

PROJECT STATISTICS	
AHJ:	CITY OF NORTH VANCOUVER
CIVIC ADDRESS:	645 MAHON AVENUE
LEGAL:	LOT 1 BLOCK 71 PLAN VAP190 DISTRICT LOT 271 LAND DISTRICT 1 LAND DISTRICT 36
FID:	006-560-249
DIMS:	15.21Mx42.61M 50'x139.0'
AREA:	650 1000
OCP:	RESIDENTIAL LEVEL 3
PROJECT DESCRIPTION:	4-FLEX

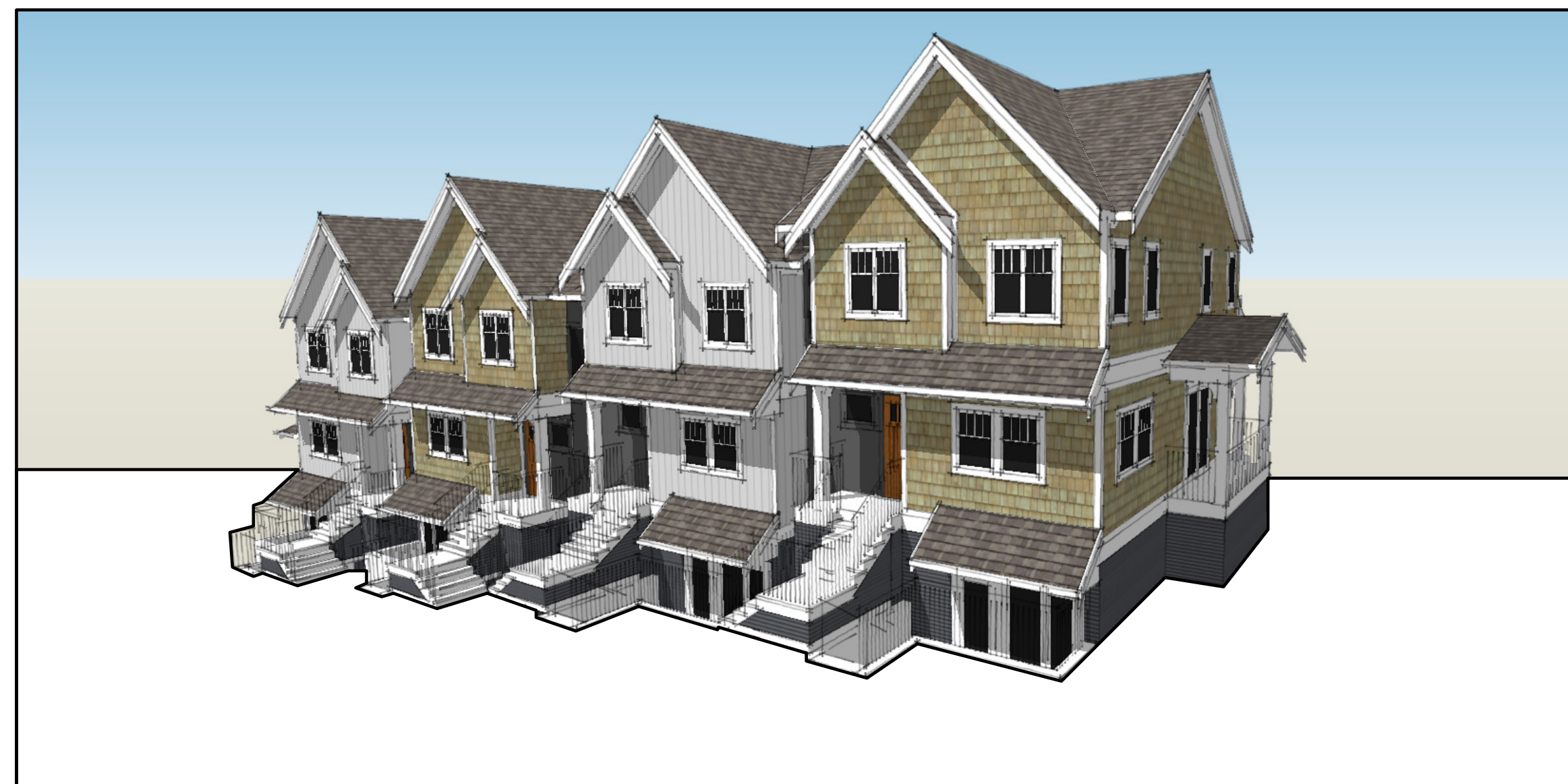
PARKING STATISTICS	
SPACES REQUIRED	4
SPACES PROPOSED	4

SITE COVERAGE	
FOOTPRINT	3165
LOT AREA	10000
AS A PERCENT ALLOWED	45%
ALLOWED	50.0%

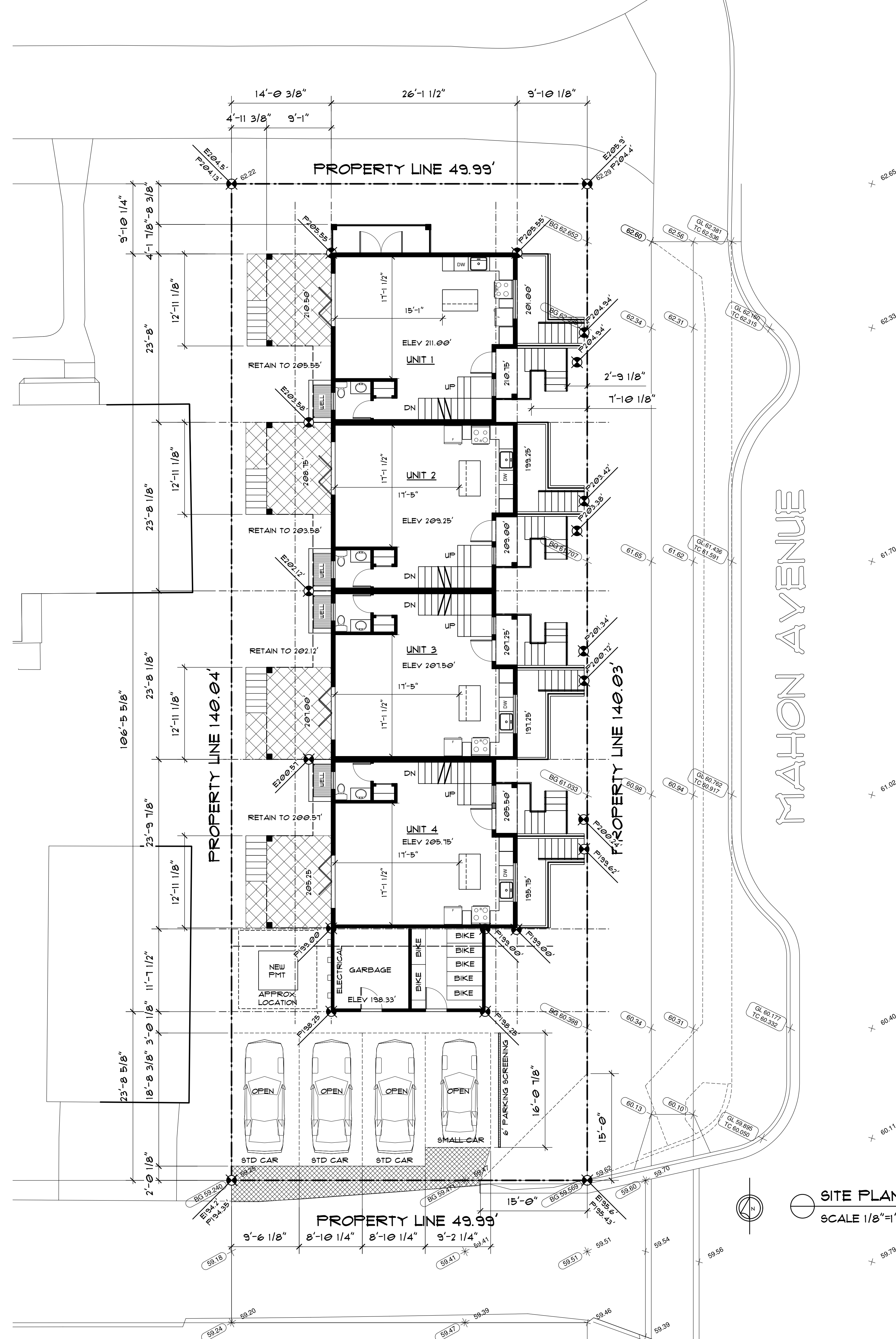
PROPOSED AREA	
BASEMENT	2355
MAIN FLOOR	2357
SECOND FLOOR	2191
SUBTOTAL	15093
BASEMENT EXEMPTION	-2355
TOTAL	5154
% OF LOT AREA	14%

PROJECT PROPOSAL: REZONING FROM RT-1 TO RG-2				
	RT-1	RG-2	PRO	
GROSS FLOOR AREA	3450	3500	5250	
LOT COVERAGE	35%	50%	50%	
HEIGHT	8 M	12 M	11.5 M	
SITING	FRONT YARD (GREEN NECKLACE TRAIL)	15.0 M	3.0 M	3.0 M
	REAR YARD (LAND)	1.2 M	1.6 M	1.2 M
	WEST SIDE YARD	1.2 M	2.4 M	1.5 M
	EAST SIDE YARD (MAHON)	3.0 M	2.4 M	3.0 M
PARKING	2	4	4	

DRAWING LIST	
A100	SITE PLAN PROJECT STATISTICS ZONING INFORMATION CHARACTER SKETCH
A200	BASEMENT, MAIN AND SECOND FLOOR PLANS
A300	ELEVATIONS
A400	SECTION
A500	OCP CONTEXT ZONING CONTEXT SITE CONTEXT PHOTOS
A510	AREA OVERLAYS



CHARACTER SKETCH
SCALE NOT TO SCALE



MAHON AVENUE

SITE PLAN
SCALE 1/8"=1'-0"

450 Southwest Marine Drive Suite 1800
Vancouver BC V5X 0C3 P: 604-266-4677

www.HEARTHworks.ca

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

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Written dimensions shall have precedence over scaled dimensions.

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Revisions

No.	Date	Details	By
1	12 DEC 2022	ISSUED FOR PRE APP	AL
2	13 APR 2023	ISSUED FOR 1ST COORD	JM
3	09 MAY 2023	ISSUED FOR REVIEW	JM
4	21 AUG 2023	ISSUED FOR COORD	JM
5	14 SEP 2023	ISSUED FOR COORD	JM
6	08 DEC 2023	ISSUED FOR RZ DPA	JM

Seal

Project

BOLDER
645 MAHON AVENUE
CITY OF NORTH VANCOUVER

Drawing Title

**SITE PLAN
PROJECT INFO
PROJECT
STATISTICS**

Date	JULY 2022	Project No.	2221
Scale	AS SHOWN	Drawing No.	A100
Drawn By	HAI	Approved By	VJM

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Project

BOLDER
645 MAHON AVENUE
CITY OF NORTH VANCOUVER

Drawing Title

FLOOR PLANS

Date

JULY 2022

Project No.

2221

Scale

AS SHOWN

Drawing No.

A200

Drawn By

HAI

Approved By

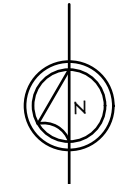
VJM



⊙ BASEMENT
SCALE 1/8"=1'-0"

⊙ MAIN FLOOR
SCALE 1/8"=1'-0"

⊙ SECOND FLOOR
SCALE 1/8"=1'-0"



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EAST ELEVATION
SCALE 1/8"=1'-0"

NORTH ELEVATION
SCALE 1/8"=1'-0"

REFER TO LARGER SCALE CROSS SECTION FOR ALL GEODETIC ELEVATIONS



WEST ELEVATION
SCALE 1/8"=1'-0"

SOUTH ELEVATION
SCALE 1/8"=1'-0"

REFER TO LARGER SCALE CROSS SECTION FOR ALL GEODETIC ELEVATIONS



Project
BOLDER
645 MAHON AVENUE
CITY OF NORTH VANCOUVER

Drawing Title
ELEVATIONS

Date JULY 2022	Project No. 2221
Scale AS SHOWN	Drawing No. A300
Drawn By HAI	
Approved By VJM	

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Seal



Project

BOLDER

645 MAHON AVENUE
CITY OF NORTH VANCOUVER

Drawing Title

LONG SECTION

Date

JULY 2022

Project No.

2221

Scale

AS SHOWN

Drawing No.

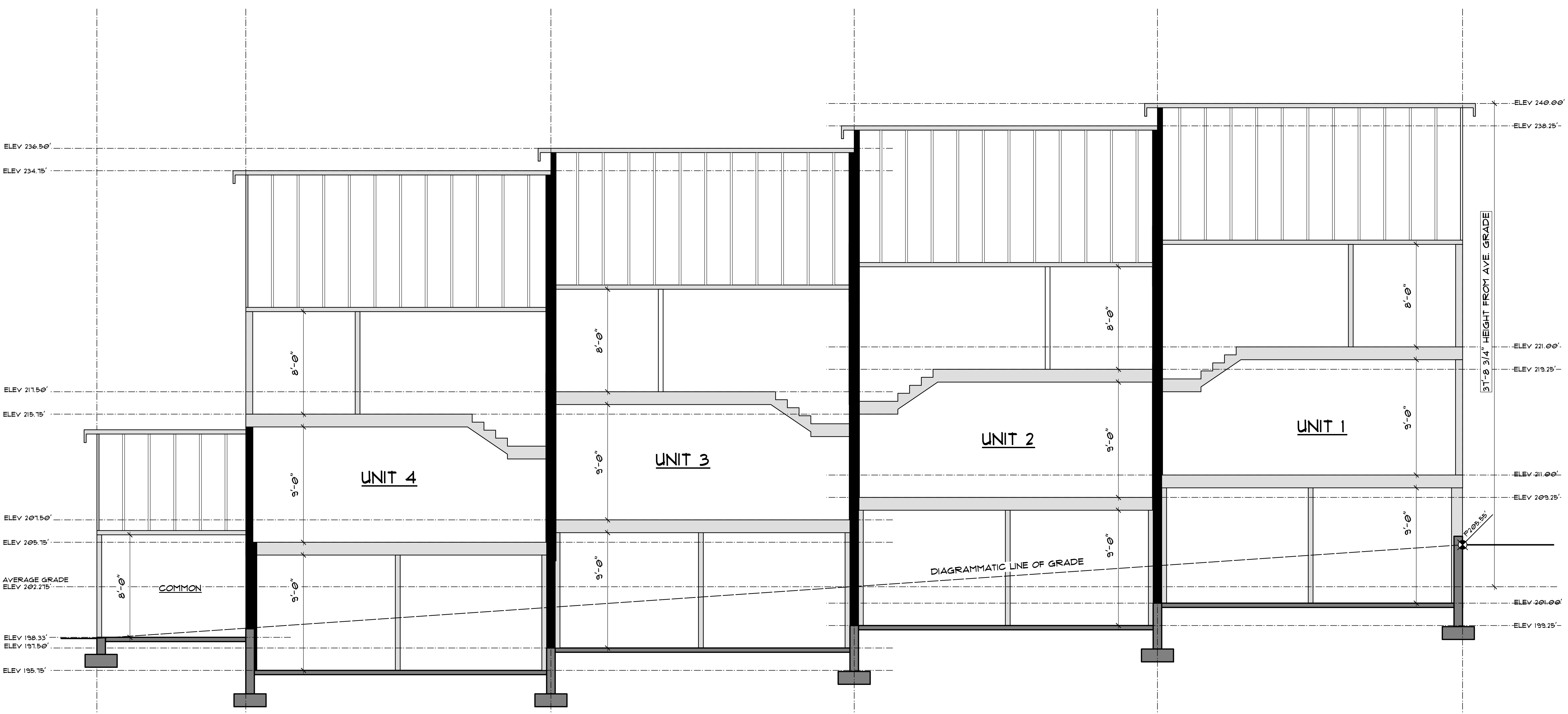
A400

Drawn By

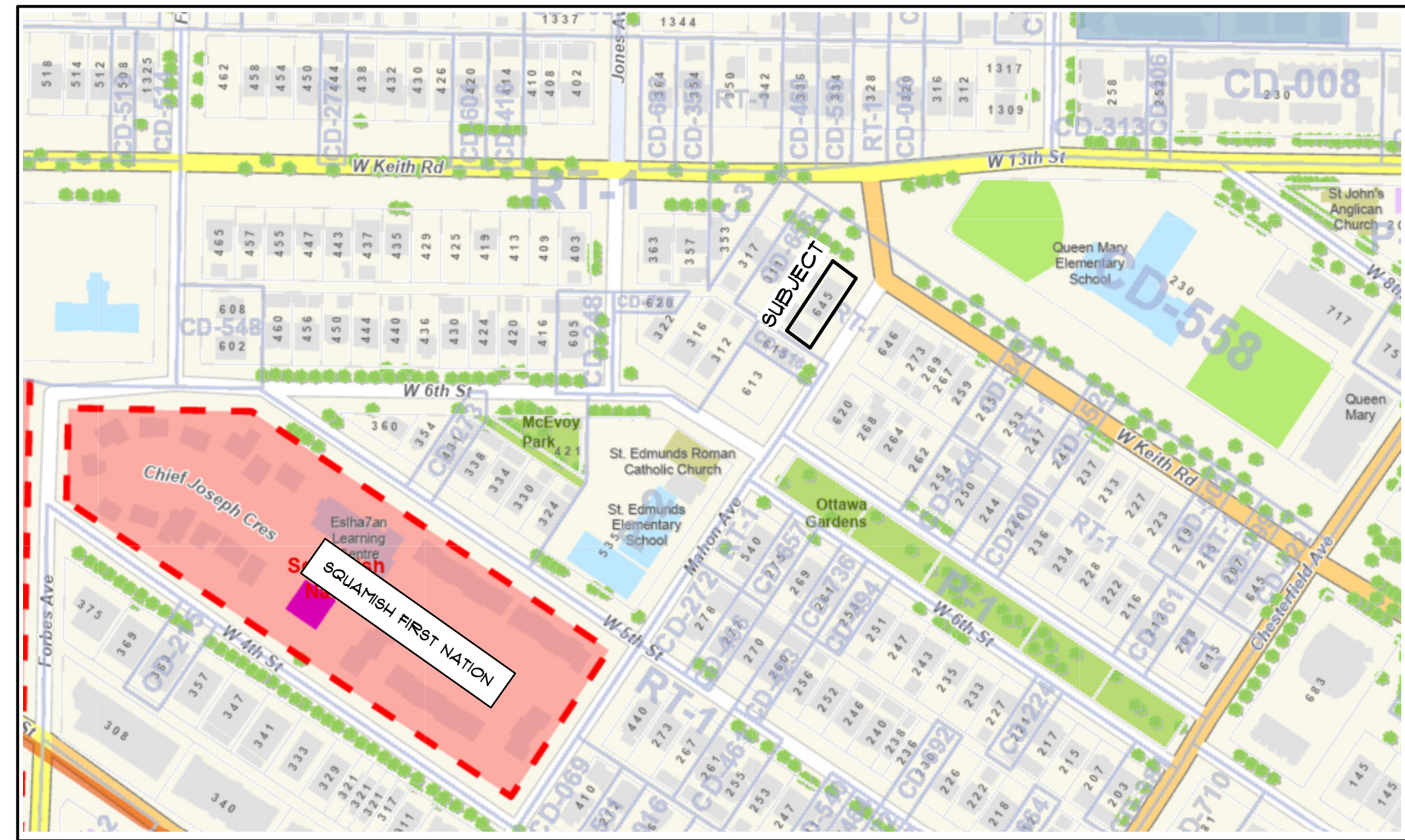
HAI

Approved By

VJM



LONG SECTION - TAKEN @ HIGHEST POINT OF ROOF
SCALE 1/4"=1'-0"



ZONING CONTEXT
NOT TO SCALE



OCP CONTEXT
NOT TO SCALE



VIEW FROM MAHON



613 MAHON



615 MAHON



LANE



SUBJECT PROPERTY

VIEW FROM THE GREEN NECKLACE TRAIL



SUBJECT PROPERTY



309 W KEITH RD



311-315 W KEITH RD



317-319 W KEITH RD



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Seal



Project

BOLDER

645 MAHON AVENUE
CITY OF NORTH VANCOUVER

Drawing Title

CONTEXT

Date

JULY 2022

Project No.

2221

Scale

A5 SHOWN

Drawing No.

A500

Drawn By

HAI

Approved By

VJM

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Project

BOLDER

645 MAHON AVENUE
CITY OF NORTH VANCOUVER

Drawing Title

FLOOR PLANS

Date

JULY 2022

Project No.

2221

Scale

AS SHOWN

Drawing No.

A200

Drawn By

HAI

Approved By

VJM

