

CONSULTANTS:

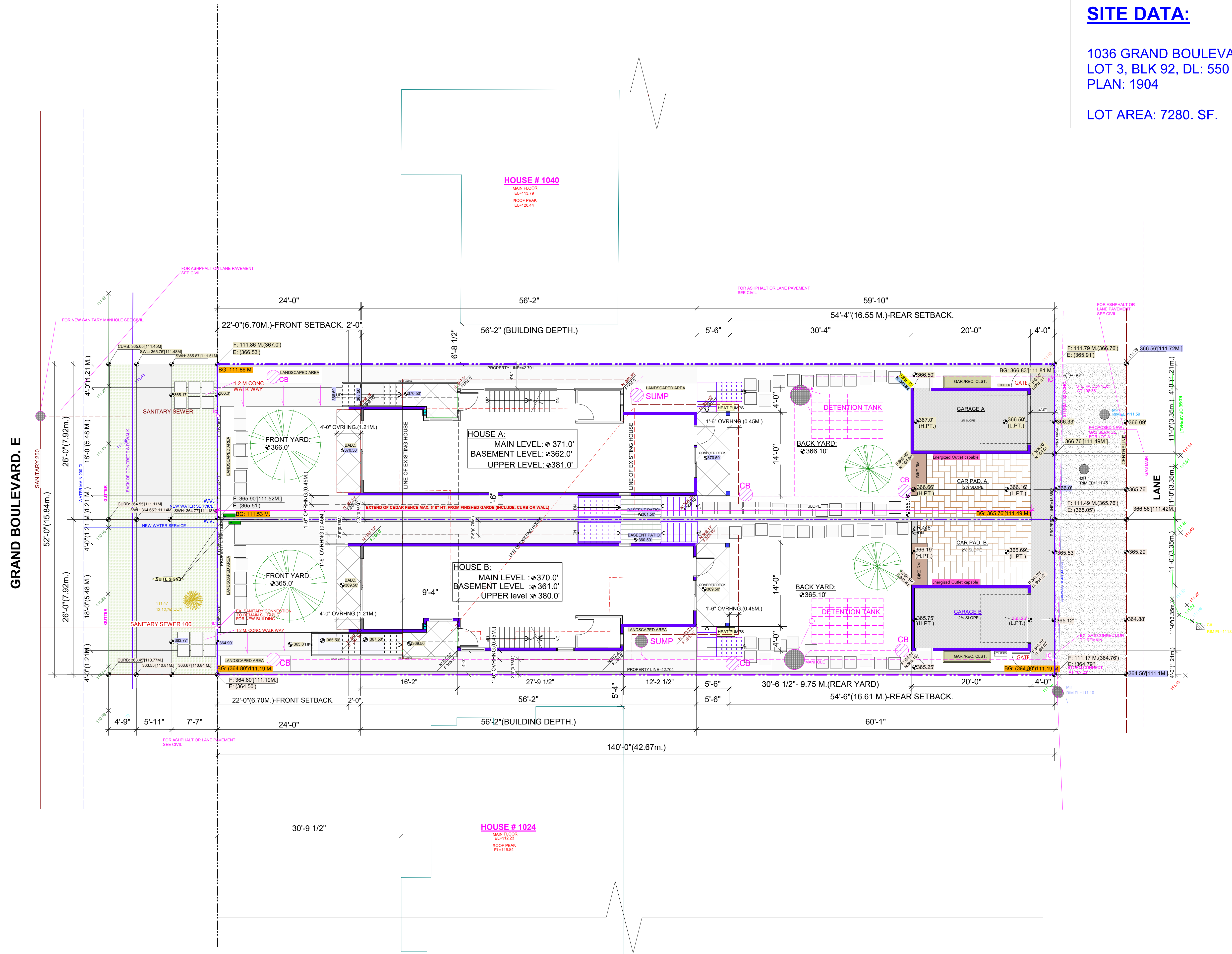
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SITE DATA:

1036 GRAND BOULEVARD,
LOT 3, BLK 92, DL: 550
PLAN: 1904

LOT AREA: 7280. SF.



REVISION:

No.	Issue for	DATE
7		
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2	SUBDIV. REV.	APRIL 15, 2022
1	PRE-APP.	DEC 10, 2021

PROJECT:

1036
GRAND BLVD.

DRAWING TITLE:

SITE PLAN

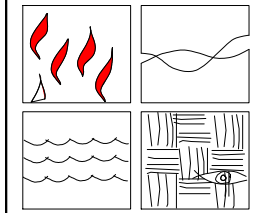
DATE: PROJECT NO.: DRAWING NO.:

DRAWN BY:

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

SCALE:
1/8" = 1 ft

A-01



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2	SUBDIV/REVZ.	APRIL 15, 2022
1	PRE-APP.	DEC 10, 2021



PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:

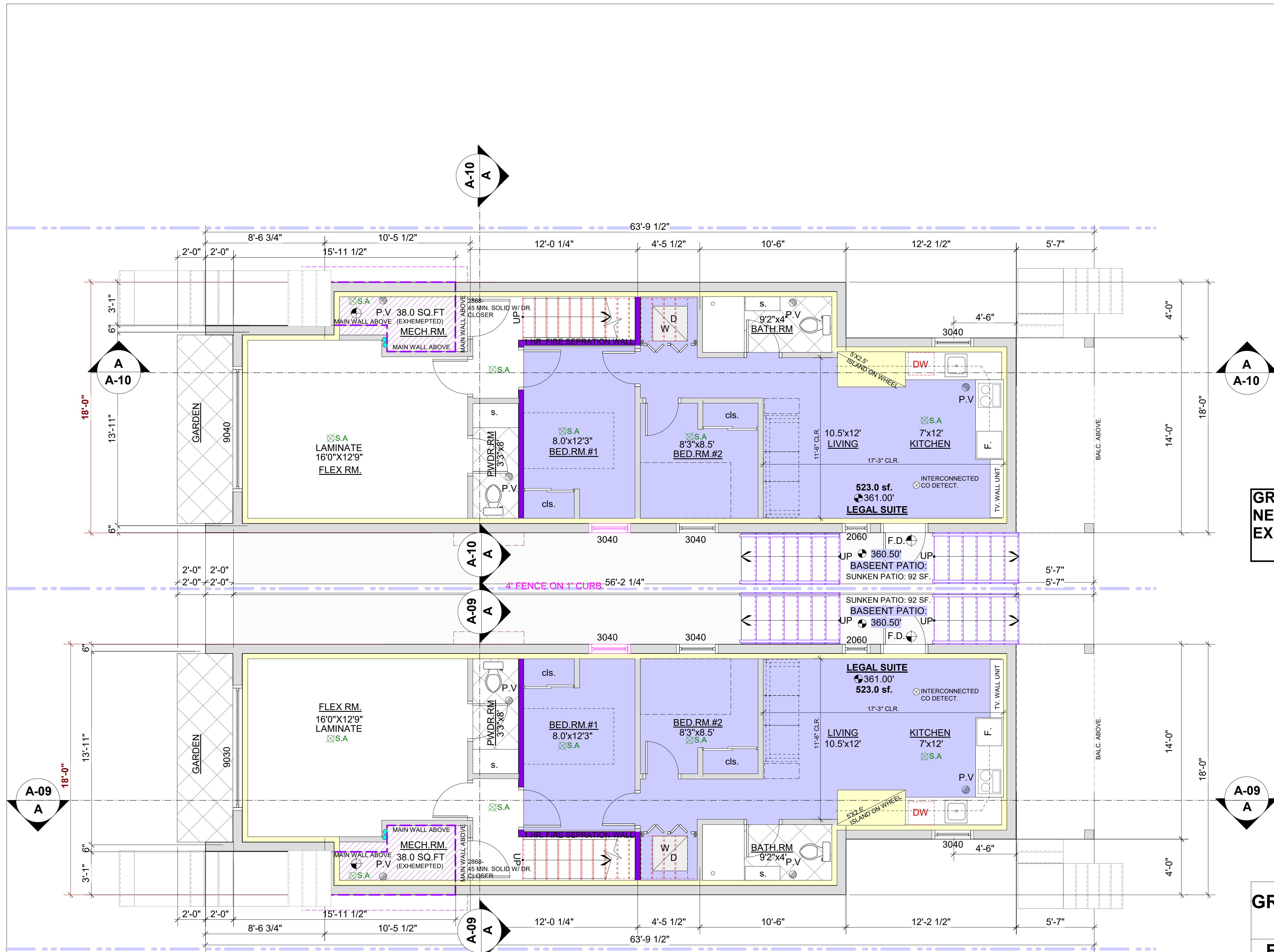
**BASEMENT FLOOR PLANS
HOUSE : A&B**

DATE: PROJECT NO.: DRAWING NO.:

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

SCALE: 1/8" = 1 ft

A-02



**GROSS BASEMENT AREA (HOUSE A): 942.0 SF.
NET BASEMENT AREA (HOUSE A): 904.0 SF.
EXEMPTED AREA FROM GFA: 37.0 SF.**

**GROSS BASEMENT (HOUSE B) : 942.0 SF.
NET BASEMENT (HOUSE B) : 904.0 SF.
EXEMPTED FROM GFA. CALC.: 37.0 SF.**

BASEMENT FLOOR PLANS

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2	SUBDIV/REV	APRIL 15, 2022
1	PRE-APP.	DEC 10, 2021

PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:

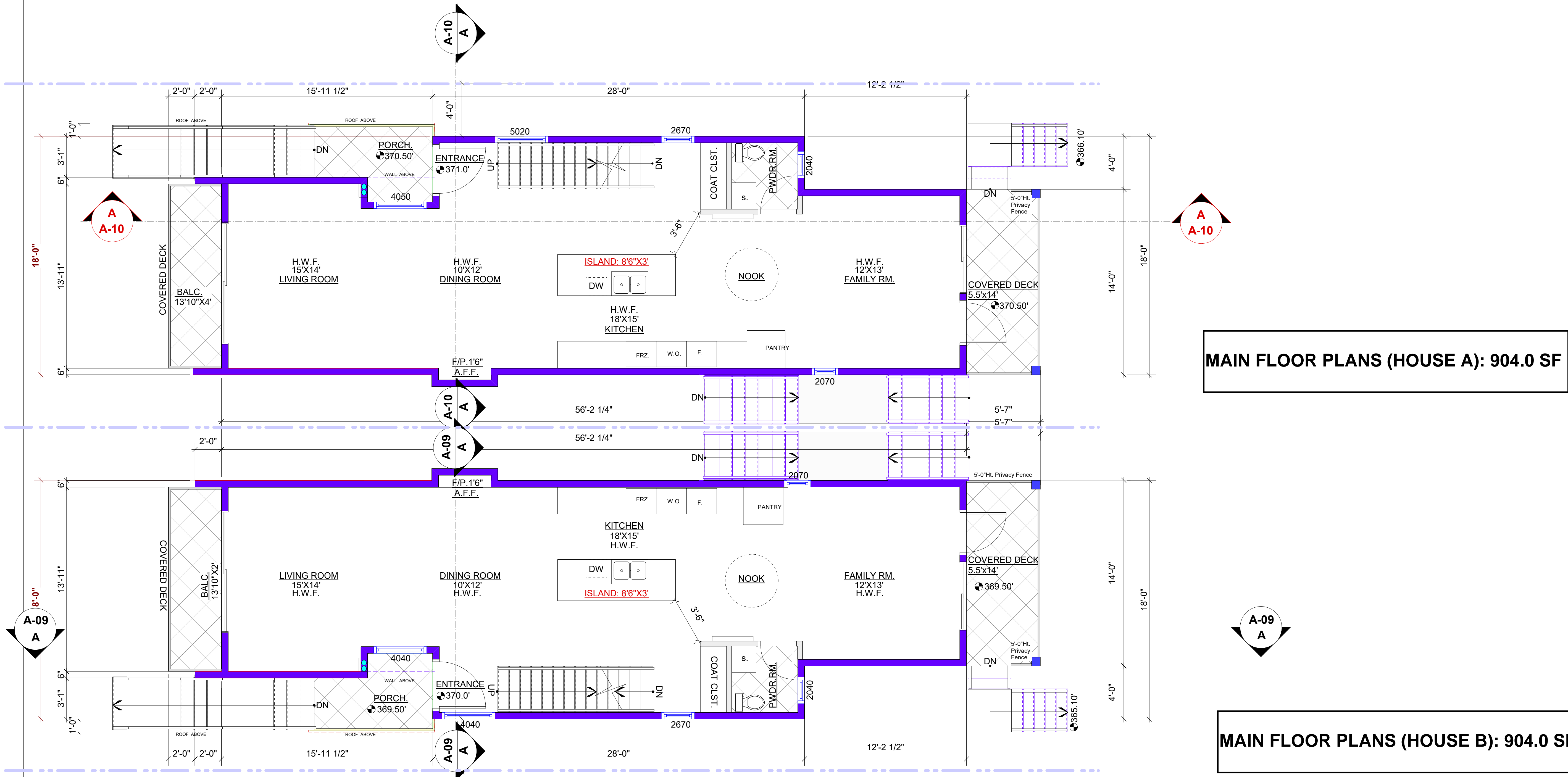
MAIN FLOOR PLAN

DATE: PROJECT NO.: DRAWING NO.:

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

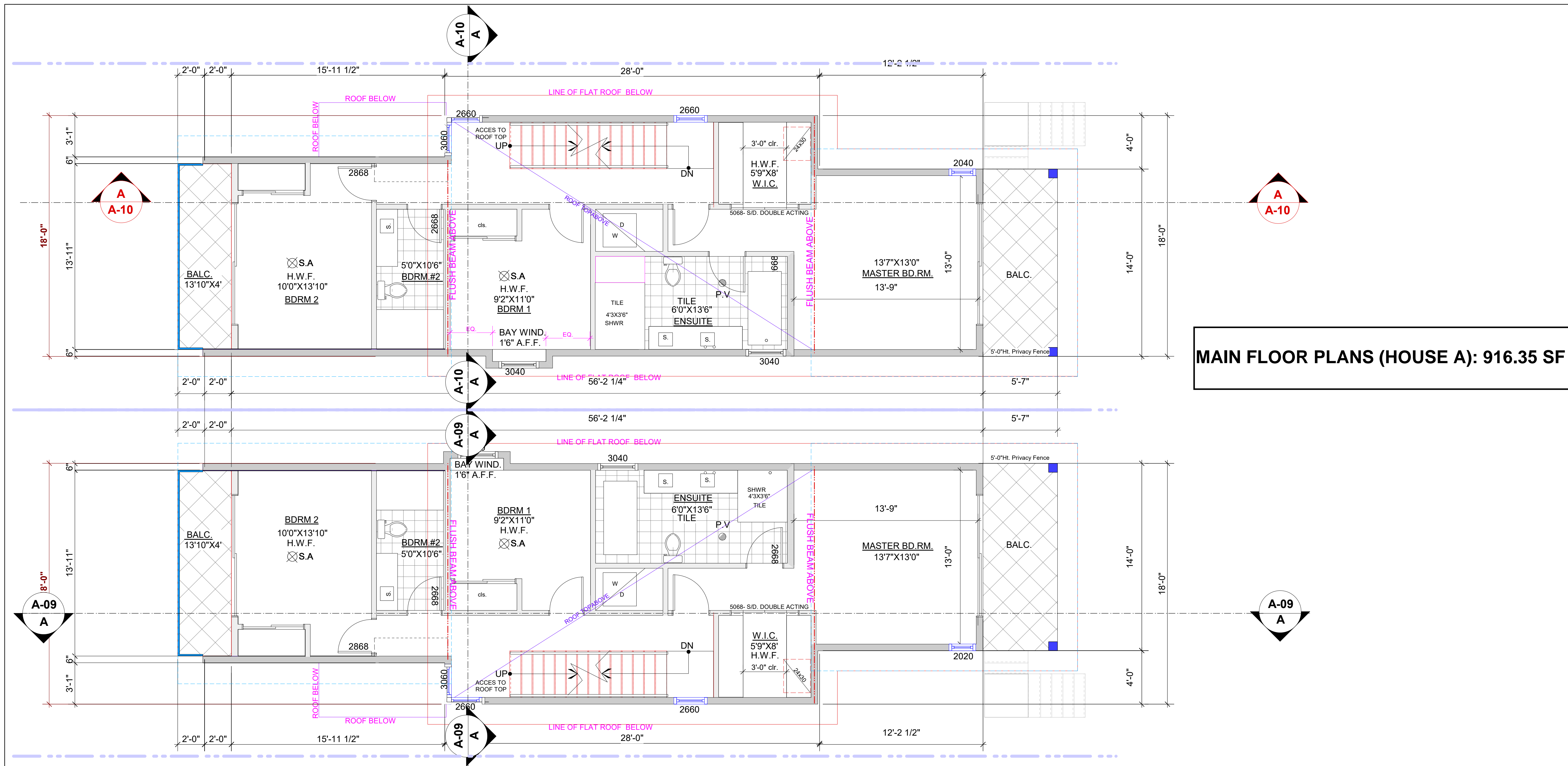
SCALE 1/8" = 1 ft

A-03



MAIN FLOOR PLANS (HOUSE A): 904.0 SF

MAIN FLOOR PLANS (HOUSE B): 904.0 SF



MAIN FLOOR PLANS (HOUSE A): 916.35 SF

MAIN FLOOR PLANS (HOUSE A): 916.35 SF

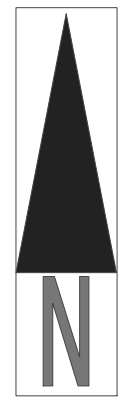
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PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:
**UPPER FLOOR PLANS
HOUSE : A&B**

DATE: PROJECT NO.: DRAWING NO.:

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

SCALE: 1/8" = 1 ft

A-04

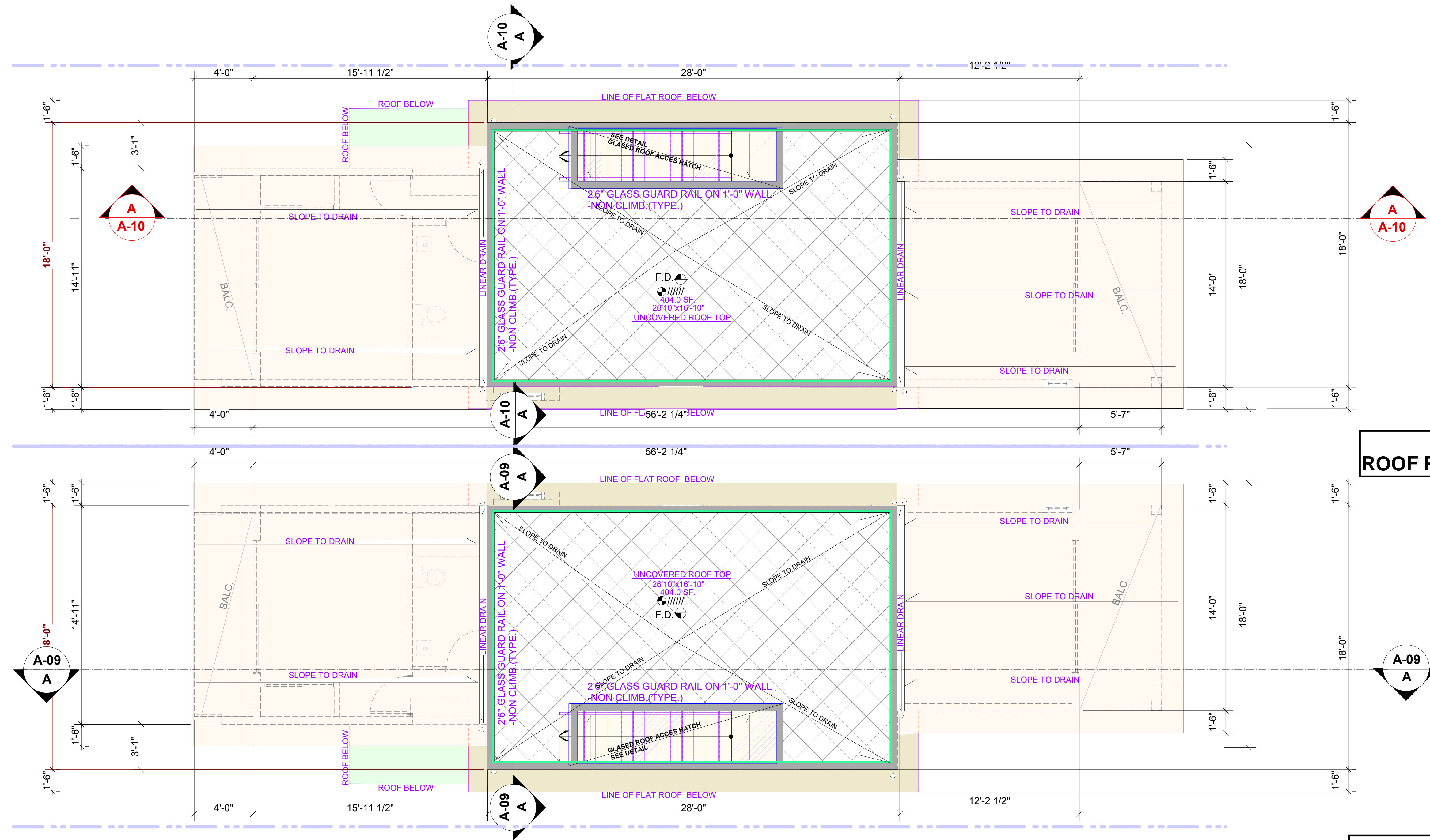
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ROOF PLAN (HOUSE A)

ROOF PLAN (HOUSE B)

PROJECT:
1036 GRAND BLVRD.

DRAWING TITLE:
**ROOF PLAN
HOUSE : A & B**

DATE:	PROJECT NO.:	DRAWING NO.:
DRAWN BY :	CHECKED BY:	A-05
	-M.R. -R.CH	
SCALE:	1/8" = 1 ft	

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PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:

**FRONT & REAR ELEVATIONS
HOUSE: A & B**

DATE: PROJECT NO.: DRAWING NO.:

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

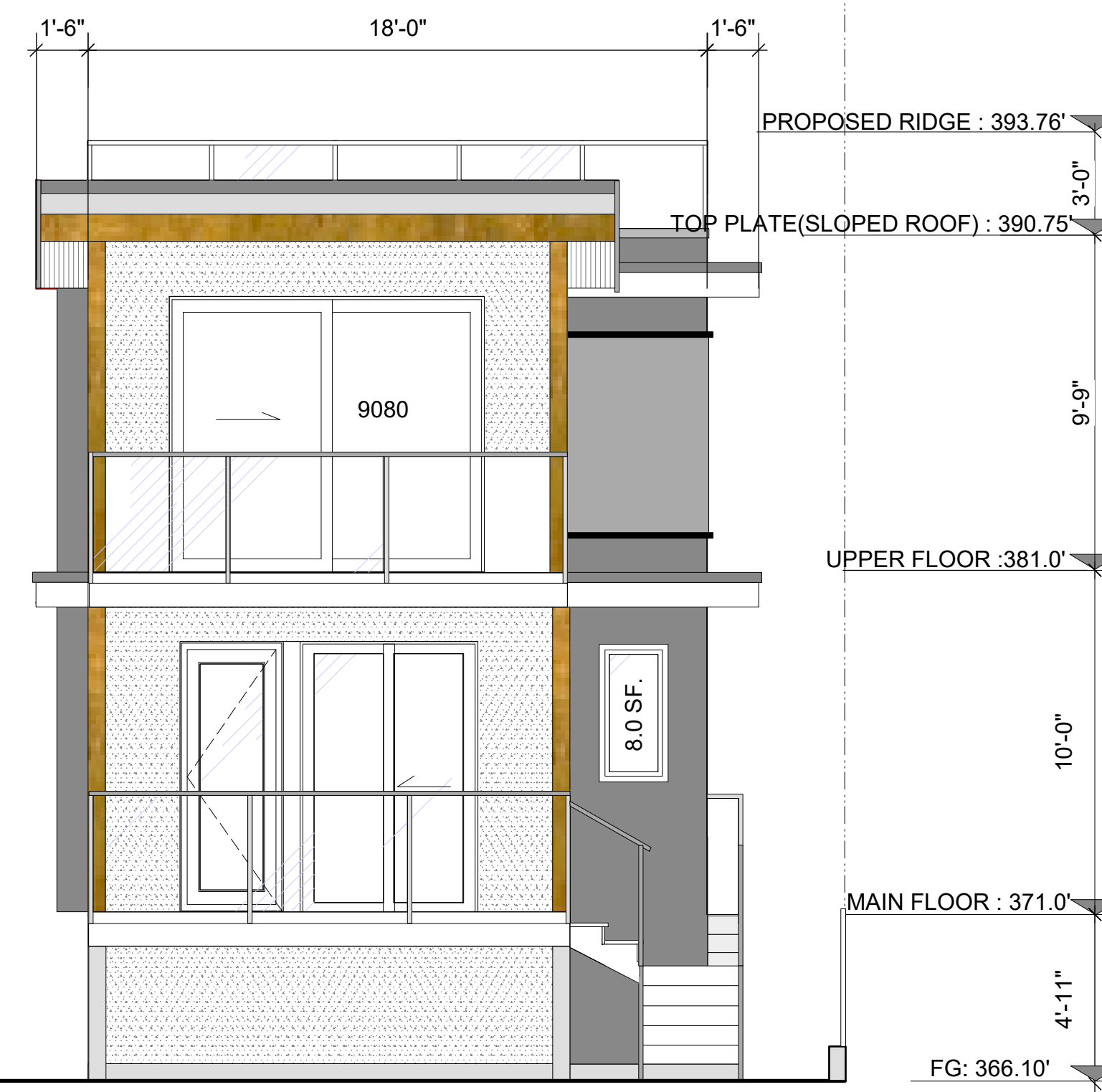
SCALE: 1/8" = 1 ft

A-06

PROPOSED RIDGE : 392.75'
TOP PLATE(SLOPED ROOF) : 389.75'
3'-0"
9'-9"
UPPER FLOOR : 380.0'
10'-0"
MAIN FLOOR : 370.0'
4'-11"
FG: 365.10'

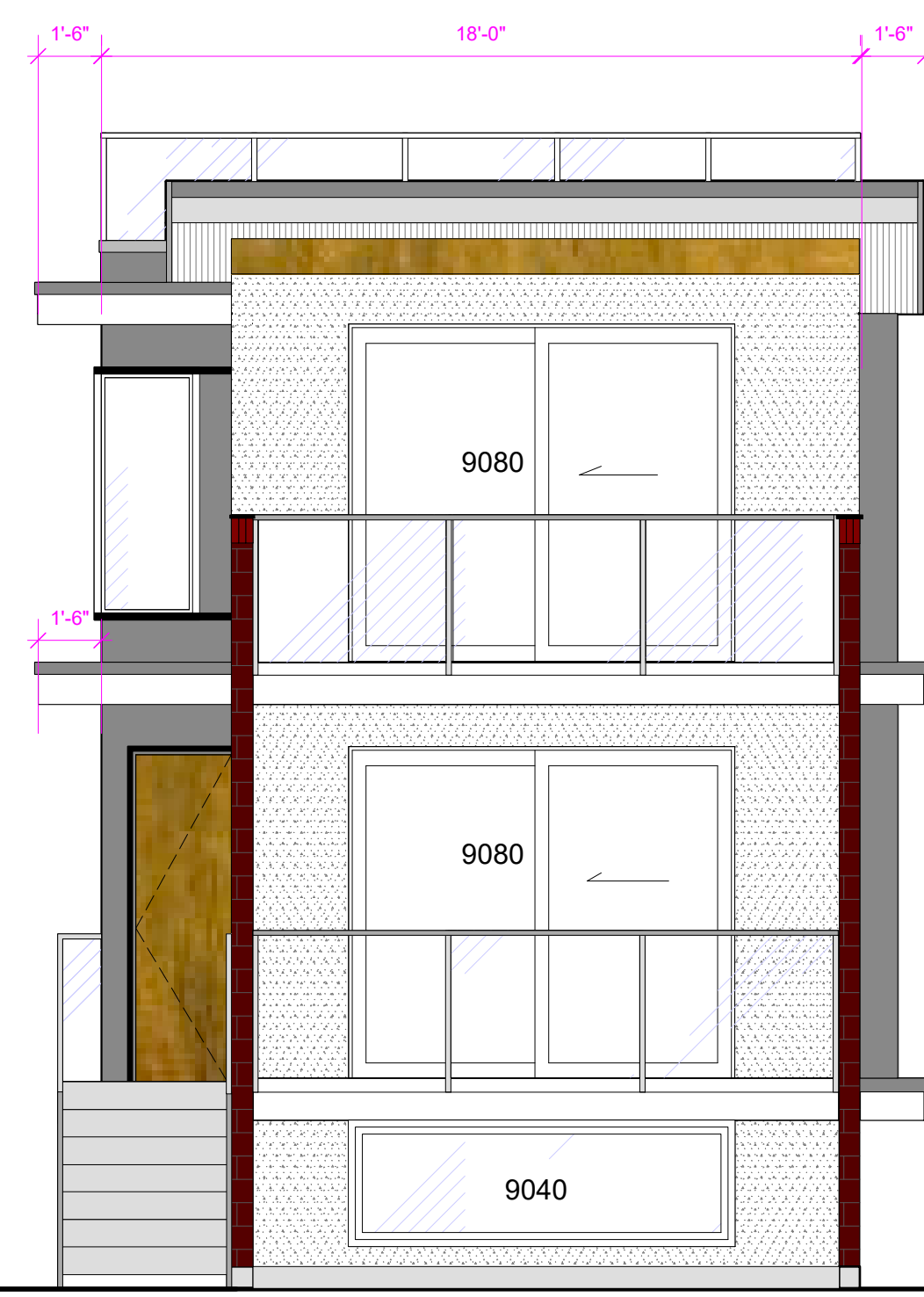


HOUSE B : EAST/ REAR ELEVATION

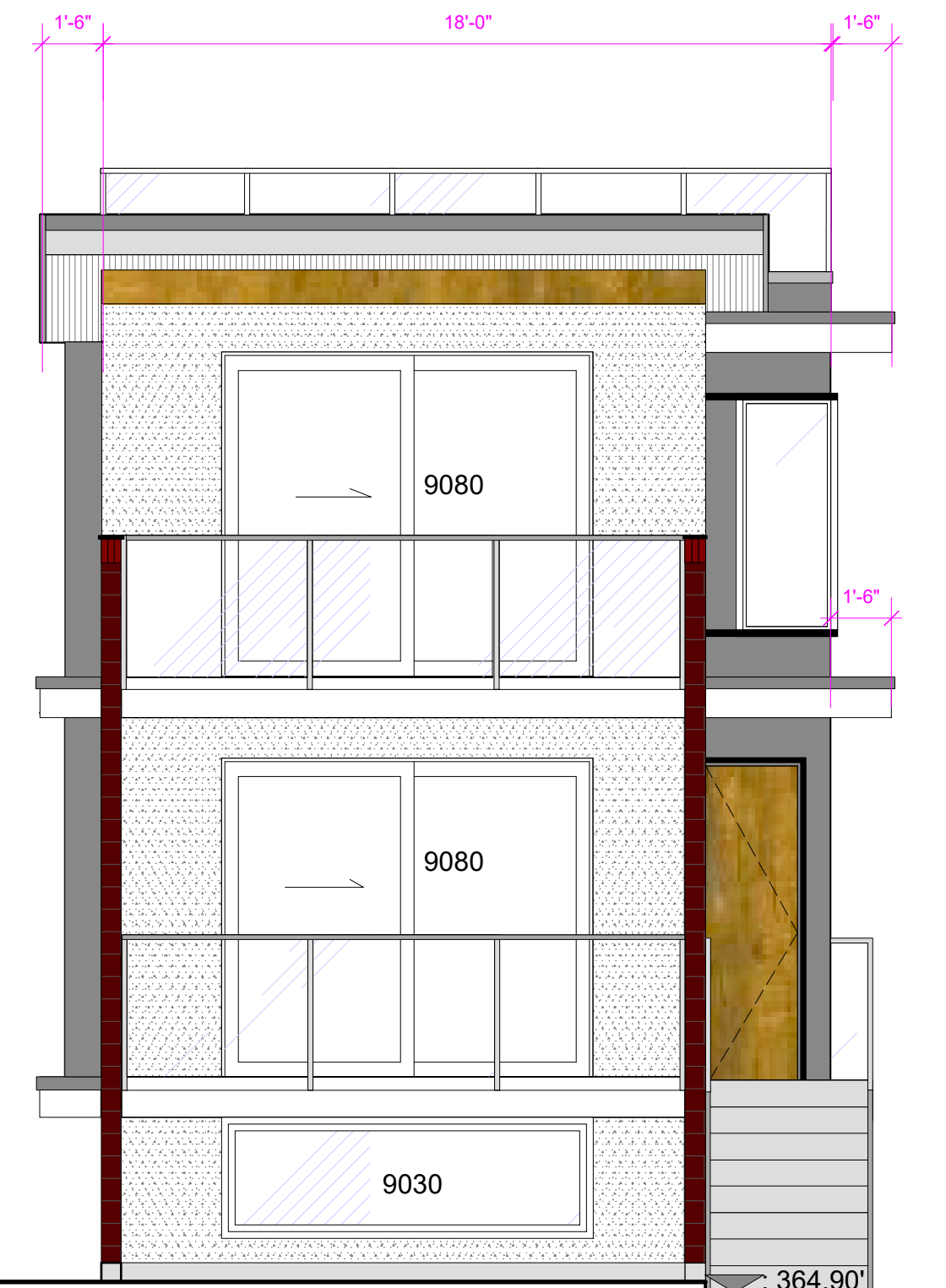


HOUSE A : EAST/ REAR ELEVATION

PROPOSED RIDGE : 393.76'
TOP PLATE(SLOPED ROOF) : 390.75'
3'-0"
9'-9"
UPPER FLOOR : 381.0'
10'-0"
MAIN FLOOR : 371.0'
5'-0"
FG: 365.0'



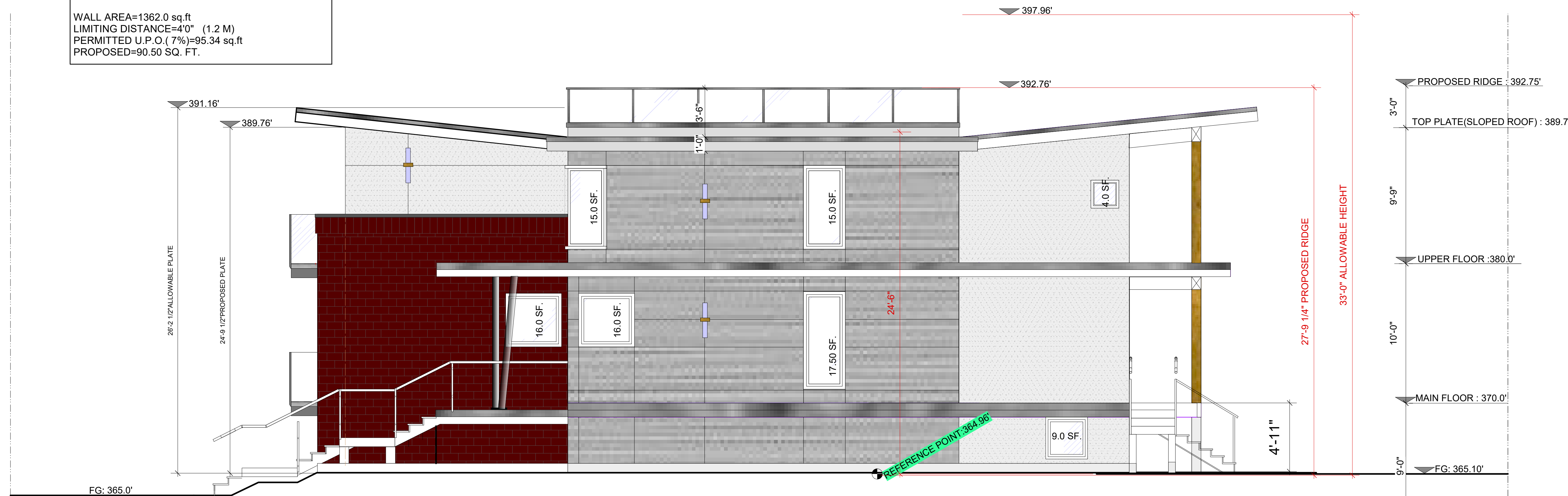
HOUSE A : WEST/FRONT ELEVATION



HOUSE B : WEST/FRONT ELEVATION

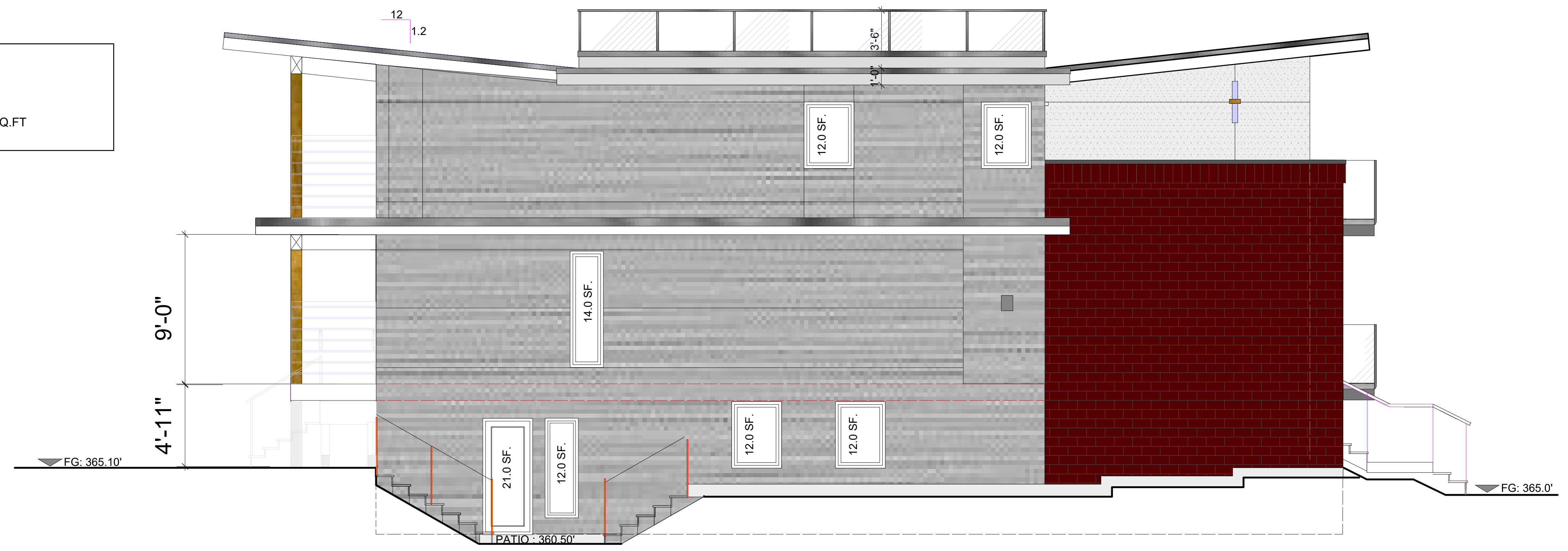
PROPOSED RIDGE : 392.75'
TOP PLATE(SLOPED ROOF) : 389.75'
3'-0"
9'-9"
UPPER FLOOR : 380.0'
10'-0"
MAIN FLOOR : 370.0'
5'-0"
FG: 365.0'

UNPROTECTED OPENINGS SOUTH ELEVATION
 WALL AREA=1362.0 sq.ft
 LIMITING DISTANCE=4'0" (1.2 M)
 PERMITTED U.P.O.(7%)=95.34 sq.ft
 PROPOSED=90.50 SQ. FT.



SOUTH ELEVATION

UNPROTECTED OPENINGS NORTH ELEVATION
 WALL AREA=1441.0 SQ.FT
 LIMITING DISTANCE=4'0" (1.2 M)
 PERMITTED U.P.O.(7%)=100.87 SQ.FT
 PROPOSED=95.0 SQ. FT.



NORTH ELEVATION

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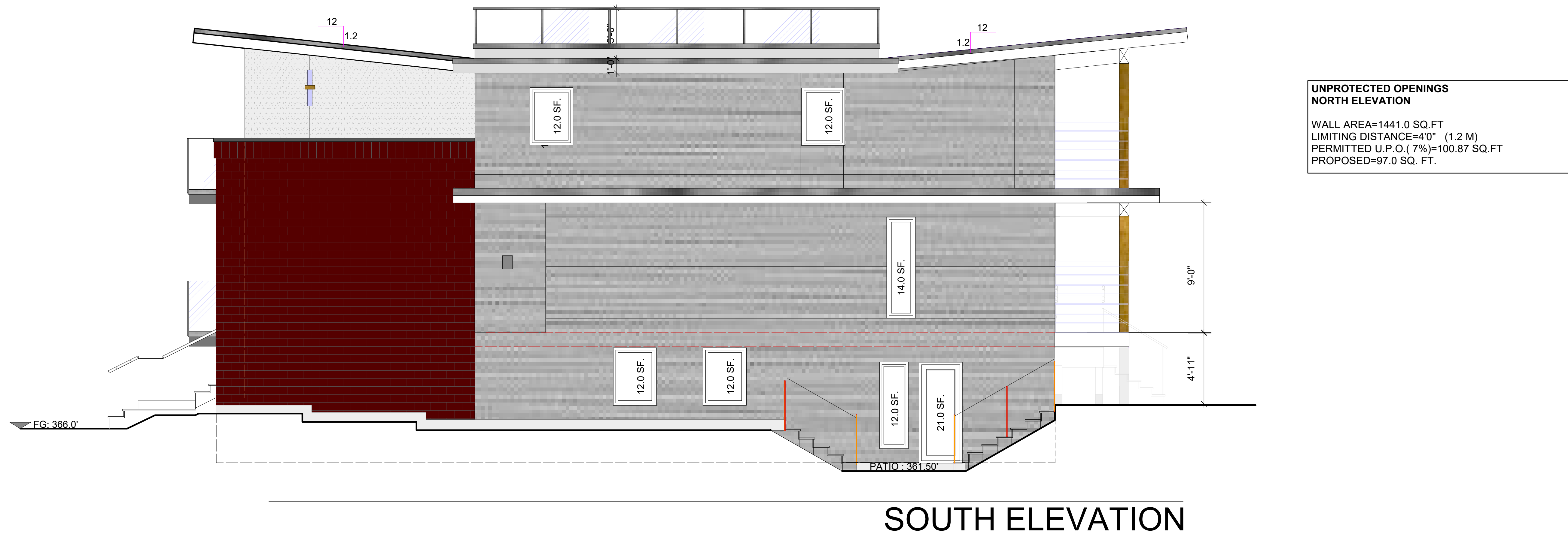
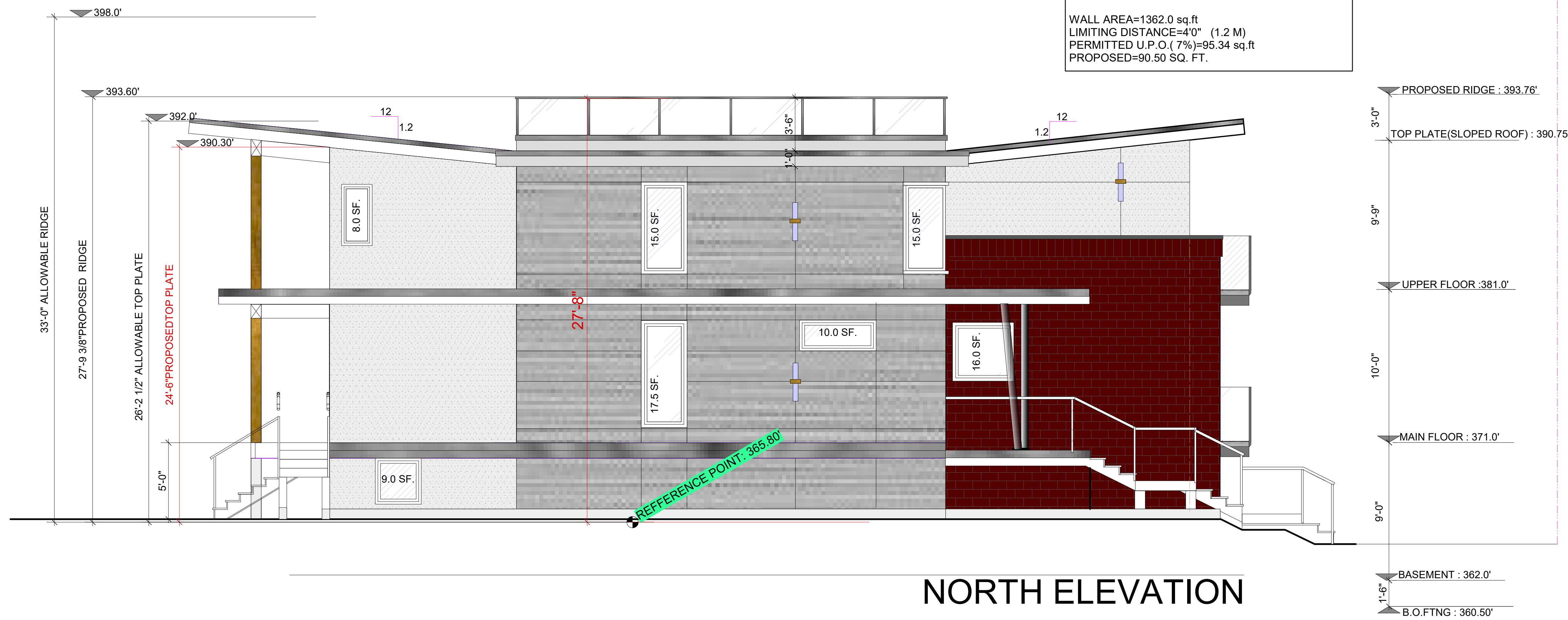
DRAWING TITLE:
 HOUSE B, NORTH & SOUTH ELEVATIONS

DATE: PROJECT NO.: DRAWING NO.:

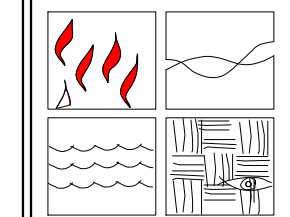
DRAWN BY: CHECKED BY:
 -M.R.
 -R.CH

SCALE: 1/8" = 1 ft

A-07



Vernacular
 s t u d i o



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

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1036 GRAND BLVRD.

DRAWING TITLE:

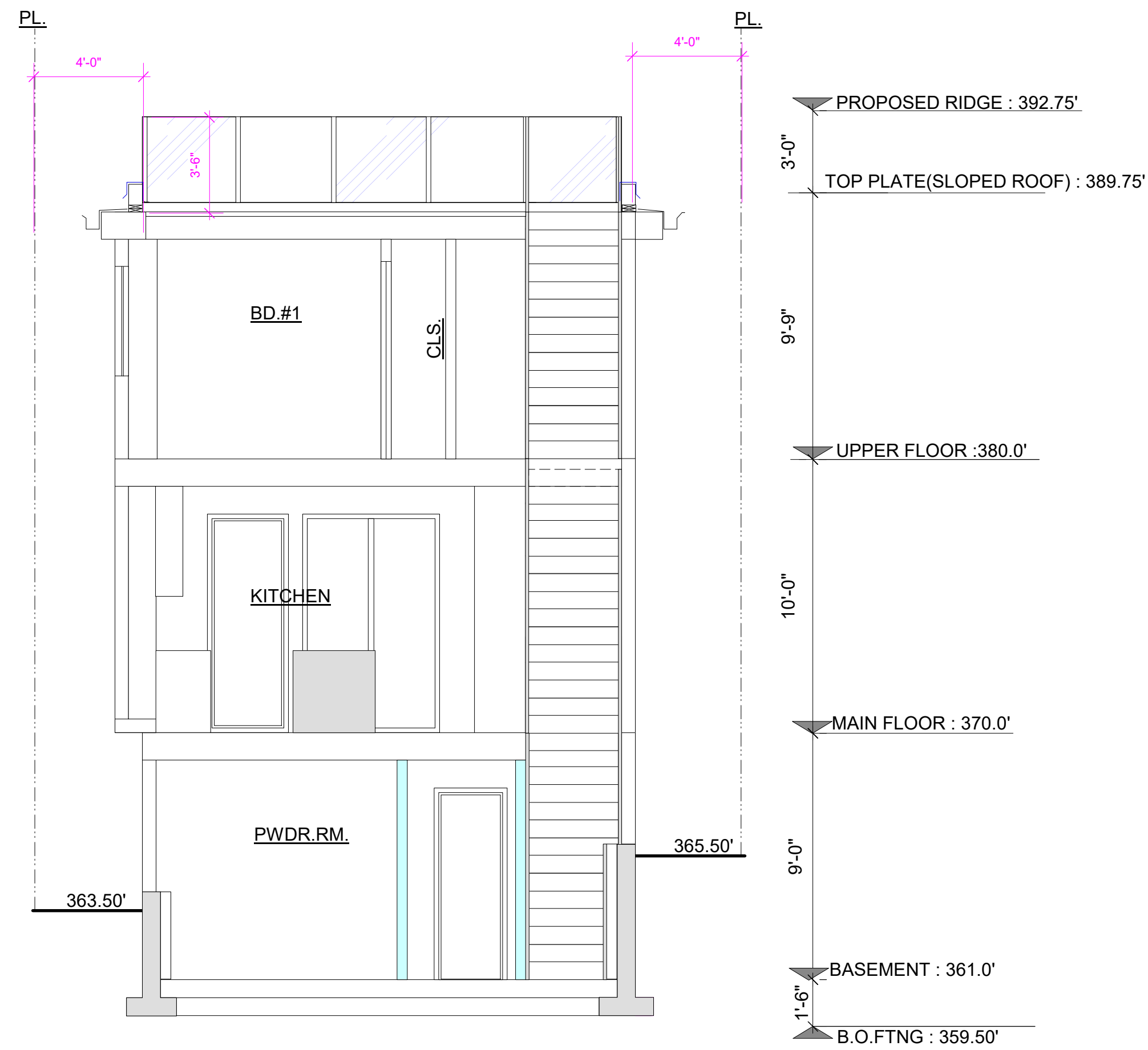
HOUSE A, NORTH & SOUTH ELEVATIONS

DATE: PROJECT NO. : DRAWING NO. :

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 -M.R.
 -R.CH

SCALE: 1/8" = 1 ft

A-08



HOUSE (B)-SOUTH HOUSE, HEIGHT CALCULATION

FRONT AVE. GRADE: 364.50'+365.51'=365.0'

REAR AVE. GRADE: 364.79'+365.05'=364.92'

REFERENCE POINT:

365.0'+(364.92'-365.0')0.4=364.96'

ALLOWABLE TOP PLATE: 364.96'+26.2'=391.16'

ALLOWABLE RIDGE: 364.96'+33'=397.96'

HOUSE B : SECTION BB



HOUSE B : SECTION AA

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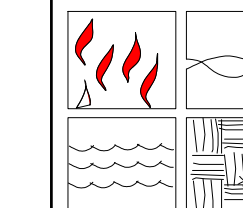
PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:

**HOUSE B
SECTION A & B**

DATE:	PROJECT NO.:	DRAWING NO.:
DRAWN BY:	CHECKED BY:	A-09
	-M.R. -R.CH	
SCALE: 1/8" = 1 ft		

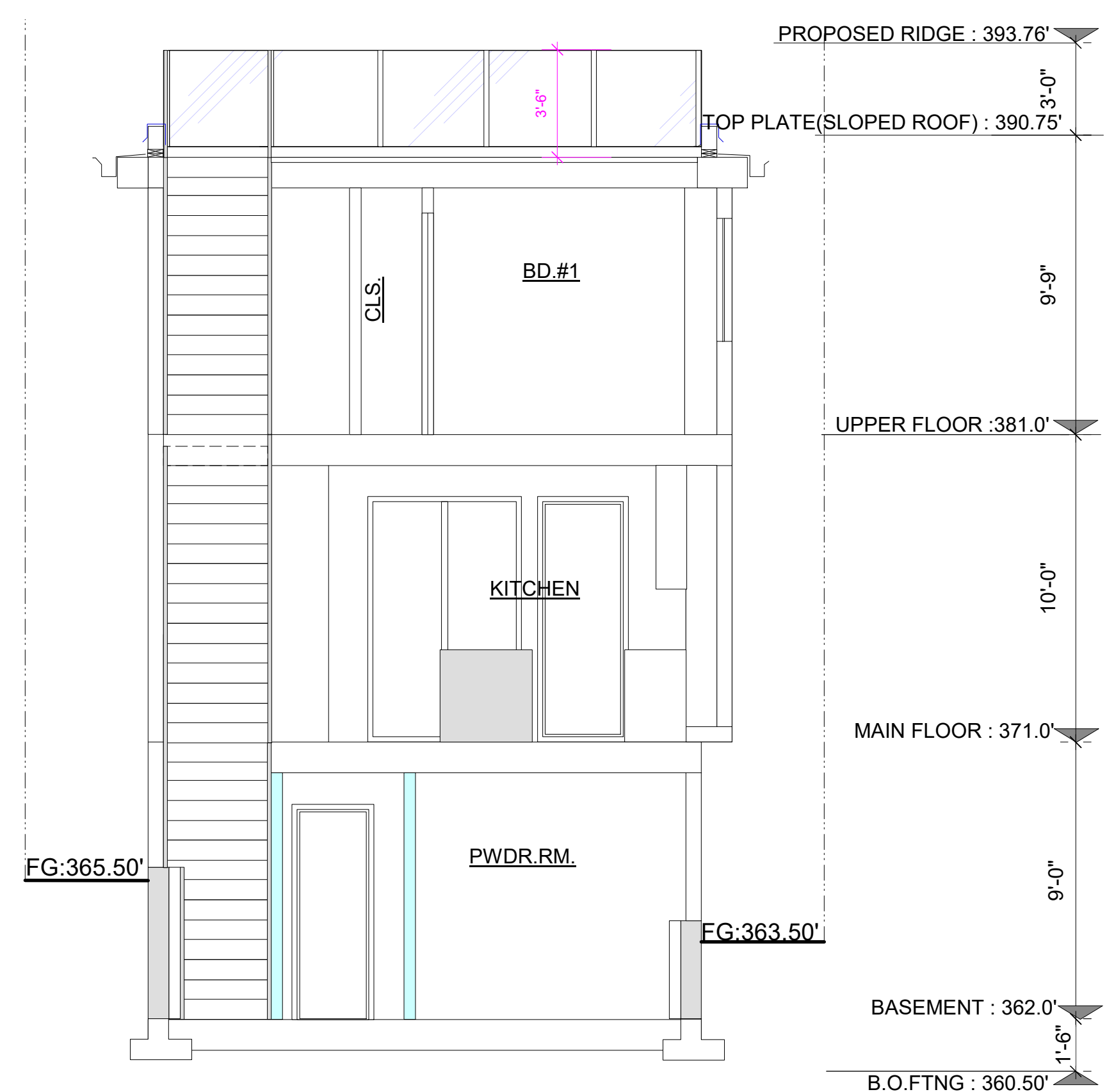


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HOUSE (A)-NORTH HOUSE. HEIGHT CALCULATION
FRONT AVE. GRADE: 366.53'+365.51'=366.02'
REAR AVE. GRADE: 365.91'+365.05'=365.48'
REFERENCE POINT:
366.02'+(365.48'-366.02')0.4=365.80'
ALLOWABLE TOP PLATE:365.80'+26.2'=392.0'
ALLOWABLE RIDGE: 365.80'+33'=398.80'



HOUSE A : SECTION BB

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HOUSE A : SECTION AA

PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:

**HOUSE A
SECTION A & B**

DATE: PROJECT NO. : DRAWING NO. :

DRAWN BY : -M.R.
-R.CH

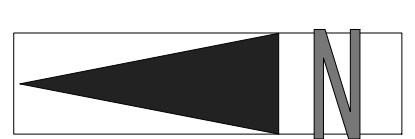
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A-10

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LOT 'A'
1036 GRAND BLVRD.

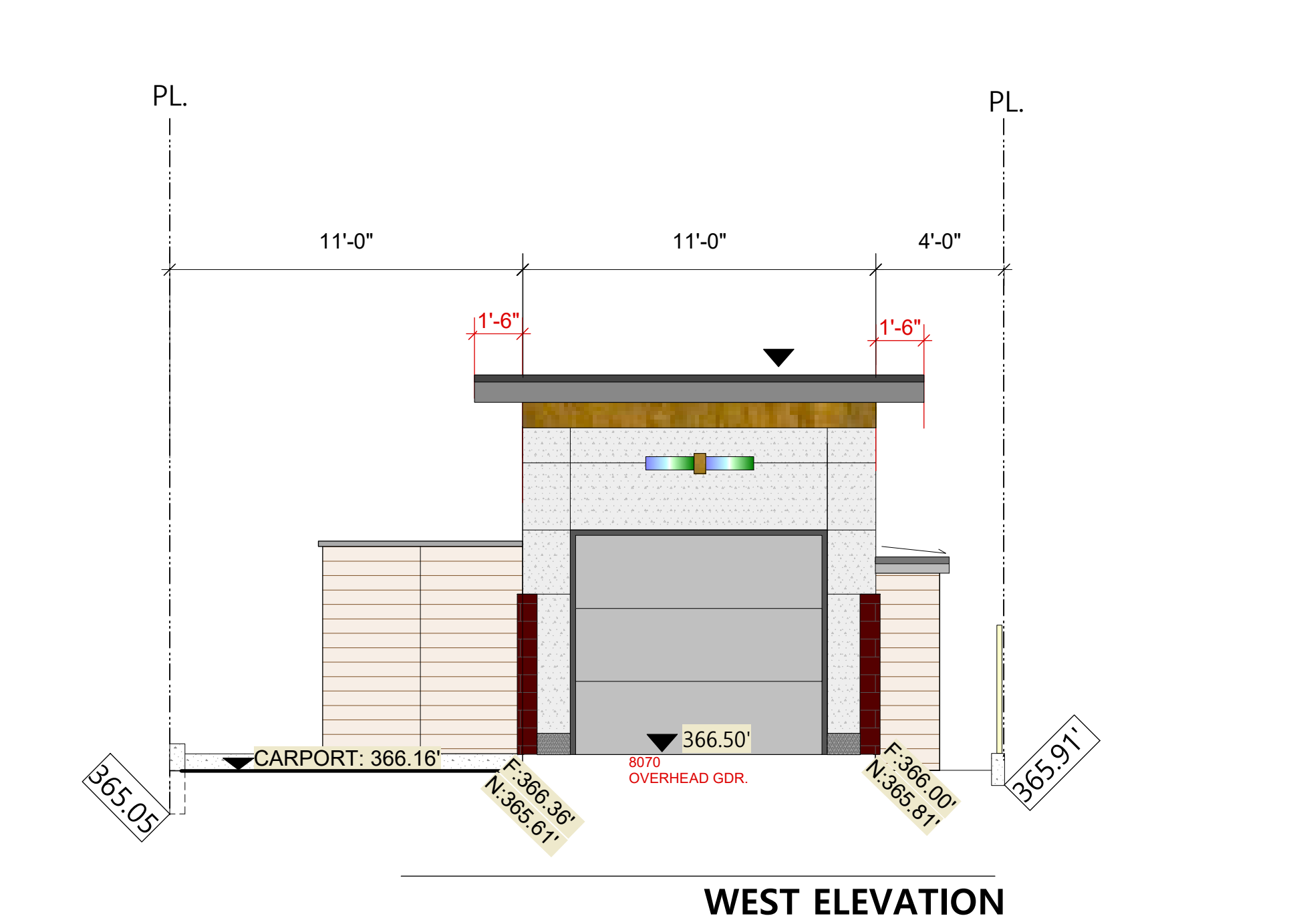
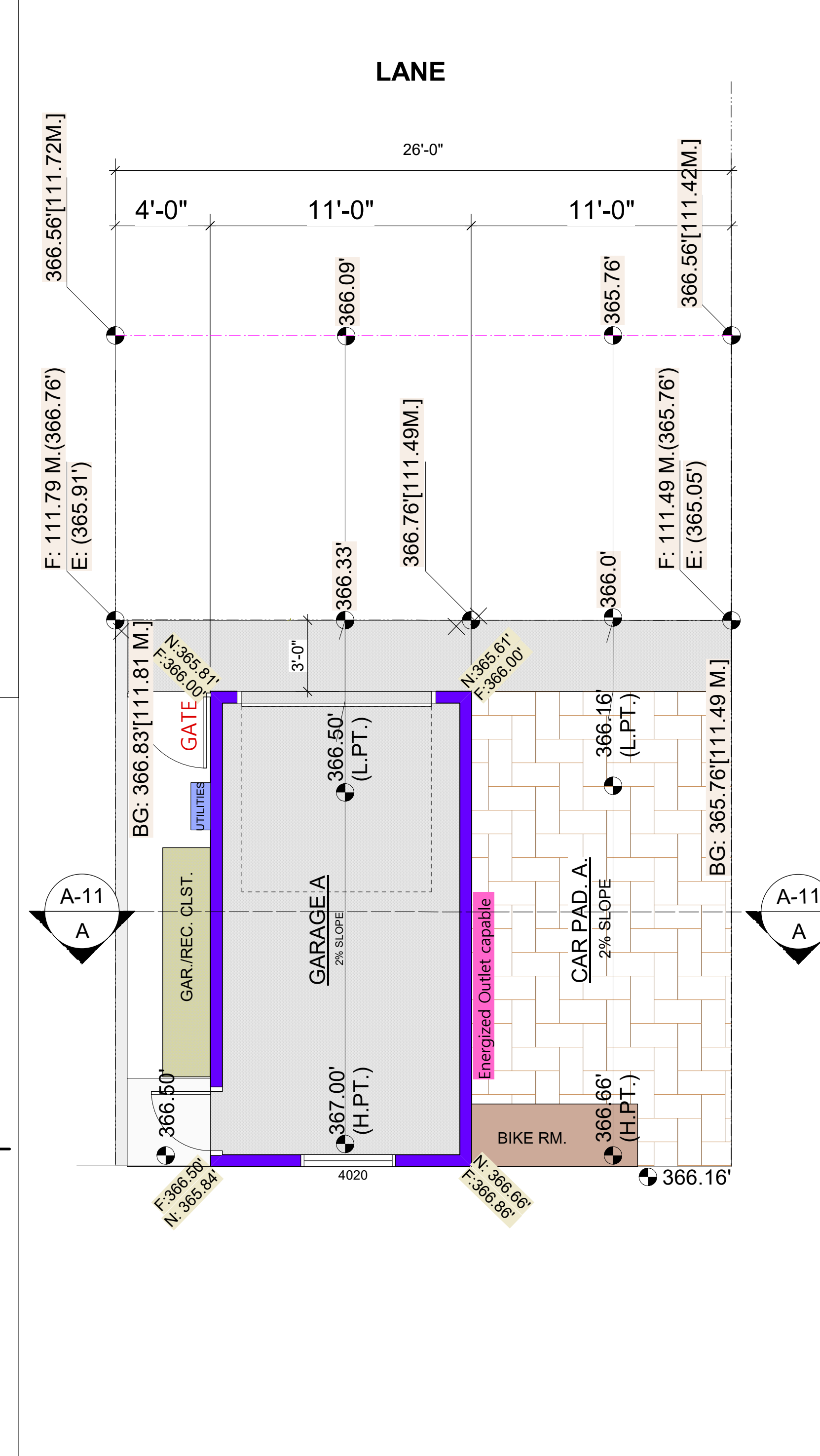
DRAWING TITLE:
GARAGE PLAN & ELEVATIONS

DATE: PROJECT NO.: DRAWING NO.:

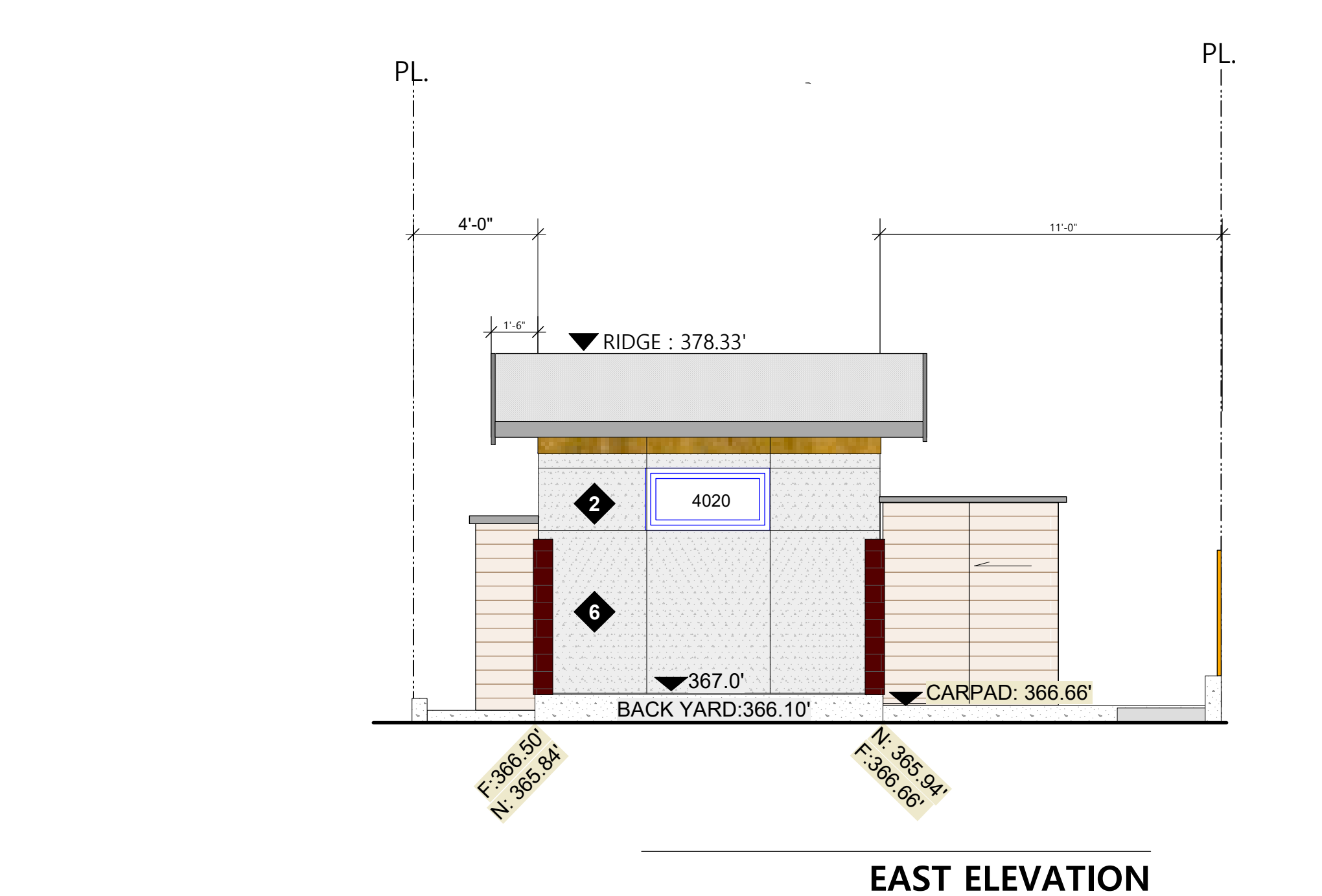
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-R.CH

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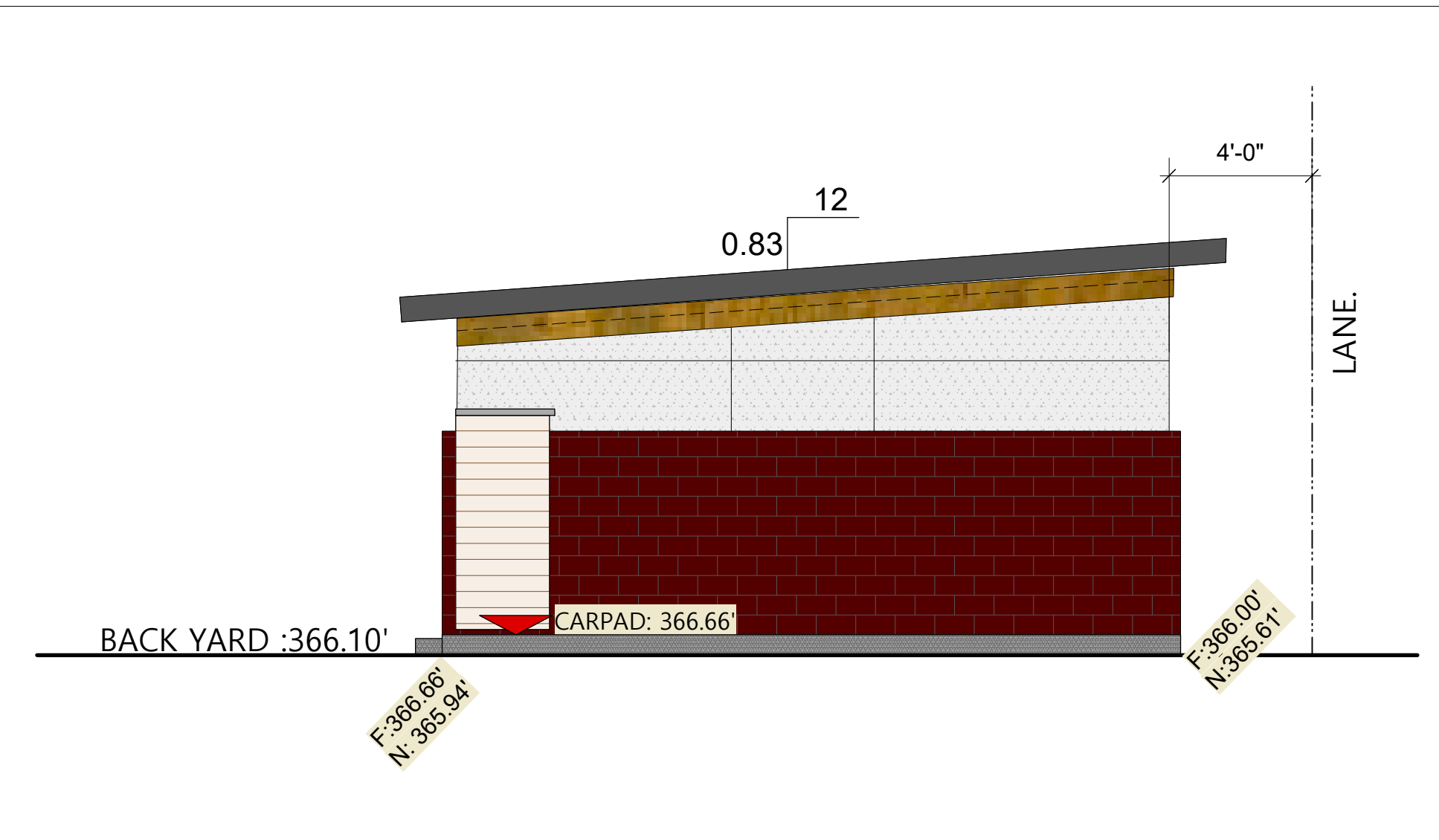
A-11



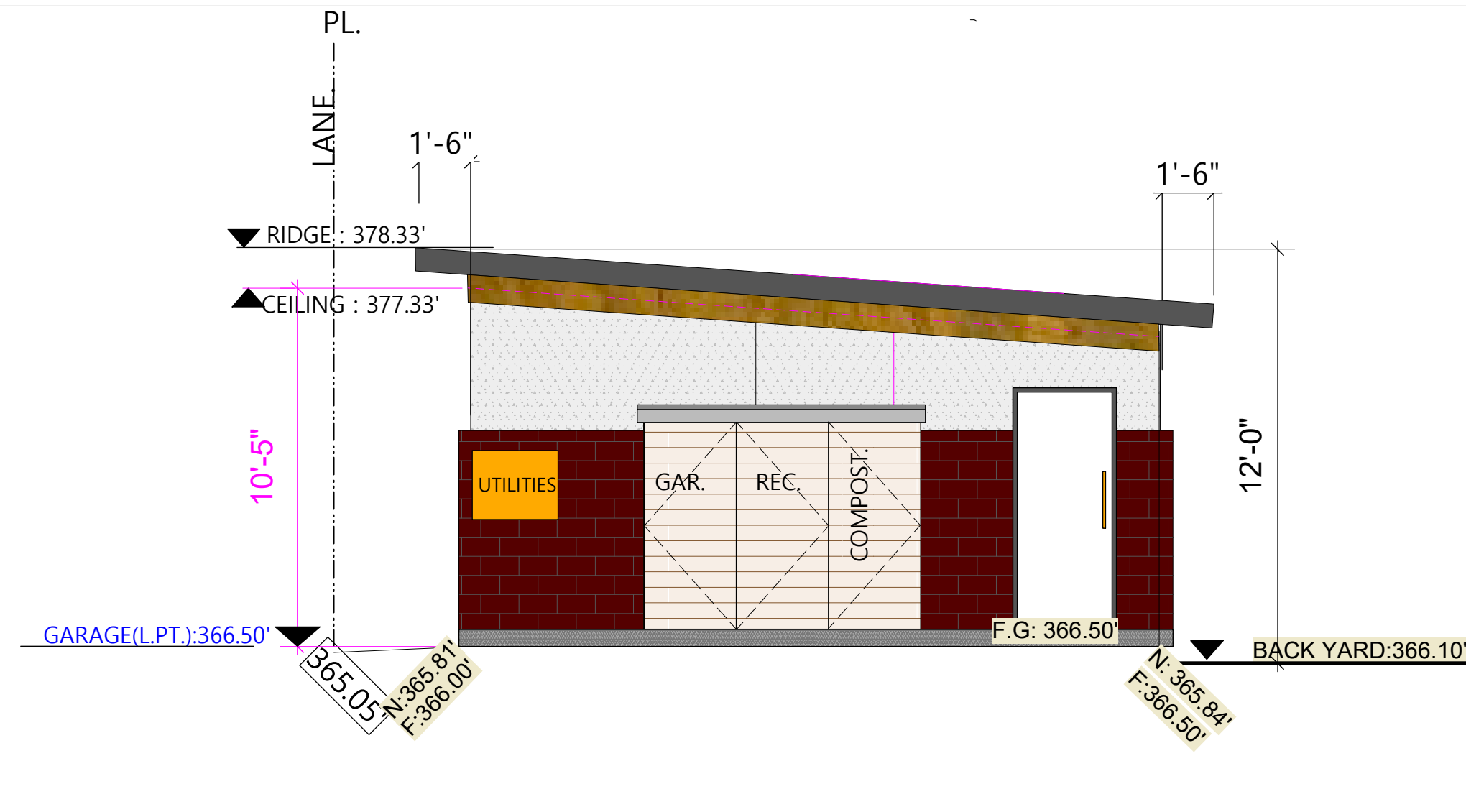
WEST ELEVATION



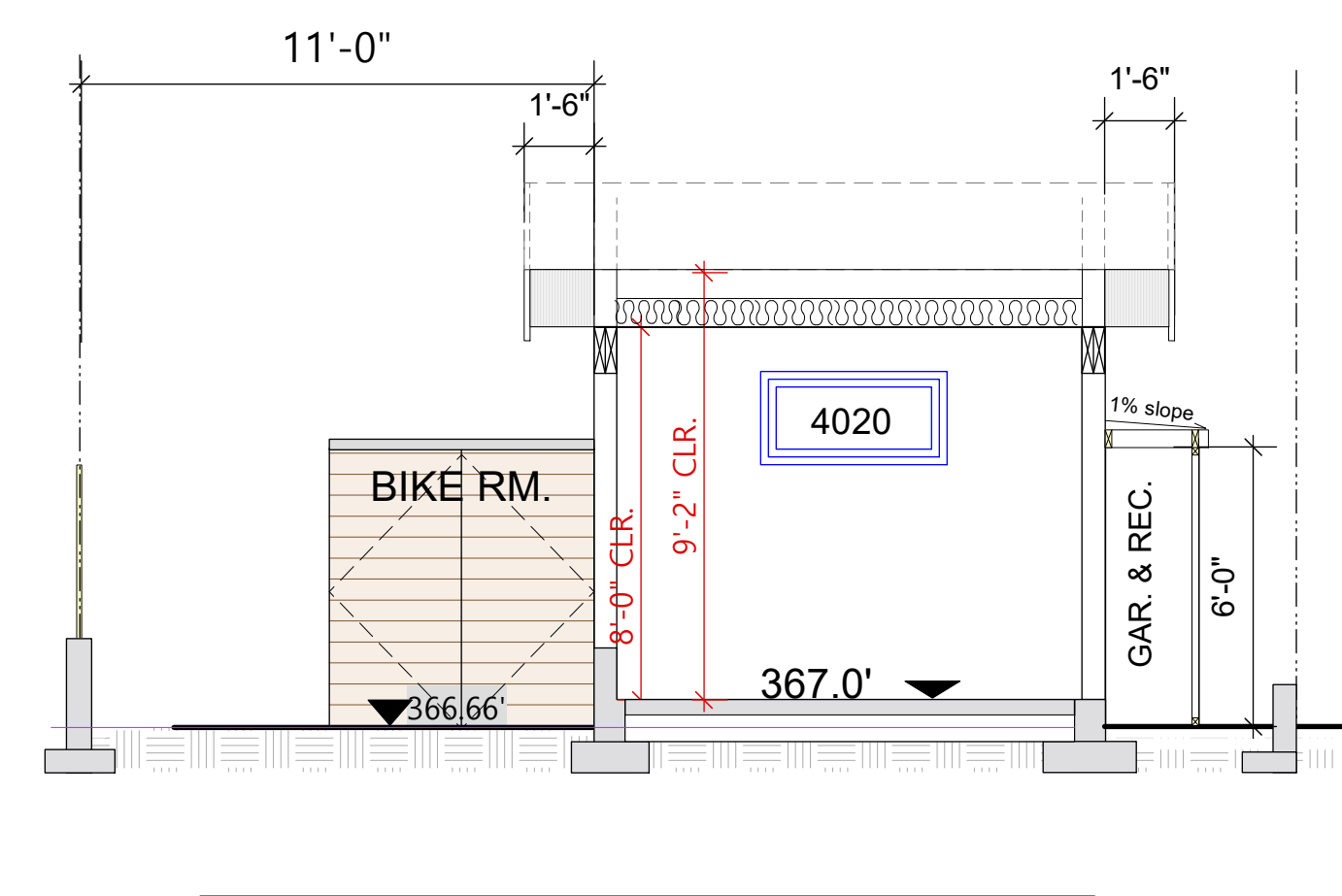
EAST ELEVATION



SOUTH ELEVATION

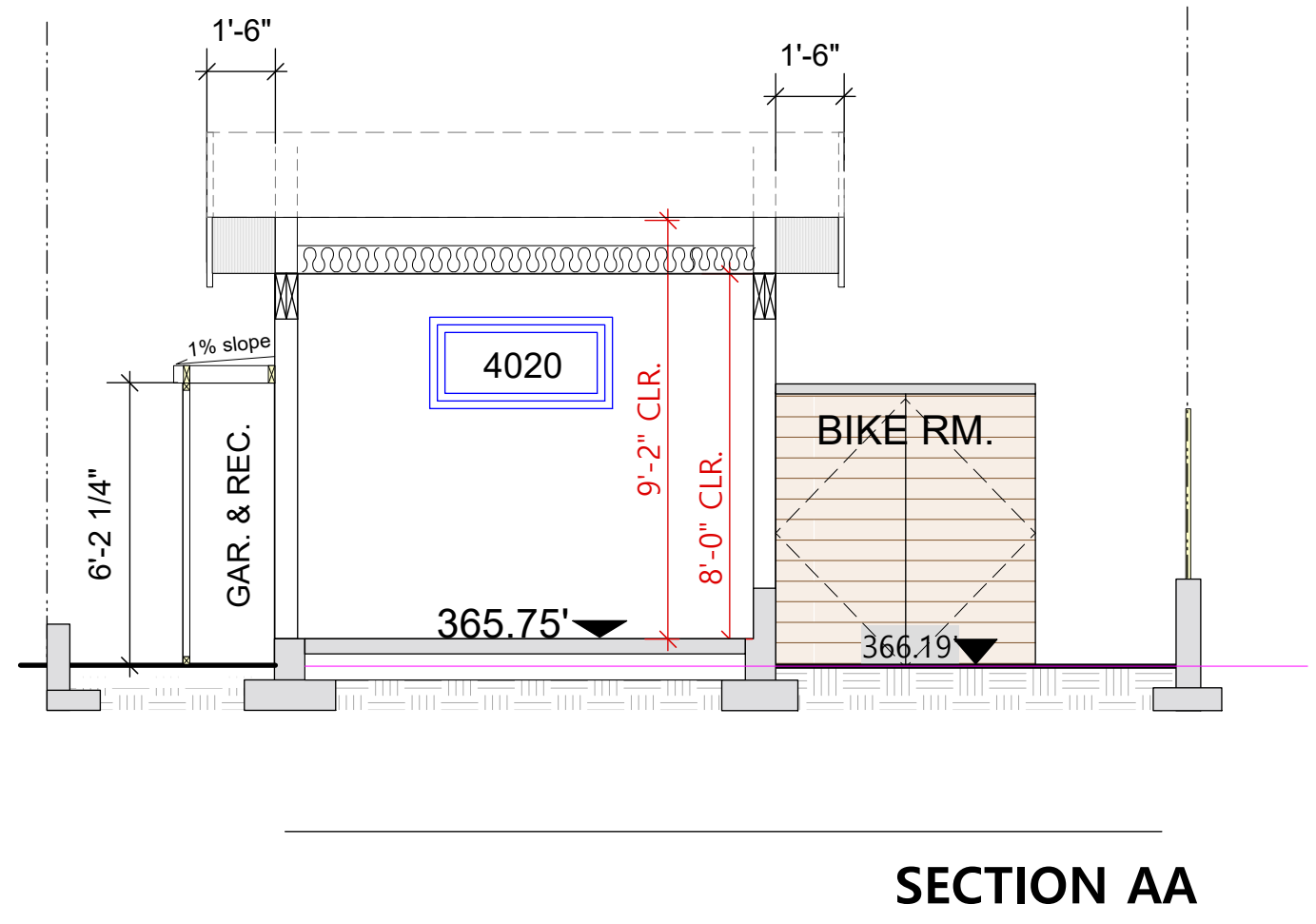
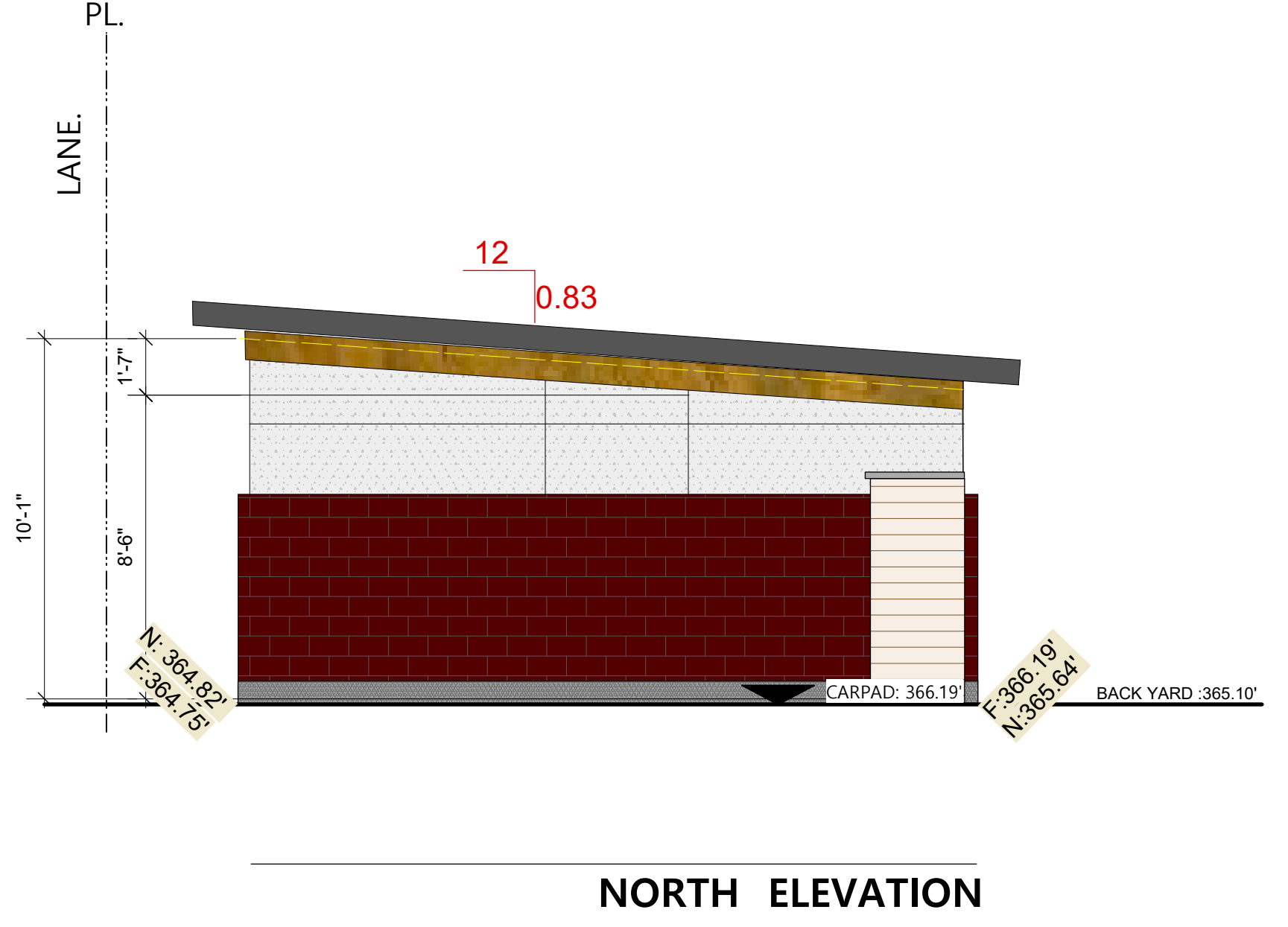
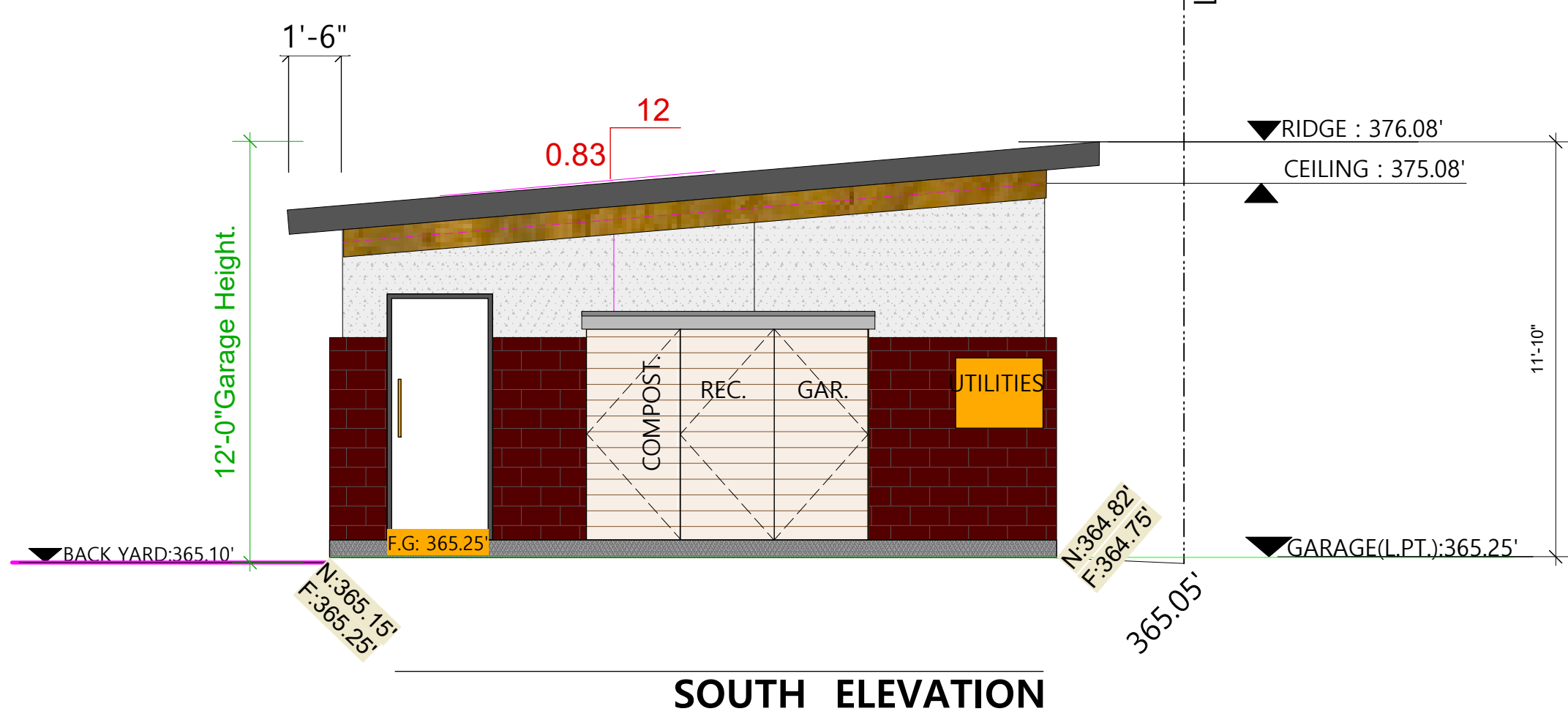
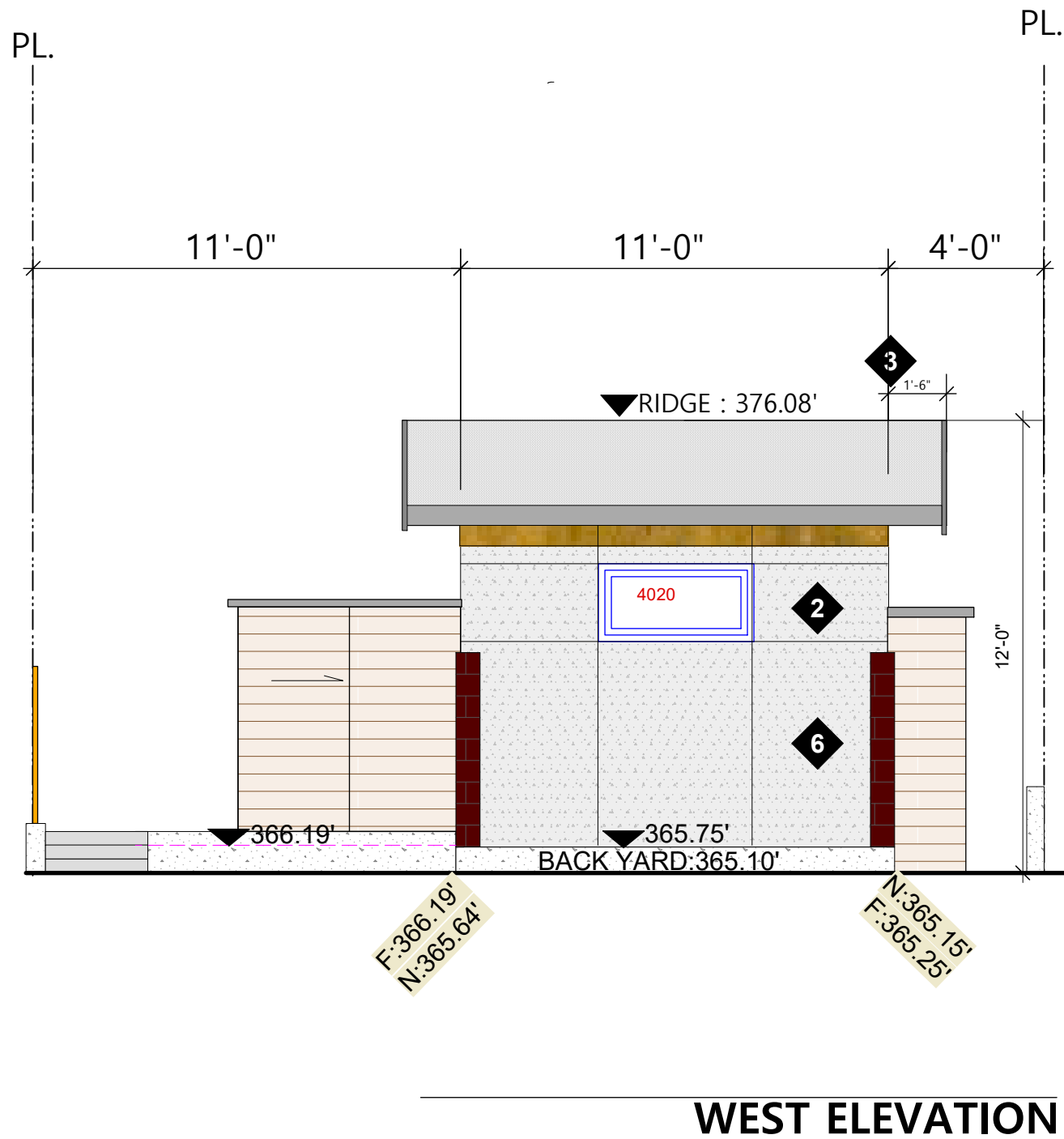
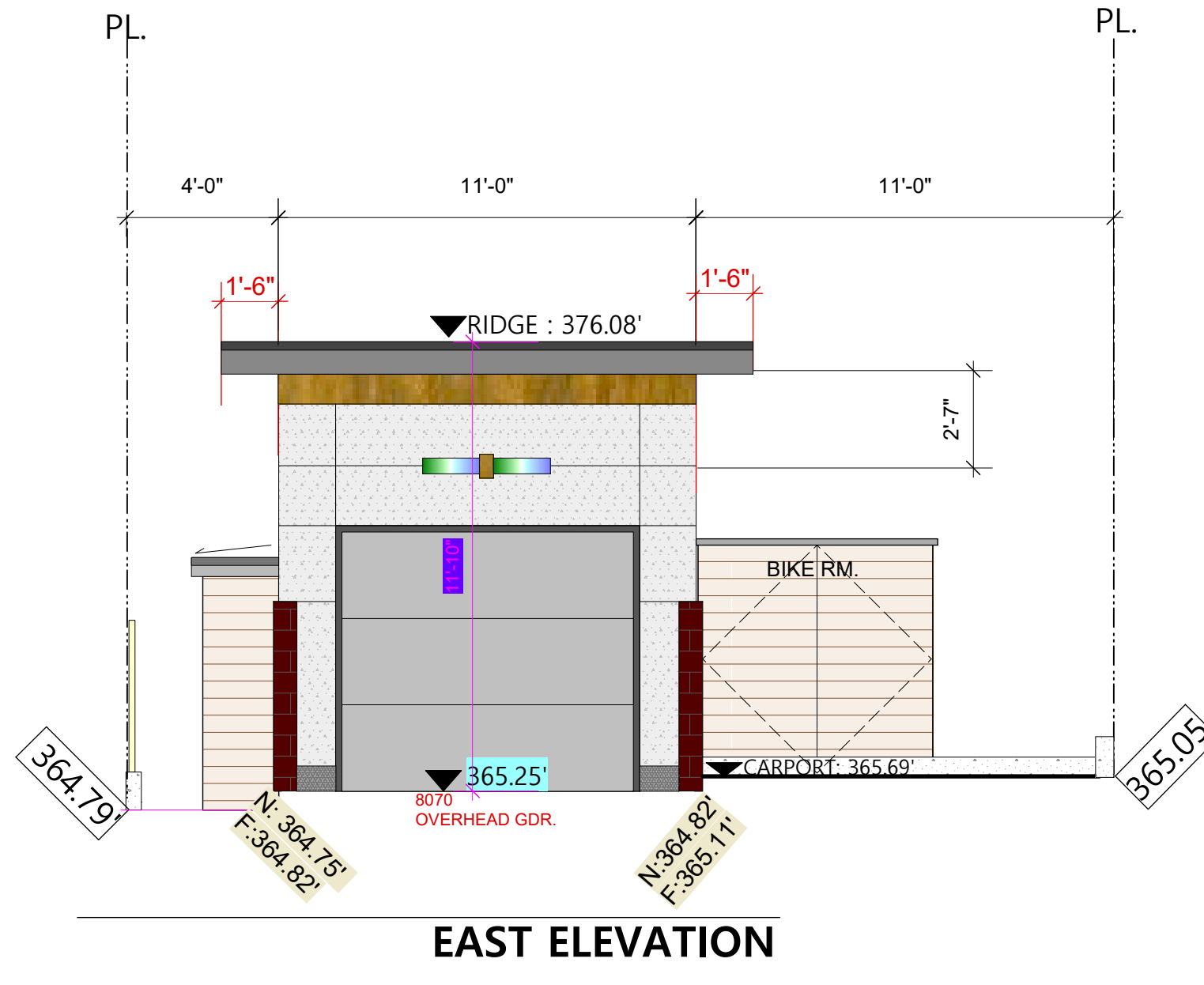
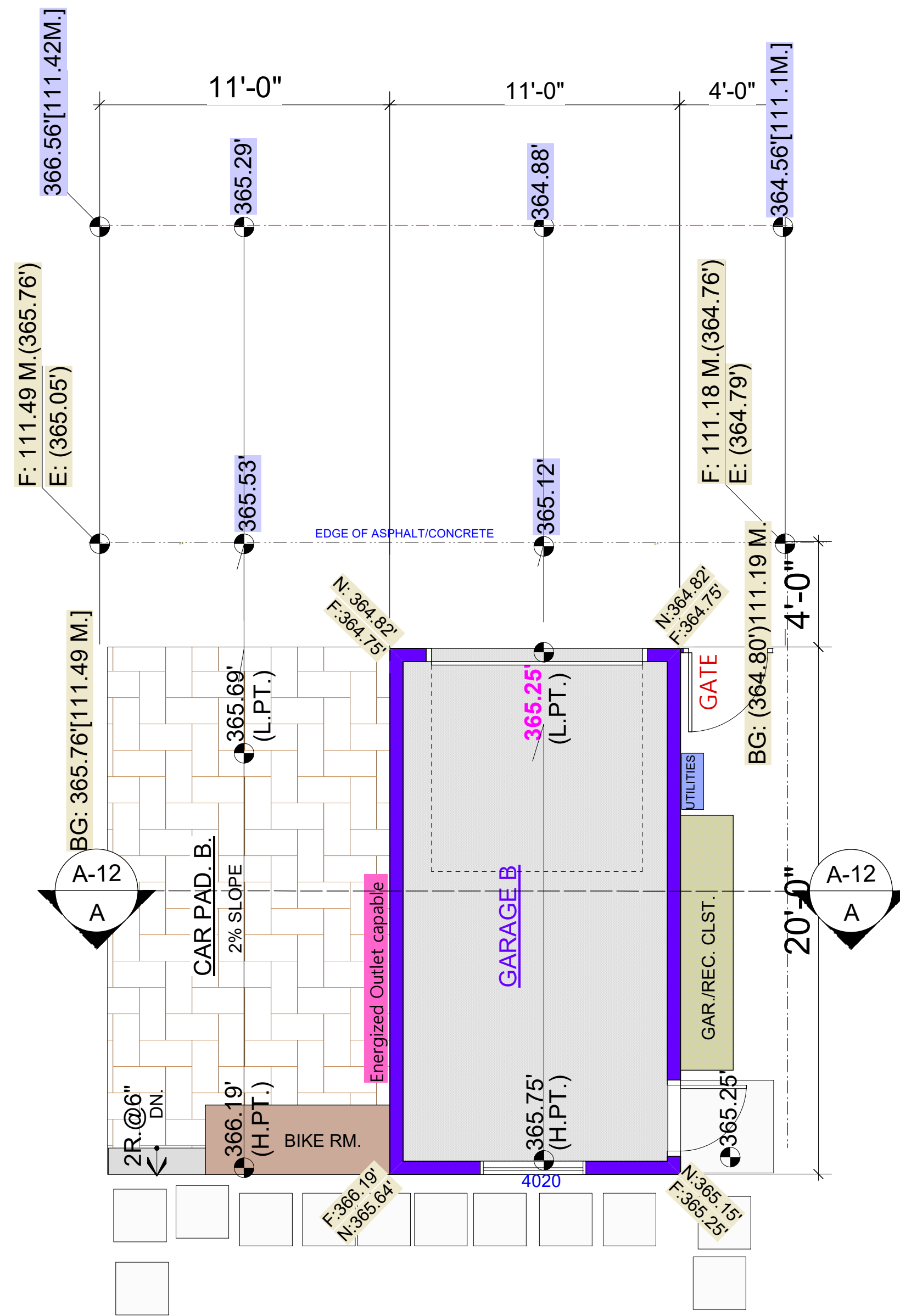


NORTH ELEVATION



SECTION AA

- 1) ROOF: 3 LAYERS APPROVED MEMBRANE
- 2) WIND. DOOR TRIMS: 1.5" X 1.5" PAINTED TO MATCH WALLS
- 3) FASCIA BOARD: 2X8 OR 2X10 PAINTED COMBED 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) WALL SHAKES: THIN BRICK VENEER LAID ON THIN SET [RED & KHAKI]
- 8) WALL CLADDING: FIBER CEMENT
- 9) WINDOW SASH: VINYL - DARK CHARCOAL
- 10) ENTRY DOORS: PAINTED FULL SANDBLASTED GLASS / FIBERGLASS FRAMED
- 11) SOFFITS: NATURAL CEDAR STAINED



- 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 COMBED 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) WALL SHAKES: THIN BRICK VENEER LAID ON THIN SET [RED & KHAKI]
- 8) WALL CLADDING: FIBER CEMENT
- 9) WINDOW SASH: VINYL - DARK CHARCOAL
- 10) ENTRY DOORS: PAINTED FULL SANDBLASTED GLASS / FIBERGLASS FRAMED
- 11) SOFFITS: NATURAL CEDAR STAINED

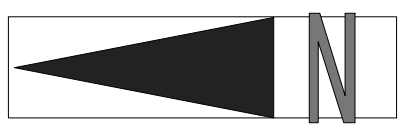
Vernacular studio

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

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PROJECT:

**LOT 'B'
1036 GRAND
BLVRD.**

**DRAWING TITLE:
GARAGE PLAN &
ELEVATIONS**

DATE: PROJECT NO.: DRAWING NO.:

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

SCALE 1/8" = 1 ft

A-12

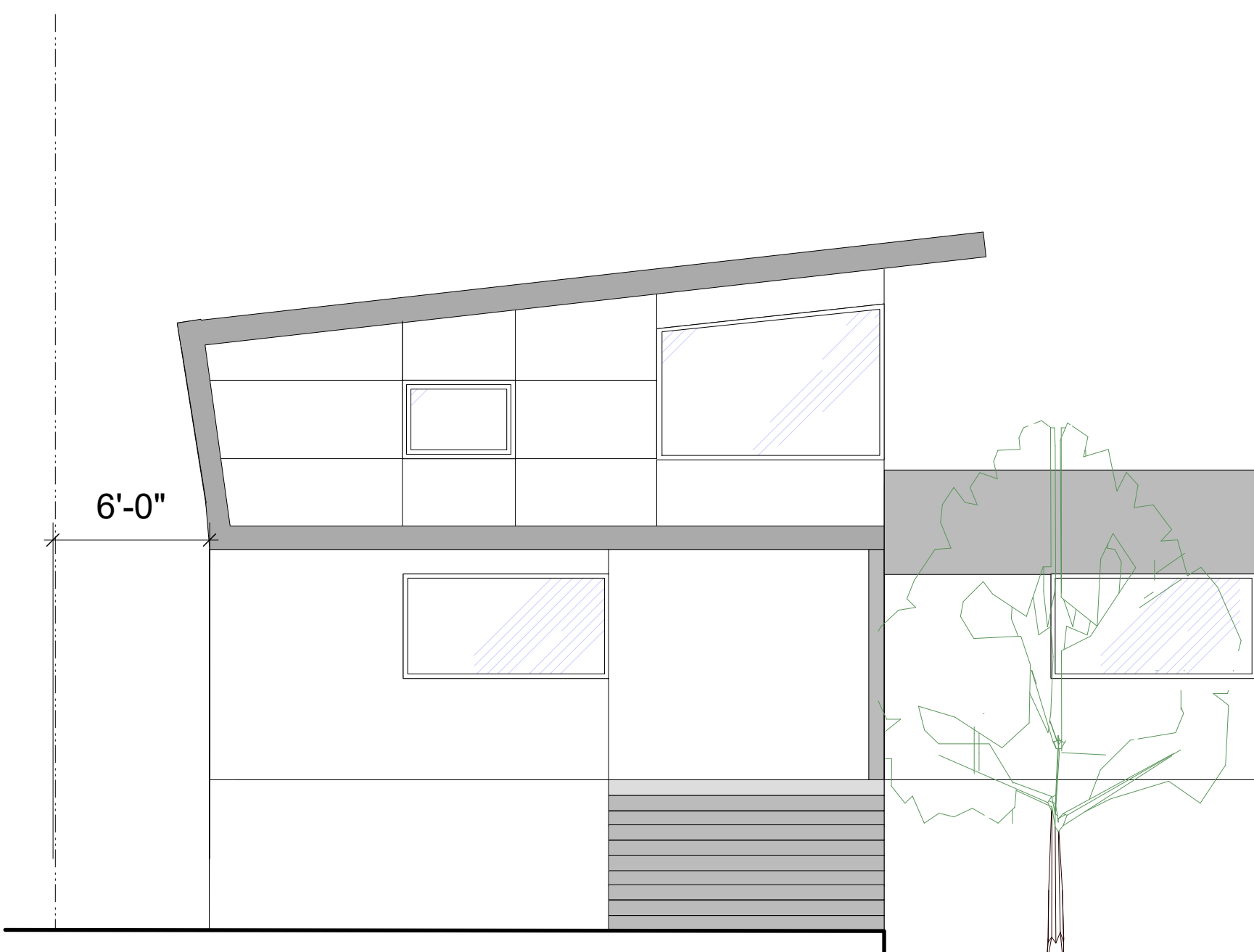
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REVISION:

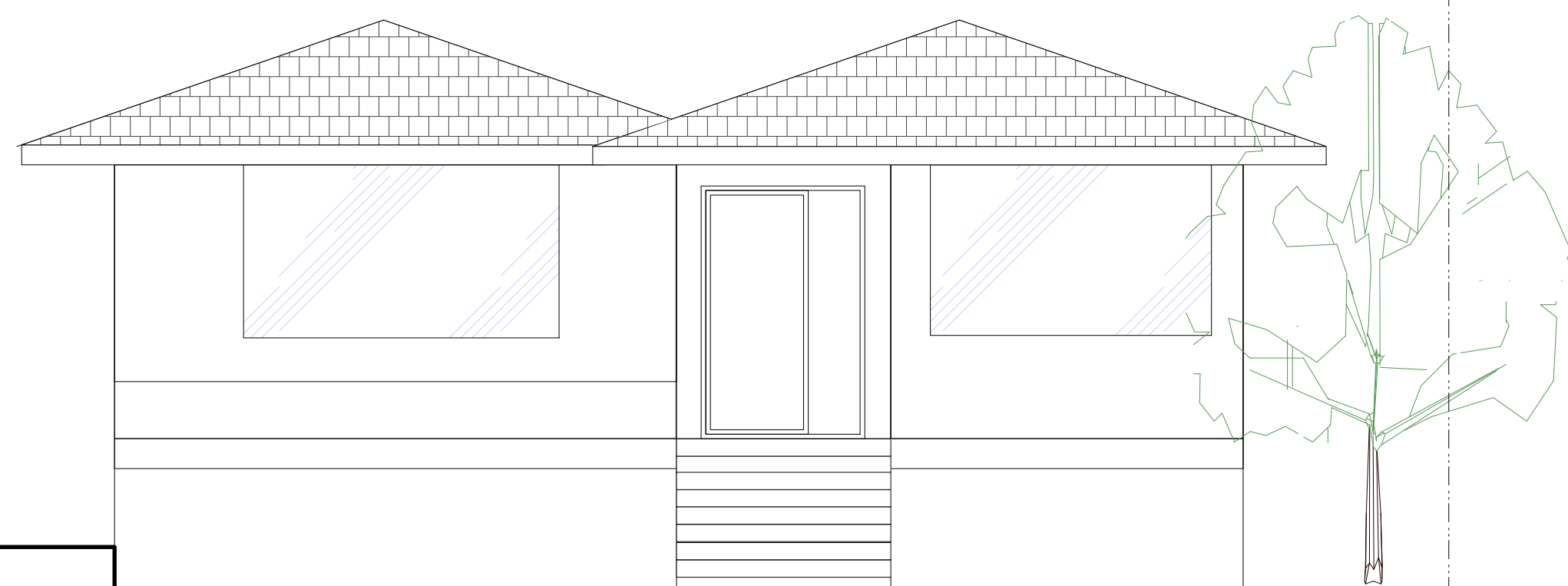
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2	SUBDIV/REV.	APRIL 15, 2022
1	PRE-APP.	DEC 10, 2021
No.	Issue for	DATE



HOUSE # 1040



1036, HOUSE A & B



HOUSE # 1024

PROJECT:

**1036
GRAND BLVRD.**

DRAWING TITLE:

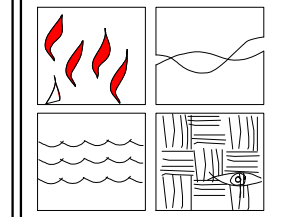
STREET ELEVATION

DATE: PROJECT NO.: DRAWING NO.:

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

SCALE:
1/16" = 1 ft

A-13



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REVISION:

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2	SUBDIV/REZ.	APRIL 15, 2022
1	PRE-APP.	DEC 10, 2021
No.	Issue for	DATE

PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:

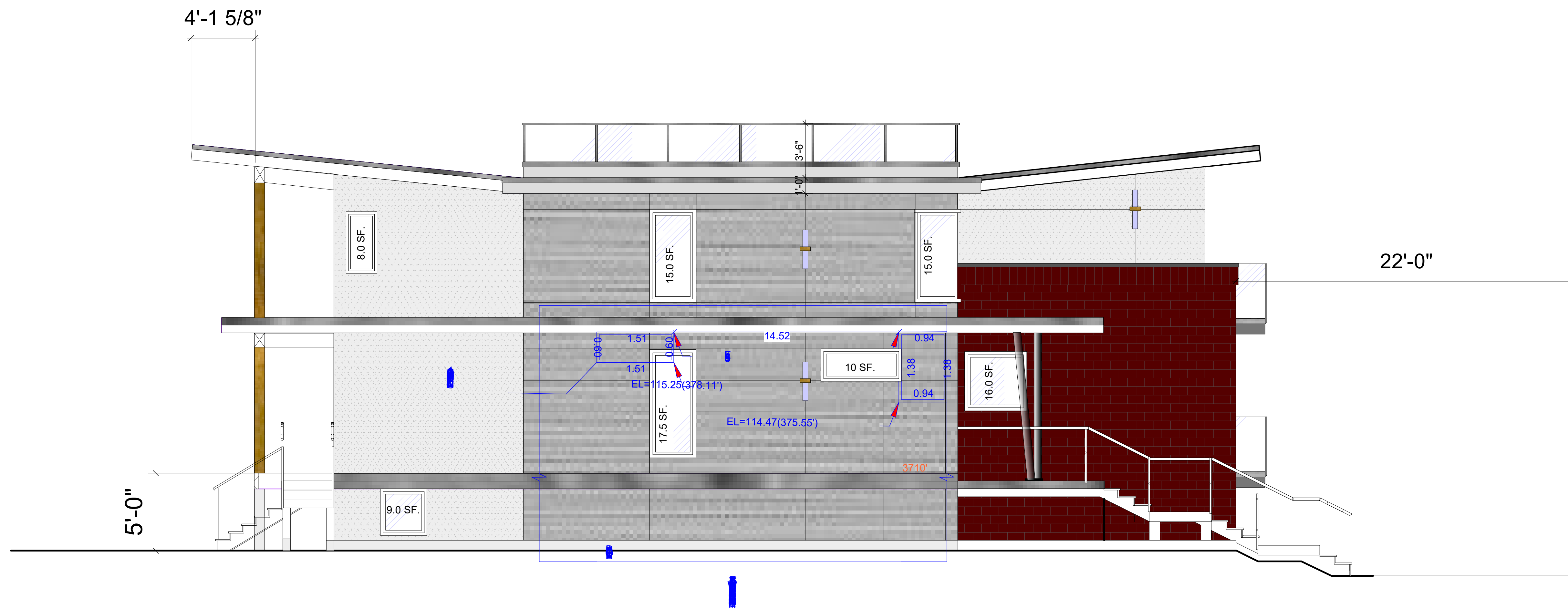
**REFLECTED WINDOW STUDY
HOUSE 1024 ON HOUSE A**

DATE: PROJECT NO. : DRAWING NO. :

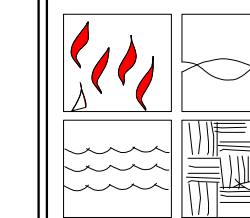
DRAWN BY : CHECKED BY:
-M.R.
-R.CH

SCALE: 1/8" = 1 ft

A-14



REFLECTED WINDOW STUDY OF 1040 HOUSE ON HOUSE A



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REVISION:

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2	SUBDIVREZ.	APRIL, 15, 2022
1	PRE-APP.	DEC 10, 2021
No.	Issue for	DATE

PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:

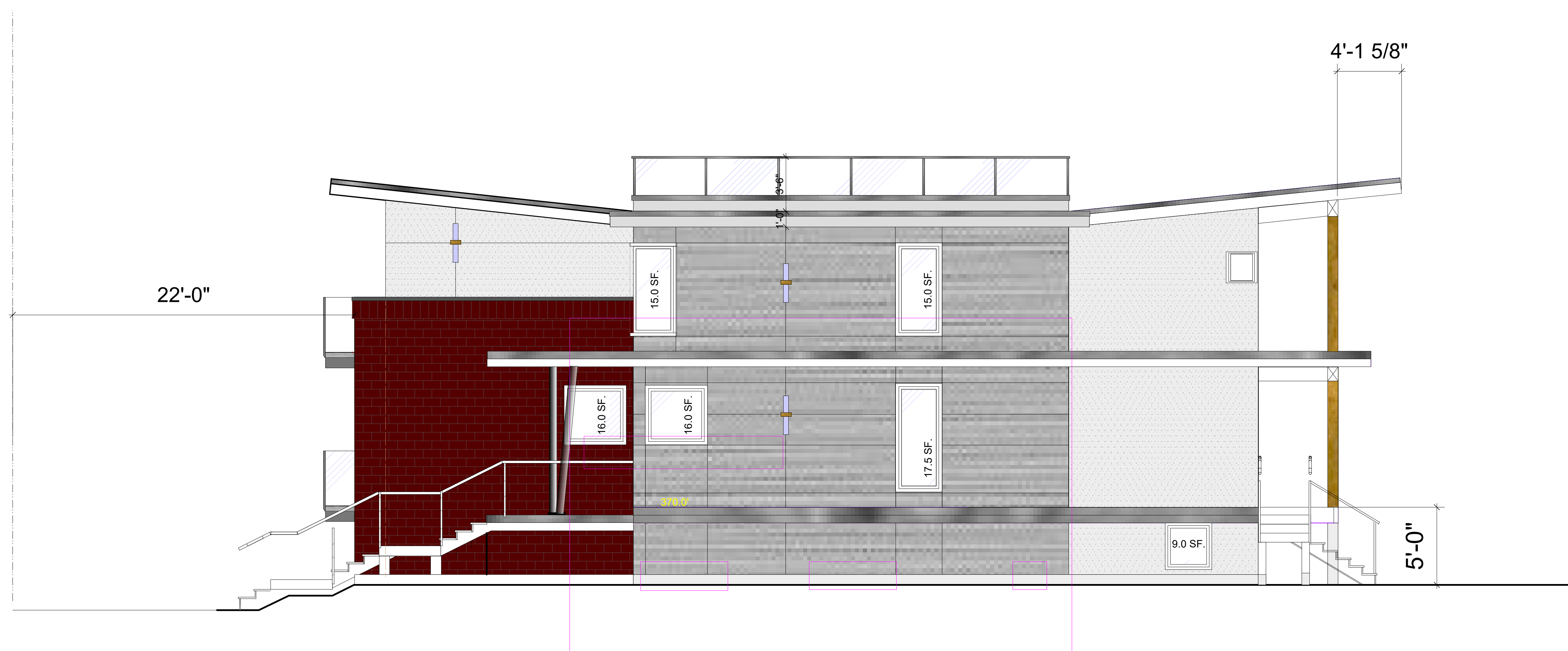
REFLECTED WINDOW STUDY OF 1024 HOUSE ON HOUSE B

DATE: PROJECT NO. : DRAWING NO. :

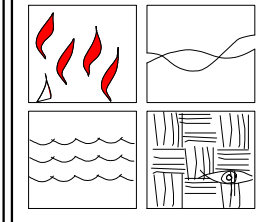
DRAWN BY : CHECKED BY:
-M.R.
-R.CH

SCALE: 1/8" = 1 ft

A-15



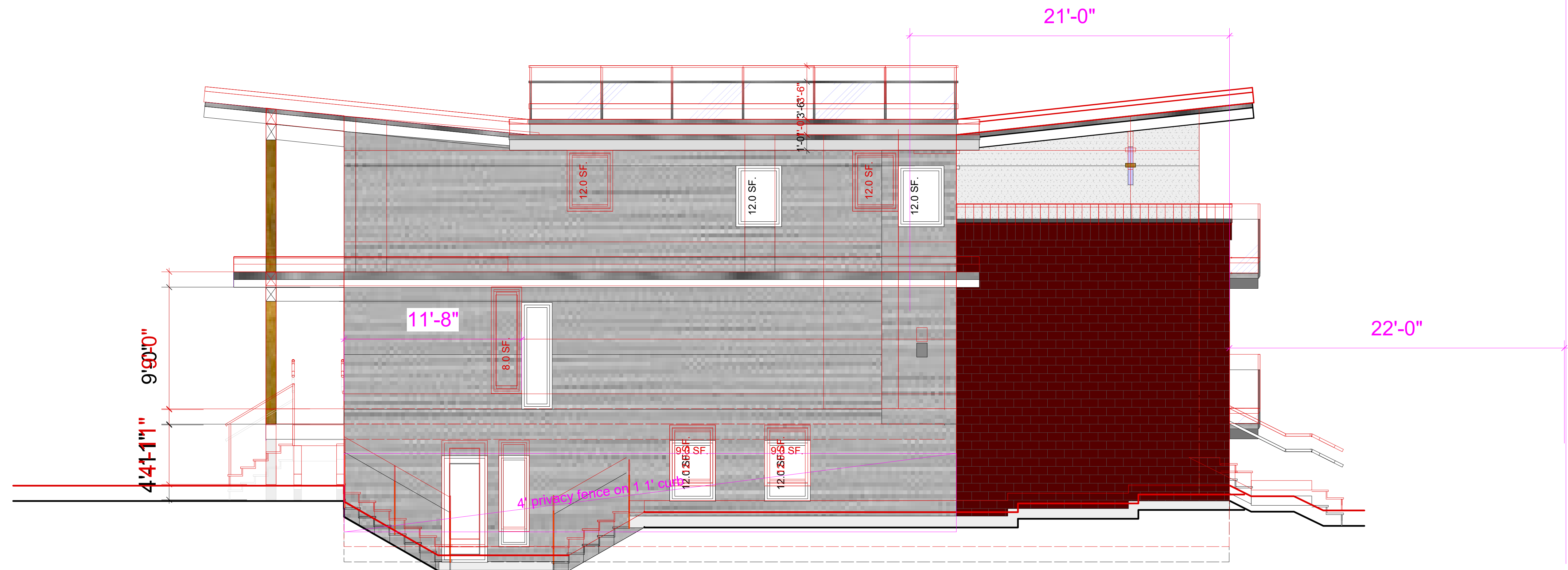
REFLECTED WINDOW STUDY OF 1024 HOUSE ON HOUSE B



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REVISION:

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2	SUBDIV/REZ.	APRIL 15, 2022
1	PRE-APP.	DEC 10, 2021
No.	Issue for	DATE

PROJECT:

1036 GRAND BLVRD.

DRAWING TITLE:

**REFLECTED WINDOW
STUDY OF
HOUSE A & HOUSE B**

DATE: PROJECT NO.: DRAWING NO.:

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

SCALE: 1/8" = 1 ft

A-16