



**East 16<sup>th</sup> Street Elevation**

**DRAWING INDEX:**

**ARCHITECTURAL DRAWINGS [24X36 Format]**

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- A-02 FLOOR PLANS - BASEMENT BOTH LOTS
- A-03 FLOOR PLANS - MAIN BOTH LOTS
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**SUBDIVISION & REZONING APPLICATION**

**HOMES ON THE SIXTEENTH**

**442 EAST 16<sup>TH</sup> STREET, NORTH VANCOUVER**

Legal Address: LOT 18, BLOCK 34, DL. 550, PLAN 1698

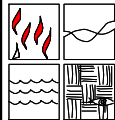
PID: 007-405-677

OWNER: KAMRAN KHEIRANI

APPLICANT: VERNACULAR STUDIO INC.

**ISSUED FOR: SUBDIVISION & REZONING**

**SEPTEMBER/6/2022**



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**LEGEND:**

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

**REVISION:**

No.	Issue for	DATE
6	B.P.	
5		
4		
3		
2	SUBDIV/REZ.	OCT.03 2022
1	SUBDIV/REZ.	SEP.07 2022

**PROJECT:** PREAPP

**442  
E 16TH ST.**

**DRAWING TITLE:**

**SITE PLAN**

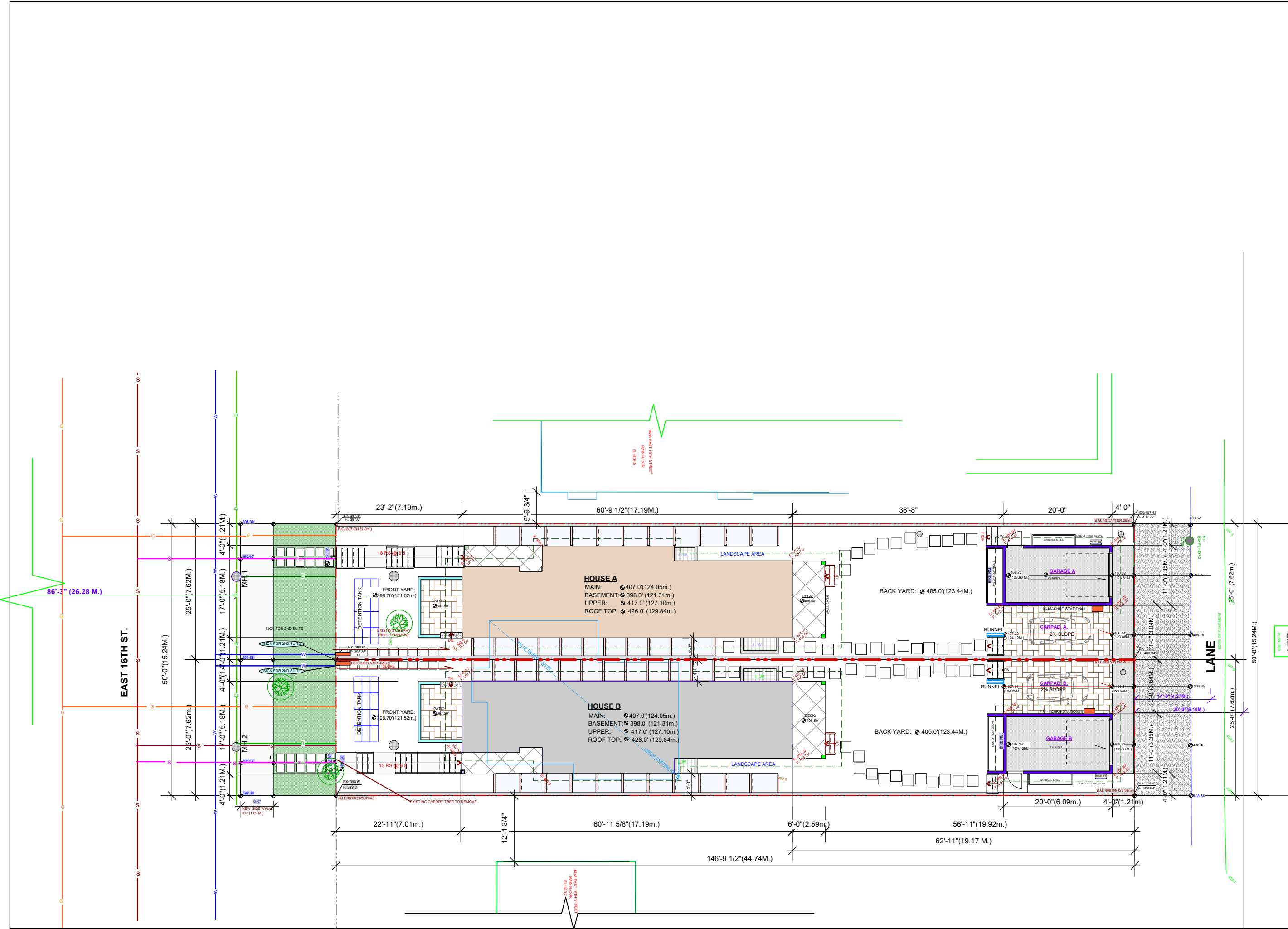
**DATE:** JUNE 2019  
**DRAWING NO.:**

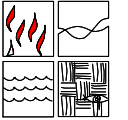
**DRAWN BY:**

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

**SCALE:**

**A-01**





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**LEGEND:**

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

**REVISION:**

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	SEP.07.2022

PROJECT: PREAPP

**442  
E 16TH ST.**

**DRAWING TITLE:**

**BASEMENT  
FLOOR PLANS**

DATE:  
JUNE 2019

DRAWING NO.:

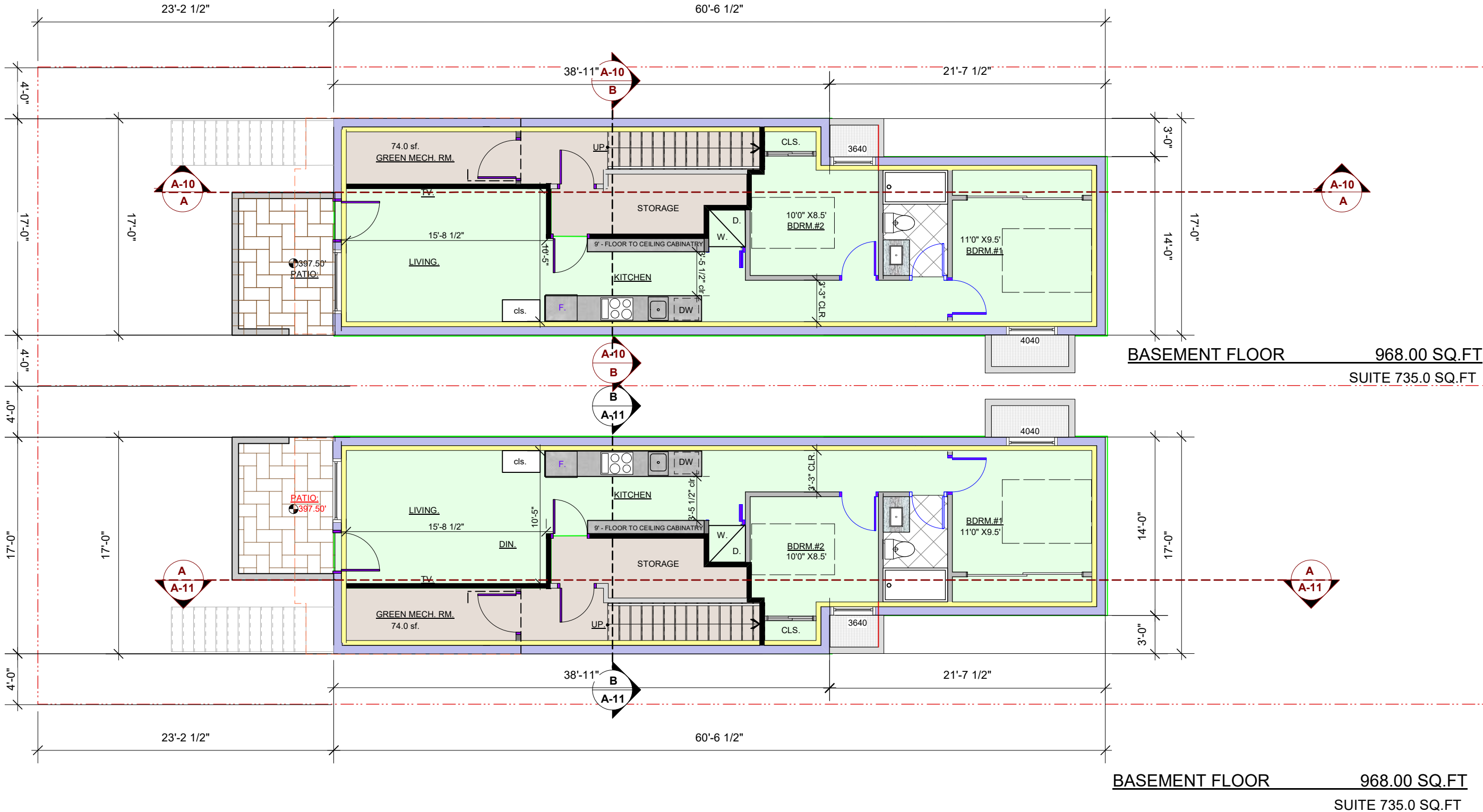
DRAWN BY:

CHECKED BY:  
-M.R.

-R.CH

SCALE:

**A-02**



**BASEMENT FLOOR** 968.00 SQ.FT  
SUITE 735.0 SQ.FT

**BASEMENT FLOOR** 968.00 SQ.FT  
SUITE 735.0 SQ.FT



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**LEGEND:**

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

**REVISION:**

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	SEP 07 2022

**PROJECT:** PREAPP

**442  
E 16TH ST.**

**DRAWING TITLE:**

**MAIN FLOOR PLANS**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

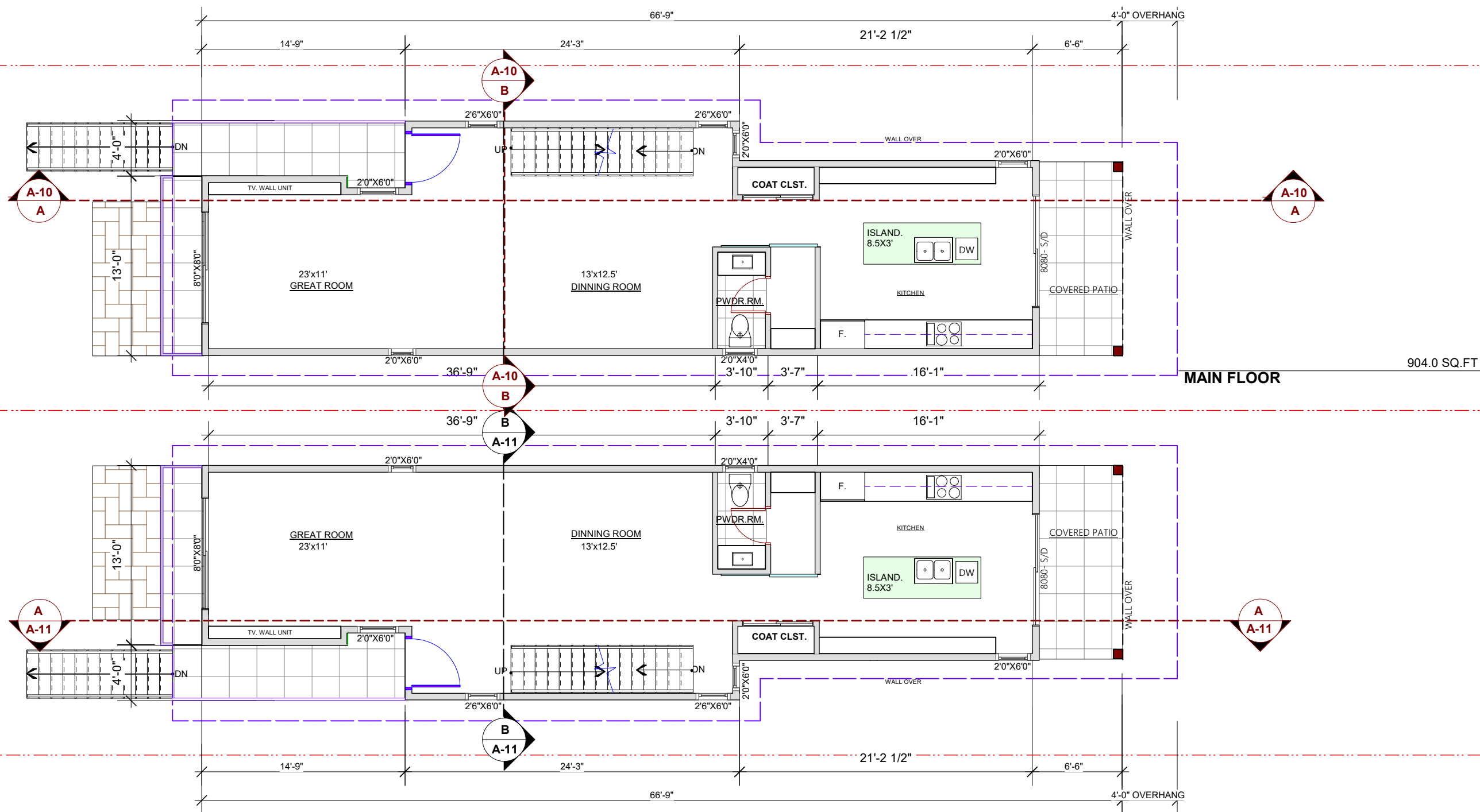
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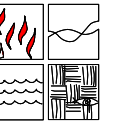
**CHECKED BY:**  
-M.R.

-R.CH

**SCALE:**

**A-03**





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**LEGEND:**

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

**REVISION:**

6	B.P.	
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1	SUBDIV/REZ.	SEP.07 2022
No.	Issue for	DATE

**PROJECT:** PREAPP

**442  
E 16TH ST.**

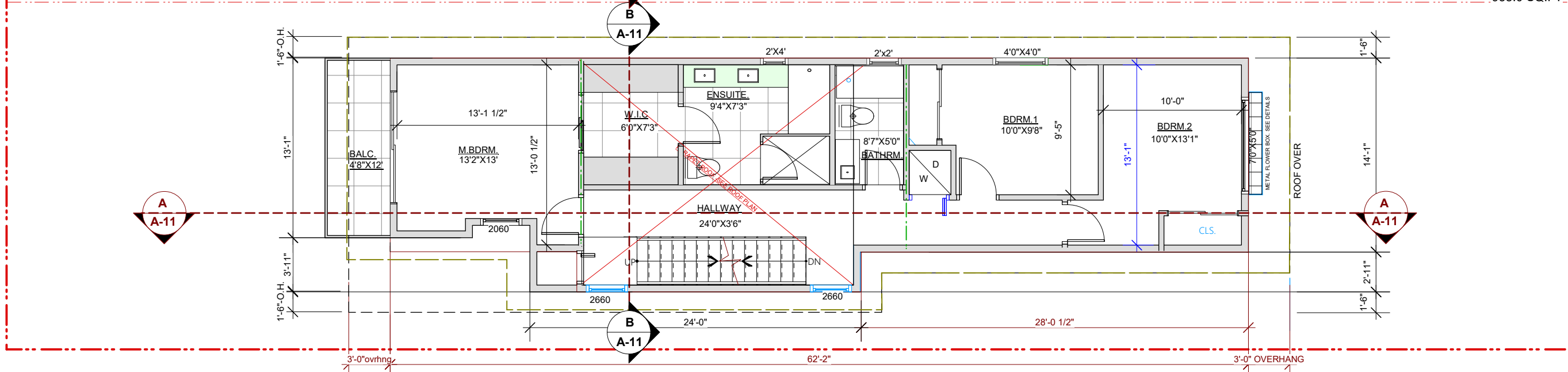
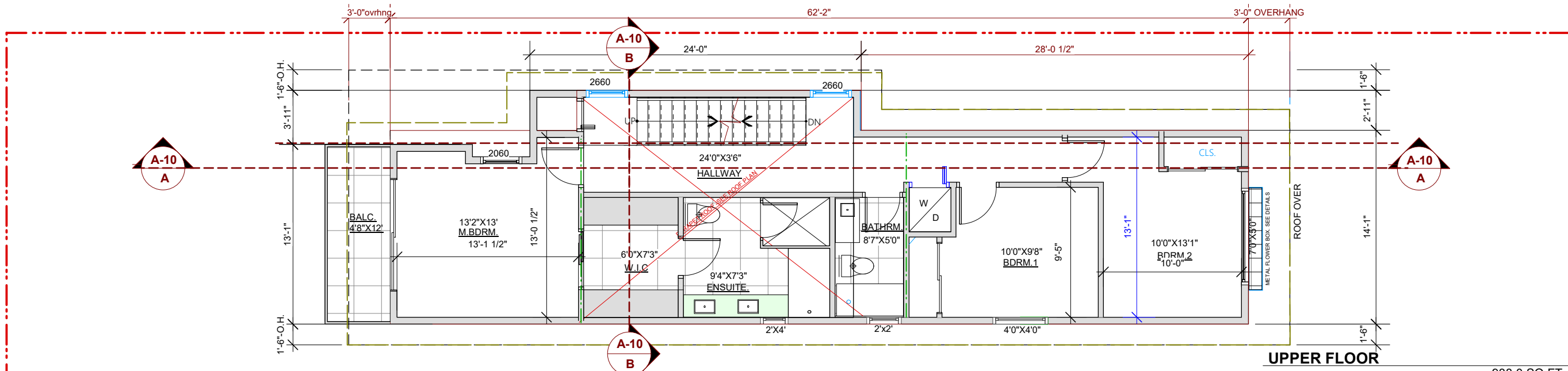
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UPPER FLOOR PLANS

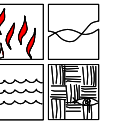
**DATE:** JUNE 2019 **DRAWING NO.:**

**DRAWN BY:**

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

**SCALE:** **A-04**





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**LEGEND:**

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

**REVISION:**

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	SEP.07 2022

PROJECT: PREAPP

**442  
E 16TH ST.**

**DRAWING TITLE:**

**ROOF PLANS**

DATE:  
JUNE 2019

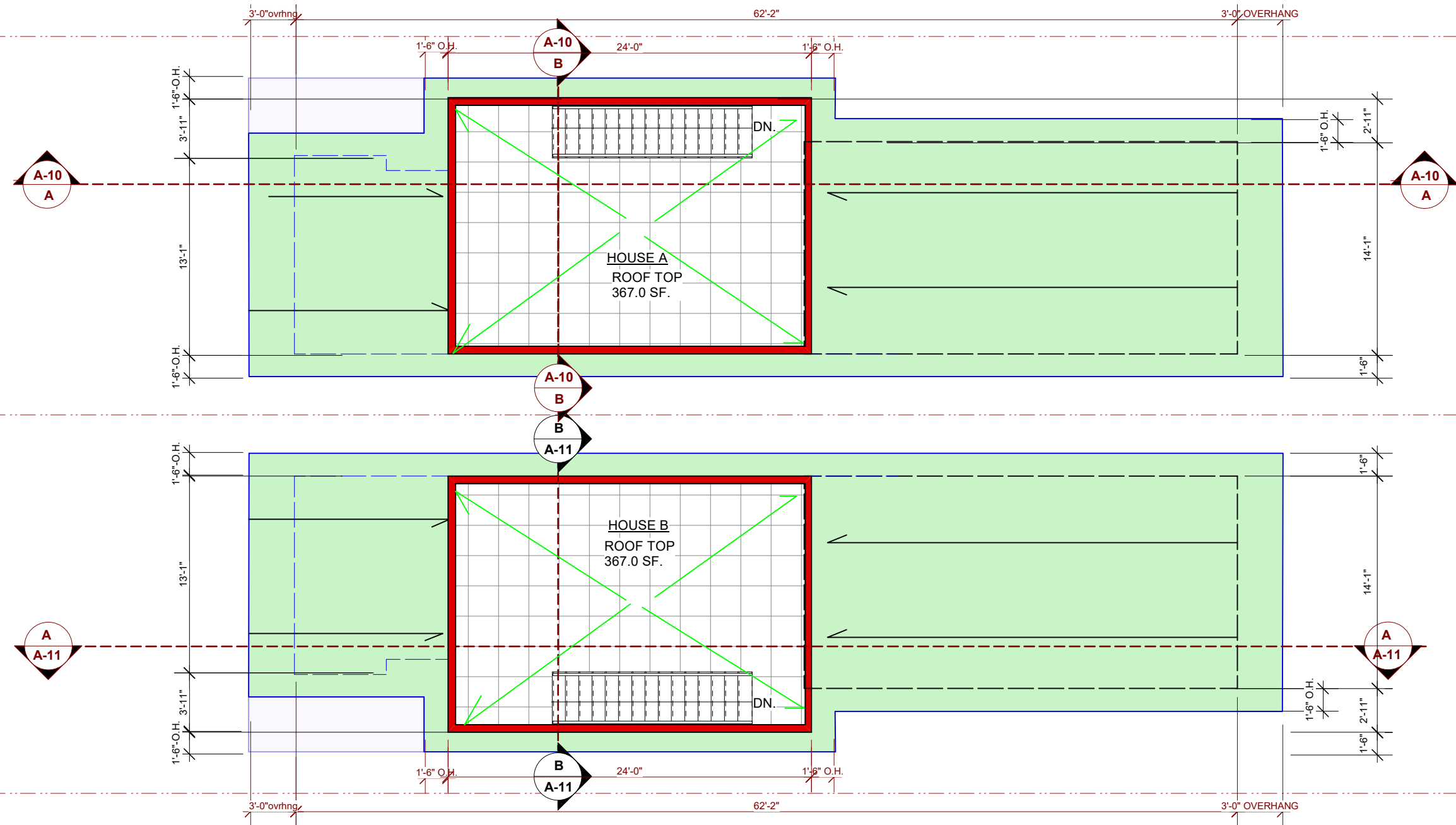
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DRAWN BY :

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

SCALE:

**A-05**





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**LEGEND:**

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

**REVISION:**

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1	SUBDIV/REZ.	SEP.07 2022
No.	Issue for	DATE

**PROJECT:** PREAPP

**442  
E 16TH ST.**

**DRAWING TITLE:**

**FRONT ELEVATIONS**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**

**CHECKED BY:**  
-M.R.

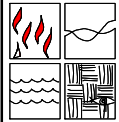
-R.CH

**SCALE:**

**A-06**



**FRONT ELEVATIONS**



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**LEGEND:**

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

**REVISION:**

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	SEP.07 2022

PROJECT: PREAPP

**442  
E 16TH ST.**

**DRAWING TITLE:**

**REAR ELEVATIONS**

DATE:  
JUNE 2019

DRAWING NO.:

DRAWN BY :

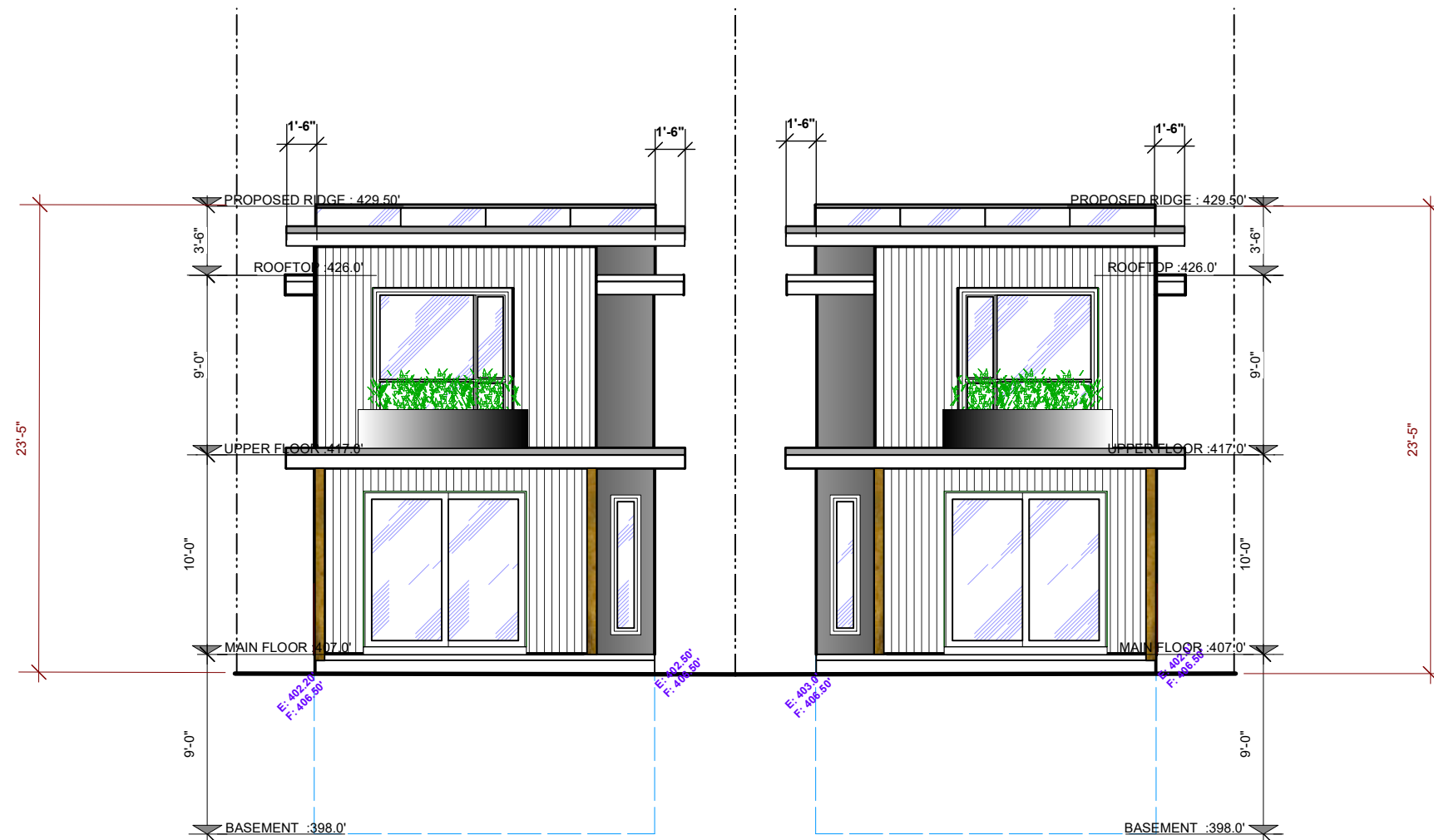
CHECKED BY:

-M.R.

-R.CH

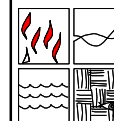
SCALE:

**A-07**



**REAR ELEVATIONS**





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**LEGEND:**

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

**REVISION:**

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	SEP.07.2022

**PROJECT:** PREAPP

**442  
E 16TH ST.  
HOUSE 'A'**

**DRAWING TITLE:  
EAST & WEST  
ELEVATIONS**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

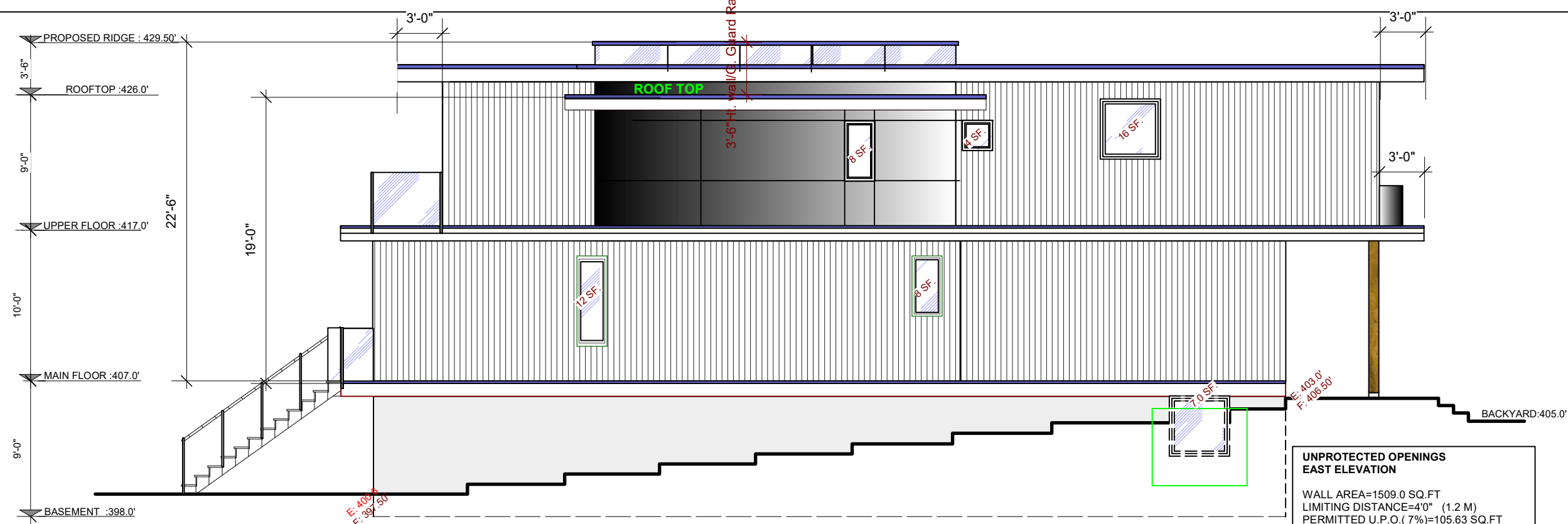
**DRAWN BY:**

**CHECKED BY:**  
-M.R.

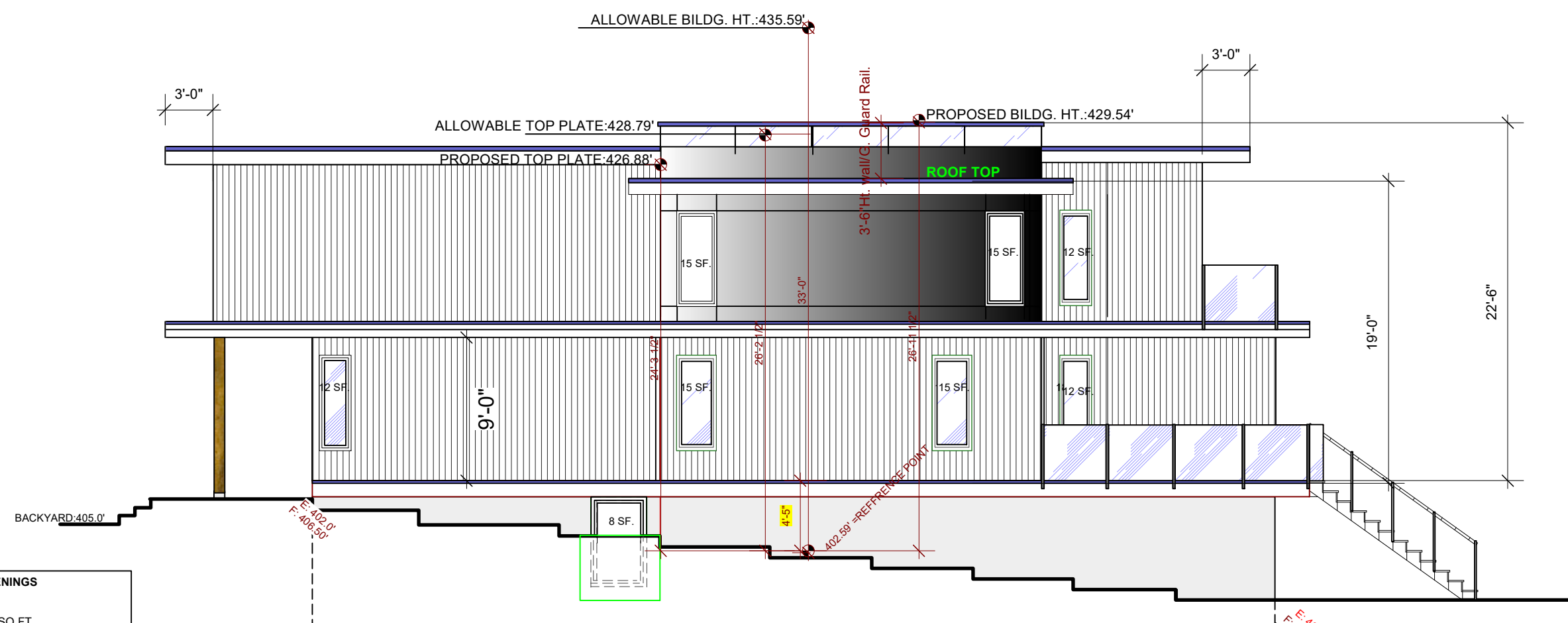
-R.CH

**SCALE:**

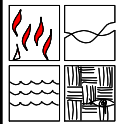
**A-08**



**EAST ELEVATION**



**WEST ELEVATION**



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	SEP.07.2022

PROJECT: PREAPP

**442  
E 16TH ST.  
HOUSE 'B'**

DRAWING TITLE:  
**EAST & WEST  
ELEVATIONS**

DATE:  
JUNE 2019

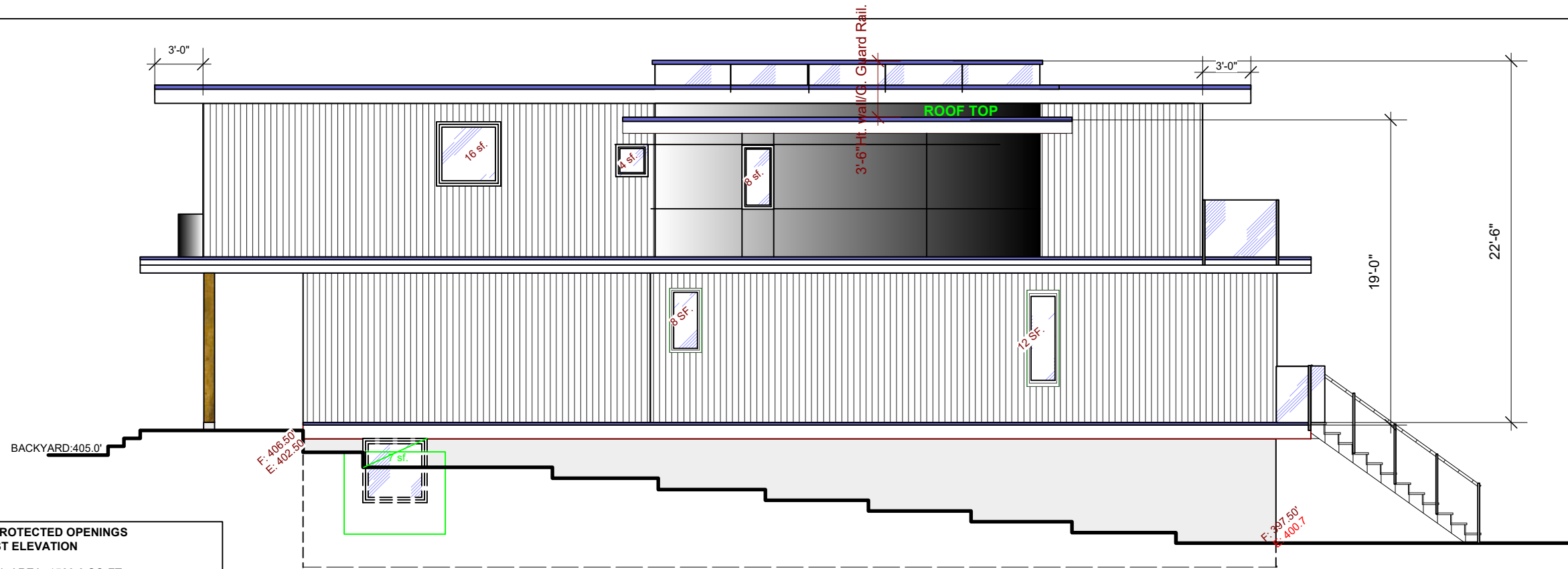
DRAWING NO.:

DRAWN BY :

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

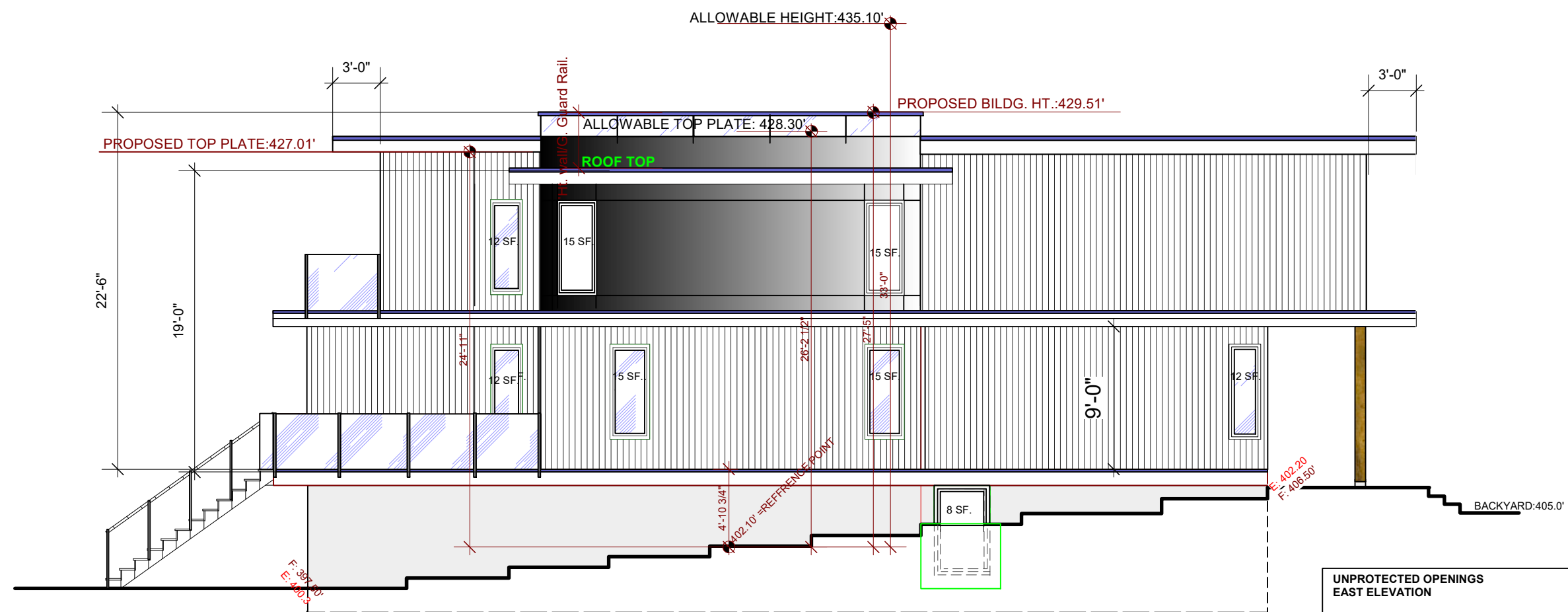
SCALE:

**A-09**



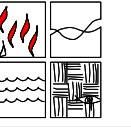
**UNPROTECTED OPENINGS  
WEST ELEVATION**  
WALL AREA=1509.0 SQ.FT  
LIMITING DISTANCE=4'0" (1.2 M)  
PERMITTED U.P.O. (7%)=105.63 SQ.FT  
PROPOSED=55.0 SQ. FT.

**WEST ELEVATION**



**UNPROTECTED OPENINGS  
EAST ELEVATION**  
WALL AREA=1515.0 SQ.FT  
LIMITING DISTANCE=4'0" (1.2 M)  
PERMITTED U.P.O. (7%)=106.05 SQ.FT  
PROPOSED=104.0 SQ. FT.

**EAST ELEVATION**



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**LEGEND:**

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

**REVISION:**

6	B.P.	
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1	SUBDIV/REZ.	SEP.07 2022
No.	Issue for	DATE

PROJECT: PREAPP

**442  
E 16TH ST.  
HOUSE 'A'**

**DRAWING TITLE:**

**SIDE ELEVATION**

DATE:  
JUNE 2019

**DRAWING NO.:**

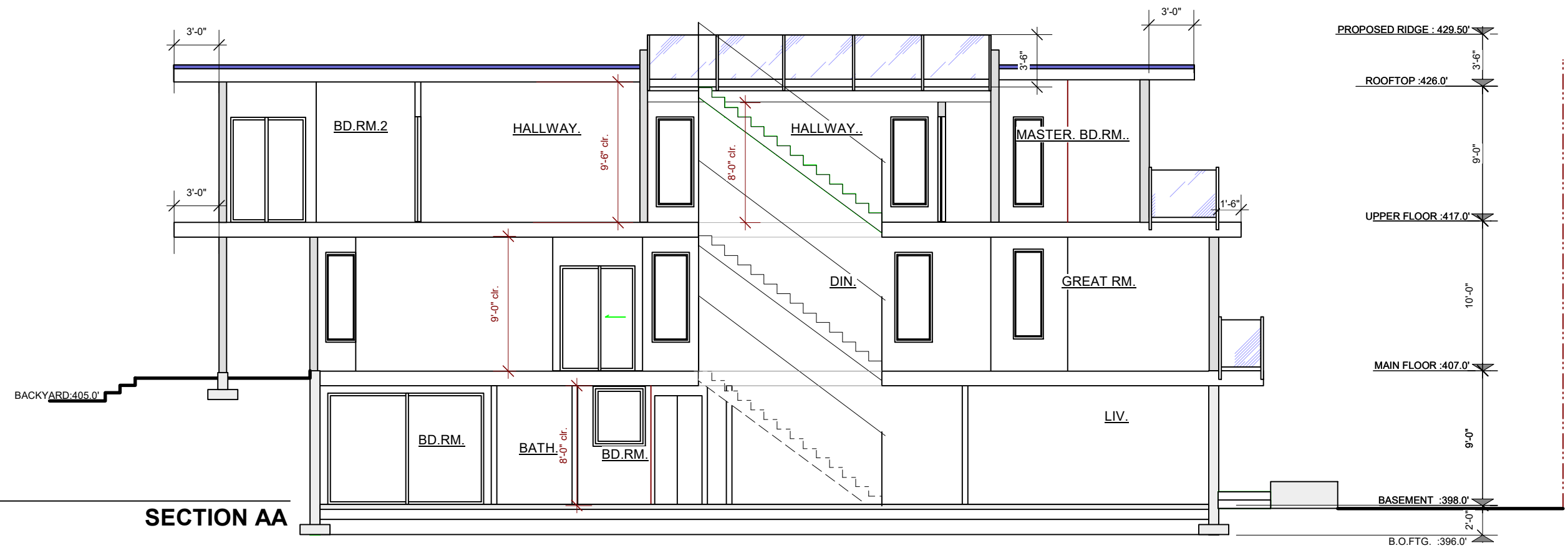
DRAWN BY :

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-M.R.

-R.CH

SCALE:

**A-10**



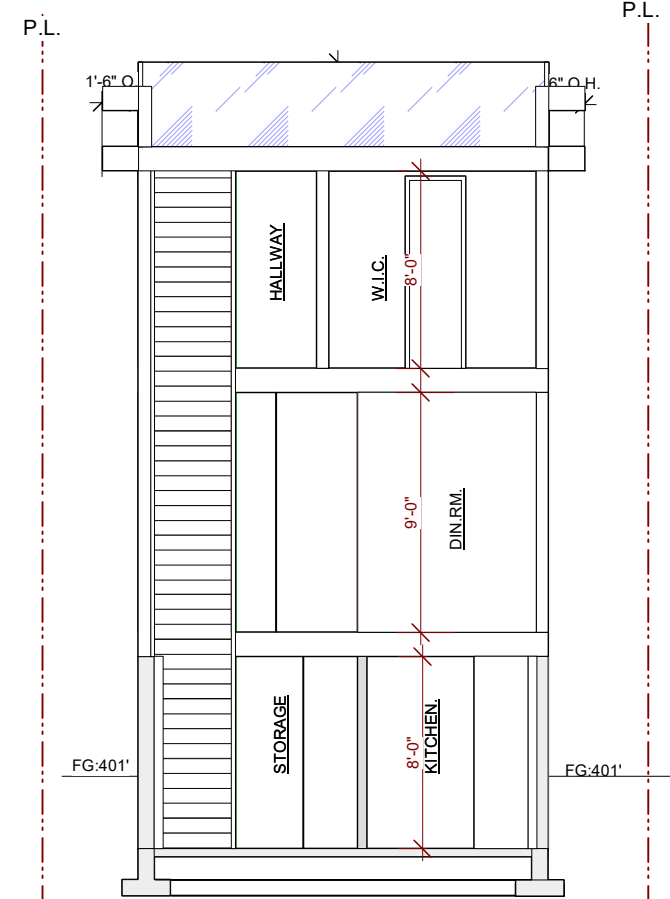
**SECTION AA**

HOUSE 'A'  
HEIGHT CALCULATIONS:  
F:  $398.6' + 398.6'/2 = 398.6'$   
R:  $408.84' + 408.34'/2 = 408.59'$

REF. POINT:  
 $398.6' + (408.59' - 398.6') \times 0.4 = 402.59'$

ALLOWABLE TOP PLATE:  $402.59' + 26.2' = 428.79'$

ALLOWABLE BILDG. HT.:  $402.59' + 33' = 435.59'$



**SECTION BB**



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**LEGEND:**

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

**REVISION:**

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	SEP.07.2022

PROJECT: PREAPP

**442  
E 16TH ST.  
HOUSE 'B'**

DRAWING TITLE:

**SIDE ELEVATION**

DATE:  
JUNE 2019

DRAWING NO.:

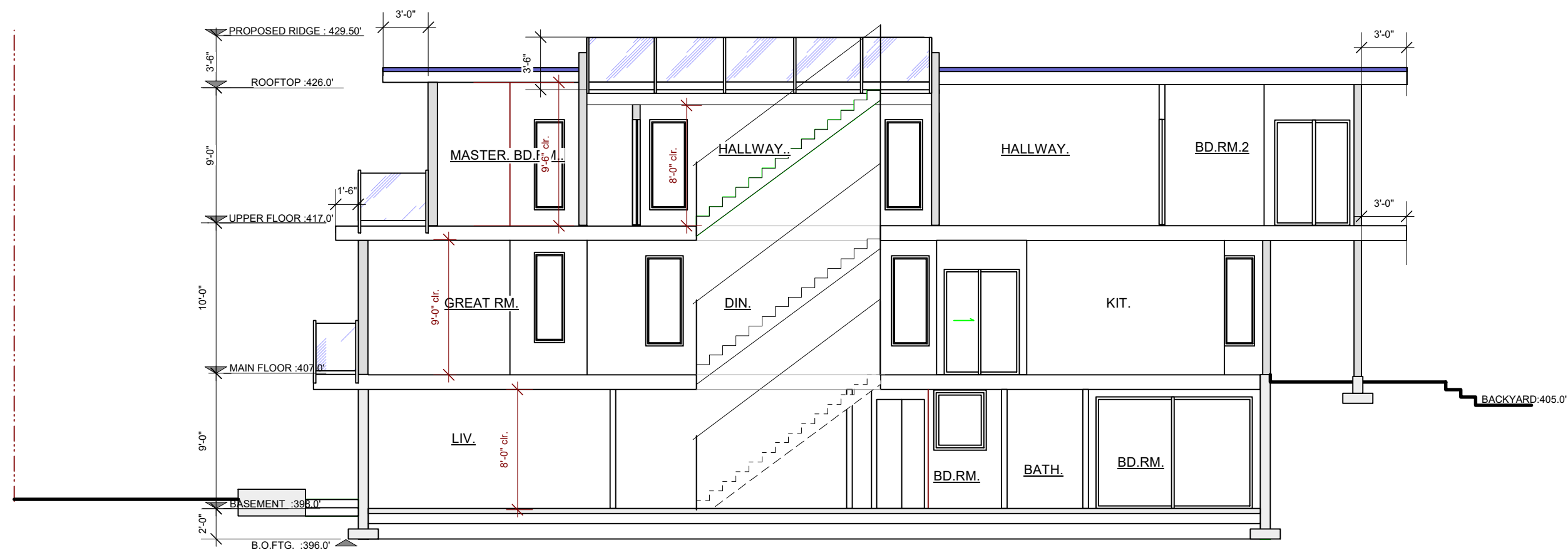
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CHECKED BY:  
-M.R.

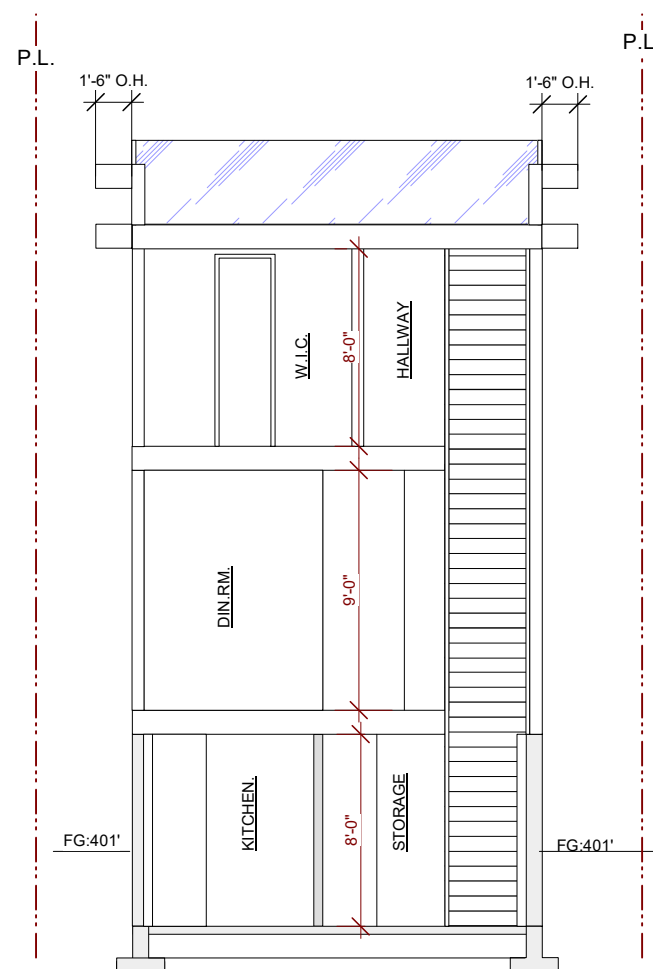
-R.CH

SCALE:

**A-11**



**SECTION AA**



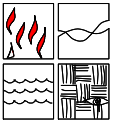
**SECTION BB**

**HOUSE 'B'  
HEIGHT CALCULATIONS:**  
 F:  $397.9 + 398.6/2 = 398.25'$   
 R:  $407.43' + 408.34/2 = 407.88'$

**REF. POINT:**  
 $398.25 + (407.88 - 398.25) \times 0.4 = 402.10'$

**ALLOWABLE TOP PLATE:**  $402.10' + 26.2' = 428.30'$

**ALLOWABLE BILDG. HT.:**  $402.10' + 33' = 435.10'$



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**LEGEND:**

- FINISH ELEV.
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- SMOKE ALARM

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PROJECT: PREAPP

**442  
E 16TH ST.**

DRAWING TITLE:  
**GARAGE A & B  
PLANS &  
ELEVATIONS**

DATE:  
JUNE 2019

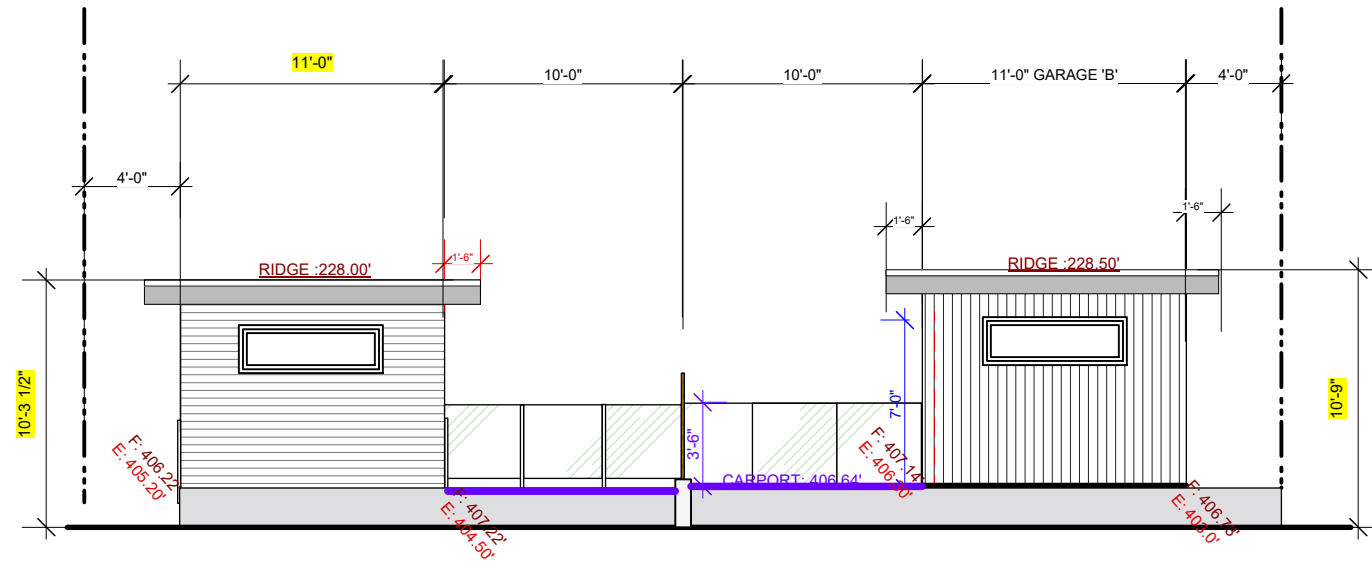
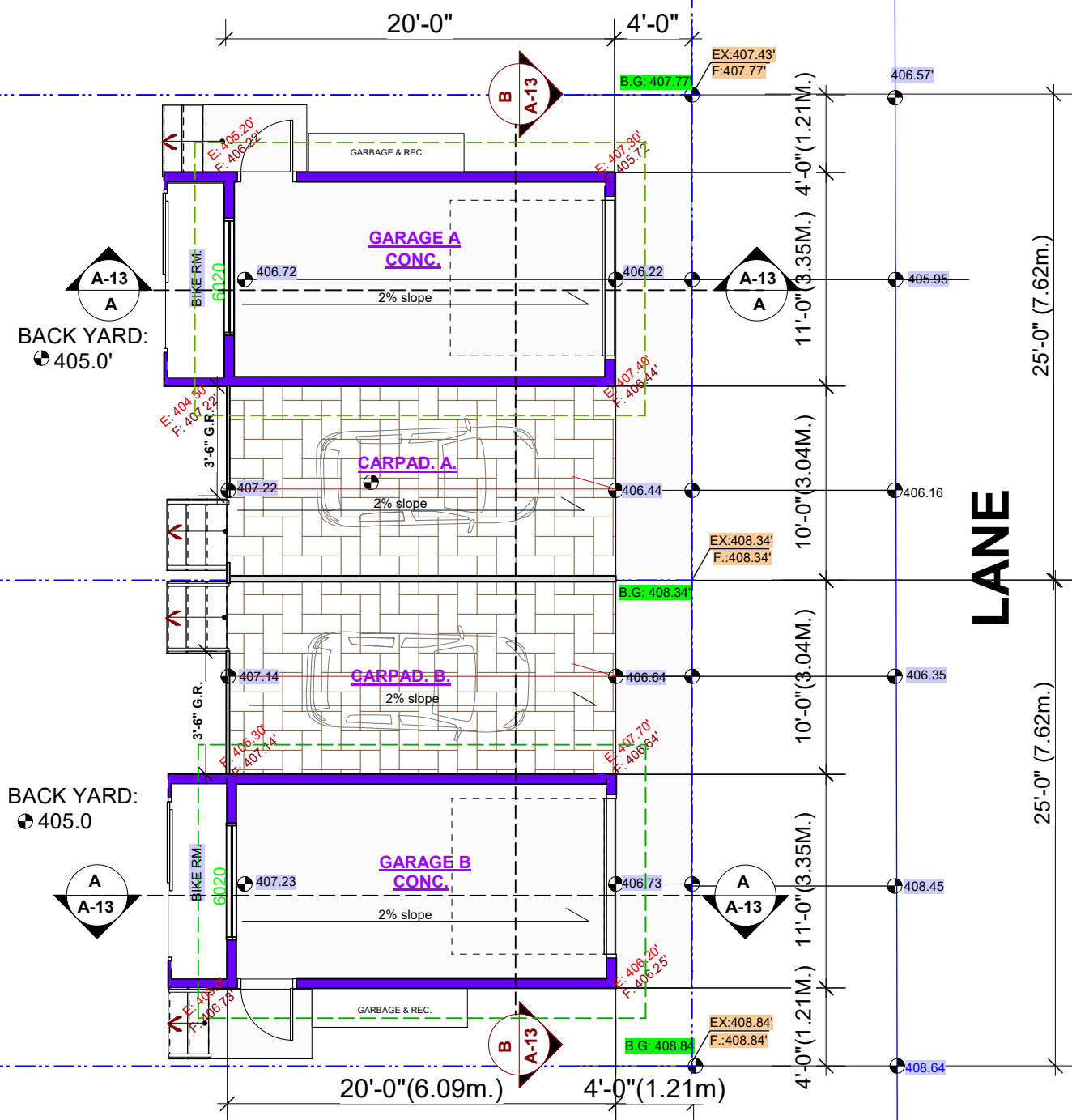
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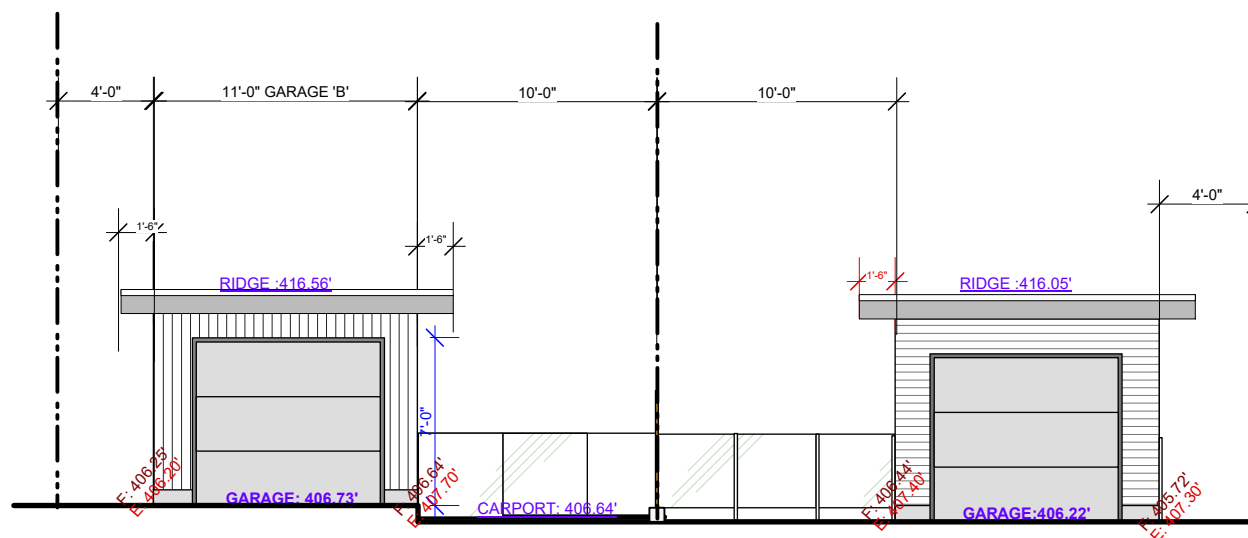
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-R.CH

SCALE:

**A-12**

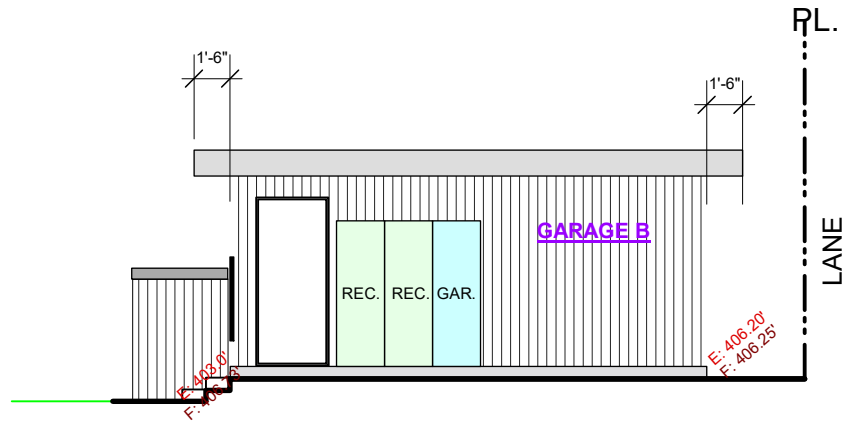


**SOUTH ELEVATIONS**

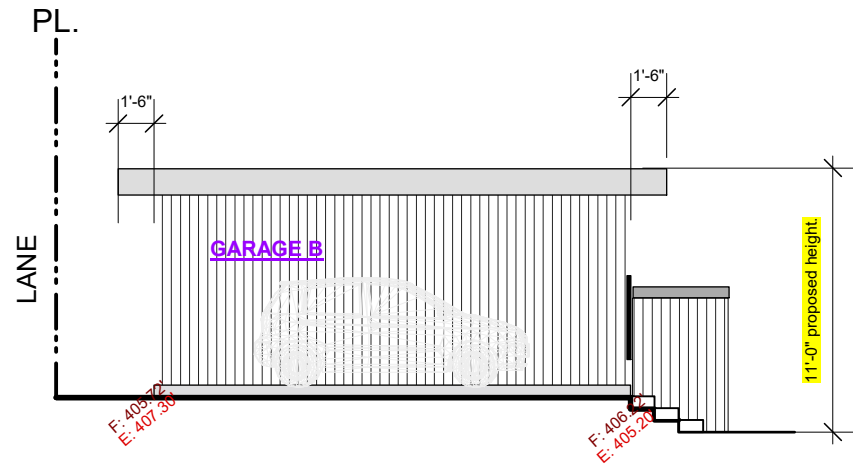


**NORTH ELEVATIONS**

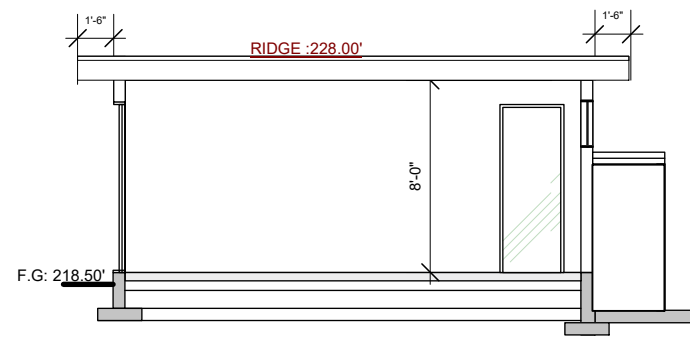
**GARAGE B.**



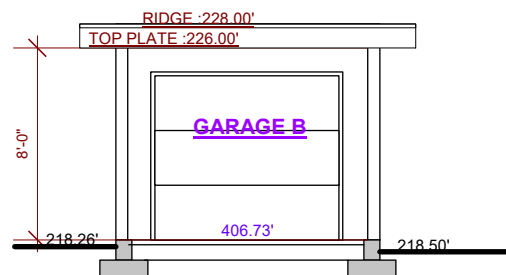
**EAST ELEVATION**



**WEST ELEVATION**

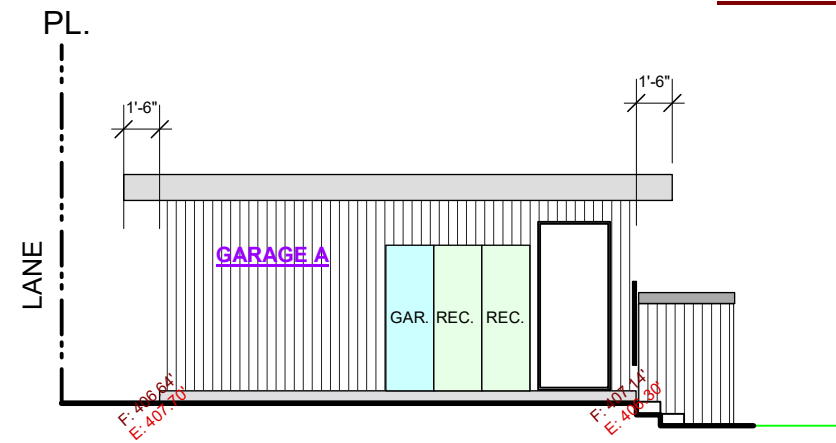


**SECTION AA**

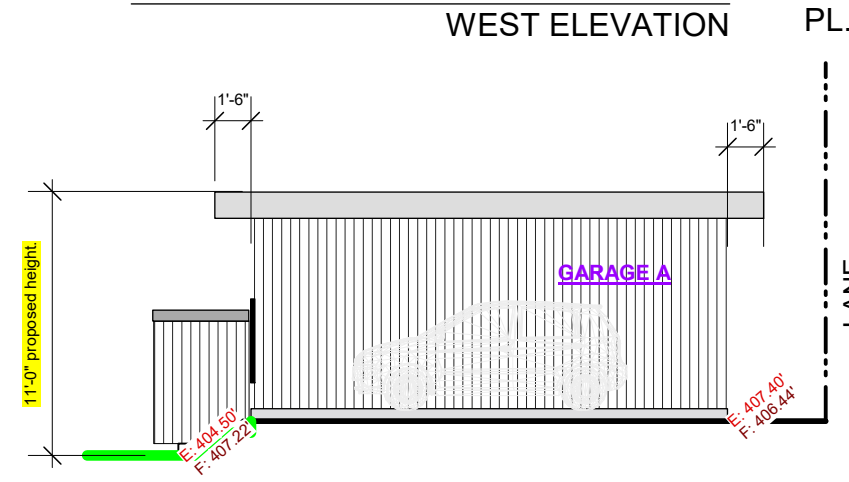


**SECTION BB**

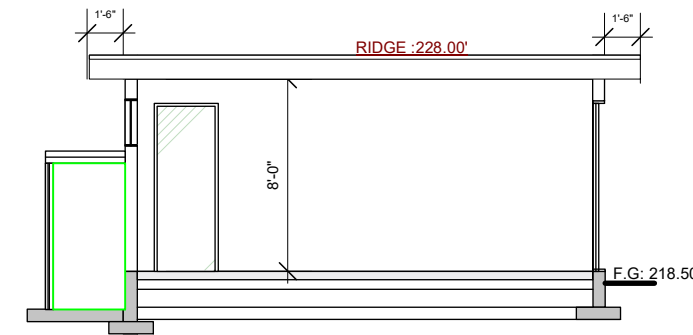
**GARAGE A.**



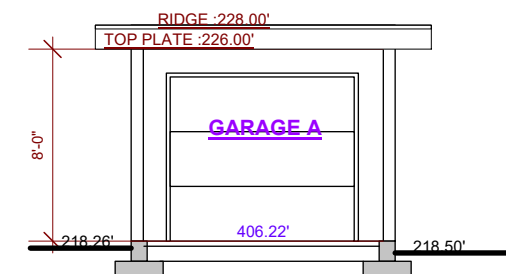
**WEST ELEVATION**



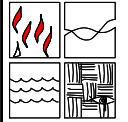
**EAST ELEVATION**



**SECTION AA**



**SECTION BB**



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

**CONSULTANTS:**

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**LEGEND:**

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

**REVISION:**

No.	Issue for	DATE
6	B.P.	
5		
4		
3		
2		
1	SUBDIV/REZ	SEP.07.2022

PROJECT: PREAPP

**442  
E 16TH ST.**

**DRAWING TITLE:**

**GARAGE A & B  
ELEVATIONS &  
SECTIONS**

DATE:  
JUNE 2019

DRAWING NO. :

DRAWN BY :

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

SCALE:

**A-13**

434 E 16TH

442 E 16th - House 'A'

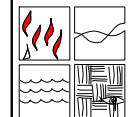
442 E 16th - House 'B'

446 E 16TH..



EAST 16TH STREET ELEVATIONS

**Vernacular**  
design



203-50 Fell Ave  
North Vancouver, B.C.  
V7P 3S2  
Phone: (604)990-6662  
Web: vernaculardesign.ca

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REVISION:

No.	Issue for	DATE
6	B.P.	
5		
4		
3		
2		
1	SUBDIV/REZ.	SEP.07 2022

**442**  
**E 16TH ST.**

**A-14**