



VIEW FROM E. 9TH STREET



CONTEXT MAP



VIEW FROM RIDGEWAY AVENUE

ArchType  
design

satendra mann  
604.988.6063

**RIDGEWAY  
SUBDIVISION**

**ADDRESS:**

**905 RIDGEWAY AVE  
NORTH VANCOUVER**

**LEGAL DESCRIPTION:**

**LOT 13  
BLOCK 96  
DL 550  
PLAN 1197**

**P.I.D. 004-897-288**

No.	Date	Revision
1	07/16/18	ISSUED FOR PRELIM APP.
2	11/19/18	ISSUED FOR DP
▲	07/11/19	REVISED FOR CONSUL.
▲	10/04/19	REVISED FOR CONSUL.



All ideas, designs and plans indicated or represented by this set are deemed to be the property of the designer. No part shall be used or disclosed in any way without permission of the designer.

Title  
**3D VIEWS**

Date  
**OCTOBER 4TH, 2019**

Scale  
**AS SHOWN**

Drawing No.  
**A0.0**



SITE & CONTEXT



CONTEXT MAP



SUBJECT SITE



STREETSCAPE ALONG RIDGEWAY



SUBJECT SITE

VIEW OF SITE FROM E. 9TH STREET LOOKING NORTH



SUBJECT SITE

VIEW OF SITE FROM RIDGEWAY LOOKING WEST



VIEW OF LANE



VIEW ACROSS E. 9TH STREET LOOKING SOUTH



VIEW ACROSS RIDGEWAY LOOKING EAST

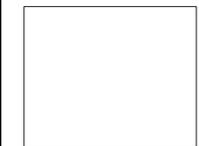
architype  
design

253 W. 35TH STREET  
NORTH VANCOUVER  
B.C., V7N 2H9  
smann106@telus.net  
saendra mann  
604.988.6063

**RIDGEWAY  
SUBDIVISION**

ADDRESS:  
905 RIDGEWAY AVE.,  
NORTH VANCOUVER

No.	Date	Revision
1	06/16/18	ISSUED FOR PRELIM APPL.



All ideas, designs and plans indicated or represented by this set are owned by and remain the property of the designer. No part of this set may be reproduced or used in any form without the written permission of the designer.

Title  
**CONTEXT**

Date  
16 JULY, 2018  
Scale  
NTS  
Drawing No.

**A0.1**



**VIEW FROM E. 9TH STREET**



**VIEW FROM RIDGEWAY AVENUE**



**VIEW FROM LANE**



**VIEW FROM MIDDLE OF SITES LOOKING NORTH**

ArchType  
design

satendra mann  
604.988.6063

**RIDGEWAY  
SUBDIVISION**

**ADDRESS:**

**905 RIDGEWAY AVE  
NORTH VANCOUVER**

**LEGAL DESCRIPTION:**

**LOT 13  
BLOCK 96  
DL 550  
PLAN 1197**

**P.I.D. 004-897-288**

No.	Date	Revision
1	07/16/18	ISSUED FOR PRELIM APP.
2	11/19/18	ISSUED FOR DP
▲	02/11/19	REVISED FOR CONSUL.
▲	10/04/19	REVISED FOR CONSUL.



All ideas, designs and plans indicated or represented by this set are deemed to have become the property of the designer. No part shall be used or disclosed to anyone without permission of the designer.

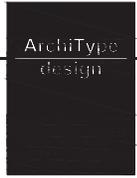
Title  
**COLOURED  
ELEVATIONS**

Date  
**OCTOBER 4TH, 2019**

Scale  
**AS SHOWN**

Drawing No.

**A0.2R**



satendra mann  
604.988.6063

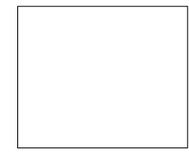
**RIDGEWAY  
SUBDIVISION**

**ADDRESS:**  
**905 RIDGEWAY AVE  
NORTH VANCOUVER**

**LEGAL DESCRIPTION:**  
**LOT 13  
BLOCK 96  
DL 550  
PLAN 1197**

**P.I.D. 004-897-288**

No.	Date	Revision
1	07/16/19	ISSUED FOR PRELIM APP.
2	11/19/19	ISSUED FOR DP
▲	02/11/19	REVISED FOR CONSUL.
▲	10/04/19	REVISED FOR CONSUL.



All ideas, designs and plans indicated or represented by this set are deemed to have become the property of the designer. No part shall be used or disclosed in any way without permission of the designer.

Title  
**COLOURED  
ELEVATIONS**  
Date  
**OCTOBER 4TH, 2019**  
Scale  
AS SHOWN  
Drawing No.

**A0.3R**



**LOT 1: VIEW LOOKING EAST**



**LOT 2: VIEW LOOKING EAST**



**LOT 2: VIEW LOOKING WEST**



**E.9TH STREET ELEVATION**



**VIEW FROM MIDDLE OF SITES LOOKING SOUTH**

**RIDGWAY  
SUBDIVISION**

**ADDRESS:  
905 RIDGWAY AVE,  
NORTH VANCOUVER**

**LEGAL DESCRIPTION:  
LOT 13  
BLOCK 96  
DL 550  
PLAN 1197**

**P.I.D. 004-897-288**

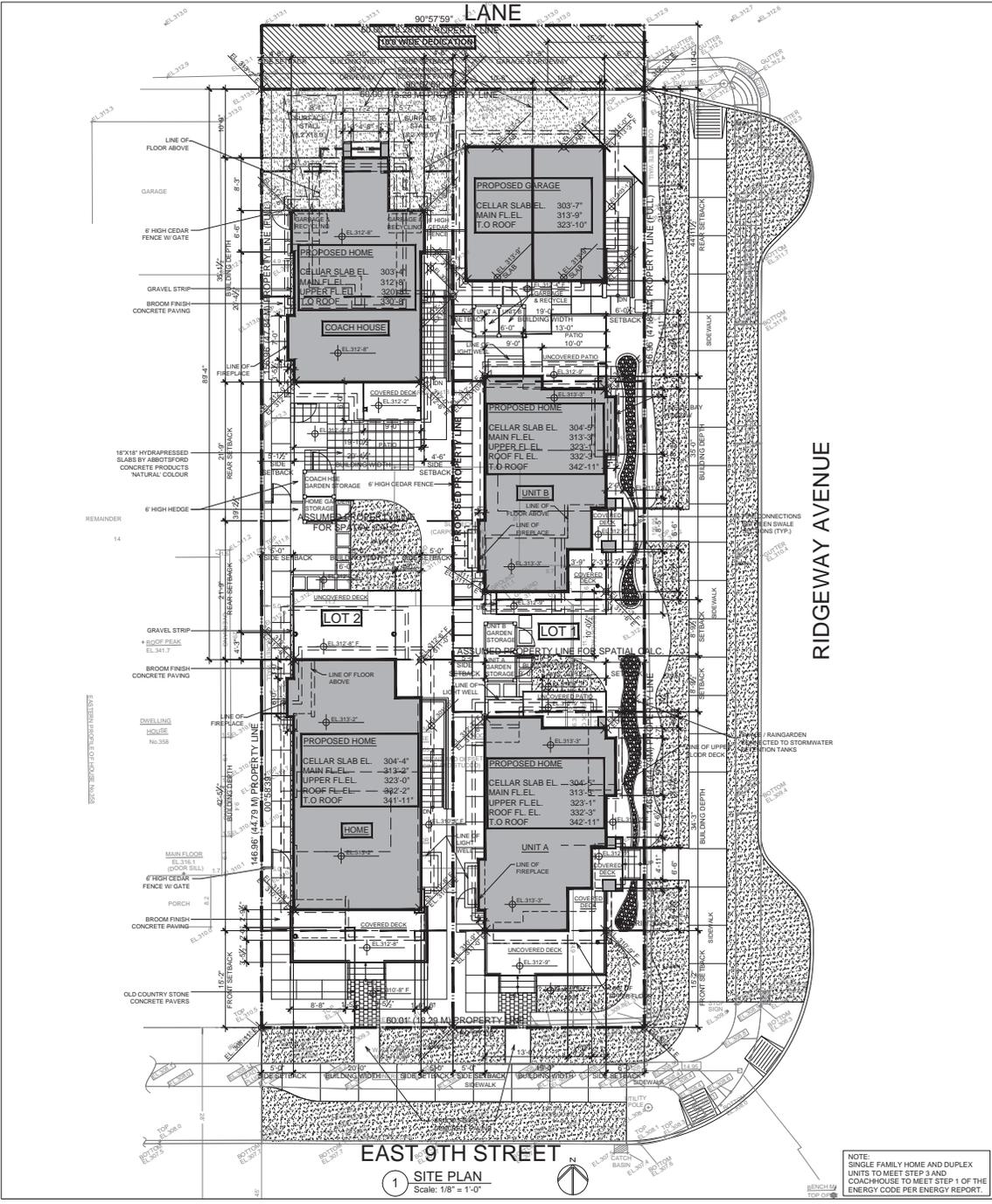
No.	Date	Revision
1	07/26/18	ISSUED FOR PRELIM APP.
2	11/19/18	ISSUED FOR DP
3	07/11/19	REVISED FOR CONSUL.
4	10/04/19	REVISED FOR CONSUL.

All ideas, designs and plans indicated or represented by this set of drawings are the sole property of the designer. No part shall be used or disclosed in any way without permission of the designer.

Title  
**SITE PLAN & CALCS**

Date  
**OCTOBER 4TH, 2019**  
Scale  
**AS SHOWN**  
Drawing No.

**A1**



**ADDRESS**  
905 RIDGWAY AVENUE, NORTH VANCOUVER  
ZONE RST TO RT-1

**LEGAL DESCRIPTION**  
LOT 13  
BLOCK 96  
DL 550  
GROUP 1, NWD  
PLAN 1197  
P.I.D. 014-897-288

**PROPOSED LOT 1**

**PRINCIPLE BUILDINGS (UNIT A & B)**

	EXISTING	REQUIRED	PROPOSED	NOTE
ZONE	41.1	41.1	41.1	
SITE AREA (SF)	1420.00	5900.00	4700.00	NON-COMPLIANT
LOT WIDTH (FT)	80.01	32.81	30.00	NON-COMPLIANT
PARKING		1 GARAGE & 2 P	3.00	
BIKE CYCLE STORAGE		2 GARAGE & 2 = 0	0.00	
<b>CALCULATION ALLOWABLE PROPOSED NOTE</b>				
SITE COVERAGE (SF)		3 X LOT AREA	237.00	
W/FRONT SITE COV. (SF)		2 X LOT AREA	237.00	
F.S.R. (SF)		3 X LOT AREA	2355.00	
DETACH GARAGE (SF)		1 X LOT AREA	471.00	44.00
DECK & PORCHES (SF)		1 X GARAGE SF	551.00	18.00 (NOT INCL. ROOF DECK)
<b>FRONT AVERAGE GRADE 309.25 + 309.33/2 = 309.29</b>				
<b>REAR AVERAGE GRADE 312.77 + 312.83 = 312.80</b>				
<b>REFERENCE G.L. = FRONT + (REAR-FRONT) 0.4 = 309.29 + (312.80-309.29) 0.4 = 310.73</b>				
<b>TOP FLOOR MAX. = 89' + 30.2 = 310.73 + 30.2 = 336.97</b>				
<b>PROPOSED TOP OF FLOOR UNIT 1: 331.08</b>				
<b>PROPOSED TOP OF FLOOR UNIT 2: 331.08</b>				
<b>ROOF RIDGE MAX. = 89' + 33.0 = 310.73 + 33.0 = 343.73</b>				
<b>PROPOSED TOP OF RIDGE UNIT 1: 342.97</b>				
<b>PROPOSED TOP OF RIDGE UNIT 2: 342.97</b>				
<b>MAIN FL. MIN. REF. GRADE + 2.0 = 310.73 + 2.0 = 312.73</b>				
<b>PROPOSED MAIN FL. UNIT 1: 313.25</b>				
<b>PROPOSED MAIN FL. UNIT 2: 313.25</b>				
<b>SETBACKS</b>				
FRONT (FT)		CALCULATION MINIMUM	PROPOSED	NOTE
REAR (FT)		3 X LOT OR 20.0	34.94	34.96
INT. SIDEYARD (FT)		4.00	5.00	NON-COMPLIANT
PLANNING SIDEYARD (FT)		10.00	10.00	NON-COMPLIANT
TO ACCESS. BLDG. (FT)		20.00	31.00	NON-COMPLIANT

**ACCESSORY BUILDING: DETACHED GARAGE**

	EXISTING	REQUIRED	PROPOSED	NOTE
F.S.R. (SF) (LESSER OF)		1/3 LA OR 800 SF	471.00	44.00
BLD. HEIGHT (FT)		12.00	11.00	
AVE. GRADE (FT)		312.83	N/A	312.83
MAX. SOLID WALL		7 X LOT WIDTH	35.00	3.00
<b>SETBACKS</b>				
TO PRINCIPLE BLDG (FT)		10.00	14.00	
TO LANE (FT)		4.00	5.00	
INT. SIDEYARD (FT)		2.00	10.00	NON-COMPLIANT
PLANNING SIDEYARD (FT)		10.00	10.00	NON-COMPLIANT

**PROPOSED LOT 2**

**PRINCIPLE BUILDING: SF HOUSE**

	EXISTING	REQUIRED	PROPOSED	NOTE
ZONE	41.1	41.1	41.1	
SITE AREA (SF)	1420.00	5900.00	4700.00	NON-COMPLIANT
LOT WIDTH (FT)	80.01	32.81	30.00	NON-COMPLIANT
PARKING		1 HOUSE & 1 COACHHOUSE	3.00	
BIKE CYCLE STORAGE		2 GARAGE & 2 = 0	2.00	
<b>CALCULATION ALLOWABLE PROPOSED NOTE</b>				
SITE COVERAGE (SF)		4 X LOT AREA, 3 MAX FOR HOUSE	1884.00	1570.00
W/FRONT SITE COV. (SF)		2 X LOT AREA	942.00	584.00
F.S.R. (SF)		3 X LOT AREA	2355.00	1411.00
DETACH GARAGE (SF)		1 X LOT AREA	471.00	N/A
DECK & PORCHES (SF)		1 X GARAGE SF	551.00	18.00 (NOT INCL. ROOF DECK)
<b>FRONT AVERAGE GRADE 308.92 + 309.25/2 = 309.09</b>				
<b>REAR AVERAGE GRADE 313.14 + 312.97 = 309.04</b>				
<b>REFERENCE G.L. = FRONT + (REAR-FRONT) 0.4 = 309.09 + (313.04 - 309.09) 0.4 = 310.67</b>				
<b>TOP FLOOR MAX. = 89' + 30.2 = 310.67 + 30.2 = 336.87</b>				
<b>PROPOSED TOP OF FLOOR: 331.1</b>				
<b>ROOF RIDGE MAX. = 89' + 33.0 = 310.67 + 33.0 = 343.67</b>				
<b>PROPOSED TOP OF RIDGE: 341.97</b>				
<b>MAIN FL. MIN. REF. GRADE + 2.0 = 310.67 + 2.0 = 312.67</b>				
<b>PROPOSED MAIN FL.: 313.14</b>				
<b>SETBACKS</b>				
FRONT (FT)		CALCULATION MINIMUM	PROPOSED	NOTE
REAR (FT)		3 X LOT OR 20.0	34.94	34.96
INT. SIDEYARD (FT)		4.00	5.00	NON-COMPLIANT
PLANNING SIDEYARD (FT)		10.00	10.00	NON-COMPLIANT
TO ACCESS. BLDG. (FT)		20.00	43.00	

**ACCESSORY BUILDING: COACHHOUSE**

	EXISTING	ALLOWABLE	PROPOSED	NOTE
F.S.R. (SF)		1/3 X LOT AREA	600.70	768.00
COACHHOUSE		30 SF FOR STORAGE	30.00	30.00
SITE STORAGE		30 SF FOR STORAGE	30.00	30.00
UPPER FL. MAX.		4 X LOT W/TH	230.00	213.00
SITE COVERAGE		1/3 X LOT AREA	768.00	600.00
AVE. GRADE (FT)		312.83	N/A	312.83
BLD. HEIGHT (FT)		10.0 @ 9' TO MAX 22.0	22.00	21.00
<b>SETBACKS</b>				
TO PRINCIPLE BLDG (FT)		10.00	31.40	
WITHIN 20' LOT DEPTH		25 X 146.56	36.74	31.18
MAX. 7' X LOT WIDTH		30 X 7'	21.00	20.83
UPPER FL. SETBACK		10.0' FOR 5' BLDG WIDTH, 10.4' WIDTH SETBACK	20.83	21.00
HABITABLE SPACE AT LANE TO LANE (FT)		1 X BLDG WIDTH	4.25	1.8
INT. SIDEYARD (FT)		5.00	10.00	NON-COMPLIANT
PLANNING SIDEYARD (FT)		10.00	10.00	NON-COMPLIANT

NOTE: SINGLE FAMILY HOME AND DUPLEX UNITS TO MEET STEP 3 AND COACHHOUSE TO MEET STEP 1 OF THE ENERGY CODE PER ENERGY REPORT.