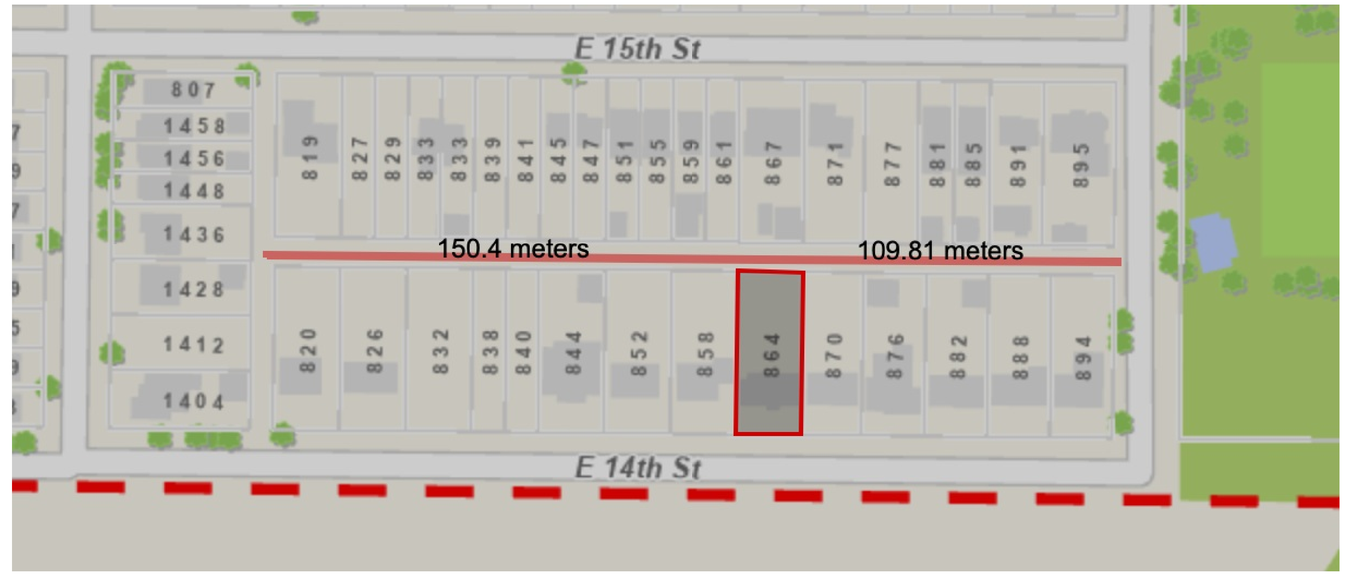

	LOT 1			LOT 2		
	SQ.FT.	SQ.M		SQ.FT.	SQ.M	
LOT AREA:	5207.95	483.83		5323.30	494.55	
Gross Floor area						
0.5x lot =	2603.975	241.917		2661.65	247.27	
or 0.35x lot +1000=	2822.7825	262.2449625975		2863.16	265.99	
Lot Coverage 30%	1562.385			1596.99	148.37	
Lot Coverage 40%	2083.18			2129.32	197.82	
Building Height	26.2 ft	8m		26.2 ft	8m	
	33.1 ft	10.1		33.1 ft	10m	
Basement	1212.26	112.62	Excluded	1212.26	112.26	Excluded
Main Floor	1232.55	114.50		1232.55	114.50	
Upper Floor	1225.22	104.47		1225.22	104.47	
Roof Access	143.85	13.36		143.85	13.36	
Total:	3813.88	344.95		3813.88	344.95	
Gross Floor Area	2601.62	232.33		2661.62	232.33	
Accessory Bldg.						
0.1x lot = 520.79	520.79	48.30		532.33	49.45	
Or 600 sf						
Green House	108	10.03		108	10.03	
Proposed Lot Coverage	1904.79	176.88		1916.33	178.03	

Intersection distance

Drawing List:

A-1 Context Plan, Site Photos, Statistics
A-2 Survey Plan, Lot Subdivision
A-3 Site Plan Lot
A-4 Basement, Main Floor, Upper Floor
A-5 Roof Plan, Buildings Section
A-6 Elevations
A-7 3d View
A-8 Site Bird View
A-9 Enlarged Basement Plan
A-10 Enlarged Main Floor Plan
A-11 Enlarged Upper Floor Plan

Revision No.1 - 2024.11.27

REVISION TABLE

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864 E 14TH ST.
NORTH VANCOUVER, BC
V7L 2P6

DATE:
2024-11-28

SCALE:

SHEET:
A-1

TOPOGRAPHICAL SURVEY PLAN OF LOT B
BLOCK 11 DISTRICT LOT 616
NWD PLAN 11698

PID : 009-062-343

CIVIC ADDRESS :

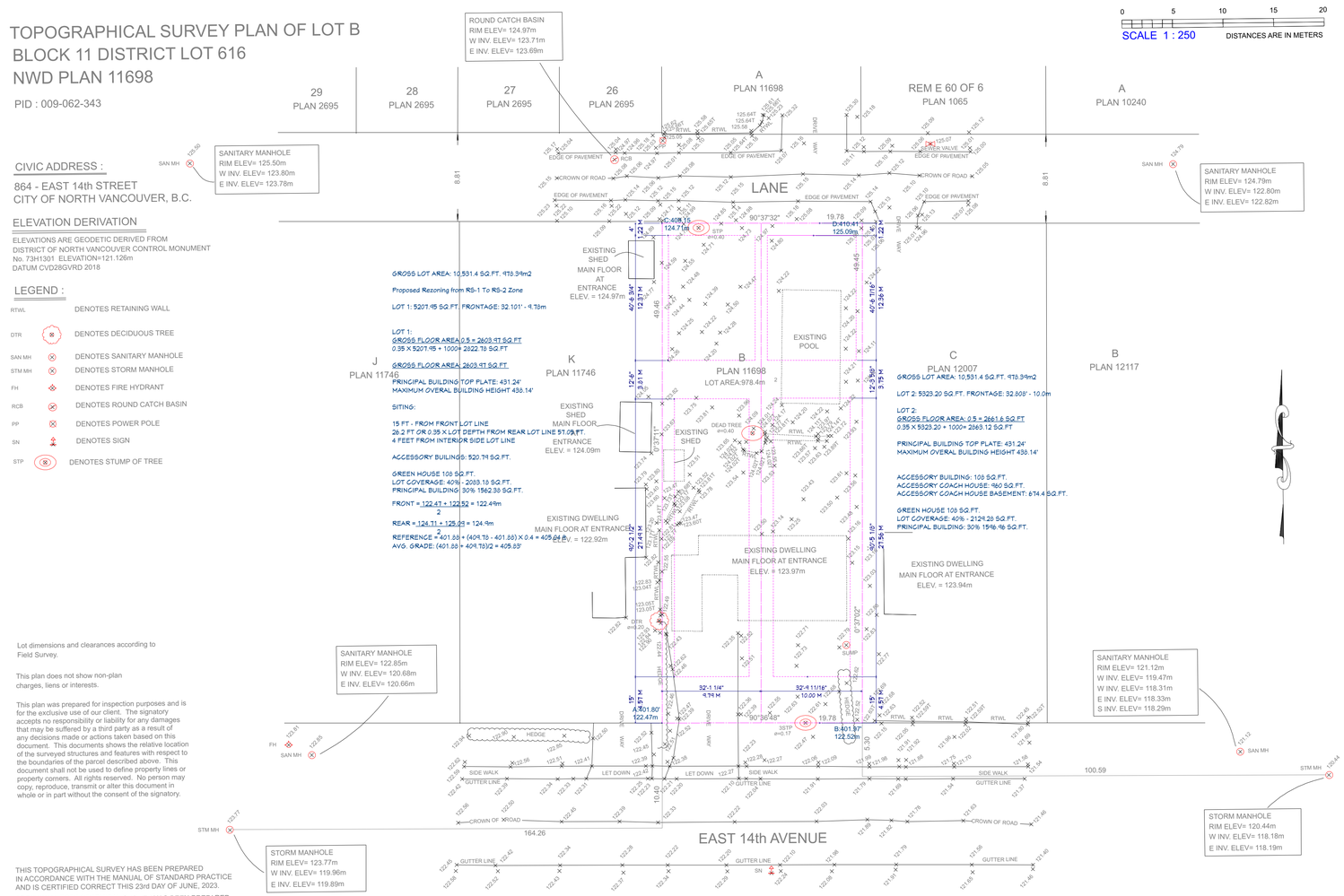
864 - EAST 14th STREET
CITY OF NORTH VANCOUVER, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM
DISTRICT OF NORTH VANCOUVER CONTROL MONUMENT
No. 73H1301 ELEVATION=121.126m
DATUM CVD28GVRD 2018

LEGEND :

RTWL	DENOTES RETAINING WALL
DTR	DENOTES DECIDUOUS TREE
SAN MH	DENOTES SANITARY MANHOLE
STM MH	DENOTES STORM MANHOLE
FH	DENOTES FIRE HYDRANT
RCB	DENOTES ROUND CATCH BASIN
PP	DENOTES POWER POLE
SN	DENOTES SIGN
STP	DENOTES STUMP OF TREE



Lot dimensions and clearances according to Field Survey.

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

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 23rd DAY OF JUNE, 2023.

ADDITIONAL TOPOGRAPHICAL SURVEY HAS BEEN PREPARED AND IS CERTIFIED CORRECT THIS 13th DAY OF OCTOBER, 2024.

RE-CERTIFIED CORRECT THIS 22nd DAY OF NOVEMBER, 2024.

B.C.L.S.
LAKHJOT S. GREWAL

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 2306-019 T4

Survey Plan
scale 1:250

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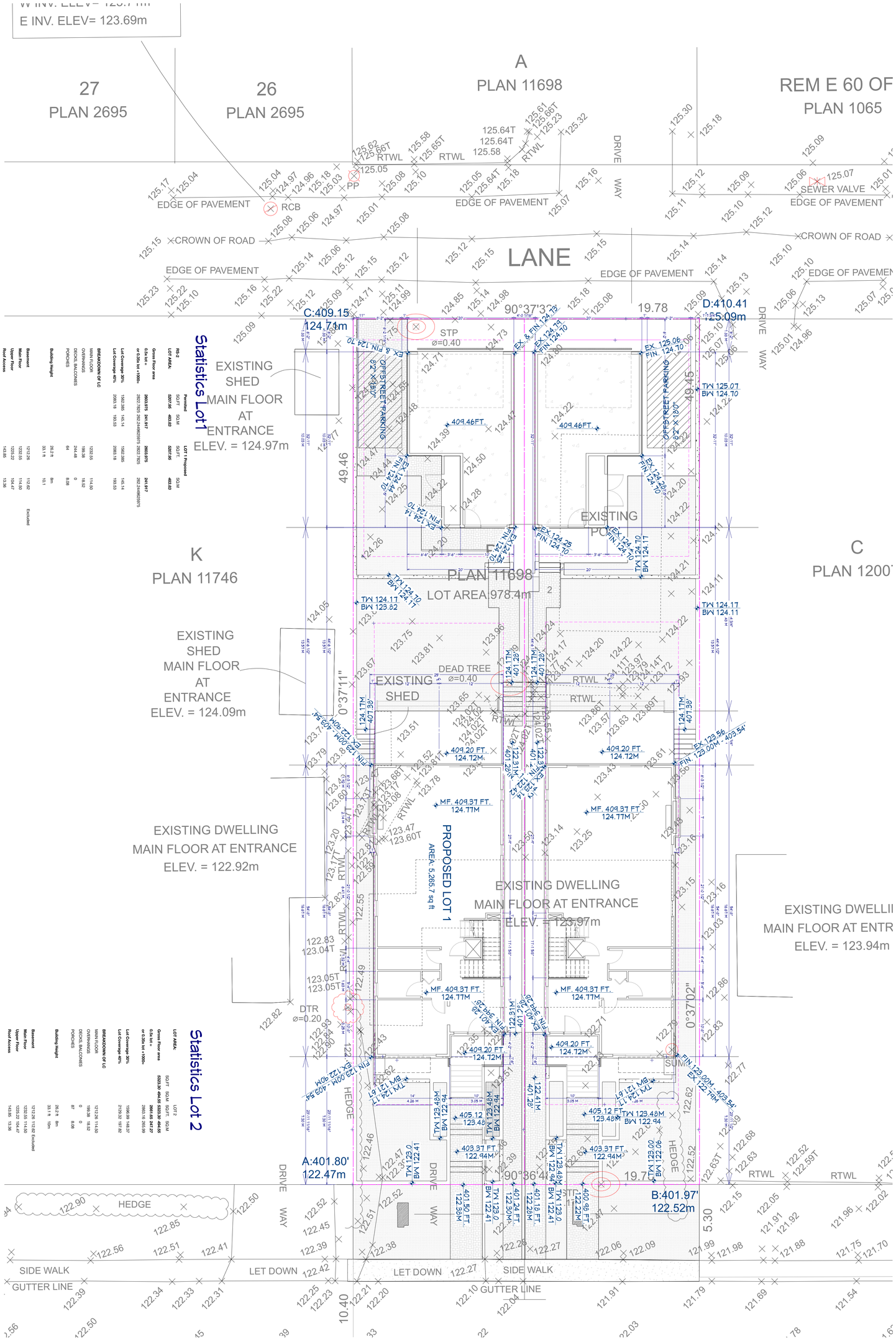
LOT SUBDIVISION FROM RS-1 TO RS-2

864 E 14TH ST.
NORTH VANCOUVER, BC
V7L 2P6

DATE:
2024-11-28

SCALE:
1:250

SHEET:
A-2



Statistics Lot1

	m2								
	LOT AREA:								
	Gross Floor area								
	0.5x lot +								
	or 0.35x lot +1000=								
	Lot Coverage 30%:	1092.385	146.14	1092.385	146.14				
	Lot Coverage 40%:	2083.18	193.53	2083.18	193.53				
	BREAKDOWN OF LC								
	MAIN FLOOR			1320.64	114.50				
	OVERHANGS			199.38	18.52				
	DECK BALCONIES			244.48	0				
	PORCHES			64	8.08				
	Building Height			26.2 ft	8m				
				33.1 ft	10m				
	Basement			1717.26	112.62				
	Main Floor			1320.64	114.50				
	Upper Floor			1255.27	104.47				
	Roof Access			143.85	13.36				
	Total:	0	0	3615.88	344.95				
	Gross Floor Area	0	0	3601.62	333.33				
	Accessory Bldg:								
	0.5 lot + 500.79			520.79	48.35				
	Or 600 sf								
	Green House			108	10.03				
	Proposed Lot Coverage			1661.34	176.88				

Statistics Lot 2

	LOT AREA:	929.47	929.47	LOT 2	929.47				
	Gross Floor area	0.5x lot +	or 0.35x lot +1000=	2600.95	241.917	2600.95	241.917		
				2600.95	241.917	2600.95	241.917		
	Lot Coverage 30%:	1092.385	146.14	1092.385	146.14				
	Lot Coverage 40%:	2083.18	193.53	2083.18	193.53				
	BREAKDOWN OF LC								
	MAIN FLOOR			1320.64	114.50				
	OVERHANGS			199.38	18.52				
	DECK BALCONIES			0	0				
	PORCHES			64	8.08				
	Building Height			26.2 ft	8m				
				33.1 ft	10m				
	Basement			1717.26	112.62	Excluded			
	Main Floor			1320.64	114.50				
	Upper Floor			1255.27	104.47				
	Roof Access			143.85	13.36				
	Total:	0	0	3615.88	222.33				
	Gross Floor Area	0	0	3601.62	222.33				
	Accessory Bldg:								
	0.5 lot + 500.79			520.33	48.45				
	Or 600 sf								
	Green House			108	10.03				
	Proposed Lot Coverage			1872.68	178.03				

SHEET:	A-3	SCALE:	1:100	DATE:	2024-11-28	864 E 14TH ST. NORTH VANCOUVER, BC V7L 2P6	SITE PLAN

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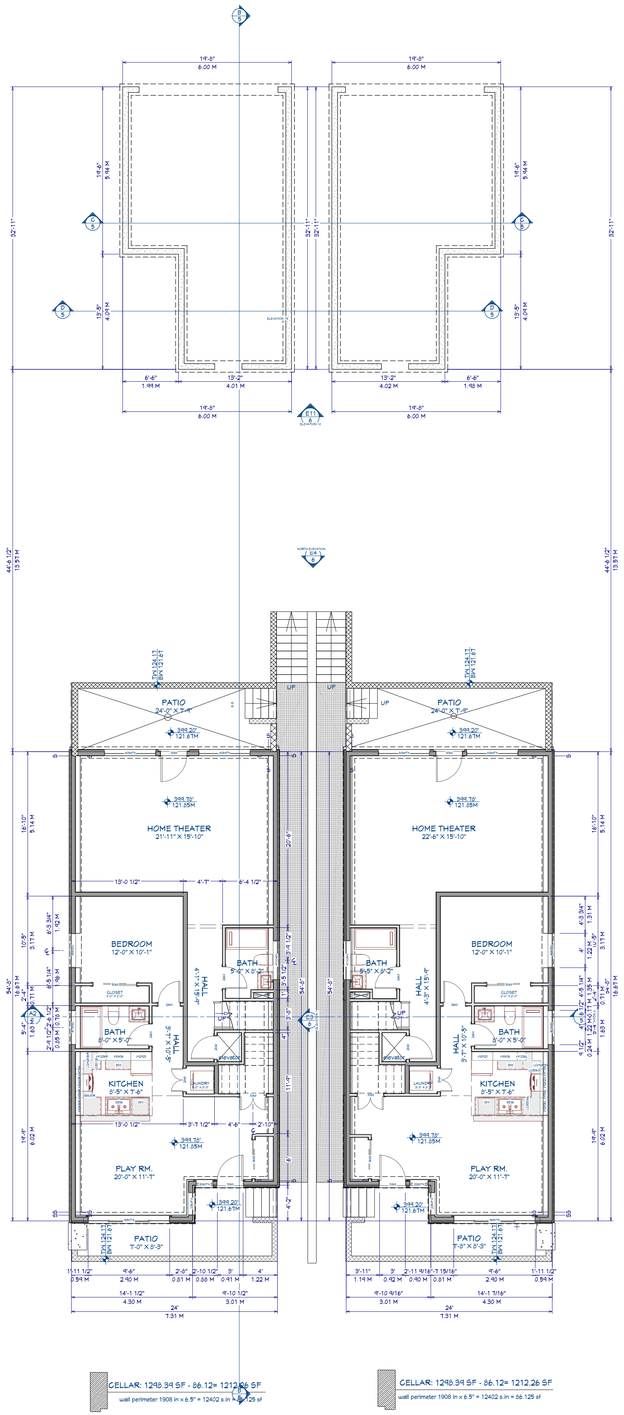

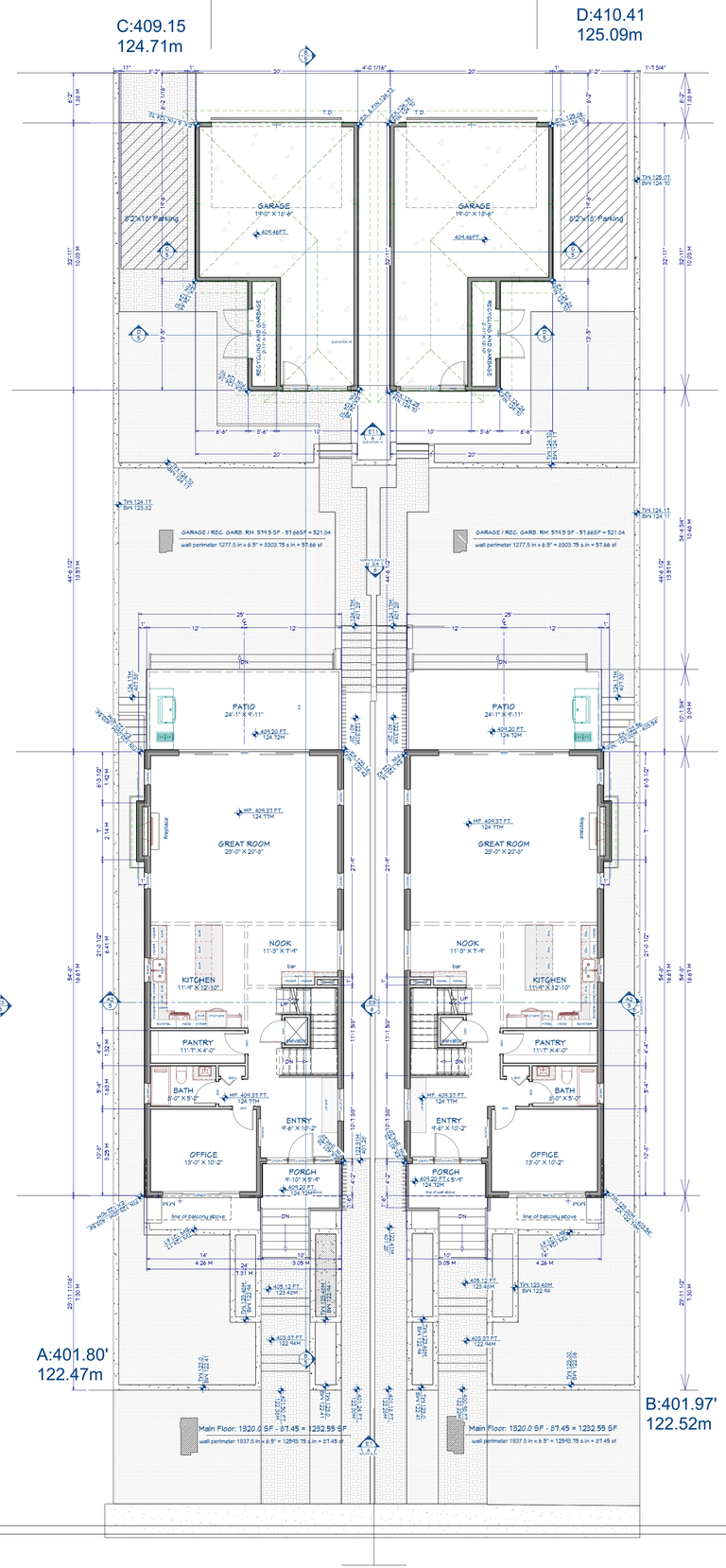

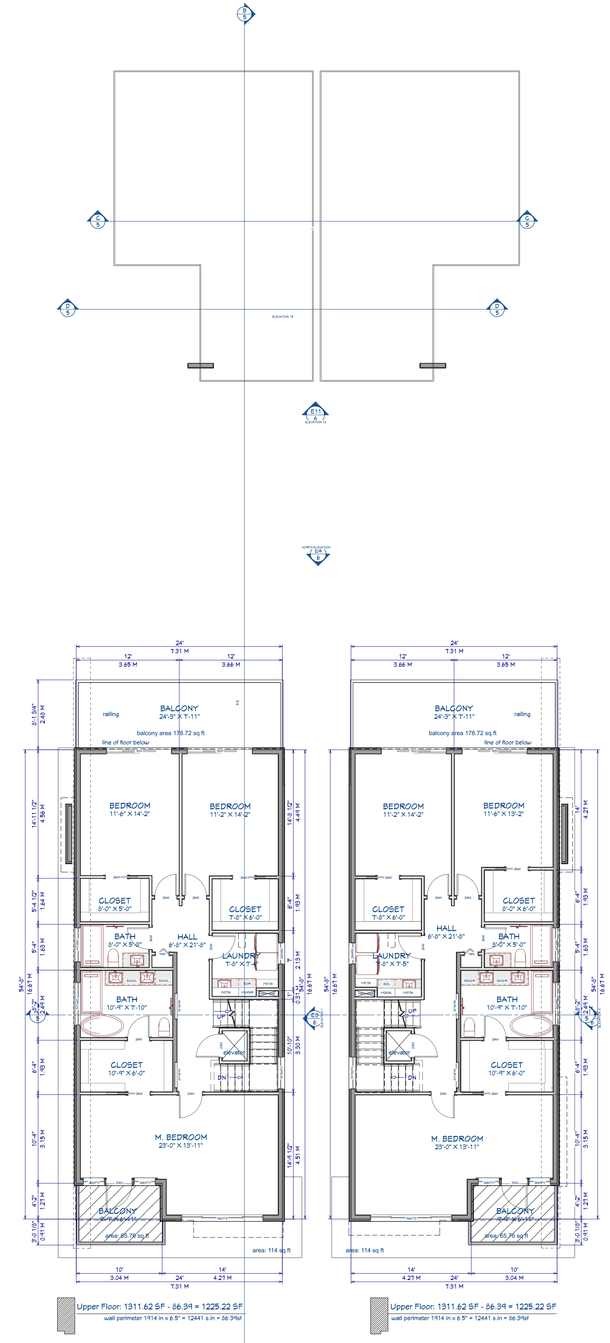

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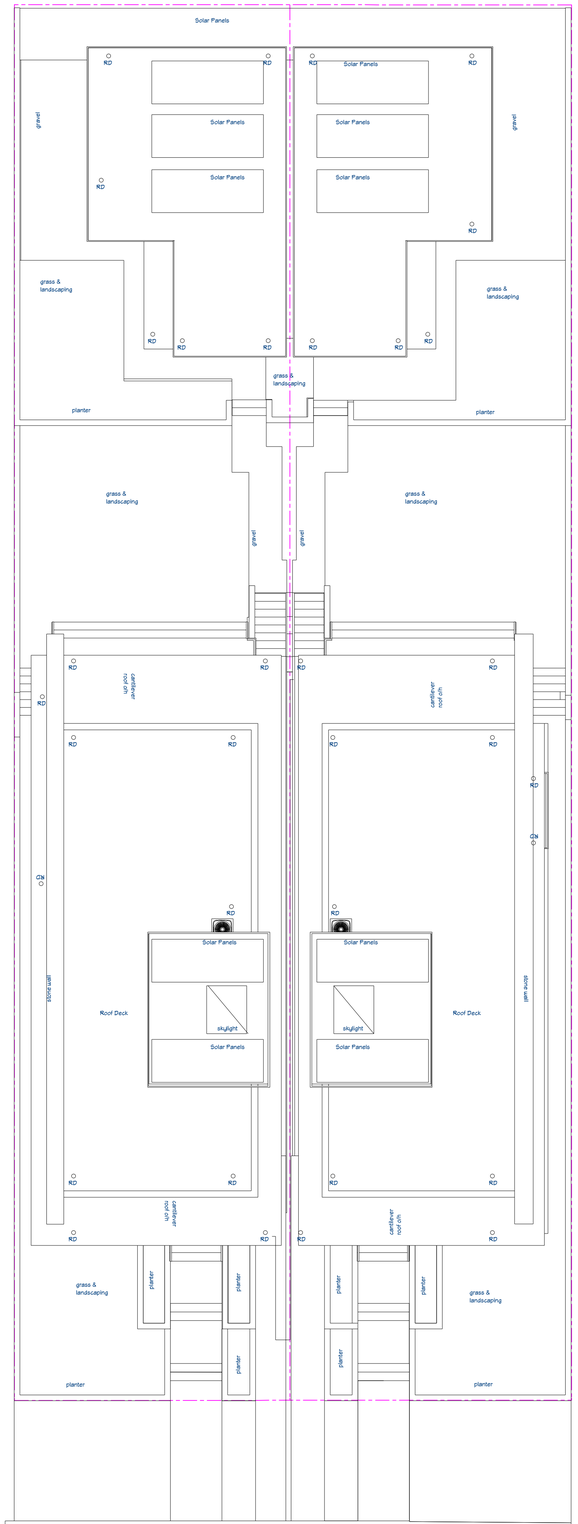
FLOOR PLANS

864 E 14TH ST.
NORTH VANCOUVER, BC
V7L 2P6

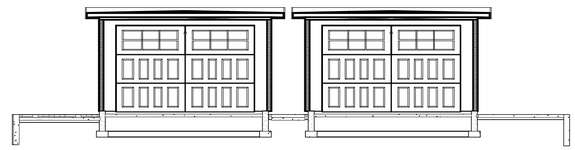
DATE:
2024-11-28

SCALE:
1:100

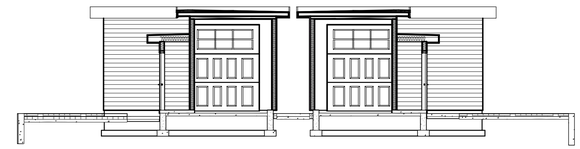
SHEET:
A-4



Roof Plan



Section C-C



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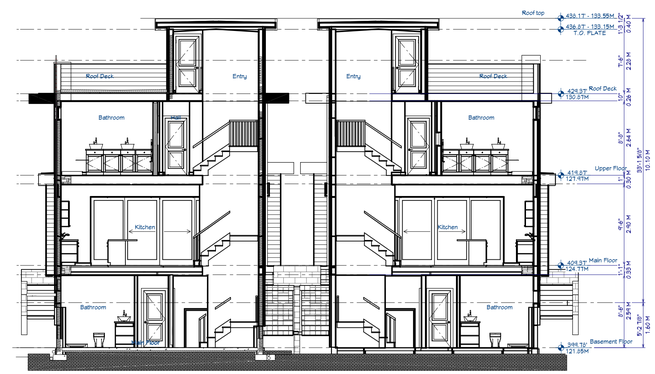
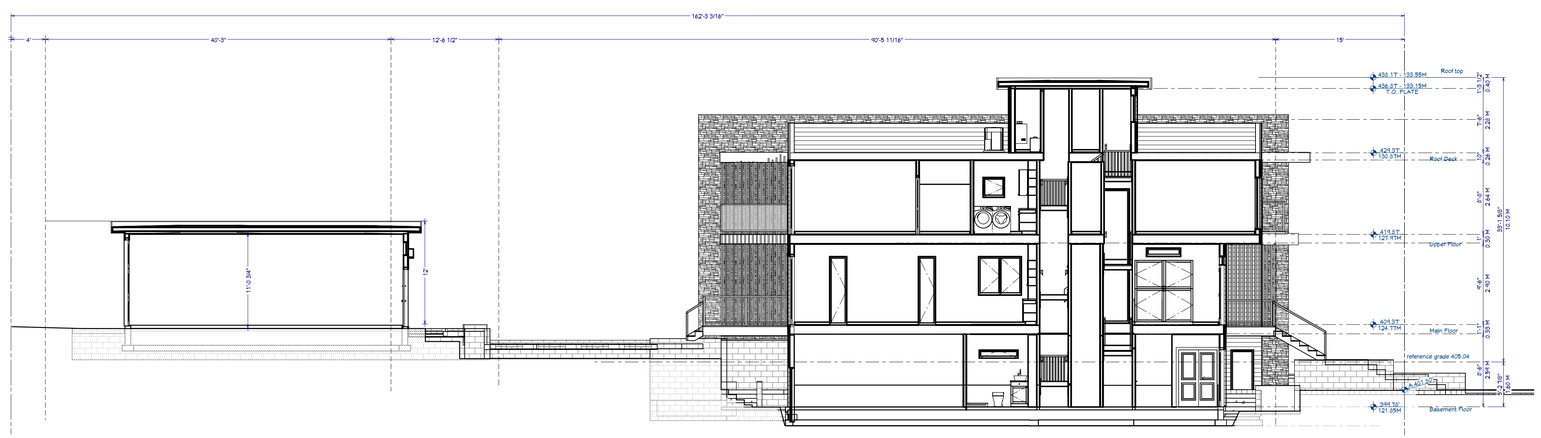


Section A-A



Section B -B

REVISION TABLE		
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LOT SUBDIVISION FROM RS-1 TO RS-2

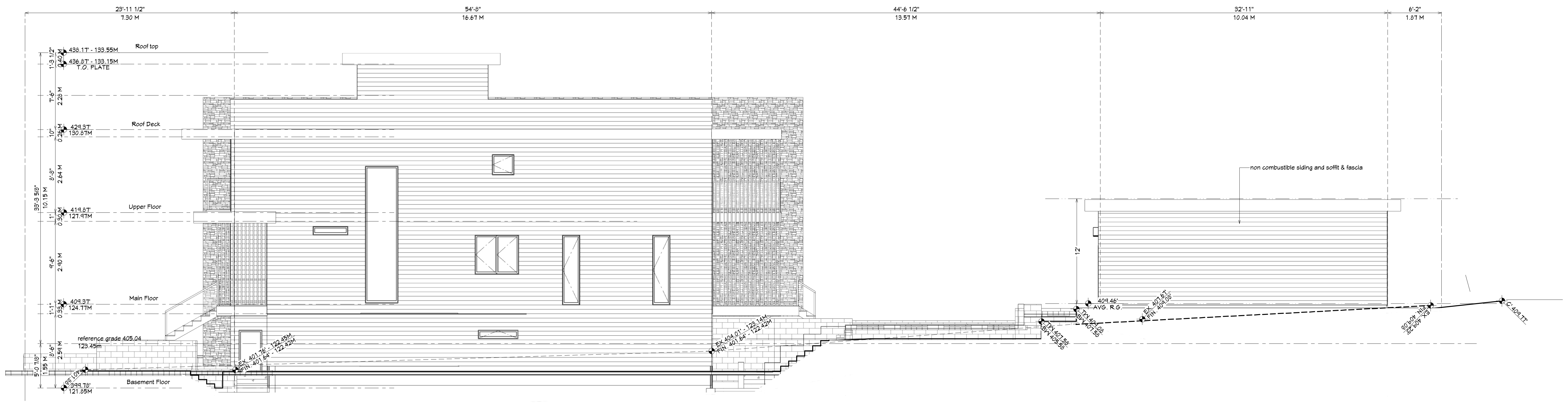
864 E 14TH ST.
NORTH VANCOUVER, BC
V7L 2P6

DATE:
2024-11-28

SCALE:
1:100

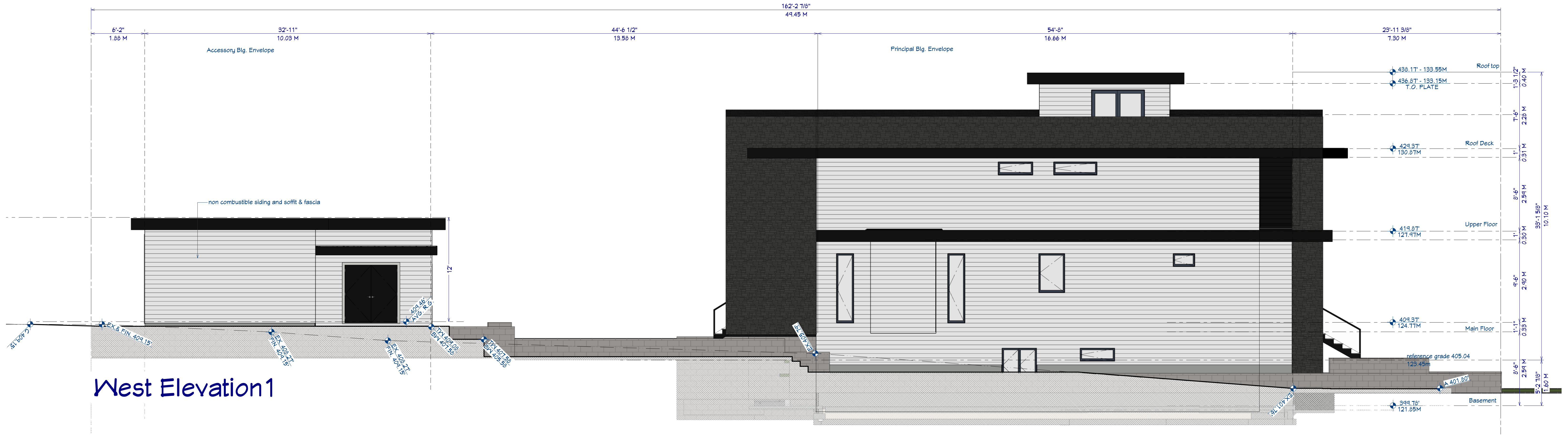
SHEET:
A-5

South Elev.



EXPOSED BLDG. FACE 1610 SF - 149.57 SQ.m
LIMITING DISTANCE: 4'0" - 1.2m
ALLOWED OPENINGS: 7% - 112.7 SF - 10.47 SQ.m
PROPOSED OPENING: 73.25 SF - 6.80 SQ.m

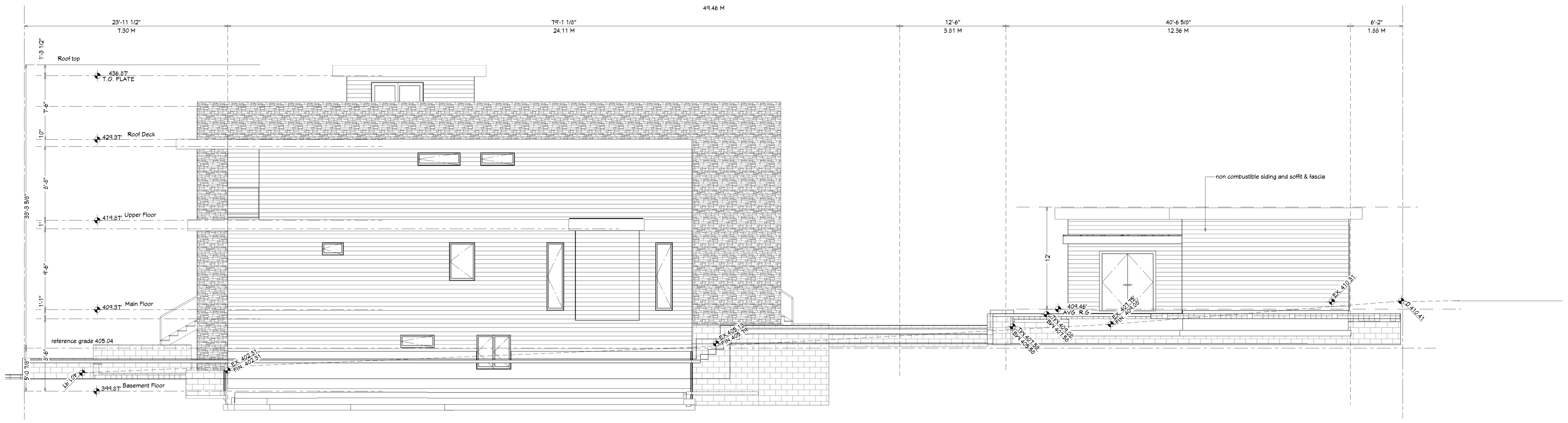
EAST ELEVATION LOT 1 / WEST ELEVATION LOT 2



West Elevation1

EXPOSED BLDG. FACE 1902 SF - 176.70 SQ.m
LIMITING DISTANCE: 4'0" - 1.2m
ALLOWED OPENINGS: 7% - 133.14SF - 12.36 SQ.m
PROPOSED OPENING: 84.75 SF - 7.87 SQ.m

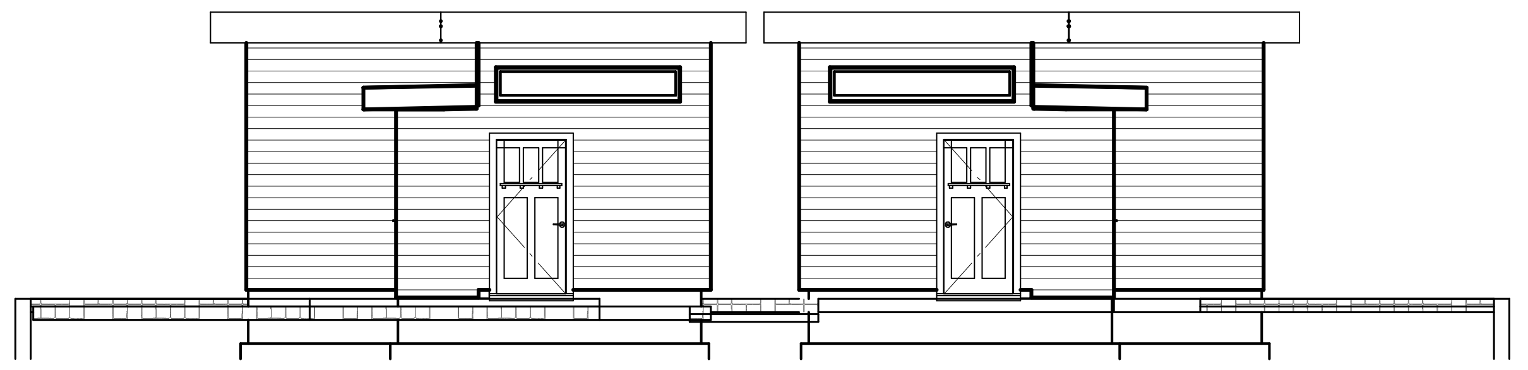
North Elevation



EXPOSED BLDG. FACE 1610 SF - 149.57 SQ.m
LIMITING DISTANCE: 4'0" - 1.2m
ALLOWED OPENINGS: 7% - 112.7 SF - 10.47 SQ.m
PROPOSED OPENING: 73.25 SF - 6.80 SQ.m

East Elevation Lot 2

Garage North Elevation



Garage South Elevation

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ELEVATIONS LOT 1

864 E 14TH ST.
NORTH VANCOUVER, BC
V7L 2P6

DATE:
2024-11-28

SCALE:
1:100

SHEET:
A-6

North East View

North West View

South East View

South West View

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NORTH VANCOUVER, BC
V7L 2P6

DATE:
2024-11-28

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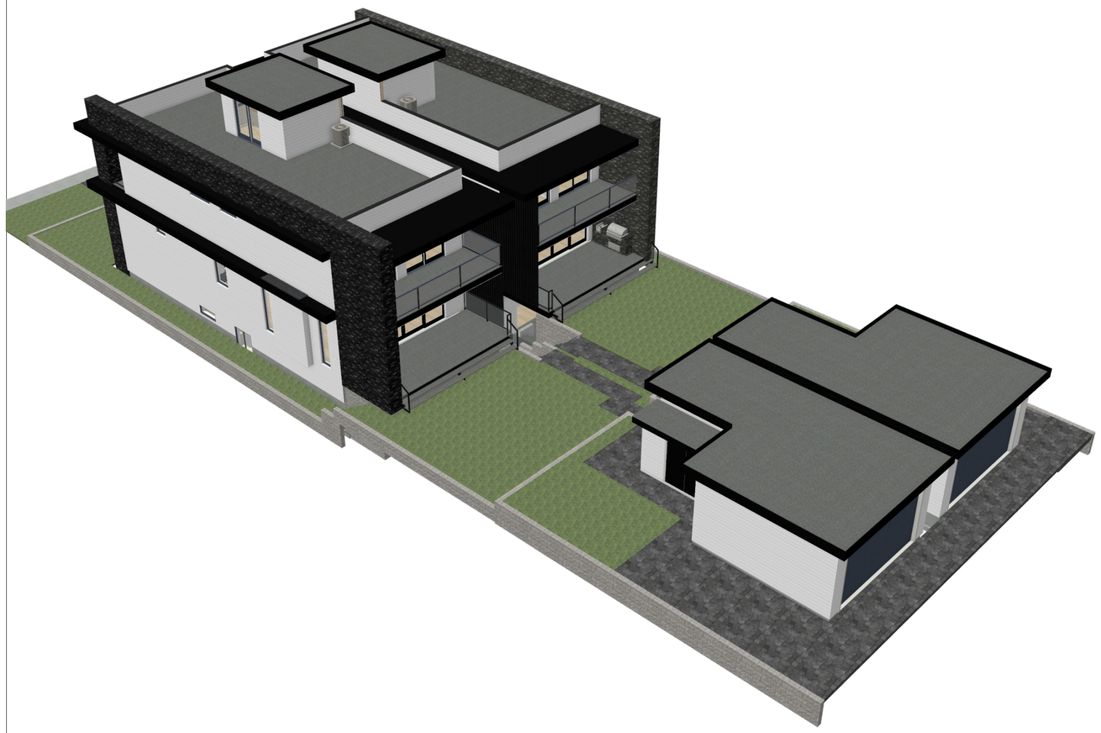
SHEET:
A-7



Camera 6

Camera 7

REVISION TABLE

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ELEVATIONS LOT 1

864 E 14TH ST.
NORTH VANCOUVER, BC
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SCALE:

SHEET:
A-8

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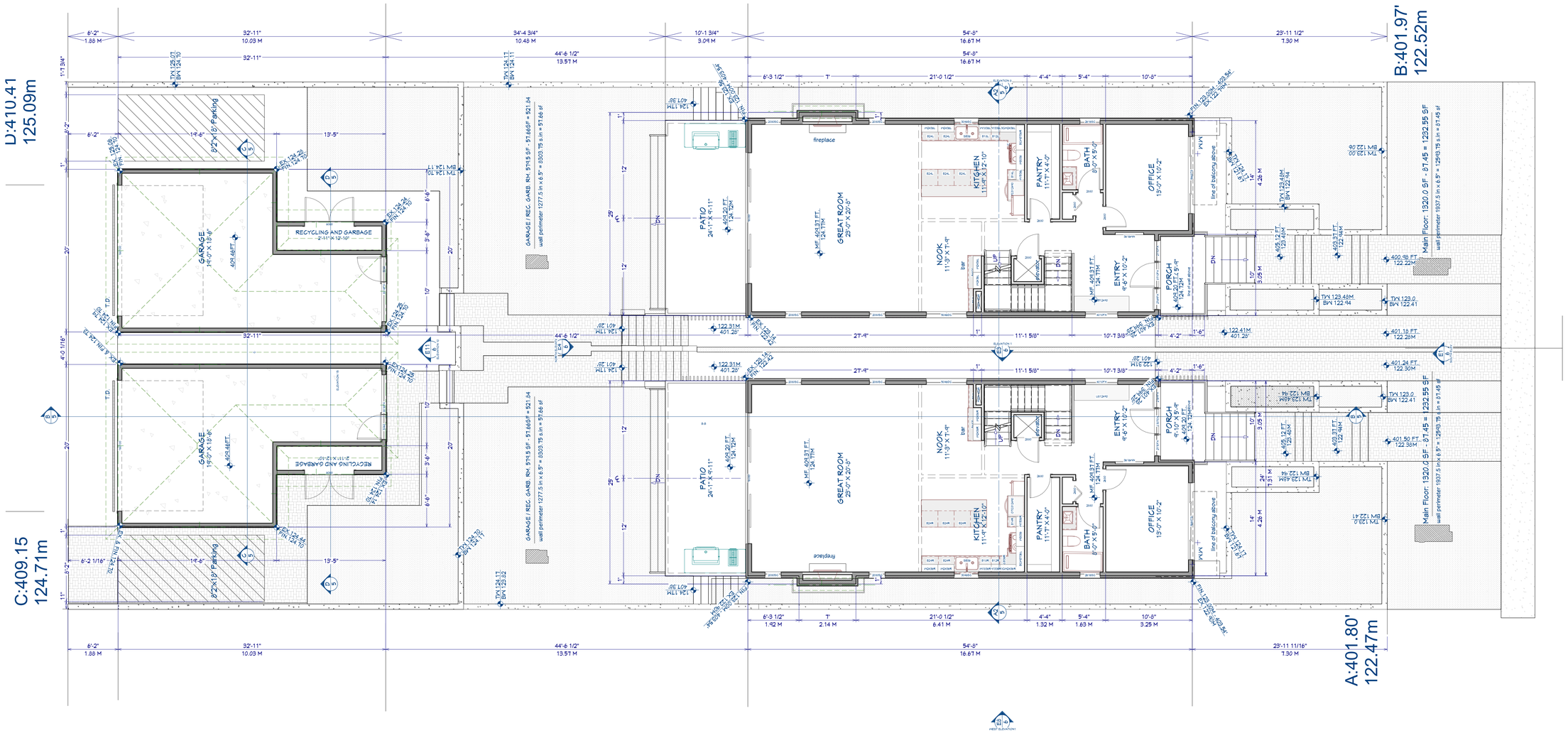
864 E 14TH ST.
NORTH VANCOUVER, BC
V7L 2P6

DATE:
2024-11-28

SCALE:
1:75

SHEET:
A-9



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DATE:
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SHEET:
A-10

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DATE:
2024-11-28

SCALE:
1:75

SHEET:
A-11