



NORTH SIDE OF WEST 24th STREET



WEST 24th STREET LOOKING EAST



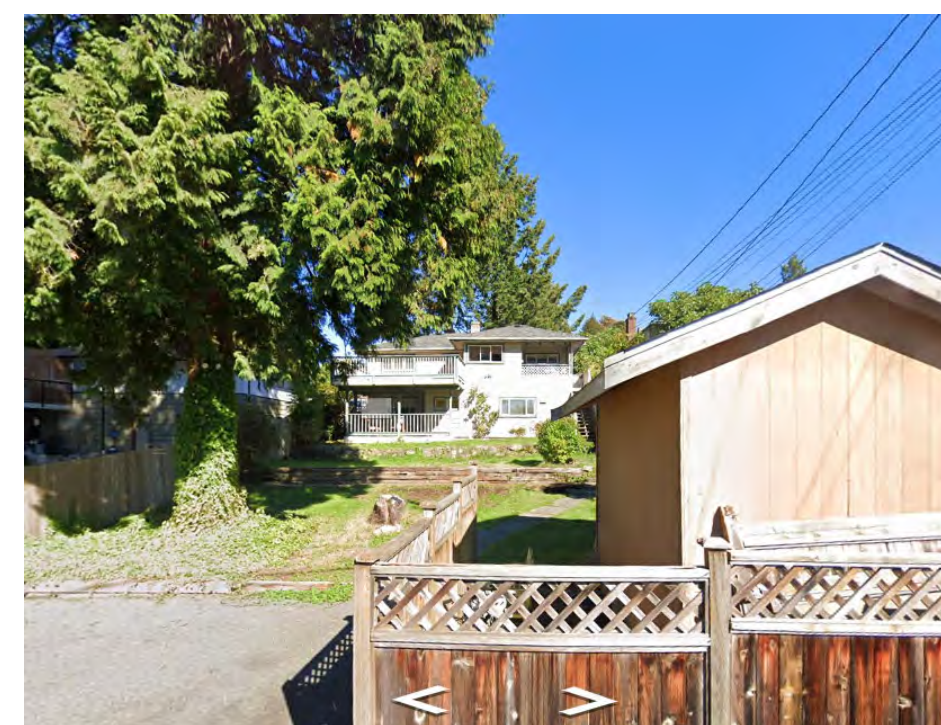
341 WEST 24th STREET



WEST 24th STREET LOOKING WEST



LANE LOOKING EAST



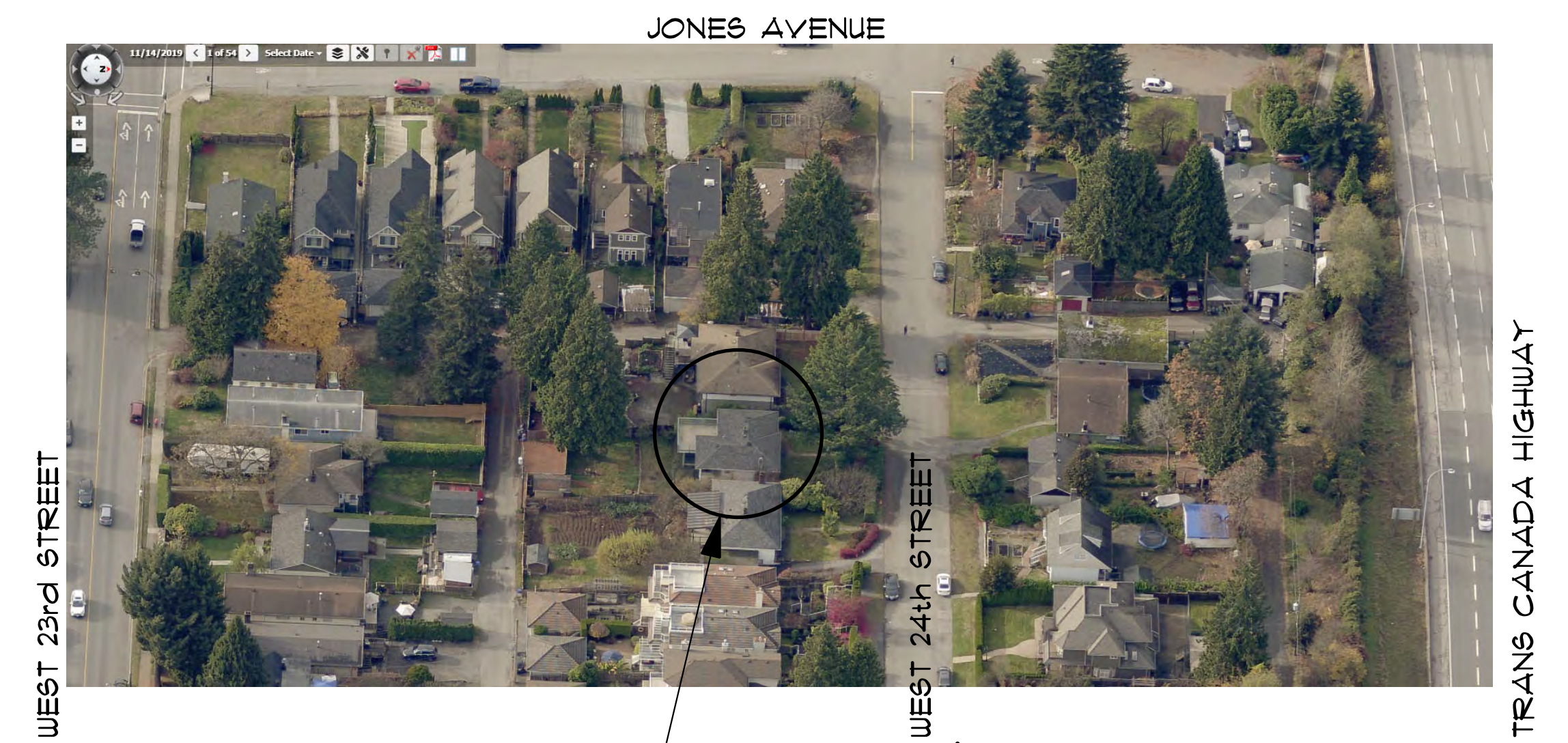
341 WEST 24th STREET FROM THE LANE



LANE LOOKING WEST



SOUTH SIDE OF THE LANE



WEST 23rd STREET
WEST 24th STREET
341 WEST 24th STREET
TRANS CANADA HIGHWAY



NOVEMBER 2021 EAST AND WEST LOT PLANS COMBINED, WEST LOT LOWERED COORD AND LANDSCAPE PLAN REVISED
AUGUST 2021 KEY CHARGING ADDED TO GARAGE PLAN
REVISIONS

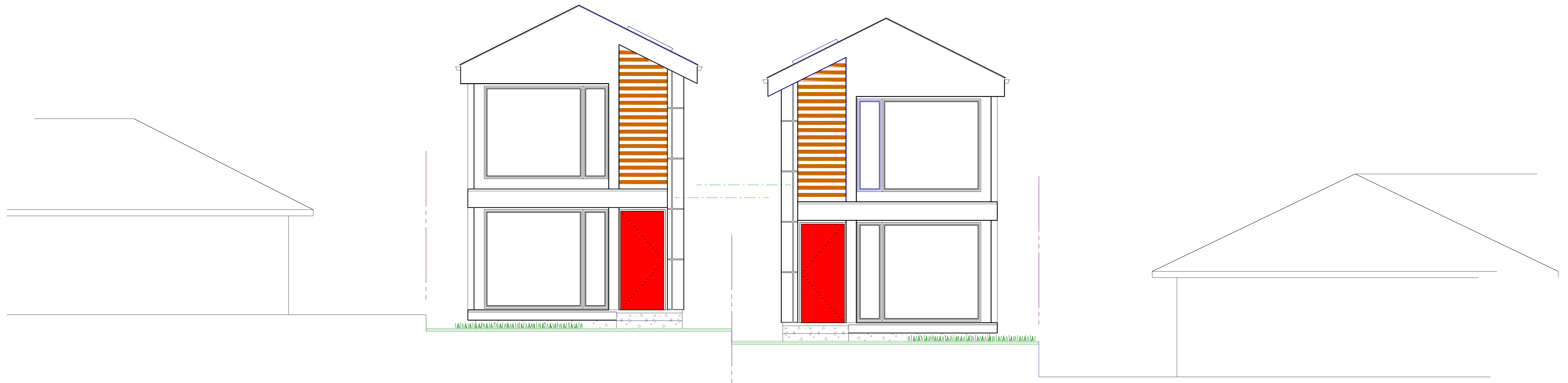
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Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

Drawing: **CONTEXT**
Drawn By: B.C. Date: **OCTOBER 2020**
Scale:
Project: **KIAMI SUBDIVISION AT 341 WEST 24th STREET NORTH VANCOUVER**

Quality Residential Design



STREETSCAPE

SIDING
 SHERWIN WILLIAMS
 SW 1654
 LATTICE
 239-C2

LATTICE
 SHERWIN WILLIAMS
 SW 1109
 COPPER POT
 128-C1

FRONT DOOR
 SHERWIN WILLIAMS
 SW 6601
 TANAGER
 107-C6

REVISIONS	
NOVEMBER 2021	EAST AND WEST LOT PLANS COMBINED, WEST LOT LOWERED 0.02' AND LANDSCAPE PLAN REVISED
AUGUST 2021	EV CHARGING ADDED TO GARAGE PLAN

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STREETSCAPE
 Drawing:
 Drawn By: B.C. Date: OCTOBER 2020
 Scale: 1/4" = 1'-0"
 Project:
 KIANI SUBDIVISION AT
 341 WEST 24th STREET
 NORTH VANCOUVER

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WEST 24TH STREET

LANE

AMENDED 36

PLAN 2837

'B'

PLAN 2837

1 STOREY HOUSE #345
ROOF PEAK
EL=97.17

BASEMENT FLOOR
(DOOR SILL)
EL=90.20

WEST LOT
SITE DEVELOPMENT DATA

EXISTING ZONE: R6 1
PROPOSED ZONING: R6 2

LOT AREA: 310.35 6M (3,340.69 SQUARE FEET)

SITE COVERAGE:

PERMITTED: 93.105 6M (1,002.2 SQUARE FEET (30%))
PROPOSED: 93.105 6M (1,002.2 SQUARE FEET (30%))

FLOOR SPACE RATIO:

PERMITTED: 155.175 6M (1,670.34 SQUARE FEET (50%))
PROPOSED: 155.43 6M (1,670.0 SQUARE FEET (50%))

GARAGE:
AREA ALLOWED: 31.035 6M (334 SQUARE FEET)
AREA PROPOSED: 22.96 6M (240 SQUARE FEET)

PARKING:
REQUIRED: 2 STALLS
PROVIDED: 2 STALLS

ELEVATIONS:

ROOF RIDGE.....101.8 M (330.1')
TOP OF UPPER FL. WALL.....93.13 M (325.23')
UPPER FLOOR.....96.36 M (316.15')
MAIN FLOOR.....93.29 M (306.01')
LOWER FLOOR.....90.22 M (295.99')

GARAGE:
ROOF RIDGE.....91.88 M (301.43')
TOP OF WALL.....90.71 M (297.61')
TOP OF SLAB.....88.12 M (289.11')

EAST LOT
SITE DEVELOPMENT DATA

EXISTING ZONE: R6 1
PROPOSED ZONING: R6 2

LOT AREA: 310.35 6M (3,340.69 SQUARE FEET)

SITE COVERAGE:

PERMITTED: 93.105 6M (1,002.2 SQUARE FEET (30%))
PROPOSED: 93.105 6M (1,002.2 SQUARE FEET (30%))

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GARAGE:
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REQUIRED: 2 STALLS
PROVIDED: 2 STALLS

ELEVATIONS:

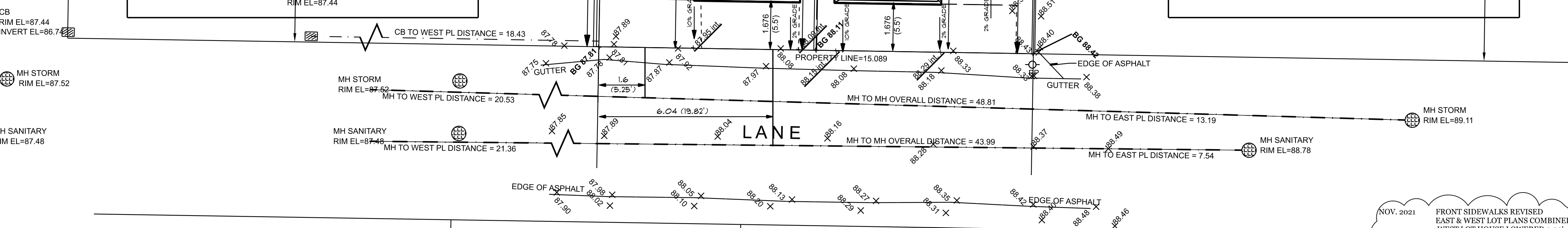
ROOF RIDGE.....101.2 M (331.11')
TOP OF UPPER FL. WALL.....93.45 M (326.29')
UPPER FLOOR.....96.69 M (317.21')
MAIN FLOOR.....93.61 M (307.13')
LOWER FLOOR.....90.54 M (297.05')

GARAGE:
ROOF RIDGE.....92.08 M (302.1')
TOP OF WALL.....90.91 M (298.26')
TOP OF SLAB.....88.32 M (289.16')

AMENDED 34

PLAN 2837

AREA = 620.7m²



9
PLAN 2837

10
PLAN 2837

11
PLAN 2837

WEST 1/2
OF 12
PLAN 2837

EAST 1/2
OF 12
PLAN 2837

13
PLAN 2837

NOV. 2021 FRONT SIDEWALKS REVISED EAST & WEST LOT PLANS COMBINED WEST LOT HOUSE LOWERED 0.02'

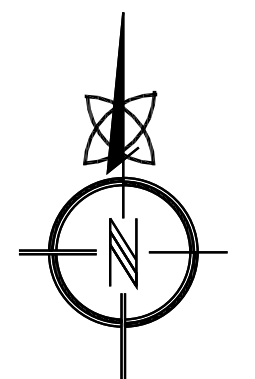
SEPT 2021 TREE IN REAR YARD REMOVED

AUGUST 2021 GRADES REVISED IN REAR YARD, EV CHARGING ADDED

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TOPOGRAPHIC SURVEY PLAN OF
AMENDED LOT 34 (SEE 283132L)
BLOCK 213 DL 544 GROUP 1 NWD
PLAN 2837

CITY OF NORTH VANCOUVER
INTEGRATED SURVEY AREA #44
CIVIC ADDRESS: 341 WEST 24TH STREET
PID: 007-154-852



SCALE 1:100

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND:

- + 88.46 - DENOTES SPOT ELEVATION
- EL - DENOTES ELEVATION
- TW - DENOTES TOP OF WALL
- PL - DENOTES PROPERTY LINE
- PP - DENOTES POWER POLE
- MH - DENOTES MANHOLE
- CB - DENOTES CATCH BASIN
- 91.21 0.150 DEC - DENOTES 0.150 DECIDUOUS TREE WITH A GROUND ELEVATION OF 91.21m.
- 88.81 0.900 CON - DENOTES 0.900 CONIFEROUS TREE WITH A GROUND ELEVATION OF 88.81m.
- 1 - DENOTES DETAIL 1 LOCATION WITH VIEW IN DIRECTION OF POINT.

DATUM:

ELEVATIONS ARE TO CITY OF NORTH VANCOUVER GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 67H3657, PUBLISHED ELEVATION = 69.348 METRES, ISA NO. 44, NAD 83, (CVD28GVRD2018).

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY. OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

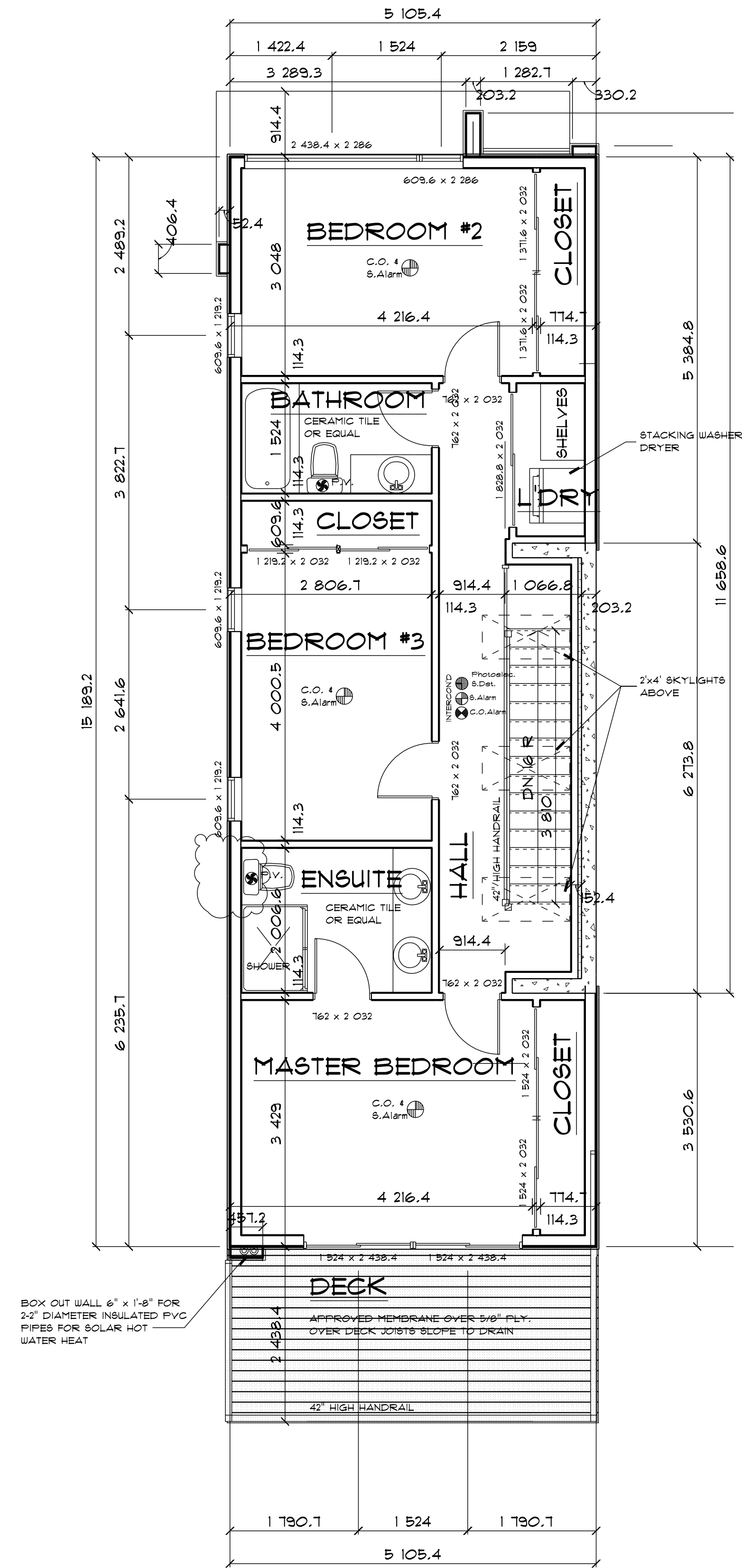
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, BC
V7P 3R5
TEL 604-980-4868
www.bennettsurveys.com

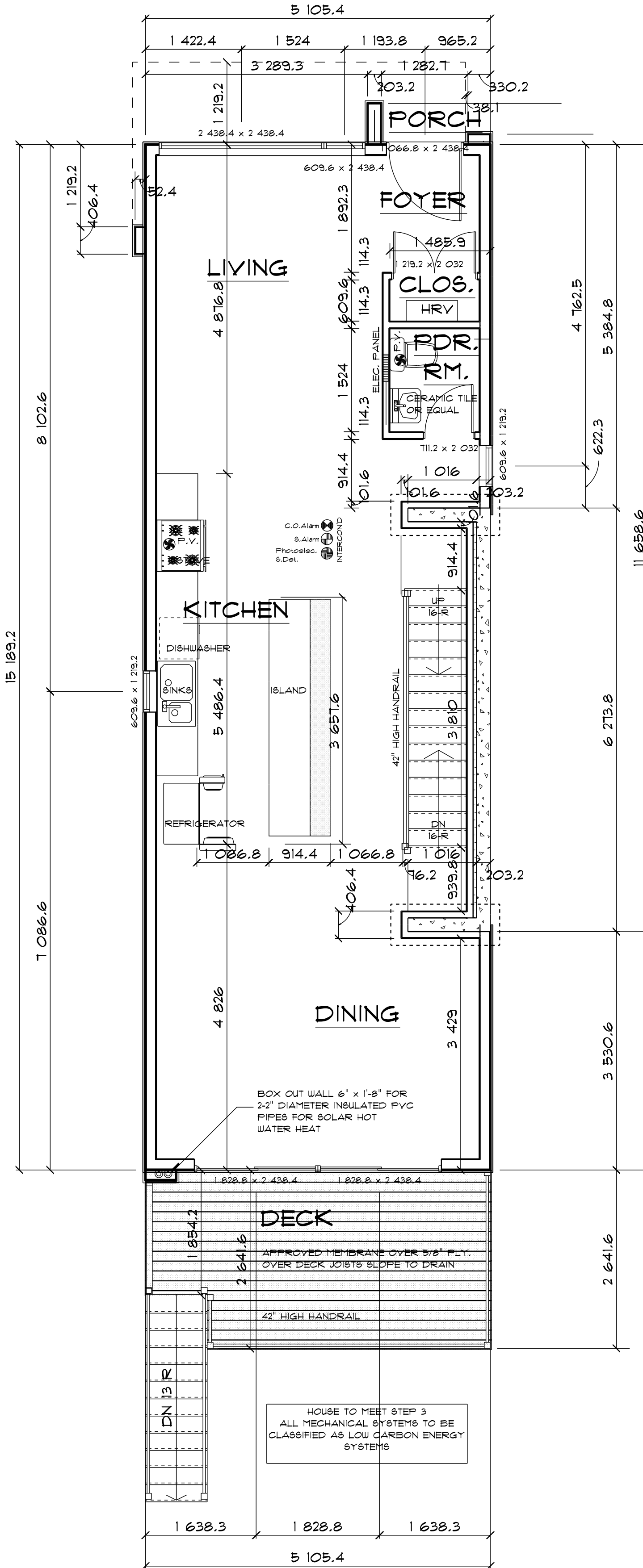
DATE:	2021-01-20	BY:	RG
REVISION:			

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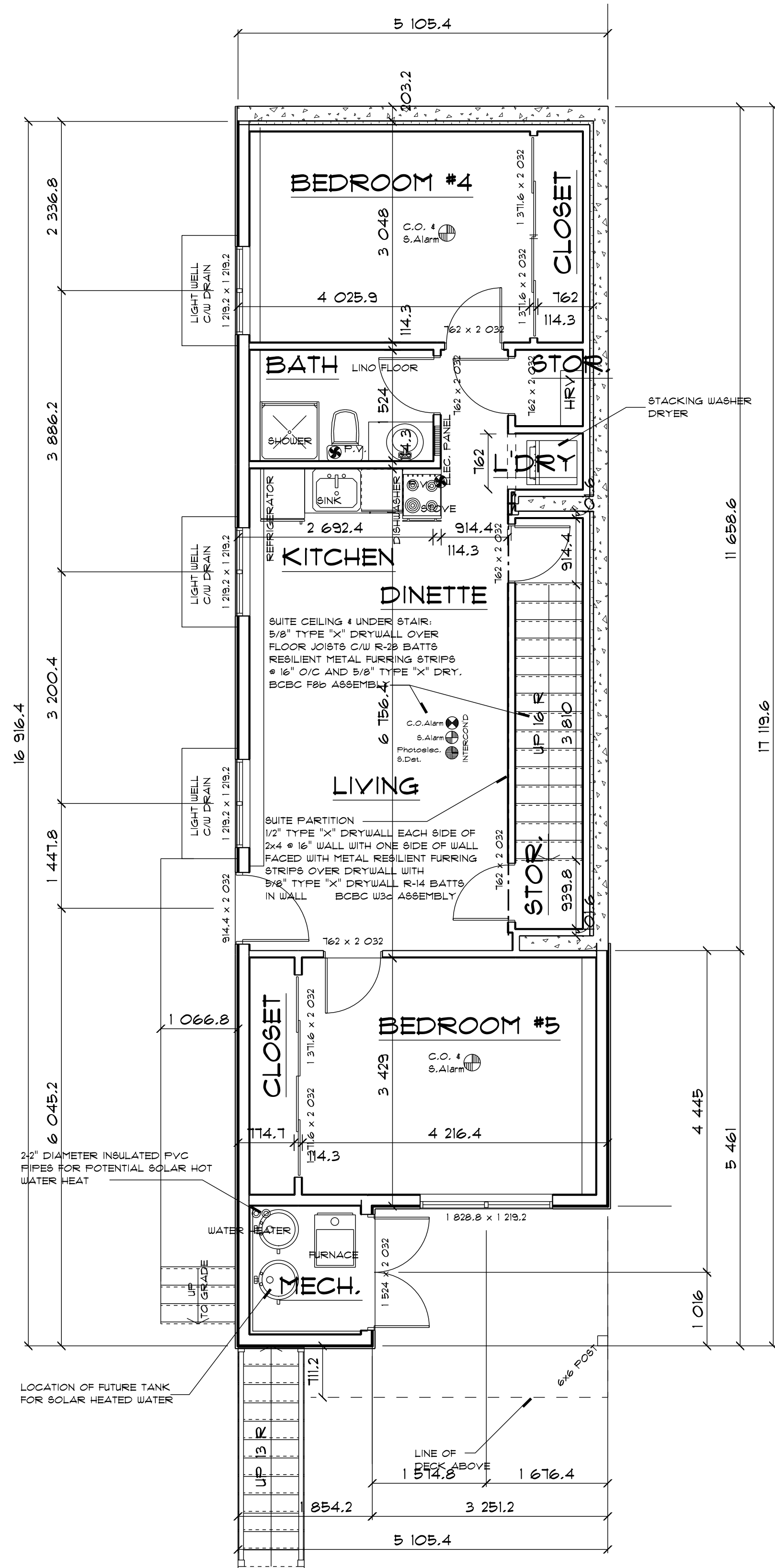
Drawing **SITE PLAN**
Drawn By **BC** Date **OCT. 2020**
SCALE: 1/8" = 1'-0"
Project **KIANI SUBDIVISION AT 341 WEST 24th STREET NORTH VANCOUVER**



UPPER FLOOR PLAN
835.0 SQUARE FEET (77.51 sm)



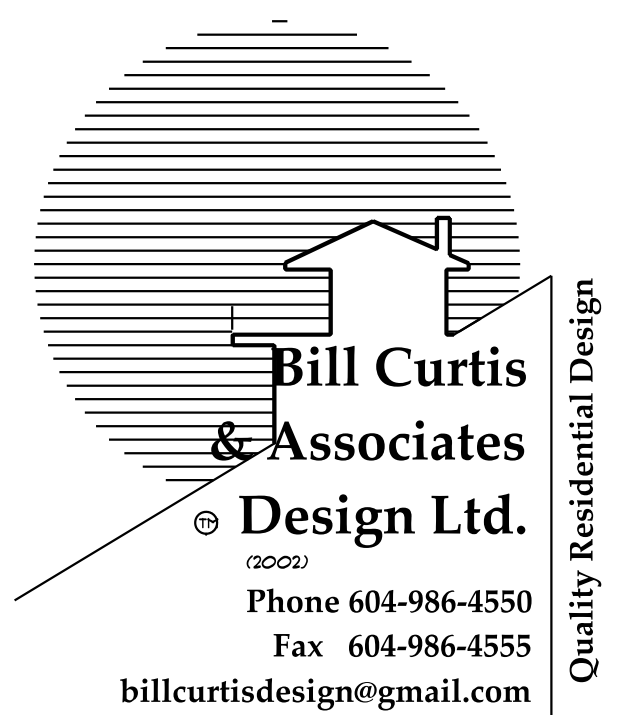
MAIN FLOOR PLAN
835.0 SQUARE FEET (77.51 sm)



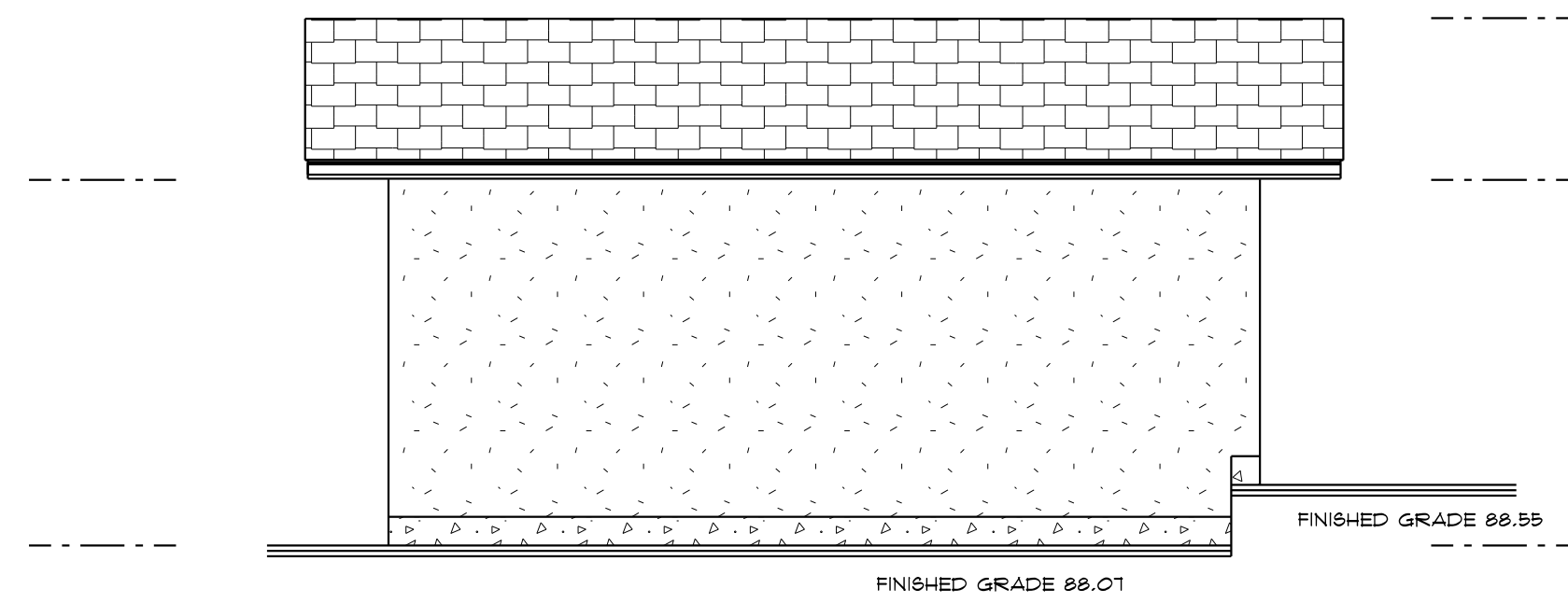
LOWER FLOOR PLAN
835.0 SQUARE FEET (77.51 sm)
+ 36.48 of MECHANICAL
= 871.48 SQUARE FEET (80.96 sm)

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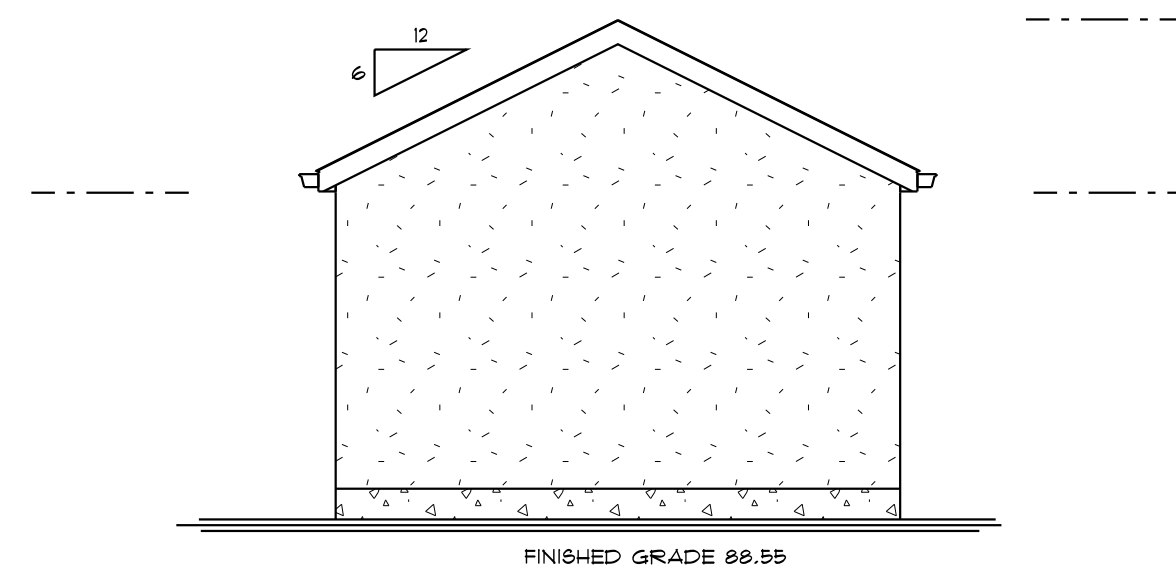
(NOVEMBER 2021) EAST AND WEST LOT PLANS COMBINED, WEST LOT LOWERED
O.C.2 - ENSUITE WINDOW DELETED AND LANDSCAPE PLAN REVISED
AUGUST 2021 EV CHARGING ADDED TO GARAGE PLAN
REVISIONS



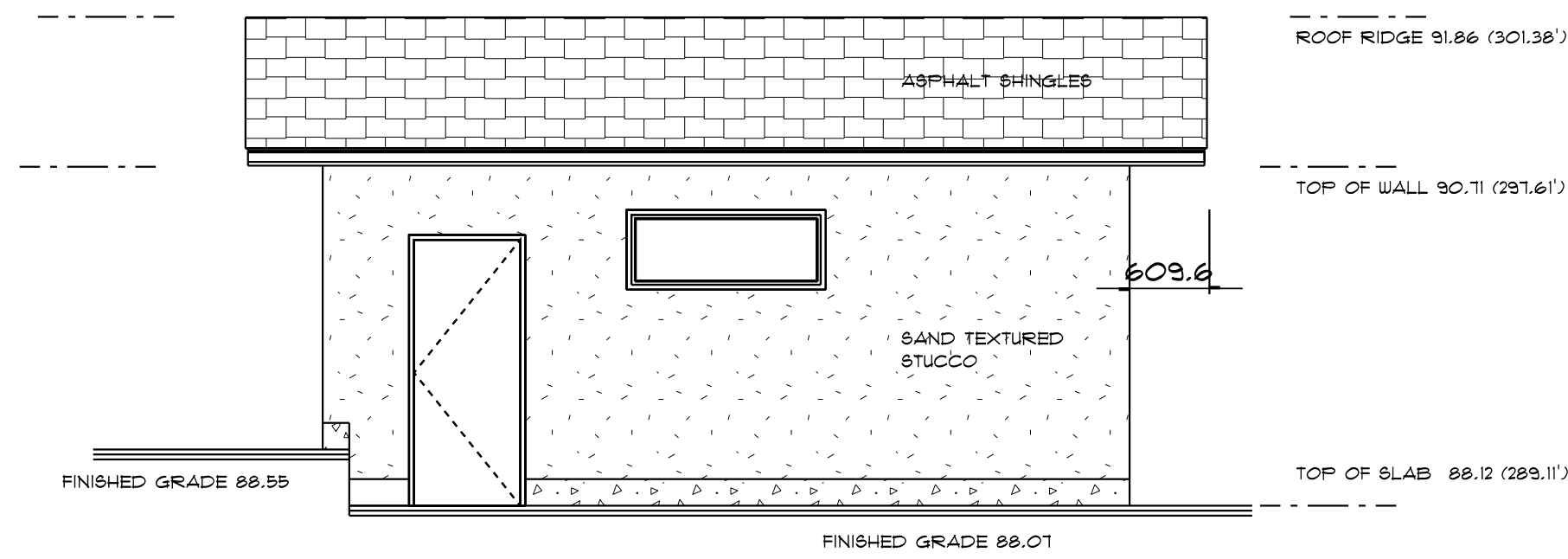
Harbourfront Business Centre
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North Vancouver, BC V7M 3M6
WEST LOT
Drawing: **FLOOR PLANS**
Drawn By: B.C. Date: OCTOBER 2020
Scale: 1/4" = 1'-0"
Project: **KIANI SUBDIVISION AT 341 WEST 24th STREET NORTH VANCOUVER**



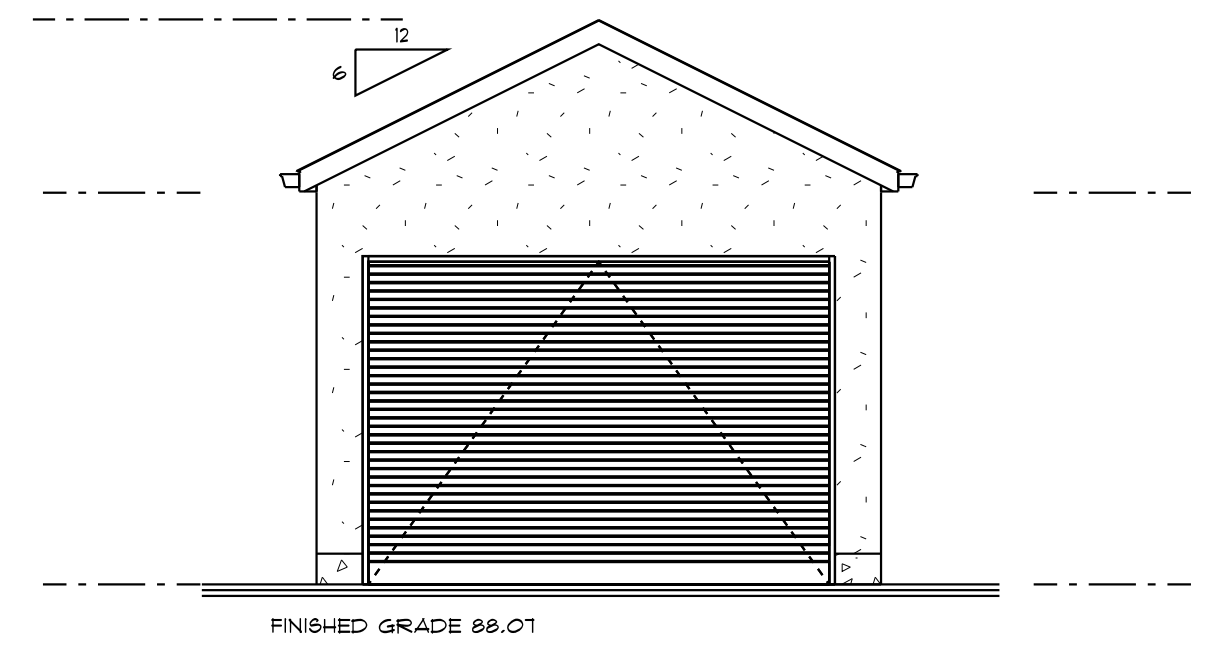
GARAGE EAST ELEVATION



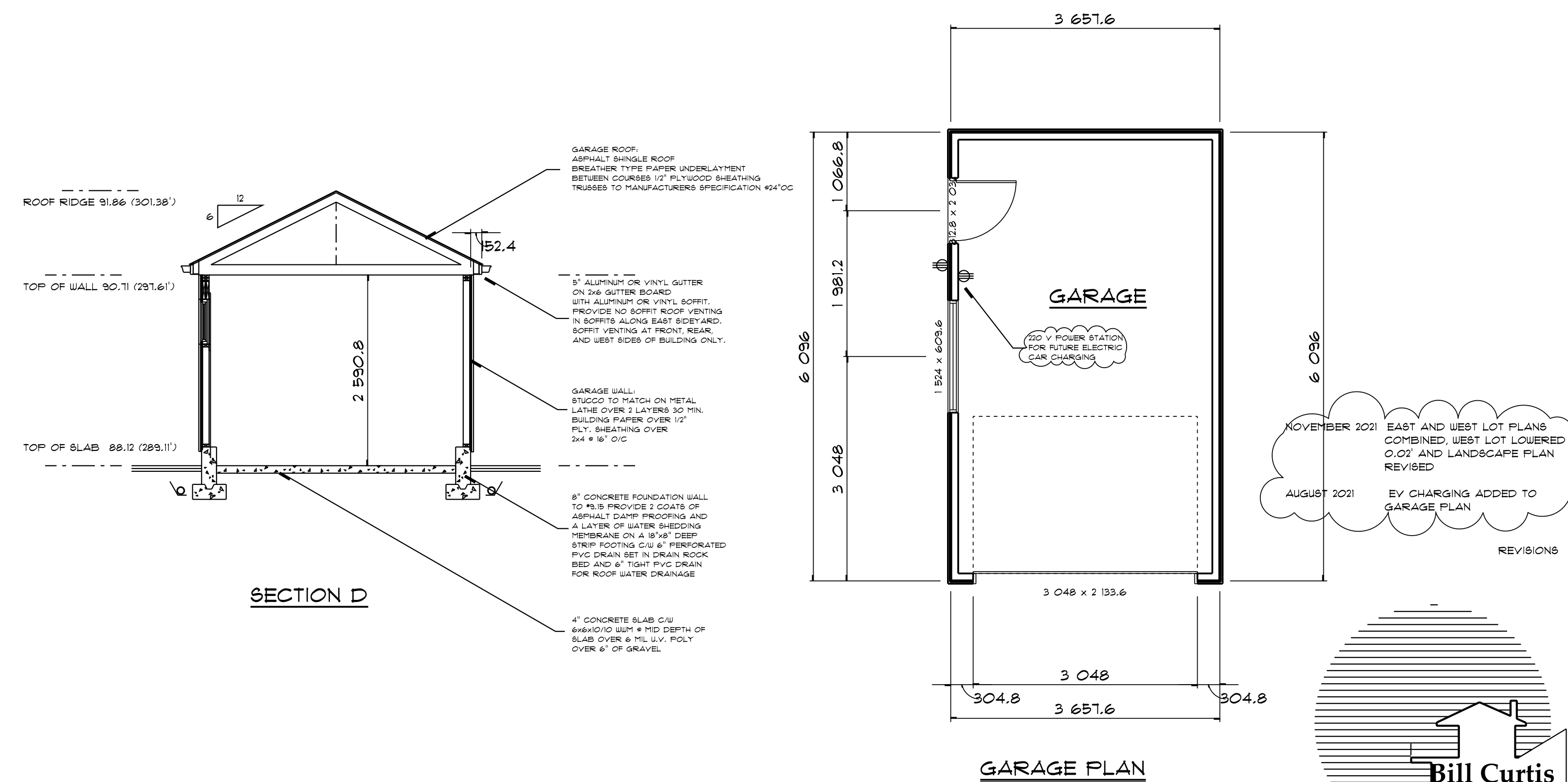
GARAGE NORTH ELEVATION



GARAGE WEST ELEVATION



GARAGE SOUTH ELEVATION



GARAGE ROOF:
 ASPHALT SHINGLE ROOF
 BREATHER TYPE PAPER UNDERLATHMENT
 BETWEEN COURSES 1/2" PLYWOOD SHEATHING
 TRUSSES TO MANUFACTURERS SPECIFICATION #2400

3" ALUMINUM OR VINYL GUTTER
 ON 2x6 GUTTER BOARD
 WITH ALUMINUM OR VINYL SOFFIT.
 PROVIDE NO SOFFIT ROOF VENTING
 IN SOFFITS ALONG EAST SIDEYARD.
 SOFFIT VENTING AT FRONT, REAR,
 AND WEST SIDES OF BUILDING ONLY.

GARAGE WALL:
 STUCCO TO MATCH ON METAL
 LATHE OVER 2 LAYERS 30 MIN.
 BUILDING PAPER OVER 1/2"
 FLY SHEATHING OVER
 2x4 @ 16" O.C.

8" CONCRETE FOUNDATION WALL
 TO 1/2" PROVIDES 2 COATS OF
 ASPHALT DAMP PROOFING AND
 A LAYER OF WATER RESISTING
 MEMBRANE ON A 18" x 8" DEEP
 6" SIP FOOTING (C/S) w/ PERFORATED
 PVC DRAIN SET IN DRAIN ROCK
 BED AND 8" TIGHT PVC DRAIN
 FOR ROOF WATER DRAINAGE

4" CONCRETE SLAB (C/S)
 4#x10@10' WITH 4" MIN. DEPTH OF
 SLAB OVER 6" FILL LV. POLY
 OVER 4" OF GRAVEL.

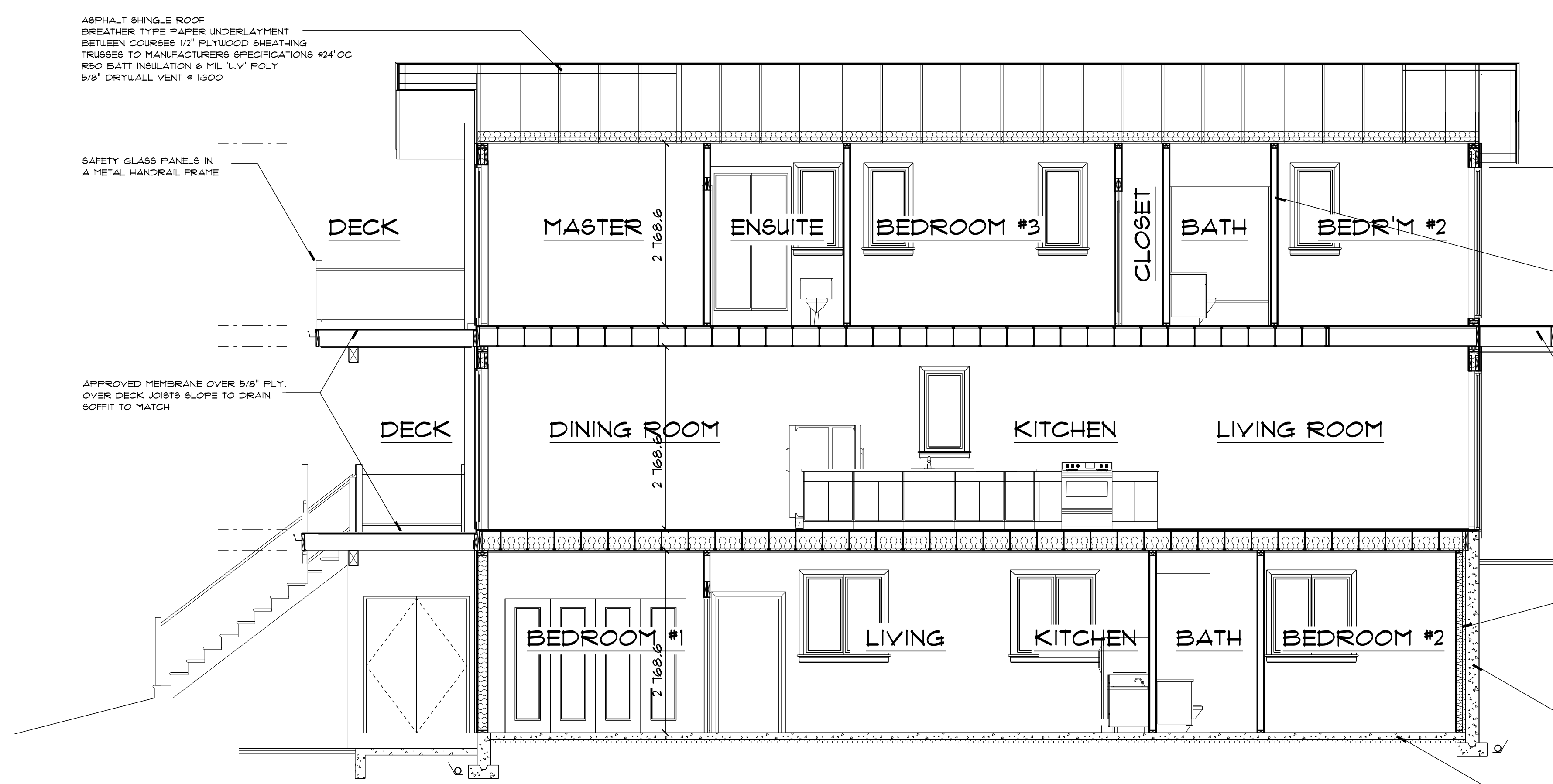
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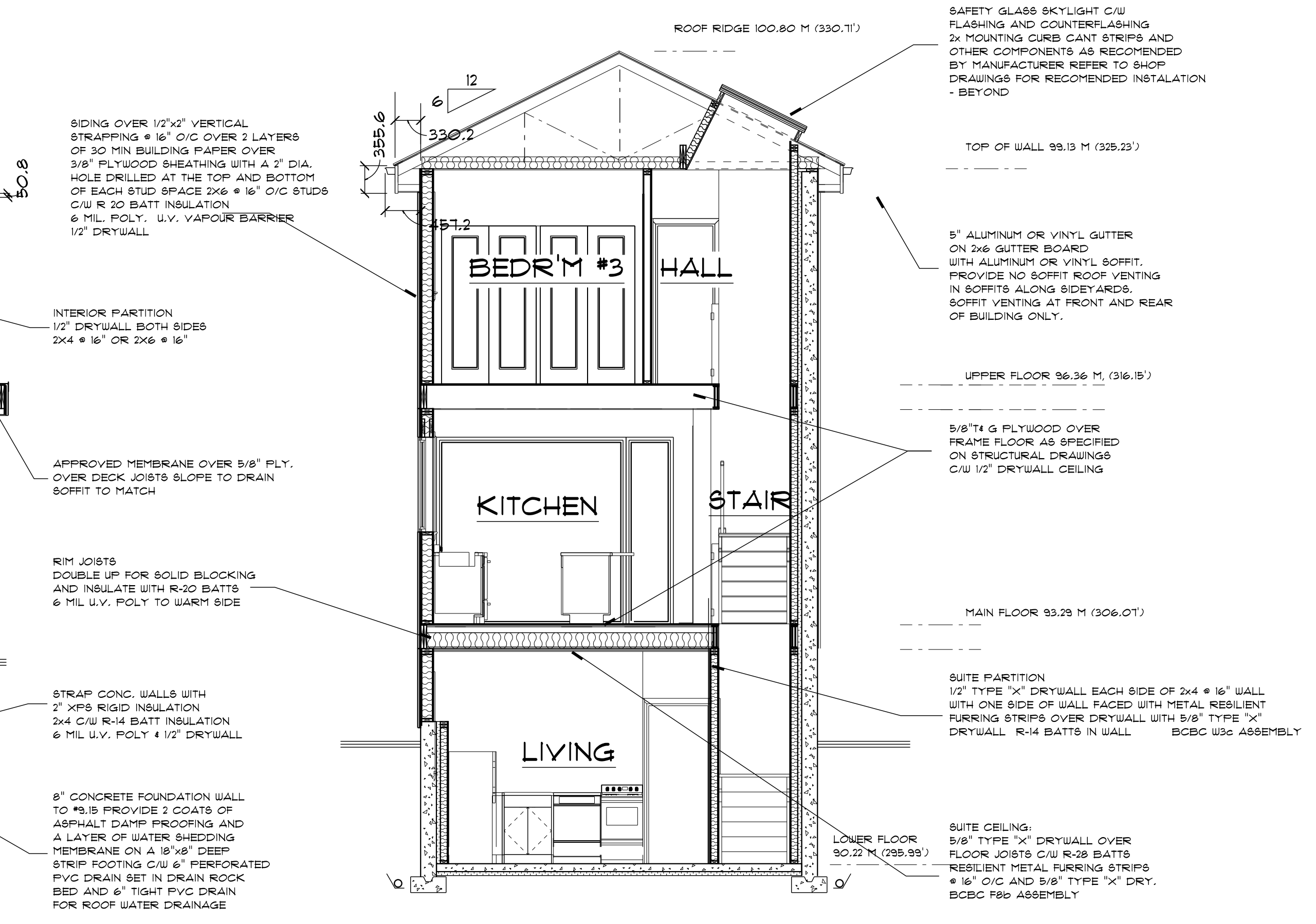
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 5th Floor, 224 West Esplanade
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WEST LOT
 Drawing: **GARAGE PLANS**
 Drawn By: B.C. Date: OCTOBER 2020
 Scale: 1/4" = 1'-0"
 Project:
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 341 WEST 24th STREET
 NORTH VANCOUVER**

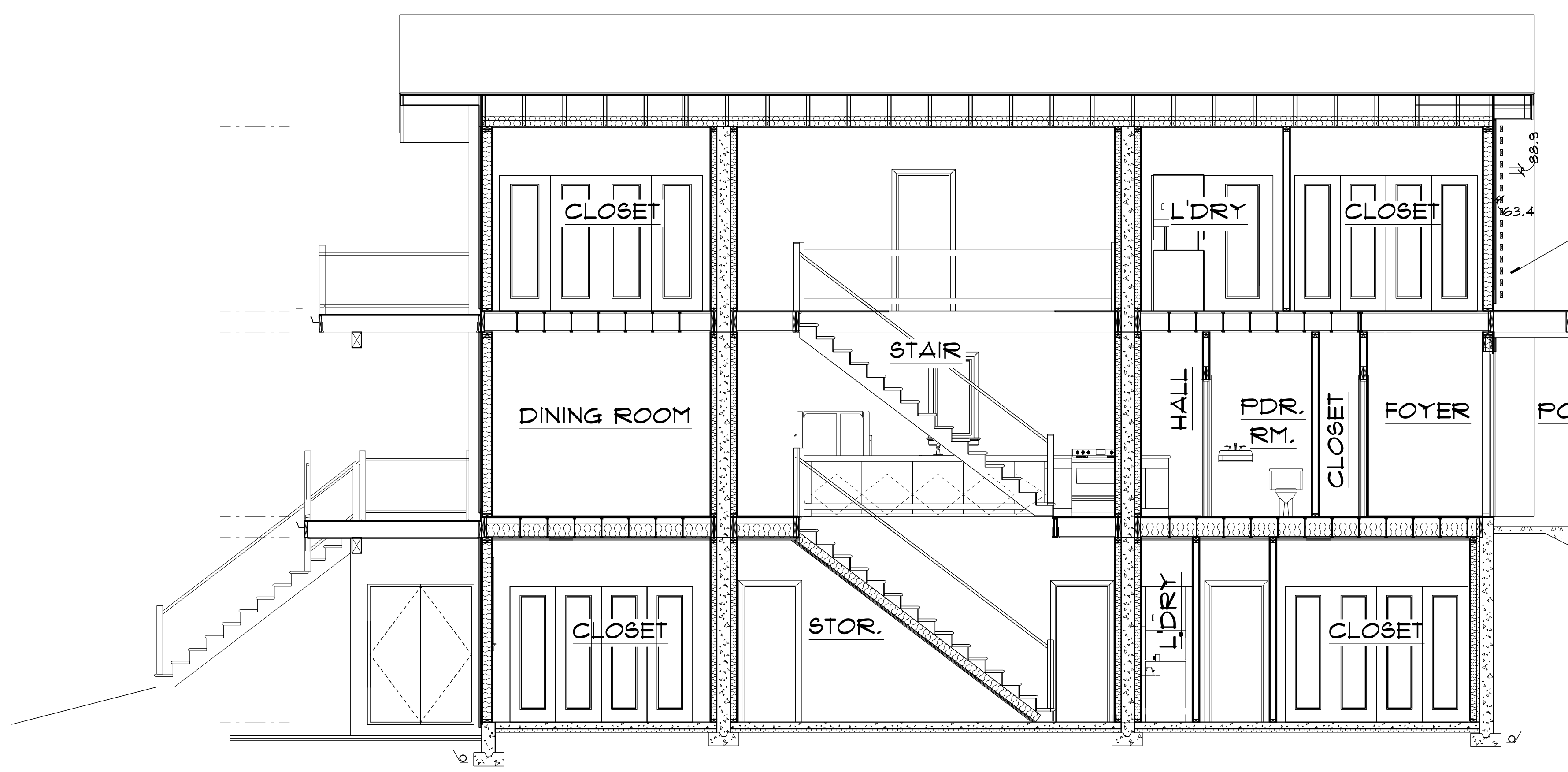
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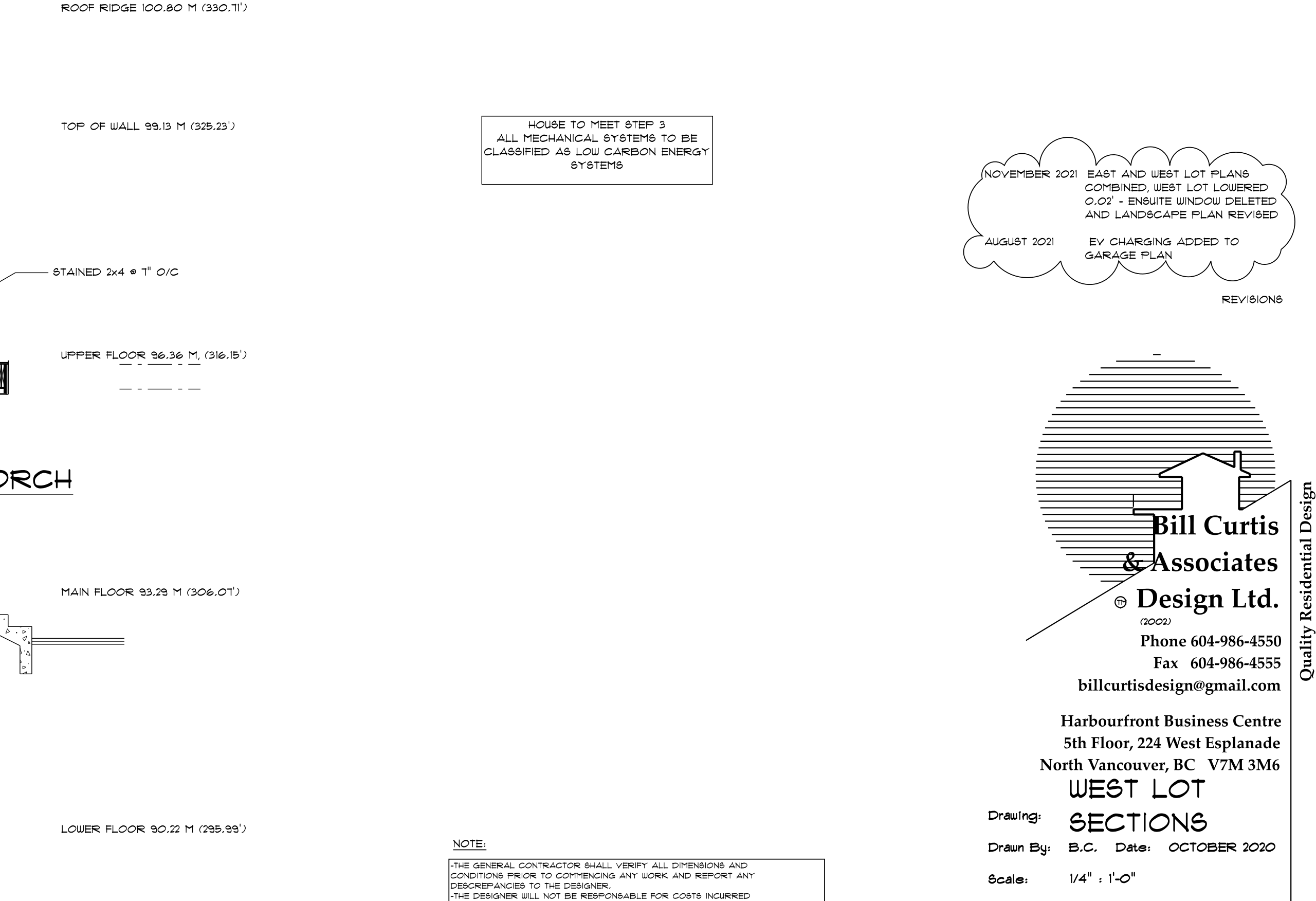
SECTION A



SECTION C



SECTION B

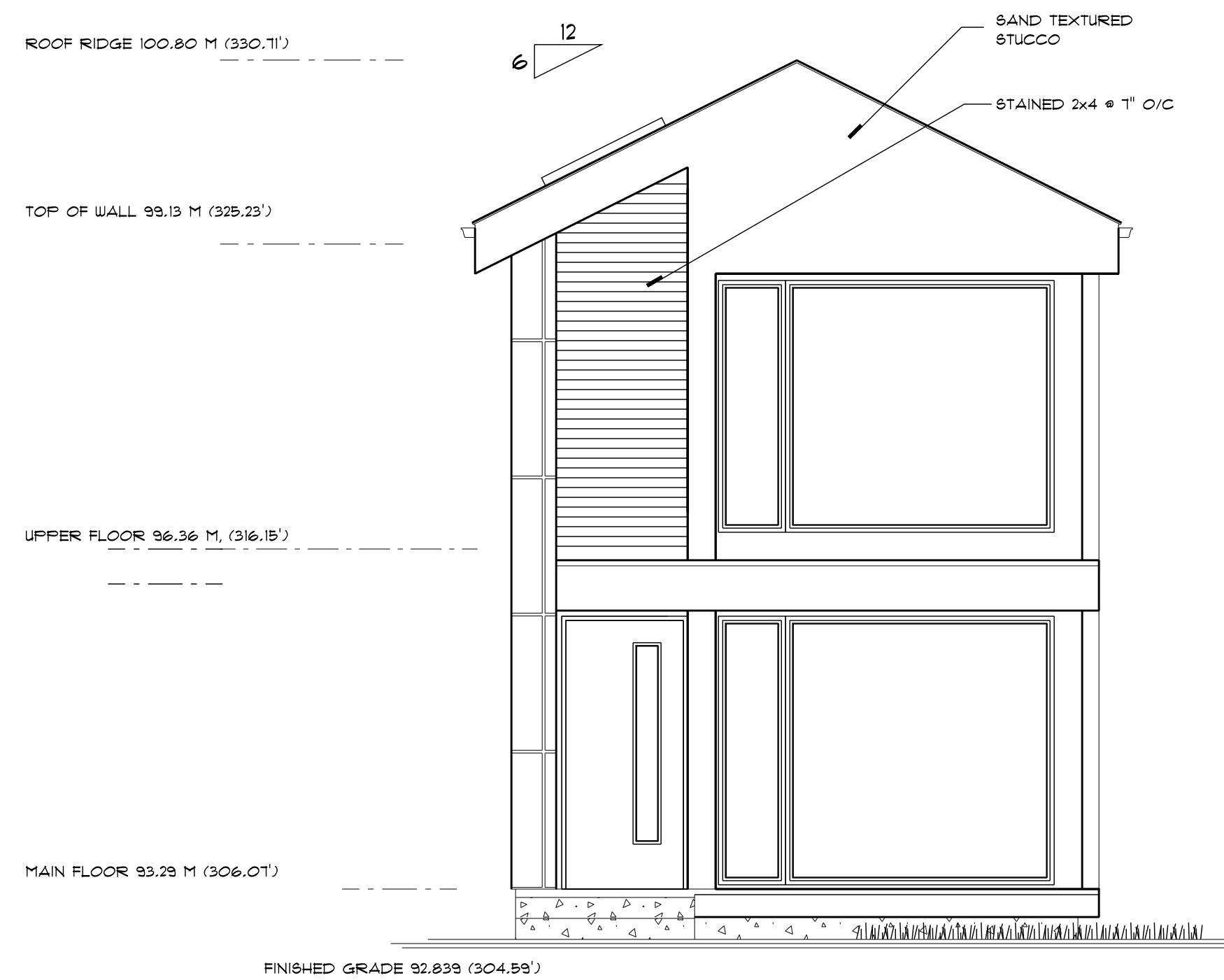


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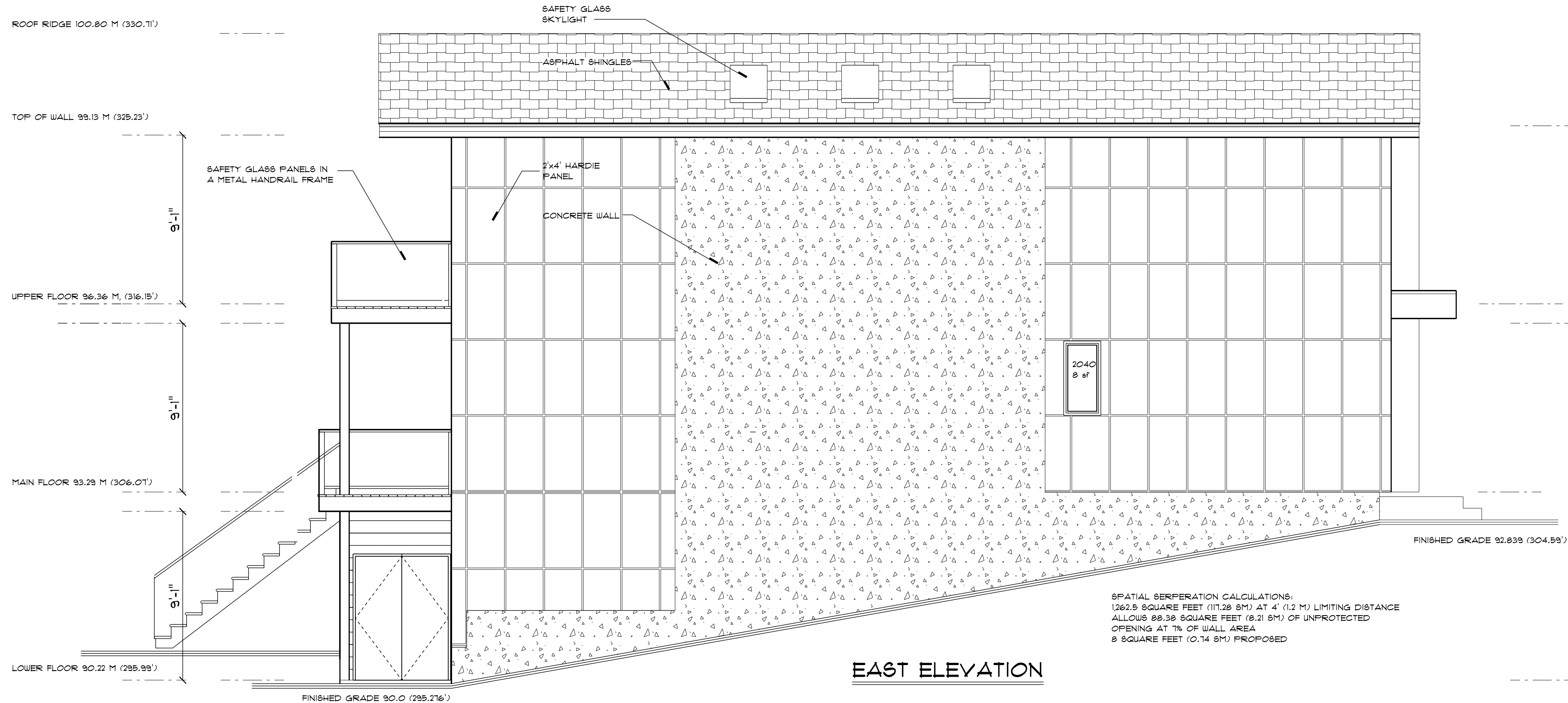
Harbourfront Business Centre
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WEST LOT

Drawing: **SECTIONS**
 Drawn By: B.C. Date: OCTOBER 2020
 Scale: 1/4" = 1'-0"

Project:
 KIANI SUBDIVISION AT
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 NORTH VANCOUVER

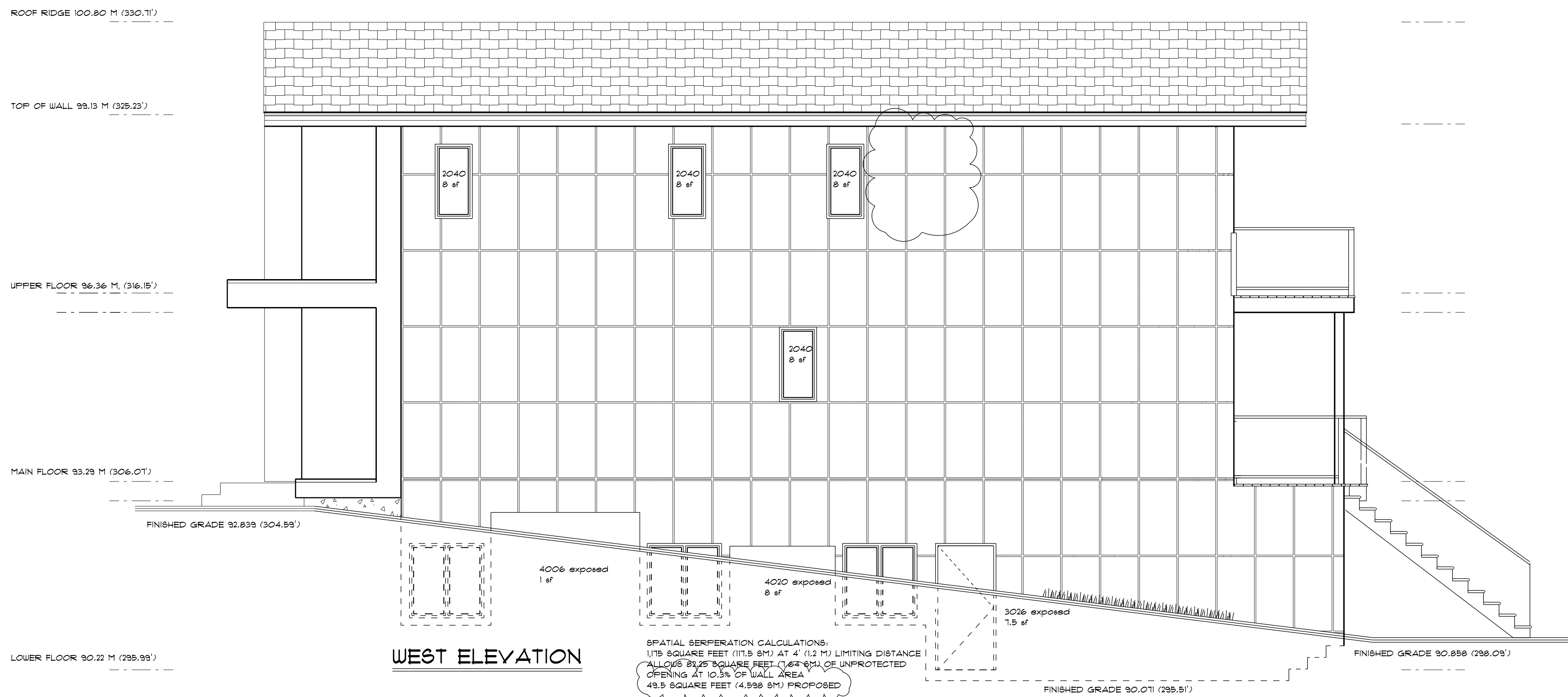


NORTH ELEVATION



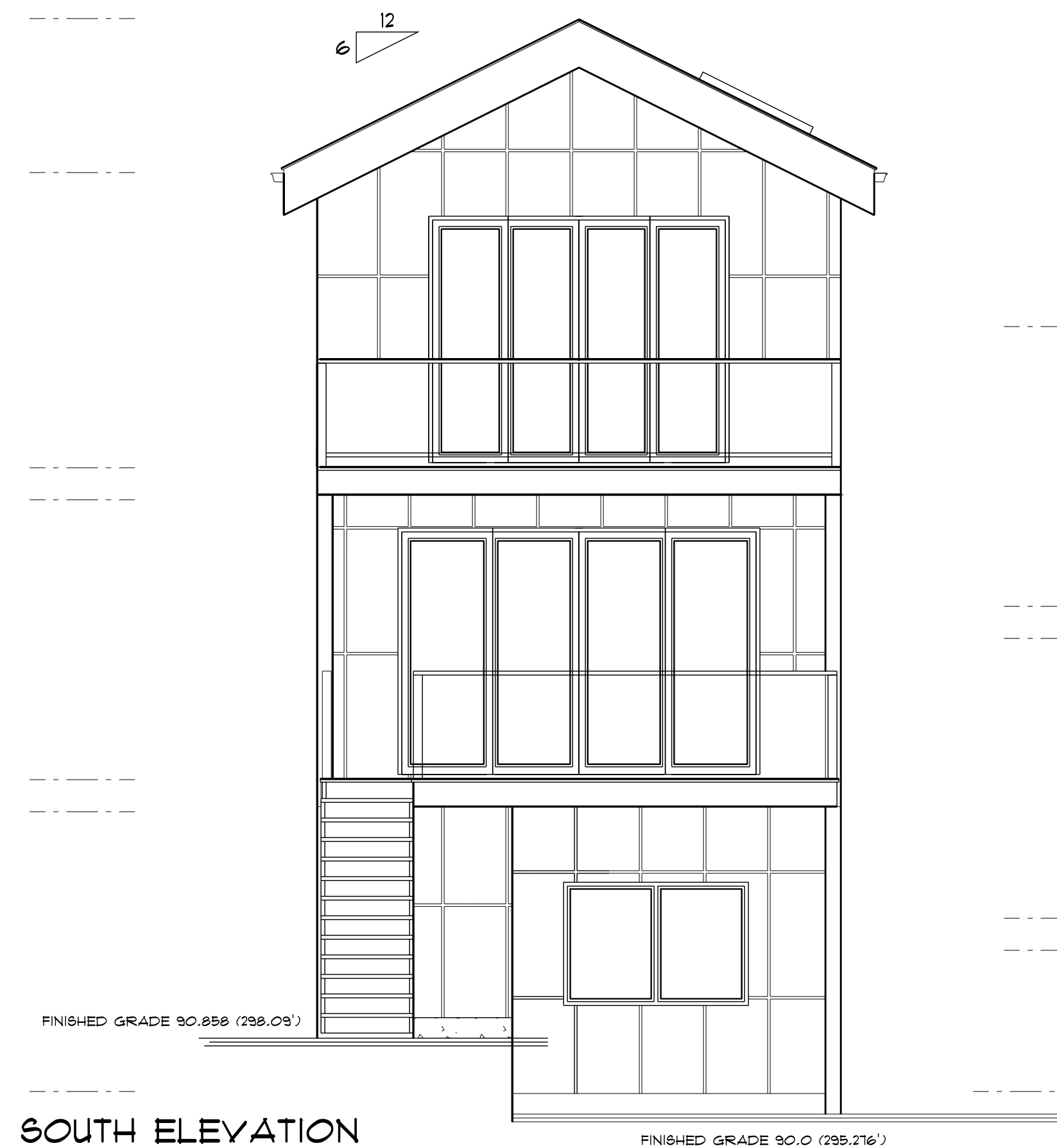
EAST ELEVATION

SPATIAL PERFORATION CALCULATIONS:
 1262.5 SQUARE FEET (117.29 SM) AT 4' (1.2 M) LIMITING DISTANCE
 ALLOWS 88.38 SQUARE FEET (8.21 SM) OF UNPROTECTED
 OPENING AT 1% OF WALL AREA
 8 SQUARE FEET (0.74 SM) PROPOSED



WEST ELEVATION

SPATIAL PERFORATION CALCULATIONS:
 1175 SQUARE FEET (109.5 SM) AT 4' (1.2 M) LIMITING DISTANCE
 ALLOWS 89.25 SQUARE FEET (8.27 SM) OF UNPROTECTED
 OPENING AT 10.3% OF WALL AREA
 49.5 SQUARE FEET (4.598 SM) PROPOSED

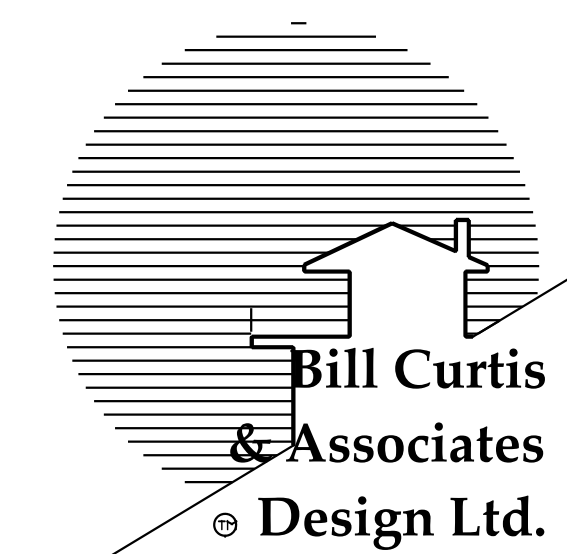


SOUTH ELEVATION

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 AUGUST 2021 EV CHARGING ADDED TO GARAGE PLAN

REVISIONS



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ELEVATIONS

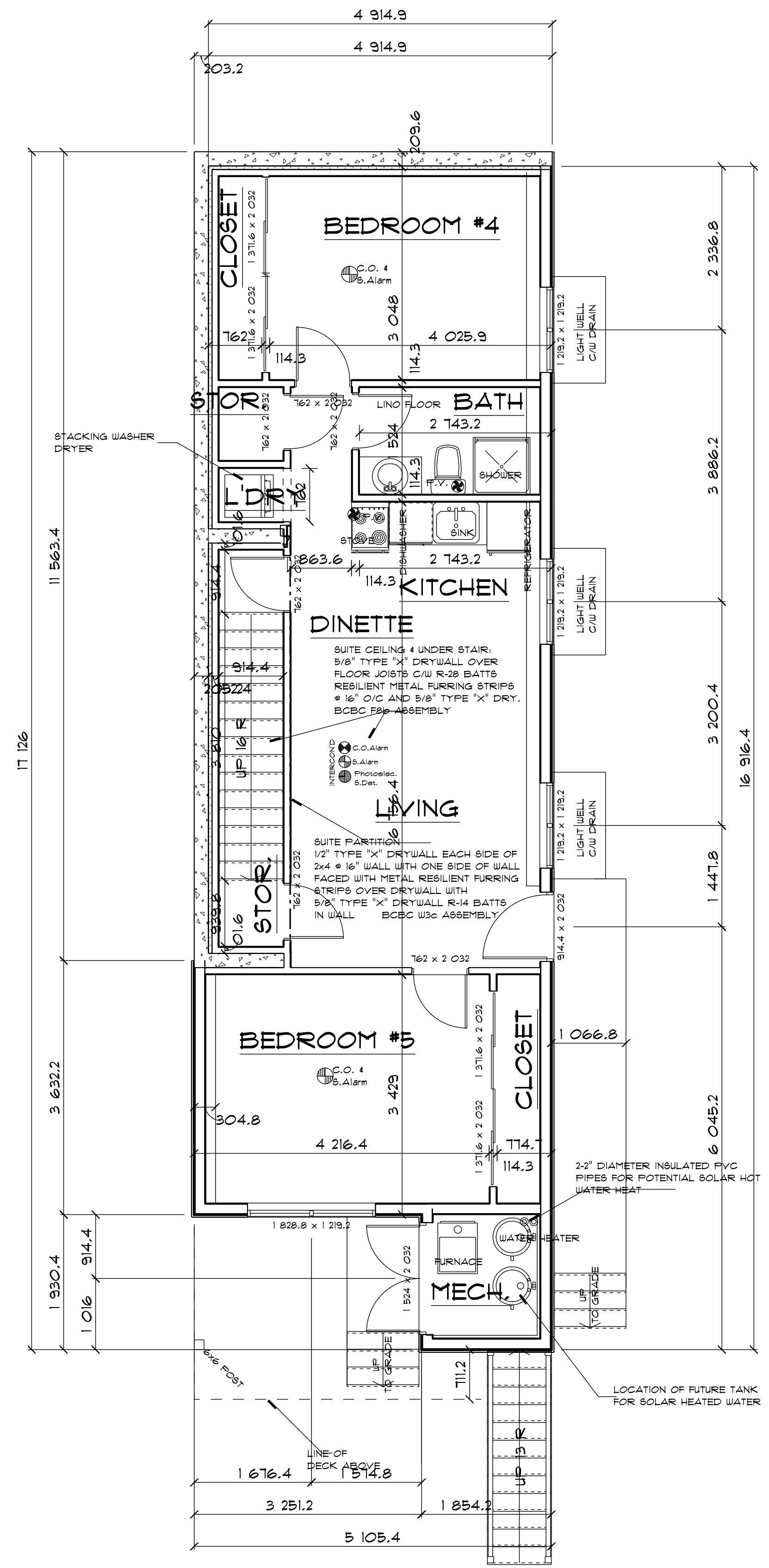
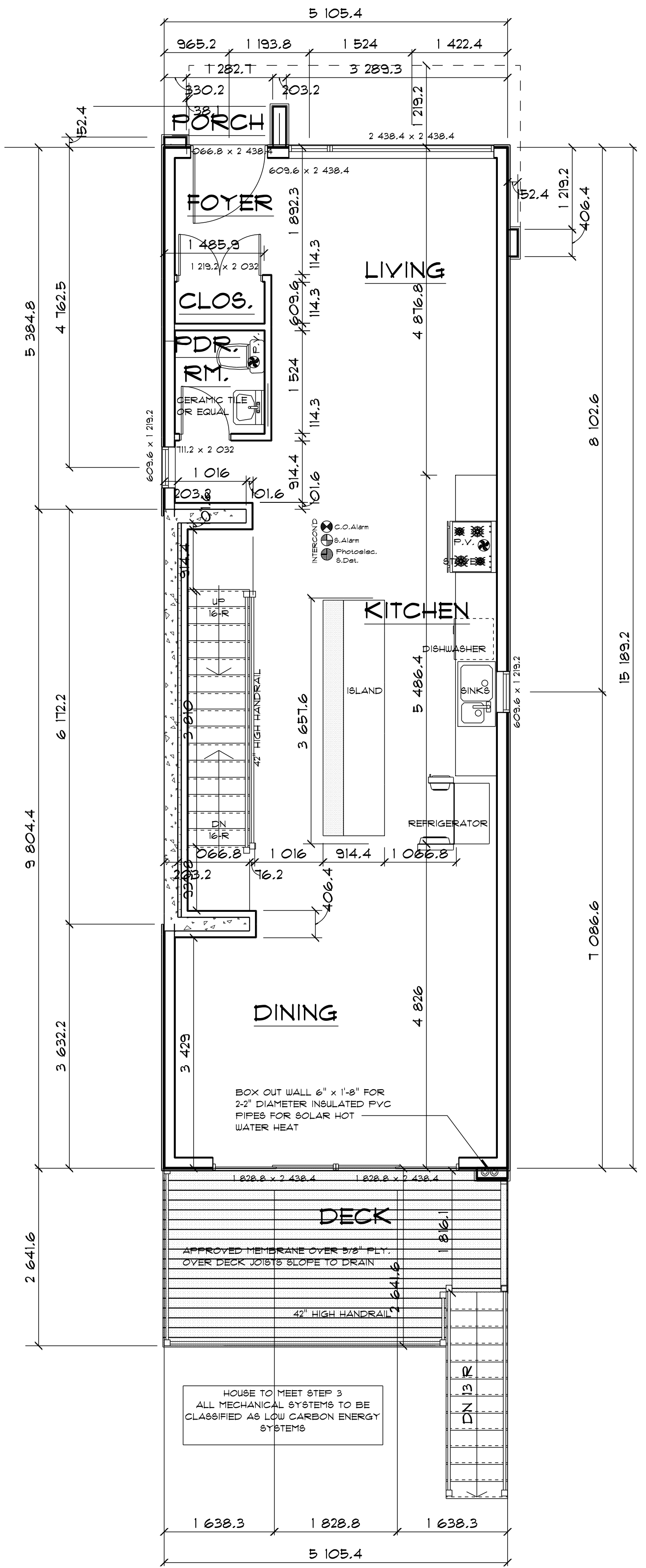
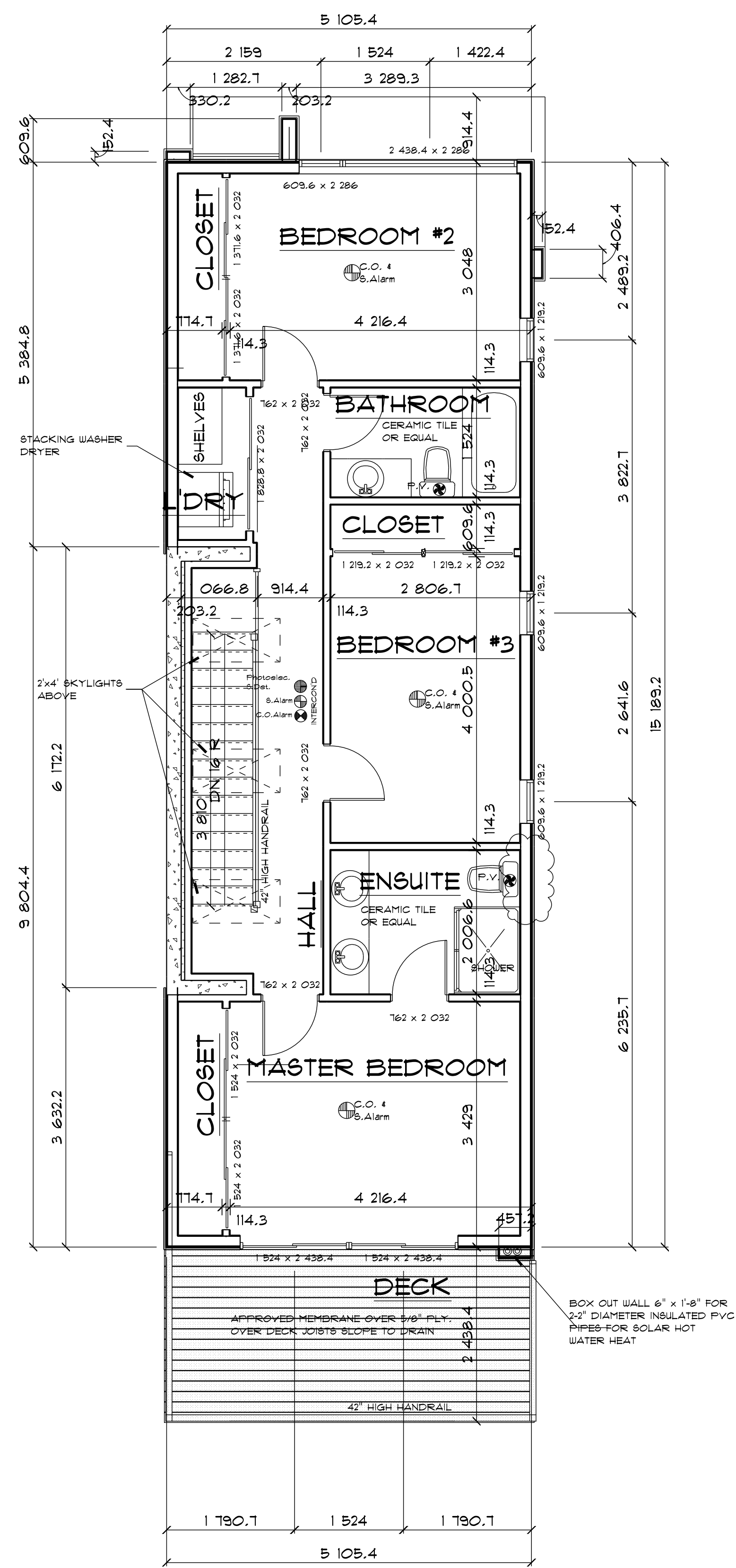
Drawing: **WEST LOT**
 Drawn By: B.C. Date: OCTOBER 2020

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

Project:
**KIANI SUBDIVISION AT
 341 WEST 24th STREET
 NORTH VANCOUVER**

713
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Quality Residential Design

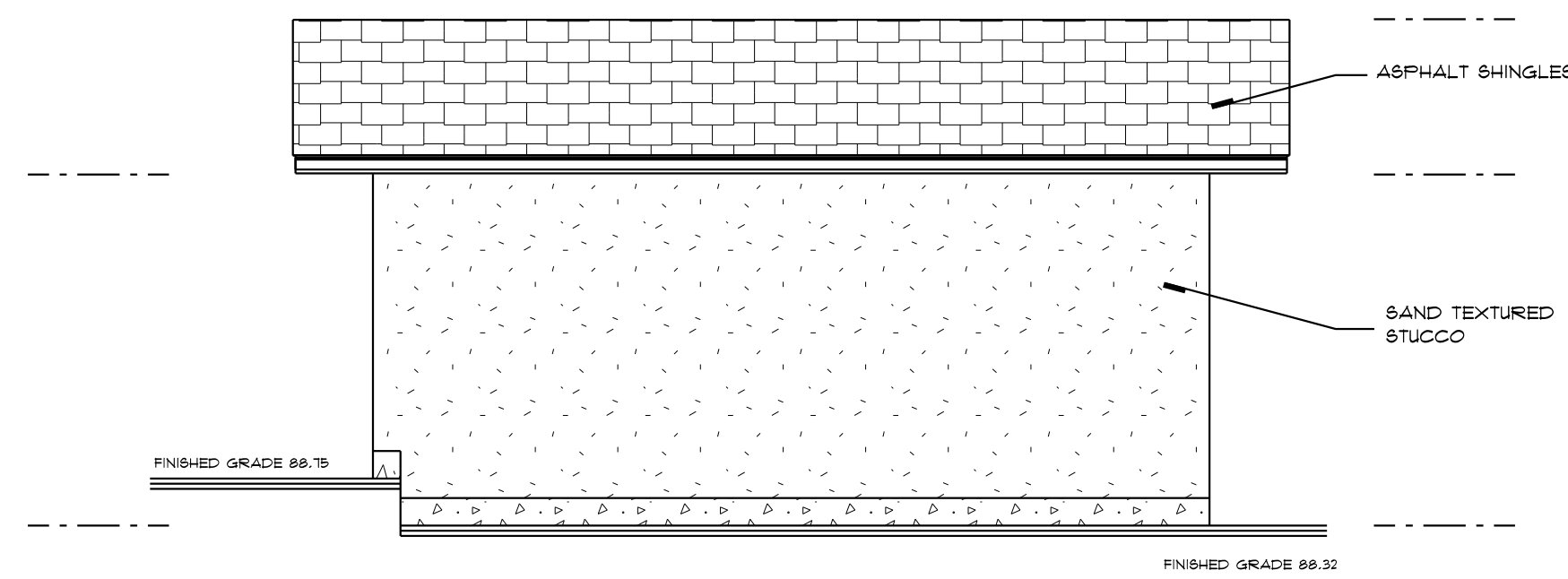


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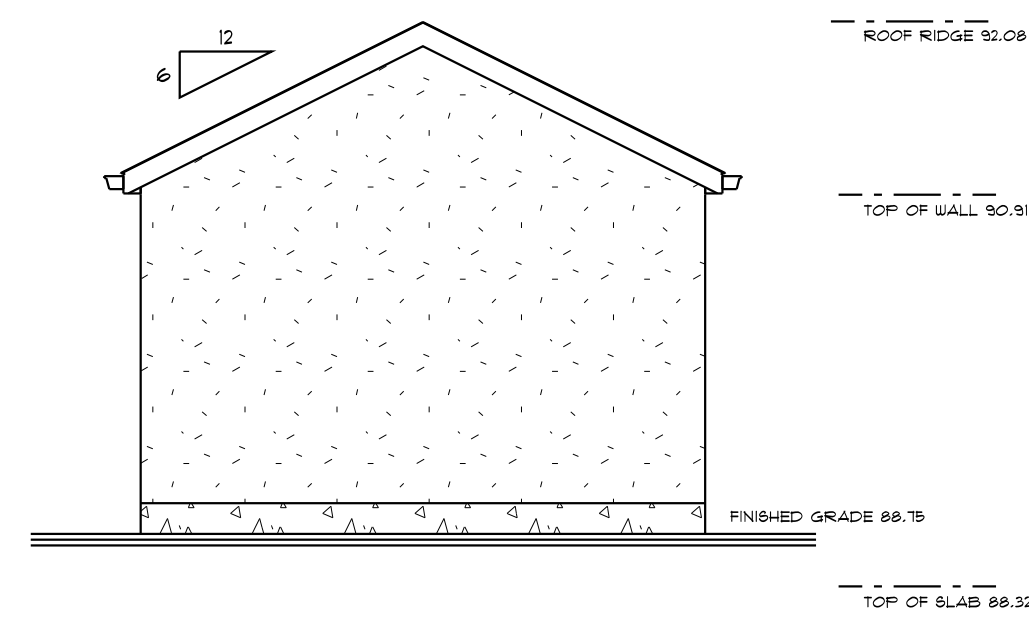
NOVEMBER 2021 EAST AND WEST LOT PLANS COMBINED, WEST LOT LOWERED 0.02' - ENSUITE WINDOW DELETED AND LANDSCAPE PLAN REVISED
AUGUST 2021 EV CHARGING ADDED TO GARAGE PLAN



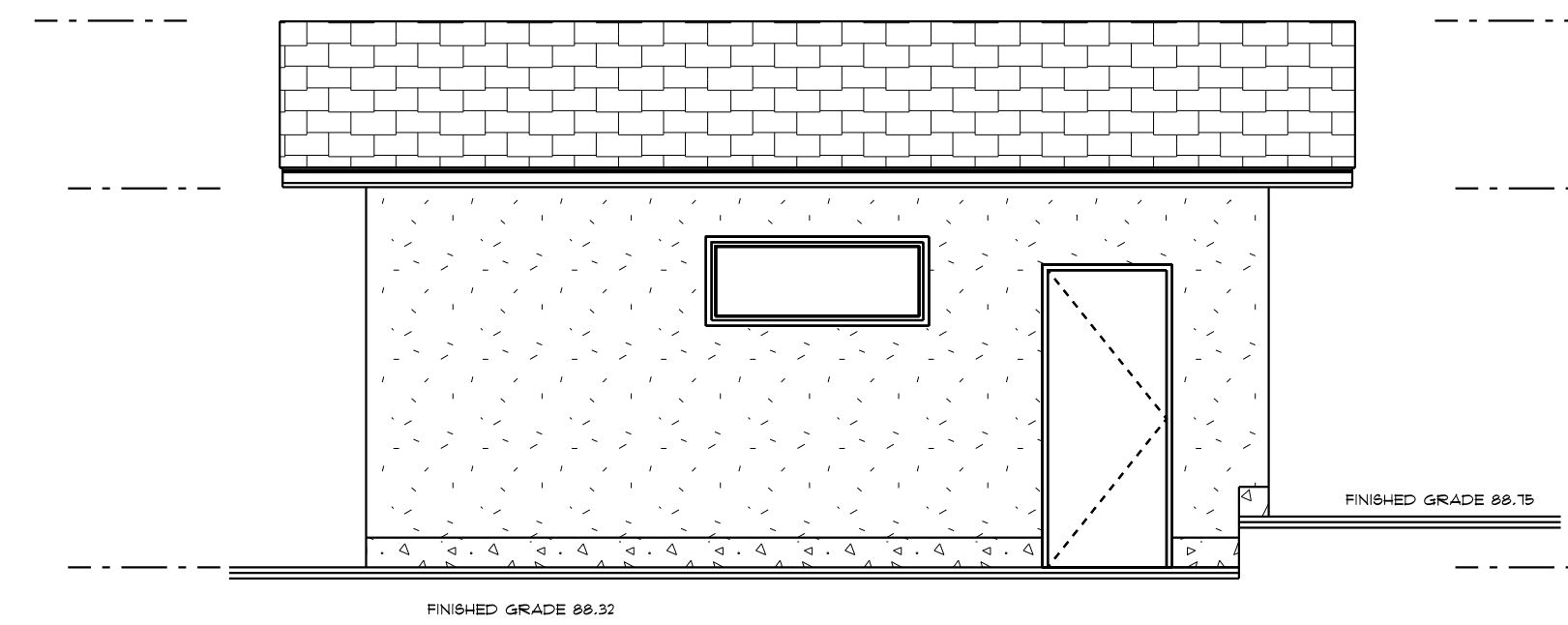
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6
FLOOR PLANS
Drawing: EAST LOT
Drawn By: B.C. Date: OCTOBER 2020
Scale: 1/4" = 1'-0"
Project: KIANI SUBDIVISION AT 341 WEST 24th STREET NORTH VANCOUVER



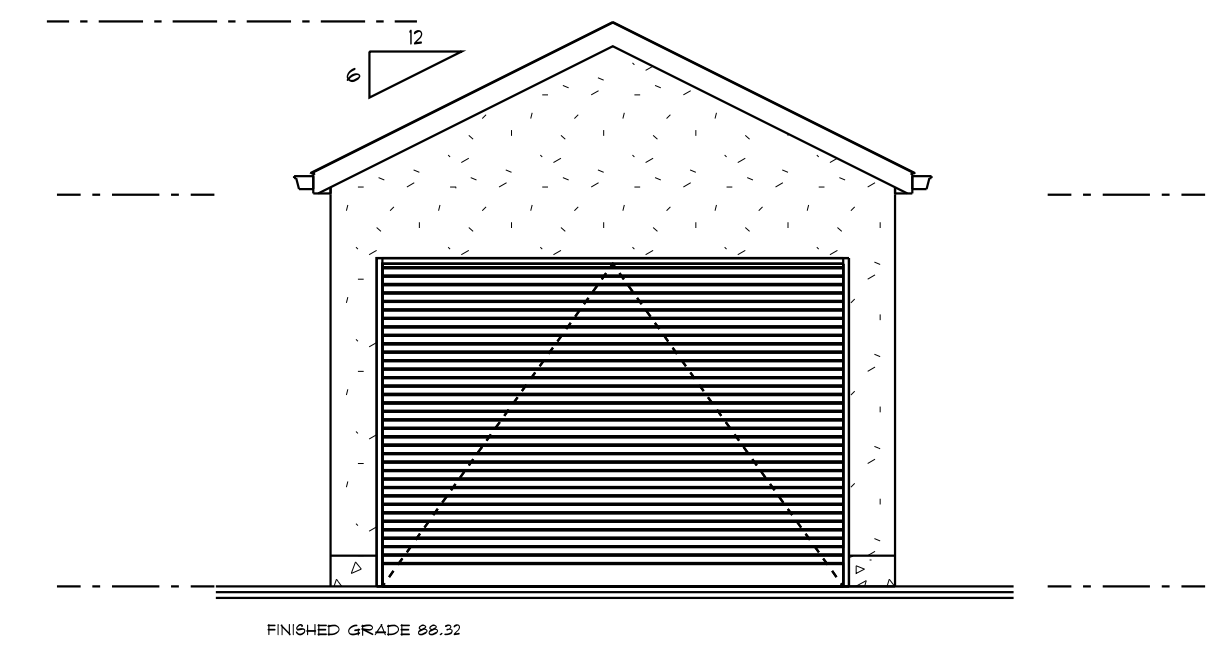
GARAGE WEST ELEVATION



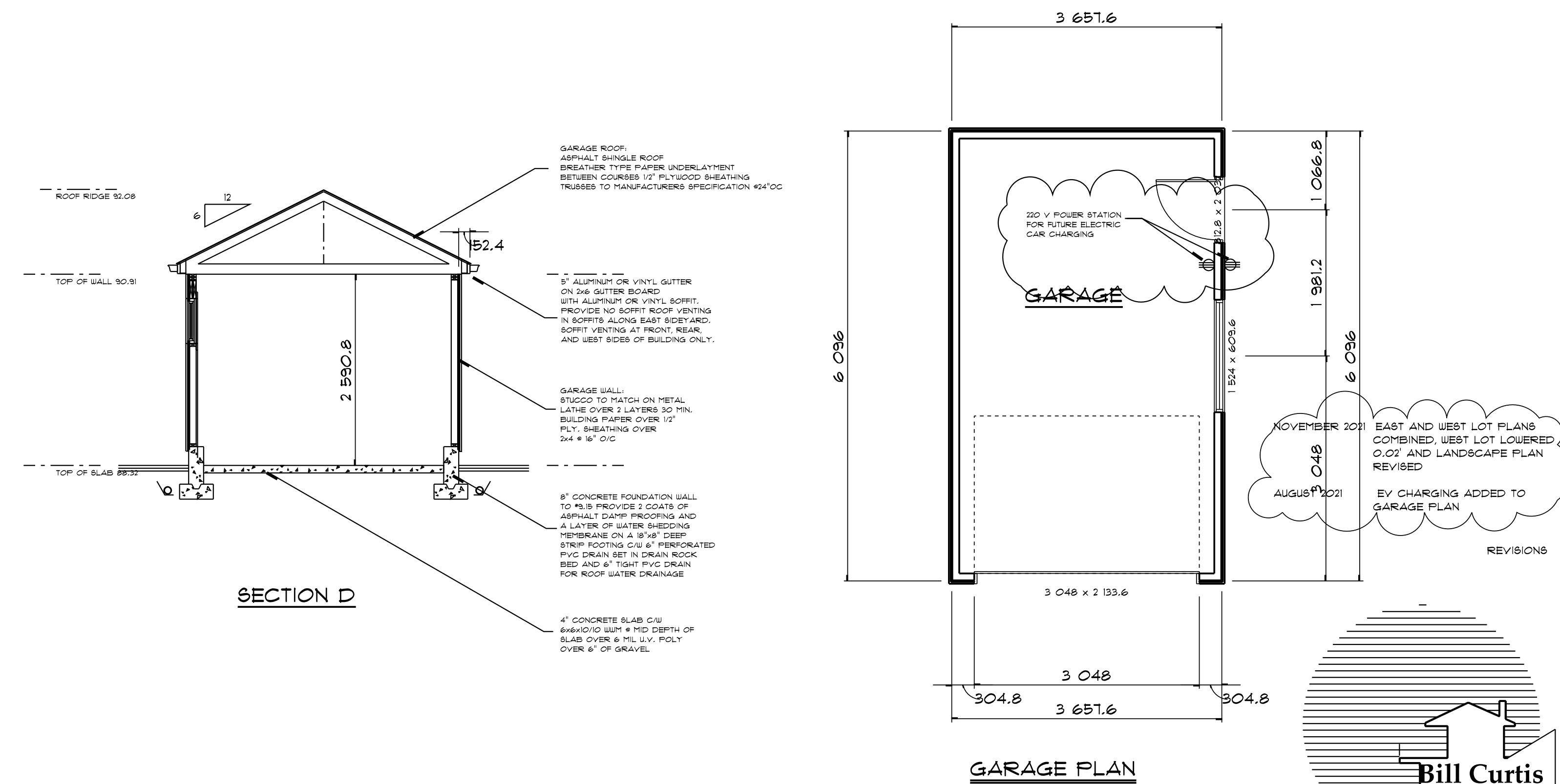
GARAGE NORTH ELEVATION



GARAGE EAST ELEVATION



GARAGE SOUTH ELEVATION



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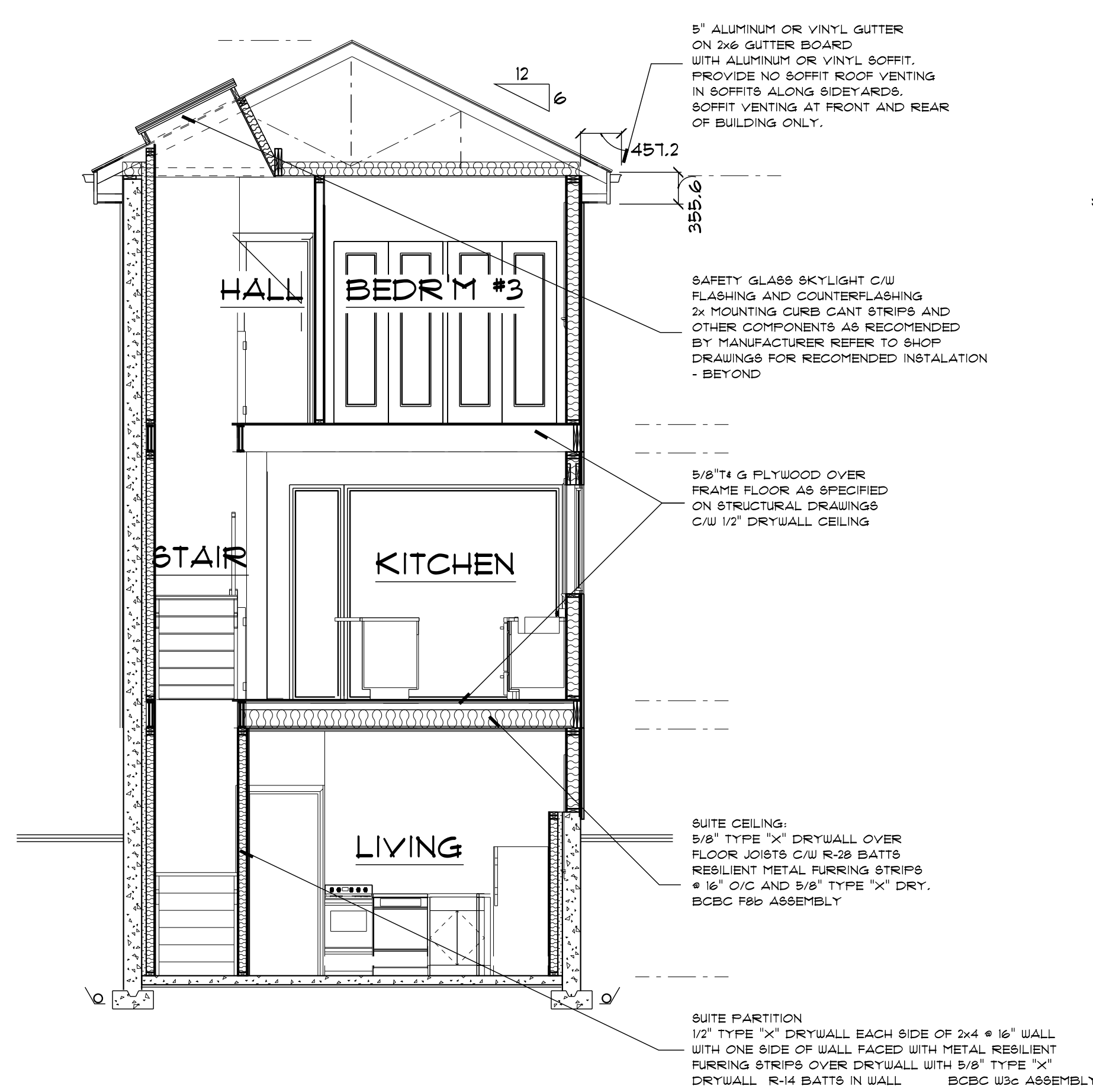
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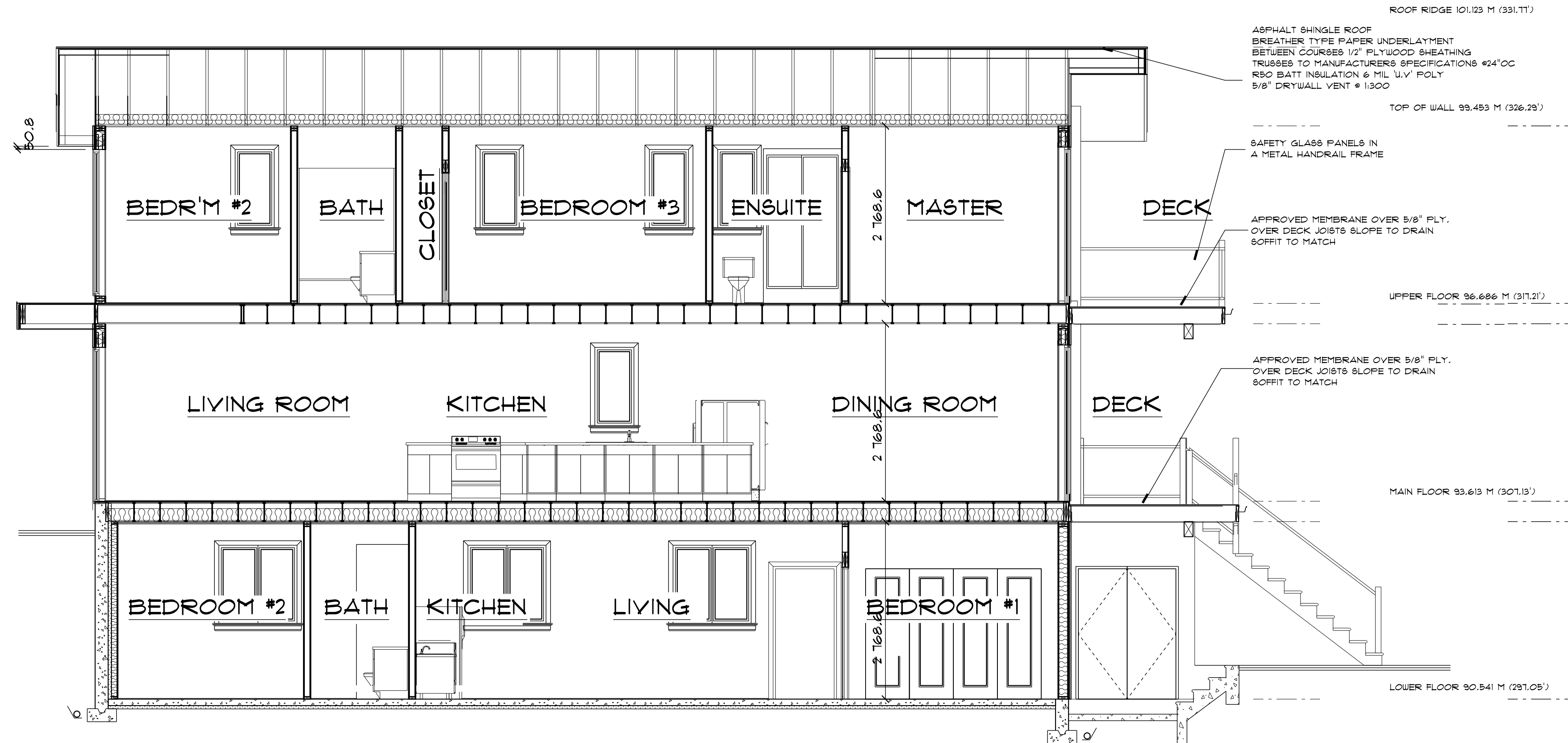
GARAGE PLANS
 EAST LOT
 Drawn By: B.C. Date: OCTOBER 2020
 Scale: 1/4" = 1'-0"

Project:
 KIANI SUBDIVISION AT
 341 WEST 24th STREET
 NORTH VANCOUVER

Quality Residential Design



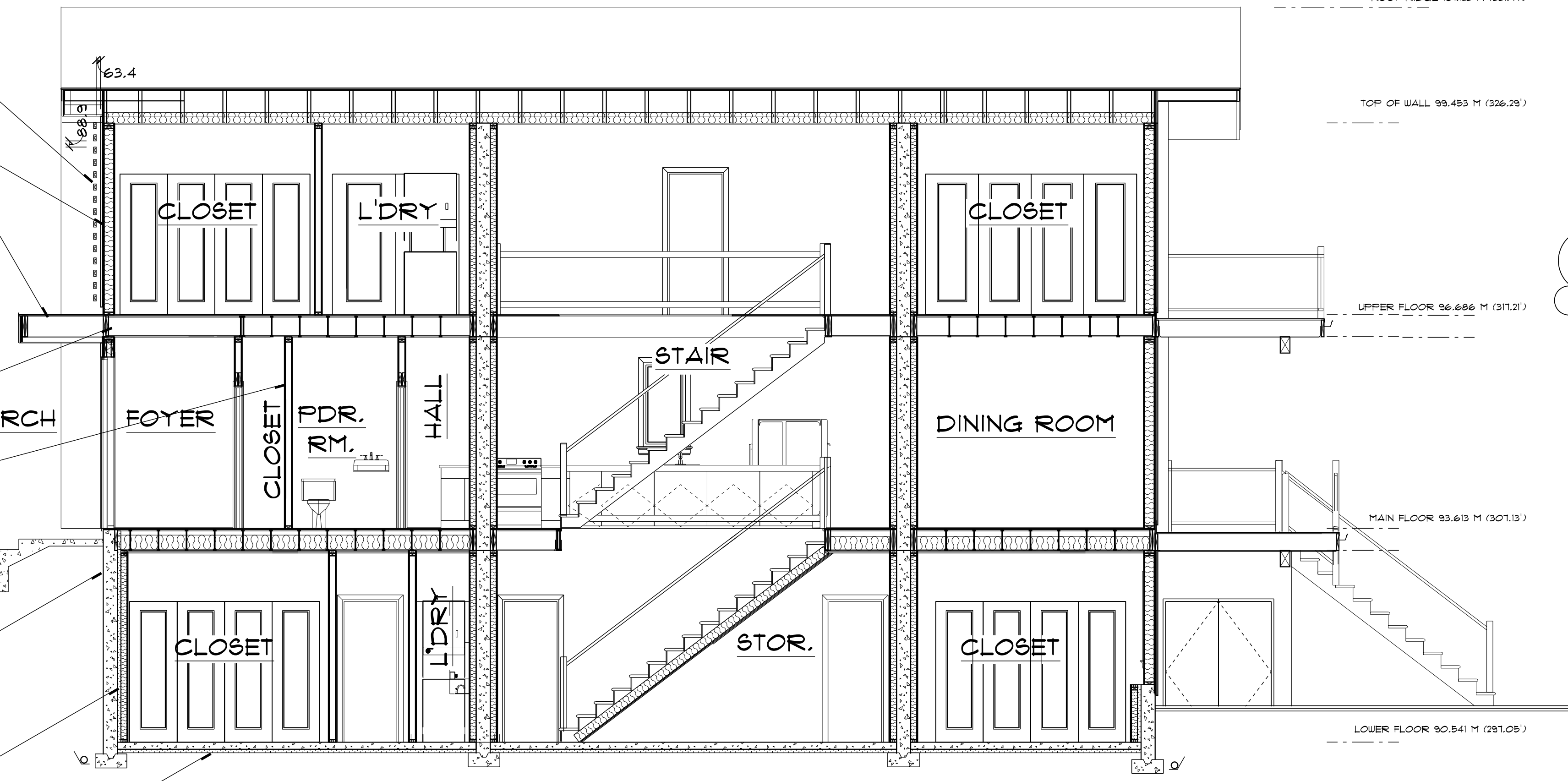
SECTION A



SECTION B

HOUSE TO MEET STEP 3 ALL MECHANICAL SYSTEMS TO BE CLASSIFIED AS LOW CARBON ENERGY SYSTEMS

- STAINED 2x4 @ 1" O/C
- SIDING OVER 1/2"x2" VERTICAL STRAPPING @ 16" O/C OVER 2 LAYERS OF 3/8" PLYWOOD SHEATHING WITH A 2" DIA. HOLE DRILLED AT THE TOP AND BOTTOM OF EACH STUD SPACE 2x6 @ 16" O/C STUDS C/W R-20 BATT INSULATION 6 MIL POLY. U.V. VAPOUR BARRIER 1/2" DRYWALL
- APPROVED MEMBRANE OVER 5/8" PLY. OVER DECK JOISTS SLOPE TO DRAIN SOFFIT TO MATCH
- RIM JOISTS DOUBLE UP FOR SOLID BLOCKING AND INSULATE WITH R-20 BATTS 6 MIL U.V. POLY TO WARM SIDE
- INTERIOR PARTITION 1/2" DRYWALL BOTH SIDES 2x4 @ 16" OR 2x6 @ 16"
- 8" CONCRETE FOUNDATION WALL TO #3.15 PROVIDE 2 COATS OF ASPHALT DAMP PROOFING AND A LAYER OF WATER SHEDDING MEMBRANE ON A 18"x6" DEEP STRIP FOOTING C/W 6" PERFORATED PVC DRAIN SET IN DRAIN ROCK BED AND 6" TIGHT PVC DRAIN FOR ROOF WATER DRAINAGE
- STRAP CONC. WALLS WITH 2" RIGID INSULATION 2x4 C/W R-18 BATT INSULATION 6 MIL U.V. POLY 1/2" DRYWALL
- 4" CONCRETE SLAB OVER 6 MIL U.V. POLY ON R-10 RIGID INSULATION OVER CRUSHED ROCK



SECTION C

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NOVEMBER 2021 EAST AND WEST LOT PLANS COMBINED, WEST LOT LOWERED 0.02' - ENSUITE WINDOW DELETED AND LANDSCAPE PLAN REVISED
AUGUST 2021 BY CHARGING ADDED TO GARAGE PLAN

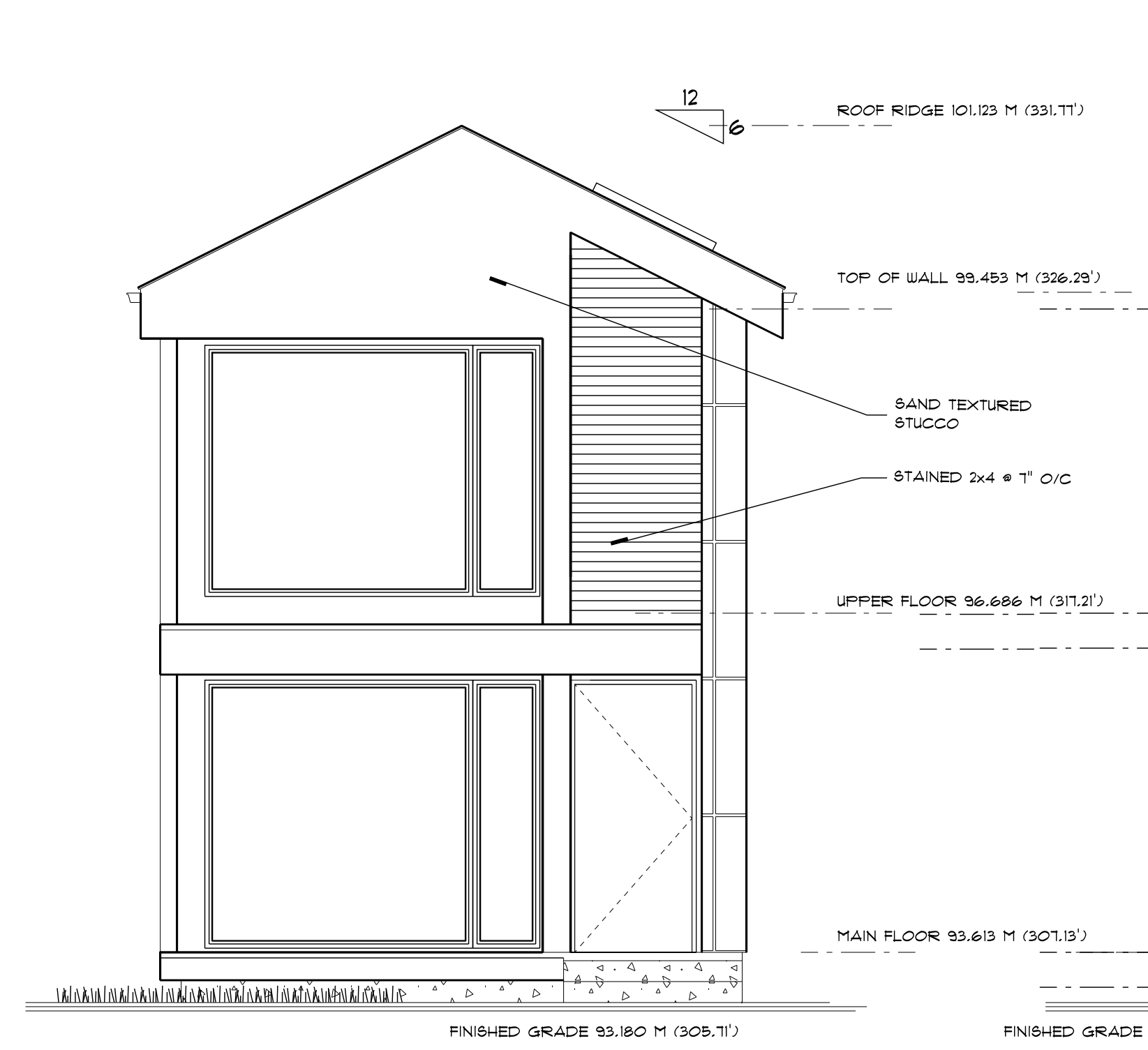
REVISIONS

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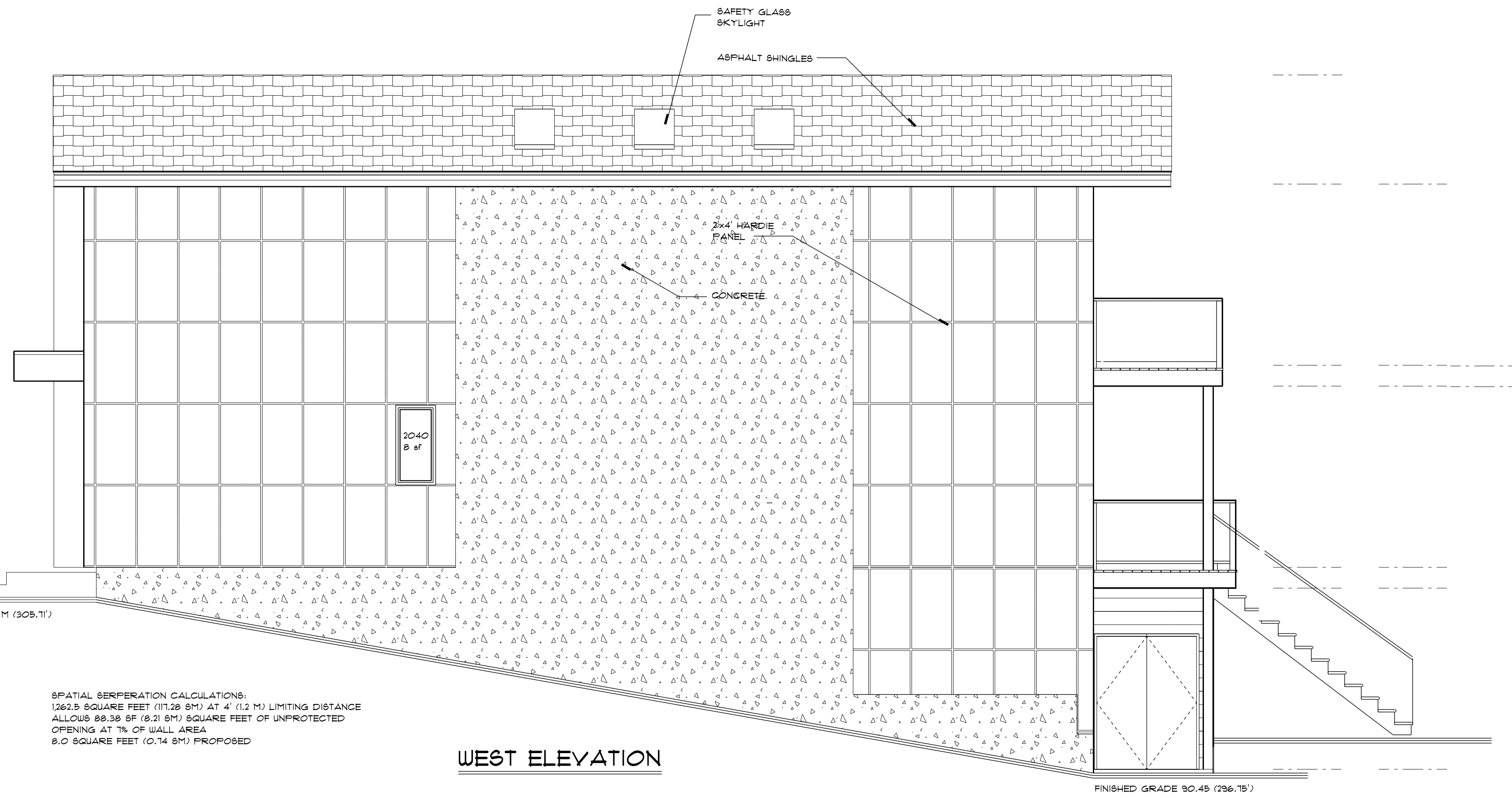
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6
SECTIONS
Drawing: **EAST LOT**
Drawn By: B.C. Date: OCTOBER 2020
Scale: 1/4" = 1'-0"
Project: **KIANI SUBDIVISION AT 341 WEST 24th STREET NORTH VANCOUVER**

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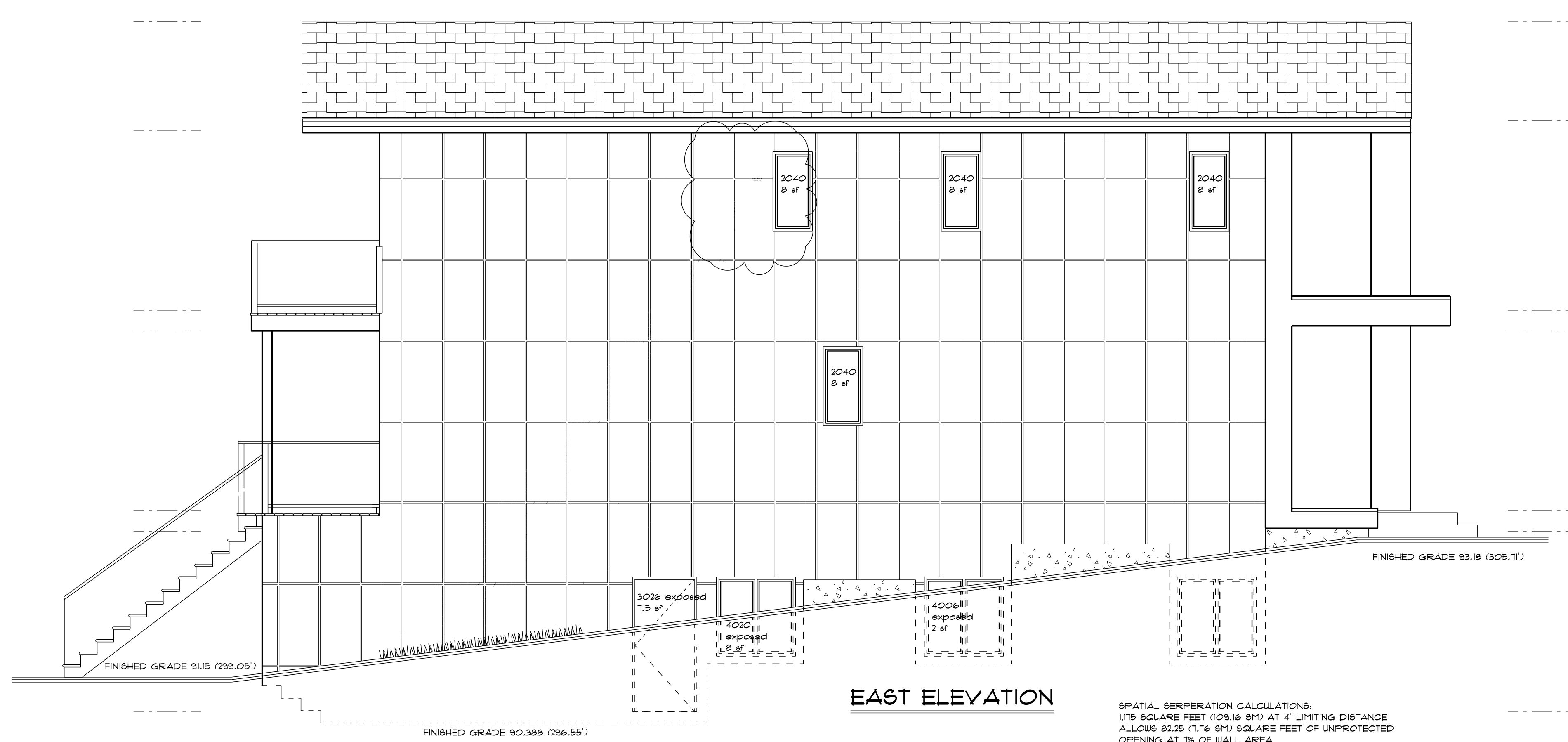
NORTH ELEVATION



WEST ELEVATION

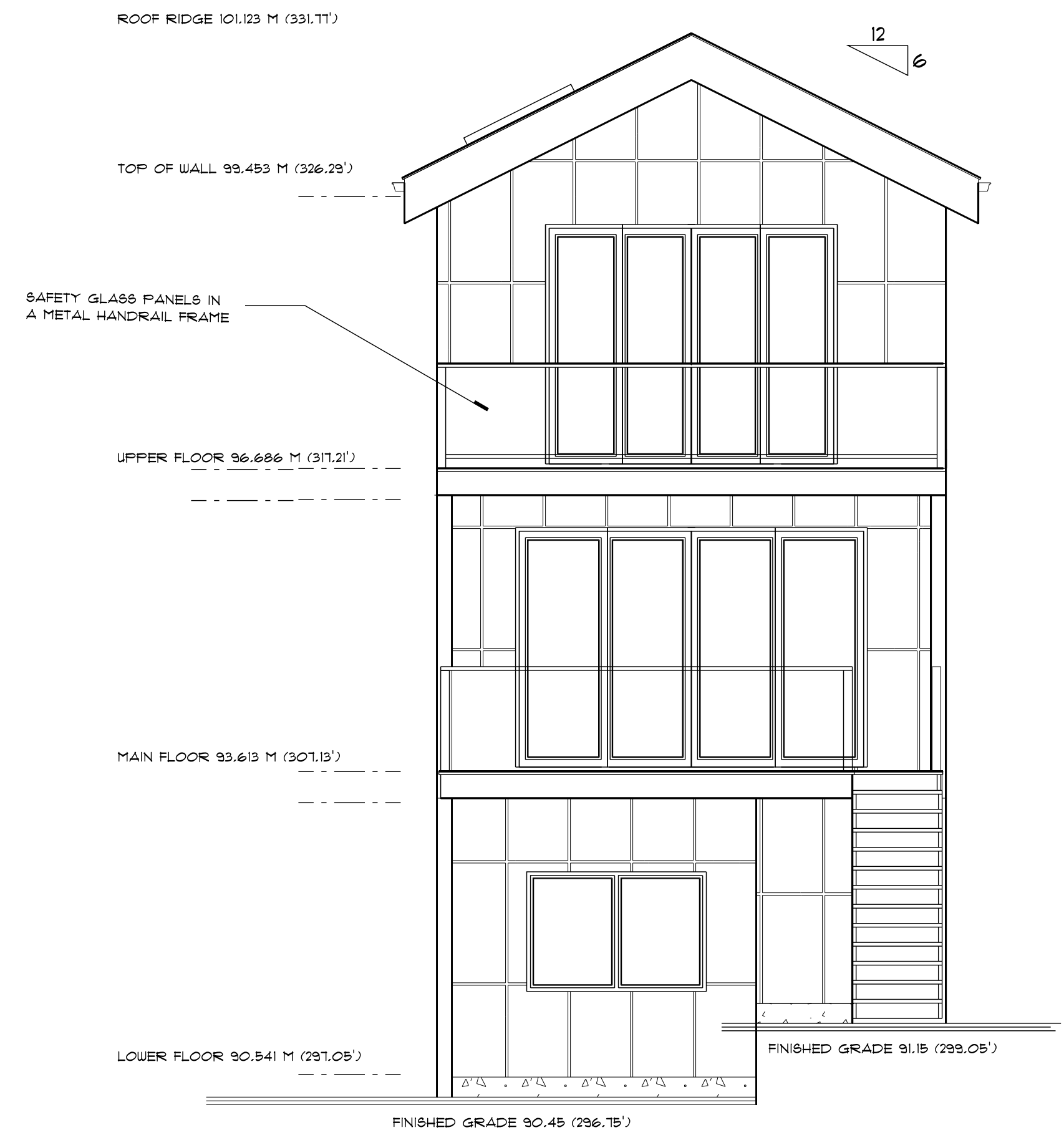
SPATIAL SEPERATION CALCULATIONS:
 1262.5 SQUARE FEET (117.28 SM) AT 4' (1.2 M) LIMITING DISTANCE
 ALLOWS 89.38 SF (8.21 SM) SQUARE FEET OF UNPROTECTED
 OPENING AT 7% OF WALL AREA
 81.0 SQUARE FEET (7.48 SM) PROPOSED

LOWER FLOOR 90.541 M (297.05')



EAST ELEVATION

SPATIAL SEPERATION CALCULATIONS:
 1175 SQUARE FEET (109.16 SM) AT 4' LIMITING DISTANCE
 ALLOWS 82.25 (7.76 SM) SQUARE FEET OF UNPROTECTED
 OPENING AT 7% OF WALL AREA
 49.5 SQUARE FEET (4.598 SM) PROPOSED



SOUTH ELEVATION

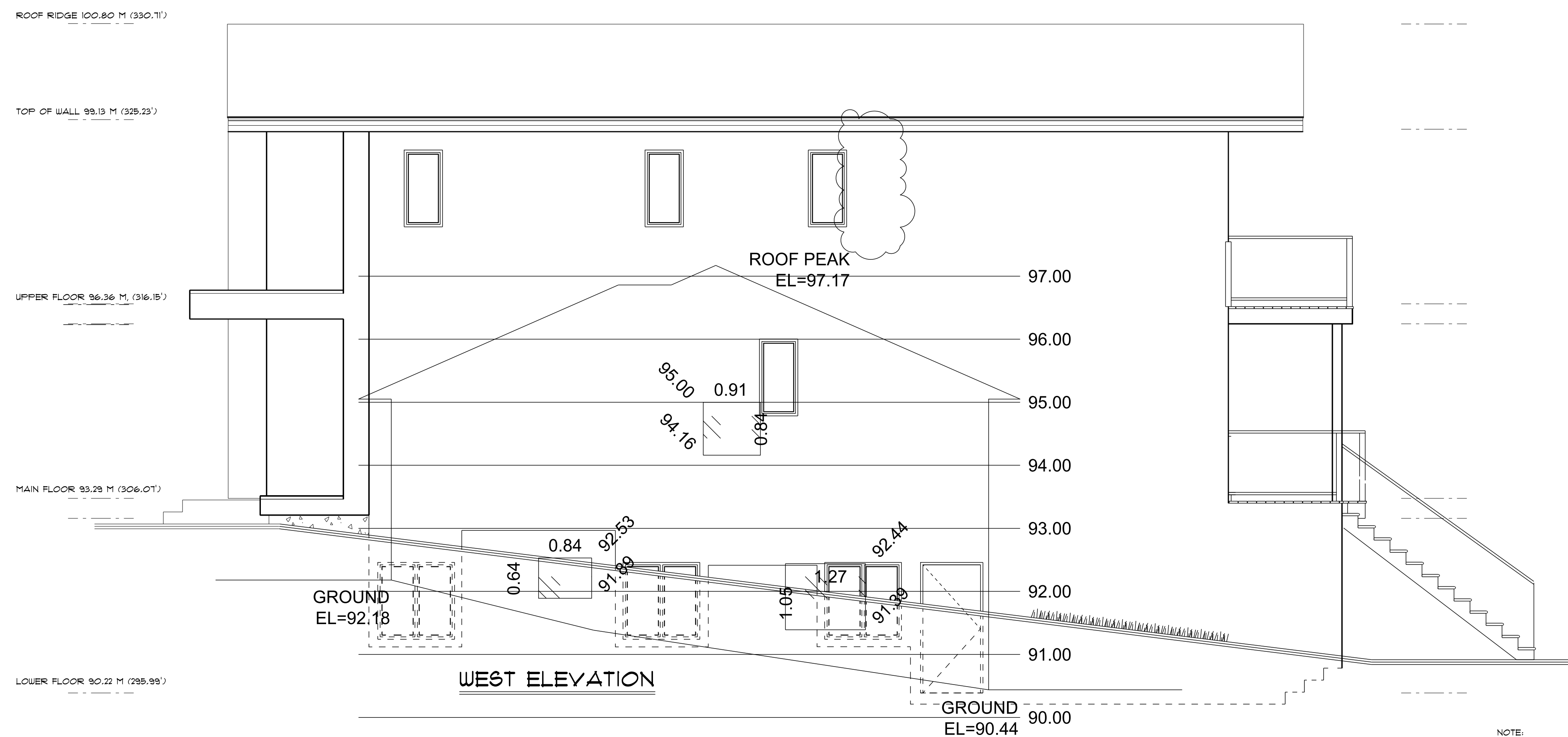
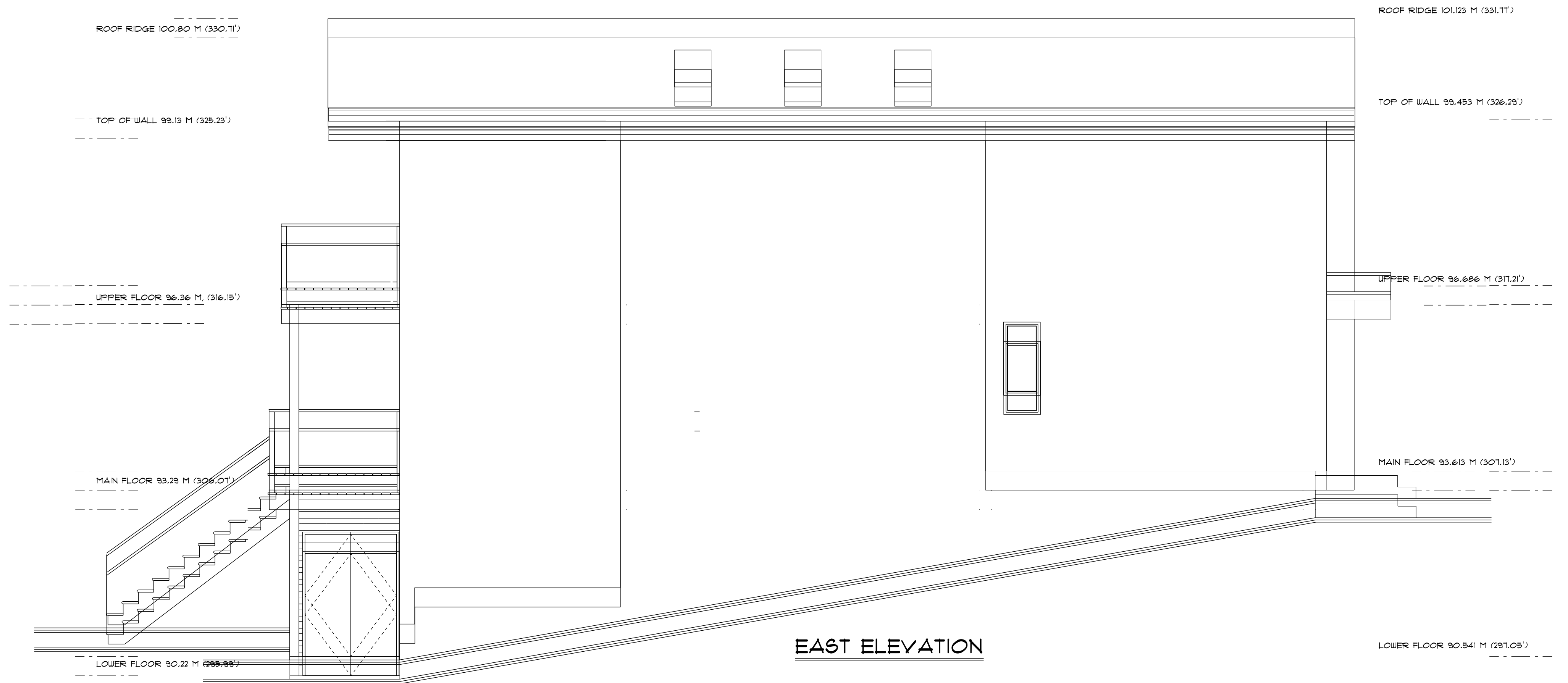
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NOVEMBER 2021 EAST AND WEST LOT PLANS
 COMBINED, WEST LOT LOWERED
 0.02' - ENSUITE WINDOW DELETED
 AND LANDSCAPE PLAN REVISED
 AUGUST 2021
 EY CHARGING ADDED TO
 GARAGE PLAN
 REVISIONS

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 & Associates
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 (2007)
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 billcurtisdesign@gmail.com

Harbourfront Business Centre
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Drawing: **ELEVATIONS**
 Drawn By: B.C. Date: OCTOBER 2020
 Scale: 1/4" = 1'-0"
 Project:
**KIANI SUBDIVISION AT
 341 WEST 24th STREET
 NORTH VANCOUVER**

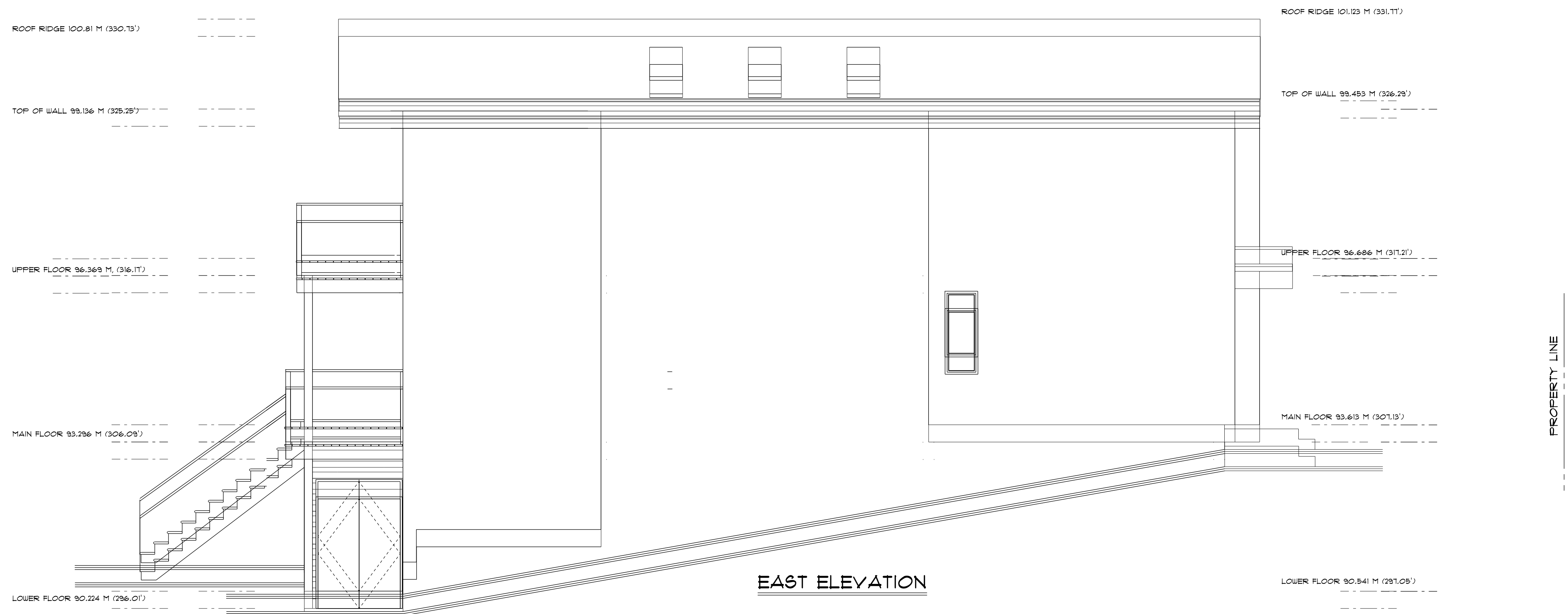
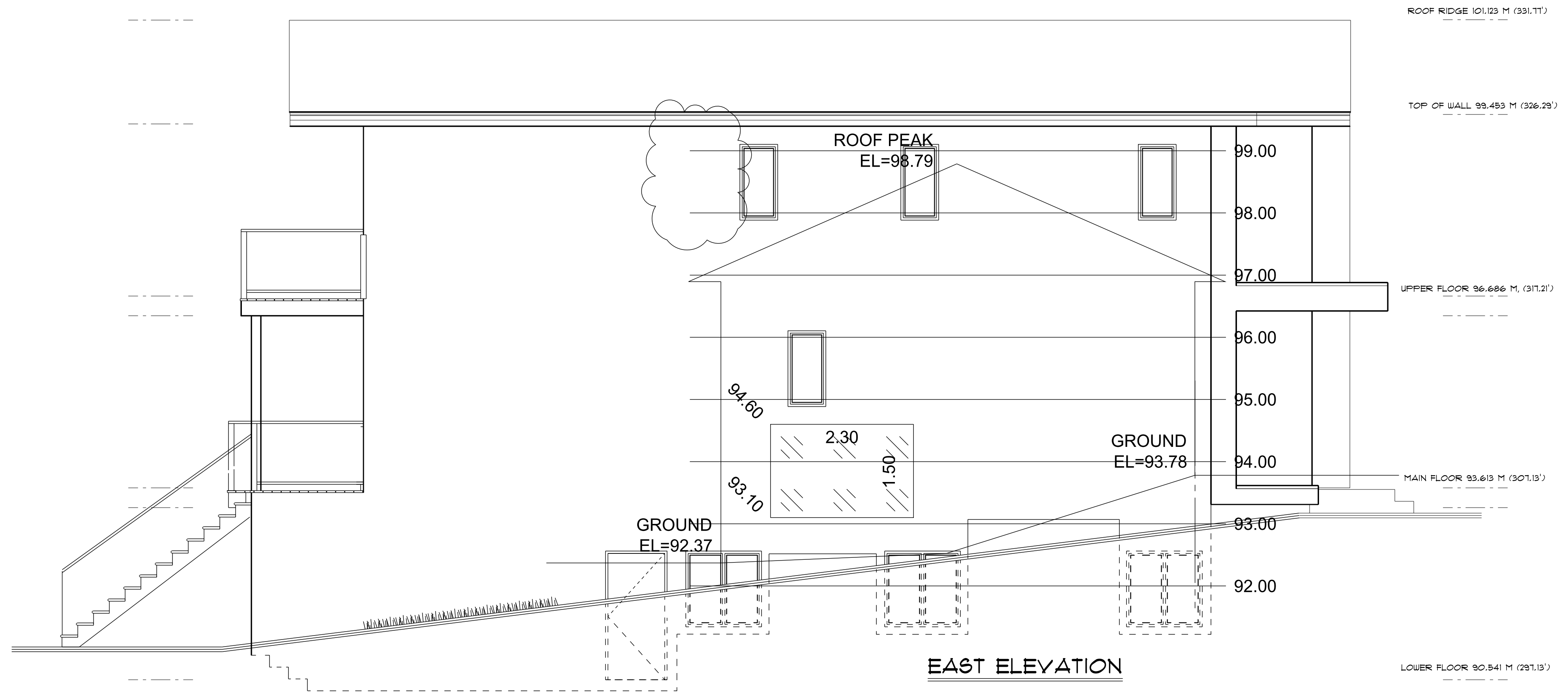


DATE	REVISIONS
NOVEMBER 2021	EAST AND WEST LOT PLANS COMBINED, WEST LOT LOWERED 0.07' - ENSUITE WINDOW DELETED AND LANDSCAPE PLAN REVISED
AUGUST 2021	EV CHARGING ADDED TO GARAGE PLAN

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Harbourfront Business Centre
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REFLECTED
 Drawing: WIN, WEST LOT
 Drawn By: B.C. Date: OCTOBER 2020
 Scale: 1/4" = 1'-0"
 Project:
**KIAMI SUBDIVISION AT
 341 WEST 24th STREET
 NORTH VANCOUVER**

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NOVEMBER 2021 EAST AND WEST LOT PLANS COMBINED WEST LOT LOWERED 0.02' - ENSUITE WINDOW DELETED AND LANDSCAPE PLAN REVISED

AUGUST 2021 BY CHARGING ADDED TO GARAGE PLAN

REVISIONS

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REFLECTED

Drawing: WIN, EAST LOT
 Drawn By: B.C. Date: OCTOBER 2020
 Scale: 1/4" = 1'-0"

Project:
 KIANI SUBDIVISION AT
 341 WEST 24th STREET
 NORTH VANCOUVER

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