

# W1

VANCOUVER  
**W E S T**

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**F I R S T**  
C L A S S  
L I V I N G



# Project Summary

(DRAFT – INTERNAL CIRCULATION ONLY)

## **ADDRESS :**

- Building A: 455 SW Marine Drive, Vancouver, BC
- Building B: 433 SW Marine Drive, Vancouver, BC

## **COMPLETION:**

- Estimated construction completion: TBD

## **CONSULTANTS:**

- Architect: GBL Architects Inc.
- Landscape Architect: PFS Studio - Phillips Farevaag Smallerberg
- Interior Design: LIV Interior

## **BUILDING:**

459 Market Units,

- Tower A : 27 architectural stories, 31 marketing stories (Floor 4, 13, 14 and 24 are skipped)
- Tower B : 21 architectural stories, 25 marketing stories (Floor 4, 13, 14 and 24 are skipped)
- Tower C : Daycare and Market Rental Building
- 3 elevators in each building
- Central Cooling and heating system
- Adaptable units - TBC
  - Adaptable units are intended to facilitate ready access, use and occupancy of a suite by a person with a disability. Features include some wider doors and corridors; more maneuvered space at doorways; electrical wall outlets are higher and wall switches lower; a bathroom with a larger floor area and reinforced wall for future grab bars; kitchens with slide-out shelves, pullout work surface and under counter plumbing set back to accommodate knee space in the future.
- 8' for majority of living area on most floors

## **SUITE MIX:**

<b><u>SUITE TYPE</u></b>	<b><u>SQUARE FOOTAGE</u></b>	<b><u>NUMBER OF SUITES</u></b>
Jr. 1 Bedroom	Approx. 438 sf – 486 sf	17
1 Bedroom plus den	Approx. 480 sf -646 sf	233
2 Bedroom	Approx. 770sf – 807sf	2
2 Bedroom plus den	Approx. 729 sf – 893 sf	158
3 Bedroom plus den	Approx. 1,006 sf	31
Townhomes	Approx. 1,287 sf – 1,596 sf	11
2 bedroom Penthouse	Approx. 880 sf – 942 sf	6
3 bedroom Penthouse	Approx. 1,017 sf	2
	<b>TOTAL</b>	<b>460</b>



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## **PROPOSED FINISHES**

Marble Tile Tub/Shower Surround
Marble Tile Bathroom Flooring
Marble Tile Apron Tub
Marble Tile Backsplash
Integrated Stainless Steel Miele Appliances
Engineered Quartz Countertops
Laminate Flooring throughout
Wood-looking Laminate Cabinetry
Wood look laminate door trim finish
Kohler / Grohe hardware
Wood-looking door trim + Closet organizer + interior suite doors

**\*Upgrade option: Engineered hardwood flooring to replace laminate flooring**

## **ESTIMATED MAINTENANCE FEE**

- TBD.

## **AMENITIES**

- TBD
- Amenity Program spread out over Building A & B





W1

VANCOUVER  
WEST  
FIRST  
CLASS  
LIVING







# W1

## Building Rendering (DRAFT – INTERNAL CIRCULATION ONLY)



**Grand Motor Court Entrance**

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# W1

## Building Rendering (DRAFT – INTERNAL CIRCULATION ONLY)



Lobby

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## Site Map

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Main Floor

Upper Floor

Townhouse  
Plan A6

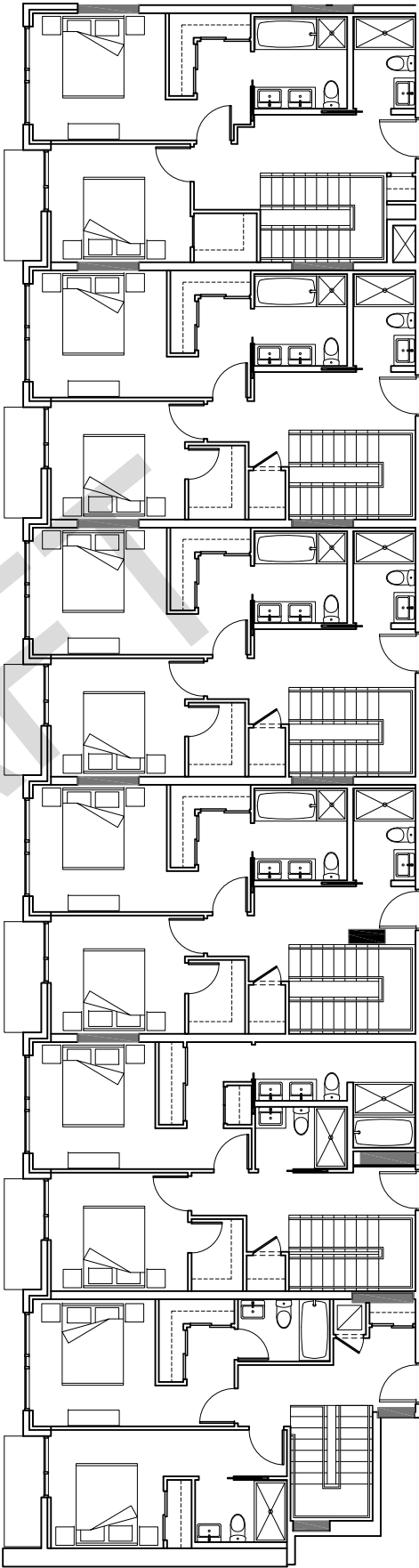
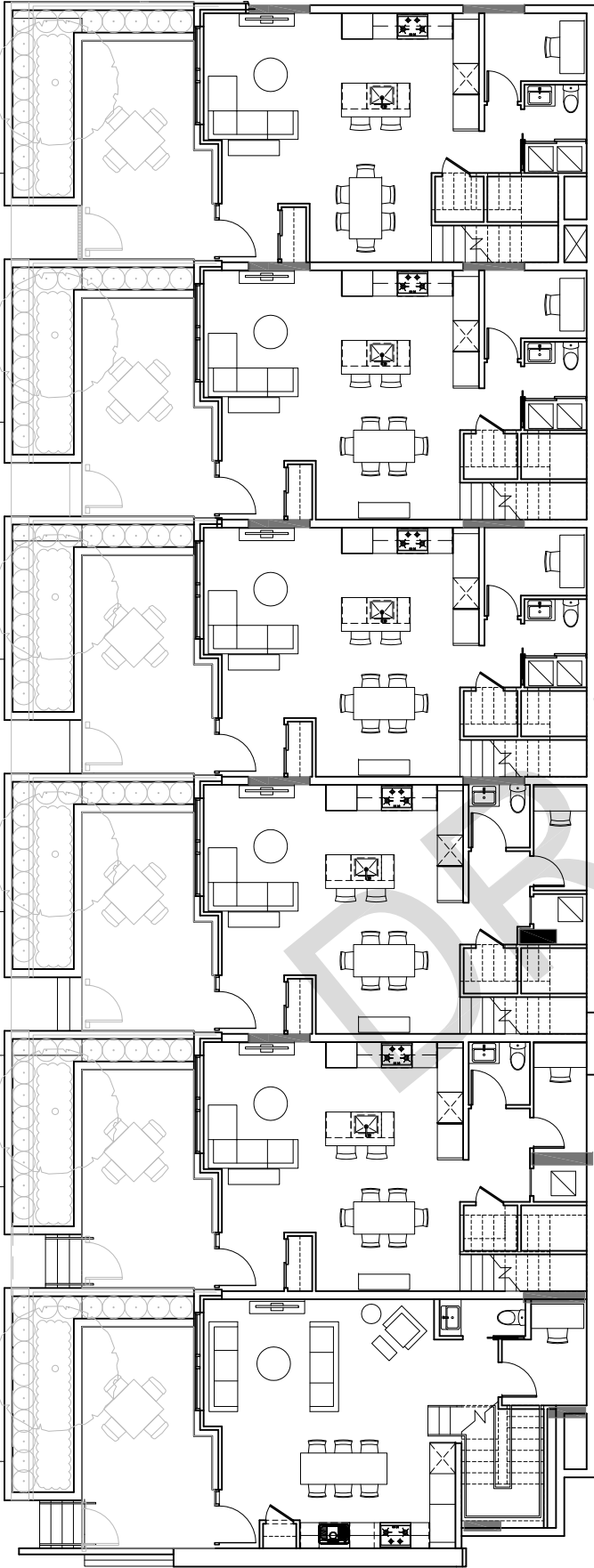
Townhouse  
Plan A5

Townhouse  
Plan A4

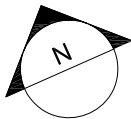
Townhouse  
Plan A3

Townhouse  
Plan A2

Townhouse  
Plan A1



W1



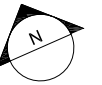
West Tower Townhomes

Plan Type: (AREAS ARE APPROXIMATE)

A6	Two Bedroom+Den	1330 sqft
A5	Two Bedroom+Den	1335 sqft
A4	Two Bedroom+Den	1335 sqft
A3	Two Bedroom+Den	1335 sqft
A2	Two Bedroom+Den	1335 sqft
A1	Two Bedroom+Den	1287 sqft

THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO FEATURES AND FINISHES, BRANDS, MATERIALS, BUILDING AND LANDSCAPE DESIGN, SPECIFICATIONS, CEILING HEIGHTS, NUMBER OF FLOORS, NUMBER OF UNITS, FLOORING PATTERNS AND FLOOR PLANS WITHOUT NOTIFICATION. CEILING HEIGHTS REFERENCED INCLUDE AREAS WHERE DROP CEILINGS MAY BE INSTALLED. AS SUCH, THE REFERENCED CEILING HEIGHTS MAY NOT INDICATE ACTUAL CEILING CLEARANCE IN CERTAIN AREAS OF SUITES. APPROXIMATE SUITE SIZES ARE COMPUTED FROM THE OUTSIDE FACE OF EXTERIOR WALLS, THE OUTSIDE FACE OF CORRIDOR AND COMMON WALLS, AND THE CENTERLINE OF WALLS ADJACENT TO OTHER STRATA LOTS. APPROXIMATE MEASUREMENTS FOR EXTERIOR BALCONIES AND TERRACES ARE COMPUTED FROM THE OUTSIDE FACE OF EXTERIOR WALLS TO THE SLAB EDGES OF THE OUTSIDE FACE OF PARAPETS. ANY FLOORING PATTERN SHOWN ON THE PLAN DOES NOT INDICATE THE ACTUAL WOOD OR LAMINATE, TILE OR PAVEN, SHAPE, SIZE OR DIRECTION INSTALLED. THE SAME SUITE TYPE MAY VARY FROM FLOOR TO FLOOR AND/OR BE SLIGHTLY ALTERED DEPENDING ON FLOOR PLATE ORIENTATION. THE ABOVE FLOOR PLAN IS A SAMPLE WINDOW, PANEL, SPANDREL AND MULLION CONFIGURATIONS MAY VARY BY FLOOR. WINDOW SYSTEMS MAY INCLUDE PANELS, WALLS OR OTHER ARCHITECTURAL FEATURES THAT MAY BLOCK VIEWS AND REDUCE WINDOW GLAZING. TERRACE AREAS MAY INCLUDE PLANTERS. ALL ILLUSTRATIONS REFLECT THE ARTIST'S AND ARCHITECT'S INTERPRETATION OF THE PROJECT AND DO NOT TAKE INTO ACCOUNT THE NEIGHBORING BUILDINGS, PHYSICAL STRUCTURES, STREETS AND LANDSCAPE. THESE MATTERS WILL BE GOVERNED ENTIRELY BY THE TERMS OF THE APPLICABLE DISCLOSURE STATEMENT AND PURCHASER CONTRACT IN EACH CASE. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. CONCORD W1 LIMITED PARTNERSHIP E&OE. THE ABOVE FLOOR PLAN IS A SAMPLE.



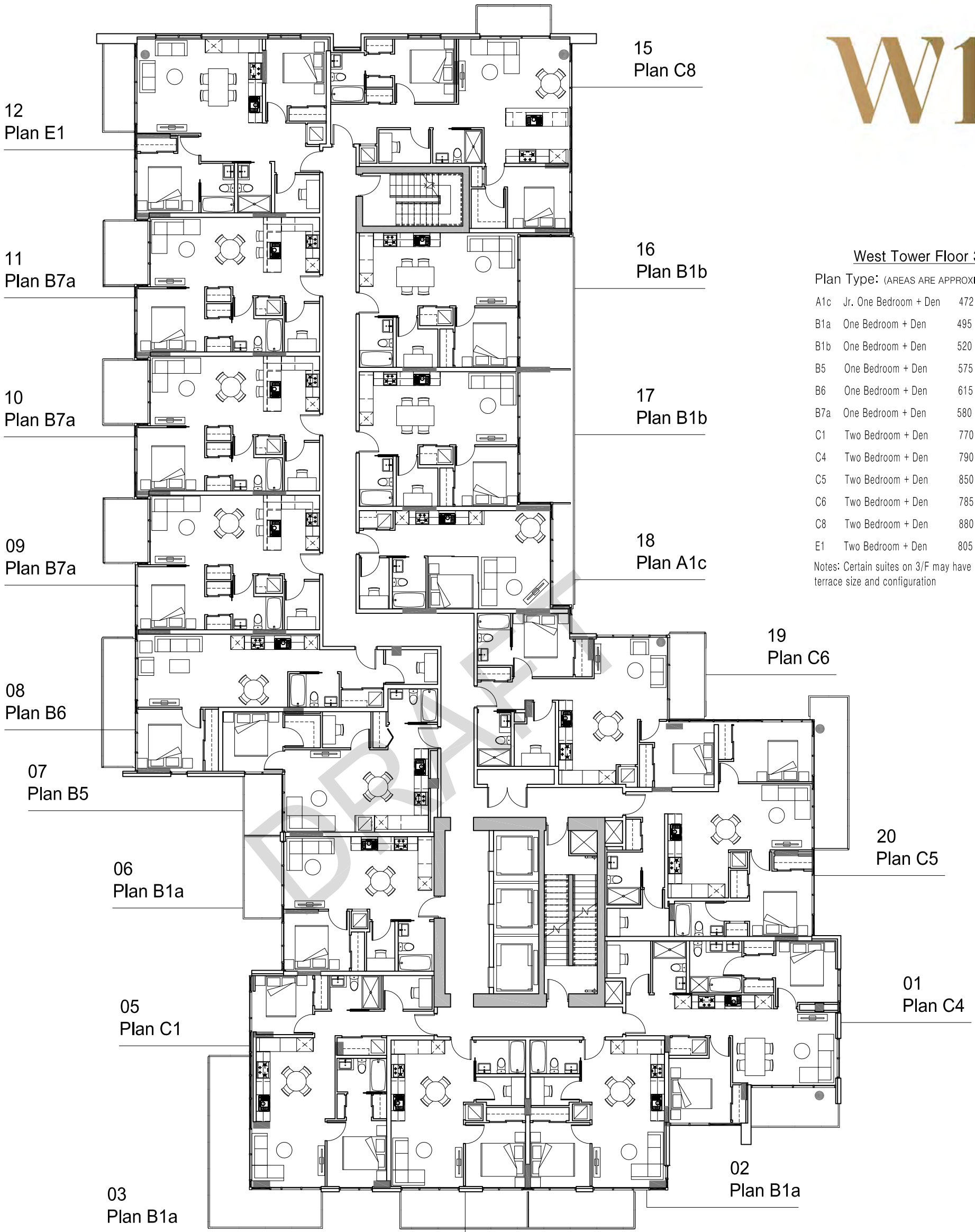


## West Tower Floor 3 to 8

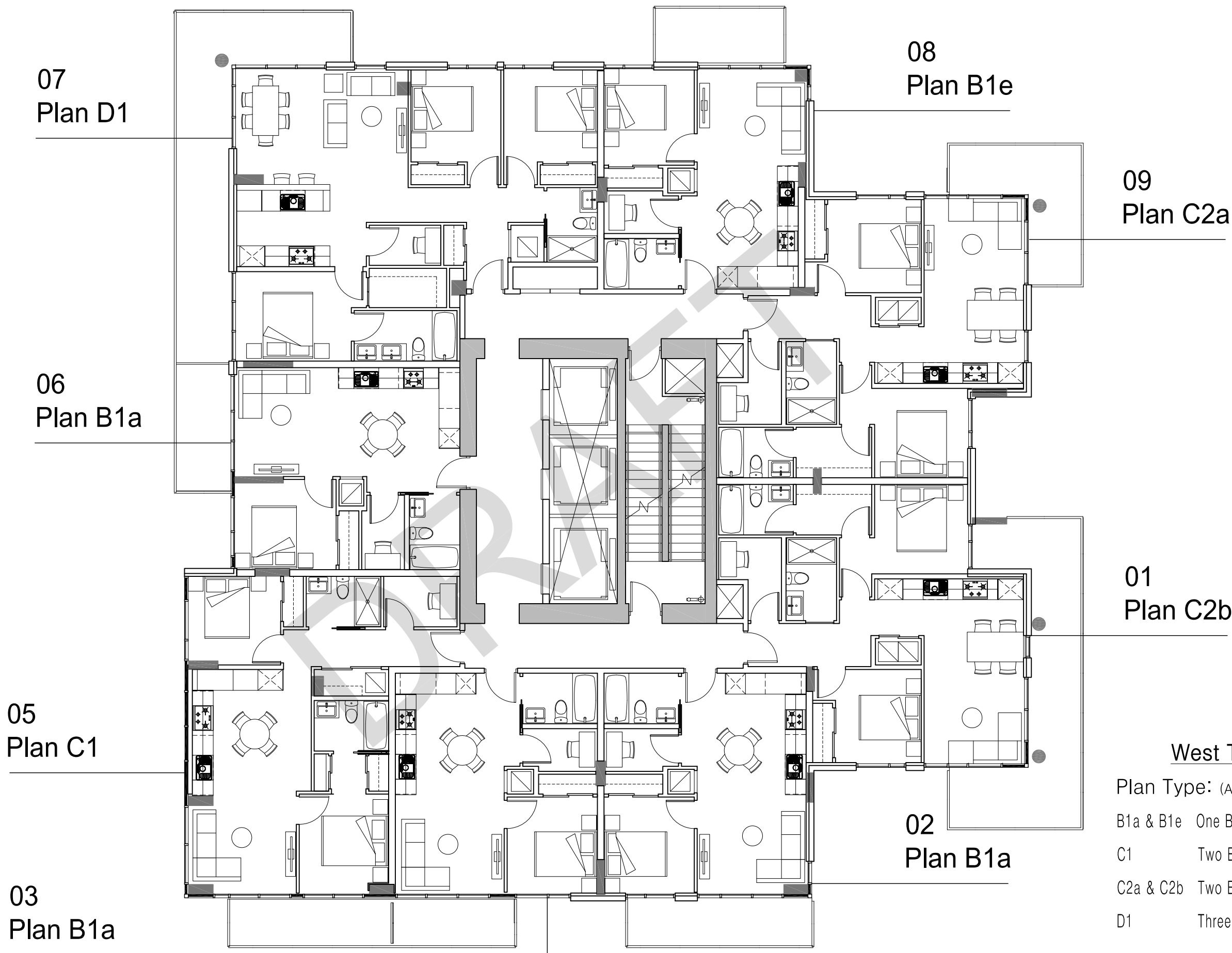
Plan Type: (AREAS ARE APPROXIMATE)

A1c	Jr. One Bedroom + Den	472 sqft
B1a	One Bedroom + Den	495 sqft - 500 sqft
B1b	One Bedroom + Den	520 sqft - 525 sqft
B5	One Bedroom + Den	575 sqft
B6	One Bedroom + Den	615 sqft
B7a	One Bedroom + Den	580 sqft - 585 sqft
C1	Two Bedroom + Den	770 sqft
C4	Two Bedroom + Den	790 sqft
C5	Two Bedroom + Den	850 sqft
C6	Two Bedroom + Den	785 sqft
C8	Two Bedroom + Den	880 sqft
E1	Two Bedroom + Den	805 sqft

Notes: Certain suites on 3/F may have different balcony or terrace size and configuration







## West Tower Floor 10 to 30

Plan Type: (AREAS ARE APPROXIMATE)

B1a & B1e	One Bedroom + Den	495 sqft – 500 sqft
C1	Two Bedroom + Den	770 sqft
C2a & C2b	Two Bedroom + Den	760 sqft – 770 sqft
D1	Three Bedroom + Den	1020 sqft



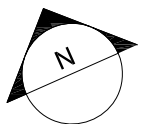
W1

3103  
Plan P2a

3105  
Plan P1

3101  
Plan P1

3102  
Plan P2



### West Tower Penthouse Floor 31

Plan Type: (AREAS ARE APPROXIMATE)

P1	Two Bedroom+Guess	1017 sqft
P2	Two Bedroom+Den	942 sqft
P2a	Two Bedroom+Den	908 sqft

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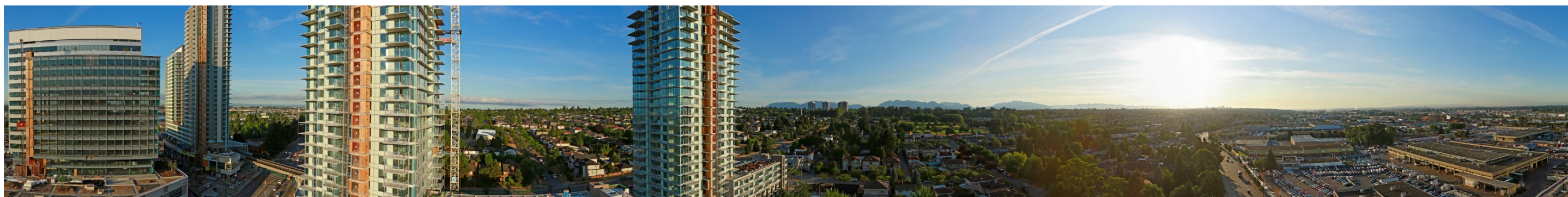
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## Views

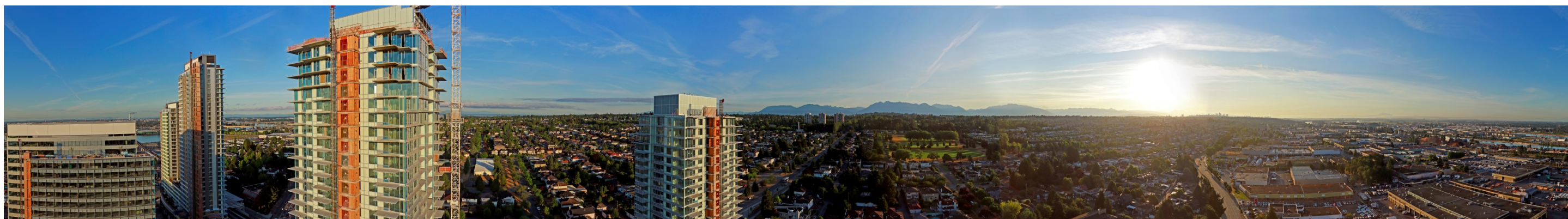
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Lower Level



Mid Level



Upper Level

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