

LIST OF DRAWINGS



300 - 2240 CHIPPENDALE
ROAD WEST VANCOUVER, B.C.
V7S 3J5 T 778 340 4142
WWW.FYARCH.CA



2025-07-04

[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:

F.Y.

SCALE:

DATE:

APRIL 2023

TITLE:

PROJECT INDEX - CONTACTS LIST

DRAWING NO.

A-1.0



CONTACT LIST:

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BEHROUZI INVESTMENT CORP.
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SURVEYOR:

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 BC, V5G 2W5
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 Email Address:
 raymond@amraysurveying.com

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NOTE: THIS DRAWING IS FOR COORDINATION AND/OR REVIEW ONLY AND NOT FOR CONSTRUCTION.

CIVIC ADDRESS:
216-232 EAST 3RD ,NORTH VANCOUVER , B.C.

LEGAL ADDRESS:
LOT A DISTRICT PLAN OF LOT 29,
THE WEST 1/2 OF LOT 28, THE EAST 1/2 OF LOT 28 AND LOT 27
ALL OF BLOCK 131 DISTRICT LOT 274 GROUP 1 NWD PLAN 878, STRATA LOT 1, LOT 2 & LOT 3 ALL
OF DISTRICT LOT 274 STRATA PLAN VR. 2578 TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
SHOWN ON FORM 1.

LOT SIZE: 2232.50 SM. 7321.194 S.F.

CURRENT ZONE: RM-1 PROPOSED ZONE: CD

216-232 E 3RD	ALLOWABLE	PROPOSED
LOT AREA		2231.50 SQ.M
HEIGHT	18 M	17.26 M
SITE COVERAGE	(66%LOT AREA)	1421 SQ.M= (63%LOT AREA)
FSR	1.6+ 1 = 2.6	UNITS 5087.595 M2 + LOBBY 40M2 + AMENITY INDOOR 105.325M2= 5232.92M2 / 2231.50M2 = 2.4
SETBACK(PRINCIPAL BUILDING)	SOUTH SETBACK(3rd-ST):9.8'+9.8'(3M+3M)	SOUTH SETBACK(3rd-ST):9.8'+9.8'(3M+3M)
	NORTH SETBACK:9.8 '(3M)	NORTH SETBACK:9.8 '(3M)
	EAST SETBACK: 15'(4.5M)	EAST SETBACK: 13.12'(4M)
	BACK SETBACK:15'(4.5M)	BACK SETBACK:16.4'(5M)
NUMBER OF UNITS		30 UNITS ONE BEDROOM & ONE BEDROOM/ DEN,40 UNITS TWO BEDROOM & TWO BEDROOM/ DEN, 8 8 UNITS THREE BEEDROOM (T.H)
		TOTAL = 78 UNITS
OUTDOOR AMENITY SPASE	78 UNITSX 2.2 SQ.M/4= 42.9 SQ.M	82 SQ.M
INDOOR AMENITY SPASE	78 UNITSX 1.4 SQ.M= 109.2 SQ.M	110 SQ.M
GARBAGE AREA	ONE 6 YD.B,TWO 3 YD.B,THREE 240 L THREE 360 L.	FOUR 3 YD.B ,THIRTEEN 360 L. =47.525 SQ.M
PARKING REQUIREMENT	{PRINCIPAL USE 47 STALLS+ VISITOR 5 STALLS + DISABILITY 2 STALLS } TOTAL PROVIDED= 54 STALLS	{31 STALLS@ 3PARKING FLOOR+ 9 STALLS @2PARKING FLOOR +21 FIRST PARKINGFLOOR} TOTAL PROVIDED= 63 STALLS
BIKE STORAGE 19 REQUIRED	SHORT TERM 6 + LONG TERM 117 = 123 TERM	136 STANDARD BICYCLE+ CARGO BICYCLE 8 = 144 STALLS

Located at 216-232 E 3rd Street in North Vancouver, the proposed residential building integrates three parking levels at its base, accommodating 63 parking stalls and 171 bicycle storage spaces. With 78 units spanning from two-story townhouses facing East 3rd Street to five levels of units above townhouses & parking, the building promises a holistic living experience, boasting a spacious lobby and indoor and outdoor amenities.

Inspired by the geometric patterns of Masuleh village in the north of Iran, the design emphasizes rectangular box-shaped elements on the mountains, evident in prominent balconies that add dynamic texture and unique projections to the facades. Box-shaped balconies provide each unit with private outdoor space symbolizing individualism and independence. These box-shaped projections wrap around the building's facades, ensuring visual interest from all angles and eliminating any blank walls. Setbacks are carefully calculated to accommodate these balconies, ensuring seamless integration into the overall design while optimizing the streetscape.

The incorporation of two-story townhouses on the ground floor, coupled with gradual setbacks starting from the third floor on both the north and south sides of the building, elevates the visual appeal of the streetscape.

The total setback around the structure is 9 feet, with a deliberate asymmetrical allocation of 5 feet to the east side and 4 feet to the west side. This intentional imbalance accentuates the prominence and accessibility of the indoor amenity midblock stairs, fostering a visually striking and functionally efficient design.

Sustainability remains a focal point, with emphasis on maximizing natural lighting and ventilation and selecting durable materials like porcelain tiles for the exterior facade.

Strategic positioning of indoor common areas on the ground floor fosters accessibility for residents of all ages, complemented by midblock staircases that engage the surrounding public realm. The indoor common area is strategically positioned to encourage views and connection to the surrounding outdoor common areas.

The main entrance, centrally located on the south wall, creates a focal point, achieving both symmetrical and asymmetrical balance and contributing to a modern design character.

By strategically adjusting setback dimensions, the total setback of 9 meters around the structure enhances the user experience, facilitating easier access along the building while spotlighting indoor amenities and midblock stairs. This cohesive approach contributes to an enriched design narrative, harmonizing aesthetics and functionality.

Furthermore, the building's design aligns with the intent of regional growth by fostering a Compact Urban Area through the inclusion of 78 units, supporting a Sustainable Economy with small and affordable living spaces, and promoting Complete Communities through indoor and outdoor common areas that encourage interaction with the public while ensuring the safety and boundary of the residence. Additionally, the building supports Sustainable Transportation Choices by its proximity to public transportation options (including seabus and public bus), major streets (such as 3rd Street and Lonsdale), public parks, libraries, and other community buildings, further enhancing its contribution to regional growth and development.



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PROJECT
DATA

DRAWING NO.

A-1.1

FLOOR AREA		
Number	Area	Level

BIC.ROOM	80.15 m ²	T.H. FIRST FLOOR & P3
BIC.ROOM	60.1 m ²	T.H. FIRST FLOOR & P3
CORRIDOR	122.64 m ²	T.H. FIRST FLOOR & P3
E.LV	6.54 m ²	T.H. FIRST FLOOR & P3
EXIT STAIRS A	12.41 m ²	T.H. FIRST FLOOR & P3
EXIT STAIRS B	12.69 m ²	T.H. FIRST FLOOR & P3
FAMILY .TH. 1	48.81 m ²	T.H. FIRST FLOOR & P3
FAMILY .TH. 2	48.73 m ²	T.H. FIRST FLOOR & P3
FAMILY .TH. 3	48.92 m ²	T.H. FIRST FLOOR & P3
FAMILY .TH. 4	49.65 m ²	T.H. FIRST FLOOR & P3
FAMILY .TH. 5	49.42 m ²	T.H. FIRST FLOOR & P3
FAMILY .TH. 6	48.88 m ²	T.H. FIRST FLOOR & P3
FAMILY .TH. 7	48.89 m ²	T.H. FIRST FLOOR & P3
FAMILY .TH. 8	48.89 m ²	T.H. FIRST FLOOR & P3
LOBBY	40.53 m ²	T.H. FIRST FLOOR & P3
PARKING P3	980.85 m ²	T.H. FIRST FLOOR & P3
VESTIBULE	6.32 m ²	T.H. FIRST FLOOR & P3

T.H. FIRST FLOOR & P3: 17 1714.41 m ²		
CORRIDOR	103.36 m ²	T.H. SECOND FLOOR & P2
E.LV	6.5 m ²	T.H. SECOND FLOOR & P2
EXIT STAIRS A	12.32 m ²	T.H. SECOND FLOOR & P2
EXIT STAIRS B	11.99 m ²	T.H. SECOND FLOOR & P2
OPEN TO BELOW	27.58 m ²	T.H. SECOND FLOOR & P2
PARKING P2	1121.28 m ²	T.H. SECOND FLOOR & P2
TH.2 SEC. LEVEL	48.7 m ²	T.H. SECOND FLOOR & P2
TH.3 SEC.LEVEL	48.89 m ²	T.H. SECOND FLOOR & P2
TH.4 SEC.LEVEL	51.15 m ²	T.H. SECOND FLOOR & P2
TH.5 SEC. LEVEL	51.43 m ²	T.H. SECOND FLOOR & P2
TH.6 SEC.LEVEL	49.03 m ²	T.H. SECOND FLOOR & P2
TH.7 SEC. LEVEL	48.75 m ²	T.H. SECOND FLOOR & P2
TH.8 SEC. LEVEL	63.73 m ²	T.H. SECOND FLOOR & P2
TH. 1 SEC. LEVEL	63.68 m ²	T.H. SECOND FLOOR & P2
VESTIBULE	6.32 m ²	T.H. SECOND FLOOR & P2

T.H. SECOND FLOOR & P2: 15		1714.72 m ²
AMENITY INDOOR	109.71 m ²	LEVEL1 & P1 FLOOR PLAN
BIKE ROOM	51.77 m ²	LEVEL1 & P1 FLOOR PLAN
CORRIDOR	91.33 m ²	LEVEL1 & P1 FLOOR PLAN
E.LV	6.78 m ²	LEVEL1 & P1 FLOOR PLAN
EXIT STAIRS A	12.71 m ²	LEVEL1 & P1 FLOOR PLAN
EXIT STAIRS B	12.99 m ²	LEVEL1 & P1 FLOOR PLAN
GARBAGE ROOM	42.42 m ²	LEVEL1 & P1 FLOOR PLAN
OUTDOOR AMENITY	81.9 m ²	LEVEL1 & P1 FLOOR PLAN
PARKING P1	552.96 m ²	LEVEL1 & P1 FLOOR PLAN
UNIT 101	51.09 m ²	LEVEL1 & P1 FLOOR PLAN
UNIT 102	51.13 m ²	LEVEL1 & P1 FLOOR PLAN
UNIT 103	51.13 m ²	LEVEL1 & P1 FLOOR PLAN
UNIT 104	51.14 m ²	LEVEL1 & P1 FLOOR PLAN
UNIT 105	51.13 m ²	LEVEL1 & P1 FLOOR PLAN
UNIT 106	51.14 m ²	LEVEL1 & P1 FLOOR PLAN
UNIT 107	51.14 m ²	LEVEL1 & P1 FLOOR PLAN
UNIT 108	51.14 m ²	LEVEL1 & P1 FLOOR PLAN
UTILITY ROOM	6.38 m ²	LEVEL1 & P1 FLOOR PLAN

LEVEL1 & P1 FLOOR PLAN: 18	1377.99 m²	
AD.UNIT 201	65.81 m²	LEVEL 2 FLOOR PLAN
AD.UNIT 202	78.48 m²	LEVEL 2 FLOOR PLAN
AD.UNIT 203	79.15 m²	LEVEL 2 FLOOR PLAN
AD.UNIT 206	78.48 m²	LEVEL 2 FLOOR PLAN
AD.UNIT 207	78.48 m²	LEVEL 2 FLOOR PLAN
AD.UNIT 208	66.64 m²	LEVEL 2 FLOOR PLAN
CORRIDOR	95.74 m²	LEVEL 2 FLOOR PLAN
E.LV	6.71 m²	LEVEL 2 FLOOR PLAN
EXIT STAIRS A	12.53 m²	LEVEL 2 FLOOR PLAN
EXIT STAIRS B	11.89 m²	LEVEL 2 FLOOR PLAN
UNIT 204	60.74 m²	LEVEL 2 FLOOR PLAN
UNIT 205	60.76 m²	LEVEL 2 FLOOR PLAN
UNIT 209	68.66 m²	LEVEL 2 FLOOR PLAN

FLOOR AREA		
Number	Area	Level

UNIT 210	68.7 m ²	LEVEL 2 FLOOR PLAN
UNIT 211	69.43 m ²	LEVEL 2 FLOOR PLAN
UNIT 212	57.09 m ²	LEVEL 2 FLOOR PLAN
UNIT 213	57.1 m ²	LEVEL 2 FLOOR PLAN
UNIT 214	68.68 m ²	LEVEL 2 FLOOR PLAN
UNIT 215	68.68 m ²	LEVEL 2 FLOOR PLAN
UNIT 216	68.68 m ²	LEVEL 2 FLOOR PLAN

LEVEL 2 FLOOR PLAN: 20	1222.43 m ²	
AD.UNIT 301	59.33 m ²	LEVEL 3 FLOOR PLAN
AD.UNIT 302	71.99 m ²	LEVEL 3 FLOOR PLAN
AD.UNIT 303	71.99 m ²	LEVEL 3 FLOOR PLAN
AD.UNIT 306	71.99 m ²	LEVEL 3 FLOOR PLAN
AD.UNIT 307	71.99 m ²	LEVEL 3 FLOOR PLAN
AD.UNIT 308	59.37 m ²	LEVEL 3 FLOOR PLAN
CORRIDOR	95.93 m ²	LEVEL 3 FLOOR PLAN
E.LV	6.6 m ²	LEVEL 3 FLOOR PLAN
EXIT STAIRS A	12.53 m ²	LEVEL 3 FLOOR PLAN
EXIT STAIRS B	12.28 m ²	LEVEL 3 FLOOR PLAN
UNIT 304	63.87 m ²	LEVEL 3 FLOOR PLAN
UNIT 305	64.4 m ²	LEVEL 3 FLOOR PLAN
UNIT 309	68.62 m ²	LEVEL 3 FLOOR PLAN
UNIT 310	68.67 m ²	LEVEL 3 FLOOR PLAN
UNIT 311	68.7 m ²	LEVEL 3 FLOOR PLAN
UNIT 312	57.14 m ²	LEVEL 3 FLOOR PLAN
UNIT 313	57.15 m ²	LEVEL 3 FLOOR PLAN
UNIT 314	68.51 m ²	LEVEL 3 FLOOR PLAN
UNIT 315	68.57 m ²	LEVEL 3 FLOOR PLAN
UNIT 316	68.57 m ²	LEVEL 3 FLOOR PLAN

LEVEL 3 FLOOR PLAN: 20	1188.2 m ²	
AD.UNIT 402	65.5 m ²	LEVEL 4 FLOOR PLAN
AD.UNIT 403	65.5 m ²	LEVEL 4 FLOOR PLAN
AD.UNIT 406	65.5 m ²	LEVEL 4 FLOOR PLAN
AD.UNIT 407	65.5 m ²	LEVEL 4 FLOOR PLAN
CORRIDOR	94.41 m ²	LEVEL 4 FLOOR PLAN
E.LV	6.6 m ²	LEVEL 4 FLOOR PLAN
EXIT STAIRS A	12.2 m ²	LEVEL 4 FLOOR PLAN
EXIT STAIRS B	12.16 m ²	LEVEL 4 FLOOR PLAN
UNIT 401	52.42 m ²	LEVEL 4 FLOOR PLAN
UNIT 404	58.3 m ²	LEVEL 4 FLOOR PLAN
UNIT 405	58.42 m ²	LEVEL 4 FLOOR PLAN
UNIT 408	52.7 m ²	LEVEL 4 FLOOR PLAN
UNIT 409	56.72 m ²	LEVEL 4 FLOOR PLAN
UNIT 410	56.99 m ²	LEVEL 4 FLOOR PLAN
UNIT 411	57.76 m ²	LEVEL 4 FLOOR PLAN
UNIT 412	45.4 m ²	LEVEL 4 FLOOR PLAN
UNIT 413	45.22 m ²	LEVEL 4 FLOOR PLAN
UNIT 414	57.09 m ²	LEVEL 4 FLOOR PLAN
UNIT 415	57.01 m ²	LEVEL 4 FLOOR PLAN
UNIT 416	56.39 m ²	LEVEL 4 FLOOR PLAN

LEVEL 4 FLOOR PLAN: 20	1041.8 m²	
AD.UNIT 501	62.99 m²	LEVEL 5 FLOOR PLAN
AD.UNIT 506	62.87 m²	LEVEL 5 FLOOR PLAN
CORRIDOR	88.87 m²	LEVEL 5 FLOOR PLAN
E.LV	6.73 m²	LEVEL 5 FLOOR PLAN
EXIT STAIRS A	12.93 m²	LEVEL 5 FLOOR PLAN
EXIT STAIRS B	12.53 m²	LEVEL 5 FLOOR PLAN
UNIT 502	46.23 m²	LEVEL 5 FLOOR PLAN
UNIT 503	41.54 m²	LEVEL 5 FLOOR PLAN
UNIT 504	41.7 m²	LEVEL 5 FLOOR PLAN
UNIT 505	46.15 m²	LEVEL 5 FLOOR PLAN
UNIT 507	46.82 m²	LEVEL 5 FLOOR PLAN
UNIT 508	45.41 m²	LEVEL 5 FLOOR PLAN
UNIT 509	57.62 m²	LEVEL 5 FLOOR PLAN
UNIT 510	45.41 m²	LEVEL 5 FLOOR PLAN
UNIT 511	45.2 m²	LEVEL 5 FLOOR PLAN
UNIT 512	57.32 m²	LEVEL 5 FLOOR PLAN
UNIT 513	45.18 m²	LEVEL 5 FLOOR PLAN
UNIT 514	46.57 m²	LEVEL 5 FLOOR PLAN



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PROJECT
FLOOR
AREA

DRAWING NO.

A-1.1.1



5-07-04

[illegible]

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North
Vancouver

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SCALE:

DATE:

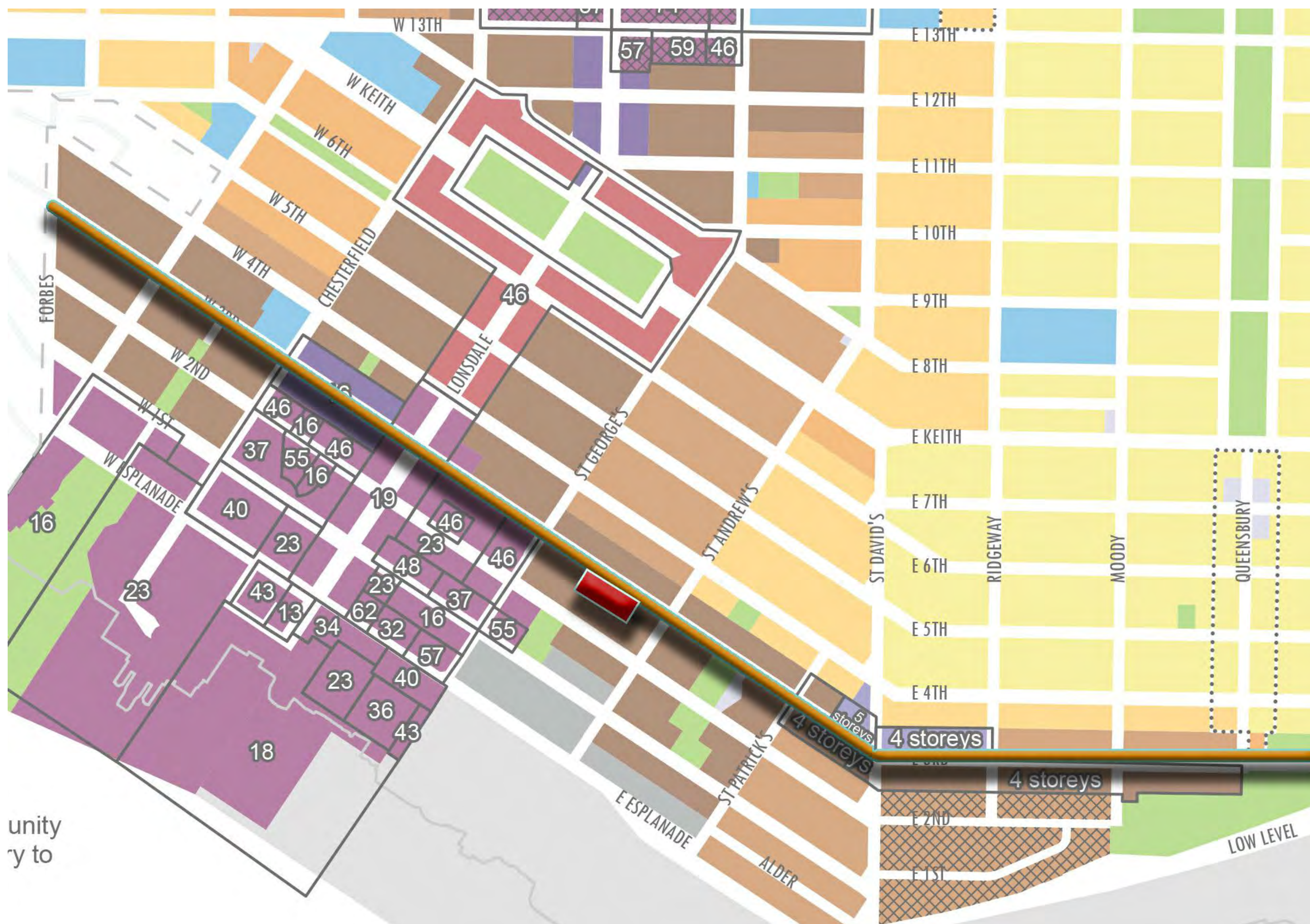
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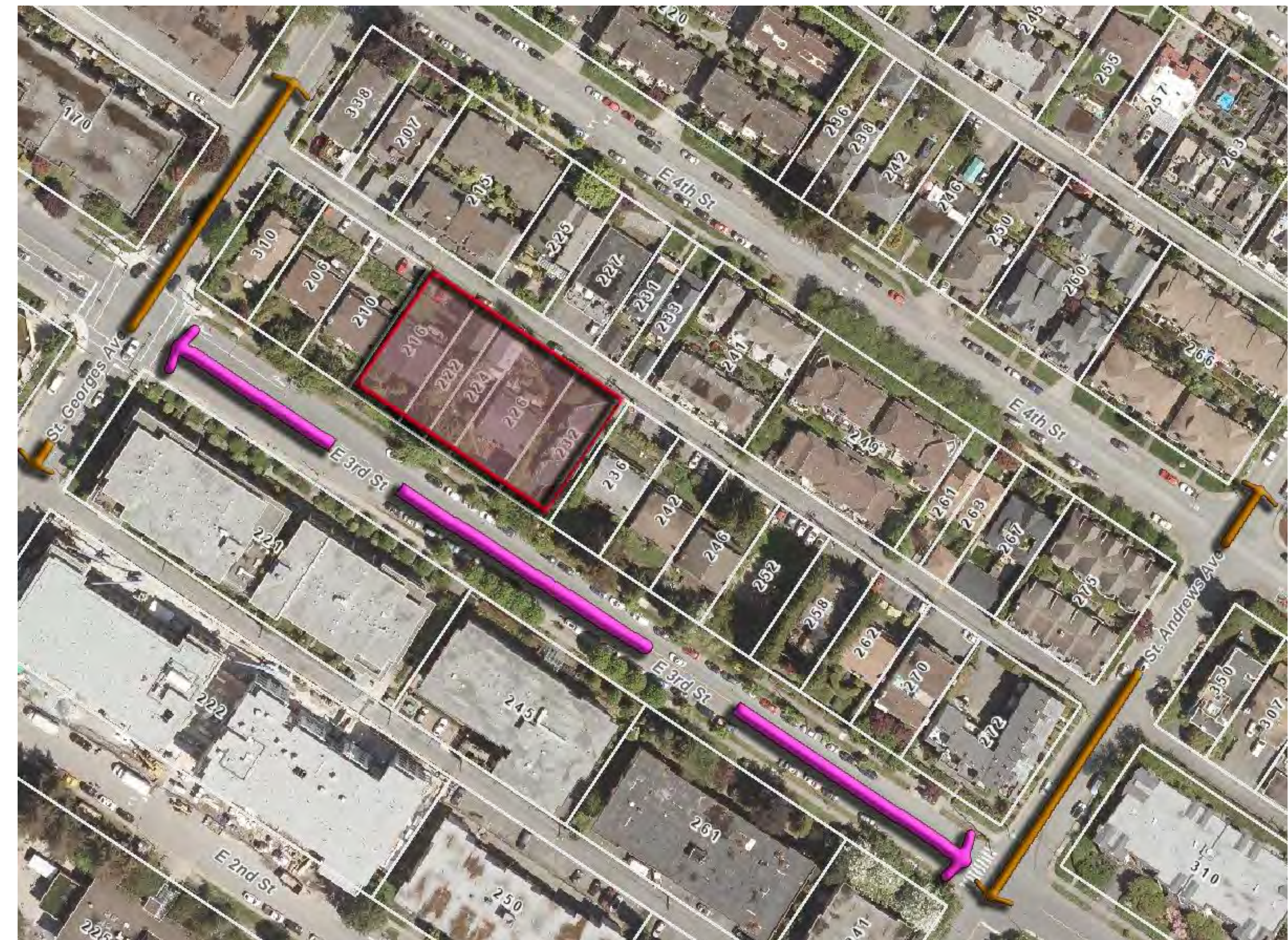
CONTEXT
PLAN -
AERIAL MAP

DRAWING NO.

A-1.2

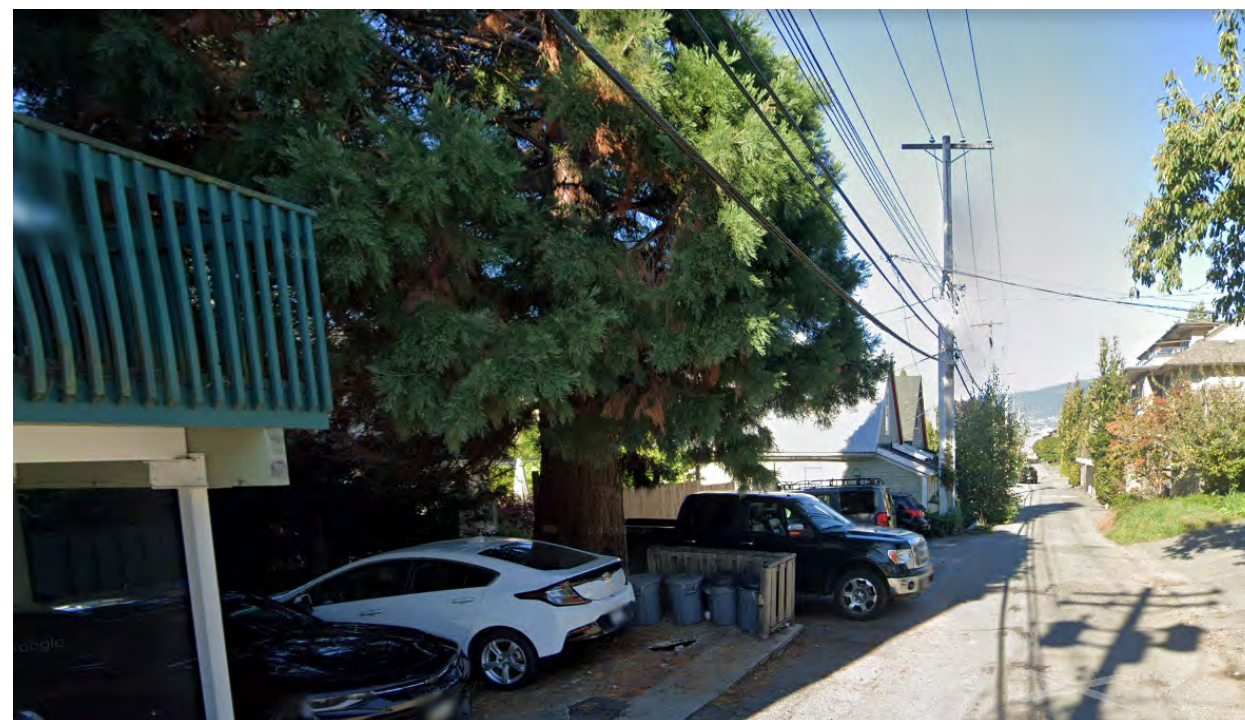


CONTEXT MAP (OCP)

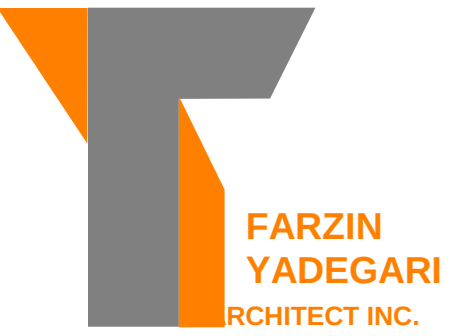
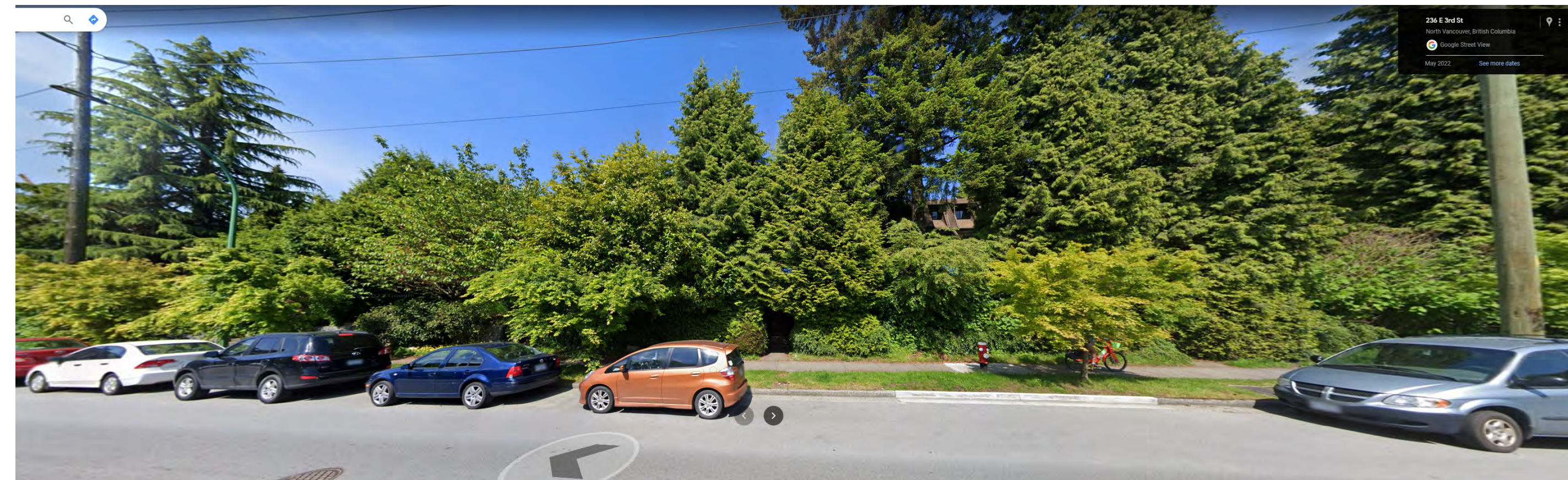
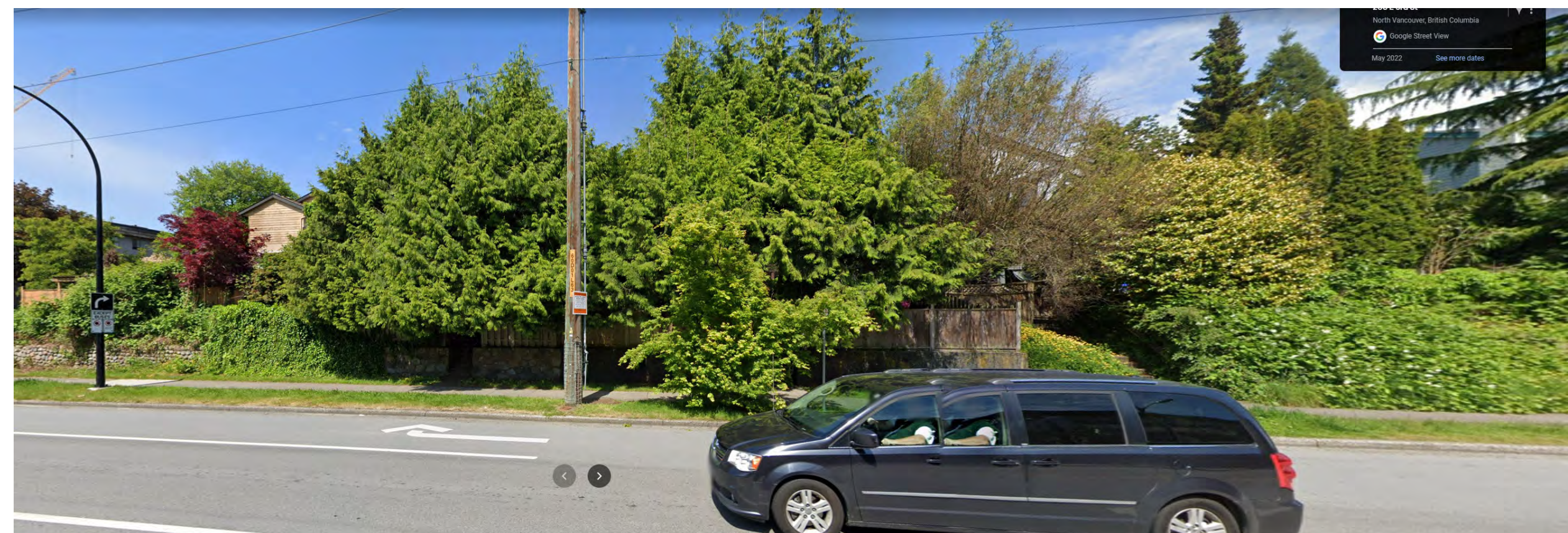


AERIAL MAP

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CONTEXT PHOTOS VIEW



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CONTEXT
PHOTOS

DRAWING NO.

A-1.3

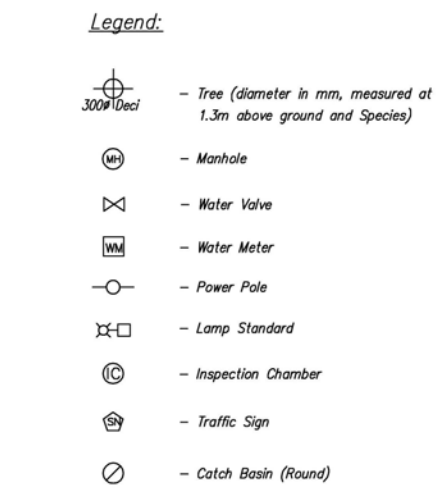
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Scale 1 inch=8 feet

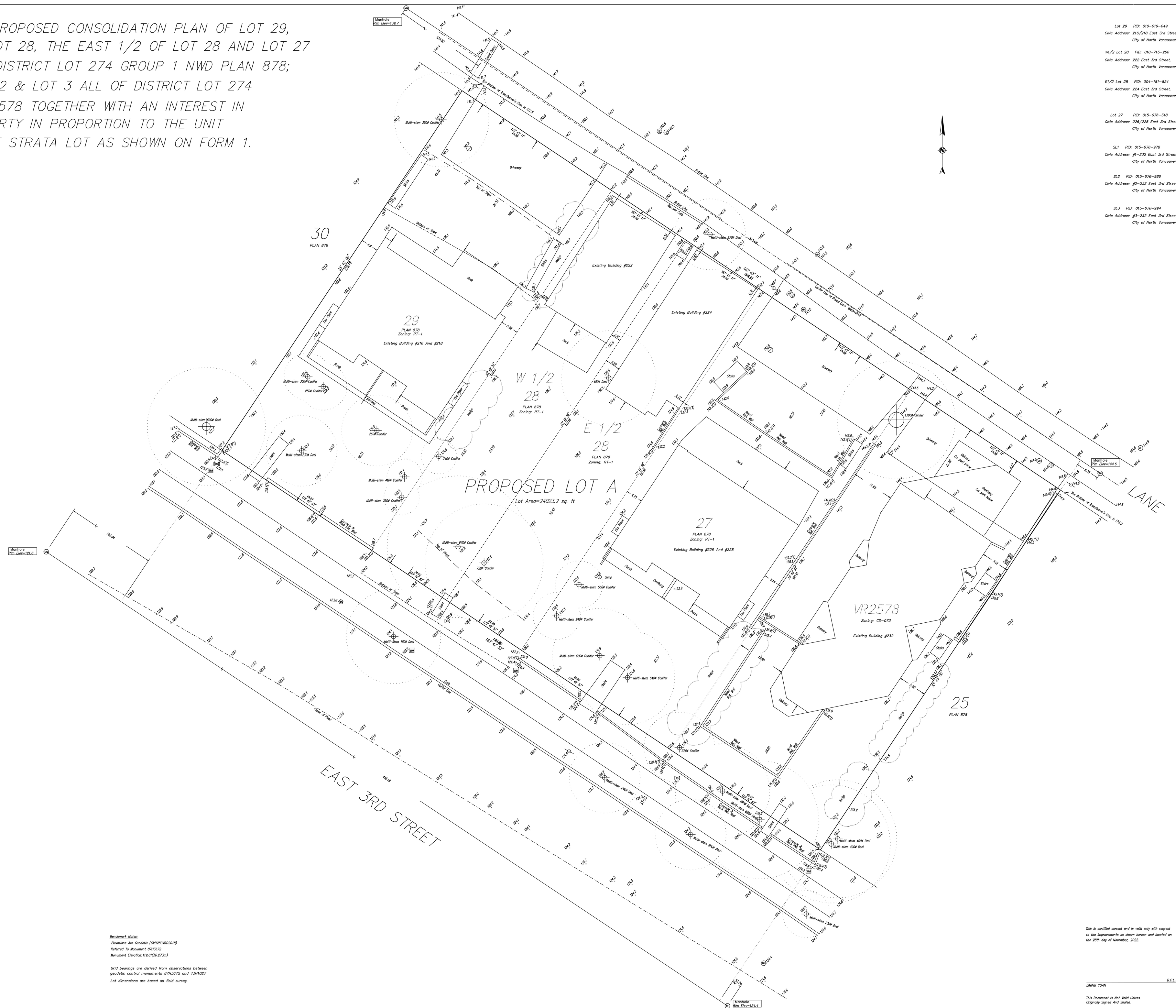


The intended plot size of this plan is 1270mm in width by 910mm in height (Arch E size) when plotted at a scale of 1 inch=8 feet.

All distances and elevations are in feet and decimals thereof unless otherwise stated.



Suffic:
(1) - Elevation of top of wall



Notes:

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Benchmark Notes:
Elevations Are Geodetic (CVD28GVRD2018)
Referred To Monument 87H3672
Monument Elevation: 119.01(36.273m)

Grid bearings are derived from observations between geodetic control monuments 87H3672 and 73H1027.
Lot dimensions are based on field survey.

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 28th day of November, 2022.

*This Document Is Not Valid Unless
Originally Signed And Sealed.*



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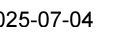
TITLE:

SURVEY PLAN

DRAWING NO.

A-1.4

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PROJECT:

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SCALE: 1 - 96

DATE: APRIL. 2023

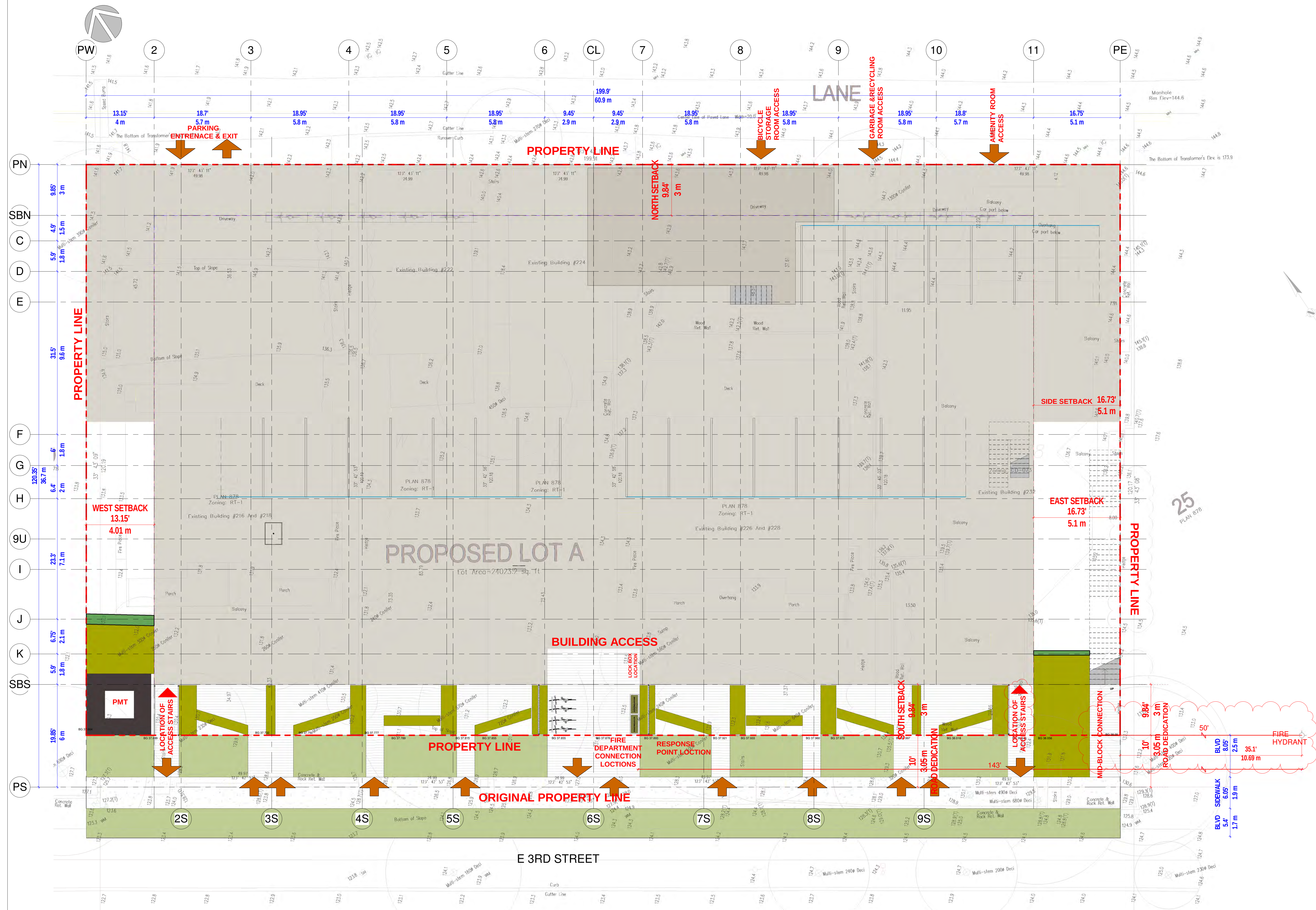
TITLE:

SITE PLAN

DRAWING NO.

A-1.5

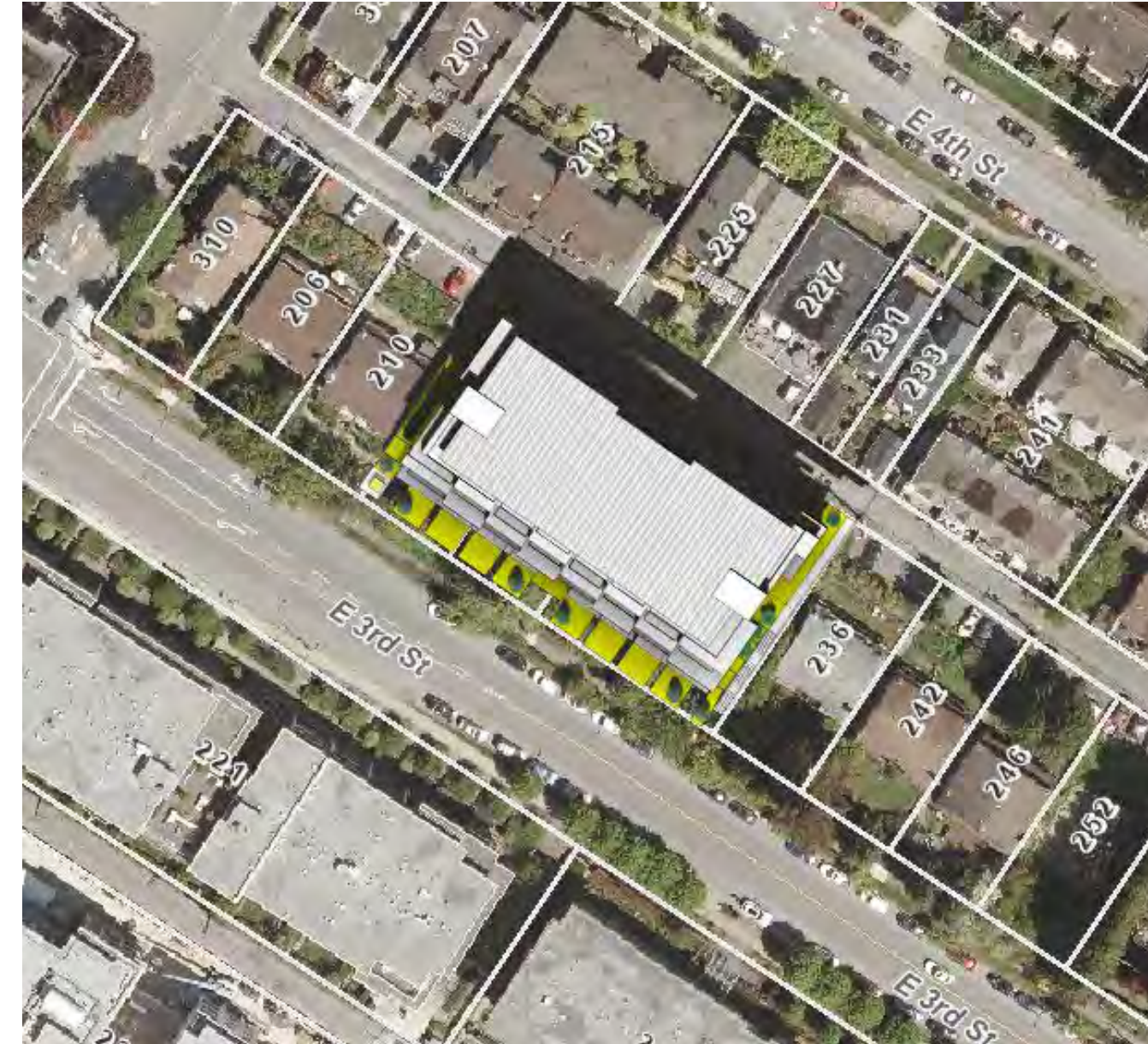
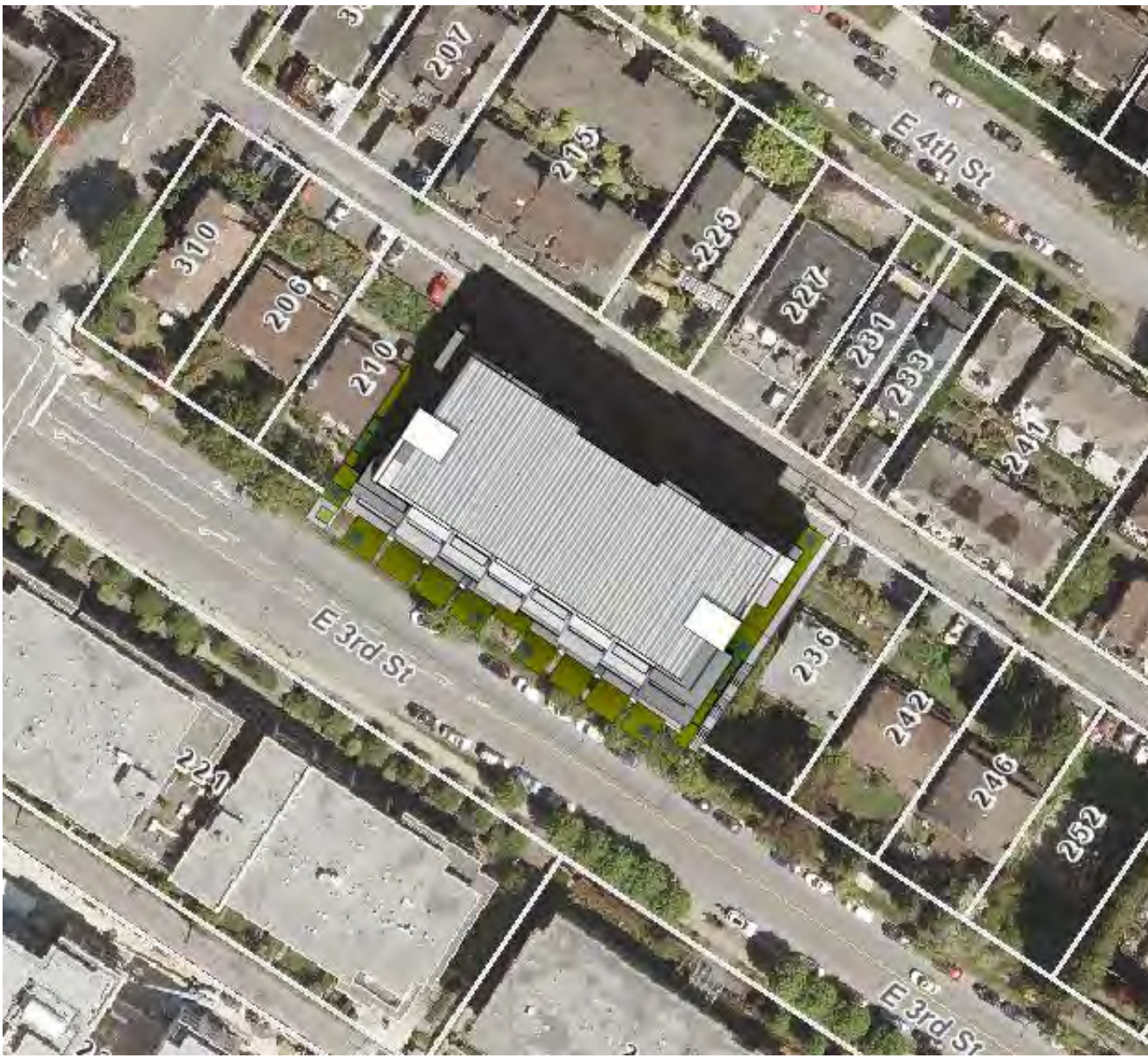
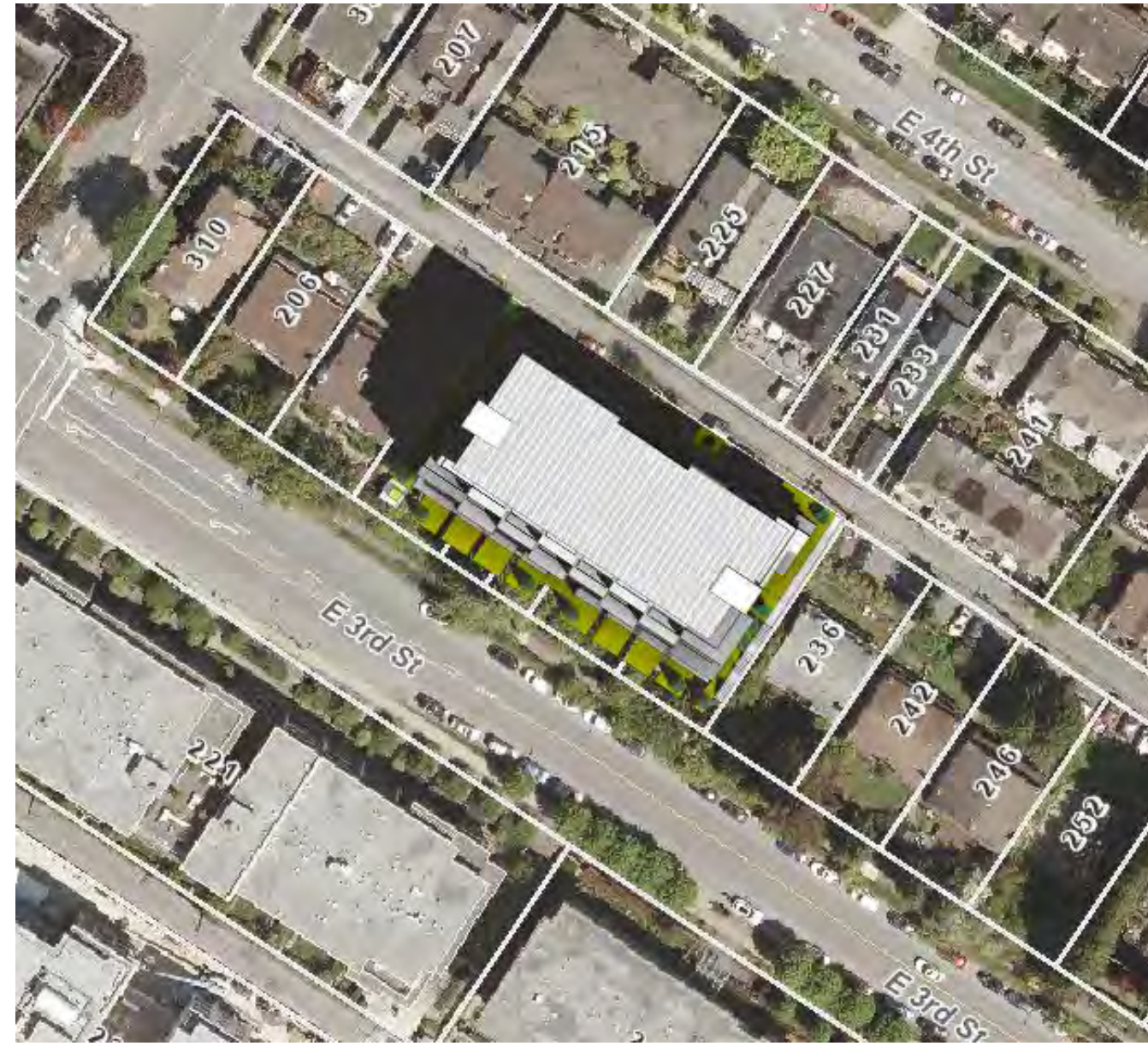
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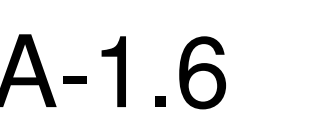
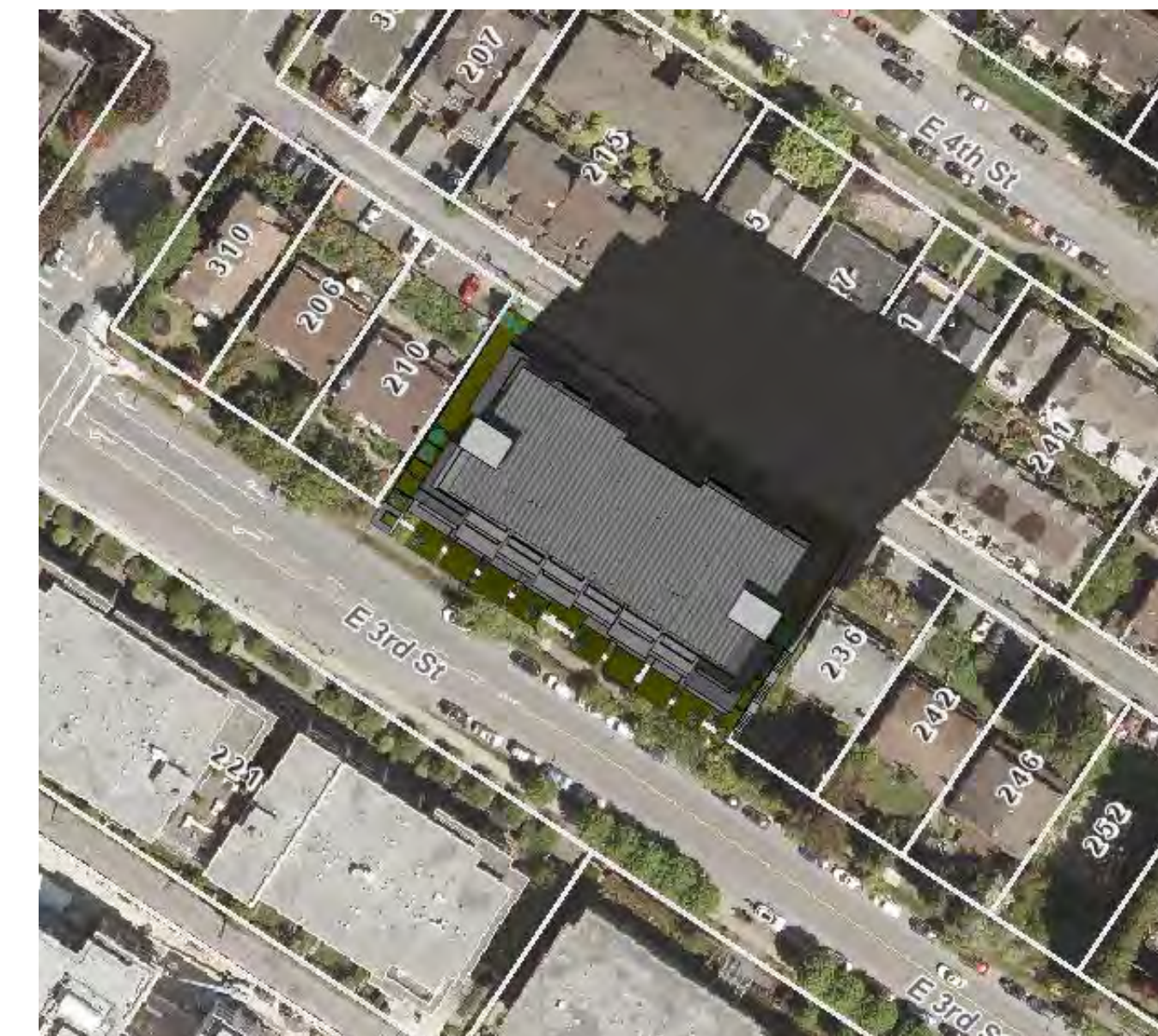
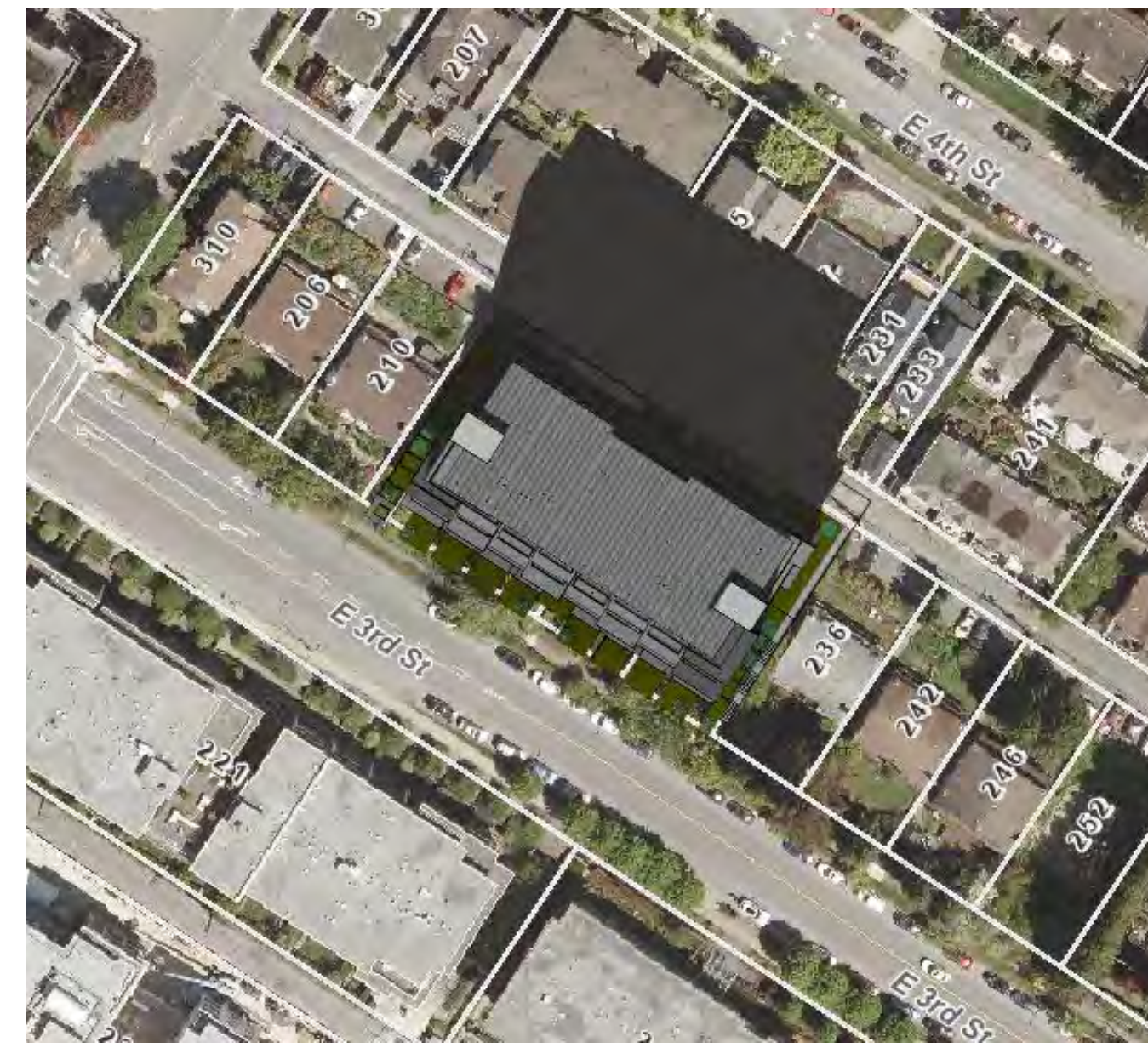
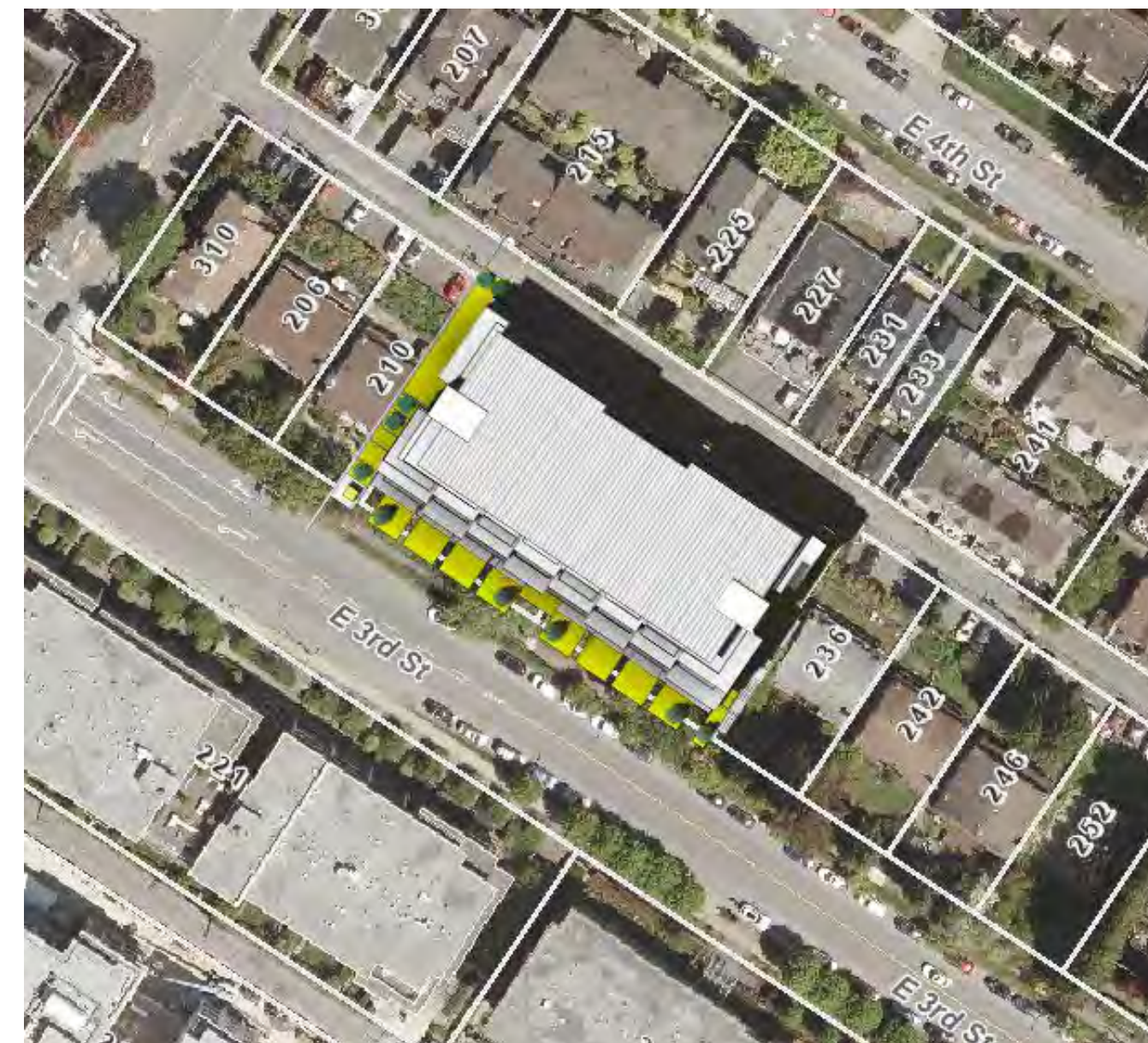
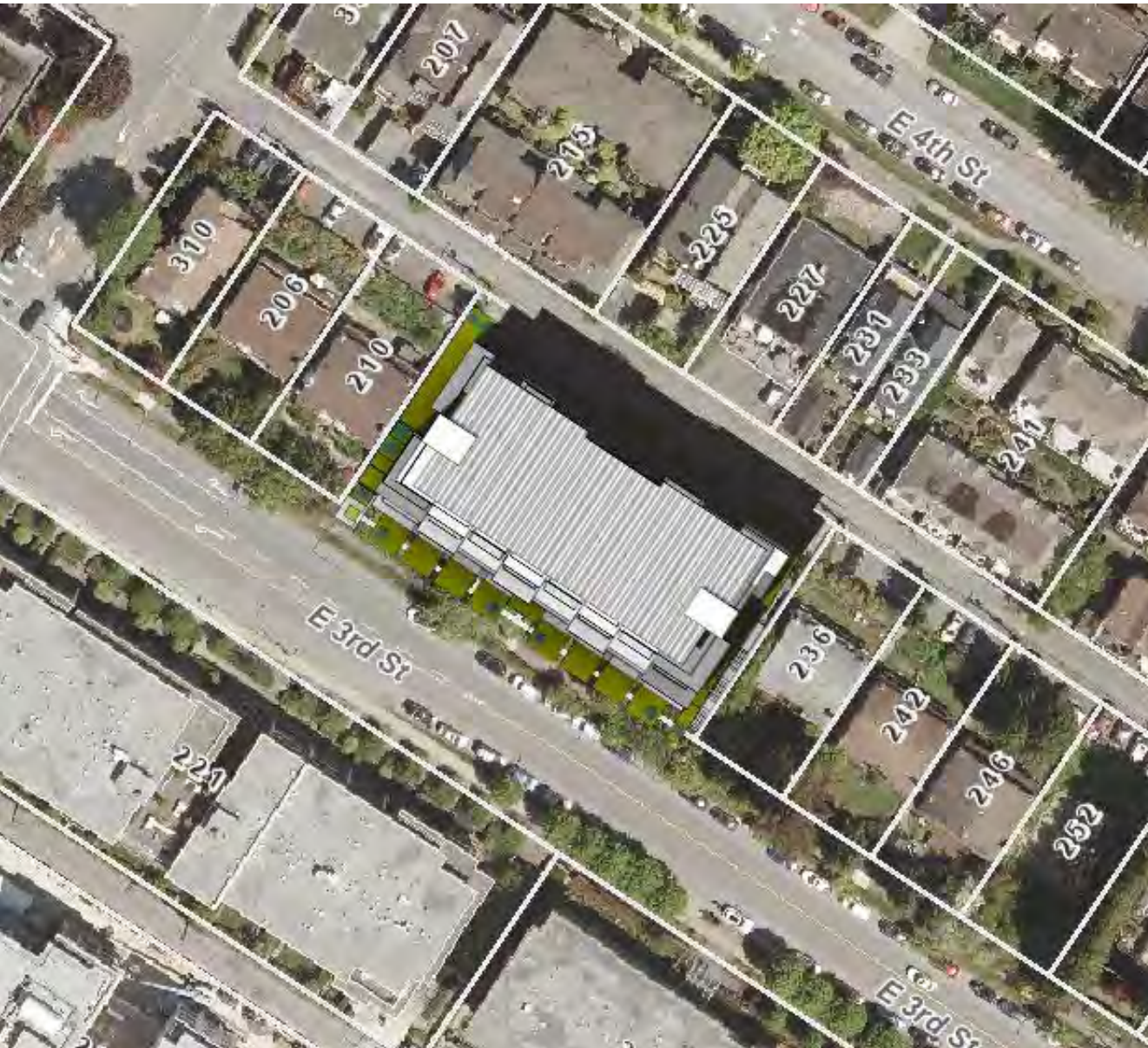
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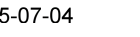
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10 P.M.



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[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:

F.Y.

SCALE:

1 : 96

DATE:

APRIL. 2023

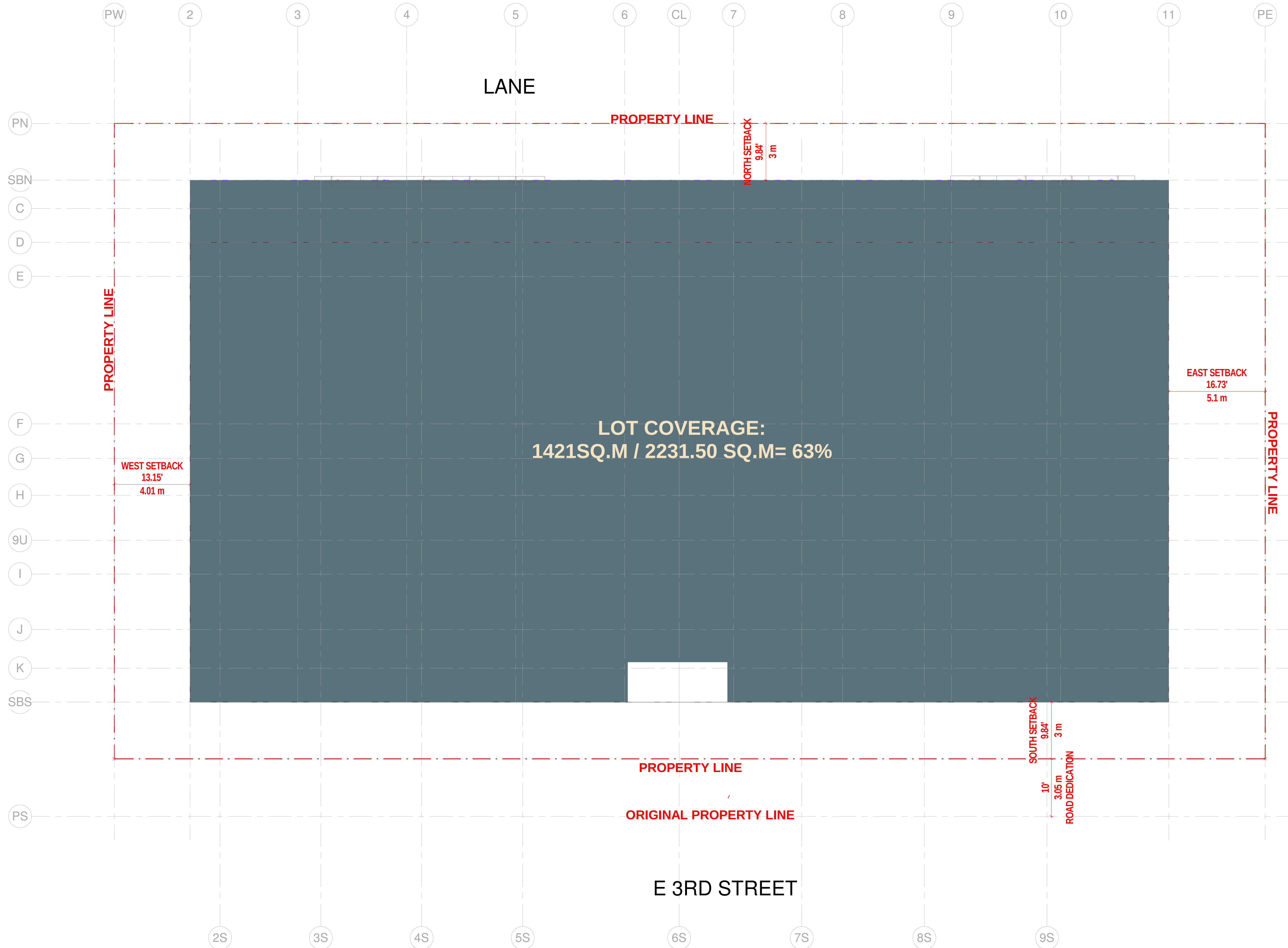
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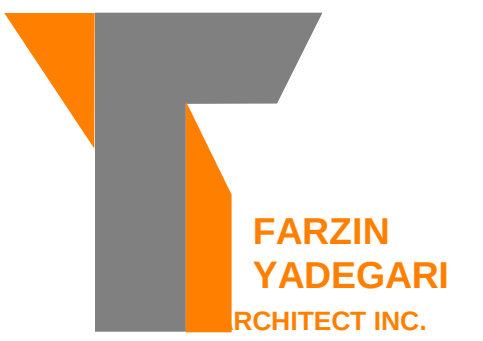
LOT
COVERAGE

DRAWING NO.

A-1.8

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[illegible]

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North
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SCALE: 1 : 96

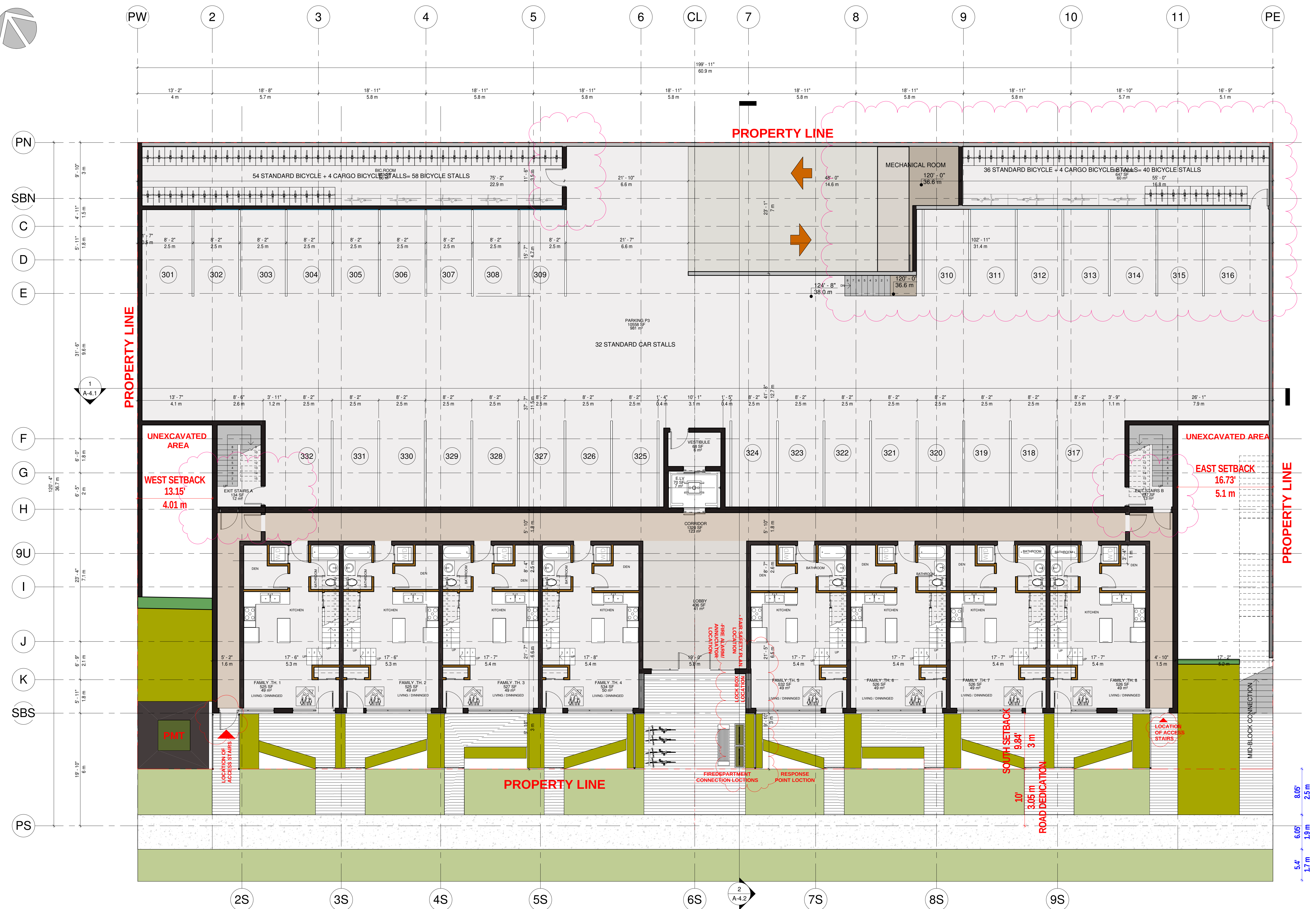
DATE: APRIL. 2023

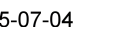
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TOWNHOUSE
FIRST
FLOOR & P3

A-2.1

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No.	Description	Date
2	STAIRS RELOCATED	240214
6	REVISION	250620
7	REVISION	250627

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

DATE:

APRIL. 2023

TITLE:

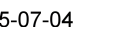
TOWNHOUSE
FIRST
FLOOR & P2

DRAWING NO.

A-2.1.GFA

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PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

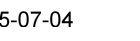
DATE: APRIL. 2023

TITLE:
TOWNHOUSE
SECOND
FLOOR & P2

DRAWING NO.

A-2.2

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PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

DATE: APRIL 2023

TITLE:
TOWNHOUSE
SECOND
FLOOR & P2

DRAWING NO.

A-2.2.GFA

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COMMON AREA: 178.301 S.M

TOTAL AREA : 604.418 S.M



300 - 2240 CHIPPENDALE
ROAD WEST VANCOUVER, B.C.
V7S 3J5 T 778 340 4142
WWW.FYARCH.CA



2025-07-04

[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

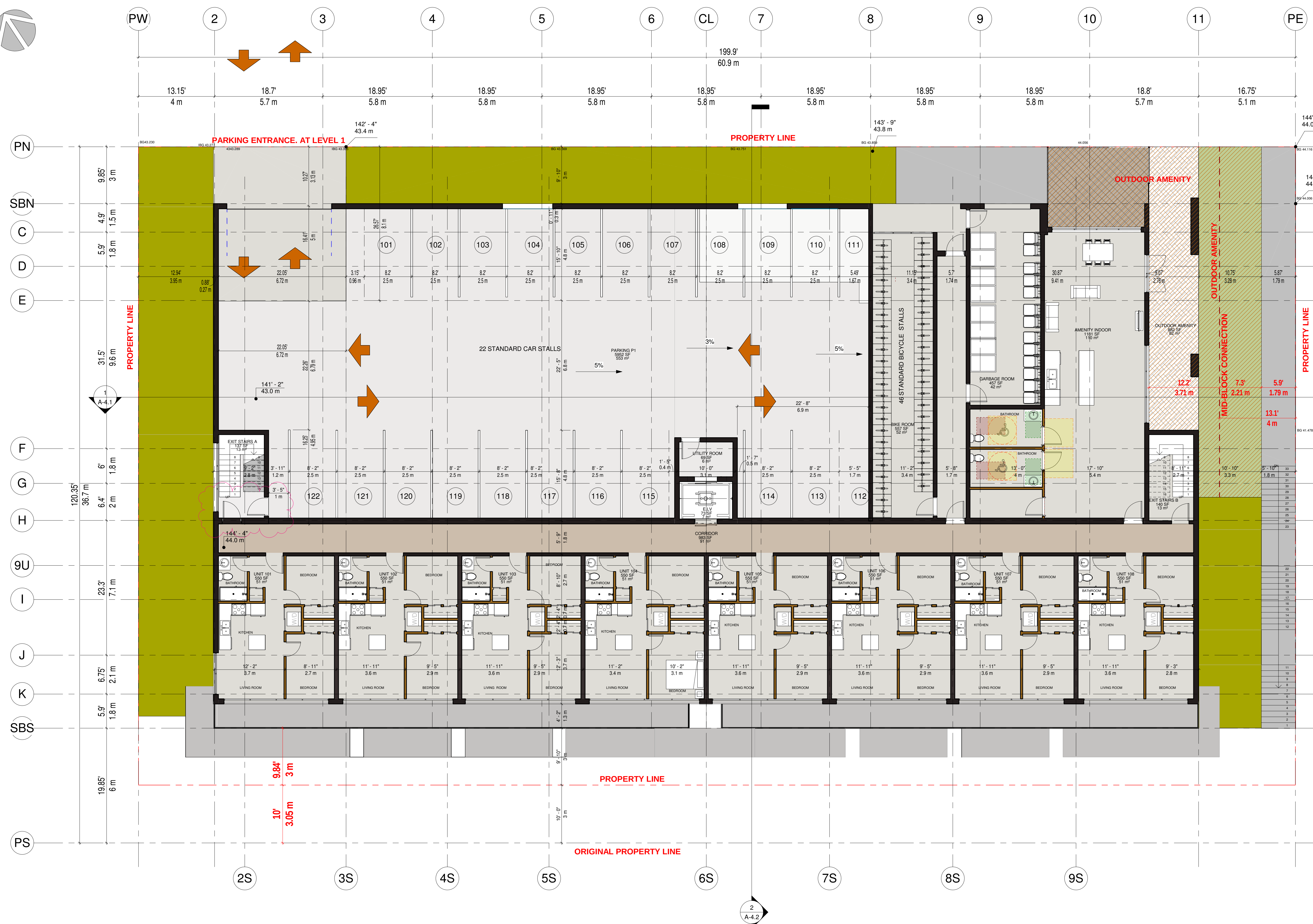
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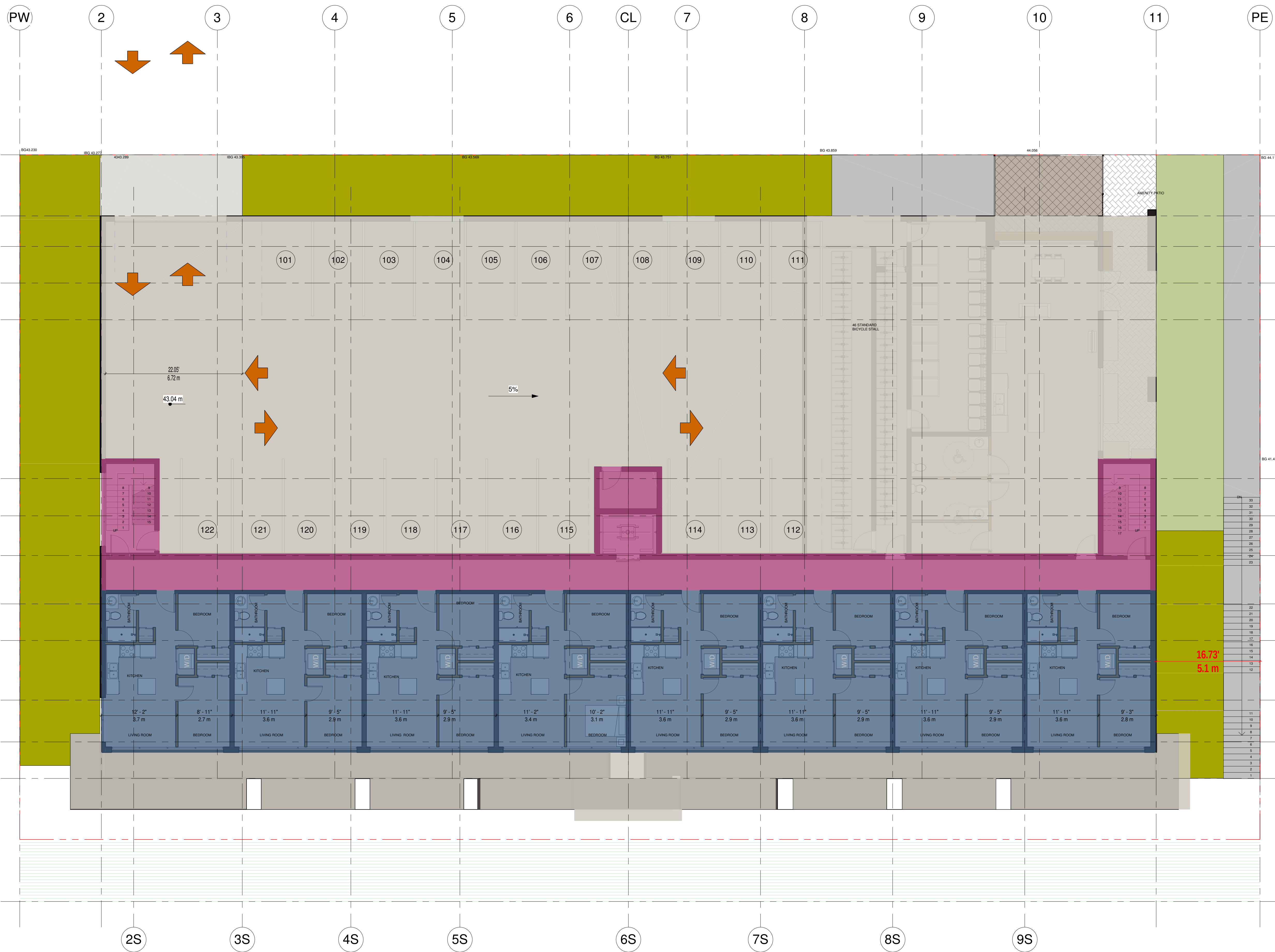
TITLE:

LEVEL1 & P1
FLOOR
PLAN

DRAWING NO.

A-2.3

[illegible]



PROJECT:

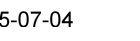
216-232 E 3rd.
North
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DRAWING NO.

A-2.3.GFA

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 **RESIDENTIAL AREA OVERLAY: 412.573 S.M**  **COMMON AREA: 135.115 S.M** **TOTAL AREA : 547.688 S.M**

[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

DATE: APRIL. 2023

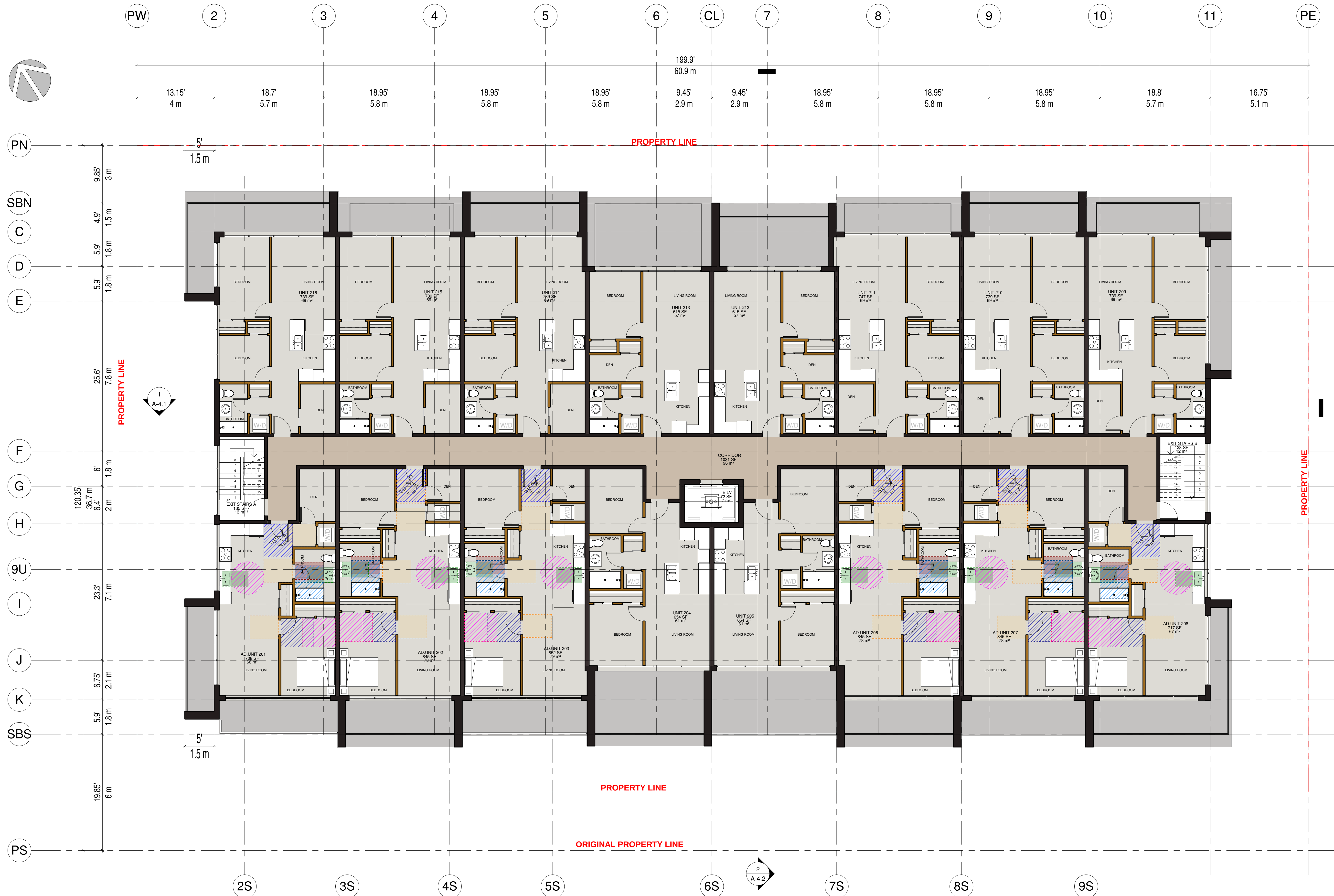
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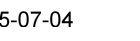
LEVEL 2
FLOOR
PLAN

DRAWING NO.

A-2.4

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[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:

F.Y.

SCALE:

1 : 96

DATE: _____

APRIL. 2023

TITLE:

LEVEL 2 FLOOR PLAN

DRAWING NO.

A-2.4.GFA

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[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE:
1 : 96

DATE: APRIL. 2023

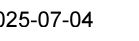
TITLE:

LEVEL 3
FLOOR
PLAN

DRAWING NO.

A-2.5

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[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE:
1 : 96

DATE: APRIL. 2023

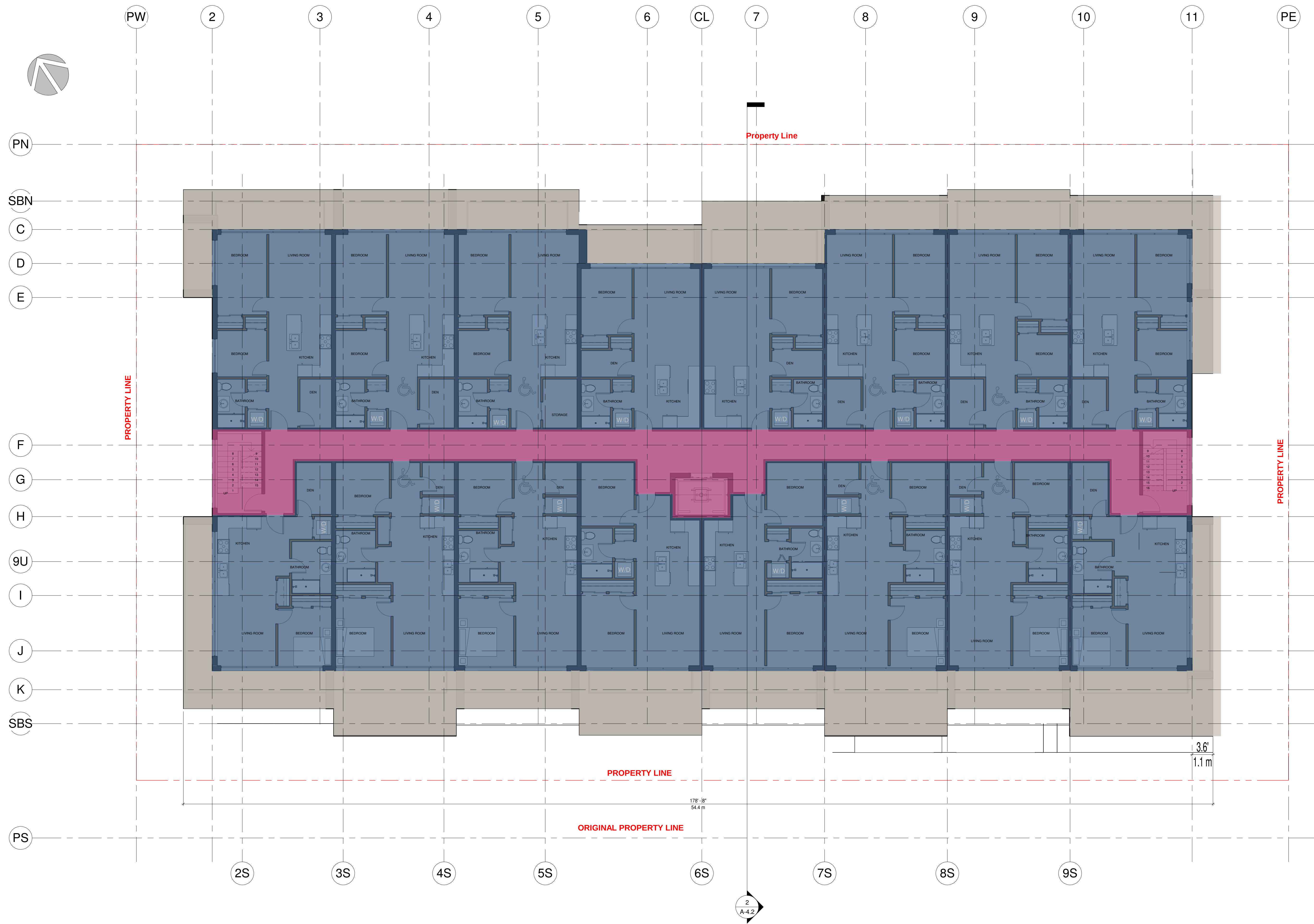
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LEVEL 3
FLOOR
PLAN

DRAWING NO.

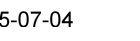
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**RESIDENTIAL AREA OVERLAY: 1056 S.M**

COMMON AREA: 127 S.M

TOTAL AREA : 1183 S.M



No.	Description	Date
3	DP Submission	240812
5	ADP REVISION	241016
6	REVISION	250620
7	REVISION	250627

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

DATE:

APRIL. 2023

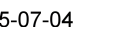
TITLE:

LEVEL 4
FLOOR
PLAN

DRAWING NO.

A-2.6

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[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

DATE:

APRIL. 2023

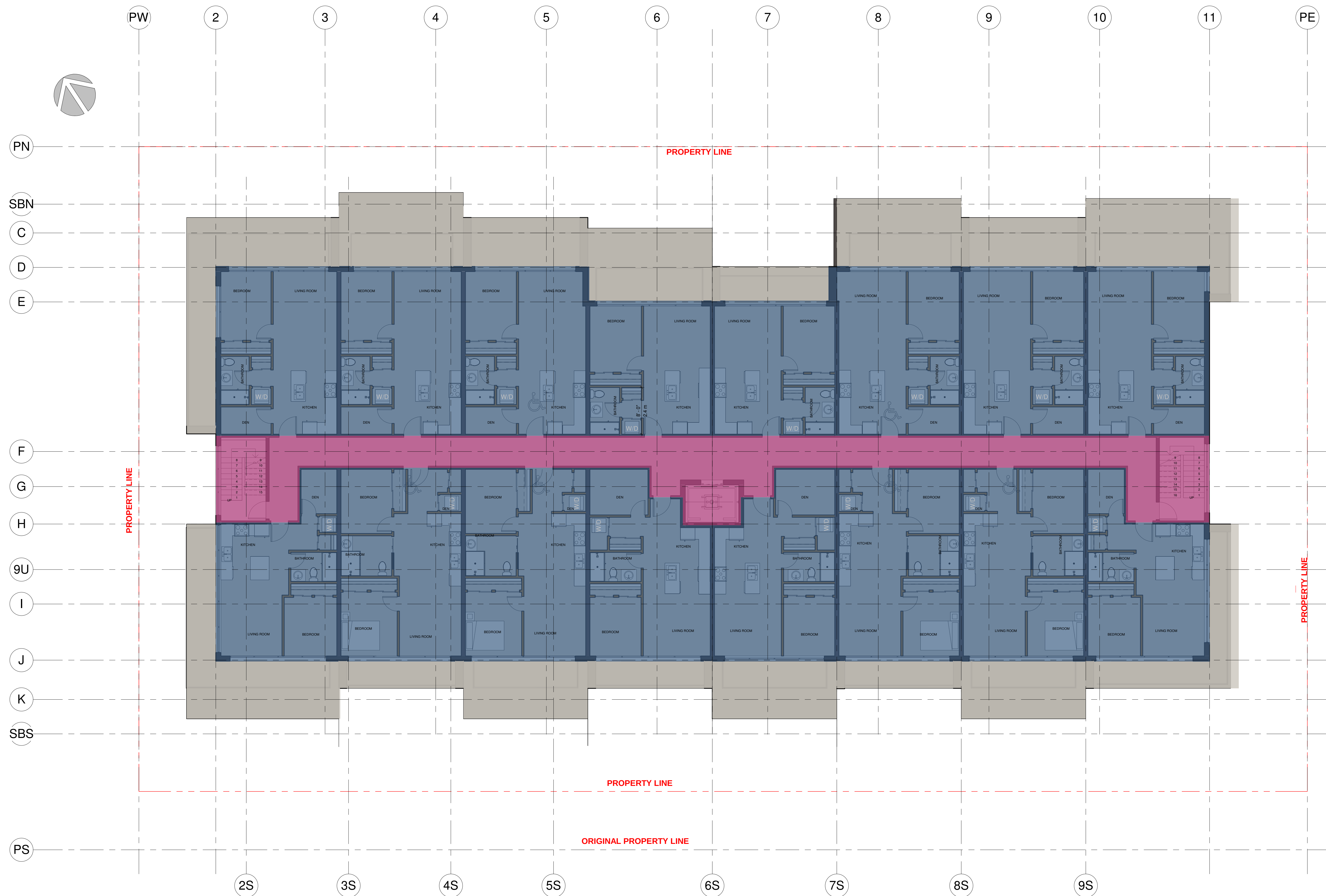
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LEVEL 4
FLOOR
PLAN

DRAWING NO.

A-2.6.GFA

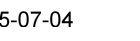
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 RESIDENTIAL AREA OVERLAY: 919.00 S.M

COMMON AREA: 125.612 S.M

TOTAL AREA : 1044.612 S.M

[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

DATE: APRIL 2023

TITLE:

LEVEL 5
FLOOR
PLAN

DRAWING NO.

A-2.7

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[illegible]

216-232 E 3rd.
North
Vancouver

TITLE:

LEVEL 5
FLOOR
PLAN

A-2.7.GFA

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[illegible]

PROJECT:

216-232 E 3rd.
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Vancouver

DRAWN BY:
F.Y.

SCALE: 1 : 96

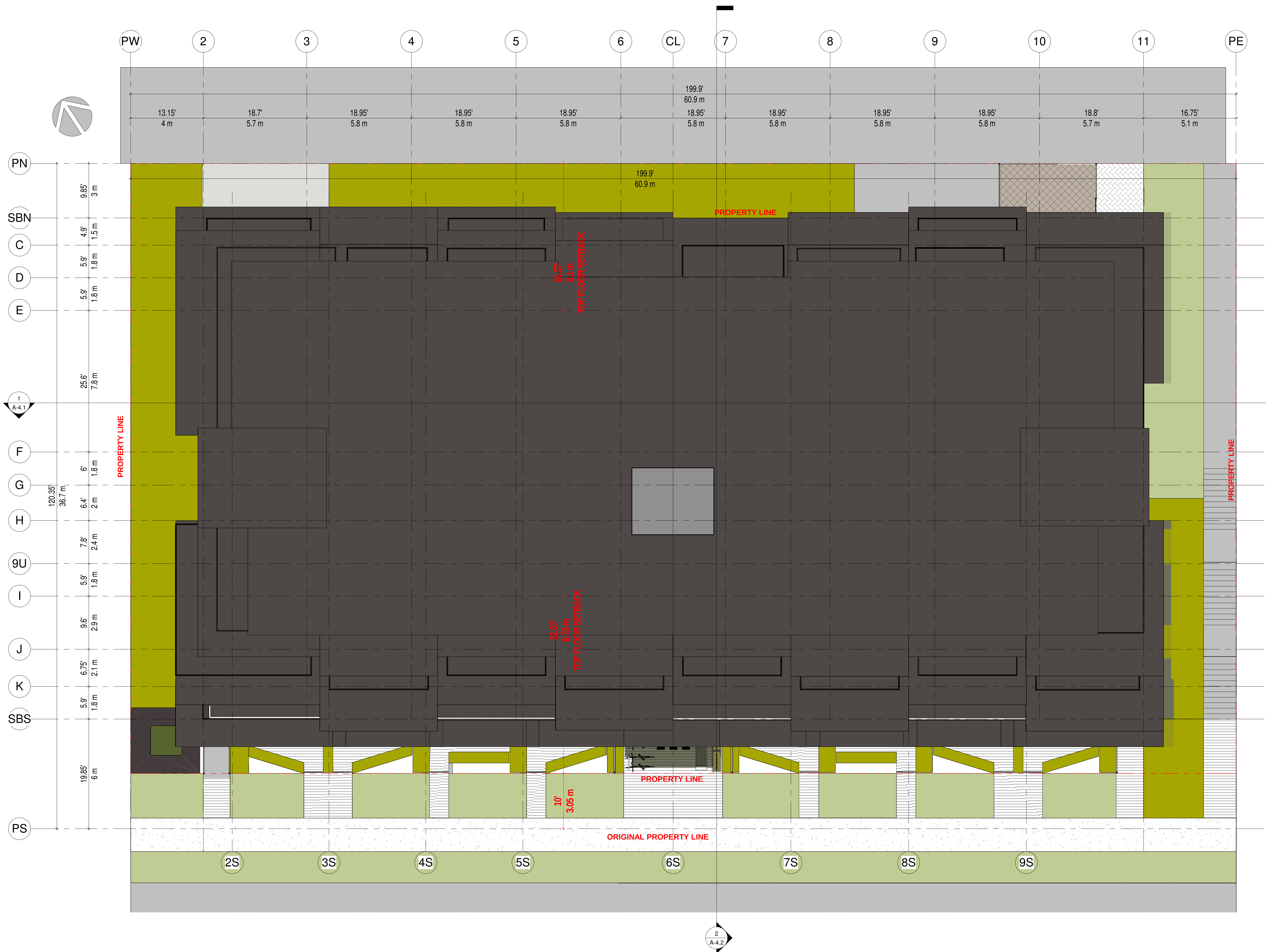
DATE: APRIL. 2023

TITLE:

ROOF PLAN

A-2.8

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[illegible]

PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:

F.Y.

SCALE:

As indicated

DATE:

APRIL. 2023

TITLE:

NORTH
ELEVATION

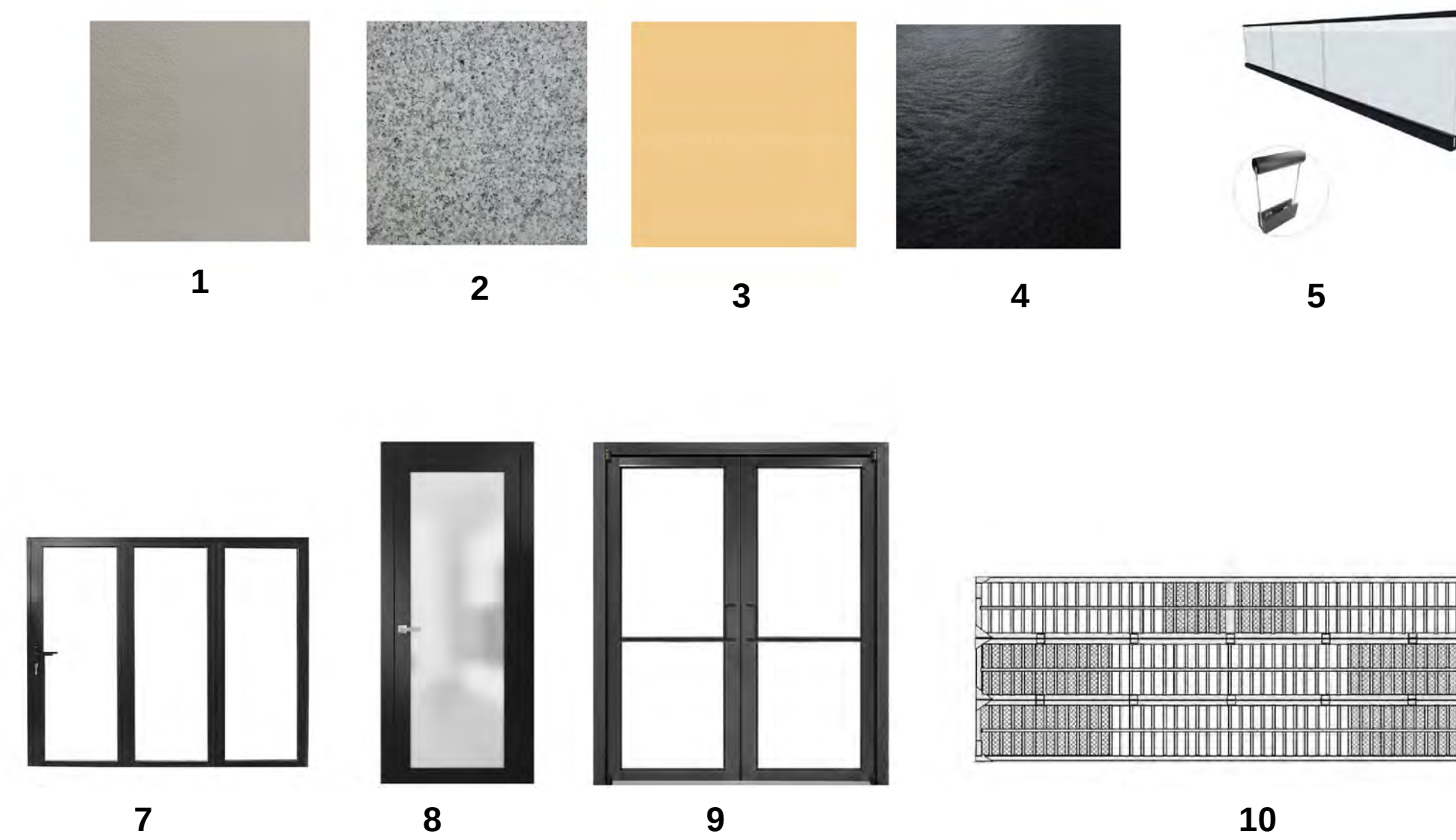
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A-3.2

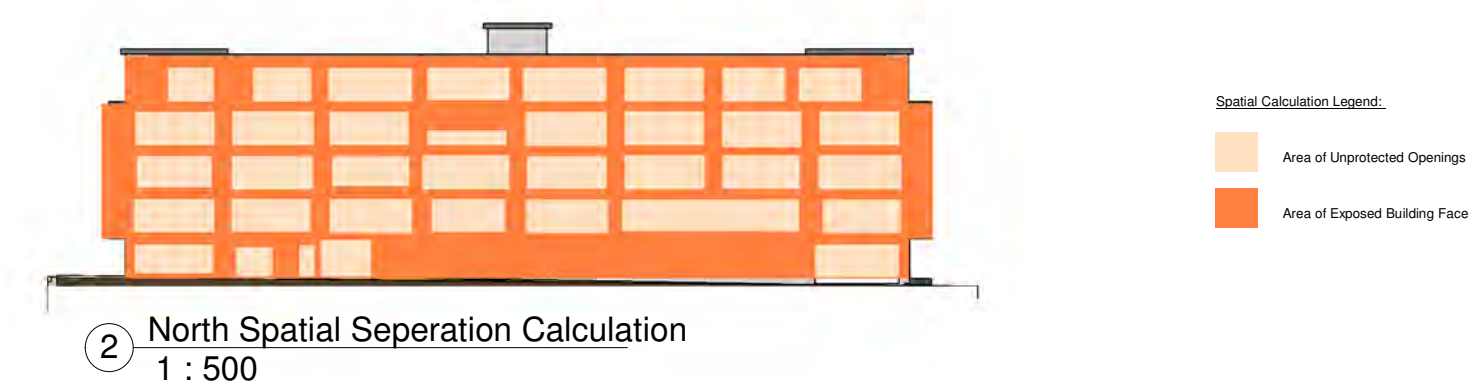


EXTERIOR FINISHES:

- 1 - CEMENTITIOUS BOARD JAMES HARDIE PLANK SIDING AGED PEWTER COLOR**
- 2 - GRANITE STONE , CHEAPEST POLISHED LIGHT GREY**
- 3 - SAND DUNE DUNE COLOUR ,PORCELAIN TILE ON PADSTONE INTERIOR (SOFFIT , SIDE WALLS)**
- 4- PORCELAIN TILE ON PADSTONE EXTERIOR, SIRIUS COLOR DEKTON (TOP, FRONT , SIDE , UNDERNEATH FLOOR)OF THE BOX**
- 5- BLACK COLOUR, ALUMINUM RAILING CLEAR TEMPERED GLASS**
- 6 - BLACK COLOUR ,ALUMINIUM RAILING,CLASSIC DESIGN**
- 7 - BLACK COLOUR ,FRAME ALUMINUM WINDOWS AND PATIO DOOR**
- 8 - BLACK COLOUR ALUMINUM FRAME SWING GLASS DOOR**
- 9- BLACK COLOUR, COMMERCIAL GRADE ENTRY DOOR**
- 10 - BLACK COLOUR SECTIONAL ALUMINUM OVERHANG GARAGE DOOR**



Area of Unprotected Opening Limits for North Elevation	
Area of Exposed Building Face:	789 sqm
Limiting Distance:	6 m
Opening Permitted:	52%
Opening Proposed %:	49% (391.6 sqm)



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[illegible]

PROJECT:

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Vancouver

DRAWN BY:
F.Y.

SCALE: As indicated

DATE: APRIL. 2023

TITLE:

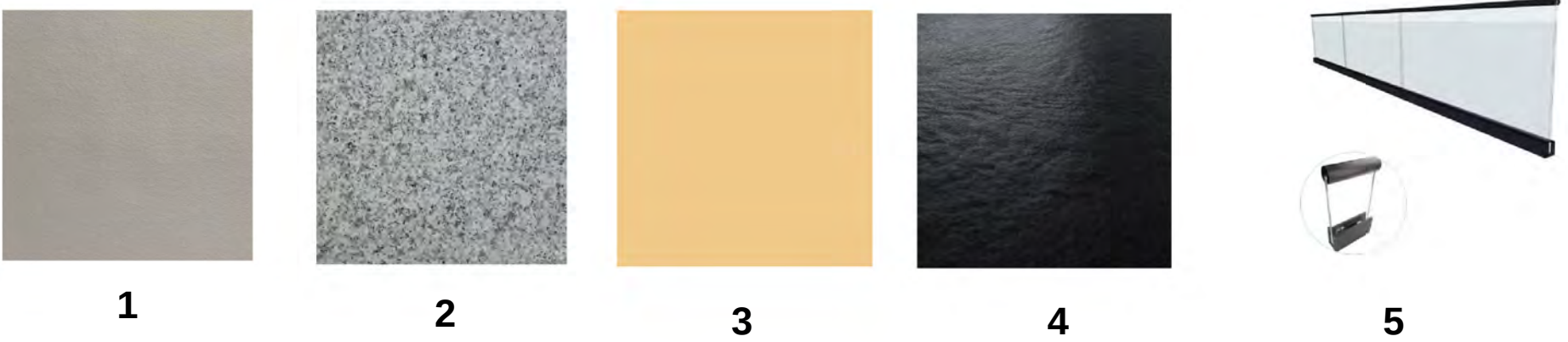
EAST
ELEVATION

A-3.3

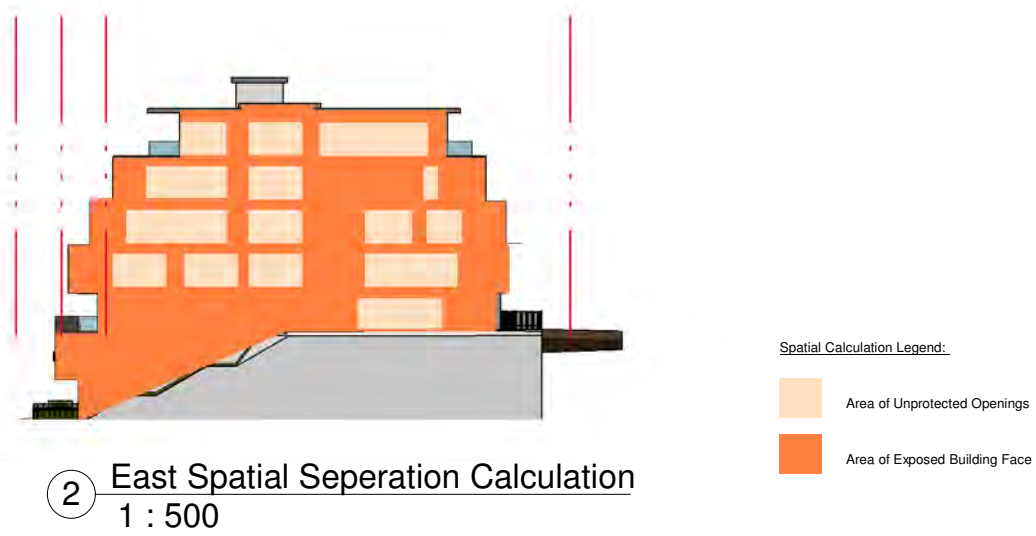


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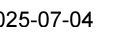
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- 2 - GRANITE STONE , CHEAPEST POLISHED LIGHT GREY**
- 3 - SAND DUNE DUNE COLOUR ,PORCELAIN TILE ON PADSTONE INTERIOR (SOFFIT , SIDE WALLS)**
- 4- PORCELAIN TILE ON PADSTONE EXTERIOR, SIRIUS COLOR DEKTON (TOP, FRONT , SIDE , UNDERNEATH FLOOR)OF THE BOX**
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- 8 - BLACK COLOUR ALUMINUM FRAME SWING GLASS DOOR**
- 9- BLACK COLOUR, COMMERCIAL GRADE ENTRY DOOR**
- 10 - BLACK COLOUR SECTIONAL ALUMINUM OVERHANG GARAGE DOOR**



Area of Unprotected Opening Limits for East Elevation (As per BCBC Table 3.2.3.1-D)	
Area of Exposed Building Face:	410 sqm
Limiting Distance:	5 M
Opening Permitted:	40%
Opening Proposed %:	32% (134 sqm)



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PROJECT:

216-232 E 3rd.
North
Vancouver

DRAWN BY:

F.Y.

SCALE:

As indicated

DATE:

APRIL. 2023

TITLE:

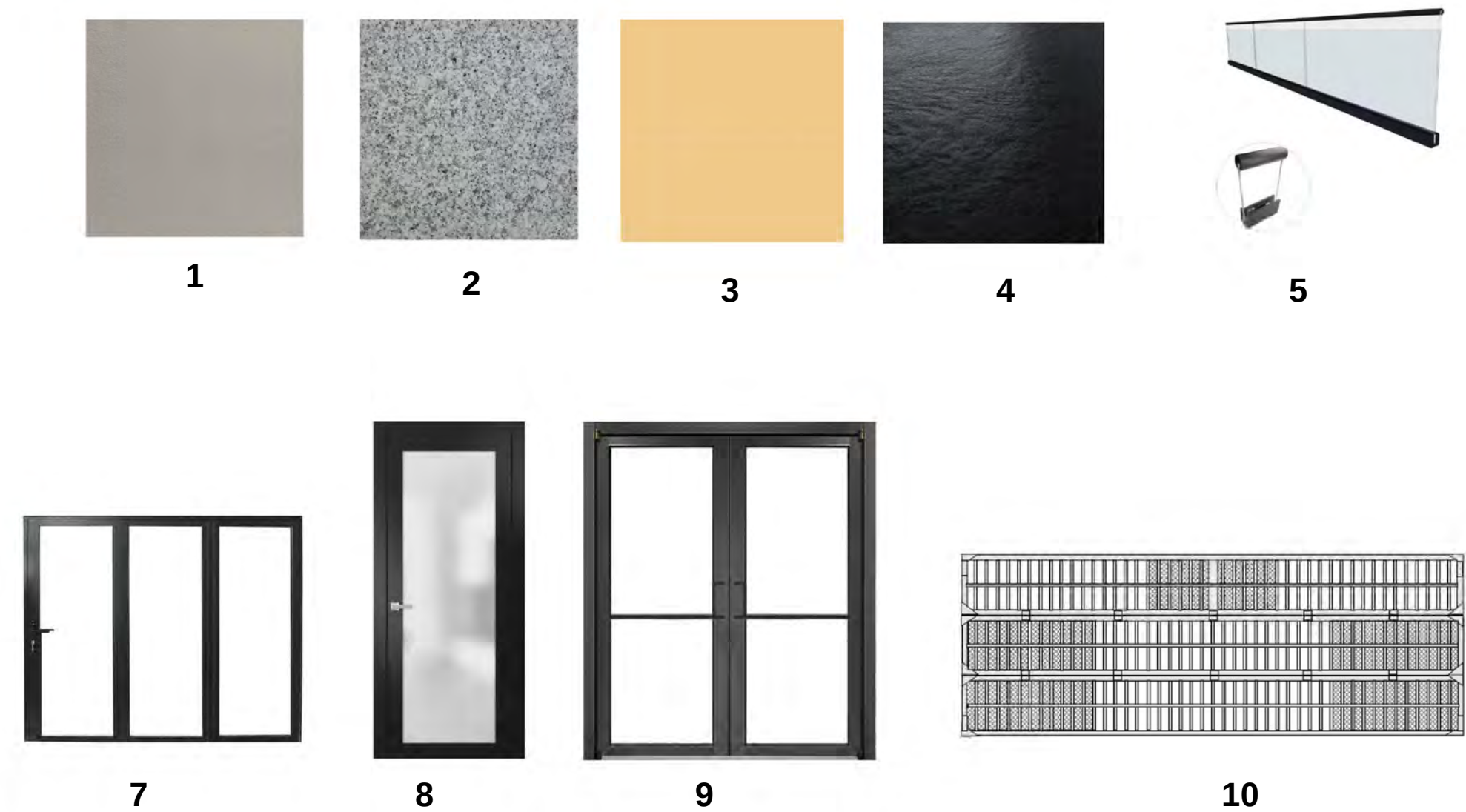
WEST
ELEVATION

DRAWING NO.

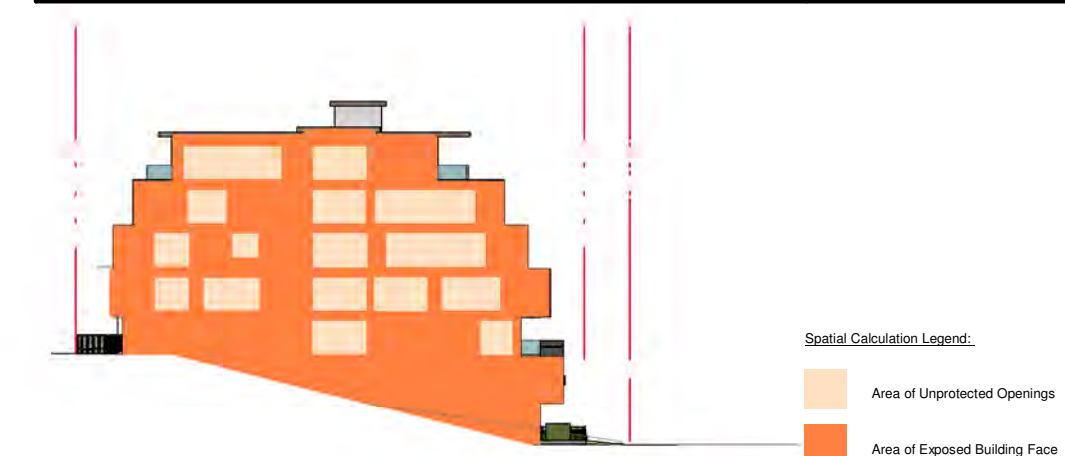
A-3.4



- 1 - CEMENTITIOUS BOARD JAMES HARDIE PLANK SIDING AGED PEWTER COLOR**
- 2 - GRANITE STONE , CHEAPEST POLISHED LIGHT GREY**
- 3 - SAND DUNE DUNE COLOUR ,PORCELAIN TILE ON PADSTONE INTERIOR (SOFFIT , SIDE WALLS)**
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- 9- BLACK COLOUR, COMMERCIAL GRADE ENTRY DOOR**
- 10 - BLACK COLOUR SECTIONAL ALUMINUM OVERHANG GARAGE DOOR**



Area of Unprotected Opening Limits for West Elevation (As per BCBC Table 3.2.3.1-D)	
Area of Exposed Building Face: Limiting Distance: Opening Permitted: Opening Proposed %:	440 sqm 4 M 30% 29% (130.5 sqm)



2 West Spatial Separation Calculation

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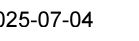
TITLE:

SECTION 1

A-4.1

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1 : 96

APRIL. 2023

SECTION 2

A-4.2

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