

APRIL 11 2022

PROJECT: FIVEPLEX 5 UNITS ZONE= CD zone based OCP= R4A
 ADDRESS: 215-231 E 15TH North Vancouver LOT on RT-1 OCP FSR 1
 LEGAL: PID FSR 6962.04
 NEIGHBOURHOOD: LONSDALE 30+1000= 3088.612

BASIC DATA	MAX	MAX	PROPOSED		% SM
			SF	SM	
FSR	1	6962.04	646.79	6937	99.64
LOT COVERAGE	0.45	3132.92	291.06	3028.00	43.51
LOT SIZE					
WIDTH (F)	49.8	139.8			
LENGTH (F)					
WIDTH (M)					
LENGTH (M)					
SUM SF					
SUM SM					
1ST FLOOR ABOVE GRADE			2.5 (2.5 FT MIN)		276.26
MAX HEIGHTS					
LOT CORNERS	A	B	C	D	
SURVEY	274.7	277.5	268.83	271.65	
REFERENCE GRADE:	FRONT AVERAGE		276.10	FT	84.16
	LANE AVERAGE		270.24	FT	82.37
REF=FRONT+[(LANE-FRONT)*0.40]=			273.76	FT	83.44
RIDGE REF+33.0 =			306.76	FT	93.50
TOP REF+26.2 =			299.96	FT	91.43
FLOOR THICKNESS					
MAXIMUM			1.2	FT	(SUBFLOOR+TJH+GYP BD)
CEILING HEIGHTS:					
	RIDGE	F TO F	DATUM HEIGHT		
	TOP		306.76	FT	93.50
	2ND FLOOR		299.96	FT	91.43
	1ST FLOOR		289.96	FT	88.38
	BASEMENT		279.96	FT	85.33
			269.96	FT	82.28
GRADE					
PROPOSED GRADE			277.46	BELOW MAIN FLOOR	
PROPOSED HEIGHTS			278	FT	84.73
CEILING HEIGHTS:					
	RIDGE		DATUM HEIGHT		
	TOP	8	302.26	FT	121.49
	3RD FLOOR	9	294.26	FT	92.13
	2ND FLOOR	9	285.26	FT	86.95
	1ST FLOOR	9	276.26	FT	84.20
	BASEMENT	9	267.26	FT	81.46
DIFFERENCE TOP MAX VS PROP					
					-0.70
SETBACKS					
	STREET	REQ FT	PROP FT	REQ M	PROP M
	LANE	15	15	4.572	4.572
	A-C	2	23	0.6096	7.0104
		4	4	1.2192	1.2192

Sheet Number	Sheet Name
A050	SITE PLAN
A052	EXTERIOR ELEVATIONS
A055	CONTEXT MAP
A099	BASEMENT PLAN
A100	MAIN FLOOR PLAN
A105	2ND FLOOR PLAN
A110	3RD FLOOR PLAN
A150	ROOF PLAN
A200	AREAS
A310	CONTEXT SECTIONS WITH NEIGHBOURS
A311	SECTIONS WITH CONTEXT
A312	UNIT 5 FLOORS 1810SF
A313	UNIT 4 FLOORS 1755SF
A314	UNIT 3 FLOORS 1755SF
A315	UNIT 2 FLOORS 1675SF
A316	UNIT 1 FLOORS 1675SF
A400	ORIGINAL SURVEY

B-D 4 6.5 1.2192 1.9812 317 APRIL 11 2022

GROSS FSR CALCULATIONS 215-231 E 15TH North Vancouver

NEW BUILDING

	SF	SM			
3RD FLOOR	1282	119.101			
2ND FLOOR	2820	261.98			
1ST FLOOR	2835	263.38			
BASEMENT	2835	263.38			
TOTAL	9772	907.84			
LESS BASEMENT	2835	263.38			
NET AREA	6937	644.46			
TOTAL GROSS AREAS	6937	644.46			
MAX ALLOWED	6962.04	646.79			
diff	25.04	2.33			
LOT COVERAGE	MAX @ 45%	MAX BUILDING @ 45% DKS @ 20% MAX	626.5836		
LOT AREA	6962.04	MAX PROPOSED	0		
BUILDING	2779	3132.918	2779	FRONT PORCH	0
DECKS	350			BACK DK	0
TOTAL	3129	3132.92		TOTAL	0

GARBAGE EACH UNIT MIN 5.23 SF 26.15 0.49 SM 0.00 0 26.15 SF 0.843 SM

BIKE LAYOUT
 1.8M BIKE CLEARANCE
 0.6M

BIKE SHELTER
 74" x 19m
 1m 49" high 1.25m
 single clear one end double clear both ends these may be stacked



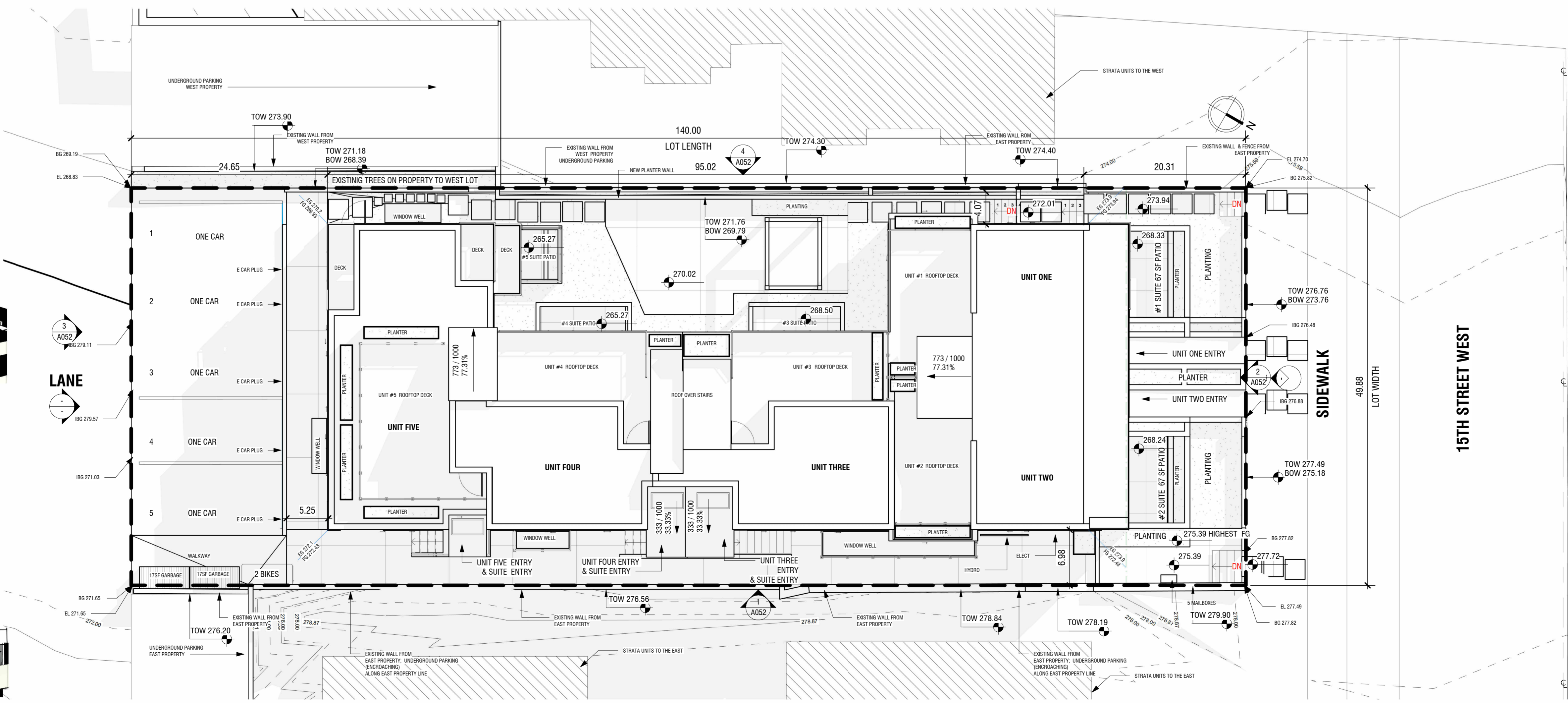
2 VIEW FROM NW LOOKING SW
12" = 1'-0"



3 BIRDSEYE FROM NW



4 VIEW FROM LANE LOOKING NE



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

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No.	Description	Date

**PROPOSED
 5-PLEX 229 W 15TH
 SITE PLAN**

Project number	229W15
Date	APRIL 11 2022
Drawn by	RMR
Checked by	KW

A050
 Scale As indicated

No.	Description	Date

**PROPOSED
5-PLEX 229 W 15TH
EXTERIOR
ELEVATIONS**

Project number 229W15
Date APRIL 11 2022
Drawn by RMR
Checked by KW

A052

Scale 1/8" = 1'-0"



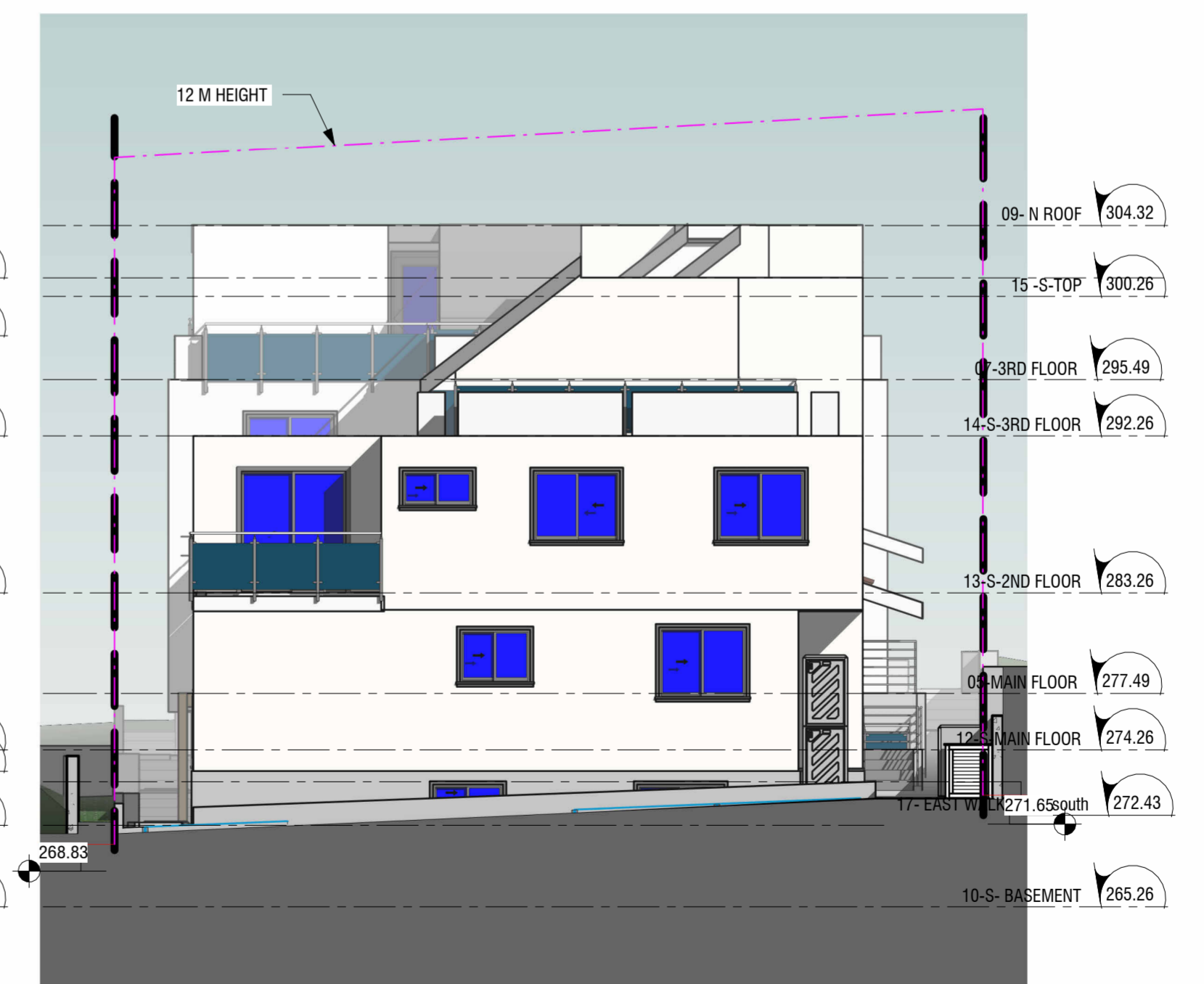
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH (FRONT) ELEVATION ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH (BACK) ELEVATION ELEVATION
1/8" = 1'-0"

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ACROSS THE STREET TO THE EAST

DIRECTLY ACROSS THE STREET

ACROSS THE STREET TO THE WEST



MAP OF LOCATION



1
CONTEXT
1/4" = 1'-0"

PROPERTY TO THE EAST

SUBJECT PROPERTY

PROPERTY TO THE WEST

PROPOSED 5-PLEX 229 W 15TH CONTEXT MAP

Project number 229W15

Date APRIL 11 2022

Drawn by RMR

Checked by KW

A055

Scale 1/4" = 1'-0"

No.	Description	Date

**PROPOSED
5-PLEX 229 W 15TH
BASEMENT PLAN**

Project number 229W15

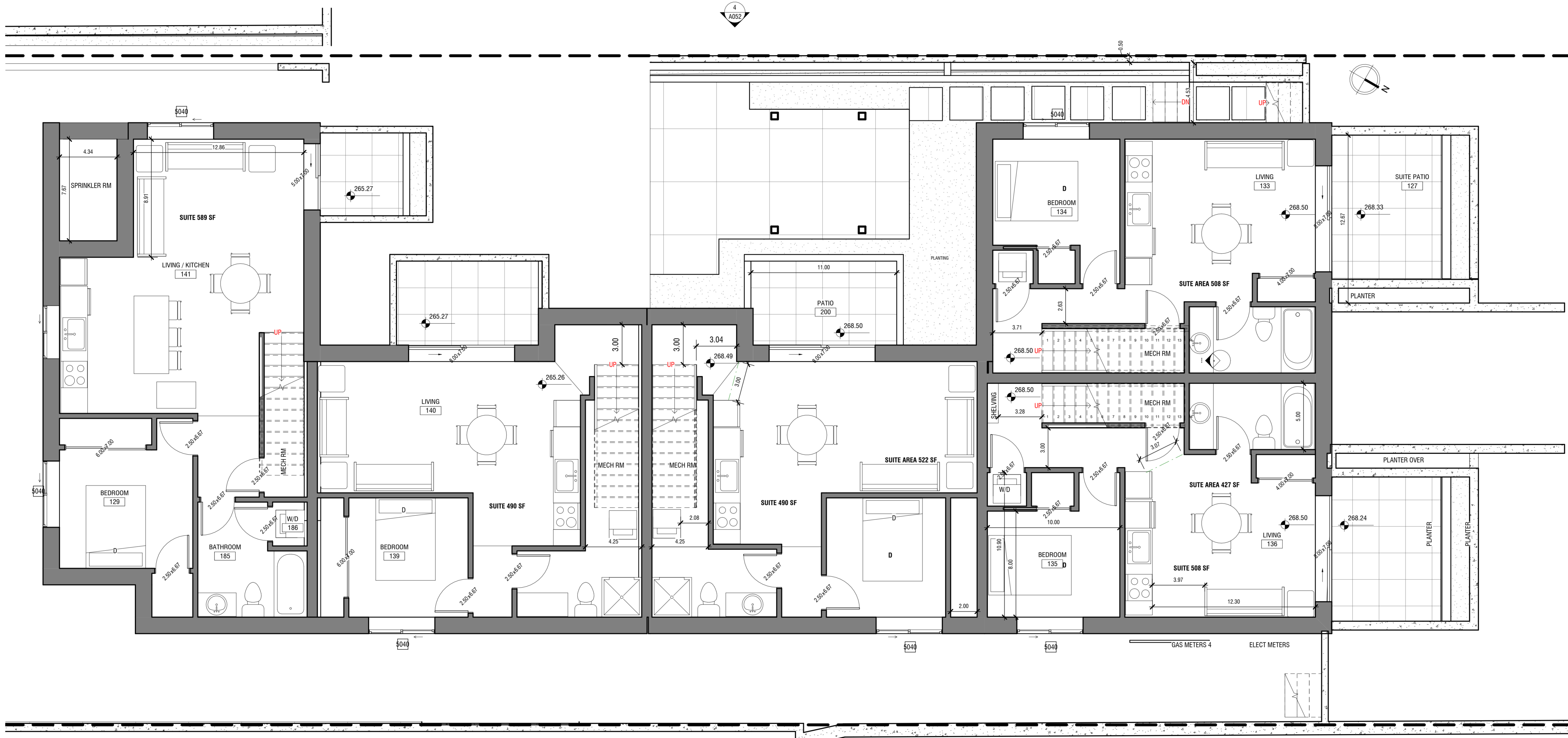
Date APRIL 11 2022

Drawn by RMR

Checked by KW

A099

Scale 1/4" = 1'-0"



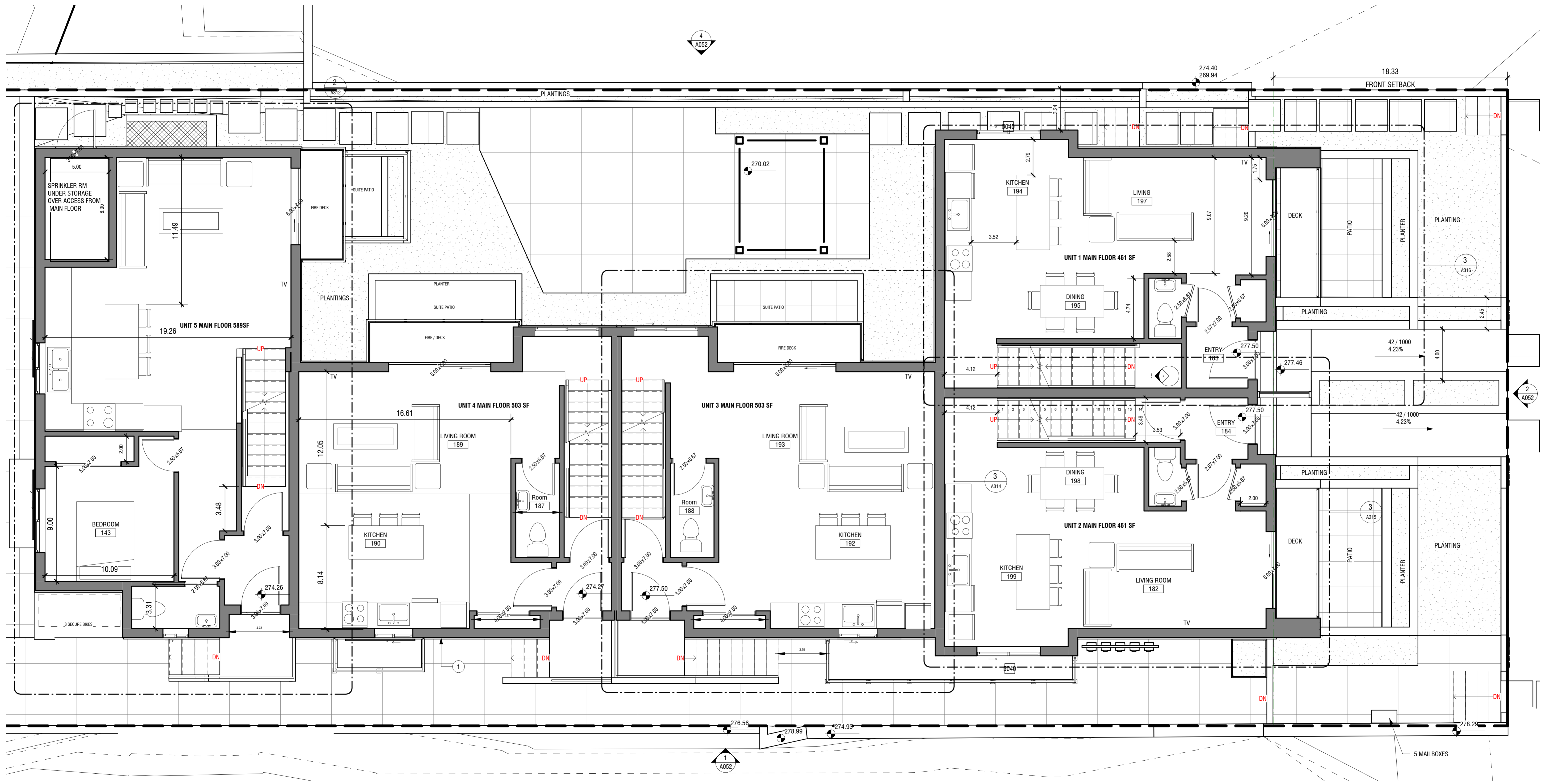
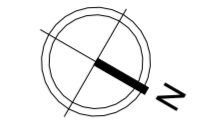
1 03-BASEMENT
1/4" = 1'-0"

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PROPOSED 5-PLEX 229 W 15TH MAIN FLOOR PLAN

Project number 229W15

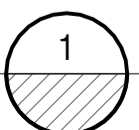
Date APRIL 11 2022

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A100

Scale 1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

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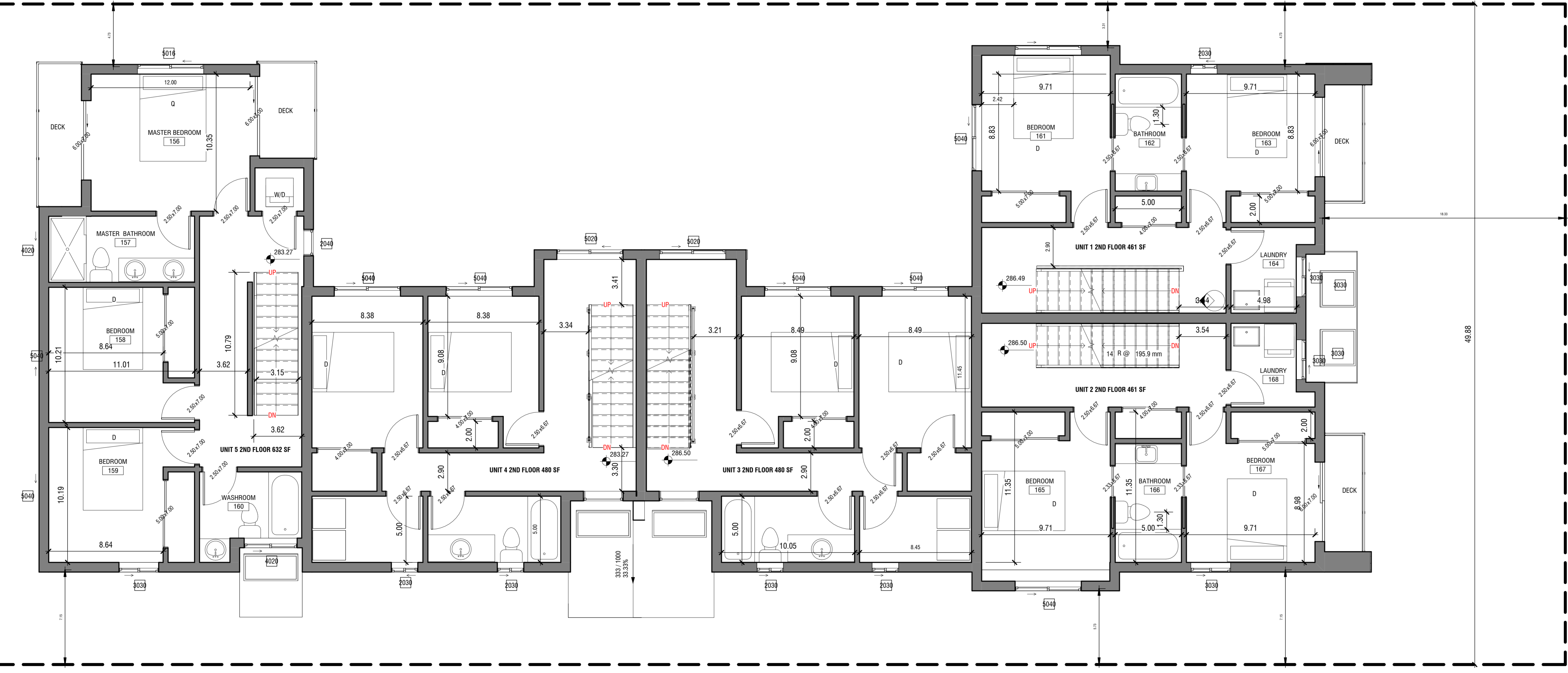
No.	Description	Date

PROPOSED 5-PLEX 229 W 15TH 2ND FLOOR PLAN

Project number 229W15
Date APRIL 11 2022
Drawn by RMR
Checked by KW

A105

Scale 1/4" = 1'-0"



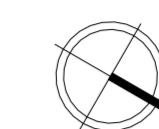
1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

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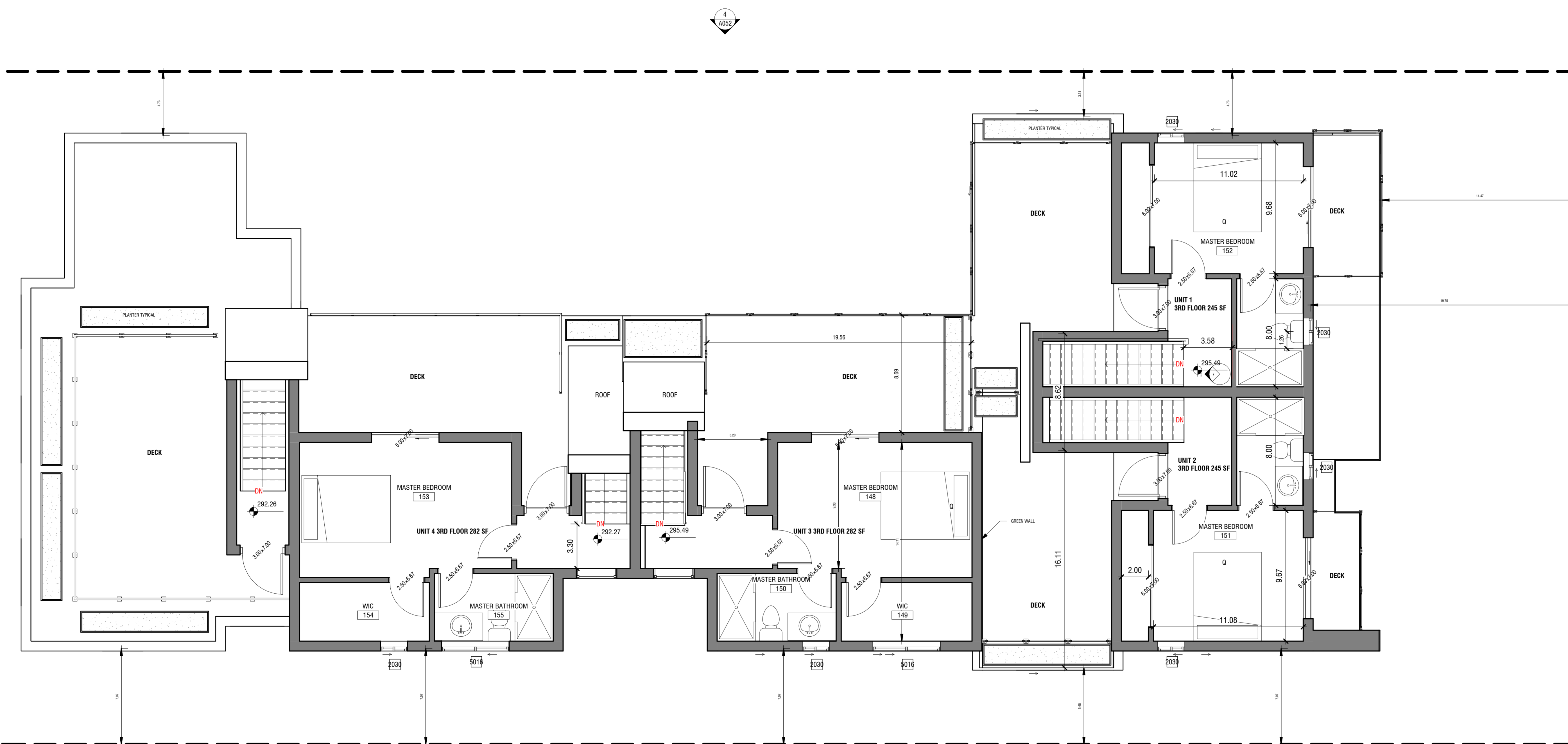
No.	Description	Date

PROPOSED
5-PLEX 229 W 15TH
3RD FLOOR

Project number 229W15
Date APRIL 11 2022
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A110

Scale 1/4" = 1'-0"



1 07-3RD FLOOR
1/4" = 1'-0"



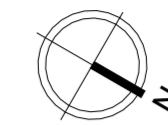
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A052

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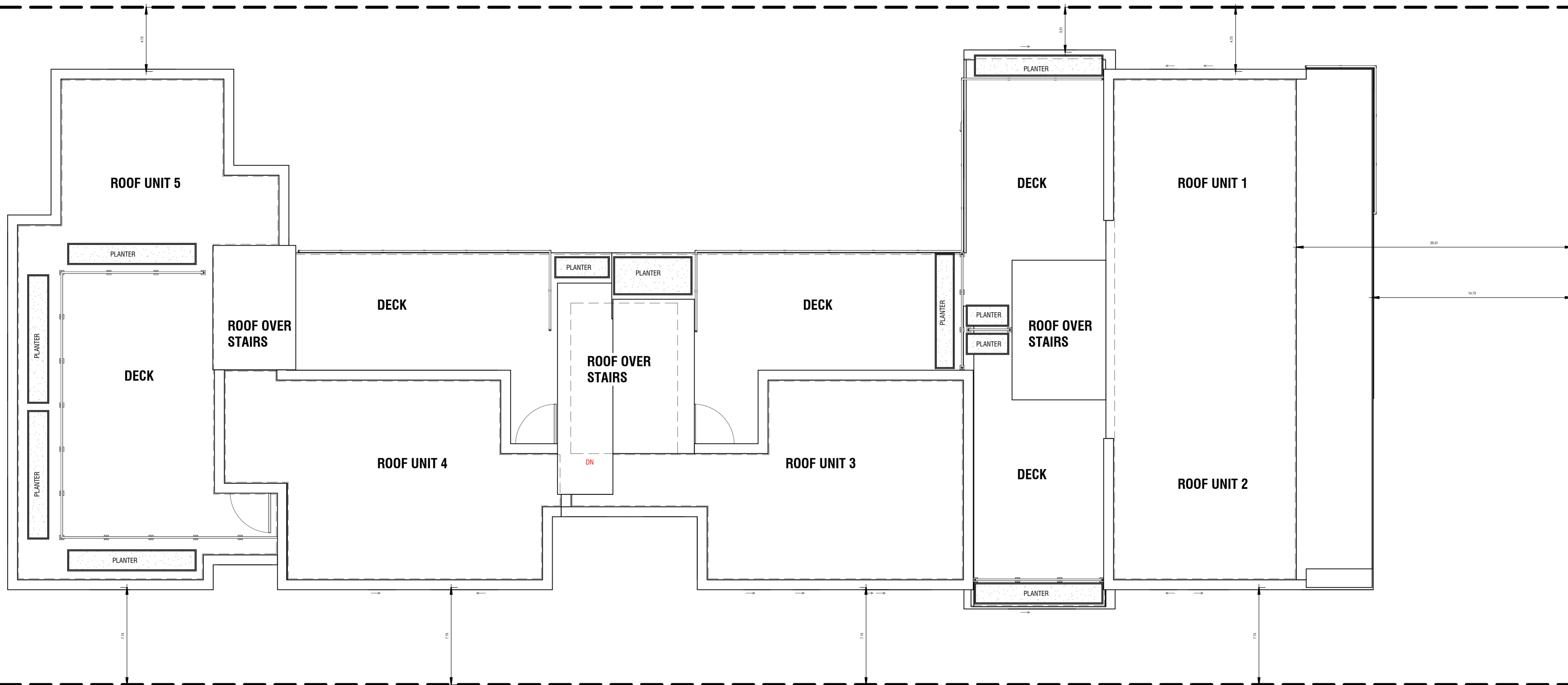
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A052



No.	Description	Date

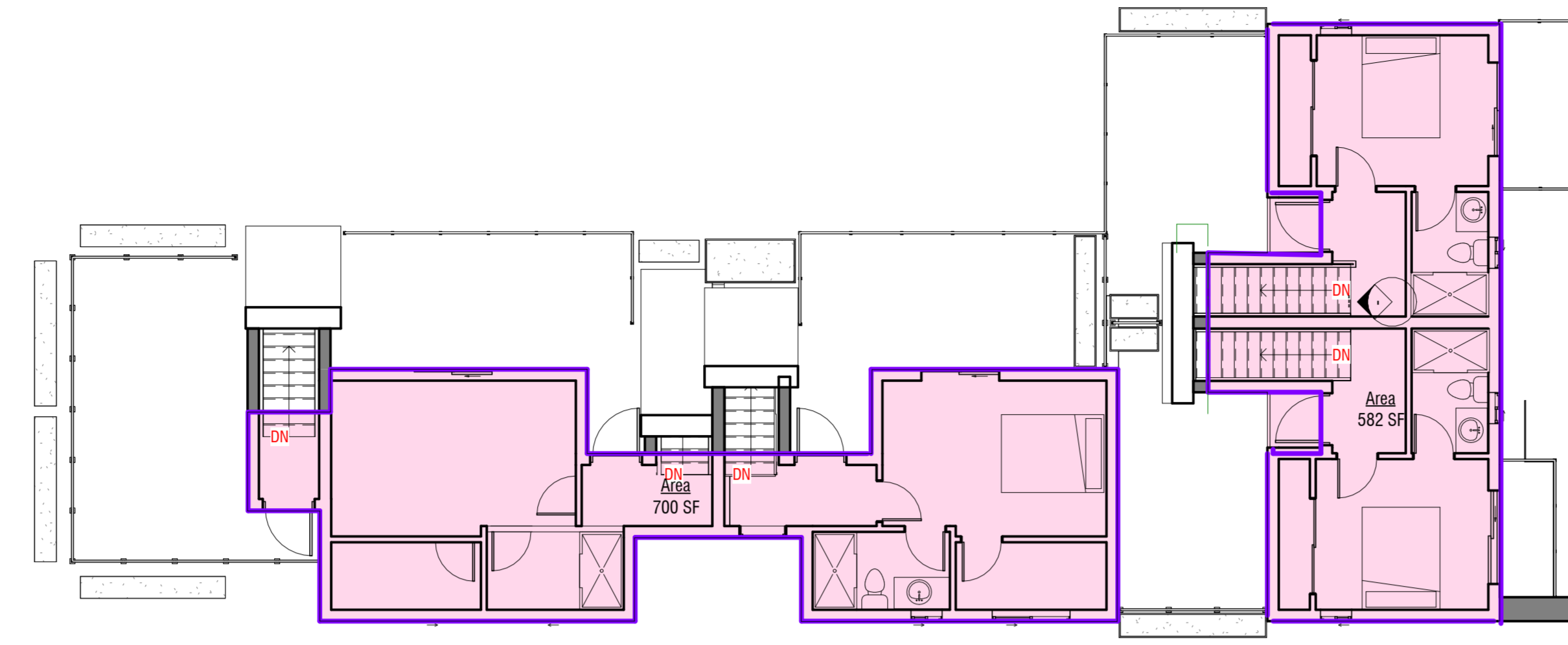
1
08-N TOP
1/4" = 1'-0"

PROPOSED 5-PLEX 229 W 15TH ROOF PLAN

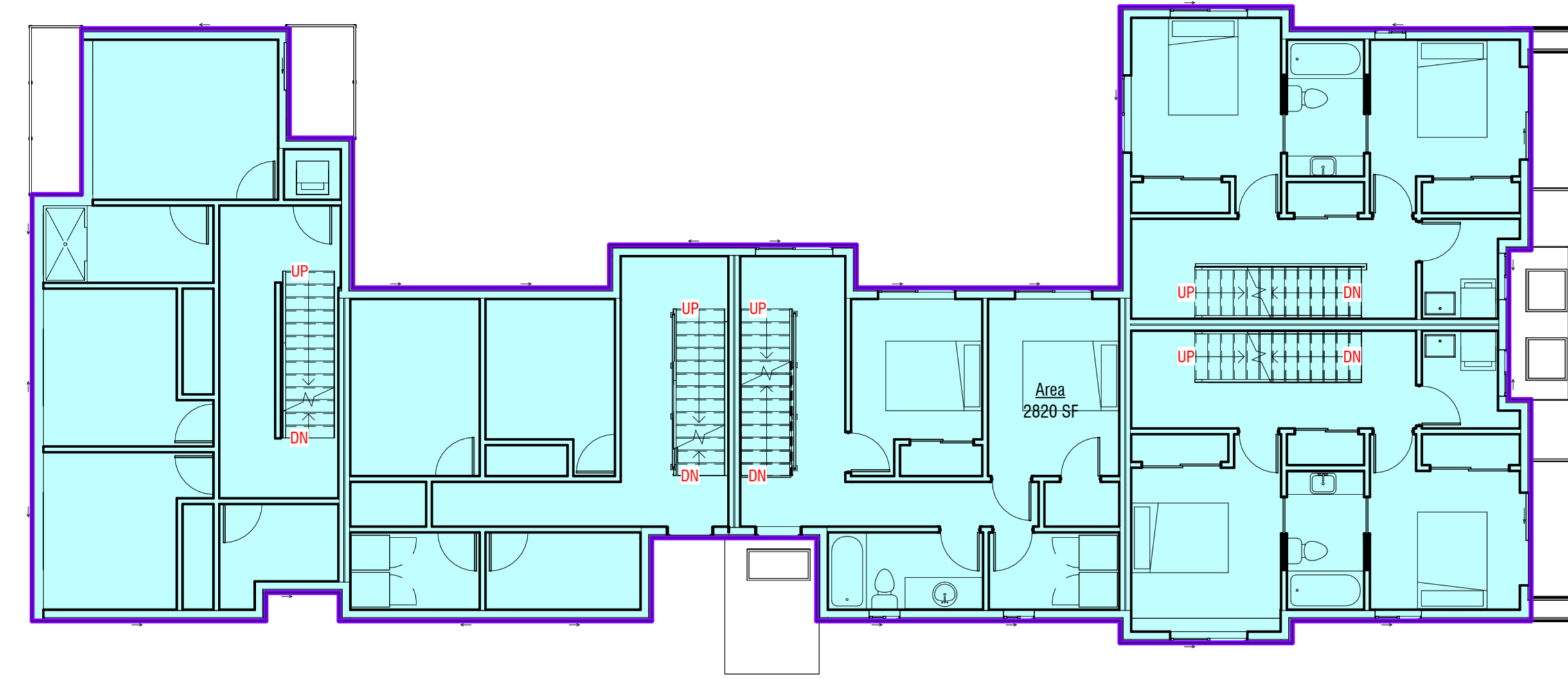
Project number 229W15
Date APRIL 11 2022
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A150

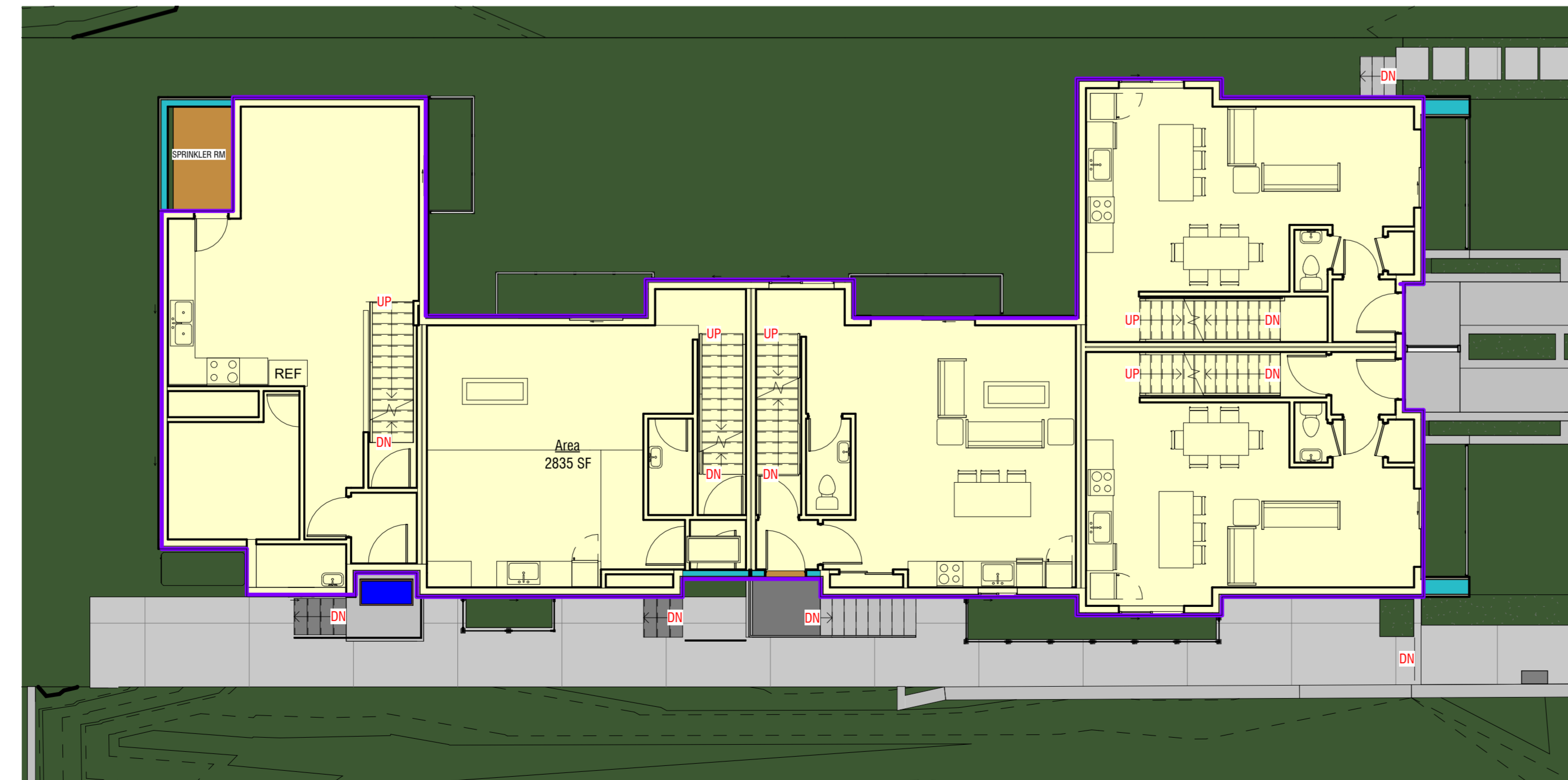
Scale 1/4" = 1'-0"



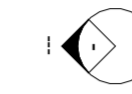
3 07-3RD FLOOR
1/8" = 1'-0"



2 06-2ND FLOOR
1/8" = 1'-0"



1 05-MAIN FLOOR
1/8" = 1'-0"



LOT SIZE : 6962.04SF
FSR = 1.0
2835 MAIN FLOOR
2820 2ND FLOOR
700 3RD FLOOR SOUTH
582 3RD FLOOR NORTH
6937 TOTAL

MAX FSR 6962SF

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PROPOSED 5-PLEX 229 W 15TH AREAS

Project number 229W15

Date APRIL 11 2022

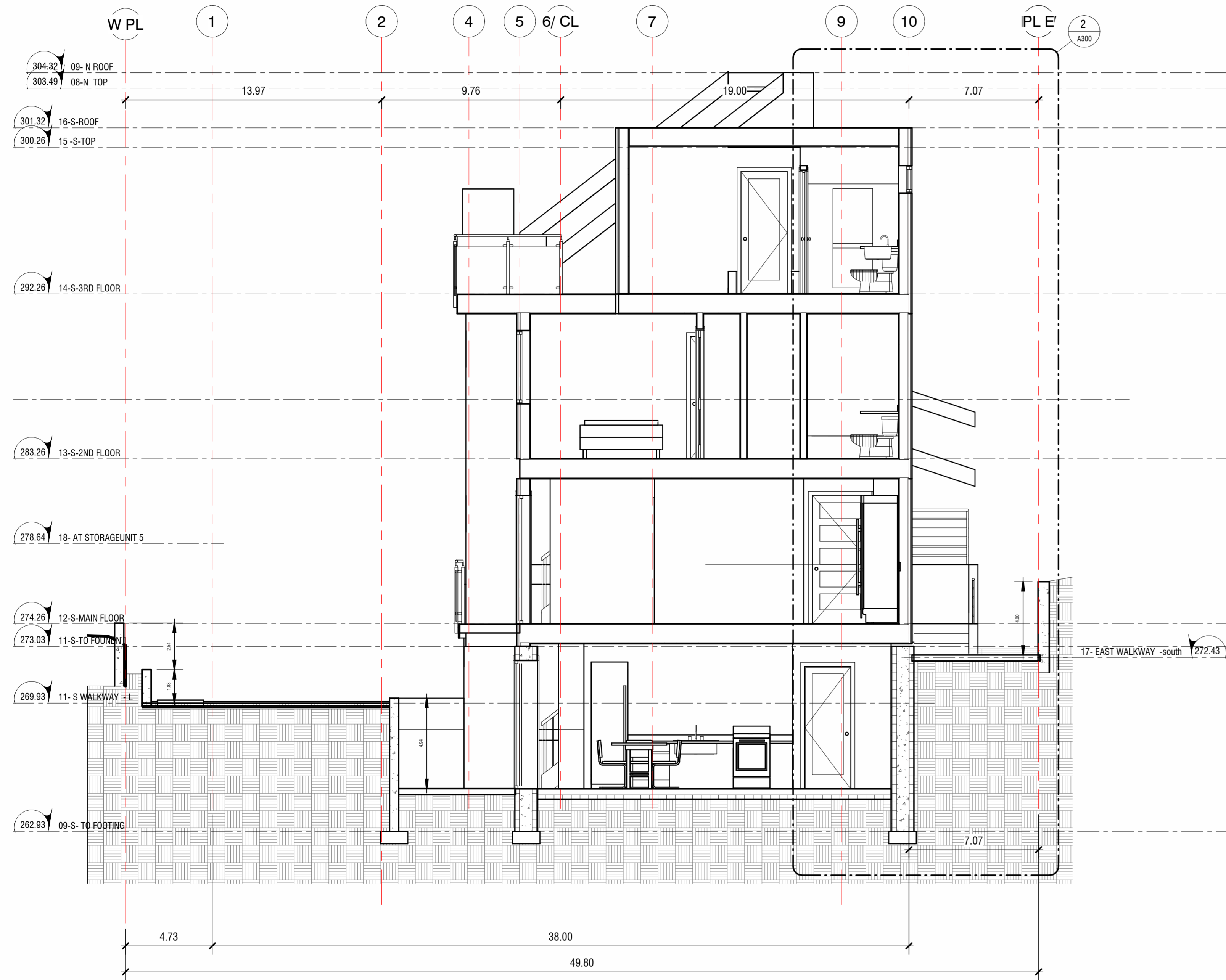
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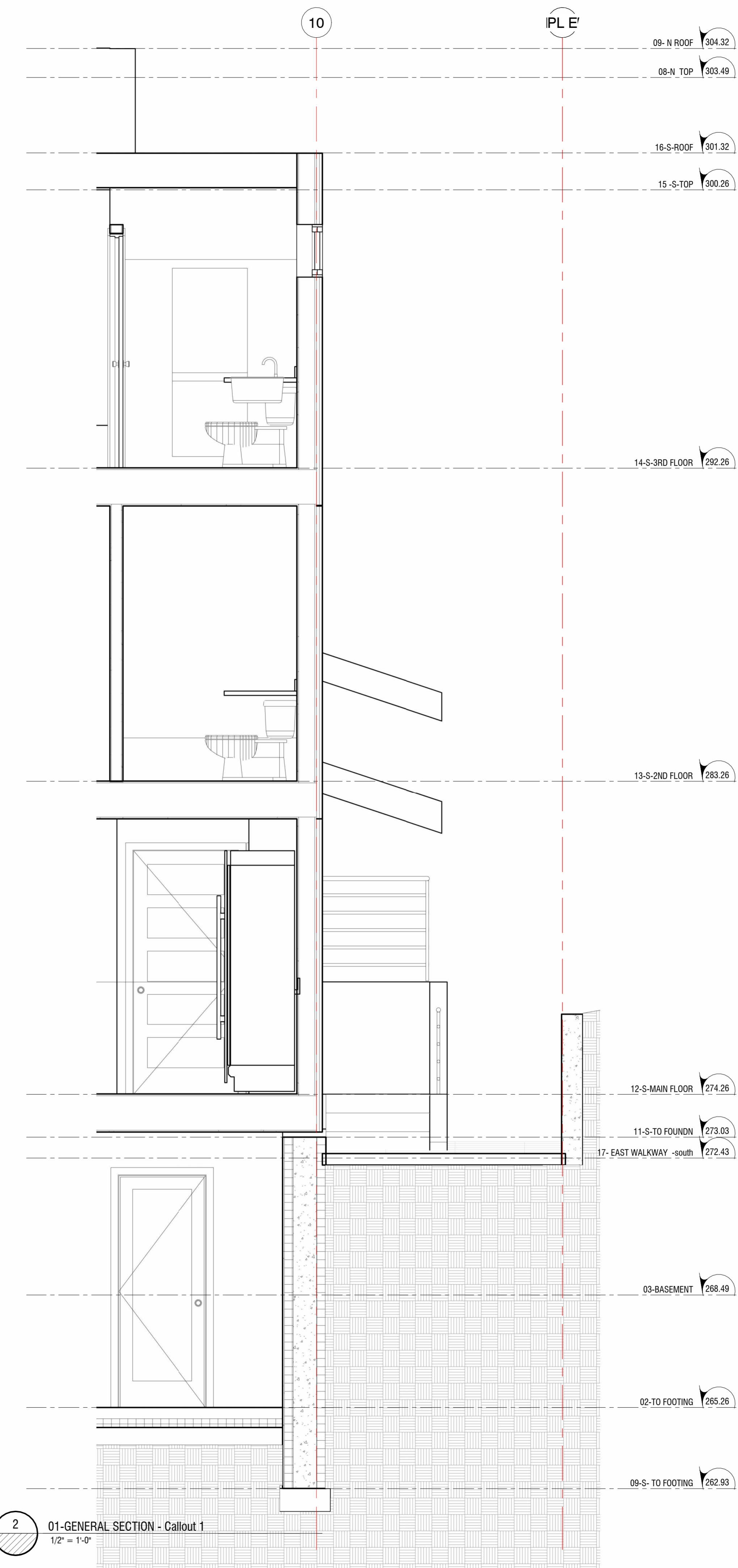
A200

Scale 1/8" = 1'-0"

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1 GENERAL SECTION
1/4" = 1'-0"



2 01-GENERAL SECTION - Callout 1
1/2" = 1'-0"

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PROPOSED 5-PLEX 229 W 15TH DETAIL SECTIONS

Project number 229W15
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A300

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PROPOSED
5-PLEX 229 W 15TH
CONTEXT SECTIONS
WITH NEIGHBOURS

Project number 229W15
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Checked by KW

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Scale

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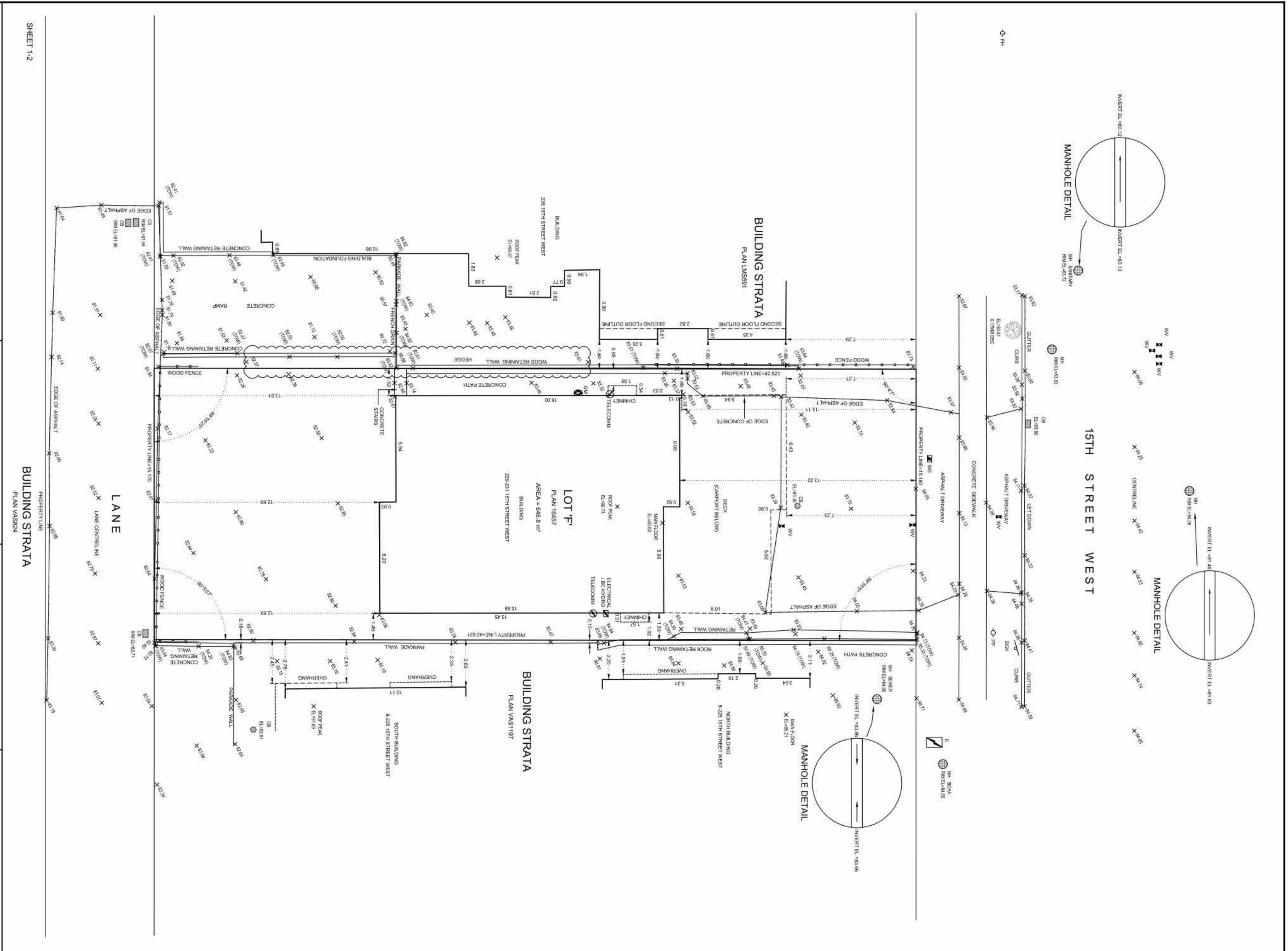
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**PROPOSED
5-PLEX 229 W 15TH
ORIGINAL SURVEY**

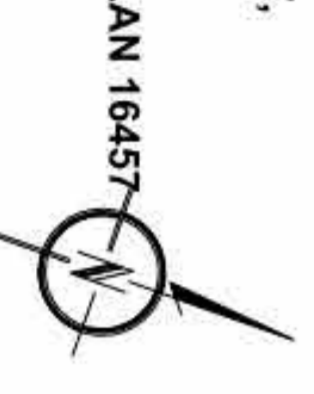
Project number	229W15
Date	APRIL 11 2022
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Checked by	KW

A400

Scale



SHEET 1-2
TOPOGRAPHIC SURVEY OF LOT F,
EAST PART OF BLOCK 48,
DISTRICT LOT 548, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 16457
CITY OF NORTH VANCOUVER
VANCOUVER
CIVIC ADDRESS 229-231 15TH STREET WEST
PID: 007-486-057



LEGEND

- DENOTES SPOT ELEVATION
- DENOTES ELECTRICAL SERVICE BOX
- DENOTES LAMP STAND
- DENOTES STREET SIGN
- DENOTES MANHOLE
- DENOTES CATCH-BASIN
- DENOTES WATER VALVE
- DENOTES WATER HYDRANT
- DENOTES WATER SERVICE
- DENOTES GAS METER
- DENOTES TOP OF WALL

DATE
OCT 15, 2021
NOV 16, 2021
NOV 18, 2021
NOV 18, 2021

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TEL 604-960-4488
www.bennettlsurveying.com

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF

DATE	BY	REVISION
OCT 15, 2021	NOV	NOV 18, 2021
NOV 16, 2021	NOV	
NOV 18, 2021	NOV	
NOV 18, 2021	NOV	

DATUM
ELEVATIONS ARE TO CITY OF NORTH VANCOUVER GEODETIC DATUM (MVD) (1985) (NAD 83) (GEOID/ORTHO/2011) (GSD 11.02) (11.02 METERS)

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FIELD SURVEY COMPLETED ON 11th NOVEMBER, 2021
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

CERTIFIED CORRECT
THIS DAY OF _____, 2021.
FIELD SURVEY COMPLETED ON 11th NOVEMBER, 2021
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.