1 Context Plan
Scale: 1:500

Driftwood Village Cohousing

2121 Chesterfield, North Vancouver

Rezoning - 27 residential unit cohousing project.

Team:

Owner
Driftwood Village Cohousing Group

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Project No. #1628

Surveyor
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Project No. TBC

Geotechnical
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Project No. 117-4156

Civil
CREUS Engineering
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North Vancouver, BC, V7M 3J3
Phone (604) 987-9070
Project No. TBC

Landscape
Durante Kreuk Ltd.
#102 - 1637 W 5TH Avenue
Vancouver, BC, V6J 1N5
Phone: (604) 684 4611
Project No. TBC

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02	Issued For: Rezoning	2017/07/27

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

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Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:
Cover
Context Plan

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR

PROJECT NO.:	SCALE (U.N.O.) :
1628	1/8" = 1'0"

REVISION:	DRAWING NO.:
-	**A1.0**

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Project Title:	Driftwood Village Cohousing	Date:	17/07/13
Civil Address:	2121 Chesterfield	Project#:	1628
Zoning:	Rezoning	DE#:	~
Building Code:	BCBC 2012	BU#:	~

PROJECT STATISTICS

Site:

Zoning	Rezoning
Legal:	
Lot:	Site Area 14391 sqft

Statistics:

		Required/Permitted	Proposed	Notes
Parameter:				
Height:			67.5 ft	Top of roof (Excl. stir / elevator overrun / parapets etc)
Setbacks:	Front Yard		12' (10' at level 2)	
	Residential Rear Yard		12'	
	Side Yard		7' / 6'	
FSR:	FSR Total	2.50	**1.9**	
	FSR Area Total	35978 sqft	27211.0	
FSR Discount				
Parking:				
Residential:	Stalls	27.0 Stalls		1 stall per unit (see new zoning guidelines CD-X)
	Regular		18 Stalls	
	Disability		2 Stalls	1 per 39 Stalls
	Small		7 Stalls	Max. 25% of required stalls
	(Discount)	/		Discount: 20% of Res. Parking (Location within 2 Blocks of 2 Busroutes)
	(Discount)	TBC		Disability Parking (Count 1:2)
	(Discount)	TBC		Co-op Cars COV 3.2.2 (located outside) (Count 1:5)
	Total	27.0 Stalls	**27 Stalls**	
Visitors:	Stalls	N/A	/	
	Total			
Total Car Parking:		**27.0 Stalls**	**27 Stalls**	
Bikes:				
Residential:	Stalls	40.5 Stalls		A min. of 1.5 spaces for every dwelling unit (Class A)
	Regular		72 Stalls	
	Lockers			Min. 20% = 8.1 stalls
	Vertical			Max. 30% = 12.2 stalls
	Total	40.5 Stalls	72 Stalls	
Storage:				
Residential:		n/a	/	
Unit Breakdown:				

Residential:					Avrg. Suite size:			Distribution:
A	2 Bed	750 sqft	5	5 Units	GFA: 714 sqft	FSR:	714 sqft	18.5%
B	2 Bed	800 sqft	6	6 Units	821 sqft		801 sqft	22.2%
C	3 Bed	1000 sqft	8	8 Units	989 sqft		989 sqft	29.6%
D	3 Bed UD	1200 sqft	3	3 Units	1177 sqft		1157 sqft	11.1%
E	3 Bed TH	1200 sqft	3	3 Units	1221 sqft		1221 sqft	11.1%
F	4 Bed TH	1500 sqft	2	2 Units	1710 sqft		1710 sqft	7.4%
Totals:			n/a	27 Units				

Balcony Summary:

Residential:	Open	4%	1057 sqft	TBC	TBC	4% of Residential Area (26418 sqft)
	Enclosed	4%	1057 sqft	TBC	TBC	4% of Residential Area (26418 sqft)
	Total	8%	2113 sqft	TBC	TBC	

Area Distribution:

Type	Area	% GFA	% FSR
Units	26418 sf	78%	97%
Circulation	3911 sqft	12%	14%
Service			
Amenity	2788 sqft	8%	10%
Total	33117 sqft	98%	122%

Townhnouse Areas (GFA):

	TH1	TH2	TH3	TH4	TH5
Level 1	587 sqft	585 sqft	585 sqft	582 sqft	582 sqft
Level 2	605 sqft	602 sqft	640 sqft	637 sqft	637 sqft
Level 3	520 sqft	520 sqft			
Total:	1712 sqft	1707 sqft	1225 sqft	1219 sqft	1219 sqft

Other

>>	Site	14391 sqft
	GFA	33714 sf
	10% GFA	3371 sf
	FSR	1.89
	FSR Area	27211 sf
	1% FSR	272 sf

>>

GFA Exclusions	Common Stair	Apendages (Circulation)	Common Amenity	Adaptable Level 2	Wall Thickness	HRVs	Parkade / Workshop	Mezzanine (Storage)	Balconies / Roofdecks
Exclusions	100%	10% GFA	100%	20sf/unit	> 6.5"	15sf/floor	100%	100%	100%
L1	89 sf	89 sf	1969 sf	/	ext. wall	20 sf*			
L2	89 sf	642 sf		20 sf*	thickness	20 sf*	(Area not	(Area not	(Area not
L3	89 sf	704 sf	319 sf	20 sf*	in excess	20 sf*	included in	included in	included in
L4	89 sf	704 sf		60 sf*	of 6.5" not	20 sf*	GFA	GFA	GFA
L5	89 sf	693 sf	500 sf	20 sf*	incl. in	20 sf*	Calculation)	Calculation)	Calculation)
L5	89 sf	89 sf		20 sf*	area				
6463 sf	534 sf	2921 sf	2788 sf	120 sf	calcuation	100 sf*			

1 Area Breakdown
Scale: NTS

Area Breakdown

Level 01

Space	Unit Type	Gross Floor Area	Areas: Unit	Circulation	Services	Amenity	Exclusion: Amenity	Wallthickn.	Other	Balconies / Roofdecks	FSR: Area	No.	Parking: Calculation	Stalls
TH1	F	587 sf	587 sf								587 sf	0.04	1/unit	1.0
TH2	F	585 sf	585 sf								585 sf	0.04	1/unit	1.0
TH3	E	585 sf	585 sf								585 sf	0.04	1/unit	1.0
TH4	E	582 sf	582 sf					exterior wall			582 sf	0.04	1/unit	1.0
TH5	E	582 sf	582 sf					thickness in			582 sf	0.04	1/unit	1.0
101	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0
								6.5" not						
Stair A		89 sf		89 sf				included in	89 sf*				/	
Stair B		89 sf		89 sf				area	89 sf*					
Elevator		76 sf		76 sf				calcuations			76 sf	0.01		
Common Amenity		1523 sf				1523 sf	1523 sf							
Common Amenity		446 sf				446 sf	446 sf						/	
Service									20 sf*		-20 sf	0.00	/	
Total	6 Units	6136 sf	3913 sf	254 sf		1969 sf	1969 sf		178 sf		3989 sf	0.28		6.0 stalls

* excl for common stairway
* excl for open apendages
* excl for common amenity
* excl for common amenity
* excl for HRVs

Level 02

Space	Unit Type	Gross Floor Area	Areas: Unit	Circulation	Services	Amenity	Exclusion: Amenity	Wallthickn.	Other	Balconies / Roofdecks	FSR: Area	No.	Parking: Calculation	Stalls
TH1 (upper)		605 sf	605 sf								605 sf	0.04	1/unit	
TH2 (upper)		602 sf	602 sf								602 sf	0.04	1/unit	
TH3 (upper)		640 sf	640 sf								640 sf	0.04	1/unit	
TH4 (upper)		637 sf	637 sf								637 sf	0.04	1/unit	
TH5 (upper)		637 sf	637 sf								637 sf	0.04	1/unit	
201	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0
202	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0
203	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0
204	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0
								included in						
Stair A		89 sf		89 sf				area	89 sf*				/	
Stair B		89 sf		89 sf				calcuations	89 sf*				/	
Elevator		76 sf		76 sf							76 sf	0.01	/	
Walkway		553 sf		553 sf					553 sf*				/	
Service									20 sf*		-20 sf	0.00	/	
Amenity													/	
Total	4 Units	7409 sf	6602 sf	807 sf					771 sf		6638 sf	0.46		4.0 stalls

* excl for level 2 accesible unit
* excl for common stairway
* excl for open apendages
* excl for open apendages
* excl for HRVs

Level 03

Space	Unit Type	Gross Floor Area	Areas: Unit	Circulation	Services	Amenity	Exclusion: Amenity	Wallthickn.	Other	Balconies / Roofdecks	FSR: Area	No.	Parking: Calculation	Stalls
TH1 (upper)		520 sf	520 sf								520 sf	0.04	1/unit	
TH2 (upper)		520 sf	520 sf								520 sf	0.04	1/unit	
301	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0
302	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0
303	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0
304	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0
305	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0
306	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0
								included in						
Stair A		89 sf		89 sf				area	89 sf*				/	
Stair B		89 sf		89 sf				calcuations	89 sf*					
Elevator		76 sf		76 sf							76 sf	0.01		
Walkway		615 sf		615 sf					615 sf*					
Service									20 sf*		-20 sf	0.00	/	
Guest Suite		319 sf				319 sf	319 sf						/	
Total	6 Units	7193 sf	6005 sf	869 sf		319 sf	319 sf		833 sf		6041 sf	0.42		6.0 stalls

* excl for common stairway
* excl for open apendages
* excl for open apendages
* excl for HRVs
* excl for common amenity

Level 04

Space	Unit Type	Gross Floor Area	Areas: Unit	Circulation	Services	Amenity	Exclusion: Amenity	Wallthickn.	Other	Balconies / Roofdecks	FSR: Area	No.	Parking: Calculation	Stalls
401	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0
402	C	964 sf	964 sf								964 sf	0.07	1/unit	1.0
403	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0
404	C	992 sf	992 sf								992 sf	0.07	1/unit	1.0
405	B	802 sf	802 sf					exterior wall	20 sf*		782 sf	0.05	1/unit	1.0
406	A	695 sf	695 sf					thickness in			695 sf	0.05	1/unit	1.0
407	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0
								6.5" not						
Stair A		89 sf		89 sf				included in	89 sf*				/	
Stair B		89 sf		89 sf				area	89 sf*					
Elevator		76 sf		76 sf				calcuations			76 sf	0.01		
Walkway		615 sf		615 sf					615 sf*					
Service									20 sf*		-20 sf	0.00	/	
Amenity													/	
Total	7 Units	7000 sf	6131 sf	869 sf					873 sf		6127 sf	0.43		7.0 stalls

* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for common stairway
* excl for open apendages
* excl for open apendages
* excl for HRVs

Level 05

Space	Unit Type	Gross Floor Area	Areas: Unit	Circulation	Services	Amenity	Exclusion: Amenity	Wallthickn.	Other	Balconies / Roofdecks	FSR: Area	No.	Parking: Calculation	Stalls
501	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0
502	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0
503	B	834 sf	834 sf					exterior wall	20 sf*		814 sf	0.06	1/unit	1.0
504	D	1164 sf	1164 sf					thickness in	20 sf*		1144 sf	0.08	1/unit	1.0
								excess of						
Stair A		89 sf		89 sf				6.5" not	89 sf*				/	
Stair B		89 sf		89 sf				included in	89 sf*					
Elevator		76 sf		76 sf				area			76 sf	0.01		
Walkway		604 sf		604 sf				calcuations	604 sf*					
Service									20 sf*		-20 sf	0.00	/	
Amenity		500 sf				500 sf	500 sf						/	
Total	4 Units	5722 sf	4364 sf	858 sf		500 sf	500 sf		882 sf		4340 sf	0.30		4.0 stalls

* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for common stairway
* excl for open apendages
* excl for open apendages
* excl for HRVs
* excl for common amenity

Roof

Space	Unit Type	Gross Floor Area	Areas: Unit	Circulation	Services	Amenity	Exclusion: Amenity	Wallthickn.	Other	Balconies / Roofdecks	FSR: Area	No.	Parking: Calculation	Stalls
Stair A		89 sf		89 sf				ext. wall	89 sf*				/	
Stair B		89 sf		89 sf				thickness in	89 sf*					
Elevator		76 sf		76 sf				excess of			76 sf	0.01		
Walkway								6.5" not						
Service								incl. in area					/	
Amenity								calcuations					/	
Total		254 sf		254 sf					178 sf		76 sf	0.01		

* excl for common stairway
* excl for open apendages

Totals

Space	Unit Type	Gross Floor Area	Areas: Unit	Circulation	Services	Amenity	Exclusion: Amenity	Wallthickn.	Other	Balconies / Roofdecks	FSR: Area	No.	Parking: Calculation	Stalls
Level 01	6 Bed	6136 sf	3913 sf	254 sf		1969 sf	1969 sf	ext. wall	178 sf		3989 sf	0.28		6.0
Level 02	4 Bed	7409 sf	6005 sf	807 sf				thickness in	771 sf		6638 sf	0.46		4.0
Level 03	6 Bed	7193 sf	6005 sf	869 sf		319 sf	319 sf	excess of	833 sf		6041 sf	0.42		6.0
Level 04	7 Bed	7000 sf	6131 sf	869 sf				6.5" not	873 sf		6127 sf	0.43		7.0
PH (Level 05)	4 Bed	5722 sf	4364 sf	858 sf		500 sf	500 sf	incl. in area	882 sf		4340 sf	0.30		4.0
Level Roof		254 sf		254 sf				calcuations	178 sf		76 sf	0.01		
Total	27 Units	33714 sf	26418 sf	3911 sf		2788 sf	2788 sf		3715 sf		27211 sf	1.9		

CORNERSTONE architecture

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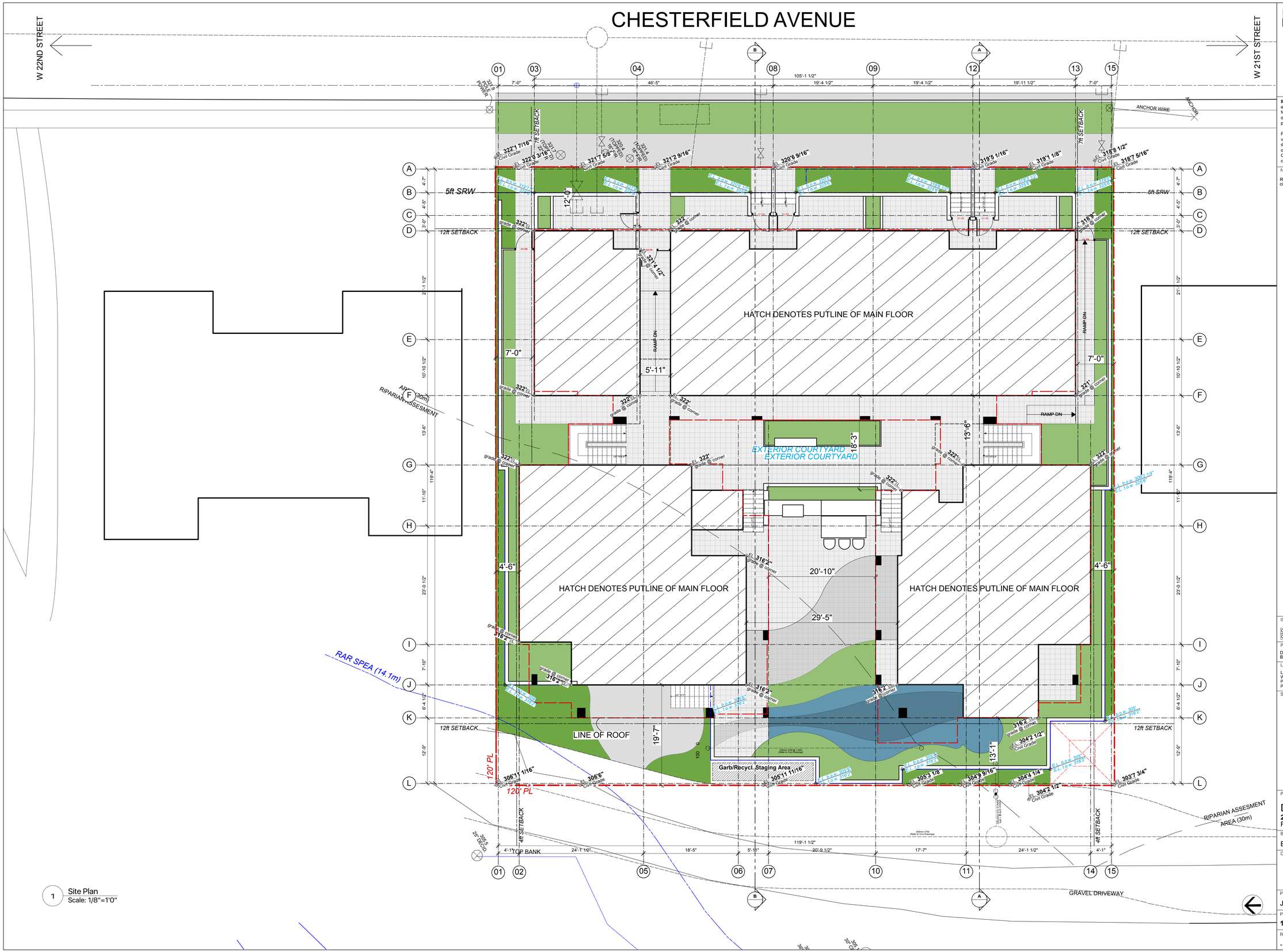
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:
Project Statistics

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A1.1**	



1 Site Plan
Scale: 1/8"=1'0"

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Refer to civil drawings by Creus Engineering for further detailed civil information

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Residential Development

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B.C.B.C 2012	Rezoning to:

DRAWING TITLE:
Site Plan

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
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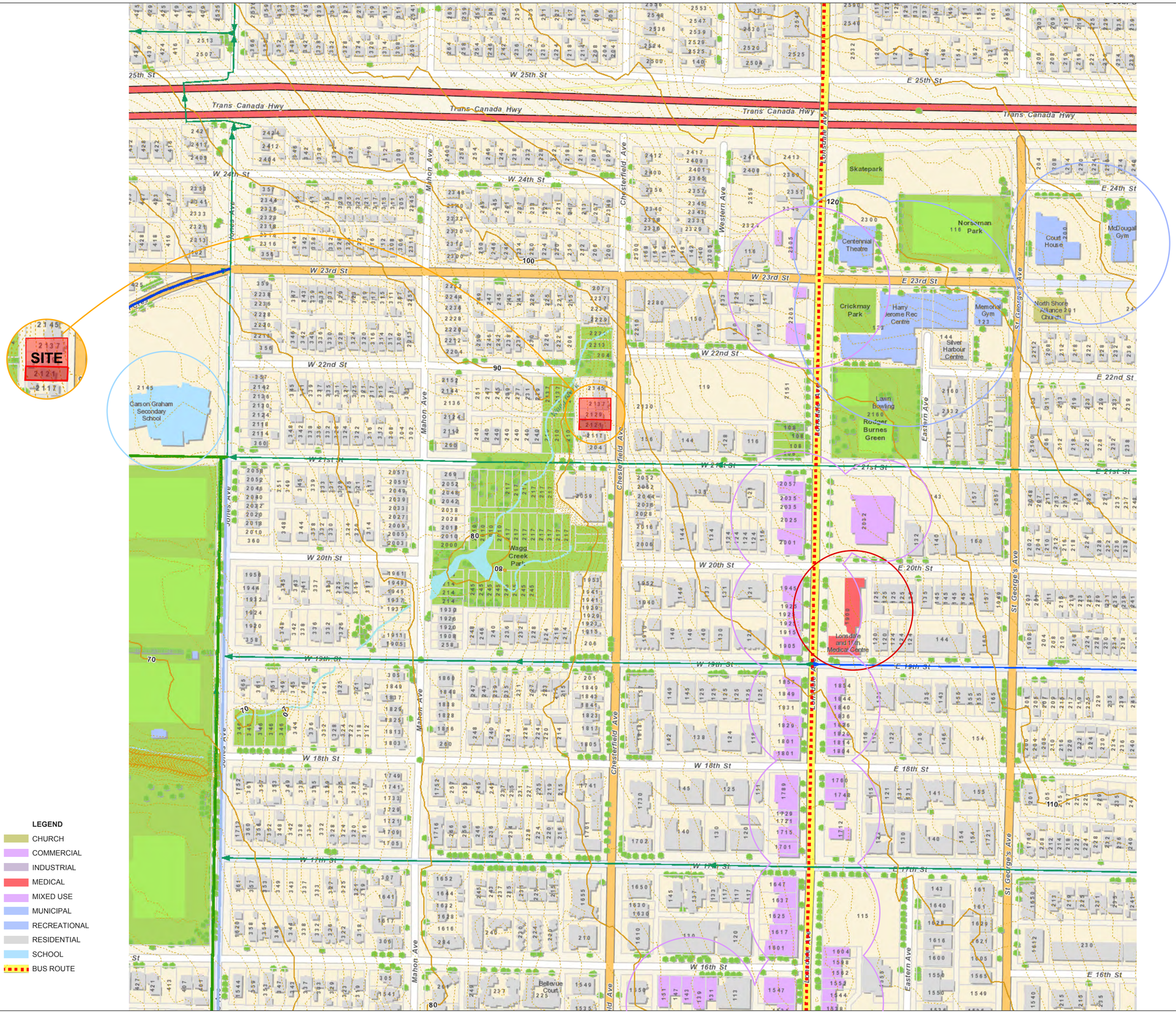
PROJECT NO.: 1628	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A1.2**	



LEGEND

- CHURCH
- COMMERCIAL
- INDUSTRIAL
- MEDICAL
- MIXED USE
- MUNICIPAL
- RECREATIONAL
- RESIDENTIAL
- SCHOOL
- BUS ROUTE

1 Context Plan
Scale: 1:2000

CORNERSTONE architecture

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B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Context Plan

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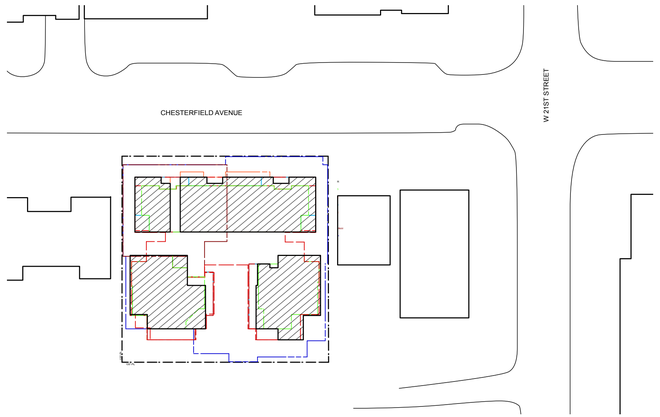
REVISION: -	DRAWING NO.: **A1.3**	



1 Context Photographs (GoogleMaps)
Scale: NTS

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NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181.
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

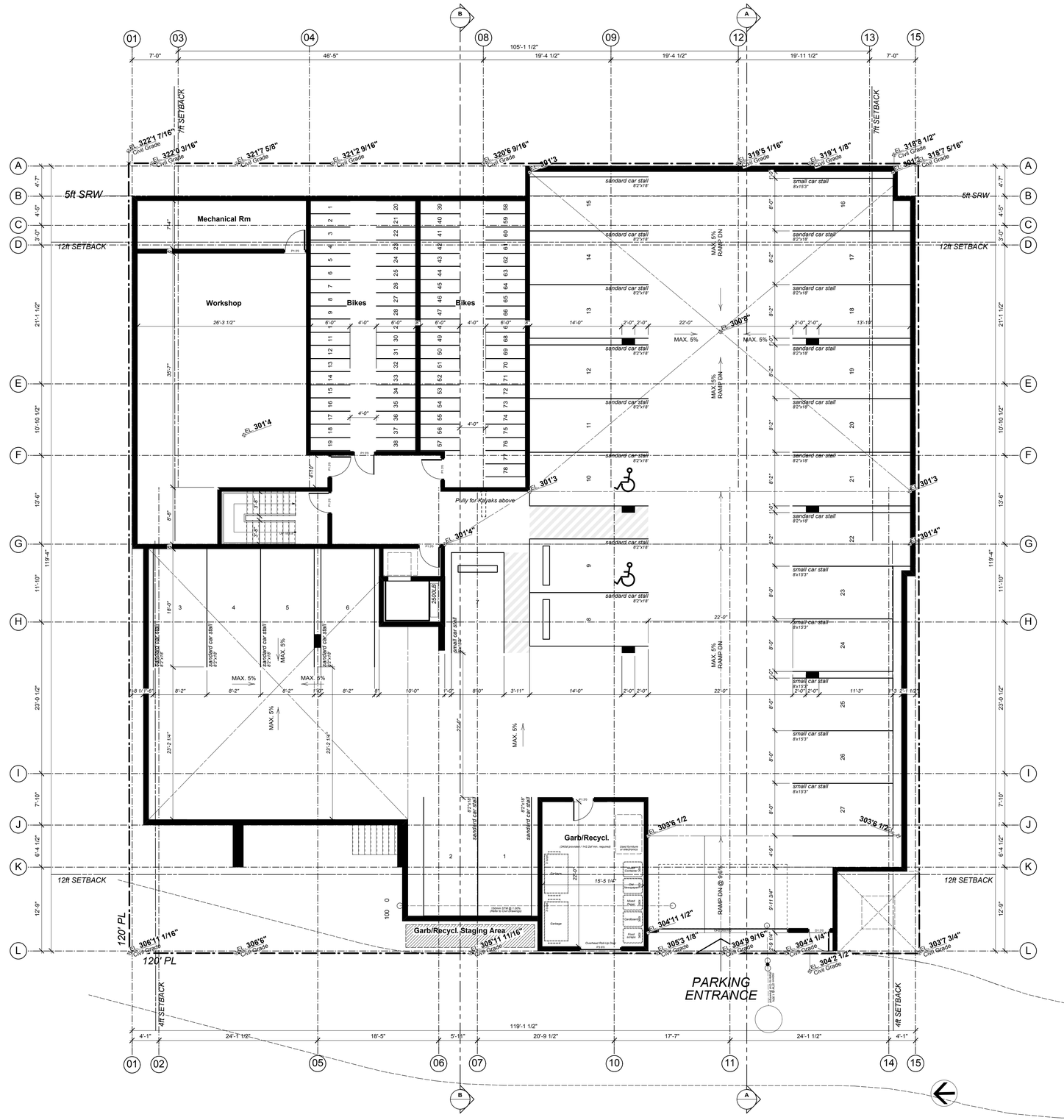
DRAWING TITLE:

Context Aerials / Streetviews

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR

PROJECT NO.:	SCALE (U.N.O.) :
1628	1/8" = 1'0"

REVISION:	DRAWING NO.:
-	**A1.4**



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ISSUE / REVISION DATE:

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PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

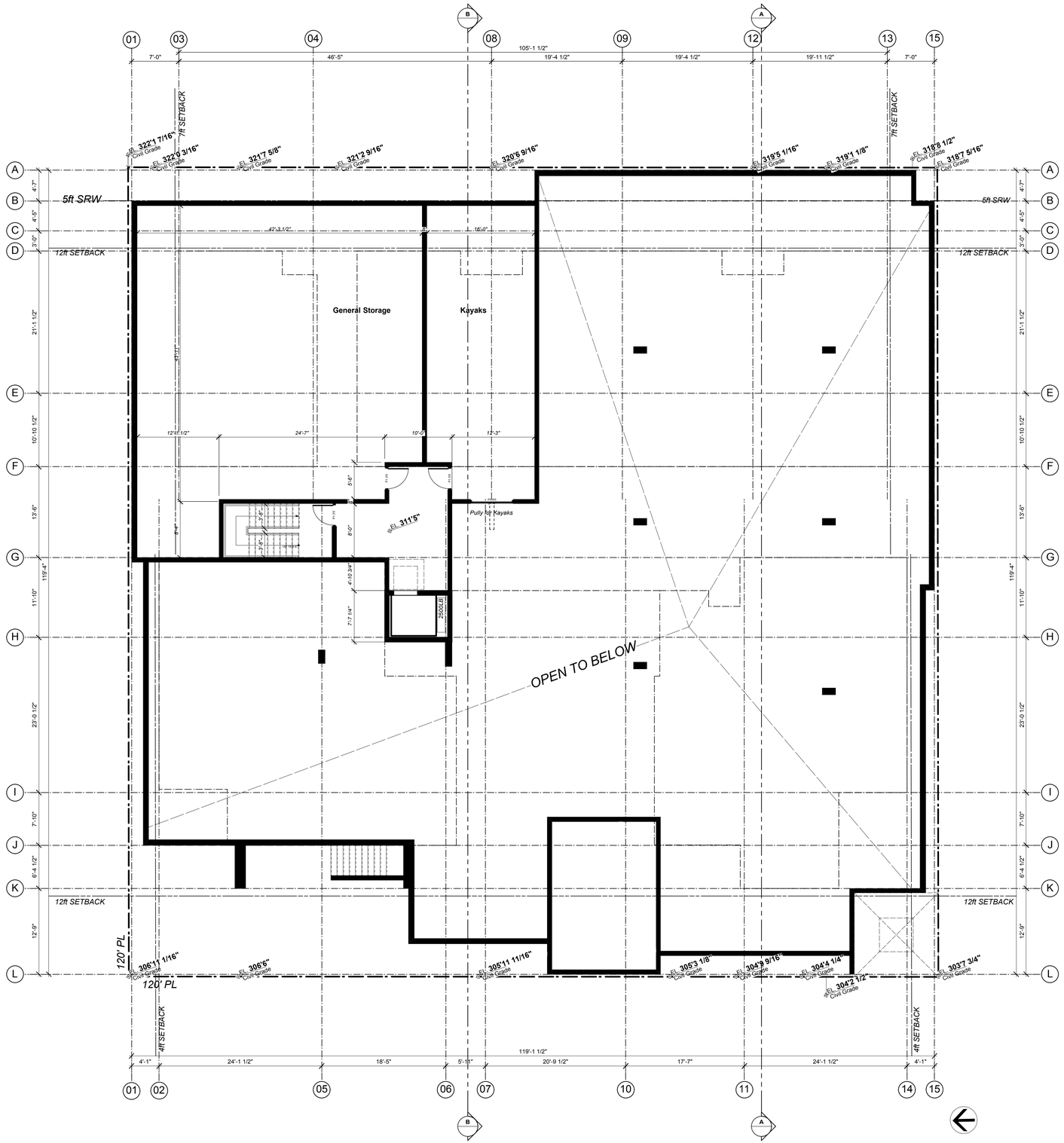
DRAWING TITLE:

Level P1 (Parkade)

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR

PROJECT NO.:	SCALE (U.N.O.) :
1628	1/8" = 1'0"

REVISION:	DRAWING NO.:
-	**A3.0**



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02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

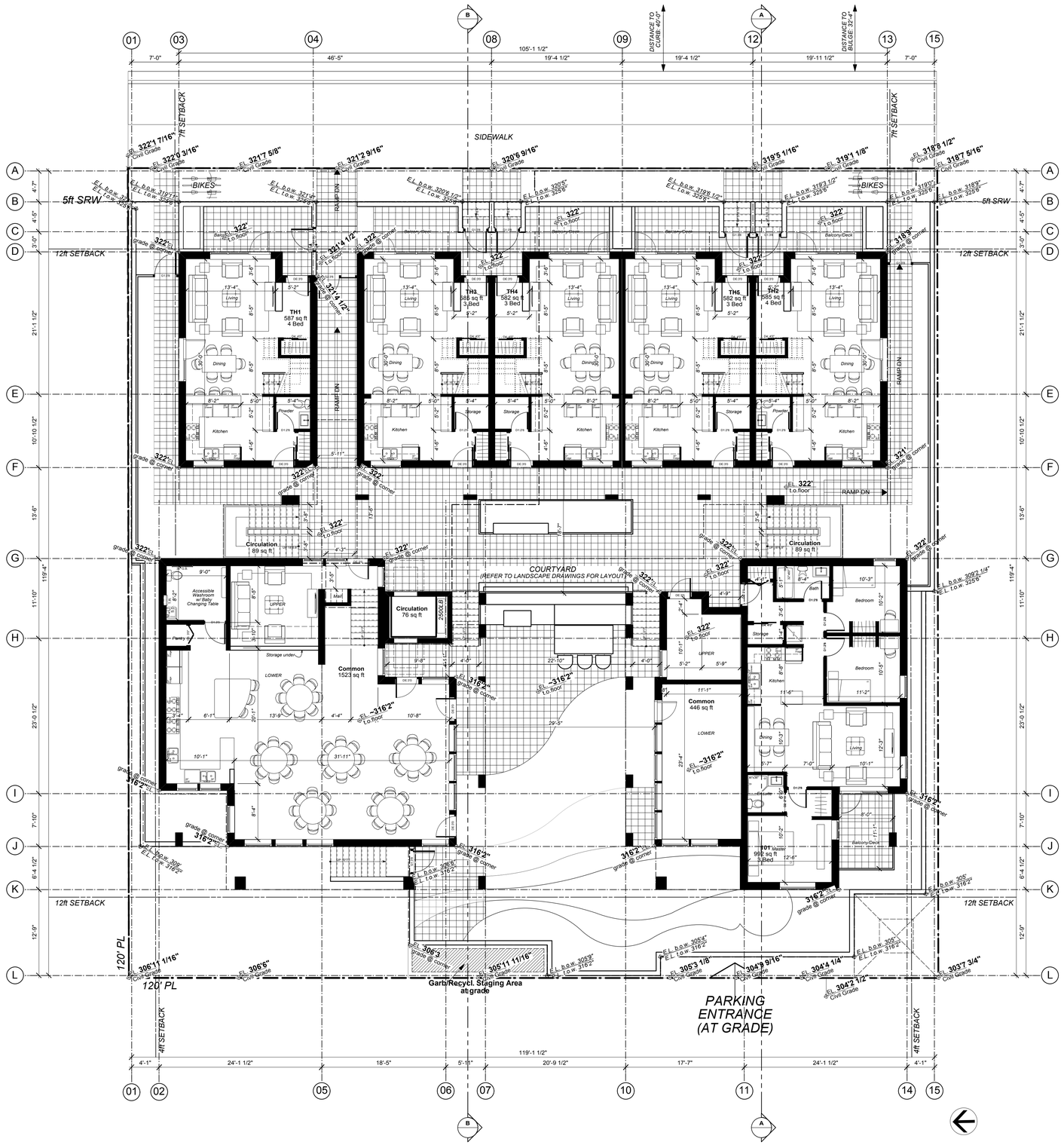
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Level M1 (Mezzanine)

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A3.1**	



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ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing

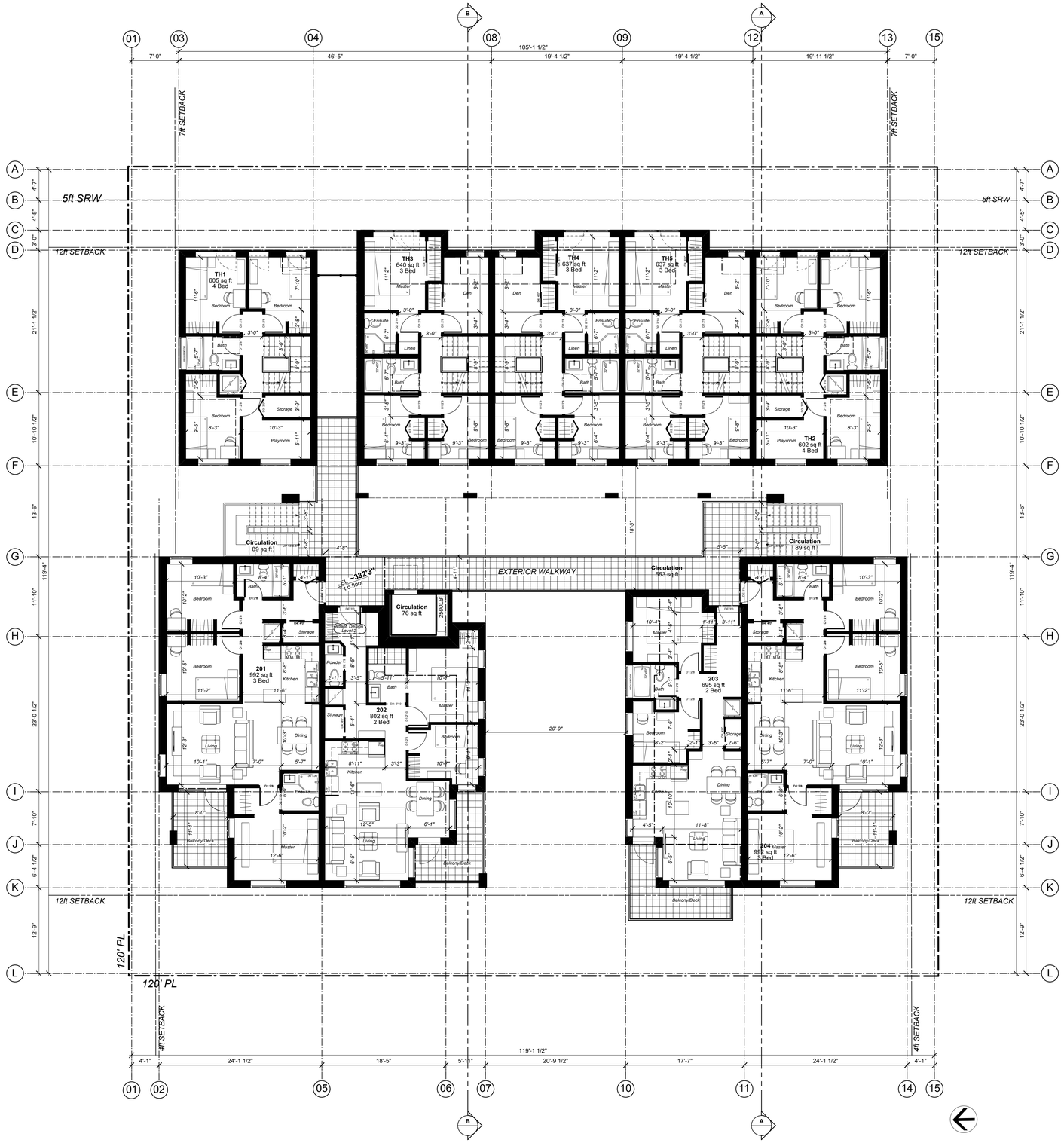
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Level 1 (Main Floor)

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.): 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A3.2**	



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ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181.
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing

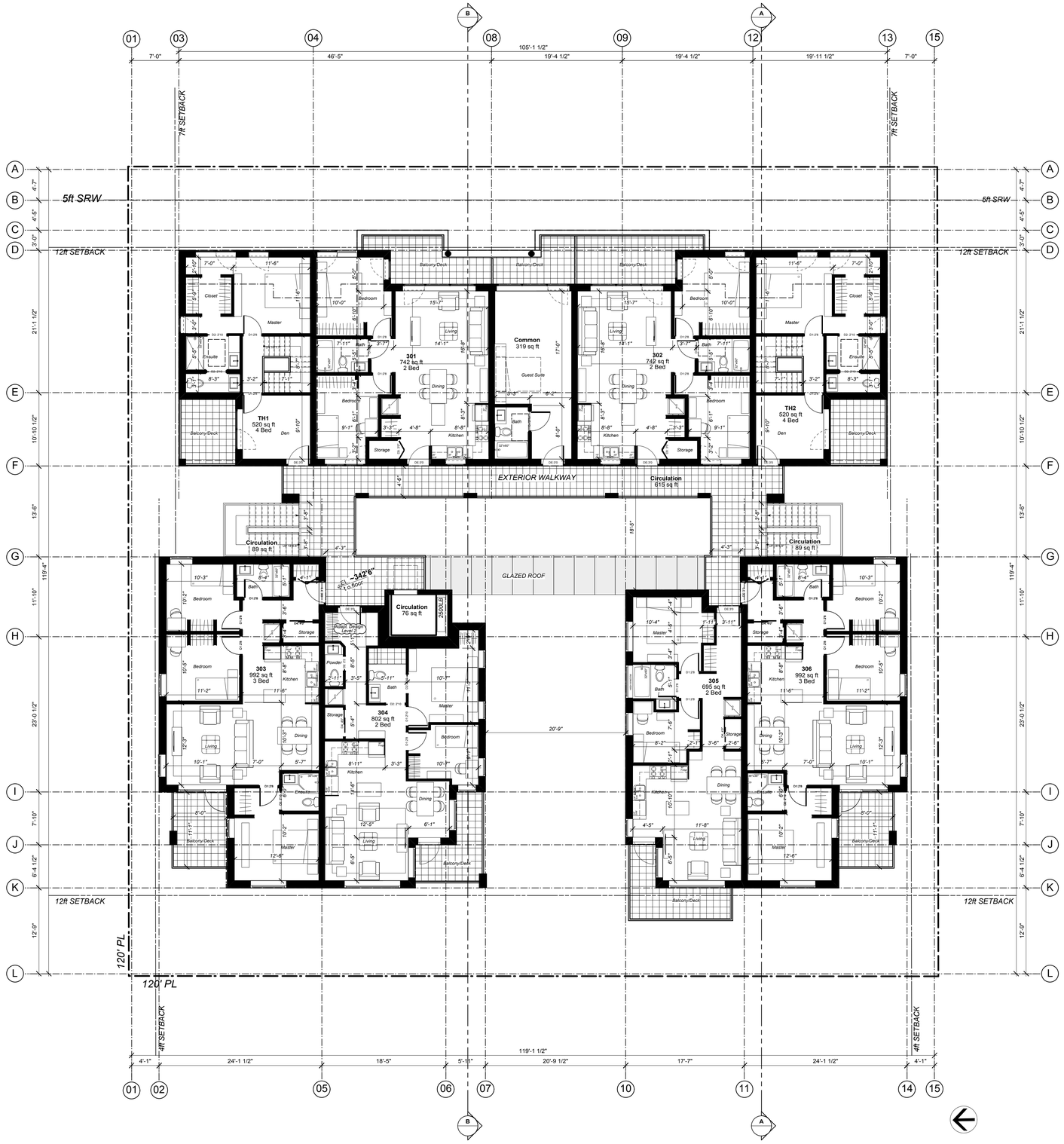
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Level 2

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A3.3**	



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ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181.
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing

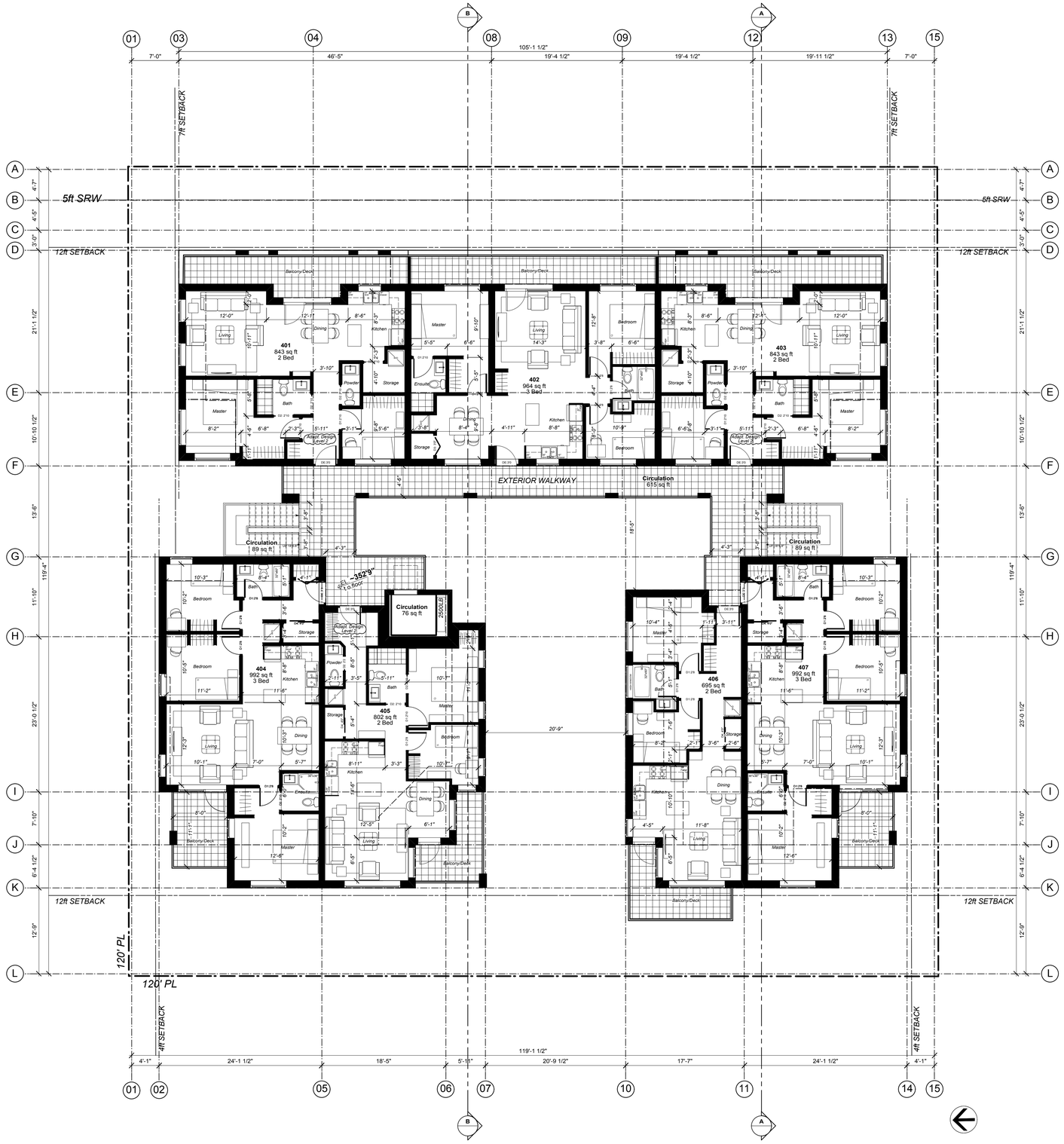
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Level 3

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A3.4**	



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02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181.
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing

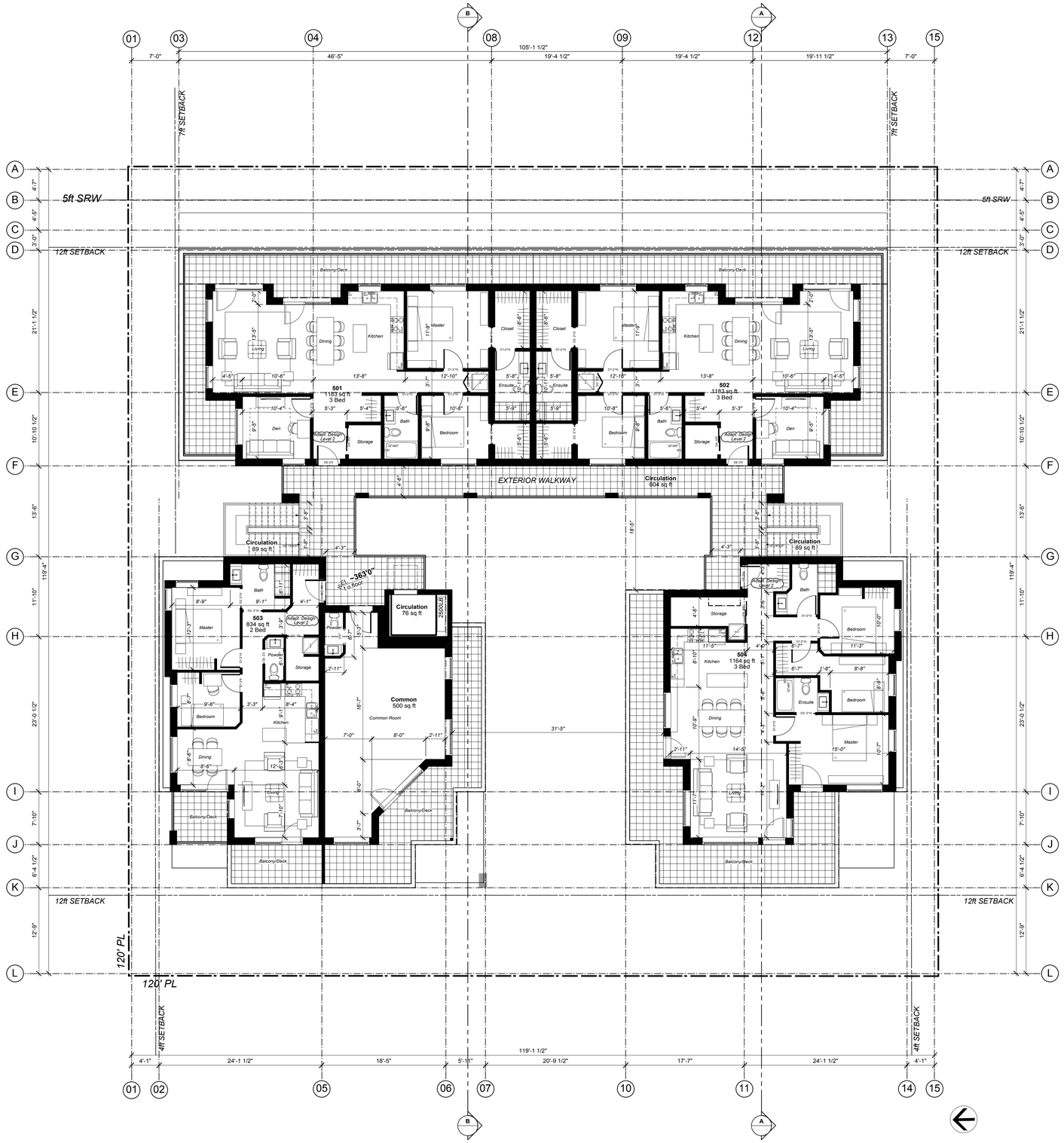
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Level 4

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A3.5**	



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ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181.
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

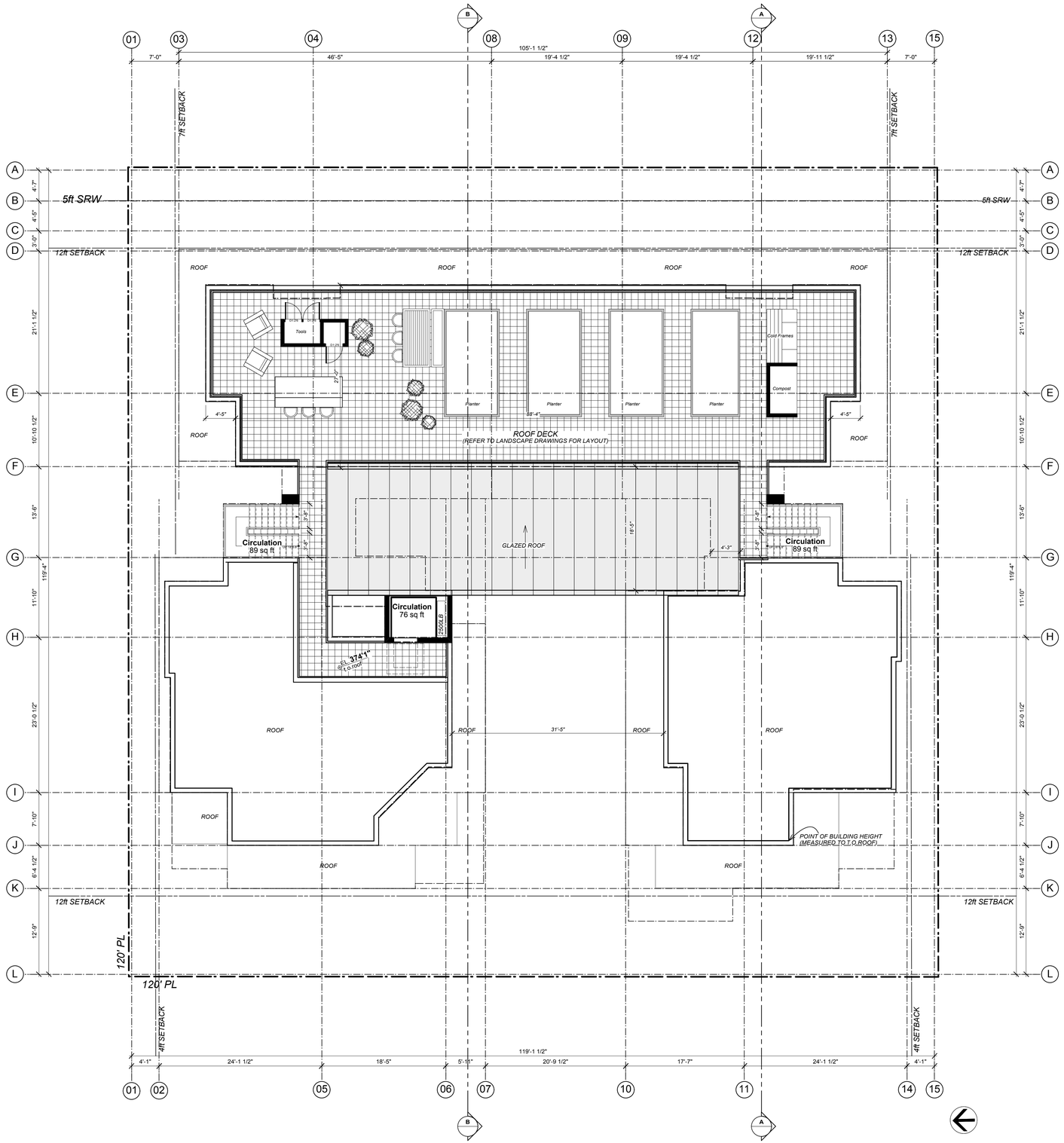
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Level 5

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A3.6**	



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02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181.
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

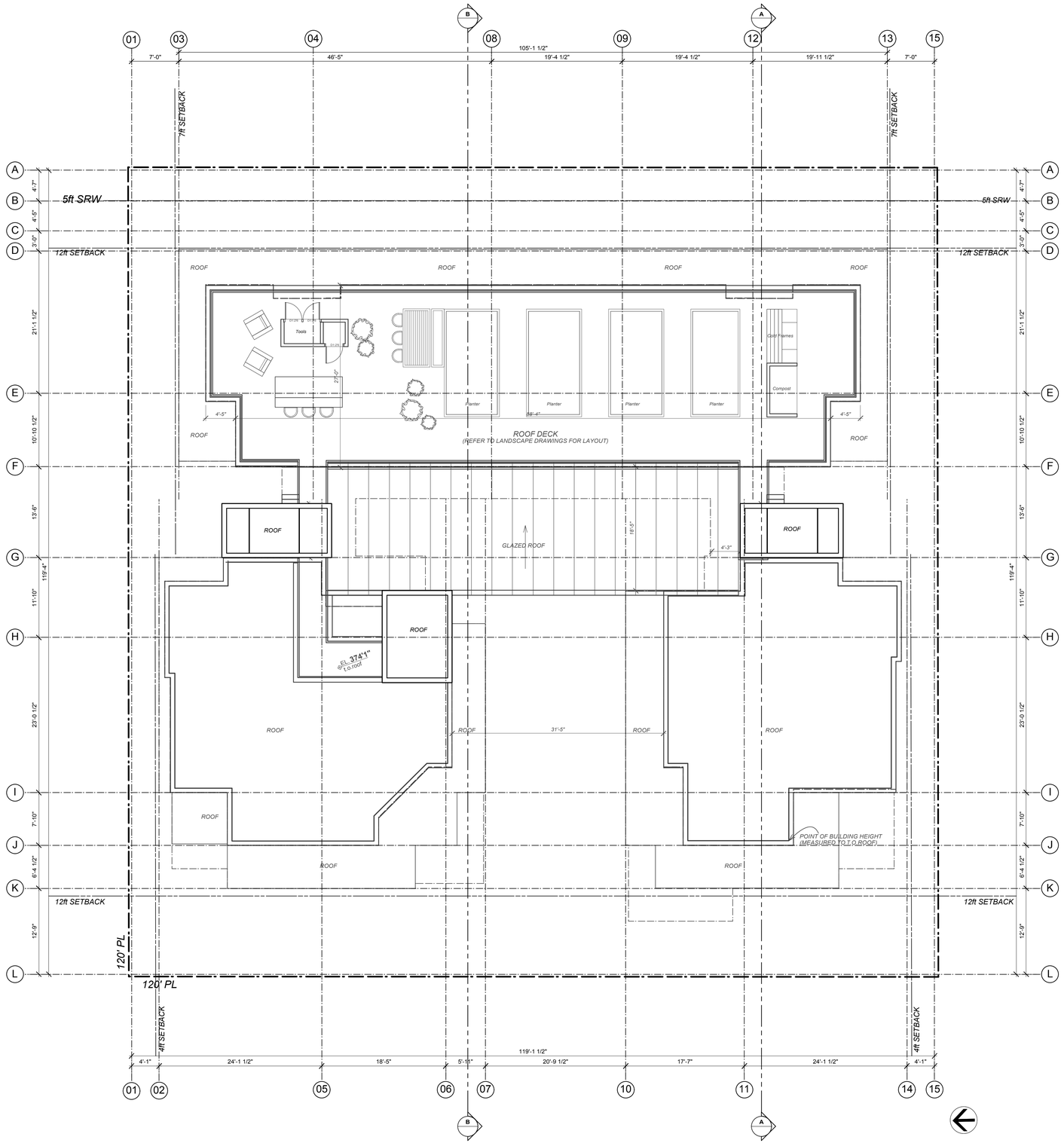
DRAWING TITLE:

Roof

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR

PROJECT NO.:	SCALE (U.N.O.) :
1628	1/8" = 1'0"

REVISION:	DRAWING NO.:
-	**A3.7**



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PERMIT NUMBERS:

Development Permit: DE - - - - - -
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LEGAL:

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

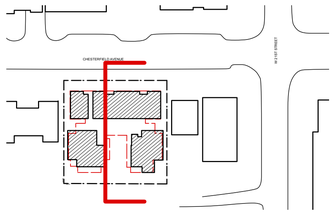
DRAWING TITLE:

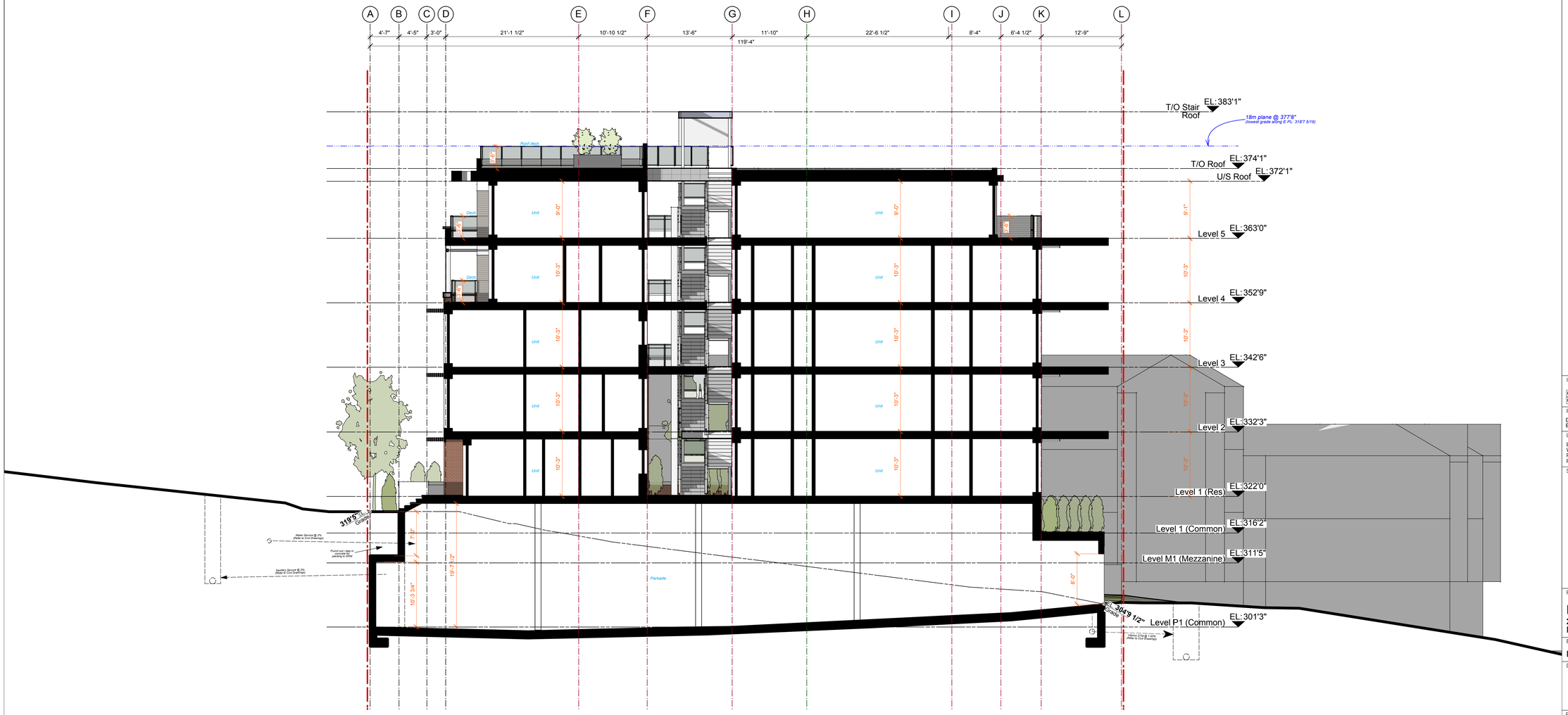
Upper Roof

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR

PROJECT NO.:	SCALE (U.N.O.) :
1628	1/8" = 1'0"

REVISION:	DRAWING NO.:
-	**A3.8**





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PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

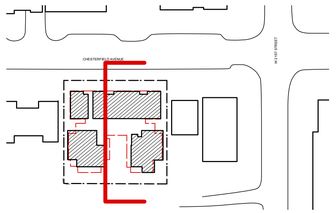
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Section A

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.0**	



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02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
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LEGAL:

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

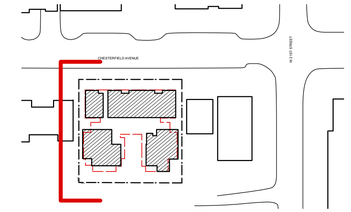
BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Section B

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.1**	

1 Brick, red
2 Cementitious Board, Lap and Panel w. Reveals, wh
3 Cementitious Board, Lap, cobble stone
4 Cementitious Board, Lap, light grey
5 Cementitious Board, Lap, dark grey
6 AL13, white
7 Sheet Metal (cap&fascia), white
8 Column, metal clad, white
9 Metal Sun Shades, white
10 Metal Canopy, white
11 Trims&Flashings painted to match
12 Concrete Cap, white
13 Guardrails / privacy screens, white, w/ glazing
14 Vinyl Window, white
15 Glazing, clear or fritted, tempered if required
16 Entrance feature (example only) with coloured glass



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NOTES:

Refer to Drawing A-4.8 for spatial separation and overlook analysis for North elevation

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

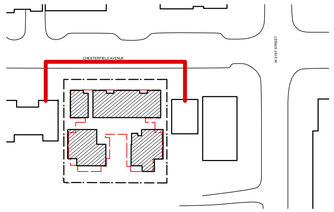
BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Elevation North

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.2**	

1 Brick, red
2 Cementitious Board, Lap and Panel w. Reveals, wh
3 Cementitious Board, Lap, cobble stone
4 Cementitious Board, Lap, light grey
5 Cementitious Board, Lap, dark grey
6 AL13, white
7 Sheet Metal (cap&fascia), white
8 Column, metal clad, white
9 Metal Sun Shades, white
10 Metal Canopy, white
11 Trims&Flashings painted to match
12 Concrete Cap, white
13 Guardrails / privacy screens, white, w/ glazing
14 Vinyl Window, white
15 Glazing, clear or fritted, tempered if required
16 Entrance feature (example only) with coloured glass



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NOTES:

Opening %: Fenestration Area / Wall Area
Allowance: 100%

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

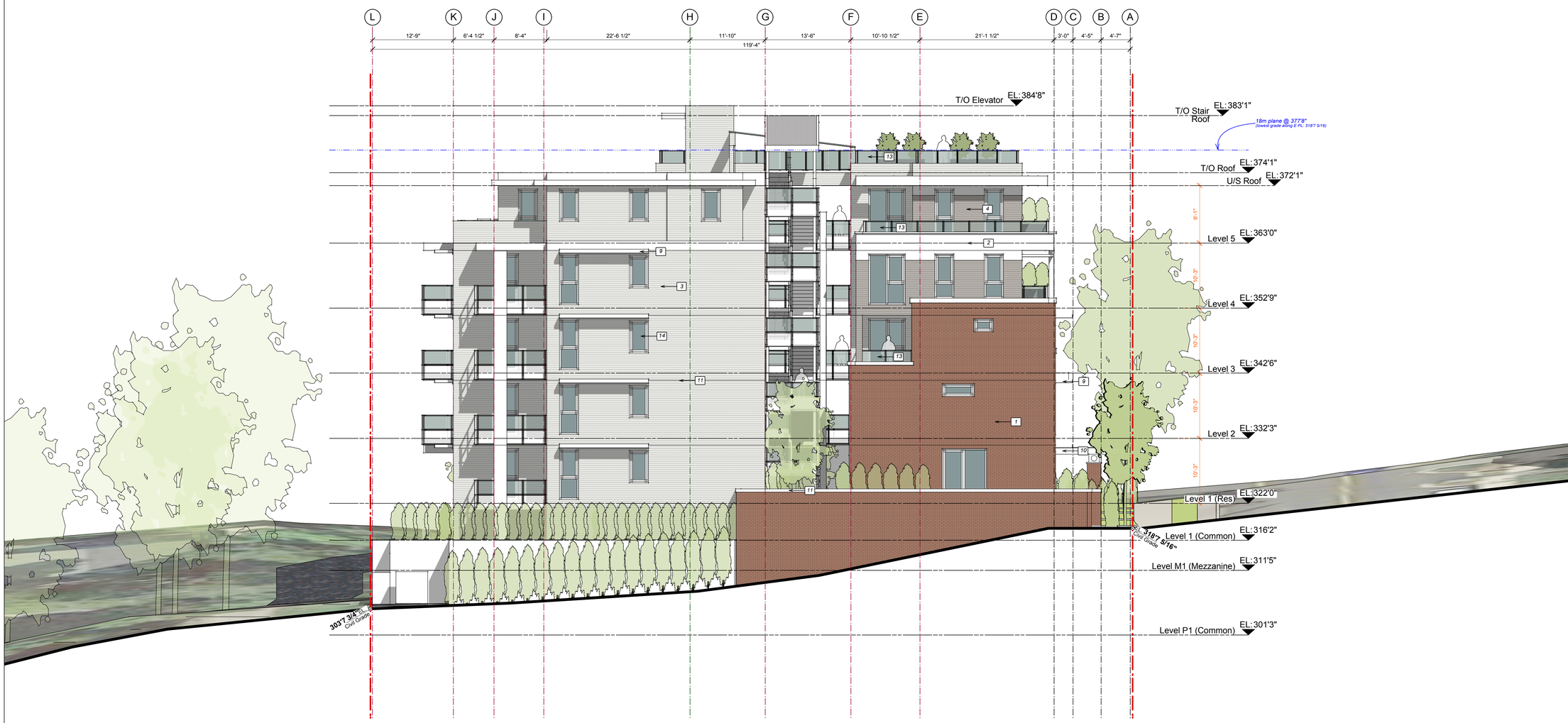
BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

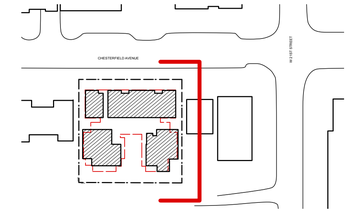
DRAWING TITLE:

Elevation East

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.3**	

1 Brick, red
2 Cementitious Board, Lap and Panel w. Reveals, wh
3 Cementitious Board, Lap, cobble stone
4 Cementitious Board, Lap, light grey
5 Cementitious Board, Lap, dark grey
6 AL13, white
7 Sheet Metal (cap&fascia), white
8 Column, metal clad, white
9 Metal Sun Shades, white
10 Metal Canopy, white
11 Trims&Flashings painted to match
12 Concrete Cap, white
13 Guardrails / privacy screens, white, w/ glazing
14 Vinyl Window, white
15 Glazing, clear or fritted, tempered if required
16 Entrance feature (example only) with coloured glass





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NOTES:

Refer to Drawing A-4.8 for spatial separation and overlook analysis for South elevation

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Elevation South

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.4**	

1 Brick, red
2 Cementitious Board, Lap and Panel w. Reveals, wh
3 Cementitious Board, Lap, cobble stone
4 Cementitious Board, Lap, light grey
5 Cementitious Board, Lap, dark grey
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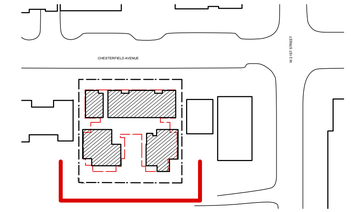
15 Glazing, clear or fritted, tempered if required
16 Entrance feature (example only) with coloured glass



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NOTES:

Opening %:	Fenestration Area / Wall Area
Building Area:	4711 sf
Fenestratition Area:	1726 sf
Ratio:	37 %
Allowance:	52 %

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit:	DE - - - - - -
Building Permit:	BU - - - - - -

LEGAL:

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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Elevation West

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.5**	

1 Brick, red
2 Cementitious Board, Lap and Panel w. Reveals, wh
3 Cementitious Board, Lap, cobble stone
4 Cementitious Board, Lap, light grey
5 Cementitious Board, Lap, dark grey
6 AL13, white
7 Sheet Metal (cap&fascia), white
8 Column, metal clad, white
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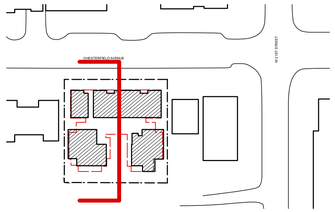
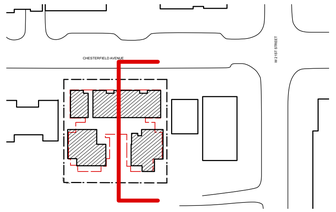
12 Concrete Cap, white
13 Guardrails / privacy screens, white, w/ glazing
14 Vinyl Window, white
15 Glazing, clear or fritted, tempered if required
16 Entrance feature (example only) with coloured glass





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01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:
Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:
Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:
Elevations Courtyard North & South

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.6**	

1 Brick, red
2 Cementitious Board, Lap and Panel w. Reveals, wh
3 Cementitious Board, Lap, cobble stone
4 Cementitious Board, Lap, light grey
5 Cementitious Board, Lap, dark grey
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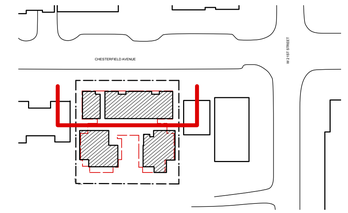
16 Entrance feature (example only) with coloured glass



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NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181,
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Elevation Courtyard East

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.7**	

Spatial Separation Calculation
(As per BCBC 2012 table: 3.2.3.1.D)

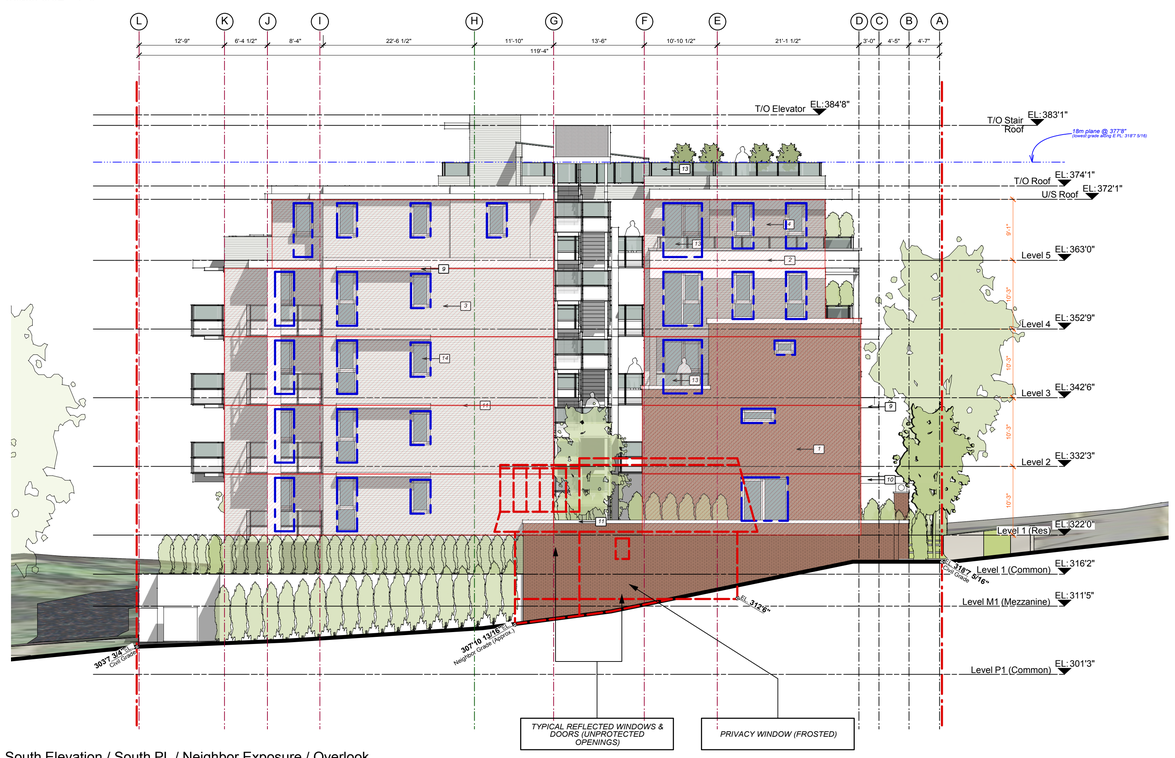
Driftwood Village Cohousing; 2121 chesterfield. North Vancouver, BC

	area (sq ft)	area (sqm)	limiting distance to PL (ft)	limiting distance to PL (m)	permitted openings (%)	allowed (sq ft)	allowed (sqm)	actual (sq ft)	actual (sqm)
North East Building									
North Elevation									
level 1/ 2/3	966.0	0.0	7'-6"	2.30	20	**193.2**	0.0	**92.0**	0.0
level 4	328.0	0.0	7'-9 1/2"	2.38	29	**95.1**	0.0	**76.0**	0.0
level 5	291.0	0.0	11'-5 3/4"	3.50	73	**212.4**	0.0	**78.0**	0.0
North West Building									
North Elevation									
level 1	589.0	0.0	4'-6 1/2"	1.38	15	**88.4**	0.0	**57.0**	0.0
level 2	502.0	0.0	4'-6 1/2"	1.38	15	**75.3**	0.0	**63.0**	0.0
level 3	502.0	0.0	4'-6 1/2"	1.38	15	**75.3**	0.0	**63.0**	0.0
level 4	502.0	0.0	4'-6 1/2"	1.38	15	**75.3**	0.0	**63.0**	0.0
level 5	430.0	0.0	5'-10"	1.78	15	**64.5**	0.0	**62.0**	0.0
South East Building									
South Elevation									
level 1/ 2/ 3	960.0	0.0	7'-5 1/2"	2.27	20	**192.0**	0.0	**107.0**	0.0
level 4	290.0	0.0	7'-5 1/2"	2.27	32	**92.8**	0.0	**89.0**	0.0
level 5	275.0	0.0	11'-5"	3.48	71	**195.3**	0.0	**89.0**	0.0
South West Building									
South Elevation									
level 1	448.0	0.0	4'-6 1/2"	1.38	15	**67.2**	0.0	**62.0**	0.0
level 2	502.0	0.0	4'-6 1/2"	1.38	15	**75.3**	0.0	**62.0**	0.0
level 3	502.0	0.0	4'-6 1/2"	1.38	15	**75.3**	0.0	**62.0**	0.0
level 4	502.0	0.0	4'-6 1/2"	1.38	15	**75.3**	0.0	**62.0**	0.0
level 5	429.0	0.0	5'-5"	1.65	17	**72.9**	0.0	**68.0**	0.0

View of adjacent property to South

View of adjacent property elevation to North

1 North Elevation / North PL / Neighbor Exposure / Overlook
Scale: 3/32"=1'-0"



1 South Elevation / South PL / Neighbor Exposure / Overlook
Scale: 3/32"=1'-0"

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NOTES:

Note: Adjacent properties and windows locations are approximations based on available survey data and limited physical site access

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:
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Building Permit: BU - - - - - -

LEGAL:
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P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:
Limiting Distance / Spatial Separation / Overlook Analysis

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A4.8**	

1 Aerial View N/E
Scale: NTS

2 Aerial View S/E
Scale: NTS

3 Aerial View S/W
Scale: NTS

4 Aerial View N/W
Scale: NTS

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SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Aerials

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A5.0**	

1 Streetview Chesterfield S
Scale: NTS

3 Entrance Feature (Example)
Scale: NTS

2 Streetview Chesterfield N
Scale: NTS

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P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Streetviews Chesterfield

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR

PROJECT NO.:	SCALE (U.N.O.) :
1628	1/8" = 1'0"

REVISION:	DRAWING NO.:
-	**A5.1**

1 Streetview Creek N
Scale: NTS

3 Inner Circulation, View from S/W
Scale: NTS

2 Streetview Creek S
Scale: NTS

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NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:

Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:

Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181,
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:

Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

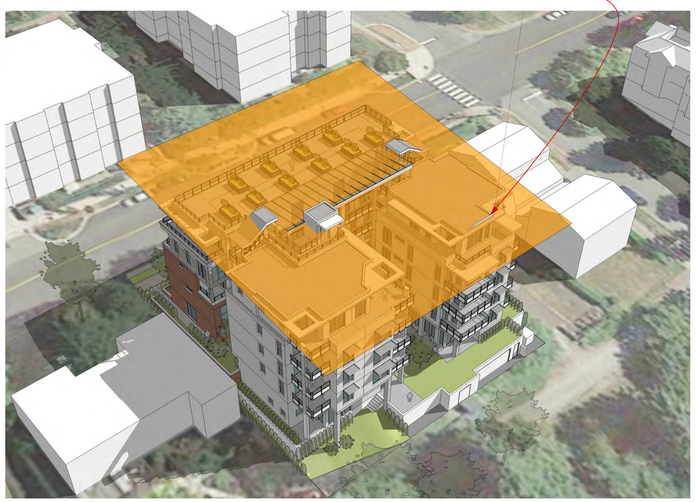
BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Streetviews Creek

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A5.2**	

HIGHEST POINT OF ROOF



1 Height Envelope
NTS

Heightpoints on PL

East PL
Building Grades

north		98.18	=	322.12 ft
south		97.11	=	318.61 ft

Distance of points

East PL			=	119.96 ft
to bldg. line			=	119.96 ft

Factor

322.12 ft	–	318.61 ft	=	3.51 ft
3.51 ft	÷	119.96 ft	=	0.03 ft

Heights at points on West PL

[A]	0.03 ft	×	21.92 ft	=	0.64 ft
	318.61 ft	+	0.64 ft	=	319.25 ft

West PL
Building Grades

north		93.55	=	309.92 ft
south		92.55	=	303.65 ft

Distance of points

West PL			=	119.96 ft
to bldg. line			=	119.96 ft

Factor

309.92 ft	–	303.65 ft	=	6.28 ft
6.28 ft	÷	119.96 ft	=	0.05 ft

Heights at points on PL

[B]	0.05 ft	×	22.06 ft	=	1.15 ft
	303.65 ft	+	1.15 ft	=	304.80 ft

2 High Point Calculations
NTS

Height calculation

Heigh Point #01
Building Grades

[A]			=	319.25 ft
[B]			=	304.80 ft

Distance of points

Measured parallel to Kingsway PL			=	119.98 ft

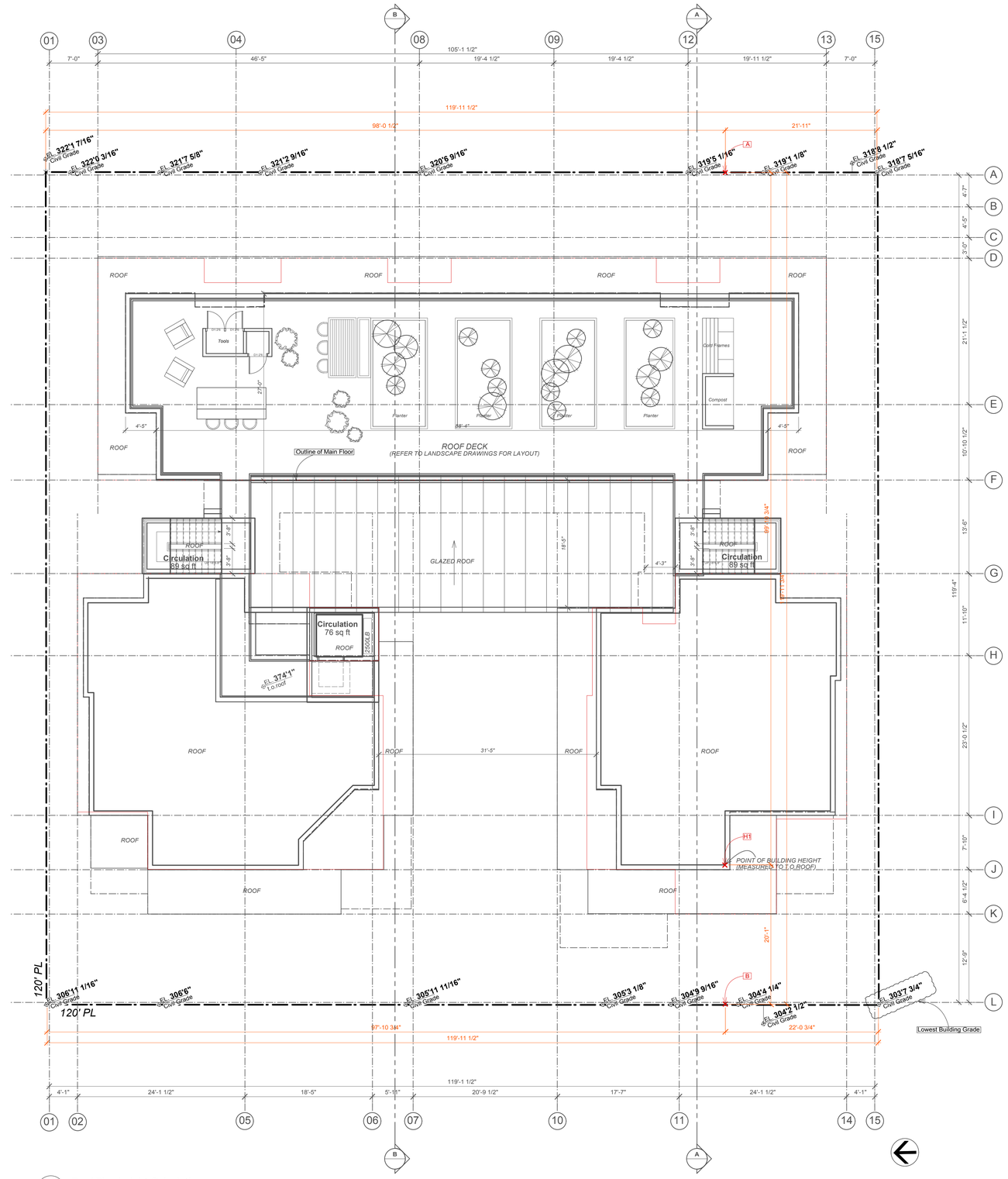
Factor

319.25 ft	–	304.80 ft	=	14.45 ft
14.45 ft	÷	119.98 ft	=	0.12 ft

Heights at points on West PL

[H1]	0.02 ft	×	20.08 ft	=	0.01 ft
	0.01 ft	+	304.80 ft		304.81 ft

Height	374.90 ft	–	304.81 ft	=	70.09 ft



3 Roof Plan height Calculations
Scale:1/8" = 1'0"

CORNERSTONE architecture

408 - 611 Alexander Street
Vancouver, British Columbia
Canada, V6A 1E1

www.cornerarch.com
tel 604 253-8800
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PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:
Buidling Height

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR

PROJECT NO.:	SCALE (U.N.O.) :
1628	1/8" = 1'0"

REVISION:	DRAWING NO.:
-	**A5.3**

MARCH

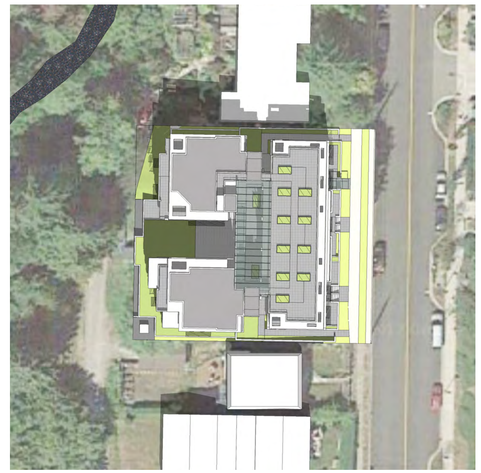
MARCH 21 - 10:00

MARCH 21 - 12:00

MARCH 21 - 14:00

JUNE

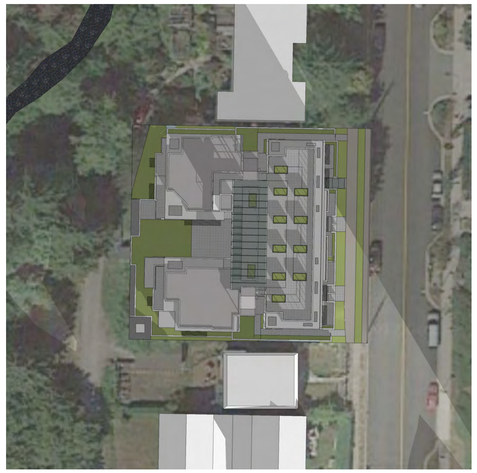
JUNE 21 - 10:00



JUNE 21 - 12:00

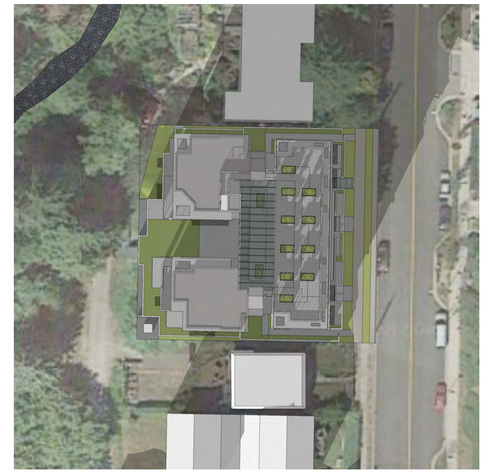
JUNE 21 - 14:00

DECEMBER



DECEMBER 21 - 10:00

DECEMBER 21 - 12:00



DECEMBER 21 - 14:00

CORNERSTONE architecture

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Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:

Shadow Analysis

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR

PROJECT NO.:	SCALE (U.N.O.) :
1628	1/8" = 1'0"

REVISION:	DRAWING NO.:
-	**A5.4**

Area Breakdown

Level 01

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls
TH1	F	587 sf	587 sf								587 sf	0.04	1/unit	1.0
TH2	F	585 sf	585 sf								585 sf	0.04	1/unit	1.0
TH3	E	585 sf	585 sf								585 sf	0.04	1/unit	1.0
TH4	E	582 sf	582 sf					exterior wall			582 sf	0.04	1/unit	1.0
TH5	E	582 sf	582 sf					thickness in			582 sf	0.04	1/unit	1.0
101	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0
								6.5" not						
Stair A		89 sf		89 sf				included in	89 sf*				/	
Stair B		89 sf		89 sf				area	89 sf*					
Elevator		76 sf		76 sf				calcuations			76 sf	0.01		
Common Amenity		1523 sf				1523 sf	1523 sf							
Common Amenity		446 sf				446 sf	446 sf						/	
Service									20 sf*		-20 sf	0.00	/	
Total	6 Units	6136 sf	3913 sf	254 sf		1969 sf	1969 sf		178 sf		3989 sf	0.28		6.0 stalls

* excl for common stairway
* excl for open apendages
* excl for common amenity
* excl for common amenity
* excl for HRVs

Level 02

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls
TH1 (upper)		605 sf	605 sf								605 sf	0.04	1/unit	
TH2 (upper)		602 sf	602 sf								602 sf	0.04	1/unit	
TH3 (upper)		640 sf	640 sf								640 sf	0.04	1/unit	
TH4 (upper)		637 sf	637 sf								637 sf	0.04	1/unit	
TH5 (upper)		637 sf	637 sf								637 sf	0.04	1/unit	
201	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0
202	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0
203	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0
204	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0
								included in						
Stair A		89 sf		89 sf				area	89 sf*				/	
Stair B		89 sf		89 sf				calcuations	89 sf*				/	
Elevator		76 sf		76 sf							76 sf	0.01	/	
Walkway		553 sf		553 sf					553 sf*				/	
Service									20 sf*		-20 sf	0.00	/	
Amenity													/	
Total	4 Units	7409 sf	6602 sf	807 sf					771 sf		6638 sf	0.46		4.0 stalls

* excl for level 2 accesible unit
* excl for common stairway
* excl for open apendages
* excl for open apendages
* excl for HRVs

Level 03

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls
TH1 (upper)		520 sf	520 sf								520 sf	0.04	1/unit	
TH2 (upper)		520 sf	520 sf								520 sf	0.04	1/unit	
301	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0
302	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0
303	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0
304	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0
305	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0
306	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0
								included in						
Stair A		89 sf		89 sf				area	89 sf*				/	
Stair B		89 sf		89 sf				calcuations	89 sf*					
Elevator		76 sf		76 sf							76 sf	0.01		
Walkway		615 sf		615 sf					615 sf*					
Service									20 sf*		-20 sf	0.00	/	
Guest Suite		319 sf				319 sf	319 sf						/	
Total	6 Units	7193 sf	6005 sf	869 sf		319 sf	319 sf		833 sf		6041 sf	0.42		6.0 stalls

* excl for common stairway
* excl for open apendages
* excl for open apendages
* excl for HRVs
* excl for common amenity

Level 04

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls
401	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0
402	C	964 sf	964 sf								964 sf	0.07	1/unit	1.0
403	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0
404	C	992 sf	992 sf								992 sf	0.07	1/unit	1.0
405	B	802 sf	802 sf					exterior wall	20 sf*		782 sf	0.05	1/unit	1.0
406	A	695 sf	695 sf					thickness in			695 sf	0.05	1/unit	1.0
407	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0
								6.5" not						
Stair A		89 sf		89 sf				included in	89 sf*				/	
Stair B		89 sf		89 sf				area	89 sf*					
Elevator		76 sf		76 sf				calcuations			76 sf	0.01		
Walkway		615 sf		615 sf					615 sf*					
Service									20 sf*		-20 sf	0.00	/	
Amenity													/	
Total	7 Units	7000 sf	6131 sf	869 sf					873 sf		6127 sf	0.43		7.0 stalls

* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for common stairway
* excl for open apendages
* excl for open apendages
* excl for HRVs

Level 05

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls
501	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0
502	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0
503	B	834 sf	834 sf					exterior wall	20 sf*		814 sf	0.06	1/unit	1.0
504	D	1164 sf	1164 sf					thickness in	20 sf*		1144 sf	0.08	1/unit	1.0
								excess of						
Stair A		89 sf		89 sf				6.5" not	89 sf*				/	
Stair B		89 sf		89 sf				included in	89 sf*					
Elevator		76 sf		76 sf				area			76 sf	0.01		
Walkway		604 sf		604 sf				calcuations	604 sf*					
Service									20 sf*		-20 sf	0.00	/	
Amenity		500 sf				500 sf	500 sf						/	
Total	4 Units	5722 sf	4364 sf	858 sf		500 sf	500 sf		882 sf		4340 sf	0.30		4.0 stalls

* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for level 2 accesible unit
* excl for common stairway
* excl for open apendages
* excl for open apendages
* excl for HRVs
* excl for common amenity

Roof

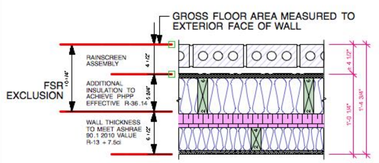
Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls
Stair A		89 sf		89 sf				ext. wall	89 sf*				/	
Stair B		89 sf		89 sf				thickness in	89 sf*					
Elevator		76 sf		76 sf				excess of			76 sf	0.01		
Walkway								6.5" not						
Service								incl. in area					/	
Amenity								calcuations					/	
Total		254 sf		254 sf					178 sf		76 sf	0.01		

* excl for common stairway
* excl for open apendages

Totals

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls
Level 01	6 Bed	6136 sf	3913 sf	254 sf		1969 sf	1969 sf	ext. wall	178 sf		3989 sf	0.28		6.0
Level 02	4 Bed	7409 sf	6005 sf	807 sf				thickness in	771 sf		6638 sf	0.46		4.0
Level 03	6 Bed	7193 sf	6005 sf	869 sf		319 sf	319 sf	excess of	833 sf		6041 sf	0.42		6.0
Level 04	7 Bed	7000 sf	6131 sf	869 sf				6.5" not	873 sf		6127 sf	0.43		7.0
PH (Level 05)	4 Bed	5722 sf	4364 sf	858 sf		500 sf	500 sf	incl. in area	882 sf		4340 sf	0.30		4.0
Level Roof		254 sf		254 sf				calcuations	178 sf		76 sf	0.01		
Total	27 Units	33714 sf	26418 sf	3911 sf		2788 sf	2788 sf		3715 sf		27211 sf	1.9		

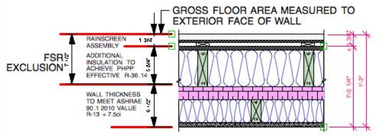
Thick Exterior Wall Exclusion



WALL TYPE 'B' (CEMENTITIOUS SIDING)

EXTERIOR WOOD FRAME WALL: BRICK VENEER

- BRICK VENEER, WITH ANCHORS AS PER STRUCTURAL
- 1" AIR SPACE
- 2 LAYERS 30 MIN. BUILDING PAPER, INSTALLED SHINGLE FASHION (1/2 LAP) PER B.E.P.'S REQUIREMENTS
- 1 LAYER EXTERIOR PLYWOOD SHEATHING AS PER STRUCT.
- 2 x 6 STUDS @ 16" O.C. MAX.
- R22 BATT INSULATION
- 2" (R8) CONTINUOUS EPS RIGID INSULATION
- 2 x 4 STUDS @ 16" O.C. MAX.
- R14 BATT INSULATION
- 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD



WALL TYPE 'A' (BRICK VENEER)

EXTERIOR WOOD FRAME WALL: HARDIE SIDING

- CEMENTITUOUS (NON-COMBUSTIBLE) HARDIE BOARD SIDING: INSTALLATION PER MANUFACTURER'S SPECS., (REFER TO ELEVATIONS FOR SIDING TYPE)
- 1/2" x 2" TREATED PLYWOOD VERTICAL STRAPPING (OVER STUDS BEHIND) WITH B.E.P. APPROVED FASTENERS
- 2 LAYERS 30 MIN. BUILDING PAPER, INSTALLED SHINGLE FASHION (1/2 LAP) PER B.E.P.'S REQUIREMENTS
- 1 LAYER EXTERIOR PLYWOOD SHEATHING AS PER STRUCT.
- 2 x 6 STUDS @ 16" O.C. MAX.
- R22 BATT INSULATION
- 2" (R8) CONTINUOUS EPS RIGID INSULATION
- 2 x 4 STUDS @ 16" O.C. MAX.
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- 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

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Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE: B.C.B.C 2012
ZONING: Rezoning to:

DRAWING TITLE:
FSR Overlay Overview

PLOT/ISSUE DATE: Jul. 27, 2017
REVIEWED: SR
DRAWN: GZ/SR
PROJECT NO.: **1628**
SCALE (U.N.O.) : 1/8" = 1'0"
REVISION: -
DRAWING NO.: **A5.5**

Area Breakdown

Level 01

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls	
TH1	F	587 sf	587 sf								587 sf	0.04	1/unit	1.0	
TH2	F	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH3	E	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH4	E	582 sf	582 sf					exterior wall			582 sf	0.04	1/unit	1.0	
TH5	E	582 sf	582 sf					thickness in			582 sf	0.04	1/unit	1.0	
101	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Common Amenity		1523 sf				1523 sf	1523 sf								* excl for common amenity
Common Amenity		446 sf				446 sf	446 sf						/		* excl for common amenity
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Total	6 Units	6136 sf	3913 sf	254 sf		1969 sf	1969 sf		178 sf		3989 sf	0.28		6.0 stalls	

Level 02

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls	
TH1 (upper)		605 sf	605 sf								605 sf	0.04	1/unit		
TH2 (upper)		602 sf	602 sf								602 sf	0.04	1/unit		
TH3 (upper)		640 sf	640 sf								640 sf	0.04	1/unit		
TH4 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
TH5 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
201	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
202	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
203	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
204	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*				/		* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01	/		
Walkway		553 sf		553 sf					553 sf*				/		* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	4 Units	7409 sf	6602 sf	807 sf					771 sf		6638 sf	0.46		4.0 stalls	

Level 03

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls	
TH1 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
TH2 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
301	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
302	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
303	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
304	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
305	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
306	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Guest Suite		319 sf				319 sf	319 sf						/		* excl for common amenity
Total	6 Units	7193 sf	6005 sf	869 sf		319 sf	319 sf		833 sf		6041 sf	0.42		6.0 stalls	

Level 04

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls	
401	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
402	C	964 sf	964 sf								964 sf	0.07	1/unit	1.0	
403	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
404	C	992 sf	992 sf								992 sf	0.07	1/unit	1.0	
405	B	802 sf	802 sf					exterior wall	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
406	A	695 sf	695 sf					thickness in			695 sf	0.05	1/unit	1.0	
407	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	7 Units	7000 sf	6131 sf	869 sf					873 sf		6127 sf	0.43		7.0 stalls	

Level 05

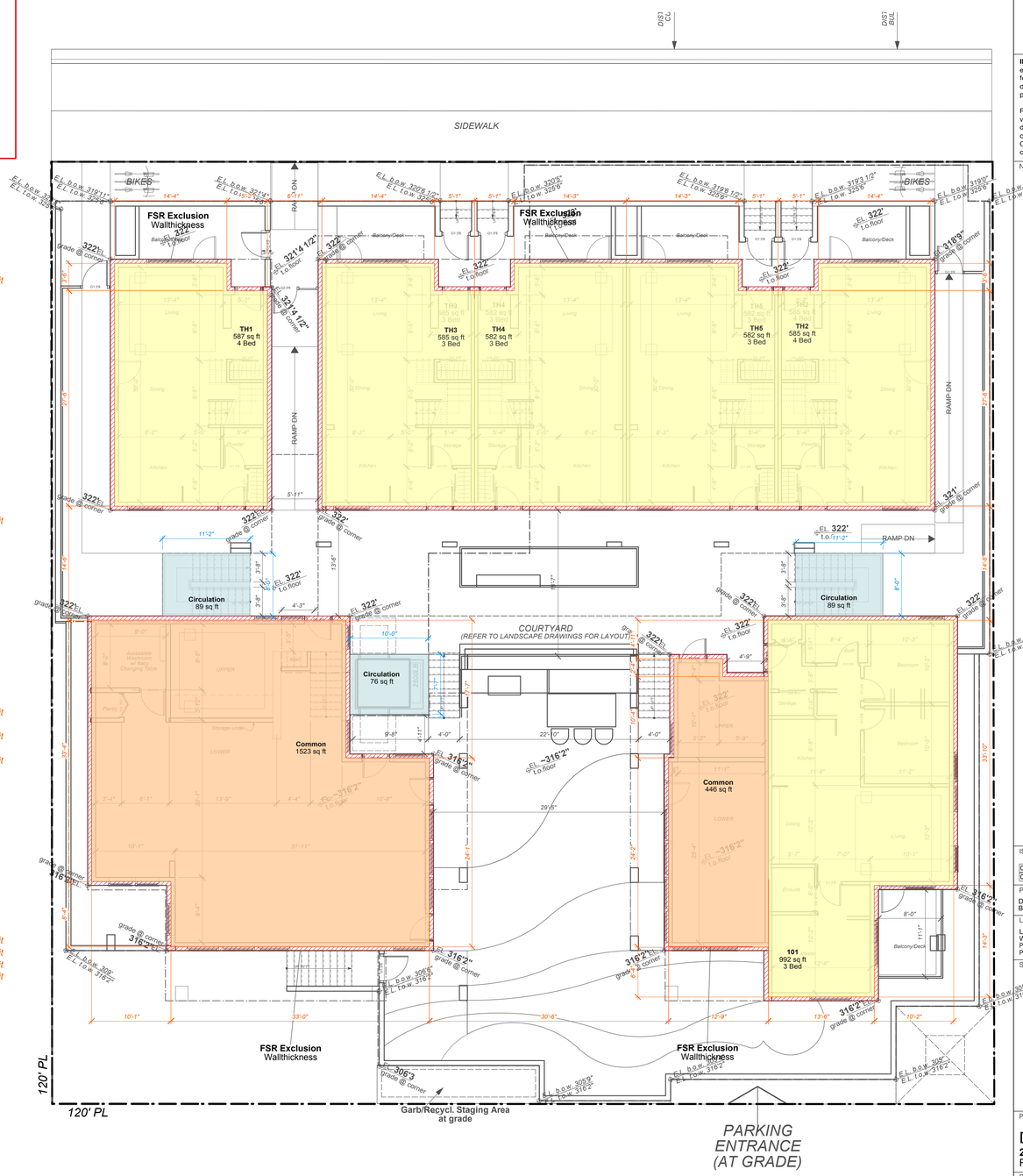
Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls	
501	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
502	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
503	B	834 sf	834 sf					exterior wall	20 sf*		814 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
504	D	1164 sf	1164 sf					thickness in	20 sf*		1144 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
								excess of							
Stair A		89 sf		89 sf				6.5" not	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				included in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				area			76 sf	0.01			
Walkway		604 sf		604 sf				calcuations	604 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity		500 sf				500 sf	500 sf						/		* excl for common amenity
Total	4 Units	5722 sf	4364 sf	858 sf		500 sf	500 sf		882 sf		4340 sf	0.30		4.0 stalls	

Roof

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls	
Stair A		89 sf		89 sf				ext. wall	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				thickness in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				excess of			76 sf	0.01			
Walkway								6.5" not							
Service								incl. in area					/		
Amenity								calcuations					/		
Total		254 sf		254 sf					178 sf		76 sf	0.01			

Totals

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR: Area	FSR: No.	Parking: Calculation	Parking: Stalls
Level 01	6 Bed	6136 sf	3913 sf	254 sf		1969 sf	1969 sf	ext. wall	178 sf		3989 sf	0.28		6.0
Level 02	4 Bed	7409 sf	6005 sf	807 sf				thickness in	771 sf		6638 sf	0.46		4.0
Level 03	6 Bed	7193 sf	6005 sf	869 sf		319 sf	319 sf	excess of	833 sf		6041 sf	0.42		6.0
Level 04	7 Bed	7000 sf	6131 sf	869 sf				6.5" not	873 sf		6127 sf	0.43		7.0
PH (Level 05)	4 Bed	5722 sf	4364 sf	858 sf		500 sf	500 sf	incl. in area	882 sf		4340 sf	0.30		4.0
Level Roof		254 sf		254 sf				calcuations	178 sf		76 sf	0.01		
Total	27 Units	33714 sf	26418 sf	3911 sf		2788 sf	2788 sf		3715 sf		27211 sf	1.9		



CORNERSTONE architecture

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Prior to commencement of the Work, the Contactor shall review and verify drawing dimensions, datums and levels to identify all descrepancies between information on this drawing and 1) actual site conditions; and; 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:
Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:
Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181.
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE:	ZONING:
B.C.B.C 2012	Rezoning to:

DRAWING TITLE:
FSR Overlay
Level 1 (Main Floor)

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jul. 27, 2017	SR	GZ/SR
PROJECT NO.: **1628**	SCALE (U.N.O.) : 1/8" = 1'0"	
REVISION: -	DRAWING NO.: **A5.5_1**	

Area Breakdown

Level 01

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1	F	587 sf	587 sf								587 sf	0.04	1/unit	1.0	
TH2	F	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH3	E	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH4	E	582 sf	582 sf					exterior wall			582 sf	0.04	1/unit	1.0	
TH5	E	582 sf	582 sf					thickness in			582 sf	0.04	1/unit	1.0	
101	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Common Amenity		1523 sf				1523 sf	1523 sf								* excl for common amenity
Common Amenity		446 sf				446 sf	446 sf						/		* excl for common amenity
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Total	6 Units	6136 sf	3913 sf	254 sf		1969 sf	1969 sf		178 sf		3989 sf	0.28		6.0 stalls	

Level 02

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		605 sf	605 sf								605 sf	0.04	1/unit		
TH2 (upper)		602 sf	602 sf								602 sf	0.04	1/unit		
TH3 (upper)		640 sf	640 sf								640 sf	0.04	1/unit		
TH4 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
TH5 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
201	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
202	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
203	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
204	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*				/		* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01	/		
Walkway		553 sf		553 sf					553 sf*				/		* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	4 Units	7409 sf	6602 sf	807 sf					771 sf		6638 sf	0.46		4.0 stalls	

Level 03

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
TH2 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
301	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
302	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
303	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
304	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
305	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
306	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Guest Suite		319 sf				319 sf	319 sf						/		* excl for common amenity
Total	6 Units	7193 sf	6005 sf	869 sf		319 sf	319 sf		833 sf		6041 sf	0.42		6.0 stalls	

Level 04

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
401	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
402	C	964 sf	964 sf								964 sf	0.07	1/unit	1.0	
403	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
404	C	992 sf	992 sf								992 sf	0.07	1/unit	1.0	
405	B	802 sf	802 sf					exterior wall	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
406	A	695 sf	695 sf					thickness in			695 sf	0.05	1/unit	1.0	
407	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	7 Units	7000 sf	6131 sf	869 sf					873 sf		6127 sf	0.43		7.0 stalls	

Level 05

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
501	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
502	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
503	B	834 sf	834 sf					exterior wall	20 sf*		814 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
504	D	1164 sf	1164 sf					thickness in	20 sf*		1144 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
								excess of							
Stair A		89 sf		89 sf				6.5" not	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				included in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				area			76 sf	0.01			
Walkway		604 sf		604 sf				calcuations	604 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity		500 sf				500 sf	500 sf						/		* excl for common amenity
Total	4 Units	5722 sf	4364 sf	858 sf		500 sf	500 sf		882 sf		4340 sf	0.30		4.0 stalls	

Roof

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
Stair A		89 sf		89 sf				ext. wall	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				thickness in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				excess of			76 sf	0.01			
Walkway								6.5" not							
Service								incl. in area					/		
Amenity								calcuations					/		
Total		254 sf		254 sf					178 sf		76 sf	0.01			

Totals

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls
Level 01	6 Bed	6136 sf	3913 sf	254 sf		1969 sf	1969 sf	ext. wall	178 sf		3989 sf	0.28		6.0
Level 02	4 Bed	7409 sf	6005 sf	807 sf				thickness in	771 sf		6638 sf	0.46		4.0
Level 03	6 Bed	7193 sf	6005 sf	869 sf		319 sf	319 sf	excess of	833 sf		6041 sf	0.42		6.0
Level 04	7 Bed	7000 sf	6131 sf	869 sf				6.5" not	873 sf		6127 sf	0.43		7.0
PH (Level 05)	4 Bed	5722 sf	4364 sf	858 sf		500 sf	500 sf	incl. in area	882 sf		4340 sf	0.30		4.0
Level Roof		254 sf		254 sf				calcuations	178 sf		76 sf	0.01		
Total	27 Units	33714 sf	26418 sf	3911 sf		2788 sf	2788 sf		3715 sf		27211 sf	1.9		

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Prior to commencement of the Work, the Contactor shall review and verify drawing dimensions, datums and levels to identify all descrepancies between information on this drawing and 1) actual site conditions; and; 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:
Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:
Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE: B.C.B.C 2012
ZONING: Rezoning to:

DRAWING TITLE:
FSR Overlay Level 2

PLOT/ISSUE DATE: Jul. 27, 2017
REVIEWED: SR
DRAWN: GZ/SR
PROJECT NO.: **1628**
SCALE (U.N.O.): 1/8" = 1'0"
REVISION: -
DRAWING NO.: **A5.5_2**

Area Breakdown

Level 01

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1	F	587 sf	587 sf								587 sf	0.04	1/unit	1.0	
TH2	F	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH3	E	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH4	E	582 sf	582 sf					exterior wall			582 sf	0.04	1/unit	1.0	
TH5	E	582 sf	582 sf					thickness in			582 sf	0.04	1/unit	1.0	
101	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Common Amenity		1523 sf				1523 sf	1523 sf								* excl for common amenity
Common Amenity		446 sf				446 sf	446 sf						/		* excl for common amenity
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Total	6 Units	6136 sf	3913 sf	254 sf		1969 sf	1969 sf		178 sf		3989 sf	0.28		6.0 stalls	

Level 02

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
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TH2 (upper)		602 sf	602 sf								602 sf	0.04	1/unit		
TH3 (upper)		640 sf	640 sf								640 sf	0.04	1/unit		
TH4 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
TH5 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
201	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
202	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
203	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
204	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*				/		* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01	/		
Walkway		553 sf		553 sf					553 sf*				/		* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	4 Units	7409 sf	6602 sf	807 sf					771 sf		6638 sf	0.46		4.0 stalls	

Level 03

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
TH2 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
301	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
302	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
303	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
304	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
305	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
306	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Guest Suite		319 sf				319 sf	319 sf						/		* excl for common amenity
Total	6 Units	7193 sf	6005 sf	869 sf		319 sf	319 sf		833 sf		6041 sf	0.42		6.0 stalls	

Level 04

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
401	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
402	C	964 sf	964 sf								964 sf	0.07	1/unit	1.0	
403	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
404	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
405	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
406	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
407	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	7 Units	7000 sf	6131 sf	869 sf					873 sf		6127 sf	0.43		7.0 stalls	

Level 05

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
501	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
502	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
503	B	834 sf	834 sf					exterior wall	20 sf*		814 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
504	D	1164 sf	1164 sf					thickness in	20 sf*		1144 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
								excess of							
Stair A		89 sf		89 sf				6.5" not	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				included in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				area			76 sf	0.01			
Walkway		604 sf		604 sf				calcuations	604 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity		500 sf				500 sf	500 sf						/		* excl for common amenity
Total	4 Units	5722 sf	4364 sf	858 sf		500 sf	500 sf		882 sf		4340 sf	0.30		4.0 stalls	

Roof

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
Stair A		89 sf		89 sf				ext. wall	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				thickness in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				excess of			76 sf	0.01			
Walkway								6.5" not							
Service								incl. in area					/		
Amenity								calcuations					/		
Total		254 sf		254 sf					178 sf		76 sf	0.01			

Totals

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls
Level 01	6 Bed	6136 sf	3913 sf	254 sf		1969 sf	1969 sf	ext. wall	178 sf		3989 sf	0.28		6.0
Level 02	4 Bed	7409 sf	6005 sf	807 sf				thickness in	771 sf		6638 sf	0.46		4.0
Level 03	6 Bed	7193 sf	6005 sf	869 sf		319 sf	319 sf	excess of	833 sf		6041 sf	0.42		6.0
Level 04	7 Bed	7000 sf	6131 sf	869 sf				6.5" not	873 sf		6127 sf	0.43		7.0
PH (Level 05)	4 Bed	5722 sf	4364 sf	858 sf		500 sf	500 sf	incl. in area	882 sf		4340 sf	0.30		4.0
Level Roof		254 sf		254 sf				calcuations	178 sf		76 sf	0.01		
Total	27 Units	33714 sf	26418 sf	3911 sf		2788 sf	2788 sf		3715 sf		27211 sf	1.9		

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Prior to commencement of the Work, the Contactor shall review and verify drawing dimensions, datums and levels to identify all descrepancies between information on this drawing and 1) actual site conditions; and; 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:
Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:
Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181,
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE: B.C.B.C 2012
ZONING: Rezoning to:

DRAWING TITLE:
FSR Overlay Level 3

PLOT/ISSUE DATE: Jul. 27, 2017
REVIEWED: SR
DRAWN: GZ/SR
PROJECT NO.: **1628**
SCALE (U.N.O.) : 1/8" = 1'0"
REVISION: -
DRAWING NO.: **A5.5_3**

Area Breakdown

Level 01

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1	F	587 sf	587 sf								587 sf	0.04	1/unit	1.0	
TH2	F	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH3	E	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH4	E	582 sf	582 sf					exterior wall			582 sf	0.04	1/unit	1.0	
TH5	E	582 sf	582 sf					thickness in			582 sf	0.04	1/unit	1.0	
101	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Common Amenity		1523 sf				1523 sf	1523 sf								* excl for common amenity
Common Amenity		446 sf				446 sf	446 sf						/		* excl for common amenity
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Total	6 Units	6136 sf	3913 sf	254 sf		1969 sf	1969 sf		178 sf		3989 sf	0.28		6.0 stalls	

Level 02

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		605 sf	605 sf								605 sf	0.04	1/unit		
TH2 (upper)		602 sf	602 sf								602 sf	0.04	1/unit		
TH3 (upper)		640 sf	640 sf								640 sf	0.04	1/unit		
TH4 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
TH5 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
201	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
202	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
203	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
204	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*				/		* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01	/		
Walkway		553 sf		553 sf					553 sf*				/		* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	4 Units	7409 sf	6602 sf	807 sf					771 sf		6638 sf	0.46		4.0 stalls	

Level 03

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
TH2 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
301	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
302	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
303	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
304	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
305	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
306	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Guest Suite		319 sf				319 sf	319 sf						/		* excl for common amenity
Total	6 Units	7193 sf	6005 sf	869 sf		319 sf	319 sf		833 sf		6041 sf	0.42		6.0 stalls	

Level 04

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
401	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
402	C	964 sf	964 sf								964 sf	0.07	1/unit	1.0	
403	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
404	C	992 sf	992 sf								992 sf	0.07	1/unit	1.0	
405	B	802 sf	802 sf					exterior wall	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
406	A	695 sf	695 sf					thickness in			695 sf	0.05	1/unit	1.0	
407	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	7 Units	7000 sf	6131 sf	869 sf					873 sf		6127 sf	0.43		7.0 stalls	

Level 05

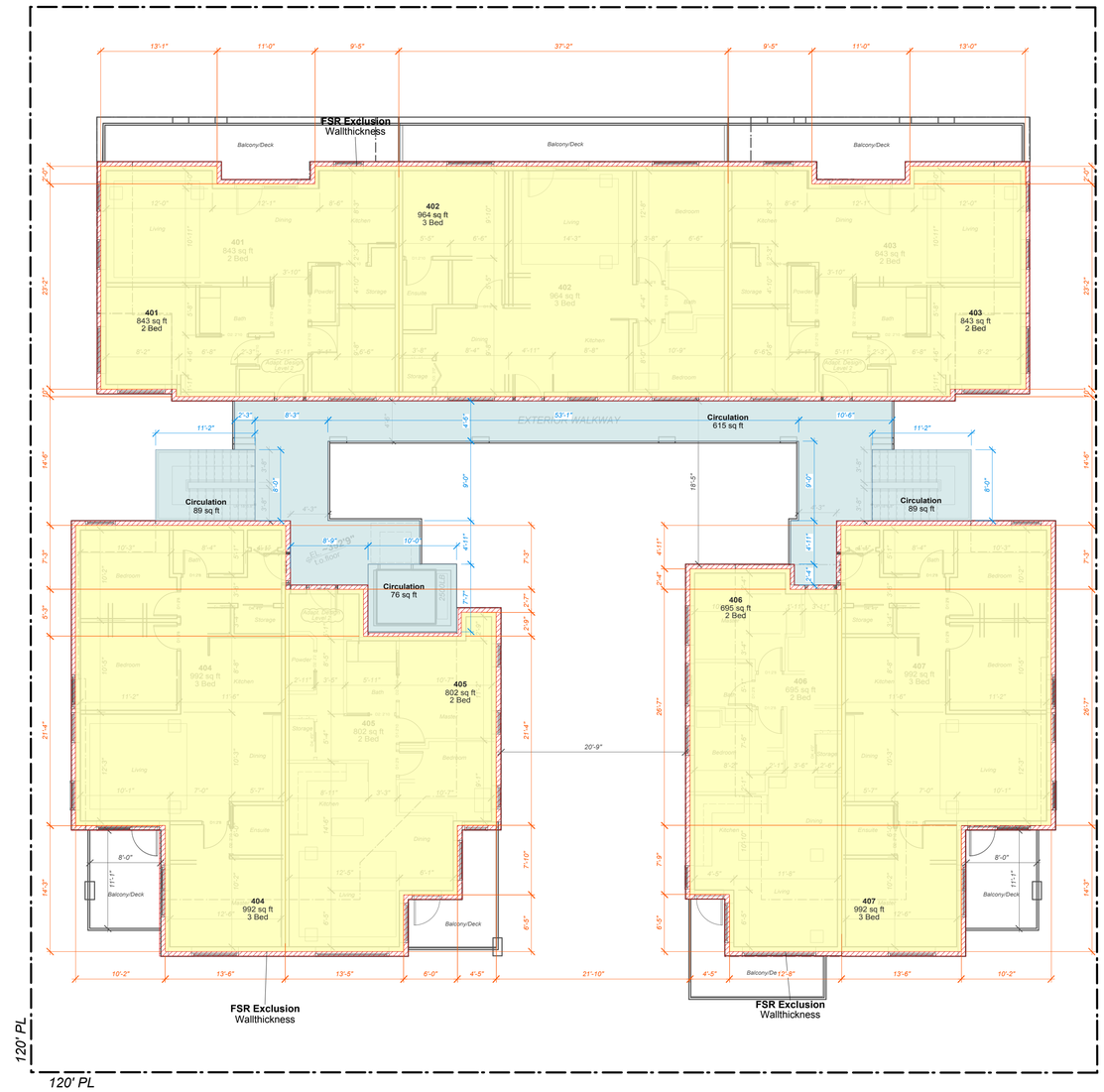
Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
501	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
502	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
503	B	834 sf	834 sf					exterior wall	20 sf*		814 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
504	D	1164 sf	1164 sf					thickness in	20 sf*		1144 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
								excess of							
Stair A		89 sf		89 sf				6.5" not	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				included in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				area			76 sf	0.01			
Walkway		604 sf		604 sf				calcuations	604 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity		500 sf				500 sf	500 sf						/		* excl for common amenity
Total	4 Units	5722 sf	4364 sf	858 sf		500 sf	500 sf		882 sf		4340 sf	0.30		4.0 stalls	

Roof

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
Stair A		89 sf		89 sf				ext. wall	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				thickness in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				excess of			76 sf	0.01			
Walkway								6.5" not							
Service								incl. in area					/		
Amenity								calcuations					/		
Total		254 sf		254 sf					178 sf		76 sf	0.01			

Totals

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls
Level 01	6 Bed	6136 sf	3913 sf	254 sf		1969 sf	1969 sf	ext. wall	178 sf		3989 sf	0.28		6.0
Level 02	4 Bed	7409 sf	6005 sf	807 sf				thickness in	771 sf		6638 sf	0.46		4.0
Level 03	6 Bed	7193 sf	6005 sf	869 sf		319 sf	319 sf	excess of	833 sf		6041 sf	0.42		6.0
Level 04	7 Bed	7000 sf	6131 sf	869 sf				6.5" not	873 sf		6127 sf	0.43		7.0
PH (Level 05)	4 Bed	5722 sf	4364 sf	858 sf		500 sf	500 sf	incl. in area	882 sf		4340 sf	0.30		4.0
Level Roof		254 sf		254 sf				calcuations	178 sf		76 sf	0.01		
Total	27 Units	33714 sf	26418 sf	3911 sf		2788 sf	2788 sf		3715 sf		27211 sf	1.9		



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NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:
Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:
Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181,
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE: B.C.B.C 2012
ZONING: Rezoning to:

DRAWING TITLE:
FSR Overlay Level 4

PLOT/ISSUE DATE: Jul. 27, 2017
REVIEWED: SR
DRAWN: GZ/SR
PROJECT NO.: **1628**
SCALE (U.N.O.) : 1/8" = 1'0"
REVISION: -
DRAWING NO.: **A5.5_4**

Area Breakdown

Level 01

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1	F	587 sf	587 sf								587 sf	0.04	1/unit	1.0	
TH2	F	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH3	E	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH4	E	582 sf	582 sf					exterior wall			582 sf	0.04	1/unit	1.0	
TH5	E	582 sf	582 sf					thickness in			582 sf	0.04	1/unit	1.0	
101	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Common Amenity		1523 sf				1523 sf	1523 sf								* excl for common amenity
Common Amenity		446 sf				446 sf	446 sf						/		* excl for common amenity
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Total	6 Units	6136 sf	3913 sf	254 sf		1969 sf	1969 sf		178 sf		3989 sf	0.28		6.0 stalls	

Level 02

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		605 sf	605 sf								605 sf	0.04	1/unit		
TH2 (upper)		602 sf	602 sf								602 sf	0.04	1/unit		
TH3 (upper)		640 sf	640 sf								640 sf	0.04	1/unit		
TH4 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
TH5 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
201	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
202	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
203	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
204	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*				/		* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01	/		
Walkway		553 sf		553 sf					553 sf*				/		* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	4 Units	7409 sf	6602 sf	807 sf					771 sf		6638 sf	0.46		4.0 stalls	

Level 03

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
TH2 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
301	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
302	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
303	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
304	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
305	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
306	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Guest Suite		319 sf				319 sf	319 sf						/		* excl for common amenity
Total	6 Units	7193 sf	6005 sf	869 sf		319 sf	319 sf		833 sf		6041 sf	0.42		6.0 stalls	

Level 04

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
401	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
402	C	964 sf	964 sf								964 sf	0.07	1/unit	1.0	
403	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
404	C	992 sf	992 sf								992 sf	0.07	1/unit	1.0	
405	B	802 sf	802 sf					exterior wall	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
406	A	695 sf	695 sf					thickness in			695 sf	0.05	1/unit	1.0	
407	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	7 Units	7000 sf	6131 sf	869 sf					873 sf		6127 sf	0.43		7.0 stalls	

Level 05

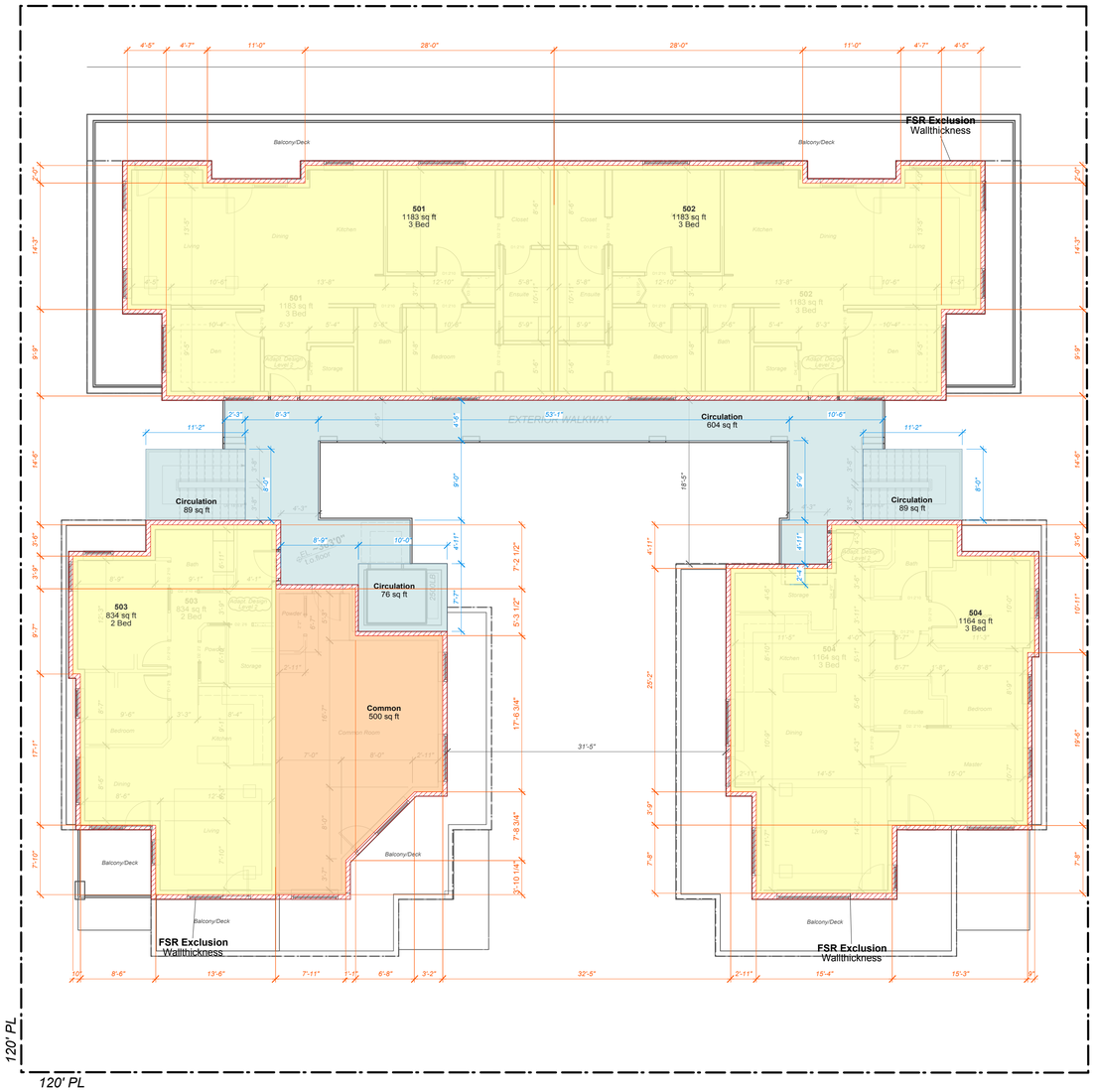
Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
501	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
502	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
503	B	834 sf	834 sf					exterior wall	20 sf*		814 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
504	D	1164 sf	1164 sf					thickness in	20 sf*		1144 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
								excess of							
Stair A		89 sf		89 sf				6.5" not	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				included in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				area			76 sf	0.01			
Walkway		604 sf		604 sf				calcuations	604 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity		500 sf				500 sf	500 sf						/		* excl for common amenity
Total	4 Units	5722 sf	4364 sf	858 sf		500 sf	500 sf		882 sf		4340 sf	0.30		4.0 stalls	

Roof

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
Stair A		89 sf		89 sf				ext. wall	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				thickness in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				excess of			76 sf	0.01			
Walkway								6.5" not							
Service								incl. in area					/		
Amenity								calcuations					/		
Total		254 sf		254 sf					178 sf		76 sf	0.01			

Totals

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls
Level 01	6 Bed	6136 sf	3913 sf	254 sf		1969 sf	1969 sf	ext. wall	178 sf		3989 sf	0.28		6.0
Level 02	4 Bed	7409 sf	6005 sf	807 sf				thickness in	771 sf		6638 sf	0.46		4.0
Level 03	6 Bed	7193 sf	6005 sf	869 sf		319 sf	319 sf	excess of	833 sf		6041 sf	0.42		6.0
Level 04	7 Bed	7000 sf	6131 sf	869 sf				6.5" not	873 sf		6127 sf	0.43		7.0
PH (Level 05)	4 Bed	5722 sf	4364 sf	858 sf		500 sf	500 sf	incl. in area	882 sf		4340 sf	0.30		4.0
Level Roof		254 sf		254 sf				calcuations	178 sf		76 sf	0.01		
Total	27 Units	33714 sf	26418 sf	3911 sf		2788 sf	2788 sf		3715 sf		27211 sf	1.9		



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Prior to commencement of the Work, the Contactor shall review and verify drawing dimensions, datums and levels to identify all descrepancies between information on this drawing and 1) actual site conditions; and; 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:
Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:
Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) / P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE: B.C.B.C 2012
ZONING: Rezoning to:

DRAWING TITLE:
FSR Overlay Level 5

PLOT/ISSUE DATE: Jul. 27, 2017
REVIEWED: SR
DRAWN: GZ/SR
PROJECT NO.: **1628**
SCALE (U.N.O.) : 1/8" = 1'0"
REVISION: -
DRAWING NO.: **A5.5_5**

Area Breakdown

Level 01

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1	F	587 sf	587 sf								587 sf	0.04	1/unit	1.0	
TH2	F	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH3	E	585 sf	585 sf								585 sf	0.04	1/unit	1.0	
TH4	E	582 sf	582 sf					exterior wall			582 sf	0.04	1/unit	1.0	
TH5	E	582 sf	582 sf					thickness in			582 sf	0.04	1/unit	1.0	
101	C	992 sf	992 sf					excess of			992 sf	0.07	1/unit	1.0	
								6.5" not							
Stair A		89 sf		89 sf				included in	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				area	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				calcuations			76 sf	0.01			
Common Amenity		1523 sf				1523 sf	1523 sf								* excl for common amenity
Common Amenity		446 sf				446 sf	446 sf						/		* excl for common amenity
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Total	6 Units	6136 sf	3913 sf	254 sf		1969 sf	1969 sf		178 sf		3989 sf	0.28		6.0 stalls	

Level 02

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		605 sf	605 sf								605 sf	0.04	1/unit		
TH2 (upper)		602 sf	602 sf								602 sf	0.04	1/unit		
TH3 (upper)		640 sf	640 sf								640 sf	0.04	1/unit		
TH4 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
TH5 (upper)		637 sf	637 sf								637 sf	0.04	1/unit		
201	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
202	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
203	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
204	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*				/		* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01	/		
Walkway		553 sf		553 sf					553 sf*				/		* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	4 Units	7409 sf	6602 sf	807 sf					771 sf		6638 sf	0.46		4.0 stalls	

Level 03

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
TH1 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
TH2 (upper)		520 sf	520 sf								520 sf	0.04	1/unit		
301	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
302	A	742 sf	742 sf								742 sf	0.05	1/unit	1.0	
303	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
304	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
305	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
306	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Guest Suite		319 sf				319 sf	319 sf						/		* excl for common amenity
Total	6 Units	7193 sf	6005 sf	869 sf		319 sf	319 sf		833 sf		6041 sf	0.42		6.0 stalls	

Level 04

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
401	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
402	C	964 sf	964 sf								964 sf	0.07	1/unit	1.0	
403	B	843 sf	843 sf						20 sf*		823 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
404	C	992 sf	992 sf					exterior wall			992 sf	0.07	1/unit	1.0	
405	B	802 sf	802 sf					thickness in	20 sf*		782 sf	0.05	1/unit	1.0	* excl for level 2 accesible unit
406	A	695 sf	695 sf					excess of			695 sf	0.05	1/unit	1.0	
407	C	992 sf	992 sf					6.5" not			992 sf	0.07	1/unit	1.0	
								included in							
Stair A		89 sf		89 sf				area	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				calcuations	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf							76 sf	0.01			
Walkway		615 sf		615 sf					615 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity													/		
Total	7 Units	7000 sf	6131 sf	869 sf					873 sf		6127 sf	0.43		7.0 stalls	

Level 05

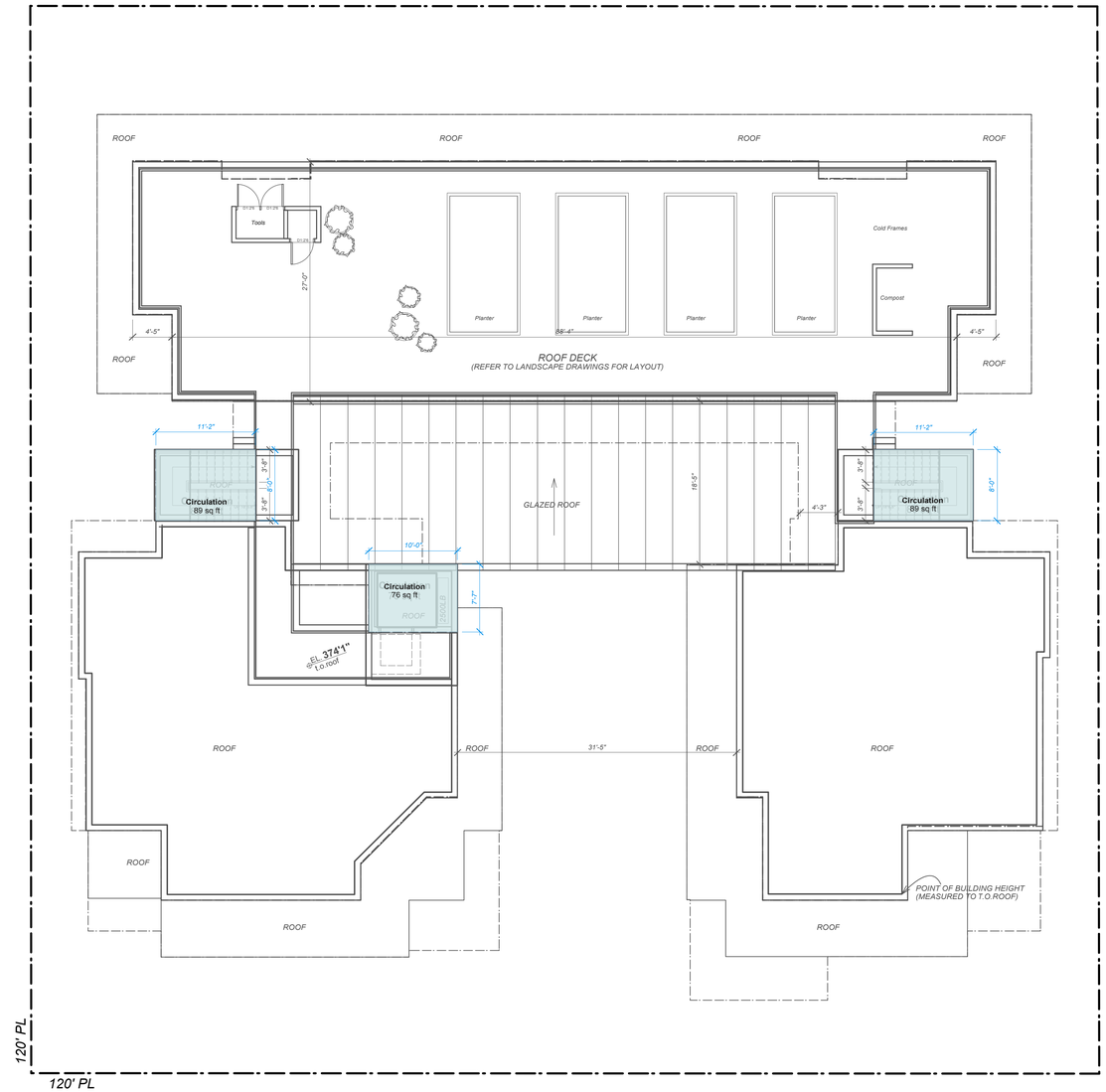
Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
501	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
502	D	1183 sf	1183 sf						20 sf*		1163 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
503	B	834 sf	834 sf					exterior wall	20 sf*		814 sf	0.06	1/unit	1.0	* excl for level 2 accesible unit
504	D	1164 sf	1164 sf					thickness in	20 sf*		1144 sf	0.08	1/unit	1.0	* excl for level 2 accesible unit
								excess of							
Stair A		89 sf		89 sf				6.5" not	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				included in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				area			76 sf	0.01			
Walkway		604 sf		604 sf				calcuations	604 sf*						* excl for open apendages
Service									20 sf*		-20 sf	0.00	/		* excl for HRVs
Amenity		500 sf				500 sf	500 sf						/		* excl for common amenity
Total	4 Units	5722 sf	4364 sf	858 sf		500 sf	500 sf		882 sf		4340 sf	0.30		4.0 stalls	

Roof

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls	
Stair A		89 sf		89 sf				ext. wall	89 sf*				/		* excl for common stairway
Stair B		89 sf		89 sf				thickness in	89 sf*						* excl for open apendages
Elevator		76 sf		76 sf				excess of			76 sf	0.01			
Walkway								6.5" not							
Service								incl. in area					/		
Amenity								calcuations					/		
Total		254 sf		254 sf					178 sf		76 sf	0.01			

Totals

Space	Unit Type	Gross Floor Area	Areas: Unit	Areas: Circulation	Areas: Services	Areas: Amenity	Exclusion: Amenity	Exclusion: Wallthickn.	Exclusion: Other	Balconies / Roofdecks	FSR Area	FSR No.	Parking Calculation	Parking Stalls
Level 01	6 Bed	6136 sf	3913 sf	254 sf		1969 sf	1969 sf	ext. wall	178 sf		3989 sf	0.28		6.0
Level 02	4 Bed	7409 sf	6005 sf	807 sf				thickness in	771 sf		6638 sf	0.46		4.0
Level 03	6 Bed	7193 sf	6005 sf	869 sf		319 sf	319 sf	excess of	833 sf		6041 sf	0.42		6.0
Level 04	7 Bed	7000 sf	6131 sf	869 sf				6.5" not	873 sf		6127 sf	0.43		7.0
PH (Level 05)	4 Bed	5722 sf	4364 sf	858 sf		500 sf	500 sf	incl. in area	882 sf		4340 sf	0.30		4.0
Level Roof		254 sf		254 sf				calcuations	178 sf		76 sf	0.01		
Total	27 Units	33714 sf	26418 sf	3911 sf		2788 sf	2788 sf		3715 sf		27211 sf	1.9		



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NOTES:

ISSUE / REVISION DATE:

01	Issued For: Pre-App	2017/05/25
02	Issued For: Rezoning	2017/07/27

PERMIT NUMBERS:
Development Permit: DE - - - - - -
Building Permit: BU - - - - - -

LEGAL:
Lots 20, 21 and 22 Block 205 District Lot 545 Group 1 New Westminster District Plan 3181,
P.I.D 013-069-462 (Lot20) / P.I.D 013-069-497 (Lot21) /
P.I.D 013-069-527 (Lot22)

SEAL (IF REQ'D):

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
Residential Development

BUILDING CODE: B.C.B.C 2012
ZONING: Rezoning to:

DRAWING TITLE:
FSR Overlay Roof

PLOT/ISSUE DATE: Jul. 27, 2017
REVIEWED: SR
DRAWN: GZ/SR
PROJECT NO.: **1628**
SCALE (U.N.O.) : 1/8" = 1'0"
REVISION: -
DRAWING NO.: **A5.5_6**