



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.

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- A-05 ROOF PLANS – BOTH LOTS
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**ISSUED FOR: SUBDIVISION & REZONING**

**FEBRUARY 26 2021**

**REVISION ISSUED**

**APRIL/12/2022**



VERNACULAR STUDIO INC

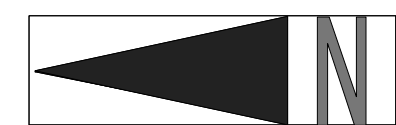
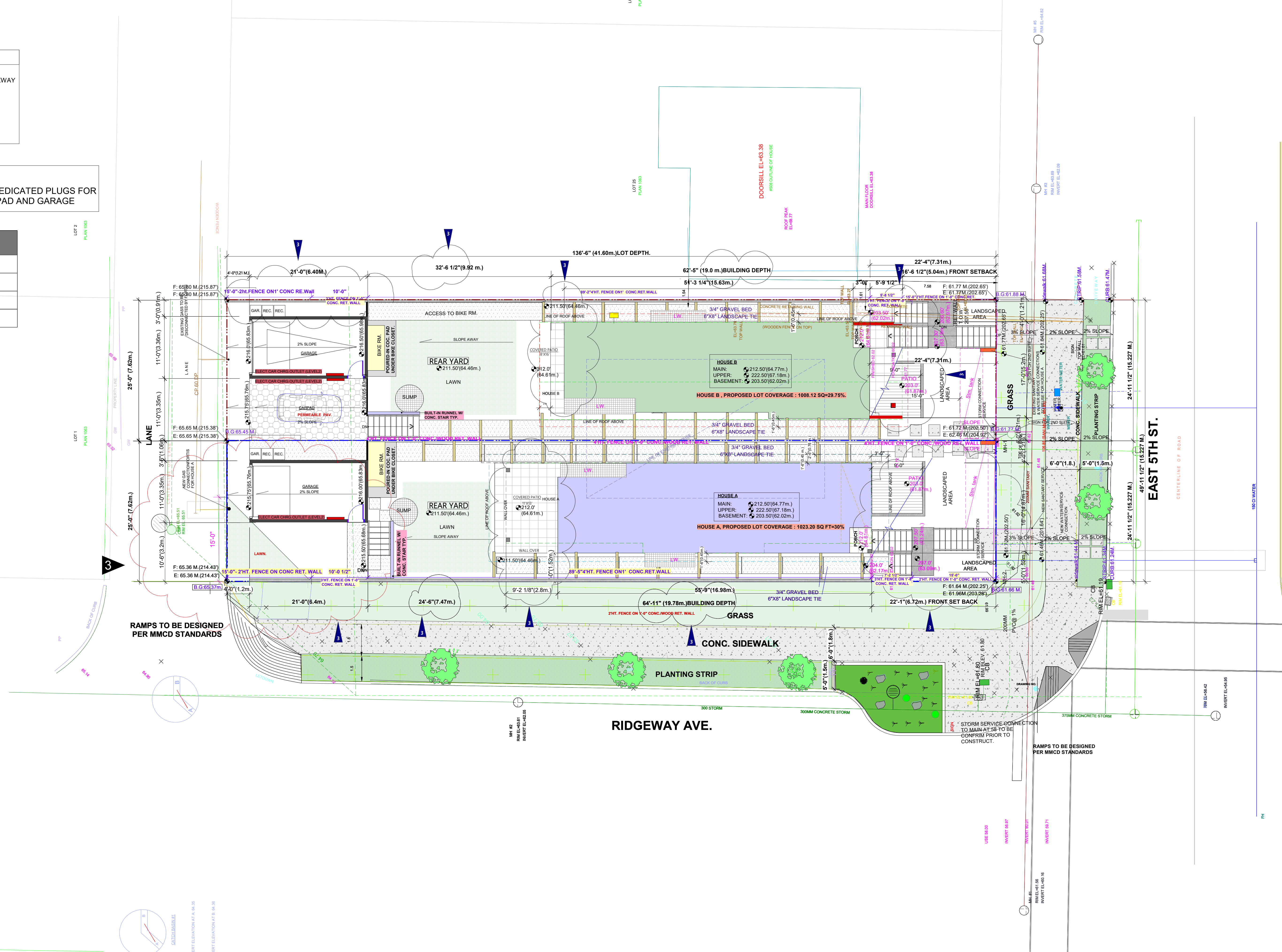
- LEGEND:**
- POURED - IN CONC. WALKWAY
  - PREFAB CONC. SLAB 2'X2'
  - GRAVEL BED 3/4" THK.

**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

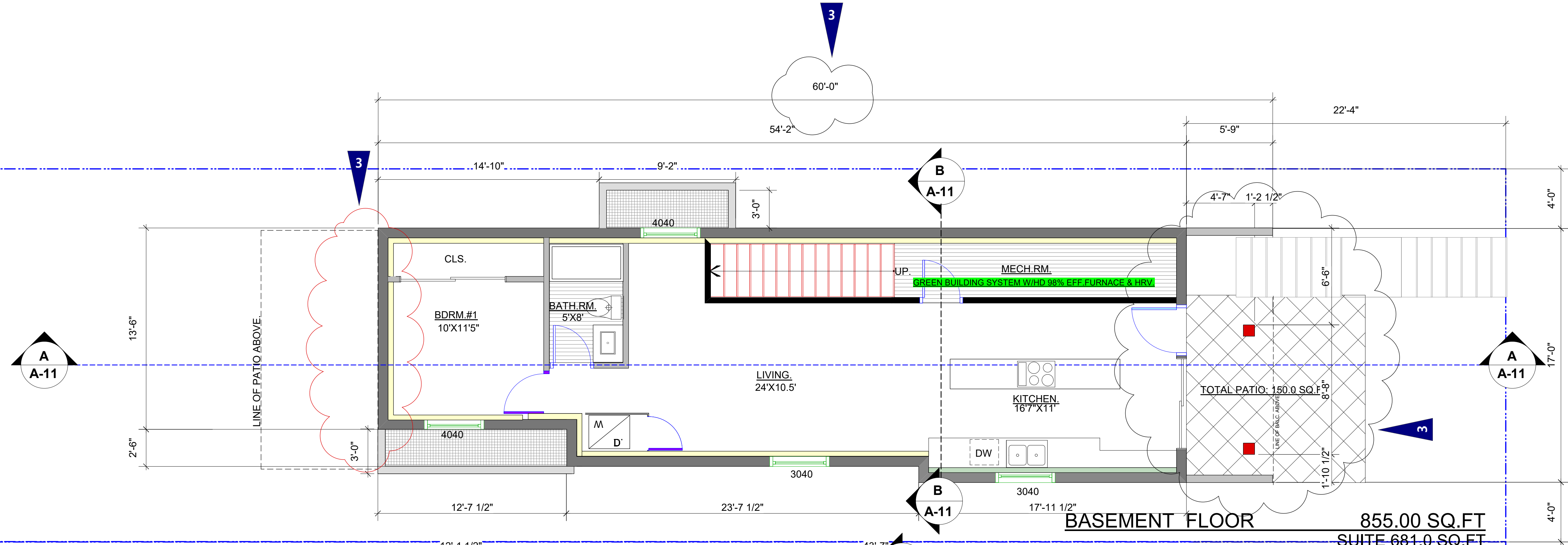


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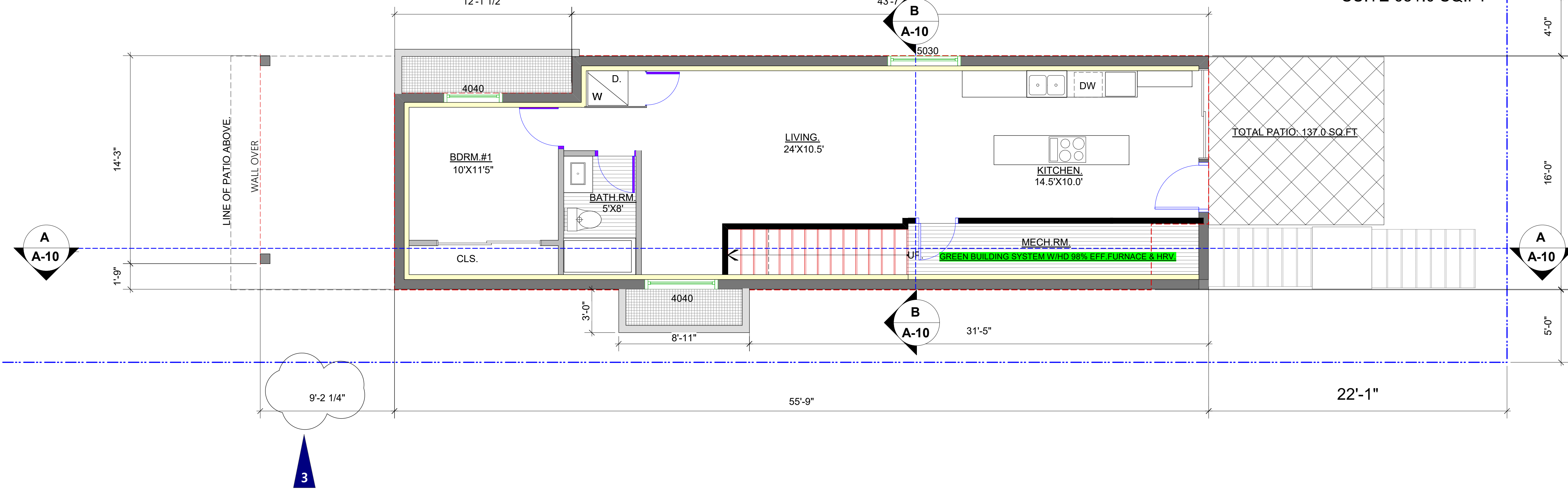
- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

**REVISION:**

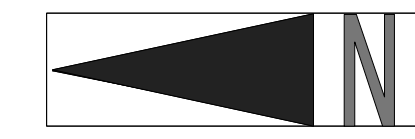
No.	ISSUE FOR	DATE
8		
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4	SUBDIVIREZ SITE PLAN	FEB 17 2022
3	SUBDIVIREZ	JAN 31 2022
2	SUBDIVIREZ	FEB 26 2021
1	PRE APP SUB.	SEP 01 2020



**BASEMENT FLOOR** 855.00 SQ.FT  
SUITE 681.0 SQ.FT



**BASEMENT FLOOR** 858.00 SQ.FT  
SUITE 681.0 SQ.FT

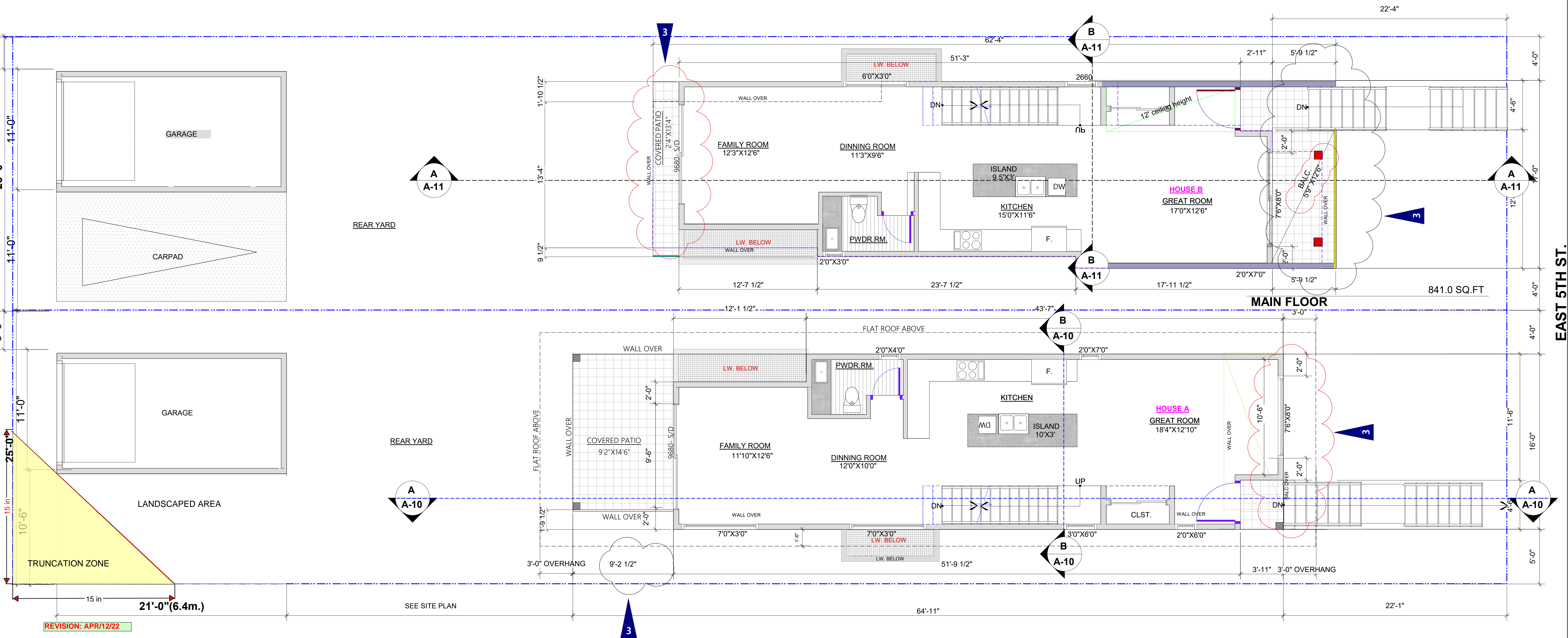


**LEGEND:**

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

**REVISION:**

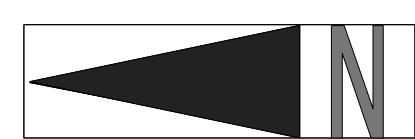
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1	PRE APP SUB.	SEP 01 2020



REVISION: APR/12/22

844.00 SQ.FT

MAIN FLOOR



**LEGEND:**

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

**REVISION:**

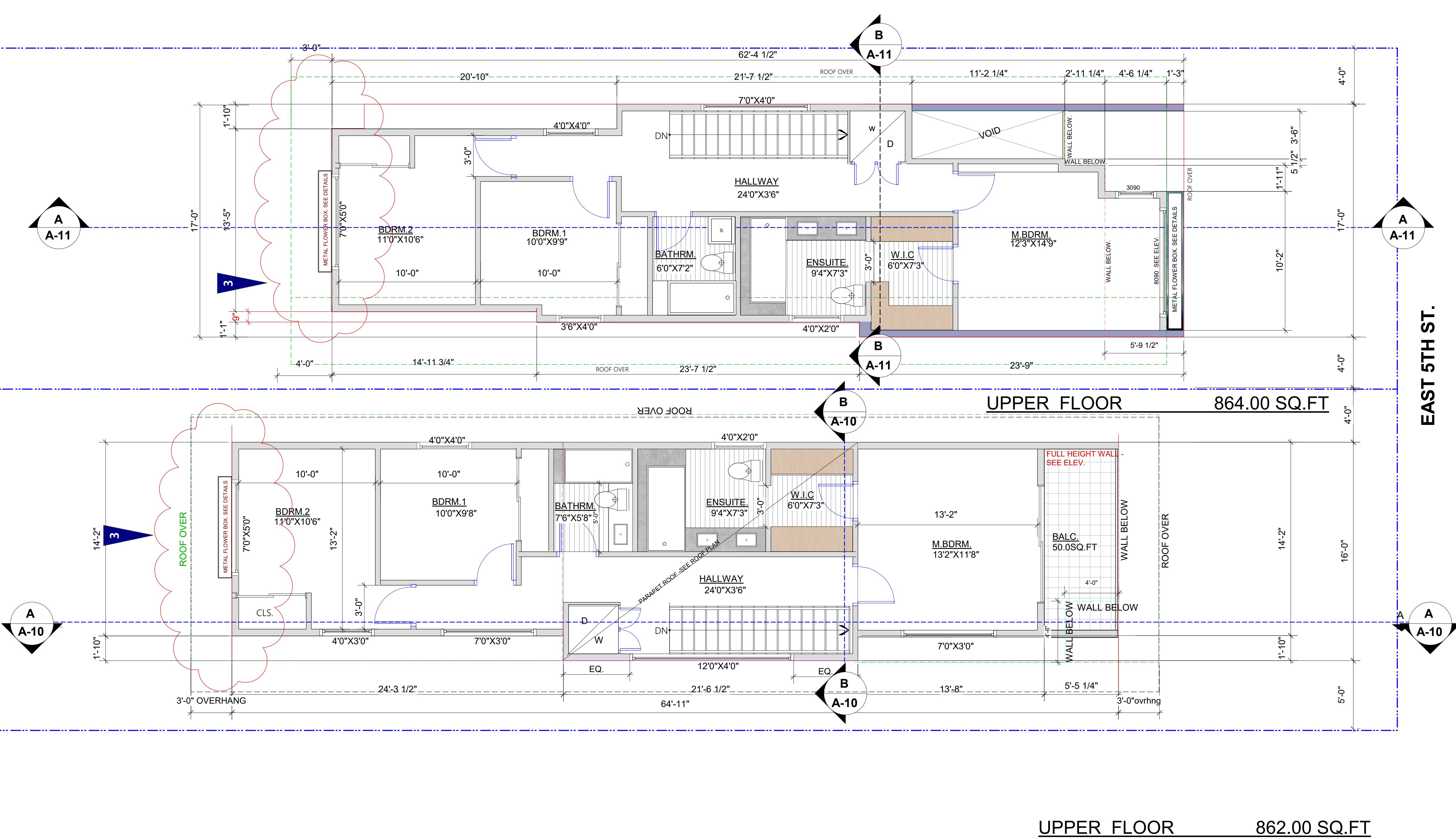
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3	SUBDIV/REV	JAN. 31.2022
2	SUBDIV/REV	FEB. 26.2021
1	PRE APP SUB	SEP 01.2020

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

MAIN FLOOR PLANS

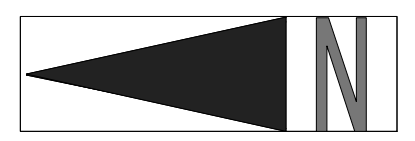
**DATE:**  
MAY 2014  
**DRAWN BY:**  
G.A.  
**CHECKED BY:**  
M.R.  
R.CH  
**SCALE:** 1/4" = 1 ft

**DRAWING NO.:**  
**A-03**



EAST 5TH ST.

UPPER FLOOR 862.00 SQ.FT



- LEGEND:**
- FINISH ELEV.
  - POWER VENT
  - FLOOR DRAIN
  - SMOKE ALARM

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2	SUBDIV/REV	FEB 26, 2021
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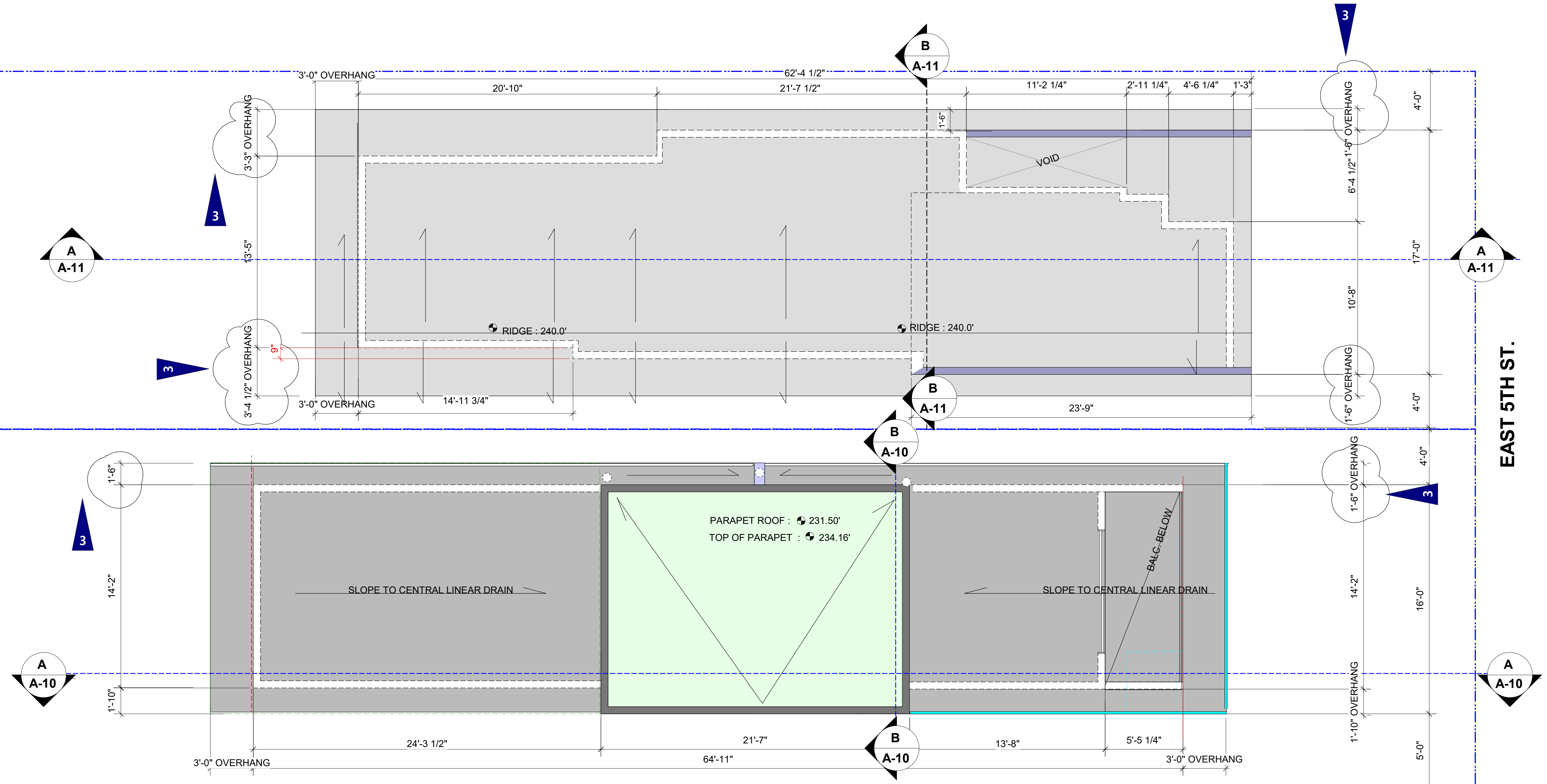
**502 EAST 5TH ST.  
NORTH VANCOUVER**

UPPER FLOOR PLANS

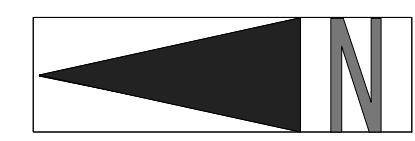
**DATE:**  
MAY 2014  
**DRAWN BY:**  
G.A.  
**CHECKED BY:**  
M.R.  
R.CH  
**SCALE:** 1/4" = 1 ft

**A-04**

DRAWING NO.:



EAST 5TH ST.



**LEGEND:**

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

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1	PRE APP SUB	SEP 01 2020

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

ROOF PLANS

**DATE:**

**DRAWN BY:**  
G.A.


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

**SCALE:** 1/4" = 1 ft

**A-05**

DRAWING NO.:

**STREET ELEVATION - SOUTH**

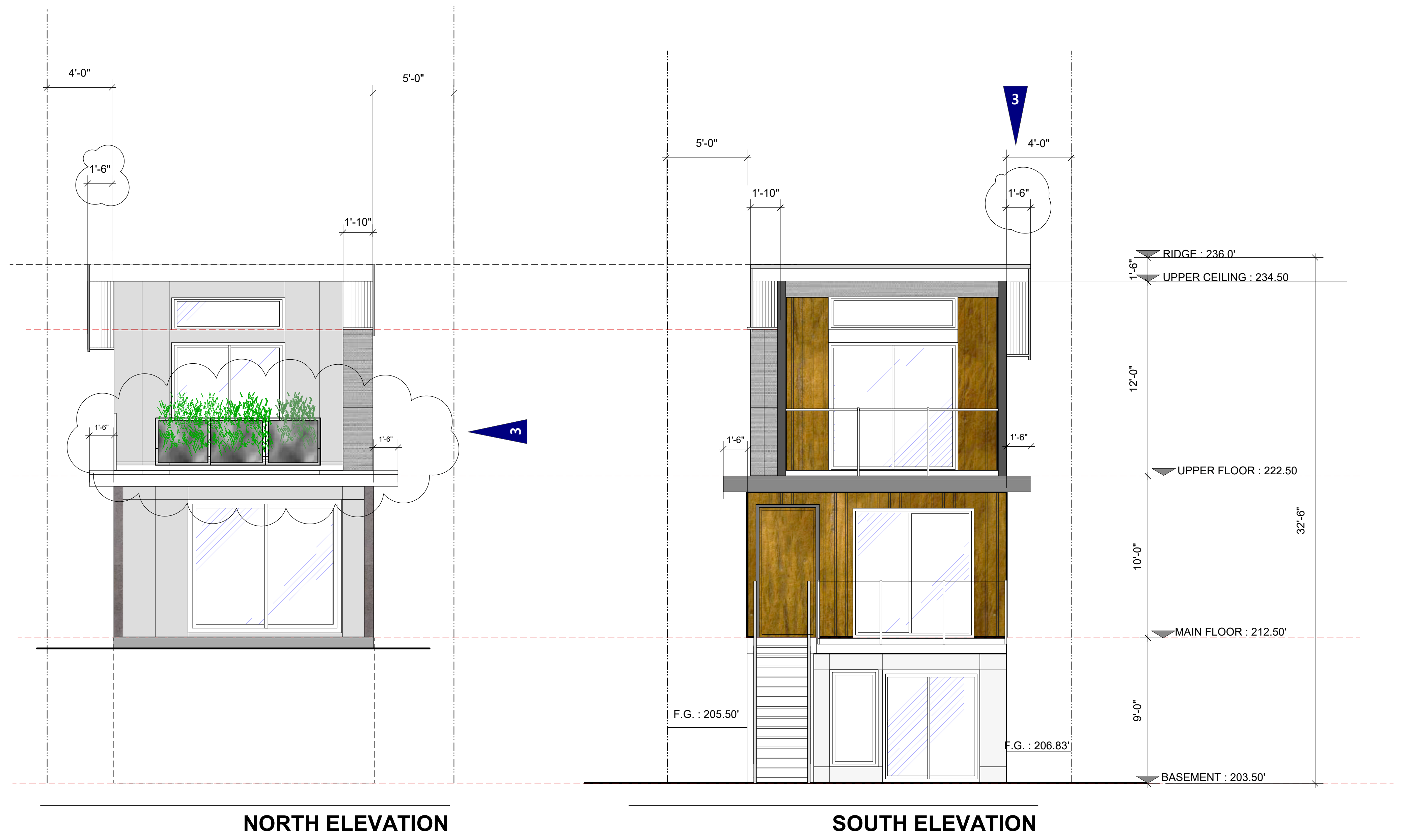


**COLOURS**

- HOUSE B- MAIN HOUSE WALLS and GARAGE - Fiber cement panels (Sea Haze -BM)
- HOUSE B OR A- ACCENT WALL (Chili 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- B.M.)

**MATERIALS**

- Roof
- Wind, Door Trims
- Fascia Board
- Flashing on Fascia
- Fascia + Gutter
- Wall Panels
- Cedar board siding
- Flat board Siding
- Wall cladding
- Windows
- Entry Doors
- soffits
- 3 LAYERS APPROVED MEMBRANE
- 1.5" X 1.5" PAINTED TO MATCH WALLS
- 2X8 OR 2X10 PAINTED CEDAR, Dark Charcoal
- PRE-PAINTED 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



**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)X0.4= **208.44'**  
 = 208.44'+26.2'=234.64'  
 = 208.44'+33'=241.44'

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1	PRE APP SUB.	MAY 01.2020

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

**FRONT & REAR  
ELEVATIONS  
HOUSE A**

**DATE:**

**DRAWN BY :**  
G.A.

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

**SCALE:** 1/4" = 1 ft



STREET ELEVATION - SOUTH

**MATERIALS**

- |                      |   |
|----------------------|---|
| 1 Roof               | 3 LAYERS APPROVED MEMBRANE                      |
| 2 Wind, Door trims   | 1.5" X1.5" 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                                     |

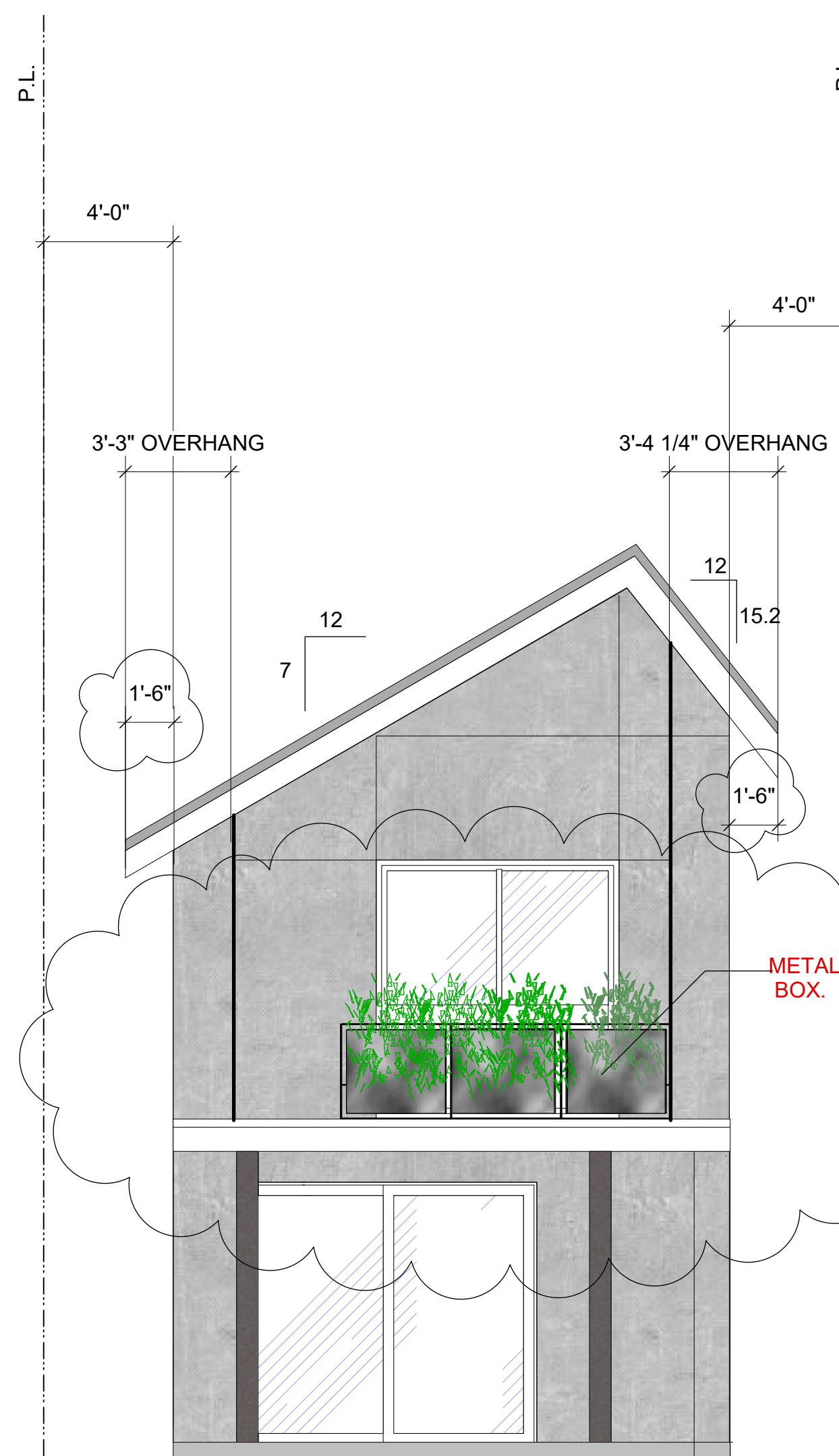
**COLOURS**

- |  |   |
|--|---|
|  | HOUSE B- MAIN HOUSE WALLS and GARAGE - Fiber cement panels (Sea Haze -BM)   |
|  | HOUSE B OR A- ACCENT WALL (Chili pepper -BM)                                |
|  | HOUSE A- ACCENT WALL - Latex <b>Metallix</b> 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) |

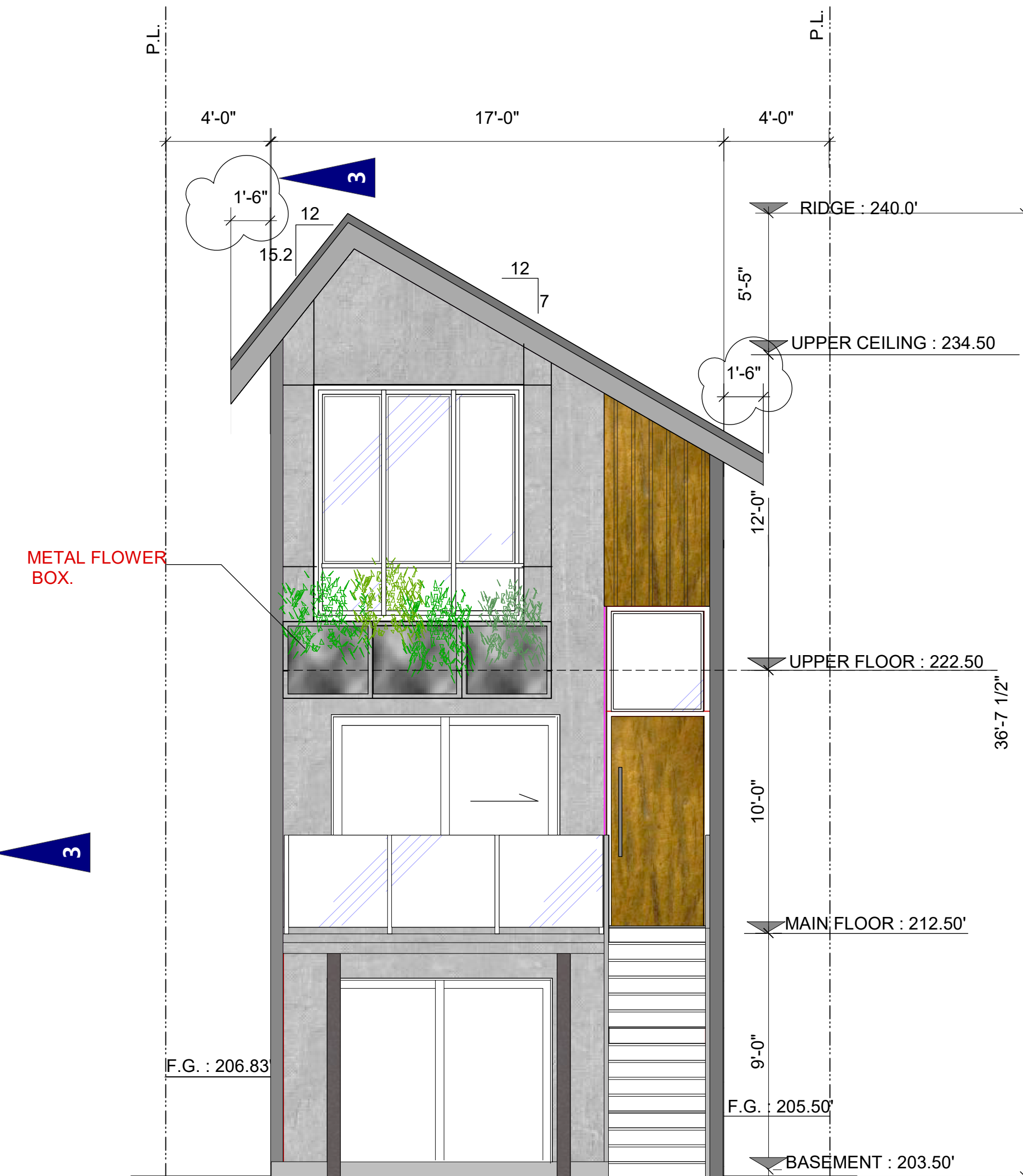
**HOUSE B- HEIGHT CALCULATION**

(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'

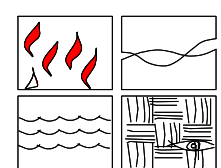


**NORTH ELEVATION**



**SOUTH ELEVATION**

**Vernacular**  
design



200 - 120 LONSDALE AVE.  
NORTH VANCOUVER, B.C  
V7M 2E8  
PHONE: (604)990-8862  
VERNAACULARDEV.COM

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**GENERAL NOTES:**  
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2	SUBDIV/REV. FEB 26 2021
1	PRE APP SUB. MAY 01 2020
No.	ISSUE FOR DATE

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

**FRONT & REAR  
ELEVATIONS  
HOUSE B**

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

DRAWING NO. :

**A-07**





**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.

**WEST ELEVATION**

**EAST ELEVATION**

**LEGEND:**

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

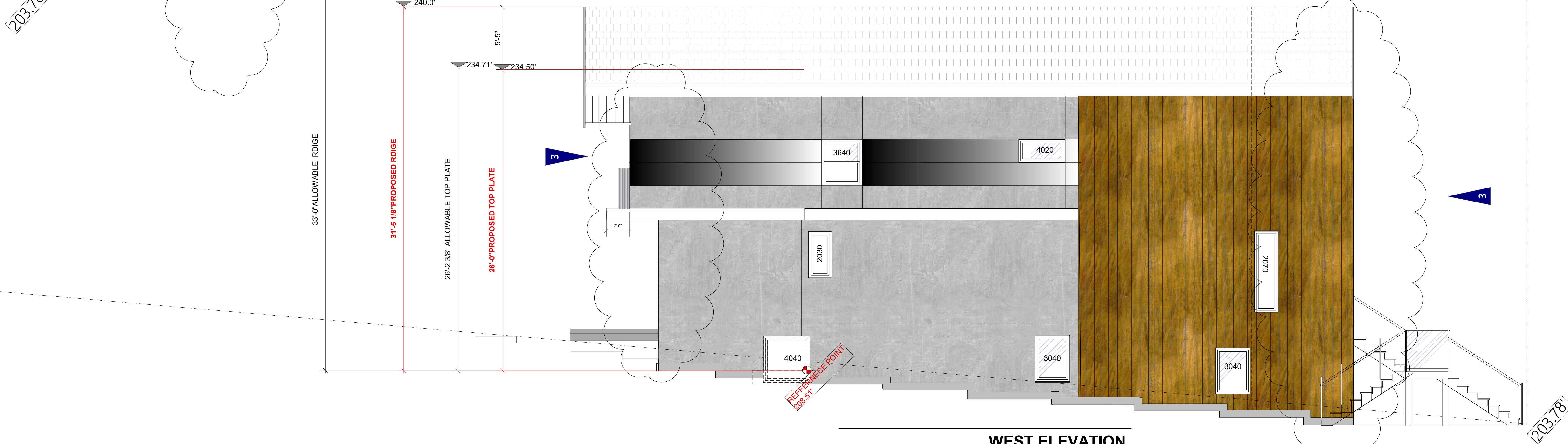
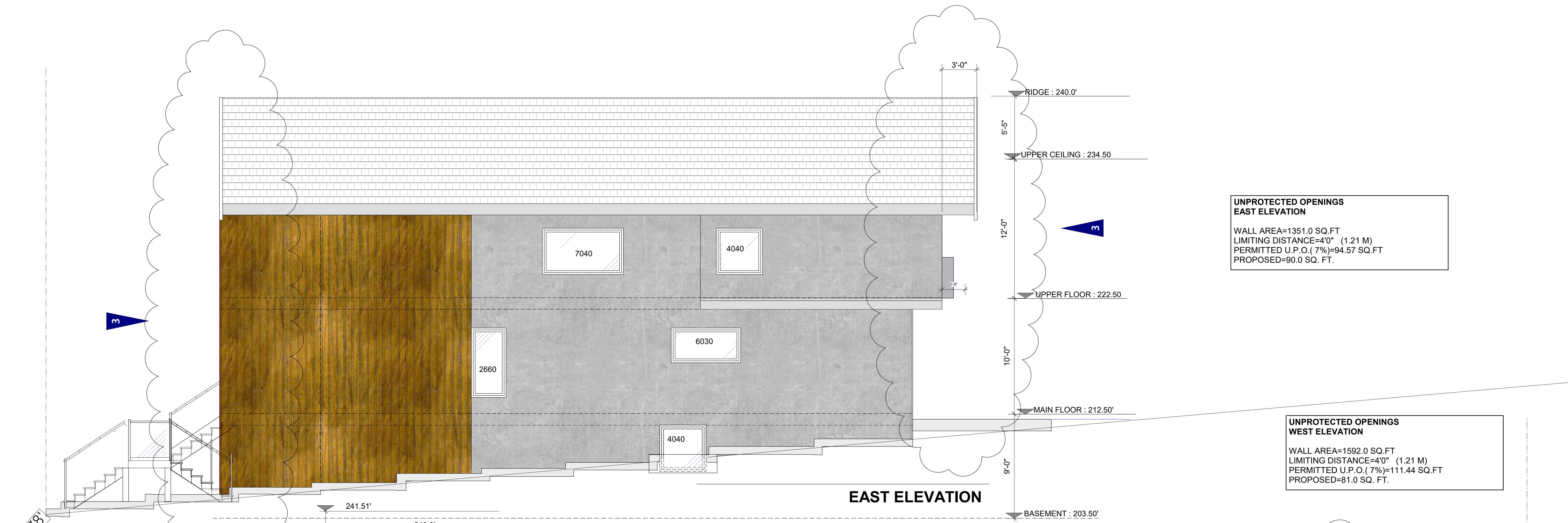
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**502 EAST 5TH ST.  
 NORTH VANCOUVER**

**SIDE ELEVATIONS  
 (HOUSE A)**

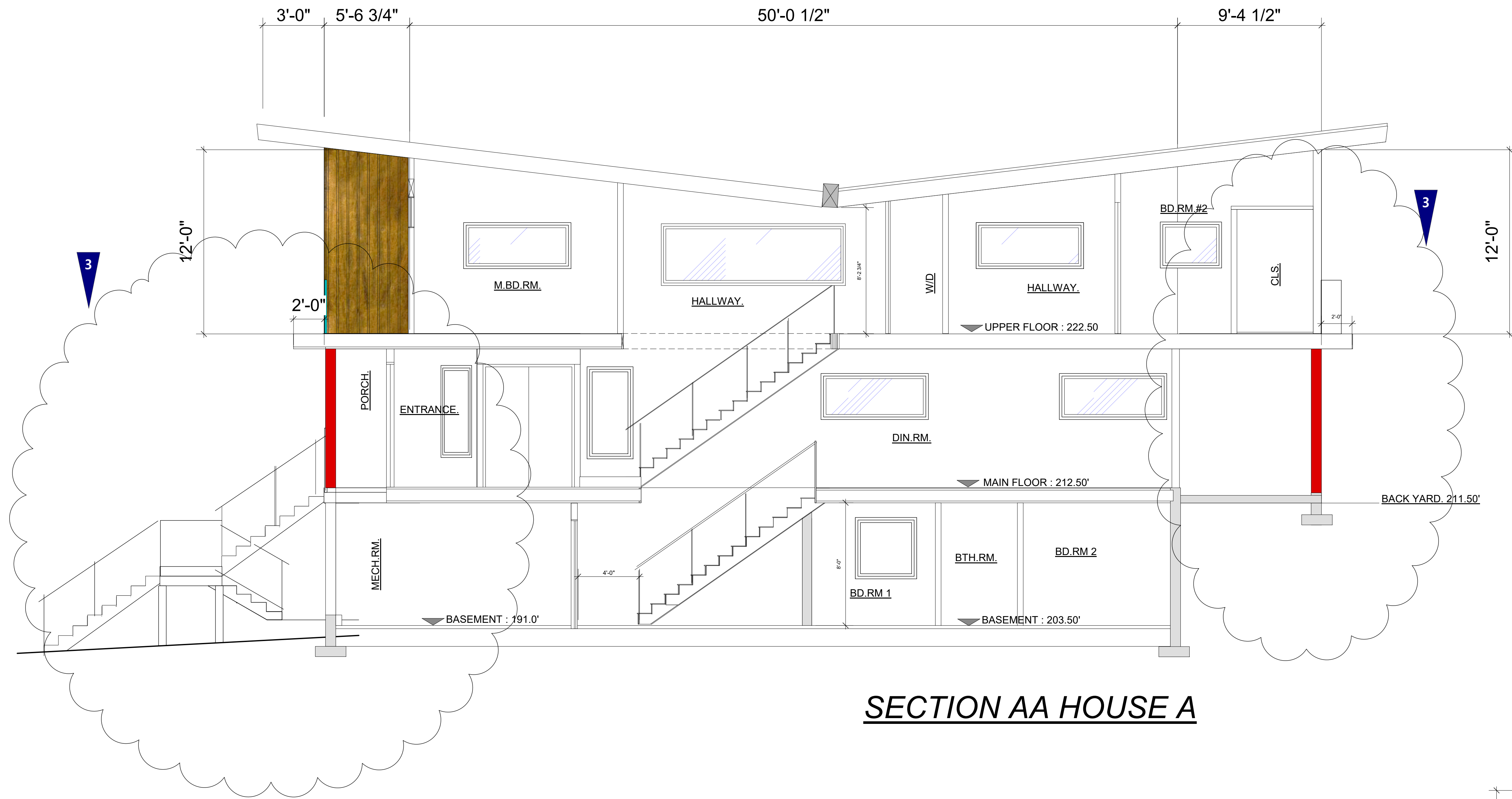
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 DRAWN BY:  
 CHECKED BY:  
 M.R.C.H.  
 SCALE: 1/4" = 1 ft

DRAWING NO.:  
**A-08**

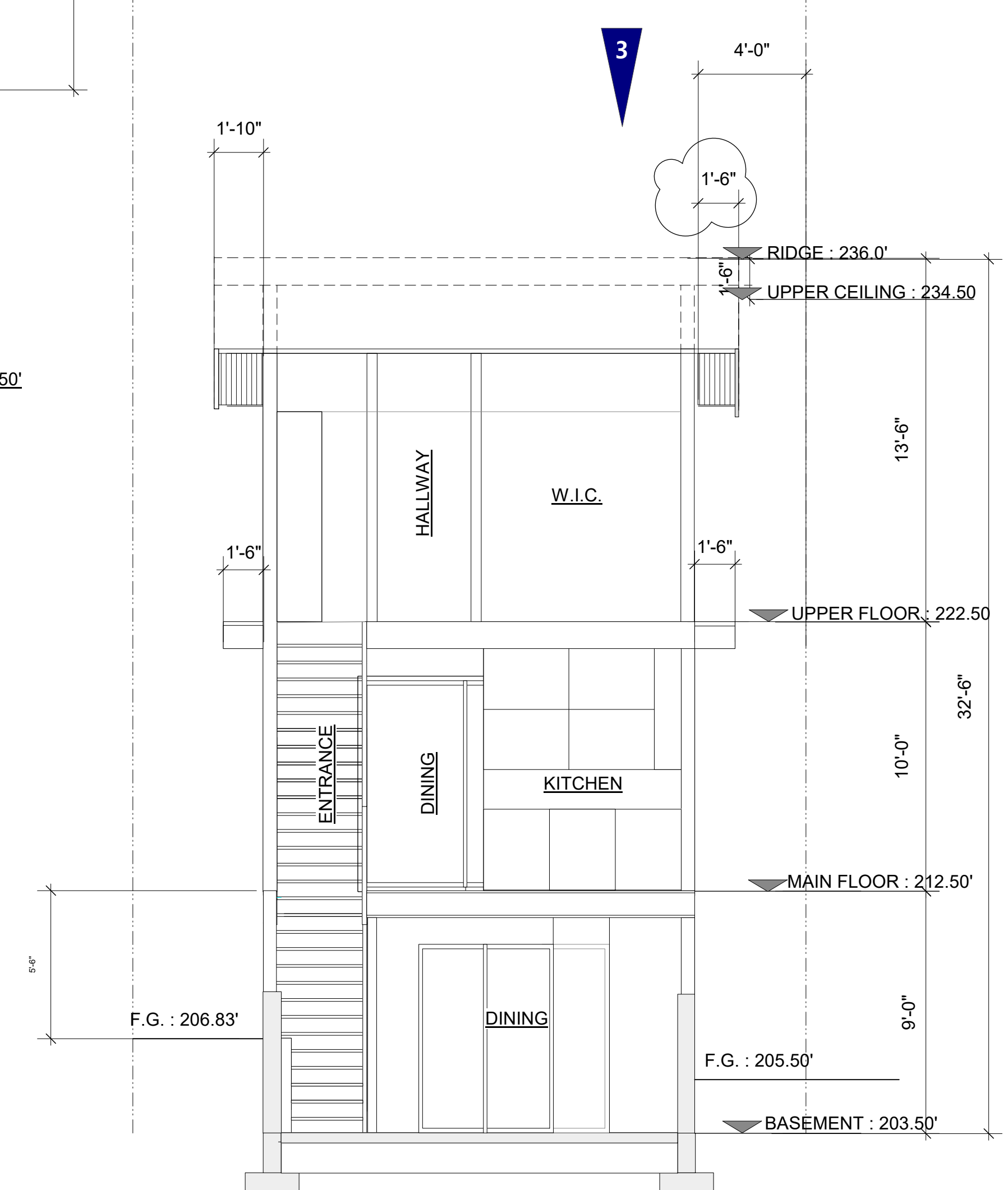


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3	SUBDIV/REVZ	JAN. 31, 2022
2	SUBDIV/REVZ	FEB. 25, 2021
1	PRE APP SUB.	MAY 01, 2020



**SECTION AA HOUSE A**



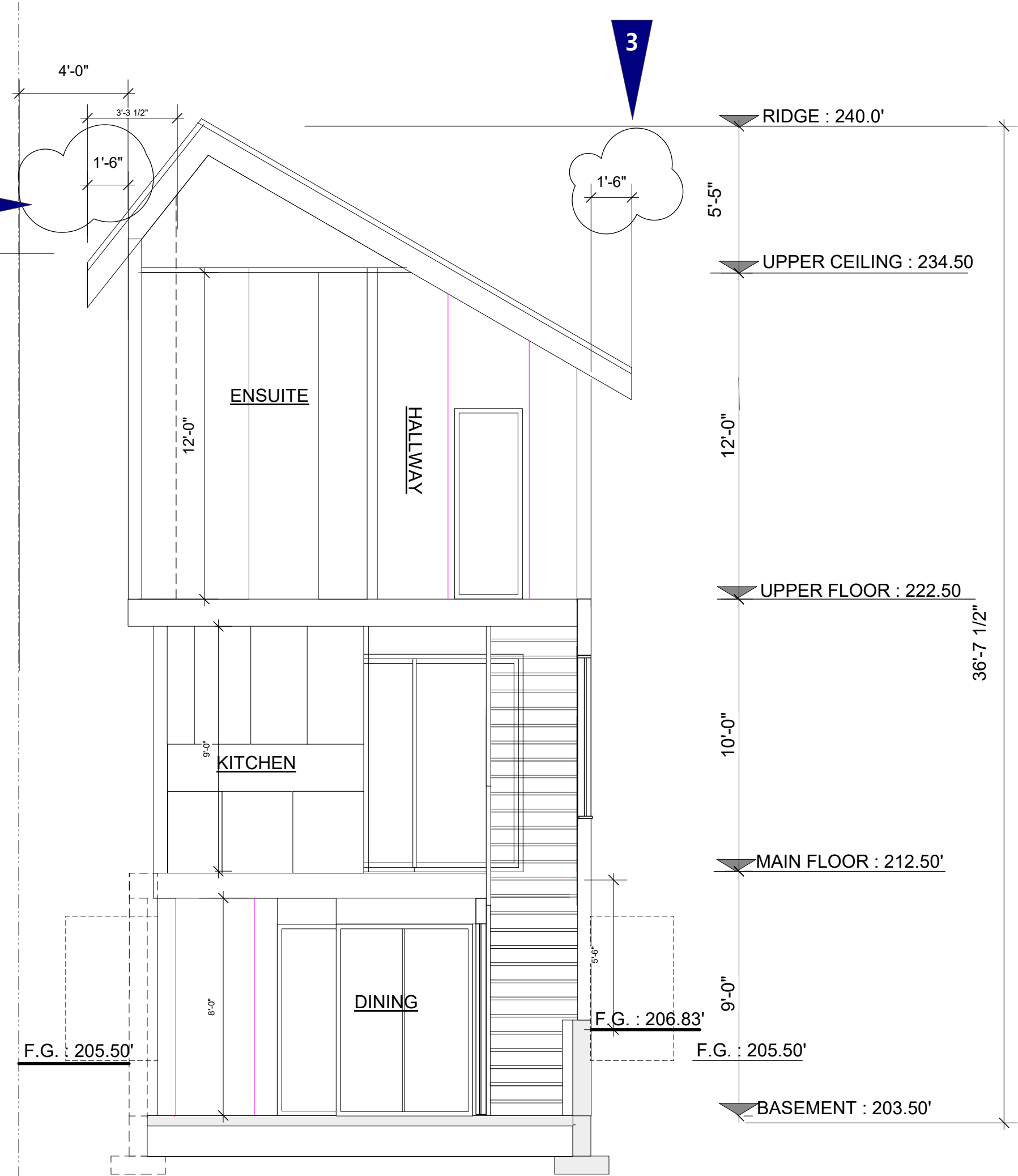
**SECTION BB HOUSE A**

**REVISION:**

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3	SUBDIV/REVZ	JAN. 31, 2022
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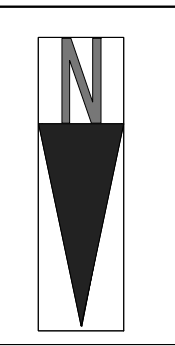
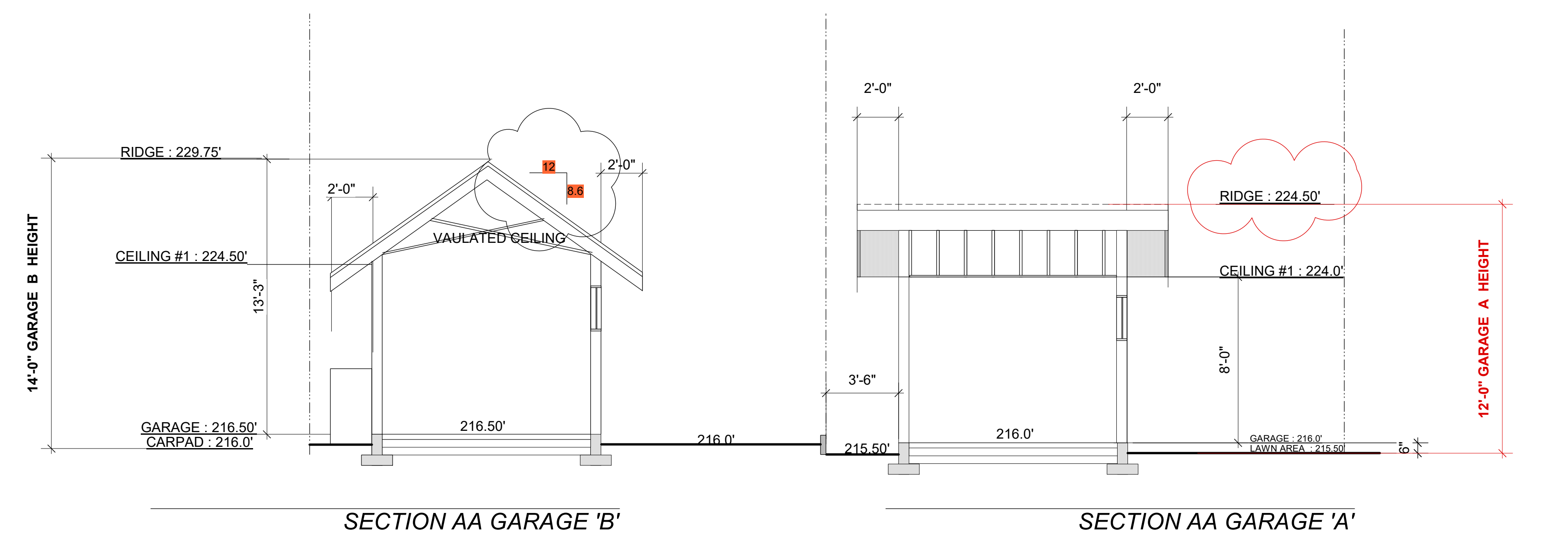
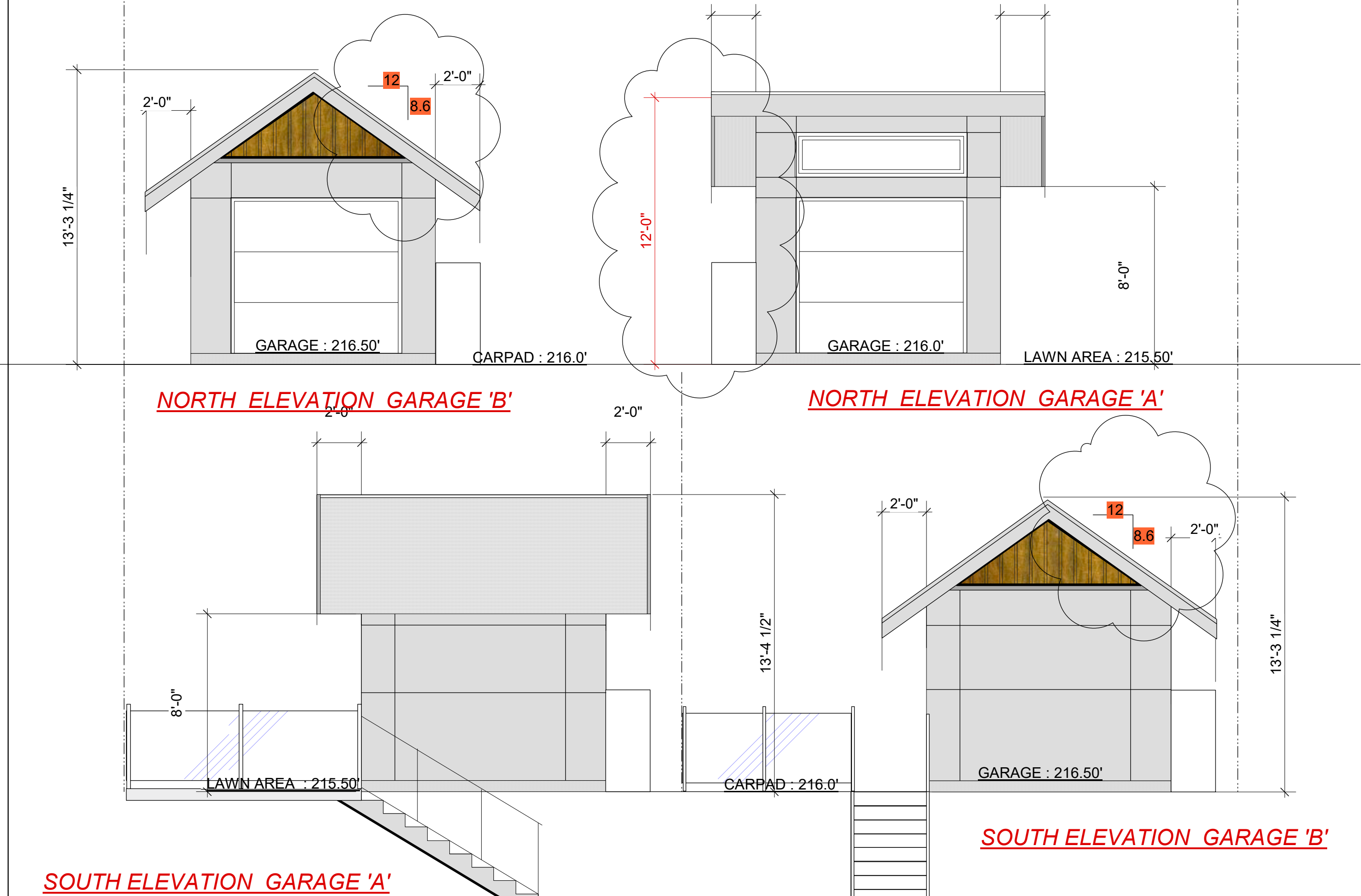
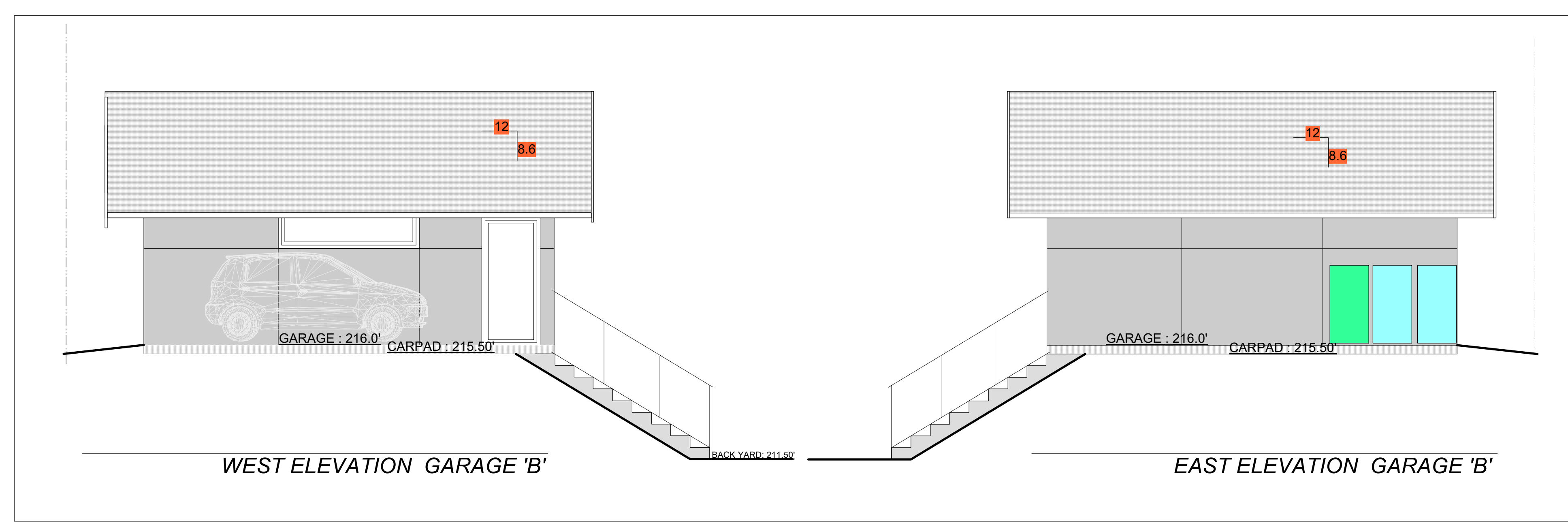
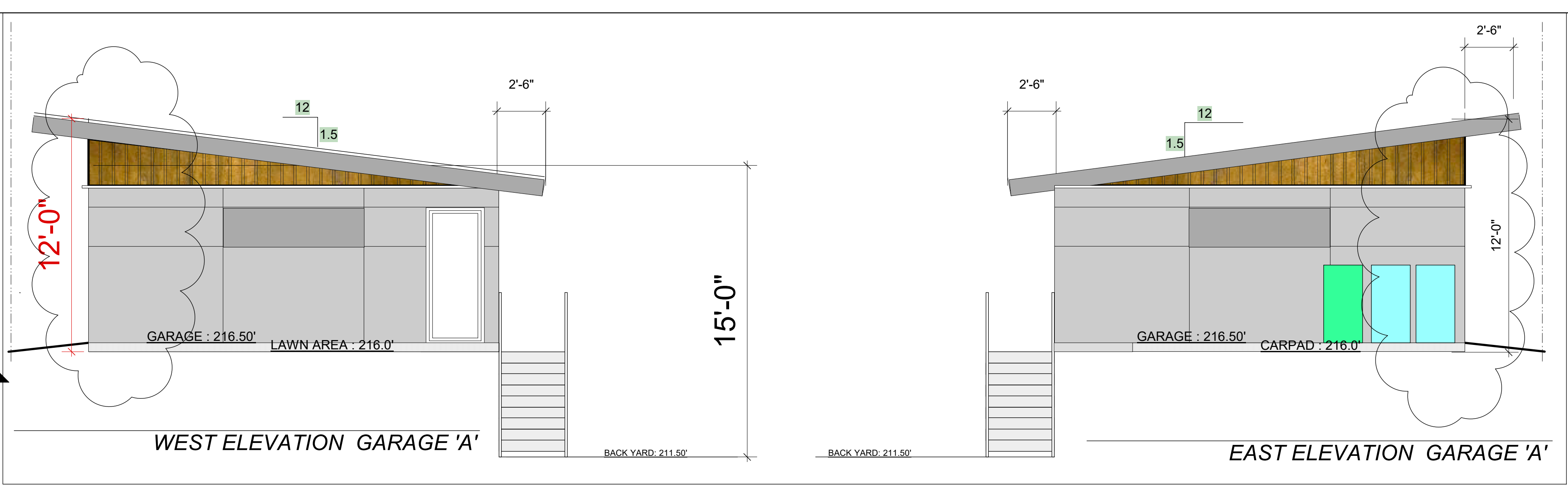
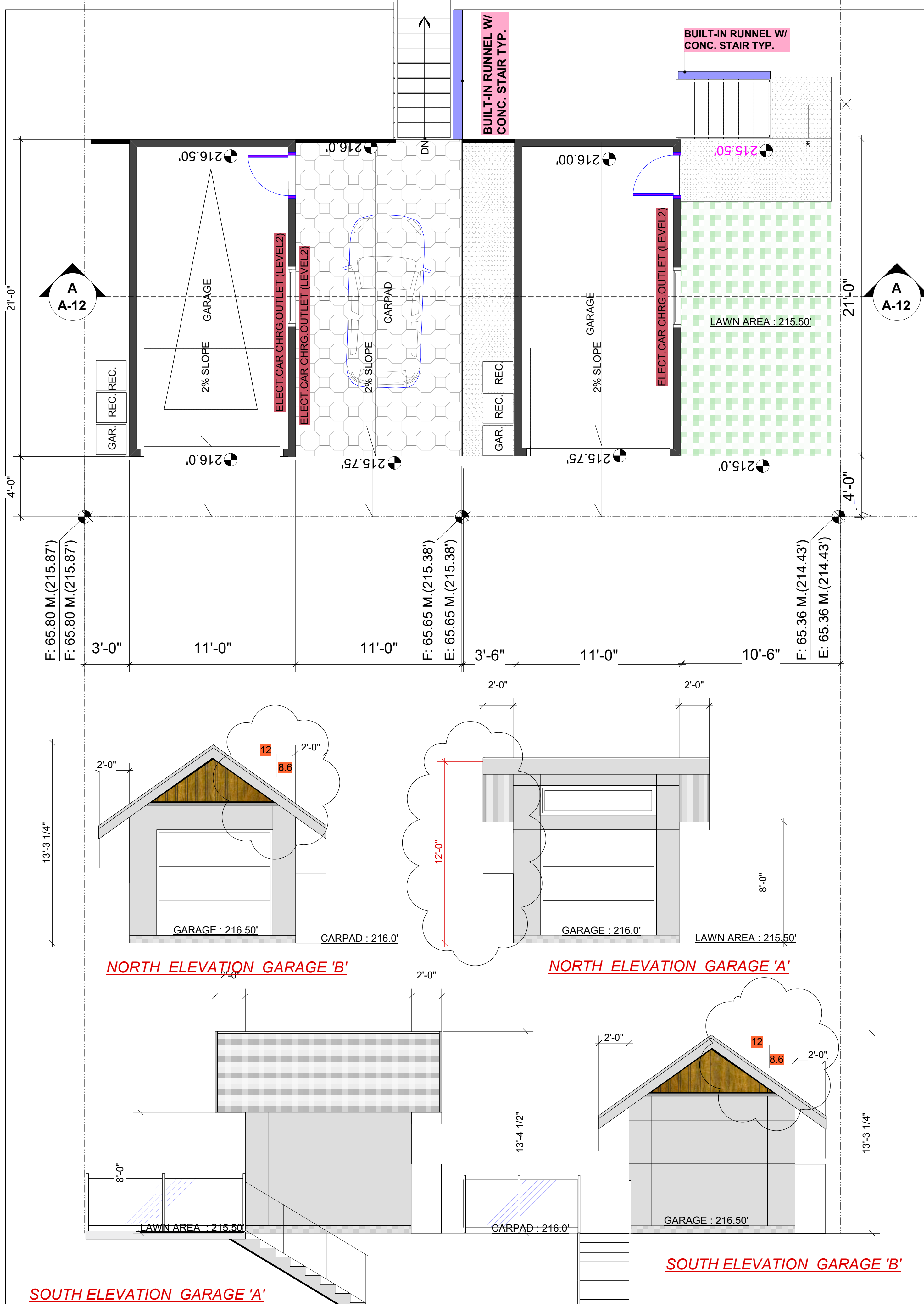


SECTION AA-HOUSE B



SECTION BB-HOUSE B

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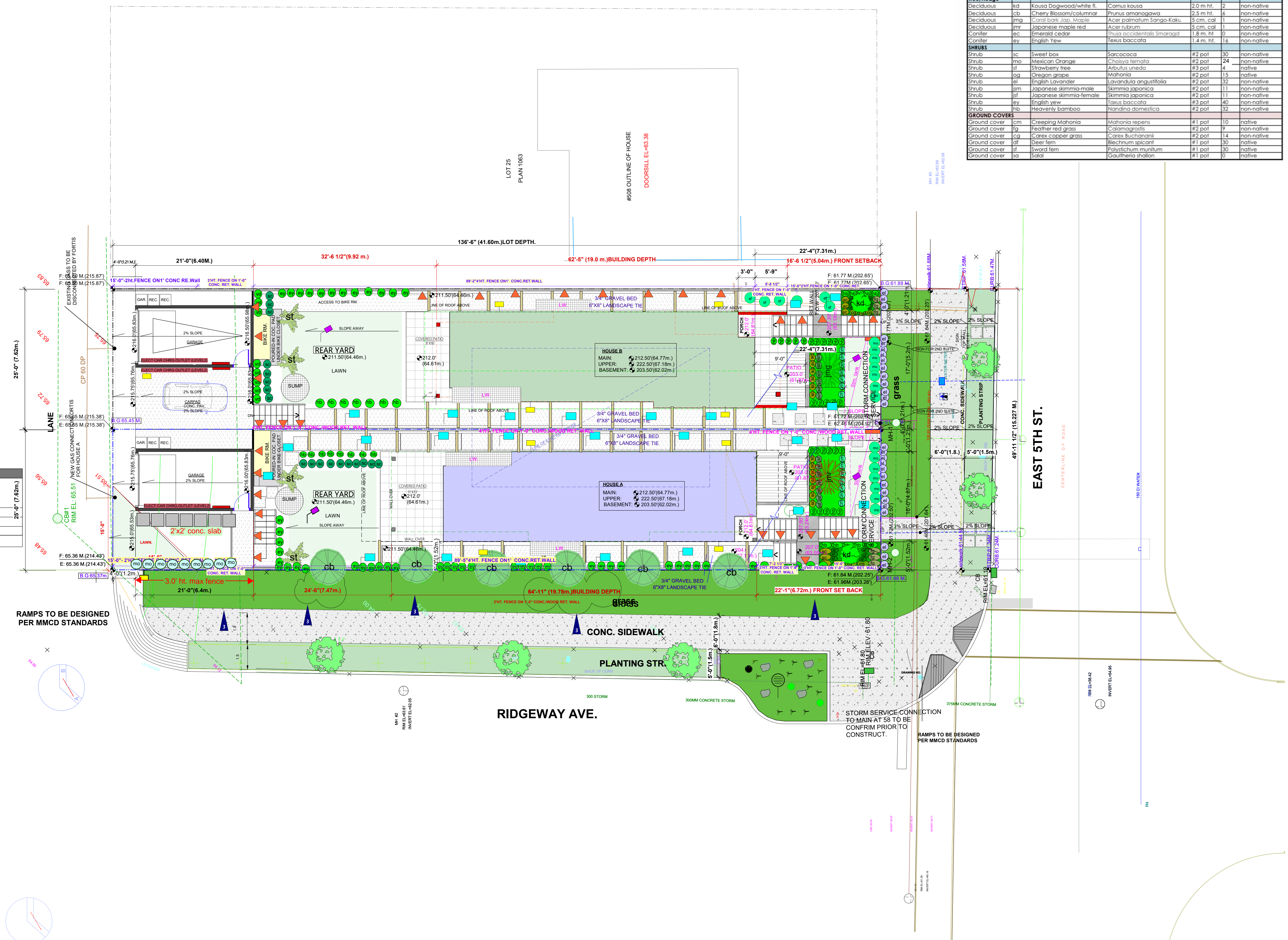
**LEGEND: H ELEV.**

- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

**REVISION:**

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1	ISSUE FOR	DATE

Type	Code	Common Name	Scientific Name	Size	Qty	Origin
Deciduous	kd	Kousa Dogwood/white fl.	Cornus kousa	2.0 m. ht.	2	non-native
Deciduous	cb	Cherry Blossom/columbar	Prunus amurgenensis	2.5 m. ht.	6	non-native
Deciduous	mg	Carol bark Jap. 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
<b>SHRUBS</b>						
Shrub	sc	Sweet box	Sarcococa	#2 pot	30	non-native
Shrub	mo	Mexican Orange	Chalcys temata	#2 pot	24	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	st	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
<b>GROUND COVERS</b>						
Ground cover	cm	Creeping Mahonia	Mahonia repens	#1 pat	10	native
Ground cover	fg	Feather red grass	Calamagrostis	#2 pat	9	non-native
Ground cover	ca	Carex copper grass	Carex Buchanani	#2 pat	14	non-native
Ground cover	df	Deer fern	Blechnum spicant	#1 pat	30	native
Ground cover	sf	Sword fern	Polystichum munitum	#1 pat	30	native
Ground cover	sa	Sisal	Goultieria stolon	#1 pat	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

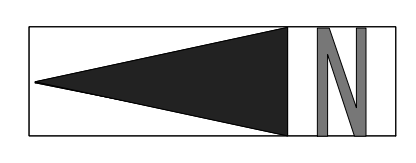
**LIGHTING LEGEND:**

	STEP LIGHT
	PATH LIGHT
	UPLIGHT
	MOTION SENSOR LIGHT

RAMPS TO BE DESIGNED PER MMCD STANDARDS

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

RAMPS TO BE DESIGNED PER MMCD STANDARDS



**LEGEND:**

	FINISH ELEV.
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM

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