

REZONING APPLICATION

273-275-279 EAST 6TH STREET, NORTH VANCOUVER, BC



ARCHITECT
H A S S A N M O A Y E R I
A R C H I T E C T
 M . A R C H M . A . E N G M . A . I . B . C M . R . A . I . C A . I . A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
 COVER PAGE

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: NTS
A000

Architect
HASSAN MOAYERI ARCHITECT
 670 Montroyal Blvd. North
 Vancouver, B.C. V7R 2G3
 Tel: 604-985-2472
 Cell: 604 488 9355
 Email:
 hassanmoayeriarchitect@shaw.ca
 Contact: Hassan Moayeri

Client
Dr. Farshid Shahbazi
 Tel: 604 973 1873
 Email:
 farshidshahbazi@gmail.com
 Contact: Farshid Shahbazi

Landscape
VIEWWISE Landscape Architect
 Tel: 778 710 6866
 Email:
 cherie@viewwiselandscapedesign.com
 Contact: cherie Hongbin Chen

Civil
CREUS Engineering Ltd.
 200-901 West 16th Street, North
 Vancouver, BC V7P 1R2
 Tel: 604 987 9070
 Email: fciambrelli@creus.ca
 Contact: Fred Ciambrelli

Energy & Sustainability
MURI CONSULTING GROUP INC.
 938 Smithe Street
 Vancouver, BC V6Z 3H8
 Tel: 778 318 2932
 Email:
 asahaf@muriconsulting.com
 Contact: Ayda Sahaf

Code
GAVIN WOO Code Consultant
 Tel: 778 878 2958
 Email: mkw.eng1@gmail.com
 Contact: GAVIN WOO

Construction Manager
JALIL ASTANEHE
 5601 Sumac Place
 North Vancouver, BC. V7R 4T6
 Tel: 778-858-7739
 Email: astanehe@shaw.ca
 Contact: Jaill Astanehe

Land Surveyor
**Hobbs, Winter & MacDonald
 B.C. Land Surveyors**
 113-828 Harbourside Drive,
 North Vancouver, BC, V7P 3R9
 Tel: 604-986-1371, Fax: 604-986-5204
 Email: admin@hwmsurveys.com
 Contact: Cam MacDonald

ARCHITECTURAL DRAWING LIST

A000	COVER
A001	PROJECT TEAM & DRAWING LIST
A002	PROJECT DATA
A003	DESIGN RATIONALE
A004	CONTEXT PLAN & SITE PHOTOS
A005	CONTEXT 3D
A006	OFFICIAL COMMUNITY PLAN(OCP)
A007	AREA PLAN & CALCULATIONS
A008	SHADOW STUDY
A009	SURVEY
A100	SITE PLAN
A201	BASEMENT & PARKING PLAN (BUILDING J)
A202	BASEMENT PLAN (BUILDING F)
A203	1ST FLOOR PLAN (BUILDING F & J)
A204	2ND FLOOR PLAN (BUILDING F & J)
A205	3RD FLOOR PLAN (BUILDING F & J)
A206	ROOF PLAN
A300	MATERIAL BOARD
A301	NORTH ELEVATION-BLDG F
A302	SOUTH ELEVATION-BUILDING F
A303	NORTH ELEVATION-BUILDING J
A304	SOUTH ELEVATION-BUILDING J
A305	EAST ELEVATION
A306	WEST ELEVATION
A401	SECTION A-A
A402	SECTION B-B
A403	CROSS SECTION C-C
A501	UNIT 02 FLOOR PLANS (BUILDING F)
A502	UNIT 03 FLOOR PLANS (BUILDING F)
A503	UNIT 04 FLOOR PLANS (BUILDING F)
A504	UNIT 08 FLOOR PLANS (BUILDING J)
A505	3D VIEWS



PROJECT DATA

BUILDING ELEVATIONS

BUILDING F:	
AVERAGE GRADE	66.862 m
PARKING	63.00 m
BASEMENT	65.90 m
FIRST FLOOR	68.90 m
SECOND FLOOR	71.90 m
THIRD FLOOR	74.90 m
ROOF	77.90 m
ROOF PARAPET	78.30 m

BUILDING J:

AVERAGE GRADE	66.862 m
PARKING	63.00 m
BASEMENT	63.20 m
FIRST FLOOR	66.20 m
SECOND FLOOR	69.20 m
THIRD FLOOR	72.20 m
ROOF	75.20 m
ROOF PARAPET	75.60 m

BUILDING HEIGHT

BUILDING F	
AVERAGE GRADE	66.862 m
ROOF PARAPET	78.30 m
BUILDING HEIGHT	11.44 m
BUILDING J	
AVERAGE GRADE	66.862 m
ROOF PARAPET	75.60 m
BUILDING HEIGHT	8.79 m

SETBACKS

		ALLOWED	PROPOSED
FRONT	(NORTH)	3.00 m	3.20 m
REAR	(SOUTH)	3.00 m	3.87 m
SIDE	(EAST)	2.40 m	2.40 m
SIDE	(WEST)	2.40 m	2.40 m

NUMBER OF UNITS

BUILDING F	5+5 LOCKOFF UNITS
BUILDING J	5+4 LOCKOFF UNITS
TOTAL	10+9 LOCKOFF UNITS

PARKINGS

REQUIRED	1/ UNIT= 10
PROPOSED	11

AVERAGE GRADE

LOWEST BUILDING GRADE ON NORTH	66.155 m
HIGHEST BUILDING GRADE ON NORTH	67.57 m
AVERAGE GRADE	66.862 m

LEGAL DESCRIPTION

LOT 16, BLOCK 118
DISTRICT LOT 274,
PLAN 878 AND STRATA PLAN VR1190

P.I.D 015-070-310 (LOT 16)
P.I.D 006-378-862 (STRATA LOT 1)
P.I.D 006-378-892 (STRATA LOT 2)

CIVIC ADDRESS

273& 275 AND 279 EAST 6TH STREET, NORTH
VANCOUVER, BC

LOT DIMENSIONS AND AREA

30.46 X 42.63= 1297.9 m²

NUMBER OF STOREYS

BUILDING F	3+ BASEMENT
BUILDING J	3+ BASEMENT

FSR

ALLOWED	1.00	= 1297.90 m ²
BONUSES	14.03 X 9	= 126.25 m ²
TOTAL		1424.15 m²
PROPOSED		14.23.23 m²

LOT COVERAGE

ALLOWED	60% = 778.74 m ²
PROPOSED	57% = 735.00 m ²

NOTE:

ALL ELEVATIONS AND GRADES ARE BASED
ON THE SURVEY

PLAN PREPARED BY :
HOBBS, WINTER & MacDONALD,
B.C. LAND SURVEYORS.

DESIGN RATIONALE:

The subject site is consisted of two legal lots, located at the south east corner of East 6th street, and St. Andrews Avenue.

Currently each property houses an old duplex building. This project is proposing a 10 unit townhouses with 8 lock off units.

Property is 1,300 SM with 30.50 M frontage along East 6th and 42.70 M along St. Andrews.

We are proposing an FSR of 1 plus applicable bonuses. There is an underground concrete structure for Parkings, Utilities, Garbage and Recycling, individual Garages & Bike Storage with direct access to the units through the Basement lock off units. Underground structure occupies about 950 SM of area. Two level town houses in 2 rows of 5 units each are about 1,300 SM + potential bonuses. The above ground buildings occupy about 50% of the site, leaving the rest for green space, and land scrapping.

Further more each unit is enhanced with Roof Gardens and Terraces with internal access. For lock off units we have designed sunken patios for the benefit and the enjoyment of the occupants. Surrounding buildings are mostly old single or duplexes, and newer town house projects, making this proposal fully consistent with the neighborhood.

This proposal is two blocks from Lonsdale Avenue, with proximity to all North Vancouver transportation systems, shopping, hospital, parks & amenities, making it a perfect location for multi family garden houses for families with children.

The property is gently sloped from North West to South East, and the grade differences are about 3.600 M. We have treated the design as two seperate buildings over a common concrete under ground structure.



ARCHITECTURE:

Design is simple, and minimalistic. These are two clusters of 5 town houses parallel to each other, along east west.

There are 10 identical units, and yet, with all geometrical ins and outs, and articulations, and use of colors and materials, we have created a rich, and modern design.

Units are about 1500 square feet, and all are enhanced with about the same size of patios, terraces, balconies, and roof gardens.

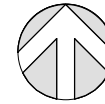
Almost about all the units, come with a lock-off units, good for extended families, teenage children, and helps as mortgage helper.

All units, including lock-off units have direct access from underground parking to their units, provides no exposure to elements.

Central court yard and private patios, are the best for meeting with neighbors, private, and social gathering.

We have proposed simple, and sturdy material, for exterior and landscaping. These are the long lasting with low maintenance for years to keep well.

ARCHITECT	H A S S A N M O A Y E R I A R C H I T E C T	Client: Dr. Farshid Shahbazi	Project Address: 273-275-279 EAST 6TH STREET, NORTH VANCOUVER, BC	Sheet name: DESIGN RATIONALE	<table border="1"> <thead> <tr> <th colspan="3">Revision Schedule</th> </tr> <tr> <th>Rev #</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2022</td> <td>REZONING</td> </tr> <tr> <td>2</td> <td>2024, DEC.</td> <td>REZONING RESUBMISSION</td> </tr> </tbody> </table>	Revision Schedule			Rev #	Date	Description	1	2022	REZONING	2	2024, DEC.	REZONING RESUBMISSION	Scale: NTS
	Revision Schedule																	
Rev #	Date	Description																
1	2022	REZONING																
2	2024, DEC.	REZONING RESUBMISSION																
M . A R C H M . A . E N G M . A I B C M . R A I C A I A 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472 hassanmoayeriarchitect@shaw.ca <small>Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</small>					A003													



ARCHITECT
H A S S A N M O A Y E R I
A R C H I T E C T
 M . A R C H M . A . E N G M . A I B C M . R A I C A I A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

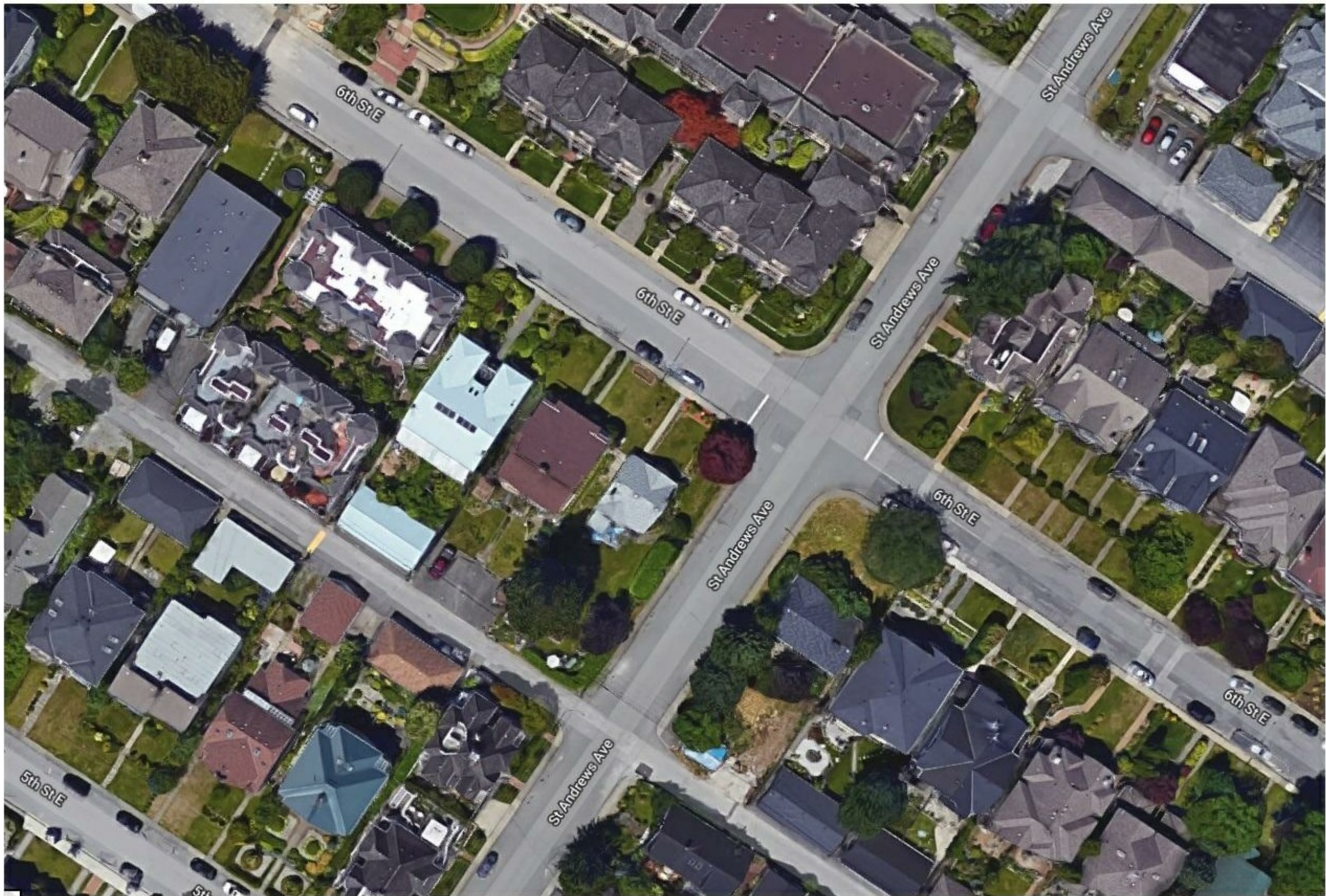
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
**CONTEXT PLAN & SITE
 PHOTOS**

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: NTS
A004



ARCHITECT
H A S S A N M O A Y E R I
A R C H I T E C T
 M . A R C H M . A . E N G M . A I B C M . R A I C A I A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
 CONTEXT 3D

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: NTS
A005

Schedule A Land Use

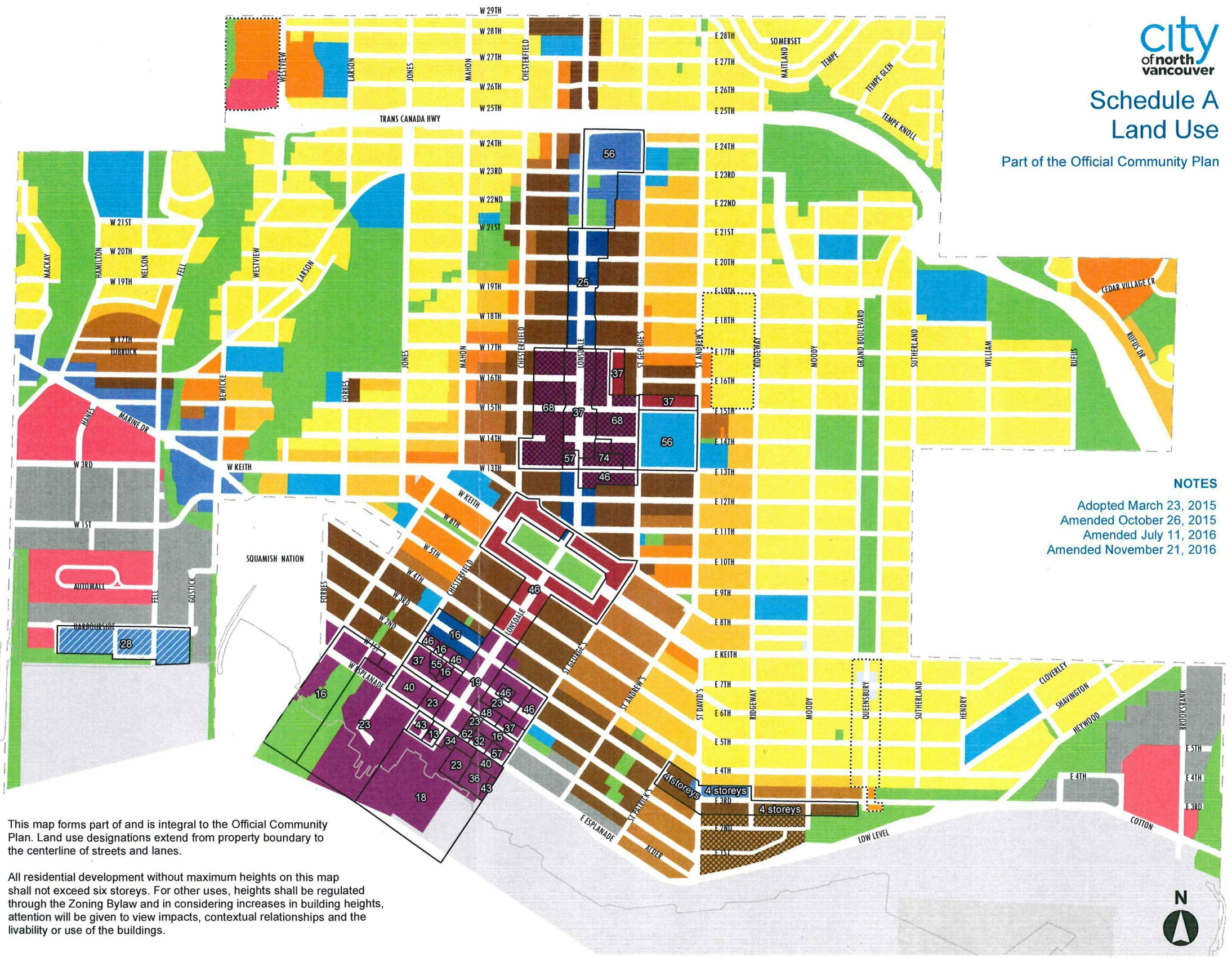
Part of the Official Community Plan

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Designation	OCF Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	
Residential Level 2 (Low Density)	0.5	
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 4B (Medium Density)	1.25	
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront (Mixed Use)	2.05	up to 0.15
Parks, Recreation & Open Space		
School & Institutional		
Commercial		
Mixed Employment		
Industrial		
Maximum Building Heights in Metres		
Special Study Area		
City Boundary		

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24

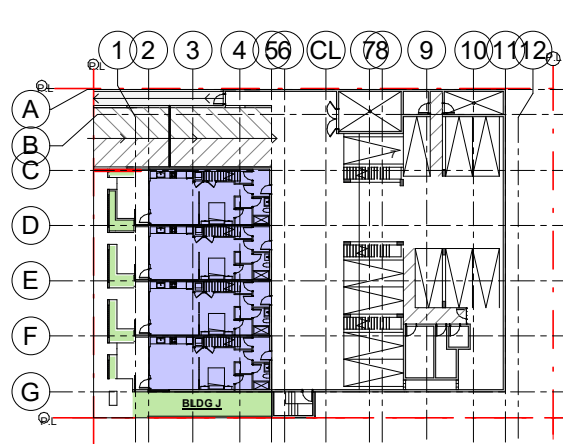


NOTES
Adopted March 23, 2015
Amended October 26, 2015
Amended July 11, 2016
Amended November 21, 2016

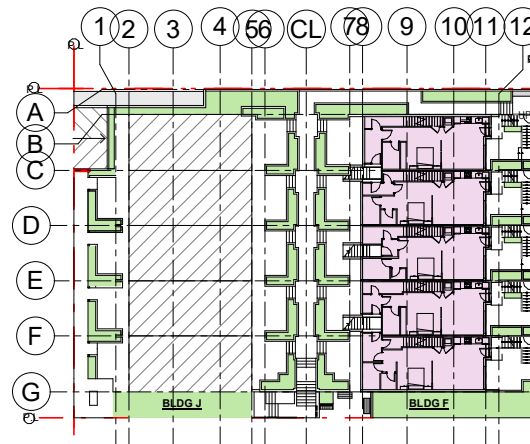
This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.

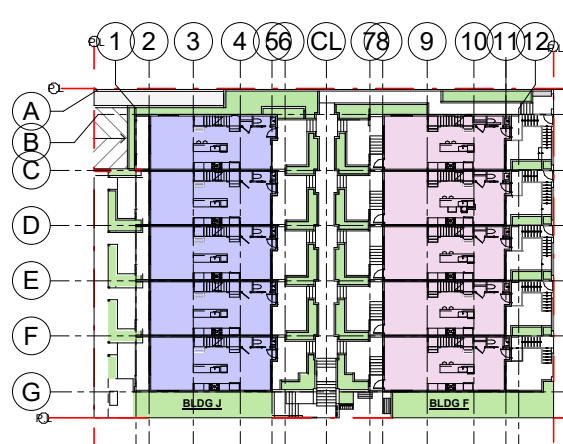
Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION



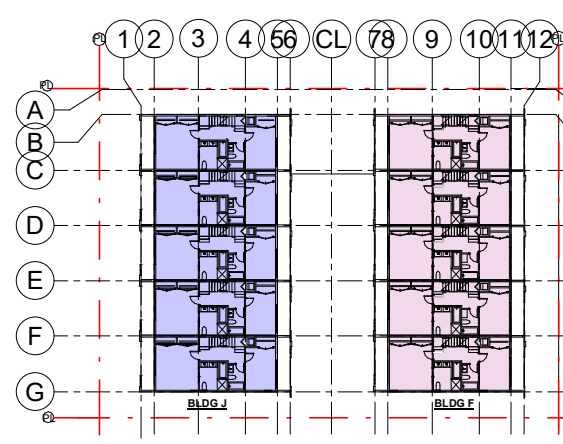
9 BASEMENT BUILDING J
1: 350



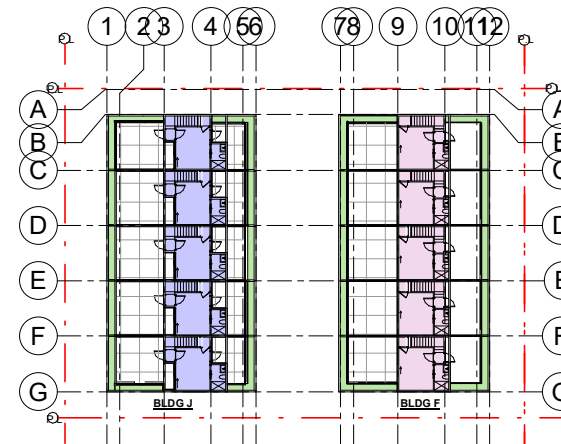
10 BASEMENT BUILDING F
1: 350



11 1ST FLOOR PLAN BUILDING F & J
1: 350



12 2ND FLOOR PLAN BUILDING F & J
1: 350



13 3RD FLOOR PLAN BUILDING F & J
1: 350

AREA CALCULATION

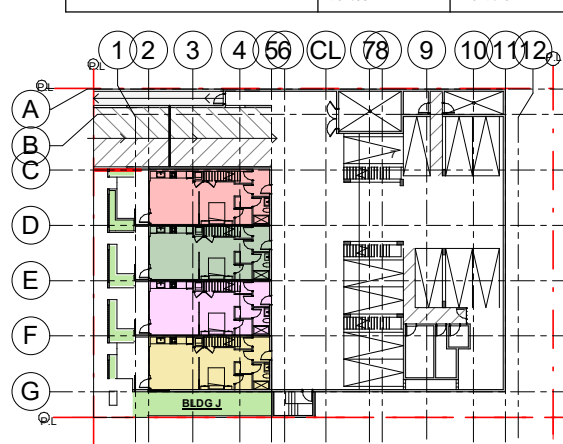
BUILDING F	GROSS AREA	EXEMPT	FSR
BASEMENT	293.50 m ²	293.50 m ²	
1ST FLOOR	298.60 m ²		298.60 m ²
2ND FLOOR	292.10 m ²		292.10 m ²
3RD FLOOR	120.70 m ²		120.70 m ²
TOTAL	1,004.90 m²	293.50 m²	711.40 m²

BUILDING J	GROSS AREA	EXEMPT	FSR
BASEMENT	237.26 m ²	237.26 m ²	
1ST FLOOR	298 m ²		298 m ²
2ND FLOOR	293.27 m ²		293.27 m ²
3RD FLOOR	120.56 m ²		120.56 m ²
TOTAL	949.10 m²	237.26 m²	711.83 m²

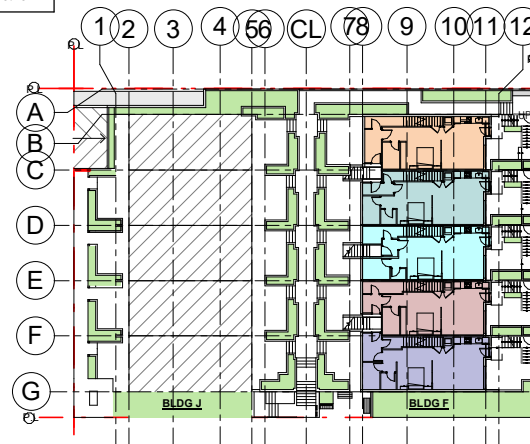
NOTE:

EXTERIOR WALL THICKNESS PER ENERGY CODE AND SETBACK BONUS ARE NOT CALCULATED IN AREA CALCULATIONS.

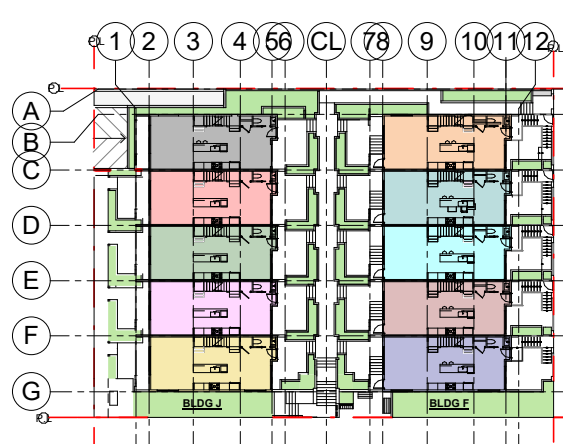
TOTAL BUILDING F & J	GROSS AREA	EXEMPT	FSR
	1954.00 m ²	527.26 m ²	1423.23 m ²



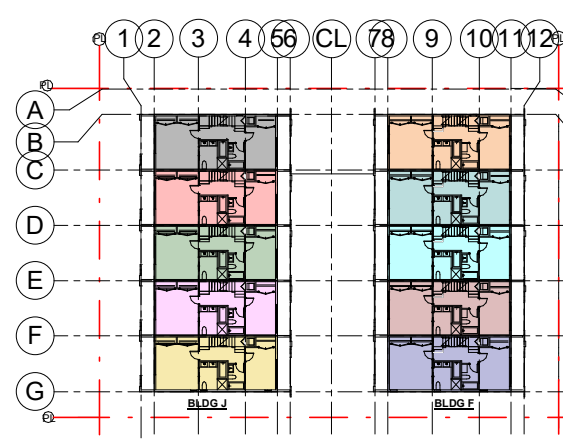
2 BASEMENT BUILDING J UNITS
1: 350



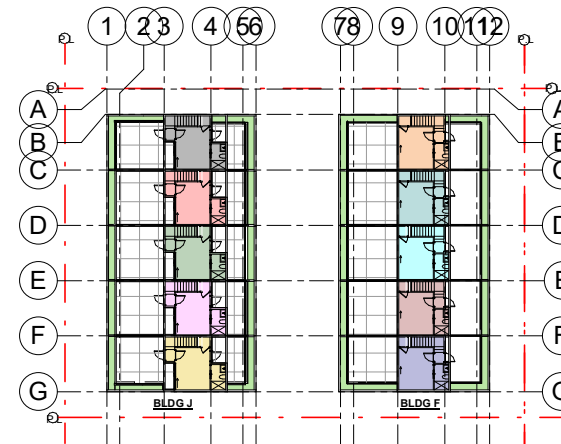
1 BASEMENT BUILDING F UNITS
1: 350



3 1ST FLOOR PLAN BUILDING F & J UNITS
1: 350



7 2ND FLOOR PLAN BUILDING F & J UNITS
1: 350



14 3RD FLOOR PLAN BUILDING F & J UNITS
1: 350

UNIT 01	
BASEMENT	58.97 m ²
1ST FLOOR	60.08 m ²
2ND FLOOR	58.88 m ²
3RD FLOOR	24.27 m ²
TOTAL	202.20 m²

UNIT 02	
BASEMENT	58.23 m ²
1ST FLOOR	59.48 m ²
2ND FLOOR	58.31 m ²
3RD FLOOR	24.05 m ²
TOTAL	200.10 m²

UNIT 03	
BASEMENT	58.25 m ²
1ST FLOOR	59.48 m ²
2ND FLOOR	58.31 m ²
3RD FLOOR	24.05 m ²
TOTAL	200.10 m²

UNIT 04	
BASEMENT	56.44 m ²
1ST FLOOR	59.48 m ²
2ND FLOOR	58.31 m ²
3RD FLOOR	24.05 m ²
TOTAL	198.30 m²

UNIT 05	
BASEMENT	61.61 m ²
1ST FLOOR	60.05 m ²
2ND FLOOR	58.88 m ²
3RD FLOOR	24.29 m ²
TOTAL	204.85 m²

UNIT 06	
BASEMENT & PARKING	58.91 m ²
1ST FLOOR	60.05 m ²
2ND FLOOR	58.88 m ²
3RD FLOOR	24.26 m ²
TOTAL	202.10 m²

UNIT 07	
BASEMENT & PARKING	58.31 m ²
1ST FLOOR	59.48 m ²
2ND FLOOR	58.31 m ²
3RD FLOOR	24.02 m ²
TOTAL	200.12 m²

UNIT 08	
BASEMENT & PARKING	58.31 m ²
1ST FLOOR	59.48 m ²
2ND FLOOR	58.89 m ²
3RD FLOOR	24.02 m ²
TOTAL	200.70 m²

UNIT 09	
BASEMENT & PARKING	61.73 m ²
1ST FLOOR	59.48 m ²
2ND FLOOR	58.31 m ²
3RD FLOOR	24.02 m ²
TOTAL	203.54 m²

UNIT 10	
BASEMENT & PARKING	-
1ST FLOOR	60.08 m ²
2ND FLOOR	58.88 m ²
3RD FLOOR	24.24 m ²
TOTAL	143.20 m²

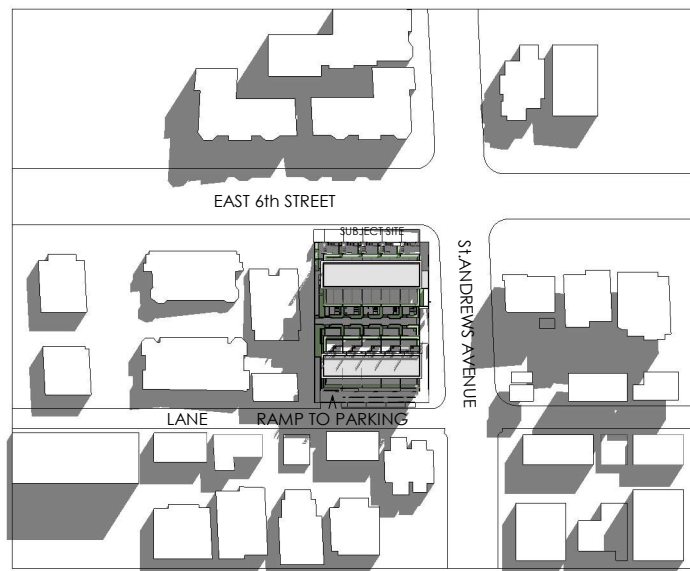
RESIDENTIAL UNITS

BLDG F

- UNIT 01
- UNIT 02
- UNIT 03
- UNIT 04
- UNIT 05

BLDG J

- UNIT 06
- UNIT 07
- UNIT 08
- UNIT 09
- UNIT 10



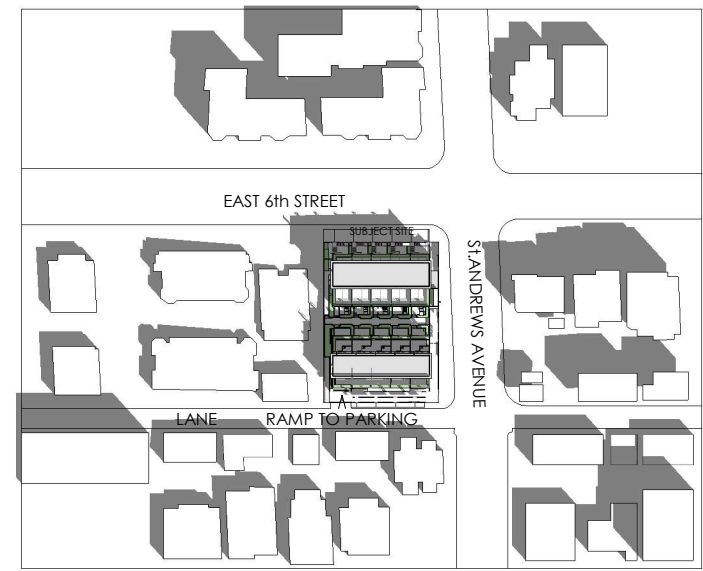
① 01-MAR 21- 10 AM



② 02-MAR 21- 12 NOON



③ 03-MAR 21- 2 PM



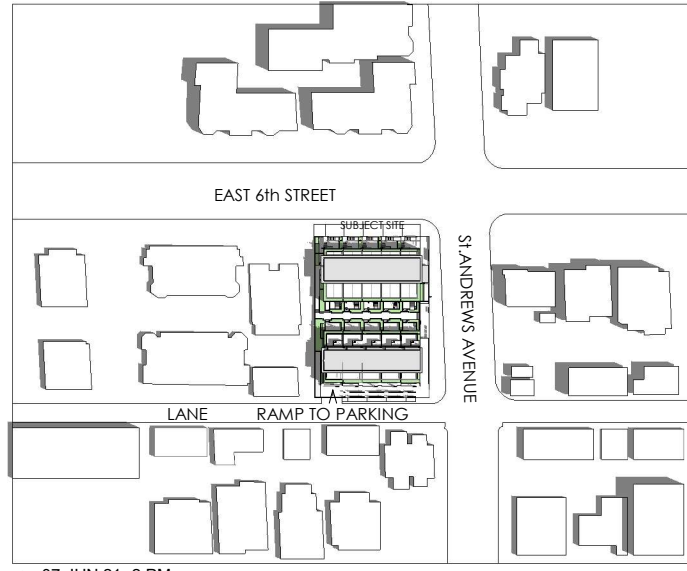
④ 04-MAR 21- 4 PM



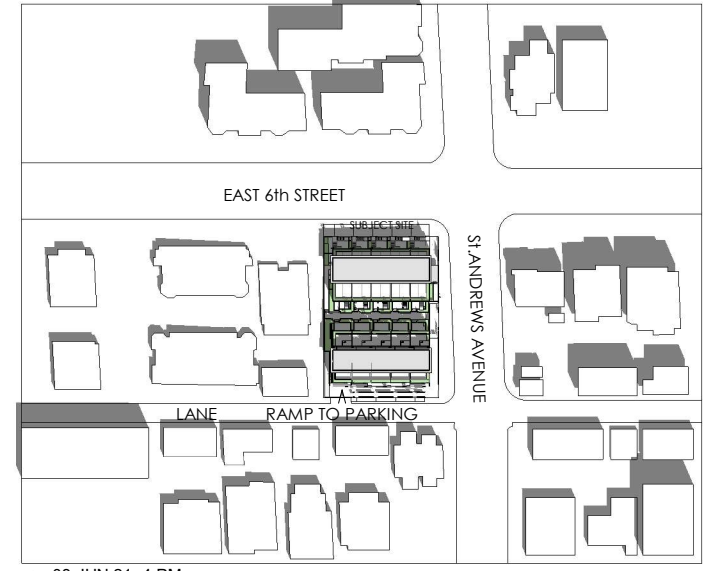
⑤ 05-JUN 21- 10 AM



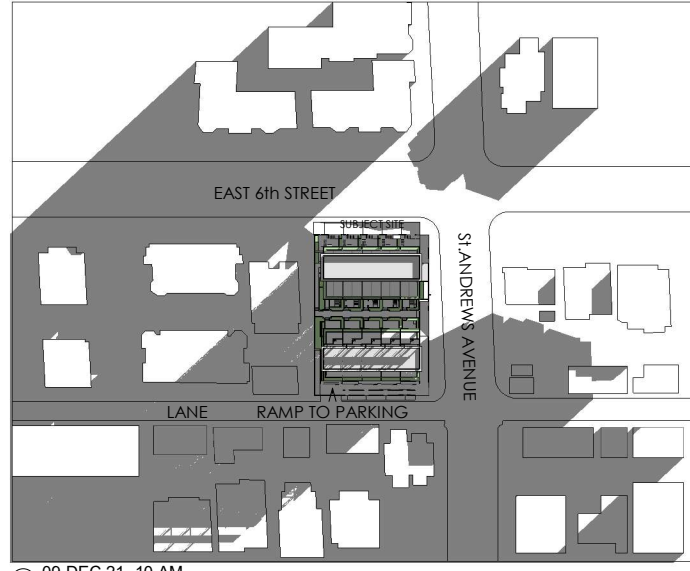
⑥ 06-JUN 21- 12 NOON



⑦ 07-JUN 21- 2 PM



⑧ 08-JUN 21- 4 PM



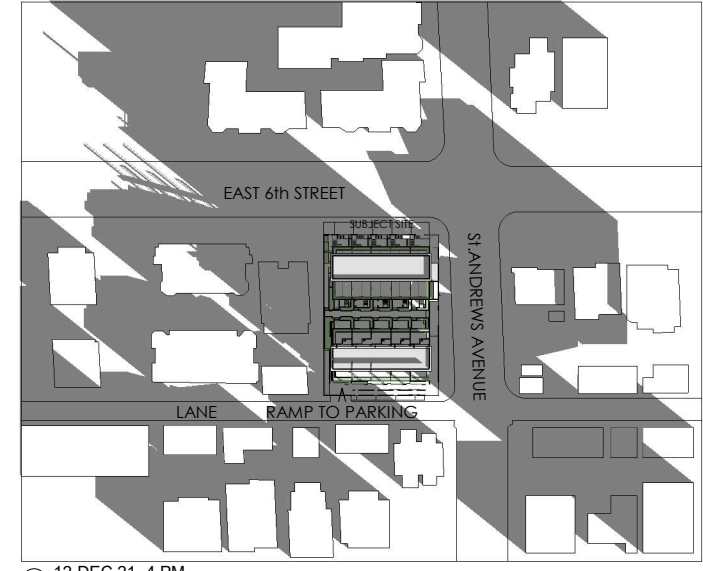
⑨ 09-DEC 21- 10 AM



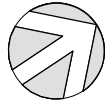
⑩ 10-DEC 21- 12 NOON



⑪ 11-DEC 21- 2 PM

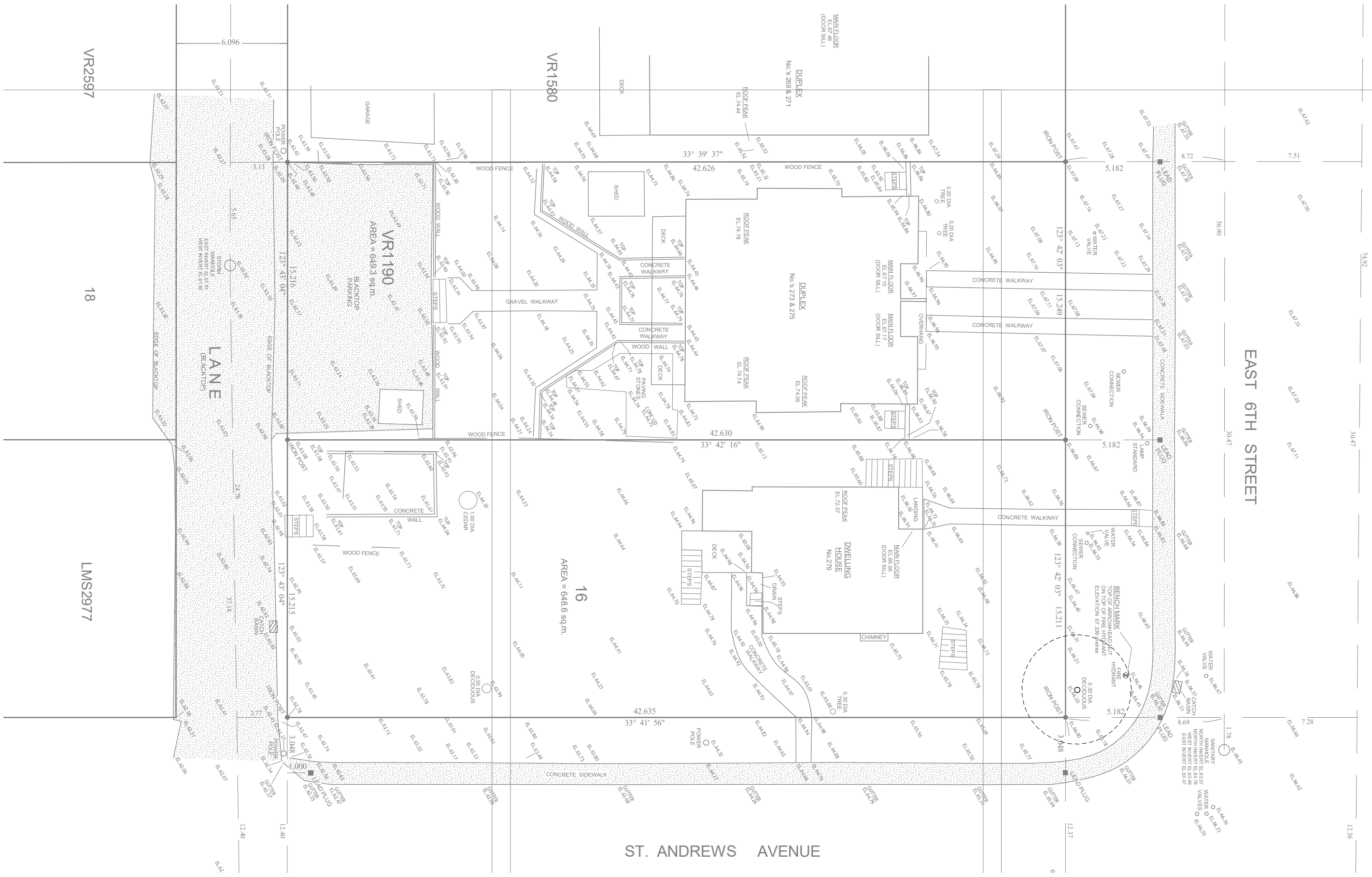
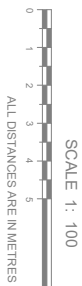


⑫ 12-DEC 21- 4 PM



TOPOGRAPHIC SURVEY PLAN OF LOT 16, BLOCK 118, DISTRICT LOT 274, PLAN 878
AND STRATA PLAN VR1190

P.L.D. 015-070-310 (LOT 16)
P.L.D. 006-378-862 (STRATA LOT 1)
P.L.D. 006-378-897 (STRATA LOT 2)



ST. ANDREWS AVENUE

EAST 6TH STREET

Scale: 1 : 100

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

A009

Sheet name:

SURVEY

Project Address:

273-275-279 EAST 6TH STREET,
NORTH VANCOUVER, BC

Client:

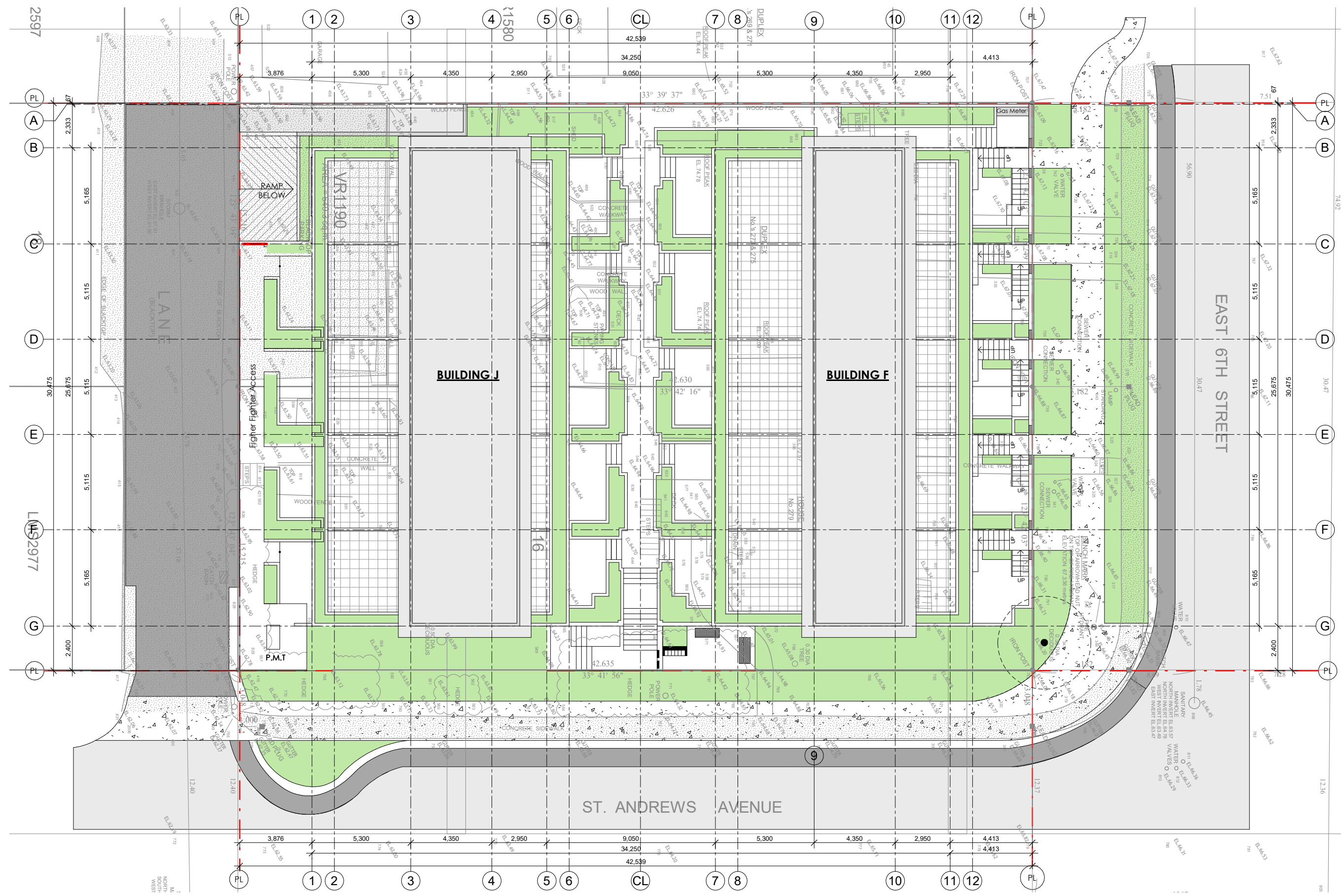
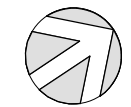
Dr. Farshid Shahbazi

H A S S A N M O A Y E R I
A R C H I T E C T

M . A R C H M . A . E N G M . A I B C M . R A I C A I A

670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
hasanmoayeriarchitect@shaw.ca

Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.



HASSAN MOAYERI ARCHITECT
 M.A.R.C.H. M.A.E.N.G. M.A.I.B.C. M.R.A.I.C. A.I.A.
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

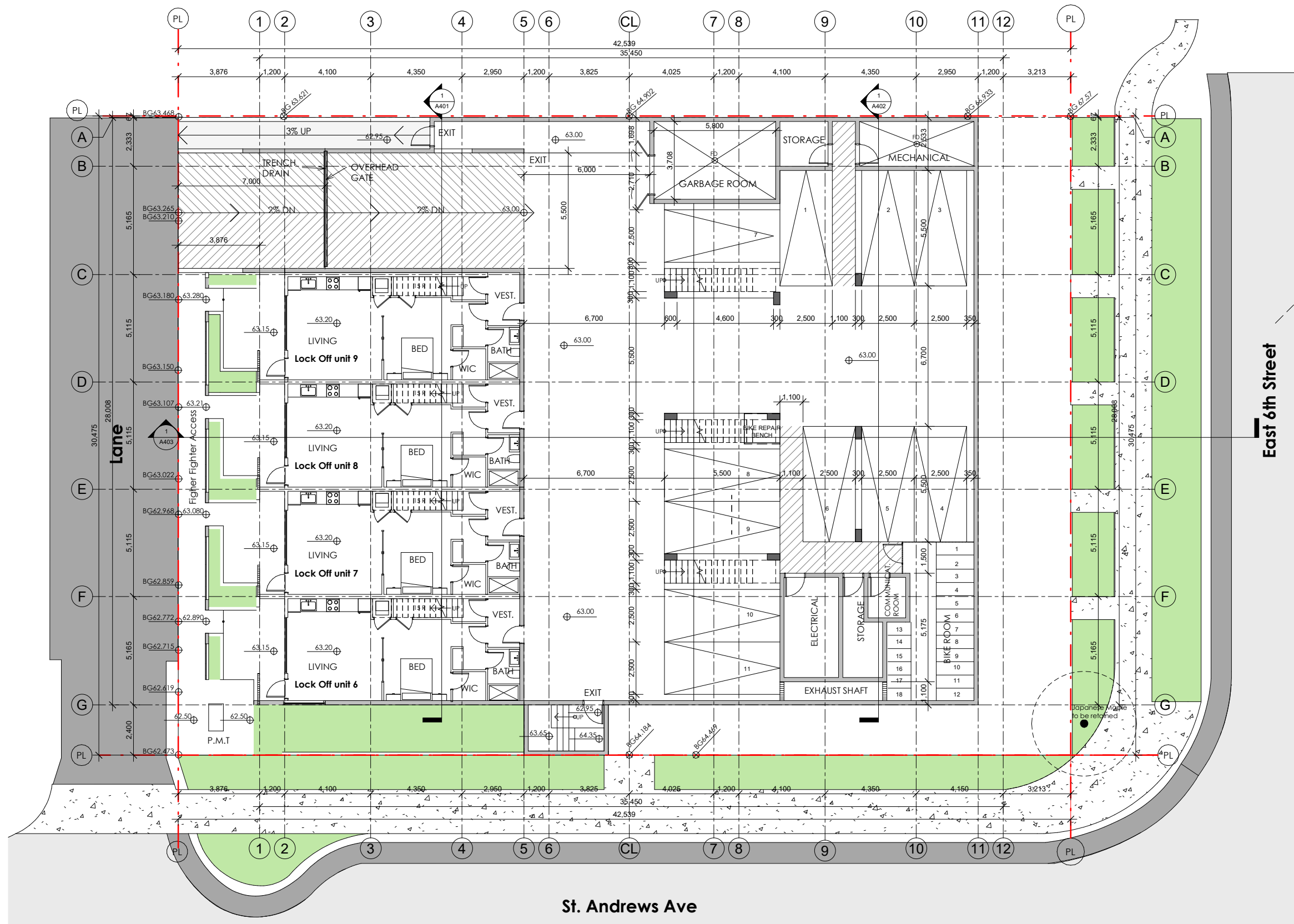
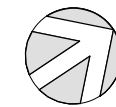
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
SITE PLAN

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 100
A100



St. Andrews Ave

East 6th Street

ARCHITECT **HASSAN MOAYERI ARCHITECT**
 M.A.R.C.H. M.A.E.N.G. M.A.I.B.C. M.R.A.I.C. A.I.A.
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

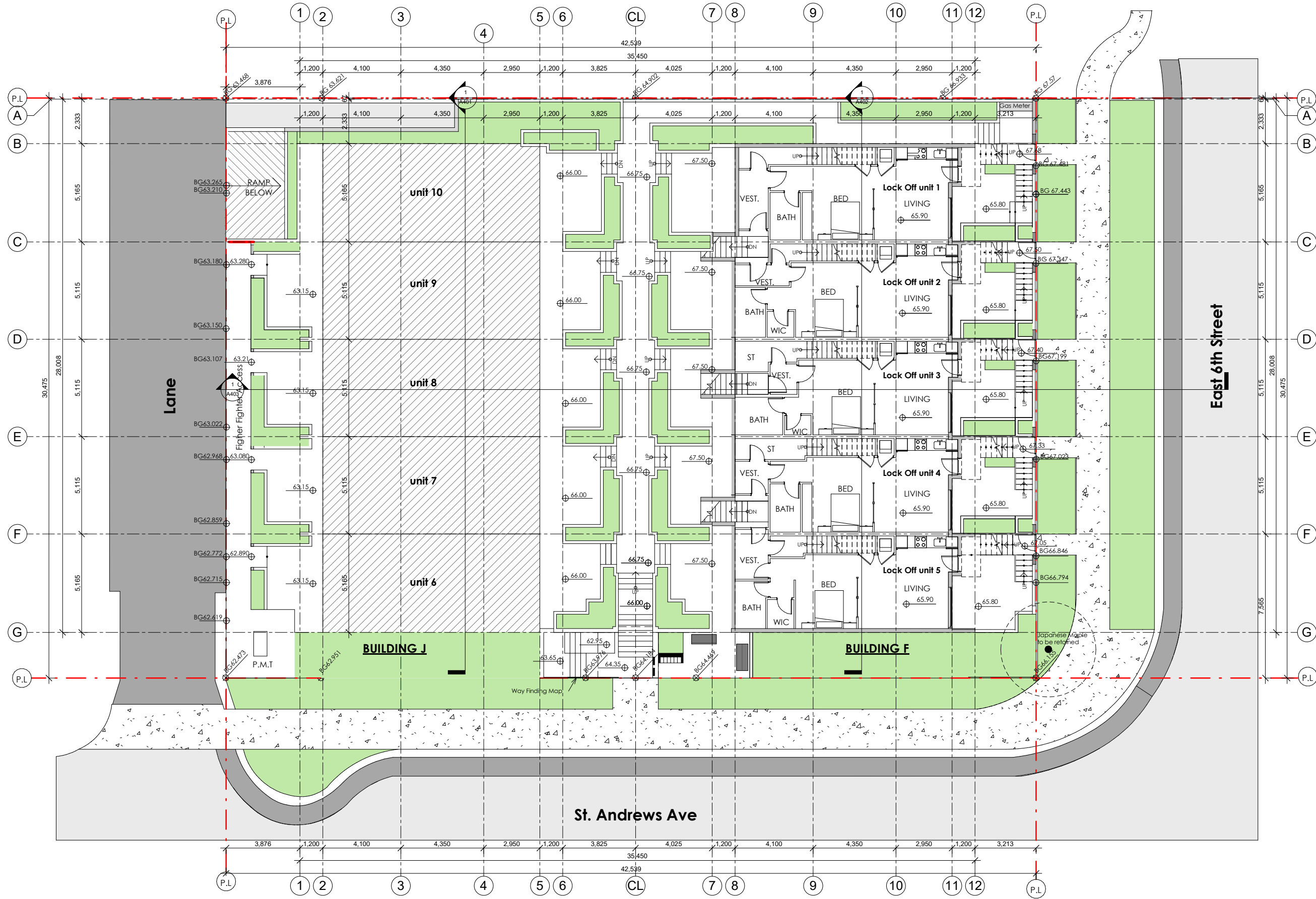
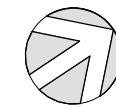
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
**BASEMENT & PARKING
 PLAN (BUILDING J)**

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 100
A201



HASSAN MOAYERI ARCHITECT
 M.A.R.C.H. M.A.E.N.G. M.A.I.B.C. M.R.A.I.C. A.I.A.
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

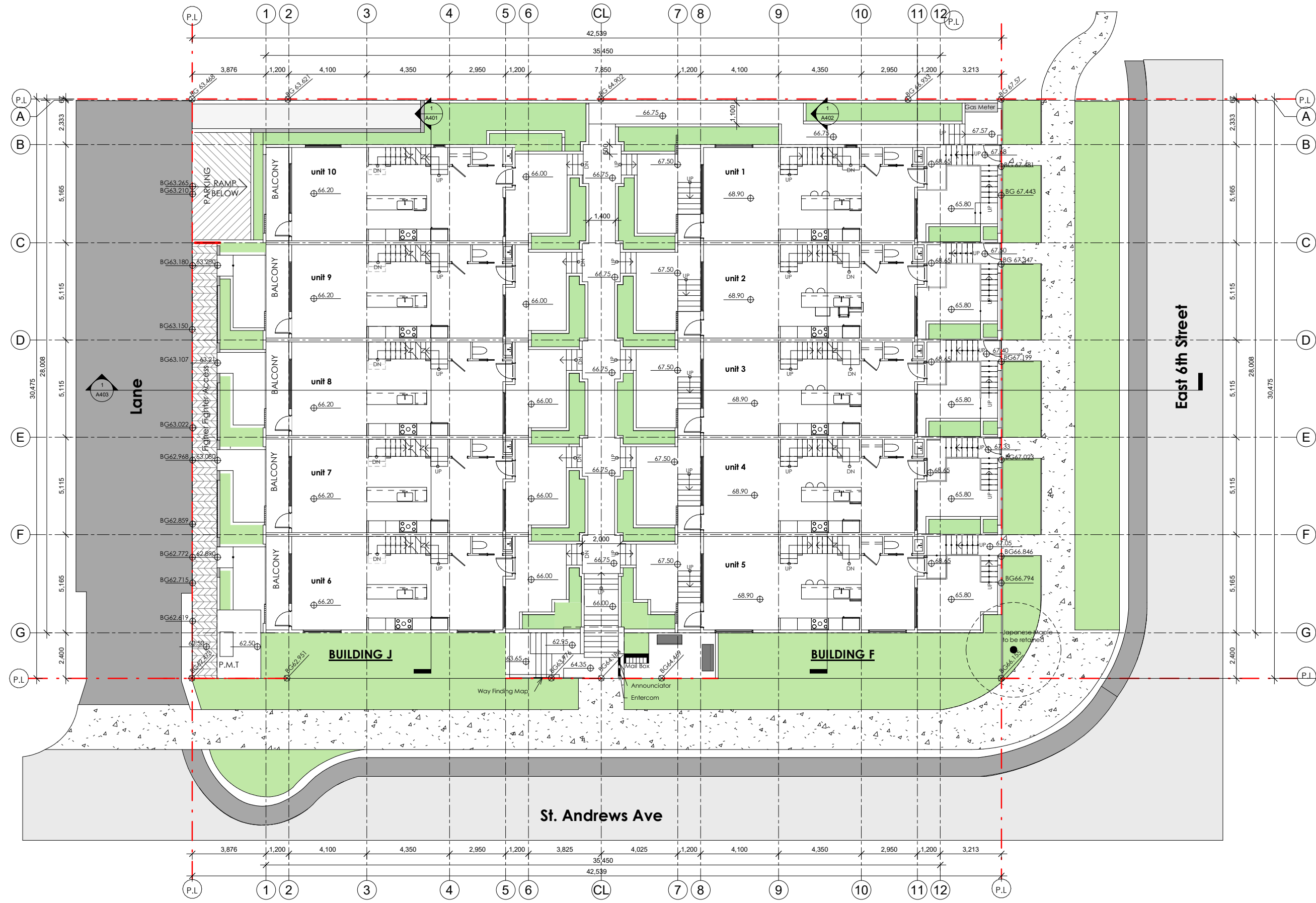
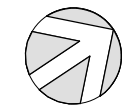
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
**BASEMENT PLAN
 (BUILDING F)**

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 100
A202



HASSAN MOAYERI ARCHITECT
 M.A.R.C.H. M.A.E.N.G. M.A.I.B.C. M.R.A.I.C. A.I.A.
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

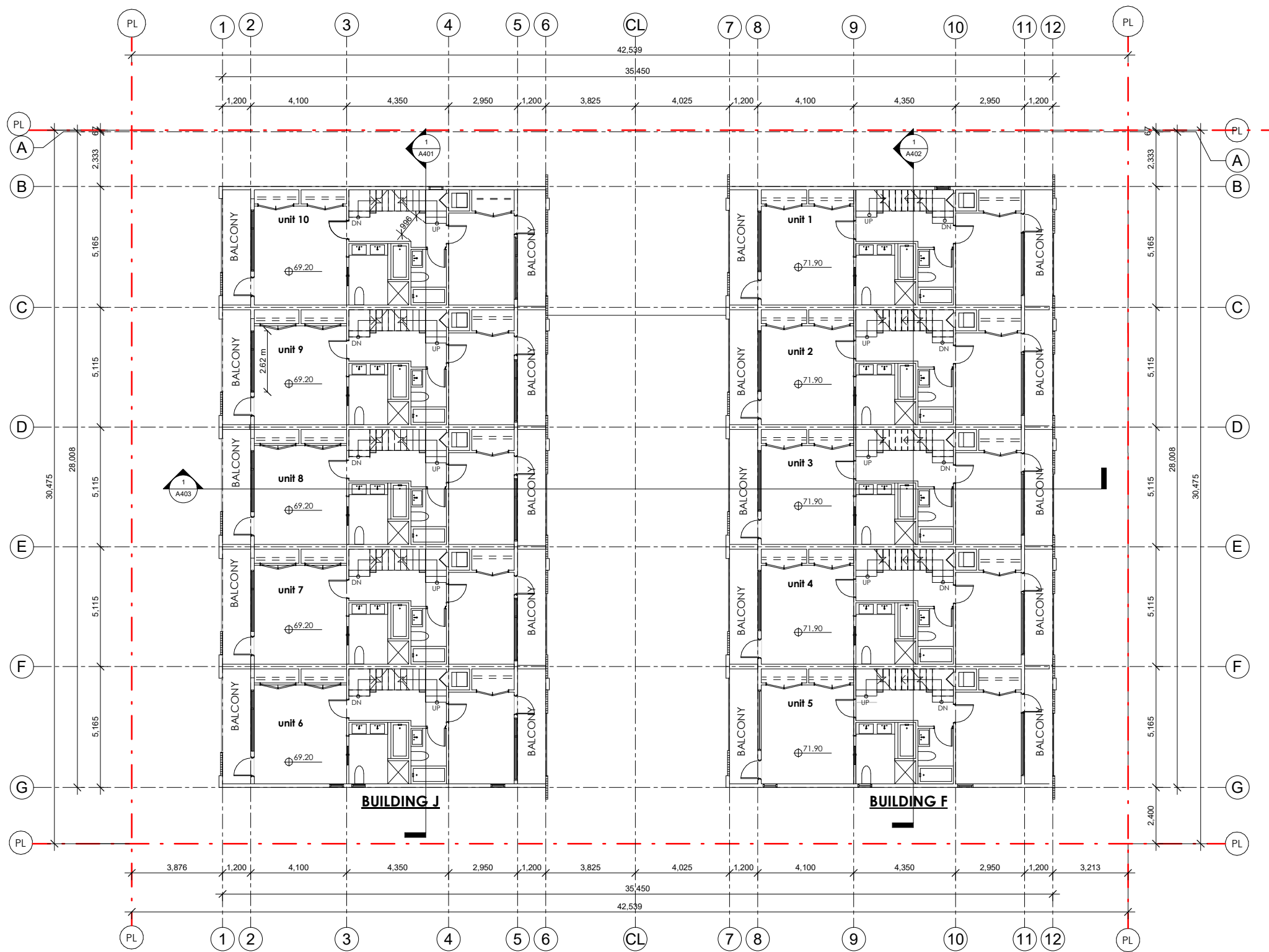
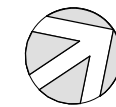
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
1ST FLOOR PLAN (BUILDING F & J)

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 100
A203



HASSAN MOAYERI ARCHITECT
 ARCHITECT M.A.R.C.H. M.A.E.N.G. M.A.I.B.C. M.R.A.I.C. A.I.A.
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

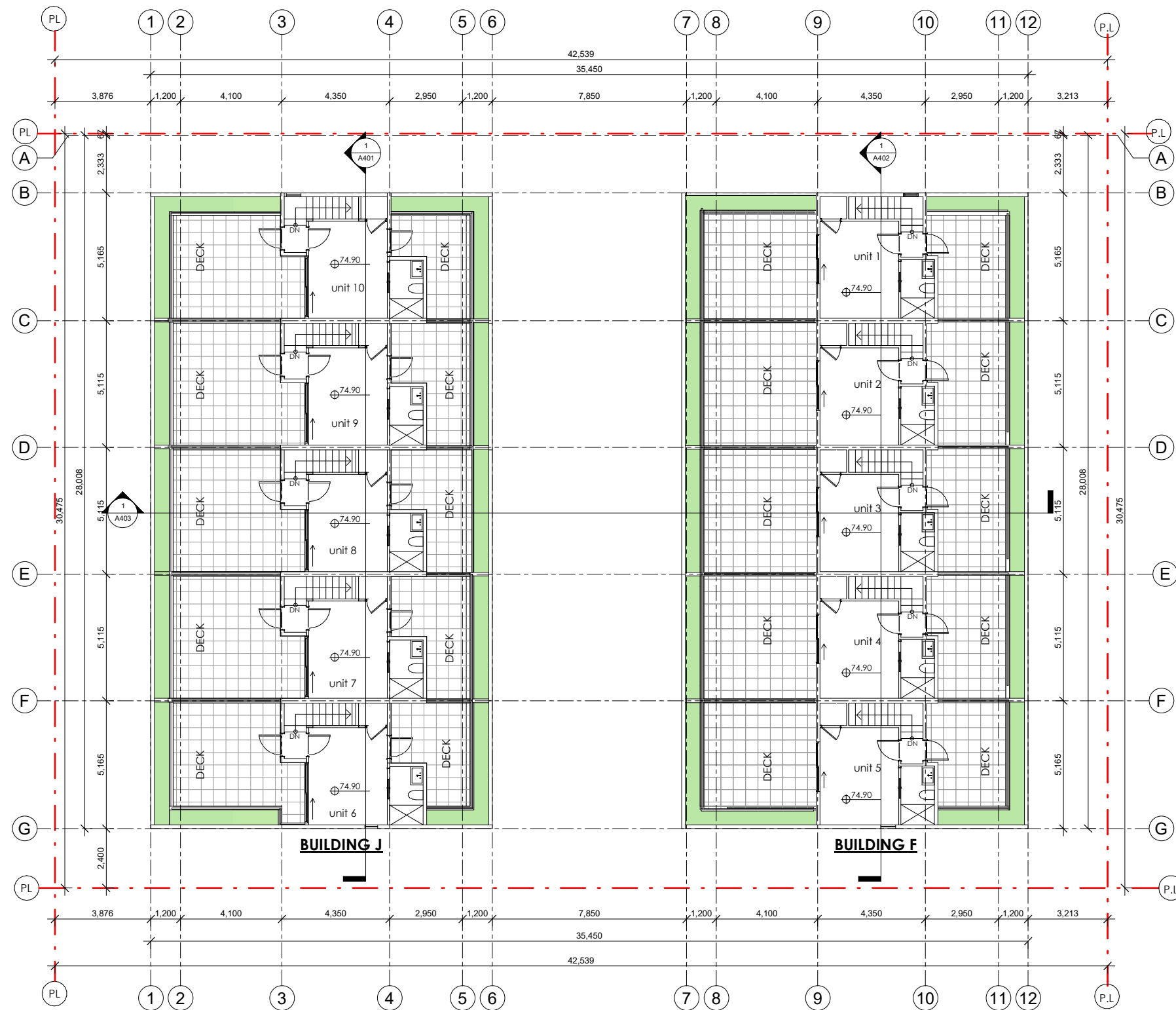
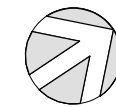
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
2ND FLOOR PLAN (BUILDING F & J)

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 100
A204



HASSAN MOAYERI ARCHITECT
 ARCHITECT
 M . A . R . C H M . A . E . N . G M . A . I . B . C M . R . A . I . C A . I . A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

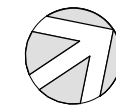
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
3RD FLOOR PLAN (BUILDING F & J)

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 100
A205



ARCHITECT
H A S S A N M O A Y E R I
A R C H I T E C T
 M . A . R C H M . A . E N G M . A . I . B . C M . R . A . I . C A . I . A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
ROOF PLAN

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

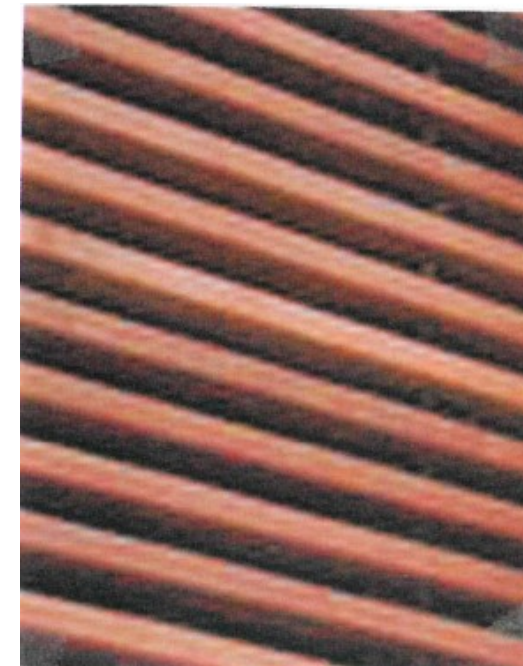
Scale: 1 : 100
A206



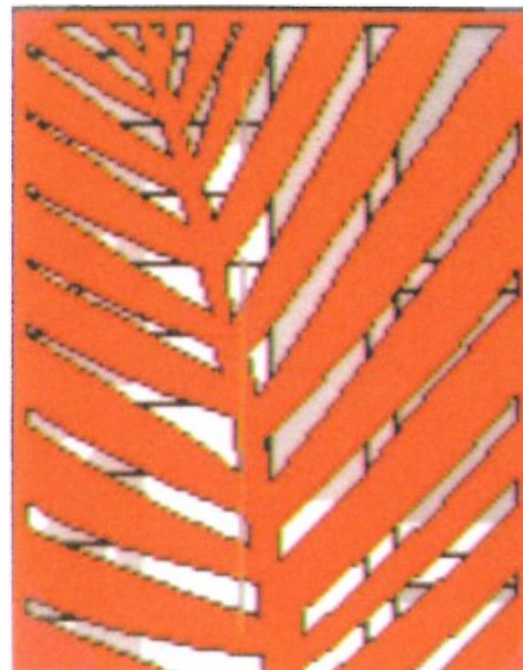
1



2



3



4



5

EXTERIOR MATERIAL LEGEND

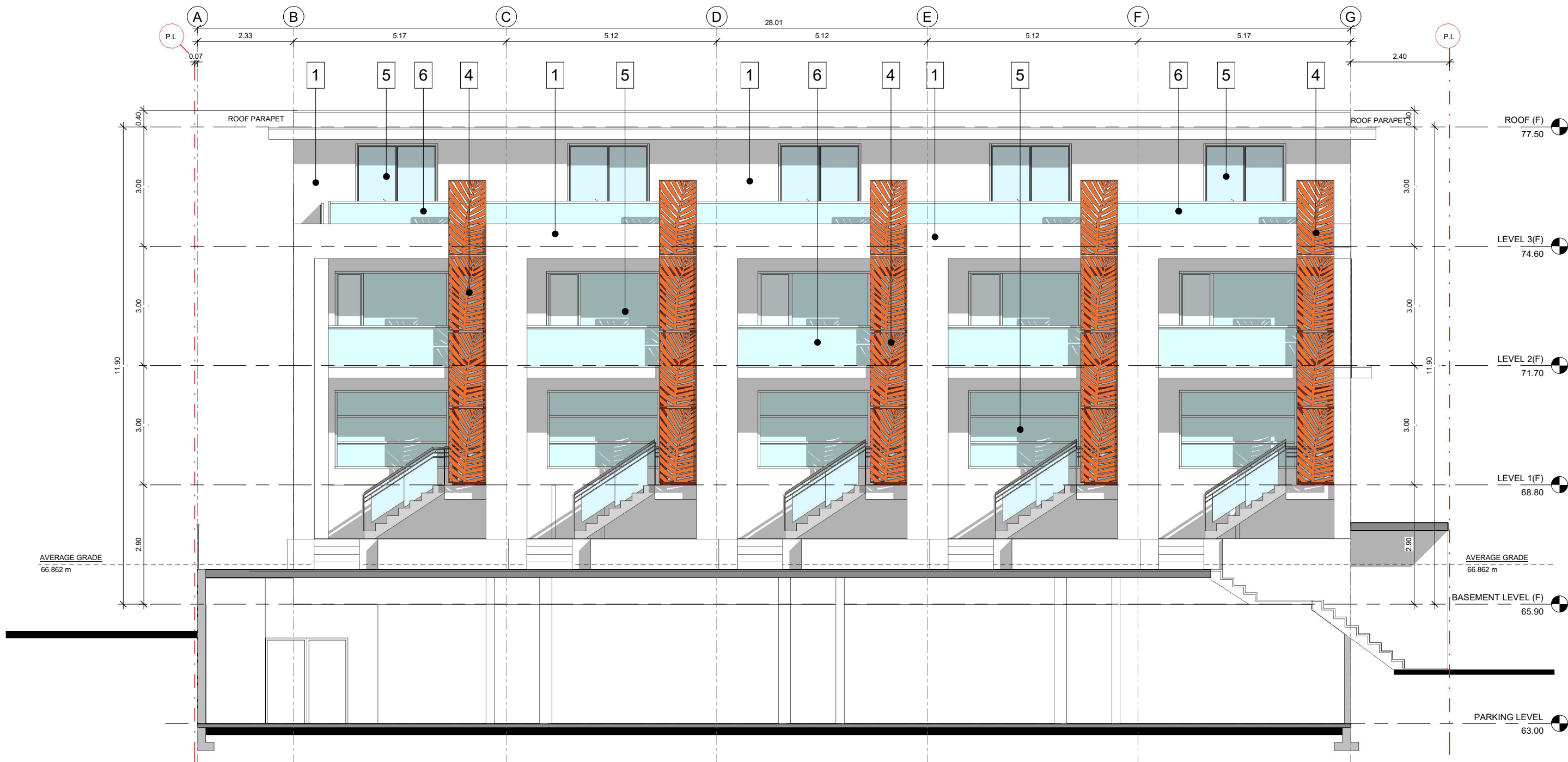
- 1 OFF WHITE STUCCO OR CEMENT FIBER BOARD
- 2 DARK BROWN CEDAR OR METAL SLIDING
- 3 DARK BROWN HORIZONTAL CEDAR SCREEN
- 4 RUSTED STEEL PALM LEAF SCREEN PANELS
- 5 BLACK VINYL WINDOWS
- 6 BLACK ALUM. AND CLEAR SAFETY GLASS



1 NORTH ELEVATION-BUILDING F
1 : 50

EXTERIOR MATERIAL LEGEND

- 1 OFF WHITE STUCCO OR CEMENT FIBER BOARD
- 2 DARK BROWN CEDAR OR METAL SLIDING
- 3 DARK BROWN HORIZONTAL CEDAR SCREEN
- 4 RUSTED STEEL PALM LEAF SCREEN PANELS
- 5 BLACK VINYL WINDOWS
- 6 BLACK ALUM. AND CLEAR SAFETY GLASS



EXTERIOR MATERIAL LEGEND

- 1 OFF WHITE STUCCO OR CEMENT FIBER BOARD
- 2 DARK BROWN CEDAR OR METAL SLIDING
- 3 DARK BROWN HORIZONTAL CEDAR SCREEN
- 4 RUSTED STEEL PALM LEAF SCREEN PANELS
- 5 BLACK VINYL WINDOWS
- 6 BLACK ALUM. AND CLEAR SAFETY GLASS

1 SOUTH ELEVATION-BUILDING F
1 : 50

HASSAN MOAYERI ARCHITECT
 M . A R C H M . A . E N G M . A . I . B . C M . R . A . I . C . A . I . A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

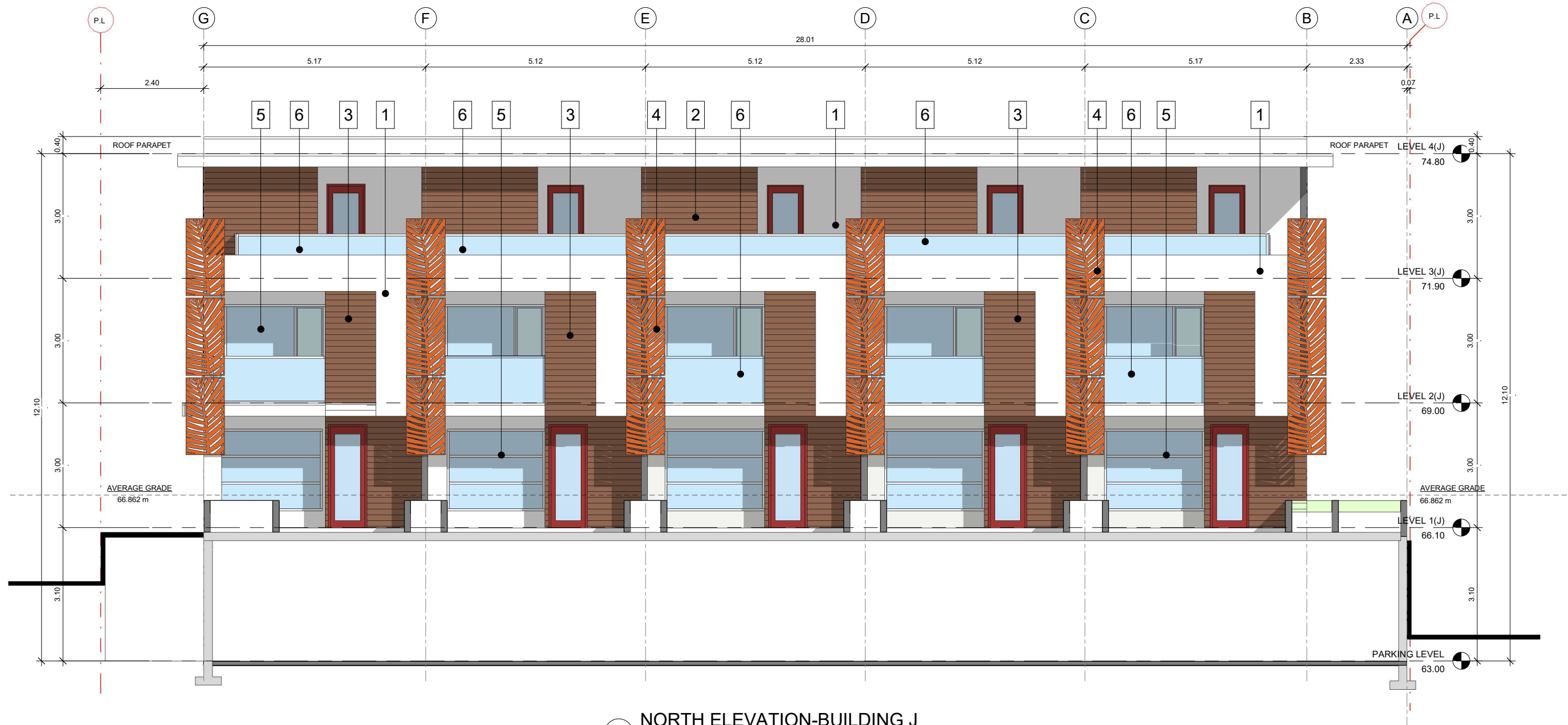
Client:
Dr. Farshid Shahbazi

Project Address:
273-275-279 EAST 6TH STREET,
NORTH VANCOUVER, BC

Sheet name:
**SOUTH
ELEVATION-BUILDING F**

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 50
A302



1 NORTH ELEVATION-BUILDING J
1 : 50

EXTERIOR MATERIAL LEGEND

- 1 OFF WHITE STUCCO OR CEMENT FIBER BOARD
- 2 DARK BROWN CEDAR OR METAL SLIDING
- 3 DARK BROWN HORIZONTAL CEDAR SCREEN
- 4 RUSTED STEEL PALM LEAF SCREEN PANELS
- 5 BLACK VINYL WINDOWS
- 6 BLACK ALUM. AND CLEAR SAFETY GLASS

HASSAN MOAYERI ARCHITECT
 M . A R C H M . A E N G M . A I B C M . R A I C A I A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

Client:
Dr. Farshid Shahbazi

Project Address:
273-275-279 EAST 6TH STREET,
NORTH VANCOUVER, BC

Sheet name:
**NORTH
ELEVATION-BUILDING J**

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 50
A303



EXTERIOR MATERIAL LEGEND

- 1 OFF WHITE STUCCO OR CEMENT FIBER BOARD
- 2 DARK BROWN CEDAR OR METAL SLIDING
- 3 DARK BROWN HORIZONTAL CEDAR SCREEN
- 4 RUSTED STEEL PALM LEAF SCREEN PANELS
- 5 BLACK VINYL WINDOWS
- 6 BLACK ALUM. AND CLEAR SAFETY GLASS

2 SOUTH ELEVATION-BUILDING J 1 : 50

ARCHITECT
H A S S A N M O A Y E R I
A R C H I T E C T
 M . A R C H M . A . E N G M . A I B C M . R A I C A I A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

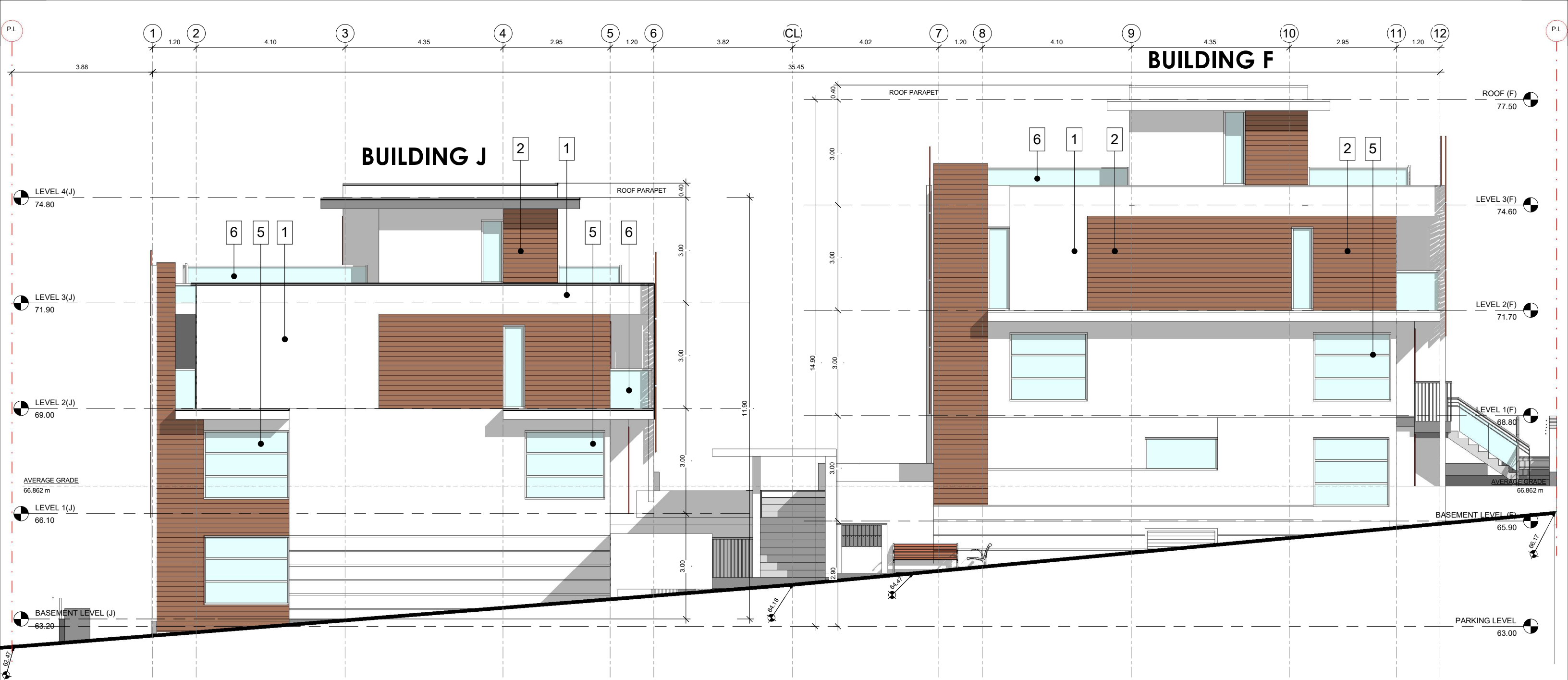
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
**SOUTH
 ELEVATION-BUILDING J**

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 50
A304



EXTERIOR MATERIAL LEGEND

- 1 OFF WHITE STUCCO OR CEMENT FIBER BOARD
- 2 DARK BROWN CEDAR OR METAL SLIDING
- 3 DARK BROWN HORIZONTAL CEDAR SCREEN
- 4 RUSTED STEEL PALM LEAF SCREEN PANELS
- 5 BLACK VINYL WINDOWS
- 6 BLACK ALUM. AND CLEAR SAFETY GLASS

1 EAST ELEVATION
1 : 50

HASSAN MOAYERI ARCHITECT
 M . A . R . C H M . A . E . N . G M . A . I . B . C M . R . A . I . C A . I . A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

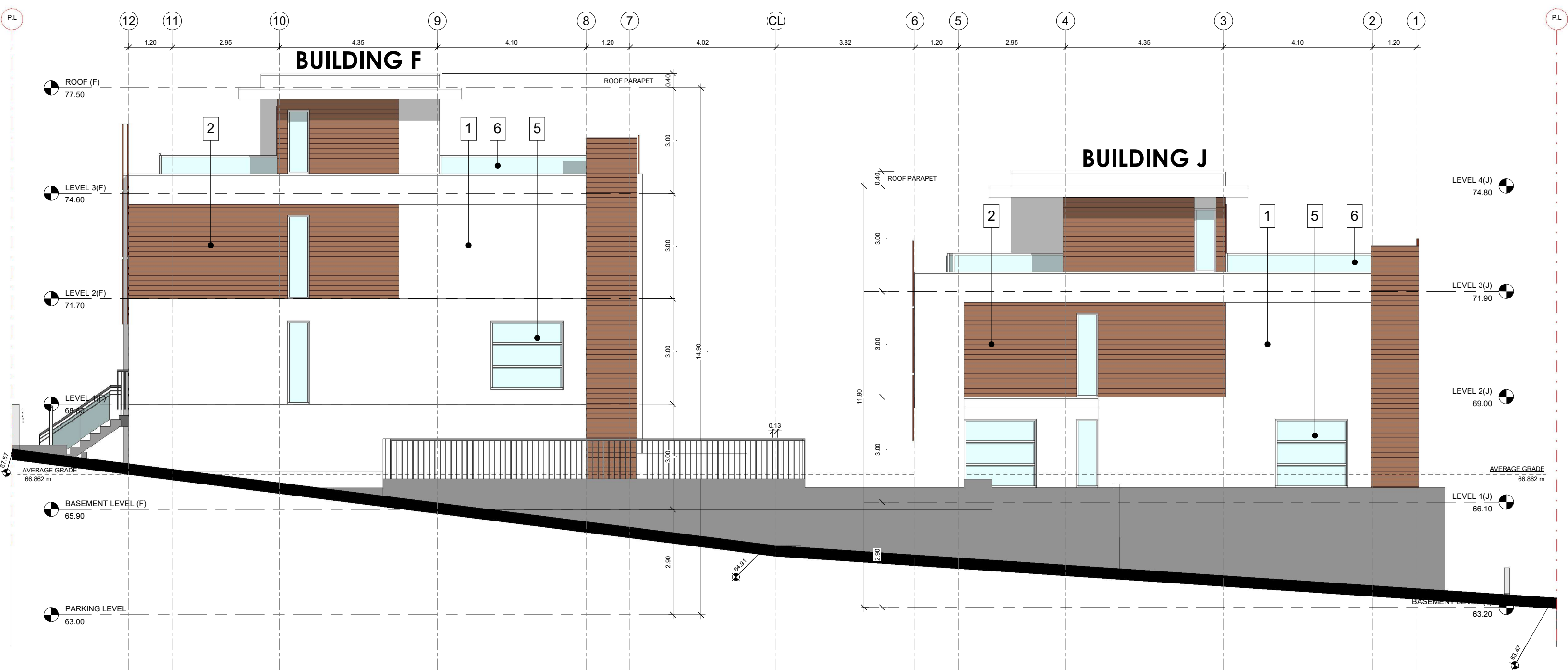
Client:
Dr. Farshid Shahbazi

Project Address:
273-275-279 EAST 6TH STREET,
NORTH VANCOUVER, BC

Sheet name:
EAST ELEVATION

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 50
A305



1 WEST ELEVATION
1 : 50

EXTERIOR MATERIAL LEGEND

- 1 OFF WHITE STUCCO OR CEMENT FIBER BOARD
- 2 DARK BROWN CEDAR OR METAL SLIDING
- 3 DARK BROWN HORIZONTAL CEDAR SCREEN
- 4 RUSTED STEEL PALM LEAF SCREEN PANELS
- 5 BLACK VINYL WINDOWS
- 6 BLACK ALUM. AND CLEAR SAFETY GLASS

HASSAN MOAYERI ARCHITECT
 M . A R C H M . A . E N G M . A . I . B . C M . R . A . I . C . A . I . A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

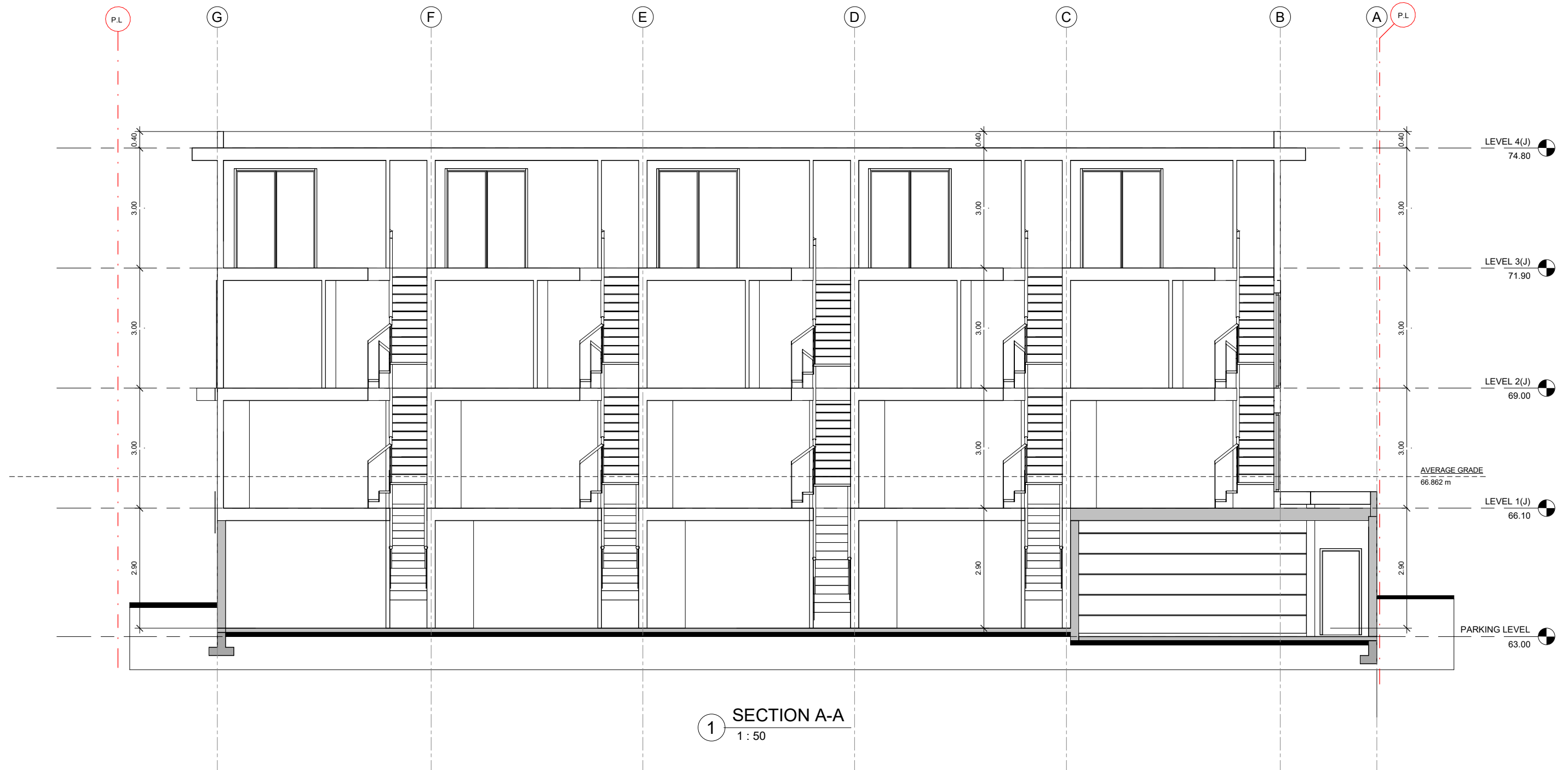
Client:
Dr. Farshid Shahbazi

Project Address:
273-275-279 EAST 6TH STREET,
NORTH VANCOUVER, BC

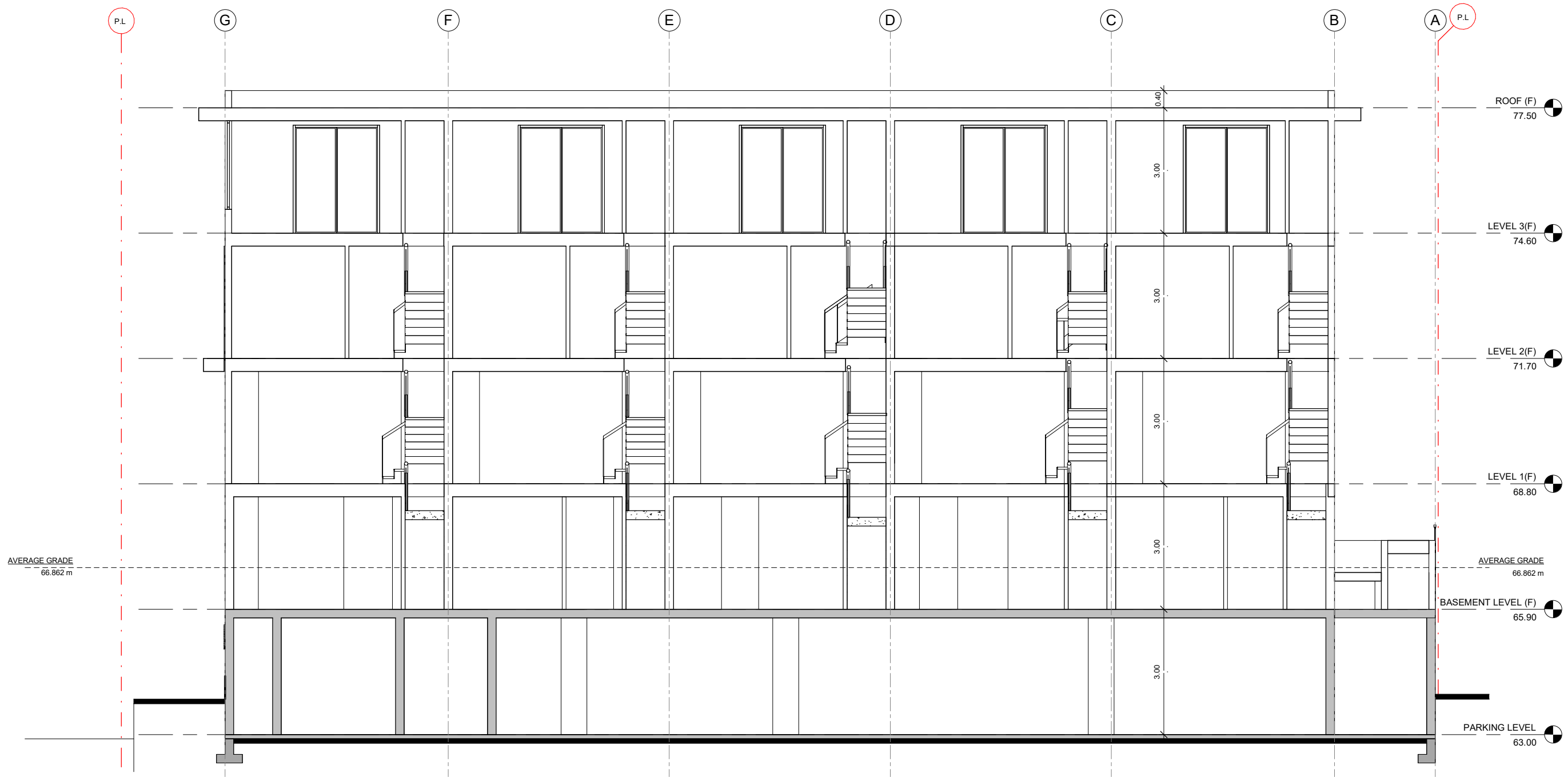
Sheet name:
WEST ELEVATION

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 50
A306



1 SECTION A-A
1 : 50



1 SECTION B-B
1 : 50

ARCHITECT
H A S S A N M O A Y E R I
A R C H I T E C T
 M . A R C H M . A . E N G M . A I B C M . R A I C A I A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

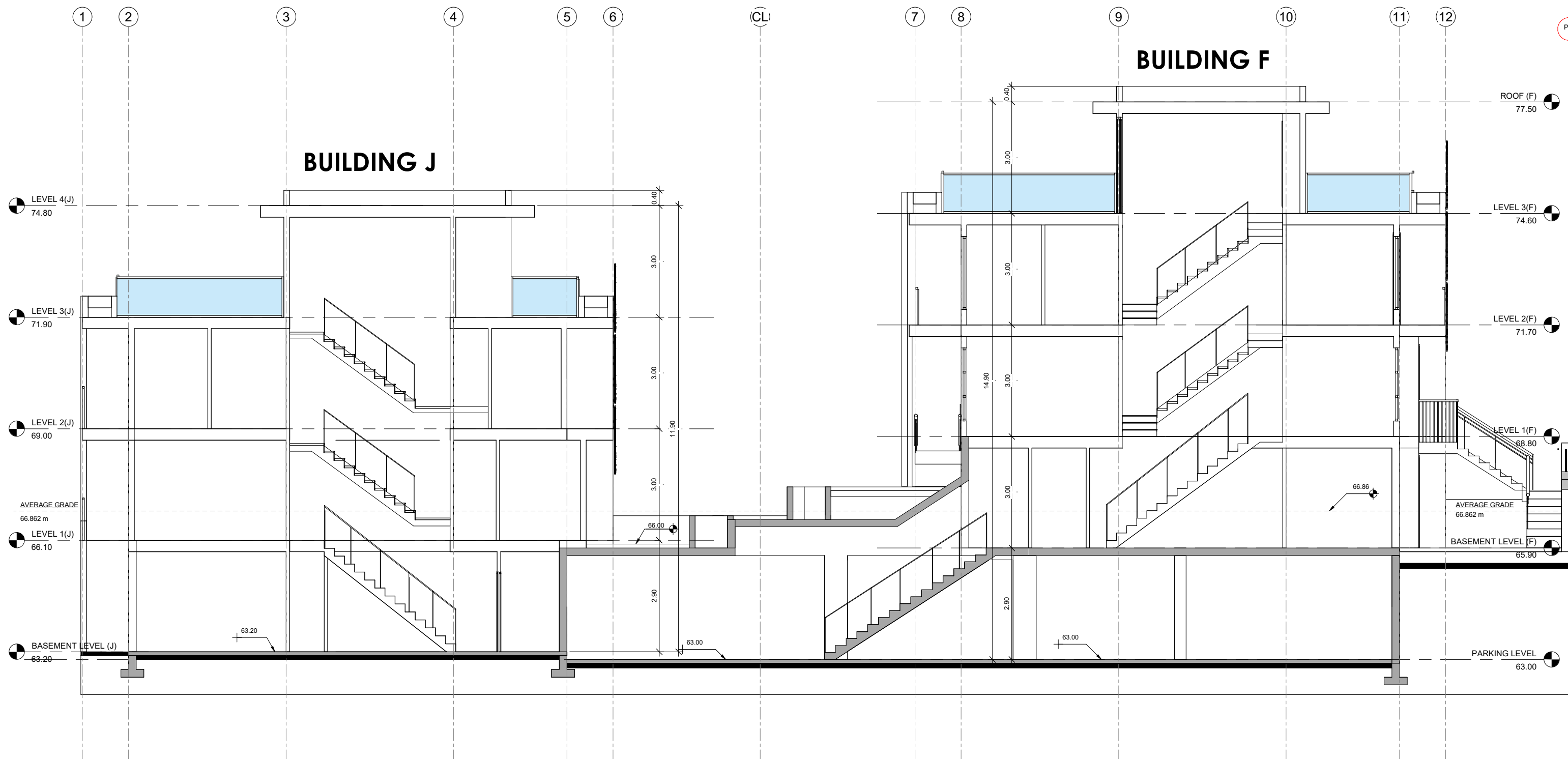
Client:
Dr. Farshid Shahbazi

Project Address:
 273-275-279 EAST 6TH STREET,
 NORTH VANCOUVER, BC

Sheet name:
 SECTION B-B

Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1 : 50
A402



1 CROSS SECTION C-C
1:50

ARCHITECT **H A S S A N M O A Y E R I**
A R C H I T E C T
 M . A . R C H M . A . E N G M . A . I . B . C M . R . A . I . C A . I . A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472
 hassanmoayeriarchitect@shaw.ca
 Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent.
 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

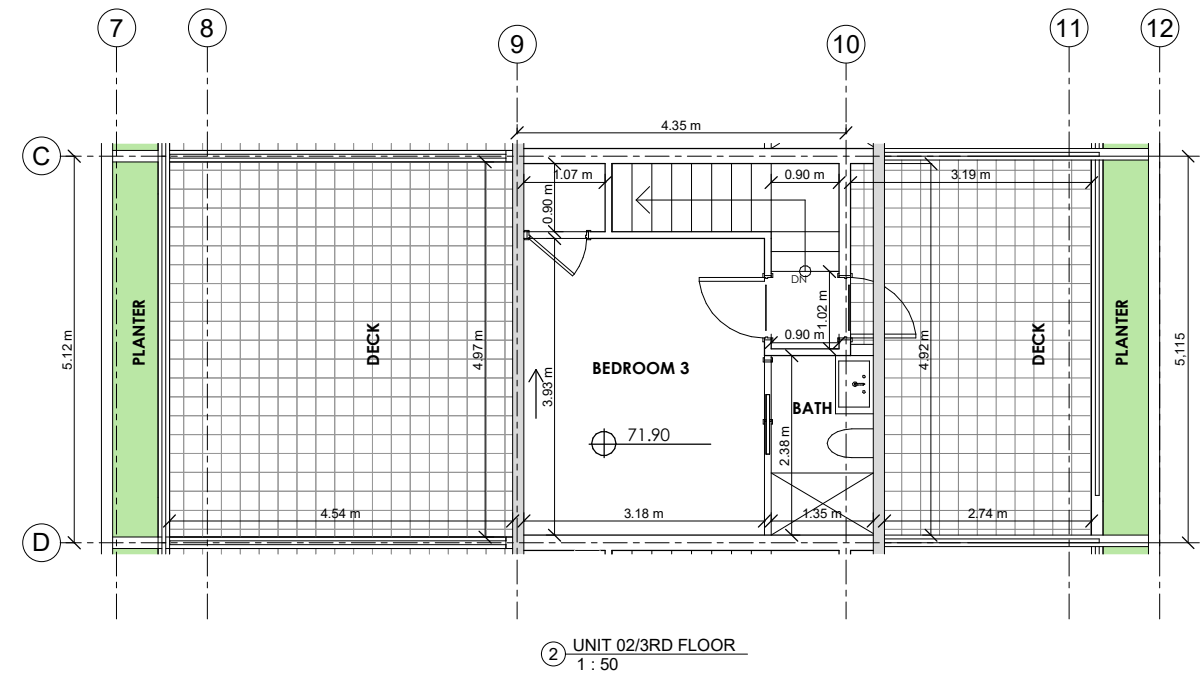
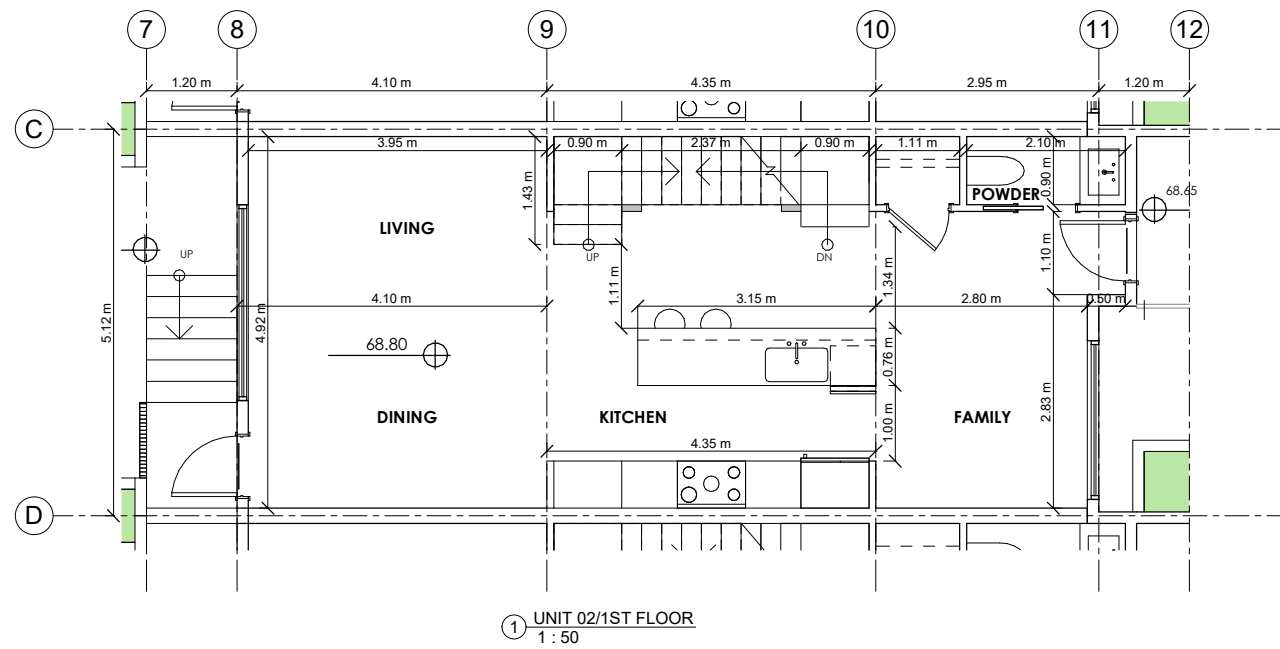
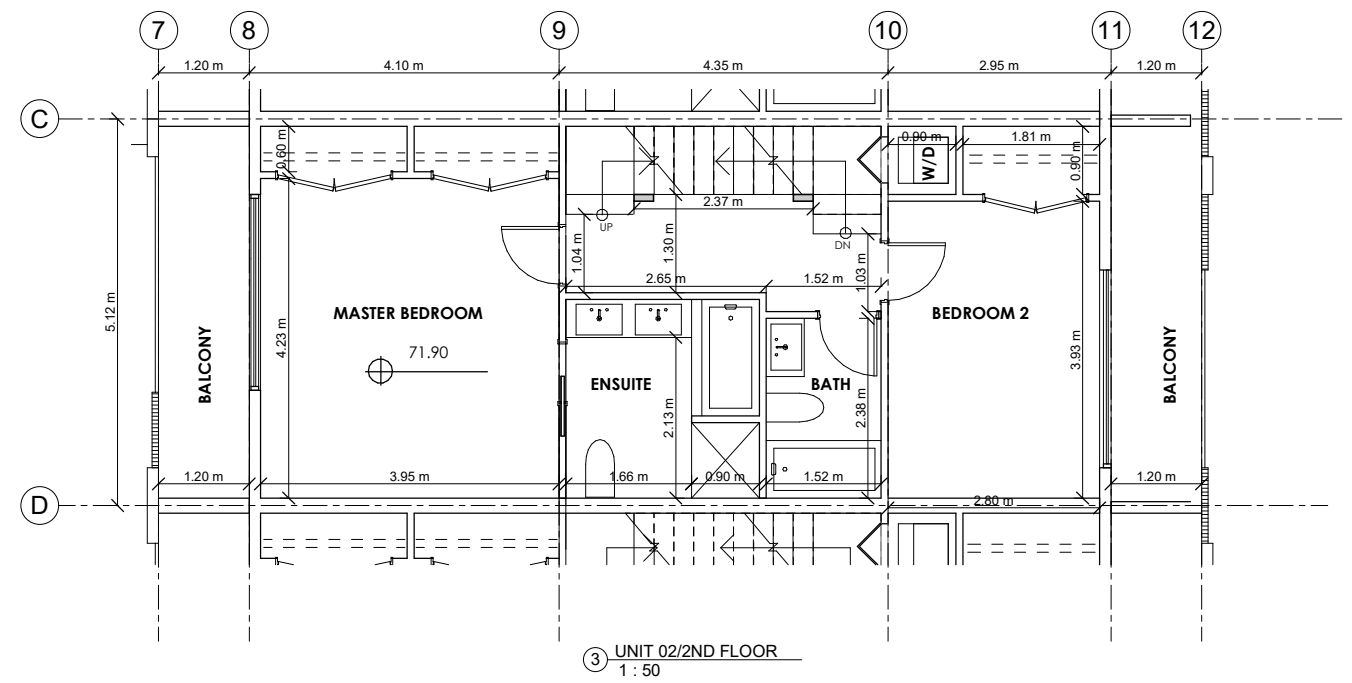
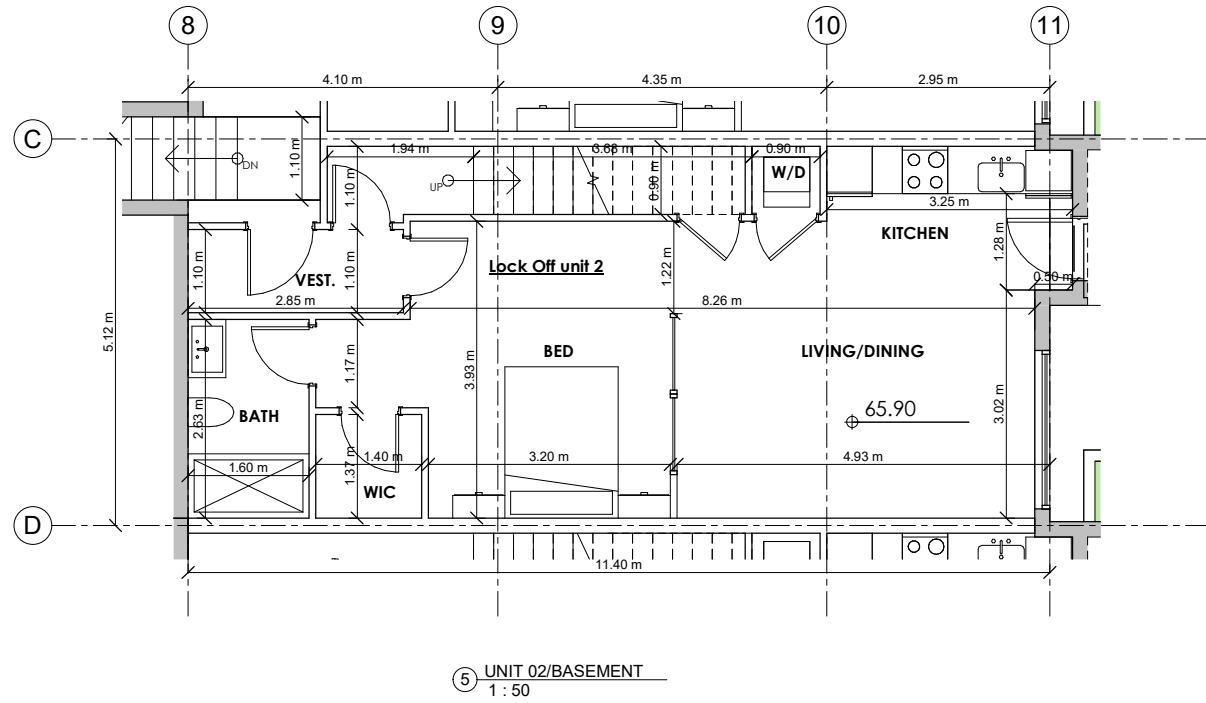
Client:
Dr. Farshid Shahbazi

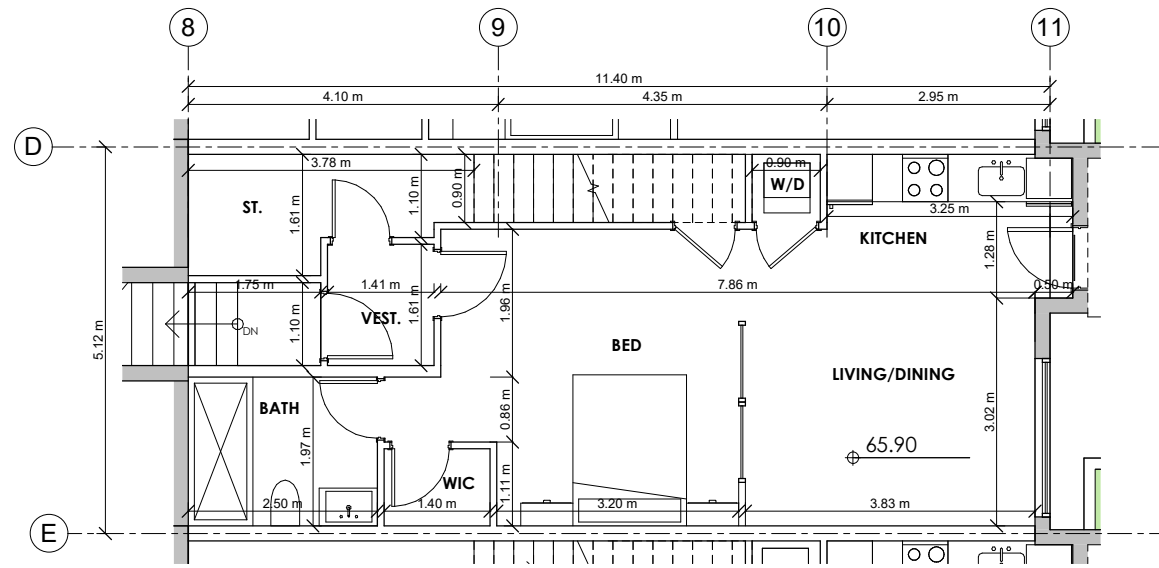
Project Address:
273-275-279 EAST 6TH STREET,
NORTH VANCOUVER, BC

Sheet name:
CROSS SECTION C-C

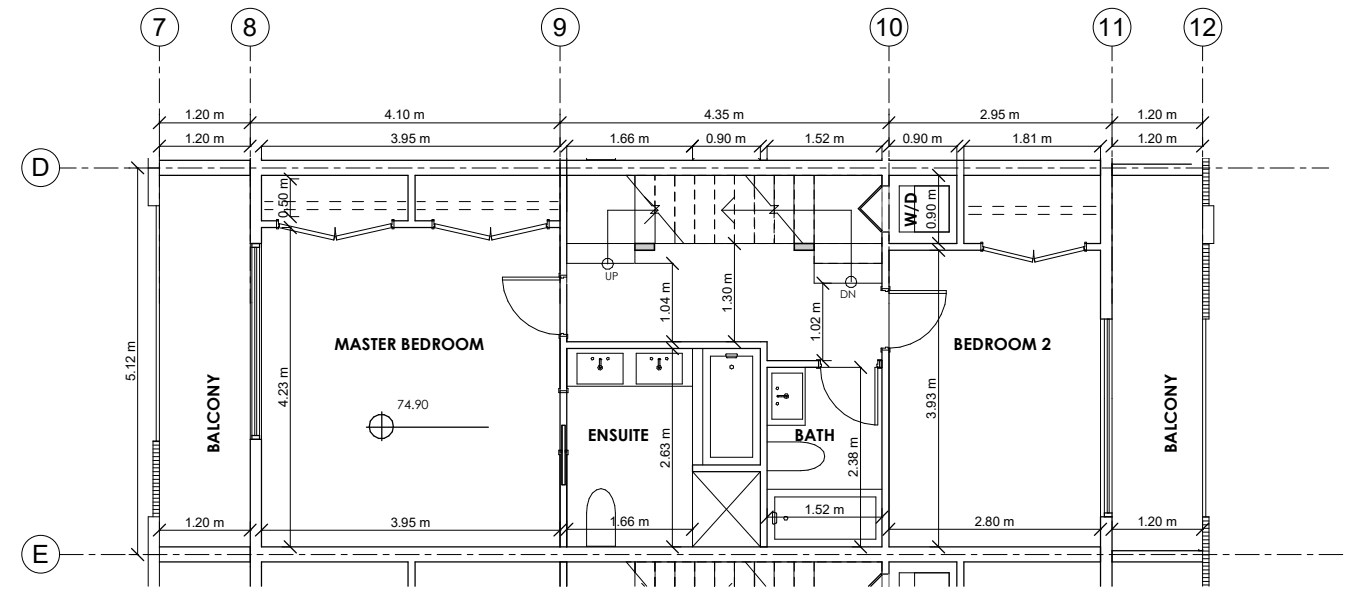
Revision Schedule		
Rev #	Date	Description
1	2022	REZONING
2	2024, DEC.	REZONING RESUBMISSION

Scale: 1:50
A403

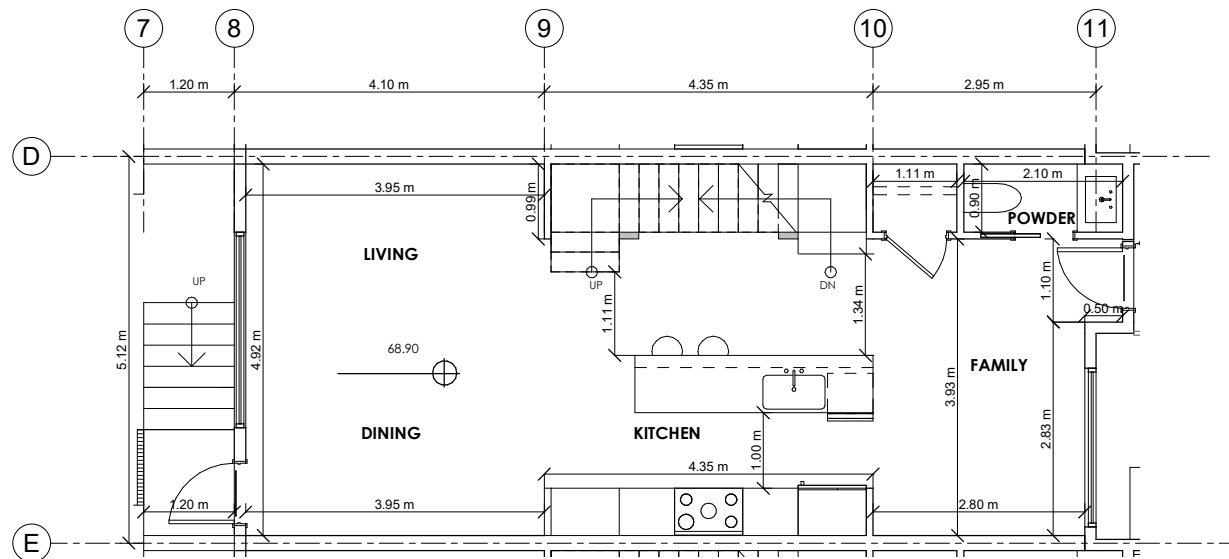




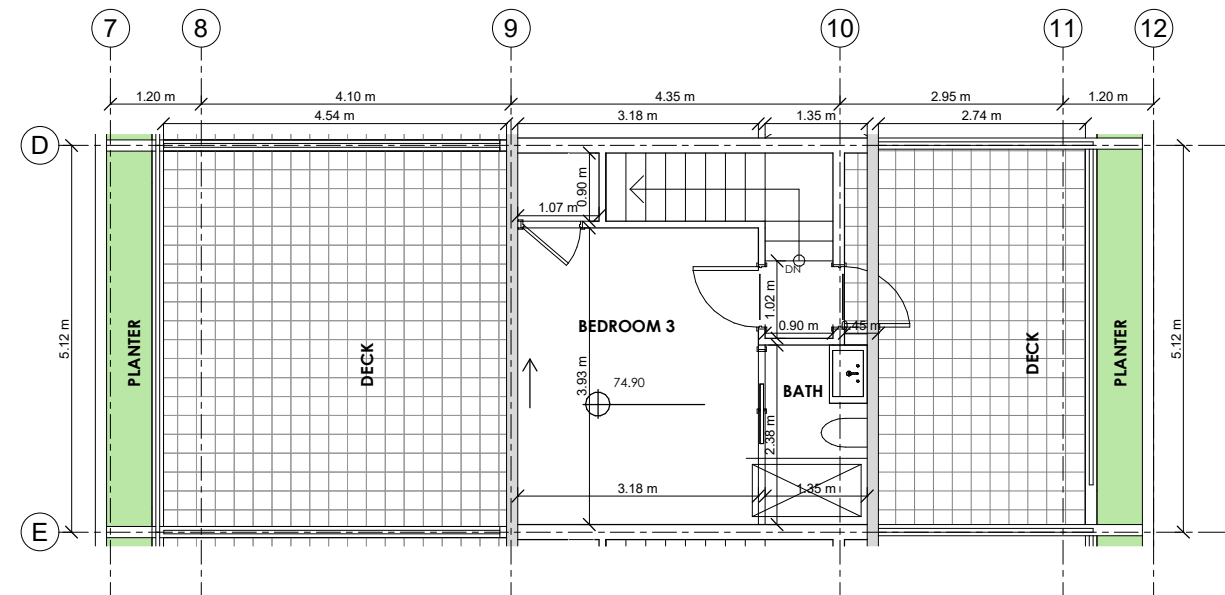
① UNIT 03/ BASEMENT
1 : 50



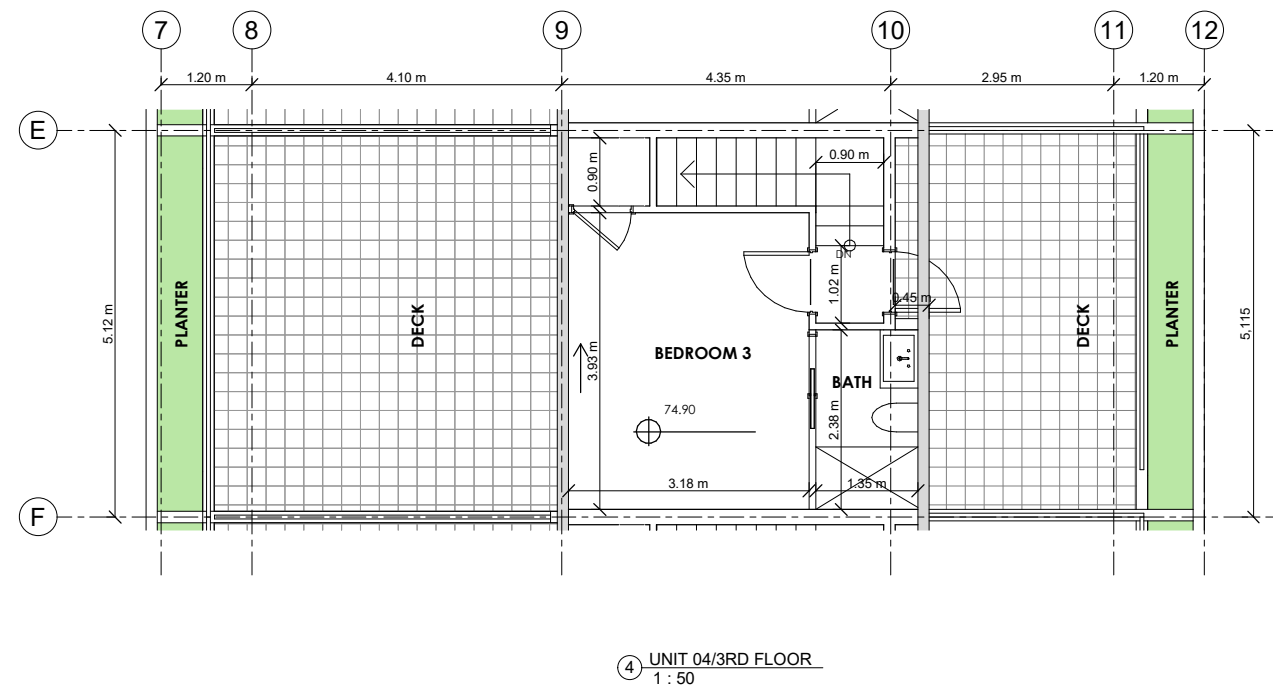
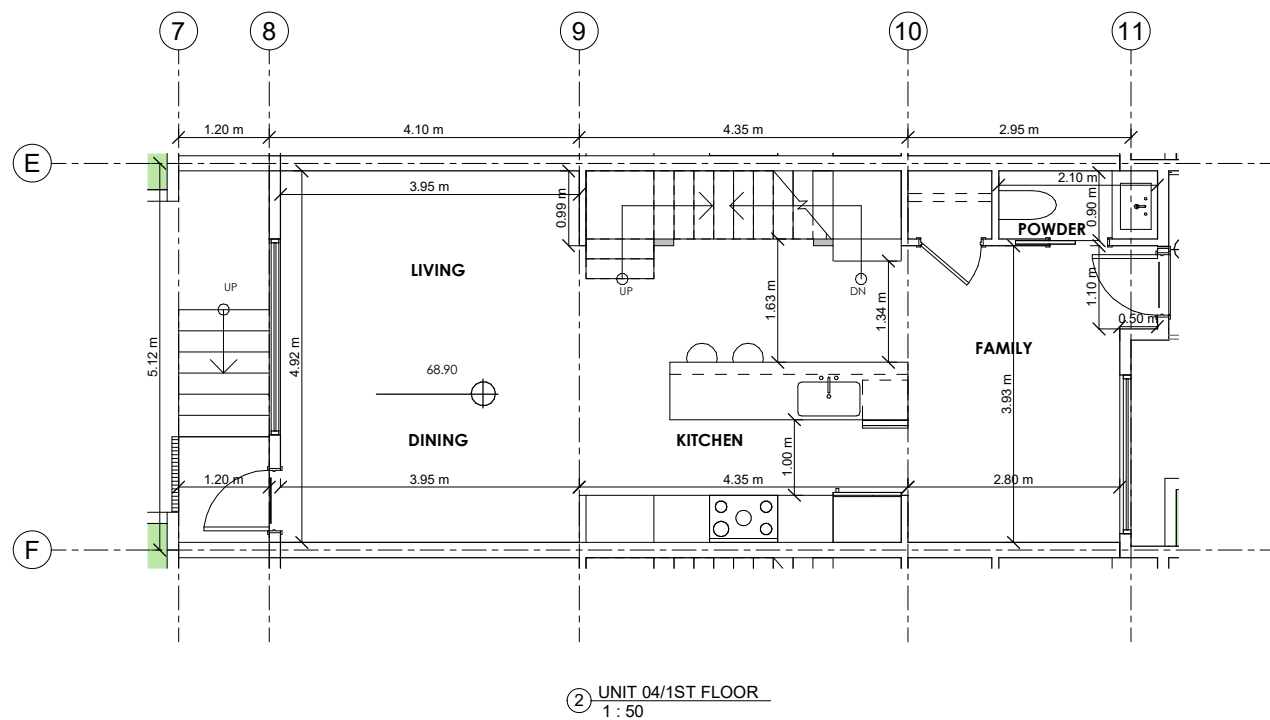
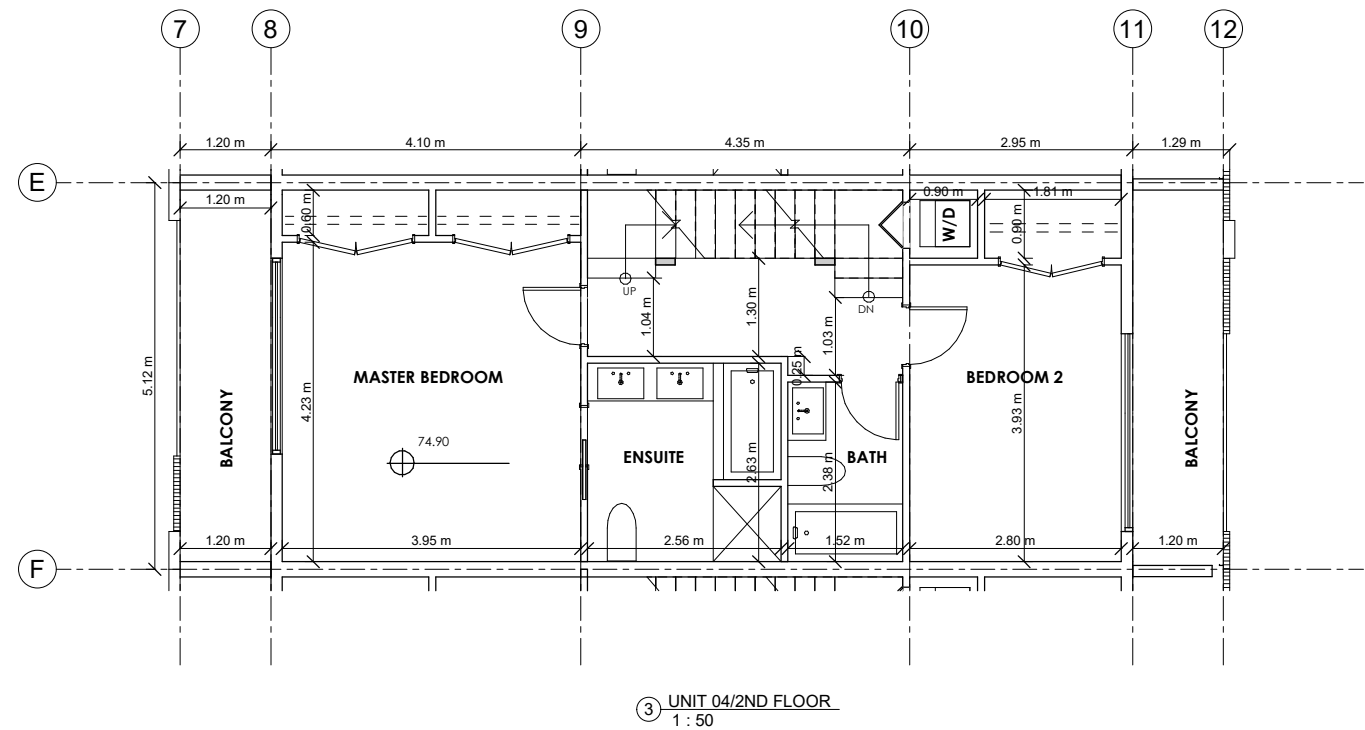
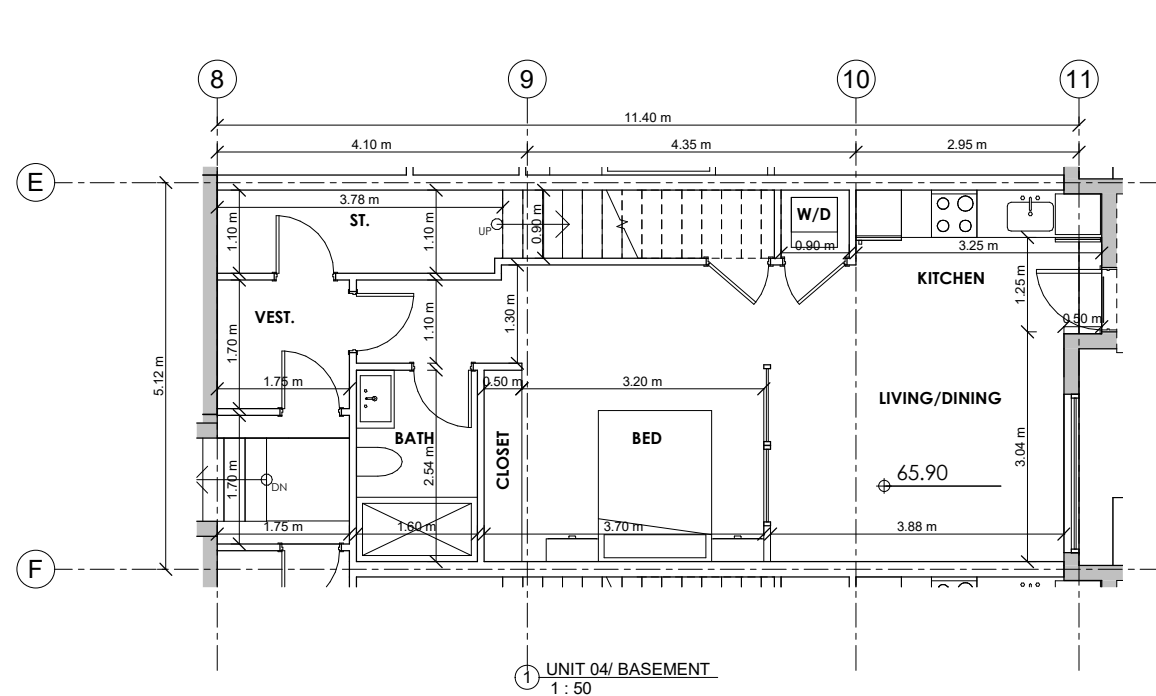
③ UNIT 03/2ND FLOOR
1 : 50

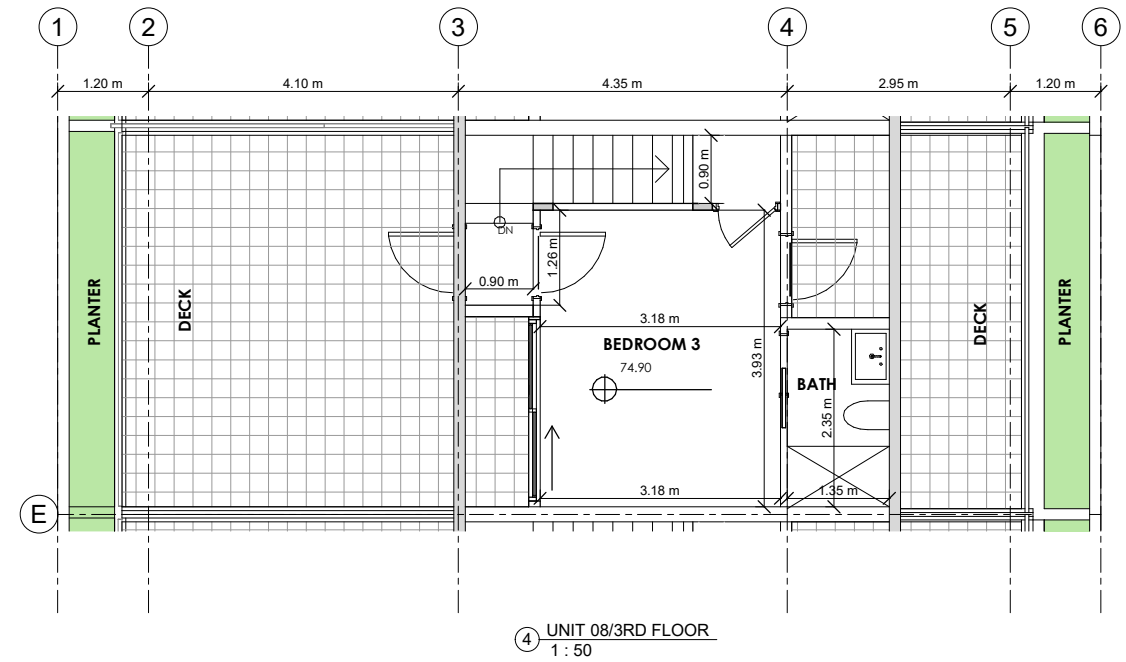
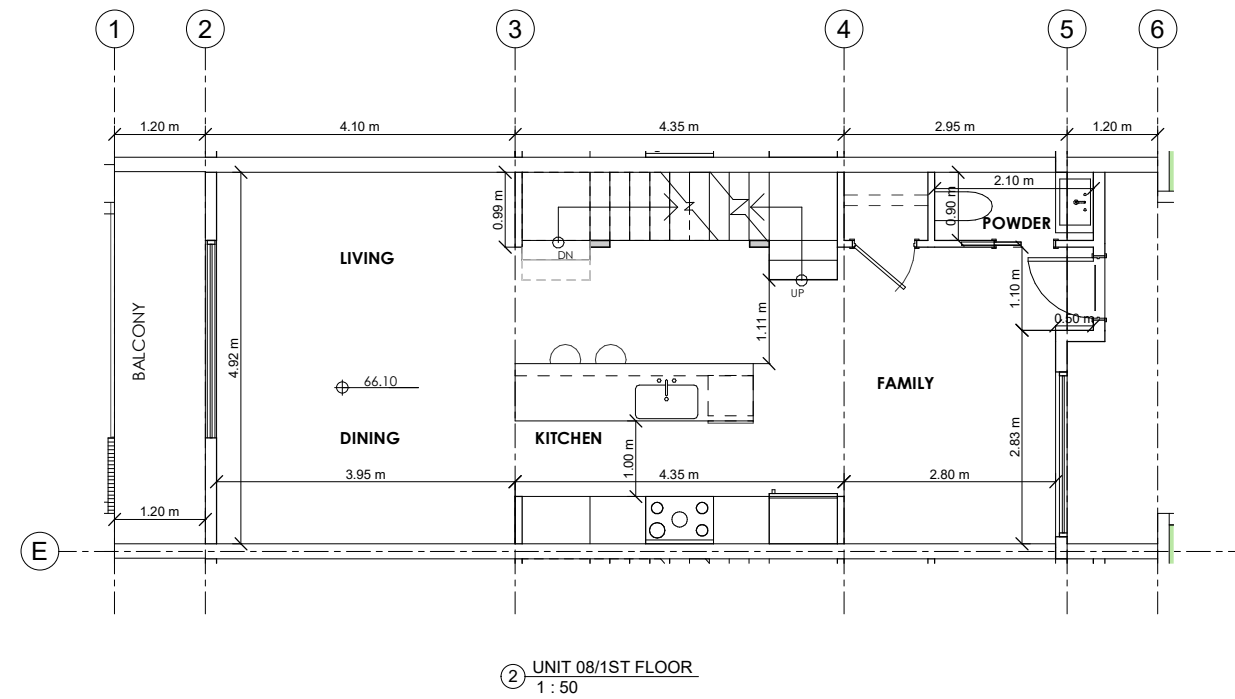
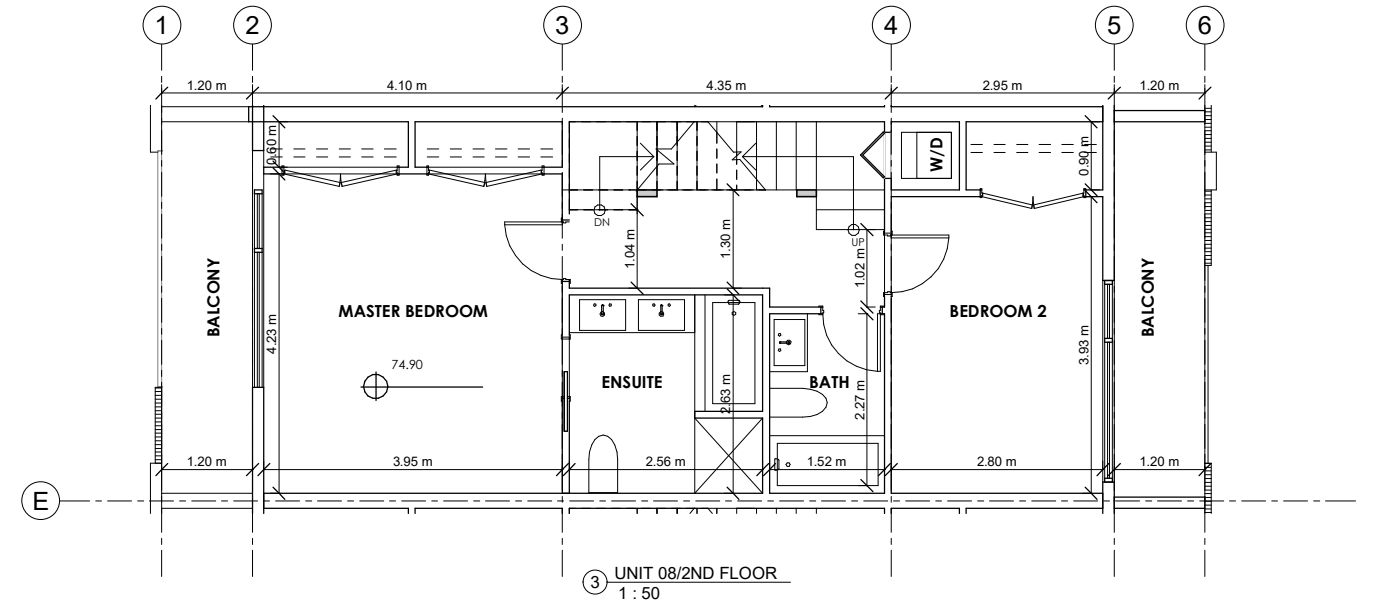
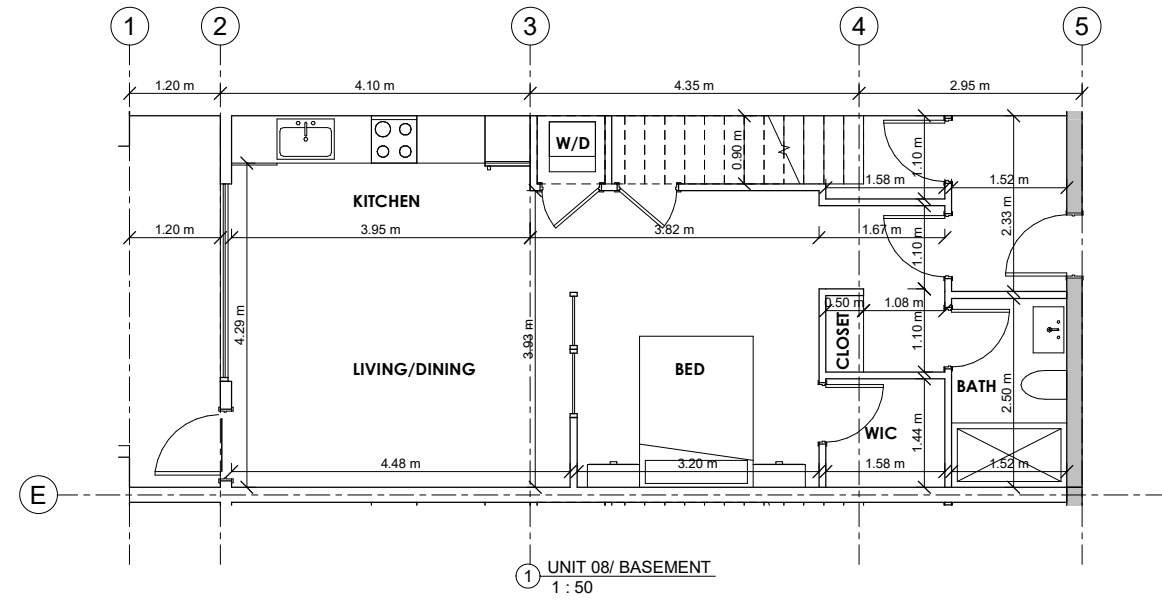


② UNIT 03/1ST FLOOR
1 : 50



④ UNIT 03/3RD FLOOR
1 : 50







NORTH-EAST 3D VIEW



SOUTH-EAST 3D VIEW



NORTH-WEST 3D VIEW



SOUTH-WEST 3D VIEW