GENERAL NOTES

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2019 VANCOUVER BUILDING BY-LAW (VBBL), AS WELL AS OTHER LOCAL GOVERNING CODES, BYLAWS, AND ORDINANCES.
2. ALL WORK TO BE OF THE BEST PRACTICES OF THE LOCAL TRADES INVOLVED.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. DO NOT SCALE DRAWINGS.
5. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS, SPECIFICATIONS, GEOTECHNICAL AND ARBORIST REPORTS. ANY DISCREPENCIES MUST BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK.
6. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING. UNLESS NOTED OTHERWISE.
7. ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD. UNLESS NOTED OTHERWISE.
8. ALL WALLS ARE TO EXTEND TO U/S OF STRUCTURE. UNLESS NOTED OTHERWISE.
9. ALL WINDOWS AND DOORS ON PLAN ARE DIMENSIONED TO THE CENTRE OF ROUGH OPENING (R.O.). UNLESS NOTED OTHERWISE.
10. ALL WINDOWS ARE DIMENSIONED ON THE FLOOR PLANS ROUGH OPENING (R.O.). UNLESS NOTED OTHERWISE.
11. ALL DOORS ARE A MIN. OF 4" (100 mm) FROM FACE OF ADJACENT WALLS. UNLESS NOTED OTHERWISE.

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET TITLE	SCALE
A0.00	Cover Sheet	N.T.S.
A0.02	Location Plan	N.T.S.
A0.03	Context Photos	N.T.S.
A0.04	Shadow Study	N.T.S.
A0.05	Streetscape Elevation	N.T.S.
A1.01	Site Plan	As Noted
A2.01	Parkade Basement Lvl Plan	As Noted
A2.02	Main Floor Lvl 1 Plan	As Noted
A2.03	Lvl 2 Plan	As Noted
A2.04	Lvl 3 Plan	As Noted
A2.05	Lvl 4 Plan	As Noted
A2.06	Lvl 5 Plan	As Noted
A2.07	Lvl 6 Plan	As Noted
A2.08	Roof Plan	As Noted
A3.01	Building Elevations	As Noted
A3.02	Building Elevations	As Noted
A4.01	Building Sections	As Noted
A4.02	Building Sections	As Noted
A7.01	Perspectives	N.T.S.
A7.02	Perspectives	N.T.S.
FSR0.0	Parkade FSR Overlay Plan	As Noted
FSR1.0	Lvl 1 FSR Overlay Plan	As Noted
FSR2.0	Lvl 2 FSR Overlay Plan	As Noted
FSR3.0	Lvl 3 FSR Overlay Plan	As Noted
FSR4.0	Lvl 4 FSR Overlay Plan	As Noted
FSR5.0	Lvl 5 FSR Overlay Plan	As Noted
FSR6.0	Lvl 6 FSR Overlay Plan	As Noted
FSR7.0	Roof Lvl FSR Overlay Plan	As Noted

1405 E15th AVE. REZONING APPLICATION

1405 E15th Ave+ 3071, 3053, 3047 Maddams St.

Vancouver, BC

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D	2021-04-22	REISSUED FOR REZ. APP.
C	2020-06-16	ISSUED FOR REZONING APP.
B	2019-11-29	REISSUED FOR REZONING
A	2019-04-29	ISSUED FOR REZONING

Issues

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Project Title

1405 E 15TH AVE
REZONING
FEASIBILITY

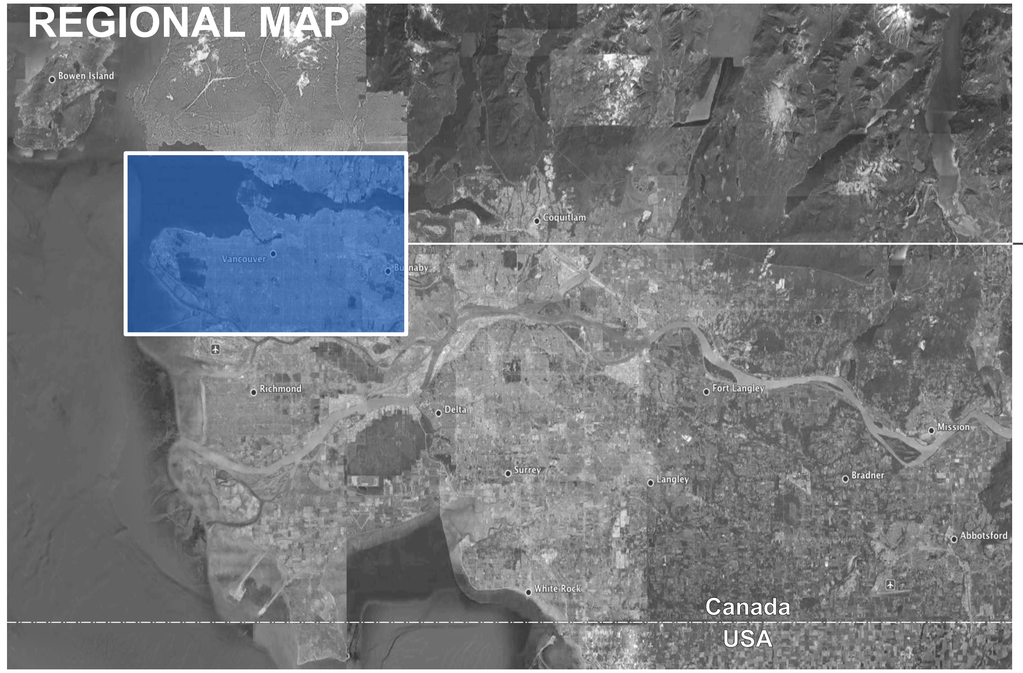
1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

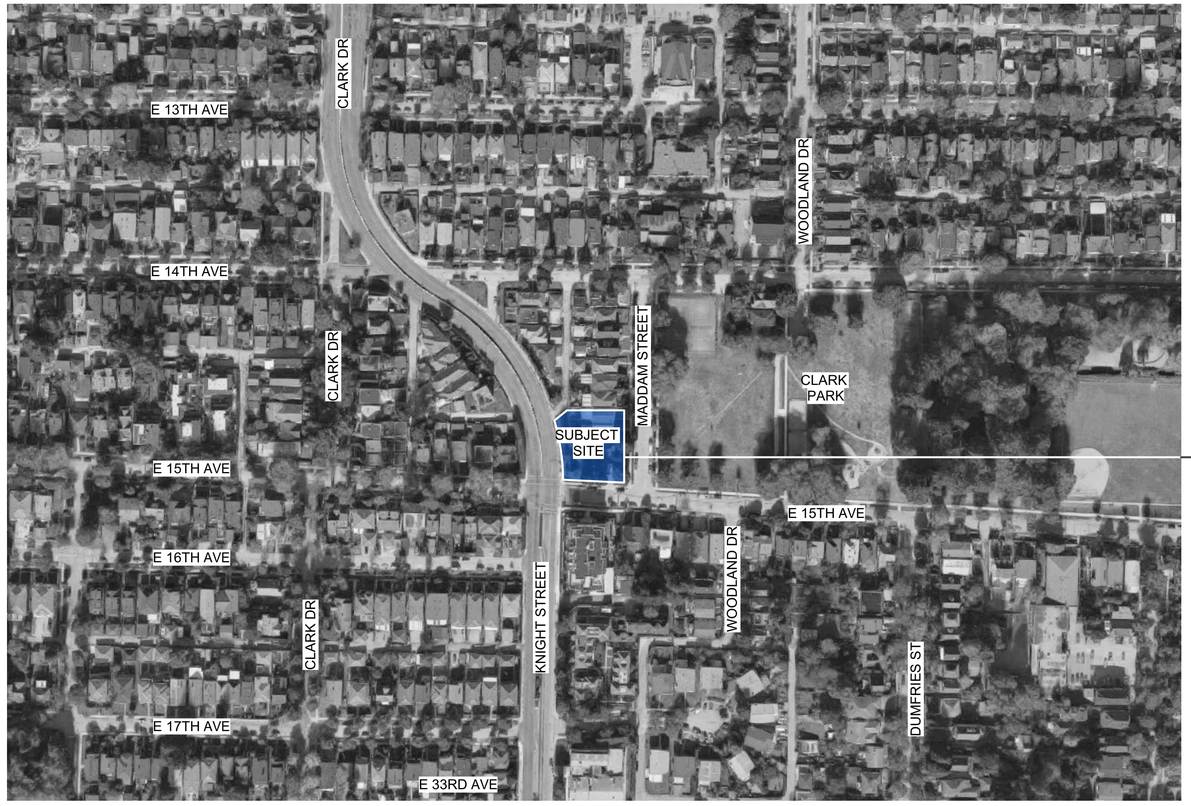
Sheet Title

Cover Sheet#

Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	
Drawn By	AB
Checked By	NR
Project ID	219.04
Scale	N.T.S.
Sheet No.	A0.00
Issue/Revision	

File name: 2021.06.17_1405 E 15th Ave v2020.vwx





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1405 E 15TH AVE REZONING FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

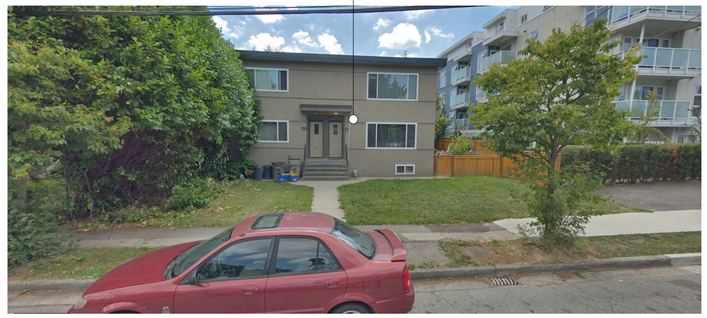
LOCATION PLAN#

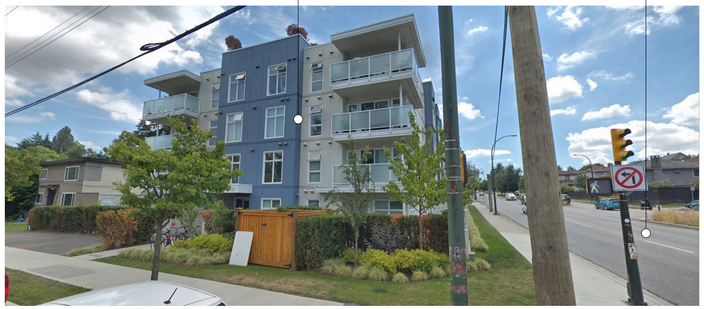
Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	tester
Drawn By	tester
Checked By	testing
Project ID	219.04
Scale	N.T.S.
Sheet No.	A0.02
Issue/Revision	

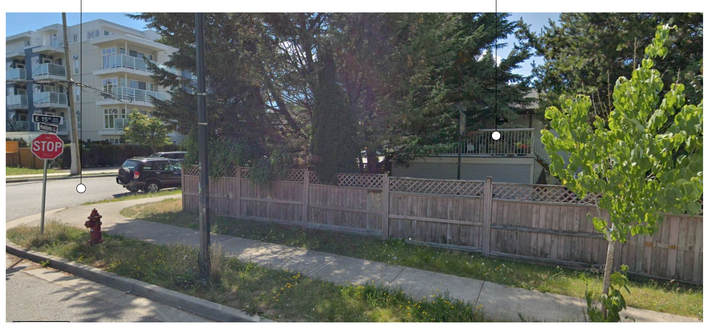
File name: 2021.06.17_1405 E 15th Ave v2020.vwx

1 EAST 15TH AVENUE NORTH STREETSCAPE
N.T.S.

2 EAST 15TH AVENUE SOUTH STREETSCAPE
N.T.S.







3 MADDAM STREETE WEST STREETSCAPE
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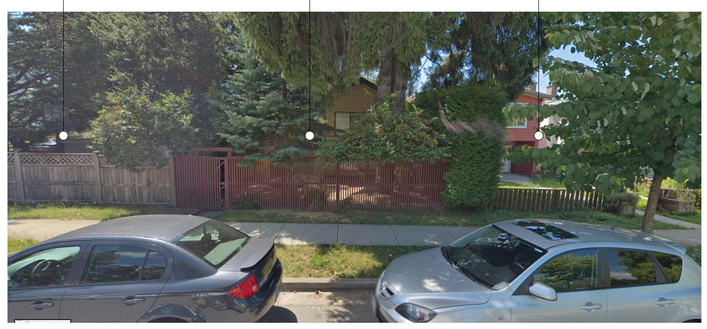

4 KNIGHT STREETE EAST STREETSCAPE
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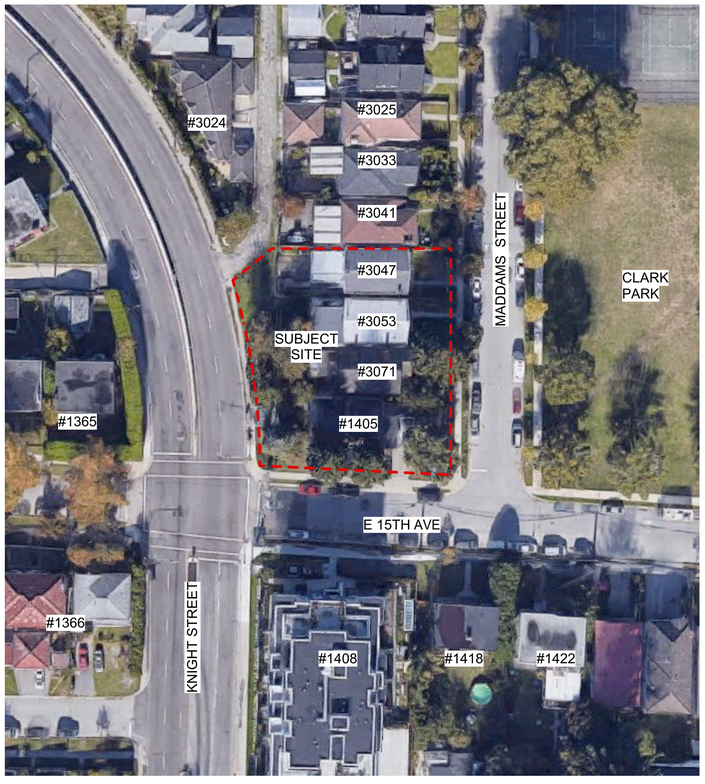

5 KEY PLAN
N.T.S.

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File name: 2021.06.17_1405 E 15th Ave v2020.vwx

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Issues

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Seal

Project Title

1405 E 15TH AVE
REZONING
FEASIBILITY

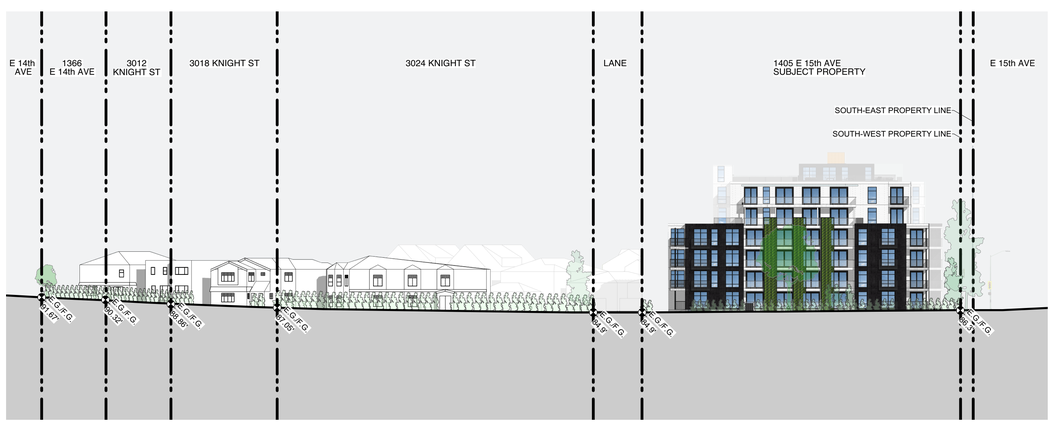
1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Context Photos#

Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	tester
Drawn By	tester
Checked By	testing
Project ID	219.04
Scale	As Noted
Sheet No.	A0.03
Issue/Revision	

1 West Street Elevation
Scale: 1/32" = 1'-0"



2 West Street Elevation
Scale: 1/32" = 1'-0"

File name: 2021.06.17_1405 E 15th Ave v2020.vwx

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Project Title

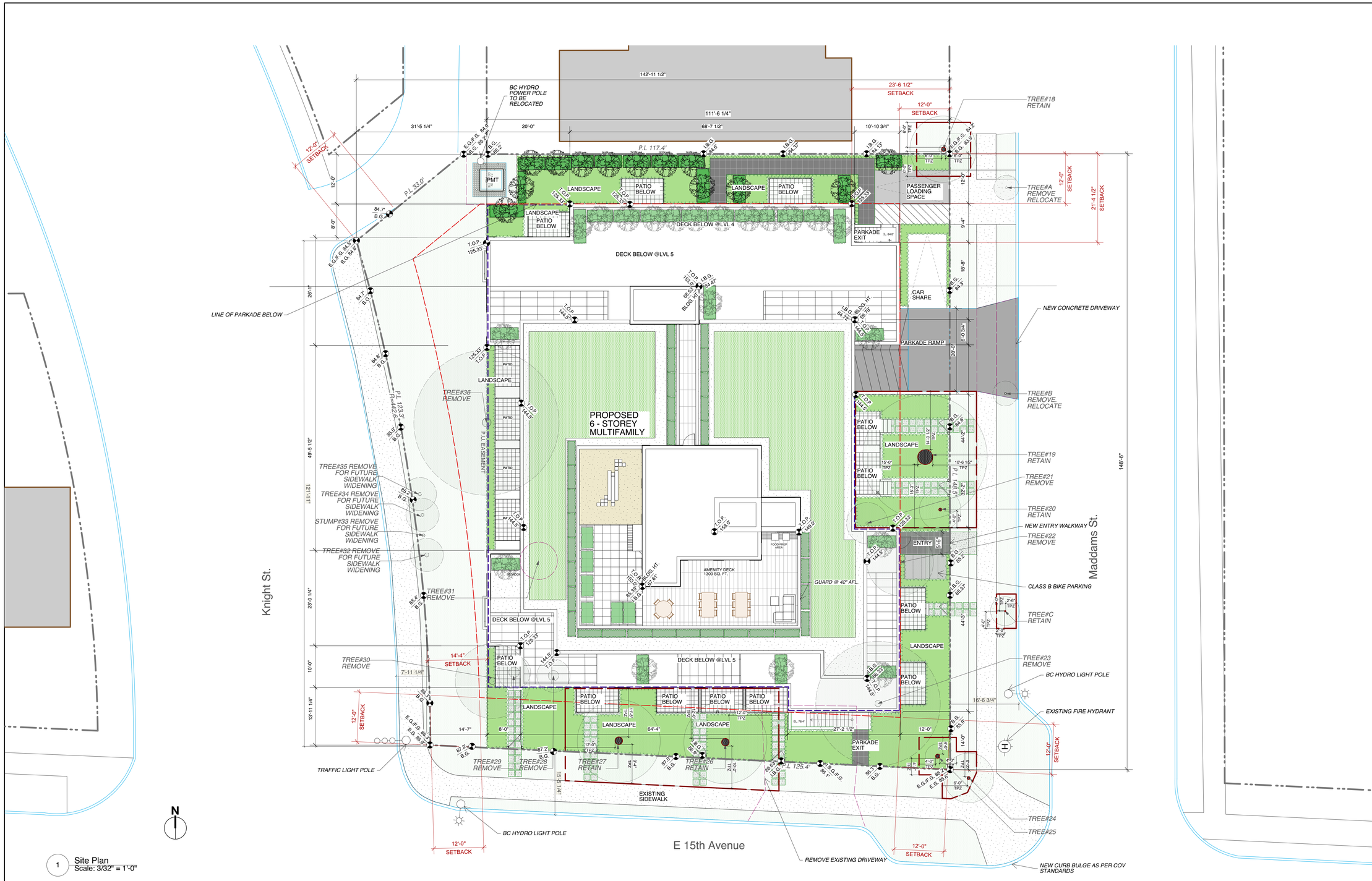
1405 E 15TH AVE REZONING FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Street Elevation#

Issue Date	Plot Date	Sheet No.
	2021.04.22	A0.05
Designed By: SHA	Reviewed By: AB	
Drawn By: CD	Checked By: NR	
Project ID: 219.04	Scale: 3/32"=1'-0"	Issue/Revision



1 Site Plan
Scale: 3/32" = 1'-0"

File name: 2021.06.17_1405 E 15th Ave v2020.vwx

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Project Title

1405 E 15TH AVE REZONING FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

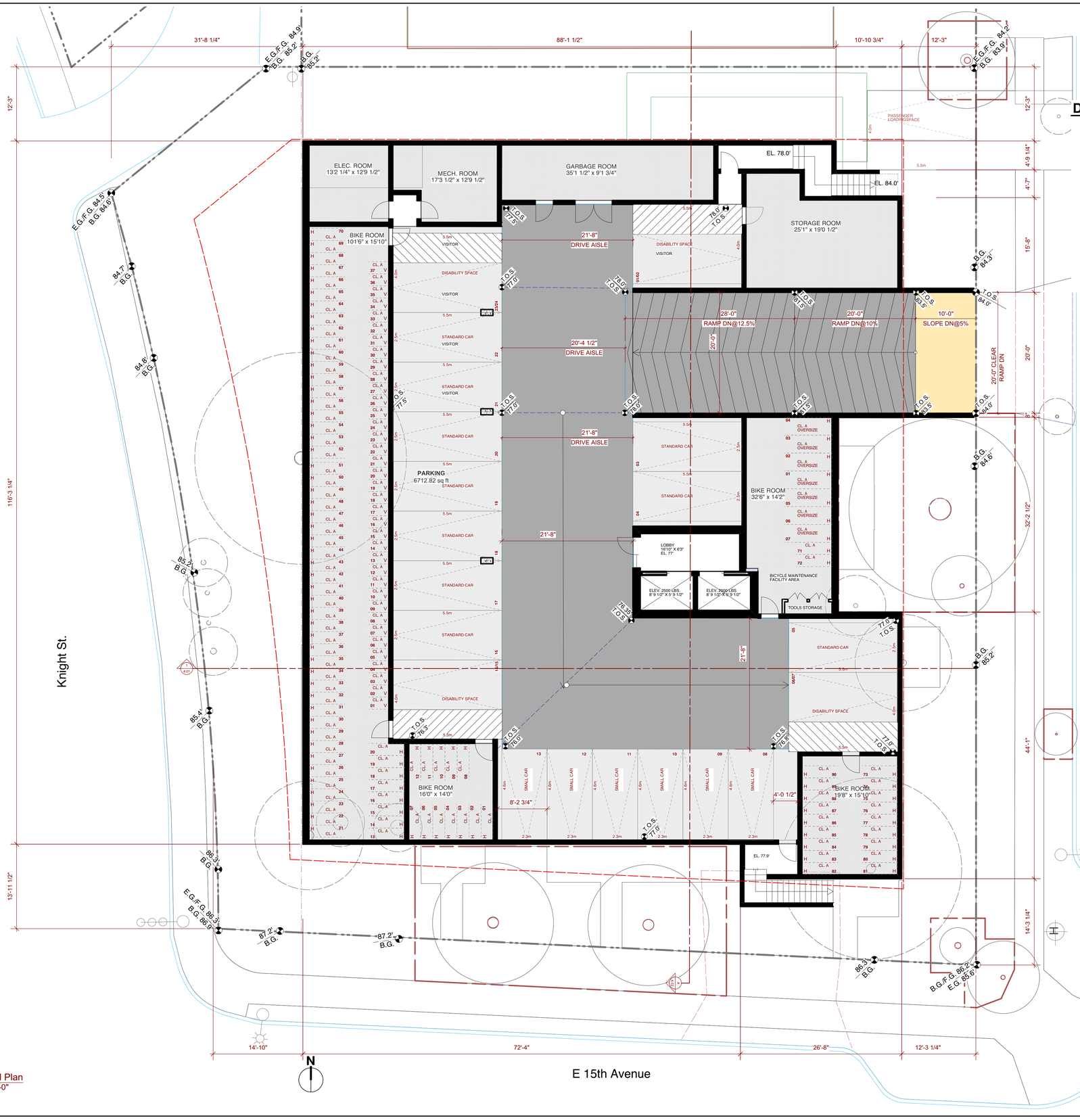
Site Plan#

Issue Date	Plot Date	Sheet No.
	2021.04.22	A1.01
Designed By: SHA	Reviewed By: tester	
Drawn By: tester	Checked By: testing	
Project ID: 219.04	Scale: 3/32"=1'-0"	

Issue/Revision

1 Site Plan
Scale: 3/32" = 1'-0"

Developer
CAULFIELD ROCK



1 Basement Lvl Plan
Scale: 1/8" = 1'-0"

DEVELOPMENT STATISTICS

Zoning	RT-2 (CD-1 Proposed)
Uses	Residential- Multiple Dwelling

	Existing-RT2	Proposed-CD1	Required
Number of Units	4 RES	82	-
Height	36'	68.53' (20.9m)	-
Front Yard	24' (7.3m)	14'-4" (4.37m)	-
Side Yard (North)	4' (1.2m)	12' (3.66m)	-
Side Yard (South)	12' (3.7m)	12' (3.66m)	-
Rear Yard Setback	35' (10.7m)	12' (3.66m)	-
Parking Spaces	4		45
(per Section 4.5.B1)			(incl. 4 Visitor+4 Access.)
Parking Relaxations based on TDM		45%	
Parking with TDM		25	25
Bicycle Parking			
Class A -		134	134
Class B -		5	5

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Issues

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Seal

Project Title

1405 E 15TH AVE REZONING FEASIBILITY

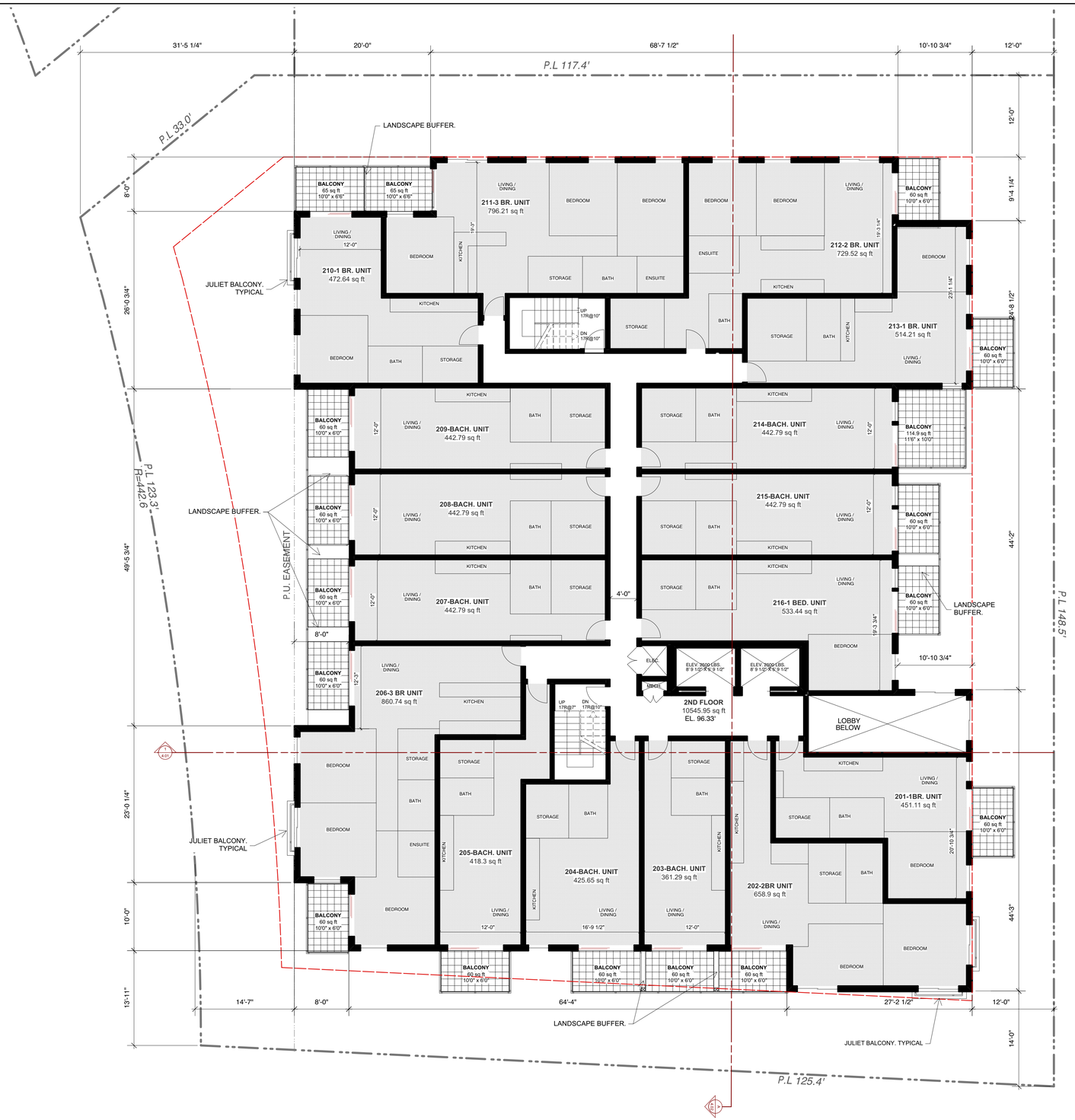
1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Parkade
Basement Lvl Plan#

Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	NR
Drawn By	NR
Checked By	NR
Project ID	219.04
Scale	AS NOTED
Sheet No.	A2.01
Issue/Revision	

File name: 2021.06.17_1405 E 15th Ave v2020.vwx



PROPOSED UNIT MAKEUP

	BACH	1BR	2BR	3BR/4BR
MAIN	7	2	3	2
SECOND	8	4	2	2
THIRD	8	3	3	2
FOURTH	8	3	3	2
FIFTH	4	1	5	0
SIXTH	4	1	5	0
TOTAL	**39**	**14**	**21**	**8**
TOTAL RES UNITS	**82**		**35% FAMILY**	**10% (3BR)**

FSR SUMMARY

TOTAL SITE AREA 19033.00 Sq.ft. 1768.22 Sq.mt.
CURRENT ZONE: RM-4

	EXISTING/LOT	PROPOSED	ALLOWED (RT-2)
BASEMENT FLOOR	-	0.0 sq.ft.	
MAIN FLOOR	-	9,190.35 sq.ft.	
SECOND FLOOR	-	9,908.42 sq.ft.	
THIRD FLOOR	-	9,908.42 sq.ft.	
FOURTH FLOOR	-	9,908.42 sq.ft.	
FIFTH FLOOR	-	6,321.48 sq.ft.	
SIXTH FLOOR	-	6,306.33 sq.ft.	
ROOF	-	0.0 sq.ft.	
NET TOTAL FSR AREA		**51,543.48 sq.ft.**	**14,274.75 sq.ft.**
		4788.54 Sq.mt.	1326.17 Sq.mt.
NET FSR		**2.71**	**0.75**

1 Lvl 2 Plan
Scale: 1/8" = 1'-0"

N

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Developer

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Seal

Project Title

1405 E 15TH AVE REZONING FEASIBILITY

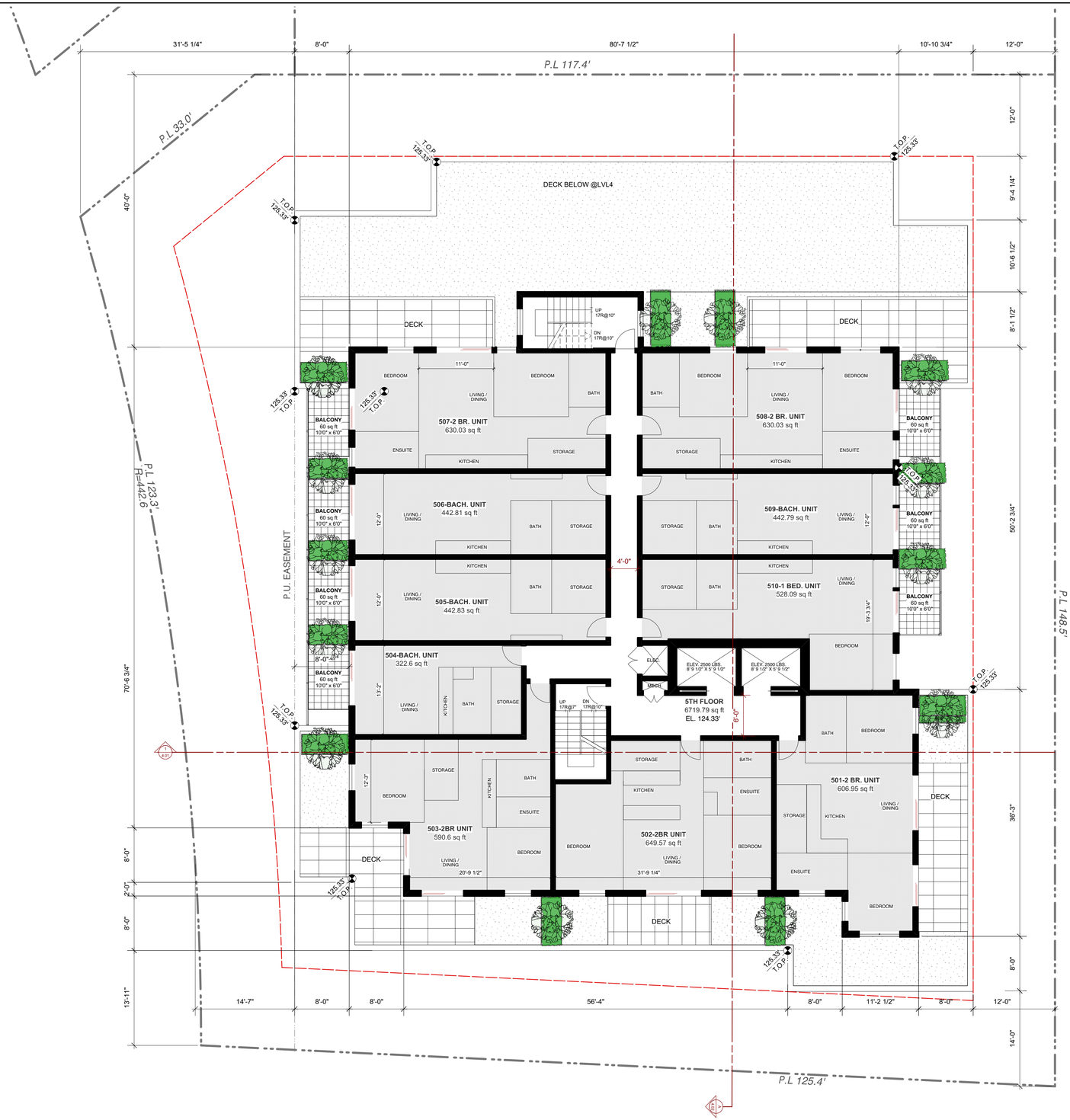
1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Lvl 2 Plan#

Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	NR
Drawn By	NR
Checked By	NR
Project ID	219.04
Scale	AS NOTED
Sheet No.	A2.03
Issue/Revision	

File name: 2021.06.17 - 1405 E 15th Ave v2020.vwx



1 Lvl 5 Plan
Scale: 1/8" = 1'-0"

N

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR	3BR/4BR
MAIN	7	2	3	2
SECOND	8	4	2	2
THIRD	8	3	3	2
FOURTH	8	3	3	2
FIFTH	4	1	5	0
SIXTH	4	1	5	0
TOTAL	**39**	**14**	**21**	**8**
TOTAL RES UNITS	**82**		**35% FAMILY**	**10% (3BR)**

FSR SUMMARY

TOTAL SITE AREA 19033.00 Sq.ft. 1768.22 Sq.mt.
CURRENT ZONE: RM-4

	EXISTING/LOT	PROPOSED	ALLOWED (RT-2)
BASEMENT FLOOR	-	0.0 sq.ft.	
MAIN FLOOR	-	9,190.35 sq.ft.	
SECOND FLOOR	-	9,908.42 sq.ft.	
THIRD FLOOR	-	9,908.42 sq.ft.	
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SIXTH FLOOR	-	6,306.33 sq.ft.	
ROOF	-	0.0 sq.ft.	
NET TOTAL FSR AREA		**51,543.48 sq.ft.**	**14,274.75 sq.ft.**
		4788.54 Sq.mt.	1326.17 Sq.mt.
NET FSR		**2.71**	**0.75**

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Developer

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Seal

Project Title

1405 E 15TH AVE REZONING FEASIBILITY

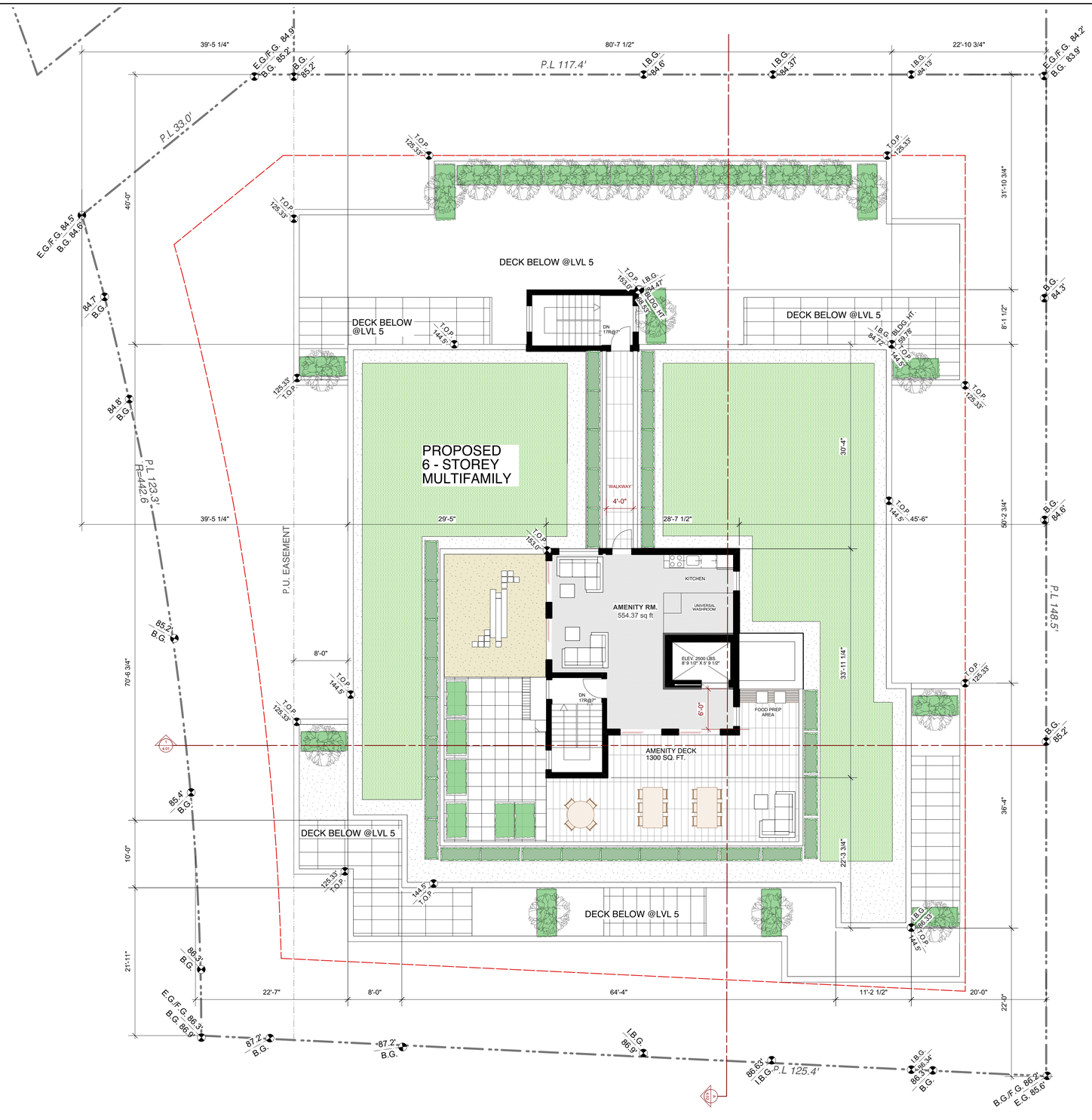
1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Lvl 5 Plan#

Issue Date	Plot Date	Sheet No.
	2021.04.22	A2.06
Designed By: SHA	Reviewed By: NR	
Drawn By: NR	Checked By: NR	
Project ID: 219.04	Scale: AS NOTED	Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx



1 Roof Plan
Scale: 1/8" = 1'-0"

FSR SUMMARY

TOTAL SITE AREA 19033.00 Sq.ft. 1768.22 Sq.mt.
CURRENT ZONE: RM-4

	EXISTING/LOT	PROPOSED	ALLOWED (RT-2)
BASEMENT FLOOR	-	0.0 sq.ft.	
MAIN FLOOR	-	9,190.35 sq.ft.	
SECOND FLOOR	-	9,908.42 sq.ft.	
THIRD FLOOR	-	9,908.42 sq.ft.	
FOURTH FLOOR	-	9,908.42 sq.ft.	
FIFTH FLOOR	-	6,321.48 sq.ft.	
SIXTH FLOOR	-	6,306.33 sq.ft.	
ROOF	-	0.0 sq.ft.	
NET TOTAL FSR AREA		**51,543.48 sq.ft.** 4788.54 Sq.mt.	**14,274.75 sq.ft.** 1326.17 Sq.mt.
NET FSR		**2.71**	**0.75**

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No.	Date	Issue Notes
D	2021-04-22	REISSUED FOR REZ. APP.
C	2020-06-16	ISSUED FOR REZONING APP.
B	2019-11-29	REISSUED FOR REZONING
A	2019-04-29	ISSUED FOR REZONING

Issues

Consultant

Developer

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Architect

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Seal

Project Title

1405 E 15TH AVE REZONING FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Roof Plan#

Issue Date	Plot Date	Sheet No.
	2021.04.22	A2.08
Designed By: SHA	Reviewed By: NR	
Drawn By: NR	Checked By: NR	
Project ID: 219.04	Scale: AS NOTED	Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx

EXTERIOR FINISH SCHEDULE

A	WHITE HORIZONTAL FIBER CEMENT BOARD CLADDING
B	WHITE VERTICAL FIBER CEMENT BOARD CLADDING
C	BLACK VERTICAL FIBER CEMENT BOARD CLADDING
D	CHARCOAL VINYL DOOR / WINDOWS GLAZING
E	WOOD FINISH CLADDING
F	METAL TRIM & FLASHING
G	VERTICAL GREEN SCREEN WALL
H	CANOPY OVER DOORS
I	METAL GUARDS
J	JULIET BALCONY

1 North Elevation
Scale: 1/8" = 1'-0"

2 South Elevation
Scale: 1/8" =1'-0"

File name: 2021.06.17_1405 E 15th Ave v2020.vwx

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A	2019-04-29	ISSUED FOR REZONING

Issues

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Seal

Project Title

1405 E 15TH AVE
REZONING
FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Elevations#

Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	NR
Drawn By	JC
Checked By	AB
Project ID	219.04
Scale	as noted
Sheet No.	A3.01
Issue/Revision	

EXTERIOR FINISH SCHEDULE

A	WHITE HORIZONTAL FIBER CEMENT BOARD CLADDING
B	WHITE VERTICAL FIBER CEMENT BOARD CLADDING
C	BLACK VERTICAL FIBER CEMENT BOARD CLADDING
D	CHARCOAL VINYL DOOR / WINDOWS GLAZING
E	WOOD FINISH CLADDING
F	METAL TRIM & FLASHING
G	VERTICAL GREEN SCREEN WALL
H	CANOPY OVER DOORS
I	METAL GUARDS
J	JULIET BALCONY

1 West Elevation
Scale: 1/8" = 1'-0"

1 East Elevation
Scale: 1/8" = 1'-0"

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D	2021-04-22	REISSUED FOR REZ. APP.
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Issues

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Project Title

1405 E 15TH AVE REZONING FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

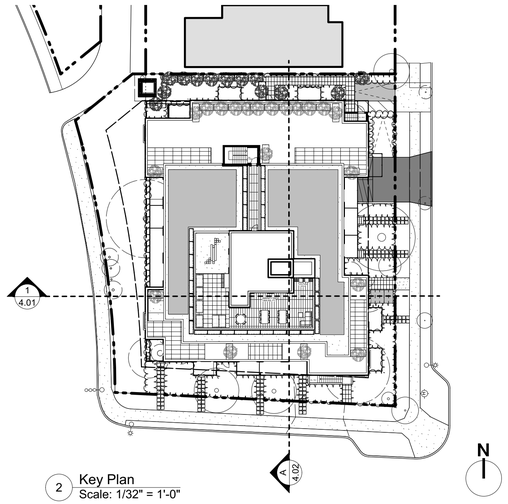
Elevations#

Issue Date	Plot Date 2021.04.22
Designed By SHA	Reviewed By NR
Drawn By JC	Checked By AB
Project ID 219.04	Scale as noted

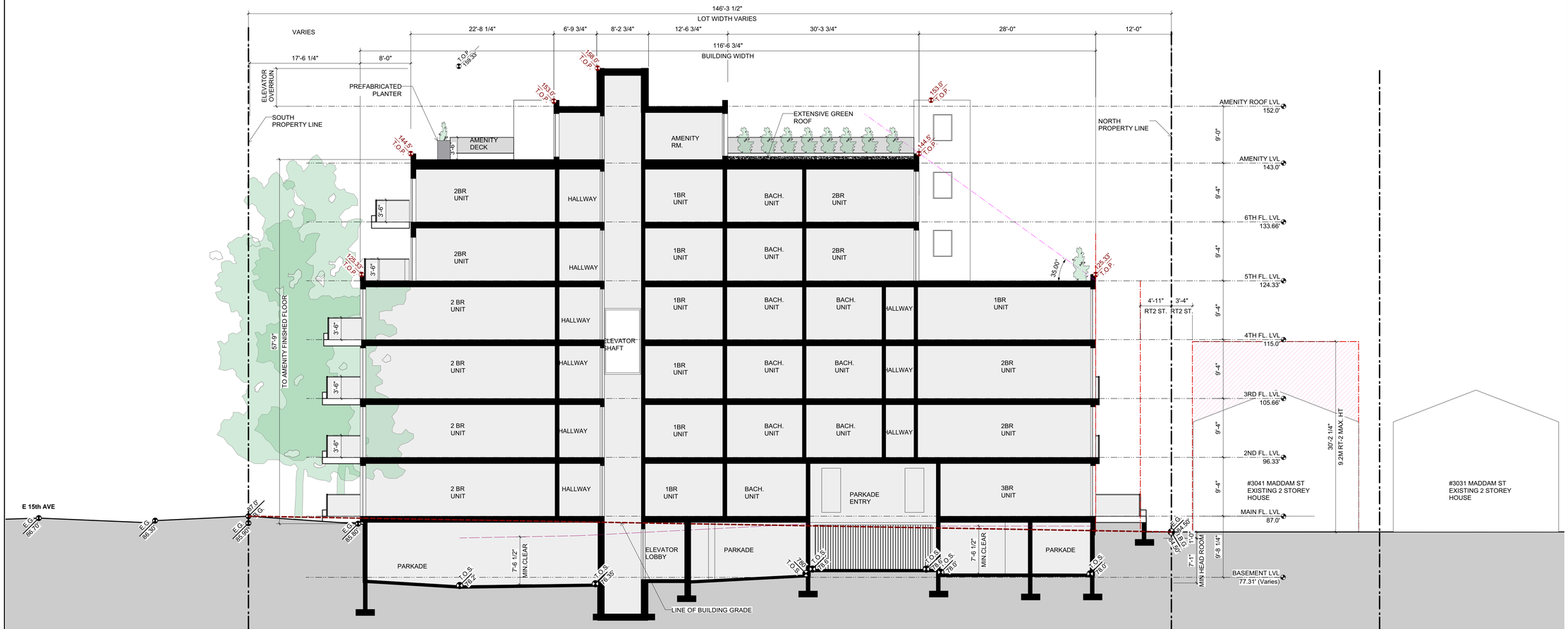
Sheet No. A3.02

Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx



2 Key Plan
Scale: 1/32" = 1'-0"



1 Scale: 1/8" = 1'-0"
Section A-A

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Issues

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Project Title

1405 E 15TH AVE REZONING FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Building Sections#

Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	NR
Drawn By	CD
Checked By	NR
Project ID	219.04
Scale	AS NOTED
Sheet No.	A4.02
Issue/Revision	

File name: 2021.06.17_1405 E 15th Ave v2020.vwx

1 SW Aerial View

2 From W

3 From SW

4 NE Aerial

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Issues

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Seal

Project Title

1405 E 15TH AVE REZONING FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Perspectives#

Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	NR
Drawn By	RM
Checked By	NR
Project ID	219.04
Scale	AS NOTED

Sheet No. A7.01

Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx

2 From NE

1 SE Aerial View

3 From SW

4 From SE

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A	2019-04-29	ISSUED FOR REZONING

Issues

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Seal

Project Title

1405 E 15TH AVE
REZONING
FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Perspectives#

Issue Date	Plot Date 2021.04.22
Designed By SHA	Reviewed By NR
Drawn By NK	Checked By NR
Project ID 219.04	Scale AS NOTED

Sheet No. A7.02

Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx

1 Perspective - From Clark Park

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Project Title

1405 E 15TH AVE
REZONING
FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Perspectives#

Issue Date	Plot Date	Sheet No.
	2021.04.22	A7.03
Designed By: SHA	Reviewed By: NR	
Drawn By: NK	Checked By: NR	
Project ID: 219.04	Scale: AS NOTED	Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx

1 Perspective - Corner of Knight & E 15th

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Issues

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Project Title

1405 E 15TH AVE
REZONING
FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

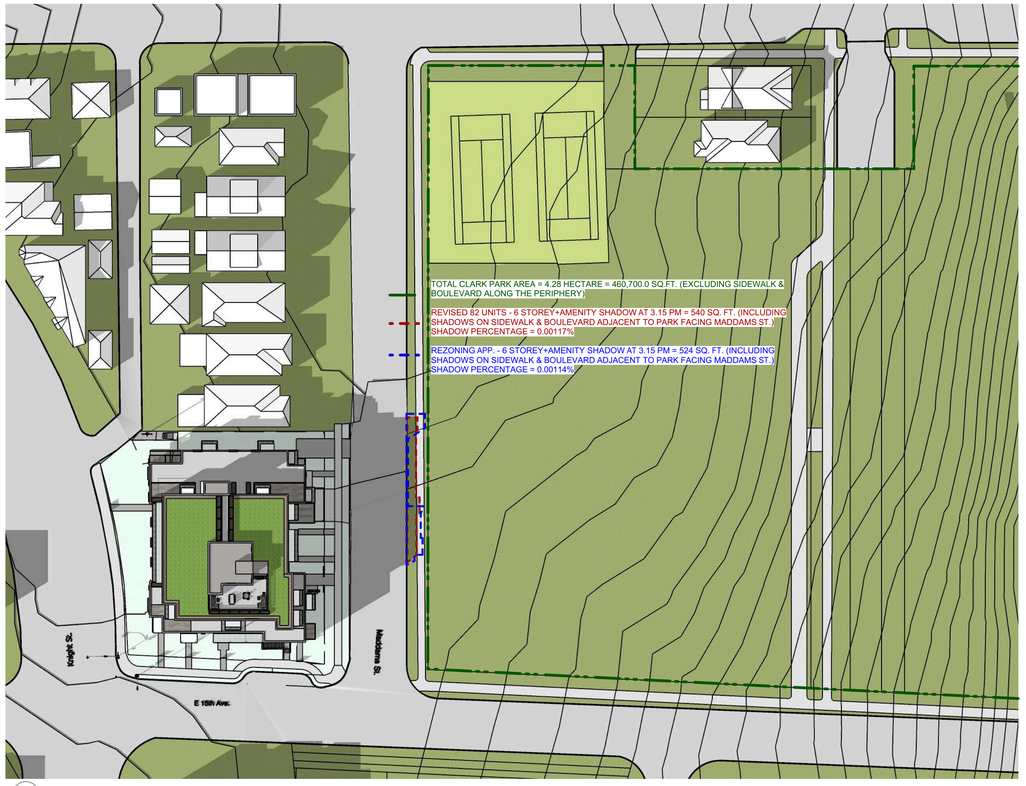
Perspectives#

Issue Date	
Plot Date	2021.04.22
Designed By	SHA
Reviewed By	NR
Drawn By	NK
Checked By	NR
Project ID	219.04
Scale	AS NOTED

Sheet No. A7.04

Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx



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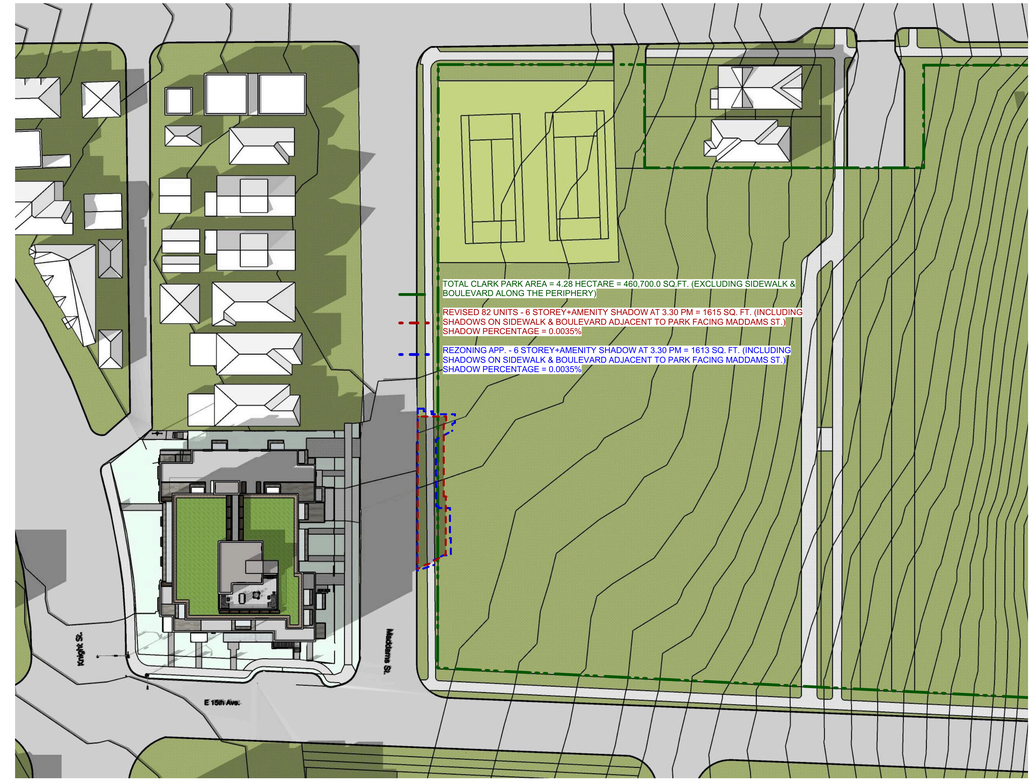

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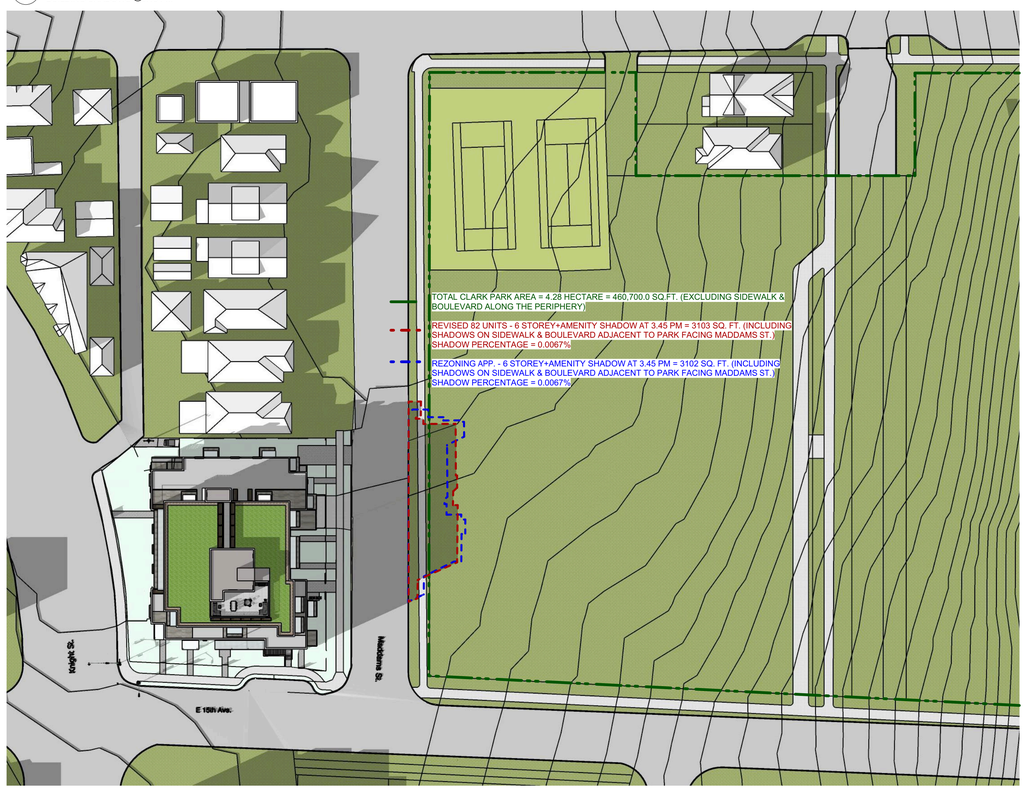

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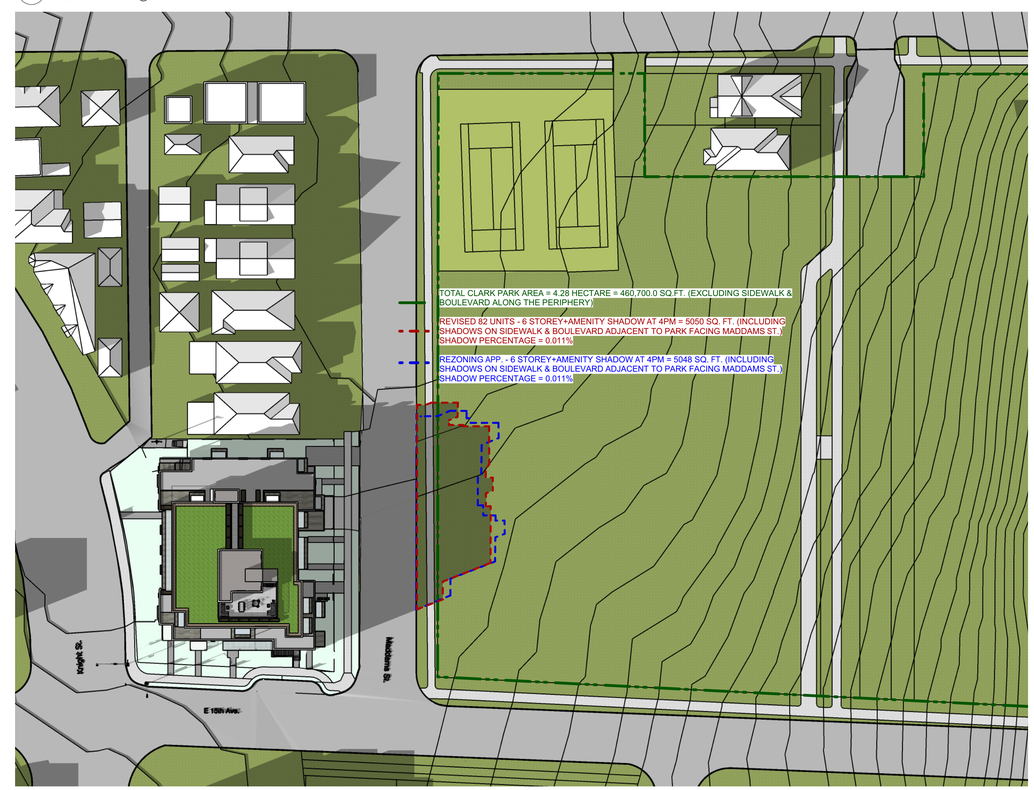

4 21 MARCH/SEPTEMBER
BUILDING SHADOWS @4.0 PM

N

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Project Title

1405 E 15TH AVE REZONING FEASIBILITY

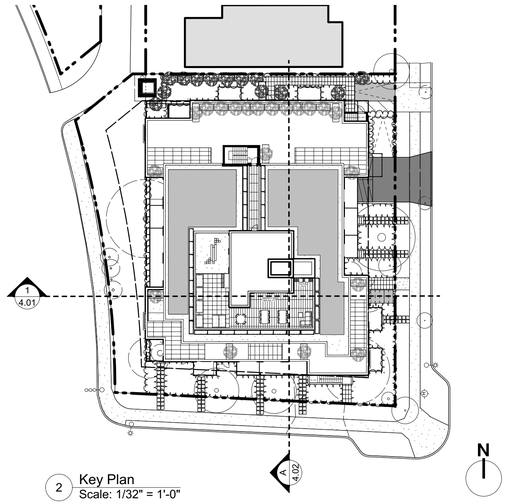
1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

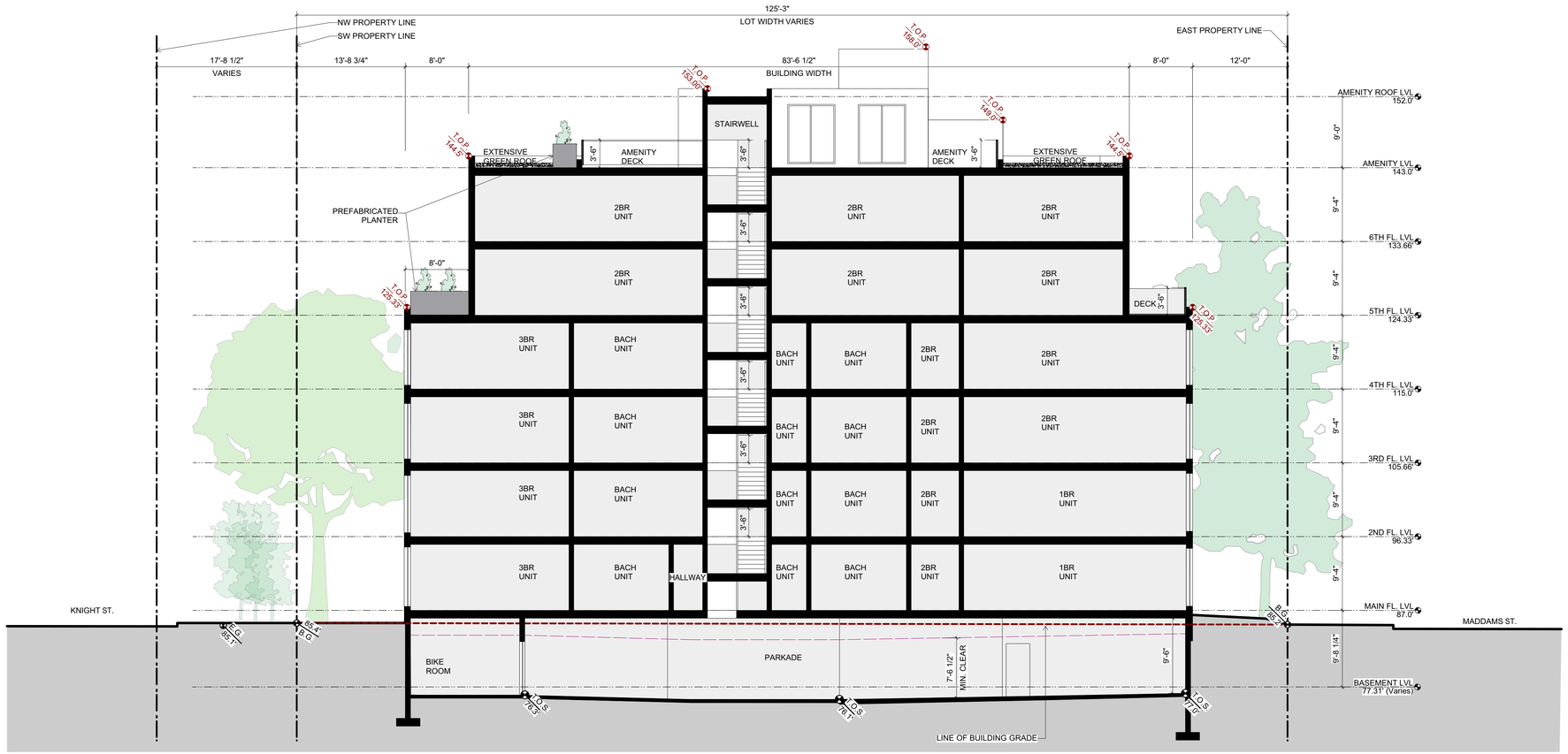
Shadow Study Building Overlap

Issue Date	Plot Date	Sheet No.
	2021.04.22	A0.04
Designed By: SHA	Reviewed By: NR	
Drawn By: AB	Checked By:	
Project ID: 219.04	Scale: N.T.S.	Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx



2 Key Plan
Scale: 1/32" = 1'-0"



1 Section 1-1
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Issues

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Seal

Project Title

1405 E 15TH AVE REZONING FEASIBILITY

1405 E 15TH AVE
3071 MADDAMS ST
3053 MADDAMS ST
3047 MADDAMS ST
VANCOUVER, B.C.

Sheet Title

Building Sections#

Issue Date	Plot Date	Sheet No.
	2021.04.22	A4.01
Designed By: SHA	Reviewed By: NR	
Drawn By: JC	Checked By: AB	
Project ID: 219.04	Scale: AS NOTED	Issue/Revision

File name: 2021.06.17_1405 E 15th Ave v2020.vwx