

CONTEXT MAP
SCALE: 3/16" = 1'-0"

DRAWING INDEX

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9	SECTIONS
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12	FLOOR AREA OVERLAYS
13	REFLECTED WINDOWS
14	LANDSCAPE PLAN
15	SURVEY

REVISIONS

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Harbourfront Business Centre
 5th Floor, 224 West Esplanade
 North Vancouver, BC V7M 3M6
CONTEXT MAP

Drawing
 Drawn By B.C. Date FEB 2022
 Scale

Project
 MIZAN DUPLEX AT
 2212 ST. GEORGES AVE.
 NORTH VANCOUVER



NORTH SIDE OF EAST 22nd STREET



VIEW EAST EAST 22nd STREET
AT ST. GEORGE'S AVE.



SOUTH SIDE OF EAST 22nd STREET



WEST SIDE OF ST. GEORGE'S AVE.



EAST SIDE OF ST. GEORGE'S AVE.



SOUTH SIDE OF LANE



NORTH SIDE OF
2212 ST. GEORGE'S AVE.



NORTH SIDE OF LANE



REVISIONS

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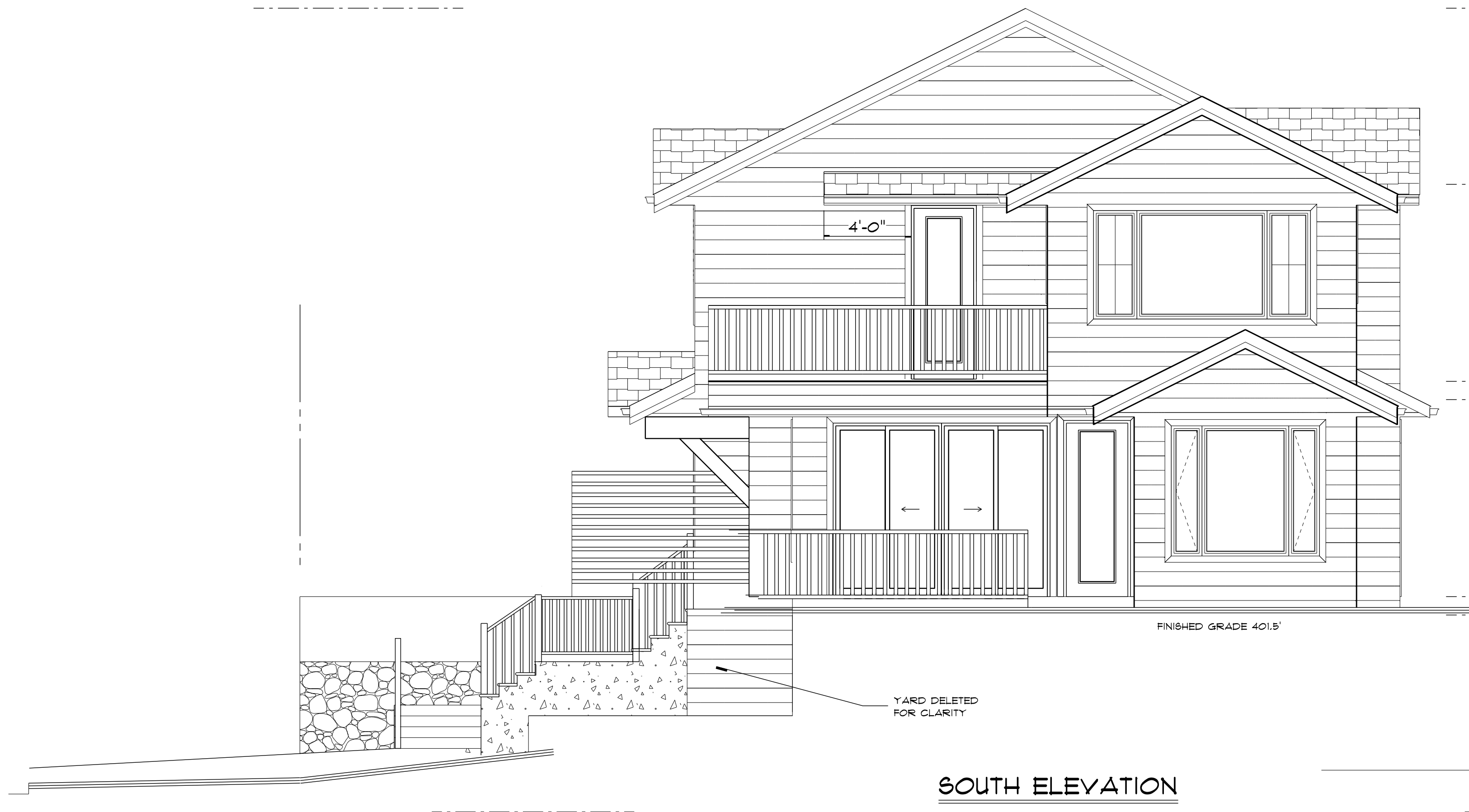
CONTEXT
PICTURES

Drawing
Drawn By B.C. Date FEB 2022
Scale

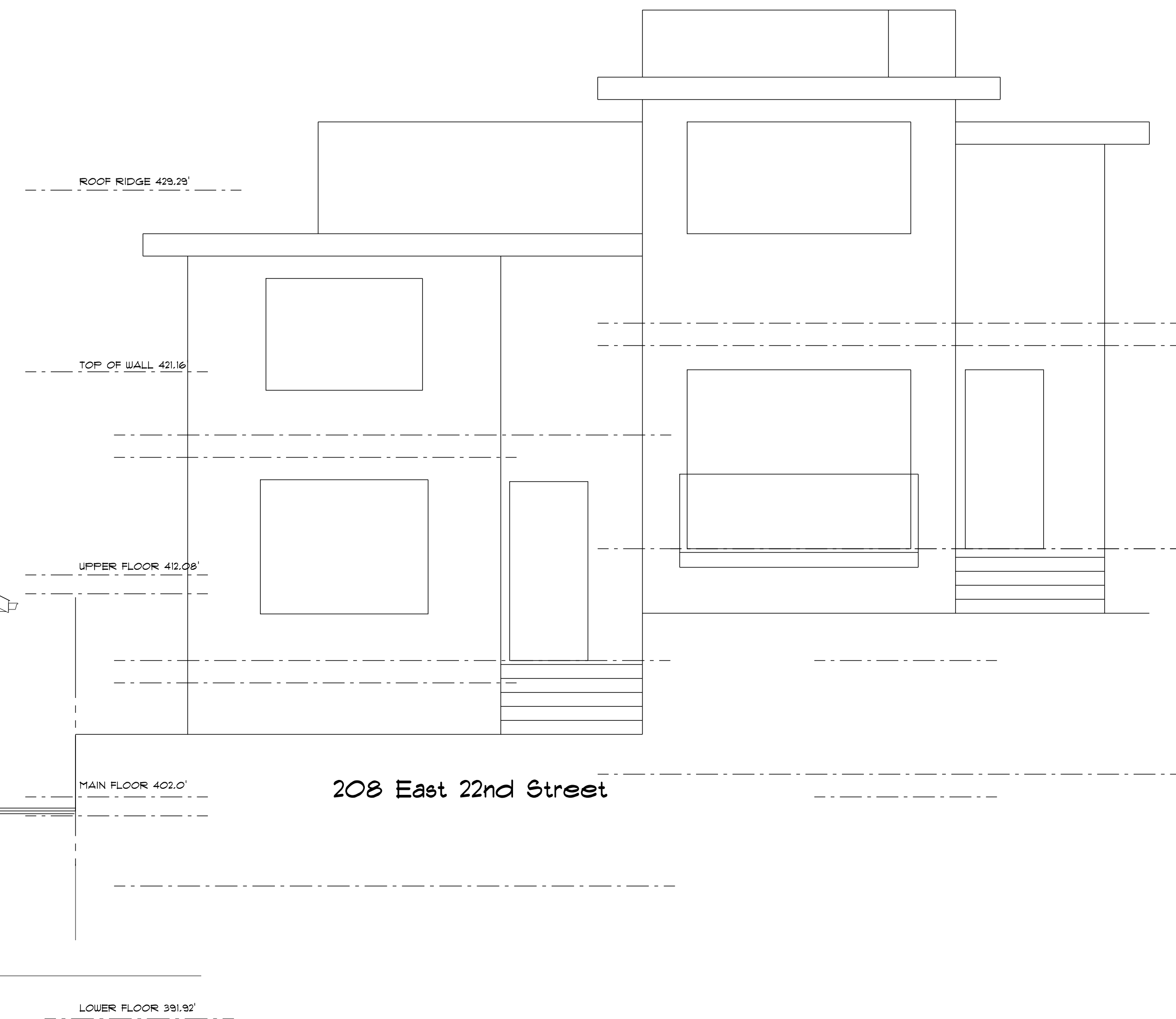
Project
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WEST ELEVATION



SOUTH ELEVATION



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STREETSCAPE

Drawing
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 Scale 1/4" = 1'-0"

Project
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 NORTH VANCOUVER

SITE DEVELOPMENT DATA

EXISTING ZONE : R51
 PROPOSED ZONING: RT 1

LOT AREA : 1,430.0 SQUARE FEET

SITE COVERAGE :

PERMITTED : 2,600.5 SQUARE FEET (35%)
 PROPOSED : 1,823.0 SQUARE FEET (24.5%)

FLOOR SPACE RATIO :

PERMITTED : 3,600.5 SQUARE FEET (35% + 1,000)
 PROPOSED : 3,281.0 SQUARE FEET (31% + 1,000)

GROSS FLOOR AREA: 5,209 SQUARE FEET

GARAGE:
 AREA ALLOWED : 143 SQUARE FEET
 AREA PROPOSED : 480 SQUARE FEET

PARKING:
 REQUIRED : 4 STALLS
 PROVIDED : 4 STALLS

ELEVATIONS:

ROOF RIDGE.....429.29'
 TOP OF UPPER FL. WALL.....421.16'
 UPPER FLOOR.....412.08'
 MAIN FLOOR.....412.0'
 LOWER FLOOR.....391.92'

GARAGE:

ROOF RIDGE.....415.16'
 TOP OF WALL.....410.5'
 TOP OF SLAB.....402.0'
 TOP OF SLAB.....400.86'

REFERENCE GRADE391.83'

**SURVEY PLAN OF LOT 26
 BLOCK 208, DISTRICT LOTS 545 AND 546
 NEW WESTMINSTER DISTRICT, PLAN 5481**

All distances are in feet.

NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the CVD29/VRD2018 Datum and are derived from control monument 6143661 situated at the intersection of 19th Street and St. Andrews Avenue. Elevation = 381.14 feet.
- For elevation control, use control monument or lead plug in concrete sidewalk, only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- denotes standard iron post (IP).
 - denotes lead plug (LP).
 - ⊕ denotes hydro pole.
 - ⊙ denotes lamp standard.
 - ⊔ denotes top of wall.
 - bu denotes bottom of wall.
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 - ⊕ denotes manhole.
 - ⊕ denotes sanitary manhole.
 - ⊕ denotes storm manhole.
 - ⊕ denotes gas valve.
 - ⊕ denotes water valve.
 - ⊕ denotes water meter.
 - ⊕ denotes sign post.
 - ⊕ denotes anchor.
 - ⊕ denotes tree stump.
 - ⊕ height (inches).
 - ⊕ diameter (inches).
 - ⊕ denotes tree.
 - ⊕ drip line radius (feet).
 - ⊕ Coniferous.
 - ⊕ Deciduous.
 - ⊕ diameter (inches).
- x 402.0T denotes interpolated grade

THE CONTRACTOR IS TO CONTACT ENGINEERING, PARKS AND ENVIRONMENT AT 604-983-1333 PRIOR TO POURING ANY FLOOR SLABS ASSOCIATED WITH VEHICULAR OR PEDESTRIAN ACCESS TO THE BUILDING. THE CONTRACTOR'S SURVEYOR MUST PROVIDE THE CITY WITH AS-BUILT ELEVATIONS AT ALL BUILDING ENTRANCES AT THE FORMING STAGE. CONTRACTOR TO ENSURE THAT ALL ELECTRICAL AND COMMUNICATION SERVICES ARE INSTALLED UNDERGROUND.

CONTRACTOR MUST CONTACT THE CITY OF NORTH VANCOUVER 24 HOUR INSPECTIONS LINE TO ARRANGE FOR INSPECTIONS. THE CONTRACTOR MUST BE ON SITE FOR INSPECTIONS. THE 24 HOUR REQUEST INSPECTIONS NUMBER IS 604-980-4220 ALL WARPING OF SIDEWALKS OR WALKWAYS MUST TAKE PLACE WITHIN PRIVATE PROPERTY.

THE CITY OF NORTH VANCOUVER WILL SUPPLY AND INSTALL AN IN GROUND WATER METER, AT THE DEVELOPER'S COST, FOR FUTURE WATER USE METERING PROGRAMS.

OCT. 2022 NEW CONCRETE SIDEWALK AND BOULEVARD SHOULDER

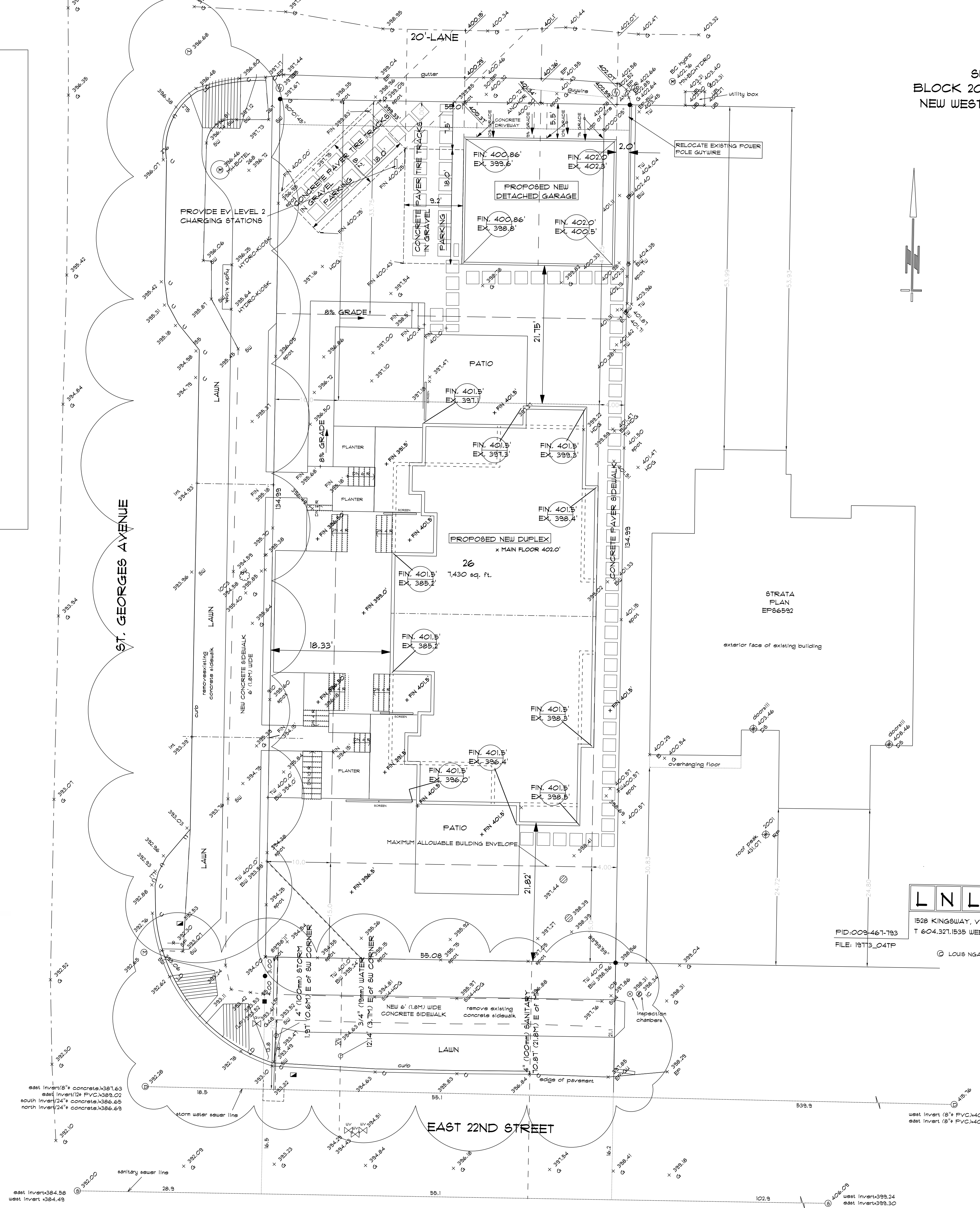
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L N L S METRO VANCOUVER LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC, V5N 2R3
 T 604.321.1535 WEB WWW.LNLS.CA

FILE: 18713_04TP

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August 25, 2022

City of North Vancouver
 141 West 14th Street
 North Vancouver V7M 1H9
 Planning Department

Regarding 2212 St. George's Avenue

Design Rationale

The existing house on this site was built in 1955 and has no heritage value other than the year it was built. There is a mixture of original and newer homes that have been developed over the last decade along the street. New development along the 200 block of East 22nd Street is predominantly new Duplexes. The site is sloping with a fall of 8.1 feet from the north east corner to the south west corner.

The front and rear yards are developed for outdoor living for the principal residents with outdoor living provided for tenants by sunken patios on the west side of the Duplex. A common outdoor space is provided at the middle of the duplex to facilitate shared outdoor living. The completed duplex will allow for one family to live and grow on the lot. The North Unit will house the parents of a partner of a family living in the South Unit with their young son.

The site is proximate to elementary and high schools, shops and services on Lonsdale, the Police Station and Lions Gate Hospital. The new Harry Jerome Recreation center is being built next door and many trails that access most areas of the North Shore.

The rationale is to create two homes catering to the needs of a growing family with the features noted. Including a suite in each home that will make the homes even more affordable and livable. This is an optimal development in a single family area allowing for greater housing in a livable form. And this project conforms to the intent and goals of The North Vancouver City Housing Strategy by optimizing housing opportunities in areas proximate to all of what makes North Vancouver such a healthy place to live.

Thank you for your consideration.

Design Ltd.

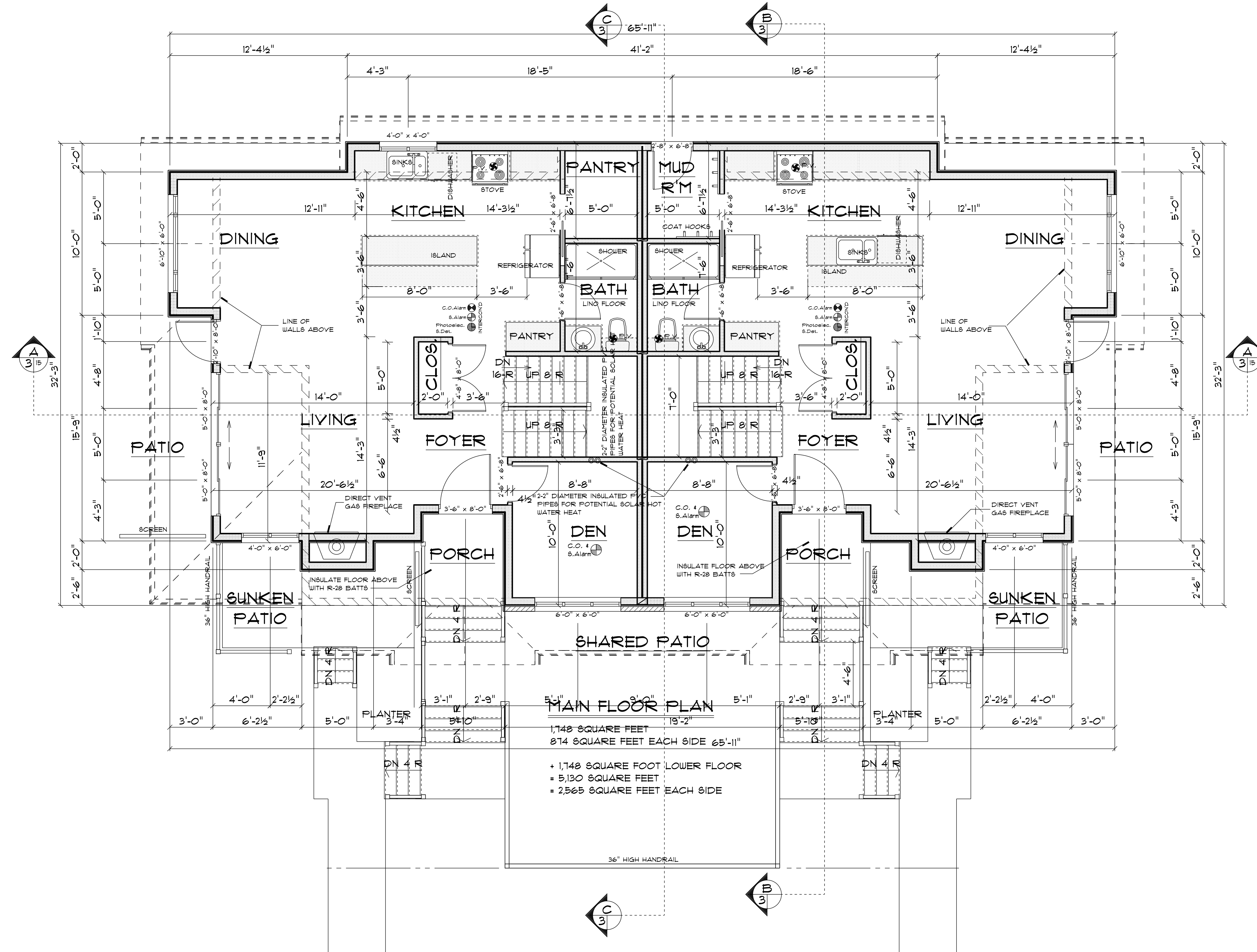
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SITE PLAN

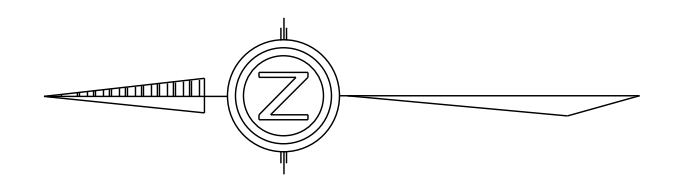
Drawing B.C. Date FEB 2022
 Scale 1/8" = 1'-0"

Project
 MIZAN DUPLEX AT
 2212 ST. GEORGES AVE.
 NORTH VANCOUVER



MAIN FLOOR PLAN
 1,148 SQUARE FEET
 874 SQUARE FEET EACH SIDE 65'-11"
 + 1,148 SQUARE FOOT LOWER FLOOR
 = 5,130 SQUARE FEET
 = 2,565 SQUARE FEET EACH SIDE

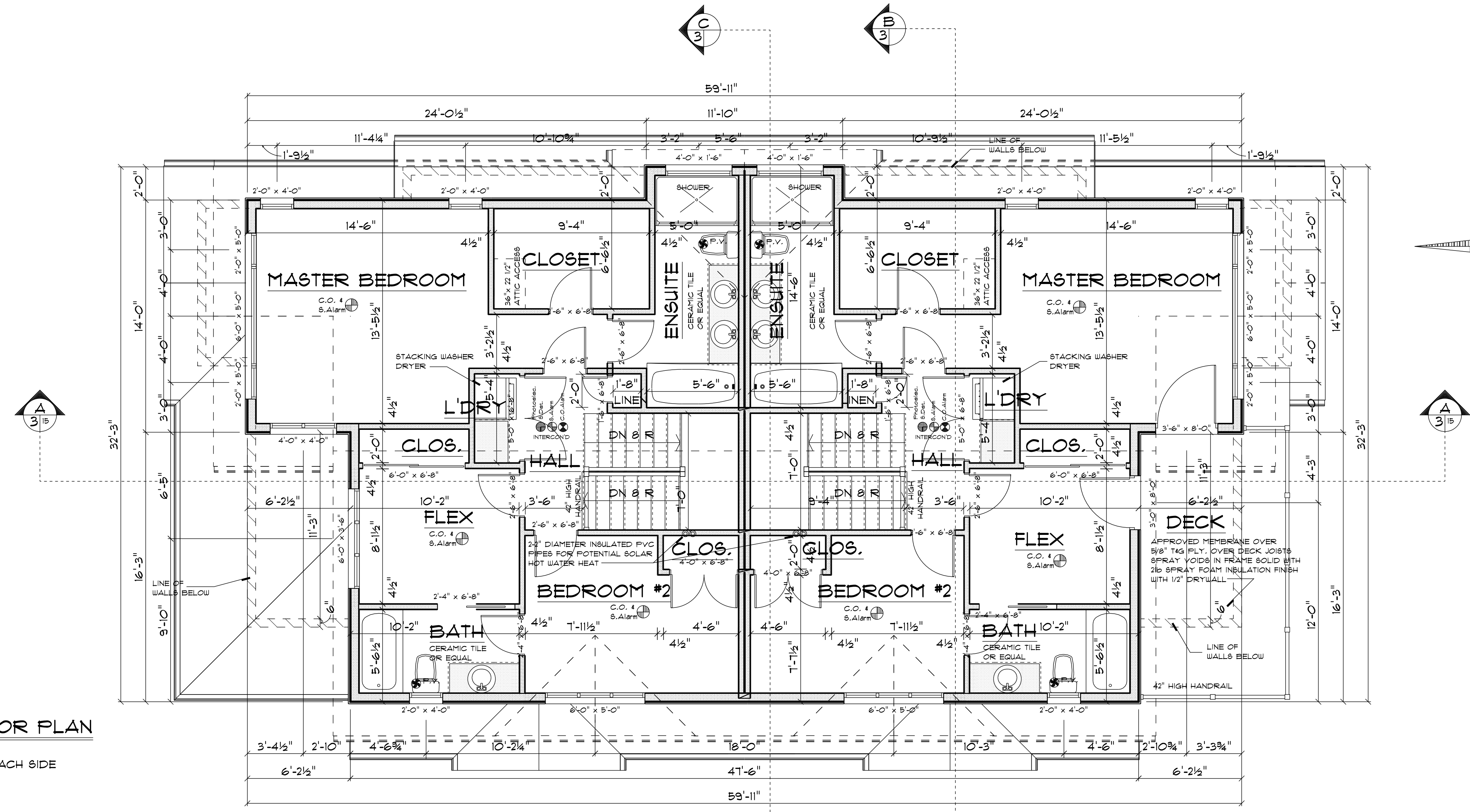
MAIN FLOOR 3
 SCALE: 1/4" = 1'-0"



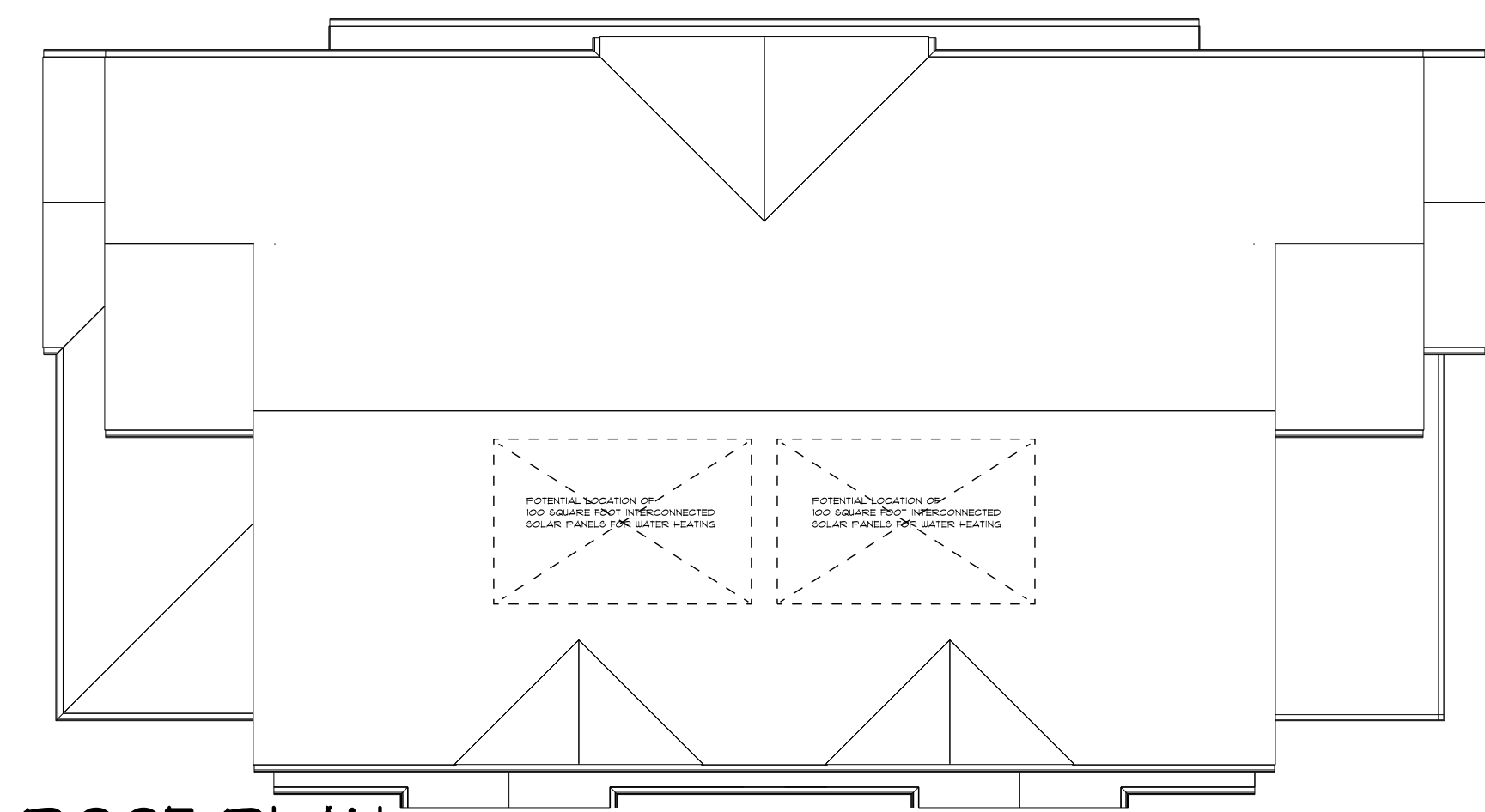
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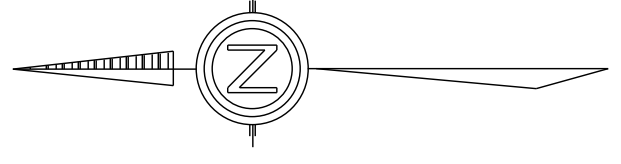
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MAIN FLOOR PLAN
 Drawn By B.C. Date FEB 2022
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 Project
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 NORTH VANCOUVER



UPPER FLOOR PLAN
 1,634 SQUARE FEET
 817 SQUARE FEET EACH SIDE



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



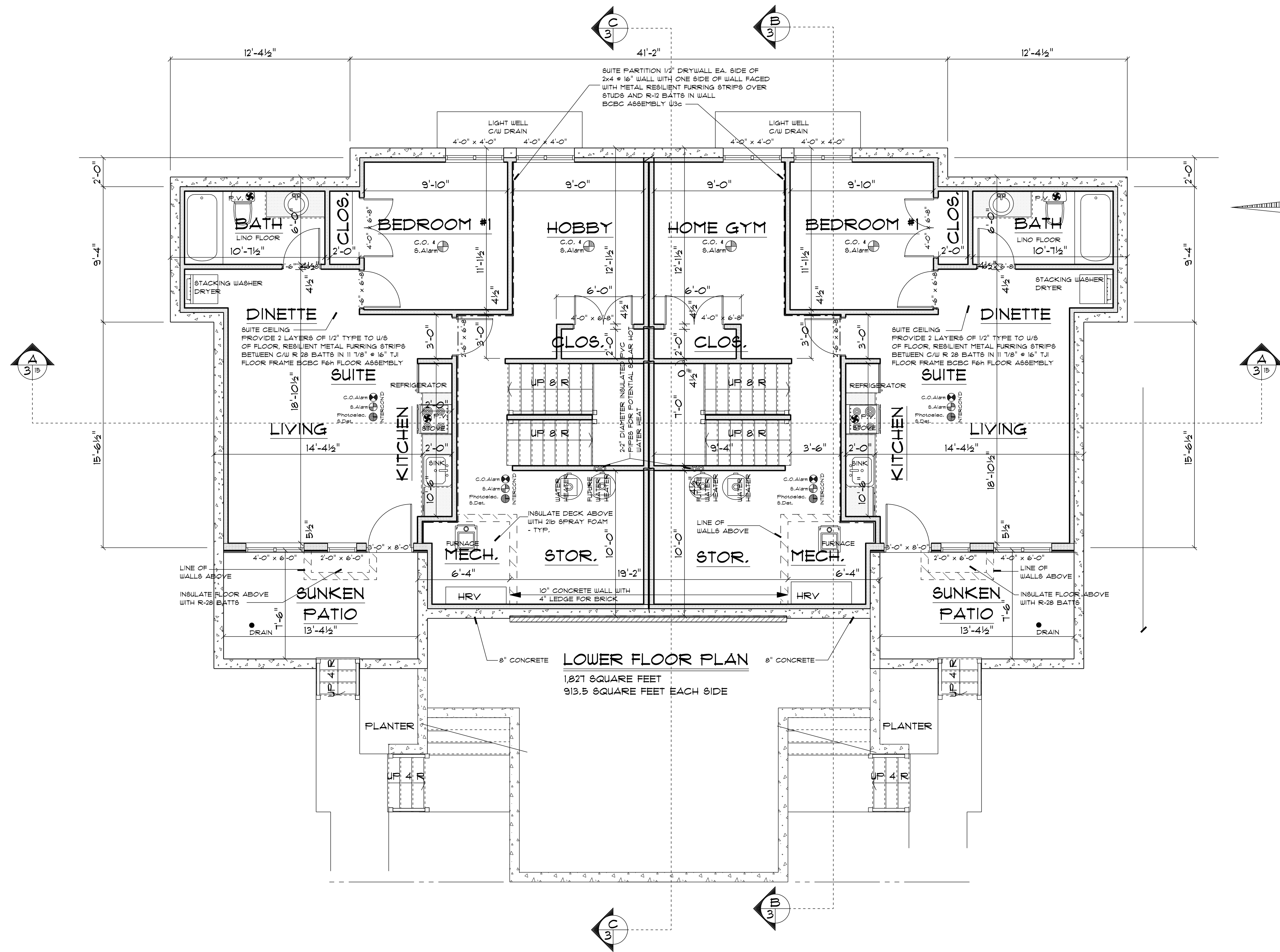
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UPPER FLOOR PLAN

Drawing
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 NORTH VANCOUVER



LOWER FLOOR PLAN
 1,827 SQUARE FEET
 913.5 SQUARE FEET EACH SIDE

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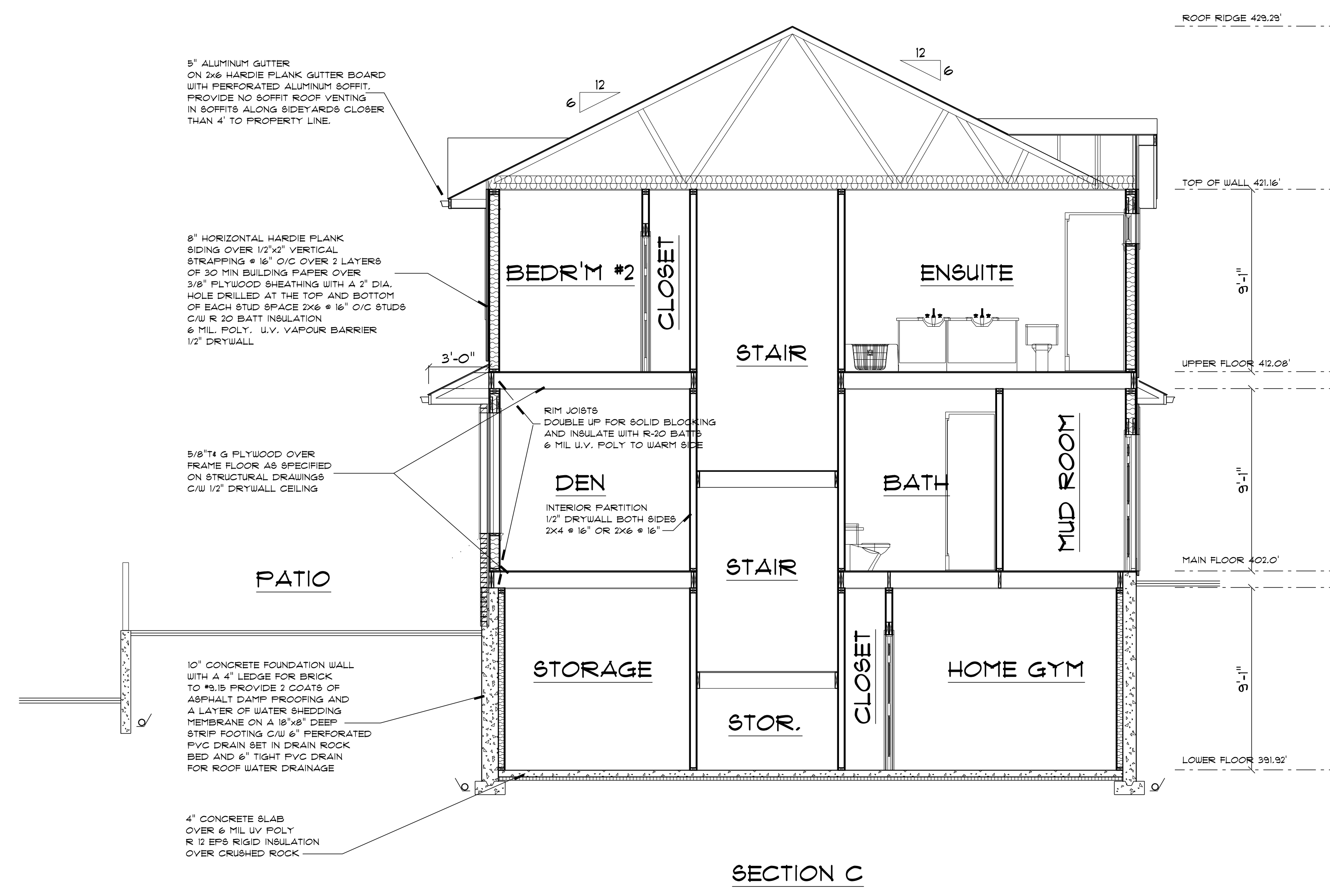
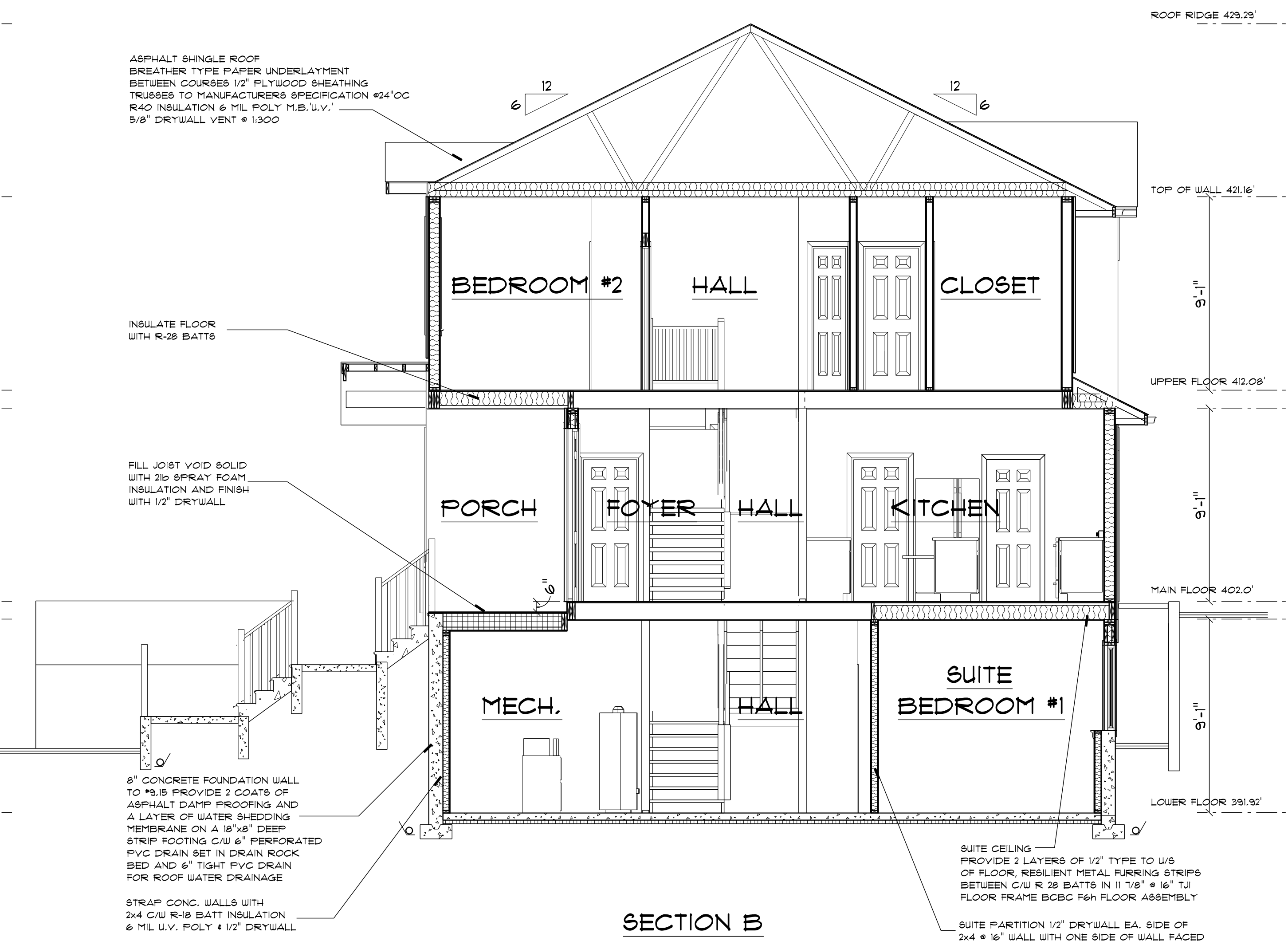
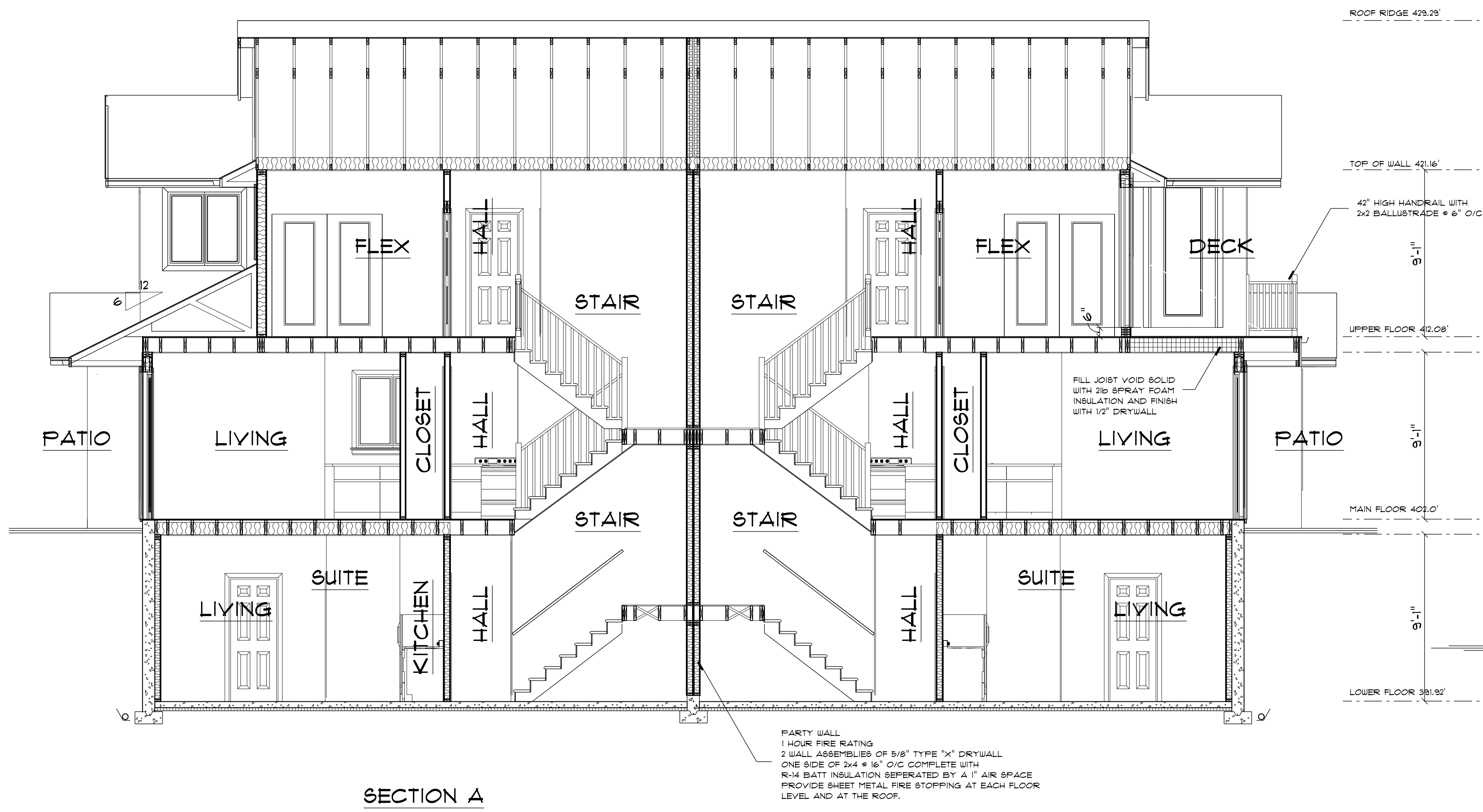
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LOWER FLOOR PLAN
 Drawing PLAN
 Drawn By B.C. Date FEB 2022
 Scale 1/4" = 1'-0"

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 NORTH VANCOUVER

Quality Residential Design



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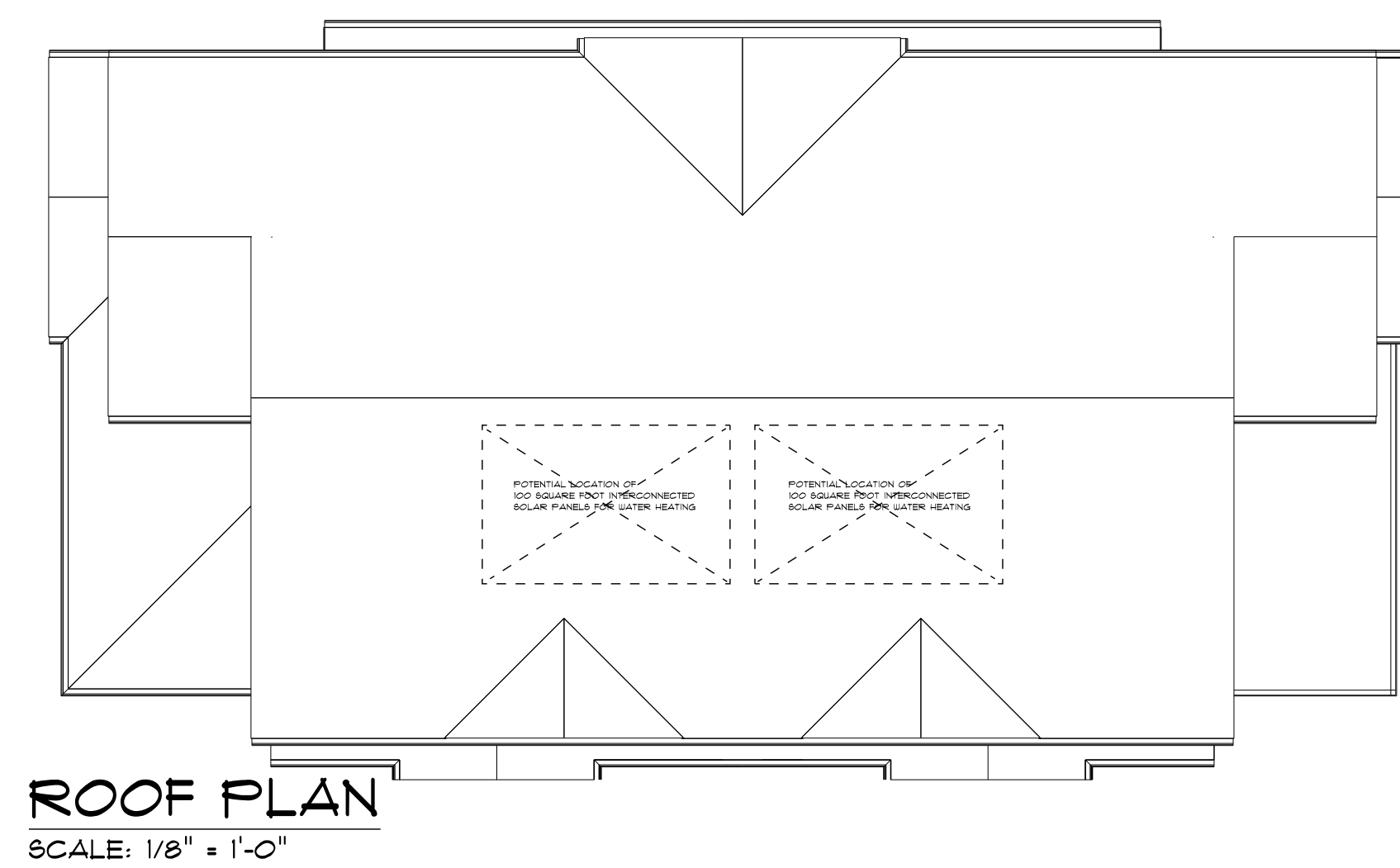
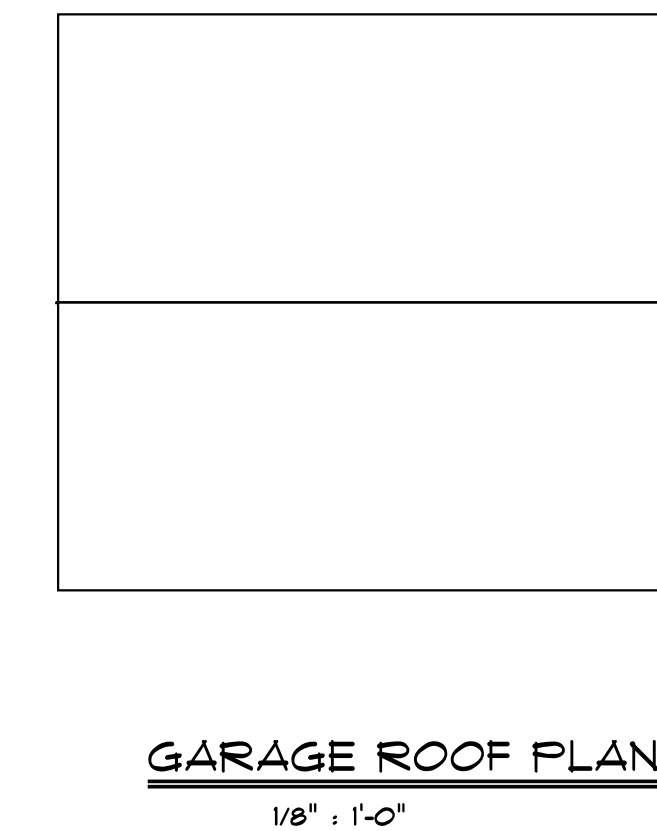
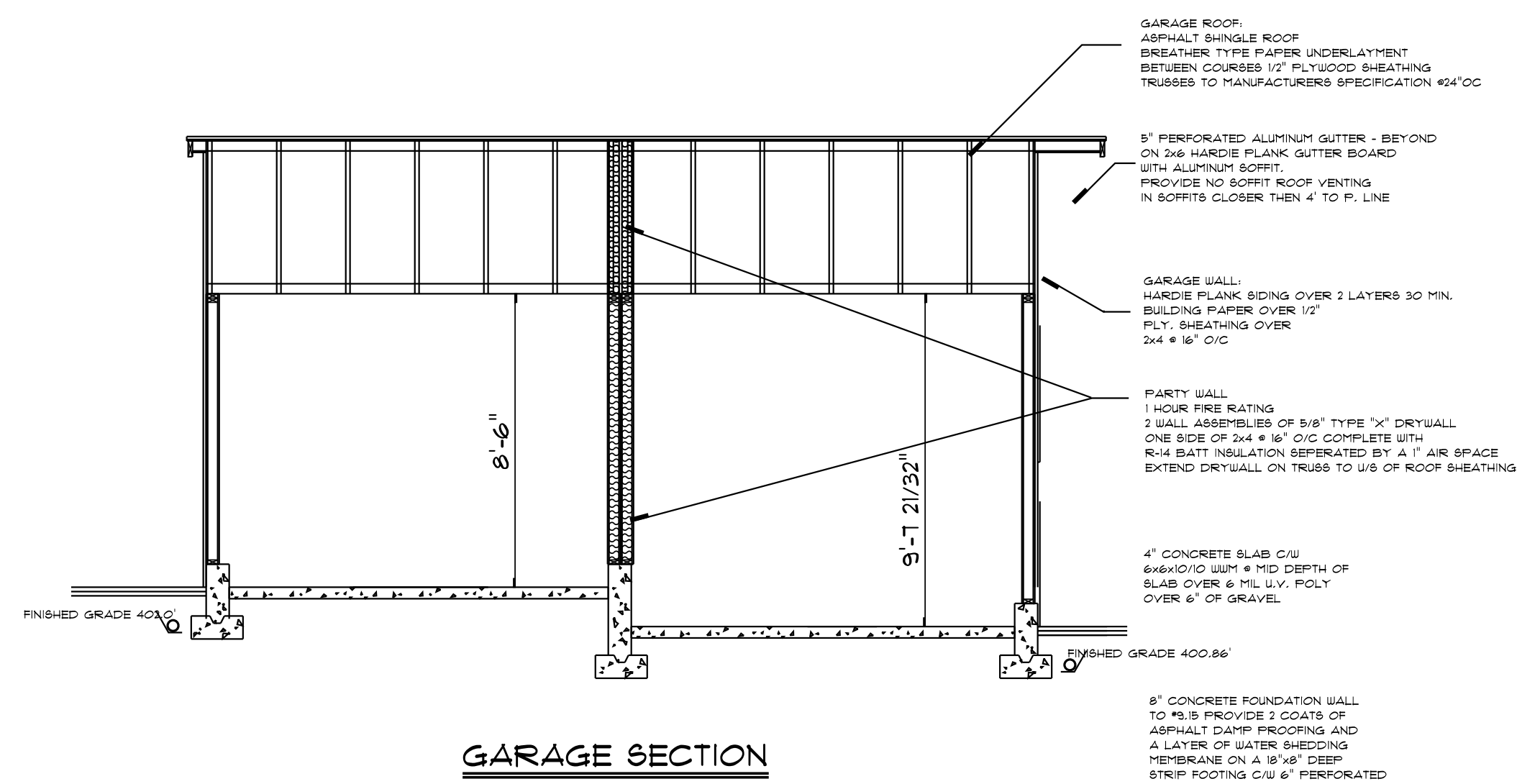
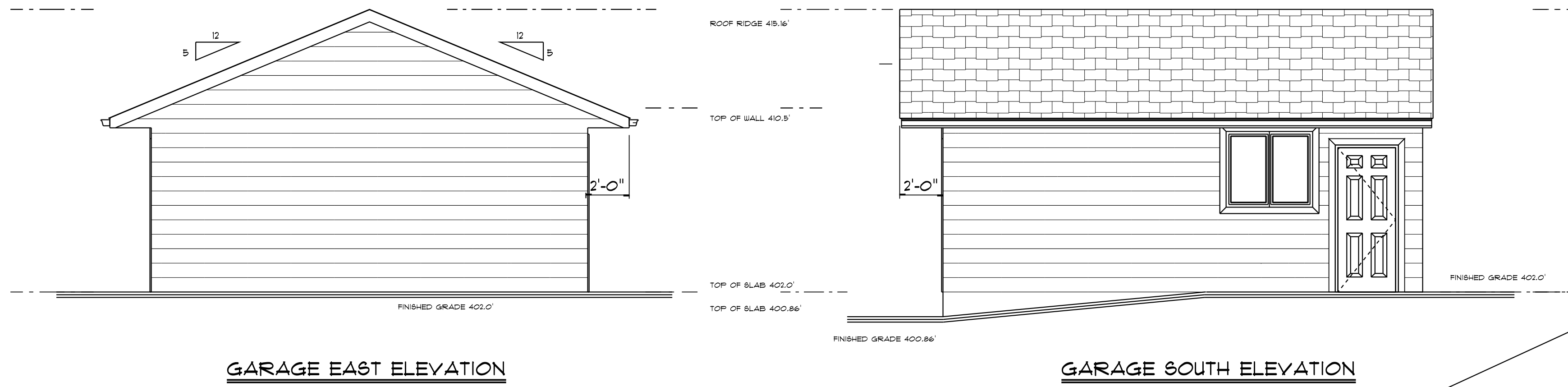
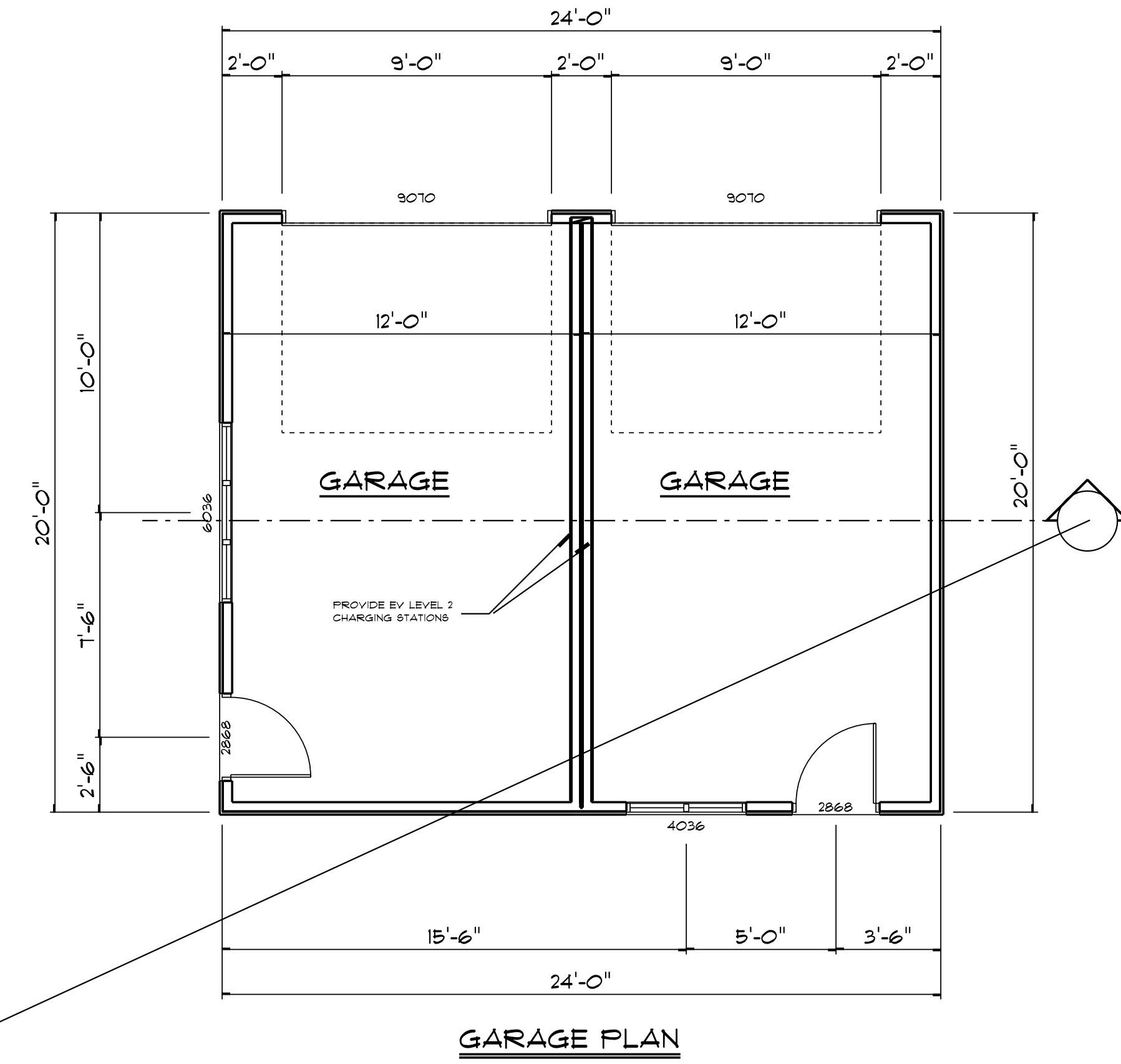
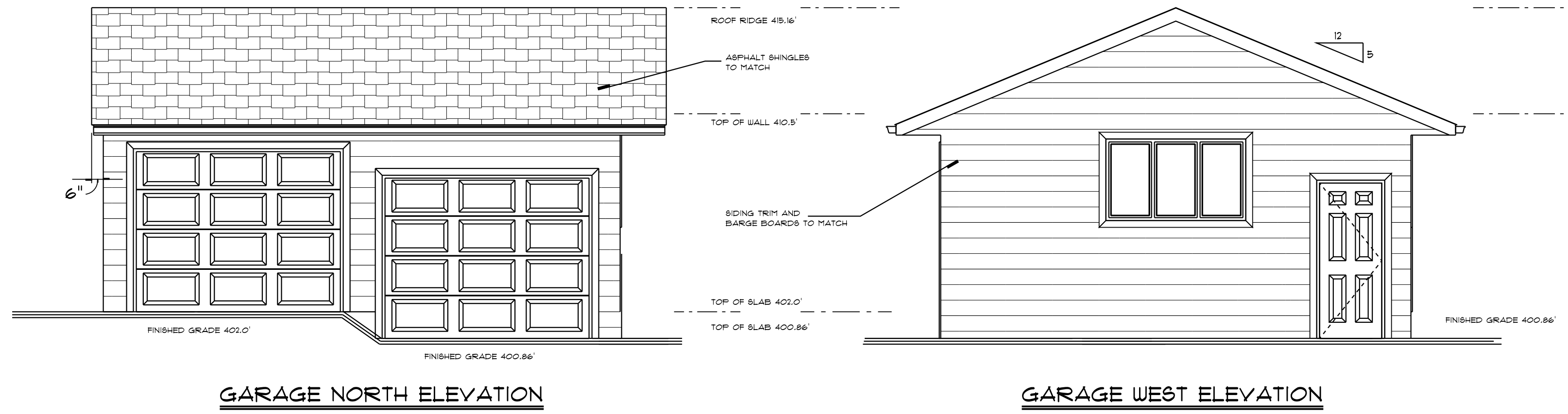
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SECTIONS

Drawing
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Scale 1/4" = 1'-0"

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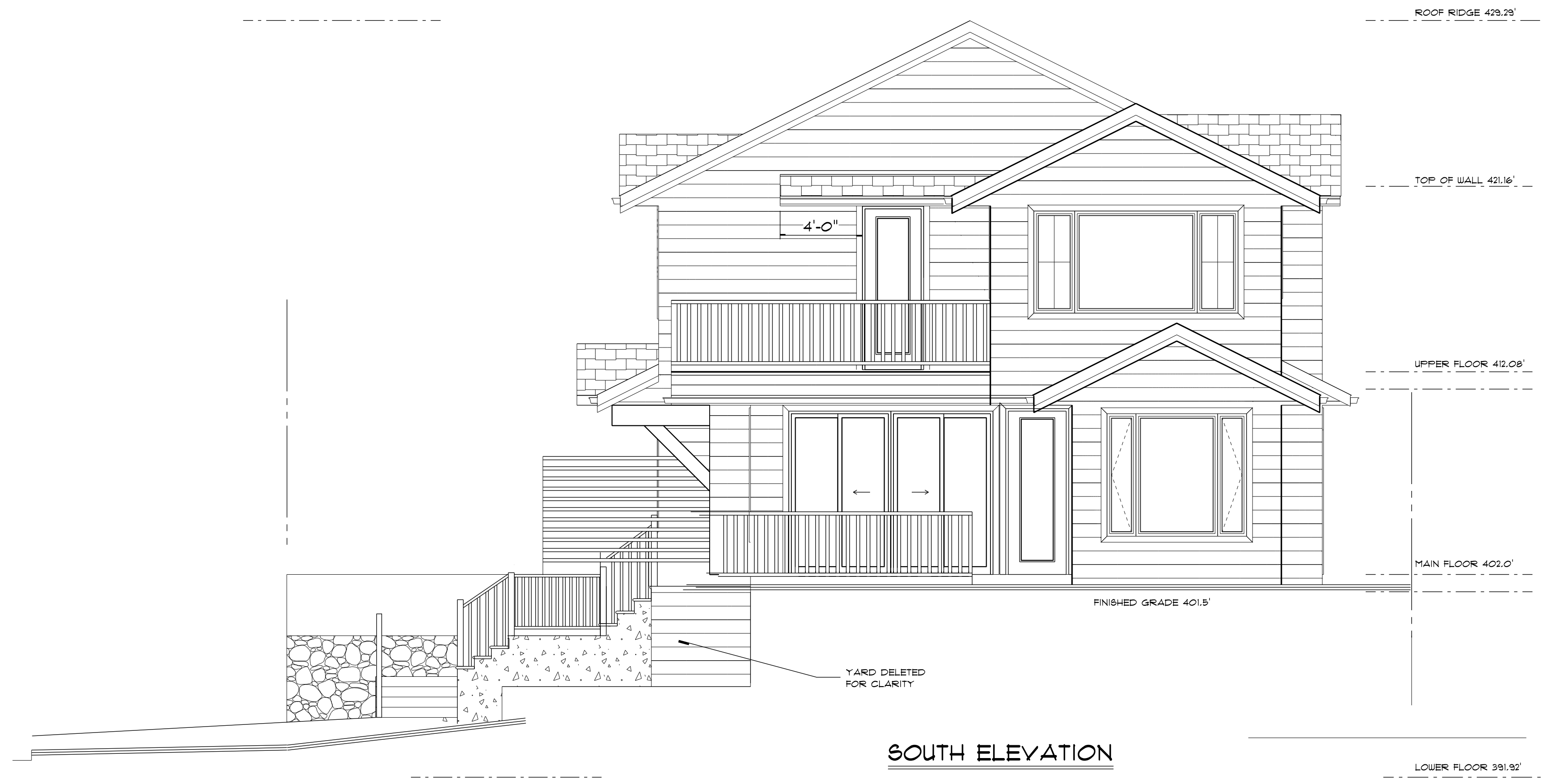
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GARAGE PLANS

Drawing
 Drawn By B.C. Date FEB 2022
 Scale 1/4" = 1'-0" OR AS NOTED
 Project MIZAN DUPLEX AT 2212 ST. GEORGES AVE. NORTH VANCOUVER



WEST ELEVATION



SOUTH ELEVATION

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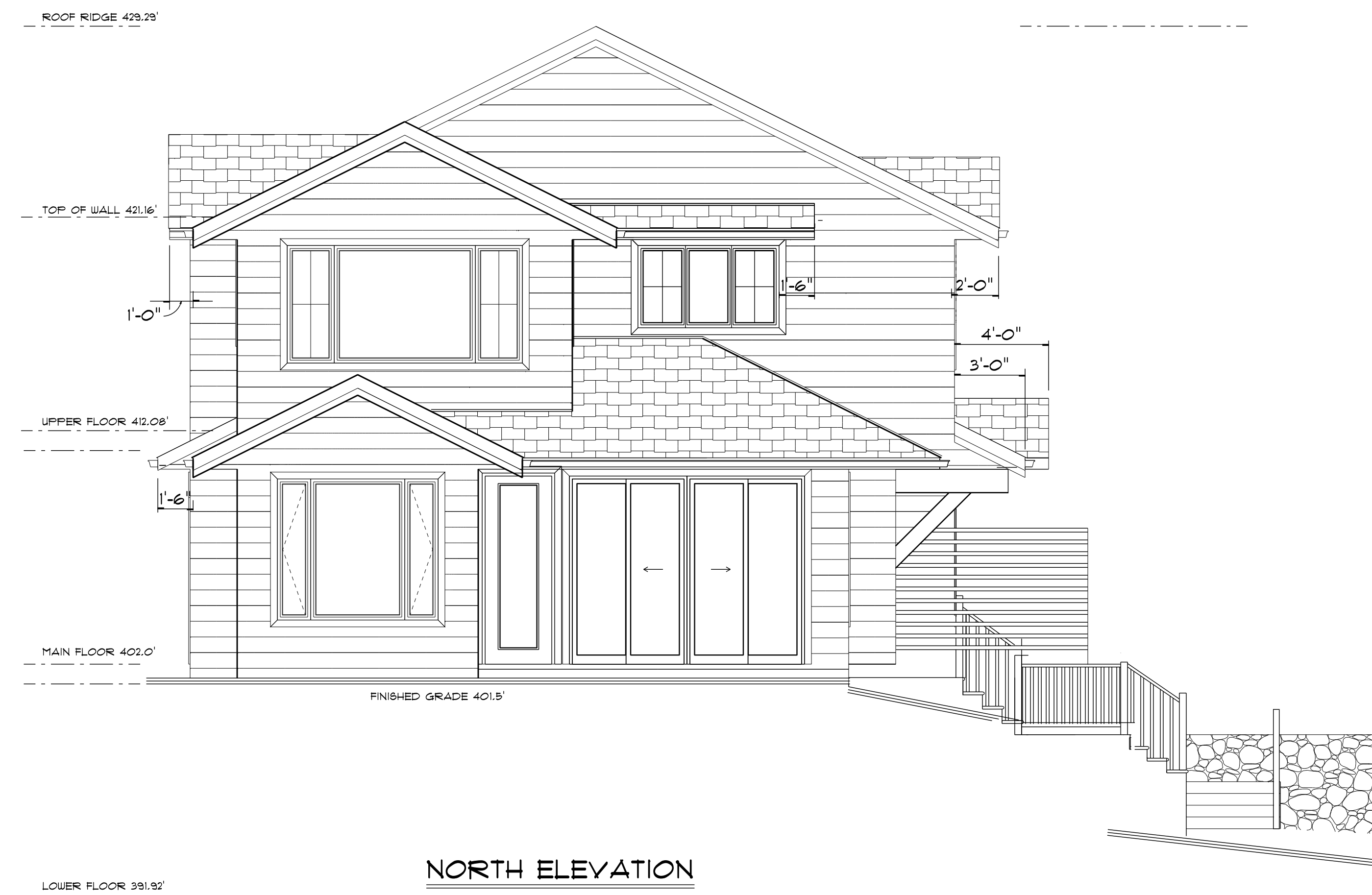
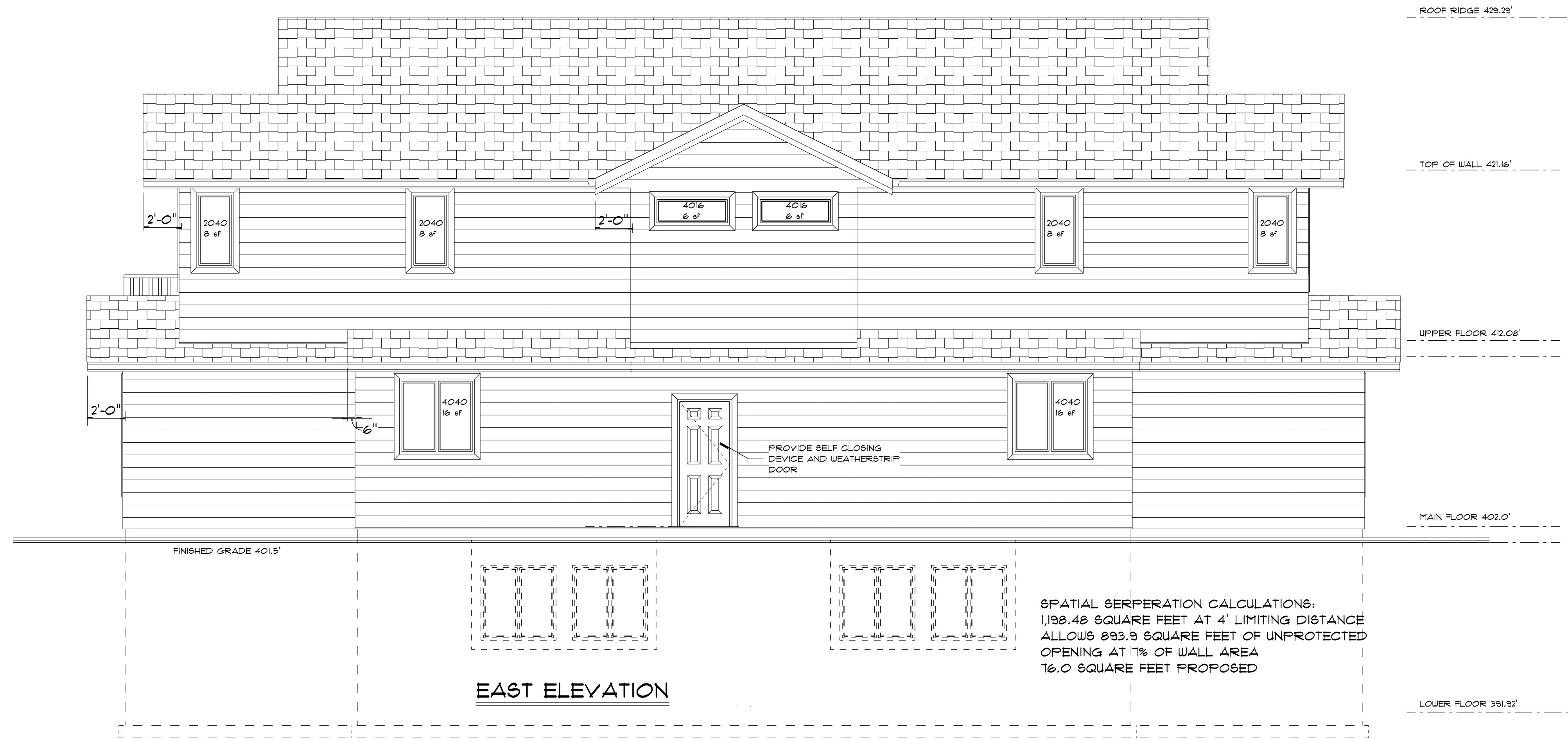
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ELEVATIONS

Drawing
 Drawn By B.C. Date FEB 2022
 Scale 1/4" = 1'-0"

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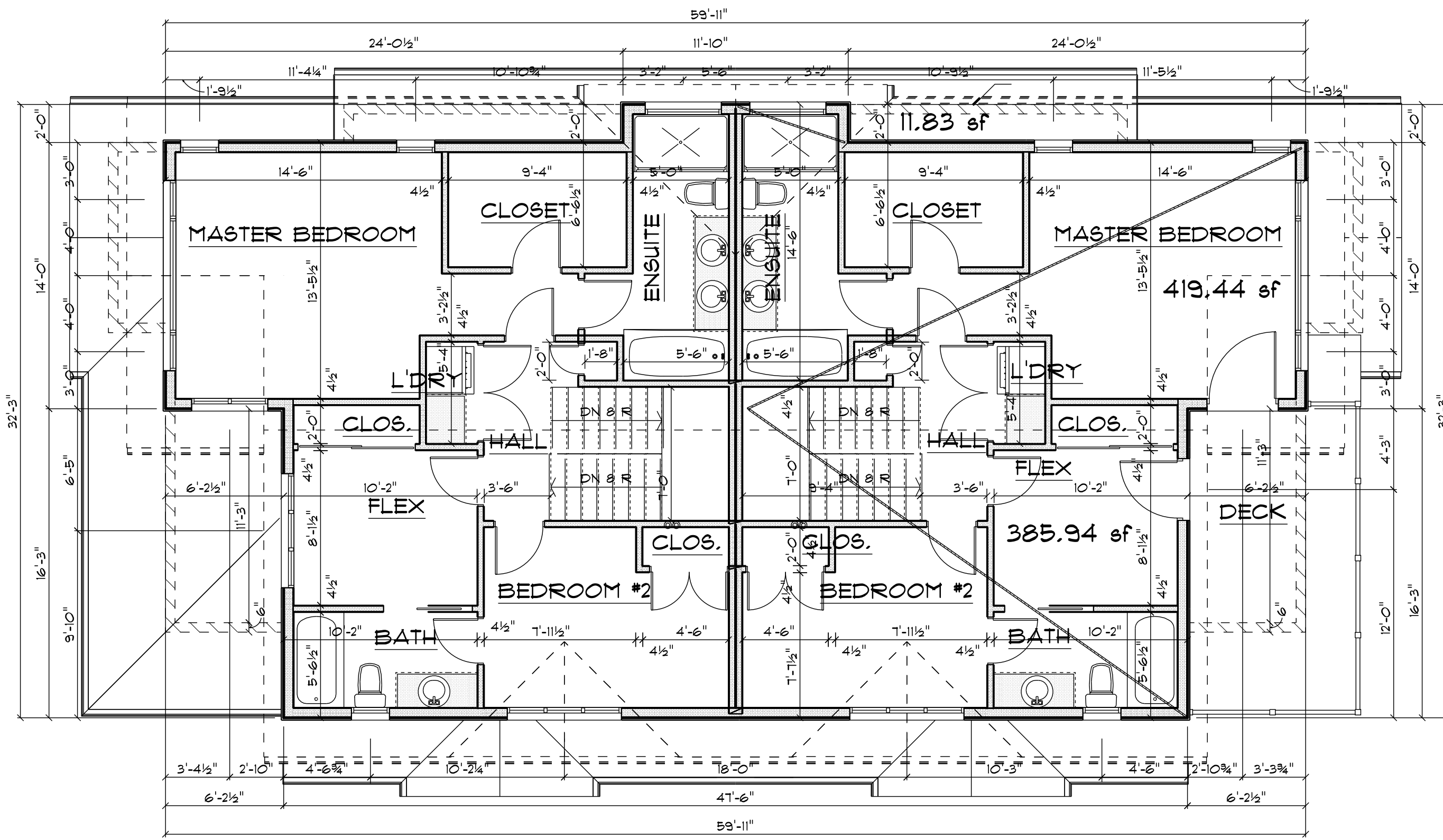
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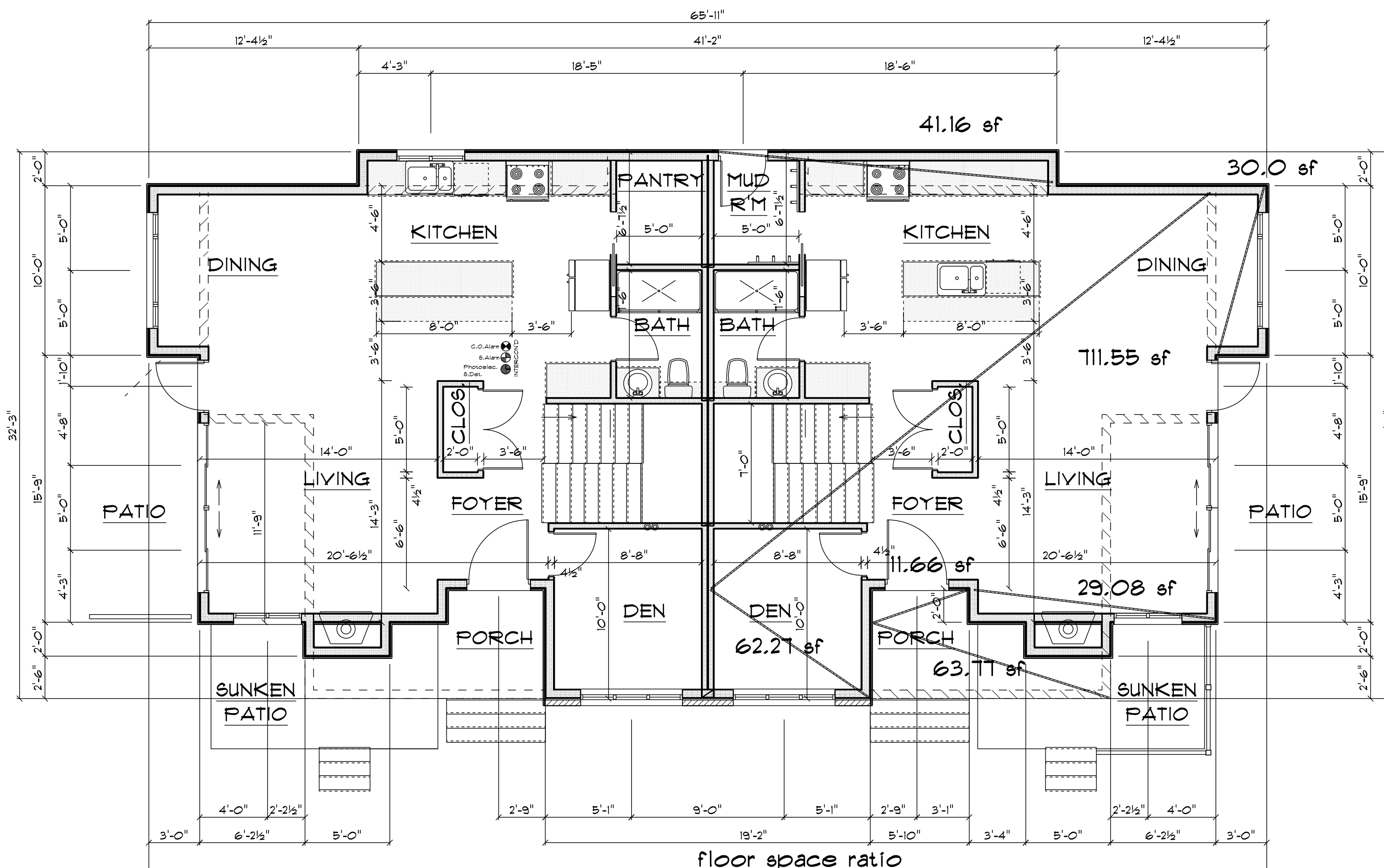
ELEVATIONS
 Drawing
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817.21 sf
x 2 = 1,634.42 sf

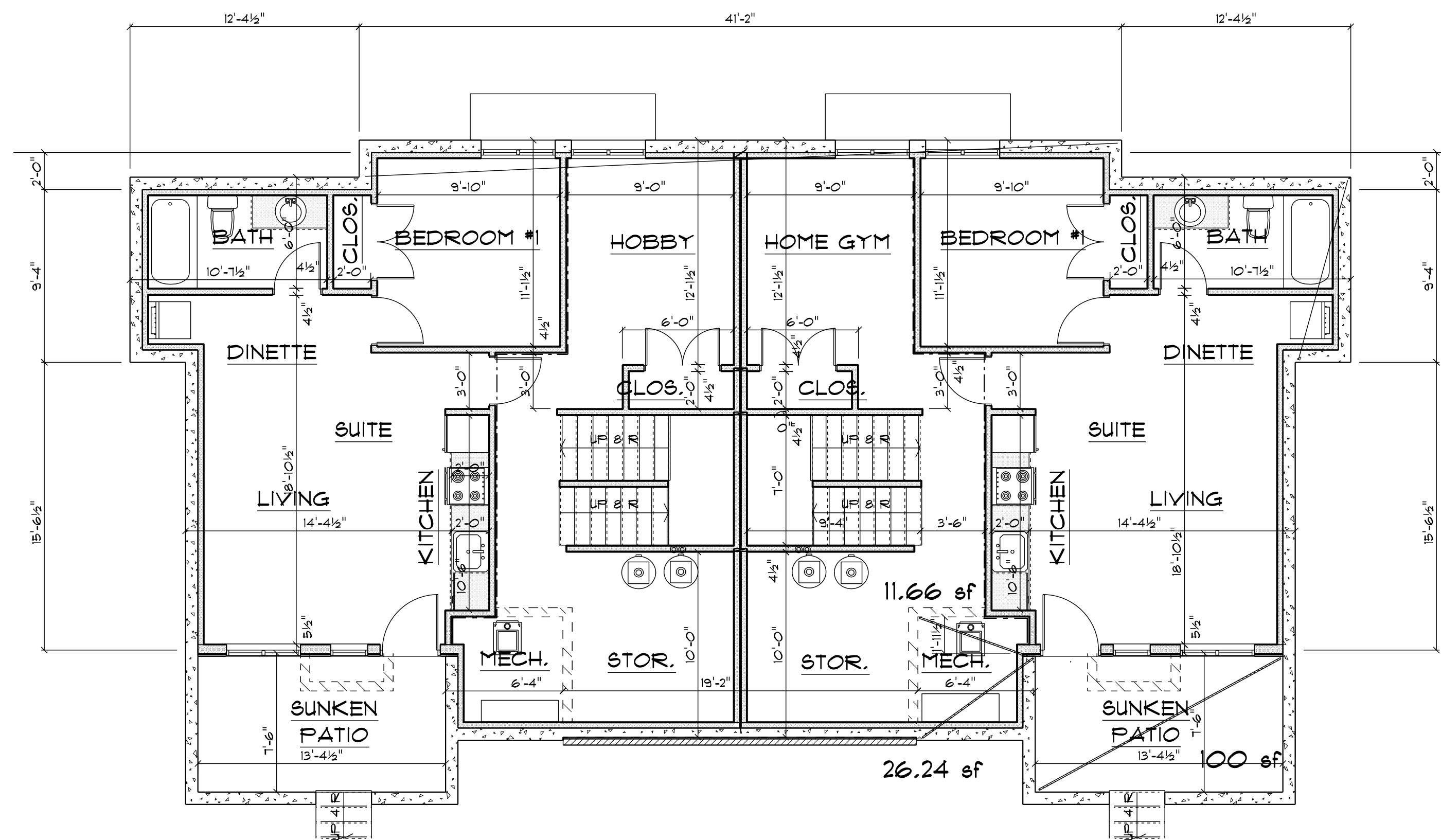
UPPER FLOOR 5 AREAS
SCALE: 3/16" = 1'-0"



floor space ratio
874.06 sf
x 2 = 1,748.12 sf

MAIN FLOOR 3 AREAS
SCALE: 3/16" = 1'-0"

lot coverage
+ 75.43 sf = 949.49 sf
x 2 = 1,898.98 sf

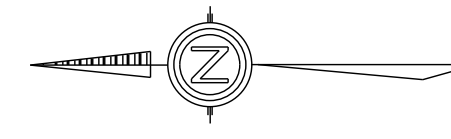


lower fl. area exemption
874.06 sf x 2 = 1,748.12 sf

mech. exemption
37.9 sf
x 2 = 75.8 square feet

sunken patio area
100 sf x 2 = 200 sf

LOWER FLOOR AREAS
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FLOOR AREA OVERLAYS
Drawn By B.C. Date FEB 2022
Scale A6 NOTED
Project MIZAN DUPLEX AT 2212 ST. GEORGES AVE. NORTH VANCOUVER

Quality Residential Design



EAST ELEVATION

REFLECTED WINDOWS
SCALE: 1/4" = 1'-0"

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**REFLECTED
WINDOWS**

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Project
MIZAN DUPLEX AT
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NORTH VANCOUVER

**SURVEY PLAN OF LOT 26
BLOCK 208, DISTRICT LOTS 545 AND 546
NEW WESTMINSTER DISTRICT, PLAN 5481**

All distances are in feet.

NOTES:

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- Ⓜ denotes sign post.
- Ⓜ denotes anchor.
- Ⓜ denotes tree stump.
- h-10 height (inches).
- d diameter (inches).
- Ⓜ denotes tree.
- Ⓜ drip line radius (feet).
- Ⓜ deciduous diameter (inches).
- Ⓜ Ⓜ denotes interpolated grade.

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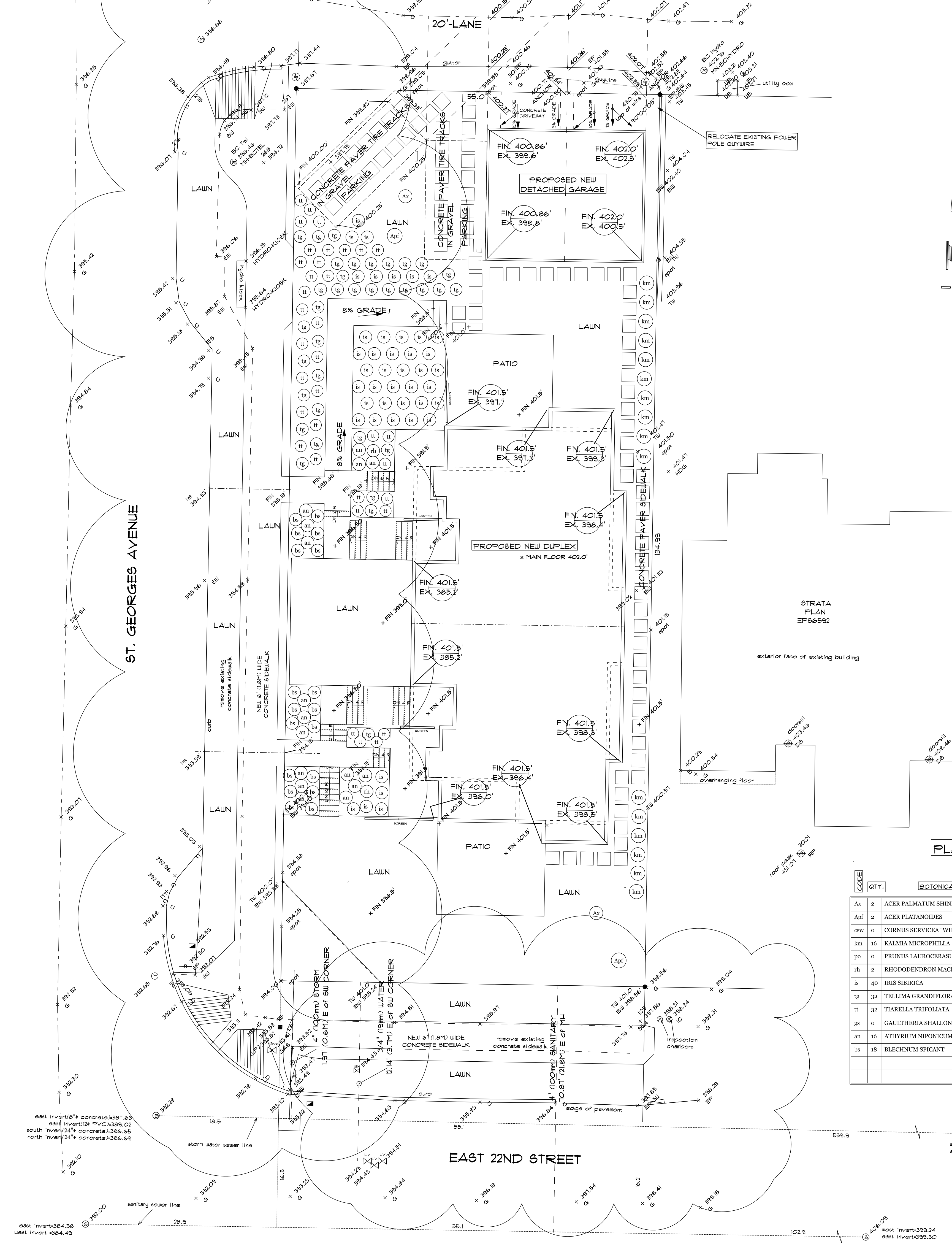
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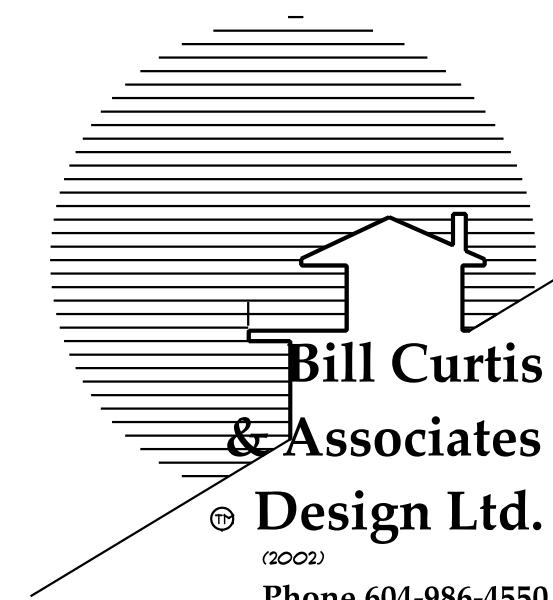
PLANT LIST

CODE	QTY.	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
Ax	2	ACER PALMATUM SHINDE SHOJO	SHINDO SHOJO JAPANESE MAPLE	10', #125 POT	AS SHOWN	TREE	NON NATIVE
Apf	2	ACER PLATANOIDES	FASTIGIATE NORWAY MAPLE	6 cm cal	AS SHOWN	TREE	NON NATIVE
csw	0	CORNUS SERVICEA "WHITE GOLD"	VARIEGATED RED CEDAR DOGWOOD	#3 POT	AS SHOWN	SHRUB	NATIVE
km	16	KALMIA MICROPHILLA	MOUNTAIN LAUREL	#2 POT	AS SHOWN	SHRUB	NON NATIVE
po	0	PRUNUS LAUROCERASUS "OTTO LUYKEN"	OTTO LUYKEN LAUREL	#3 POT	AS SHOWN	SHRUB	NON NATIVE
rh	2	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	#3 POT	AS SHOWN	SHRUB	NATIVE
is	40	IRIS SIBIRICA	SIBERIAN IRIS	#1 POT	AS SHOWN	PERENNIAL	NON NATIVE
tg	32	TELLIMA GRANDIFLORA	FRINGECUP	#1 POT	AS SHOWN	PERENNIAL	NATIVE
tt	32	TIARELLA TRIFOLIATA	FOAMFLOWER	#1 POT	AS SHOWN	PERENNIAL	NATIVE
gs	0	GAULTHERIA SHALLON	SALAL	#1 POT	AS SHOWN	GROUND COVER	NATIVE
an	16	ATHYRIUM NIPONICUM "PICTUM"	PAINTED FERN	#2 POT	AS SHOWN	FERN	NATIVE
bs	18	BLECHNUM SPICANT	DEER FERN	#2 POT	AS SHOWN	FERN	NATIVE



OCT. 2022 NEW CONCRETE SIDEWALK AND BOULEVARD SHOWN

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LANDSCAPE PLAN

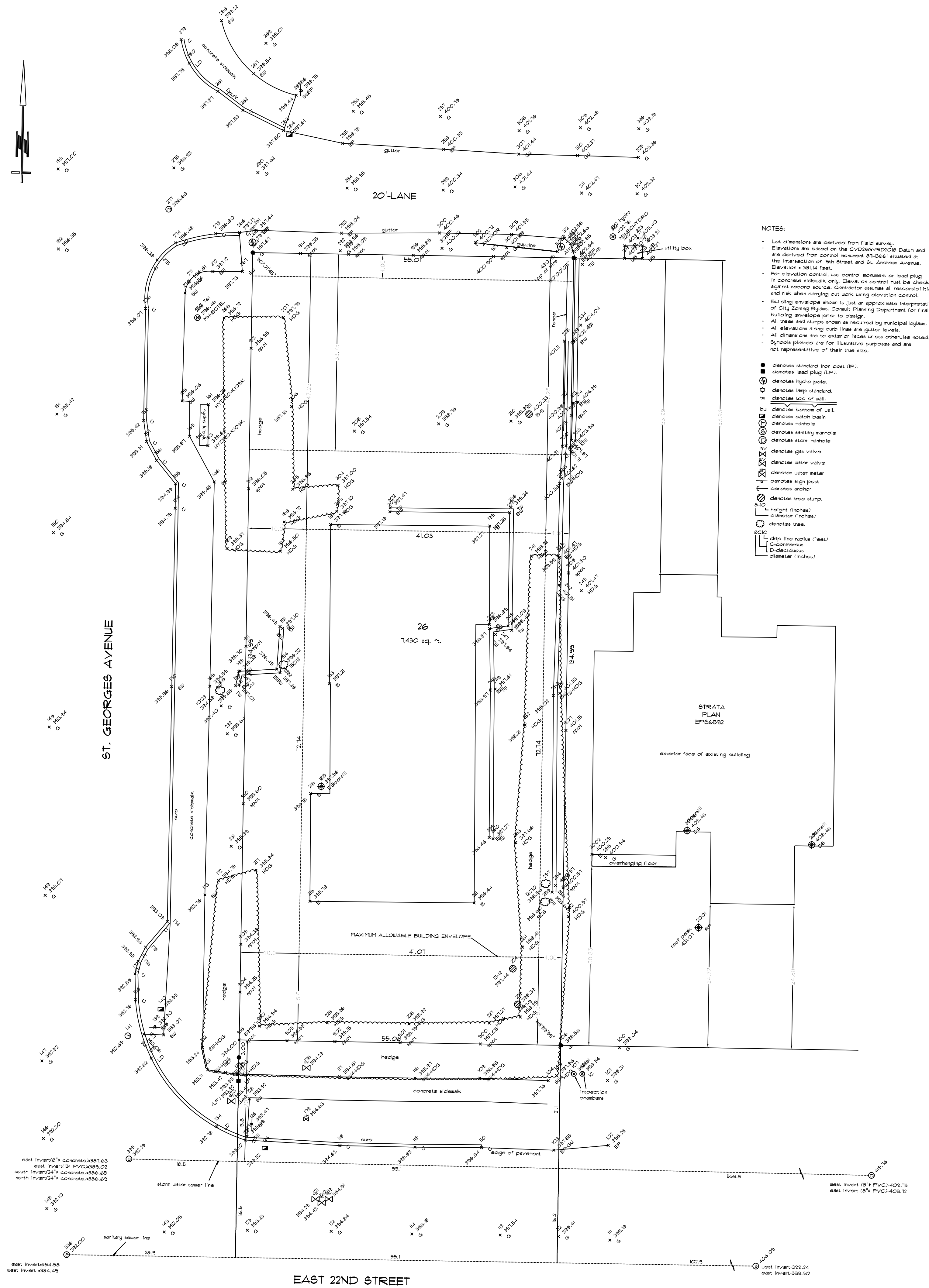
Drawing PLAN
Drawn By B.C. Date FEB 2022

Scale 1/8" = 1'-0"

Project MIZAN DUPLEX AT
2212 ST. GEORGES AVE.
NORTH VANCOUVER

SURVEY PLAN OF LOT 26
BLOCK 20B, DISTRICT LOTS 545 AND 546
NEW WESTMINSTER DISTRICT, PLAN 5481

SCALE 1" = 10'
All distances are in feet.



- NOTES:
- Lot dimensions are derived from field survey.
 - Elevations are based on the C.V.C. & V.C.O.S. Datum and are derived from control monument 570661 situated at the intersection of Fish Street and St. Andrew Avenue. Elevation = 381.4 feet.
 - For elevation control, use control monument or lead plug in concrete sidewalk only. Elevation control must be checked against second course. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
 - Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
 - All trees and shrubs shown are required by municipal bylaws.
 - All elevations along curb lines are gutter levels.
 - All dimensions are to exterior faces unless otherwise noted.
 - Symbols plotted are for illustrative purposes and are not representative of their true size.
- denotes standard iron post (IP).
 - ⊙ denotes lead plug (LP).
 - ⊕ denotes hydro pole.
 - ⊖ denotes lamp standard.
 - ⊗ denotes top of wall.
 - ⊘ denotes bottom of wall.
 - ⊙ denotes catch basin.
 - ⊙ denotes manhole.
 - ⊙ denotes sanitary manhole.
 - ⊙ denotes storm manhole.
 - ⊙ denotes gas valve.
 - ⊙ denotes water valve.
 - ⊙ denotes water meter.
 - ⊙ denotes sign post.
 - ⊙ denotes anchor.
 - ⊙ denotes tree stump.
 - h height (inches).
 - d diameter (inches).
 - ⊙ denotes tree.
 - r⊙ drip line radius (feet).
 - C circumference.
 - D diameter (inches).

CIVIC ADDRESS
2212 ST. GEORGE AVENUE
NORTH VANCOUVER, B.C.

ZONING: RS-1

ADJACENT BUILDING FOOTPRINT ADDED,
DATED THIS 9TH DAY OF FEBRUARY, 2022
CERTIFIED CORRECT,
DATED THIS 6TH DAY OF OCTOBER, 2020

LOUIS NGAN B.C.L.S.
L N L S METRO VANCOUVER
LAND SURVEYORS
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FILE: 19173_04TP

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REVISIONS

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Drawing SURVEY
Drawn By B.C. Date FEB 2022
Scale 1" = 10'

Project
MIZAN DUPLEX AT
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NORTH VANCOUVER

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of