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# DICKIE DUPLEX INFILL

245 EAST 10TH STREET, North Vancouver, BC

10.14.2021

**SYN  
THE  
SIS**  
DESIGN

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245 EAST 10TH FRONT FACADE



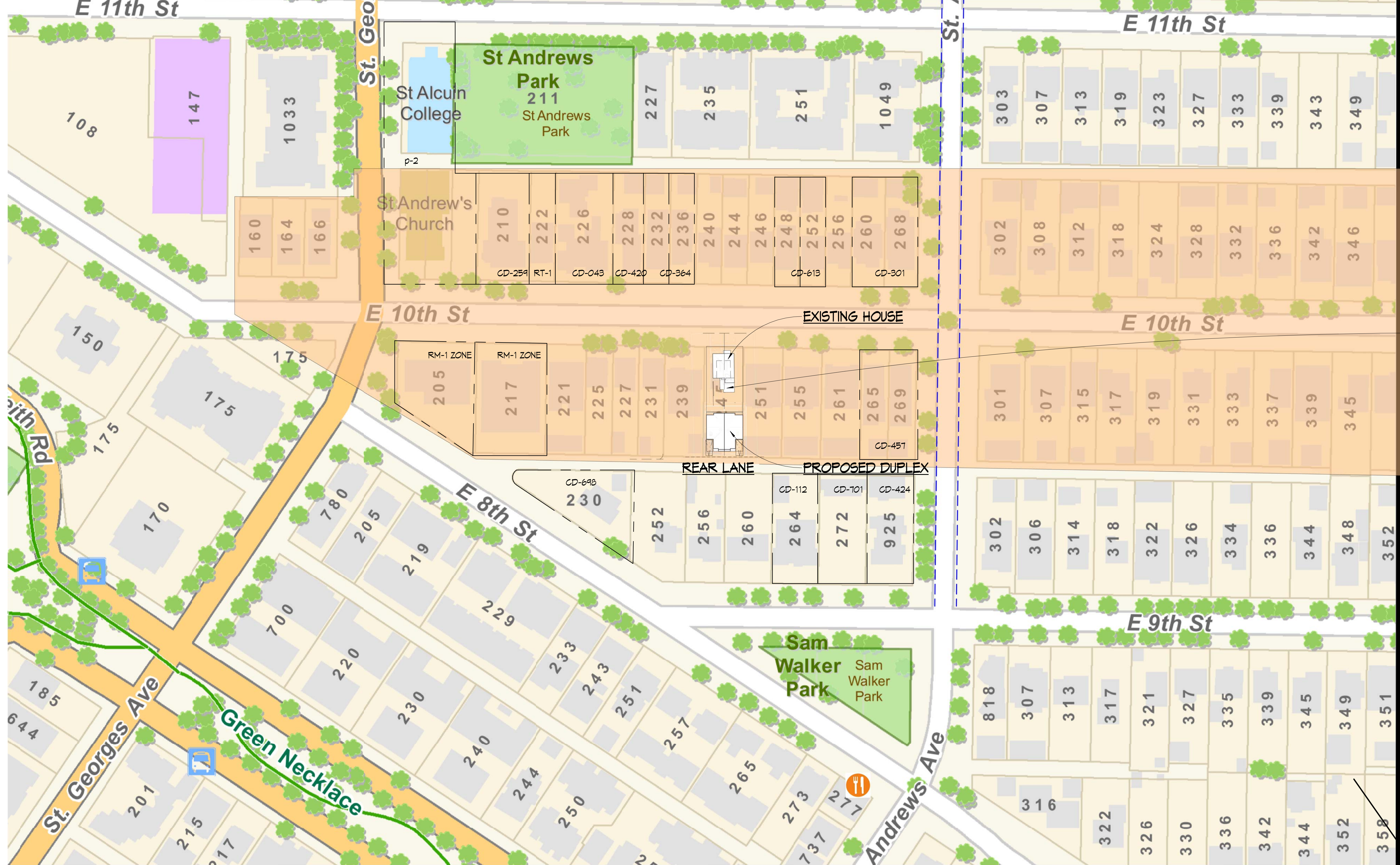
245 EAST 10TH REAR FACADE



245 EAST 10TH EXISTING GARAGE



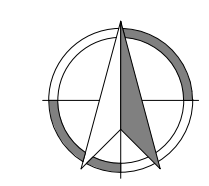
245 EAST 10TH EXISTING GARAGE (FROM LANE)



LANDSCAPE LEGEND

- HERITAGE AREA
- PARK AREAS
- BIKE ROUTE
- RESTAURANT / CAFE
- EXISTING BUS STOP

SUBJECT  
PROPERTY



DIRECTION TO  
RIDGEMAN ELEMENTARY  
SCHOOL

REVISONS	#	BY

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DICKIE DUPLEX INFILL,  
245 EAST 10TH STREET,  
North Vancouver, BC

Drawing Title  
CONTEXT PLAN

Date 10.14.2021  
Scale As indicated  
Drawn JPAS  
Job No. 20082  
Sheet DA-1

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DICKIE DUPLEX INFILL  
245 EAST 10TH STREET,  
North Vancouver, BC

Drawing Title  
**EXISTING AND PROPOSED STREETSAPES**

Date 10.14.2021

Scale

Drawn JPAS

Job No. 20082

Sheet **DA-2**

Of 15 Sheets

245 EAST 10TH STREET  
(SUBJECT PROPERTY)



EXISTING EAST 10TH STREETScape



EXISTING EAST 10TH LANE STREETScape (NORTH SIDE)



PROPOSED EAST 10TH LANE STREETScape (NORTH SIDE)



EXISTING EAST 10TH LANE STREETScape (SOUTH SIDE)

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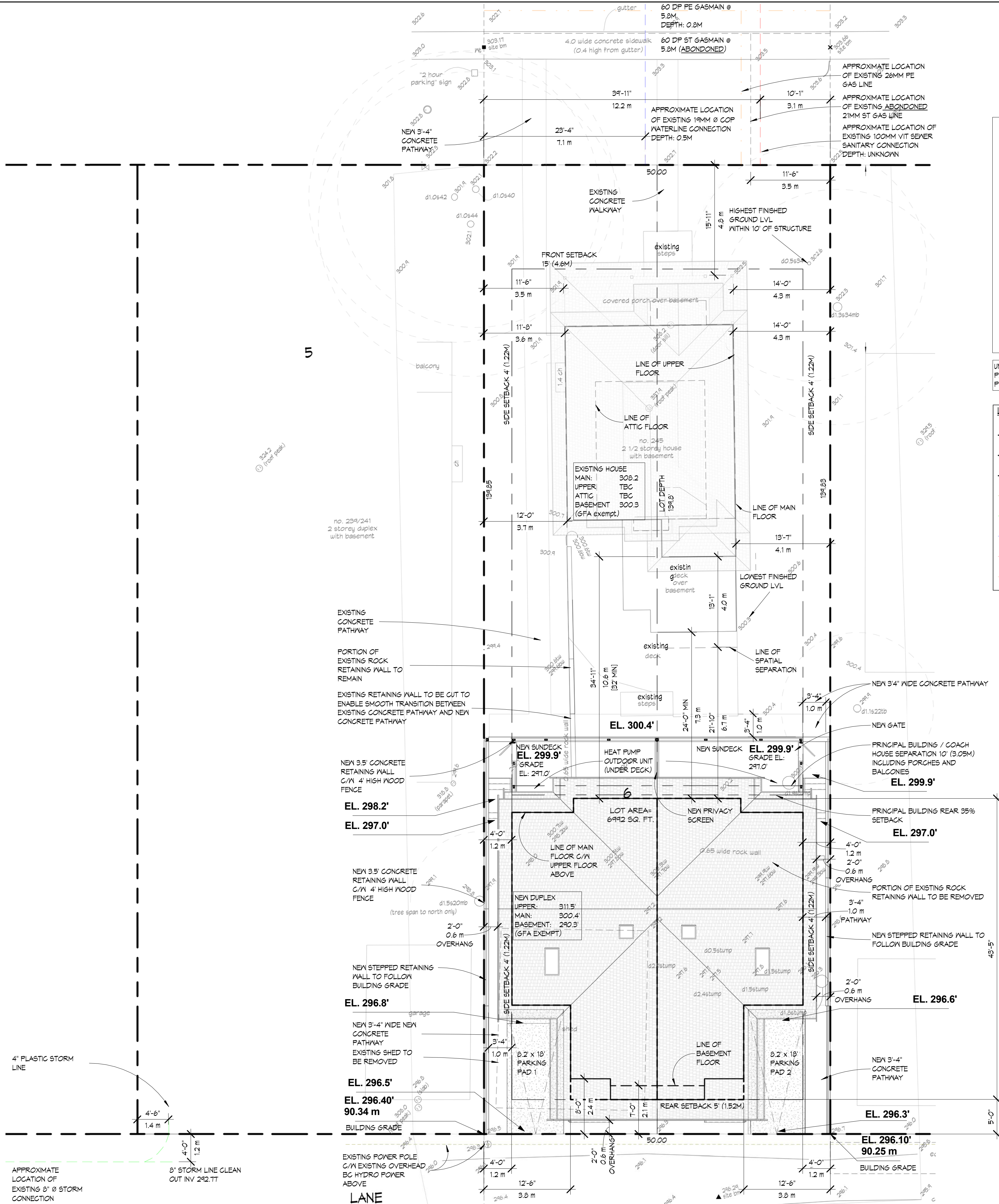


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DICKIE DUPLEX INFILL  
245 EAST 10TH STREET,  
North Vancouver, BC

Drawing Title  
SITE PLAN

Date	10.14.2021
Scale	1/8" = 1'-0"
Drawn	JPAS
Job No.	20082
Sheet	DA-3
Or	15 Sheets



SITE PLAN

1/8" = 1'-0"

LEGAL DESCRIPTION

TOPOGRAPHIC SURVEY PLAN OF:  
LOT 6, BLOCK 47, DL 274 AND 549, PLAN 1033  
CNV ADDRESS:  
245 EAST 10TH STREET, NORTH VANCOUVER BC  
P.I.D. 014-265-569  
FOR ADDITIONAL SITING INFORMATION REFER TO SURVEY PRODUCED BY:  
LYON, FLYNN AND COLLINS  
BC LAND SURVEYORS  
102-1531 WEST 8TH AVENUE, VANCOUVER, BC  
JOB DIRECTORY:  
FB: 3080BTOPO  
MUNICIPALITY: CNV

UNITS:  
PERMITTED: 2 PRINCIPAL DWELLINGS + 2 SECONDARY SUITES  
PROPOSED: 1 PRINCIPAL DWELLING + DUPLEX INFILL RESIDENCE

LEGEND

- LINE OF MAIN FLOOR
- LINE OF UPPER FLOOR
- LINE OF BASEMENT
- EXISTING OVERHEAD POWER
- EXISTING STORM CONNECTION
- EXISTING WATER CONNECTION
- EXISTING SANITARY CONNECTION
- EXISTING GAS CONNECTION

SHAPING AND SITING ANALYSIS - RT-1 ZONING

LOT ADDRESS: 245 East 10th Street, North Vancouver  
LOT AREA: 6992 SQ. FT.  
OCP DESIGNATION: Residential Level 3 (0.75 FSR)

EXISTING PRINCIPAL BUILDING	ALLOWED	EXISTING	PROPOSED	TOTAL	CONFORMS
GROSS FLOOR AREA RT-1*	2,447.2	1,977	Refer to Calculations below		
GROSS FLOOR AREA R-3 OCP**	5,244	1,977	3,082	5,059 (723)	Reasoning Req'd
Main		729			
Upper		706			
Attic		345			
Basement		197			
(907 sq.ft total/197 Countable)					
LOT COVERAGE (Lot Area x 0.35)	2,447	1,539.6	1,558	3,097.6 (44)	Variance Req'd
EXISTING PRINCIPAL BUILDING	ALLOWED	EXISTING	PROPOSED	CONFORMS	
REFERENCE GRADE	300.1'			N/A	
PRINCIPAL BUILDING HEIGHT	33.1'	37.8'		EX	
PRINCIPAL BUILDING SETBACKS					
Front Lot Line	15'	15.9'		Y	
Rear Lot Line***	48.9'	72.4'		Y	
Left Side Lot Line (Interior)	4'	11.6'		Y	
Right Side Lot Line (Interior)	4'	13.6'		Y	
Exterior Side Lot Line****				N/A	
NEW DUPLEX	ALLOWED	EXISTING	PROPOSED	CONFORMS	
FLOOR AREA*****			3,082		
Main			762+762		
Upper			779+779		
Basement (748+748 / 0 Countable)			0		Variance Req'd
DUPLEX HEIGHT (based on RT-1 Maximum Height Envelope)	33.1'		24.75 (site reference grade 300.1)		
DUPLEX BUILDING SETBACK					
Rear Lot Line	5'	0	5'		
Exterior Side Lot Line	10'				
From Principal Building <sup>2</sup>	10' / 32'	0	24' from Basement 34.9' from Main Floor		Variance Req'd
Left Side Lot Line (Interior)	4'	0	4'		
Right Side Lot Line (Interior)	4'	0	4'		
From intersection of the Lot lines along 2 streets/lanes/street & lane	15'				N/A
PARKING	REQUIRED	EXISTING	PROPOSED	CONFORMS	
Stalls	3	2	2	Variance Req'd	

\* 0.35 x 6992 + 1000, or 0.5 x lot area, whichever is less.  
\*\* R3 OCP allowance: 0.75 x 6992  
\*\*\* 26.2' or 0.35 x lot depth, whichever is greater.  
\*\*\*\* 10' or 0.2 x lot width, whichever is less.  
\*\*\*\*\* 60' or lot area x 0.1, whichever is less.  
<sup>1</sup> 10' for Coach house/Principal Dwelling Separation  
<sup>2</sup> Recommended separations for Low Density Attached Form Housing

OCP REZONING TO .723 FSR

REZONING TO ALLOW .44 LOT COVERAGE

REZONING TO ALLOW DUPLEX BUILDING SETBACKS

OCP REZONING FOR PARKING

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REZONING REQUIRED

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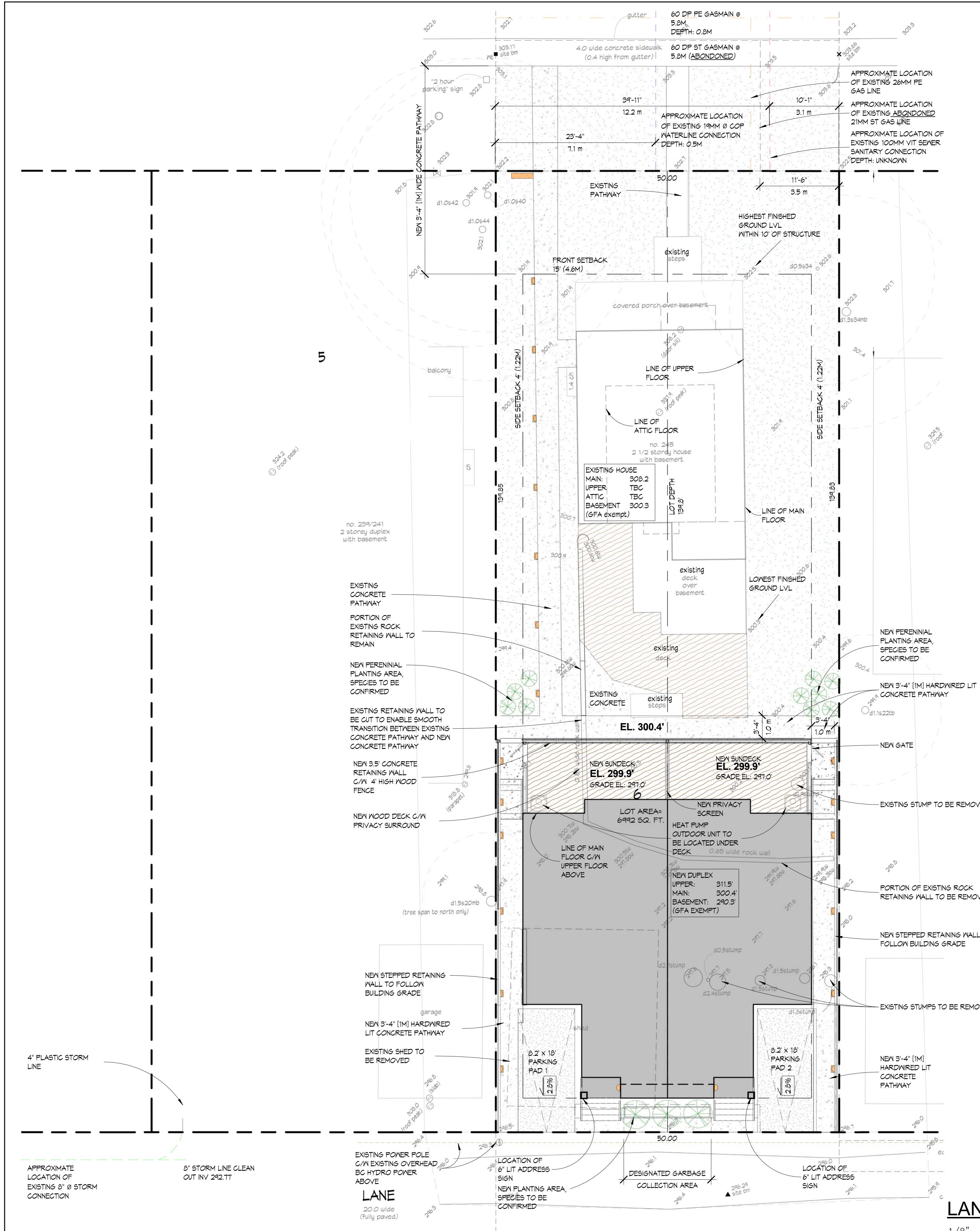


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**DICKIE DUPLEX INFILL**  
**245 EAST 10TH STREET,**  
North Vancouver, BC

Drawing Title  
**LANDSCAPE PLAN**

Date	10.14.2021
Scale	1/8" = 1'-0"
Drawn	JPAS
Job No.	20082
Sheet	<b>DA-4</b>
Of	15 Sheets



**LEGAL DESCRIPTION**  
TOPOGRAPHIC SURVEY PLAN OF:  
LOT 6, BLOCK 91, DL 214 AND 549, PLAN 1893  
CIVIC ADDRESS:  
245 EAST 10TH STREET, NORTH VANCOUVER BC  
P.I.D. 014-265-864  
FOR ADDITIONAL SITING INFORMATION REFER TO  
SURVEY PRODUCED BY:  
LYON, FLYNN AND COLLINS  
BC LAND SURVEYORS  
102-1531 WEST 8TH AVENUE, VANCOUVER, BC  
JOB DIRECTORY:  
FB: 3080AT0PO  
MUNICIPALITY: CNV

- LEGEND**
- LINE OF MAIN FLOOR
  - - - LINE OF UPPER FLOOR
  - - - LINE OF BASEMENT
  - - - EXISTING OVERHEAD POWER
  - - - EXISTING STORM CONNECTION
  - - - EXISTING WATER CONNECTION
  - - - EXISTING SANITARY CONNECTION
  - - - EXISTING GAS CONNECTION

- LIGHTING LEGEND**
- STEP / PATH LIGHTING
  - WALL SCONCE LIGHT
  - NEW HARDWIRED ADDRESS SIGN  
ADDRESS WILL ALSO BE LIT ON DUPLEX

- LANDSCAPE LEGEND**
- PROPOSED DUPLEX FOOTPRINT
  - 3'-4" (1M) HARDWIRED LIT PATHWAY
  - PERMEABLE SURFACE AREA
  - PERMEABLE PARKING AREA
  - WOOD DECK
  - NEW PLANT - SPECIES TO BE CONFIRMED

**LANDSCAPE PLAN**  
1/8" = 1'-0"

REVISIONS	#	BY

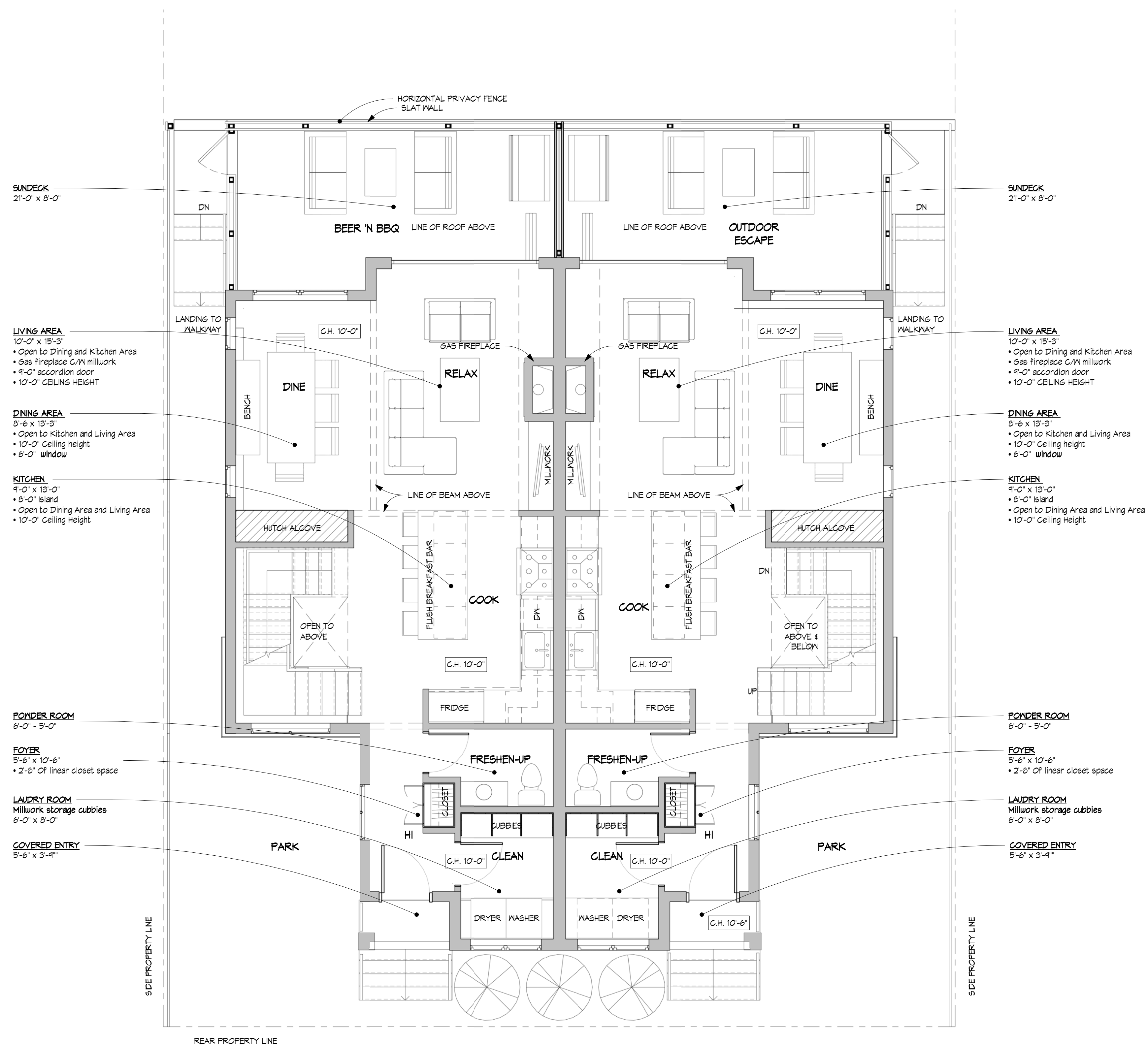
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**DICKIE DUPLEX INFILL**  
245 EAST 10TH STREET,  
North Vancouver, BC



**LEGEND**

- NEW WALL
- NEW DOOR
- NEW WINDOW
- NEW POST

**MAIN FLOOR**

1/4" = 1'-0"  
MAIN FLOOR: 762 SQ.FT X 2 = 1,524 SQ.FT  
COVERED ENTRY: 17 SQ.FT X 2 = 34 SQ.FT  
DECK: 175 SQ.FT X 2 = 350 SQ.FT

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Drawing Title  
**MAIN FLOOR  
PLANS**

Date	10.14.2021
Scale	1/4" = 1'-0"
Drawn	JPAS
Job No.	20082
Sheet	<b>DA-5</b>

Of 15 Sheets


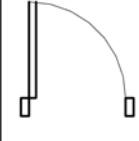


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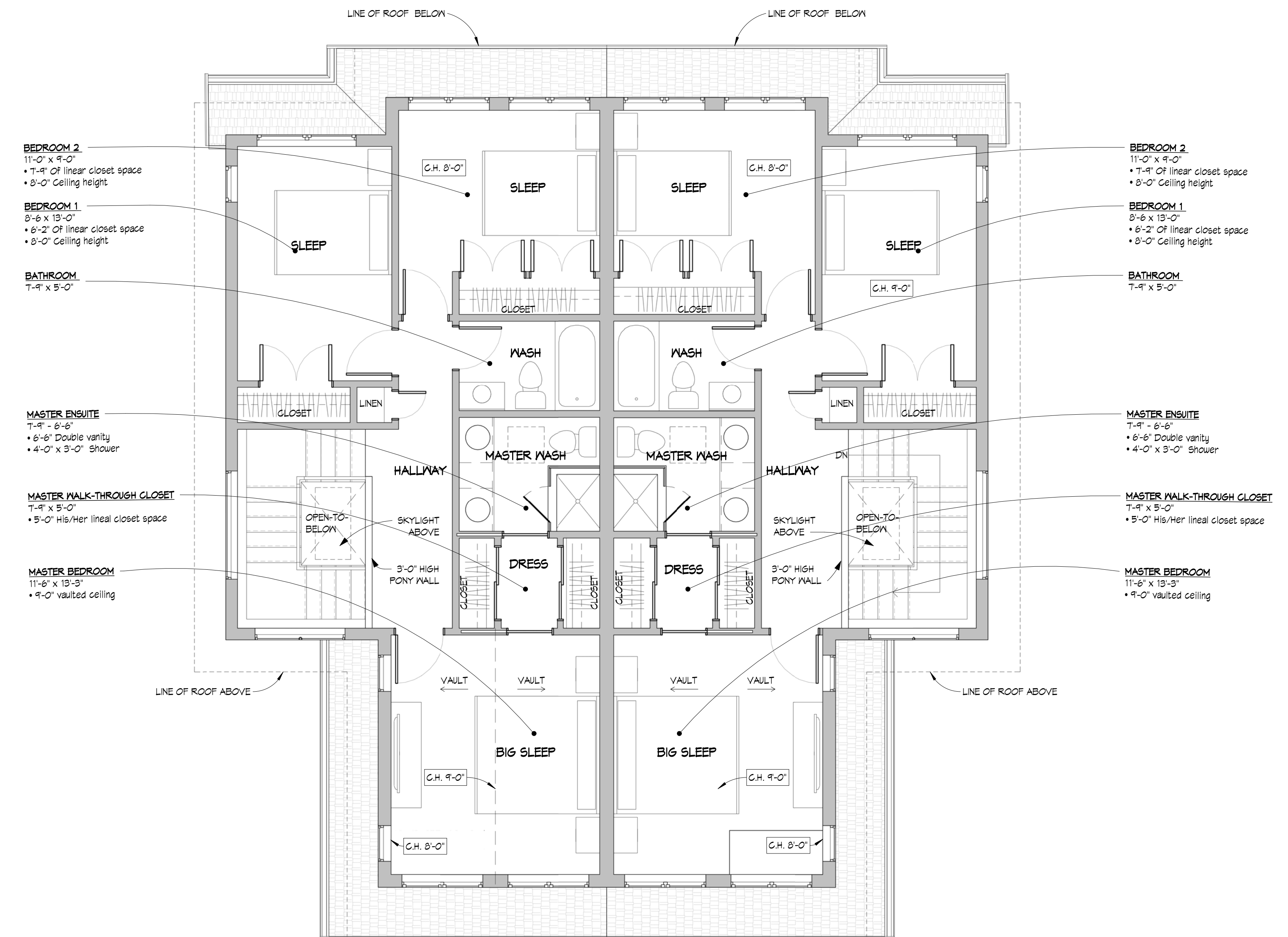
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**LEGEND**

-  NEW WALL
-  NEW DOOR
-  NEW WINDOW
-  NEW POST



**DUPLEX UPPER FLOOR**  
 1/4" = 1'-0"  
 779 SQ.FT X 2 = 1,558 SQ.FT

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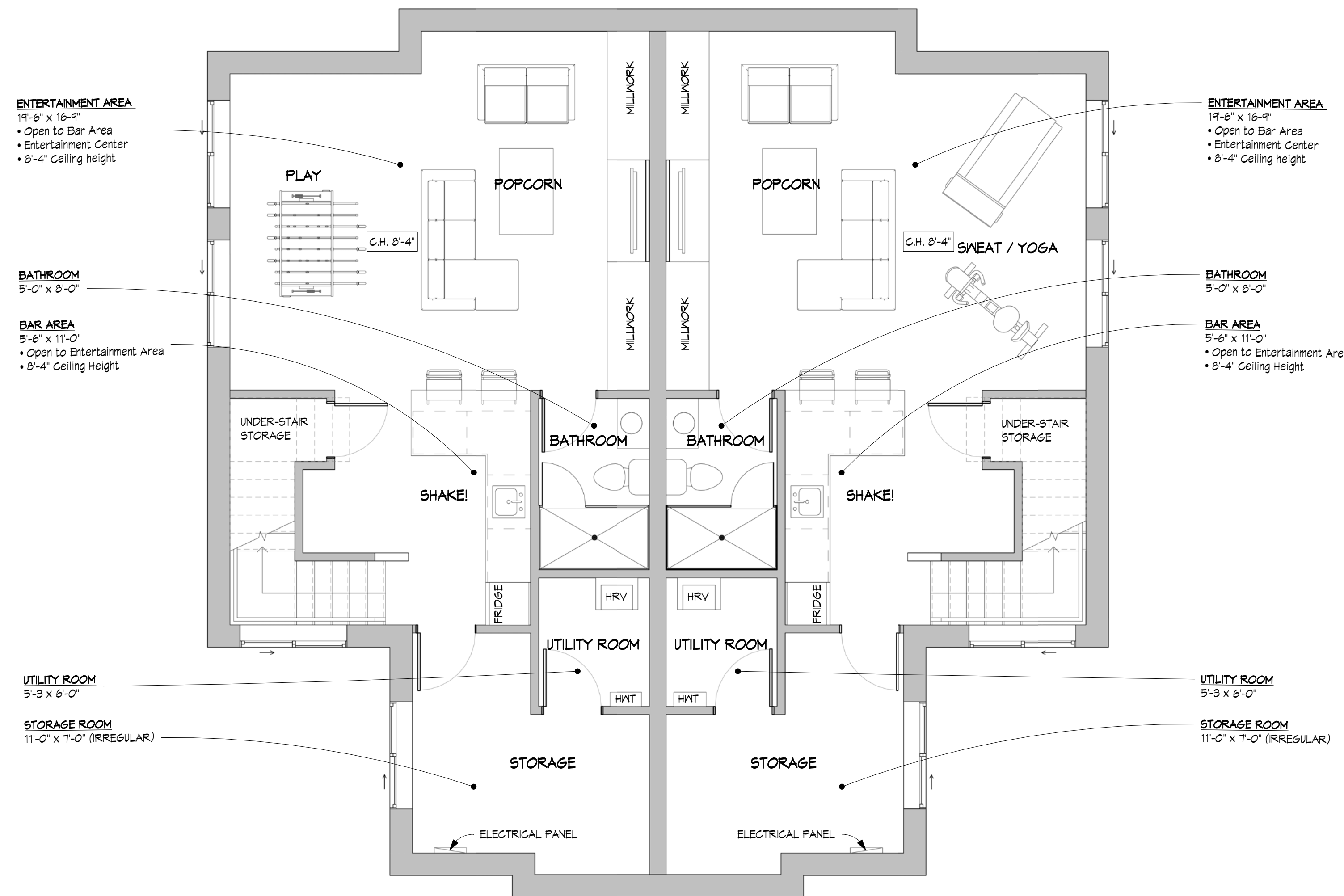
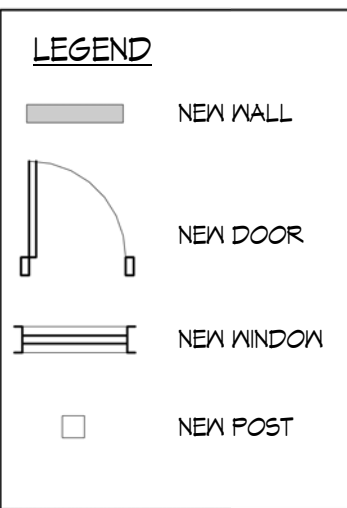
**DICKIE DUPLEX INFILL**  
 245 EAST 10TH STREET,  
 North Vancouver, BC

Drawing Title	UPPER FLOOR PLAN
Date	10.14.2021
Scale	1/4" = 1'-0"
Drawn	JPAS
Job No.	20082
Sheet	DA-6
Of	15 Sheets

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### DUPLEX BASEMENT

1/4" = 1'-0"  
 BASEMENT: 748 SQ.FT X 2 = 1,496 SQ.FT  
 UNDECK DECK STORAGE: 188 SQ.FT X 2 = 376 SQ.FT

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DICKIE DUPLEX INFILL  
 245 EAST 10TH STREET,  
 North Vancouver, BC

Drawing Title  
**BASEMENT FLOOR PLAN**

Date 10.14.2021  
 Scale 1/4" = 1'-0"  
 Drawn JPAS  
 Job No. 20082  
 Sheet **DA-7**



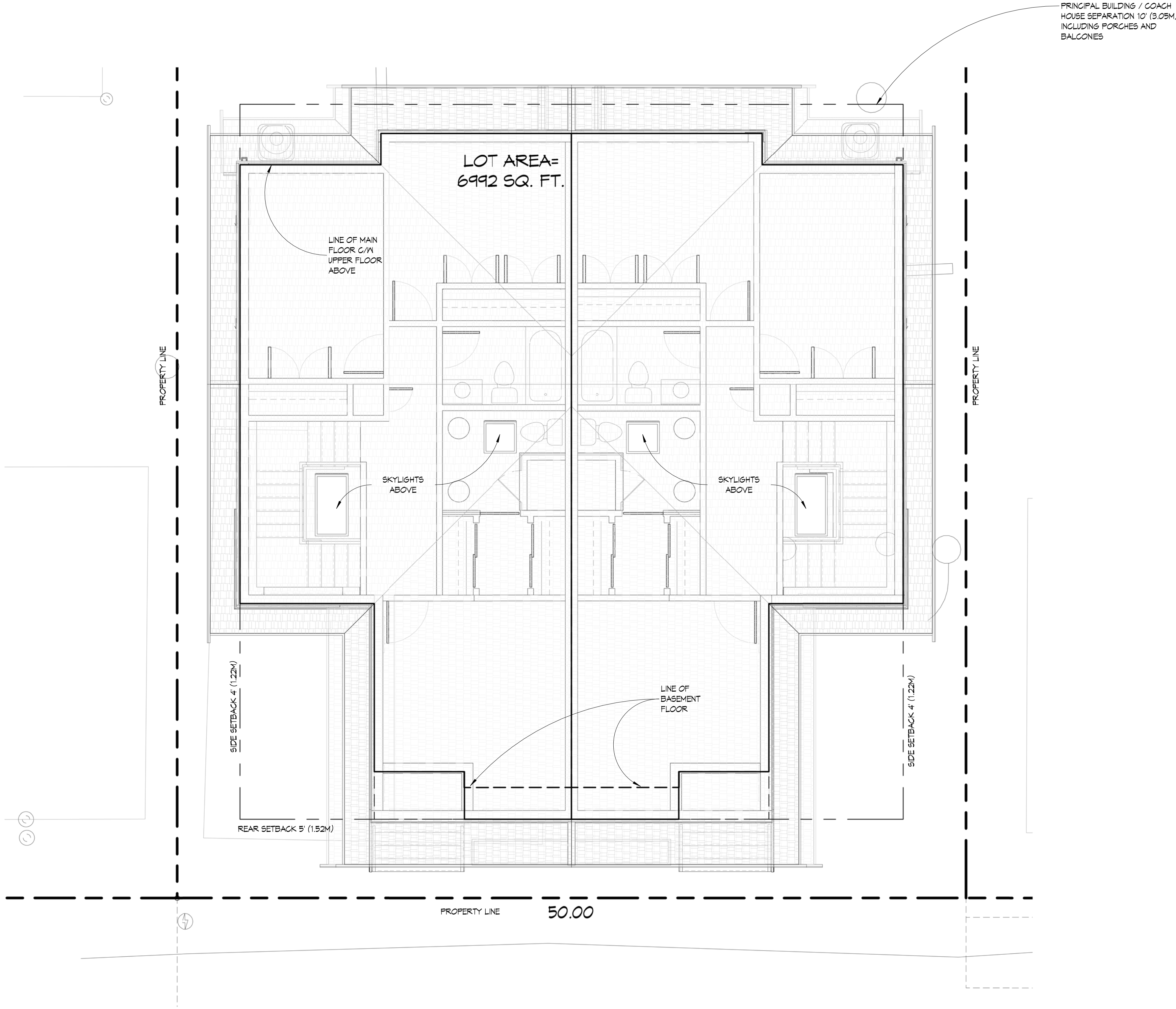
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**DICKIE DUPLEX INFILL**  
245 EAST 10TH STREET,  
North Vancouver, BC



**ROOF PLAN**  
1/4" = 1'-0"

Drawing Title  
**ROOF PLAN**

Date	10.14.2021
Scale	1/4" = 1'-0"
Drawn	JPAS
Job No.	20082
Sheet	<b>DA-8</b>



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DICKIE DUPLEX INFILL  
245 EAST 10TH STREET,  
North Vancouver, BC

Drawing Title  
DUPLEX  
ELEVATIONS

Date 10.14.2021  
Scale 1/4" = 1'-0"  
Drawn JPAS  
Job No. 20082  
Sheet DA-9

MAX BUILDING HEIGHT 333.2'

MAX TOP PLATE 326.3'



DUPLEX FRONT (LANE) ELEVATION

1/4" = 1'-0"

**AREA A SPATIAL SEPARATION**  
AREA OF FACE  
980 sq.ft. (91 m<sup>2</sup>)  
LIMITING DISTANCE  
15 Ft. (4.6 m)  
ALLOWABLE OPENINGS  
18% x 542.9 = 106.7 sq.ft.  
AREA OF OPENING  
68.3 sq.ft.  
CONFORMS  
YES

**AREA B SPATIAL SEPARATION**  
AREA OF FACE  
980 sq.ft. (91 m<sup>2</sup>)  
LIMITING DISTANCE  
20.6 Ft. (6.3 m)  
ALLOWABLE OPENINGS  
56% x 307.1 = 216.0 sq.ft.  
AREA OF OPENING  
89.5 sq.ft.  
CONFORMS  
YES

**AREA A SPATIAL SEPARATION**  
AREA OF FACE  
901.0 sq.ft. (91.2 m<sup>2</sup>)  
LIMITING DISTANCE  
4 Ft. (1.2 m)  
ALLOWABLE OPENINGS  
7% x 627.9 = 44 sq.ft.  
AREA OF OPENING  
42.7 sq.ft.  
CONFORMS  
YES

**AREA B SPATIAL SEPARATION**  
AREA OF FACE  
901.0 sq.ft. (91.2 m<sup>2</sup>)  
LIMITING DISTANCE  
12.3 Ft. (3.7 m)  
ALLOWABLE OPENINGS  
19.5% x 353.9 = 47.0 sq.ft.  
AREA OF OPENING  
32.4 sq.ft.  
CONFORMS  
YES



DUPLEX RIGHT ELEVATION

1/4" = 1'-0"

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DICKIE DUPLEX INFILL  
 245 EAST 10TH STREET,  
 North Vancouver, BC

Drawing Title  
**DUPLEX  
 ELEVATIONS**

Date 10.14.2021

Scale 1/4" = 1'-0"

Drawn JPAS

Job No. 20082

Sheet **DA-10**

Of 15 Sheets

**AREA A SPATIAL SEPARATION**

**AREA OF FACE**  
 829.1 sq.ft. (76.9 m<sup>2</sup>)

**LIMITING DISTANCE**  
 21.83 ft. (6.7 m)

**ALLOWABLE OPENINGS**  
 40% x 480.0 = 192.0 sq.ft.

**AREA OF OPENING**  
 189.0 sq.ft.

**CONFORMS**  
 YES

**AREA B SPATIAL SEPARATION**

**AREA OF FACE**  
 829.1 sq.ft. (76.9 m<sup>2</sup>)

**LIMITING DISTANCE**  
 23.5 ft. (7.2 m)

**ALLOWABLE OPENINGS**  
 40% x 347.9 = 139.1 sq.ft.

**AREA OF OPENING**  
 133.0 sq.ft.

**CONFORMS**  
 YES



**DUPLEX REAR ELEVATION**

1/4" = 1'-0"

**AREA A SPATIAL SEPARATION**

**AREA OF FACE**  
 981.0 sq.ft. (91.2 m<sup>2</sup>)

**LIMITING DISTANCE**  
 4 ft. (1.2 m)

**ALLOWABLE OPENINGS**  
 7% x 627.9 = 44 sq.ft.

**AREA OF OPENING**  
 42.7 sq.ft.

**CONFORMS**  
 YES

**AREA B SPATIAL SEPARATION**

**AREA OF FACE**  
 981.0 sq.ft. (91.2 m<sup>2</sup>)

**LIMITING DISTANCE**  
 12.9 ft. (3.7 m)

**ALLOWABLE OPENINGS**  
 13.5% x 359.9 = 47.0 sq.ft.

**AREA OF OPENING**  
 32.4 sq.ft.

**CONFORMS**  
 YES



**DUPLEX LEFT ELEVATION**

1/4" = 1'-0"

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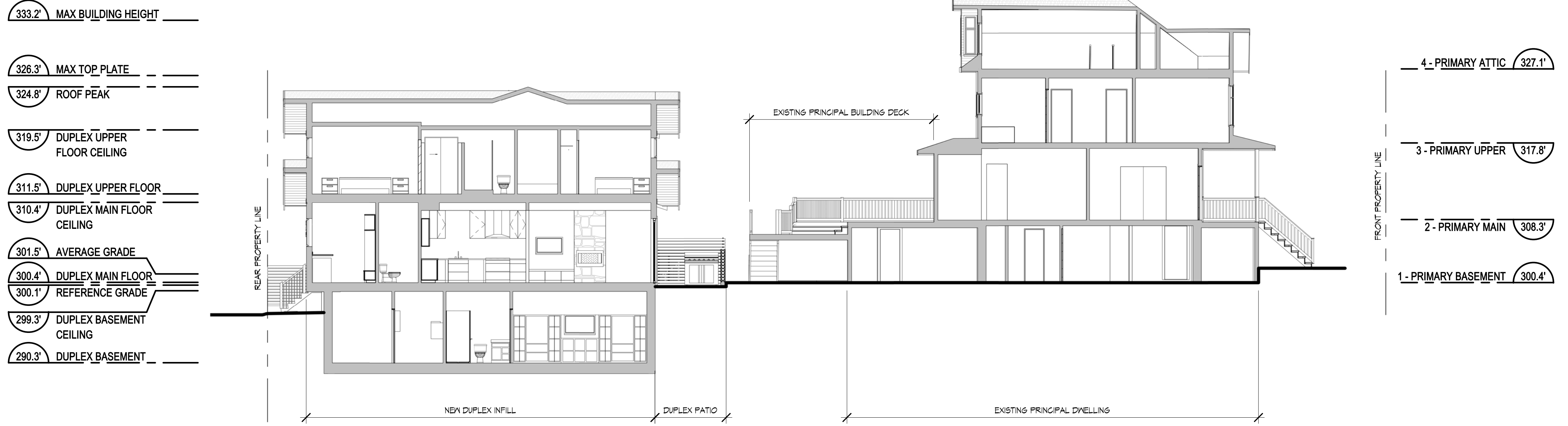
DICKIE DUPLEX INFILL  
245 EAST 10TH STREET,  
North Vancouver, BC

Drawing Title  
FULL SITE ELEVATION & SECTION

Date	10.14.2021
Scale	1/8" = 1'-0"
Drawn	JPAS
Job No.	20082
Sheet	DA-11



**FULL SITE ELEVATION**  
1/8" = 1'-0"



**FULL SITE SECTION**  
1/8" = 1'-0"

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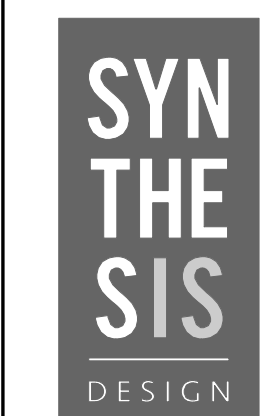
Drawing Title	<b>DUPLEX REAR RENDERING</b>
Date	10.14.2021
Scale	
Drawn	JPAS
Job No.	20082
Sheet	<b>DA-12</b>

Of 15 Sheets

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DICKIE DUPLEX INFILL,  
245 EAST 10TH STREET,  
North Vancouver, BC

Drawing Title

PRINCIPAL DWELLING BASEMENT AND MAIN FLOOR PLANS

Date 10.14.2021

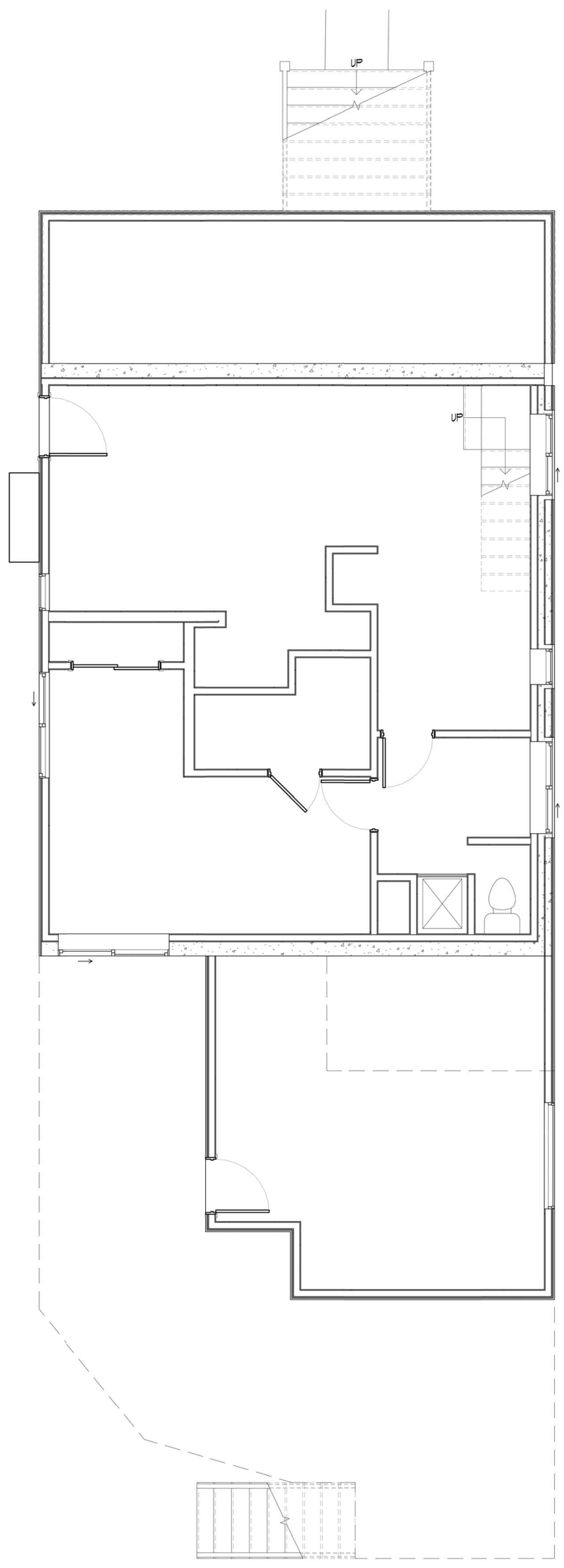
Scale 1/4" = 1'-0"

Drawn JPAS

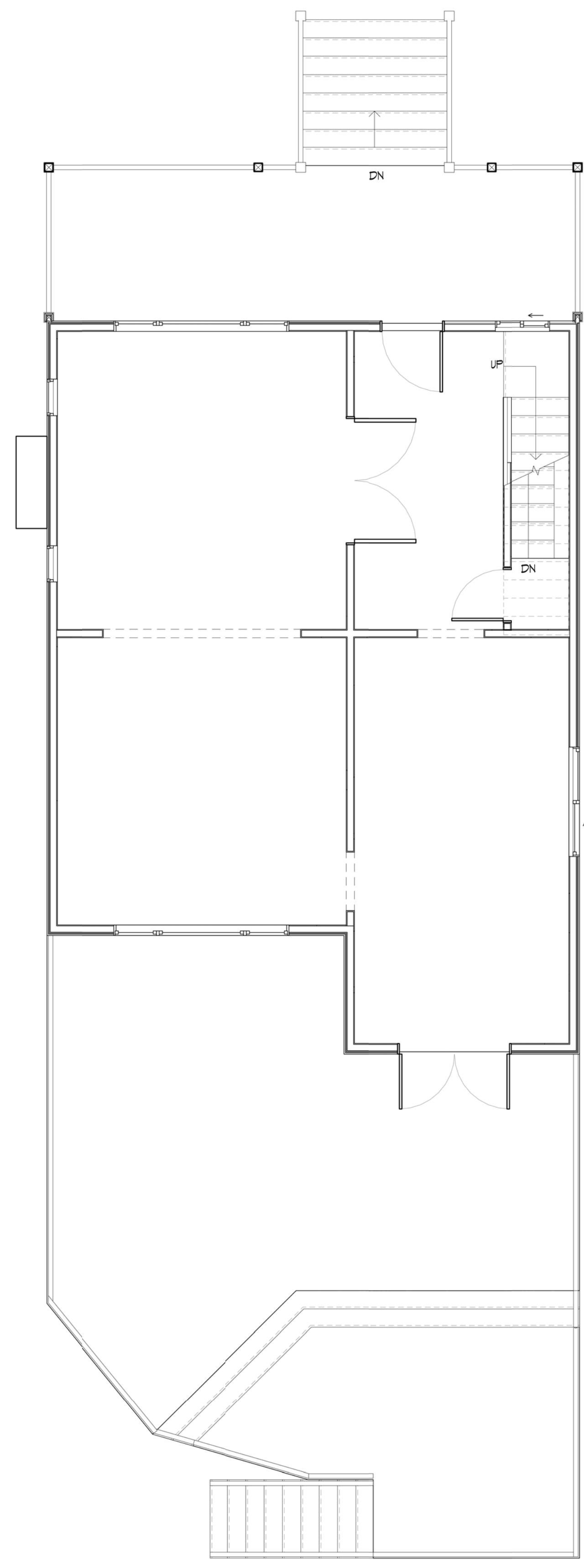
Job No. 20082

Sheet DA-13

Of 15 Sheets



**BASEMENT FLOOR PLAN**  
1/4" = 1'-0"  
907 SQ.FT TOTAL



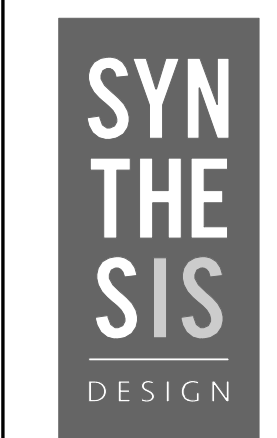
**MAIN FLOOR PLAN**  
1/4" = 1'-0"  
729 SQ.FT

2021-10-14  
10:36:30 AM

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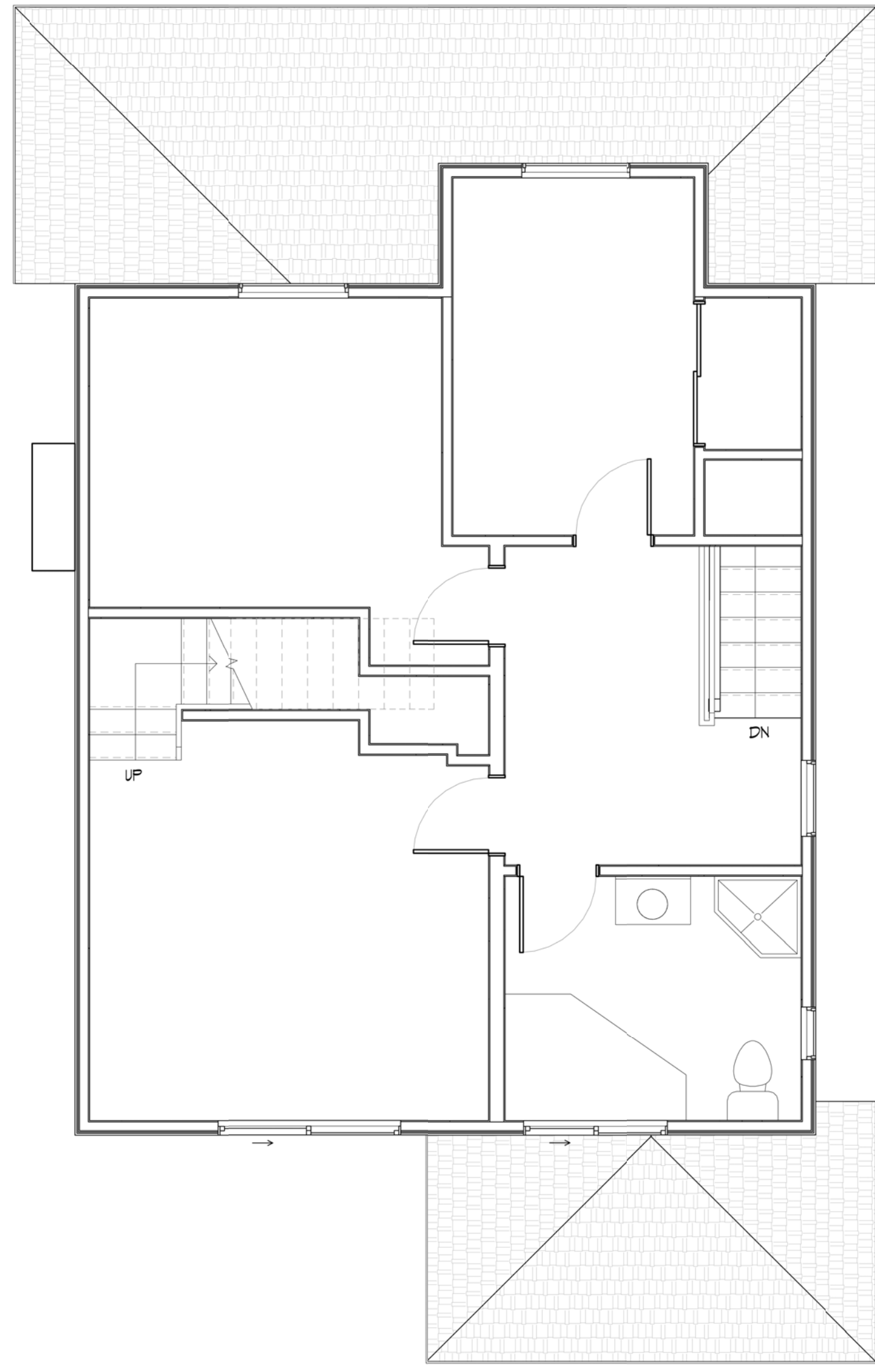
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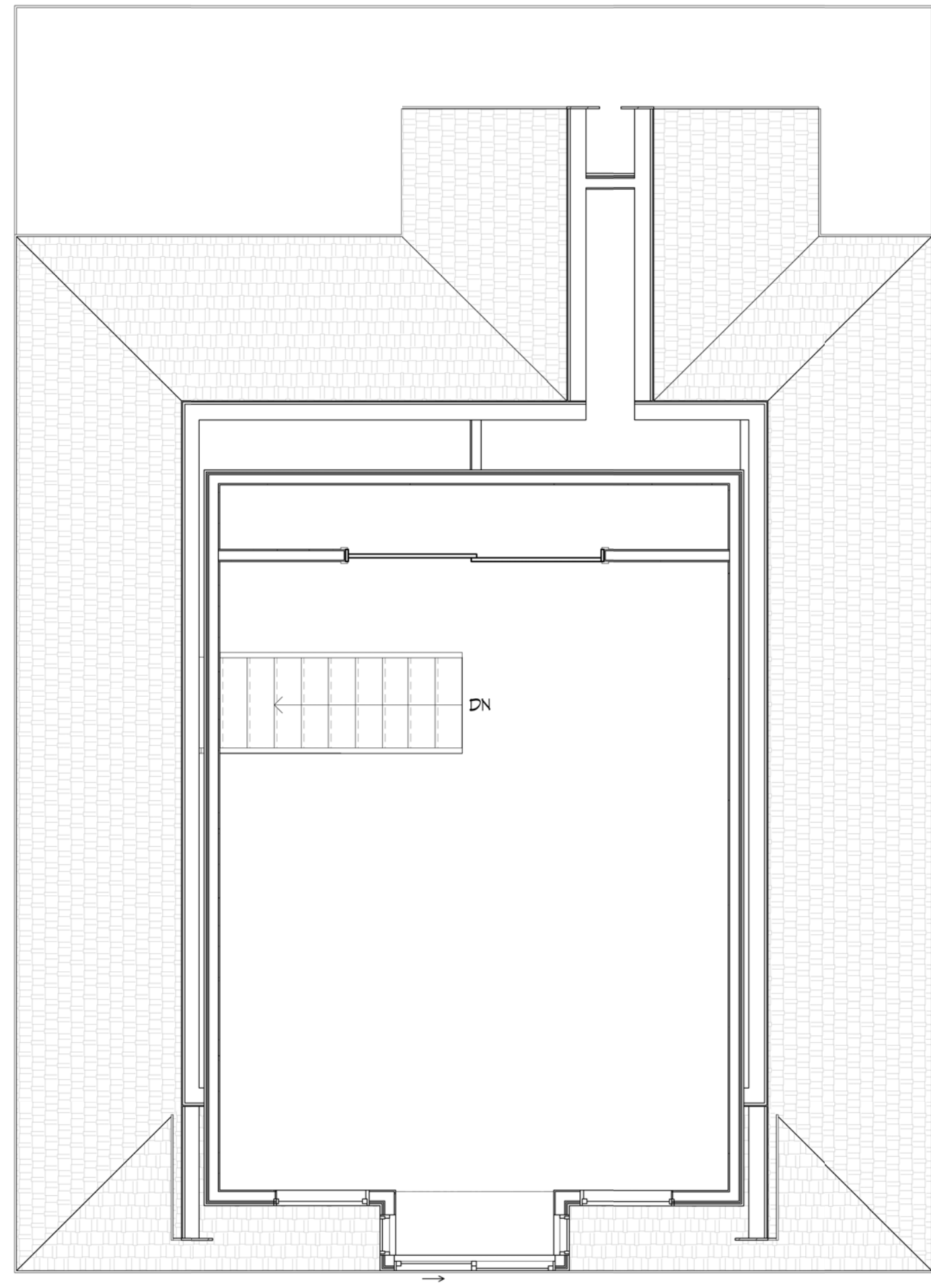
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DICKIE DUPLEX INFILL  
245 EAST 10TH STREET,  
North Vancouver, BC



**UPPER FLOOR PLAN**

1/4" = 1'-0"  
706 SQ.FT



**ATTIC FLOOR PLAN**

1/4" = 1'-0"  
345 SQ.FT

Drawing Title	PRINCIPAL DWELLING UPPER AND ATTIC FLOOR PLANS	
Date	10.14.2021	
Scale	1/4" = 1'-0"	
Drawn	JPAS	
Job No.	20082	
Sheet	DA-14	

REVISIONS	#	BY

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All dimensions shall be verified on site prior to commencement of work.

**SYN THE SIS**  
DESIGN

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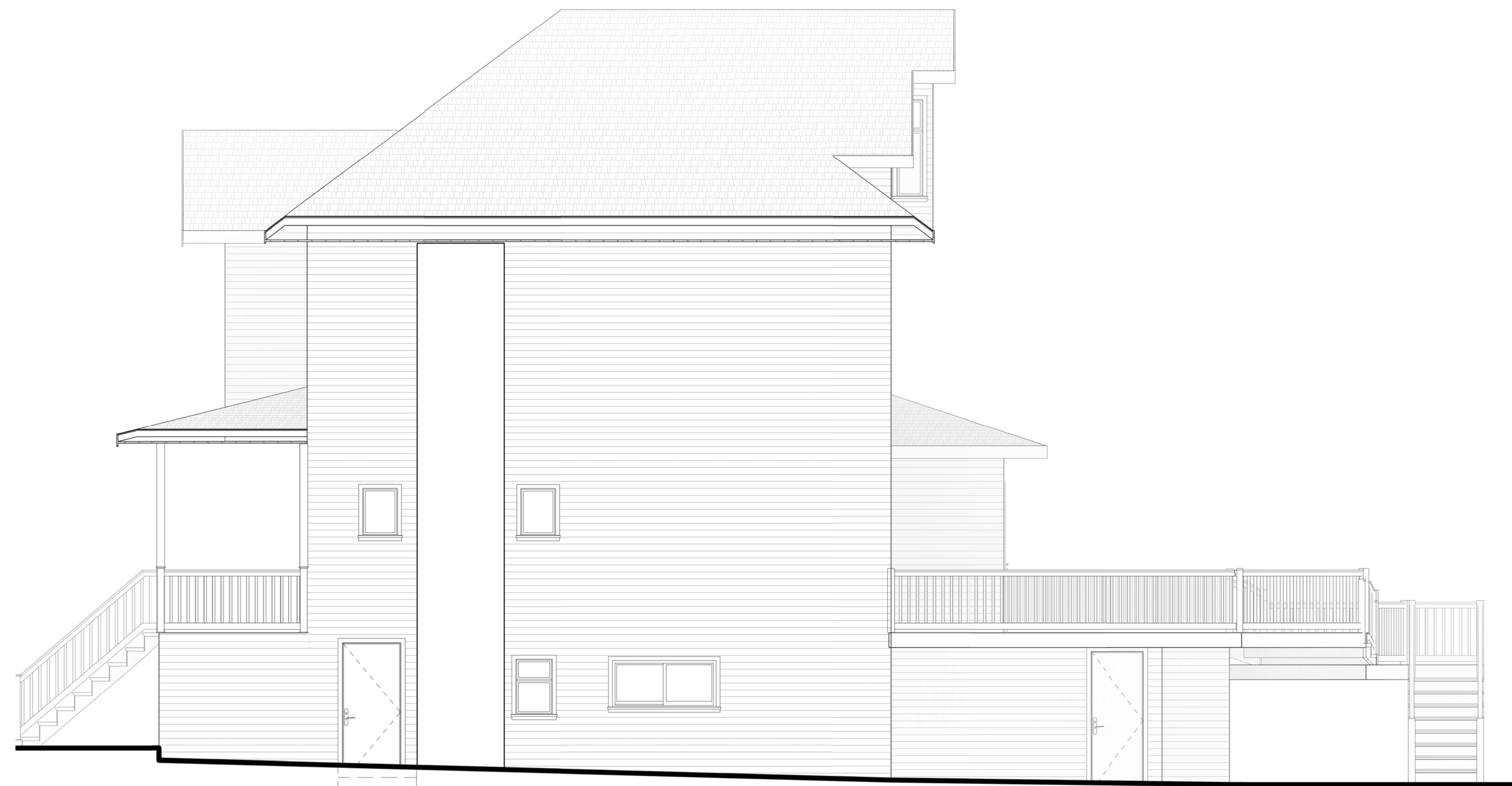
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North Vancouver, BC

Drawing Title	PRINCIPAL DWELLING ELEVATIONS
Date	10.14.2021
Scale	1/4" = 1'-0"
Drawn	JPAS
Job No.	20082
Sheet	DA-15
Of	15 Sheets



**PRINCIPAL RESIDENCE FRONT ELEVATION**

1/4" = 1'-0"



**PRINCIPAL RESIDENCE RIGHT ELEVATION**

1/4" = 1'-0"



**PRINCIPAL RESIDENCE REAR ELEVATION**

1/4" = 1'-0"

**PRINCIPLE REAR SPATIAL SEPARATION**

AREA OF FACE  
783.5 sq.ft. (72.8 m<sup>2</sup>)

LIMITING DISTANCE  
13.1 ft. (4 m)

ALLOWABLE OPENINGS  
18% x 783.5 = 141 sq.ft.

AREA OF OPENING  
100.4 sq.ft.

CONFORMS  
YES



**PRINCIPAL RESIDENCE LEFT ELEVATION**

1/4" = 1'-0"