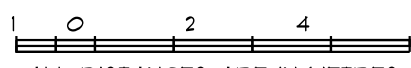


TOPOGRAPHIC SITE PLAN OF LOT 24 BLOCK 237
DISTRICT LOT 546 GROUP 1 NUD PLAN 3293

CIVIC ADDRESS:
253 East 28th Street, North Vancouver
PID: 012-993-905

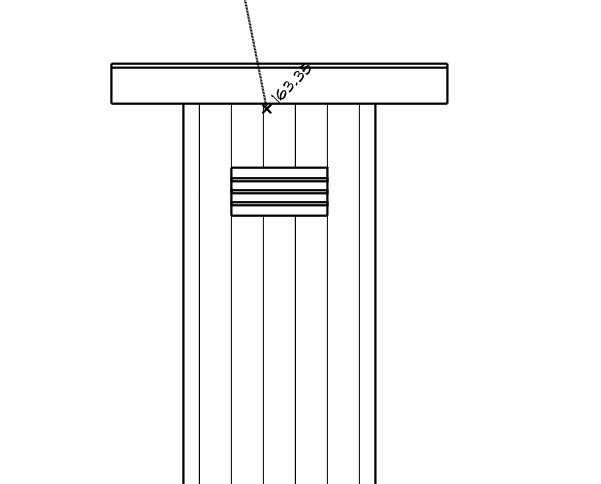
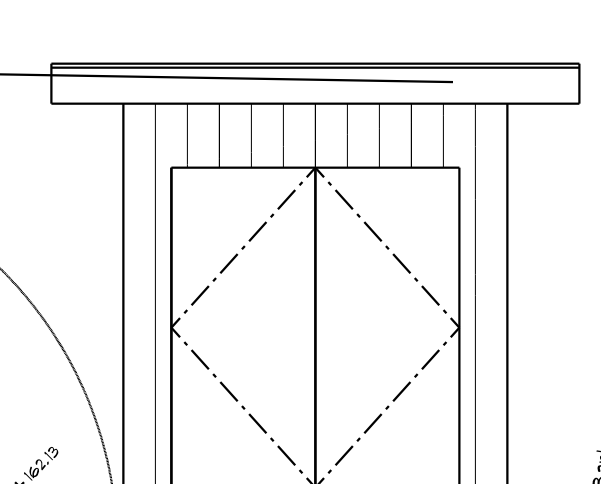
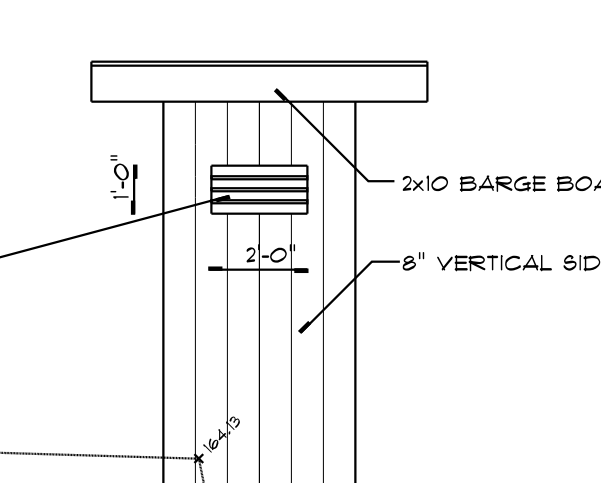
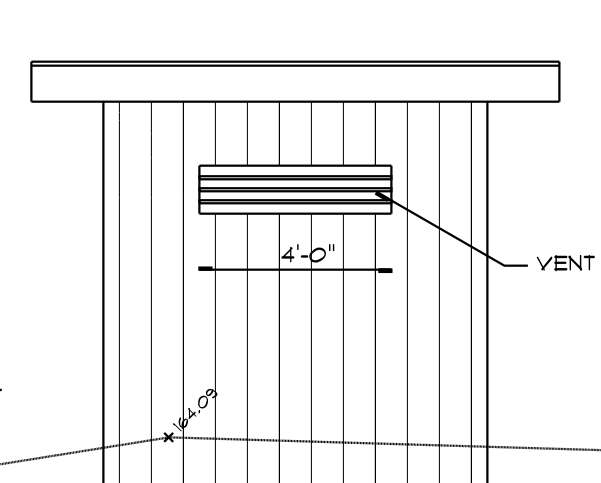
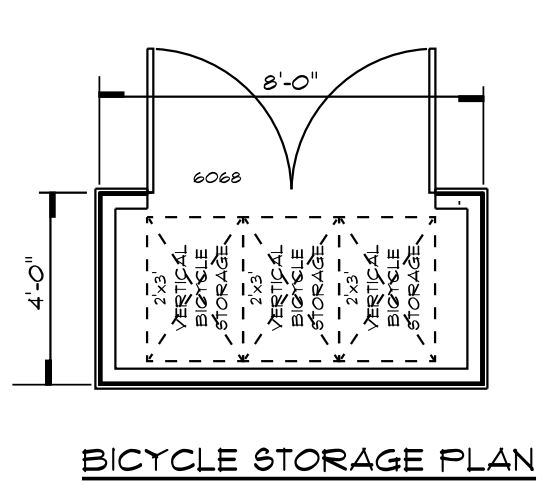
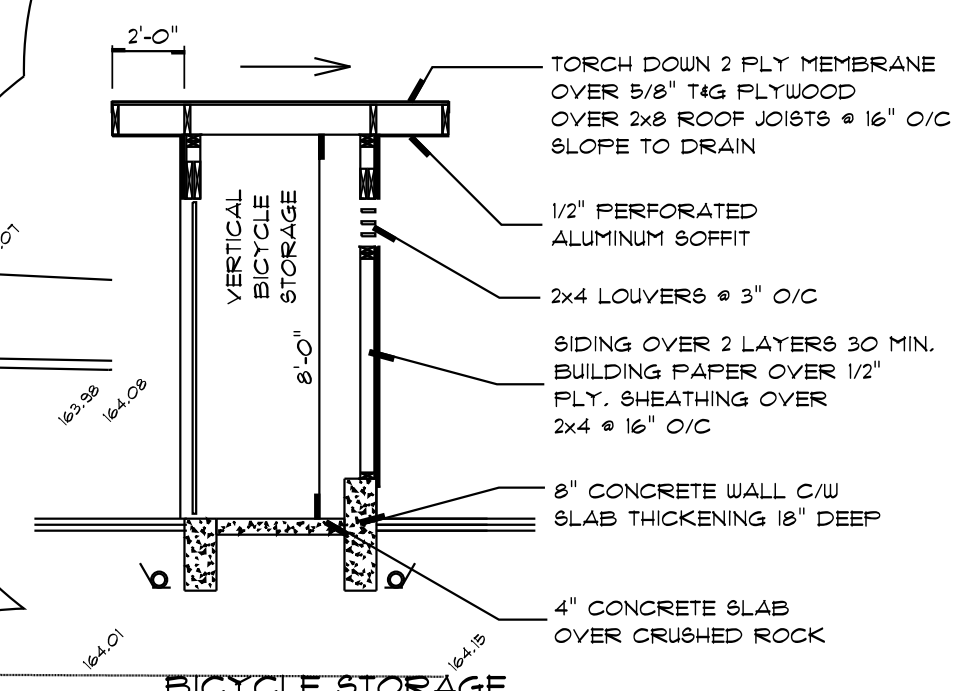
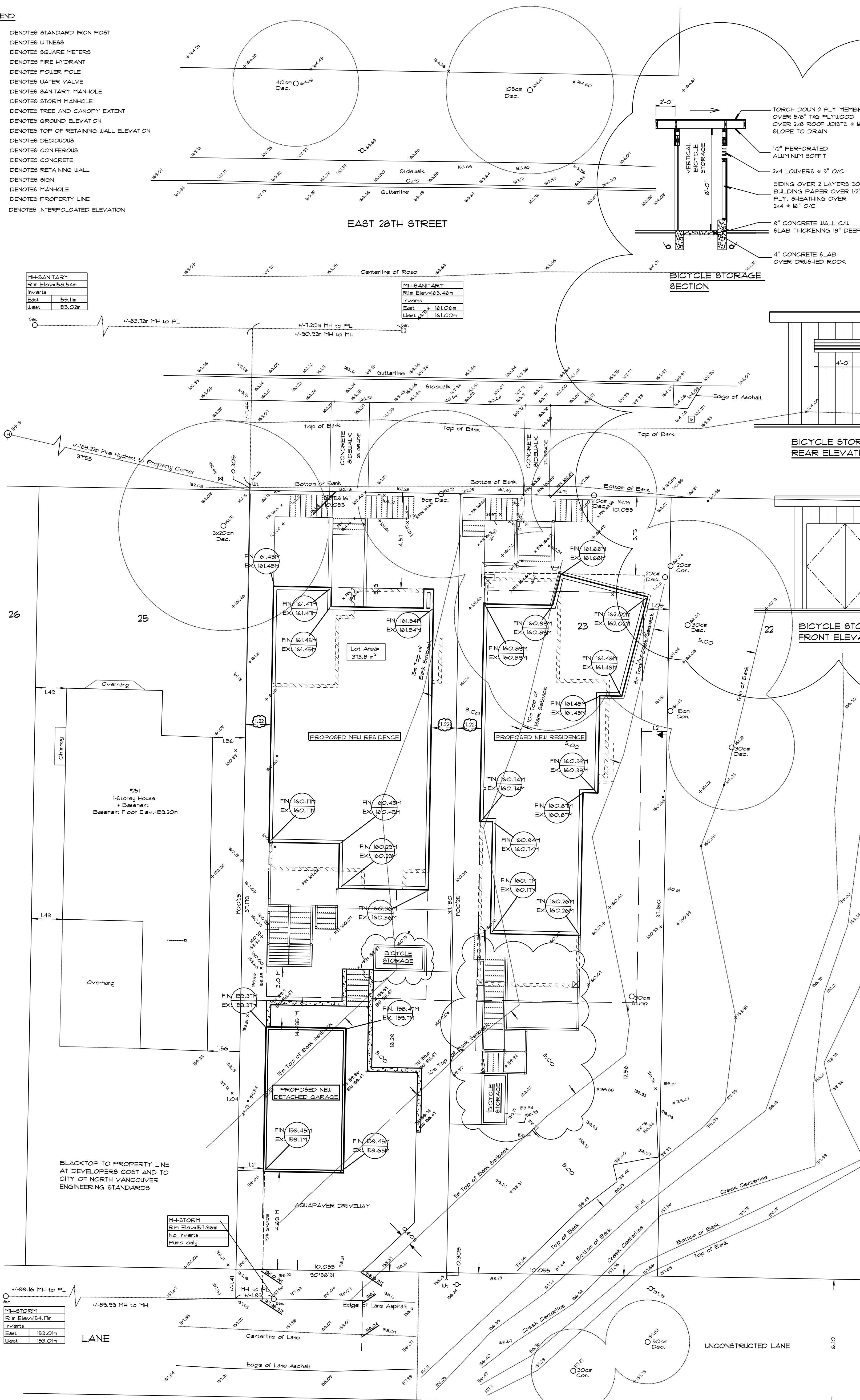
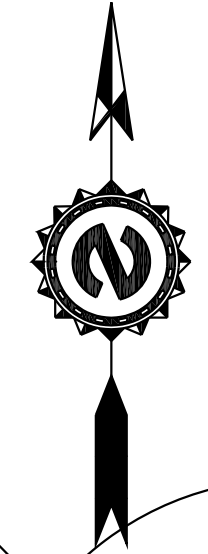
SCALE 1 : 100



The intended plot size of this plan is 56.0m in width and 86.4m in height (D size) when plotted at a scale of 1:100.

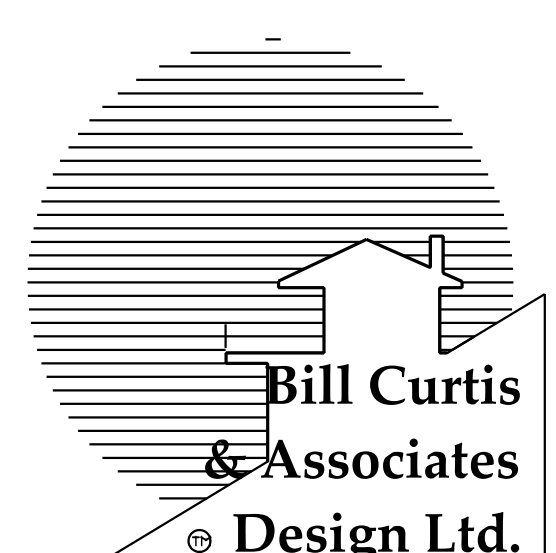
LEGEND

- DENOTES STANDARD IRON POST
- W DENOTES WITNESS
- m² DENOTES SQUARE METERS
- ⊕ DENOTES FIRE HYDRANT
- ⊗ DENOTES POWER POLE
- ⊙ DENOTES WATER VALVE
- _{San} DENOTES SANITARY MANHOLE
- _{Stm} DENOTES STORM MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- X*** DENOTES GROUND ELEVATION
- (tw) DENOTES TOP OF RETAINING WALL ELEVATION
- Dec. DENOTES DECIDUOUS
- Con. DENOTES CONIFEROUS
- Conc. DENOTES CONCRETE
- RT DENOTES RETAINING WALL
- ⊠ DENOTES SIGN
- MH DENOTES MANHOLE
- FL DENOTES PROPERTY LINE
- INT DENOTES INTERPOLOATED ELEVATION



SITE DEVELOPMENT DATA	
EXISTING ZONE :	R81
LOT AREA :	313.8 SQUARE METERS
SITE COVERAGE :	
PERMITTED :	12.4 SQUARE METERS (3.9%)
PROPOSED :	112.0 SQUARE METERS (35.7%)
FLOOR SPACE RATIO :	
PERMITTED :	205.04 SQUARE METERS (65.4%)
PROPOSED :	186.49 SQUARE METERS (59.5%)
PARKING :	
REQUIRED :	2 STALLS
PROVIDED :	0 STALLS
ELEVATIONS :	
ROOF RIDGE.....	171.91 M
TOP OF UPPER FL. WALL.....	170.40 M
TOP OF UPPER FLOOR.....	167.939 M
TOP OF MAIN FLOOR.....	164.821 M
TOP OF LOWER FLOOR.....	162.019 M
REFERENCE GRADE.....	160.75 M

- JUNE 2022 253 E 28th ST. ROOF REDESIGNED TO CONFORM WITH HEIGHT ALLOWED BICYCLE SHED ADDED
- MAY 2022 255 E 28th ST. SOUTH DECK STAIR REORIENTED TO WEST SIDE OF DECK AND DECK ENLARGED



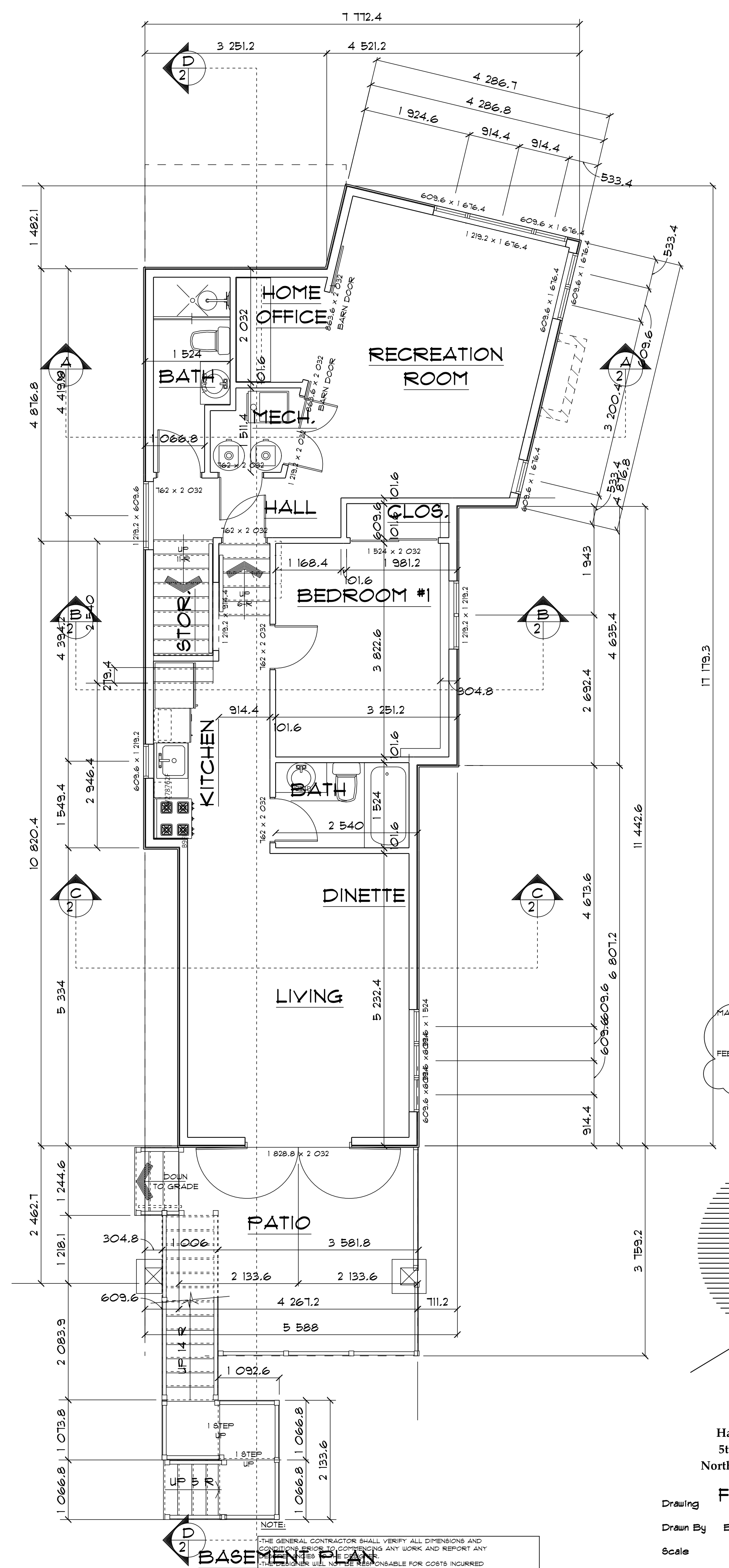
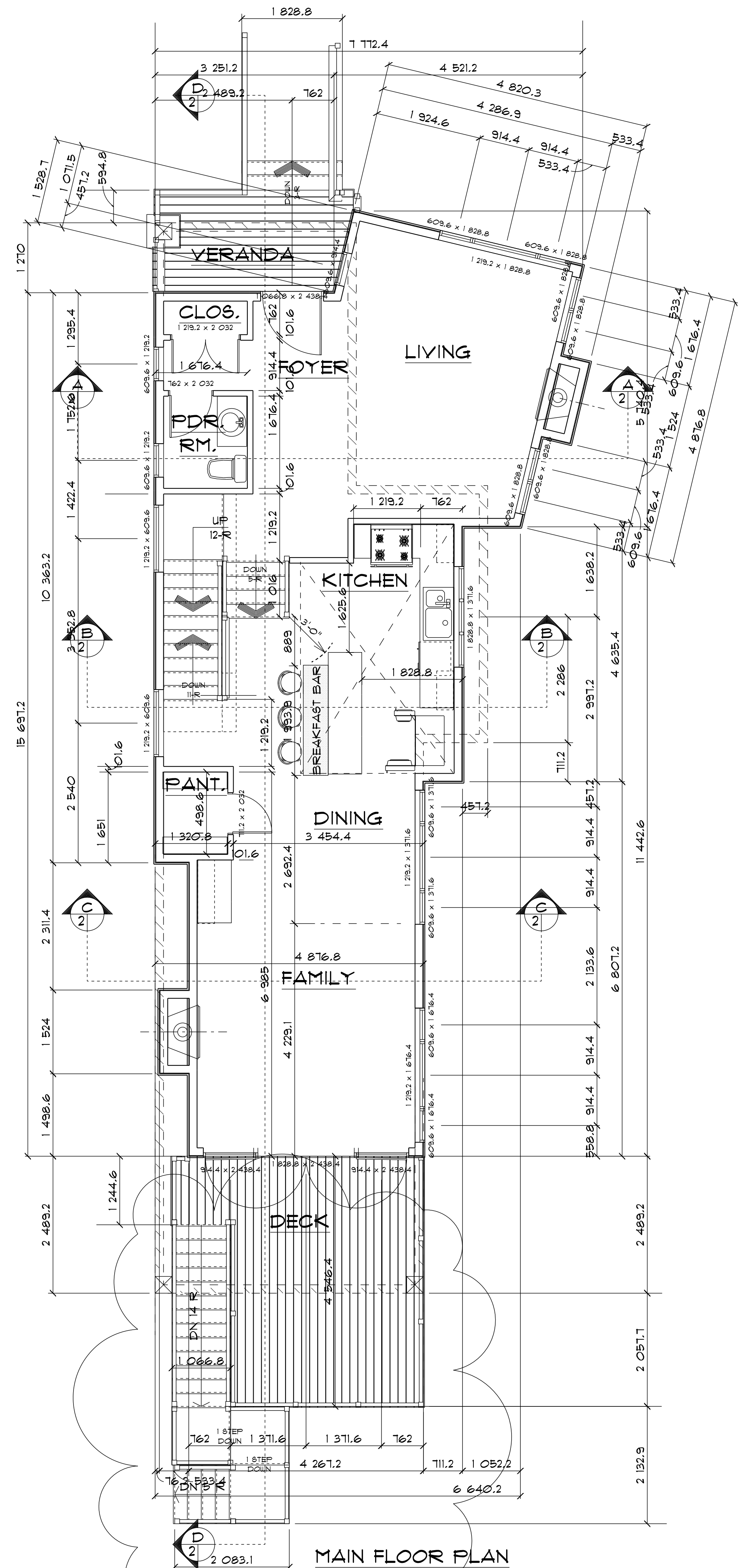
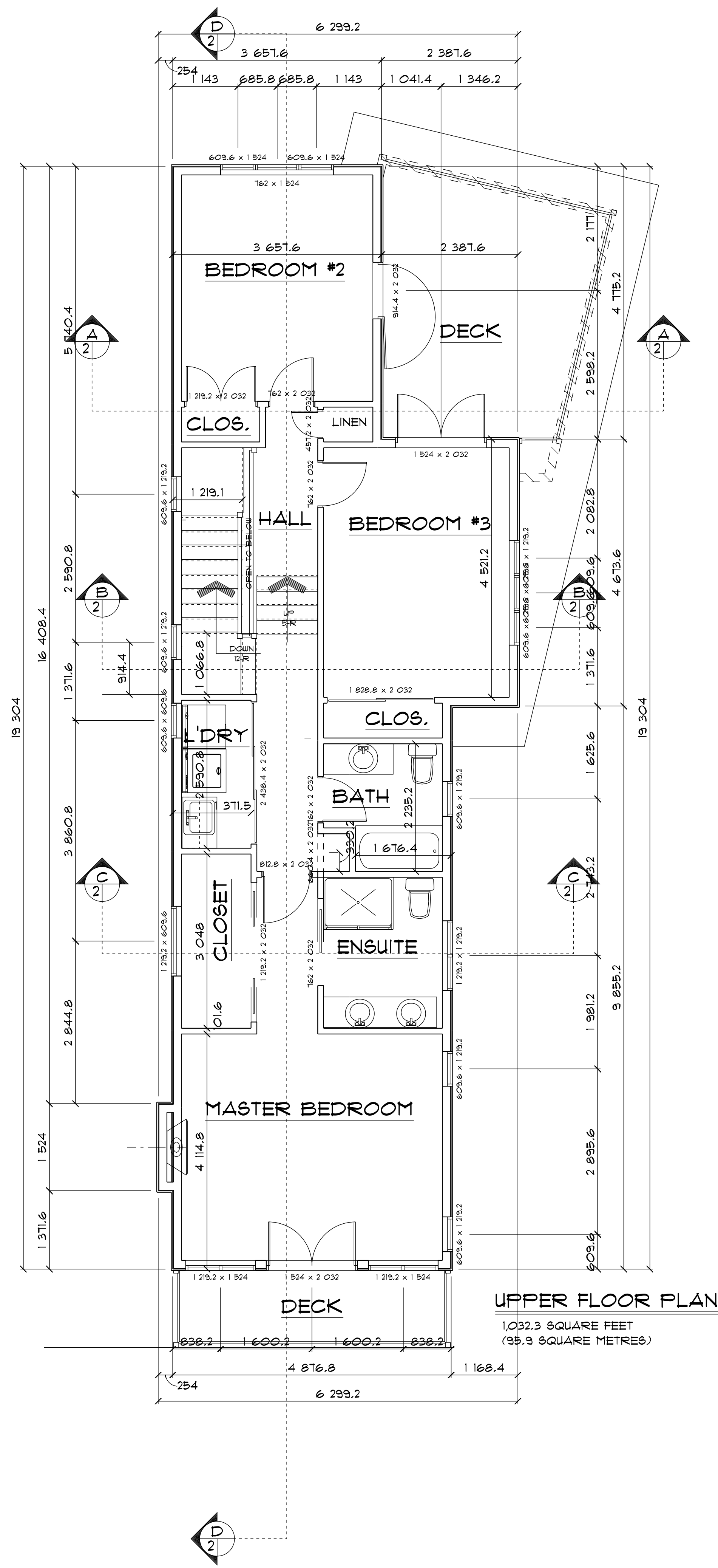
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billcurtisdesign@gmail.com
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5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

TARGET LAND SURVEYING
www.targetlandsurveying.ca
FILE: N3080-TOPO-METRIC-L14-REINSPECTION
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NOTES:
Lot dimensions are derived from Posting Plan EPP58981.
Measurements shown are to the exterior siding of building.
Elevations are Geodetic (GVD28 GVRD-2005 - IN METERS)
Derived from Control Monument 8843813 located at the intersection of East 28th Street and St. Georges Avenue, approximately 4.4m east of north pole cover. Elevation = 160.16m
Invert elevations and offsets of services from property lines are derived from municipal records and field survey.
Contractor to verify all service locations and inverts prior to construction.
Spot elevations along curb are taken in gutter.

If this plan is used in digital form, Target Land Surveying (NW) Ltd. will only assume responsibility for information content shown on original unaltered drawing.
Tree diameters are taken at 1.4m above grade and are shown in meters.
Trees and stump symbols shown are not to scale.
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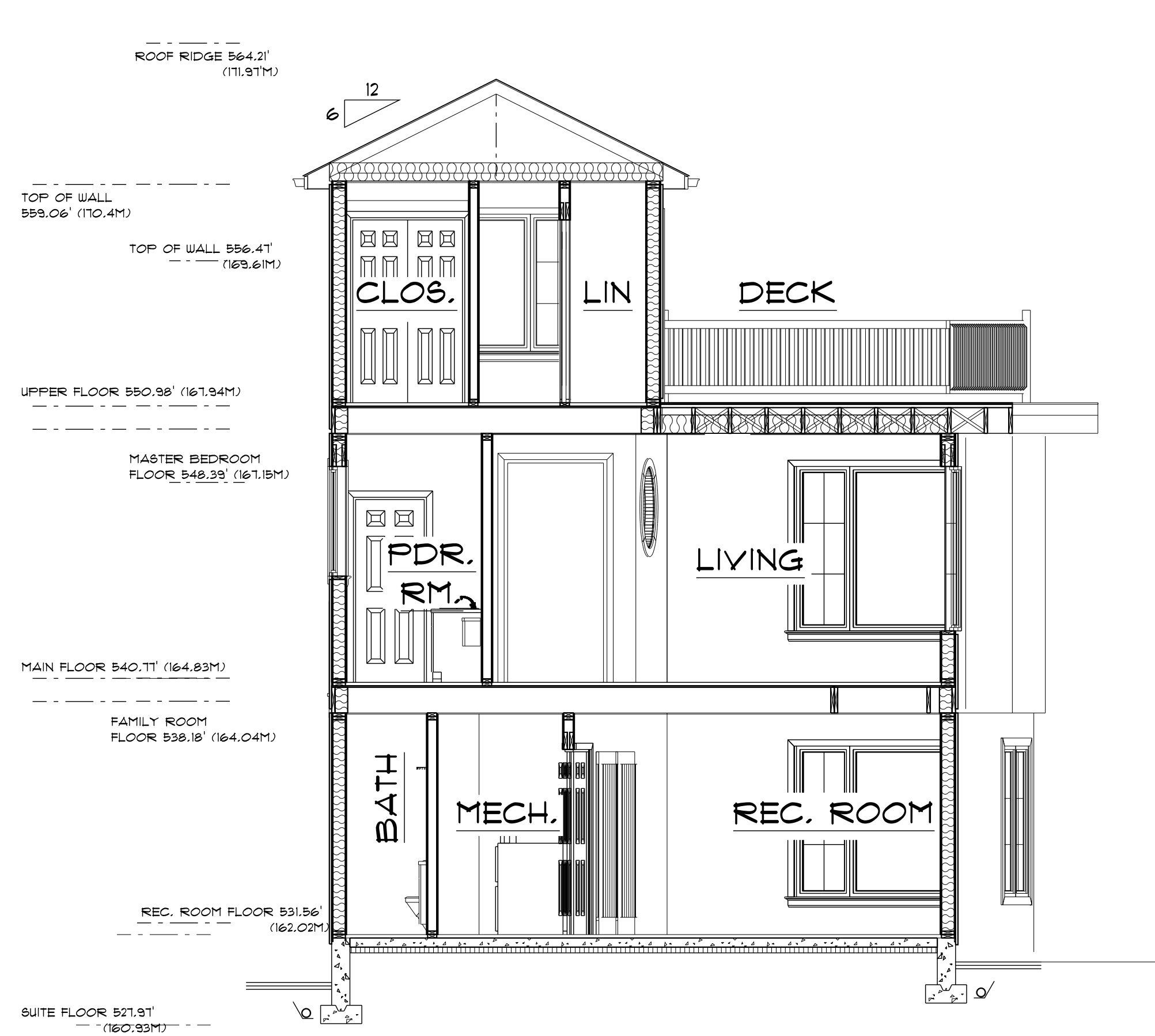
MAY 2022 DECK STAIR MOVED TO WEST SIDE OF DECK AND MAIN FL. DECK ENLARGED
 FEB. 2021 SPATIAL SEPARATION CALCULATIONS ADDED WINDOWS ADJUSTED AND DELETED ACCORDINGLY



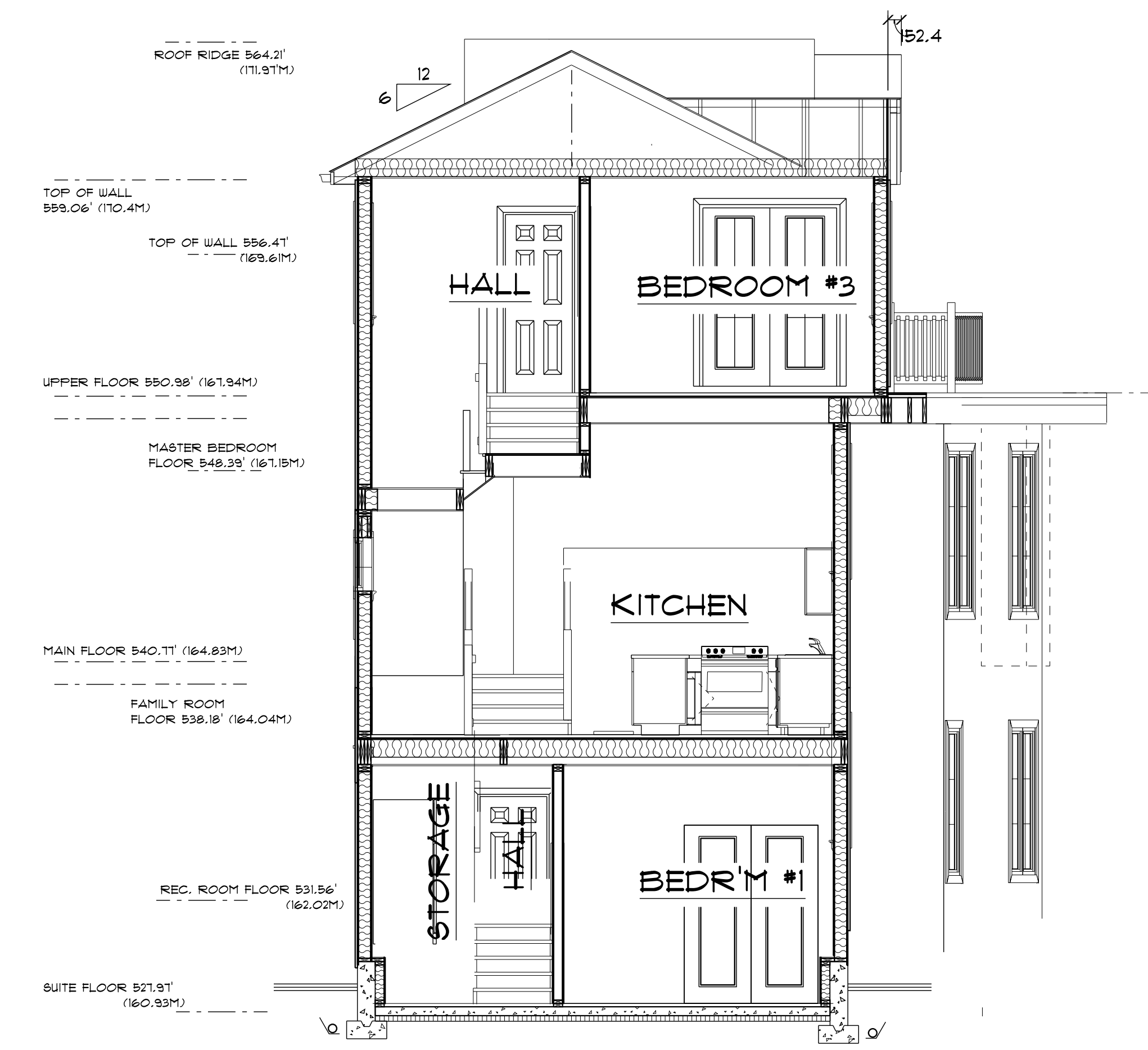
Harbourfront Business Centre
 5th Floor, 224 West Esplanade
 North Vancouver, BC V7M 3M6

FLOOR PLANS
 Drawing
 Drawn By B.C. Date FEB. 2019
 Scale
 Project
PHAGOORA RESIDENCE
 AT 255 EAST 28th STREET
 NORTH VANCOUVER

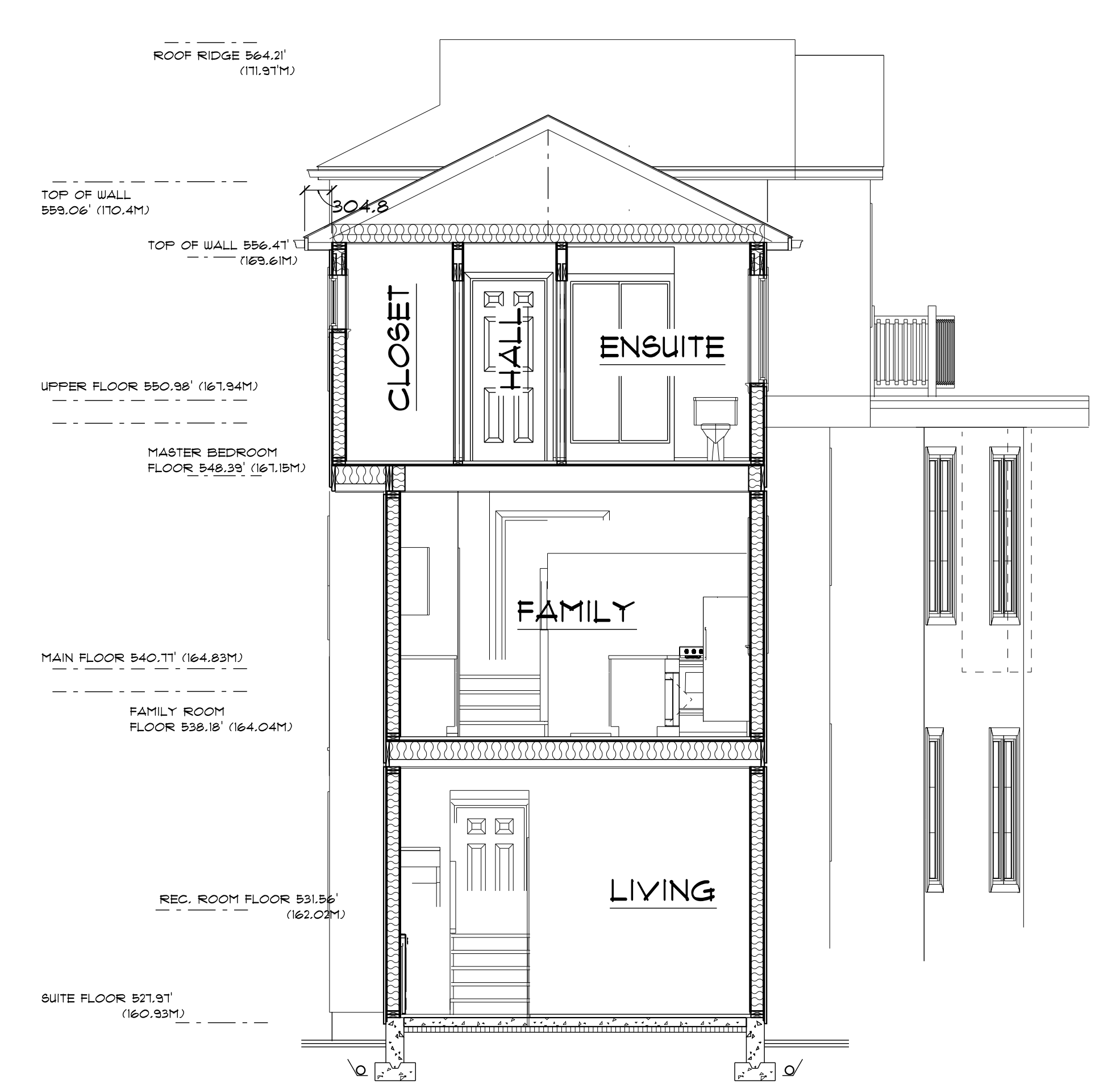
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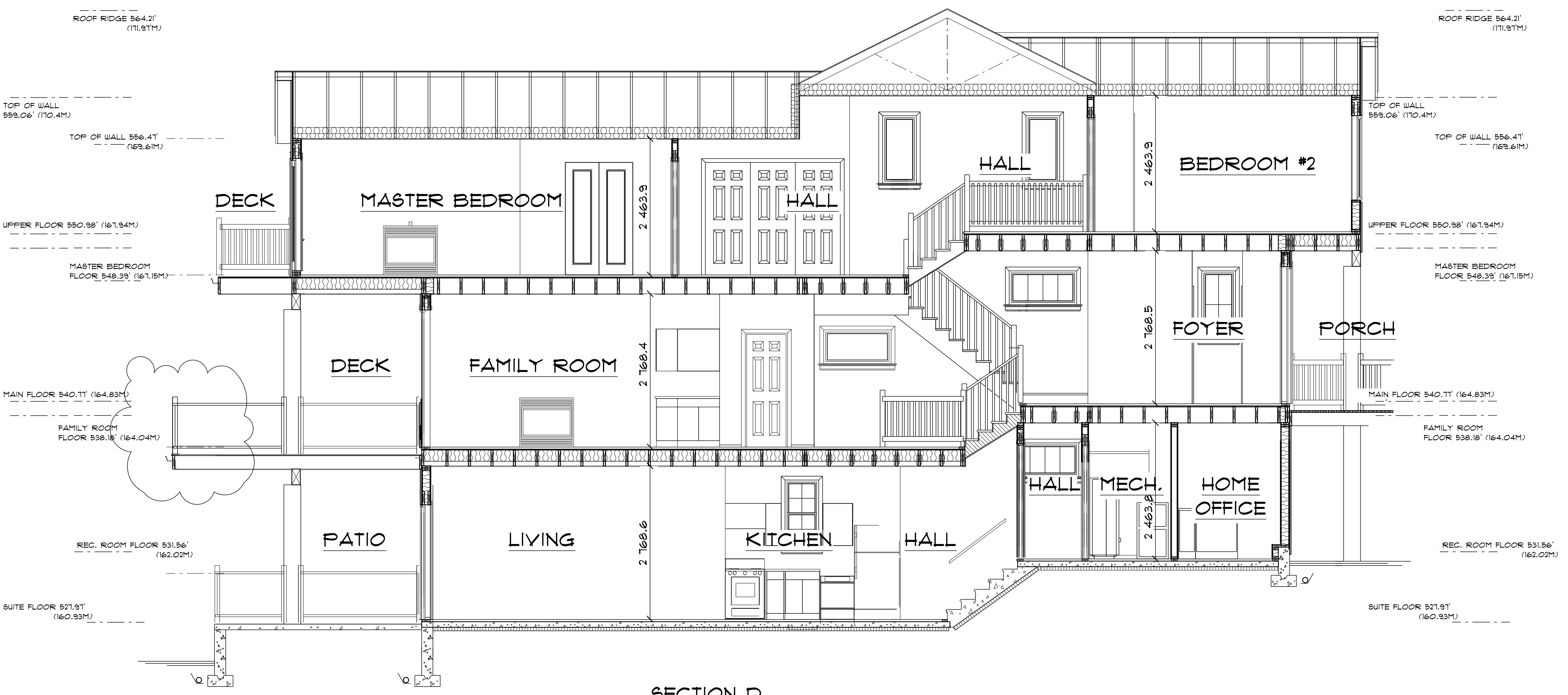
SECTION A



SECTION B



SECTION C



SECTION D

MAY 2022 DECK STAIR MOVED TO WEST SIDE OF DECK AND MAIN FL. DECK ENLARGED
 FEB. 2021 SPATIAL SEPERATION CALCULATIONS ADICED WINDOWS ADJUSTED AND DELETED ACCORDINGLY
 REVISIONS

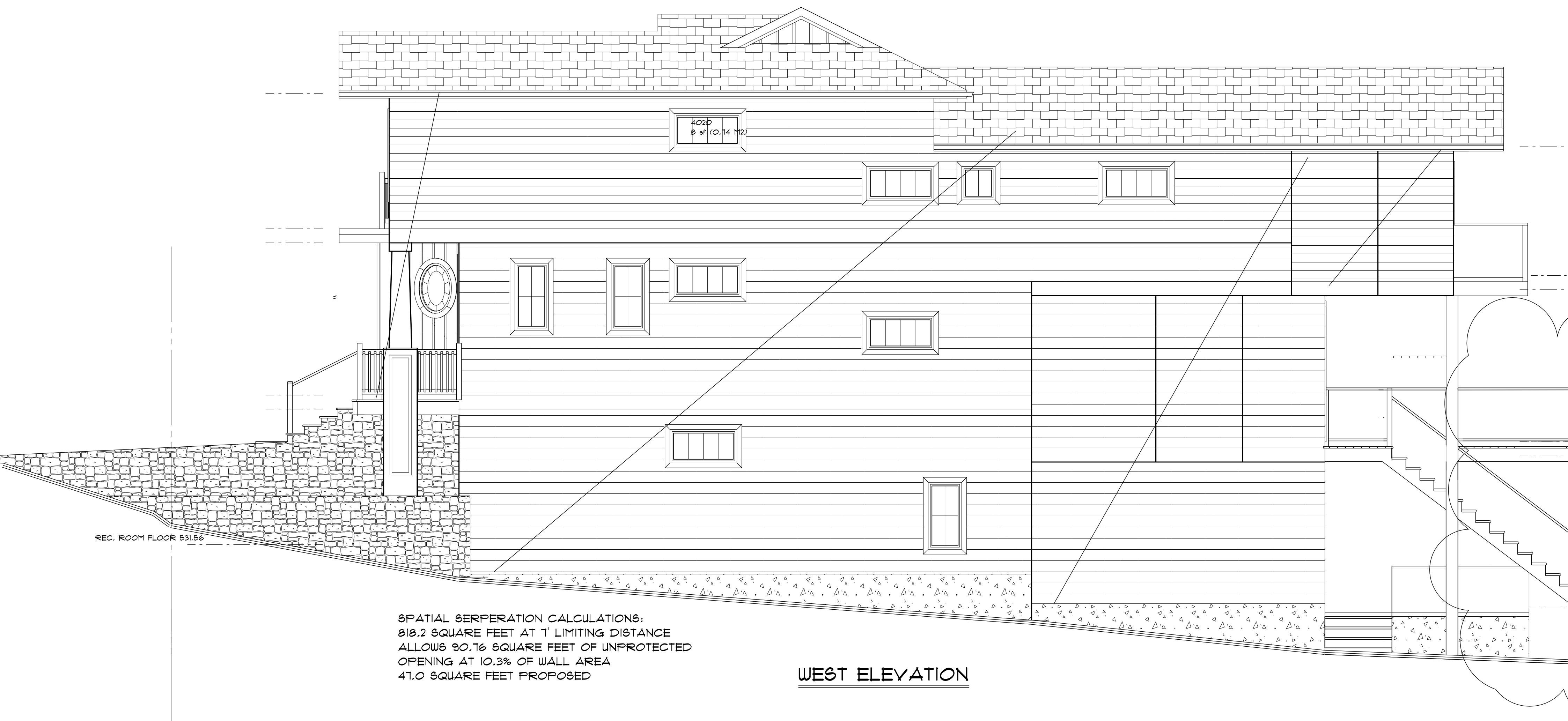
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 billcurtisdesign@gmail.com

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 5th Floor, 224 West Esplanade
 North Vancouver, BC V7M 3M6

Drawing **SECTIONS**
 Drawn By B.C. Date FEB. 2019

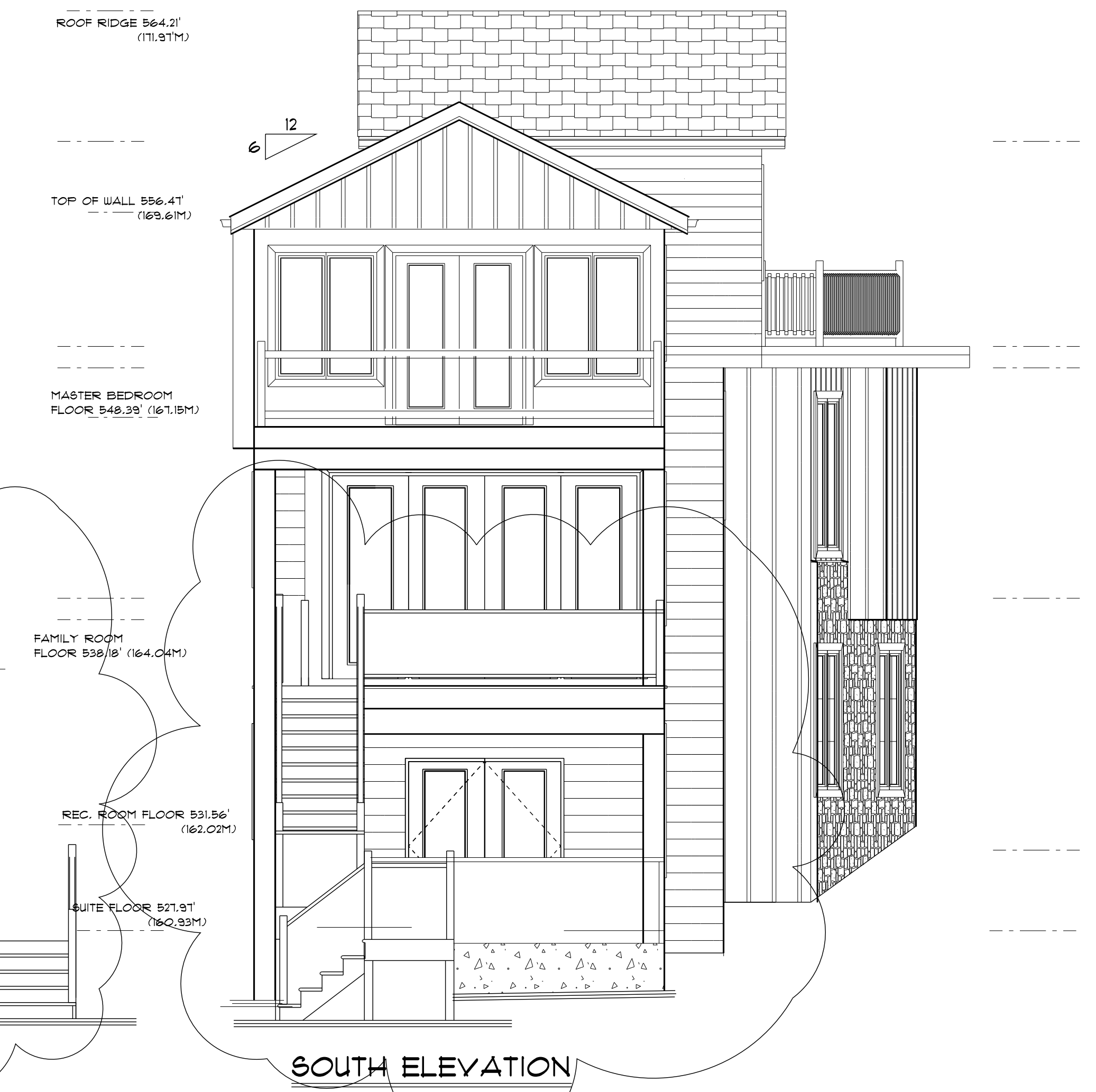
Scale
 Project **PHAGOORA RESIDENCE**
 AT 255 EAST 28th STREET
 NORTH VANCOUVER

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SPATIAL SEPERATION CALCULATIONS:
 818.2 SQUARE FEET AT 1' LIMITING DISTANCE
 ALLOWS 90.76 SQUARE FEET OF UNPROTECTED
 OPENING AT 10.3% OF WALL AREA
 47.0 SQUARE FEET PROPOSED

WEST ELEVATION



ROOF RIDGE 564.21' (171.97M)
 TOP OF WALL 556.41' (169.61M)
 MASTER BEDROOM FLOOR 549.39' (167.19M)
 FAMILY ROOM FLOOR 538.18' (164.04M)
 REC. ROOM FLOOR 531.56' (162.02M)
 SUITE FLOOR 527.81' (162.93M)

SOUTH ELEVATION



NORTH ELEVATION



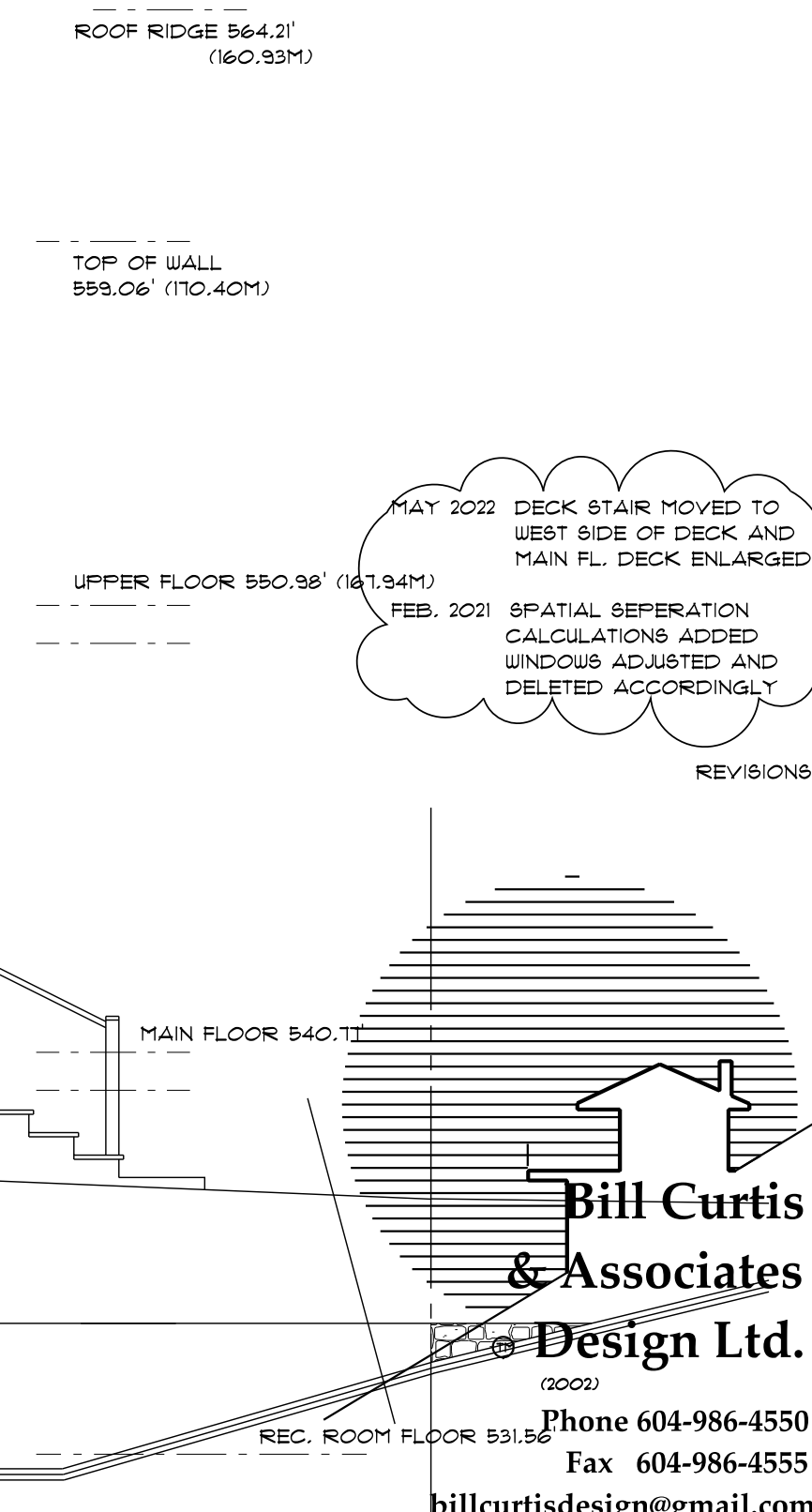
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 47.0 SQUARE FEET PROPOSED

EAST ELEVATION

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 47.0 SQUARE FEET PROPOSED

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ROOF RIDGE 564.21' (171.97M)
 TOP OF WALL 559.06' (170.41M)
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 FEB. 2021 SPATIAL SEPERATION CALCULATIONS ADDED WINDOWS ADJUSTED AND DELETED ACCORDINGLY

REVISIONS

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 North Vancouver, BC V7M 3M6

ELEVATIONS

Drawing
 Drawn By B.C. Date FEB. 2019
 Scale 1"

Project
PHAGOORA RESIDENCE
 AT 255 EAST 28th STREET
 NORTH VANCOUVER

