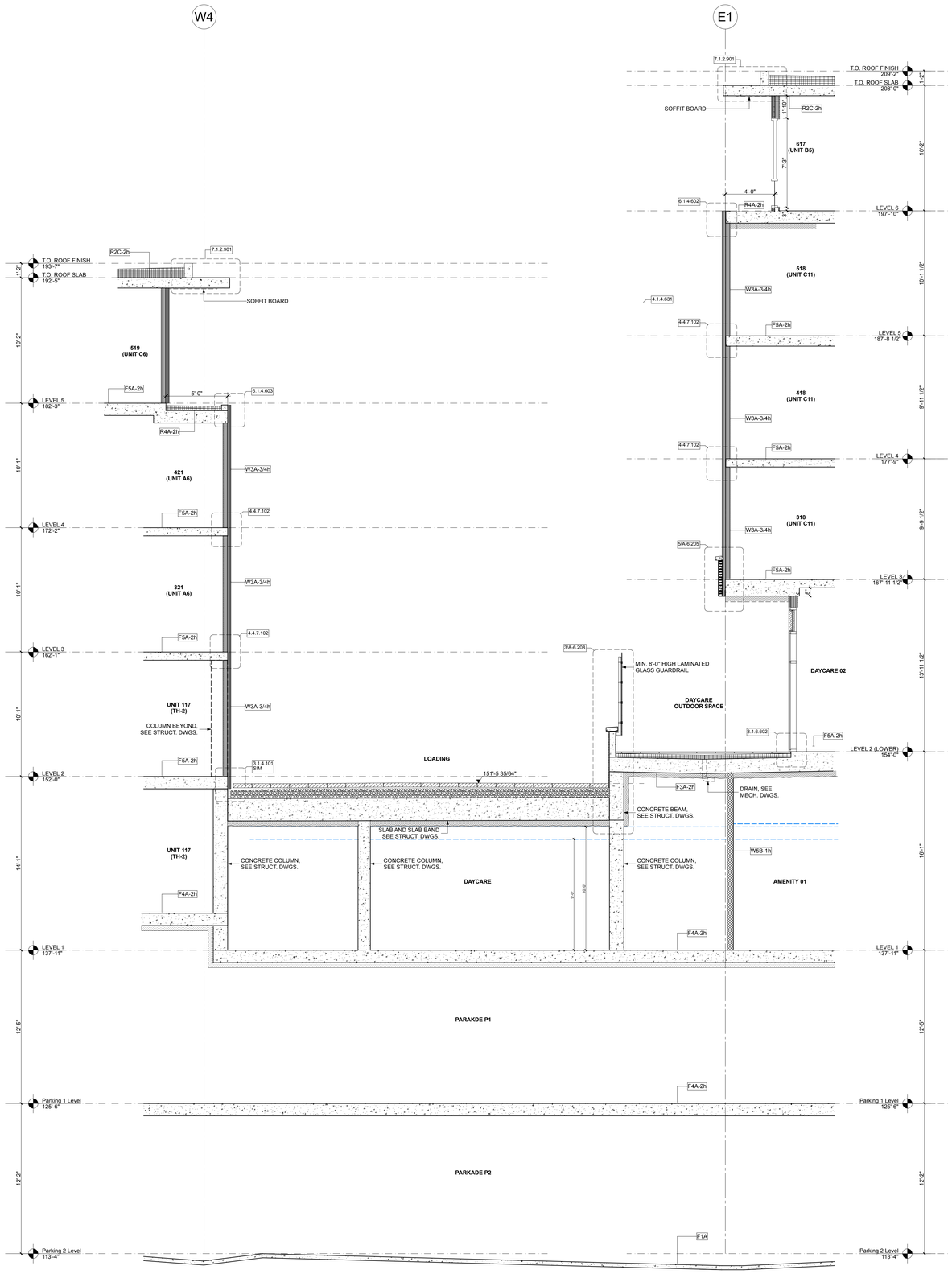
[SCALE] As Noted

[DATE] 2024-08-14

[ISSUE] ASI-38

[DRAWING]

A-5.103



1 CROSS SECTION @ LOADING

SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SEAMUS F.P. SADLIER BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

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333 St. Davids Ave

North Vancouver, BC

[TITLE]

WALL SECTIONS - COURTYARD

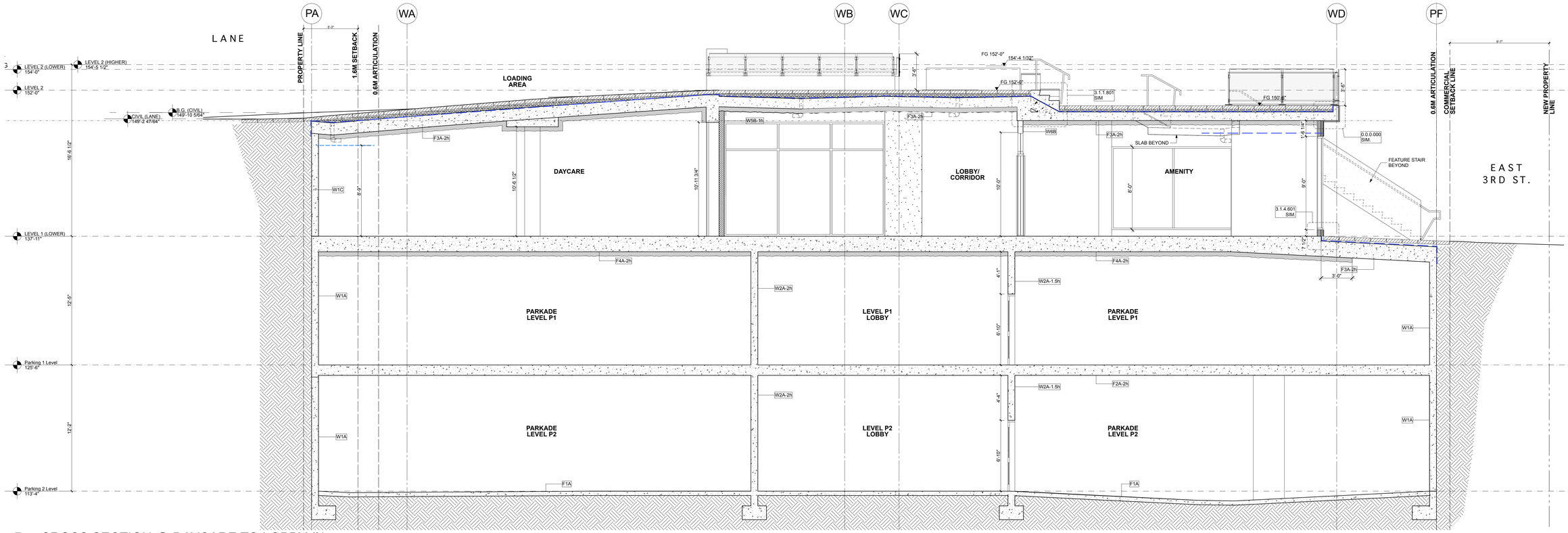
[PROJECT] **19471**

[SCALE] **As Noted**

[DATE] **2024-08-14**

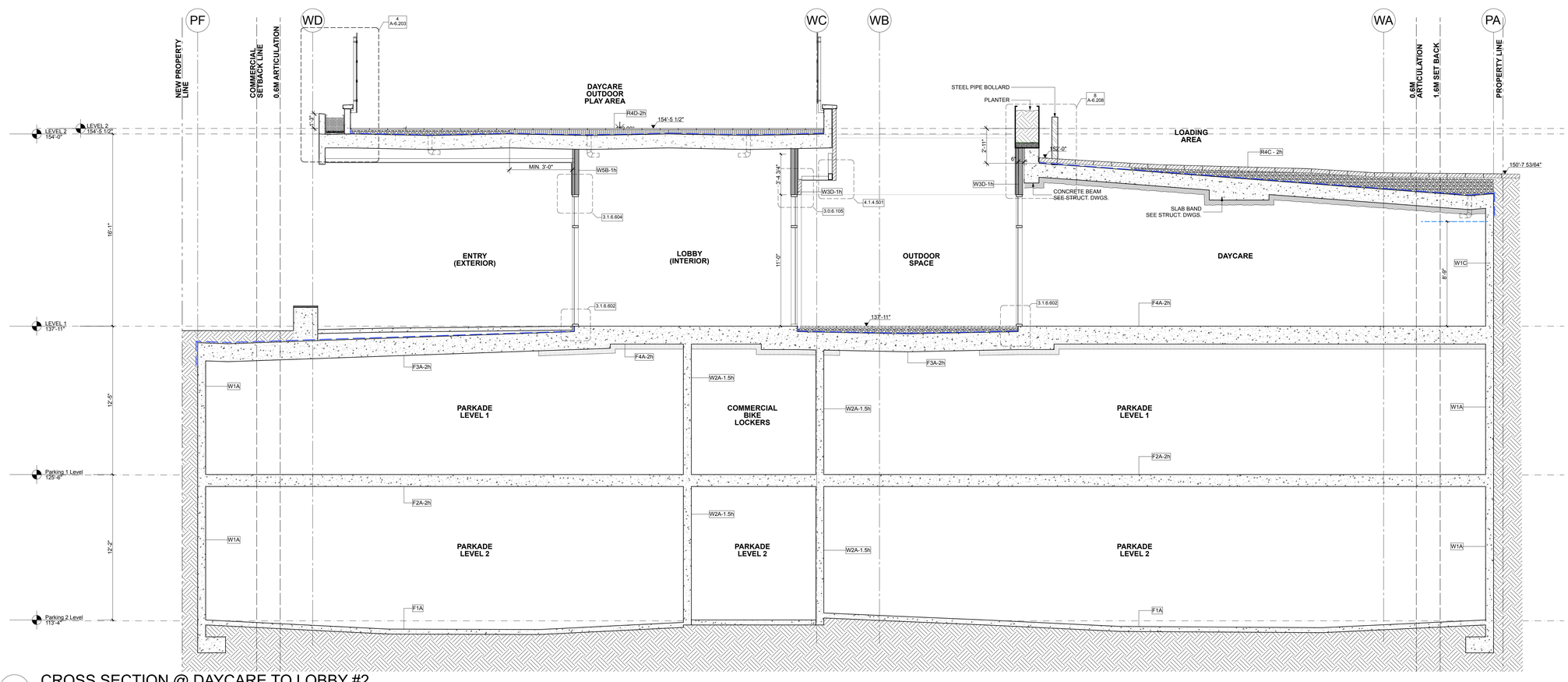
[ISSUE] **ASI-38**

[DRAWING] **A-5.104**



1 CROSS SECTION @ DAYCARE TO LOBBY #1

SCALE: 1/4" = 1'-0"



1 CROSS SECTION @ DAYCARE TO LOBBY #2

SCALE: 1/4" = 1'-0"

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[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SAUNDERS 2024-08-14 BRITISH COLUMBIA

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WALL SECTIONS - COURTYARD

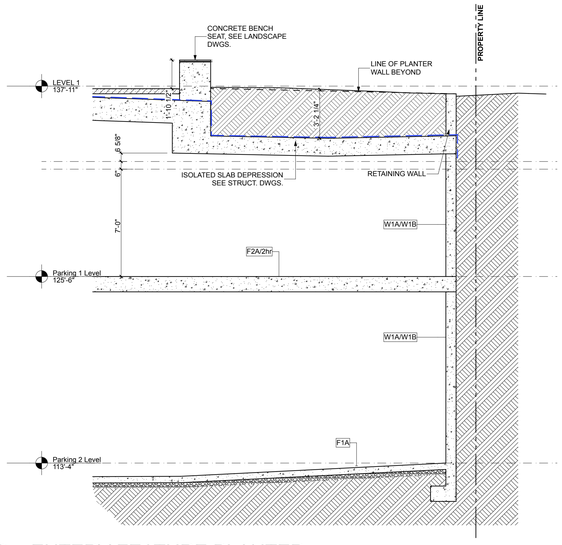
[PROJECT]
19471

[SCALE]
As Noted

[DATE]
2024-08-14

[ISSUE]
ASI-38

[DRAWING]
A-5.105



1 ENTERY FEATURE PLANTER
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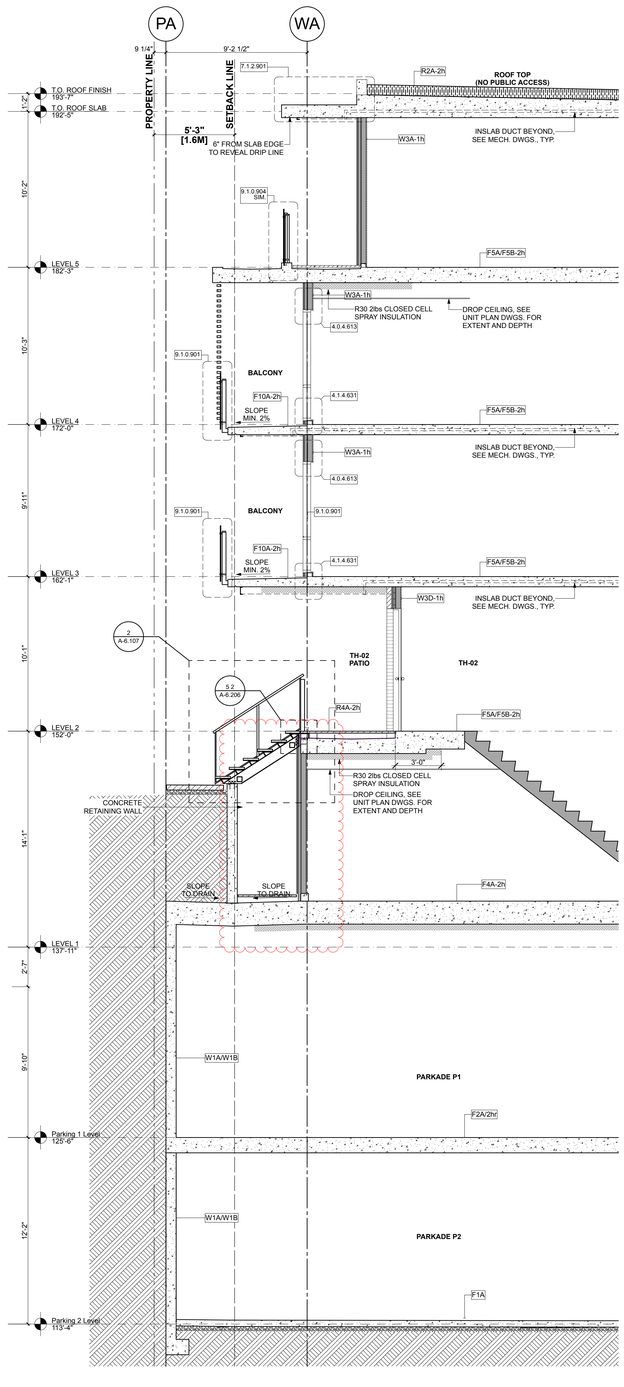

2 WALL SECTION - WEST BLDG TH STAIRS
SCALE: 1/4" = 1'-0"

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SHAMUS P. SANDS
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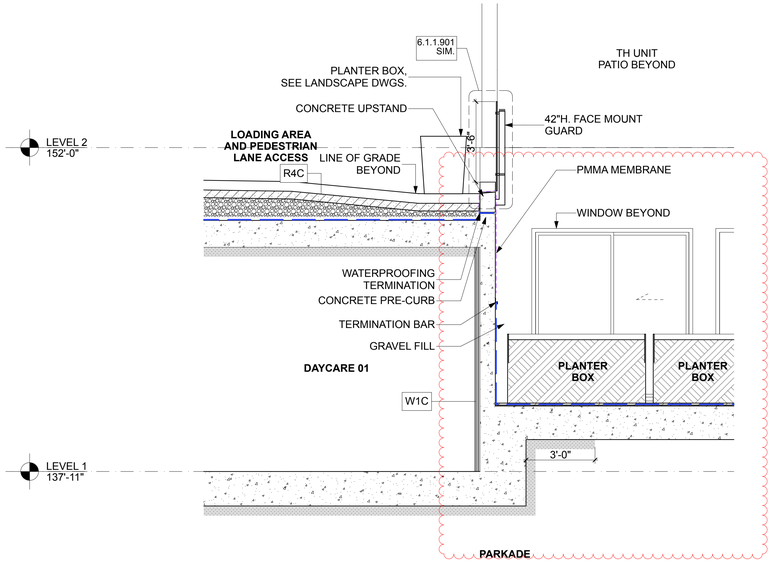
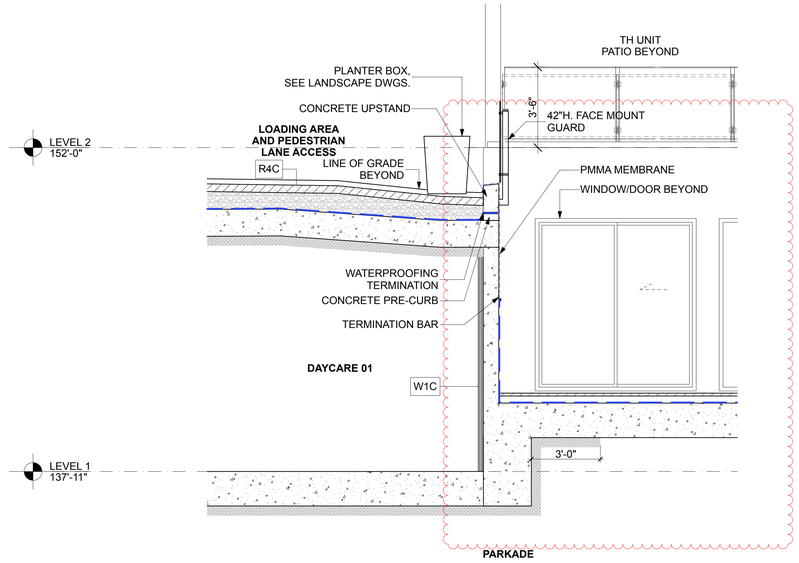
333 St. Davids Ave
North Vancouver, BC

[TITLE]
WALL SECTIONS

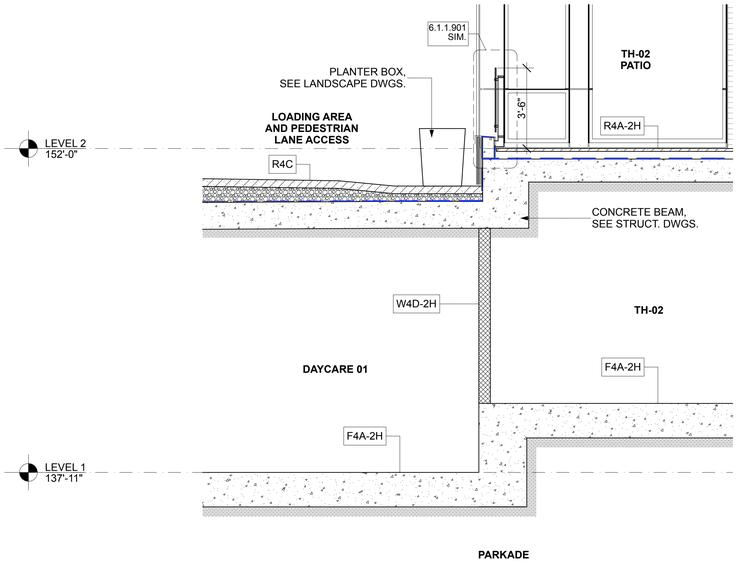
[PROJECT]
19471
[SCALE]
As Noted
[DATE]
2024-08-14
[ISSUE]
ASI-38
[DRAWING]
A-5.106



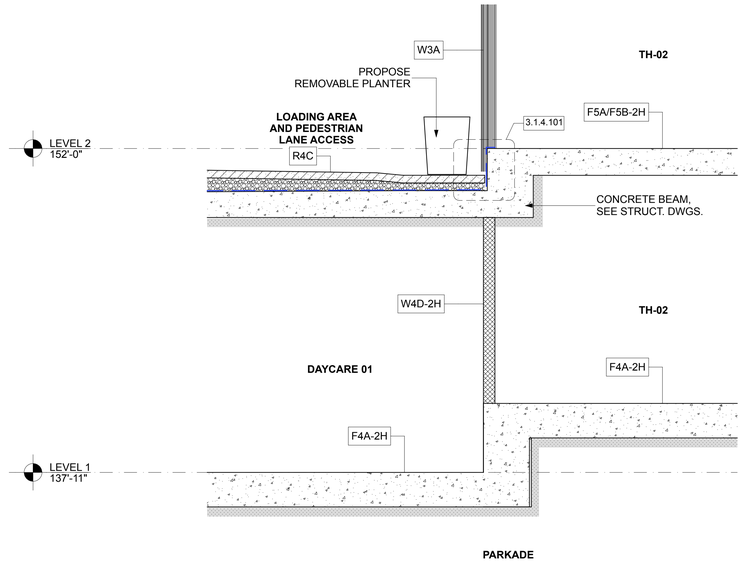
1 WALL SECTION - LOADING TO LANE PLANTER
SCALE: 3/8" = 1'-0"



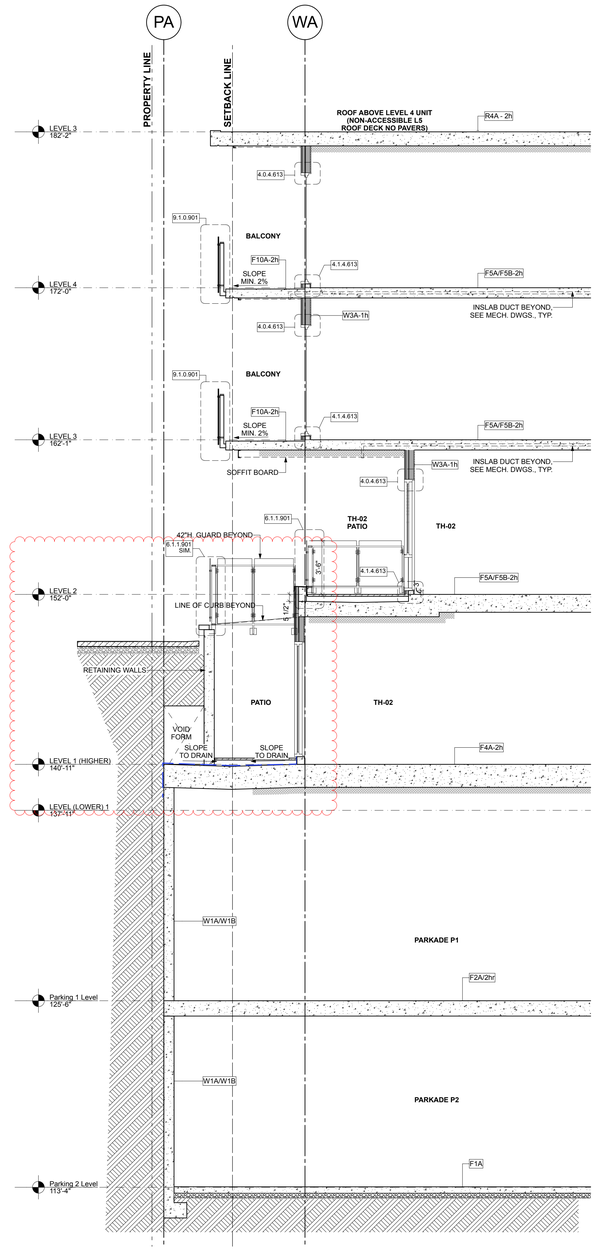
2 WALL SECTION - LOADING TO PARTIAL ABOVE GRADE TOWNHOME
SCALE: 3/8" = 1'-0"



3 WALL SECTION - LOADING TO TOWNHOME PATIO
SCALE: 3/8" = 1'-0"



4 WALL SECTION - LOADING TO TOWNHOME
SCALE: 3/8" = 1'-0"



5 WALL SECTION - TOWNHOME PATIO TO LANE
SCALE: 1/4" = 1'-0"

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[ARCHITECT SEAL]
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SHAMUS F. SAMUEL
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Green Development

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333 St. Davids Ave
North Vancouver, BC

[TITLE]
WALL SECTIONS - LOADING, LANE, & BLDG TRANSITION

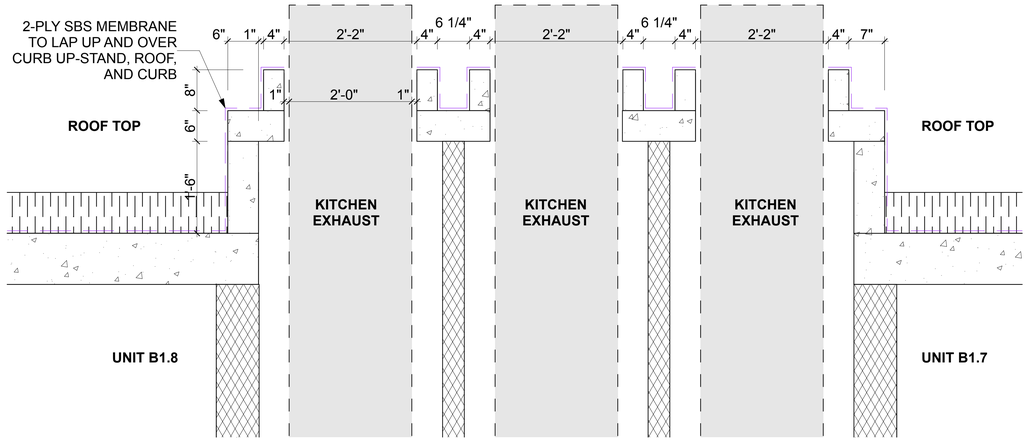
[PROJECT]
19471

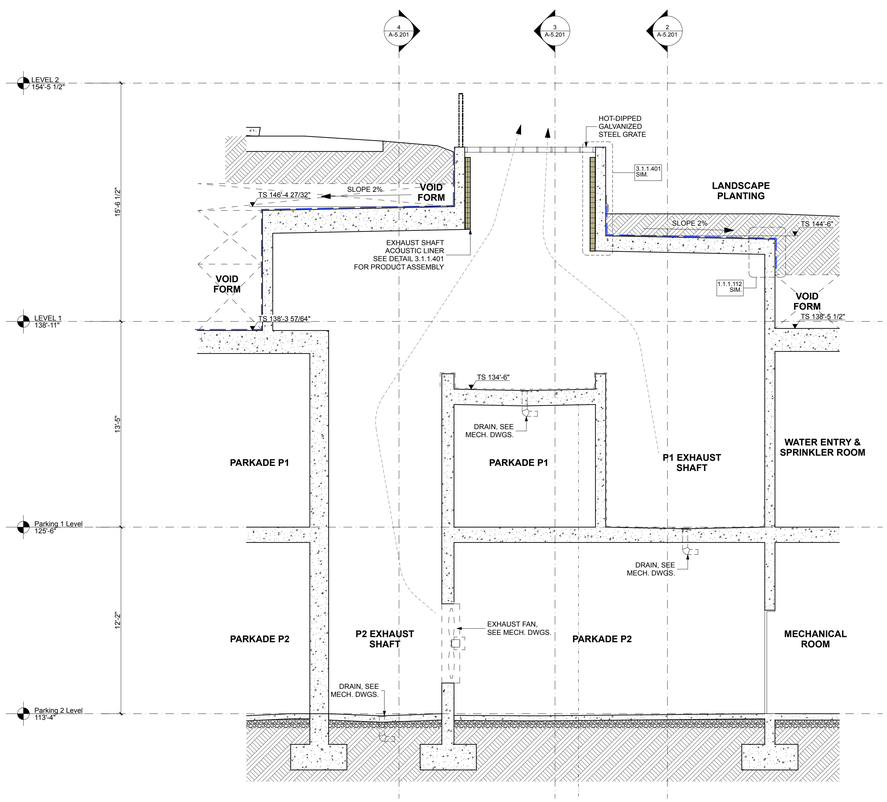
[SCALE]
As Noted

[DATE]
2024-08-14

[ISSUE]
ASI-38

[DRAWING]
A-5.107





1 PARKADE EXHAUST SHAFT - LONG SECTION
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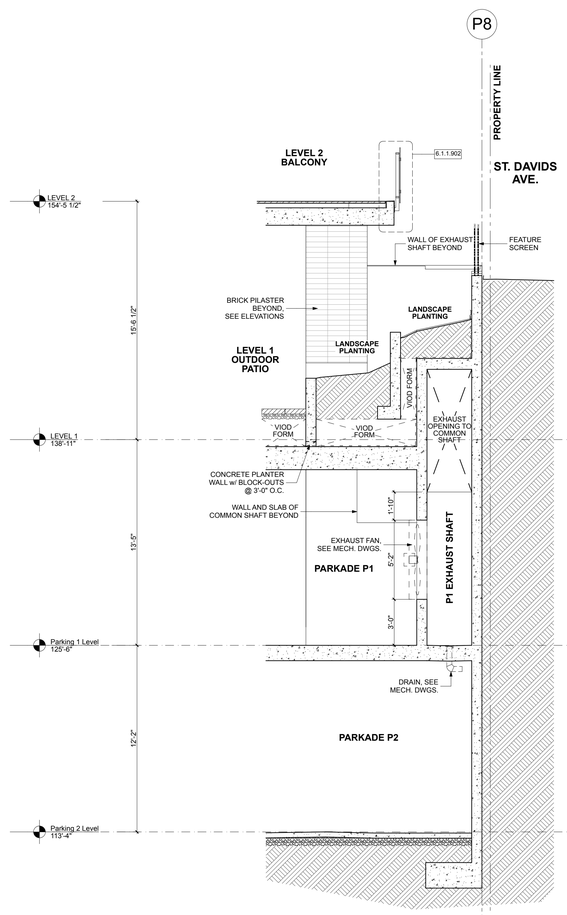

2 EXHAUST SHAFT @ P1
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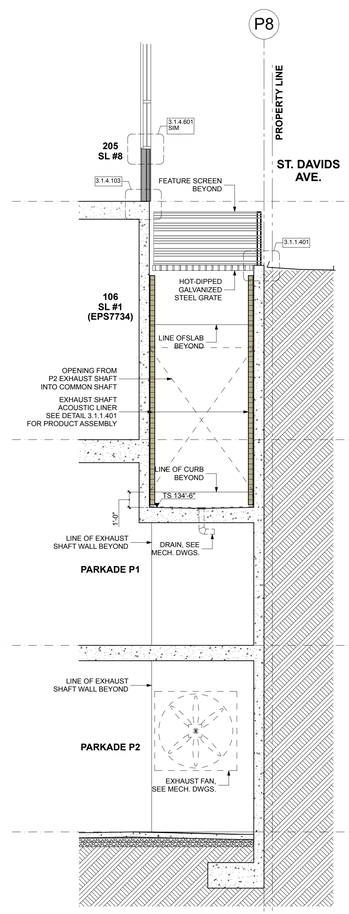
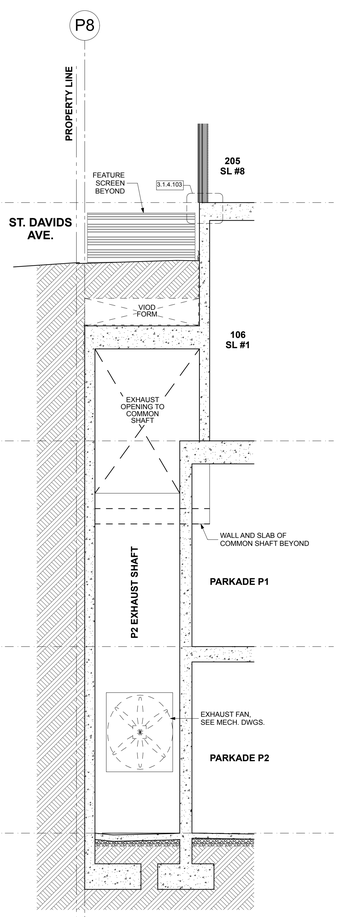


3 EXHAUST SHAFT @ COMMON
SCALE: 1/4" = 1'-0"



4 EXHAUST SHAFT @ P2
SCALE: 1/4" = 1'-0"

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[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SANDS BRITISH COLUMBIA
2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
333 St. Davids Ave

North Vancouver, BC

[TITLE]

EXHAUST SHAFT SECTIONS

[PROJECT] 19471

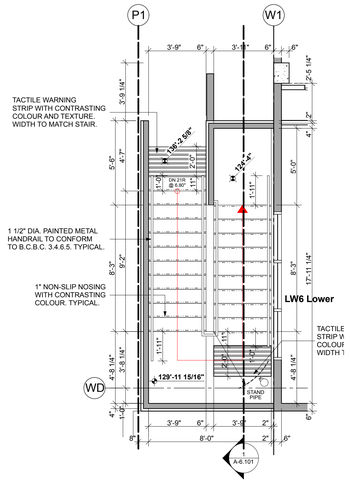
[SCALE] As Noted

[DATE] 2024-08-14

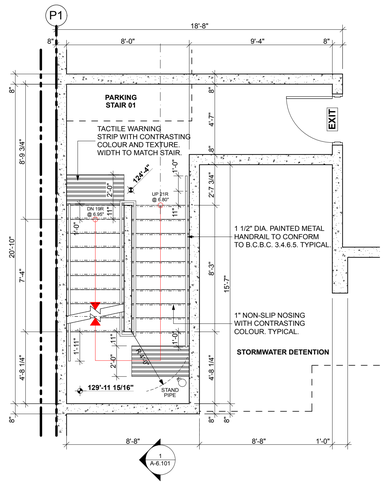
[ISSUE] ASI-38

[DRAWING]

A-5.201



4 STAIR 01 LEVEL L1
SCALE: 1/4" = 1'-0"



3 STAIR 01 LEVEL P1
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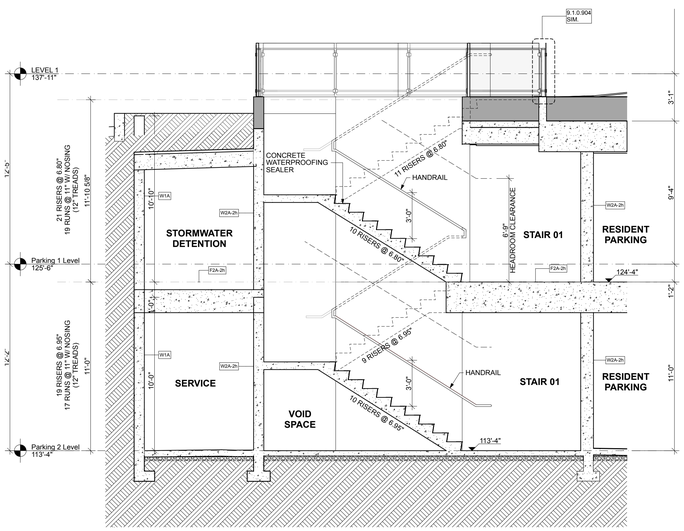
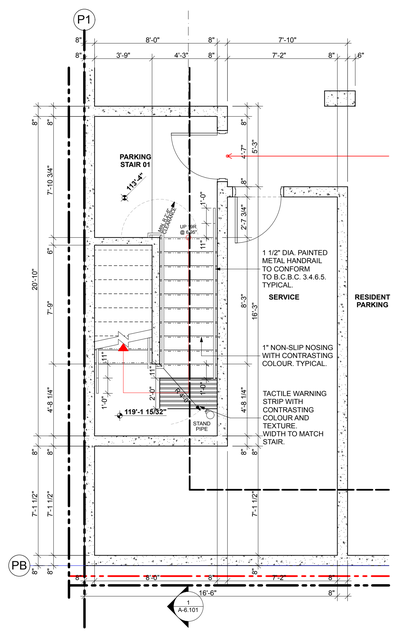


1 PARKING STAIR 01 SECTION
SCALE: 1/4" = 1'-0"



2 STAIR 01 LEVEL P2
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
STAIR 01 DETAILS

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

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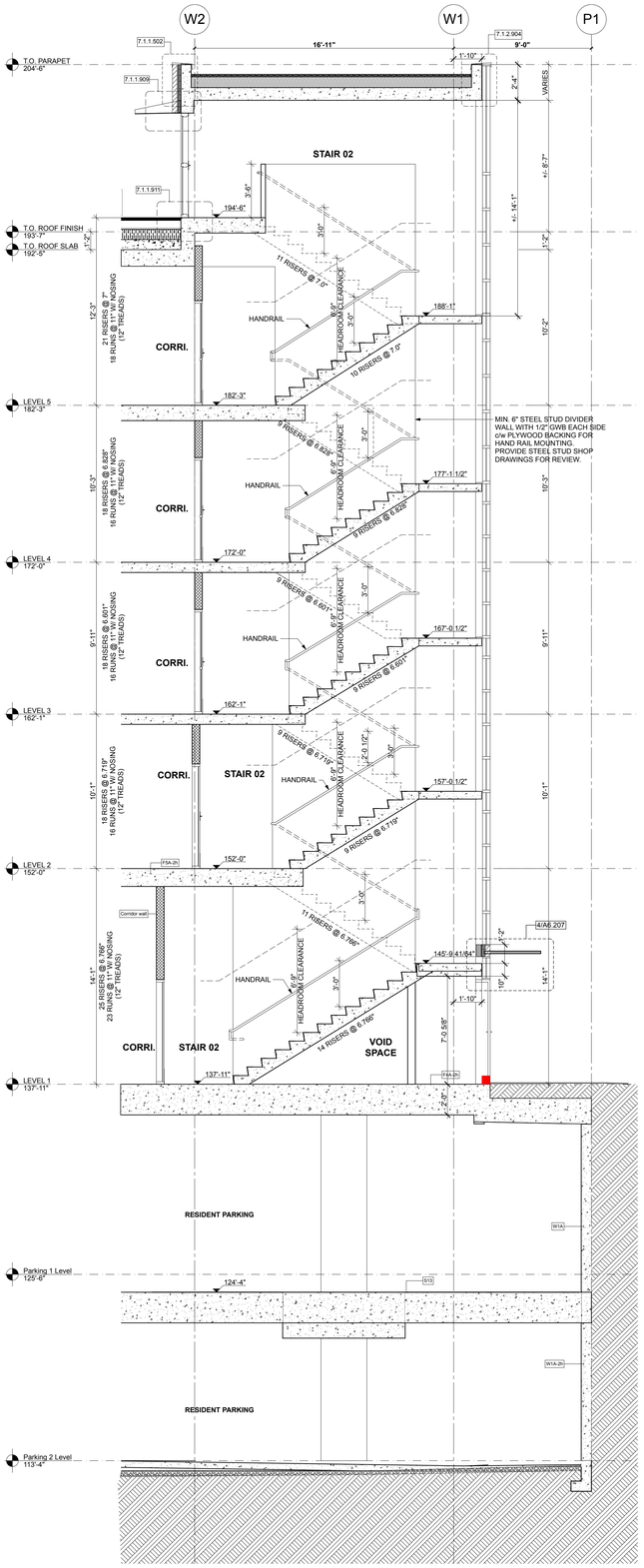
A-6.101



1 RES STAIR 02 SECTION
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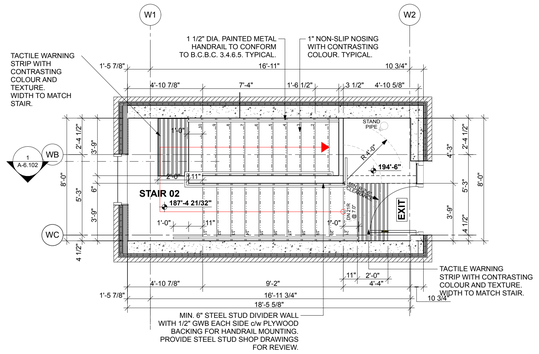
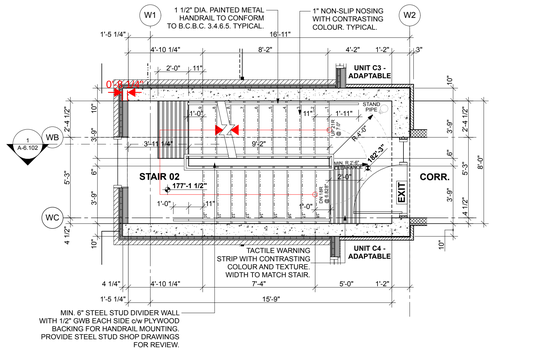


5 STAIR 02 LEVEL L6
SCALE: 1/4" = 1'-0"



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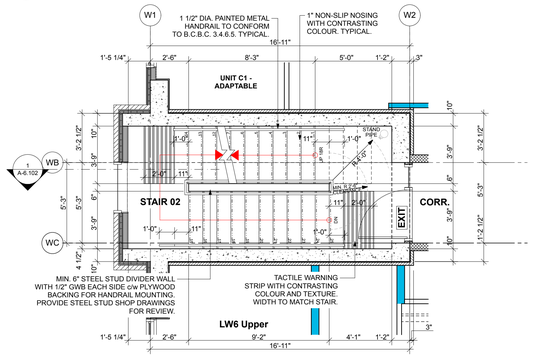

3 STAIR 02 LEVEL L2 - L4
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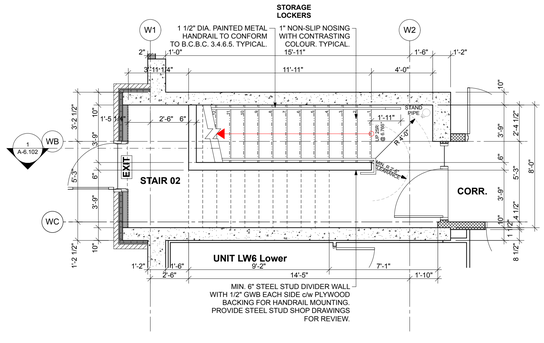

2 STAIR 02 LEVEL L1
SCALE: 1/4" = 1'-0"

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

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[PROJECT]

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North Vancouver, BC

[TITLE]

STAIR 02 DETAILS

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

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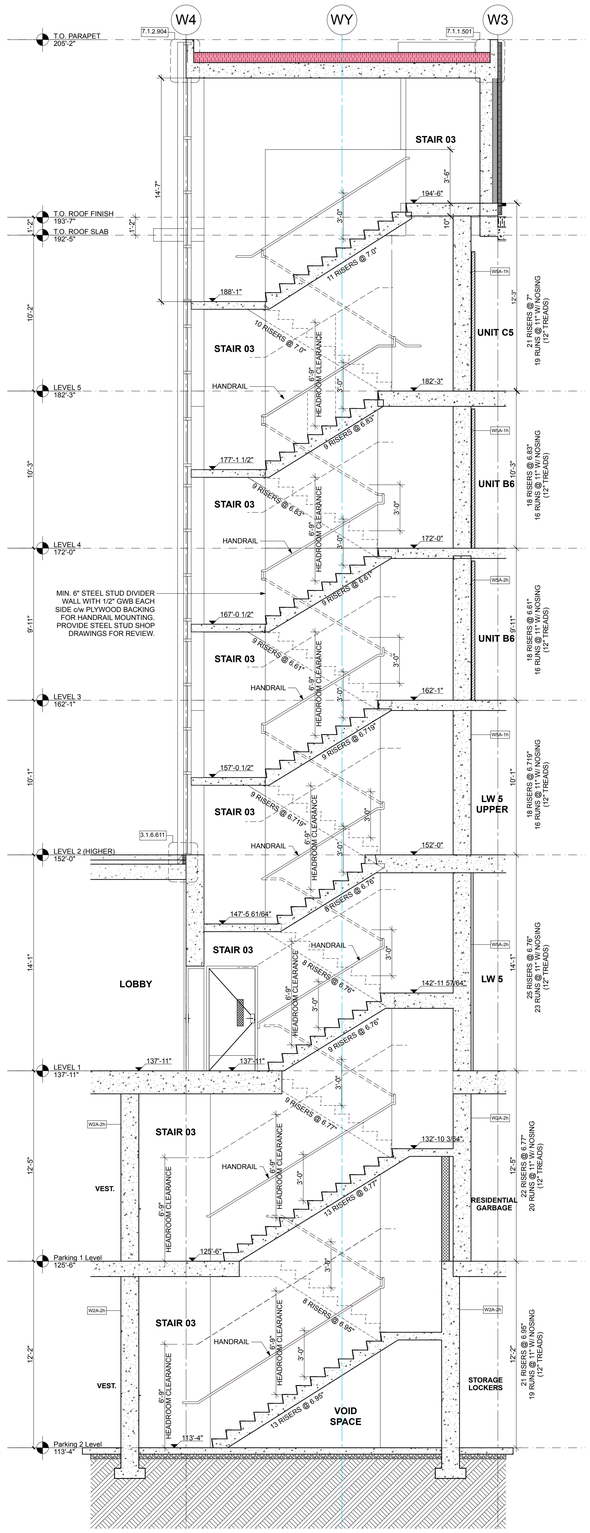
A-6.102



1 PARKING STAIR 03 SECTION
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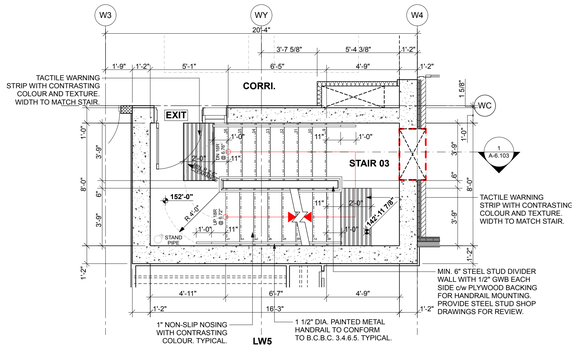

5 STAIR 03 LEVEL L2
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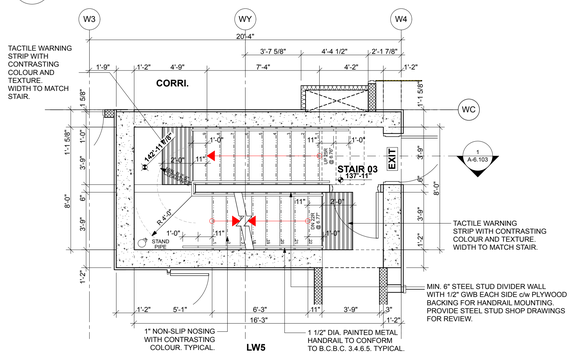

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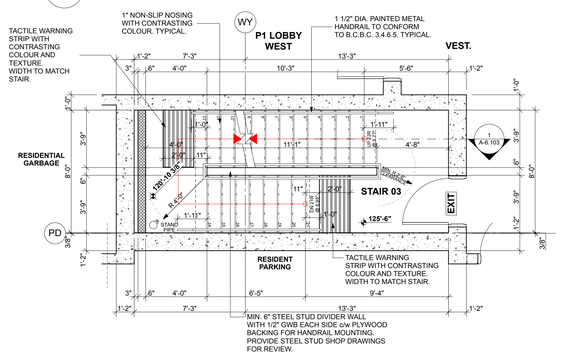

3 STAIR 03 LEVEL P1
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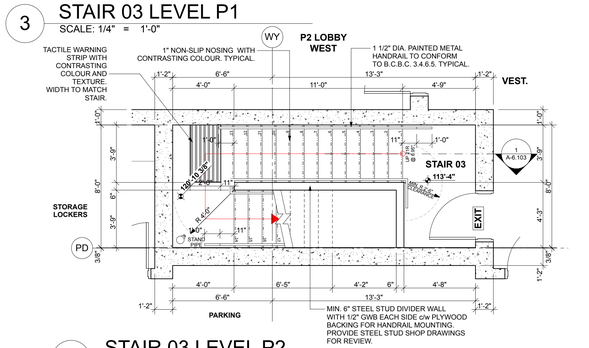

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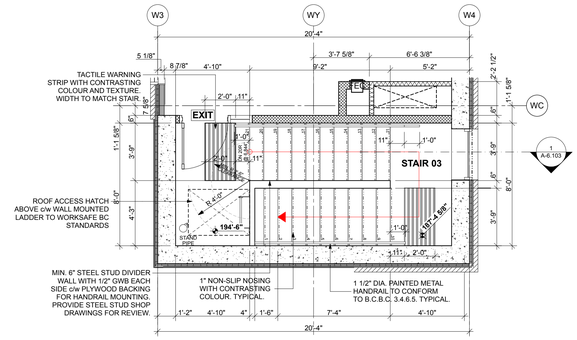
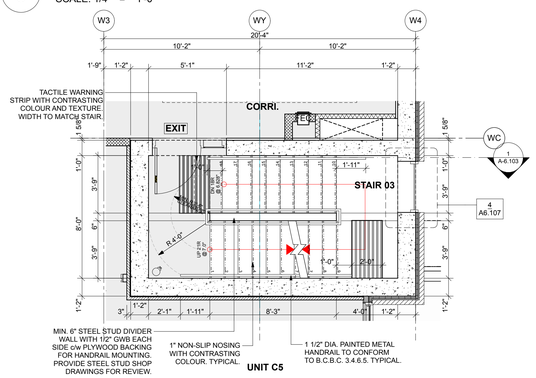


8 STAIR 03 LEVEL L6
SCALE: 1/4" = 1'-0"



7 STAIR 03 LEVEL L5
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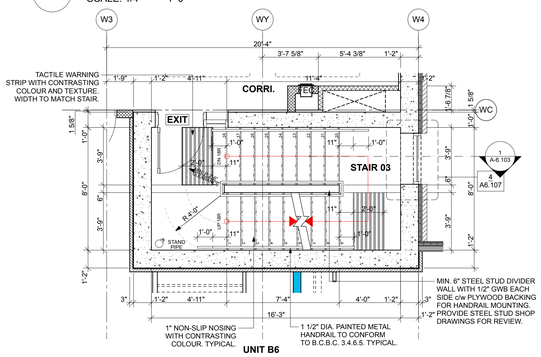

6 STAIR 03 LEVEL L3 - L5
SCALE: 1/4" = 1'-0"

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2024-08-14
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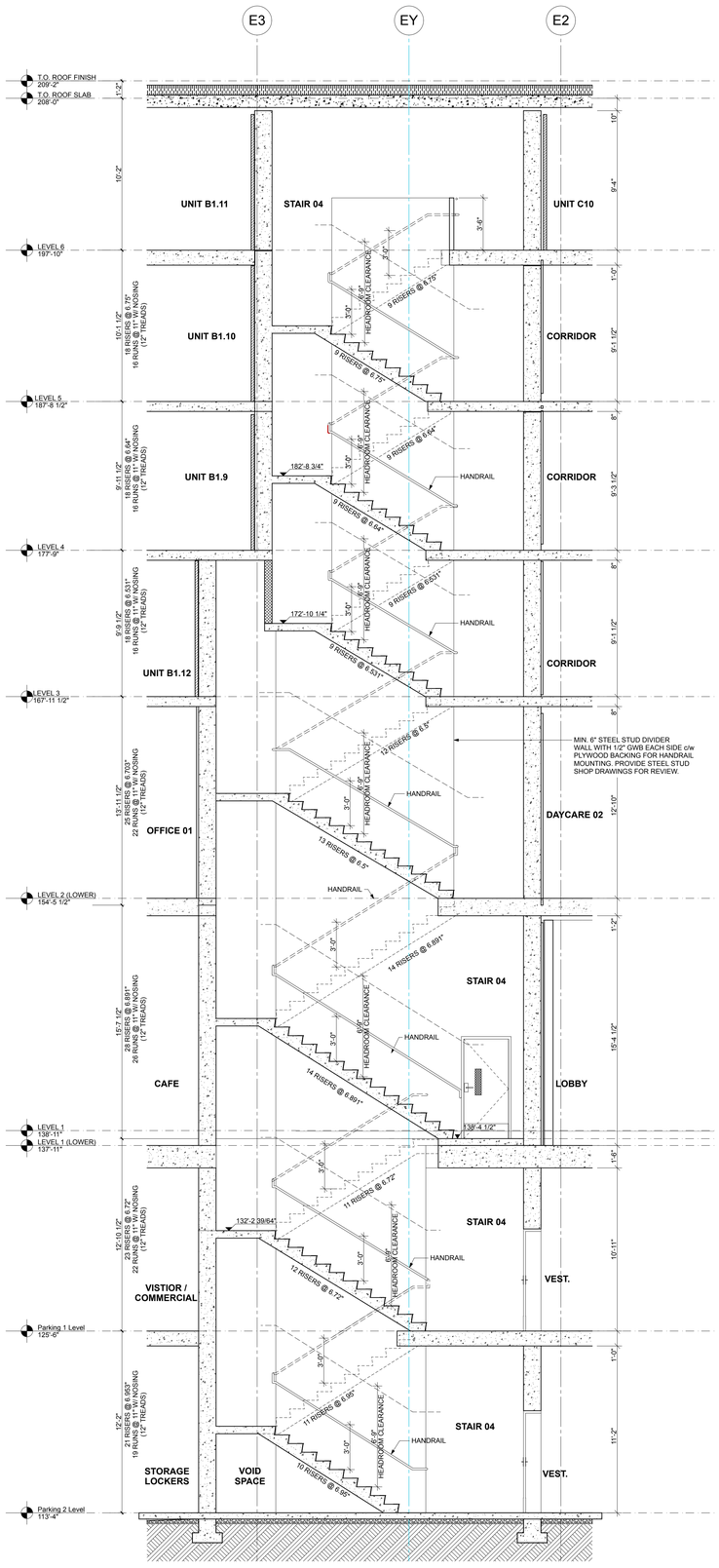
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

[TITLE]
STAIR 03 DETAILS

19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-6.103



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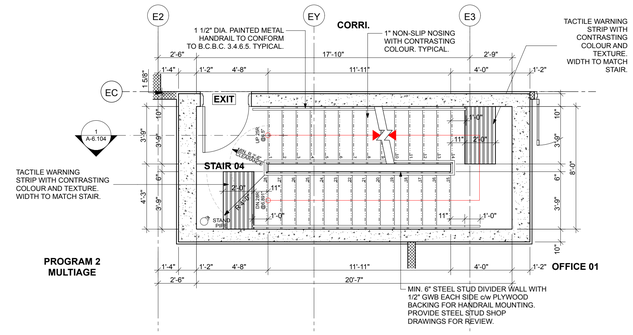

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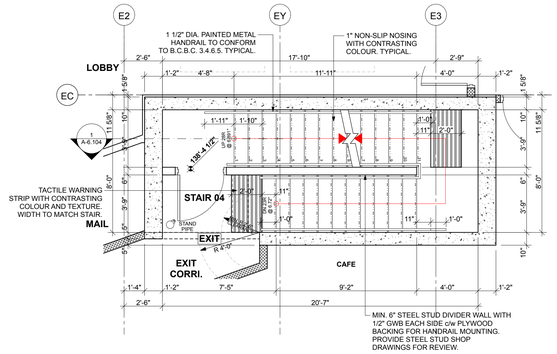

4 STAIR 04 LEVEL L1
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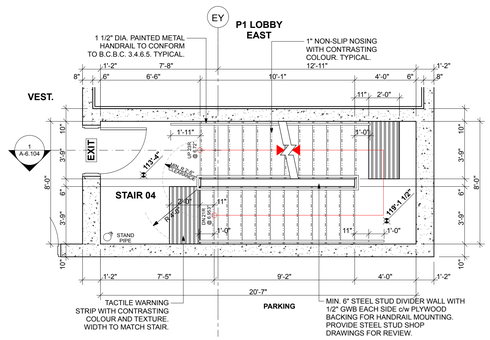

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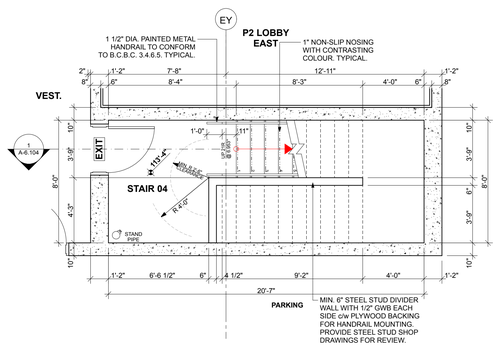

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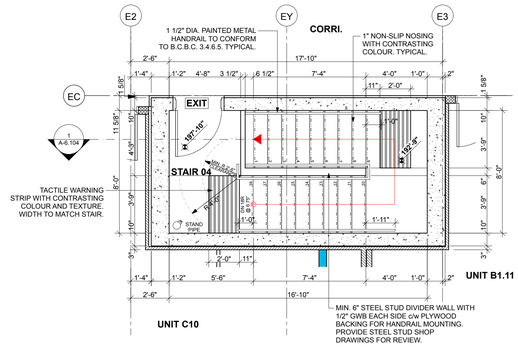

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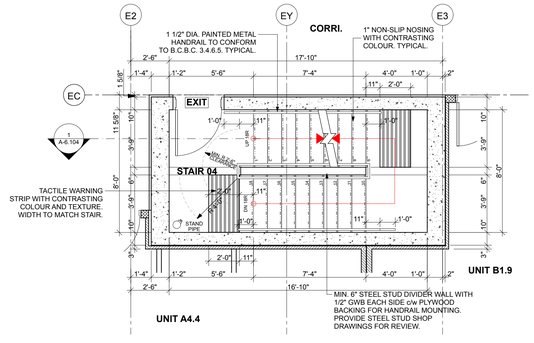

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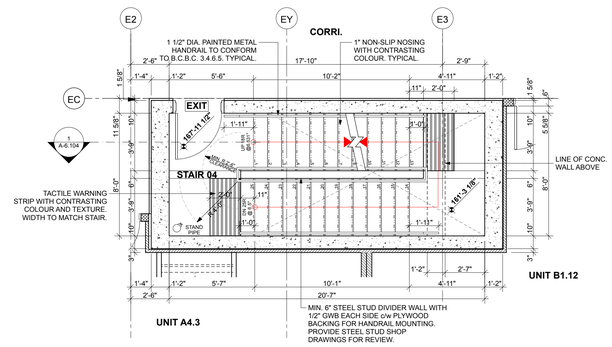

6 STAIR 04 LEVEL L3
SCALE: 1/4" = 1'-0"

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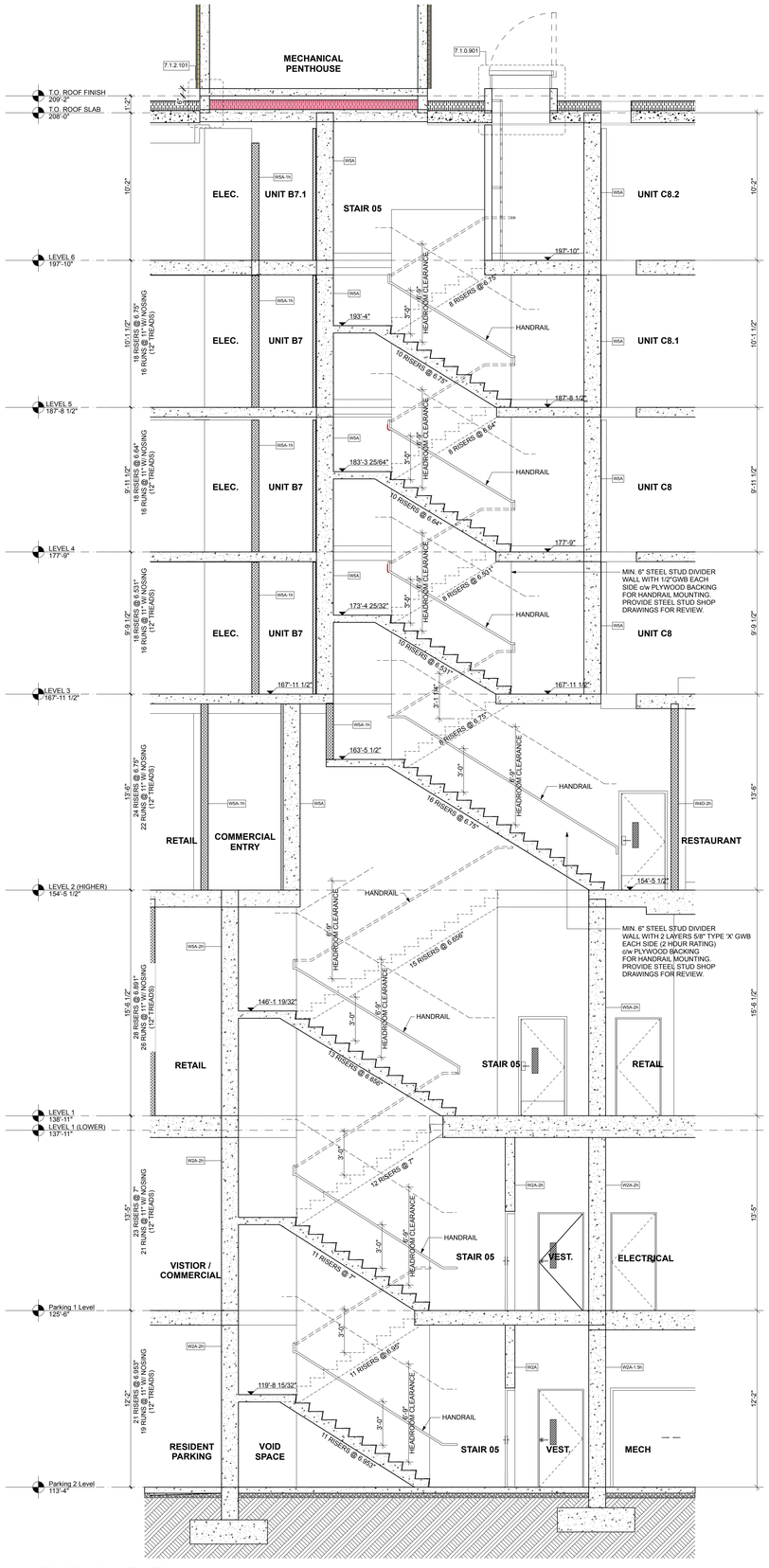
19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-6.104



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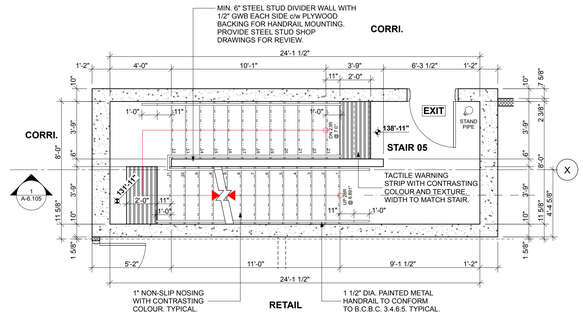

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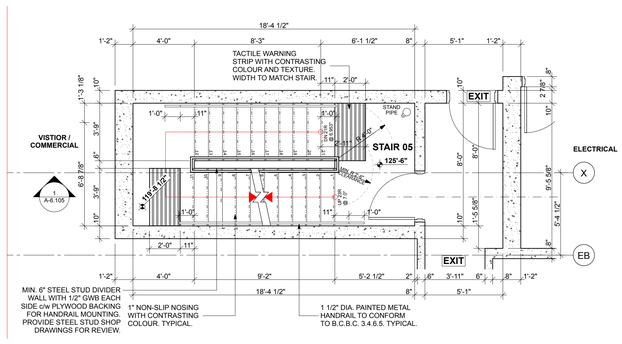

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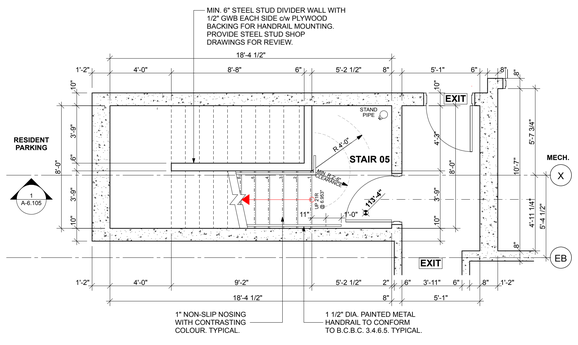

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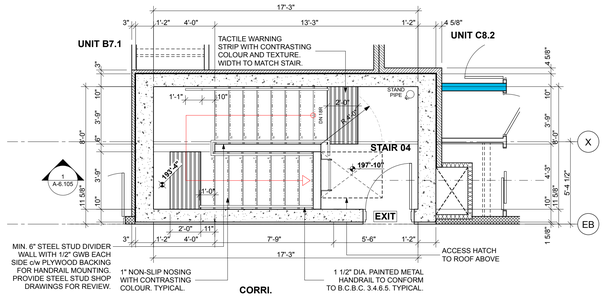

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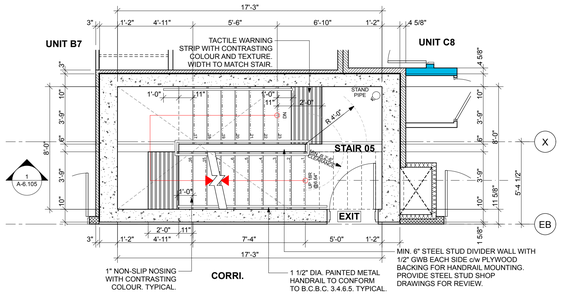

6 STAIR 05 LEVEL L3-L5
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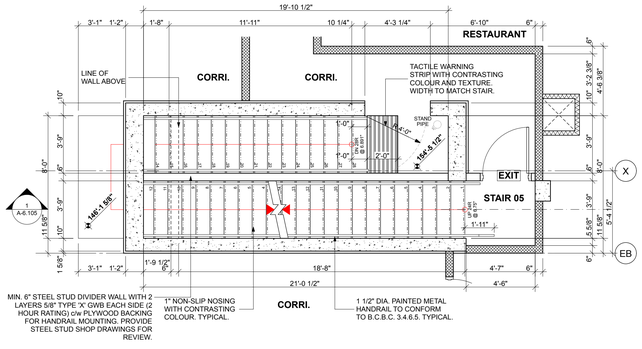

5 STAIR 05 LEVEL L2
SCALE: 1/4" = 1'-0"

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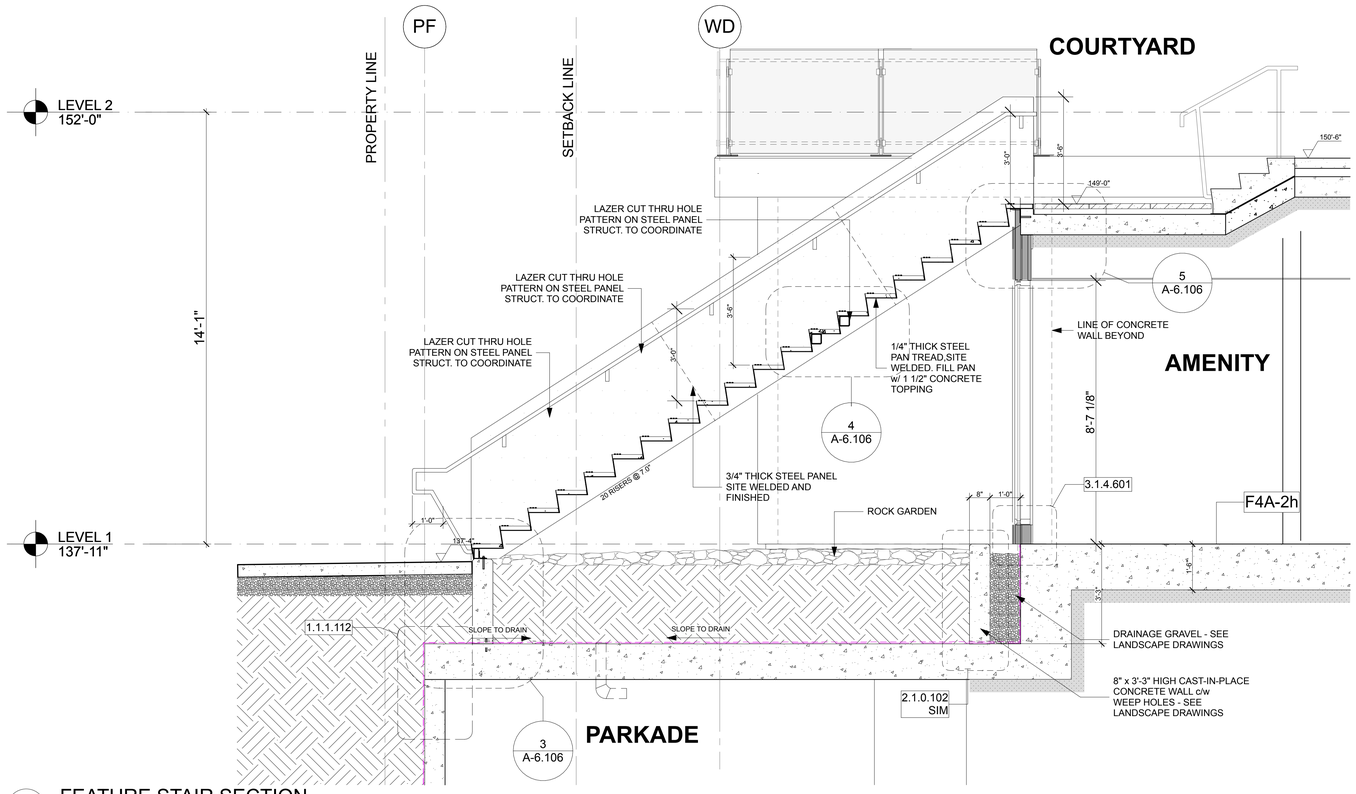
19471	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-6.105



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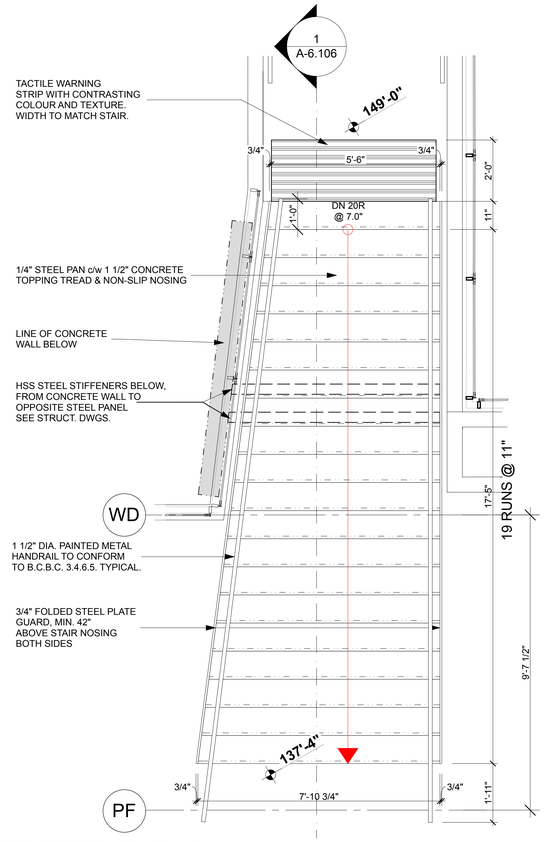
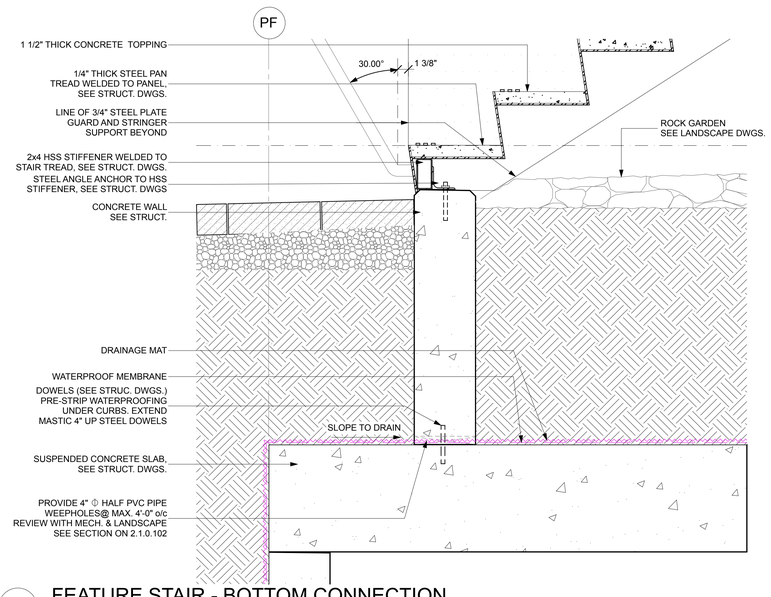


2 FEATURE STAIR - PLAN
SCALE: 1/2" = 1'-0"

NOTE:
FEATURE STAIR IS NOT PART OF EXITING PLANS.
IT IS NOT TO BE AN EXIT STAIR.
DESIGN CONFORMS TO BCBC 3.3.1.14. WHERE MINIMUM WIDTH IS ACHIEVED AS PER BCBC 3.4.3.2.(8).



3 FEATURE STAIR - BOTTOM CONNECTION
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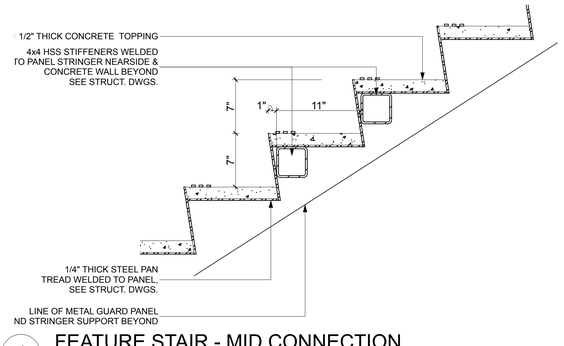

4 FEATURE STAIR - MID CONNECTION
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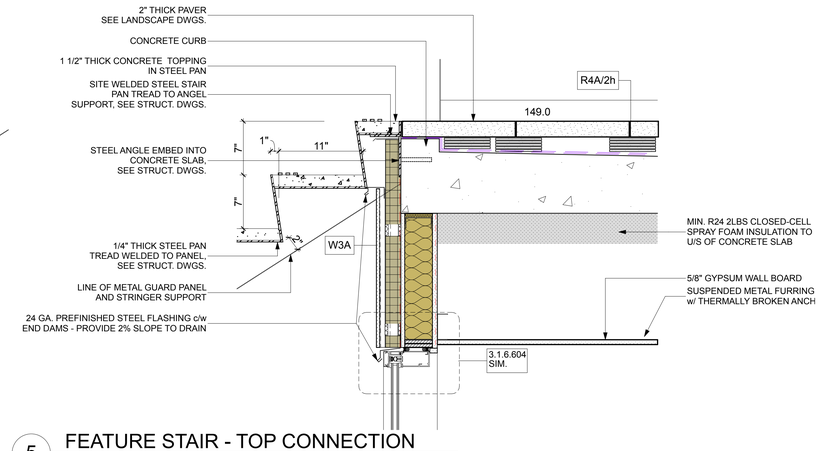

5 FEATURE STAIR - TOP CONNECTION
SCALE: 1 1/2"= 1'-0"

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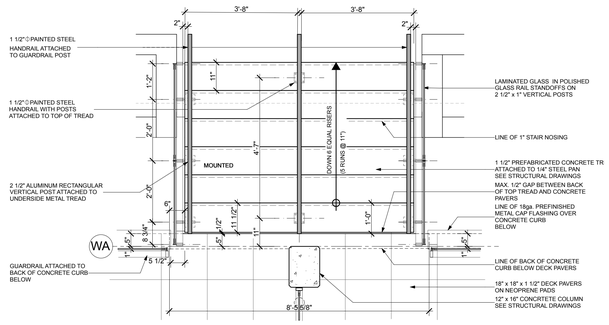
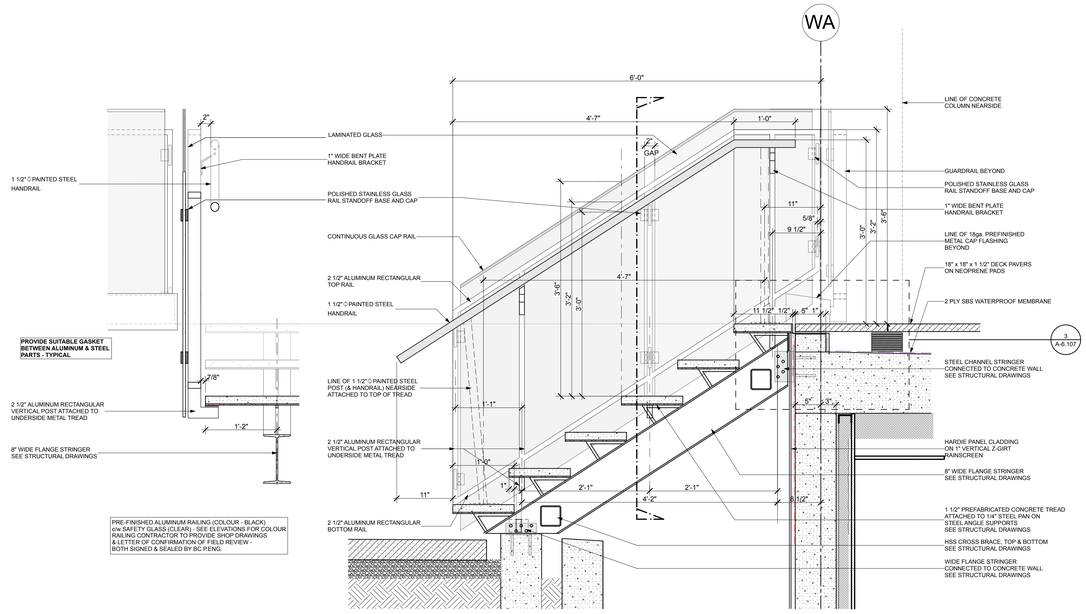
FEATURE STAIR DETAILS

[PROJECT] **19471**
[SCALE] **As Noted**
[DATE] **2024-08-14**
[ISSUE] **ISSUE 34 - BP RESUBMISSION**
[DRAWING] **A-6.106**



1 WEST BLDG RESIDENTIAL STAIR PLAN
SCALE: 1/2" = 1'-0"



2 WEST BLDG RESIDENTIAL STAIR SECTION
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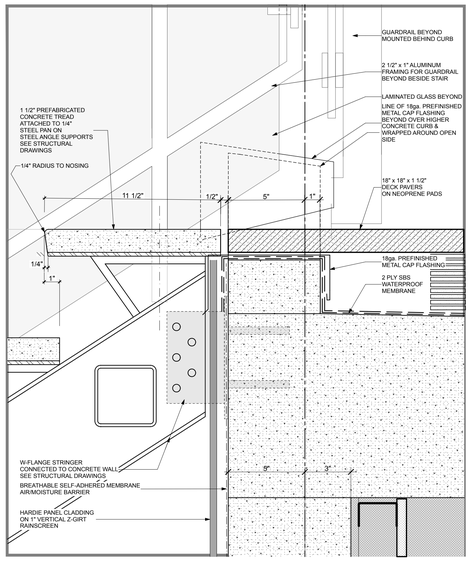

3 WEST BLDG STAIR DETAIL
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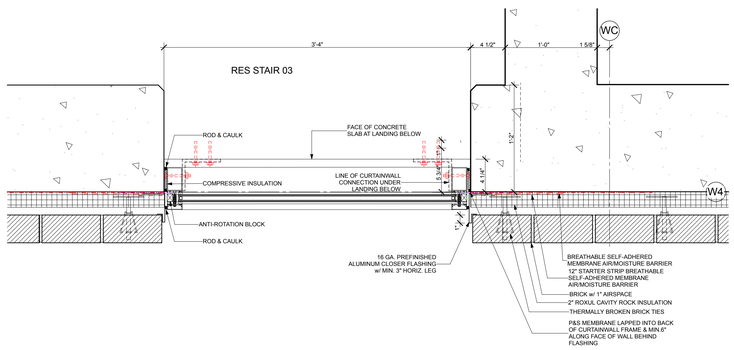

4 STAIR 03 CURTAINWALL PLAN DETAIL
SCALE: 1 1/2"= 1'-0"

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WEST BUILDING EXTERIOR STAIR

[PROJECT]
19471

[SCALE]
As Noted

[DATE]
2024-08-14

[ISSUE]
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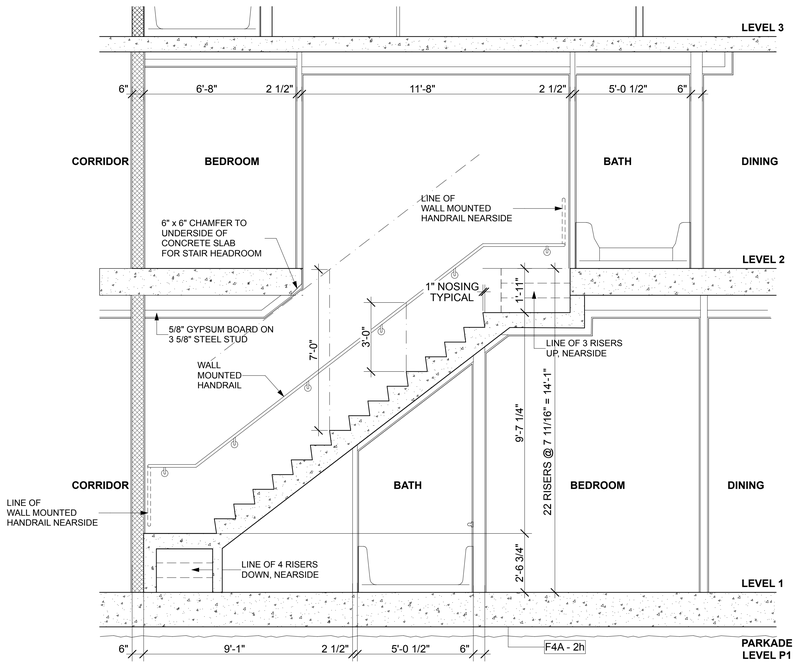
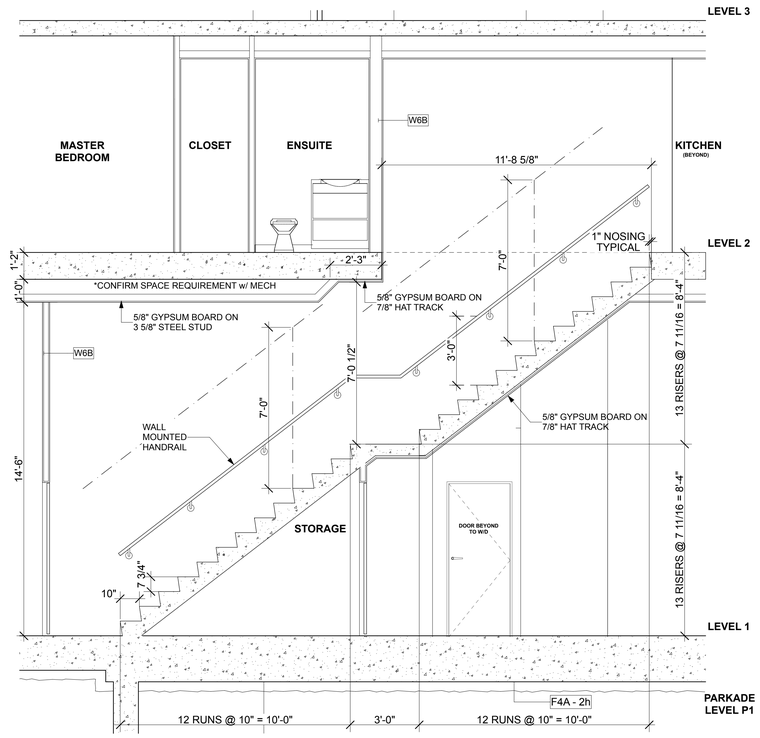
[DRAWING]
A-6.107



1 STAIR LW 1-2 SECTION
SCALE: 3/8" = 1'-0"



2 STAIR LW6 SECTION
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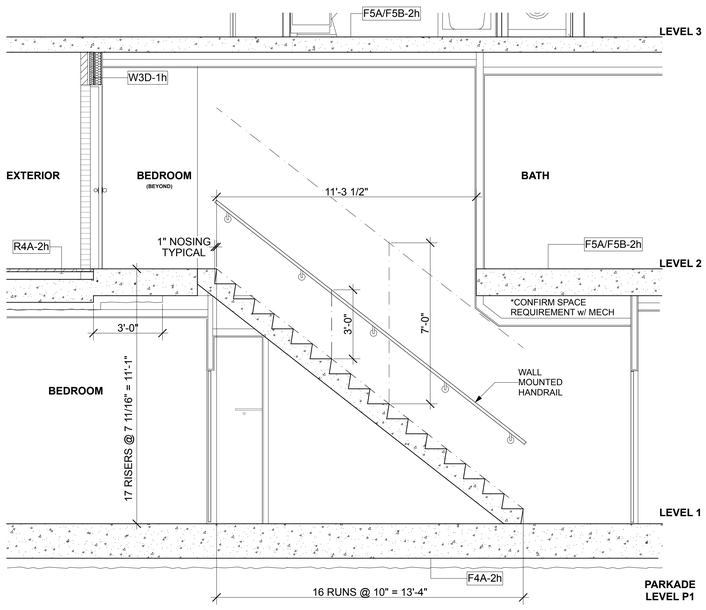

3 STAIR TH-2 SECTION
SCALE: 3/8" = 1'-0"

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LIVEWORK & TOWNHOME INTERIOR STAIR SECTIONS

[PROJECT]
19471

[SCALE]
As Noted

[DATE]
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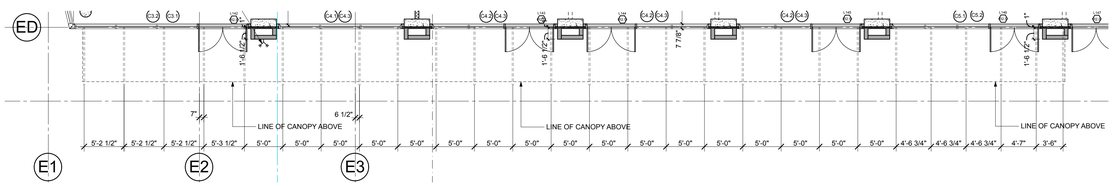

5 Level 1 South Canopy Plan
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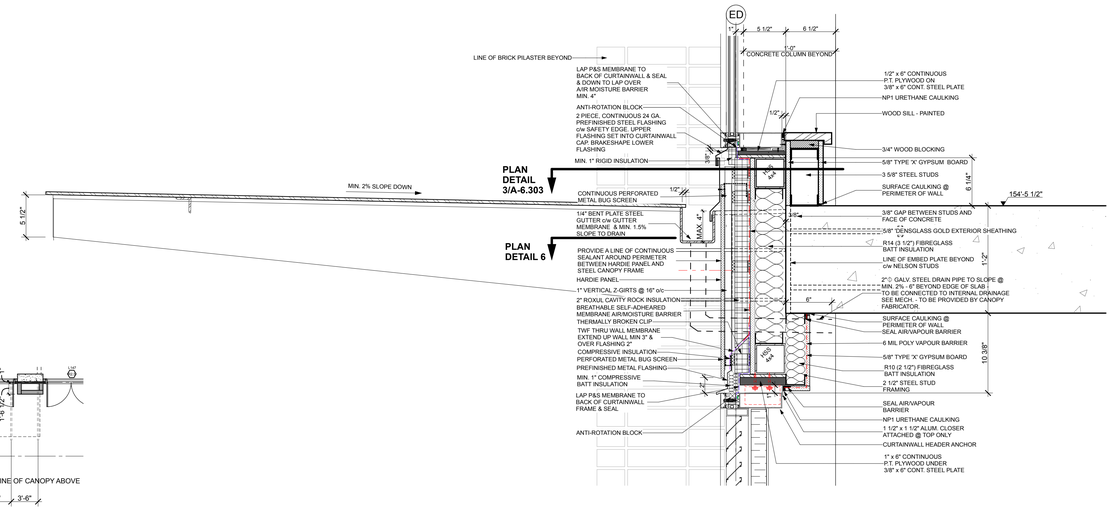

1 EAST BUILDING CANOPY #1 @ SOUTH
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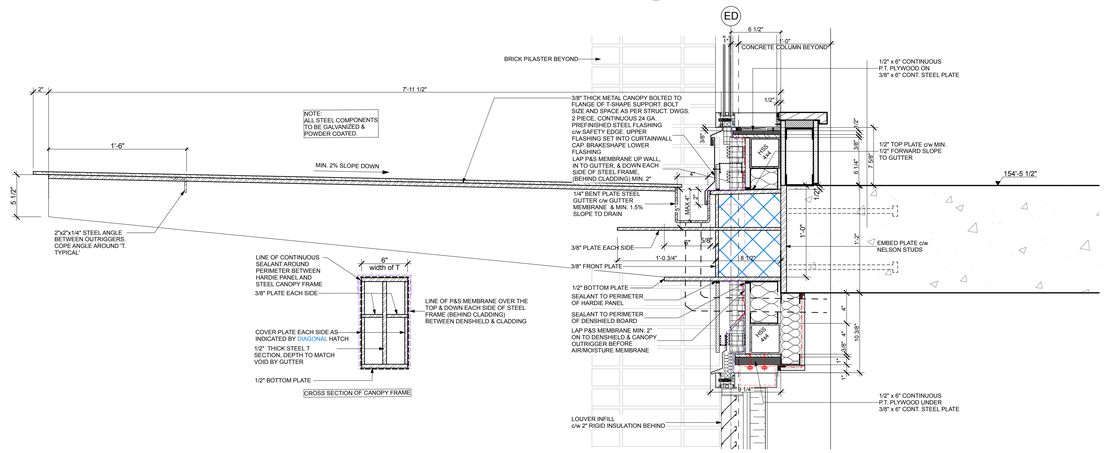
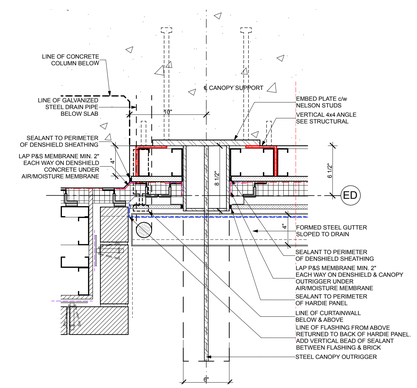


2 EAST BUILDING CANOPY #2 @ SOUTH
SCALE: 1 1/2"= 1'-0"



6 CANOPY PLAN DETAIL
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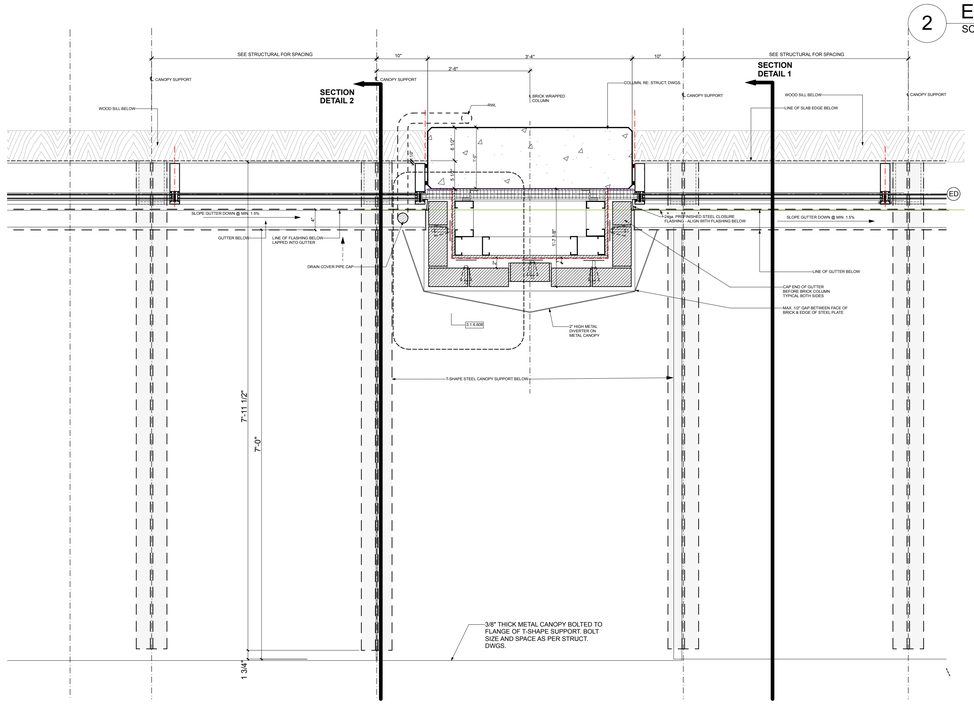

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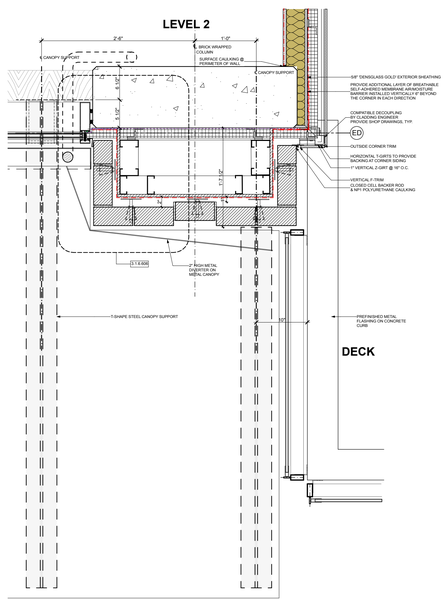

4 CANOPY PLAN DETAIL
SCALE: 1" = 1'-0"

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[TITLE]
CANOPY DETAIL

[PROJECT]
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[SCALE]
As Noted
[DATE]
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[ISSUE]
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[DRAWING]
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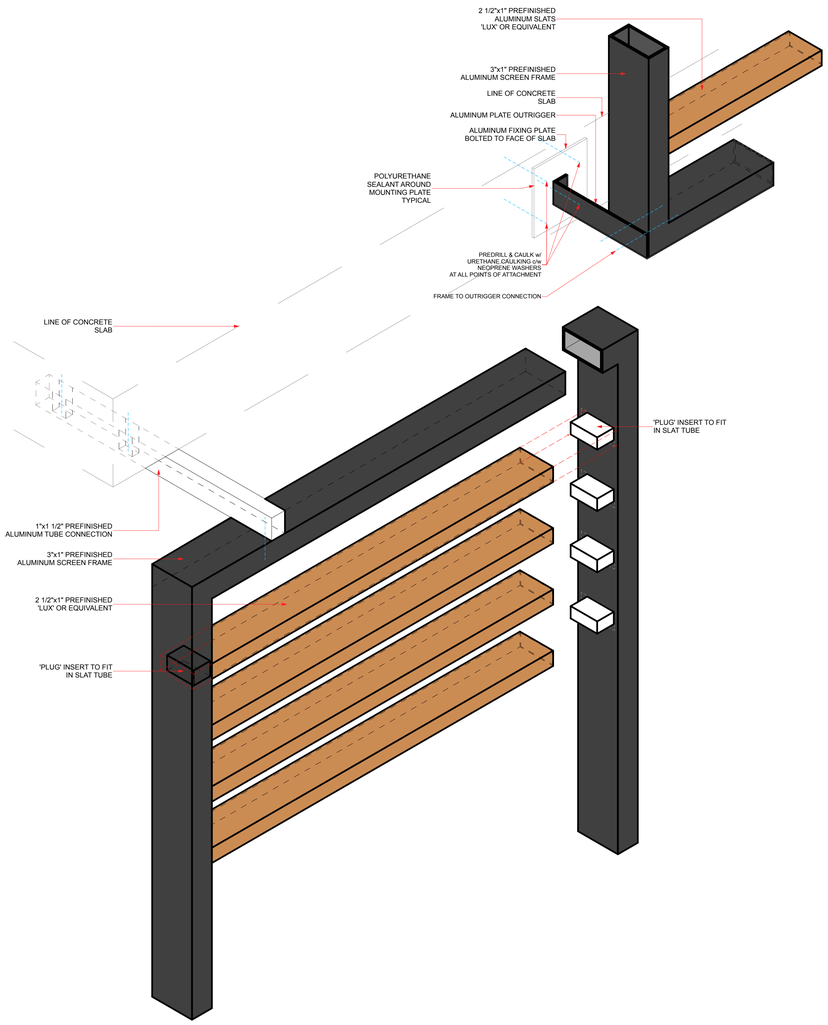

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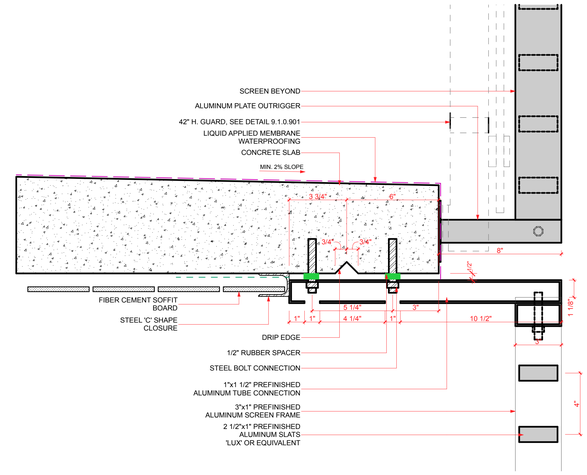

2 SCREEN CONNECTION AT FACE MOUNT GUARD
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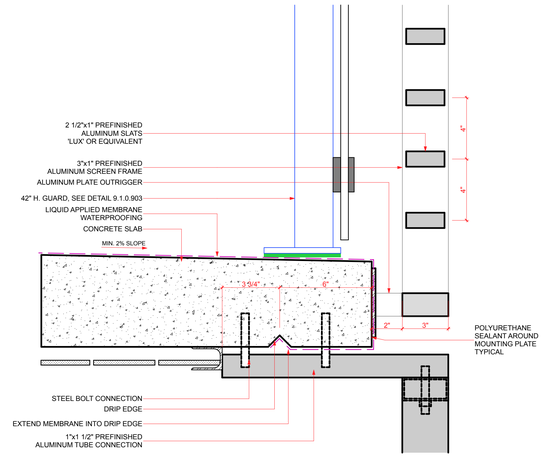
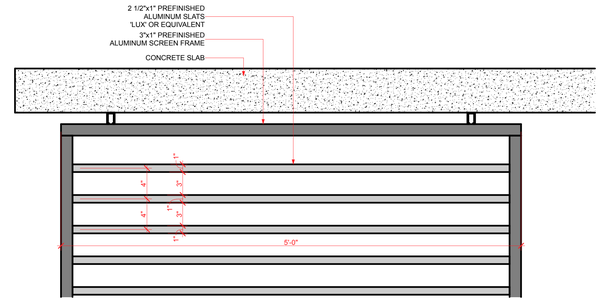
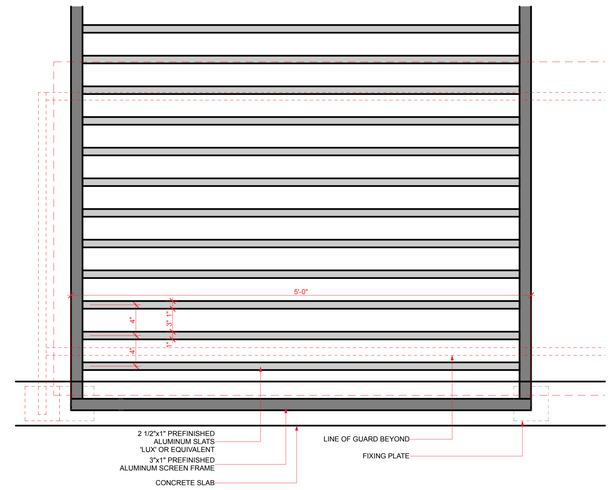


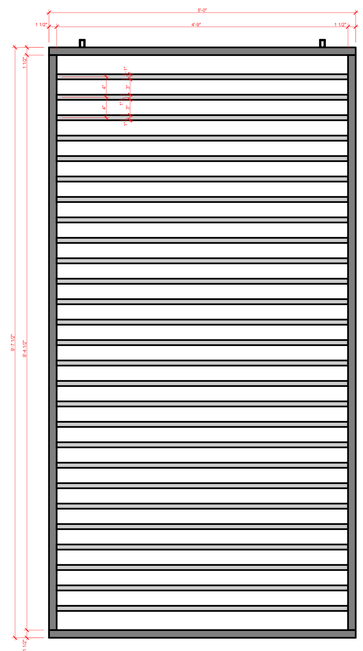
3 SCREEN CONNECTION AT TOP MOUNT GUARD
SCALE: 3" = 1'-0"



4 SCREEN ELEVATION AT HEAD
SCALE: 1 1/2"= 1'-0"



5 SCREEN ELEVATION AT BASE
SCALE: 1 1/2"= 1'-0"



6 OVERALL SCREEN ELEVATION
SCALE: 1" = 1'-0"

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[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
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North Vancouver, BC

[TITLE]

SCREEN DETAILS

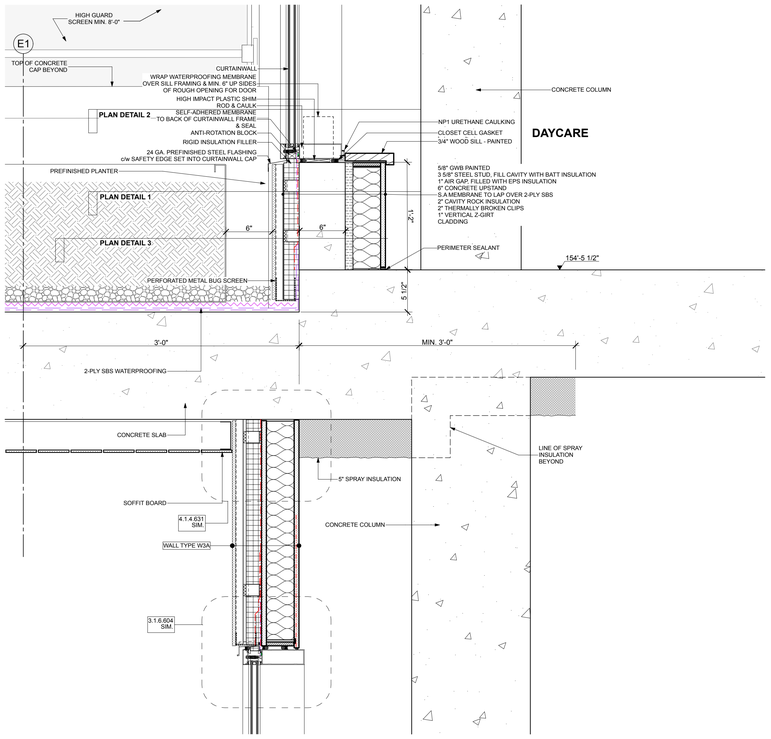
[PROJECT]
19471

[SCALE]
As Noted

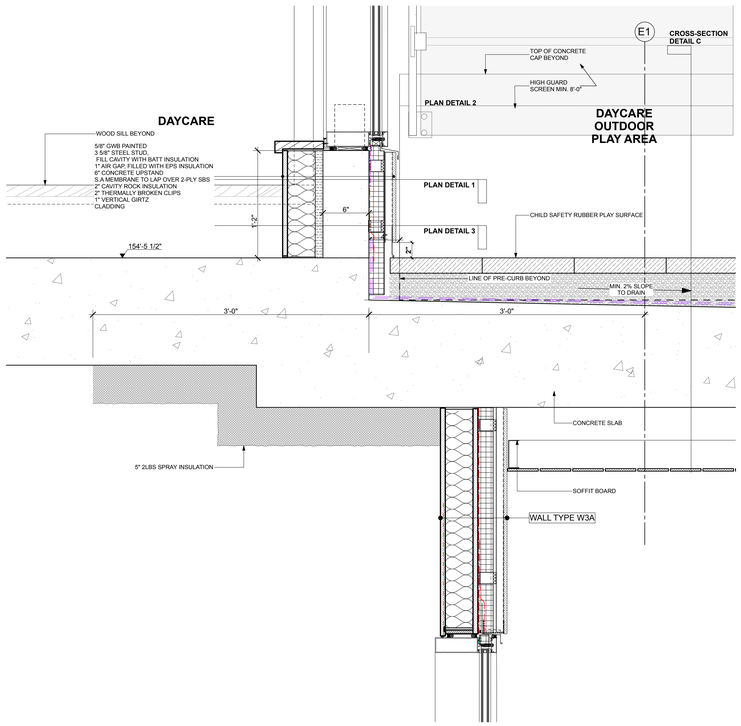
[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

[DRAWING]
A-6.202



1 SECTION DETAIL A
SCALE: 1 1/2"= 1'-0"



2 SECTION DETAIL B
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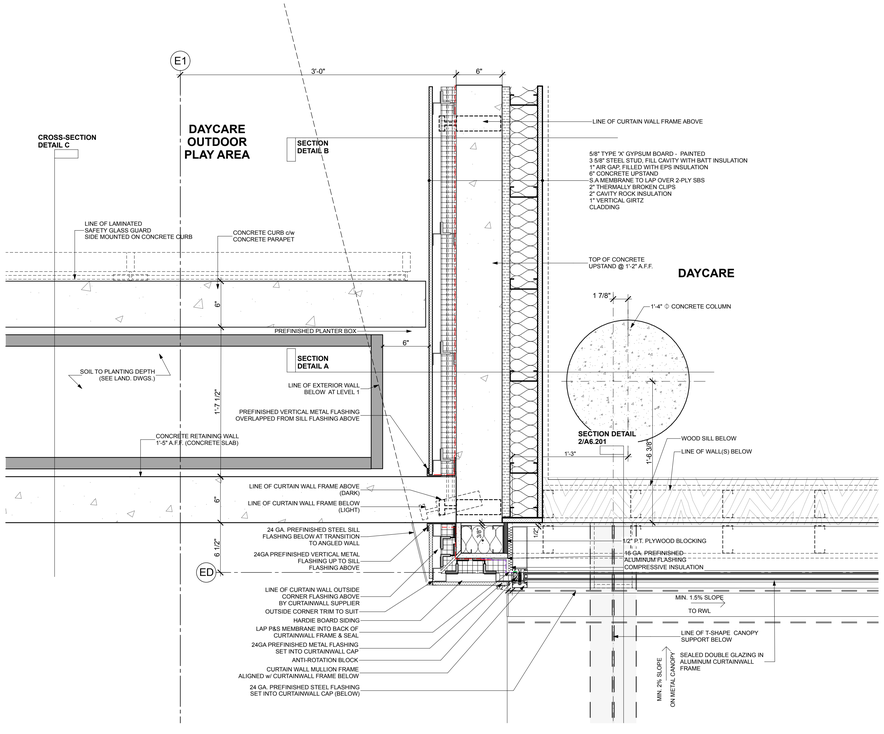
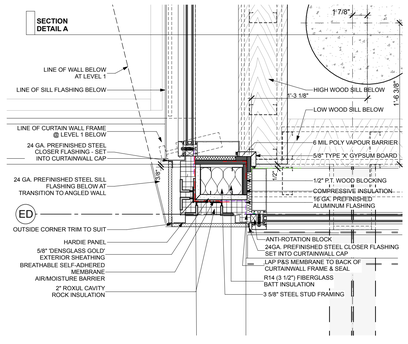
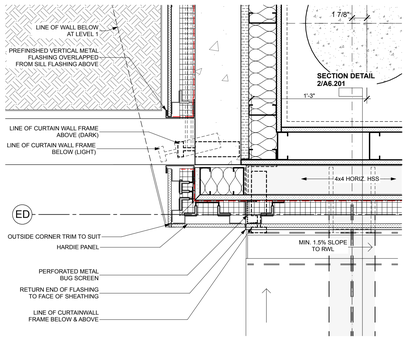


3 PLAN DETAIL 1
SCALE: 1 1/2"= 1'-0"



5 PLAN DETAIL 2
SCALE: 1 1/2"= 1'-0"



6 PLAN DETAIL 3
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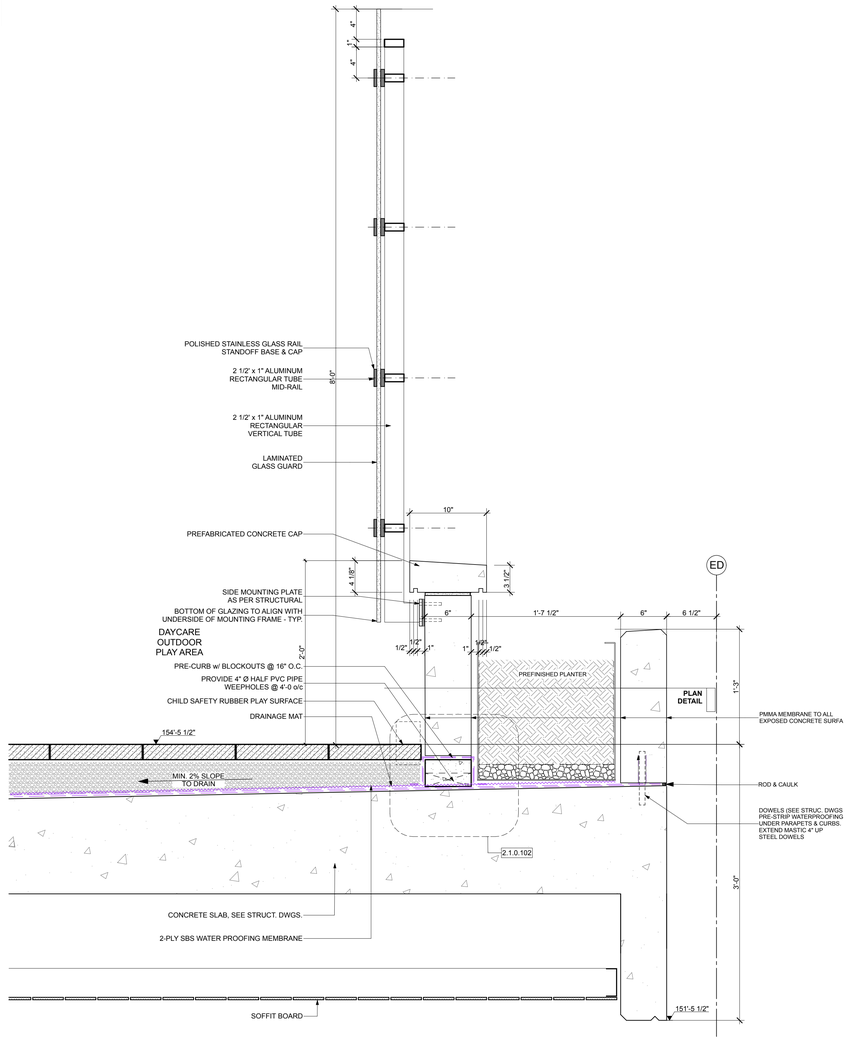

4 CROSS-SECTION DETAIL C
SCALE: 1 1/2"= 1'-0"

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L2 PLANTER ABOVE ENTRY DETAILS

[PROJECT]
19471

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[DATE]
2024-08-14

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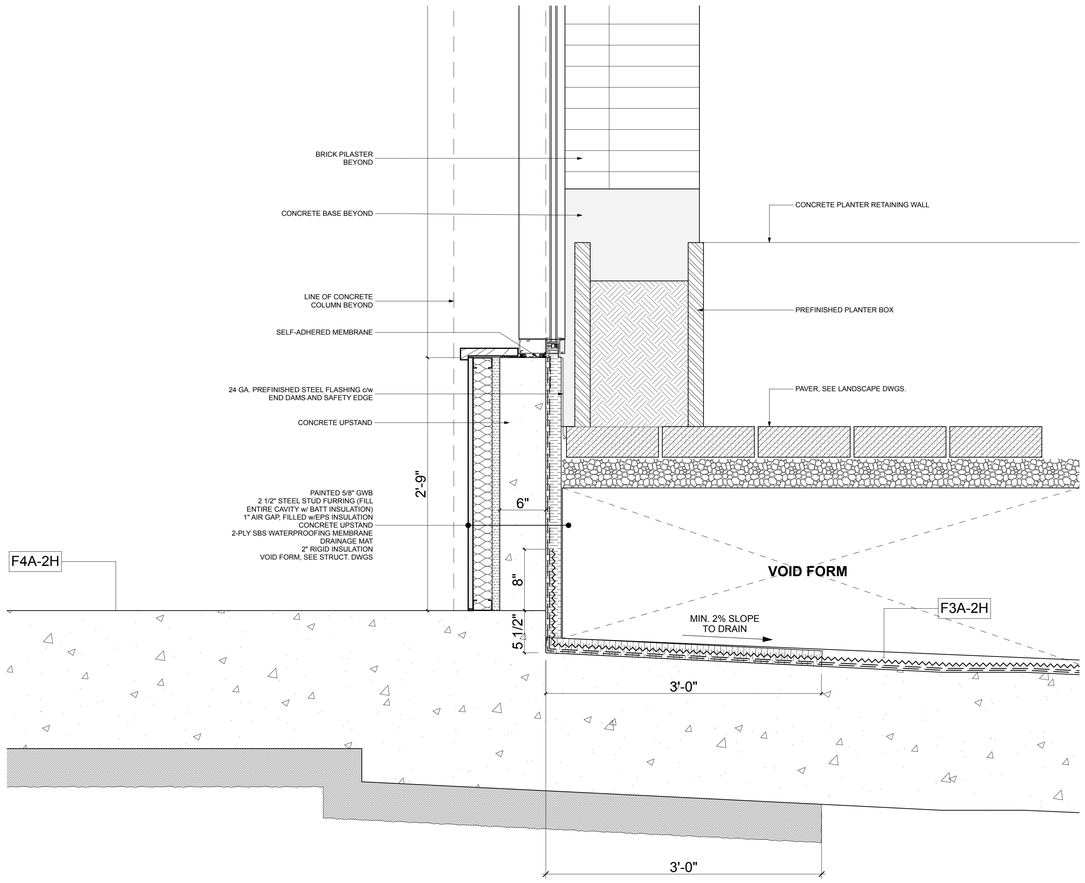
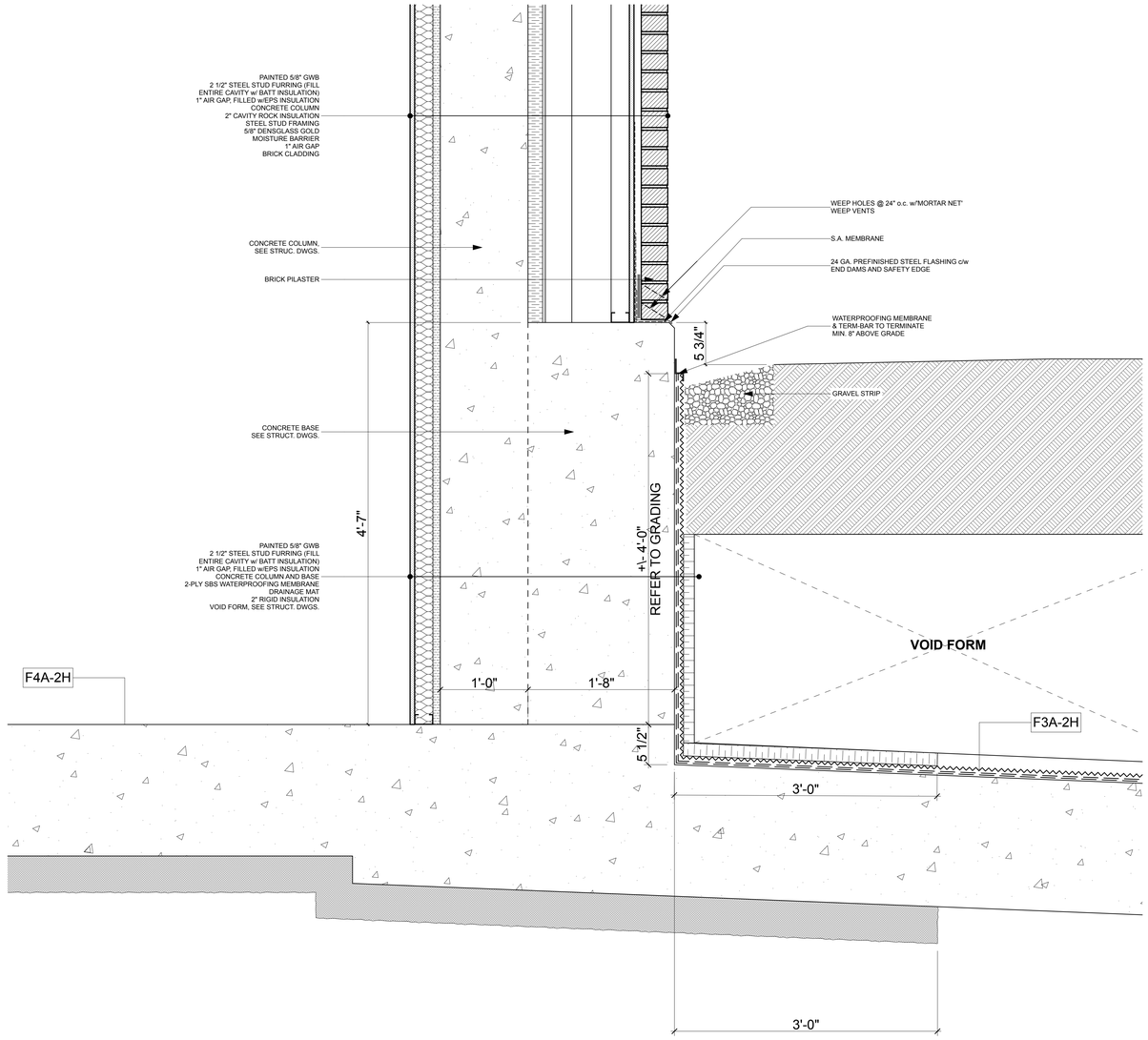


1 SECTION DETAIL @ EAST BLDG CRU AND PATIO
SCALE: 1 1/2"= 1'-0"



2 SECTION DETAIL @ PILASTER
SCALE: 1 1/2"= 1'-0"

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PILSTER SECTION DETAIL @ EAST BLDG PATIO

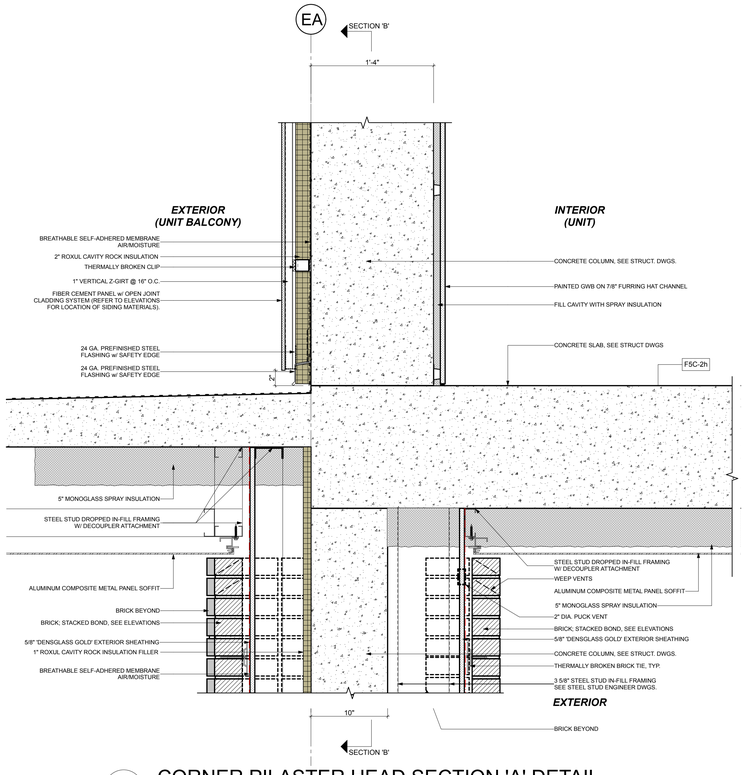
[PROJECT]
19471

[SCALE]
As Noted

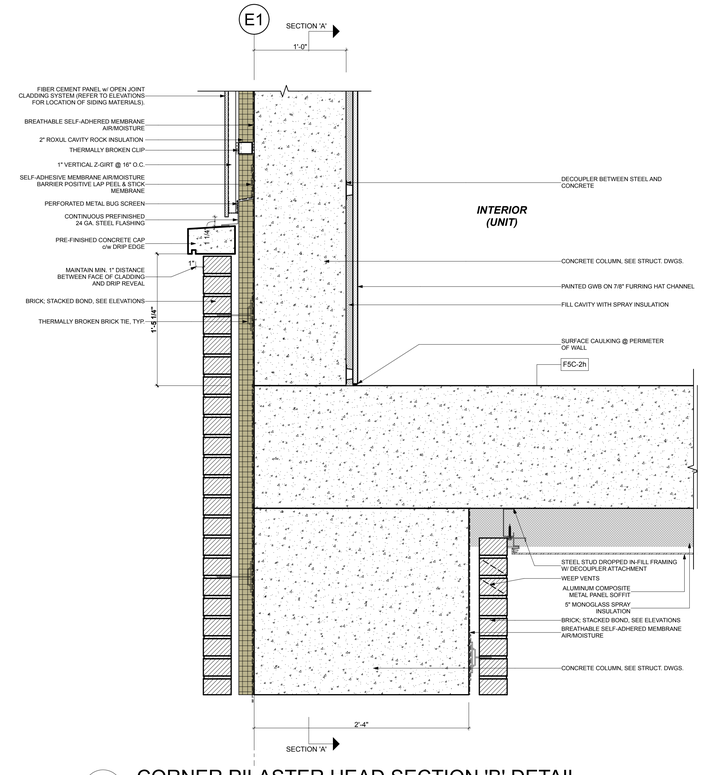
[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

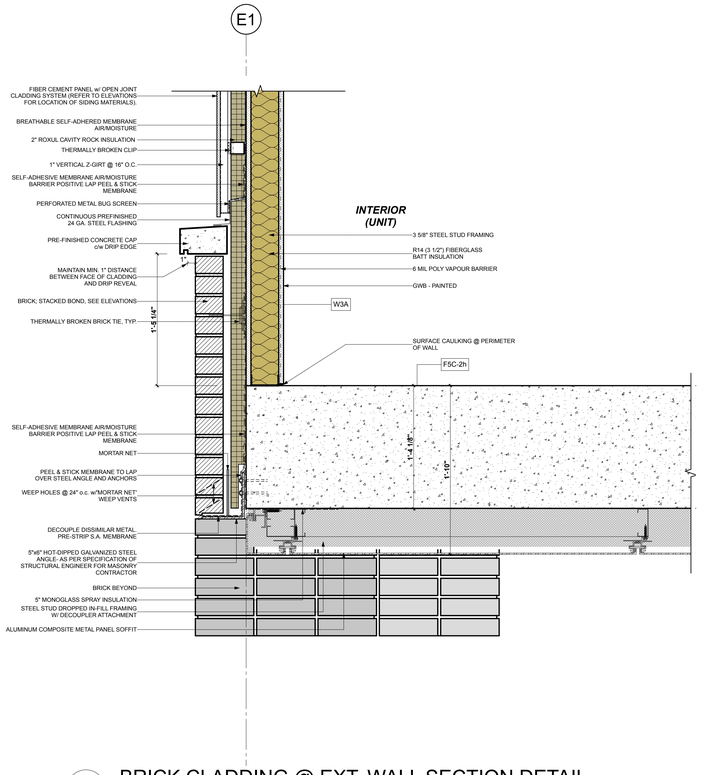
[DRAWING]
A-6.204



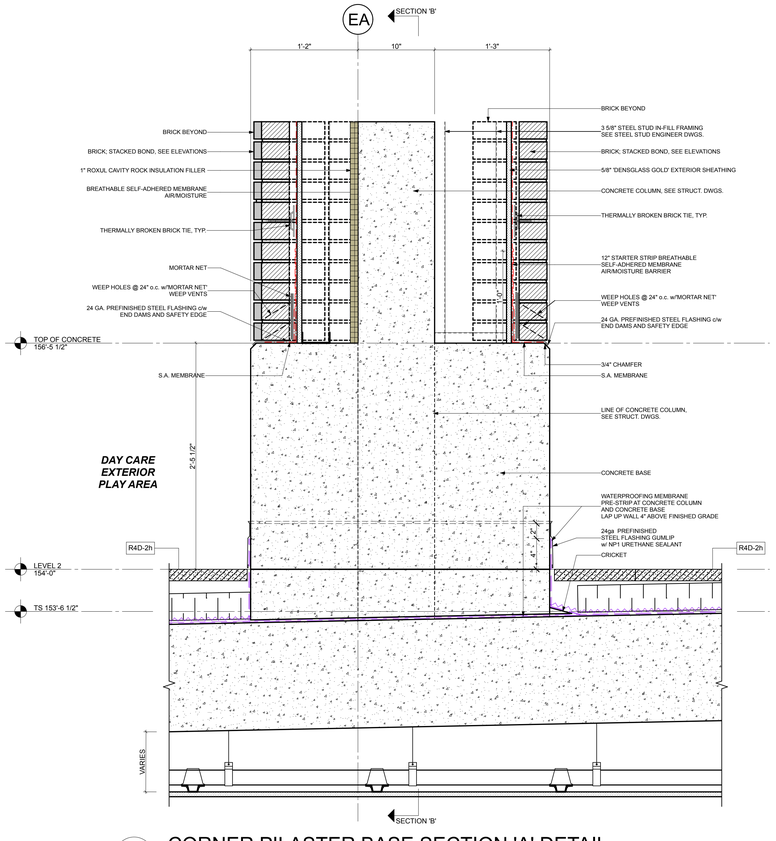
1 CORNER PILASTER HEAD SECTION 'A' DETAIL
SCALE: 1 1/2"= 1'-0"



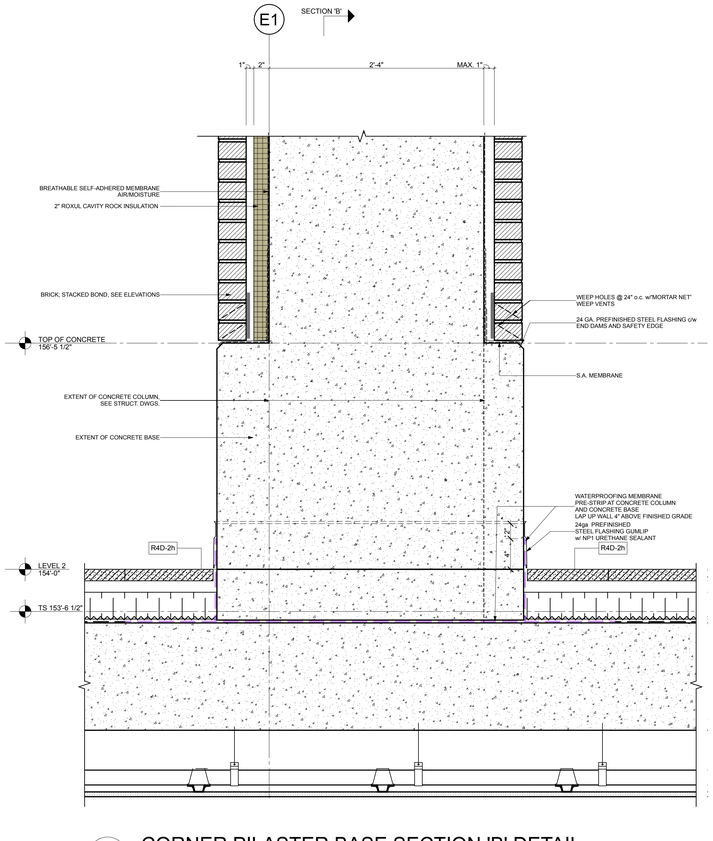
3 CORNER PILASTER HEAD SECTION 'B' DETAIL
SCALE: 1 1/2"= 1'-0"



5 BRICK CLADDING @ EXT. WALL SECTION DETAIL
SCALE: 1 1/2"= 1'-0"



2 CORNER PILASTER BASE SECTION 'A' DETAIL
SCALE: 1 1/2"= 1'-0"



4 CORNER PILASTER BASE SECTION 'B' DETAIL
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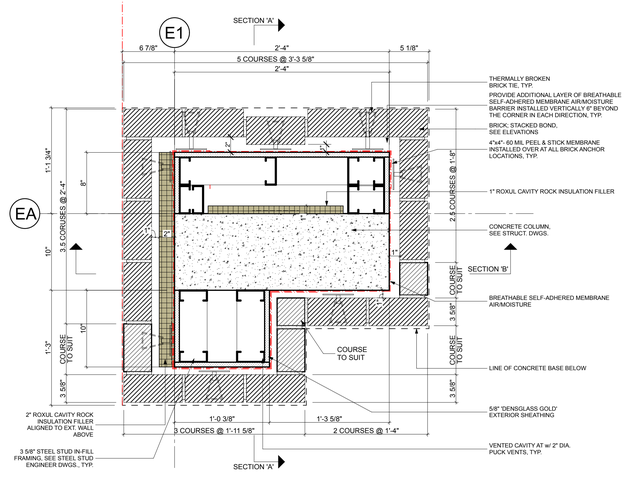

6 CORNER PILASTER PLAN DETAIL
SCALE: 1 1/2"= 1'-0"

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CORNER PILASTER PLAN AND SECTION DETAILS

[PROJECT]
19471

[SCALE]
As Noted

[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

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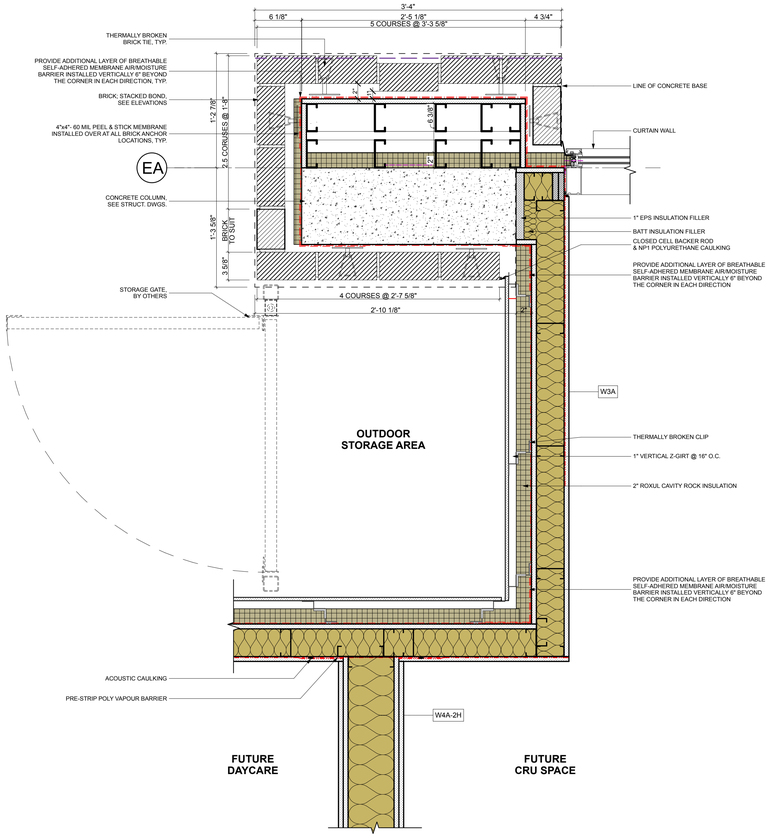
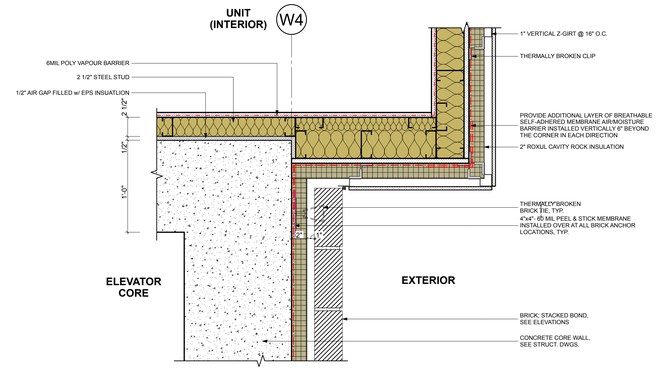
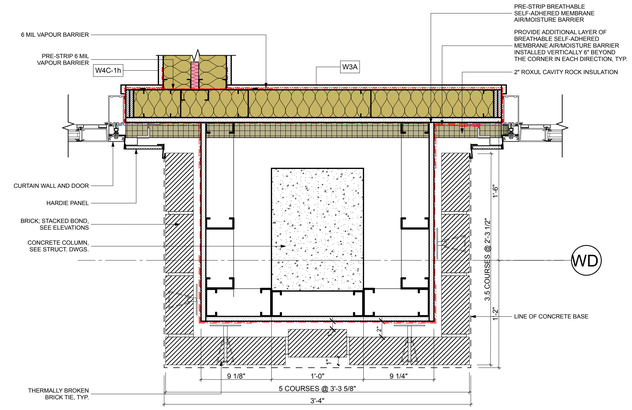


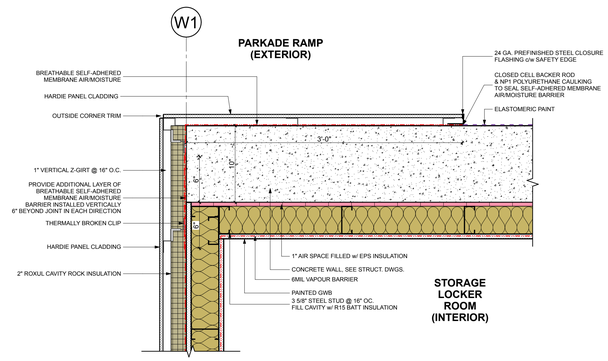
1 PILASTER PLAN DETAIL AT L2 EAST BLDG.
SCALE: 1 1/2"= 1'-0"



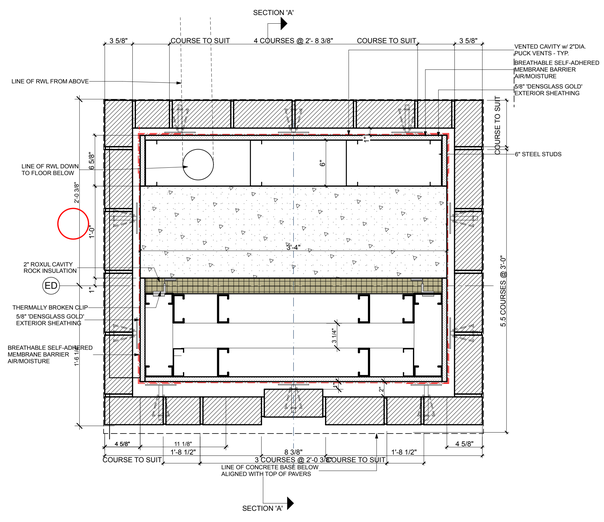
2 ELEVATOR CORE TO UNIT CORNER TRANSITION
SCALE: 1 1/2"= 1'-0"



3 WEST BLDG PILASTER PLAN DETAIL
SCALE: 1 1/2"= 1'-0"



4 WALL TRANSITION AT RAMP - PLAN DETAIL
SCALE: 1 1/2"= 1'-0"



5 PILASTER PLAN DETAIL AT L2 EAST BLDG
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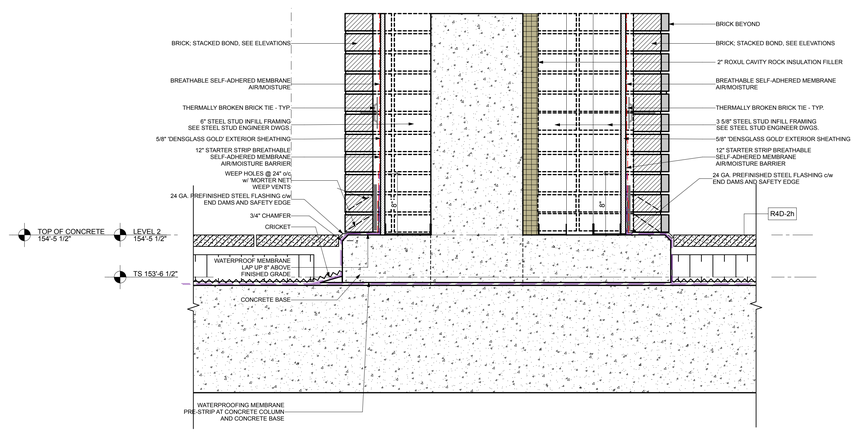

6 PILASTER BASE SECTION 'A'
SCALE: 1 1/2"= 1'-0"

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North Vancouver, BC

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PLAN DETAILS

[PROJECT] **19471**
[SCALE] **As Noted**
[DATE] **2024-08-14**
[ISSUE] **ISSUE 34 - BP RESUBMISSION**
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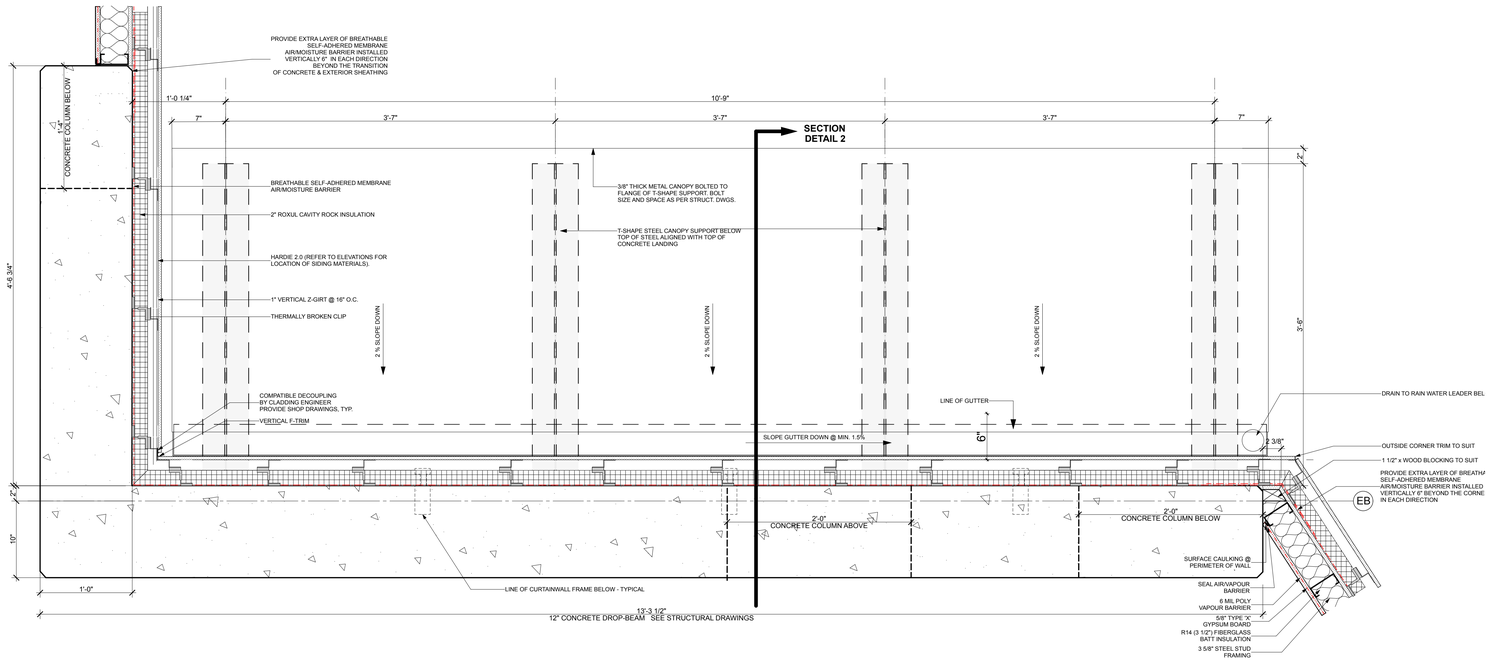
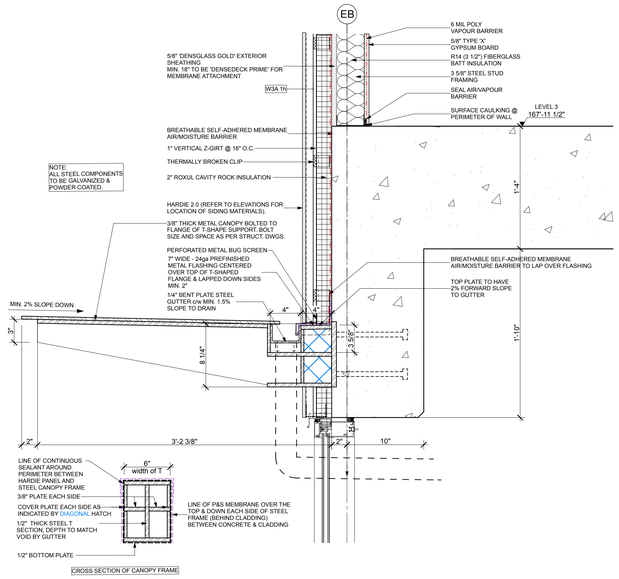
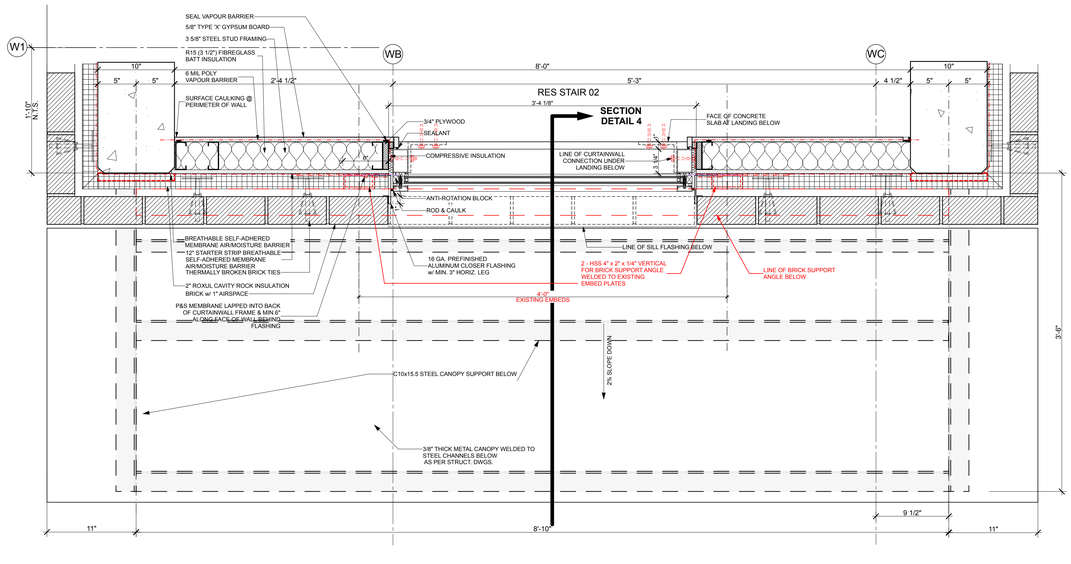


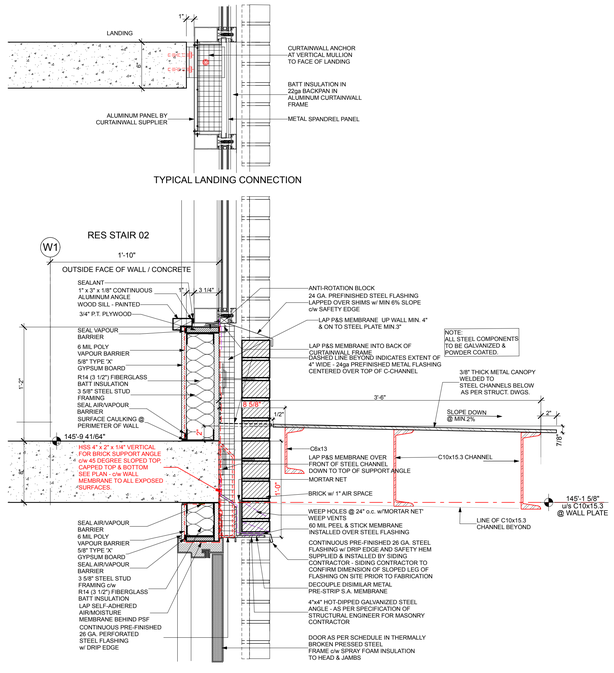
1 EAST BUILDING CANOPY PLAN
SCALE: 1 1/2"= 1'-0"



2 EAST BUILDING CANOPY SECTION
SCALE: 1 1/2"= 1'-0"



3 WEST BUILDING CANOPY PLAN
SCALE: 1 1/2"= 1'-0"



4 WEST BUILDING CANOPY SECTION
SCALE: 1 1/2"= 1'-0"

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CANOPY DETAILS 2

[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION

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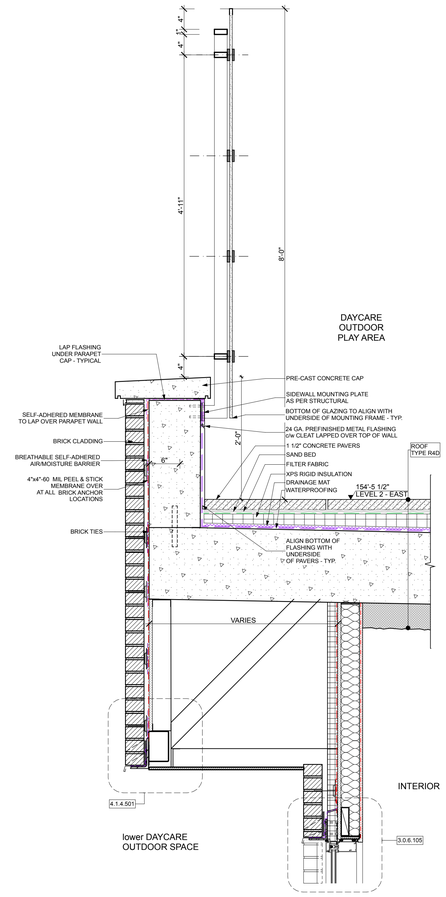
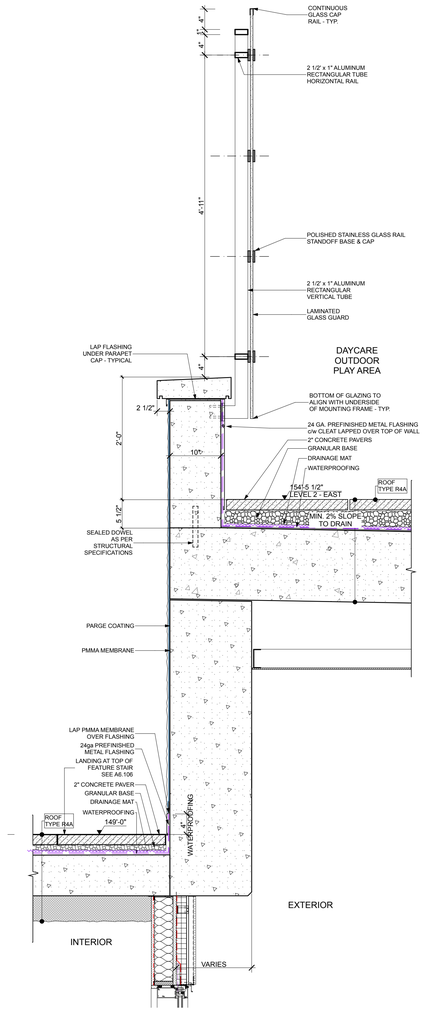
A-6.207



1 GUARDRAIL SECTION
SCALE: 1" = 1'-0"



2 GUARDRAIL SECTION
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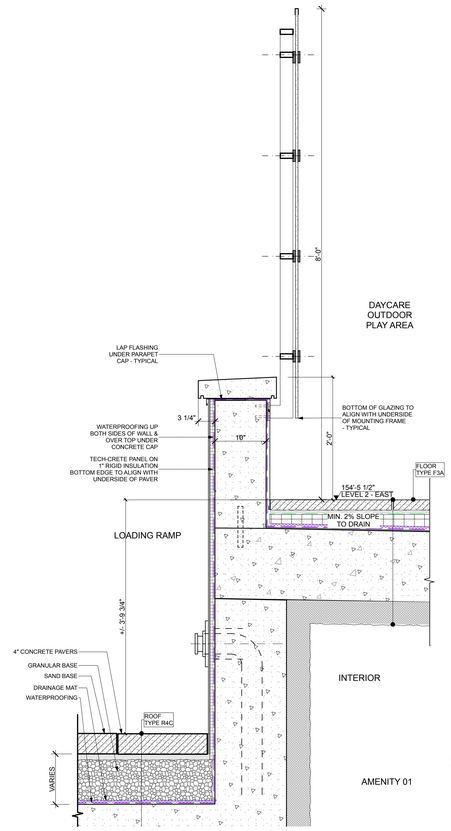
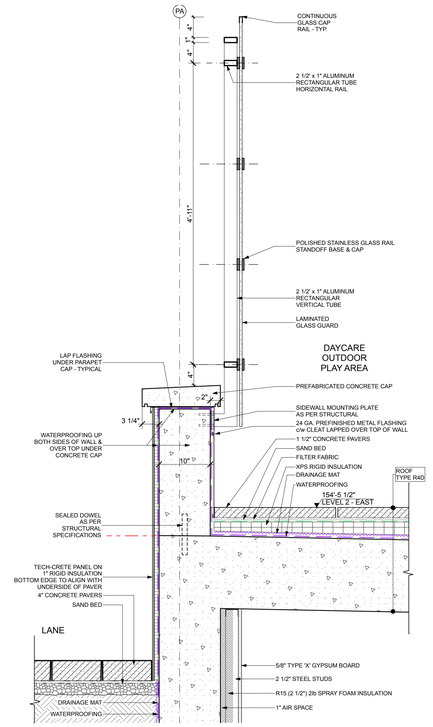
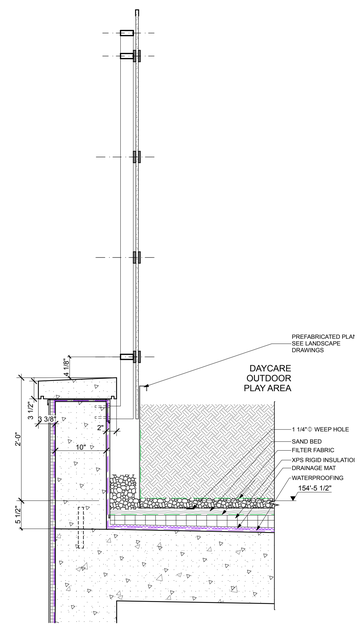


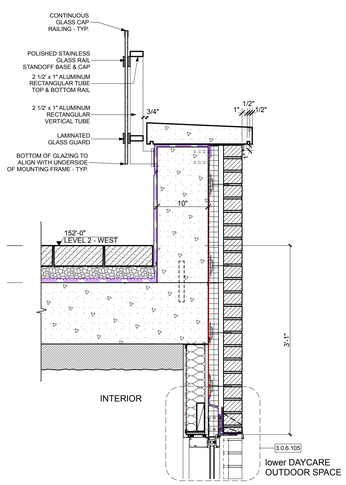
3 GUARDRAIL @ LOADING SECTION
SCALE: 1" = 1'-0"



4 GUARDRAIL @ LANE SECTION
SCALE: 1" = 1'-0"



5 GUARDRAIL & PLANTER SECTION
SCALE: 1" = 1'-0"



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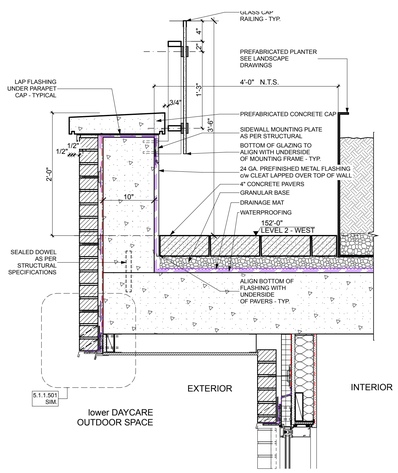

7 GUARDRAIL SECTION
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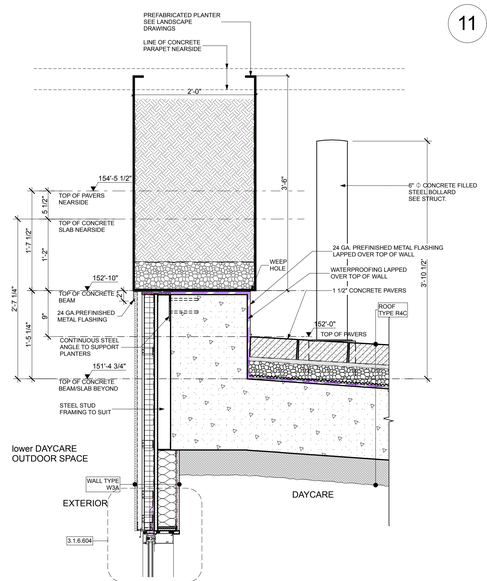

8 PLANTER SECTION
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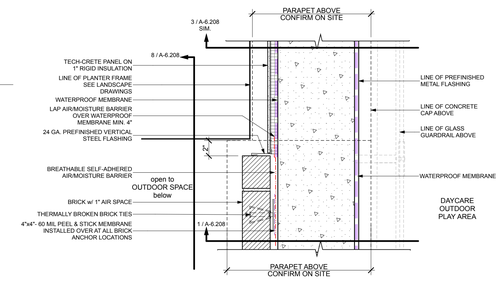

11 PARAPET TRANSITION @ PLANTER
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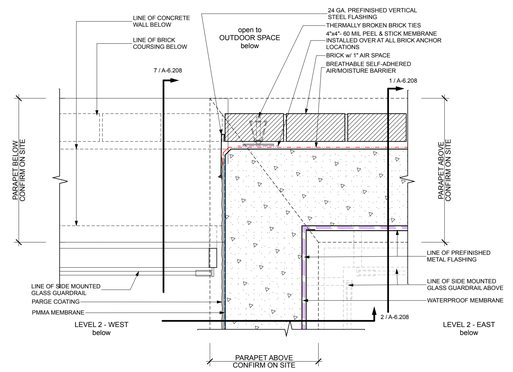

12 PARAPET TRANSITION @ CORNER
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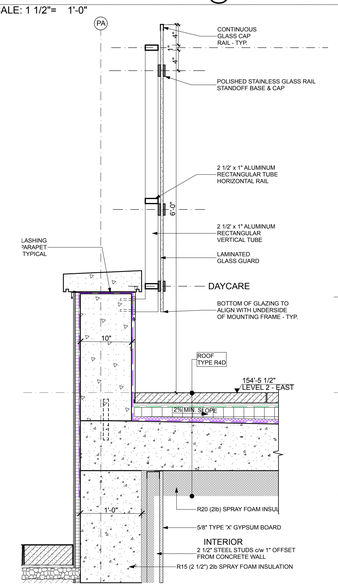
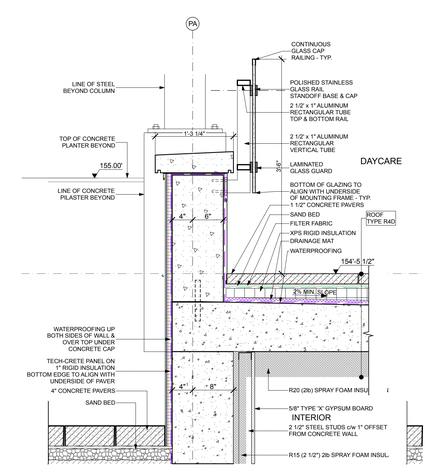


9 GUARDRAIL SECTION
SCALE: 1" = 1'-0"



10 GUARDRAIL SECTION
SCALE: 1" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SANDERS
2024-08-14
BRITISH COLUMBIA

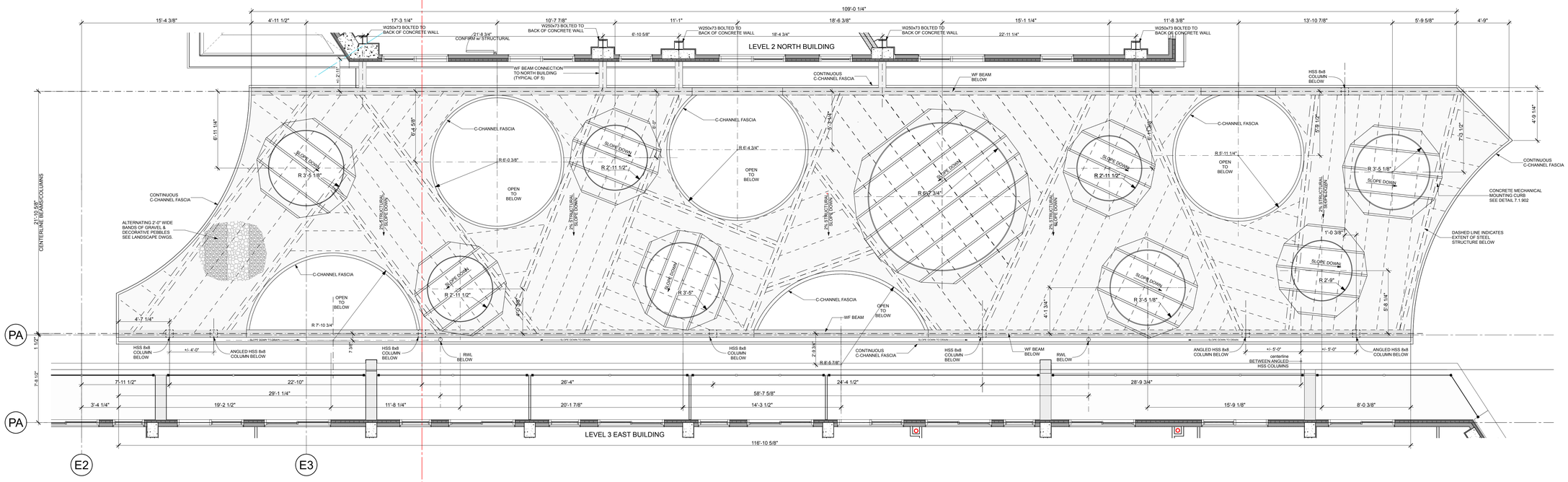
[CLIENT]
CASCADIA
Green Development

[PROJECT]
INNOVA
422 E 3rd Street
North Vancouver, BC

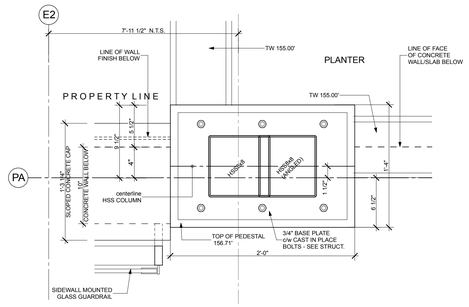
[TITLE]
LEVEL 2 GUARDRAIL DETAILS

[PROJECT] **19471**
[SCALE] **As Noted**
[DATE] **2024-08-14**
[ISSUE] **ISSUE 34 - BP RESUBMISSION**

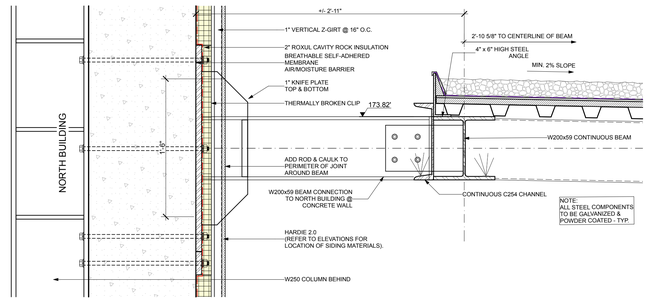
[DRAWING]
A-6.208



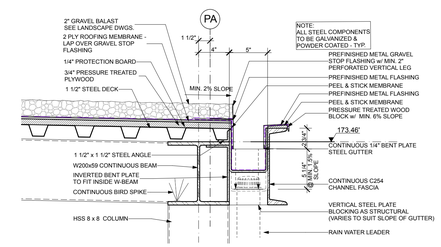
1 LANE CANOPY PLAN
SCALE: 1/4" = 1'-0"



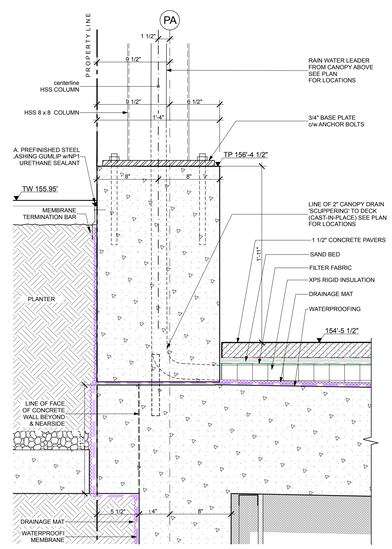
11 PEDESTAL PLAN DETAIL
SCALE: 1 1/2"= 1'-0"



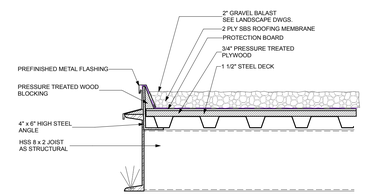
2 UPPER CANOPY DETAIL
SCALE: 1 1/2"= 1'-0"



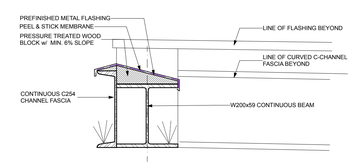
3 LOWER CANOPY DETAIL
SCALE: 1 1/2"= 1'-0"



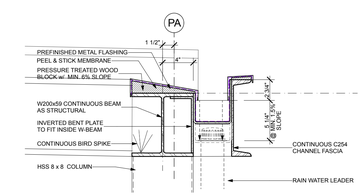
10 CONCRETE PEDESTAL DETAIL
SCALE: 1 1/2"= 1'-0"



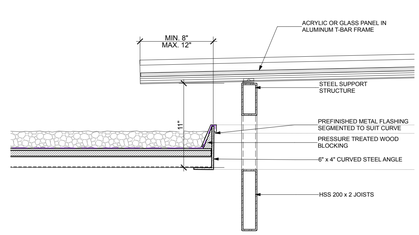
4 TYPICAL SIDE DETAIL
SCALE: 1 1/2"= 1'-0"



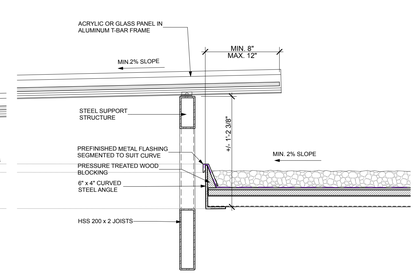
5 UPPER OPEN CANOPY DETAIL
SCALE: 1 1/2"= 1'-0"



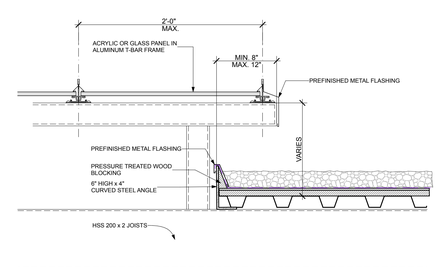
6 LOWER OPEN CANOPY DETAIL
SCALE: 1 1/2"= 1'-0"



7 LOWER SKYLIGHT DETAIL
SCALE: 1 1/2"= 1'-0"



8 UPPER SKYLIGHT DETAIL
SCALE: 1 1/2"= 1'-0"



9 SKYLIGHT END DETAIL
SCALE: 1 1/2"= 1'-0"

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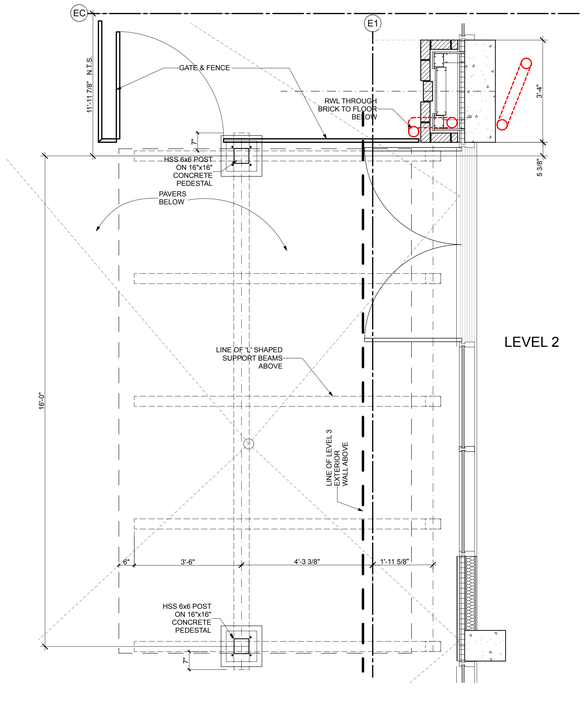
[CLIENT]
CASCADIA Green Development

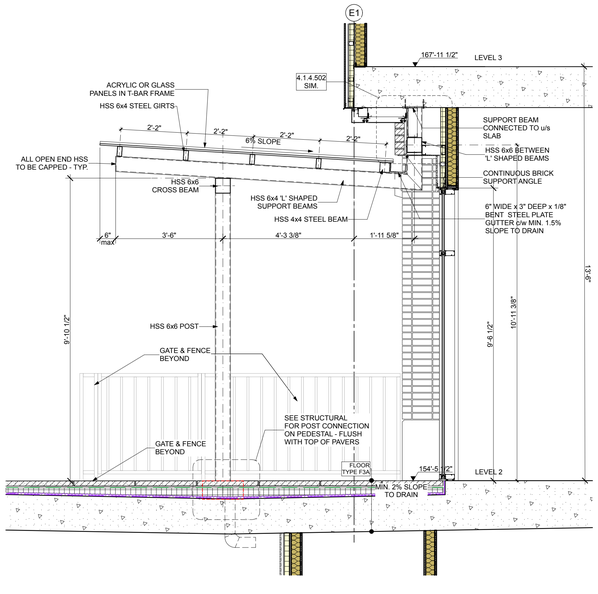
[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
LANE CANOPY DETAILS

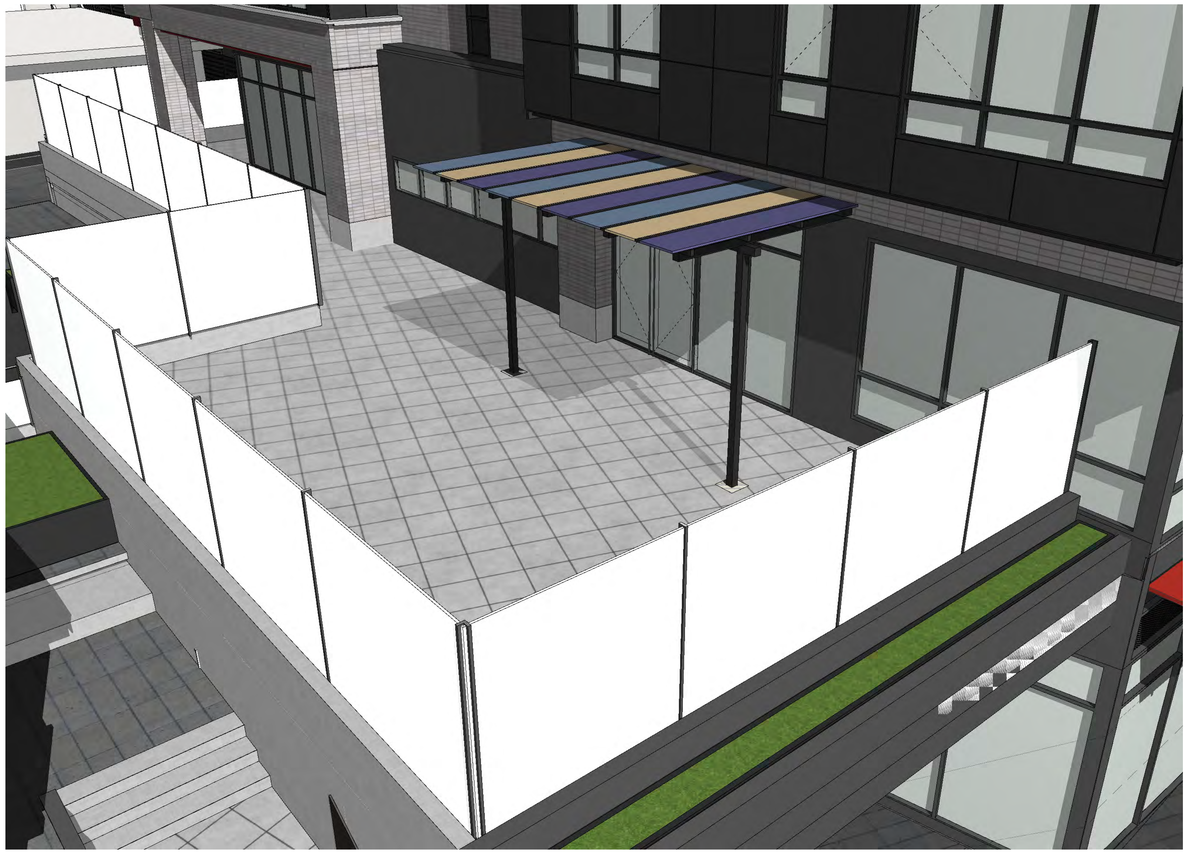
[PROJECT] **19471**
[SCALE]
[DATE] **2024-08-14**
[ISSUE] **ISSUE 34 - BP RESUBMISSION**
[DRAWING] **A-6.209**



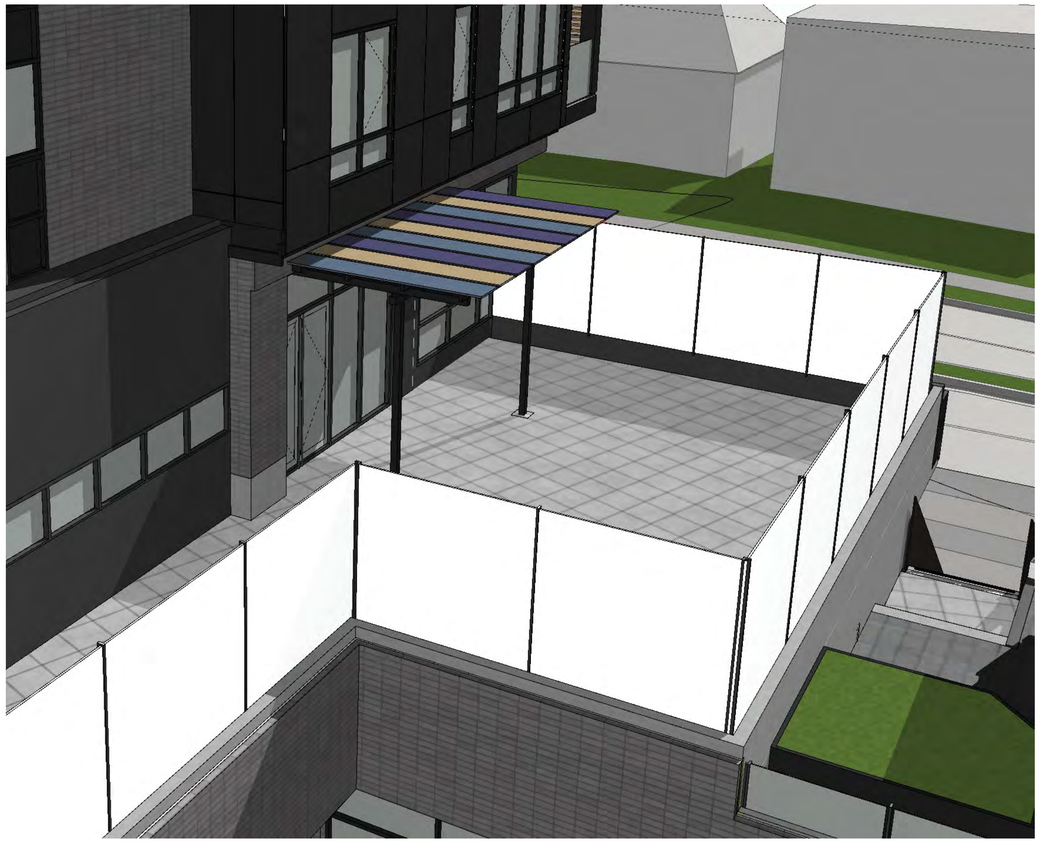
1 DAYCARE CANOPY PLAN
SCALE: 1/2" = 1'-0"



2 DAYCARE CANOPY SECTION
SCALE: 1/2" = 1'-0"



DAYCARE CANOPY PERSPECTIVE 1



DAYCARE CANOPY PERSPECTIVE 2

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2024-08-14
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INNOVA
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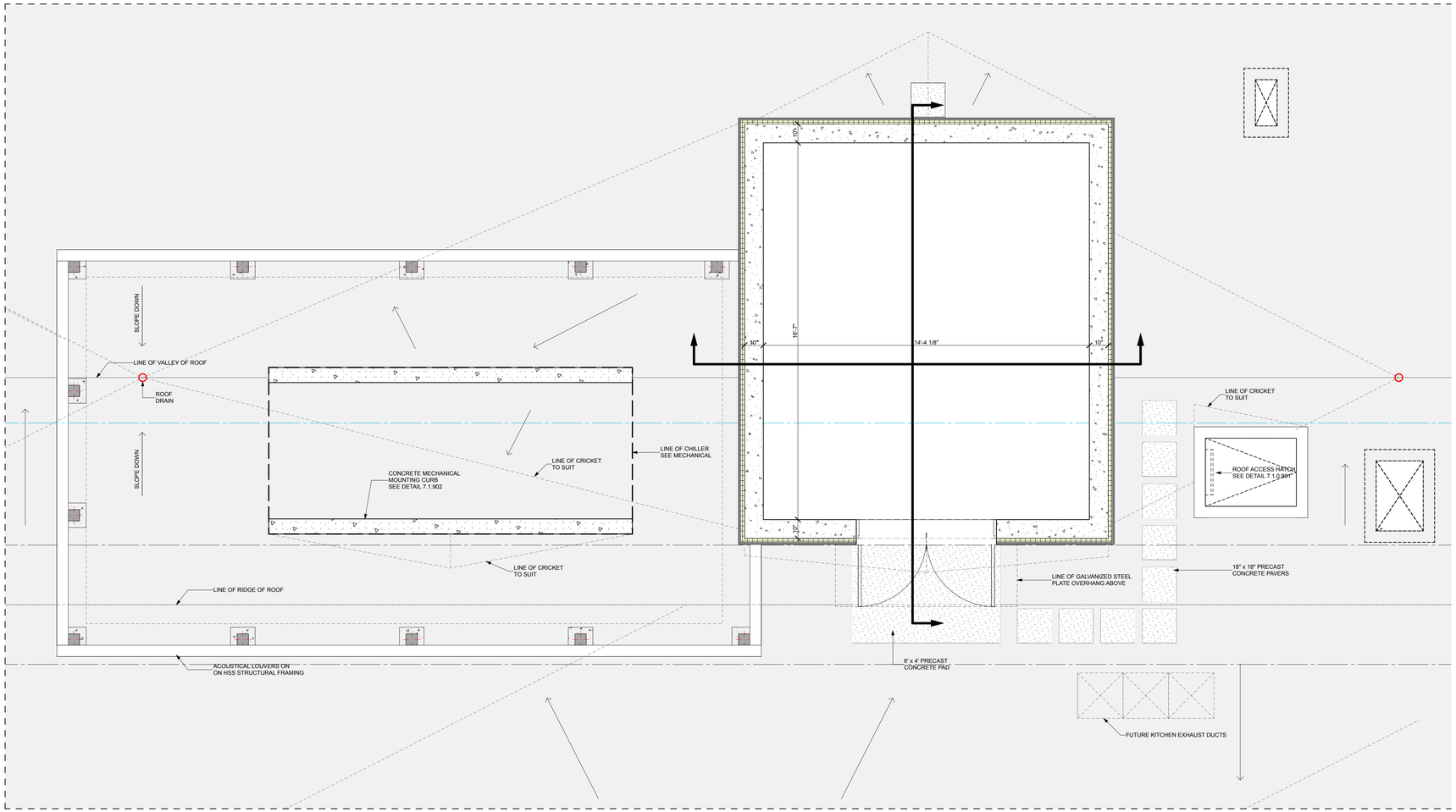
North Vancouver, BC

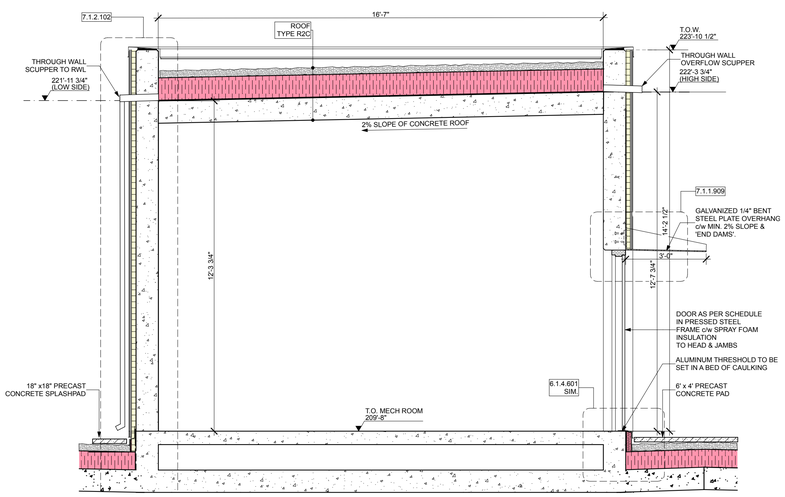
[TITLE]
DAYCARE CANOPY

[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION

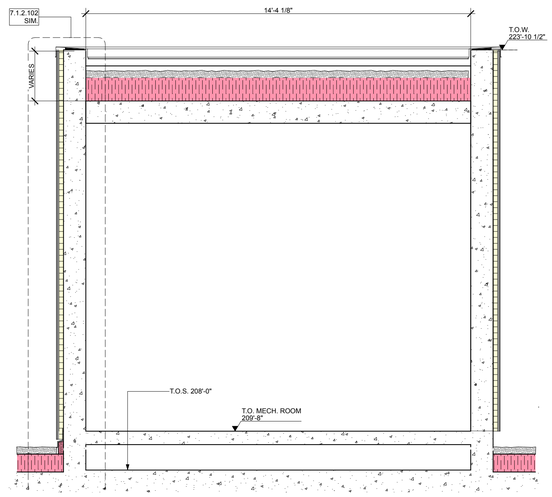
[DRAWING]
A-6.210



1 EAST BLDG MECH PENTHOUSE
SCALE: 3/8" = 1'-0"



1 EAST BLDG MECH PENTHOUSE
SCALE: 3/8" = 1'-0"



1 EAST BLDG MECH PENTHOUSE
SCALE: 3/8" = 1'-0"

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N

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Cascadia Green Development

[PROJECT]

402-438 E 3rd St & 341-343 St Davids Ave

North Vancouver, BC

[TITLE]

MECHANICAL PENTHOUSE

[PROJECT] **19471**

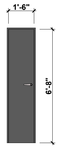
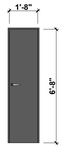
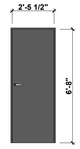
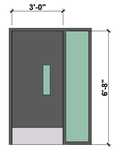
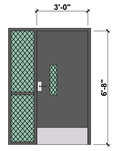
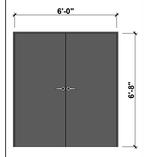
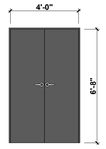
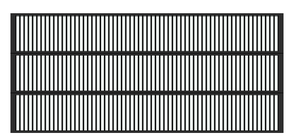
[SCALE]

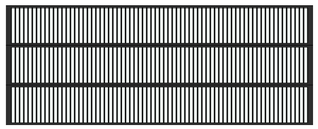
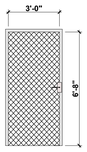
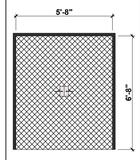
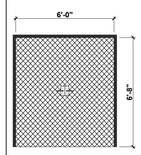
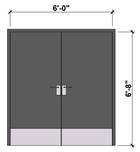
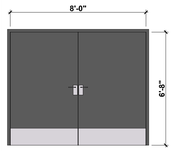
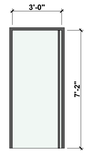
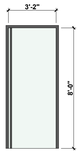
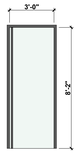
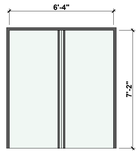
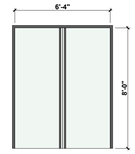
[DATE] **2024-08-14**

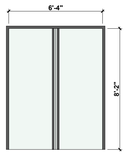
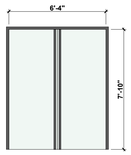
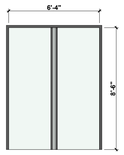
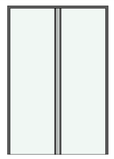
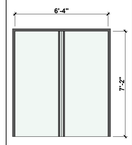
[ISSUE] **ISSUE 34 - BP RESUBMISSION**

[DRAWING]

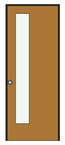
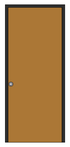
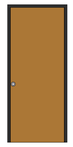
A-6.211

DOOR TYPE	C	C	C1	C1.1	C1.1	C2	C3	C4	C5	C5.1	C6	C6.1	C7	D1
ELEVATION														
DOOR SIZE	1'-6"×6'-8"	1'-8"×6'-8"	3'-0"×6'-8"	2'-5 1/2"×6'-8"	2'-6"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	6'-0"×6'-8"	6'-6"×6'-8"	4'-0"×6'-8"	16'-2 3/8"×7'-0"
NOTES						PER BCBC 2018 - 3.3.1.19.(6)- max. vision glass sill height no more than 900mm. max aea = 100sq.in.			FRGS GLAZING; Refer to BCBC 2018 - 3.3.1.19.(6) for vision glass requirements and Alternate solution #2 of code report	WIRED GLASS; Refer to BCBC 2018 - 3.3.1.19.(6) for vision glass requirements.				OVERHEAD GATE

DOOR TYPE	D2	D2	G1	G3	G3	M5-0	M6-0	M8-0	R1	R1.1	R1.2	R1.3	R2	R2.1
ELEVATION														
DOOR SIZE	18'-2 3/8"×7'-0"	8'-2 3/8"×7'-0"	3'-0"×6'-8"	5'-8"×6'-8"	6'-0"×6'-8"	3'-0"×6'-8"	6'-0"×6'-8"	8'-0"×6'-8"	3'-0"×7'-2"	3'-2"×8'-0"	3'-2"×9'-8"	3'-0"×8'-2"	6'-4"×7'-2"	6'-4"×8'-0"
NOTES	OVERHEAD GATE	ROLLING OVERHEAD DOOR	PREFINISHED MESH GATE						STRUCTURAL GLASS DOOR	STRUCTURAL GLASS DOOR	STRUCTURAL GLASS DOOR		STRUCTURAL GLASS DOOR	STRUCTURAL GLASS DOOR

DOOR TYPE	R2.2	R2.3	R2.5	R2.6	R2.7	R2.8	R2.10
ELEVATION							
DOOR SIZE	6'-4"×8'-2"	6'-4"×7'-10"	6'-4"×8'-8"	6'-4"×9'-2"	6'-4"×8'-6"	6'-4"×9'-8"	6'-4"×7'-2"
NOTES	STRUCTURAL GLASS DOOR	STRUCTURAL GLASS DOOR	STUCTURAL GLASS DOOR	STRUCTURAL GLASS DOOR	STRUCTURAL GLASS DOOR	STRUCTURAL GLASS DOOR	STRUCTURAL GLASS DOOR

COMMON AREA DOOR TYPES

EXTERIOR UNIT ENTRY DOOR			
DOOR TYPE	E2	E2.1	E2.2
ELEVATION			
DOOR SIZE	3'-0"×7'-11"	3'-2"×7'-11"	3'-2"×7'-11"
QUANTITY	9	3	8

RESIDENTIAL EXTERIOR DOOR TYPES

DOOR SCHEDULE NOTES

General Notes:

1.) Owner and interior designer to confirm door styles and hardware selection
2.) Provide door and hardware submittals for review by owner and architect
3.) Provide a key schedule for owner review and use
4.) Provide 1 master key cabinet in location designated for the owner
5.) Provide closers at both electrical closet doors that can be disengaged / reingaged by electricians working at electrical closets
6.) Provide coordinator for closers on double doors
7.) Provide exterior grade heavy gauge sloping aluminum thresholds and door sweeps for all exterior doors
8.) Provide door stops for all doors
9.) Provide accessible door opener as indicated in the drawings
10.) Provide head and foot bolt on one side of double service doors
11.) Provide one attic access hatch c/w weatherstripping per each concealed attic space more than 2'-0" in height
Min. 550mm x 900mm clear opening (21.7"x35.5") serving more than one dwelling unit - (not applicable)
Min. 500mm x 700mm clear opening (19.7"x27.6") serving a single dwelling unit - (not applicable)
12.) Provide min 3'-0"x4'-0" roof access hatch and painted metal ladder to WCB standards
13.) Provide and install a lockbox at the fire fighter response door entry location keyed to door - at locations acceptable to fire department
14.) Weatherstrip all exterior doors w/closed cell foam gaskets
15.) Overhead security gates to have vibrosonic control isolator mounts and nylon wheels with 3" heavy duty double track, auto return. Confirm activation type with the owner - Keyfob
16.) All rated doors, frame and closer are to be provided with door labels bearing ULC tested ratings
17.) All rated doors are to be provided with adjustable closers with the hardware and assemblies to be in accordance with temperature rise characteristics as per Table 3.1.8.15 BCBC 2012
18.) Provide magnetic door/delayed egress tested assemblies to meet local code standards
19.) Glazed panels in doors to be wired glass to meet door fire rating requirements in accordance with temperature rise characteristics as per Table 3.1.8.15 BCBC 2012
20.) Refer to window schedule for glazing adjacent to doors assemblies
21.) Align door heads to windows as per elevations
22.) Locate bottom of all exterior patio/balcony doors min. 4" above finished patio/balcony surface - adjust head height accordingly
23.) Install waterproof membrane prior to installing exterior doors
24.) Coordinate pocket doors with wall assembly and mechanical & electrical outlet locations
25.) Clearances to be not more than 6mm at the bottom of the door and not more than 3mm at the sides. Contractor to provide a rated door sweep to meet these required sill clearances.
26.) Interior suite doors to be installed with 1/2" clearance from the underside of the door to the floor finish(es)
27.) Interior suite doors that are adjacent / beside to electrical panels are to be lockable doors
Provide lockable privacy setsecondary bedroom doors when electrical panel is located behind door
28.) Install closers at door heads above minimum code height
29.) Provide 4" high brushed chrome suite numbers at each suite entry door - style to be confirmed by architect and interior designer
30.) Provide 'way finding' signage at each courtyard at locations and as per details of landscape architect
31.) Provide fire safety plan signage (subject to review and approval of Fire Department) - submittal required
32.) Provide signage for all stairs and service rooms - submittal required

Common Area Security

1.) Provide institutional grade door locks and closers.
2.) Provide security screws, non removable hinge pins on all common area doors.
3.) Provide key locked surface mounted bottom lock and regular flush bolt for inactive leaf of lobby entry doors - not applicable
4.) Provide min. 2" wide astragal for full height of door at exterior exits, storage rooms, electrical closets, mechanical room, and janitor's room Weld and paint to match door.
5.) Provide door-left-open local alarm on parkade entry overhead door, parkade entry man-door, lobby, and exit doors – c/w signage indicating 'Alarm will sound if door open more than one minute'. Provide key over-ride for main lobby, parkade lobby, and exit doors at 1st floor – for purposes of moving.
6.) Provide keyfob activated electric door opener, keypad activated manual backup, and programmable transmitters(minimum 250).
7.) Provide keyfob activated locks for all doors within parkade and doors accessing parkade.
8.) Provide exterior key lock boxes recessed into concrete or masonry wall in locations acceptable to fire department, utilities, and maintenance.
9.) Provide double or triple studs for full length of frame and min. 12" of additional blocking at shim space adjacent to hinges and locks, where doors are installed adjacent to wood frame structure.
10.) Provide expanded steel mesh security screen welded to 2x2 steel frame at parkade where indicated on drawings. Prime and paint. Provide shop drawings prior to fabrication.
11.) Provide rough-in for closed circuit TV system within parkade – 4 camera locations as located on electrical drawings– connected to resident cable TV system. Camera locations & number to be determined by owner & security consultant.
12.) Provide wood and wire mesh locker system in storage rooms – (optional Norstad Meshwall)
13.) Provide panic hardware in interior side of all exit doors.
14.) Delete all door hardware, except full length astragals on exterior side of exit doors - subject to Fire Department approval.
Provide keyed lock and door pull at main Fire Department response points to parkade and building above grade.
Location of master key subject to Fire Department approval.

Unit Security

1.) Provide heavy duty residential grade latchsets and deadbolts with min. 5 pin keying.
2.) Provide 12" long lockguard on all inward swinging suite entry doors and all patio doors at 1st floor level
3.) Provide min. 3 1/2" long security screws min. 1 per hinge and at dead bolt latch keeper
4.) Provide non removable hinge pins on all outswinging exterior doors.
5.) Provide double or triple studs for full length of frame and min. 12" of additional blocking at shim space adjacent to hinges and locks.

NOTE:
REVIEW ALL COMMON AREA SECURITY REQUIREMENTS WITH OWNER & SECURITY CONSULTANTS

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS P. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

DOOR TYPES & SCHEDULE

[PROJECT]
19471

[SCALE]
Not To Scale

[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

[DRAWING]
A-7.101

DOOR NUMBER	LOCATION	DOOR TYPE	SIZE		FIRE RATING	MATERIAL	FINISH	GLAZING	INSULATED	FRAME		HARDWARE	DOOR NOTE
			WIDTH	HEIGHT						MATERIAL	FINISH		
L101	STAIR 02 TO EXTERIOR	C4	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*LP*PH*WS*TH	PASSAGE FROM STAIR TO EXTERIOR
L102	WEST CORRIDOR TO STAIR 02	C5	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. ALTERNATIVE SOLUTION #2.
L103	WEST CORR. TO RES. STORAGE LOCKERS	C1	3'-0"	6'-8"	3/4HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH	FOB ACCESS
L104	O.H. PARKADE ENTRY GATE	D2	18'-2 3/8"	7'-0"	N/A	Aluminum	POWDER COATED	NO	N/A	METAL	PAINTED		18'-0"W X 7'-0"H - FOB & ENTERPHONE ACCESS
L106	GARBAGE STAGING TO GENERATOR ROOM	M6-0	6'-0"	6'-8"	1 1/2 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH	
L108	WEST CORRIDOR TO ELECTRICAL CLOSET	C6	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L109	CORRIDOR TO STORAGE	C1	3'-0"	6'-8"	3/4HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH	
L110	WEST CORRIDOR TO MAIN LOBBY	C4	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*ES*WS*TH*ADO	FOB ACCESS. PASSAGE FROM CORRIDOR TO MAIN LOBBY. FRGS (WATER CURTAIN PROTECTED)
L111	WEST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L112	WEST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L113	STAIR 03 TO MAIN LOBBY	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*PH*WS*TH	PASSAGE FROM STAIR TO MAIN LOBBY
L114	STAIR 03 TO EXIT CORRIDOR	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*PH*WS*TH	PASSAGE FROM STAIR TO EXIT CORRIDOR
L115	EXIT CORRIDOR TO EXTERIOR	C1	3'-0"	6'-8"	N/A	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*LP*PH*WS*TH	PASSAGE FROM EXIT CORRIDOR TO EXTERIOR
L116	MAIN LOBBY TO AMENITY MEETING ROOM	R2.1	6'-4"	8'-0"	3/4 HR	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD*ES	FOB ACCESS
L117	MAIN LOBBY TO DAYCARE	C4	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH	
L118	DAYCARE TO OUTDOOR COURTYARD	R2.2	6'-4"	8'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD*HOD*WS*TH	
L119	DAYCARE TO OUTDOOR COURTYARD	R1.3	3'-0"	8'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD*HOD*WS*TH	
L121	ENTRY LOBBY TO EXTERIOR	R2.8	6'-4"	9'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*ADO*SCD*ES*WS*TH	FOB ACCESS. ENTERPHONE
L122	ENTRY LOBBY TO MAILROOM	C1	3'-0"	6'-8"	N/A	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
L123	COMM. CORRIDOR TO EXTERIOR	C1	3'-0"	6'-8"	1/2 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*LP*PH*WS*TH	PASSAGE FROM CORRIDOR TO EXTERIOR
L124	MAIN LOBBY TO AMENITY 01	R2.1	6'-4"	8'-0"	3/4 HR	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD*ES	FOB ACCESS
L125	AMENITY 01 TO STORAGE	C6	6'-0"	6'-8"	N/A	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L126	EAST ELEVATOR LOBBY TO COMM. CORRIDOR	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*ES	UNLOCKED EXIT FROM CORRIDOR. FOB ACCESS FROM LOBBY SIDE
L127	COMM. CORRIDOR TO CRU 6	C1	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH*ADO	
L128	RES. STIAR 04 TO EXIT	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*ES*WS*TH	PASSAGE FROM STAIR TO EXIT CORRIDOR
L129	COMM. CORRIDOR TO CRU 5	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L130	COMM. CORRIDOR TO CRU 4	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L131	EAST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L132	EAST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L133	EAST BLDG - ELEVATOR TO CORRIDOR (COMMERCIAL)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS FLOORS AFTER HOURS
L134-A	COMM. CORRIDOR TO SERVICE ROOM	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L134-B	COMM. CORRIDOR TO SERVICE ROOM	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L135	COMM. CORRIDOR TO CRU 4	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L136	COMM. CORRIDOR TO CRU 3	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L137	COMM. CORRIDOR TO CRU 2	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L138	COMM. CORRIDOR TO CRU 1	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L139	COMM. CORRIDOR TO STAIR 05	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*PH*WS*TH	
L140	COMM. CORRIDOR TO RESAURANT CRU 1	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L141	CRU 6 TO EXTERIOR	R1.2	3'-2"	9'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L142	CRU 6 TO EXTERIOR	R2.8	6'-4"	9'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L143	CRU 5 TO EXTERIOR	R2.5	6'-4"	8'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L144	CRU 4 TO EXTERIOR	R2.5	6'-4"	8'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L145	CRU 3 TO EXTERIOR	R2.5	6'-4"	8'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L146	CRU 2 TO EXTERIOR	R2.5	6'-4"	8'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L147	CRU 1 TO EXTERIOR	R2.5	6'-4"	8'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L148	CRU 1 TO EXTERIOR	R2.5	6'-4"	8'-8"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L149	COMM. CORRIDOR TO RESAURANT CRU 1-2	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L157	EXTERIOR TO GARBAGE/ RECYLING STAGING	G3	6'-0"	6'-8"	N/A	Aluminum	PREFINISHED	NO	N/A	METAL	PC	L*SCD	
L201	CORRIDOR TO STAIR 02	C5	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. ALTERNATIVE SOLUTION #2.
L202	CORRIDOR TO ELEC. CLOSET	C6.1	6'-6"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L203	CORRIDOR TO STAIR 03	C5	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. ALTERNATIVE SOLUTION #2.
L204	WEST ELEVATOR TO LEVEL 2 CORRIDOR	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	YES	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L205	WEST ELEVATOR TO LEVEL 2 CORRIDOR	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	YES	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L206	WEST L2 CORRIDOR TO EXTERIOR	C4	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*LP*PH*WS*TH*ADO	PASSAGE FROM CORRIDOR TO EXTERIOR
L207	EAST L2 CORRIDOR TO DAYCARE	C4	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L208	EAST L2 CORRIDOR TO STAIR 04	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*ES*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L209	EAST ELEVATOR TO LEVEL 2 CORRIDOR	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	YES	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L210	EAST ELEVATOR TO LEVEL 2 CORRIDOR	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	YES	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L211	EAST L2 CORRIDOR TO CRU 9	C1	3'-0"	6'-8"	3/4HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L212-A	EAST L2 CORRIDOR TO OFFICE 01-2	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L212-B	EAST L2 CORRIDOR TO OFFICE 01-1	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH*ADO	
L213	EAST L2 CORRIDOR TO OFFICE 02	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L214	EAST L2 CORRIDOR TO CRU 10	C1	3'-0"	6'-8"	3/4HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L215	EAST L2 CORRIDOR TO CRU 11	C1	3'-0"	6'-8"	3/4HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L216	EAST L2 CORRIDOR TO OFFICE 03	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L217	EAST L2 CORRIDOR TO OFFICE 04	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L218	EAST L2 CORRIDOR TO RESTAURANT - CRU 7	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L219	EAST L2 CORRIDOR TO RES STAIR 05	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*ES*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L220	EAST COMM. ELEVATOR TO EAST L2 COMM. CORR.	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	YES	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS FLOORS AFTER HOURS

DOOR NUMBER	LOCATION	DOOR TYPE	SIZE		FIRE RATING	MATERIAL	FINISH	GLAZING	INSULATED	FRAME		HARDWARE	DOOR NOTE
			WIDTH	HEIGHT						MATERIAL	FINISH		
L221	EXTERIOR TO L2 COMM. CORR./LOBBY	R1	3'-0"	7'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PAINTED	L*SCD*ES*WS*TH*	
L222	EAST L2 RES. EXIT CORRIDOR TO EXTERIOR	C1	3'-0"	6'-8"	N/A	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*LP*PH*WS*TH	PASSAGE FROM CORRIDOR TO EXTERIOR
L231	EAST CRU 8 TO BALCONY	R2.1	6'-4"	8'-0"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PAINTED	L*SCD*HOD	
L232	EAST CRU 8 ENTRY DOOR FROM ST. DAVIDS	R1.1	3'-2"	8'-0"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PAINTED	L*SCD*HOD	
L233	EAST CRU 7 TO EXTERIOR LANE	R2	6'-4"	7'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L234	EAST CRU 11 TO EXTERIOR LANE	R2	6'-4"	7'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L235	EAST CRU 10 TO EXTERIOR LANE	R2	6'-4"	7'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L236	EAST CRU 9 TO EXTERIOR LANE	R2	6'-4"	7'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	
L237	EAST DAYCARE 02 TO EXTERIOR	R2.10	6'-4"	7'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	ONE DOOR LEAF TO HAVE 180 DEGREE SWING HINGE
L238	EAST DAYCARE 02 TO EXTERIOR	R2.10	6'-4"	7'-2"	N/A	Aluminum	PREFINISHED	YES	N/A	METAL	PC	L*SCD	ONE DOOR LEAF TO HAVE 180 DEGREE SWING HINGE
L239	EAST L2 CORRIDOR TO RESTAURANT - CRU 8	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*DB*SCD*HOD*WS*TH	
L301	WEST L3 CORRIDOR TO STAIR 02	C5.1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. CROSS -OVER FLOOR, NO LOCK.
L302	WEST L3 CORRIDOR TO ELEC. CLOSET	C6	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L303	WEST L3 CORRIDOR TO STAIR 03	C5	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. CROSS-OVER FLOOR, NO LOCK. ALTERNATIVE SOLUTION #2.
L304	WEST ELEVATOR TO L3 CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L305	WEST ELEVATOR TO L3 CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L311	EAST ELEVATOR TO L3 CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L312	EAST ELEVATOR TO L3 CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L313	EAST L3 CORRIDOR TO STAIR 04	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. CROSS-OVER FLOOR, NO LOCK.
L314	EAST L3 CORRIDOR TO ELEC. CLOSET	C6.1	6'-6"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L315	EAST L3 CORRIDOR TO STAIR 05	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. CROSS-OVER FLOOR, NO LOCK.
L401	WEST L4 CORRIDOR TO STAIR 02	C5.1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L402	WEST L4 CORRIDOR TO ELEC. CLOSET	C6	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L403	WEST L4 CORRIDOR TO STAIR 03	C5	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. ALTERNATIVE SOLUTION #2.
L404	WEST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L405	WEST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L411	EAST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L412	EAST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L413	EAST L4 CORRIDOR TO STAIR 04	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L414	EAST L4 CORRIDOR TO ELEC. CLOSET	C6	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L415	EAST L4 CORRIDOR TO STAIR 05	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L501	WEST L5 CORRIDOR TO STAIR 02	C5.1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L502	WEST L5 CORRIDOR TO ELEC. CLOSET	C6.1	6'-6"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L503	WEST L5 CORRIDOR TO STAIR 03	C5	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR. ALTERNATIVE SOLUTION #2.
L504	WEST BLDG - ELEVATOR TO L5 CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L505	WEST BLDG - ELEVATOR TO L5 CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L511	EAST BLDG - ELEVATOR TO L5 CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L512	EAST BLDG - ELEVATOR TO L5 CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L513	EAST L5 CORRIDOR TO STAIR 04	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L514	EAST L5 CORRIDOR TO ELEC. CLOSET	C6.1	6'-6"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L515	EAST L5 CORRIDOR TO STAIR 05	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L516	EAST L5 CORRIDOR TO ELEV. EQUIPMENT CLSOET	C	1'-8"	6'-8"	N/A	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L601	WEST BLDG - OUTDOOR AMENITY TO STAIR 02	C5.1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*ES*WS*TH	PASSAGE FROM OUTDOOR TO STAIR
L602	WEST ELEV. LOBBY TO OUTDOOR AMENITY	C5	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*ES*WS*TH	FOB ACCESS. PASSAGE FROM ROOF TO STAIR
L603	WEST ELEV. LOBBY TO STAIR 03	C5	3'-0"	6'-8"	N/A	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*ES*WS*TH	FOB ACCESS. PASSAGE FROM LOBBY TO STAIR. ALTERNATIVE SOLUTION #2.
L604	WEST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L605	WEST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L606	WEST BLDG L6 LOBBY TO ELEV. EQUIPMENT CLOSET	C7	4'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L611	EAST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L612	EAST BLDG - ELEVATOR TO CORRIDOR	ED1	3'-6"	6'-10"	1.0 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
L613-A	EAST L6 CORRIDOR TO ELEV. EQUIPMENT CLOSET	C	1'-6"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L613-B	EAST L6 CORRIDOR TO ELEV. EQUIPMENT CLOSET	C	1'-8"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L614	EAST L6 CORRIDOR TO STAIR 04	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L615	EAST L6 CORRIDOR TO ELEC. CLOSET	C6.1	6'-6"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L	
L616	EAST L6 CORRIDOR TO STAIR 05	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM CORRIDOR TO STAIR
L701	EAST ROOF TO MECH. ROOM	C6	6'-0"	6'-8"	N/A	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*WS*TH	
P101	P1 PARKING TO STAIR 01	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*LP*WS*TH*ES	PASSAGE FROM P1 TO EXTERIOR. FOB ACCESS FROM EXTERIOR. UNLOCKED IN DIRECTION OF EXIT.
P102	P1 PARKING TO MAIN ELEC. SUBSTATION	M6-0	6'-0"	6'-8"	1 1/2 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
P103	P1 PARKING TO RES. BIKE ROOM 01	C1	3'-0"	6'-8"	1.0HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*ADO*SCD*LP*ES*WS*TH	FOB ACCESS
P104	P1 PARKING TO RES. BIKE ROOM 02	C1	3'-0"	6'-8"	1.0HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*ADO*SCD*LP*ES*WS*TH	FOB ACCESS
P105	P1 PARKING TO RES. BIKE ROOM 03	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*ADO*SCD*LP*ES*WS*TH	FOB ACCESS
P106	P1 PARKING TO RES. GARBAGE ROOM	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*ES	FOB ACCESS
P107	O.H. ROLLER DOOR AT RES. GARBAGE ROOM	D2	8'-2 3/8"	7'-0"	N/A	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*DC*CR	8'-0"W X 7'-0"H. PADLOCKED INSIDE GARBAGE ROOM

DOOR HARDWARE SET ABBREVIATIONS

A	ASTRAGAL (**VELDED FULL HEIGHT**)
ADO	AUTOMATIC DOOR OPENER (DOOR BUTTON)
CR	CARD READER
DB	DEAD BOLT
DC	DOOR COORDINATOR DEVICE
DE	DELAYED EGRESS
DS	DOOR SWEEP
DV	DOOR VIEWER (PEEP HOLE)
EP	ENTRY PHONE
ES	ELECTRIC STRIKE
HFB	HEAD AND FOOT BOLT
HOD	HOLD OPEN DEVICE
L	LOCKABLE
LP	LOCK PROTECTOR (**LEVER HANDLE GUARD TYPE**)
PH	PANIC HARDWARE
PLM	POSITIVE LATCHING MECHANISM
SCD	SELF CLOSING DEVICE
TH	THRESHOLD
TPH	TAMPER PROOF HINGES
WS	WEATHER STRIPPED

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[PROJECT]
19471

[SCALE]
Not To Scale

[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

[DRAWING]
A-7.102

DOOR NUMBER	LOCATION	DOOR TYPE	SIZE		FIRE RATING	MATERIAL	FINISH	GLAZING	INSULATED	FRAME		HARDWARE	DOOR NOTE
			WIDTH	HEIGHT						MATERIAL	FINISH		
P108	P1 PARKING TO RES. GARBAGE ROOM	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*ES	FOB ACCESS
P109	P1 PARKING TO VESTIBULE (WEST)	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*WS*TH*ES *ADO	FOB ACCESS. AUTOMATIC DOOR OPENER
P110	VESTIBULE TO P1 ELEVATOR LOBBY WEST	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*ADO*SCD*ES*WS*TH	FOB ACCESS
P111	VESTIBULE TO STAIR 03	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH*ES	PASSAGE FROM VEST. TO STAIR. FOB ACCESS FROM STAIR TO VESITUBLE. UNLOCKED IN DIRECTION OF EXIT.
P112	P1 PARKING TO VESTIBULE (WEST)	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*WS*TH *ADO*ES	FOB ACCESS TO PARKADE. UNLOCKED IN DIRECTION OF EXIT.
P113-A	O.H. SECURITY GATE - COMM/VIS PARKINTO TO RES. PARKING	D1	16'-2 3/8"	7'-0"		Aluminum	POWDER COATED	NO	N/A	METAL	PAINTED		16'-0"W X 7'-0"H FOB REQ'S FROM VIS/COMM TO RES PARKING
P113-B	RES. PARKING TO VISTOR/COMM. PARKING	G1	3'-0"	6'-8"	N/A	Aluminum	POWDER COATED	NO	N/A	METAL	PAINTED	L*SCD*TH *ES	FOB ACCESS
P114	COMM / VIS PARKING TO E.O.D. CHANGEROOM	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH*ES	FOB ACCESS TO UNLOCK WHEN UNOCCUPIED. PRIVACY LOCKSET WITH INDICATOR
P115	COMM / VIS PARKING TO E.O.D. CHANGEROOM	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH*ES	FOB ACCESS TO UNLOCK WHEN UNOCCUPIED. PRIVACY LOCKSET WITH INDICATOR
P116	COMM / VIS PARKING TO COMM. BIKE RM 01	C1	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*ADO*SCD*LP*ES*WS*TH	FOB ACCESS
P117	COMM / VIS PARKING TO VESTIBULE (EAST)	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*WS*TH*ADO*ES	FOB ACCESS TO PARKADE. UNLOCKED IN DIRECTION OF EXIT.
P118	VESTIBULE TO STAIR 04	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH*ES	PASSAGE FROM VEST. TO STAIR. FOB ACCESS FROM STAIR TO VESTIBULE. UNLOCKED IN DIRECTION OF EXIT.
P119	VESTIBULE TO P1 ELEVATOR LOBBY EAST	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*ADO*SCD*ES*WS*TH	FOB ACCESS
P120	COMM / VIS PARKING TO VESTIBULE	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	SCD*WS*TH *ADO	AUTOMATIC DOOR OPENER
P121	COMM / VIS PARKING TO WATER ENTRY ROOM	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
P122	COMM / VIS PARKING TO VEST. - STAIR 05	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH	
P123	VESTIBULE TO STAIR 05	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM VEST. TO STAIR
P124	COMM / VIS PARKING TO VEST. - STAIR 05	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH	
P125	COMM / VIS PARKING TO ELECTRICAL RM.	C1	3'-0"	6'-8"	1.5HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
P126	COMM / VIS PARKING TO RES. BIKE RM 04	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*ADO*SCD*ES*WS*TH	FOB ACCESS
P127	COMM / VIS PARKING TO COMM. GARBAGE RM.	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*ES	FOB ACCESS
P128	O.H. ROLLER DOOR AT RES. GARBAGE ROOM	D2	8'-2 3/8"	7'-0"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*ADO*DC*CR	8'-0"W X 7'-0"H. PADLOCKED INSIDE GARBAGE ROOM
P129	COMM / VIS PARKING TO P1 COMM ELEVATOR VEST.	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*ES* WS*TH* ADO	FOB REQ'D AFTER HOURS. AUTOMATIC DOOR OPENER
P130	COMM ELEVATOR VEST. TO ELECTRICAL SERVICE RM.	C1	3'-0"	6'-8"	1.5HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
P131	EAST BLDG - ELEVATOR TO ELEV. LOBBY (COMM)	ED1	3'-6"	6'-10"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
P141	WEST BLDG - ELEVATOR TO ELEV. LOBBY (RES)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
P142	WEST BLDG - ELEVATOR TO ELEV. LOBBY (RES)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
P143	EAST BLDG - ELEVATOR TO ELEV. LOBBY (RES)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
P144	EAST BLDG - ELEVATOR TO ELEV. LOBBY (RES)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	ES	
P201	P2 PARKING TO SERVICE ROOM.	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH*	
P202	P2 PARKING TO STAIR 01	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD* LP*WS*TH*ES	PASSAGE FROM P2 TO EXTERIOR. FOB ACCESS FROM EXTERIOR. UNLOCKED IN DIRECTION OF EXIT.
P203	P2 PARKING TO TELECOM	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH	
P204	P2 PARKING TO STORAGE LOCKERS	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*LP*ES*WS*TH	FOB ACCESS
P205	P2 PARKING TO STORAGE LOCKERS	C1	3'-0"	6'-8"	1.0HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*LP*ES*WS*TH	FOB ACCESS
P206	P2 PARKING TO STORAGE LOCKERS	C1	3'-0"	6'-8"	1.0HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*LP*ES*WS*TH	FOB ACCESS
P207	P2 PARKING TO VESTIBULE.	C3	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*ADO*SCD*WS*TH*ES	FOB ACCESS TO PARKADE. UNLOCKED IN DIRECTION OF EXIT.
P208	VESTIBULE TO STAIR 03	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH* ES	PASSAGE FROM VEST. TO STAIR. FOB ACCESS FROM STAIR TO VESTIBULE. UNLOCKED IN DIRECTION OF EXIT
P209	VESTIBULE TO ELEVATOR LOBBY WEST	C3	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*ADO*SCD*ES*WS*TH	FOB ACCESS
P210	P2 PARKING TO VESTIBULE	C3	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH*ES	FOB ACCESS TO PARKADE. UNLOCKED IN DIRECTION OF EXIT.
P211	P2 PARKING TO STORAGE LOCKERS	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*WS*TH	FOB ACCESS
P212	P2 PARKING TO VESTIBULE	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*ADO*SCD*WS*TH*ES	FOB ACCESS INTO PARKADE,
P213	VESTIBULE TO STAIR 04	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH*ES	PASSAGE FROM VEST. TO STAIR. FOB ACCESS INTO VESTIBULE. UNLOCKED IN DIRECTION OF EXIT.
P214	VESTIBULE TO ELEVATOR LOBBY EAST	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*ADO*SCD*ES*WS*TH	FOB ACCESS
P215	P2 PARKING TO VESTIBULE	C3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH*ES	FOB ACCESS INTO PARKADE. UNLOCKED IN DIRECTION OF EXIT
P216	P2 PARKING TO VESTIBULE - STAIR 05	C2	3'-0"	6'-8"	3/4 HR	IA - Empty Fill	PAINTED	NO	N/A	METAL	PAINTED	L*ES*SCD*WS*TH	FOB ACCESS INTO PARKADE ONLY. DIRECTION TO EXIT TO BE UNLOCKED
P217	VESTIBULE TO STAIR 05	C2	3'-0"	6'-8"	1.5 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED	L*SCD*WS*TH	PASSAGE FROM VEST. TO STAIR
P218	P2 PARKING TO VESTIBULE - STAIR 05	C2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*ES*SCD*PH*WS*TH	FOB ACCESS INTO PARKADE ONLY. DIRECTION TO EXIT TO BE UNLOCKED
P219	P2 PARKING TO MECH. RM.	M8-0	8'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD*	
P220	P2 PARKING TO MECH. RM.	M8-0	8'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
P221	P2 PARKING TO GREASE AREA	M8-0	8'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
P222	P2 PARKING TO SERVICE ROOM	C1	3'-0"	6'-8"	1.0 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
P223	P2 PARKING TO MECH. RM.	C1	3'-0"	6'-8"	1.0HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	L*SCD	
P224	MECH ROOM TO LEC AREA	G1	3'-0"	6'-8"	N/A	Aluminum	POWDER COATED	NO	N/A	METAL	PAINTED	L	
P231	WEST BLDG - ELEVATOR TO ELEV. LOBBY (RES)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
P232	WEST BLDG - ELEVATOR TO ELEV. LOBBY (RES)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
P233	EAST BLDG - ELEVATOR TO ELEV. LOBBY (RES)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS
P234	EAST BLDG - ELEVATOR TO ELEV. LOBBY (RES)	ED1	3'-6"	6'-10"	1.5 HR	METAL	PER I.D.	NO	N/A	METAL	PAINTED	ES	FOB REQ'D TO ACCESS RESIDENTIAL FLOORS

DOOR HARDWARE SET ABBREVIATIONS

A	ASTRAGAL (**FELDED FULL HEIGHT**)
ADO	AUTOMATIC DOOR OPENER (DOOR BUTTON)
CR	CARD READER
DB	DEAD BOLT
DC	DOOR COORDINATOR DEVICE
DE	DELAYED EGRESS
DS	DOOR SWEEP
DV	DOOR VIEWER (PEEP HOLE)
EP	ENTRY PHONE
ES	ELECTRIC STRIKE
HFB	HEAD AND FOOT BOLT
HOD	HOLD OPEN DEVICE
L	LOCKABLE
LP	LOCK PROTECTOR (**LEVER HANDLE GUARD TYPE**)
PH	PANIC HARDWARE
PLM	POSITIVE LATCHING MECHANISM
SCD	SELF CLOSING DEVICE
TH	THRESHOLD
TPH	TAMPER PROOF HINGES
WS	WEATHER STRIPPED

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SAMS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA
Green Development

[PROJECT]

INNOVA
422 E 3rd Street

North Vancouver, BC

[TITLE]

DOOR SCHEDULE

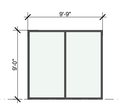
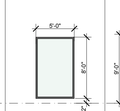
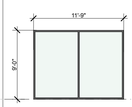
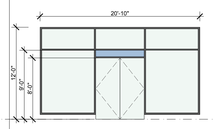
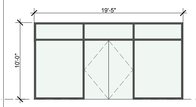
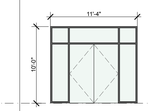
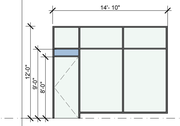
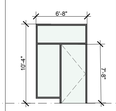
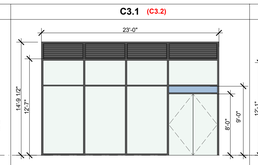
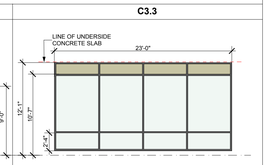
[PROJECT]
19471

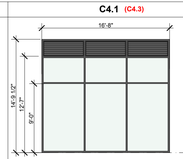
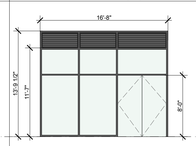
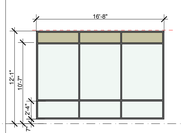
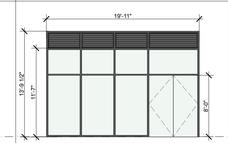
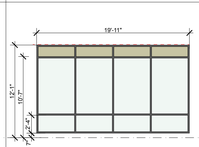
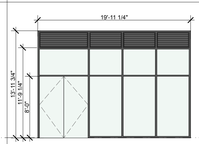
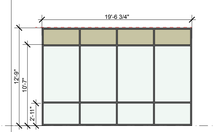
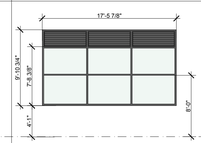
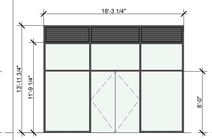
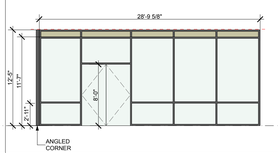
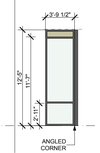
[SCALE]
Not To Scale

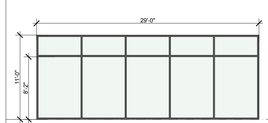
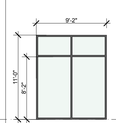
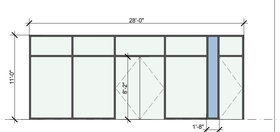
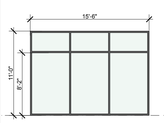
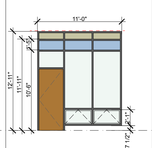
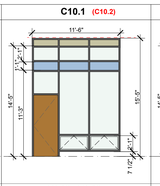
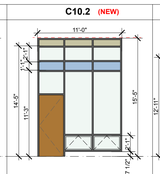
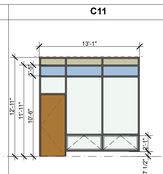
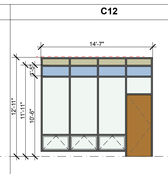
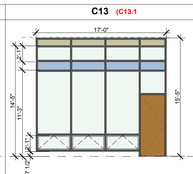
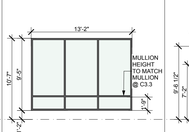
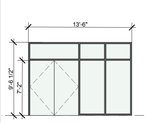
[DATE]
2024-08-14

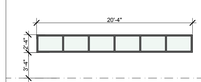
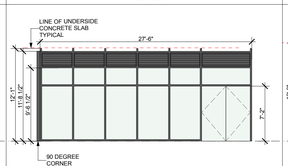
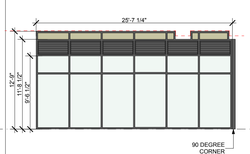
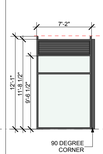
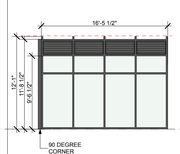
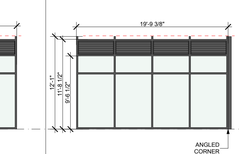
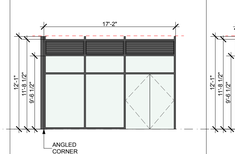
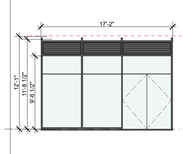
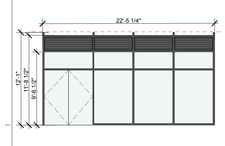
[ISSUE]
ISSUE 34 - BP RESUBMISSION

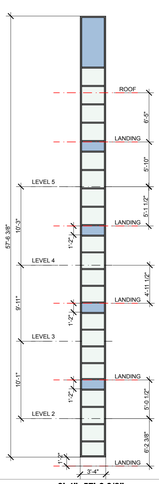
[DRAWING]
A-7.103

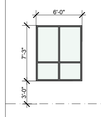
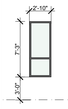
Element ID		C1.1	C1.2	C1.3	C2.1	C2.2.1	C2.2.2	C2.3	C2.4	C3.1 (C3.2)	C3.3
WINDOW ELEVATION	GLASS PANEL METAL SPANDREL PANEL COLOR TO MATCH FRAME w/ INSULATED BACKPAN INSULATED BACKPAN MECHANICAL LOUVER COLOR TO MATCH FRAME (C4.3) PREVIOUS FRAME COMBINED INTO NEW WINDOW										
WINDOW SIZE		9'-9"x9'-0"	5'-0"x8'-0"	11'-9"x9'-0"	20'-10"x12'-0"	19'-5"x10'-0"	11'-4"x10'-0"	14'-10"x12'-7"	6'-8"x10'-4"	23'-0"x14'-9 1/2"	23'-0"x11'-7"
SILL HEIGHT		0"	7 1/2"	0"	7 1/2"	0"	0"	0"	7 1/2"	0"	6"
NOTES					DOOR # L121	DOOR # L116 INTERIOR STOREFRONT	DOOR # L124 INTERIOR 3/4hr PRESSED STEEL FRAME	DOOR # L141	DOOR # L232	DOOR # L142	

Element ID	C4.1 (C4.3)	C4.2 (x3) (C4.3)	C4.4 (x3)	C5.1 (C5.2)	C5.3	C6.1 (C6.2)	C6.3	C7.1	C7.1.1	C8.1	C8.2
WINDOW ELEVATION											
WINDOW SIZE	16'-8"x13'-9 1/2"	16'-8"x13'-9 1/2"	16'-8"x11'-7"	16'-8"x13'-9 1/2"	19'-11"x11'-7"	19'-11 1/4"x13'-11 3/4"	19'-6 3/4"x12' 9"	17'-5 7/8"x9'-10 3/4"	18'-3 1/4"x13'-11 3/4"	28'-9 5/8"x12'-6"	3'-9 1/2"x12'-6"
SILL HEIGHT	0"	0"	6"	0"	6"	0"	0"	4'-1"	0"	0"	0"
NOTES		DOOR # L143, L144, L145		DOOR # L146		DOOR # L147			DOOR # L148	DOOR # L231	

Element ID	C9.1	C9.3	C9.4	C9.5	C10 (C10.2)	C10.1 (C10.2)	C10.2 (NEW)	C11	C12	C13 (C13.1	C14	C15
WINDOW ELEVATION												
WINDOW SIZE	29'-0"x11'-0"	9'-2"x11'-0"	28'-0"x11'-0"	15'-6"x11'-0"	11'-0"x12'-11"	11'-6"x14'-5"	11'-0"x14'-5"	13'-1"x12'-11"	14'-7"x12'-11"	17'-11"x14'-5"	13'-2"x8'-10"	13'-6"x10'-0"
SILL HEIGHT	0"	0"	0"	0"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	1'-2"	0"
NOTES			DOOR # L118 DOOR # L119		DOOR # E2.2 WOOD	DOOR # E2.2 WOOD	DOOR # E2.1 WOOD	DOOR # E2.2 WOOD	DOOR # E2.2 WOOD	DOOR # E2.1 WOOD		DOOR # L238

Element ID	C16	C17.1	C17.2 (C17.3)	C20.1 (C20.2)	C21.1 (C21.2)	C22.1 (C22.2)	C23.1 (C23.2)	C24.1	C24.3	C25.1
WINDOW ELEVATION										
WINDOW SIZE	20'-4"x2'-4"	25'-7 1/4"x12'-9"		7'-2"x12'-9"	16'-5 1/2"x12'-9"	19'-9 3/8"x12'-1"	17'-2"x12'-1"	17'-2"x12'-1"	5'-0"x7'-4 1/2"	22'-5 1/4"x12'-1"
SILL HEIGHT	3'-4"	0"		0"	0"	0"	0"	0"	0"	0"
NOTES		DOOR # L237					DOOR # L233	DOOR # L234, L235	DOOR # L221	DOOR # L236

Element ID	C40.1 (C40.2, C40.3, C40.4)	C41.1 (C41.2, C41.3, C41.4)
WINDOW ELEVATION		
WINDOW SIZE	3'-4"x53'-0"	3'-4"x57'-6 3/8"
SILL HEIGHT	0"	1'-2"
NOTES	STAIR 03	STAIR 02

Element ID	C43.1	C44.1
WINDOW ELEVATION		
WINDOW SIZE	6'-0"x7'-3"	2'-10"x7'-3"
SILL HEIGHT	3'-0"	3'-0"
NOTES		

SOUTH BUILDING
CURTAIN WALL TYPES

NOTE: REFER TO SHEET A-7.112 FOR WINDOW NOTES

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

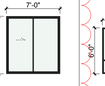
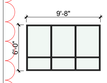
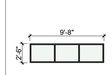
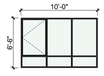
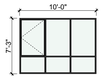
[TITLE]
WINDOW TYPES

[PROJECT] 19471
[SCALE] Not To Scale
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-7.111**

WINDOW TYPES

Element ID	W1.1	W2.1	W2.2	W2.3	W2.4	W2.4a	W2.5	W2.6	W2.6a	W2.6b	W2.7	W3.1	W3.2	W3.2a	W5.1	W5.1a	W5.1b	W5.4	W5.5	W6.1
WINDOW ELEVATION																				
WINDOW SIZE	1'-10"×7'-3"	2'-0"×7'-3"	2'-2"×7'-3"	2'-4"×7'-3"	2'-6"×3'-6"	2'-6"×7'-3"	2'-8"×7'-3"	2'-10"×4'-6"	2'-10"×5'-3"	2'-10"×6'-6"	2'-10"×7'-3"	3'-4"×5'-6"	3'-6"×5'-6"	3'-6"×6'-6"	5'-0"×2'-6"	5'-0"×5'-6"	5'-0"×6'-0"	5'-6"×7'-3"	5'-4"×7'-3"	6'-0"×5'-3"
SILL HEIGHT	3"	3"	3"	3"	4'-6"	3"	3"	3'-0"	2'-0"	1'-0"	3"	2'-0"	2'-0"	1'-0"	11'-6"	2'-0"	4'-6"	3"	3"	2'-0"
NOTES																				

WINDOW TYPES

Element ID	W6.1a	W6.2a	W6.2b	W6.3	W6.3a	W6.3b	W6.4	W6.5	W6.6	W6.7	W9.1	W9.2	W10.1	W10.2	W10.3
WINDOW ELEVATION															
WINDOW SIZE	6'-0"×5'-6"	6'-0"×6'-6"	6'-0"×7'-3"	6'-6"×4'-6"	6'-6"×6'-6"	6'-6"×7'-3"	6'-0"×7'-3"	6'-0"×7'-6"	5'-3"×7'-6"	7'-0"×7'-6"	9'-8"×6'-0"	9'-8"×2'-6"	10'-0"×4'-6"	10'-0"×6'-6"	10'-0"×7'-3"
SILL HEIGHT	2'-0"	1'-0"	3"	3'-0"	1'-0"	3"	3"	0"	6"	6"	4'-6"	11'-6"	3'-0"	1'-0"	3"
NOTES															

RESIDENTIAL WINDOW TYPES

BUILDING ENVELOPE - WINDOWS NOTES:

1. SHOP DRAWINGS FOR ALL WINDOWS/DOORS/SKYLIGHTS SIGNED AND SEALED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO THE ARCHITECT AND THE BUILDING ENVELOPE CONSULTANT FOR APPROVAL BEFORE INSTALLATION BEGINS.
3. ALL WINDOWS, DOORS AND SKYLIGHTS MUST BE COMPLIANT WITH AAMA/ WDMA/CSA 101/I.S.2/A440: NAFS REQUIREMENTS WITH THE AA4051-09 CANADIAN SUPPLEMENT (CURTAIN WALL, STOREFRONT, COMMERCIAL STEEL DOORS AND COMMERCIAL ENTRANCE SYSTEMS ARE EXEMPT).
4. ON-SITE TESTING WILL BE CARRIED OUT USING THE FOLLOWING STANDARDS: ASTM E1105, FIELD DETERMINATION OF WATER PENETRATION OF INSTALLED EXTERIOR WINDOWS, SKYLIGHTS, DOORS AND CURTAIN WALLS, BY UNIFORM OR CYCLIC STATIC AIR PRESSURE DIFFERENCE; BY USING AAMA 502-90, VOLUNTARY SPECIFICATION FOR FIELD TESTING OF WINDOWS TEST METHOD B.
5. TESTING IS REQUIRED ON A MINIMUM OF 1% OF THE WINDOWS. SHOULD ANY WINDOWS FAIL, THE BUILDING ENVELOPE CONSULTANT WILL REQUIRE THAT THE WINDOW(S) BE REPAIRED AND RE-TESTED, PLUS TWO ADDITIONAL WINDOWS.
6. TESTING MUST BE DONE TO THE WINDOWS AS SUPPLIED, WITH NO TEMPORARY MODIFICATIONS TO THE ASSEMBLY, i.e. BLOCKING THE DRAINAGE HOLES.

GENERAL NOTES:

1. SEE ELEVATIONS FOR LOCATION AND TYPE OF OPENING PORTION OF WINDOW AND FOR ALIGNMENT OF TOP OF WINDOWS.
2. ALL WINDOWS SHALL BE THERMAL GLAZING IN THERMALLY BROKEN FRAMES AS REQUIRED BY CODE AND P.ENG. SIGNING AND SEALING SHOP DRAWINGS.
3. GLAZING THICKNESSES ARE TO BE AS REQUIRED BY CODE AND P.ENG. SIGNING AND SEALING SHOP DRAWINGS.
4. PROVIDE AIRTIGHT WEATHERPROOF SEALS AT ALL EXTERIOR DOORS AND WINDOWS. BRUSH SEALS AND OPEN CELL FOAM GASKETS ARE NOT PERMITTED.
5. ALL WINDOW SILL HEIGHTS TO CONFORM TO 9.7.1.6. BCBC 2018.
6. PROVIDE WINDOW RESTRICTORS AT ALL WINDOWS WITH OPENING SILL HEIGHT LESS THAN 42" A.F.F.
7. ALL GLAZING SHALL CONFORM TO 9.6.8. & 9.7.6. RESISTANCE TO FORCED ENTRY REQUIREMENTS ALL GLAZING WITHIN 3' OF EXTERIOR DOOR LOCKS SHALL BE LAMINATED SAFETY GLASS- SEE PLANS FOR LOCATION DOORS ADJACENT TO WINDOWS.
8. SEE DETAILS FOR SEQUENCE OF INSTALLATION OF WINDOWS & BUILDING PAPER TO CONFIRM ALL ROUGH OPENING DIMENSION SIZES ON SITE.
9. WATERPROOF DECK MEMBRANE TO BE INSTALLED BEFORE EXTERIOR DOORS.
10. INSTALL MIN. 26 GA. PREFINISHED STEEL FLASHING c/w END DAMS OVER THE HEAD OF ALL WINDOW AND DOOR FRAMES. A HEAVIER GAUGE OF WINDOW HEAD FLASHING MAY BE USED TO RETAIN WINDOW HEAD IN LIEU OF RETAINER CLIPS, SUBJECT TO APPROVAL BY P.ENG. SIGNING AND SEALING SHOP DRAWINGS.
11. PROVIDE KEYED LOCKS FOR SLIDING GLASS DOORS FOR ALL SLIDING GLASS DOORS LOCATED AT GRADE.
12. ALL EXTERIOR WINDOWS AND DOORS TO MEET NAFS-08 REQUIREMENTS - PROVIDE SUBMITTAL SIGNED AND SEALED BY BC. P. ENG.
13. ALL EXTERIOR WINDOWS AND GLASS SHALL CONFORM TO BCBC 2018 SENTENCE 9.7.3.1.(1).
14. GLASS DOORS, GLASS AREAS IN DOORS, AND SIDELIGHTS AND WINDOWS WITHIN 750 mm OF DOOR LOCKS THAT ACCESS DWELLING UNITS OR ARE WITHIN PUBLIC AREAS AND ARE WITHIN 5m OF FINISHED GRADE OR WITHIN 1m OF SURFACES ADJACENT TO THEM SHALL BE SAFETY OR WIRED GLASS AND SHALL CONFORM TO ASTM GRADE 30.
15. SLIDING SASH WINDOWS WITHIN 5m OF FINISHED GRADE SHALL AUTOMATICALLY LOCK WHEN CLOSED AND BE NON-REMOVABLE WHEN IN THE LOCKED POSITION.
16. ALL BEDROOM / SLEEPING ROOM / STUDIO UNITS TO HAVE AN OPERABLE OPENABLE WINDOW FOR EXTERIOR AIR VENTILATION PURPOSES.

GLAZING PERFORMANCE:

CURTAIN WALL GLAZING:
MAXIMUM FIXED WINDOW THERMAL TRANSMITTANCE U-VALUE SHALL BE 0.34 *BTU/h*ft² ·°F*

U-Value = .34
SHGC = .36
*Note:Overall Glass U-value including frame (BTU/h*ft² ·°F)*

*·°F (1.91 W/m^2 *k) for double glazed. Solar Heat Gain Coefficient: A (maximum or minimum of 0.36 for double glazed and Visible Light Transmittance. A (maximum or minimum) of 0.65 for double glazed and Air Infiltration: operable window air infiltration shall not exceed 0.02 cfm/ft2 (A3) when tested in accordance with ASTM E 283 with a pressure difference of 1.57 psf/ 75Pa.*

VINYL WINDOW GLAZING:

Fixed glazing -	U-Value = 0.27, SHGC = 0.30
Casement glazing -	U-Value = 0.26, SHGC = 0.23
Awning glazing -	U-Value = 0.27, SHGC = 0.23
Sliding Door glazing -	U-Value = 0.27, SHGC = 0.30
single swing door glazing -	U-Value = 0.27, SHGC = 0.22

*Note:Overall Glass U-value including frame (BTU/h*ft² ·°F)*

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

CASCADIA
Green Development

[PROJECT]

INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]

WINDOW TYPES

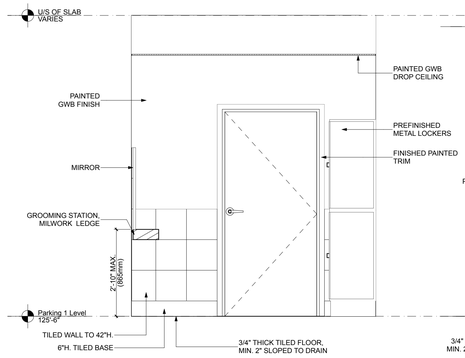
[PROJECT]
19471

[SCALE]
Not To Scale

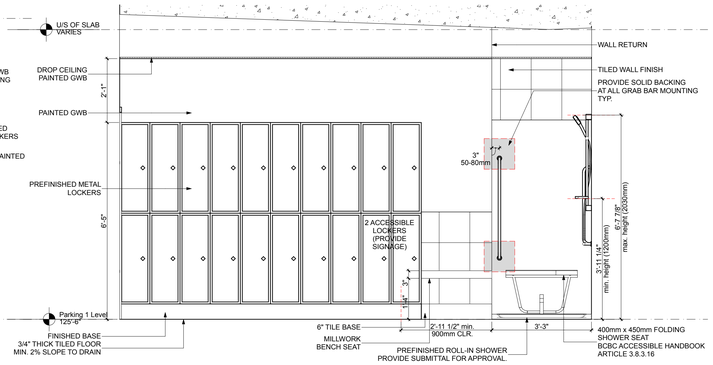
[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP RESUBMISSION

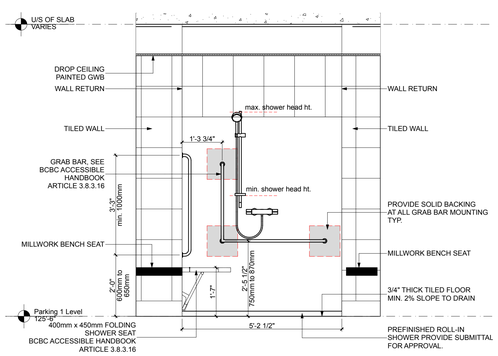
[DRAWING]
A-7.112



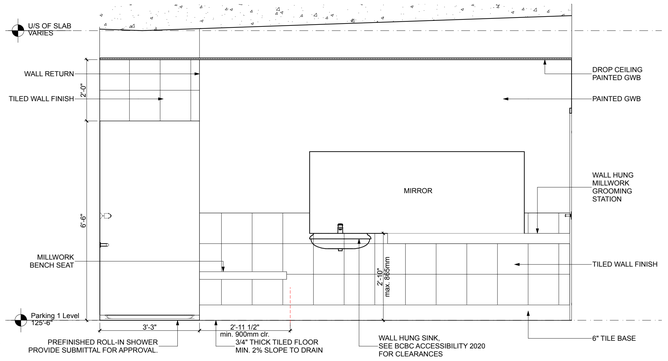
1 EOTD CHANGE ROOM #1 - NORTH
SCALE: 1/2" = 1'-0"



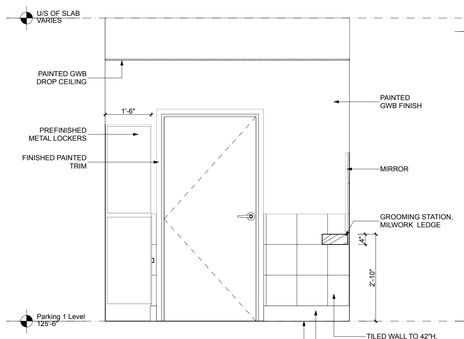
2 EOTD CHANGE ROOM #1 - EAST
SCALE: 1/2" = 1'-0"



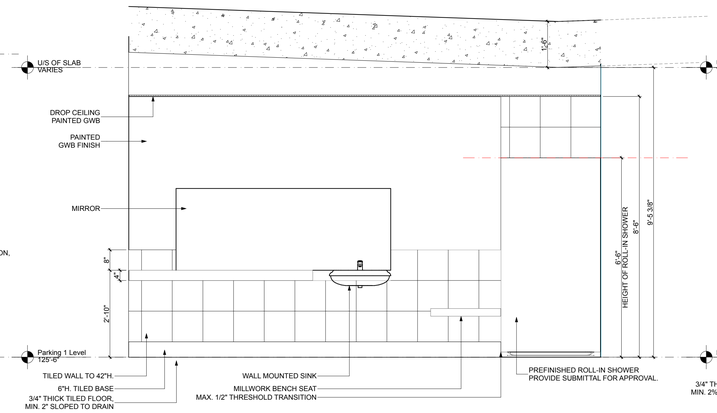
3 EOTD - CHANGE ROOM #1 - SOUTH
SCALE: 1/2" = 1'-0"



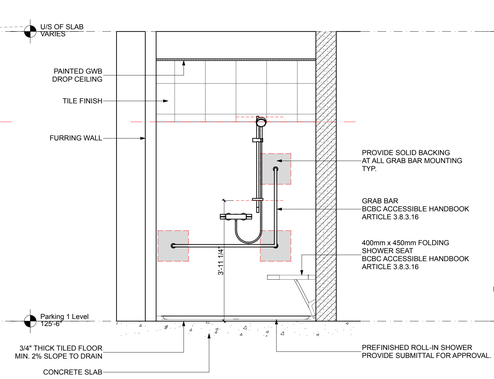
4 EOTD CHANGE ROOM #1 - WEST
SCALE: 1/2" = 1'-0"



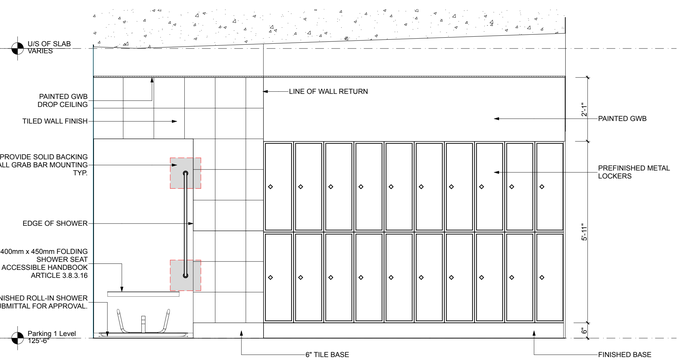
5 EOTD CHANGE ROOM #2 - NORTH
SCALE: 1/2" = 1'-0"



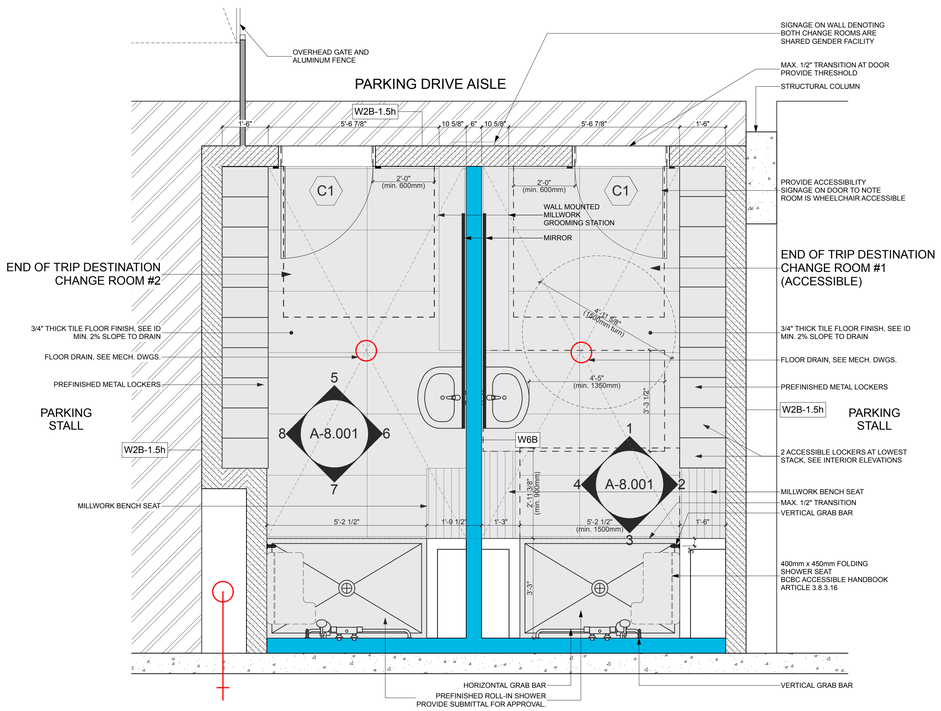
6 EOTD CHANGE ROOM #2 - EAST
SCALE: 1/2" = 1'-0"



7 EOTD CHANGE ROOM #2 - SOUTH
SCALE: 1/2" = 1'-0"



8 EOTD CHANGE ROOM #2 - WEST
SCALE: 1/2" = 1'-0"



9 EOTD -CHANGE ROOM 1/2" PLAN
SCALE: 1/2" = 1'-0"

END OF TRIP DESTINATION FACILITY SUMMARY

In Reference to City of North Vancouver By-law
Part 10A07 'ACCESSORY END DESTINATION FACILITY'
Part 10A08 'ACCESSORY END DESTINATION FACILITY STANDARDS' AND
Part 10A09 'MINIMUM REQUIREMENT OF ACCESSORY END DESTINATION FACILITY'

Requirement:
- Part 10A07 subsection (4)(a)(ii) notes for facility may be unassigned to gender where no more than 30 stalls are required.
- Part 10A07 subsection (4)(b) notes for minimum one wheelchair accessible room required
- Part 10A08 notes for required accessories to be provided
- Part 10A09 and figure 10A-03 denotes minimum accessories required based on provided stalls.

Provided:
- 20 commercial use bicycle stalls; refer to data page, and P1 parking plan drawing.
- 2 change rooms provided:
  - 1 wheelchair accessible unassigned gender change room &
  - 1 unassigned gender change room
- 1 shower, 1 wash basin, 1 grooming station, and 20 lockers are provided in each change room
  - 2 accessible lockers provided in wheelchair accessible change room
- no water closet (toilet) required based on figure 10A-03 as it is not required for 20 bicycle stalls or less

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REGISTERED ARCHITECT
SHIMUS F SAMUS
2024-08-14
BRITISH COLUMBIA

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CASCADIA Green Development

[PROJECT]
INNOVA
333 St. Davids Ave
North Vancouver, BC

[TITLE]
INTERIOR ELEVATIONS

19471	[PROJECT]
1/2" = 1'-0"	[SCALE]
2024-08-14	[DATE]
ASI-38	[ISSUE]

[DRAWING]
A-8.001

INNOVA NORTH - 333 ST. DAVIDS AVE.
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

[ARCHITECT SEAL]

CASCADIA
Green Development

ISSUE 33 - ISSUED FOR CONSTRUCTION (SOUTH)

Table of Contents

00.00.000 CONSTRUCTION DETAILS
0.1.0.001 DETAIL INDEX 1
0.1.0.002 DETAIL INDEX 2
0.1.0.003 DETAIL INDEX 3
0.1.0.004 DETAIL INDEX 4
0.1.0.005 DETAIL INDEX 5
0.1.0.006 DETAIL INDEX 6
0.1.0.007 DETAIL INDEX 7
0.1.0.008 DETAIL INDEX 8
0.2.1.001 GENERAL NOTES 1
0.2.1.002 GENERAL NOTES 2
0.2.1.003 GENERAL NOTES 3
0.2.1.004 GENERAL NOTES 4
0.2.1.005 GENERAL NOTES 5
0.2.1.006 GENERAL NOTES 6
0.2.1.007 GENERAL NOTES 7
0.2.1.008 GENERAL NOTES 8
0.2.2.001 BUILDING ENVELOPE THERMAL PERFORMANCE - ASSEMBLIES
0.3.1.001 REQUIRED SUBMITTALS
0.4.0.000 ASSEMBLIES NUMBERING
0.4.1.001 WALL NOTES 1
0.4.1.002 WALL NOTES 2
0.4.1.003 WALL NOTES 3
0.4.1.004 WALL NOTES 4
0.4.1.005 WALL NOTES 5
0.4.1.011 W1A EXTERIOR WALL
0.4.1.012 W1B EXTERIOR WALL - BLINDFORM
0.4.1.013 W1C EXTERIOR FOUNDATION WALL TO HEATED SPACE
0.4.1.014 W1D EXTERIOR WALL - BLINDFORM AT DETENTION TANK
0.4.1.021 W2A CONCRETE WALL - RATED
0.4.1.022 W2B CMU WALL - RATED
0.4.1.023 W2C CONCRETE WALL AT DETENTION TANK
0.4.1.031 W3A EXTERIOR WALL - EXTERIOR WALL
0.4.1.032 W3B EXTERIOR WALL - ROOF DECK
0.4.1.033 W3C EXTERIOR WALL - BALCONY
0.4.1.034 W3D EXTERIOR WALL - BRICK
0.4.1.035 W3E EXTERIOR WALL - Concrete - Brick clad
0.4.1.036 W3F EXTERIOR WALL
0.4.1.037 W3G EXTERIOR WALL - EXTERIOR WALL BRICK PARAPET
0.4.1.038 W3H EXTERIOR WALL - EXTERIOR WALL PARTIAL ABOVE GRADE
0.4.1.039 W3I EXTERIOR WALL - HARDIE CLAD AT ELEVATOR CORE
0.4.1.040 W3J EXTERIOR WALL - HARDIE CLAD AT SERVICE ROOM TO EXTERIOR
0.4.1.041 W4A PARTY WALL - RATED 1 HR (Between CRU)
0.4.1.042 W4B PARTY WALL - RATED 1 HR (Residential Units)
0.4.1.043 W4C PARTY WALL - RATED 1 HR - Double track (Residential Units)
0.4.1.044 W4D PARTY / COORIDOR WALL - RATED 2HR
0.4.1.051 W5A CORRIDOR WALL - RATED 1HR
0.4.1.061 W6A INTERIOR WALL INSULATED
0.4.1.062 W6B INTERIOR WALL UNINSULATED
0.4.1.063 W6C INTERIOR FURRING WALL
0.4.1.071 W7A SHAFT WALL - 1hr RATED
0.4.1.072 W7B SHAFT WALL - 2hr RATED
0.4.1.091 W9A ELEVATOR WALL - RATED (below grade)
0.4.1.092 W9B ELEVATOR WALL - RATED (below grade lobby)
0.4.1.093 W9C ELEVATOR WALL - RATED (Above grade)
0.4.1.111 W11A PRIVACY SCREEN
0.4.2.001 FLOOR NOTES 1
0.4.2.002 FLOOR NOTES 2
0.4.2.011 F1A SLAB ON GRADE
0.4.2.012 F1B SLAB ON GRADE - INTERIOR
04.02.021 F2A SUSPENDED FLOOR SLAB
0.4.2.022 F2B PARKADE RAMP
0.4.2.031 F3A SUSPENDED FLOOR SLAB - EXTERIOR OVER INTERIOR
0.4.2.041 F4A SUSPENDED FLOOR SLAB - INTERIOR OVER PARKADE
0.4.2.051 F5A SUSPENDED FLOOR SLAB ABOVE GRADE
0.4.2.052 F5B SUSPENDED FLOOR SLAB ABOVE GRADE + DROPPED CEILING
0.4.2.053 F5C SUSPENDED FLOOR SLAB OVER EXTERIOR SPACE BELOW
0.4.2.061 F6 SUSPENDED CONCRETE SLAB
0.4.2.101 F10 BALCONY SLAB
0.4.3.001 ROOF NOTES 1
0.4.3.002 ROOF NOTES 2
0.4.3.011 R2A CONCRETE ROOF OVER HEATED SPACE - ROOF TOP AMENITY
0.4.3.012 R2B CONCRETE ROOF OVER HEATED SPACE - ROOF TOP PLANTER BOX
0.4.3.013 R2C CONCRETE ROOF OVER HEATED SPACE - NO PUBLIC ACCESS
0.4.3.021 R4A CONCRETE ROOF DECK - 2ND TO 6TH LEVEL @ EAST AND WEST BUILDING
0.4.3.022 R4B ROOF DECK - CONCRETE OVER LIVING SPACE
0.4.3.023 R4C ROOF DECK - CONCRETE OVER HEATED BELOW (LOADING AT GRADE)
0.4.3.024 R4D CONCRETE ROOF DECK @ PLAY AREA (LEVEL 2)
0.4.3.031 R5A CONCRETE ROOF OVERHANG
0.5.0.000 DETAIL NUMBERING GUIDE
1.1.1.101 FOUNDATION WALL BELOW GRADE AT BASEMENT (UNHEATED)
1.1.1.111 SUSPENDED SLAB EDGE BELOW GRADE w/INSULATION
1.1.1.112 SUSPENDED SLAB EDGE BELOW GRADE
1.1.1.113 SHOTCRETE FOUNDATION WALL - ONE SIDED WALL WATERPROOFING
1.1.1.114 TOP OF WALL DETAIL - ONE SIDED WALL WATERPROOFING WITH SHOTCRETE NOT BEING REMOVED (1of2)
1.1.1.115 TOP OF WALL DETAIL - ONE SIDED WALL WATERPROOFING WITH SHOTCRETE NOT BEING REMOVED (2of2)
1.1.1.401 ELEVATOR PIT WATERPROOF DETAIL
2.1.0.101 CONCRETE PAVER / PLANTER @ PATIO ON SUSPENDED SLAB - OPTION 1
2.1.0.102 CONCRETE PAVER / PLANTER @ PATIO ON SUSPENDED SLAB - OPTION 2
2.1.2.101 EXTERIOR WALL @ SLAB ON GRADE (NORTH BLDG)
2.1.6.601 CURTAIN WALL SILL @ SLAB ON GRADE (NORTH BLDG)
2.1.6.611 OUTSWING DOOR @ SLAB ON GRADE (NORTH BLDG) (1)
3.0.2.101 STEEL STUD FURRING @ CONCRETE WALL
3.0.2.102 STEEL STUD TO CONCRETE TRANSITION
3.0.4.401 1 HR RATED HALL PRESSURIZATION SHAFT @ LEVEL 1 - WEST BUILDING
3.0.4.402 1 HR RATED HALL PRESSURIZATION SHAFT @ LEVEL 2 TO 6 - WEST BUILDING
3.0.4.403 1 HR RATED HALL PRESSURIZATION SHAFT @ LEVEL 3 TO 6 - EAST BUILDING
3.0.4.404 2 HR RATED KITCHEN SHAFT - LEVEL 2 TO 6
3.0.6.103 LEVEL 1 WEST - VINYL JAMB w/ STEEL STUD
4.1.6.601 CURTAINWALL HEAD UNDER CONCRETE SLAB
3.0.6.102 LEVEL 1 WEST - VINYL JAMB w/ STEEL STUD (1)
3.0.6.104 CURTAINWALL SILL - BRICK
3.0.6.105 CURTAINWALL HEAD - BRICK
3.0.6.106 CURTAINWALL JAMB DETAIL
3.1.0.401 2HR RATED HORIZONTAL DUCT
3.0.6.107 CURTAINWALL JAMB DETAIL
3.1.1.401 EXHAUST SHAFTWALL FROM PARKADE
3.1.1.801 EXTERIOR CONCRETE STAIR OVER SUSPENDED SLAB
3.1.1.802 EXTERIOR CONCRETE STAIR OVER SUSPENDED SLAB
3.1.2.401 ELEVATOR SHAFTWALL @ SUSPENDED SLAB
3.1.1.601 LEVEL 1 WEST - VINYL SILL ON CONCRETE
3.1.4.101 EXTERIOR WALL @ SUSPENDED SLAB - HARDIE 2.0
3.1.4.102 BRICK EXTERIOR WALL AND CONCRETE INTERFACE

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[TITLE] CONSTRUCTION DETAILS
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[CLIENT] CASCADIA GREEN DEVELOPMENT
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[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
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[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
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[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
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471 ASSEMBLIES 8.5x11

3.1.4.201 TYPICAL RESIDENTIAL PARTY WALL - UNHEATED SPACE BELOW (LEVEL 1)
3.1.4.202 TYPICAL RESIDENTIAL PARTY WALL - HEATED SPACE BELOW (LEVEL 1)
3.1.6.611 CURTAINWALL SUPPORTED SILL
3.1.6.612 CURTAINWALL SILL @ CRU - L2
3.1.4.601 CURTAINWALL SILL - HARDIE
3.1.4.301 TYPICAL CORRIDOR WALL @ ON CONCRETE SLAB - UNHEATED SPACE BELOW
3.1.4.801 STAIR EXTERIOR WALL @ SUSPENDED SLAB - BRICK
3.1.6.601 OUTSWING DOOR @ CRU - L1 COMMERCIAL
3.1.6.602 CURTAIN WALL SILL @ CRU - L1 COMMERCIAL
3.1.6.603 CURTAIN WALL JAMB @ CRU - L1 COMMERCIAL
3.1.6.604 CURTAIN WALL HEAD @ CRU - L1 COMMERCIAL
3.1.6.605 OUTSWING DOOR @ SUITE - L1
3.1.6.606 CURTAIN WALL JAMB AT PILASTER @ CRU - L1 COMMERCIAL
3.1.6.607 CURTAIN WALL SILL @ L1 LIVE/WORK
3.1.6.608 LEVEL 1 WEST - VINYL HEAD @ STUD WALL
3.1.6.609 CURTAINWALL JAMB @ CONCRETE WALL 1 of 2
3.1.6.610 CURTAINWALL JAMB @ CONCRETE WALL 2 of 2
3.2.0.901 TRENCH DRAIN DETAIL
3.2.0.902 TRENCH DRAIN DETAIL AT SLOPED RAMP
4.0.2.101 COLUMN TO BALCONY/DECK DIVIDER WALL - PLAN
4.0.4.101 VERTICAL JOINT - HARDIE 2.0
4.0.4.102 VERTICAL JOINT - BRICK
4.0.4.103 VERTICAL JOINT - BRICK / HARDIE 2.0
4.0.4.111 EXTERIOR CORNER - BRICK
4.0.4.112 EXTERIOR CORNER - HARDIE 2.0
4.0.4.113 INTERIOR CORNER - BRICK / HARDIE 2.0
4.0.4.114 INTERIOR CORNER - HARDIE 2.0
4.0.4.121 HARDIE PANEL AT EXTERIOR COLUMN - PLAN
4.0.4.501 UNRATED WALL AT EXTERIOR WALL
4.0.4.502 PARTY WALL AT EXTERIOR WALL
4.0.4.601 VINYL WINDOW SILL (SECTION) - BRICK
4.0.4.602 VINLY WINDOW JAMB (PLAN) - BRICK
4.0.4.603 VINYL WINDOW HEAD (SECTION) - BRICK
4.0.4.611 VINYL WINDOW SILL (SECTION) - HARDIE 2.0
4.1.2.101 EXTERIOR WALL PARAPET w/ CONCRETE SILL
4.0.4.612 VINY WINDOW JAMB (PLAN) - HARDIE 2.0
4.0.4.613 VINYL WINDOW HEAD (SECTION) - HARDIE 2.0
4.1.4.101 HORIZONTAL INTAKE DETAIL
4.1.4.103 SMALL ROOF OVERHANG - SECTION
4.1.4.201 PARTY WALL @ INTERMEDIATE FLOOR w/DROPPED CEILING - LEVEL 2 TO 6
4.1.4.301 CORRIDOR WALL @ INTERMEDIATE FLOOR w/DROPPED CEILING - LEVEL 1 TO 6
4.1.4.401 ELEVATOR SHAFT @ INTERMEDIATE FLOOR
4.1.4.501 SUSPENDED BRICK PARAPET
4.1.4.502 SUSPENDED BRICK PARAPET @ SOFFIT
4.1.4.402 ELEVATOR SHAFT SECTION @ INTERMEDIATE FLOORS
4.1.4.503 CONCRETE WALL DECK GUARD @ LEVEL 5
4.1.4.601 SLIDING DOOR SILL ON CURB TO BALCONY (SECTION)
4.1.4.603 SLIDING DOOR HEAD (SECTION)
4.1.4.602 EXTERIOR WALL ON CURB TO BALCONY
4.1.4.611 SLIDING DOOR SILL ON CURB @ ROOF DECK (SECTION)
4.1.4.621 ACCESSIBLE SWING DOOR SILL TO BALCONY (SECTION)
4.1.4.622 ACCESSIBLE SWING DOOR SILL TO ROOF DECK (SECTION)
4.1.4.624 SWING DOOR HEAD (SECTION)
4.1.4.631 VINYL WINDOW SILL ON CURB (SECTION)
4.1.4.633 VINYL WINDOW JAMB TO CONCRETE (PLAN)
4.1.4.504 CURTAINWALL UNDERSLAB CONNECTION
4.1.6.601 CURTAINWALL HEAD UNDER SLAB
4.39 4.1.6.602 LEVEL 2 EAST - CURTAINWALL HEAD UNDER CONCRETE SLAB
4.4.7.101 EXTERIOR WALL AT INTERMEDIATE FLOOR - HARDIE 2.0
4.4.7.102 EXTERIOR THROUGH WALL FLASHING AT INTERMEDIATE FLOOR - HARDIE 2.0
4.4.7.103 EXTERIOR THROUGH WALL FLASHING AT INTERMEDIATE FLOOR - BRICK
4.4.7.104 EXTERIOR THROUGH WALL FLASHING AT INTERMEDIATE FLOOR - CONCRETE/BRICK
5.0.4.101 BRICK AT SOFFIT
5.1.0.901 BALCONY EDGE CURB FEATURE (SECTION)
5.1.1.501 BALCONY BRICK PARAPET DETIAL - SECTION
5.1.2.501 BALONCY/ROOF DECK DIVIDER WALL PLAN
5.1.2.502 COLUMN TO BALCONY/DECK DIVIDER WALL - SECTION
6.1..0.901 PRIVACY SCREEN CURB AT ROOF DECK
6.1.1.901 FACE MOUNT GLASS GUARDRAIL DETAIL AT TOWNHOME PATIO
6.1.1.902 FACE MOUNT GLASS GUARDRAIL DETAIL AT LEVEL 2
6.1.4.601 ADAPTABLE SWING DOOR TO BUILT-UP ROOF DECK SECTION (NORTH BLDG)
6.1.4.602 PARAPET SLAB EDGE - HARDIE
6.1.4.603 PARAPET ROOF CURB - HARDIE
7.1.0.901 ROOF ACCESS HATCH
7.1.1.501 ELEVATOR ROOF PARAPET WALL - HARDIE PANEL
7.1.1.502 ELEVATOR ROOF PARAPET WALL - BRICK
7.1.1.901 ROOF - MOUNTING CURB AT POST/PIER
7.1.1.902 ROOF - MOUNTING CURB AT MECHANICAL EQUIPMENT
7.1.1.903 HARDIE BASE @ ROOF
7.1.1.904 BRICK BASE AT ROOF
7.1.1.905 BRICK BASE @ CONCRETE ROOF
7.1.1.906 BRICK BASE AT CONCRETE ROOF
7.1.1.907 HARDIE TO BRICK @ CONCRETE WALL
7.1.1.908 ROOF SCREEN @ CONCRETE CURB & PLANTER
7.1.1.909 PSF DOOR HEAD & OVERHANG @ ROOF
7.1.1.910 PSF HEAD & OVERHANG @ ROOF w/ BRICK
7.1.1.911 PSF ROOF SIDELIGHT SILL
7.1.2.101 ROOF - BUILT-UP SLAB FLOOR
7.1.2.102 MECH ROOF SCUPPER
7.1.2.901 ROOF TOP OVERHANG
7.1.2.904 CURTAINWALL AT PARAPET
8.0.0.801 STAIR REQUIREMENTS (SERVING 1 DWELLING UNIT)
8.0.0.802 STAIR REQUIREMENT (ALL COMMON AREAS)
8.0.2.201 INTERIOR COLUMN @ PARTY WALL - PLAN
8.0.2.501 INTERIOR COLUMN @ INTERIOR WALL - PLAN
8.0.4.101 WATER LINE AT EXTERIOR WALL
8.0.4.901 SUITE SERVICE BOXES @ INTERIOR WALLS & CORRIDOR FIRE EXTINGUISHER CABINET DETAIL
9.0.0.901 PARKADE ENTERPHONE DETAIL
9.0.1.100 ELECTRICAL OUTLET PENETRATION
9.0.1.101 HOSE BIB PENETRATION
9.0.1.901 SIAMESE CONNECTION @ PILASTER 1of2
9.0.1.902 SIAMESE CONNECTION @ PILASTER 2of2
9.1.0.901 TYPICAL FACE MOUNT GLASS GUARDRAIL DETAIL
9.1.0.902 TOP MOUNT GLASS GUARDRAIL DETAIL 1
9.1.0.903 TYPICAL SLAB TOP MOUNT GLASS GUARDRAIL DETAIL
9.1.0.904 TOP MOUNT GLASS GUARDRAIL DETAIL 2

NOTES

GENERAL NOTES:

1.1 The Contractor shall exercise proper precaution to verify dimensions and property line bearings before laying out work and be responsible for any error resulting from his failure to exercise such precaution.

1.2 Do not scale drawings. Larger scale drawings take precedence over smaller scale drawings.

1.3 Maintain at all times on site, for reference, approved Building Permit drawings, posting cards, copies of all reports from the Municipality, inspections, addenda, clarification drawings or interim reports. Do not damage or mark approved Building Permit drawings. Maintain additional set of drawings for notation, on site, indicating all changes from the approved permit set, for use by consultants in preparation of "record drawings" as required by the authorities having jurisdiction.

1.4 Deviations from these drawings are not permitted without the prior approval of the Architect. Contractor is to keep a written record of all changes. Notify the Architect immediately of any proposed changes in the work, and not proceed with changes until approved. On completion of work, return approved Permit drawings together with marked-up site set to the Architect. Clearly noting any information to fully describe the as-built condition of the building.

1.5 All materials shall be new and of the quality and grade specified. No seconds, off grades or materials, which do not meet the tolerance specifications will be accepted in the finished work.

1.6 All work performed on this project is to be in strict accordance with the current Building Code. The conditions of the Building Permit can not be changed without written approval from the Authority Having Jurisdiction. All work is to conform to or exceed the minimum standards of the Canadian Standards Association, local Municipal Building By-Laws, the Workers' Compensation Board and the manufacturers' specifications for material supplied for this project, as applicable. It is incumbent on the contractor to be familiar with the applicable building code.

1.7 Interior dimensions are taken to face of stud. Exterior dimensions are taken to the face of exterior sheathing. Dimensions of concrete or masonry components are taken to the face of concrete or masonry. Dimensions of steel components are taken to the face of steel stud.

1.8 Party walls are to be constructed for their full height as a continuous fire separation as per wall schedule. No service penetrations, including but not limited to outlet boxes, greater than greater than 4 inches square, are permitted in party walls. Back to back service penetrations must be offset by a minimum of 12". All penetrations in a party wall or corridor wall to be fire stopped. The air space must be open and unobstructed. It is incumbent on the general contractor to coordinate the work to ensure items such as the plumbing and gas lines to not into the air space.

1.9 Shop drawings and specifications, complete with Assurance of Design and Commitment for Field Review, Letters of Assurance (Schedules S-B and S-C), are to be provided for all handrails, guardrails, canopies, windows, trusses and other prefabricated elements noted in the drawings. These submittals are to be prepared by an engineer registered in the province of BC and submitted to the appropriate Engineer and the Architect prior to fabrication and installation. Field review reports by the signing Engineer are to be submitted to the contractor and architect. Final design drawings to be provided at the end of the job for inclusion in the record set submission.

1.10 Specifications issued for architectural, structural, mechanical, and electrical drawings are to be taken in conjunction, with, and form an intergral part of, the Contract documents.

1.11 The owner and contractor shall be responsible for preparing and submitting a fire safety plan in accordance with the current BC Fire Code, for approval by the Building and Fire Departments.

2.0 SITE WORK:

2.1 For site and landscape information and details, the contractor shall refer to the drawings and specifications prepared by the Geotechnical Engineer, Electrical Engineer, Mechanical Engineer, Landscape Architect, Civil Engineer and the Arbourist.

2.2 Sidewalks, street lighting, trees and roadways to be repaired by the Contractor to the standards and satisfaction of the Municipal Engineer.

2.3 Slope all patios and walkways away from buildings at a minimum of 2% and a maximum of 5% for drainage. See

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[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
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333 St. Davids Ave
North Vancouver, BC

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[CLIENT] CASCADIA GREEN DEVELOPMENT
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[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
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[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
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[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
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[TITLE] GENERAL NOTES 1
[CLIENT] CASCADIA GREEN DEVELOPMENT
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landscape drawings for the thickness of finishes and drainage layer.

3.0 CONCRETE:

3.1 Refer to Structural Engineer's details or additional requirements.

3.2 Refer to the Building Envelope Engineer's details or additional requirements.

3.3 Exposed concrete walls to be designed to reduce cracking as much as possible. Min. 35mpa, C1/CXL concrete.

3.4 All vertical concrete corners to be chamfered 3/4" unless otherwise noted.

3.5 Provide vertical control joints at max. 16'-0" o.c. at all parkade walls. Refer to structural drawings.

3.6 All exposed concrete to be architectural finish. See Structural drawings for notes on stripping.

3.7 Any changes in concrete grades without prior approval of the Structural Engineer, Landscape Architect and Architect will be the contractor's responsibility to correct.

3.8 Contractor shall review drawings for extent of exposed architectural finish concrete and shall ensure that the appropriate subcontractors are aware of the required level of finish.

5.0 METALS:

5.1 For all concrete reinforcing refer to structural drawings and specifications.

5.2 Provide handrails to minimum 34" and maximum 42" above nosing for all stairs forming part of an exit route and having 3 or more risers. Provide continuous handrail one side of stairs less than 3'-7" wide, and handrails on both sides of stairs wider than 3'-7". Refer to details for specific dimensional requirements. Submit to the Architect and Engineer shop drawings, complete with Letters of Assurance, together with calculations sealed by the specialty engineer indicating details of connections made to the building structure.

5.3 Handrails to be continuous along full length of stair and beyond top and bottom riser as per the current Building Code. Provide sloped transition for continuous handrail at stair landings - no vertical drops.

5.4 Guards to be 3'-6" (U.N.O.) high and have no clear opening greater than 4". Handrails and guards to meet the loading requirements of the current Building Code. Shop drawings must be submitted for Architect's and Engineer's review prior to manufacture. Engineer to provide Field Review of installed guards, including field review report. Guardrails are subject to code requirements for non-climbability.

5.5 Handrails shall have a circular cross section with an outside diameter not less than 1 1/4" and not more than 1 5/8". Refer to Architectural details.

5.6 Contractor shall provide shop drawings for all decorative metal fences, gates and related accessories for review by the Landscape Architect and the Architect.

6.0 WOODS AND PLASTICS:

6.1 No wood framing, wood sleepers and or other wood is permitted to be in direct contact with concrete and metal. Protect wood members adjacent to concrete with closed cell foam gasket or 45lb damp proofing course.

6.2 Provide solid blocking over all suite demising walls, corridor walls, and exit partitions. Provide solid blocking behind all attachments and in walls of tubs and showers for future grab bars.

6.3 Align all window and door heads as per window schedule and elevations.

6.4 Contractor to confirm that all clearances to appliances (including kitchen appliances and gas fireplaces) conform to manufacturer's specifications. All stacked washer and dryer locations to sufficient vertical blocking behind drywall to fix appliances as per manufacturer's specification.

6.5 Provide min. clearance between combustible material and kitchen cooktops and ovens as per the current Building Code.

6.6 All woodwork to meet AWMAC standards.

6.7 At all interior 1hr rated load partitions – provide min. 5/8" type 'X' gypsum board around the inside of all service openings greater than 160cm2 (5"x5") to maintain the required fire resistance rating – electrical panels, media boxes, manifold, washer/dryer shut-off boxes, etc. – frame rough-openings accordingly.

7.0 THERMAL AND MOISTURE PROTECTION:

7.1 Refer to the Building Envelope Engineer's details for additional requirements.

7.2 All exposed flashings are to be pre-finished steel in standard colour. Flashing over parapet at roof perimeter or gravel stop flashing are to have standing seam joints or mechanically fastened through sides only and caulked at all laps. Fasteners and flashing are to be compatible with respect to corrosion. Review and approval by the Building Envelope and Roofing Inspector is required.

7.3 All roofing and waterproof membranes are to be installed to meet 5-year RCABC standards. Supplier and installer are to provide a minimum written product and installation guarantee.

7.4 Refer to assembly sheet for concrete walls below grade to be min. 60 mil DFT spray on waterproofing or sheet applied at blind form on exterior face as per manufacturer's specifications. Concrete surface to be prepared sufficiently so that waterproofing is continuous over all voids, air bubbles, and pin-holes. Concrete walls with habitable space below grade to be protected with waterproof membrane to standards acceptable by building envelope engineer.

7.5 Vapour and air barriers shall be continuous and installed so that all joints and edges are sealed with caulking at framing members, furring or blocking and laps. All holes through vapour and air barriers, such as those cut out for installation of electrical boxes or duct work, shall be sealed to maintain the continuity of the vapour and air barriers over the entire surface as per the current Building Code.

7.6 Provide flashing, including but not limited to, over all exterior doors and windows, exposed curbs, parapets, tops of walls and at floor level (thru-wall) unless detailed otherwise.

7.7 Provide a waterproof membrane, with primer compatible with substrate material, at all building openings and the top of pony walls and roof parapets. Application to be the sill of openings in the framing and 8" up the side walls, fully integrated and lapped with the air barrier membrane. Refer to Architectural and Building Envelope Engineer's details.

7.8 Provide waterproof membrane in a saddle flashing at all wall/wall and parapet/wall conditions. Contractor shall review sequence of material installation with the Architect and the Building Envelope Engineer.

7.9 Waterproof membranes for decks over habitable areas to be approved for use in residential applications, to minimum standard of sheet waterproof membrane or prior approved equivalent. Supplier and installer are to provide a minimum written product and installation guarantee to coordinate with the Scope of Work. Provide certification that material conforms to the requirements of CSA-S413-14 to the architect prior to use.

7.10 Contractor to provide Architect with a copy of roofing and flashing test report from a Building Envelope Engineer, to be named prior to start of roofing.

7.11 Contractor shall provide a field mock-up and product samples for connection of gutters to rain water leaders and drains where drainage is taken back into the building. Required drawings are to indicate, but are not limited to metal flashing, membranes, and caulking details. Shop drawings to be submitted prior to the start of work.

7.12 Insulate all stud cavities where mechanical and plumbing lines run through. All drainage offsets within dropped ceiling spaces to be packed with mineral wool insulation to surround pipes.

7.13 Insulate ventilation ducts that pass through balcony, soffit, or attic spaces. Locate soffit vents to the outside edge of the soffit. Provide sealed 6mil poly barrier at all soffit vent terminations for 3' beyond all sides of vent.

7.14 All exterior drains that extend through heated space are to be insulated and wrapped with continuous vapour retarder.

7.15 Roof ventilation shall be made continuous (unless noted otherwise) so that maximum eave to eave ventilation is achieved. Dead spaces blocked by roof projections or other structures (such as fire stop compartmentalization) shall be vented by pre-manufactured roof vents as located on roof plan and counter-flashed as per RCABC recommendations and integrated as per building envelope detail. Size of roof vents to be determined based on specific type used. Clear vent area to be strictly in accordance with ventilation area requirements per current Building Code and CAN2-A93.M "Natural Airflow Ventilators for Buildings". Submit product samples and written specifications for all ventilation products to the Architect/Building Envelope Engineer/Roofing Inspector for approval prior to manufacturing or ordering. Written specifications are to include the equivalent "effective clear area" for all vents.

7.16 Air barrier membranes shall be continuous and installed so that all joints and edges are sealed at framing members, furring or blocking. All holes through air barriers shall be sealed to maintain the integrity of the air barrier over the entire surface to comply with CAN2-51.32 and inspected and approved by Building Envelope Engineer. Refer to Architect's details for installation and lapping requirements.

7.17 All wall plates to be set on sill gaskets and be anchored as per structural drawings.

7.18 All exterior sealants shall be 1-part urethane based or approved alternate. Silicone based sealants are not acceptable for exterior use. Contractor to provide product specifications for all proposed caulking and sealants for review by the architect and building envelope consultant prior to the start of installation.

7.19 All piping, including traps and toilet flanges, tubing, ducts, wiring, conduit, electrical outlet boxes and other similar service equipment that penetrate a fire separation or a membrane forming part of an assembly required to have fire-resistance rating, shall be tightly fitted, and sealed at the penetration with fire stop materials conforming to CAN4-S115 and the current Building Code. All pipes that penetrate a fire separation shall be noncombustible or be part of a proprietary approved fire stopping assembly. The contractor is to submit written Fire-stopping system documentation to the Architect for pre-approved. A mockup of all typical installations is to be provided for the Architect and Approving Authority prior to completion of all site locations.

7.20 No service penetrations into a party wall may be larger, than 4" square. Service penetrations on either side of a fire separation (i.e. exit stair, corridor and/or party-wall) are not permitted to back on to one another, and are to be avoided by placing each opposing service penetration in separate wall-stud cavities. All wiring, plumbing or other services in a party wall shall not be located in the 1" air space between studs of each side. All penetrations in the party wall must be sealed with approved fire stopping materials to the gypsum wall board per manufacturer's tested/ approved specifications.

7.21 Provide access to every attic or concealed roof space more than 600mm high as per the current Building Code and maintain the required fire separation where applicable. Roof access hatches to roofs to be min. 3 x 4' clear opening.

7.22 Gypsum wall board to run continuously behind bulkheads, ceiling drops, and fireplaces to complete rated wall assembly between units, prior to being furred out to receive fireplace. Gypsum wall board to run continuously behind bathtubs and showers, with water resistant wall board placed over rated walls that surround tub.

7.23 All parkade suspended concrete slab waterproofing traffic membrane in to be sealed as per durability requirements
Pedestrian spaces – light to medium duty
Internal parkade at parking stalls – heavy duty
Internal parkade at drive aisle, ramps, and corners – extra heavy duty.

8.0 DOORS AND WINDOWS:

8.1 All windows and doors shall conform to the most current edition of the current Building Code and NAFS-08 standards.

8.2 All dimensions are to be confirmed with site conditions.

8.3 Window supplier(s) shall provide letters of assurance for design and review of windows with respect to structural aspects. Shop drawings shall be required prior to manufacture. Shop drawings to bear seal of structural engineer registered in the province of BC. Engineer to provide letters of assurance (Schedules S-B and S-C) and field review for components covered. Shop drawings to confirm certification of window assembly for air and water infiltration ratings.

8.4 Windows and doors shall be designed and installed to resist wind pressure and seismic effects, and conform to the current Building Code, NASF-08, and CSA A440-S1.

8.5 Site testing to be reviewed by the Building Envelope Engineer and Architect. Testing is required on a minimum of 1% of the windows. Should any of the Windows fail, the window(s) must be repaired and re-tested, plus two additional windows. Please note that all testing must be done to the windows as supplied with no temporary modifications to the assembly, i.e. blocking the drainage holes.

8.6 Entry doors and windows within 2 m of adjacent grade to be protected for resistance to forced entry to conform with the current Building Code.

8.7 All windows above the ground floor with opening panels not above balconies, to have fixed lights within 1070mm(42") above finished floor. All windows above the ground floor with opening panels at or below the height of 1070mm(42") above finished floor, to meet the requirements for a guardrail and be protected in accordance with the current Building Code.

8.8 All windows and doors to conform to the safety glass requirements of the current Building Code.

8.9 All doors, windows, and skylights to conform to the performance and security requirements of the current Building Code.

8.10 All suite entry doors to have viewers as per the current Building Code.

8.11 Hinges to exterior outswing doors to have non-removable pins.

8.12 All unit entries and swinging patio doors are to have dead bolts with a min.1" throw conforming to the current Building Code.

8.13 Door strike plates are to be fastened to frames conforming to the current Building Code.

8.14 Blocking is required at lock height of exterior doors and frames to conforming to the current Building Code.

8.15 All interior unrated doors to be undercut by 1/2" above the floor covering.

8.16 All exterior doors shall conform to shall conform CAN/CSA 0132.2 and shall be clearly labeled as per the current Building Code.

8.17 Mirrored closet doors require safety backing and shall conform to CAN/CGSB-82.6-M and to the current Building Code.

8.18 All glass required to be tempered or laminated safety glass shall be labeled permanently as such. Wood doors are to be permanently labeled to provide the manufacturer's name, year of manufacturing, exterior grade CSA 0132.2. as per Bulletin 10.2(1) and to NFPA 80 where applicable.

8.19 All fire doors, window assemblies or glass block used as a closure in a required fire separation shall be installed in conformance with NFPA 80, and be tested and Warnock Hersey or ULC labeled. All door hardware used as part of a rated assembly shall be rated, tested and installed in conformance with NFPA 80.

8.20 Window manufacturer to provide letter to Architect and Mechanical Engineer, confirming glass shading coefficient, U-values and frame material and dimensions for use by the mechanical engineer in doing energy utilization calculations. Window manufacturer to provide letter confirming that the supplied glass conforms to shading coefficient and U-values specified by the Mechanical Engineer.

8.21 All bath and shower enclosures shall have safety glass.

8.22 For additional information, refer to Door, Window, and Security Specifications and Schedules.

8.23 All rated stairs shall have a self-closing device in conformance with the current Building Code and NFPA 80.

8.24 Locking, latching and other fastening devices on principal entrance and exit doors shall be readily opened with no more than one releasing operation and without requiring keys, special devices or specialized knowledge as per the current Building Code.

8.25 Door operation hardware shall be mounted not more than 1200mm(47.2") above the finished floor as per the current Building Code.

8.26 Provide a rated door sweep at 20 min. rated suite entry doors where the gap is more than 6mm (1/4").
Provide a rated door sweep at other rated doors where the gap is more that 19mm (3/4").

9.0 FINISHES:

9.1 Refer to Interior Design drawings and specifications for the room finish schedule and all interior details, tile patterns, cabinets, pass throughs, stairs, & fireplaces. Advise architect of any discrepancies between scopes of work, drawings, and/or interior design specifications. Provide cabinet shop drawings for review by the Owner, Architect, and Interior Designer. Provide final colour samples of all interior and exterior finishes for review by the Owner, Architect, and Interior Designer prior to installation of material.

9.2 General interior wall finish to be painted gypsum board unless otherwise noted.

9.3 Provide adequate backing for all wall and ceiling mounted fixtures, handrails, grab bars, and railings.

9.4 Provide tile backer board mounting surfaces for all ceramic tiled surfaces at all tubs and showers – product submittal required.

9.5 Install continuous drywall behind all plumbing fixtures in bathrooms including behind all tubs and showers. Tape and fill all joints and fastener locations prior to installing tubs and showers.

9.6 All concrete floors and toppings to be level, trowelled and prepared to receive finish flooring.

9.7 Provide slip resistant treads on all stairs accessible to the public per the current Building Code. Provide tactile warning systems and signage conforming to the current Building Code.

9.8 Flame spread ratings for walls and ceilings shall conform to the current Building Code.

9.9 Millwork is to include standard shelf and rod in all closets, double rod on one side of master bedroom closets, and 4 fixed shelves equally spaced at 16" o.c. starting above floor level at all linen and pantry locations.

9.10 Provide sloped tile sill c/w waterproof membrane – 'RedGard' or approved alternate - at all windows adjacent to tubs and showers.

9.11 All woodwork to meet AWMAC standards.

9.12 All painting to meet MPI standards.

9.13 Provide continuous bead of caulking between all floor and wall finishes prior to installing baseboards.

9.14 Provide continuous bead of caulking at top edge and underside of baseboards.

9.15 Provide low-emitting materials to minimize emissions from interior materials containing volatile organic compounds (VOCs) or added urea formaldehyde, as described below:

1. "Emissions from interior materials containing volatile organic compounds (VOCs) or added urea formaldehyde are to be minimized by meeting the content requirements of Green Seal, Green Label, Green Label Plus, FloorScore, South Coast Air Quality Management District (SCAQMD) Rules, or alternate low VOC criteria as applicable to each material or product, and shall contain no added urea formaldehyde resins."
2. Interior Paints and Coatings
   100% of newly installed products meet California Air Resources Board (CARB) 2007, Suggested Control Measure (SCM) for Architectural Coatings, or South Coast Air Quality Management District (SCAQMD) Rule 1113, effective June 3, 2011 for VOC content.
3. Interior Adhesives and Sealants
   100% of newly installed products meet South Coast Air Quality Management District (SCAQMD) Rule 1168, July 1 2005 for VOC content.
4. Flooring
   At least 95% of newly installed flooring products, by area, meet the requirements of Green Label, Green Label Plus, or FloorScore certifications, as applicable.
5. Interior Composite Wood
   100% of newly installed composite wood products contain no added urea-formaldehyde resins.

10.0 SPECIALTIES:

10.1 Signage Requirements:

1. All suite entry doors to bear unit number.
2. Street address at each tenant space and at main entry of residential.
3. At exit doors and at each floor level at stairways.
4. Mechanical, electrical, storage and service rooms.
5. Ensure all signage is consistent with the labeling of the annunciator panel(s).
6. All signage is to meet the current Building Code and additional client & interior design specification requirements. Provide submittal.

10.2 Provide labeling of all mechanical, sprinkler, and life safety systems consistent with the labeling of the annunciator panel(s).

10.3 All gas and electric fireplaces are to be tested and labeled by approved testing agency, such as Warnock Hersey or ULC. Install as per manufacturer's specification.

10.4 Contractor to confirm minimum clearances to opening windows for all direct vent fireplace flues.

10.5 Overhead garage doors to have "Safety Edge" for automatic retraction if unable to fully close unhindered. Installation is to be with full noise reduction package, with motor on rubber mounts and rubber door wheel guides.

14.0 CONVEYING SYSTEMS

14.1 Elevators shall conform to the BC Elevator Devices Regulations, CAN/CSA B44 and the current Building Code. Elevator car enclosure materials to meet the requirements of ASMEA 17.1, Safety Code for Elevators and Escalators.

14.2 Elevator supplier(s) shall provide letters of assurance for design and review of elevator. Shop drawings shall be required prior to manufacture. Shop drawings to bear seal of structural engineer registered in the province of BC. Engineer to provide letters of assurance (Schedules S-B and S-C) and field review for components covered.

14.3 Contractor to confirm elevator shaft and machine room dimensions with manufacturer before construction.

14.4 Geotechnical Engineer and Envelope Engineer are to review site water conditions prior to construction of the elevator pit to determine drainage and additional waterproofing required for the elevator pit.

14.5 Provide separate price for one of the elevator cabs with min. 12" of additional interior clear height from standard elevator cab.

15.0 MECHANICAL:

15.1 The mechanical systems are to be designed and installed as indicated in mechanical drawings and specifications. Product samples and written specifications are required for all vent terminals. To be reviewed by the Architect and Building Envelope Engineer prior to manufacturing.

15.2 The mechanical system is to be designed to provide the number of air changes per hour as indicated in mechanical drawings and specifications. Relief air to be provided in rooms requiring combustion air and be capable of continuous operation. Interior unrated doors are to be undercut 1/2" for air circulation. See mechanical drawings for fan size, location and sound rating. Mechanical engineer to review fan shop drawings. Principal exhaust fan sound rating required to be 1.0 Sone or less.

15.3 Provide tamperproof access panels to all services and fire dampers. All access panels in shaft walls to be rated metal closures. All branch ducts from ducts in shaft walls to have fire dampers at shaft wall. Rated closures to have rating equal or greater than the separation containing them, except doors.

15.4 All bathroom sinks are to be positioned such that the centre-line of the sink is not less than 15" from any side wall.

15.5 Mechanical equipment (ventilators, generators, compactors, air conditioning and exhaust systems) are to be designed and located to minimize noise impact on the neighbourhood and comply with the local noise bylaw.

15.6 Energy utilization requirements are to meet standards specified by the Mechanical Engineer.

15.7 Where mechanical vents occur below a soffit or eave, the vents must be sealed a minimum of 4' in each direction, to prevent moisture from migrating up into cavities/ spaces above.
Vents must also extend/installed at the face of balcony above.

15.8 Ensure all exposed mechanical services including sprinklers meet the required fire resistance and flame spread ratings.

16.0 ELECTRICAL:

16.1 The electrical systems are to be designed and installed as indicated in electrical drawings and specifications.

16.2 All units to have smoke alarms installed at each level according to the current Building Code and be wired to permanent power. Refer to Code consultant's report for additional information.

16.3 Ensure all electrical services meet the fire requirements and flame spread ratings.

17.0 AIR BARRIER DESIGN AND COMMISSIONING:
(subject to confirmation by Envelope Engineer)

17.1 The Contractor shall ensure that the intent of constructing the building enclosure with a continuous air barrier system to control air leakage into, or out of the conditioned space is achieved. Additional quality control inspection and testing services are required by the Contractor to verify compliance with requirements specified or indicated.

17.2 The Contractor shall ensure that a continuous air pressure boundary be provided throughout the building enclosure and constructed to comply with the following:
a. The air barrier is to be structurally supported to withstand positive and negative air pressures applied to the building envelope.
b. The air barrier must be continuous across joints, between assemblies and around penetrations.
c. All joints, penetrations and other openings in the air barrier that are potential sources of air leakage are to be sealed in a manner compatible with the construction materials and location.
d. All seals are to be securely installed so as not to dislodge, loosen or otherwise impair the ability to resist positive and negative air pressure applied to the building enclosure.
e. Where the air barrier changes materials special care to ensure continuity is required

17.3 All manufactured penetrations through the air pressure boundary are required to meet certain air leakage requirements including but not limited to:

a. Fenestration (windows and doors) refer to other Division 8.
b. Access opening to shafts, chutes, stairways, and elevator lobbies shall either meet the requirements of Divisions 8, or shall be gasketed, weather-stripped, or sealed.
c. Exhaust vents require backdraft dampers.

17.4 Mid-Construction Testing: Qualitative suite level mid-construction airtightness testing may be undertaken by the Envelop Engineer to verify the airtightness concepts are being implemented. Verify Engineer's scope of work.

17.5 Final Testing: The completed building will be tested by the Contractor. The Contractor is responsible for pre-test preparation.

17.6 Test Criteria:
South building - The air leakage rate of the building envelope shall not exceed 0.18cfm/ft2 at a pressure differential of 1.57psf (0.912 l/s/m2 at 75pa) in accordance with energy report.

North building - The air leakage rate of the building envelope shall not exceed 0.2cfm/ft2 at a pressure differential of 1.57psf (0.944 l/s/m2 at 75pa) in accordance with energy report.

17.7 Test Results: Buildings that fail to achieve the airtightness target will be required to be re-tested. In the event of a failure, the Contractor is responsible to find and seal the sources of air leakage using techniques such as visual inspection, smoke testing, and/or thermal imaging, and re-test the building.

17.8 Test Results: If the building is not able to meet the minimum target after testing, the Contractor is responsible to provide a 'Lessons Learned Report' to the Owner for public use that includes the findings of a visual air barrier inspection, any air leaks found and sealed, likely remaining sources of air leakage and why they could not be readily sealed, and recommendations for future buildings to achieve the target.

REQUIRED SUBMITTALS

1 Trusses
2 Roof Anchors
3 Misc. Metals

4 Elevators

5 Masonry Cladding
6 Waterproofing / Dampproofing
7 Deck Membrane
8 Drainage Mat
9 Windows
10 Doors and Door Hardware
11 Air Barrier, Moisture Barrier, Vapour Barrier
12 Insulation - Below grade, Under slab, Above slab, Exterior walls, Roofs, Acoustic, Landscape Void
13 Wall Vents
14 Roof Vents

15 Firestop Systems
16 Fire Rated Access Panels

17 Cabinets
18 Appliances
19 Handrails, Guardrails, Privacy Screen, Gates, Ladders and Roof Anchors
20 Overhead Gate
21 Mail Box
22 Bike Lockers / Bike Racks
23 Signage - Way Finding, Exiting, Floors, Units / Rooms, Project
24 Paint Draw Downs

25 Sprinklers (If not submitted at Building Permit Application)

26 Manhole
27 Oil Interceptor
28 Storm Detention Tanks
29 Trench Grate

30 Plumbing Drains
31 Plumbing Fixtures
32 Pipe Insulation
33 Heat Tracing
34 HRV / ERV
35 Mechanical Fans
36 Mechanical Louvers / Grilles
37 Heating / Cooling Systems and Controls

38 Electrical Distribution
39 Light Fixtures
40 Electrical Panels
41 Fire Alarm System

42 Irrigation
43 Landscape Surfaces
44 Fencing
45 Landscape Equipment and Accessories

46 Other items requested in the contract documents
47 Client / Contractor requested alternative products

Note: This list is in no way complete or comprehensive. The Contractor is obligated to review the contract documents, including but not limited to the drawings and specifications, for all required shop drawings and submittals.

ASSEMBLY NO. W4A

TYPE
NUMBER
ZONE

WALL ASSEMBLIES

W1 - CONCRETE EXTERIOR WALL
W2 - CONCRETE / CMU INTERIOR WALL
W3 - EXTERIOR WALL
W4 - PARTY WALL
W5 - CORRIDOR WALL
W6 - INTERIOR WALL
W7 - SHAFT WALL
W8 - FIRE WALL
W9 - ELEVATOR WALL
W10 - FLEX WALLS (VARIES)

FLOOR ASSEMBLIES

F1 - SLAB ON GRADE
F2 - SUSPENDED SLAB (BELOW GRADE)
F3 - SUSPENDED SLAB (UNDER LANDSCAPE)
F4 - SUSPENDED SLAB (BETWEEN BUILDING AND PARKADE)
F5 - PARTY FLOOR
F6 - CORRIDOR FLOOR
F7 - FLOOR WITHIN SAME OCCUPANCY
F8 - RATED FLOORS SEPARATING OCCUPANCIES OTHER THAN C AND F3
F9 - SOFFIT
F10 - BALCONY
F11 - FLEX (VARIES)

ROOF ASSEMBLIES

R1 - SLOPED ROOF
R2 - FLAT ROOF
R3 - INTERMEDIATE ROOF
R4 - ROOF DECK
R5 - CANOPY
R6 - FLEX (VARIES)
R7 - FLEX (VARIES)
R8 - FLEX (VARIES)
R9 - FLEX (VARIES)
R10 - FLEX (VARIES)

WALL NOTES:

GENERAL

1. Construct the walls as per the listed assemblies or the requirements of the current Building Code and provide the corresponding listed fire stop system for all penetrations.
2. Provide FT rated fire stopping at all penetrations of FT rated walls.
3. At wood frame construction drill all penetrations as per listed the fire stopping systems – chainsaw holes are not permitted.
4. Allow for min. 3/8" shrinkage at all wood frame floors.

PARKADE WALLS

5. Geotechnical Engineer to provide written confirmation of the presence of hydrostatic pressure in order to determine damp proofing or waterproofing requirements.
6. Provide waterproof elevator pit – continuous pour with kim mix at elevator pit slab & walls or provide water stop at joints.
7. A 4" Ø-diameter, rigid, perforated, PVC pipe to be placed around the perimeter of the building. The max. invert elevation of the drain should be at 4" below the elevation of the underside of the slab-on-grade. The pipes should be bedded on and surrounded by a min. of 6" min. of ¾" inch clear crushed gravel. The crushed gravel should be covered w/a layer of non-woven geotextile filter fabric (Propex 4545, or approved equivalent) prior to placing as previously described.
8. Provide vertical control joints at max.16' o.c. at all parkade walls. Refer to structural drawings.
9. Provide Kryton Kyrstol Waterstop at the cold joints between all concrete pours.
10. Call for field review by envelope consultant before installing Delta MS drainage medium and before commencing backfilling.
11. Do not paint inside of mechanical, electrical, or service rooms.
12. Provide fire retardant treated pywood attached to fire separation for mounting of electrical equipment in electrical service room.

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[PROJECT TEAM]

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
ASSEMBLIES

19471	[PROJECT]
	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]
A-6.302	

[TITLE]	[PROJECT]	[SCALE]	[DATE]	[ISSUE]	[DRAWING]
GENERAL NOTES 2	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.2.1.002
GENERAL NOTES 3	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.2.1.003
GENERAL NOTES 4	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.2.1.004
GENERAL NOTES 5	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.2.1.005
GENERAL NOTES 6	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.2.1.006
GENERAL NOTES 7	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.2.1.007
GENERAL NOTES 8	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.2.1.008
REQUIRED SUBMITTALS	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.3.1.001
ASSEMBLIES NUMBERING	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.4.0.000
WALL NOTES 1	19471	NTS	2024-07-30	#34 - BP RESUBMISSION	0.4.1.001

[CLIENT]: CASCADIA GREEN DEVELOPMENT

[PROJECT]: INNOVA NORTH - 333 ST. DAVIDS AVE.
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

EXTERIOR WALLS

13. Provide vapour permeable self-adhered membrane c/w min. 8" laps at all seams, 10" lap both sides of inside and outside corners. Seal all vertical and horizontal laps with air seal caulking. Seal membrane to poly vapour barrier, base of wall membrane, all mechanical and electrical penetrations, windows and doors, etc. with air seal caulking to create a continuous exterior air barrier.

14. Refer to envelope consultant for the list of acceptable products. Use approved primer with all peel & stick products. Primer should be brush or roller applied and coloured for ease of application.

15. Install self-adhesive vapour permeable air barrier membrane or vapour permeable self-adhered membrane on exterior wall prior to installing framing for intersecting roof and deck elements.

16. Provide vapour permeable self-adhered membrane at deck rim joists prior to application of final deck trim boards. Self-adhered barrier shall carry on to the vertical exterior wall interface 12" min. Seal all vertical and horizontal laps with air seal caulking. Seal self-adhered membrane to poly vapour barrier, base of wall membrane, all mechanical and electrical penetrations, windows and doors, etc. with air seal caulking to create a continuous exterior air barrier.

17. Provide non-combustible electrical boxes c/w poly boot and approved spray foam insulation or provide gasketed combustible electrical boxes with an approved Hilti Putty Pack on all sides of boxes. Boxes are to have a max. allowable area of 0.016 m2 (24.8 sq.in.), with a max. annular space of 3mm (1/8") from the gypsum board to the outlet box, and a max. allowable aggregate of 0.065 m2 (100 sq.in.) in any 9.3m2 (100 sq.ft.) of surface area.

18. Provide through wall flashing at floor levels noted on elevations c/w standing seams or S-locks.

19. Submit samples of all vents, caps, or ducts that penetrate the envelope or roof for approval by architect and envelope consultant prior to installation.

20. Provide fireblocking where air gap between combuctible sheathing and cladding exceeds 1" at intervals of max. 3m vertically.

21. Provide hot dipped galvanized or epoxy coated fasteners for connections to CCA pressure treated wood.

22. For vertical joints between masonry and cladding or openings use a very low modulus sealant – Sonneborn Sonolastic 150. At vertical masonry expansion joints match caulking to match masonry colour. At horizontal masonry expansion joints match colour to mortar.

23. All other exterior caulking shall be one part urethane (NP1 or approved alternate) compatible with adjacent materials. Provide submittal to the architect and building envelope consultant.

24. Seal all edges of hardie-siding, except factory primed edges, before installation.

25. Prime and seal all sides of trim, including rabbets and drip edges, before installation.

26. Provide elastomeric membrane at exposed concrete walls as per recommendations of envelope consultant.

27. See detail 8.0.7.111 for plumbing @ exterior wall.

28. See details 9.3.7.911.,912, and .913 for railing and privacy screen attachment details.

29. See detail 9.0.0.901 for electrical penetrations @ exterior wall.

30. See detail 9.0.0.902 for plumbing penetrations @ exterior wall.

31. See details 9.0.7.601 to .608 for installation of breathable self-adhesive air/moisture barrier and sequencing of window installation.

32. Provide shop drawing submittal and Schedule S-B & S-C for all handrails, guardrails, ladders & roof anchors required for maintenance purposes at the roof level. Installation & design to meet all WCB requirements. Coordinate installation w/ structural engineers and envelope consultants.

33. Provide 2:1 sloped flashing over exterior electrical outlet box covers or other climbable elements within 1070mm (42") radius of top of guardrails – mock-up required for approval.

34. Provide minimum 18" of 'Densedeck Prime' exterior sheathing at all exterior walls at all slab or roof interfaces for membrane installation.

INTERIOR WALLS

35. Every dwelling unit shall be separated from every other space in a building by a separating assembly and adjoining constructions, which together provide an ASTC rating of not less than 47 or a STC rating of not less than 50, including flanking sound requirements for adjoining construction that conform to the current building code.

36. Provide 2x6 or 2x8 studs where required for plumbing and service walls.

37. Provide solid 2x backing in walls for installation of handrails, fixtures, and at tubs and showers for future grab bars. Provide minimum stud spacing of 16"o.c. at all kitchen & bathroom cabinet walls and bath tub walls.

38. OSB/plywood, piping, or wiring is not to be located within 1" air space in party walls. Do not bridge air space with any materials and do not compress insulation within party walls.

39. Provide non-combustible electrical boxes c/w poly boot and approved spray foam insulation or provide gasketed combustible electrical boxes with an approved Hilti Putty Pack on all sides of boxes. Boxes are to have a max. allowable area of 0.016 m2 (24.8 sq.in.), with a max. annular space of 3mm (1/8") from the gypsum board to the outlet box, and a max. allowable aggregate of 0.065 m2 (100 sq.in.) in any 9.3m2 (100 sq.ft.) of surface area.

40. At back-to-back outlets in the same adjacent stud space (less than 600mm apart) at double stud party walls , provide 5/8" type 'x' gypsum board extending 18" above and below the outlet and one full stud space beyond the box on each side, fastened to studs on only one side of 1" airspace. At back-to-back outlets at other fire separation locations and where electrical boxes are larger than the allowable area, provide an approved Hilti Putty Pack on all sides of boxes or a 5 sided drywall box constructed of 5/8" type 'x' gypsum board, fully supported, c/w fire stop caulk at wire penetrations.

41. Resilient channels – max thickness of 25 gauge, RC-1, 1/2" offset galvanized steel resilient channels with slits or holes to be installed perpendicular to studs at 24" o.c. max. Channels shall overlapped 1/2" at ends and fastened with a 1 1/4" long No. 7 Type S bugle head screw. Additional channels are required to support gypsum wallboard end joists so that each board end rests on its own channel. These additional channels shall extend to 3" past the board end studs. Channels shall be fastened at each joist intersections using one 1 1/4" long No.7 Type S bugle head screw. Ensure drywall screws do not penetrate resilient channels into joists.

42. Extend fire separation within attic space to the underside of roof sheathing. No framing members or trusses are to penetrate fire separation.

43. Provide continuous 5/8" type 'x' gypsum board to the top plate of walls above drop ceilings behind tubs & showers.

44. Extend drywall behind all plumbing fixtures in bathrooms at fire separations and at rated loadbearing walls.

45. Extend drywall behind all plumbing fixtures in bathrooms at unrated walls at unsprinklered bathrooms.

46. Provide an additional layer of tile backer board for all ceramic tiled surfaces at tubs and showers - Aquaboard or approved alternate for interior walls and cementitous board only at exterior walls - product submittal required.

47. Provide resilient skinning type caulking at the base of party walls, corridor walls, and exterior walls – between drywall and subfloor.

48. See interior design drawings for all interior details, tile patterns, cabinets, pass throughs, bulkheads, stairs & fireplaces. Advise owner/contractor of any discrepancies between scopes of work, drawings, and/or interior design specifications.

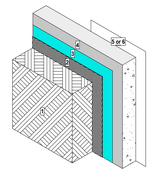
STEEL STUDS

49. Provide deflection head track.

50. Provide channel shaped lateral bracing fabricated from 1.09 min. base metal thickness, galvanized steel 13mm deep and 19mm wide. Welded to studs at cutouts at horizontal third-point.

51. Drywall must be continuous behind intersecting studs at interior partitions adjacent to fire separations.

52. Provide fire stop caulking at top and bottom of drywall at fire separation.



Type	**W1A - Exterior Wall**
Location	**(P2 & P1 - below grade Basement Parking Structure)**
Fire Resistance Rating	**2 hr Fire Resistance Rating - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	**58** - Research and Development Bulletin RD066 - PCA (Portland Cement Association) - ASTM E90-75

[1] free draining backfill material installed as per geotechnical report
[2] 'Dorken Delta Drain 6000 HI-X' (or pre-approved equivalent)
drainage mat c/w filter fabric to outside - including vertical and horizontal termination strips, laps & seals as per manufacturer's standard recommendations (min. 12" vertical lap and sealed w/self-adhered membrane)
[3] cold-applied liquid asphalt emulsion 60 mils DFT: 'Epro Ecoline-S' or 'Tremco TREMproof 260'
'KIM mix' concrete additive only acceptable at elevator pit wall
[4] 8" reinforced concrete wall *(see struc. dwgs.)*
- (Type N concrete min. equiv. thickness for 2 hr rating - 124mm(4.88")) (no finish on unheated side of concrete wall)
[5] at exposed parkade walls - provide breathable elastomeric coating *(provide submittals)*

AT INTERIOR OF PARKADE VENT SHAFT WALLS EXPOSED TO THE ELEMENTS
[6] 90 mil 'Tremco ExoAir 230' fluid applied membrane

[7] pour elevator pits (walls and slab) monolithically without cold or construction joints with cementitious waterproofing admixture *(provide submittal)*
[8] provide dampproofing and drainage layer over the outside face of the elevator pit walls

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Telephone: 604 688 4220

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[PROJECT TEAM]

[TITLE] WALL NOTES 2
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.1.002

[TITLE] WALL NOTES 3
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.1.003

[TITLE] WALL NOTES 4
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.1.004

[TITLE] WALL NOTES 5
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.1.005

[TITLE] W1A EXTERIOR WALL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
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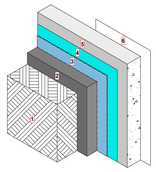

Type	**W1B - Blindform Exterior Wall**
Location	**(P2 & P1 - below grade Basement Parking Structure)**
Fire Resistance Rating	**2 hr Fire Resistance Rating - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	**58** - Research and Development Bulletin RD066 - PCA (Portland Cement Association) - ASTM E90-75

[1] free draining backfill material installed as per geotechnical report
[2] shotcrete installed as per geotechnical report
[3] 'Dorken Delta Drain 6000 HI-X' (or pre-approved equivalent)
2 layer drainage mat c/w filter fabric to outside - including vertical and horizontal termination strips, laps & seals as per manufacturer's standard recommendations (min. 12" vertical lap and sealed w/self-adhered membrane)
[4] blindside waterproofing membrane 'GCP Preprufe 300R plus' *(or approved equivalent)*
[5] 8" reinforced concrete wall *(see struc. dwgs.)*
- (Type N concrete min. equiv. thickness for 2 hr rating - 124mm(4.88")) (no finish on unheated side of concrete wall)
[6] at exposed parkade walls - provide breathable elastomeric coating *(provide submittals)*

AT INTERIOR OF PARKADE VENT SHAFT WALLS EXPOSED TO THE ELEMENTS
[7] 90 mil 'Tremco ExoAir 230' fluid applied membrane

[8] pour elevator pits (walls and slab) monolithically without cold or construction joints with cementitious waterproofing admixture *(provide submittal)*
[9] provide dampproofing and drainage layer over the outside face of the elevator pit walls

[TITLE] W1B EXTERIOR WALL - BLINDFORM
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
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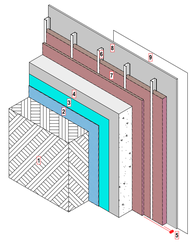

Type	**W1C - Exterior Wall**
Location	**(Level 1 - below grade to heated space)**
Fire Resistance Rating	**2 hr Fire Resistance Rating - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	**58** - Research and Development Bulletin RD066 - PCA (Portland Cement Association) - ASTM E90-75

[1] free draining backfill material installed as per geotechnical report
[2] 'Dorken Delta Drain 6000 HI-X' (or pre-approved equivalent)
drainage mat c/w filter fabric to outside - including vertical and horizontal termination strips, laps & seals as per manufacturer's standard recommendations (min. 12" vertical lap and sealed w/self-adhered membrane)
[3] cold-applied liquid asphalt emulsion 60 mils DFT: 'Epro Ecoline-S' or 'Tremco TREMproof 260'
[4] 8" reinforced concrete wall *(see struc. dwgs.)*
- (Type N concrete min. equiv. thickness for 2 hr rating - 124mm(4.88")) (no finish on unheated side of concrete wall)
[5] 1" air space (cavity to be filled w/spray foam insulation)
[6] 2 1/2"-16ga. steel studs @ max. 16" o.c. *(see struc. dwgs.)*
[7] R15 (2 1/2") 2 lb. spray foam insulation *(provide submittals)*
[8] 5/8" gypsum board
- drywall sealed w/rubber gasket tape and/or caulking at all edges of wall
[9] paint finish *(to be confirmed by Brentwood - Willingdon Projects Ltd. - see interior design dwgs.)*

[TITLE] W1C EXTERIOR FOUNDATION WALL TO HEATED SPACE
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
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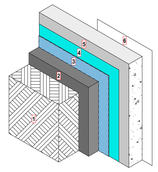

Type	**W1D - Blindform Exterior Wall**
Location	**(P1 detention tank)**
Fire Resistance Rating	**2 hr Fire Resistance Rating - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	**58** - Research and Development Bulletin RD066 - PCA (Portland Cement Association) - ASTM E90-75

[1] free draining backfill material installed as per geotechnical report
[2] shotcrete installed as per geotechnical report
[3] 'Dorken Delta Drain 6000 HI-X' (or pre-approved equivalent)
2 layer drainage mat c/w filter fabric to outside - including vertical and horizontal termination strips, laps & seals as per manufacturer's standard recommendations (min. 12" vertical lap and sealed w/self-adhered membrane)
[4] blindside waterproofing membrane 'GCP Preprufe 300R plus' *(or approved equivalent)*
[5] 8" reinforced concrete wall *(see struc. dwgs.)*
- (Type N concrete min. equiv. thickness for 2 hr rating - 124mm(4.88")) (no finish on unheated side of concrete wall)
[6] 80mil HDPE liner 'Solmax' *(or approved equivalent - provide submittals)*

Note: waterproofing liner to be applied to all floors, walls, and ceiling of detention tank, water re-use chamber, and other compartments connected to the detention tank system.

[TITLE] W1D EXTERIOR WALL - BLINDFORM AT DETENTION TANK
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
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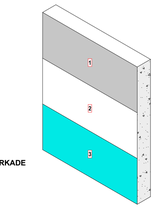
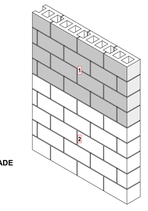


Type	**W2A - Interior Wall**
Location	**(P2 & P1 - below grade Basement Parking Structure between Unheated Spaces)**
Fire Resistance Rating	**2 hr/ 1 1/2/ 1 hr Fire Separation - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	N/A

[1] 8" concrete - reinforced & concrete filled *(see struc. dwgs.)*
(Type N concrete - minimum equivalent thickness for 2 hr rating — 124mm(4.88"))

AT PARKADE WALLS & EXIT STAIRS LEADING TO BUILDING ABOVE
[2] at exposed parkade walls - provide breathable elastomeric coating *(provide submittals)*
[3] coat parkade vent shaft walls which are exposed to the elements and which form an exterior wall with 90 mils of 'Tremco Exoair 230' fluid applied membrane

[TITLE] W2A CONCRETE WALL - RATED
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.1.021



Type	**W2B - Interior Wall**
Location	**(P2 & P1 - below grade Basement Parking Structure between Unheated Spaces)**
Fire Resistance Rating	**2 hr/ 1 1/2/ 1 hr Fire Separation - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	N/A

[1] 8" concrete block - reinforced & concrete filled *(see struc. dwgs.)*
(Type N hollow concrete block — min. equiv. thickness for 2 hr rating — 113mm(4.45")) or
(Type L120S hollow concrete block — min. equiv. thickness for 2 hr rating — 102mm(4.02")

AT PARKADE WALLS & EXIT STAIRS LEADING TO BUILDING ABOVE
[2] at exposed parkade walls - provide breathable elastomeric coating *(provide submittals)*

[TITLE] W2B CMU WALL - RATED
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.1.022

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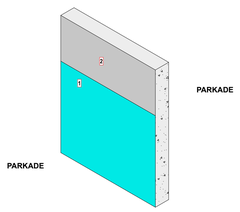
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
ASSEMBLIES

[PROJECT]	**19471**
[SCALE]	
[DATE]	**2024-08-14**
[ISSUE]	**ISSUE 34 - BP RESUBMISSION**
[DRAWING]	**A-6.303**



Type	**W2C - Interior Wall**
Location	**(P1 between detention tank and parkade)**
Fire Resistance Rating	**2 hr/ 1 1/2/ 1 hr Fire Separation - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	N/A

[1] 80mil HDPE liner 'Solmax' *(or approved equivalent - provide submittals)*
[2] 8" or 10" concrete - reinforced & concrete filled *(see struc. dwgs.)*
(Type N concrete - minimum equivalent thickness for 2 hr rating — 124mm(4.88"))

Note: waterproofing liner to be applied to all floors, walls, and ceiling of detention tank, water re-use chamber, and other compartments connected to the detention tank system.

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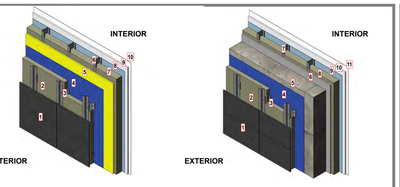
[TITLE] W2C CONCRETE WALL AT DETENTION TANK
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 0.4.1.023



Type	**W3A - Exterior Wall**
Location	**1st to 6th Level, see elevations** (see struct. dwgs. for location of load bearing partitions)
Fire Resistance Rating	**45 min Fire Resistance Rating** **Design No. U407 - BXU7 - Fire Resistance Ratings - CAN/ULC-S101 (1h rating)** **Appendix D, Table D-2.1.1. — BCBC 2018 (for fire resistance rating)**
S.T.C. Rating	-

[1] 7/16" thick Hardie cladding system on 1" vertical z-girt attachment system as per cladding and wall system manufacturer specifications
[2] R8.4 (2") Semi-rigid mineral wool insulation - 'Rockwool - comfortboard 110' or approved alternative
[3] 2" thermally-broken clip system
[4] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style (2)
and
[5] 5/8" type 'X' 'DensGlass Gold' exterior sheathing (40 minutes)
Note: 18" of densedeck prime to be required at bottom of wall interface to slab or roof for membrane installation.
[6] 3 5/8" - 20ga. steel studs @ max. 16" o.c. *(10 minutes)*
[7] R15 batt insulation (min. 1.22 kg/m2 and conforming to CAN/ULC-S702 D-2.3.5.(2)
[8] 6mil poly vapour barrier - taped and sealed at all joints and penetrations
[9] 1 layer - 5/8" type 'X' gypsum board (40 minutes)
[10] Paint finish (see interior drawings)
or
[5] concrete wall (see structural drawings) (60 minutes)
[6] 1/2" air space - filled with EPS Type IV insulation
[7] 3 5/8" - 20ga. steel studs @ max. 16" o.c.
[8] R15 batt insulation (min. 1.22 kg/m2 and conforming to CAN/ULC-S702 D-2.3.5.(2)
[9] 6 mil poly vapour barrier taped and sealed at all joints and penetrations
[10] 1 layer - 5/8" type 'X' gypsum board
[11] Paint finish (see interior drawings)

Notes:
(1) Use manufacturer provided galvanized steel fasteners.
(2) Submit samples of all vents, caps, or ducts that penetrate the envelope or roof for approval by envelope consultant prior to installation.
(3) Use approved primer with all products — primer should be brush or roller applied and coloured for ease of application.

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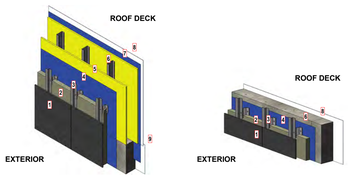
[TITLE] W3A EXTERIOR WALL - EXTERIOR WALL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 0.4.1.031



Type	**W3B - Exterior Parapet Wall**
Location	**Roof Deck**
Fire Resistance Rating	**N/A**
S.T.C. Rating	**N/A**

[1] 7/16" thick Hardie cladding system on 1" vertical z-girt attachment system as per cladding and wall system manufacturer specifications
[2] R8.4 (2") Semi-rigid mineral wool insulation - 'Rockwool - comfortboard 110 ' or approved alternative
[3] 2" thermally-broken clip system
[4] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style (2)
and
[5] 5/8" type 'X' 'DensGlass Gold' exterior sheathing (40 minutes)
Note: 18" of densedeck prime to be required at bottom of wall interface to slab or roof for membrane installation.
[6] 3 5/8" - 20 ga. steel studs @ max. 16" o.c.
[7] 5/8" type 'X' 'DensGlass Gold' exterior sheathing (40 minutes)
[8] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP'
[9] roof membrane to lap up min. 8" or over parapet, air barrier to positively lap over de-granulated roof membrane
or
[6] concrete curb wall (see structural drawings) (60 minutes)
[8] Paint finish - elastomeric paint

Notes:
(1) Use manufacturer provided galvanized steel fasteners.
(2) Submit samples of all vents, caps, or ducts that penetrate the envelope or roof for approval by envelope consultant prior to installation.
(3) Use approved primer with all products — primer should be brush or roller applied and coloured for ease of application.

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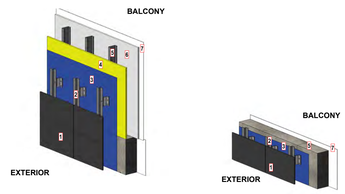
[TITLE] W3B EXTERIOR WALL - ROOF DECK
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 0.4.1.032



Type	**W3C - Exterior Parapet Wall**
Location	**Balcony**
Fire Resistance Rating	**N/A**
S.T.C. Rating	**N/A**

[1] 7/16" thick Hardie cladding system on 1" vertical z-girt attachment system as per cladding and wall system manufacturer specifications
[2] 2" thermally-broken clip system
[3] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style
and
[4] 5/8" type 'X' 'DensGlass Gold' exterior sheathing (40 minutes)
Note: 18" of densedeck prime to be required at bottom of wall interface to slab or roof for membrane installation
[5] 3 5/8" - 20 ga. steel studs @ max. 16" o.c.
[6] 1 layer - 5/8" type 'X' gypsum board (40 minutes)
[7] Paint finish (see interior drawings)
or
[5] concrete curb wall (see structural drawings) (60 minutes)
[7] Paint finish (see interior drawings)

Notes:
(1) Use manufacturer provided galvanized steel fasteners.
(2) Submit samples of all vents, caps, or ducts that penetrate the envelope or roof for approval by envelope consultant prior to installation.
(3) Use approved primer with all products — primer should be brush or roller applied and coloured for ease of application.

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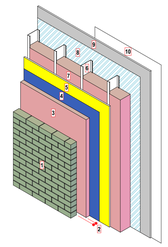
[TITLE] W3C EXTERIOR WALL - BALCONY
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 0.4.1.033



Type	**W3D - Exterior Wall - Steel Studs - Brick Clad**
Location	**(1st to 6th Level, see elevations)**
Fire Resistance Rating	**1 hr Fire Resistance Rating - BCBC 2018 - Appendix D Table D-2.3.4.-A. and Table D-2.3.4.-E**
S.T.C. Rating	N/A

[1] brick veneer w/ thermally broken brick ties - 3 5/8" deep x 2 1/4" high x 7 5/8" long (Modular Size)
- mortar dropping system required *(provide submittals)*
[2] min. 1 " air space
[3] R8.4 (2") semi-rigid mineral wool insulation (min. 100 kg/m3) **'Rockwool' cavity rock** *(or approved equivalent)*
[4] breathable self-adhesive membrane air/moisture barrier 'Bakor Blueskin VP160' or 'Sopraseal Stick VP' *(or approved equivalent)* - applied shingle style
[5] 5/8" 'DensGlass Gold' exterior sheathing
Note: 18" of densedeck prime to be required at bottom of wall interface to slab or roof for membrane installation
[6] 3 5/8"-18ga. steel studs @ max. 16" o.c. *(10 minutes)*
[7] R15 batt insulation (min. 1.22 kg/m2 and conforming to CAN/ULC-S702 D-2.3.5.(2))
[8] 6 mil poly air/vapour barrier - sealed at all penetrations
[9] 5/8" type 'X' gypsum board
- drywall sealed w/rubber gasket tape and/or caulking at all edges of wall
[10] primed finish (paint to be provided during tenant improvement or to be confirmed by developer. *(see interior design dwgs.)*

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[TITLE] W3D EXTERIOR WALL - BRICK
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
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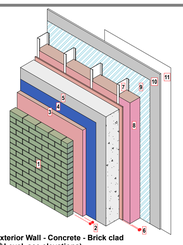

Type	**W3E - Exterior Wall - Concrete - Brick clad**
Location	**(1st to 6th Level, see elevations)**
Fire Resistance Rating	**2 hr/ 1 1/2/ 1 hr Fire Separation - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	N/A

[1] brick veneer w/ thermally broken brick ties - 3 5/8" deep x 2 1/4" high x 7 5/8" long (Modular Size)
- mortar dropping system required *(provide submittals)*
[2] min. 1" air space
[3] R8.4 (2") semi-rigid mineral wool insulation (min. 100 kg/m3) **'Rockwool' cavity rock** *(or approved equivalent)*
[4] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style (2)
[5] 8" concrete/concrete block - reinforced & concrete filled (see struc. dwgs.)
(Type N concrete - minimum equivalent thickness for 2 hr rating - 124mm(4.88"))
(Type N hollow concrete block - min. equiv. thickness for 2 hr rating - 113mm(4.45"')) or
(Type L1205 hollow concrete block - min. equiv. thickness for 2 hr rating - 102mm(4.02")
[6] min. 1/2" air space - Filled with EPS insulation
[7] 1 5/8", 2 1/2", 3 5/8", or 6" -18ga. steel studs @ max. 16" o.c. (see plans)
[8] R15 batt insulation (min. 1.22 kg/m2 and conforming to CAN/ULC-S702 D-2.3.5.(2)
[9] 6 mil poly air/vapour barrier - sealed at all penetrations
[10] 5/8" type 'X' gypsum board
[11] primed finish *(see interior design dwgs.)*

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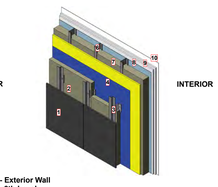
[TITLE] W3E EXTERIOR WALL - Concrete - Brick clad
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 0.4.1.035



Type	**W3F - Exterior Wall**
Location	**1st to 6th Level** (see struct. dwgs. for location of load bearing partitions)
Fire Resistance Rating	**45 min Fire Resistance Rating** **Design No. U407 - BXU7 - Fire Resistance Ratings - CAN/ULC-S101 (1h rating)** **(for fire resistance rating)**
S.T.C. Rating	-

[1] 7/16" thick Hardie 2.0 Reveal Panel and 1" vertical z-girt attachment system as per cladding and wall system manufacturer specifications
[2] R8.4 (2") Semi-rigid mineral wool insulation - 'Rockwool - comfortboard 110' or approved alternative
[3] 2" thermally-broken clip system
[4] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style (2)
[5] 5/8" type 'X' 'DensGlass Gold' exterior sheathing (40 minutes)
Note: 18" of densedeck prime to be required at top and bottom of wall interface to slab or roof for membrane installation
[6] 3 5/8" - 20ga. steel studs @ max. 16" o.c. *(10 minutes)*
[7] R15 batt insulation (min. 1.22 kg/m2 and conforming to CAN/ULC-S702 D-2.3.5.(2)
[8] 6mil poly vapour barrier taped and sealed at all joints and penetrations
[9] 2 layers - 5/8" type 'X' gypsum board as per acoustical consultant specifications (80 minutes)
[10] Paint finish (see interior drawings)

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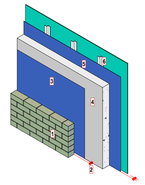
[TITLE] W3F EXTERIOR WALL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 0.4.1.036



Type	**W3G - Exterior Wall - Brick Parapet wall**
Location	**3rd Level, see elevations**
Fire Resistance Rating	N/A
S.T.C. Rating	N/A

[1] brick veneer w/ thermally broken brick ties - 3 5/8" deep x 2 1/4" high x 7 5/8" long (Modular Size)
- mortar dropping system required *(provide submittals)*
[2] min. 1" air space
[3] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style
[4] 4" reinforced concrete (see struc. dwgs.)
[5] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style
[6] fiber cement board cladding on 1" vertical z-girt

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[TITLE] W3G EXTERIOR WALL - EXTERIOR WALL BRICK PARAPET
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
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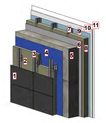

Type	**W3H - Exterior Wall**
Location	**Level 1 - partial above grade townhomes** (see struct. dwgs. for location of load bearing partitions)
Fire Resistance Rating	**45 min Fire Resistance Rating** **Design No. U407 - BXU7 - Fire Resistance Ratings - CAN/ULC-S101 (1h rating)** **(for fire resistance rating)**
S.T.C. Rating	-

[1] 7/16" thick Hardie 2.0 Reveal Panel and 1" vertical z-girt attachment system as per cladding and wall system manufacturer specifications
[2] R8.4 (2") Semi-rigid mineral wool insulation - 'Rockwool - comfortboard 110' or approved alternative
[3] 2" thermally-broken clip system
[4] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style
[5] concrete wall (see structural dwgs.)
[6] 1/2" air space - filled with EPS insulation
[7] 3 5/8" - 20ga. steel studs @ max. 16" o.c. *(10 minutes)*
[8] R15 batt insulation (min. 1.22 kg/m2 and conforming to CAN/ULC-S702 D-2.3.5.(2)
[9] 6mil poly vapour barrier taped and sealed at all joints and penetrations
[10] 1 layers - 5/8" type 'X' gypsum board
[11] Paint finish (see interior drawings)

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[TITLE] W3H EXTERIOR WALL - EXTERIOR WALL PARTIAL ABOVE GRADE
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
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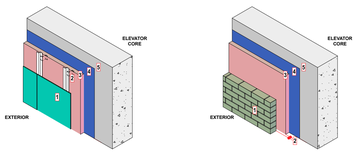

Type	**W3I - Exterior Wall**
Location	**Stair and Elevator Core**
Fire Resistance Rating	N/A
S.T.C. Rating	N/A

[1] 7/16" thick Hardie 2.0 Reveal Panel and 1" vertical z-girt attachment system as per cladding and wall system manufacturer specifications
[2] 2" thermally-broken clip system

or

[1] brick veneer w/ thermally broken brick ties - 3 5/8" deep x 2 1/4" high x 7 5/8" long (Modular Size)
- mortar dropping system required *(provide submittals)*
[2] min. 1" air space

And
[3] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style
[4] Reinforced concrete (see struc. dwgs. for thickness)
[5] Painted finish (at stair interiors only)

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[TITLE] W3I EXTERIOR WALL - HARDIE CLAD AT ELEVATOR CORE
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 0.4.1.039

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS F. SADLIER
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
ASSEMBLIES

[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
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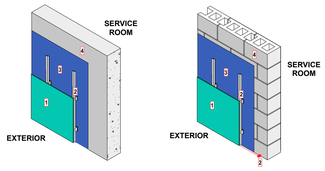

Type	**W3J - Exterior Wall**
Location	L1 West Building - Service Room To Exterior
Fire Resistance Rating	**2 hr/ 1 1/2/ 1 hr Fire Separation - BCBC 2018 - Appendix D Table D-2.1.1.**
S.T.C. Rating	N/A

[1] 7/16" thick Hardie 2.0 Reveal Panel and 1" vertical z-girt attachment system
as per cladding and wall system manufacturer specifications
[2] 1" thermally-broken clip system
[3] breathable self-adhesive membrane air/weather barrier - 'Blueskin VP160' or 'Sopraseal Stick VP' - applied shingle style
[4] 8" Concrete masonry unit
or
Reinforced concrete (see struc. dwgs. for thickness)
[5] Painted finish (interiors only)

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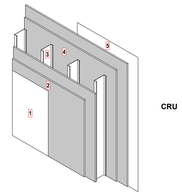
[TITLE] **W3J EXTERIOR WALL - HARDIE CLAD AT SERVICE ROOM TO EXTERIOR**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
[DRAWING] **0.4.1.040**



Type	**W4A - Party Wall - Steel Studs**
Location	**(1st and 2nd Level - between CRU/Office)**
Fire Resistance Rating	**2 hr Fire Resistance Rating - ULC Design No. W482**
S.T.C. Rating	**50-54 RAL TL-328**

[1] primed finish *(paint to be provided during tenant improvement)*
[2] 2 layers - 5/8" type 'X' gypsum board
- drywall sealed w/rubber gasket tape and/or caulking at all edges of wall
[3] 6"-18 ga. steel studs @ max. 16" o.c. *(see struc. dwgs.)*
[4] 2 layers - 5/8" type 'X' gypsum board
- drywall sealed w/rubber gasket tape and/or caulking at all edges of wall
[5] primed finish *(paint to be provided during tenant improvement)*

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[TITLE] **W4A PARTY WALL - RATED 1 HR (Between CRU)**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

[PROJECT] **19471**
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[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
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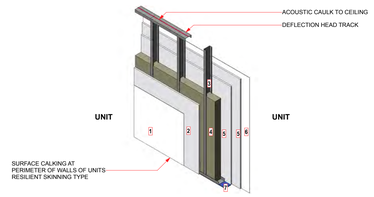

Type	**W4B - Party Wall**
Location	**Refer to Plans for Locations**
Fire Resistance Rating	**1 hour - ULC W453**
S.T.C. Rating	**53 STC - BCBC 2018 Table A-9.10.3.1.A. Wall Type S5a**

[1] paint finish (see interior drawings)
[2] 1 layer - 5/8" type 'X' gypsum board
- drywall sealed with foam tape and/or caulking at all edges of walls
[3] 3 1/2" mineral wool batt insulation - friction fit insulation
[4] 3 5/8" or 6" - 25 ga. steel studs @ max. 24" o.c. - *see 1/8" plans*
[5] 2 layers 5/8" type 'X' gypsum board (air tight drywall)
- drywall sealed with foam tape and/or caulking at all edges of wall
[6] paint finish
[7] closed cell foam gasket

Note: Seal wall with acoustic caulking at floor and ceiling to avoid noise leakage.

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[TITLE] **W4B PARTY WALL - RATED 1 HR (Residential Units)**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
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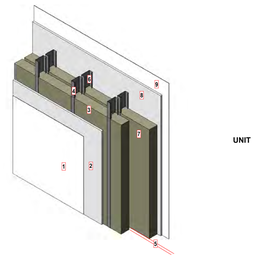

Type	**W4C - Party Wall - Double Track**
Location	**Refer to Plans for Locations**
Fire Resistance Rating	**1 hour - ULC 449**
S.T.C. Rating	**55 STC**

[1] paint finish (see interior drawings)
[2] 1 layer - 5/8" type 'X' gypsum board
- drywall sealed with foam tape and/or caulking at all edges of walls
[3] 3 1/2" mineral wool batt insulation - friction fit insulation
[4] 3 5/8" - 25 ga. steel studs @ max. 24" o.c. - *see 1/8" plans*
[5] 1" air space
[6] 3 5/8" - 25 ga. steel studs @ max. 24" o.c. - *see 1/8" plans*
[7] 3 1/2" mineral wool batt insulation - friction fit insulation
[8] 1 layers 5/8" type 'X' gypsum board (air tight drywall)
- drywall sealed with foam tape and/or caulking at all edges of wall
[9] paint finish

Note: Seal wall with acoustic caulking at floor and ceiling to avoid noise leakage.

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[TITLE] **W4C PARTY WALL - RATED 1 HR - Double track (Residential Units)**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
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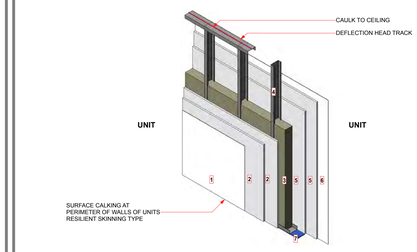

Type	**W4D - Party Wall / Corridor Wall**
Location	**Refer to Plans for Locations**
Fire Resistance Rating	**2 hour - ULC W453**
S.T.C. Rating	**56 STC - BCBC - 2018 Table A-9.10.3.1.A. Wall Type S6a**

[1] paint finish (see interior drawings)
[2] 2 layers 5/8" type 'X' gypsum board (air tight drywall)
- drywall sealed with foam tape and/or caulking at all edges of walls
[3] 3 1/2" mineral wool batt insulation - friction fit insulation
[4] 3 5/8" or 6" - 25 ga. steel studs @ max. 24" o.c. - *see 1/8" plans*
[5] 2 layers 5/8" type 'X' gypsum board (air tight drywall)
- drywall sealed with foam tape and/or caulking at all edges of wall
[6] paint finish
[7] closed cell foam gasket

Note: Seal wall with acoustic caulking at floor and ceiling to avoid noise leakage.

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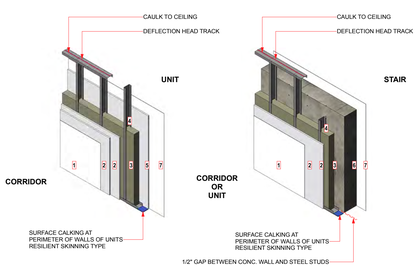
[TITLE] **W4D PARTY / COORIDOR WALL - RATED 2HR**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
[DRAWING] **0.4.1.044**



Type	**W5A - Corridor Wall**
Location	**Interior Wall - Exit Stair**
Fire Resistance Rating	**1 hour Fire Resistance Rating**
	ULC W453, or BCBC 2018 - Appendix D, Table D-2.1.1.(for fire resistance rating)
S.T.C. Rating	**52 STC - BCBC 2018 Table A-9.10.3.1.A Wall Type S5b**

[1] paint finish (see interior drawings)
[2] 2 layers - 5/8" type 'X' gypsum board (air tight drywall)
- drywall sealed with foam tape and/or caulking at all edges of wall
[3] 3 1/2" mineral wool batt insulation - friction fit insulation
[4] 3 5/8" or 6" - 25 ga. steel studs @ max. 24" o.c. - see 1/8" plans
and
[5] 1 layers 5/8" type 'X' gypsum board (air tight drywall)
- drywall sealed with foam tape and/or caulking at all edges of wall
or
[6] 13" concrete - reinforced & concrete filled (see struc. dwgs.)
(Type N concrete - minimum equivalent thickness for 2 hr rating — 124mm(4.88"))
[7] paint finish (see interior drawings)

Note: Seal wall with acoustic caulking at floor and ceiling to avoid noise leakage.

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[TITLE] **W5A CORRIDOR WALL - RATED 1HR**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
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NORTH VANCOUVER BC

[PROJECT] **19471**
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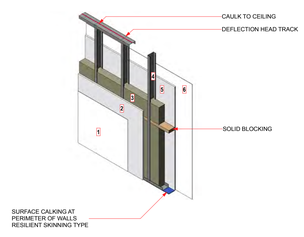

Type	**W6A - Interior Wall / Insulated**
Location	**Washroom / Between Amenity Areas**
Fire Resistance Rating	**Unrated**
S.T.C. Rating	**N / A**

[1] paint finish (see interior drawings)
[2] 1 layer - 5/8" gypsum board
[3] 3 1/2" mineral wool batt insulation - friction fit insulation
[4] 3 5/8" or 6" - 25 ga. steel studs @ max. 24" o.c. - *see 1/8" plans*
[5] 1 layer - 5/8" gypsum board
[6] paint finish (see interior drawings)

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[TITLE] **W6A INTERIOR WALL INSULATED**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
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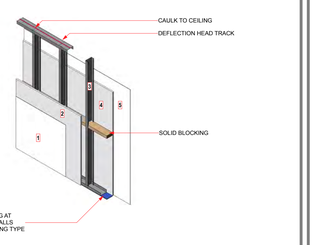

Type	**W6B - Interior Wall / Uninsulated**
Location	**Units / Common Areas**
Fire Resistance Rating	**Unrated**
S.T.C. Rating	**N / A**

[1] paint finish (see interior drawings)
[2] 1 layer - 5/8" gypsum board
[3] 2 1/2", 3 5/8" or 6" - 25 ga. steel studs @ max. 24" o.c. - *see unit plans for dimensions*
[4] 1 layer - 5/8" gypsum board
[5] paint finish (see interior drawings)

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[TITLE] **W6B INTERIOR WALL UNINSULATED**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

[PROJECT] **19471**
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[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
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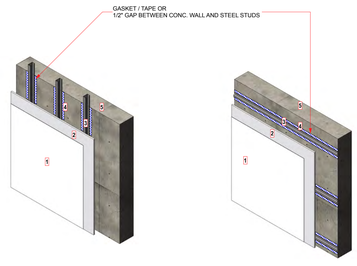

Type	**W6C - Interior Wall / Uninsulated**
Location	**Concrete Columns / Walls**
Fire Resistance Rating	**Unrated**
S.T.C. Rating	**N / A**

[1] paint finish (see interior drawings)
[2] 1 layer - 5/8" gypsum board
[3] 2 1/2" - 25 ga. steel studs @ max. 24" o.c. - *see 1/8" plans*
or
[3] 7/8" metal furring channels @ max. 24" o.c. horizontal spacing
[4] gasket / tape
or **1/2" air gap**
[5] concrete column or concrete wall or CMU wall

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[TITLE] **W6C INTERIOR FURRING WALL**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
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[ISSUE] **#34 - BP RESUBMISSION**
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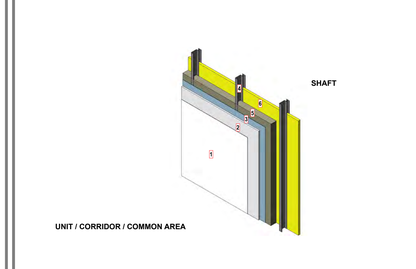

Type	**W7A - Shaft Wall**
Location	**Service shaft enclosure through floors**
Fire Resistance Rating	**1 hour - Intertek/WH GP/WA 60-01**
S.T.C. Rating	**50 STC**

[1] paint finish *(see interior designer's dwgs.)*
[2] 5/8" type 'X' gypsum board
[3] 6 mil poly vapor / air barrier
[4] 2 1/2" or 4" C-T steel studs @ max. 16" o.c.
[5] 3" mineral wool batt insulation
[6] 1" shaft liner

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[TITLE] **W7A SHAFT WALL - 1hr RATED**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE.**
INNOVA SOUTH - 422 E 3RD ST.
NORTH VANCOUVER BC

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[DATE] **2024-07-30**
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[PROJECT TEAM]

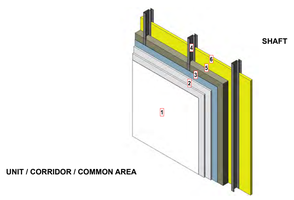
[PROJECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SANGS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
ASSEMBLIES

19471 [PROJECT]
[SCALE]
2024-08-14 [DATE]
ISSUE 34 - BP RESUBMISSION [ISSUE]
[DRAWING]
A-6.305



Type	**W7B - Shaft Wall**
Location	**Service shaft enclosure through floors**
Fire Resistance Rating	**2 hour - Intertek/WH GP/WA 120-01**
S.T.C. Rating	**55 STC**

[1] paint finish *(see interior designer's dwgs.)*
[2] 2 layers 5/8" type 'X' gypsum board
[3] 6 mil poly vapor / air barrier
[4] 2 1/2" or 4" C-T steel studs @ max. 16" o.c.
[5] 3" mineral wool batt insulation
[6] 1" shaft liner

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[TITLE] **W7B SHAFT WALL - 2hr RATED**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
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[DATE] **2024-07-30**
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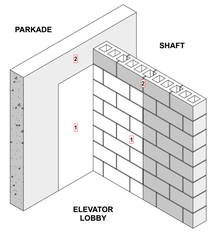

Type	**W9A - Elevator Shaft Wall**
Location	**(P2 & P1 Level - Parking Area)**
Fire Resistance Rating	**1 & 2 hr - BCBC 2018 - Appendix D-2.1. Table D-2.1.1. and Appendix D-2.3. Table D-2.3.4.A.**
S.T.C. Rating	**N/A**

[1] at exposed parkade walls - provide breathable elastomeric coating *(provide submittals)*
[2] 8" concrete/concrete block - reinforced & concrete filled *(see struc. dwgs.)*
(Type N concrete - min. equiv. thickness for 2 hr rating — 124mm (4.88"))
(Type N hollow concrete block — min. equiv. thickness for 2 hr rating — 112mm (4.41")) or
(Type L120S hollow concrete block — min. equiv. thickness for 2 hr rating — 102mm (4.02"))
Hollow concrete masonry units made with Type S or N concrete to have min.
compressive strength of 15 Mpa based on net area as defined in CSA A165.1, "Concrete Block Masonry Units."

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[TITLE] **W9A ELEVATOR WALL - RATED (below grade)**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
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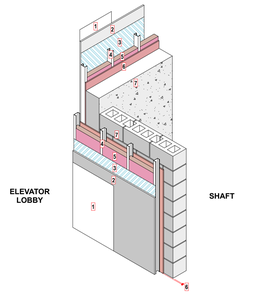

Type	**W9B - Elevator Shaft Wall**
Location	**(P2 Level & P1 - Elevator Lobby)**
Fire Resistance Rating	**1 & 2 hr - BCBC 2018 - Appendix D-2.1. Table D-2.1.1. and Appendix D-2.3. Table D-2.3.4.A.**
S.T.C. Rating	**60.54 STC based on NRC/CNRC - Construction Technology Update No. 13 May 1998 190mm Concrete Block Wall (48 STC) and 88.9mm of batt insulation in stud cavity (0.12 x 88.9 + 1.87 = 12.54 STC)**

[1] paint finish *(see interior design dwgs.)*
[2] 5/8" type 'X' gypsum board
- drywall sealed w/rubber gasket tape and/or caulking at all edges of wall
[3] 6 mil poly vapour/air barrier - sealed at all penetrations
[4] 3 5/8"-18ga. steel studs @ max. 16" o.c. *(see struc. dwgs.)* **or**
6"-18ga. steel studs @ max. 16" o.c. - at plumbing & electrical service walls *(see struc. & mech. dwgs.)*
[5] Batt insulation - to completely fill wall cavity as per 3.1.11.2.(2)
[6] 1/2" air space - filled with XPS insulation
[7] 8" concrete/concrete block - reinforced & concrete filled *(see struc. dwgs.)*
(Type N concrete - min. equiv. thickness for 2 hr rating — 124mm (4.88"))
(Type N hollow concrete block — min. equiv. thickness for 2 hr rating — 112mm (4.41")) or
(Type L120S hollow concrete block — min. equiv. thickness for 2 hr rating — 102mm (4.02"))
Hollow concrete masonry units made with Type S or N concrete to have min.
compressive strength of 15 Mpa based on net area as defined in CSA A165.1, "Concrete Block Masonry Units."

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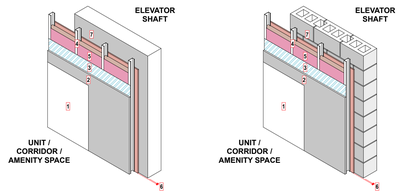
[TITLE] **W9B ELEVATOR WALL - RATED (below grade lobby)**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
[DRAWING] **0.4.1.092**



Type	**W9C - Elevator Shaft Wall**
Location	**1st to 6th Level @ Elevator Lobby and Heated Space**
Fire Resistance Rating	**2 hr - BCBC 2018 - Appendix D-2.1. Table D-2.1.1. and Appendix D-2.3. Table D-2.3.4.A.**
S.T.C. Rating	**60.54 STC based on NRC/CNRC - Construction Technology Update No. 13 May 1998 190mm Concrete Block Wall (48 STC) and 88.9mm of batt insulation in stud cavity (0.12 x 88.9 + 1.87 = 12.54 STC)**

[1] paint finish *(see interior design dwgs.)*
[2] 5/8" type 'X' gypsum board
- drywall sealed w/rubber gasket tape and/or caulking at all edges of wall
[3] 6 mil poly vapour/air barrier - sealed at all penetrations
[4] 2 1/2" or 3 5/8"-18ga. steel studs @ max. 16" o.c. *(see struc. dwgs.)* **or**
6"-18ga. steel studs @ max. 16" o.c. - at plumbing & electrical service walls *(see struc. & mech. dwgs.)*
[5] batt insulation - to completely fill wall cavity as per 3.1.11.2.(2)
[6] 1/2" air space - filled with XPS insulation
[7] 8" concrete/concrete block - reinforced & concrete filled *(see struc. dwgs.)*
(Type N concrete - min. equiv. thickness for 2 hr rating — 124mm (4.88"))
(Type N hollow concrete block — min. equiv. thickness for 2 hr rating — 112mm (4.41")) or
(Type L120S hollow concrete block — min. equiv. thickness for 2 hr rating — 102mm (4.02"))
Hollow concrete masonry units made with Type S or N concrete to have min.
compressive strength of 15 Mpa based on net area as defined in CSA A165.1, "Concrete Block Masonry Units."

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[TITLE] **W9C ELEVATOR WALL - RATED (Above grade)**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
[PROJECT] **19471**
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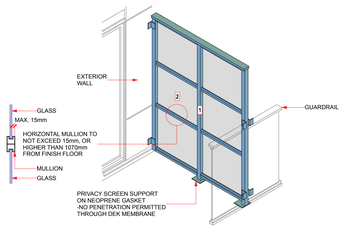

Type	**W11A - Privacy Screen**
Location	**(1st to 6th level between units @ patios and balconies and roof deck)**
Fire Resistance Rating	N/A
S.T.C. Rating	N/A

[1] 6'-0" high side-mounted anodized aluminum finish framing to match guardrails - 'Charcoal'
(colour to be confirmed by Dencil)
[2] obscure glass (6mm diffused White Lami 015) privacy screen

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[TITLE] **W11A PRIVACY SCREEN**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
[PROJECT] **19471**
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[DATE] **2024-07-30**
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[DRAWING] **0.4.1.111**

FLOOR NOTES:

1. Every dwelling unit shall be separated from every other space in a building by a separating assembly and adjoining constructions, which together provide an ASTC rating of not less than 47 or a STC rating of not less than 50 and adjoining constructions that conform to the current Building Code.
Construction separating a dwelling unit from an elevator shaft or refuse chute shall have an STC rating of not less than 55.
2. Construct the floors as per the listed assemblies or the requirements of the current Building Code and provide the corresponding listed fire stop system for all penetrations.
3. Provide FT rated fire stopping at all penetrations of FT rated suspended slabs. Refer to Code Consultant for location of concrete floor above retail requiring 2hr FT fire stopping.
4. At wood frame construction drill all penetrations as per listed the fire stopping systems – chainsaw holes are not permitted.
5. Provide a waterproof membrane in conformance with CAN/CSA-S413 and CGSB37-GP-50M. Roof membrane to meet uplift requirements of CSA Standard A 123.21-14. Use a root barrier approved by the landscape architect to contain roots and protect the waterproofing membrane.
6. At slab edges, carry waterproof membrane down over walls min. 15", enough to cover cold joint at wall/slab edge. At upstand walls, extend waterproof membrane min. 8" above finished grade and cover with 26 ga. prefinished steel flashing c/w reglet or gum pocket.
7. Provide epoxy coated rebar dowels and prestrip waterproof membrane prior to construction of curbs, planter walls, columns, stairs, etc. Seal dowel penetrations with waterproofing manufacturer's recommended mastic.
8. Provide a drainage mat under sidewalks and stairs poured over the suspended slab waterproofing.
9. Rigid insulation to be installed tight with an air space no greater than 1/8". Where joints or air gaps are greater than 1/8", provide approved insulating spray foam.
10. Design No. WNR FCA 60.01 — Bridging, nailing, resilient channel attachment and lapping all other specific details must be done as described including the use of propriety products.
11. Resilient channels – max thickness of 25 gauge, RC-1, 1/2" offset galvanized steel resilient channels with slits or holes to be installed perpendicular to joists at 16" o.c. max. Channels shall overlapped 1/2" at ends and fastened with a 1 1/4" long No. 7 Type S bugle head screw. Additional channels are required to support gypsum wallboard end joists so that each board end rests on its own channel. These additional channels shall extend to 3" past the board end joists. Channels shall be fastened at each joist intersections using one 1 1/4" long No.7 Type S bugle head screw - see details 0.4.2.901, 0.4.2.902, 0.4.2.903, 0.4.2.904. Ensure drywall screws do not penetrate resilient channels into joists.

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[TITLE] **FLOOR NOTES 1**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
[PROJECT] **19471**
[SCALE] **NTS**
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[DRAWING] **0.4.2.001**

12. Provide rated access panels at ceiling openings to match the rating of the ceiling membrane.
13. Insulate ventilation ducts that pass through balcony, roof soffit spaces & solid soffit. Locate soffit vents to the outside edge of the soffit. Provide sealed 6mil poly barrier at all soffit vent terminations for 3' beyond all sides of vent.
14. Provide non-combustible electrical boxes c/w poly boot and approved spray foam insulation or provide gasketed combustible electrical boxes with an approved Hilti Putty Pack on all sides of boxes. Boxes are to have a max. allowable area of 0.016 m2 (24.8 sq.in.), with a max. annular space of 3mm (1/8") from the gypsum board to the outlet box, and a max. allowable aggregate of 0.065 m2 (100 sq.in.) in any 9.3m2 (100 sq.ft.) of surface area.

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[TITLE] **FLOOR NOTES 2**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
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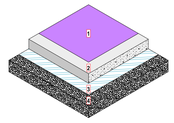
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
[DRAWING] **0.4.2.002**



Type	**F1A - Basement Floor Slab - Unheated**
Location	**(P2 Level)**
Fire Resistance Rating	N/A
S.T.C. Rating	N/A

[1] concrete sealer (breathable)
[2] 5" concrete slab on grade w/ min. 2% slope to drain *(see struc. dwgs.)*
[3] 10 mil poly moisture/vapour barrier *(at parking areas where recommended by geotech. eng.)*
- sealed and taped at all laps & penetrations
[4] compacted granular fill *(see geotechnical report)*

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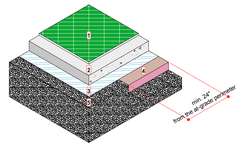
[TITLE] **F1A SLAB ON GRADE**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
[DRAWING] **0.4.2.011**



Type	**F1B - Basement Floor Slab - Heated**
Location	**P2 Elevator Lobby, North Building CRU & Basement Level**
Fire Resistance Rating	N/A
S.T.C. Rating	N/A

[1] floor finish *(see interior design dwgs.)*
[2] min. 5" concrete floor slab (see struc. dwgs.)
[3] 10 mil poly moisture/vapour barrier - sealed and taped at all laps & penetrations
[4] R10 insulation (2" XPS) 24" (from the at-grade perimeter of perimeter)
[5] compacted granular fill *(see geotechnical report)*

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[TITLE] **F1B SLAB ON GRADE - INTERIOR**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
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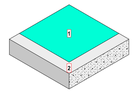

Type	**F2A - Suspended Floor Slab**
Location	**(P1 - Unheated Space over Unheated Space below)**
Fire Resistance Rating	**2 hr Fire Resistance Rating - BCBC 2018 - Appendix D Table D-2.2.1.-A and Table D-2.2.1.-B**
S.T.C. Rating	N/A

[1] BASF "Master Builders Solutions"
"Masterseal Traffic 1500" polyurethane waterproofing traffic membrane
[2] reinforced concrete floor slab - min. 2% slope to drain *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating - 124mm(4.88")) min. 25mm concrete cover over reinforcement

LOCATION:
1. PEDESTRIAN SPACES
- Light to medium-duty application method per "Masterseal Traffic 1500" specifications
2. INTERNAL PARKADE, PARKING STALLS
- Heavy-duty application method per "Masterseal Traffic 1500" specifications
3. INTERNAL PARKADE, DRIVE AISLE, RAMPS AND CORNERS
- Extra heavy-duty application method per "Masterseal Traffic 1500" specifications

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[TITLE] **F2A SUSPENDED FLOOR SLAB**
[CLIENT] **CASCADIA GREEN DEVELOPMENT**
[PROJECT] **INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC**
[PROJECT] **19471**
[SCALE] **NTS**
[DATE] **2024-07-30**
[ISSUE] **#34 - BP RESUBMISSION**
[DRAWING] **04.02.021**

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[PROJECT TEAM]

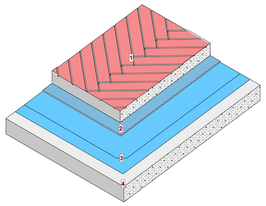
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

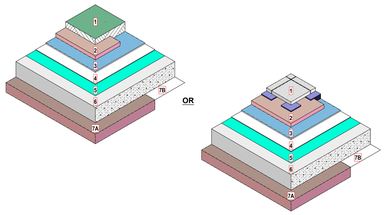
[TITLE]
ASSEMBLIES

[PROJECT] **19471**
[SCALE] **2024-08-14**
[DATE]
[ISSUE] **ISSUE 34 - BP RESUBMISSION**
[DRAWING] **A-6.306**



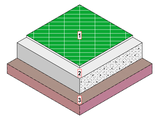
Type	**F2B - Parkade Ramp**
Location	**(P1 Level)**
Fire Resistance Rating	**2 hr Fire Separation - BCBC 2018 Appendix D-2.2. Table D-2.2.1.-A and Table D-2.2.1.-B**
S.T.C. Rating	N/A

[1] min. 4" concrete slab w/rough surface in herringbone pattern w/heavy broom finish *(see struc. dwgs.)*
[2] high density drainage mat w/ woven fabric 'Delta Drain 9000HI-X or approved equivalent *(provide submittals)*
[3] 2-ply SBS waterproofing membrane
[4] reinforced concrete floor slab *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating - 124mm(4.88")) min. 25mm concrete cover over reinforcement



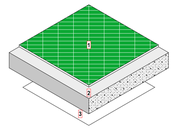
Type	**F3A - Suspended Floor Slab**
Location	**(1st Level - Landscape Deck over Parkade below)**
Fire Resistance Rating	**2 hr Fire Resistance Rating - BCBC 2018 Appendix D-2.2. Table D-2.2.1.A. and Table D-2.2.1.-B**
S.T.C. Rating	N/A

[1] see Landscape Architect's drawings for all finishes
or
[1] 1 5/8" - 18"x18" concrete pavers on pea gravel
or
rubber isolator pads - 6"x6" neoprene pads at intersection of pavers
- Mason Super W-PB patio stone control pad, 30 durometer, bridge bearing quality
(available from Vibra-Sonic Control 294-9495) on landscape fabric
and
[2] R10 XPS Type 3 or 4 rigid insulation - to extend 3'-0" past line of heated space (R5.0/inch)
[3] engineered drainage and protection layer - drainage mat as approved by envelope consultant - 'Delta Drain 6000 HI-X' drainage mat c/w filter fabric to outside - including vertical and horizontal termination strips, laps & seals as per manufacturer's standard recommendation
[4] protection board
[5] hot-applied rubberized membrane min. thickness 215 dry mils, fully reinforced 'Hydrotech 6125' *(or approved equivalent)*
[6] reinforced concrete floor slab - min. 2% slope to drain *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating - 124mm (4.88")) min. 25mm concrete cover over reinforcement
[7A] R20 (5") monoglass spray insulation *(provide submittals)* - to extend 3'-0" past line of heated space above
or
[7B] Paint finish at uninsulated areas of slab to exposed piping and ducts in ceiling
[8] provide 2 hr listing fire stop systems at all penetrations within 3m horizontally of exterior wall above



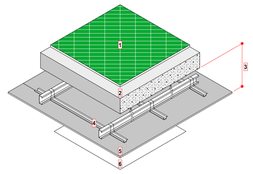
Type	**F4A - Suspended Floor Slab**
Location	**(1st Level - Heated Space over Unheated Space below)**
Fire Resistance Rating	**2 hr Fire Separation - BCBC 2018 - Appendix D Table D-2.2.1.-A and Table D-2.2.1.-B**
S.T.C. Rating	**N/A**

[1] floor finish *(see interior design dwgs.)*
[2] reinforced concrete floor slab *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating -124mm (4.88")) min. 25mm concrete cover over reinforcement
(Type N concrete - min. thickness for 3 hr rating -150mm (5.91")) min. 32mm concrete cover over reinforcement
[3] R20 (5") monoglass spray insulation *(provide submittals)* - to extend 3'-0" past line of heated space above
[4] provide 2 hr listing fire stop systems at all penetrations within 3m horizontally of exterior wall above
[5] Aluminum composite panel soffit



Type	**F5A - Suspended Floor Slab**
Location	**2nd to 6th level - Heated Space over Heated Space below**
Fire Resistance Rating	**2 hr / 3hr - BCBC 2018 Appendix D-2.2. Table D-2.2.1.-A and Table D-2.2.1.-B**
S.T.C. Rating	**min. 52 STC - BCBC 2018 Table 9.10.3.1.-B Floor Type F1b** *(for acoustic rating)*

[1] floor finish *(see interior design dwgs.)*
[2] reinforced concrete floor slab *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating -124mm (4.88")) min. 25mm concrete cover over reinforcement
(Type N concrete - min. thickness for 3 hr rating -150mm (5.91")) min. 32mm concrete cover over reinforcement
[3] paint and/or spray-tex finish *(see interior design dwgs.)*



Type	**F5B - Suspended Floor Slab**
Location	**2nd to 6th level - Heated Space over Heated Space below**
Fire Resistance Rating	**2 hr / 3hr - BCBC 2018 Appendix D-2.2. Table D-2.2.1.-A and Table D-2.2.1.-B**
S.T.C. Rating	**min. 52 STC - BCBC 2018 Floor Type F1b** *(for acoustic rating)*

[1] floor finish *(see interior design dwgs.)*
[2] reinforced concrete floor slab *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating -124mm (4.88")) min. 25mm concrete cover over reinforcement
(Type N concrete - min. thickness for 3 hr rating -150mm (5.91")) min. 32mm concrete cover over reinforcement
[3] dropped ceiling space - to suit depth of recessed pot lights and services *(see interior design dwgs.)*
[4] suspended metal furring/joist *(as per manufacturer's recommendation)*
[5] 5/8" type 'X' gypsum board
or
t-bar ceiling
[6] paint and/or spray-tex finish *(see interior design dwgs.)*

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[PROJECT TEAM]

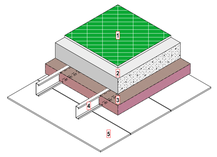
[TITLE]	F2B PARKADE RAMP
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.2.022

[TITLE]	F3A SUSPENDED FLOOR SLAB - EXTERIOR OVER INTERIOR
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.2.031

[TITLE]	F4A SUSPENDED FLOOR SLAB - INTERIOR OVER PARKADE
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.2.041

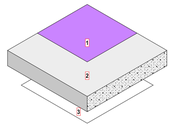
[TITLE]	F5A SUSPENDED FLOOR SLAB ABOVE GRADE
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.2.051

[TITLE]	F5B SUSPENDED FLOOR SLAB ABOVE GRADE + DROPPED CEILING
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.2.052



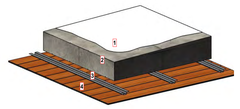
Type	**F5C - Suspended Floor Slab**
Location	**(2nd Level - Heated Space over Exterior space below)**
Fire Resistance Rating	**2 hr Fire Separation - BCBC 2018 - Appendix D Table D-2.2.1.-A and Table D-2.2.1.-B**
S.T.C. Rating	**52 STC - based on Floor Type F1b (BCBC 2018 - Table 9.10.3.1.-A) and floor assembly with 38mm concrete topping plus finish flooring > 8kg/m2 as per BCBC Table 9.11.1.4**

[1] floor finish *(see interior design dwgs.)*
[2] reinforced concrete floor slab *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating -124mm (4.88")) min. 25mm concrete cover over reinforcement
(Type N concrete - min. thickness for 3 hr rating -150mm (5.91")) min. 32mm concrete cover over reinforcement
[3] R20 (5") monoglass spray insulation *(provide submittals)* - to extend 3'-0" past line of heated space above
[4] steel stud in-fill framing on decoupling tape
[5] Aluminum composite panel soffit



Type	**F6A - Suspended Concrete Slab**
Location	**At stairwells / vestibules / landings**
Fire Resistance Rating	**2 hr - Where specified BCBC 2018 - Appendix D-2.1.1. Table D-2.2.1.A.** (for fire resistance rating)
S.T.C. Rating	N/A

[1] painted floor (where exposed to exterior, traffic deck membrane is required)
[2] reinforced concrete floor slab (see structural drawings)
[3] painted ceiling and paint all exposed piping



Type	**F10 - Balcony Slab**
Location	**2nd to 6th Floor**
Fire Resistance Rating	**2 hours**
S.T.C. Rating	N/A

[1] Min. 60mil DFT liquid applied membrane (traffic deck coating) - provide fabric reinforcement at all horizontal, vertical transitions and penetrations (if any)
[2] reinforced concrete floor slab - min. 2% slope - no topping (see structural drawings)
[3] steel stud framing (see structural drawings)
[4] woodtone fiber cement soffit board

ROOF NOTES:

1. Construct the roofs as per the listed assemblies or the requirements of the current Building Code and provide the corresponding listed fire stop system for all penetrations.
2. At wood frame construction drill all penetrations as per listed the fire stopping systems – chainsaw holes are not permitted.
3. Provide a waterproof membrane in conformance with CAN/CSA-S413 and CGSB37-GP-50M. Roof membrane to meet uplift requirements of CSA Standard A 123.21-14. Use a root barrier approved by the landscape architect to contain roots and protect the waterproofing membrane.
4. At slab edges, carry waterproof membrane down over walls min. 15", enough to cover cold joint at wall/slab edge. At upstand walls, extend waterproof membrane min. 8" above finished grade and cover with 26 ga. prefinished steel flashing c/w regiet or gum pocket.
5. Provide rebar dowels complete with prestrip waterproof membrane prior to construction of curbs, planter walls, columns, stairs, etc. Seal dowel penetrations with waterproofing manufacturer's recommended mastic.
6. Provide a drainage mat under sidewalks and stairs poured over the suspended slab waterproofing.
7. Provide crickets/diverters at all interfaces between decks/roofs and walls or columns.
8. Waterproof deck membrane contractor to supply and install all deck flashings.
9. Roofing contractor to supply and install all roof flashings c/w standing seams or S-locks. Provide a min. 6" vertical back leg for all roof-to-wall flashings and step flashings.
10. Ensure all deck membranes are wrapped up and over the door sill framing c/w 6" lap up the jambs prior to the installation of all doors.
11. Run base sheets min 8" up vertical wall faces. Base sheet to be mechanically fastened. Run granulated cap sheet min. 10" up vertical wall faces. Provide a loose membrane flap, to lap breathable self-adhesive air/weather barrierpaper under, at all deck edge-to-vertical wall interfaces.
12. Provide shop drawing submittal and Schedule S-B & S-C for all handrails, guardrails, ladders & roof anchors required for maintenance purposes at the roof level. Installation & design to meet all WCB requirements. Coordinate installation w/ structural engineers and envelope consultants.
13. Resilient channels – max thickness of 25 gauge, RC-1, 1/2" offset galvanized steel resilient channels with slits or holes to be installed perpendicular to joists at 16" o.c. max. Channels shall overlapped 1/2" at ends and fastened with a 1 1/4" long No. 7 Type S bugle head screw. Additional channels are required to support gypsum wallboard end joists so that each board end rests on its own channel. These additional channels shall extend to 3" past the board end joists. Channels shall be fastened at each joist intersections using one 1 1/4" long No.7 Type S bugle head screw - see details 0.4.2.901, 0.4.2.902, 0.4.2.903, 0.4.2.904. Ensure drywall screws do not penetrate resilient channels into joists.
14. Provide 5/8" gypsum board at underside of roof structure when framing is greater than 16" o.c.
15. Provide rated access panels at ceiling openings to match the rating of the ceiling membrane.
16. Roof assemblies require a 1hr rating per the current Building Code.
17. Horizontal concealed spaces such as attics are required to be fire blocked into compartments regardless of sprinklers unless filled with non-combustible insulation.
18. Provide non-combustible electrical boxes c/w poly boot and approved spray foam insulation or provide gasketed combustible electrical boxes with an approved Hilti Putty Pack on all sides of boxes. Boxes are to have a max. allowable area of 0.016 m2 (24.8 sq.in.), with a max. annular space of 3mm (1/8") from the gypsum board to the outlet box, and a max. allowable aggregate of 0.065 m2 (100 sq.in.) in any 9.3m2 (100 sq.ft.) of surface area.

[TITLE]	F5C SUSPENDED FLOOR SLAB OVER EXTERIOR SPACE BELOW
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.2.053

[TITLE]	F6 SUSPENDED CONCRETE SLAB
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.2.061

[TITLE]	F10 BALCONY SLAB
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.2.101

[TITLE]	ROOF NOTES 1
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.3.001

[TITLE]	ROOF NOTES 2
[CLIENT]	CASCADIA GREEN DEVELOPMENT
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 0.4.3.002

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

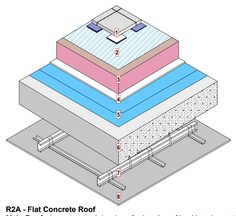
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]

ASSEMBLIES

19471	[PROJECT]
	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]

A-6.307



Type	**R2A - Flat Concrete Roof**
Location	**Main Roofs** (see structural drawings for location of load bearing partitions)
Fire Resistance Rating	**2 hr Fire Resistance Rating BCBC 2018 - Appendix D, Table D-2.2.1.A.** (for fire resistance rating)
S.T.C. Rating	-

[1] see Landscape Architect's drawings for all finishes
[2] filter fabric
[3] R40 (min. 8") XPS rigid insulation - over heated space only - tongue & groove all joints between layers min. 12" stagger - over heated space only
[4] Engineered drainage and protection layer - as approved by building envelope consultant
'Delta Drain 6000 HI-X' drainage mat c/w filter fabric to outside including vertical and horizontal termination strips, laps & seals as per manufacturer's specifications
[5] 2-ply SBS waterproof membrane - light grey *(subject to approval by envelope consultant)*
[6] sloped reinforced concrete slab min. 2% to drain *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating - 124mm(4.88") min 25mm concrete cover over reinforcement

[7] steel stud framing w/ thermally broken anchors(see reflected ceiling plans and structural drawings)
[8] 5/8" GWB dropped ceiling (see reflected ceiling plans)

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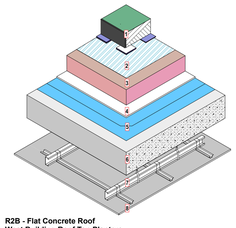
[TITLE] R2A CONCRETE ROOF OVER HEATED SPACE - ROOF TOP AMENITY
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.3.011



Type	**R2B - Flat Concrete Roof**
Location	**West Building Roof Top Planters**
Fire Resistance Rating	**2 hr Fire Resistance Rating BCBC 2018 - Appendix D, Table D-2.2.1.A.** (for fire resistance rating)
S.T.C. Rating	-

[1] Planter box on rubber pedestals - (see landscape drawings)
[2] filter fabric
[3] R40 (min. 8") XPS rigid insulation - over heated space only - tongue & groove all joints between layers min. 12" stagger - over heated space only
[4] Engineered drainage and protection layer - as approved by building envelope consultant
'Delta Drain 6000 HI-X' drainage mat c/w filter fabric to outside including vertical and horizontal termination strips, laps & seals as per manufacturer's specifications
[5] 2-ply SBS waterproof membrane - light grey *(subject to approval by envelope consultant)*
or
Gravel Ballast - (at non accessible roof decks)
[6] sloped reinforced concrete slab min. 2% to drain *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating - 124mm(4.88") min 25mm concrete cover over reinforcement

[7] steel stud framing w/ thermally broken anchors(see reflected ceiling plans and structural drawings)
[8] 5/8" GWB dropped ceiling (see reflected ceiling plans)

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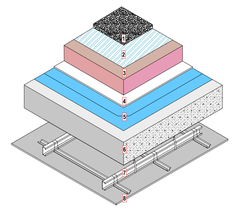
[TITLE] R2B CONCRETE ROOF OVER HEATED SPACE - ROOF TOP PLANTER BOX
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.3.012



Type	**R2C - Flat Concrete Roof**
Location	**Main Roofs w/ No Public access (East and North Building)** (see structural drawings for location of load bearing partitions)
Fire Resistance Rating	**2 hr Fire Resistance Rating BCBC 2018 - Appendix D, Table D-2.2.1.A.** (for fire resistance rating)
S.T.C. Rating	-

[1] Gravel Ballast - (at non-accessible roof)
[2] filter fabric
[3] R40 (min. 8") XPS rigid insulation - over heated space only - tongue & groove all joints between layers min. 12" stagger - over heated space only
[4] Engineered drainage and protection layer - as approved by building envelope consultant
'Delta Drain 6000 HI-X' drainage mat c/w filter fabric to outside including vertical and horizontal termination strips, laps & seals as per manufacturer's specifications
[5] 2-ply SBS waterproof membrane - light grey *(subject to approval by envelope consultant)*
[6] sloped reinforced concrete slab min. 2% to drain *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating - 124mm(4.88") min 25mm concrete cover over reinforcement

[7] steel stud framing w/ thermally broken anchors(see reflected ceiling plans and structural drawings)
[8] 5/8" GWB dropped ceiling (see reflected ceiling plans)

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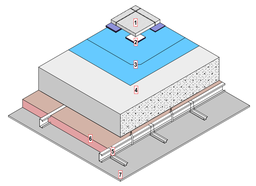
[TITLE] R2C CONCRETE ROOF OVER HEATED SPACE - NO PUBLIC ACCESS
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.3.013



Type	**R4A - Concrete Roof Deck Over Heated Space**
Location	**2nd to 6th Level at East and West building - Roof Over Heated Space below**
Fire Resistance Rating	**2 hr Fire Separation - BCBC 2018 Appendix D-2.2. Table D-2.2.1.A. and Table D-2.2.1.-B**
S.T.C. Rating	N/A

[1] 18" x 18" x 1 1/2" thick deck pavers (provide submittal)
rubber isolator pads - 6"x6" neoprene pads at intersection of pavers
- Mason Super W-PB patio stone control pad, 30 durometer, bridge bearing quality
(available from Vibra-Sonic Control 294-9495)
or
Gravel Ballast - (at non accessible roof decks)
Drainage mat c/w filter fabric (only at gravel ballast locations)

[2] 2-ply SBS waterproof membrane - light grey *(subject to approval by envelope consultant)*
termination strips, laps & seals as per manufacturer's specifications
[3] reinforced concrete floor slab - level *(see struc. dwgs.) Sloped min. 2% towards drains.*
(Type N concrete - min. thickness for 2 hr rating - 124mm(4.88") min 25mm concrete cover over reinforcement
[4] steel stud framing w/ thermally broken anchors, (see reflected ceiling plans and structural drawings)
[5] R20 2-lbs closed cell spray insulation w/ 'FSP - Flame Seal TB-C' intumescent coating (provide submittal)
[6] 5/8" GWB dropped ceiling (see reflected ceiling plans)

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[TITLE] R4A CONCRETE ROOF DECK - 2ND TO 6TH LEVEL @ EAST AND WEST BUILDING
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
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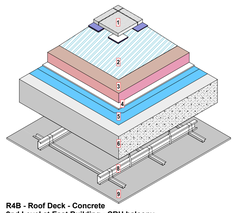

Type	**R4B - Roof Deck - Concrete**
Location	**2nd Level at East Building - CRU balcony**
	2nd & 3rd Level at North building - Roof Over Heated Space below
Fire Resistance Rating	**2 hr Fire Separation - BCBC 2018 Appendix D-2.2. Table D-2.2.1.A. and Table D-2.2.1.-B**
S.T.C. Rating	N/A

[1] 18" x 18" x 1 1/2" thick deck pavers (provide submittal)
rubber isolator pads - 6"x6" neoprene pads at intersection of pavers
- Mason Super W-PB patio stone control pad, 30 durometer, bridge bearing quality
(available from Vibra-Sonic Control 294-9495)
or
Gravel Ballast - (at non accessible roof decks)
[2] filter fabric
[3] XPS rigid insulation - over heated space only - tongue & groove all joints between layers min. 12" stagger
- Level 2 - min. R20 (4") XPS rigid insulation
- Level 3 - min. R30 (6") XPS rigid insulation
[4] engineered drainage and protection layer - as approved by building envelope consultant
'Delta Drain 6000 HI-X' drainage mat c/w filter fabric to outside including vertical and horizontal termination strips, laps & seals as per manufacturer's specifications
[5] 2 ply SBS roof membrane - light grey (provide submittal)
[6] Reinforced concrete slab - min. 2% cricket slope to drain *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating - 124mm(4.88") min 25mm concrete cover over reinforcement

[7] paint and/or spray-tex finish *(see interior design dwgs.)*
OR
[8] steel stud framing (see reflected ceiling plans and structural drawings)
[9] 5/8" GWB dropped ceiling (see reflected ceiling plans)

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[TITLE] R4B ROOF DECK - CONCRETE OVER LIVING SPACE
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
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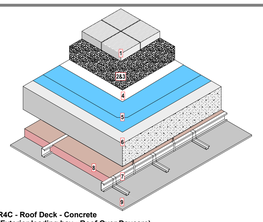

Type	**R4C - Roof Deck - Concrete**
Location	**(Exterior loading bay - Roof Over Daycare)**
Fire Resistance Rating	**2 hr Fire Separation - BCBC 2018 Appendix D-2.2. Table D-2.2.1.A. and Table D-2.2.1.-B**
S.T.C. Rating	N/A

[1] 4" thick paver - Exprocrete VS-5 (see Landscape Architect's drawings for sizes)
[2] min. 1" (25mm) thick sand bed (see Civil Engineer's drawings)
[3] min. 6" (150mm) thick 19mm crushed granular road base (see Civil Engineer's drawings)
[4] engineered drainage and protection layer - as approved by building envelope consultant
- 'Delta Drain 6000 HI-X' c/w filter fabric to outside including vertical and horizontal termination strips, laps & seals as per manufacturer's specifications
[5] 2 ply SBS roof membrane
- Soprema Colvent base 830 (provide submittal)
[6] reinforced concrete slab *(see struc. dwgs.)*
(Type N concrete - min. thickness for 2 hr rating - 124mm(4.88") min 25mm concrete cover over reinforcement
[7] suspended metal furring/joist w/ thermally broken anchors (see reflected ceiling plans and structural drawings)
[8] R20 2-lbs closed cell spray insulation w/ 'FSP - Flame Seal TB-C' intumescent coating - (provide submittal)
[9] 5/8" GWB dropped ceiling (see reflected ceiling plans)

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[TITLE] R4C ROOF DECK - CONCRETE OVER HEATED BELOW (LOADING AT GRADE)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.4.3.023

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS P. SAMUEL BRITISH COLUMBIA
2024-08-14

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
ASSEMBLIES

19471	[PROJECT]
	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
	[DRAWING]
A-6.308	

DETAIL NO. 0.0.0.000

DESCRIPTION
WALL STRUCTURE
FLOOR STRUCTURE
HOR. ZONE OF BLDG

HORIZONTAL ZONE OF BUILDING

1 - SUBGRADE/BASEMENT
2 - GRADE / GROUND FLOOR (SLAB ON GRADE)
3 - GRADE / GROUND FLOOR (INTERMEDIATE FLOOR)
4 - INTERMEDIATE FLOOR
5 - BALCONY / SOFFIT
6 - ROOF DECK / INTERMEDIATE ROOF
7 - ROOF
8 - INTERIOR ELEMENTS
9 - EXTERIOR ELEMENTS

DESCRIPTION

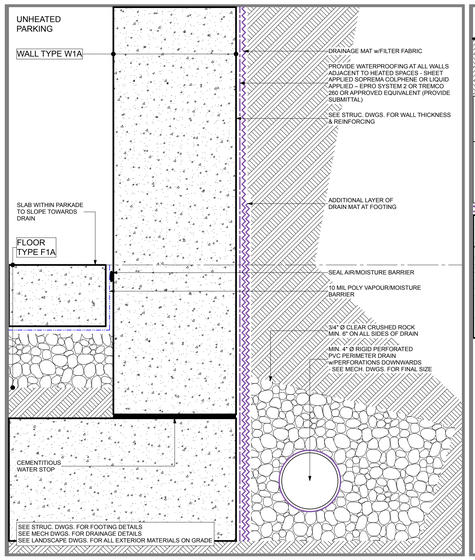
100 SERIES - EXTERIOR WALLS
200 SERIES - PARTY WALLS
300 SERIES - CORRIDOR WALLS
400 SERIES - SHAFT / FIRE WALLS
500 SERIES - OTHER WALLS
600 SERIES - OPENINGS
700 SERIES - BEAM / COLUMNS
800 SERIES - STAIRS
900 SERIES - ELEMENTS

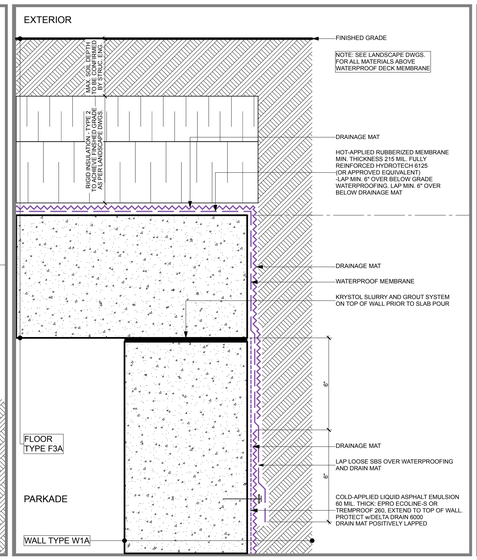
FLOOR / ROOF STRUCTURE

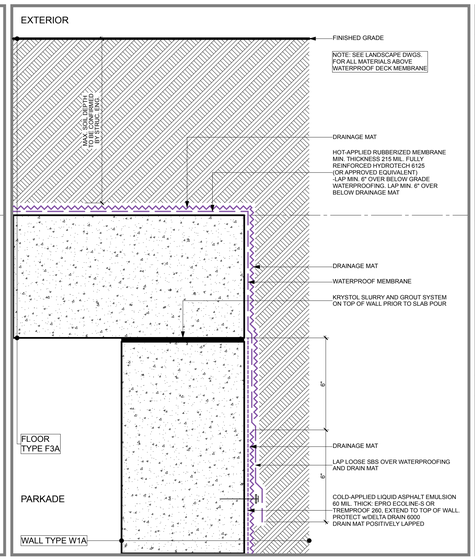
0 - NOT APPLICABLE IN DETAIL
1 - CONCRETE
2 - CONCRETE WITH TOPPING
3 - WOOD FRAME
4 - WOOD FRAME WITH TOPPING
5 - CLT WITH TOPPING
6 - STEEL WITH TOPPING
7 - OTHER

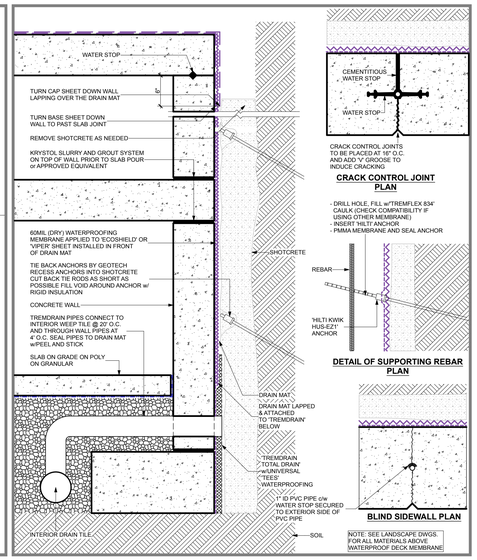
WALL STRUCTURE (BELOW / ABOVE)

0 - NOT APPLICABLE IN DETAIL
1 - CONCRETE / CONCRETE
2 - CONCRETE / STEEL
3 - CONCRETE / WOOD
4 - STEEL / STEEL
5 - STEEL / WOOD
6 - STEEL / GLAZING SYSTEM
7 - WOOD / WOOD
8 - GLAZING SYSTEM / GLAZING SYSTEM









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[TITLE] DETAIL NUMBERING GUIDE
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 0.5.0.000

[TITLE] FOUNDATION WALL BELOW GRADE AT BASEMENT (UNHEATED)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 1.1.1.101

[TITLE] SUSPENDED SLAB EDGE BELOW GRADE w/ INSULATION
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 1.1.1.111

[TITLE] SUSPENDED SLAB EDGE BELOW GRADE
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 1.1.1.112

[TITLE] SHOTCRETE FOUNDATION WALL - ONE SIDED WALL WATERPROOFING
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 1.1.1.113

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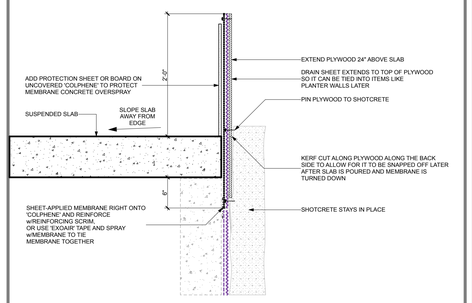
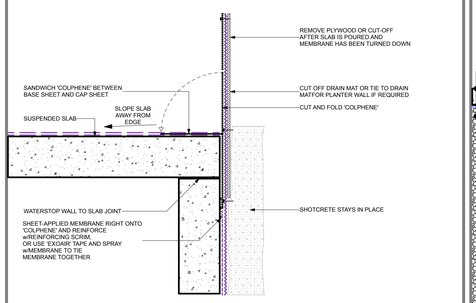
[PROJECT TEAM]



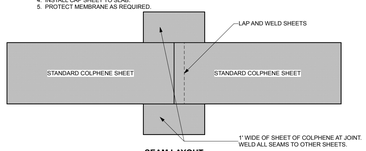
TOP OF WALL DETAIL - STEP 1

1. INSTALL THE DRAIN MAT TO UNDERSIDE OF THE SLAB LEVEL AND PIN IT TO SHOTCRETE.
2. INSTALL 'ECOSHIELD' OR 'VIPER' MEMBRANE IN FRONT OF THE 2 LAYER DRAIN MAT.
3. INSTALL PLYWOOD AT THE TOP OF THE WALL TO 24" ABOVE WHERE THE SLAB LEVEL WILL BE AND MIN. 6" BELOW THE WALL TO SLAB JOINT. FASTEN PLYWOOD TO THE SHOTCRETE.
4. INSTALL 'COLPHENE 85W' TO THE PLYWOOD AND PIN THE 'COLPHENE 85W V' AT THE TOP OF THE PLYWOOD. (SEE SEAM LAYOUT BELOW)
5. INSTALL A TRANSITION STRIP OF FOIL FACED PEEL AND STICK BETWEEN THE 'COLPHENE' AND THE 'ECOSHIELD' (OR 'VIPER').
6. SHEET-APPLIED WATERPROOFING MEMBRANE (GCP PREPRUFE 300R PLUS) ONTO THE 'ECOSHIELD' OR 'VIPER' MEMBRANE AND THE FOIL PEEL AND STICK.
7. POUR THE FOUNDATION WALL.
8. INSTALL WATERSTOP WALL.
9. POUR THE SLAB.

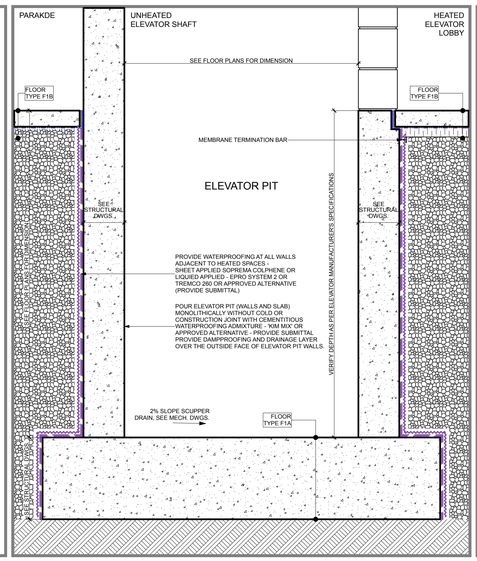


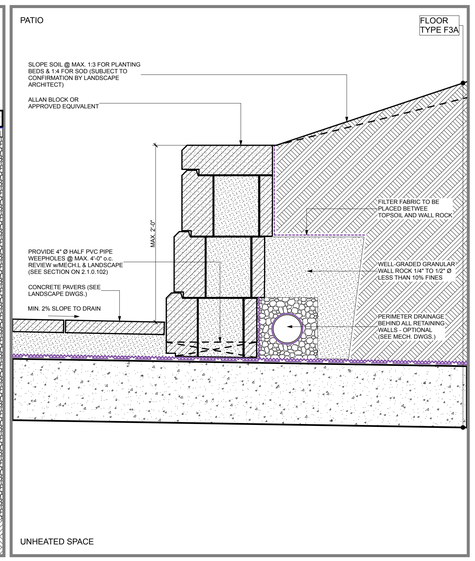
TOP OF WALL DETAIL - STEP 2

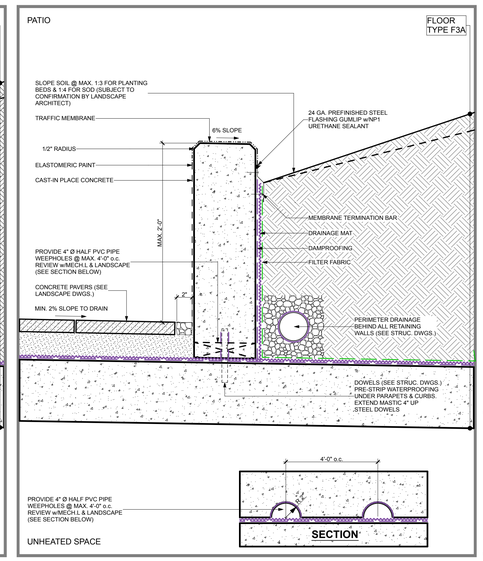
1. WAIT APPROPRIATE DRYING TIME FOR THE SLAB CONCRETE.
2. COMPLETE BASE SHEET APPLICATION FOR THE SLAB MEMBRANE.
3. CUT THE 'COLPHENE' JUST BELOW THE FASTENER ON THE PLYWOOD TO RELEASE MEMBRANE. FOLD THE 'COLPHENE' MEMBRANE DOWN ONTO THE BASE SHEET OF THE SLAB MEMBRANE. TORCH TO BASE MEET SHEET.
4. INSTALL CAP SHEET TO SLAB.
5. PROTECT MEMBRANE AS REQUIRED.



SEAM LAYOUT







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[TITLE] TOP OF WALL DETAIL - ONE SIDED WALL WATERPROOFING WITH SHOTCRETE NOT BEING REMOVED (1of2)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 1.1.1.114

[TITLE] TOP OF WALL DETAIL - ONE SIDED WALL WATERPROOFING WITH SHOTCRETE NOT BEING REMOVED (2of2)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 1.1.1.115

[TITLE] ELEVATOR PIT WATERPROOF DETAIL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 1.1.1.401

[TITLE] CONCRETE PAVER / PLANTER @ PATIO ON SUSPENDED SLAB - OPTION 1
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 2.1.0.101

[TITLE] CONCRETE PAVER / PLANTER @ PATIO ON SUSPENDED SLAB - OPTION 2
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 2.1.0.102

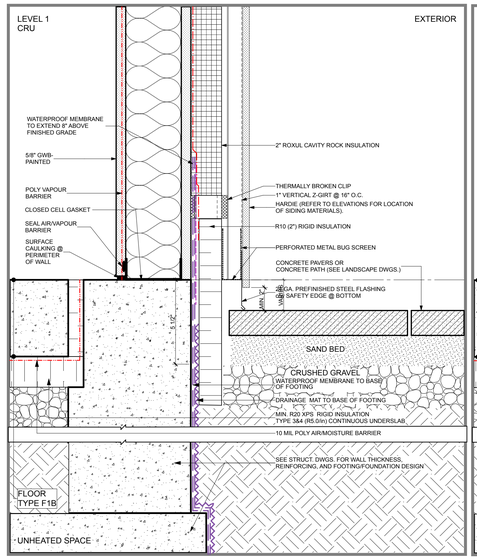
[ARCHITECT SEAL]
REGISTERED ARCHITECT SHIMUS F. SCHUTZ BRITISH COLUMBIA
2024-08-14

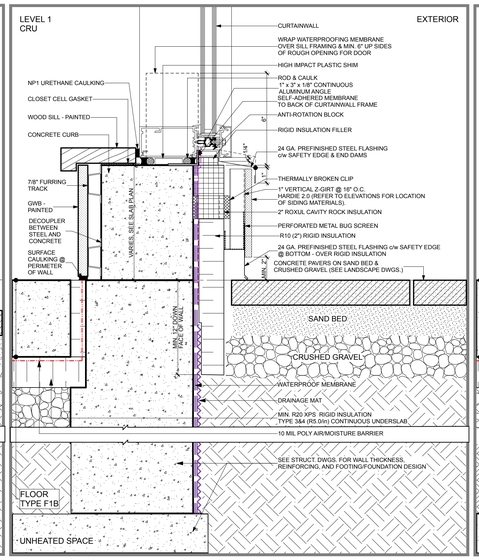
[CLIENT]
CASCADIA Green Development

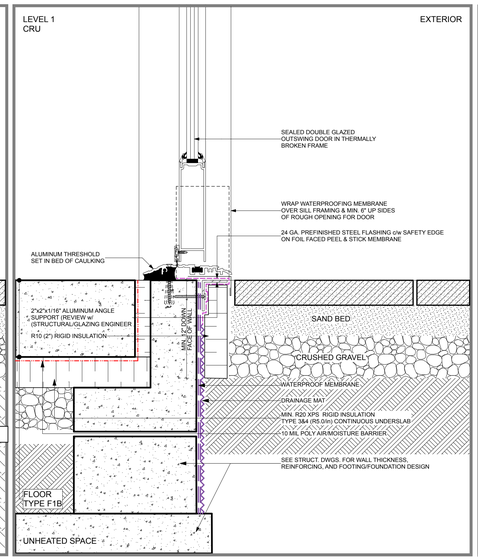
[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

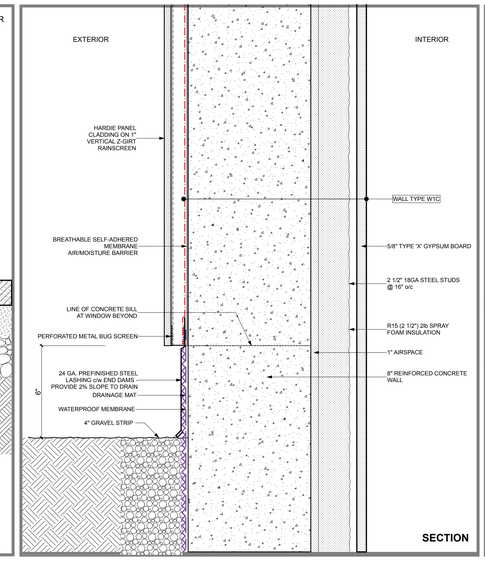
[TITLE]
DETAILS

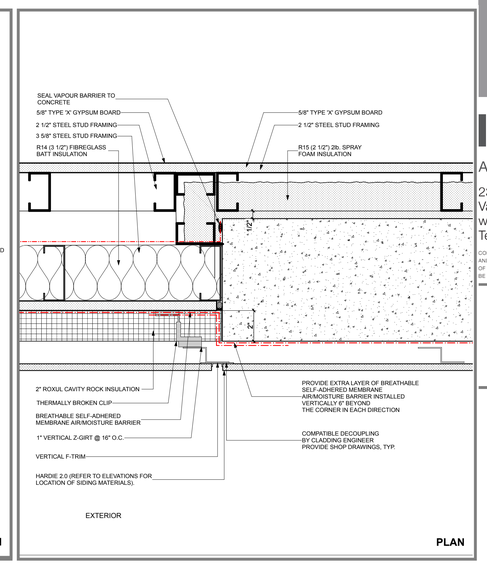
[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] A-6.401











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[PROJECT TEAM]

[TITLE] EXTERIOR WALL @ SLAB ON GRADE (NORTH BLDG)	[PROJECT] 19471	[TITLE] CURTAIN WALL SILL @ SLAB ON GRADE (NORTH BLDG)	[PROJECT] 19471	[TITLE] OUTSWING DOOR @ SLAB ON GRADE (NORTH BLDG) (1)	[PROJECT] 19471
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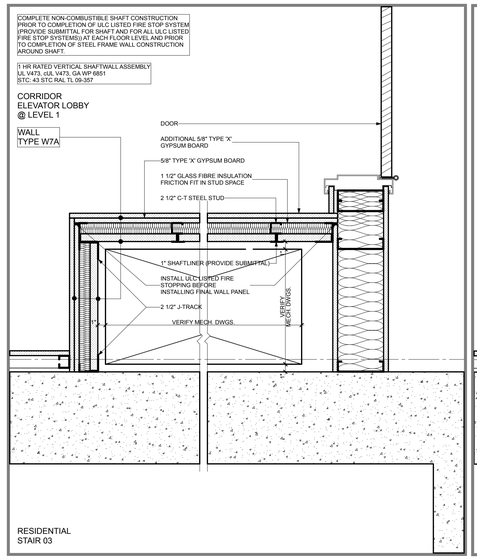
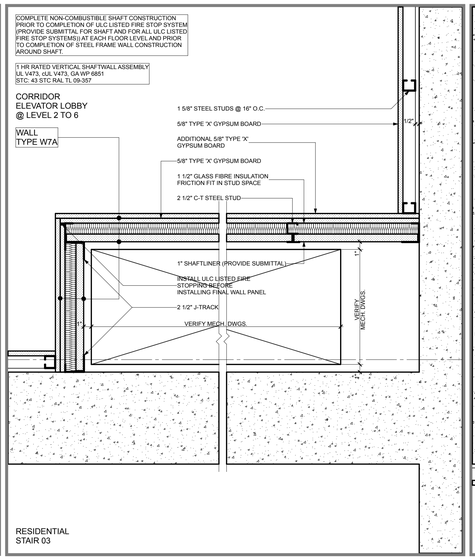
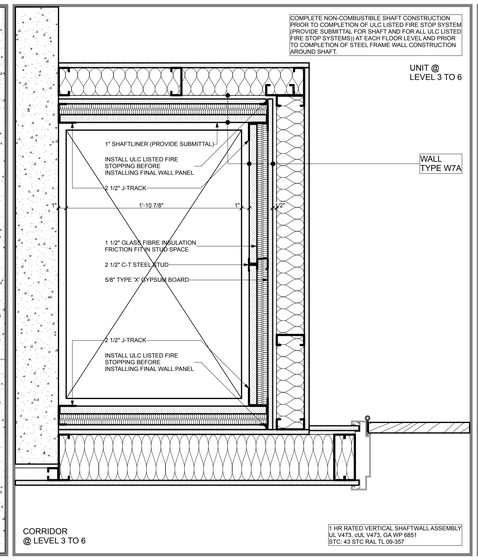
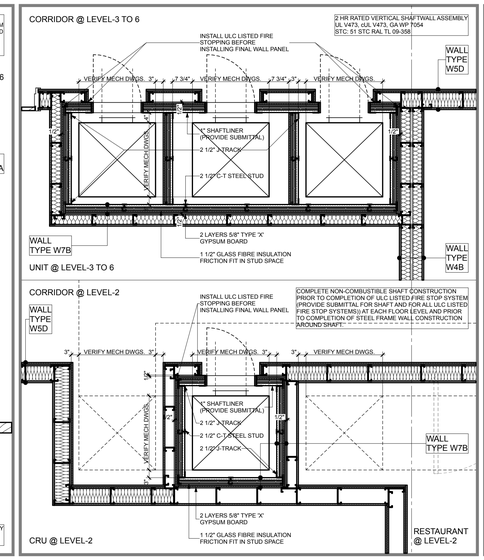
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 2.1.2.101	[DRAWING] 2.1.6.601	[DRAWING] 2.1.6.611	[DRAWING] 3.0.2.101	[DRAWING] 3.0.2.102	
[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	

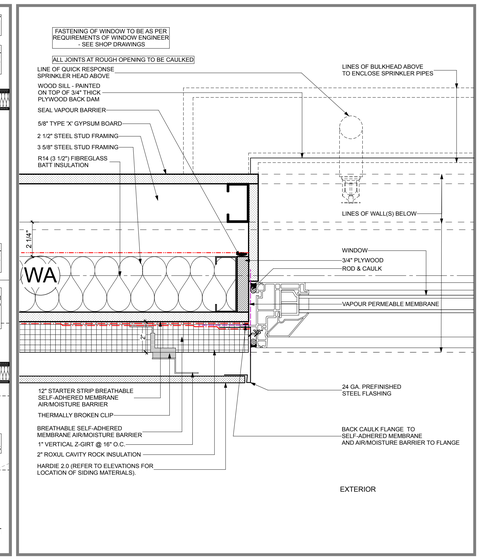
[TITLE] STEEL STUD FURRING @ CONCRETE WALL
[TITLE] STEEL STUD TO CONCRETE TRANSITION











[TITLE] 1 HR RATED HALL PRESSURIZATION SHAFT @ LEVEL 1 - WEST BUILDING	[PROJECT] 19471	[TITLE] 1 HR RATED HALL PRESSURIZATION SHAFT @ LEVEL 2 TO 6 - WEST BUILDING	[PROJECT] 19471	[TITLE] 1 HR RATED HALL PRESSURIZATION SHAFT @ LEVEL 3 TO 6 - EAST BUILDING	[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1/2" = 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.0.4.401	[DRAWING] 3.0.4.402	[DRAWING] 3.0.4.403	[DRAWING] 3.0.4.404	[DRAWING] 3.0.6.102	
[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	

[TITLE] 2 HR RATED KITCHEN SHAFT - LEVEL 2 TO 6
[TITLE] LEVEL 1 WEST - VINYL JAMB w/ STEEL STUD (1)

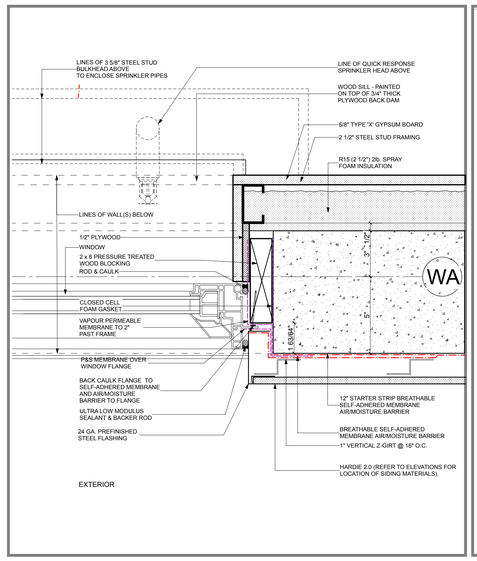
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHMUS F SAGAS
2024-08-14
BRITISH COLUMBIA

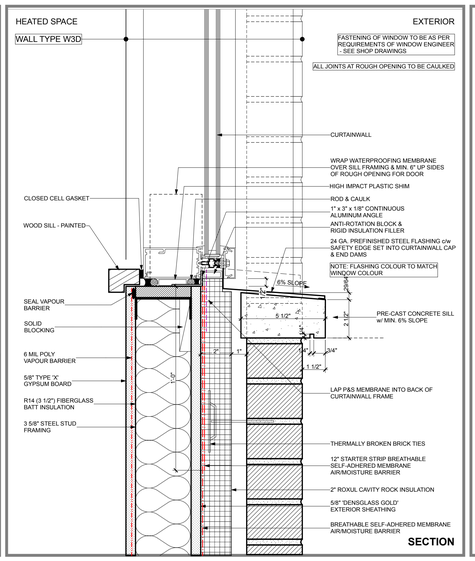
[CLIENT]
CASCADIA Green Development

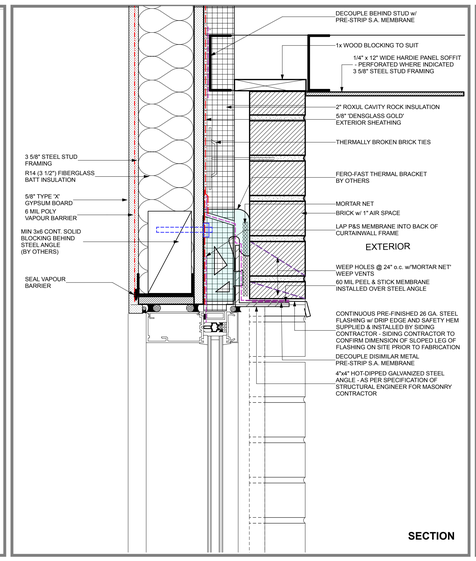
[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

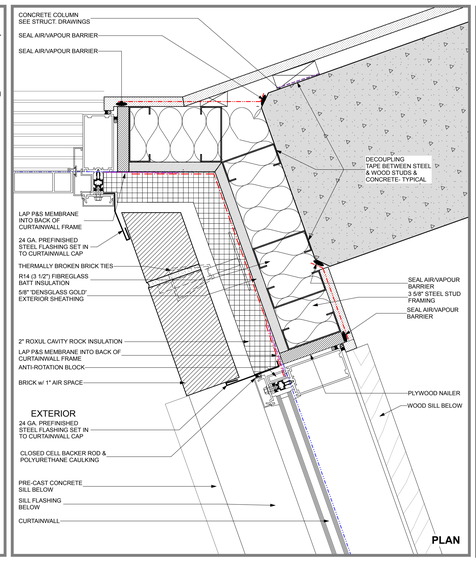
[TITLE]
DETAILS

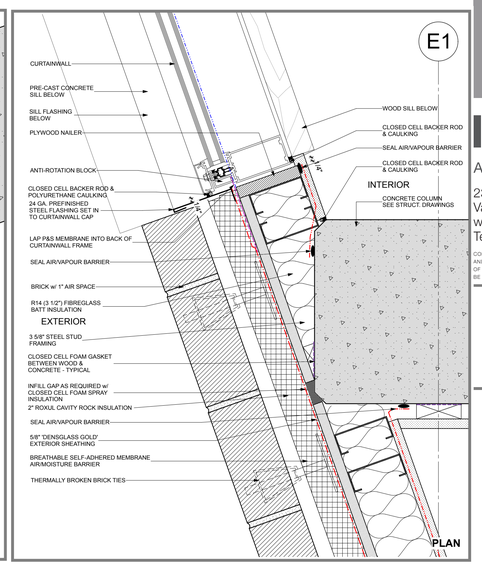
19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]
A-6.402	[DRAWING]











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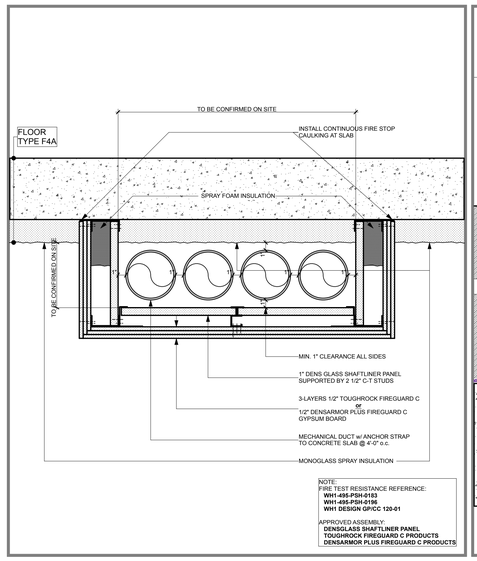
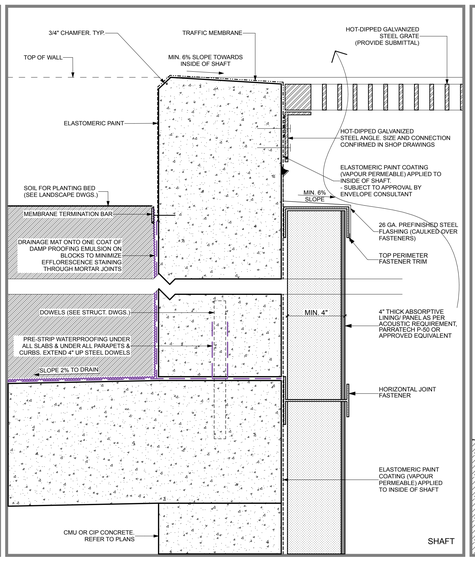
[PROJECT TEAM]

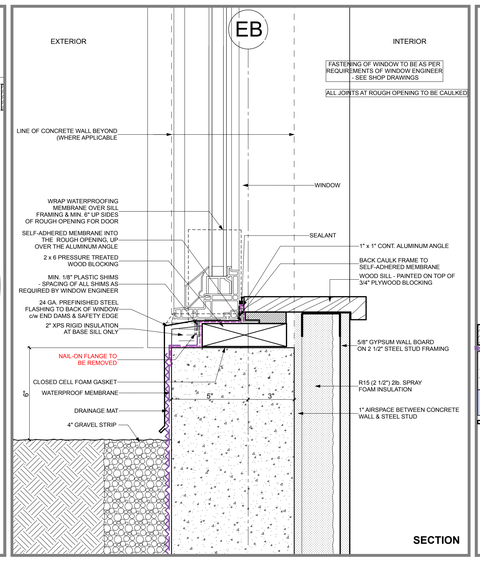
[TITLE] LEVEL 1 WEST - VINYL JAMB w/ STEEL STUD	[PROJECT] 19471	[TITLE] CURTAINWALL SILL - BRICK	[PROJECT] 19471	[TITLE] CURTAINWALL HEAD - BRICK	[PROJECT] 19471
[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 3.0.6.103	[DRAWING] RESUBMISSION 3.0.6.104	[DRAWING] RESUBMISSION 3.0.6.105	[DRAWING] RESUBMISSION 3.0.6.106	[DRAWING] RESUBMISSION 3.0.6.107	

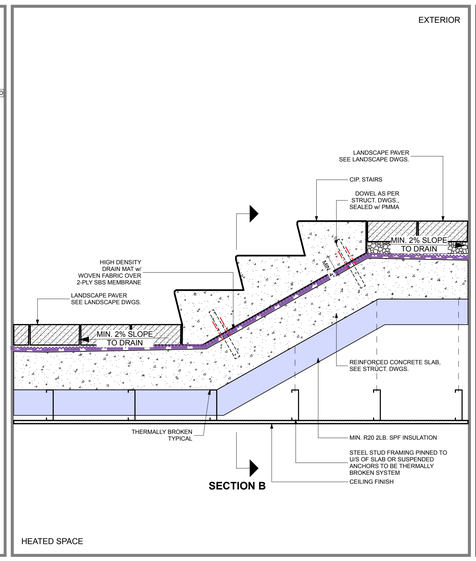
[CLIENT] CASCADIA GREEN DEVELOPMENT

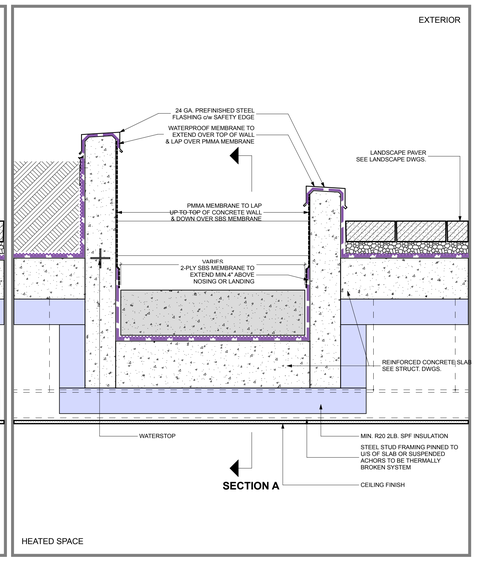
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC











[TITLE] 2HR RATED HORIZONTAL DUCT	[PROJECT] 19471	[TITLE] EXHAUST SHAFTWALL FROM PARKADE	[PROJECT] 19471	[TITLE] LEVEL 1 WEST - VINYL SILL ON CONCRETE	[PROJECT] 19471
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[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 3.1.0.401	[DRAWING] RESUBMISSION 3.1.1.401	[DRAWING] RESUBMISSION 3.1.1.601	[DRAWING] RESUBMISSION 3.1.1.801	[TITLE] EXTERIOR CONCRETE STAIR OVER SUSPENDED SLAB	[PROJECT] 19471
				[SCALE] 1" = 1'-0"	[SCALE] 1" = 1'-0"
				[DATE] 2024-07-30	[DATE] 2024-07-30
				[ISSUE] #34 - BP	[ISSUE] #34 - BP
				[DRAWING] RESUBMISSION 3.1.1.801	[DRAWING] RESUBMISSION 3.1.1.802

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

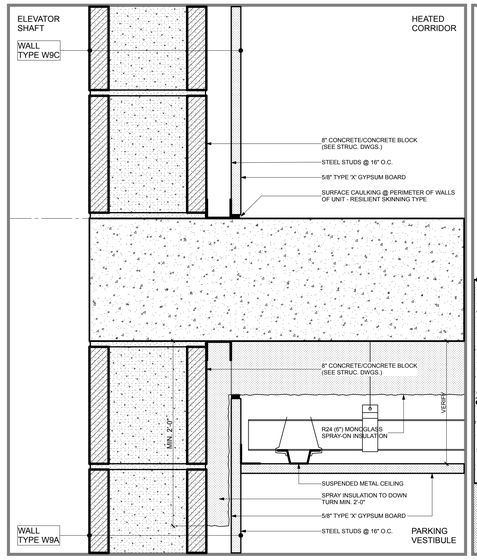
[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS F. SAMUEL BRITISH COLUMBIA
2024-08-14

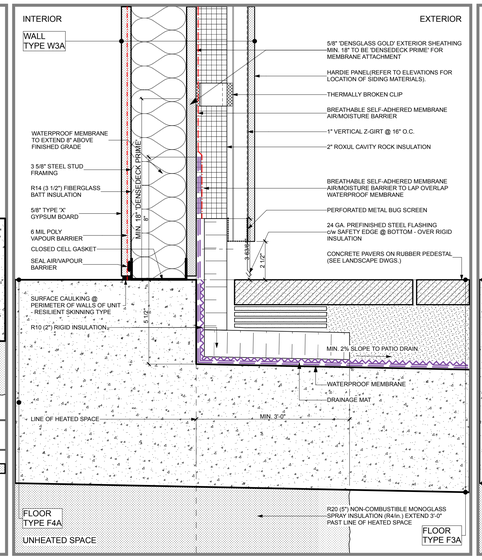
[CLIENT] CASCADIA Green Development

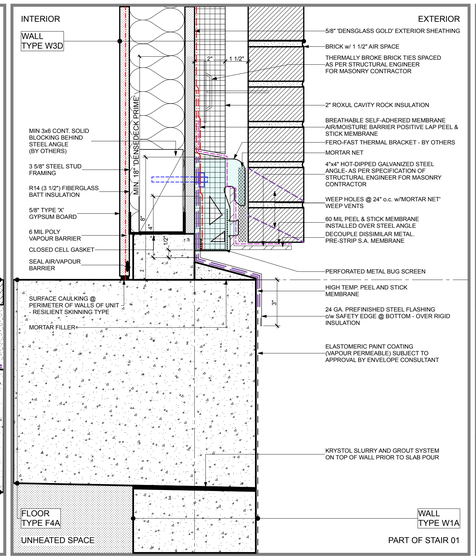
[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

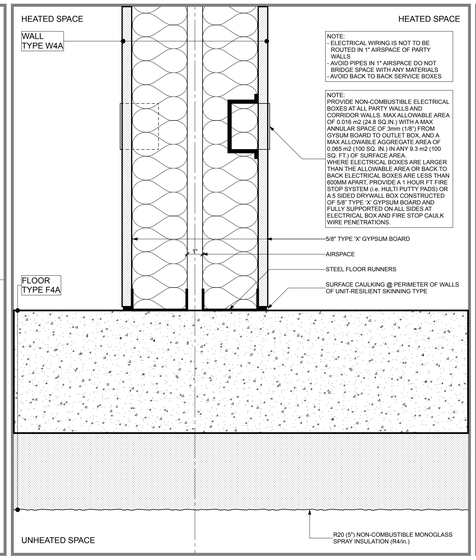
[TITLE]
DETAILS

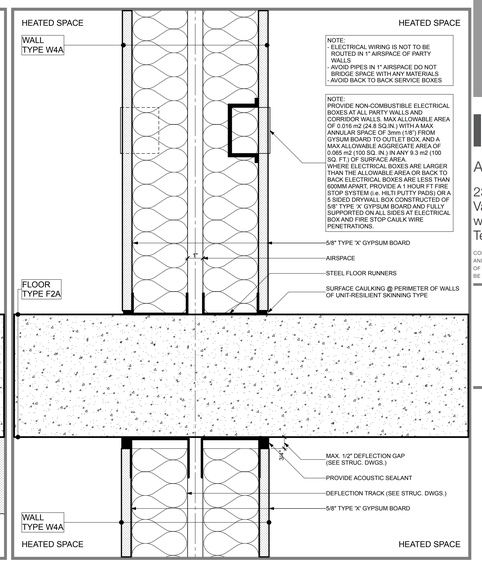
[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] A-6.403

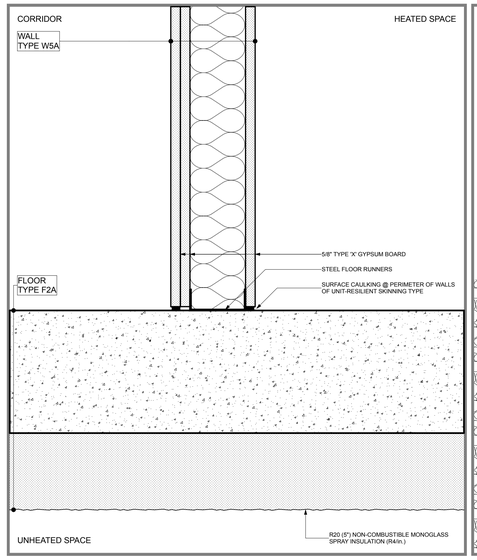


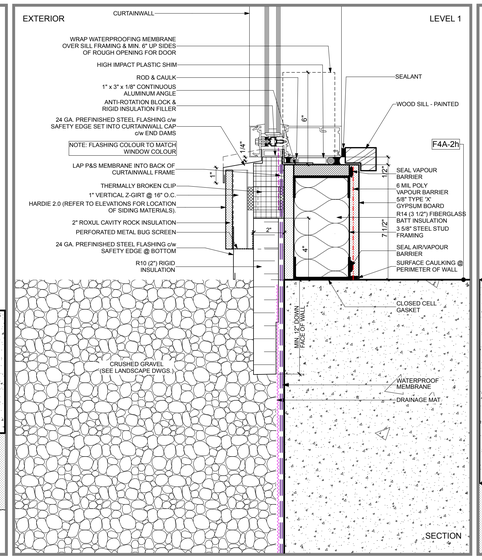


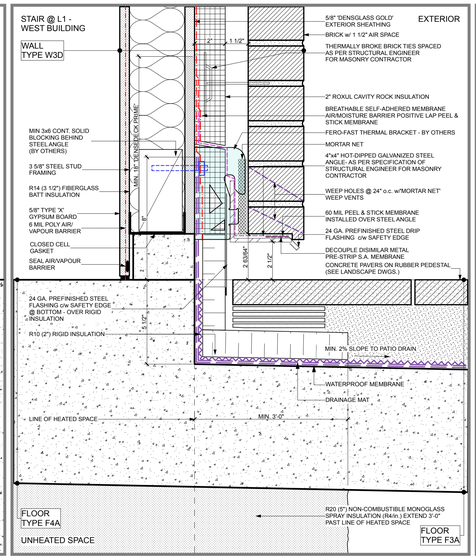


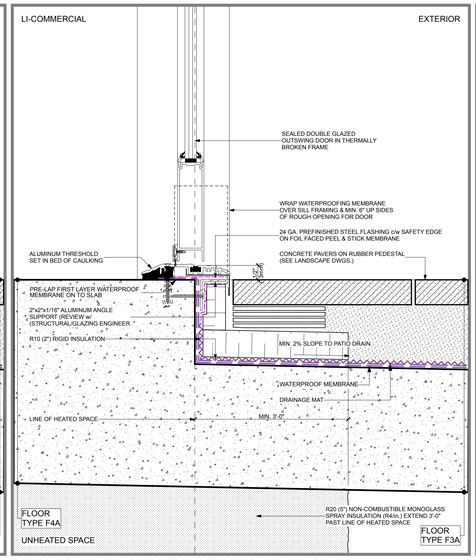


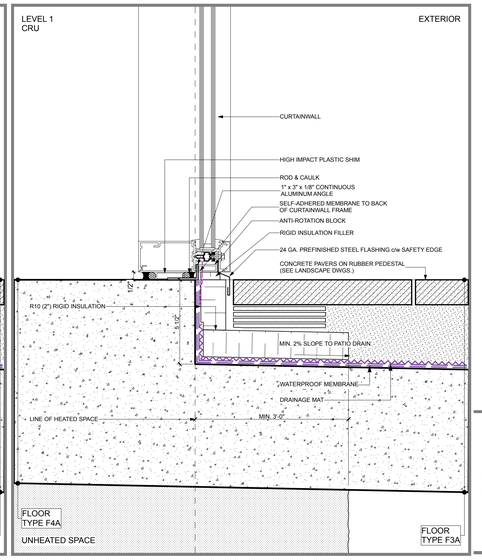












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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F. SMITH 2024-08-14 BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]

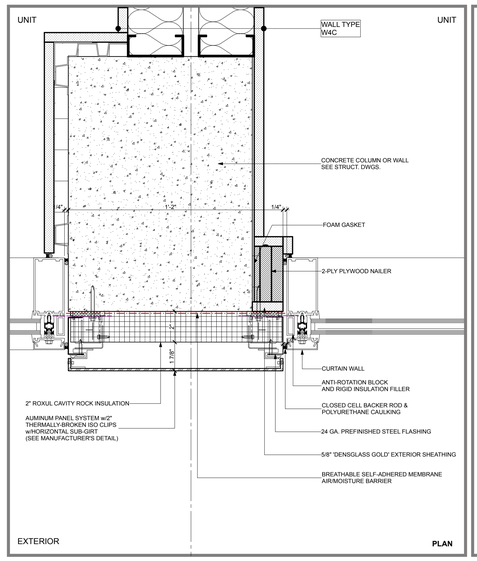
DETAILS

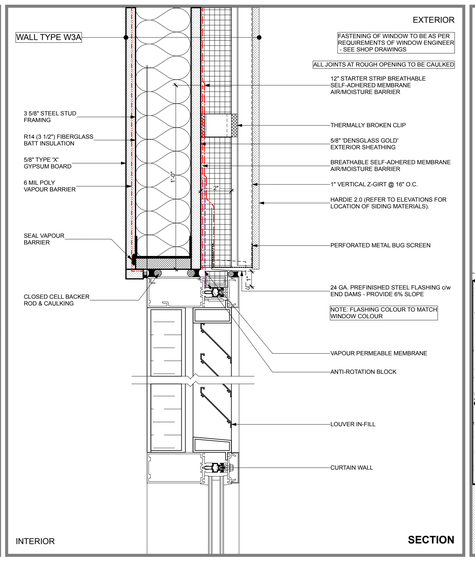
[PROJECT]	19471
[SCALE]	As Noted
[DATE]	2024-08-14
[ISSUE]	ISSUE 34 - BP RESUBMISSION
[DRAWING]	A-6.404

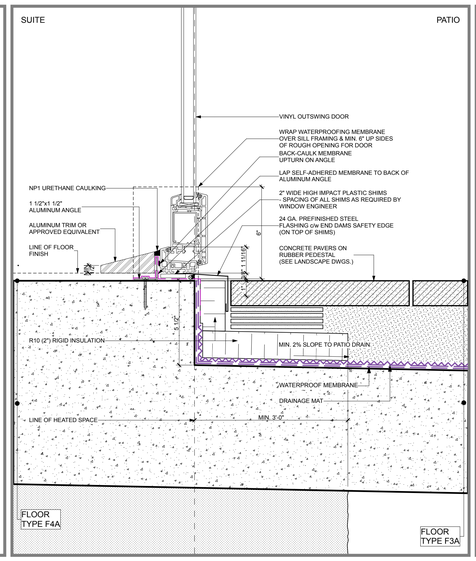
[TITLE]	[PROJECT]	[SCALE]	[DATE]	[ISSUE]	[DRAWING]
ELEVATOR SHAFTWALL @ SUSPENDED SLAB	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.2.401
EXTERIOR WALL @ SUSPENDED SLAB - HARDIE 2.0	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.4.101
BRICK EXTERIOR WALL AND CONCRETE INTERFACE	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.4.102
TYPICAL RESIDENTIAL PARTY WALL - UNHEATED SPACE BELOW (LEVEL 1)	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.4.201
TYPICAL RESIDENTIAL PARTY WALL - HEATED SPACE BELOW (LEVEL 1)	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.4.202
TYPICAL CORRIDOR WALL @ ON CONCRETE SLAB - UNHEATED SPACE BELOW	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.4.301
CURTAINWALL SILL - HARDIE	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.4.601
STAIR EXTERIOR WALL @ SUSPENDED SLAB - BRICK	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.4.801
OUTSWING DOOR @ CRU - L1 COMMERCIAL	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.6.601
CURTAIN WALL SILL @ CRU - L1 COMMERCIAL	19471	3" = 1'-0"	2024-07-30	#34 - BP RESUBMISSION	3.1.6.602

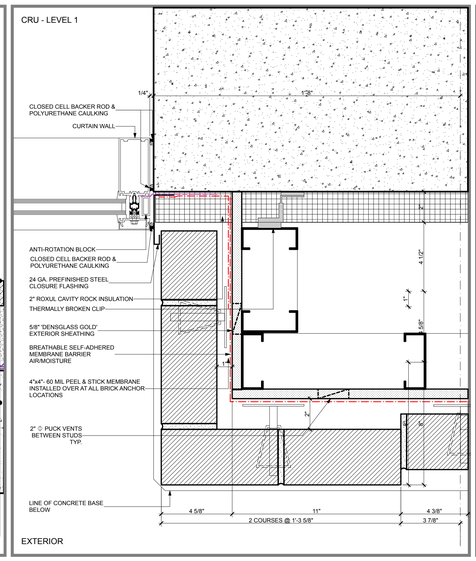
[CLIENT] CASCADIA GREEN DEVELOPMENT

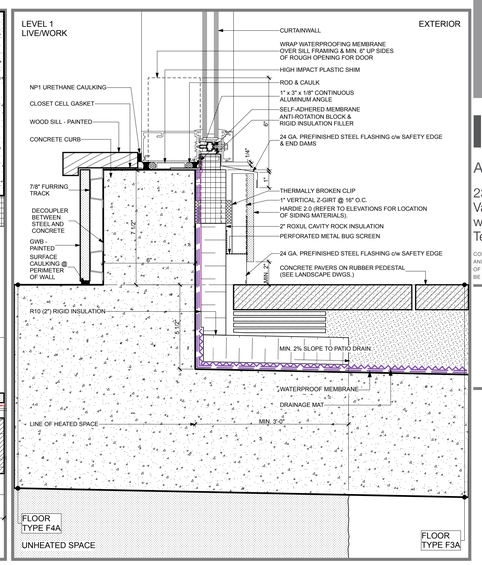
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC











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[TITLE] CURTAIN WALL JAMB @ CRU - L1 COMMERCIAL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.603

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[TITLE] CURTAIN WALL HEAD @ CRU - L1 COMMERCIAL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.604

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[TITLE] OUTSWING DOOR @ SUITE - L1
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.605

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[TITLE] CURTAIN WALL JAMB AT PILASTER @ CRU - L1 COMMERCIAL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.606

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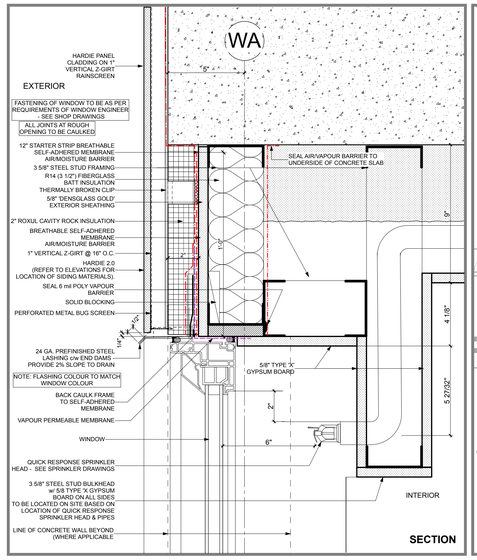
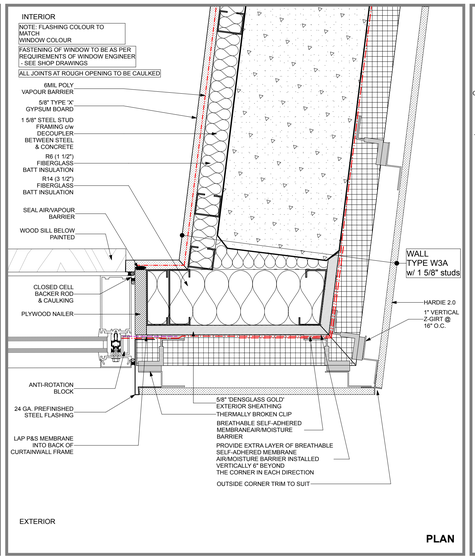
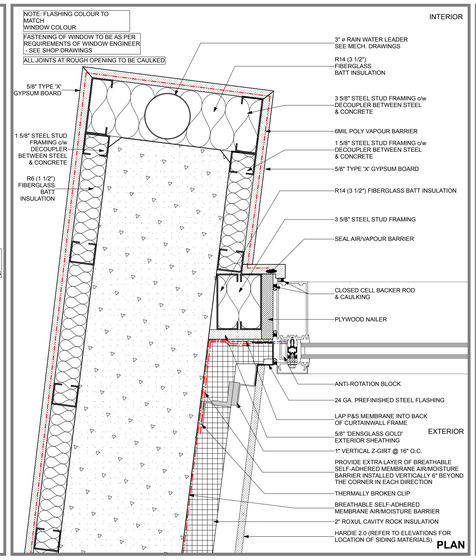
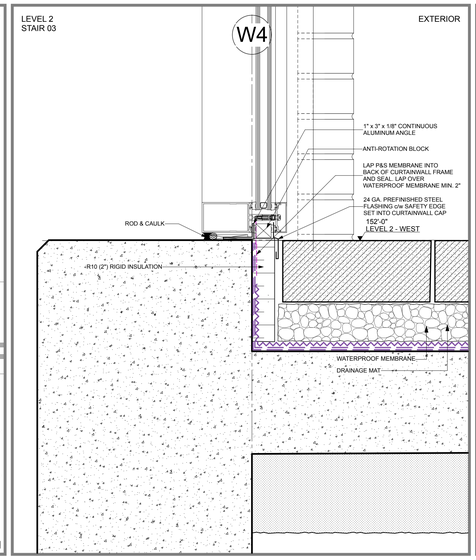
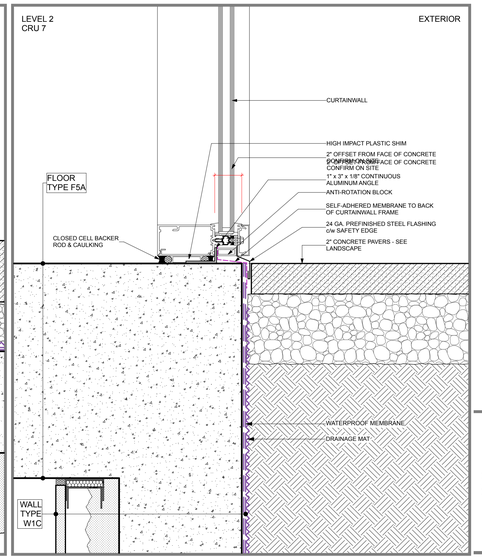
[TITLE] CURTAIN WALL SILL @ L1 LIVE/WORK
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.607











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[TITLE] LEVEL 1 WEST - VINYL HEAD @ STUD WALL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.608

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[TITLE] CURTAINWALL JAMB @ CONCRETE WALL 1 of 2
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.609

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[TITLE] CURTAINWALL JAMB @ CONCRETE WALL 2 of 2
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.610

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[TITLE] CURTAINWALL SUPPORTED SILL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.611

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[TITLE] CURTAINWALL SILL @ CRU - L2
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 3.1.6.612

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[PROJECT TEAM]

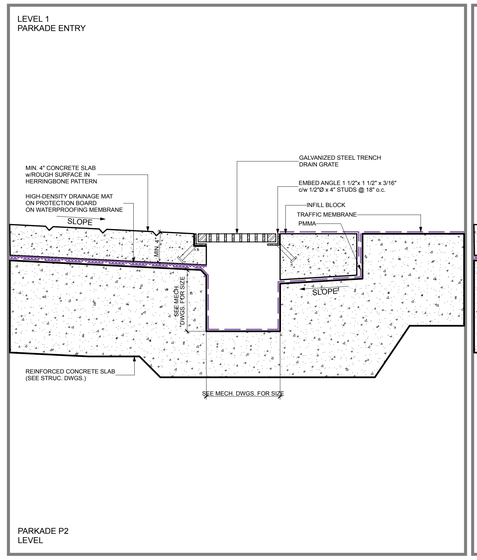
[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS F. SMITH BRITISH COLUMBIA
2024-08-14

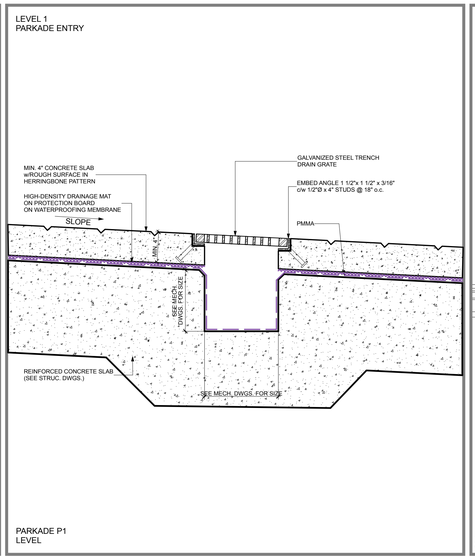
[CLIENT]
CASCADIA Green Development

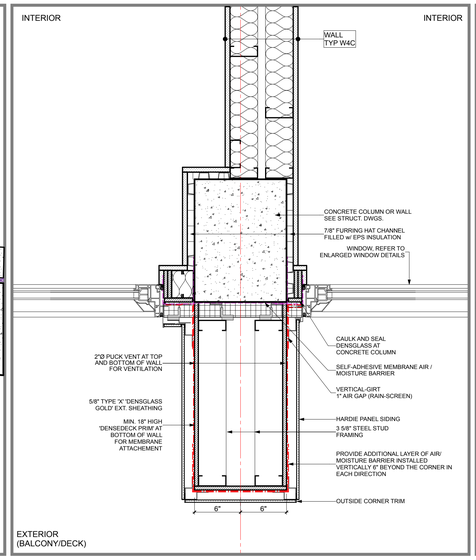
[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

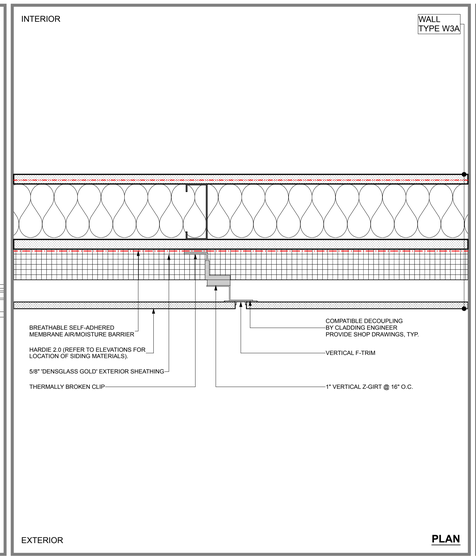
[TITLE]
DETAILS

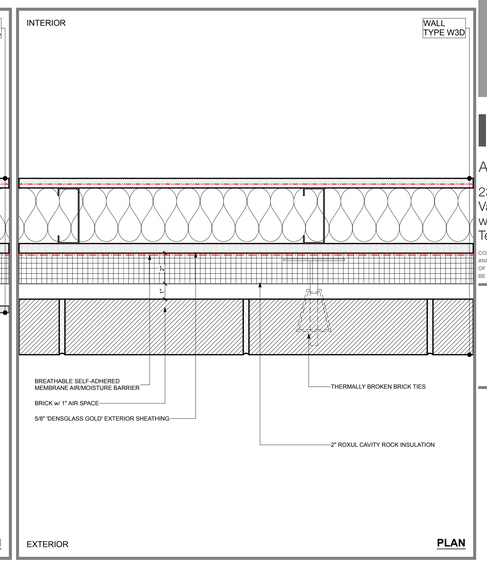
[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-6.405**











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[PROJECT TEAM]

[TITLE] TRENCH DRAIN DETAIL	[PROJECT] 19471	[TITLE] TRENCH DRAIN DETAIL AT SLOPED RAMP	[PROJECT] 19471
	[SCALE] 1 1/2"= 1'-0"		[SCALE] 1 1/2"= 1'-0"
	[DATE] 2024-07-30		[DATE] 2024-07-30
[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP	[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 3.2.0.901	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 3.2.0.902

[TITLE] COLUMN TO BALCONY/DECK DIVIDER WALL - PLAN	[PROJECT] 19471	[TITLE] VERTICAL JOINT - HARDIE 2.0	[PROJECT] 19471
	[SCALE] 1 1/2"= 1'-0"		[SCALE] 3" = 1'-0"
	[DATE] 2024-07-30		[DATE] 2024-07-30
[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP	[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 4.0.2.101	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 4.0.4.101

[TITLE] VERTICAL JOINT - BRICK	[PROJECT] 19471	[TITLE] VERTICAL JOINT - BRICK / HARDIE 2.0	[PROJECT] 19471
	[SCALE] 3" = 1'-0"		[SCALE] 3" = 1'-0"
	[DATE] 2024-07-30		[DATE] 2024-07-30
[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP	[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 4.0.4.102	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 4.0.4.103

[TITLE] EXTERIOR CORNER - BRICK	[PROJECT] 19471	[TITLE] EXTERIOR CORNER - HARDIE 2.0	[PROJECT] 19471
	[SCALE] 3" = 1'-0"		[SCALE] 3" = 1'-0"
	[DATE] 2024-07-30		[DATE] 2024-07-30
[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP	[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 4.0.4.111	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 4.0.4.112

[TITLE] INTERIOR CORNER - BRICK / HARDIE 2.0	[PROJECT] 19471	[TITLE] INTERIOR CORNER - HARDIE 2.0	[PROJECT] 19471
	[SCALE] 3" = 1'-0"		[SCALE] 3" = 1'-0"
	[DATE] 2024-07-30		[DATE] 2024-07-30
[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP	[CLIENT] CASCADIA GREEN DEVELOPMENT	[ISSUE] #34 - BP
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 4.0.4.113	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING] RESUBMISSION 4.0.4.114

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHIMUS F. SAMUS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

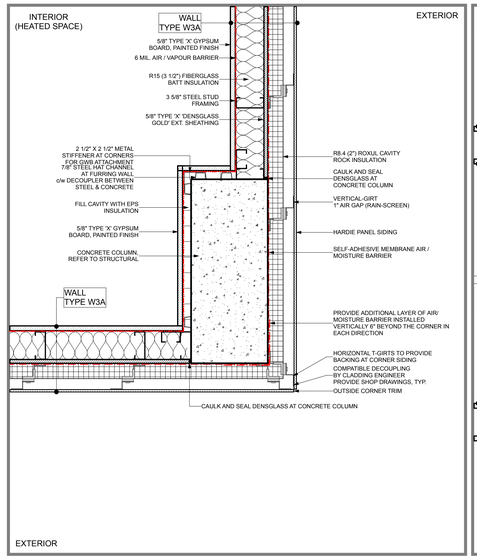
[TITLE]

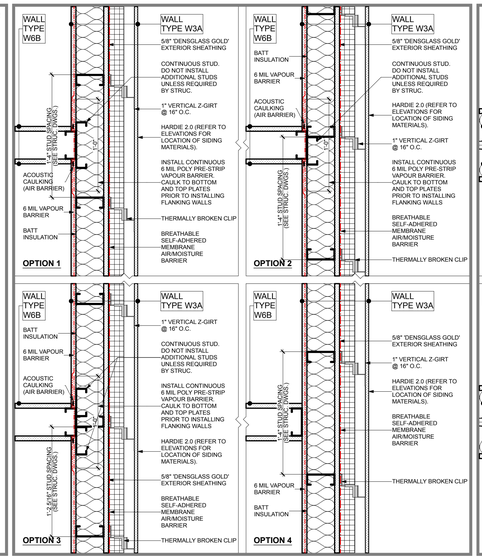
DETAILS

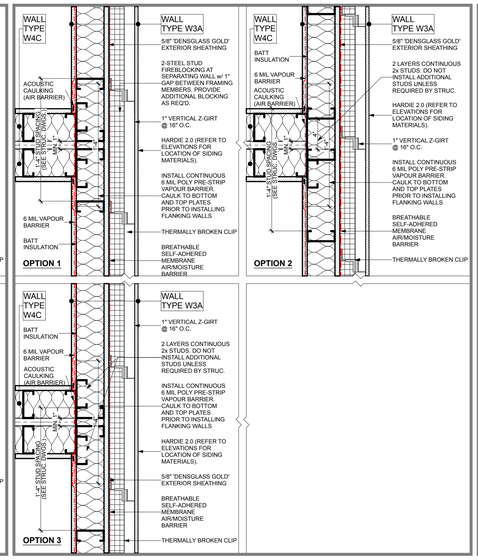
19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

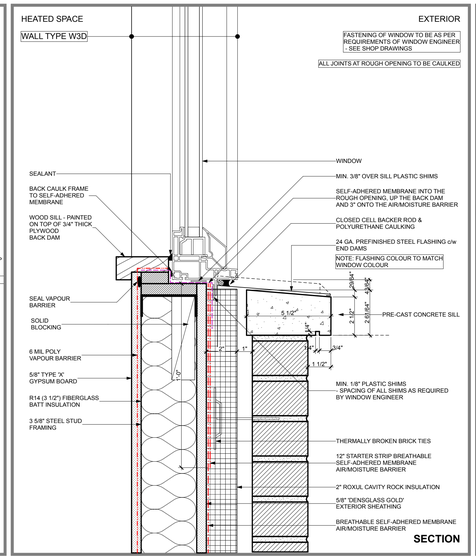
[DRAWING]

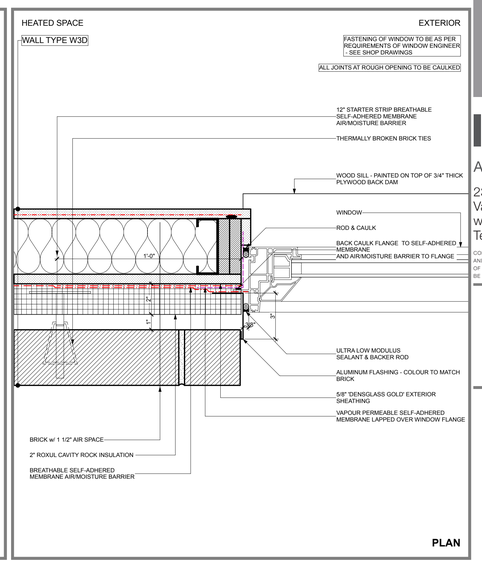
A-6.406











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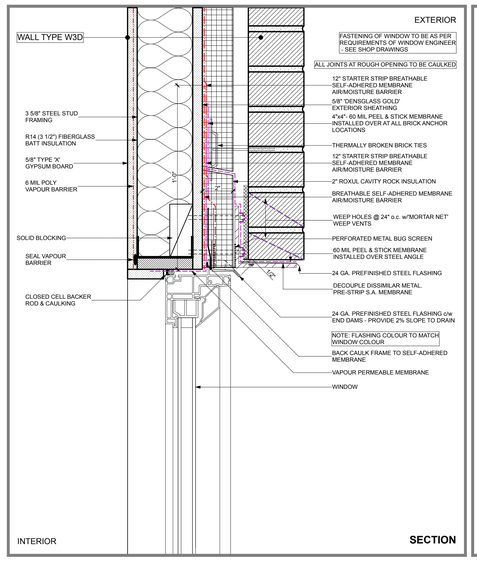
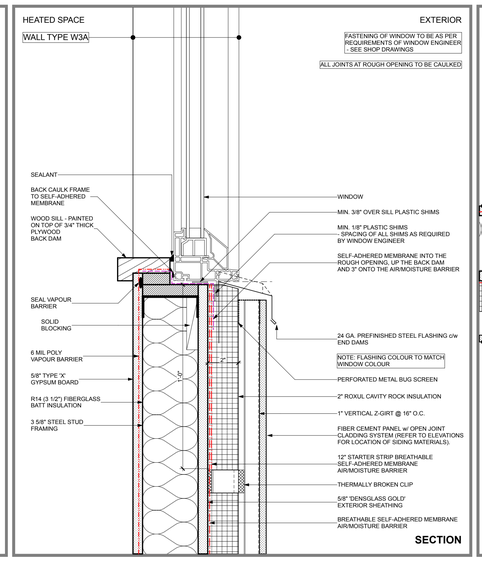
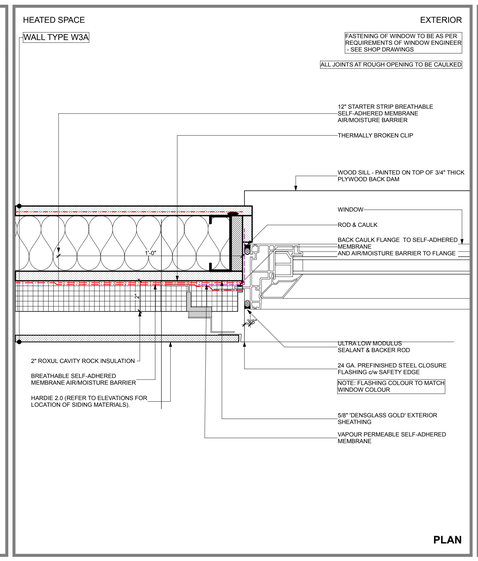
[PROJECT TEAM]

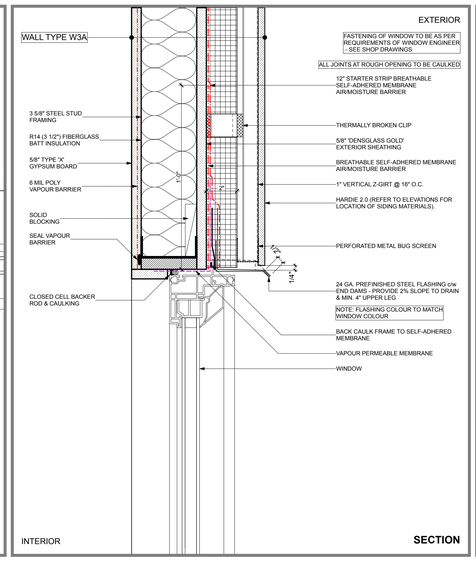
[TITLE] HARDIE PANEL AT EXTERIOR COLUMN - PLAN	[PROJECT] 19471	[TITLE] UNRATED WALL AT EXTERIOR WALL	[PROJECT] 19471	[TITLE] PARTY WALL AT EXTERIOR WALL	[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 4.0.4.121	[DRAWING] 4.0.4.501	[DRAWING] 4.0.4.502	[DRAWING] 4.0.4.601	[DRAWING] 4.0.4.602	

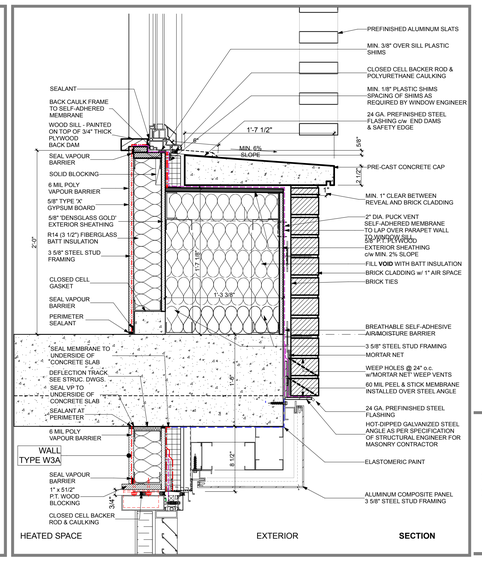
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC











[TITLE] VINYL WINDOW HEAD (SECTION) - BRICK	[PROJECT] 19471	[TITLE] VINYL WINDOW SILL (SECTION) - HARDIE 2.0	[PROJECT] 19471	[TITLE] VINY WINDOW JAMB (PLAN) - HARDIE 2.0	[PROJECT] 19471
[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 4.0.4.603	[DRAWING] 4.0.4.611	[DRAWING] 4.0.4.612	[DRAWING] 4.0.4.613	[TITLE] EXTERIOR WALL PARAPET w/ CONCRETE SILL	[PROJECT] 19471
				[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"
				[DATE] 2024-07-30	[DATE] 2024-07-30
				[ISSUE] #34 - BP RESUBMISSION	[ISSUE] #34 - BP RESUBMISSION
				[DRAWING] 4.1.2.101	

[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[ARCHITECT SEAL]
REGISTERED ARCHITECT SHIMUS F SAKS 2024-08-14 BRITISH COLUMBIA

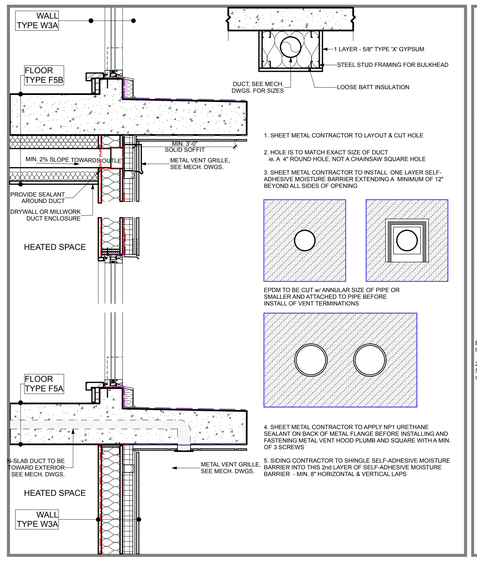
[CLIENT] CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
DETAILS

19471	[PROJECT]
As Noted	[SCALE]
2024-08-14	[DATE]
ISSUE 34 - BP RESUBMISSION	[ISSUE]

[DRAWING]
A-6.407

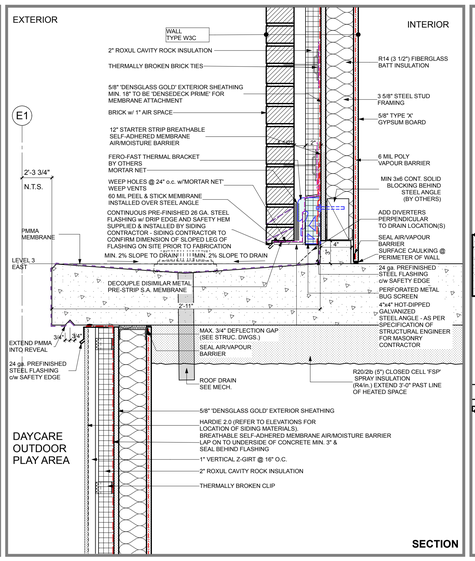


HORIZONTAL INTAKE DETAIL

[PROJECT]	19471
[SCALE]	1" = 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.101

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC



SMALL ROOF OVERHANG - SECTION

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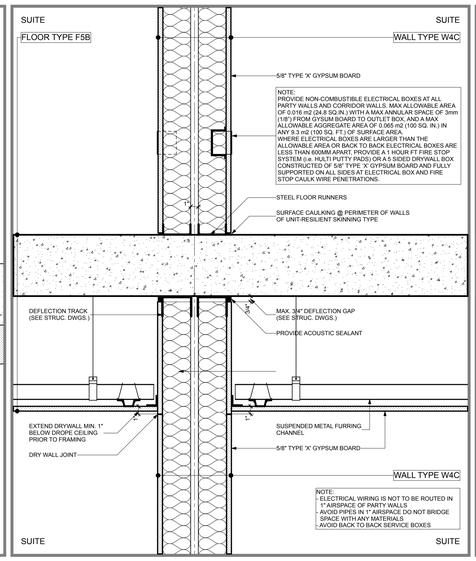
[SCALE]	1 1/2"= 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.103

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

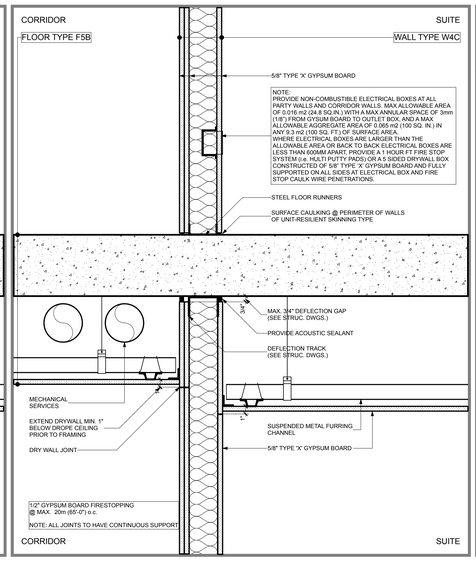


PARTY WALL @ INTERMEDIATE FLOOR w/DROPPED CEILING - LEVEL 2 TO 6

[PROJECT]	19471
[SCALE]	1 1/2"= 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.201

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

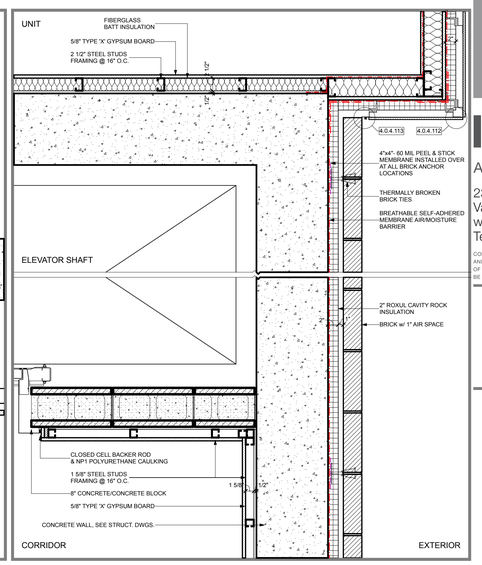


CORRIDOR WALL @ INTERMEDIATE FLOOR w/ DROPPED CEILING - LEVEL 1 TO 6

[PROJECT]	19471
[SCALE]	1 1/2"= 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.301

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

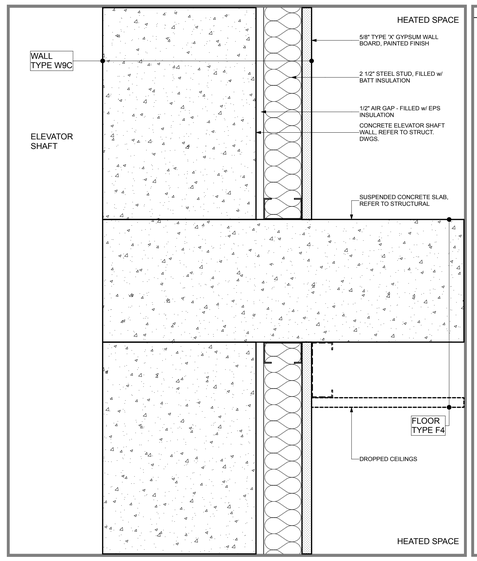


ELEVATOR SHAFT @ INTERMEDIATE FLOOR

[PROJECT]	19471
[SCALE]	1" = 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.401

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC



ELEVATOR SHAFT SECTION @ INTERMEDIATE FLOORS

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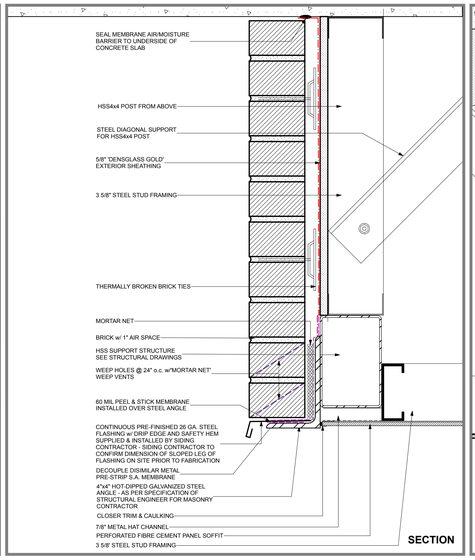
[SCALE]	3" = 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.402

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

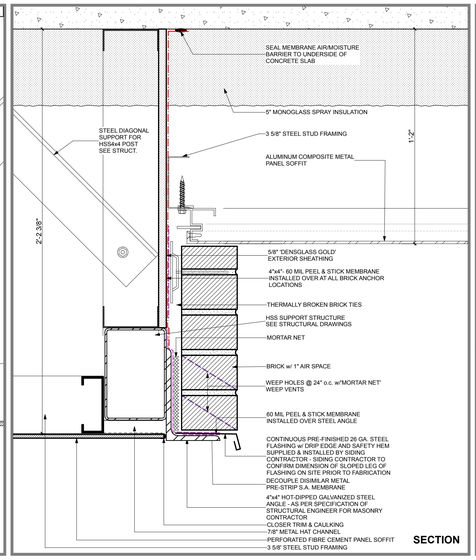


SUSPENDED BRICK PARAPET

[PROJECT]	19471
[SCALE]	3" = 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.501

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

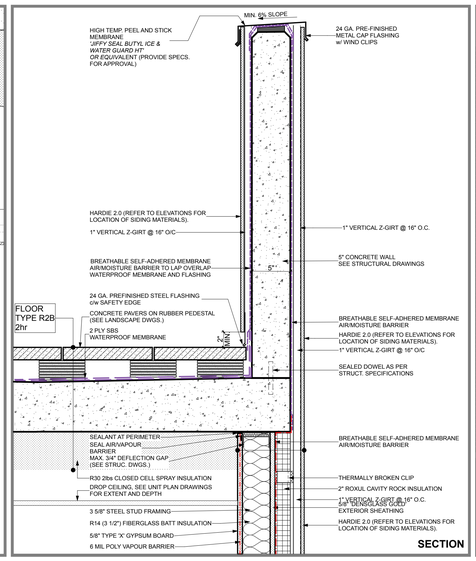


SUSPENDED BRICK PARAPET @ SOFFIT

[PROJECT]	19471
[SCALE]	3" = 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.502

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

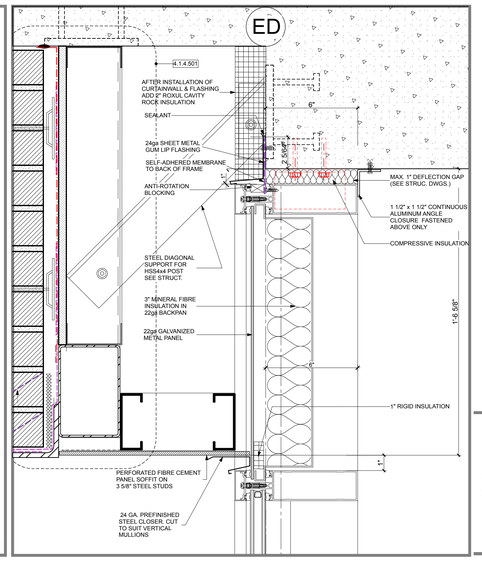


CONCRETE WALL DECK GUARD @ LEVEL 5

[PROJECT]	19471
[SCALE]	1 1/2"= 1'-0"
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.503

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC



CURTAINWALL UNDERSLAB CONNECTION

[PROJECT]	19471
[SCALE]	NTS
[DATE]	2024-07-30
[ISSUE]	#34 - BP
[DRAWING]	RESUBMISSION 4.1.4.504

[CLIENT] CASCADIA GREEN DEVELOPMENT

[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT SHAMUS F. SANDS BRITISH COLUMBIA 2024-08-14

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]

DETAILS

[PROJECT] 19471

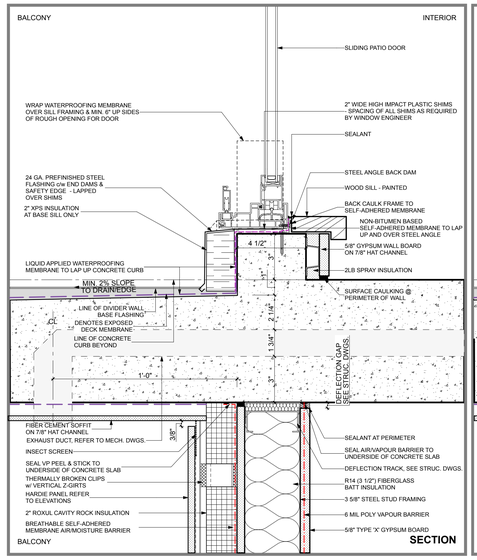
[SCALE] As Noted

[DATE] 2024-08-14

[ISSUE] ISSUE 34 - BP RESUBMISSION

[DRAWING]

A-6.408



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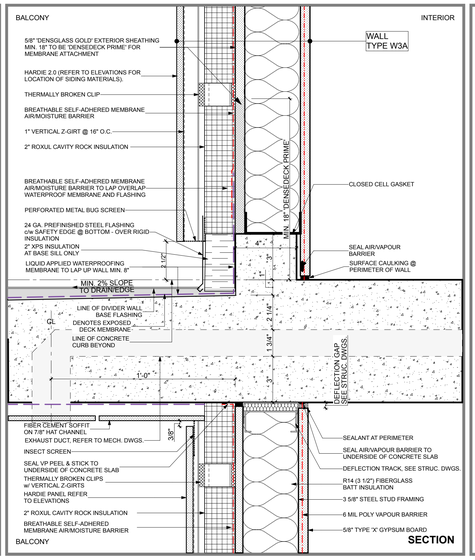
[TITLE] SLIDING DOOR SILL ON CURB TO BALCONY (SECTION)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 4.1.4.601



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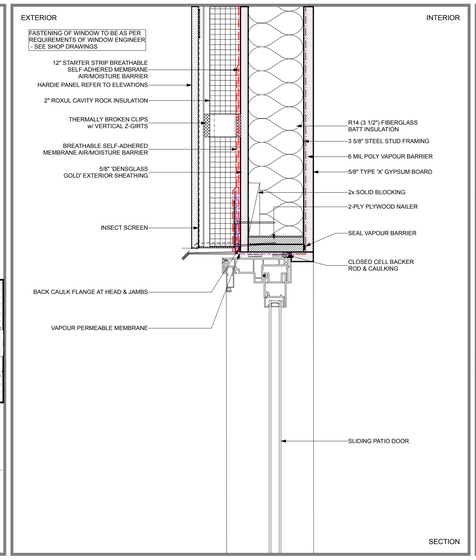
[TITLE] EXTERIOR WALL ON CURB TO BALCONY
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 4.1.4.602



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[TITLE] SLIDING DOOR HEAD (SECTION)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
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[DATE] 2024-07-30
[ISSUE] #34 - BP
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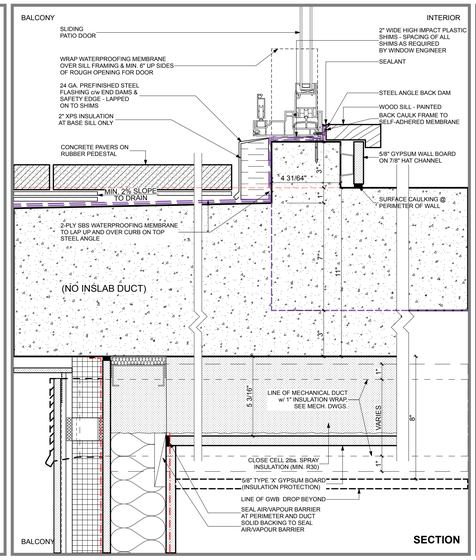

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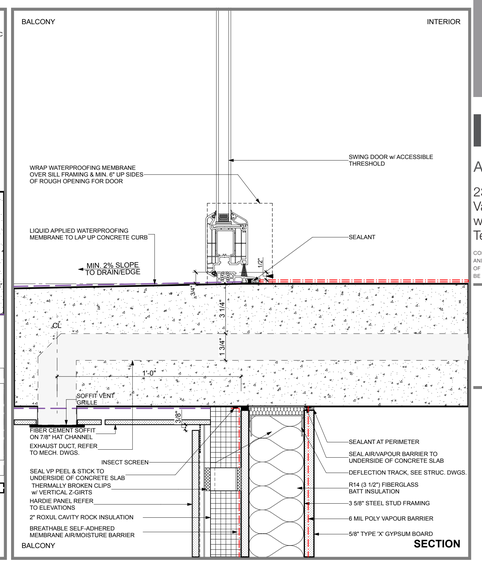
[TITLE] SLIDING DOOR SILL ON CURB @ ROOF DECK (SECTION)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
[SCALE] 3" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 4.1.4.611



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www.integra-arch.com
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[TITLE] ACCESSIBLE SWING DOOR SILL TO BALCONY (SECTION)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
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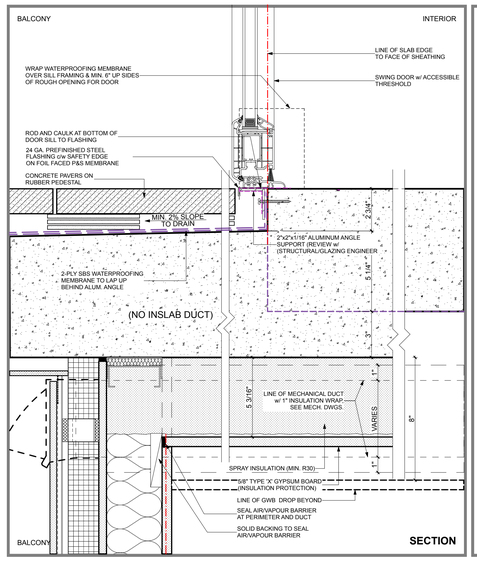
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 4.1.4.621



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[TITLE] ACCESSIBLE SWING DOOR SILL TO ROOF DECK (SECTION)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
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[DATE] 2024-07-30
[ISSUE] #34 - BP
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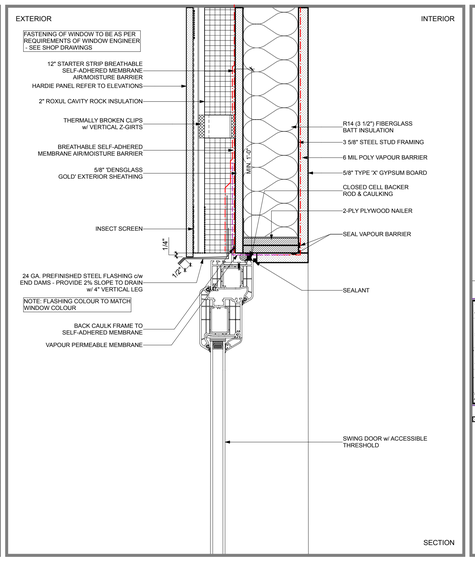

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[TITLE] SWING DOOR HEAD (SECTION)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
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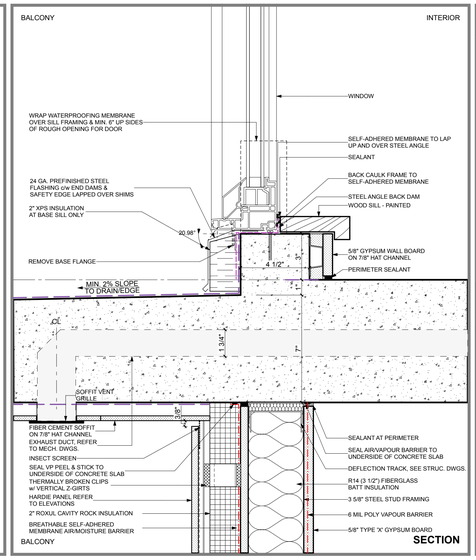
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 4.1.4.624



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[TITLE] VINYL WINDOW SILL ON CURB (SECTION)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
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[ISSUE] #34 - BP
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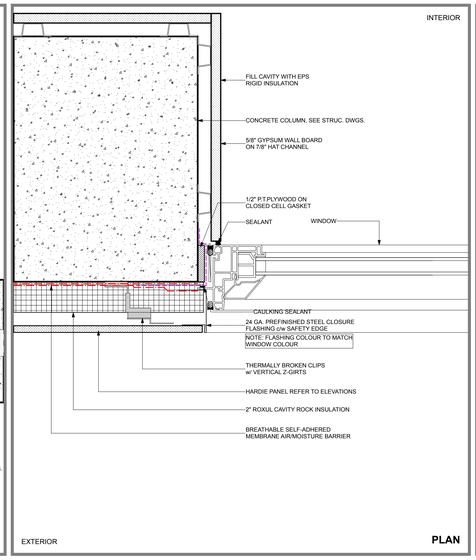

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[TITLE] VINYL WINDOW JAMB TO CONCRETE (PLAN)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
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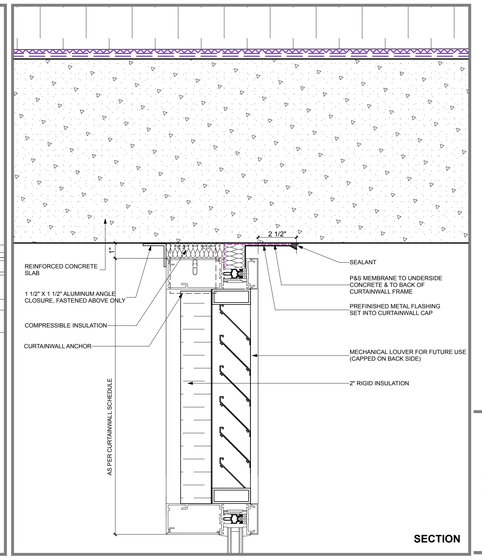
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 4.1.4.633



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[TITLE] CURTAINWALL HEAD UNDER SLAB
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[PROJECT] 19471
[SCALE] NTS
[DATE] 2024-07-30
[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 4.1.6.601

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
DETAILS

[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION

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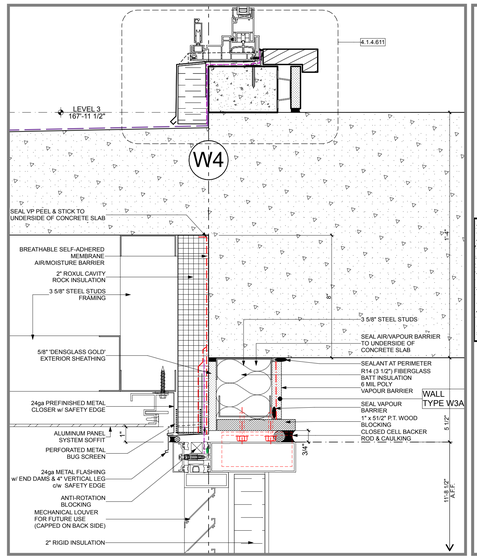
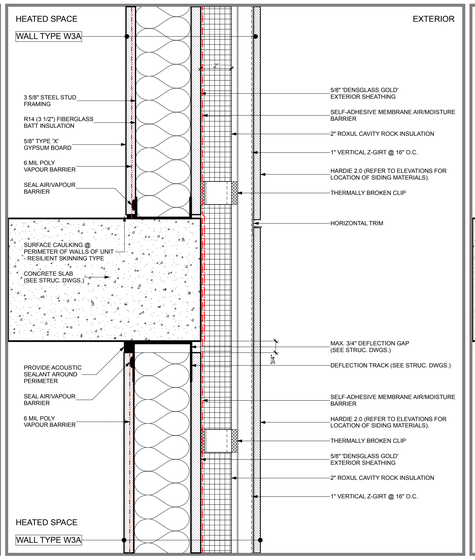
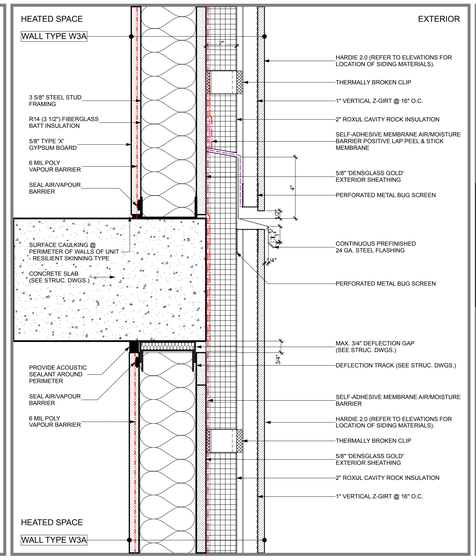
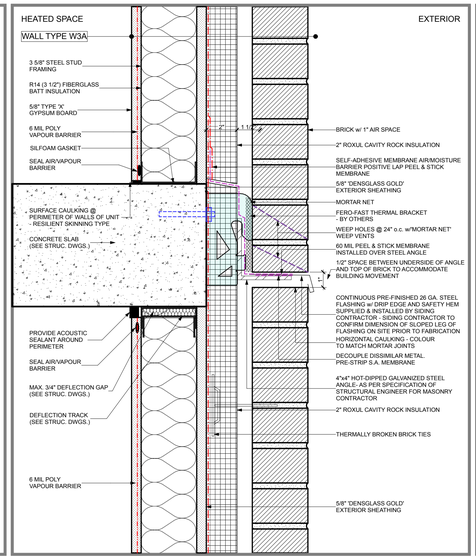
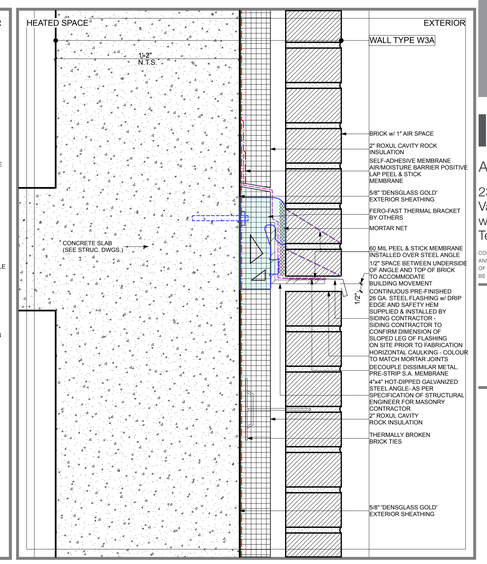
A-6.409











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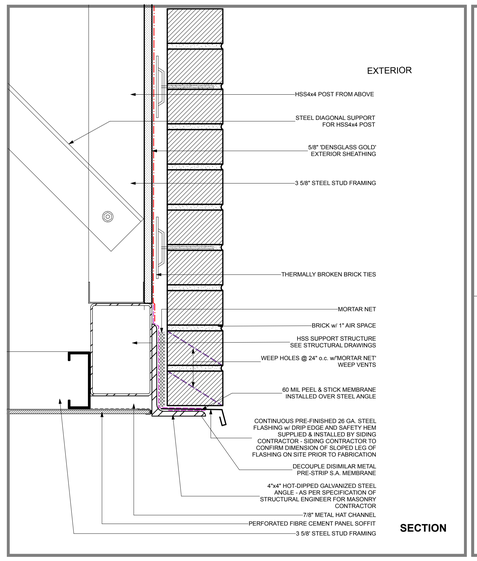
[TITLE] 4.1.6.602 LEVEL 2 EAST - CURTAINWALL HEAD UNDER CONCRETE SLAB
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] NTS [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 4.39

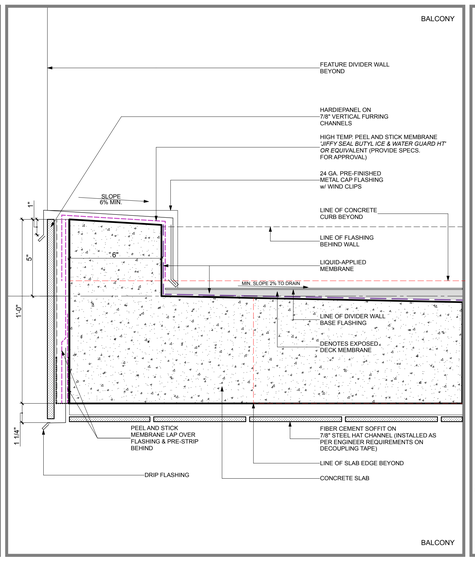
[TITLE] EXTERIOR WALL AT INTERMEDIATE FLOOR - HARDIE 2.0
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] 3" = 1'-0" [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 4.4.7.101

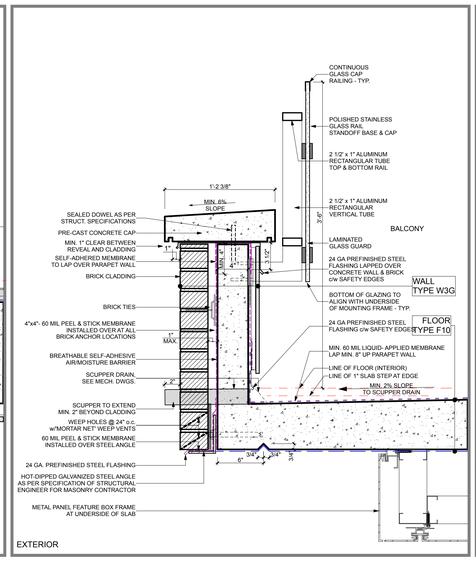
[TITLE] EXTERIOR THROUGH WALL FLASHING AT INTERMEDIATE FLOOR - HARDIE 2.0
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] 3" = 1'-0" [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 4.4.7.102

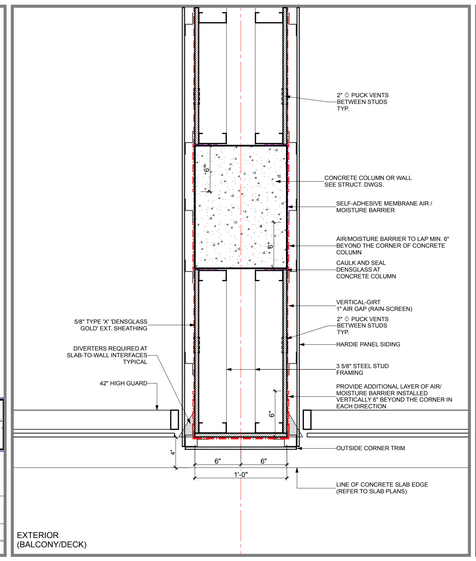
[TITLE] EXTERIOR THROUGH WALL FLASHING AT INTERMEDIATE FLOOR - BRICK
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] 3" = 1'-0" [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 4.4.7.103

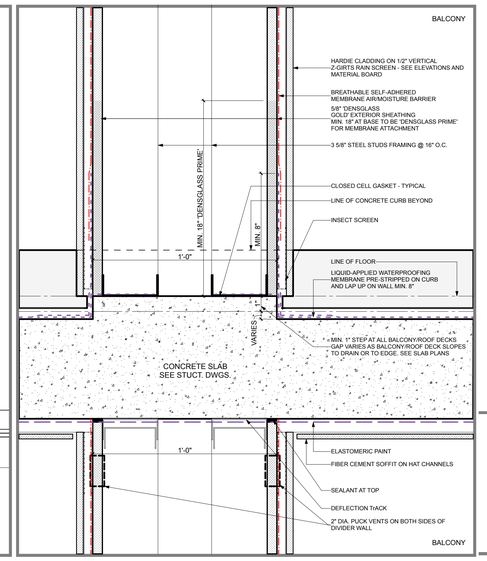
[TITLE] EXTERIOR THROUGH WALL FLASHING AT INTERMEDIATE FLOOR - CONCRETE/BRICK
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] NTS [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 4.4.7.104











[TITLE] BRICK AT SOFFIT
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] 3" = 1'-0" [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 5.0.4.101

[TITLE] BALCONY EDGE CURB FEATURE (SECTION)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] 3" = 1'-0" [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 5.1.0.901

[TITLE] BALCONY BRICK PARAPET DETIAL - SECTION
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] 1 1/2"= 1'-0" [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 5.1.1.501

[TITLE] BALONCY/ROOF DECK DIVIDER WALL PLAN
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] 1 1/2"= 1'-0" [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 5.1.2.501

[TITLE] COLUMN TO BALCONY/DECK DIVIDER WALL - SECTION
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471 [SCALE] 3" = 1'-0" [DATE] 2024-07-30 [ISSUE] #34 - BP RESUBMISSION [DRAWING] 5.1.2.502

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[PROJECT TEAM]

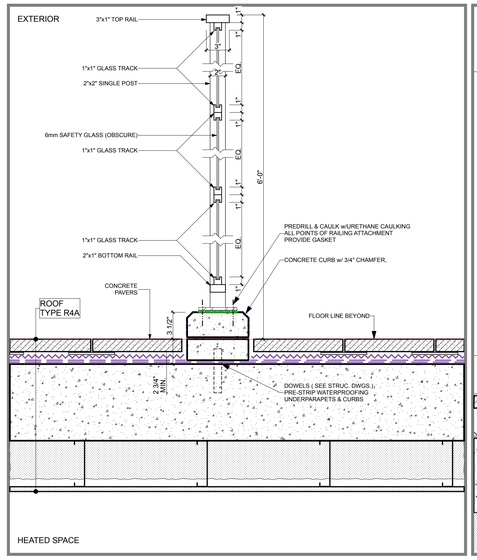
[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS F SAUNDERS
2024-08-14
BRITISH COLUMBIA

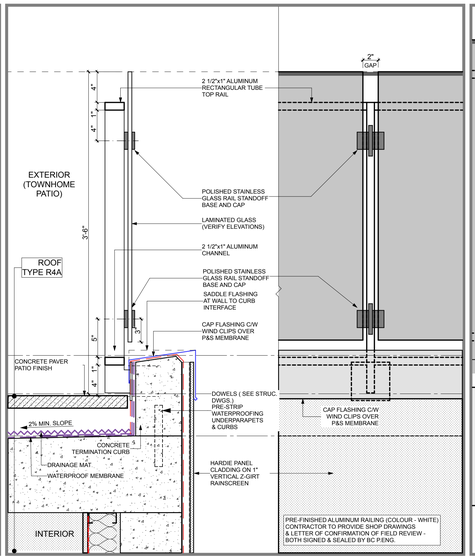
[CLIENT]
CASCADIA Green Development

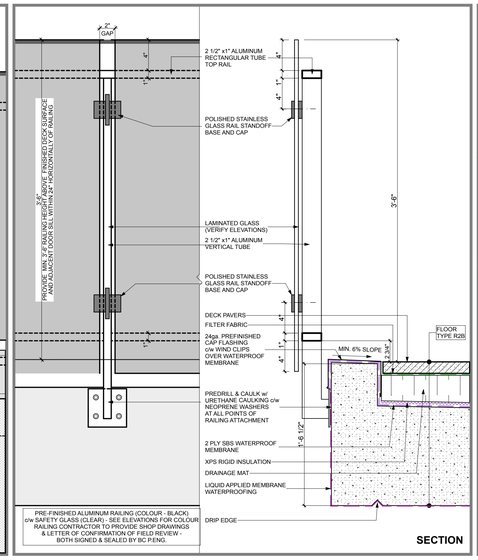
[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

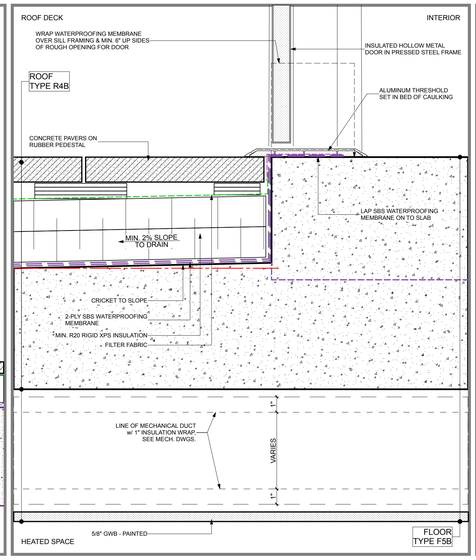
[TITLE]
DETAILS

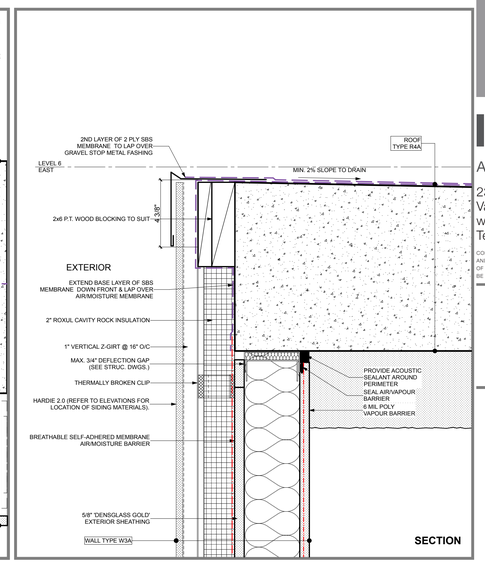
[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-6.410**











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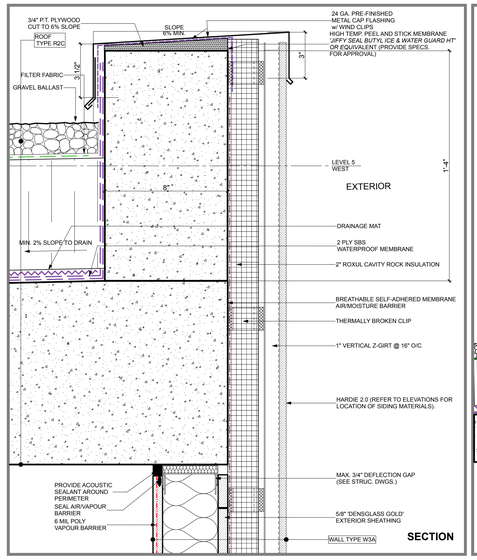
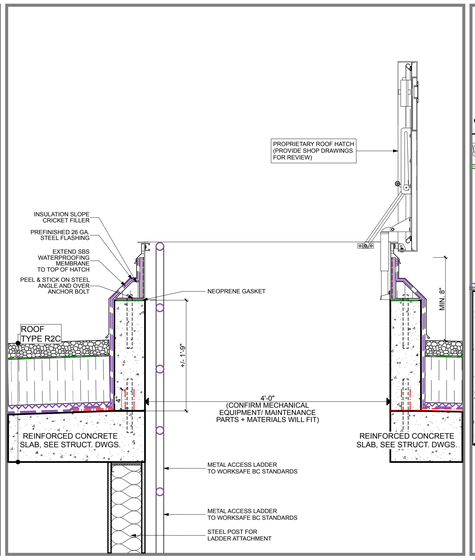
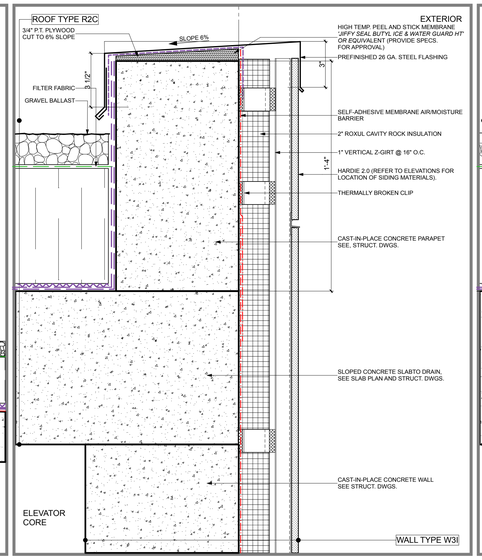
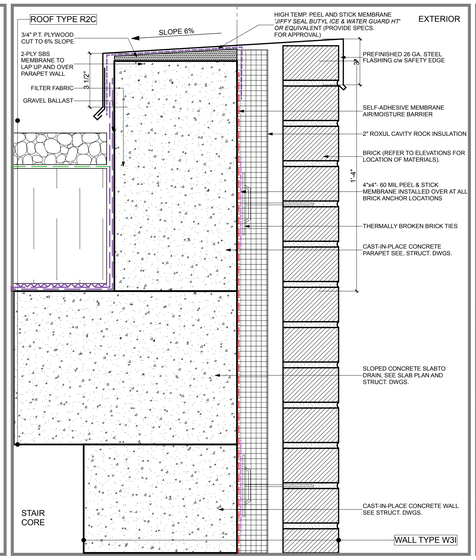
[PROJECT TEAM]

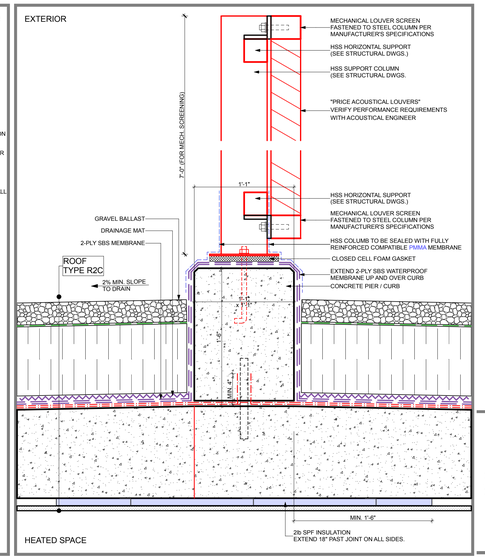
[TITLE] PRIVACY SCREEN CURB AT ROOF DECK	[PROJECT] 19471	FACE MOUNT GLASS GUARDRAIL DETAIL AT TOWNHOME PATIO	[PROJECT] 19471	FACE MOUNT GLASS GUARDRAIL DETAIL AT LEVEL 2	[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 6.1..0.901	[DRAWING] RESUBMISSION 6.1.1.901	[DRAWING] RESUBMISSION 6.1.1.902	[DRAWING] RESUBMISSION 6.1.4.601	[DRAWING] RESUBMISSION 6.1.4.602	
[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC











[TITLE] PARAPET ROOF CURB - HARDIE	[PROJECT] 19471	ROOF ACCESS HATCH	[PROJECT] 19471	ELEVATOR ROOF PARAPET WALL - HARDIE PANEL	[PROJECT] 19471
[SCALE] 3" = 1'-0"	[SCALE] 1" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"	[SCALE] 3" = 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 6.1.4.603	[DRAWING] RESUBMISSION 7.1.0.901	[DRAWING] RESUBMISSION 7.1.1.501	[DRAWING] RESUBMISSION 7.1.1.502	[DRAWING] RESUBMISSION 7.1.1.901	
[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT	[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

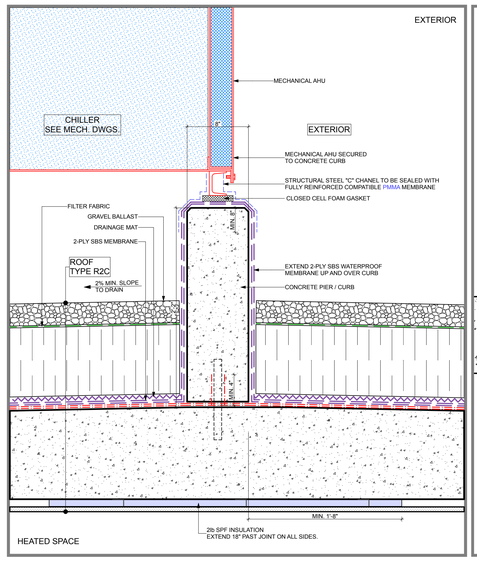
[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAWUS F. JUNG 2024-08-14 BRITISH COLUMBIA

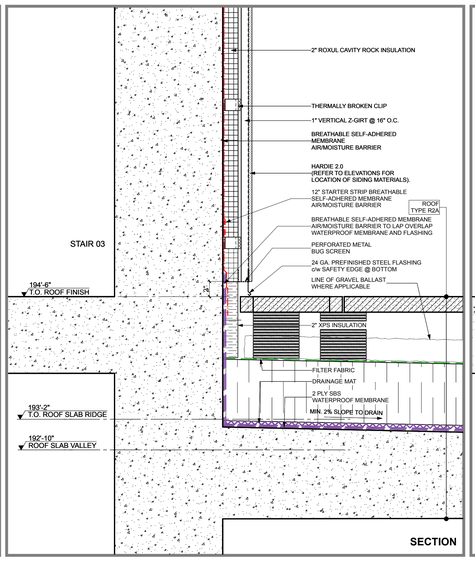
[CLIENT]
CASCADIA Green Development

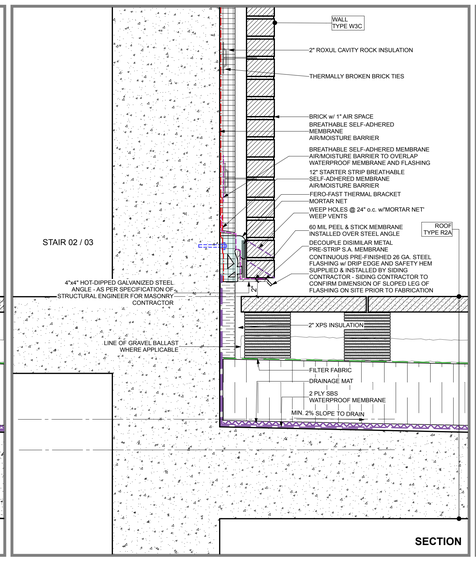
[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

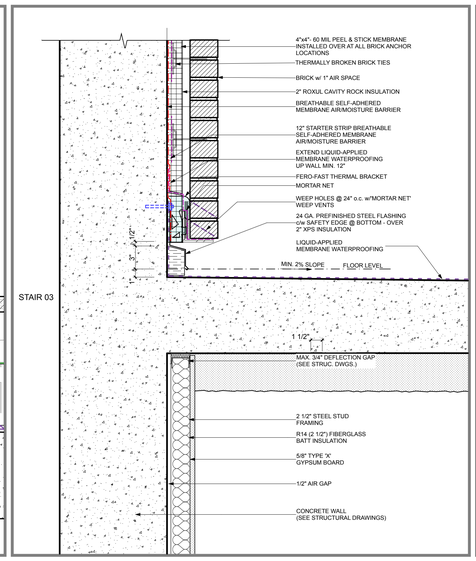
[TITLE]
DETAILS

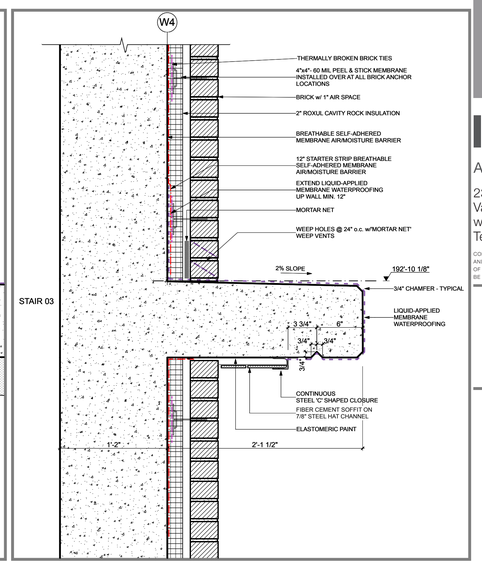
[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
[DRAWING] **A-6.411**

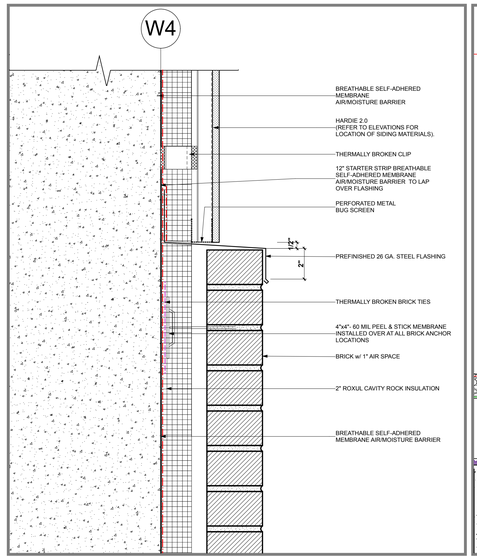


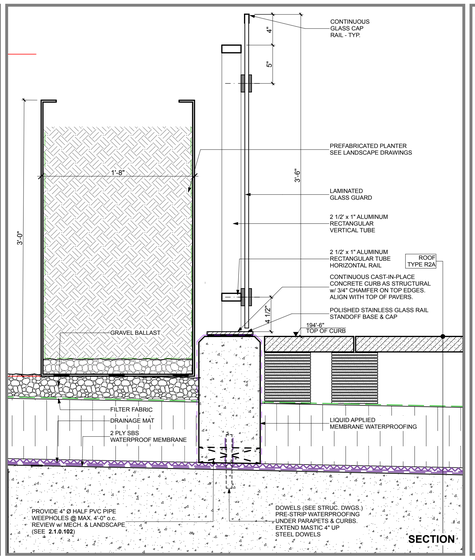


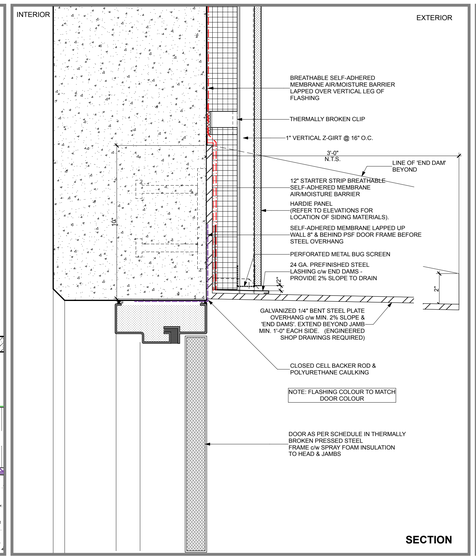


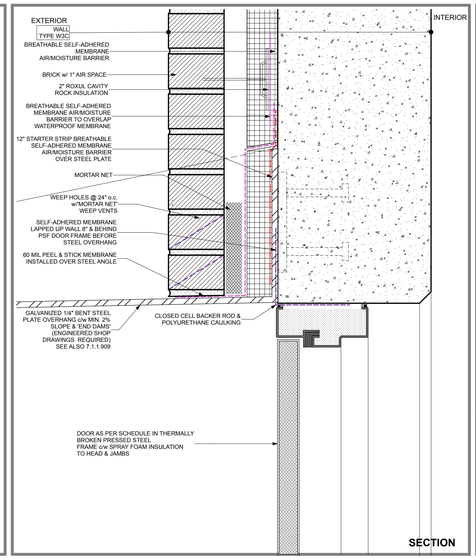


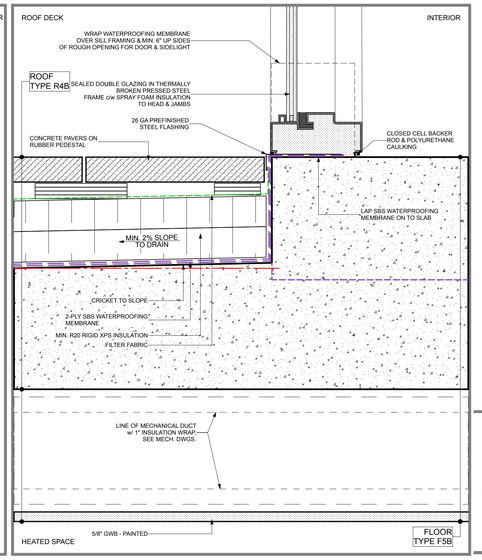












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[PROJECT TEAM]

[TITLE]	ROOF - MOUNTING CURB AT MECHANICAL EQUIPMENT	[PROJECT]	19471	[TITLE]	HARDIE BASE @ ROOF	[PROJECT]	19471
		[SCALE]	1 1/2"= 1'-0"			[SCALE]	NTS
		[DATE]	2024-07-30			[DATE]	2024-07-30
[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP	[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.902	[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.903

[TITLE]	BRICK BASE AT ROOF	[PROJECT]	19471	[TITLE]	BRICK BASE @ CONCRETE ROOF	[PROJECT]	19471
		[SCALE]	NTS			[SCALE]	NTS
		[DATE]	2024-07-30			[DATE]	2024-07-30
[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP	[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.904	[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.905

[TITLE]	BRICK BASE AT CONCRETE ROOF	[PROJECT]	19471
		[SCALE]	1 1/2"= 1'-0"
		[DATE]	2024-07-30
[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.906

[TITLE]	HARDIE TO BRICK @ CONCRETE WALL	[PROJECT]	19471
		[SCALE]	NTS
		[DATE]	2024-07-30
[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.907

[TITLE]	ROOF SCREEN @ CONCRETE CURB & PLANTER	[PROJECT]	19471
		[SCALE]	NTS
		[DATE]	2024-07-30
[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.908

[TITLE]	PSF DOOR HEAD & OVERHANG @ ROOF	[PROJECT]	19471
		[SCALE]	NTS
		[DATE]	2024-07-30
[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.909

[TITLE]	PSF HEAD & OVERHANG @ ROOF w/ BRICK	[PROJECT]	19471
		[SCALE]	NTS
		[DATE]	2024-07-30
[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.910

[TITLE]	PSF ROOF SIDELIGHT SILL	[PROJECT]	19471
		[SCALE]	NTS
		[DATE]	2024-07-30
[CLIENT]	CASCADIA GREEN DEVELOPMENT	[ISSUE]	#34 - BP
[PROJECT]	INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC	[DRAWING]	RESUBMISSION 7.1.1.911

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F. SANDS
2024-08-14
BRITISH COLUMBIA

[CLIENT]

CASCADIA Green Development

[PROJECT]

INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]

DETAILS

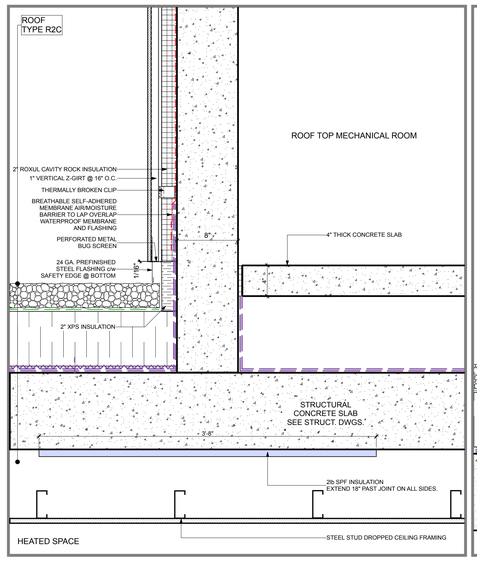
[PROJECT]
19471

[SCALE]
As Noted

[DATE]
2024-08-14

[ISSUE]
ISSUE 34 - BP
RESUBMISSION

[DRAWING]
A-6.412



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[TITLE] ROOF - BUILT-UP SLAB FLOOR
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
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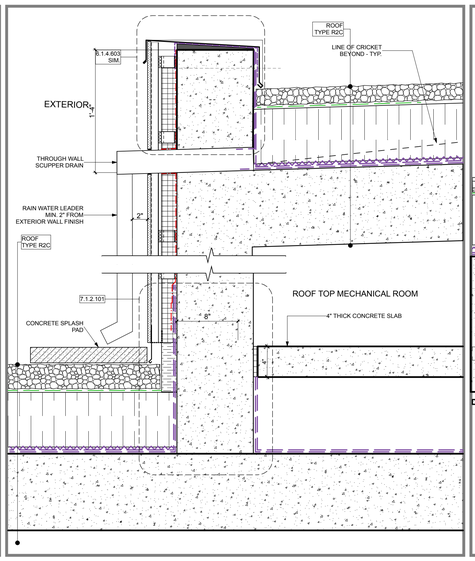
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 7.1.2.101



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[TITLE] MECH ROOF SCUPPER
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
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[ISSUE] #34 - BP RESUBMISSION
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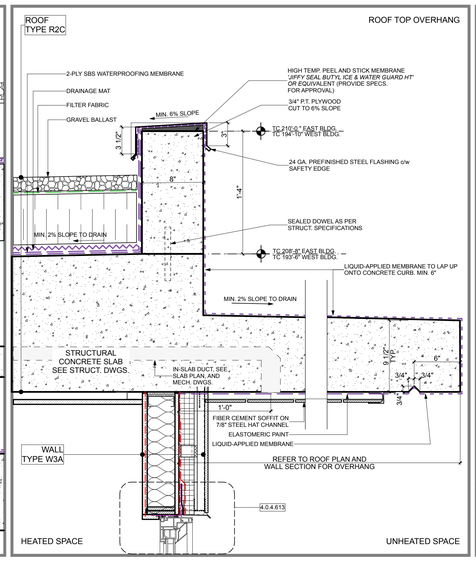

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[TITLE] ROOF TOP OVERHANG
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"
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[ISSUE] #34 - BP RESUBMISSION
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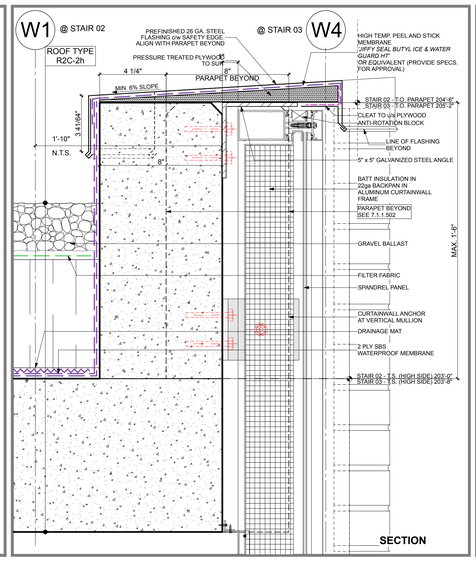

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[TITLE] CURTAINWALL AT PARAPET
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
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[DATE] 2024-07-30
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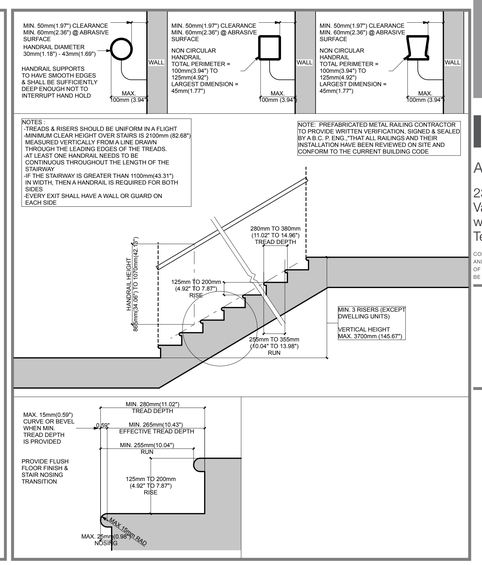

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[TITLE] STAIR REQUIREMENTS (SERVING 1 DWELLING UNIT)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1" = 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 8.0.0.801

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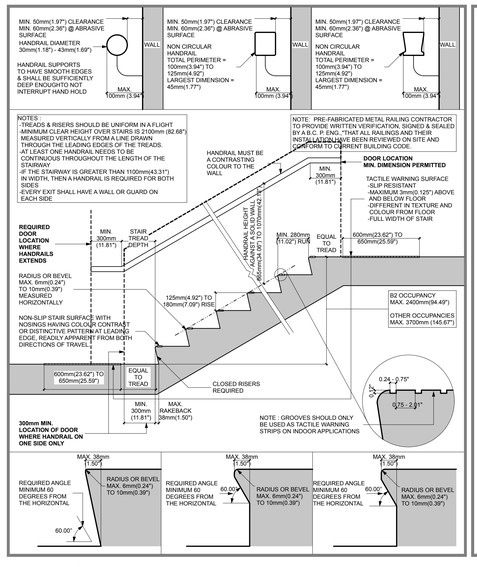
[PROJECT TEAM]



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[TITLE] STAIR REQUIREMENT (ALL COMMON AREAS)
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
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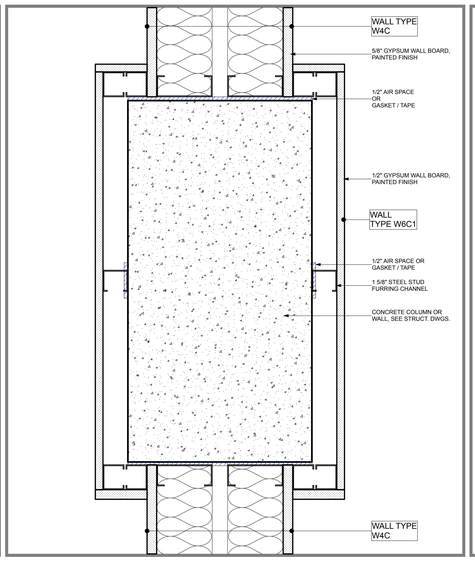

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[TITLE] INTERIOR COLUMN @ PARTY WALL - PLAN
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
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[DATE] 2024-07-30
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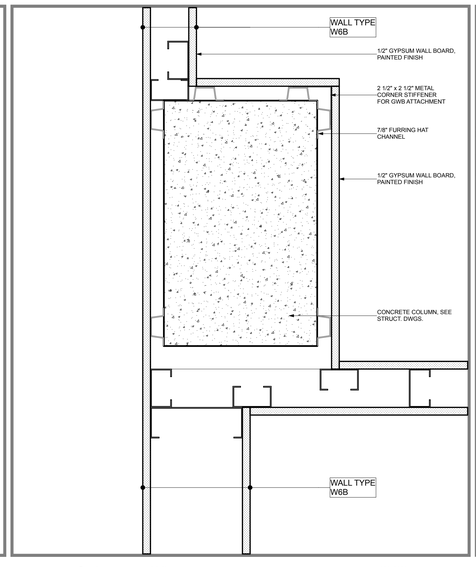

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[TITLE] INTERIOR COLUMN @ INTERIOR WALL - PLAN
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
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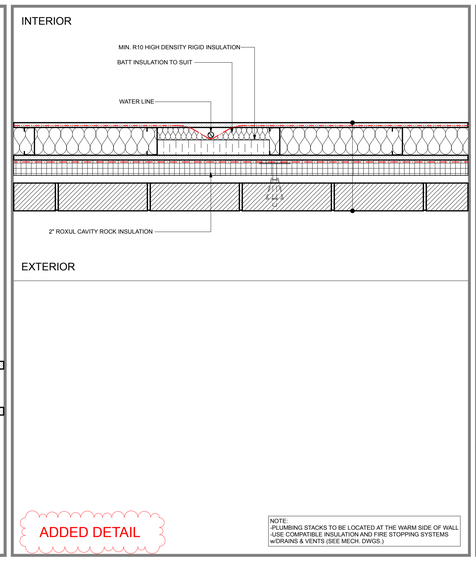

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[TITLE] WATER LINE AT EXTERIOR WALL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"
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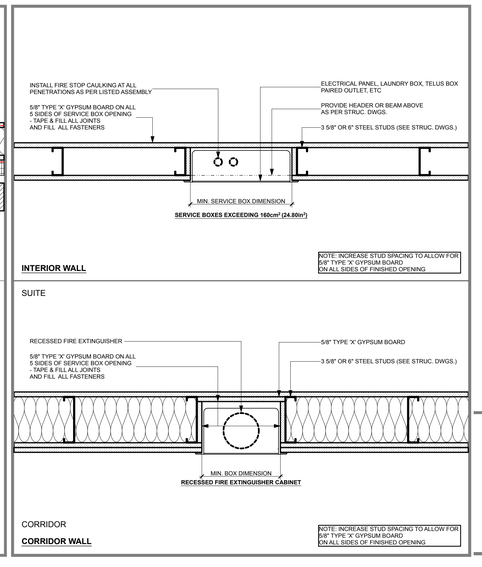

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[TITLE] SUITE SERVICE BOXES @ INTERIOR WALLS & CORRIDOR FIRE EXTINGUISHER CABINET DETAIL
[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC
[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"
[DATE] 2024-07-30
[ISSUE] #34 - BP RESUBMISSION
[DRAWING] 8.0.4.901

[ARCHITECT SEAL]
REGISTERED ARCHITECT SHAMUS F SANDS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
DETAILS

[PROJECT] 19471
[SCALE] As Noted
[DATE] 2024-08-14
[ISSUE] ISSUE 34 - BP RESUBMISSION
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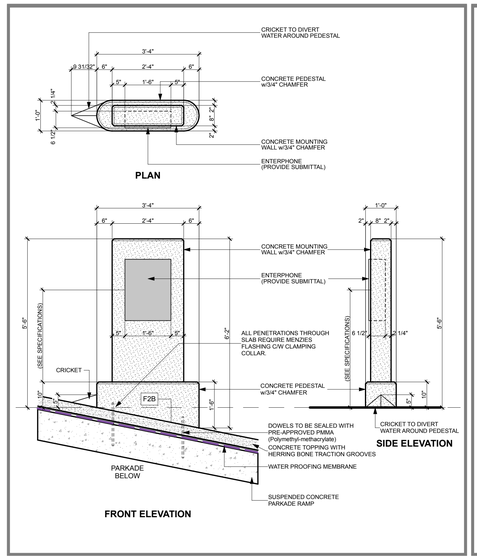

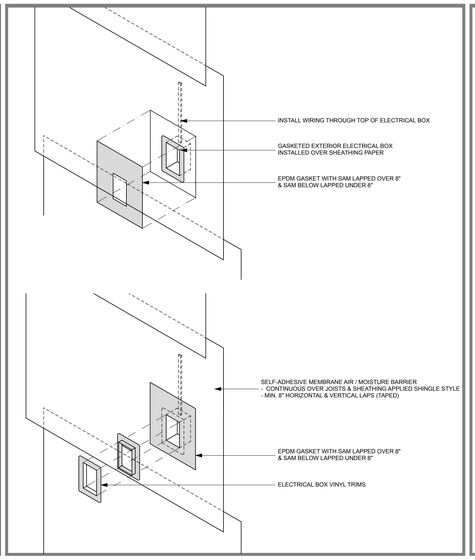

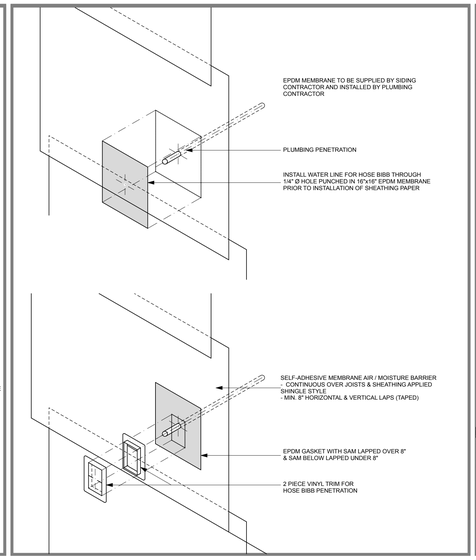

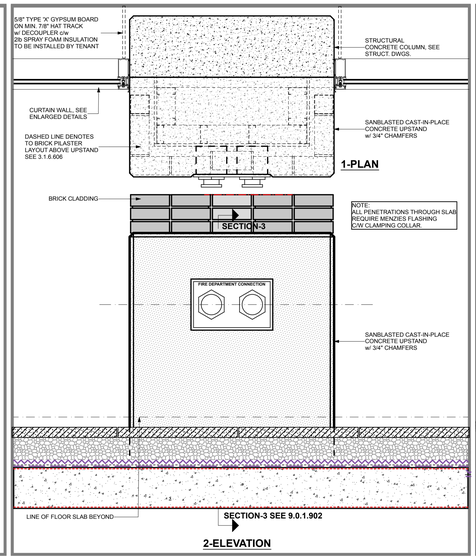

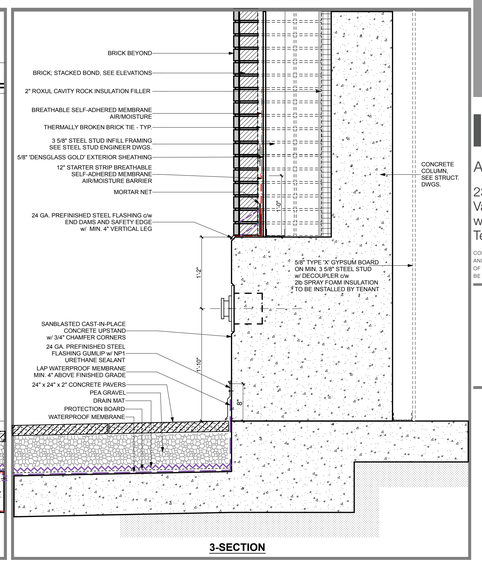

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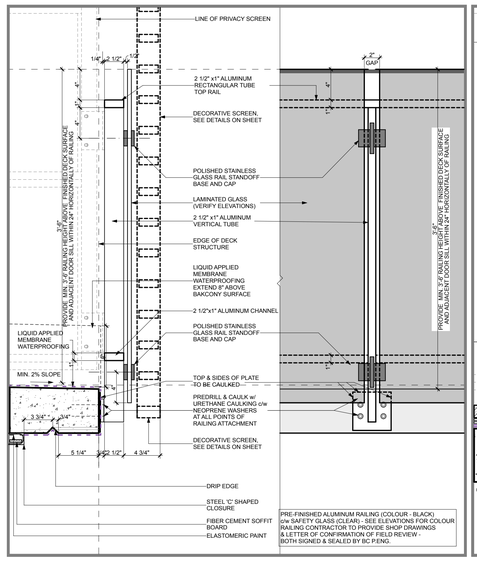
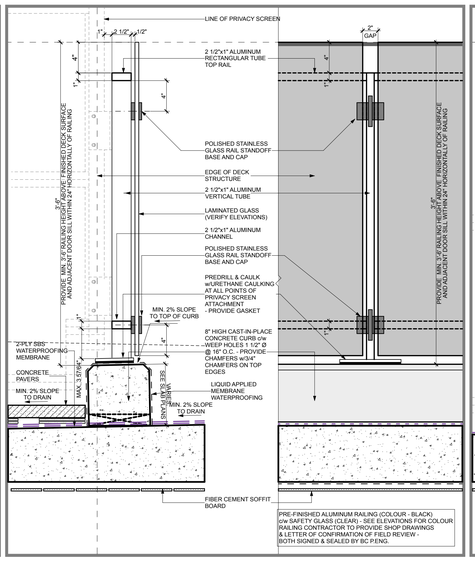
[PROJECT TEAM]

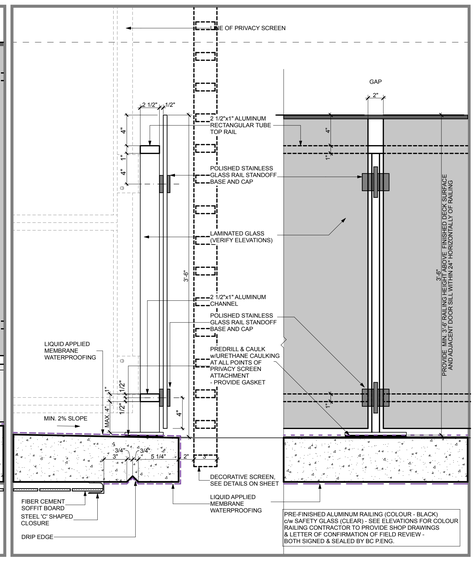
[TITLE] PARKADE ENTERPHONE DETAIL	[PROJECT] 19471	[TITLE] ELECTRICAL OUTLET PENETRATION	[PROJECT] 19471	[TITLE] HOSE BIB PENETRATION	[PROJECT] 19471
[SCALE] 1/2" = 1'-0"	[SCALE] 1" = 1'-0"	[SCALE] 1" = 1'-0"	[SCALE] 1" = 1'-0"	[SCALE] 1" = 1'-0"	[SCALE] 1" = 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 9.0.0.901	[DRAWING] RESUBMISSION 9.0.1.100	[DRAWING] RESUBMISSION 9.0.1.101	[DRAWING] RESUBMISSION 9.0.1.901	[DRAWING] RESUBMISSION 9.0.1.902	

[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

[TITLE] SIAMESE CONNECTION @ PILASTER 1of2	[TITLE] SIAMESE CONNECTION @ PILASTER 2of2
[SCALE] 1" = 1'-0"	[SCALE] 1" = 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP	[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 9.0.1.901	[DRAWING] RESUBMISSION 9.0.1.902







[TITLE] TYPICAL FACE MOUNT GLASS GUARDRAIL DETAIL	[TITLE] TOP MOUNT GLASS GUARDRAIL DETAIL 1	[TITLE] TYPICAL SLAB TOP MOUNT GLASS GUARDRAIL DETAIL	[PROJECT] 19471
[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"	[SCALE] 1 1/2"= 1'-0"
[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30	[DATE] 2024-07-30
[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP	[ISSUE] #34 - BP
[DRAWING] RESUBMISSION 9.1.0.901	[DRAWING] RESUBMISSION 9.1.0.902	[DRAWING] RESUBMISSION 9.1.0.903	

[CLIENT] CASCADIA GREEN DEVELOPMENT
[PROJECT] INNOVA NORTH - 333 ST. DAVIDS AVE. INNOVA SOUTH - 422 E 3RD ST. NORTH VANCOUVER BC

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F SAUNDERS
2024-08-14
BRITISH COLUMBIA

[CLIENT]
CASCADIA Green Development

[PROJECT]
INNOVA
422 E 3rd Street
333 St. Davids Ave
North Vancouver, BC

[TITLE]
DETAILS

[PROJECT]	19471
[SCALE]	As Noted
[DATE]	2024-08-14
[ISSUE]	ISSUE 34 - BP RESUBMISSION
[DRAWING]	A-6.414