

Sheet List FOR COORDINATION WITH CONSULTANTS		
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3	A0.01b	ZONING SUMMARY AND VIEWS TO THE SITE FROM DIFFERENT DIRECTIONS
4	A0.02	PROJECT DATA, ZONING ALLOWANCES AND EXCEPTIONS
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6	A0.04	GFA OVERLAYS AND GFA CALCULATION TABLES
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Note: Trellises, flower boxes and extension of Sunlight Control projection walls on the roofs are shown for presentation purposes only. These features are anticipated to be added provided that the construction budget allows.

6 UNIT TOWNHOUSE WITH 6 PRINCIPAL UNIT AND 6 LOCK-OFF
PROPOSED FOR DEVELOPMENT PERMIT APPLICATION

400 E1st Street - Moodyville
North Vancouver, BC

Sheet List			
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Sheet List			
49	A-R-11	AREA TABLE (RENTABLE)	



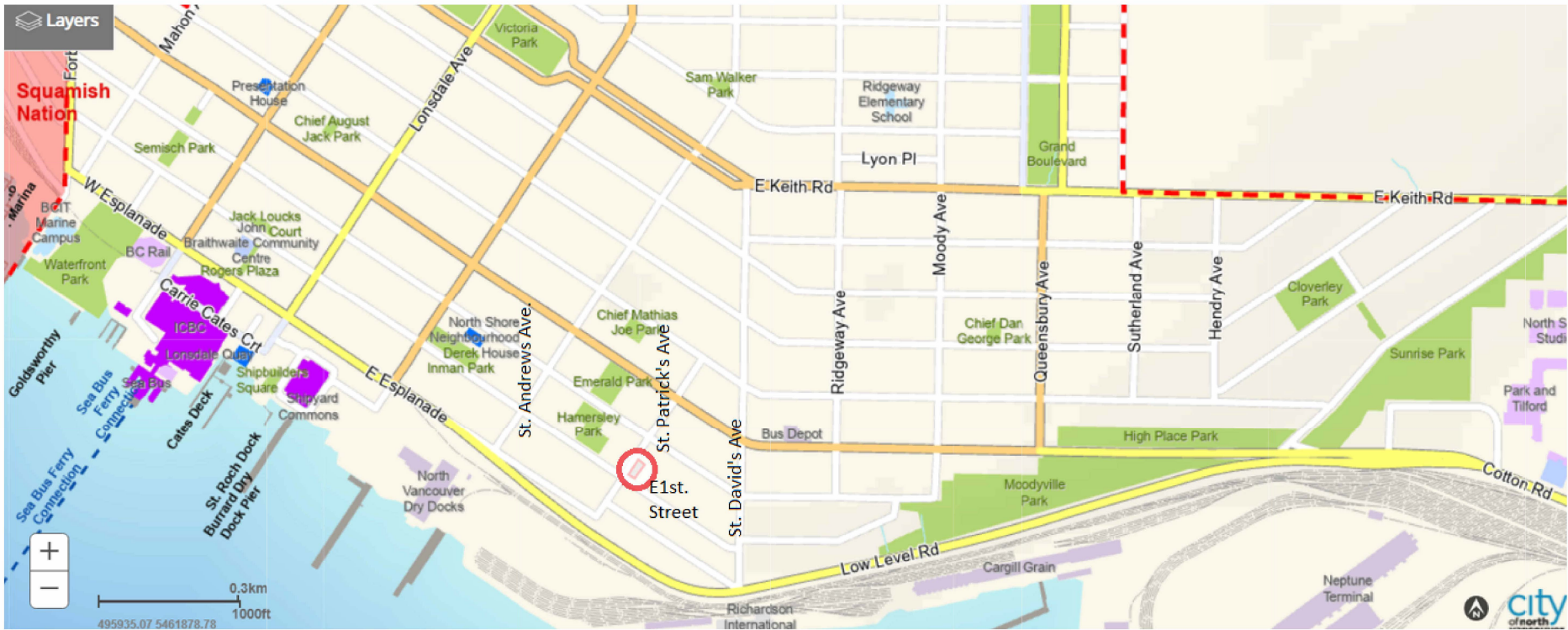
Architecture: Shida Neshat Architect
Address: 13176 Shoesmith Loop
Maple Ridge, BC, V4R 0A9
Phone: (604) 771-5067
e-mail: shida@shidaneshatarchitect.com

7/10/2025 Response to Planning and Development Memos of Feb 20, and March 7, 2025

Project contacts				Contacts	
Owner/Developer	Carnotech Energy	Nima Mousavi, B. Sc., M. Eng.,	#2100, 1055 West Georgia St. Vancouver, BC., V6E 3P3	nimam@carnotechenergy.com	(604) 424-4177
Project representative	Alireza Khaleghi	Alireza Khaleghi, B. Sc., M. Eng.,	#2100, 1055 West Georgia St. Vancouver, BC., V6E 3P3	alikh@carnotechenergy.com	(604) 424-4177
List of Consultants					
Architecture:	Shida Neshat Architect	Shida Neshat-Behzadi Architect AIBC	13176 Shoesmith Loop, Maple Ridge, BC. V4R 0A9	shida@shidaneshatarchitect.com	(604) 771-5067
Landscape Architecture/ Arborist	M2 Landscape Architecture	Meredith Mitchell Landscape Architect MBCSLA	220, 26 Lorne Mews, New Westminster, BC. V3M 3L7	meredith.mitchell@m2la.com	(604) 553-0044
Civil engineering:	Park Engineering Ltd Civil & Municipal Engineering Services	Saeed A. Mehdi pour. P. Eng. Civil Engineer	949 Sherwood Ave, Coquitlam, BC, V3K 1A9	Saeed@parcengineering.ca	(604) 825-6761
Code Professional:					
Building Envelope					
Energy Advisor/Modelling:					
Mechanical:	-	-			
Electrical:	-				
Accoustical:	-				
Structural:	-				
Fire suppression:	-				

Site Synopsis:		
Civic Address: 400 E1st Street, North Vancouver, BC, V7L 1B7	Project type: Ground-Oriented Multi-unit residential townhouse	
	Building use:	Residential C
Legal Description: Lot 34, Block 152, District Lot 274, Plans VAP878, PID: 013-942-352	Zoning District:	RG 3
	Site Area:	50' X 120.1' = 6005 SF (558 m ²)
	Site Frontage:	50' (15.24 m)
	Site Width:	50' (15.24 m)
	Site Depth:	West 120.1' (36.6 m)
		East 120.0' (36.59 m)

1 Site synopsis
A0.01a 1 : 100



2 Location of site in relation to Lonsdale market
A0.01a 1 : 100

Map: 2014 OCP Schedule A Land Use Map: East 3rd Street/Moodyville Area

Residential Level 1 (Low Density)	0.5	Maximum Bonus (FSR)
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	
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5



6.3 SPECIAL CONDITIONS

Special Conditions apply to lands in accordance with Figure 19



1.3 NEIGHBOURHOOD SUBAREAS



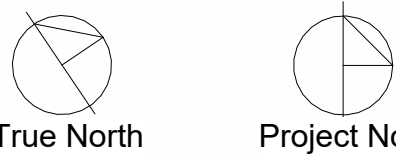
Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other data on drawings. Any discrepancies within this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters/busses, etc., are built with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

- ☒ Development Permit
- ☐ Building Permit
- ☐ Construction Drawings
- ☐ Tender
- ☐ Project Revision
- ☐ project Amendment
- ☐ As built



Architecture: Shida Neshat Architect
Address: 13176 Shoesmith Loop Maple Ridge, BC, V4R 0A9
Phone: (604) 771-5067
e-mail: shida@shidaneshatarchitect.com

No.	Description	Date



400 E 1st NORTH VANCOUVER

SITE SYNOPSIS, OCP MAP, NEIGHBOURHOOD SUBAREAS AND SPECIAL CONDITIONS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.01a

Scale	As indicated
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400 East 1st - North Vancouver

SUMMARY

SITE AREA:	6000 sf
ZONING:	RG-3
Potential Zoning:	RG-3
FSR:	1.0 + (Exclusions)
Number of Main Units	6
Number of Lock-Off Suites	6
Main Units Area (Range)	880-1800
Main suites Area(Range)	270-550



Fig 1: Looking from E 1st Street to the site.



Fig 2: Looking from E 1st St. to the neighboring property

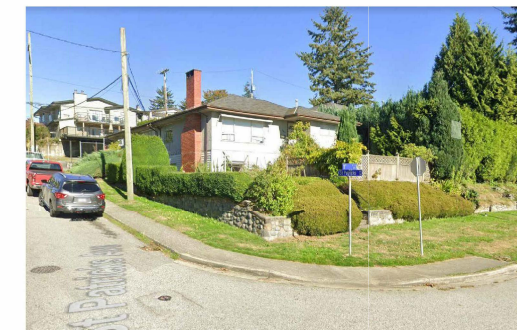


Fig 3: Looking from corner of St.Patrick's Ave and E 1st St.



Fig 4: Looking from St.Patrick's Ave to the parking on the lane



Fig 5: From St.Patrick's Ave to the steep slope of the Lane



Fig 5: From St.Patrick's Ave to the site



Fig 7 : from the lane to the slope of St. Patrick's Ave.

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No.	Description	Date

400 E 1st NORTH VANCOUVER

ZONING SUMMARY AND VIEWS TO THE SITE FROM DIFFERENT DIRECTIONS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.01b

Scale

Floor area of Principal and Lock-off Units						
Lock-off Units				Principal Units		
Unit	Cellar area a	Area in 1 st Storey b	Total suite area c: a+b	Area of 1 st Storey d	% b/d	Area in 1 st Storey e:d-b Total area in all Storeys f:e+upper floors
#1:	516.52SF (47.98M2)	179.33 SF(16.66.M2)	695.85SF(64.6 M2)	528.85SF (48.9M2)	33.9%	349.52 SF(32.47 M2) 728.52SF(67.68 M2)
#2:	495.32SF (46.0M2)	173.5 SF(19.7M2)	668.82SF(62.13 M2)	517.48 SF (48.0M2)	33.5%	343.98 SF(31.95 M2) 722.7SF(67.14 M2)
#3:	455.77 SF (42.34M2)	191.39 SF(17.78M2)	674.16SF(62.6 M2)	460.23 SF (42.7M2)	41.5%	268.84 SF(24.97 M2) 836.63SF(77.72 M2)
#4:	454.71 SF (42.24M2)	196.92 SF(18.29M2)	651.63SF(60.53 M2)	460.94 SF (42.8M2)	42.7%	264.02 SF(24.52M2) 943.38SF(87.64 M2)
#5:	447.81 SF (41.60.6M2)	185.55 SF(17.23M2)	633.36SF(58.8 M2)	454.30 SF (42.2M2)	40.8%	268.75 SF(24.96 M2) 932.89SF(93.8M2)
#6:	437.91 SF (40.68.3M2)	140 SF(10.23M2)	577.91SF(50.9 M2)	446.01 SF (41.4M2)	31.6%	306.01SF(28.42 M2) 992.82SF(92.23M2)
Total:	2808.04SF(260.87M2)	1066.69(96.32M2)	3874.73(357.20M2)	2867.8SF(266.4M2)	37%	1801.12 SF(167.32M2) 5156.94SF(479.0M2)

Zoning Allowances: Ground-Oriented housing types designated Residential 4A in OCP			
Allowed		Proposed:	Compliance:
Zoning:	RG 3	RG 3	Yes
Princial and Accessory Use:	Townhouse with Lock-off Unit	Townhouse with Lock-off Unit	Yes
Dwelling Unit size:	min. 400 ft2 (37.2 m2)	626.59SF(58.2m²) and above	Yes
Accessory Lock-off Unit :	Not required for less than 10 units	6	Yes
max. # of Lock-off Units :	1 for any single Principal Unit	1 for each single Principal Unit	Yes
Density:	max. 0.5 X the lot Area=3002.5 ft2 (279 m2), or up to 1X lot Area= 6005ft2 (558 m2) through Amenity Share, either Passive House certification, or highest step of the BC Energy Step Code, and Noise mitigation	540 m² (5811.9 SF, Amenity Share,2nd highest step of the BC Energy Step Code, and Noise mitigation	Yes
Lot Coverage:	max. %60 of lot area: 3603 ft2 (334.7 m2)	55.6%: 310.4 m² (3341.41SF)	Yes
Building Height from average building grades from E1 st st.and mid Lot line for Southern lot Area:	max. 39.4 ft (12m)	27' - 3 " (8.3 m)	Yes
Building Height from average building grades from the lane and mid Lot line for Northern lot area:	max. 39.4 ft (12m)	27' - 9" (8.5 m)	Yes
Front yard setback:	min 9.8 ft (3m)	9' - 10" (3 m)	Yes
Interior or Exterior Side Setbacks:	min 7.9 ft (2.4m)	7'- 10" (2.4m)	Yes
Rear side setback:	min 7.2 ft (2.2m)	15 - 8" (4.8 m)	Yes
Special Provisions		Proposed:	Compliance
Zoning:	RG 3	RG 3	Yes
Lot Area - townhouse use:	5813 ft2 (540 m2)	6005 ft2 (558 m2)	Yes
Front Lot line townhouse :	32.9 ft (10 m)	50.1 ft (15.24 m)	Yes
Principal Building floor area:	min. 800 ft2 (74.32 m²)	1391.52 SF(129.27 m²)	Yes
Open Space Area:	%35 lot area=2102 ft2 (195.2 m²)	%14=849.99 ft² (78.96 m²)	Yes
Sunken Patio per dwelling unit:	max.200 ft2 (18.6 m²)x6=1200 SF(111.48m²)	603.68ft² (56.08 m²)	Yes
Accessory Lock-off unit:	min. 215 ft2 (20 m²)	min.577.91ft2 (50.9m²)	Yes
min. Off-street Parking:	6 for 1.05 space per principal unit	3 on site - 2 Pay in lieu	Alternative provision
Bike Storage:	Not required for 0-19 units	12 provided	Yes
Garbage and recycling area: :	min 120 ft2 (11.15 m2)	min 124.31 ft2 (11.55 m2)	Yes
Accessory Building/Structure:	at or below grade at any location in site	1304.15 ft2 (121.15 m2)	Yes

Siting exemptions for special residential zones including RG3 - Zoning bylaw 1995, No. 6700 -410 (2):			
	Allowed beyond permitted elsewhere in Bylaw	Proposed:	Comply:
a) Exterior Wall thickness, where utilized for insulation materials and/or protection against wind, water, and vapour:	Min. distance reduced to an abutting Lot Line: - 0.165 m (6.5")	< 0.165m (6.5")	Yes
b) Eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections:	Min. distance reduced to: - 0.92 m (3') from any Lot Line	max. 0.92m (3' - 0")	Yes
c) Bay Windows projection:	Min. distance reduced to: - 0.61 m (2') from any Lot Line	None	N/A
d) Unenclosed balconies projection:	Min. distance reduced to: - 0.92 m (3') from any Lot Line	None	N/A
e) Unenclosed Porches or steps projection:	Min. distance reduced to: - 0.76 m (2.5') from Interior or Exterior Lot Line - 1.22 m (4') for, Front or Rear Lot Line	Max.1.78m (5'-10") West 1.1m (3'-7") East	Relaxation requested
f) Eaves projection for accessory buildings	Min. distance reduced to: - 0.76 m (2.5') from Interior or Exterior Lot Line - 1.22 m (4') for, Front or Rear Lot Line	None	N/A
g) Underground Structure location:	In any portion of a Lot with exception of any portion of the Lot within a Special Setback scheduled in Section 411	0 m(0'-0") To North and East, and 0.3m (1'-0") to West PLs	Yes
h) Green Wall or Solar Collector projection:	Min. distance reduced to: - BCBC requirements as amended time to time, but may not project into any portion of the Lot within a Special Setback scheduled in Section 411 (N/A here)	None	N/A

Gross Floor Area Exemptions - Zoning bylaw 1995, No. 6700 - Included in Interpretations:			
	Allowed	Proposed:	Comply:
1) Exterior Wall thickness, where utilized for insulation materials and/or protection against wind, water, and vapour:	Up to Max. 0.305 m (12")	< 0.165m (6.5")	Yes
2) Any accessory Building or portion of a floor used for Parking, Short-Term and Secure Bicycle Parking, or providing vehicular, bicycle or common pedestrian access to Parking areas, unless such Parking is a Principal Use:	No limits	Secure bicycle parking in basement under outdoor parking	Yes
5) Any portion of a Basement, Cellar, or crawl space containing common electrical, mechanical, or elevator machine rooms:	No limits	Common electrical, mechanical room	Yes
8) Any portion of an accessory building for non-commercial storage or gardening:	No limits	Storage	Yes
9) Architectural features containing no floor area which are permitted as projections into required yards:	No limits	Canopies, Sunlight Protections and trellises	Yes
11) Open Appendages, as follows: a) Balconies, Porches, and Decks; b) Corridors, stairways, and landings that provide required access to habitable rooms:	Up to a max. of 10% of GFA	Balconies, decks, corridors, stairways, and landings	Yes
12) Storage areas located in Basement or Cellar, plus lobby areas(these storages shall have no exterior glazing and not be contiguous with a principal use):	Up to a combined max. of either 0.1 FSR, or 10% of total GFA whichever greater	None	N/A
13) Common recycling and garbage storage facilities, located on any floor level, up to a max. excluded floor area per Building Type, in Figure 4-3, Bylaw 8391)	Max. 0.486 m² (5.23 ft2) per unit in addition to the min. 11m² (118.4 ft2) required area	11.55 m2 (124.31 ft2	Yes
15) Non-commercial social, recreational and amenity area, provided for residents and held in common ownership):	Up to max. 5% of total GFA	31.47 m² (338.69 ft2)	Yes
16) Any portion of floor area open to below which is used exclusively for Natural Ventilation (Induced-ventilation) :	Up to max. 1% of total GFA	Elec./Mech. Shaft	Yes
17) Green Building systems:a)In-suite HRV for each dwelling unit:	Up to max.1.39m2 (15 ft2)	8.34m2(90 ft2)	Provisioned
19) Cellars provided that a)the floor area is part of a Dwelling Unit not solely located in a Cellar, and b)a min. of 40% of the floor area of the Dwelling Unit is located on or above the first Storey:	Max. Up to area of the first storey	6 cellars provided as part of 6 lock-off units	Yes
20) Lock-off Dwelling Units to a combined max. of 0.15% Lot area:	901ft2(83.7m2)	Max. exemption applied	Yes
22) Open to below areas that:a) measure less than 4.6m(15.1'), b) from part of a non-commercial amenity area held in common ownership; or d) exclusively for Natural Ventilation (Induced)	less than 4.6m(15.1')	None	N/A
23) Roof Decks	No limit in GFA	Over 2nd and 3rd levels and stairways	Yes

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Phone: (604) 774-5867
e-mail: shida@shidaneshatarchitect.com

NOTE: Unit floor areas are solely provided for DP application. Accurate floor areas with precise dimensioning will be provided at later phases of development.

See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH VANCOUVER

PROJECT DATA, ZONING ALLOWANCES AND EXCEPTIONS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker
<h2>A0.02</h2>	
Scale	1 : 100

7/10/2025 11:59:21 PM

Project type: Ground-Oriented Muti-unit residential townhouse	
Building use:	Residential
Major Occupancy classification:	Group C
Governing Code Part :	Part 3
Building Area Sqm (SqFt):	3341.14 SF (310.4 M²)
Building height:	4 storeys
Facing # of streets :	3
Sprinklers:	Yes
High buildings	No
Mezzanine:	No
Fire Resistance rating:	1Hr
Spatial Separation:	Conforming to Table 3.2.3.1.-D of the BCBC 2024: %19.2 for 100m2 EBF with LD of 7'-10" (2.4m), % 51.1 for 12'-10" (3.91m), and %100 for LD of 3m (9'-10") and over
Provision for firefighting:	Existing roads from 3 sides
Travel distance:	Longest TD: from Principal entrance of Unit 6 to E 1st St. curb (passing through northern and eastern passageway): 44.3 M

1 Code Analysis Summary
A0.03/ 1 : 100

Other interpretations from the Zoning Bylaw 1995, No. 6700 :	
Storey:	The space between a floor level and the ceiling directly above it when the floor level is not more than one foot below Average Grade
Basement:	The space between two floor levels, the lower floor of which is more than one foot but less than five feet below Average Grade
Cellar:	The space directly below the First Storey, the lower floor of which is more than 1.52m (5') below Average Grade and the area of which does not exceed the area of the First Storey
Habitable Room:	A room designed or used for living, sleeping, eating, or food preparation, including a living room, dining room, bedroom, kitchen, family room, recreation room and den, but excluding a bathroom, utility room, furnace room and storage room
Roof Deck:	An accessible, unenclosed space, designated for the enjoyment of residents or other occupants of a building, located on a rooftop.
Parking Space:	An area of land or building used for parking purposes only

2 Other Interpretations
A0.03/ 1 : 100

3 Interpretations
A0.03/ 1 : 100

4 FAR Calculations
A0.03/ 1 : 100

FAR Calculations: Permissible Floor Area ratio: Max. 1 = %100 of Lot Area 6005 SF (557.9 M2)			
Gross Buiding Area:	Proposed:	Exempted from GFA	Total area included IN GFA
3rd Balconies and 4th and 5th Floor Roof decks	2594.36 SF(241 M2)	2594.36 SF(241 M2)	0.0 SF(0.0 M2)
3rd Floor:	1130SF (104.9 M2)		1130SF (104.9 M2)
2nd Floor:	2933.52SF(272.5 M2)		2933.52SF(272.5 M2)
1st Floor with lock-off exemption for 6 units (151 sq.ft. (14M2)/unit) to Max. combined %15 Lot area	2863.66SF(266 M2)	906 SF(84.2 M2)	1957.66SF(181.87 M2)
Cellar (exempt when min.%40 on or above 1st Storey) :	2808.04 SF(260.9M2)	2808.04 SF(260.9M2)	0.0 SF(0.0 M2)
Ext. Wall thickness for insulating materials and/or protection against wind, water and vapour up to max. 0.305 m (12"):	149.33SF(13.88M2)	271.5SF(25.22M2)	- 149.33SF(13.88M2)
Bicycle storage:	238.71SF(22.18 M2)	All	0.0 SF(0.0 M2)
Any portion of crawl space with a height of 1.22m(4ft) or less:	32.13 SF(12.27M2)	All	0.0 SF(0.0 M2)
Accessory storage or gardening:	282.41 SF(26.24 M2)	All	0.0 SF(0.0 M2)
Architectural features with no floor area permitted as projections into required yards	43.57 SF(4.05M2)	All	0.0 SF(0.0 M2)
Open Appendages excluded including:	1012.41 SF(94.06M2)		
a) Porches, Decks and balconies:	765.72 SF(71.14M2)	All	0.0 SF(0.0 M2)
b) Corridors, stairways, and landing providing access to habitable rooms Max %10 of GFA	351.07 SF(32.62M2)	1107.46 (102.85 M2)	0.0 SF(0.0 M2)
Steps at or below 3.28' (1M) of grade:	881.27 SF(81.87M2)	All	0.0 SF(0.0 M2)
Recycling and garbage storage to Max. 5.23Sqft (0.486 M2) /Unit + 118.4 ft2 (11M2) Excluded:	124.31SF(11.55M2)	11.15m² (120 ft2)	0.0 SF(0.0 M2)
Common Amenity area up to Max. % 5 total GFA (Including Sauna room as Optional)	338.69SF(31.47M2)	479.75SF(44.6M2)	0.0 SF(0.0 M2)
Green building systems provided that:			0.0 SF(0.0 M2)
a) any portion of a floor containing an in-suite HRV, up to Max. 1.39M2 (15 Ft2) for each dwelling unit	90 SF(8.34 M2)	90 SF(8.34 M2)	- 90 SF(8.34 M2)
b) any portion of a mechanical room containing a Green Building System not used as the primary source of domestic hot water or space heating, when located in accessible location with min. 2m (6.5')headroom	N/A	9.29 SF(100 M2)	0.0 SF(0.0 M2)
Open to below areas not counted twice in GFA where:			
a) measured < 15.1" (4.6m) from floor to ceiling above	A portion of crawl space above mechanical room with height of 4FT (1.22M) or less	96.46 SF(8.96 M2)	0.0 SF(0.0 M2)
b) form part of common amenity area			
d)exclusively used for natural ventilation(induced)			
Roof decks:	1828.64 SF(169.9 M2)	All	0.0 SF(0.0 M2)
Sunken Patios up to 200SF (18.6 M2)/ dwelling unit	603.68 SF(56.08 M2)	1200 SF(111.5 M2)	0.0 SF(0.0 M2)
Common electrical, mechanical rooms	401.78 SF(37.33 M2)	All	0.0 SF(0.0 M2)
Total Areas included in GFA			5781.81 SF (537.15M2)

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e-mail: shida@shidaneshatarchitect.com

See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH VANCOUVER

BUILDING CODE SUMMARY & GFA CALCULATION

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.03

Scale 1 : 100

Some interpretations used from the City of North Vancouver "Zoning bylaw 1995, No. 6700, and Construction regulation Bylaw, 2003, No. 7390.

Some interpretations used from the City of North Vancouver "Zoning bylaw 1995, No. 6700, and Construction regulation Bylaw, 2003, No. 7390.		Used for calculations In:
Accessory Lock-off Unit:	A separate, designated area containing a bathroom, cooking facilities, sleeping and living areas forming part of a Dwelling Unit that is accessible through both a lockable door from the remainder of the Dwelling Unit as well as through a separate exterior access.	Determination of the Content and min. required access
Average grade (Avrg.G)	The average of : 1) The highest finished ground level on the Lot within 3.048 M (10') of the Structure; and 2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined max. 9.29 SqFt (100 M2) and window wells).	Elevation of lower floor of cellar more than 5' below Avrg.G
Average building grade:	Average of Building grade elevations at the fronting street for the Lot Area between the Front Lot Line and the Mid Lot Line; and ii) Average of Building grade elevations at the Lane for the remainder of the Lot;	Building Height
Building grades:	The elevations of the points of intersection of the Front and the Rear Lot Lines with the side Lot lines, as determined by a BC Land Surveyor or the City Engineer. In the event of a conflict between the grades, the Buildign Grades provided by the City Engineers shall take precedence.	Parking and Underground Structures, Average Building grades, and Envelope and Building Height
Building, Principal :	A main Building, the major floor level or the majority of the floor space of which is used for a permitted Principal Use.	Minimum floor area
Mid Lot Line:	The line connecting the midpoints of the Side Lot Lines; or, where the Lot is irregular, the line running equidistant from the Front Lot Line and Rear Lot Line	Building Height
Structure:	A construction or portion thereof of any kind, whether fixed to, supported by, or sunk into land or water, or attached to a building, and includes retaining walls over 1.2m in height, excavations, awnings and canopies, but excludes landscaping, paving and fences.	Retaining walls, and other structures
Underground Structures	A Structure or portion of a Structure which protrudes not more than 0.914m (3') above the Buiding grades or the elevation of an adjoining property, at the common property line	Steps, landings, decks, porches, and other structures

UNIT #01		
LEVEL	NAME	AREA
GF	UNIT #01	528.85 ft ²
Level 2	UNIT #01	509.33 ft ²
Level 3	UNIT #01	39.86 ft ²

Grand total: 3 1078.04 ft²

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #01 :CELLAR	516.52 ft ²

TOTAL GFA OF UNIT #01: 148.13 m² (1,594.56SF)

UNIT #02		
LEVEL	NAME	AREA
GF	UNIT #02	517.48 ft ²
Level 2	UNIT #02	509.33 ft ²
Level 3	UNIT #02	39.86 ft ²

Grand total: 3 1066.68 ft²

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #02 :CELLAR	495.32 ft ²

TOTAL GFA OF UNIT #02: 145.11 m² (1,562.00 SF)

UNIT #03		
LEVEL	NAME	AREA
GF	UNIT #03	460.23 ft ²
Level 2	UNIT #03	481.78 ft ²
Level 3	UNIT #03	163.46 ft ²

Grand total: 3 1105.47 ft²

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #03	455.77 ft ²

TOTAL GFA OF UNIT #03: 145.04 m² (1,561.24 SF)

UNIT #04		
LEVEL	NAME	AREA
GF	UNIT #04	460.94 ft ²
Level 2	UNIT #04	478.52 ft ²
Level 3	UNIT #04	267.94 ft ²

Grand total: 3 1207.40 ft²

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #04 :CELLAR	454.71 ft ²

TOTAL GFA OF UNIT #04: 154.41 m² (1,662.11 SF)

UNIT #05		
LEVEL	NAME	AREA
GF	UNIT #05	454.30 ft ²
Level 2	UNIT #05	478.52 ft ²
Level 3	UNIT #05	268.82 ft ²

Grand total: 3 1201.64 ft²

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #05 :CELLAR	447.81 ft ²

TOTAL GFA OF UNIT #05: 153.23 m² (1,649.45SF)

UNIT #06		
LEVEL	NAME	AREA
GF	UNIT #06	446.01 ft ²
Level 2	UNIT #06	476.04 ft ²
Level 3	UNIT #06	376.78 ft ²

Grand total: 3 1298.83 ft²

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #06 :CELLAR	437.91 ft ²

TOTAL GFA OF UNIT #06: 161.34 m² (1,736.74 SF)

LEVEL	NAME	AREA
GF	UNIT #01	528.85 ft ²
GF	UNIT #02	517.48 ft ²
GF	UNIT #03	460.23 ft ²
GF	UNIT #04	460.94 ft ²
GF	UNIT #05	454.30 ft ²
GF	UNIT #06	446.01 ft ²
GF: 6		2867.80 ft ²
Grand total: 6		2867.80 ft ²

TOTAL FLOOR AREA ON GF: 266 m² (2863.67 SF)

LEVEL	NAME	AREA
Level 2	UNIT #01	509.33 ft ²
Level 2	UNIT #02	509.33 ft ²
Level 2	UNIT #03	481.78 ft ²
Level 2	UNIT #04	478.52 ft ²
Level 2	UNIT #06	476.04 ft ²
Level 2	UNIT #05	478.52 ft ²
Level 2: 6		2933.53 ft ²
Grand total: 6		2933.53 ft ²

TOTAL FLOOR AREA ON LEVEL 2: 272.5 m² (2933.53 SF)

LEVEL	NAME	AREA
Level 3	UNIT #05	268.82 ft ²
Level 3	UNIT #06	376.78 ft ²
Level 3	UNIT #04	267.94 ft ²
Level 3	UNIT #01	39.86 ft ²
Level 3	UNIT #02	39.86 ft ²
Level 3	UNIT #03	163.46 ft ²
Level 3: 6		1156.73 ft ²
Grand total: 6		1156.73 ft ²

TOTAL FLOOR AREA ON LEVEL 3: 104.9 m² (1159.97SF)

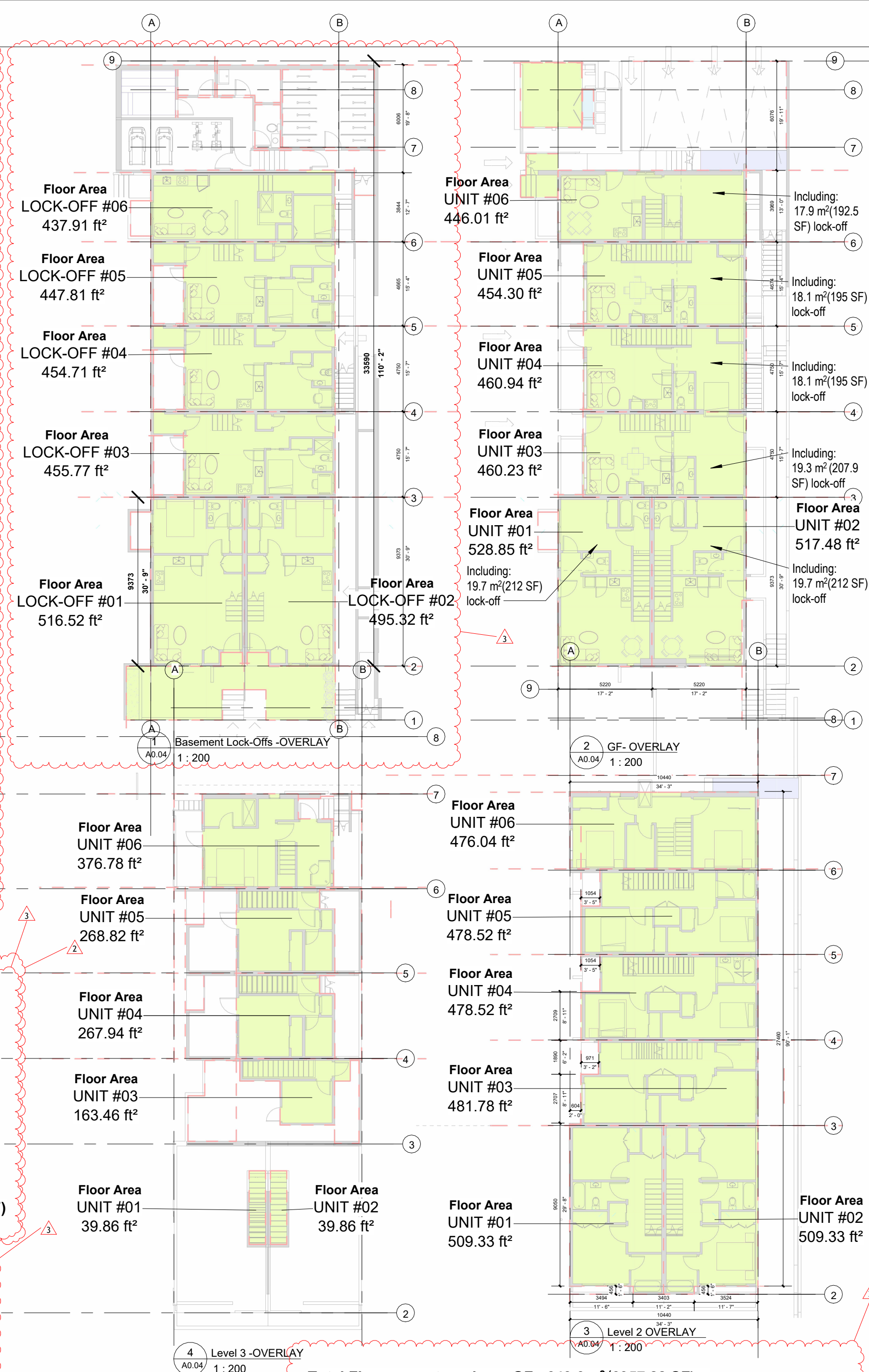
LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #01	516.52 ft ²
BELOW GRADE	LOCK-OFF #02	495.32 ft ²
BELOW GRADE	LOCK-OFF #03	455.77 ft ²
BELOW GRADE	LOCK-OFF #04	454.71 ft ²
BELOW GRADE	LOCK-OFF #05	447.81 ft ²
BELOW GRADE	LOCK-OFF #06	437.91 ft ²
BELOW GRADE: 6		2808.04 ft ²
Grand total: 6		2808.04 ft ²

TOTAL FLOOR AREA BELOW GRADE: 260.94m² (2808.84SF)

Total Gross Floor area of all of the 6 dwelling units including their 6 lock-off suites = 907.16m² (9,766.1 SF)

Total Gross Floor area including cellars below grade, storages, accessory underground structure and interstitial floor = 1,028.46m² (11,070.25 SF)

Perimeter of the building above grade: 27460 + 10440+ 456+456+9050+604+ 2692+971+ 1905+971+2709+1054+1927+1054+2823+1054 +1842+1658+4513+10440 = 84079mm



Total Floor area at or above GF= 643.6m² (6957.88 SF) -
Total area exempt for 6 Lock-Off suites: 6 x 14 m² (151 SF) = 84 m² (906 SF) -
Total exemption for 6 unit HRV (6 x 1.39m²(15SF)= 8.34m²(90 SF) -
Total exemption of 6.5" of max. 12" for wall thickness used for insulation: 84.08m X 0.165m=13.88m² (149.33SF)= **Total GFA of 540 m² (5811.9 SF)**

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See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

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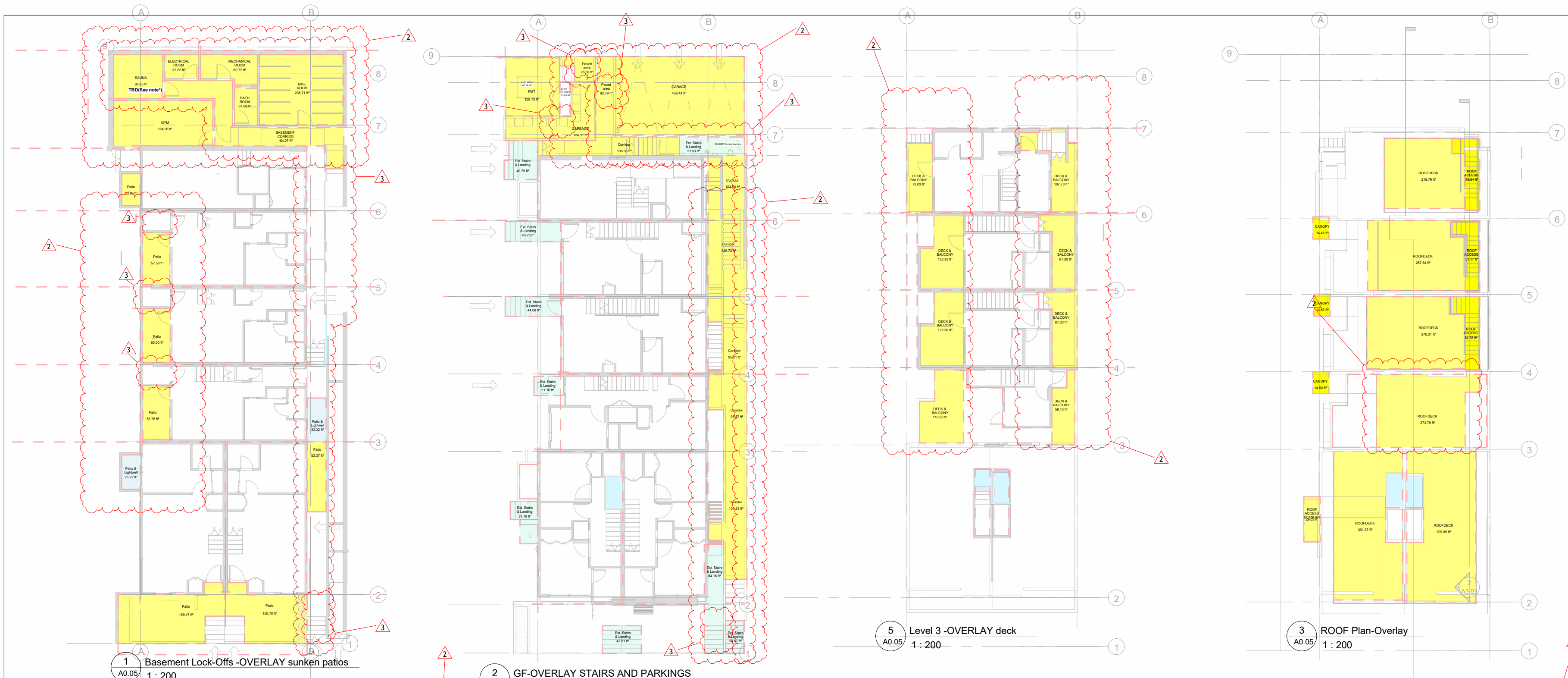
400 E 1st NORTH VANCOUVER

GFA OVERLAYS AND GFA CALCULATION TABLES

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.04

Scale 1 : 200



*Note: Implementation of the Sauna depends on BC Hydro's regulations for the PMT

Area of Sunken patios & Light wells- Max. 18.6m2 (200 SF)per unit				
Name	Level	Area	Area SF	Comments
Patio	BELOW GRADE	2.21 m²	23.80 ft²	Unit 6
Patio	BELOW GRADE	5.35 m²	57.58 ft²	Unit 5
Patio	BELOW GRADE	5.57 m²	60.00 ft²	Unit 4
Patio	BELOW GRADE	5.46 m²	58.76 ft²	Unit 3
Patio	BELOW GRADE	4.96 m²	53.37 ft²	Unit 2
Patio	BELOW GRADE	14.00 m²	150.70 ft²	Unit 2
Patio	BELOW GRADE	18.53 m²	199.47 ft²	Unit 1
Grand total: 7		56.08 m²	603.68 ft²	

Area of upper Roof decks - No limits				
Name	Level	Comments	Area	AREA SF
ROOFDECK	ROOF PLAN	Unit 1	36.36 m²	391.37 ft²
ROOFDECK	ROOF PLAN	Unit 2	37.15 m²	399.85 ft²
ROOFDECK	ROOF PLAN	Unit 4	25.66 m²	276.21 ft²
ROOFDECK	ROOF PLAN	Unit 6	24.86 m²	267.64 ft²
ROOFDECK	ROOF PLAN	Unit 5	20.42 m²	219.79 ft²
ROOFDECK	ROOF PLAN	Unit 3	25.44 m²	273.78 ft²
Grand total: 6			169.89 m²	1828.64 ft²

AREA OF LIGHT WELLS				
Name	Level	Comments	Area	AREA SF
Patio & Lightwell	BELOW GRADE	Unit 1	2.34 m²	25.22 ft²
Patio & Lightwell	BELOW GRADE	Unit 3	3.10 m²	33.32 ft²
Grand total: 2			5.44 m²	58.54 ft²

STEPS AND WALKWAYS AT OR BELOW GRADE - NO LIMIT				
Name	Level	Area	AREA SF	COMPONENTS
Corridor	GF	60.36 m²	649.67 ft²	UPPER LEVEL
Grand total: 6		60.36 m²	649.67 ft²	
Ext. Stair&Landing northern pathway	GF	4.39 m²	47.33 SF	21.53 SF Stair + 25.80SF Landing
Corridor, stair and landing	Basement	17.1 m²	184.27 SF	
Grand total: 8		81.87 m²	881.27 SF	

AREA OF OPEN APPENDAGES - MAX. 10% of GFA Exempt from FSR			
Name	Level	Area m2	AREA SF
DECK & BALCONY	Level 3	11.39 m²	122.60 ft²
DECK & BALCONY	Level 3	8.10 m²	87.20 ft²
DECK & BALCONY	Level 3	8.10 m²	87.20 ft²
DECK & BALCONY	Level 3	6.69 m²	72.03 ft²
DECK & BALCONY	Level 3	10.01 m²	107.73 ft²
DECK & BALCONY	Level 3	11.42 m²	122.93 ft²
DECK & BALCONY	Level 3	10.27 m²	110.50 ft²
DECK & BALCONY	Level 3	5.40 m²	58.15 ft²
Grand total: 8		71.38 m²	768.33 ft²

Area of outdoor corridors including outdoor stairways			
Name	Level	Area	AREA SF
OUTDOOR CORRIDOR INCLUDING STAIRS	GF	2.59 m²	27.85 ft²
Grand total: 1		2.59 m²	27.85 ft²

Area of External Stairs & Landing			
Name	Level	Area	AREA SF
EXT. Stairs & Landing	GF	0.07 m²	0.71 ft²
Grand total: 1		0.07 m²	0.71 ft²

Area of Roof access			
Name	Level	Area m2	AREA SF
CANOPY	ROOF PLAN	4.05 m²	43.57 ft²
ROOF ACCESS	ROOF PLAN	14.47 m²	155.79 ft²
Grand total: 6		18.52 m²	199.36 ft²

PAVED AREAS AND GARAGE-part of open site space max. 35% of lot area			
Name	Level	Area	AREA SF
Paved area	GF	2.48 m²	26.68 ft²
Paved area	GF	5.83 m²	62.79 ft²
GARAGE	GF	38.04 m²	409.44 ft²
Grand total: 3		46.35 m²	498.91 ft²

TOTAL AREA OF open site space-max.%35 of lot area = 2101.75 SF (6005sf X 0.35)			
Name	Level	Area	AREA SF
Ext. Stairs & Landing	GF	32.62 m²	351.07 ft²
GARAGE	GF	38.04 m²	409.44 ft²
Paved area	GF	8.31 m²	89.48 ft²
Grand total: 11		78.97 m²	849.99 ft²

TOTAL ACCESSORY BUILDING STRUCURE UNDERGROUND - NO LIMIT		
Level	Area	AREA SF
BELOW GRADE	79.89 m²	859.91 ft²
UPPER LEVEL	41.27 m²	444.24 ft²
TOTAL		121.15 SM 1,304.15 SF

TOTAL AREA OF open site space-max.%35 of lot area = 2101.75 SF (6005sf X 0.35)		
Comments	Area	AREA SF
OPEN APPENDAGE AREA	32.62 m²	351.07 ft²
PAVED APPENDAGE AREA	46.35 m²	498.91 ft²
Grand total: 11		78.97 m² 849.99 ft²

TOTAL AREA OF GARBAGE AND RECYCLING - MAX. %5 GFA			
Name	Area	AREA SF	Area Type
GARBAGE	11.59 m²	124.31 ft²	Exterior Area
Grand total: 1		11.55 m²	124.31 ft²

TOTAL AREA OF OTHER UTILITY SPACES - NO LIMIT			
Name	Level	Area	AREA SF
ELECTRICAL ROOM	BELOW GRADE	2.99 m²	32.22 ft²
MECHANICAL ROOM	BELOW GRADE	5.64 m²	60.72 ft²
Interstitial floor (Mech)	1	15.53 m²	167.13 ft²
ELEC. CLOSET	GF	1.26 m²	13.58 ft²
PMT	GF	11.90 m²	128.13 ft²
Grand total: 5		37.33 m²	401.78 ft²

BICYCLE STORAGE - NO LIMIT			
Name	Level	Area	AREA SF
BIKE ROOM	BELOW GRADE	22.18 m²	238.71 ft²
Grand total: 1		22.18 m²	238.71 ft²

STORAGE AREA IN BASEMENT- THE GREATER OF MAX.10% GFA			
Name	Level	Area	AREA SF
STORAGE	BELOW GRADE	0.49 m²	5.30 ft²
STORAGE	1	25.74 m²	277.11 ft²
Grand total: 2		26.24 m²	282.41 ft²

TOTAL AREA OF COMMON AMENITY SPACES - MAX. 5% OF GFA			
Name	Level	Area	AREA SF
GYM	BELOW GRADE	17.13 m²	184.36 ft²
SAUNA TBD (See note*)	BELOW GRADE	8.05 m²	86.65 ft²
BATH ROOM	BELOW GRADE	6.29 m²	67.68 ft²
Grand total: 3		31.47 m²	338.69 ft²



7 MEZZ LEVEL STORAGES
A0.05 1 : 200

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400 E 1st NORTH
VANCOUVER

OTHER OVERLAYS,
CALCULATION TABLES
AND EXEMPTED AREAS
FROM GFA

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker


A0.05

Scale As indicated

Moodyville guidelines reference:				Recommendations:		Compliance:	
Part II - Conservation							
4. Water conservation 4.2. Rainwater Retention							
	4.2.1	Stormwater design		Min. 500 l (132.1 gallons)/ 350 m² (3,767.4 ft²) roof area			Provided
5. Reduction of Greenhouse Gas Emissions							
	5.1.1	Vehicle charging infrastructure		a) Shall be provided for 20% of all parking spaces, and (b) adequate space in the electrical room or electrical vault to support future electric vehicle charging for the remaining parking spaces. See subsection 9.5. for additional guidelines on vehicle parking.		a) 3 provided b) Will be provided	
Part III - Form and Character							
6. Site Planning							
6.2 Orientation							
	6.2.1	Buildings along frontage, including lanes		Should support a high-quality pedestrian realm, with individual unit entries and private and semi-private outdoor spaces.			✓
6.4. Courtyard							
	6.4.3	Buildings sited along the lane		be visible from street and have lane-facing front door entries for floors within 1.6 m (5.2' feet) of fin. grade			✓
6.5. Building Scale							
	6.5.1	Massing and materiality		pedestrian scale; Ground Oriented;(c) incremental rhythm w/ entries less than 7 m (23') apart			✓
6.6. Grade							
	6.6.1	follow existing grade to minimize retaining walls and parkades faces:		1m(3.3') height within 6m (19.7'') of PL; 1.5m(4.9'') height elsewhere; w/ stepped and landscaped structures when grade require higher structures			✓
	6.6.2	Stairs within the minimum setback:	a) perpendicular from the FLL when difference between height of stairs or landing and finish grade at FLL is less than 1.2m (3.9''); b) meet finish grade a minimum distance of 1.8m (6'') from Front or Ext.SLL, and in no instance less than 0.6m (2'') and c) may be parallel to the Ext.SLL to take advantage of predominant slope to minimize the number of stairs			a) b)not doable c) n/a	✓
	6.6.3	Habitable basement or cellar rooms:	not more than 1.8m(5.9ft) beneath the adjacent fin. grade; and have a ceiling height greater than 2.4m (7.9'')				✓
	6.6.5	Adaptable Design Guidelines	Level 2 encouraged One-storey Townhouse units accessible from fin,grade			Not doable	
7. Building Envelope							
7.1. Setback							
	7.1.3	to reduce visual and overshadowing impacts of the building height on the Street or lane	any upper storey should be set back from the Building Face a min. of: b) 1.5m (4.9'') for any upper storey within 5.5m (18'') of the maximum allowed height in the zone. Building Face meaning here: The sum of exterior wall, including apertures, such as windows and doors, within 1.5m (4.9ft) of the minimum set back that in total create a plane parallel to the lot line.				✓
	7.1.4.	Exemption for stairway access to the upper storey	Notwithstanding Guideline 7.1.3., one projection of no more than 3m (9.8'') per dwelling unit is allowed for stairway access to the upper storey as required by grades.			Applied for stairways to the rooftop	✓
	7.1.6	To present no more than 4 storeys height on a street frontage	a building should:(a) follow the grade along the flanking street, where possible;				✓
	7.1.8	Transitional response to existing buildings for any portion of building within 7.6 m (24.9'') of the Front LL as exists prior to the adoption of Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8464	The buildings should be set back an additional 1.2 m(3.9'') from the shared Interior Lot Line when the Front face of the building on the adjacent lot is (a) less than 2.4 m (7.9'') from the shared Interior Side Lot Line, except when the lot has a frontage of less than 16 metres (52.5 feet) and/or a Front Lot Line common to East 3rd Street			Lot frontage is less than 16m (52.5ft)	
	7.1.9	Windows of habitable rooms	Should be set back a min. 1.5 m (4.9'') from a parking space parallel to the lane with special attention to the lane interface.			N/A	
7.2.Length							
	7.2.1	Achieve a Streetscape desirability and pedestrian scale		The max. building length (i.e. distance parallel to the fronting street) should be (c) 46 m (150.9'')			✓
	7.2.4	Any upper storey within 5.5 m(18'') of the maxi. allowed height and aligned with the midpoint courtyard frontage		a) min. 1 m(3.3'') setback from the Building Face along the midpoint courtyard; and (b)1 m(3.3'') from the rear building Face.		N/A	
7.3. Depth							
	7.3.1	To minimize overshadowing, limit view impacts and promote privacy between adjoining properties		The building depth (i.e. distance perpendicular to fronting street) should be no greater than (b) 15 m (49.2'')			See 7.3.2.
	7.3.2	Any building depth greater than that specified in Guideline 7.3.1 should be a response to specific site conditions or context, and/or		Should result from a mix of residential use types, with the Building Face demonstrating: (a)varied materiality and/or facade elements; (b) front door entrances if along a street; and (c) where the building depth is over 18 m (59.1''), a change in setback from the Interior Side LL.		a) b) c) Change in setbacks provided along upper storeys of units north of Mid Lot Line: ✓	
7.4. Height							
	7.4.1.	The top 3m(9.8'') of the building envelope is limited to roof structures and architectural elements integrated into the building form:		a) height exceptions in accordance with the Zoning Bylaw; b) rooftop hatches and rooftop terrace railings no higher than required by the BCBC and set back a min. 1m(3.3'') from the parapet in order to reduce overlook concerns; and c) exterior stairs and landings providing access to the rooftop located in accordance with min. required setbacks.			7.4.7 allows projection: ✓
	7.4.3.	Overshadowing and view impacts should be minimized by roof designs that demonstrate:		a) that the maximum permitted height is limited to localized points if reached at all; b) simple forms with no greater than 4:12 pitch; c) overhangs limited to those required for solar and rain protection; and d) a sensitive response to public greenways.			a) b) and c) d) n/a ✓
	7.4.4	The max. floor-to-floor height is:		3.2 m(10.5''). but exceeded to 5% of Gross Floor Area of the max. zoning			✓
	7.4.7	Where impacted by slope, the upper storey may project into top 3 m(9.8'')		Where average building grade along the Mid LI is 5 m (16.4'') higher than Front LI, the upper storey may project into BE closest to Front Lot Line.			applied for a small portion ✓
	7.4.8	To minimize overshadowing, limit view impacts and promote privacy between adjoining properties		Stair enclosures and/or elevators with rooftop landings should be architecturally integrated into the building form, and for all Uses other than Apartment Use, should be: (b) considered a storey			✓

Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other datum on drawings. Any discrepancies within this set of drawings and with other consultant drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters/trusses, etc. are flush with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

☒ Development Permit
☐ Building Permit
☐ Construction Drawings
☐ Tender
☐ Project Revision
☐ project Amendment
☐ As built



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No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH VANCOUVER

MOODYVILLE GUIDELINES RECOMMENDATIONS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.06

Scale	1 : 100
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Parking regulations relevant to this project:		Requirements:		Compliance:
901,908(8)& Figure 9-3	Minimum number of parking space	min. 1.05/ dwelling unit not including lock-off units		6 is required- 3 is provided
905 (2)	Alternative Parking Provision	3 on site-2 pay in lieu		1 will be paid in lieu
906 (2), (3)(a)(i)&(ii) & Figure 9-2	Design standards:Space and maneuvering dimensions - At 90D angle, in 1or 2-way traffic direction: Regular cars	5.486m(18') X2.5m(8.2'), with 6.7m(22') Maneuvering aisle		2 exemption requested w/access from the lane
	Small cars (Max. %35 of the required number allowed)	4.65(15.25') X2.44m(8'), with 6.7m(22') Maneuvering aisle, and shall clearly be marked as "SMALL CAR ONLY" .		small car will be marked in case that a standard car needs to be replaced with
906 (3)(b)	Laneway Parking Space(LPS)	shall be located so that the length of the Parking Space is common to an open Lane provided:		n/a
	(ii)when Parking Space width is projecting into the lane, the Laneway parking space shall:			n/a
	a) Project into the Lane:	Max. 1.0m(3.3')		
	b) Reduce the min.LPS width on the lot by an amount:	No greater than projection into the lane		n/a
	c) min. set back from intersection of street and lane	5.6m (18.4')		n/a
	d) min. set back from an Interior Side Lot Line	1.8m (6')		n/a
	e) maintain a sufficient clear vehicle travel width on the lane; and			n/a
	f) subject to the approval of the City Engineer at the time of ubilding permit issuance;			n/a
906 (3)(c)	Parking Space setbacks and projections	(i) setback a min. 0.3 m (1') from a Lot Line common to Street or Lane (Laneway Parking Space exempted) (ii) sited not more than 3.05m(10ft) from the Lot line (iii) set back a min. 0.3 m (1') from any wall, fence, or other Structure over 0.3m (1ft) high, except, b) a structural column located within 1.52m (5') of the midpoint of the Parking Space length; or c) a structural column located within the rear 0.3m (1') adjoining the maneuvering aisle; (iv) free of column projections; and (v) free of any other projection provided that a max. %5 of Parking Spaces may include an obstruction that: a) projects a max. 1.2m (4') into the front of Parking Space furthest from the maneuvering aisle; b) maintains a min. 1.2 m (4') head clearance; and c) includes a leading edge angled at 45 degrees and clearly marked "CAUTION - LOW CLEARANCE" in black letters on a bright yellow background		(i) (ii) (iii) (iv) (v) a) b) c)
906 (3)(d)	Parking Space delineation	(i) each space be clearly delineated by painted solid lines with acceptable pavement marking device, and (ii) numbered for identification		(i) will be painted and identified
906 (3)(e)	Parking areas	(i) each parking space, maneuvering aisle and driveway, shall be i) surfaced with asphalt, concrete or permeable paving ; ii) designed with adequate curbs and wheel stops of not lesss than 0.15 m (6") in height ; and iii) in the case of unconcealed parking areas, bounded by a landscape Screen with a min. height of 0.91m (3') subject to subsection 906(4)(h) of Vision Clearance and driveway intersections, to provide an unobstructed view of pedestrians and traffic, where such driveways intersect a street.		(i) (ii) Curbs will be added landscape screen and (iii) vision clearance will be provided
906 (3)(f)	Parking area lighting	shall be illuminated only with shielded lighting so that: i) direct rays of light do not fall on an adjacent Lot; and ii) glare does not impact mortorists on adjacent Streets or Lanes.		(i) shielded light will be added w/ no direct rays and no impact glare (ii)
906 (4)(a)	Access Points, Driveway Slope and Vision Clearance	a) a driveway in this bylaw includes all required access to Parking or Loading Spaces		all vehicular access are from the lane
906 (4)(c)	Limitation of Access - Subject to Section 906(4)(g)	i) vehicular access shall be from the lane. No access will be permitted from the Street		
906 (4)(d)	Access to individual Parking Spaces located directly off a Lane, w/ the exception of LPS shall be only permitted	ii) in Ground-oriented Residential zones provided that the lot has: a. Rear Lot Line length of less tan 16m (52.5'), and b) density no greater than 1.0 times the Lot Area		
906(4)(f)	Setbacks from Intersections:	The driveway shall be located at a min. distance of 4.52(15') from the point of intersection of a Street and a lane when such road allowances intersect at an interior angle of 135 degrees or less		1 st parking starts at 9.03m (29.66') from intersection
906(4)(g)	Relaxation of Driveway standards and crossing locations	Alternate driveway widths or locations of crossings may be permitted by the City Engineer where in his opinion where: i) the grade of the Lot exceeds 20%, or the driveway slopes are excessive for safe driving		The existing steep drop in grades on the north required a different approach for design of the parking
906(4)(h)	Vision Clearance at driveway intersections with a street to provide unobstructed view of pedestrians and traffic	Max. height of Structure or landscaping except high-branched trees, shall be 0.91m (3') within the area bounded by the driveway, the Lot line, and a line joining points along said lines 4.572(15') from their point of intersection		Relaxation is requested for limited amount of screening trellises around garbage area
906(4)(i)	Driveway Slope	i) No driveway ramp shall exceed a slope of 10% in the first 6.096m(20') from the property line, and 12.5% beyond the first 6.1m		Parking spaces follow slope of the Lane
	Garbage area Slope	ii) The max. allowable slope between a garbage storage area and pick-up point is 1%		
906(4)(j)	Steep Driveway ramp with a slope exceeding 5%	shall have a surface at least 3.048m (10') in length with a slope of 5% or less, before it meets the street or lane. Such surface may include the adjoining boulevard, if approved by the City Engineer		n/a
906(4)(k)	Crossfalls	The maximum allowable crossfall in a Parking area is 5%	Exemptions is requested. Due to the steep slope of the lane and the configuration of the parking spaces perpendicular to the lane, parking crossfall follows the slope of the lane	
906(5)	Driveway Standards and Regulations			
	a) Limits of Driveways and their widths	Via no more than 2 driveways of not less than 2.7m(9') in width for 1-way traffic, nor less than 5.486m (18') in width for 2-way traffic		n/a
	b) Driveway Widths at Lot Line in residential zones	Except where otherwise permitted in this or any other Bylaw, the max. width of any driveway Crossing as measured at property line shall be 6.096m (20')		n/a

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- ☒ Development Permit
☐ Building Permit
☐ Construction Drawings
☐ Tender
☐ Project Revision
☐ project Amendment
☐ As built



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No.	Description	Date
2	Revision 2	12,20,2024

400 E 1st NORTH
VANCOUVER

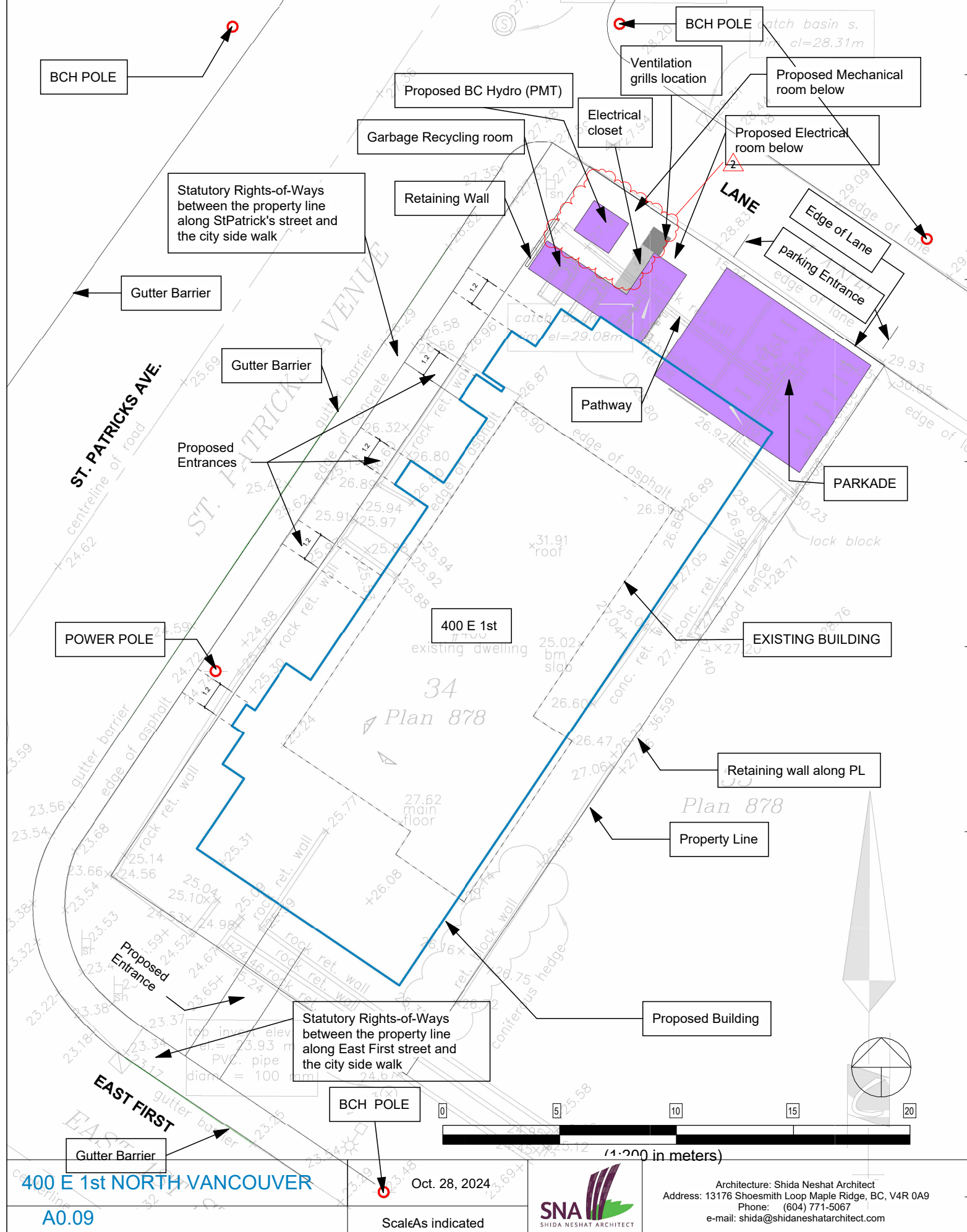
PARKING REQUIREMENTS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.08

Scale 1 : 100

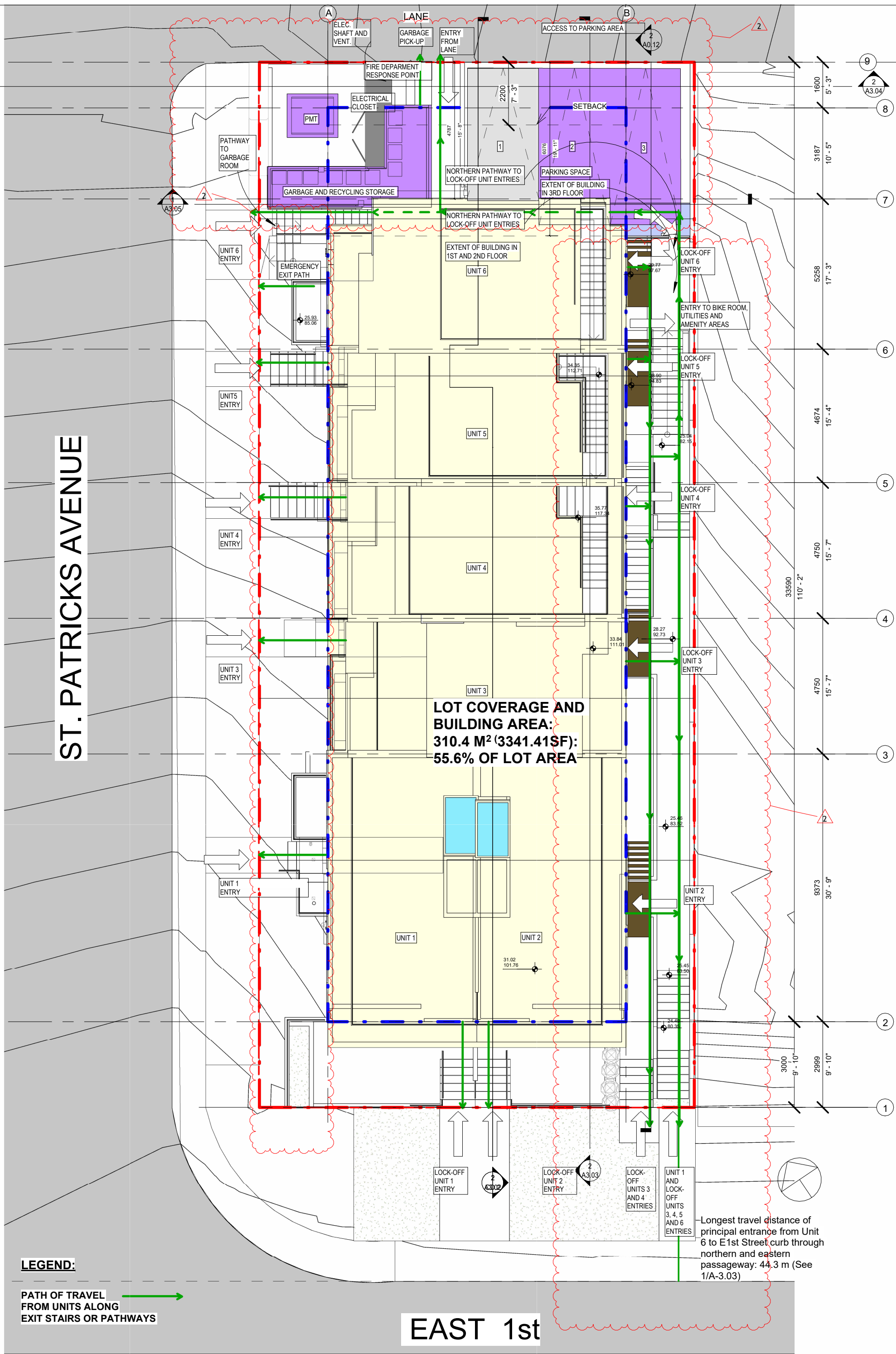
LOT COVERAGE , PATH OF TRAVEL AND PMT LOCATION PROPOSED FOR BC HYDRO REVIEW



Proposed Site Plan for BC Hydro review of PMT Location
A0.09
1 : 200

2 SITE PLAN Copy 1
A0.09/ 1 : 120

ST. PATRICKS AVENUE



LEGEND:
PATH OF TRAVEL FROM UNITS ALONG EXIT STAIRS OR PATHWAYS

EAST 1st

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No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	03,20,2025

400 E 1st NORTH VANCOUVER

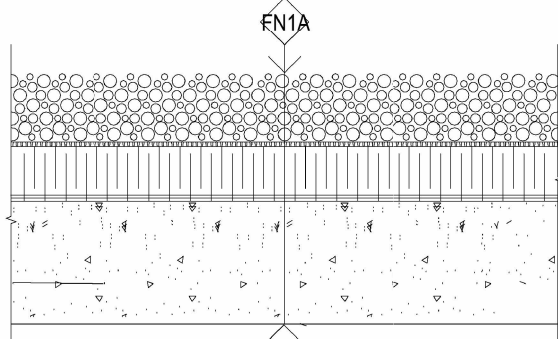
LOT COVERAGE , PATH OF TRAVEL AND PMT LOCATION PROPOSED FOR BC HYDRO REVIEW

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.09

Scale As indicated

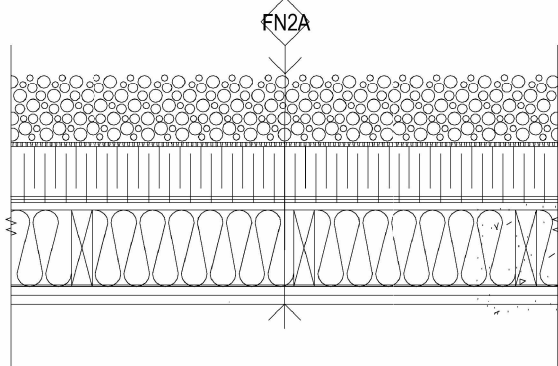
7/11/2025 12:00:02 AM



WALLTYPE FN1A-FOUNDATION WALL(AT BUILDING PERIMETER) - Below Ground

- SCREEN CRUSHED ROCK (DRAINAGE LAYER) AS PER GEOTECHNICAL ENGINEER
- DELTA-MS DIMPLED SHEET AND END MEMBRANE
- 4" SUB-GRADE EXTRUDED POLYSTYRENE INSULATION C/W SEALED JOINTS C/W STAINLESS STEEL FASTENERS
- PROTECTION BOARD ABOVE GRADE)
- TWO COATS OF DAMPPROOFING
- CONCRETE WALL OR SLAB
- Minimum two layers of Waterproofing to be used over foundation walls at property lines. Insulation to be checked with the architect.

Note: Minimum two layers of Waterproofing to be used over foundation walls at property lines. Insulation to be checked with the architect.

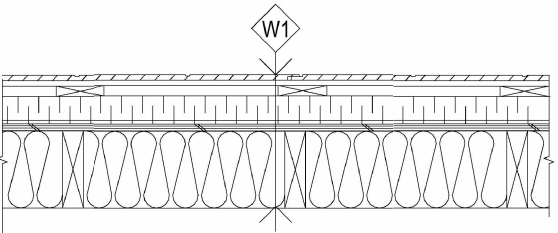


WALLTYPE FN2A-BASEMENT WALL(AT BUILDING PERIMETER) - Above Ground

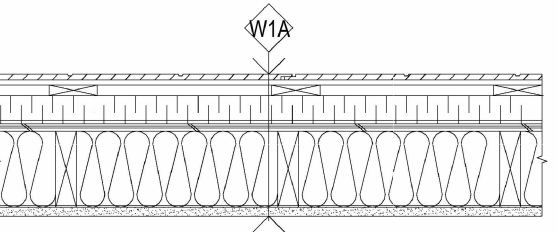
- WALL TYPE FN1A
- 1/2" AIR GAP
- WOOD STUDS ON P.T.SILL PLATE OVER PROTECTIVE MEMBRANE
- (THERMAFIBER ULTRA BATT, SOUND&FIRE BLANKET(SAFB)OR EQUIVALENTW/EFFECTIVE R VALUE R17.5)
- POLY(V.B.) OR PREFERABLY VAPOUR PERMEABLE PAINT OVER DRYWALL (MIN. 2 COATS OVER 1 LAYER PRIMER)
- GYPSUM BOARD PAINTED AS PER FINISH SCHEDULE

NOTES:
- SEE STRUCTURAL DRAWINGS AND ENERGY ADVISOR AND CODE PROFESSIONAL REPORTS

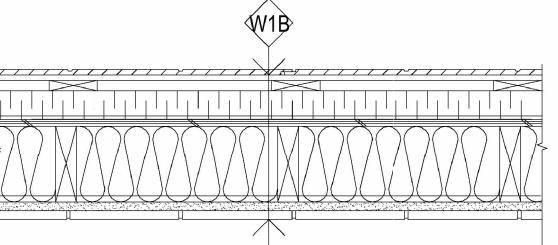
1 Foundation wall assemblies
A0.10 1 : 14



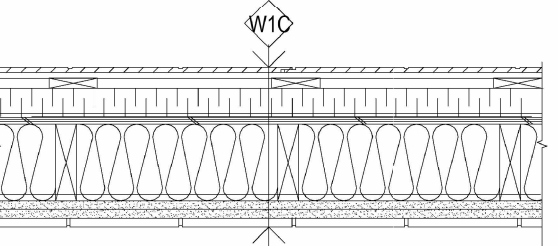
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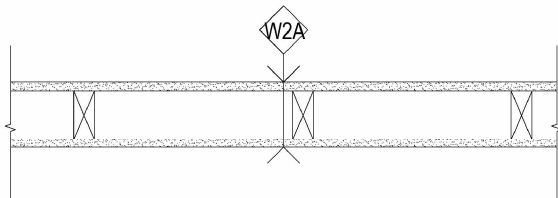
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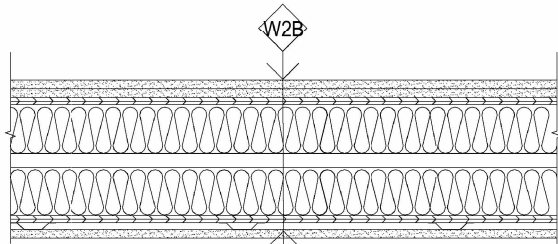
NOTES:
- USE 1 LAYER WATER RESISTIVE GWB FOR ALL TILED WALL SURFACES (AQUABOARD OR APPROVED EQUIVALENT) AROUND TUBS AND SHOWERS
- USE 1 LAYER 6 MIL POLYETHYLENE MEMBRANE BETWEEN THE DRYWALL AND STUDS TO MAKE THE WALL BETWEEN THE GARAGE AND THE UNITS AIRTIGHT (BCBC 2018 SUB SENTENCE 9.10.9.16. 4)a) C/W ALL JOINTS SEALED AND STRUCTURALLY SUPPORTED (SENTENCE 9.10.9.16. 4)
- PROVIDE LEDGER @ TUB RIM: (2X4 OR AS PER STRUCTURAL)
- CHECK STRUCTURAL DRAWINGS FOR LOCATION OF SHEAR WALLS.
- ALIGN WALLS BY MATCHING OR ADDING ONE LAYER OF PLYWOOD TO MAKE THE THICKNESS OF WALLS CONSISTENT.
- APPLY EXTERIOR SHEATHING VERTICALLY OR HORIZONTALLY TO WOOD STUDS WITH 1-3/4" (45 MM) GALVANIZED ROOFING NAILS 7" (178 MM) O.C. AND INTERIOR PANELS VERTICALLY OR HORIZONTALLY TO STUDS WITH 1-7/8" (48 MM) 6D COATED 7" (178 MM) O.C. STAGGER JOINTS EACH SIDE.

2 Exterior wall assemblies
A0.10 1 : 14



INTERIOR WALLS

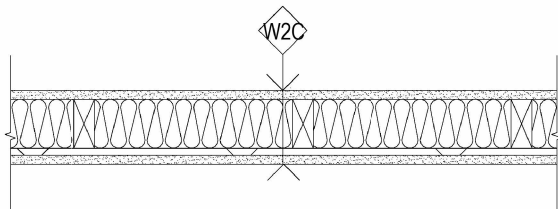
- WALLTYPE 2A- (TYPICAL INTERIOR WALL U.N.O)
- INTERIOR FINISH PER FINISH SCHEDULE BOTH SIDES
- GWB BOTH SIDES
- 2X4 WOOD FRAMING @ 16" O.C.



WALLTYPE 2B- 1HR FRR - PARTY WALL BETWEEN UNITS
GP W5 ASSEMBLY - FIRE TEST REF. cUL U309 GA WP 3243
STC 50-54 SOUND TEST REF. NRCC TL 93-103,IRC-IR-761

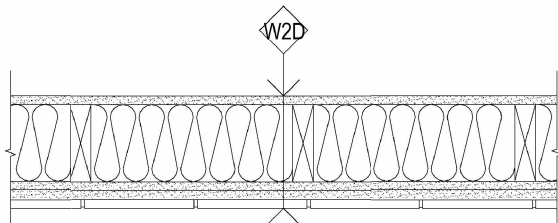
- INTERIOR FINISH PER FINISH SCHEDULE BOTH SIDES
- 1 LAYER OF 5/8" TYPE X GWB ON RESILIENT CHANNELS @ 24" O.C. ON ONE SIDE MOUNTED ON SOUND CLIPS
- 2 LAYER OF 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE
- 1/2" PLYWOOD ON EACH SIDE AS PER STRUCTURE
- TWO ROWS 2 x 4 WOOD STUD SPACED 16" O.C. ON SEPARATE 2 x 4 WOOD PLATE SET 1" APART
- 1/2" THERMAFIBER FIRE AND SOUND BATT, FIBERGLASS OR EQUIVALENT FIRE AND ACOUSTIC INSULATION (MIN. R12) ON ONE SIDE

NOTES: - FIRE-CAULK STUDS TO TYPE X GYPSUM CEILING
- SEE STRUCTURAL DRAWINGS FOR LOCATION OF SHEAR WALLS.



WALLTYPE 2C- 1HR FRR - PARTY WALL BETWEEN MAIN AND LOCK-OFF UNIT'S STAIR
GP W5 ASSEMBLY - FIRE TEST REF. cUL U309 GA WP 3243
STC 50-54 SOUND TEST REF. NRCC TL 93-103,IRC-IR-761

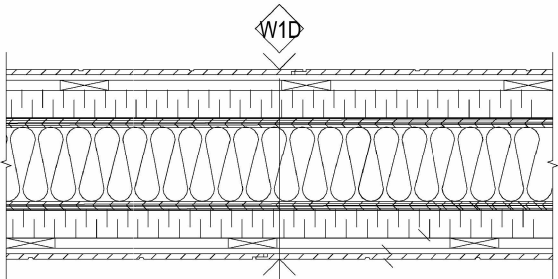
- INTERIOR FINISH PER FINISH SCHEDULE BOTH SIDES
- ONE LAYER 5/8" (15.9 MM) TOUGHROCK® FIREGUARD X® PRODUCTS OR 5/8" (15.9 MM) DENSARMOR PLUS FIREGUARD GYPSUM PANELSAPPLIED HORIZONTALLY TO RESILIENT CHANNELS @ 24" OC WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MID WAY BETWEEN STUDS ONE SIDE
- 2X4 WOOD FRAMING @ 16" O.C. OR 2X6 FOR PLUMBING WALL
- R-23 THERMAFIBER ULTRA BATT, SOUND&FIRE BLANKET(SAFB), FIBERGLASS OR EQUIVALENT INSULATION W/EFFECTIVE R VALUE (R17.5)FILLED IN STUD CAVITY
- ONE LAYER 5/8" (15.9 MM) TOUGHROCK® FIREGUARD X® OR 5/8" (15.9 MM) DENSARMOR PLUS® FIREGUARD® GYPSUM PANELAPPLIED HORIZONTALLY OR VERTICALLY TO STUDS WITH 6D CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C. VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES.



WALLTYPE 2D- PLUMBING WALL
- TILE ON THINSET MORTAR OR INTERIOR FINISH PER FINISH SCHEDULE
- 1 LAYER WATER RESISTIVE BOARD
- GWB BOTH SIDES
- 2X6 WOOD FRAMING @ 16" O.C.
- BATT INSULATION IN STUD CAVITY (ACOUSTIC)

NOTES:
- SEE STRUCTURAL, CODE PROFESSIONAL AND ENERGY ADVISOR REPORTS
- USE 1 LAYER WATER RESISTIVE GWB FOR ALL TILED WALL SURFACES (AQUABOARD OR APPROVED EQUIVALENT) AROUND TUBS AND SHOWERS
- PROVIDE LEDGER @ TUB RIM: (2X4 OR AS PER STRUCTURAL)
- CHECK STRUCTURAL DRAWINGS FOR LOCATION OF SHEAR WALLS.
- ALIGN WALLS BY MATCHING OR ADDING ONE LAYER OF PLYWOOD TO MAKE THE THICKNESS OF WALLS CONSISTENT.
- APPLY INTERIOR PANELS VERTICALLY OR HORIZONTALLY TO STUDS WITH 1-7/8" (48 MM) 6D COATED 7" (178 MM) O.C. STAGGER JOINTS EACH SIDE.
- RESILIENT CHANNELS TO BE No. 25 MSG GALVANIZED STEEL 2 3/8" WIDE 7/8" DEEP ATTACHED HORIZONTALLY ON WOOD STUDS WITH 1-1/4" TYPE S DRYWALL SCREWS.
- FOR ROCKWOOL TYPE SAFE nSOUND, MIN. 1.69pcf, FOR THERMAFIBER - TYPE SAFB OR SAFB FF TO BE USED WITH RESILIENT CHANNELS AND FILLED INTERIOR OF THE WALL AND ATTACHED TO THE 4" FACE OF STUDS WITH STAPLES PLACED 24" o.c.
- FOR GLASS FIBER INSULATION 3 1/2" THICK WITH MIN. DENSITY OF 0.80 pcf AND FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT OF 50 OR LESS, FRICTION FITTED TO COMPLETELY FILL THE STUD CAVITIES.

3 Interior wall assemblies
A0.10 1 : 14

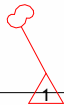


WALL TYPE1D- PARAPET WALL BETWEEN UNITS

- SAME AS WALL TYPE 1 BOTH SIDES WITH 1" AIR SPACE IN BETWEEN STUDS A CONTINUATION OF WALL TYPE 2B WITH EXTERIOR RIGID INSULATION EXTENDED TO HIGHER ROOF SURFACE
- SEMI RIGID MINERAL WOOL INSULATION TO COMPLETELY FILL SPACE BETWEEN WALL SHEATHINGS UP TO THE HIGHER ROOF SURFACE (THERMAFIBER ULTRA BATT, SOUND&FIRE BLANKET(SAFB)OR EQUIVALENT
- ONE LAYER PLUS AN ADDITIONAL LAYER OF 5/8" CLASS A EXTERIOR PLYWOOD SHEATHING EACH SIDE (SEE CODE PROFESSIONAL REPORT FOR FIRE RATING AND STRUCTURAL FOR RESISTANCE TO HIGH WINDS)
- CONTINUOUS VAPOUR PERMEABLE AIR BARRIER MEMBRANE OVER PLYWOOD SHEATHING FROM ONE ROOF TO THE OTHER C/W JOINTS LAPPED AND SEALED AND WIGGLE ROOM FOR DIFFERENTIAL MOVEMENT.
- WATER RESISTIVE VAPOUR PERMEABLE SHEATHING MEMBRANE ON BOTH SIDES OF PARAPET WALL TO BE EXTENDED UNDER PARAPET CAP WATERPROOFING MEMBRANE AND LAPPED OVER SBS ROOF MEMBRANE ON THE OTHER SIDE AT THROUGH WALL FLASHING ABOVE ROOF DECK AND C/W PEEL & STICK MEMBRANE AT OVERLAPS AND OTHER WHERE REQUIREDSEE ROOF PAVING AT PARTY WALL PARAPET DETAIL)
- RIGID INSULATION UP TO ROOF SURFACE EACH SIDE
- 3/4" RAIN SCREEN CAVITY EACH SIDE
- CLADDING AS PER ELEVATIONS EACH SIDE

NOTES: - SEE STRUCTURAL DRAWINGS FOR LOCATION OF SHEAR WALLS
- SEE ENERGY ADVISOR AND CODE PROFESSIONAL REPORTS.

4 Parapet wall assembly
A0.10 1 : 14



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- ☒ Development Permit
- ☐ Building Permit
- ☐ Construction Drawings
- ☐ Tender
- ☐ Project Revision
- ☐ project Amendment
- ☐ As built



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No.	Description	Date
1	Pca Meeting	10,16,2024

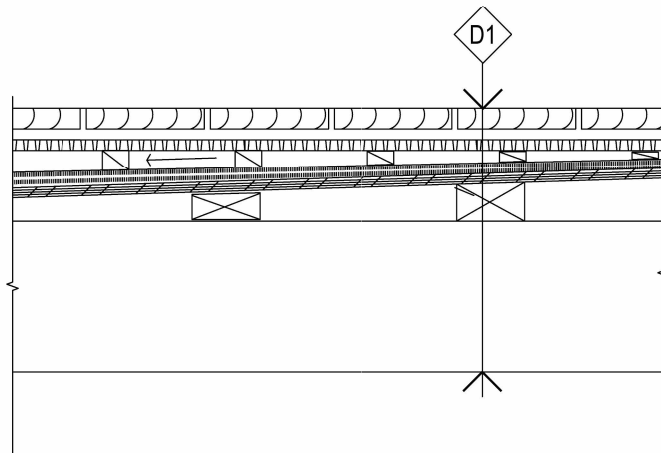
400 E 1st NORTH VANCOUVER

WALL AND ROOF ASSEMBLIES

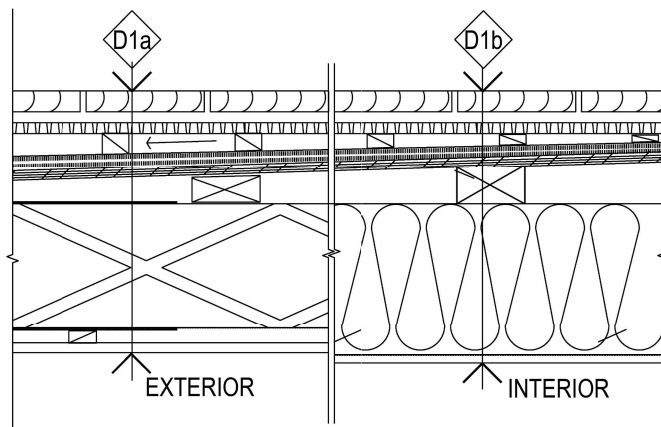
Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

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Scale

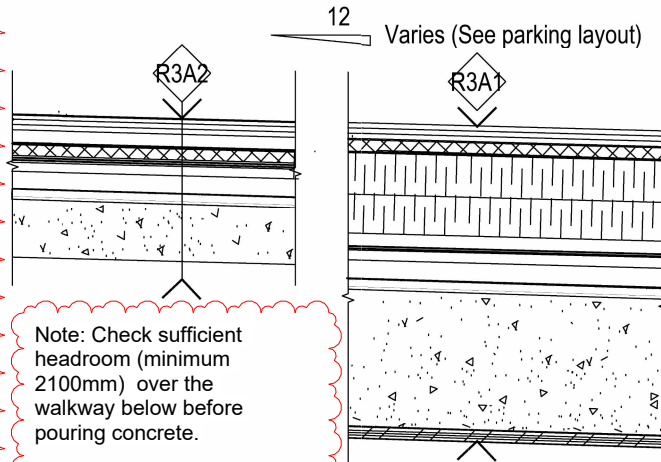


ROOF DECK D1-1HR FRR (Typical deck before interior finish with options below as applicable)
- DECK FINISH:
1- STONE/TILE ON WIRE REINFORCED MORTAR BED OR
2- FINISHED CONCRETE C/W ELASTOMERIC PAINT AS PER FINISH AND CRYSTALLINE SLURRY CEMENTITIOUS WATERSTOP (TYP.) ON ALL COLD JOINTS
- SCHLUTER TROBA PLUS MEMBRANE C/W SCHLUTER DILEX-BWS AT DOORSILLS, TRANSITIONS AND OTHER RESTRAINING STRUCTURES AND DILEX-BWB FOR MOVEMENT JOINTS
- 2 X - PRESSURE TREATED WOOD SLEEPERS @ 16" O.C. TAPERED TO PROVIDE COUNTER-SLOPE
- 2 PLY SBS WATERPROOFING MEMBRANE
- ONE LAYER 5/8" EXTERIOR GRADE CLASS A PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 X - PRESSURE TREATED WOOD SLEEPERS @ 16" O.C. TAPERED TO PROVIDE SLOPE (SEE STRUCTURAL)
- 2 X - PRESSURE TREATED WOOD FRAMING @ 16" O.C. (SEE STRUCTURAL)



ROOF DECK D1a (LOW SLOPE ROOF OVER UNIT ENTRY (OUTSIDE))
SAME AS ROOF DECK D1
- 2 X - PRESSURE TREATED STRAPPING @ 16" O.C. TO PROVIDE CROSS VENTILATION
- VENTED WOOD SOFFIT OR EXPOSED FINISHED CONCRETE AS PER FINISH SCHEDULE

ROOF DECK D1b (TOP LOW SLOPE ROOF and ROOF OVER UNIT ENTRY (INSIDE)) AND SIMILAR LOCATIONS
SAME AS ROOF DECK D1
- MIN. R-23 SEMI RIGID MINERAL WOOL INSULATION AT BOTTOM CORD W/EFFECTIVE R VALUE R(17.5) (THERMAFIBER ULTRA BATT, SOUND&FIRE BLANKET(SAFB) OR EQUIVALENT
- POLY(V.B.) OR PREFERABLY VAPOUR PERMEABLE PAINT OVER DRYWALL (MIN. 2 COATS OVER ONE LAYER PRIMER)
- 1 LAYER OF 5/8" TYPE X GYPSUM BOARD FIRE-CAULKED TO UPPER WOOD TOP PLATE
- FINISH PER FINISH SCHEDULE

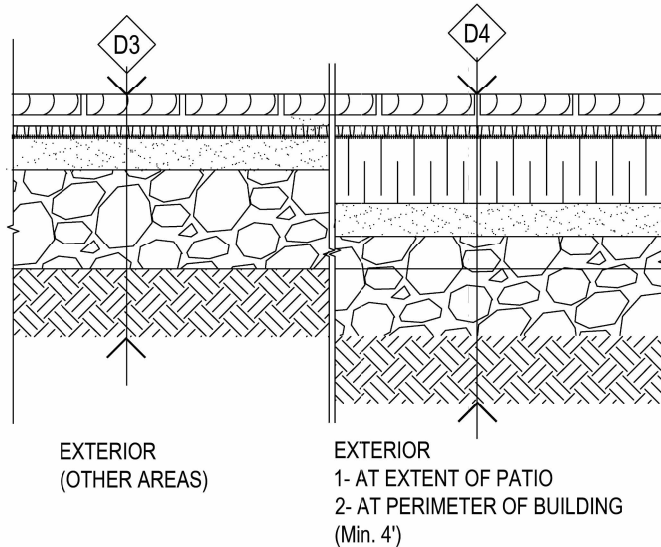


Note: Check sufficient headroom (minimum 2100mm) over the walkway below before pouring concrete.
Note: Alternatively steel or tempered/laminated walking glass canopy could be used to provide light and the minimum 2100mm required headroom over the walkway below.

ROOF TYPE 3A - 1HR FRR (PARKING DECK TOP)
- VEHICULAR TRAFFIC SURFACE (ASPHALT (SEE CIVIL ENG. DWGS FOR PATTERN AND COVERING)
- FILTER FABRIC OVER
- DRAINAGE LAYER SCHLUTER TROBA OR EQUIVALENT
- ROOF DEICING SYSTEM AS PER MANUFACTURER (TO BE CHECKED WITH ARCHITECT BEFORE PRICING)

ROOF TYPE 3A1 - PARKING DECK BASE OVER OCCUPIED SPACE
- ROOF TYPE 3A OVER STRUCTURAL RIGID INSULATION WITH BASE AND COVER BOARD (POLYISOCYANURATE OR EQUIVALENT) (SEE BUILDING ENVELOPE AND ENERGY ADVISOR REPORTS)
- FLUID APPLIED WATERPROOF MEMBRANE - TYPE A
- SUSPENDED CONCRETE SLAB SLOPED TO DRAIN C/W GRANULATED CAP PROTECTION SHEET (OR EQUIVALENT) AND COMPATIBLE SEALANT AT JOINTS AND JUNCTION (SEE STRUCTURAL DWGS)
- 1 LAYER POLY SEALED TO PERIMETER WALLS OR ALTERNATIVELY 2 LAYER ACRYLIC PAINT OVER PRIMER ON CEILING BOARD
- 1 LAYER OF 5/8" TYPE X GYPSUM BOARD SEALED AND FIRE-CAULKED TO UPPER AND PERIMETER STRUCTURE
- FINISH AS PER FINISH SCHEDULE

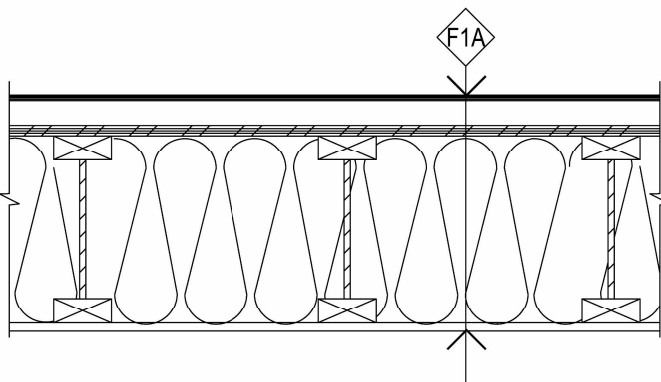
ROOF TYPE 3A2 - PARKING DECK OVER STAIR AND WALKWAY
- ROOF TYPE 3A OVER FLUID APPLIED WATERPROOF MEMBRANE - TYPE A
- SUSPENDED CONCRETE SLAB SLOPED TO DRAIN C/W GRANULATED CAP PROTECTION SHEET(OR EQUIVALENT) AND COMPATIBLE SEALANT AT JOINTS AND JUCTION (SEE STRUCTURAL DWGS)
- ELASTOMERIC PAINT (SEE FINISH SCHEDULE)



DECK D3 (PATIO AND WALKWAYS AT GROUND AREAS AWAY FROM PERMIETER OF BUILDING)
- DECK FINISH SLOPED TO DRAIN:
1- STONE/TILE ON WIRE REINFORCED MORTAR BED OR
2- CONCRETE SLAB (MIN. 6 1/2") C/W ELASTOMERIC PAINT AND CRYSTALLINE SLURRY CEMENTITIOUS WATERSTOP (TYP.) ON ALL COLD JOINTS
3- SCHLUTER TROBA PLUS MEMBRANE C/W SCHLUTER DILEX-BWS AT DOORSILLS, TRANSITIONS AND OTHER RESTRAINING STRUCTURES AND DILEX-BWB FOR MOVEMENT JOINTS
- 2 LAYERS WATERPROOFING MEMBRANE TO EXTEND VERTICALLY UP FOUNDATION WALL UP AND SEALED AT GROUND SURFACE (SEE DETAILS)
- 2" COMPACTED SAND
- 6" CRUSHED GRAVEL
- COMPACTED SOIL

DECK D4 (PATIO AND WALKWAYS AT GROUND - AT PERIMETER OF THE BUILDING)
- SIMILAR AS DECK D3 WITH MIN. 4" XPS (R19.6) RIGID INSULATION BETWEEN WATERPROOFING MEMBRANE AND COMPACTED SAND

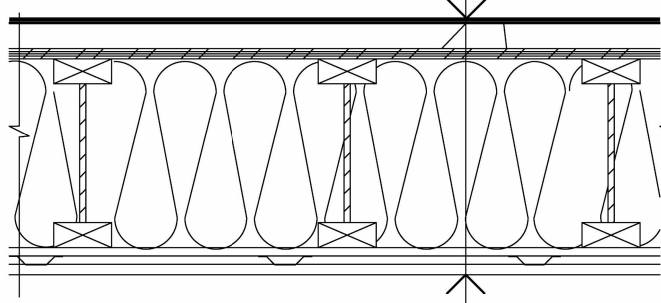
NOTES: SEE STRUCTURAL DRAWINGS AND ENERGY ADVISOR AND CODE PROFESSIONAL REPORTS



SEE NOTES

FLOOR TYPE 1A - 45 MIN. FRR (TYPICAL FLOOR U.N.O.) - FLOOR WITHIN THE SAME UNIT
With options below as applicable.
1- STONE /TILE FINISH ON REINFORCED MORTAR BED ON SCHLUTER TROBA PLUS MEMBRANE C/W SCHLUTER DILEX-BWS AT TRANSITIONS AND OTHER RESTRAINING STRUCTURES
2- FLOOR FINISH PER FINISH SCHEDULE OVER CONCRETE & RADIANT HEATING PIPES (Optional)
3- FLOOR FINISH PER FINISH SCHEDULE OVER FLOOR SHEATHING

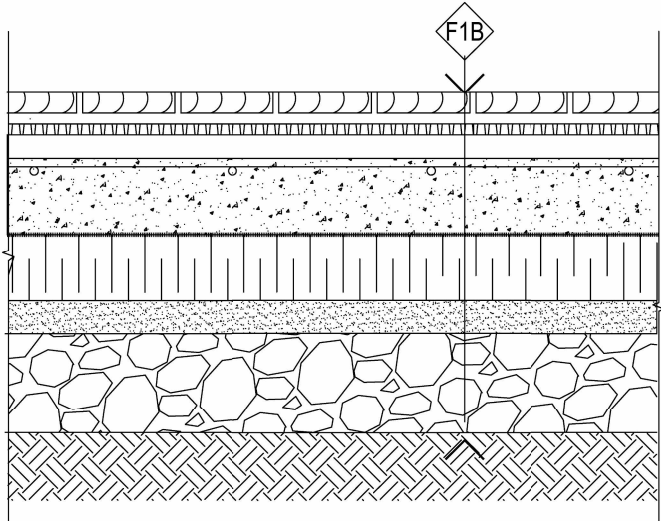
- 1 1/2" L.W. CONCRETE & RADIANT HEATING PIPES (Optional)
- 1" (25.4 MM) NOMINAL WOOD SUB AND 1" (25.4 MM) NOMINAL FINISH FLOOR, OR 19/32" (15.1 MM) PLYWOOD FINISHED FLOOR WITH LONG EDGES T&G AND 15/32" (11.9MM) INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED
- 11 7/8" ENGINEERED WOOD FLOOR I-JOISTS @ 16" O.C. (SEE STRUCTURAL)
- 1 LAYER OF 5/8" (15.9 MM) TOUGHROCK® FIREGUARD X® PRODUCTS APPLIED PERPENDICULAR TO 2" X 10" WOOD JOISTS 16" (406 MM) O.C. FIRE-CAULKED TO UPPER WOOD TOP PLATES AT UNIT SEPARATIONS



SEE NOTES

FLOOR TYPE 1B - 1HR FRR (TYPICAL FLOOR U.N.O.) - FLOOR BETWEEN MAIN AND LOCK-OFF UNITS
FIRE TEST REF. cUL L502
STC 55 AS PER SOUND TRANSMISSION CLASS FOR FLOOR F28D IN TABLE A-9.10.3.1.8. OF CBC 2018

- SAME AS F1A
- 1 LAYER OF 5/8" TYPE X GWB ON RESILIENT CHANNELS @ 24" O.C. ON ONE SIDE MOUNTED ON SOUND CLIP



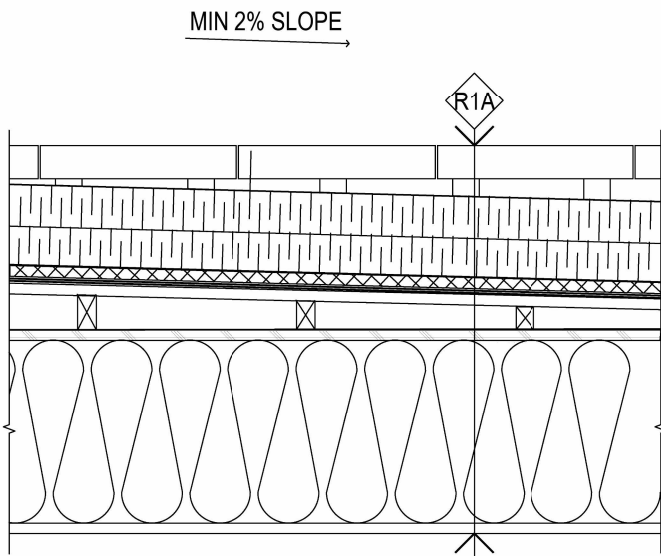
FLOOR TYPE 1B (FLOOR ON GROUND-LOCK-OFF UNITS LOWER FLOOR) with options below as applicable.

1- STONE/TILE FINISH
WIRE REINFORCED MORTAR BED
SCHLUTER TROBA PLUS MEMBRANE C/W SCHLUTER DILEX-BWS AT DOORSILLS, TRANSITIONS AND OTHER RESTRAINING STRUCTURES AND DILEX-BWB FOR MOVEMENT JOINTS
2- FINISHED FLOOR/ ENG. HW ON FLOATING UNDERLAY ON SMOOTH CONCRETE FINISH ON THINSET C.T. (SEE FINISH SCHEDULE)

6" CONCRETE SLAB C/W RADIANT HEATING MAT AND WIRING CABLES (SEE STRUCTURAL FOR THICKNESS)
15 MIL POLYETHYLENE MEMBRANE
4" XPS (R19.6) RIGID INSULATION
2" COMPACTED SAND
6" CRUSHED GRAVEL BASE (SEE STRUCTURAL)
WELL COMPACTED 95%PD STRUCTURAL FILL OR UNDISTURBED INORGANIC GROUND(SEE GEOTECHNICAL)

SEE NOTES

NOTES:
- APPLY TOUGHROCK® FIREGUARD X® PRODUCTS PERPENDICULAR TO JOISTS WITH 1-7/8" (48 MM) 6D NAILS 6" (152 MM) O.C.
- USE THERMAFIBER SOUND & FIRE ACCOUSTIC BLANKET INSULATION (SFAB) OR EQUIVALENT TO FILL CAVITIES IN PARTITION WALLS AND CEILING JOISTS BETWEEN MAIN AND LOCK-OFF UNITS.
- THERMAFIBER FIRE & SOUND ATTENUATION BATT CAN ONLY BE USED TO FILL CAVITIES OF INTERIOR WALLS AND CEILING JOISTS OF THE SAME UNITS. WHERE ULC, UL OR INTERTEK FIRE RATING CERTIFICATION IS NOT REQUIRED.
- SEE ROOF AND WALL ASSEMBLIES FOR TYPE OF INSULATION TO FILL CAVITIES IN WALL STUDS AND ROOF AND DECK JOISTS
- FOR ROCKWOOL TYPE SAFE nSOUND, MIN. 1.69pcf, FOR THERMAFIBER - TYPE SAFB OR SAFB FF TO BE USED WITH RESILIENT CHANNELS AND FILLED INTERIOR OF THE WALL AND ATTACHED TO THE 4" FACE OF STUDS WITH STAPLES PLACED 24" o.c.
- FOR GLASS FIBER INSULATION 3 1/2" THICK WITH MIN. DENSITY OF 0.80 pcf AND FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT OF 50 OR LESS, FRICTION FITTED TO COMPLETELY FILL THE STUD CAVITIES.
- PROVIDE PROTECTIVE MEMBRANE BETWEEN ANY WOOD MATERIAL AND CONCRETE SLAB.
- RESILIENT CHANNELS TO BE No. 25 MSG GALVANIZED STEEL 2 3/8" WIDE 7/8" DEEP ATTACHED APPLIED PERPENDICULAR TO WOOD JOISTS WITH 6D COMMON NAILS.
- 1/2" (12.7 MM) TOUGHROCK® FIREGUARD C® OR 1/2" (12.7 MM) DENSARMOR PLUS® FIREGUARD C® GYPSUM PANELS APPLIED PERPENDICULAR TO RESILIENT CHANNELS 24 O.C. WITH 1" (25 MM) TYPE S DRYWALL SCREWS 12" (305 MM) O.C.
- GYPSUM PANELS END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNELS 60" (1524 MM) LONG WITH SCREWS 12" (305 MM) O.C.



ROOF TYPE 1A (TYPICAL ROOF U.N.O.)
- DECK FINISH ON NEOPRENE PUCK OR SIMILAR PEDESTALS
- FILTER FABRIC
- COVER BOARD AND 2 LAYERS OF POLYISOCYANURATE RIGID INSULATION(TAPERED OR UNDERLAYMENT BOARD OVER PURLINS (SOPRA-ISO OR EQUIVALENT)
- DRAINAGE LAYER SCHLUTER TROBA OR EQUIVALENT
- 2 LAYERS OF SBS WATERPROOFING MIN. CLASS C C/W ICE AND WATER SHIELD MEMBRANE EXTENDING FROM THE EDGE OF THE ROOF TO MIN.3'-0" UP ROOF SLOPE TO A LINE NOT LESS THAN 300MM INSIDE THE INNER FACE OF THE EXTERIOR WALL OR ALTERNATIVELY ROOF AND GUTTER DEICING SYSTEM AS PER MANUFACTURER (TO BE CHECKED WITH ARCHITECT BEFORE PRICING)
- 2 X P.T. WOOD PURLINS TO PROVIDE MIN 2% SLOPE CONTINUOUS VAPOUR PERMEABLE AIR BARRIER MEMBRANE LAPPED AND SELAED AT JOINTS AND TURNED TO COVER RIM JOIST AND PARAPET WALL DOWN TO TOP OF THE ROOF SHEATHING ON THE OTHER SIDE. (LEAVE JOGGLE ROOM AT TURNS FOR DIFFERENTIAL MOVEMENTS
- ONE LAYER 5/8" EXTERIOR GRADE CLASS A PLYWOOD SHEATHING
- ROOF JOIST
- MIN. R-23 SEMI RIGID MINERAL WOOL INSULATION AT BOTTOM CORD (THERMAFIBER ULTRA BATT, SOUND&FIRE BLANKET(SAFB) OR EQUIVALENT W/EFFECTIVE R VALUE R(17.5)
- POLY(V.B.) OR PREFERABLY VAPOUR PERMEABLE PAINT OVER DRYWALL (MIN. 2 COATS OVER ONE LAYER PRIMER)
- 1 LAYER OF 5/8" TYPE X GYPSUM BOARD FIRE-CAULKED TO UPPER WOOD TOP PLATE
- FINISH PER FINISH SCHEDULE

NOTES: SEE STRUCTURAL DRAWINGS AND ENERGY ADVISOR AND CODE PROFESSIONAL REPORTS

Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other details on drawings. Any discrepancies within this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, columns, etc., are built with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

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☐ Construction Drawings
☐ Tender
☐ Project Revision
☐ project Amendment
☐ As built



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No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH
VANCOUVER

FLOOR AND DECK
ASSEMBLIES

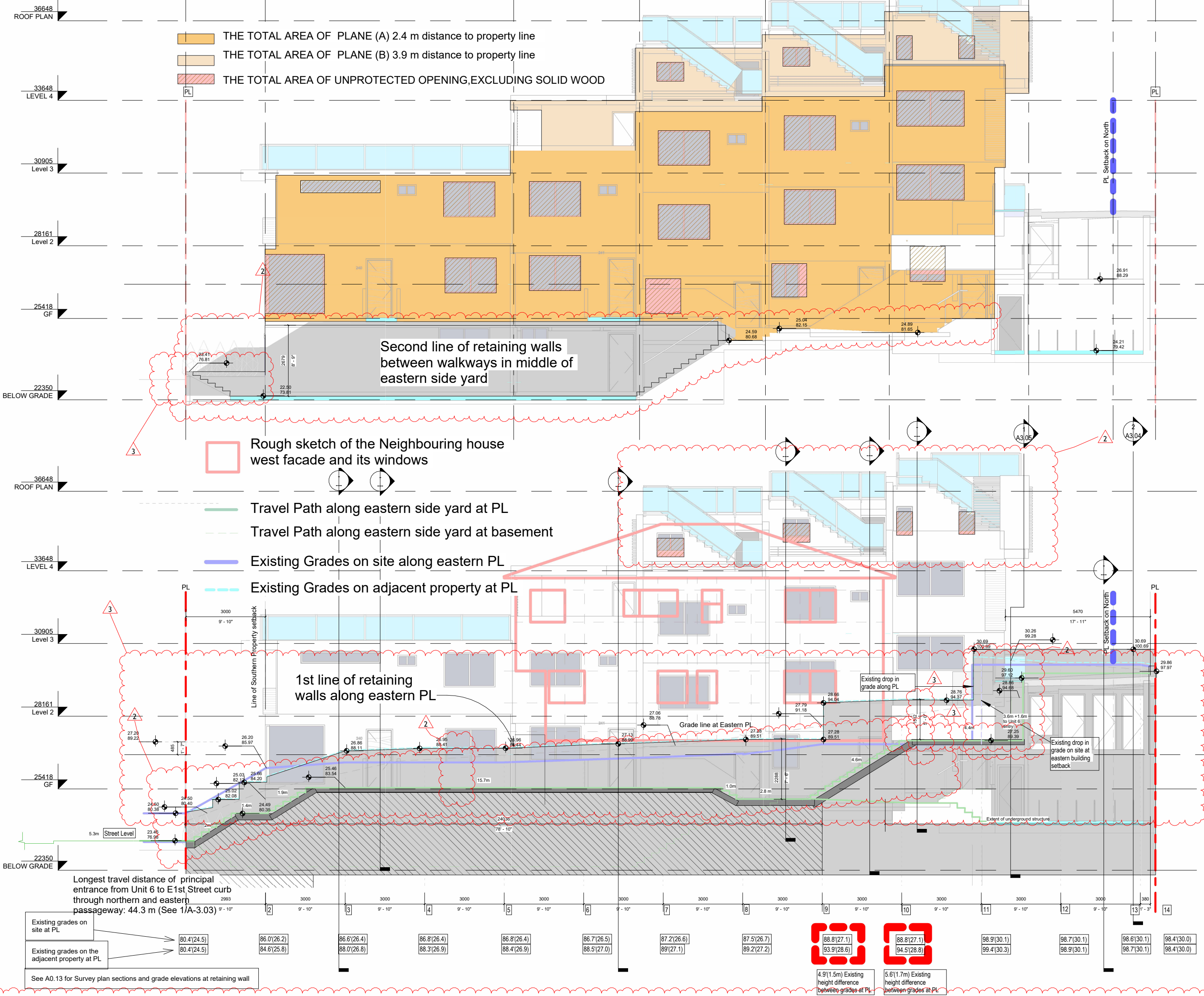
Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.11

Scale

BCBC (3.2.3.1. 1) and the table 3.2.3.1.D
For areas of building face greater than 150 sqm with 2.4 m distance to the property line 19.2 % unprotected opening is allowed which excludes solid wood doors, and for areas with 3.9m distance to the property line % 51.1 is allowed.

THE TOTAL AREA OF PLAIN (A) 2.4 m distance to property line	ALLOWED UNPROTECTED OPENING 19.2%	ACHIEVED	THE TOTAL AREA OF PLAIN (B) 3.9 m distance to property line	ALLOWED UNPROTECTED OPENING 29.2%	ACHIEVED
2212.58 SF	424.81 SF	416.08SF	443.89 SF	129.6 SF	26.82 SF



1
A0.12
1: 120

2
A0.12
1: 120

3
A0.12
1: 50000

4
A0.12
1: 500

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No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH
VANCOUVER

REFLECTED
ELEVATIONS AND
UNPROTECTED
OPENINGS

Project number 2301

Date Oct. 28, 2024

Drawn by Author

Checked by Checker

A0.12

Scale As indicated

NOTE: THE ABOVE SILHOUETTE OF THE EXISTING ADJACENT HOUSE AND ITS WINDOWS DO NOT REFLECT ACCURATE DIMENSIONS FROM MEASUREMENTS ON SITE. THEIR LOCATION, SIZE AND PROPORTIONS IS ASSUMED TO THE EXTENT OF THEIR VISIBILITY ON THE CITY WEBSITE AERIAL MAP AND ITS STREET VIEWS AND FROM A COMPARATIVE JUGEMENT FROM SNAPSHOTS AND SOME GRADE ELEVATIONS SHOWN ON THE SURVEY PLAN. AUTHORITIES AND CONSULTANTS ARE URGED CAUTION TO VERIFY THEIR ACCURACY ON SITE.



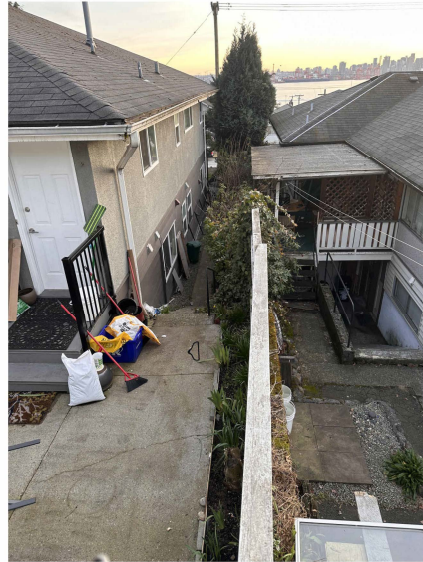
1 Existing Retaining wall on North-east
A0.13
1 : 5000



2 Retaining wall on North - View from Lane
A0.13
1 : 50000



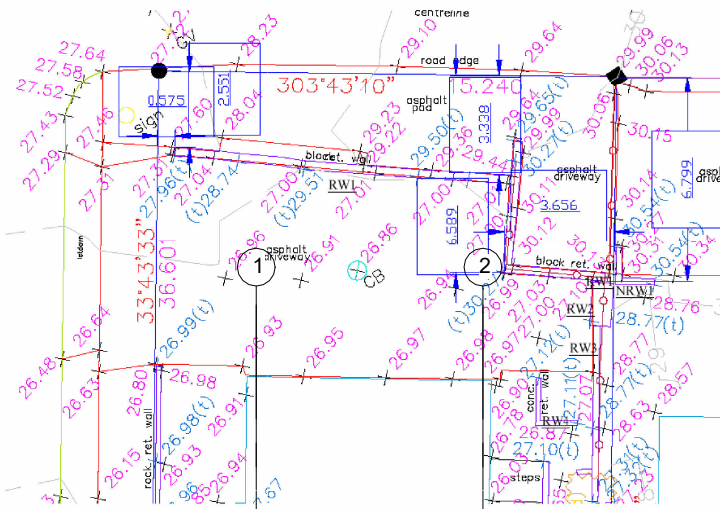
4 Existing shared retaining wall on East - middle of site
A0.13
1 : 150000



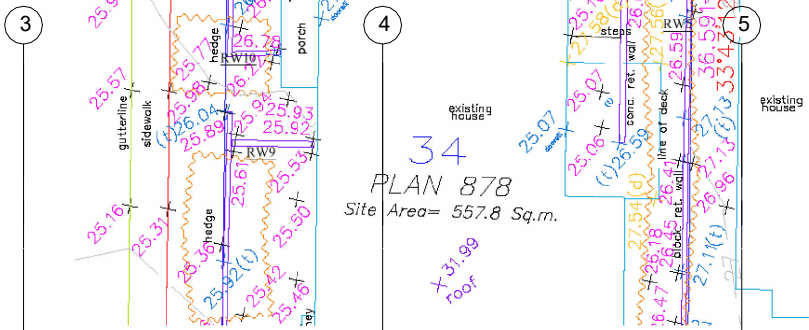
5 Existing shared retaining wall on East - middle of adjacent site
A0.13
1 : 150000



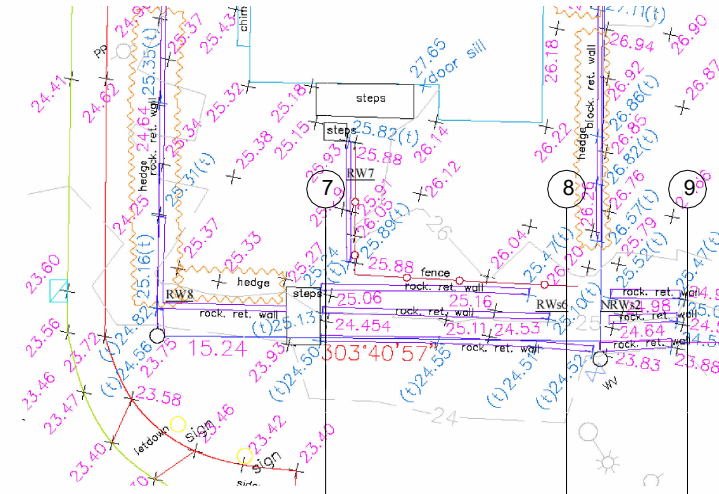
7 Existing retaining walls of adjacent site along E1st St.
A0.13
1 : 50000



3 Survey Plan - north section
A0.13
1 : 50000



6 Survey plan - Middle
A0.13
1 : 50000

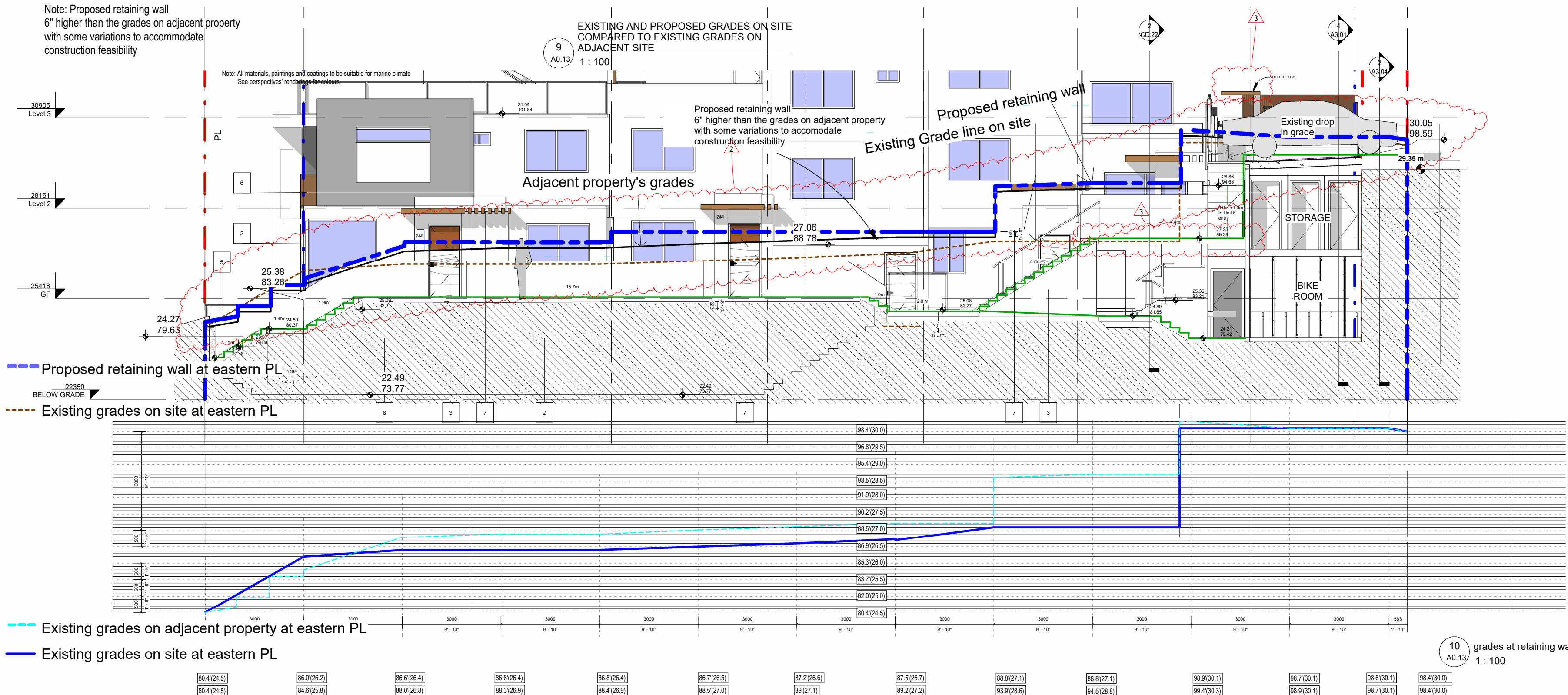


8 Survey Plan - South
A0.13
1 : 50000

Note: Proposed retaining wall 6" higher than the grades on adjacent property with some variations to accommodate construction feasibility

Note: All materials, paintings and coatings to be suitable for marine climate
See perspectives' renderings for colours

9 EXISTING AND PROPOSED GRADES ON SITE COMPARED TO EXISTING GRADES ON ADJACENT SITE
A0.13
1 : 100



10 grades at retaining wall
A0.13
1 : 100

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No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH VANCOUVER

EXISTING AND PROPOSED GRADES AND RETAINING WALL ON EASTERN PL

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.13

Scale	As indicated
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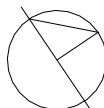
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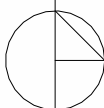


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No.	Description	Date
2	Revision 2	12,20,2024



True North



Project North

400 E 1st NORTH VANCOUVER

LIVABILITY OF LOCK-OFF UNITS FOR ACCESS TO DAYLIGHT

Project number 2301

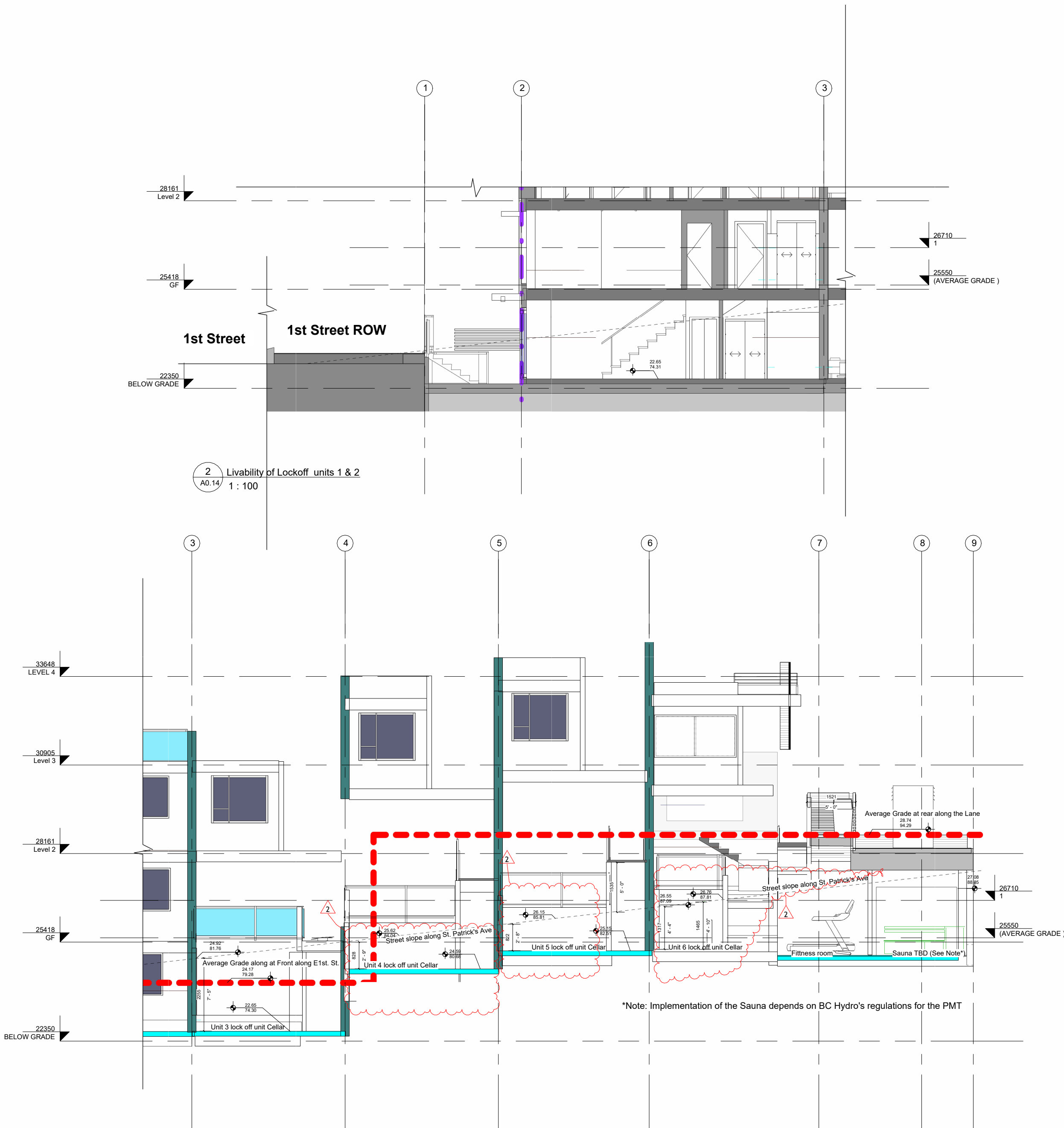
Date Oct. 28, 2024

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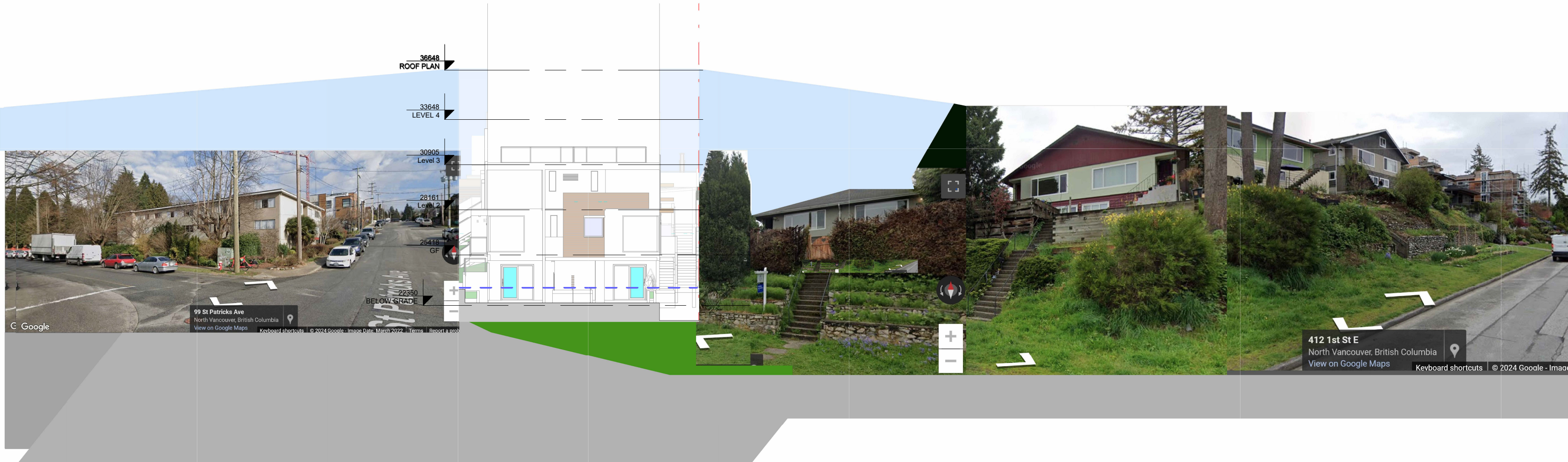
Scale 1 : 100



1 Section 4-Livability of Lock-offs 3-4-5 & 6
A0.14 1 : 100



1 Existing Streetscape along E1st Street
A0.15



2 Proposed Streetscape along E1st Street
A0.15

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No.	Description	Date

400 E 1st NORTH VANCOUVER

PANORAMIC VIEW OF STREETScape ALONG E1st St. - EXISTING AND PROPOSED

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.15

Scale	As indicated
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1 Existing Streetscape along St. Patrick's Ave.



2 Proposed Streetscape along St. Patrick's Ave.

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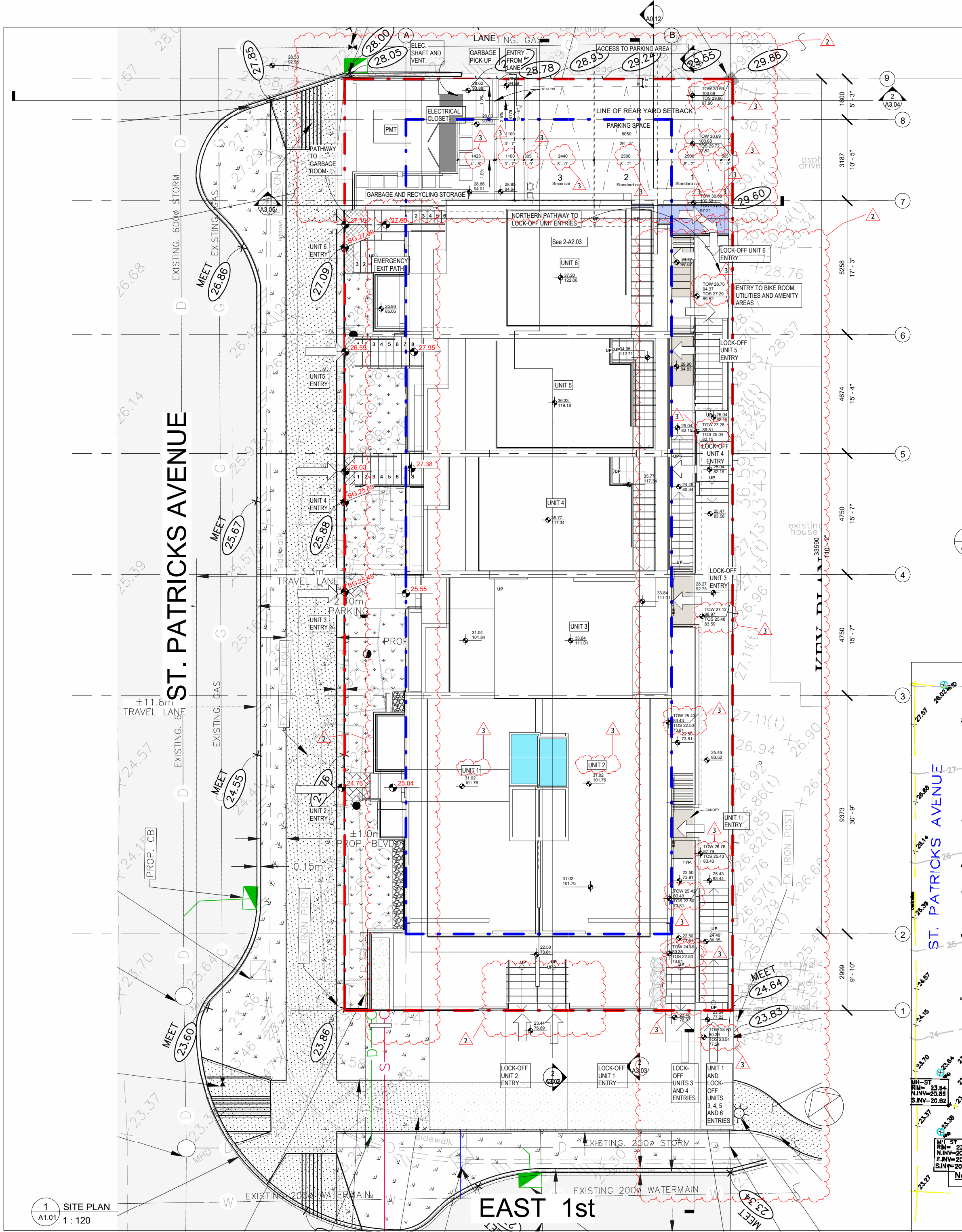
No.	Description	Date

400 E 1st NORTH
VANCOUVER
PANORAMIC VIEW OF
STREETScape ALONG
ST. PATRICK's AVE.
EXISTING AND
PROPOSED

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.16

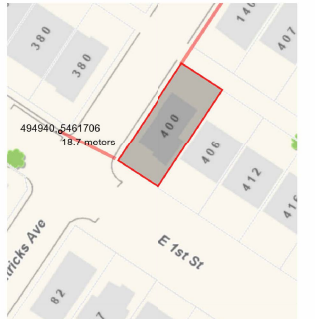
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1 SITE PLAN
A1.01 1: 120

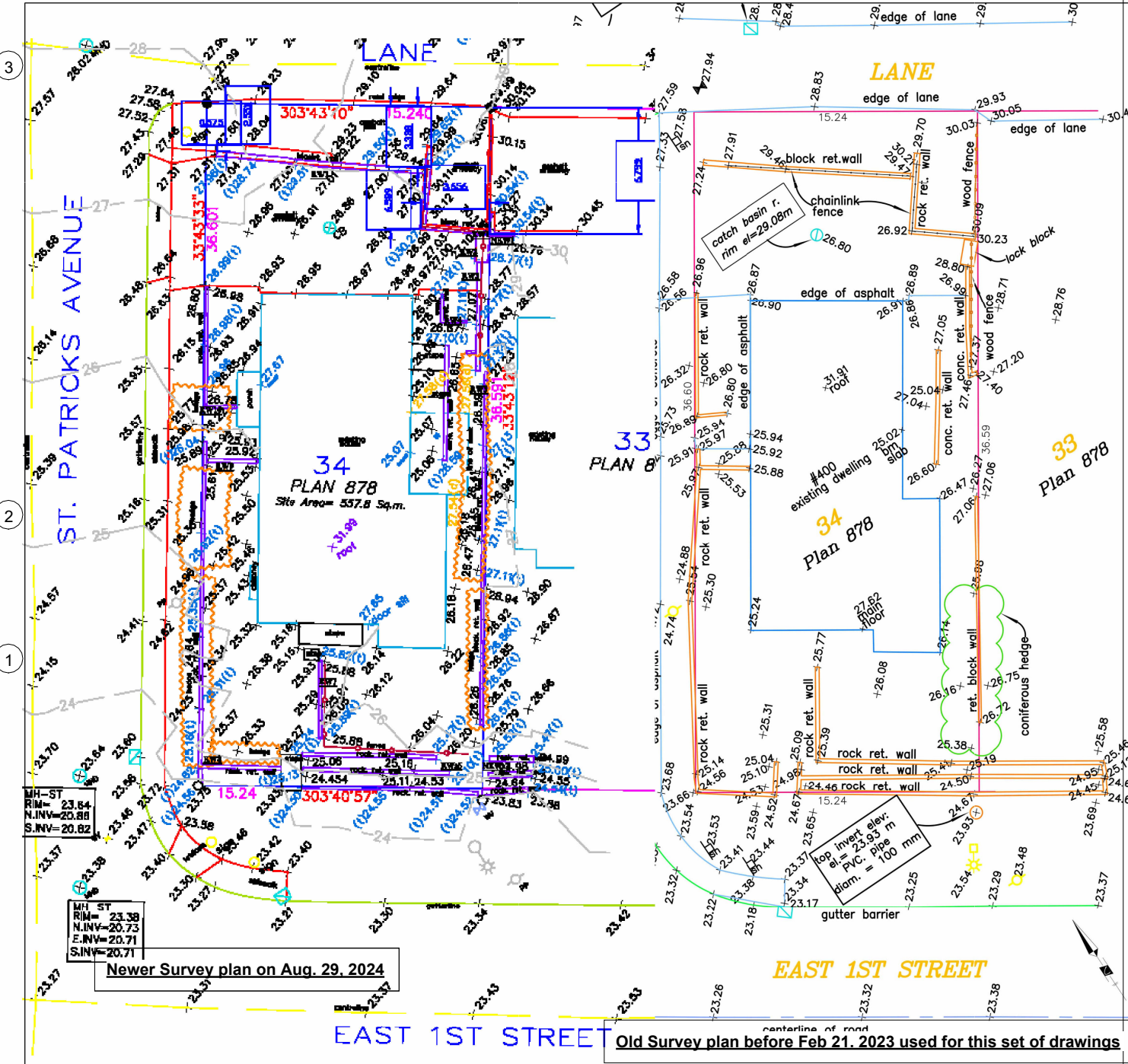
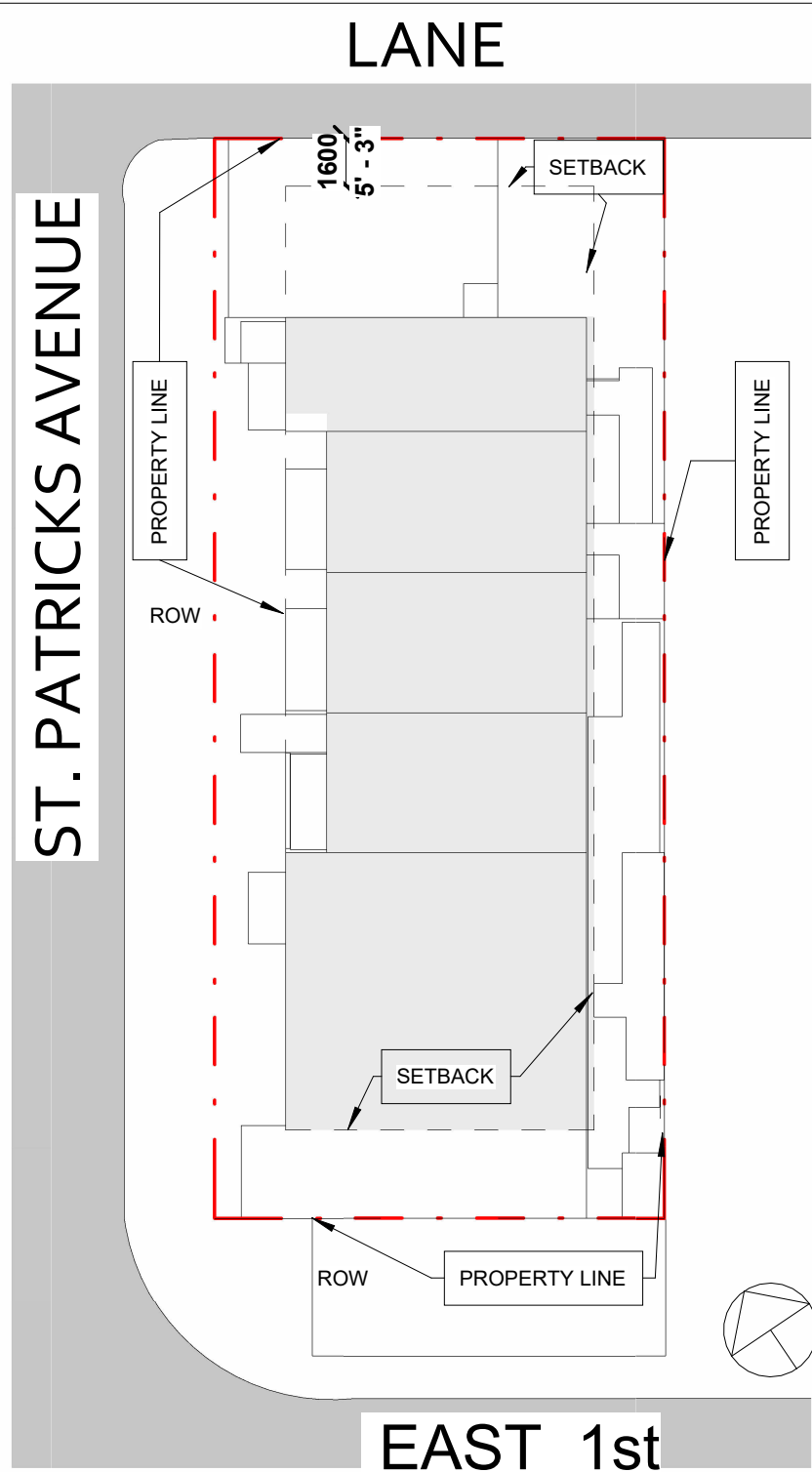


3 Fire Hydrant - on the east
1: 120000



4 Fire Hydrant - on the west and north
1: 120000

2 SETBACKS -
A1.01 1: 250



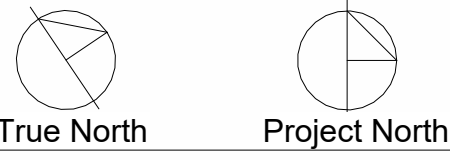
Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other data on drawings. Any discrepancies within this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters, etc., are flush with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

- ☒ Development Permit
- ☐ Building Permit
- ☐ Construction Drawings
- ☐ Tender
- ☐ Project Revision
- ☐ project Amendment
- ☐ As built



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e-mail: shida@shidaneshatarchitect.com

No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025



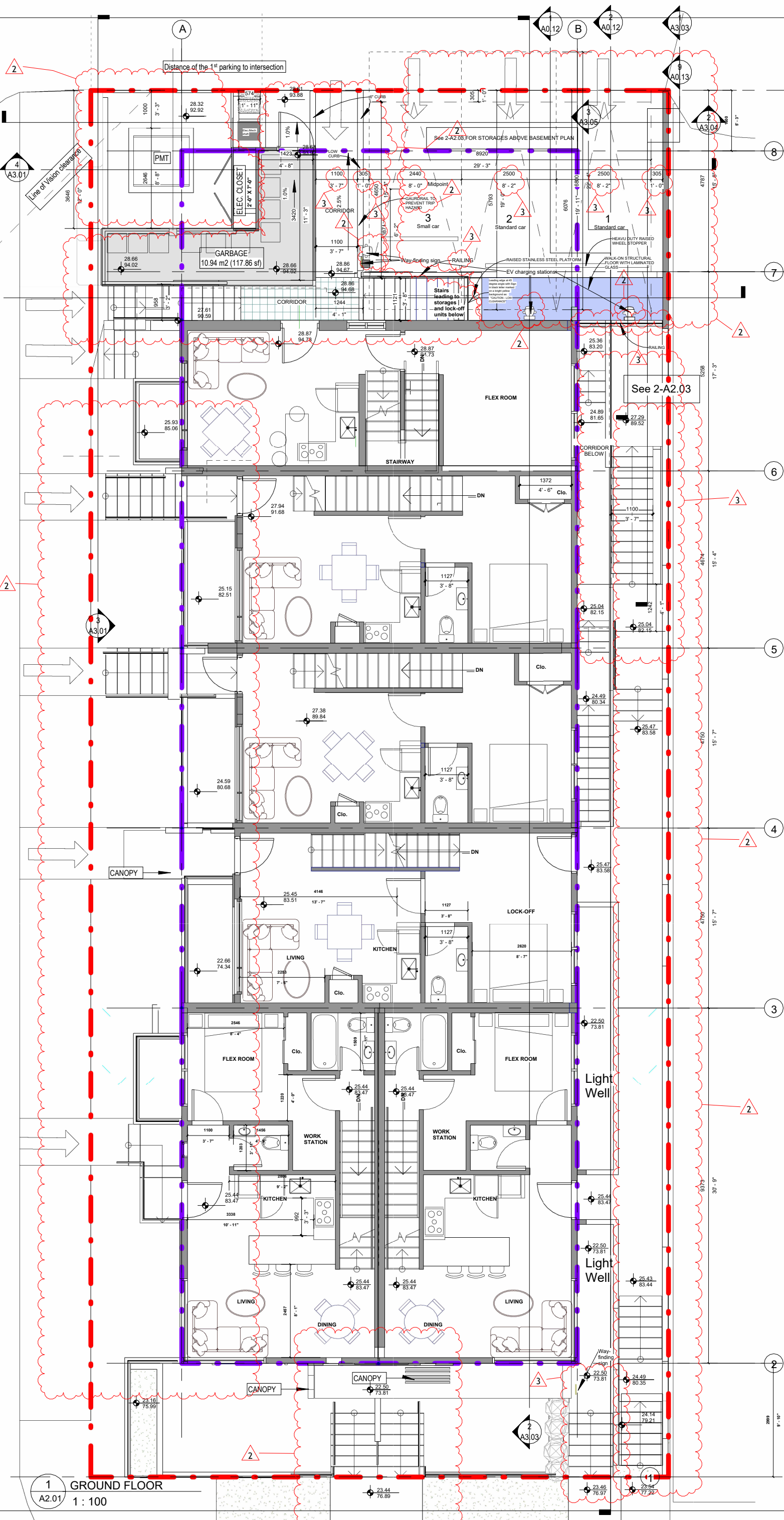
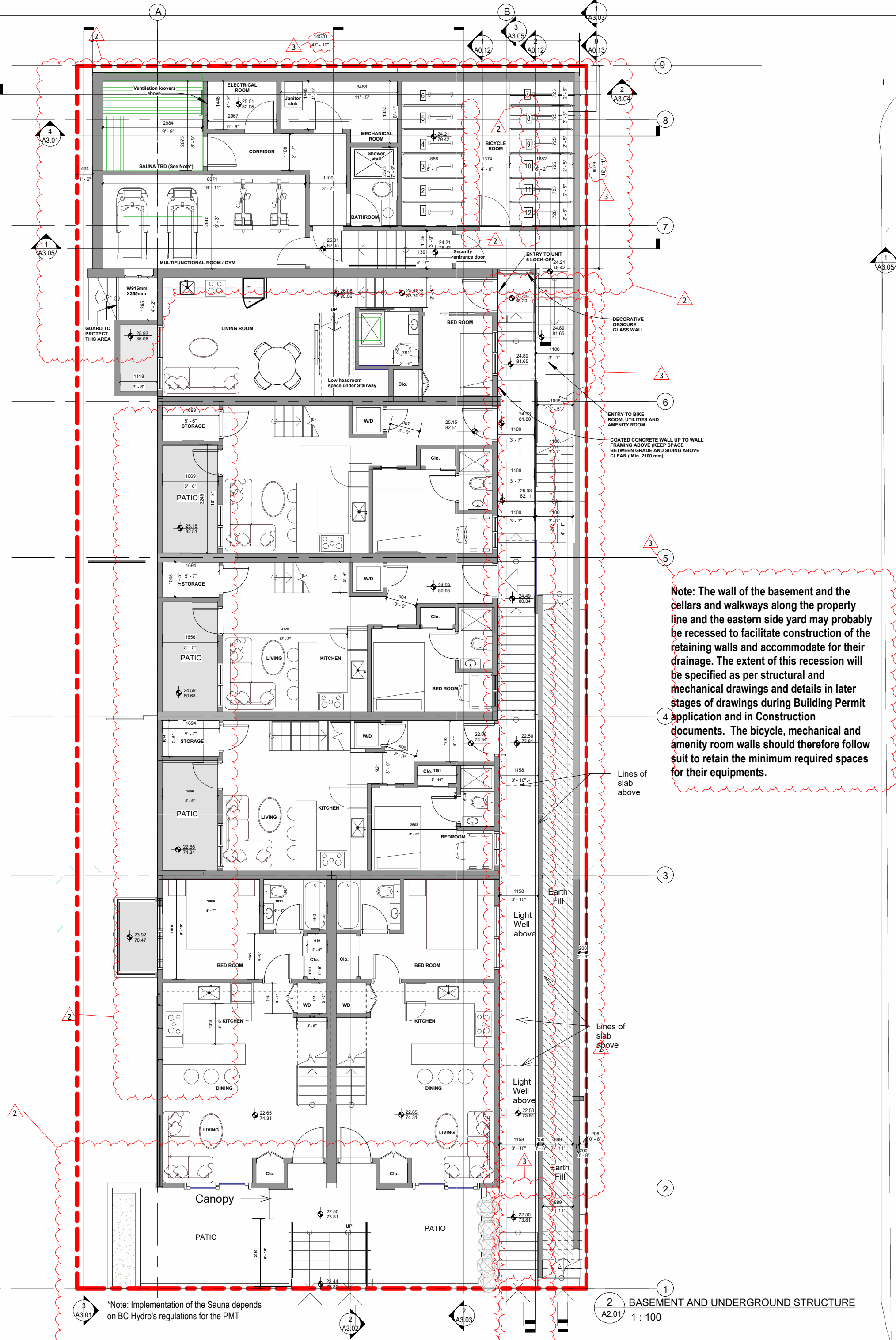
400 E 1st NORTH
VANCOUVER

SITE AND SURVEY
PLANS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A1.01

Scale	As indicated
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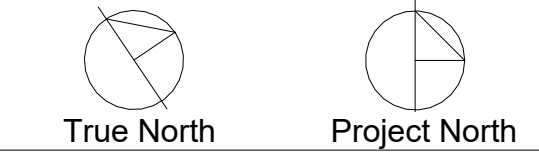
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SNA
SHIDA NESHAT ARCHITECT

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No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025



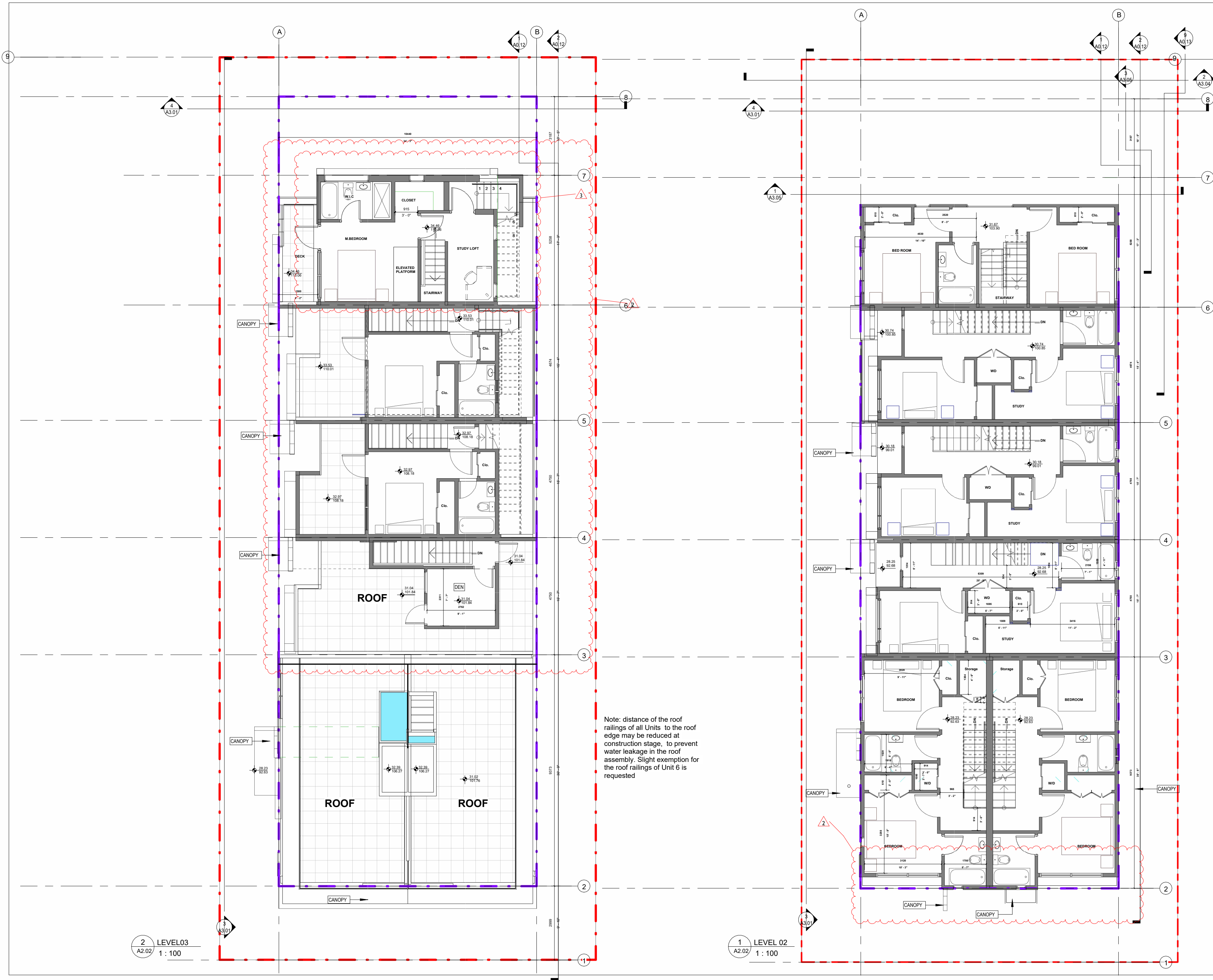
400 E 1st NORTH VANCOUVER

BASEMENT & GROUND FLOOR PLANS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A2.01

Scale 1 : 100



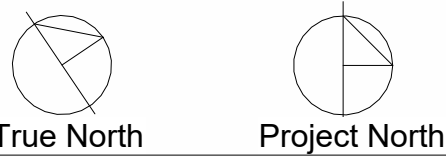
Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other data on drawings. Any discrepancies within this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters/trusses, etc., are flush with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

- ☒ Development Permit
- ☐ Building Permit
- ☐ Construction Drawings
- ☐ Tender
- ☐ Project Revision
- ☐ project Amendment
- ☐ As built



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No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025



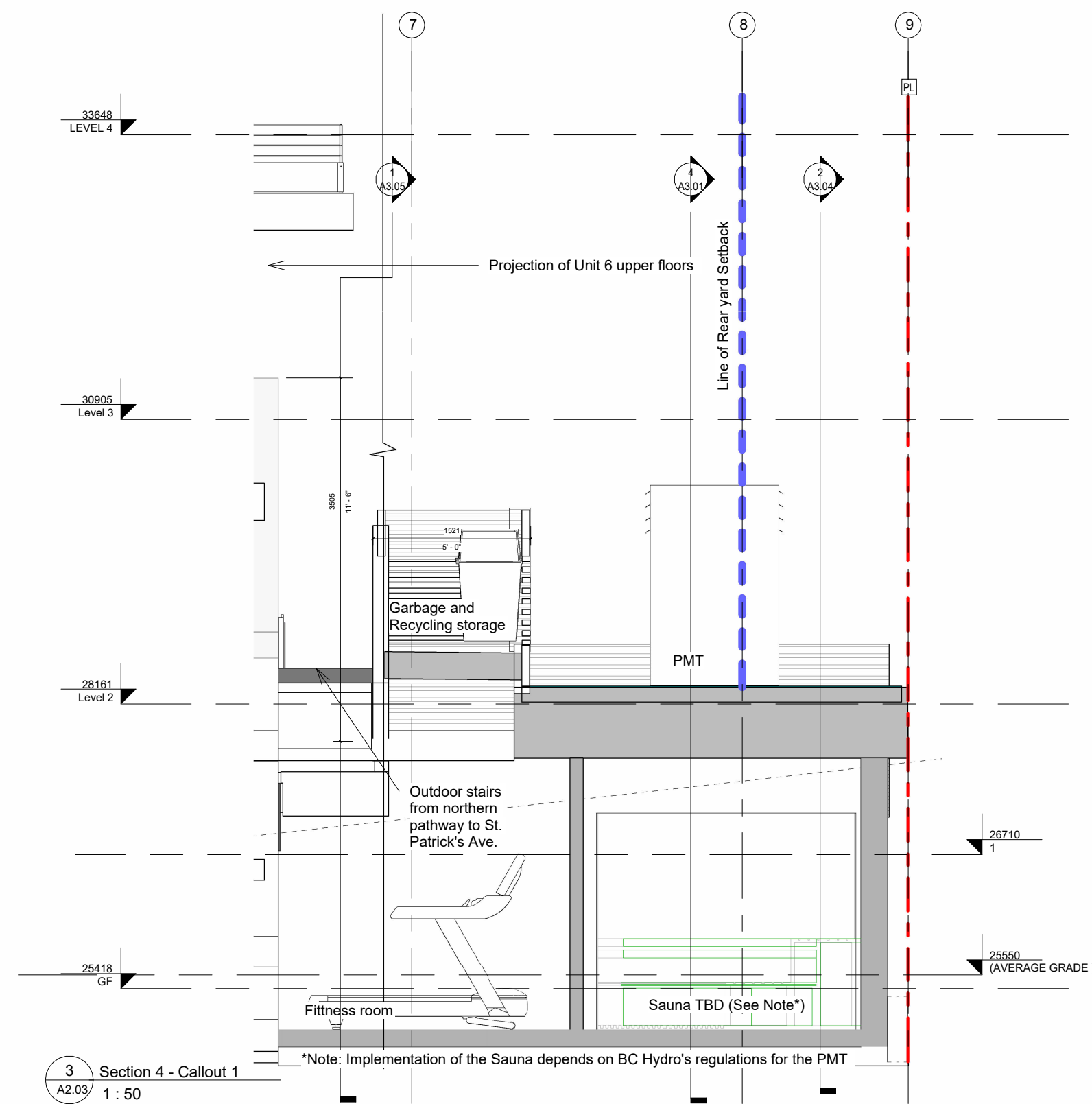
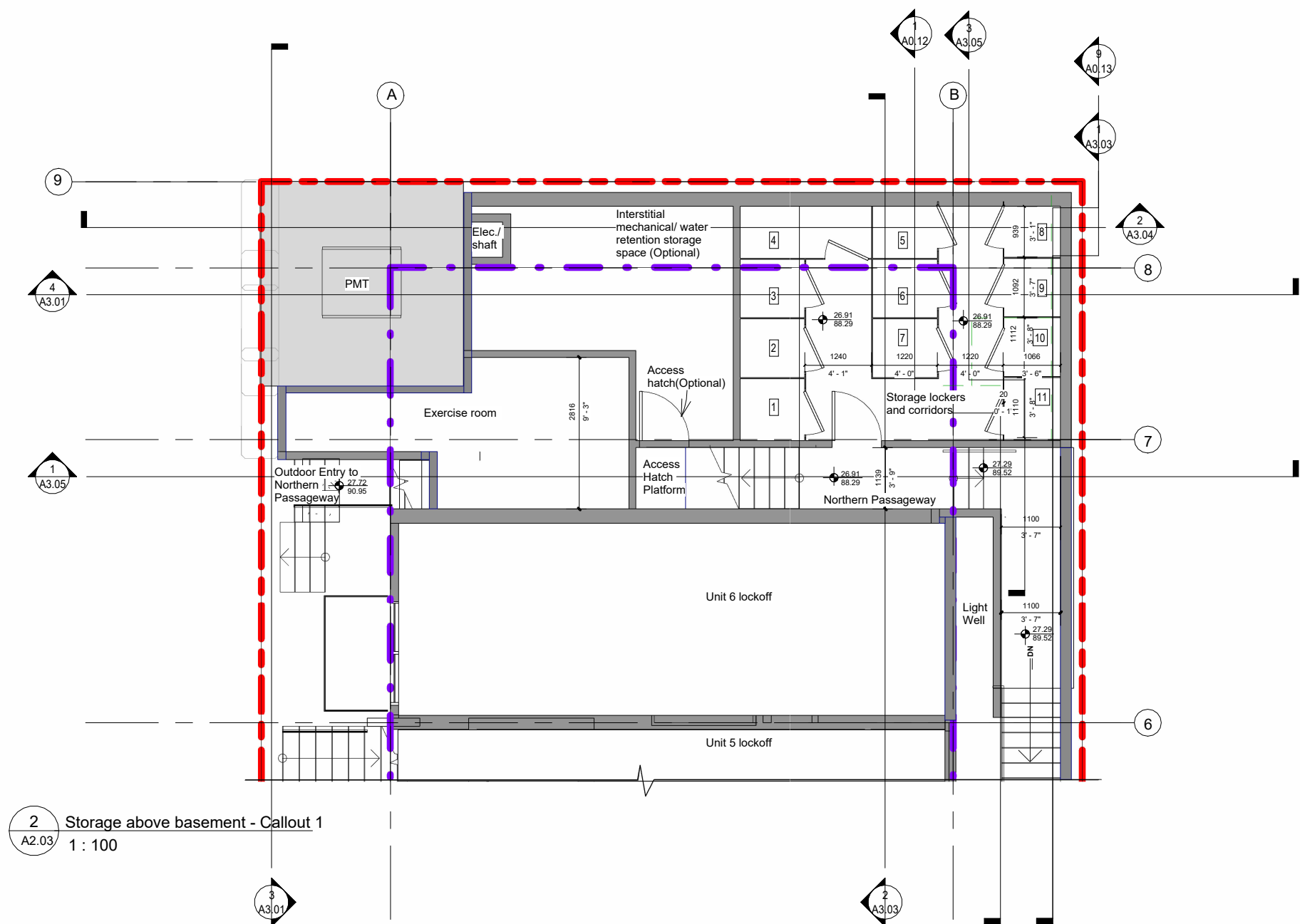
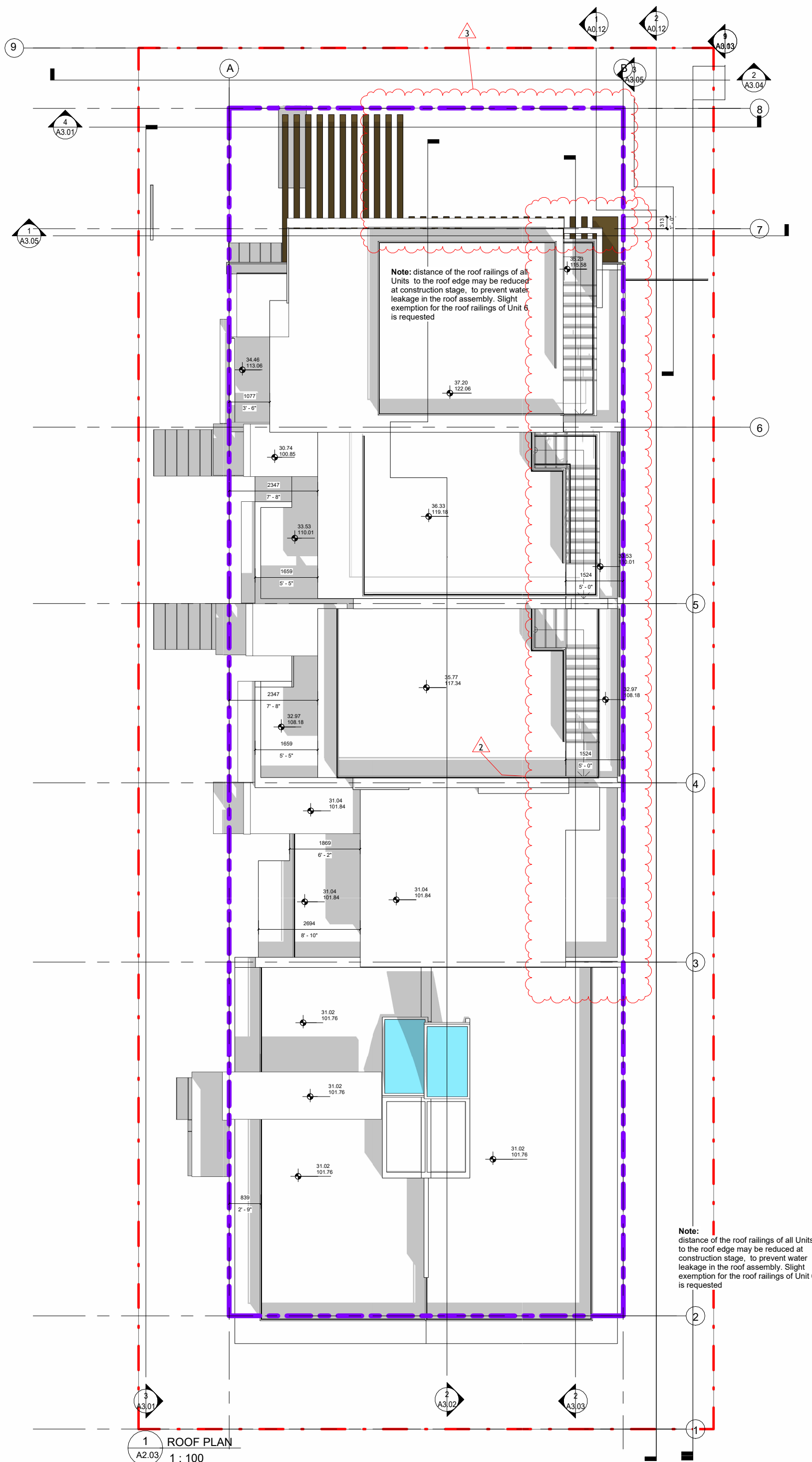
400 E 1st NORTH VANCOUVER

SECOND & THIRD FLOOR PLAN

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A2.02

Scale	1 : 100
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Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other data on drawings. Any discrepancies within this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters/battens, etc., are built with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

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- ☐ Construction Drawings
- ☐ Tender
- ☐ Project Revision
- ☐ project Amendment
- ☐ As built



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See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

Note: The wall of the basement and the cellars and walkways along the property line and the eastern side yard may probably be recessed to facilitate construction of the retaining walls and accommodate for their drainage. The extent of this recession will be specified as per structural and mechanical drawings and details in later stages of drawings during Building Permit application and in Construction documents. The bicycle, mechanical and amenity room walls should therefore follow suit to retain the minimum required spaces for their equipments.

No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025



**400 E 1st NORTH
VANCOUVER**

**ROOF PLAN AND
STORAGE ABOVE
BASEMENT**

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker
A2.03	
Scale	As indicated



Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other data on drawings. Any discrepancies within this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters, etc., are built with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

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- ☐ Tender
- ☐ Project Revision
- ☐ project Amendment
- ☐ As built



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See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

Note: The wall of the basement and the cellars and walkways along the property line and the eastern side yard may probably be recessed to facilitate construction of the retaining walls and accommodate for their drainage. The extent of this recession will be specified as per structural and mechanical drawings and details in later stages of drawings during Building Permit application and in Construction documents. The bicycle, mechanical and amenity room walls should therefore follow suit to retain the minimum required spaces for their equipments.

No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

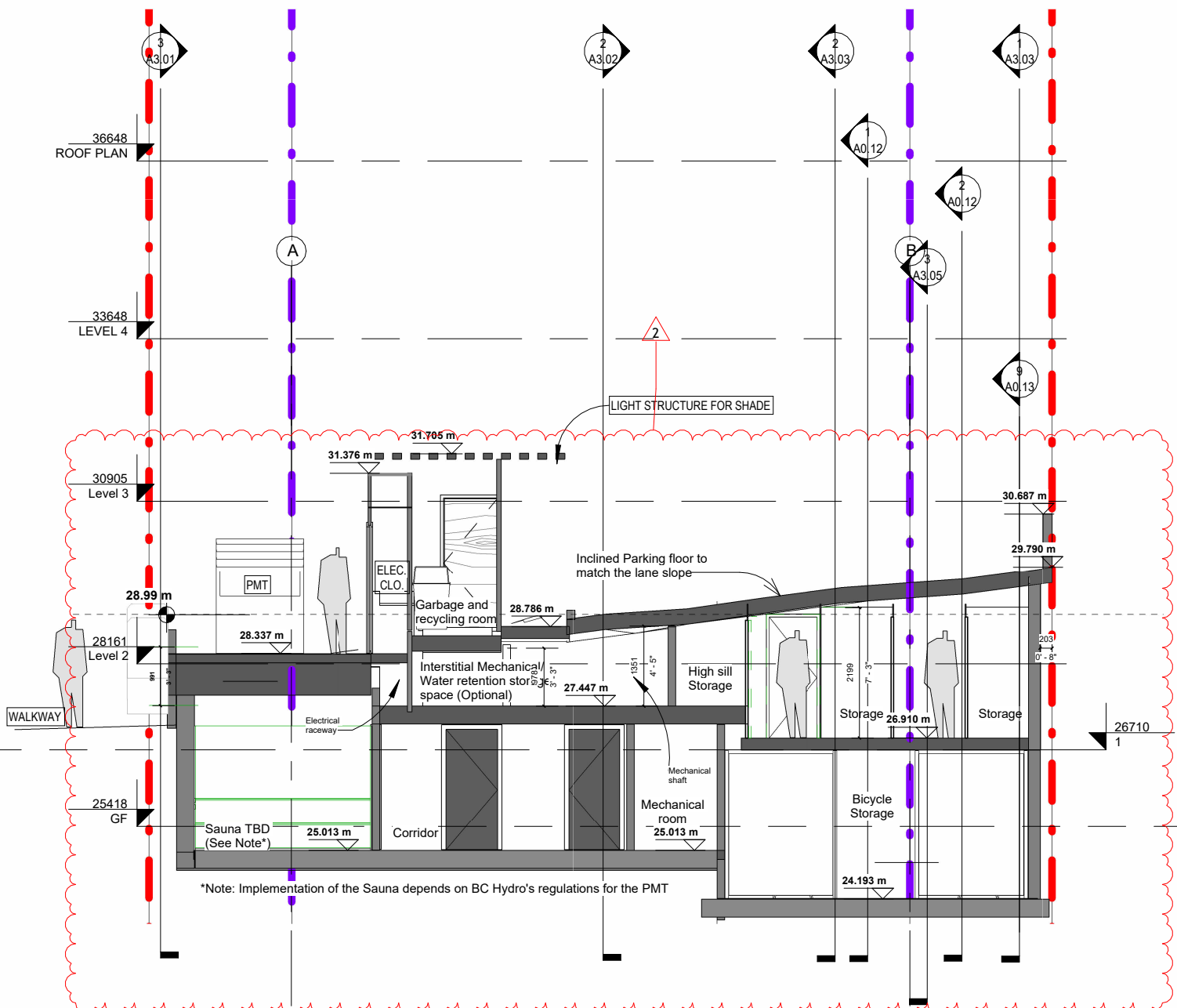
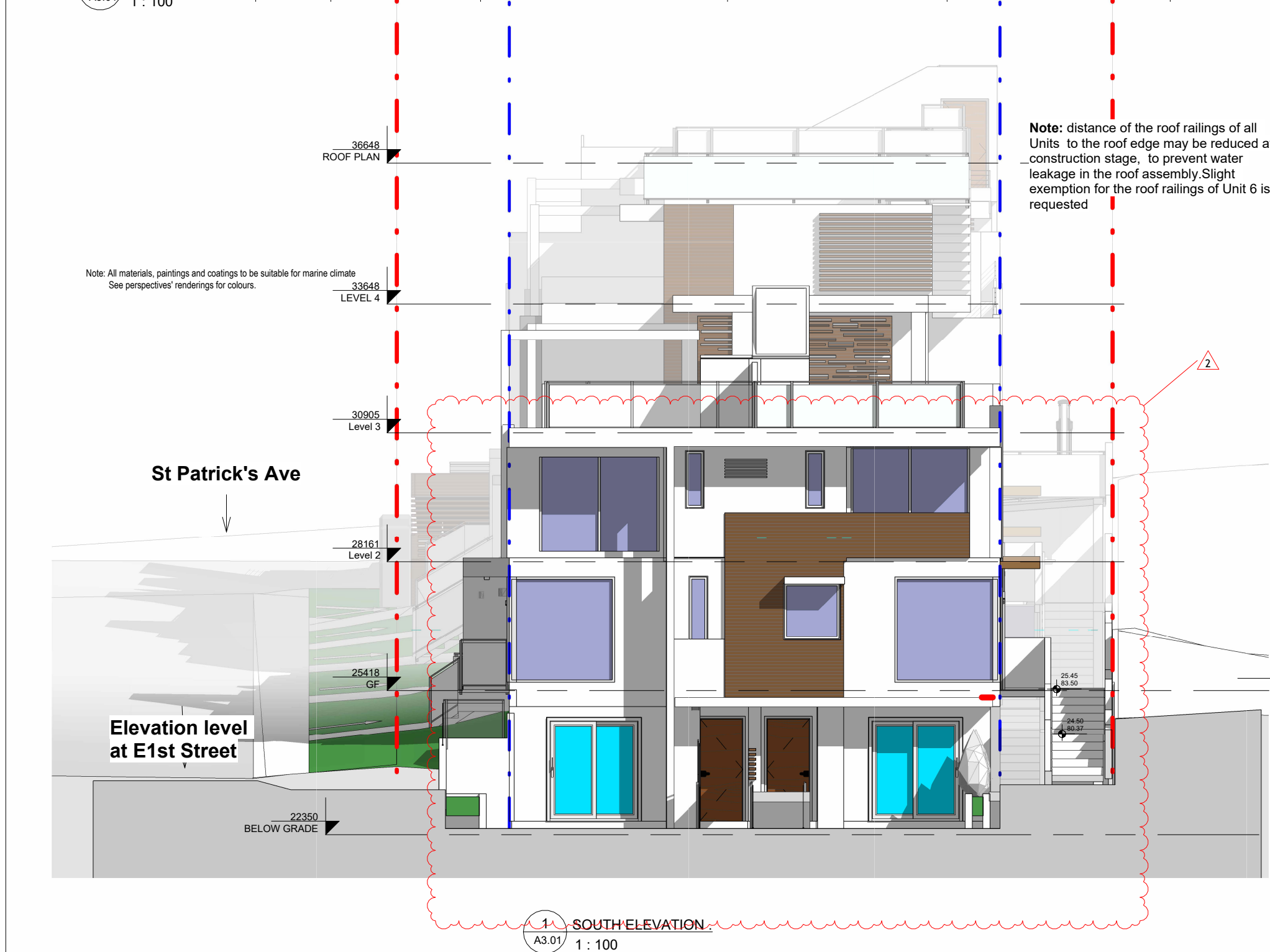
400 E 1st NORTH
VANCOUVER

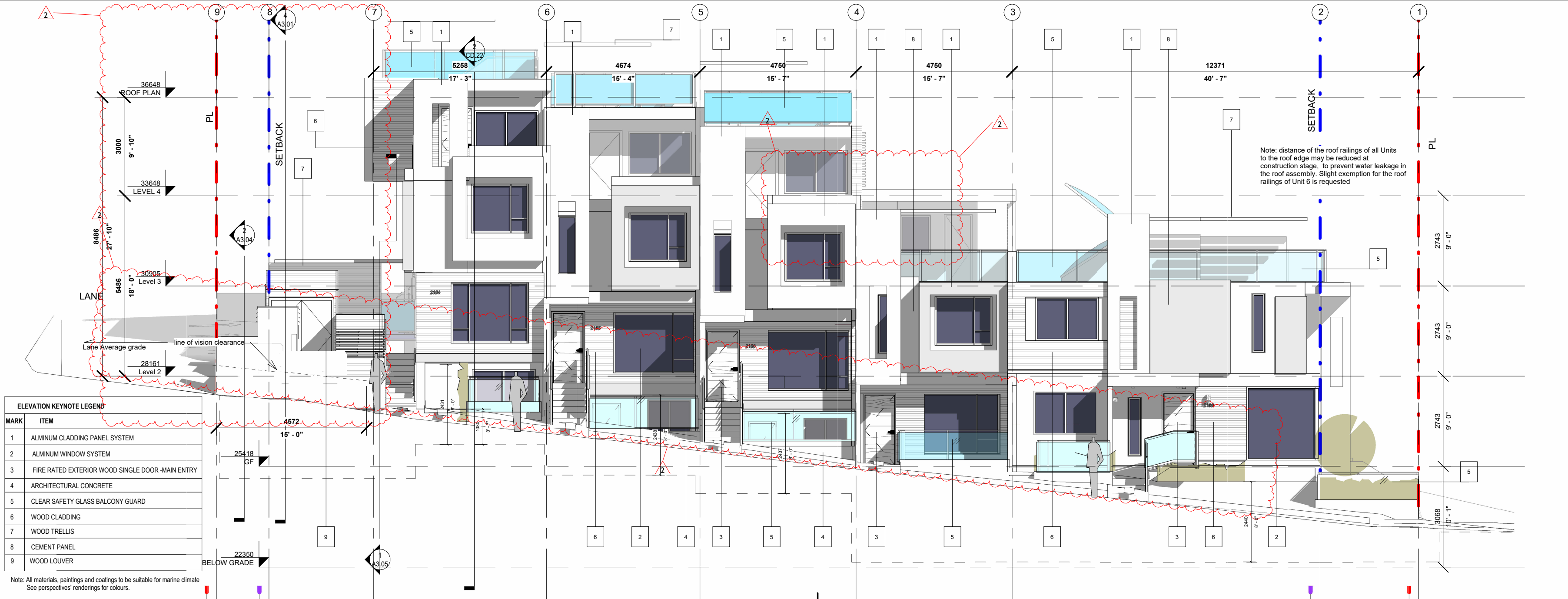
SOUTH AND WEST
ELEVATION/SECTION C

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A3.01

Scale	1 : 100
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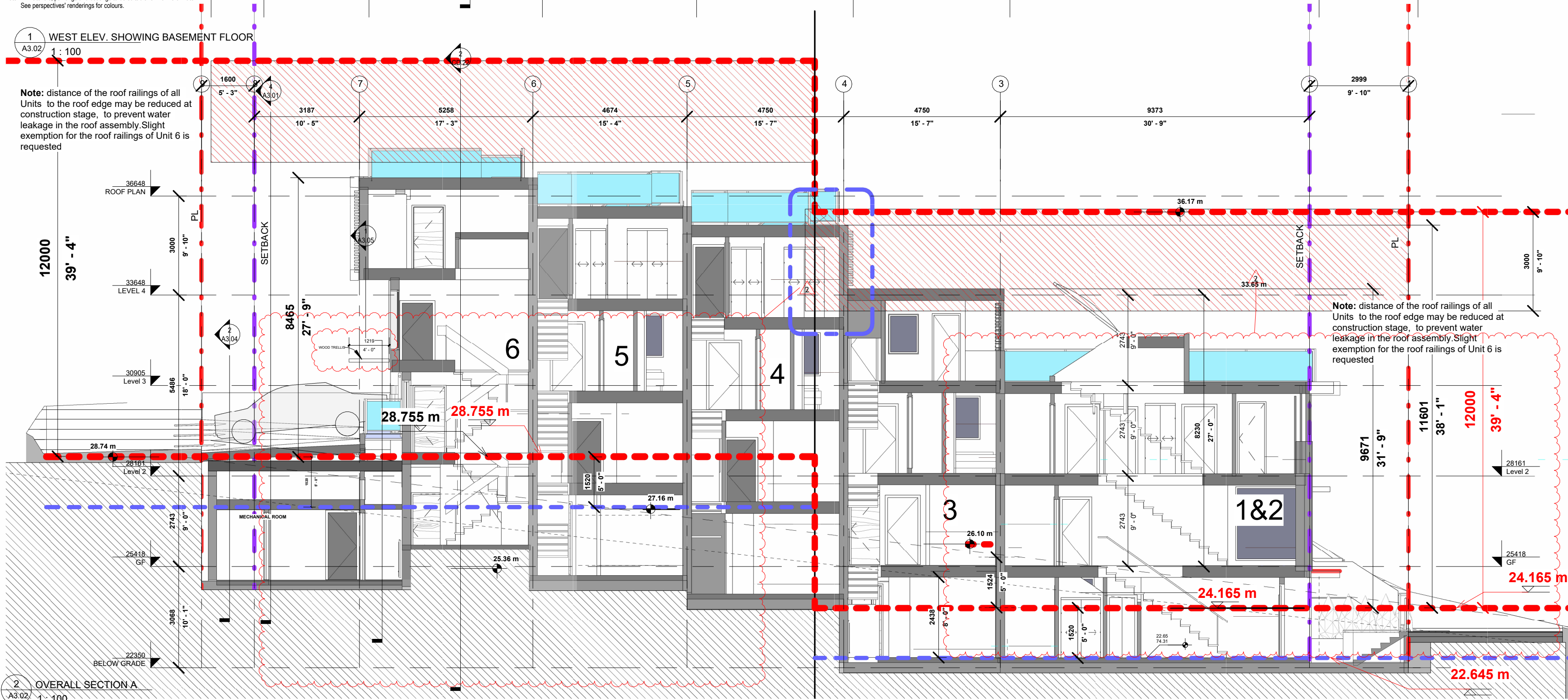


ELEVATION KEYNOTE LEGEND	
MARK	ITEM
1	ALUMINUM CLADDING PANEL SYSTEM
2	ALUMINUM WINDOW SYSTEM
3	FIRE RATED EXTERIOR WOOD SINGLE DOOR - MAIN ENTRY
4	ARCHITECTURAL CONCRETE
5	CLEAR SAFETY GLASS BALCONY GUARD
6	WOOD CLADDING
7	WOOD TRELLIS
8	CEMENT PANEL
9	WOOD LOUVER

Note: All materials, paintings and coatings to be suitable for marine climate
See perspectives' renderings for colours.

1 WEST ELEV. SHOWING BASEMENT FLOOR
A3.02 1:100

Note: distance of the roof railings of all Units to the roof edge may be reduced at construction stage, to prevent water leakage in the roof assembly. Slight exemption for the roof railings of Unit 6 is requested



2 OVERALL SECTION A
A3.02 1:100

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- ☐ Building Permit
- ☐ Construction Drawings
- ☐ Tender
- ☐ Project Revision
- ☐ project Amendment
- ☐ As built



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Note: The wall of the basement and the cellars and walkways along the property line and the eastern side yard may probably be recessed to facilitate construction of the retaining walls and accommodate for their drainage. The extent of this recession will be specified as per structural and mechanical drawings and details in later stages of drawings during Building Permit application and in Construction documents. The bicycle, mechanical and amenity room walls should therefore follow suit to retain the minimum required spaces for their equipments.

No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

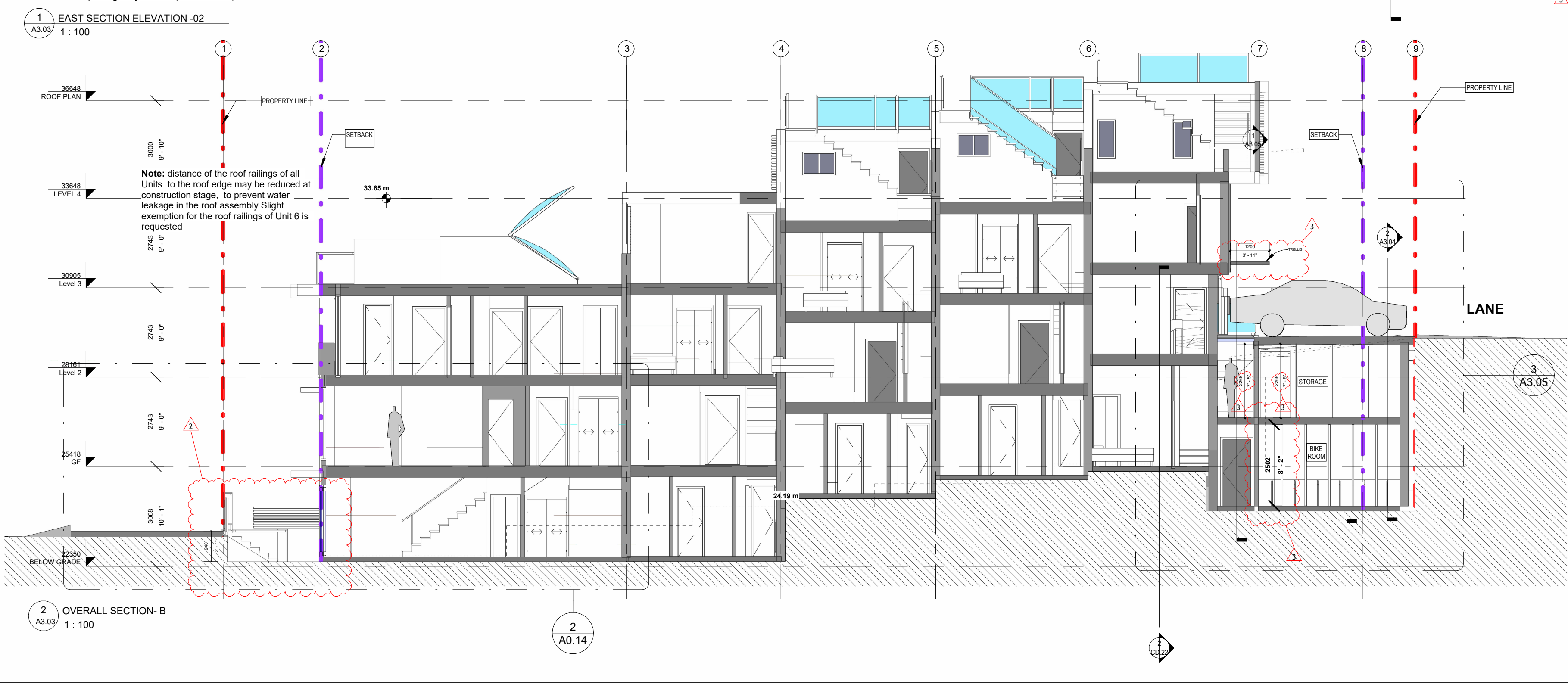
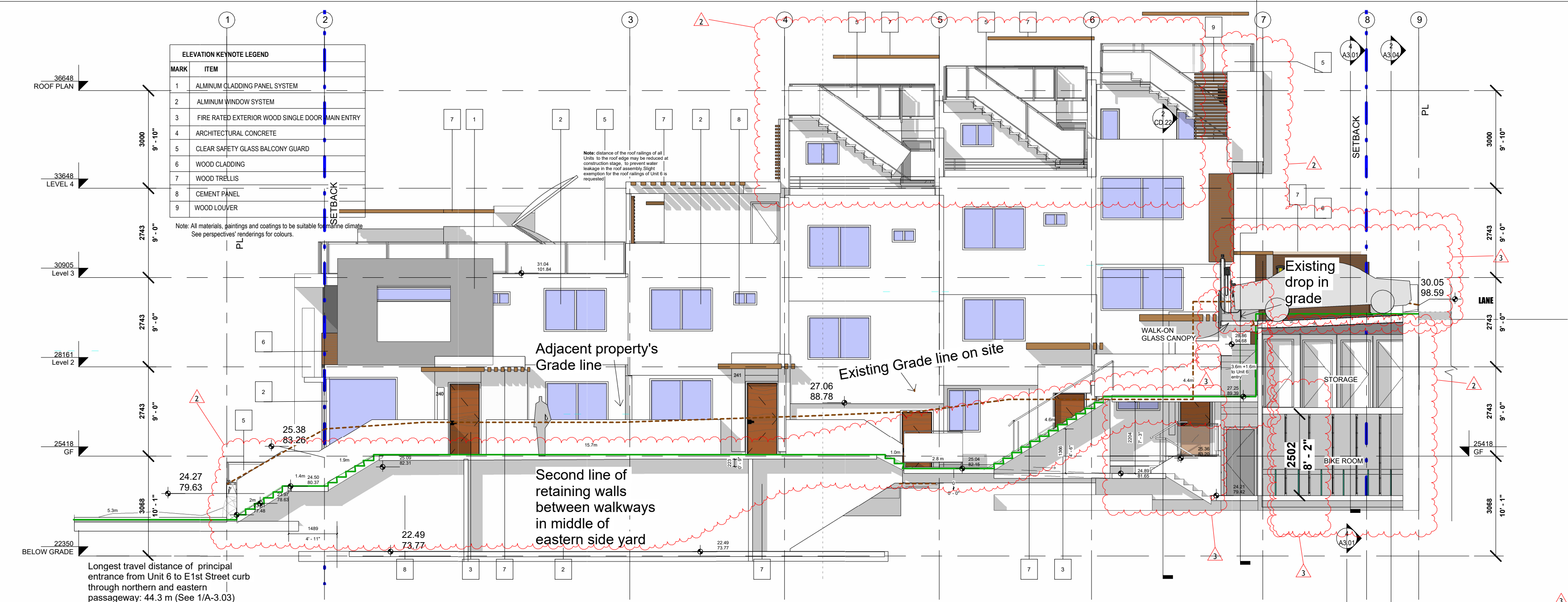
400 E 1st NORTH VANCOUVER

WEST ELEVATION AND OVERALL SECTION A

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	SN

A3.02

Scale	1:100
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- ☐ project Amendment
- ☐ As built

SNA
SHIDA NESHAT ARCHITECT

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See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

Note: The wall of the basement and the cellars and walkways along the property line and the eastern side yard may probably be recessed to facilitate construction of the retaining walls and accommodate for their drainage. The extent of this recession will be specified as per structural and mechanical drawings and details in later stages of drawings during Building Permit application and in Construction documents. The bicycle, mechanical and amenity room walls should therefore follow suit to retain the minimum required spaces for their equipments.

No.	Description	Date
1	Pca Meeting	10,16,2024
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH VANCOUVER

EAST VIEW & SECTION B

Project number 2301

Date Oct. 28, 2024

Drawn by Author

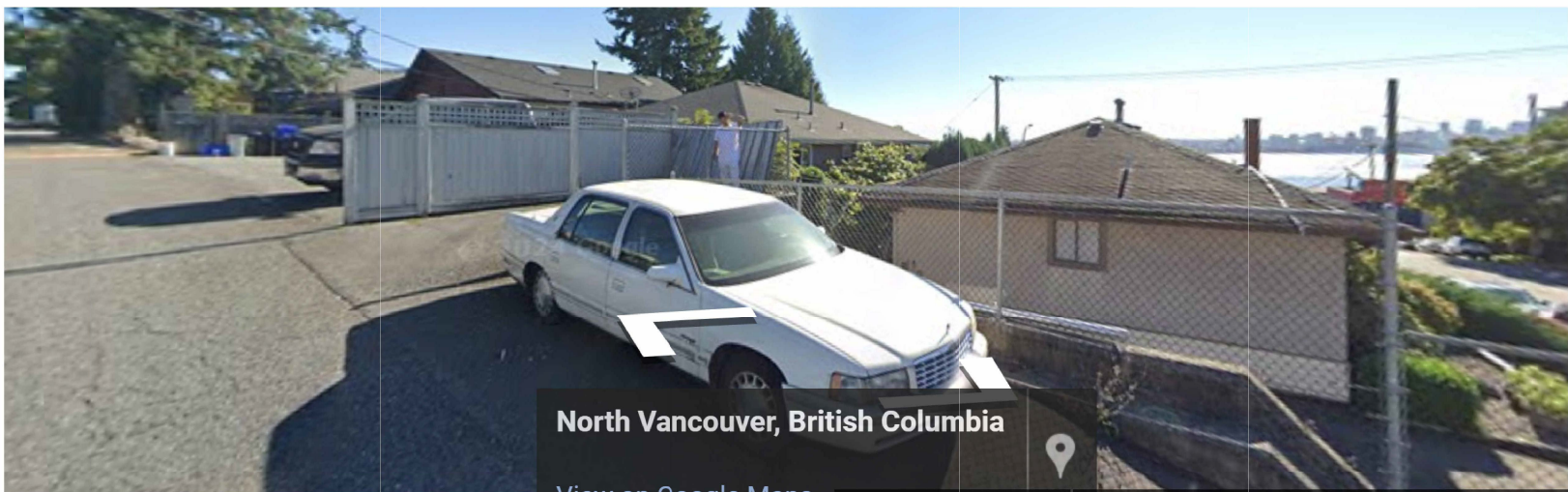
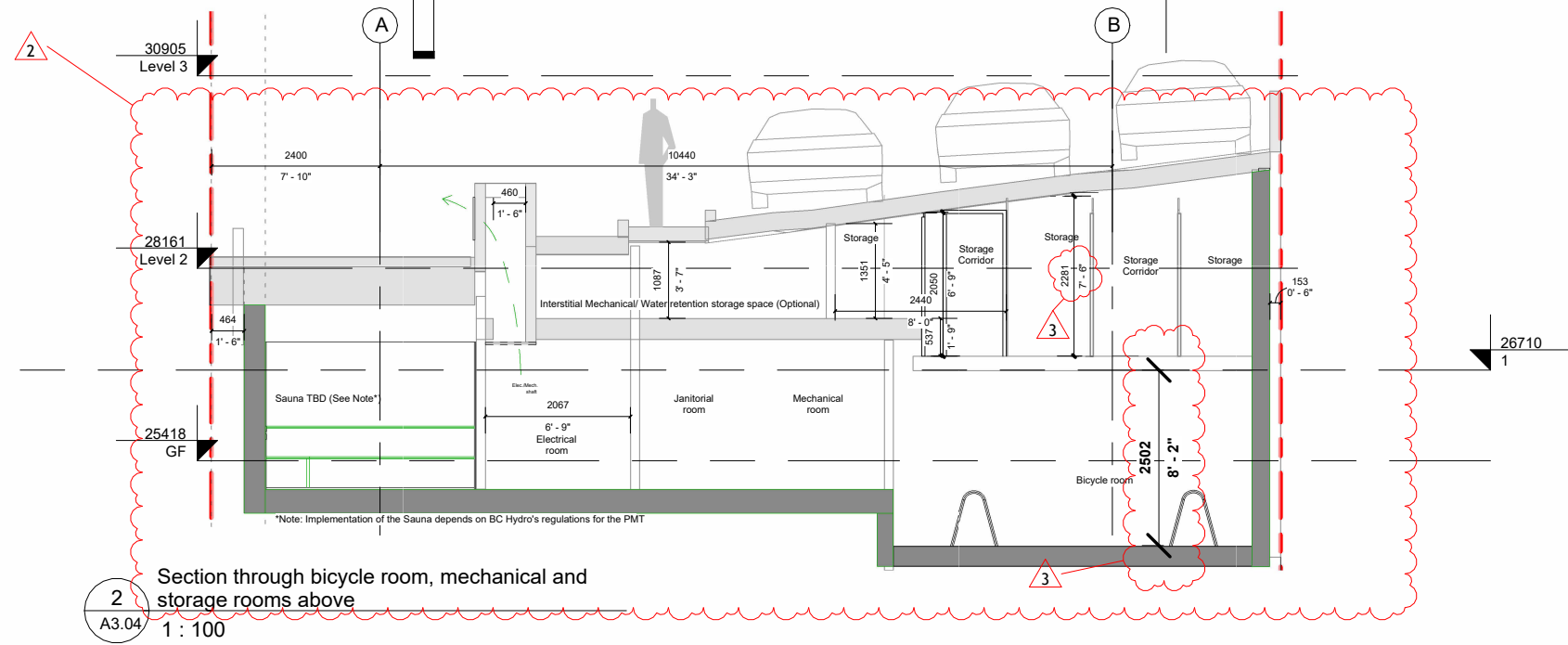
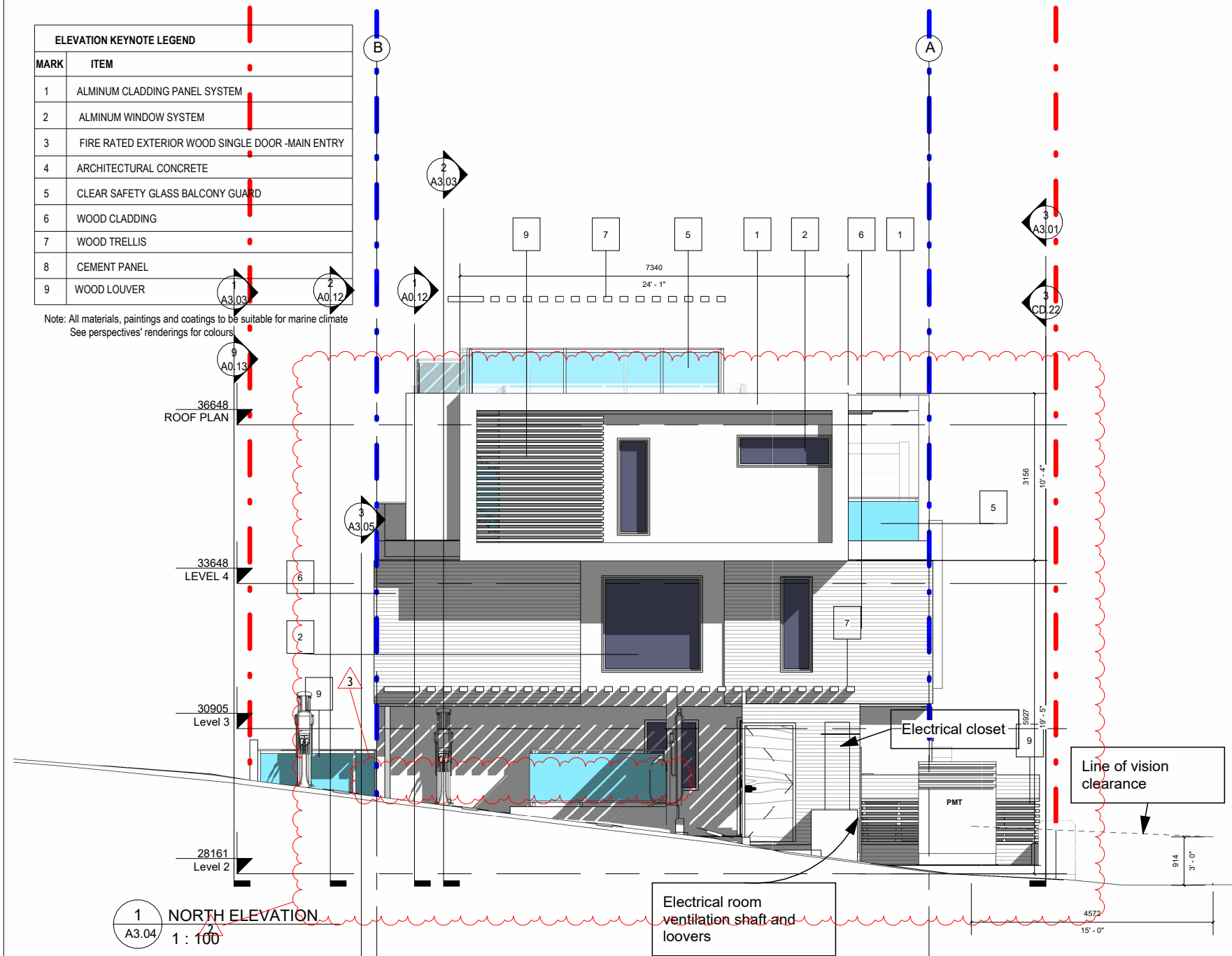
Checked by Checker

A3.03

Scale 1 : 100

ELEVATION KEYNOTE LEGEND	
MARK	ITEM
1	ALUMINUM CLADDING PANEL SYSTEM
2	ALUMINUM WINDOW SYSTEM
3	FIRE RATED EXTERIOR WOOD SINGLE DOOR-MAIN ENTRY
4	ARCHITECTURAL CONCRETE
5	CLEAR SAFETY GLASS BALCONY GUARD
6	WOOD CLADDING
7	WOOD TRELLIS
8	CEMENT PANEL
9	WOOD LOUVER

Note: All materials, paintings and coatings to be suitable for marine climate
See perspectives' renderings for colours



Google Street View showing existing parkings on the lane in response to the high Grade level of the Lane compared the grades on site



Note: distance of the roof railings of all Units to the roof edge may be reduced at construction stage, to prevent water leakage in the roof assembly. Slight exemption for the roof railings of Unit 6 is requested

Note: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other data on drawings. Any discrepancies within this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters/struts, etc., are built with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

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- ☐ Building Permit
- ☐ Construction Drawings
- ☐ Tender
- ☒ Project Revision
- ☐ project Amendment
- ☐ As built



Architecture: Shida Neshat Architect
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See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

Note: The wall of the basement and the cellars and walkways along the property line and the eastern side yard may probably be recessed to facilitate construction of the retaining walls and accommodate for their drainage. The extent of this recession will be specified as per structural and mechanical drawings and details in later stages of drawings during Building Permit application and in Construction documents. The bicycle, mechanical and amenity room walls should therefore follow suit to retain the minimum required spaces for their equipments.

No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH VANCOUVER

NORTH ELEVATION AND SECTION THROUGH BICYCLE AND STORAGE ROOMS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A3.04

Scale	As indicated
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See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

Note: The wall of the basement and the cellars and walkways along the property line and the eastern side yard may probably be recessed to facilitate construction of the retaining walls and accommodate for their drainage. The extent of this recession will be specified as per structural and mechanical drawings and details in later stages of drawings during Building Permit application and in Construction documents. The bicycle, mechanical and amenity room walls should therefore follow suit to retain the minimum required spaces for their equipments.

No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

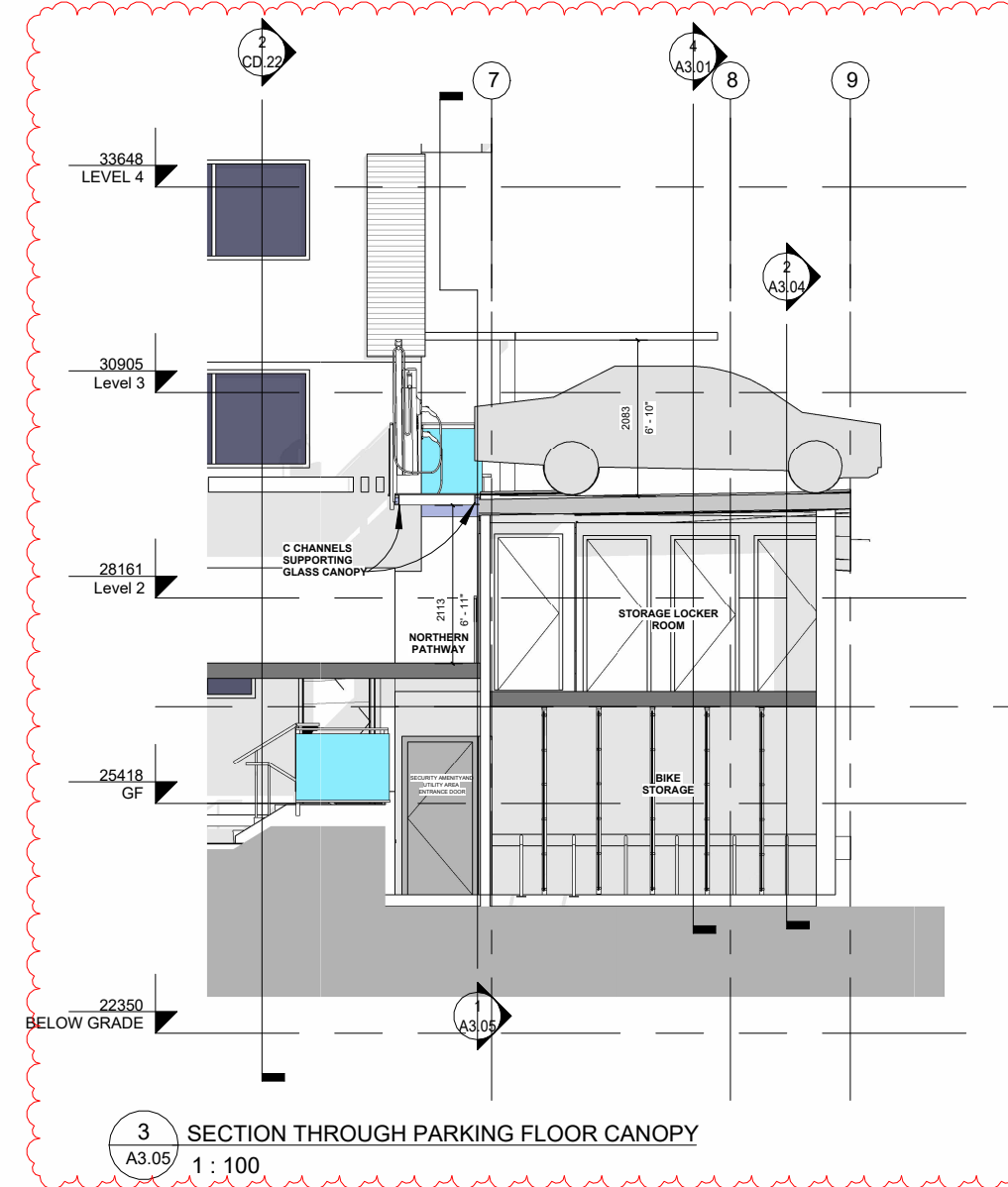
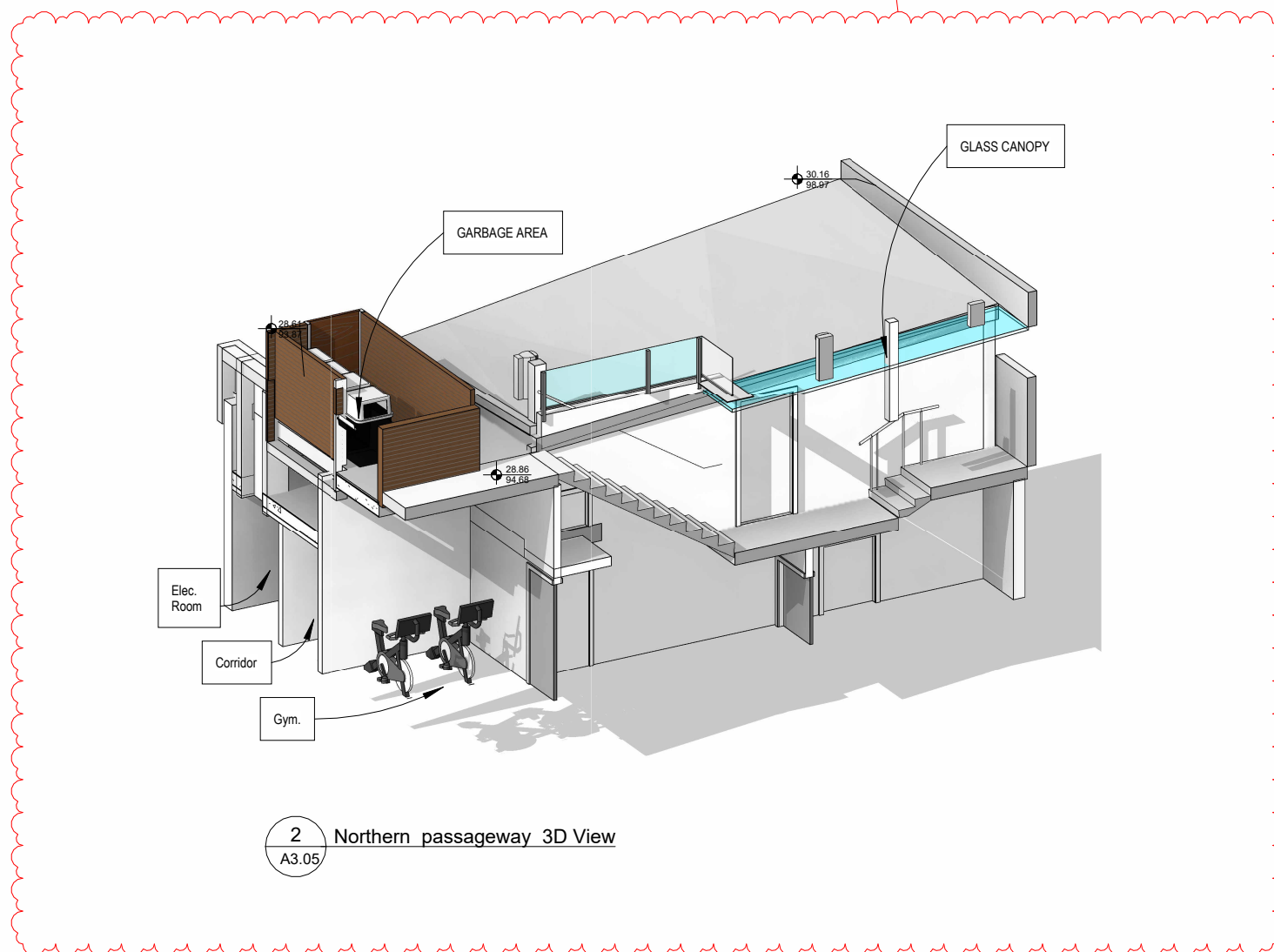
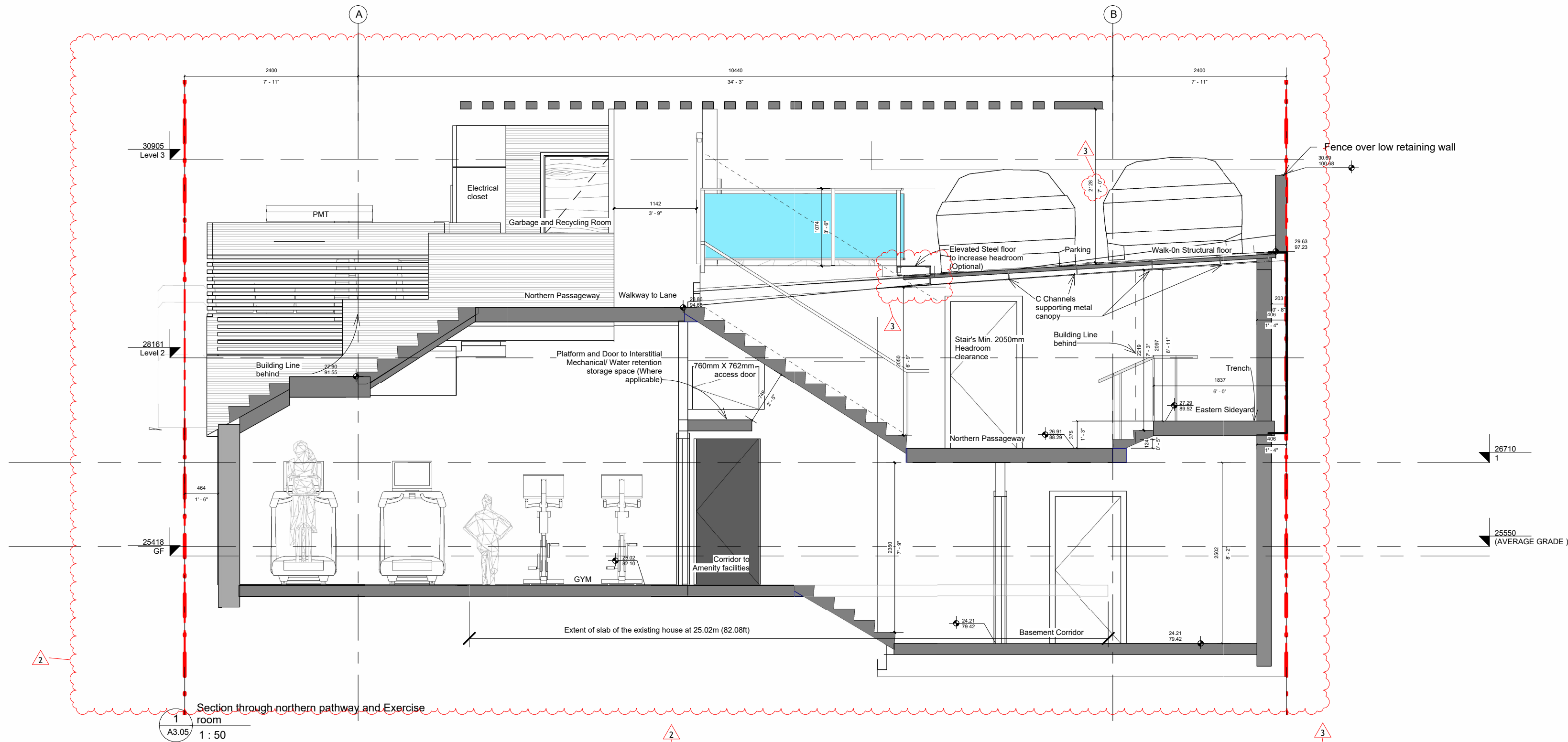
400 E 1st NORTH VANCOUVER

CROSS SECTION FROM NORTHERN PATHWAY

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A3.05

Scale As indicated



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See Note: recession of the basement along the eastern sideyard in A2.01 & a3.06

Note: The wall of the basement and the cellars and walkways along the property line and the eastern side yard may probably be recessed to facilitate construction of the retaining walls and accommodate for their drainage. The extent of this recession will be specified as per structural and mechanical drawings and details in later stages of drawings during Building Permit application and in Construction documents. The bicycle, mechanical and amenity room walls should therefore follow suit to retain the minimum required spaces for their equipments.

No.	Description	Date
3	Revision 3	07,10,2025

400 E 1st NORTH
VANCOUVER

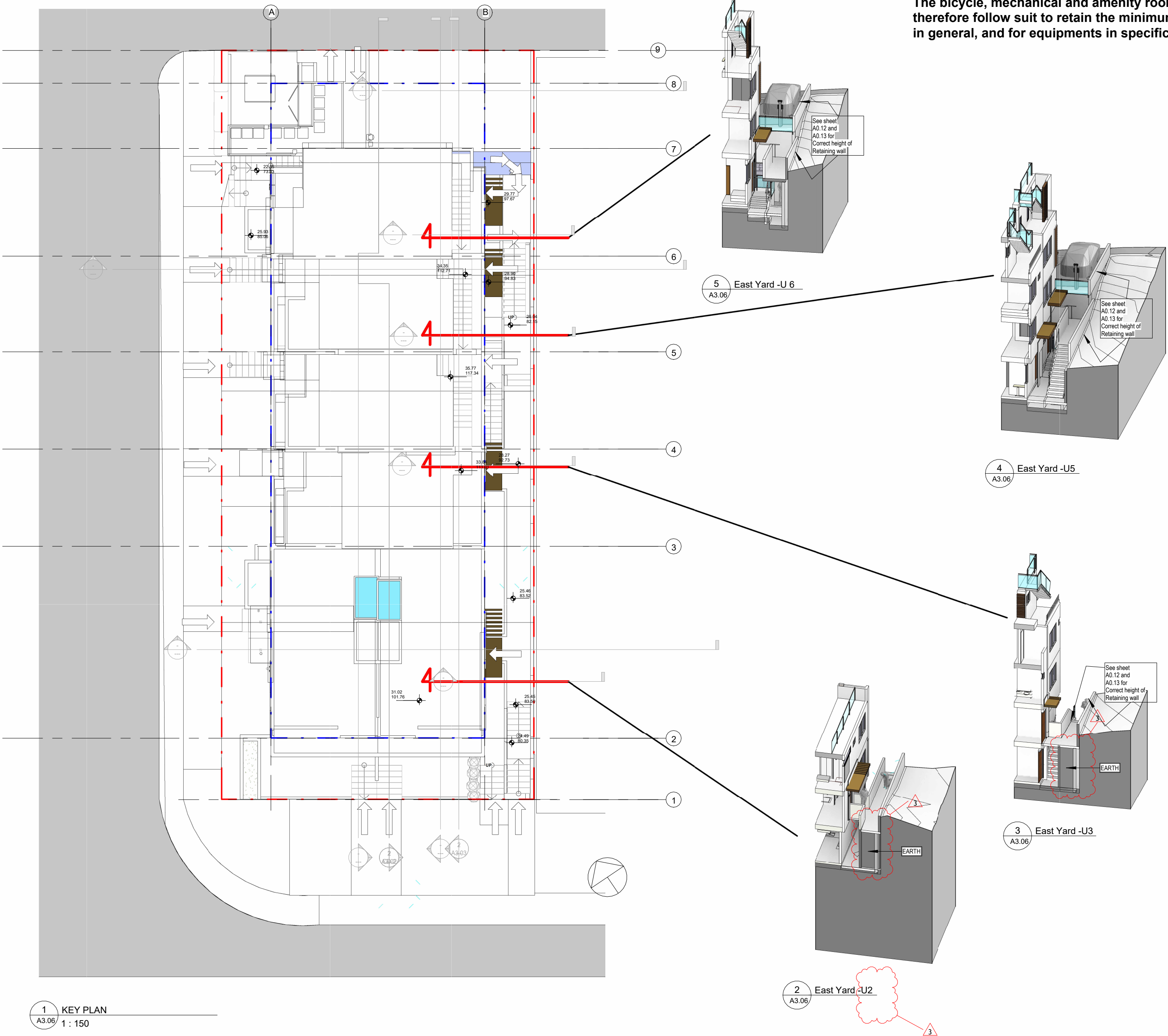
CROSS SECTION FROM
EAST YARD

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A3.06

Scale	1 : 150
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Note: The wall of the basement, cellars and walkways may recess more or less to facilitate construction of the retaining walls and accommodate for drainage, the extent of which will be specified as per structural and mechanical drawings and details in Building Permit and Construction documents. The bicycle, mechanical and amenity room walls should therefore follow suit to retain the minimum required spaces in general, and for equipments in specific.

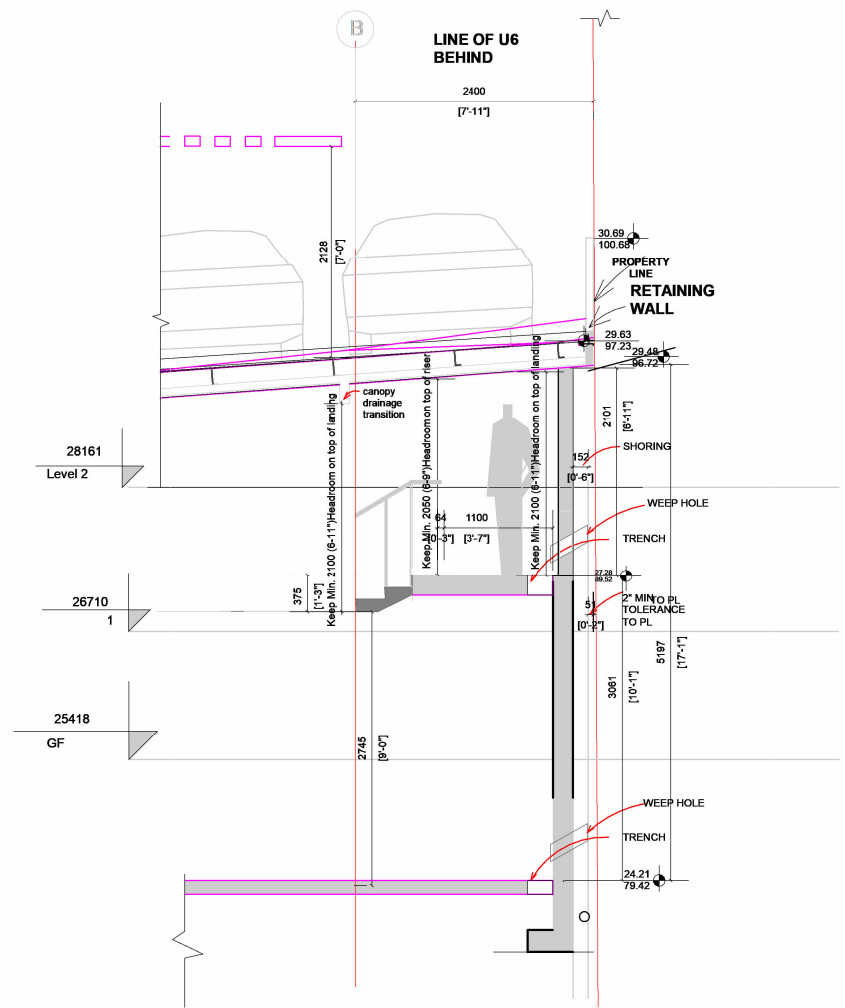
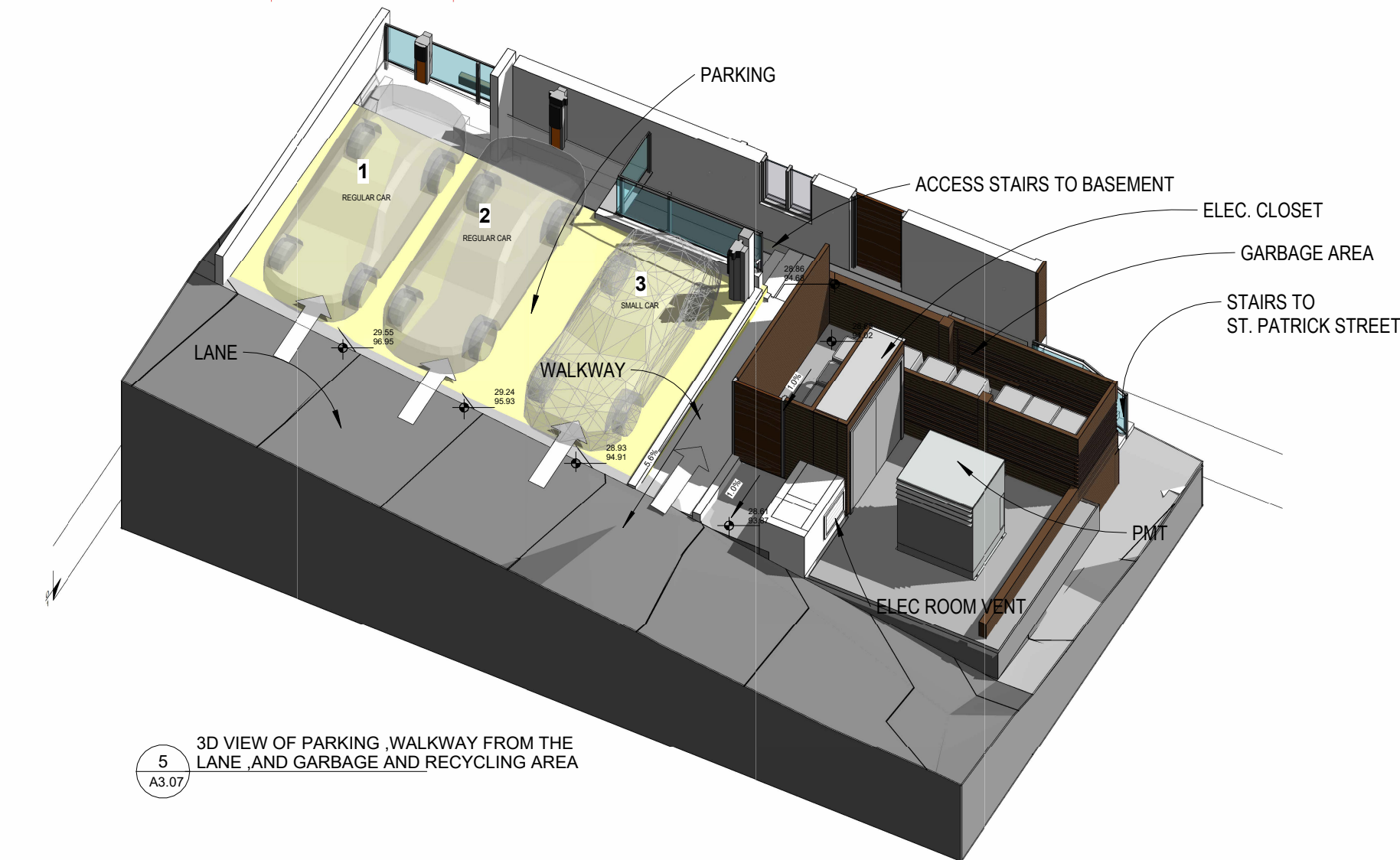
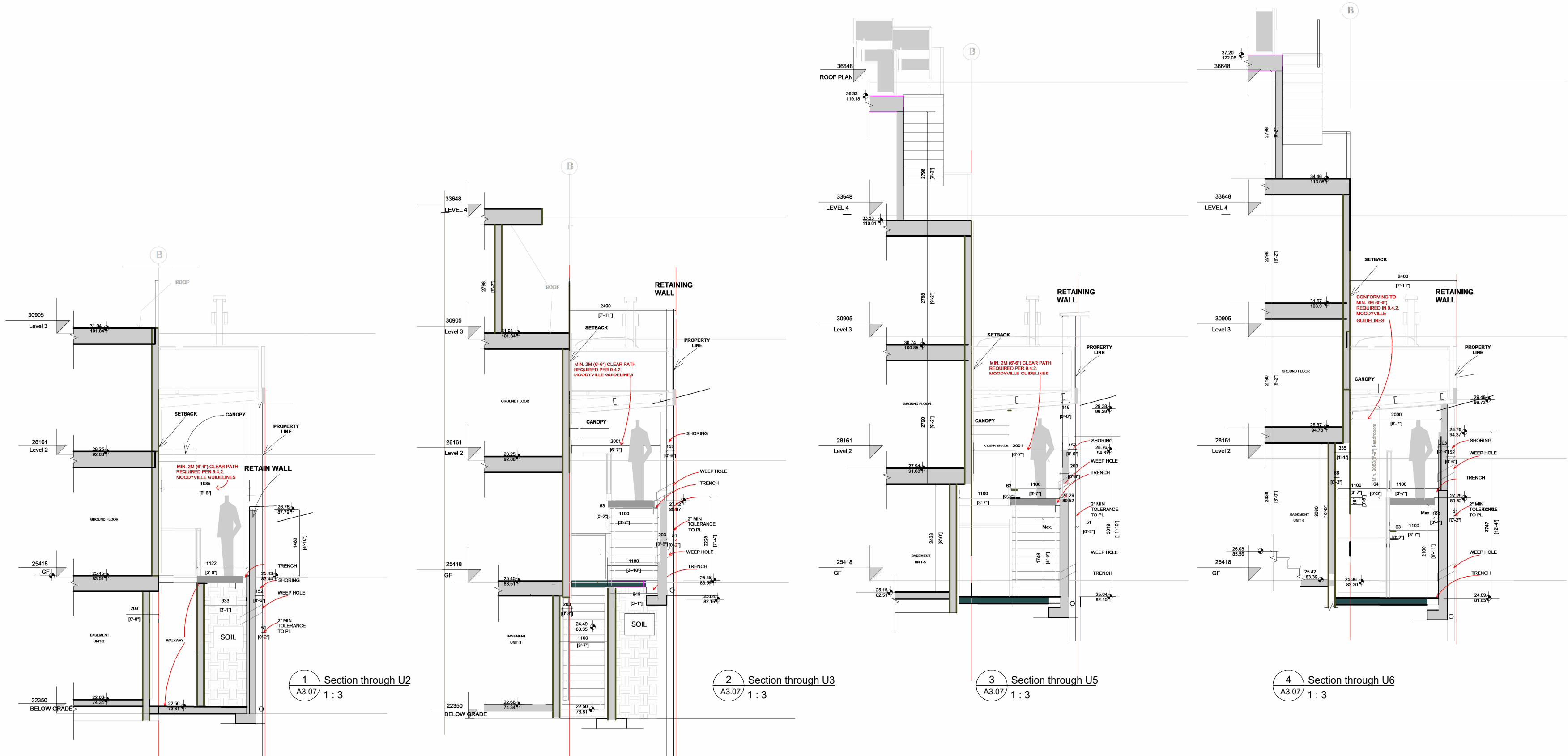


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No.	Description	Date
3	Revision 3	07,10,2025

400 E 1st NORTH VANCOUVER

PARKING, WALKWAYS & SECTIONS U2-U3-U5&U6 IN A3.06

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A3.07

Scale 1 : 3

3
Landscape strip and street trees provided along St. Patrick's Ave.



3
Material and texture of the walkway in the Right of way on E1st Street. is changed to follow similar material and texture along St. Patrick's Ave.

Note: distance of the roof railings of all Units to the roof edge may be reduced at construction stage, to prevent water leakage in the roof assembly. Slight exemption for the roof railings of Unit 6 is requested

Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other data on drawings. Any discrepancies within this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters/busses, etc., are flush with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

- ☒ Development Permit
- ☐ Building Permit
- ☐ Construction Drawings
- ☐ Tender
- ☐ Project Revision
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No.	Description	Date
2	Revision 2	12,20,2024
3	Revision 3	07,10,2025

400 E 1st NORTH
VANCOUVER

PERSPECTIVES

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A-P-10.01

Scale



Note: distance of the roof railings of all Units to the roof edge may be reduced at construction stage, to prevent water leakage in the roof assembly. Slight exemption for the roof railings of Unit 6 is requested



Material and texture of the walkway in the Right of way on E1st Street. is changed to follow similar material and texture along St. Patrick's Ave.

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400 E 1st NORTH
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PERSPECTIVES

Project number	2301
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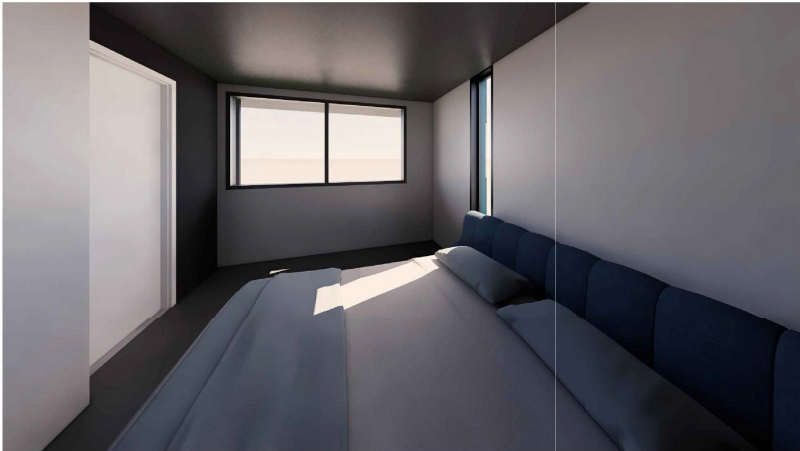
A-P-10.02

Scale



Landscape strip and street trees provided along St. Patrick's Ave.

Note: Material and texture of the walkway in the Right of way on E1st Street, is changed to follow similar material and texture along St. Patrick's Ave.



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No.	Description	Date
3	Revision 3	07,10,2025

400 E 1st NORTH
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PERSPECTIVES

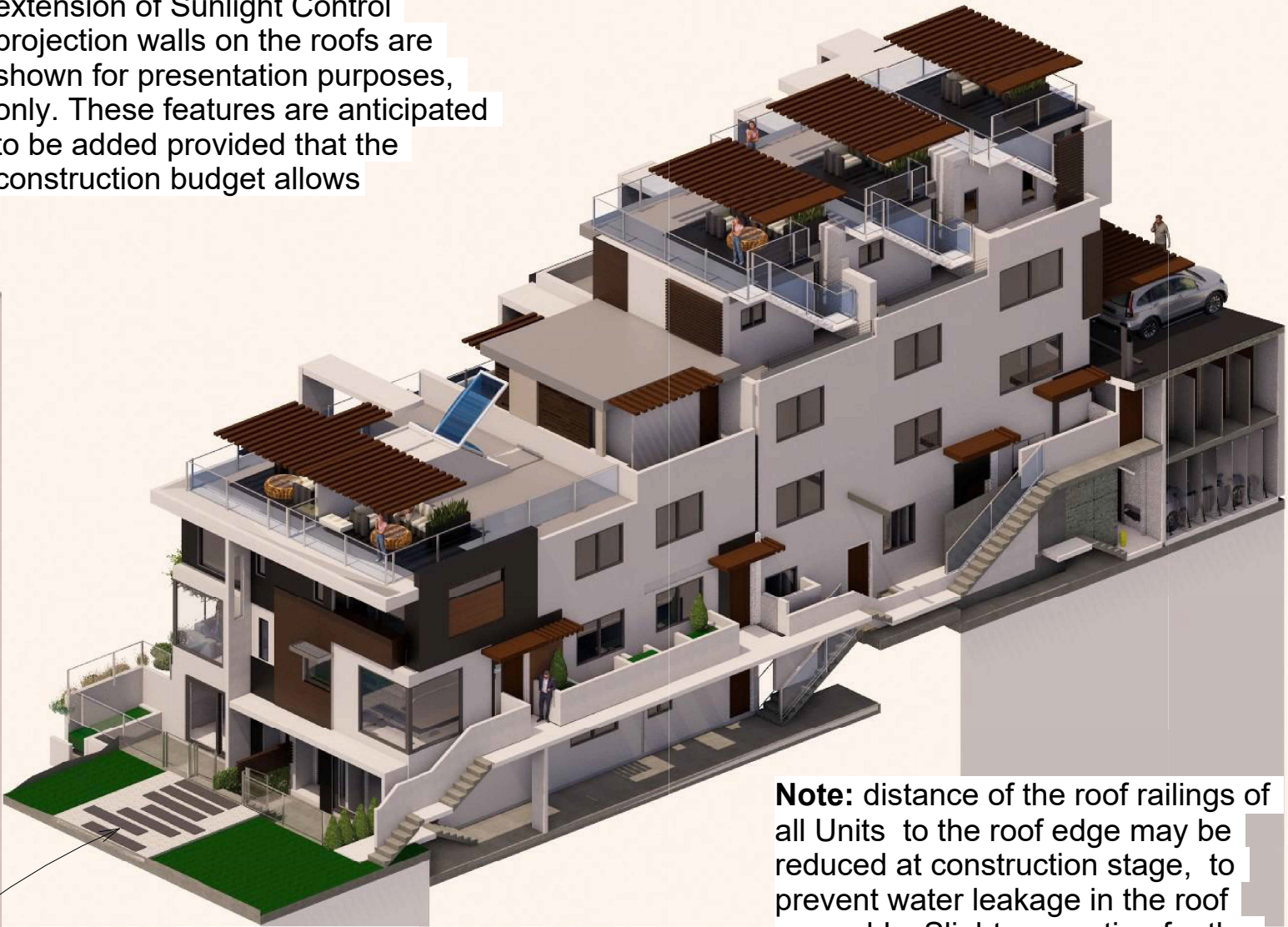
Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
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A-P-10.03

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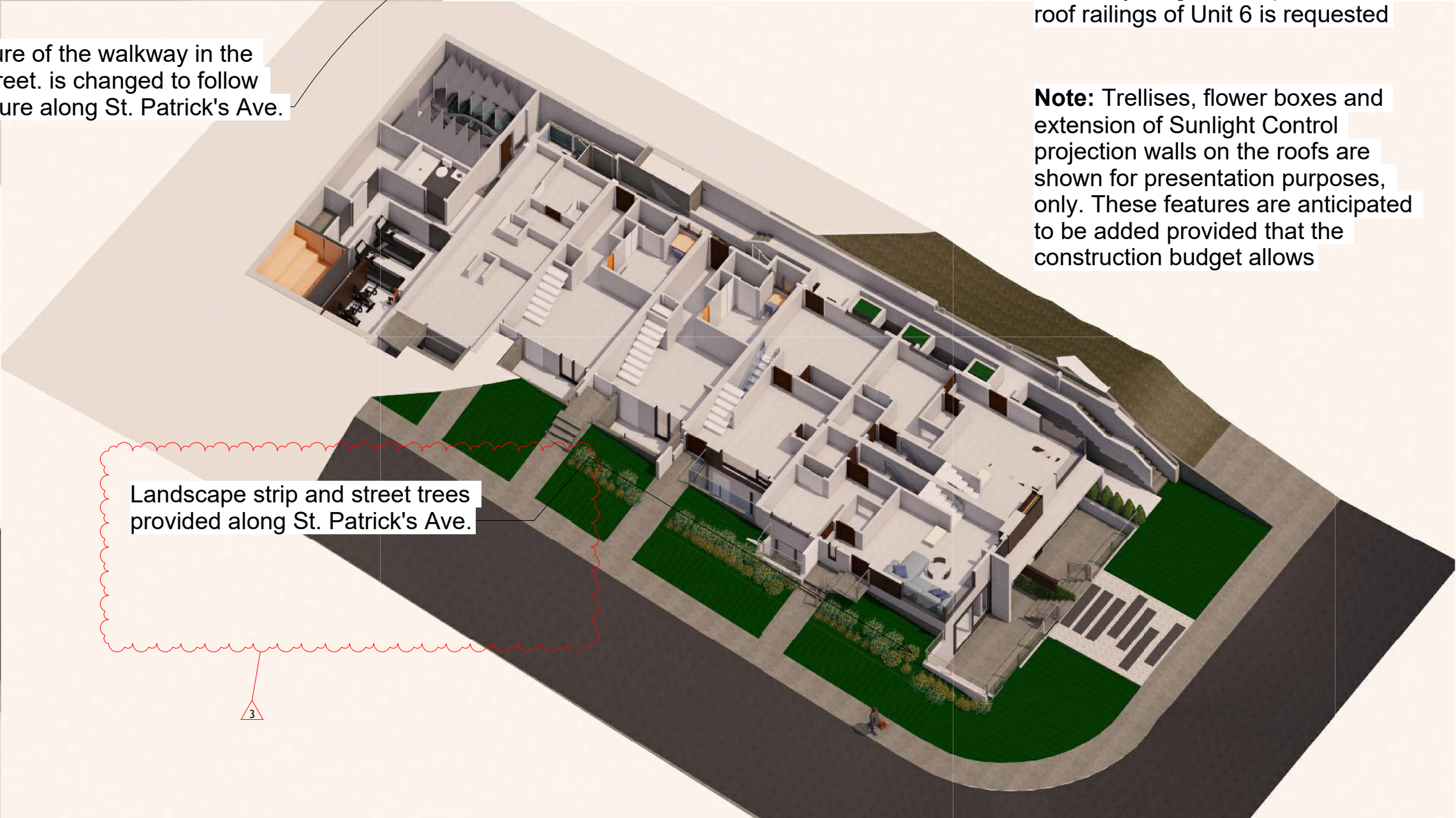


Note: Trellises, flower boxes and extension of Sunlight Control projection walls on the roofs are shown for presentation purposes, only. These features are anticipated to be added provided that the construction budget allows



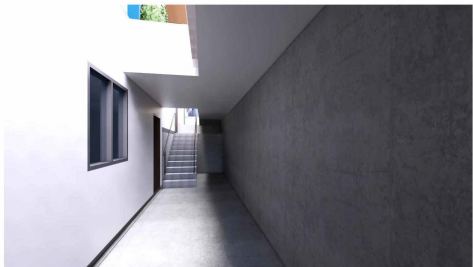
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Note: Material and texture of the walkway in the Right of way on E1st Street. is changed to follow similar material and texture along St. Patrick's Ave.



Landscape strip and street trees provided along St. Patrick's Ave.

Note: Trellises, flower boxes and extension of Sunlight Control projection walls on the roofs are shown for presentation purposes, only. These features are anticipated to be added provided that the construction budget allows



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Project number	2301
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