



S T R E E T . E L E V A T I O N S

SUBDIVISION & REZONING APPLICATION

HOMES ON EAST FIFTH

502 EAST FIFTH STREET, NORTH VANCOUVER

Legal Address: LOT 26, BLK 12, DL 273, G1, PLAN 1063

PID: 007-816-359

OWNER: 1008681 BC. LTD.

APPLICANT: VERNACULAR STUDIO INC.

ISSUED FOR: SUBDIVISION & REZONING

FEBRUARY 26 2021

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LEGEND:

	POURED - IN CONC. WALKWAY
	PREFAB CONC. SLAB 2'X2'
	GRAVEL BED 3/4" THK.

NOTES:

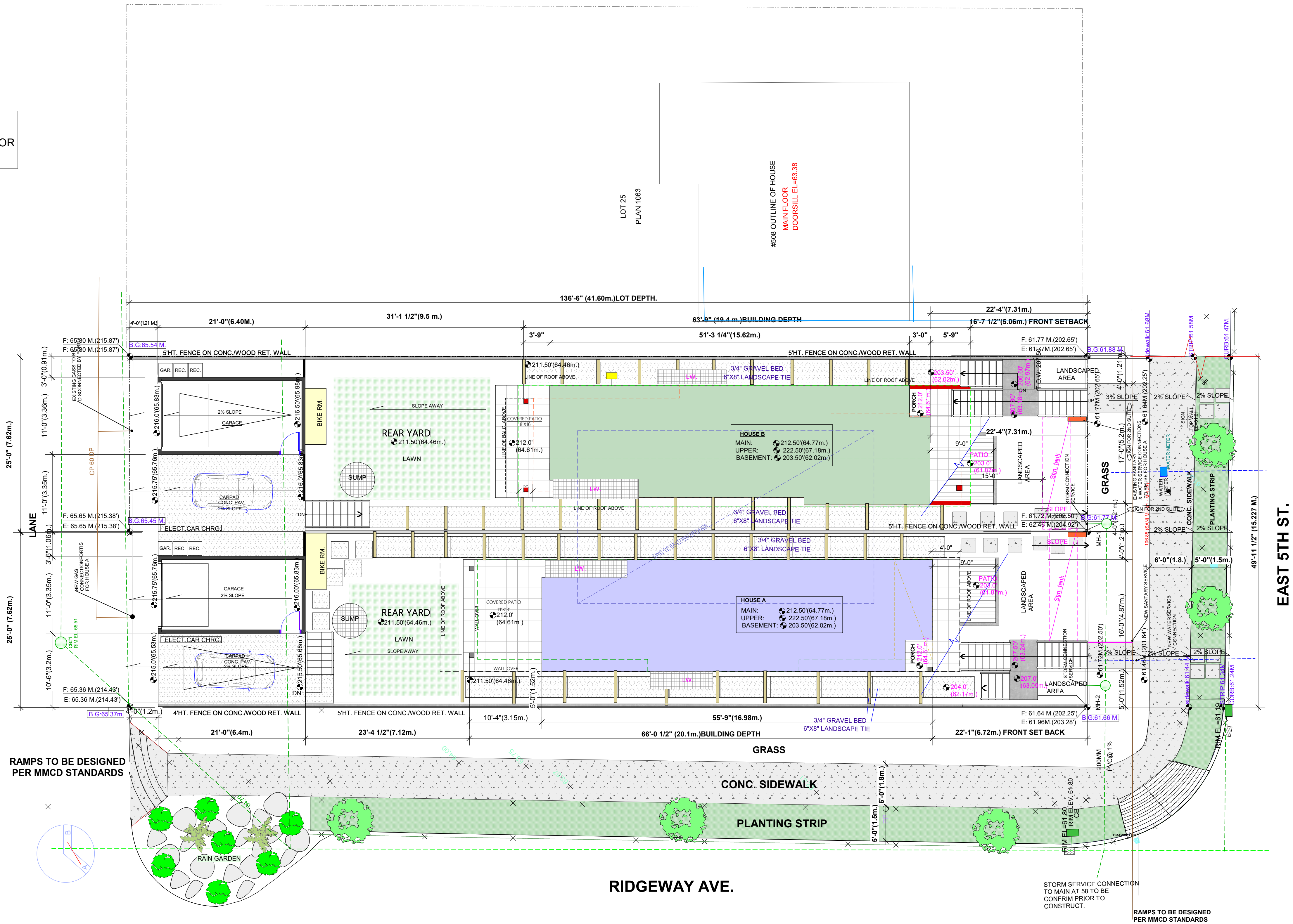
1- PROVIDE ELECTRICAL DEDICATED PLUGS FOR ELECTRIC CARS FOR CARPAD AND GARAGE

LIGHTING LEGEND:

	STEP LIGHT
	PATH LIGHT
	UPLIGHT
	MOTION SENSOR LIGHT

LEGEND:

	F: (FINISHED GRADE)
	E: (EXISTING GRADE)
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM
	FINISHED ELEVATION

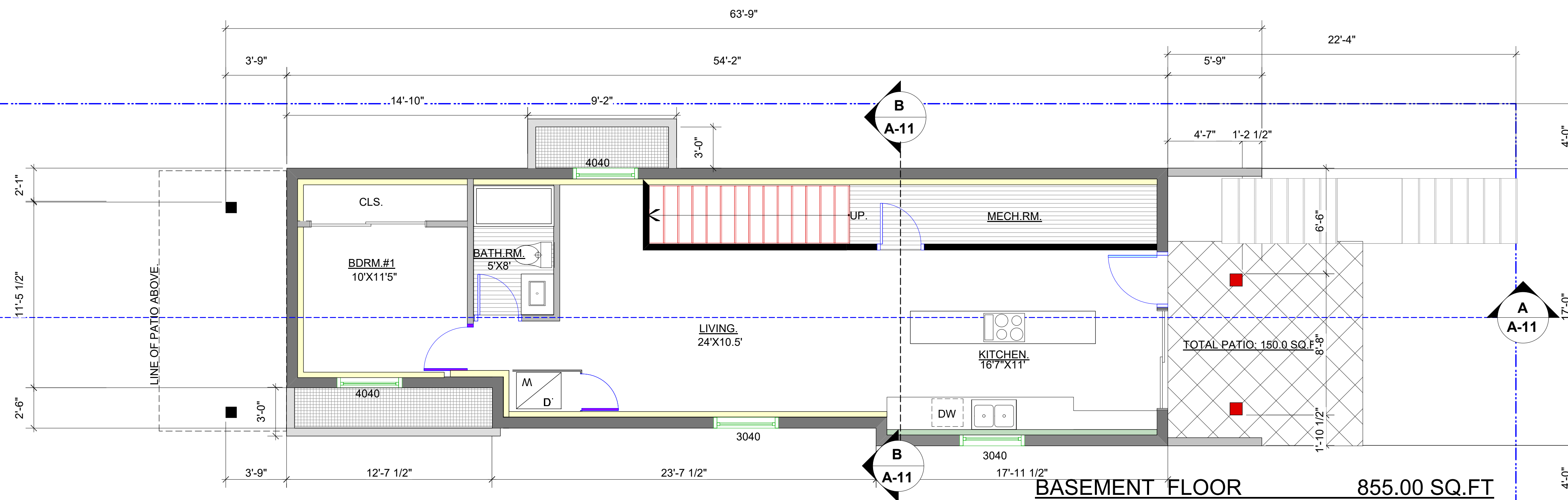


LEGEND:

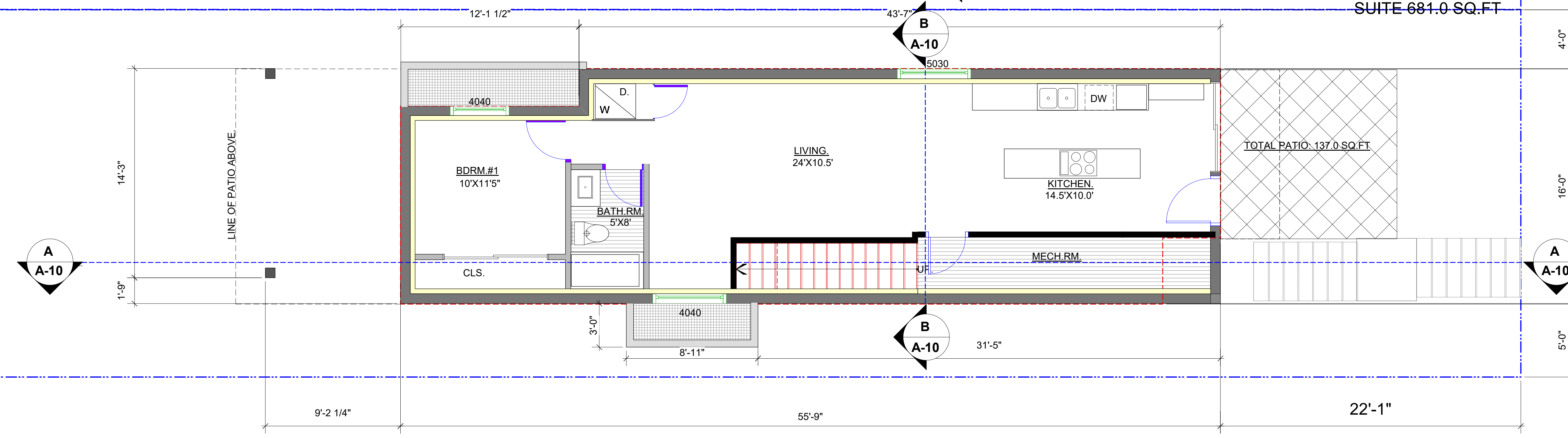
	FINISH ELEV.
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM

REVISION:

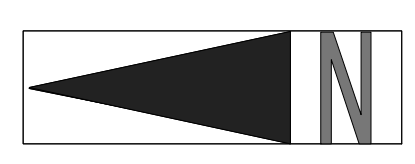
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BASEMENT FLOOR 855.00 SQ.FT
SUITE 681.0 SQ.FT



BASEMENT FLOOR 858.00 SQ.FT
SUITE 681.0 SQ.FT

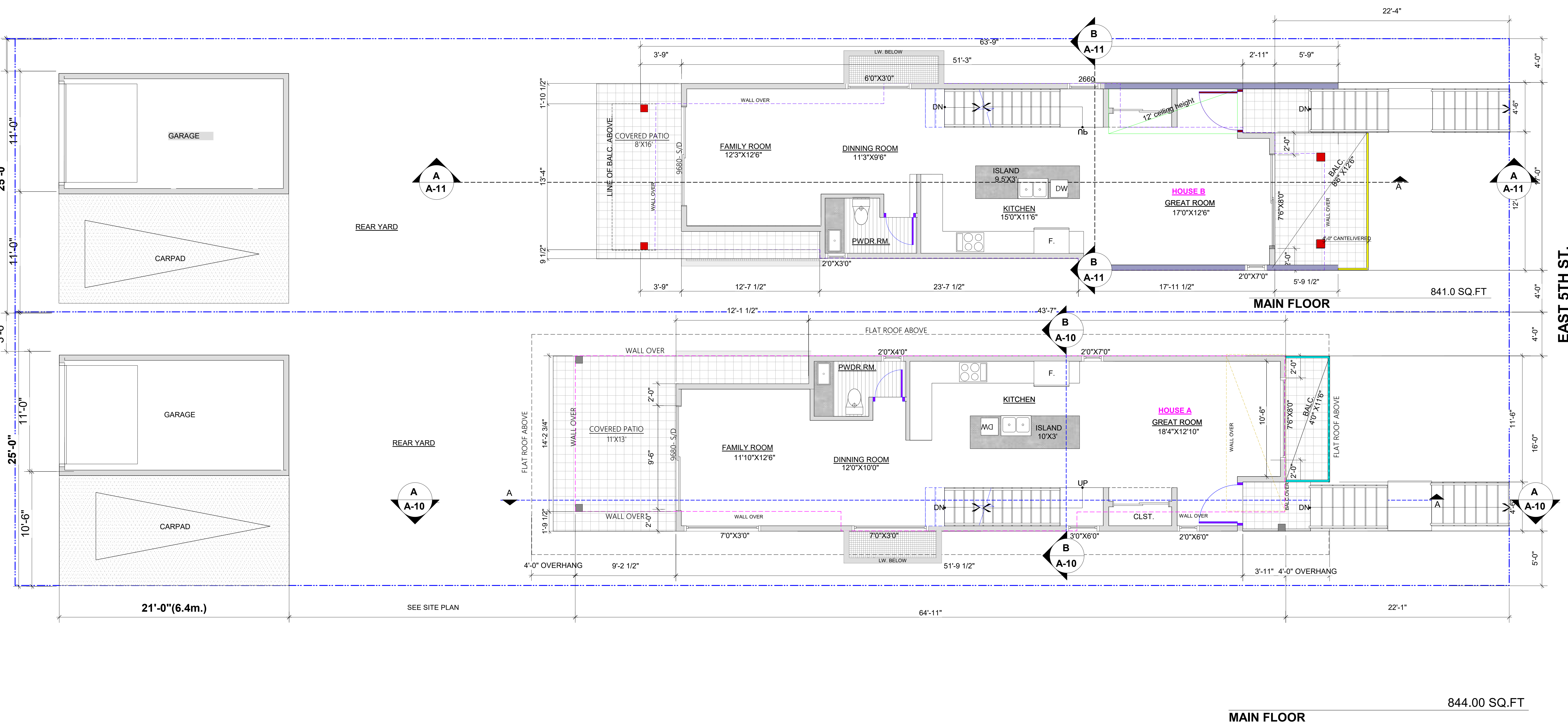


LEGEND:

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

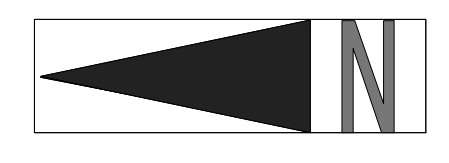
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EAST 5TH ST.

MAIN FLOOR 844.00 SQ.FT



LEGEND:

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

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**502 EAST 5TH ST.
NORTH VANCOUVER**

MAIN FLOOR PLANS

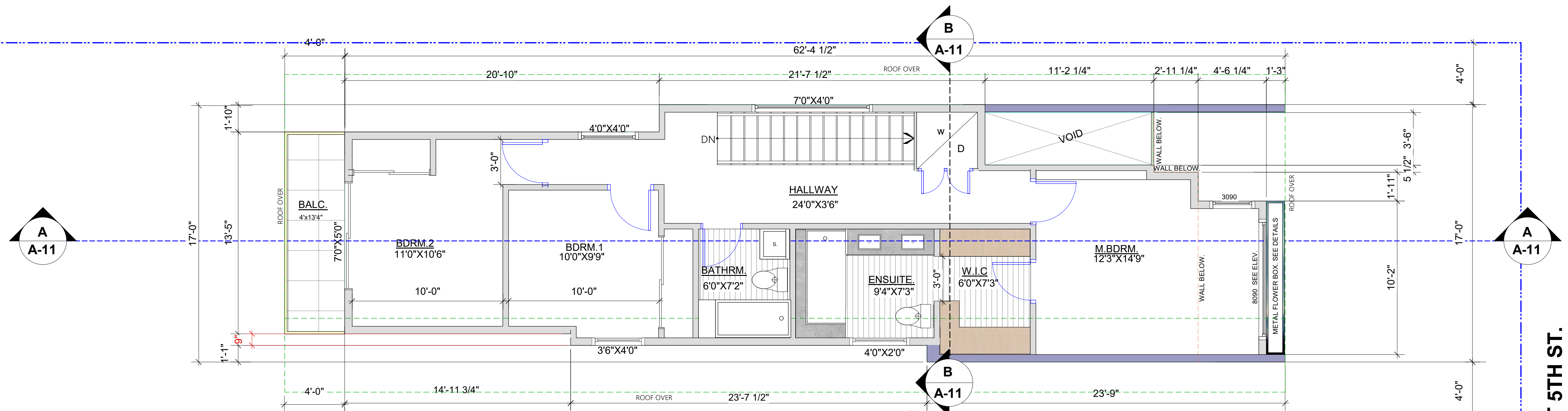
DATE:
MAY 2014

DRAWN BY :
G.A.

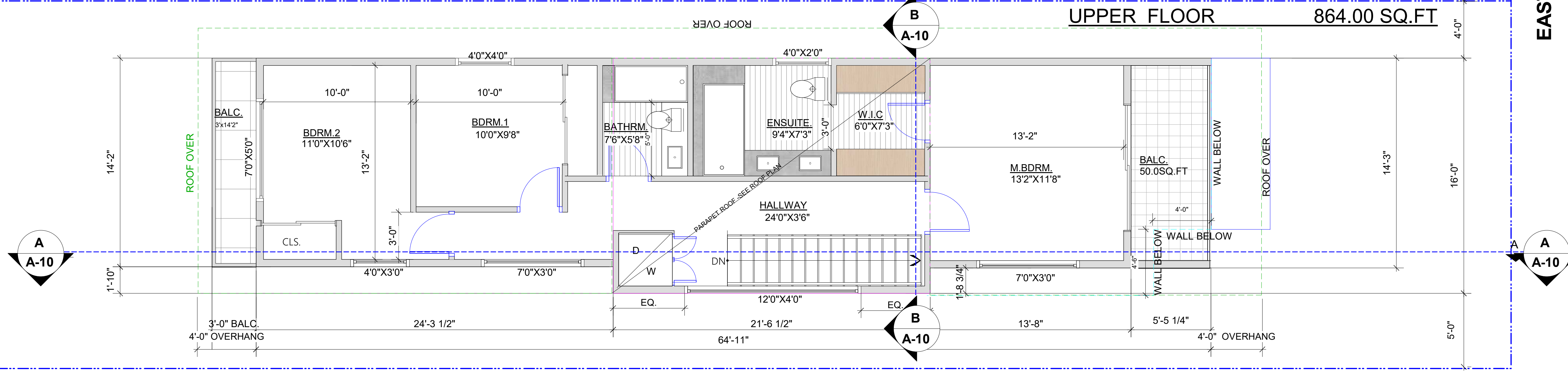
CHECKED BY:
M.R.
R.CH

SCALE: 1/4" = 1 ft

DRAWING NO. :
A-03

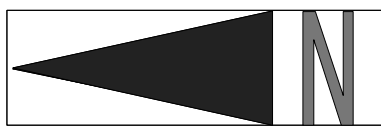


UPPER FLOOR 864.00 SQ.FT



UPPER FLOOR 862.00 SQ.FT

EAST 5TH ST.



LEGEND:

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

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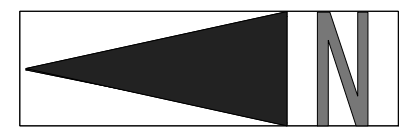
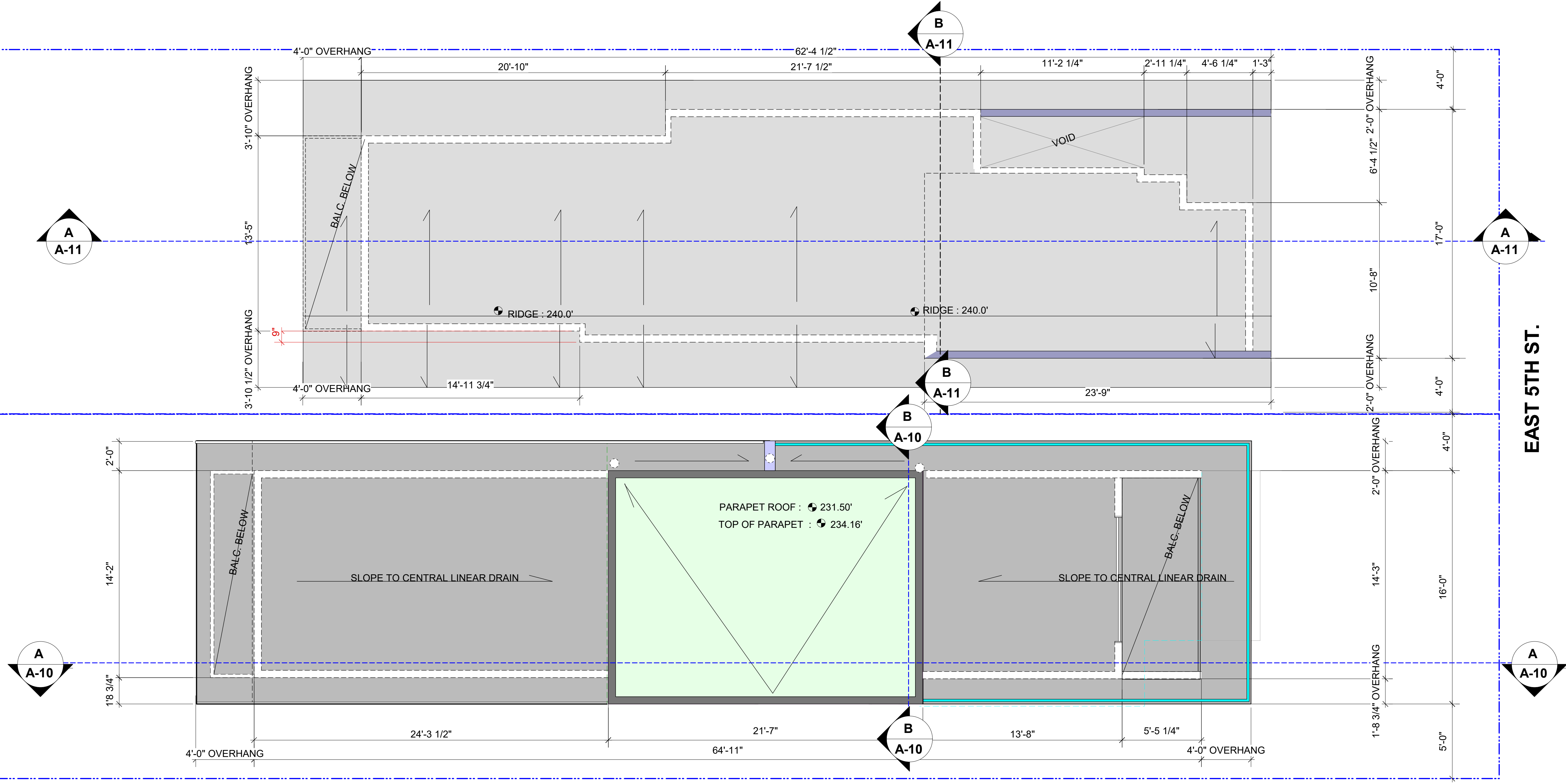
**502 EAST 5TH ST.
NORTH VANCOUVER**

UPPER FLOOR PLANS

DATE:
MAY 2014
DRAWN BY:
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

A-04

DRAWING NO. :



LEGEND:

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

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ROOF PLANS

DATE:
DRAWN BY:
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

A-05

DRAWING NO. :



COLOURS

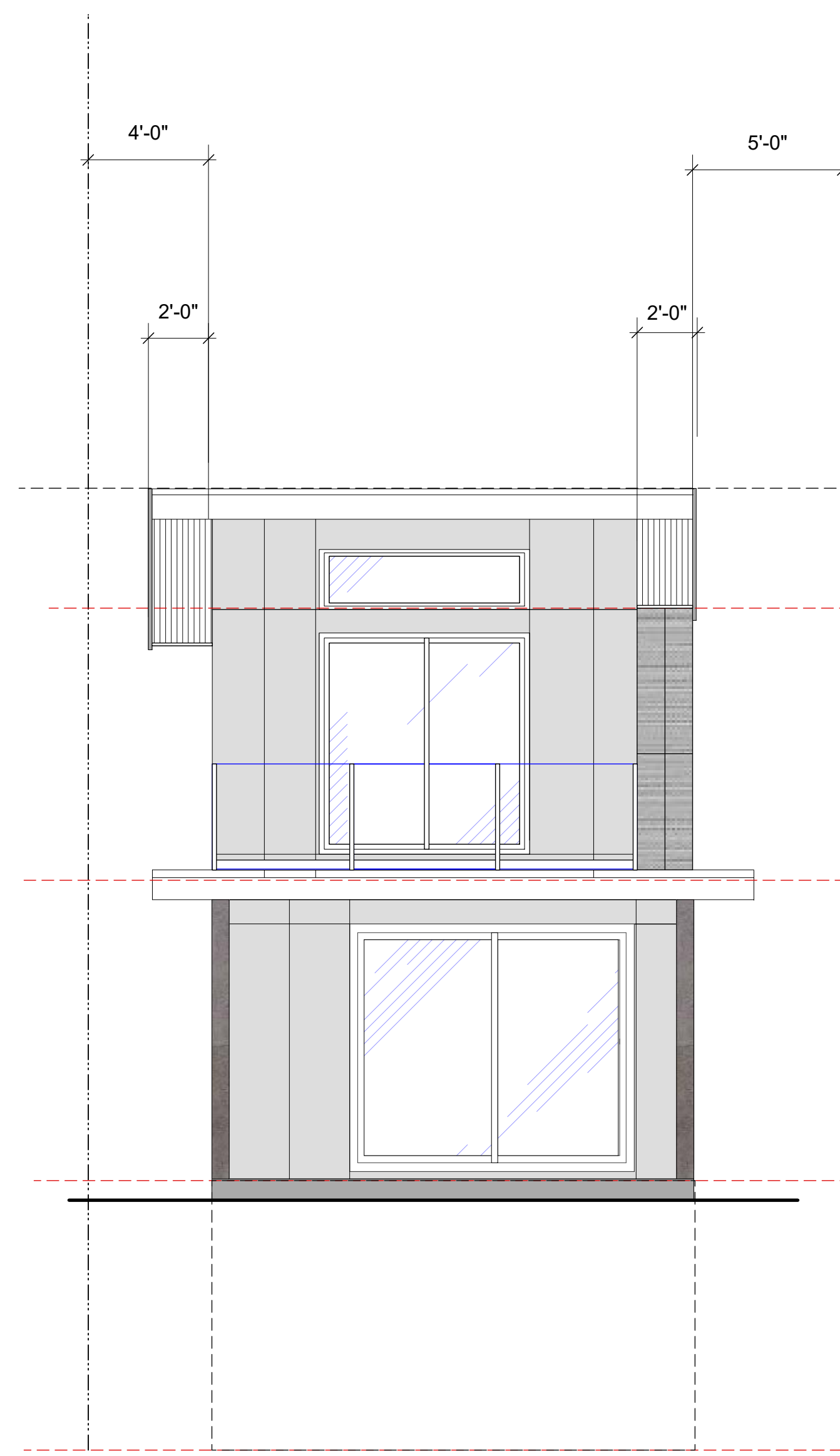
-  HOUSE B - MAIN HOUSE WALLS and GARAGE - Fiber cement panels (See House - BM)
-  HOUSE B OR A - ACCENT WALL (Chili pepper - BM)
-  HOUSE A - ACCENT WALL - Latex *Metallie* series - BM
-  HOUSE A - MAIN HOUSE and GARAGE - cement panels (Iron Mountain - BM)
-  HOUSE B - CEDAR SIDING SOFFITS, SOLID LUMBER & FRONT DOORS - Cedar (BM)
-  BOTH HOUSES - WINDOW SASH & STL. COLUMNS - coated Dark Charcoal
-  BOTH HOUSES - FASCIA, FLASHING - Dark Charcoal (to match Iron Mountain - BM)

STREET ELEVATION - SOUTH

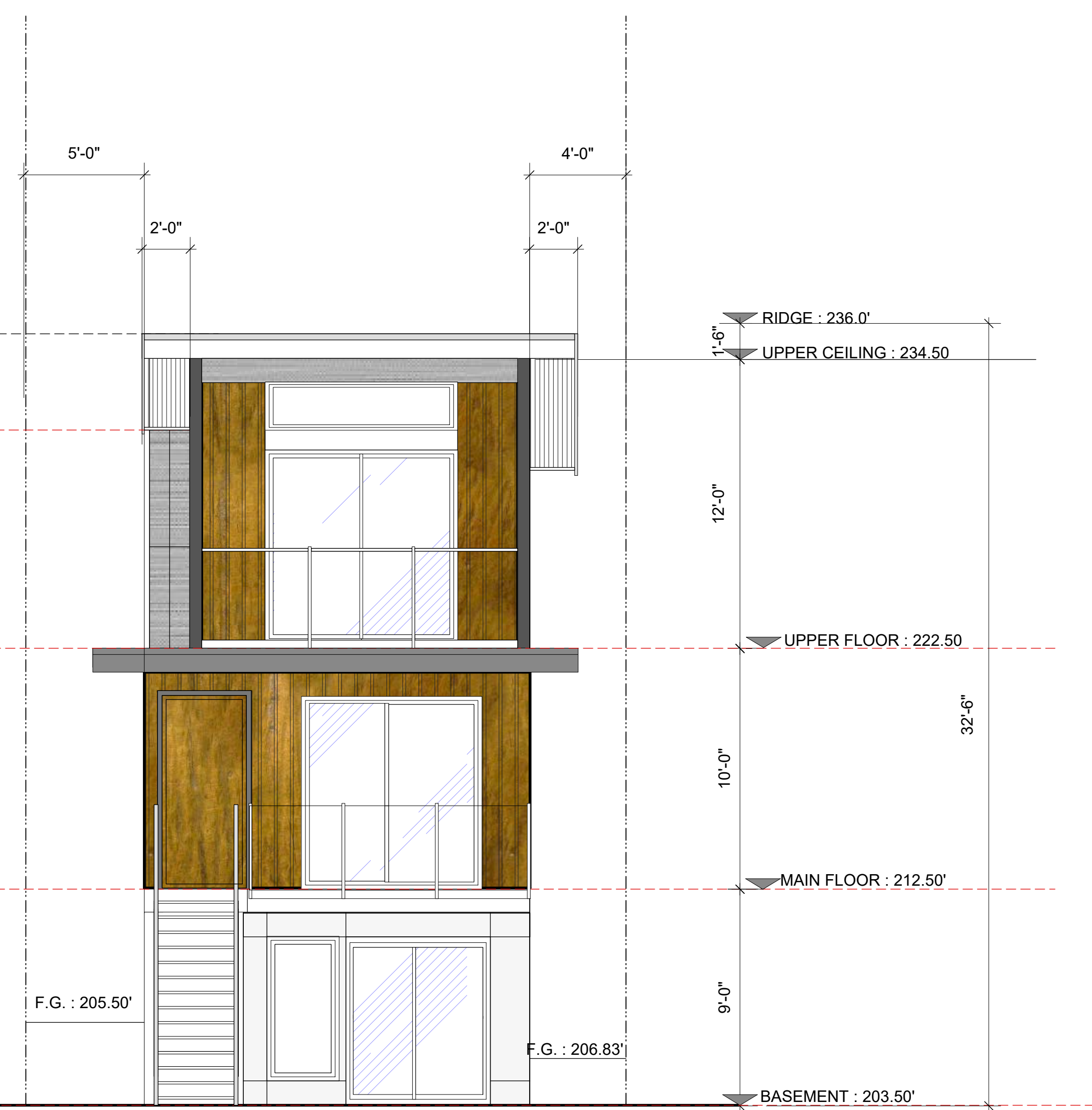
MATERIALS

- 1 Roof
- 2 Wind, Door trims
- 3 Fascia Board
- 4 Flashing on Fascia
- 5 Fascia + Gutter
- 6 Wall Panels
- 7 Cedar board siding
- 8 Flat board Siding
- 9 Wall cladding
- 10 Windows
- 11 Entry Doors
- 12 Soffits

- 3 LAYERS APPROVED MEMBRANE
- 1.5" X1.5" FAINTED TO MATCH WALLS
- 2X8 OR 2X10 PAINTED CEDAR, Dark Charcoal
- PREPAINTED STEEL PROFILE TO MATCH FASCIA COLOUR
- PRE-PAINTED ALUM. DARK CHARCOAL
- FIBER CEMENT PANELS
- 3.5" WIDE CEDAR BOARDS
- 1/4" thick, FIBER CEMENT BOARDS
- FIBER CEMENT
- VINYL - DARK CHARCOAL
- SOLID WOOD OR INSULATED FIBERGLASS
- CLEAR STAIN



NORTH ELEVATION



SOUTH ELEVATION

HOUSE A - HEIGHT CALCULATION
 (FRONT AVE.) 204.92' + 203.28' = 204.10'
 (REAR AVE.) 214.43 + 215.38 = 214.905'
 REFERENCE POINT: 204.10' + (214.905 - 204.10) X 0.4 = **208.44'
 = 208.44' + 26.2' = 234.64'
 = 208.44' + 33' = 241.44'

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STREET ELEVATION - SOUTH

MATERIALS

- | | |
|----------------------|---|
| 1 Roof | 3 LAYERS APPROVED MEMBRANE |
| 2 Wind, Door Hims | 1.5" X 1.5" PAINTED TO MATCH WALLS |
| 3 Fascia Board | 2X8 OR 2X10 PAINTED CEDAR, Dark Charcoal |
| 4 Flashing on Fascia | PREPAINTED STEEL PROFILE TO MATCH FASCIA COLOUR |
| 5 Fascia + Gutter | PRE-PAINTED ALUM. DARK CHARCOAL |
| 6 Wall Panels | FIBER CEMENT PANELS |
| 7 Cedar board siding | 3.5" WIDE CEDAR BOARDS |
| 8 Flat board Siding | 1/4" Thick, FIBER CEMENT BOARDS |
| 9 Wall cladding | FIBER CEMENT |
| 10 Windows | VINYL - DARK CHARCOAL |
| 11 Entry Doors | SOLID WOOD OR INSULATED FIBERGLASS |
| 12 Soffits | CLEAR STAIN |

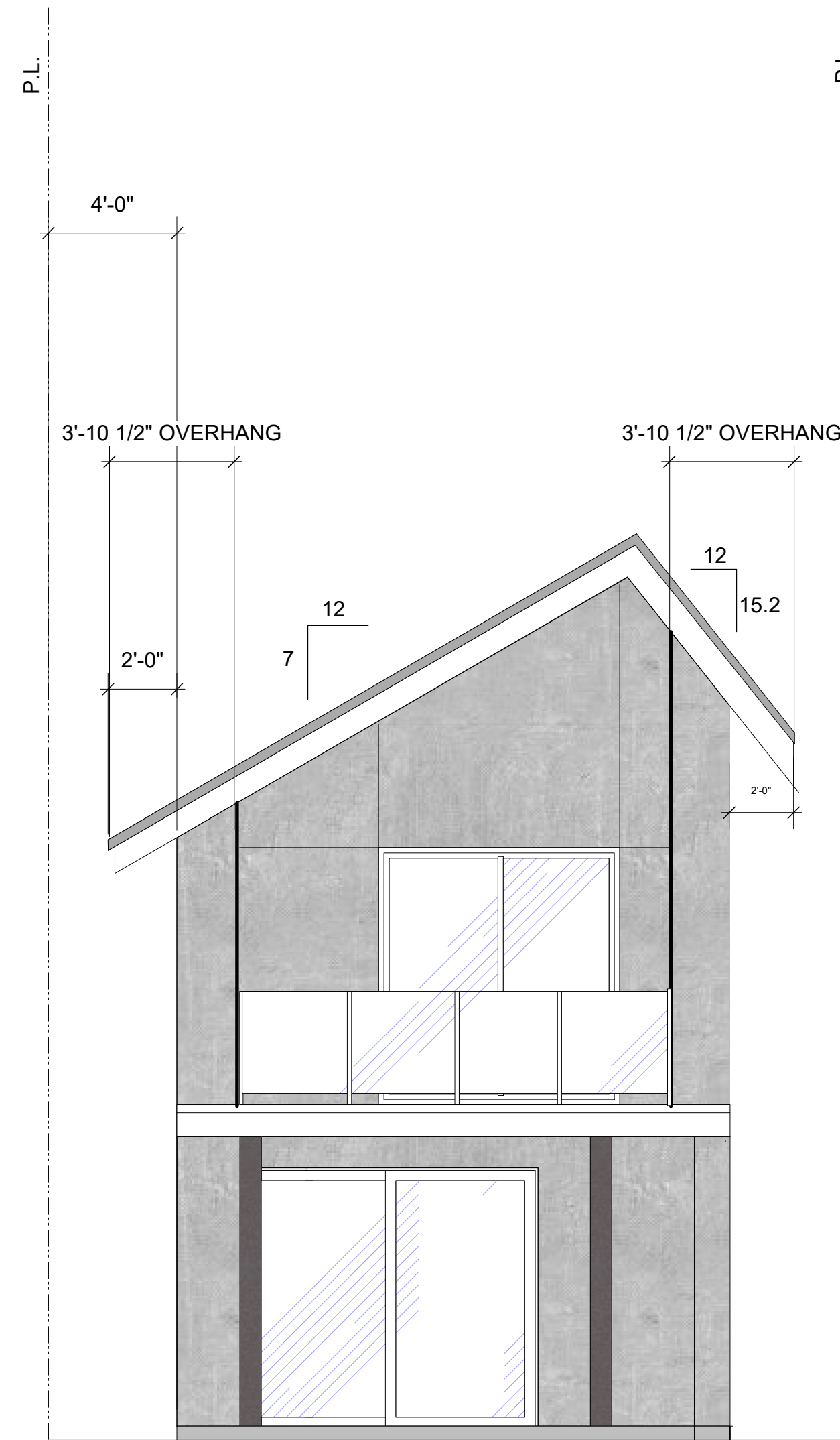
COLOURS

- | | |
|--|--|
| | HOUSE B- MAIN HOUSE WALLS and GARAGE - Fiber cement panels (Sea Haze-BM) |
| | HOUSE B OR A- ACCENT WALL (CHI pepper-BM) |
| | HOUSE A- ACCENT WALL - Latex Metallix series- BM |
| | HOUSE A- MAIN HOUSE and GARAGE - cement panels (Iron Mountain-BM) |
| | HOUSE B - CEDAR SIDING SOFFITS, SOLID LUMBER & FRONT DOORS - Cedar (BM) |
| | BOTH HOUSES - WINDOW SASH & STL. COLUMNS - coated Dark Charcoal |
| | BOTH HOUSES - FASCIA, FLASHING - Dark Charcoal (to match Iron Mountain-BM) |

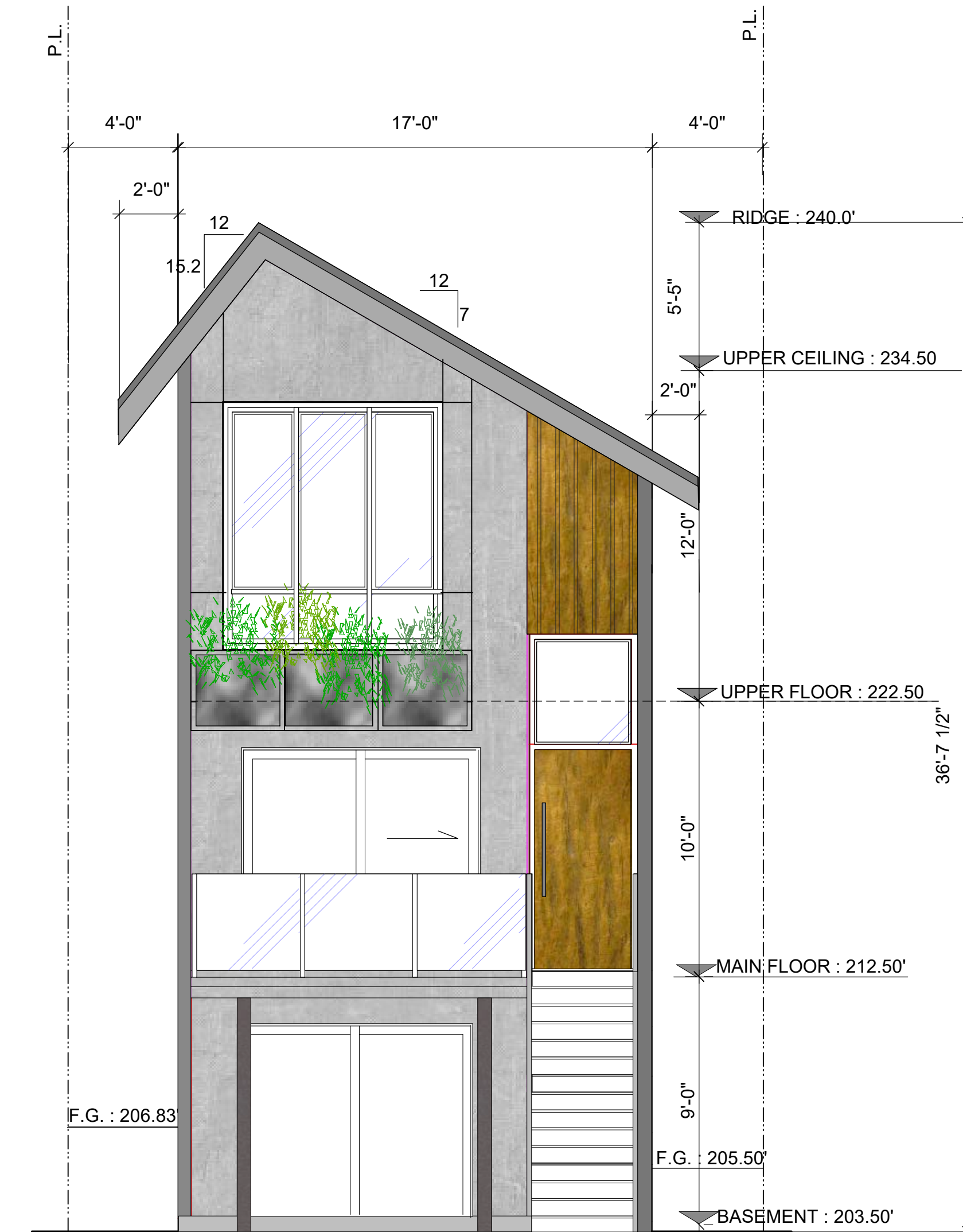
HOUSE B- HEIGHT CALCULATION

(FRONT AVE.) 202.65' + 204.92' = 203.78'
 (REAR AVE.) 215.38 + 215.87 = 215.62'

REFERENCE POINT: 203.78 + (215.62' - 203.78') X 0.4 = **208.51'
 = 208.51' + 26.2' = 234.71'
 = 208.51 + 33' = 241.51'



NORTH ELEVATION



SOUTH ELEVATION

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**UNPROTECTED OPENINGS
WEST ELEVATION**
 WALL AREA=1555.0 SQ.FT
 LIMITING DISTANCE=4'0" (1.21 M)
 PERMITTED U.P.O. (7%)=108.85 SQ.FT
 PROPOSED=70.70 SQ. FT.

LEGEND:

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

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**502 EAST 5TH ST.
NORTH VANCOUVER**

**SIDE ELEVATIONS
(HOUSE A)**

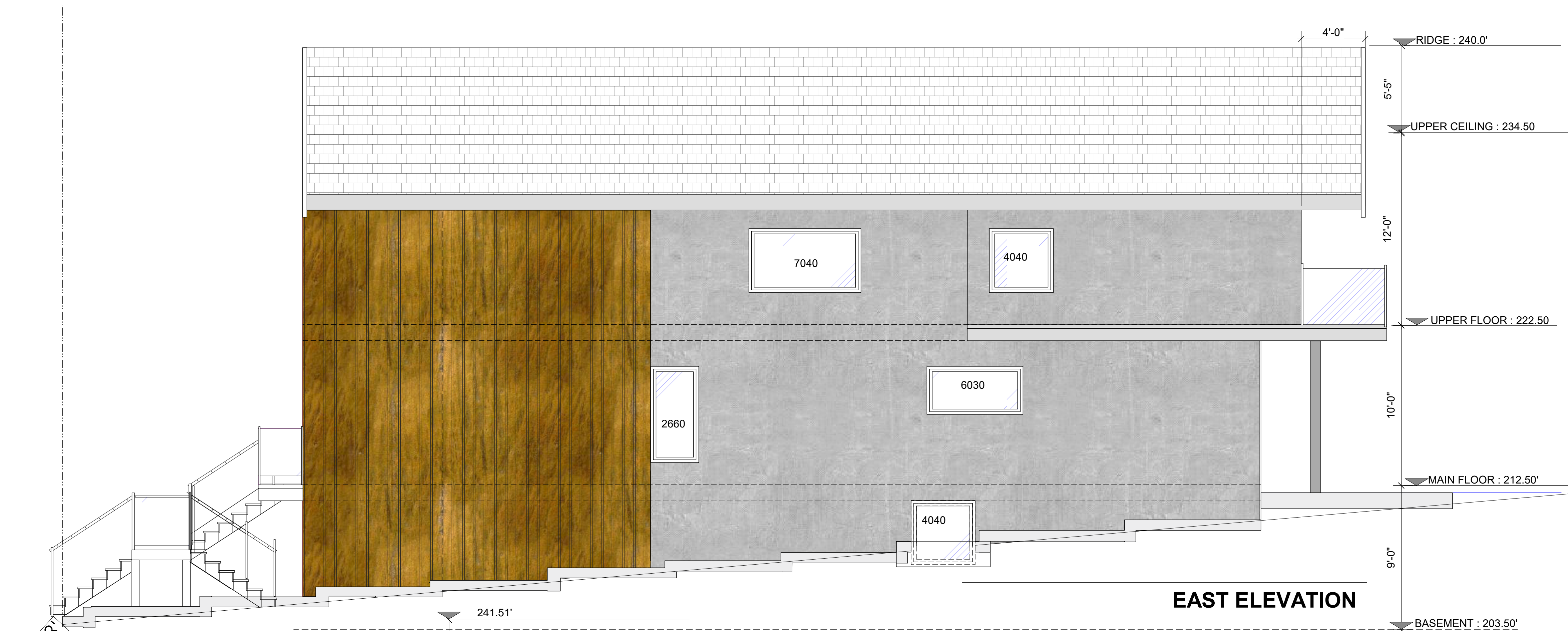
DATE:
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 CHECKED BY:
 RCH
 SCALE: 1/4" = 1 ft

DRAWING NO. :

A-08

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GENERAL NOTES:
 THIS DRAWING MUST NOT BE SCALED. THE
 GENERAL CONTRACTOR SHALL VERIFY ALL
 DIMENSIONS AND LEVELS PRIOR TO
 COMMENCEMENT OF WORK. ALL
 ERRORS AND OMISSIONS SHALL BE REPORTED
 IMMEDIATELY TO VERNACULAR DESIGN INC.



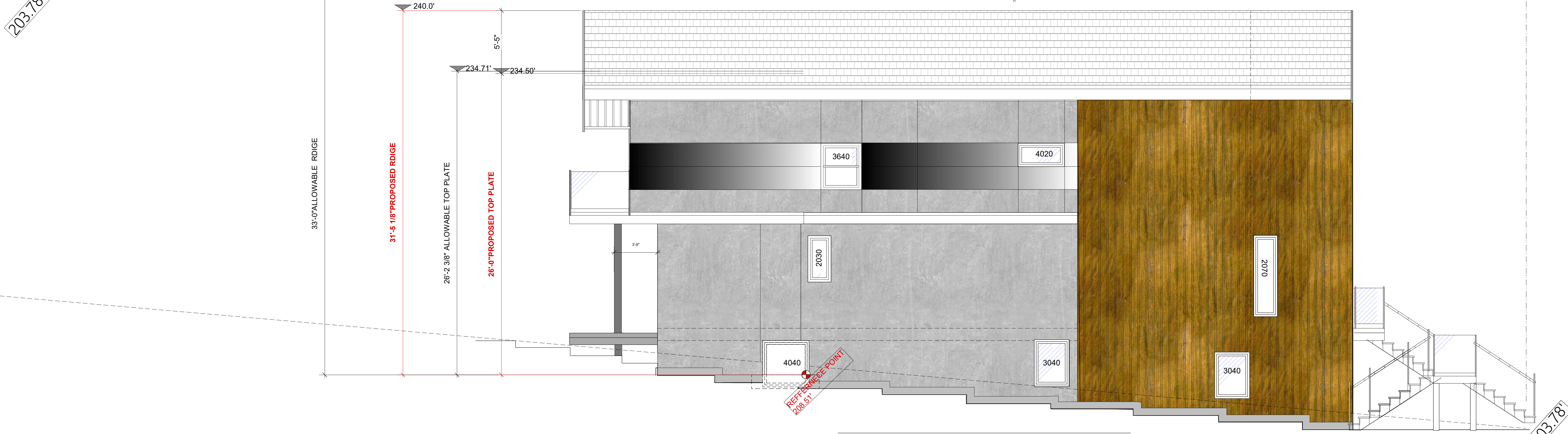
**UNPROTECTED OPENINGS
EAST ELEVATION**

WALL AREA=1351.0 SQ.FT
 LIMITING DISTANCE=4'0" (1.21 M)
 PERMITTED U.P.O.(7%)=94.57 SQ.FT
 PROPOSED=90.0 SQ. FT.

**UNPROTECTED OPENINGS
WEST ELEVATION**

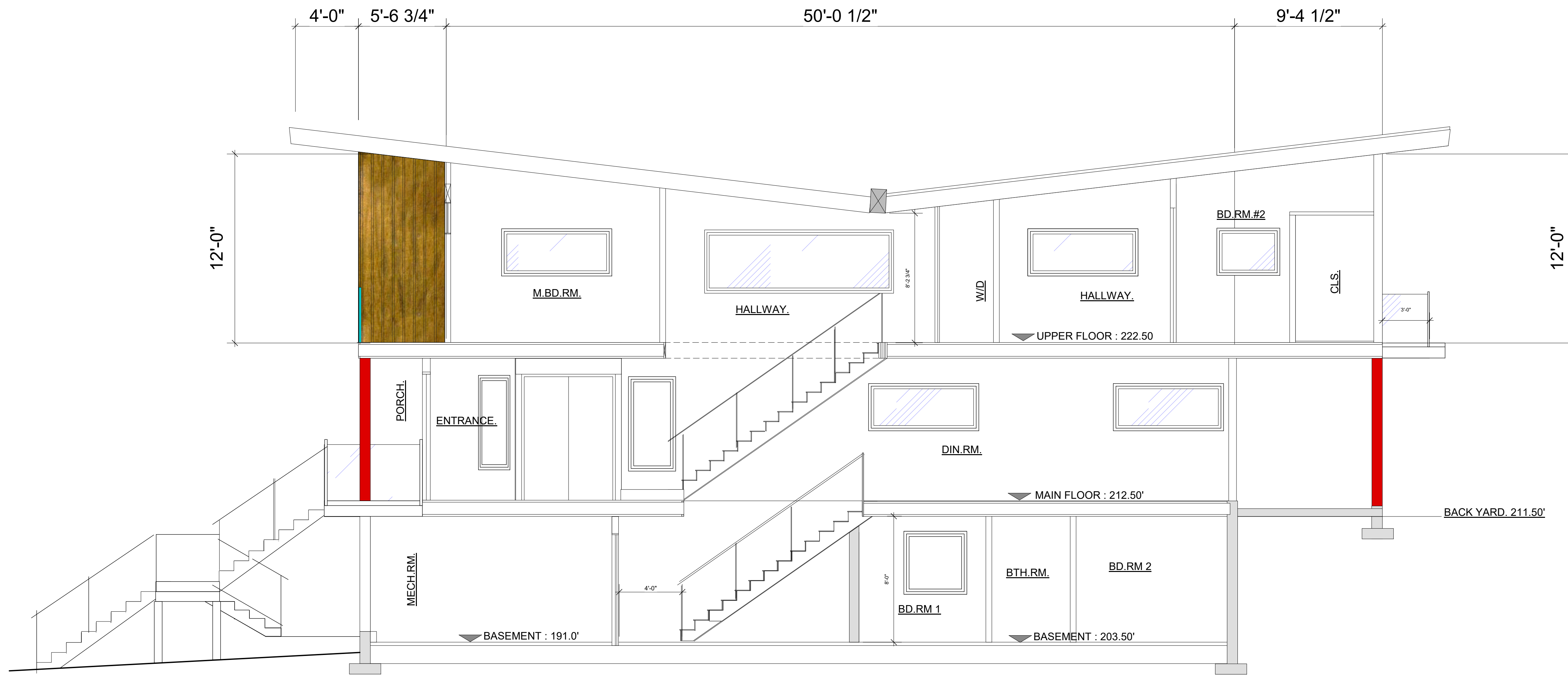
WALL AREA=1592.0 SQ.FT
 LIMITING DISTANCE=4'0" (1.21 M)
 PERMITTED U.P.O.(7%)=111.44 SQ.FT
 PROPOSED=81.0 SQ. FT.

EAST ELEVATION

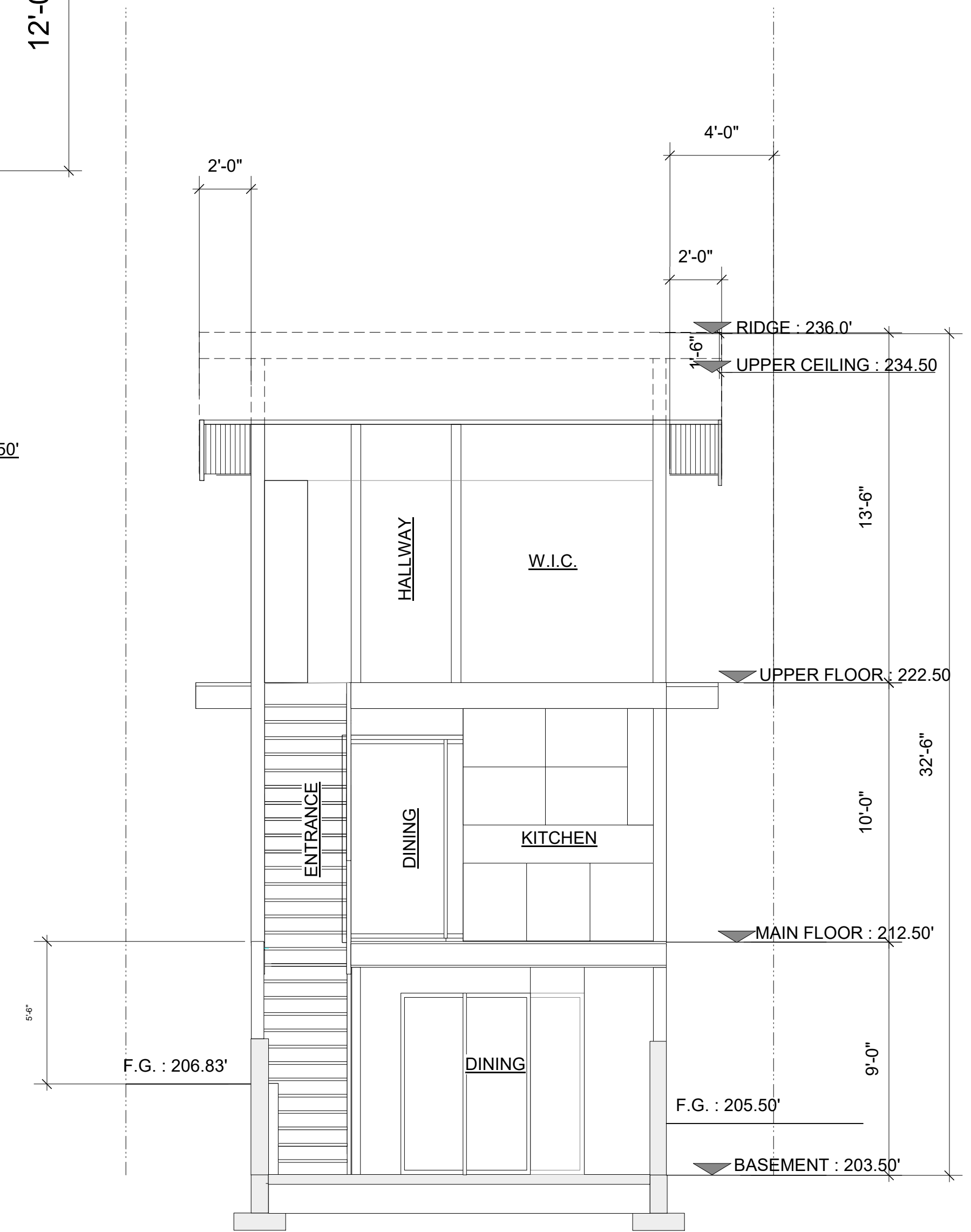


WEST ELEVATION

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SECTION AA HOUSE A

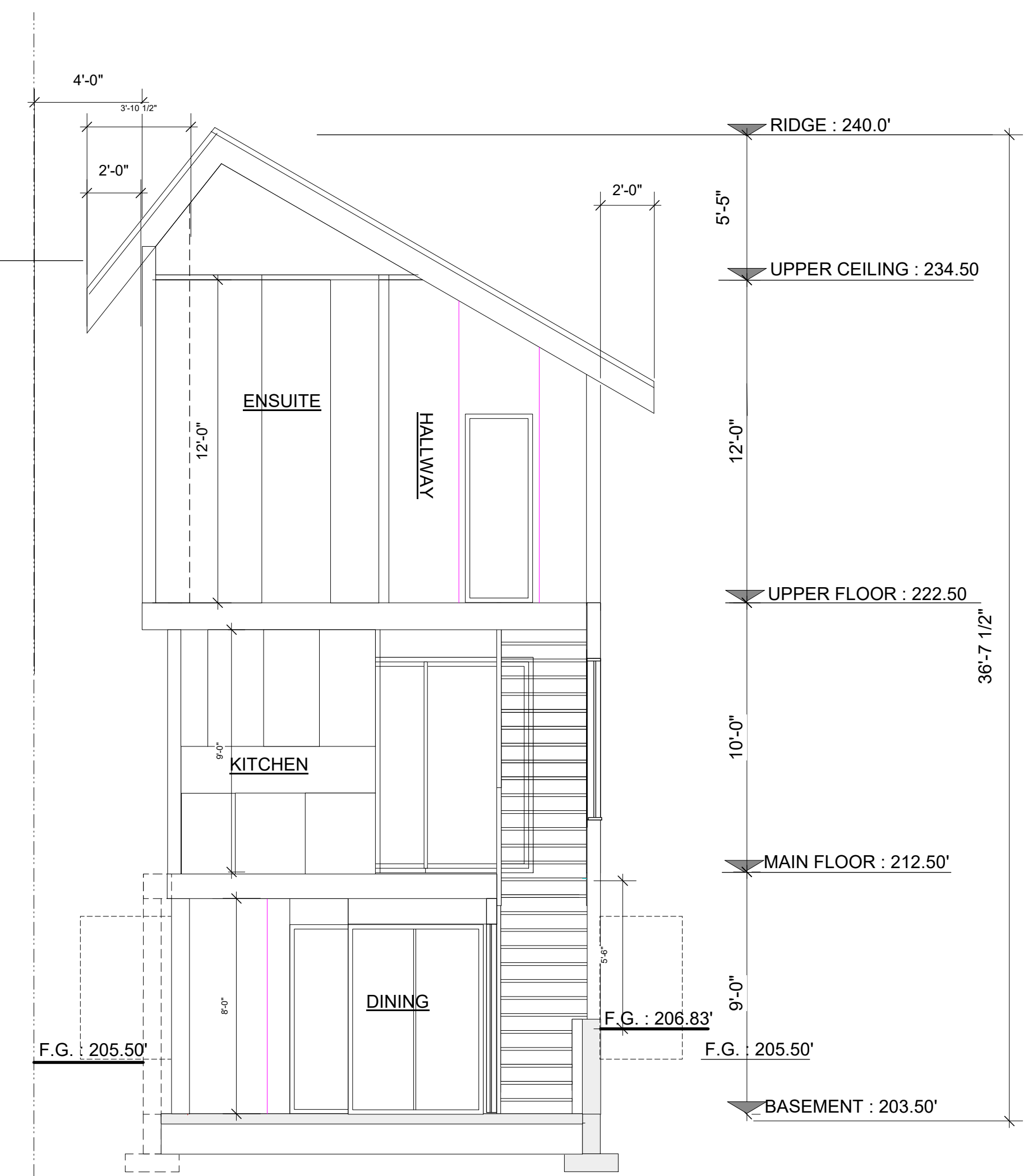


SECTION BB HOUSE A

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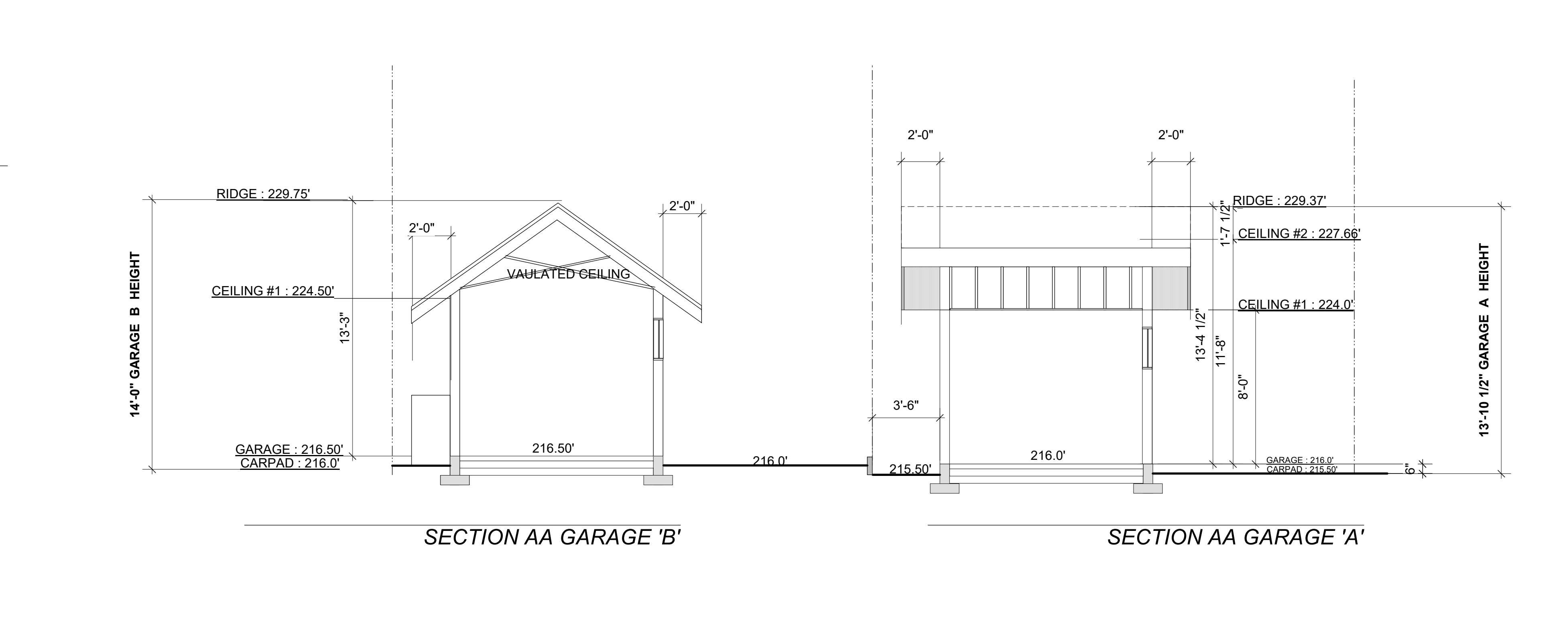
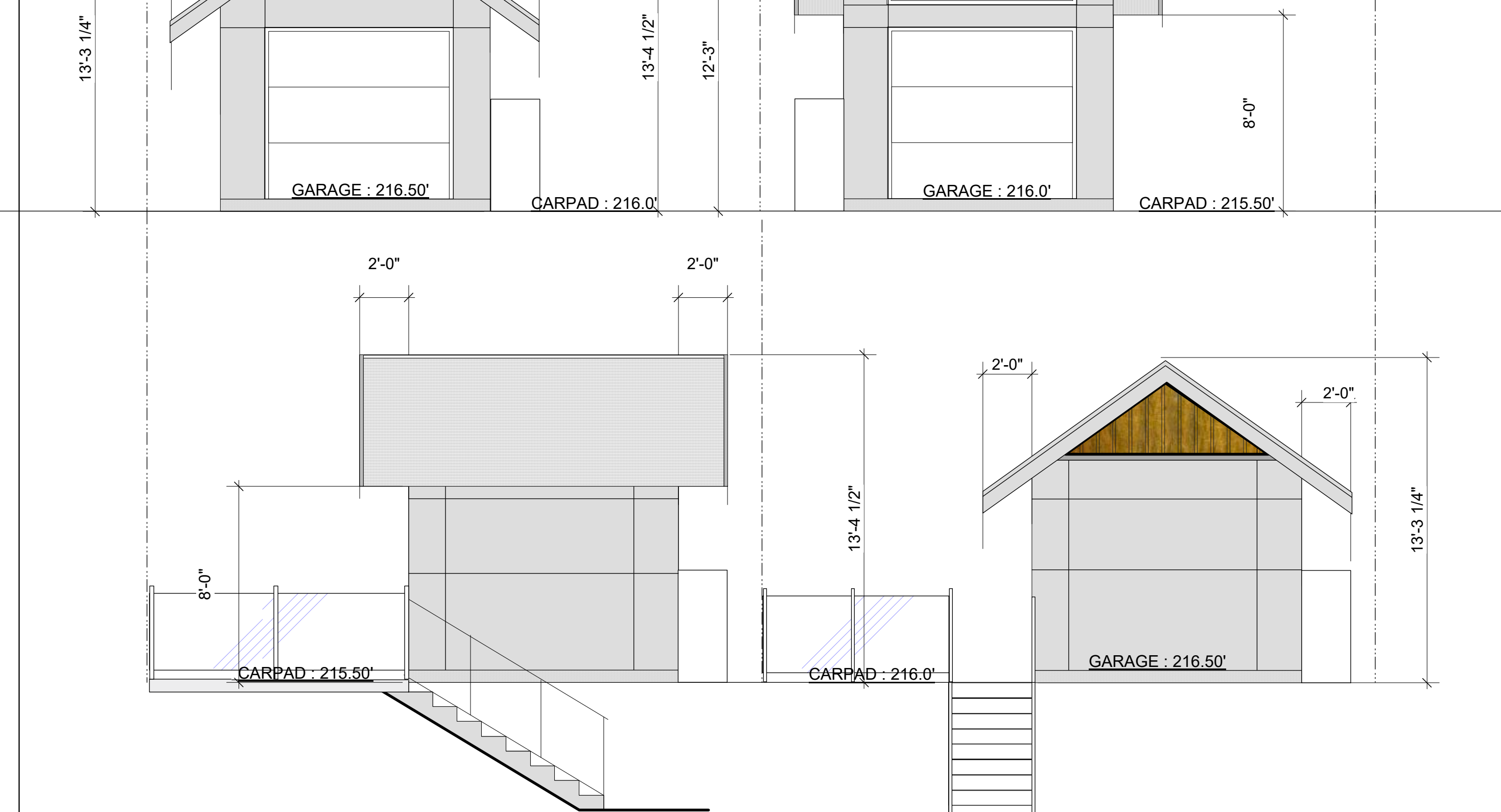
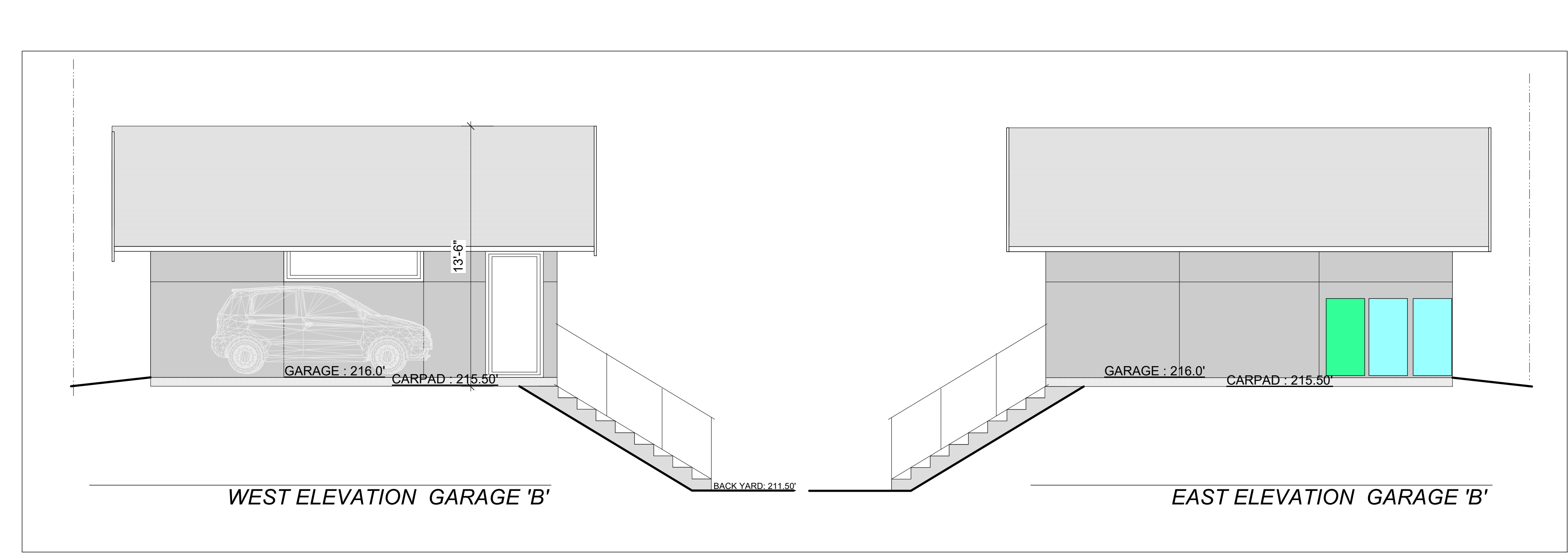
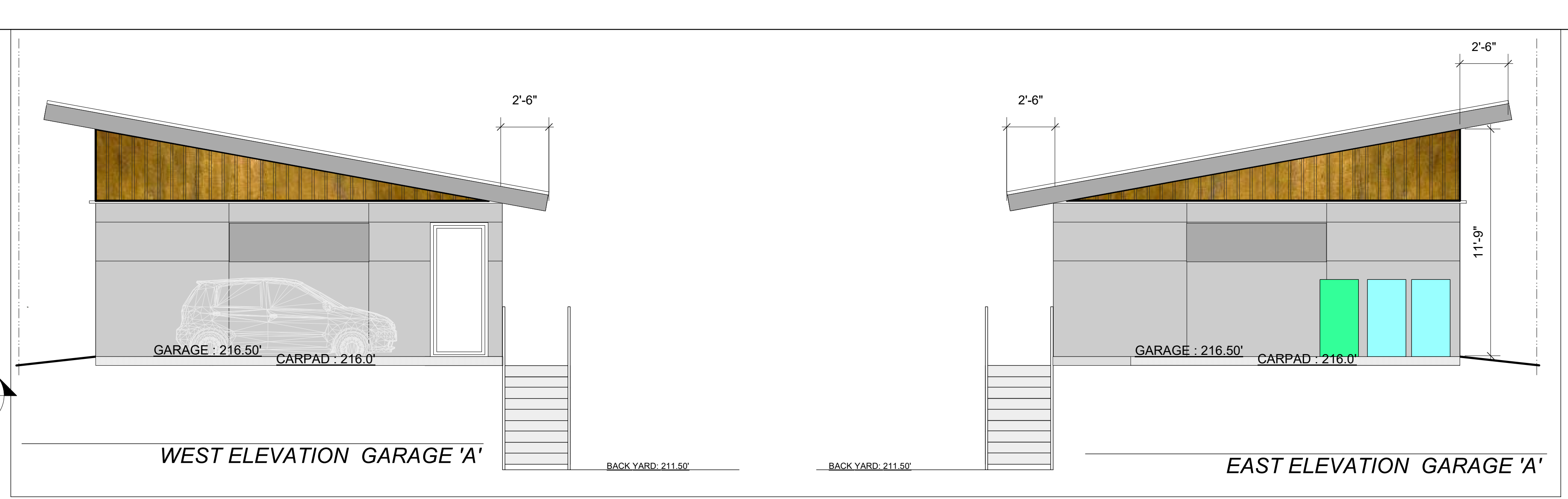
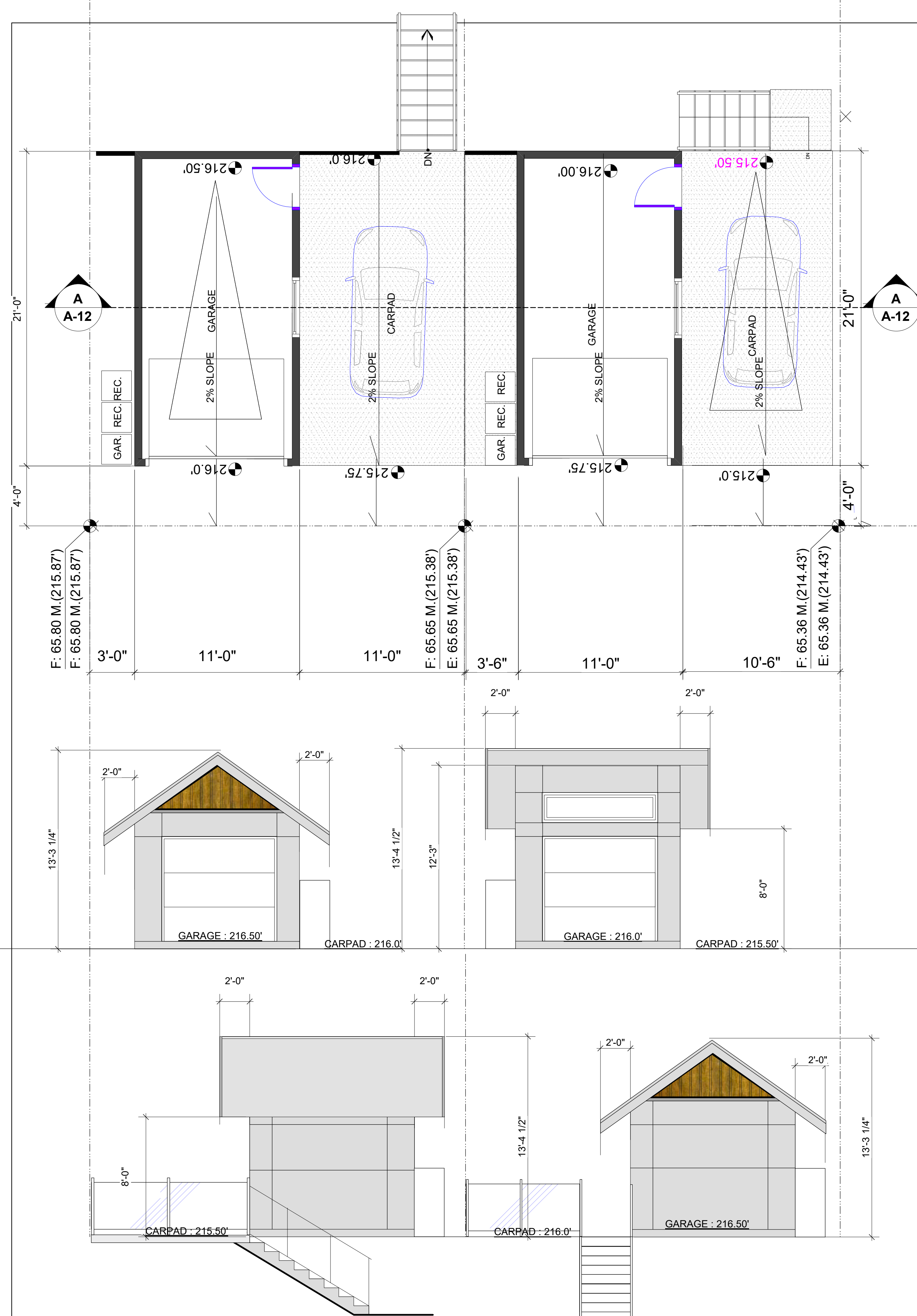


SECTION AA- HOUSE B



SECTION BB -HOUSE B

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Type	Code	Common Name	Scientific Name	Size	Qty	Origin
Tree/Hedge	kd	Kousa Dogwood/white fl.	Comus kousa	2.0 m ht.	2	non-native
Deciduous	cb	Cherry Blossom/columnar	Prunus amansagawa	2.5 m ht.	6	non-native
Deciduous	mg	Coral bark Japa. Maple	Acer palmatum Sango-Kaku	5 cm. cal	1	non-native
Deciduous	mr	Japanese maple red	Acer rubrum	5 cm. cal	1	non-native
Conifer	ec	Emerald cedar	Thuja occidentalis Smaragd	1.8 m. ht	0	non-native
Conifer	ey	English Yew	Taxus baccata	1.4 m. ht.	16	non-native
SHRUBS						
Shrub	sn	Sweet box	Sarcococa	#2 pot	30	non-native
Shrub	mo	Mexican Orange	Chaiyua ternata	#2 pot	14	non-native
Shrub	st	Strawberry tree	Arbutus unedo	#3 pot	4	native
Shrub	og	Oregon grape	Mahonia	#2 pot	15	native
Shrub	el	English Lavender	Lavandula angustifolia	#2 pot	32	non-native
Shrub	jm	Japanese skimmia-male	Skimmia japonica	#2 pot	11	non-native
Shrub	jt	Japanese skimmia-female	Skimmia japonica	#2 pot	11	non-native
Shrub	ey	English yew	Taxus baccata	#3 pot	40	non-native
Shrub	hb	Heavenly bamboo	Nandina domestica	#2 pot	32	non-native
GROUND COVERS						
Ground cover	cm	Creeping Mahonia	Mahonia repens	#1 pot	10	native
Ground cover	fa	Feather red grass	Calamagrostis	#2 pot	9	non-native
Ground cover	cg	Carex copper grass	Carex buchananii	#2 pot	14	non-native
Ground cover	df	Deer fern	Blechnum spicant	#1 pot	30	native
Ground cover	sf	Sword fern	Polystichum munitum	#1 pot	30	native
Ground cover	sa	Saial	Gaultheria shallon	#1 pot	0	native

LEGEND:

	POURED - IN CONC. WALKWAY
	PREFAB CONC. SLAB 2'X2'
	GRAVEL BED 3/4" THK.

NOTES:
1- PROVIDE ELECTRICAL DEDICATED PLUGS FOR ELECTRIC CARS FOR CARPAD AND GARAGE

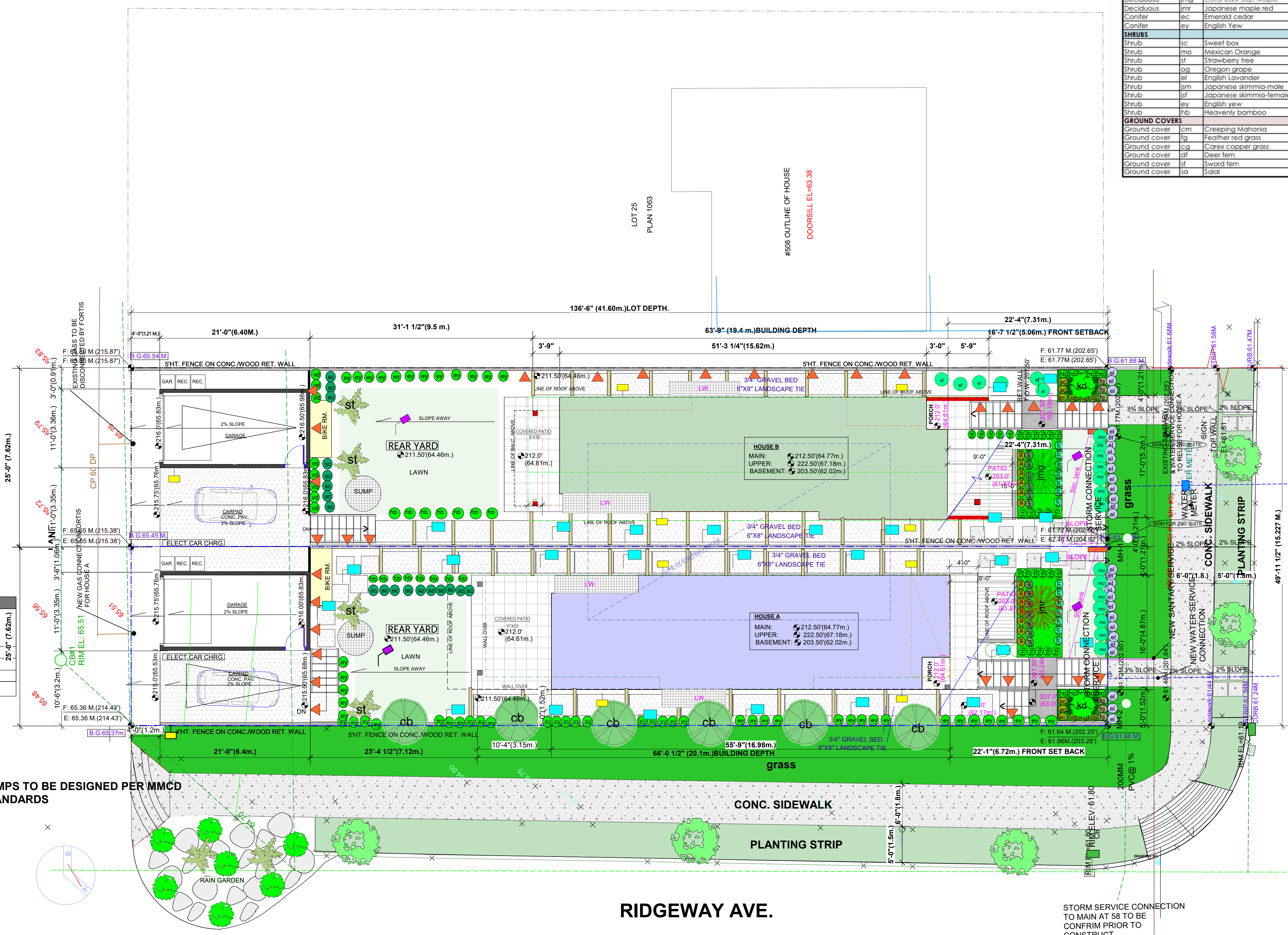
LEGEND:

	F. (FINISHED GRADE)
	E. (EXISTING GRADE)
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM
	FINISHED ELEVATION

LIGHTING LEGEND:

	STEP LIGHT
	PATH LIGHT
	UPLIGHT
	MOTION SENSOR LIGHT

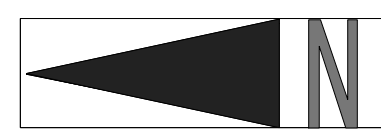
RAMPS TO BE DESIGNED PER MMCD STANDARDS



EAST 5TH ST.

RIDGEWAY AVE.

STORM SERVICE CONNECTION TO MAIN AT 58 TO BE CONFIRM PRIOR TO CONSTRUCT.



LEGEND:

	FINISH ELEV.
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM

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NORTH VANCOUVER

LANDSCAPE PLAN

DATE:
MAY 2014
DRAWN BY:
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/8" = 1 ft

DRAWING NO.:
L-01