

CITY OF NORTH VANCOUVER

1712 LONSDALE AVE

MIXED - USE DEVELOPMENT

DECEMBER 22, 2020

ARCHITECTURAL DRAWING SET

SHEET TITLE	SCALE
A0.1 PROJECT STATISTICS	NTS
A1.1 SURVEY OVERLAY	NTS
A1.2 SITE PLAN	1/8"=1'-0"
A2.1 LEVEL P2 PLAN	1/8"=1'-0"
A2.2 LEVEL P1 PLAN	1/8"=1'-0"
A2.3 LEVEL 1 PLAN	1/8"=1'-0"
A2.4 LEVEL 2 PLAN	1/8"=1'-0"
A2.5 LEVEL 3 - 6 PLAN	1/8"=1'-0"
A2.6 ROOF PLAN	1/8"=1'-0"
A3.1 ELEVATIONS	1/8"=1'-0"
A3.2 ELEVATIONS	1/8"=1'-0"
A4.1 SECTION A	1/8"=1'-0"
A4.2 SECTION B	1/8"=1'-0"
A5.1 SHADOW STUDIES	NTS

STATISTICS:

CIVIC ADDRESS: 1712 LONSDALE AVENUE, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

ZONING:

TOTAL SITE AREA: 2,360.8 SQ.M. = (25,411.4 SQ.FT.) (0.583 ACRES)

BUILDING HEIGHT PROPOSED
6 STOREYS

SETBACKS REQUIRED PROVIDED

WEST - LONSDALE	-	8'-4"
SOUTH - E 17TH STREET	-	12'-0"
EAST - LANE	-	16'-7"
NORTH	-	0

FLOOR SPACE RATIO ALLOWABLE PROPOSED

4.7.1(a)	2.80 FSR	71,151.9 SQ.FT.	71,151.0 SQ.FT.
			2.80 FSR

PROPOSED FLOOR AREA :	NET AREA:	GROSS AREA:
1ST FLOOR COMMERCIAL: 798.0 SQ.M. (8,590.0 SQ.FT.) +		8,590.0 SQ.FT.
1ST FLOOR RESIDENTIAL: 118.2 SQ.M. (1,272.0 SQ.FT.) +	590.0 SQ.FT. (LOBBY)	1,862.0 SQ.FT.
2ND FLOOR OFFICE: 775.5 SQ.M. (8,348.0 SQ.FT.) +		8,348.0 SQ.FT.
2ND FLOOR RESIDENTIAL: 27.6 SQ.M. (297.0 SQ.FT.) +	1,346.0 SQ.FT. (AMENITY)	1,643.0 SQ.FT.
3RD FLOOR : 1,222.7 SQ.M. (13,161.0 SQ.FT.) +	80.0 SQ.FT. (ADAPTABILITY)	13,241.0 SQ.FT.
4TH FLOOR : 1,222.7 SQ.M. (13,161.0 SQ.FT.) +	80.0 SQ.FT. (ADAPTABILITY)	13,241.0 SQ.FT.
5TH FLOOR : 1,222.7 SQ.M. (13,161.0 SQ.FT.) +	80.0 SQ.FT. (ADAPTABILITY)	13,241.0 SQ.FT.
6TH FLOOR : 1,222.7 SQ.M. (13,161.0 SQ.FT.) +	80.0 SQ.FT. (ADAPTABILITY)	13,241.0 SQ.FT.
ROOF :		
TOTAL :	6,610.1 SQ.M. (71,151.0 SQ.FT.) +	2,256.0 SQ.FT. 73,407.0 SQ.FT.

PARKING:

COMMERCIAL SPACE [LEVEL-1]: 13,674 SQ.FT.
OF RESIDENTIAL SUITES: 64

	VEHICLE		SMALL CAR		ACCESSIBLE	
	REQUIRED	PROVIDED	ALLOWED	PROVIDED	REQUIRED	PROVIDED
COMMERCIAL		33				1
RESIDENTIAL	67	70			2	2
VISITORS	6	6			1	1
TOTAL :		109			3	4

LOADING:

REQUIRED	PROVIDED
1	1

BICYCLE PARKING:

	SHORT TERM		SECURE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
COMMERCIAL	1	1	5	6
RESIDENTIAL	12	12	96	122
TOTAL :	13	13	101	128

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YAMAMOTO ARCHITECTURE - 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT -		
MIXED-USE - 1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE -		
STATISTICS		
SCALE - NTS	SHEET NO. -	
DATE - DEC. 22, 2020	A0.1	
DRAWN -		
CHECKED -	PROJ NO - 2015	

TOPOGRAPHIC PLAN OF LOT A (SEE M 32263-L)
OF LOT 8 BLOCK 18 DISTRICT LOT 549 PLAN 5042

SCALE 1:200 DISTANCES ARE IN METRES

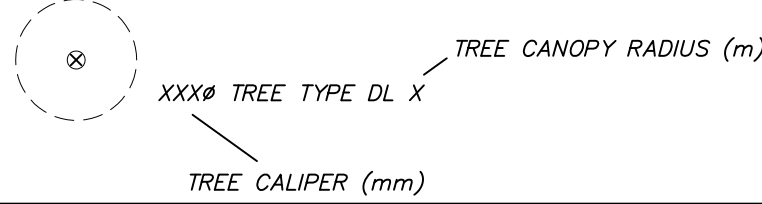
ELEVATION DERIVATION

ELEVATIONS ARE DERIVED FROM CITY OF NORTH VANCOUVER CONTROL MONUMENT No. 73H1030 ELEVATION=99.541m (CVD28GVR02018)



LONSDALE AVENUE

- LEGEND:**
- PP ⊠ DENOTES POWER POLE
 - GW × DENOTES GUY WIRE
 - BO ⊙ DENOTES BOLLARD
 - CB ⊠ DENOTES CATCH BASIN
 - SB ⊠ DENOTES SERVICE BOX
 - EB ⊠ DENOTES ELECTRICAL BOX
 - MH ⊙ DENOTES MANHOLE
 - TS ⊙ DENOTES TRAFFIC SIGNAL
 - CV ⊠ DENOTES GAS VALVE
 - SN ⊠ DENOTES SIGN
 - LS ⊠ DENOTES LAMP STANDARD (UNLESS NOTED OTHERWISE)
 - IC ⊠ DENOTES INSPECTION CHAMBER
 - TW ⊠ DENOTES TOP OF WALL
 - MW ⊠ DENOTES MONITORING WELL
 - DEC ⊠ DENOTES DECIDUOUS



NOTES:
PROPERTY LINES ARE DERIVED FROM FIELD SURVEY
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES
THIS PLAN SHOULD BE READ IN CONJUNCTION WITH TITLE No. CA7941279 TO CONFIRM ANY CHARGES THAT MAY AFFECT THIS PLAN

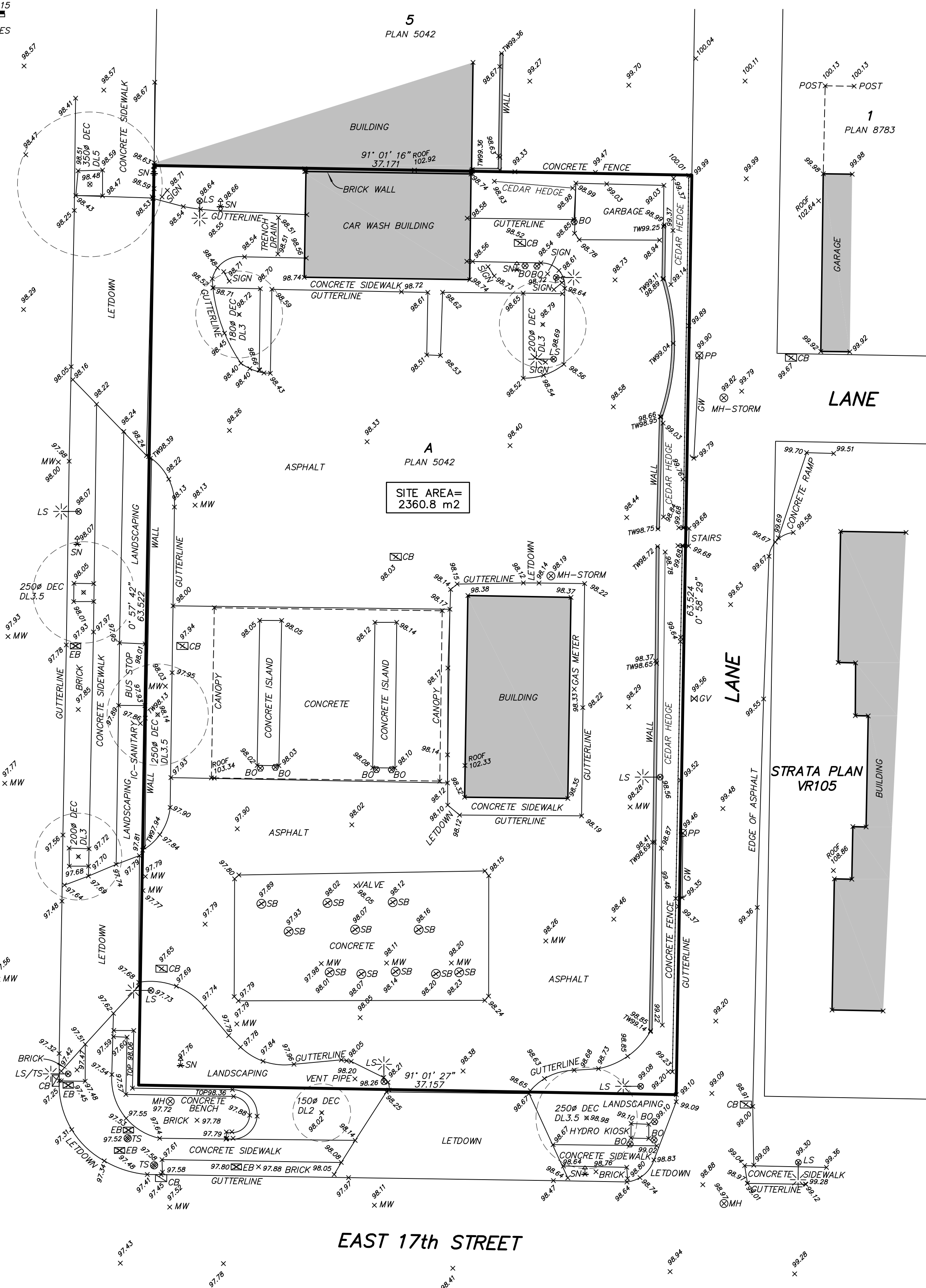
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

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MARCH 17, 2020
4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundwick.co
Tel. 604-513-9611
File: 5368
Dwg: 5368-T



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PROJECT -

MIXED-USE

1712 LONSDALE AVENUE
NORTH VANCOUVER, BC

DRAWING TITLE -
SURVEY OVERLAY

SCALE - NTS

DATE - DEC. 22, 2020

DRAWN -

CHECKED -

SHEET NO. -

A1.1

PROJ NO - 2015

LANE

U/G PARKADE ENTRY

202'-6"

6'

PARKING
S (LEVEL-1)
COMMERCIAL PARKING (5)

GAS METERS

RESIDENTIAL
OUTDOOR AMENITY
(LEVEL-2)

MAIN.
RES. ENTRY

PROPOSED
STORMWATER
DETENTION
SYSTEM

PROPOSED 6 STOREY
MIXED-USE BLDG.

EAST 17TH STREET

ADJACENT
EXIST'G
BLDG.

121'-11"

121'-11"

1.8 M DEDICATION

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PROJECT -

MIXED-USE

1712 LONSDALE AVENUE
NORTH VANCOUVER, BC

DRAWING TITLE -
SITE PLAN

SCALE - 1/8" = 1'-0"

DATE - DEC. 22, 2020

DRAWN -

CHECKED -

SHEET NO. -

A1.2

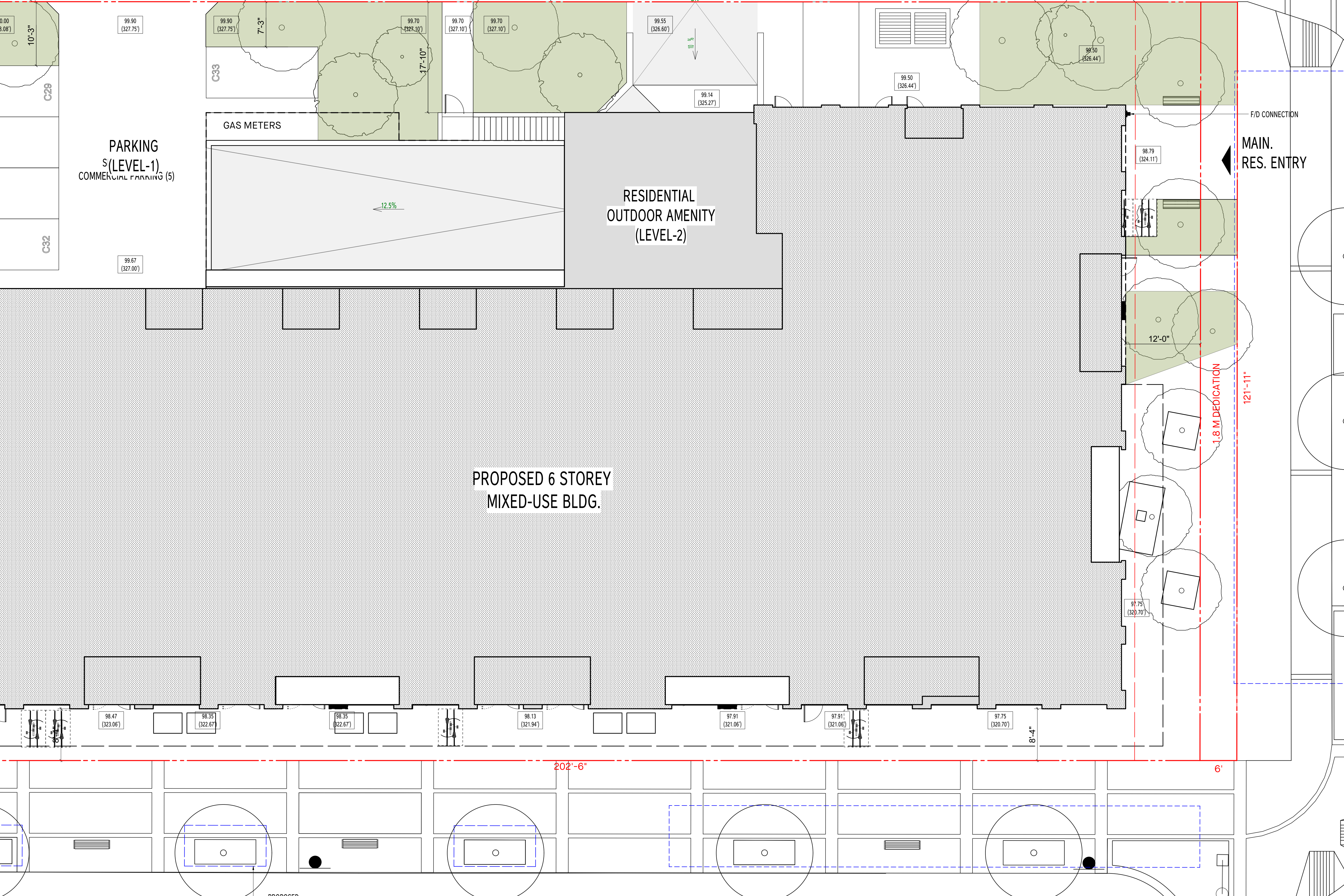
PROJ NO - 2015

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

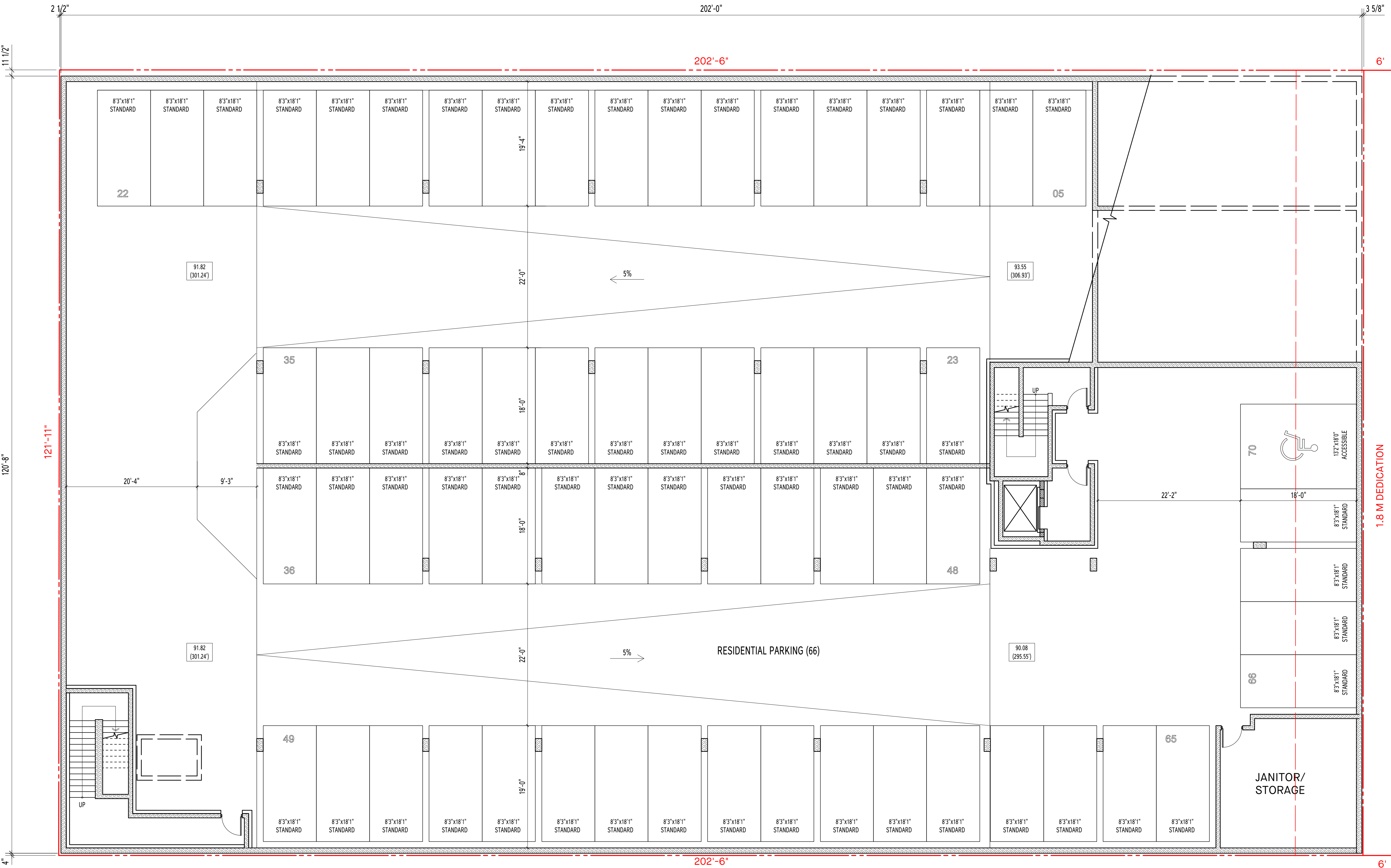
EXIST'G FIRE HYDRANT
ON SOUTH SIDE OF
INTERSECTION
APPROX. 30M

PROPOSED
PASSIVE IRRIGATION SYSTEM BY CIVIL

LONSDALE AVENUE



LANE

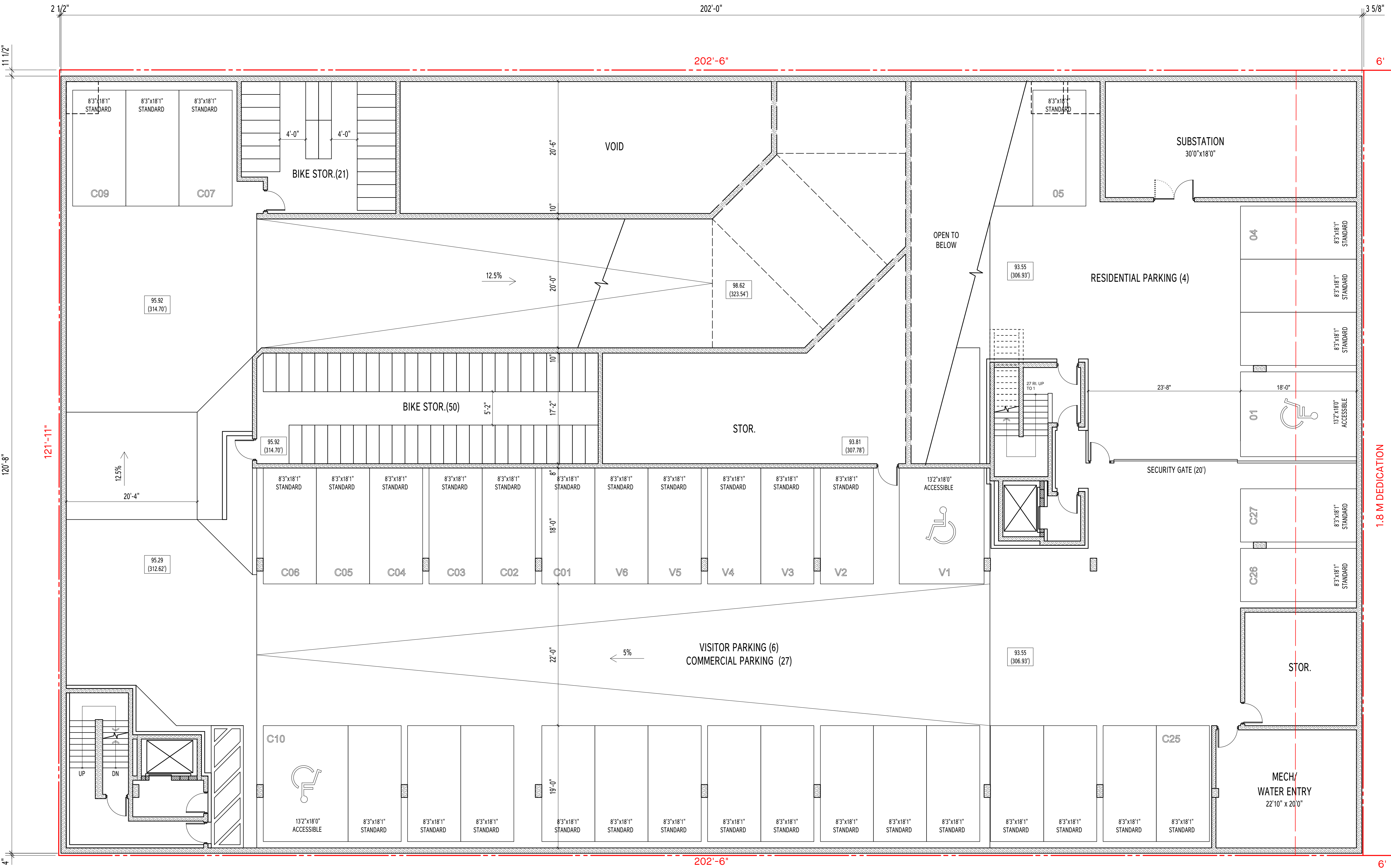


LONSDALE AVENUE

LEVEL P2 PLAN
 SCALE : 1/8" = 1'-0"

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PROJECT -		
MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - LEVEL-P2 PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - DEC. 22, 2020	A2.1	
DRAWN - TM		
CHECKED -	PROJ NO - 2015	

LANE



LONSDALE AVENUE

LEVEL P1 PLAN
 SCALE : 1/8" = 1'-0"

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PROJECT -		
MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - LEVEL-P1 PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - DEC. 22, 2020	A2.2	
DRAWN - TM		
CHECKED -	PROJ NO - 2015	



EAST 17TH STREET

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<p>PROJECT -</p> <p>MIXED-USE</p> <p>1712 LONSDALE AVENUE NORTH VANCOUVER, BC</p>		
<p>DRAWING TITLE -</p> <p>LEVEL-1 PLAN</p>		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - DEC. 22, 2020	A2.3	
DRAWN - TY		
CHECKED -	PROJ NO - 2015	

LEVEL 1 PLAN
 SCALE : 1/8" = 1'-0"



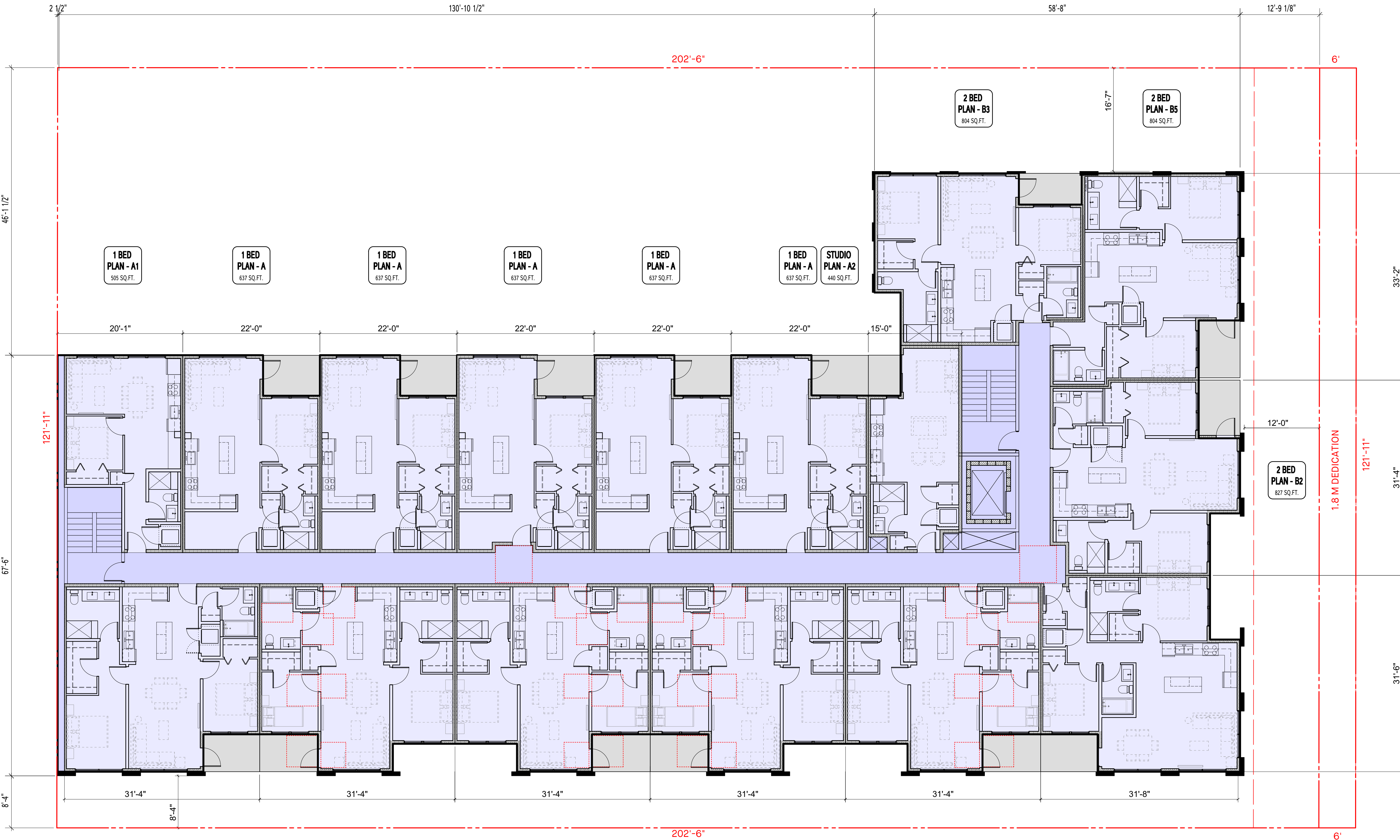
LANE

LONSDALE AVENUE

LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"

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<p>PROJECT -</p> <p>MIXED-USE</p> <p>1712 LONSDALE AVENUE NORTH VANCOUVER, BC</p>		
<p>DRAWING TITLE -</p> <p>LEVEL-2 PLAN</p>		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - DEC. 22, 2020	A2.4	
DRAWN - TY		
CHECKED -	PROJ NO - 2015	

LANE

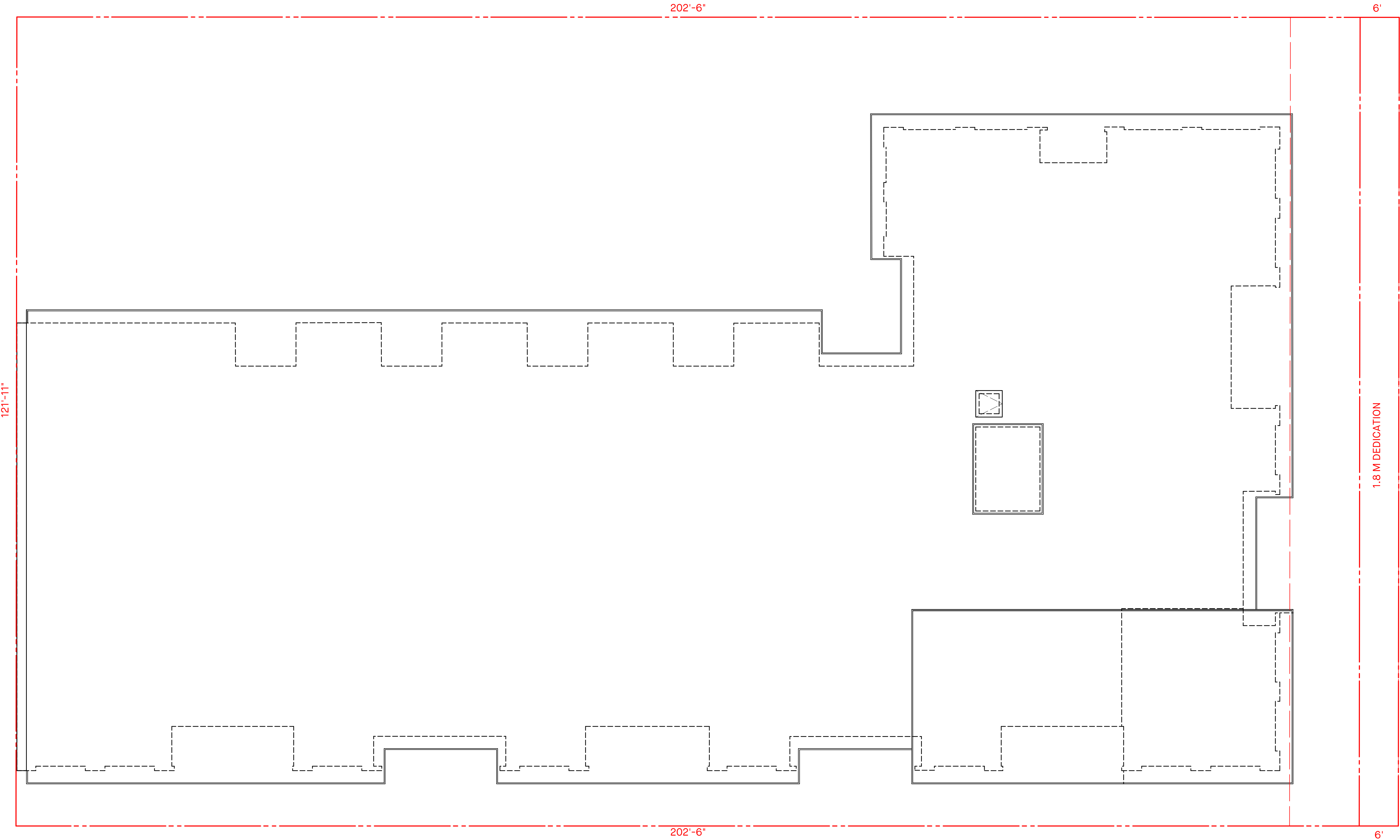


LONSDALE AVENUE

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PROJECT -		
MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - LEVEL-3 - 6 PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. - A2.5	
DATE - DEC. 22, 2020	DRAWN - TY	
CHECKED -	PROJ NO - 2015	

LEVEL 3 - 6 PLAN
SCALE : 1/8" = 1'-0"

LANE



LONSDALE AVENUE

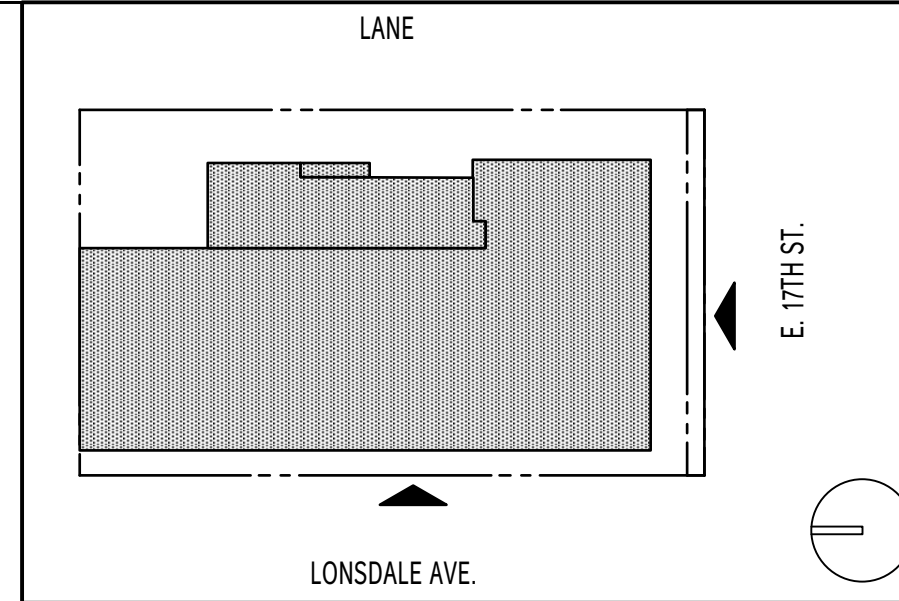
ROOF PLAN
SCALE : 1/8" = 1'-0"

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<p>PROJECT —</p> <p>MIXED-USE</p> <p>—</p> <p>1712 LONSDALE AVENUE NORTH VANCOUVER, BC</p>		
<p>DRAWING TITLE —</p> <p>ROOF PLAN</p>		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — DEC. 22, 2020	A2.6	
DRAWN —		
CHECKED —	PROJ NO — 2015	



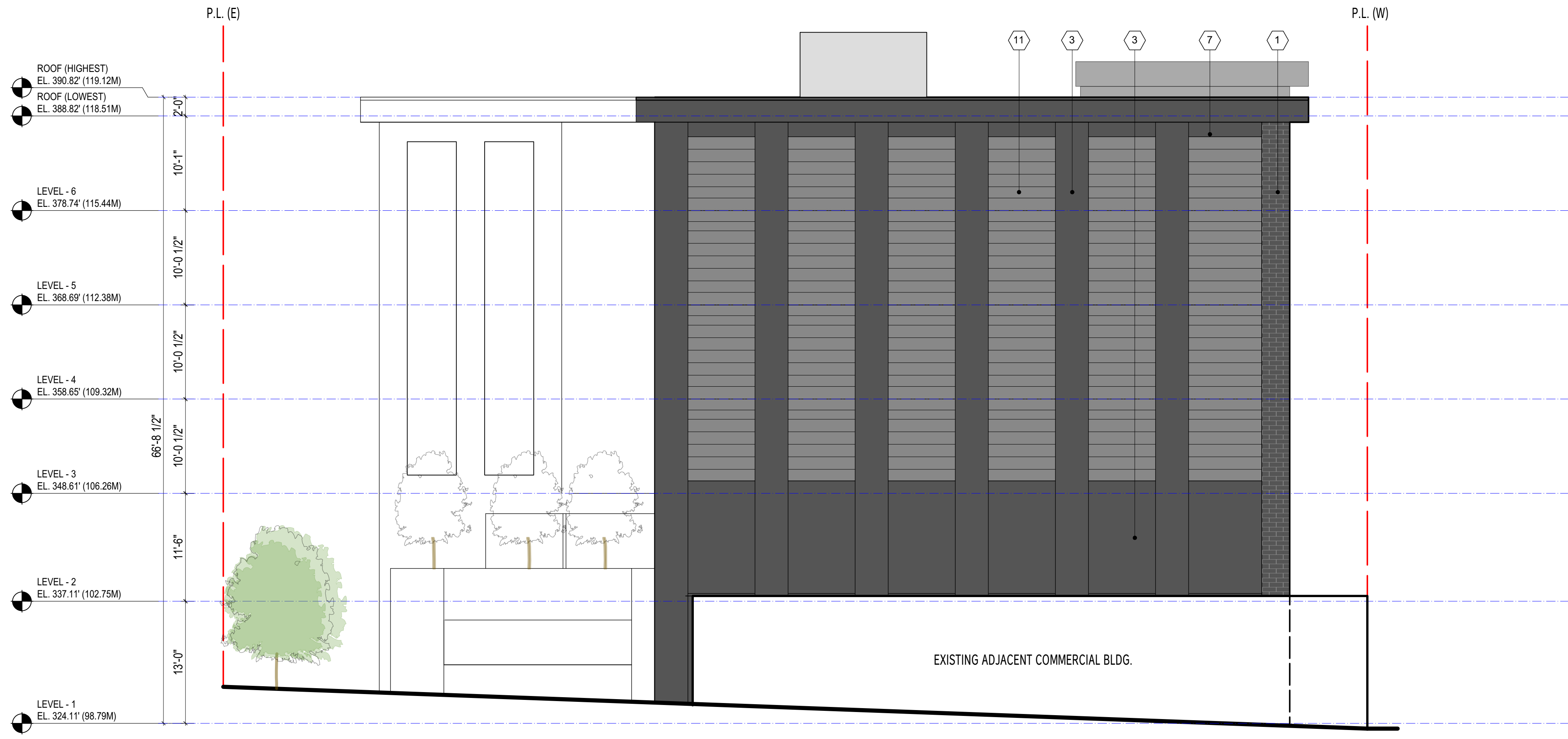
SOUTH ELEVATION [E.17TH ST.]
SCALE : 1/8" = 1'-0"

- ELEVATION KEY NOTES**
- 1 BRICK DARK IRON-SPOT
 - 2 FIBRE CEMENT SIDING "LIGHT MIST"
 - 3 FIBRE CEMENT PANEL "IRON GRAY"
 - 4 VINYL FRAME DOUBLE-GLAZED WINDOW
 - 5 ALMN. GUARDRAIL W/ CLEAR GLASS PANEL
 - 6 ALMN. WINDOW WALL "IRON GRAY"
 - 7 FIBRE CEMENT FASCIA BOARD "IRON GRAY"
 - 8 SAGIPER WOOD-GRAIN SOFFIT
 - 9 EXPOSED ARCHITECTURAL CONCRETE
 - 10 WOOD TEXTURED GLAZED METAL DOOR
 - 11 FIBRE CEMENT SIDING "IRON GRAY"
 - 12 STEEL CANOPY W/ CLEAR TEMPERED GLASS PANEL POWDER COATED - "IRON GRAY"
 - 13 ALUM. SECURITY GATE & SCREEN POWDER COATED - "IRON GRAY"



WEST ELEVATION [LONSDALE AVE.]
SCALE : 1/8" = 1'-0"

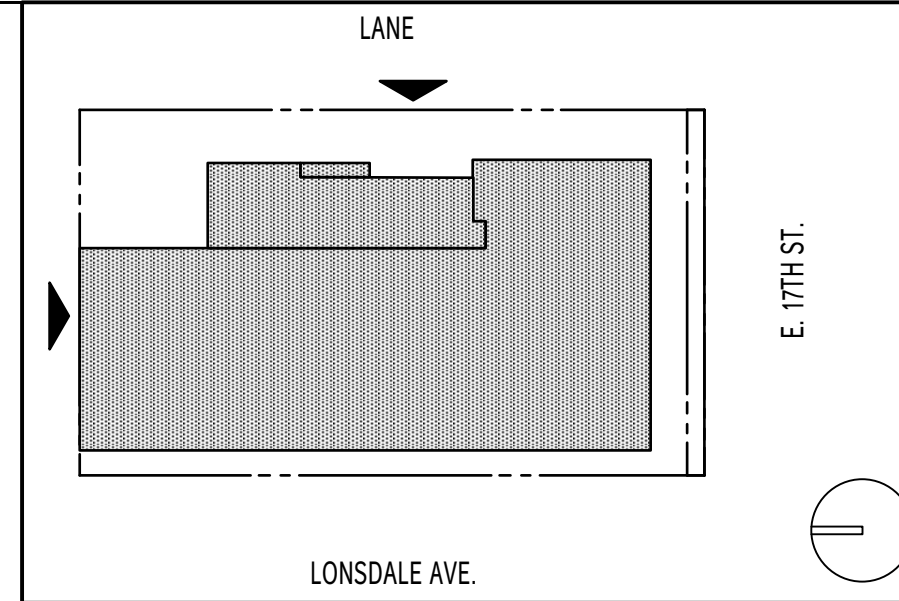
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PROJECT —		
MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE — ELEVATIONS		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — DEC. 22, 2020	A3.1	
DRAWN —		
CHECKED —	PROJ NO — 2015	



NORTH ELEVATION
SCALE : 1/8" = 1'-0"

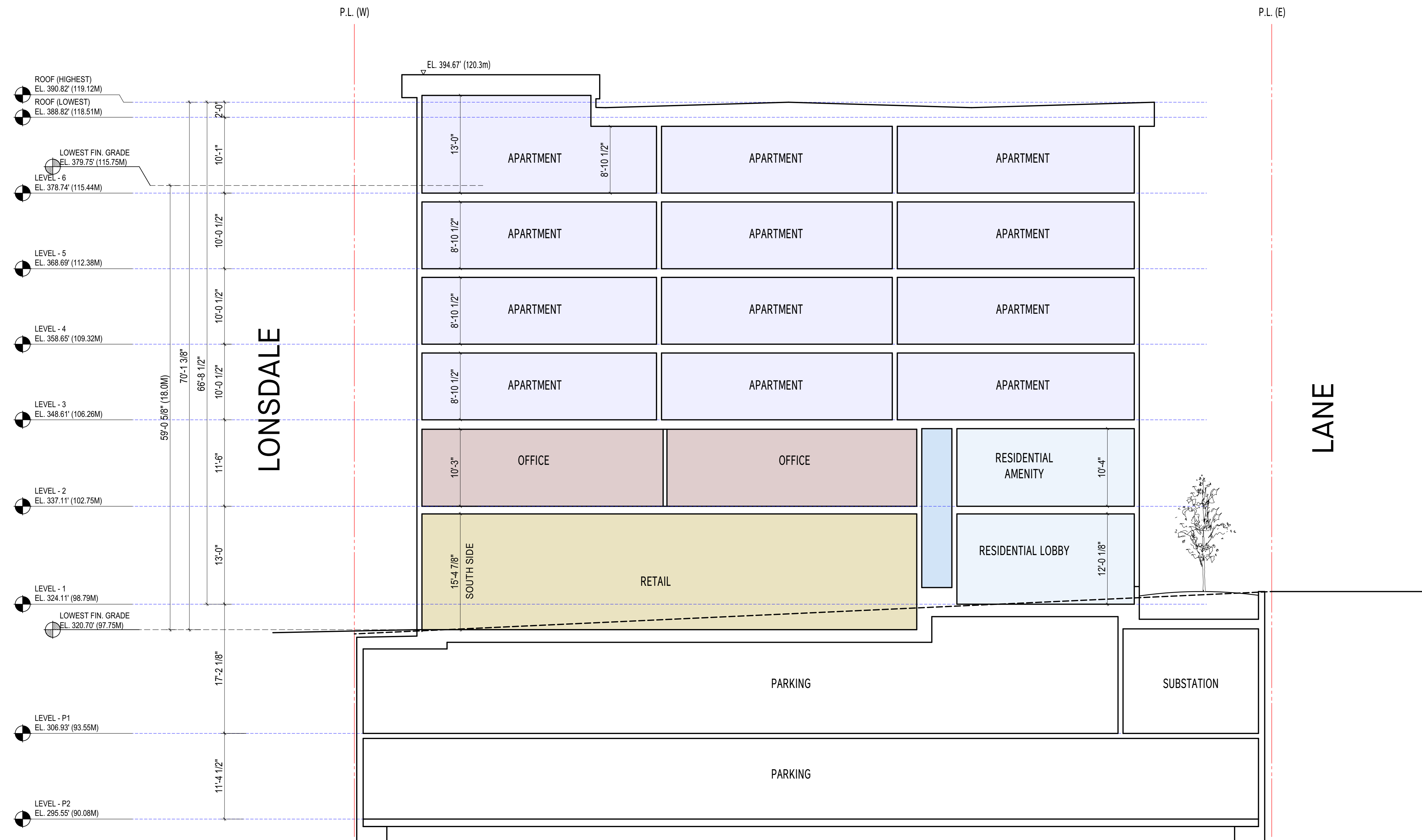
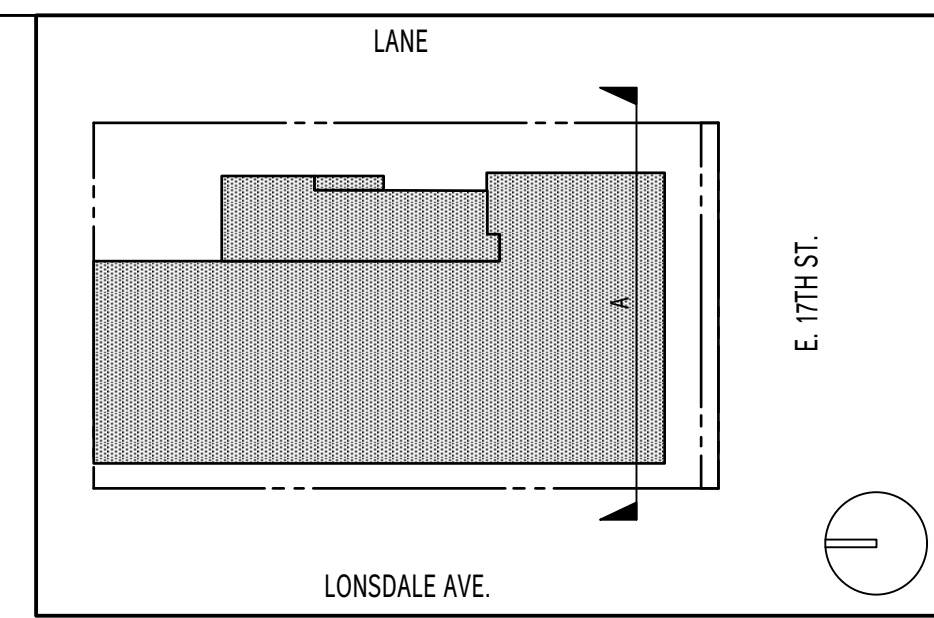
ELEVATION KEY NOTES

- 1 BRICK DARK IRON-SPOT
- 2 FIBRE CEMENT SIDING "LIGHT MIST"
- 3 FIBRE CEMENT PANEL "IRON GRAY"
- 4 VINYL FRAME DOUBLE-GLAZED WINDOW
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- 6 ALMN. WINDOW WALL "IRON GRAY"
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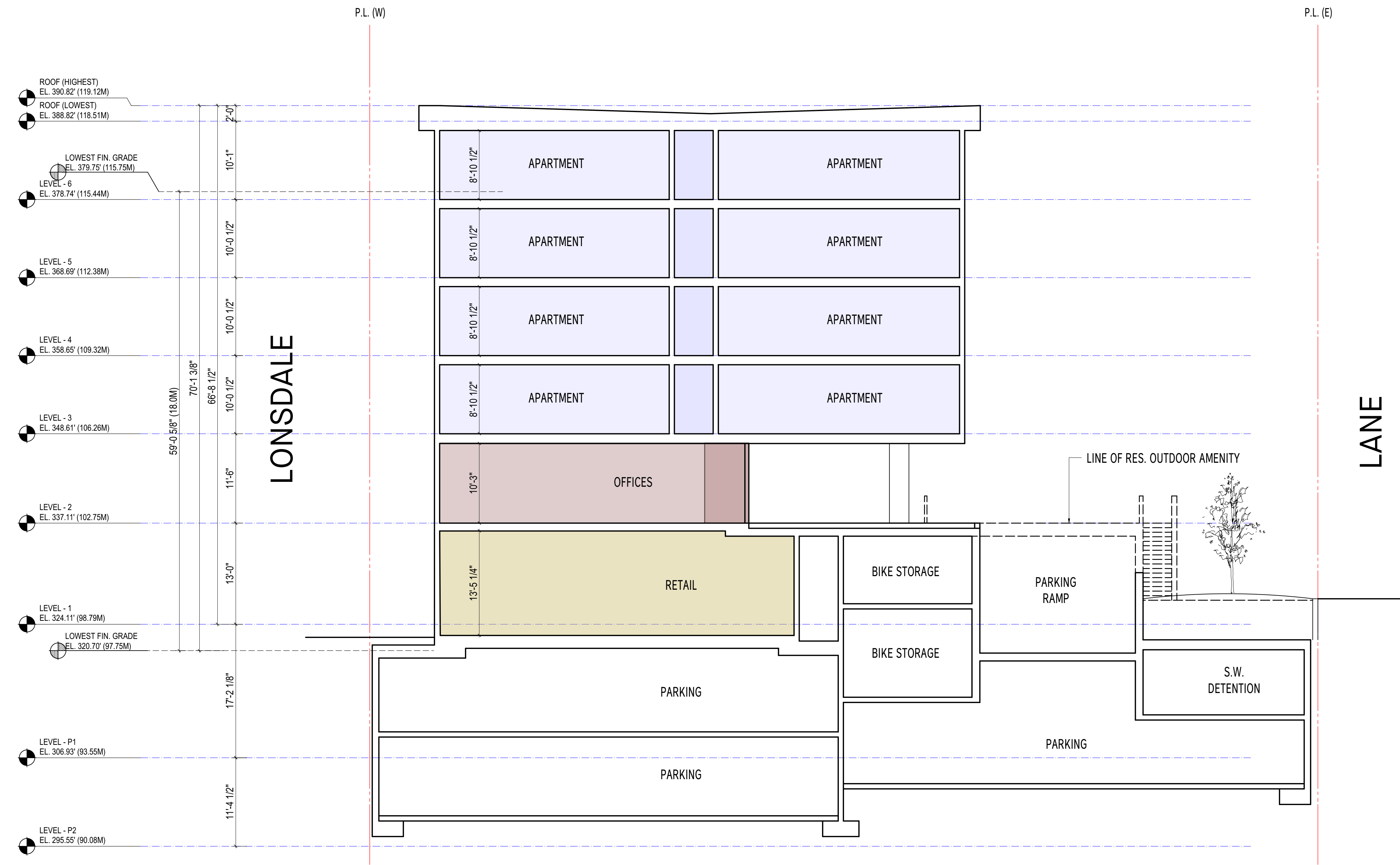
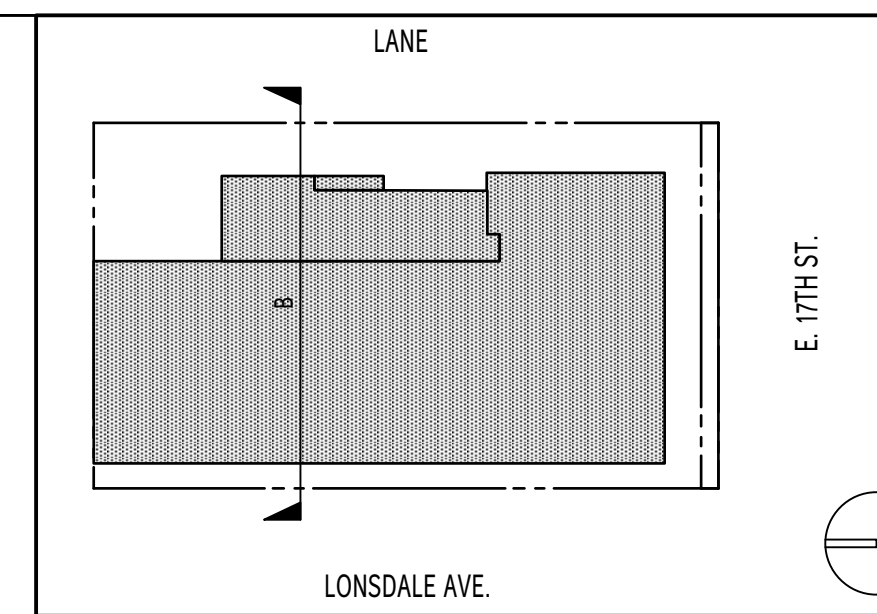
EAST ELEVATION [LANE]
SCALE : 1/8" = 1'-0"

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PROJECT -		
MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - ELEVATIONS		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - DEC. 22, 2020	A3.2	
DRAWN -		
CHECKED -	PROJ NO - 2015	



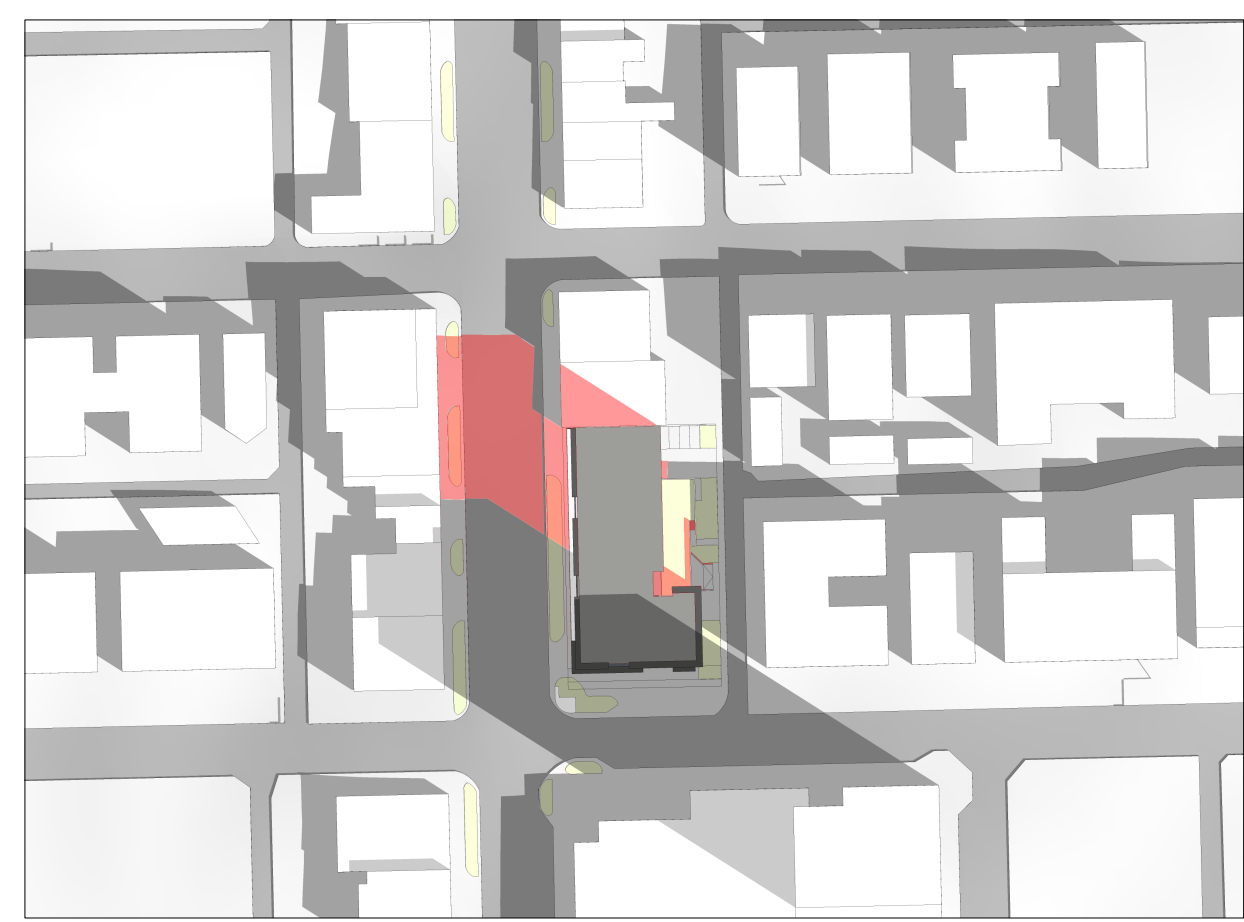
SECTION - A
SCALE : 1/8" = 1'-0"

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PROJECT - MIXED-USE - 1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - SECTION A		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - DEC. 22, 2020	A4.1	
DRAWN -		
CHECKED -	PROJ NO - 2015	

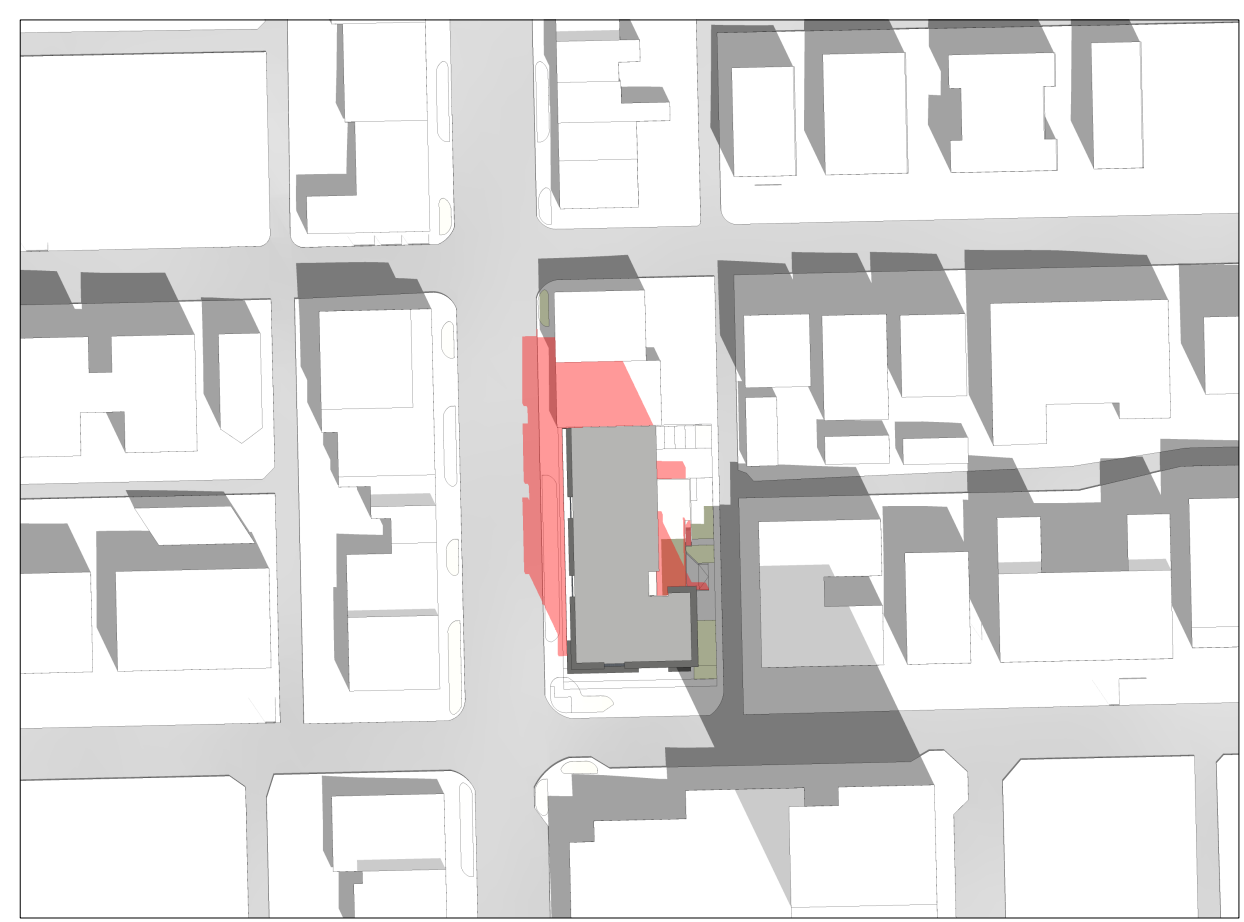


SECTION - B
SCALE : 1/8" = 1'-0"

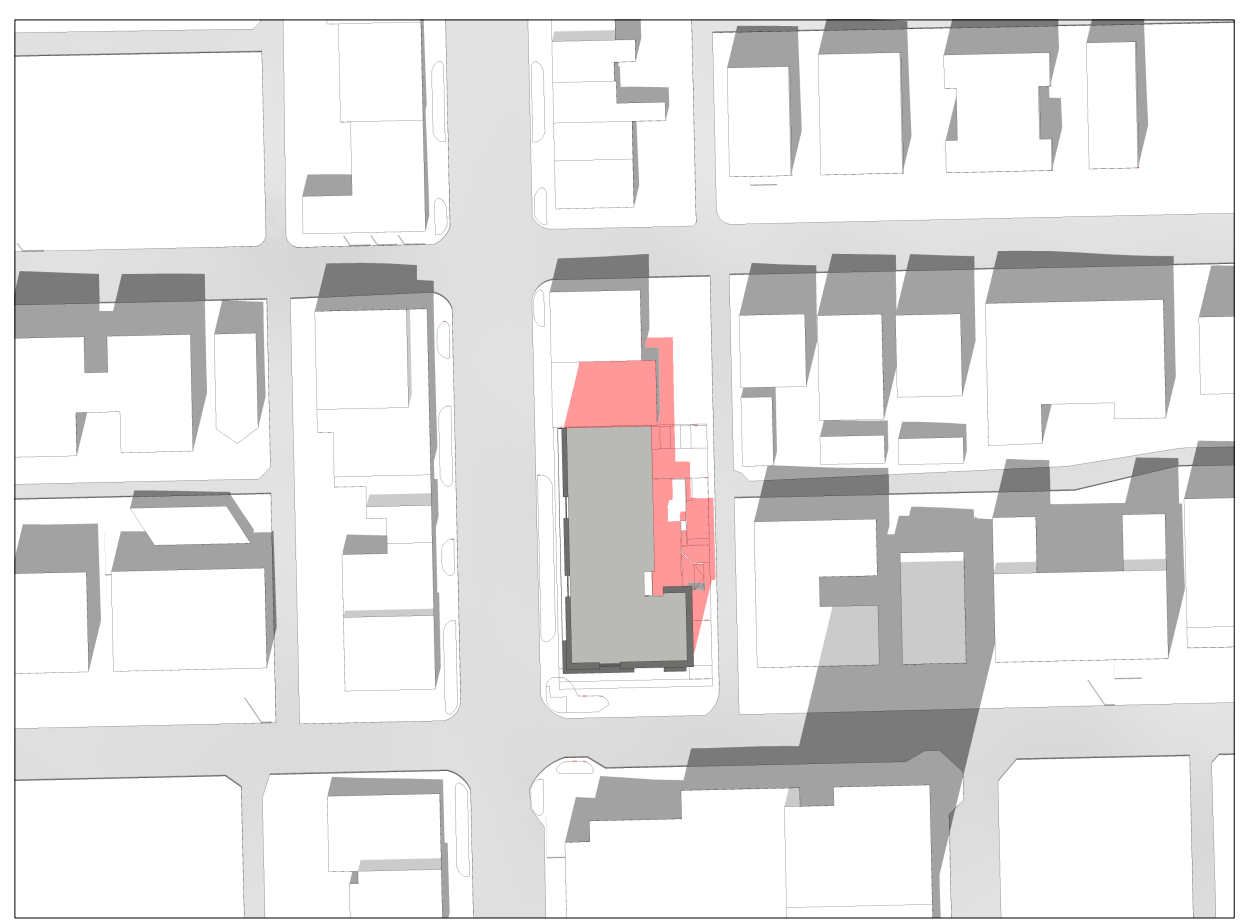
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PROJECT - MIXED-USE 1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - SECTION B		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - DEC. 22, 2020	A4.2	
DRAWN -		
CHECKED -	PROJ NO - 2015	



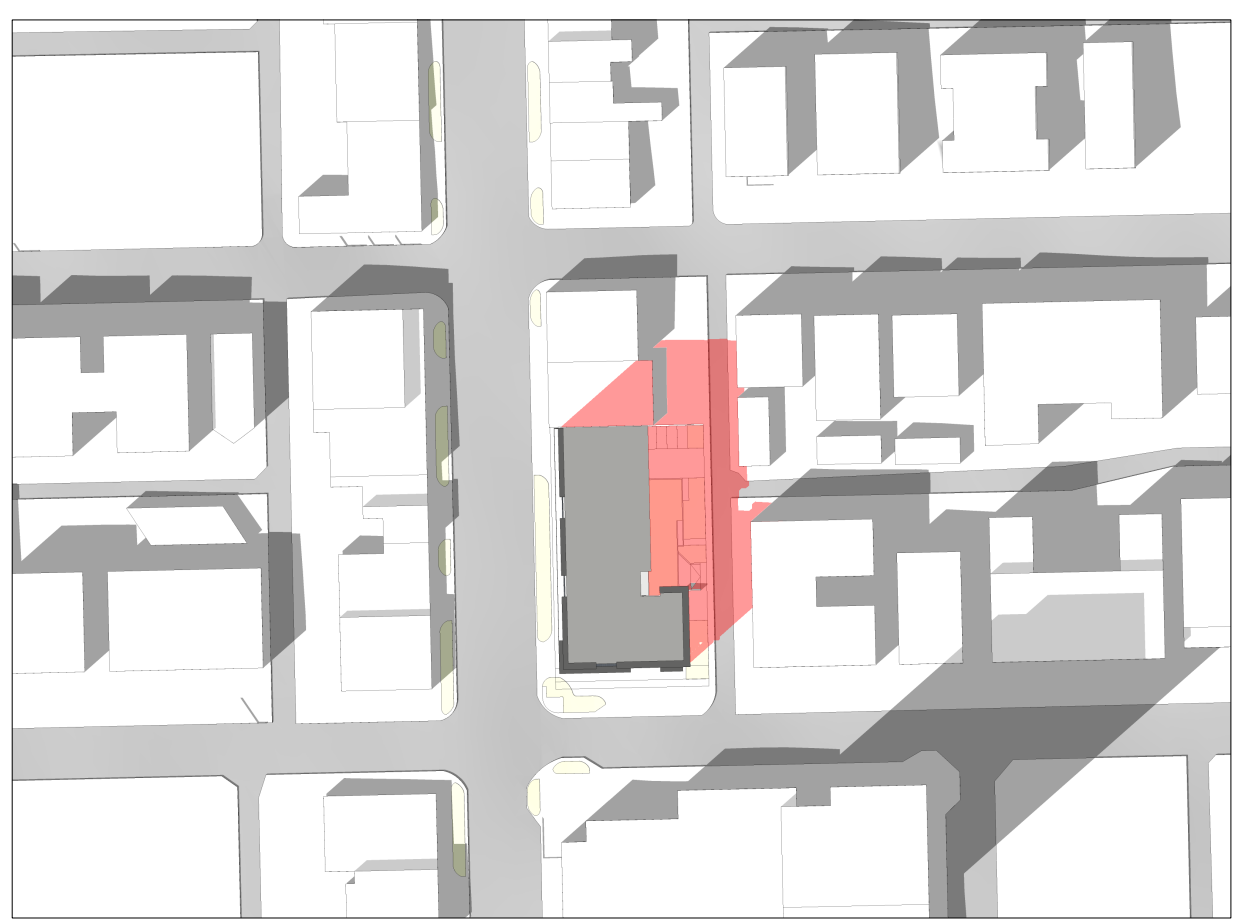
21 MARCH 10:00



21 MARCH 12:00



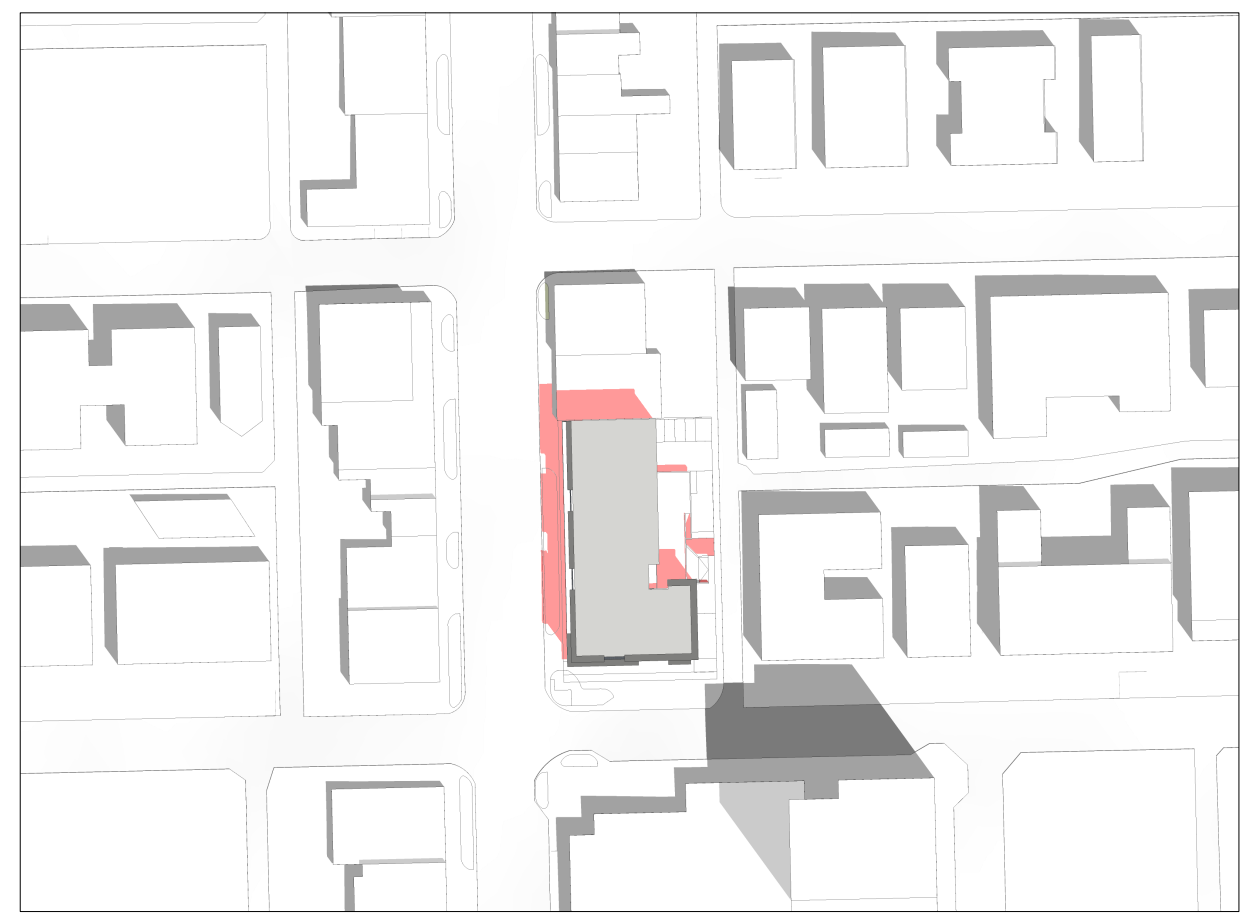
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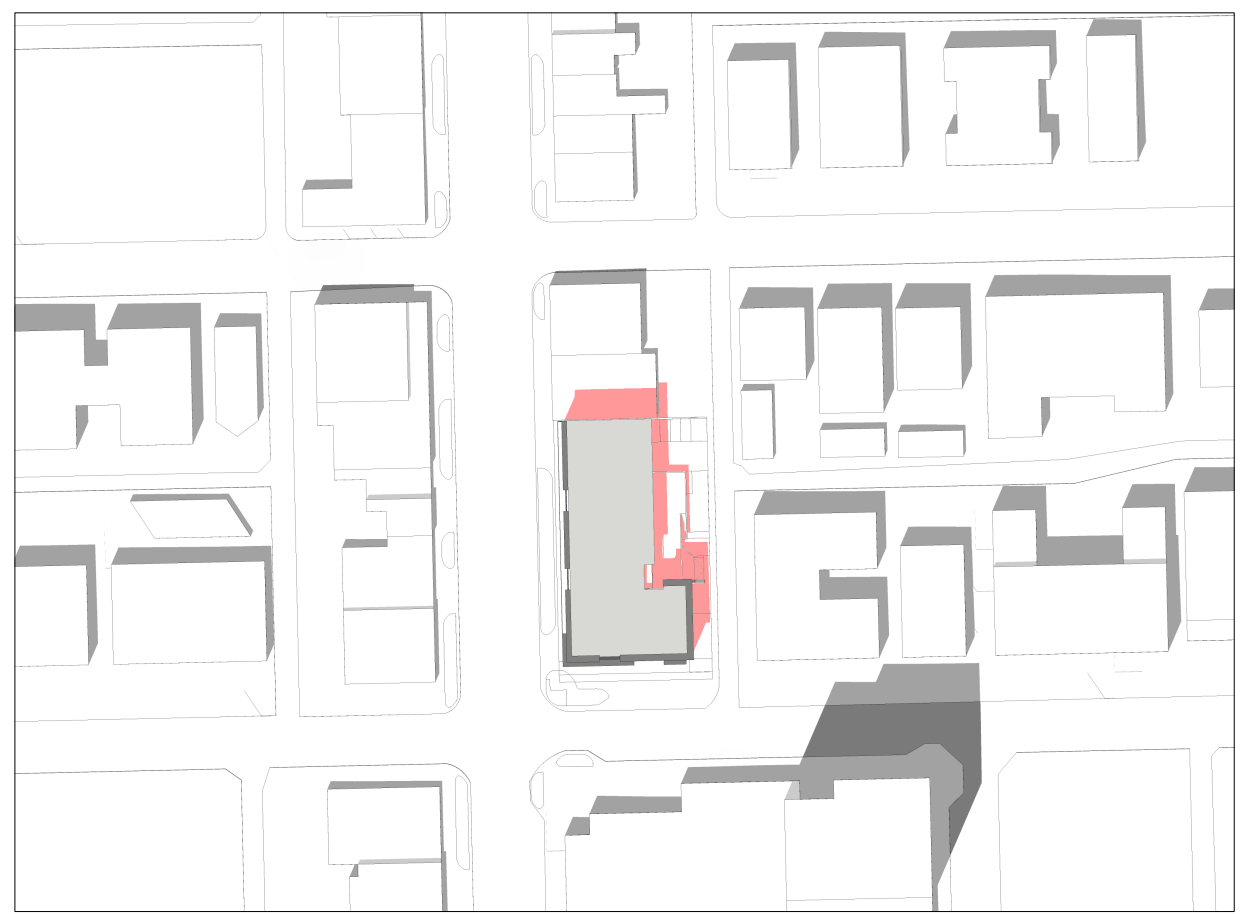
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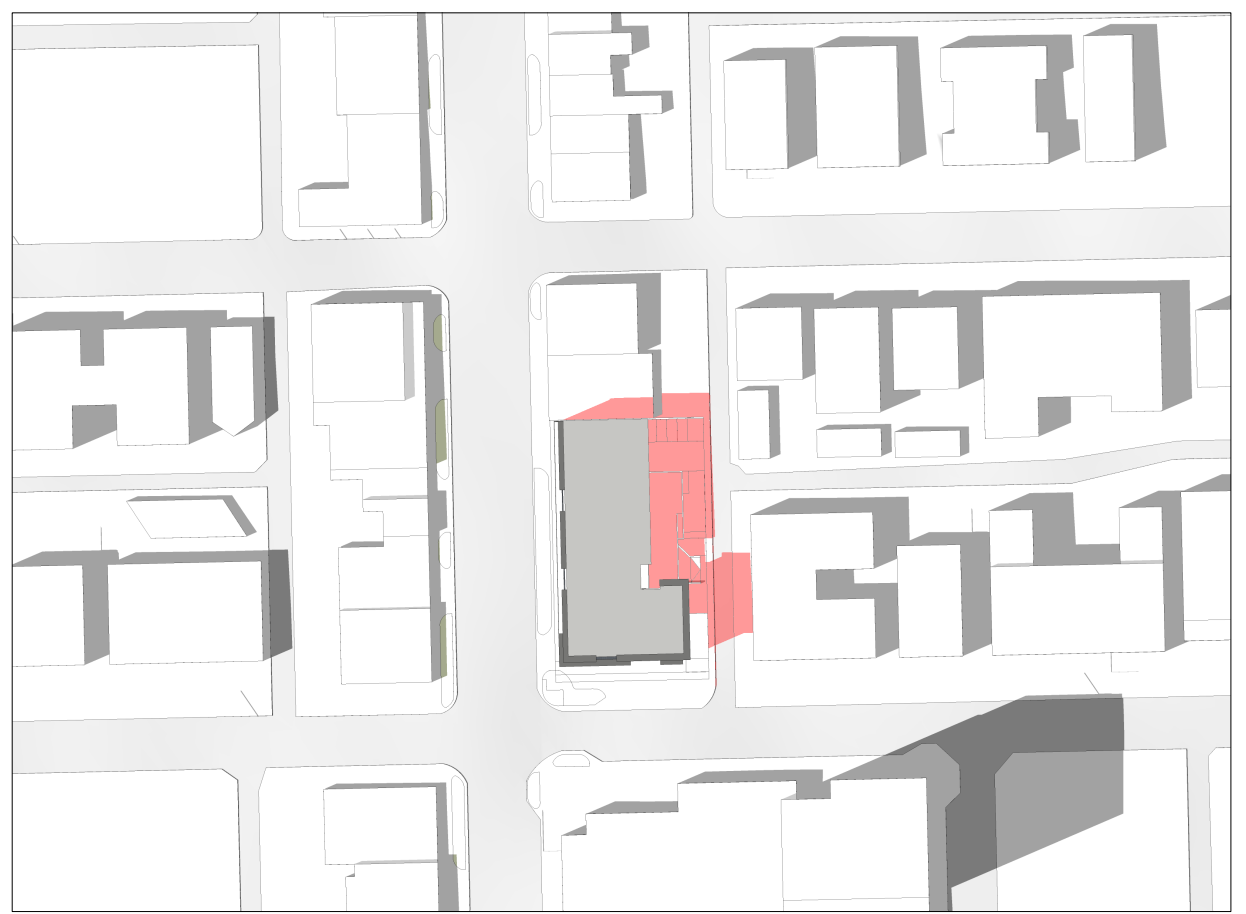
21 JUNE 10:00



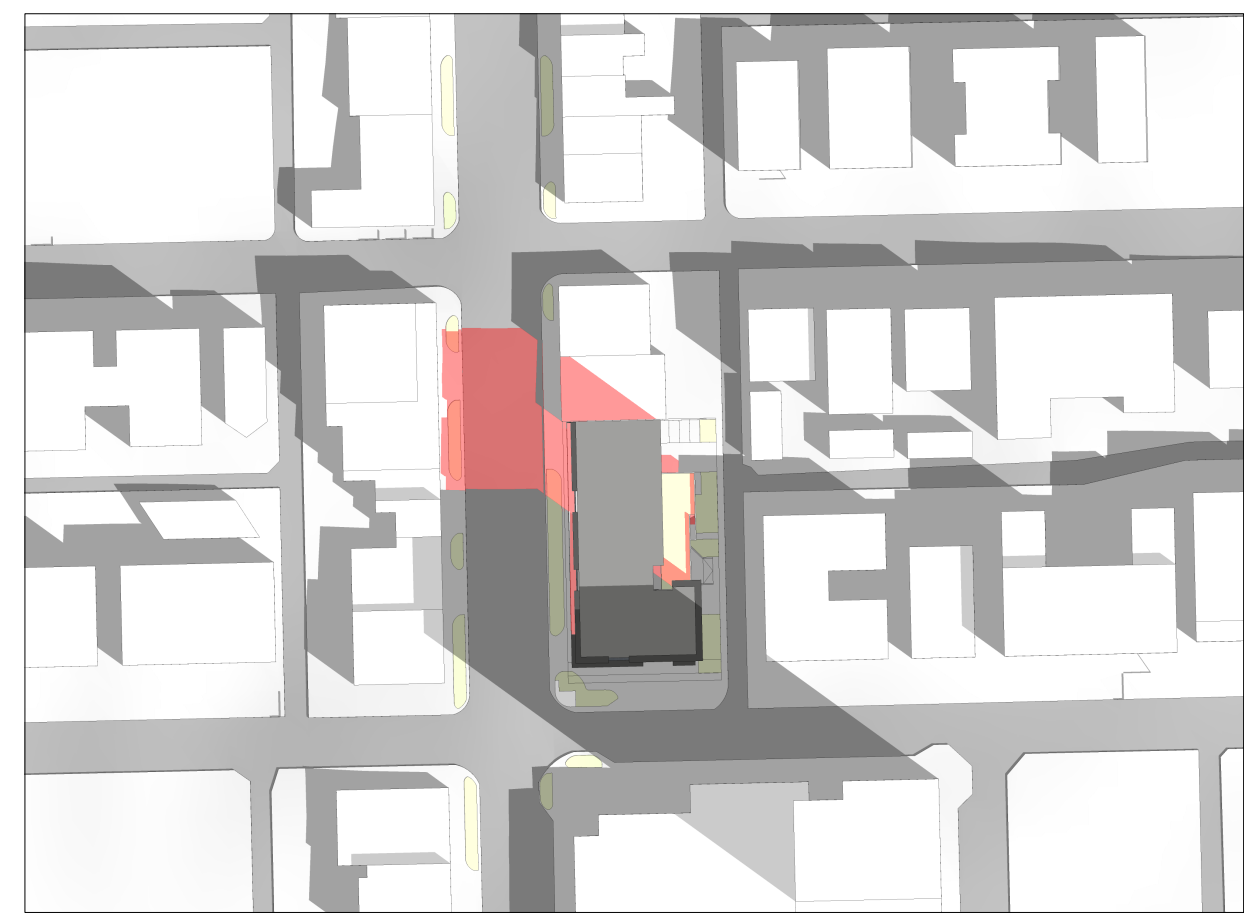
21 JUNE 12:00



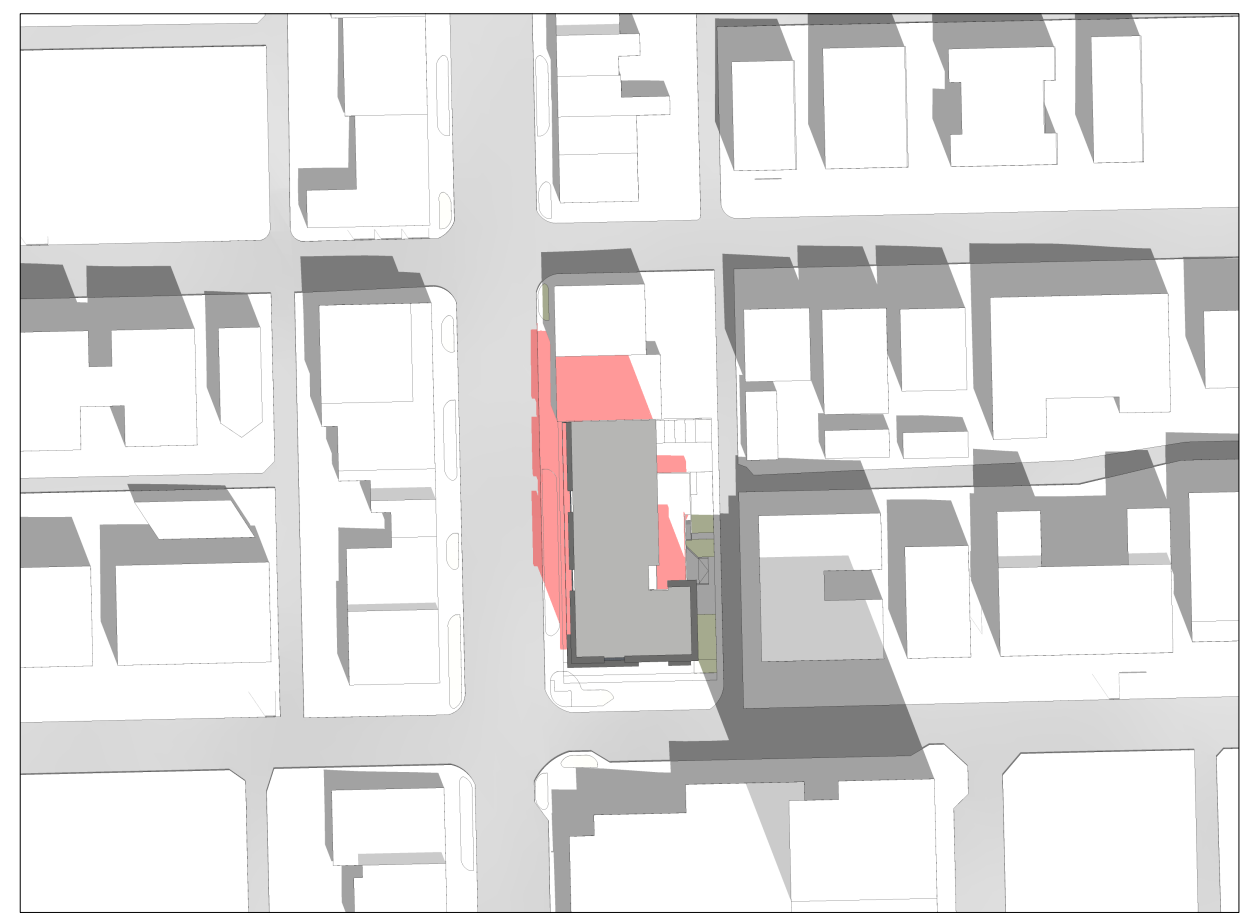
21 JUNE 14:00



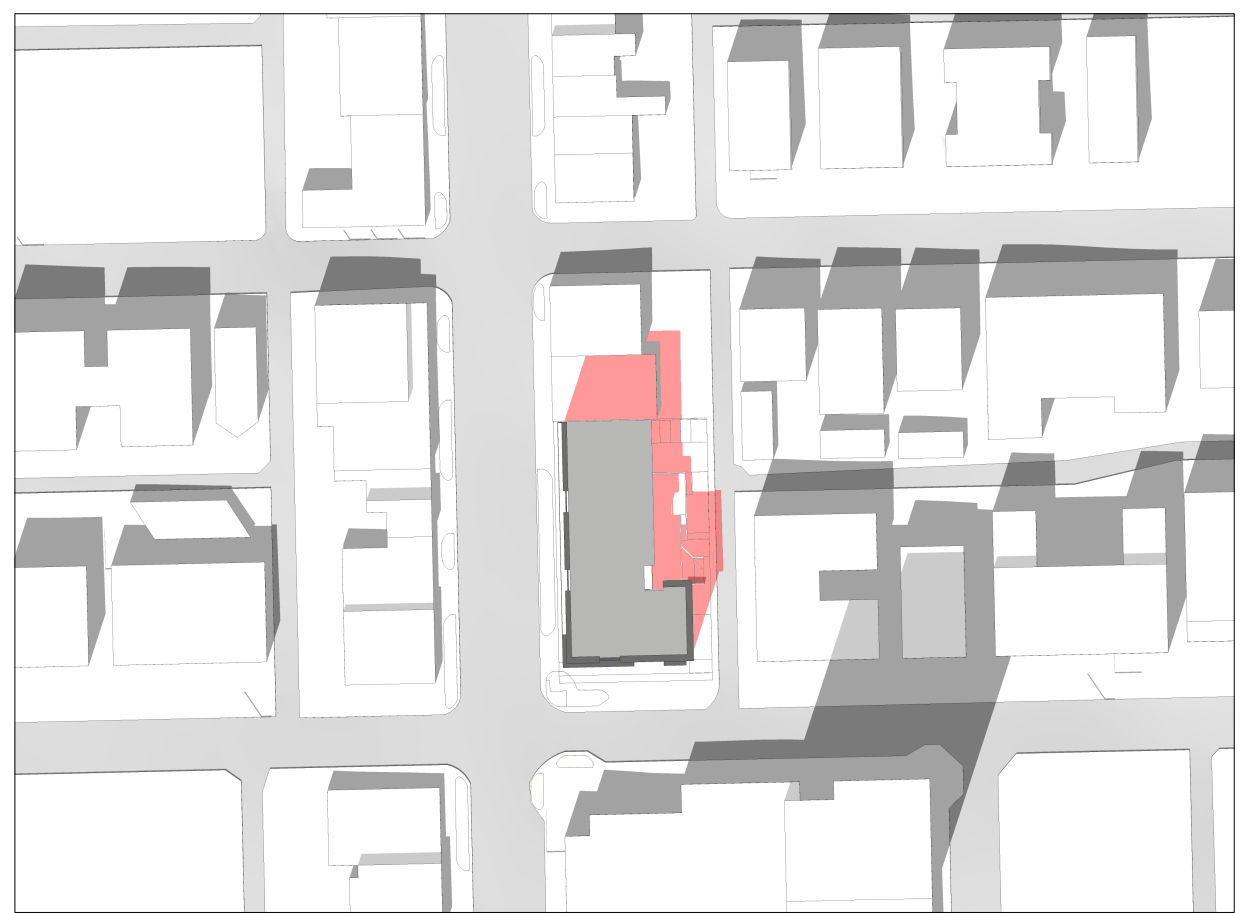
21 JUNE 16:00



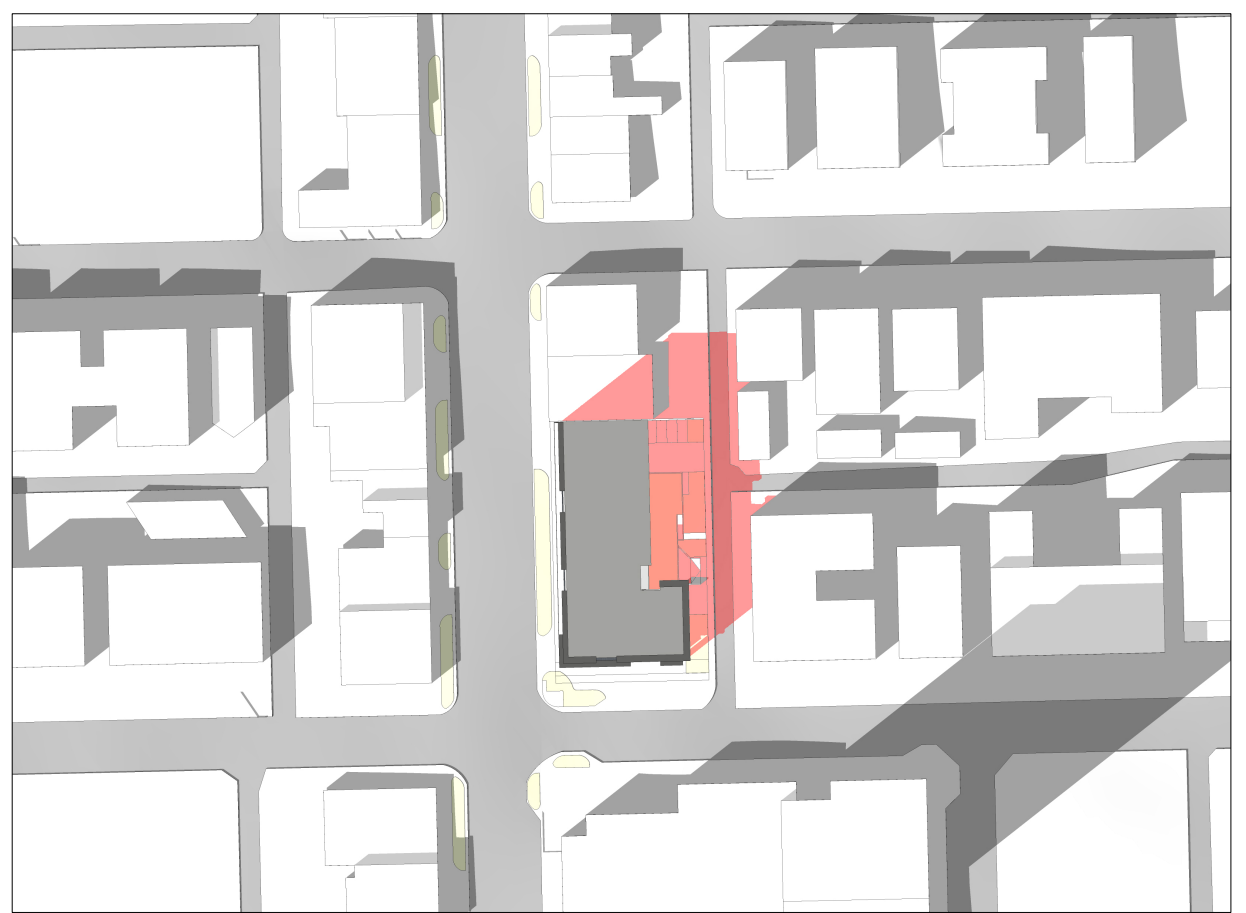
21 SEPTEMBER 10:00



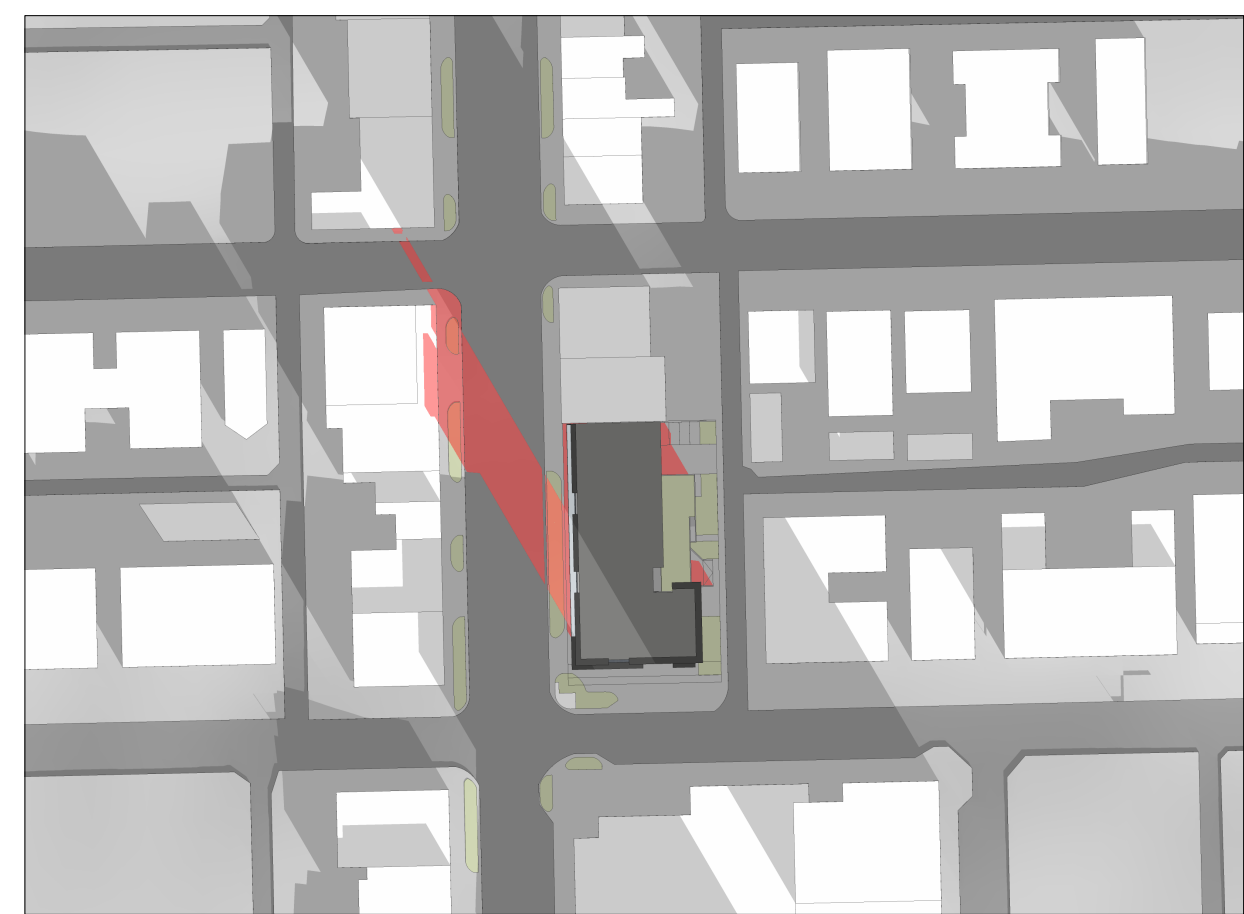
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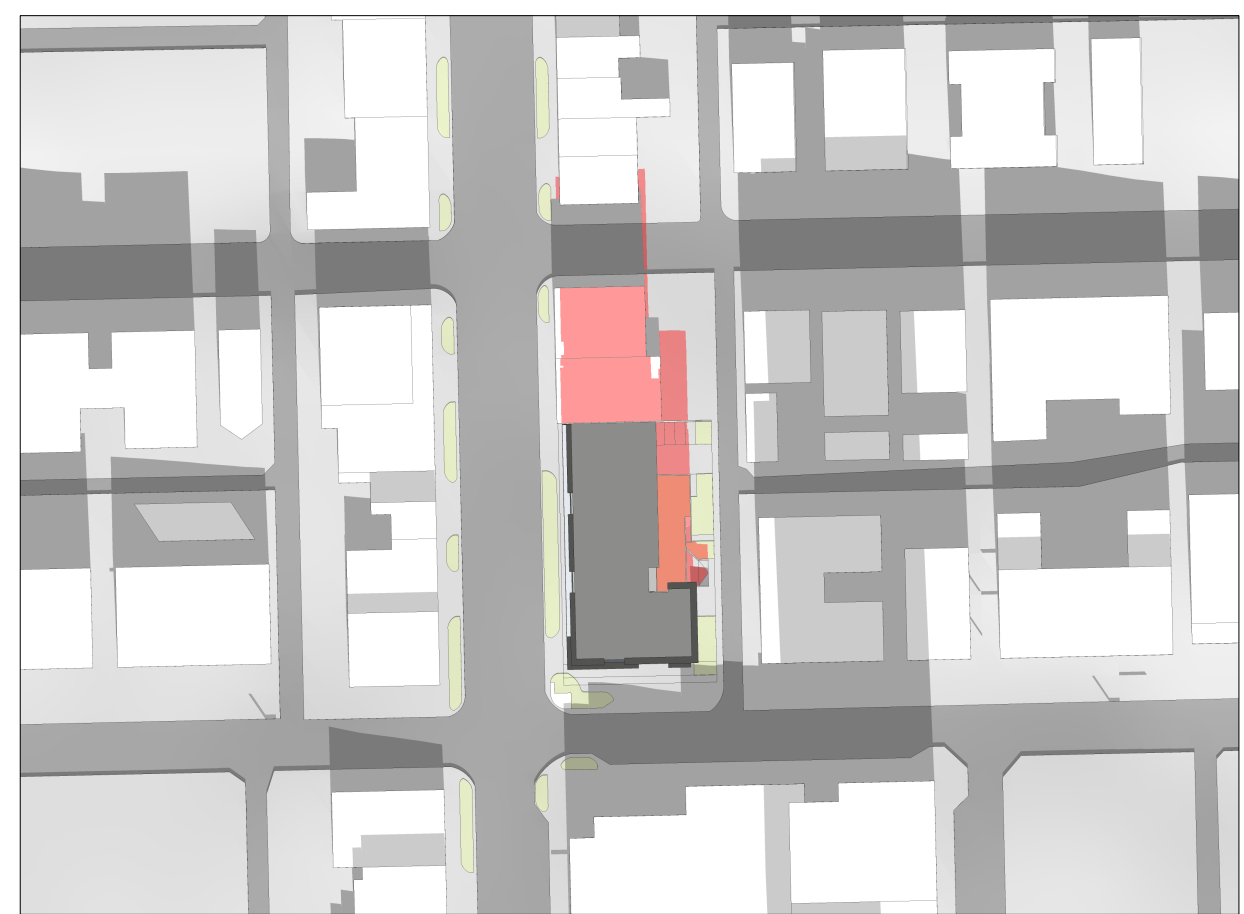
21 SEPTEMBER 14:00



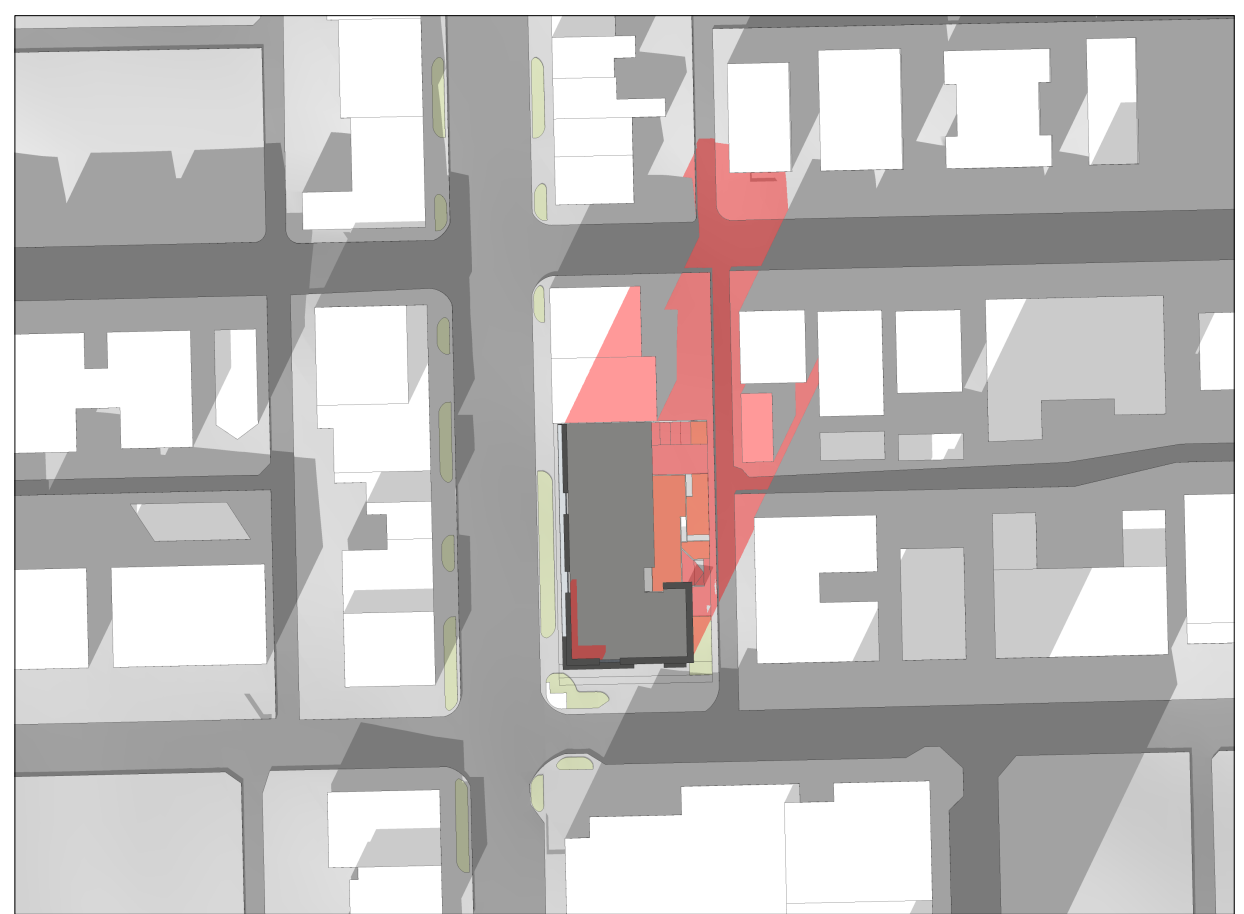
21 SEPTEMBER 16:00



21 DECEMBER 10:00



21 DECEMBER 12:00



21 DECEMBER 14:00



21 DECEMBER 16:00

■ EXTENT OF SHADOW BY PROPOSED BUILDING

NO —	DATE —	ISSUE —
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<p>YAMAMOTO ARCHITECTURE — 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT — MIXED-USE — 1712 LONSDALE AVENUE NORTH VANCOUVER, BC</p>		
<p>DRAWING TITLE — SHADOW STUDIES</p>		
SCALE — NTS	SHEET NO. —	
DATE — DEC. 22, 2020	A5.1	
DRAWN —		
CHECKED —	PROJ NO — 2015	