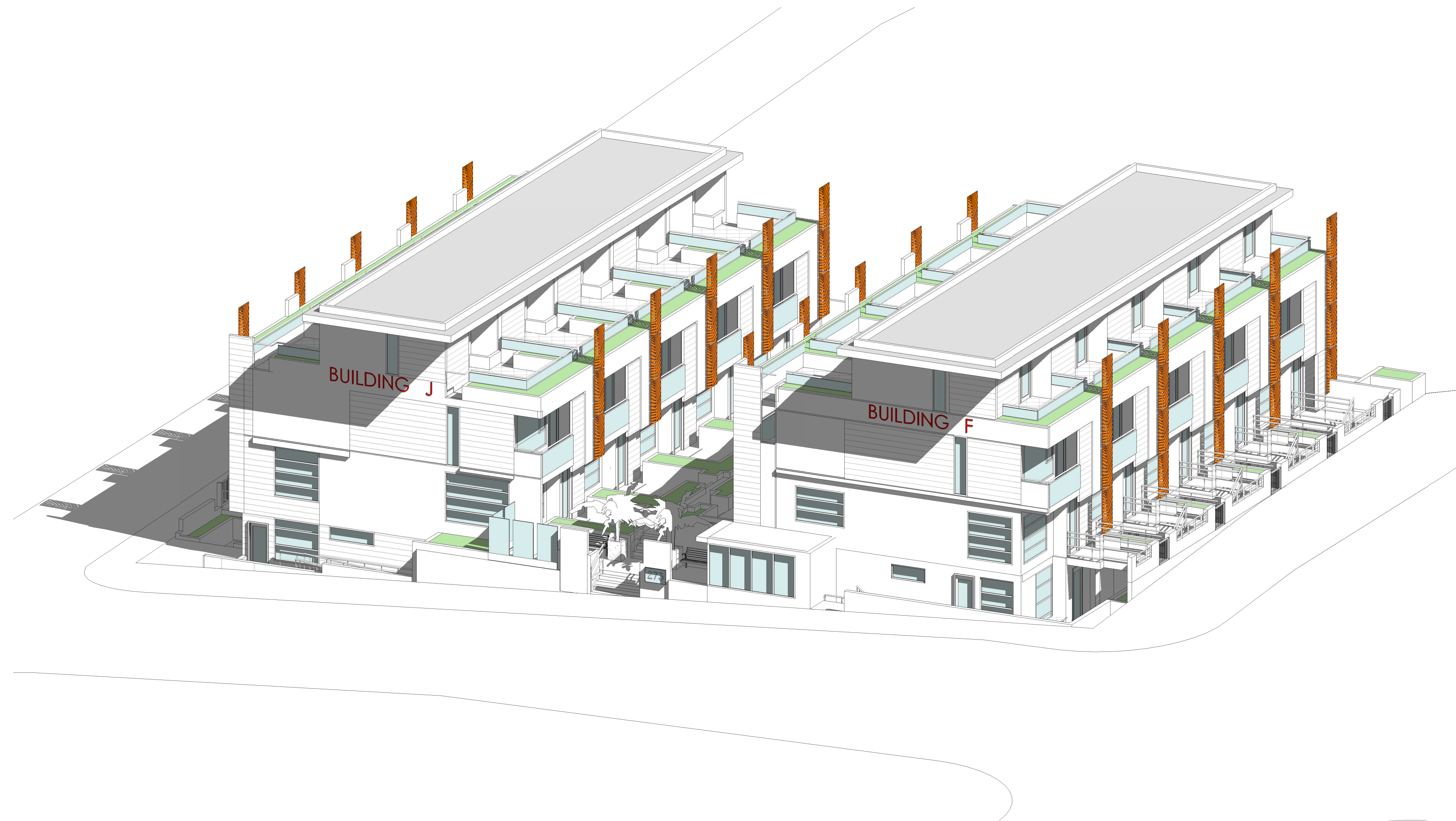


REZONING

273&279 EAST 6th STREET, NORTH VANCOUVER, BC

FOR: **Dr. Farshid Shahbazi**



ARCHITECT **H A S S A N M O A Y E R**
A R C H I T E C T
 M . A R C H M . A . E N G M . A I B C M . R A I C A I A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472 hassanmoayeriarchitect@shaw.ca
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Client:
Dr. Farshid Shahbazi

Project Address:
 273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC

Sheet name:
 COVER

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 11X17 24X36

A000

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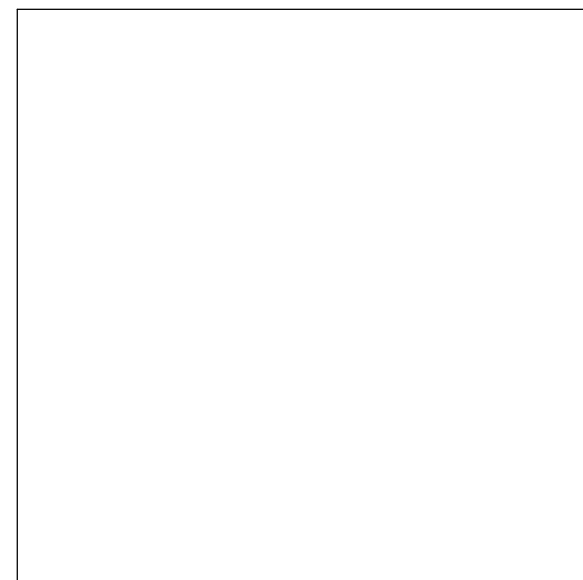
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 Architecture Ltd**
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Land Surveyor
**Hobbs, Winter & MacDonald
 B.C. Land Surveyors**
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 North Vancouver, BC, V7P 3R9
 Tel: 604-986-1371, Fax:
 604-986-5204
 Email: admin@hwmsurveys.com
 Contact: Cam MacDonald

ARCHITECTURAL DRAWING LIST

A000	COVER
A001	PROJECT TEAM & DRAWING LIST
A002	PROJECT DATA
A003	DESIGN RATIONALE
A004	CONTEXT PLAN & SITE PHOTOS
A005	CONTEXT 3D
A006	OFFICIAL COMMUNITY PLAN(OCP)
A007	AREA PLAN & CALCULATIONS
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A301	NORTH ELEVATION-BLDG F
A301-HD	NORTH ELEVATION
A301A	NORTH ELEVATION-BLDG J
A302	SOUTH ELEVATION-BLDG J
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A303	EAST ELEVATION-BLDG F&J
A303-HD	EAST ELEVATION
A304	WEST ELEVATION-BLDG F&J
A304-HD	WEST ELEVATION
A403	CROSS SECTION C-C
A501	UNIT PLANS
A502	UNIT PLANS

CONSULTANTS
 1 : 1

<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; margin: 0;">ARCHITECT</p> <p style="font-size: 2em; letter-spacing: 0.5em; margin: 0;">H A S S A N M O A Y E R I</p> <p style="font-size: 1.5em; letter-spacing: 0.5em; margin: 0;">A R C H I T E C T</p> <p style="font-size: 0.8em; margin: 0;">M . A R C H M . A . E N G M . A I B C M . R A I C A I A</p> <p style="font-size: 0.7em; margin: 0;">670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472 hassanmoayeriarchitect@shaw.ca</p> <p style="font-size: 0.6em; margin: 0;">Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</p>	<p>Client: Dr. Farshid Shahbazi</p>	<p>Project Address: 273&279 EAST 6th STREET, NORTH VANCOUVER,BC</p>	<p>Sheet name: PROJECT TEAM & DRAWING LIST</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Revision Schedule</th> </tr> <tr> <th>Rev #</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2019-07-31</td> <td>REZONING</td> </tr> <tr> <td>3</td> <td>SEPTEMBER 2022</td> <td>REVISED AS PER CITY COMMENTS</td> </tr> </tbody> </table>	Revision Schedule			Rev #	Date	Description	2	2019-07-31	REZONING	3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS	<p>Project No. 19-48 1/2 Scale: 1 : 1 11X17 24X36</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">A001</p>
	Revision Schedule																
Rev #	Date	Description															
2	2019-07-31	REZONING															
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PROJECT DATA

BUILDING ELEVATIONS

BUILDING A:

AVERAGE GRADE	95.11'
BASEMENT GRADE	89.10' 5'-4 3/8" BELOW AVERAGE GRADE
FIRST FLOOR	98.35'
SECOND FLOOR	108.18'
ROOF	117.93'
ROOF PARAPET	120.17'
ROOF RAILING	120.70'
ROOF ARCH FEATURE	121.92'

BUILDING B:

AVERAGE GRADE	105.30'
BASEMENT GRADE	100.05' 5'-3" BELOW AVERAGE GRADE
FIRST FLOOR	109.30'
SECOND FLOOR	119.13'
THIRD FLOOR	128.96'
ROOF	130.80'
ROOF PARAPET	141.00'
ROOF RAILING	142.50'
ROOF ARCH FEATURE	143.00'

BUILDING HEIGHT

BUILDING A

ALLOWED	29.40'+10.00'=39.40'
CALCULATED FROM AVERAGE BUILDING GRADE AT FRONT	81.02'+39.40'=120.42'

ROOF GARDEN BONUS	1.50'+120.42'=121.92'
PROPOSED ROOF PARAPET	121.92'
AVERAGE GRADE	95.11'
BUILDING HEIGHT	26.81'

BUILDING B

ALLOWED	29.40'+10.00'=39.40'
CALCULATED FROM AVERAGE BUILDING GRADE AT REAR	109.20'+39.40'=148.60'

ROOF GARDEN BONUS	1.50'+148.60'=150.10'
PROPOSED ROOF PARAPET	143.00'
AVERAGE GRADE	105.30'
BUILDING HEIGHT	37.70'

BICYCLE PARKING

REQUIRED	1.5 PER UNIT
	1.5 x 19 = 28.5

PROVIDED	30
----------	----

SETBACKS

	ALLOWED	PROPOSED
FRONT (SOUTH)	9' - 9 1/2"	9' - 10"
REAR (NORTH)	5' - 2 1/2"	5' - 3"
SIDE (EAST)	7' - 10 1/2"	7' - 10 1/2"
FRONT (WEST)	7' - 10 1/2"	7' - 10 1/2"

BUILDING WIDTH	34' - 3"
----------------	----------

NUMBER OF UNITS

ALLOWED	4+4 LOCKUPS
PROPOSED	4+4 LOCKUPS

PARKING

ALLOWED	1 PER UNIT
PROPOSED	2 SECURED GARAGES + 2 CARPORTS

AVERAGE GRADE

BUILDING A	
HIGHEST FINISH GRADE WITHIN 10'-0" OF BUILDING	101.30'
LOWEST FINISH GRADE AT THE BUILDING	88.93'
(101.30'+88.93') / 2 =	95.11'

BUILDING B	
HIGHEST FINISH GRADE WITHIN 10'-0" OF BUILDING	109.30'
LOWEST FINISH GRADE AT THE BUILDING	101.30'
(109.30'+101.30') / 2 =	105.30'

AREA CALCULATIONS SF.

	BUILDING A										BUILDING B										TOTAL
	UNIT 1		UNIT 2		UNIT 3		UNIT 4		UNIT 5		UNIT 6		UNIT 7		UNIT 8		UNIT 9		UNIT 10		
	CALCULATED	EXEMPT	CALCULATED	EXEMPT	CALCULATED	EXEMPT	CALCULATED	EXEMPT	CALCULATED	EXEMPT	CALCULATED	EXEMPT	CALCULATED	EXEMPT	CALCULATED	EXEMPT	CALCULATED	EXEMPT	CALCULATED	EXEMPT	
BASEMENT	44.28	632	-	800	-	714	28	562	28	562	28	562	28	562	28	562	28	562	28	562	2,736
FIRST	61.38	-	821	-	701	-	293	-	293	-	293	-	293	-	293	-	293	-	293	-	2,456
SECOND	56.55	-	699	-	634	-	957	-	957	-	957	-	957	-	957	-	957	-	957	-	3,064
THIRD	26.67	-	40	-	468	-	496	-	496	-	496	-	496	-	496	-	496	-	496	-	1,044
TOTAL FSR	188.88	-	1,560	-	1,803	-	1,774	-	1,774	-	1,774	-	1,774	-	1,774	-	1,774	-	1,774	-	6,592
TOTAL EXEMPT	-	925	-	800	-	936	-	815	-	815	-	815	-	815	-	815	-	815	-	815	3,476
GROSS	2,380		2,360		2,739		2,589		2,589		2,589		2,589		2,589		2,589		2,589		10,068

NOTE: EXTERIOR WALL THICKNESS ARE NOT CALCULATED FOR AREA BONUS AND THE SET BACK BONUS.

LEGAL DESCRIPTION

LOT 28, BLOCK 152
DISTRICT LOT 274,
PLAN 8683
P.I.D 003-143-546

CIVIC ADDRESS

432&434 EAST 1st STREET,
NORTH VANCOUVER
B.C. V7L 1B7

ZONING

RG-3 GROUND ORIENTED
RESIDENTIAL 3
PROPOSED 4 UNIT TOWNHOMES WITH
LOCK UP UNITS

LOT DIMENSIONS

50'-0" X 120'-0"

LOT AREA

5,994 SQ.FT. = 556.86 M²

NUMBER OF STOREYS

BUILDING A 2+ BASEMENT
BUILDING B 3+ BASEMENT

FSR

ALLOWED 1.00 = 5,994 SQ.FT.
BONUSES 151X4 = 604 SQ.FT.
TOTAL 6,598 SQ.FT.

PROPOSED 6,592 SQ.FT.

LOT COVERAGE

ALLOWED 60% = 3,596 SQ.FT.
PROPOSED 57% = 3,416 SQ.FT.
ALL SITE DIMENSIONS, NATURAL AND
EXISTING
ELEVATIONS AND GRADES ARE REFERENCED
TO SURVEY
PLAN PREPARED BY :
HOBBS, WINTER & MacDONALD,
B.C. LAND SURVEYORS.

HASSAN MOAYERI ARCHITECT
M.A.R.C.H. M.A.E.N.G. M.A.I.B.C. M.R.A.I.C. A.I.A.
670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472 hassanmoayeriarchitect@shaw.ca
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3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
1/2 Scale: 1 : 100
11X17 24X36
A002

DESIGN RATIONALE

The subject site is consisted of two legal lots, located at the south east corner of East 6th street, and St. Andrews Avenue.

Currently each property houses an old duplex building. This project is proposing a 10 unit townhouses with 8 lock off units.

Property is 1,300 SM with 30.50 M frontage along East 6th and 42.70 M along St. Andrews.

We are proposing an FSR of 1 plus applicable bonuses. There is an underground concrete structure for Parkings, Utilities, Garbage and Recycling, individual Garages & Bike Storage with direct access to the units through the Basement lock off units. Underground structure occupies about 950 SM of area. Two level town houses in 2 rows of 5 units each are about 1,300 SM + potential bonuses. The above ground buildings occupy about 50% of the site, leaving the rest for green space, and land scrapping.

Further more each unit is enhanced with Roof Gardens and Terraces with internal access.

For lock off units we have designed sunken patios for the benefit and the enjoyment of the occupants. Surrounding buildings are mostly old single or duplexes, and newer town house projects, making this proposal fully consistent with the neighborhood.

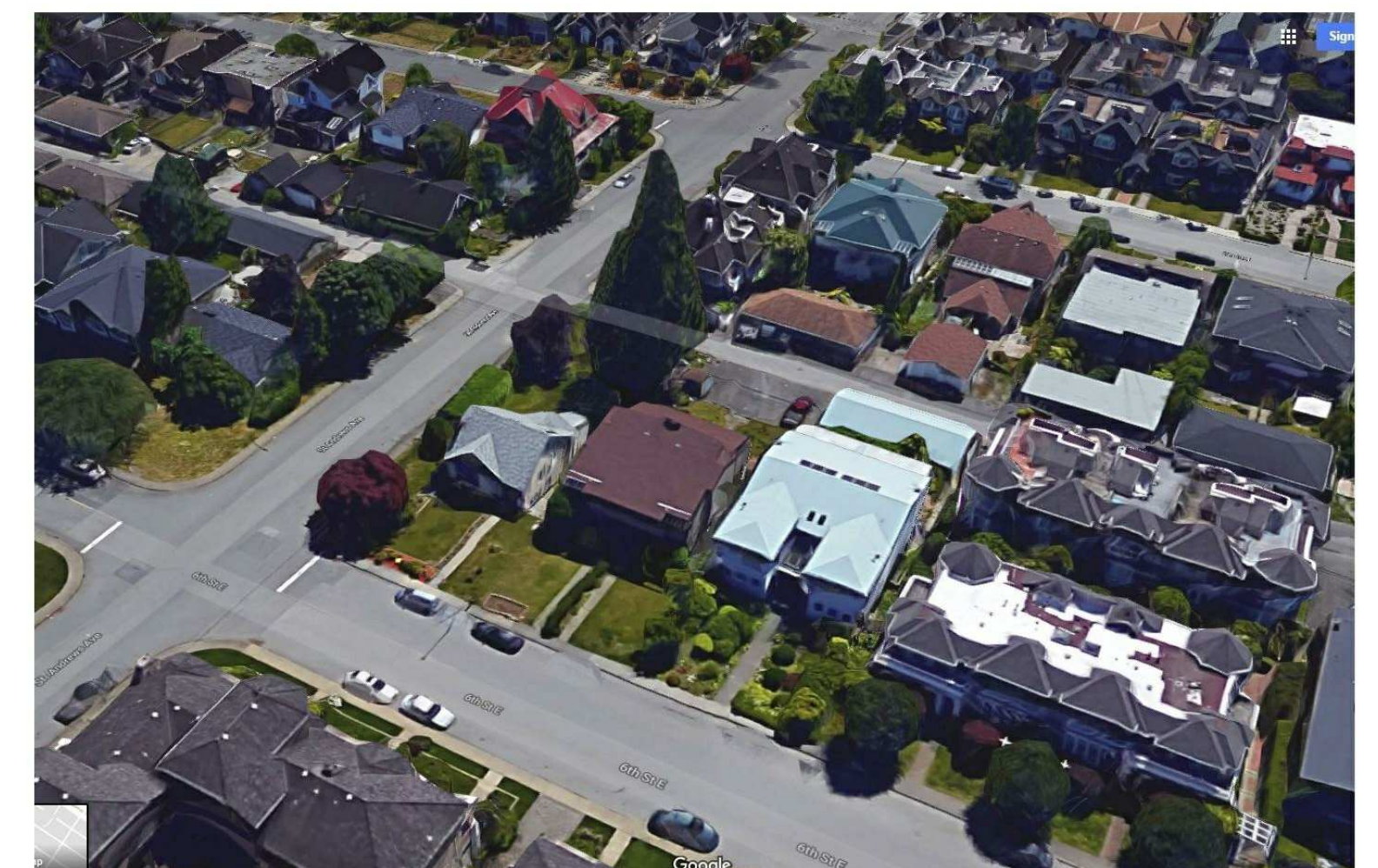
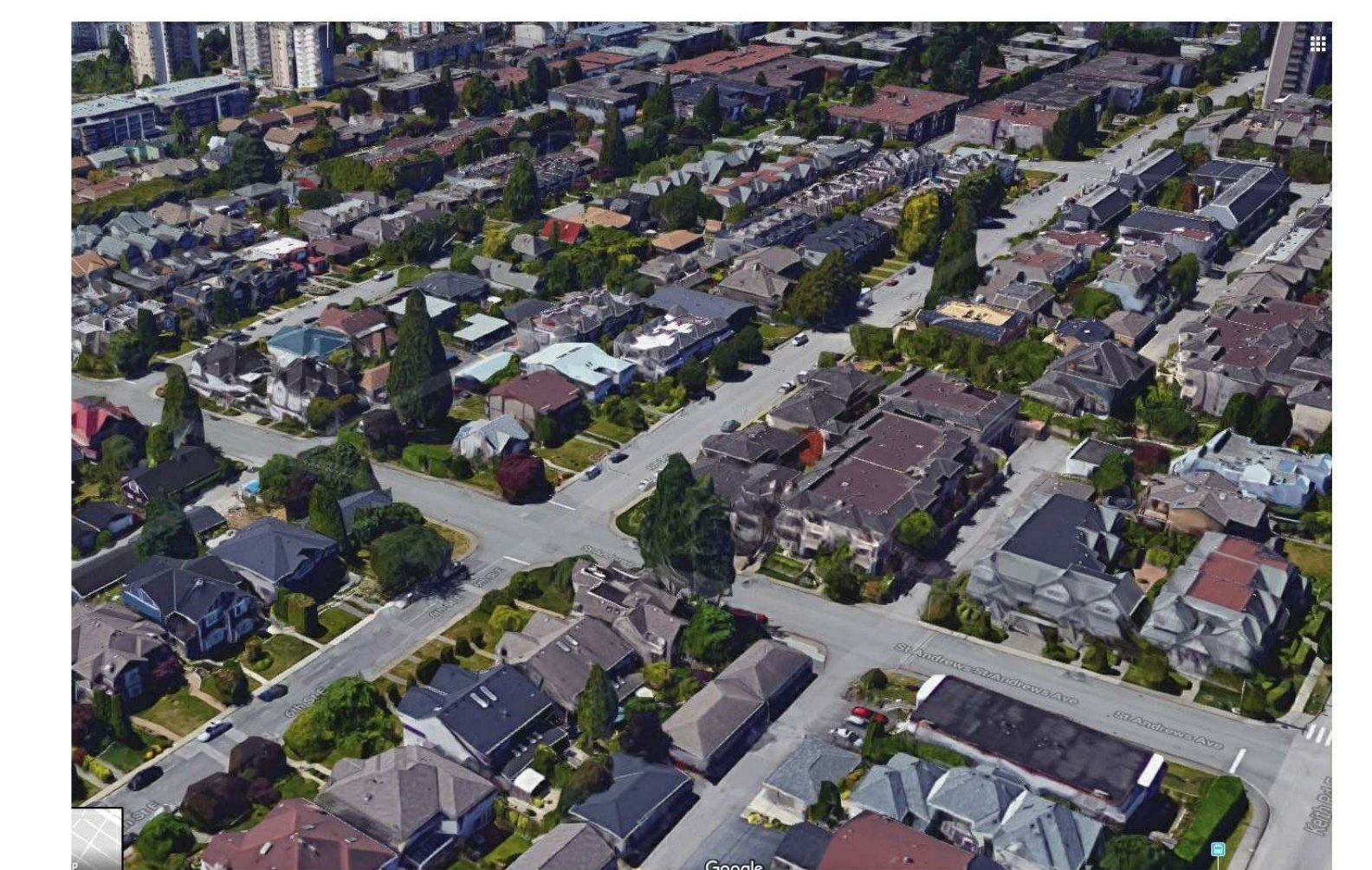
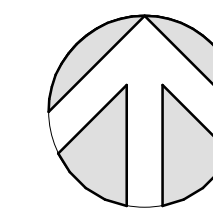
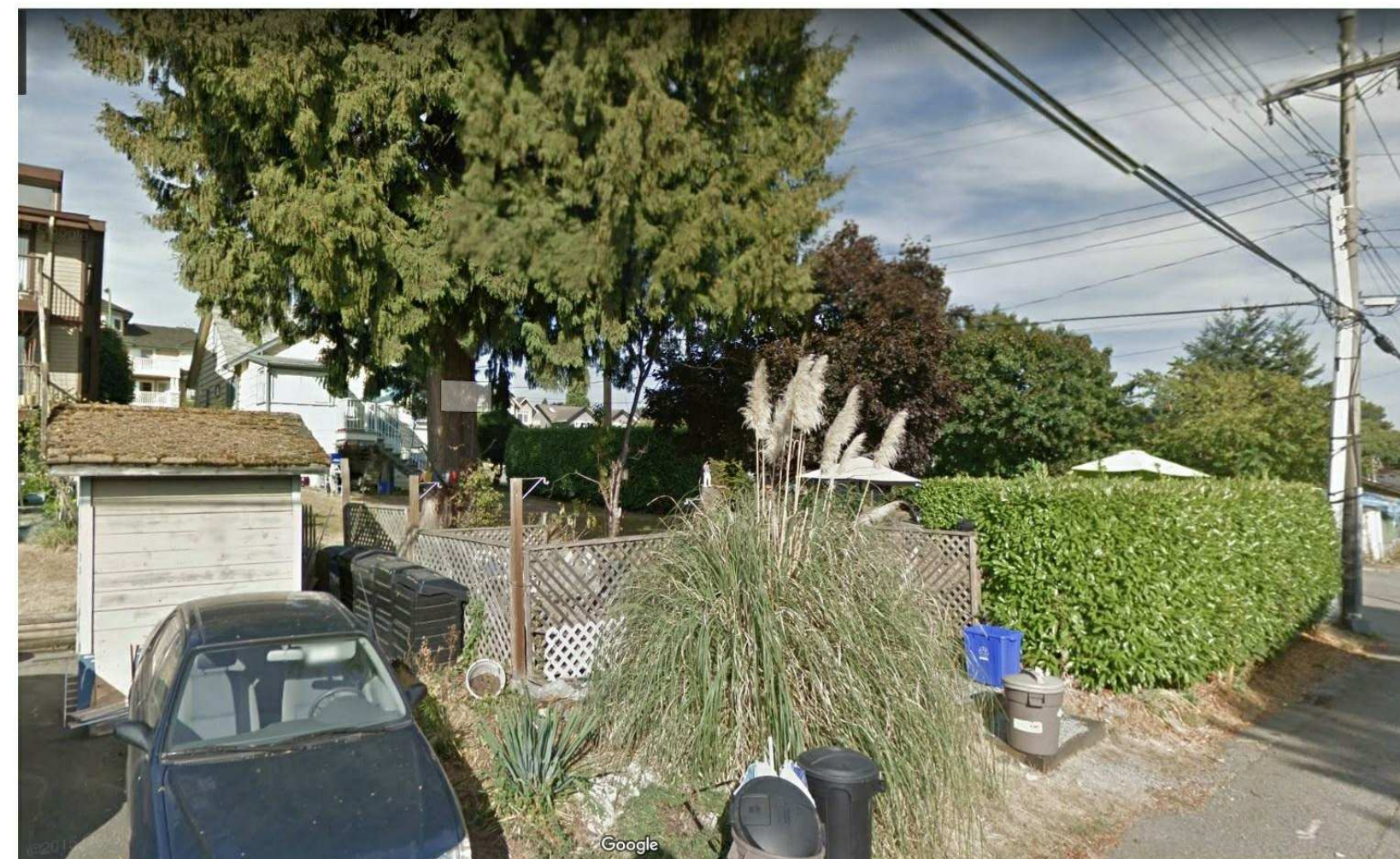
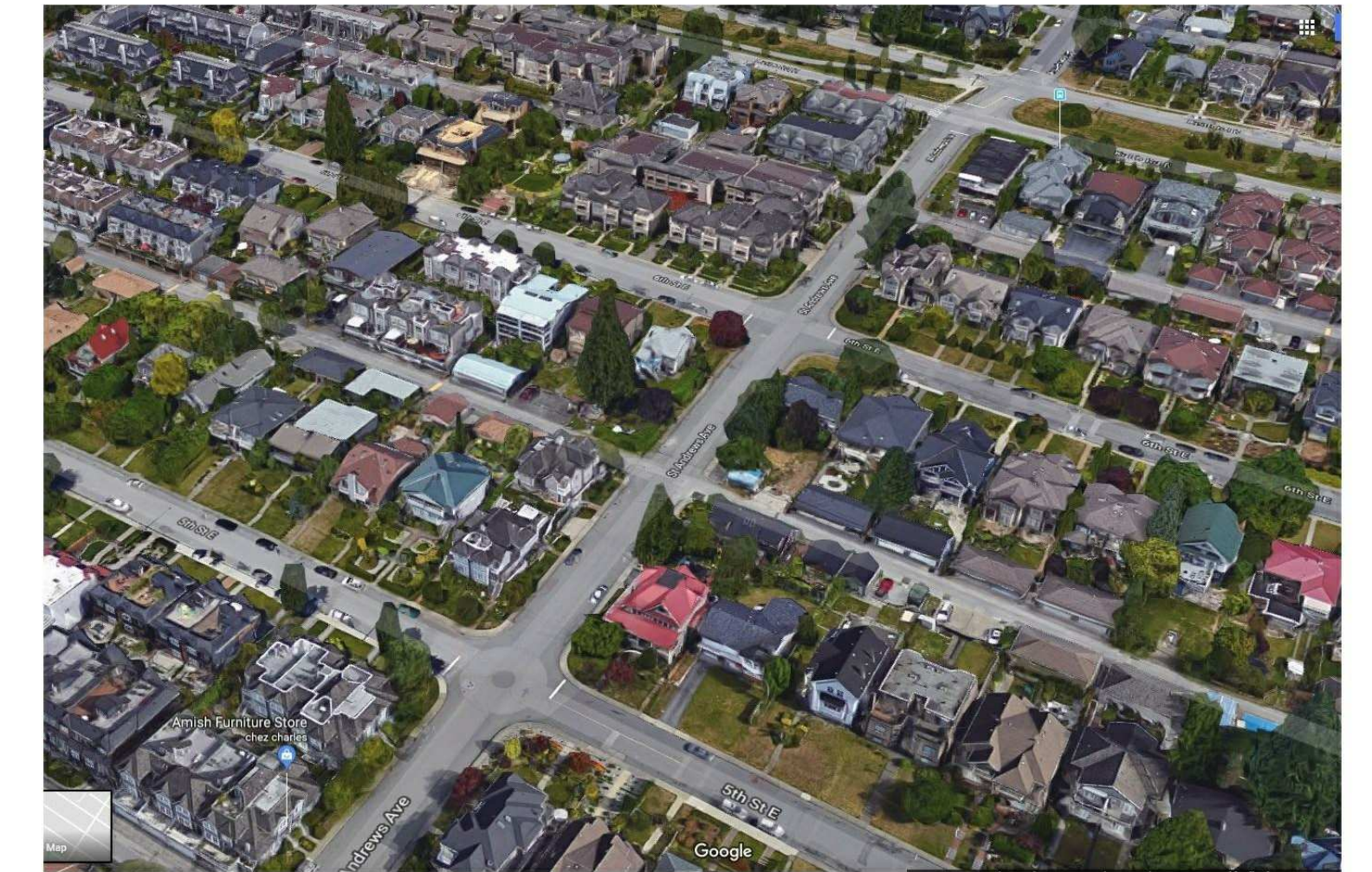
This proposal is two blocks from Lonsdale Avenue, with proximity to all North Vancouver transportation systems, shopping, hospital, parks & amenities, making it a perfect location for multi family garden houses for families with children.

The property is gently sloped from North West to South East, and the grade differences are about 3.600 M. We have treated the design as two seperate buildings over a common concrete under ground structure. Heights of each building are calculated based on their own average grade.

The heights will be as follows:

Average Grade	0.000 M
First Floor	1.200 M
Second Floor	4.250 M
Roof Elevation	6.990 M
Roof parapet	8.190 M
Roof access	9.580 M

ARCHITECT H A S S A N M O A Y E R A R C H I T E C T M . A R C H M . A . E N G M . A I B C M . R A I C A I A 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472 hassanmoayeriarchitect@shaw.ca <small>Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</small>	Client: Dr. Farshid Shahbazi	Project Address: 273&279 EAST 6th STREET, NORTH VANCOUVER,BC	Sheet name: DESIGN RATIONALE	<table border="1"> <thead> <tr> <th colspan="3">Revision Schedule</th> </tr> <tr> <th>Rev #</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2019-07-31</td> <td>REZONING</td> </tr> <tr> <td>3</td> <td>SEPTEMBER 2022</td> <td>REVISED AS PER CITY COMMENTS</td> </tr> </tbody> </table>	Revision Schedule			Rev #	Date	Description	2	2019-07-31	REZONING	3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS	Project No. 19-48 1/2 Scale: 1 : 10 11X17 24X36 <h1>A003</h1>
	Revision Schedule																
	Rev #	Date	Description														
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ARCHITECT
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A R C H I T E C T
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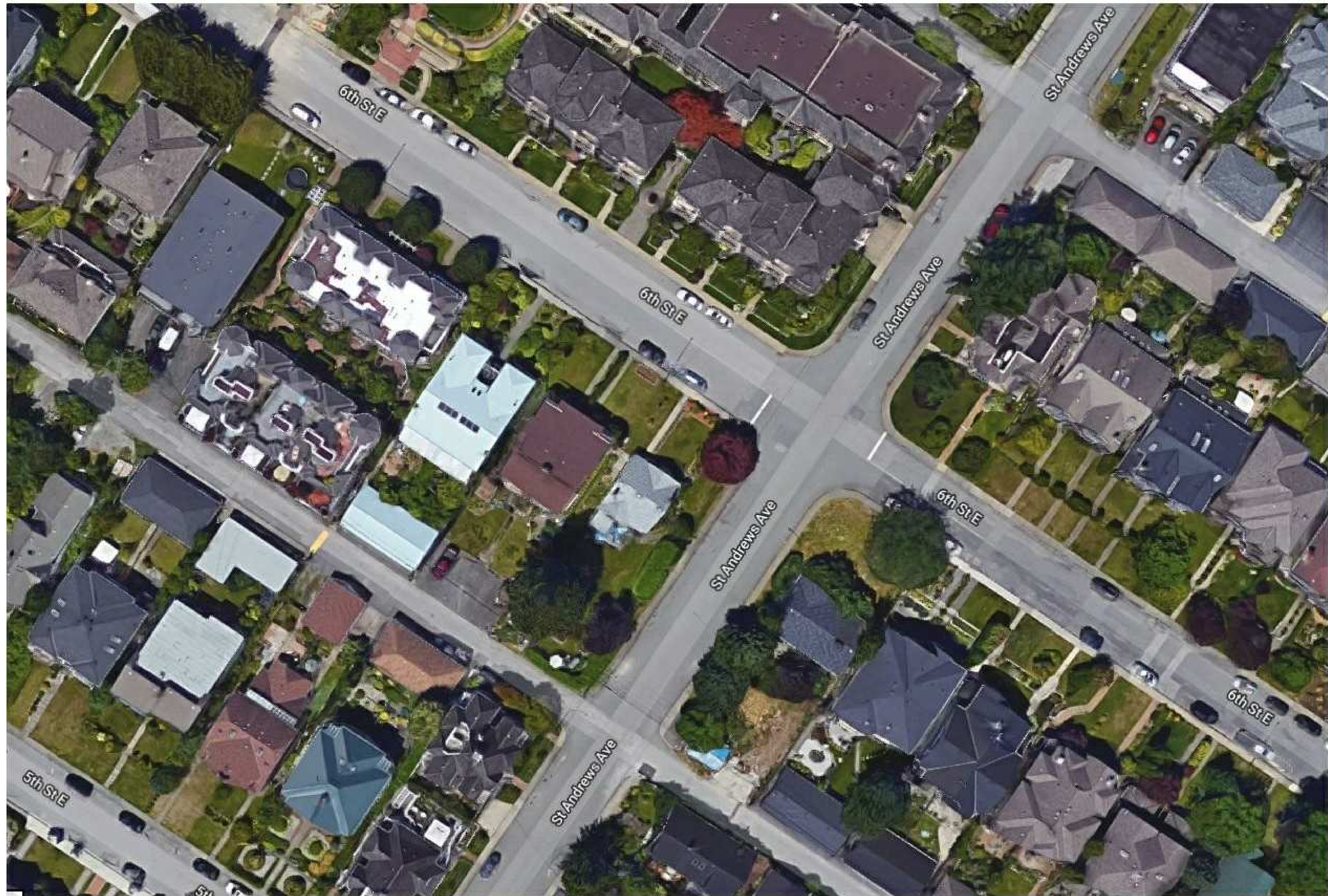
Client:
Dr. Farshid Shahbazi

Project Address:
**273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC**

Sheet name:
**CONTEXT PLAN & SITE
 PHOTOS**

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
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Project No. 19-48
 1/2 Scale:
 11X17 24X36
A004



ARCHITECT **H A S S A N M O A Y E R**
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Client:
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Project Address:
 273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC

Sheet name:
 CONTEXT 3D

Revision Schedule		
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Project No. 19-48
 1/2 Scale: 11X17 24X36

A005

Schedule A Land Use

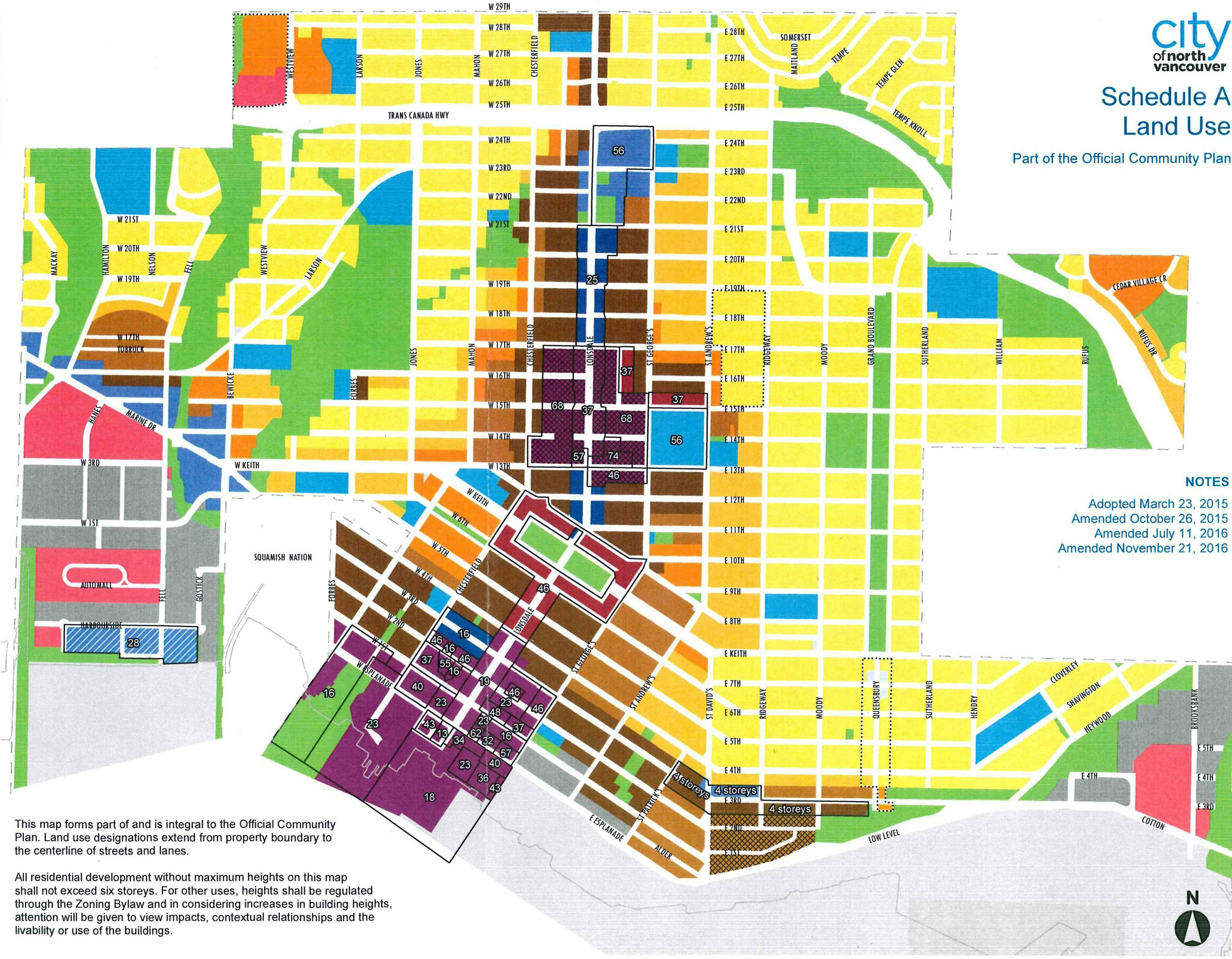
Part of the Official Community Plan

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Designation	OCF Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	
Residential Level 2 (Low Density)	0.5	
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 4B (Medium Density)	1.25	
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront (Mixed Use)	2.05	up to 0.15
Parks, Recreation & Open Space		
School & Institutional		
Commercial		
Mixed Employment		
Industrial		
Maximum Building Heights in Metres		
Special Study Area		
City Boundary		

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24

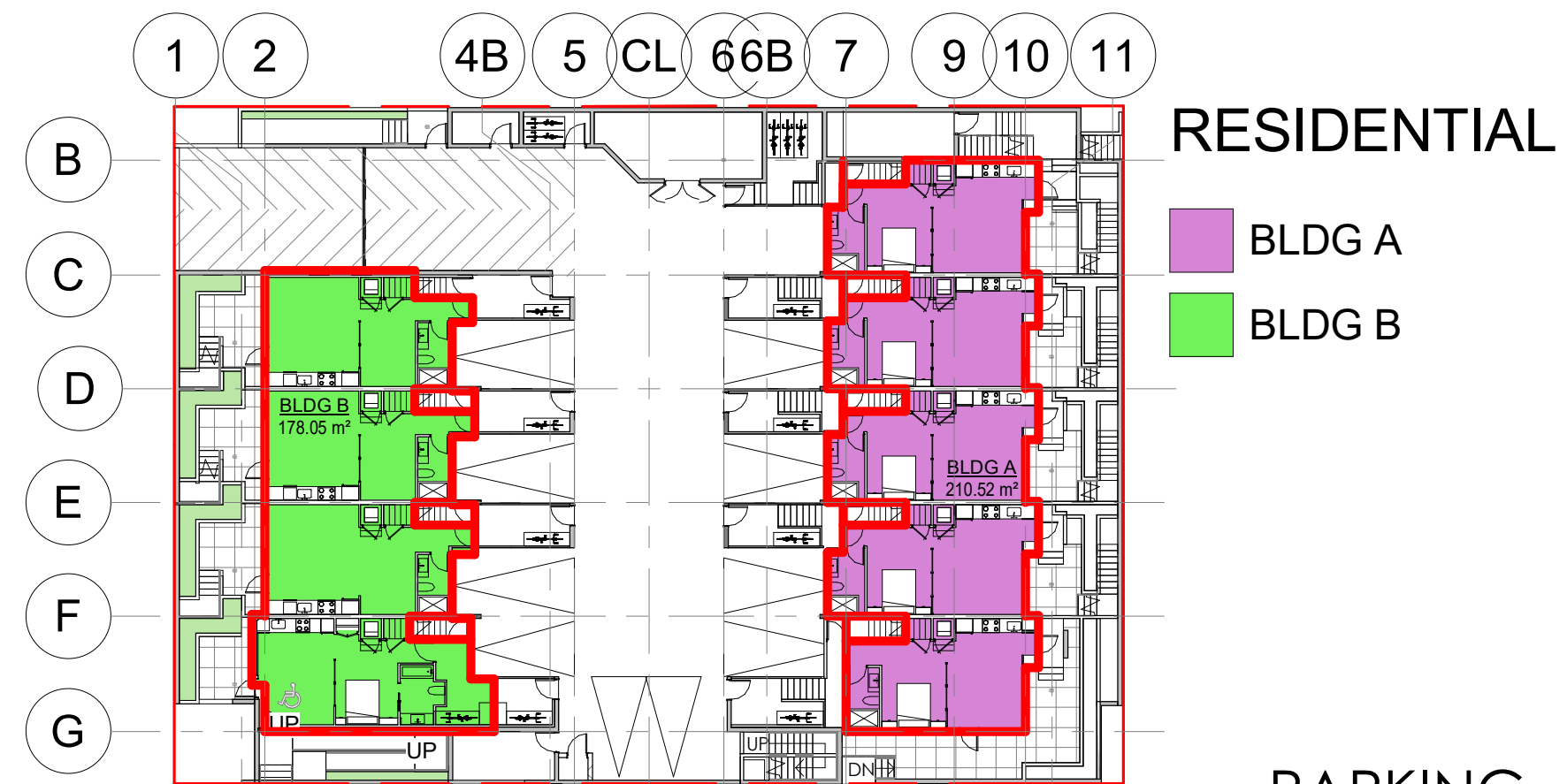


NOTES
Adopted March 23, 2015
Amended October 26, 2015
Amended July 11, 2016
Amended November 21, 2016

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.

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RESIDENTIAL

BLDG A
BLDG B

GROSS FLOOR AREAS BLDG A			
PARKING-BLDG F	BLDG A	210.52 m ²	
1ST FLOOR-BLDG F	BLDG A	304.58 m ²	
2ND FLOOR-BLDG F	BLDG A	281.13 m ²	
3RD FLOOR-BLDG F	BLDG A	132.84 m ²	
		929.07 m ²	

GROSS FLOOR AREAS BLDG B			
PARKING-BLDG F	BLDG B	178.05 m ²	
1ST FLOOR-BLDG F	BLDG B	304.58 m ²	
2ND FLOOR-BLDG F	BLDG B	281.13 m ²	
3RD FLOOR-BLDG F	BLDG B	119.06 m ²	
		882.82 m ²	

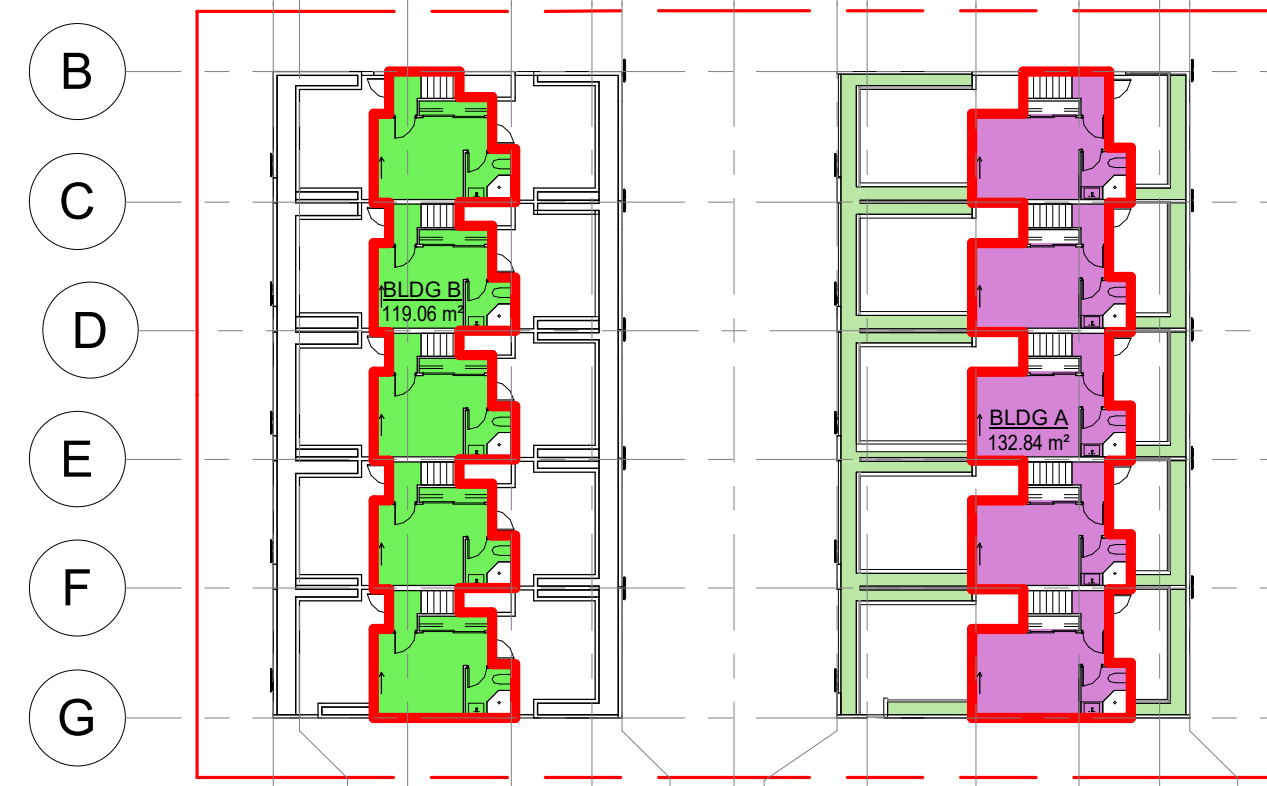
3 PARKING
1 : 300



1 1ST FLOOR
1 : 300



2 2ND FLOOR
1 : 300



7 3RD FLOOR
1 : 300

TOWNHOUSE TH 01			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 01	61.26 m ²
2ND FLOOR-BLDG F	2 BED	TH 01	56.55 m ²
3RD FLOOR-BLDG F	2 BED	TH 01	26.67 m ²
PARKING-BLDG G F	2 BED	TH 01	42.85 m ²
			187.34 m ²

TOWNHOUSE TH 02			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 02	60.68 m ²
2ND FLOOR-BLDG F	2 BED	TH 02	56.01 m ²
3RD FLOOR-BLDG F	2 BED	TH 02	26.50 m ²
PARKING-BLDG G F	2 BED	TH 02	42.58 m ²
			185.77 m ²

TOWNHOUSE TH 03			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 03	60.68 m ²
2ND FLOOR-BLDG F	2 BED	TH 03	56.01 m ²
3RD FLOOR-BLDG F	2 BED	TH 03	26.50 m ²
PARKING-BLDG G F	2 BED	TH 03	42.58 m ²
			185.77 m ²

TOWNHOUSE TH 04			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 04	60.68 m ²
2ND FLOOR-BLDG F	2 BED	TH 04	56.01 m ²
3RD FLOOR-BLDG F	2 BED	TH 04	26.50 m ²
PARKING-BLDG G F	2 BED	TH 04	42.46 m ²
			185.65 m ²

TOWNHOUSE TH 05			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 05	61.26 m ²
2ND FLOOR-BLDG F	2 BED	TH 05	56.55 m ²
3RD FLOOR-BLDG F	2 BED	TH 05	26.67 m ²
PARKING-BLDG G F	2 BED	TH 05	40.04 m ²
			184.52 m ²

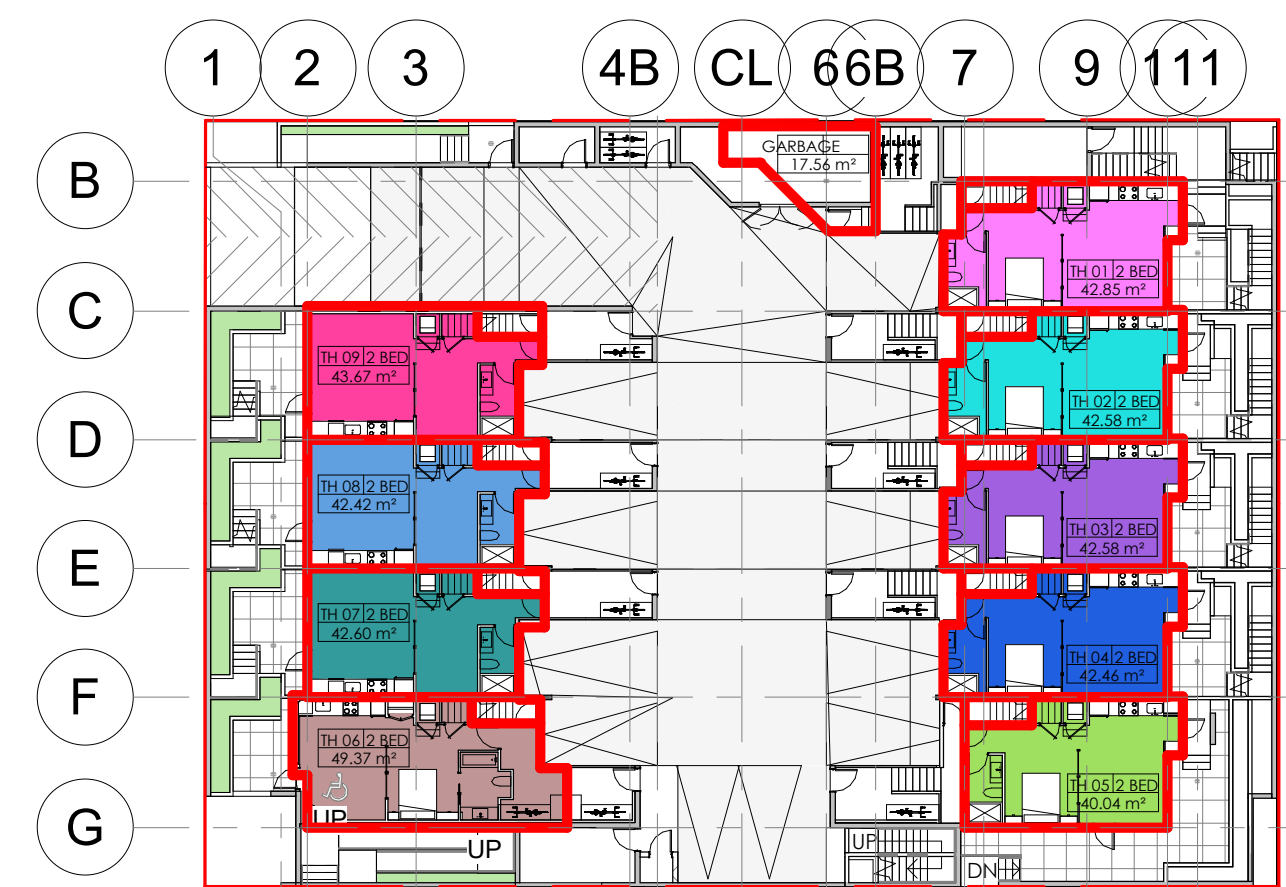
TOWNHOUSE TH 06			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 06	61.26 m ²
2ND FLOOR-BLDG F	2 BED	TH 06	56.55 m ²
3RD FLOOR-BLDG F	2 BED	TH 06	23.98 m ²
PARKING-BLDG G F	2 BED	TH 06	49.37 m ²
			191.17 m ²

TOWNHOUSE TH 07			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 07	60.68 m ²
2ND FLOOR-BLDG F	2 BED	TH 07	56.01 m ²
3RD FLOOR-BLDG F	2 BED	TH 07	23.73 m ²
PARKING-BLDG G F	2 BED	TH 07	42.60 m ²
			183.02 m ²

TOWNHOUSE TH 08			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 08	60.68 m ²
2ND FLOOR-BLDG F	2 BED	TH 08	56.01 m ²
3RD FLOOR-BLDG F	2 BED	TH 08	23.73 m ²
PARKING-BLDG G F	2 BED	TH 08	42.42 m ²
			182.85 m ²

TOWNHOUSE TH 09			
LEVEL	BEDROOM	NAME	AREA
1ST FLOOR-BLDG F	2 BED	TH 09	60.68 m ²
2ND FLOOR-BLDG F	2 BED	TH 09	56.01 m ²
3RD FLOOR-BLDG F	2 BED	TH 09	23.73 m ²
PARKING-BLDG G F	2 BED	TH 09	43.67 m ²
			184.09 m ²

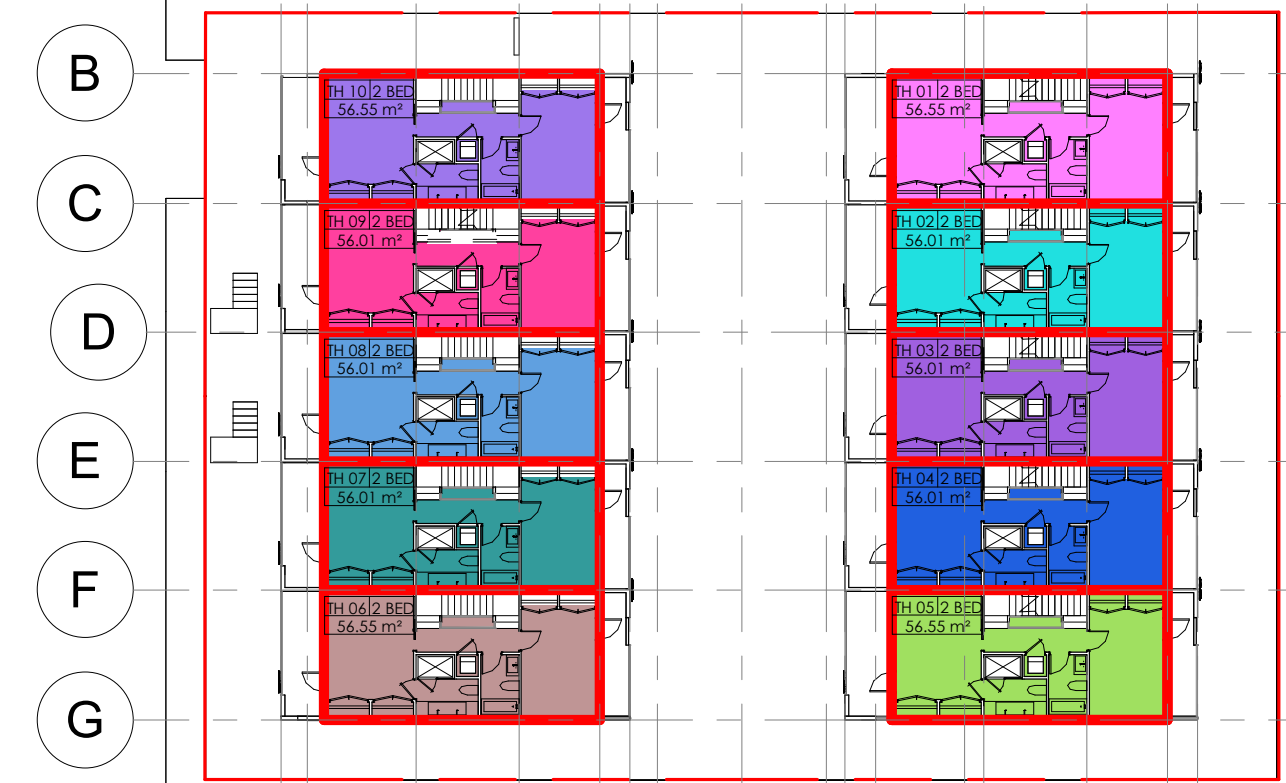
TOWNHOUSE TH 10			
LEVEL	BEDROOM	NAME	AREA
Not Placed	2 BED	TH 10	Not Placed
1ST FLOOR-BLDG F	2 BED	TH 10	61.26 m ²
2ND FLOOR-BLDG F	2 BED	TH 10	56.55 m ²
3RD FLOOR-BLDG F	2 BED	TH 10	23.87 m ²
			141.69 m ²



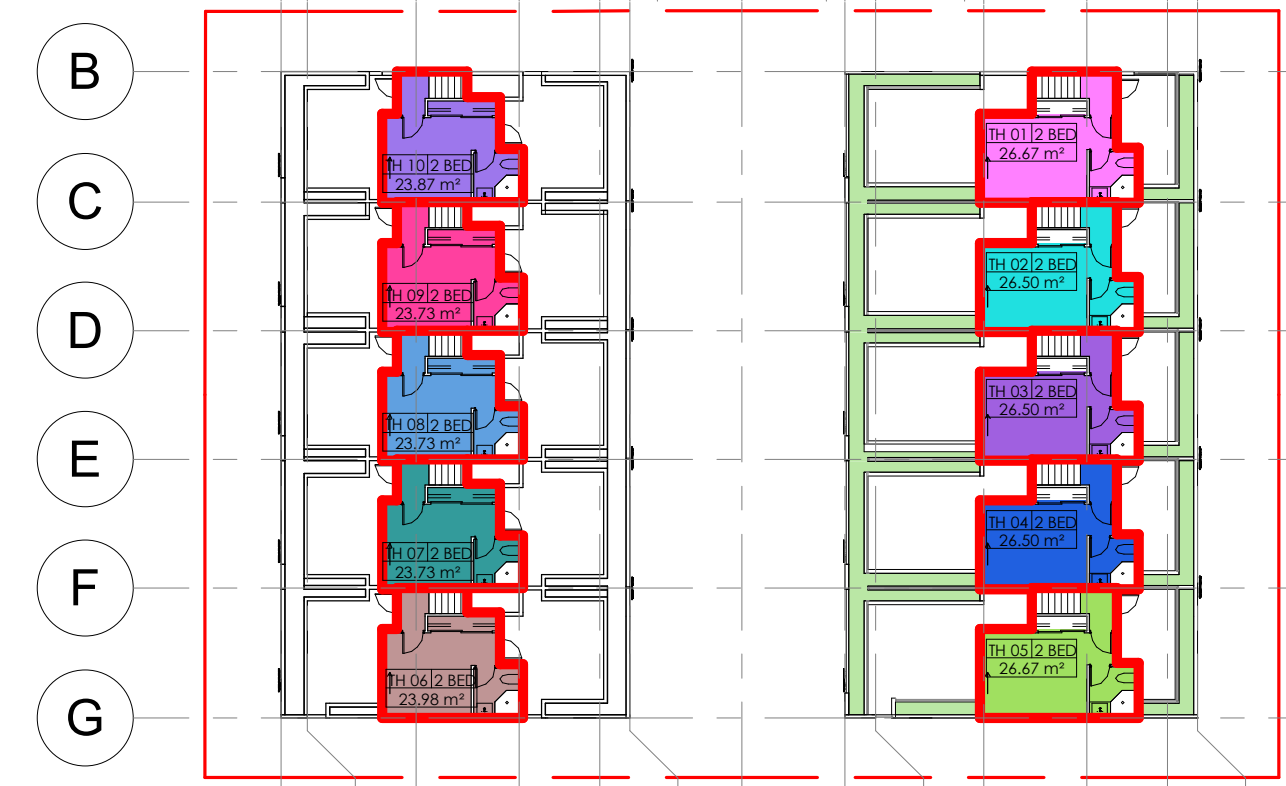
6 PARKING
1 : 300



4 1ST FLOOR
1 : 300



5 2ND FLOOR
1 : 300



RESIDENTIAL

TH 01 TH 06
TH 02 TH 07
TH 03 TH 08
TH 04 TH 09
TH 05 TH 10

8 3RD FLOOR
1 : 300



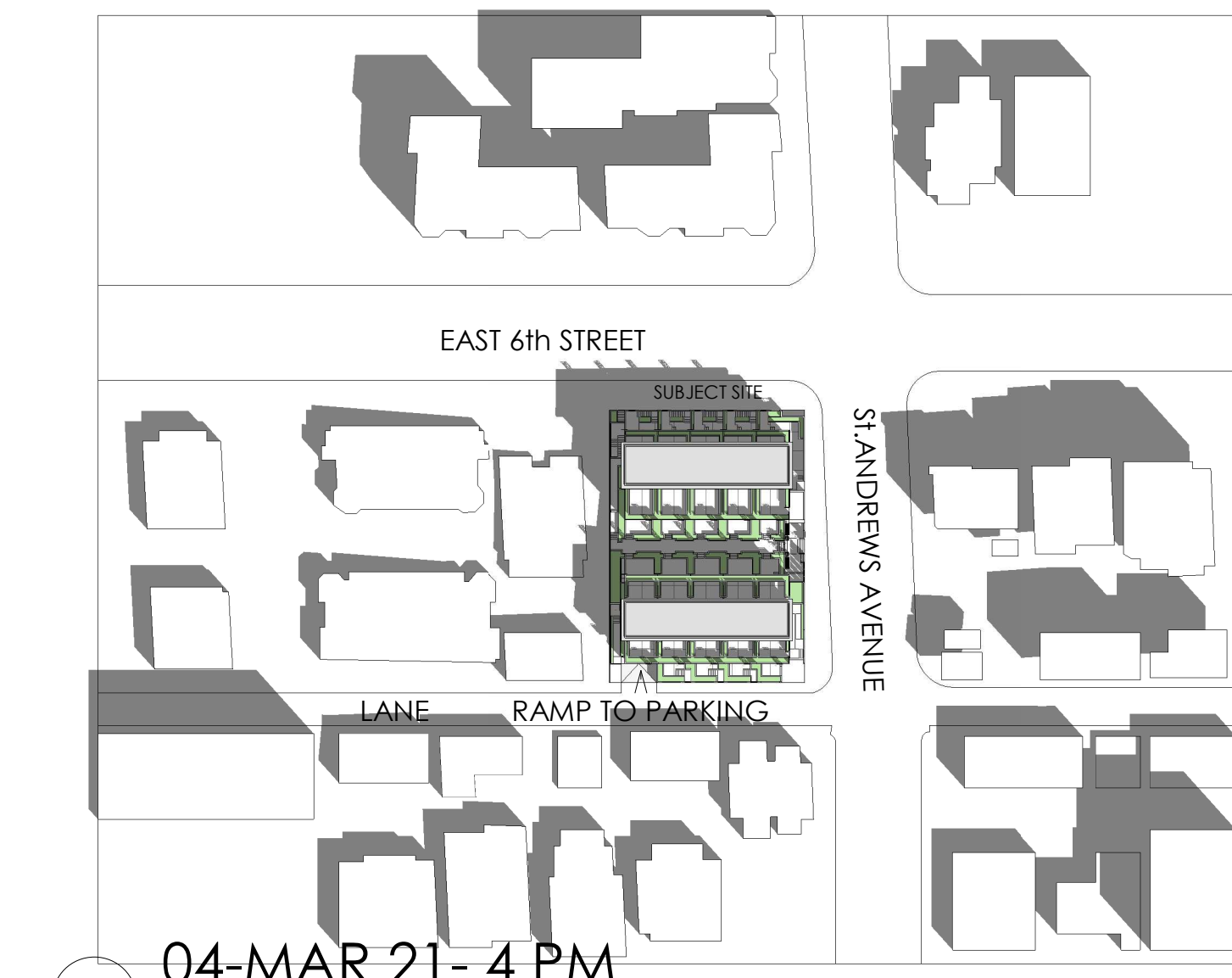
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2 02-MAR-21-12 NOON



3 03-MAR-21-2 PM



4 04-MAR-21-4 PM



5 05-JUN-21-10 AM



6 06-JUN-21-12 NOON



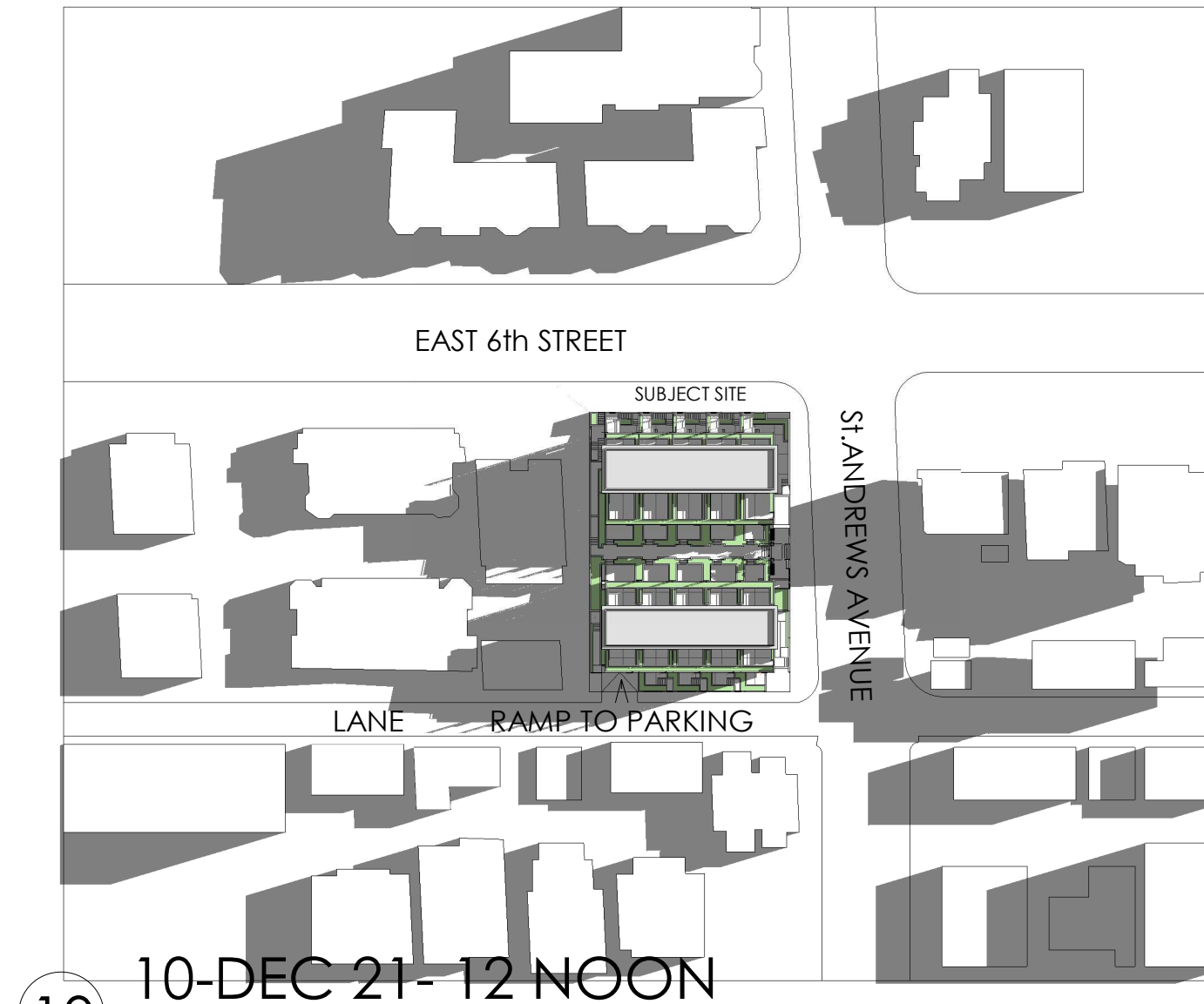
7 07-JUN-21-2 PM



8 08-JUN-21-4 PM



9 09-DEC-21-10 AM



10 10-DEC-21-12 NOON



11 11-DEC-21-2 PM



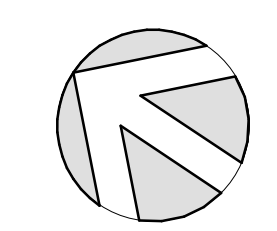
12 12-DEC-21-4 PM

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Project Address:
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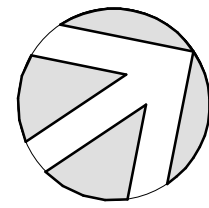
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SHADOW STUDY



Revision Schedule		
Rev #	Date	Description
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 11X17 24X36

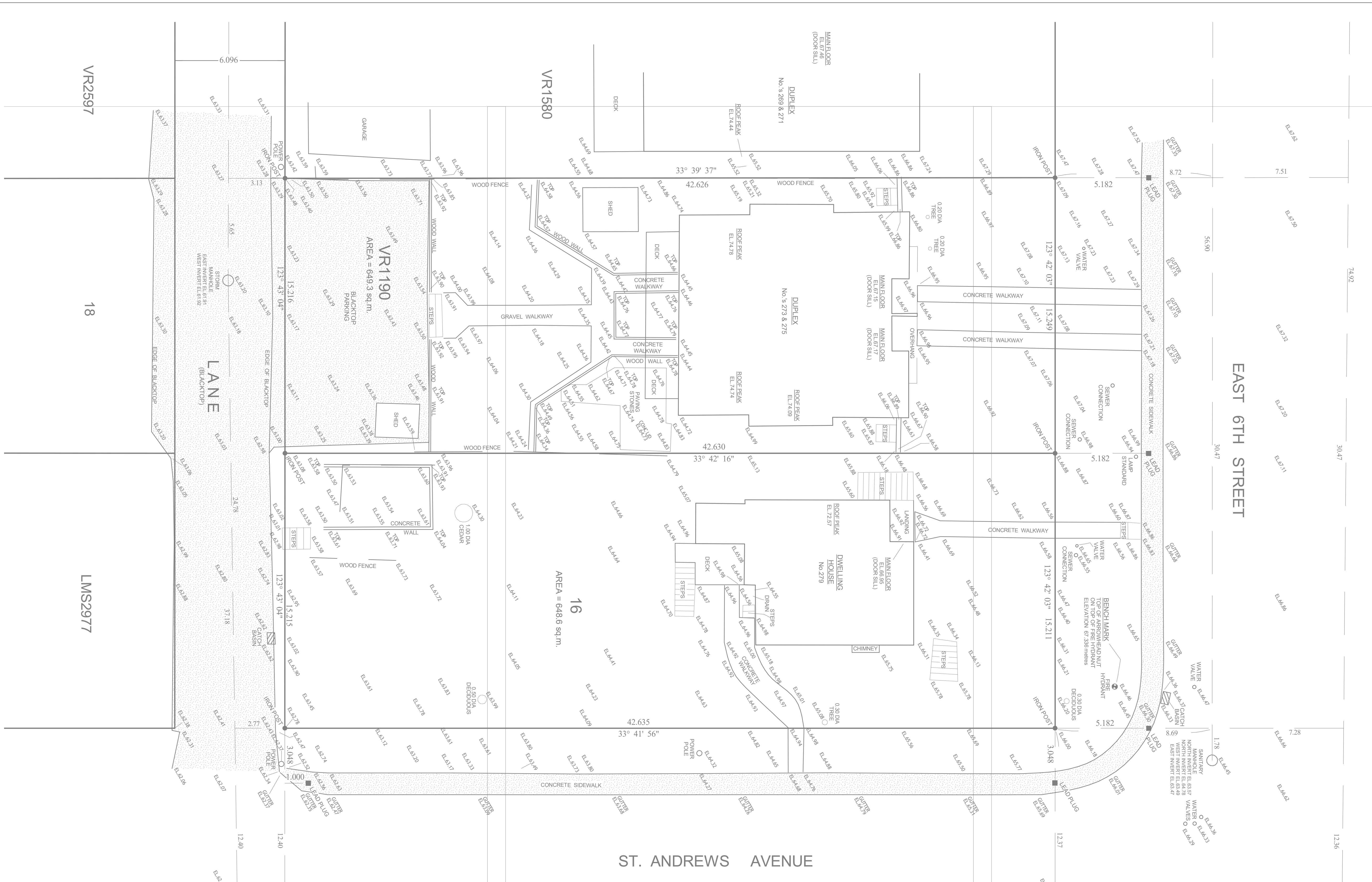
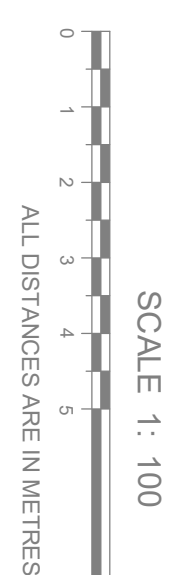
A008



TOPOGRAPHIC SURVEY PLAN OF LOT 16, BLOCK 118, DISTRICT LOT 274, PLAN 878

AND STRATA PLAN VR1190

P.L.D. 015-070-310 (LOT 16)
P.L.D. 006-378-882 (STRATA LOT 1)
P.L.D. 006-378-887 (STRATA LOT 2)



ST. ANDREWS AVENUE

EAST 6TH STREET

VR2597

18

LMS2977

HASSAN MOAYER ARCHITECT
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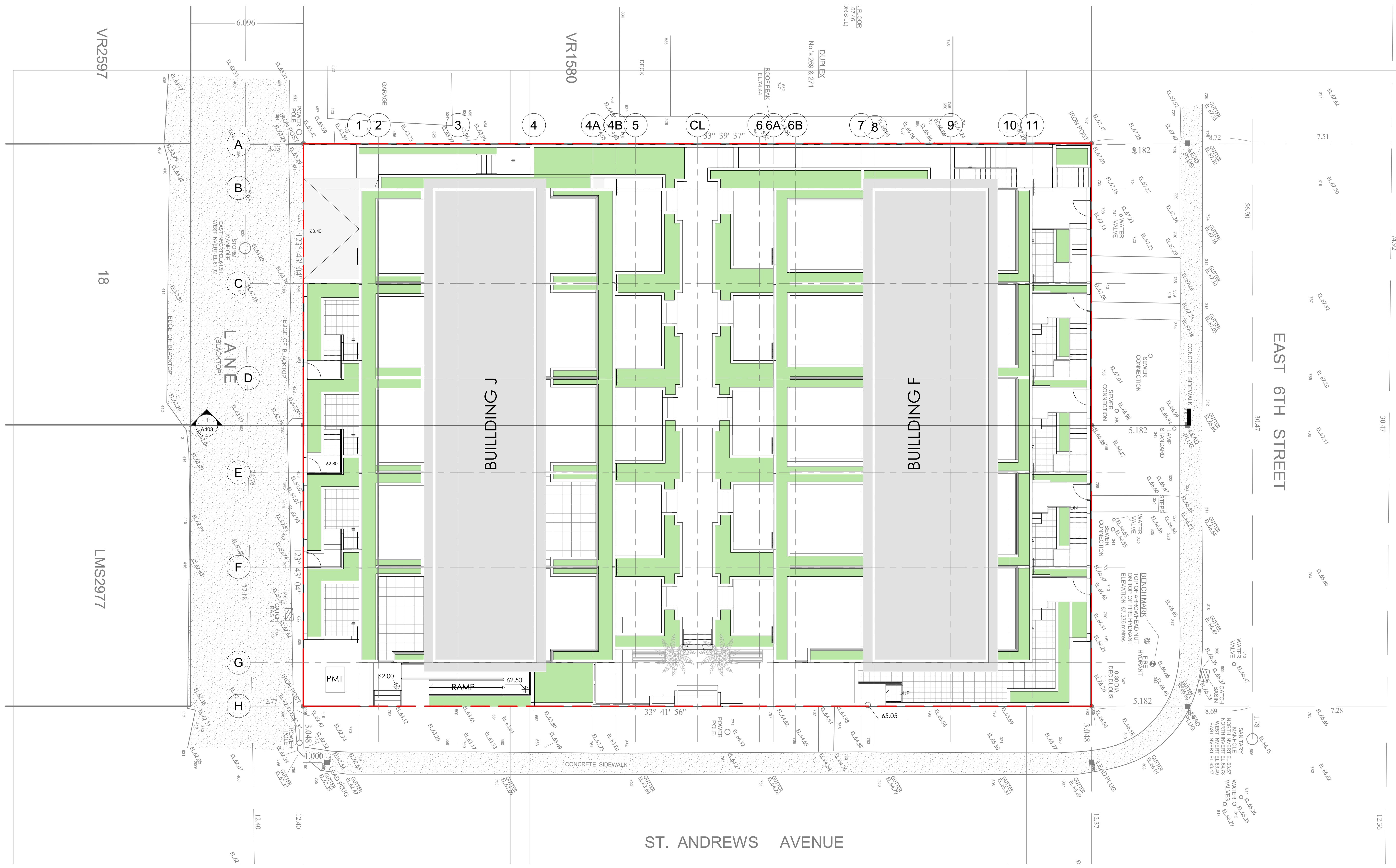
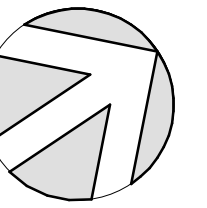
Project Address:
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Sheet name:
SURVEY

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
1/2 Scale: 1:100
11X17 24X36

A009



ALL DISTANCES ARE IN METRES

EAST 6TH STREET

ST. ANDREWS AVENUE

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Client:
Dr. Farshid Shahbazi

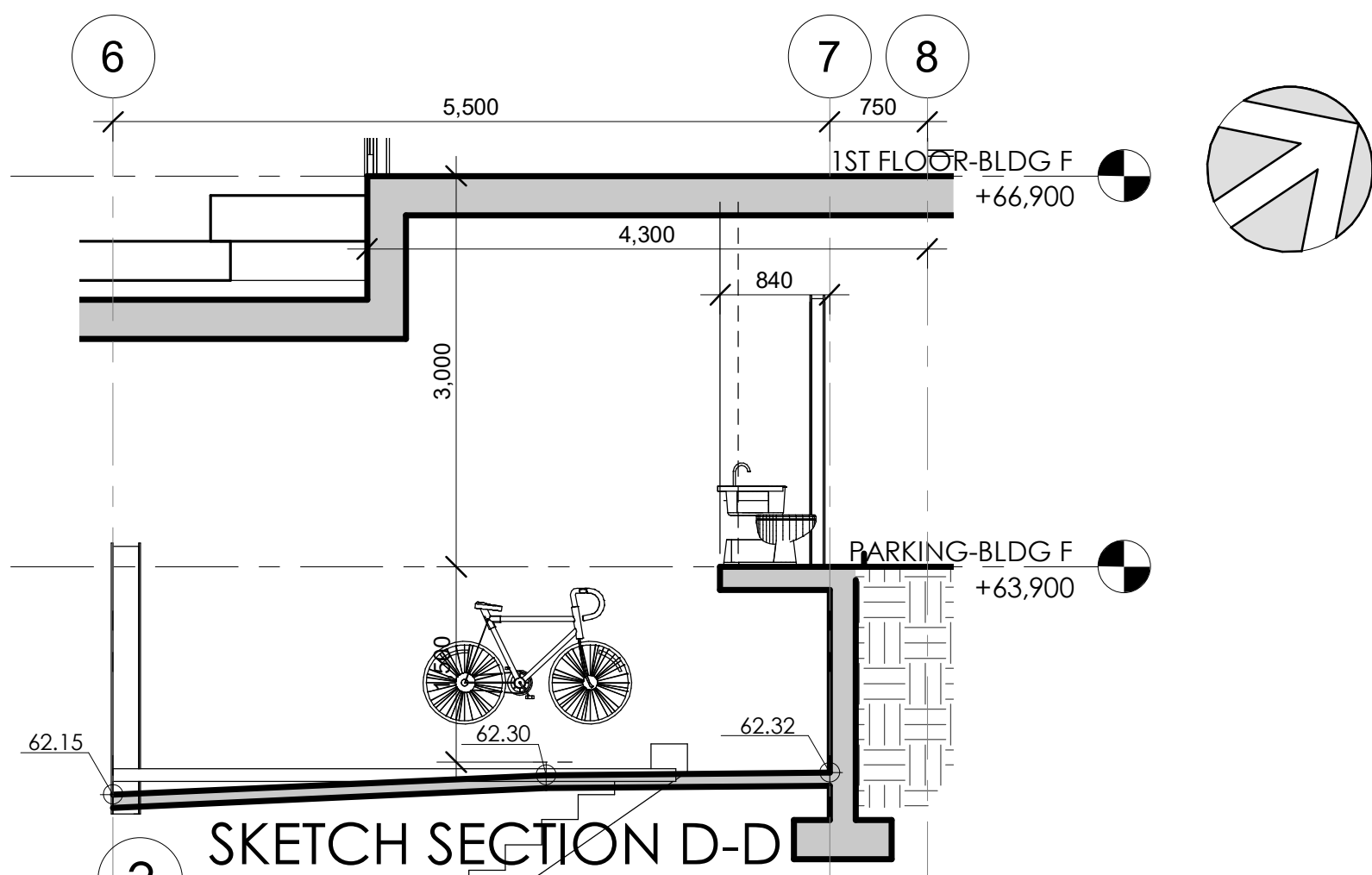
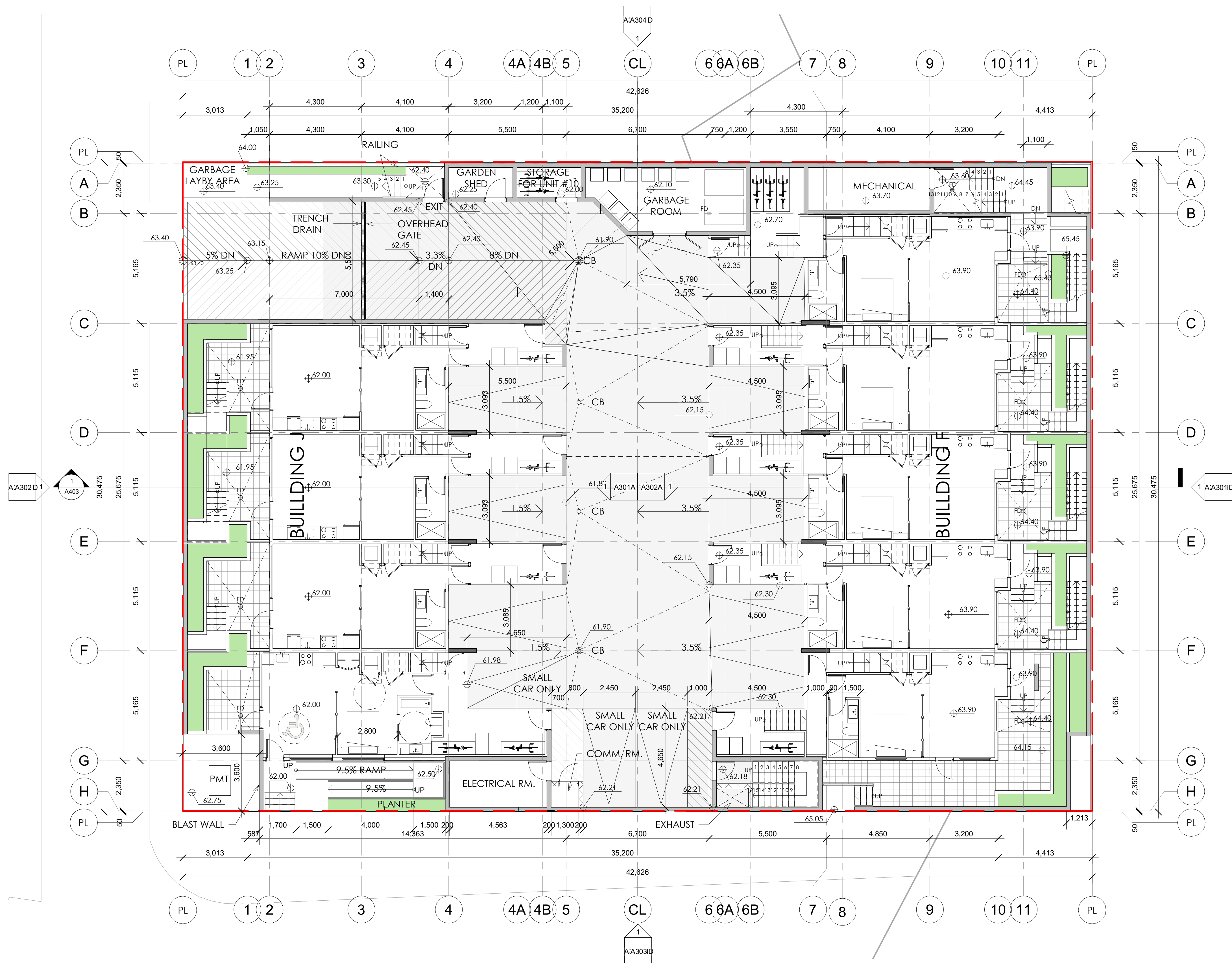
Project Address:
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Sheet name:
SITE PLAN

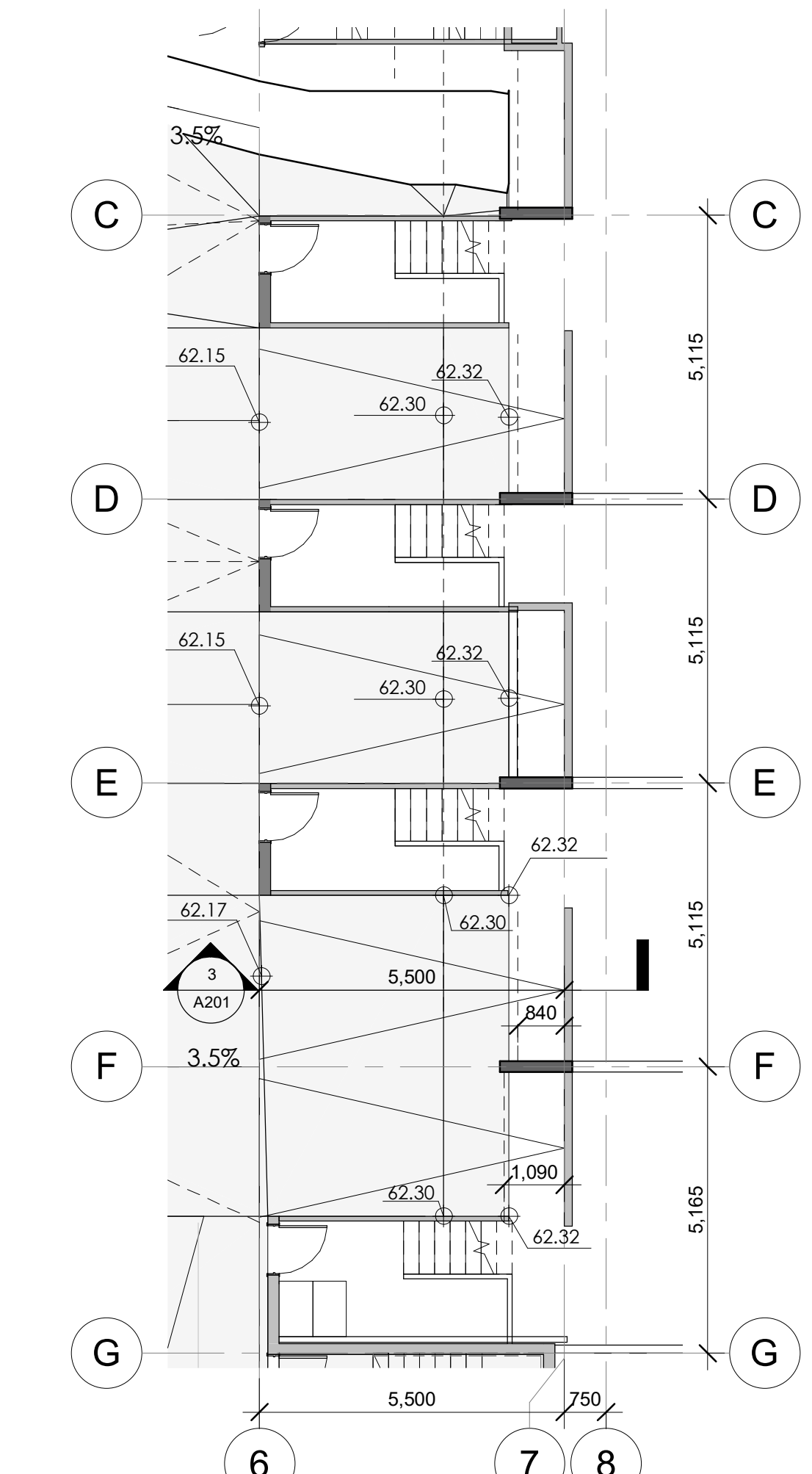
Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 1 : 100
 11X17 24X36

A100



3 SKETCH SECTION D-D
1 : 50



2 PARKING SKETCH
1 : 100

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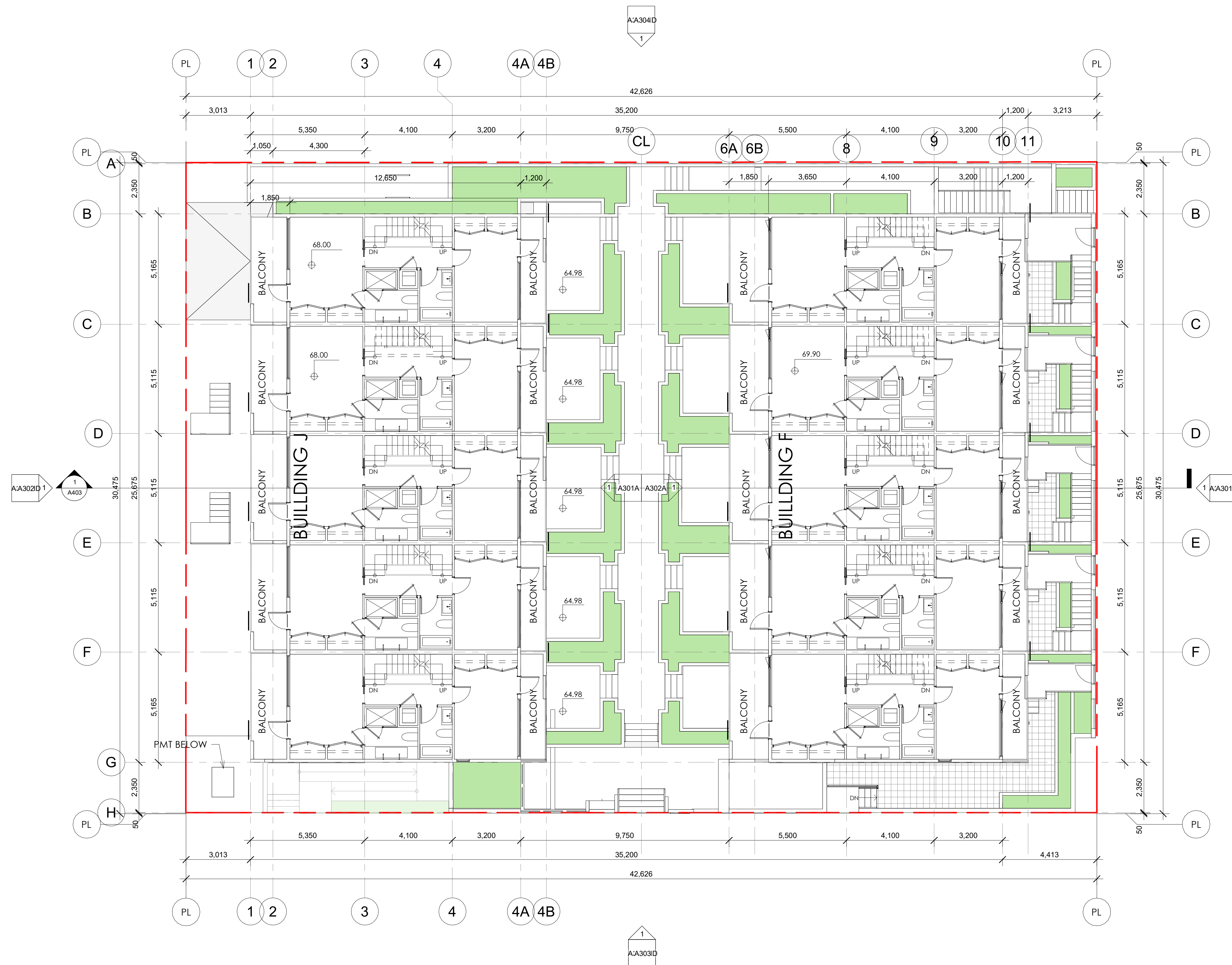
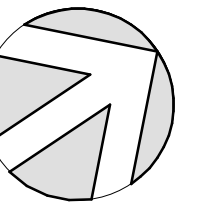
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Sheet name:
PARKING PLAN

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: As indicated
 11X17 24X36
A201



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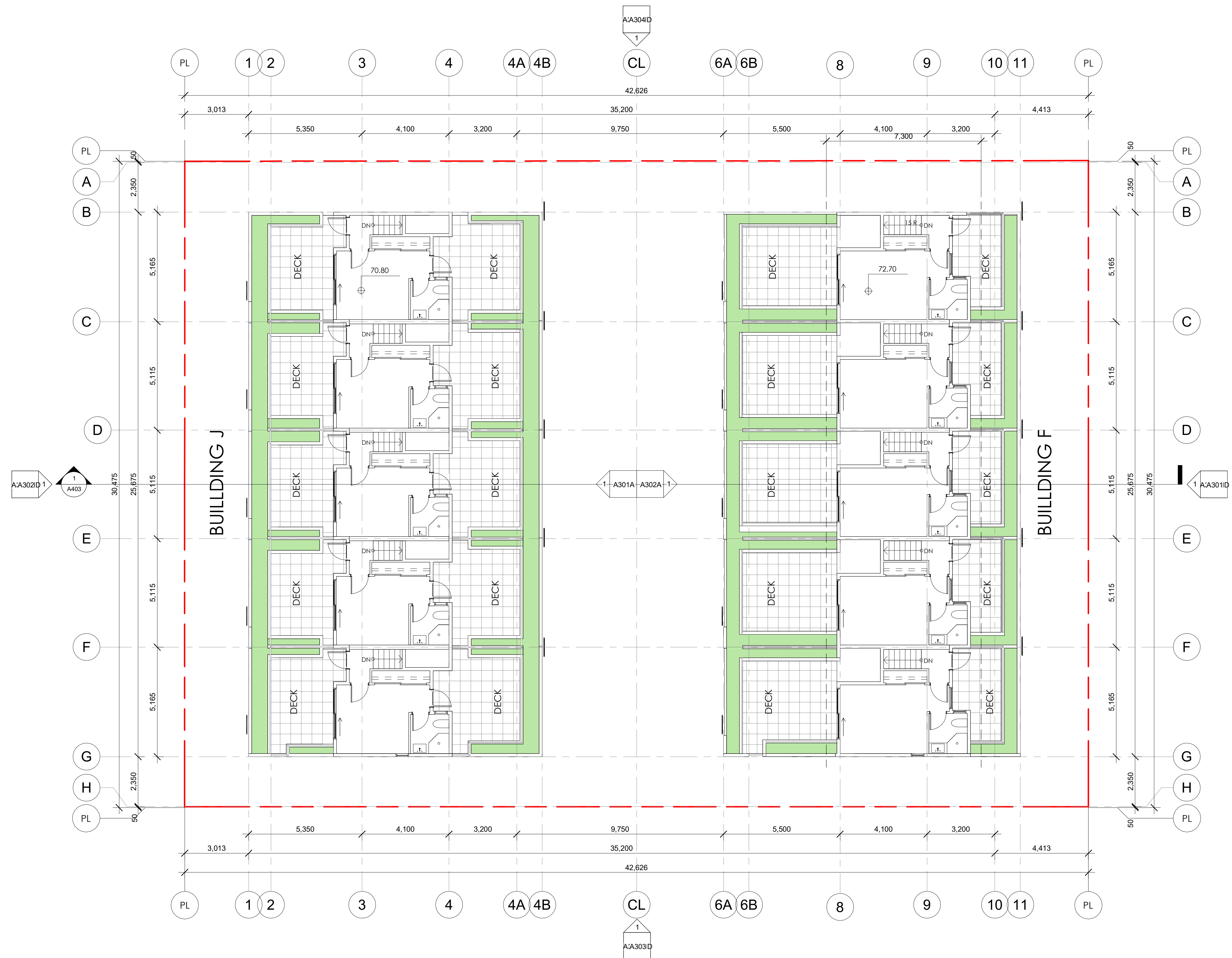
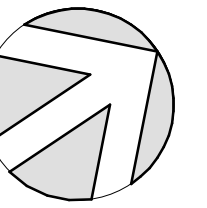
Client:
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Project Address:
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 NORTH VANCOUVER, BC**

Sheet name:
2ND FLOOR PLAN

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 1 : 100
 11X17 24X36
A203



ARCHITECT HASSAN MOAYERI
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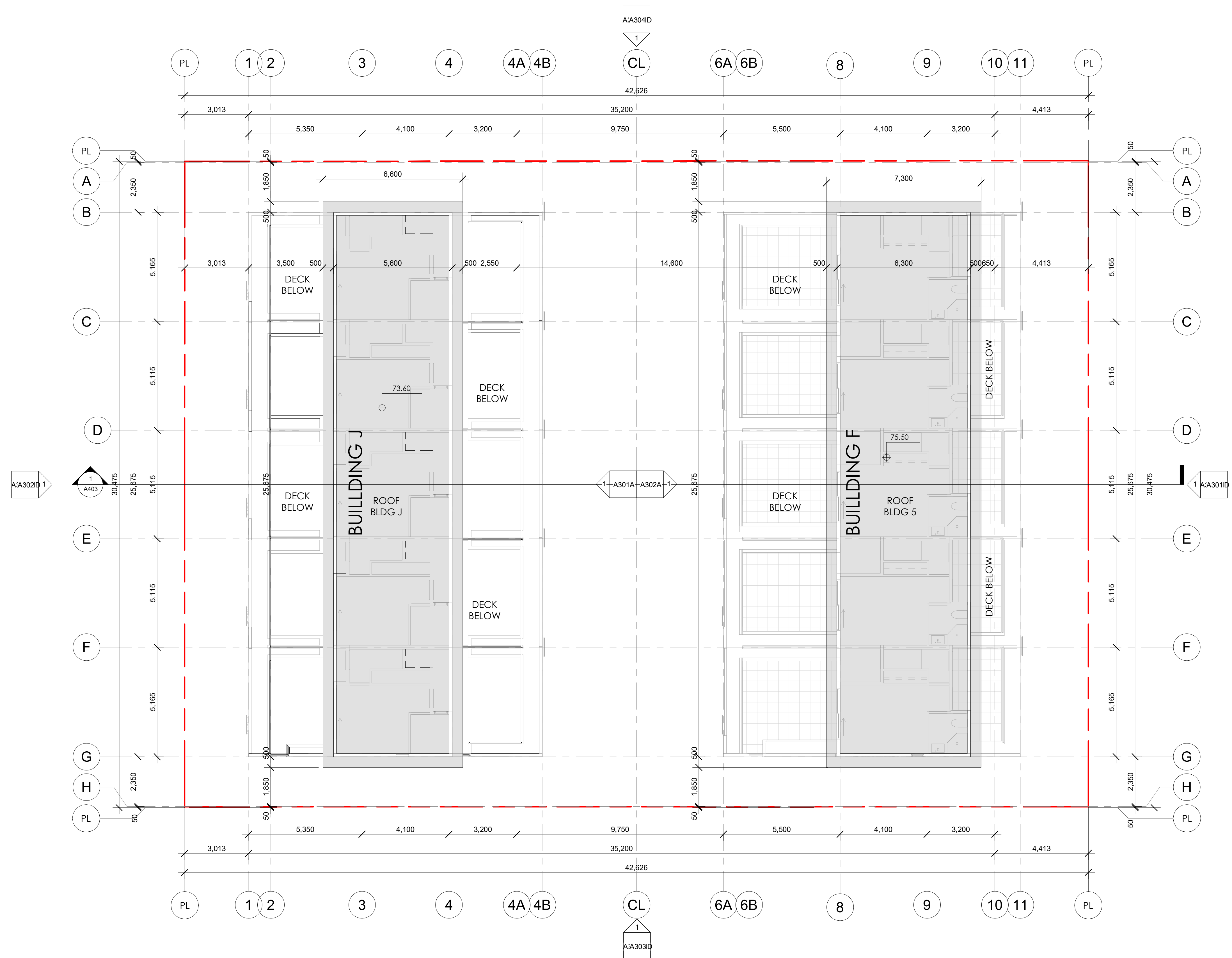
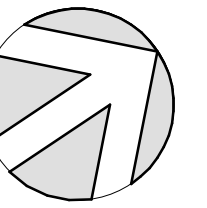
Client:
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**273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC**

Sheet name:
3RD FLOOR PLAN

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 1 : 100
 11X17 24X36
A204



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Client:
Dr. Farshid Shahbazi

Project Address:
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Sheet name:
ROOF PLAN

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
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 11X17 24X36
A205



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Sheet name:
NORTH ELEVATION-BLDG F

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36
A301



**NORTH ELEVATION
EAST 6TH STREET
BUILDING F**

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Sheet name:
 NORTH ELEVATION

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
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A301-HD



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Sheet name:
NORTH ELEVATION-BLDG J

Revision Schedule		
Rev #	Date	Description
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
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A301A



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Sheet name:
SOUTH ELEVATION-BLDG J

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36

A302



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Sheet name:
 SOUTH ELEVATION

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36
A302-HD



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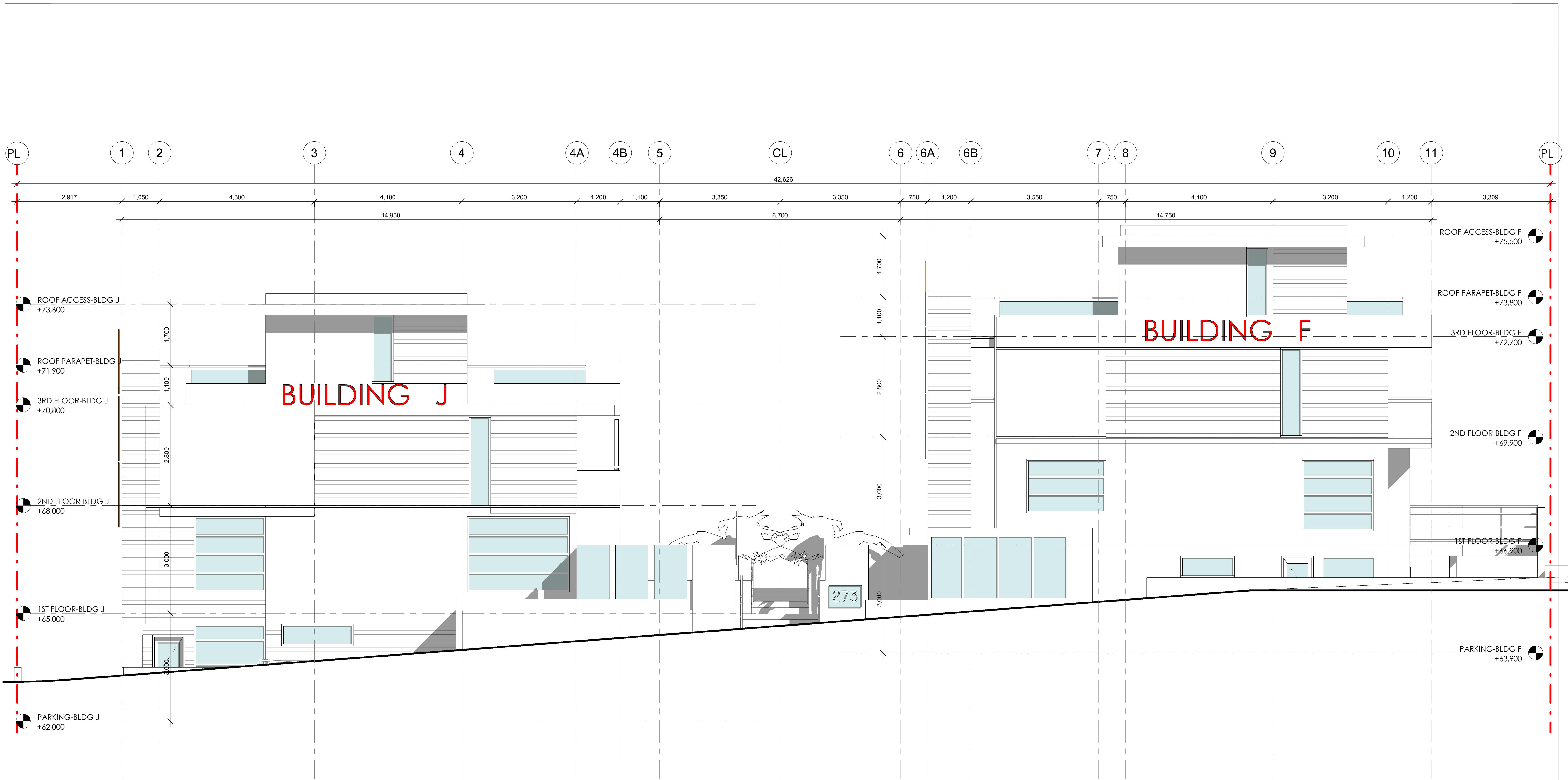
Client:
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Sheet name:
 SOUTH ELEVATION-BLDG F

Revision Schedule		
Rev #	Date	Description
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
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 11X17 24X36
A302A



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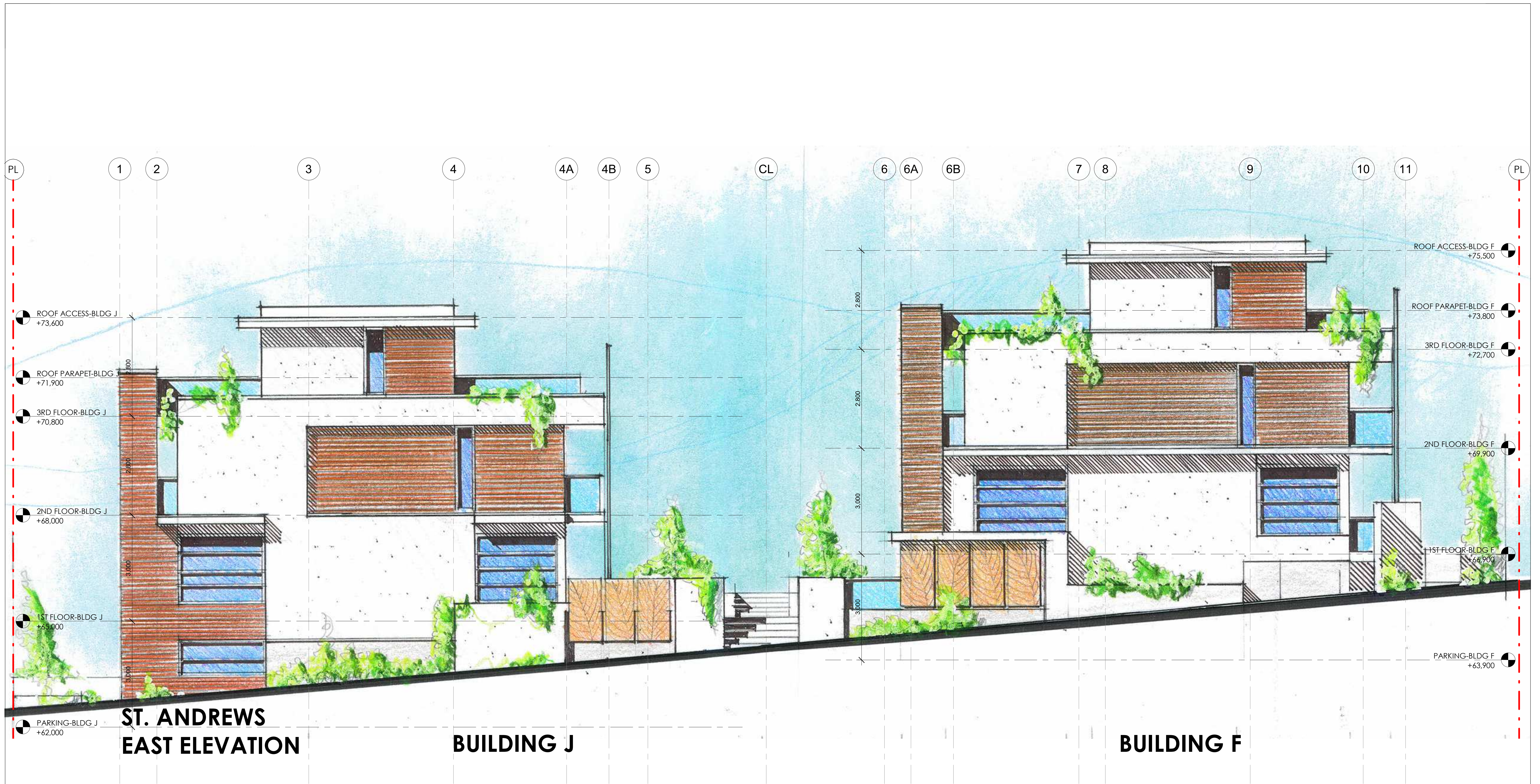
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 NORTH VANCOUVER, BC

Sheet name:
 EAST ELEVATION-BLDG F&J

Revision Schedule		
Rev #	Date	Description
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2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

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**ST. ANDREWS
EAST ELEVATION**

BUILDING J

BUILDING F

ARCHITECT H A S S A N M O A Y E R
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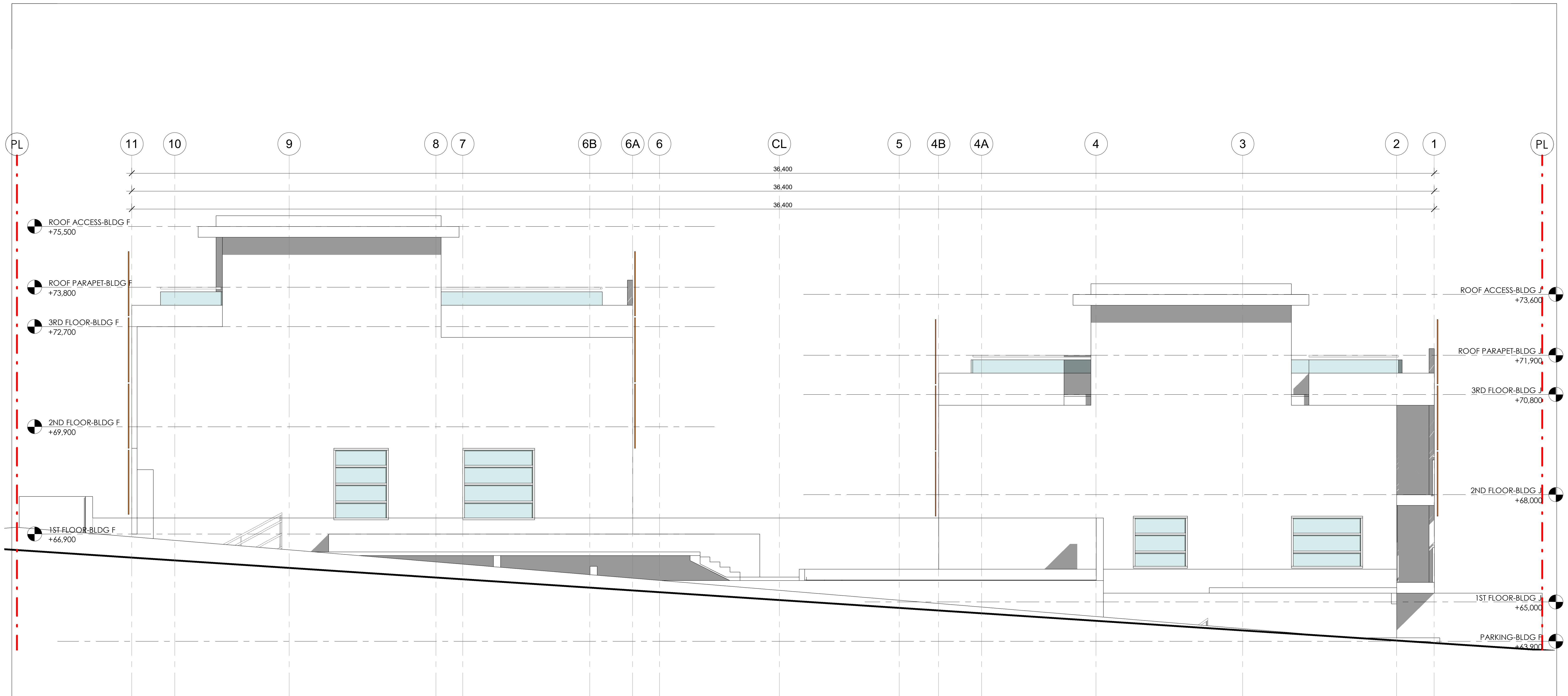
Project Address:
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NORTH VANCOUVER, BC**

Sheet name:
EAST ELEVATION

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
1/2 Scale: 1 : 50
11X17 24X36

A303-HD



ARCHITECT
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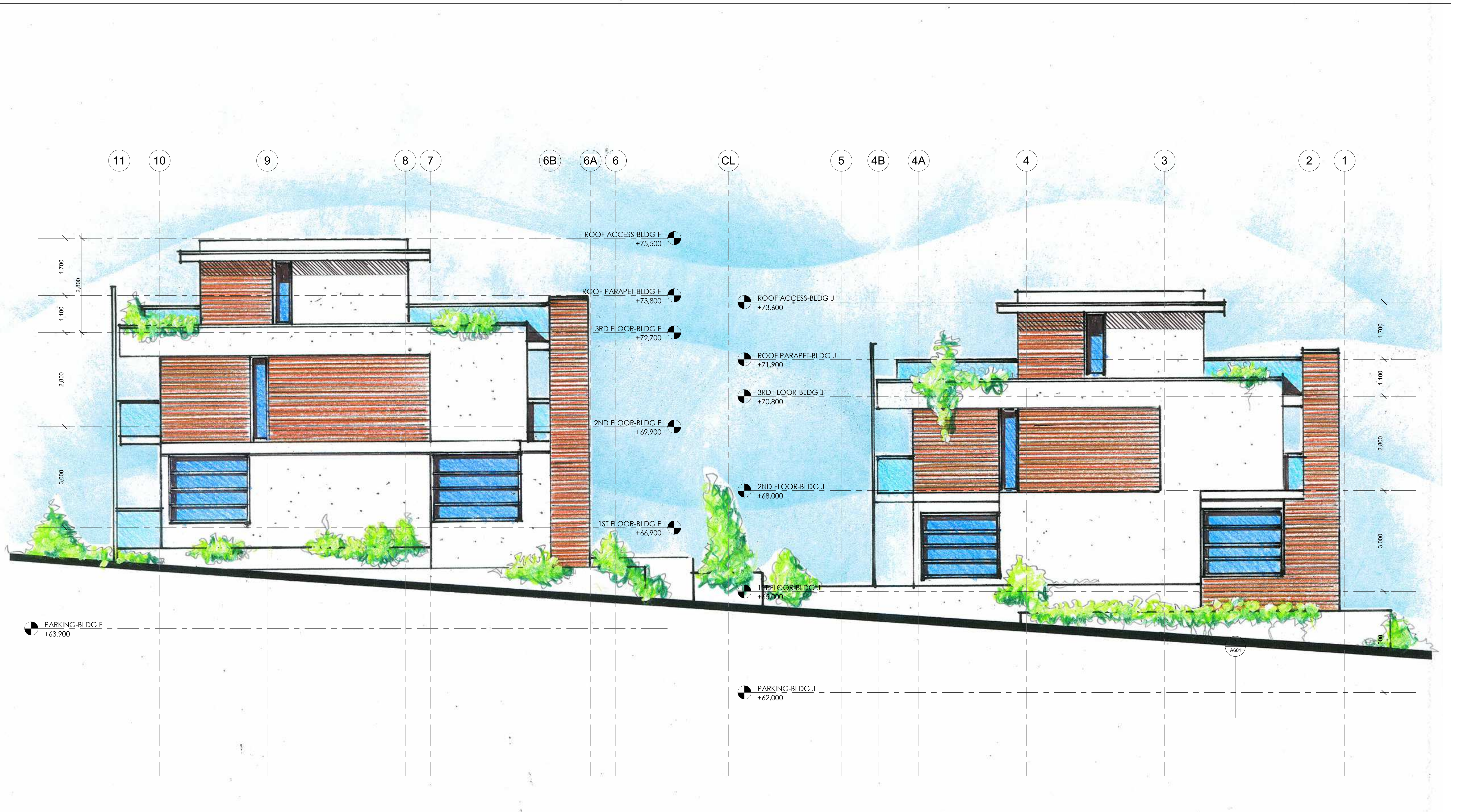
Client:
Dr. Farshid Shahbazi

Project Address:
**273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC**

Sheet name:
WEST ELEVATION-BLDG F&J

Revision Schedule		
Rev #	Date	Description
1	2019-03-15	PRE-CONSULTATION APPLICATION
2	2019-07-31	REZONING
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36
A304



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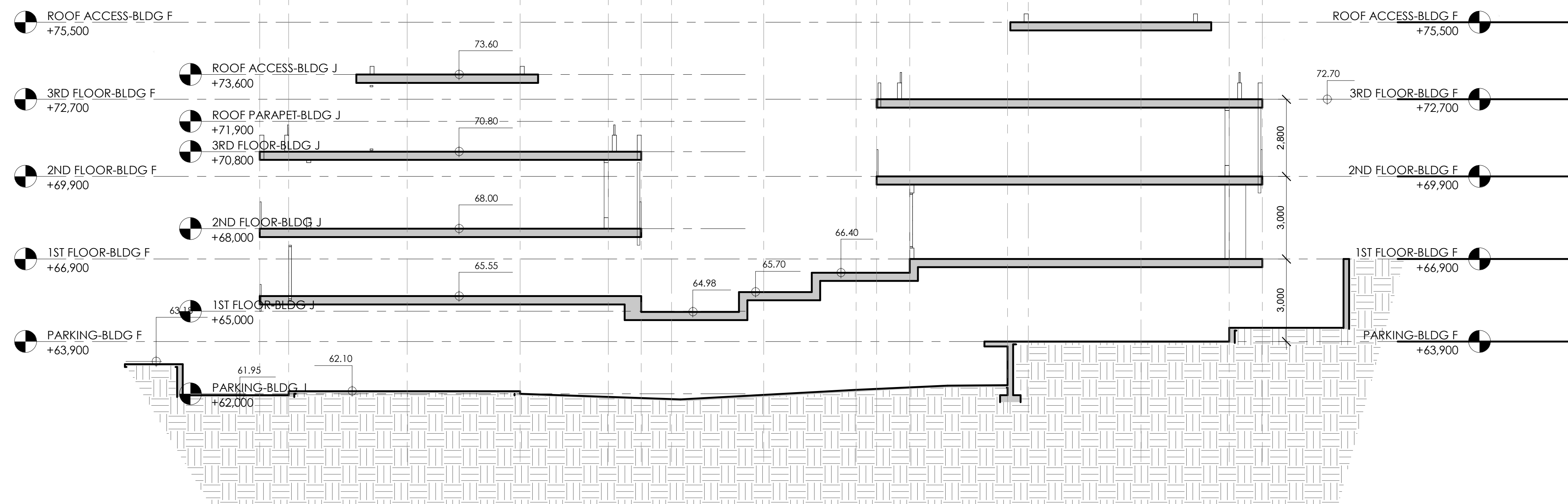
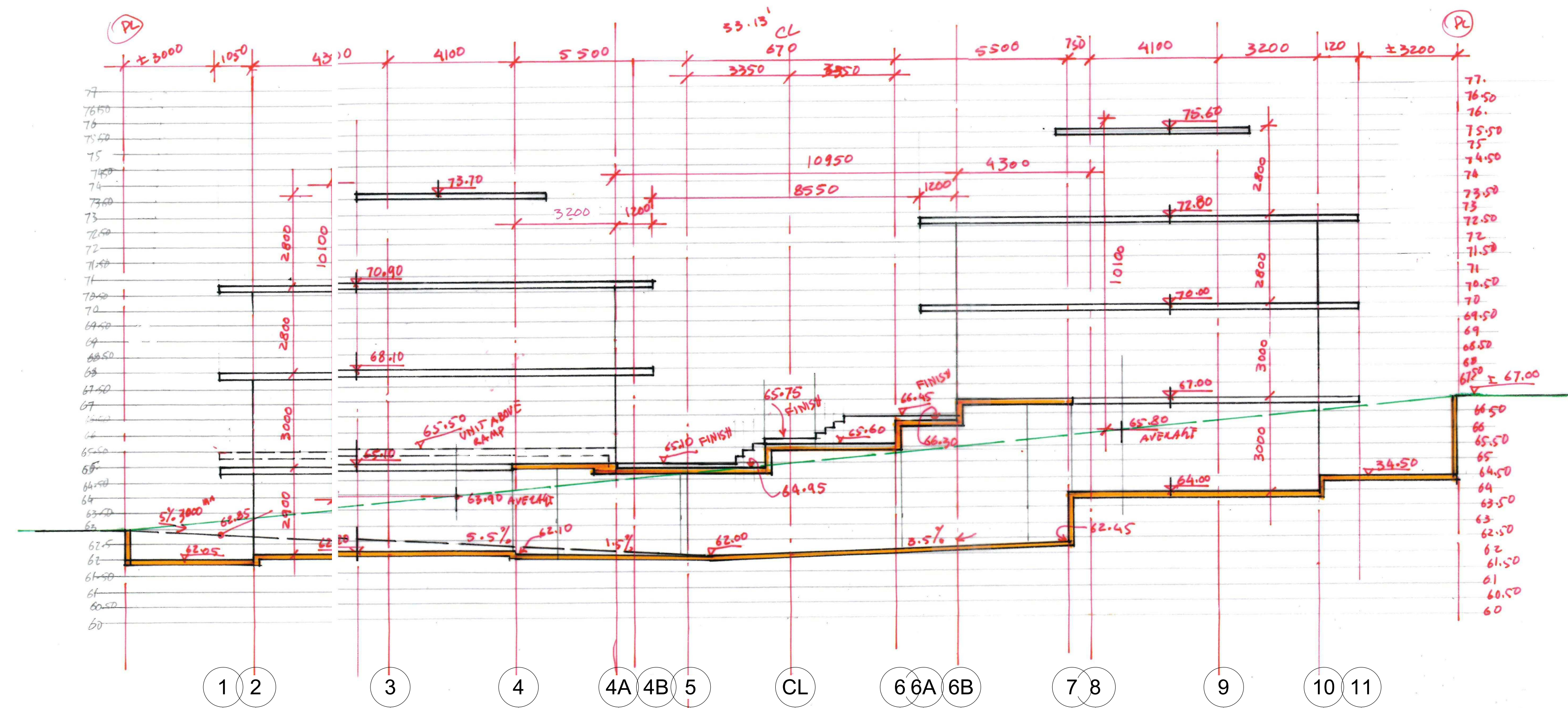
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Sheet name:
WEST ELEVATION

Revision Schedule		
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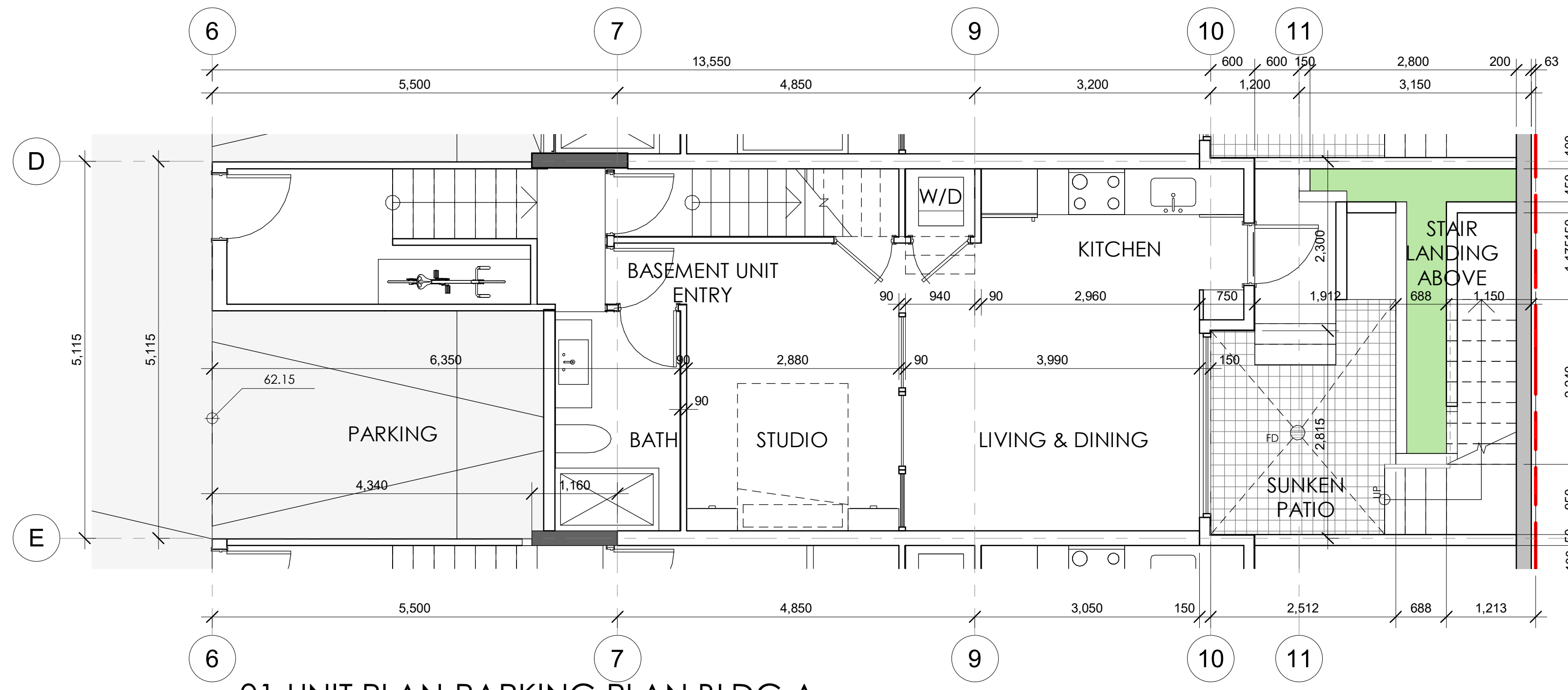
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Sheet name:
CROSS SECTION C-C

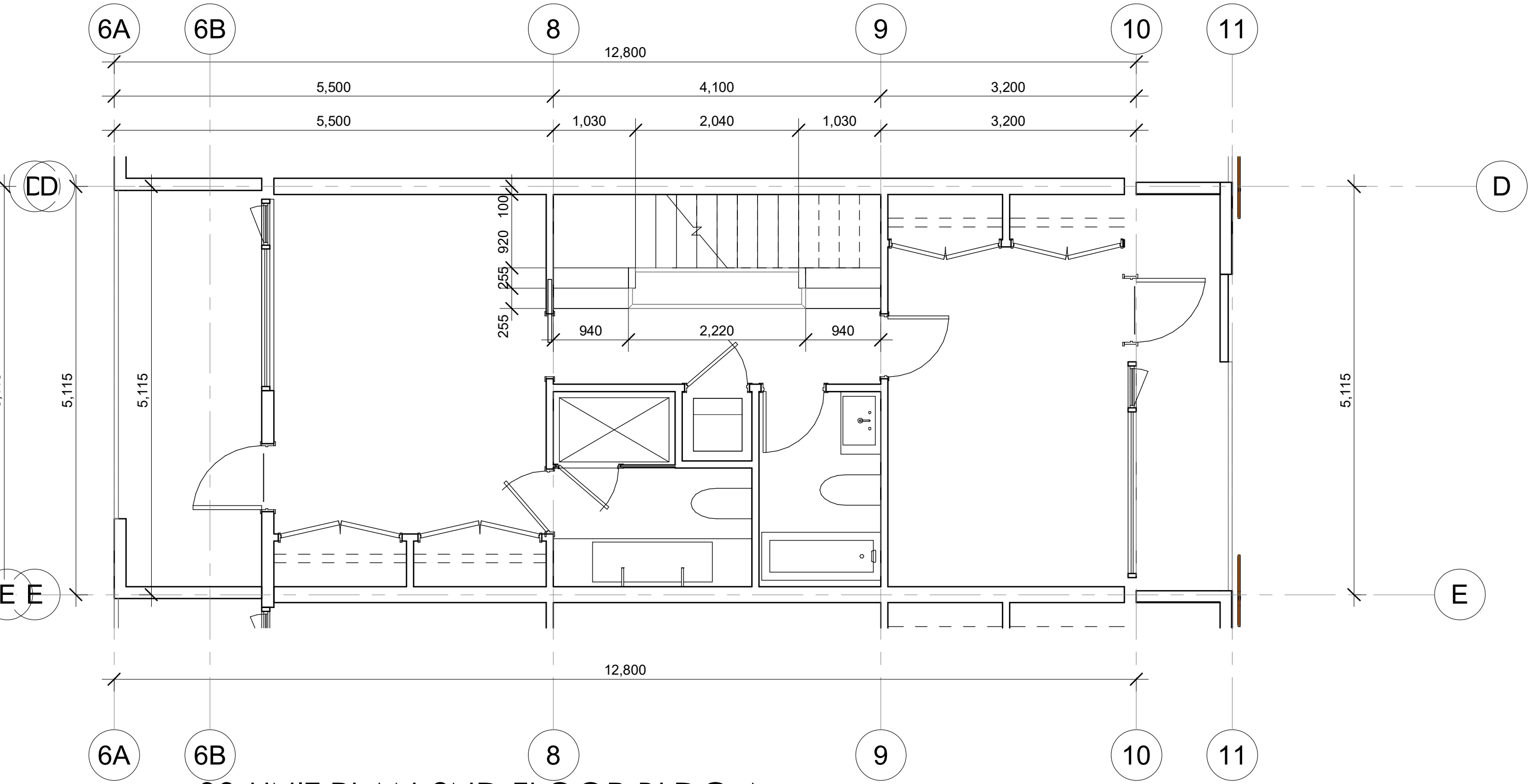
Revision Schedule		
Rev #	Date	Description
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
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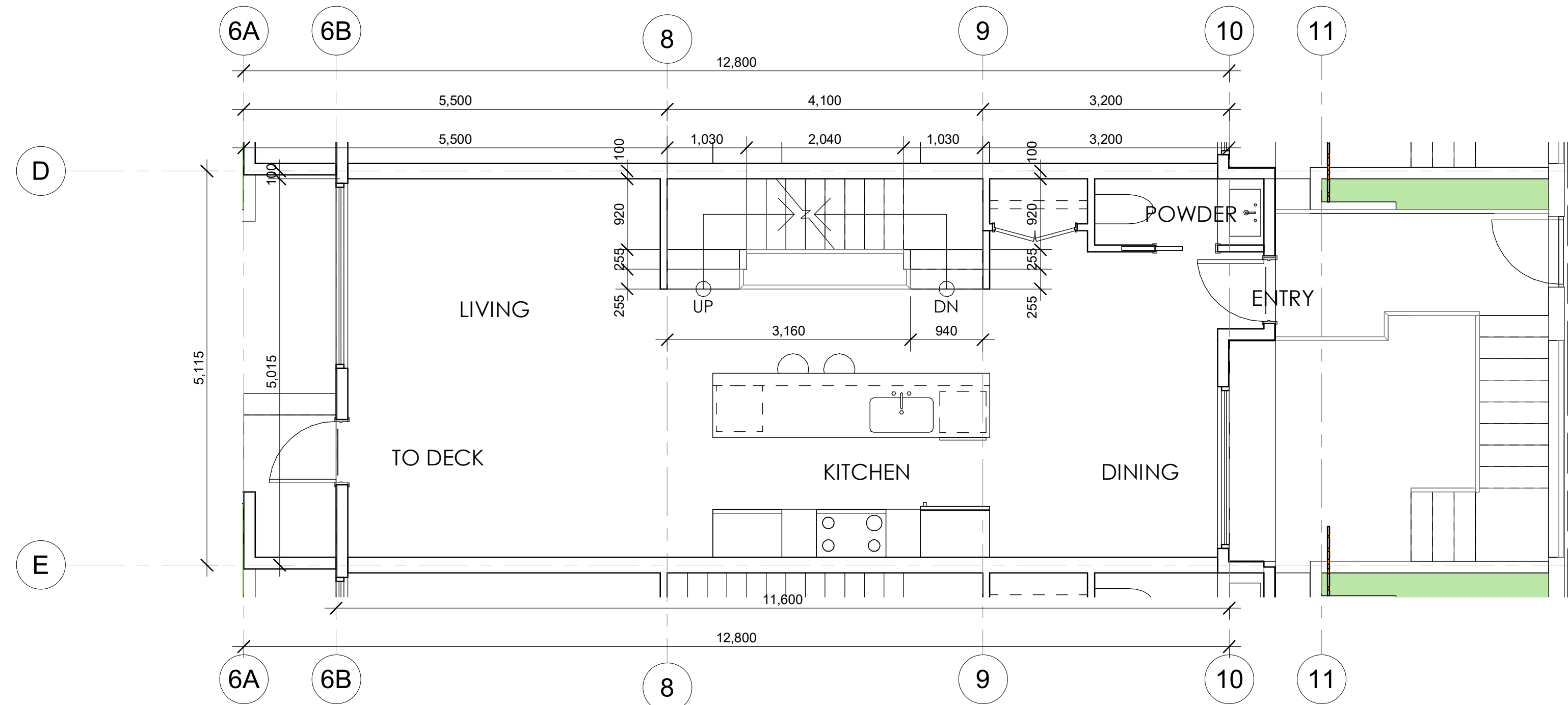
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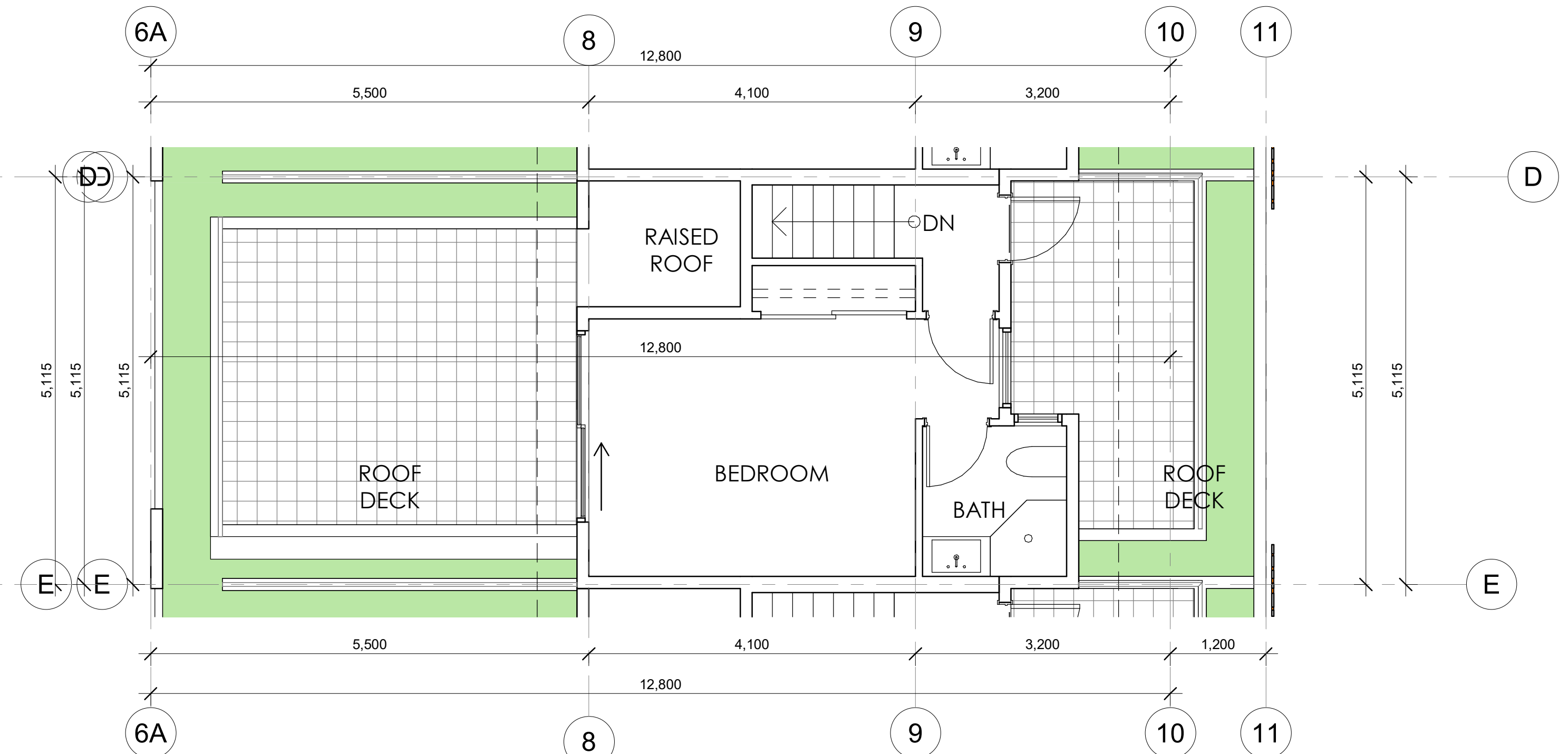
1 01-UNIT PLAN-PARKING PLAN BLDG A
1 : 50



3 03-UNIT PLAN-2ND FLOOR BLDG A
1 : 50



2 02-UNIT PLAN-1ST FLOOR BLDG A
1 : 50



4 04-UNIT PLAN-3RD FL BLDG A
1 : 50

HASSAN MOAYERI ARCHITECT
 M.A.R.C.H. M.A.E.N.G. M.A.I.B.C. M.R.A.I.C. A.I.A.
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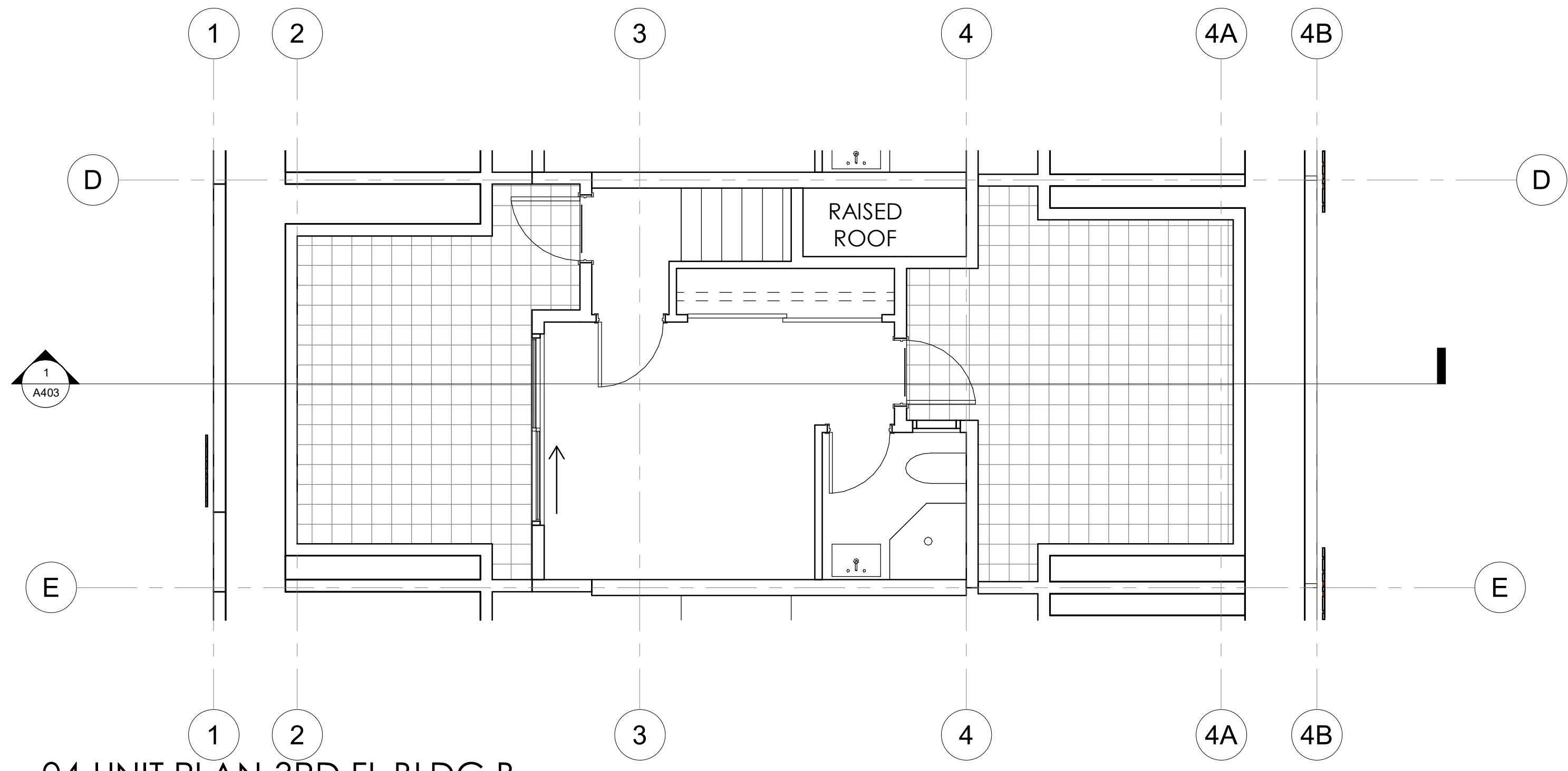
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Sheet name:
 UNIT PLANS

Revision Schedule		
Rev #	Date	Description
3	SEPTEMBER 2022	REVISED AS PER CITY COMMENTS

Project No. 19-48
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A501



1 04-UNIT PLAN-3RD FL BLDG B
1 : 50

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Sheet name:
 UNIT PLANS

Revision Schedule		
Rev #	Date	Description
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Project No. 19-48
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