

SALEHI ARCHITECT INC.

December 27, 2018

Project: 6340 Mc Robb Avenue, Nanaimo, B.C.

DESIGN RATIONAL

Re: Design rational for 6340 Mc Robb Avenue, Nanaimo, B.C.

1. Introduction:

My client Mint Residential Ltd. have acquired the property located at 6340 Mc Robb Avenue in Nanaimo, B.C. to develop a 6 storey wood frame and two 20 storey high rise residential buildings.

The site is currently designated as R9, high density residential (High Rise) in the OCP with 3.0 up to 3.25 FSR.

Due to the size of the development, my client have decided to develop the project in two phases, phase 1 is a 6 storey wood frame residential building located on the eastern portion of the site, which is separated from the western portion by an existing road that connects Calinda Street to Sentinal Drive to the north.

Phase 2 is comprised of two 20 storey high rise buildings, which are connected to each other at the base by a 5 storey building.

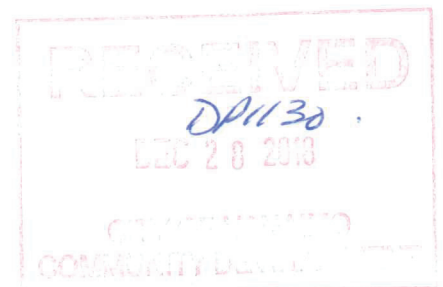
2. Site location and zoning context:

Proposed project is located at the north side of Calinda Street in the city of Nanaimo. Mc Robb Avenue and Sentinal Drive are respectively located further to the north and east side of the project.

The project has a street frontage of 477 feet (145.25m) along Calinda Street and 270.04 feet (82.30m) along Sentinal Drive.

Surrounding the site are existing townhomes to the north, Sentinal Drive to the east and partial of north, Calinda Street and existing apartment building to the south and a shopping center to the west.

The site is relatively flat, but slopes moderately from south east to north west.



Site is currently designated as R9, high density residential (High rise) in OCP with a FSR of 3.0-3.25.

Site area:

Phase 1: Eastern portion of site: 26, 230 S.F.

Phase 2: Western portion of site: 111,418 S.F.

Total site area: 137,648 S.F.(12788 m2)

Proposed floor area for each phase is as follow:

Phase 1: 53,033 S.F. (Proposed FSR : 2.02)

Phase 2: 382,926 S.F. (Proposed FSR : 3.17)

Proposed project consist of:

- A 6 story wood frame residential building on two level of parkade including 66 units and

- Two 20 storey high rise buildings including 432 units.

Project includes large indoor and outdoor amenity spaces including:

- Exercise room with shower and locker room.

- Lounge with kitchen and accessible washroom.

- Meeting rooms and guest suite.

- Outdoor amenity space including sitting and children play area of the lounge room as well as common area at the roof garden on the roof of 5th floor.

West Tower has a setback of 58'-0" from the north property line adjacent to town house site located to the north of the proposed project and the two towers are 148'-0" apart from each other.

Phase 1: 6 storey wood frame building

The building main entrance is of the Sentinal Drive and a secondary entrance to the building from the interior road between two phases of the project provides access from phase 1 to high rise site and all indoor and outdoor amenities.

The vehicular access ramp to the underground parkade is also of the Sentinal Drive.

The project provides a secure combined bicycle /storage locker for each unit in the secured parking area. Mechanical, Electrical and elevator machine rooms are located on P2 level and garbage, recycling and bicycle repair rooms are located on P1 level.

Required Parking spaces:

Studio and one bedroom units: 0.88 parking stall/unit

2 bedroom unit: 1.26 parking stall per unit.

3 bedroom unit: 1.52 parking stall per unit .

Visitors: One parking stall for each 22 required parking

H/C parking: 2 per each 100 required parking.

Proposed parking stalls:

38 one bedroom units X 0.88=33.44 parking stalls.

24 two bedroom units X 1.26=30.24 parking stalls.

4 Three bedroom units X 1.52= 6.08 parking stalls.

Residence parking : 70 including 2 H/C parking stalls

Visitors: 3

Total parking provided: 73 including 3 visitors, 2 H/C and 17 small cars.

Phase 2: Two 20 storey high rise buildings.

Buildings main entrance lobbies as well as entrance to the middle 5 storey building are all from Sentinel Drive. There is also a secondary access from the back of middle building to the shopping centre located to the west of the development.

We are proposing two vehicular access ramps to the underground parkade, one of the Sentinel Drive to the north of parkade and the other one of the Calinda Street to the south of parkade.

Project provides one bicycle storage per unit on P1 and P2 levels.

Each unit has one storage locker, which are distributed on each floor of middle building as well as P3 level.

Sub penthouse and penthouse floor units will have in unit storages.

Mechanical room, Emergency generator room, Transformer room, cable/TV room and garbage/ recycling rooms are located on P1 level and water entry room is on P2 level.

Required parking spaces:

Studio and one bedroom unit: 0.88 parking stall/unit

2 bedroom unit: 1.26 parking stall/unit

3 bedroom unit: 1.52 parking stall/unit

Visitor: one parking stall for each 22 required parking.

H/C parking: 2 per each required parking plus one for each adaptable unit.

Propose parking stalls:

2 studios X 0.88 = 1.76 parking stalls

158 one bedroom units X 0.88 = 139.04 parking stalls.

252 two bedroom units X 1.26 = 317.52 parking stalls.

20 three bedroom units X 1.52 = 30.4 parking stalls.

Residence parking: 489 including 10 H/C parking stalls.

Visitor: 22

Adaptable unit parking stalls: 6

Total parking provided: 517 parking stalls.

3. Unit type and mix:**Phase 1:**

The proposed project is a 6 storey residential building on top of 2 levels of concrete underground parking. The project is comprised of 66 units including 38 one bedroom units from 499-598 S.F., 24 two bedroom units from 730-932 S.F. and 4 3 bedroom units from 988-1095 S.F.

Phase 2:

The proposed project is comprised of two 20 storey high rise buildings and a 5 storey building connecting the two high rises at the base..

Phase 2 is including 432 units

2 studios, 158 one bedroom, 252 two bedroom and 20 three bedrooms units.

4: Orientation and massing concept:

Subject property is divided in two parcels by an interior road which connects Calinda Street located to the south of project to Sentinal Drive to the north of project.

Proposed project is a two phase project. Phase one is 6 storey wood frame building located on the eastern parcel.to provide smoother transition between neighbouring townhouse development and the proposed high rise buildings on the western parcel.

The building is facing Sentinal Drive along the north property line and foot print of the building is following the direction of the interior road to the west

wider frontage along Green spine A 2m (6.56') wide landscaping is provide along green spine and underground parking soffit under this area is dropped for better connection between this private landscaping to green spine.

Ground floor units facing Sentinal Drive and interior road have their own patios with gate that leads to the public walkways, private Stepped landscaping towards the public landscape along the roads provides privacy for the patios and an engaging public space.in front of the building

All typical floor units have large balconies off their living room and the 6th floor units take advantage of a large roof deck with a view.

Deep framed balconies painted in contrast to the main building and glass railing that are supported by four storey high columns break the façade of the building along Calinda Street and Sentinal Drive.into proportions with residential scale and wrap around frame at the north west, corner of interior road and Sentinal Drive provides a point of attention the north and west elevations.

The exterior design features a contemporary style for this 6 storey building, Deep overhangs over balconies, along with 5th and 6th floor roof projections provides proper protection and set back on the sixth floor at all sides of the building provides scale to the façade and building as a whole.

The exterior finishing materials that provide a significant role in the modern character of the building, provide maximum durability and require minimum maintenance will include painted smooth finish fibre concrete panels with aluminum trims, painted 6" exposed hardie siding, cultured stone, glazing and balcony aluminum railings with clear glass.

Proposed phase 2 of the project is comprised of two 20 storey high rise buildings located on the western parcel of the property

A 5 storey building connects the two towers to each other Main entrance to all three buildings is of a port couche on the property along Sentinal Drive.

Western tower setback from the from the north property line adjacent to the existing town house development is 58'-0" and the two towers are 148'-0" apart from each other.

While determining the location of the towers consideration has been done to minimize the impact of towers on the neighboring developments.

5 storey low rise building is laid out parallel to the south west property line providing a large open space in front of the building for outdoor amenities.There is also an outdoor amenity on the roof of 5 storey building accessible from .both towers

All indoor amenities are located on the main floor of the low rise building for more convenient access from towers as well as 6 storey wood frame building to the east. There is also a direct access from the central building to the adjacent shopping centre located to the west of the project.

Hi rise typical floor layout allows side unit to have view as well as privacy of balconies. Sub penthouse and penthouse floors are stepping back from floors below to provide scale to the towers as well as private roof decks for penthouse units.

Exterior finishing is combination of window wall, punch window, exposed painted concrete, aluminum/ glass balcony railings and rain screen pre painted aluminum wall panel system.

5.CPTED: (Crime Prevention Through Environmental Design)

Unit large windows will provide surveillance around the building. The parkade overhead security gates and the entrance doors to the building will be protected with security cameras. Visitor parking is separated from the residents parking with another overhead security door.

Security cameras will be installed in the buildings to protect entrance lobbies elevator lobby, and amenity areas

All bicycle parkings and storage lockers are located within the secured residential parking area in the underground parkade and will be protected with security camera.

Building exit doors are located at the face of the building and the visitor parking exit stair at the south west corner of site is fenced off from the outside.

6.Green Building Design:

The project will be designed and constructed:

To meet BCBC Step 3 for part 3 buildings as per the District of North Vancouver requirements.

Step 3 of BCBC code requires building energy modeling, air leakage testing which will be performed by an energy modeling consultant during and after completion of construction.

Project materials and products will be selected based on their functionality, durability and low environmental foot print including glazing and shading that supports energy efficiency.

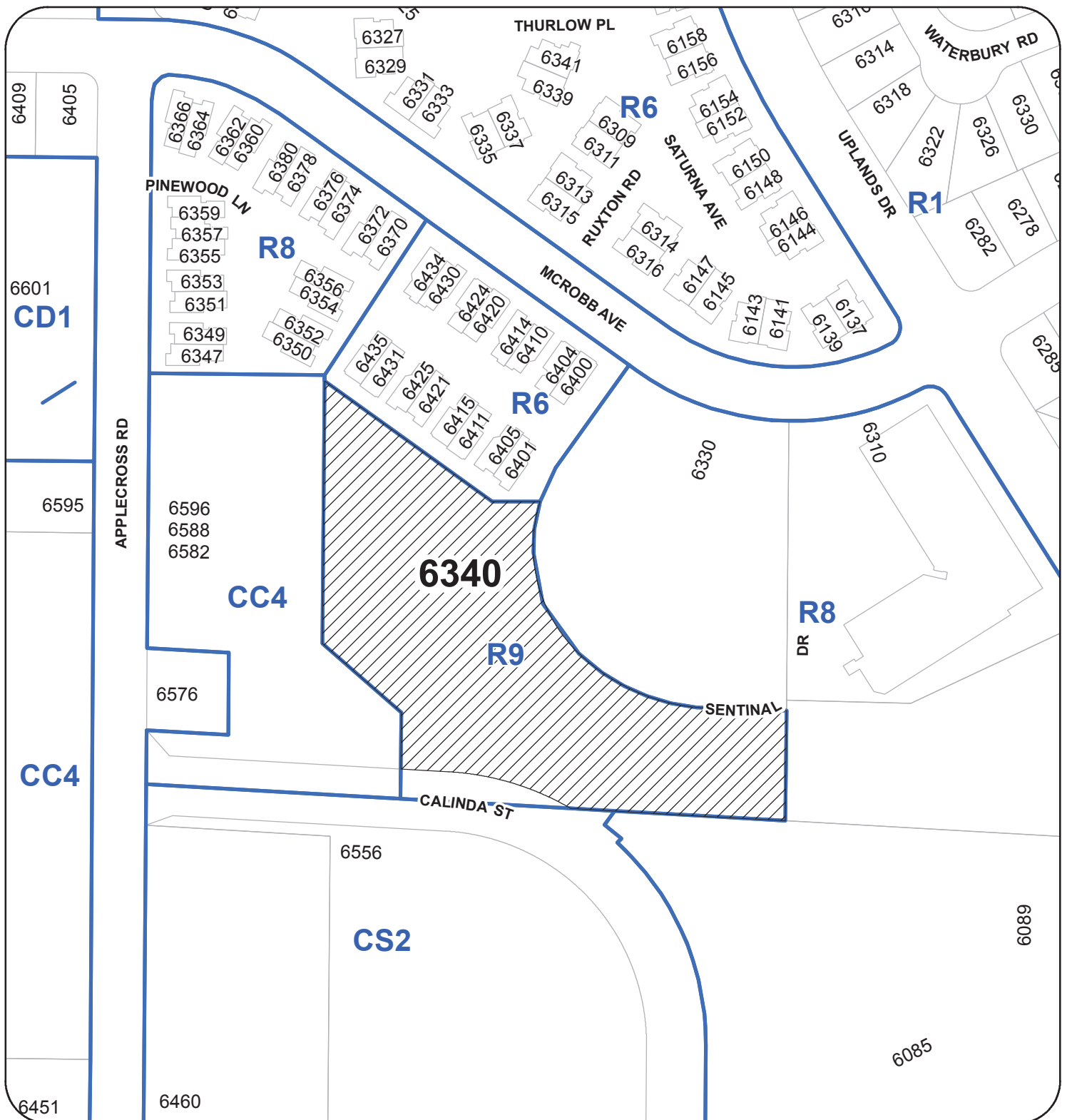
In order to focus on air quality of units, products that are low in VOC's and made from natural materials will be sourced. A high performance building envelope along with comprehensive ventilation system providing outdoor air into the homes will be targeted to improve indoor air quality.

Sustainable features such as storm water management measures will be provided to maintain ground water flows and reduce drainage to the municipal system.

Hi efficiency appliances and fixtures will be used according to the District of North Vancouver guidelines.

Reza Salehi
Architect AIBC MRAIC
SALEHI ARCHITECT INC.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001130

LOCATION PLAN

Civic: 6340 MCROBB AVENUE

Legal: LOT 4, DISTRICT LOT 48

WELLINGTON DISTRICT, PLAN VIP78452

N



Subject Property





SEAL:

1. 18 DEC 06 NEW SITE PLAN RJ
NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**MINT CONDOMINIUM
DEVELOPMENT**
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:
**LANDSCAPE
KEY PLAN**

DATE: 18 NOV 07 DRAWING NUMBER:
SCALE: 1/32"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: PCM

RECEIVED
DP 1130
2018-JAN-02

18209-1.23P

PMG PROJECT NUMBER:

18-209



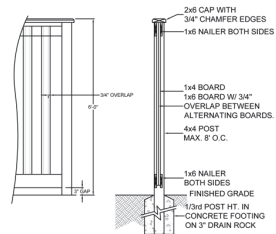


*NOTES - "PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION." CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTES WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY OF ALL PLANT MATERIAL TO THE PROJECT SITE. *ALL PLANT MATERIAL MUST BE HEALTHY AND FREE FROM DISEASE OR PEST DAMAGE. *NO PLANT MATERIAL WITH LIMITED AVAILABILITY. *ALL LANDSCAPE MATERIAL AND WORKSHIPMENT MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *NO SOLIDS NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



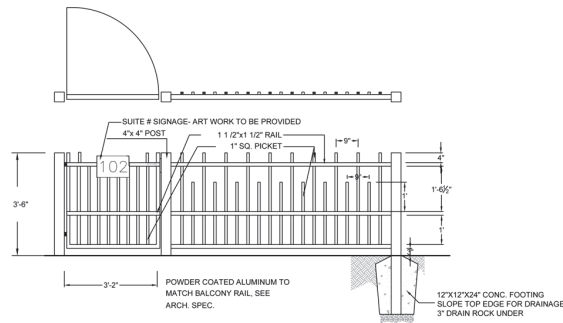
pmg
LANDSCAPE
ARCHITECTS

SEAL:

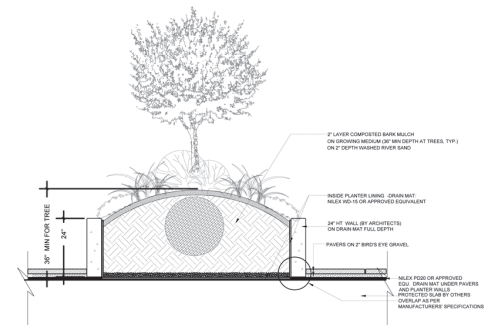


1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".

1 6'-0" HEIGHT SOLID WOOD FENCE
SCALE: 1/2"=1'-0"



2 42" HIGH ALUMINUM FENCE AND GATE
SCALE: 1/2"=1'-0"

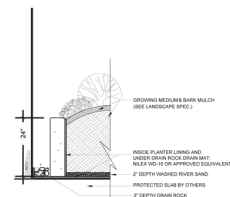


3 LANDSCAPE ON SLAB
SCALE: 1/2"=1'-0"

NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE



4 PAVERS ON SLAB
SCALE: 1/2" = 1'-0"



5 DRAIN STRIP ON SLAB
SCALE: 1/2" = 1'-0"

1	18.DEC.05	NEW SITE PLAN	RJ
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

**MINT CONDOMINIUM
DEVELOPMENT**
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

LANDSCAPE
DETAIL

DATE: 18.NOV.07 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: RJ

DESIGN: RJ

CHKD: PCM

PMG PROJECT NUMBER:

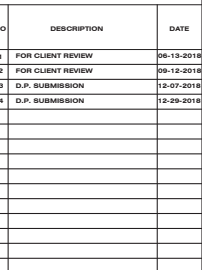
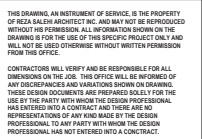
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OF 3

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DP1130
2018-JAN-02
Current Planning

18209-1.ZIP

18209-1.ZIP



207 - 132 15th West Street
NORTH VANCOUVER
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EMAIL : rsalehi@salehiarchitect.ca

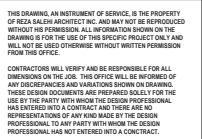
PROJECT NO. 03-18

DRAWING TITLE :

P1 PARKING PLAN

DATE :03-06-2018	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED :R.S.

DATE :03-06-2018	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED :R.S.

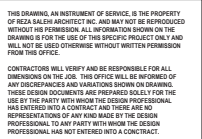


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FIRST FLOOR PLAN
9269 S.F.



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EMAIL : rsalehi@salehiarchitect.ca

PROJECT NO. 03-18

PROJECT :

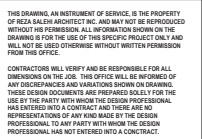
6340 MACROBB AVE.
RESIDENTIAL APARTMENT

DRAWING TITLE :

SECOND FLOOR PLAN

DATE :03-06-2018	DRAWN : F.N.
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Current Planning



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CLIENT :

6340 MACROBB
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PROJECT NO. 03-18

PROJECT :
6340 MACROBB AVE.
RESIDENTIAL APARTMENT

DRAWING TITLE :

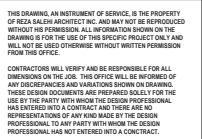
**3RD & 4TH
FLOOR PLANS**

SEAL	A-06
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DATE :03-06-2018	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED :R.S.

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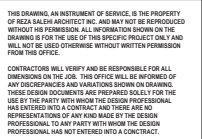
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	SCALE : 1/8"=1'-0"	CHECKED : R.S.



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5TH FLOOR PLAN

SEAL



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PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE.
RESIDENTIAL APARTMENT

6TH FLOOR PLAN

A-08

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ROOF PLAN

SEAL



NORTH ELEVATION

FINISH MATERIALS LIST :

- | | | | |
|--|---|--|--|
| 1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
ALTAMIRA (CL3076A-GENERAL PAINT) | 5 ALUMINUM GUARDRAIL WITH FROSTED GLAZING -
CHARCOAL | 9 CULTURED STONE | 13 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
DEEP SPICE (A0426-ICI PAINT) |
| 2 HORIZONTAL PAINTED HARDIE SIDING -
ALTAMIRA (CL3076A-GENERAL PAINT) | 6 METAL FLASHING -
TO MATCH BACKGROUND COLOUR | 10 EXPOSED CAST IN PLACE CONCRETE -
ARCHITECTURAL FINISH COME WITH CLEAR SEALER | 14 HORIZONTAL PAINTED HARDIE SIDING -
DEEP SPICE (A0426-ICI PAINT) |
| 3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
WEDDING VEL (CL25-ICI BENJAMIN MOORE) | 7 PRE-CAST CONCRETE CAP | 11 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
ASTRON - CL 2803D BY GENERAL PAINT | |
| 4 RESIDENTIAL VINYL WINDOW FRAMES
BLACK WITH CLEAR GLAZING | 8 HORIZONTAL PAINTED HARDIE SIDING -
ZEPPELIN (CL318M-GENERAL PAINT) | 12 HORIZONTAL PAINTED HARDIE SIDING
ASTRON - CL 2803D BY GENERAL PAINT | |

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NO	DESCRIPTION	DATE
1	FOR CLIENT REVIEW	06-13-2018
2	FOR CLIENT REVIEW	06-12-2018
3	D.P. SUBMISSION	12-07-2018
4	D.P. SUBMISSION	12-29-2018



SALEHI ARCHITECT INC.

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CLIENT :

6340 MACROBB
DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE.
RESIDENTIAL APARTMENT

DRAWING TITLE :

NORTH ELEVATION

SEAL

A-10

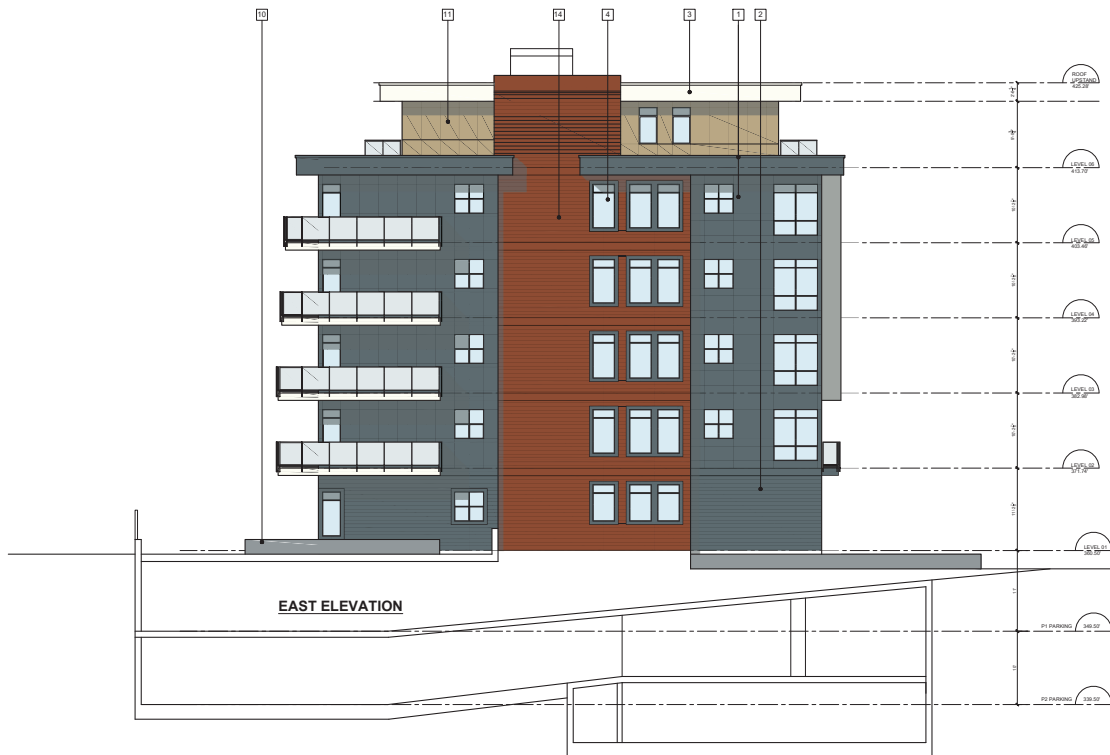
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2018-DEC-28
COURT PLANNING

DATE :03-06-2018

DRAWN : F.N.

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

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FINISH MATERIALS LIST :

- | | | | |
|--|---|--|--|
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ALTAMIRA (CL3076A-GENERAL PAINT) | 5 ALUMINUM GUARDRAIL WITH FROSTED GLAZING -
CHARCOAL | 9 CULTURED STONE | 13 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
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DEEP SPICE (A0426-ICI PAINT) |
| 3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
WEDDING VEE (CL2510-BENJAMIN MOORE) | 7 PRE-CAST CONCRETE CAP | 11 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
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ZEPPELIN (CL318M-GENERAL PAINT) | 12 HORIZONTAL PAINTED HARDIE SIDING
ASTRON - CL 2803D BY GENERAL PAINT | |

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NO	DESCRIPTION	DATE
1	FOR CLIENT REVIEW	06-13-2018
2	FOR CLIENT REVIEW	06-13-2018
3	D.P. SUBMISSION	12-07-2018
4	D.P. SUBMISSION	12-29-2018



SALEHI ARCHITECT INC.

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NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

6340 MACROBB
DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE.
RESIDENTIAL APARTMENT

DRAWING TITLE :

EAST ELEVATION

SEAL

A-11

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DP1130
2018-DEC-28
CURRENT PLANNING

DATE :03-06-2018

DRAWN : F.N.

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

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AERIAL PHOTO



Legend

 Subject Property

DEVELOPMENT PERMIT NO. DP001130