

FORMERLY 328 & 330 EAST 14TH STREET

ZONING SUMMARY

Civic Address	328 & 330 EAST 14TH STREET VANCOUVER, BC.
Legal Description	LOT 9, BLOCK 52, DISTRICT LOT 550, PLAN 16191 P.I.D 007-522-908
Lot Area	681.6 m ² (7337 Sq Ft)
Zoning District	CD -575
Uses	RESIDENTIAL (MULTI FAMILY USING)

DEVELOPMENT STATISTICS	PERMITTED (OCP-RESIDENTIAL LEVEL 4)	PROPOSED
FSR Height	1.25 12-13 m (39-42 ft)	1.25 9.7 m (31.8 ft)
Setbacks		
North Setback		12.8 m (42 ft)
East Setback		1.5 m (5 ft)
West Setback		1.5 m (5 ft)
South Setback		3.1 m (10.2 ft)

PARKING SUMMARY	VEHICLE	EV 240-VOLT
REQUIRED	4	-
PROVIDED	5	5
TOTAL PARKING	5	5

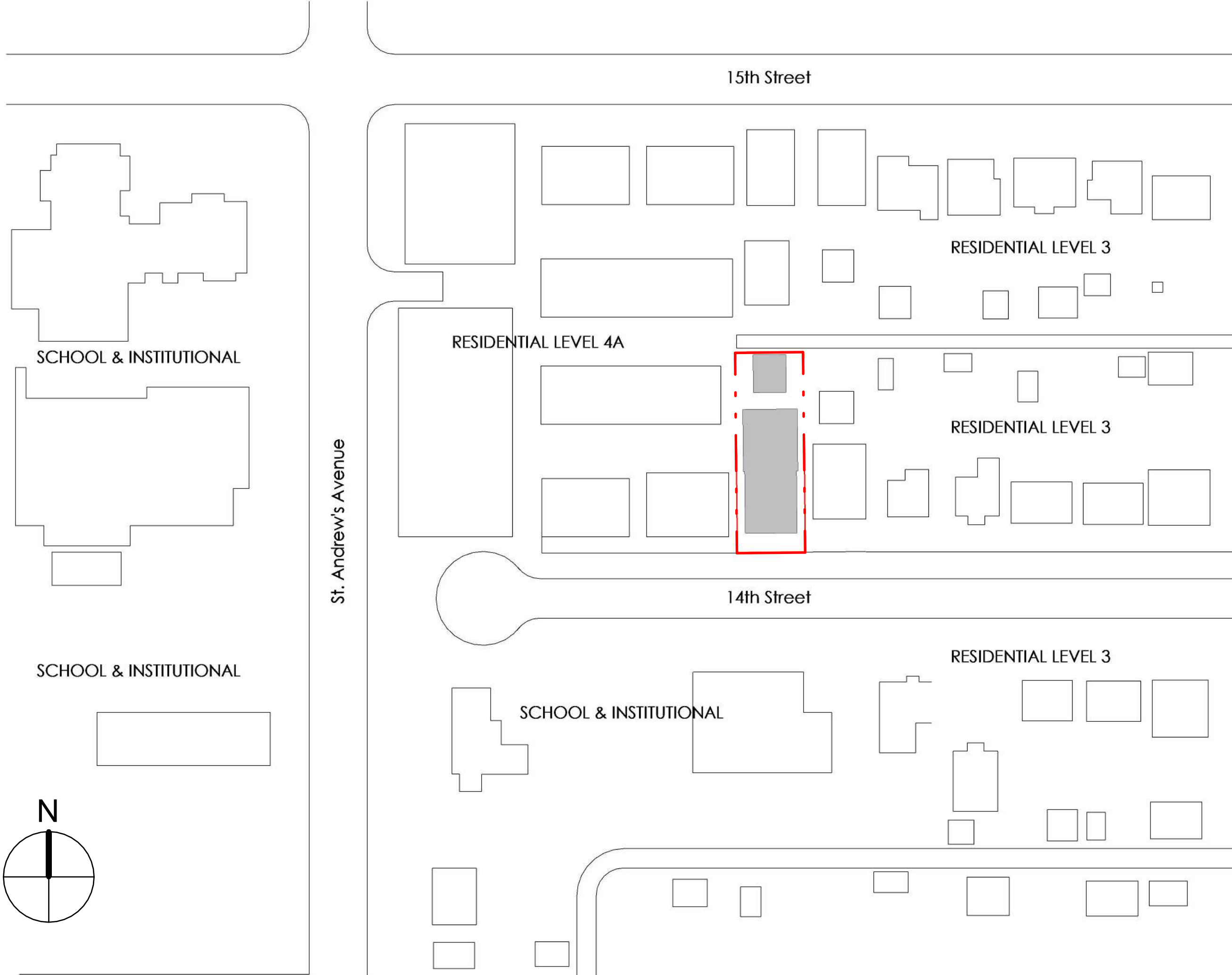
UNIT SUMMARY	Floor Area	Balcony	Roof Deck
UNIT A	190.95 m2 (2055 SF)	9.4 m2 (101 SF)	31.02 m2 (334 SF)
UNIT B	195.75 m2 (2107 SF)	10.55 m2 (114 SF)	34.20 m2 (368 SF)
A + B CELLAR	164 m2 (1765 SF) (EXEMPT)		
UNIT C	190.95 m2 (2055 SF)	9.4 m2 (101 SF)	31.02 m2 (334 SF)
UNIT D	195.75 m2 (2107 SF)	10.55 m2 (114 SF)	34.20 m2 (368 SF)
C + D CELLAR	164 m2 (1765 SF) (EXEMPT)		
UNIT E (NEAR DETACHED UNIT)	82.47 m2 (887.7 SF)		
TOTAL	855.87 m2 (9212.5 SF) (NET)	39.9 m2 (430 SF)	130.44 m2 (1404 SF)

GFA Table	Floor Area	Exclusions				Gross Floor Area
		Insulation Material of the Walls (1)	Open Appendages (11)(a)(b)	Cellars (19)	Green Building System (17)(a)	
Lower Floor Area	0 m2 (0 SF)	4 m2 (43 SF)	—	327.96 m2 (3530 SF)	—	331.96 m2 (3572 SF)
Main Floor Area	327.88 m2 (3540 SF)	4 m2 (43 SF)	22.8 m2 (245 SF)	—	—	354.68 m2 (3820 SF)
Upper Floor Area	334.72 m2 (3600 SF)	4 m2 (43 SF)	17.1 m2 (184 SF)	—	2.22 m2 (24 SF)	358.04 m2 (3854 SF)
Roof Floor Area	110.80 m2 (1193 SF)	—	130.44 m2 (1404 SF)	—	—	241.24 m2 (2597 SF)
TOTAL	773.4 m2 (8325 SF)	12 m2 (130 SF)	170.34 m2 (1834 SF)	327.96 m2 (3530 SF)	2.22 m2 (24 SF)	1285.9 m2 (13841 SF)

GFA Table Accessory Building	Floor Area	Exclusions			Gross Floor Area
		Parking (5)	Storage (8)	Staircase/ Others	
Lower Floor Area STORAGE UNITS	0 m2 (0 SF)	—	81.30 m2 (875.10 SF)	8.44 m2 (90.85 SF)	89.74 m2 (965 SF)
Main Floor Area PARKING AREA	0 m2 (0 SF)	73.49 m2 (791 SF)	—	16.25 m2 (174.91 SF)	89.74 m2 (965 SF)
Upper Floor Area REAR DETACHED UNIT	82.47 m2 (887.7 SF)	—	—	9.68 m2 (104.19 SF)	92.15 m2 (991.9 SF)
Roof Deck	0 m2 (0 SF)	—	—	22.86 m2 (244.5F)	22.86 m2 (246 SF)
TOTAL	82.47 m2 (887.7 SF)	73.49 m2 (791 SF)	81.30 m2 (875.10 SF)	57.23 m2 (616 SF)	294.5 m2 (3169 SF)

Sheet List		
Sheet Number	Sheet Name	SCALE

A0.00	COVER SHEET	N/A
A0.01	LOCATION KEY, DESIGN RATIONALE	N/A
A0.02	CONTEXT, ZONING & OPC.	N/A
A0.03	EXISTING SITE PHOTOS	N/A
A0.04	CONTEXT SIMILAR PROJECTS	N/A
A0.05	SHADOW STUDY	N/A
A0.06	SURVEY	N/A
A0.07	AERIAL VIEWS	N/A
A1.01	SITE PLAN	1:100
A1.02	UNPROTECTED OPENING CALCULATION	1:100
A2.01	FLOOR PLANS	1:100
A2.02	FLOOR PLANS	1:100
A3.01	SOUTH & EAST ELEVATIONS	1:100
A3.02	NORTH & WEST ELEVATIONS	1:100
A4.01	SECTIONS	1:100
A5.01	FSR PLANS	1:100
A6.01	REAR DETACHED UNIT	1:50
A7.01	MATERIAL BOARD	N/A



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COVER SHEET

Scale

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CURRENT OCP - RESIDENTIAL LEVEL 4

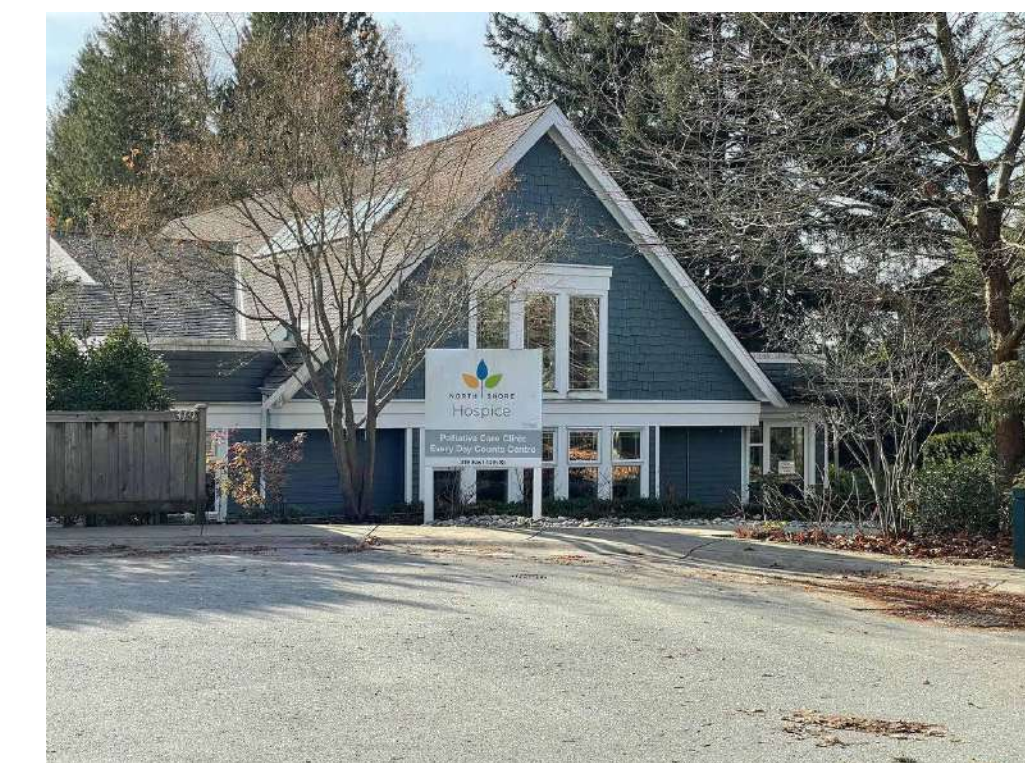
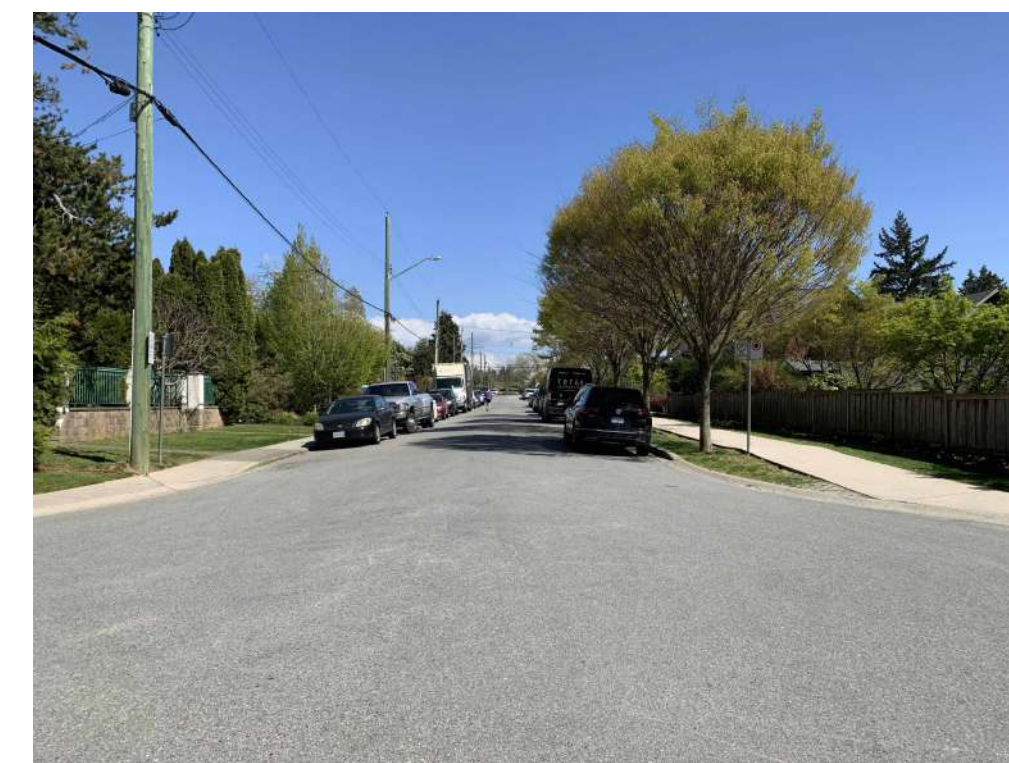
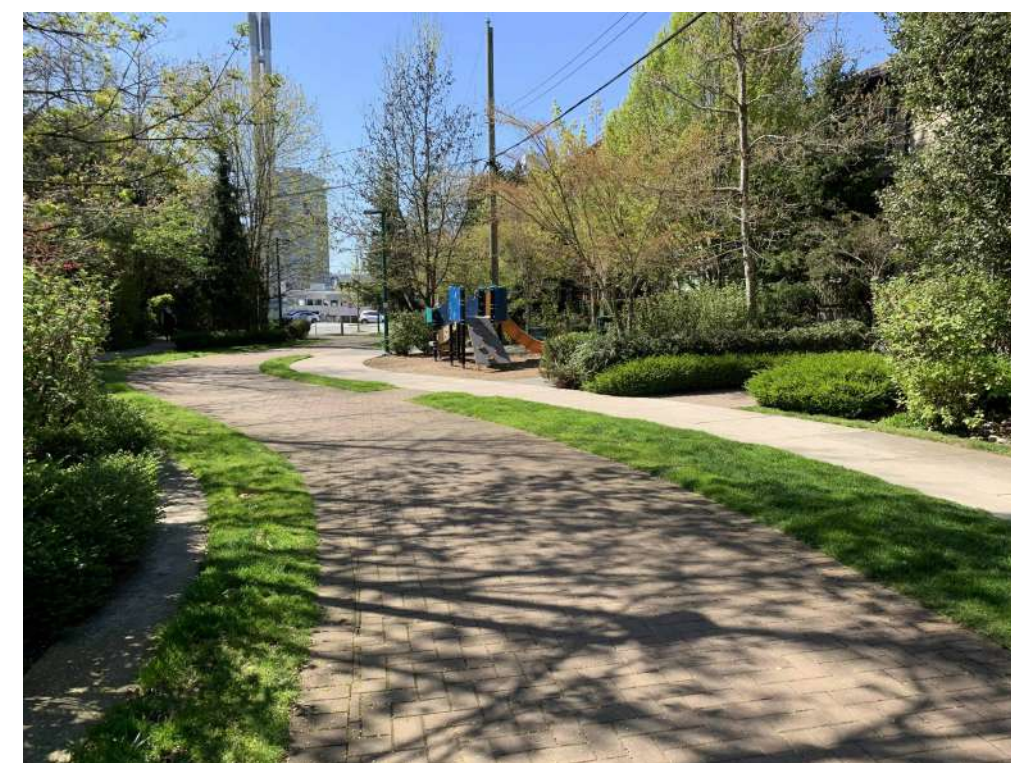
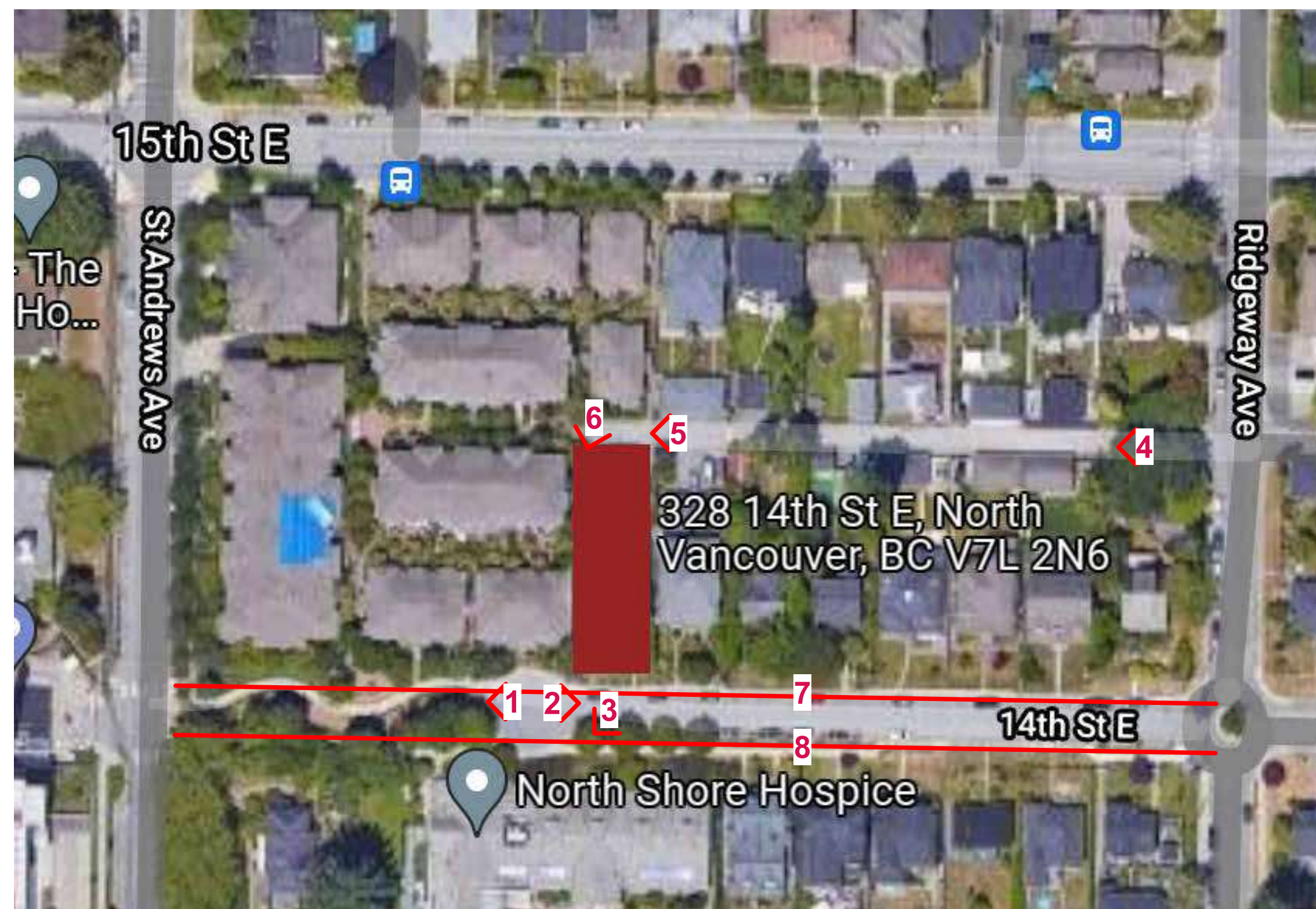
- 1.25 FSR
- MAXIMUM HEIGHT 4 STOREY

APPLICABLE GUIDELINES

- SUSTAINABLE DESIGN GUIDELINES
- MOODYVILLE GUIDELINE
- CRIME PREVENTION GUIDELINE

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<h1 style="margin: 0;">CONTEXT, ZONING & OPC.</h1>	
<h2 style="margin: 0;">Scale</h2>	
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EXISTING SITE PHOTOS

Scale

Job No.

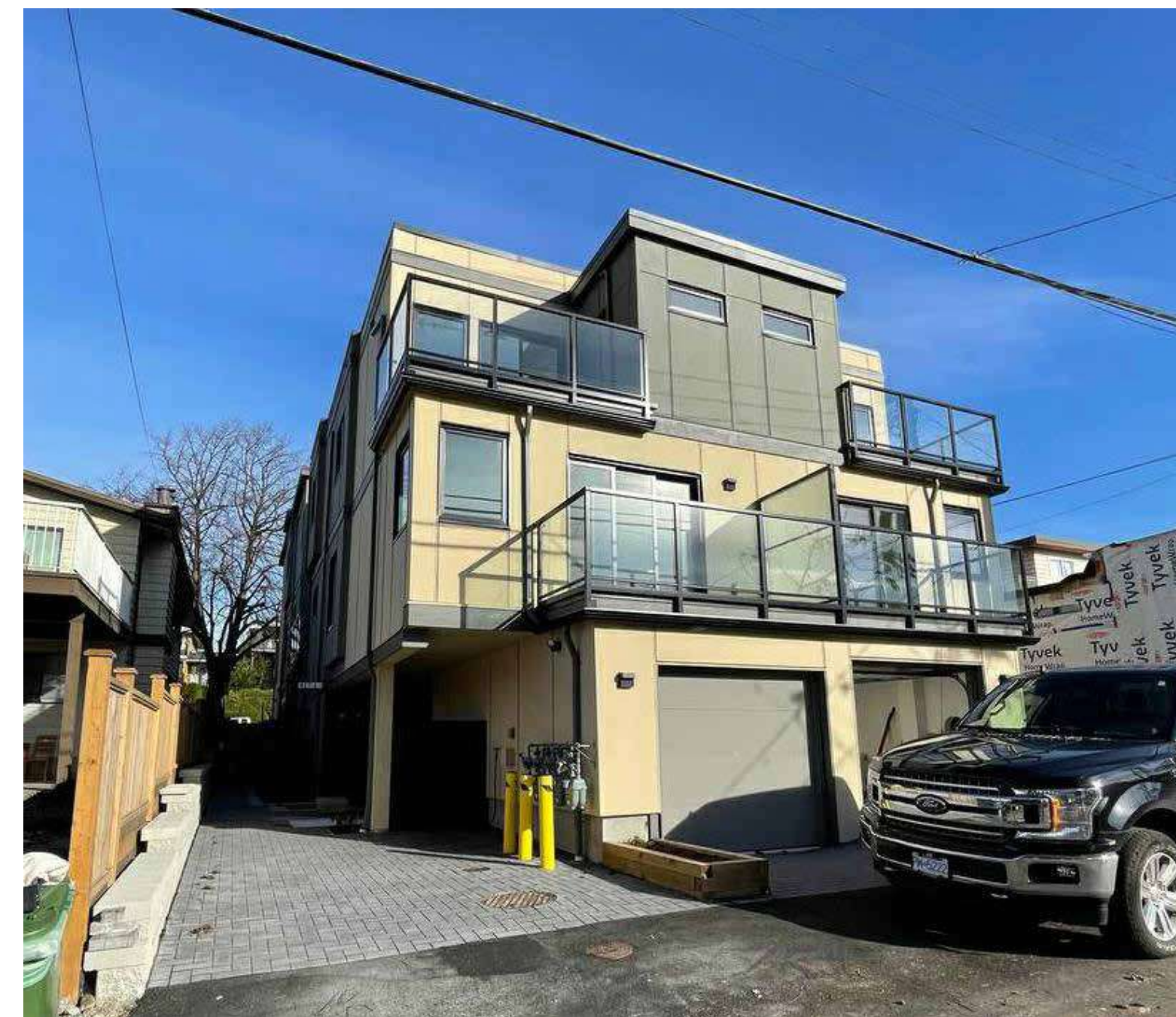
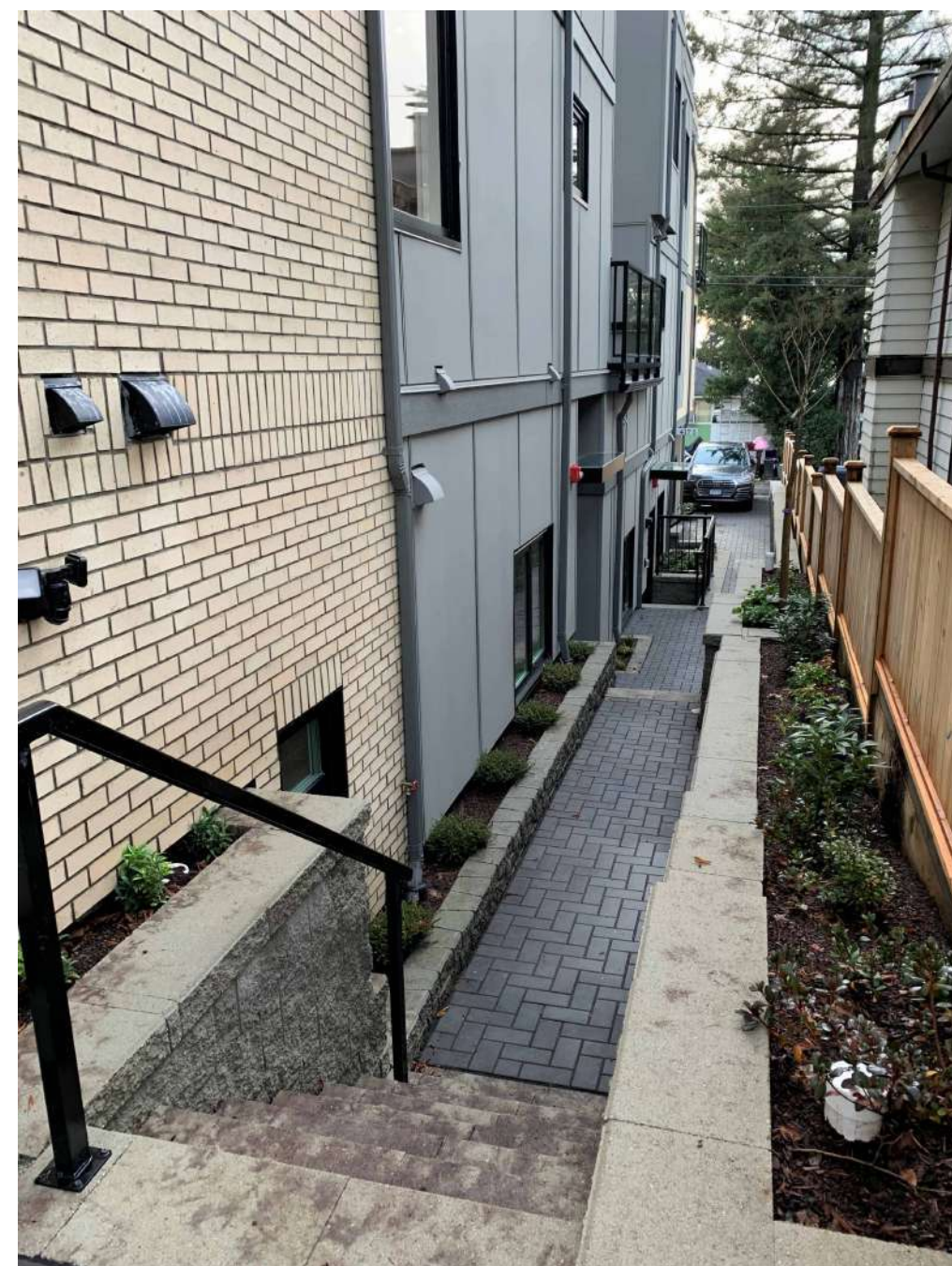
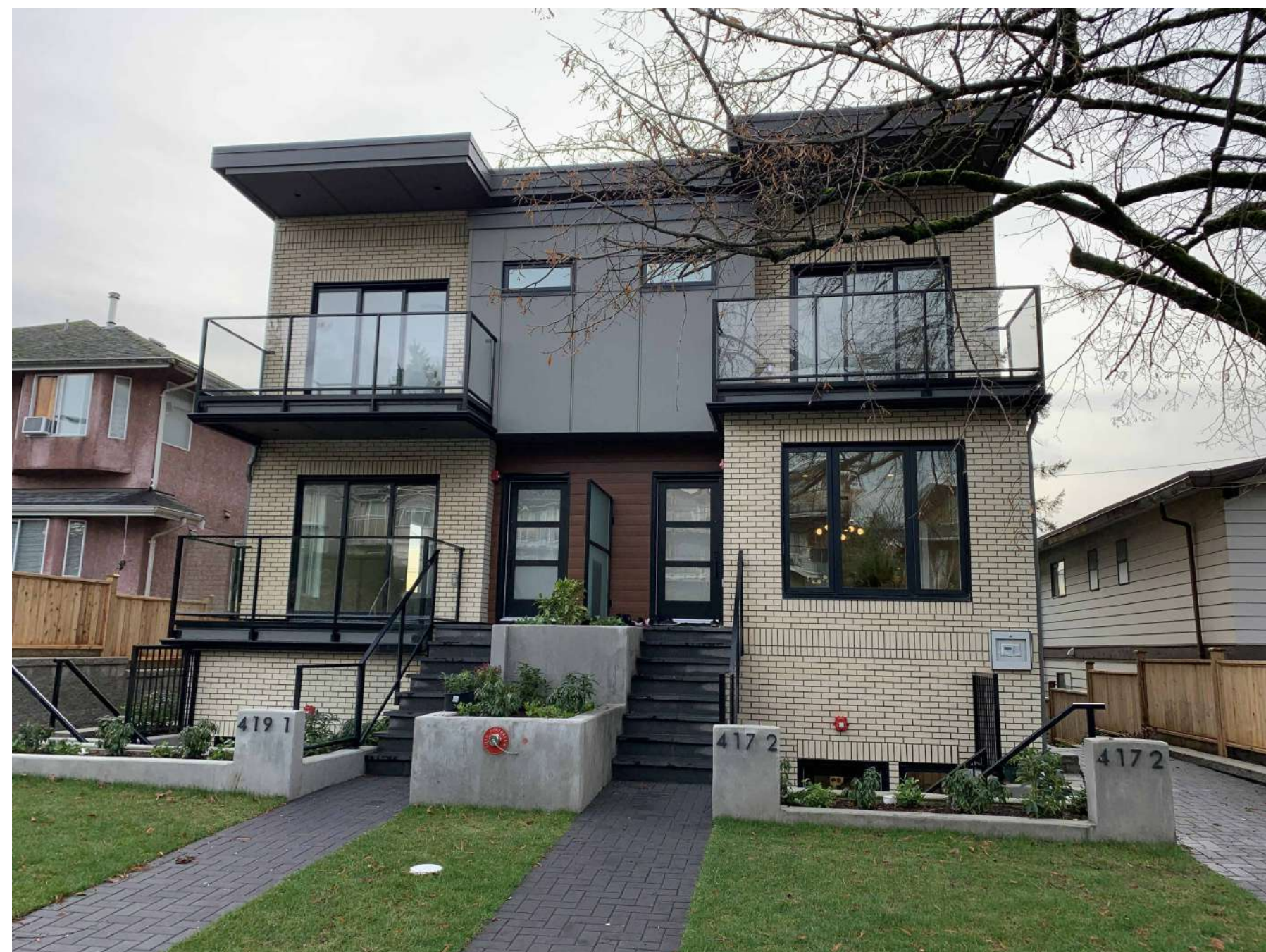
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CONTEXT SIMILAR PROJECTS

Scale

Job No.

Date

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Sheet Number:

A0.04

CIVIC ADDRESS:
328/330 East 14 Street, North Vancouver, B.C.
PID: 007-522-908

LEGEND

●	DENOTES STANDARD IRON POST
WT	DENOTES WITNESS
ft ²	DENOTES SQUARE FEET
⊕	DENOTES FIRE HYDRANT
⊙	DENOTES DRAIN
⊖	DENOTES POWER POLE
□ _{San}	DENOTES SANITARY MANHOLE
○ _{Stm}	DENOTES STORM MANHOLE
⊙	DENOTES TREE AND CANOPY EXTENT
x##	DENOTES GROUND ELEVATION
(1w)	DENOTES TOP OF RETAINING WALL ELEVATION
⊞	DENOTES CATCH BASIN – TOP ENTRY
⊘	DENOTES INSPECTION CHAMBER

NOTES:
 Lot dimensions are derived from Posting Plan EPP18597
 Measurements shown are to the exterior of building.
 Elevations are Geodetic (CVD28 GVRD-2005 - IN FEET)
 Derived from Control Monument 73H1036
 located at the intersection of 15th Street East
 and Ridgeway Avenue. Elevation = 370.17ft.

*Invert elevations and offsets of services from property lines are derived from field survey.
Contractor to verify all service locations and inverts prior to construction.*

Spot elevations along curb are taken in gutter.

If this plan is used in digital form, Target Land Surveying (NW) Ltd will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 4.6 ft. above grade and are shown in feet.

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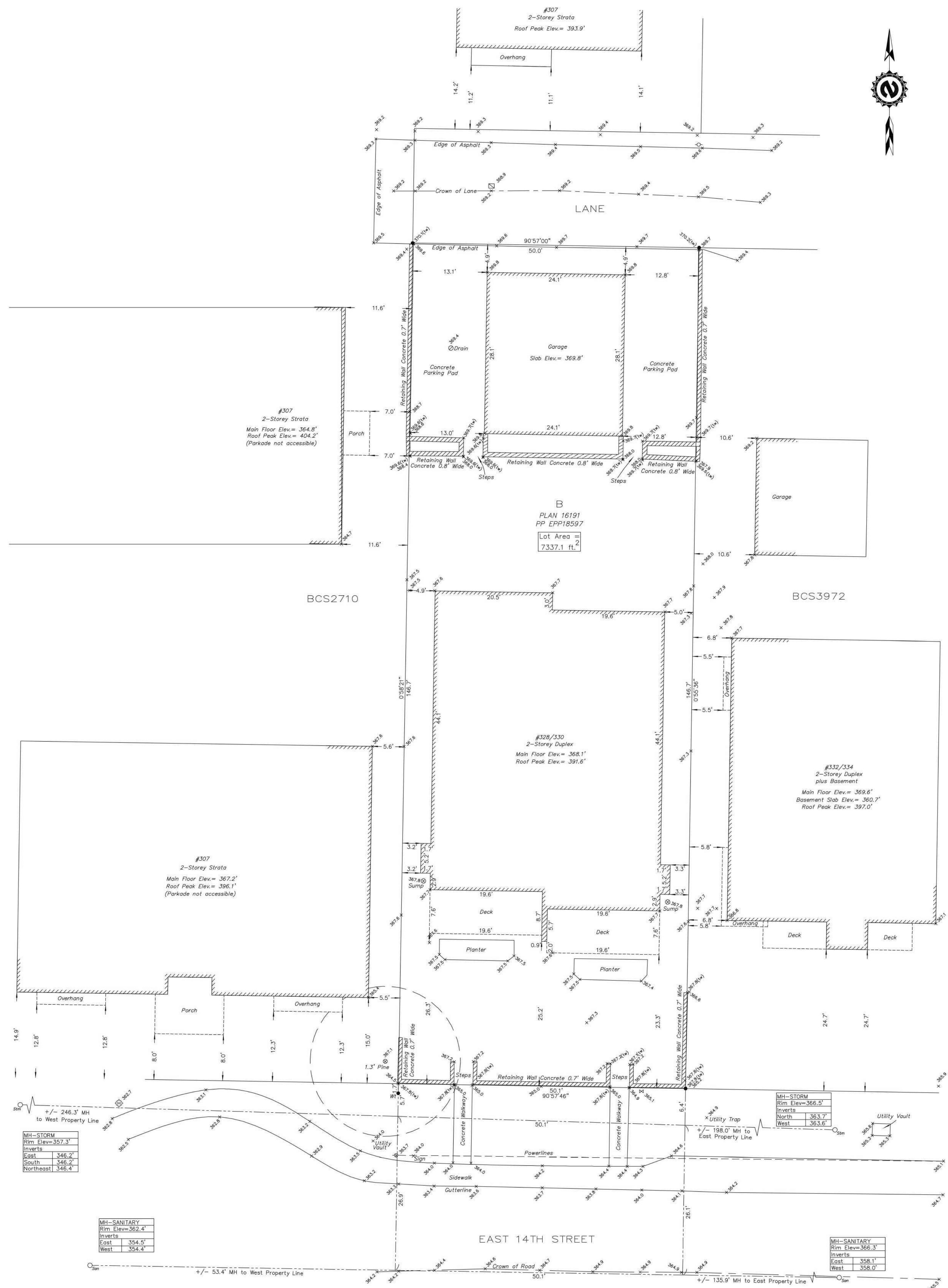
Original Survey Date: August 15, 2012
Re-Inspection Survey Date: October 4, 2017

CERTIFIED CORRECT
DATED THIS 11TH DAY OF OCTOBER, 2017

Craig Nakamura B.C.L.S.

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BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS.



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SURVEY

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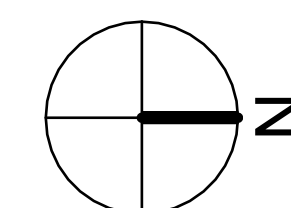
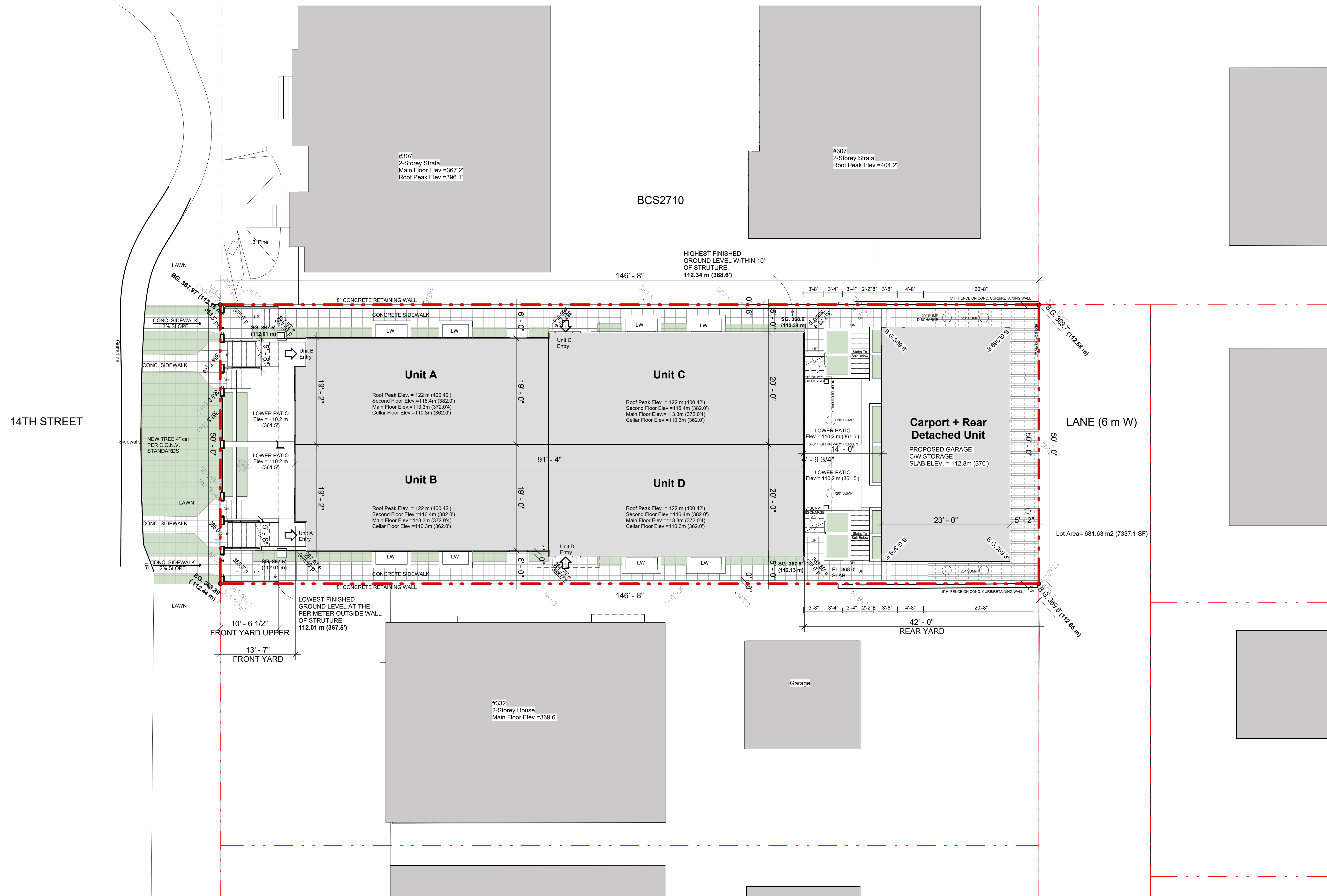
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SITE PLAN

Scale 1 : 100

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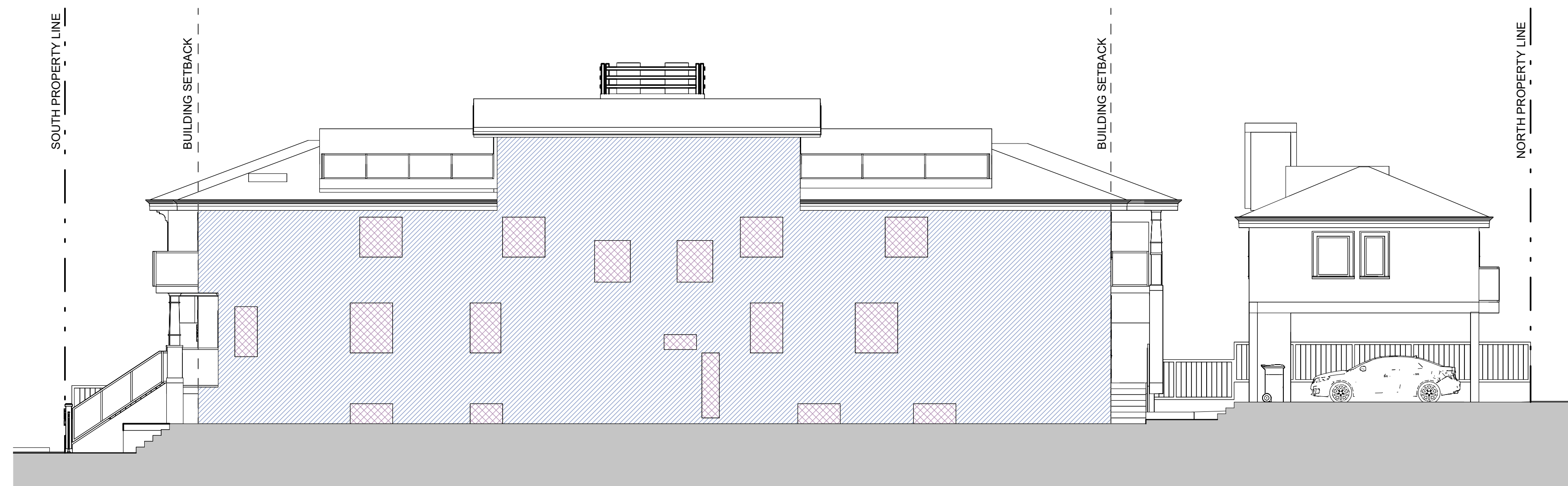
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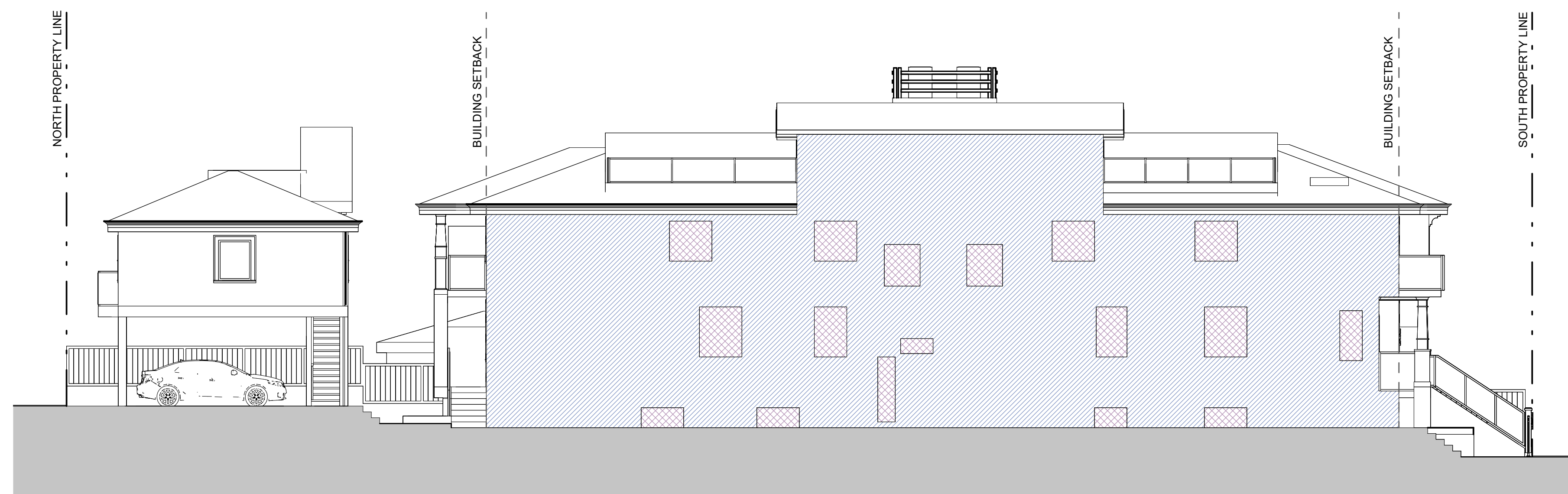
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CALCULATION

Scale 1 : 100

Job No.	Sheet Number: A1.02
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EAST ELEVATION



WEST ELEVATION

LIMITING DISTANCE SPATIAL SEPARATION CALCULATION (9.10.14)										
BUILDING FACE	EXPOSED BUILDING FACE AREA		LIMITING DISTANCE		UNPROTECTED OPENING ALLOWED	UNPROTECTED OPENING ALLOWED		UNPROTECTED OPENING PROPOSED		WINDOW TO WALL RATIO
	sf	m2	f	m	%	sf	m2	sf	m2	11.5 %
EAST	2018	187.5	5.0	1.52	16	323	30	231	21.5	
WEST	2018	187.5	5.0	1.52	16	323	30	231	21.5	

* NOTE: BUILDING TO BE FULLY SPRINKLERED



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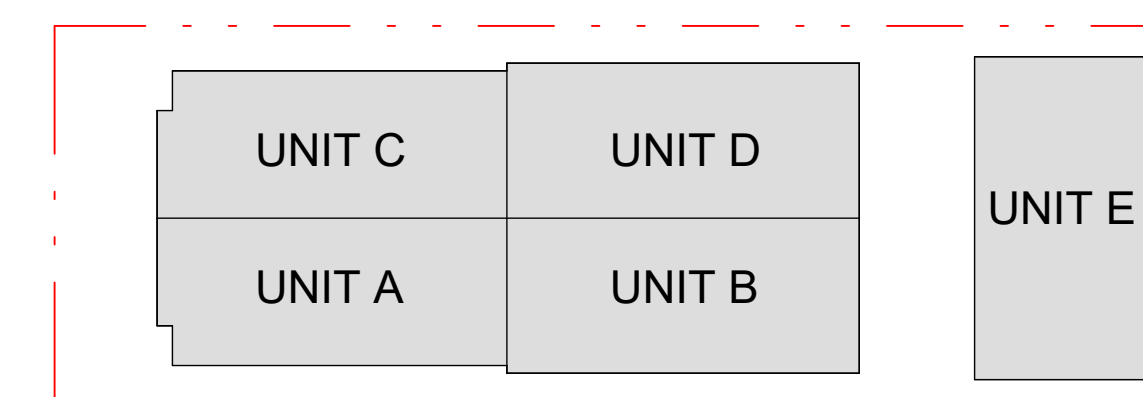
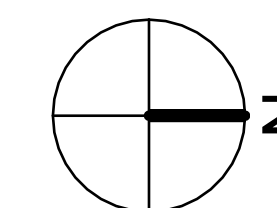
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FLOOR PLANS

Scale **As indicated**

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UNIT KEY PLAN



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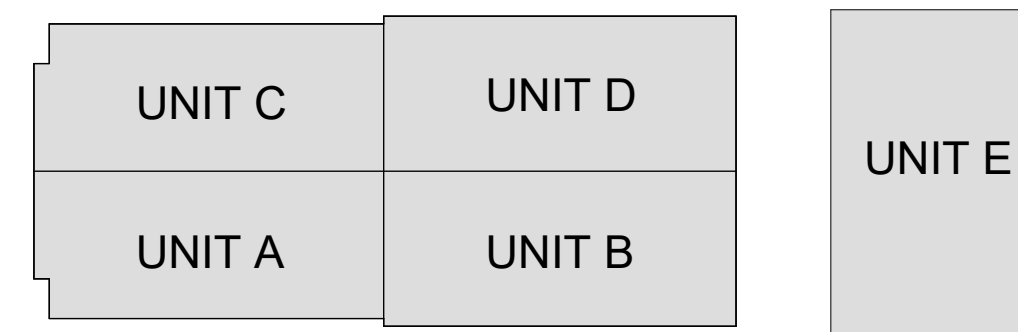
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UNIT KEY PLAN



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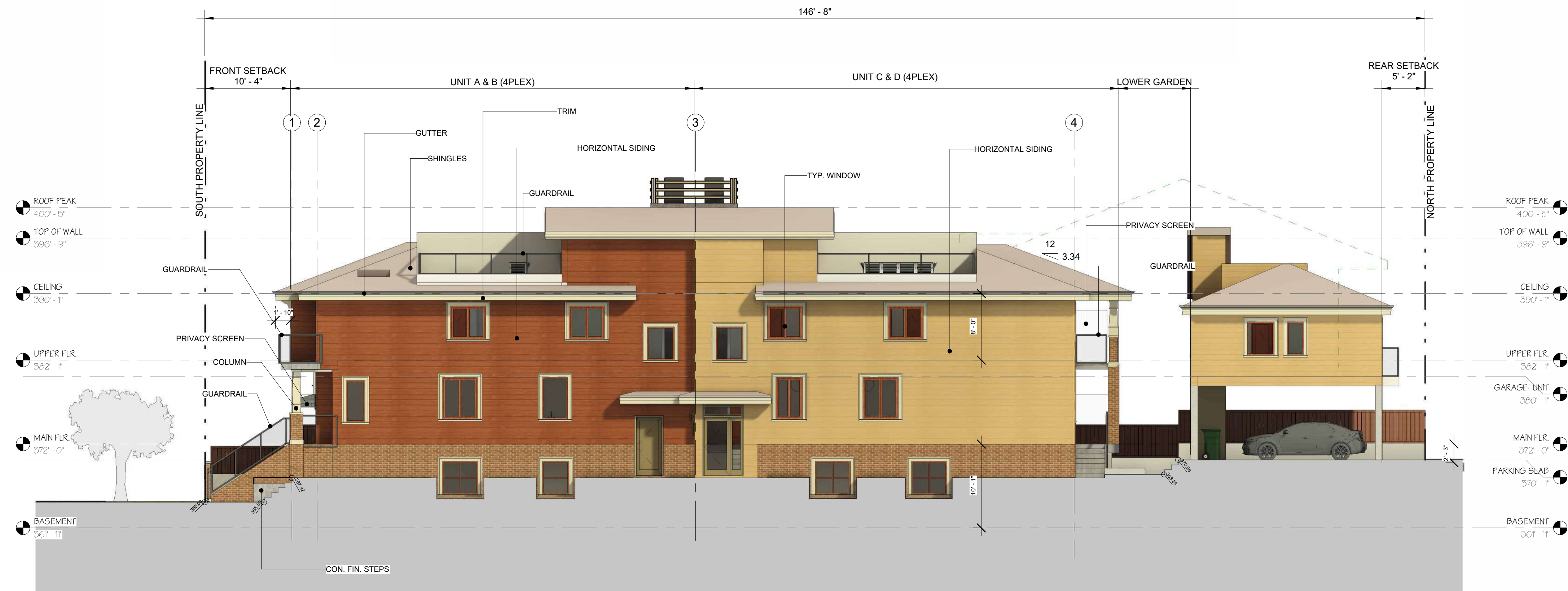
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EAST ELEVATION - SCALE 1:100



SOUTH ELEVATION - SCALE 1:100

FINISH LEGEND

- BRICK VENEER
MUTUAL MATERIAL
COLOUR "AMBER ROSE"
- HORIZONTAL SIDING
ALLURA RUSTIC SERIES
6" BEVEL
COLOUR "OLD CHERRY"
- HORIZONTAL SIDING
ALLURA RUSTIC SERIES
6" BEVEL
COLOUR "CEDAR"
- COLUMN
12"x12" B.U. WOOD COLUMN
ALLURA COLOUR MAX
COLOUR "MARIGOLD"
- TRIM
ALLURA COLOUR MAX
COLOUR "MARIGOLD"
- SHINGLE
IKO ASPHALT SHINGLES
"BROWNDRIFT WOOD"
- GUTTER
5" CONT. METAL GUTTER
ON 2"x6 WOOD FACIA
COLOUR "MARIGOLD"
- VINYL WINDOW/DOOR
FRAME OR LOW E GLASS
COLOUR "GOLDEN OAK"
- BALCONY GARDRAIL
ALUMINUM GUARDRAIL
OBSCURED PRIVACY GLASS
- PRIVACY SCREEN
FITTED GLASS
IN ALUMINUM FRAME
COLOUR "BROWN"
- CON. FIN. STEPS
- CON. FIN. SIDEWALK

Rev. No.	Revision	Date
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SOUTH & EAST
ELEVATIONS

Scale 1 : 100

Job No.	A3.01
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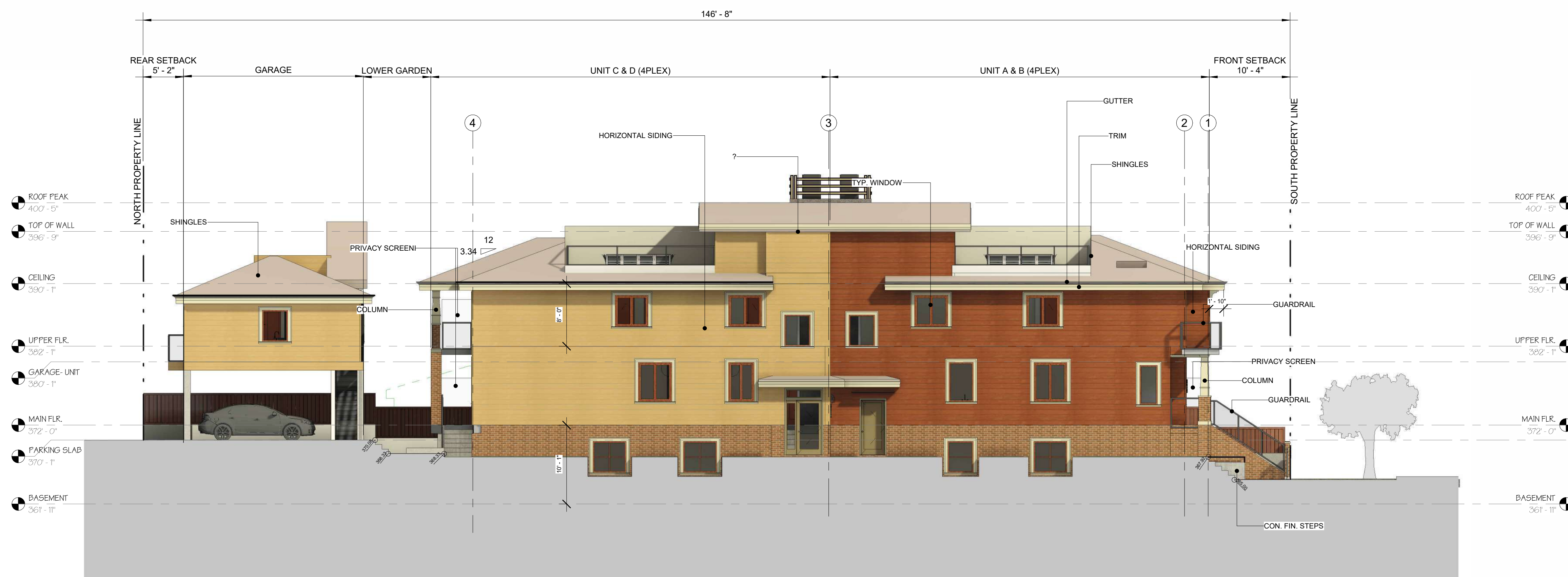
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NORTH & WEST
ELEVATIONS

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WEST ELEVATION - SCALE 1:100



NORTH ELEVATION - SCALE 1:100

FINISH LEGEND

- | | |
|---|--|
|  | BRICK VENEER
MUTUAL MATERIAL
COLOUR "AMBER ROSE" |
|  | HORIZONTAL SIDING
ALLURA RUSTIC SERIES
6" BEVEL
COLOUR "OLD CHERRY" |
|  | HORIZONTAL SIDING
ALLURA RUSTIC SERIES
6" BEVEL
COLOUR "CEDAR" |
|  | COLUMN
12X12" E. U. WOOD COLUMN
ALLURA COLOUR MAX
COLOUR "MARIGOLD" |
|  | TRIM
ALLURA COLOUR MAX
COLOUR "MARIGOLD" |
|  | SHINGLE
IKO ASPHALT SHINGLES
"BROWN/DRIFT WOOD" |
|  | GUTTER
5" CONT. METAL GUTTER
ON 2X8 WOOD FASCIA
COLOUR "MARIGOLD" |
|  | VINYL WINDOW/DOOR
FRAME C/W LOW E GLASS
COLOUR "GOLDEN OAK" |
|  | BALCONY GARDRAIL
ALUMINUM GUARDRAIL
OBSCURED PRIVACY GLASS |
|  | PRIVACY SCREEN
FITTED GLASS
IN ALUMINUM FRAME
COLOUR "BROWN" |
|  | CON. FIN. STEPS |
|  | CON. FIN. SIDEWALK |



PROPOSED NEW:

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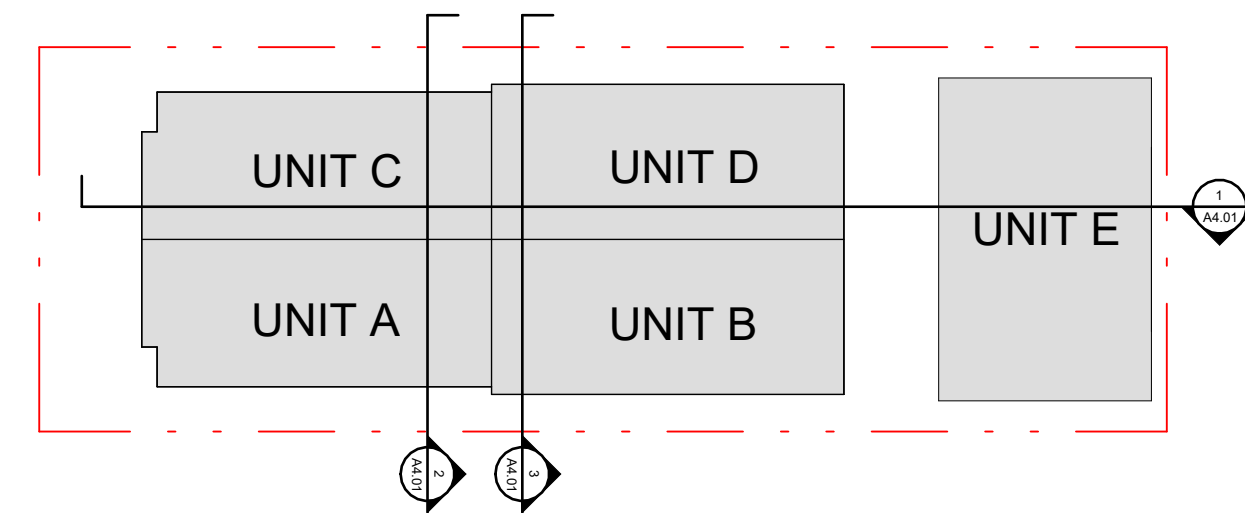
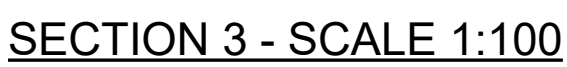
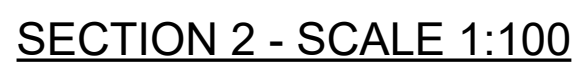
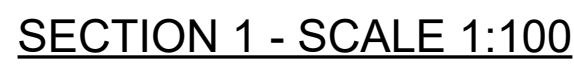
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SECTIONS

Scale **As indicated**

Job. No.	Sheet Number: <div style="font-size: 2em; text-align: center;">A4.01</div>
Date	
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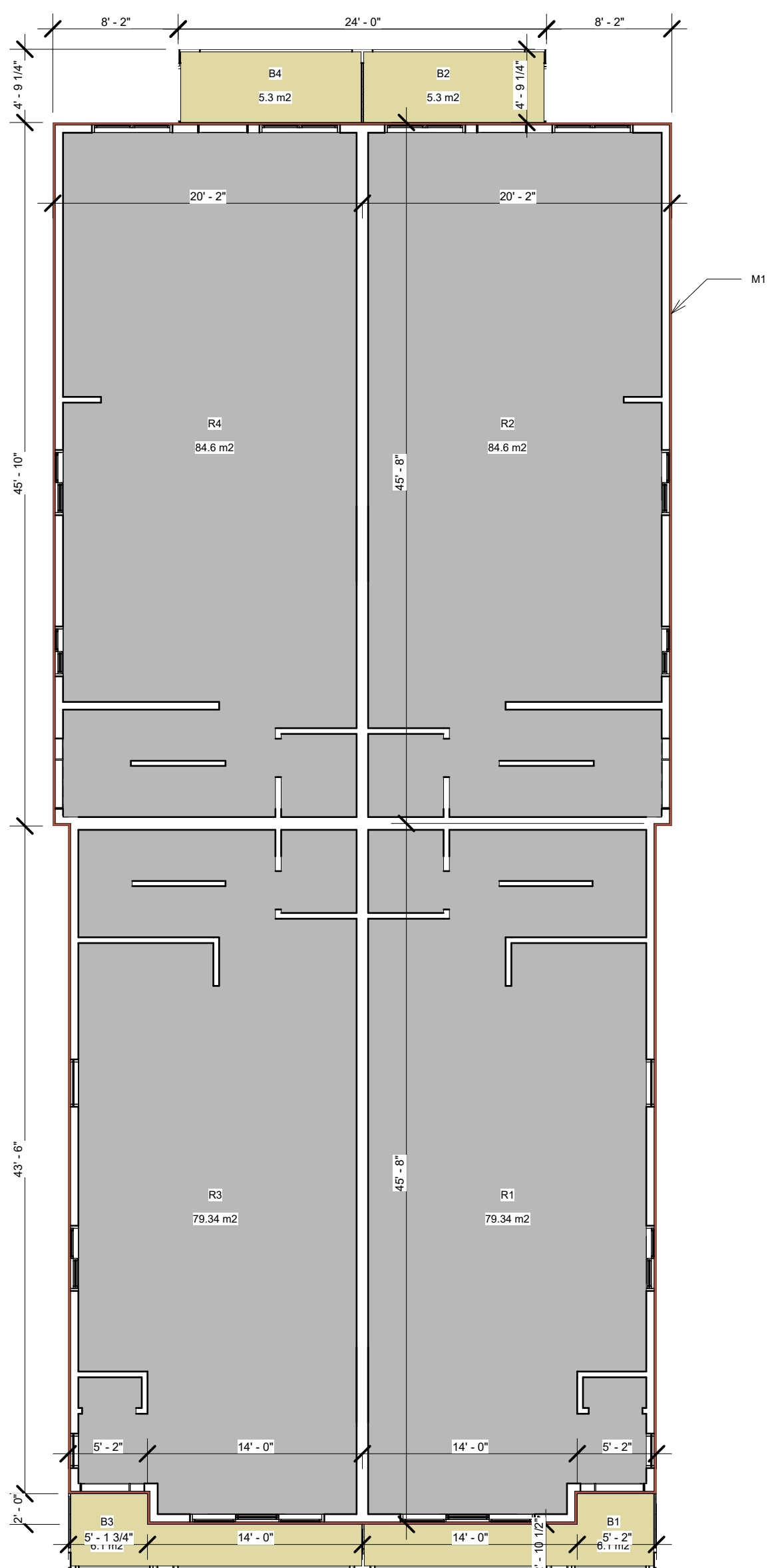


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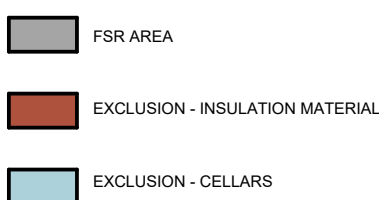
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BASEMENT

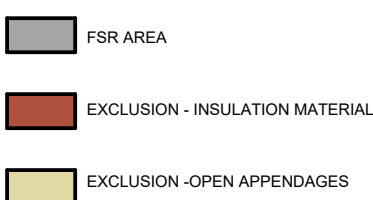


AREA SCHEDULE (BASEMENT+FSR AREAS)			
	Level	Name	Area
R1	BASEMENT	FSR AREA - RESIDENTIAL	0 m2
R2	BASEMENT	FSR AREA - RESIDENTIAL	0 m2
R3	BASEMENT	FSR AREA - RESIDENTIAL	0 m2
R4	BASEMENT	FSR AREA - RESIDENTIAL	0 m2
BASEMENT			0 m2

AREA SCHEDULE (BASEMENT+FSR EXCLUSIONS)			
	Level	Name	Area
M1	BASEMENT	EXCLUSION - INSULATION MATERIAL	4 m2
C1	BASEMENT	EXCLUSION - CELLARS	79.38 m2
C2	BASEMENT	EXCLUSION - CELLARS	84.6 m2
C3	BASEMENT	EXCLUSION - CELLARS	79.38 m2
C4	BASEMENT	EXCLUSION - CELLARS	84.6 m2
BASEMENT			331.96 m2

GROSS FLOOR AREA	
GFA - BASEMENT	331.96 m2

MAIN FLOOR

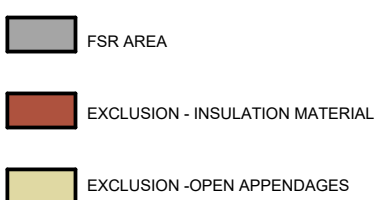


AREA SCHEDULE (MAIN FLOOR-FSR AREAS)			
	Level	Name	Area
R1	MAIN FLOOR	FSR AREA - RESIDENTIAL	79.34 m ²
R2	MAIN FLOOR	FSR AREA - RESIDENTIAL	84.6 m ²
R3	MAIN FLOOR	FSR AREA - RESIDENTIAL	79.34 m ²
R4	MAIN FLOOR	FSR AREA - RESIDENTIAL	84.6 m ²
MAIN FLOOR			327.88 m ²

AREA SCHEDULE (MAIN FLOOR-FSR EXCLUSIONS)			
	Level	Name	Area
M1	MAIN FLOOR	EXCLUSION - INSULATION MATERIAL	4 m ²
B1	MAIN FLOOR	EXCLUSION - BALCONY	6.1 m ²
B2	MAIN FLOOR	EXCLUSION - BALCONY	5.3 m ²
B3	MAIN FLOOR	EXCLUSION - BALCONY	6.1 m ²
B4	MAIN FLOOR	EXCLUSION - BALCONY	5.3 m ²
MAIN FLOOR			20.8 m ²

GFA - MAIN FLOOR		354.66 m ²
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UPPER FLOOR

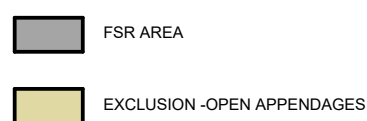


AREA SCHEDULE (UPPER FLOOR-FSR AREAS)			
	Level	Name	Area
R1	UPPER FLOOR	FSR AREA - RESIDENTIAL	83.28 m2
R2	UPPER FLOOR	FSR AREA - RESIDENTIAL	84.1 m2
R3	UPPER FLOOR	FSR AREA - RESIDENTIAL	83.26 m2
R4	UPPER FLOOR	FSR AREA - RESIDENTIAL	84.1 m2
UPPER FLOOR			334.72 m2

AREA SCHEDULE (UPPER FLOOR-FSR EXCLUSIONS)			
	Level	Name	Area
M1	UPPER FLOOR	EXCLUSION - INSULATION MATERIAL	4 m2
B1	UPPER FLOOR	EXCLUSION - BALCONY	3.3 m2
B2	UPPER FLOOR	EXCLUSION - BALCONY	5.25 m2
B3	UPPER FLOOR	EXCLUSION - BALCONY	3.3 m2
B4	UPPER FLOOR	EXCLUSION - BALCONY	5.25 m2
	UPPER FLOOR	EXCLUSION - GREEN BUILDING	2.22 m2
			20.32 m2

GROSS FLOOR AREA	
GFA - UPPER FLOOR	354.82 m2

ROOF



The diagram illustrates the calculation of the Gross Floor Area (GFA) by summing the areas of various levels and excluding certain areas. It consists of two tables and a final calculation box.

Table 1: AREA SCHEDULE (ROOF-FSR AREAS)

	Level	Name	Area
S1	ROOF	FSR AREA - RESIDENTIAL	28.35 m2
S2	ROOF	FSR AREA - RESIDENTIAL	27.05 m2
S3	ROOF	FSR AREA - RESIDENTIAL	28.35 m2
S4	ROOF	FSR AREA - RESIDENTIAL	27.05 m2

ROOF 110.80 m2

Table 2: AREA SCHEDULE (ROOF-FSR EXCLUSIONS)

	Level	Name	Area
D1	ROOF	EXCLUSION - ROOF DECK	31.02 m2
D2	ROOF	EXCLUSION - ROOF DECK	34.20 m2
D3	ROOF	EXCLUSION - ROOF DECK	31.02 m2
D4	ROOF	EXCLUSION - ROOF DECK	34.20 m2

ROOF 130.44 m2

GROSS FLOOR AREA

GFA - ROOF	241.24 m2
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FSR PLANS

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AREA SCHEDULE (BASEMENT-FSR AREAS)			
	Level	Name	Area
	BASEMENT	FSR AREA	0 m2
BASEMENT			0 m2

AREA SCHEDULE (BASEMENT-FSR EXCLUSIONS)			
	Level	Name	Area
S1	BASEMENT	EXCLUSION - ALL STORAGE	81.30 m2
E1	BASEMENT	EXCLUSION - ELEC RM.	8.44 m2

GROSS FLOOR AREA

GFA - BASEMENT 89.74 m2

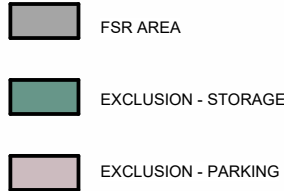


AREA SCHEDULE (BASEMENT-FSR AREAS)		
Level	Name	Area
ROOF DECK	FSR AREA	0 m2
ROOF DECK		0 m2

AREA SCHEDULE (BASEMENT-FSR EXCLUSIONS)			
	Level	Name	Area
D1	ROOF DECK	EXCLUSION - DECK	19.18 m ²
S1	ROOF DECK	EXCLUSION - STAIRS	3.68 m ²

GROSS FLOOR AREA

GFA - BASEMENT	22.86 m2
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AREA SCHEDULE (MAIN FLOOR-FSR AREAS)		
Level	Name	Area
MAIN FLOOR	FSR AREA	0 m2
MAIN FLOOR		0 m2

AREA SCHEDULE (MAIN FLOOR-FSR EXCLUSIONS)			
	Level	Name	Area
P1	MAIN FLOOR	EXCLUSION - PARKING STALLS	73.49 m2
S1	MAIN FLOOR	EXCLUSION - UNDER STAIRS	6.98 m2
S2	MAIN FLOOR	EXCLUSION - BINS	9.27 m2

FLOOR AREA

GFA - MAIN FLOOR	89.74 m2
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AREA SCHEDULE (MAIN FLOOR-FSR AREAS)			
	Level	Name	Area
R1	UPPER FLOOR	RESIDENTIAL UNIT - FSR AREA	82.47 m2
UPPER FLOOR			82.47 m2

AREA SCHEDULE (MAIN FLOOR-FSR EXCLUSIONS)			
	Level	Name	Area
S1	UPPER FLOOR	EXCLUSION - STAIRS	7.28 m2
B1	UPPER FLOOR	EXCLUSION - BALCONY	1.20 m2
B2	UPPER FLOOR	EXCLUSION - BALCONY	1.20 m2

FLOOR AREA

GFA - MAIN FLOOR 92.15 m2



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REAR DETACHED UNIT

Scale **As indicated**

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