

**10-UNIT TOWNHOUSE DEVELOPMENT
758-762, EAST 3RD STREET, NORTH VANCOUVER**



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Burnaby, B.C. V5A 4W2
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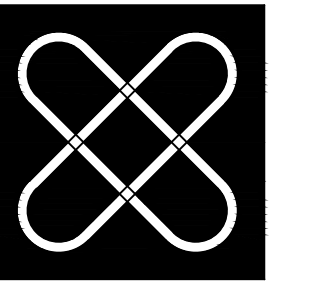
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NO.	DATE	REVISION / ISSUED
4	AUG 2022	RESUBMIT FOR DEVELOPMENT APPLICATION
3	JUNE 2022	DEVELOPMENT APPLICATION
2	DEC 2021	REVISED FOR CITY REVIEW
1	JULY 2021	PRE CONSULTATION APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**PROJECT INDEX
CONTACT LIST**

DATE:	AUG. 2020	SHEET NO:	A-1.0
SCALE:	1/16" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO:	-		

PROJECT STATISTICS

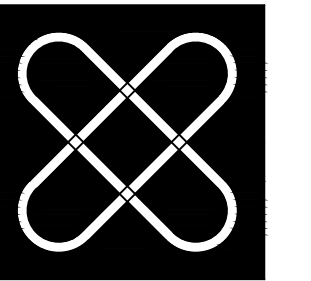
758-762, East 3RD Street, City of North Vancouver			
Project Description / use	10 units Residential Town house + 9 Lock-off suites		
Legal Description	LOT 14 AND 15 BOTH OF BLOCK 23 DISTRICT LOT 273 PLAN 1063		
Civic Address present	762 (LOT14) AND 758 (LOT15) EAST 3RD STREET		
Civic Address Future	TBD		
Lot Area (Before Dedication)	13672.26 Sqft		
OCP / Area Design Guideline	R4A - Moodyville Development Guideline		
Zoning & Development Permit	RG-3		
Proposed Number of Units	10 + 9 Lock-off suites		
	Required/ Allowed	Proposed	Notes
FAR	1	0.983	
GFA	13672 (sqft)	13524 (sqft)	
Building Height			
North/lane	26.2' (8m) <i>as per guide line</i>	24.6' (7.5 m)	As per Moodyville Guideline (Roof Structure excluded)
South/East 3rd St.	29.5' (9m) <i>as per guide line</i>	39.4' (12 m) <i>Variance</i>	
	12 m (Height as per zoning bylaw)		
Number of Storey	3	3	
Site Coverage	60%	58%	
Building Set back	Zoning by-law 563,(8)(B)		
North /Lane	7.2'	7.9'	
East	7.9'	8'	
West	7.9'	9.8'	
South/ East 3rd St.	7.9'	8'	
Minimum Dwelling Size	400 (sqft)	1521 (sqft)	
Minimum Dwelling Size - Lock Off Suites	285 (sqft)	374 (sqft)	
Parking (Residential)	10.5	10	1.05/unit
Visitor	1	1	

AREA CALCULATION SUMMARY

	Building 2							
	A	B	C	D	E	I=B+C+D+E	J=A+B+C+D	K=J-I
	Residential sqft	Mechanical/ Electrical (sqft)	Bike/Garages sqft	Garbage sqft	Cellar sqft	Total exclusions sqft	Total Area sqft	Total Gross Area GFA (sqft)
Basement	1,595.0	0.0	0.0	0.0	1,595.0	1,595.0	1,595.0	0.0
Ground floor	3,200.0	125.0	1,528.0	128.6	0.0	1,781.6	4,981.6	3,200.0
2nd floor	2,888.0	0.0	0.0	0.0	0.0	0.0	2,888.0	2,888.0
Total	7,683.0	125.0	1,528.0	128.6	1,595.0	3,376.6	9,464.6	6,088.0
	Building 1							
	A	B	C	D	E	I=B+C+D+E	J=A+B+C+D	K=J-I
	Residential sqft	Mechanical/ Electrical (sqft)	Bike/Garages sqft	Garbage sqft	Cellar sqft	Total exclusions sqft	Total Area sqft	Total Gross Area GFA (sqft)
Basement	2,897.0	65.6	0.0	0.0	2,897.0	2,962.6	2,962.6	0.0
Ground floor	1,301.0	110.0	2,862.9	0.0	0.0	2,972.9	4,273.9	1,301.0
2nd floor	3,044.0	0.0	0.0	0.0	0.0	0.0	3,044.0	3,044.0
3rd floor	3,006.0	0.0	0.0	0.0	0.0	0.0	3,006.0	3,006.0
Total	10,248.0	175.6	2,862.9	0.0	2,897.0	5,935.5	13,286.5	7,351.0
TOTAL	17,931.0	300.6	4,390.9	128.6	4,492.0	9,312.1	22,751.1	13,439.0
								FSR= 0.983

UNIT MIX

Unit Type	Unit Mix			Sqft	
	#	Lock-off suit	Accessbile Lock-off suit	Total Unit Area	Total Area
A	3	✓ 579 Sqft	-	1,990	5,970
A1	1	✓ 587.1 Sqft	-	2,089	2,089
A2	1	✓ 586.5 Sqft	-	2,049	2,049
B	3	✓ 351.5Sqft	-	1,589	4,767
B1	1	☒	-	1,398	1,398
B2	1	✓ 357.5 Sqft	-	1,658	1,658
Total	10	9	0		17,931



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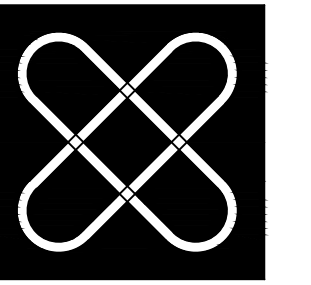
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758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
STATISTIC

DATE:	AUG. 2020	SHEET NO:	A-1.1
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO:	-		



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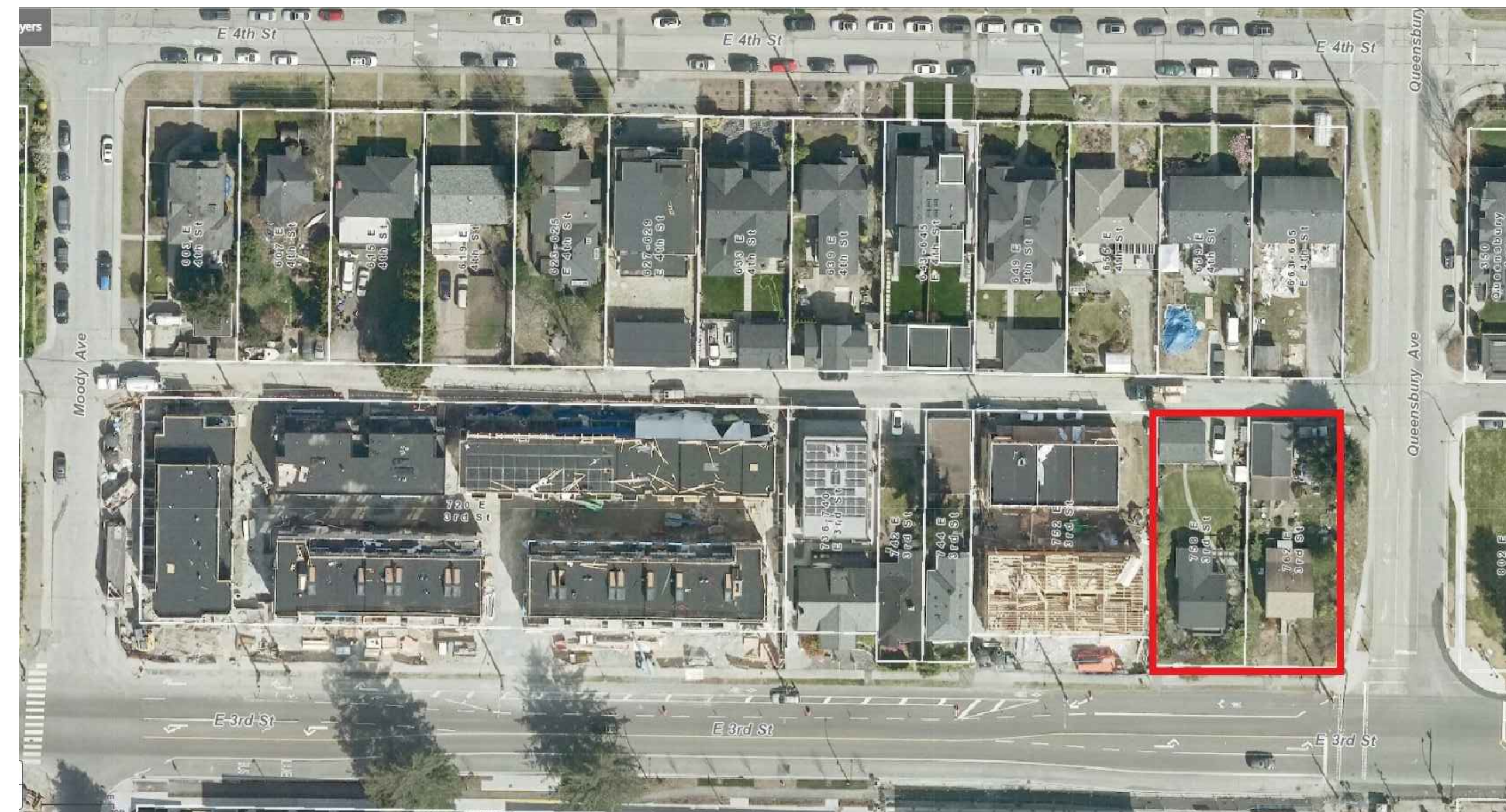
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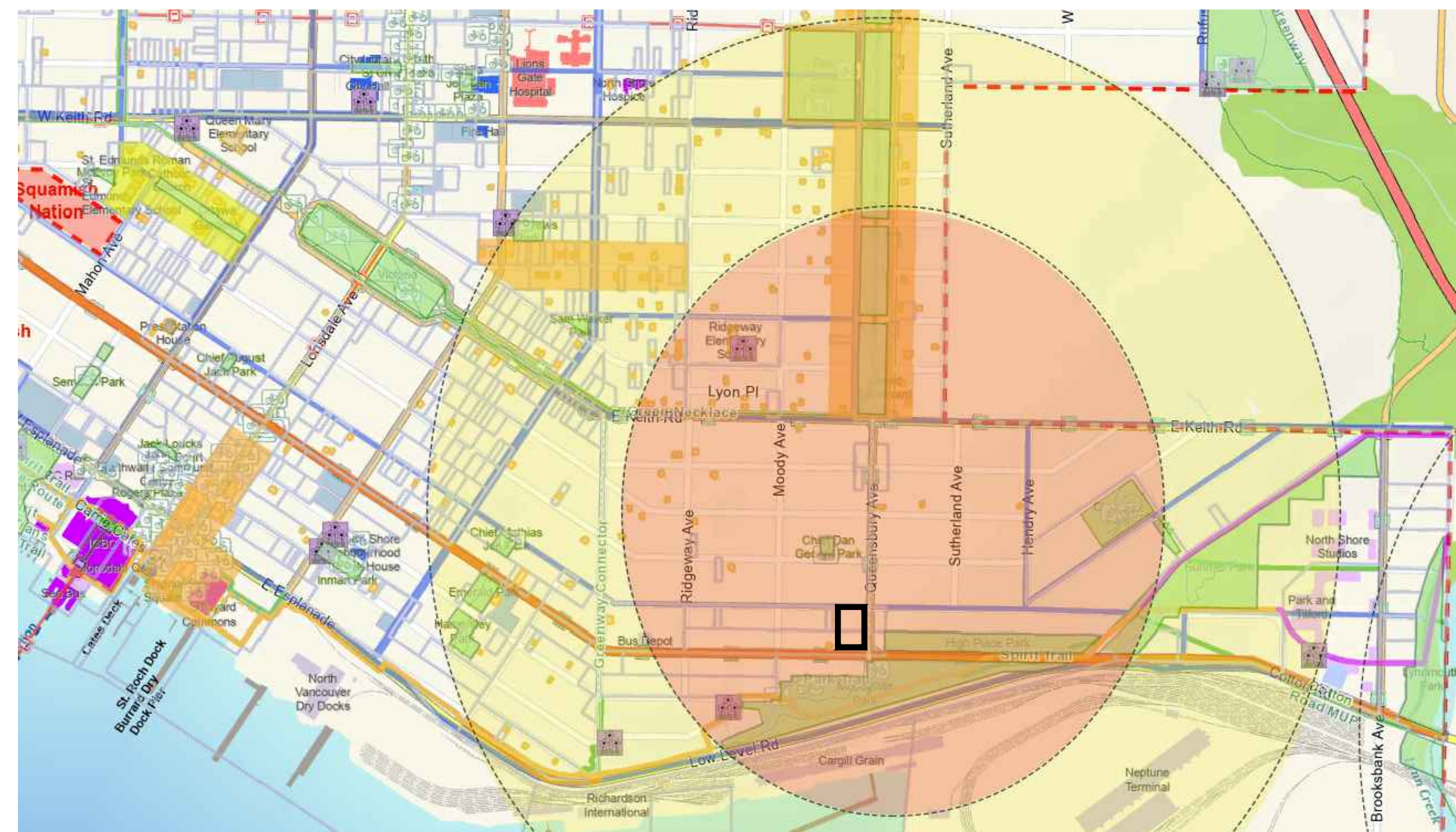
CONTEXT MAP (OCP)



AERIAL MAP



MOODYVILLE DEVELOPMENT PERMIT AREA BOUNDRY



CONTEXT MAP (Transportation, Heritage etc.)

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 NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**CONTEXT MAP
 AERIAL MAP**

DATE:	AUG. 2020	SHEET NO.:	A-1.2
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		

1



2



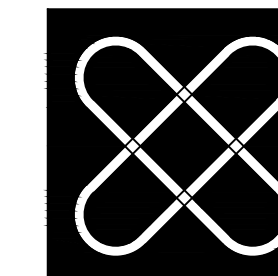
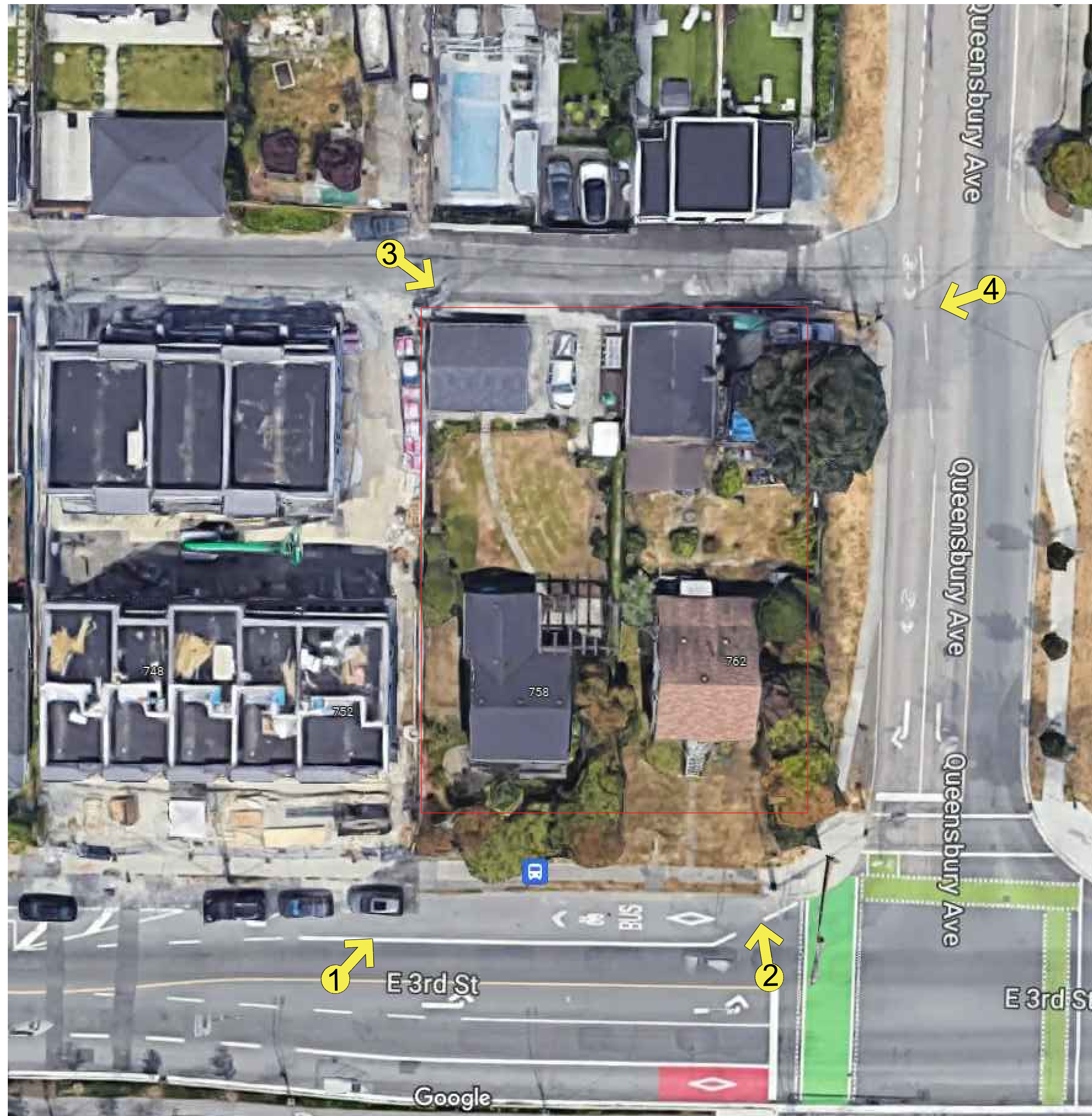
3



4



CONTEXT PHOTOS



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NORTH VANCOUVER, BC.

FOR:
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DRAWING TITLE:
CONTEXT PHOTOS

DATE:	AUG. 2020	SHEET NO: A-1.3
SCALE:	NTS	
DESIGN:	P.P	
DRAWN:	P.P	
PROJECT NO:	-	



VIEW FROM EAST 3RD ST.

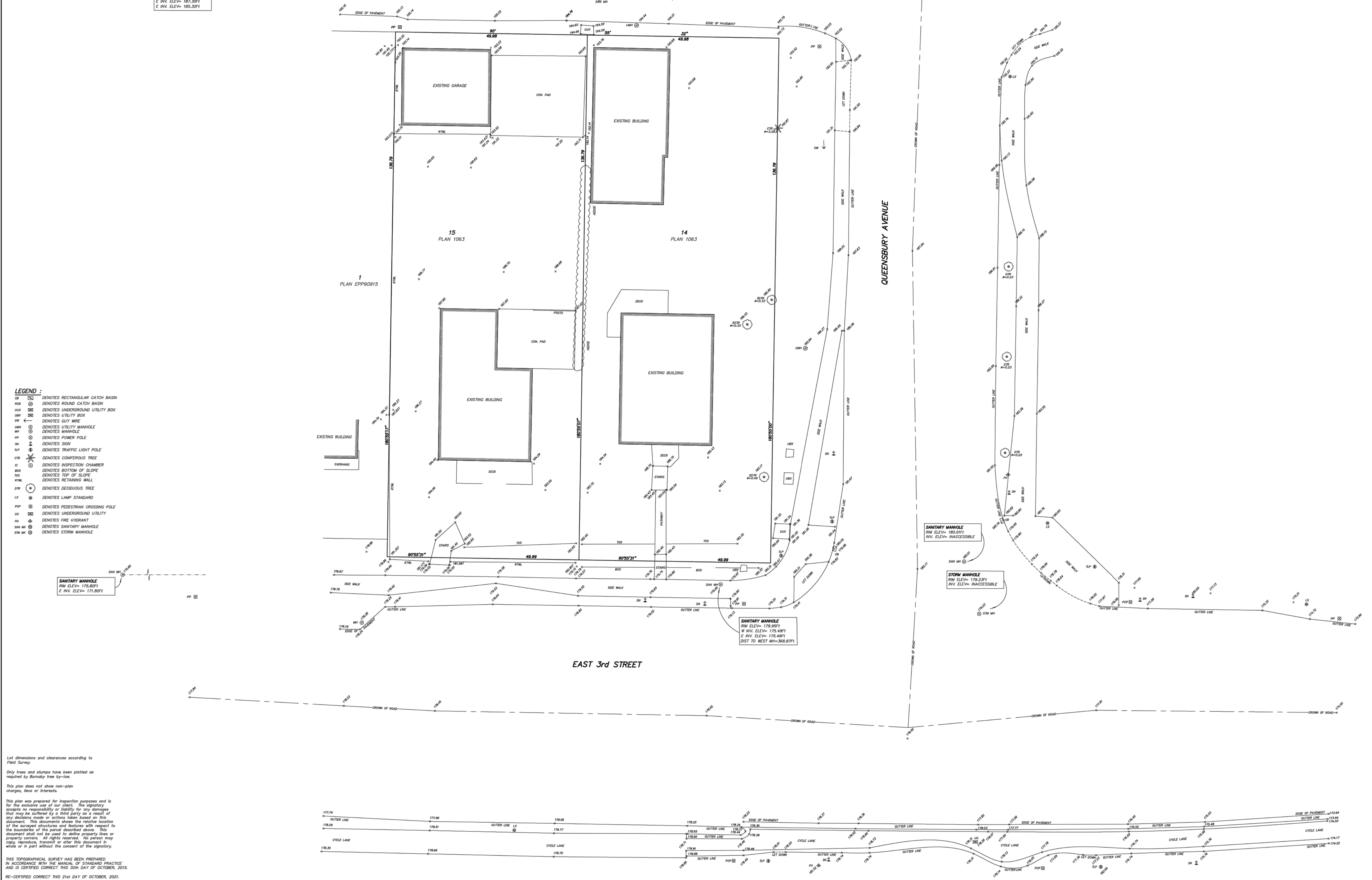
**TOPOGRAPHICAL SURVEY PLAN OF LOTS 14 AND 15
BOTH OF BLOCK 23 DISTRICT LOT 273 PLAN 1063**

PID : 015-012-875 (LOT 14)
PID : 015-012-891 (LOT 15)

CIVIC ADDRESS :
762 - EAST 3rd STREET (LOT 14)
758 - EAST 3rd STREET (LOT 15)
CITY OF NORTH VANCOUVER, B.C.

ELEVATION DERIVATION
ELEVATIONS ARE QUOTED DERIVED FROM
CITY OF NORTH VANCOUVER CONTROL POINT
M.S. 100148 ELEVATION=235.3611
DATUM CGRS83/VD 2011

SCALE 1"=8' DISTANCES ARE IN FEET & DECIMAL



- LEGEND :**
- CB □ DENOTES RECTANGULAR CATCH BASIN
 - CB ○ DENOTES ROUND CATCH BASIN
 - UB □ DENOTES UNDERGROUND UTILITY BOX
 - UB ○ DENOTES UTILITY BOX
 - UI — DENOTES UTILITY MAIN
 - UM ○ DENOTES UTILITY MANHOLE
 - UM ○ DENOTES MANHOLE
 - PP ○ DENOTES POWER POLE
 - SI ○ DENOTES SIGN
 - SL ○ DENOTES TRAFFIC LIGHT POLE
 - CT ○ DENOTES CONIFEROUS TREE
 - IC ○ DENOTES INSPECTION CHAMBER
 - BS — DENOTES BOTTOM OF SLOPE
 - TS — DENOTES TOP OF SLOPE
 - RTK — DENOTES RETAINING WALL
 - TR ○ DENOTES TREES
 - LI ○ DENOTES LAMP STANDARD
 - POP ○ DENOTES PEDESTRIAN CROSSING POLE
 - UU □ DENOTES UNDERGROUND UTILITY
 - UV ○ DENOTES FIRE HYDRANT
 - SM ○ DENOTES SANITARY MANHOLE
 - SM ○ DENOTES STORM MANHOLE

List dimensions and clearances according to
F.M.S. Survey

Only trees and stumps have been plotted as
required by Burnaby tree by-law.

This plan does not show non-plan
charges, fees or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any mistakes, errors or omissions based on this
document. This document shows the relative location
of the boundaries of the parcel and features with respect to
the boundaries of the parcel and adjacent parcels. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or otherwise use this document in
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS 30th DAY OF OCTOBER, 2020.
RE-CERTIFIED CORRECT THIS 21st DAY OF OCTOBER, 2021.

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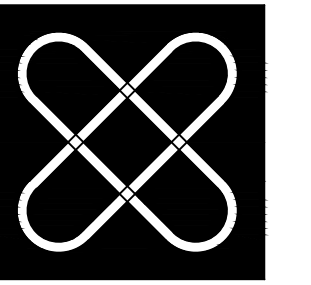
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758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
SURVEY PLAN

DATE:	AUG. 2020	SHEET NO.:	A-1.4
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:			



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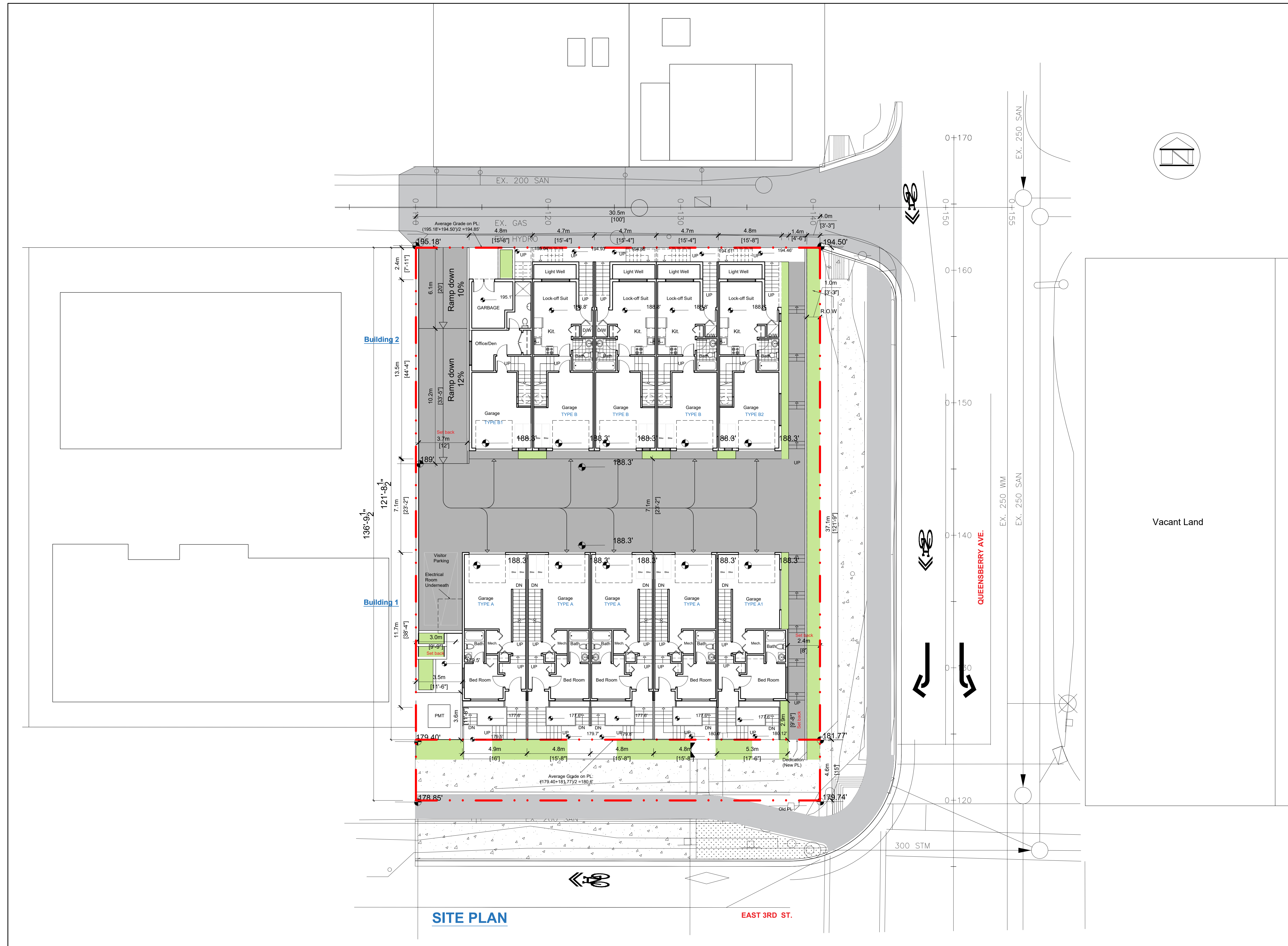
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
SITE PLAN

DATE:	AUG. 2020	SHEET NO.:	A-1.5
SCALE:	3/32" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



SITE PLAN

EAST 3RD ST.

QUEENSBERRY AVE.

Vacant Land

Design Rationale / Statement of Intent
762-758 East 3rd Street, North Vancouver

Introduction

This Design Rationale is to be read as part of a rezoning and development application for a 10-unit townhouse development plus 9 lock off suites. For detailed information refer to the architectural, landscape, civil drawings, rendering and other related documents.

The Site

The total lot area is 13,674 sqft. and is located at the corner of East 3rd and Queensbury Avenue. There is a 6.0-meter lane to the north. Presently the site is occupied by two old single family houses. The grade differences between the street and the lane is approximately 6.0 meter along the west property line and 3.0 meter along the east property line. This steep sloped site posed some design challenges in siting and orientation that resulted in stepping down the building from north to south.

Proposed Development

This application proposes 10-unit townhouse complex that 9 units have one lock-off suites at the lower floor. The building orientation considers and responds to view, sun, exposure and neighbouring properties as well as addressing two streets and lane characters. The location is accessible by transit, bicycle routs and walkable sidewalk providing opportunities for alternate method of movements. The proposed development zone is RG-3, with a Floor Area Ratio (FAR) of 1.0. The average size of the townhouses ranges from 1,384 to 2,089 sqft including the lock off suites. Townhouses along E. 3rd have direct access to the street and the townhouses at rear have access from the lane. Vehicular access is provided from the lane and each unit has one garage with access from the court yard.

Massing, Architectural Form and Character

The proposed development and its character is consistent with the recent developments in the neighbour and responds to the vision anticipated for this area. The orientation and design takes the advantages of grade changes and ocean view. Ground floor units along the street are raised to allow for required grading for the ramp as well as providing light for the lock off suites at basement. The raised entries also provide territorial identity and spatial separation between the public and private yards. Siting and massing follows the sharp decline in natural grade. Proposed development is seeking 9'11" height variance along E. 3rd (As per guideline), but the height still meets the bylaw requirements. This variance is requested due to the fact that this building could not be further sunken due to challenges in grade elevations and difficulty in vehicular access from court yard to the garages. This height variance request is standard with similar developments in the area and the existing adjacent building to the west has requested for the same variance and approved. To achieve a lower height when viewed from east 3rd street, the massing has been broken down and step back along east 3rd street.

From architectural point of view facades are designed to create a visually appealing structure. The architectural language demonstrates a modern contemporary character with west coast traditional impression. The modern design concept along with contrast in material and colour creates lively appealing interest and articulation.

Exterior Finishes and Colour

The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach. A variety of high quality building materials have been selected with emphasis on prefabricated cement board, brick and composite material (New Tech wood) for non-combustibility and longevity.

The colours are selected with emphasis on creating contrast by using a combination of grey and white cement boards as well as dark brown (IPE) for new tech wood and beige for bricks.

The same high quality material used in front continue around the remaining sides. Windows frames are black from outside and white from inside and all railings also have black frame and clear glass.

Livability Statement

The proposed development consists of two separate buildings with vehicular access from the north lane. All units have direct access from the garages. All units have roof deck and the units to the north have deck on the ground floor and second floor. Where possible the windows are located at two sides providing natural ventilation and passive house strategy. Another distinguished character of the project is creating affordability for potential purchasers by introducing small three bedroom townhomes along with lock-off suits. The typical layout of each unit contains living dining and family on ground floor and bed rooms on the second floor. Adequate sunlight, above average room sizes and private patios provides a comfortable, and livable environment for intended users.

Private outdoor roof deck patios are provided on top floor taking advantages of ocean view and south sun exposure. Planters and oversized pots are proposed on the roof decks to enhance the landscaping and green initiative.

Mechanical system is equipped with heat pump system providing both cool and hot air as well as heat recovery system 'HRV' for recycling the heat energy.

Energy Saving and Green Measures

Many green building strategies have been incorporated into the project design including the following items:

- The energy efficiency target is to achieve step 4 code requirements.
- The building envelope, glazing, and mechanical system will be designed based on the 2018 code and in compliance with ASHRE 90, 2010
- Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Low emission adhesives paint and flooring will also be used throughout the units
- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- All units have roof deck and units to the north have deck on the ground floor and second floor to livability of the units and creating a family oriented environment
- Replacing 2 dwelling unit with 10 and providing 9 lock off suites with high affordability measure.
- Provision of full electric vehicle chargers for all units.
- Provision of green roof reduces the solar intensity and provides increased insulation. This also reduces the rate of storm water run-off from the site.

Crime Prevention Through Environmental Design. "CPTED"

The building has been designed keeping safety in mind. The newly constructed residential developments along E2nd, E3rd and E4th keep the area active, lively with numerous eyes on the street and lane.

The rationale behind the CPTED strategy takes into account the standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

- Identifiable entries to the units with direct access to the street along with identifiable private patios creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows, patios and terraces ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces
- Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal pathways.
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Gates and fences will be provided along the street and lane as well as on property lines.to secure the site.
- Trees, shrubs and hedges are designed in a manner to increase visibility and avoid creating hidden spaces.

Affordability

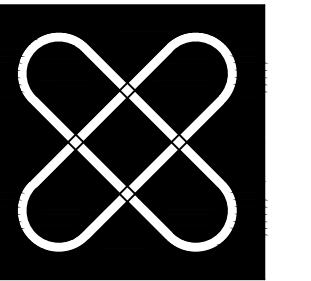
Housing affordability is a social and economical shortcoming in BC. The development and construction industry has tried for many years to overcome this problem. City of North Vancouver has initiated the concept of lock off suites and coach houses encouraging and promoting affordability by means of smaller units for younger generation.

Converting two single family houses into 10 townhouse units results in offering more economical accommodation and takes step in providing affordable dwelling.

By accommodating 10 families in two lots, the land cost which is a major component of every development will be divided into 10. Also by proposing 9 lock off suite as a mortgage helper a further consideration is given in providing affordable accommodation.

Garbage Disposal

A dedicated enclosed garbage disposal storage has been provided at lane next to the ramp. The garbage will be picked up at lane on designated dates.



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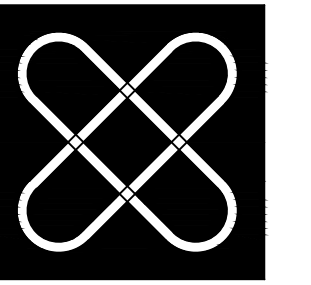
NO.	DATE	REVISION / ISSUED
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2	DEC 2021	REVISED FOR CITY REVIEW
1	JULY 2021	PRE CONSULTATION APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 758-762 EAST 3RD
 NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
DESIGN RATIONALE

DATE:	AUG. 2020	SHEET NO:	A-1.6
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO:	-		



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SOUTH VIEW



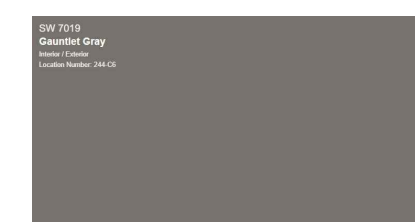
EAST VIEW



WEST VIEW



NORTH VIEW



Fascia (SW 7019)



Hardie Panel (SW 6073)



New Techwood (uh61) IPE



Brick Hebron (Misty Gray Smooth)

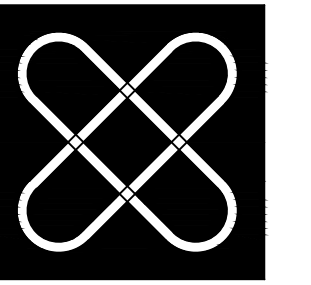
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758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**COLORED
ELEVATIONS VIEWS
AND MATERIALS**

DATE:	AUG. 2020	SHEET NO.:	A-1.8
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



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SOUTH VIEW



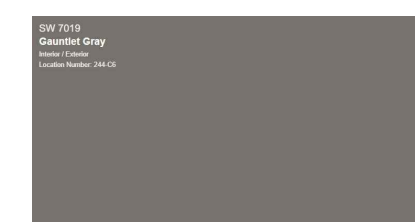
EAST VIEW



WEST VIEW



NORTH VIEW



Fascia (SW 7019)



Hardie Panel (SW 6073)



New Techwood (uh61) IPE



Brick Hebron (Misty Gray Smooth)

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NORTH VANCOUVER, BC.

FOR:
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DRAWING TITLE:
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ELEVATIONS VIEWS
AND MATERIALS**

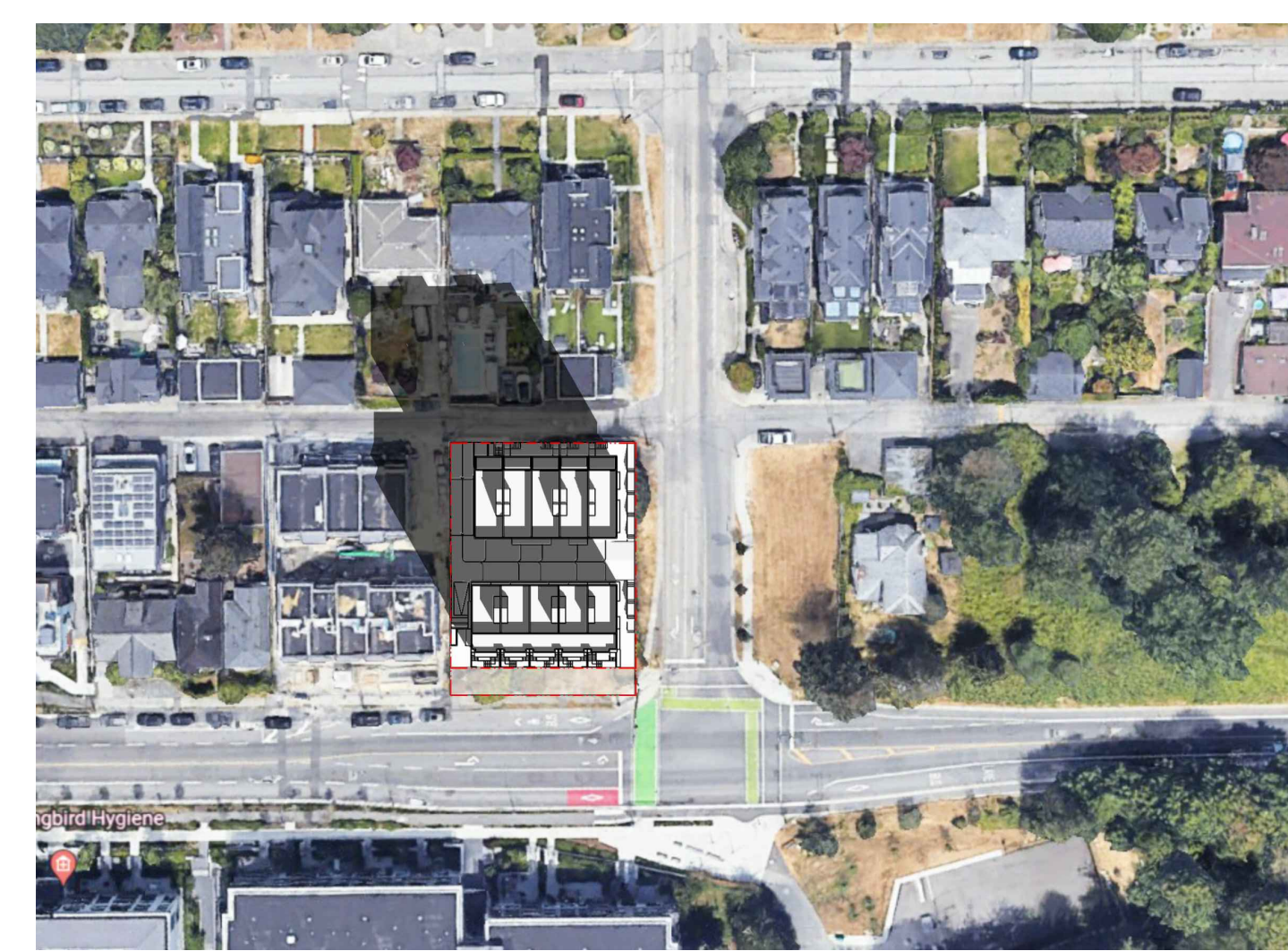
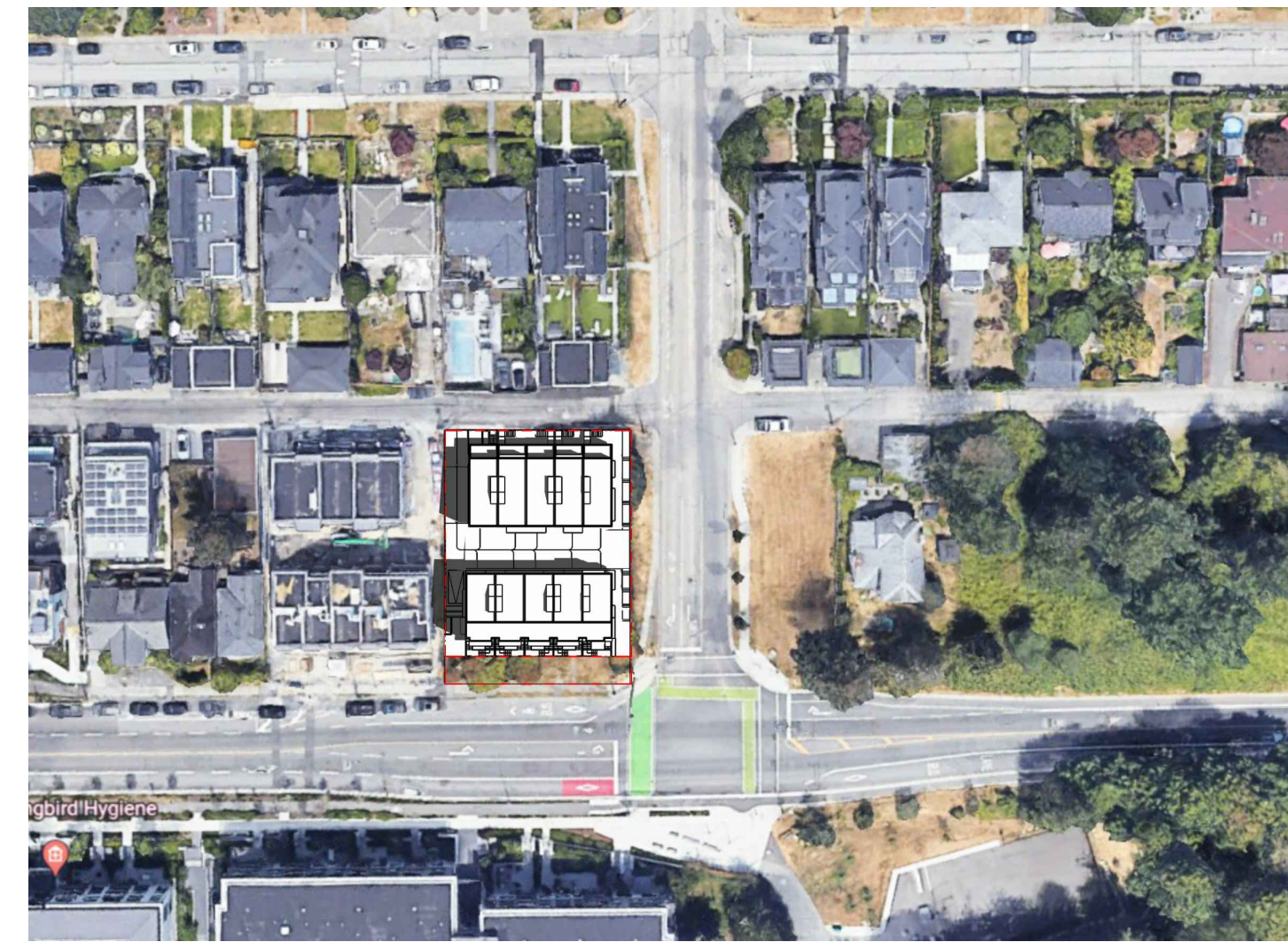
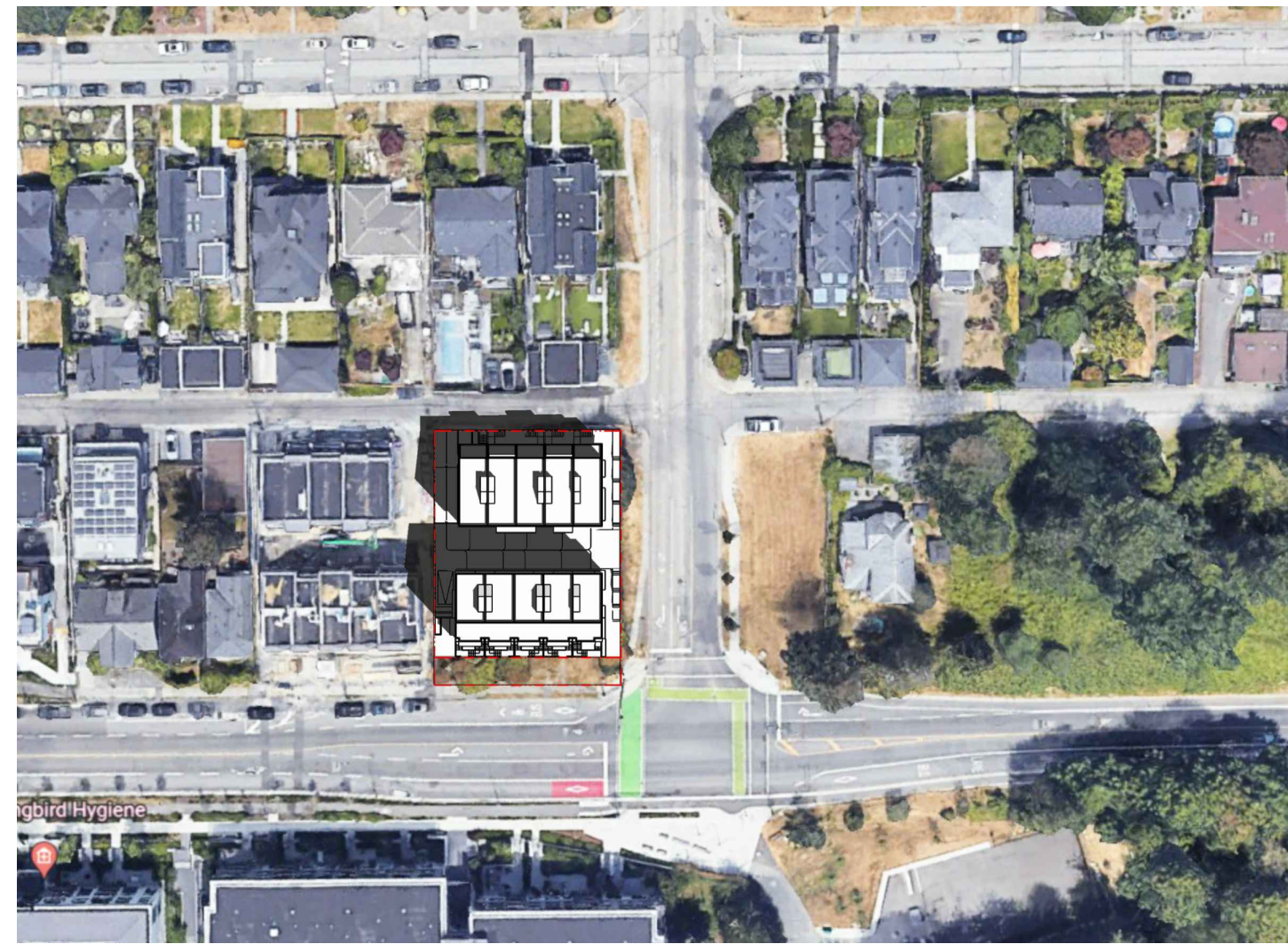
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DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		

MARCH

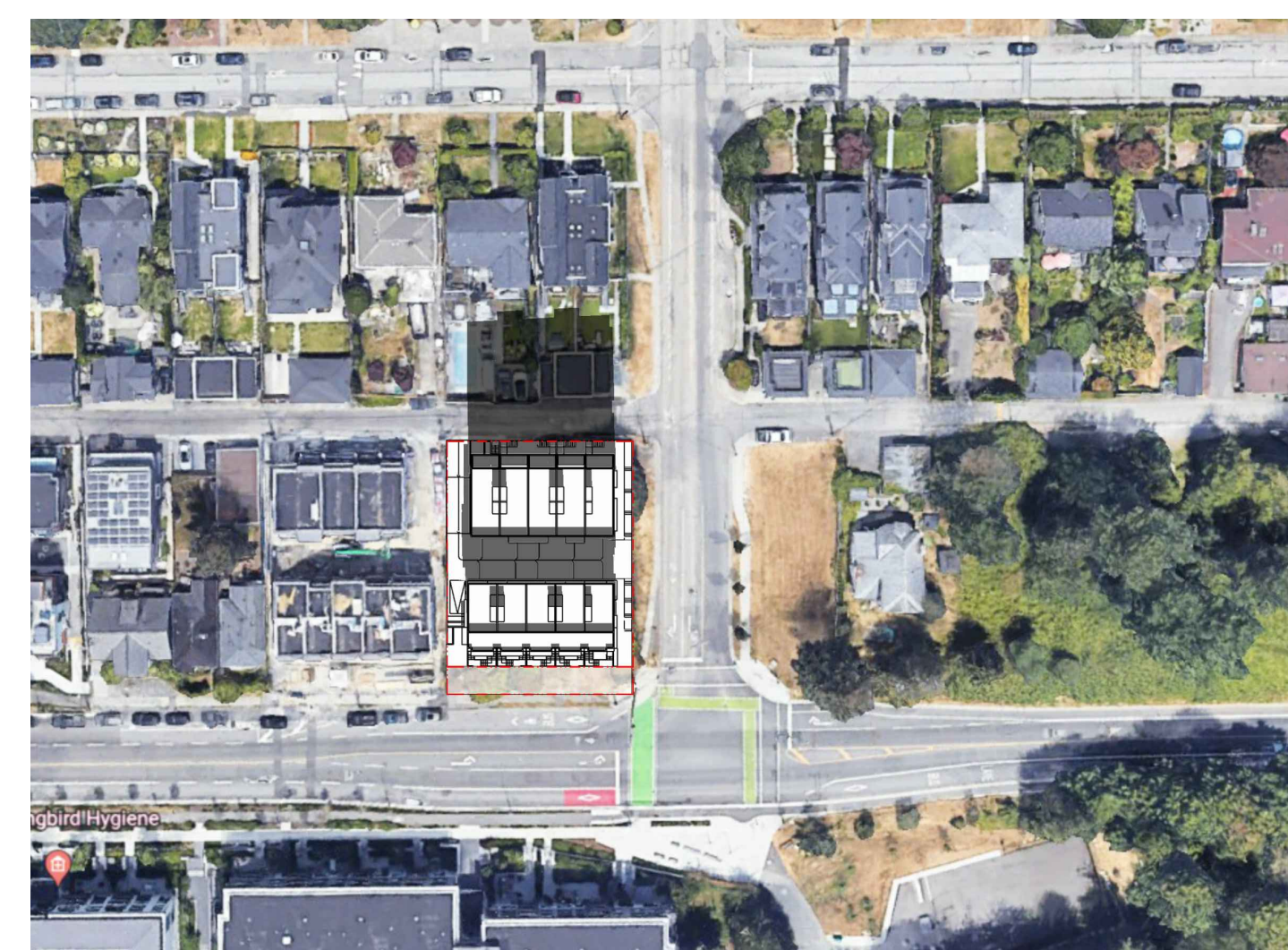
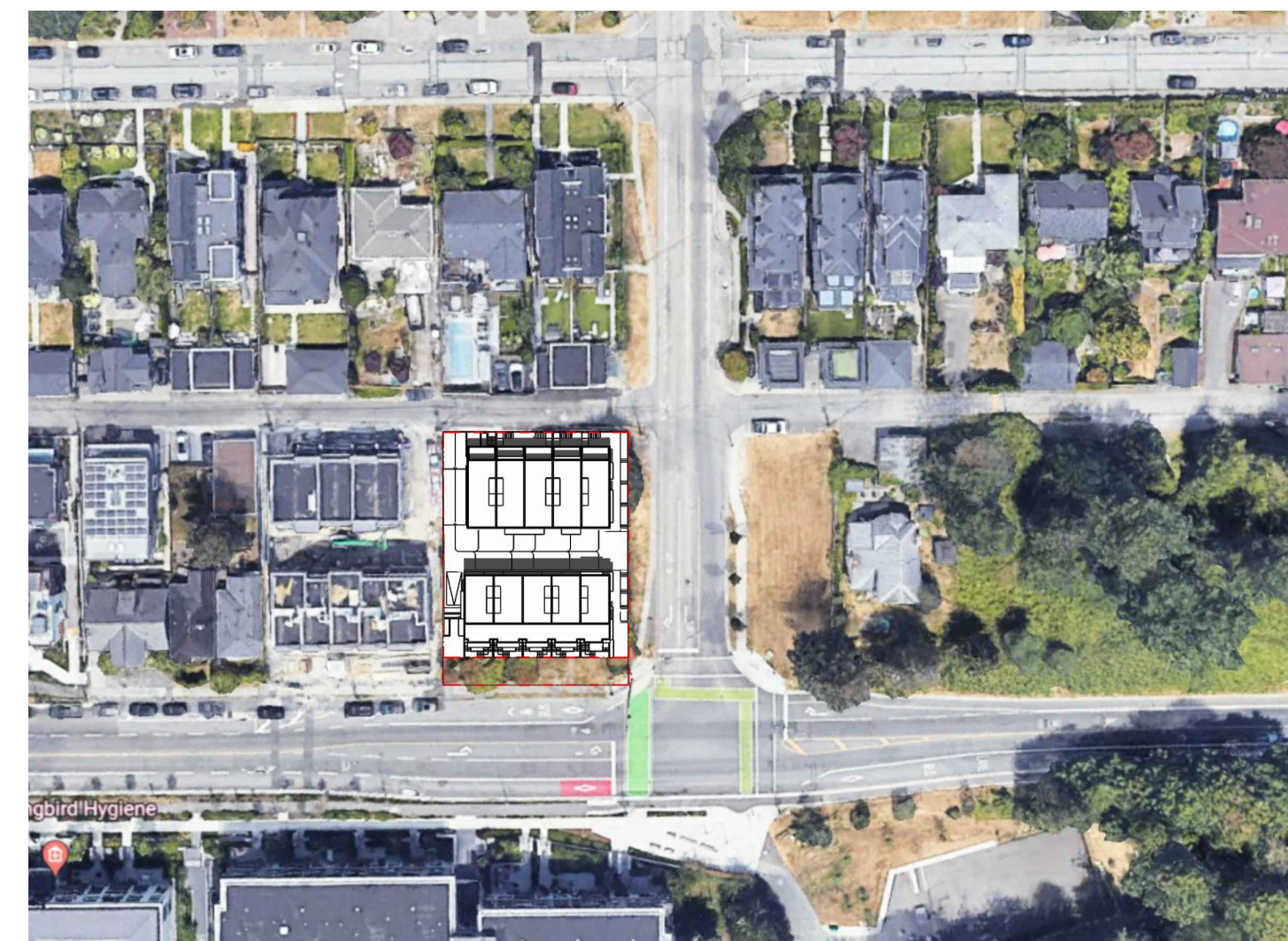
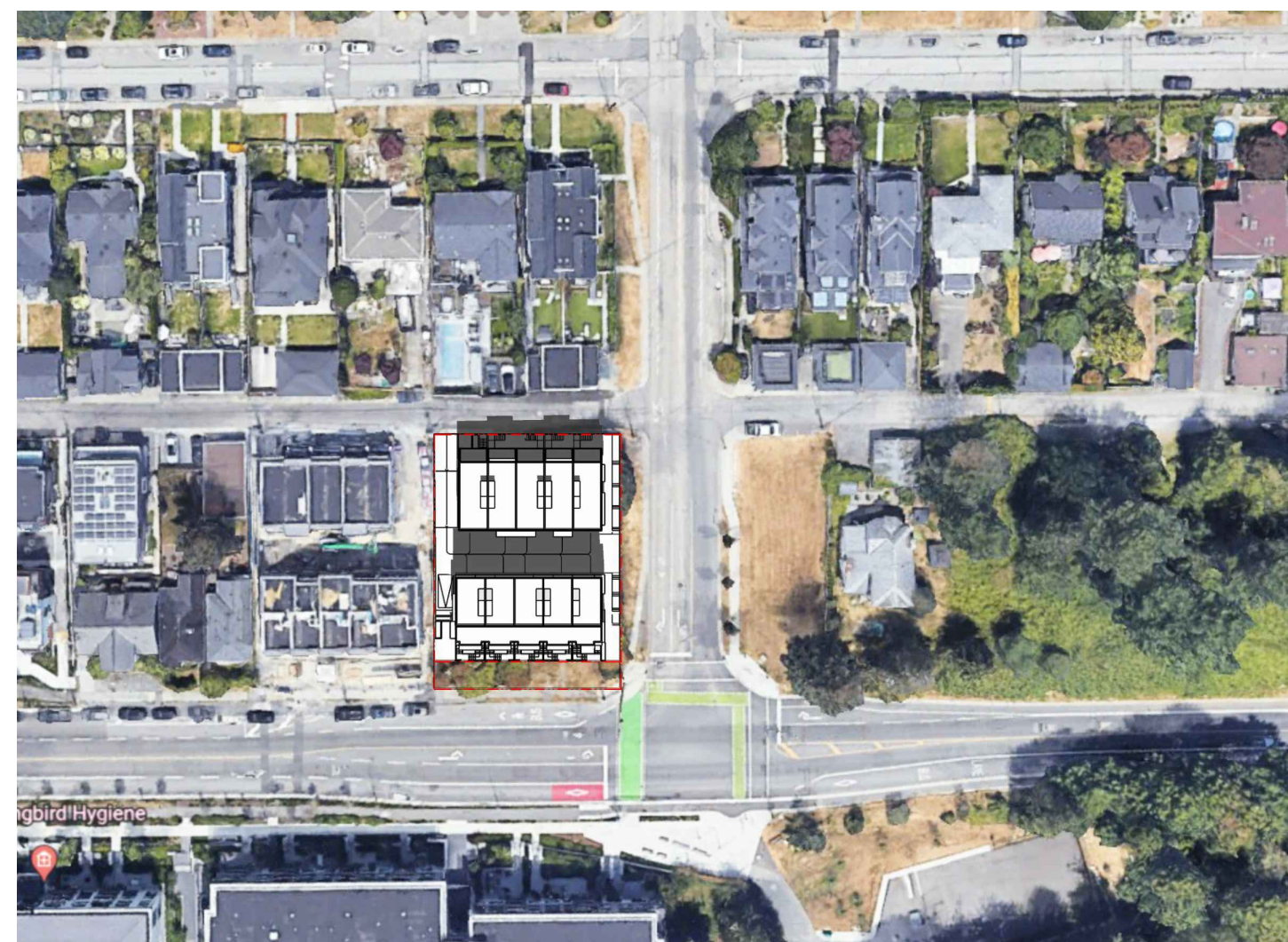
JUNE

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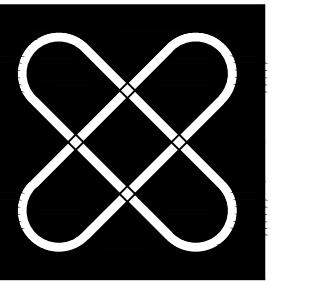
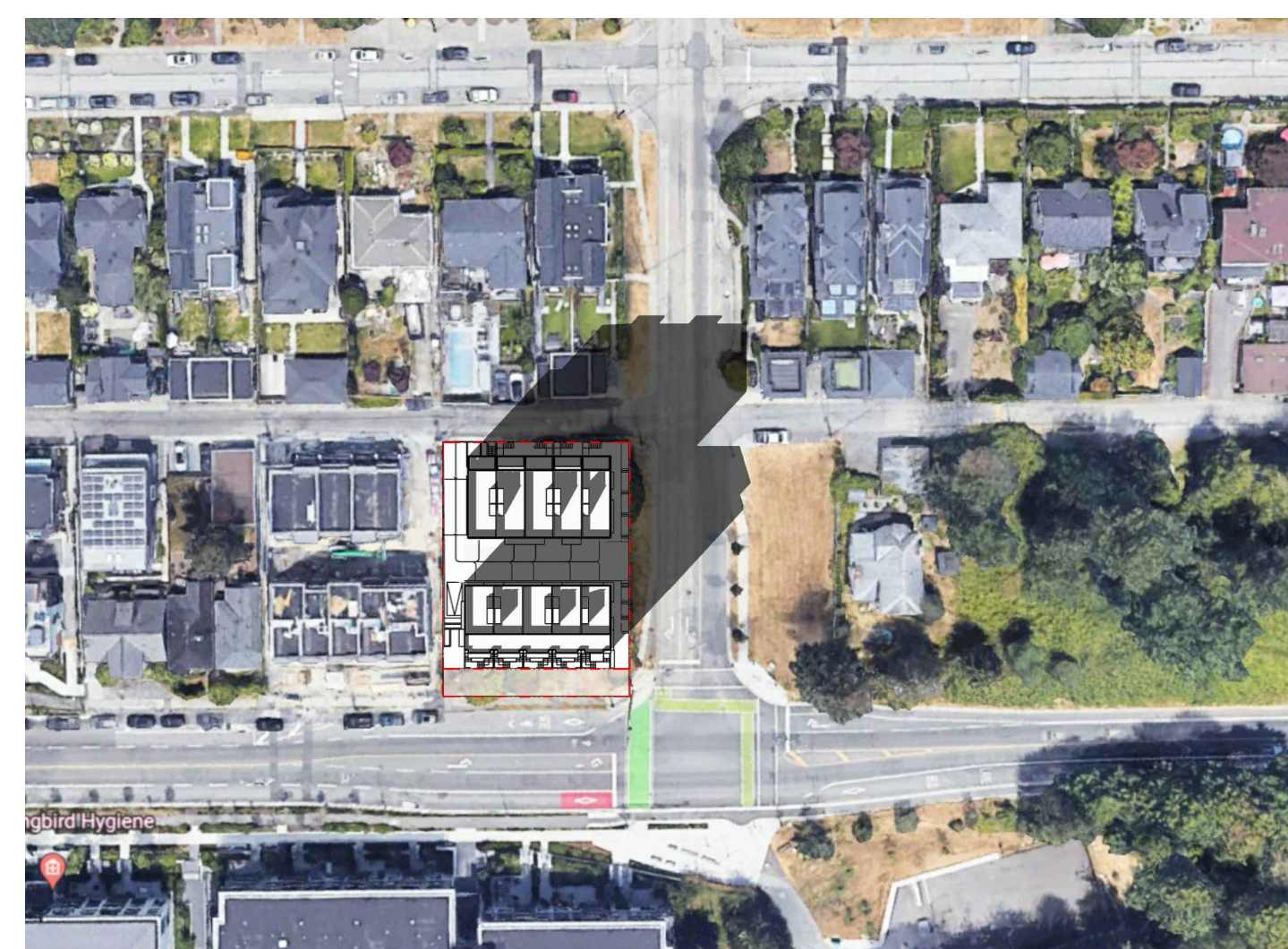
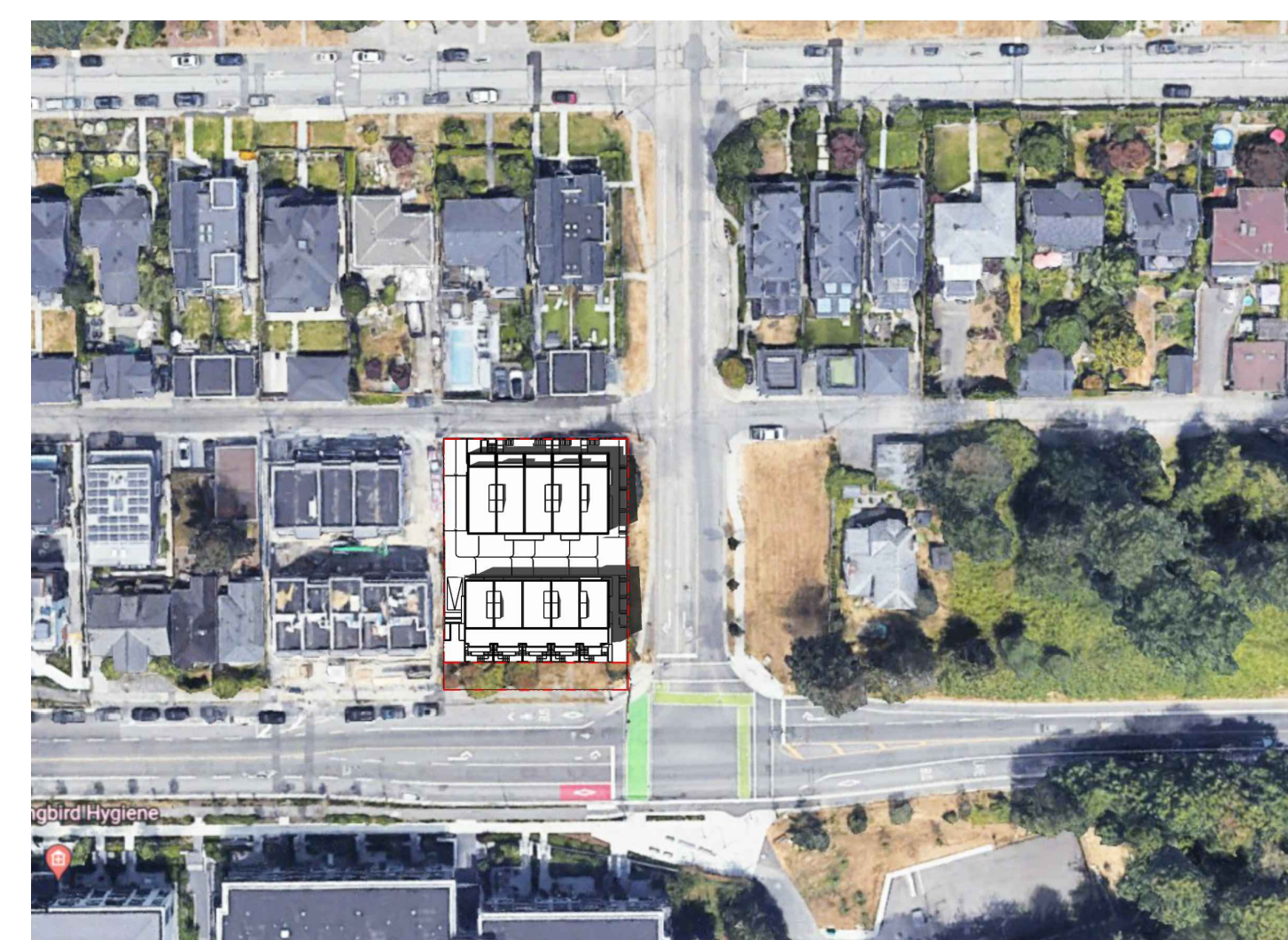
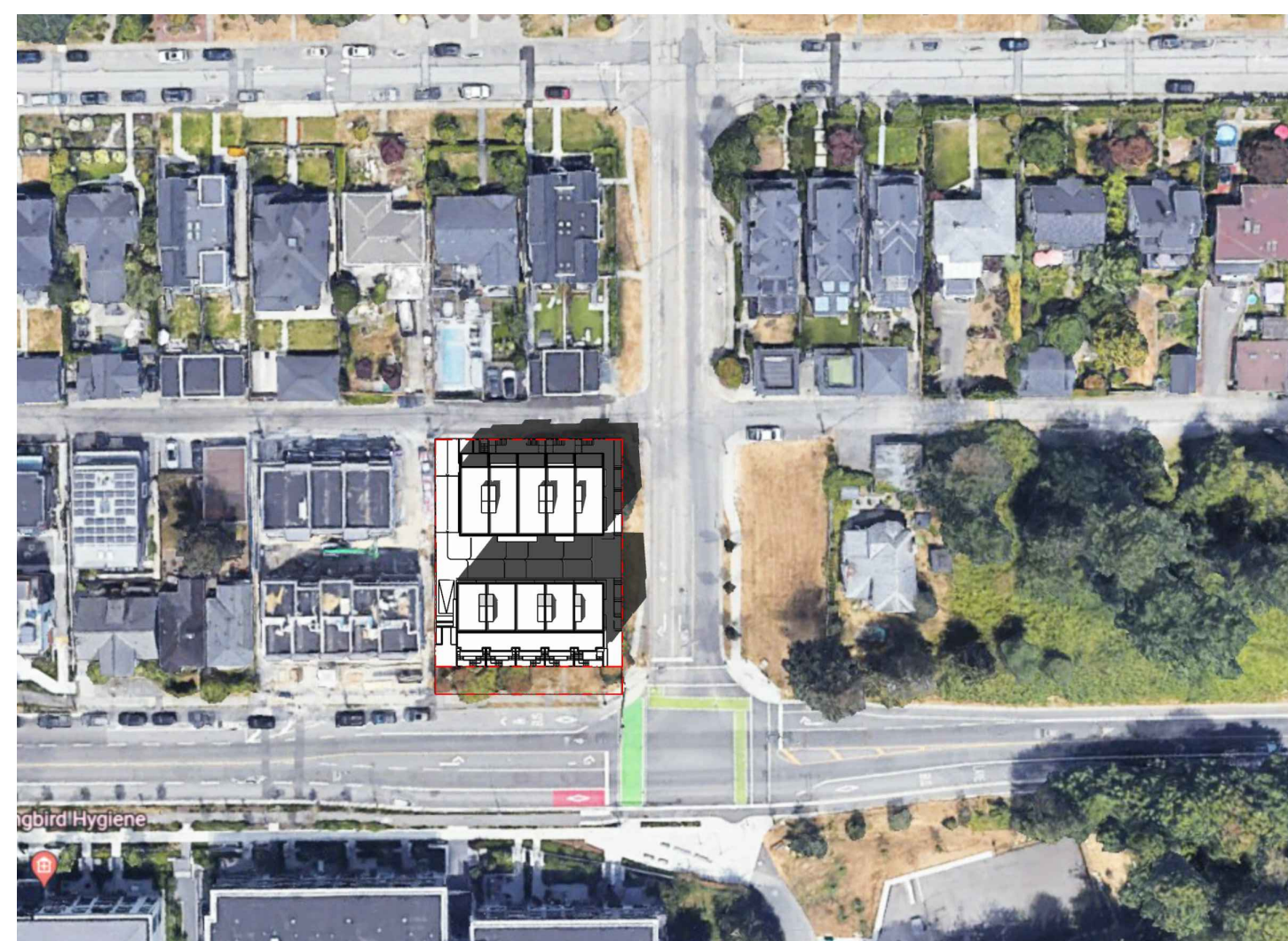
10 A.M.



12 P.M.



2 P.M.



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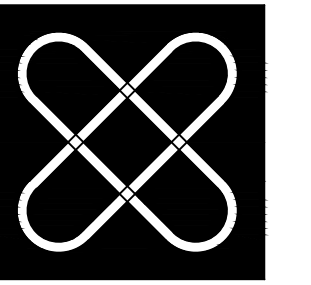
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TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
SHADOW ANALYSIS

DATE:	AUG. 2020	SHEET NO.:	A-1.9
SCALE:	1/16" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



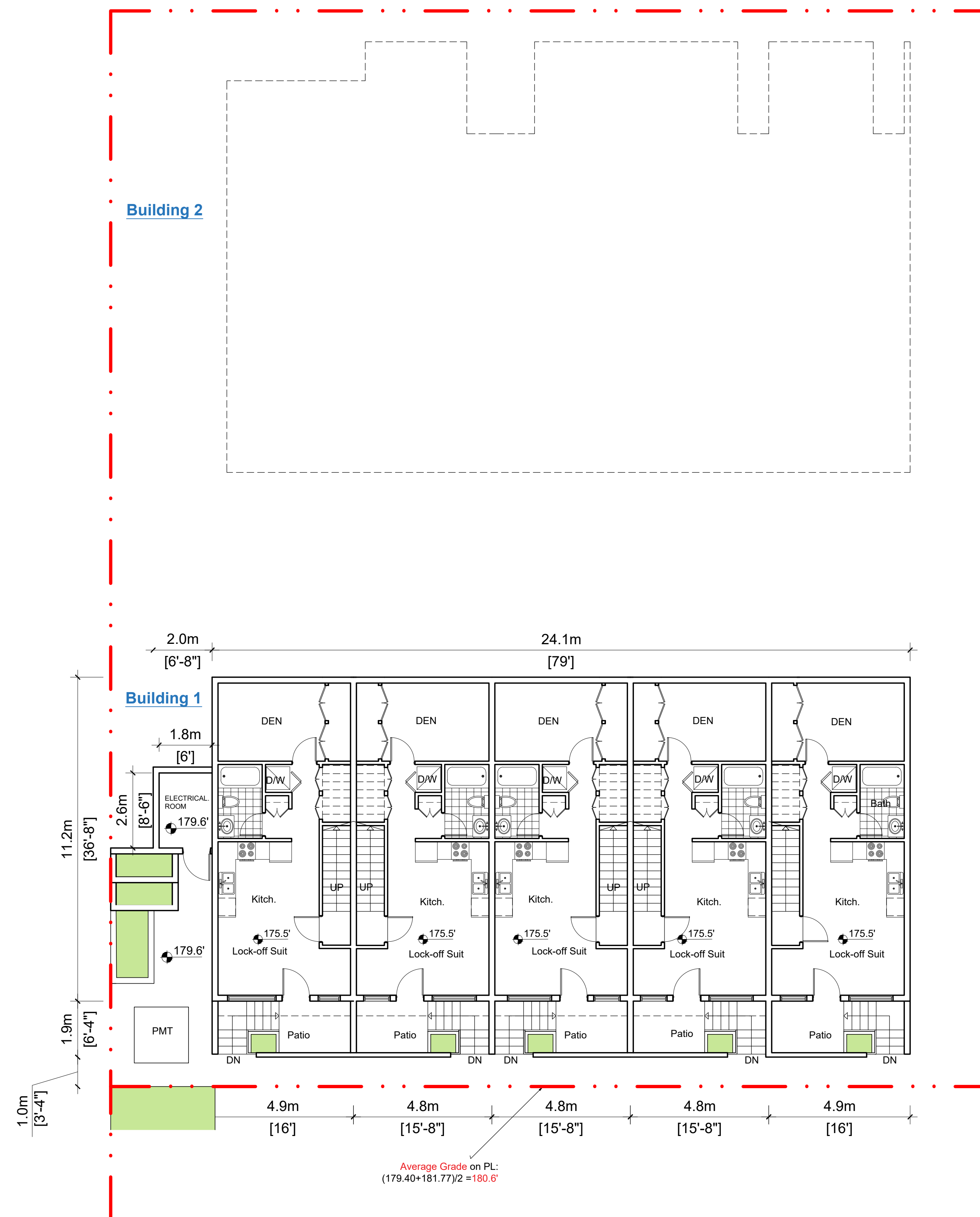
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Basement Floor Plan of Building 1



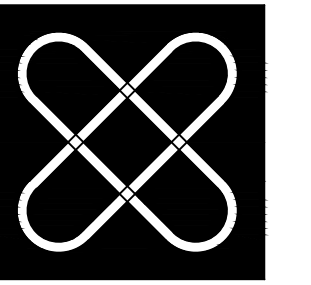
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
B1- BASEMENT PLAN

DATE:	JUN. 2022	SHEET NO.:	A-2.1
SCALE:	1/8" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



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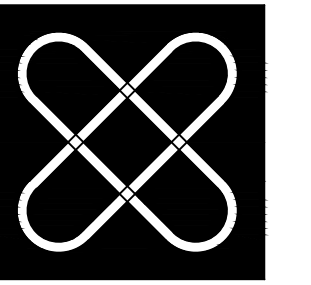
PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**B1- GROUND FLOOR PLAN
B2- BASEMENT PLAN**

DATE:	JUN. 2022	SHEET NO.:	A-2.2
SCALE:	1/8" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		





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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

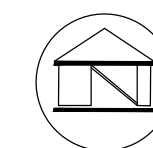
FOR:
1320190 BC Ltd.

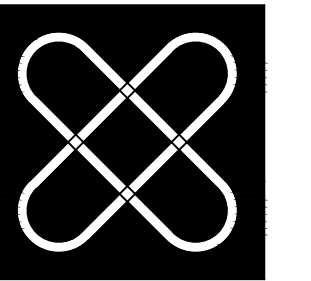
DRAWING TITLE:
**B1-SECOND FLOOR PLAN
B2- GROUND FLOOR PLAN**

DATE:	JUN. 2022	SHEET NO.:	A-2.3
SCALE:	1/8" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



**Second Floor Plan of Building 1 &
Ground Floor Plan of Building 2**





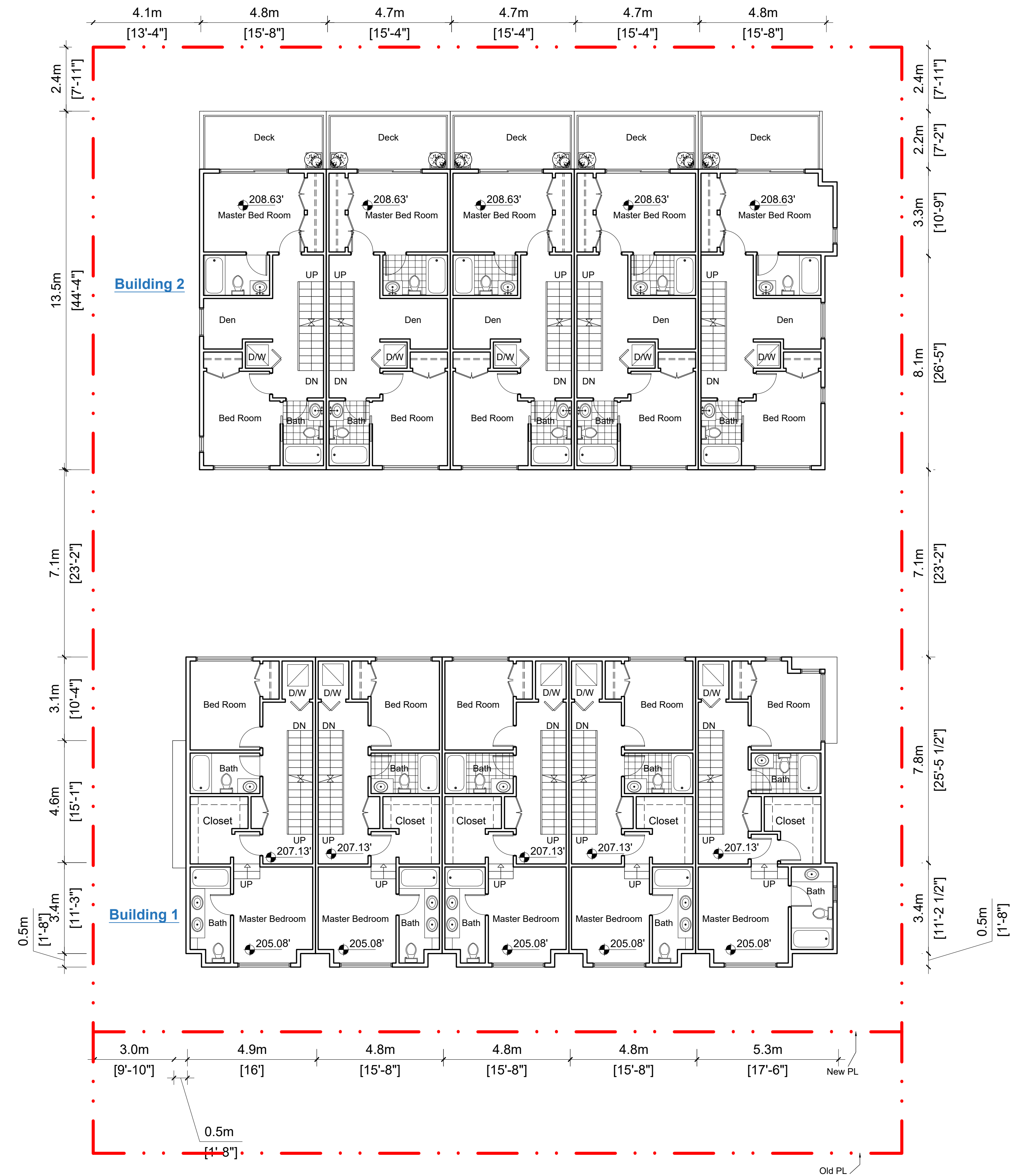
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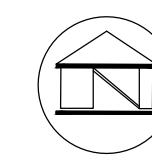
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**Third Floor Plan of Building 1 &
Ground Floor Plan of Building 2**



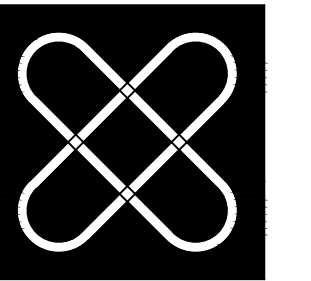
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**B1-THIRD FLOOR PLAN
B2- SECOND FLOOR PLAN**

DATE:	JUN. 2022	SHEET NO.:	A-2.4
SCALE:	1/8" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



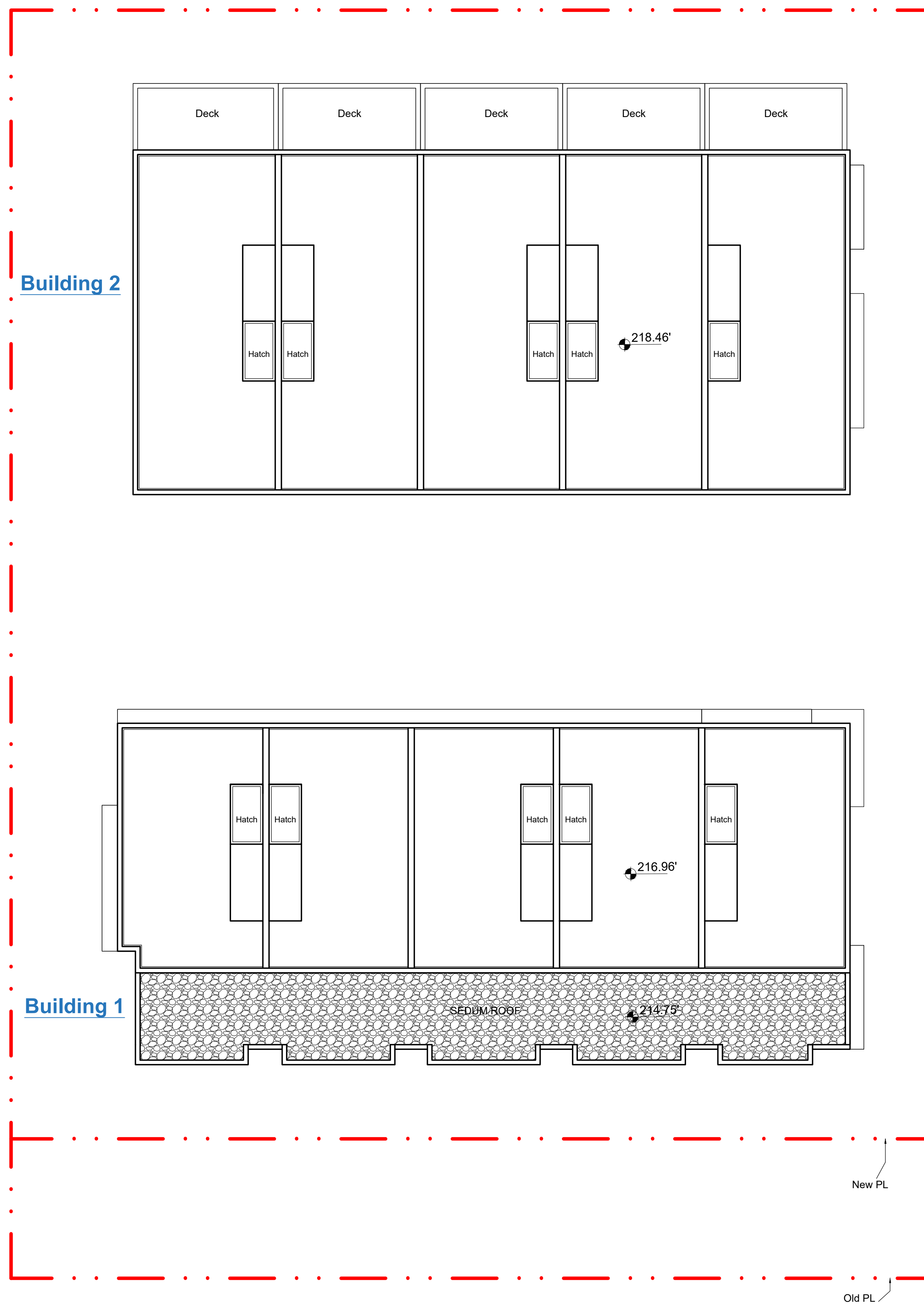
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Building 2

Building 1

Roof Plan

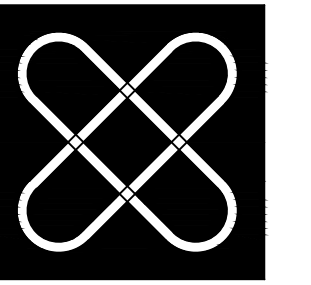
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758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
THIRD FLOOR PLAN

DATE:	JUN. 2022	SHEET NO:	A-2.5
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PROJECT NO:	-		



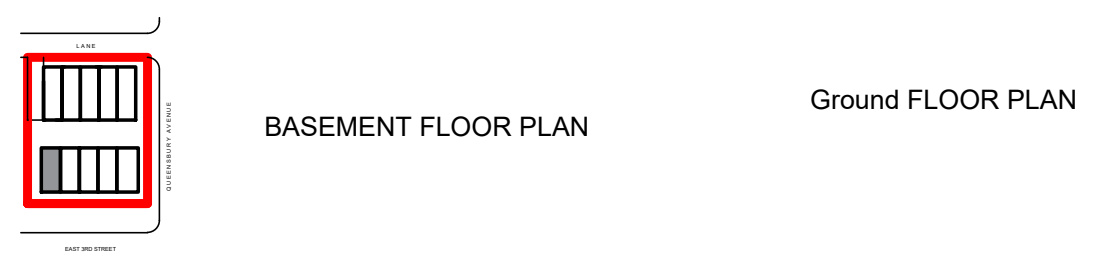
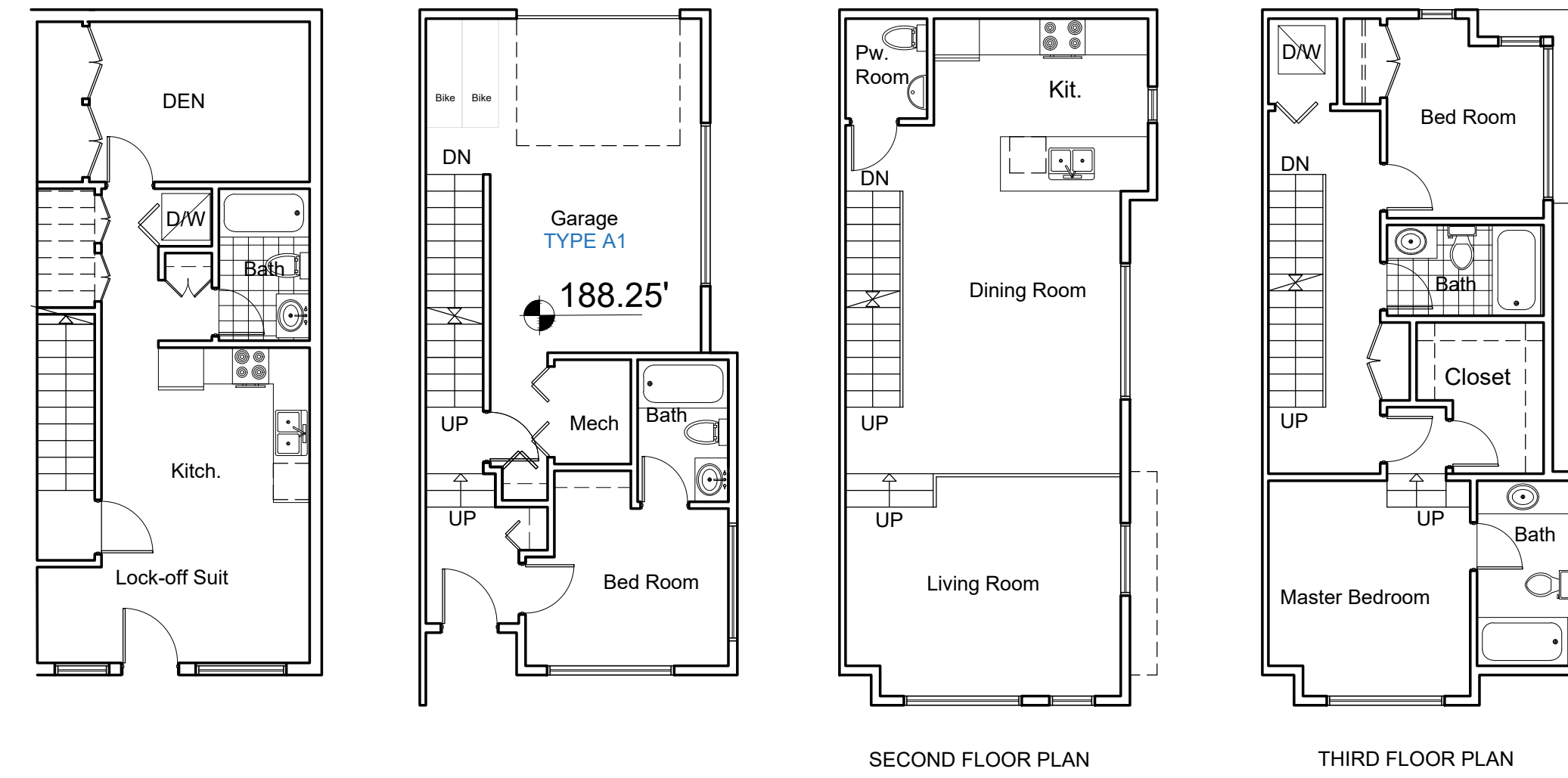
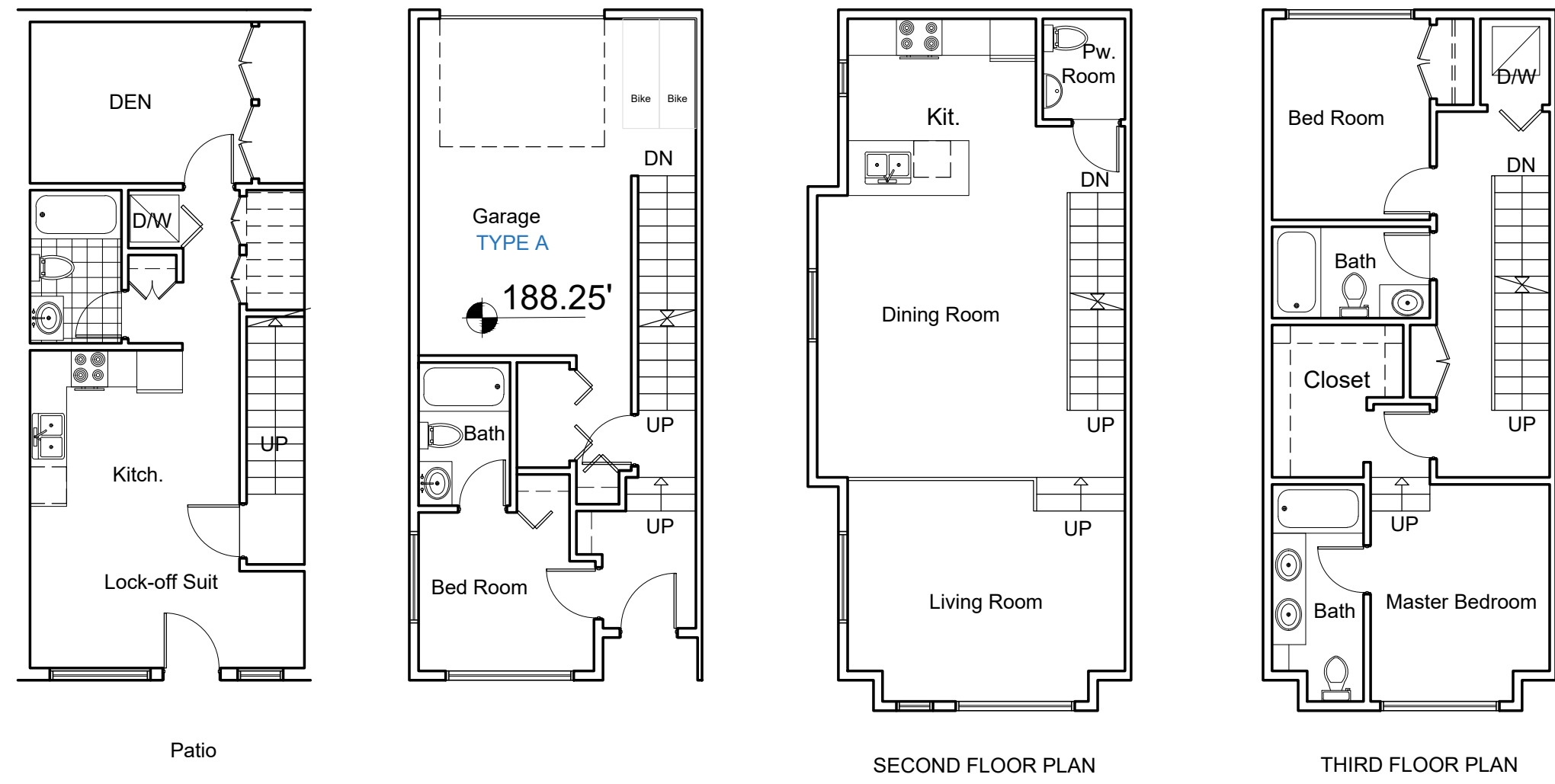
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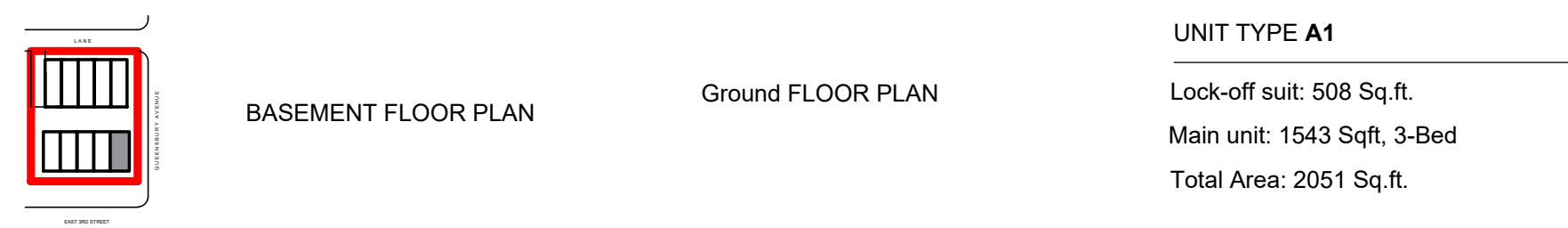
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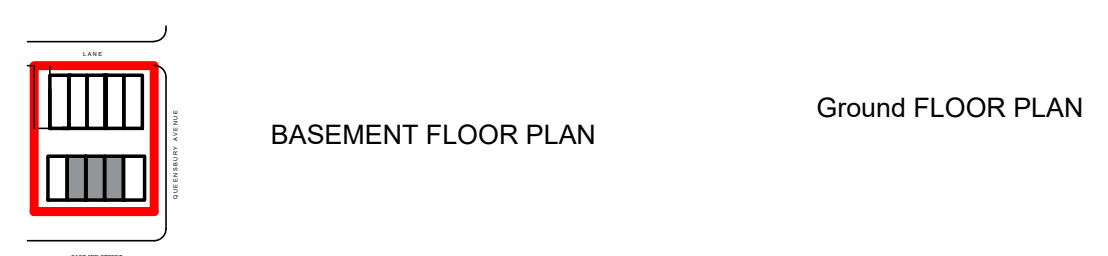
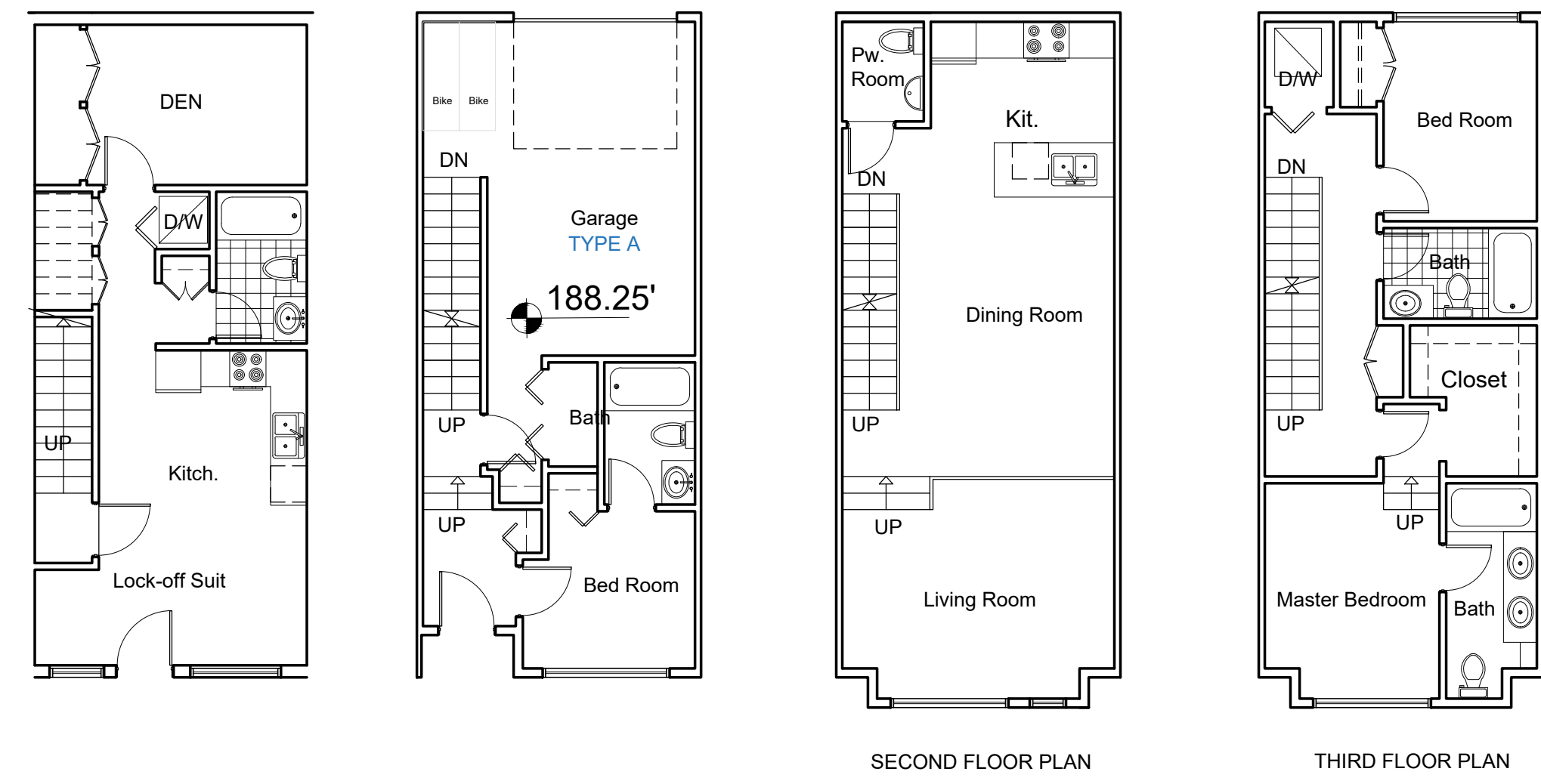
UNIT TYPE A 2
 Lock-off suit: 500 Sq.ft.
 Main unit: 1479 Sqft, 3-Bed
 Total Area: 1976 Sq.ft.

- Main Units
- Exclusion
- lock-off suit



UNIT TYPE A1
 Lock-off suit: 508 Sq.ft.
 Main unit: 1543 Sqft, 3-Bed
 Total Area: 2051 Sq.ft.

- Main Units
- Exclusion
- lock-off suit



UNIT TYPE A
 Lock-off suit: 487 Sq.ft.
 Main unit: 1421 Sqft, 3-Bed
 Total Area: 1908 Sq.ft.

- Main Units
- Exclusion
- lock-off suit

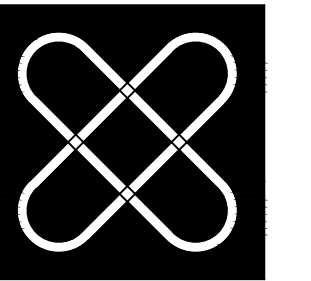
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 758-762 EAST 3RD
 NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
UNITS PLAN - B1

DATE:	JUN. 2022	SHEET NO:	A-2.6
SCALE:	1/8" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO:	-		



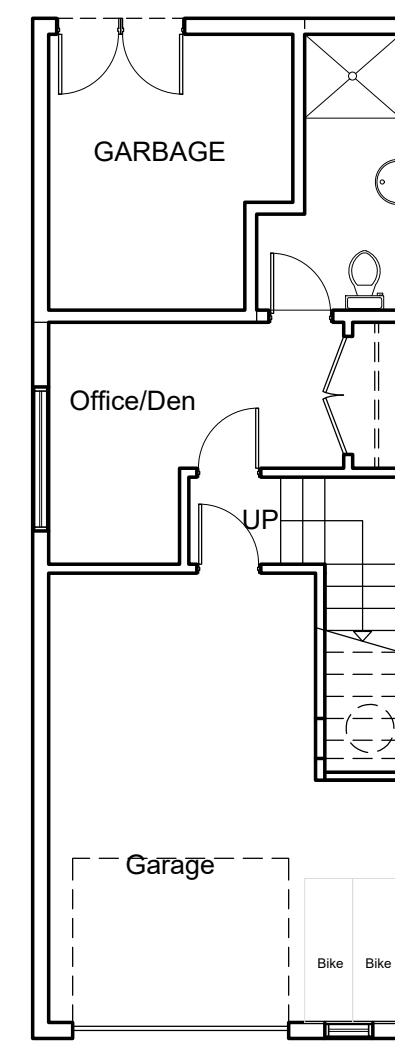
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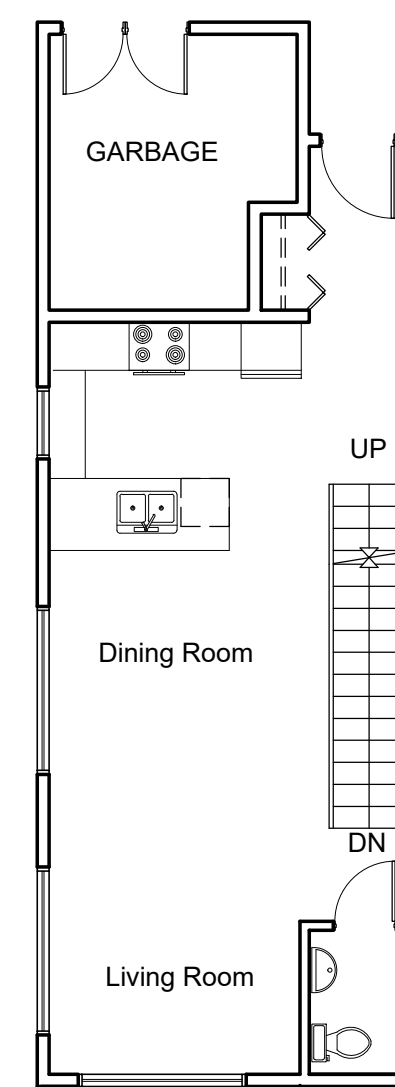
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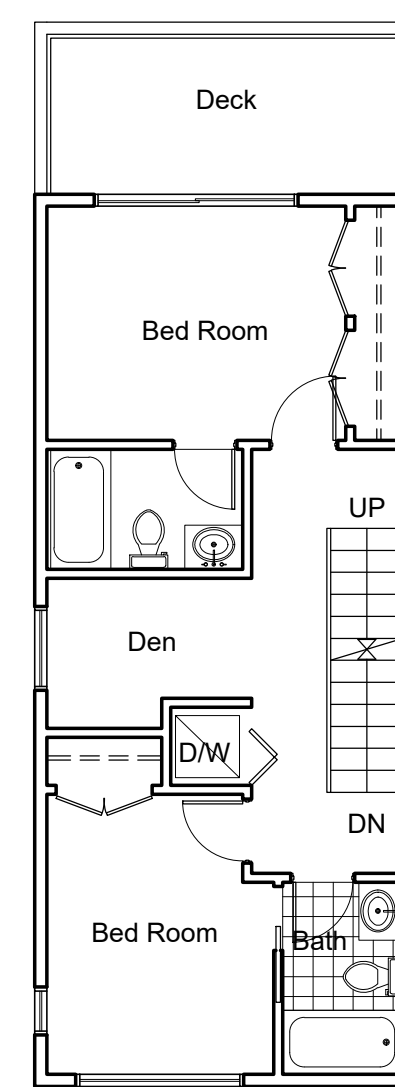
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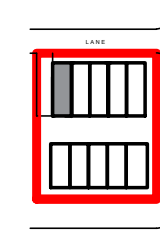
Ground FLOOR PLAN



SECOND FLOOR PLAN



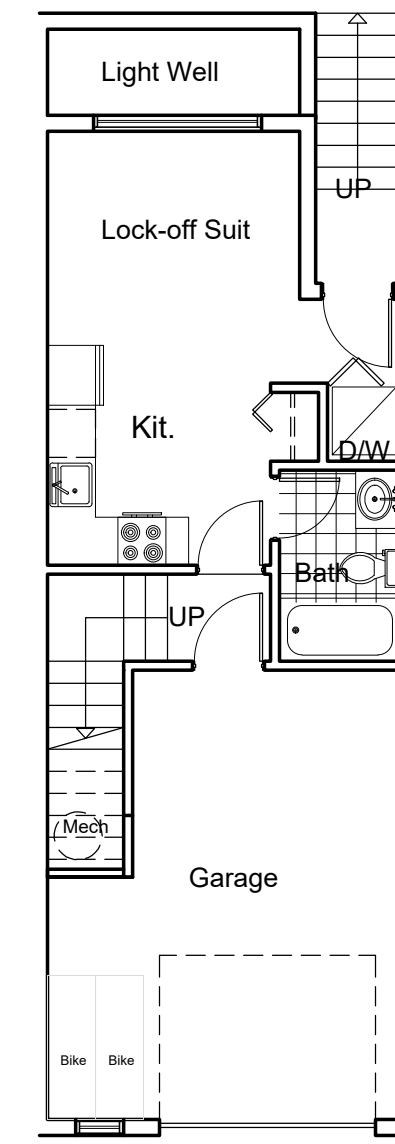
Third FLOOR PLAN



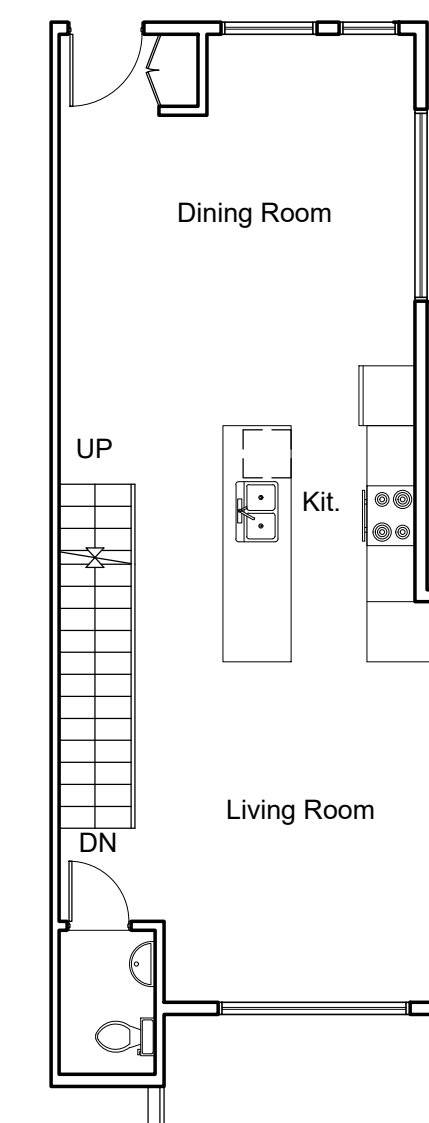
UNIT TYPE B1

Main unit: 1327 Sqft, 2-Bed + Office (Den)
 Total Area: 1327 Sq.ft.

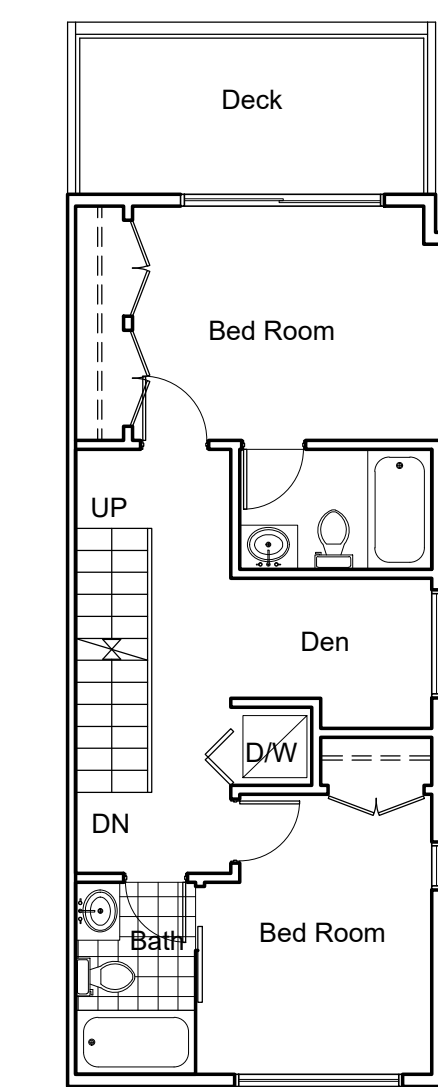
- Main Units
- Garage
- lock-off suit
- Garbage Room



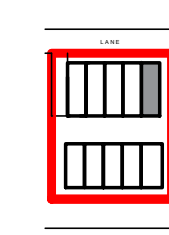
Ground FLOOR PLAN



SECOND FLOOR PLAN



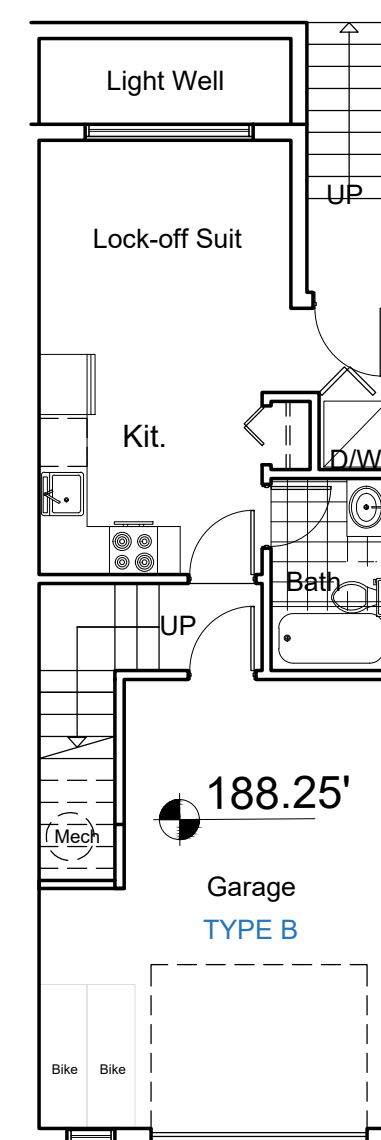
Third FLOOR PLAN



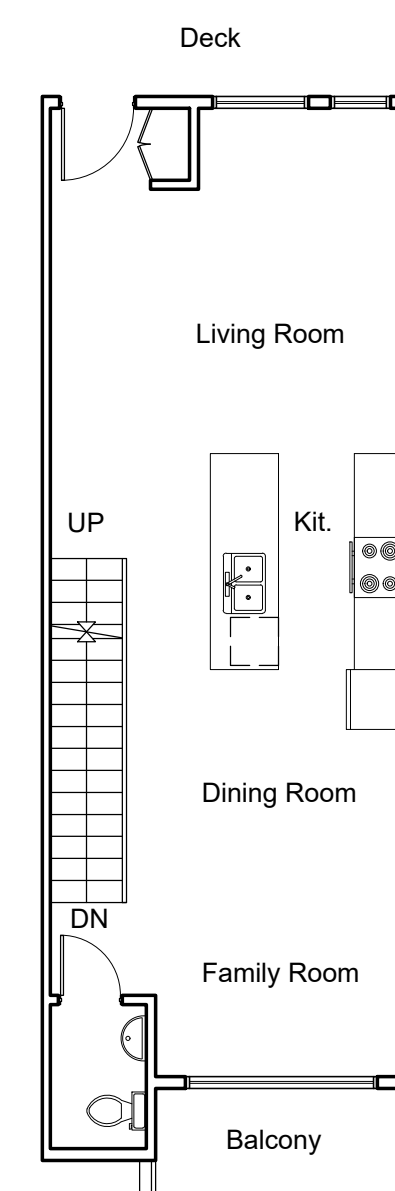
UNIT TYPE B2

Lock-off suit: 375 Sq.ft.
 Main unit: 1287 Sqft, 2-Bed + Den
 Total Area: 1662 Sq.ft.

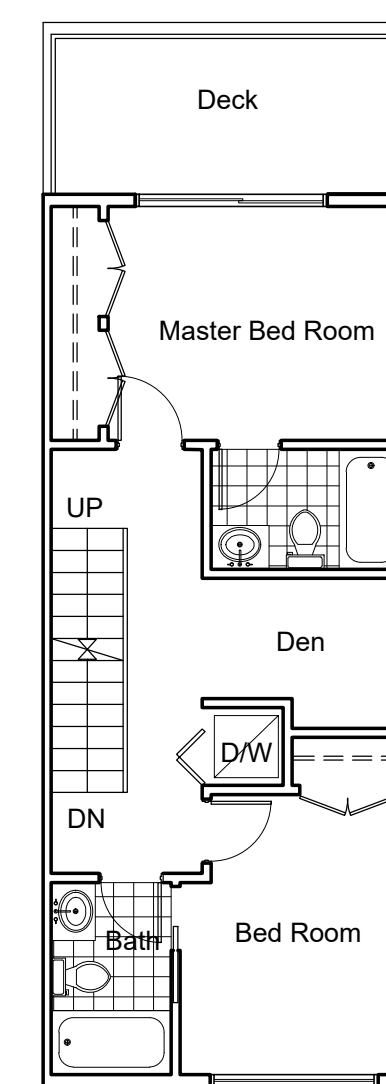
- Main Units
- Garage
- lock-off suit



Ground FLOOR PLAN



SECOND FLOOR PLAN



Third FLOOR PLAN



UNIT TYPE B

Lock-off suit: 375 Sq.ft.
 Main unit: 1218 Sqft, 2-Bed + Den
 Total Area: 1593 Sq.ft.

- Main Units
- Garage
- lock-off suit

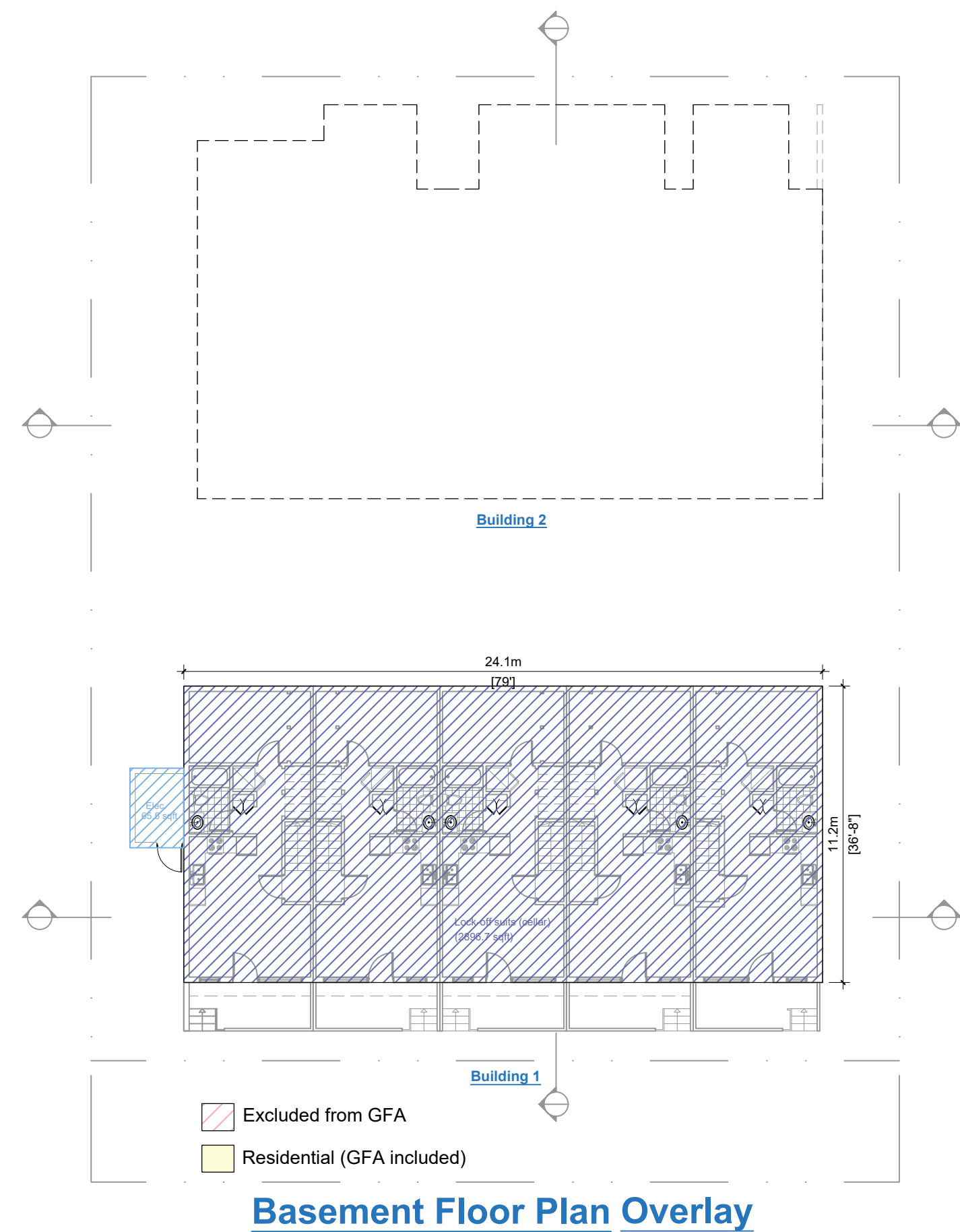
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2	DEC 2021	REVISED FOR CITY REVIEW
1	JULY 2021	PRE CONSULTATION APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 758-762 EAST 3RD
 NORTH VANCOUVER, BC.

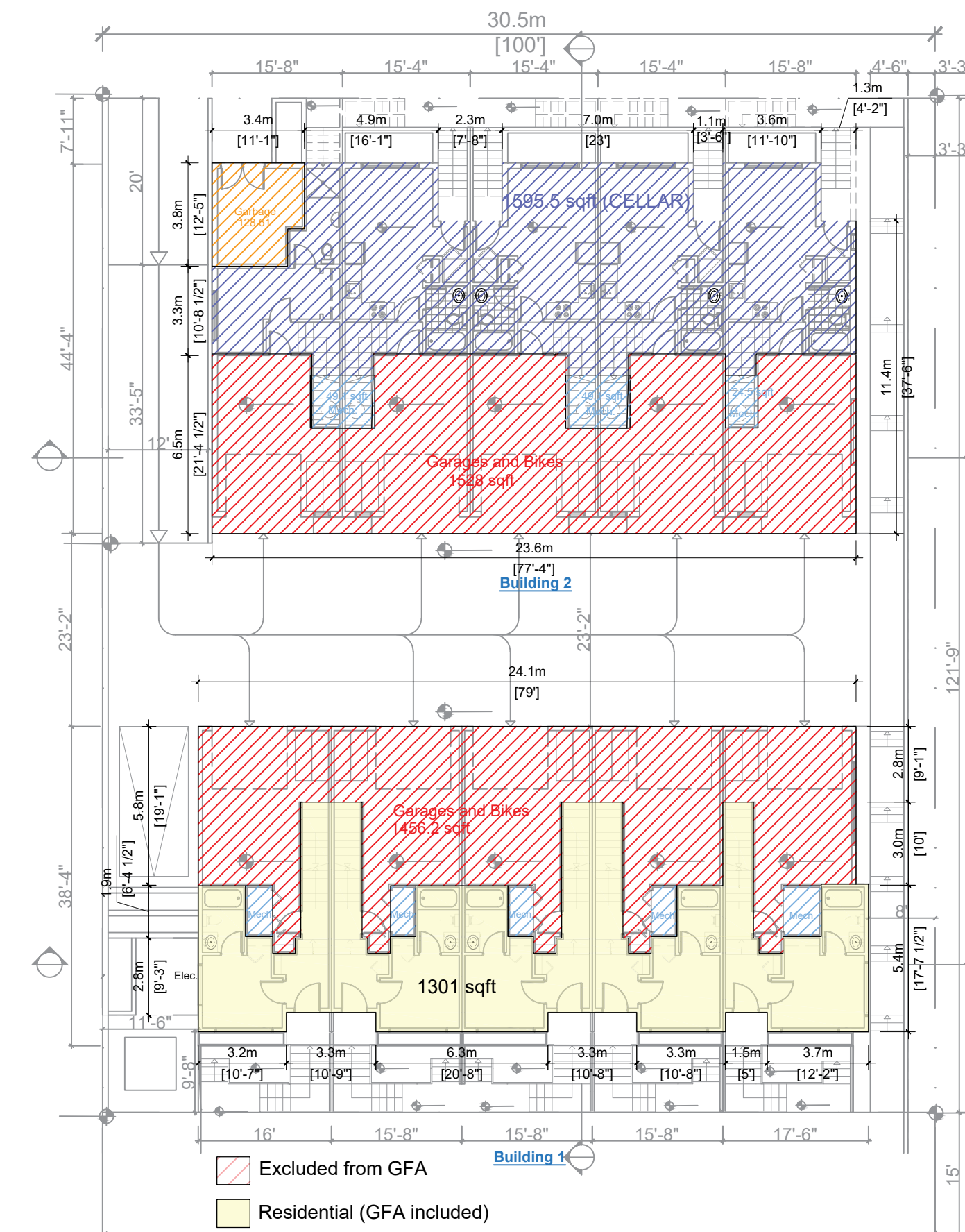
FOR:
1320190 BC Ltd.

DRAWING TITLE:
UNITS PLAN - B2

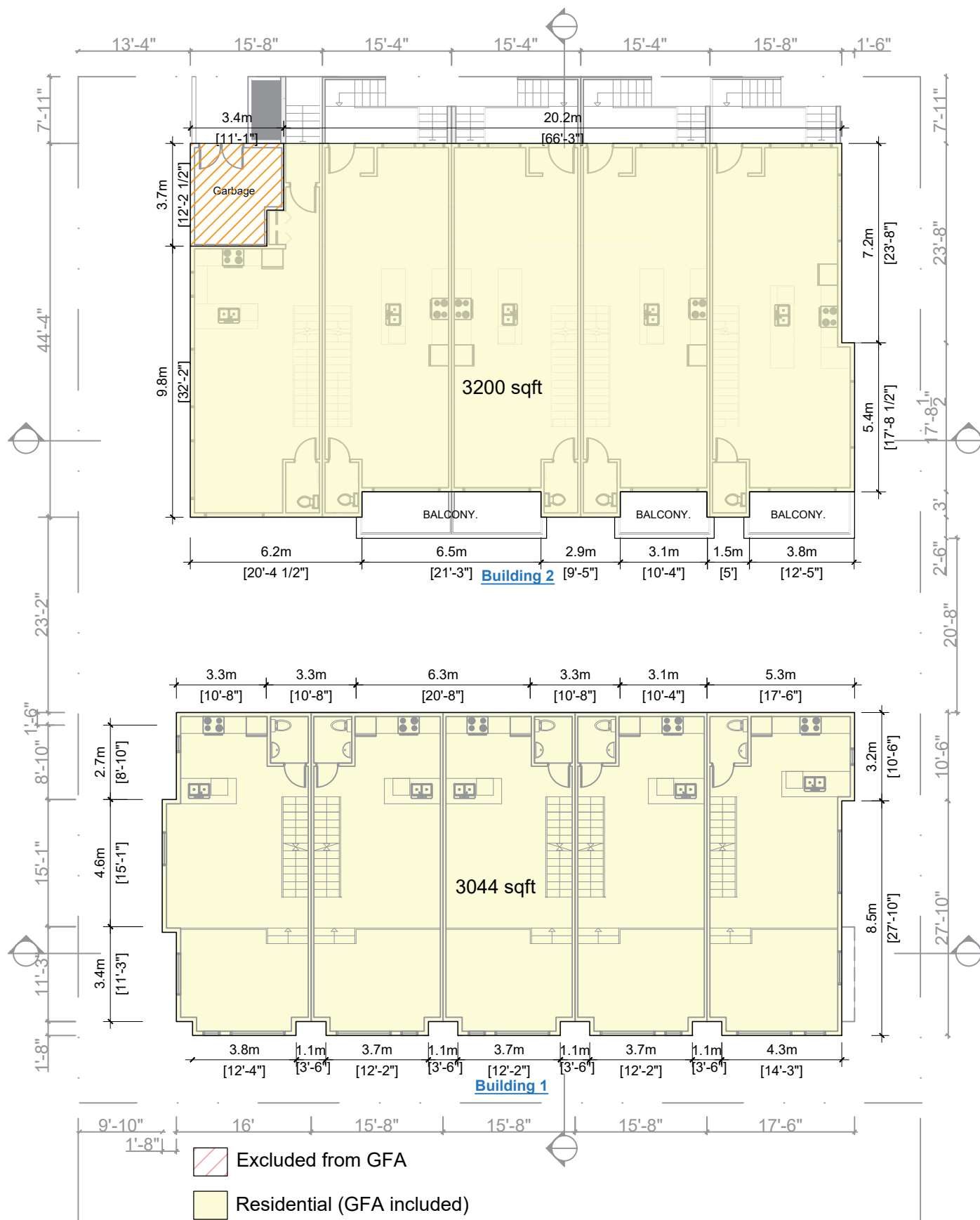
DATE:	JUN. 2022	SHEET NO.:
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DESIGN:	P.P	
DRAWN:	P.P	
PROJECT NO.:	-	



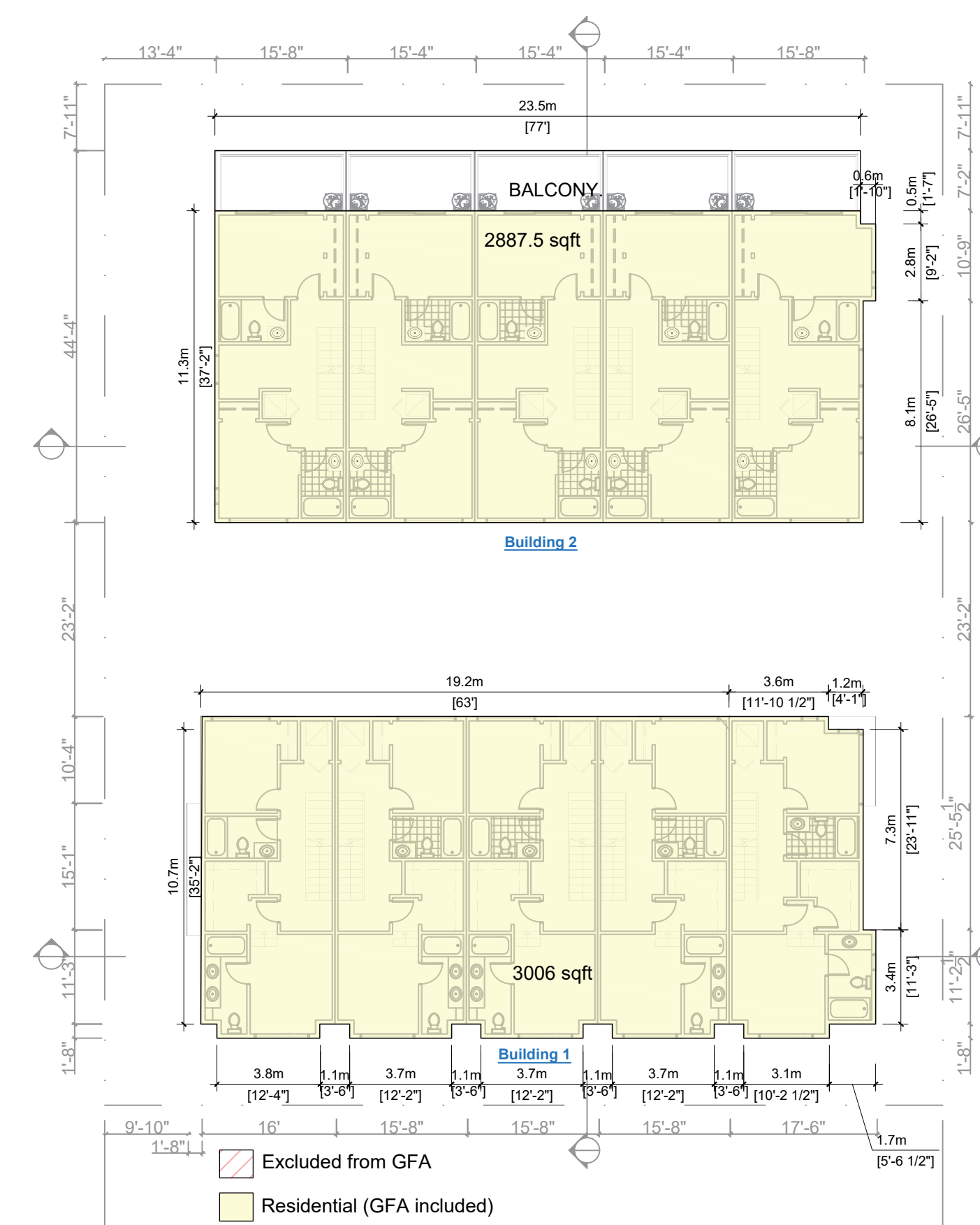
Basement Floor Plan Overlay



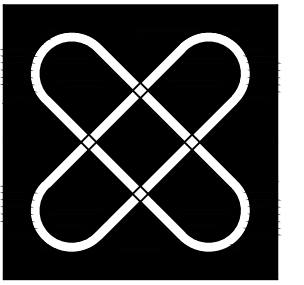
Ground Floor Plan of Building 1 & Basement Floor Plan of Building 2 Overlay



Second Floor Plan of Building 1 & Ground Floor Plan of Building 2 Overlay



Third Floor Plan of Building 1 & Ground Floor Plan of Building 2 Overlay



F. ADAB ARCHITECTS INC.

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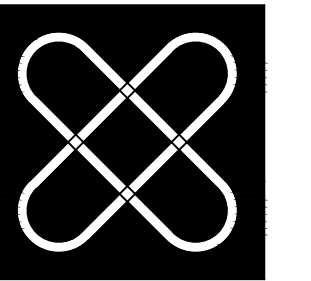
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 758-762 EAST 3RD
 NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
GFA OVERLAY

DATE: JUN. 2022	SHEET NO:
SCALE: 1/16" = 1'-0"	A-2.8
DESIGN: P.P	
DRAWN: P.P	
PROJECT NO:	



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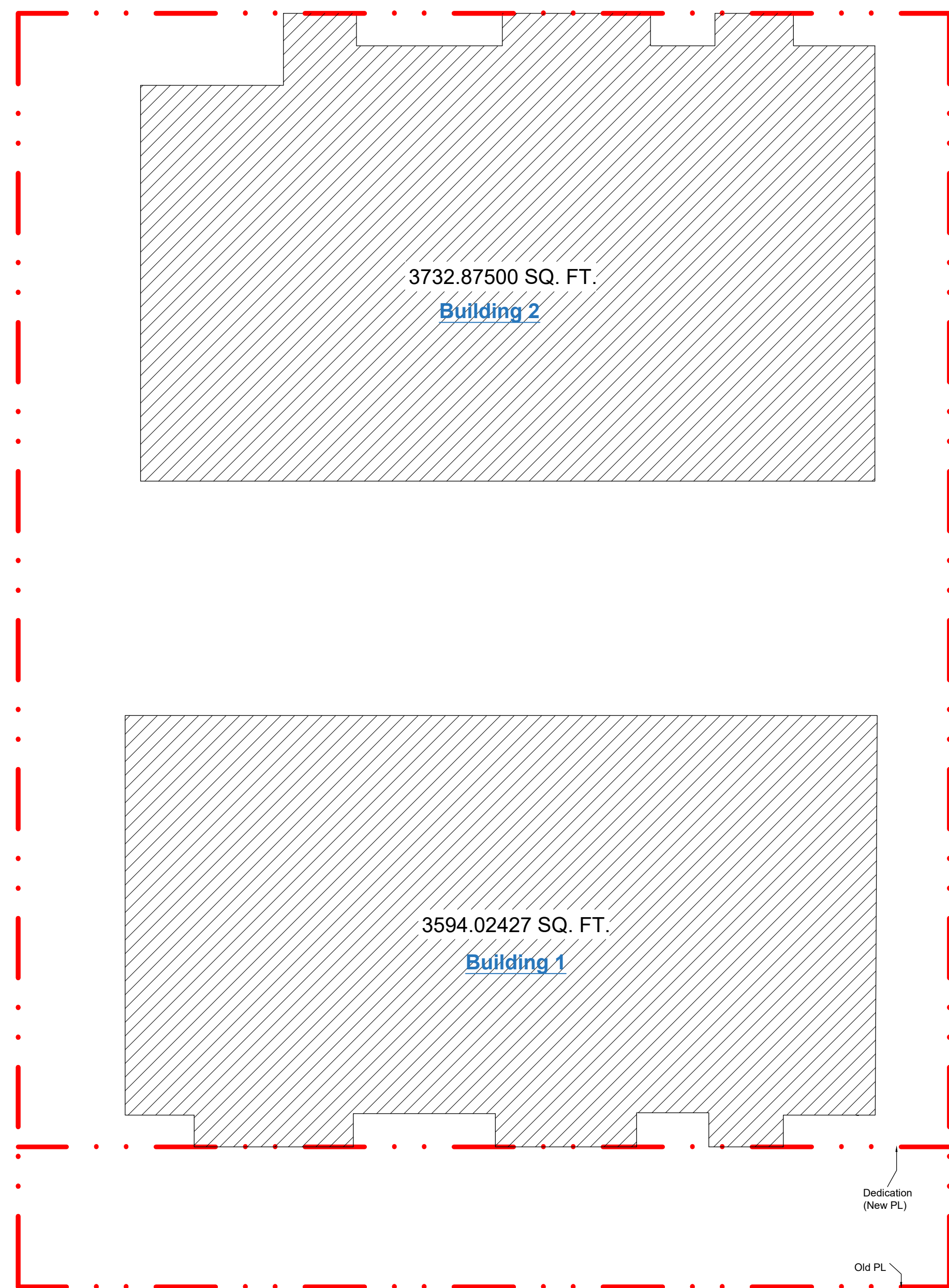
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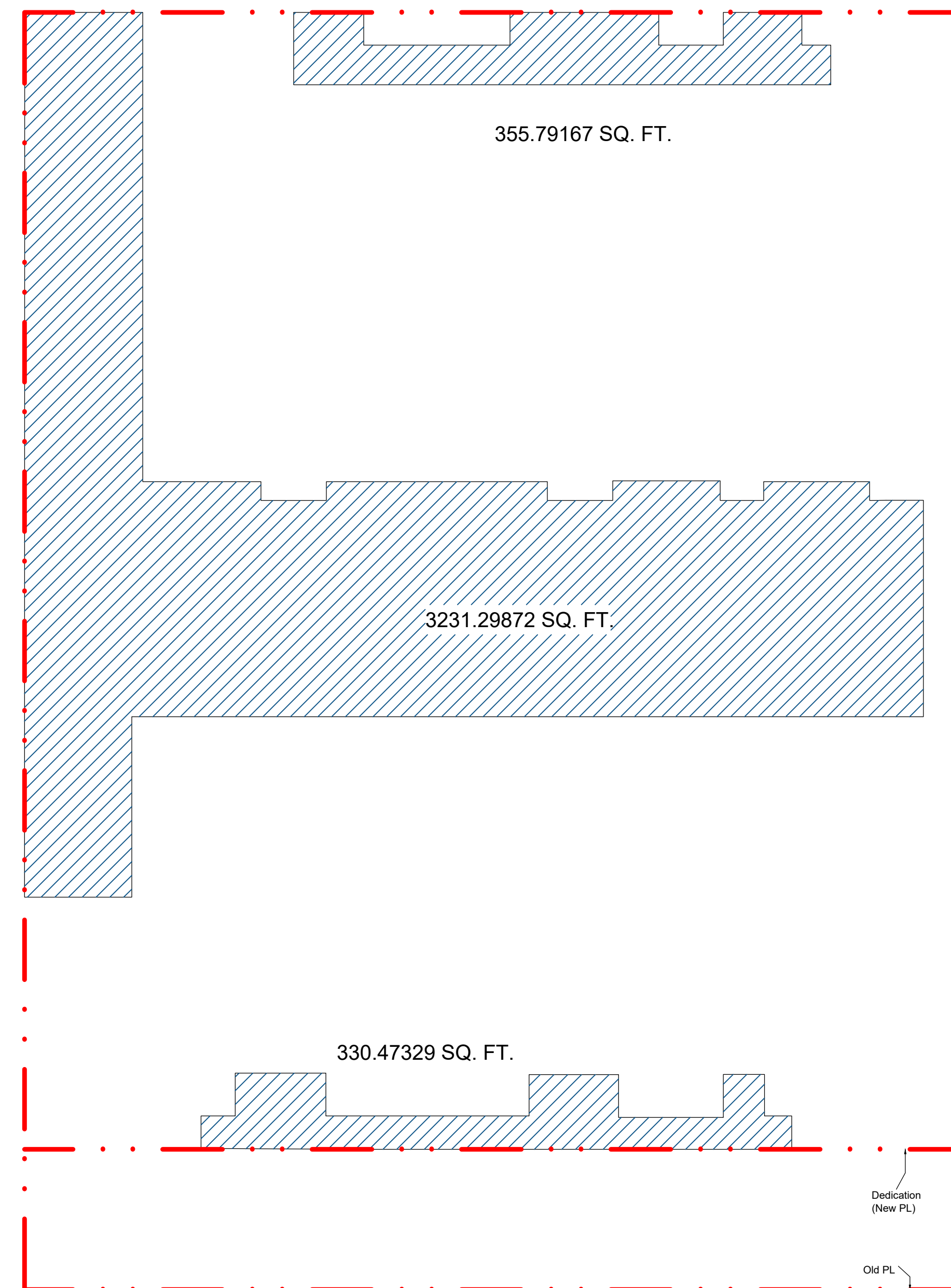
FOR:
1320190 BC Ltd.

DRAWING TITLE:
**LOT COVERAGE,
 OPEN SPACE
 CALCULATION**

DATE:	JUN. 2022	SHEET NO:
SCALE:	3/32" = 1'-0"	A-2.9
DESIGN:	P.P	
DRAWN:	P.P	
PROJECT NO:	-	

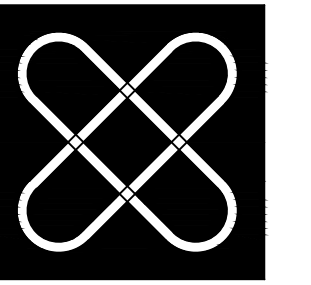


Lot Coverage: 7328 SQFT (55% < 60%)



Open Site Space (Area as per described in section 507 Zoning bylaw): 3918 SQFT
 Open Site Space: 29% < 35%

AREAS DESCRIBED IN SECTION 507, (2) (A)/(B)/(C) OF THE ZONING BYLAW



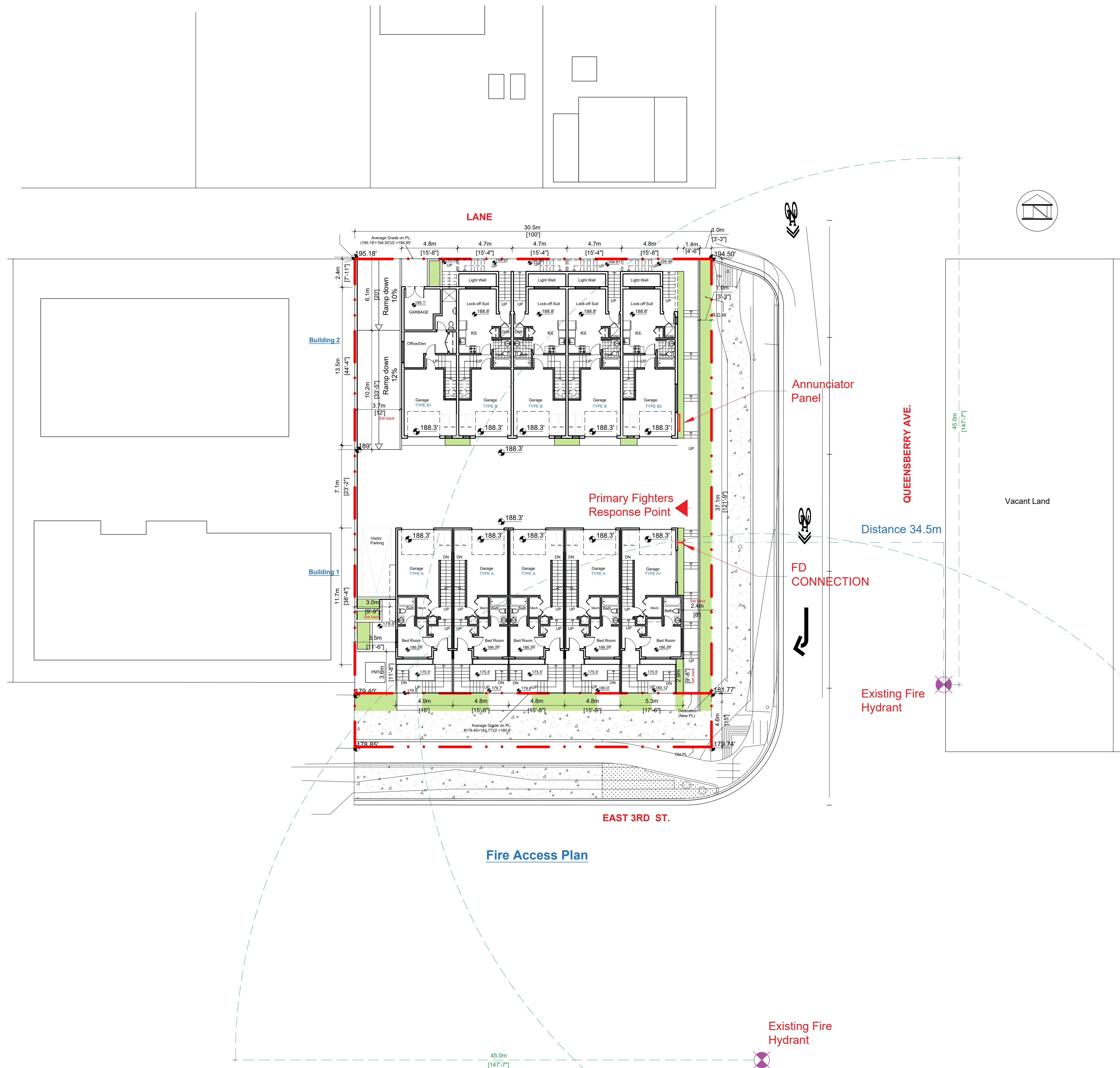
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Fire Access Plan

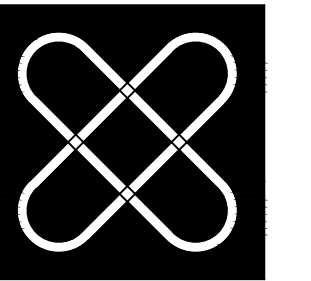
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TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
FIRE ACCESS PLAN

DATE:	JUN. 2022	SHEET NO.:
SCALE:	3/32" = 1'-0"	A-2.9A
DESIGN:	P.P	
DRAWN:	P.P	
PROJECT NO.:	-	



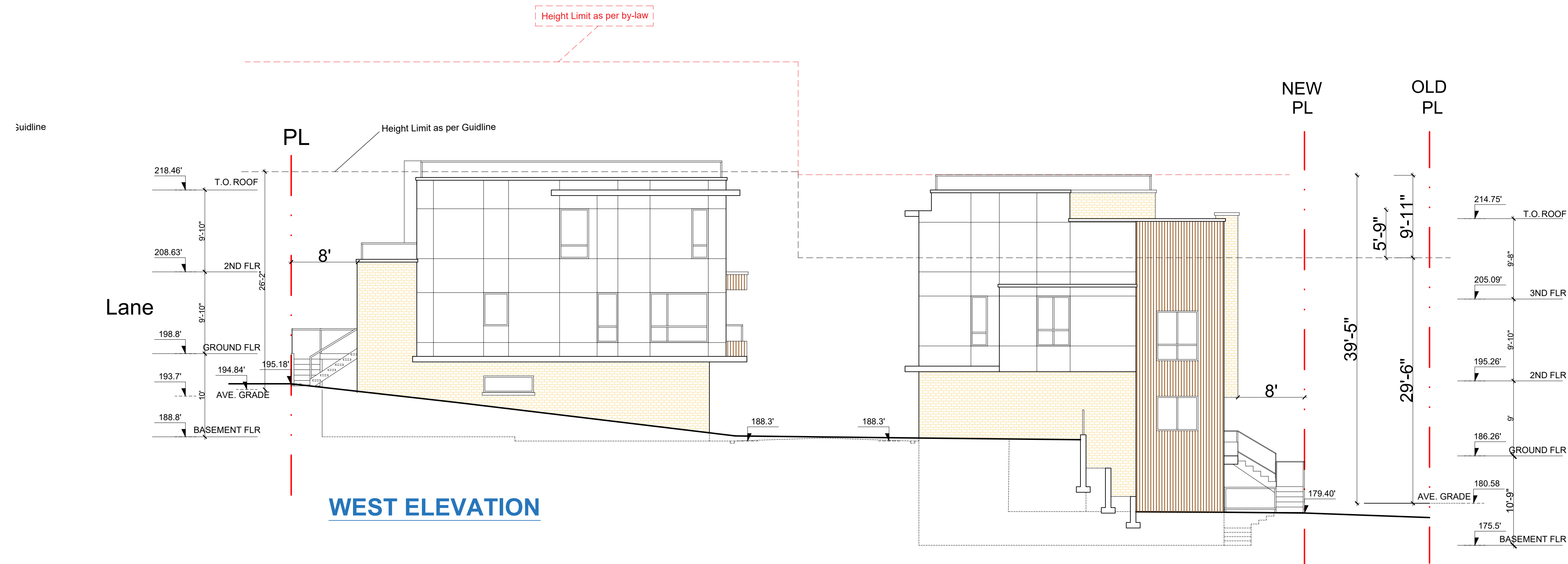
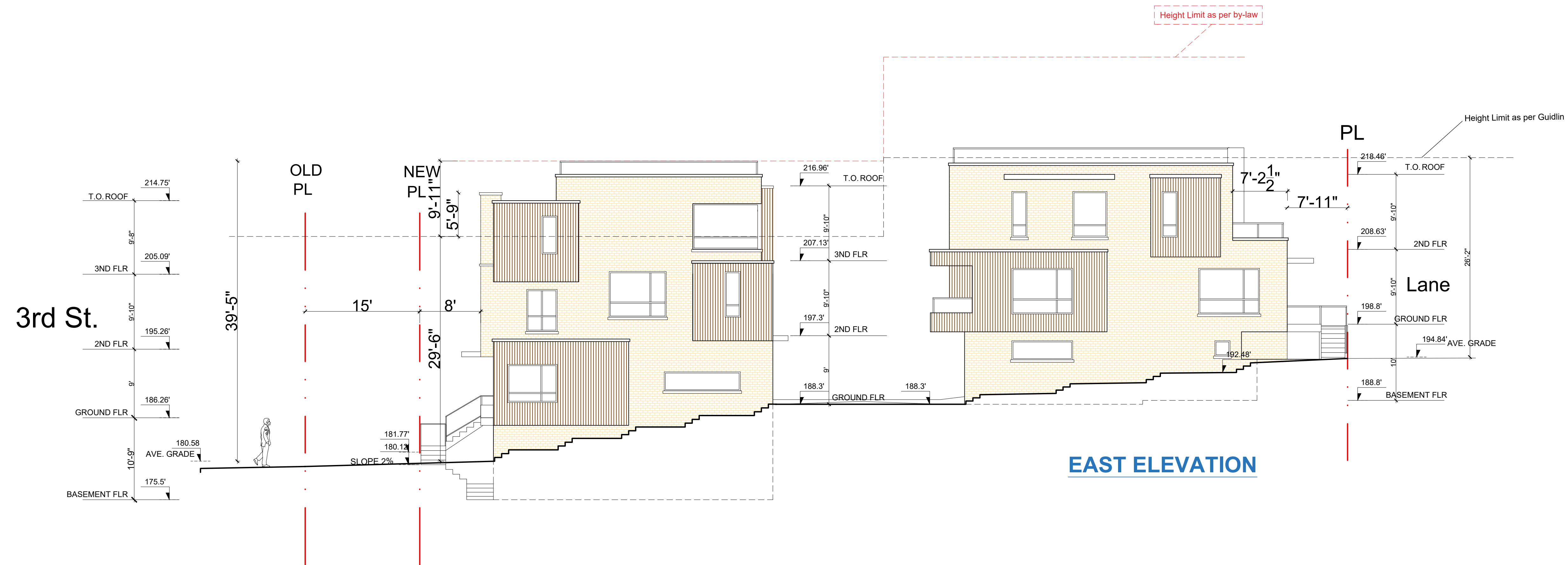
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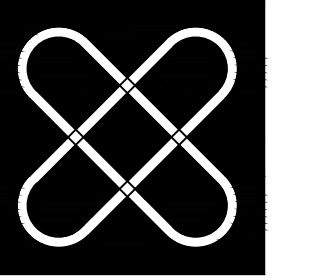
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**EAST AND WEST
ELEVATIONS**

DATE:	JUN. 2022	SHEET NO.:
SCALE:	1/8" = 1'-0"	A-3.1
DESIGN:	P.P	
DRAWN:	P.P	
PROJECT NO.:	-	



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COURT YARD ELEVATION TO THE SOUTH



COURT YARD ELEVATION TO THE NORTH

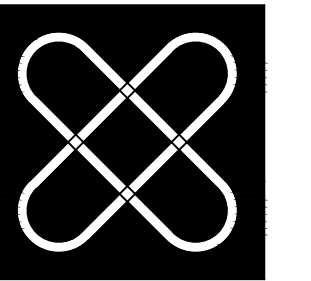
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**COURTYARD'S
ELEVATIONS**

DATE:	JUN. 2022	SHEET NO.:	A-3.2
SCALE:	1/8" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



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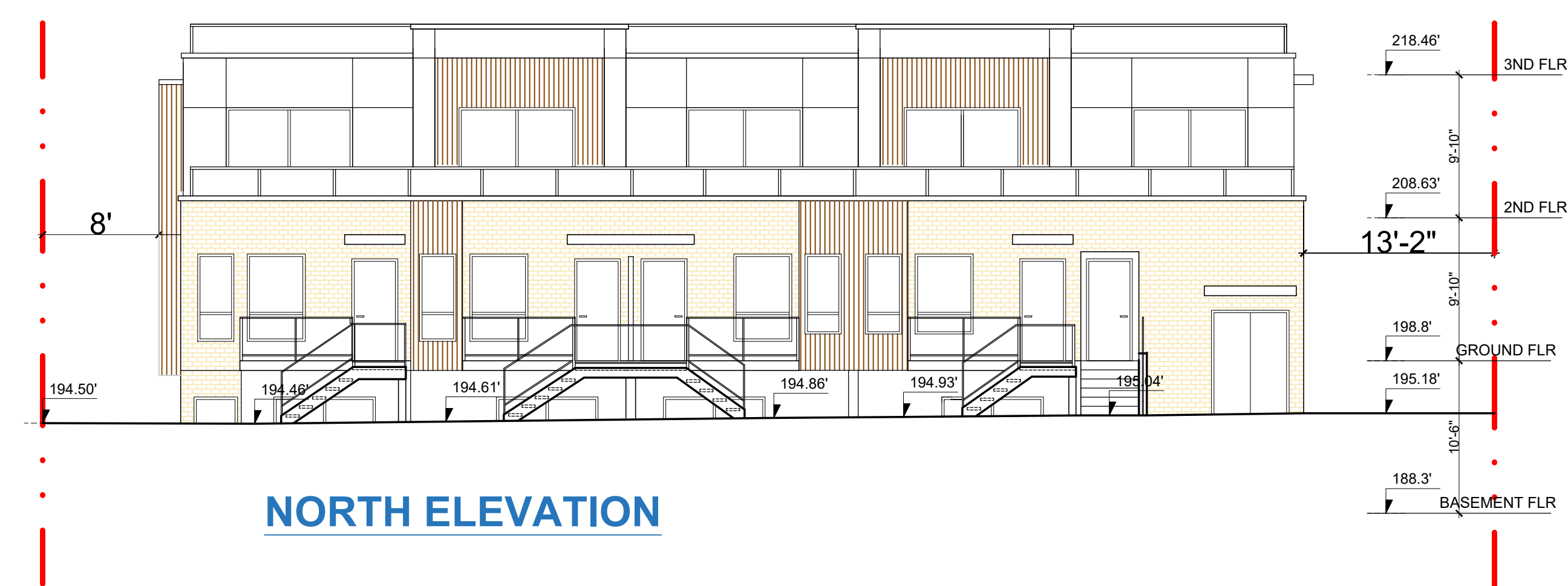
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SOUTH ELEVATION



NORTH ELEVATION

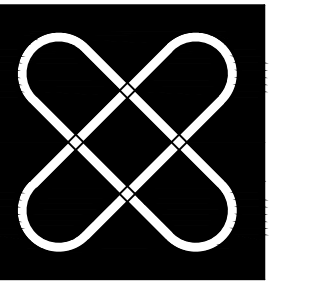
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**SOUTH AND NORTH
ELEVATIONS**

DATE:	JUN. 2022	SHEET NO.:	A-3.3
SCALE:	1/8" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



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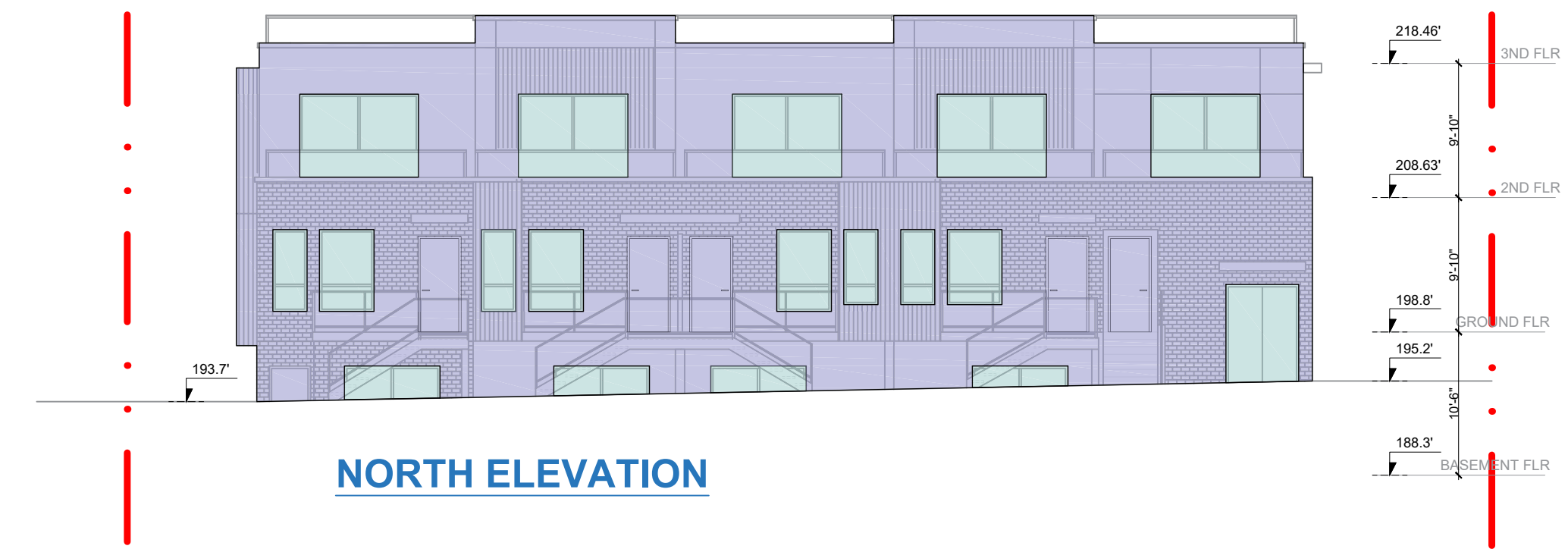
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SOUTH ELEVATION

Unprotected Opening: 640 sqft		
Exposed Building Face: 3108 sqft (288.74 sqm)		
Unprotected Opening Area (%)	Allowable	Provided
Limiting Distance= 62' [18.9m]	100%	20.6%

* As per table 3.2.3.1. -D, BCBC 2018



NORTH ELEVATION

Unprotected Opening: 492 sqft		
Exposed Building Face: 2056 sqft (191 sqm)		
Unprotected Opening Area (%)	Allowable	Provided
Limiting Distance= 17'-8" [4.45m]	38%	24%

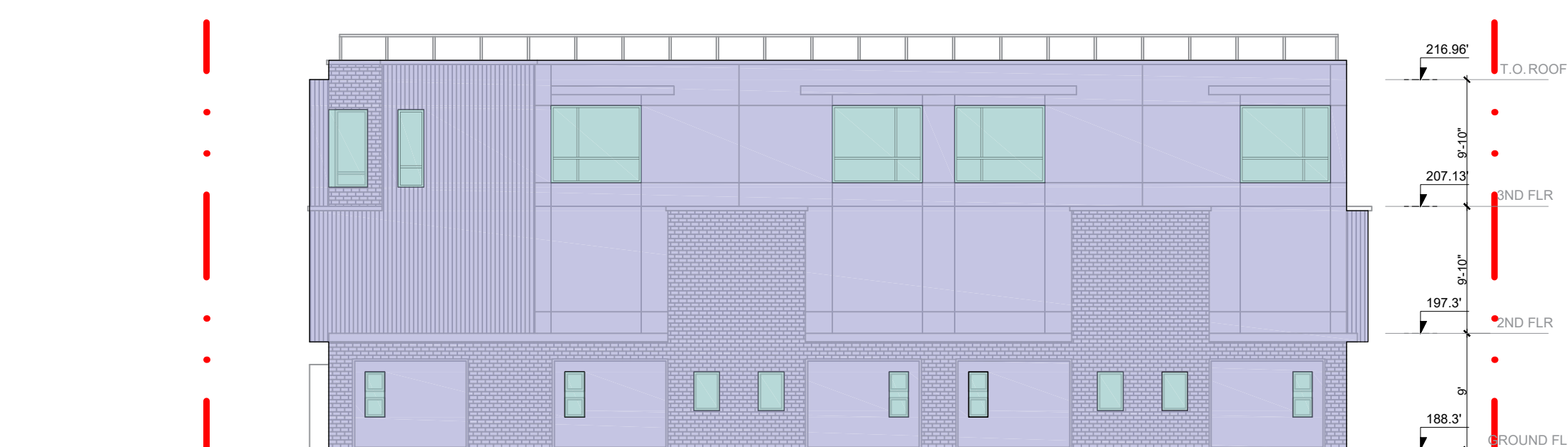
* As per table 3.2.3.1. -D, BCBC 2018



COURT YARD ELEVATION TO THE NORTH

Unprotected Opening: 499 sqft		
Exposed Building Face: 2482 sqft (230.5 sqm)		
Unprotected Opening Area (%)	Allowable	Provided
Limiting Distance= 11.5' [3.5m]	25%	20%

* As per table 3.2.3.1. -D, BCBC 2018



COURT YARD ELEVATION TO THE SOUTH

Unprotected Opening: 233 sqft		
Exposed Building Face: 2431 sqft (225.85 sqm)		
Unprotected Opening Area (%)	Allowable	Provided
Limiting Distance= 11.5' [3.5m]	25%	10.5%

* As per table 3.2.3.1. -D, BCBC 2018

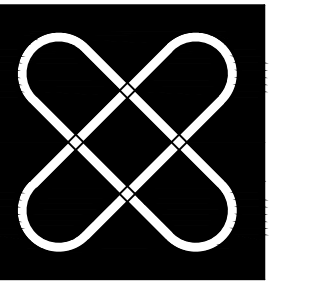
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
UNPROTECTED OPENING AREA

DATE:	JUN. 2022	SHEET NO:	A-3.4
SCALE:	3/32" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO:	-		



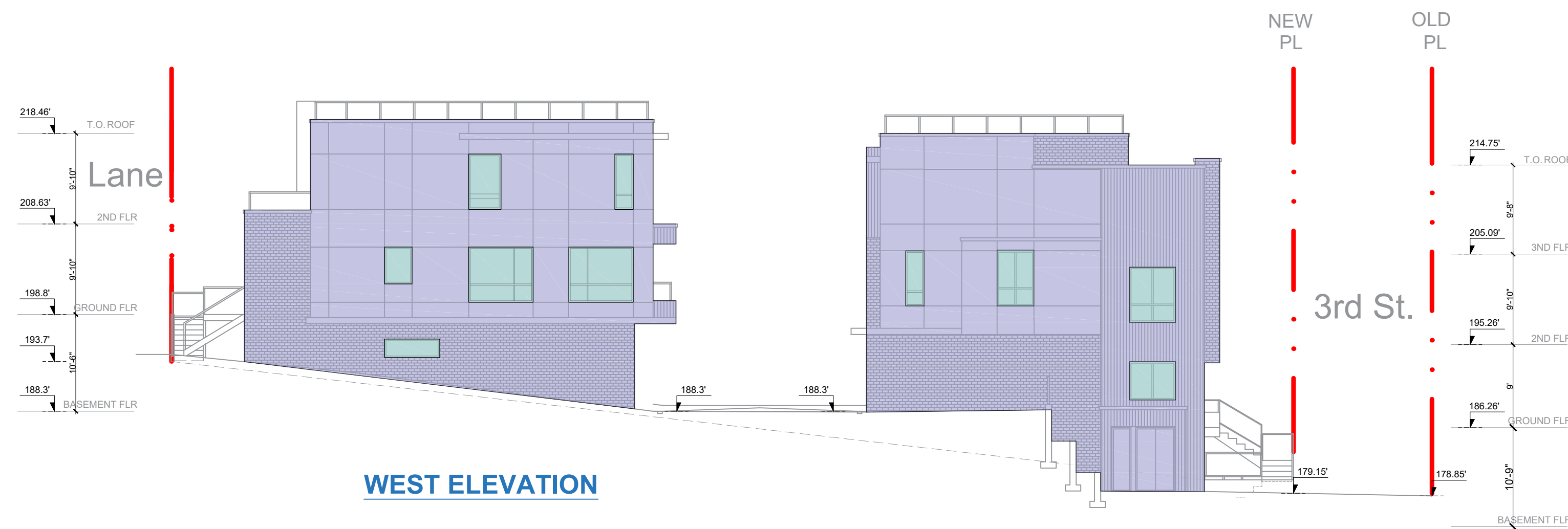
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WEST ELEVATION

Unprotected Opening:	142 sqft		
Exposed Building Face:	1198 sqft (111.3 sqm)		
Unprotected Opening Area (%)	Allowable	Provided	
Limiting Distance= 8' (2.45m)	20%	12%	

* As per table 3.2.3.1. -D, BCBC 2018

Unprotected Opening:	86 sqft		
Exposed Building Face:	1249 sqft (116 sqm)		
Unprotected Opening Area (%)	Allowable	Provided	
Limiting Distance= 8' (2.45m)	20%	7%	

* As per table 3.2.3.1. -D, BCBC 2018



EAST ELEVATION

Unprotected Opening:	243 sqft		
Exposed Building Face:	1254 sqft (116.5 sqm)		
Unprotected Opening Area (%)	Allowable	Provided	
Limiting Distance= 429' (13m)	100%	19.5%	

* As per table 3.2.3.1. -D, BCBC 2018

Unprotected Opening:	172 sqft		
Exposed Building Face:	1215 sqft (112.9 sqm)		
Unprotected Opening Area (%)	Allowable	Provided	
Limiting Distance= 429' (13m)	100%	14.5%	

* As per table 3.2.3.1. -D, BCBC 2018

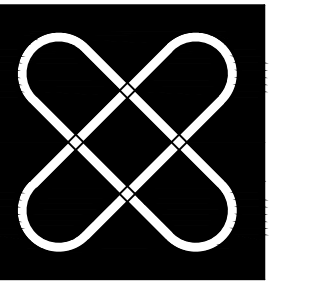
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
**UNPROTECTED OPENING
AREA**

DATE:	JUN. 2022	SHEET NO:	A-3.5
SCALE:	1/16" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO:	-		



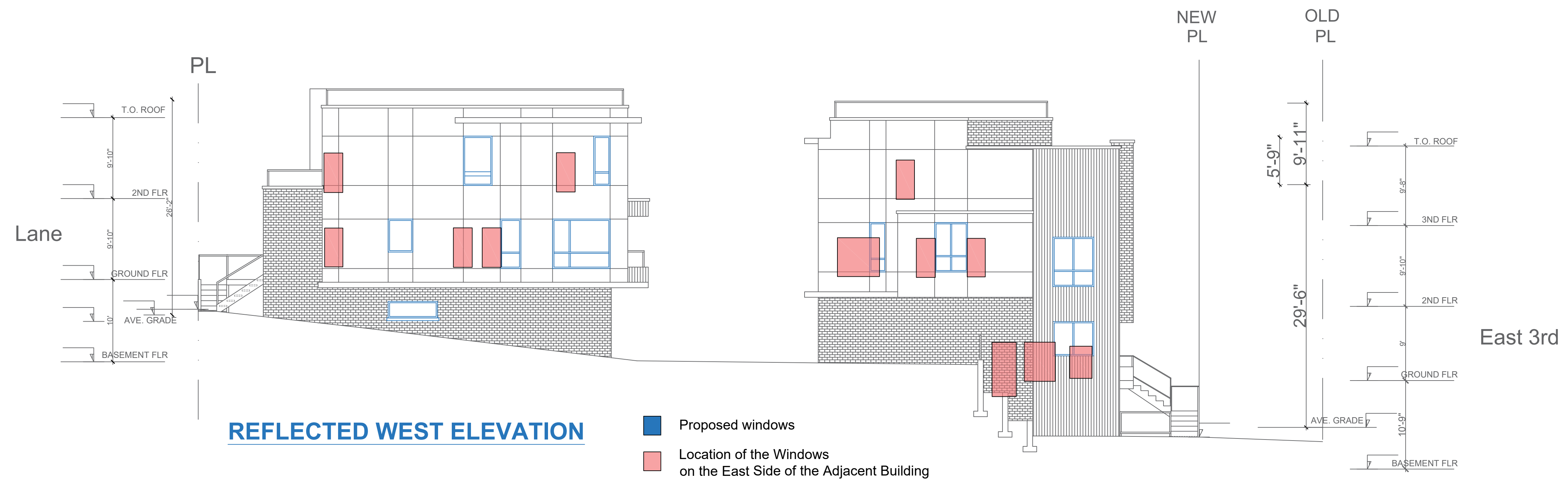
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REFLECTED WEST ELEVATION

- Proposed windows
- Location of the Windows on the East Side of the Adjacent Building

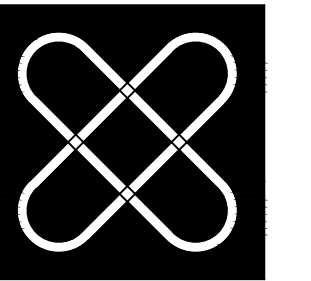
NO.	DATE	REVISION / ISSUED
4	AUG 2022	RESUBMIT FOR DEVELOPMENT APPLICATION
3	JUNE 2022	DEVELOPMENT APPLICATION
2	DEC 2021	REVISED FOR CITY REVIEW
1	JULY 2021	PRE CONSULTATION APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

FOR:
1320190 BC Ltd.

DRAWING TITLE:
REFLECTED ELEVATION WEST

DATE:	JUN. 2022	SHEET NO:	A-3.6
SCALE:	1/16" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO:	-		



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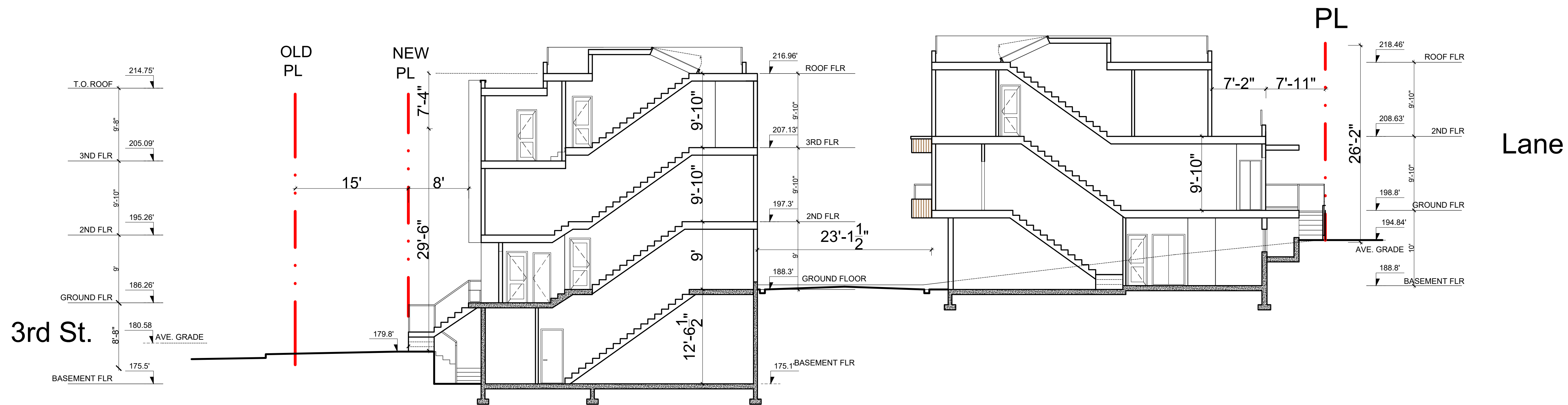
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
758-762 EAST 3RD
NORTH VANCOUVER, BC.

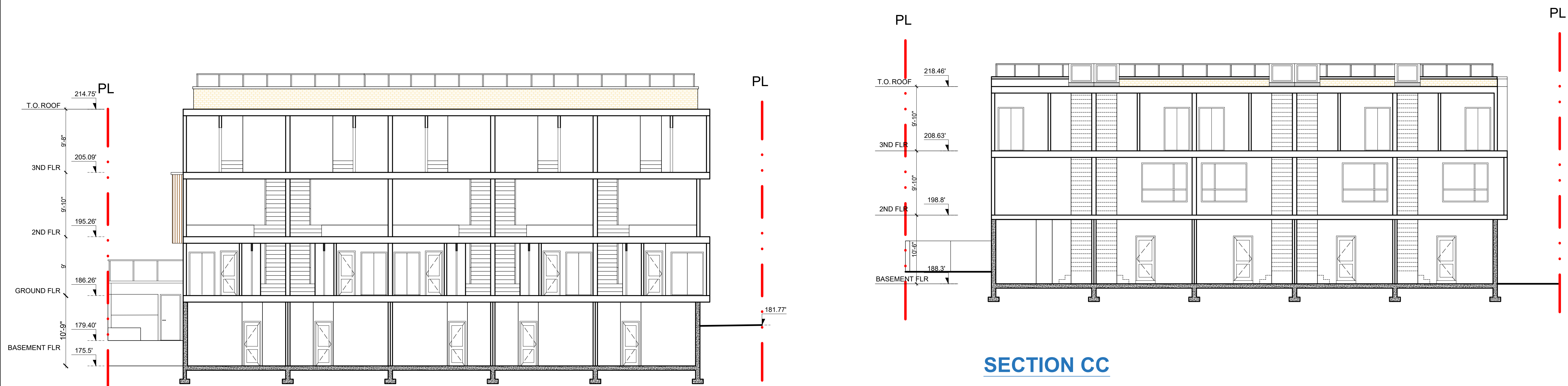
FOR:
1320190 BC Ltd.

DRAWING TITLE:
SECTIONS

DATE:	AUG. 2020	SHEET NO.:	A-4.1
SCALE:	1/16" = 1'-0"		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



SECTION AA



SECTION BB

SECTION CC