

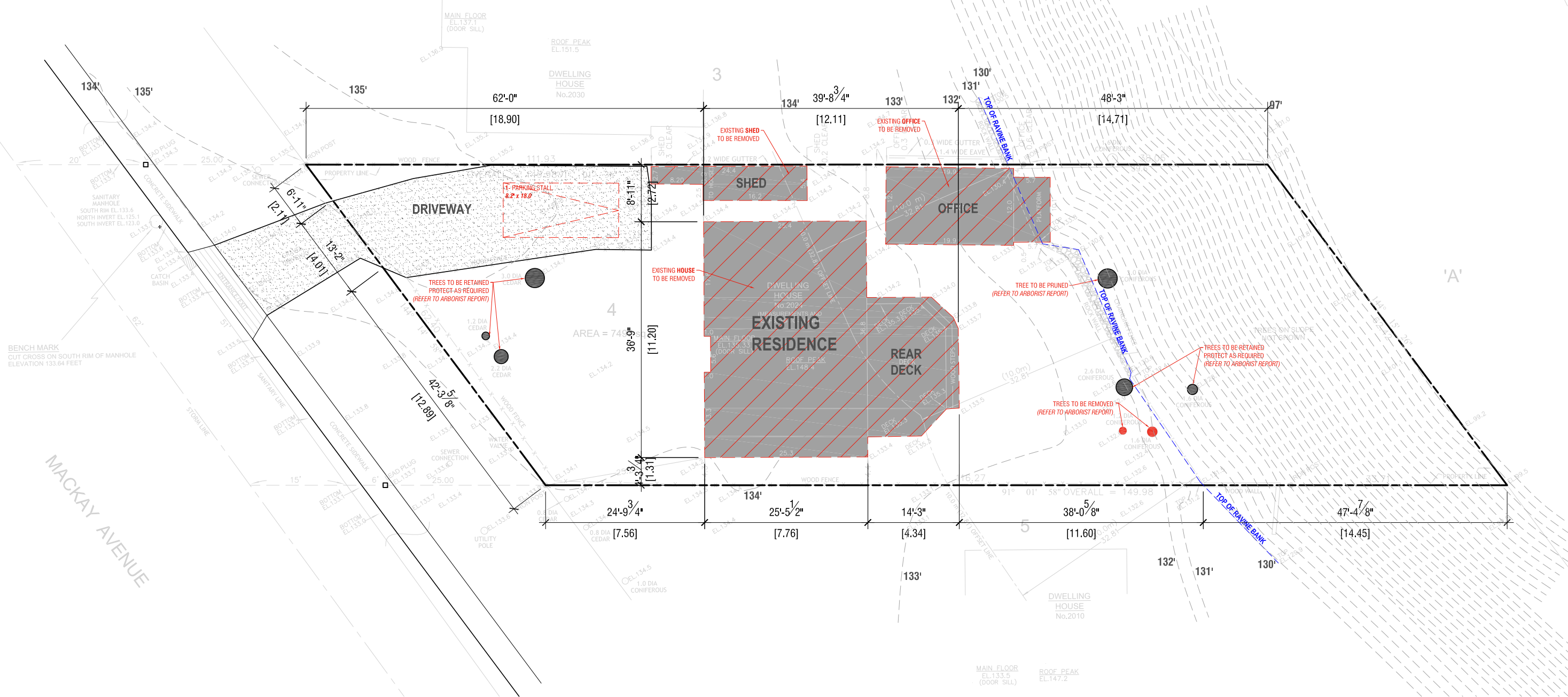


APRIL 21, 2022

SCHEMATIC DESIGN / REV-06 / BOYCE JENKINS RESIDENCE / NORTH VANCOUVER, BC



STORM MANHOLE
SOUTH RIM EL.136.8
NORTH INVERT EL.131.4



LEGAL / SITE DESCRIPTION	
CITY OF NORTH VANCOUVER	(ZONING BYLAW, 1995, No.6700)
CIVIC ADDRESS	2024 - MACKAY AVENUE
LOT	4
BLOCK	20
DISTRICT LOT	552
PLAN	4693
NEIGHBOURHOOD	MARINE-HAMILTON
P.I.D.	011-387-670
PROPERTY ROLL	820004.000
ZONING	(RS-1) ONE UNIT RESIDENTIAL ZONE

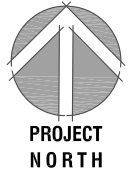


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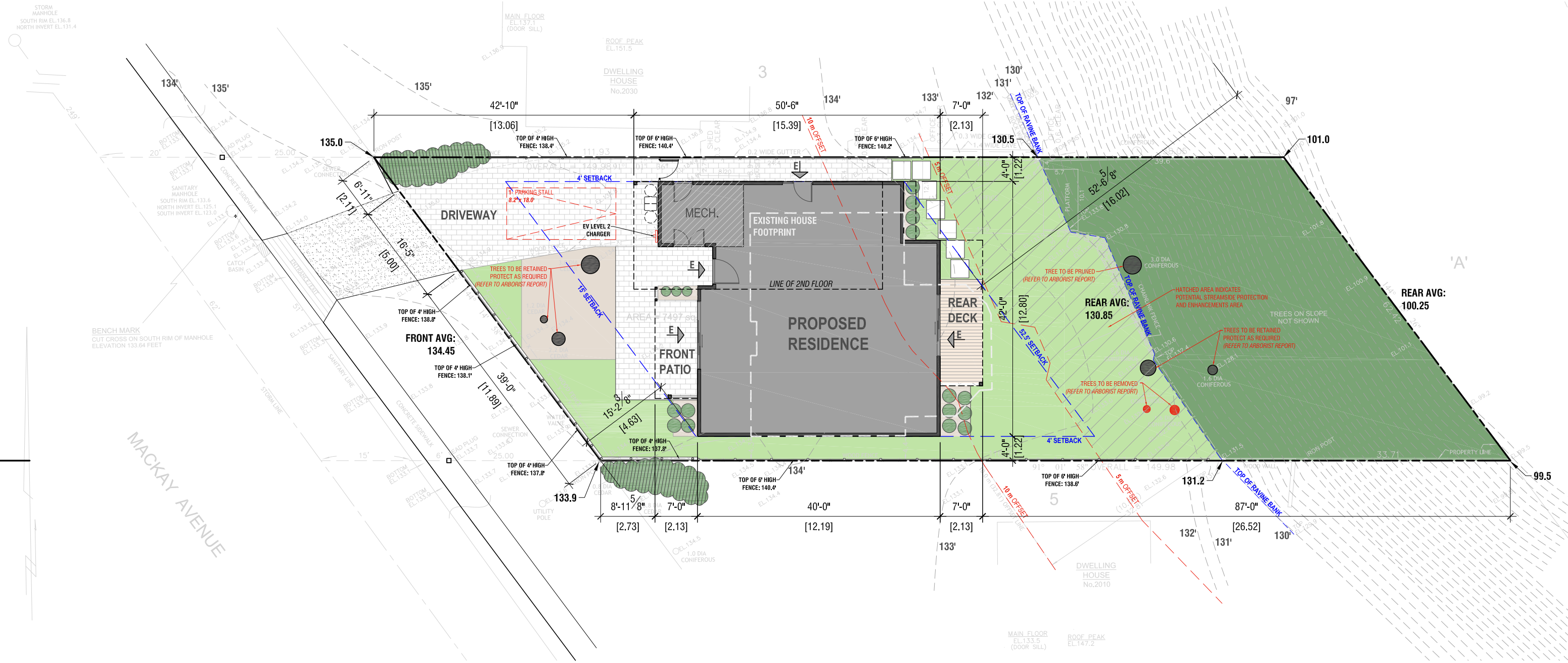
EXISTING SITE PLAN / SCALE 1/16" = 1'-0"

SCHEMATIC DESIGN / BOYCE JENKINS RESIDENCE / NORTH VANCOUVER, BC



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A1.1



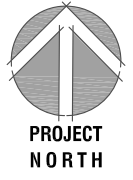
LEGAL / SITE DESCRIPTION	
CITY OF NORTH VANCOUVER	(ZONING BYLAW, 1995, No.6700)
CIVIC ADDRESS	2024 - MACKAY AVENUE
LOT	4
BLOCK	20
DISTRICT LOT	552
PLAN	4693
NEIGHBOURHOOD	MARINE-HAMILTON
P.I.D.	011-387-670
PROPERTY ROLL	820004.000
ZONING	(RS-1) ONE UNIT RESIDENTIAL ZONE

STATISTICS	
SITE AREA	696.5 m ² (7,497.0 ft ²)
LOT COVERAGE CALCULATION	
MAX. LOT COVERAGE SHALL NOT EXCEED 30% OF LOT as per 509 (3)	
0.30 x 7,497.0 ft ² =	208.9 m ² (2,249.1 ft ²)
PRIMARY RESIDENCE MAIN FLOOR	155.7 m ² (1,675.4 ft ²)
FRONT PORCH	24.0 m ² (258.7 ft ²)
REAR DECK	15.6 m ² (168.0 ft ²)
2ND FLOOR BALCONY	1.8 m ² (19.3 ft ²)
TOTAL PRIMARY COVERAGE	197.1 m² (2,121.4 ft²) 28.3%

GROSS FLOOR AREA CALCULATION	
MAX. GROSS FLOOR AREA SHALL NOT EXCEED 30% OF LOT + 1000 ft ² as per 509 (2)(a)(ii)	
0.30 x 7,497.0 ft ² + 1,000 ft ² =	301.8 m ² / 3,249.1 ft ²
¹ CRAWLSPACE	32.1 m ² (345.4 ft ²)
MAIN FLOOR	155.7 m ² (1,675.4 ft ²)
SECOND FLOOR	67.6 m ² (727.7 ft ²)
TOTAL GROSS FLOOR AREA	255.4 m² (2,748.5 ft²)
² MECH. RM. EXCLUSION	-9.3 m ² (-100.1 ft ²)
¹ CRAWLSPACE EXCLUSION	-32.1 m ² (-345.4 ft ²)
TOTAL AREA EXCLUSIONS	-41.4 m² (-445.5 ft²)
PROPOSED GROSS FLOOR AREA	214.0 m² (2,303.0 ft²)

SETBACK REGULATIONS as per 509 (4)(a) + 509 (5)(a,b, and c)		
PRIMARY RESIDENCE	REQUIRED / ALLOWED	PROPOSED
FRONT YARD (WEST)	4.6 m / 15'-0"	4.63 m / 15'-2 3/8"
REAR YARD (EAST)	16.0 m / 52'-6"	16.02 m / 52'-6 5/8"
SIDE YARD (NORTH)	1.2 m / 4'-0"	1.22 m / 4'-0"
SIDE YARD (SOUTH)	1.2 m / 4'-0"	1.22 m / 4'-0"
BUILDING HEIGHT	8.0 m / 26'-2 3/8"	6.43 m / 21'-1"

¹Exempt as per PART 2: Interpretation "Gross Floor Area One-Unit Residential" (2)
²Exempt as per PART 2: Interpretation "Gross Floor Area One-Unit Residential" (9)(a)(b)



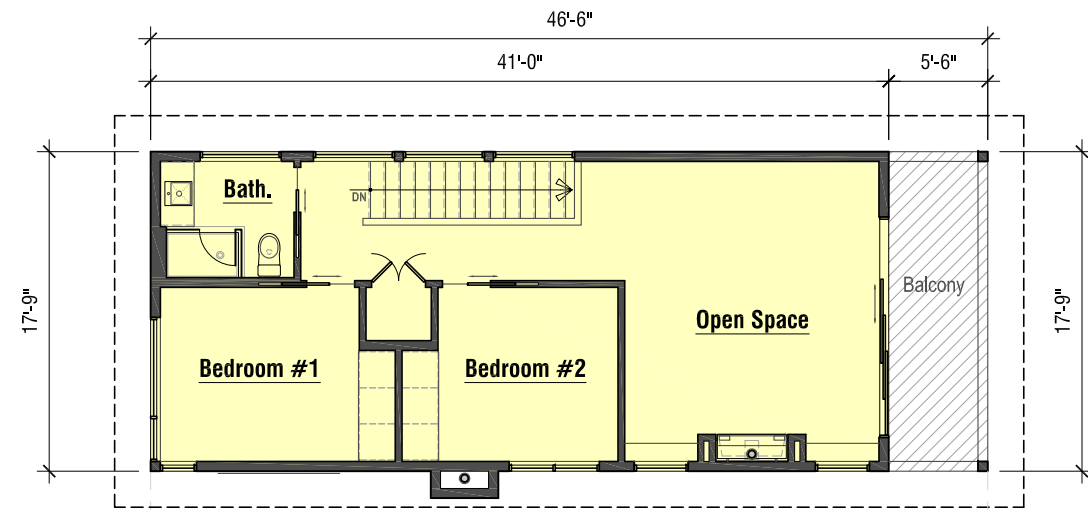
PROPOSED SITE PLAN / SCALE 1/16" = 1'-0"

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A1.2

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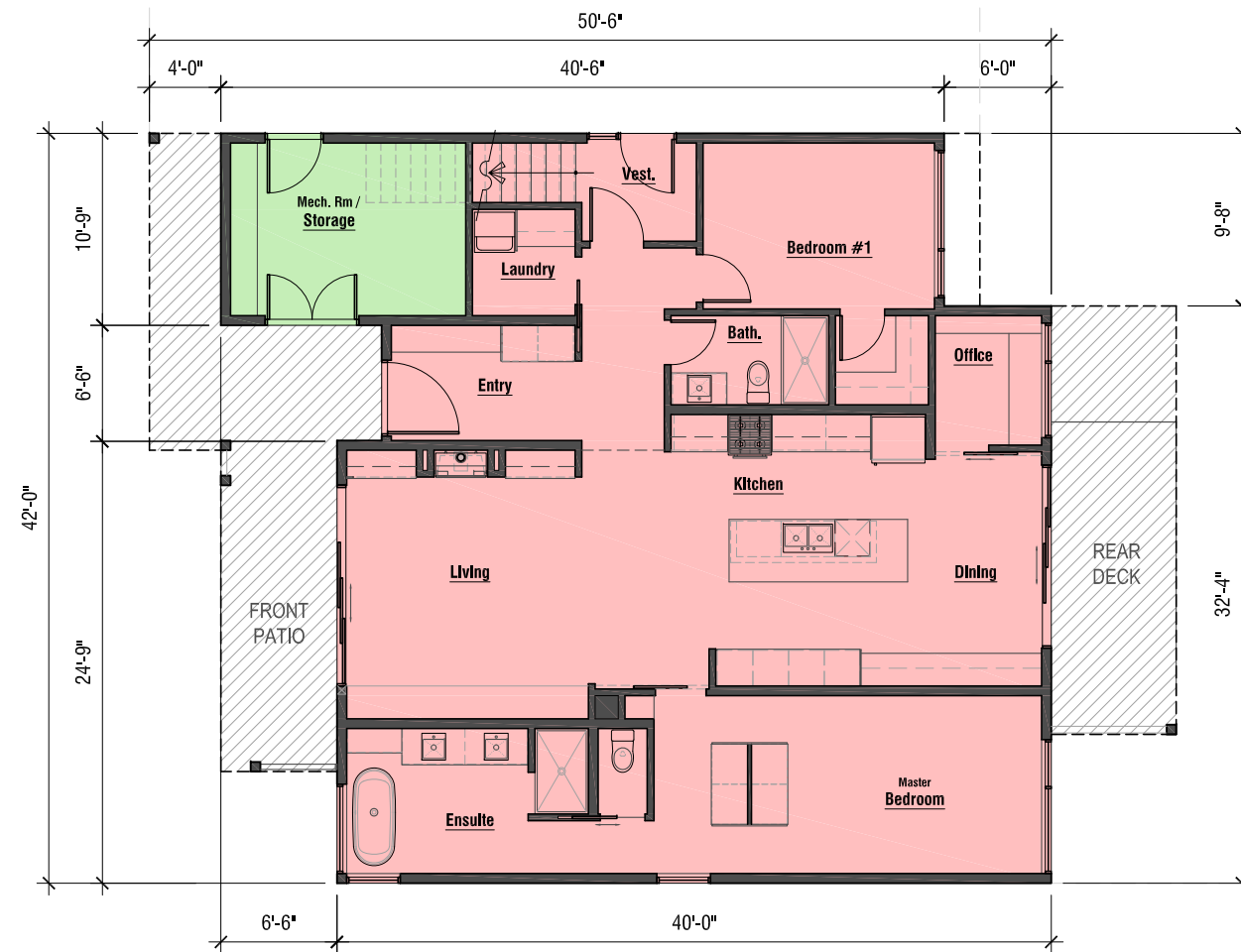


2ND FLOOR

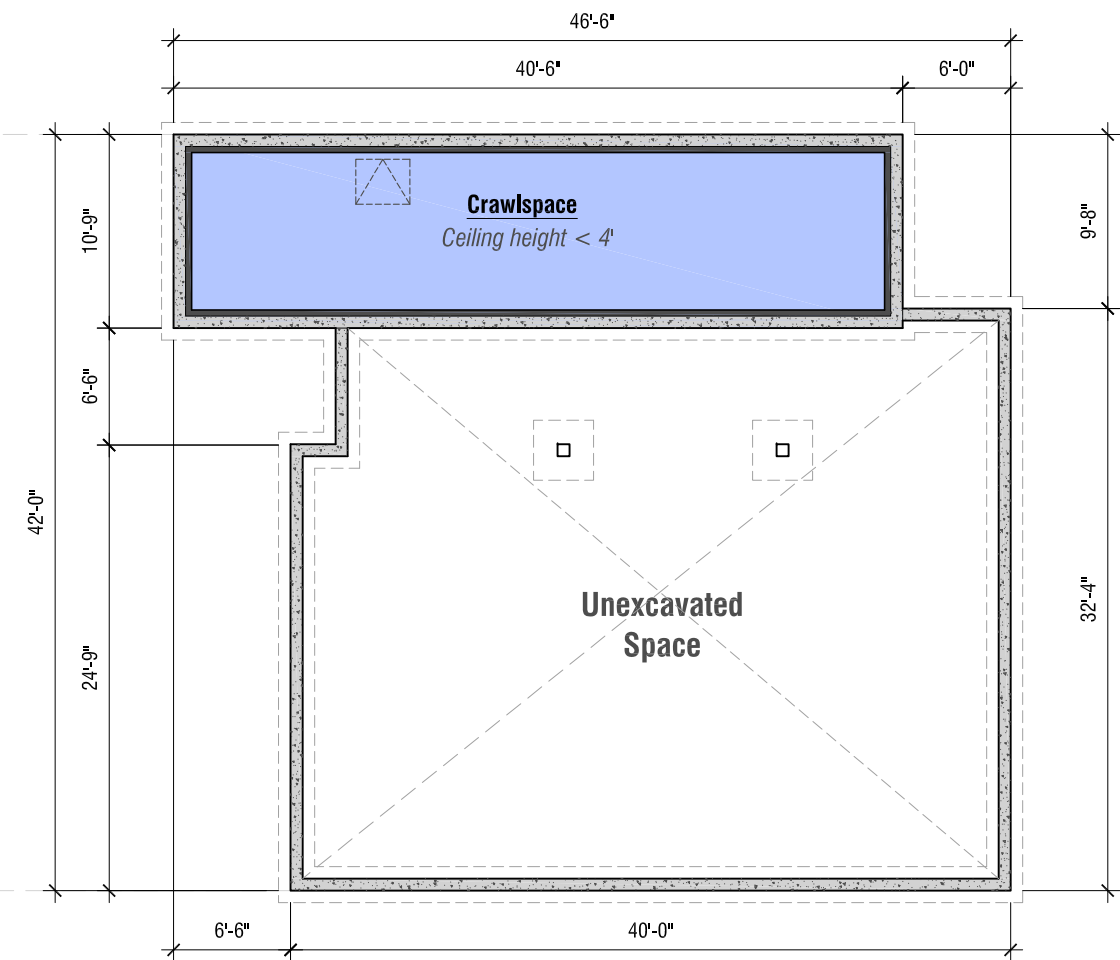
GROSS FLOOR AREA CALCULATION		
MAX. GROSS FLOOR AREA SHALL NOT EXCEED 30% OF LOT + 1000 ft ² as per 509 (2)(a)(ii)		
	0.30 x 7,497.0 ft ² + 1,000 ft ² =	301.8 m ² / 3,249.1 ft ²
¹ CRAWLSPACE	32.1 m ²	(345.4 ft ²)
MAIN FLOOR	155.7 m ²	(1,675.4 ft ²)
SECOND FLOOR	67.6 m ²	(727.7 ft ²)
TOTAL GROSS FLOOR AREA	255.4 m²	(2,748.5 ft²)
² MECH. RM. EXCLUSION	-9.3 m ²	(-100.1 ft ²)
¹ CRAWLSPACE EXCLUSION	-32.1 m ²	(-345.4 ft ²)
TOTAL AREA EXCLUSIONS	-41.4 m²	(-445.5 ft²)
PROPOSED GROSS FLOOR AREA	214.0 m²	(2,303.0 ft²)

¹Exempt as per PART 2: Interpretation "Gross Floor Area One-Unit Residential" (2)

²Exempt as per PART 2: Interpretation "Gross Floor Area One-Unit Residential" (9)(a)(b)



MAIN FLOOR



CRAWLSPACE

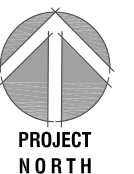
GROSS FLOOR AREA SUMMARY / SCALE 3/32" = 1'-0"



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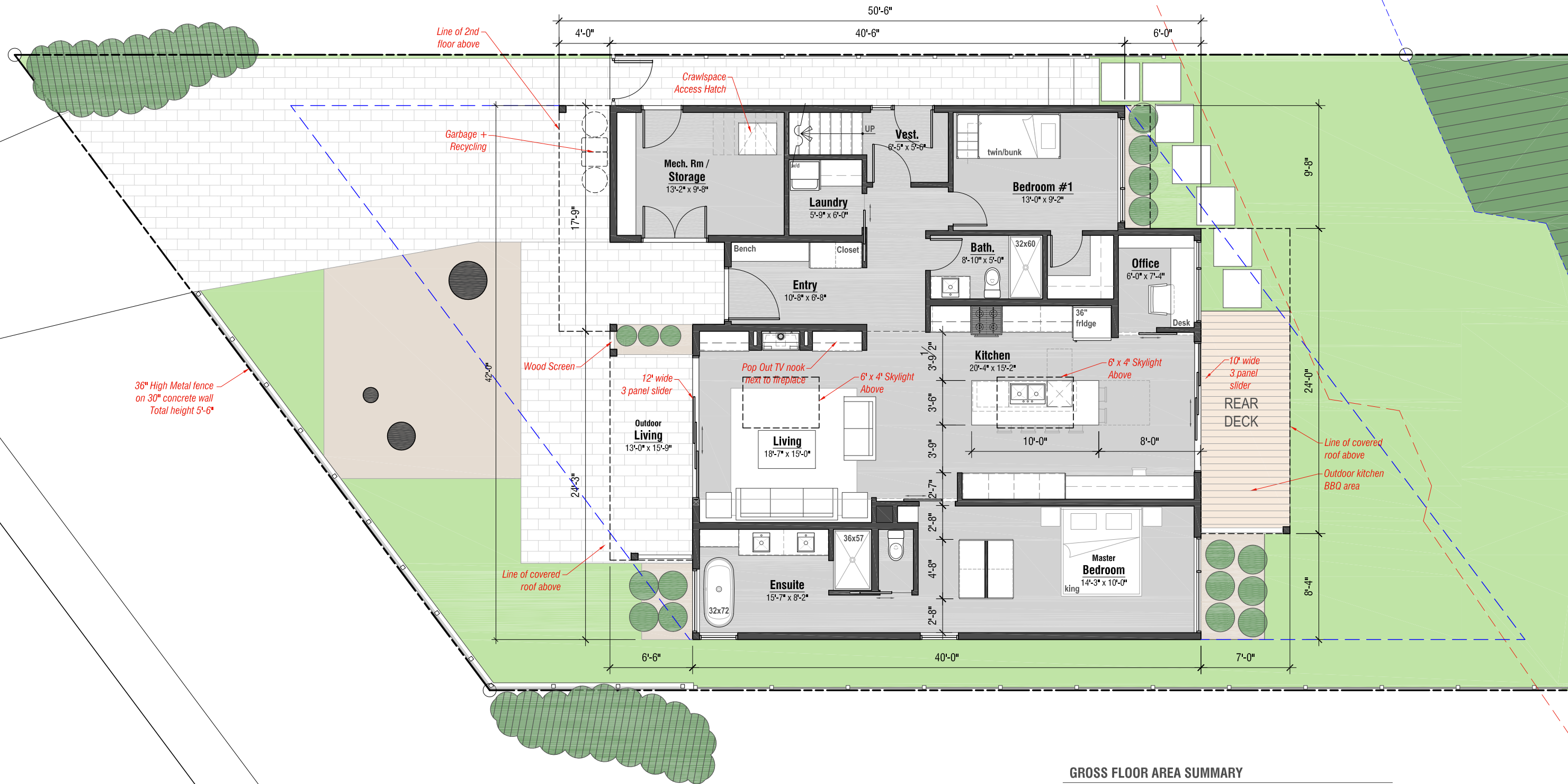
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A1.3



1,675.4 ft²

MAIN FLOOR PLAN / SCALE 1/8" = 1'-0"

GROSS FLOOR AREA SUMMARY

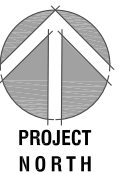
CRAWLSPACE	345.4 ft ²	(32.1 m ²)
MAIN FLOOR AREA	1,675.4 ft ²	(155.7 m ²)
SECOND FLOOR AREA	727.7 ft ²	(67.6 m ²)
†TOTAL GROSS FLOOR AREA:	2,748.5 ft²	(255.4 m²)

†See Drawing A1.1 for GFA Exclusions

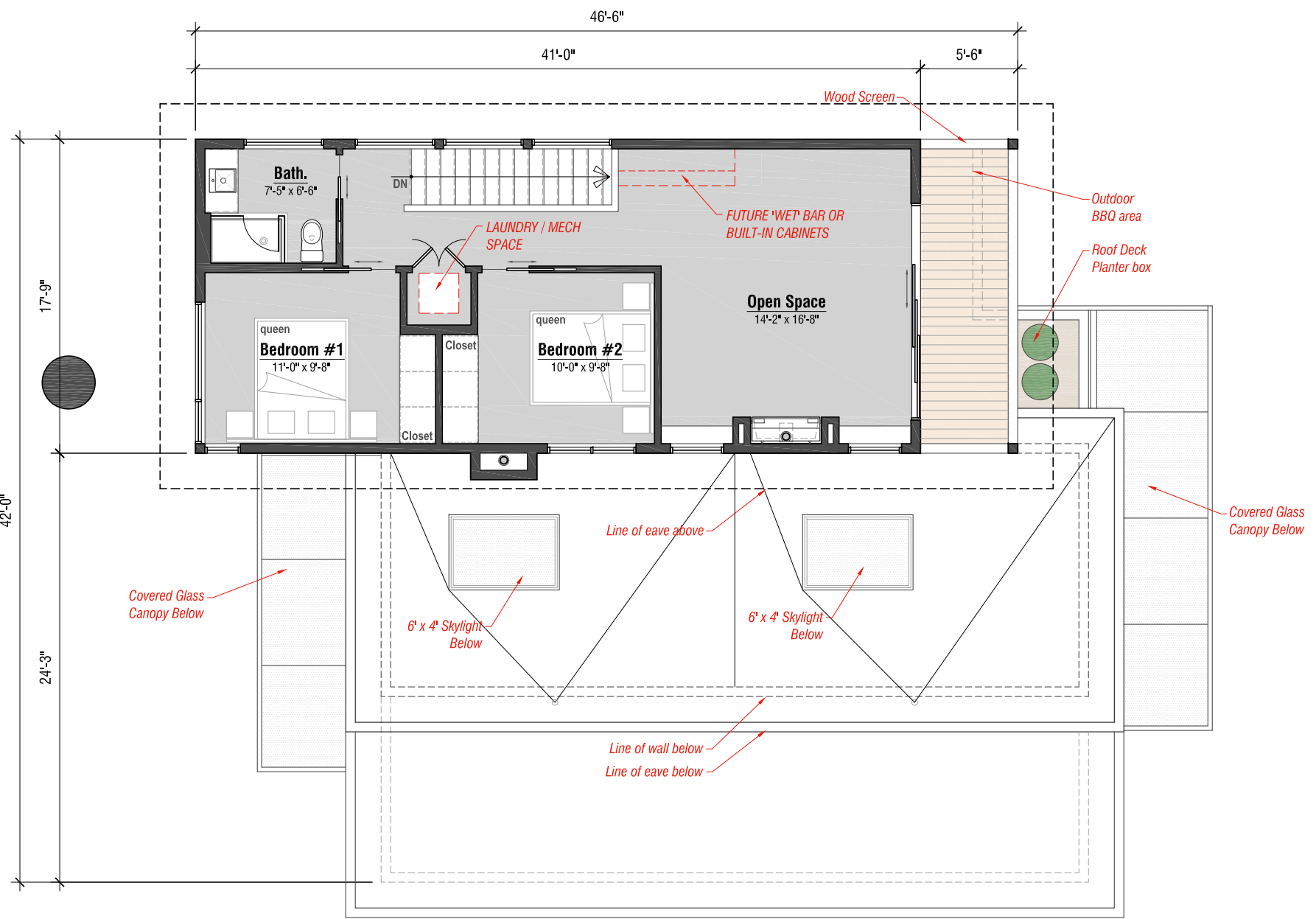


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727.7 ft²

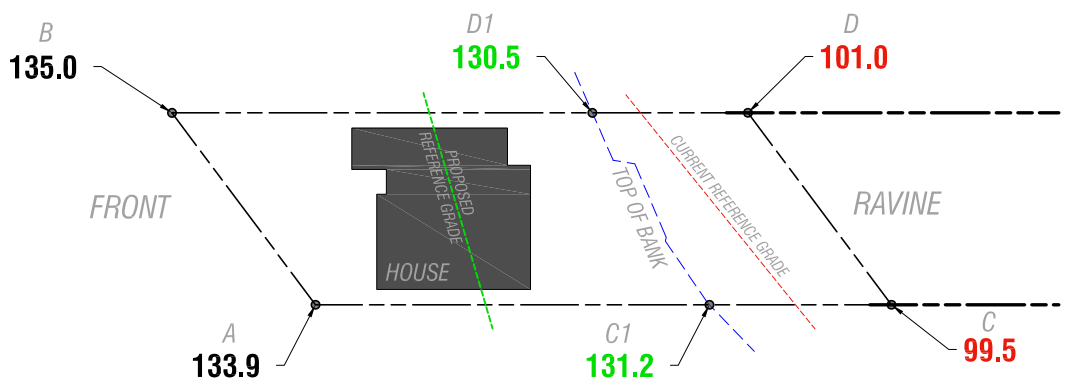
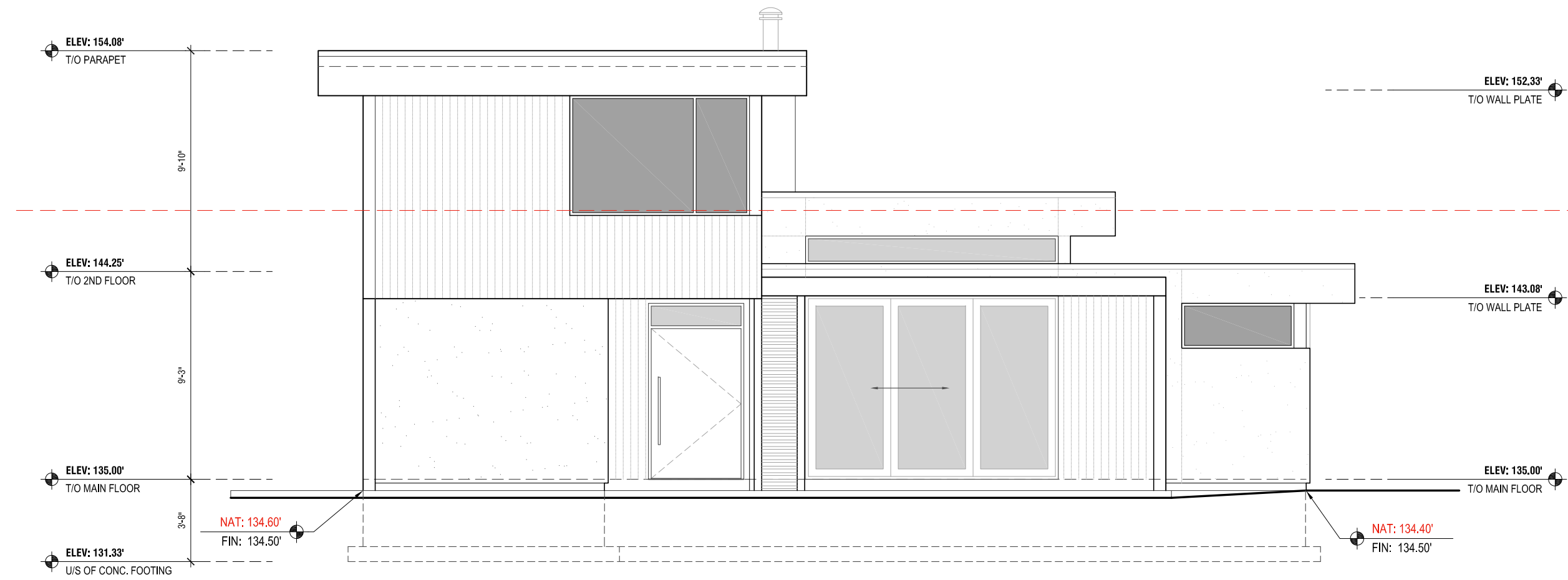
GROSS FLOOR AREA SUMMARY

CRAWLSPACE	345.4 ft ²	(32.1 m ²)
MAIN FLOOR AREA	1,675.4 ft ²	(155.7 m ²)
SECOND FLOOR AREA	727.7 ft ²	(67.6 m ²)
¹TOTAL GROSS FLOOR AREA:	2,748.5 ft²	(255.4 m²)

¹See Drawing A1.1 for GFA Exclusions

SECOND FLOOR PLAN / SCALE 1/8" = 1'-0"

PROPOSED
max. TOP PLATE = 159.21'



HEIGHT ENVELOPE CALCULATION

$$\text{FRONT} = \frac{A+B}{2} = 134.45'$$

$$\text{REAR} = \frac{C+D}{2} = 100.25'$$

$$\text{REAR} = \frac{C1+D1}{2} = 130.85'$$

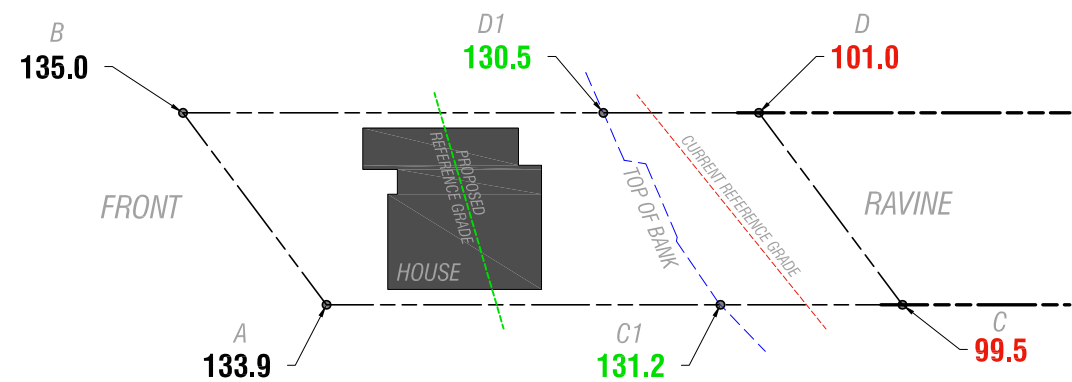
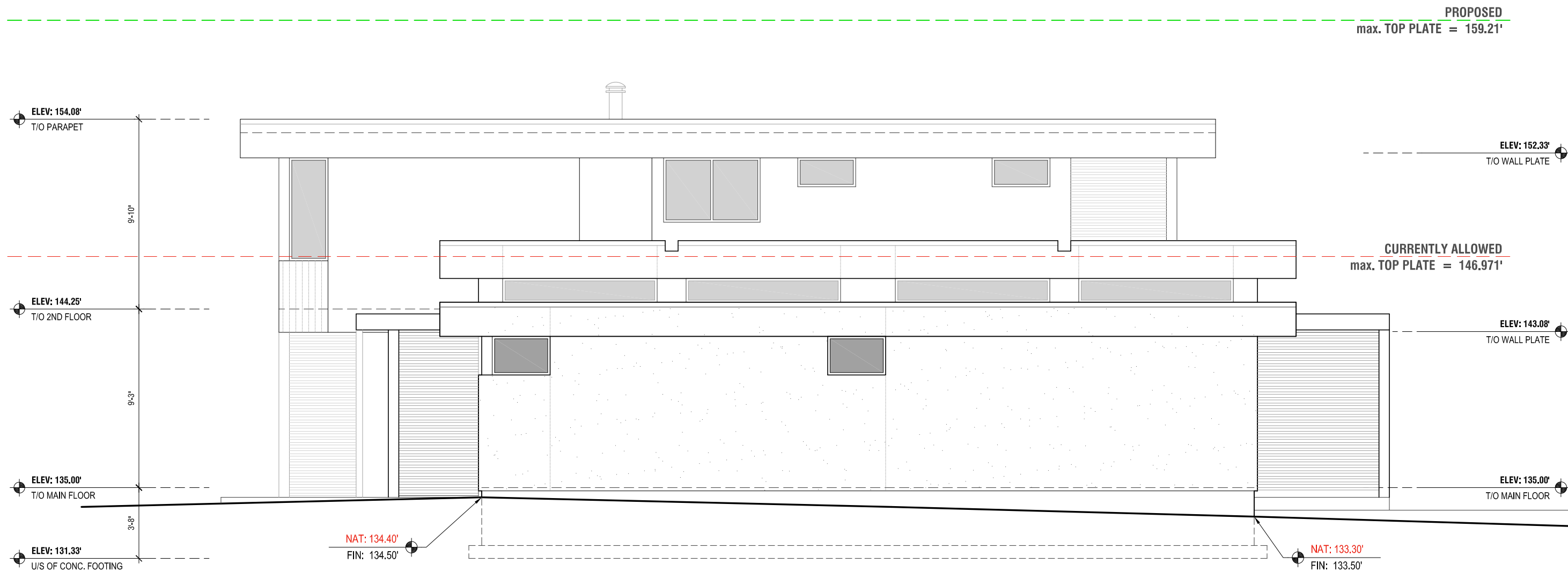
$$\begin{aligned} \text{REFERENCE GRADE} &= \text{FRONT} + (\text{REAR} - \text{FRONT}) \times 0.4 \\ &= 134.45 + (100.25 - 134.45) \times 0.4 \\ &= 134.45 + (-34.2) \times 0.4 \\ &= 134.45 + (-13.68) \\ &= 120.77' \end{aligned}$$

$$\begin{aligned} \text{REFERENCE GRADE} &= \text{FRONT} + (\text{REAR} - \text{FRONT}) \times 0.4 \\ &= 134.45 + (130.85 - 134.45) \times 0.4 \\ &= 134.45 + (-3.6) \times 0.4 \\ &= 134.45 + (-1.44) \\ &= 133.01' \end{aligned}$$

$$\begin{aligned} \text{TOP PLATE} &= \text{REFERENCE GRADE} + 26.2' (8\text{m}) \\ &= 120.77' + 26.2' \\ &= 146.97' \end{aligned}$$

$$\begin{aligned} &= 133.01' + 26.2' \\ &= 159.21' \end{aligned}$$

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HEIGHT ENVELOPE CALCULATION

$$\text{FRONT} = \frac{A+B}{2} = 134.45'$$

$$\text{REAR} = \frac{C+D}{2} = 100.25'$$

$$\text{REAR} = \frac{C1+D1}{2} = 130.85'$$

$$\begin{aligned} \text{REFERENCE GRADE} &= \text{FRONT} + (\text{REAR} - \text{FRONT}) \times 0.4 \\ &= 134.45 + (100.25 - 134.45) \times 0.4 \\ &= 134.45 + (-34.2) \times 0.4 \\ &= 134.45 + (-13.68) \\ &= 120.77' \end{aligned}$$

$$\begin{aligned} \text{REFERENCE GRADE} &= \text{FRONT} + (\text{REAR} - \text{FRONT}) \times 0.4 \\ &= 134.45 + (130.85 - 134.45) \times 0.4 \\ &= 134.45 + (-3.6) \times 0.4 \\ &= 134.45 + (-1.44) \\ &= 133.01' \end{aligned}$$

$$\begin{aligned} \text{TOP PLATE} &= \text{REFERENCE GRADE} + 26.2' (8\text{m}) \\ &= 120.77' + 26.2' \\ &= 146.97' \\ &= 133.01' + 26.2' \\ &= 159.21' \end{aligned}$$

PROPOSED
max. TOP PLATE = 159.21'

ELEV: 152.33'
T/O WALL PLATE

CURRENTLY ALLOWED
max. TOP PLATE = 146.97'

ELEV: 143.08'
T/O WALL PLATE

ELEV: 135.00'
T/O MAIN FLOOR

NAT: 133.30'
FIN: 133.50'

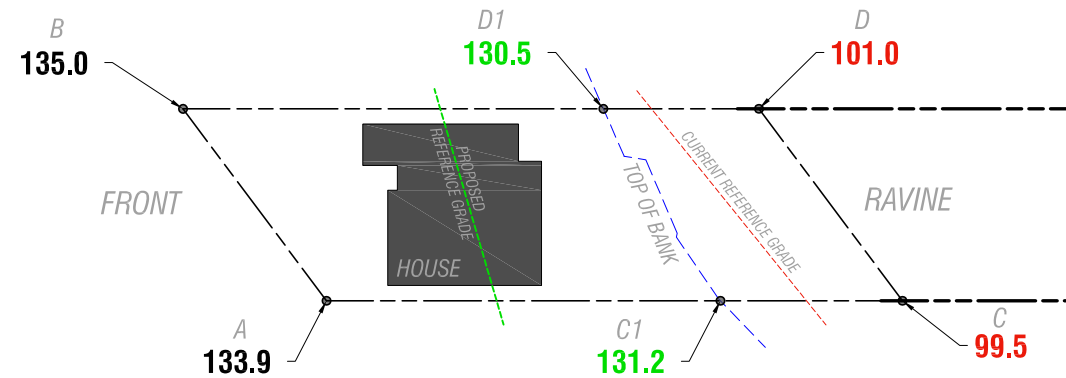
ELEV: 154.08'
T/O PARAPET

ELEV: 144.25'
T/O 2ND FLOOR

ELEV: 135.00'
T/O MAIN FLOOR

ELEV: 131.33'
U/S OF CONC. FOOTING

NAT: 134.20'
FIN: 134.00'



HEIGHT ENVELOPE CALCULATION

$$\text{FRONT} = \frac{A+B}{2} = 134.45'$$

$$\text{REAR} = \frac{C+D}{2} = 100.25'$$

$$\text{REAR} = \frac{C1+D1}{2} = 130.85'$$

$$\begin{aligned} \text{REFERENCE GRADE} &= \text{FRONT} + (\text{REAR} - \text{FRONT}) \times 0.4 \\ &= 134.45 + (100.25 - 134.45) \times 0.4 \\ &= 134.45 + (-34.2) \times 0.4 \\ &= 134.45 + (-13.68) \\ &= 120.77' \end{aligned}$$

$$\begin{aligned} \text{REFERENCE GRADE} &= \text{FRONT} + (\text{REAR} - \text{FRONT}) \times 0.4 \\ &= 134.45 + (130.85 - 134.45) \times 0.4 \\ &= 134.45 + (-3.6) \times 0.4 \\ &= 134.45 + (-1.44) \\ &= 133.01' \end{aligned}$$

$$\begin{aligned} \text{TOP PLATE} &= \text{REFERENCE GRADE} + 26.2' (8\text{m}) \\ &= 120.77' + 26.2' \\ &= 146.97' \end{aligned}$$

$$\begin{aligned} &= 133.01' + 26.2' \\ &= 159.21' \end{aligned}$$



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EAST ELEVATION / SCALE 3/16" = 1'-0"

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APRIL 21, 2022

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PROPOSED
max. TOP PLATE = 159.21'

ELEV: 152.33'
T/O WALL PLATE

CURRENTLY ALLOWED
max. TOP PLATE = 146.971'

ELEV: 143.08'
T/O WALL PLATE

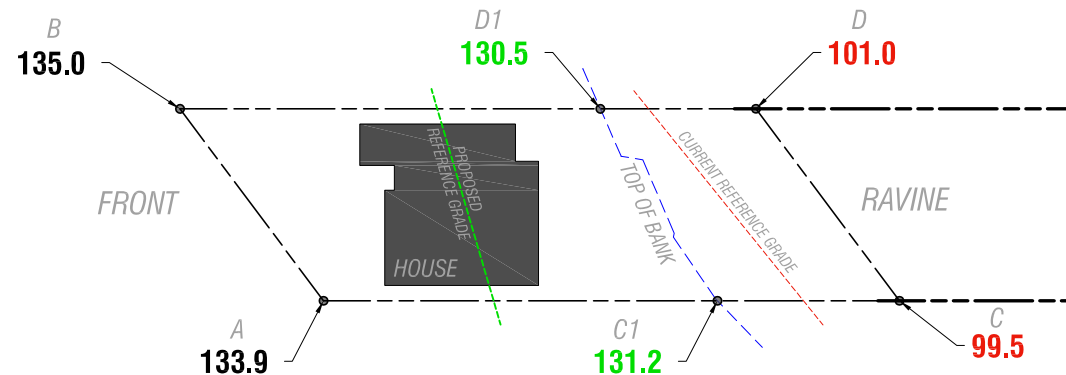
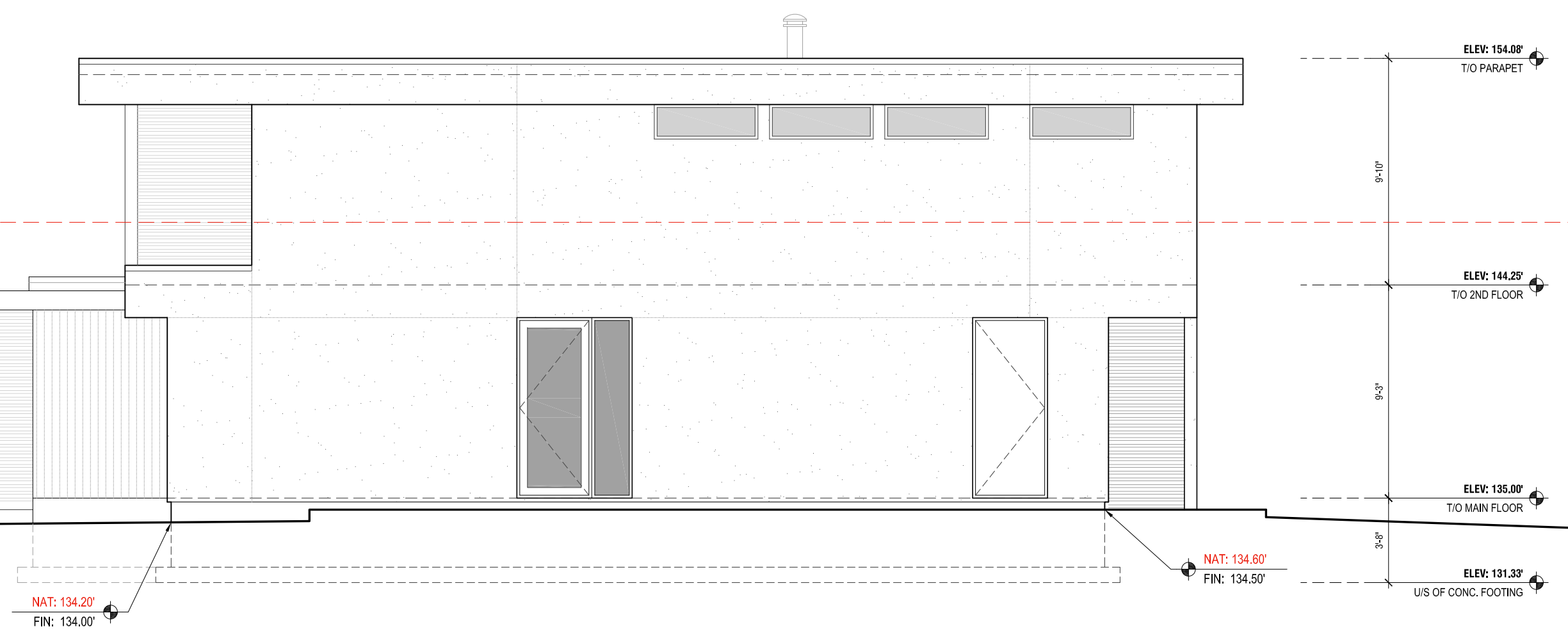
ELEV: 135.00'
T/O MAIN FLOOR

ELEV: 154.08'
T/O PARAPET

ELEV: 144.25'
T/O 2ND FLOOR

ELEV: 135.00'
T/O MAIN FLOOR

ELEV: 131.33'
U/S OF CONC. FOOTING



HEIGHT ENVELOPE CALCULATION

$$\text{FRONT} = \frac{A+B}{2} = 134.45'$$

$$\text{REAR} = \frac{C+D}{2} = 100.25'$$

$$\text{REAR} = \frac{C1+D1}{2} = 130.85'$$

$$\begin{aligned} \text{REFERENCE GRADE} &= \text{FRONT} + (\text{REAR} - \text{FRONT}) \times 0.4 \\ &= 134.45 + (100.25 - 134.45) \times 0.4 \\ &= 134.45 + (-34.2) \times 0.4 \\ &= 134.45 + (-13.68) \\ &= 120.77' \end{aligned}$$

$$\begin{aligned} \text{REFERENCE GRADE} &= \text{FRONT} + (\text{REAR} - \text{FRONT}) \times 0.4 \\ &= 134.45 + (130.85 - 134.45) \times 0.4 \\ &= 134.45 + (-3.6) \times 0.4 \\ &= 134.45 + (-1.44) \\ &= 133.01' \end{aligned}$$

$$\text{TOP PLATE} = \text{REFERENCE GRADE} + 26.2' (8\text{m})$$

$$\begin{aligned} &= 120.77' + 26.2' \\ &= 146.97' \end{aligned}$$

$$\begin{aligned} &= 133.01' + 26.2' \\ &= 159.21' \end{aligned}$$

NORTH ELEVATION / SCALE 3/16" = 1'-0"



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URBAN
WORM
DESIGN

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EXTERIOR RENDERING / SCALE: NTS

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URBAN
WORM
DESIGN

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EXTERIOR RENDERING / SCALE: NTS

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URBAN
WORM
DESIGN

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EXTERIOR RENDERING / SCALE: NTS

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**URBAN
WORM
DESIGN**

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EXTERIOR RENDERING / SCALE: NTS

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URBAN
WORM
DESIGN

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EXTERIOR RENDERING / SCALE: NTS

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