



West 21st Street Elevation

## SUBDIVISION & REZONING APPLICATION

### HOMES ON TWENTY FIRST

### 540 WEST 21<sup>ST</sup> STREET, NORTH VANCOUVER

Legal Address: LOT 28, BLOCK 202, DL. 544, PLAN 1364

PID: 014-767-805

OWNER: XXXXXXXX

APPLICANT: VERNACULAR STUDIO INC.

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ISSUED FOR: SUBDIVISION & REZONING

SEPTEMBER/22/2022



VERNACULAR DESIGN STUDIO INC

**SITE COVERAGE (MAIN HOUSE): 1056.0 SF.**  
**SITE COVERAGE (ACCESSORY BUILDING): 352.0 SF.**

CONSULTANTS:

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



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2	SUBDIVREZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022
No.	Issue for	DATE

PROJECT:  
**540 WEST 21TH ST.**

DRAWING TITLE:  
**SITE PLAN**

DATE:  
 JUNE 2019

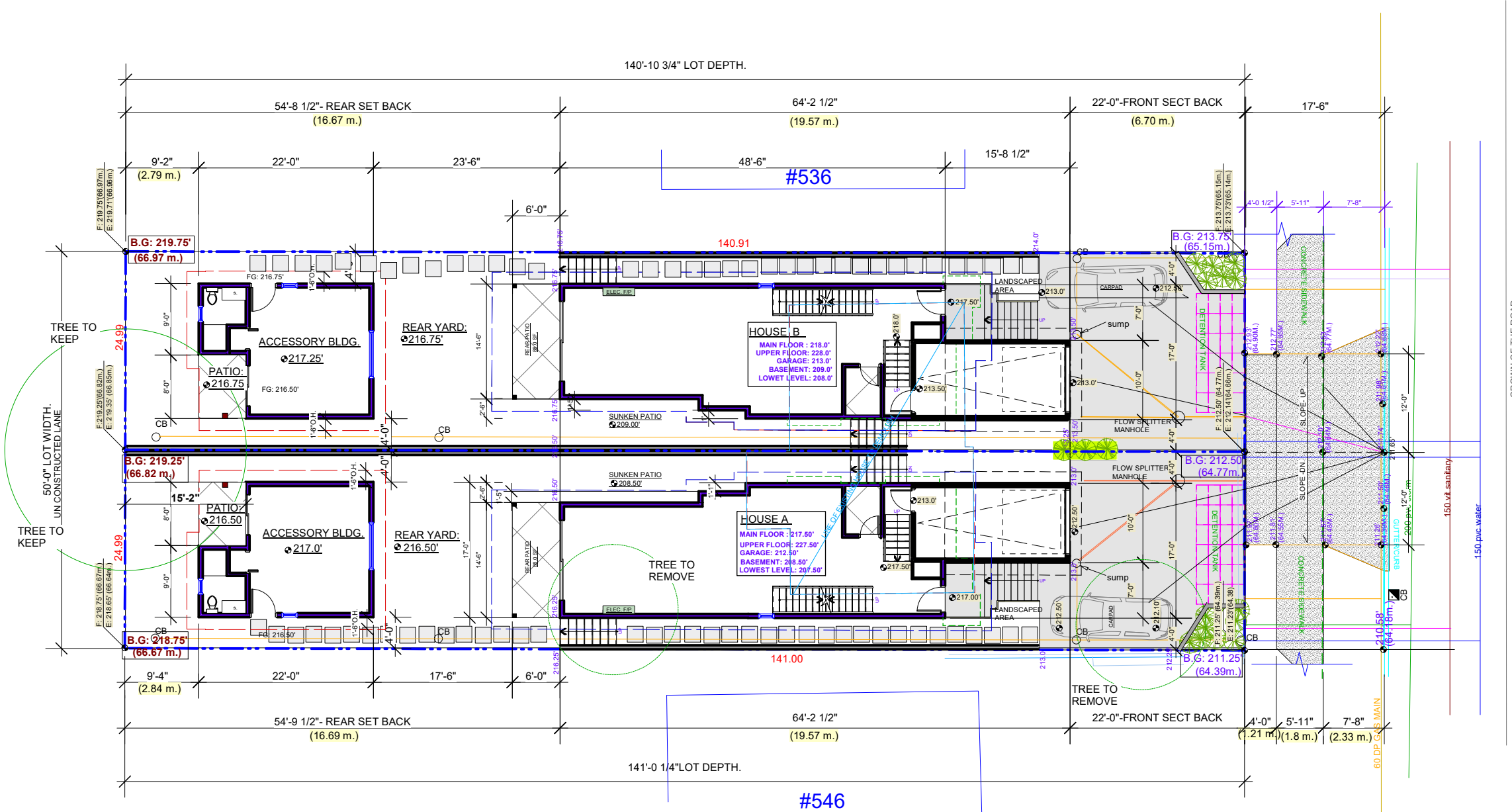
DRAWN BY:  
 -G.A.

CHECKED BY:  
 -M.R.

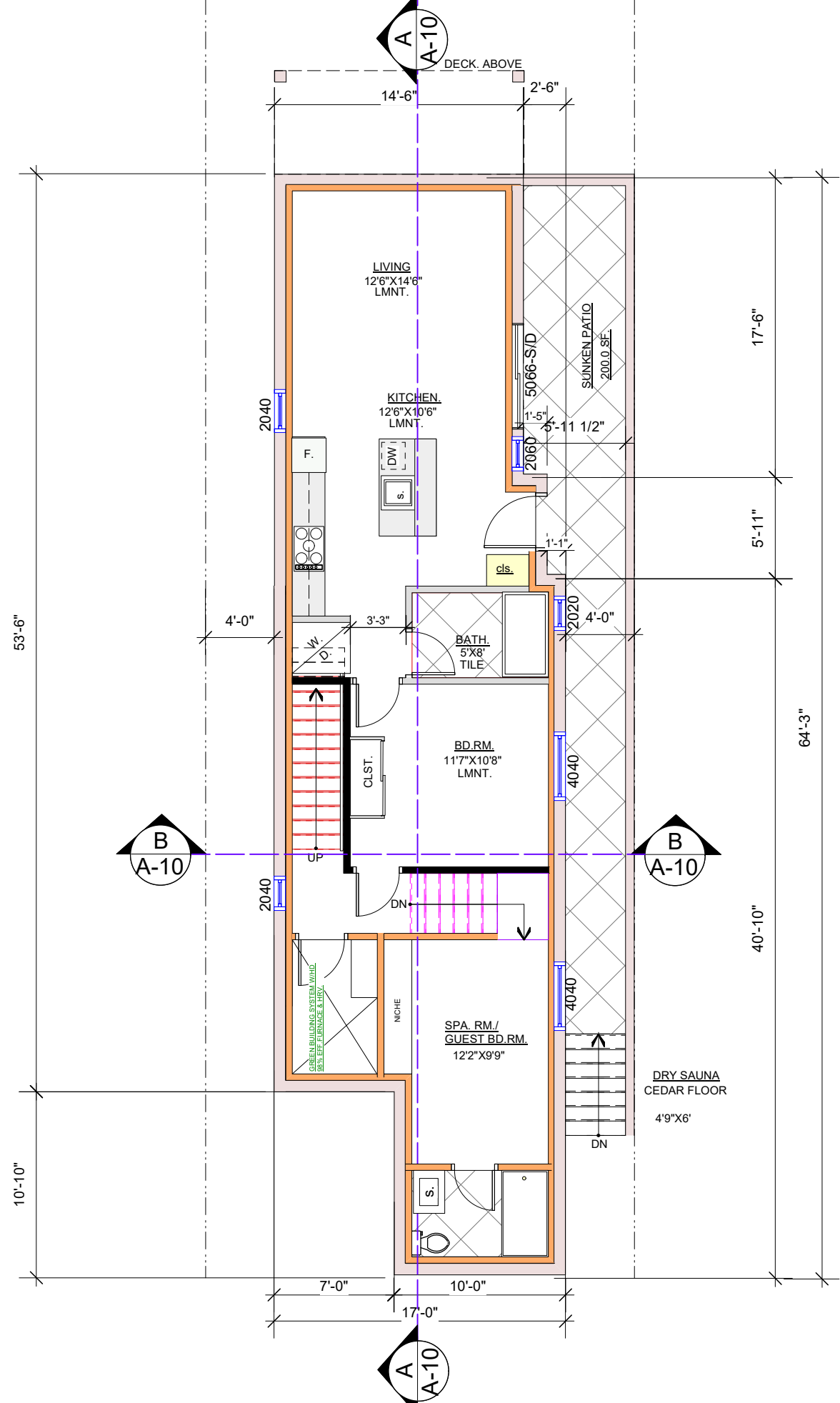
-R.CH

SCALE: 3/16"

**A-01**

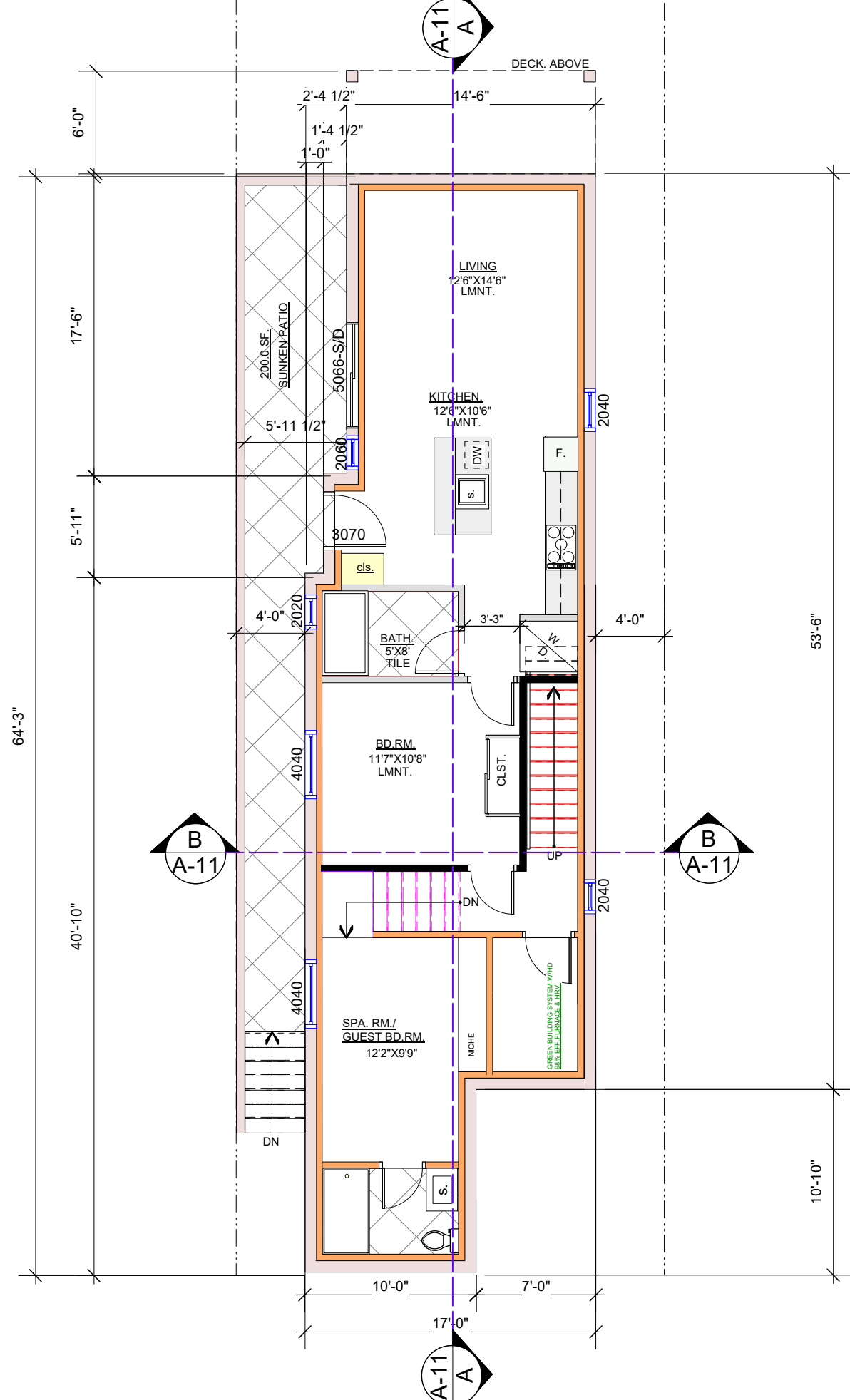


CROWN OF THE ROAD  
**WEST 21TH ST.**



**BASEMENT FLOOR PLAN- HOUSE A**

**966.0 SF.**  
**LEGAL SUITE: 600.0 SF.**



**BASEMENT FLOOR PLAN - HOUSE B**

**966.0 SF.**  
**LEGAL SUITE: 600.0 SF.**

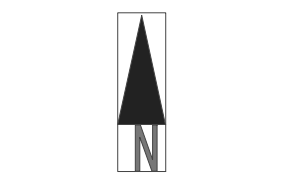
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2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

**PROJECT:**  
**540 WEST 21TH ST.**

**DRAWING TITLE:**  
**BASEMENT PLAN**

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

**DRAWN BY:** -G.A.

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

-R.CH

SCALE: 1/8

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PROJECT:

**540 WEST 21TH ST.**

DRAWING TITLE:

**MAIN PLAN**

DATE:  
JUNE 2019

DRAWING NO.

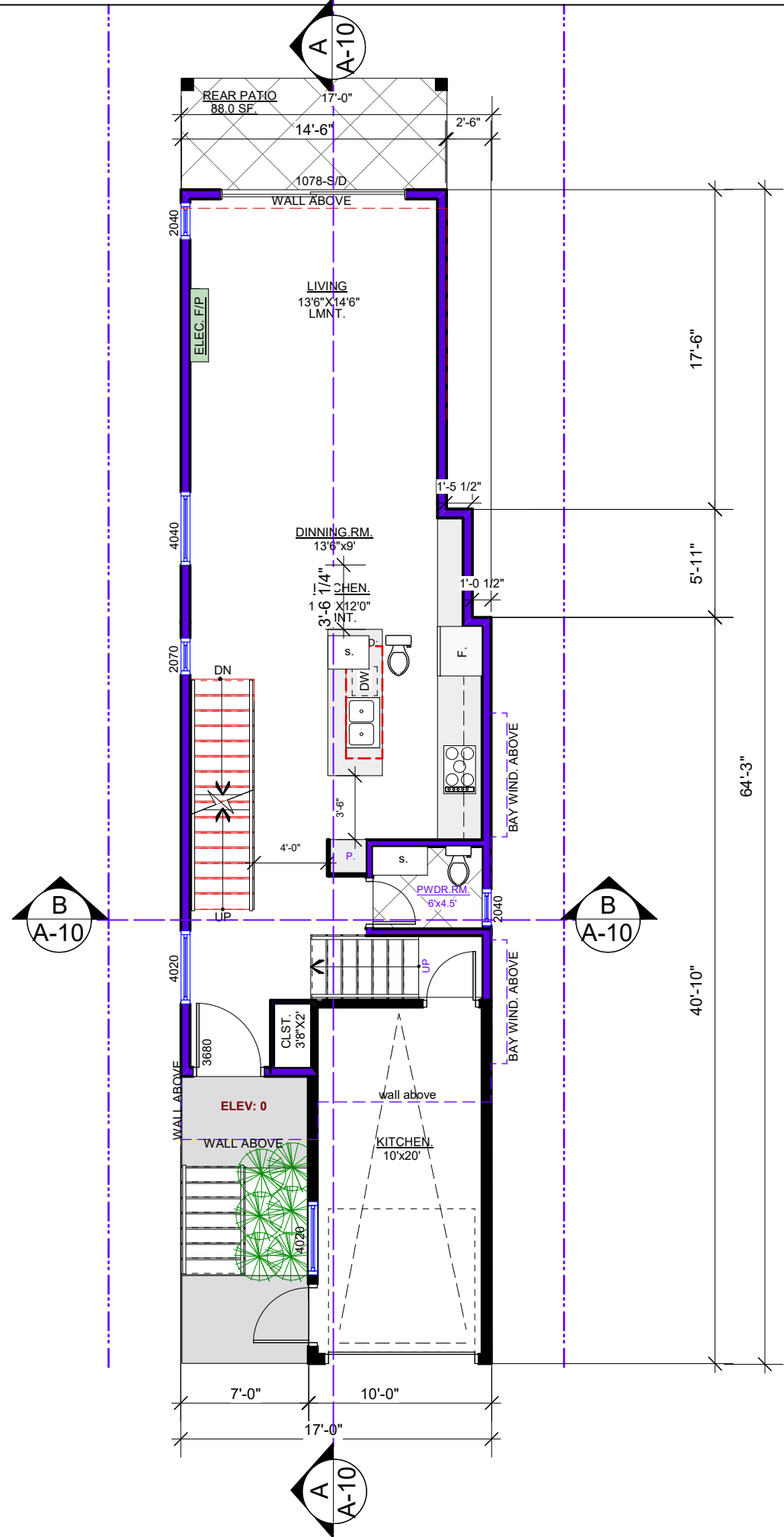
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-G.A.

CHECKED BY:  
-M.R.

-R.CH

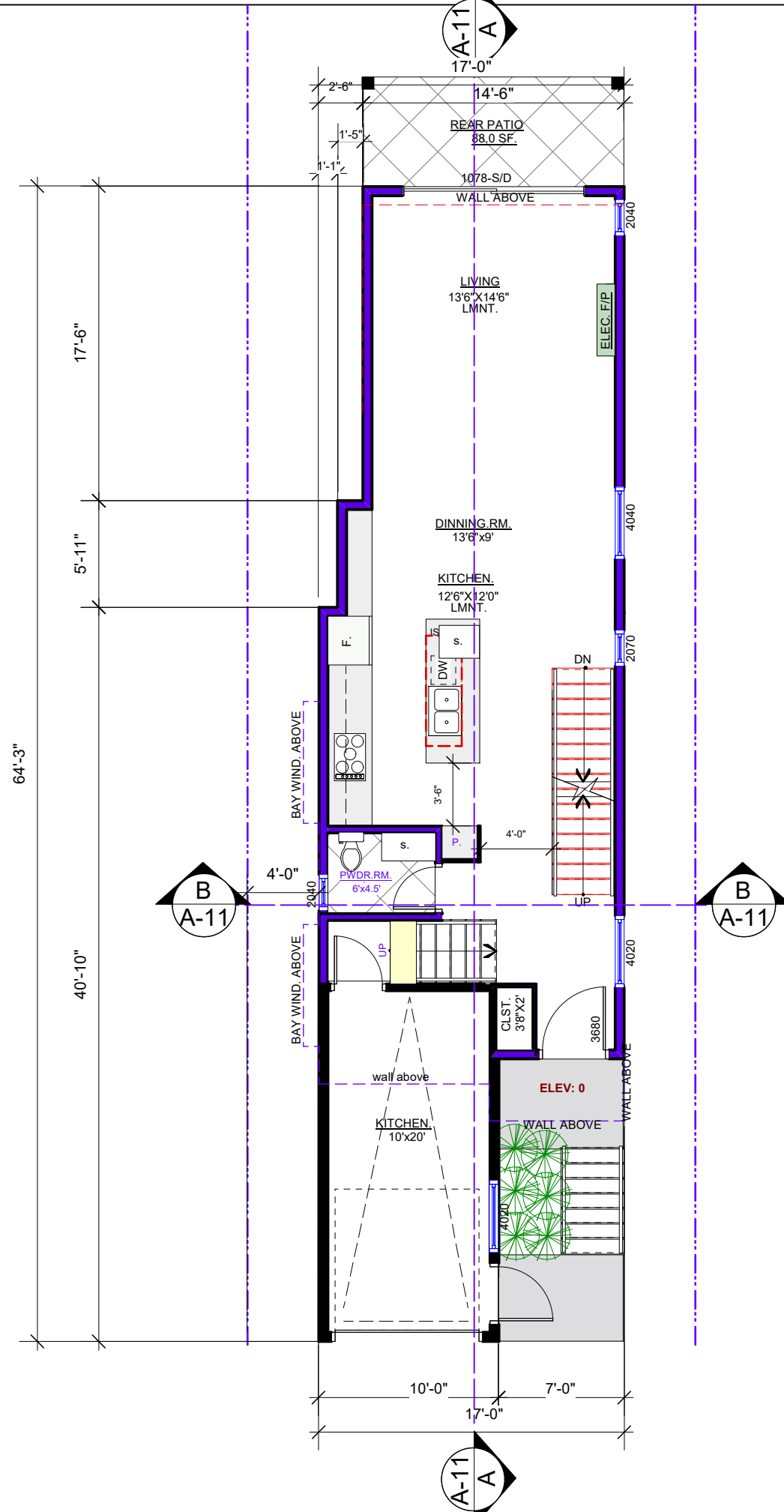
SCALE: 1/8"

**A-03**



**MAIN FLOOR PLAN- HOUSE A**

**931.0 SF.**



**MAIN FLOOR PLAN - HOUSE B**

**931.0 SF.**

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E: (EXISTING GRADE)

POWER VENT

FLOOR DRAIN

SMOKE ALARM

FINISHED ELEVATION



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PROJECT:

**540 WEST 21TH ST.**

DRAWING TITLE:

**UPPER FLOOR PLAN**

DATE:

JUNE 2019

DRAWING NO.:

DRAWN BY:

-G.A.

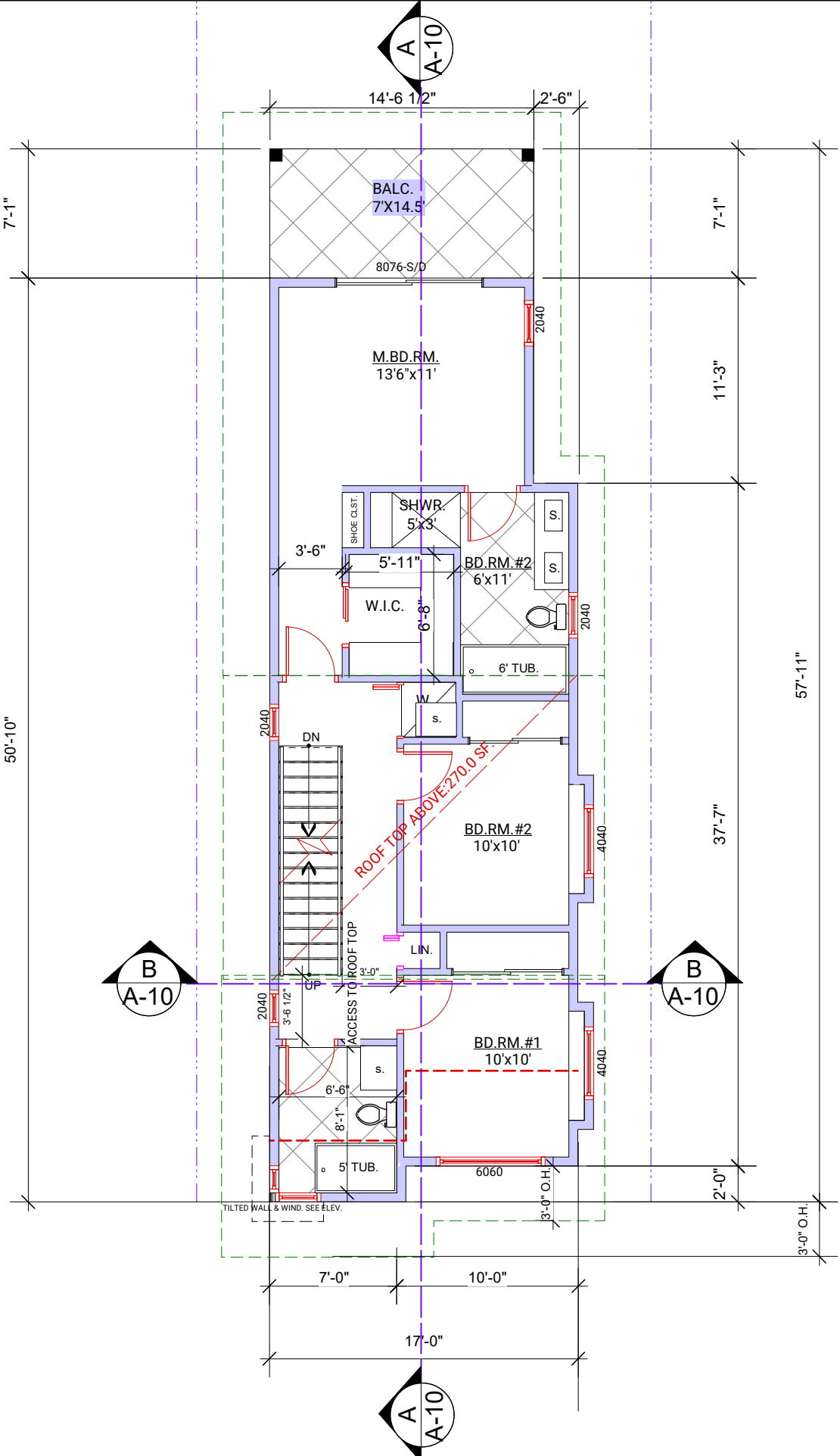
CHECKED BY:

-M.R.

-R.CH

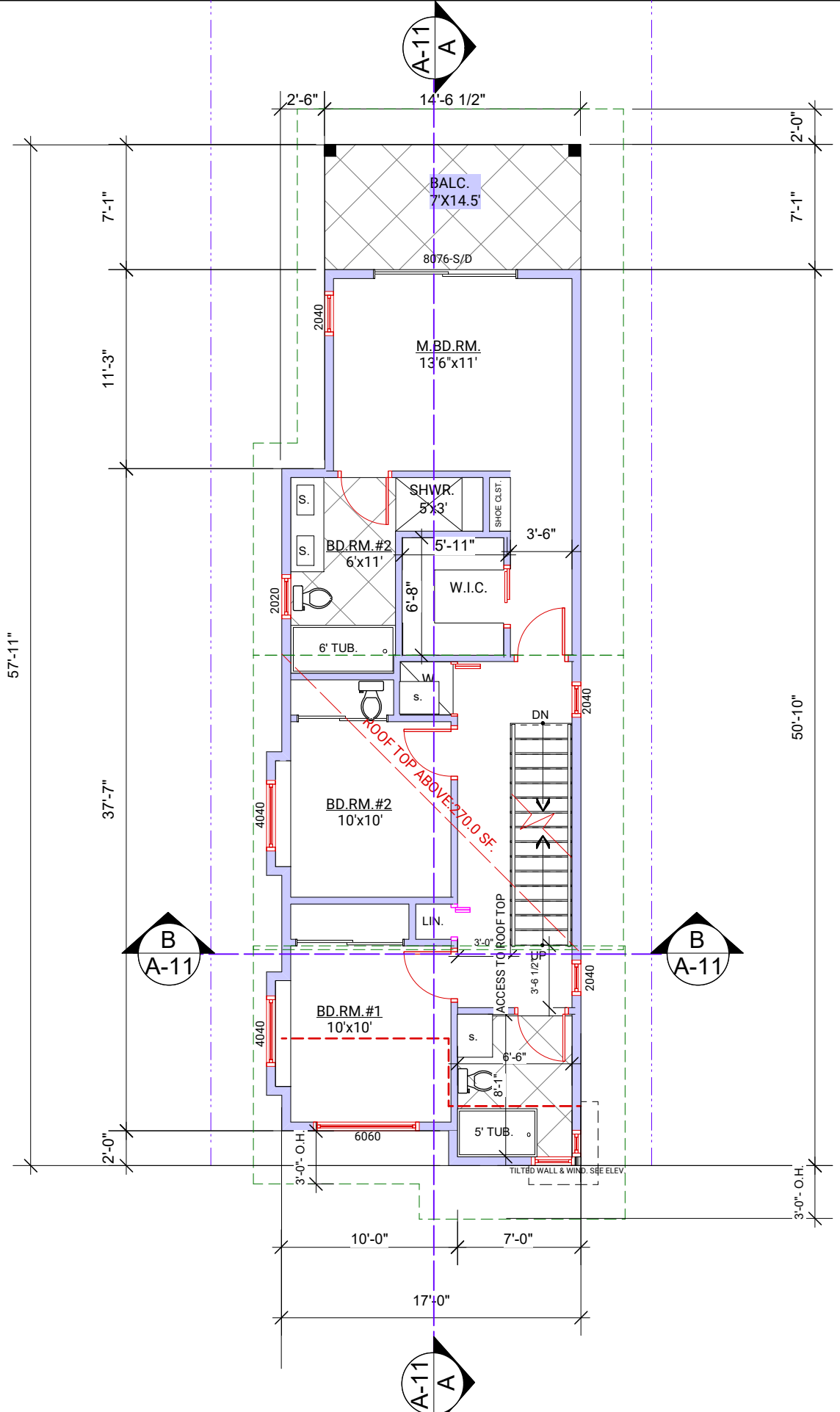
SCALE: 1/8

**A-04**



**UPPER FLOOR PLAN- HOUSE A**

**828.0 SF.**



**UPPER FLOOR PLAN - HOUSE B**

**828.0 SF.**

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FLOOR DRAIN

SMOKE ALARM

FINISHED ELEVATION



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PROJECT:

540 WEST 21TH ST.

DRAWING TITLE:

ROOF PLAN

DATE:

JUNE 2019

DRAWING NO.:

DRAWN BY:

-G.A.

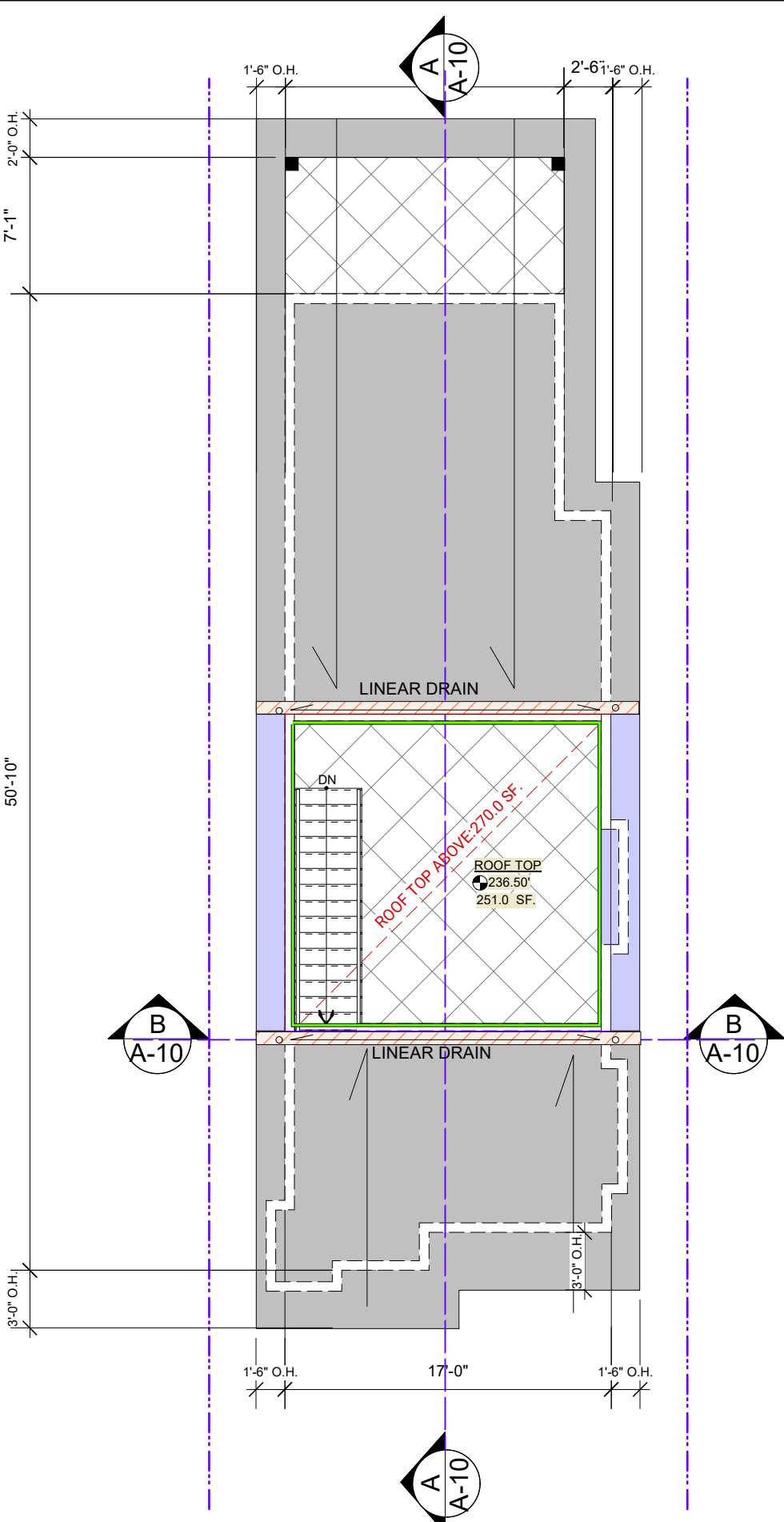
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-M.R.

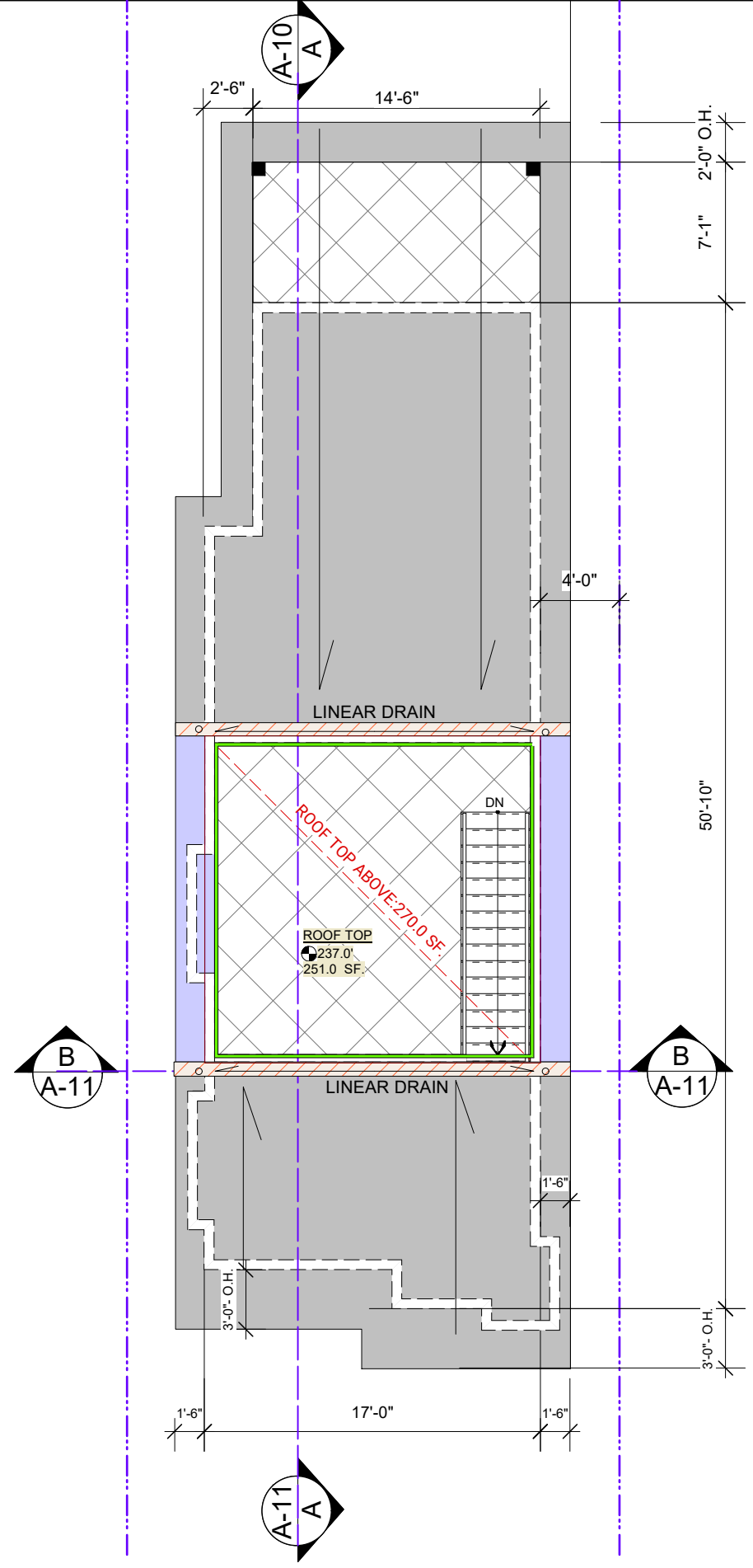
-R.CH

SCALE: 1/8

**A-05**



ROOF PLAN, HOUSE A



ROOF PLAN , HOUSE B

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- ⊗ SMOKE ALARM
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2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022
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**PROJECT:**  
**540 WEST 21TH ST.  
HOUSE 'A' & 'B'**

**DRAWING TITLE:**  
**FRONT ELEVATIONS**

**DATE:**  
JUNE 2019

**DRAWN BY :**  
-G.A.

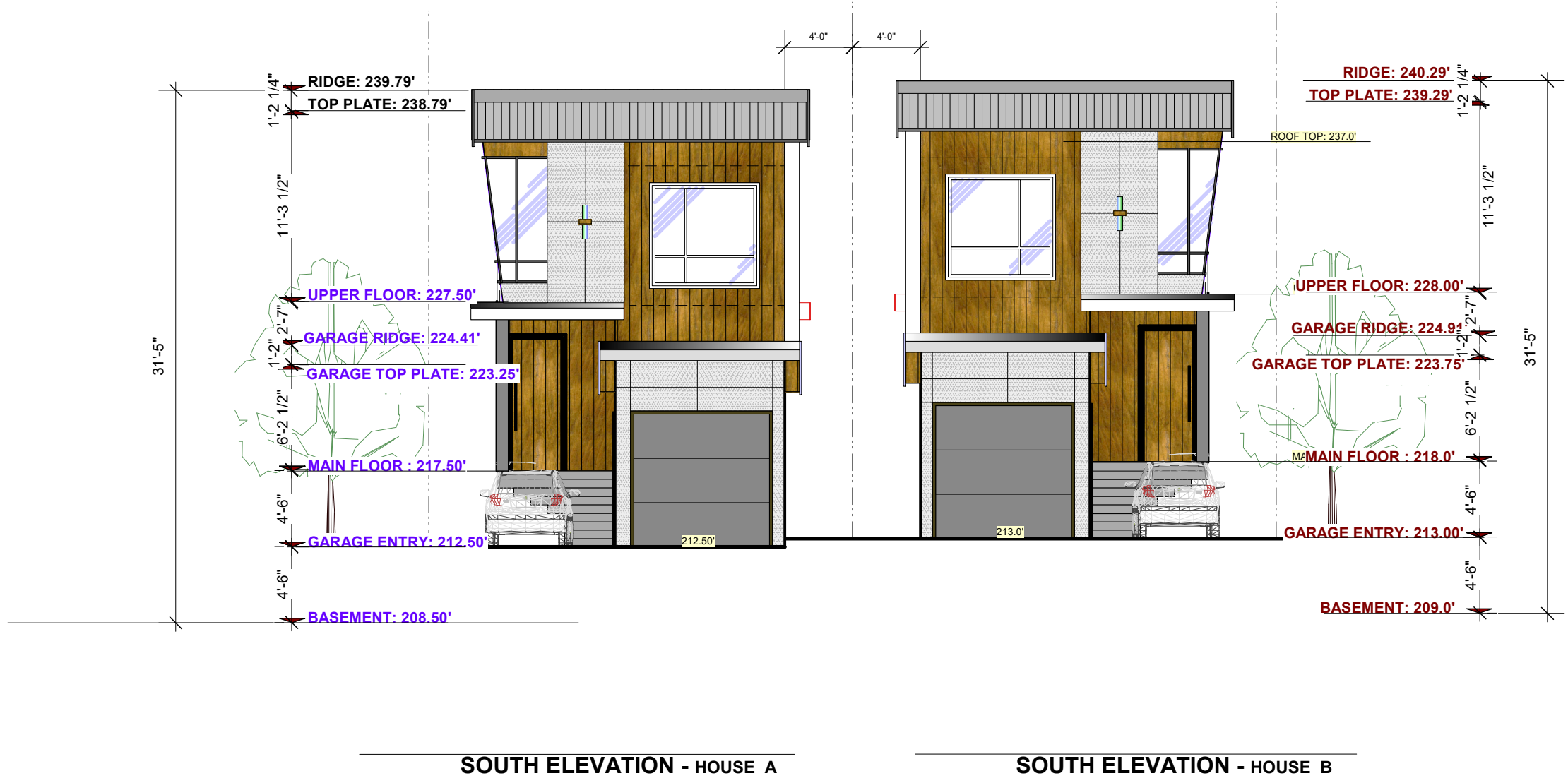
**CHECKED BY:**  
-M.R.

-R.CH

**SCALE:** 1/8

**DRAWING NO.:**

**A-06**



**SOUTH ELEVATION - HOUSE A**

**SOUTH ELEVATION - HOUSE B**

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1	PRE-APP.	APRIL 05 2022

**PROJECT:**

**540 WEST 21TH ST.  
HOUSE 'A' & 'B'**

**DRAWING TITLE:**

**REAR ELEVATIONS**

**DATE:**  
JUNE 2019

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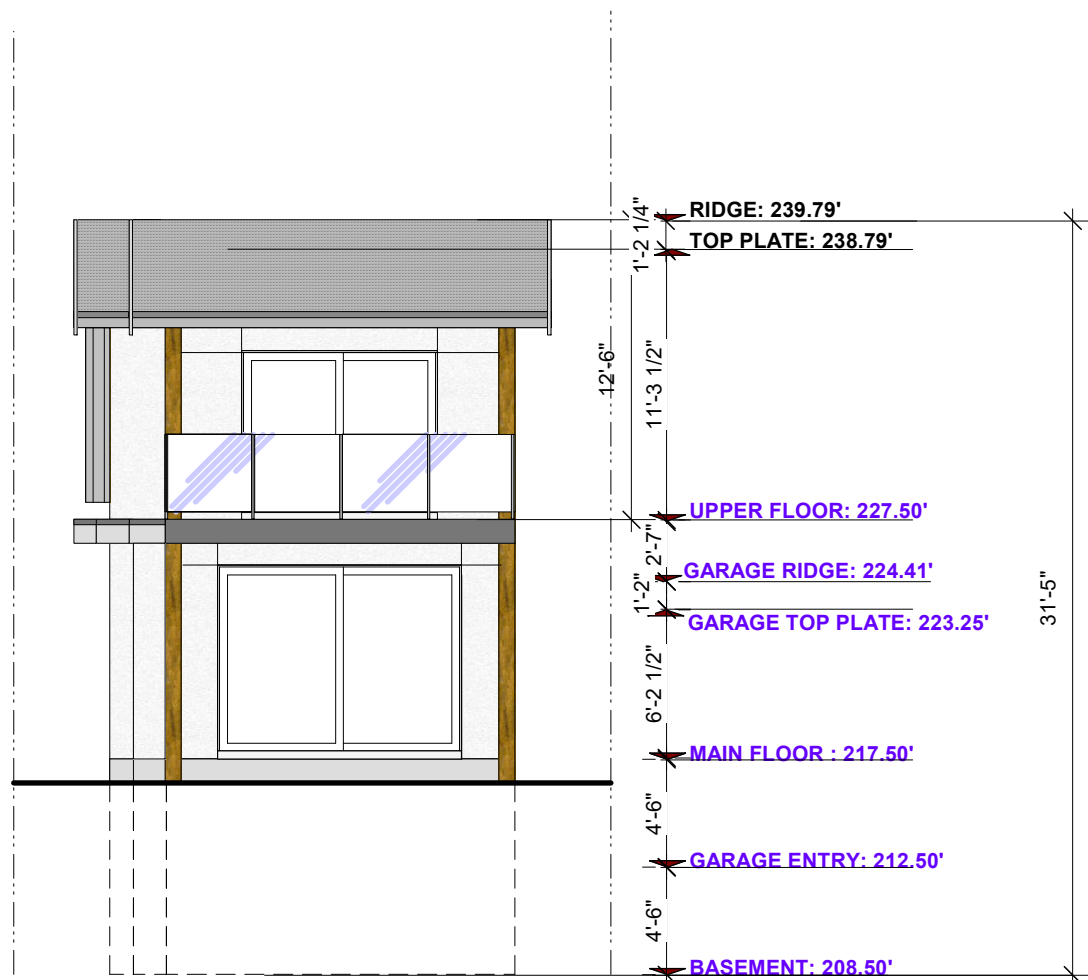
**DRAWN BY :**  
-G.A.

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

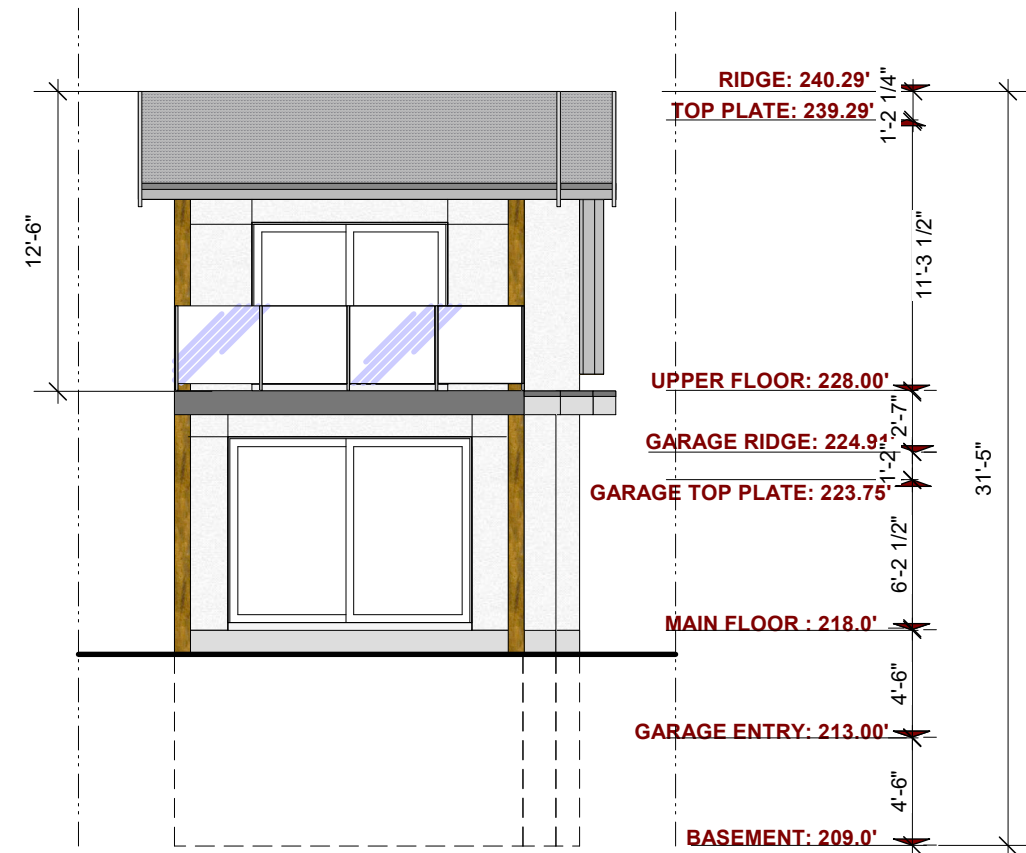
-R.CH

**SCALE:** 1/8

**A-07**



**SOUTH ELEVATION - HOUSE A**



**SOUTH ELEVATION - HOUSE B**



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**LEGEND:**

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E: (EXISTING GRADE)

- ⊙ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM
- ⊙ FINISHED ELEVATION

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**PROJECT:**

**540 WEST 21TH ST.  
HOUSE 'A'**

**DRAWING TITLE:**

**SIDE ELEVATIONS**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**  
-G.A.

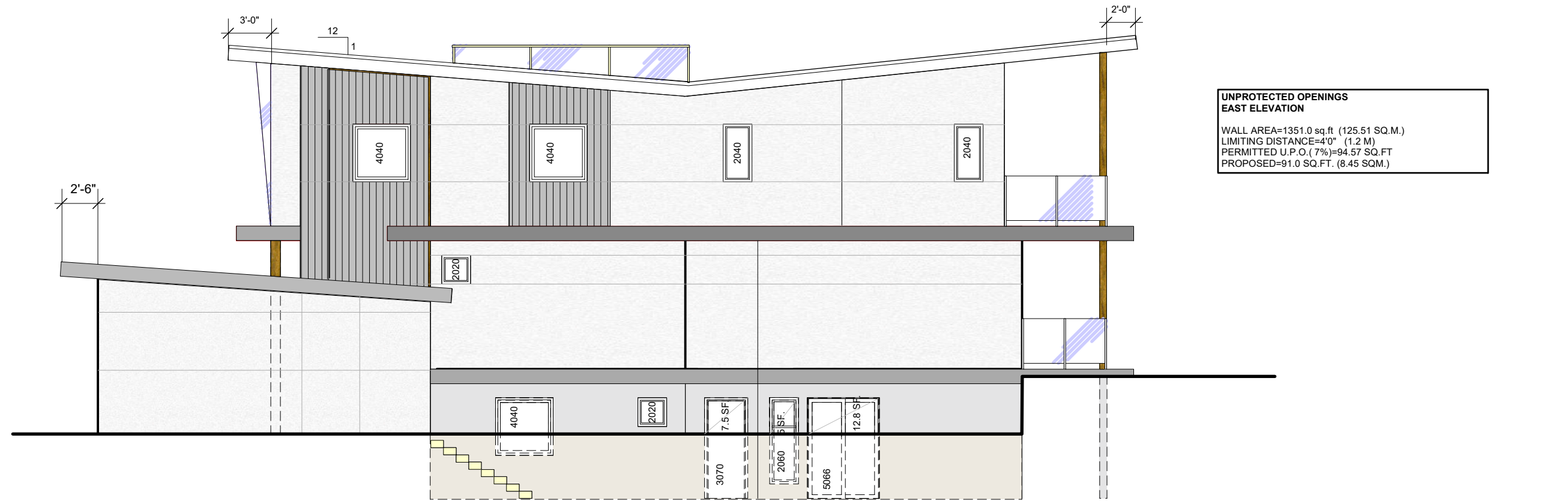
**CHECKED BY:**  
-M.R.

-R.CH

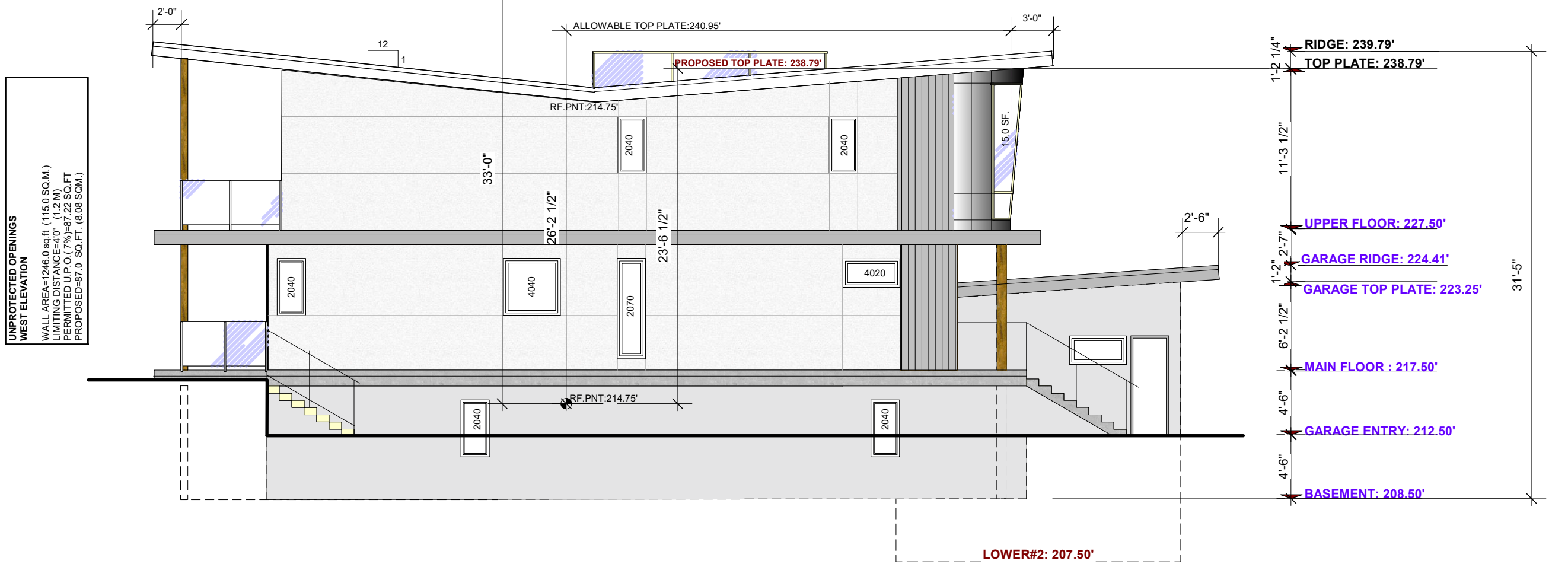
SCALE:1/8

**A-08**

**UNPROTECTED OPENINGS  
EAST ELEVATION**  
WALL AREA=1351.0 sq.ft (125.51 SQ.M.)  
LIMITING DISTANCE=4'0" (1.2 M)  
PERMITTED U.P.O. (7%)=94.57 SQ.FT  
PROPOSED=91.0 SQ.FT. (8.45 SQM.)



**EAST ELEVATION - HOUSE A**



**WEST ELEVATION - HOUSE A**

**UNPROTECTED OPENINGS  
WEST ELEVATION**  
WALL AREA=1246.0 sq.ft (115.0 SQ.M.)  
LIMITING DISTANCE=4'0" (1.2 M)  
PERMITTED U.P.O. (7%)=87.22 SQ.FT  
PROPOSED=87.0 SQ.FT. (8.08 SQM.)

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LEGEND:

F: (FINISHED GRADE)  
E: (EXISTING GRADE)

POWER VENT

FLOOR DRAIN

SMOKE ALARM

FINISHED ELEVATION

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PROJECT:

**540 WEST 21TH ST.  
HOUSE 'B'**

DRAWING TITLE:

**SIDE ELEVATIONS**

DATE:

JUNE 2019

DRAWING NO.

DRAWN BY:

-G.A.

CHECKED BY:

-M.R.

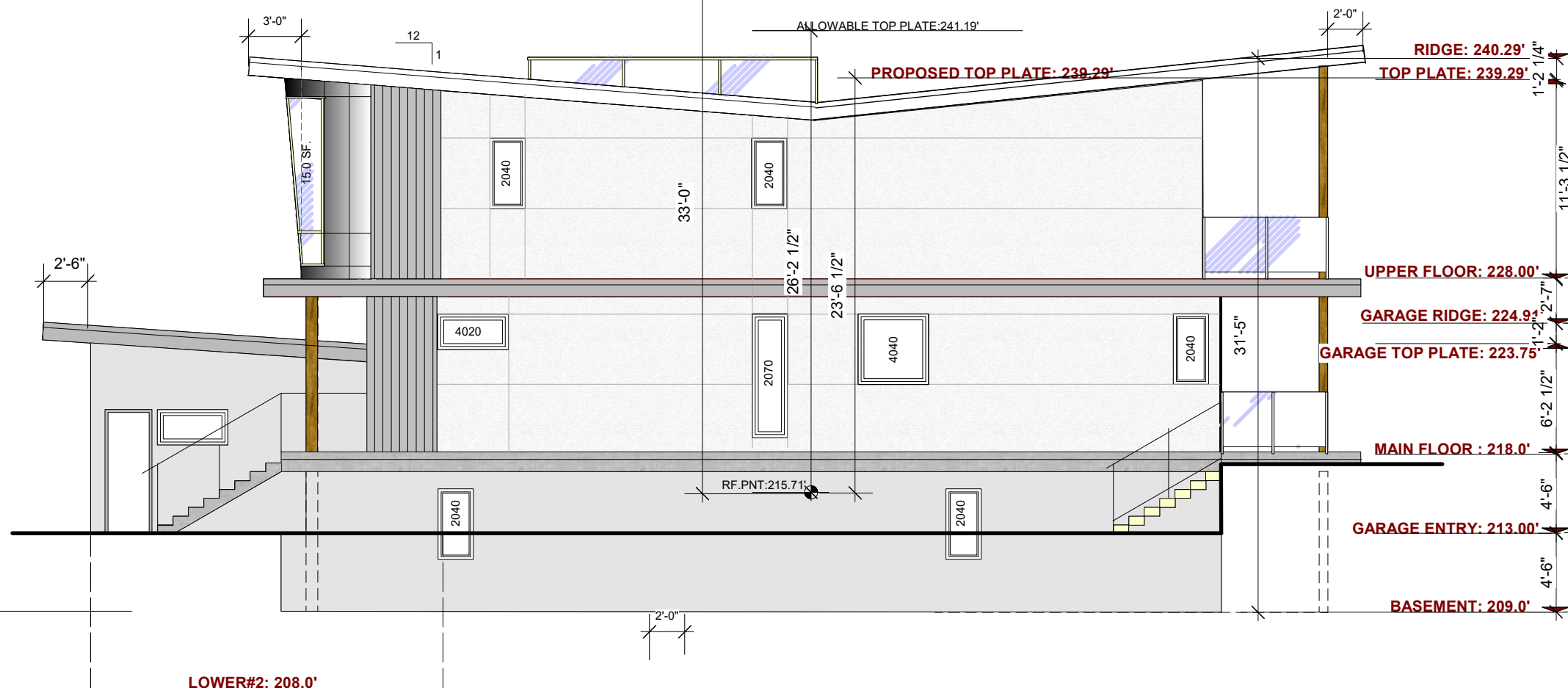
-R.CH

SCALE: 1/8"

**A-09**

**UNPROTECTED OPENINGS  
EAST ELEVATION**

WALL AREA=1246.0 sq.ft (115.0 SQ.M.)  
LIMITING DISTANCE=4'0" (1.2 M)  
PERMITTED U.P.O. (7%)=87.22 SQ.FT  
PROPOSED=87.0 SQ.FT. (8.08 SQM.)



**EAST ELEVATION - HOUSE B**

**UNPROTECTED OPENINGS  
WEST ELEVATION**

WALL AREA=1351.0 sq.ft (125.51 SQ.M.)  
LIMITING DISTANCE=4'0" (1.2 M)  
PERMITTED U.P.O. (7%)=94.57 SQ.FT  
PROPOSED=91.0 SQ.FT. (8.45 SQM.)



**WEST ELEVATION - HOUSE B**

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**PROJECT:**

**540 WEST 21TH ST.  
HOUSE 'A'**

**DRAWING TITLE:**

**BLDG. SECTIONS**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**  
-G.A.

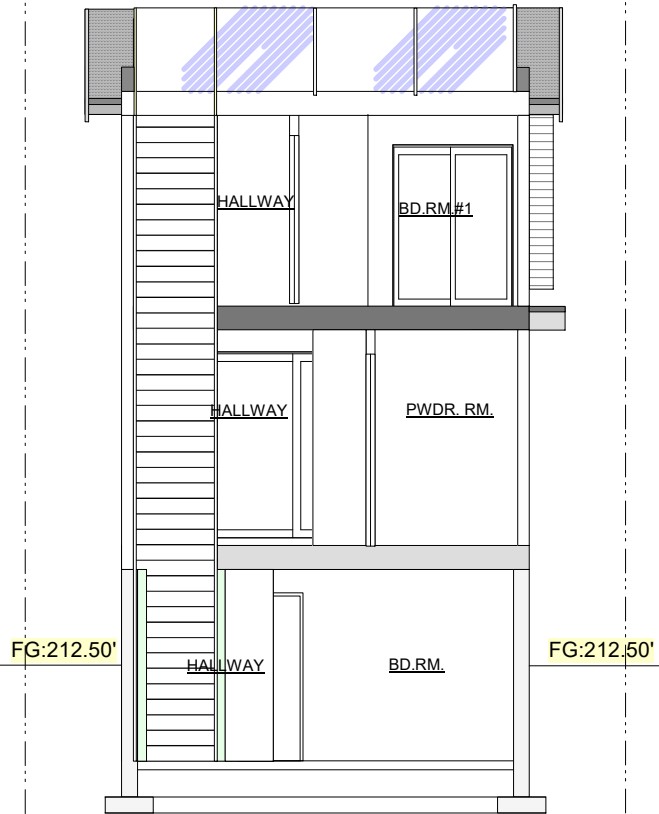
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-M.R.

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**SCALE:** 1/8"

**A-10**

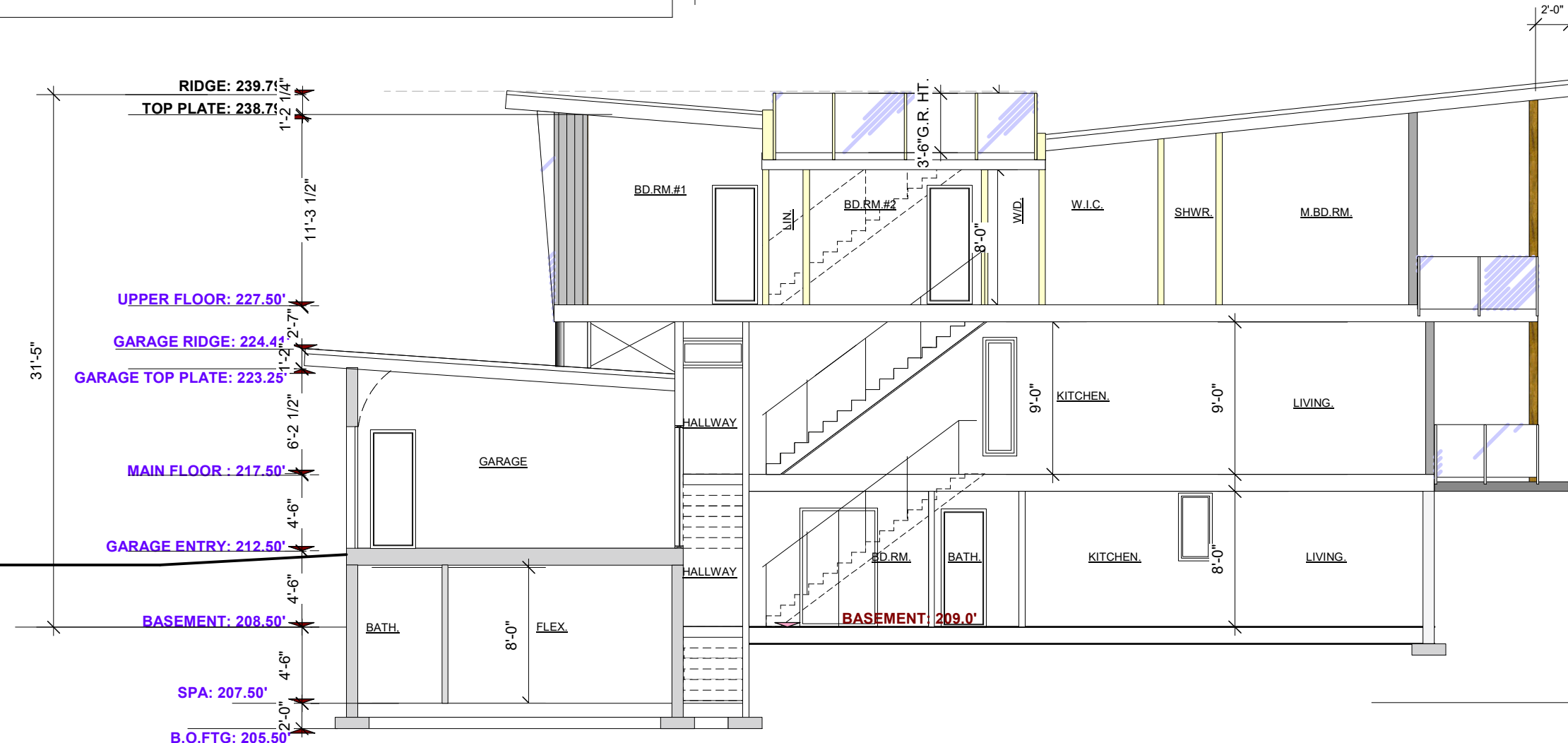
**SECTION BB - HOUSE A**



**HEIGHT CALCULATION  
HOUSE # 540**

**FRONT AVE. GARDE:**  $211.25+212.61/2=211.92'$   
**REAR AVE. GARDE:**  $218.65+219.35/2=219.00'$   
**REFFRENECE POINT:**  $211.92+(219.0- 211.92)X0.4$   
**=214.75**

**ALLOWABLE TOP PLATE:**  $214.75 + 26.2'=240.95'$   
**ALLOWABLE HEIGHT:**  $214.75 + 33'= 247.75'$



**SECTION AA - HOUSE A**

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PROJECT:  
**540 WEST 21TH ST. HOUSE 'B'**

DRAWING TITLE:  
**BUILDING SECTIONS**

DATE:  
JUNE 2019

DRAWN BY:  
-G.A.

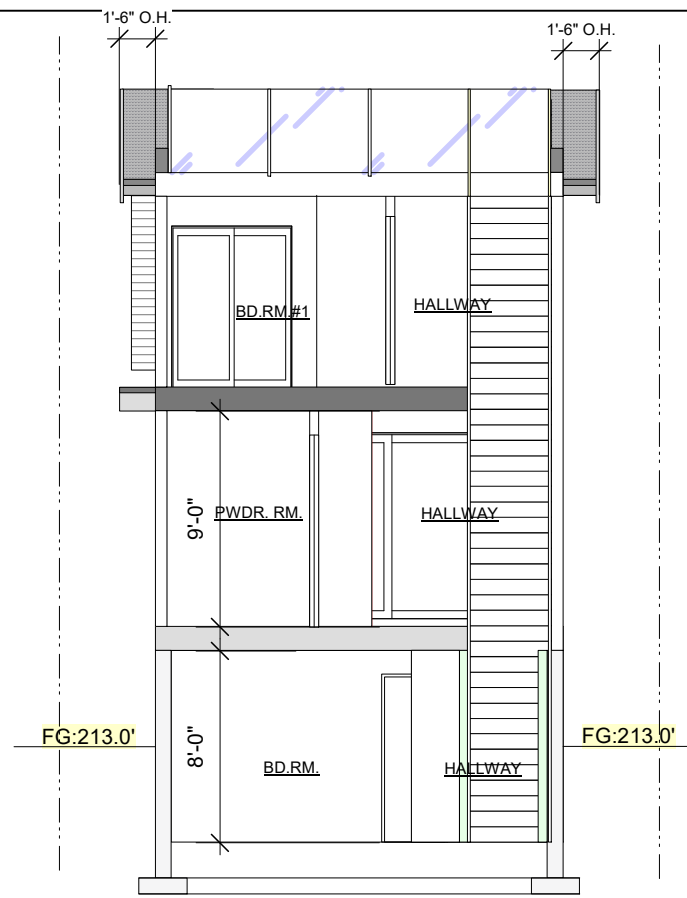
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-M.R.

-R.CH

SCALE: 1/8

**A-11**

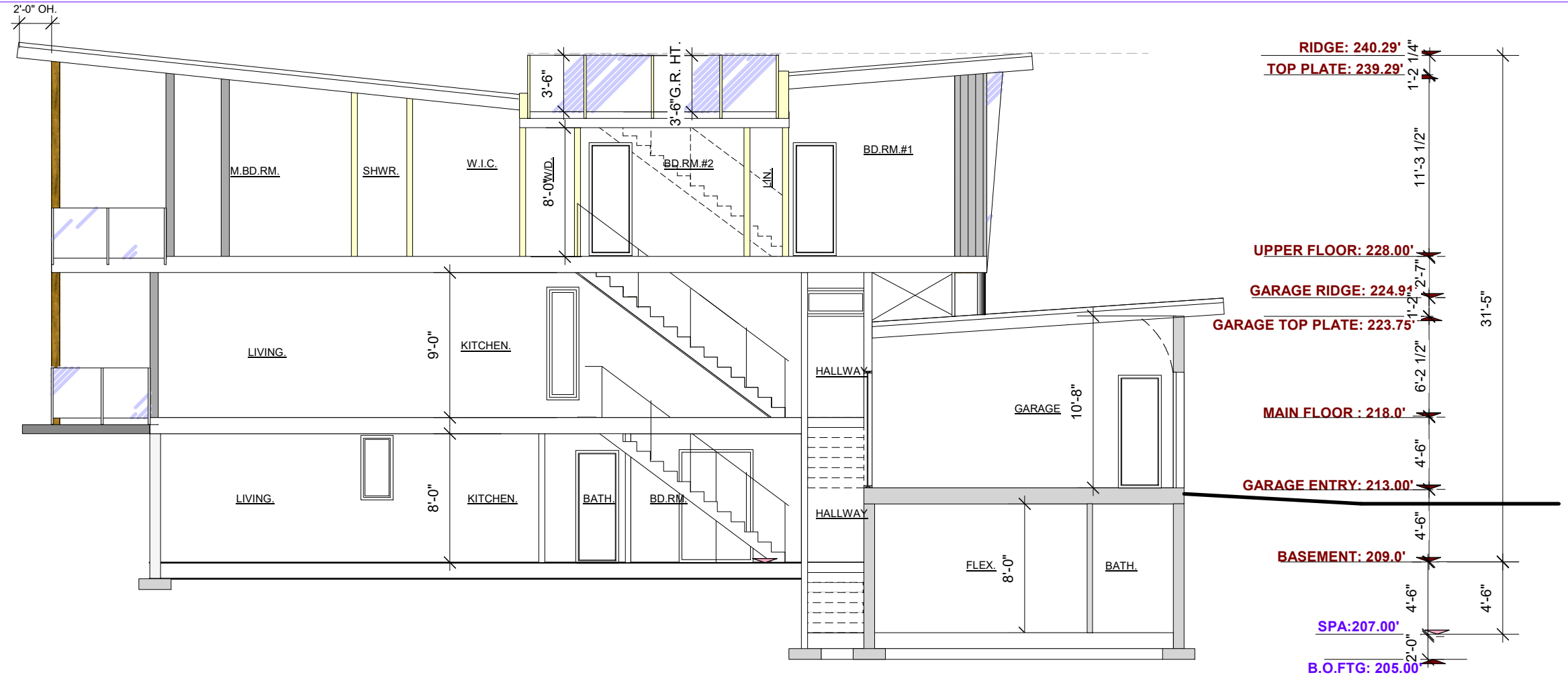
**SECTION BB - HOUSE B**



**HEIGHT CALCULATION**  
**HOUSE # 538**

**FRONT AVE. GARDE:**  $212.61+213.73/2=213.17'$   
**REAR AVE. GARDE:**  $219.35+219.71/2=219.53'$   
**REFFRENECE POINT:**  $213.17+(219.53- 213.17)X0.4$   
**=215.71**

**ALLOWABLE TOP PLATE:**  $215.71 + 26.2'=241.19'$   
**ALLOWABLE HEIGHT:**  $215.71 + 33'= 248.71'$



**SECTION AA - HOUSE B**

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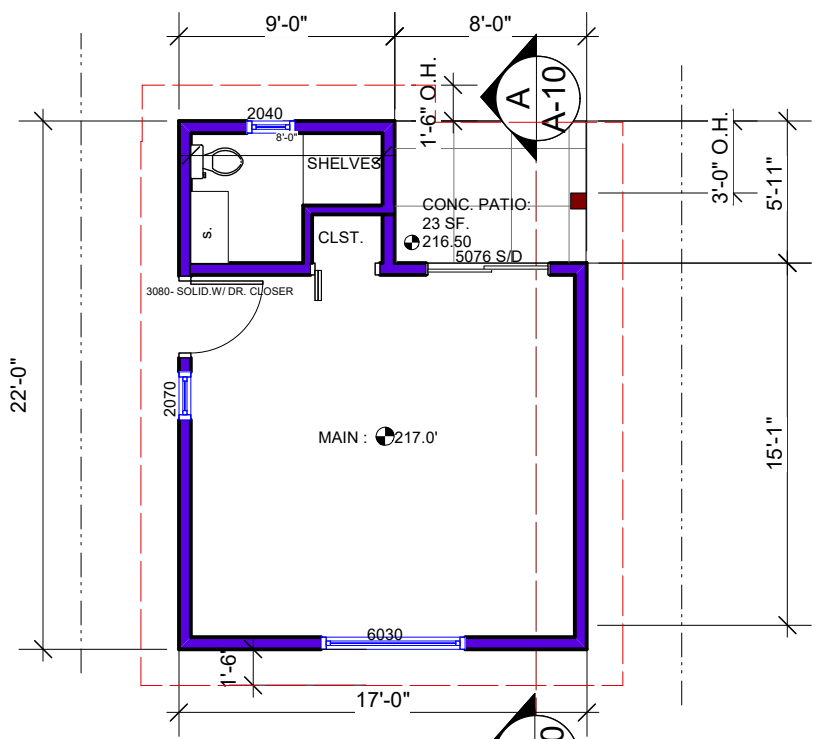
PROJECT: **540 WEST 21TH ST. GARAGE A & B**

DRAWING TITLE: **ACCESSORY BUILDING**

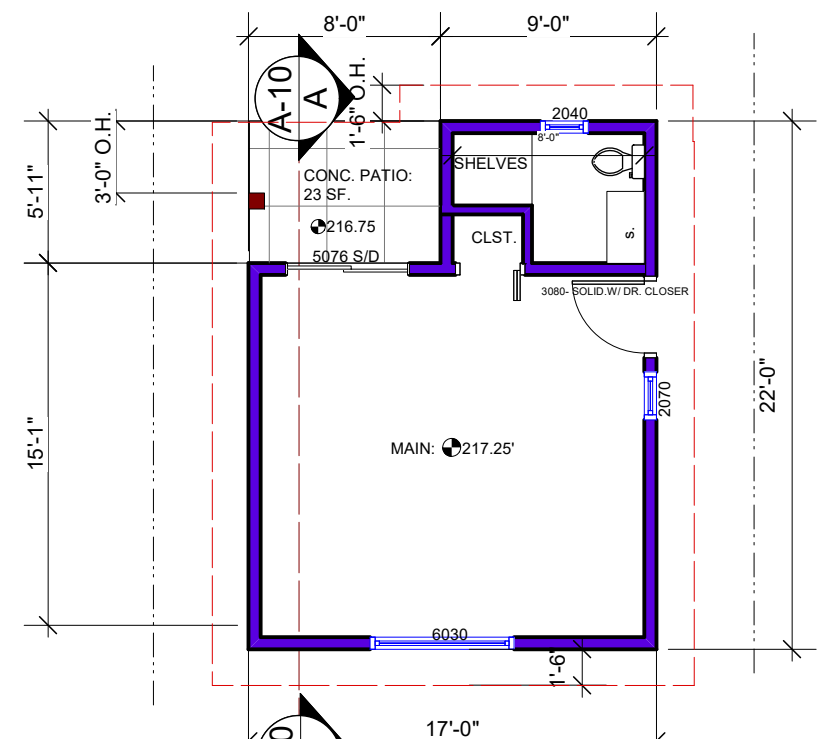
DATE: JUNE 2019 DRAWING NO.:

DRAWN BY: -G.A.  
CHECKED BY: -M.R.  
-R.CH

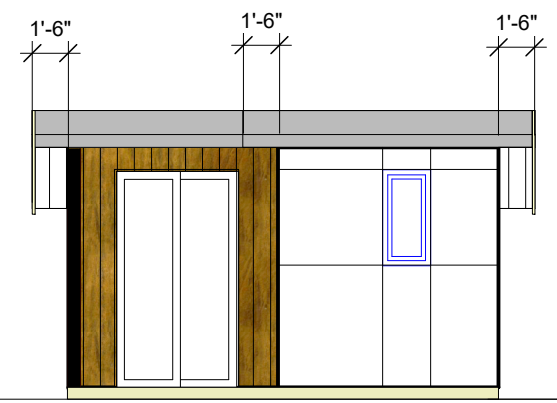
SCALE: 1/8 **A-12**



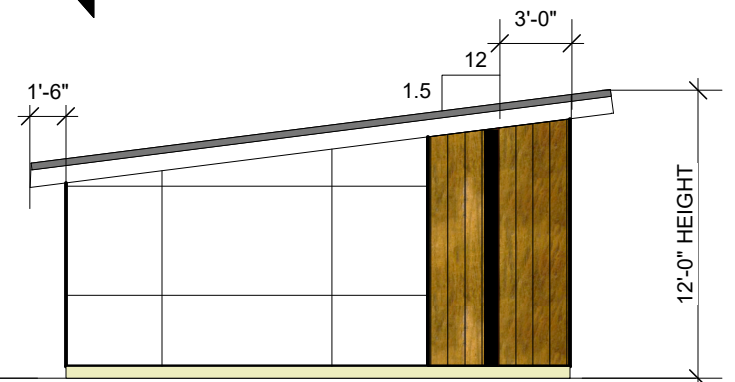
ACCESSORY BUILDING 'A'



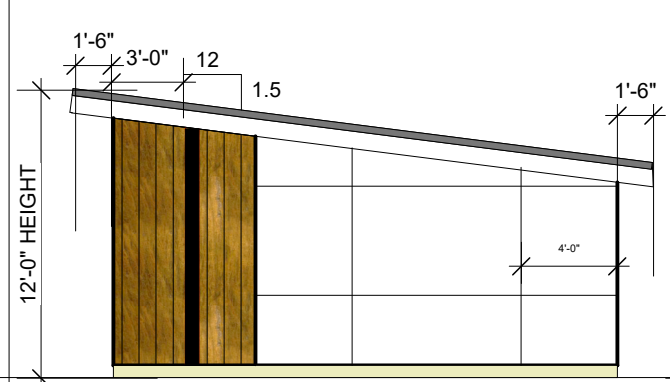
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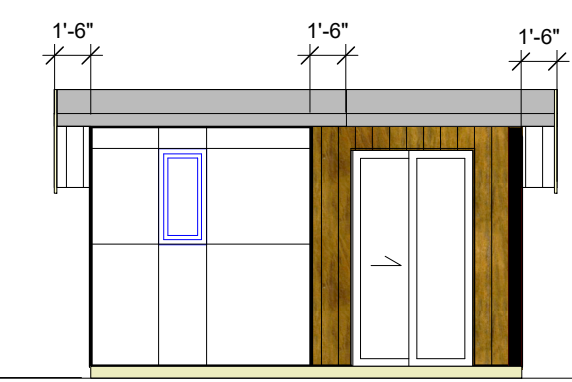
NORTH ELEVATION



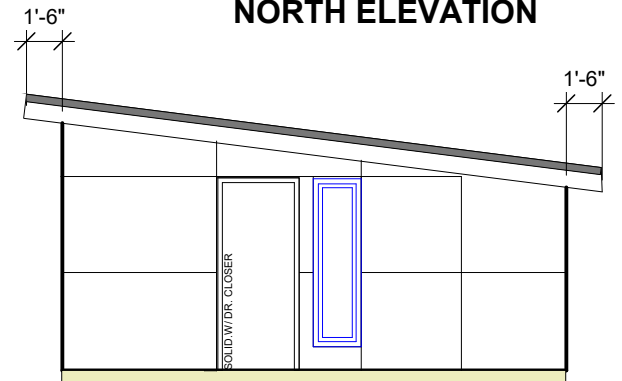
EAST ELEVATION



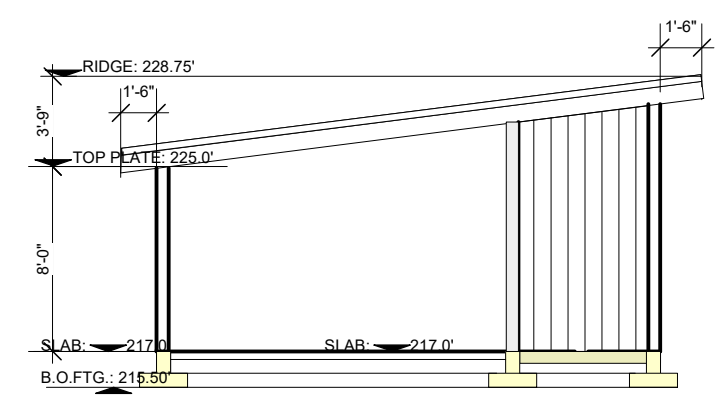
WEST ELEVATION



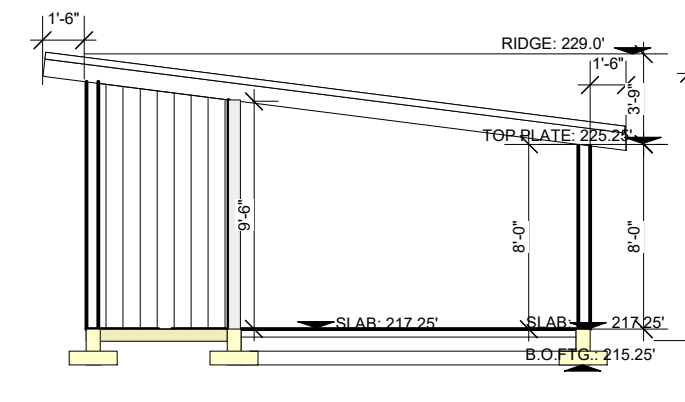
NORTH ELEVATION



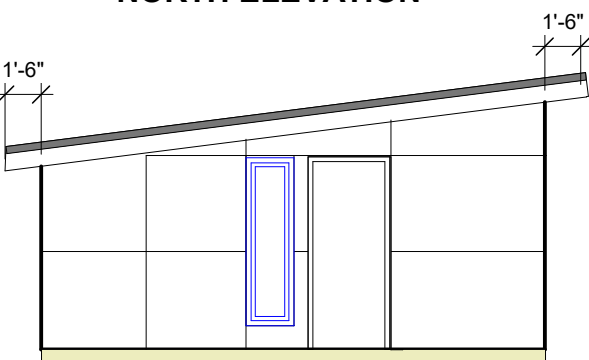
WEST ELEVATION



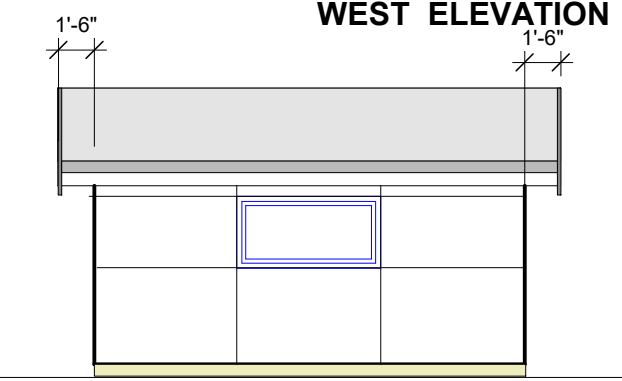
SECTION AA



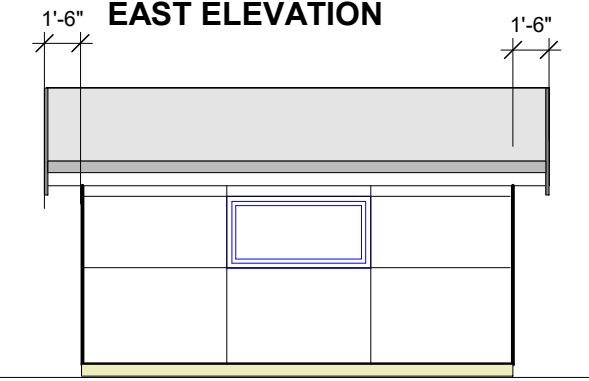
SECTION AA



EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION