

**6 UNIT TOWNHOUSE WITH 6 PRINCIPAL UNIT AND 6 LOCK-OFF
PROPOSED FOR DEVELOPMENT PERMIT APPLICATION**

400 E1st Street - Moodyville
North Vancouver, BC

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at Procurement for Construction

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Grand total: 48		



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12/20/2024 DEVELOPMENT PERMIT APPLICATION

Project contacts				Contacts	
Owner/Developer	Carnotech Energy	Nima Mousavi, B. Sc., M. Eng.,	#2100, 1055 West Georgia St. Vancouver, BC., V6E 3P3	nimam@carnotechenergy.com	(604) 424-4177
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List of Consultants					
Architecture:	Shida Neshat Architect	Shida Neshat-Behzadi Architect AIBC	13176 Shoesmith Loop, Maple Ridge, BC. V4R 0A9	shida@shidaneshatarchitect.com	(604) 771-5067
Landscape Architecture/ Arborist	M2 Landscape Architecture	Meredith Mitchell Landscape Architect MBCSLA	220, 26 Lorne Mews, New Westminster, BC. V3M 3L7	meredith.mitchell@m2la.com	(604) 553-0044
Civil engineering:	Park Engineering Ltd Civil & Municipal Engineering Services	Saeed A. Mehdipour. P. Eng. Civil Engineer	949 Sherwood Ave, Coquitlam, BC, V3K 1A9	Saeed@parcengineering.ca	(604) 825-6761
Code Professional:					
Building Envelope					
Energy Advisor/Modelling:					
Mechanical:	-	-			
Electrical:	-				
Accoustical:	-				
Structural:	-				
Fire suppression:	-				

Site Synopsis:

Civic Address: 400 E1st Street, North Vancouver, BC, V7L 1B7

Legal Description: Lot 34, Block 152, District Lot 274, Plans VAP878, PID: 013-942-352

Project type: Ground-Oriented Multi-unit residential townhouse

Building use: Residential C

Zoning District: RG 3

Site Area: 50' X 120.1' = 6005 SF (558 m²)

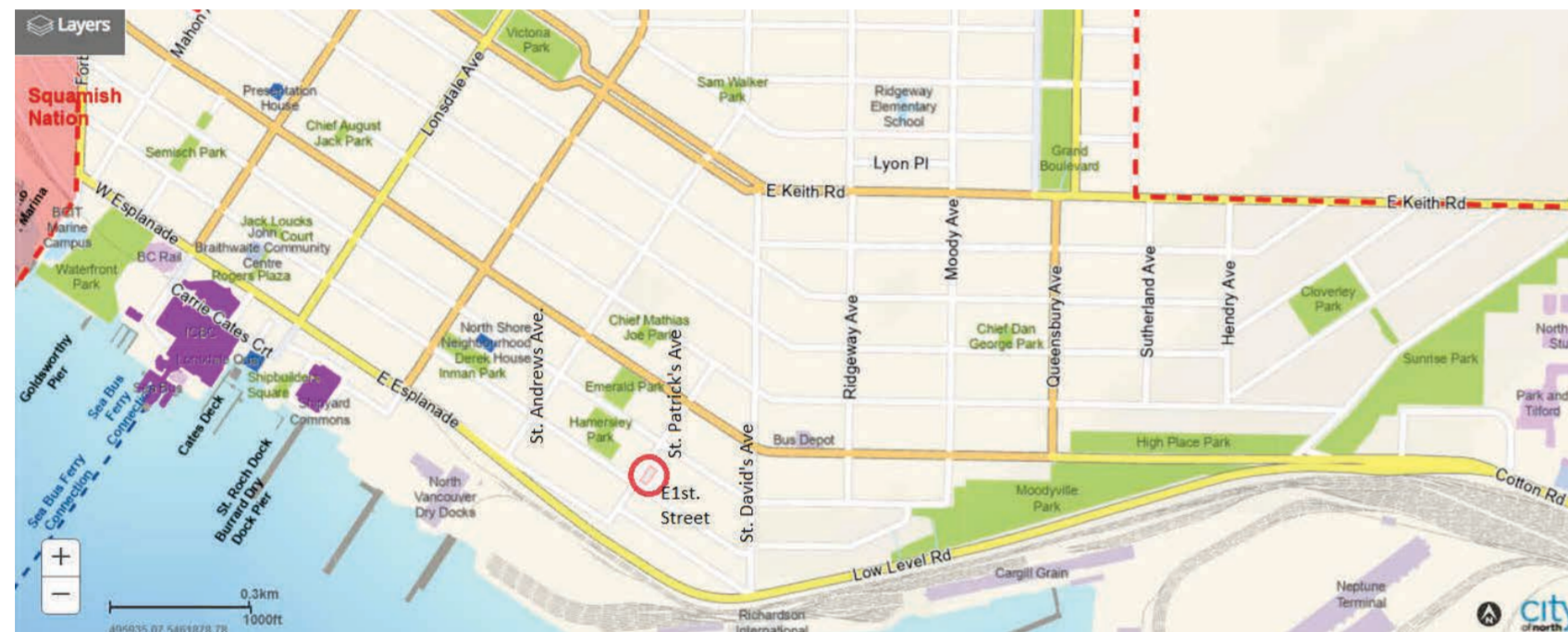
Site Frontage: 50' (15.24 m)

Site Width: 50' (15.24 m)

Site Depth: West 120.1' (36.6 m)

East 120.0' (36.59 m)

1 Site synopsis
A0.01a 1 : 100



2 Location of site in relation to Lonsdale market
A0.01a 1 : 200

Map: 2014 OCP Schedule A Land Use Map: East 3rd Street/Moodyville Area

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
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5

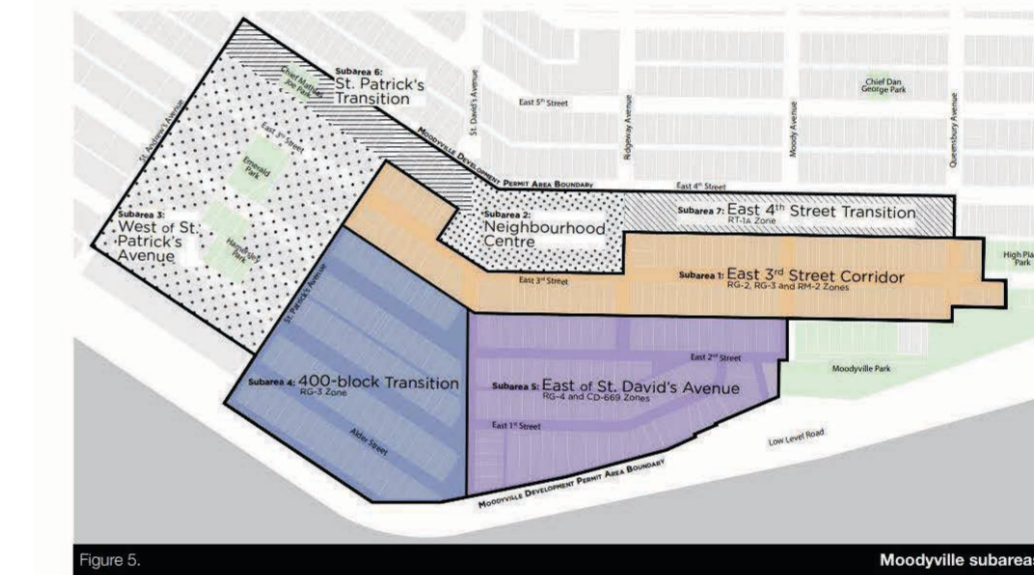


6.3 SPECIAL CONDITIONS

Special Conditions apply to lands in accordance with Figure 19



1.3 NEIGHBOURHOOD SUBAREAS



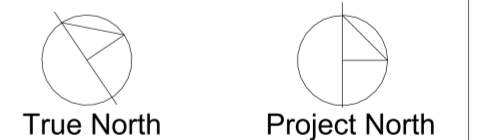
Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction to each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other datum on drawings. Any discrepancies with this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters/roofs, etc., are built with floor and roof framing before entering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

- Development Permit
- Building Permit
- Construction Drawings
- Tender
- Project Revision
- project Amendment
- As built



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No.	Description	Date



400 E 1st NORTH VANCOUVER

SITE SYNOPSIS, OCP MAP, NEIGHBOURHOOD SUBAREAS AND SPECIAL CONDITIONS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.01a

Scale As indicated

Notes: This set of drawings shows proposal at various phases of design. For construction, cost estimates, and other purposes, they are to be read in conjunction with each other, including notes and additional details, and the most updated revisions and amendments where applicable. Contractor is responsible for verification of all dimensions, elevations & other datum on drawings. Any discrepancies with this set of drawings and with other consultants' drawings, to be reported immediately to the architect and other consultants. Contractor to ascertain all beams, joists, rafters/battens, etc., are flush with floor and roof framing before ordering materials. Any changes made without the architect's written permission shall be the contractor's responsibility. Do not scale. Dimensions govern. Shida Neshat Architect Copyright applies. All rights reserved.

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No.	Description	Date

400 E 1st NORTH VANCOUVER	
ZONING SUMMARY AND VIEWS TO THE SITE FROM DIFFERENT DIRECTIONS	
Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker
A0.01b	
Scale	



SUMMARY

SITE AREA:	6000 sf
ZONING:	RG-3
Potential Zoning:	RG-3
FSR:	1.0 + (Exclusions)
Number of Main Units	6
Number of Lock-Off Suites	6
Main Units Area (Range)	880-1800
Main suites Area(Range)	270-550



Fig 1: Looking from E 1st Street to the site.



Fig 2: Looking from E 1st St. to the neighboring property



Fig 3: Looking from corner of St.Patrick's Ave and E 1st St.



Fig 4: Looking from St.Patrick's Ave to the parking on the lane



Fig 5: From St.Patrick's Ave to the steep slope of the Lane



Fig 5: From St.Patrick's Ave to the site



Fig 7 : from the lane to the slope of St. Patrick's Ave.

Floor area of Principal and Lock-off Units

Unit	Lock-off Units			Principal Units			
	Cellar area a	Area in 1 st Storey b	Total suite area c: a+b	Area of 1 st Storey d	% b/d	Area in 1 st Storey e	Total area in all Storeys f:e+upper floors
#1:	526.64 SF (48.9M2)	212 SF(19.7M2)	738.64SF(68.6 M2)	526.64 SF (48.9M2)	40%	314.64 SF(29.2 M2)	863.84SF(80.25 M2)
#2:	526.64 SF (48.9M2)	212 SF(19.7M2)	738.64SF(68.6 M2)	526.64 SF (48.9M2)	40%	293.8 SF(27.3 M2)	863.84SF(80.25 M2)
#3:	438.92 SF (40.77M2)	208SF(19.3M2)	646.92SF(60.1 M2)	458.51 SF (42.6M2)	45.3%	251.7 SF(23.4 M2)	895.75SF(83.2 M2)
#4:	439.23 SF (40.8M2)	195 SF(18.1M2)	634.23SF(58.9 M2)	459.76 SF (42.7M2)	42.4%	264.0 SF(24.5 M2)	1011.23SF(92.09 M2)
#5:	437.19 SF (40.6M2)	195 SF(18.1M2)	632.19SF(58.7 M2)	457.76 SF (42.6M2)	42.6%	262.2 SF(24.4 M2)	1010.2SF(93.8M2)
#6:	434.09 SF (40.3M2)	192.5SF(17.9M2)	626.59SF(58.2 M2)	434.25 SF (40.3M2)	44.3%	225.1SF(20.9 M2)	1097.8SF(101.99M2)
Total:	2802.71SF(260.4M2)	1214.5(112.8M2)	4017.21(373.2M2)	2863.6SF(266M2)	42.4%	1611.4SF(149.7M2)	5742.7SF(533.5M2)

Zoning Allowances: Ground-Oriented housing types designated Residential 4A in OCP

	Allowed	Proposed:	Compliance:
Zoning:	RG 3	RG 3	Yes
Princial and Accessory Use:	Townhouse with Lock-off Unit	Townhouse with Lock-off Unit	Yes
Dwelling Unit size:	min. 400 ft2 (37.2 m2)	626.59SF(58.2m ²) and above	Yes
Accessory Lock-off Unit :	Not required for less than 10 units	6	Yes
max. # of Lock-off Units :	1 for any single Principal Unit	1 for each single Principal Unit	Yes
Density:	max. 0.5 X the lot Area=3002.5 ft2 (279 m2), or up to 1X lot Area= 6005ft2 (558 m2) through Amenity Share, either Passive House certification, or highest step of the BC Energy Step Code, and Noise mitigation	540 m ² (5811.9 SF, Amenity Share, 2nd highest step of the BC Energy Step Code, and Noise mitigation	Yes
Lot Coverage:	max. %60 of lot area: 3603 ft2 (334.7 m2)	55.6%: 310.4 m ² (3341.41SF)	Yes
Building Height from average building grades from E1 st st. and mid Lot line for Southern lot Area:	max. 39.4 ft (12m)	27' - 3" (8.3 m)	Yes
Building Height from average building grades from the lane and mid Lot line for Northern lot area:	max. 39.4 ft (12m)	27' - 9" (8.5 m)	Yes
Front yard setback:	min 9.8 ft (3m)	9' - 10" (3 m)	Yes
Interior or Exterior Side Setbacks:	min 7.9 ft (2.4m)	7' - 10" (2.4m)	Yes
Rear side setback:	min 7.2 ft (2.2m)	15 - 8" (4.8 m)	Yes
Special Provisions	Allowed	Proposed:	Compliance
Zoning:	RG 3	RG 3	Yes
Lot Area - townhouse use:	5813 ft2 (540 m2)	6005 ft2 (558 m2)	Yes
Front Lot line townhouse :	32.9 ft (10 m)	50.1 ft (15.24 m)	Yes
Principal Building floor area:	min. 800 ft2 (74.32 m ²)	1379.21 SF(128.13 m ²)	Yes
Open Space Area:	%35 lot area=2102 ft2 (195.2 m ²)	%25=1503.14 ft ² (139.64 m ²)	Yes
Sunken Patio per dwelling unit:	max.200 ft2 (18.6 m ²)x6=1200 SF(111.48m ²)	593.46ft ² (55.13 m ²)	Yes
Accessory Lock-off unit:	min. 215 ft2 (20 m ²)	min.626.59ft2 (58.2m ²)	Yes
min. Off-street Parking:	6 for 1.05 space per principal unit	3 on site - 2 Pay in lieu	Alternative provision
Bike Storage:	Not required for 0-19 units	14 provided	Yes
Garbage and recycling area: :	min 118 ft2 (11 m2)	min 120.23 ft2 (11.17 m2)	Yes
Accessory Building/Structure:	at or below grade at any location in site	1408.04 ft2 (130.8 m2)	Yes

Siting exemptions for special residential zones including RG3 - Zoning bylaw 1995, No. 6700 -410 (2):

	Allowed beyond permitted elsewhere in Bylaw	Proposed:	Comply:
a) Exterior Wall thickness, where utilized for insulation materials and/or protection against wind, water, and vapour:	Min. distance reduced to an abutting Lot Line: - 0.165 m (6.5")	< 0.165m (6.5")	Yes
b) Eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections:	Min. distance reduced to: - 0.92 m (3') from any Lot Line	max. 0.92m (3' - 0")	Yes
c) Bay Windows projection:	Min. distance reduced to: - 0.61 m (2') from any Lot Line	None	N/A
d) Unenclosed balconies projection:	Min. distance reduced to: - 0.92 m (3') from any Lot Line	None	N/A
e) Unenclosed Porches or steps projection:	Min. distance reduced to: - 0.76 m (2.5') from Interior or Exterior Lot Line - 1.22 m (4') for, Front or Rear Lot Line	Max. 1.78m (5'-10") West 1.1m (3'-7") East	Relaxation requested
f) Eaves projection for accessory buildings	Min. distance reduced to: - 0.76 m (2.5') from Interior or Exterior Lot Line - 1.22 m (4') for, Front or Rear Lot Line	None	N/A
g) Underground Structure location:	In any portion of a Lot with exception of any portion of the Lot within a Special Setback scheduled in Section 411	0 m(0'-0") To North and East, and 0.3m (1'-0") to West PLs	Yes
h) Green Wall or Solar Collector projection:	Min. distance reduced to: - BCBC requirements as amended time to time, but may not project into any portion of the Lot within a Special Setback scheduled in Section 411 (N/A here)	None	N/A

Gross Floor Area Exemptions - Zoning bylaw 1995, No. 6700 - Included in Interpretations:

	Allowed	Proposed:	Comply:
1) Exterior Wall thickness, where utilized for insulation materials and/or protection against wind, water, and vapour:	Up to Max. 0.305 m (12")	< 0.165m (6.5")	Yes
2) Any accessory Building or portion of a floor used for Parking, Short-Term and Secure Bicycle Parking, or providing vehicular, bicycle or common pedestrian access to Parking areas, unless such Parking is a Principal Use:	No limits	Secure bicycle parking in basement under outdoor parking	Yes
5) Any portion of a Basement, Cellar, or crawl space containing common electrical, mechanical, or elevator machine rooms:	No limits	Common electrical, mechanical room	Yes
8) Any portion of an accessory building for non-commercial storage or gardening:	No limits	Storage	Yes
9) Architectural features containing no floor area which are permitted as projections into required yards:	No limits	Canopies, Sunlight Protections and trellises	Yes
11) Open Appendages, as follows: a) Balconies, Porches, and Decks; b) Corridors, stairways, and landings that provide required access to habitable rooms:	Up to a max. of 10% of GFA	Balconies, decks, corridors, stairways, and landings	Yes
12) Storage areas located in Basement or Cellar, plus lobby areas (these storages shall have no exterior glazing and not be contiguous with a principal use):	Up to a combined max. of either 0.1 FSR, or 10% of total GFA whichever greater	None	N/A
13) Common recycling and garbage storage facilities, located on any floor level, up to a max. excluded floor area per Building Type, in Figure 4-3, Bylaw 8391)	Max. 0.486 m ² (5.23 ft2) per unit in addition to the min. 11m ² (118.4 ft2) required area	9.6m2 (104 ft2)	Yes
15) Non-commercial social, recreational and amenity area, provided for residents and held in common ownership):	Up to max. 5% of total GFA	30.99 m ² (333.57 ft2)	Yes
16) Any portion of floor area open to below which is used exclusively for Natural Ventilation (Induced-ventilation) :	Up to max. 1% of total GFA	Elec./Mech. Shaft	Yes
17) Green Building systems:a)In-suite HRV for each dwelling unit:	Up to max.1.39m2 (15 ft2)	8.34m2(90 ft2)	Provisioned
19) Cellars provided that a)the floor area is part of a Dwelling Unit not solely located in a Cellar, and b)a min. of 40% of the floor area of the Dwelling Unit is located on or above the first Storey:	Max. Up to area of the first storey	6 cellars provided as part of 6 lock-off units	Yes
20) Lock-off Dwelling Units to a combined max. of 0.15% Lot area:	901ft2(83.7m2)	Max. exemption applied	Yes
22) Open to below areas that:a) measure less than 4.6m(15.1'), b) from part of a non-commercial amenity area held in common ownership; or d) exclusively for Natural Ventilation (Induced)	less than 4.6m(15.1')	None	N/A
23) Roof Decks	No limit in GFA	Over 2nd and 3rd levels and stairways	Yes

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NOTE: Unit floor areas are solely provided for DP application. Accurate floor areas with precise dimensioning will be provided at later phases of development.

No.	Description	Date
2	Revision 2	12,20,2024

400 E 1st NORTH VANCOUVER

PROJECT DATA, ZONING ALLOWANCES AND EXCEPTIONS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.02

Scale	1 : 100
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Project type: Ground-Oriented Multi-unit residential townhouse	
Building use:	Residential
Major Occupancy classification:	Group C
Governing Code Part :	Part 3
Building Area Sqm (SqFt):	3341.14 SF (310.4 M ²)
Building height:	4 storeys
Facing # of streets: :	3
Sprinklers:	Yes
High buildings	No
Mezzanine:	No
Fire Resistance rating:	1Hr
Spatial Separation:	Conforming to Table 3.2.3.1.-D of the BCBC 2024: %19.2 for 100m ² EBF with LD of 7'-10" (2.4m), % 51.1 for 12'-10" (3.91m), and %100 for LD of 3m (9'-10") and over
Provision for firefighting:	Existing roads from 3 sides
Travel distance:	Longest TD: from Principal entrance of Unit 6 to E 1st St. curb (passing through northern and eastern passageway): 44.3 M

1 Code Analysis Summary
A0.03 1 : 100

Other interpretations from the Zoning Bylaw 1995, No. 6700 :	
Storey:	The space between a floor level and the ceiling directly above it when the floor level is not more than one foot below Average Grade
Basement:	The space between two floor levels, the lower floor of which is more than one foot but less than five feet below Average Grade
Cellar:	The space directly below the First Storey, the lower floor of which is more than 1.52m (5') below Average Grade and the area of which does not exceed the area of the First Storey
Habitable Room:	A room designed or used for living, sleeping, eating, or food preparation, including a living room, dining room, bedroom, kitchen, family room, recreation room and den, but excluding a bathroom, utility room, furnace room and storage room
Roof Deck:	An accessible, unenclosed space, designated for the enjoyment of residents or other occupants of a building, located on a rooftop.
Parking Space:	An area of land or building used for parking purposes only

2 Other Interpretations
A0.03 1 : 100

3 Interpretations
A0.03 1 : 100

4 FAR Calculations
A0.03 1 : 100

FAR Calculations: Permissible Floor Area ratio: Max. 1 = %100 of Lot Area 6005 SF (557.9 M ²)			
Gross Buiding Area:	Proposed:	Exempted from GFA	Total area included IN GFA
3rd Balconies and 4th and 5th Floor Roof decks	2594.36 SF(241 M ²)	2594.36 SF(241 M ²)	0.0 SF(0.0 M ²)
3rd Floor:	1130SF (104.9 M ²)		1130SF (104.9 M ²)
2nd Floor:	2933.52SF(272.5 M ²)		2933.52SF(272.5 M ²)
1st Floor with lock-off exemption for 6 units (151 sq.ft. (14M ²)/unit) to Max. combined %15 Lot area	2863.66SF(266 M ²)	906 SF(84.2 M ²)	1957.66SF(181.87 M ²)
Cellar (exempt when min.%40 on or above 1st Storey) :	2802.71 SF(260.4M ²)	2802.71 SF(260.4M ²)	0.0 SF(0.0 M ²)
Ext. Wall thickness for insulating materials and/or protection against wind, water and vapour up to max. 0.305 m (12"):	149.33SF(13.88M ²)	271.5SF(25.22M ²)	- 149.33SF(13.88M ²)
Bicycle storage:	235.78SF(21.90 M ²)	All	0.0 SF(0.0 M ²)
Any portion of crawl space with a height of 1.22m(4ft) or less:	32.13 SF(12.27M ²)	All	0.0 SF(0.0 M ²)
Accessory storage or gardening:	150.1 SF(13.95 M ²)	All	0.0 SF(0.0 M ²)
Architectural features with no floor area permitted as projections into required yards	43.57 SF(4.05M ²)	All	0.0 SF(0.0 M ²)
Open Appendages excluded including:	1012.41 SF(94.06M ²)		
a) Porches, Decks and balconies:	765.72 SF(71.14M ²)	All	0.0 SF(0.0 M ²)
b) Corridors, stairways, and landing providing access to habitable rooms Max %10 of GFA	223.19 SF(20.73M ²)	959.5SF(89.1M ²)	0.0 SF(0.0 M ²)
Steps at or below 3.28' (1M) of grade:	1089.92 SF(101.2M ²)	All	0.0 SF(0.0 M ²)
Recycling and garbage storage to Max. 5.23Sqft (0.486 M ²) /Unit + 118.4 ft ² (11M ²) Excluded:	120SF(11.15M ²)	13.9m ² (149.38 ft ²)	0.0 SF(0.0 M ²)
Common Amenity area up to Max. % 5 total GFA	333.57SF(30.99M ²)	479.75SF(44.6M ²)	0.0 SF(0.0 M ²)
Green building systems provided that:			0.0 SF(0.0 M ²)
a) any portion of a floor containing an in-suite HRV, up to Max. 1.39M ² (15 Ft ²) for each dwelling unit	90 SF(8.34 M ²)	90 SF(8.34 M ²)	- 90 SF(8.34 M ²)
b) any portion of a mechanical room containing a Green Building System not used as the primary source of domestic hot water or space heating, when located in accessible location with min. 2m (6.5')headroom	N/A	9.29 SF(100 M ²)	0.0 SF(0.0 M ²)
Open to below areas not counted twice in GFA where:			
a) measured < 15.1" (4.6m) from floor to ceiling above	A portion of crawl space above mechanical room with height of 4FT (1.22M) or less	96.46 SF(8.96 M ²)	0.0 SF(0.0 M ²)
b) form part of common amenity area			
d)exclusively used for natural ventilation(induced)			
Roof decks:	1828.64 SF(169.9 M ²)	All	0.0 SF(0.0 M ²)
Sunken Patios up to 200SF (18.6 M ²)/ dwelling unit	593.46SF(55.13M ²)	1200 SF(111.5 M ²)	0.0 SF(0.0 M ²)
Common electrical, mechanical rooms	295.42 SF(27.44 M ²)	All	0.0 SF(0.0 M ²)
Total Areas included in GFA			5781.81 SF (537.15M ²)

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No.	Description	Date
2	Revision 2	12,20,2024

Some interpretations used from the City of North Vancouver "Zoning bylaw 1995, No. 6700, and Construction regulation Bylaw, 2003, No. 7390.		Used for calculations In:
Accessory Lock-off Unit:	A separate, designated area containing a bathroom, cooking facilities, sleeping and living areas forming part of a Dwelling Unit that is accessible through both a lockable door from the remainder of the Dwelling Unit as well as through a separate exterior access.	Determination of the Content and min. required access
Average grade (Avrg.G)	The average of : 1) The highest finished ground level on the Lot within 3.048 M (10') of the Structure; and 2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined max. 9.29 SqFt (100 M ²) and window wells).	Elevation of lower floor of cellar more than 5' below Avrg.G
Average building grade:	Average of Building grade elevations at the fronting street for the Lot Area between the Front Lot Line and the Mid Lot Line; and ii) Average of Building grade elevations at the Lane for the remainder of the Lot;	Building Height
Building grades:	The elevations of the points of intersection of the Front and the Rear Lot Lines with the side Lot lines, as determined by a BC Land Surveyor or the City Engineer. In the event of a conflict between the grades, the Buildign Grades provided by the City Engineers shall take precedence.	Parking and Underground Structures, Average Building grades, and Envelope and Building Height
Building, Principal :	A main Building, the major floor level or the majority of the floor space of which is used for a permitted Principal Use.	Minimum floor area
Mid Lot Line:	The line connecting the midpoints of the Side Lot Lines; or, where the Lot is irregular, the line running equidistant from the Front Lot Line and Rear Lot Line	Building Height
Structure:	A construction or portion thereof of any kind, whether fixed to, supported by, or sunk into land or water, or attached to a building, and includes retaining walls over 1.2m in height, excavations, awnings and canopies, but excludes landscaping, paving and fences.	Retaining walls, and other structures
Underground Structures	A Structure or portion of a Structure which protrudes not more than 0.914m (3') above the Buiding grades or the elevation of an adjoining property, at the common property line	Steps, landings, decks, porches, and other structures

400 E 1st NORTH VANCOUVER

BUILDING CODE SUMMARY & GFA CALCULATION

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.03

Scale	1 : 100
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No.	Description	Date
2	Revision 2	12,20,2024

400 E 1st NORTH VANCOUVER

GFA OVERLAYS AND GFA CALCULATION TABLES

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A0.04

Scale	1 : 200
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UNIT #01		
LEVEL	NAME	AREA
GF	UNIT #01	526.64 SF
Level 2	UNIT #01	509.33 SF
Level 3	UNIT #01	39.86 SF
Grand total: 3		1075.84 SF

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #01 :CELLAR	526.64 SF

TOTAL GFA OF UNIT #01: 148.8 m² (1602.48 SF)

UNIT #02		
LEVEL	NAME	AREA
GF	UNIT #02	526.64 SF
Level 2	UNIT #02	509.33 SF
Level 3	UNIT #02	39.86 SF
Grand total: 3		1075.84 SF

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #02 :CELLAR	526.64 SF

TOTAL GFA OF UNIT #02: 148.8 m² (1602.48 SF)

UNIT #03		
LEVEL	NAME	AREA
GF	UNIT #03	458.51 SF
Level 2	UNIT #03	481.78 SF
Level 3	UNIT #03	163.46 SF
Grand total: 3		1103.75 SF

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #03	438.92 SF

TOTAL GFA OF UNIT #03: 128.13 m² (1379.21 SF)

UNIT #04		
LEVEL	NAME	AREA
GF	UNIT #04	459.76 SF
Level 2	UNIT #04	478.52 SF
Level 3	UNIT #04	267.94 SF
Grand total: 3		1206.23 SF

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #04 :CELLAR	439.23 SF

TOTAL GFA OF UNIT #04: 152.87 m² (1645.46 SF)

UNIT #05		
LEVEL	NAME	AREA
GF	UNIT #05	457.86 SF
Level 2	UNIT #05	478.52 SF
Level 3	UNIT #05	268.82 SF
Grand total: 3		1205.20 SF

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #05 :CELLAR	437.19 SF

TOTAL GFA OF UNIT #05: 152.6 m² (1642.39 SF)

UNIT #06		
LEVEL	NAME	AREA
GF	UNIT #06	434.25 SF
Level 2	UNIT #06	476.04 SF
Level 3	UNIT #06	380.02 SF
Grand total: 3		1290.31 SF

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #06 :CELLAR	434.09 SF

TOTAL GFA OF UNIT #06: 160.2 m² (1724.4 SF)

LEVEL	NAME	AREA
GF	UNIT #01	526.64 SF
GF	UNIT #02	526.64 SF
GF	UNIT #03	458.51 SF
GF	UNIT #04	459.76 SF
GF	UNIT #05	457.86 SF
GF	UNIT #06	434.25 SF
GF: 6		2863.67 SF
Grand total: 6		2863.67 SF

TOTAL FLOOR AREA ON GF: 266 m² (2863.67 SF)

LEVEL	NAME	AREA
Level 2	UNIT #01	509.33 SF
Level 2	UNIT #02	509.33 SF
Level 2	UNIT #03	481.78 SF
Level 2	UNIT #04	478.52 SF
Level 2	UNIT #06	476.04 SF
Level 2	UNIT #05	478.52 SF
Level 2: 6		2933.53 SF
Grand total: 6		2933.53 SF

TOTAL FLOOR AREA ON LEVEL 2: 272.5 m² (2933.53 SF)

LEVEL	NAME	AREA
Level 3	UNIT #05	268.82 SF
Level 3	UNIT #06	380.02 SF
Level 3	UNIT #04	267.94 SF
Level 3	UNIT #01	39.86 SF
Level 3	UNIT #02	39.86 SF
Level 3	UNIT #03	163.46 SF
Level 3: 6		1159.97 SF
Grand total: 6		1159.97 SF

TOTAL FLOOR AREA ON LEVEL 3: 104.9 m² (1159.97SF)

LEVEL	NAME	AREA
BELOW GRADE	LOCK-OFF #01	526.64 SF
BELOW GRADE	LOCK-OFF #02	526.64 SF
BELOW GRADE	LOCK-OFF #03	438.92 SF
BELOW GRADE	LOCK-OFF #04	439.23 SF
BELOW GRADE	LOCK-OFF #05	437.19 SF
BELOW GRADE	LOCK-OFF #06	434.09 SF
BELOW GRADE: 6		2802.71 SF
Grand total: 6		2802.71 SF

TOTAL FLOOR AREA BELOW GRADE: 260.4 m² (2802.71SF)

Total Gross Floor area of all of the 6 dwelling units including their 6 lock-off suites = 906.6m² (9759.88 SF)



Perimeter of the building above grade: 27460 + 10440+ 456+456+9050+604+ 2692+971+ 1905+971+2709+1054+1927+1054+2823+1054 +1842+1658+4513+10440 = 84079mm

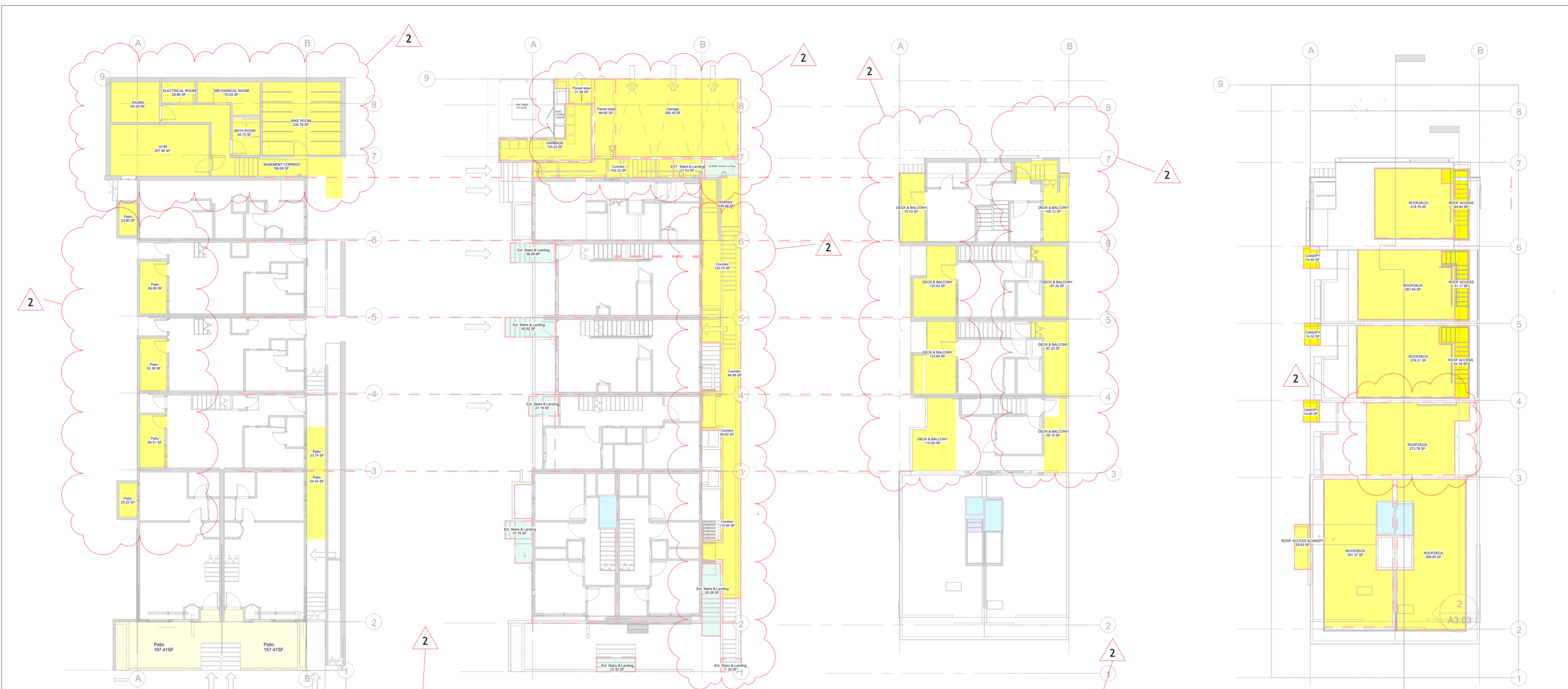
Total Floor area at or above GF= 643.6m² (6957.88 SF) - Total area exempt for 6 Lock-Off suites: 6 x 14 m² (151 SF) = 84 m² (906 SF) - Total exemption for 6 unit HRV (6 x 1.39m²(15SF)= 8.34m²(90 SF) - Total exemption of 6.5" of max. 12" for wall thickness used for insulation: 84.08m X 0.165m=13.88m² (149.33SF)= Total GFA of 540 m² (5811.9 SF)

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1 Basement Lock-Offs -OVERLAY sunken patios
 A0.05 1 : 200

AREA OF SUNKEN PATIOS: maximum allowed: 18.6m ² (200SF) / dwelling unit				
Name	Level	Area	Area SF	Comments
Patio	BELOW GRADE	2.21 m ²	23.80 SF	Unit 6
Patio	BELOW GRADE	5.63 m ²	60.65 SF	Unit 5
Patio	BELOW GRADE	5.80 m ²	62.38 SF	Unit 4
Patio	BELOW GRADE	6.13 m ²	66.01 SF	Unit 3
Patio	BELOW GRADE	2.34 m ²	25.22 SF	Unit 2
Patio	BELOW GRADE	33.0 m ²	355.40 SF	158SF Unit 1 and 197.4 SF Unit 2
Grand total: 7		55.13 m²	593.46SF	

AREA OF UPPER ROOF DECKS - NO LIMIT				
Name	Level	Comments	Area	AREA SF
ROOFDECK	ROOF PLAN	Unit 2	36.36 m ²	391.37 SF
ROOFDECK	ROOF PLAN	Unit 1	37.15 m ²	399.85 SF
ROOFDECK	ROOF PLAN	Unit 4	25.66 m ²	276.21 SF
ROOFDECK	ROOF PLAN	Unit 6	24.86 m ²	267.64 SF
ROOFDECK	ROOF PLAN	Unit 5	20.42 m ²	219.79 SF
ROOFDECK	ROOF PLAN	Unit 3	25.44 m ²	273.78 SF
Grand total: 6			169.89 m²	1828.64 SF

AREA OF LIGHT WELLS				
Name	Level	Area	Area SF	Comments
Patio	BELOW GRADE	5.02 m ²	54.04 SF	Unit 1
Patio	BELOW GRADE	3.13 m ²	33.74 SF	Unit 3
Grand total: 8		73.33 m²	789.33 SF	

STEPS AND WALKWAYS AT OR BELOW GRADE - NO LIMIT				
Name	Level	Area	AREA SF	COMMENTS
Corridor	GF	57.32 m ²	617.03 SF	102.22 SF Northern Pathway+100.56 SF + 122.70SF + 84.99SF+ 90.62 SF +115.94SF Eastern side yard +
Ext. Stairs & Landing	GF	20.99 m ²	225.90 SF	(55.28Unit 1+ 37.78Unit 2+21.16Unit 3+41.35SFUnit 4+36.29SF Unit 5entriess)+23.32SF South east and 11.25 SF South entries)
Ext. Stair&Landing northern pathway	GF	4.39 m ²	47.33 SF	21.53 SF Stair + 25.80SF Landing
Corridor, stair and landing	Basement	18.5 m ²	199.66 SF	
Grand total: 15		101.2 m²	1089.92 SF	

2 GF-OVERLAY STAIRS AND PARKINGS
 A0.05 1 : 200

AREA OF OPEN APPENDAGES - MAX. 10% OF GFA EXEMPT FROM FSR				
Name	Level	Area m ²	AREA SF	
DECK & BALCONY	Level 3	11.39 m ²	122.60 SF	
DECK & BALCONY	Level 3	8.10 m ²	87.20 SF	
DECK & BALCONY	Level 3	8.10 m ²	87.20 SF	
DECK & BALCONY	Level 3	6.69 m ²	72.03 SF	
DECK & BALCONY	Level 3	9.77 m ²	105.12 SF	
DECK & BALCONY	Level 3	11.42 m ²	122.93 SF	
DECK & BALCONY	Level 3	10.27 m ²	110.50 SF	
DECK & BALCONY	Level 3	5.40 m ²	58.15 SF	
Grand total: 8		71.14 m²	765.72 SF	

Name	Level	Area	AREA SF
OUTDOOR CORRIDOR INCLUDING STAIRS	GF	2.40 m ²	25.80 SF
Grand total: 1		2.40 m²	25.80 SF

Name	Level	Area	AREA SF
EXT. Stairs & Landing	GF	2.00 m ²	21.53 SF
Grand total: 1		2.00 m²	21.53 SF

Name	Level	Area m ²	AREA SF
CANOPY	ROOF PLAN	4.05 m ²	43.57 SF
ROOF ACCESS	ROOF PLAN	14.47 m ²	155.79 SF
Grand total: 6		18.52 m²	199.36 SF
Grand total: 16		94.06 m²	1012.41 SF

5 Level 3 -OVERLAY deck
 A0.05 1 : 200

PAVED AREAS AND GARAGE-PART OF OPEN SITE SPACE MAX. 35% OF LOT AREA				
Name	Level	Area	AREA SF	
Paved area	GF	2.92 m ²	31.38 SF	
Paved area	GF	6.21 m ²	66.82 SF	
Garage	GF	36.46 m ²	392.49 SF	
Grand total: 3		45.59 m²	490.69 SF	

TOTAL AREA OF OPEN SITE SPACE-MAX.%35 OF LOT AREA = 2101.75 SF (6005SF X 0.35)				
Name	Level	Area	AREA SF	
Total area of open appendages		94.06 m ²	1012.41 SF	
Total area of paved areas and garage		45.59 m ²	490.69 SF	
Grand total: 19		139.64 m²	1503.14 SF	

TOTAL ACCESSORY BUILDING STRUCTURE UNDERGROUND - NO LIMIT				
Name	Level	Area	AREA SF	
Total area of Lower floor used for amenity and utility areas		91.59 m ²	985.87 SF	
Total area of Upper floor used for storage and interstitial floor		39.22 m ²	422.13 SF	
Grand total: 9		130.8 m²	1408.04 SF	

TOTAL AREA OF GARBAGE AND RECYCLING - MAX. %5 GFA				
Name	Level	Area m ²	AREA SF	
GARBAGE AND RECYCLING	GF	11.15 m ²	120 SF	
Grand total: 1		11.15 m²	120 SF	

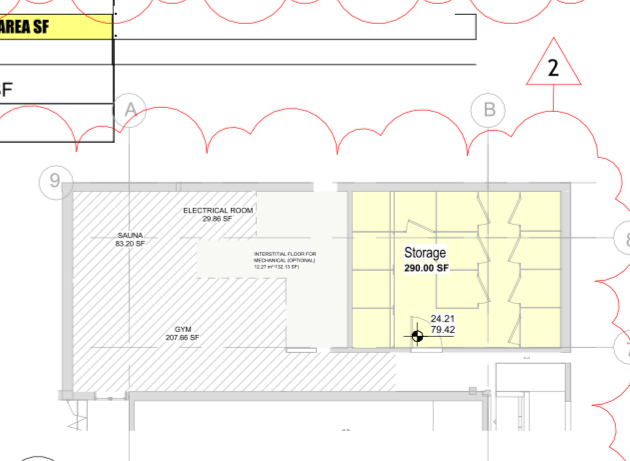
TOTAL AREA OF UTILITY SPACES - NO LIMIT				
Name	Level	Area	AREA SF	
MECHANICAL ROOM	BELOW GRADE	6.55 m ²	70.53 SF	
ELECTRICAL ROOM	BELOW GRADE	2.77 m ²	29.86 SF	
Grand total: 2		9.32m²	100.39SF	
TOTAL AREA OF OTHER UTILITY SPACES - NO LIMIT				
CRAWL SPACE (INTERSTITIAL) BELOW GRADE		12.27m ²	132.13 SF	
PMT AREA	GF	13.69m ²	147.36 SF	
ELECTRICAL CLOSET	GF	1.48 m ²	15.93 SF	
Grand total: 5		27.44 m²	295.42 SF	

3 ROOF Plan-Overlay
 A0.05 1 : 200

BIKE STORAGE - NO LIMIT				
Name	Level	Area	AREA SF	
BIKE ROOM	BELOW GRADE	21.90 m ²	235.78 SF	
Grand total: 1		21.90 m²	235.78 SF	

STORAGE AREA IN BASEMENT: THE GREATER OF MAX.10 % GFA				
Name	Level	Area	AREA SF	
STORAGE	BELOW GRADE	1.91 m ²	20.52 SF	
STORAGE	BELOW PARKING	26.94 m ²	290 SF	
Grand total: 2		28.85 m²	310.52 SF	

TOTAL AREA OF COMMON AMENITY SPACES - MAX. 5% OF GFA				
Name	Level	Area	AREA SF	
GYM	BELOW GRADE	19.29 m ²	207.66 SF	
BATHROOM	BELOW GRADE	3.97m ²	42.75 SF	
SAUNA	BELOW GRADE	7.73 m ²	83.20 SF	
Grand total: 3		30.99 m²	333.57 SF	



4 Basement -Storage in Mez level under parking
 A0.05 1 : 200

No.	Description	Date
2	Revision 2	12,20,2024

400 E 1st NORTH VANCOUVER

OTHER OVERLAYS, CALCULATION TABLES AND EXEMPTED AREAS FROM GFA

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker
A0.05	
Scale	As indicated

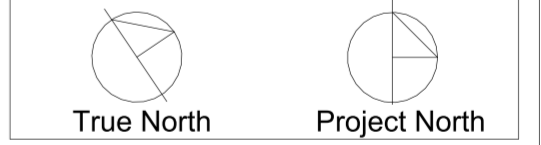
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No.	Description	Date
2	Revision 2	12,20,2024



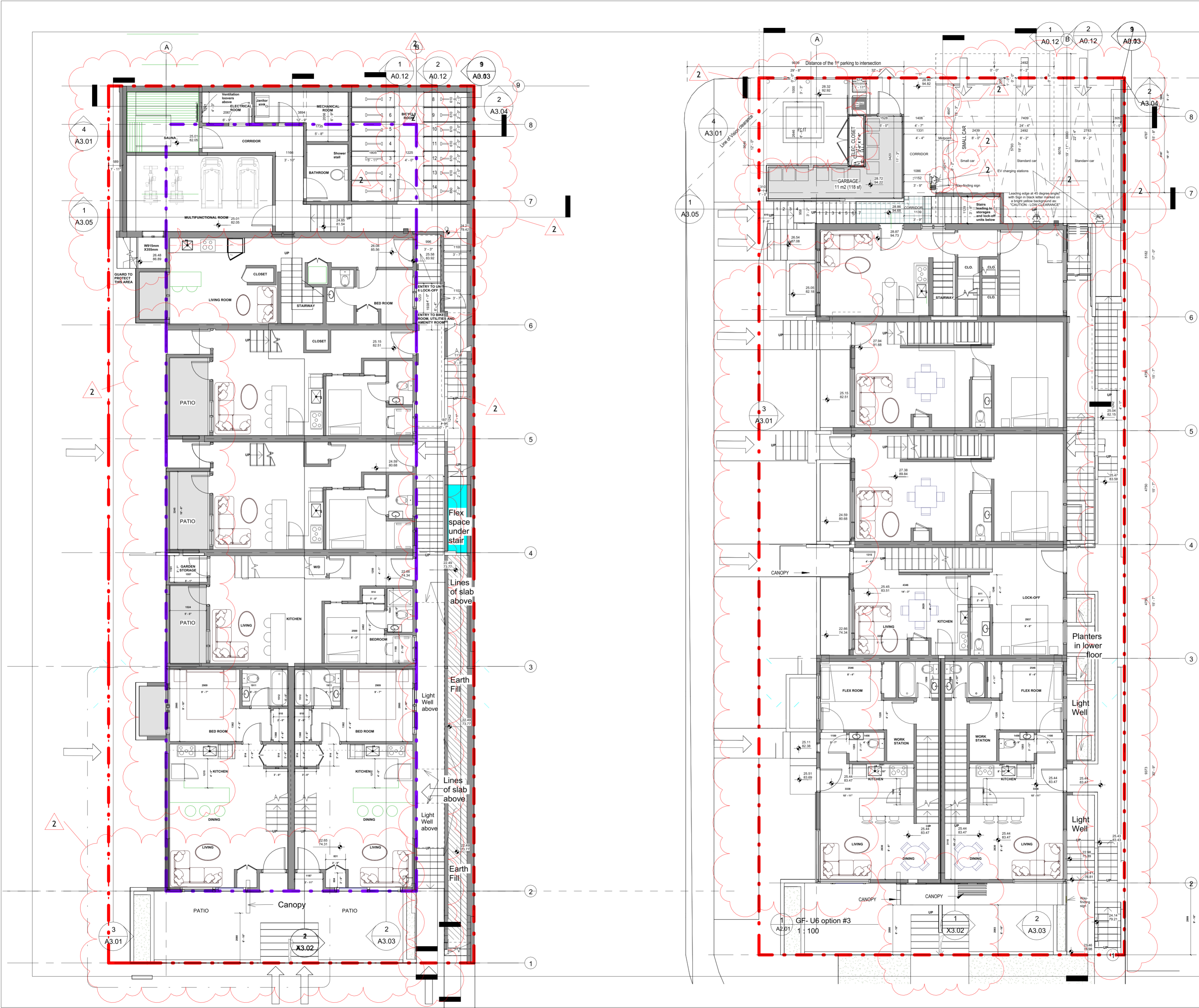
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BASEMENT & GROUND FLOOR PLANS

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

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Scale 1 : 100



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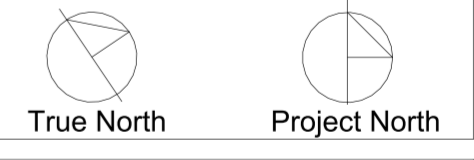
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400 E 1st NORTH
 VANCOUVER

SECOND & THIRD FLOOR
 PLAN

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

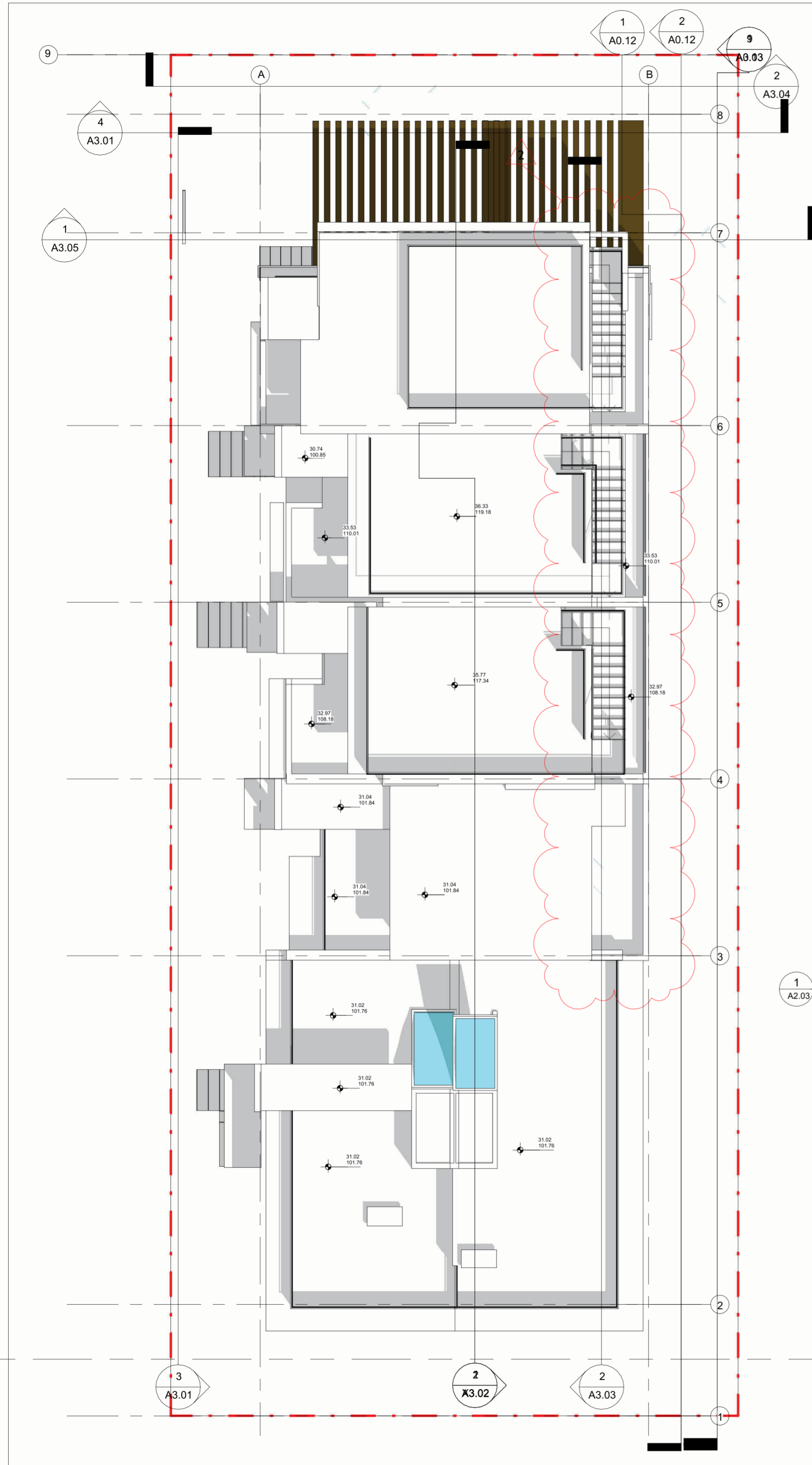
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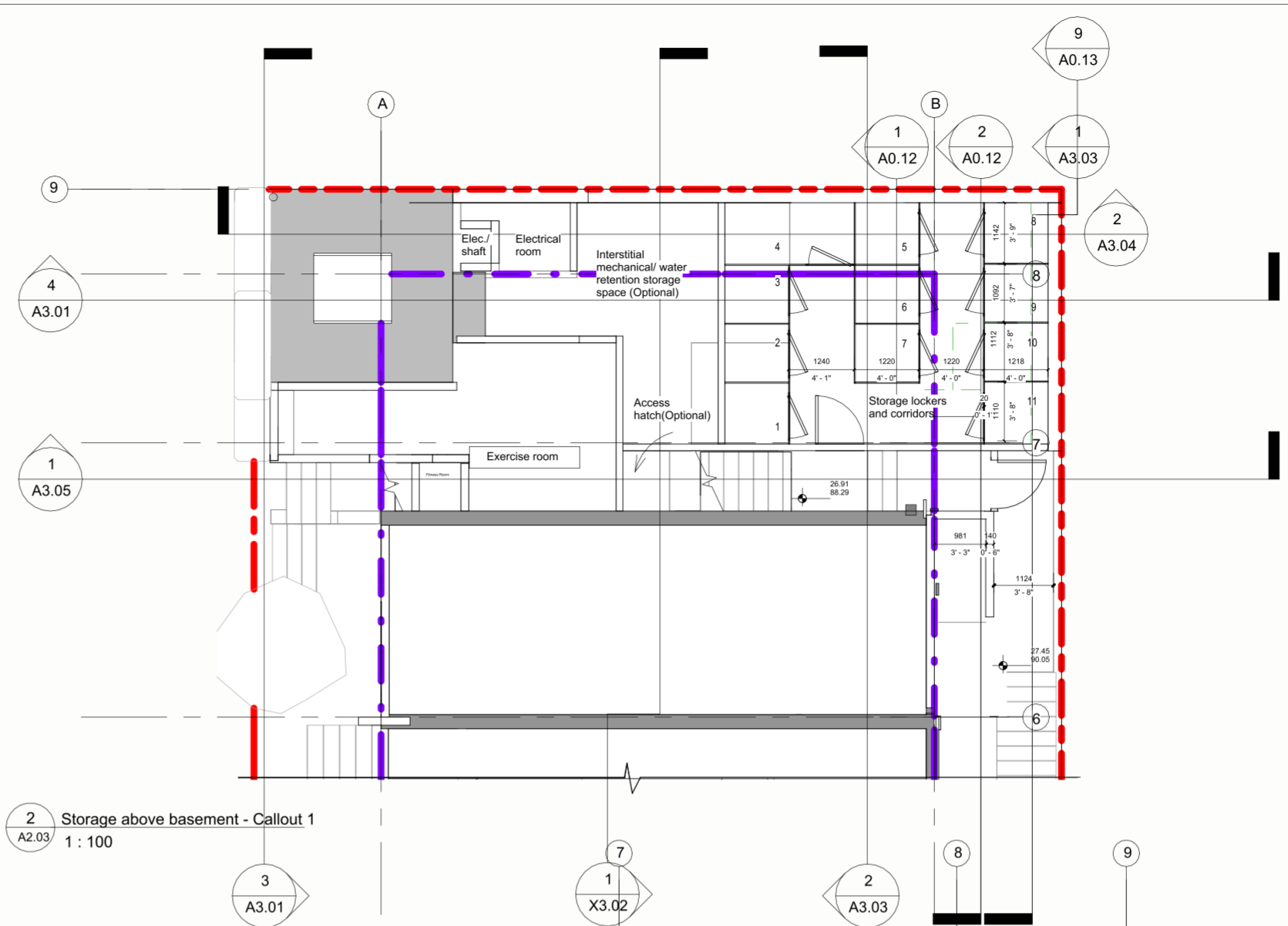
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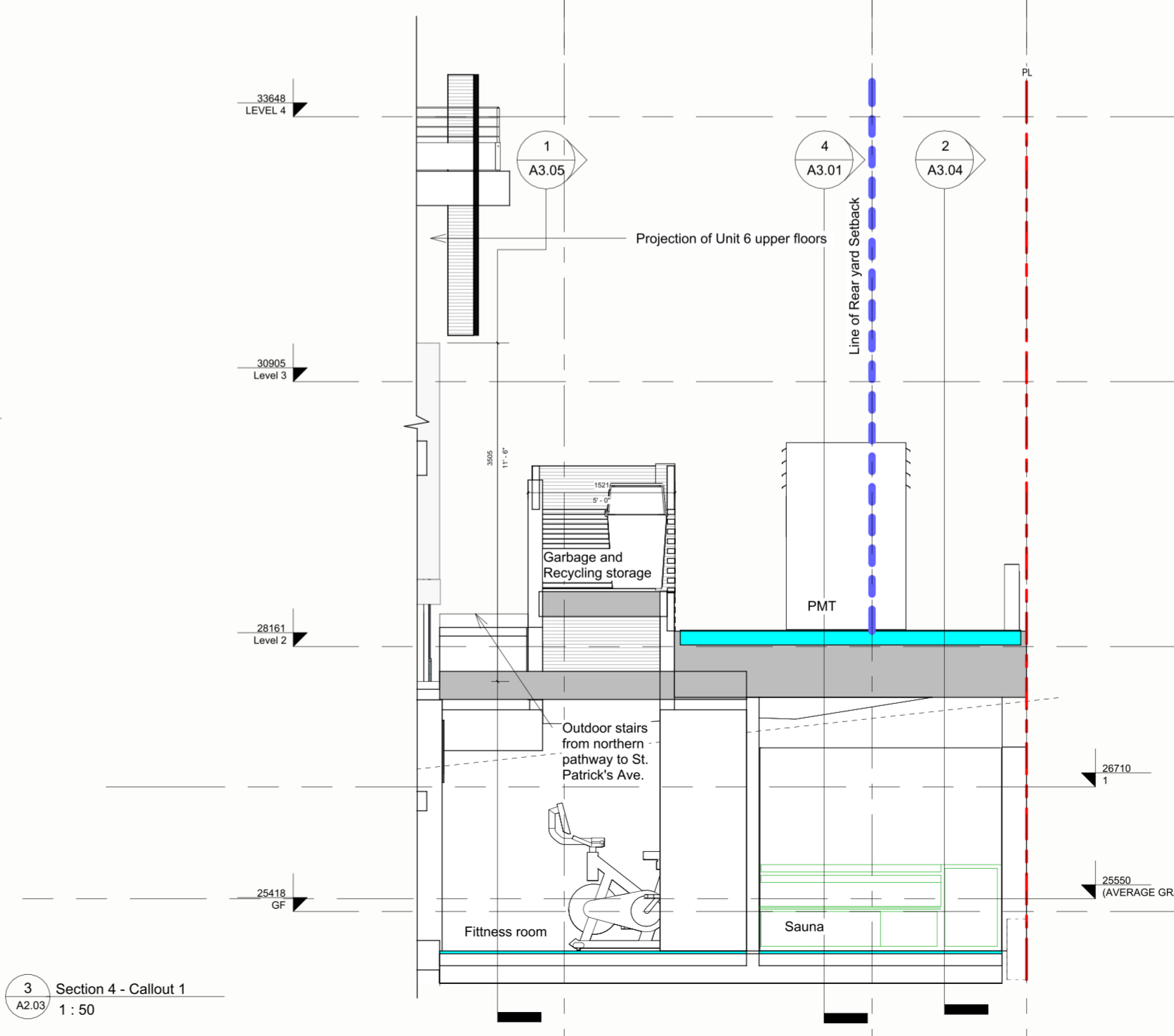
12/20/2024 2:24:53 PM



1 ROOF PLAN
A2.03
1 : 100



2 Storage above basement - Callout 1
A2.03
1 : 100



3 Section 4 - Callout 1
A2.03
1 : 50

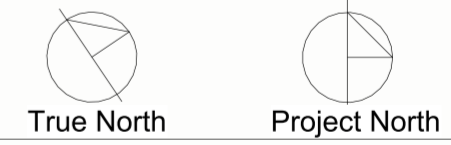
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No.	Description	Date
2	Revision 2	12,20,2024



400 E 1st NORTH
VANCOUVER

ROOF PLAN AND
STORAGE ABOVE
BASEMENT

Project number	2301
Date	Oct. 28, 2024
Drawn by	Author
Checked by	Checker

A2.03

Scale As indicated