

DICKIE DUPLEX INFILL

245 EAST 10TH STREET, North Vancouver, BC 05.30.2022

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CONTEXT PLAN

NG AND PROPOSED CONTEXT STREETSCAPE 'LAN

SCAPE PLAN

SCAPE DETAILS

EX MAIN FLOOR PLAN

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IPAL DWELLING ELEVATIONS

DA-17 PRELIMINARY STRATA LOT PLAN



synthesis design inc. 258 east 1st street north vancouver, bc, canada V7L 1B3 tel. (604) 980-2087 www.synthesisdesign.ca







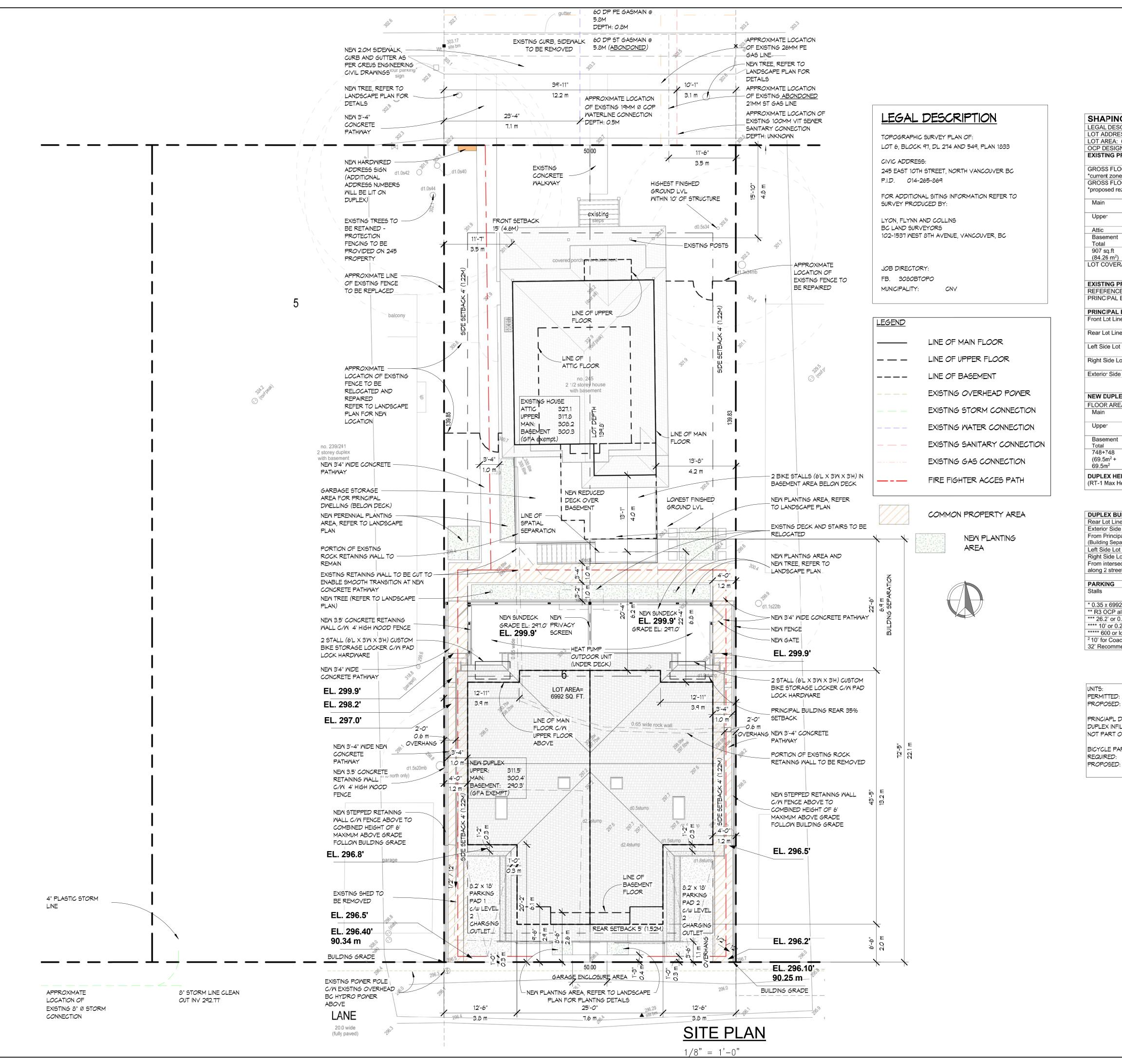








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	SystemSystemDesignDesignSynthesis design inc.258 east 1st streetnoth vancouver, bc,canada V7L 1B3te. (604) 980-2087two.synthesisdesign.ca
	DICKIE DUPLEX INFILL 245 EAST 10TH STREET, North Vancouver, BC
	DICKIE 245 EA
	Drawing Title EXISTING AND PROPOSED STREETSCAPES Date 05.30.2022 Scale Drawn JPAS Job No. 20082
2022-05-3 9:40:44 AM	Sheet DA-2 Of 17 Sheets



SCRIPTION: Lot 6, Blk 97 ESS: 245 East 10 th Street : 6992sq.ft (649.57m ²)						
GNATION: Residential Le	ALLOWED	EXISTING	PROPOSED	TOTAL	CONFORMS	
OOR AREA RT-1*	RT-1 Zone 2,447.2 (227.35 m ²)	1,977	N/A Refe	r to Calculati	ons below	
ne* OOR AREA R-3 OCP ** rezoning to*	(227.35 m ²) 5,244	(183.67m ²) 1,977	3,082	5,059 (469.99 m ²)	Rezoning Req'd	OCP REZONING TO .723 FSR
	(487.18 m ²)	(183.67m ²) 729	(286.32 m ²)	(.723)		
		(67.7 m ²) 706				
		(65.6 m ²) 345 (32 m ²)	No changes Hous			
t Excluded	_	197				
710 sq.ft (65.96 m ²) RAGE (Lot Area x 0.35)	2,447.2	(18.3 m ²) 1539.6	Existing Hse:	2,924	Variance	
· · ·	(227.35 m ²)	(143.0 m ²)	1,366 (126.9 m ²) Duplex: 1,558 (144.7 m ²)	(271.6m ²) (.418)	Req'd	REZONING TO ALLOW .418 LOT COVERAGE
PRINCIPAL BUILDING	ALLOWED 300		PROPC	SED	CONFORMS N/A	
BUILDING HEIGHT	33.1' (10.09m)	37.8' (11.5m)	No changes Hous		EX	
BUILDING SETBACKS	15' (4.57m)	15.9' (4.84m)			Y	
e ***	(4.57m) 48.9' (14.9m)	(4.84m) 72.4' (22.07m)		L. L	Y	
t Line (Interior)	4' (1.2m)	11.6' (3.54m)	No changes Hou		Y	
ot Line (Interior)	4' (1.2m)	13.6' (4.14m)			Y	
ELot Line ****					N/A	
EX	ALLOWED	EXISTING	PROPO		CONFORMS	
EA ****	_		3,082 (28 762+7	762		
	-		$(70.8 \text{ m}^2 + 779 + $	779		
t Excluded	– N/A	N/A	(72.3 m ² +	1 Z.J []] ²)	Variance	
748+748 (69.5m ² +	_		0		Req'd	
69.5m ²	33.1'		24.75 (7	.54m)		
leight Envelope)	(10.09m)		(site referen 300.			
de Lot Line ipal Building ² paration) ot Line (Interior) Lot Line (Interior) section of the Lot lines	10' (3.05m) 10' / 32' 4' (1.2m) 4' (1.2m) 15'	0 0 0	24' from Ba 34.9' from M 4' (1.2 4' (1.2	/lain Floor 2m)	Variance Req'd N/A	REZONING TO ALLOW DUPLEX BUILDING SETBACKS
	(4.57m)					
ets/lanes/street & lane	REQUIRED 3	EXISTING 2	PROPC 2		CONFORMS Variance	OCP REZONING FOR PARKING
ets/lanes/street & lane	5	less.			Req'd	
02 + 1000, or 0.5 x lot area	_					
92 + 1000, or 0.5 x lot are allowance: 0.75 x 6992 0.35 x lot depth, whicheve	a, whichever is er is greater.					
2 + 1000, or 0.5 x lot are allowance: 0.75 x 6992 0.35 x lot depth, whicheve .2 x lot width, whichever lot area x 0.1, whichever	a, whichever is er is greater. s less. is less.					
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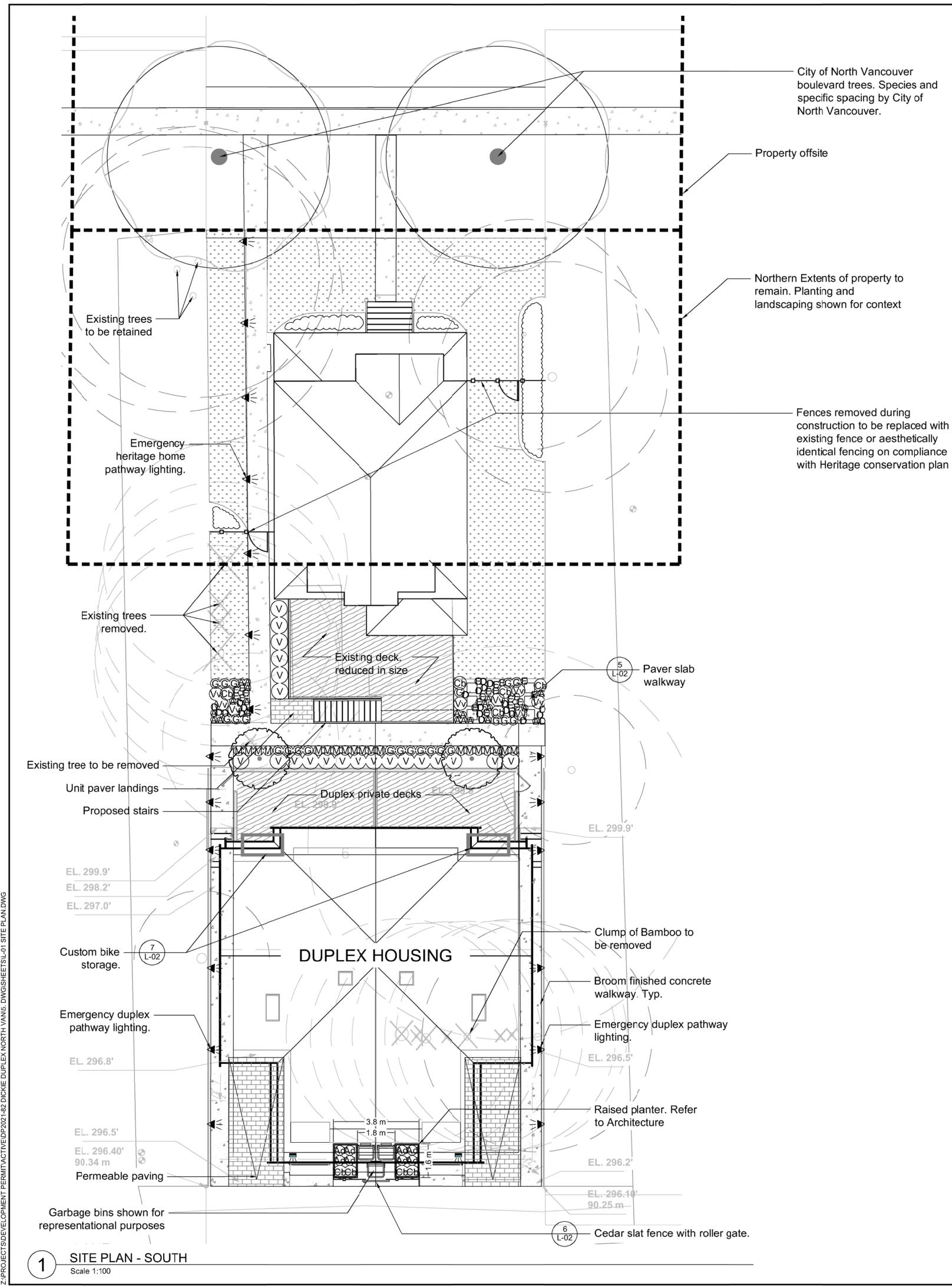
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Of 17 Sheets



LEGEND

KEY	REF.	DESCRIPTION
	1 L-02	CONCRETE SLAB • 125mm thick reinforced concrete slab • light broom finish
		PATIO DECK Refer to Architecture
	2 L-02	PERMEABLE PAVERS Manufacterer: Belgard Product: Aqua Roc Color: Dark Charcoal
		SOD To be installed where landscape is damaged due to construction.
	3 L-02	UNIT NUMBER ACCENT LIGHT To be mounted at base of post
	3 L-02	PATHWAY LIGHTING

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
\bigcirc	Fagus sylvatica `Dawyck' / Dawyck Beech
<u>SHRUBS</u>	BOTANICAL / COMMON NAME
G	Gaultheria shallon / Salal
V	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry
FERNS	BOTANICAL / COMMON NAME
M	Matteuccia struthiopteris ' Ostrich Fern
GRASSES	BOTANICAL / COMMON NAME
Cb	Calamagrostis brachytricha / Reed grass
D	Deschampsia cespitosa 'Goldtau` / Gold Dew Tufted Hair G
PERENNIALS	BOTANICAL / COMMON NAME
A	Armeria maritima / Common Thrift
Ad	Aruncus dioicus / Goatsbeard
Ð	Echinacea pallida / Pale Purple Coneflower
Vv	Veronicastrum virginicum / Culver's Root

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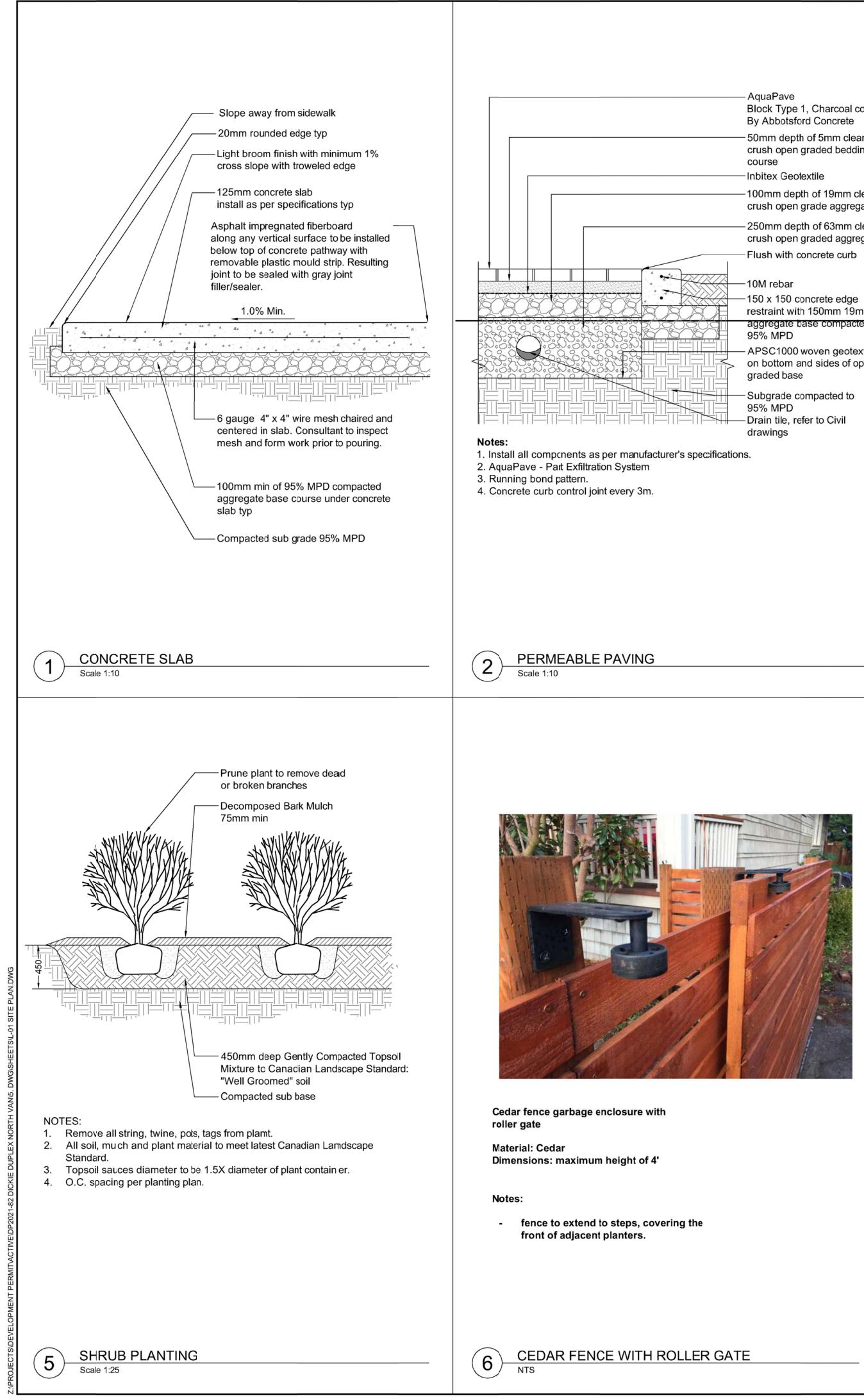
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6	ET	Re-Issued for Permit	2022-05-27
5	ET	Re-Issued for Permit	2022-03-23

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FORT LANGLEY STUDIO 100-9181 Church St Fort Langley, BC V1M 2R8 MOUNT PLEASANT STUDIO 102-355 Kingsway Vancouver, BC V5T 3J7 604-882-0024 www.vdz.ca



Block Type 1, Charcoal colour. By Abbotsford Concrete - 50mm depth of 5mm clear crush open graded bedding

-100mm depth of 19mm clear crush open grade aggregate

- 250mm depth of 63mm clear crush open graded aggregate

-150 x 150 concrete edge restraint with 150mm 19mm aggregate base compacted to - APSC1000 woven geotextile on bottom and sides of open

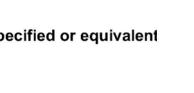


Pathway Lighting

Product: LED 6 Dome Path Light Manufacturer: Kichler Lighting Finish: Textured Color: Black Manufacturer Part #: 15870AZT27R

Notes:

- Products specified or equivalent



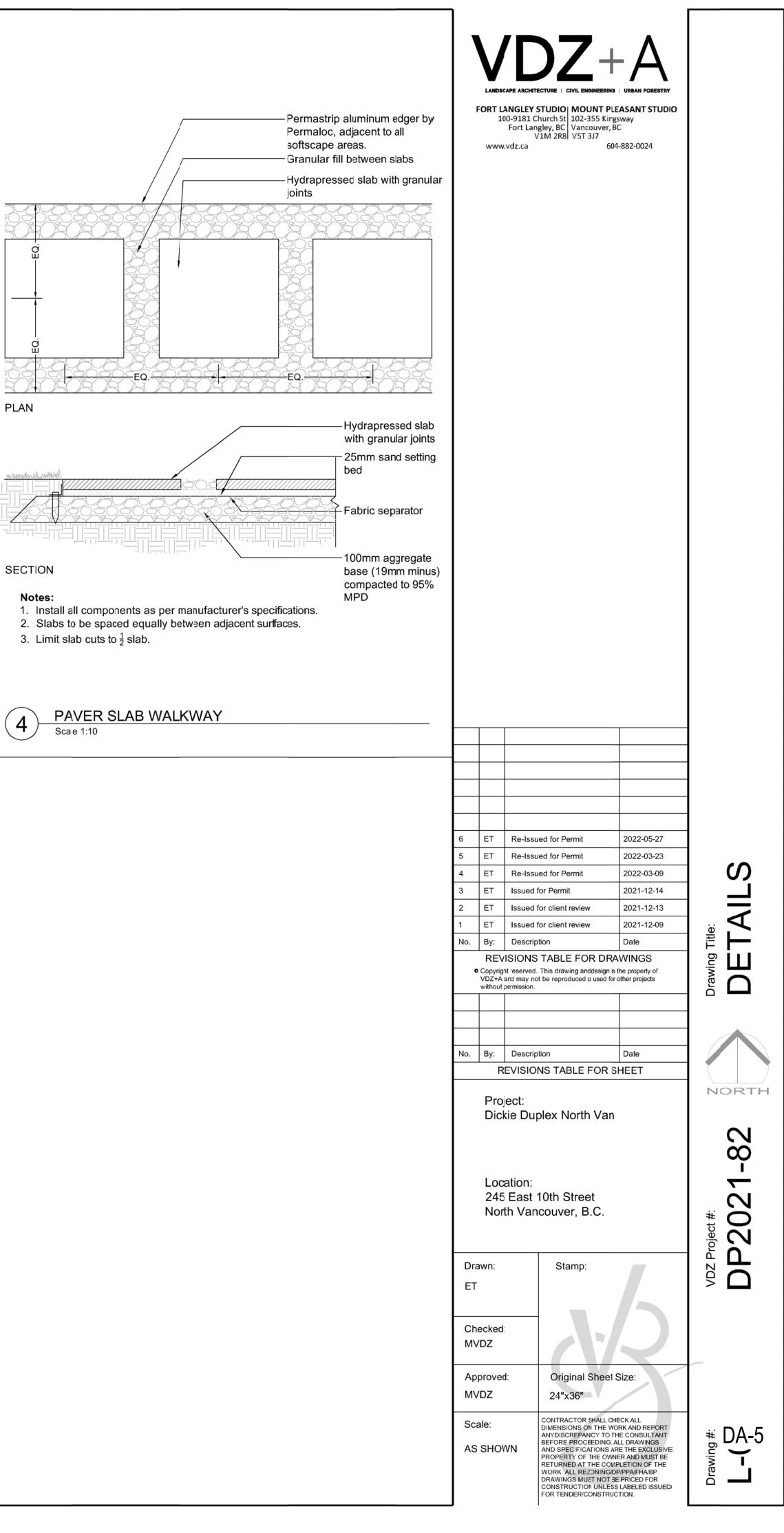




Unit number accent light

Product: MR16 Lamp base Manufacturer: Alliance outdoor lighting Finish: PVC Brass Color: Black Manufacturer Part #: WL300

SECTION



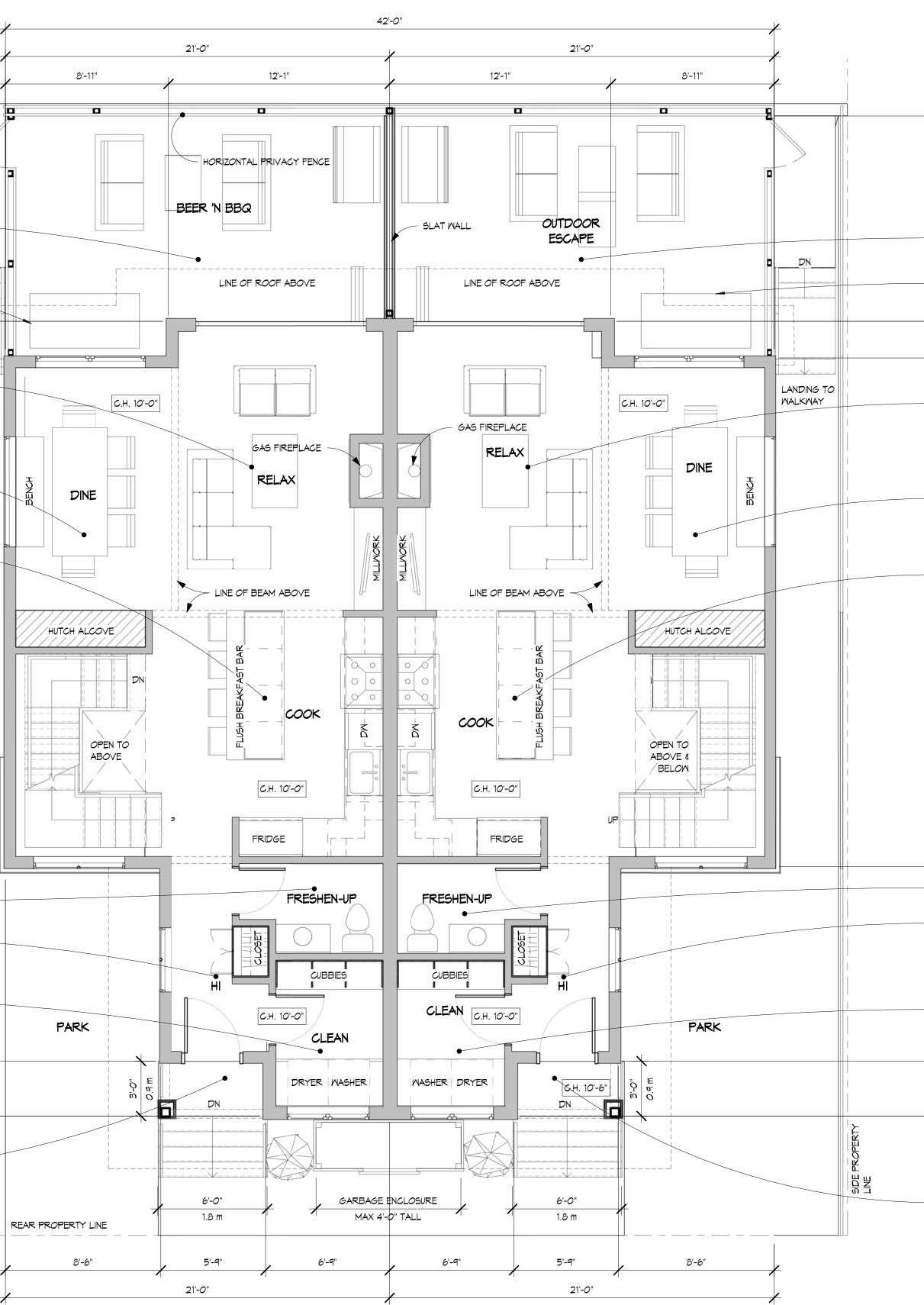
Custom Bike storage

Type: enclosed bicycle storage Material: Cedar Size and details: TBD by client in coordination with contractor



CUSTOM BIKE ENCLOSURE

			1	-
	<u>SUNDECK</u> 21'-0" x 11'-0"/13'-0"			DN
	2 STALL (6'L X 3'W X 3'H) CUSTOM BIKE STORAGE LOCKER C/W PAD LOCK HARDWARE			
-0 - -7				
	LIVING AREA 10'-0" x 15'-3" • Open to Dining and Kitchen Area • Gas fireplace C/W millwork • 9'-0" accordion door • 10'-0" CEILING HEIGHT			DING TO ALKWAY
	DINING AREA 8'-6 x 13'-3" • Open to Kitchen and Living Area • 10'-0" Ceiling height • 6'-0" window			
274"	KITCHEN 9'-0" x 13'-0" • 8'-0" Island • Open to Dining Area and Living Area • 10'-0" Ceiling Height			
				ſ
		SIDE PROPERTY LINE		
10'-@"	PONDER ROOM 6'-0" - 5'-0" FOYER 5'-6" x 10'-6" • 2'-8" Of linear closet space LAUDRY ROOM			
	Millwork storage cubbies 6'-0" x 8'-0"			
	<u>COVERED ENTRY</u> 5'-6" x 3'-9""			

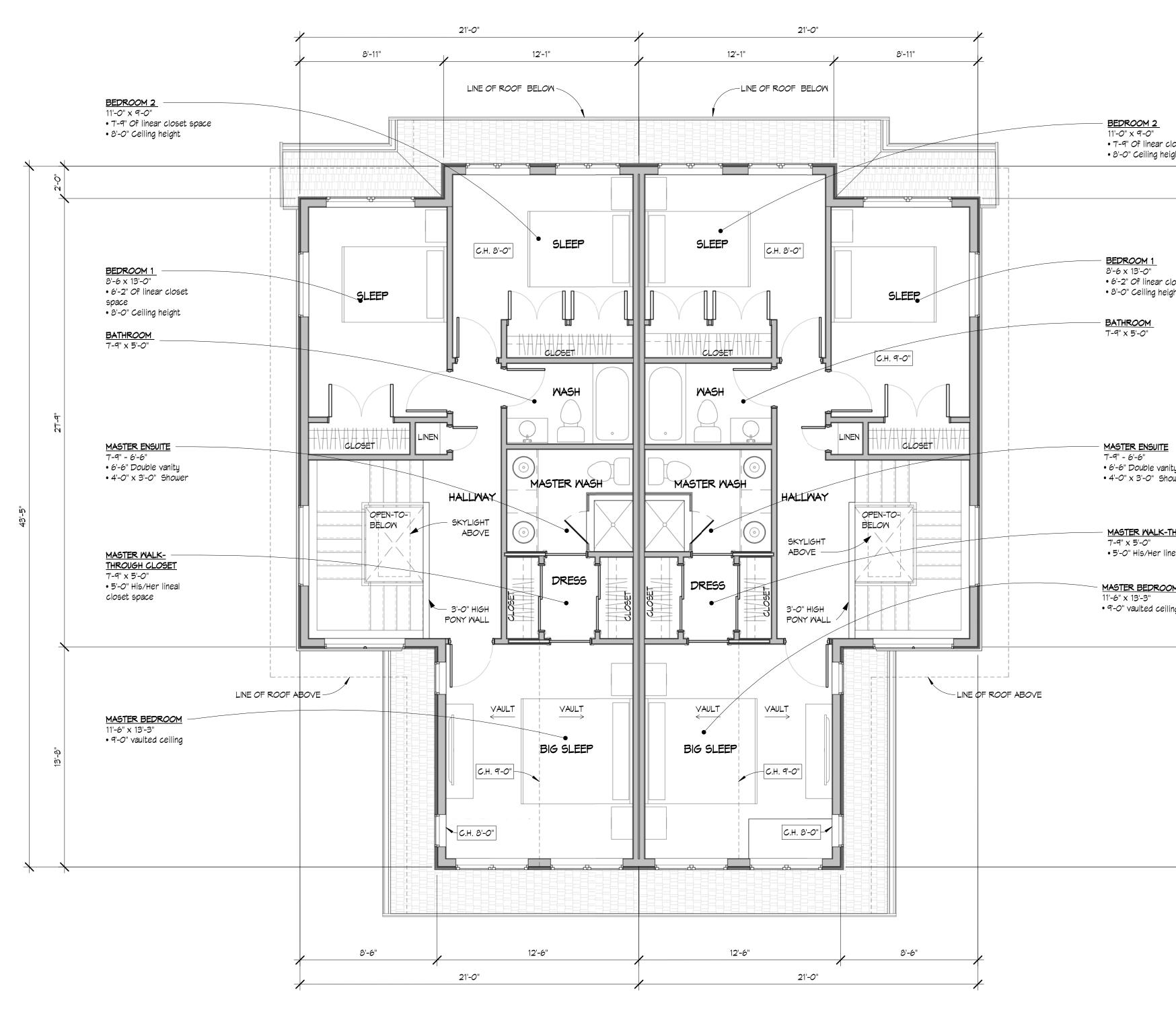


MAIN FLOOR

1/4" = 1'-0" MAIN FLOOR: 762 SQ.FT (70.8M2) X 2 = 1,524 SQ.FT (141.58M2) 100% COUNTABLE

EXCLUDED FROM GFA CALCULATION COVERED ENTRY: 17 SQ.FT X2 = 34 SQ.FT DECK: 175 SQ.FT X2 = 350 SQ.FT

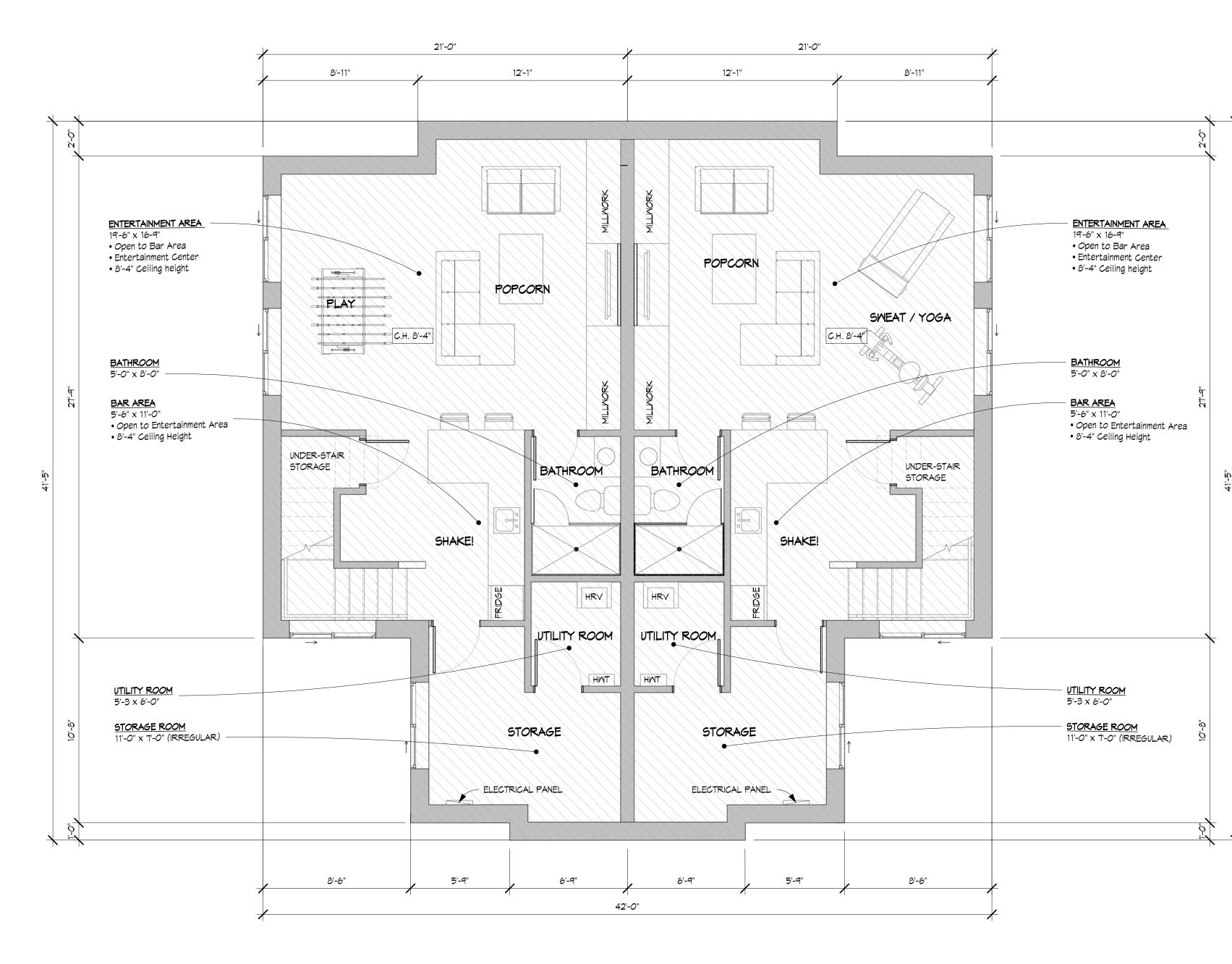
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D NEW DOOR	of Synthesis Design Inc. and shall not be used or reproduced without the
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	verified on site prior to commencement of work.
– 2 STALL (6'L X 3'W X 3'H) CUSTOM BIKE STORAGE LOCKER C/W PAD	
	SYN
P N N	THE
	SIS
 <u>LIVING AREA</u> 10'-0" x 15'-3" Open to Dining and Kitchen Area 	
• Gas fireplace C/W millwork • 9'-0" accordion door • 10'-0" CEILING HEIGHT	synthesis design inc. 258 east 1st street
	north vancouver, bc, canada V7L 1B3 tel. (604) 980-2087 www.synthesisdesign.ca
DINING AREA &'-6 x 13'-3" • Open to Kitchen and Living Area • 10'-0" Ceiling height • 6'-0" window	
• 8'-0" Island • Open to Dining Area and Living Area • 10'-0" Ceiling Height	
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- POWDER ROOM	DICKIE DUPLEX 245 EAST 10TH S ⁻ North Vancouver, BC
6'-0" - 5'-0"	
5'-6" x 10'-6" • 2'-8" Of linear closet space	DIC
— LAUDRY ROOM Millwork storage cubbies	
6'-0" x 8'-0"	
	Drawing Title
	MAIN FLOOR
	PLANS
THENT ONLY	
DESIGN DEVELOPMENT ONLY NOT FOR CONSTRUCTION	
MESIGN WE CONSUL	Date 05.30.2022
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	Job No. 20082
	Sheet DA-6
2022-05	5-30
9:42:21	Of 17 Sheets



DUPLEX UPPER FLOOR

1/4" = 1'-0" 779 SQ.FT (72.37M2) X 2 = 1,558 SQ.FT (144.74M2) 100% COUNTABLE

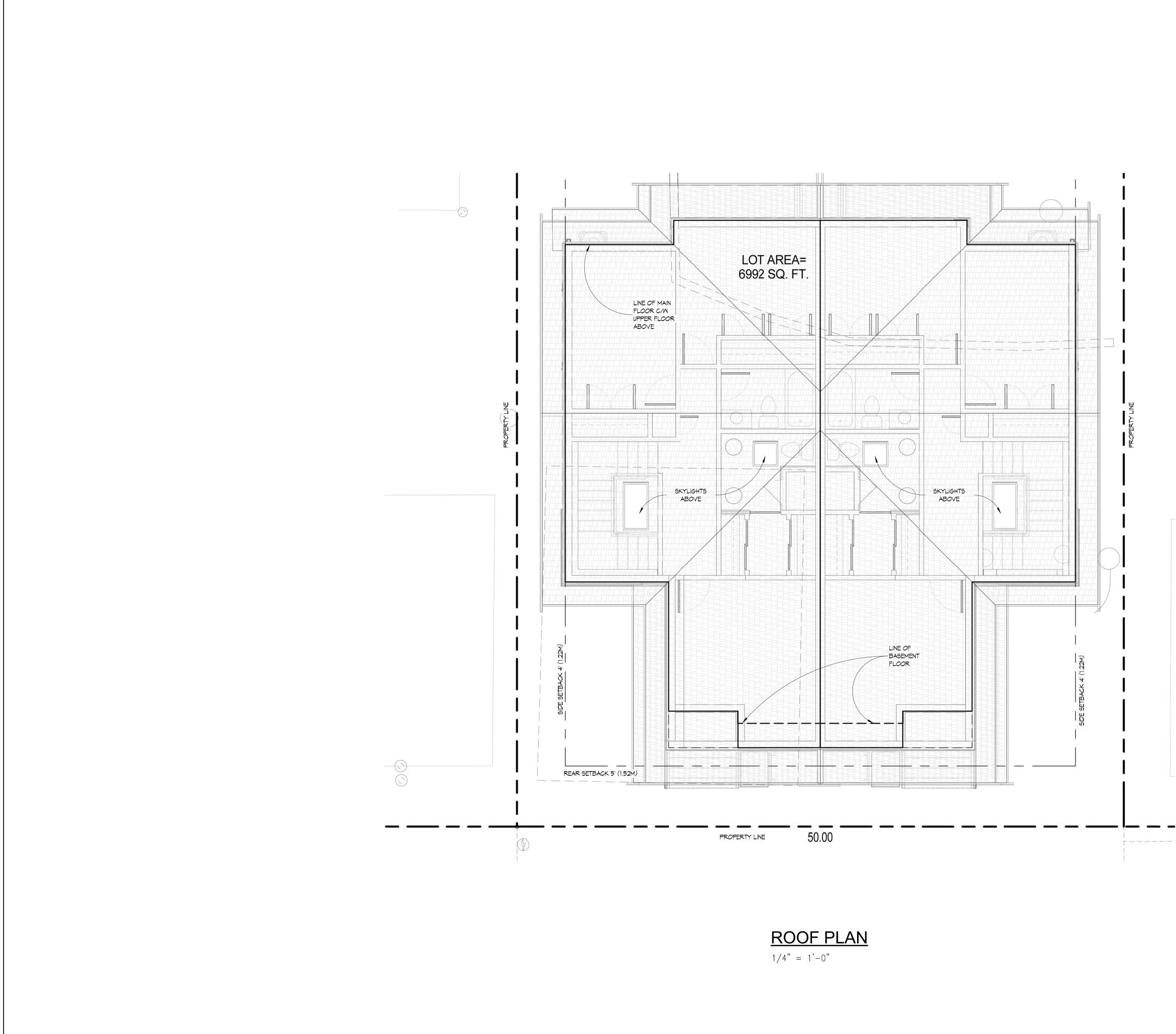
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	DATENT ONLY		^{Drawing Title} UPPER FL PLAN	.00R	
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DUPLEX BASEMENT

1/4" = 1'-0" TOTAL BASEMENT: 748 SQ.FT (69.5M2) X 2 = 1,496 SQ.FT (139.98M2) BASEMENT IS EXCLUDED FROM COUNTABLE GFA – REFER TO DIAGONAL HATCH

	REVISIONS # BY
LEGEND NEW WALL	
NEW DOOR	Copyright reserved. All contents of this drawing are the exclusive property of Synthesis Design Inc.
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	synthesis design inc. 258 east 1st street north vancouver, bc, canada V7L 1B3 tel. (604) 980-2087 www.synthesisdesign.ca
	www.synthesisdesign.ca
	DICKIE DUPLEX INFILL 245 EAST 10TH STREE North Vancouver, BC
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	BASEMENT FLOOR PLAN
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DICKIE DUPLEX INFILL 245 FAST 10TH STRFFT	Vancouver, BC	
Drawing Title ROOF PLA Date 05.30.2 Scale 1/4" =	2022	
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Job No. 20082		
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AREA A SPATIAL SEPARATION AREA OF FACE 980 sq.ft. (91 m2) LIMITING DISTANCE 16.5 ft. (5 m)

ALLOWABLE OPENINGS 18% x 592.9 = 106.7 sq.ft. AREA OF OPENING

100 sq.ft. <u>CONFORMS</u>

YES

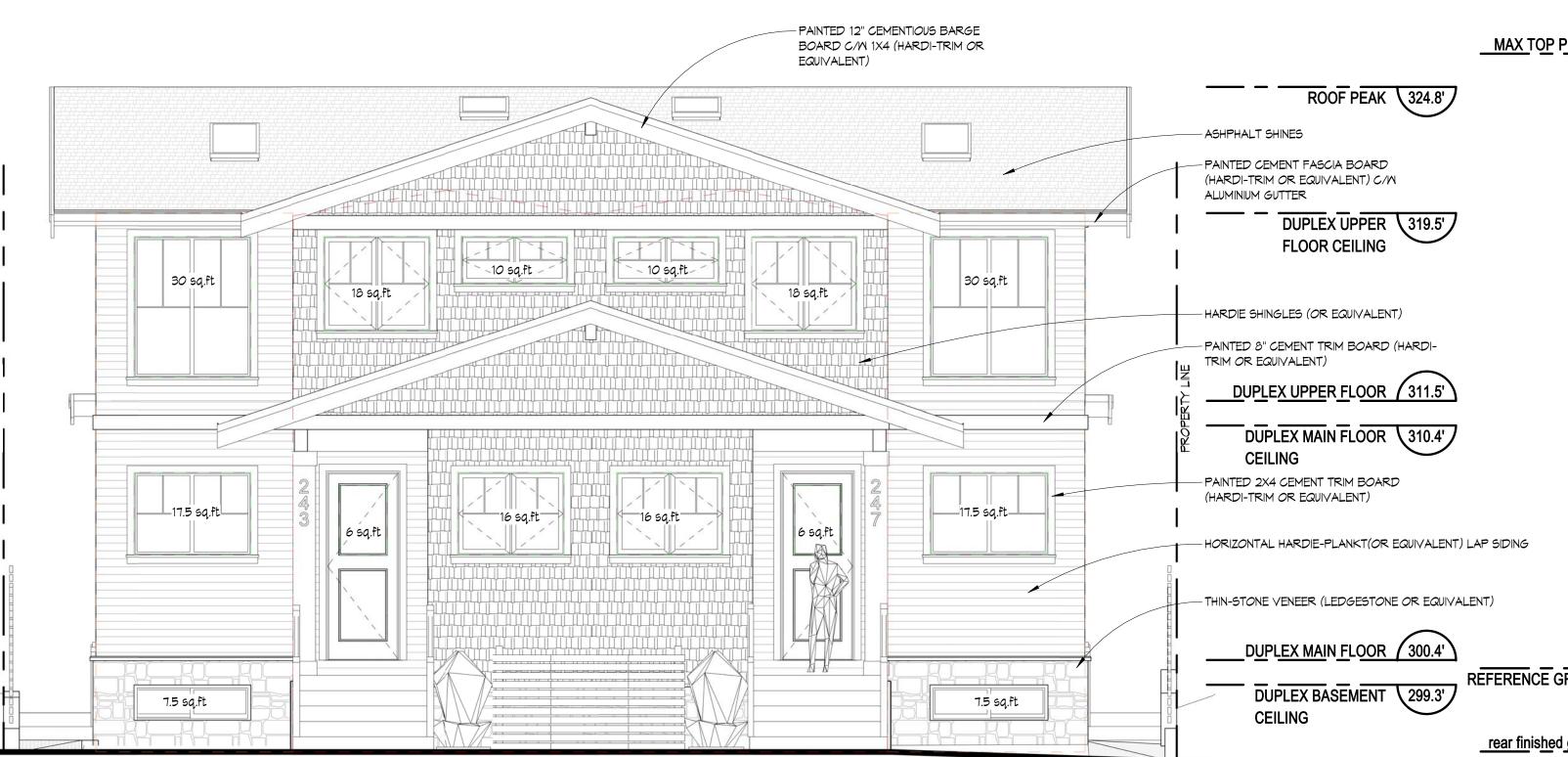
AREA B SPATIAL SEPARATION AREA OF FACE 980 sq.ft. (91 m2)

LIMITING DISTANCE 30.1 ft. (9.2 m)

ALLOWABLE OPENINGS 56% x 387.1 = 216.8 sq.ft.

AREA OF OPENING 110 sq.ft.

<u>CONFORMS</u> YES



AREA A SPATIAL SEPARATION

AREA OF FACE 982 sq.ft. (91.2 m2)

LIMITING DISTANCE 4 ft. (1.2 m)

ALLOWABLE OPENINGS 7% x 628.8 = 44 sq.ft.

AREA OF OPENING

44 sq.ft.

<u>CONFORMS</u> YES

AREA B SPATIAL SEPARATION

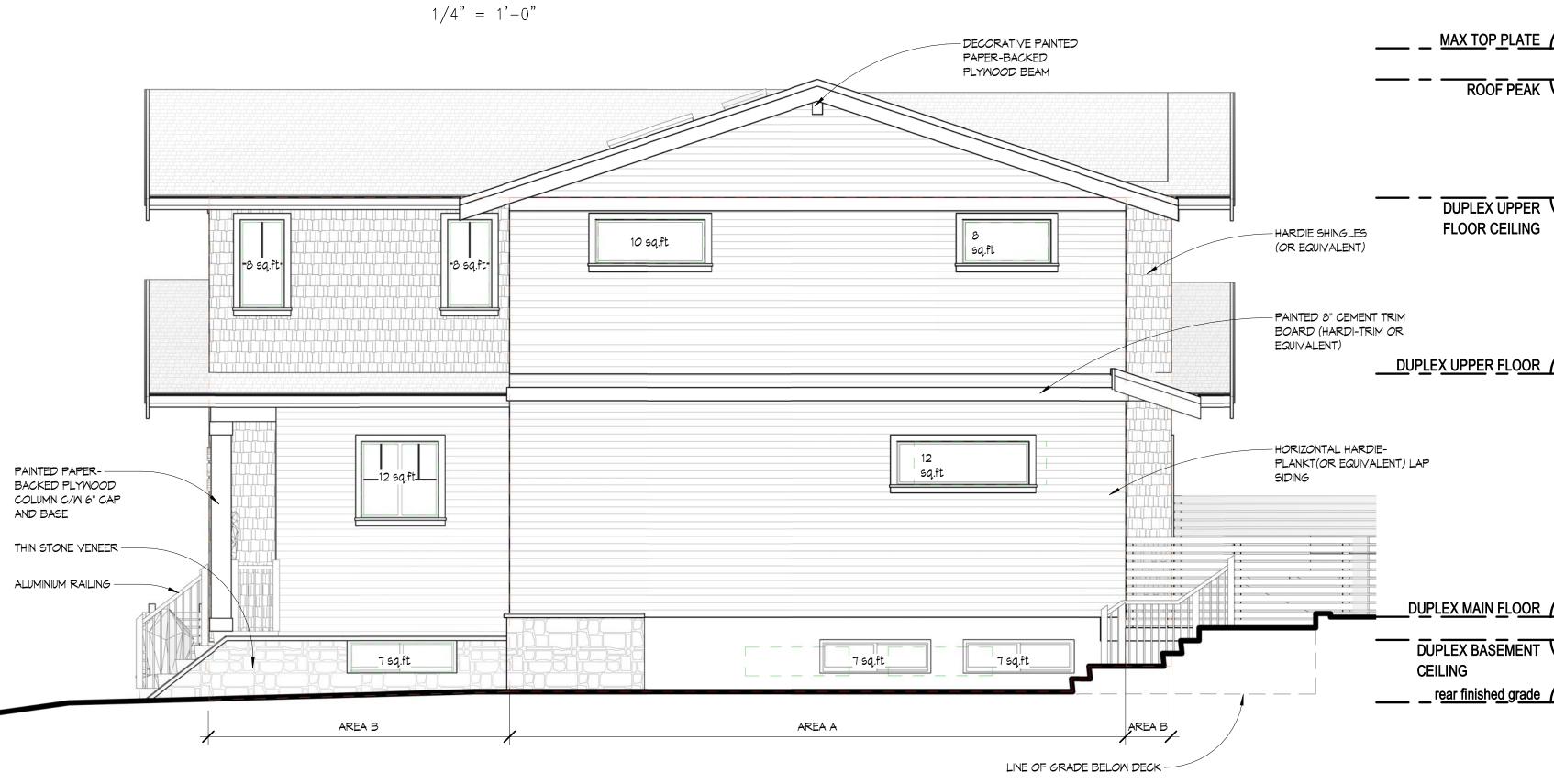
AREA OF FACE 982 sq.ft. (91.2 m2)

LIMITING DISTANCE 12.5 ft. (3.8 m)

ALLOWABLE OPENINGS 13.5% x 354.0 = 47.8 sq.ft.

<u>AREA OF OPENING</u> 35 sq.ft.

<u>CONFORMS</u> YES

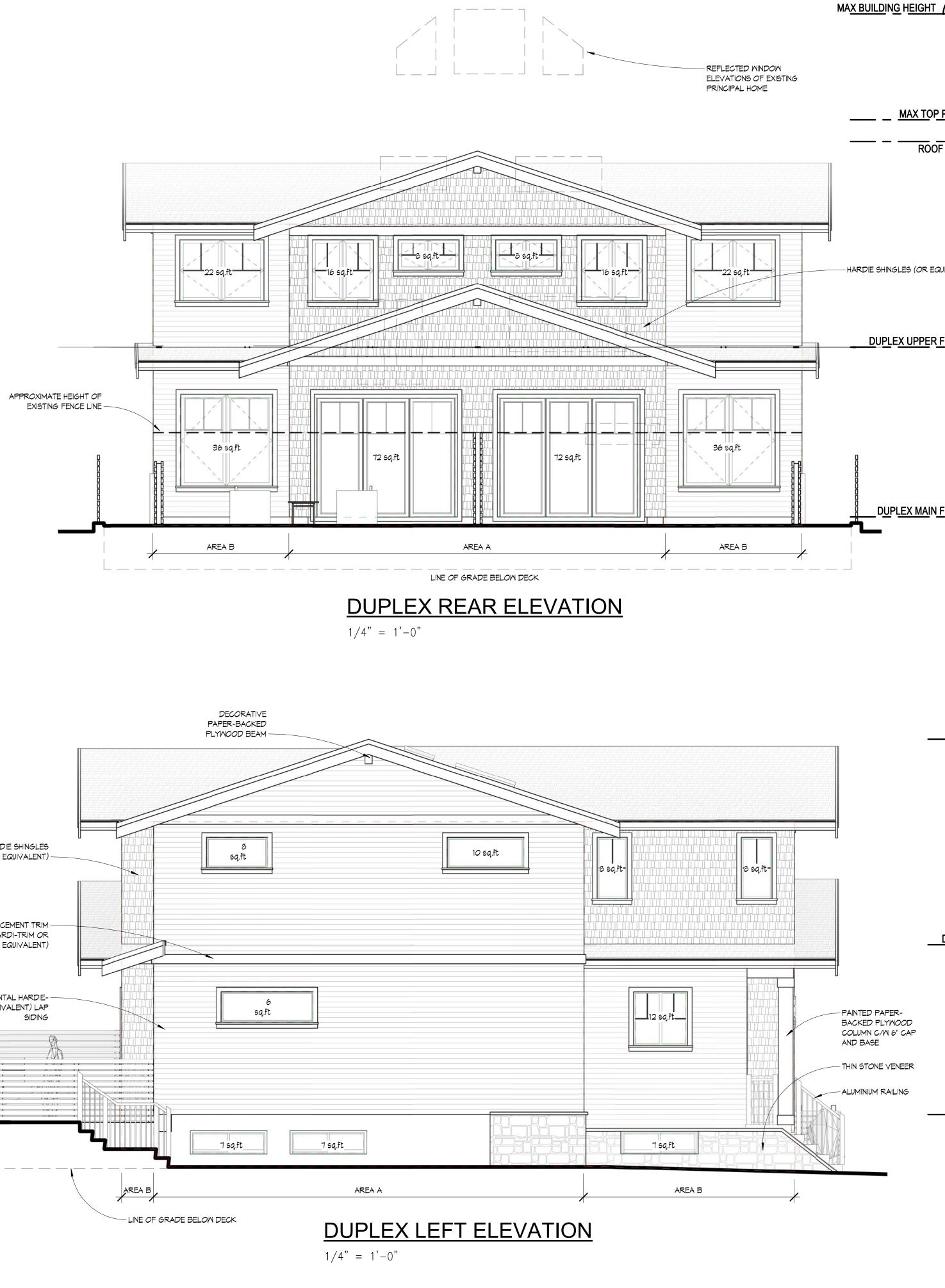


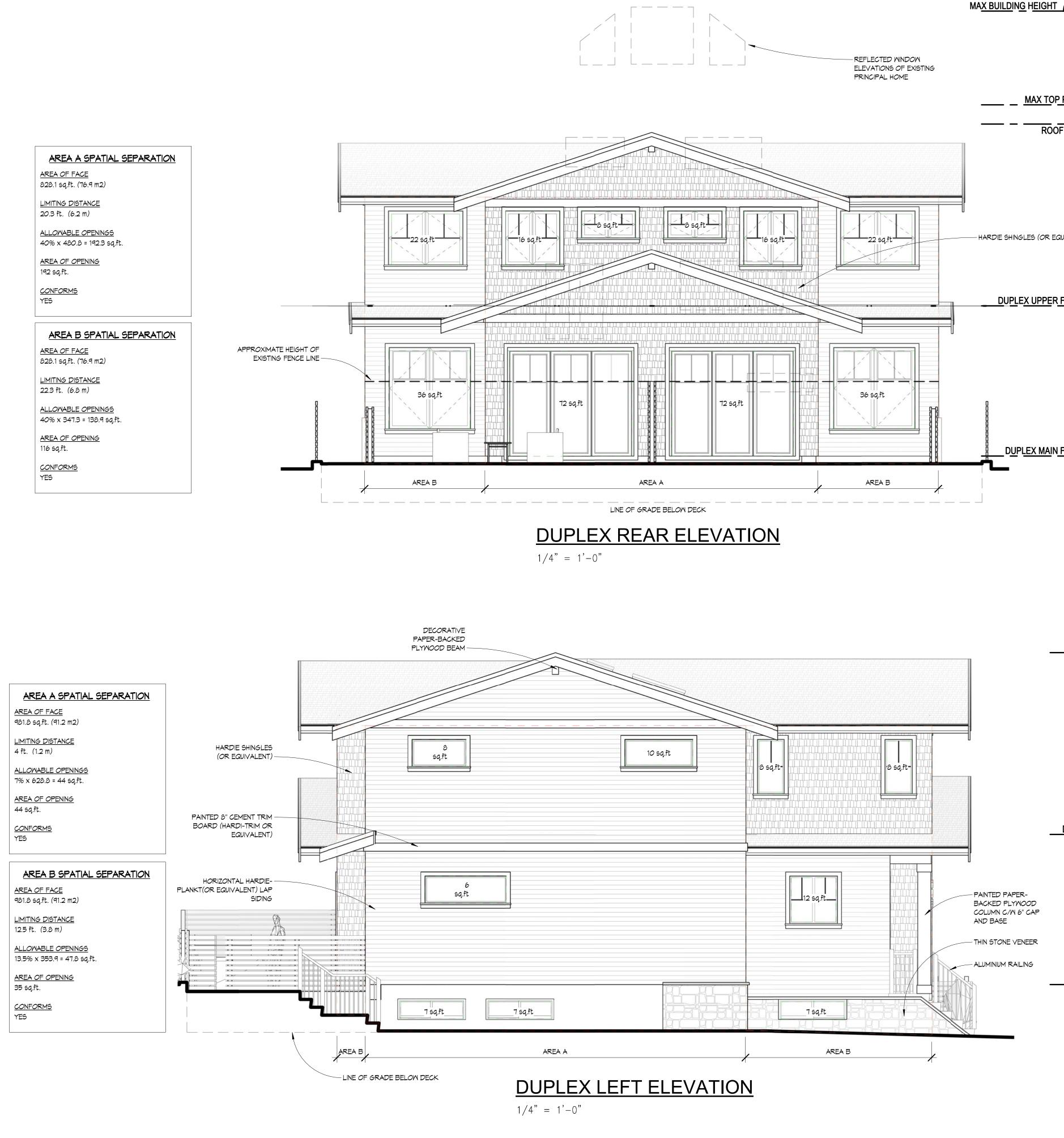
1/4" = 1'-0"

DUPLEX FRONT (LANE) ELEVATION

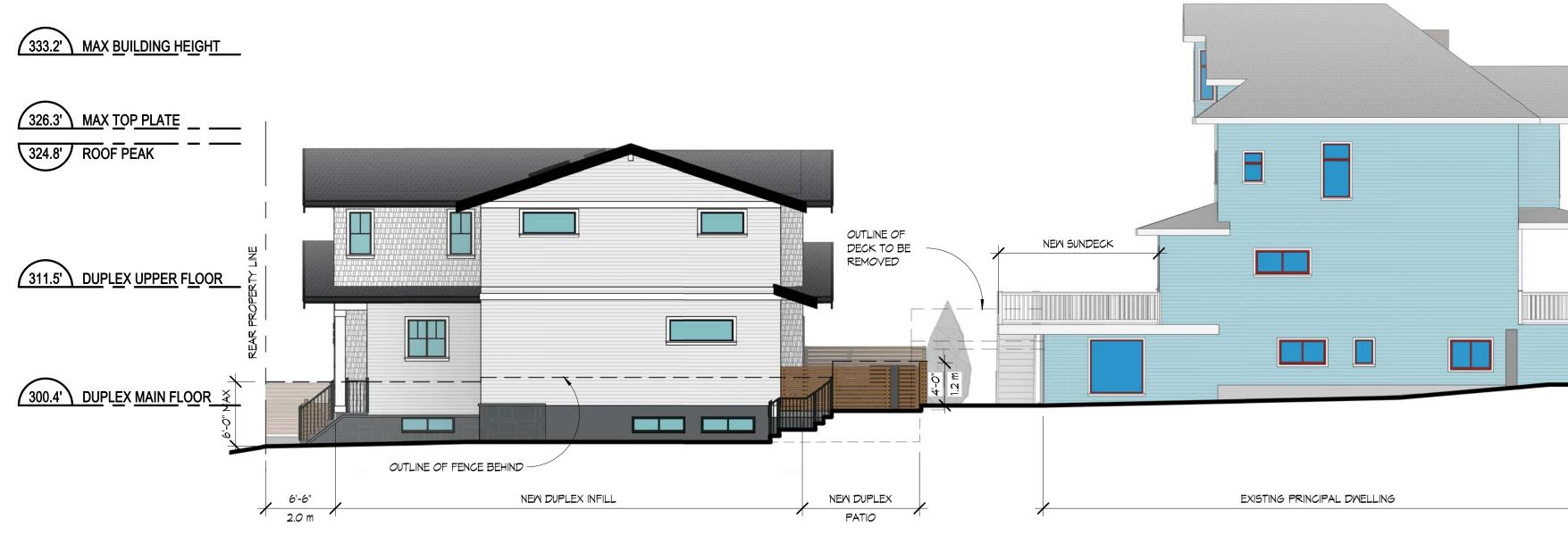
DUPLEX RIGHT ELEVATION

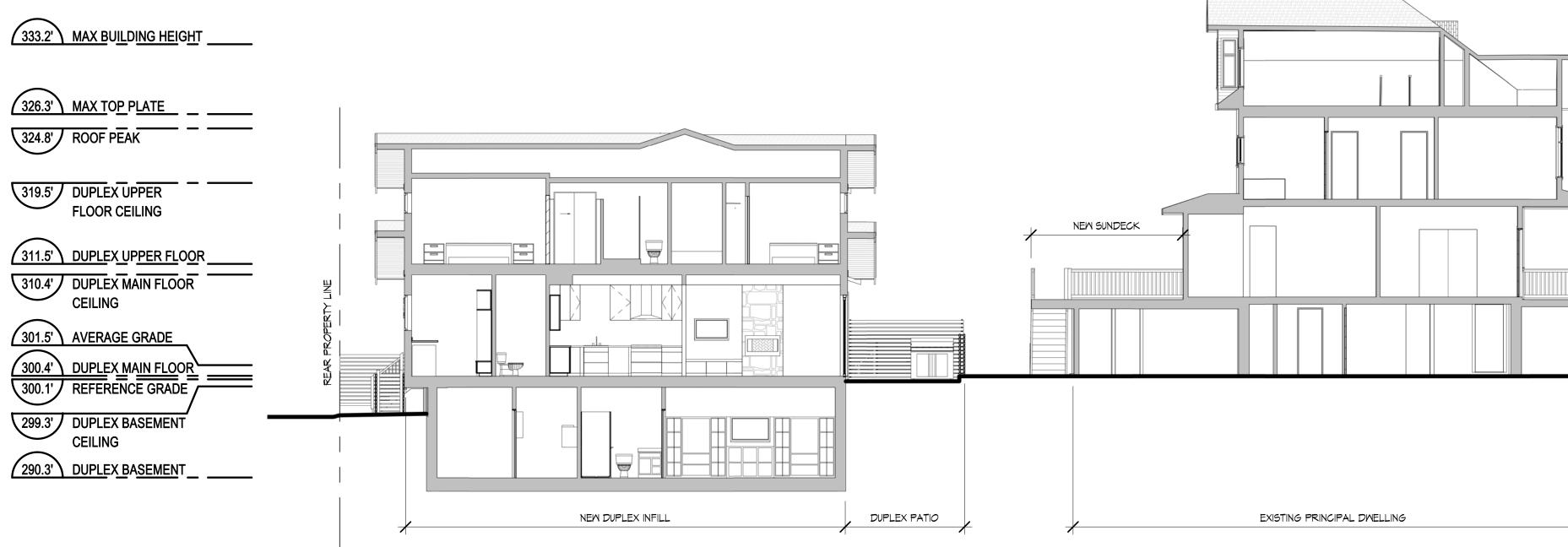
		REVISIONS	#	BY
EIGHT 333.2'				
PLATE 326.3		Copyright rese contents of th are the exclus of Synthesis D and shall not reproduced wit consent of the All dimensions verified on site commencemen	is dra ive pro be use hout t Desig shall e prior	wing operty Inc. ed or the gner. be to
		SYNTHesis de 258 east 13 north vanco canada Vi tel. (604) 98 www.synthesis	J G N	6. t c, 7
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324.8'		DICKIE DUPL	North Vancounter BC	ואטווו עמויטטע
319.5'		DICK		
311.5				
300.4'		Drawing Title DUPLEX		
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299.3' 296.5' DESIGN DEVELOPMENT ONLY DESIGN DEVELOPMENT ONLY NOT FOR CONSTRUCTION		Date05.30.Scale1/4"DrawnJPASJob No.20082SheetDA	= 1'-	
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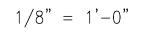


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333.2'				
PL <u>ATE 326.3'</u> PEAK 324.8'		Copyright rese contents of th are the exclus of Synthesis I and shall not reproduced wi consent of th All dimensions verified on sit	iis dra sive pro besign be use thout t e Desig shall e prior	wing operty Inc. ed or he gner. be to
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ROOF PEAK 324.8		DICKIE DUPLEX INFILI		
DUPLEX UPPER FLOOR 311.5				
DUPLEX MAIN FLOOR 300.4'		Drawing Title DUPLEX ELEVATI(ONS	
DUPLEX MAIN FLOOR 300.4'	2022-05-30	Date05.30Scale1/4"DrawnJPASJob No.20082SheetDA	= 1'-	
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FULL SITE ELEVATION



FULL SITE SECTION

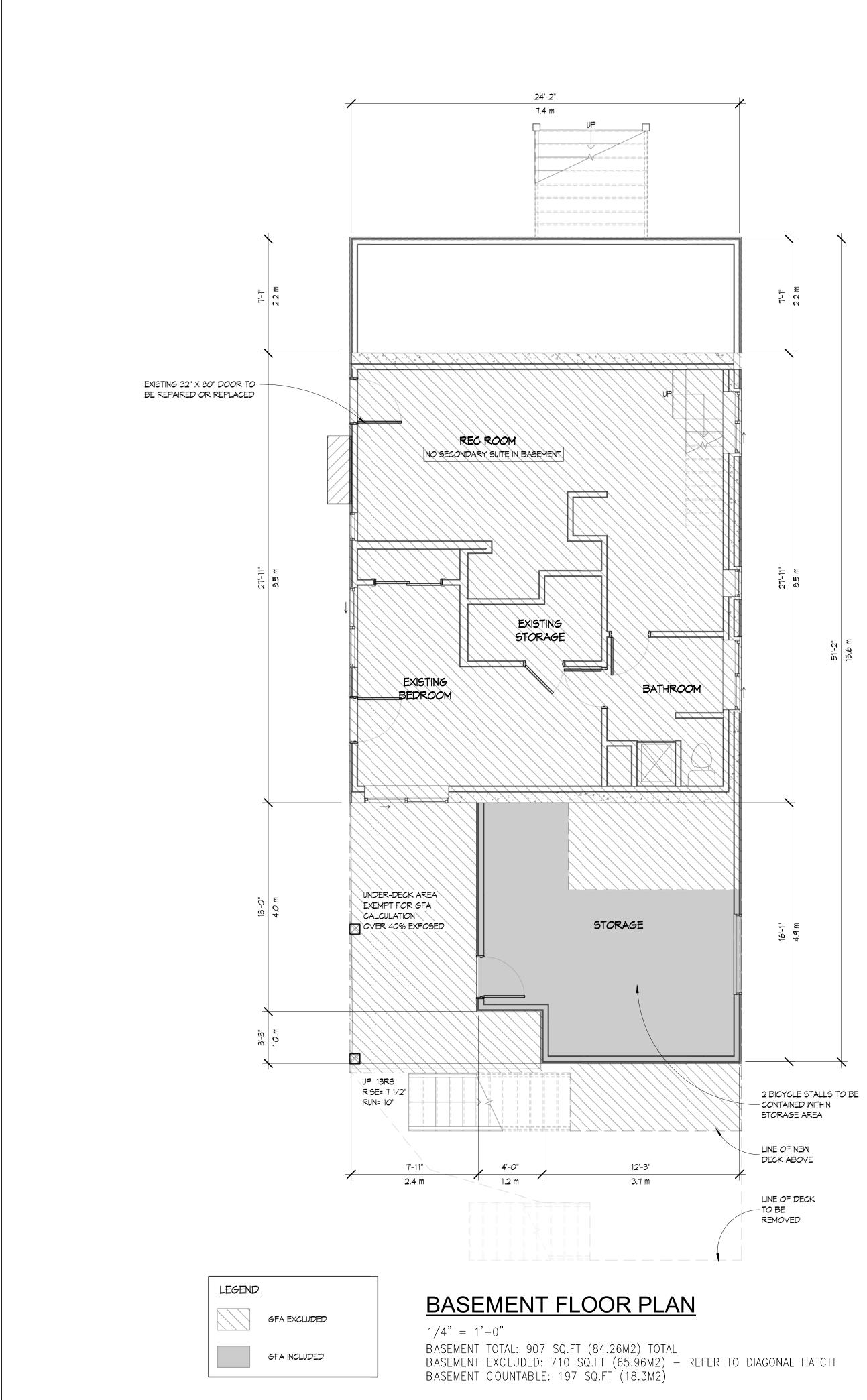
1/8" = 1'-0"

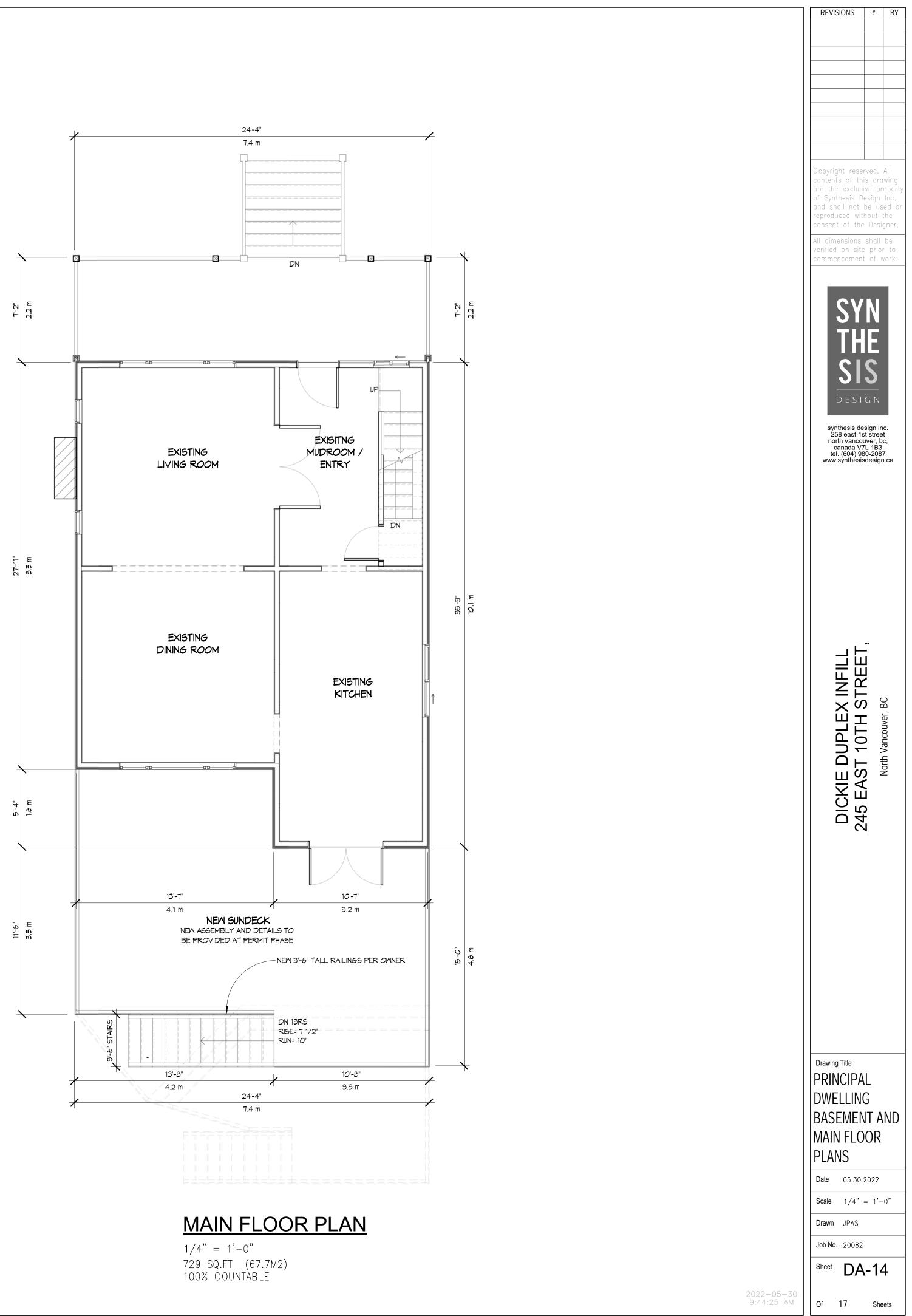
			REVISIONS # BY
	4 - PRIMARY ATTIC 327.1		Copyright reserved. All contents of this drawing are the exclusive property of Synthesis Design Inc. and shall not be used or reproduced without the consent of the Designer. All dimensions shall be verified on site prior to commencement of work.
LEVENT PROPERTY LINE	3 - PRIMARY UPPER 317.8 2 - PRIMARY MAIN 308.3' 1 - PRIMARY BASEMENT 300.4'		Synthesis design inc. 258 east 1st street north vancouver, bc, canada V7L 1B3 tel. (604) 980-2087 tww.synthesisdesign.ca
	PRIMARY ROOF PEAK 337.9 4-PRIMARY ATTIC 327.1		DICKIE DUPLEX INFILL 245 EAST 10TH STREET, North Vancouver, BC
ERONT PROPERTY LINE	3 - PRIMARY UPPER 317.8' 2 - PRIMARY MAIN 308.3' 1 - PRIMARY BASEMENT 300.4'		
DESIGN	DEVELOPMENT ONLY DEVELOPMENT ONLY FOR CONSTRUCTION	2022-05-30 9:44:03 AM	Drawing Title FULL SITE ELEVATION & SECTION Date 05.30.2022 Scale 1/8" = 1'-0" Drawn JPAS Job No. 20082 Sheet DA-12 Of 17 Sheets

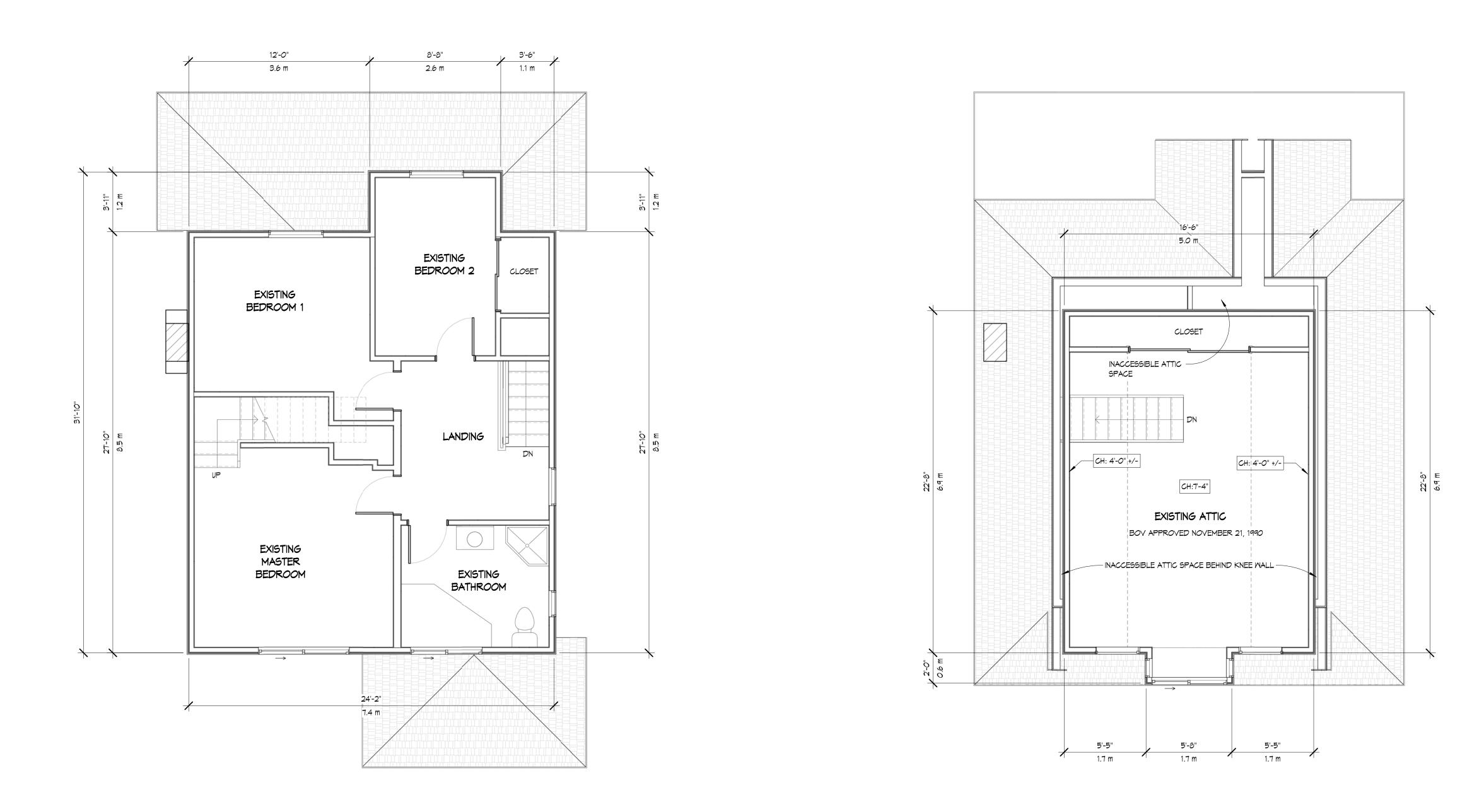


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	DICKIE DUPLEX INFILL 245 EAST 10TH STREET, North Vancouver, BC
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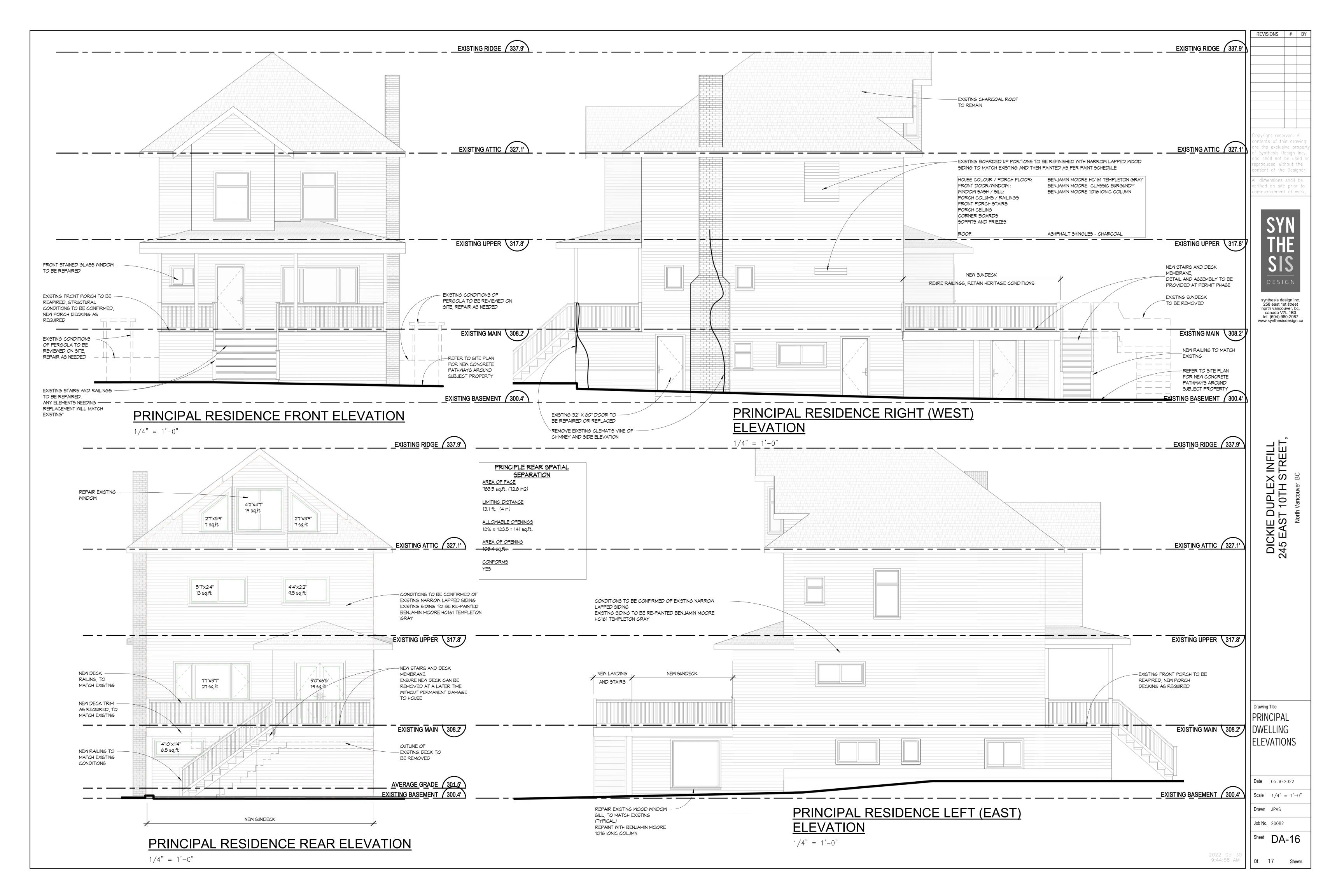


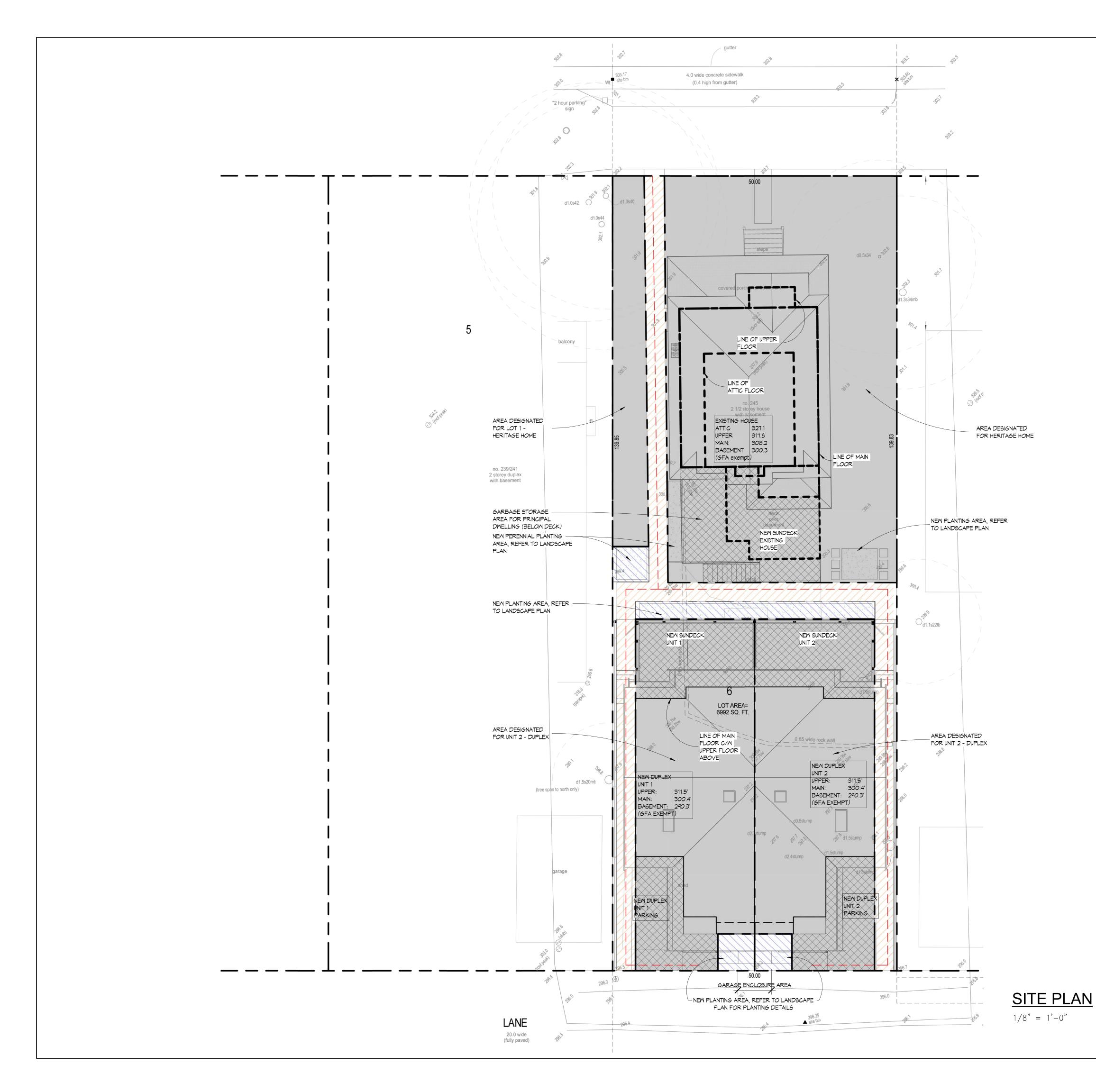
UPPER FLOOR PLAN

1/4" = 1'-0" 706 SQ.FT (65.6M2) 100% COUNTABLE ATTIC FLOOR PLAN

1/4" = 1'-0" 345 SQ.FT (32M2) 100% COUNTABLE NO ACCESS TO ATTIC SPACE BEHIND KNEE WALLS

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FIRE FIGHTER ACCES PATH

AREA DESIGNATED FOR INDICATED LOT

COMMON AREA WITH EXCLUSIVE USE

COMMON AREA

PRIVATE SPACES