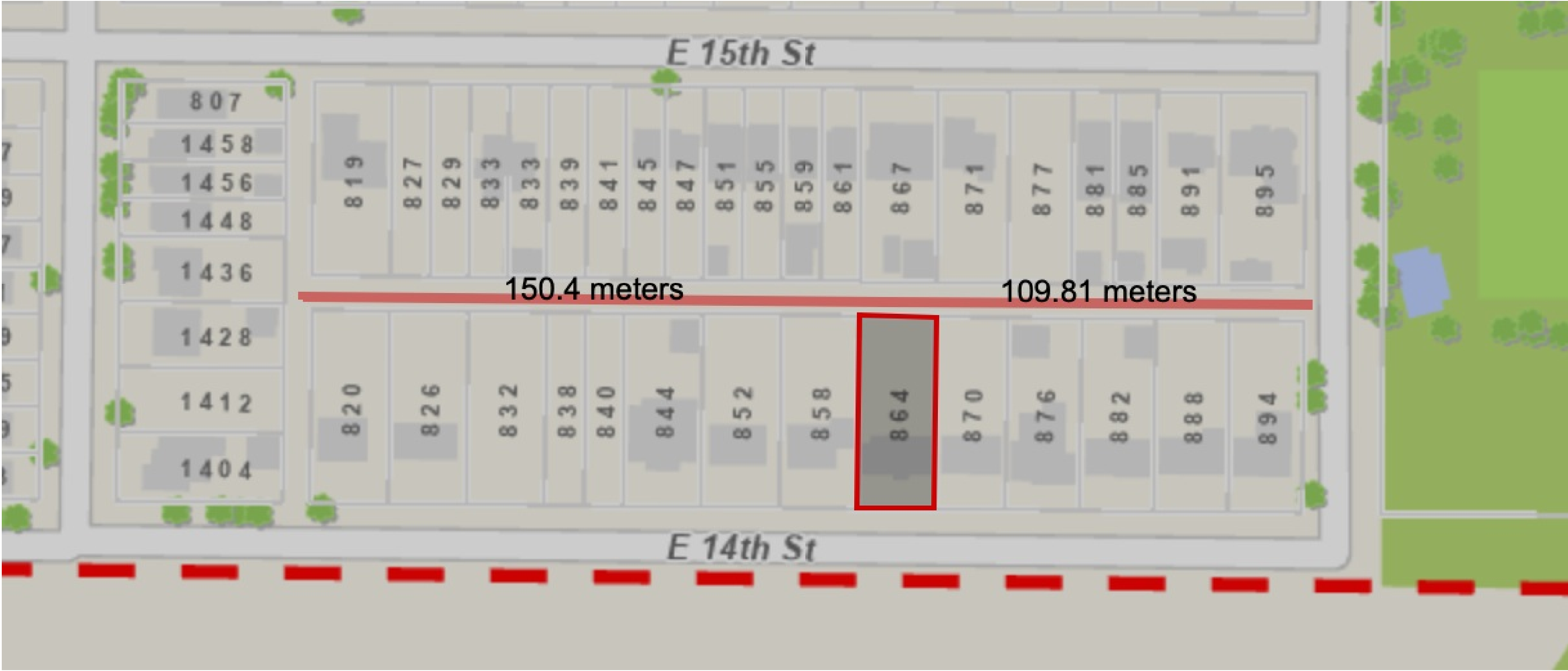




View to the North



Intersection distance



View to The West

LOT AREA:	LOT 1			LOT 2	
	SQ.FT.	SQ.M		SQ.FT.	SQ.M
	5207.45	483.83		5323.30	494.55
Gross Floor area 0.5x lot = or 0.35x lot +1000=	2603.975	241.917		2661.65	247.27
	2822.7825	262.2444625		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
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 Or 600 sf	520.79	48.30		532.33	49.45
Green House	108	10.03		108	10.03
Proposed Lot Coverage	1904.79	176.88		1916.33	178.03



- 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 TABLE

NUMBER	DATE	REVISOR	DESCRIPTION

DRAWINGS PROVIDED BY:

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www.arkleton.ca

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=121.12m
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 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 decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter 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 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.

LAKHUOT S. GREWAL B.C.L.S.

ROUND CATCH BASIN
RIM ELEV= 124.97m
W INV. ELEV= 123.71m
E INV. ELEV= 123.69m

SANITARY MANHOLE
RIM ELEV= 125.50m
W INV. ELEV= 123.80m
E INV. ELEV= 123.78m

SANITARY MANHOLE
RIM ELEV= 124.79m
W INV. ELEV= 122.80m
E INV. ELEV= 122.82m

GROSS LOT AREA: 10,531.4 SQ.FT. 976.34m²
Proposed Rezoning from RS-1 To RS-2 Zone
LOT 1: 5201.95 SQ.FT. FRONTAGE: 32.101' - 9.76m

LOT 1:
GROSS FLOOR AREA: 0.5 = 2603.91 SQ.FT.
0.35 X 5201.95 + 1000' = 2622.78 SQ.FT.

GROSS FLOOR AREA: 2603.91 SQ.FT.
PRINCIPAL BUILDING TOP PLATE: 431.24'
MAXIMUM OVERALL BUILDING HEIGHT 436.14'

SITING:
15 FT. - FROM FRONT LOT LINE
26.2 FT. OR 0.35 X LOT DEPTH FROM REAR LOT LINE 91.08 FT.
4 FEET FROM INTERIOR SIDE LOT LINE

ACCESSORY BUILDINGS: 520.74 SQ.FT.
GREEN HOUSE 108 SQ.FT.
LOT COVERAGE: 40% - 2093.18 SQ.FT.
PRINCIPAL BUILDING: 30% 1562.38 SQ.FT.
FRONT = $\frac{122.41 + 122.52}{2} = 122.46m$
REAR = $\frac{124.11 + 125.23}{2} = 124.6m$
REFERENCE = $\frac{2(401.88 + 404.75 + 401.88) \times 0.4}{405.64} = 122.92m$
AVG. GRADE: $\frac{(401.88 + 404.75)}{2} = 405.33'$

SANITARY MANHOLE
RIM ELEV= 122.85m
W INV. ELEV= 120.68m
E INV. ELEV= 120.66m

STORM MANHOLE
RIM ELEV= 123.77m
W INV. ELEV= 119.96m
E INV. ELEV= 119.89m

SANITARY MANHOLE
RIM ELEV= 121.12m
W INV. ELEV= 119.47m
W INV. ELEV= 118.31m
E INV. ELEV= 118.33m
S INV. ELEV= 118.29m

STORM MANHOLE
RIM ELEV= 120.44m
W INV. ELEV= 118.18m
E INV. ELEV= 118.19m

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

0 5 10 15 20
SCALE 1:250 DISTANCES ARE IN METERS

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NUMBER	DATE

DRAWINGS PROVIDED BY:
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www.arkelton.ca

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

W V INV. LEVEL = 125.7111
E INV. ELEV= 123.69m

27

PLAN 2695

26

PLAN 2695

PLAN 11698

REM E 60 OF

PLAN 1065

Statistics Lot 1

	Permitted	LOT 1 Proposed	
	SQ.FT	SQ.M	SQ.FT
RS-2	5207.95	483.83	5207.95
LOT AREA:			483.83
Gross Floor area	2803.975	241.917	2803.975
0.5x lot =			241.917
or 0.35x lot +1000=	2802.7825	262.2449625975	2802.7825
Lot Coverage 30%	1562.385	145.14	1562.385
Lot Coverage 40%	2083.18	193.53	2083.18
BREAKDOWN OF LC			
MAIN FLOOR		1232.55	114.50
OVERHANGS		199.38	18.52
DECKS, BALCONIES		244.48	0
PORCHES		64	8.08
Building Height		26.2 ft	8m
		33.1 ft	10.1
Basement		1212.26	112.62
Main Floor		1232.55	114.50
Upper Floor		1225.22	104.47
Roof Access		143.85	13.36
Total:	0	0	3813.88
Gross Floor Area			2801.62
Accessory Bldg.			
0.1x lot = 520.79		520.79	48.30
Or 600 sf			
Green House		108	10.03
Proposed Lot Coverage			1861.34

K

PLAN 11746

C

PLAN 1200

EXISTING SHED
MAIN FLOOR AT ENTRANCE
ENTRANCE
ELEV. = 124.09m

EXISTING DWELLING
MAIN FLOOR AT ENTRANCE
ELEV. = 122.92m

EXISTING DWELLING
MAIN FLOOR AT ENTRANCE
ELEV. = 123.97m

EXISTING DWELLING
MAIN FLOOR AT ENTRANCE
ELEV. = 123.94m

Statistics Lot 2

	LOT AREA:	LOT 2	
	SQ.FT	SQ.M	SQ.FT
Gross Floor area	5323.30	494.55	5323.30
0.5x lot =			2861.65
or 0.35x lot +1000=			2863.16
Lot Coverage 30%			1596.99
Lot Coverage 40%			2129.32
BREAKDOWN OF LC			
MAIN FLOOR		1212.26	114.50
OVERHANGS		199.38	18.52
DECKS, BALCONIES		0	0
PORCHES		87	8.08
Building Height		26.2 ft	8m
		33.1 ft	10m
Basement		1212.26	112.62
Main Floor		1232.55	114.50
Upper Floor		1225.22	104.47
Roof Access		143.85	13.36
Total:	0	0	3813.88
Gross Floor Area	0	0	2801.62
Accessory Bldg.			
0.1x lot = 520.79		532.33	49.45
Or 600 sf			
Green House		108	10.03
Proposed Lot Coverage			1872.88

DATE:

2024-11-28

SCALE:

1:100

SHEET:

A-3

SITE PLAN

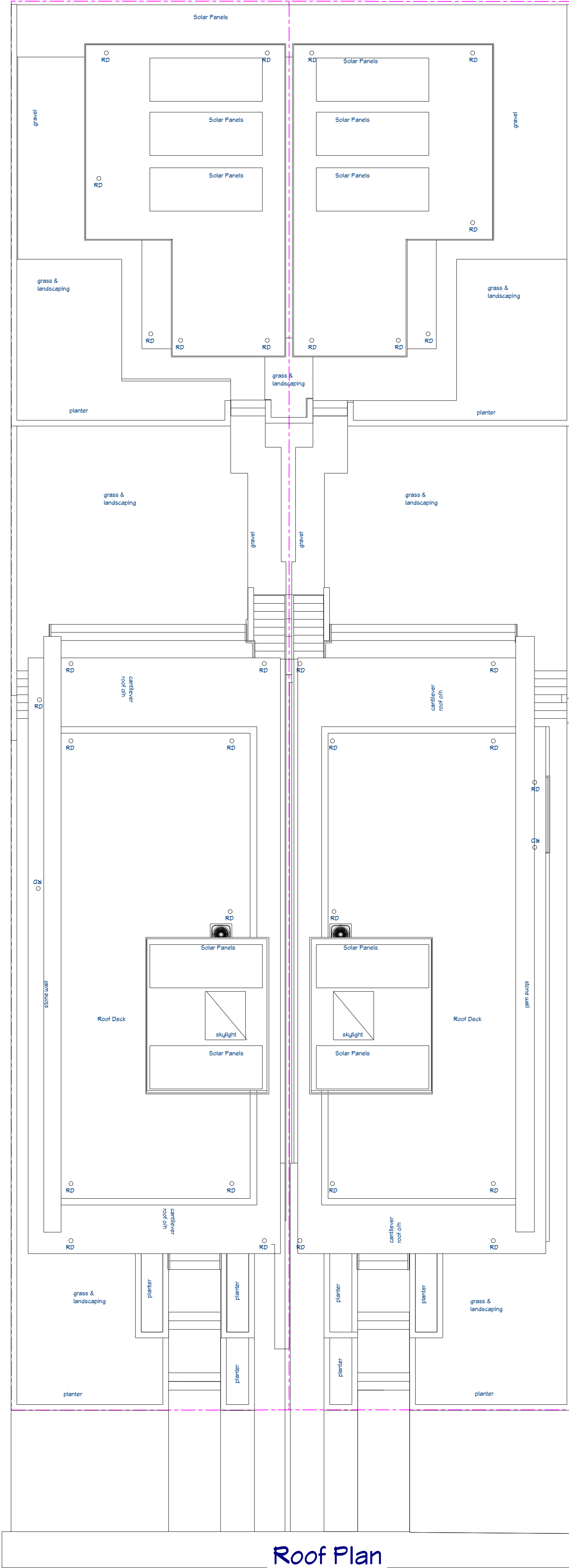
864 E 14TH ST.
NORTH VANCOUVER, BC
V7L 2P6

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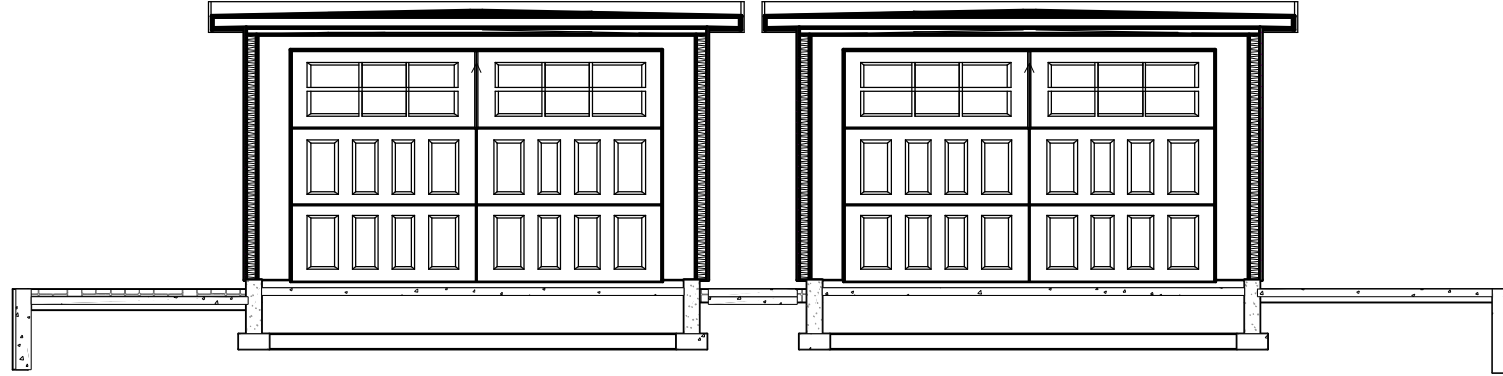
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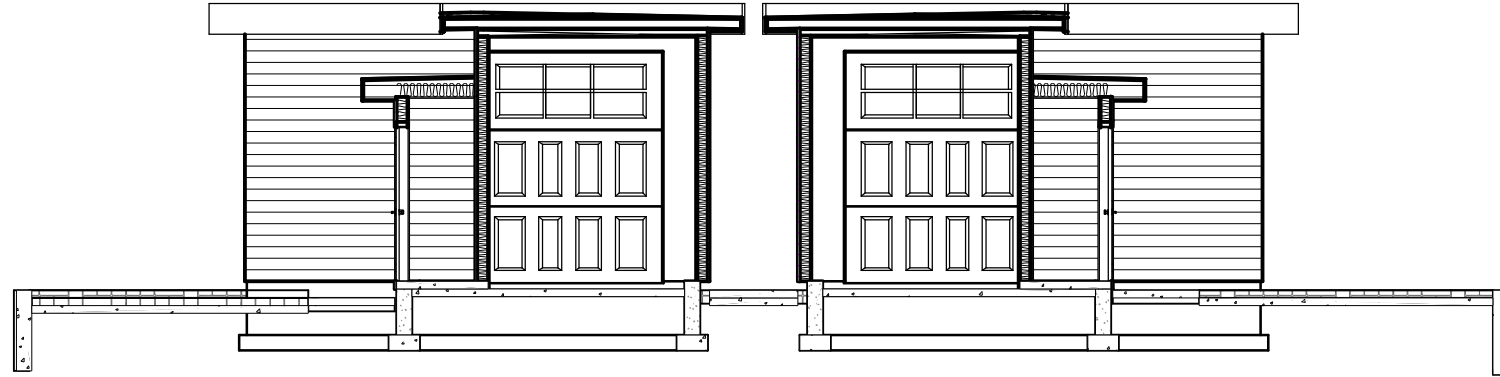
NUMBER	DATE	REVISION BY	DESCRIPTION



Roof Plan



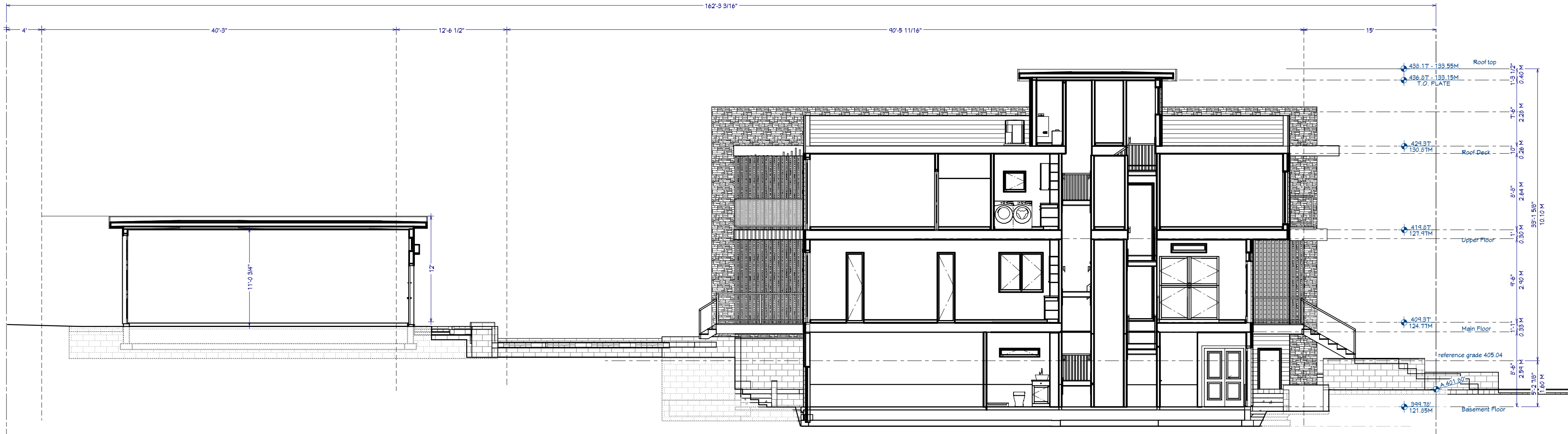
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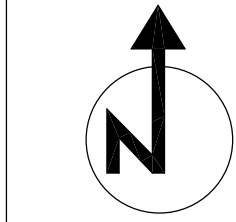
Section D-D



Section A-A



Section B -B



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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:

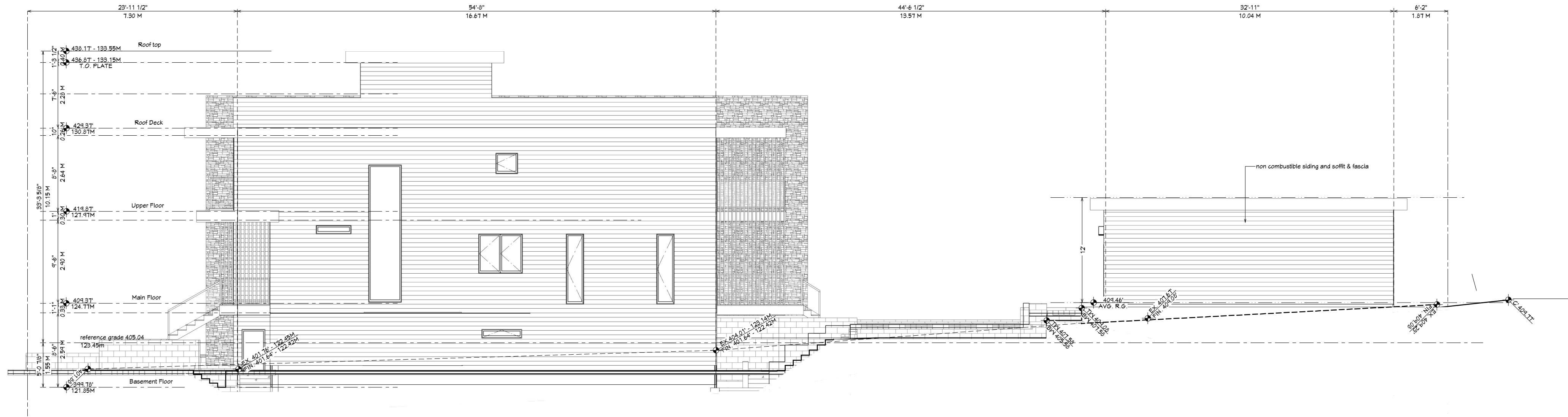
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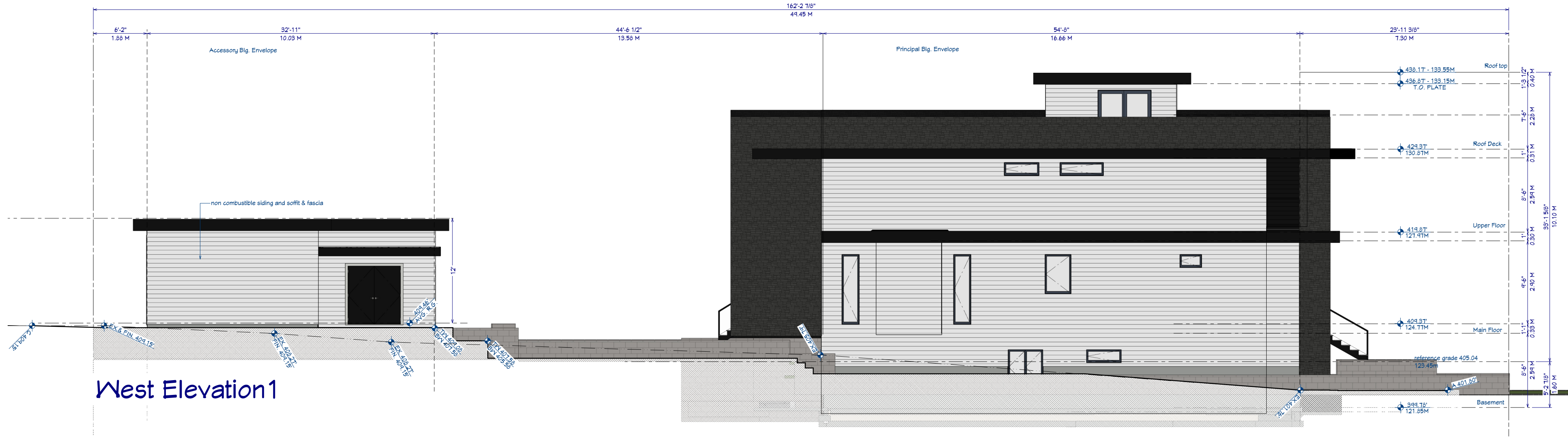
A-5



South Elev.



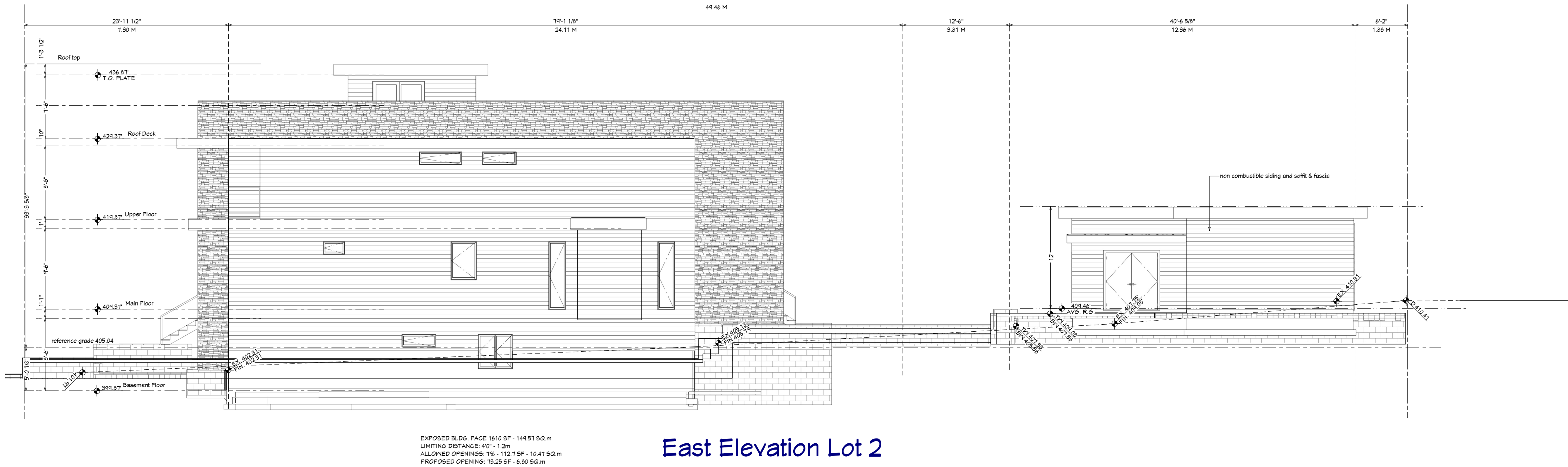
EAST ELEVATION LOT 1 / WEST ELEVATION LOT 2



West Elevation1



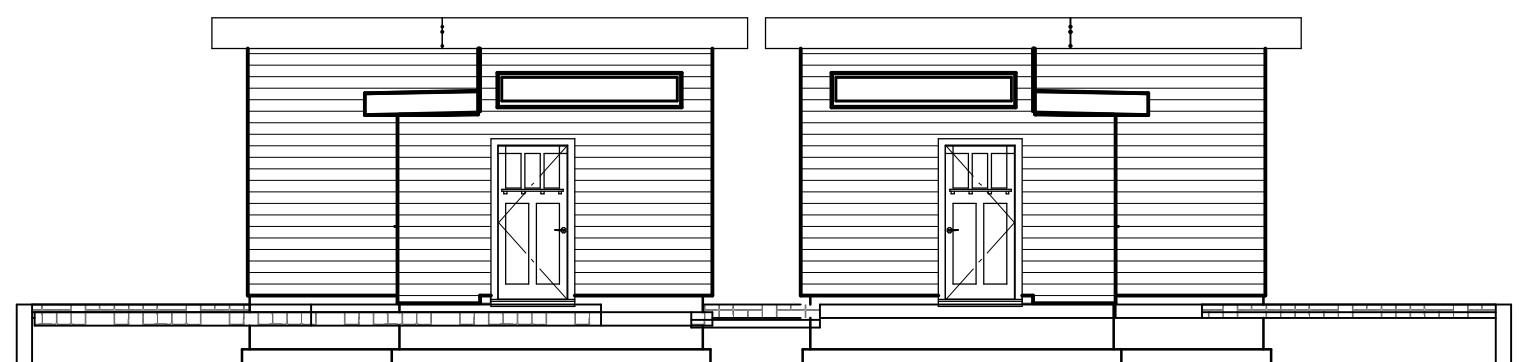
North Elevation



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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V7L 2P6

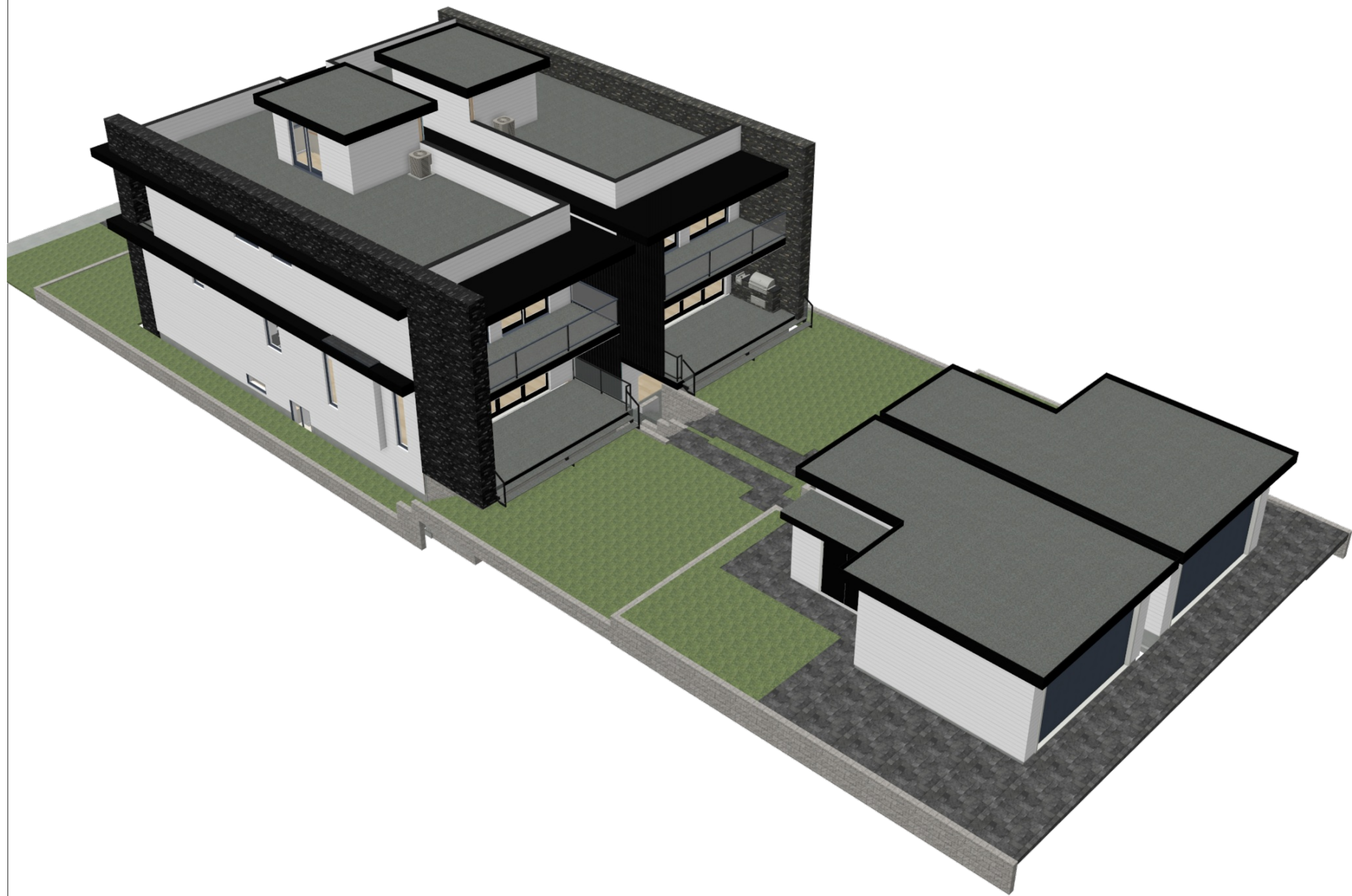
DATE:

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SCALE:

SHEET:

A-7



Camera 6



Camera 7

--

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ELEVATIONS LOT 1

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

DATE:

2024-11-28

SCALE:

SHEET:

A-8

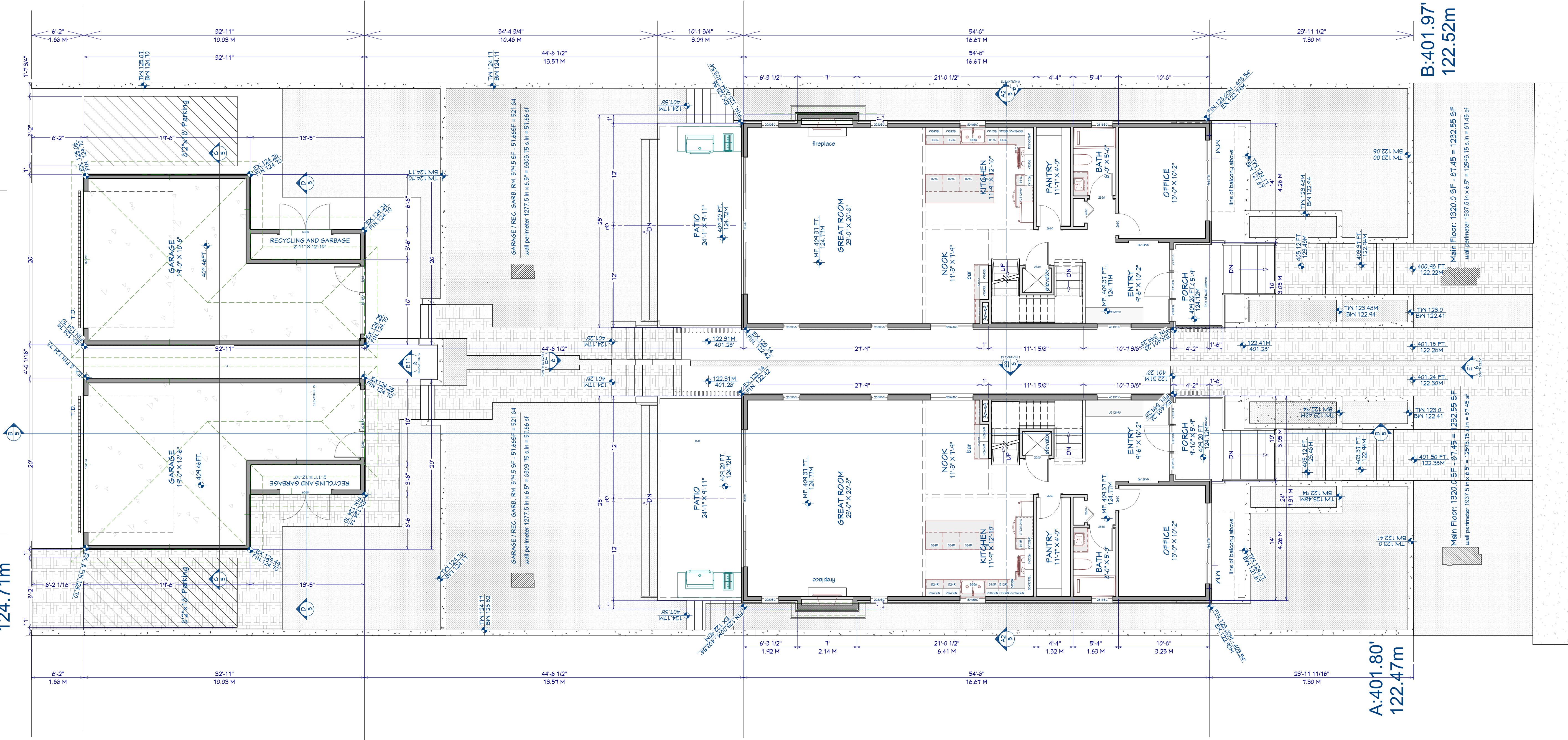


LLAR: $1298.39 \text{ SF} - 86.12 = 1212.26 \text{ SF}$
wall perimeter $1908 \text{ in} \times 6.5' = 12402 \text{ s.in} \times \frac{5}{8} = 15625 \text{ sf}$

A-9

D:410.41
125.09m

C:409.15
124.71m



A:401.80'
122.47m

B:401.97'
122.52m

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

DATE:

2024-11-28

SCALE:

1:75

SHEET:

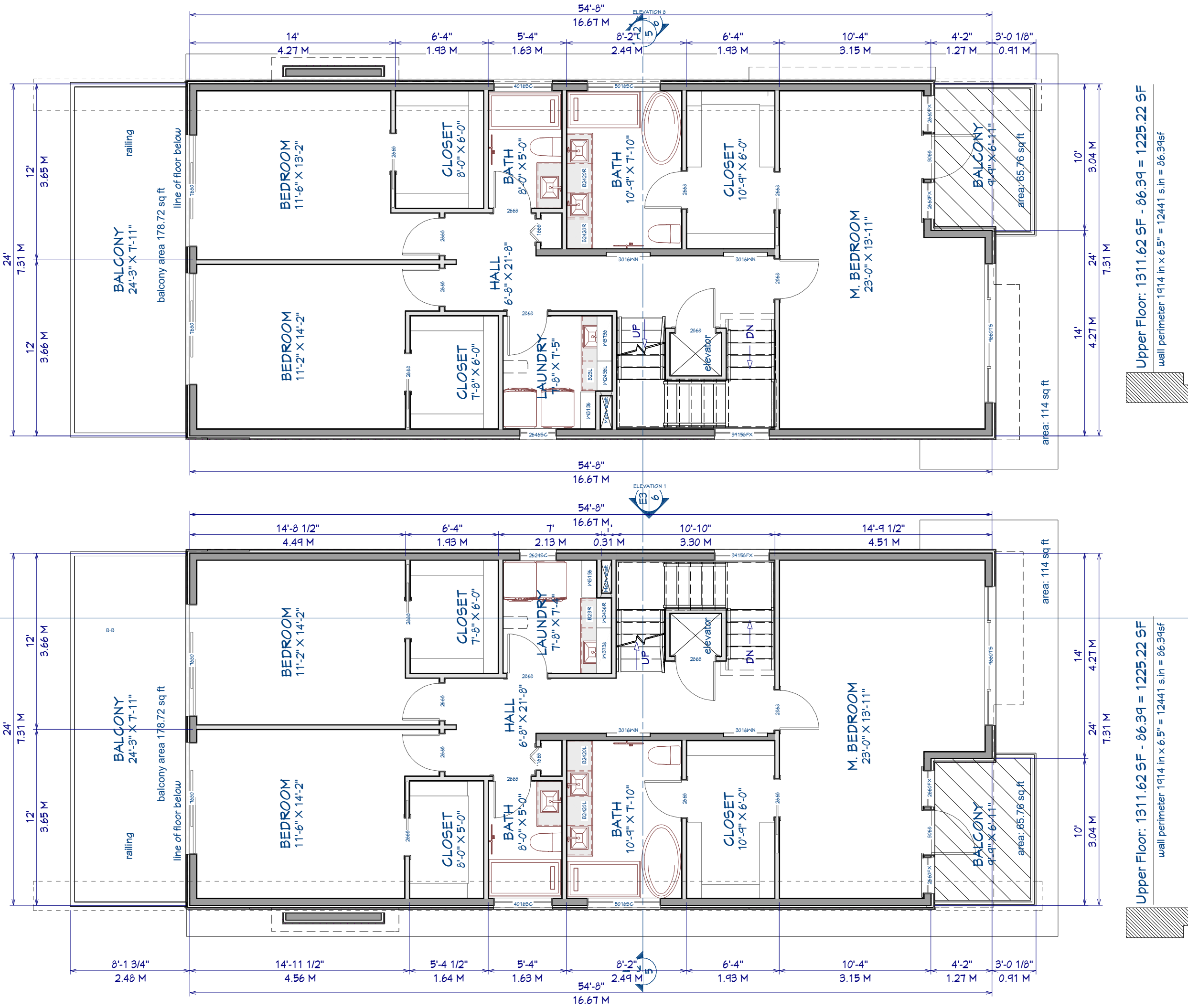
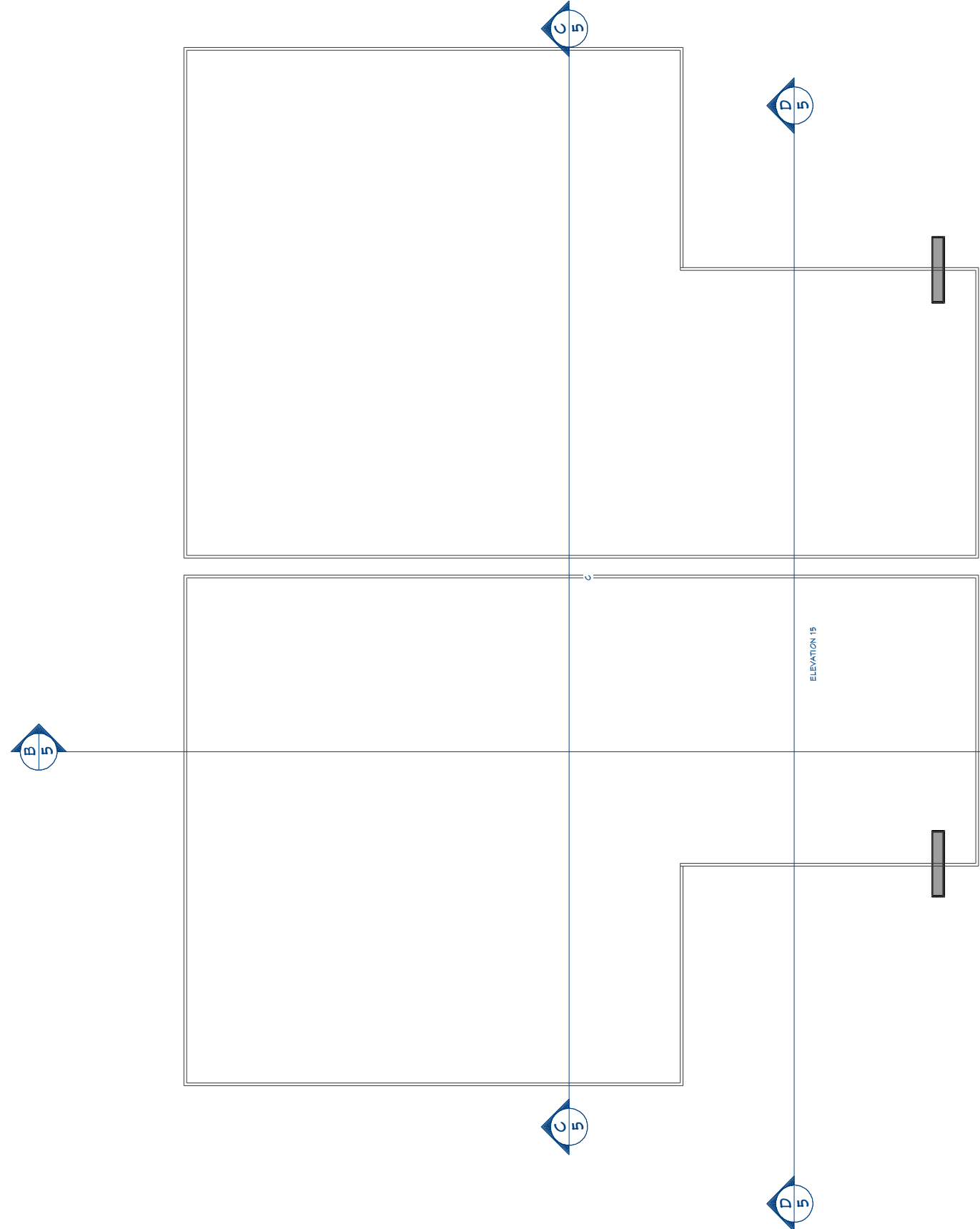
A-10

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REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION



Upper Floor: 1311.62 SF - 86.39 = 1225.22 SF
wall perimeter: 1914 in x 6.5" = 12441 s.in = 66.34sf

Upper Floor: 1311.62 SF - 86.39 = 1225.22 SF
wall perimeter: 1914 in x 6.5" = 12441 s.in = 66.34sf

DATE:

2024-11-28

SCALE:

1:75

SHEET:

A-11

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

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REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION