

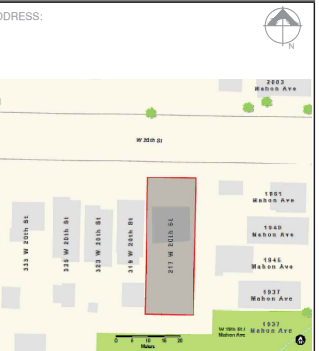


BHOME ENTERPRISE

DIMENSION JUAN MORENO ESTUDIO DE ESPACIOS RL

PROFESSIONALS
 LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
 ARCHITECTS: ARO. JUAN CARLOS MORENO ARO. ROBERTO LOPEZ

PROJECT:
317 W 20th St
REZONING
SUBDIVISION



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT
ARCHITECTURAL PLANS
GROUND FLOOR

SCALE
1:125

DATE: 25 SEPTEMBER 2024

LOT INFORMATION
317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 60
 BLOCK 4
 DL 548
 PLAN 3846

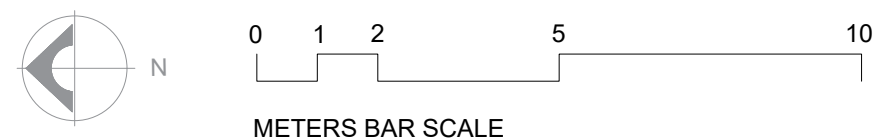
CURRENT LOT AREA:
 642.85 sq meters

PROPOSED LOTS AREAS:
 LOT 1: 321.42 sq meters
 LOT 2: 321.42 sq meters

Property ID: 012 110 531

CURRENT ZONING: RS-1
 PROPOSED ZONING: RS-2

CONTENT	CODE
317 W 20th St NV	317
2 LOT SUBDIVISION	2LOT
REZONING AND SUBDIVISION	RS-AGF01
ARCHITECTURAL - GROUND FLOOR	
317-2LOT-RS-AGF01	

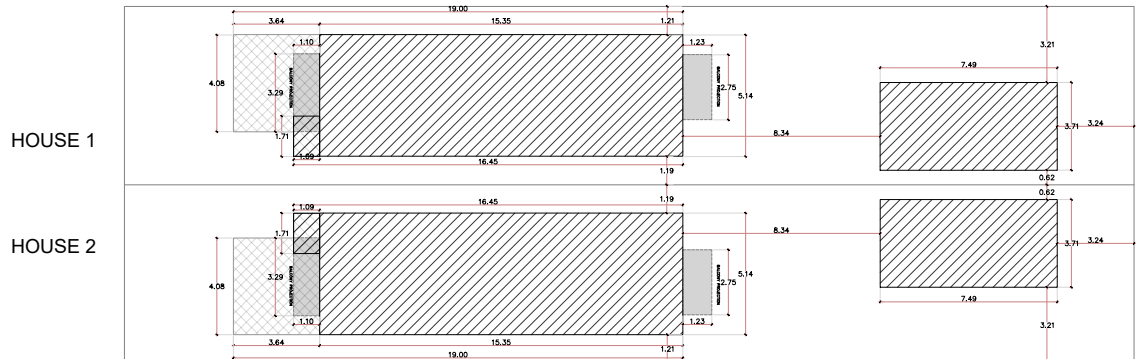


GROUND FLOOR (GF) GROSS FLOOR AREA OVERLAYS

	HOUSE 1		HOUSE 2	
	BY FLOOR	TOTALS	BY FLOOR	TOTALS
BASEMENT FLOOR	78.97 sqm	286.58 sqm	78.97 sqm	286.58 sqm
Sunken Patio	16.10 sqm		16.10 sqm	
GROUND FLOOR	80.76 sqm		80.76 sqm	
FIRST FLOOR	76.09 sqm		76.09 sqm	
Balconies	6.9 sqm		6.9 sqm	
GARAGE	27.76 sqm		27.76 sqm	

LOT COVERAGE:
 HOUSE 1 GF 80.76 sqm + Garage 27.76 sqm = 108.52 sqm
 HOUSE 2 GF 80.76 sqm + Garage 27.76 sqm = 108.52 sqm

GROSS FLOOR AREA:
 HOUSE 1 GF 80.76 sqm
 HOUSE 2 GF 80.76 sqm



- COUNTABLE SQM FOR LOT COVERAGE AND GROSS FLOOR AREA
- Sunken Patio not included at sqm counting
- Balcony projections not included at sqm counting



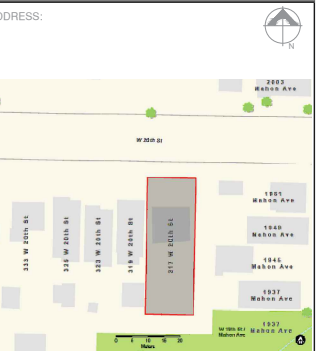


BHOME ENTERPRISE

DIMENSION JUAN MORENO ESTUDIO DE ESPACIOS RL

PROFESSIONALS
 LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
 ARCHITECTS: ARO. JUAN CARLOS MORENO ARO. ROBERTO LOPEZ

PROJECT:
317 W 20th St
REZONING
SUBDIVISION



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT
ARCHITECTURAL PLANS
BASEMENT FLOOR

SCALE
1:125

DATE: 25 SEPTEMBER 2024

LOT INFORMATION
317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 60
 BLOCK 4
 DL 548
 PLAN 3846

CURRENT LOT AREA:
 642.85 sq meters

PROPOSED LOTS AREAS:
 LOT 1: 321.42 sq meters
 LOT 2: 321.42 sq meters

Property ID: 012 110 531

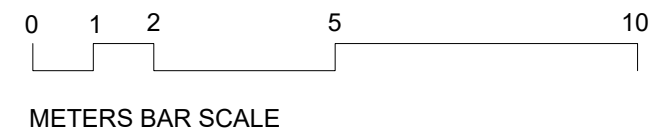
CURRENT ZONING: RS-1
 PROPOSED ZONING: RS-2

CONTENT	CODE
317 W 20th St NV	317
2 LOT SUBDIVISION	2LOT
REZONING AND SUBDIVISION	RS-ABF01
ARCHITECTURAL-BASEMENT FLOOR	
317-2LOT-RS-ABF01	

ALLEY



BASEMENT FLOOR
 SCALE 1:125



BASEMENT FLOOR (BF)

GROSS FLOOR AREA OVERLAYS

	HOUSE 1		HOUSE 2	
	BY FLOOR	TOTALS	BY FLOOR	TOTALS
BASEMENT FLOOR	78.97 sqm	286.58 sqm	78.97 sqm	286.58 sqm
Sunken Patio	16.10 sqm		16.10 sqm	
GROUND FLOOR	80.76 sqm		80.76 sqm	
FIRST FLOOR	76.09 sqm		76.09 sqm	
Balconies	6.9 sqm		6.9 sqm	
GARAGE	27.76 sqm		27.76 sqm	

LOT COVERAGE:

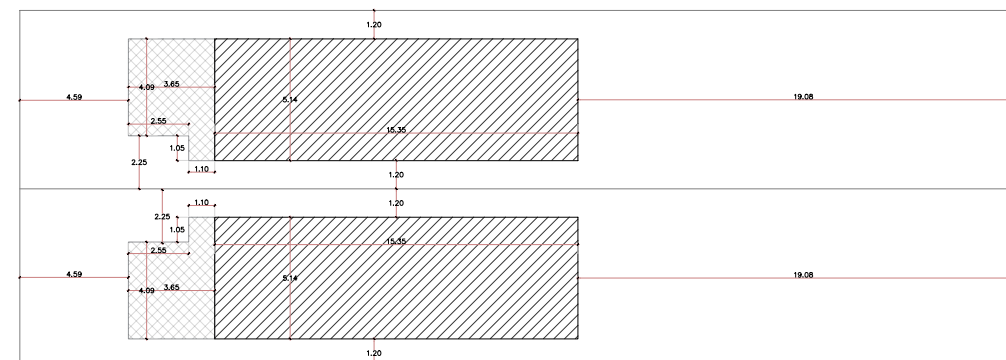
HOUSE 1 NOT APPLICABLE
 HOUSE 2 NOT APPLICABLE

GROSS FLOOR AREA:

HOUSE 1 NOT APPLICABLE
 HOUSE 2 NOT APPLICABLE

HOUSE 1

HOUSE 2



BASEMENT FLOOR AREA
 NO SCALE

- BASEMENT FLOOR NOT COUNTABLE SQM
- Sunken Patio not included at sqm counting

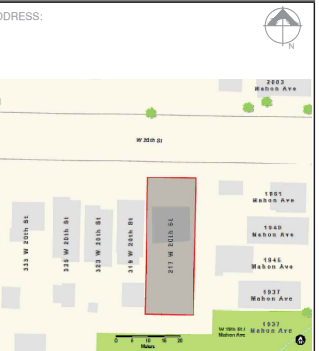


BHOME ENTERPRISE

DIMENSION JUAN MORENO ESTUDIO DE ESPACIOS RL

PROFESSIONALS
 LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
 ARCHITECTS: ARO. JUAN CARLOS MORENO
 ARO. ROBERTO LOPEZ

PROJECT:
317 W 20th St
REZONING
SUBDIVISION



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT
ARCHITECTURAL PLANS
FIRST FLOOR

SCALE
1:125

DATE: 25 SEPTEMBER 2024

LOT INFORMATION
317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 60
 BLOCK 4
 DL 548
 PLAN 3846

CURRENT LOT AREA:
 642.85 sq meters

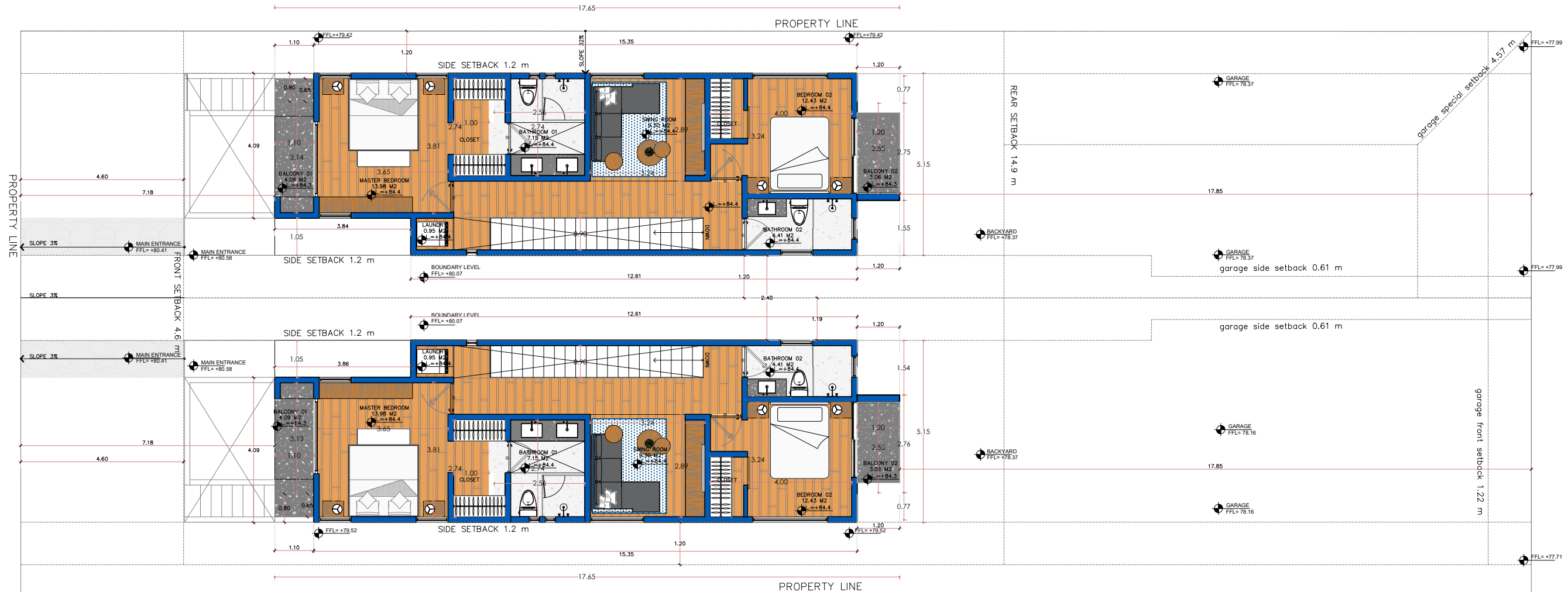
PROPOSED LOTS AREAS:
 LOT 1: 321.42 sq meters
 LOT 2: 321.42 sq meters

Property ID: 012 110 531

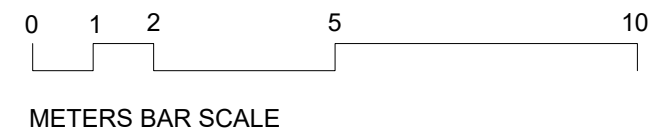
CURRENT ZONING: RS-1
 PROPOSED ZONING: RS-2

CONTENT	CODE
317 W 20th St NV	317
2 LOT SUBDIVISION	2LOT
REZONING AND SUBDIVISION	RS-AFF01
ARCHITECTURAL - FIRST FLOOR	
317-2LOT-RS-AFF01	

ALLEY



BASEMENT FLOOR
 SCALE 1:125



FIRST FLOOR (FF)

GROSS FLOOR AREA OVERLAYS

	HOUSE 1		HOUSE 2	
	BY FLOOR	TOTALS	BY FLOOR	TOTALS
BASEMENT FLOOR	78.97 sqm	286.58 sqm	78.97 sqm	286.58 sqm
Sunken Patio	16.10 sqm		16.10 sqm	
GROUND FLOOR	80.76 sqm		80.76 sqm	
FIRST FLOOR	76.09 sqm		76.09 sqm	
Balconies	6.9 sqm		6.9 sqm	
GARAGE	27.76 sqm		27.76 sqm	

LOT COVERAGE:

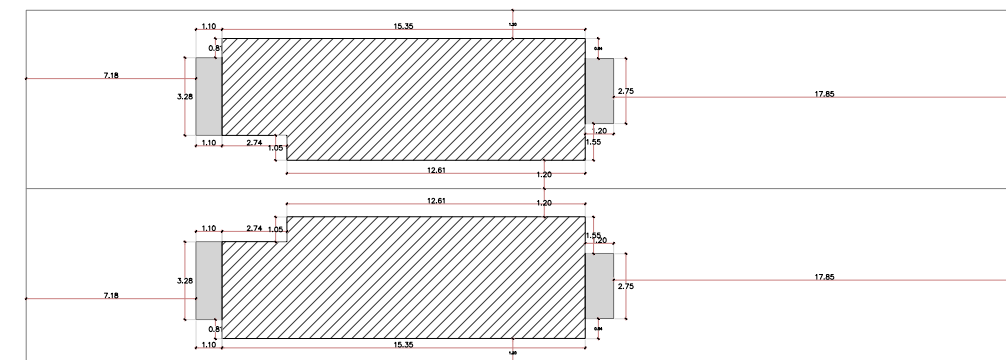
HOUSE 1 NOT APPLICABLE
 HOUSE 2 NOT APPLICABLE

GROSS FLOOR AREA:

HOUSE 1 FF 76.09 sqm
 HOUSE 2 FF 76.09 sqm

HOUSE 1

HOUSE 2



BASEMENT FLOOR AREA
 NO SCALE

COUNTABLE SQM FOR GROSS FLOOR AREA
 Balconies not included at sqm counting

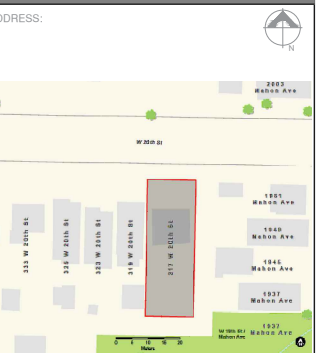


BHOME ENTERPRISE

DIMENSION JUAN MORENO ESTUDIO DE ESPACIOS RL

PROFESSIONALS
 LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
 ARCHITECTS: ARO. JUAN CARLOS MORENO
 ARO. ROBERTO LOPEZ

PROJECT:
317 W 20th St
REZONING
SUBDIVISION



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT
ARCHITECTURAL PLANS
FIRST FLOOR

SCALE
1:125

DATE: 25 SEPTEMBER 2024

LOT INFORMATION
317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 60
 BLOCK 4
 DL 548
 PLAN 3846

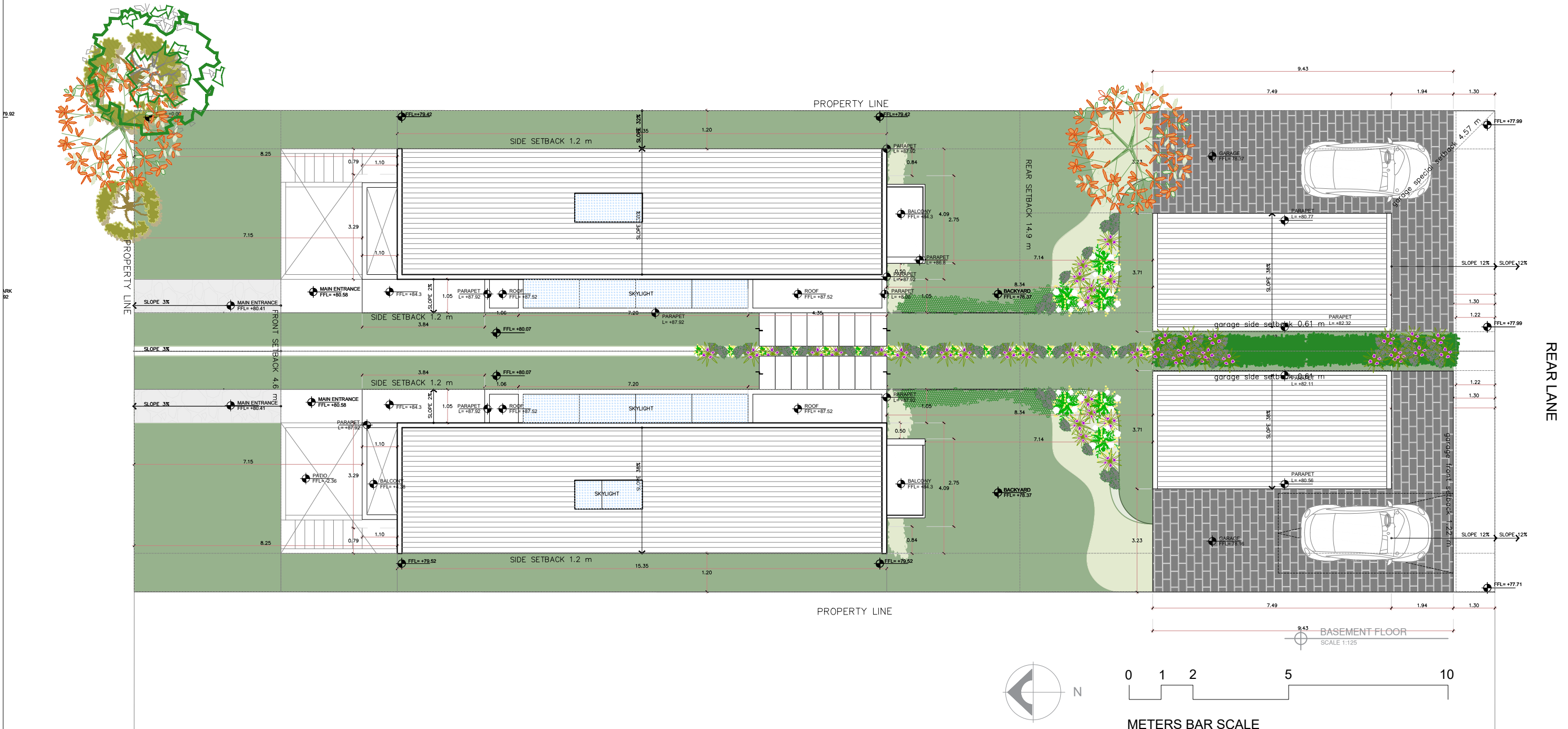
CURRENT LOT AREA:
 642.85 sq meters

PROPOSED LOTS AREAS:
 LOT 1: 321.42 sq meters
 LOT 2: 321.42 sq meters

Property ID: 012 110 531

CURRENT ZONING: RS-1
 PROPOSED ZONING: RS-2

CONTENT	CODE
317 W 20th St NV	317
2 LOT SUBDIVISION	2LOT
REZONING AND SUBDIVISION	RS-AFF01
ARCHITECTURAL - FIRST FLOOR	
317-2LOT-RS-AFF01	



ROOF FLOOR (RF) GROSS FLOOR AREA OVERLAYS

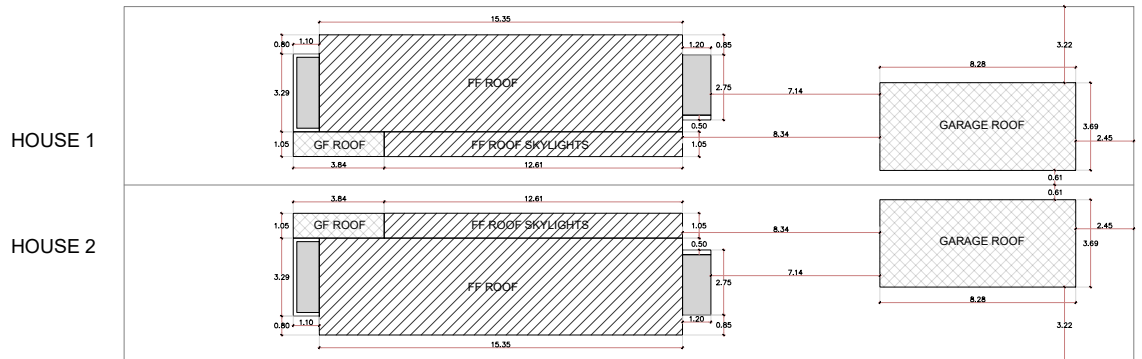
	HOUSE 1		HOUSE 2	
	BY FLOOR	TOTALS	BY FLOOR	TOTALS
BASEMENT FLOOR	78.97 sqm	286.58 sqm	78.97 sqm	286.58 sqm
Sunken Patio	16.10 sqm		16.10 sqm	
GROUND FLOOR	80.76 sqm		80.76 sqm	
FIRST FLOOR	76.09 sqm		76.09 sqm	
Balconies	6.9 sqm		6.9 sqm	
GARAGE	27.76 sqm		27.76 sqm	

TOTAL LOT COVERAGE:

HOUSE 1 GF 80.76 sqm + Garage 27.76 sqm = 108.52 sqm
 HOUSE 2 GF 80.76 sqm + Garage 27.76 sqm = 108.52 sqm

TOTAL GROSS FLOOR AREA:

HOUSE 1 GF 80.76 sqm + FF 76.09 sqm = 156.85 sqm
 HOUSE 2 GF 80.76 sqm + FF 76.09 sqm = 156.85 sqm



BASEMENT FLOOR AREA
 NO SCALE

- FIRST FLOOR ROOF
- GROUND FLOOR ROOF
- Uncover Balconies not included at sqm counting
- Architectural elements for balconies



BHOME ENTERPRISE



PROFESSIONALS

LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
ARCHITECTS: ARO. JUAN CARLOS MORENO
ARO. ROBERTO LOPEZ

PROJECT:

317 W 20th St
REZONING
SUBDIVISION

ADDRESS:



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT

ARCHITECTURAL PLANS
MAIN AND GARAGE FACADES

SCALE

1:150

DATE: 25 SEPTEMBER 2024

LOT INFORMATION

317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 60
BLOCK 4
DL 548
PLAN 3846

CURRENT LOT AREA:
642.85 sq meters

PROPOSED LOTS AREAS:
LOT 1: 321.42 sq meters
LOT 2: 321.42 sq meters

Property ID: 012 110 531

CURRENT ZONING: RS-1
PROPOSED ZONING: RS-2

CONTENT	CODE
317 W 20th St NV	317
2 LOT SUBDIVISION	2LOT
REZONING AND SUBDIVISION	RS-AFD01
ARCHITECTURAL - FACADES MG	

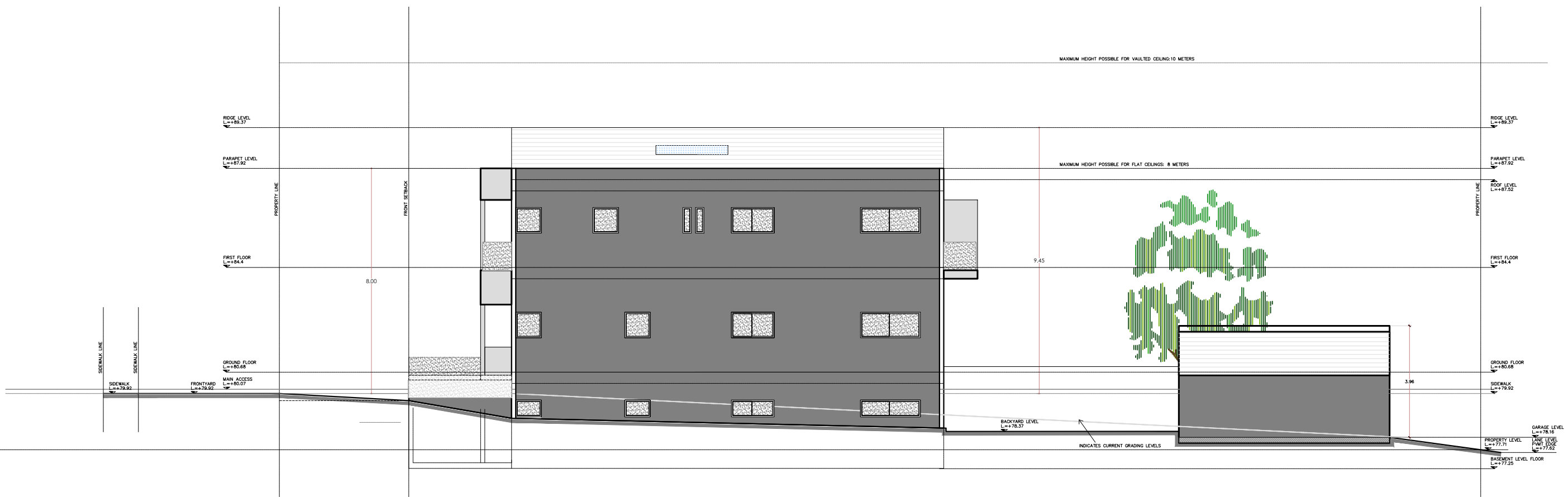
317-2LOT-RS-AFD01



MAIN SOUTH FACADE
SCALE 1:150



MAIN NORTH FACADE
SCALE 1:150



MAIN WEST FACADE
SCALE 1:150



BHOME ENTERPRISE

DIMENSION JUAN MORENO ESTUDIO DE ESPACIOS R.L.

PROFESSIONALS

LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
ARCHITECTS: ARO. JUAN CARLOS MORENO
ARO. ROBERTO LOPEZ

PROJECT:

317 W 20th St
REZONING
SUBDIVISION

ADDRESS:



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT

ARCHITECTURAL PLANS
MAIN AND GARAGE FACADES

SCALE

1:150

DATE: 25 SEPTEMBER 2024

LOT INFORMATION

317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 60
BLOCK 4
DL 548
PLAN 3846

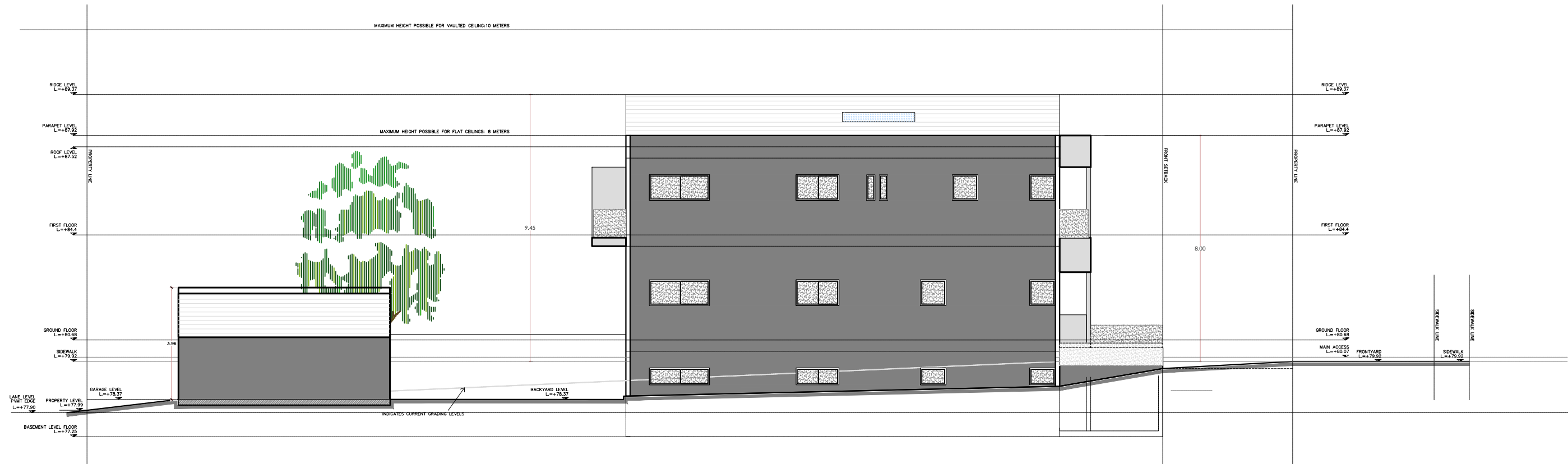
CURRENT LOT AREA:
642.85 sq meters

PROPOSED LOTS AREAS:
LOT 1: 321.42 sq meters
LOT 2: 321.42 sq meters

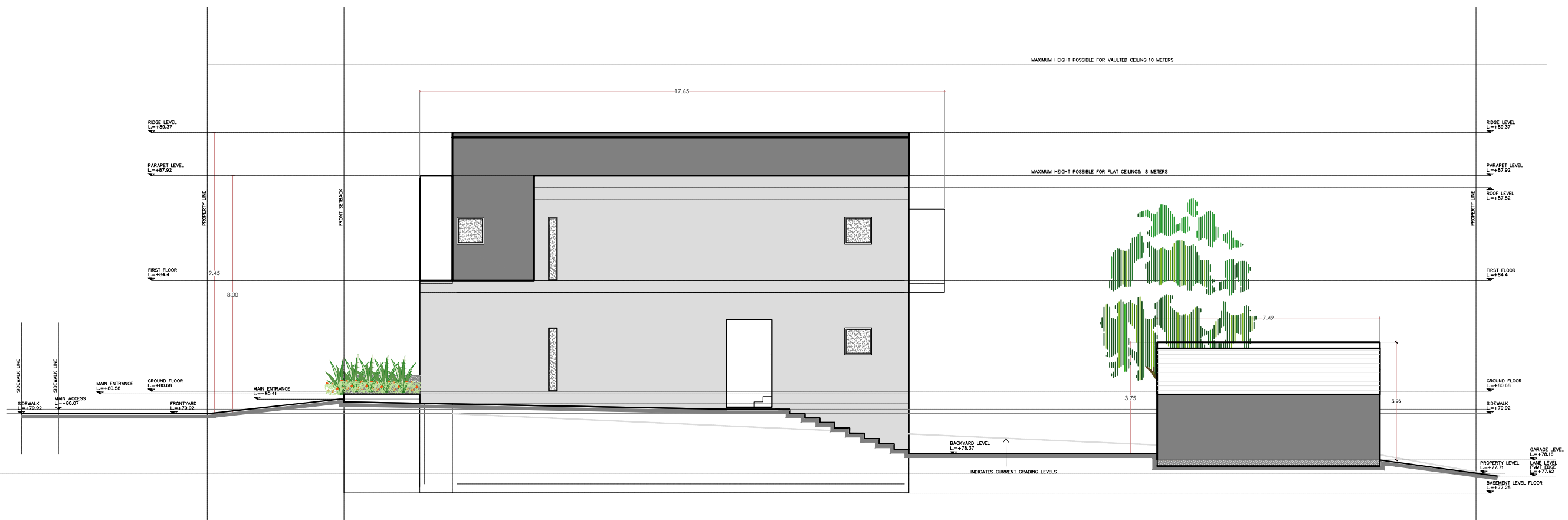
Property ID: 012 110 531

CURRENT ZONING: RS-1
PROPOSED ZONING: RS-2

CONTENT	CODE
317 W 20th St NV	317
2 LOT SUBDIVISION	2LOT
REZONING AND SUBDIVISION	RS-AFD02
ARCHITECTURAL - FACADES MG	
317-2LOT-RS-AFD02	



MAIN EAST FACADE
SCALE 1:150



BETWEEN HOUSES FACADE
SCALE 1:150



BHOME ENTERPRISE

DIMENSION JUAN MORENO ESTUDIO DE ESPACIOS RL

PROFESSIONALS

LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
ARCHITECTS: ARQ. JUAN CARLOS MORENO
ARQ. ROBERTO LOPEZ

PROJECT:

317 W 20th St
REZONING SUBDIVISION

ADDRESS:



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT

ARCHITECTURAL PLANS
MAIN AND GARAGE FACADES

SCALE

1:150

DATE: 25 SEPTEMBER 2024

LOT INFORMATION

317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

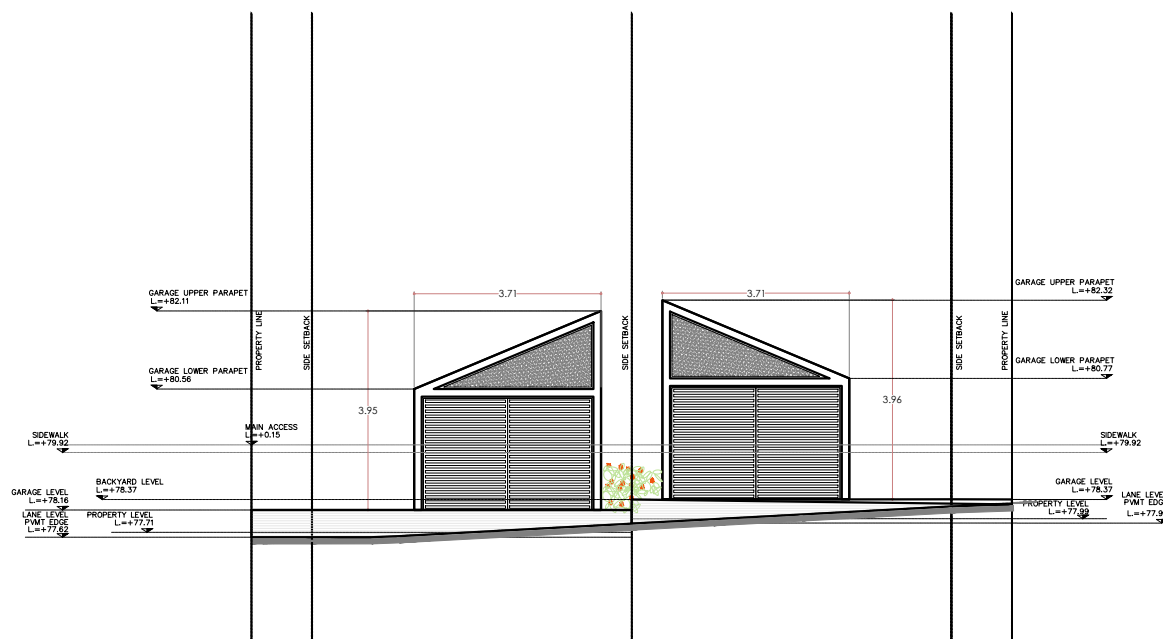
LOT 60
BLOCK 4
DL 548
PLAN 3846

CURRENT LOT AREA:
642.85 sq meters

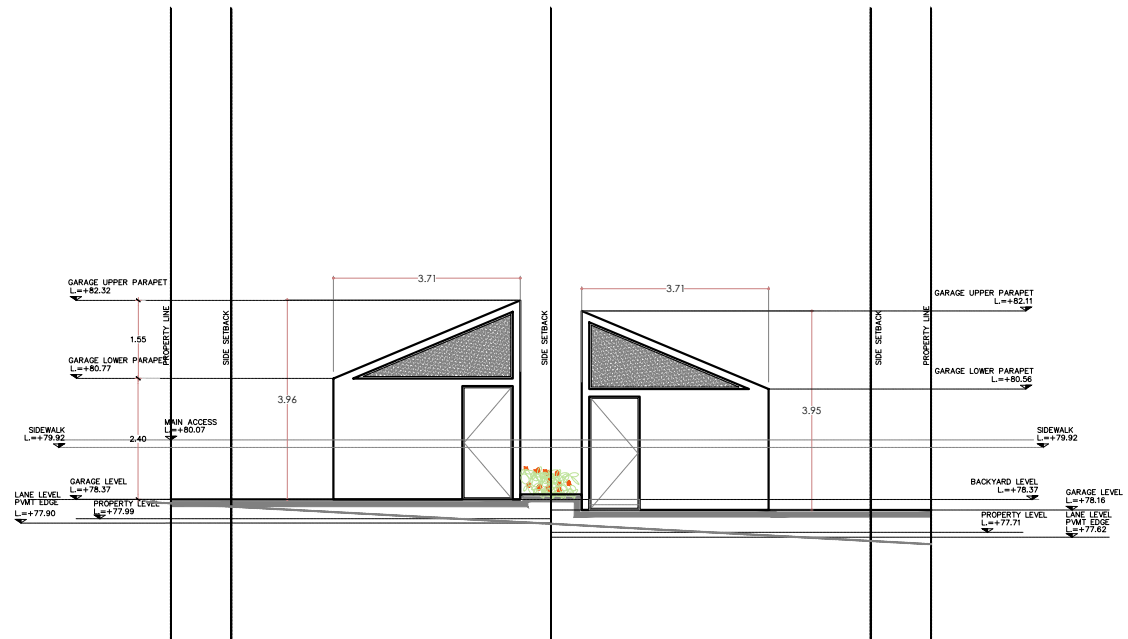
PROPOSED LOTS AREAS:
LOT 1: 321.42 sq meters
LOT 2: 321.42 sq meters

Property ID: 012 110 531

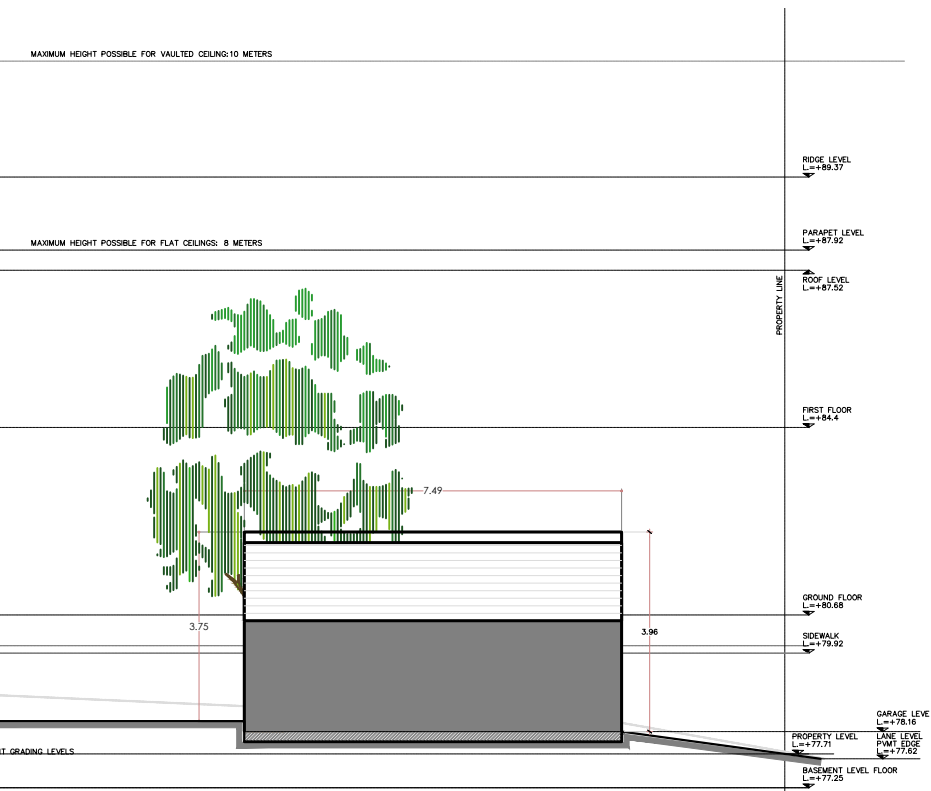
CURRENT ZONING: RS-1
PROPOSED ZONING: RS-2



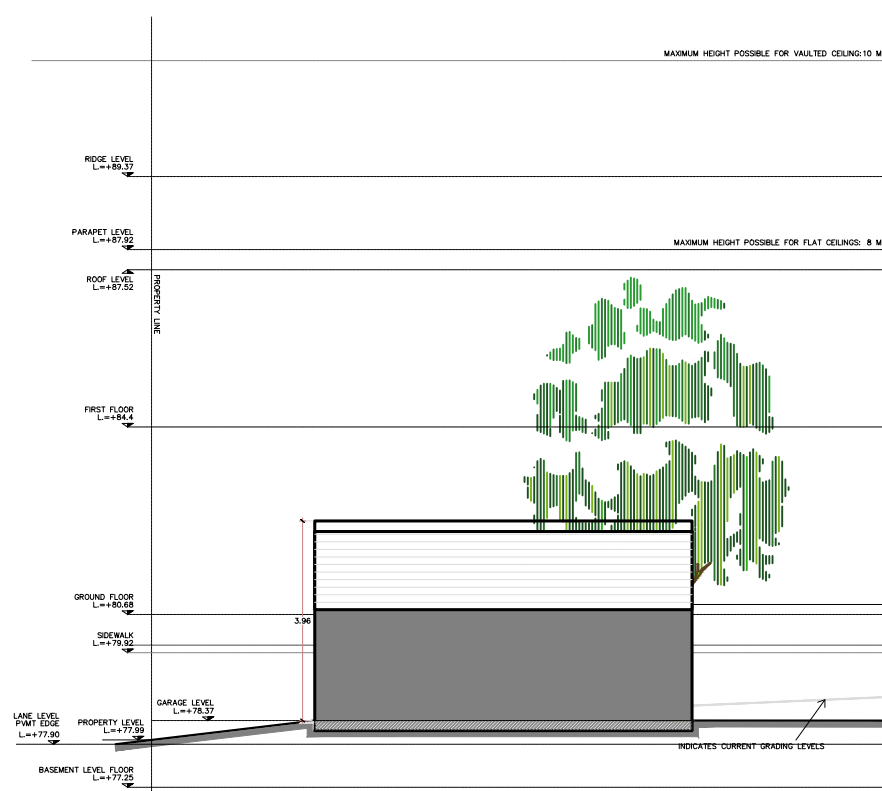
GARAGE SOUTH FACADE
SCALE 1:150



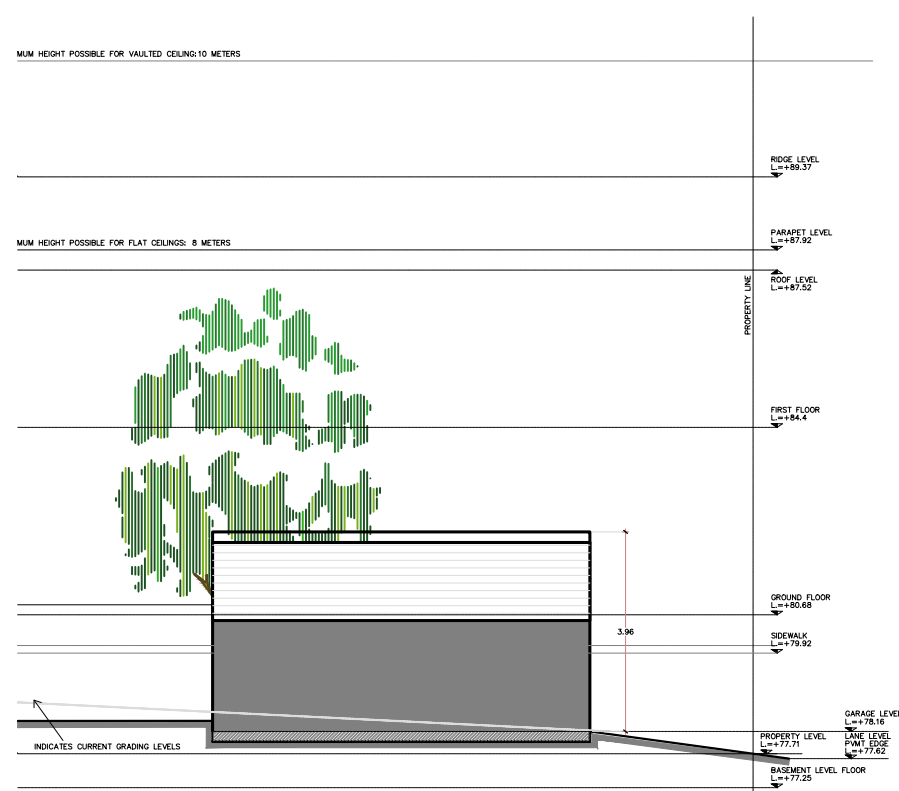
GARAGE NORTH FACADE
SCALE 1:150



BETWEEN GARAGES FACADE
SCALE 1:150



GARAGE EAST FACADE
SCALE 1:150



GARAGE WEST FACADE
SCALE 1:150

Table with 2 columns: CONTENT and CODE. Rows include project details like '317 W 20th St NV', '2 LOT SUBDIVISION', 'REZONING AND SUBDIVISION', and 'ARCHITECTURAL - FACADES MG'.



BHOME ENTERPRISE

DIMENSION JUAN MORENO ESTUDIO DE ESPACIOS R.L.

PROFESSIONALS

LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
ARCHITECTS: ARO. JUAN CARLOS MORENO
ARO. ROBERTO LOPEZ

PROJECT:

317 W 20th St

REZONING
SUBDIVISION

ADDRESS:



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT

ARCHITECTURAL PLANS
WINDOW ELEVATIONS AND
DISTANCE CALCULATIONS

SCALE

1:150

DATE: 25 SEPTEMBER 2024

LOT INFORMATION

317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 60
BLOCK 4
DL 548
PLAN 3846

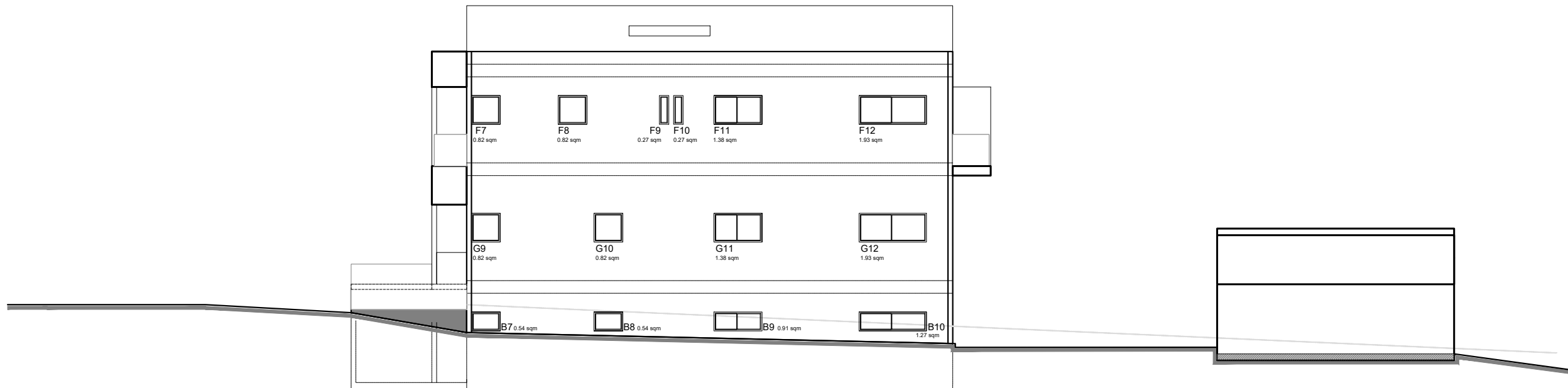
CURRENT LOT AREA:
642.85 sq meters

PROPOSED LOTS AREAS:
LOT 1: 321.42 sq meters
LOT 2: 321.42 sq meters

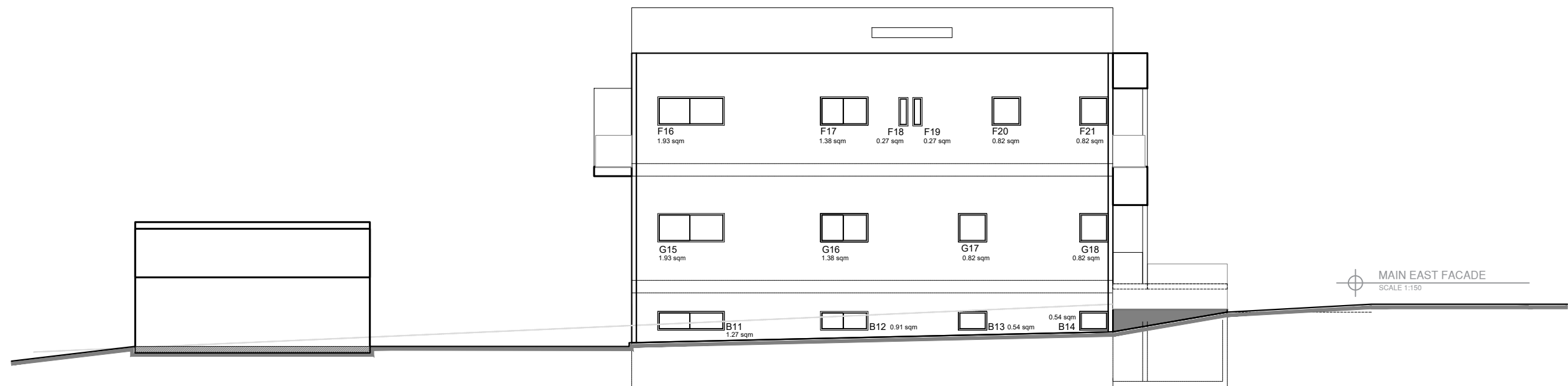
Property ID: 012 110 531

CURRENT ZONING: RS-1
PROPOSED ZONING: RS-2

CONTENT	CODE
317 W 20th St NV	317
2 LOT SUBDIVISION	2LOT
REZONING AND SUBDIVISION	RS-AWE01
ARCHITECTURAL - WINDOW ELEV	
317-2LOT-RS-AWE01	

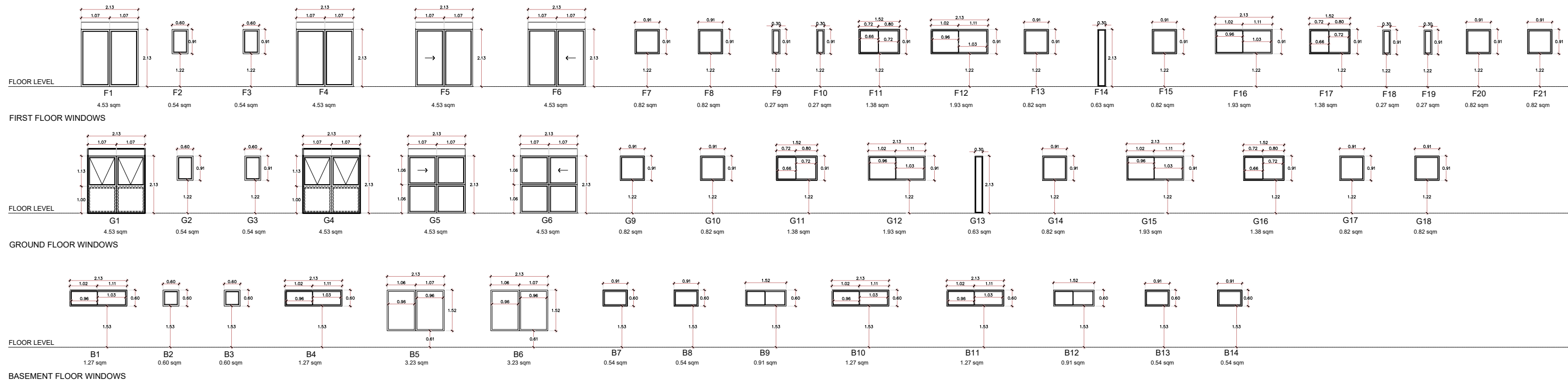


MAIN WEST FACADE
SCALE 1:150



MAIN EAST FACADE
SCALE 1:150

WINDOW SCHEDULE



BASEMENT FLOOR WINDOWS



BHOME ENTERPRISE

DIMENSION JUAN MORENO ESTUDIO DE ESPACIOS R L

PROFESSIONALS

LEGAL REPRESENTATIVE: ING. JOSE PORTILLO
ARCHITECTS: ARO. JUAN CARLOS MORENO
ARO. ROBERTO LOPEZ

PROJECT:

317 W 20th St

REZONING
SUBDIVISION

ADDRESS:



317 W 20th ST, NORTH VANCOUVER, BC

CONTENT

ARCHITECTURAL PLANS
WINDOW ELEVATIONS AND
DISTANCE CALCULATIONS

SCALE

1:150

DATE: 25 SEPTEMBER 2024

LOT INFORMATION

317 W 20th ST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 60
BLOCK 4
DL 548
PLAN 3846

CURRENT LOT AREA:
642.85 sq meters

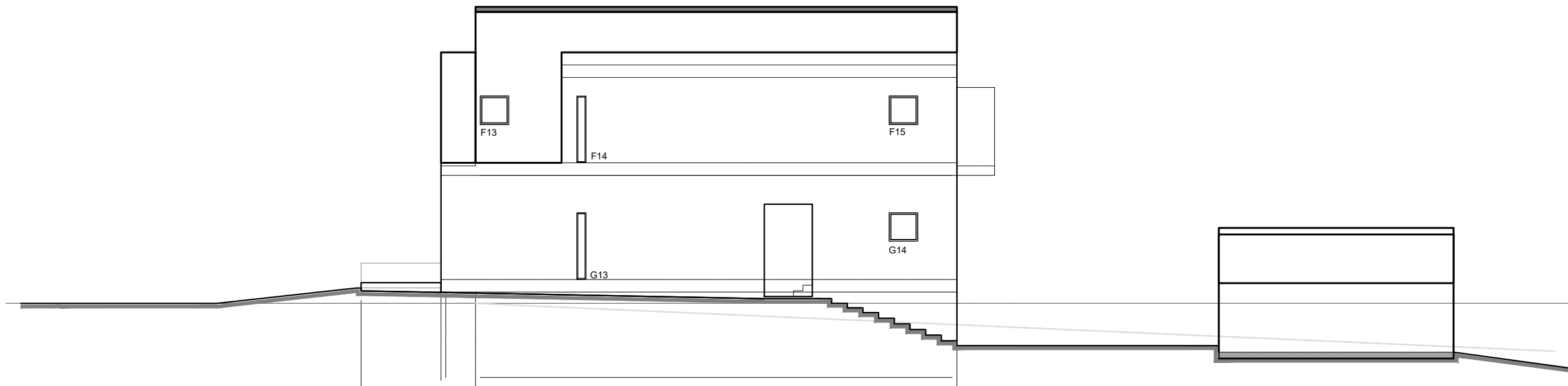
PROPOSED LOTS AREAS:
LOT 1: 321.42 sq meters
LOT 2: 321.42 sq meters

Property ID: 012 110 531

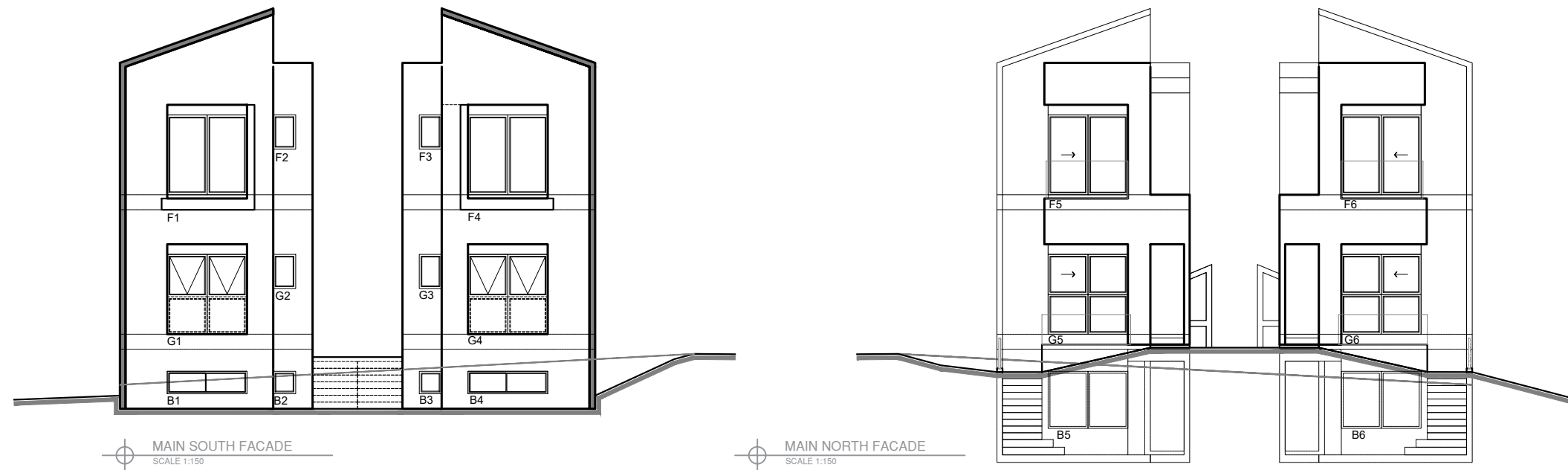
CURRENT ZONING: RS-1
PROPOSED ZONING: RS-2

CONTENT	CODE
317 W 20th St NV	317
2 LOT SUBDIVISION	2LOT
REZONING AND SUBDIVISION	RS-AWE02
ARCHITECTURAL - WINDOW ELEV	

317-2LOT-RS-AWE02



BETWEEN HOUSES FACADE
SCALE 1:150



MAIN SOUTH FACADE
SCALE 1:150

MAIN NORTH FACADE
SCALE 1:150

WINDOW SCHEDULE

FLOOR LEVEL	Window Unit	Area (sqm)
FLOOR LEVEL	F1	4.53 sqm
FLOOR LEVEL	F2	0.54 sqm
FLOOR LEVEL	F3	0.54 sqm
FLOOR LEVEL	F4	4.53 sqm
FLOOR LEVEL	F5	4.53 sqm
FLOOR LEVEL	F6	4.53 sqm
FLOOR LEVEL	F7	0.82 sqm
FLOOR LEVEL	F8	0.82 sqm
FLOOR LEVEL	F9	0.27 sqm
FLOOR LEVEL	F10	0.27 sqm
FLOOR LEVEL	F11	1.38 sqm
FLOOR LEVEL	F12	1.93 sqm
FLOOR LEVEL	F13	0.82 sqm
FLOOR LEVEL	F14	0.63 sqm
FLOOR LEVEL	F15	0.82 sqm
FLOOR LEVEL	F16	1.93 sqm
FLOOR LEVEL	F17	1.38 sqm
FLOOR LEVEL	F18	0.27 sqm
FLOOR LEVEL	F19	0.27 sqm
FLOOR LEVEL	F20	0.82 sqm
FLOOR LEVEL	F21	0.82 sqm
FIRST FLOOR WINDOWS	G1	4.53 sqm
FIRST FLOOR WINDOWS	G2	0.54 sqm
FIRST FLOOR WINDOWS	G3	0.54 sqm
FIRST FLOOR WINDOWS	G4	4.53 sqm
FIRST FLOOR WINDOWS	G5	4.53 sqm
FIRST FLOOR WINDOWS	G6	4.53 sqm
FIRST FLOOR WINDOWS	G9	0.82 sqm
FIRST FLOOR WINDOWS	G10	0.82 sqm
FIRST FLOOR WINDOWS	G11	1.38 sqm
FIRST FLOOR WINDOWS	G12	1.93 sqm
FIRST FLOOR WINDOWS	G13	0.63 sqm
FIRST FLOOR WINDOWS	G14	0.82 sqm
FIRST FLOOR WINDOWS	G15	1.93 sqm
FIRST FLOOR WINDOWS	G16	1.38 sqm
FIRST FLOOR WINDOWS	G17	0.82 sqm
FIRST FLOOR WINDOWS	G18	0.82 sqm
GROUND FLOOR WINDOWS	B1	1.27 sqm
GROUND FLOOR WINDOWS	B2	0.60 sqm
GROUND FLOOR WINDOWS	B3	0.60 sqm
GROUND FLOOR WINDOWS	B4	1.27 sqm
GROUND FLOOR WINDOWS	B5	3.23 sqm
GROUND FLOOR WINDOWS	B6	3.23 sqm
GROUND FLOOR WINDOWS	B7	0.54 sqm
GROUND FLOOR WINDOWS	B8	0.54 sqm
GROUND FLOOR WINDOWS	B9	0.91 sqm
GROUND FLOOR WINDOWS	B10	1.27 sqm
GROUND FLOOR WINDOWS	B11	1.27 sqm
GROUND FLOOR WINDOWS	B12	0.91 sqm
GROUND FLOOR WINDOWS	B13	0.54 sqm
GROUND FLOOR WINDOWS	B14	0.54 sqm
BASEMENT FLOOR WINDOWS	B1	1.27 sqm
BASEMENT FLOOR WINDOWS	B2	0.60 sqm
BASEMENT FLOOR WINDOWS	B3	0.60 sqm
BASEMENT FLOOR WINDOWS	B4	1.27 sqm
BASEMENT FLOOR WINDOWS	B5	3.23 sqm
BASEMENT FLOOR WINDOWS	B6	3.23 sqm
BASEMENT FLOOR WINDOWS	B7	0.54 sqm
BASEMENT FLOOR WINDOWS	B8	0.54 sqm
BASEMENT FLOOR WINDOWS	B9	0.91 sqm
BASEMENT FLOOR WINDOWS	B10	1.27 sqm
BASEMENT FLOOR WINDOWS	B11	1.27 sqm
BASEMENT FLOOR WINDOWS	B12	0.91 sqm
BASEMENT FLOOR WINDOWS	B13	0.54 sqm
BASEMENT FLOOR WINDOWS	B14	0.54 sqm