



PROJECT STATISTICS				
SITE STATISTICS				
CIVIC ADDRESS:	332 E 24TH ST. NORTH VANCOUVER - LOT A			
LEGAL DESCRIPTION:	LOT 20, BLOCK 218A, DISTRICT LOT 546, PLAN 3376			
P.I.D.:	012-962-601			
ZONE:	RS2			
SITE AREA (SQ.FT.):	2,853			
SITE WIDTH (FT)	25			
PROJECT STATISTICS				
HOUSE	PERMITTED/REQUIRED		PROPOSED	
	IMPERIAL	METRIC	IMPERIAL	METRIC
RIDGE HEIGHT	33	10.06	32.96	10.05
TOP PLATE HEIGHT	26.2	7.99	24.83	7.57
FRONT YARD SETBACK	15	4.57	15	4.57
EAST SIDE YARD SETBACK	4	1.22	4	1.22
WEST SIDE YARD SETBACK	4	1.22	4	1.22
REAR YARD SETBACK	39.95	12.18	43.13	13.15
ACCESSORY BUILDING	PERMITTED/REQUIRED		PROPOSED	
	IMPERIAL	METRIC	IMPERIAL	METRIC
ROOF HEIGHT	22	6.71	23.44	7.14
SETBACK TO SFD	10	3.05	19.13	5.83
EAST SIDE YARD SETBACK	2	0.61	4	1.22
WEST SIDE YARD SETBACK	2	0.61	2	0.61
REAR YARD SETBACK	4	1.22	4	1.22
FLOOR AREAS				
	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
FLOOR				
BASEMENT			952	88.44
MAIN FLOOR			886	82.31
2ND FLOOR			856.1	79.53
ACCESSORY - GARAGE			380	35.30
ACCESSORY - GARAGE SUITE			380	35.30
TOTAL SQ.FT.			3454.1	320.89
G.F.A EXEMPTIONS				
	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
EXEMPTION				
BASEMENT			952	88.44
ACCESSORY			760	70.60
TOTAL EXEMPT FROM GFA			1712	159.04
G.F.A				
	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
TOTAL G.F.A	1,426.68	132.54	1742.1	161.84
SITE COVERAGE - HOUSE				
	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
AREA OF HOUSE			919	85.38
TOTAL SITE COVERAGE (MAX 30%)	856.005	79.52	919	85.38
SITE COVERAGE - COMBINED				
	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
AREA OF HOUSE			919	85.38
AREA OF ACCESSORY			380	35.30
TOTAL SITE COVERAGE (MAX 40%)	1141.34	106.03	1299	120.68

# LOT A

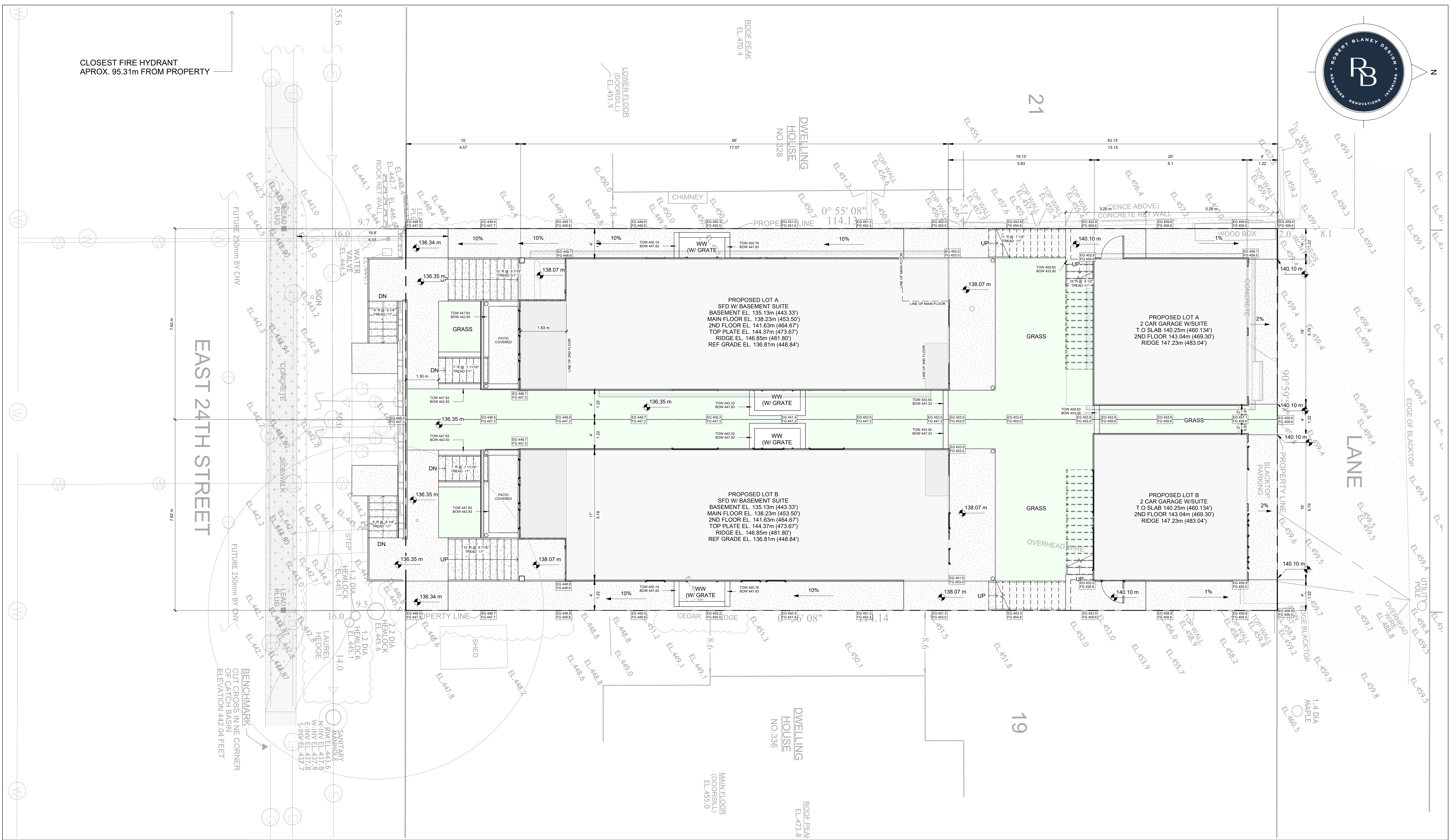
## 332 E 24TH ST. NORTH VANCOUVER

- A100 - SITE PLAN
- A101 - FOUNDATION PLAN
- A102 - BASEMENT FLOOR PLAN
- A103 - MAIN FLOOR PLAN
- A104 - 2ND FLOOR PLAN
- A105 - ROOF PLAN
- A106 - ELEVATIONS - NORTH & SOUTH
- A107 - ELEVATIONS - EAST
- A108 - ELEVATIONS - WEST
- A109 - SECTIONS & ASSEMBLIES
- A110 - DETAILS
- A111 - F.A.R
- A112 - GARAGE ELEVATIONS
- A113 - CONTEXTUAL VIEWS

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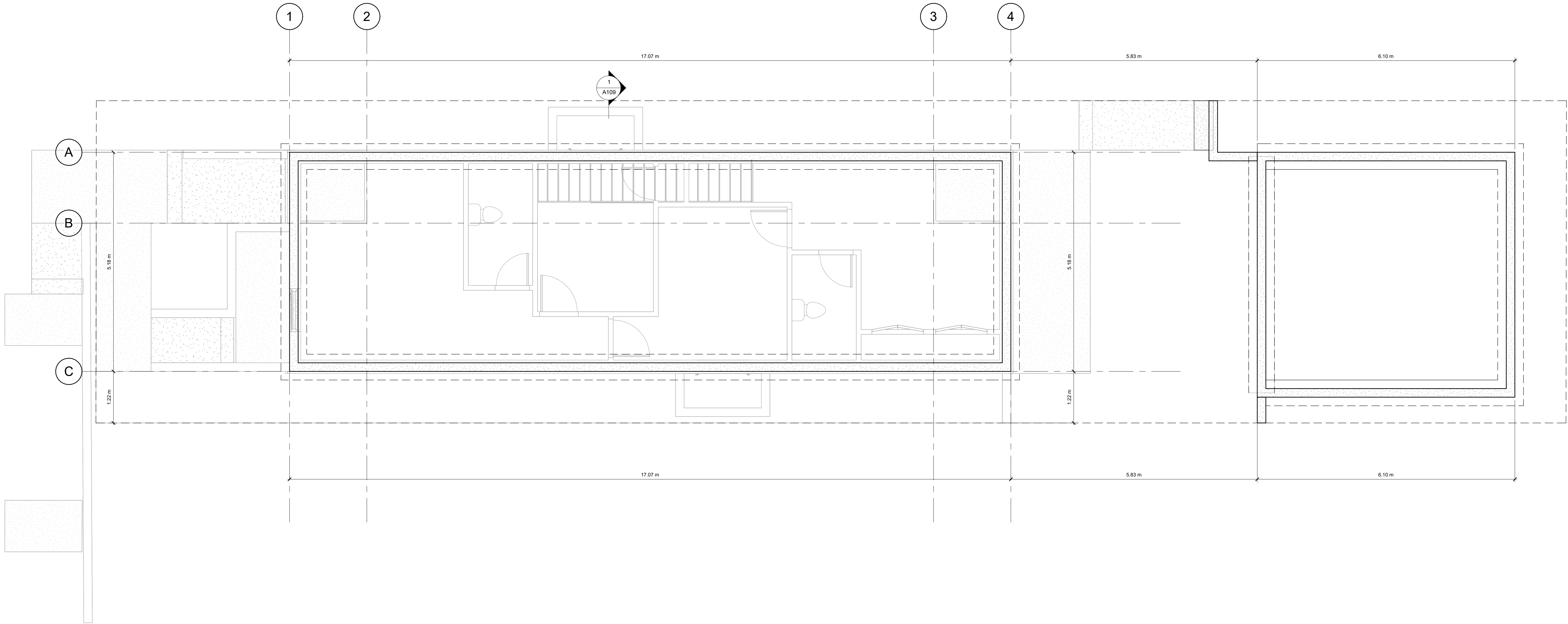
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<div>ROBERT BLANEY HOMES</div> <div><div>RB</div></div>	<div>5464 PATRICIA BAY HIGHWAY, VICTORIA BC V8Y 2N9</div> <div>(604) 626-6020 ROBERTBLANEYDESIGN@GMAIL.COM WWW.ROBERTBLANEYDESIGN.COM</div>	REVISIONS	IFR	PROJECT: LOT A & B 332 E 24TH NORTH VANCOUVER	SHEET:  <div>A100</div>	DRAWN BY:  JP		COPYRIGHT RESERVED.  THIS DRAWING AND DESIGN ARE AND SHALL AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ROBERT BLANEY DESIGN AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS AS SHOWN ON THIS DRAWING. CONTRACTORS SHALL ENSURE THAT ALL CONSTRUCTION WILL COMPLY TO ALL APPLICABLE BUILDING CODES. ROBERT BLANEY DESIGN WILL NOT ACCEPT RESPONSIBILITY FOR VARIATIONS OR MODIFICATION OF THESE PLANS.
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		REVIEW SET:	2024-06-26 3:02:09 PM					
		DRAWING TITLE:  SITE PLAN		START DATE:  05.27.24				





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PROJECT:

LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:

FOUNDATION

SHEET:

A101

DRAWN BY:

JP

24X36 SCALE:

1 : 48

START DATE:

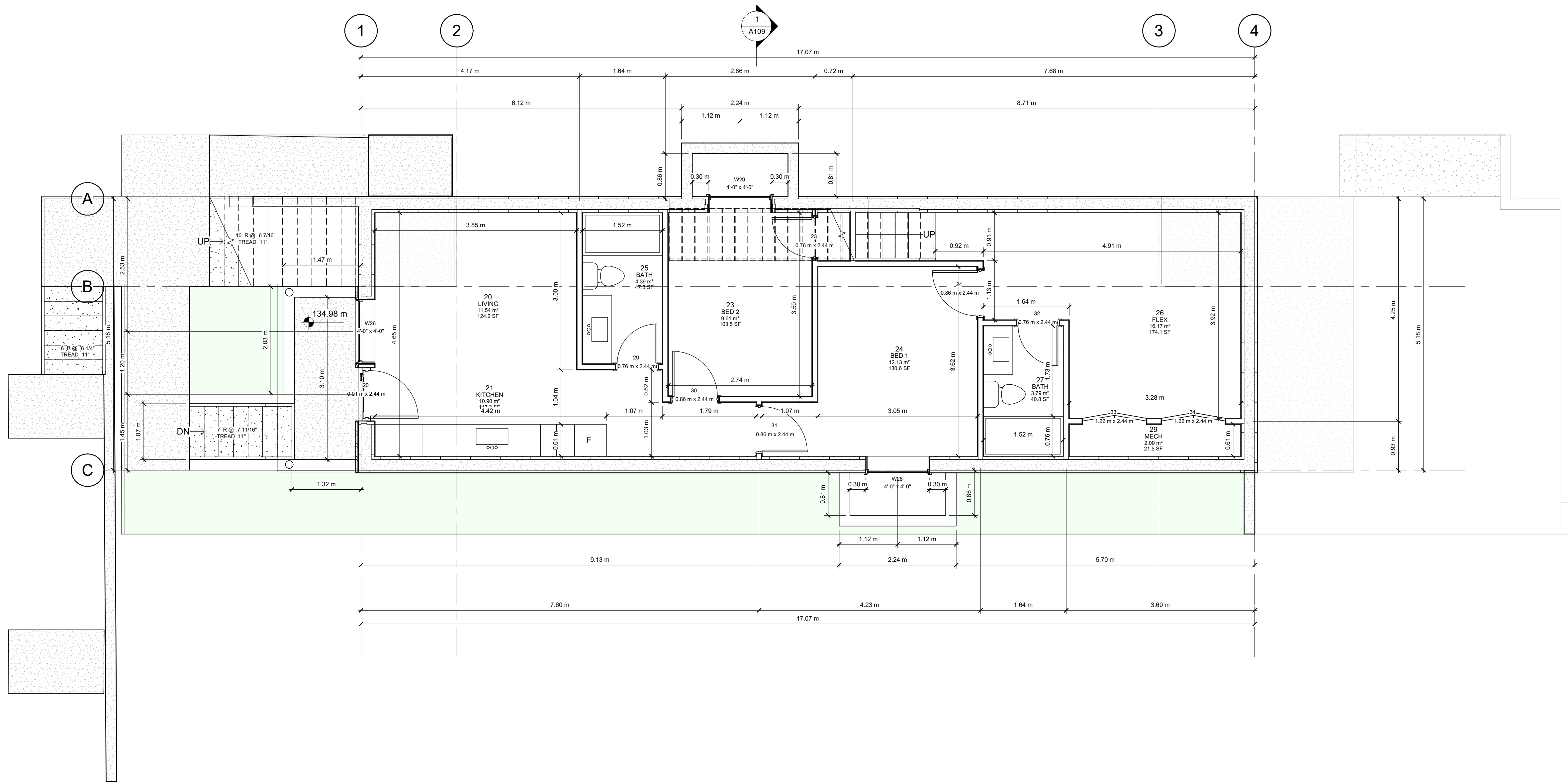
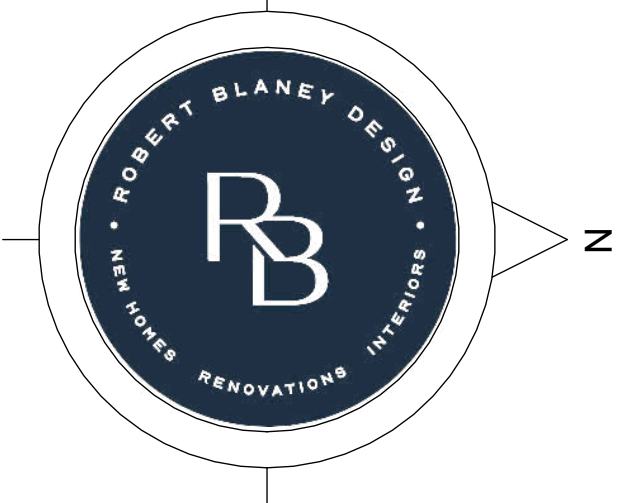
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PROJECT:

LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:

BASEMENT FLOOR PLAN

SHEET:

A102

DRAWN BY:

JP

24X36 SCALE:

1 : 48

START DATE:

05.27.24

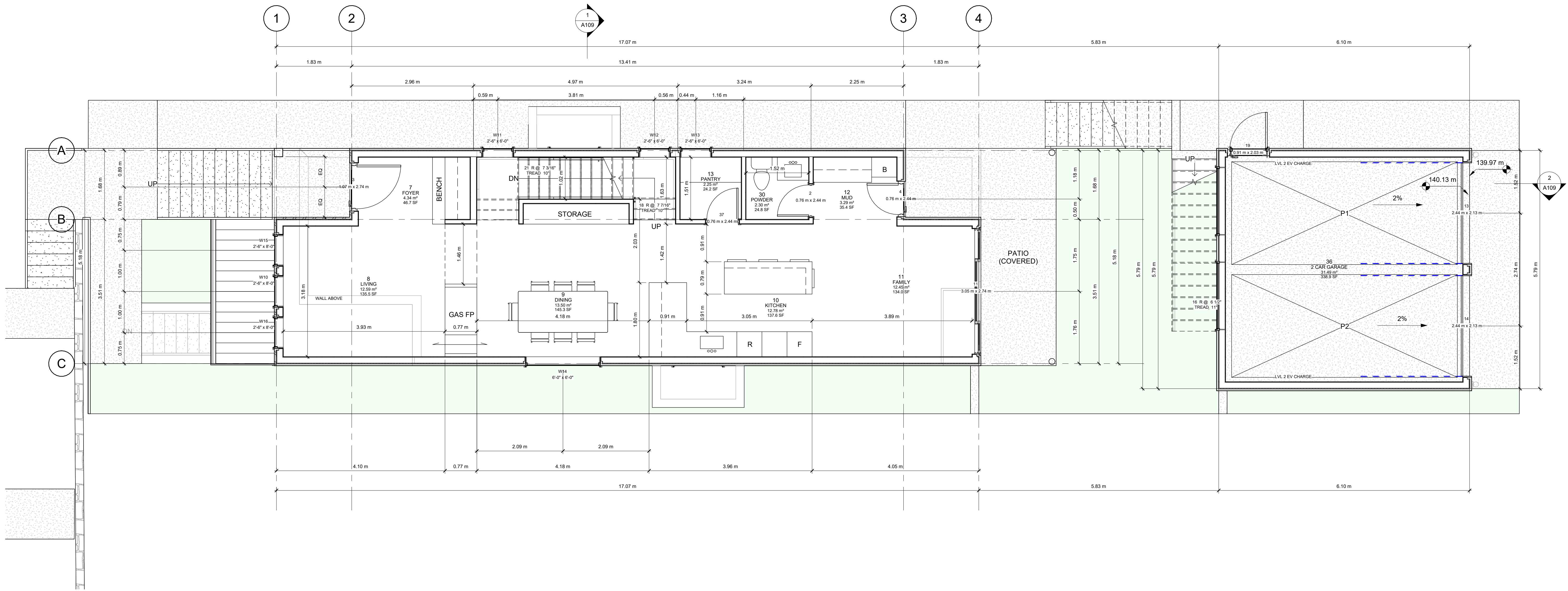
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PROJECT:  
LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:  
MAIN FLOOR PLAN

SHEET:

A103

DRAWN BY:  
JP

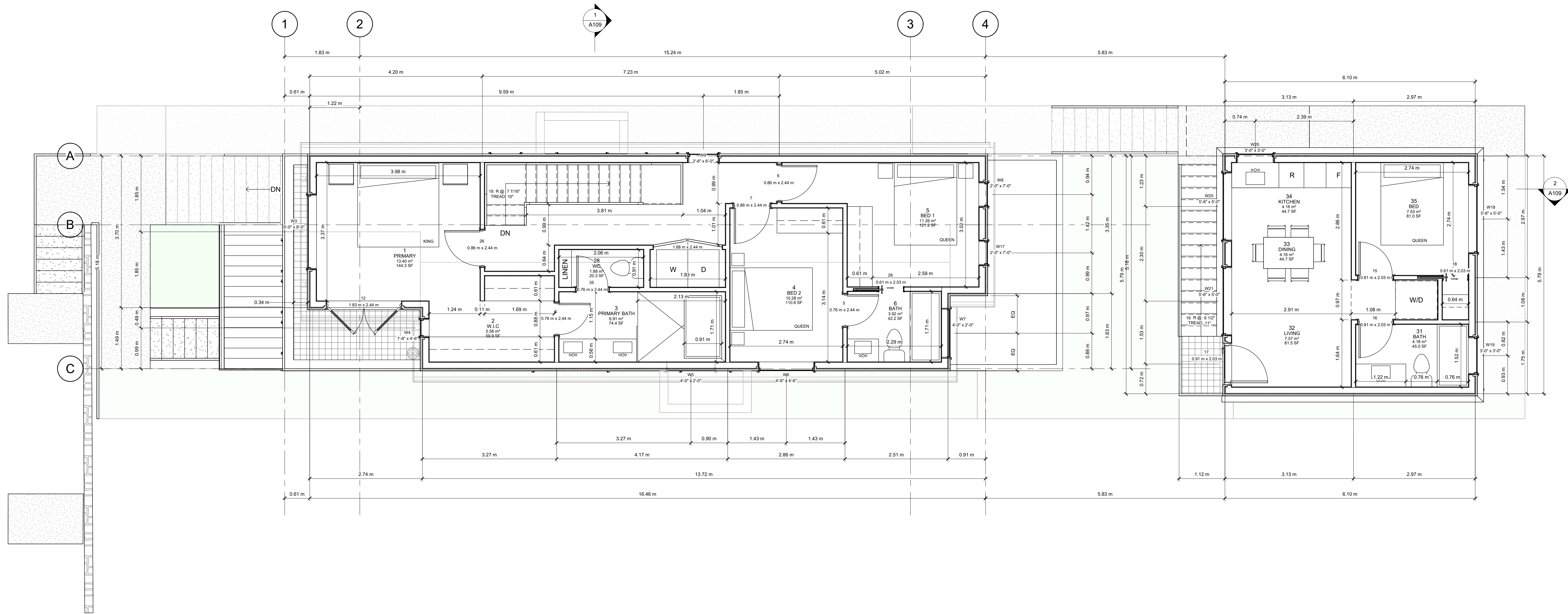
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START DATE:  
05.27.24

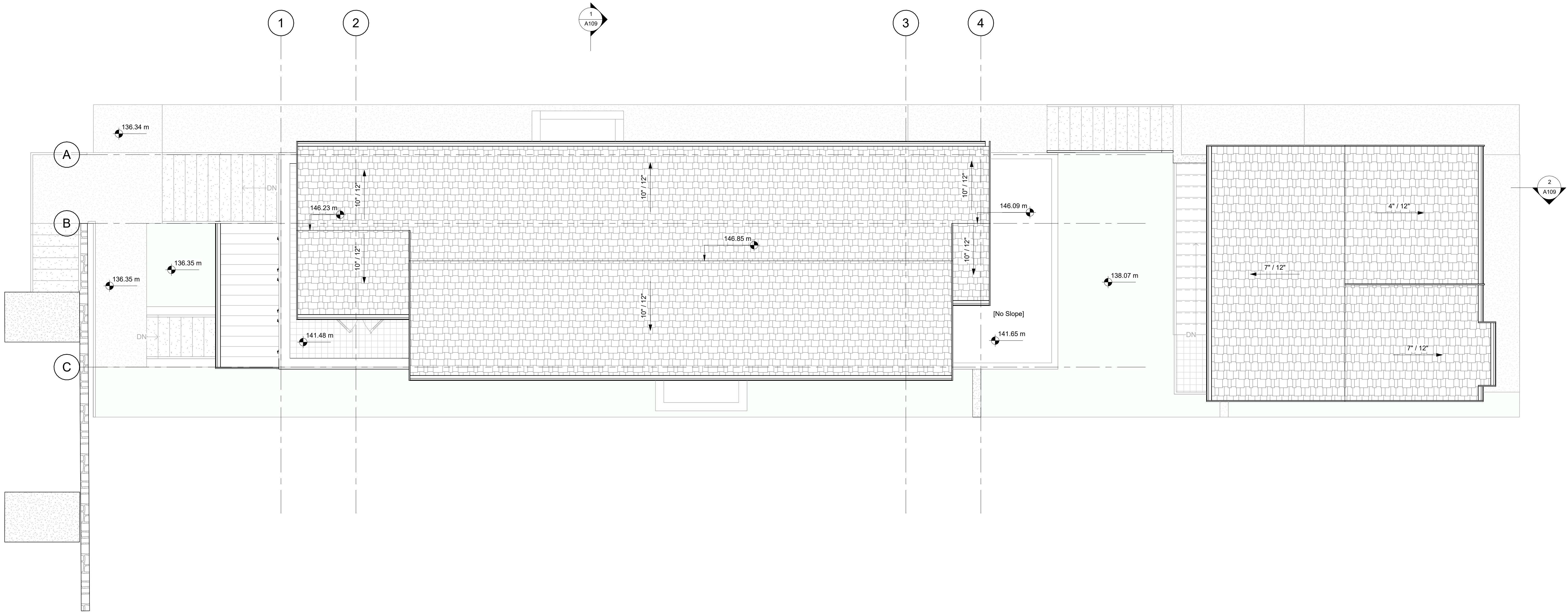
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PROJECT:  
LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:  
ROOF PLAN

SHEET:

A105

DRAWN BY:  
JP

24X36 SCALE:  
1 : 48

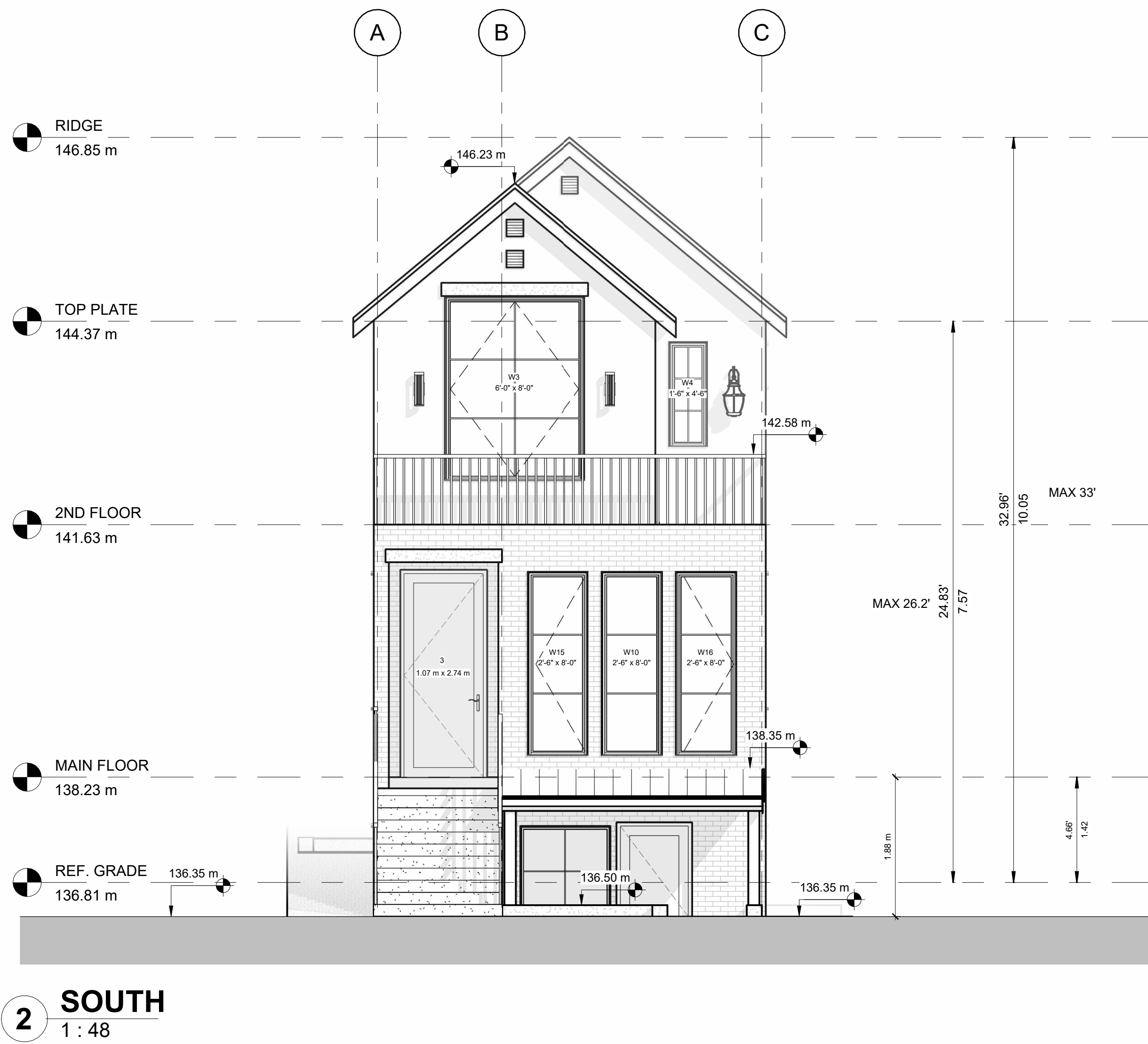
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LEGEND	
STUCCO (WHITE)	A
BRICK (TBD)	B
ASPHALT SHINGLES	C
STANDING SEAM METAL	D

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PROJECT:  
LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:  
ELEVATIONS - NORTH &  
SOUTH

SHEET:

A106

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24X36 SCALE:  
1:48

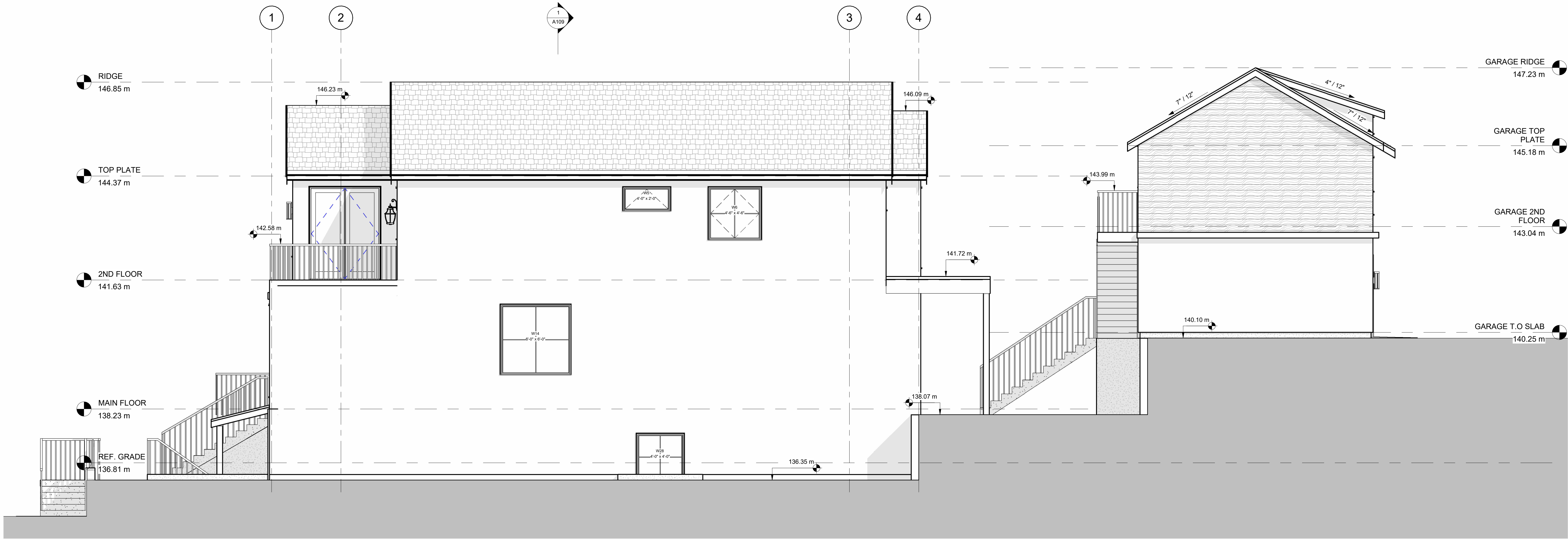
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**2 EAST**  
1 : 48

LEGEND	
STUCCO (WHITE)	A
BRICK (TBD)	B
ASPHALT SHINGLES	C
STANDING SEAM METAL	D

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LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:  
ELEVATIONS - EAST

SHEET:

A107

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24X36 SCALE:  
1 : 48

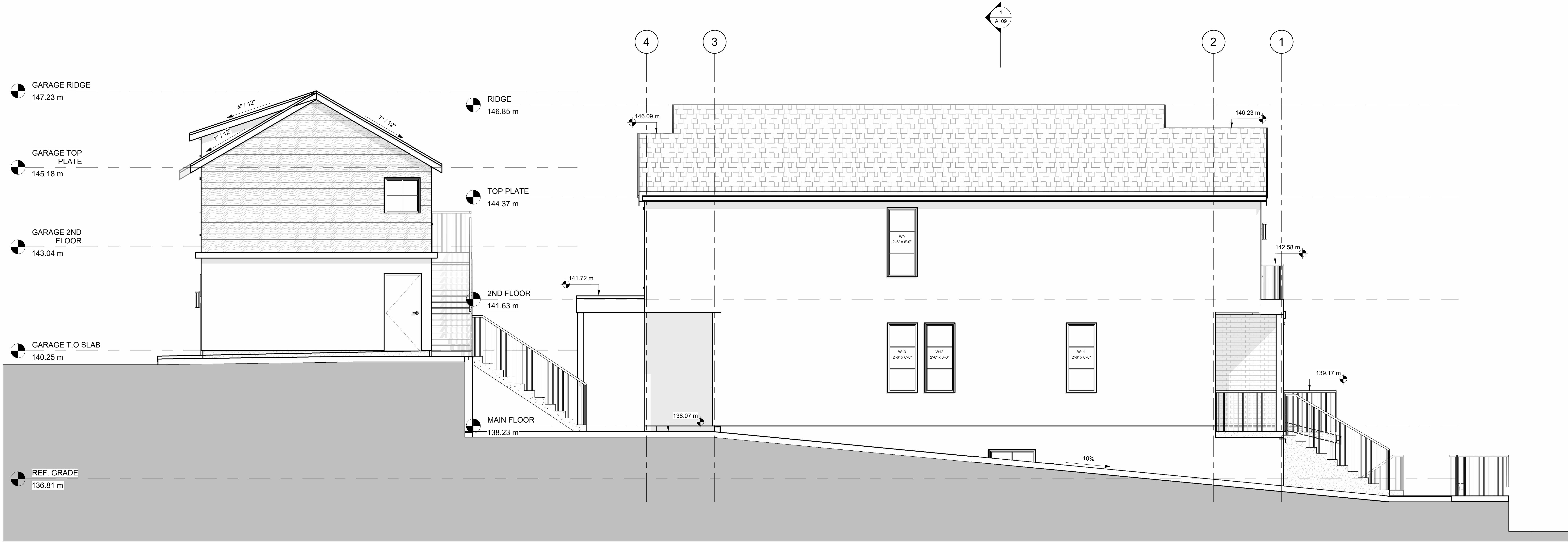
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1 WEST  
1 : 48

LEGEND	
STUCCO (WHITE)	A
BRICK (TBD)	B
ASPHALT SHINGLES	C
STANDING SEAM METAL	D

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LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:  
ELEVATIONS - WEST

SHEET:

A108

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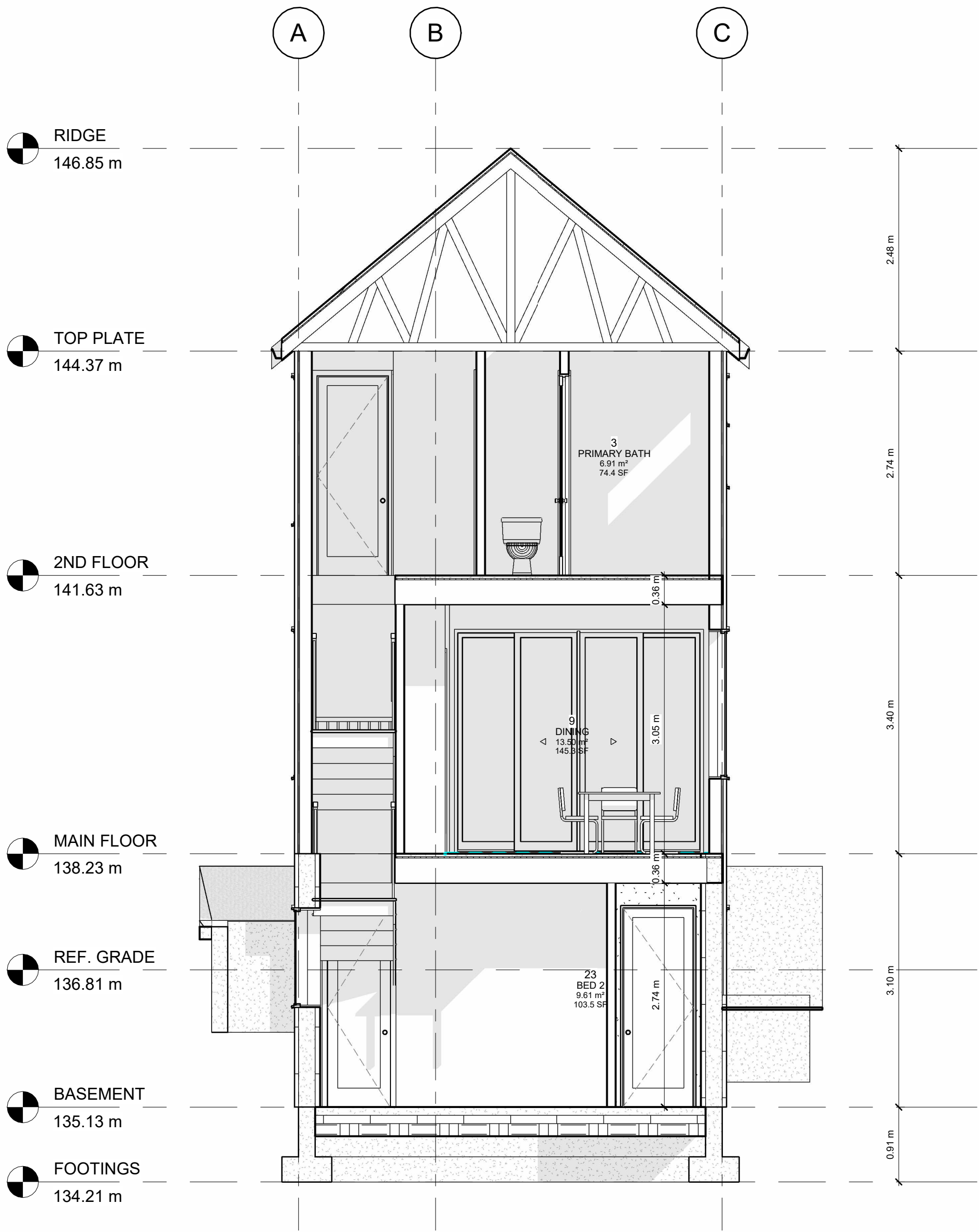
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1 Section 1  
1 : 48

R1 TRUSS ROOF

STANDING SEAM METAL  
UNDERLAYMENT  
3/4" ROOF SHAETHING  
2X4" CROSS STRAPPING @ 24" O.C  
ENGINEERED TRUSSES @ 24" O.C  
BLOWN INSULATION (R50)  
6MIL POLY V.B. TAPED AND SEALED  
1/2" G.W.B PAINTED  
AIR FILM (INTERIOR)

R2 FLAT ROOF

2 LAYERS TORCH ON ROOFING  
3/4" ROOF SHAETHING  
2X4" CROSS STRAPPING @ 16" O.C  
11-7/8" TGI RAFTERS @ 16" O.C  
BATT INSULATION (R28)  
6MIL POLY V.B. TAPED AND SEALED  
1/2" G.W.B PAINTED  
AIR FILM (INTERIOR)

W1 EXTERIOR WALL (ABOVE GRADE)

CLADDING  
1/2" PURLINS OR RAIN-SCREEN SYSTEM  
TYVEK SEALED & TAPED  
1/2" PLYWOOD SHEATHING  
2X6" STUDS @ 16" O.C  
BATT INSULATION (R22)  
6MIL POLY V.B  
1/2" G.W.B PAINTED  
AIR FILM (INTERIOR)

W2 ICF FOUNDATION WALL

DRAINAGE MAT W/ FILTER FABRIC  
2 COATS OF BITUMINOUS SEALANT  
2" RIGID INSUL.  
8" FOUNDATION WALL  
2" RIGID INSUL.  
6MIL POLY V.B.  
1/2" G.W.B  
AIR FILM (INTERIOR)

W3 ICF FOUNDATION WALL

DRAINAGE MAT W/ FILTER FABRIC  
2 COATS OF BITUMINOUS SEALANT  
2" RIGID INSUL.  
8" FOUNDATION WALL  
2" RIGID INSUL.

W4 INTERIOR WALL - 2x6"

1/2" G.W.B BOTH SIDES  
2X6" STUDS @ 16" O.C

F1 FLOOR OVER CONDITIONED SPACE

FLOOR FINISH  
1-1/2" CONCRETE TOPPING  
3/4" T&G FLOOR SHEATHING GLUED & SCREWED  
11-7/8" TJI JOISTS @ 12" O.C  
1/2" G.W.B PAINTED

F2 FLOOR OVER UNCONDITIONED SPACE

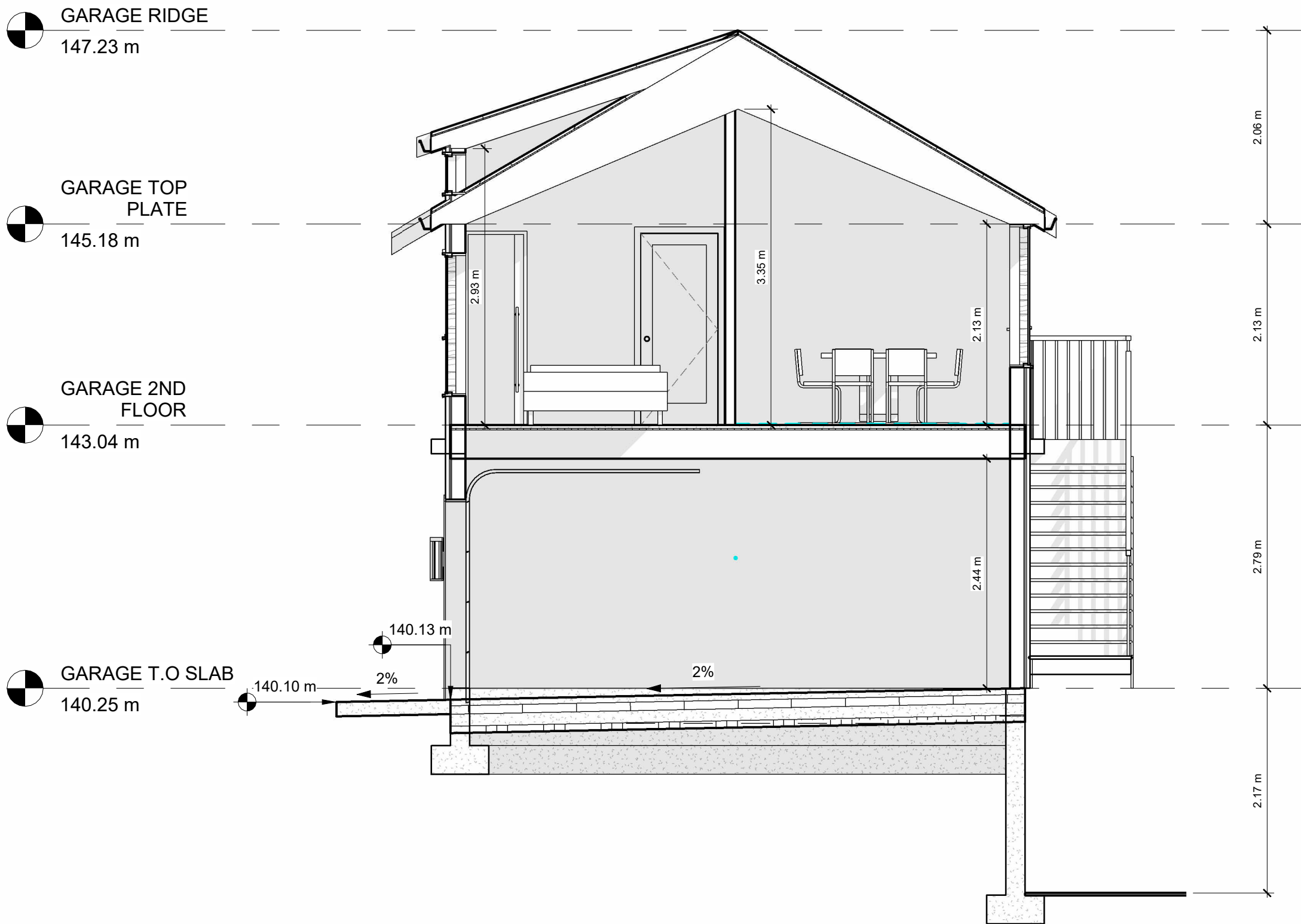
FLOOR FINISH  
1-1/2" CONCRETE TOPPING  
3/4" T&G FLOOR SHEATHING GLUED & SCREWED  
11-7/8" TJI JOISTS @ 16" O.C  
SPRAY FOAM CLOSED CELL INSUL (R28)

F3 BASEMENT SLAB

FLOOR FINISH  
4" REINFORCED CONCRETE SLAB  
6MIL POLY V.B  
3" RIGID INSULATION UNDER SLAB (R16)  
6" MIN. COMPACTED GRANULAR BASE  
RADON GAS VENTED

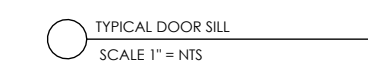
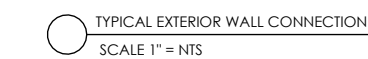
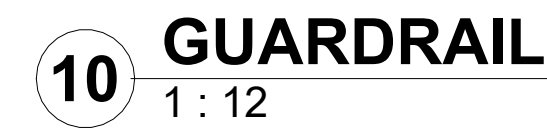
F4 PATIO SLAB/DRIVEWAY ON GRADE

4" REINFORCED CONCRETE SLAB  
6" MIN. COMPACTED GRANULAR BASE

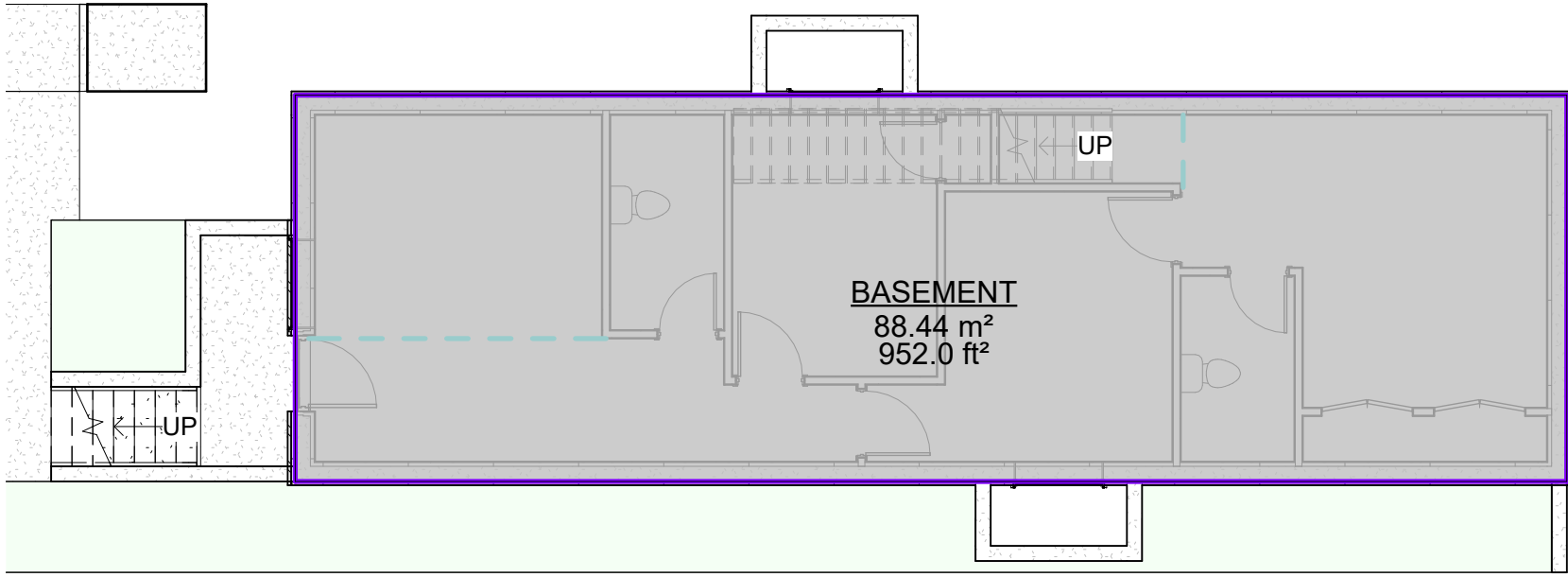


2 Section 2  
1 : 48

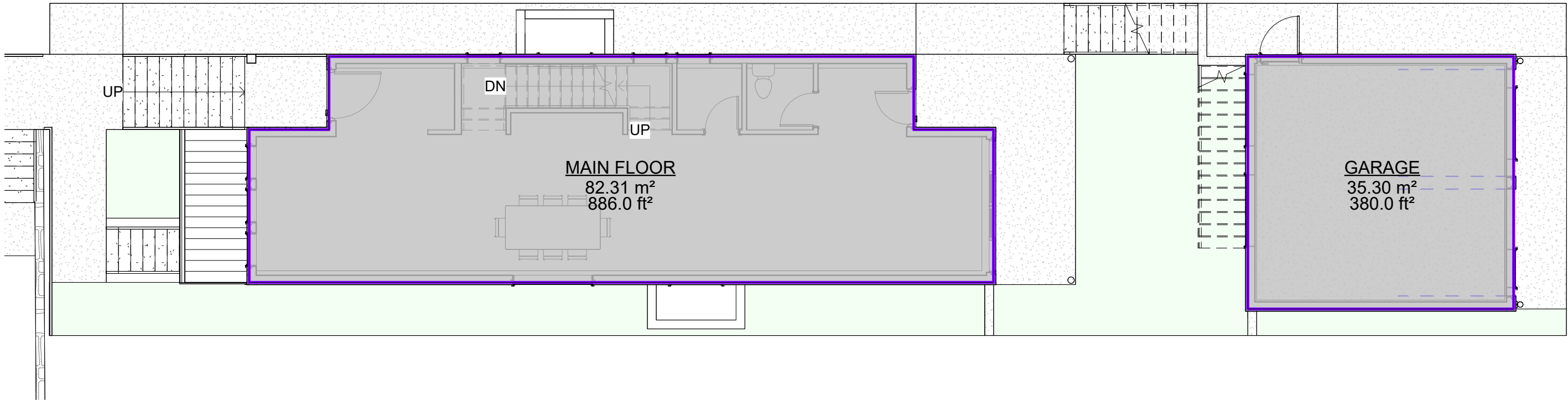




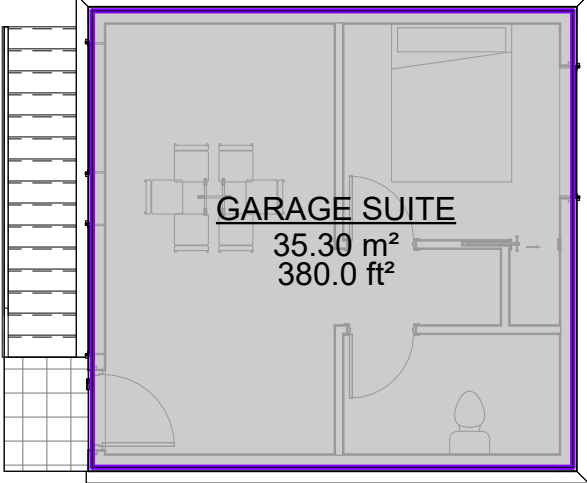
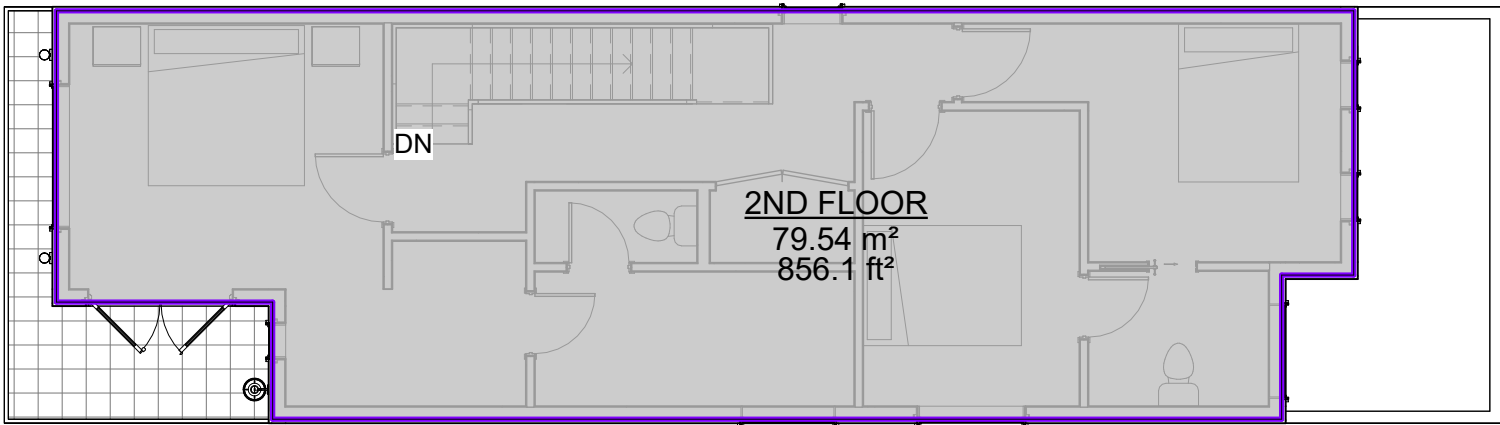




3 BASEMENT  
1 : 96



1 MAIN FLOOR  
1 : 96



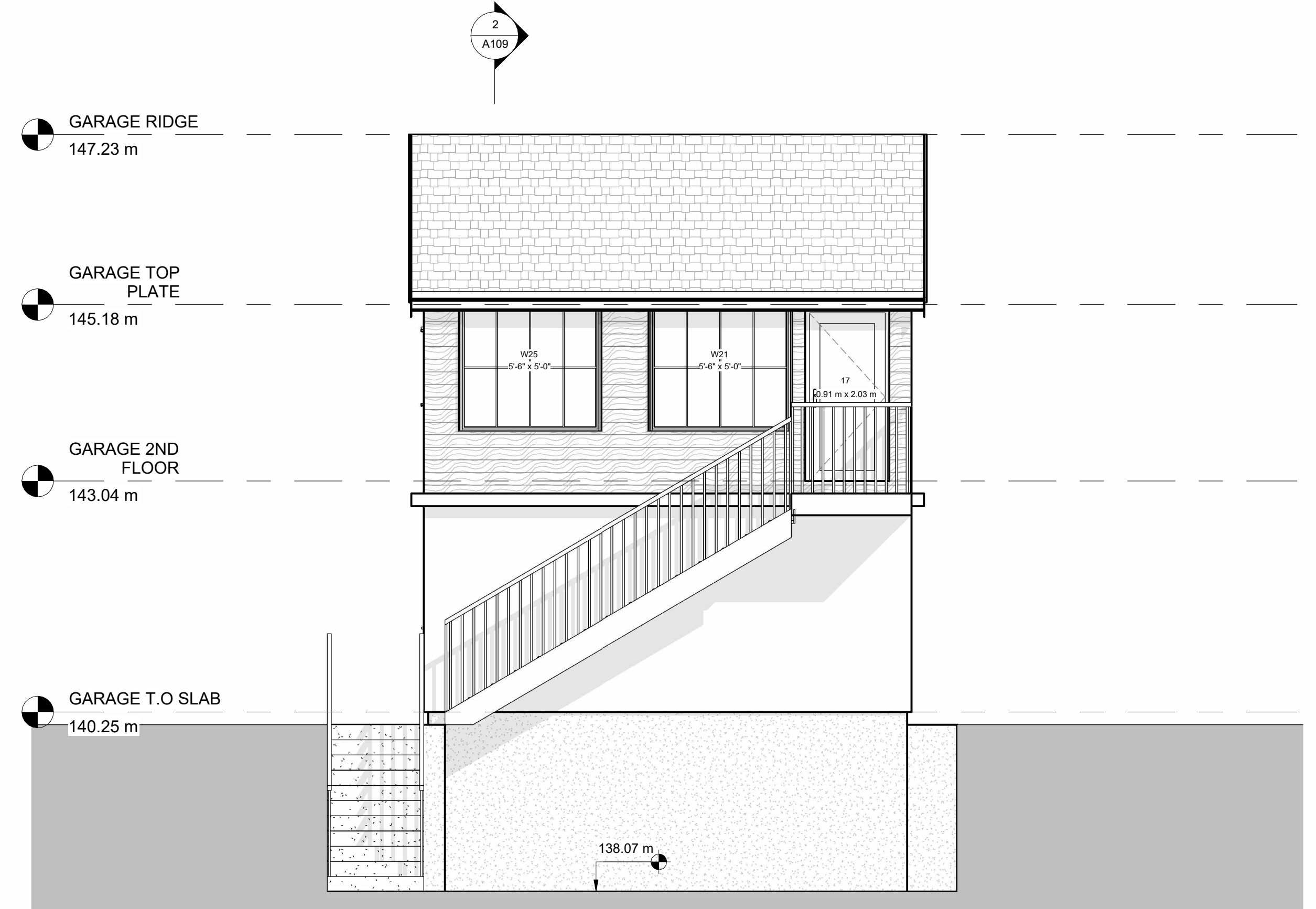
2 2ND FLOOR  
1 : 96

Area Schedule (Gross Building)			
Name	Area	Level	Perimeter
2ND FLOOR	79.54 m²	2ND FLOOR	43.28 m
MAIN FLOOR	82.31 m²	MAIN FLOOR	44.50 m
BASEMENT	88.44 m²	BASEMENT	44.50 m
GARAGE	35.30 m²	MAIN FLOOR	23.77 m
GARAGE SUITE	35.30 m²	2ND FLOOR	23.77 m
320.90 m²			

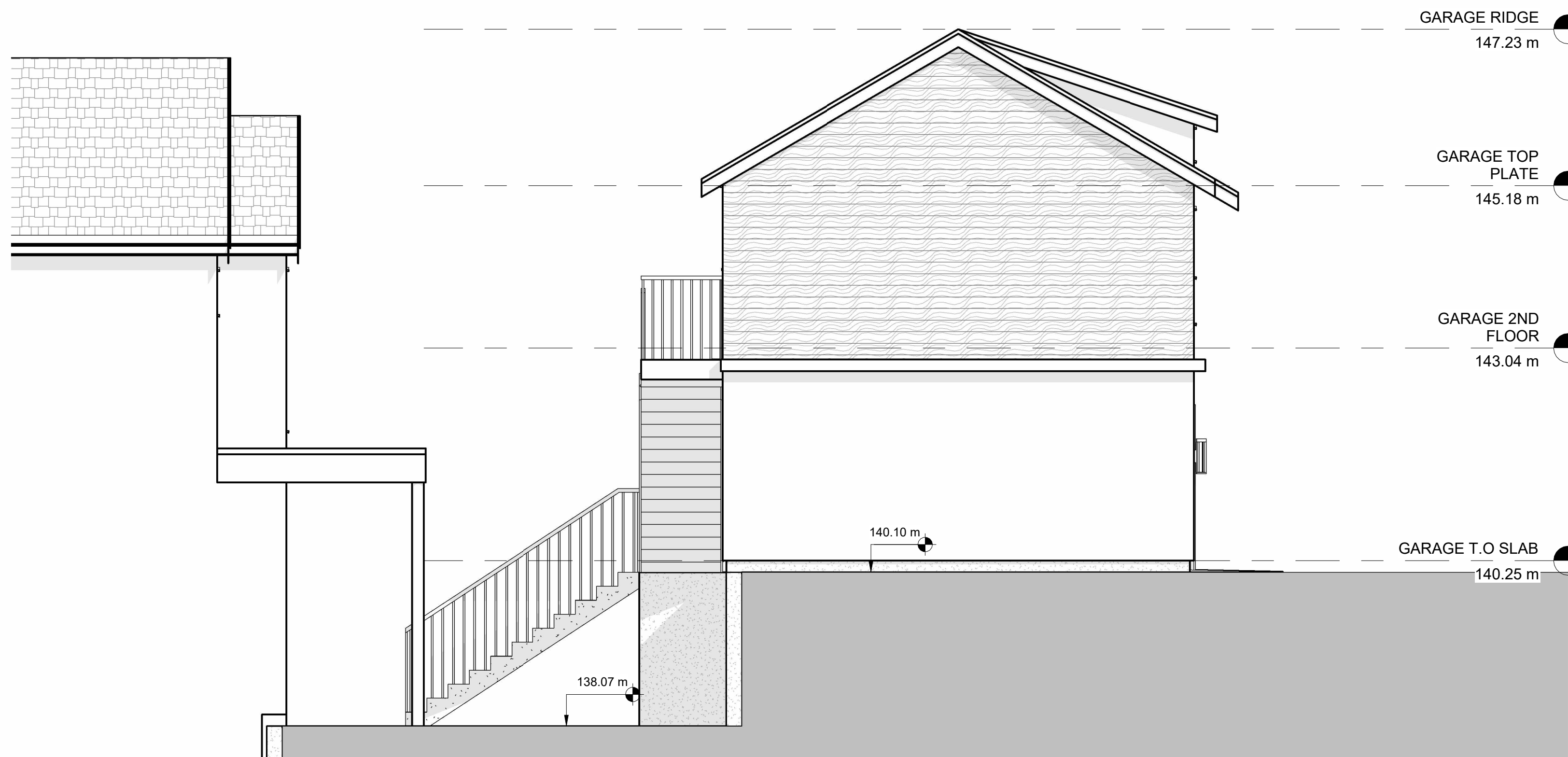




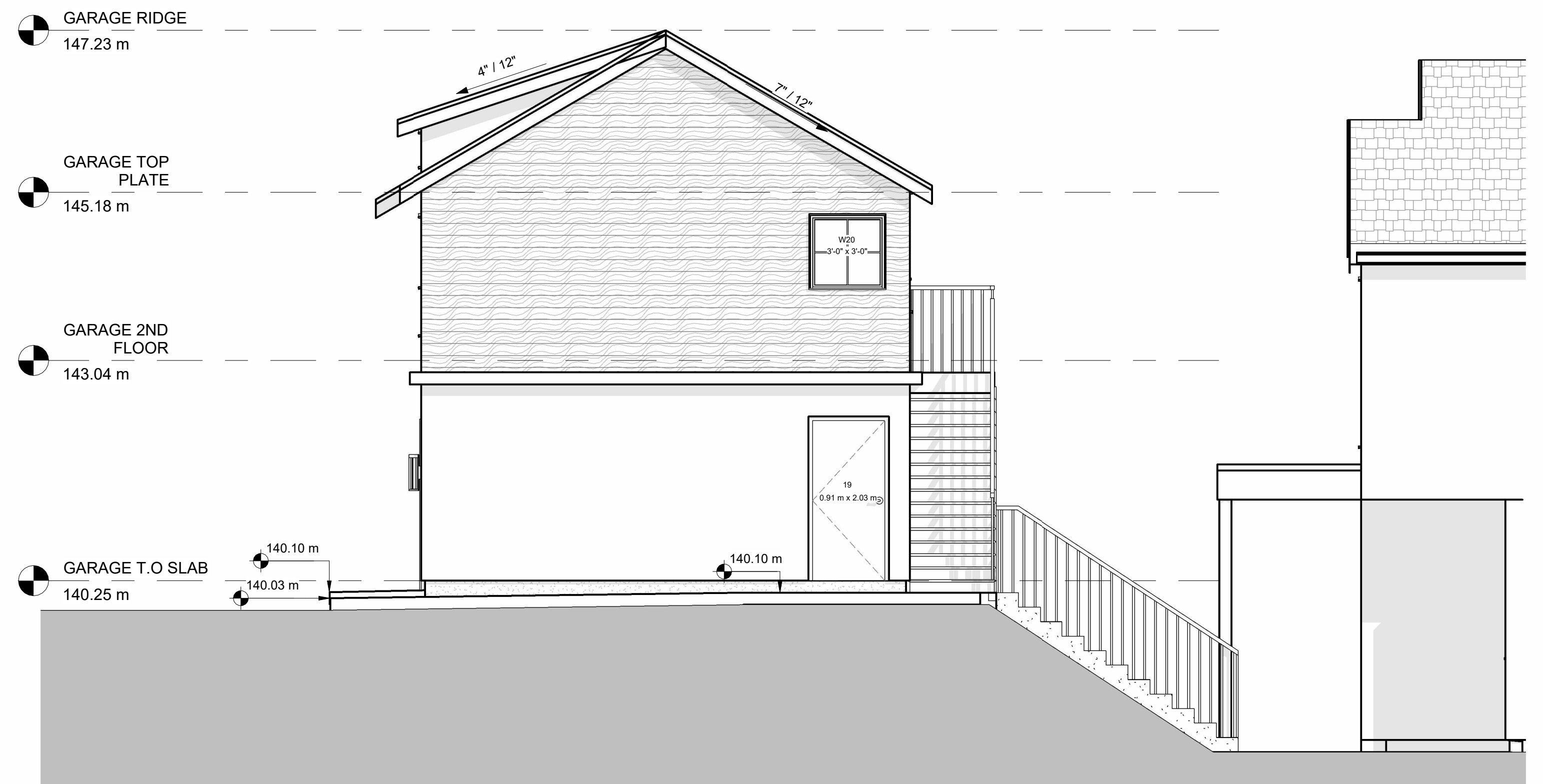
**2 GARAGE - NORTH**  
1 : 48



**3 GARAGE SOUTH**  
1 : 48



**1 GARAGE - EAST**  
1 : 48



**4 GARAGE WEST**  
1 : 48

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PROJECT:  
LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:  
GARAGE - ELEVATIONS

SHEET:

A112

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24X36 SCALE:  
1 : 48  
START DATE:  
05.27.24

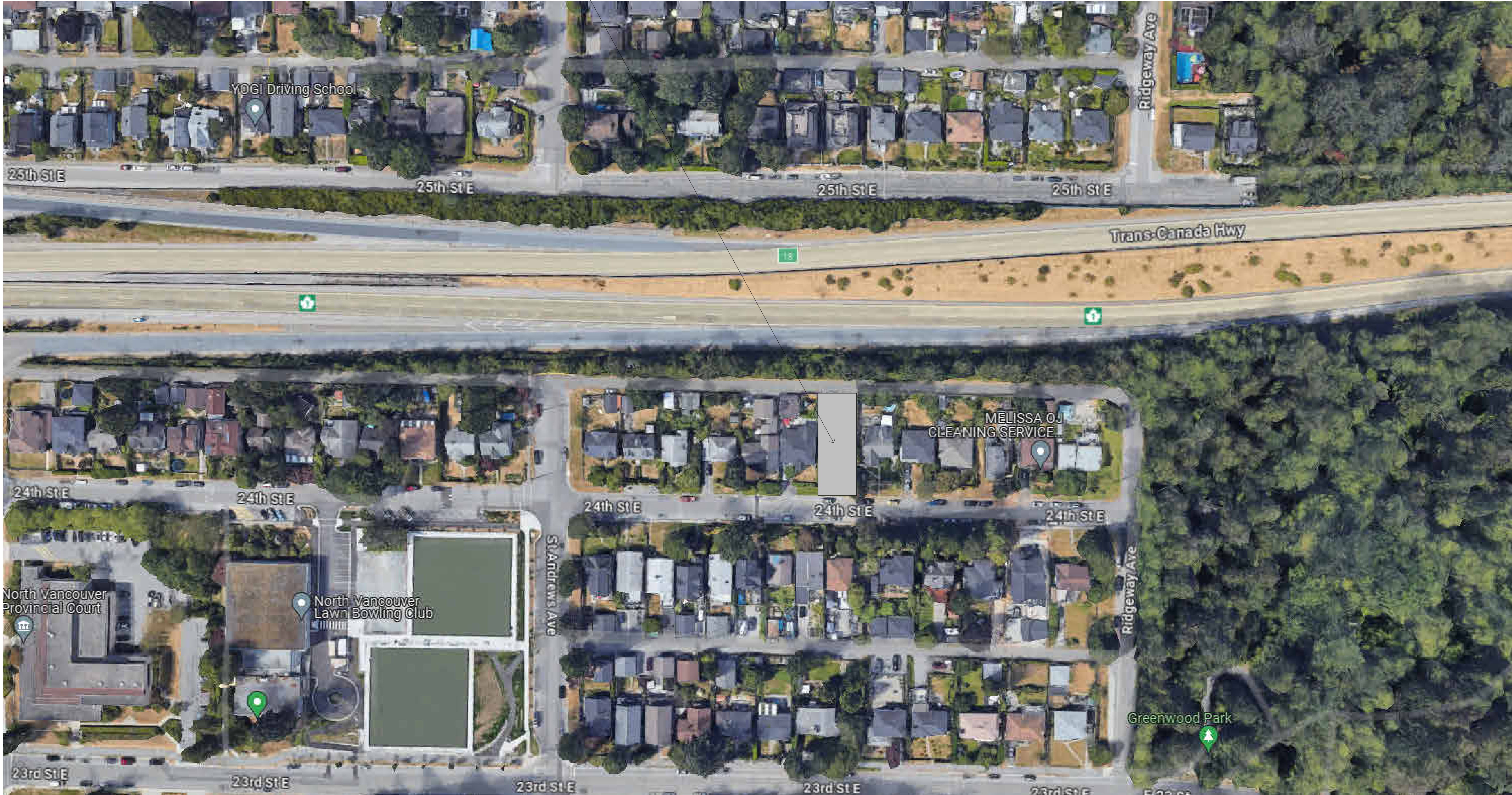
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PROPERTY TO BE DEVELOPED  
332 24TH ST E



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PROJECT:  
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332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:  
CONTEXTUAL VIEW -  
ARIEL

SHEET:

A113

DRAWN BY:  
JP

24X36 SCALE:  
1 : 24

START DATE:  
05.27.24

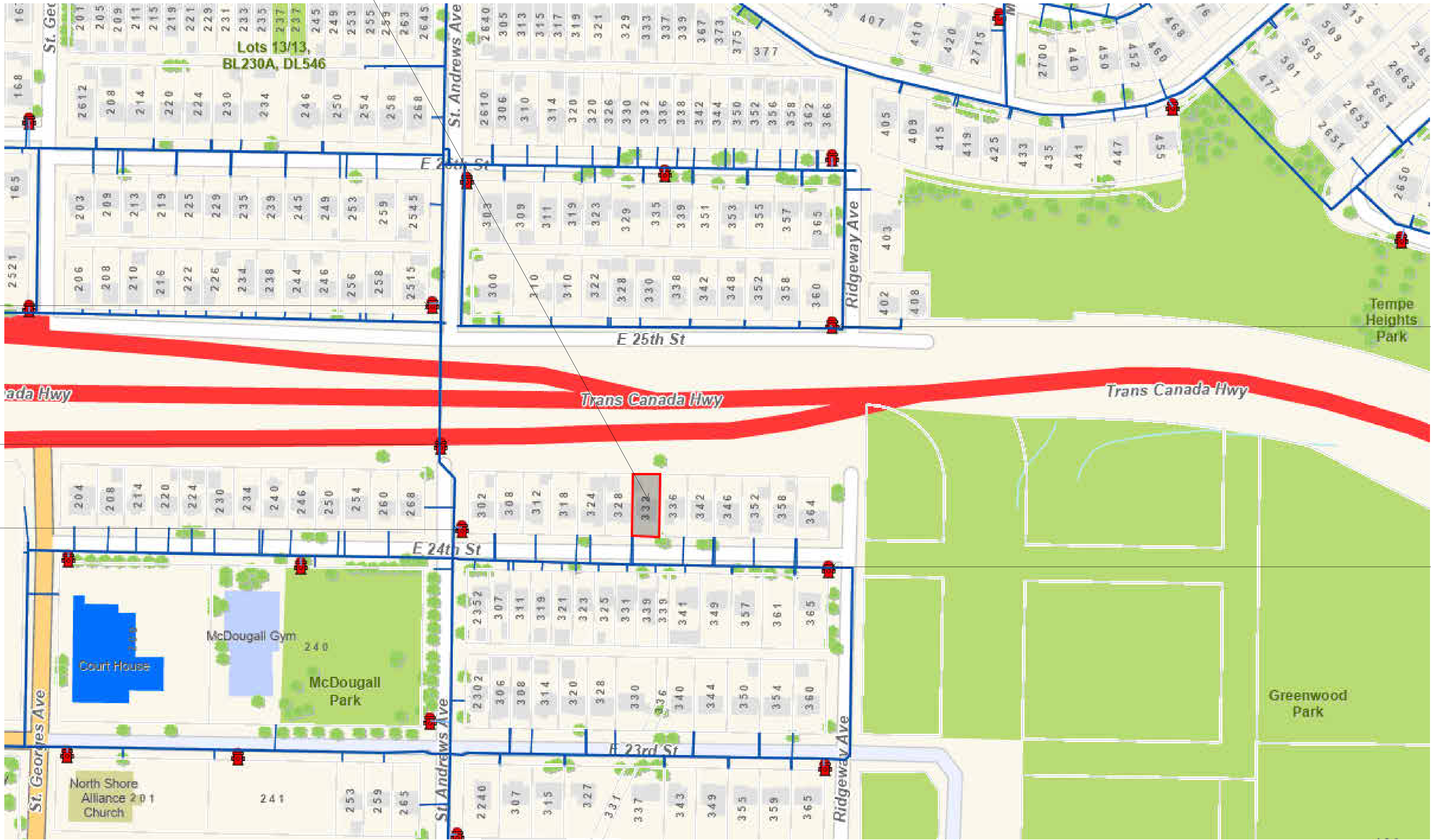
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PROPERTY TO BE DEVELOPED  
332 24TH ST E



FIRE HYDRANT

FIRE HYDRANT

FIRE HYDRANT

CLOSEST FIRE HYDRANT  
APROX. 95.31m FROM PROPERTY

FIRE HYDRANT  
APROX 96.93m  
FROM PROPERTY



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PROJECT:  
LOT A  
332 E 24TH  
NORTH VANCOUVER

DRAWING TITLE:  
CONTEXTUAL- FIRE  
HYDRANTS

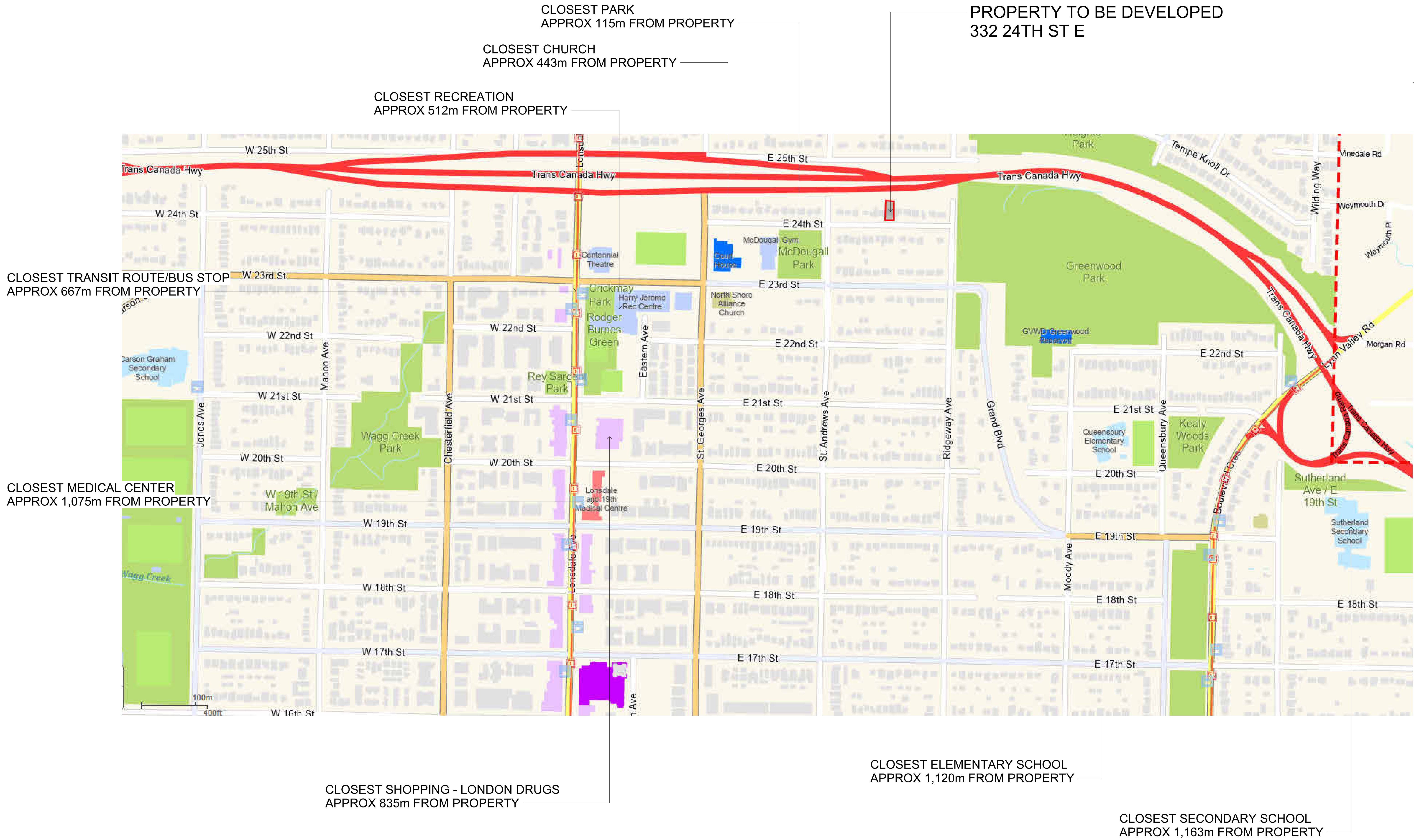
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