



SUBDIVISION & REZONING APPLICATION

HOMES ON SIXTH STREET

1553 Sutherland Ave, NORTH VANCOUVER

Legal Address: LOT 11, BLOCK 36A , DL. 550, PLAN 1904

PID: 013-021-079

OWNER: BAYRACK DEVELOPMENT

APPLICANT: VERNACULAR STUDIO INC.

DRAWING INDEX:

ARCHITECTURAL DRAWINGS [24X36 Format]

- A-01 SITE PLAN FOR BOTH LOTS
- A-02 FLOOR PLANS - BASEMENT BOTH LOTS
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ISSUED FOR: SUBDIVISION & REZONING

MARCH/24/2023

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LEGEND:

- FINISH ELEV.
- ⊙ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6		
5		
4		
3		
2		
1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT: PREAPP

**1553
SUTHERLAND AVE.**

DRAWING TITLE:

SITE PLAN

DATE:

DRAWING NO.:

DRAWN BY:

CHECKED BY:

-M.R.

-R.CH

SCALE:

A-01

16TH STREET EAST

SUTHERLAND AVENUE

CENTER LINE

147'-0 1/2" LOT DEPTH

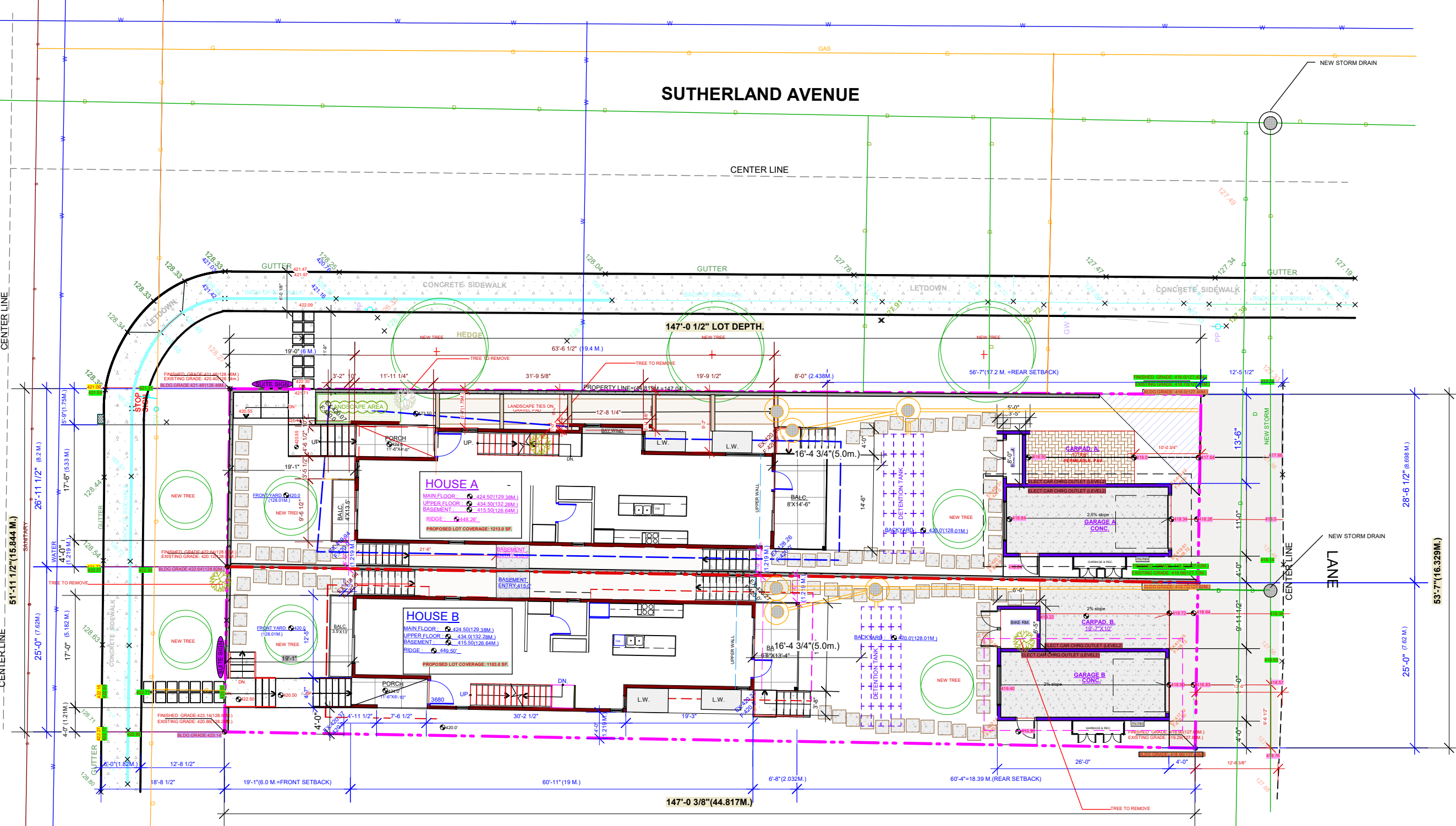
147'-0 3/8" (44.817M.)

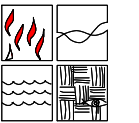
HOUSE A HEIGHT CALCULATION:
420.12+421.46=420.79
418.70+419.06=418.88
420.79+(418.88-420.79)x0.4=420.03
ALLOWABLE TOP PLATE.=420.03+26.2=446.23
ALLOWABLE HEIGHT.=420.03+33

HOUSE A:
LOT AREA: 4082.76 SF.
LOT COVERAGE: 1224.83 SF.(allowable)
PROPOSED: 1213.0 SF.(proposed)
F.S.R.: 2041.38 SF.(allowable)
F.S.R.: 2037.0 SF.(proposed)

HOUSE B HEIGHT CALCULATION:
420.86+420.12=420.49
419.29+419.06=419.18
420.49+(419.18-420.49)x0.4=419.97
ALLOWABLE TOP PLATE.=419.97+26.2=446.17
ALLOWABLE HEIGHT.=419.97+33=452.97

HOUSE B:
LOT AREA: 3676.94 SF.
LOT COVERAGE: 1103.08 SF.(allowable)
LOT COVERAGE: 1103.08 SF.(proposed)
F.S.R.: 1838.47 SF.
F.S.R.: 1838.47 SF.(proposed)





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1	SUBDIV./REV.	MAR. 24, 2023

PROJECT:

1553 SUTHERLAND AVE.
NORTH VANCOUVER

DRAWING TITLE:

BASEMENT FLOOR PLANS

DATE:

JUNE 2019

DRAWING NO.:

A-02

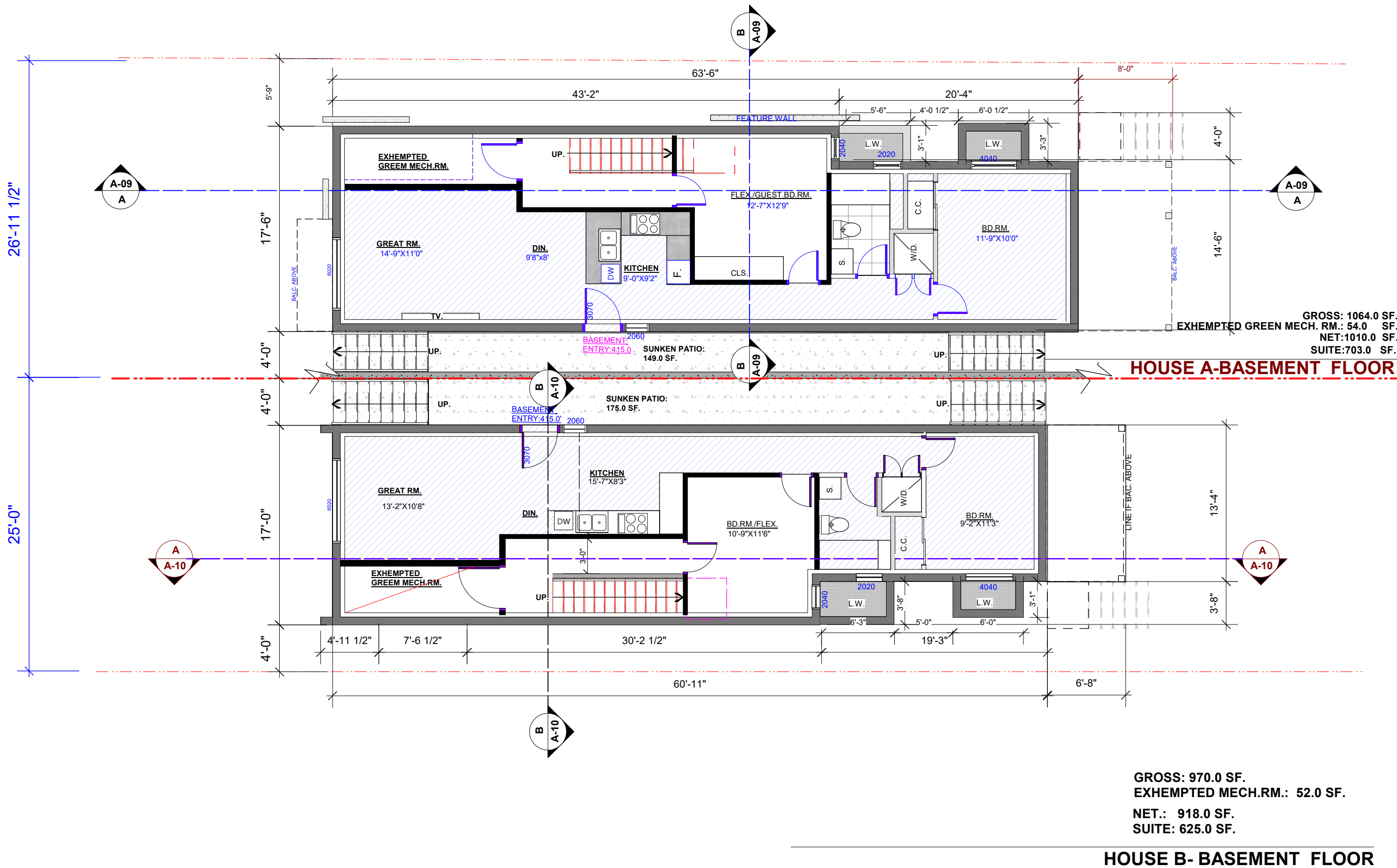
DRAWN BY:

CHECKED BY:

-M.R.

-R.CH

SCALE:

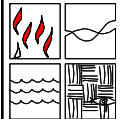


GROSS: 1064.0 SF.
EXHEMPTED GREEN MECH. RM.: 54.0 SF.
NET: 1010.0 SF.
SUITE: 703.0 SF.

HOUSE A-BASEMENT FLOOR

GROSS: 970.0 SF.
EXHEMPTED MECH.RM.: 52.0 SF.
NET.: 918.0 SF.
SUITE: 625.0 SF.

HOUSE B- BASEMENT FLOOR



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1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT:

1553 SUTHERLAND AVE.
NORTH VANCOUVER

DRAWING TITLE:

MAIN FLOOR PLANS

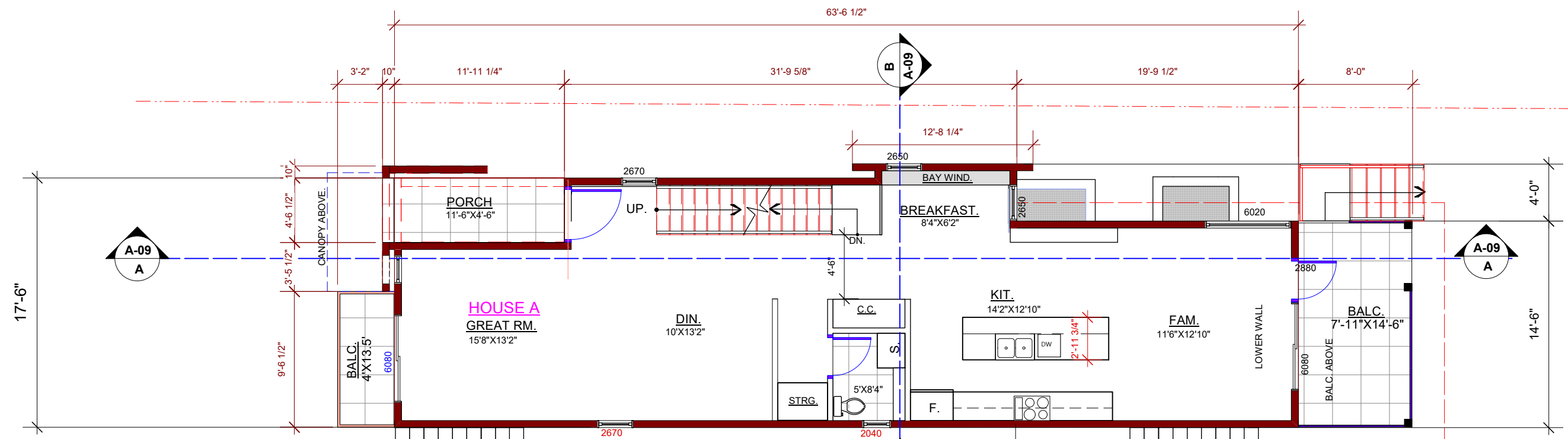
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JUNE 2019

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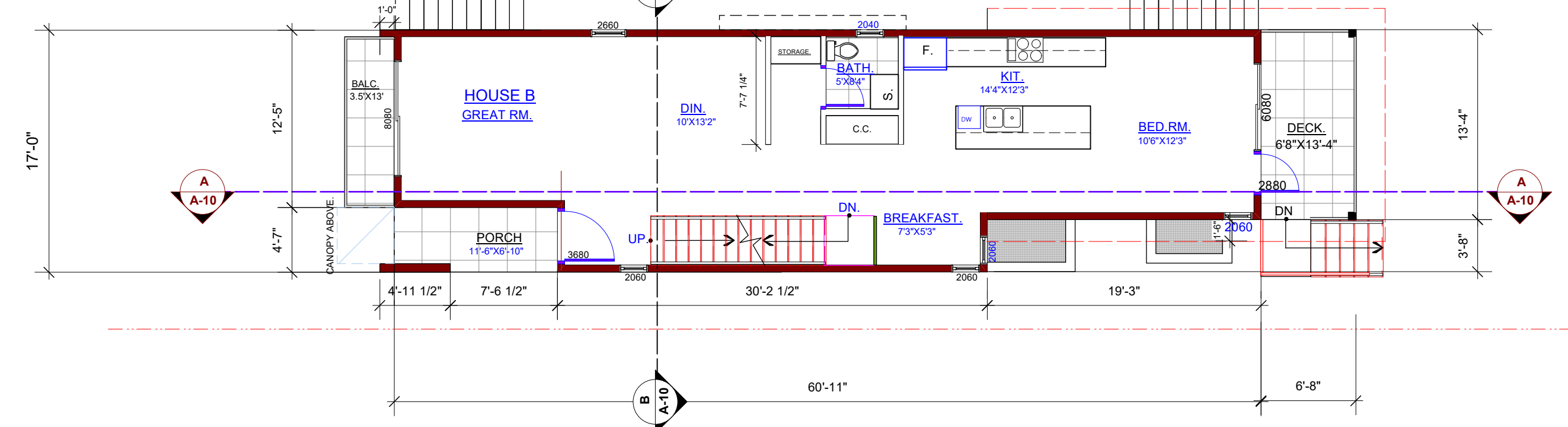
CHECKED BY:
-M.R.
-R.CH

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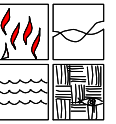
DRAWING NO. :
A-03



1010.0 sq ft
HOUSE A- MAIN FLOOR



918.0 sq ft
HOUSE B- MAIN FLOOR



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1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT: PREAPP

**1553 SUTHERLAND AVE.
NORTH VANCOUVER**

DRAWING TITLE:
UPPER FLOOR PLANS

DATE:
JUNE 2019

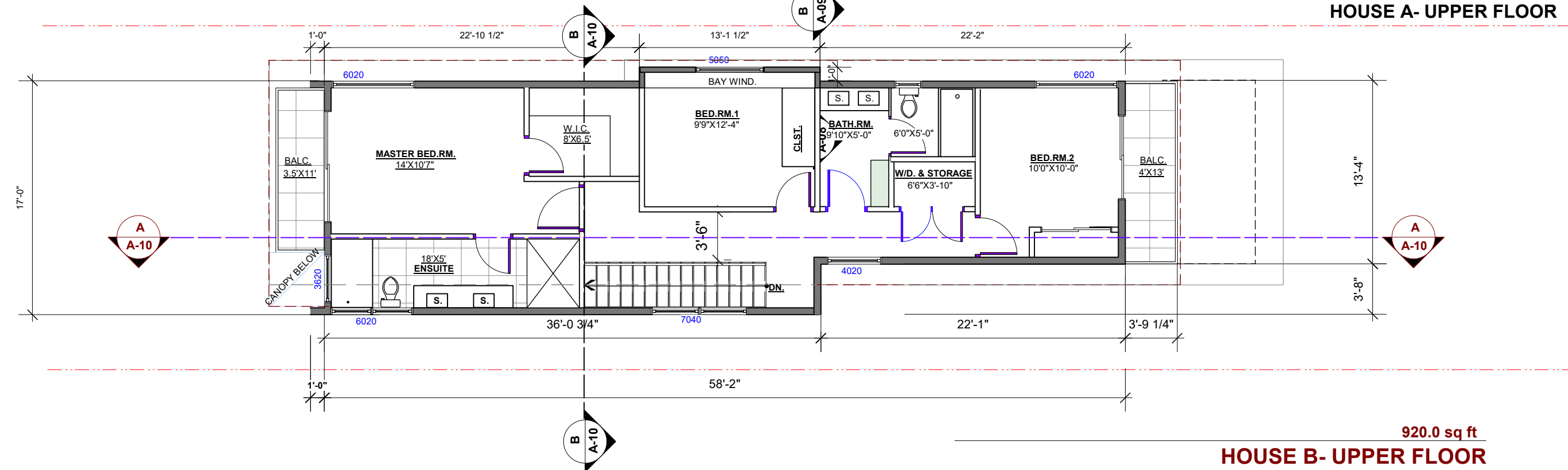
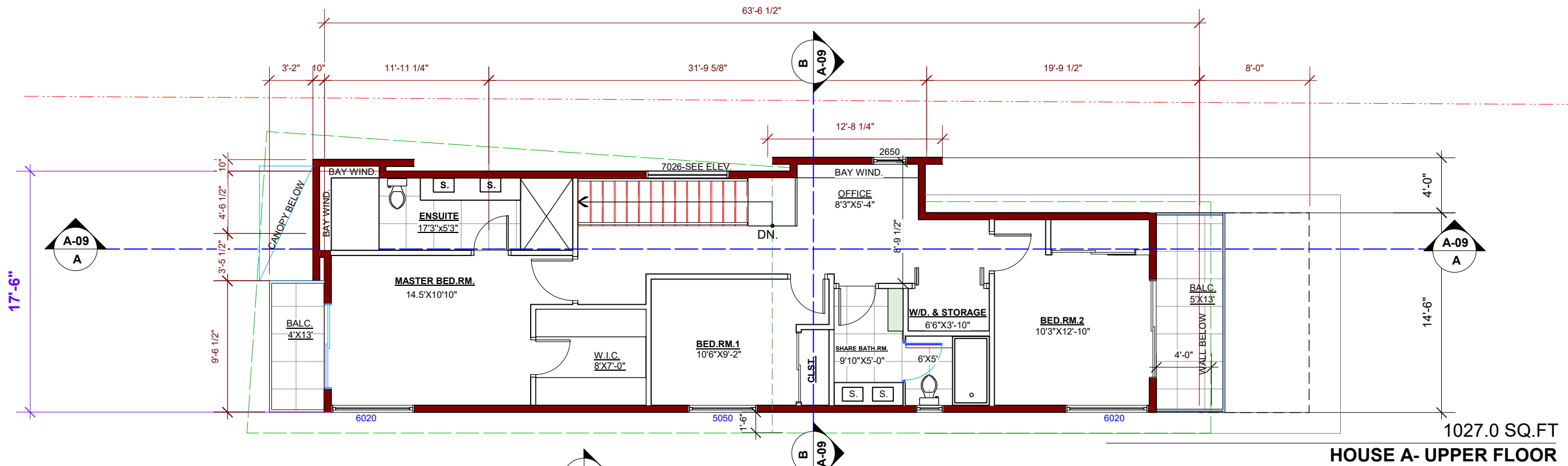
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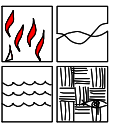
DRAWN BY :

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SCALE:

A-04





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LEGEND:

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1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT: PREAPP

**1553 SUTHERLAND AVE.
NORTH VANCOUVER**

DRAWING TITLE:

ROOF PLANS

DATE:
JUNE 2019

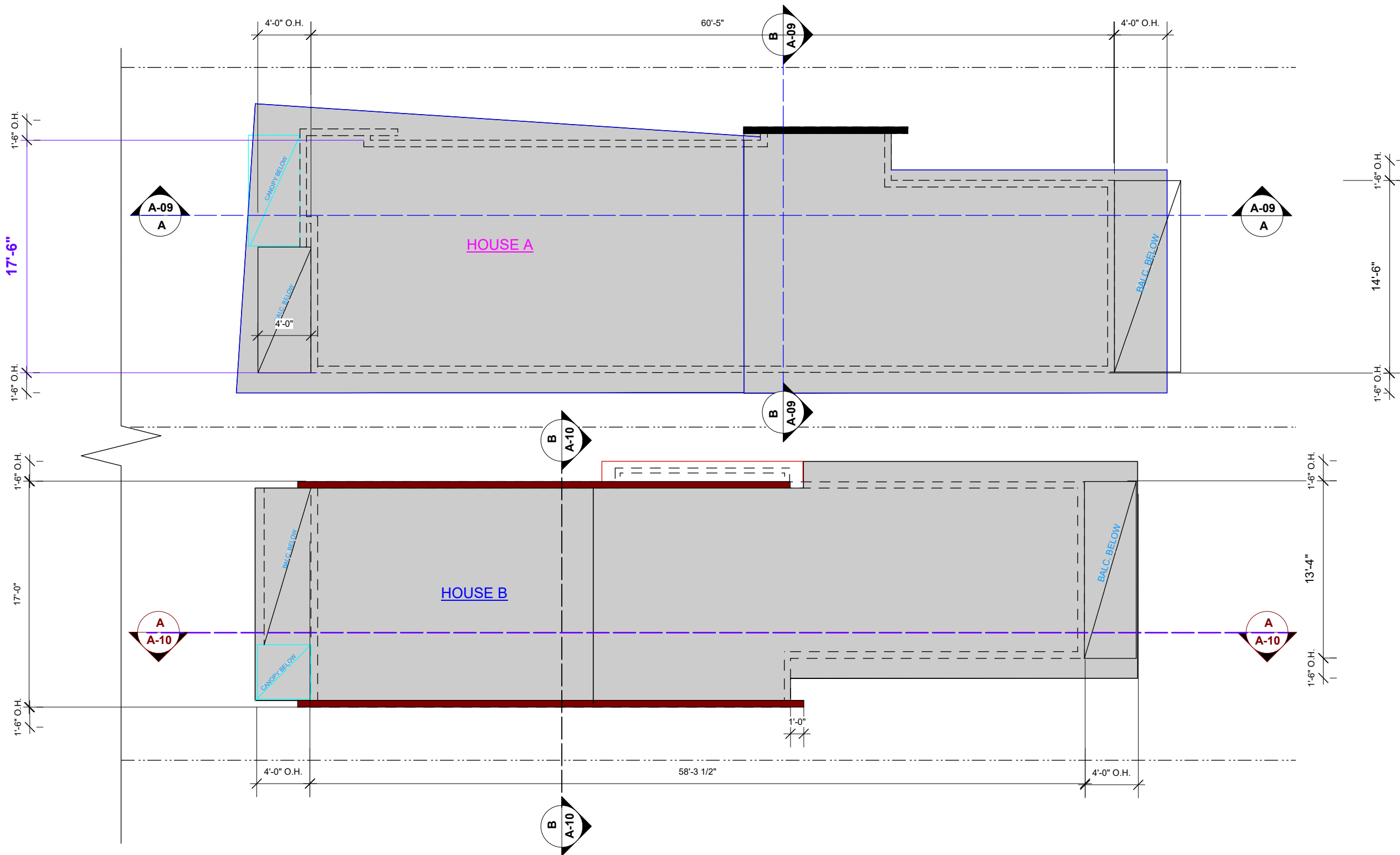
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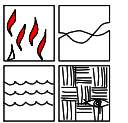
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SCALE:

A-05





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PROJECT: PREAPP

**1553 SUTHERLAND AVE.
NORTH VANCOUVER**

DRAWING TITLE:
**FRONT & REAR ELEVATIONS
(HOUSE A & B)**

DATE:
JUNE 2019

DRAWING NO.:

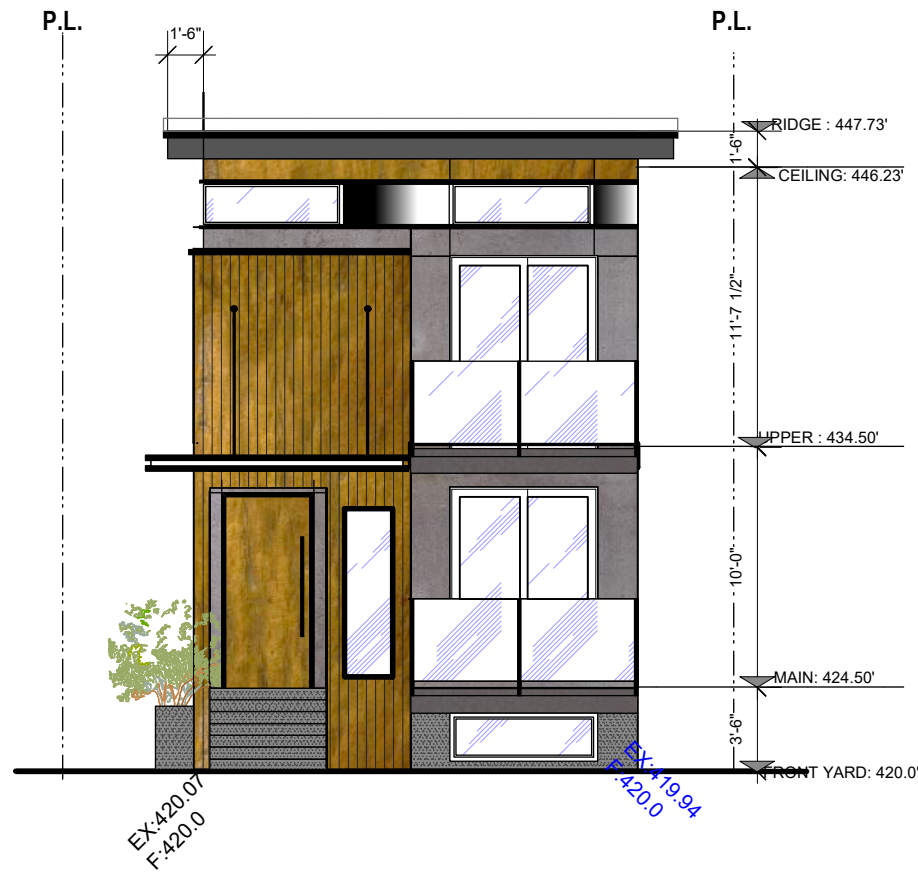
DRAWN BY:

CHECKED BY:
-M.R.

-R.CH

SCALE:

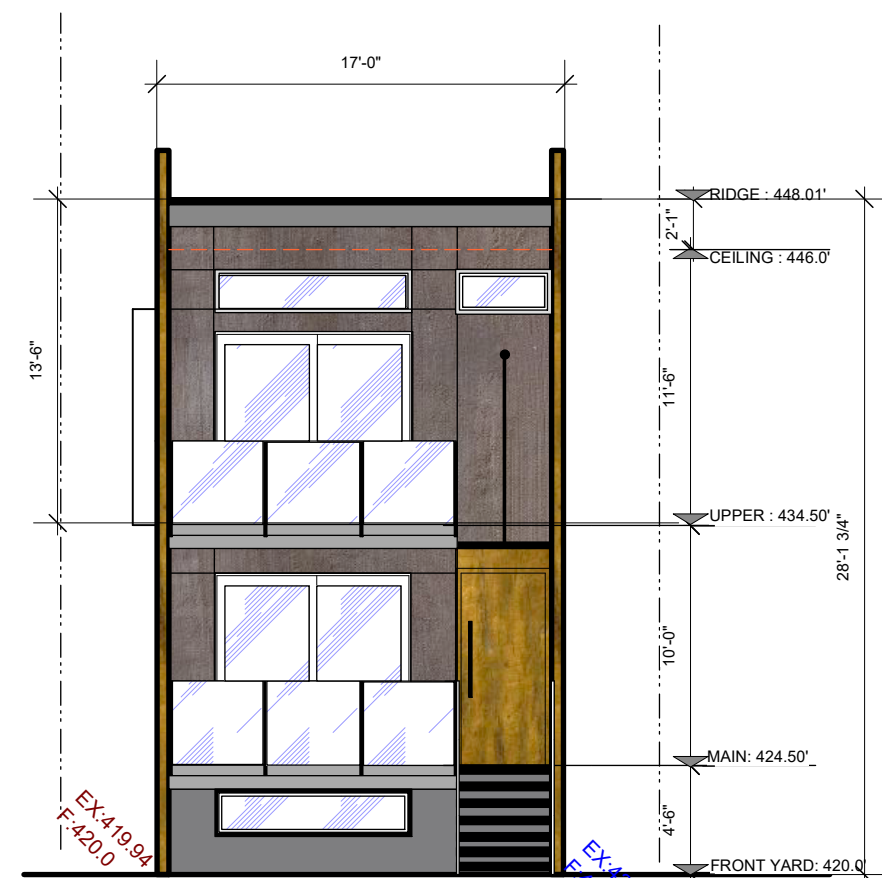
A-06



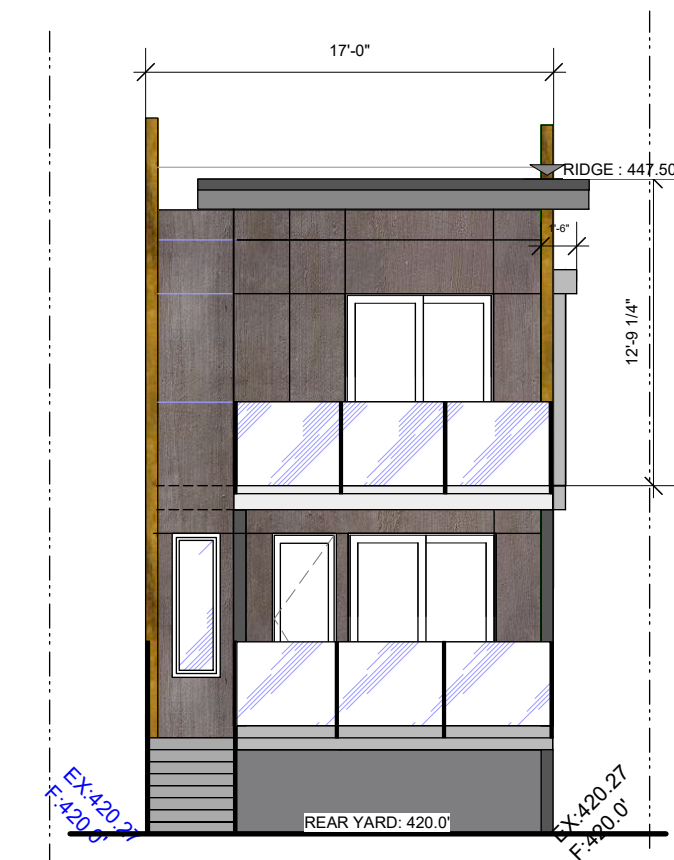
HOUSE A. NORTH ELEVATION



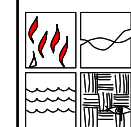
HOUSE A. SOUTH ELEVATION



HOUSE B. NORTH ELEVATION



HOUSE B. SOUTH ELEVATION



200-120 Lonsdale Ave
North Vancouver, B.C
V7M 2E8
Phone: (604)990-6662
Web: vernaculardesign.ca

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1	SUBDIV./REZ.	MAR. 24, 2023
No.	Issue for	DATE

PROJECT: PREAPP

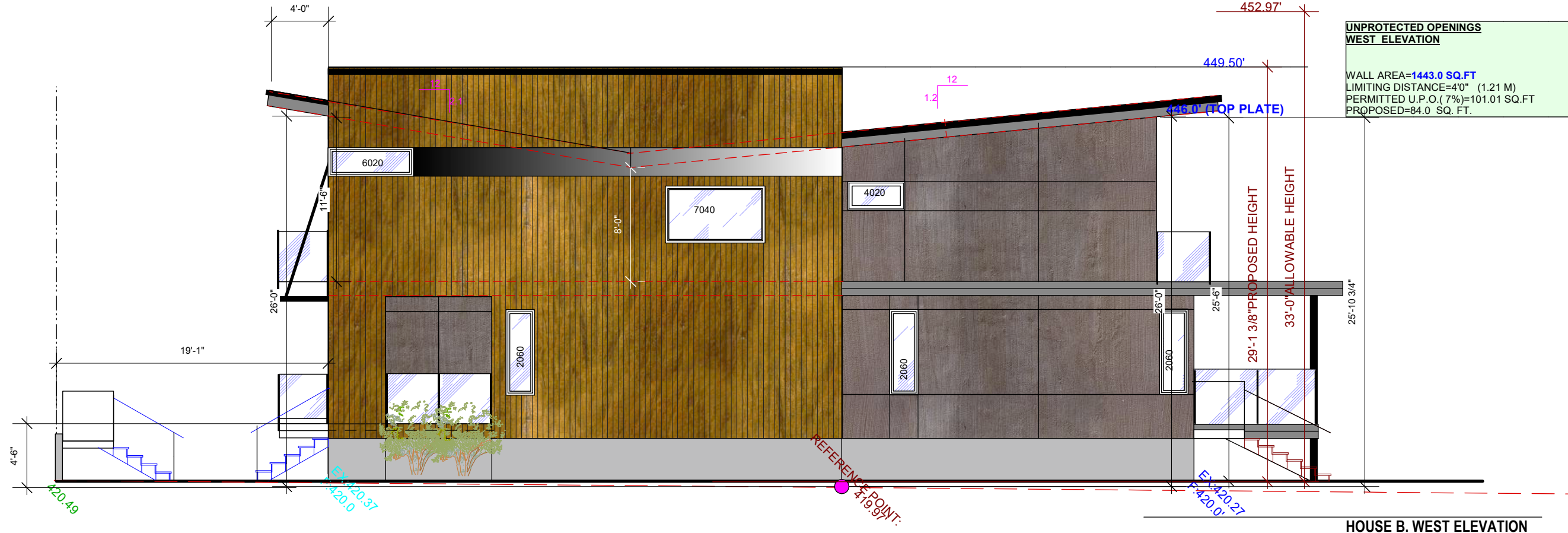
DRAWING TITLE:
**EAST & WEST ELEVATIONS
(HOUSE B)**

DATE: JUNE 2019
DRAWING NO.:

DRAWN BY:

CHECKED BY:
-M.R.
-R.CH

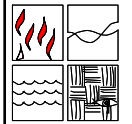
SCALE:
A-08



HOUSE B. WEST ELEVATION



HOUSE B, EAST ELEVATION



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LEGEND:

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- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT: PREAPP

1553 SUTHERLAND AVE.
NORTH VANCOUVER

DRAWING TITLE:

SECTIONS
HOUSE A

DATE:
JUNE 2019

DRAWING NO.:

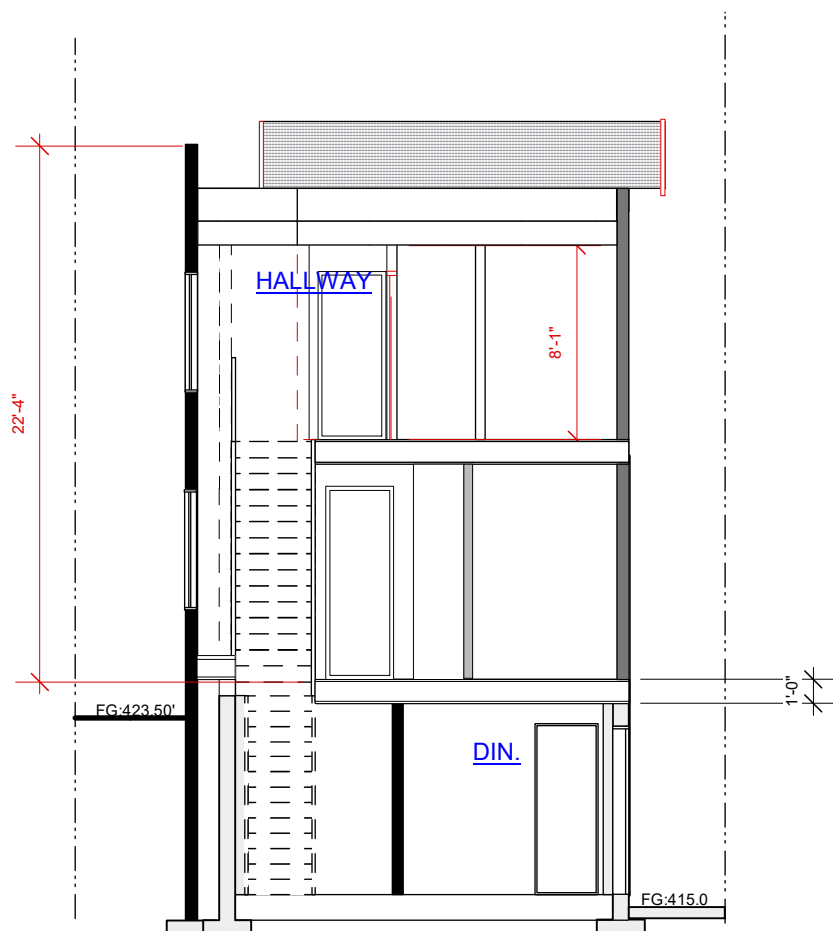
DRAWN BY:

CHECKED BY:
-M.R.

-R.CH

SCALE:

A-09



HOUSE A. SECTION BB

HOUSE A HEIGHT CALCULATION:

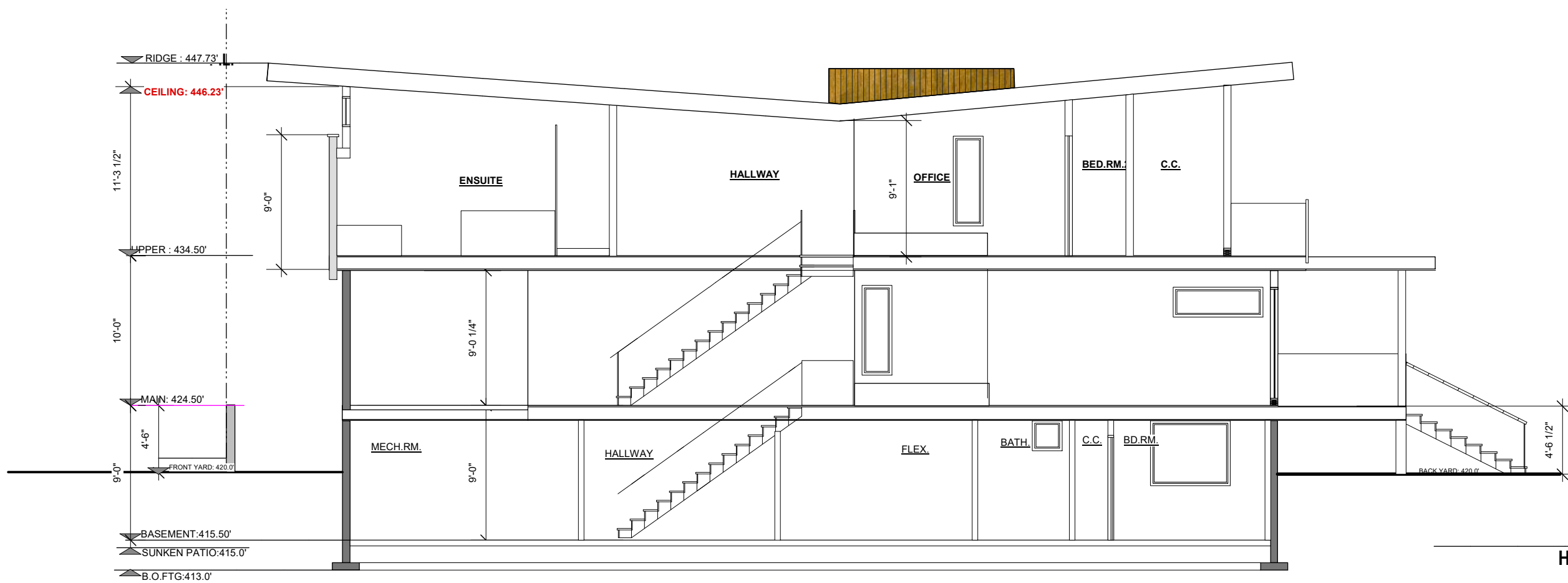
$$420.12+421.46=420.79$$

$$418.70+419.06=418.88$$

$$420.79+(418.88-420.79)\times 0.4=420.03 \text{ (REFERENCE POINT)}$$

$$\text{ALLOWABLE TOP PLATE.} = 420.03+26.2=446.23$$

$$\text{ALLOWABLE HEIGHT.} = 420.03+33$$



HOUSE A. SECTION AA

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1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT: PREAPP

**1553 SUTHERLAND AVE.
NORTH VANCOUVER**

DRAWING TITLE:

**SECTIONS
HOUSE B**

DATE:
JUNE 2019

DRAWING NO.:

DRAWN BY:

CHECKED BY:
-M.R.
-R.CH

SCALE:

A-10

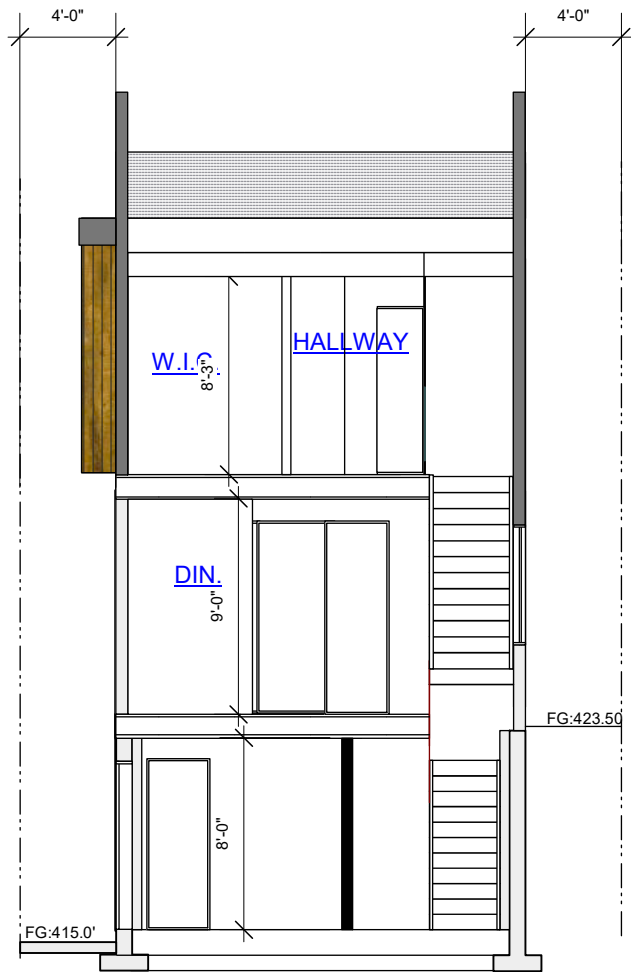
HOUSE B HEIGHT CALCULATION:

$420.86+420.12=420.49$
 $419.29+419.06=419.18$

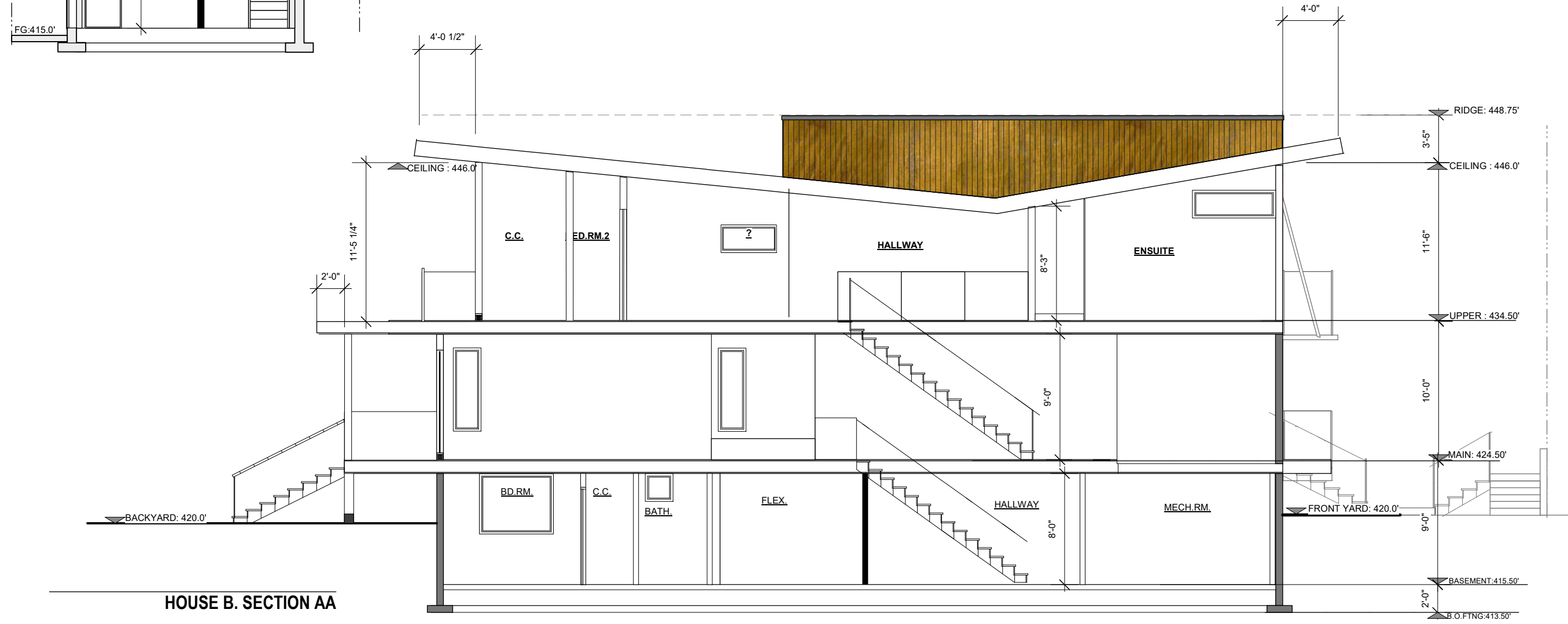
$420.49+(419.18-420.49)\times 0.4=419.97$ (REFERENCE POINT)

ALLOWABLE TOP PLATE. = $419.97+26.2=446.17$

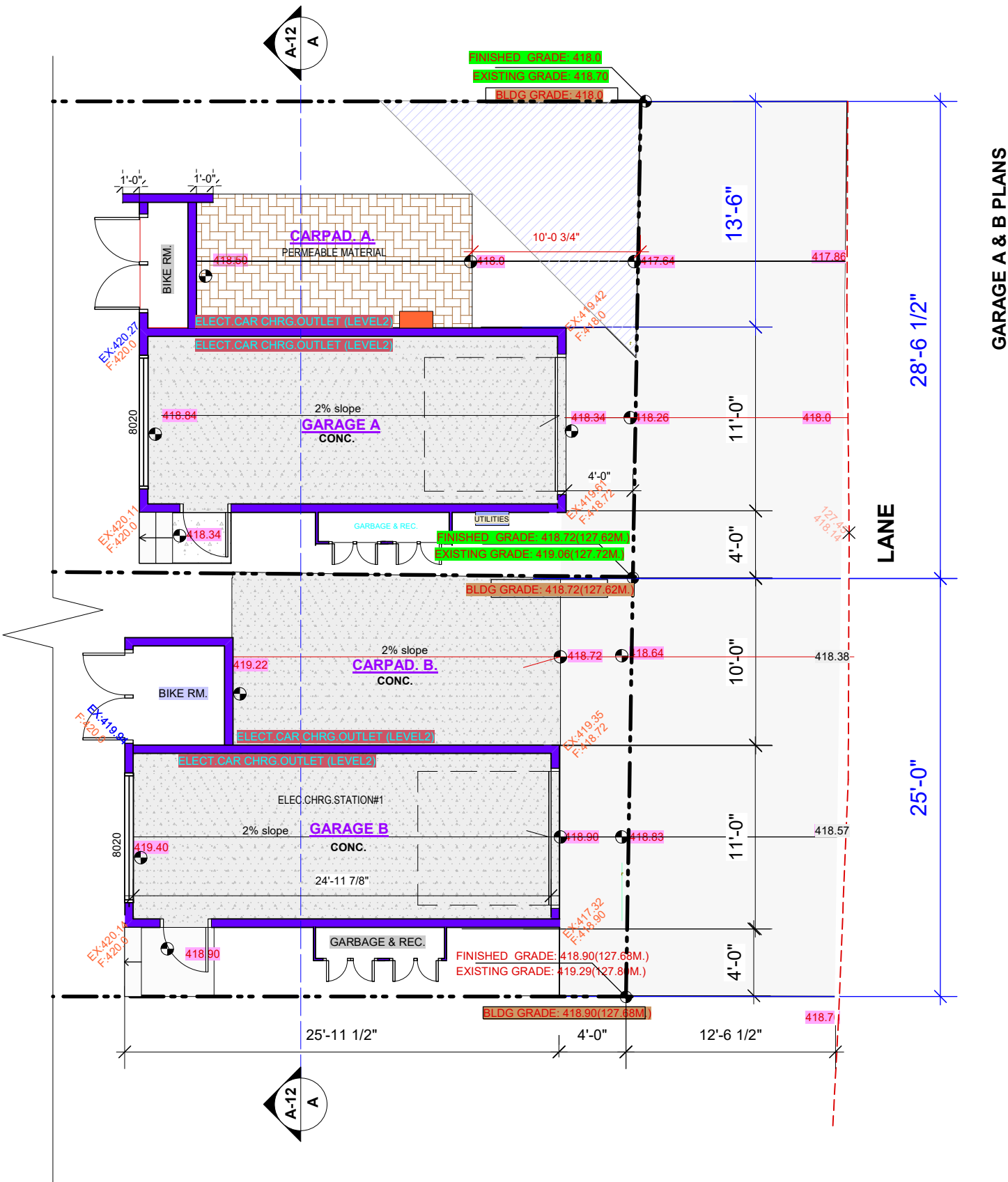
ALLOWABLE HEIGHT. = $419.97+33=452.97$



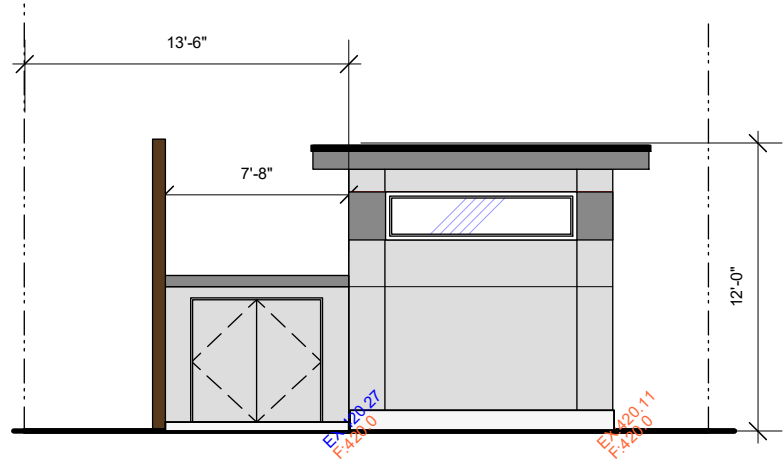
HOUSE B. SECTION BB



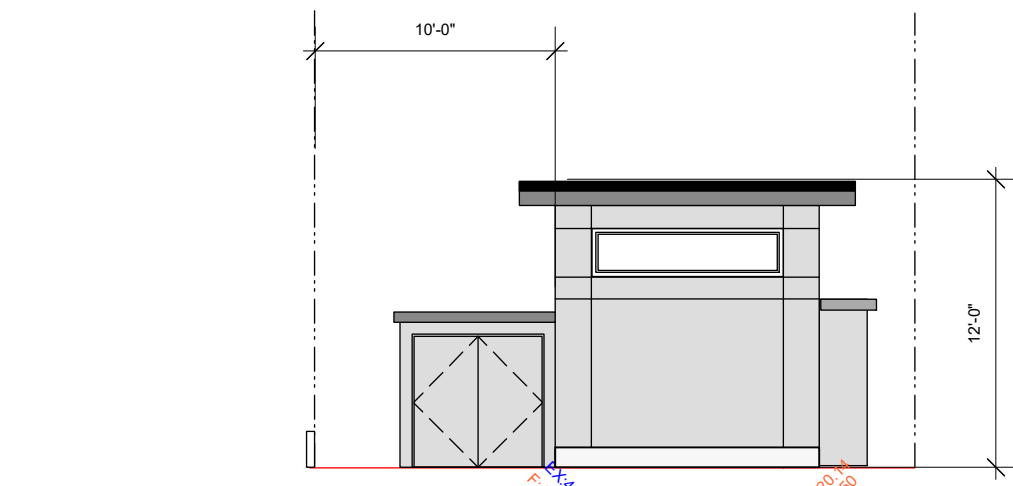
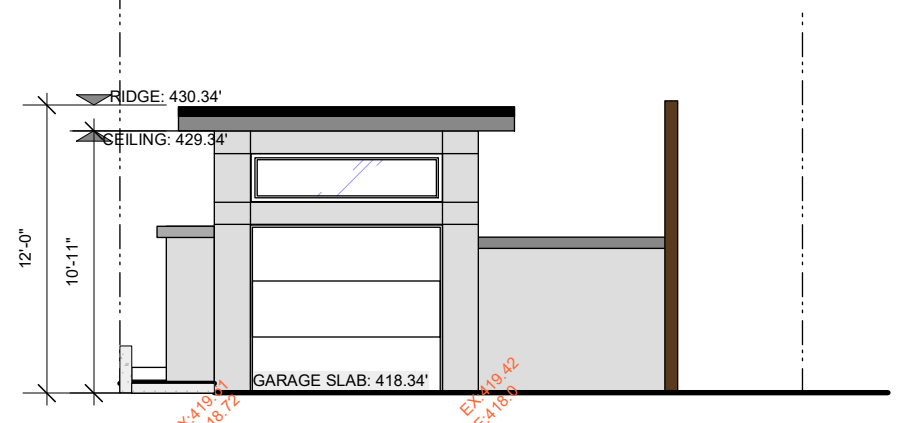
HOUSE B. SECTION AA



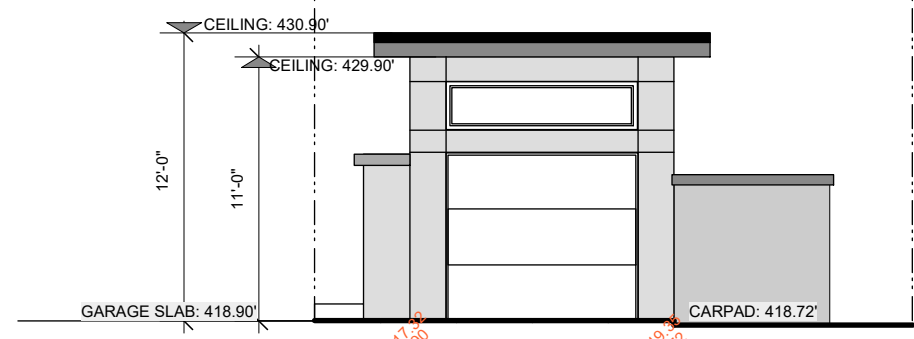
GARAGE A & B PLANS



GARAGE A, FRONT & REAR ELEVATIONS



GARAGE B, FRONT & REAR ELEVATIONS



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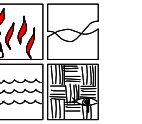
DRAWING TITLE:
GARAGE A & B PLANS & ELEVATIONS

DATE:
 JUNE 2019

DRAWN BY:

CHECKED BY:
 -M.R.
 -R.CH

SCALE:



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PROJECT:

1553 SUTHERLAND AVE.

DRAWING TITLE:

**GARAGE A & B
ELEVATIONS &
SECTIONS**

DATE:

JUNE 2019

DRAWING NO.:

A-12

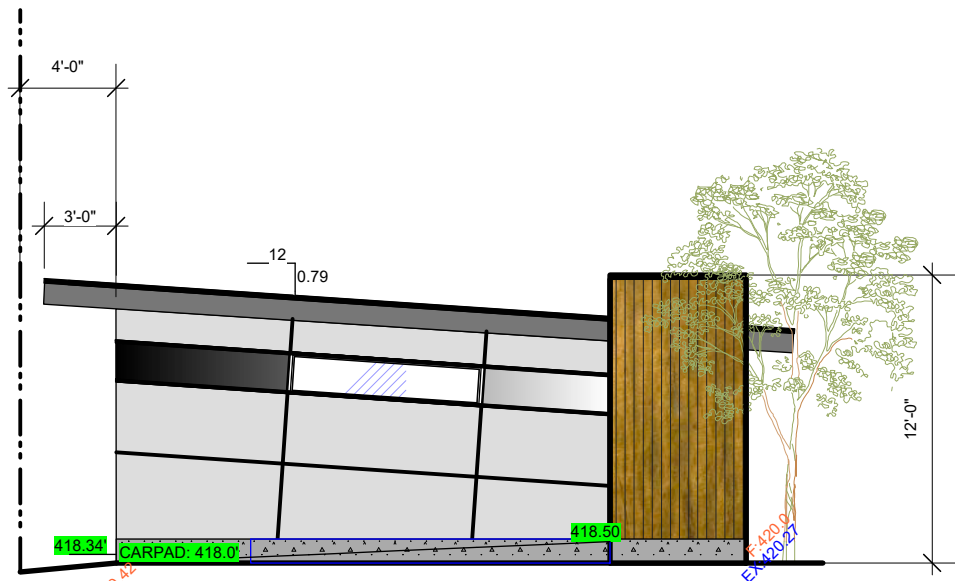
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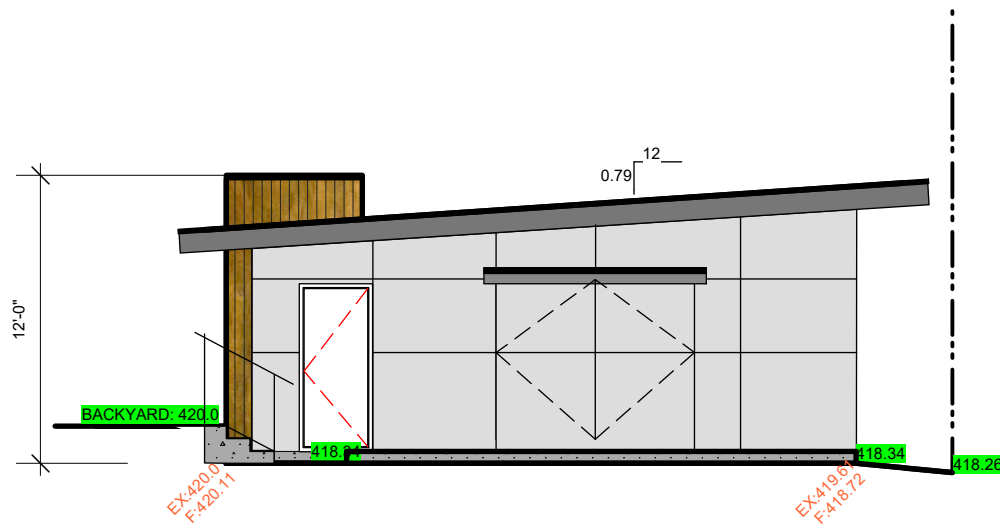
-M.R.

-R.CH

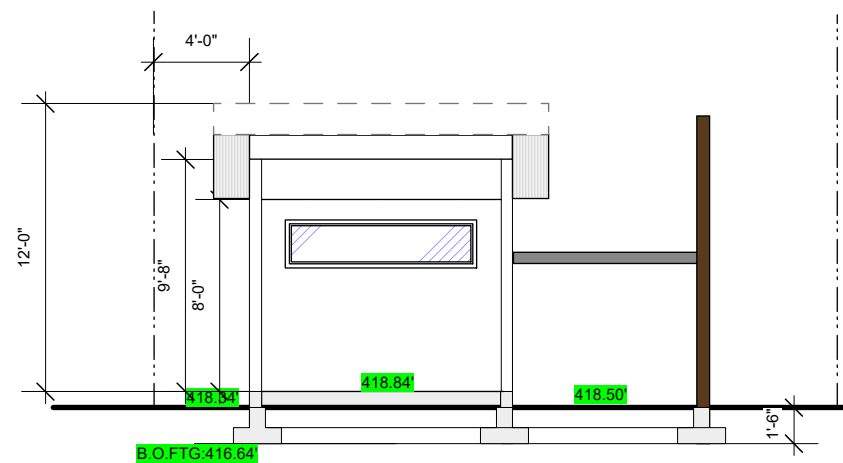
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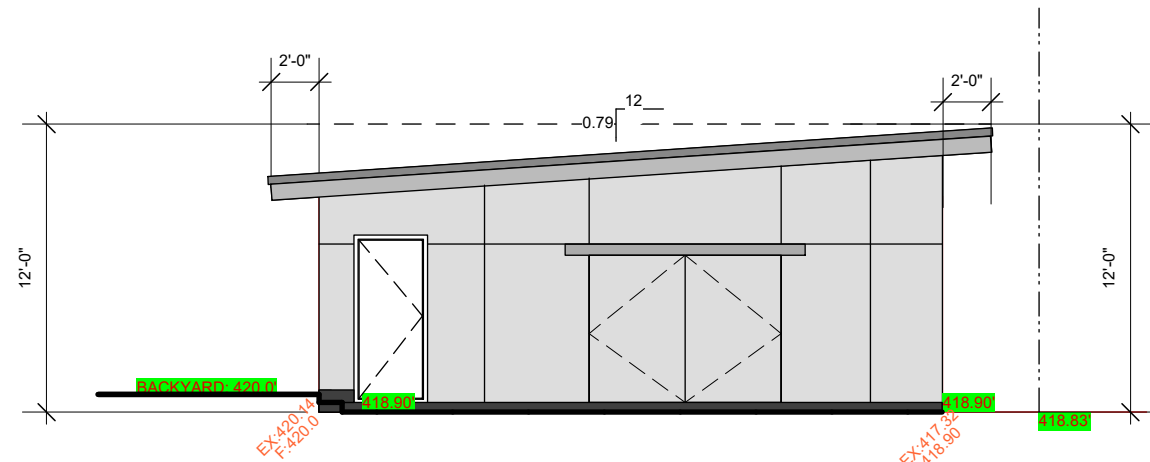
GARAGE A, EAST ELEVATION



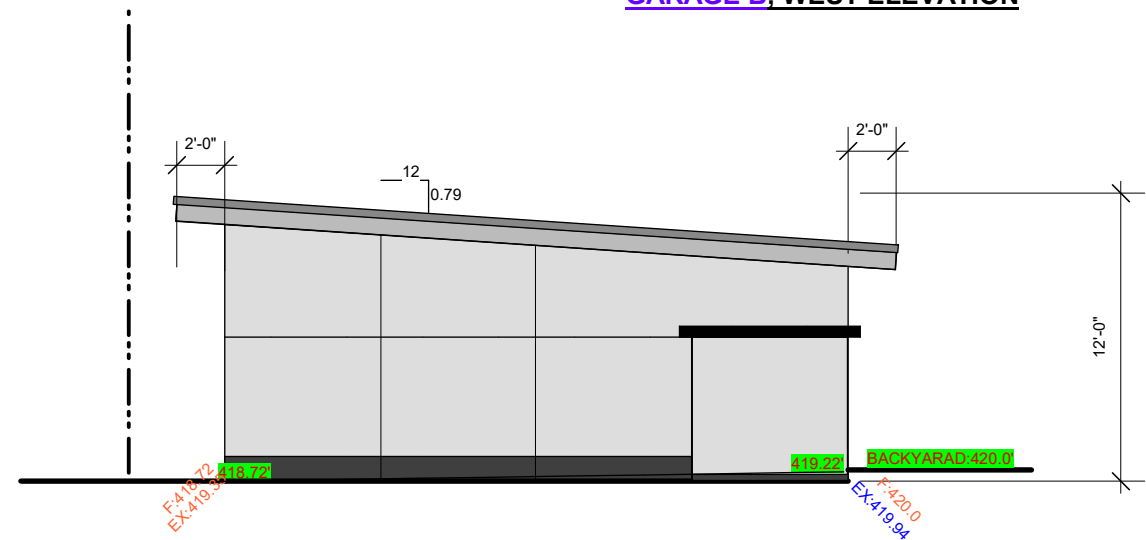
GARAGE A, WEST ELEVATION



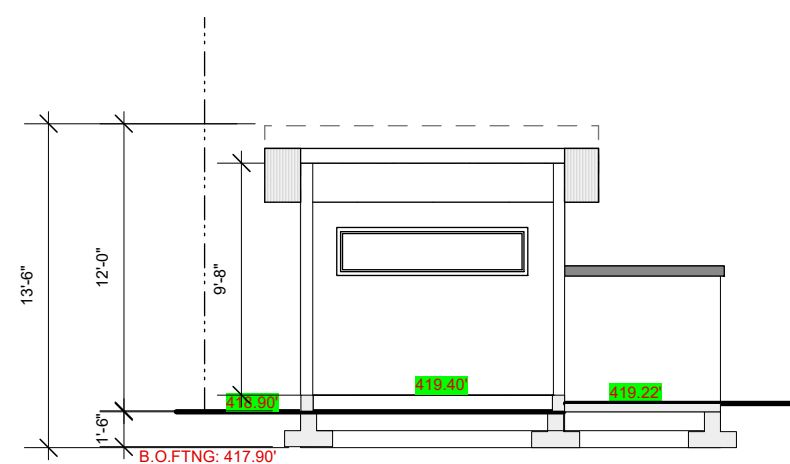
GARAGE A, SECTION



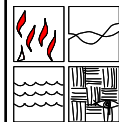
GARAGE B, WEST ELEVATION



GARAGE B, EAST ELEVATION



GARAGE B, SECTION



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LEGEND:

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6		
5		
4		
3		
2		
1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT: PREAPP

**1553 SUTHERLAND AVE.
NORTH VANCOUVER**

DRAWING TITLE:

STREET ELEVATIONS

DATE:

DRAWING NO.:

DRAWN BY :

CHECKED BY:

-M.R.

-R.CH

SCALE:

A-13



16TH ST. EAST, HOUSE A & B

1553 Sutherland ave. Nov/28/22

Type	Code	Common Name	Scientific Name	Size	Qty	Origin
Tree						
Deciduous	mgj	Magnolia-Yellow birds	Magnolia brooklynensis	5 cm. cal	1	non-native
Deciduous	mgn	magnolia - Pink	magnolia soulangeana	5 cm. cal	1	non-native
Deciduous	pr	Plum - Mirabelles (red)	Prunus serasifera	5 cm. cal	1	non-native
Deciduous	pa	Plum - Gold	Prunus americana	5 cm. cal	1	non-native
SHRUBS						
Shrub	sc	Sweet box	Sarcococa	#2 pot	60	non-native
Shrub	mo	Mexican Orange	Choisya ternata	#2 pot	16	non-native
Shrub	st	Strawberry tree	Arbutus unedo	#3 pot	6	native
Shrub	og	Oregon grape	Mahonia	#2 pot	14	native
Shrub	el	English Lavander	Lavandula angustifolia	#2 pot	80	non-native
Shrub	jsm	Japanese skimmia-male	Skimmia japonica	#2 pot	12	non-native
Shrub	jsf	Japanese skimmia-female	Skimmia japonica	#2 pot	12	non-native
Shrub	hb	Heavenly bamboo	Nandina domestica	#2 pot	22	non-native
Shrub	ey	English yew	Taxus baccata	#3 pot	40	non-native
GROUND COVERS						
Ground cover	cm	Creeping Mahonia	Mahonia repens	#1 pot	12	native
Ground cover	fg	Feather red grass	Calamagrostis	#2 pot	10	non-native
Ground cover	cg	Carex copper grass	Carex Buchanani	#2 pot	14	non-native
Ground cover	df	Deer fern	Blechnum spicant	#1 pot	32	native
Ground cover	sf	Sword fern	Polystichum munitum	#1 pot	32	native
Ground cover	sa	Salal	Gaultheria shallon	#1 pot	40	native

PAVEMENTS:

- Broom finish conc. paving w/scorelines
- "Aquapave" permeable conc. pavers with soldier course edge by Abbotsford Conc.
- Standard ('Natural' colour)
- 75mm (3") depth of compacted granite screenings over 100mm compacted granular base.

DECIDUOUS TREE PLANTING:

- 50x50x2450mm p.t. fir stakes extending 150 past rootball into subgrade. Do not penetrate rootball remove stakes after one (1) year
- 38mm wide tree tape looped around tree in figure 8 attached to stake with shingle nails
- 50x50x2450mm p.t. fir stakes extending 150 past rootball into subgrade. Do not penetrate rootball remove stakes after one (1) year
- Compacted subgrade

-Finish grade

-Mulch as per landscape specification

-Pit size to be rootball width plus 600mm minimum

-Backfill with growing medium as per landscape specification compacted in 300mm lifts to 85% MPD. 100mm deep saucer formed in growing medium for initial year of watering. Plant tree at original nursery planting depth

GENERAL NOTES

- Any areas of compacted soil (through construction or removal of old sidewalk or roadway, etc.) to be replaced with 600mm depth of turf-blend soil and sod over 150mm of scarified subgrade
- 300mm depth of continuous root barrier to be installed at front edge of proposed sidewalks and on both sides of entry walks
- All concrete flatwork to receive "California Style" tooled control joints with light broom finish
- All sod to be Chaffer-resistant (contain over 70% Tall Turf-type Fescue)

- 1- PROVIDE ELECTRICAL HIGH AND LOW VOLTAGE ELECTRICAL LINES FOR LANDSCAPE AND SPRINKLER.
- 2- ON EXT. WALLS OF HOUSE AND GARAGE PROVIDE MOTION LIGHTS.
- 3- PROVIDE CEDAR FENCE MAX. 1.5 M HT. FROM REAR PROPERTY TO LINE OF FRONT SETBACK

- 4- PROVIDE WATER LINE AND POWER FOR AUTOMATIC SPRINKLER FOR BOTH HOUSES.
- 5- LOCATION OF UTILITIES SUBJECT TO SITE CONDITION TO BE DETERMINED AT B.P. PHASE

LEGEND

- STEP LIGHT POWERED BY HIGH VOLT.
- ▲ UPRIGHT LIGHT FOR TREES POWERED BY LOW VOLT.
- PLANTING BED
- PLANTS

Vernacular
design

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Web: vernaculardesign.ca

CONSULTANTS:

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REVISION:

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1	SUBDEV./REZ.	MAR. 22, 2023

PROJECT: PREAPP

1553 SUTHERLAND AVE.

LANDSCAPE PLAN

DATE: DRAWING NO.:

DRAWN BY:

CHECKED BY: -M.R.

SCALE: **L-01**

