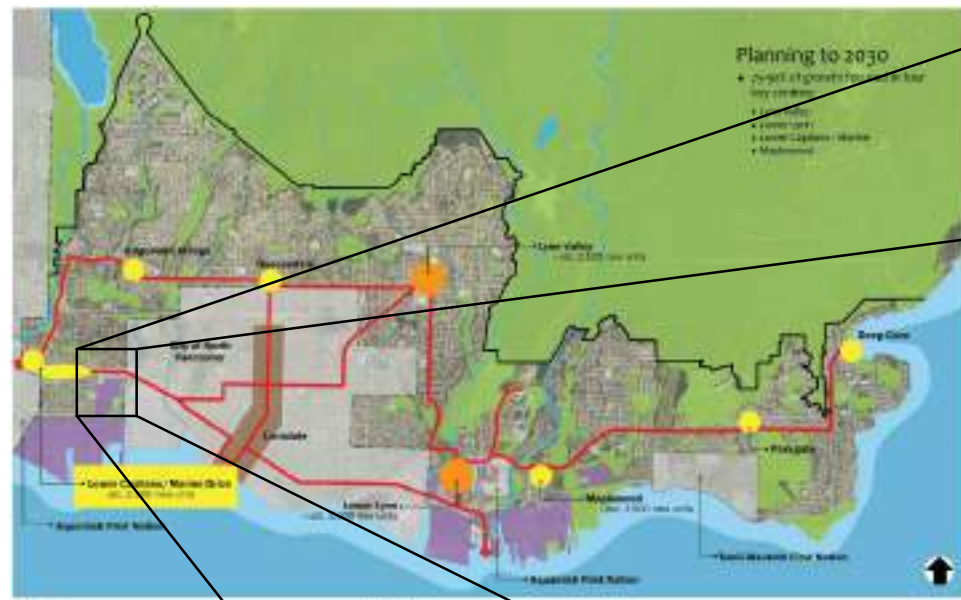




1235 MARINE DR.



PROSCENIUM
ARCHITECTURE + INTERIORS INC.



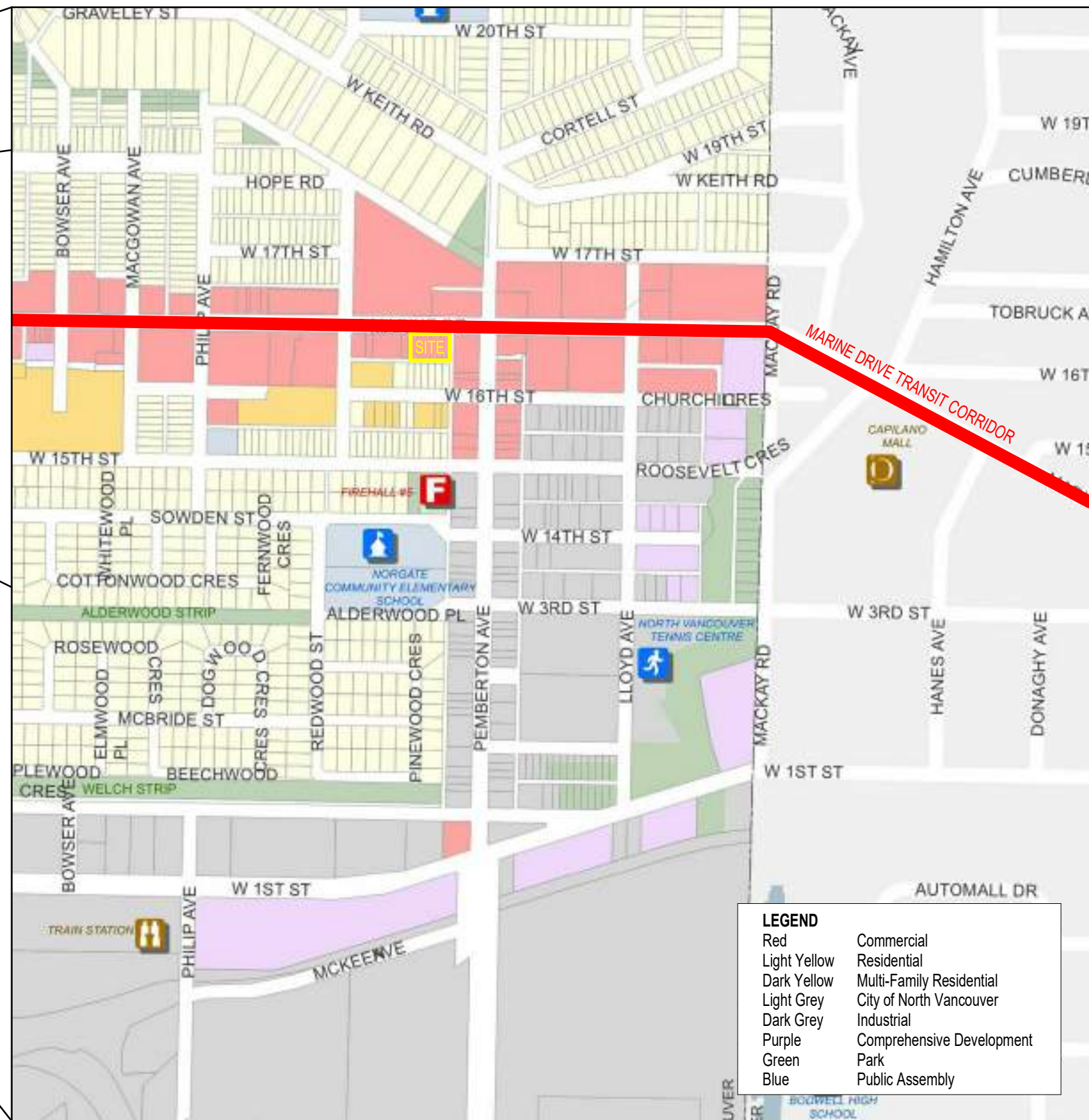
Map 1
Network of Centres Concept Map
 Note: This map is conceptual in nature only.

Source:
 DNV Official Community Plan

CONTEXT

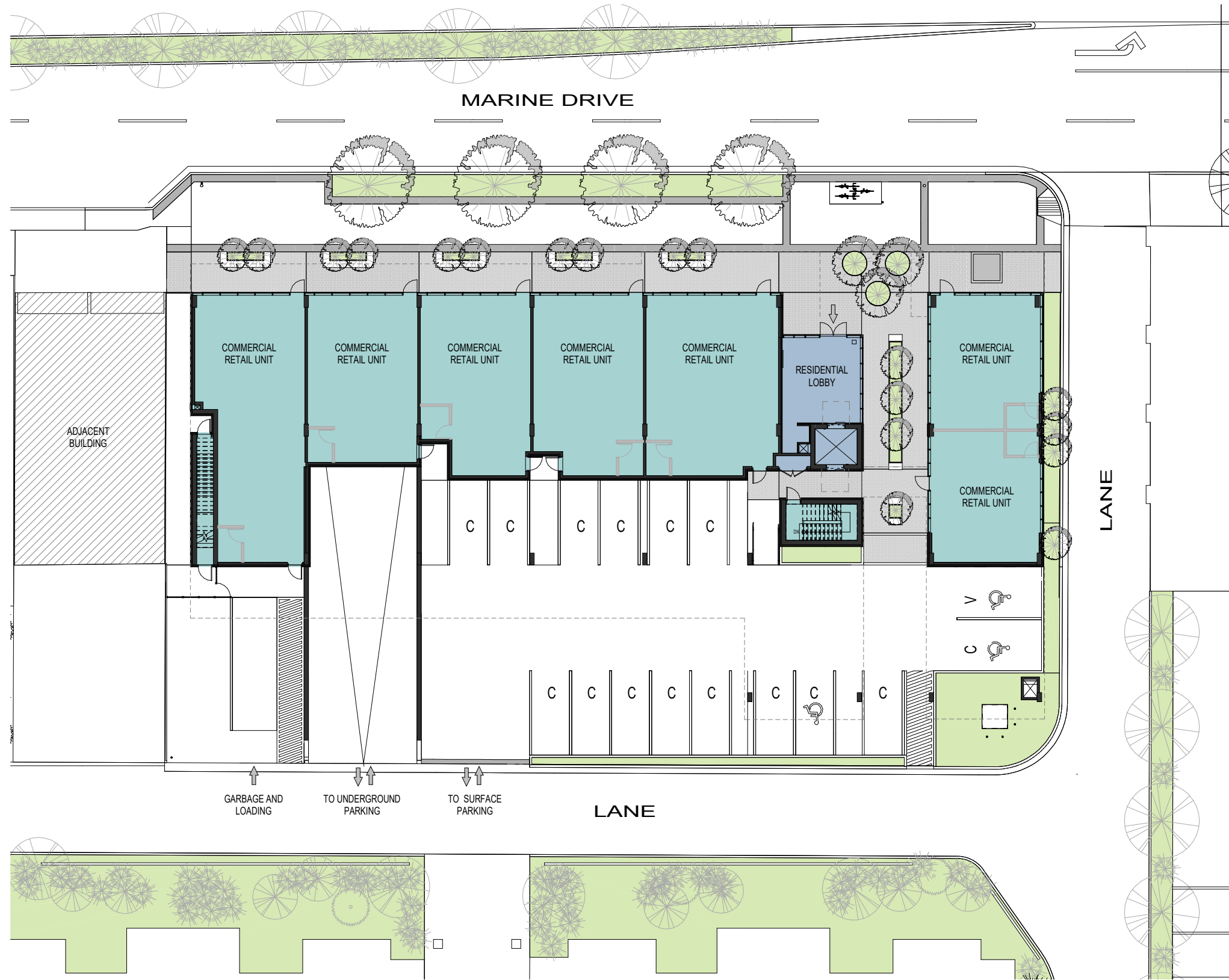
The site is located on the south side of the busy commercial street Marine Drive between the Norgate and Pemberton Heights communities. These communities benefit from the Marine Drive transit corridor – connecting people to the nearby town and village centres on the north shore. With access to convenient transit options, these town and village centres are planned to support between 75-90% of new growth to the year 2030.

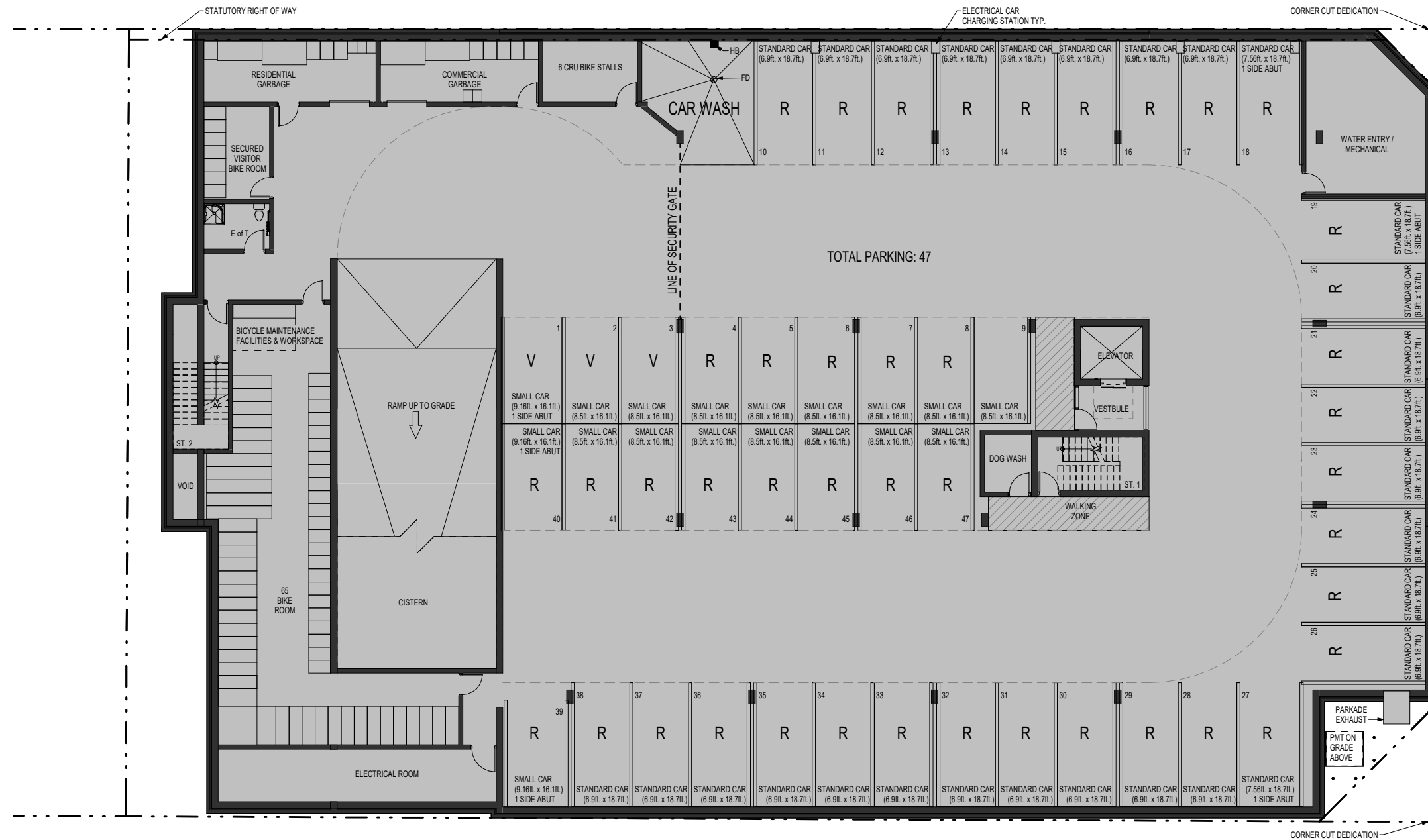
Lower Capilano and Marine Drive, where our site is located, anticipates an increase of 2,000 new housing units within that time frame. By focusing growth in these areas, the District can achieve a compact, efficient, environmentally sustainable, prosperous and socially equitable community.

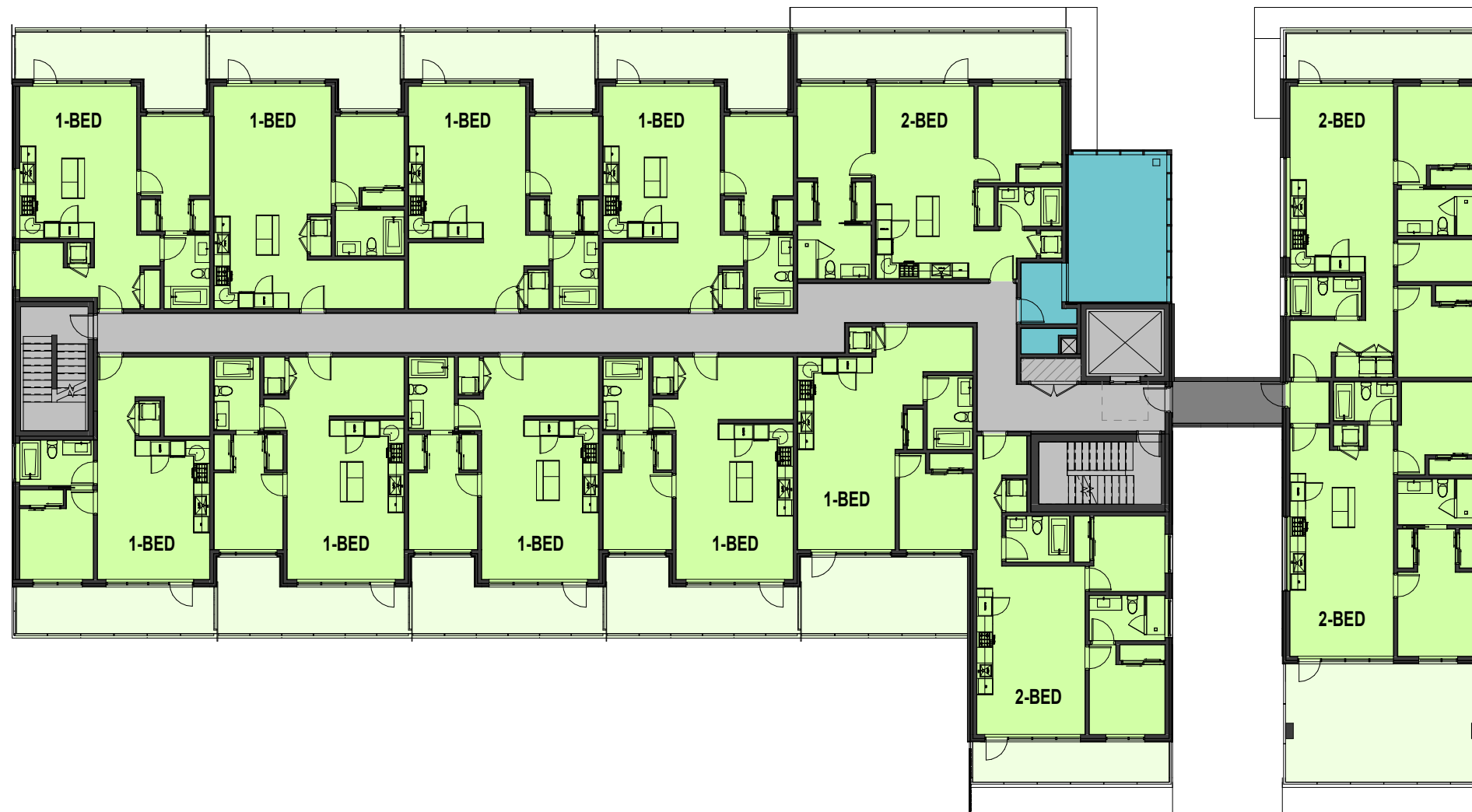


LEGEND	
Red	Commercial
Light Yellow	Residential
Dark Yellow	Multi-Family Residential
Light Grey	City of North Vancouver
Dark Grey	Industrial
Purple	Comprehensive Development
Green	Park
Blue	Public Assembly

Uses	Proposed
Residential 2-Bedrooms	12 units
Residential 1-Bedrooms	27 units
Commercial Units	7 units
Vehicle Parking	44 residential stalls 4 visitor stalls 15 commercial stalls 29% small stalls (18)
Bike Parking	65 residential stalls 6 commercial stalls
Density (FSR)	1.75 (C9 Zoning)
Building Height	4 storeys (4 permitted)







- RESIDENTIAL INTERIOR
- RESIDENTIAL BALCONY
- AMENITY SPACE
- CORRIDOR & VERTICAL CIRCULATION
- EXTERIOR BREEZEWAY
- SERVICE ROOM





1 NORTH ELEVATION
NTS

EXTERIOR FINISHES

BR-1 - BRICK	MTL-1 - METAL FIN
CP-1 - CEMENTITIOUS CLADDING	MTL-2 - METAL FENCE/GATE
CO-1 - CONCRETE	MTL-3 - METAL SCREEN
	MTL-4 - METAL DOOR
GL-1 - INSULATED WINDOW WALL GLASS (VISION GLASS)	WD-1 - EXTERIOR WOOD CLADDING
GL-2 - WINDOW WALL SPANDREL PANEL (WHITE)	
GL-3 - GLASS GUARDRAIL (TEMPERED, LAMINATED)	

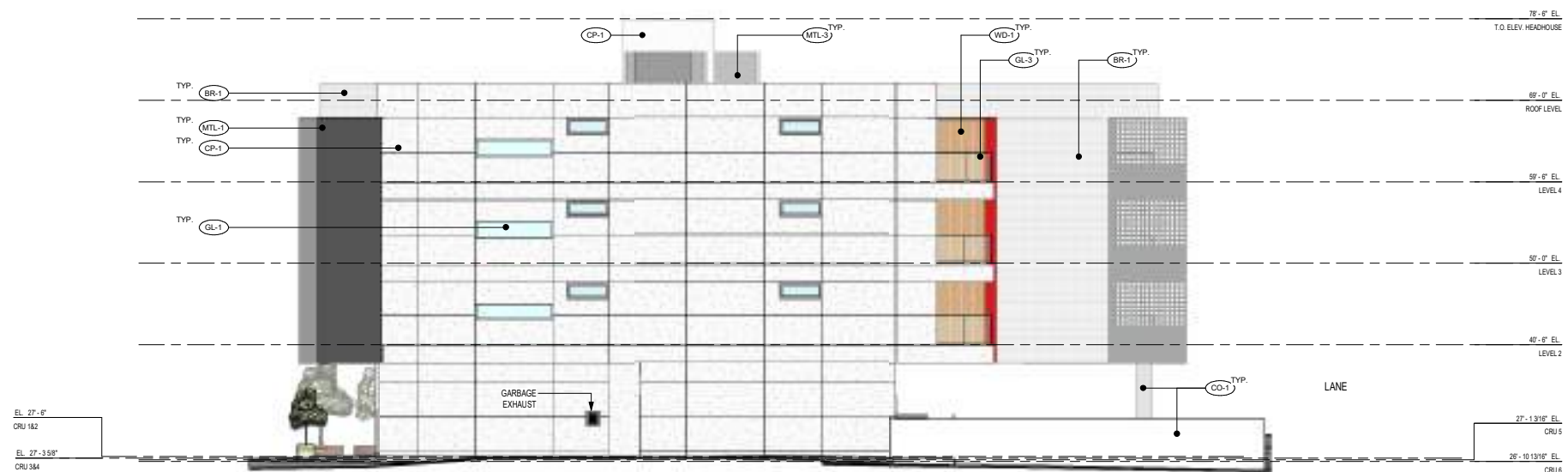


2 SOUTH ELEVATION
NTS



1 EAST ELEVATION
NTS

EXTERIOR FINISHES			
BR-1	- BRICK	MTL-1	- METAL FIN
CP-1	- CEMENTITIOUS CLADDING	MTL-2	- METAL FENCE/GATE
CO-1	- CONCRETE	MTL-3	- METAL SCREEN
		MTL-4	- METAL DOOR
GL-1	- INSULATED WINDOW WALL GLASS (VISION GLASS)	WD-1	- EXTERIOR WOOD CLADDING
GL-2	- WINDOW WALL SPANDREL PANEL (WHITE)		
GL-3	- GLASS GUARDRAIL (TEMPERED, LAMINATED)		



2 WEST ELEVATION
NTS



1 DP EAST BREEZEWAY ELEVATION
NTS

EXTERIOR FINISHES			
BR-1	- BRICK	MTL-1	- METAL FIN
CP-1	- CEMENTITIOUS CLADDING	MTL-2	- METAL FENCE/GATE
CO-1	- CONCRETE	MTL-3	- METAL SCREEN
GL-1	- INSULATED WINDOW WALL GLASS (VISION GLASS)	MTL-4	- METAL DOOR
GL-2	- WINDOW WALL SPANDREL PANEL (WHITE)	WD-1	EXTERIOR WOOD CLADDING
GL-3	- GLASS GUARDRAIL (TEMPERED, LAMINATED)		



2 DP WEST BREEZEWAY ELEVATION
NTS

EXISTING



Marine Drive facing South

PROPOSED



EXISTING



Lane facing Northwest

PROPOSED



EXISTING



Marine Drive facing Southeast

PROPOSED



EXISTING



Lane facing Northeast

PROPOSED



