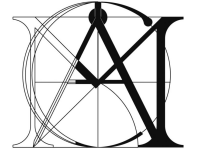


PROSPECT AVENUE



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Revision:

06 02 2023, R 01
06 22 2023, R 02
01 18 2024, R 03
10 10 2024, R 04
11 25 2024, R 05

Consultants

Project Title  
**1087 Prospect Ave, North Vancouver, BC**

Sheet Title  
**Sitting Area each new home**

Drawn: HR

Checked: MC

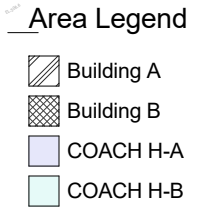
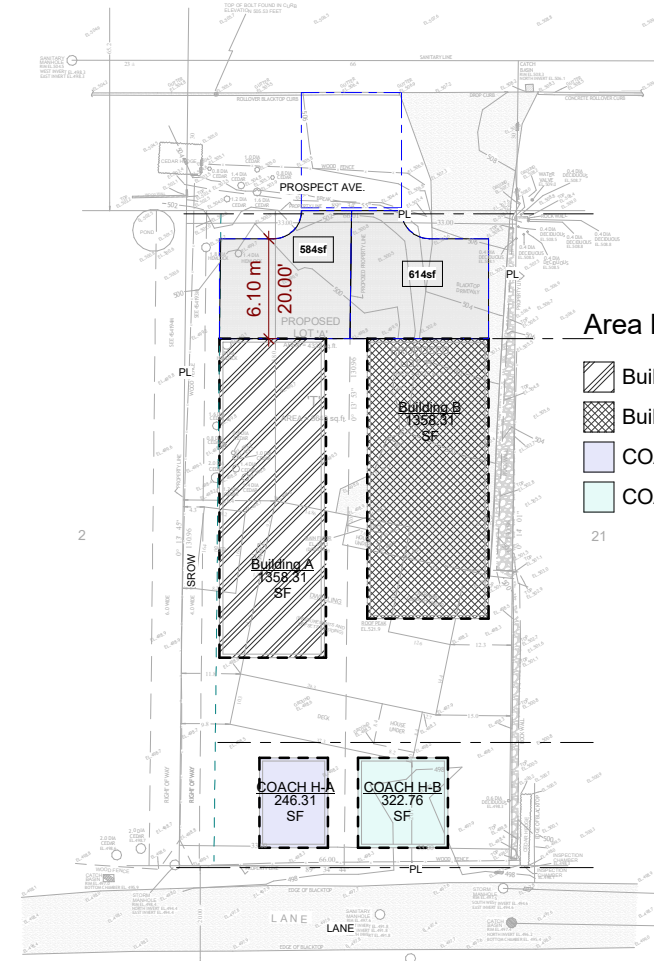
Scale: As indicated

Project Number:

Revision Date: Dwg. No.:

Print Date: **A101**

Print Code: 323



**LOT A**

LEGAL DESCRIPTION  
 LOT T, BLOCK B, DISTRICT LOT 594, PLAN 1792  
 PID: 014-288-974

CIVIC ADDRESS  
 1087 Prospect Avenue, North Vancouver, BC

EXISTING ZONING  
 RE3

GROSS SITE DIMENSIONS  
 33' X 130.96'

GROSS/ NET SITE AREA  
 4322 sf, 401.52 m<sup>2</sup>

BUILDING COVERAGE: 35%  
 1512.7 sf, 140.54 m<sup>2</sup>

FRONT YARD PAVING AREA 40%  
 PERMITTED 33' x 25' = 825 sf  
 825 x 40% = 330sf  
 Provided: 584sf

FAR  
 0.55  
 PERMITTED FSR 2377.1 sf / m<sup>2</sup>

SETBACK  
 FRONT 25.00'  
 REAR 25.00'  
 WEST 7.38'  
 EAST 4.00'

MAXIMUM BUILDING DEPTH  
 19.8m, 65 ft

MAXIMUM BUILDING SIZE  
 405m<sup>2</sup>, 4359 sf

UPPER STOREY  
 0.75

LEVEL 1 SF: 1358 SF  
 LEVEL 2 SF: 1018 SF  
 PARKING: 400 SF EXEMPTION  
 TOTAL: 1975 SF

HIGHT  
 2 STOREYS

PARKING VEHICLES  
 2 SPACE PER UNIT PLUS BICYCLE  
 2 SPACE PER UNIT PLUS

**LOT B**

LEGAL DESCRIPTION  
 LOT T, BLOCK B, DISTRICT LOT 594, PLAN 1792  
 PID: 014-288-974

CIVIC ADDRESS  
 1087 Prospect Avenue, North Vancouver, BC

EXISTING ZONING  
 RE3

GROSS SITE DIMENSIONS  
 33' X 130.96'

GROSS/ NET SITE AREA  
 4322 sf, 401.52 m<sup>2</sup>

BUILDING COVERAGE: 35%  
 1512.7 sf, 140.54 m<sup>2</sup>

FRONT YARD PAVING AREA 40%  
 PERMITTED 33' x 25' = 825 sf  
 825 x 40% = 330sf  
 Provided: 614sf

FAR  
 0.55  
 PERMITTED FSR 2377.1 sf / m<sup>2</sup>

SETBACK  
 FRONT 25.00'  
 REAR 25.00'  
 WEST 4.00'  
 EAST 4.00'

MAXIMUM BUILDING DEPTH  
 19.8m, 65 ft

MAXIMUM BUILDING SIZE  
 405m<sup>2</sup>, 4359 sf

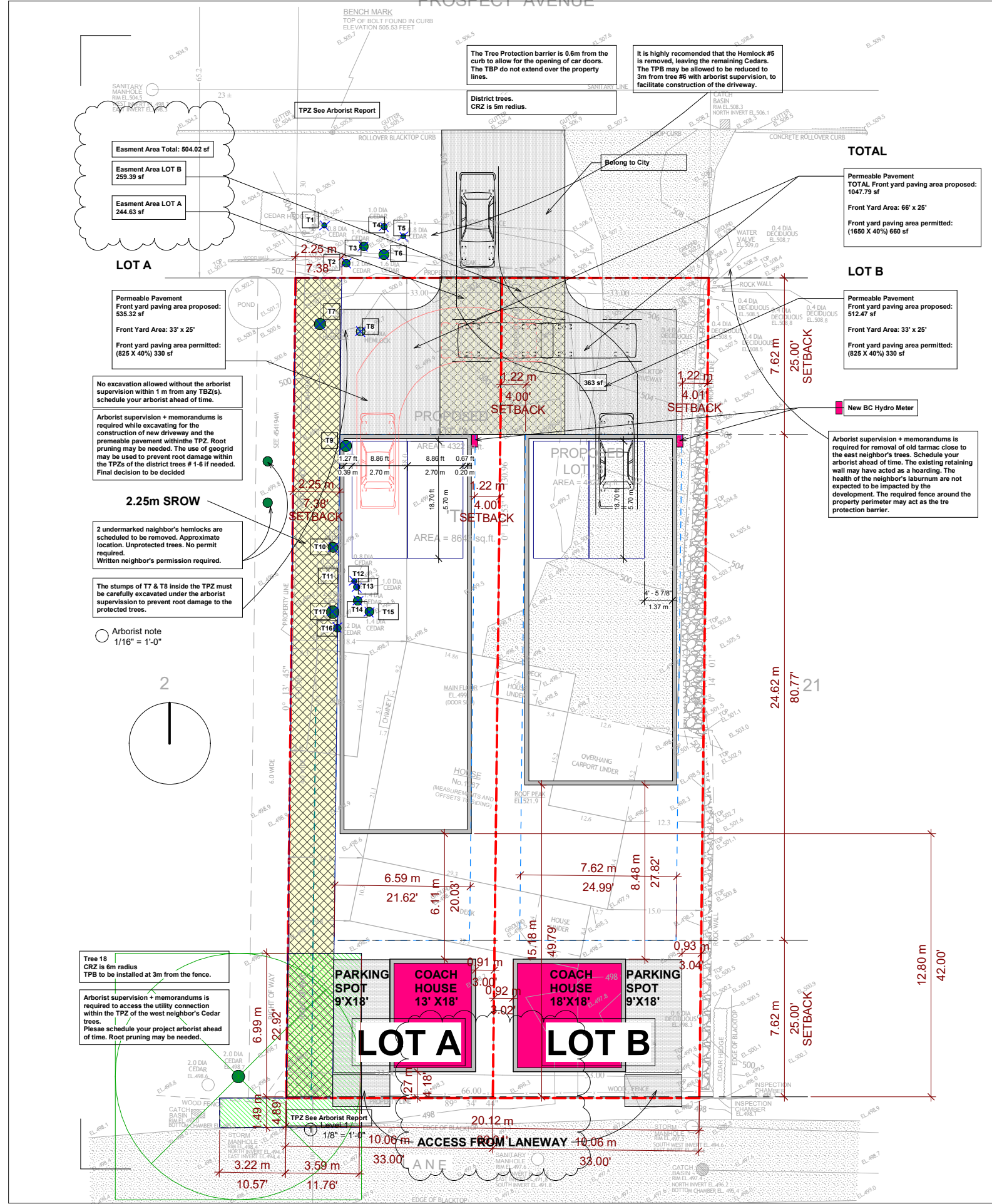
UPPER STOREY  
 0.75

LEVEL 1 SF: 1358 SF  
 LEVEL 2 SF: 1018 SF  
 PARKING: 400 SF EXEMPTION  
 TOTAL: 1975 SF

HIGHT  
 2 STOREYS

PARKING VEHICLES  
 2 SPACE PER UNIT PLUS BICYCLE  
 2 SPACE PER UNIT PLUS

Legend 1  
 1/16" = 1'-0"



Easement Area Total: 504.02 sf  
 Easement Area LOT B: 269.39 sf  
 Easement Area LOT A: 244.63 sf

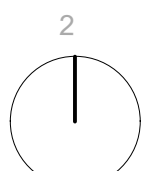
**LOT A**  
 Permeable Pavement  
 Front yard paving area proposed: 535.32 sf  
 Front Yard Area: 33' x 25'  
 Front yard paving area permitted: (825 X 40%) 330 sf

No excavation allowed without the arborist supervision within 1 m from any TZZ(s), schedule your arborist ahead of time.  
 Arborist supervision + memorandums is required while excavating for the construction of new driveway and the permeable pavement within the TPZ. Root pruning may be needed. The use of geogrid may be used to prevent root damage within the TPZs of the district trees # 1-6 if needed. Final decision to be decided.

2.25m SROW  
 2 undermarked neighbor's hemlocks are scheduled to be removed. Approximate location. Unprotected trees. No permit required. Written neighbor's permission required.

The stumps of T7 & T8 inside the TPZ must be carefully excavated under the arborist supervision to prevent root damage to the protected trees.

Arborist note  
 1/16" = 1'-0"



The Tree Protection barrier is 0.6m from the curb to allow for the opening of car doors. The TBP do not extend over the property lines.

It is highly recommended that the Hemlock #5 is removed, leaving the remaining Cedars. The TPB may be allowed to be reduced to 3m from tree #5 with arborist supervision, to facilitate construction of the driveway.

**TOTAL**  
 Permeable Pavement  
 TOTAL Front yard paving area proposed: 1047.79 sf  
 Front Yard Area: 66' x 25'  
 Front yard paving area permitted: (1650 X 40%) 660 sf

**LOT B**  
 Permeable Pavement  
 Front yard paving area proposed: 612.47 sf  
 Front Yard Area: 33' x 25'  
 Front yard paving area permitted: (825 X 40%) 330 sf

Arborist supervision + memorandums is required for removal of old tarmac close to the east neighbor's trees. Schedule your arborist ahead of time. The existing retaining wall may have acted as a hoarding. The health of the neighbor's laburnum are not expected to be impacted by the development. The required fence around the property perimeter may act as the tree protection barrier.

New BC Hydro Meter

**LOT A**  
 COACH HOUSE  
 13' X 18'

**LOT B**  
 COACH HOUSE  
 18' X 18'

PARKING SPOT  
 9' X 18'

PARKING SPOT  
 9' X 18'

10.06 m ACCESS FROM LANEWAY 10.06 m