CITY OF NORTH VANCOUVER

EAST 1ST RESIDENTIAL TOWNHOUSES

ISSUED FOR DEVELOPMENT PERMIT

JULY. 27, 2022

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

COVER PAGE

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
	SCALE 1/4" = 1'-0"	REVIEWED AF

DRAWING NO. A0001 REVISION 3

9/8/2022 4:50:48 PM C:\Users\amir.farbehi\Documents\20236 East 1st Street-BLDG-A&B-Option 6 - Chnge to finishes_amir.farbehi W004.rvt

ACC	ACCESSIBLE
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANNP	ANNUNCIATOR PANEL
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AVB	AIR VAPOUR BARRIER
AVM	AIR VAPOUR MOISTURE BARRIER
B	BASE
BF	BIFOLD DOOR
BLDG	BUILDING
BM	BEAM
B/O	BOTTOM OF
BOL	BOLLARD
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CD	COILING DOOR
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
C/L	CENTRE LINE
CLG	CEILING
CLR	CLEARANCE
CMP	COMPOSITE METAL PANEL
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COM	CUSTOMERS OWN MATERIAL
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CPT-T	CARPET TILE
CS	COUNTER SHUTTER
CT	CERAMIC TILE
CW	CURTAIN WALL
C/W	COMPLETE WITH
DCRON	DURACRON
DD	DOUBLE SWING DOOR
DEG	DEGREES
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DNAR	DURANAR
DP	DEPTH
DR	DOOR
DW	DISH WASHER
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENEDIENE M-CLASS (ROOFING)
EPX	EPOXY
EQ	EQUAL
ES	EMERGENCY SHOWER
EXIST	EXISTING
EXP	EXPOSED
EXP-S	EXPOSED STRUCTURE
EXT	EXTERIOR
EWS	EYE WASH STATION
F	FRAME
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAB	FABRIC
FC	FLASH COVE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FFE	FINISH FLOOR ELEVATION
FF&E	FURNITURE FIXTURES & EQUIPMENT
FHC	FIRE HOSE CABINET
FLR	FLOOR
F/O	FACE OF
FOC	FACE OF CONCRETE
FOG	FACE OF GLAZING
FOS	FACE OF STUD
FP	FRAME PROTECTION
FRR	FIRE RESISTANCE RATING
FT	FOOT/FEET
G ( )	GLASS (type)
GA	GAUGE
GALV	GALVANIZED

GB	GRAB BAR
GBN	GARBAGE BIN
GC	GENERAL CONTRACTOR
GL	GLASS / GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
GWG	GEORGIAN WIRE GLASS
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
H/C	HANDICAP
HCW	HOLLOW CORE WOOD
HD	HANGAR DOOR
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HO	HONEY-COMB
HOR	HORIZONTAL
HR	HOUR
HSKG	HOUSEKEEPING
HSS	HOLLOW STEEL SECTION
HT	HEIGHT
HVAC	HEATING / VENTING / AIR CONDITIONING
HVY	HEAVY
HW	HOT WATER
ID	INSIDE DIAMETER
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IMP	INSULATED METAL PANEL
ISO	POLYISOCYANURATE
JAN	JANITOR CLOSET
KIT	KITCHEN
L	LENGTH
LAV	LAVATORY
LINO	LINOLEUM
LL	LIVE LOAD
LVR	LOUVER
m	METER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEL	MELAMINE
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MEZZ	MEZZANINE
MF	MINERAL FIBRE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING
MLWK	MILLWORK
mm	MILLIMETER
MP	METAL PANEL
MTD	MOUNTED
MTL	METAL
N/A	NOT APPLICABLE
NF	NO FRAME (FRAMELESS)
NIC	NOT IN CONTRACT
No.	NUMBER
NTS	NOT TO SCALE
O/C	ON CENTRE
OD	OUTSIDE DIAMETER
OH	OVERHEAD DOOR
O/H	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OS	OWNER SUPPLIED
OWSJ	OPEN WEB STEEL JOIST
P	PAINT (colour)
PC	POWDER COAT
P.CONC	POLISHED CONCRETE
PD	PLANTER DRAIN
PERP	PERPENDICULAR
PH	PHASE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PO	POLYSTYRENE
POLY	POLYETHYLENE
POLY-U	POLYURETHANE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PS	PRESSED STEEL
PSFR	PRESSED STEEL FRAME
PT	PRESSURE TREATED
PTD	PAINTED
QT	QUARRY TILE

R	RADIUS
R/A	RETURN AIR
RB	RUBBER BASE
RCP	REFLECTED CEILING BASE
RD	ROOF DRAIN
RE	REVOLVING DOOR
REINF	REINFORCED
REF	REFERENCE
REFR	REFRIGERATOR
REQ'D	REQUIRED
RES	RESILIENT FLOORING
REV	REVISION
RM	ROOM
RO	ROLLING DOOR
RR	RAPID ROLL DOOR
RSF	RESILIENT SHEET FLOORING
RUB	RUBBER
RWL	RAINWATER LEADER
S/A	SUPPLY AIR
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCW	SOLID CORE WOOD
SD	SINGLE SWING DOOR
SF	SQUARE FEET
SFL	SAFETY FLOOR
SG	STRUCTURAL GLAZING
SHT	SHEET
SIA	SIAMESE CONNECTION
SIM	SIMILAR
SL	SLIDING DOOR
SMC	STEEL METAL CARRIER
SOG	SLAB ON GRADE
SP	STAND PIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSM	SOLID SURFACING MATERIAL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
TERR	TERRAZZO
T/O	TOP OF
TOC	TOP OF CURB
TOF	TOP OF FLOOR
TOS	TOP OF STEEL
TPO	THERMOPLASTIC POLYOLEFIN
TS	TRANSITION STRIP
TSG	TEMPERED SAFETY GLASS
TYP	TYPICAL
U/G	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V	VENEER
VB	VAPOUR BARRIER
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDTH
WC	WALL COVERING
W/C	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WATERPROOF
WPR	WALL PROTECTION
WRM	WASHROOM
WV	WOOD VENEER
X-HVY	EXTRA HEAVY

Sheet List

Sheet Number	Sheet Name	Revision	Date
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A0002	DRAWING LIST ABBREVIATION	1	2022-07-27
A0004	AREA CATEGORY SCHEDULE	3	2022-07-27
A0005	CONTEX PLAN-ACCESSIBILITY ANALYSIS	1	2022-07-27
A0006	CONTEX PLAN-USE ANALYSIS	1	2022-07-27
A0007	STREETSCAPE VIEW	1	2022-07-27
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A0009	3D VIEW-1	1	2022-07-27
A0010	3D VIEW-2	1	2022-07-27
A0011	3D VIEW-3	1	2022-07-27
A0012	SHADOW STUDY- 10 AM	1	2022-07-27
A0013	SHADOW STUDY- 12 PM	1	2022-07-27
A0014	SHADOW STUDY-2 PM	1	2022-07-27
A0202	BLDG-A&B LEVEL 1	3	2022-07-27
A0203	BLDG-A&B LEVEL 2	3	2022-07-27
A0204	BLDG-A&B LEVEL 3	3	2022-07-27
A0205	BLDG-A&B ROOF	3	2022-07-27
A0220	BLDG-A&B CELLAR AREA OVERLAY	1	2022-07-27
A0221	BLDG-A&B LEVEL 1 AREA OVERLAY	1	2022-07-27
A0222	BLDG-A&B LEVEL 2 OVERLAY	1	2022-07-27
A0223	BLDG-A&B LEVEL 3 AREA OVERLAY	1	2022-07-27
A0401	BLDG A-ELEVATIONS-SOUTH & NORTH	3	2022-07-27
A0402	BLDG-B-ELEVATION-SOUTH & NORTH	3	2022-07-27
A0403	BLDG-A&B-ELEVATION-EAST	3	2022-07-27
A0404	BLDG-A&B-ELEVATION-WEST	3	2022-07-27
A0501	BLDG A&B-SECTIONS	3	2022-07-27
A0502	BLDG A&B-SECTIONS	1	2022-07-27
A0503	ACCESSORY BUILDINGS SECTION	2	2022-07-27
A0510	BLDG A-TYPICAL UNIT 3D SECTION	1	2022-07-27
A0511	BLDG B-TYPICAL UNIT 3D SECTION	1	2022-07-27

Grand total: 30

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

DRAWING LIST ABBREVIATION

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	AF
	SCALE	REVIEWED SG

DRAWING NO. A0002

REVISION 1

9/8/2022 4:50:49 PM C:\Users\amir.farbehi\Documents\20236 East 1st Street-BLDG-A&B-Option 6 - Chnge to finishes_amir.farbehi W004.rvt

BLDG A&B Area Schedule- Suite Living Space

mlmlmlml	Number	Suite Number	Name	Area sq,ft	Area sq.m	Area Category	Area Use
B-CELLAR	01-04	TH01	TH01_LOCK-OFF	234.88 ft²	21.82 m²	Exclusion	LIVING SPACE
B-CELLAR	01-03	TH01	TH01_MAIN SUITE	38.38 ft²	3.57 m²	Exclusion	LIVING SPACE
B-LEVEL 1	01-07	TH01	TH01_MAIN SUITE	547.45 ft²	50.86 m²	FSR	LIVING SPACE
B-LEVEL 2	01-10	TH01	TH01_MAIN SUITE	501.09 ft²	46.55 m²	FSR	LIVING SPACE
B-LEVEL 3	01-13	TH01	TH01_MAIN SUITE	314.53 ft²	29.22 m²	FSR	LIVING SPACE
TH01: 5				1,636.33 ft²	152.02 m²		
B-CELLAR	02-04	TH02	TH02_LOCK-OFF	228.15 ft²	21.20 m²	Exclusion	LIVING SPACE
B-CELLAR	02-03	TH02	TH02_MAIN SUITE	36.68 ft²	3.41 m²	Exclusion	LIVING SPACE
B-LEVEL 2	02-10	TH02	TH02_MAIN SUITE	486.00 ft²	45.15 m²	FSR	LIVING SPACE
B-LEVEL 3	02-13	TH02	TH02_MAIN SUITE	304.73 ft²	28.31 m²	FSR	LIVING SPACE
B-LEVEL 1	02-07	TH02	TH02_MAIN SUITE	533.06 ft²	49.52 m²	FSR	LIVING SPACE
TH02: 5				1,588.63 ft²	147.59 m²		
B-CELLAR	03-04	TH03	TH03_LOCK-OFF	228.15 ft²	21.20 m²	Exclusion	LIVING SPACE
B-CELLAR	03-03	TH03	TH03_MAIN SUITE	36.68 ft²	3.41 m²	Exclusion	LIVING SPACE
B-LEVEL 2	03-10	TH03	TH03_MAIN SUITE	486.00 ft²	45.15 m²	FSR	LIVING SPACE
B-LEVEL 3	03-13	TH03	TH03_MAIN SUITE	304.73 ft²	28.31 m²	FSR	LIVING SPACE
B-LEVEL 1	03-07	TH03	TH03_MAIN SUITE	533.06 ft²	49.52 m²	FSR	LIVING SPACE
TH03: 5				1,588.63 ft²	147.59 m²		
B-CELLAR	04-04	TH04	TH04_LOCK-OFF	228.15 ft²	21.20 m²	Exclusion	LIVING SPACE
B-CELLAR	04-03	TH04	TH04_MAIN SUITE	36.68 ft²	3.41 m²	Exclusion	LIVING SPACE
B-LEVEL 2	04-10	TH04	TH04_MAIN SUITE	486.00 ft²	45.15 m²	FSR	LIVING SPACE
B-LEVEL 3	04-13	TH04	TH04_MAIN SUITE	304.73 ft²	28.31 m²	FSR	LIVING SPACE
B-LEVEL 1	04-07	TH04	TH04_MAIN SUITE	533.06 ft²	49.52 m²	FSR	LIVING SPACE
TH04: 5				1,588.63 ft²	147.59 m²		
B-CELLAR	05-04	TH05	TH05_LOCK-OFF	235.21 ft²	21.85 m²	Exclusion	LIVING SPACE
B-CELLAR	05-03	TH05	TH05_MAIN SUITE	36.68 ft²	3.41 m²	Exclusion	LIVING SPACE
B-LEVEL 2	05-10	TH05	TH05_MAIN SUITE	501.37 ft²	46.58 m²	FSR	LIVING SPACE
B-LEVEL 3	05-13	TH05	TH05_MAIN SUITE	315.63 ft²	29.32 m²	FSR	LIVING SPACE
B-LEVEL 1	05-07	TH05	TH05_MAIN SUITE	549.90 ft²	51.09 m²	FSR	LIVING SPACE
TH05: 5				1,638.79 ft²	152.25 m²		
A-CELLAR	06-03	TH06	TH06_LOCK-OFF	508.02 ft²	47.20 m²	Exclusion	LIVING SPACE
A-CELLAR	06-02	TH06	TH06_MAIN SUITE	51.71 ft²	4.80 m²	Exclusion	LIVING SPACE
A-LEVEL 3	06-10	TH06	TH06_MAIN SUITE	513.29 ft²	47.69 m²	FSR	LIVING SPACE
A-LEVEL 1	06-05	TH06	TH06_MAIN SUITE	487.39 ft²	45.28 m²	FSR	LIVING SPACE
A-LEVEL 2	06-06	TH06	TH06_MAIN SUITE	334.42 ft²	31.07 m²	FSR	LIVING SPACE
TH06: 5				1,894.84 ft²	176.04 m²		
A-CELLAR	07-03	TH07	TH07_LOCK-OFF	490.87 ft²	45.60 m²	Exclusion	LIVING SPACE
A-CELLAR	07-02	TH07	TH07_MAIN SUITE	51.71 ft²	4.80 m²	Exclusion	LIVING SPACE
A-LEVEL 1	07-05	TH07	TH07_MAIN SUITE	472.46 ft²	43.89 m²	FSR	LIVING SPACE
A-LEVEL 2	07-06	TH07	TH07_MAIN SUITE	324.61 ft²	30.16 m²	FSR	LIVING SPACE
A-LEVEL 3	07-10	TH07	TH07_MAIN SUITE	497.75 ft²	46.24 m²	FSR	LIVING SPACE
TH07: 5				1,837.39 ft²	170.70 m²		
A-CELLAR	08-03	TH08	TH08_LOCK-OFF	490.87 ft²	45.60 m²	Exclusion	LIVING SPACE
A-CELLAR	08-02	TH08	TH08_MAIN SUITE	51.71 ft²	4.80 m²	Exclusion	LIVING SPACE
A-LEVEL 1	08-05	TH08	TH08_MAIN SUITE	472.46 ft²	43.89 m²	FSR	LIVING SPACE
A-LEVEL 2	08-06	TH08	TH08_MAIN SUITE	324.61 ft²	30.16 m²	FSR	LIVING SPACE
A-LEVEL 3	08-10	TH08	TH08_MAIN SUITE	497.75 ft²	46.24 m²	FSR	LIVING SPACE
TH08: 5				1,837.39 ft²	170.70 m²		
A-CELLAR	09-03	TH09	TH09_LOCK-OFF	490.87 ft²	45.60 m²	Exclusion	LIVING SPACE
A-CELLAR	09-02	TH09	TH09_MAIN SUITE	51.71 ft²	4.80 m²	Exclusion	LIVING SPACE
A-LEVEL 1	09-05	TH09	TH09_MAIN SUITE	472.46 ft²	43.89 m²	FSR	LIVING SPACE
A-LEVEL 2	09-06	TH09	TH09_MAIN SUITE	324.61 ft²	30.16 m²	FSR	LIVING SPACE
A-LEVEL 3	09-10	TH09	TOWN HOUSE 09	497.75 ft²	46.24 m²	FSR	LIVING SPACE
TH09: 5				1,837.39 ft²	170.70 m²		
A-CELLAR	10-03	TH10	TH10_LOCK-OFF	502.06 ft²	46.64 m²	Exclusion	LIVING SPACE
A-CELLAR	10-02	TH10	TH10_MAIN SUITE	57.67 ft²	5.36 m²	Exclusion	LIVING SPACE
A-LEVEL 1	10-05	TH10	TH10_MAIN SUITE	487.39 ft²	45.28 m²	FSR	LIVING SPACE
A-LEVEL 2	10-06	TH10	TH10_MAIN SUITE	333.45 ft²	30.98 m²	FSR	LIVING SPACE
A-LEVEL 3	10-10	TH10	TOWN HOUSE 10	513.29 ft²	47.69 m²	FSR	LIVING SPACE
TH10: 5				1,893.87 ft²	175.95 m²		
Grand total: 50				17,341.88 ft²	1,611.11 m²		

BLDG A&B Area Schedule- Below Grade & FSR per Level

ml	Number	Name	Area sq,ft	Area sq.m	Area Category	Area Use
A-CELLAR	06-02	TH06_MAIN SUITE	51.71 ft²	4.80 m²	Exclusion	LIVING SPACE
A-CELLAR	06-03	TH06_LOCK-OFF	508.02 ft²	47.20 m²	Exclusion	LIVING SPACE
A-CELLAR	07-02	TH07_MAIN SUITE	51.71 ft²	4.80 m²	Exclusion	LIVING SPACE
A-CELLAR	07-03	TH07_LOCK-OFF	490.87 ft²	45.60 m²	Exclusion	LIVING SPACE
A-CELLAR	08-02	TH08_MAIN SUITE	51.71 ft²	4.80 m²	Exclusion	LIVING SPACE
A-CELLAR	08-03	TH08_LOCK-OFF	490.87 ft²	45.60 m²	Exclusion	LIVING SPACE
A-CELLAR	09-02	TH09_MAIN SUITE	51.71 ft²	4.80 m²	Exclusion	LIVING SPACE
A-CELLAR	09-03	TH09_LOCK-OFF	490.87 ft²	45.60 m²	Exclusion	LIVING SPACE
A-CELLAR	10-02	TH10_MAIN SUITE	57.67 ft²	5.36 m²	Exclusion	LIVING SPACE
A-CELLAR	10-03	TH10_LOCK-OFF	502.06 ft²	46.64 m²	Exclusion	LIVING SPACE
A-CELLAR: 10			2,747.20 ft²	255.22 m²		
B-CELLAR	01-03	TH01_MAIN SUITE	38.38 ft²	3.57 m²	Exclusion	LIVING SPACE
B-CELLAR	01-04	TH01_LOCK-OFF	234.88 ft²	21.82 m²	Exclusion	LIVING SPACE
B-CELLAR	02-03	TH02_MAIN SUITE	36.68 ft²	3.41 m²	Exclusion	LIVING SPACE
B-CELLAR	02-04	TH02_LOCK-OFF	228.15 ft²	21.20 m²	Exclusion	LIVING SPACE
B-CELLAR	03-03	TH03_MAIN SUITE	36.68 ft²	3.41 m²	Exclusion	LIVING SPACE
B-CELLAR	03-04	TH03_LOCK-OFF	228.15 ft²	21.20 m²	Exclusion	LIVING SPACE
B-CELLAR	04-03	TH04_MAIN SUITE	36.68 ft²	3.41 m²	Exclusion	LIVING SPACE
B-CELLAR	04-04	TH04_LOCK-OFF	228.15 ft²	21.20 m²	Exclusion	LIVING SPACE
B-CELLAR	05-03	TH05_MAIN SUITE	36.68 ft²	3.41 m²	Exclusion	LIVING SPACE
B-CELLAR	05-04	TH05_LOCK-OFF	235.21 ft²	21.85 m²	Exclusion	LIVING SPACE
B-CELLAR: 10			1,339.65 ft²	124.46 m²		
Exclusion: 20			4,086.86 ft²	379.68 m²		
A-LEVEL 1	06-05	TH06_MAIN SUITE	487.39 ft²	45.28 m²	FSR	LIVING SPACE
A-LEVEL 1	07-05	TH07_MAIN SUITE	472.46 ft²	43.89 m²	FSR	LIVING SPACE
A-LEVEL 1	08-05	TH08_MAIN SUITE	472.46 ft²	43.89 m²	FSR	LIVING SPACE
A-LEVEL 1	09-05	TH09_MAIN SUITE	472.46 ft²	43.89 m²	FSR	LIVING SPACE
A-LEVEL 1	10-05	TH10_MAIN SUITE	487.39 ft²	45.28 m²	FSR	LIVING SPACE
A-LEVEL 1: 5			2,392.16 ft²	222.24 m²		
A-LEVEL 2	06-06	TH06_MAIN SUITE	334.42 ft²	31.07 m²	FSR	LIVING SPACE
A-LEVEL 2	07-06	TH07_MAIN SUITE	324.61 ft²	30.16 m²	FSR	LIVING SPACE
A-LEVEL 2	08-06	TH08_MAIN SUITE	324.61 ft²	30.16 m²	FSR	LIVING SPACE
A-LEVEL 2	09-06	TH09_MAIN SUITE	324.61 ft²	30.16 m²	FSR	LIVING SPACE
A-LEVEL 2	10-06	TH10_MAIN SUITE	333.45 ft²	30.98 m²	FSR	LIVING SPACE
A-LEVEL 2: 5			1,641.69 ft²	152.52 m²		
A-LEVEL 3	06-10	TH06_MAIN SUITE	513.29 ft²	47.69 m²	FSR	LIVING SPACE
A-LEVEL 3	07-10	TH07_MAIN SUITE	497.75 ft²	46.24 m²	FSR	LIVING SPACE
A-LEVEL 3	08-10	TH08_MAIN SUITE	497.75 ft²	46.24 m²	FSR	LIVING SPACE
A-LEVEL 3	09-10	TOWN HOUSE 09	497.75 ft²	46.24 m²	FSR	LIVING SPACE
A-LEVEL 3	10-10	TOWN HOUSE 10	513.29 ft²	47.69 m²	FSR	LIVING SPACE
A-LEVEL 3: 5			2,519.83 ft²	234.10 m²		
B-LEVEL 1	01-07	TH01_MAIN SUITE	547.45 ft²	50.86 m²	FSR	LIVING SPACE
B-LEVEL 1	02-07	TH02_MAIN SUITE	533.06 ft²	49.52 m²	FSR	LIVING SPACE
B-LEVEL 1	03-07	TH03_MAIN SUITE	533.06 ft²	49.52 m²	FSR	LIVING SPACE
B-LEVEL 1	04-07	TH04_MAIN SUITE	533.06 ft²	49.52 m²	FSR	LIVING SPACE
B-LEVEL 1	05-07	TH05_MAIN SUITE	549.90 ft²	51.09 m²	FSR	LIVING SPACE
B-LEVEL 1: 5			2,696.55 ft²	250.52 m²		
B-LEVEL 2	01-10	TH01_MAIN SUITE	501.09 ft²	46.55 m²	FSR	LIVING SPACE
B-LEVEL 2	02-10	TH02_MAIN SUITE	486.00 ft²	45.15 m²	FSR	LIVING SPACE
B-LEVEL 2	03-10	TH03_MAIN SUITE	486.00 ft²	45.15 m²	FSR	LIVING SPACE
B-LEVEL 2	04-10	TH04_MAIN SUITE	486.00 ft²	45.15 m²	FSR	LIVING SPACE
B-LEVEL 2	05-10	TH05_MAIN SUITE	501.37 ft²	46.58 m²	FSR	LIVING SPACE
B-LEVEL 2: 5			2,460.45 ft²	228.58 m²		
B-LEVEL 3	01-13	TH01_MAIN SUITE	314.53 ft²	29.22 m²	FSR	LIVING SPACE
B-LEVEL 3	02-13	TH02_MAIN SUITE	304.73 ft²	28.31 m²	FSR	LIVING SPACE
B-LEVEL 3	03-13	TH03_MAIN SUITE	304.73 ft²	28.31 m²	FSR	LIVING SPACE
B-LEVEL 3	04-13	TH04_MAIN SUITE	304.73 ft²	28.31 m²	FSR	LIVING SPACE
B-LEVEL 3	05-13	TH05_MAIN SUITE	315.63 ft²	29.32 m²	FSR	LIVING SPACE
B-LEVEL 3: 5			1,544.34 ft²	143.47 m²		
FSR: 30			13,255.02 ft²	1,231.43 m²		
Grand total: 50			17,341.88 ft²	1,611.11 m²		

PROJECT ANALYSIS

CIVIC ADDRESS:	452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC								
LEGAL DESCRIPTION:	Lot:24; Block:152; DL:274; Plan:878 AND Lot:1-2; DL:274; Plan:BCS928								
ZONE:	RG-3								
LOT AREA:	1,113.81	m²	11,989.00	ft²					
LOT WIDTH:	30.473 m								
DENSITY RATIO:									

BUILDING ANALYSIS	ALLOWED				PROPOSED					COMMENTS
	Metric		Imperial		Metric		Imperial		BALANCE	
FLOOR SPACE RATIO	**1,113.81**	**m²**	11,989.00	**ft²**	**1,231.44**	**m²**	**13,255.11**	**ft²**	**0.00**	
LOCK-OFF BONUS	**140.28**	**m²**	1,510.00	**ft²**					**243.89**	10 UNITSX151 ft² LOCK-OFF BONUS
FIRST FLOOR AREA	1,254.10	m²	13,499.00	ft²	472.76	m²	5,088.71	ft²	243.89	
SECOND FLOOR AREA					381.10	m²	4,102.17	ft²		
THIRD FLOOR AREA					377.58	m²	4,064.23	ft²		
BELOW GRADE FLOOR AREA	---	m²	---	ft²	379.73	m²	4,087.34	ft²		
TOTAL LIVING SPACE	**---**	**m²**	**---**	**ft²**	**1,611.17**	**m²**	**17,342.45**	**ft²**		
GARAGE	---	m²	---	ft²	212.95	m²	2,292.20	ft²		
PRINCIPAL BUILDING COVERAGE	---	m²	---	ft²	42.44%		42.44%			DECK AND COVERD PORCH NOT INCLUDED
Lot COVERAGE	---	m²	---	ft²	44.13%		44.13%			DECK AND COVERD PORCH NOT INCLUDED
OUTDOOR AREA	**ALLOWED**				**PROPOSED**					
					783.13	**m²**	**8,429.54**	**ft²**	**48.61%**	Percentage of total living space
PATIO			---	ft²	256.69	m²	2,763.00	ft²	15.93%	
BALCONY			---	ft²	20.37	m²	219.23	ft²	1.26%	
SUN DECK			---	ft²	53.14	m²	571.98	ft²	3.30%	Includes landscape
COVERD DECK			---	ft²	85.94	m²	925.03	ft²	5.33%	
PORCH			---	ft²	73.89	m²	795.35	ft²	4.59%	
ROOF DECK			---	ft²	223.68	m²	2,407.62	ft²	13.88%	
BIKE ROOM			---	ft²	18.75	m²	201.82	ft²	1.16%	
GARBAGE			170.70	ft²	11.56	m²	124.40	ft²	0.72%	
ELECTRICAL & MECHANICAL ROOM			---	ft²	18.75	m²	201.82	ft²	1.16%	
VISITOR PARKINGS			---	ft²	20.37	m²	219.29	ft²	1.26%	
LANDSCAPE	**ALLOWED**				**PROPOSED**					
SITE PERMEABLE						m²		ft²	0.0%	
SITE IMPERMEABLE						m²		ft²	0.0%	
BULDING SITTING	**ALLOWED**				**PROPOSED**					
COURT YARD WIDTH		m		ft	7.43	m	24.36	ft		
FRONT YARD	3.00	m	9.84	ft	3.03	m	9.93	ft		
SIDE YARD-EAST	2.40	m	7.87	ft	5.52	m	18.11	ft		
SIDE YARD-WEST	2.40	m	7.87	ft	2.58	m	8.46	ft		
REAR YARD	1.60	m	5.25	ft	2.09	m	6.86	ft		
BUILDING A HEIGHT		m		ft		m	0.00	ft		
BUILDING B HEIGHT		m		ft		m	0.00	ft		
PARKING CALCULATION	**ALLOWED**				**PROPOSED**					
RESIDENTIAL PARKING	PER/UNIT	1	TOTAL	10	PER/UNIT	1	TOTAL	10		Standard stall
VISITOR PARKING	PER/UNIT	0.1	TOTAL	1	PER/UNIT	0.1	TOTAL	1		Accessible Parking

4

RECYCLING AND GARBAGE STORAGE CALCULATION

BUILDING USE	REQUIRED			PROVIDED	
	SPACE REQUIREMENTS	MIN.	UNIT	SPACE	UNIT
TOWNHOUSE (10-19 UNITS)	0.486 m² per unit (10x0.486=4.86)	11	m²	11.537	m²

RECYCLING AND GARBAGE STORAGE (NUMBER OF CONTAINERS)

BUILDING USE		GARBAGE (3 yd³)		GARBAGE (2 yd³)*		NEW PRINT (360L)		MIXED PAPER (360L)		MIXED CONTAINER S (360L)		CARDBOARD		FOOD SCRAPS (240L)	
		REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
TOWNHOUSE	(10-19 UNITS)	1	N/A	N/A	5	1	1	1	1	1	1	N/A	1	1	1

BIKE CALCULATION

DESCRIPTION	UNIT	REQUIRED		PROVIDED	
		LONG TERM	SHORT TERM	LONG TERM	SHORT TERM
RESIDENTIAL	10	1.5 per unit (10x1.5=15)	N/A	18	N/A

Inspired Architecture

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	2022-09-08	REISSUED FOR DEVELOPMENT PERMIT	AF
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

AREA SCHEDULES & ANALYSIS

DRAWING ISSUE

REISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
	SCALE	REVIEWED: AF

DRAWING NO. A0003

REVISION 4

9/8/2022 4:50:51 PM C:\Users\amir.farbehi\Documents\20236 East 1st Street-BLDG-A&B-Option 6 - Chnge to finishes_amir.farbehi W004.rvt

BLDG A&B-AREA CATEGORY SCHEDULE

Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Model	Description	Area Category
A-LEVEL 1	M-06-03	14.96	32.58	487.39 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 1	M-07-03	14.50	32.58	472.46 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 1	M-08-03	14.50	32.58	472.46 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 1	M-09-03	14.50	32.58	472.46 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 1	M-10-03	14.96	32.58	487.39 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 1: 5				2,392.16 ft²				
A-LEVEL 2	M-06-04	5.58	1.79	10.00 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-06-05	14.96	19.29	288.57 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-06-06	4.63	7.75	35.84 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-07-04	5.58	1.79	10.00 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-07-05	14.50	19.29	279.73 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-07-06	4.50	7.75	34.88 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-08-04	5.58	1.79	10.00 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-08-05	14.50	19.29	279.73 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-08-06	4.50	7.75	34.88 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-09-04	5.58	1.79	10.00 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-09-05	14.50	19.29	279.73 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-09-06	4.50	7.75	34.88 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-10-04	5.58	1.79	10.00 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-10-05	14.96	19.29	288.57 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2	M-10-06	4.50	7.75	34.88 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 2: 15				1,641.69 ft²				
A-LEVEL 3	M-06-07	14.96	33.92	507.38 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-06-08	5.08	1.16	5.92 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-07-07	14.50	33.92	491.83 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-07-08	5.08	1.16	5.92 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-08-07	14.50	33.92	491.83 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-08-08	5.08	1.16	5.92 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-09-07	14.50	33.92	491.83 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-09-08	5.08	1.16	5.92 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-10-07	14.96	33.92	507.38 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3	M-10-08	5.08	1.16	5.92 ft²	Above Grade	AREA	Living Space	FSR
A-LEVEL 3: 10				2,519.83 ft²				
B-LEVEL 1	M-01-02	14.96	31.39	469.60 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-01-03	10.58	7.36	77.85 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-02-02	14.50	31.39	455.21 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-02-03	10.58	7.36	77.85 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-03-02	14.50	31.39	455.21 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-03-03	10.58	7.36	77.85 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-04-02	14.50	31.39	455.21 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-04-03	10.58	7.36	77.85 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-05-02	14.96	31.39	469.60 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1	M-05-03	10.92	7.36	80.30 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 1: 10				2,696.55 ft²				
B-LEVEL 2	M-01-05	9.50	0.92	8.71 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-01-04	14.96	32.92	492.38 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-02-05	9.50	0.92	8.71 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-02-04	14.50	32.92	477.29 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-03-05	9.50	0.92	8.71 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-03-04	14.50	32.92	477.29 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-04-05	9.50	0.92	8.71 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-04-04	14.50	32.92	477.29 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-05-05	9.83	0.92	9.01 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2	M-05-04	14.96	32.92	492.38 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 2: 10				2,460.48 ft²				
B-LEVEL 3	M-01-06	14.96	15.76	235.78 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-02-06	14.50	15.76	228.55 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-03-06	14.50	15.76	228.55 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-04-06	14.50	15.76	228.55 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-05-06	14.96	15.76	235.78 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-05-07	6.42	8.91	57.16 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-05-08	4.04	5.61	22.68 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-04-07	5.96	5.61	33.44 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-04-09	4.04	5.61	22.68 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-04-08	6.08	3.30	20.05 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-03-07	5.96	5.61	33.44 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-03-09	4.04	5.61	22.68 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-03-08	6.08	3.30	20.05 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-02-07	5.96	5.61	33.44 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-02-09	4.04	5.61	22.68 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-02-08	6.08	3.30	20.05 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-01-07	5.96	5.61	33.44 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-01-09	4.50	5.61	25.26 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3	M-01-08	6.08	3.30	20.05 ft²	Above Grade	AREA	Living Space	FSR
B-LEVEL 3: 19				1,544.34 ft²				
Above Grade: 69				13,255.05 ft²				
B-LEVEL 1	B-01-01	10.63	3.94	41.83 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 1	B-02-01	10.63	3.94	41.83 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 1	B-03-01	10.63	3.94	41.83 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 1	B-04-01	10.63	3.94	41.83 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 1	B-05-01	11.18	3.94	44.00 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 1: 5				211.33 ft²				
B-LEVEL 3	B-01-03	11.17	3.93	43.85 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 3	B-02-03	11.17	3.93	43.85 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 3	B-03-03	11.17	3.93	43.85 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 3	B-04-03	11.17	3.93	43.85 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 3	B-05-03	11.17	3.93	43.85 ft²	Balcony	AREA	Veranda	Exclusion
B-LEVEL 3: 5				219.23 ft²				
Balcony: 10				430.56 ft²				
A-CELLAR	L-06-01	14.96	20.00	299.21 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-06-04	14.96	4.42	66.13 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-06-03	10.35	4.14	42.86 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-06-02	11.27	8.86	99.82 ft²	Below Grade	AREA	Living Space	Exclusion

BLDG A&B-AREA CATEGORY SCHEDULE

Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Model	Description	Area Category
A-CELLAR	M-06-01	4.60	4.14	19.06 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-06-02	3.69	8.85	32.65 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-07-01	14.50	20.00	290.04 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-07-04	14.50	4.42	64.11 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-07-03	9.90	4.14	40.96 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-07-02	10.81	8.86	95.76 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-07-01	4.60	4.14	19.06 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-07-02	3.69	8.85	32.65 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-08-01	14.50	20.00	290.04 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-08-04	14.50	4.42	64.11 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-08-03	9.90	4.14	40.96 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-08-02	10.81	8.86	95.76 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-08-01	4.60	4.14	19.06 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-08-02	3.69	8.85	32.65 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-09-01	14.50	20.00	290.04 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-09-04	14.50	4.42	64.11 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-09-03	9.90	4.14	40.96 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-09-02	10.81	8.86	95.76 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-09-01	4.60	4.14	19.06 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-09-02	3.69	8.85	32.65 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-10-01	14.96	20.00	299.21 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-10-04	14.96	4.42	66.13 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-10-03	9.90	4.14	40.96 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	L-10-02	10.81	8.86	95.76 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-10-01	5.06	4.14	20.95 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR	M-10-02	4.15	8.85	36.71 ft²	Below Grade	AREA	Living Space	Exclusion
A-CELLAR: 30				2,747.17 ft²				
B-CELLAR	L-01-03	10.42	4.13	42.97 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-01-01	4.60	3.71	17.07 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-01-02	14.96	11.69	174.84 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	M-01-01	10.35	3.71	38.38 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-02-02	10.08	4.13	41.59 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-02-01	4.60	3.71	17.07 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-02-03	14.50	11.69	169.49 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	M-02-01	9.90	3.71	36.68 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-03-01	4.60	3.71	17.07 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	M-03-01	9.90	3.71	36.68 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-04-01	4.60	3.71	17.07 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	M-04-01	9.90	3.71	36.68 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-05-01	5.06	3.71	18.77 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	M-05-01	9.90	3.71	36.68 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-03-02	10.08	4.13	41.59 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-03-03	14.50	11.69	169.49 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-04-02	10.08	4.13	41.59 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-04-03	14.50	11.69	169.49 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-05-02	10.08	4.13	41.59 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR	L-05-03	14.96	11.69	174.84 ft²	Below Grade	AREA	Living Space	Exclusion
B-CELLAR: 20				1,339.65 ft²				
Below Grade: 50				4,086.82 ft²				
B-LEVEL 3	D-05-05	9.96	9.29	92.49 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-05-06	5.00	8.37	41.85 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-05-04	8.42	3.30	27.74 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-05-03	4.50	5.61	25.26 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-04-05	9.50	9.29	88.23 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-04-06	5.00	8.37	41.85 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-04-04	8.42	3.30	27.74 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-04-03	4.50	5.61	25.26 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-03-05	9.50	9.29	88.23 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-03-06	5.00	8.37	41.85 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-03-04	8.42	3.30	27.74 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-03-03	4.50	5.61	25.26 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-02-05	9.50	9.29	88.23 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-02-06	5.00	8.37	41.85 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-02-04	8.42	3.30	27.74 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-02-03	4.50	5.61	25.26 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-01-05	9.50	9.29	88.23 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-01-06	5.46	8.37	45.69 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-01-04	9.00	3.30	29.66 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3	D-01-03	4.50	5.61	25.26 ft²	Covered Deck	AREA	Veranda	Exclusion
B-LEVEL 3: 20				925.43 ft²				
Covered Deck: 20				925.43 ft²				
A-LEVEL 2	G-06-01	10.33	7.75	80.08 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-06-02	10.63	11.17	118.65 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-07-01	10.00	7.75	77.50 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-07-02	10.29	11.17	114.92 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-08-01	10.00	7.75	77.50 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-08-02	10.29	11.17	114.92 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-09-01	10.00	7.75	77.50 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-09-02	10.29	11.17	114.92 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-10-01	10.46	7.75	81.05 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2	G-10-02	10.63	11.17	118.65 ft²	Garage	AREA	Other Exclusion	Exclusion
A-LEVEL 2: 10				975.70 ft²				
B-CELLAR	G-01-02	14.96	14.73	220.32 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-01-01	10.38	4.50	46.69 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-02-02	14.50	14.73	213.57 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-02-01	10.38	4.50	46.69 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-03-02	14.50	14.73	213.57 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-03-01	10.38	4.50	46.69 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-04-02	14.50	14.73	213.57 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-04-01	10.38	4.50	46.69 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-05-02	14.96	14.73	220.32 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR	G-05-01	10.71	4.50	48.19 ft²	Garage	AREA	Other Exclusion	Exclusion
B-CELLAR: 10				1,316.30 ft²				
Garage: 20				2,292.00 ft²				

BLDG A&B-AREA CATEGORY SCHEDULE

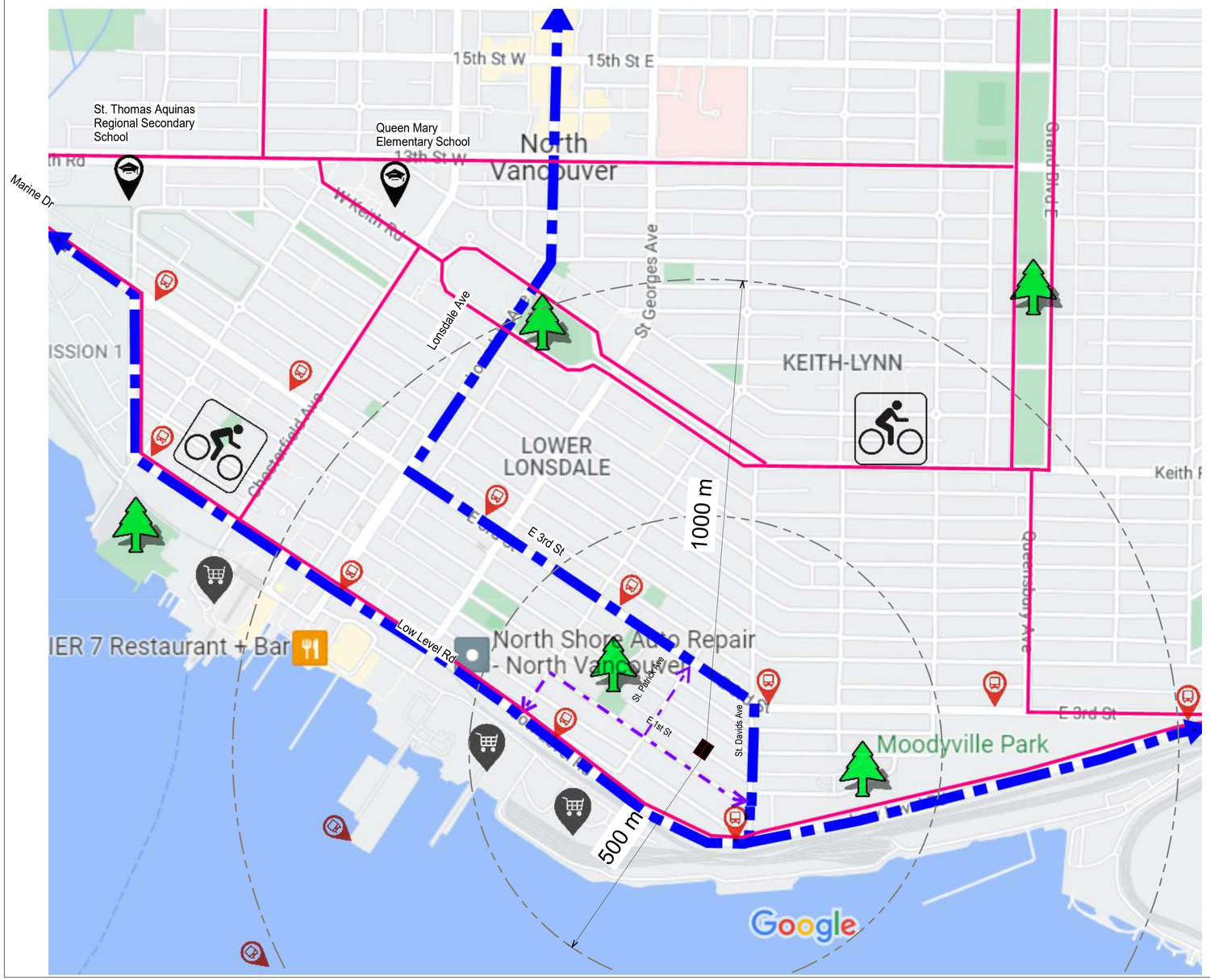
Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Model	Description	Area Category
A-CELLAR	P-07-01	11.00	3.25	35.75 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P-07-02	7.50	0.77	5.75 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P-08-01	11.00	3.25	35.75 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P-08-02	7.50	0.77	5.75 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P09-01	11.00	3.25	35.75 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P09-02	7.50	0.77	5.75 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P10-01	11.00	3.25	35.75 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P10-02	7.50	0.77	5.75 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P-06-03	5.09	4.02	20.44 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P-06-02	3.49	3.25	11.36 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR	P-06-01	2.13	4.02	8.53 ft²	Patio	AREA	Other Exclusion	Exclusion
A-CELLAR: 11				206.32 ft²				
B-CELLAR	P-01-02	4.42	3.12	13.80 ft²	Patio	AREA	Veranda	Exclusion
B-CELLAR	P-02-02	4.42	3.12	13.80 ft²	Patio	AREA	Veranda	Exclusion
B-CELLAR	P-03-02	4.42	3.12	13.80 ft²	Patio	AREA	Veranda	Exclusion
B-CELLAR	P-04-02	4.42	3.12	13.80 ft²	Patio	AREA	Veranda	Exclusion
B-CELLAR	P-05-02	4.84	3.12	15.13 ft²	Patio	AREA	Veranda	Exclusion
B-CELLAR: 5				70.32 ft²				
Patio: 16				276.63 ft²				
A-LEVEL 1	D-10-01	15.33	5.04	77.31 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 1	D-09-01	14.50	5.04	73.10 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 1	D-08-01	14.50	5.04	73.10 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 1	D-07-01	14.50	5.04	73.10 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 1	D-06-01	14.83	5.04	74.78 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 1: 5				371.40 ft²				
A-LEVEL 2	P-06-04	4.46	11.17	49.78 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 2	P-07-03	4.21	11.17	46.99 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 2	P-08-03	4.21	11.17	46.99 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 2	P-09-03	4.21	11.17	46.99 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 2	P-10-03	4.21	11.17	46.99 ft²	Porch	AREA	Veranda	Exclusion
A-LEVEL 2: 5				237.76 ft²				
B-CELLAR	P-01-01	4.71	4.50	21.19 ft²	Porch	AREA	Veranda	Exclusion
B-CELLAR	P-02-01	4.13	4.50	18.56 ft²	Porch	AREA	Veranda	Exclusion
B-CELLAR	P-03-01	4.13	4.50	18.56 ft²	Porch	AREA	Veranda	Exclusion
B-CELLAR	P-04-01	4.13	4.50	18.56 ft²	Porch	AREA	Veranda	Exclusion
B-CELLAR	P-05-01	4.13	4.50	18.56 ft²	Porch	AREA	Veranda	Exclusion
B-CELLAR: 5				95.44 ft²				
B-LEVEL 1	P-01-03	4.50	4.50	20.25 ft²	Porch	AREA	Veranda	Exclusion
B-LEVEL 1	P-02-03	3.92	4.50	17.63 ft²	Porch	AREA	Veranda	Exclusion
B-LEVEL 1	P-03-03	3.92	4.50	17.63 ft²	Porch	AREA	Veranda	Exclusion
B-LEVEL 1	P-04-03	3.92	4.50	17.63 ft²	Porch	AREA	Veranda	Exclusion
B-LEVEL 1	P-05-03	3.92	4.50	17.63 ft²	Porch	AREA	Veranda	Exclusion
B-LEVEL 1: 5				90.75 ft²				
Porch: 20				795.35 ft²				
A-U/S of ROOF	R-06-03	14.50	30.74	445.72 ft²	Roo Deck	AREA	Exclusion	Exclusion
A-U/S of ROOF	R-06-02	14.50	30.74	445.72 ft²	Roo Deck	AREA	Exclusion	Exclusion
A-U/S of ROOF	R-06-04	14.50	30.74	445.72 ft²	Roo Deck	AREA	Exclusion	Exclusion
A-U/S of ROOF	R-06-05	14.96	30.74	459.81 ft²	Roo Deck	AREA	Exclusion	Exclusion
A-U/S of ROOF	R-06-01	14.96	30.74	459.81 ft²	Roo Deck	AREA	Exclusion	Exclusion
A-U/S of ROOF: 5				2,256.78 ft²				
Roo Deck: 5				2,256.78 ft²				
Roof	R-01-01	14.96	32.79	490.54 ft²	Roof Deck	AREA	Exclusion	Exclusion
Roof	R-02-01	14.50	32.79	475.51 ft²	Roof Deck	AREA	Exclusion	Exclusion
Roof	R-03-01	14.50	32.79	475.51 ft²	Roof Deck	AREA	Exclusion	Exclusion
Roof	R-04-01	14.50	32.79	475.51 ft²	Roof Deck	AREA	Exclusion	Exclusion
Roof	R-05-01	14.96	32.79	490.54 ft²	Roof Deck	AREA	Exclusion	Exclusion
Roof: 5				2,407.62 ft²				
Roof Deck: 5				2,407.62 ft²				
A-CELLAR	S-04	10.35	19.50	201.82 ft²	Service	AREA	Other Exclusion	Exclusion
A-CELLAR: 1				201.82 ft²				
A-LEVEL 1	S-01	10.35	9.75	100.91 ft²	Service	AREA	Other Exclusion	Exclusion
A-LEVEL 1	S-05	10.35	9.75	100.91 ft²	Service	AREA	Other Exclusion	Exclusion
A-LEVEL 1: 2				201.82 ft²				
A-LEVEL 2	S-03	10.37	12.00	124.40 ft²	Service	AREA	Other Exclusion	Exclusion
A-LEVEL 2	S-02	9.50	23.08	219.29 ft²	Service	AREA	Other Exclusion	Exclusion
A-LEVEL 2: 2				343.69 ft²				
Service: 5				747.33 ft²				
A-LEVEL 3	D-06-03	9.50	3.25	30.88 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-06-04	5.83	5.04	29.41 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-07-02	8.67	3.25	28.17 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-07-03	5.83	5.04	29.41 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-08-02	8.67	3.25	28.17 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-08-03	5.83	5.04	29.41 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-09-02	8.67	3.25	28.17 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-09-03	5.83	5.04	29.41 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-10-02	9.00	3.25	29.25 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3	D-10-03	5.83	5.04	29.41 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
A-LEVEL 3: 10				291.67 ft²				
B-LEVEL 2	D-01-01	1.21	5.96	7.20 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-01-02	9.63	5.04	48.53 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-02-01	1.21	5.96	7.20 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-02-02	9.63	5.04	48.53 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-03-01	1.21	5.96	7.20 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-03-02	9.63	5.04	48.53 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-04-01	1.21	5.96	7.20 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-04-02	9.63	5.04	48.53 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-05-01	1.21	5.96	7.20 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2	D-05-02	9.96	5.04	50.21 ft²	Sun Deck	AREA	Other Exclusion	Exclusion
B-LEVEL 2: 10				280.31 ft²				
Sun Deck: 20				571.98 ft²				
Grand total: 240				28,045.56 ft²				

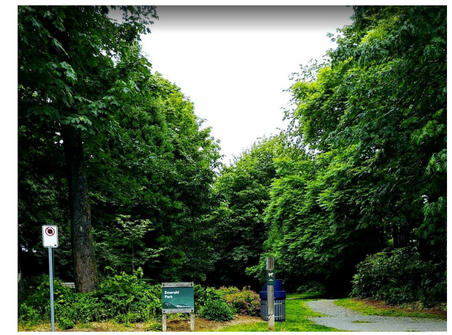
In

LOCAL RESTAURANT

QUEEN MARY ELEMENTARY SCHOOL

LOCAL MARKET





EMERALD PARK

Subject Project

Park

Bike Route

Market

Bus Stop

Vehicle's Accessibility In District

Pedestrian's Accessibility In District

Inspired Architecture

310-2030 MARINE DRIVE, NORTH VANCOUVER
BRITISH CLOUMBIA V7P 1V7 CANADA
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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

CONTEX PLAN-ACCESSIBILITY ANALYSIS

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
	SCALE: As indicated	REVIEWED: AF

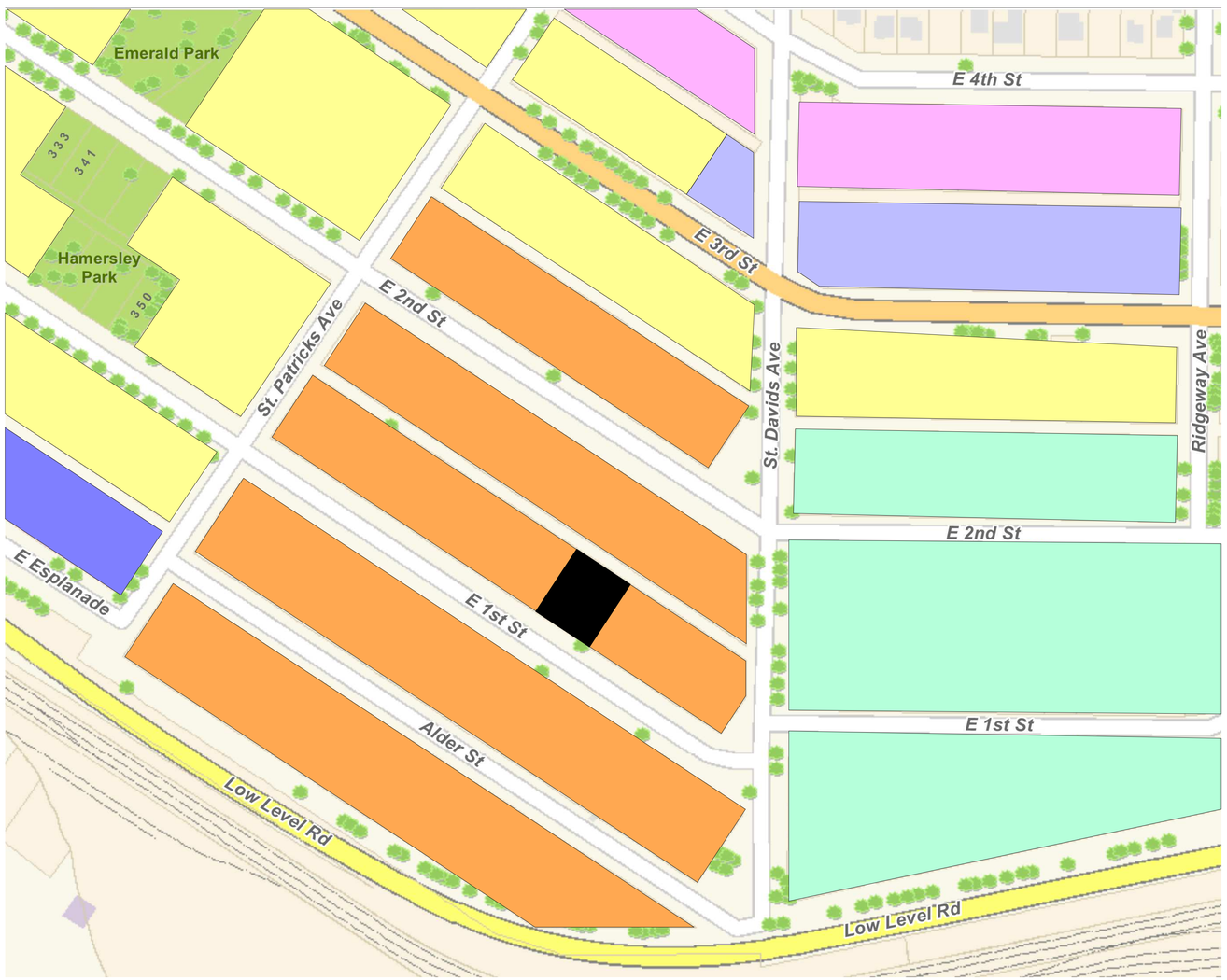
DRAWING NO. A0005

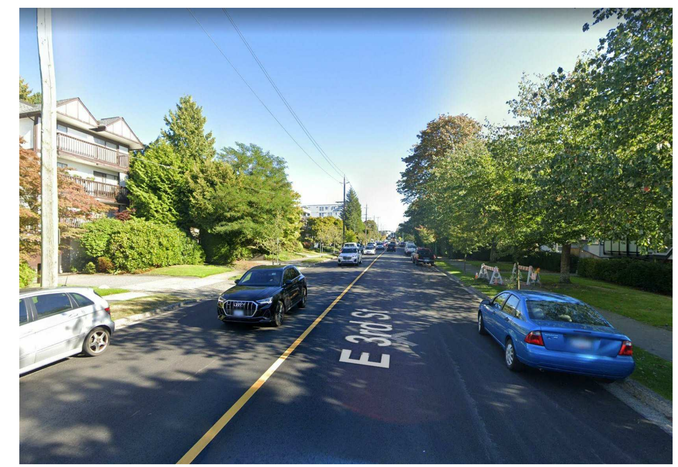
REVISION 1

9/8/2022 4:50:55 PM C:\Users\amir.farbehi\Documents\20236 East 1st Street-BLDG-A&B-Option 6 - Chnge to finishes_amir.farbehi W004.rvt

ADJACENT MUITIFAMILY

COMMERCIAL HIGHRISES





ADJACENT STREET

- Subject Project
- Residential Level 4A
- Mixed Employment
- Residential Level 5
- Residential Level 4B
- Mixed use Level 2
- Residential Level 2

Inspired Architecture

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

CONTEX PLAN-USE ANALYSIS

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
	SCALE 1" = 400'-0"	REVIEWED AF

DRAWING NO. A0006

REVISION 1

9/8/2022 4:50:56 PM C:\Users\amir.farbehi\Documents\20236 East 1st Street-BLDG-A&B-Option 6 - Chnge to finishes_amir.farbehi W004.rvt

EXISTING STREETSCAPE VIEW-NORTH
SCALE: 1 : 6

PROPOSED STREETSCAPE VIEW-NORTH
SCALE: 1 : 6

EXISTING STREETSCAPE VIEW-SOUTH
SCALE: 1 : 6

PROPOSED STREETSCAPE VIEW- SOUTH
SCALE: 1 : 6

Inspired Architecture

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

STREETSCAPE VIEW

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
	SCALE 1 : 6	REVIEWED Checker

DRAWING NO. A0007

REVISION 1

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1 A0301 BLDG-A ELEVATION_SOUTH C/W ADJACENT CONTEXT
SCALE: 1/8" = 1'-0"

2 A0204 BLDG-B ELEVATION_NORTH -C/W ADJACENT CONTEXT
SCALE: 1/8" = 1'-0"

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PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

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CONTEXT ELEVATION

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
	SCALE 1/8" = 1'-0"	REVIEWED Checker

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3D VIEW-BLDG A SW CORNER

3D VIEW-BLDG A SE CORNER

3D VIEW-BLDG B NE CORNER

3D VIEW-BLDG B NW CORNER

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3D VIEW-1

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
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3D VIEW-BLDG A SOUTH ELEVATION

3D VIEW-BLDG B NORTH ELEVATION

3D VIEW-BLDG A NE CORNER

3D VIEW-BLDG B SE CORNER

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3D VIEW-2

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
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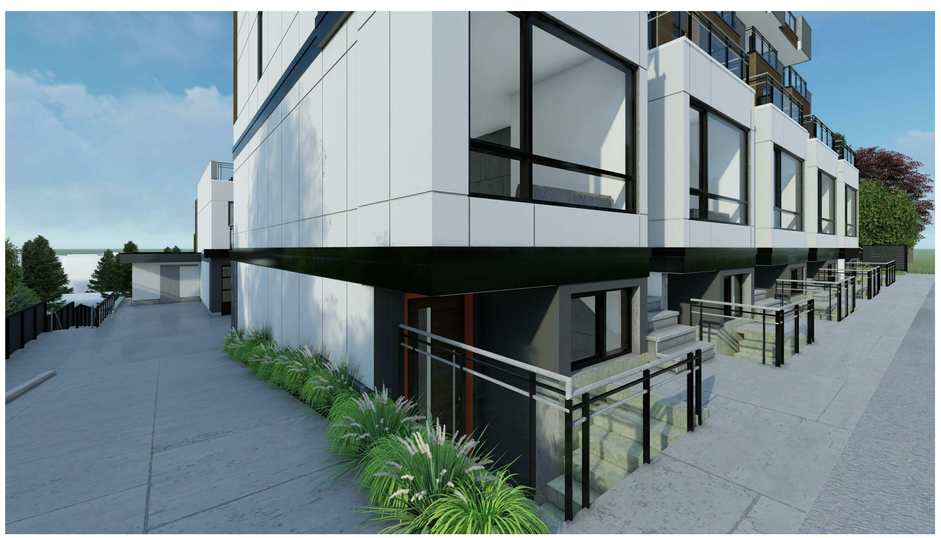
3D VIEW-BLDG A SW LOCK-OFF ENTRIES

3D VIEW-BLDG A SE LOCK-OFF ENTRIES



3D VIEW-BLDG B NE LOCK-OFF ENTRIES

3D VIEW-BLDG A&B COURTYARD

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3D VIEW-3

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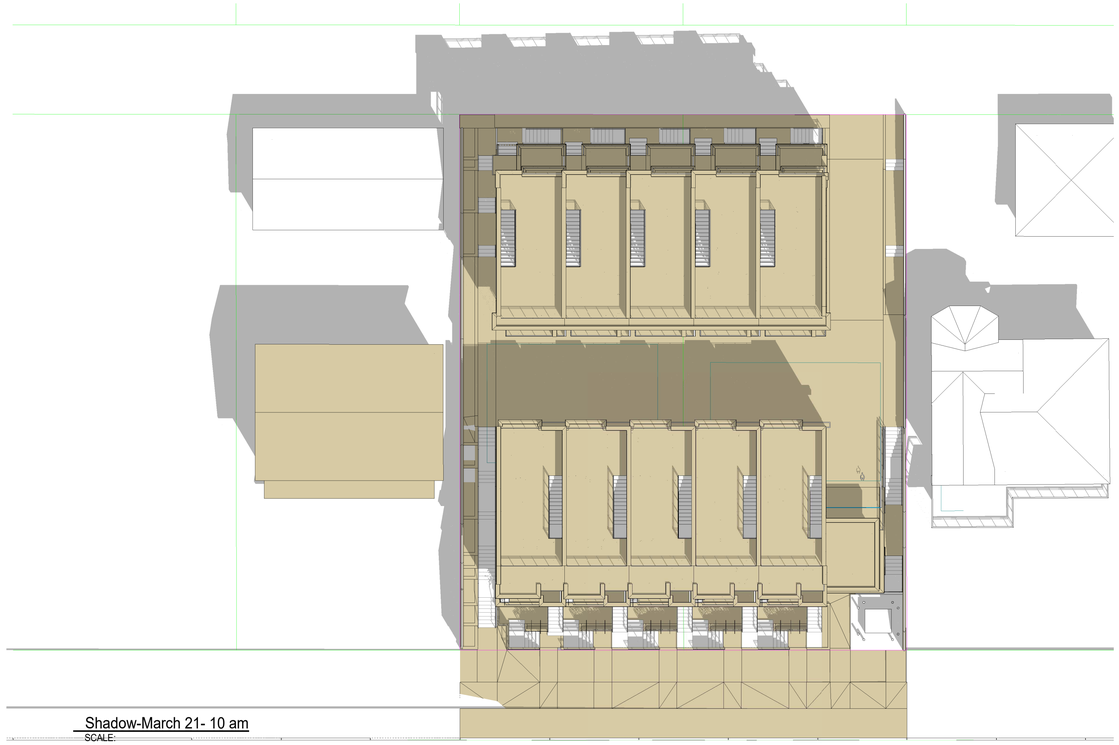

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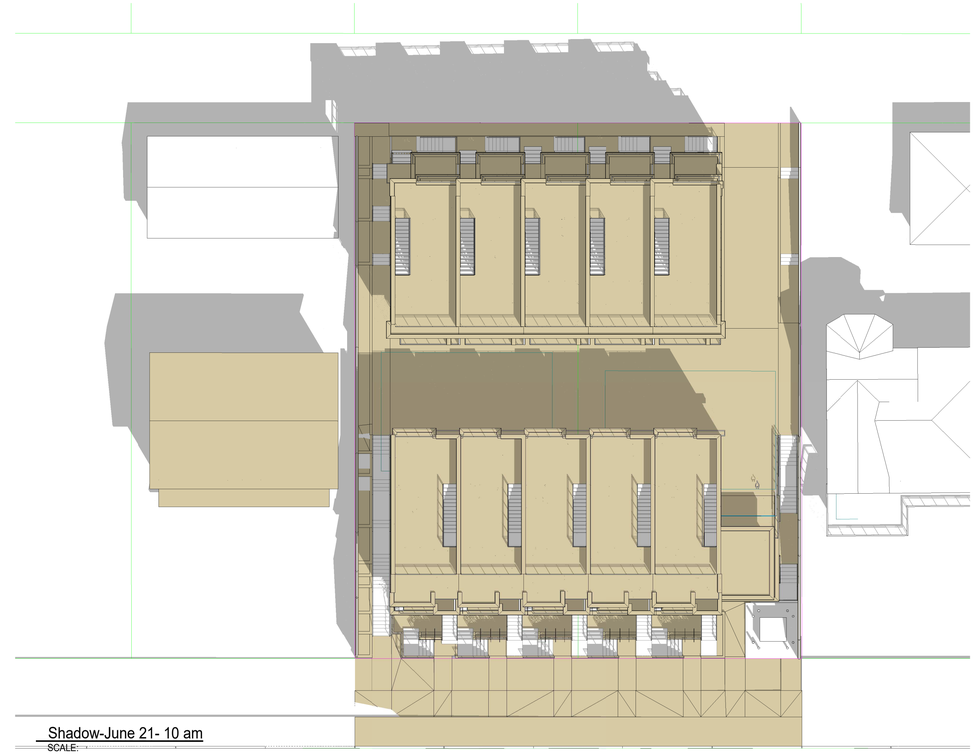
SCALE:



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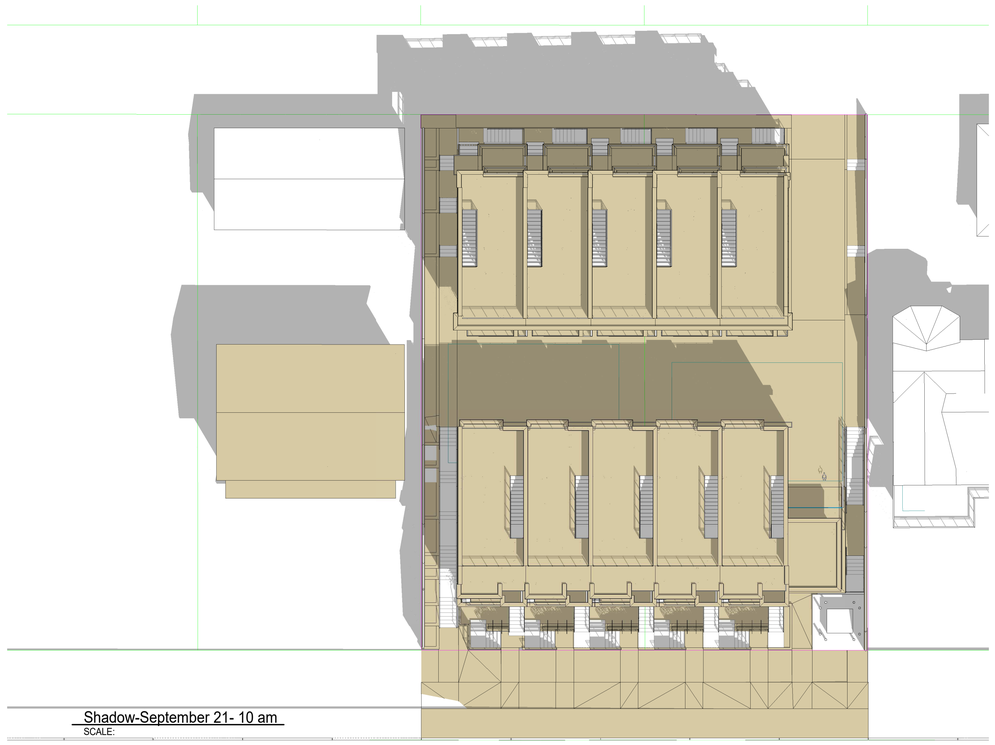

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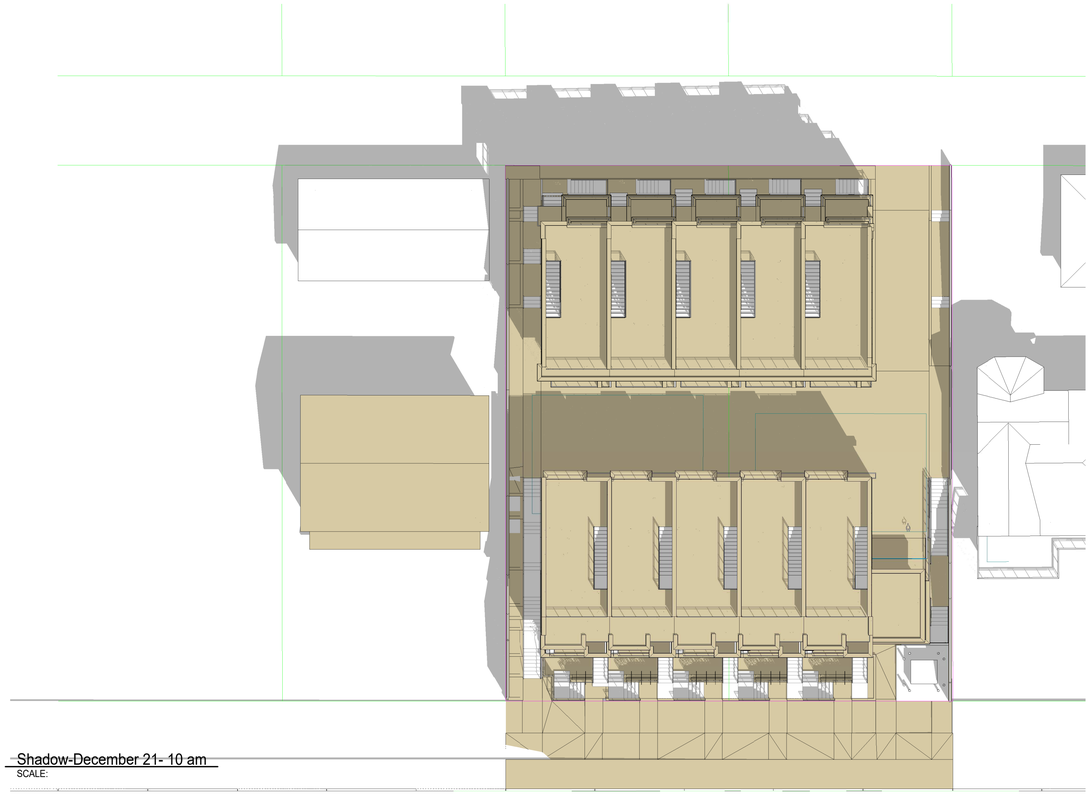

Shadow-December 21- 10 am
SCALE:

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PROJECT

EAST 1ST STREET

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SHADOW STUDY- 10 AM

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20236	July 27, 2022	SG
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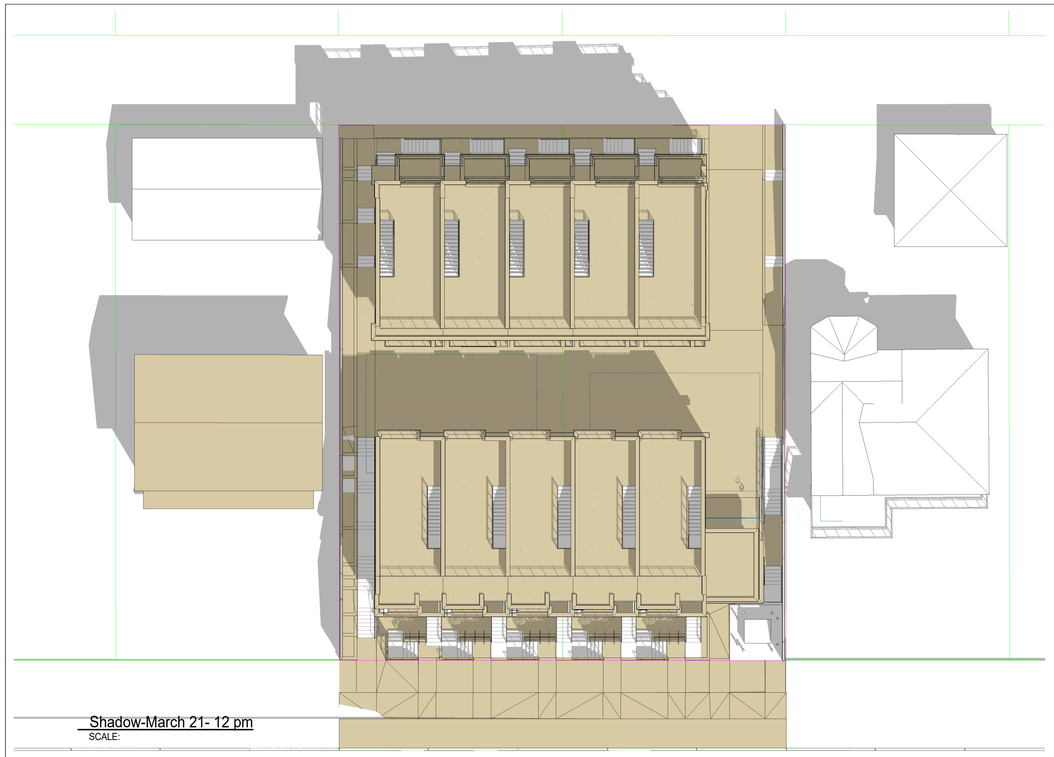

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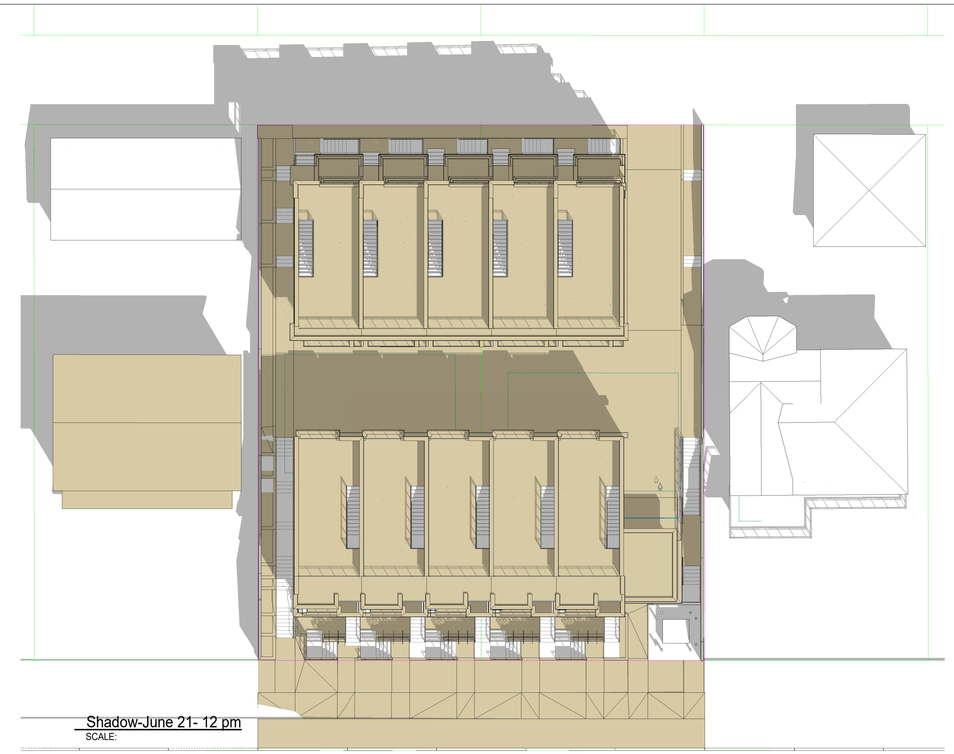

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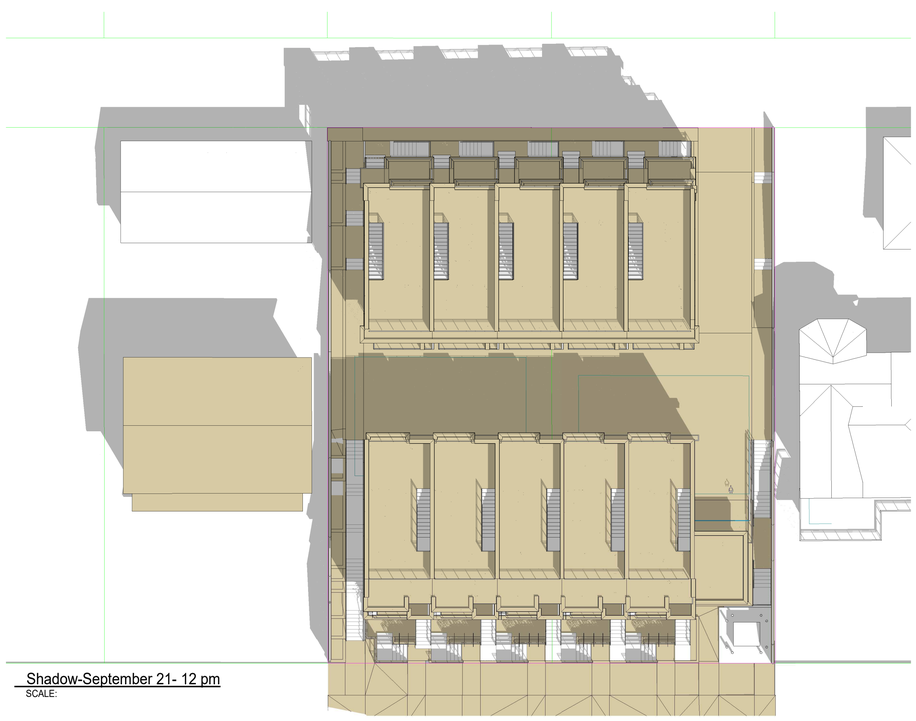

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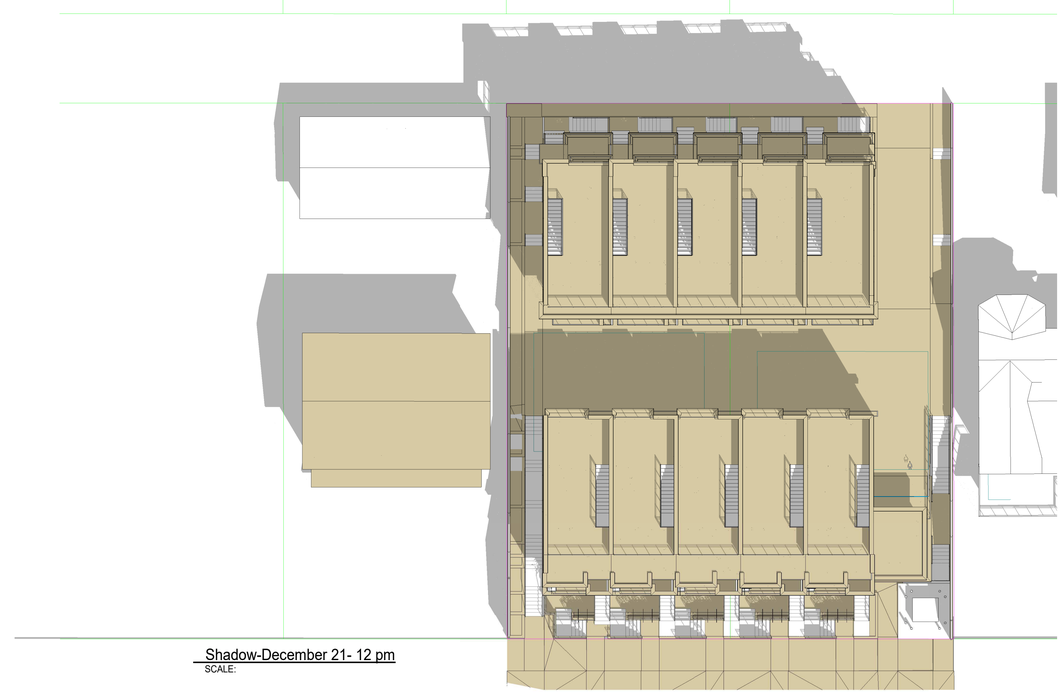

Shadow-December 21- 12 pm
SCALE:

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PROJECT

EAST 1ST STREET

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SHADOW STUDY- 12 PM

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
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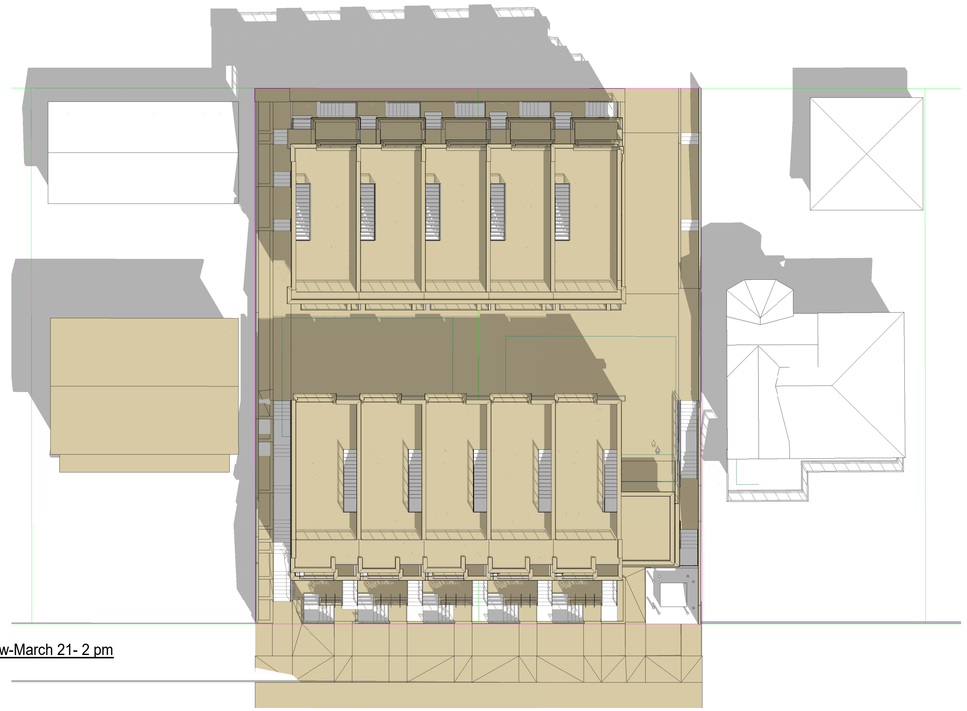

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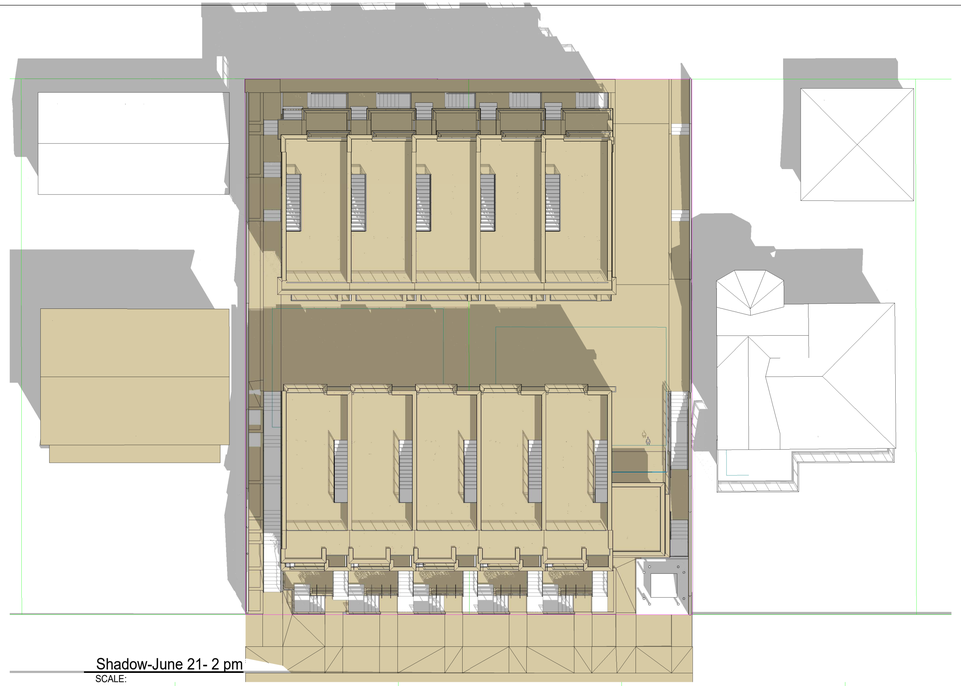

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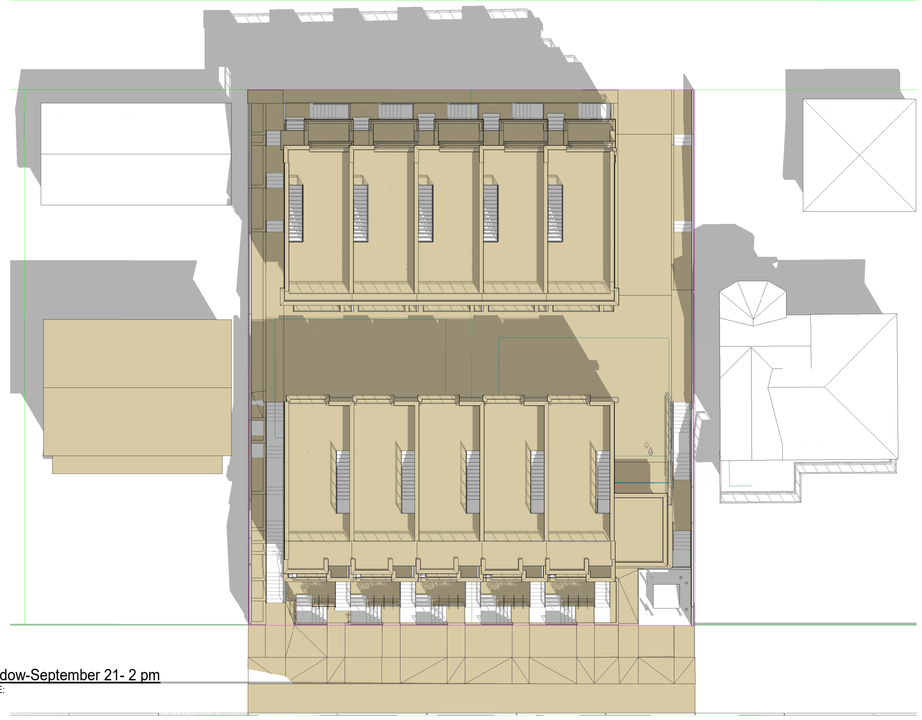

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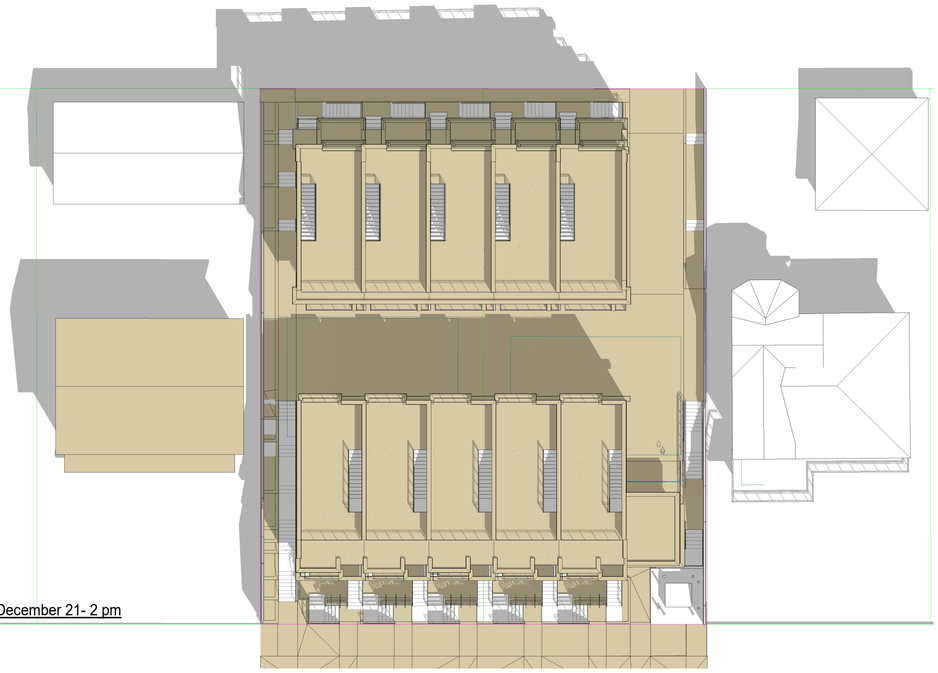

Shadow-December 21- 2 pm
SCALE:

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PROJECT

EAST 1ST STREET

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DRAWING TITLE

SHADOW STUDY-2 PM

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
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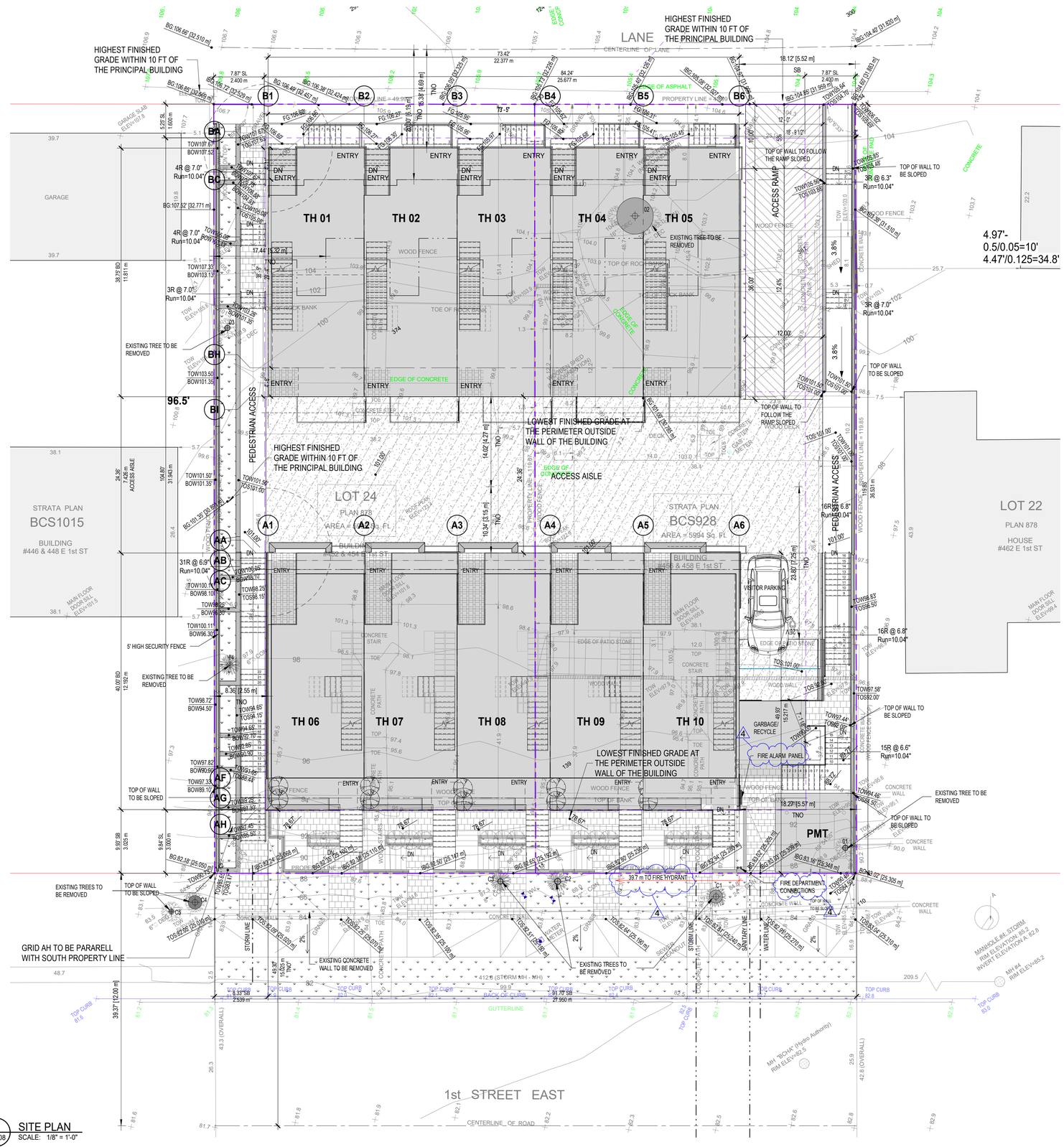

1 A0008 SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND

- CONCRETE PAVER
- CONCRETE SLAB (GRAY)
- GARDEN/LAWN
- CONCRETE DRIVEWAY (GRAY)
- BUILDING FOOTPRINT(GRAY)

SITE PLAN LINE TYPES

- PROPERTY LINE
- SETBACK LINE
- BLDG FOOTPRINT
- CELLAR LEVEL OUTLINE
- BLDG LEVEL 2 OUTLINE
- BLDG LEVEL 3 OUTLINE
- UPPER ROOF OUTLINE

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4	2022-09-08	REISSUED FOR DEVELOPMENT PERMIT	AF
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

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EAST 1ST STREET

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DRAWING TITLE

SITE PLAN

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20236	July 27, 2022	MT
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DRAWING NO. A0101 REVISION 4

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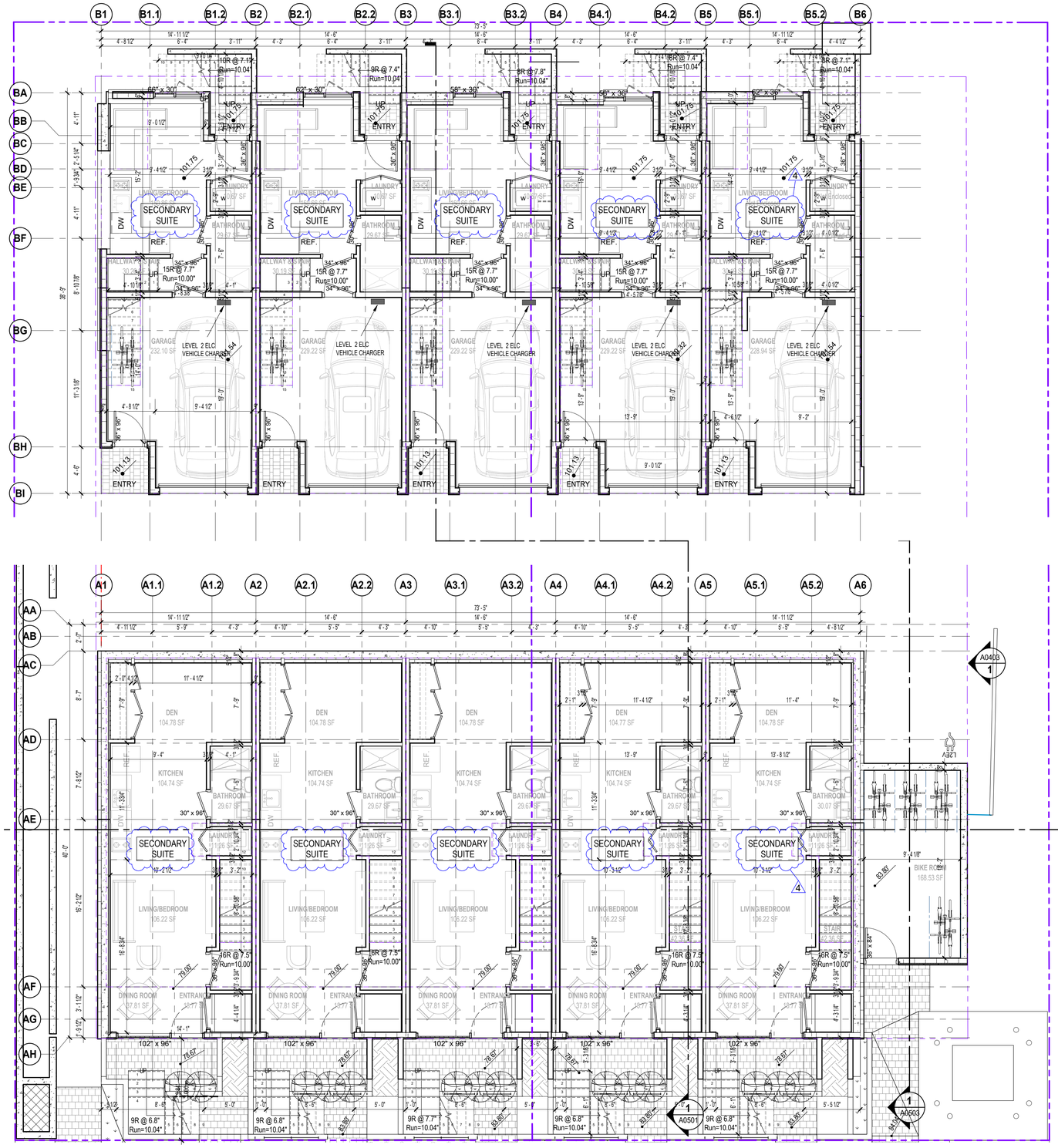

1 A0008 CELLAR
SCALE: 3/16" = 1'-0"

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3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

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BLDG-A&B CELLAR

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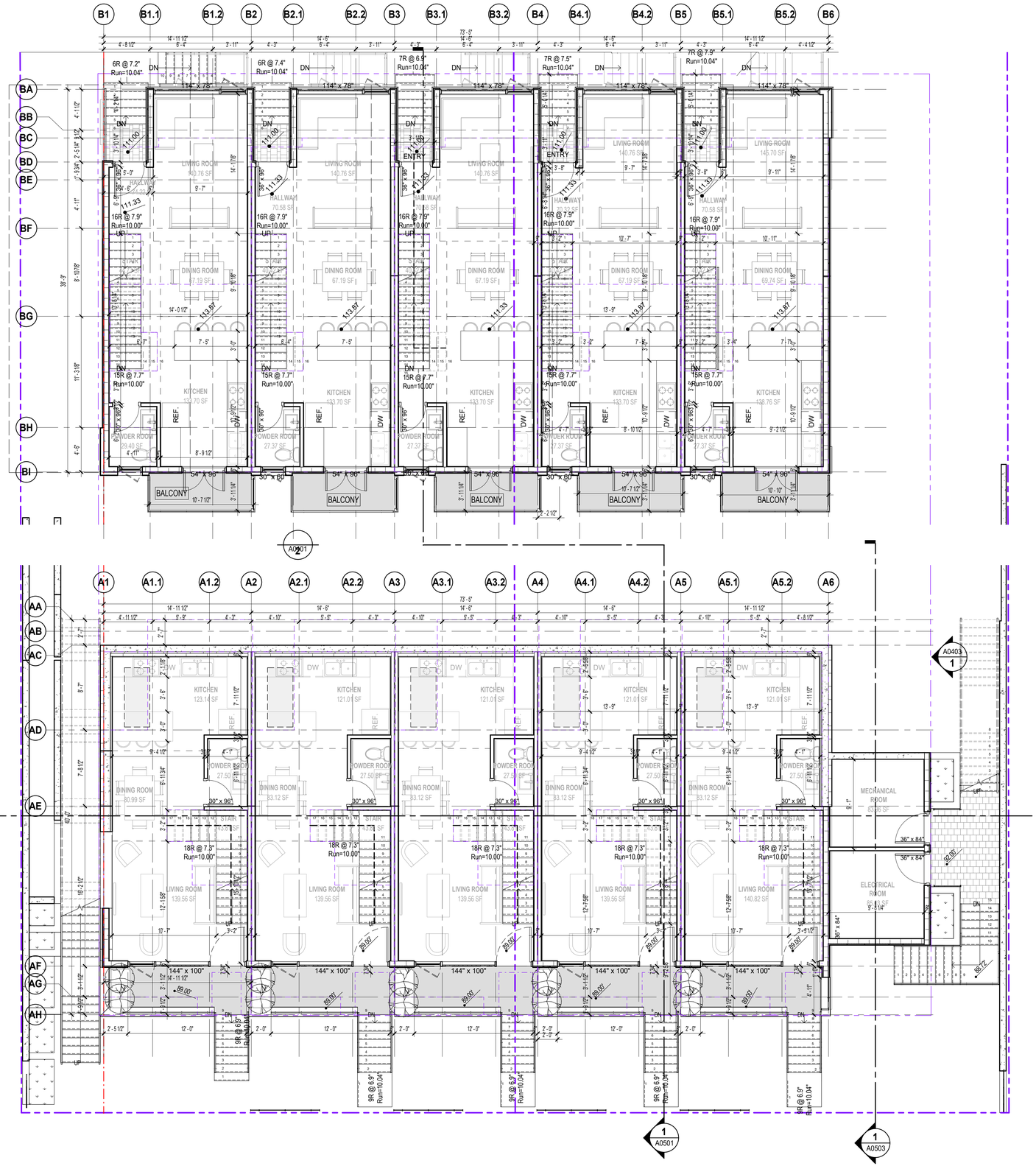

1 A0008 LEVEL 1
SCALE: 3/16" = 1'-0"

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

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BLDG-A&B LEVEL 1

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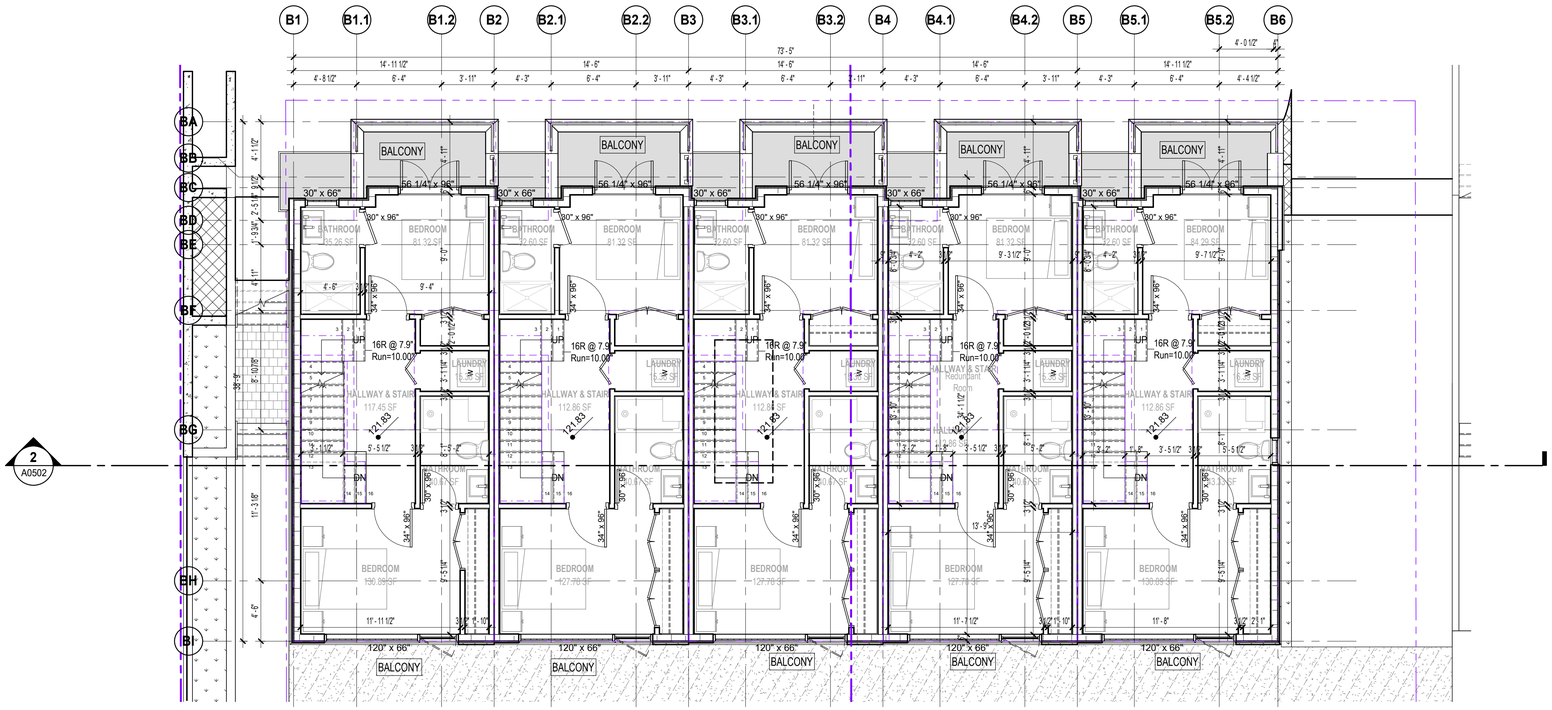

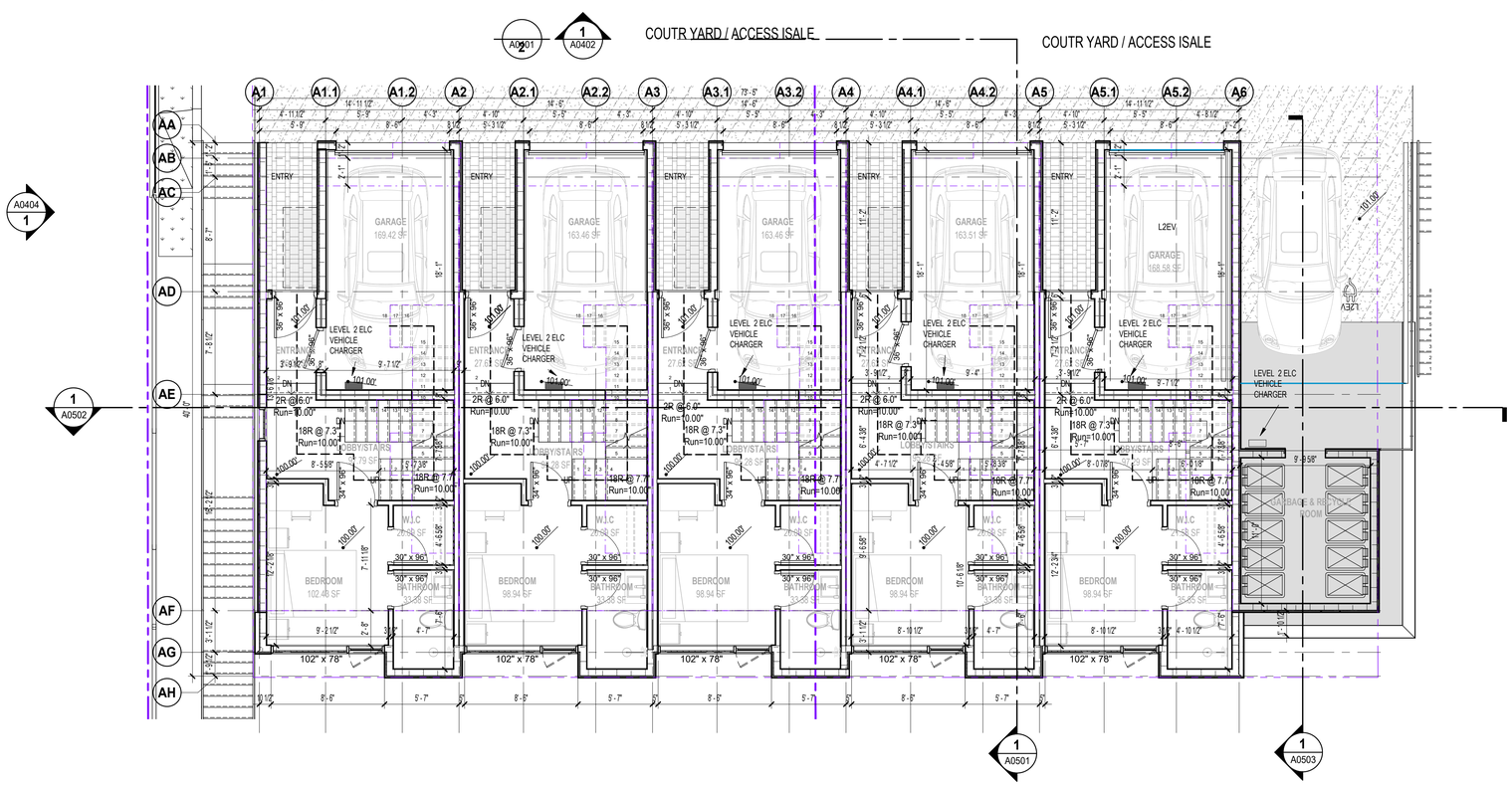

1 A0008 LEVEL 2
SCALE: 3/16" = 1'-0"

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG-A&B LEVEL 2

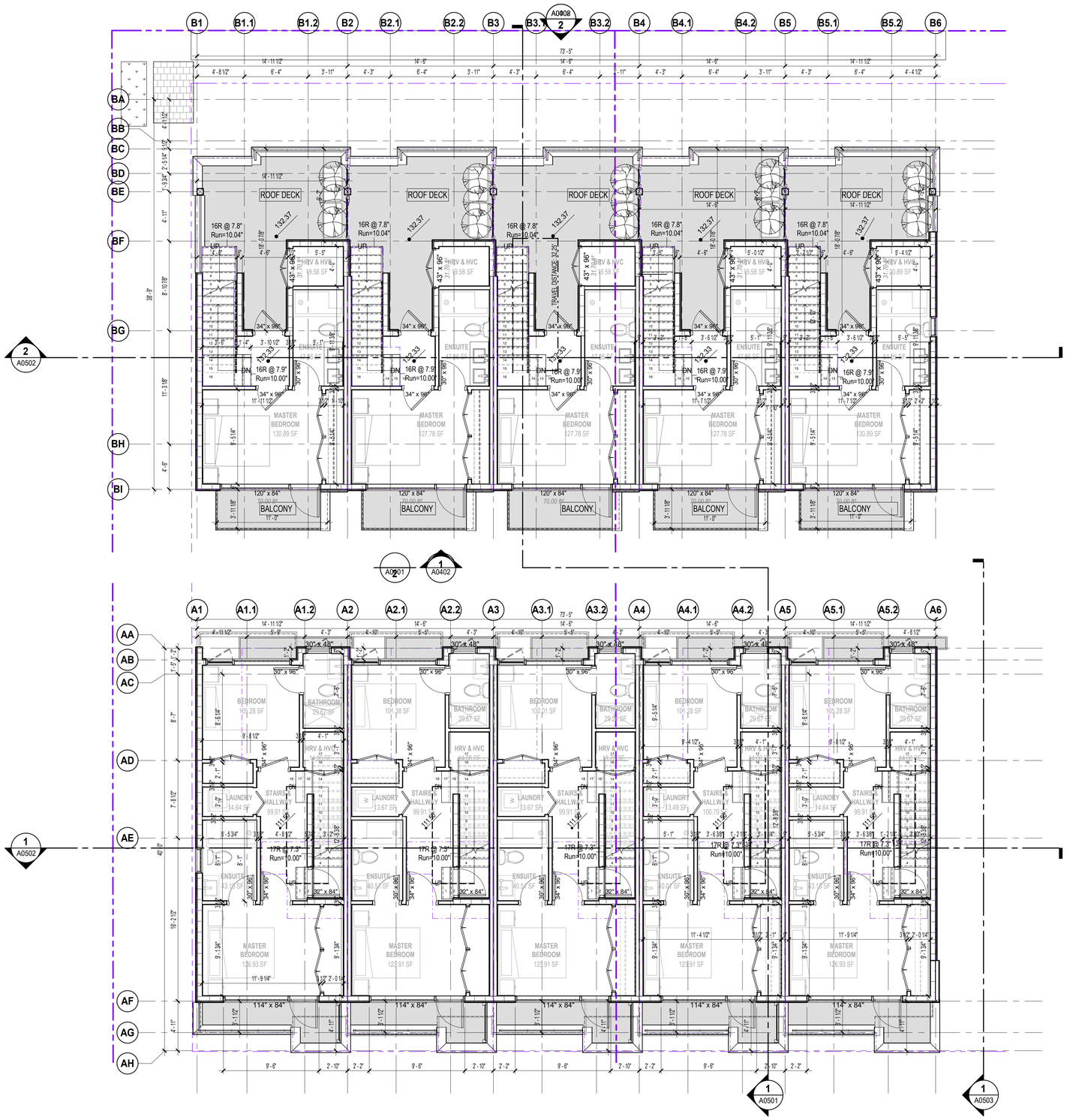
DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	MT
	SCALE: 3/16" = 1'-0"	REVIEWED: AF

DRAWING NO. A0203

REVISION 3



2 A0008 LEVEL 3
SCALE: 3/16" = 1'-0"

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG-A&B LEVEL 3

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	MT
	SCALE: 3/16" = 1'-0"	REVIEWED: AF

DRAWING NO. A0204 REVISION 3

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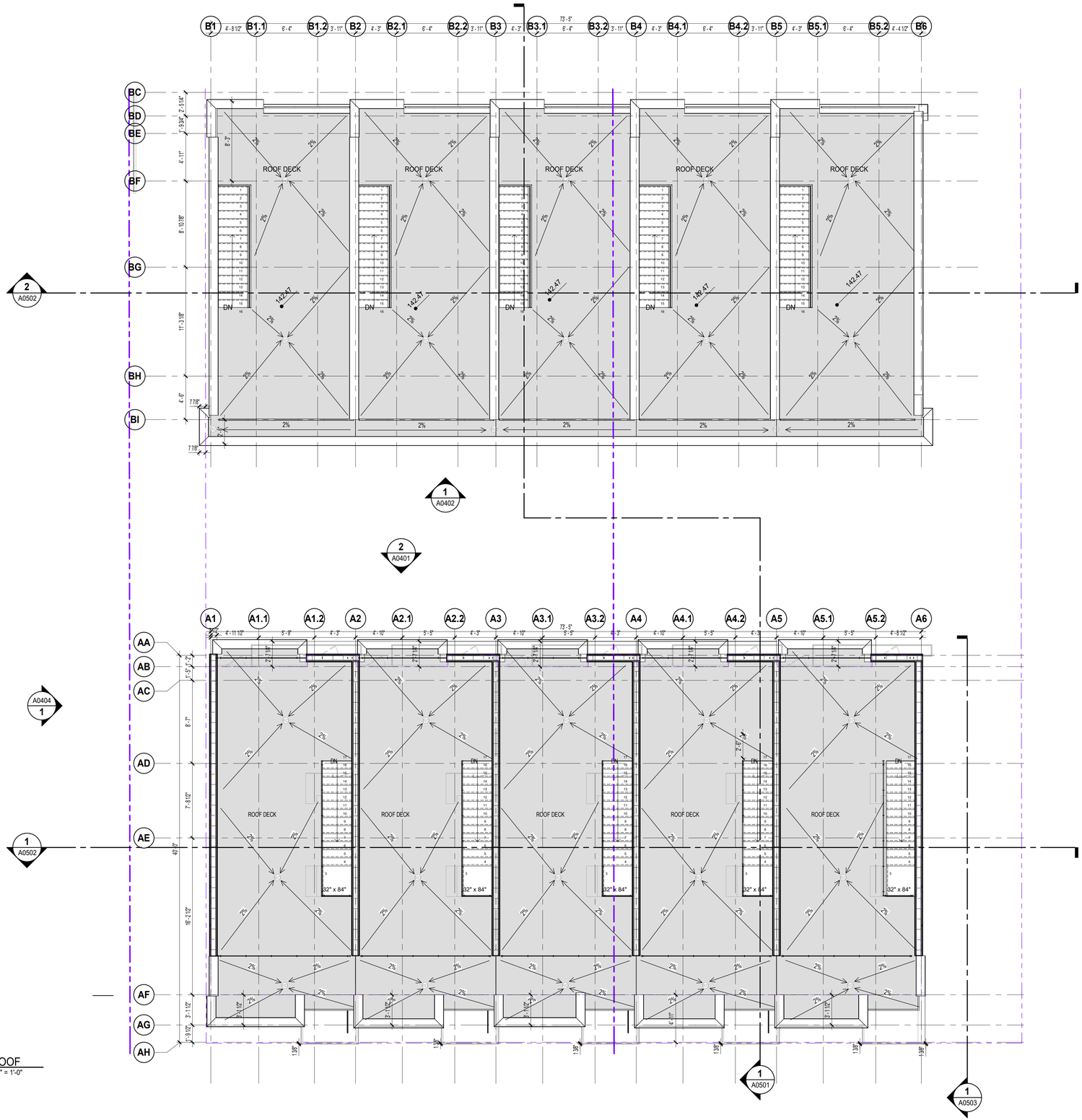

2 A0008 U/S of ROOF
SCALE: 3/16" = 1'-0"

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3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

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PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG-A&B ROOF

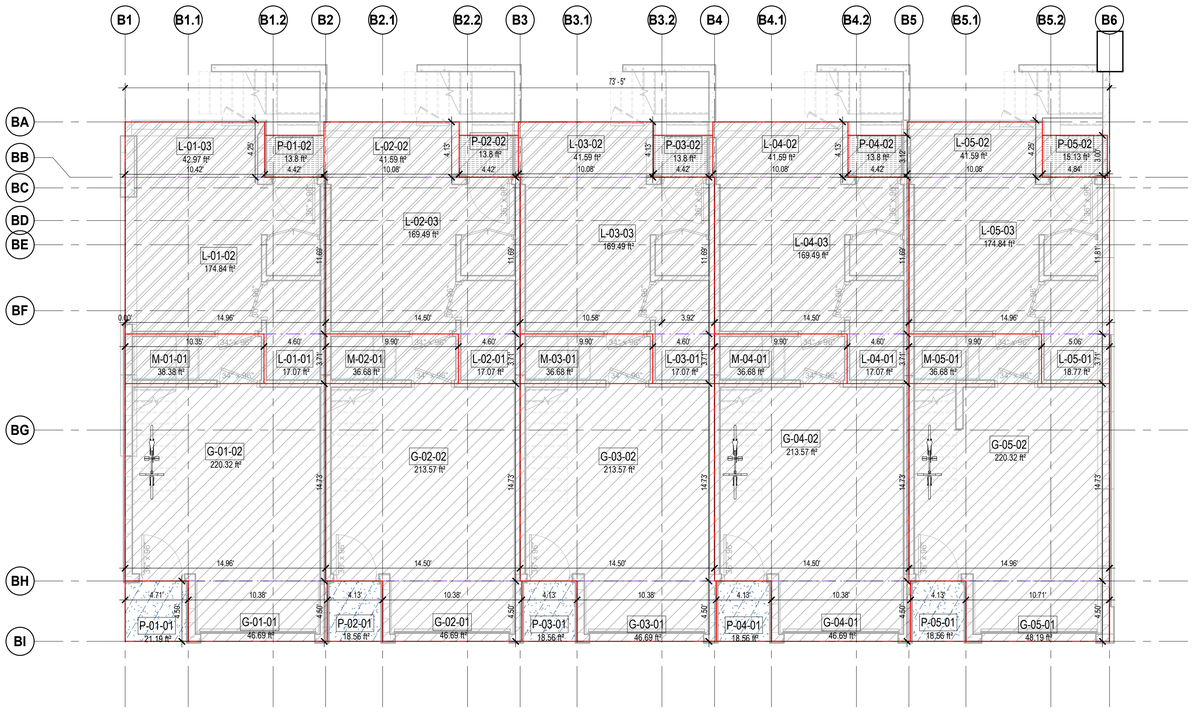
DRAWING ISSUE

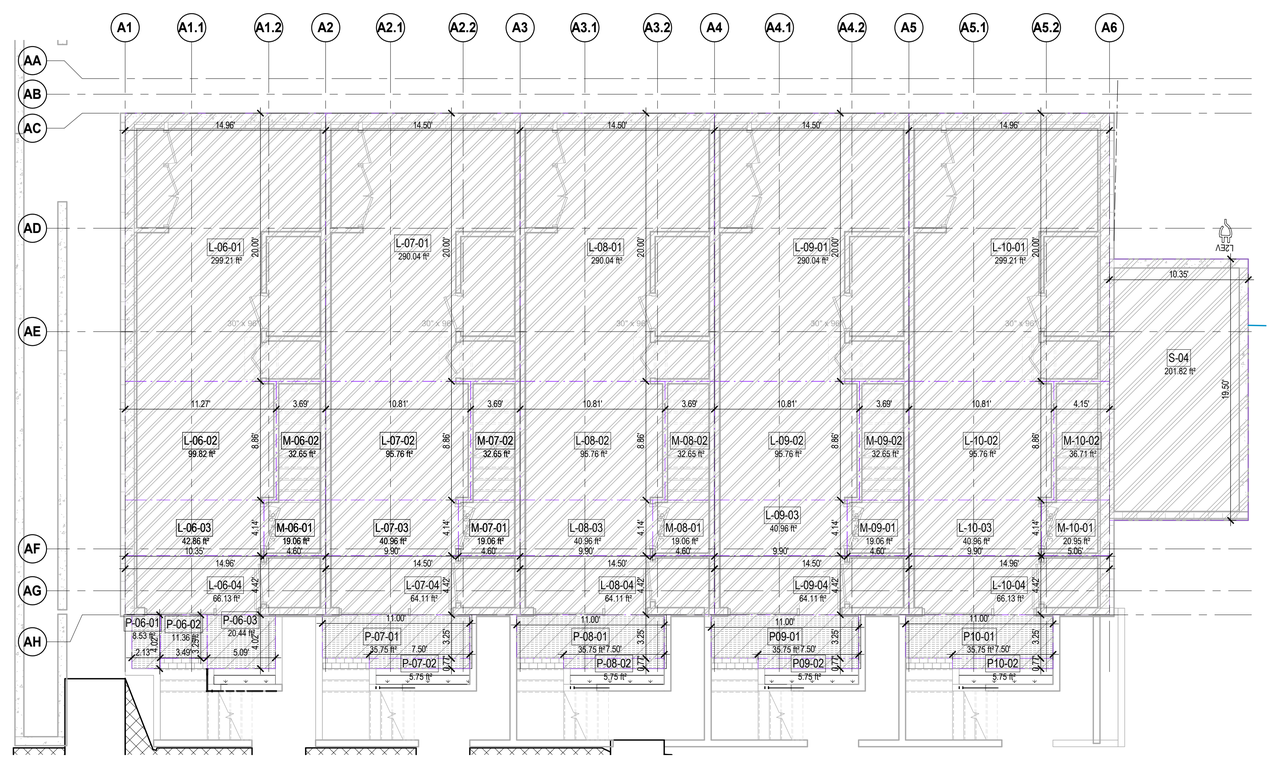
ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	MT
	SCALE: 3/16" = 1'-0"	REVIEWED: AF

DRAWING NO. A0205

REVISION 3





1 A0008 CELLAR OVERLAY
SCALE: 3/16" = 1'-0"

BLDG B -AREA OVERLAY-GROSS FLOOR AREA (CELLAR)							
Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Description	Area Category
B-CELLAR	L-01-01	4.60	3.71	17.07 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-01-02	14.96	11.69	174.84 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-01-03	10.42	4.13	42.97 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-02-01	4.60	3.71	17.07 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-02-02	10.08	4.13	41.59 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-02-03	14.50	11.69	169.49 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-03-01	4.60	3.71	17.07 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-03-02	10.08	4.13	41.59 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-03-03	14.50	11.69	169.49 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-04-01	4.60	3.71	17.07 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-04-02	10.08	4.13	41.59 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-04-03	14.50	11.69	169.49 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-05-01	5.06	3.71	18.77 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-05-02	10.08	4.13	41.59 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	L-05-03	14.96	11.69	174.84 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	M-01-01	10.35	3.71	38.38 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	M-02-01	9.90	3.71	36.68 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	M-03-01	9.90	3.71	36.68 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	M-04-01	9.90	3.71	36.68 ft²	Below Grade	Living Space	Exclusion
B-CELLAR	M-05-01	9.90	3.71	36.68 ft²	Below Grade	Living Space	Exclusion
Below Grade: 20				1339.65 ft²			
B-CELLAR	G-01-01	10.38	4.50	46.69 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-01-02	14.96	14.73	220.32 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-02-01	10.38	4.50	46.69 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-02-02	14.50	14.73	213.57 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-03-01	10.38	4.50	46.69 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-03-02	14.50	14.73	213.57 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-04-01	10.38	4.50	46.69 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-04-02	14.50	14.73	213.57 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-05-01	10.71	4.50	48.19 ft²	Garage	Other Exclusion	Exclusion
B-CELLAR	G-05-02	14.96	14.73	220.32 ft²	Garage	Other Exclusion	Exclusion
Garage: 10				1316.30 ft²			
B-CELLAR	P-01-02	4.42	3.12	13.80 ft²	Patio	Veranda	Exclusion
B-CELLAR	P-02-02	4.42	3.12	13.80 ft²	Patio	Veranda	Exclusion
B-CELLAR	P-03-02	4.42	3.12	13.80 ft²	Patio	Veranda	Exclusion
B-CELLAR	P-04-02	4.42	3.12	13.80 ft²	Patio	Veranda	Exclusion
B-CELLAR	P-05-02	4.84	3.12	15.13 ft²	Patio	Veranda	Exclusion
Patio: 5				70.32 ft²			
B-CELLAR	P-01-01	4.71	4.50	21.19 ft²	Porch	Veranda	Exclusion
B-CELLAR	P-02-01	4.13	4.50	18.56 ft²	Porch	Veranda	Exclusion
B-CELLAR	P-03-01	4.13	4.50	18.56 ft²	Porch	Veranda	Exclusion
B-CELLAR	P-04-01	4.13	4.50	18.56 ft²	Porch	Veranda	Exclusion
B-CELLAR	P-05-01	4.13	4.50	18.56 ft²	Porch	Veranda	Exclusion
Porch: 5				95.44 ft²			

BLDG A -AREA OVERLAY-GROSS FLOOR AREA (CELLAR)							
Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Description	Area Category
A-CELLAR	L-06-01	14.96	20.00	299.21 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-06-02	11.27	8.86	99.82 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-06-03	10.35	4.14	42.86 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-06-04	14.96	4.42	66.13 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-07-01	14.50	20.00	290.04 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-07-02	10.81	8.86	95.76 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-07-03	9.90	4.14	40.96 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-07-04	14.50	4.42	64.11 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-08-01	14.50	20.00	290.04 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-08-02	10.81	8.86	95.76 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-08-03	9.90	4.14	40.96 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-08-04	14.50	4.42	64.11 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-09-01	14.50	20.00	290.04 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-09-02	10.81	8.86	95.76 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-09-03	9.90	4.14	40.96 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-09-04	14.50	4.42	64.11 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-10-01	14.96	20.00	299.21 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-10-02	10.81	8.86	95.76 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-10-03	9.90	4.14	40.96 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	L-10-04	14.96	4.42	66.13 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-06-01	4.60	4.14	19.06 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-06-02	3.69	8.85	32.65 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-07-01	4.60	4.14	19.06 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-07-02	3.69	8.85	32.65 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-08-01	4.60	4.14	19.06 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-08-02	3.69	8.85	32.65 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-09-01	4.60	4.14	19.06 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-09-02	3.69	8.85	32.65 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-10-01	5.06	4.14	20.95 ft²	Below Grade	Living Space	Exclusion
A-CELLAR	M-10-02	4.15	8.85	36.71 ft²	Below Grade	Living Space	Exclusion
Below Grade: 30				2747.17 ft²			
A-CELLAR	P09-01	11.00	3.25	35.75 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P09-02	7.50	0.77	5.75 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P10-01	11.00	3.25	35.75 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P10-02	7.50	0.77	5.75 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P-06-01	2.13	4.02	8.53 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P-06-02	3.49	3.25	11.36 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P-06-03	5.09	4.02	20.44 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P-07-01	11.00	3.25	35.75 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P-07-02	7.50	0.77	5.75 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P-08-01	11.00	3.25	35.75 ft²	Patio	Other Exclusion	Exclusion
A-CELLAR	P-08-02	7.50	0.77	5.75 ft²	Patio	Other Exclusion	Exclusion
Patio: 11				206.32 ft²			
A-CELLAR	S-04	10.35	19.50	201.82 ft²	Service	Other Exclusion	Exclusion
Service: 1				201.82 ft²			

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

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PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG-A&B CELLAR AREA OVERLAY

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
	SCALE: 3/16" = 1'-0"	REVIEWED: AF

DRAWING NO. A0220

REVISION 1

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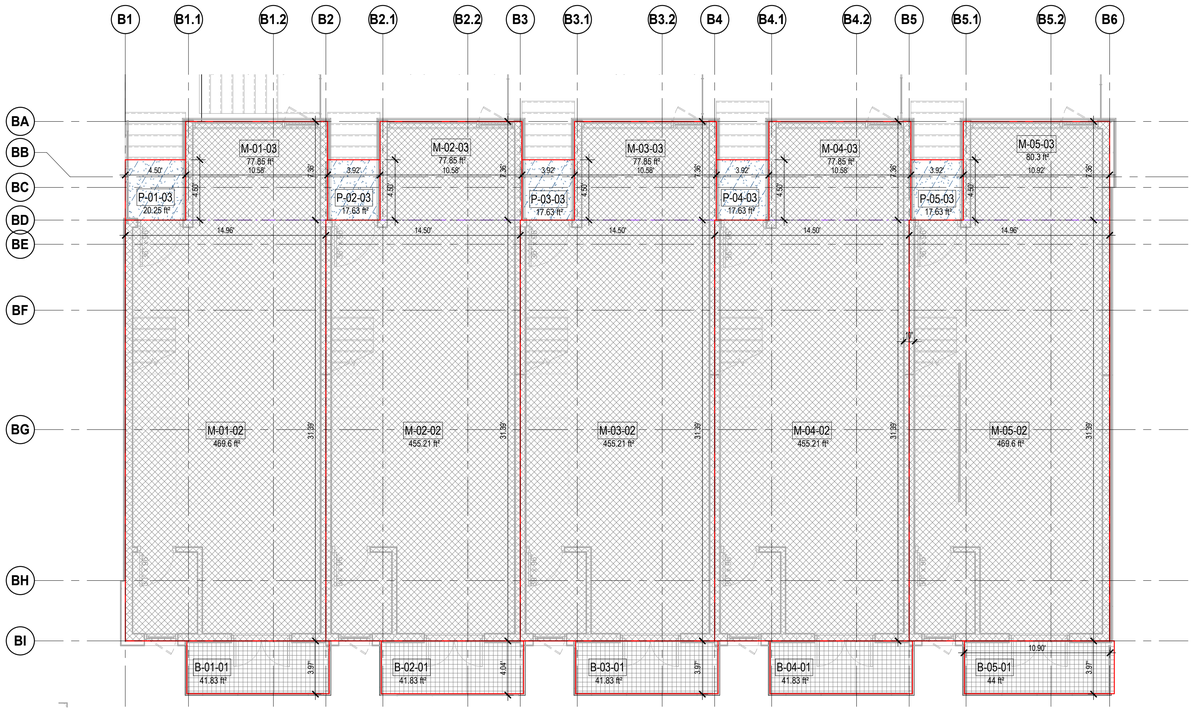

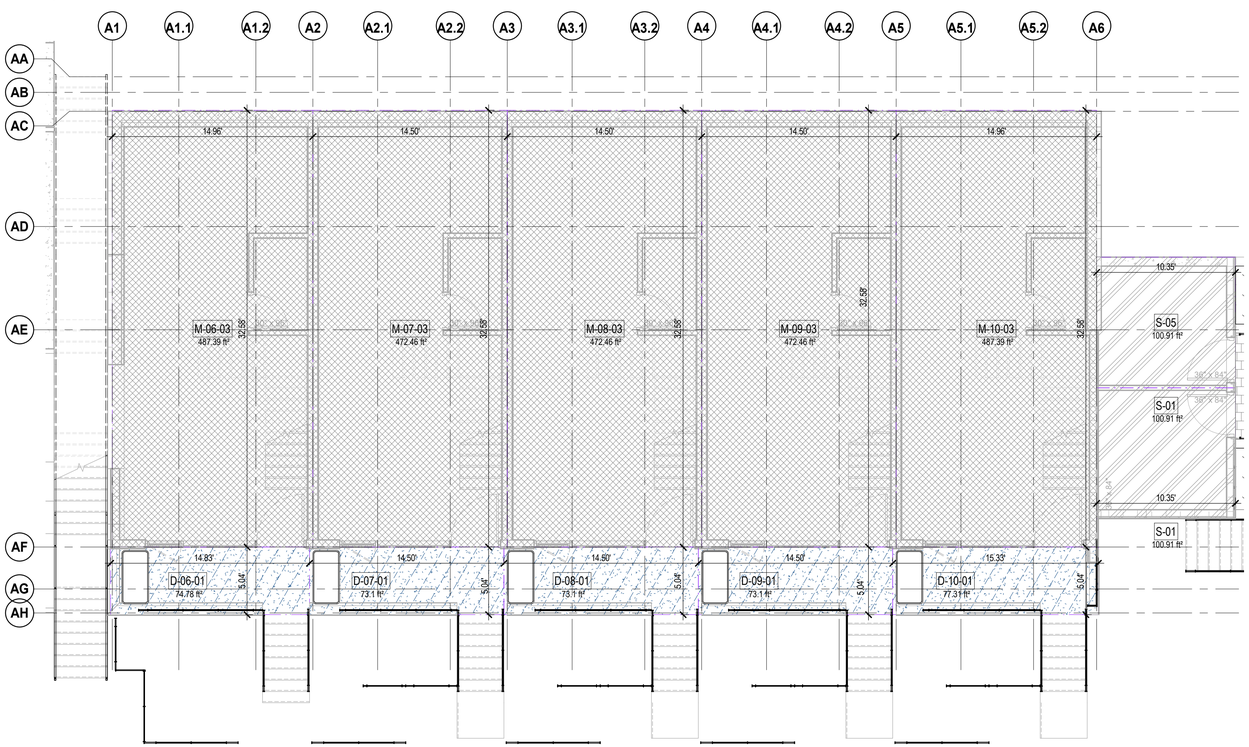

1 A0008 LEVEL 1 OVERLAY
SCALE: 3/16" = 1'-0"

BLDG B -LEVEL 1 AREA OVERLAY-GROSS FLOOR AREA							
Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Description	Area Category
B-LEVEL 1	B-01-01	10.63	3.94	41.83 ft²	Balcony	Veranda	Exclusion
B-LEVEL 1	B-02-01	10.63	3.94	41.83 ft²	Balcony	Veranda	Exclusion
B-LEVEL 1	B-03-01	10.63	3.94	41.83 ft²	Balcony	Veranda	Exclusion
B-LEVEL 1	B-04-01	10.63	3.94	41.83 ft²	Balcony	Veranda	Exclusion
B-LEVEL 1	B-05-01	11.18	3.94	44.00 ft²	Balcony	Veranda	Exclusion
Balcony: 5				211.33 ft²			
B-LEVEL 1	P-01-03	4.50	4.50	20.25 ft²	Porch	Veranda	Exclusion
B-LEVEL 1	P-02-03	3.92	4.50	17.63 ft²	Porch	Veranda	Exclusion
B-LEVEL 1	P-03-03	3.92	4.50	17.63 ft²	Porch	Veranda	Exclusion
B-LEVEL 1	P-04-03	3.92	4.50	17.63 ft²	Porch	Veranda	Exclusion
B-LEVEL 1	P-05-03	3.92	4.50	17.63 ft²	Porch	Veranda	Exclusion
Porch: 5				90.75 ft²			
Exclusion: 10				302.08 ft²			
B-LEVEL 1	M-01-02	14.96	31.39	469.60 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-01-03	10.58	7.36	77.85 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-02-02	14.50	31.39	455.21 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-02-03	10.58	7.36	77.85 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-03-02	14.50	31.39	455.21 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-03-03	10.58	7.36	77.85 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-04-02	14.50	31.39	455.21 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-04-03	10.58	7.36	77.85 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-05-02	14.96	31.39	469.60 ft²	Above Grade	Living Space	FSR
B-LEVEL 1	M-05-03	10.92	7.36	80.30 ft²	Above Grade	Living Space	FSR
Above Grade: 10				2696.55 ft²			
FSR: 10				2696.55 ft²			
B-LEVEL 1: 20				2998.62 ft²			
Grand total: 20				2998.62 ft²			

BLDG A -LEVEL 1 AREA OVERLAY-GROSS FLOOR AREA							
Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Description	Area Category
A-LEVEL 1	M-06-03	14.96	32.58	487.39 ft²	Above Grade	Living Space	FSR
A-LEVEL 1	M-07-03	14.50	32.58	472.46 ft²	Above Grade	Living Space	FSR
A-LEVEL 1	M-08-03	14.50	32.58	472.46 ft²	Above Grade	Living Space	FSR
A-LEVEL 1	M-09-03	14.50	32.58	472.46 ft²	Above Grade	Living Space	FSR
A-LEVEL 1	M-10-03	14.96	32.58	487.39 ft²	Above Grade	Living Space	FSR
Above Grade: 5				2392.16 ft²			
FSR: 5				2392.16 ft²			
A-LEVEL 1	D-10-01	15.33	5.04	77.31 ft²	Porch	Veranda	Exclusion
A-LEVEL 1	D-09-01	14.50	5.04	73.10 ft²	Porch	Veranda	Exclusion
A-LEVEL 1	D-08-01	14.50	5.04	73.10 ft²	Porch	Veranda	Exclusion
A-LEVEL 1	D-07-01	14.50	5.04	73.10 ft²	Porch	Veranda	Exclusion
A-LEVEL 1	D-06-01	14.83	5.04	74.78 ft²	Porch	Veranda	Exclusion
Porch: 5				371.40 ft²			
A-LEVEL 1	S-01	10.35	9.75	100.91 ft²	Service	Other Exclusion	Exclusion
A-LEVEL 1	S-05	10.35	9.75	100.91 ft²	Service	Other Exclusion	Exclusion
Service: 2				201.82 ft²			
Exclusion: 7				573.22 ft²			
A-LEVEL 1: 12				2965.38 ft²			
Grand total: 12				2965.38 ft²			

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

CONSULTANT

PROJECT
EAST 1ST STREET
452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE
BLDG-A&B LEVEL 1 AREA OVERLAY

DRAWING ISSUE
ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
	SCALE: 3/16" = 1'-0"	REVIEWED: AF

DRAWING NO. A0221
REVISION 1

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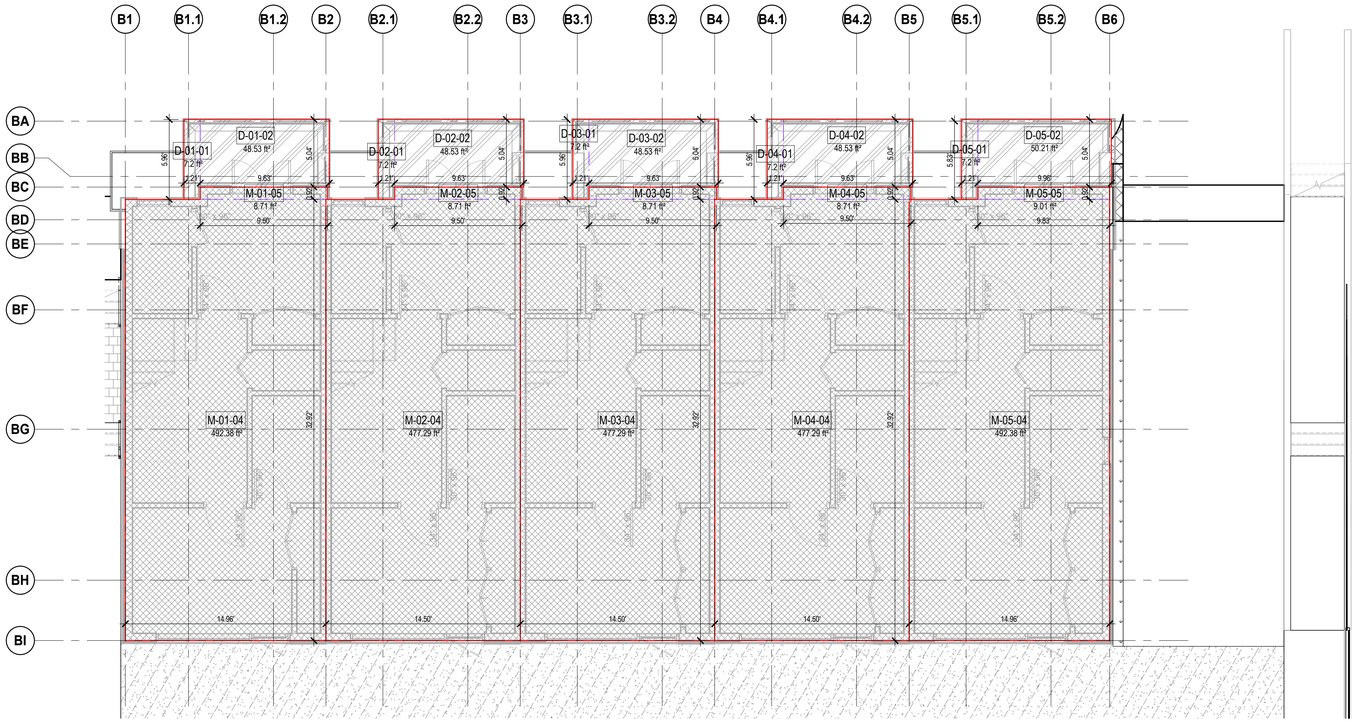
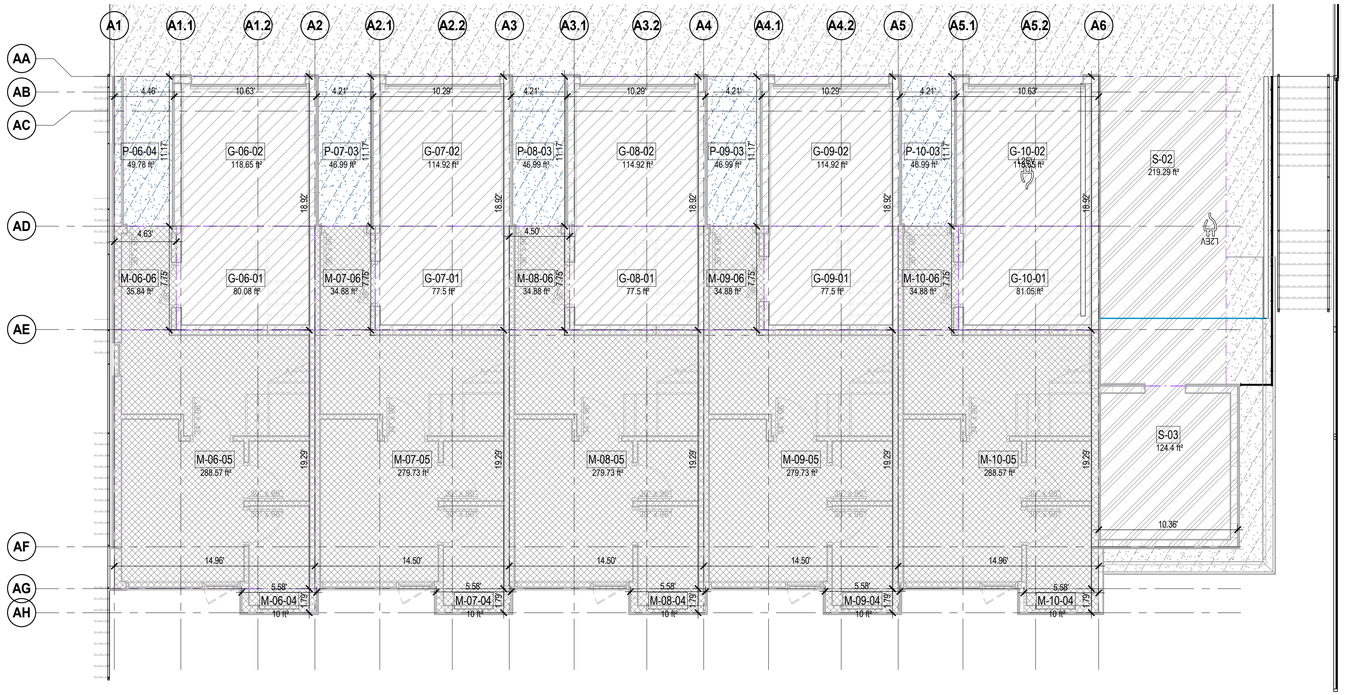


BLDG B -LEVEL 2 AREA OVERLAY-GROSS FLOOR AREA							
Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Description	Area Category
B-LEVEL 2	M-01-05	9.50	0.92	8.71 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-01-04	14.96	32.92	492.38 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-02-05	9.50	0.92	8.71 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-02-04	14.50	32.92	477.29 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-03-05	9.50	0.92	8.71 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-03-04	14.50	32.92	477.29 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-04-05	9.50	0.92	8.71 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-04-04	14.50	32.92	477.29 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-05-05	9.83	0.92	9.01 ft²	Above Grade	Living Space	FSR
B-LEVEL 2	M-05-04	14.96	32.92	492.38 ft²	Above Grade	Living Space	FSR
Above Grade: 10				2460.48 ft²			
FSR: 10				2460.48 ft²			
B-LEVEL 2	D-01-01	1.21	5.96	7.20 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-01-02	9.63	5.04	48.53 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-02-01	1.21	5.96	7.20 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-02-02	9.63	5.04	48.53 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-03-01	1.21	5.96	7.20 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-03-02	9.63	5.04	48.53 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-04-01	1.21	5.96	7.20 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-04-02	9.63	5.04	48.53 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-05-01	1.21	5.96	7.20 ft²	Sun Deck	Other Exclusion	Exclusion
B-LEVEL 2	D-05-02	9.96	5.04	50.21 ft²	Sun Deck	Other Exclusion	Exclusion
Sun Deck: 10				280.31 ft²			
Exclusion: 10				280.31 ft²			
B-LEVEL 2: 20				2740.79 ft²			
Grand total: 20				2740.79 ft²			



BLDG A -LEVEL 2 AREA OVERLAY-GROSS FLOOR AREA							
Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Description	Area Category
A-LEVEL 2	M-06-04	5.58	1.79	10.00 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-06-05	14.96	19.29	288.57 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-06-06	4.63	7.75	35.84 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-07-04	5.58	1.79	10.00 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-07-05	14.50	19.29	279.73 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-07-06	4.50	7.75	34.88 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-08-04	5.58	1.79	10.00 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-08-05	14.50	19.29	279.73 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-08-06	4.50	7.75	34.88 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-09-04	5.58	1.79	10.00 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-09-05	14.50	19.29	279.73 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-09-06	4.50	7.75	34.88 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-10-04	5.58	1.79	10.00 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-10-05	14.96	19.29	288.57 ft²	Above Grade	Living Space	FSR
A-LEVEL 2	M-10-06	4.50	7.75	34.88 ft²	Above Grade	Living Space	FSR
Above Grade: 15				1641.69 ft²			
FSR: 15				1641.69 ft²			
A-LEVEL 2	G-06-01	10.33	7.75	80.08 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-06-02	10.63	11.17	118.65 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-07-01	10.00	7.75	77.50 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-07-02	10.29	11.17	114.92 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-08-01	10.00	7.75	77.50 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-08-02	10.29	11.17	114.92 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-09-01	10.00	7.75	77.50 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-09-02	10.29	11.17	114.92 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-10-01	10.46	7.75	81.05 ft²	Garage	Other Exclusion	Exclusion
A-LEVEL 2	G-10-02	10.63	11.17	118.65 ft²	Garage	Other Exclusion	Exclusion
Garage: 10				975.70 ft²			
A-LEVEL 2	P-06-04	4.46	11.17	49.78 ft²	Porch	Veranda	Exclusion
A-LEVEL 2	P-07-03	4.21	11.17	46.99 ft²	Porch	Veranda	Exclusion
A-LEVEL 2	P-08-03	4.21	11.17	46.99 ft²	Porch	Veranda	Exclusion
A-LEVEL 2	P-09-03	4.21	11.17	46.99 ft²	Porch	Veranda	Exclusion
A-LEVEL 2	P-10-03	4.21	11.17	46.99 ft²	Porch	Veranda	Exclusion
Porch: 5				237.76 ft²			
A-LEVEL 2	S-03	10.37	12.00	124.40 ft²	Service	Other Exclusion	Exclusion
A-LEVEL 2	S-02	9.50	23.08	219.29 ft²	Service	Other Exclusion	Exclusion
Service: 2				343.69 ft²			
Exclusion: 17				1557.14 ft²			
A-LEVEL 2: 32				3198.84 ft²			
Grand total: 32				3198.84 ft²			

1 A0008 LEVEL 2 OVERLAY
SCALE: 3/16" = 1'-0"

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG-A&B LEVEL 2 OVERLAY

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
	SCALE 3/16" = 1'-0"	REVIEWED AF

DRAWING NO. A0222 REVISION 1

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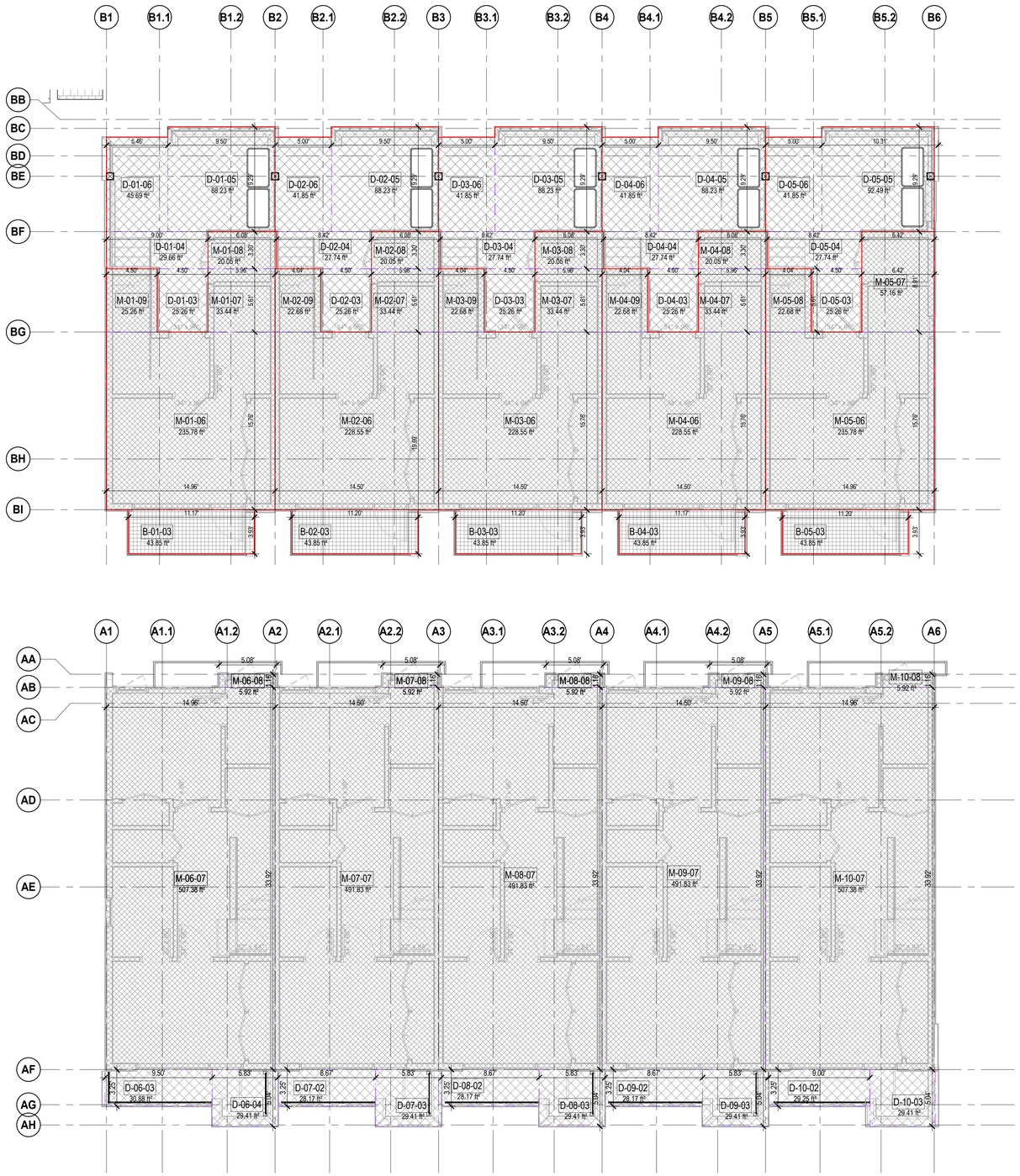

1 A0008 LEVEL 3 OVERLAY
SCALE: 3/16" = 1'-0"

BLDG B -LEVEL 3 AREA OVERLAY-GROSS FLOOR AREA

Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Description	Area Category
B-LEVEL 3	M-01-06	14.96	15.76	235.78 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-02-06	14.50	15.76	228.55 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-03-06	14.50	15.76	228.55 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-04-06	14.50	15.76	228.55 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-05-06	14.96	15.76	235.78 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-05-07	6.42	8.91	57.16 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-05-08	4.04	5.61	22.68 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-04-07	5.96	5.61	33.44 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-04-09	4.04	5.61	22.68 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-04-08	6.08	3.30	20.05 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-03-07	5.96	5.61	33.44 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-03-09	4.04	5.61	22.68 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-03-08	6.08	3.30	20.05 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-02-07	5.96	5.61	33.44 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-02-09	4.04	5.61	22.68 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-02-08	6.08	3.30	20.05 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-01-07	5.96	5.61	33.44 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-01-09	4.50	5.61	25.26 ft²	Above Grade	Living Space	FSR
B-LEVEL 3	M-01-08	6.08	3.30	20.05 ft²	Above Grade	Living Space	FSR
Above Grade: 19				1544.34 ft²			
FSR: 19				1544.34 ft²			
B-LEVEL 3	B-01-03	11.17	3.93	43.85 ft²	Balcony	Veranda	Exclusion
B-LEVEL 3	B-02-03	11.17	3.93	43.85 ft²	Balcony	Veranda	Exclusion
B-LEVEL 3	B-03-03	11.17	3.93	43.85 ft²	Balcony	Veranda	Exclusion
B-LEVEL 3	B-04-03	11.17	3.93	43.85 ft²	Balcony	Veranda	Exclusion
B-LEVEL 3	B-05-03	11.17	3.93	43.85 ft²	Balcony	Veranda	Exclusion
Balcony: 5				219.23 ft²			
B-LEVEL 3	D-05-05	9.96	9.29	92.49 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-05-06	5.00	8.37	41.85 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-05-04	8.42	3.30	27.74 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-05-03	4.50	5.61	25.26 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-04-05	9.50	9.29	88.23 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-04-06	5.00	8.37	41.85 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-04-04	8.42	3.30	27.74 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-04-03	4.50	5.61	25.26 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-03-05	9.50	9.29	88.23 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-03-06	5.00	8.37	41.85 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-03-04	8.42	3.30	27.74 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-03-03	4.50	5.61	25.26 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-02-05	9.50	9.29	88.23 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-02-06	5.00	8.37	41.85 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-02-04	8.42	3.30	27.74 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-02-03	4.50	5.61	25.26 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-01-05	9.50	9.29	88.23 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-01-06	5.46	8.37	45.69 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-01-04	9.00	3.30	29.66 ft²	Covered Deck	Veranda	Exclusion
B-LEVEL 3	D-01-03	4.50	5.61	25.26 ft²	Covered Deck	Veranda	Exclusion
Covered Deck: 20				925.43 ft²			
Exclusion: 25				1144.66 ft²			
B-LEVEL 3: 44				2689.01 ft²			

Roof	R-01-01	14.96	32.79	490.54 ft²	Roof Deck	Exclusion	Exclusion
Roof	R-02-01	14.50	32.79	475.51 ft²	Roof Deck	Exclusion	Exclusion
Roof	R-03-01	14.50	32.79	475.51 ft²	Roof Deck	Exclusion	Exclusion
Roof	R-04-01	14.50	32.79	475.51 ft²	Roof Deck	Exclusion	Exclusion
Roof	R-05-01	14.96	32.79	490.54 ft²	Roof Deck	Exclusion	Exclusion
Roof Deck: 5				2407.62 ft²			
Exclusion: 5				2407.62 ft²			
Roof: 5				2407.62 ft²			
Grand total: 49				5096.62 ft²			

BLDG A -LEVEL 3 AREA OVERLAY-GROSS FLOOR AREA

Level	Mark	Dimension X	Dimension Y	Area	Gross Area Category	Description	Area Category
A-LEVEL 3	M-06-07	14.96	33.92	507.38 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-06-08	5.08	1.16	5.92 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-07-07	14.50	33.92	491.83 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-07-08	5.08	1.16	5.92 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-08-07	14.50	33.92	491.83 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-08-08	5.08	1.16	5.92 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-09-07	14.50	33.92	491.83 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-09-08	5.08	1.16	5.92 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-10-07	14.96	33.92	507.38 ft²	Above Grade	Living Space	FSR
A-LEVEL 3	M-10-08	5.08	1.16	5.92 ft²	Above Grade	Living Space	FSR
FSR: 10				2519.83 ft²			
A-LEVEL 3	D-06-03	9.50	3.25	30.88 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-06-04	5.83	5.04	29.41 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-07-02	8.67	3.25	28.17 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-07-03	5.83	5.04	29.41 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-08-02	8.67	3.25	28.17 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-08-03	5.83	5.04	29.41 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-09-02	8.67	3.25	28.17 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-09-03	5.83	5.04	29.41 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-10-02	9.00	3.25	29.25 ft²	Sun Deck	Other Exclusion	Exclusion
A-LEVEL 3	D-10-03	5.83	5.04	29.41 ft²	Sun Deck	Other Exclusion	Exclusion
Exclusion: 10				291.67 ft²			
A-LEVEL 3: 20				2811.50 ft²			
Grand total: 20				2811.50 ft²			

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG-A&B LEVEL 3 AREA OVERLAY

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	SG
	SCALE: 3/16" = 1'-0"	REVIEWED: AF

DRAWING NO. A0223

REVISION 1

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1 A0301 BLDG-A ELEVATION_SOUTH
SCALE: 3/16" = 1'-0"

2 A0202 BLDG-A ELEVATION NORTH
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

MT	Material Description	COLOUR
01	HARDIE PANEL & REVEAL	SMOOTH FINISH-ARCTIC WHITE
02	HARDIEPLANK LAP SIDING	WOOD STOCK BROWN, 7" EXPOSURES
03	HARDIE PANEL & REVEAL	SMOOTH FINISH-IRON GRAY
04	CAST-IN-PLACE CONCRETE	GRAY
07	2 PIECE HARDIE FASCIA BOARD	IRON GRAY
08	DOUBLE GLAZED PANEL	CLEAR
09	WINDOW MULLION	ALUMINUM - CHARCOAL ANODIZED
10	ALUMINUM GUARD & GLASS PANEL	ANODIZED, CHARCOAL
11	ENTERY DOOR PANEL	WOOD STAINED
13	METAL DOOR PANEL	PRE FINISHED PAINT/ GREY

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG A-ELEVATIONS-SOUTH & NORTH

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	MGH
	SCALE: 3/16" = 1'-0"	REVIEWED: AF

DRAWING NO. A0401 REVISION 3

9/8/2022 4:52:49 PM C:\Users\amir.farbehi\Documents\20236 East 1st Street-BLDG-A&B-Option 6 - Chnge to finishes_amir.farbehi W004.rvt

1 A0203 BLDG-B ELEVATION-SOUTH
SCALE: 3/16" = 1'-0"

2 A0204 BLDG-B ELEVATION NORTH
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND		
MT	Material Description	COLOUR
01	HARDIE PANEL & REVEAL	SMOOTH FINISH-ARCTIC WHITE
02	HARDIEPLANK LAP SIDING	WOOD STOCK BROWN, 7" EXPOSURES
03	HARDIE PANEL & REVEAL	SMOOTH FINISH-IRON GRAY
04	CAST-IN-PLACE CONCRETE	GRAY
07	2 PIECE HARDIE FASCIA BOARD	IRON GRAY
08	DOUBLE GLAZED PANEL	CLEAR
09	WINDOW MULLION	ALUMINUM - CHARCOAL ANODIZED
10	ALUMINUM GUARD & GLASS PANEL	ANODIZED, CHARCOAL
11	ENTERY DOOR PANEL	WOOD STAINED
13	METAL DOOR PANEL	PRE FINISHED PAINT/ GREY

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG-B-ELEVATION-SOUTH & NORTH

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
	SCALE: 3/16" = 1'-0"	REVIEWED: Checker

DRAWING NO. A0402 REVISION 3

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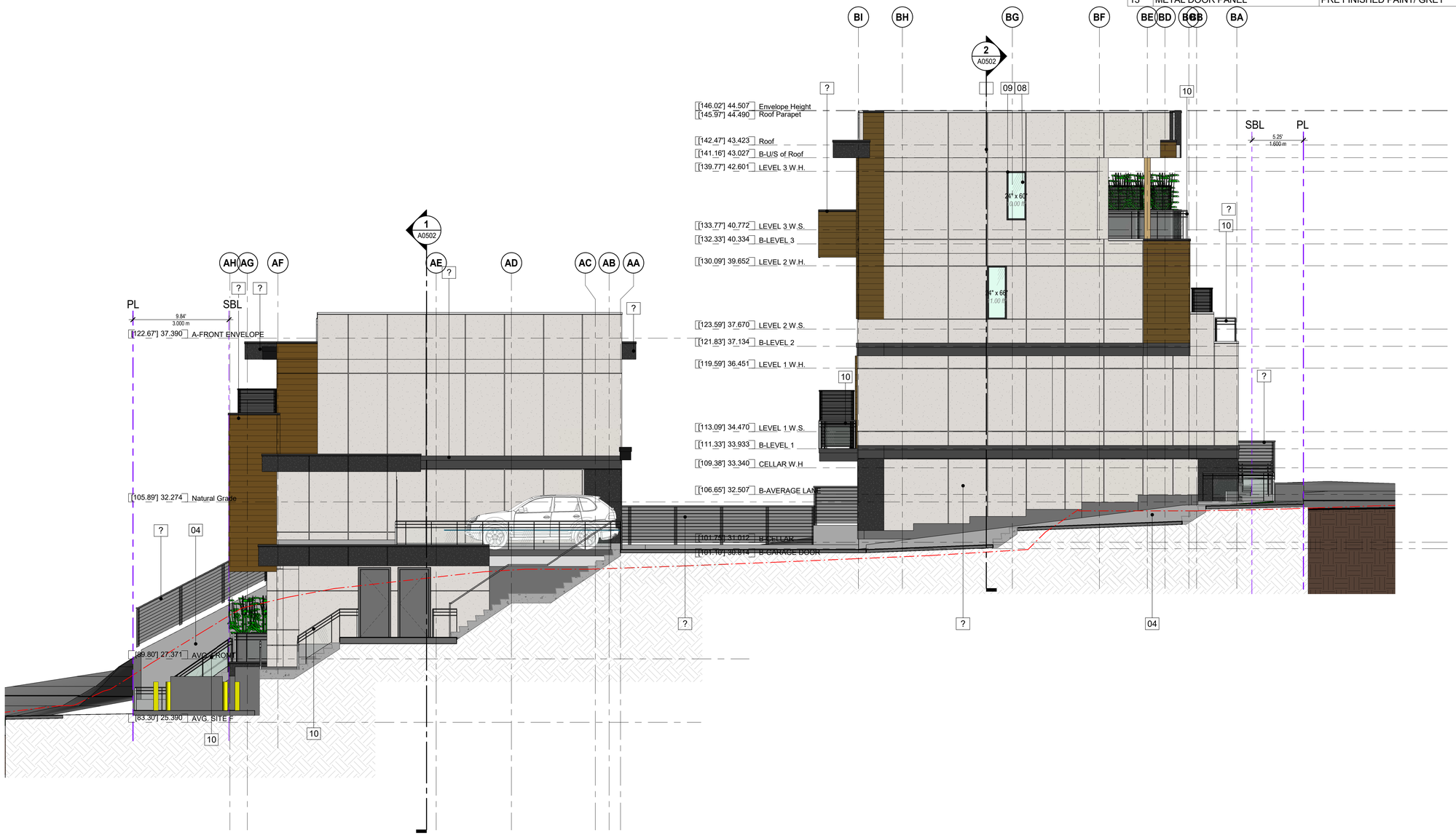
MATERIAL LEGEND		
MT	Material Description	COLOUR
01	HARDIE PANEL & REVEAL	SMOOTH FINISH-ARCTIC WHITE
02	HARDIEPLANK LAP SIDING	WOOD STOCK BROWN, 7" EXPOSURES
03	HARDIE PANEL & REVEAL	SMOOTH FINISH-IRON GRAY
04	CAST-IN-PLACE CONCRETE	GRAY
07	2 PIECE HARDIE FASCIA BOARD	IRON GRAY
08	DOUBLE GLAZED PANEL	CLEAR
09	WINDOW MULLION	ALUMINUM - CHARCOAL ANODIZED
10	ALUMINUM GUARD & GLASS PANEL	ANODIZED, CHARCOAL
11	ENTERY DOOR PANEL	WOOD STAINED
13	METAL DOOR PANEL	PRE FINISHED PAINT/ GREY



1 A0201 SIDE ELEVATION_EAST
SCALE: 3/16" = 1'-0"

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
3	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
2	2021-01-14	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF
1	2020-09-16	SCHEMATIC DESIGN ISSUED FOR REVIEW	AF

CONSULTANT

PROJECT

EAST 1ST STREET

452,454,456,458 EAST 1ST STREET. NORTH VANCOUVER BC.

DRAWING TITLE

BLDG-A&B-ELEVATION-EAST

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
	SCALE 3/16" = 1'-0"	REVIEWED Checker

DRAWING NO. A0403

REVISION 3

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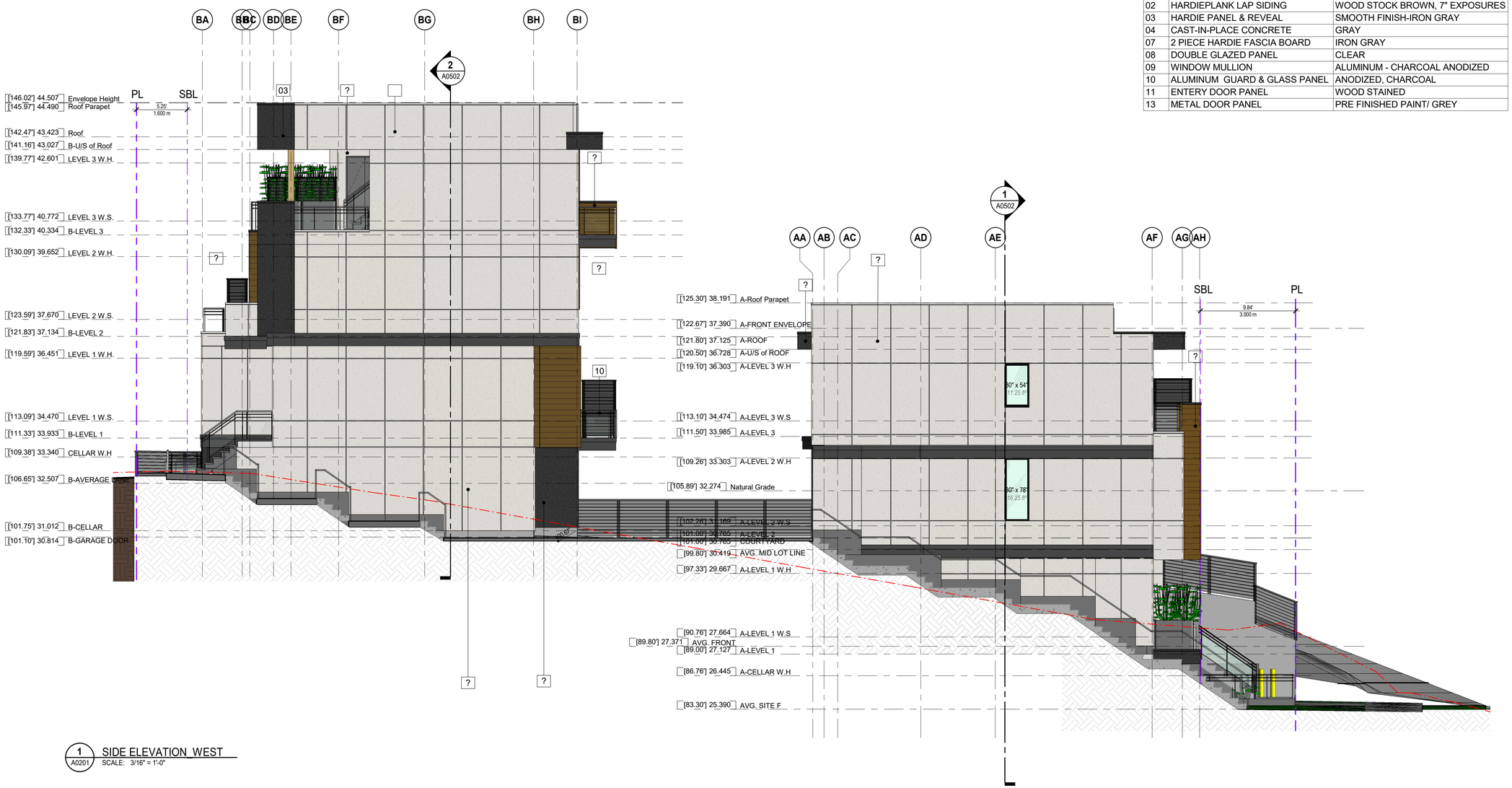
MATERIAL LEGEND		
MT	Material Description	COLOUR
01	HARDIE PANEL & REVEAL	SMOOTH FINISH-ARCTIC WHITE
02	HARDIEPLANK LAP SIDING	WOOD STOCK BROWN, 7" EXPOSURES
03	HARDIE PANEL & REVEAL	SMOOTH FINISH-IRON GRAY
04	CAST-IN-PLACE CONCRETE	GRAY
07	2 PIECE HARDIE FASCIA BOARD	IRON GRAY
08	DOUBLE GLAZED PANEL	CLEAR
09	WINDOW MULLION	ALUMINUM - CHARCOAL ANODIZED
10	ALUMINUM GUARD & GLASS PANEL	ANODIZED, CHARCOAL
11	ENTERY DOOR PANEL	WOOD STAINED
13	METAL DOOR PANEL	PRE FINISHED PAINT/ GREY



1 A0201 SIDE ELEVATION WEST
SCALE: 3/16" = 1'-0"

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EAST 1ST STREET

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DRAWING TITLE

BLDG-A&B-ELEVATION-WEST

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
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REVISION 3

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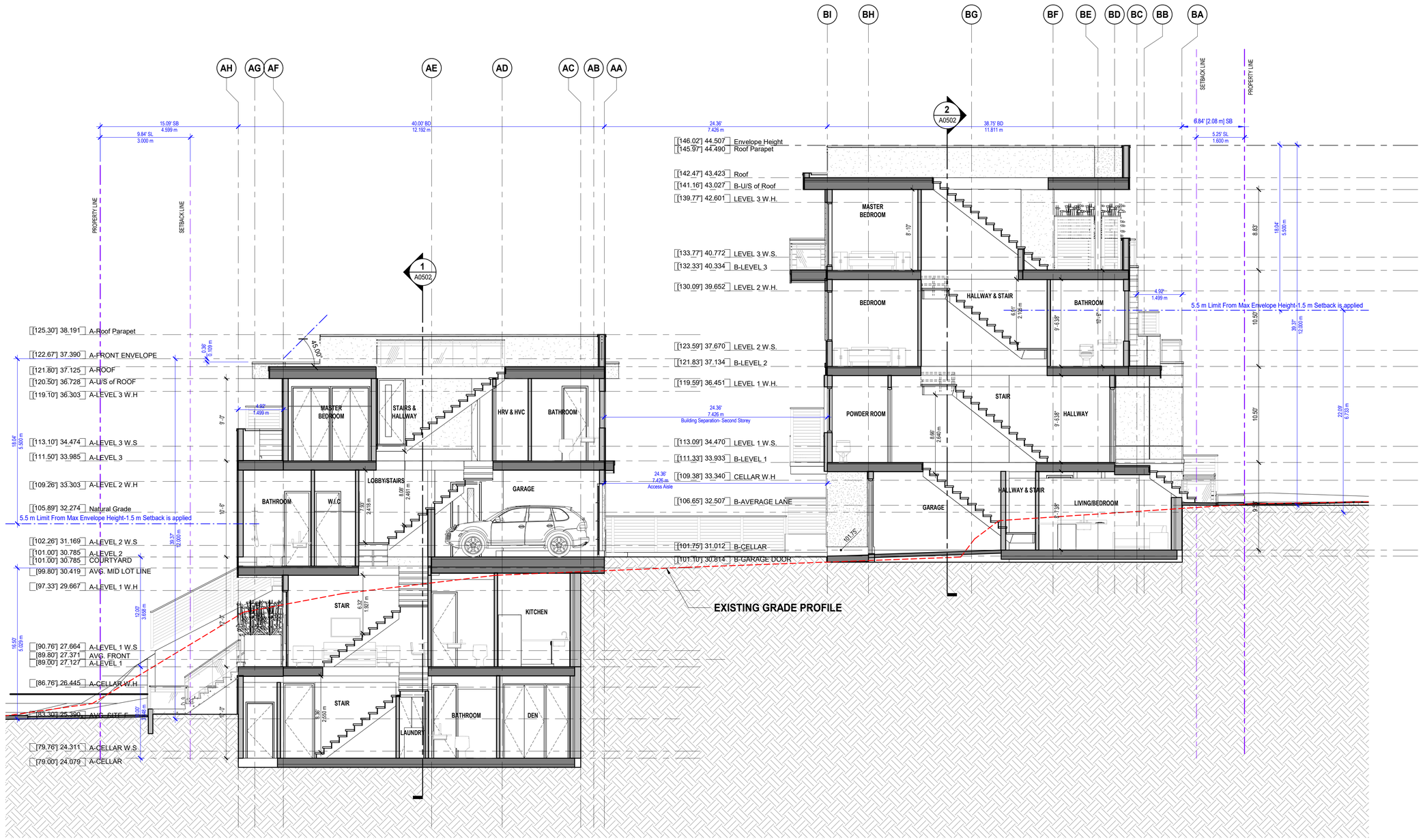

1 A0201 BLDG A&B SECTION
SCALE: 3/16" = 1'-0"

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PROJECT

EAST 1ST STREET

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DRAWING TITLE

BLDG A&B-SECTIONS

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	MT
	SCALE: 3/16" = 1'-0"	REVIEWED: AF

DRAWING NO. A0501

REVISION 3

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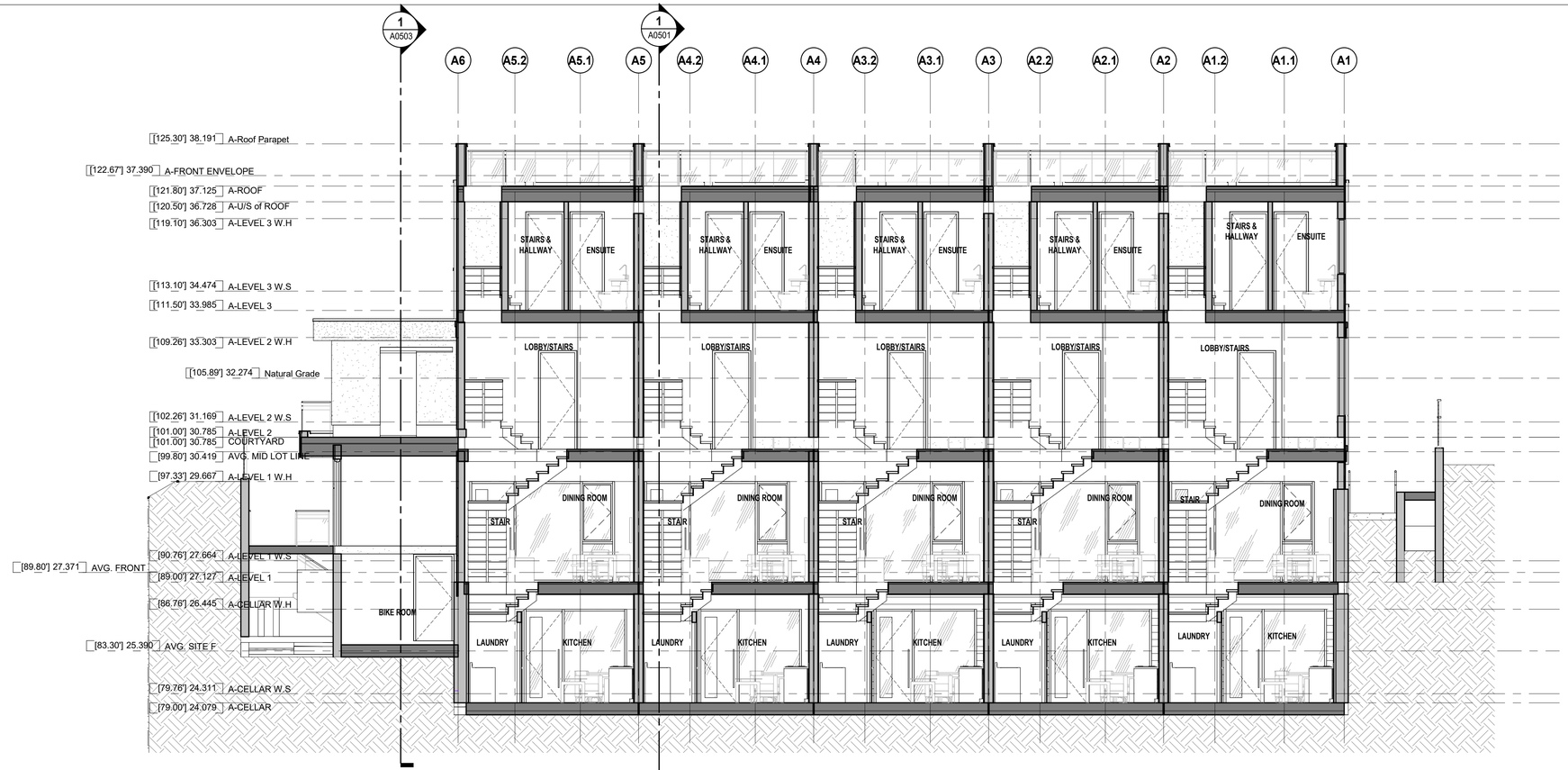

1 A0201 BLDG.A Section B-B
SCALE: 3/16" = 1'-0"

2 A0203 BLDG.B Section B-B
SCALE: 3/16" = 1'-0"

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1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

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20236	July 27, 2022	SG
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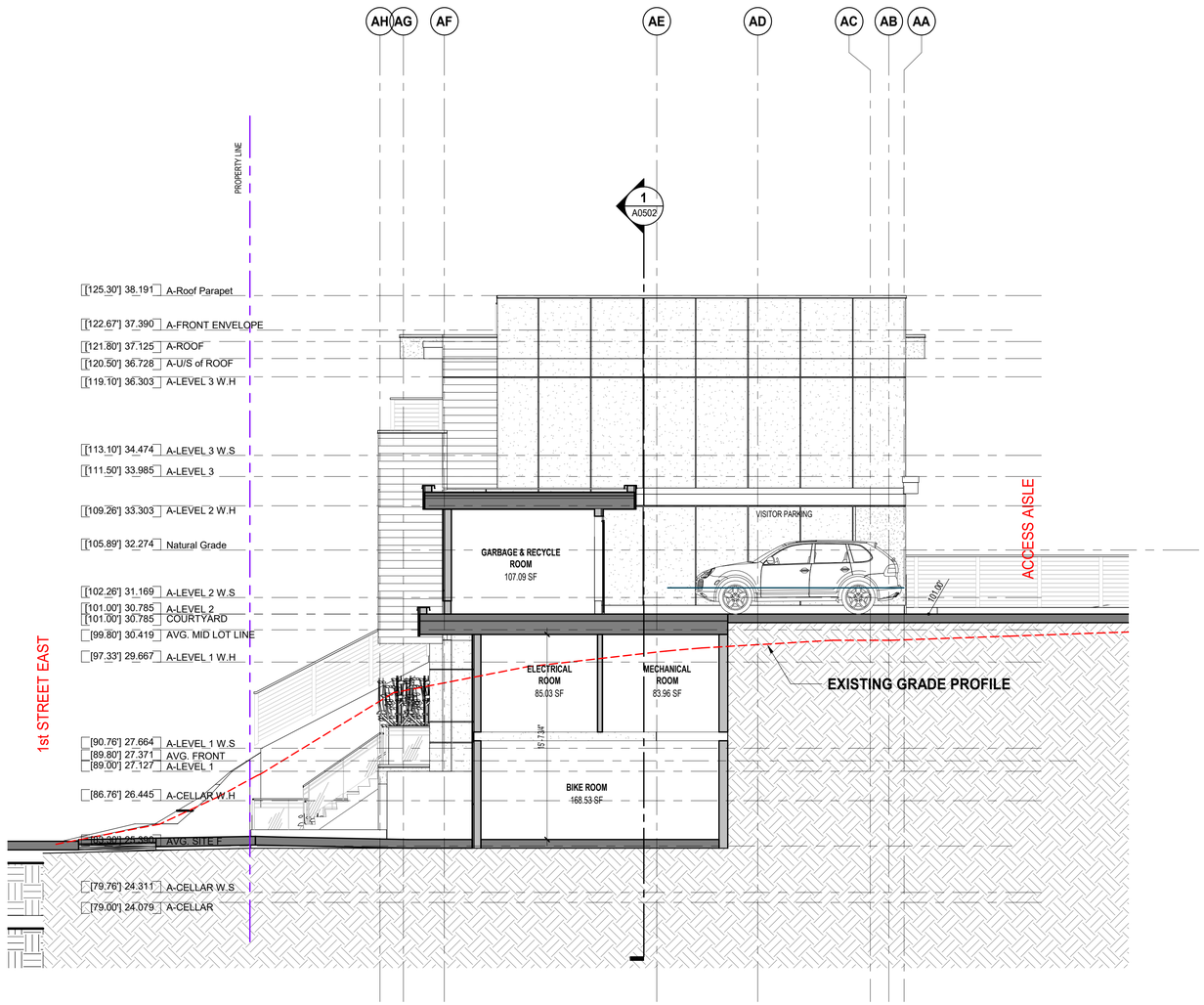
REVISION 1



1 A0201 ACCESSORY BUILDINGS
SCALE: 3/16" = 1'-0"

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2	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF
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DRAWING TITLE

ACCESSORY BUILDINGS SECTION

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	MT
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DRAWING NO. A0503

REVISION 2

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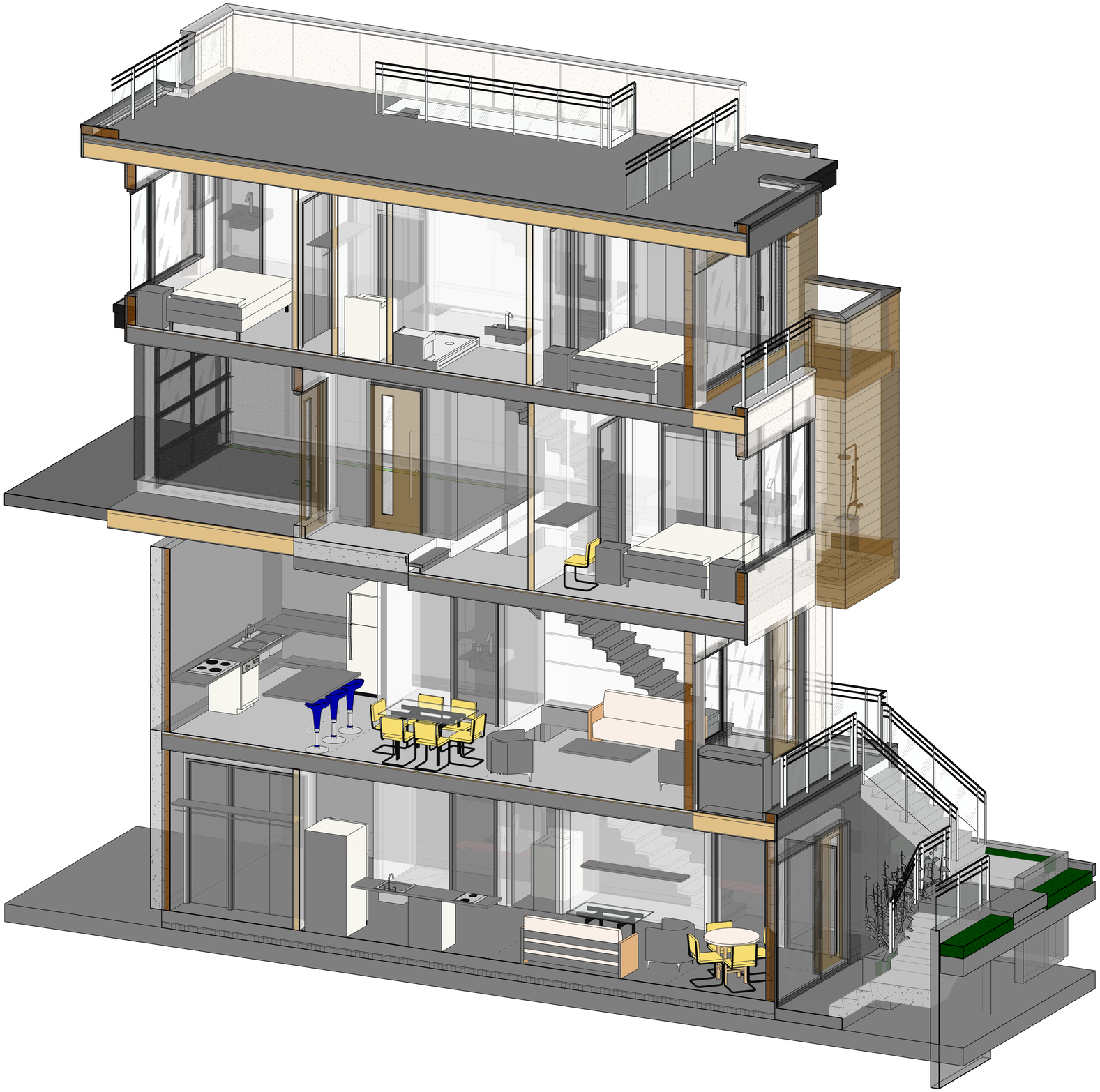

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1	2022-07-27	ISSUED FOR DEVELOPMENT PERMIT	AF

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PROJECT

EAST 1ST STREET

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DRAWING TITLE

BLDG A-TYPICAL UNIT 3D SECTION

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20236	July 27, 2022	MGH
	SCALE	REVIEWED
		AF

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A0510	1

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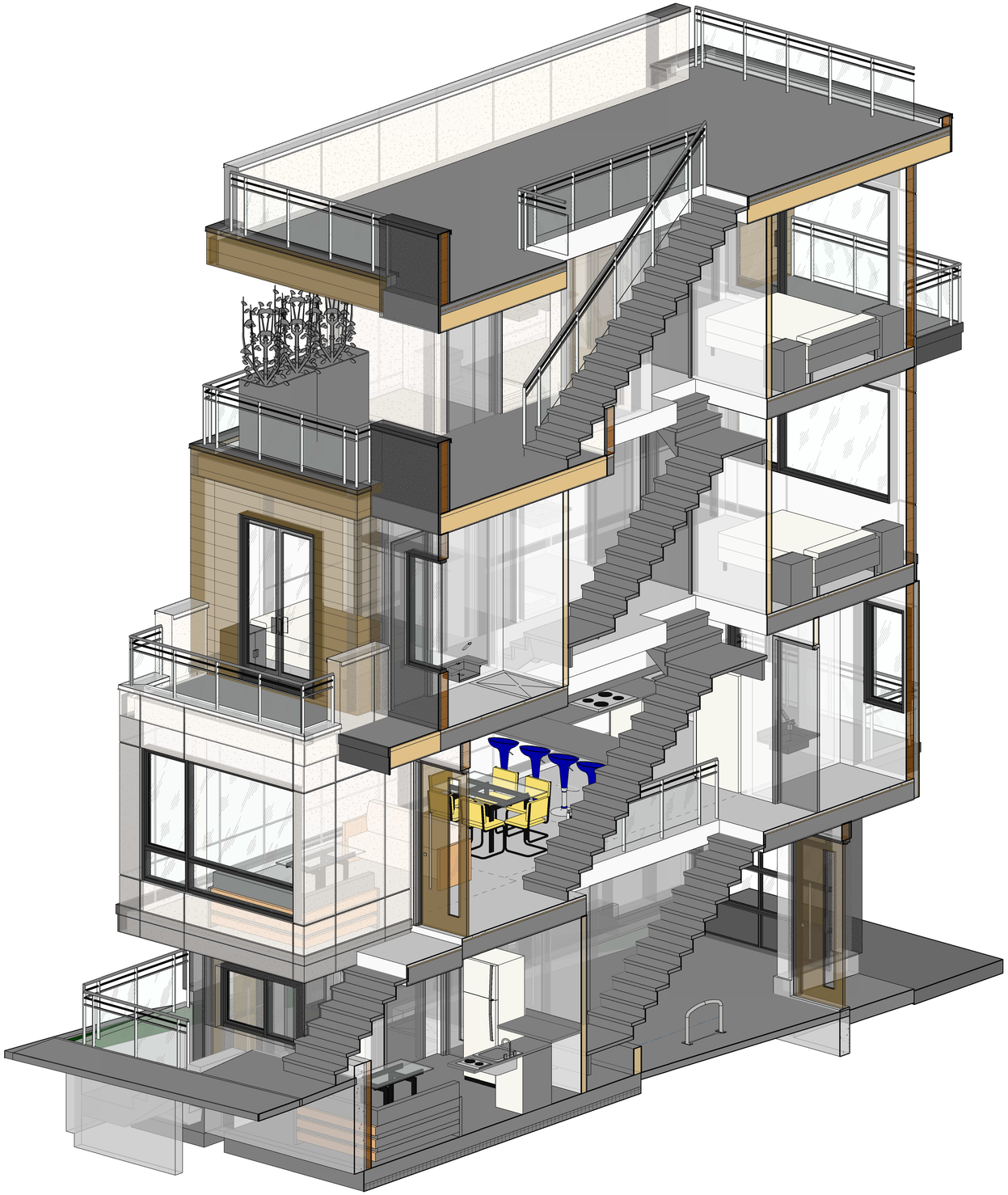

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PROJECT

EAST 1ST STREET

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DRAWING TITLE

BLDG B-TYPICAL UNIT 3D SECTION

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PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
	SCALE	REVIEWED: Checker

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REVISION 1

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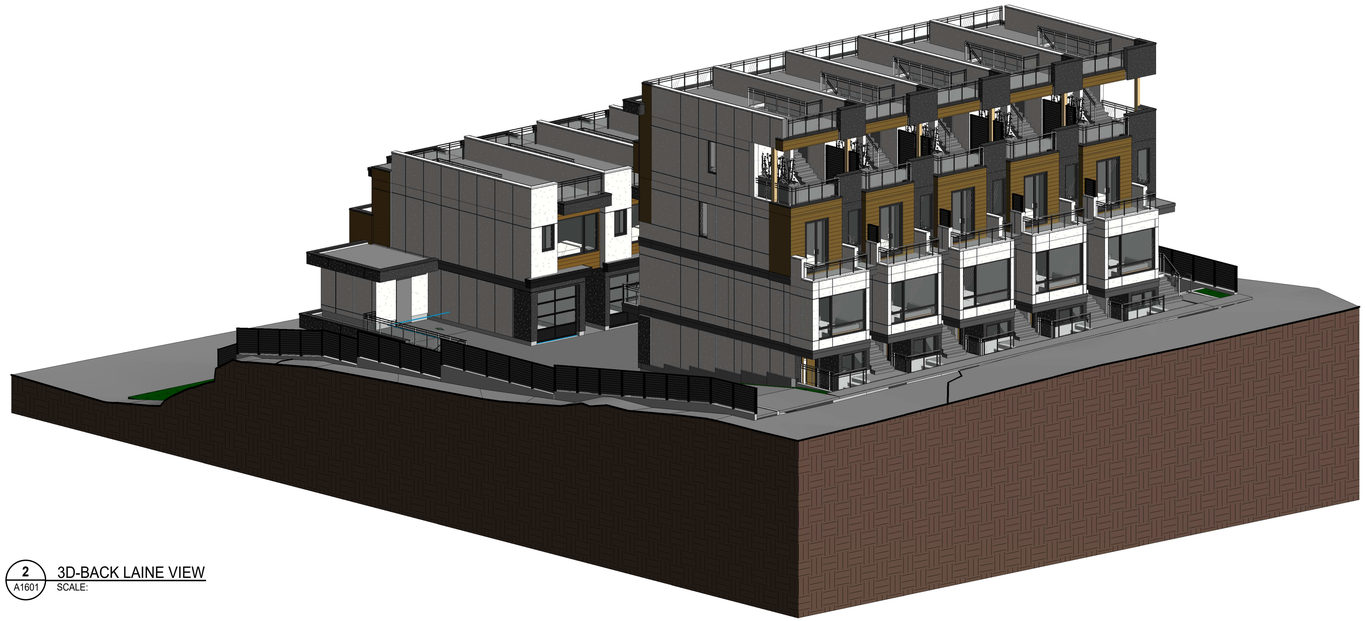
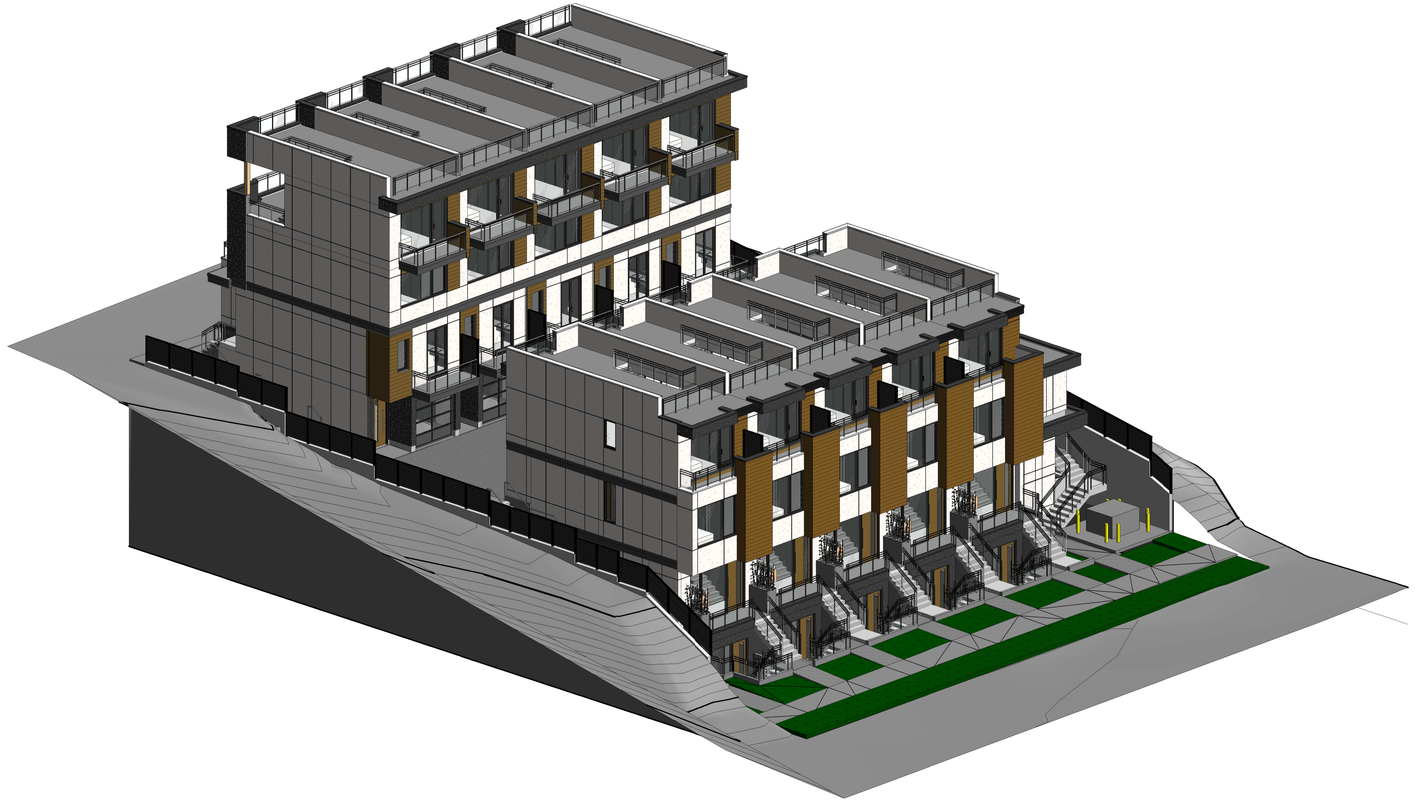


2 A1601 3D-BACK LAINE VIEW
SCALE:



1 A1601 3D-4TH STREET VIEW
SCALE:

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DRAWING TITLE

3D VIEWS

DRAWING ISSUE

SCHEMATIC DESIGN ISSUED FOR REVIEW

PROJECT NO.	PLOT DATE	DRAWN
20236	July 27, 2022	Author
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