

# 502-536 E 3rd street

## Urban Roots - North Vancouver District



### Legal description and parcel ID

Lot 1 Block 21 Plan VAP1063 District Lot 273 Land District 1 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37

PID: 014-868-717

Lot 2 Block 21 Plan VAP1063 District Lot 273 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37

PID: 014-868-725

Lot 3 Block 21 Plan VAP1063 District Lot 273 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37

PID: 014-868-733

### PROJECT STATISTICS

502-536 E 3th St.	Gross area (F2)	Gross area (m2)	Off street Parking m (Required)	Off street Parking (Provided)
Proposed Site Area	26,498.82	2,461.81		
Tent	1,100.00	102.19	6.4 (M1)/ 16.8 (Commercial, Retail )	17
Shade structure	3,600.00	334.45		

### VICINITY PLAN



### PROJECT CONTACTS

#### PLANNING & DESIGN

CITYSTATE CONSULTING GROUP  
Gaetan Royer  
(778) 355-5399 gaetan@citystate.ca

#### STRUCTURAL ENGINEER

SUHOON BAE (JOHN), M.A.Sc., P.Eng.  
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### DRAWING LIST

- A01 COVER PAGE
- A02 SITE CONTEXT
- A03 SITE PLAN
- A04 SOUTH ELEVATION
- A05 FIRE EVACUATION
- A06 PERSPECTIVE
- A07 PERSPECTIVE



**CityState Consulting Group**  
2414 St Johns Street, Port Moody, BC, Canada V3H 2B1  
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Project: **502-536 E 3th St.**  
Urban Roots

Sheet: **A01**

Description: **COVER PAGE**

Scale:	Date:	Revised:
	Oct. 2021	Revised:
	Revised: Nov.2021	Revised:
	Revised: Jan. 2022	Revised:
	Revised:	Revised:
	Revised:	Revised:



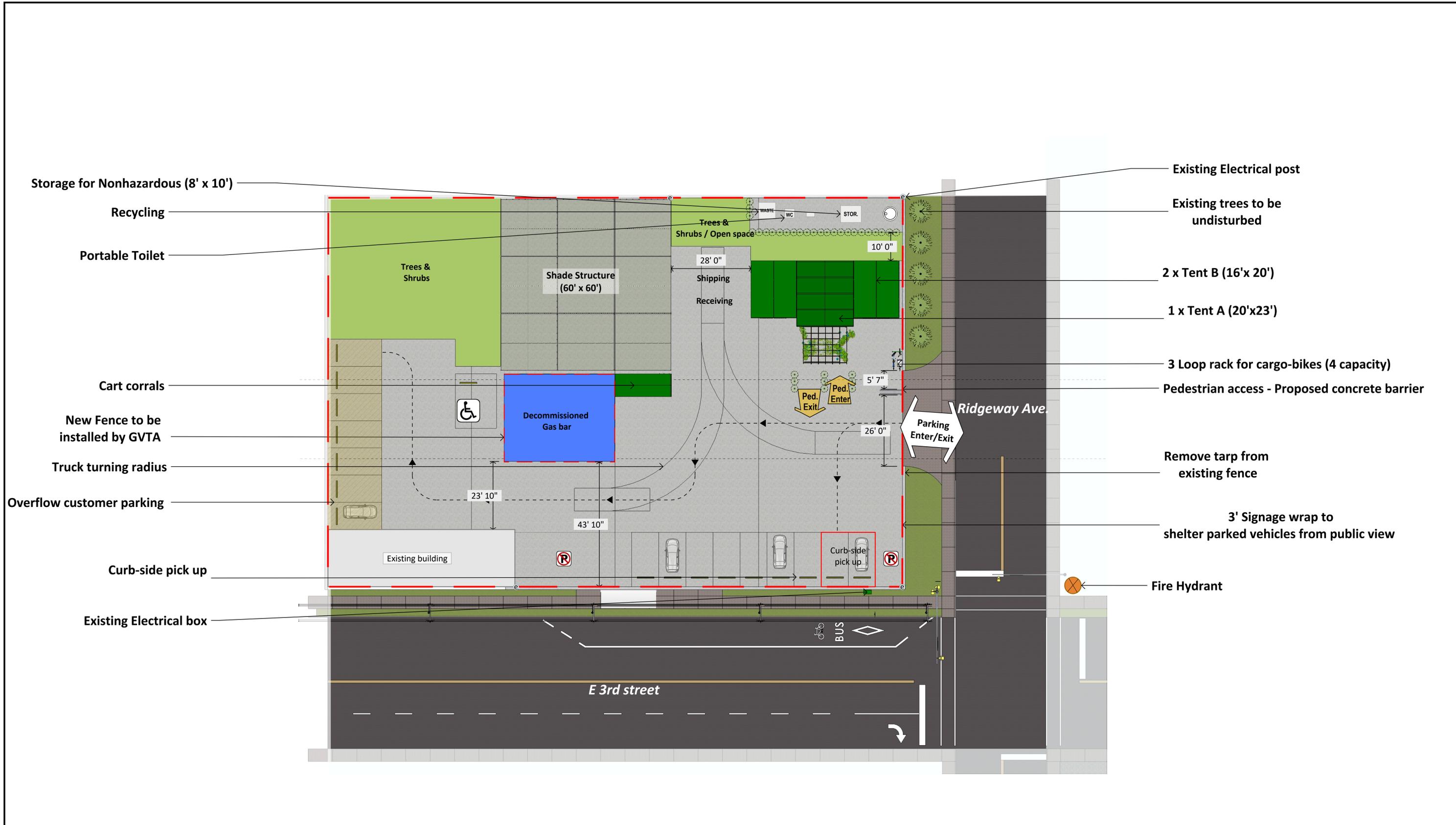
Dimension confirmed during a site visit on Nov. 1 2021  
 Electrical, water connections via decommissioned Translink building, west of the leased space.  
 In the four corners of site, There are electrical posts which can be connected to electrical utilities.



Site context - Location



Site context - Existing gateway



Storage for Nonhazardous (8' x 10')

Recycling

Portable Toilet

Trees & Shrubs

Shade Structure (60' x 60')

Trees & Shrubs / Open space

Shipping

Receiving

Decommissioned Gas bar

Ped. Enter

Ped. Exit

Parking Enter/Exit

Ridgeway Ave.

Existing Electrical post

Existing trees to be undisturbed

2 x Tent B (16'x 20')

1 x Tent A (20'x23')

3 Loop rack for cargo-bikes (4 capacity)

Pedestrian access - Proposed concrete barrier

Remove tarp from existing fence

3' Signage wrap to shelter parked vehicles from public view

Fire Hydrant

Cart corrals

New Fence to be installed by GVTA

Truck turning radius

Overflow customer parking

Curb-side pick up

Existing Electrical box

Existing building

Curb-side pick up

E 3rd street

Existing utilities, water, electrical to be provided by owner for seasonal use between March-September.



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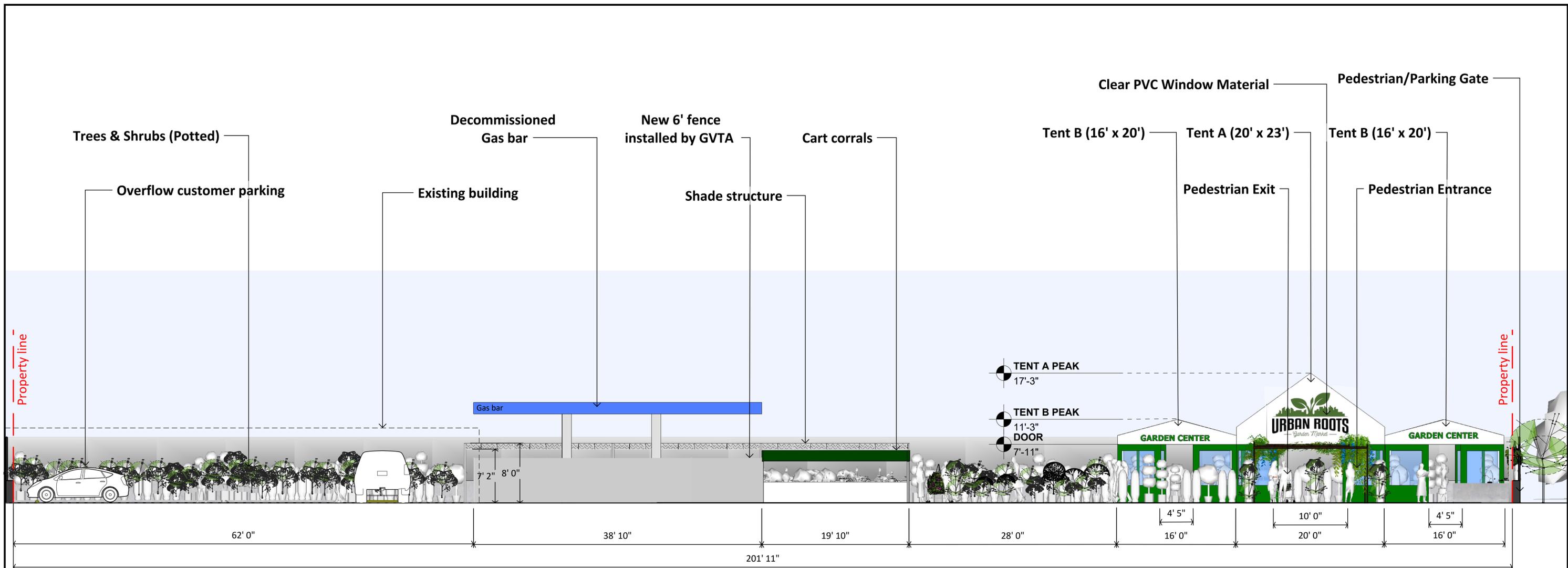
Sheet: **A03**

Description: **SITE PLAN**

Scale: **1" = 175"**

Date: Oct. 2021  
 Revised: Nov. 2021  
 Revised: Jan. 2022  
 Revised:

Revised:  
 Revised:  
 Revised:  
 Revised:



**Show Tent Features:**

- Versatile designs, easily expandable (16'x20' & 20'x23')
- For fasten posts, truss-post connect details and post anchorage details, refer to attached engineer drawings
- Professionally engineered and certified
- Not designed for snow load. Design wind pressure 0.55 kPa.
- Structure framing fabricated with galvanized steel.
- Vinyl cover is a fire resistant material conforming to NFPA-701 and/or ULC S109.
- Approved by engineer, sealed and stamped - Drawings are available.

**Shade Structure Features:**

- Expandable, modular (20'x20')
- Easy bolt-less assembly. Fasten columns to the ground with two 12" long spikes.
- Professionally engineered and certified
- Structure framing is designed with galvanized steel construction
- Adaptable for overhead irrigation
- Allows for merchandising hanging baskets
- Mesh cover is fire resistant material conforming to NFPA-701 and/or ULC S109.
- No side walls, minimal anchoring required
- Not designed for snow load. Shade fabric to be removed in Winter season.
- Design hourly wind pressure  $q=0.55$  kPa. Not designed with side walls.
- Maximum point load on any truss is 250 LB
- Maximum total load on any truss is 250 LB
- Trusses greater than 11 ft long require lateral bracing to the top chord at mid point





**Legend**

Fire Exit

**Spatial Separation and Exposure Protection (3.2.3. Building Code):**

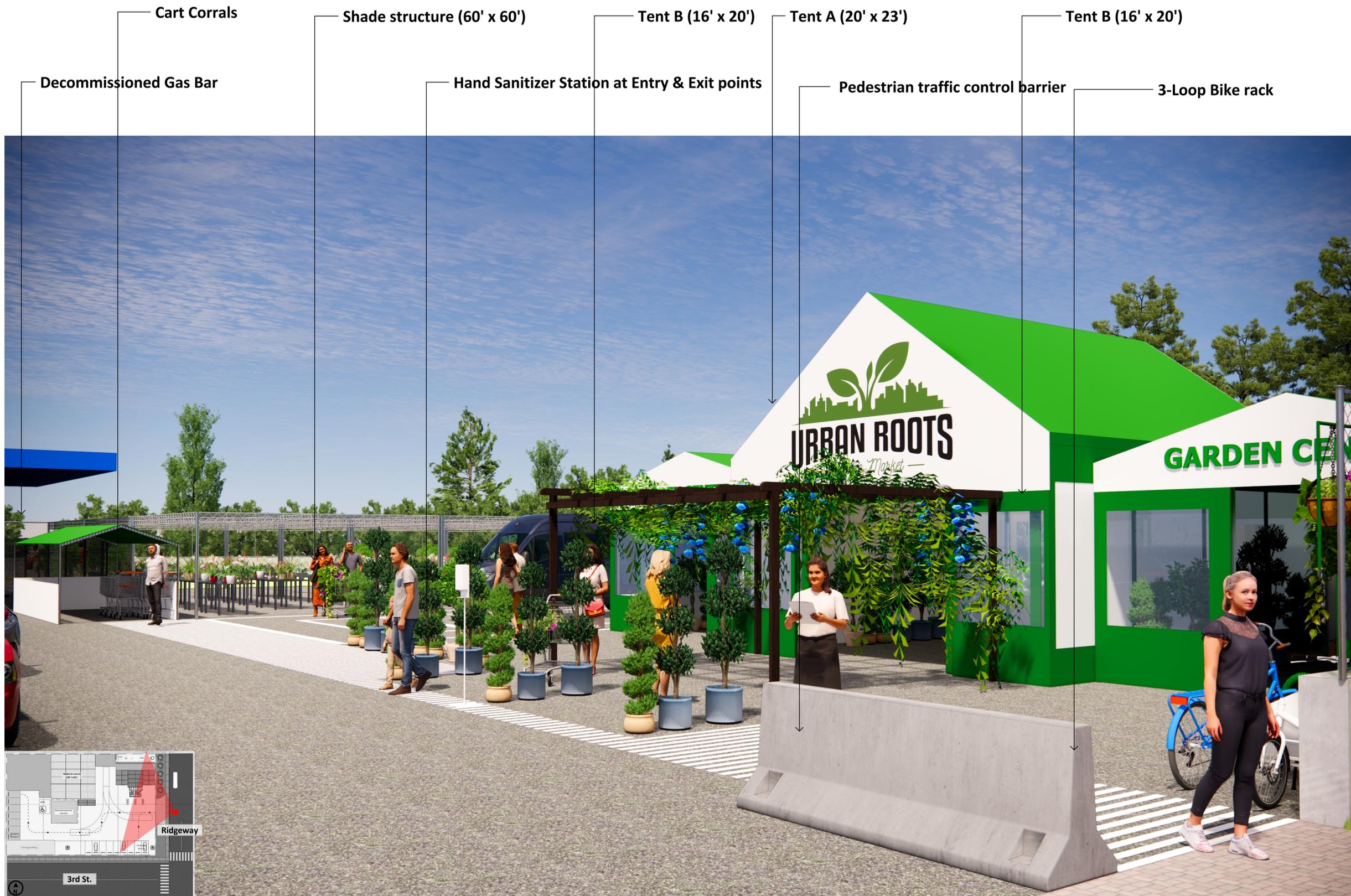
- Limiting Distance between tent and adjacent buildings is 23m or more which allows to have 100% Area of Unprotected Opening (BC Code -Table 3.2.3.1. Unprotected Opening Limits for a Building or Fire Compartment that is not Sprinklered Throughout).
- Tents not more than 120 m2 in ground area, located on fair grounds or similar open spaces, need not be separated from one another provided this does not create a hazard to the public (BC Building Code - 3.1.6.3. Clearance to Other Structures).

**Fire-Resistance Ratings**

As per 3.1.7.1. BC Building Code, the rating of a material, assembly of materials or a structural member that is required to have a fire-resistance rating, shall be determined on the basis of the results of tests conducted in conformance with CAN/ULC-S101, "Fire Endurance Tests of Building Construction and Materials."

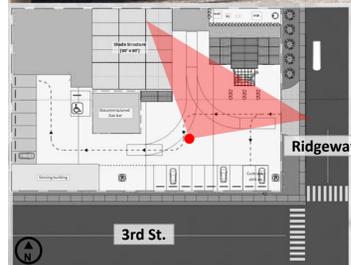
- Shade structure's mesh cover is fire resistant material conforming to NFPA-701 and/or ULC S109 (required by BC Building Codes).
- Tent's Vinyl cover is a fire resistant material confirming to NFPA-701 and/or ULC S109 (required by BC Building Codes).





Looking North west onto Garden Market from Ridgeway Ave.

	<b>CityState Consulting Group</b> 2414 St Johns Street, Port Moody, BC, Canada V3H 2B1 gaetan@citystate.ca	Project: <b>502-536 E 3th St.</b> Urban Roots	Sheet: A06	Description: <b>PERSPECTIVE</b>	Scale:	Date: Oct. 2021 Revised: Nov. 2021 Revised: Jan. 2022 Revised:	Revised: Revised: Revised: Revised:
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View from parking