



DRAWING INDEX

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**SUBDIVISION & REZONING APPLICATION
 HOMES ON TWENTY SEVENTH STREET
 245 WEST 27TH STREET, NORTH VANCOUVER**

Legal Address: LOT 9, BLOCK 227A, DL. 545, PLAN 2836
 PID: 013-525-042

OWNERS: NATLAND HOMES
 APPLICANT: VERNACULAR STUDIO INC.

ISSUED FOR: SUBDIVISION & REZONING AUGUST 25, 2023
 ISSUED FOR: SUBDIVISION & REZONING AUGUST 26, 2024

PROJECT SYNOPSIS

Current Lot Area: 15.25 M x 41.17 = 627.83 SM [50' X 135.07' = 6,758 SF]
 Current Zoning: RS1
 Proposed Zoning: RS2 (with minimum lot size relaxation)
 As minimum lot size is 334.45 SM (3,600 SF) lot area. Ref. Bylaw 506 (1)d

Proposed FSR: 0.50 FOR EACH LOT

Subdivision: From ONE LOT INTO TWO LOTS OF 7.62 M. (25 FT.) WIDE

Lot A (EAST)

Lot Area: 7.62 X 41.17 = 313.91 SM
 25.0' X 135.0' = 3,379.50 SF

FSR Allowed (0.50): 313.91 X 0.5 = 1,689.50 SM [1,689.50 SF]
 FSR Proposed: 156.96 SM [1,706.0 SF.]
 Lot Coverage Allowed: 30% 94.17 SM [1,013.63 SF]
 Lot Coverage Proposed: 30%

FLOOR AREA (FSR CALCULATION)

Main Floor 77.10 SM [830.0 SF]
 Upper 79.80 SM [859.0 SF]
 Basement (excluded) (77.10 SM [830.0 SF])
 Total FSR 156.90 SM [1,689.0 SF]

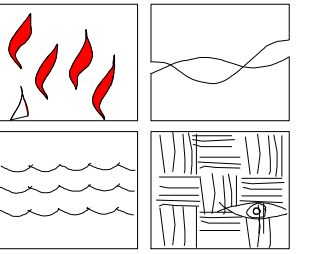
Lot B (WEST)

Lot Area: 7.62 X 41.17 = 313.91 SM
 25.0' X 135.0' = 3,379.50 SF

FSR Allowed (0.50): 313.91 X 0.5 = 1,689.50 SM [1,689.50 SF]
 FSR Proposed: 156.96 SM [1,706.0 SF.]
 Lot Coverage Allowed: 30% 94.17 SM [1,013.63 SF]
 Lot Coverage Proposed: 30%

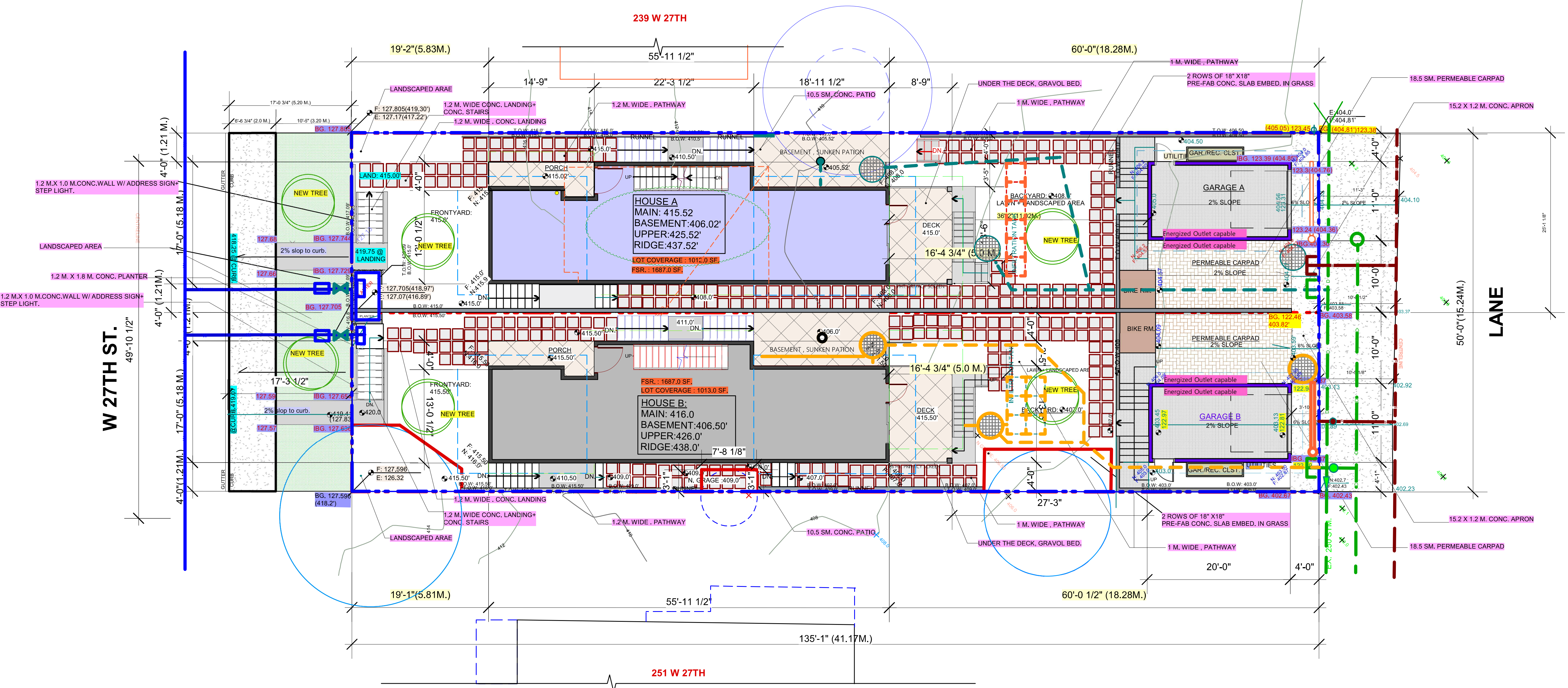
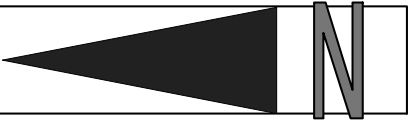
FLOOR AREA (FSR CALCULATION)

Main Floor 77.10 SM [830.0 SF]
 Upper 79.80 SM [859.0 SF]
 Basement (77.10 SM [830.0 SF])
 Total FSR 156.90 SM [1,689.0 SF]



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6	B.P.	
5		
4		
3		
2	SUBDEV/REZ.	AUG. 23, 2024
1	SUBDEV/REZ.	AUG. 28, 2023

PROJECT: PREAPP

245
W 27TH ST.

DRAWING TITLE:

SITE PLAN

DATE:

DRAWING NO.:

DRAWN BY:

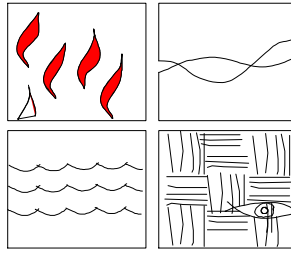
CHECKED BY:

-M.R.

-R.CH

SCALE: 1/16"

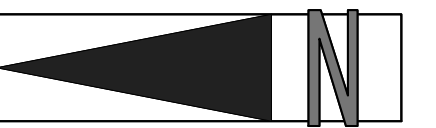
A-01



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6		
5		
4		
3		
2	SUBDEV./REZ.	AUG. 23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

BASEMENT FLOOR PLANS

DATE:

DRAWN BY :

CHECKED BY:

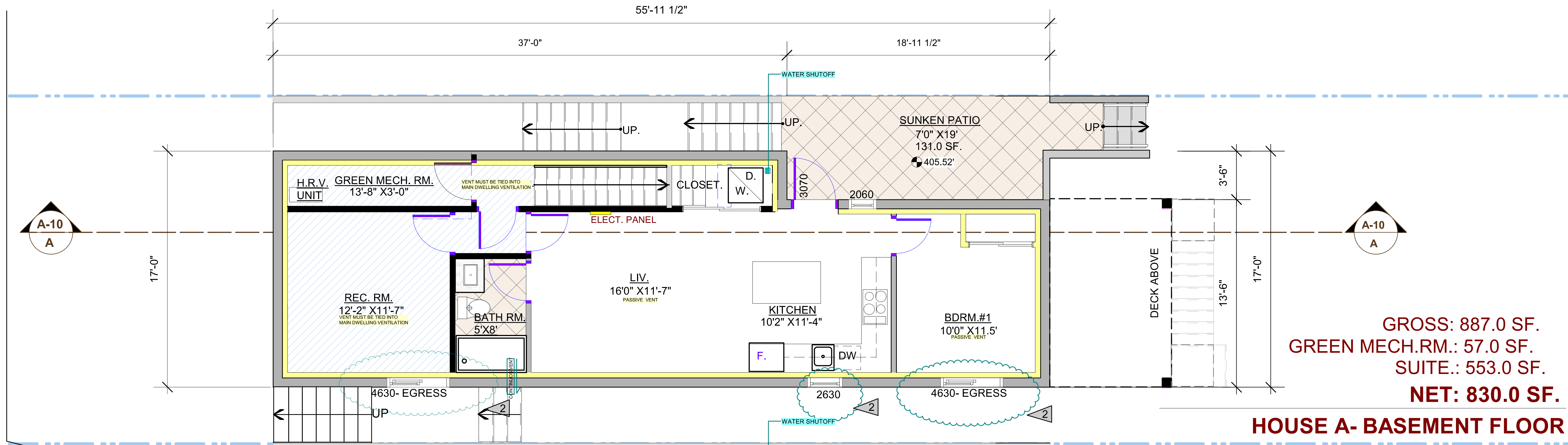
-M.R.

-R.CH

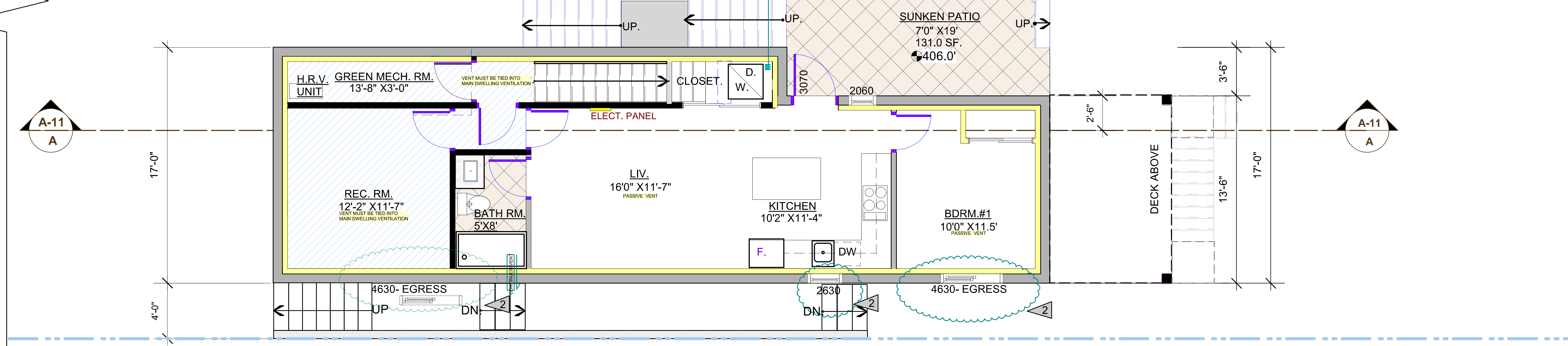
SCALE:1/8"

DRAWING NO.:

A-02



**GROSS: 887.0 SF.
GREEN MECH.RM.: 57.0 SF.
SUITE.: 553.0 SF.
NET: 830.0 SF.
HOUSE A- BASEMENT FLOOR**

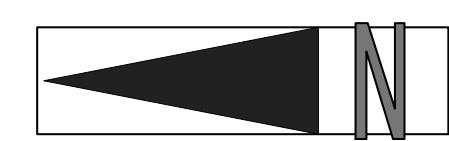


**GROSS: 887.0 SF.
GREEN MECH.RM.: 57.0 SF.
SUITE.: 553.0 SF.
NET: 830.0 SF.
HOUSE B- BASEMENT FLOOR**

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LEGEND:

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

REVISION:

No.	Issue for	DATE
6		
5		
4		
3		
2	SUBDEV./REZ.	AUG. 23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

MAIN FLOOR PLANS

DATE:

DRAWN BY:

CHECKED BY:

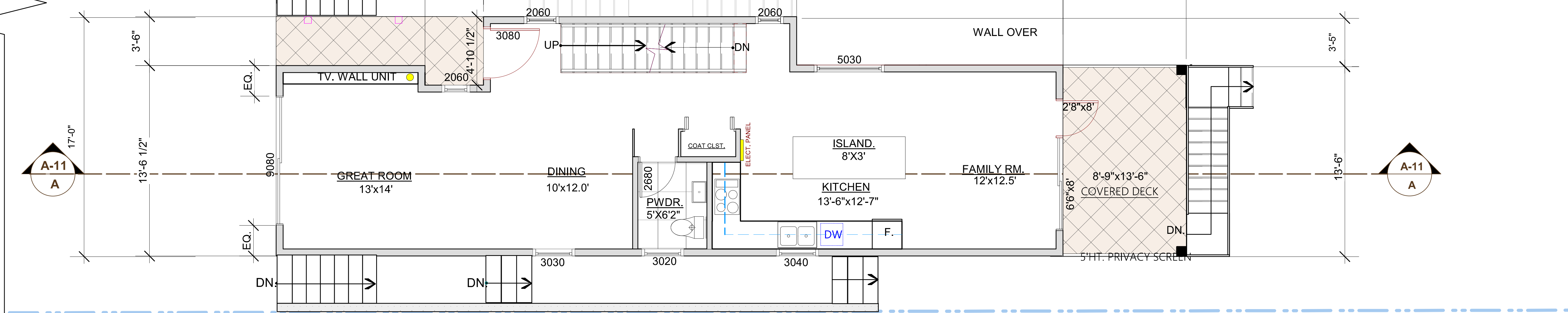
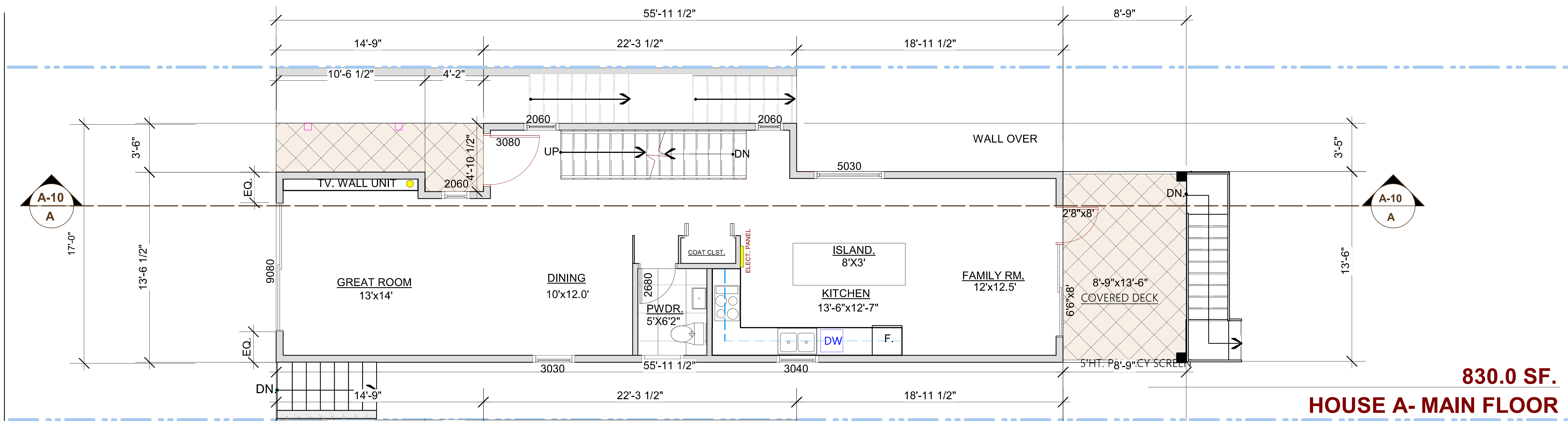
-M.R.

-R.CH

SCALE: 1/8"

DRAWING NO.:

A-03



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6		
5		
4		
3		
2	SUBDEV./REZ.	AUG.23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

UPPER FLOOR PLANS

DATE:

DRAWING NO.:

DRAWN BY :

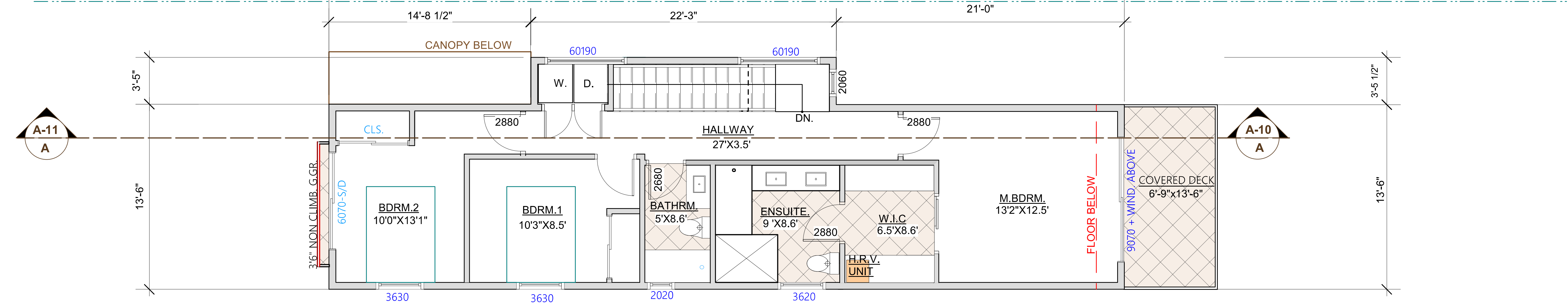
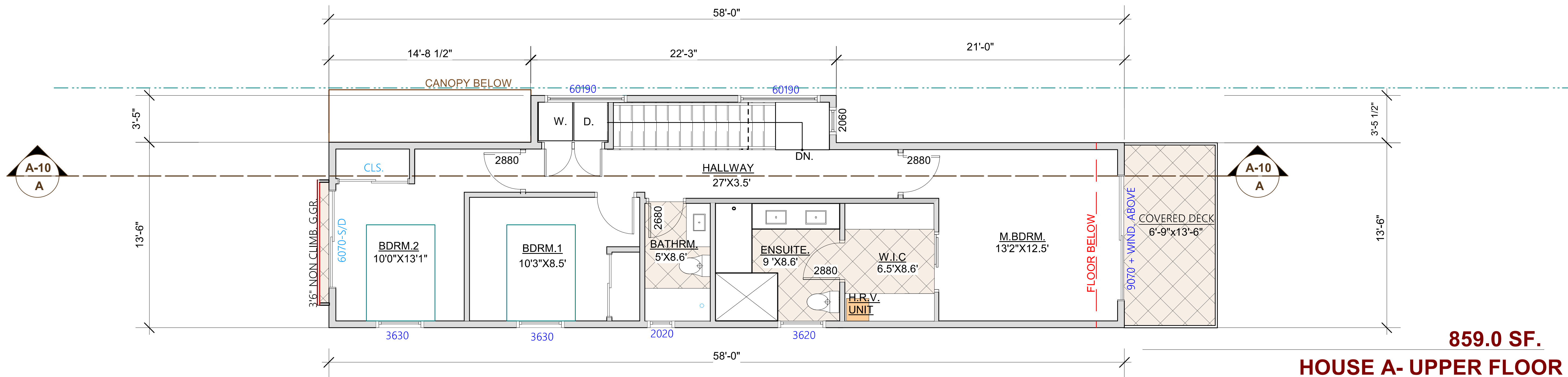
CHECKED BY:

-M.R.

-R.CH

SCALE:1/8"

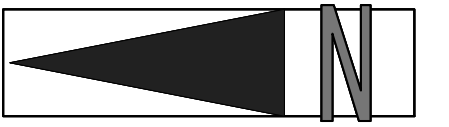
A-04



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6		
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3		
2	SUBDEV./REZ.	AUG. 23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

ROOF PLANS

DATE:

DRAWING NO.:

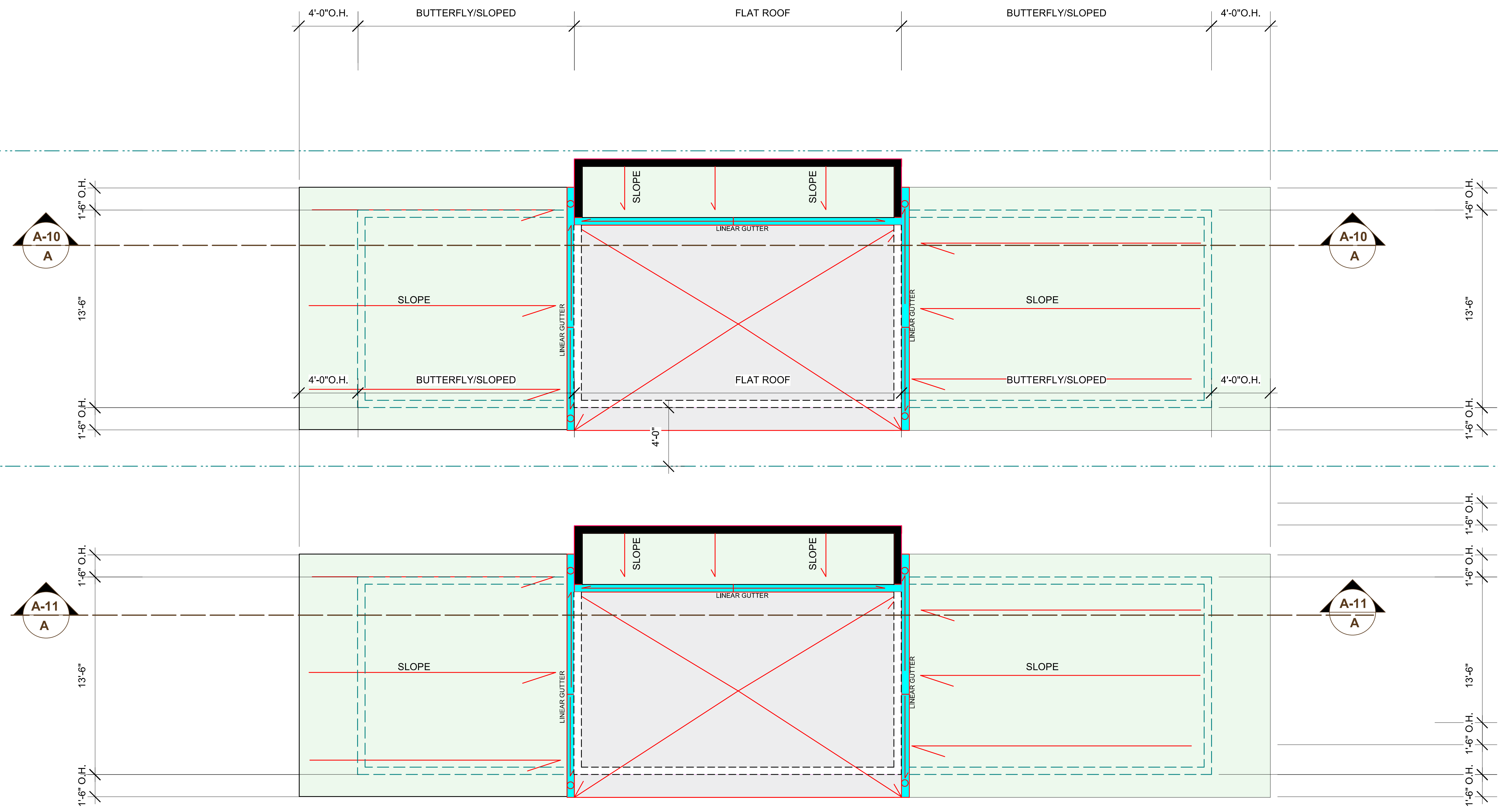
DRAWN BY :

CHECKED BY:
-M.R.

-R.CH

SCALE: 1/8"

A-05



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6		
5		
4		
3		
2	SUBDEV./REZ.	AUG.23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

**NORTH ELEVATIONS
HOUSE A & B**

DATE:

DRAWING NO. :

DRAWN BY :

CHECKED BY:

-M.R.

-R.CH

SCALE: 1/8"

A-06

HOUSE A - EAST HOUSE

HOUSE A - FRONT AVERAGE: $417.22+416.89/2=417.05$

HOUSE A- REAR AVERAGE : $402.7'+403.35/2=403.202$

HOUSE A, REFERENCE POINT : $417.05 +(403.202'-417.05)X0.4 =411.51$

$411.51 + 26.2'= 437.71$

$411.51 + 33'= 444.51$

HOUSE B- WEST HOUSE

HOUSE B- FRONT AVERAGE : $414.43+416.89/2=415.66$

HOUSE B- REAR AVERAGE: $404+403.35/2=403.67$

HOUSE A REFERENCE POINT : $415.66 + (403.67'-415.66)X0.4 =410.87$

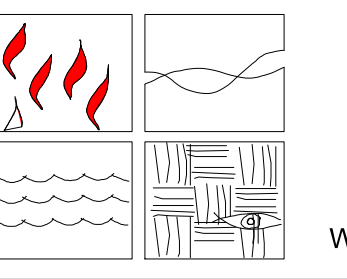
$410.87 + 26.2'= 437.07$

$410.87 + 33'= 443.87$



HOUSE A , NORTH ELEVATION

HOUSE B , NORTH ELEVATION



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6		
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3		
2	SUBDEV./REZ.	AUG.23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

**SOUTH ELEVATIONS
HOUSE A & B**

DATE:

DRAWING NO. :

DRAWN BY :

CHECKED BY:

-M.R.

-R.CH

SCALE:1/8"

A-07



HOUSE B , SOUTH ELEVATION

HOUSE A , SOUTH ELEVATION

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LEGEND:

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

REVISION:

No.	Issue for	DATE
6		
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3		
2	SUBDEV./REZ.	AUG. 23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

245 W 27TH ST.
NORTH VANCOUVER

DRAWING TITLE:

HOUSE A,
EAST & WEST ELEVATIONS

DATE:

DRAWING NO.:

DRAWN BY:

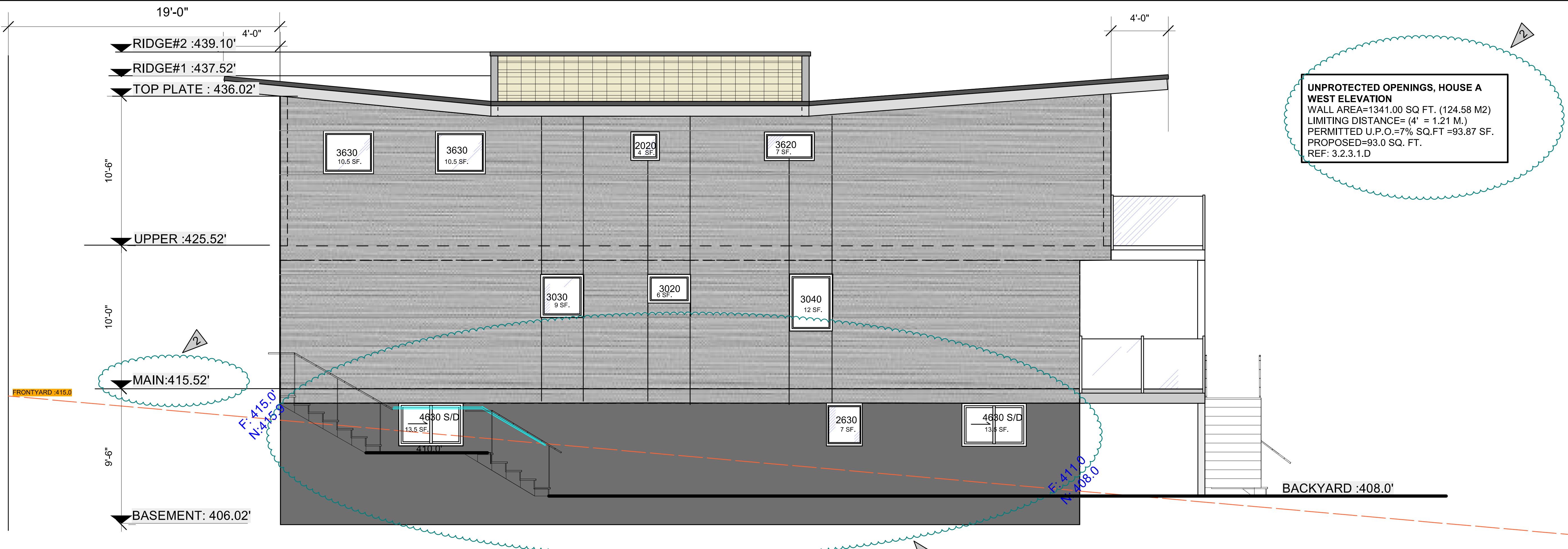
CHECKED BY:

-M.R.

-R.CH

SCALE: 1/8"

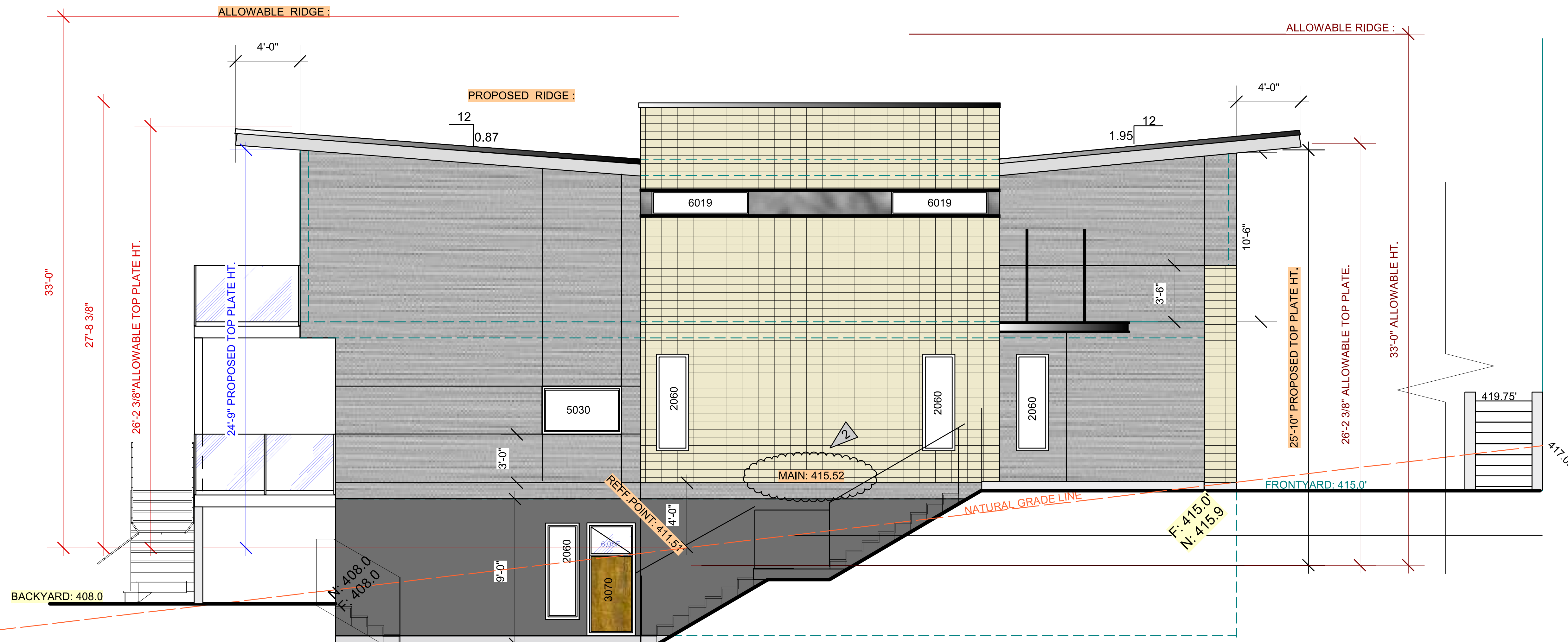
A-08



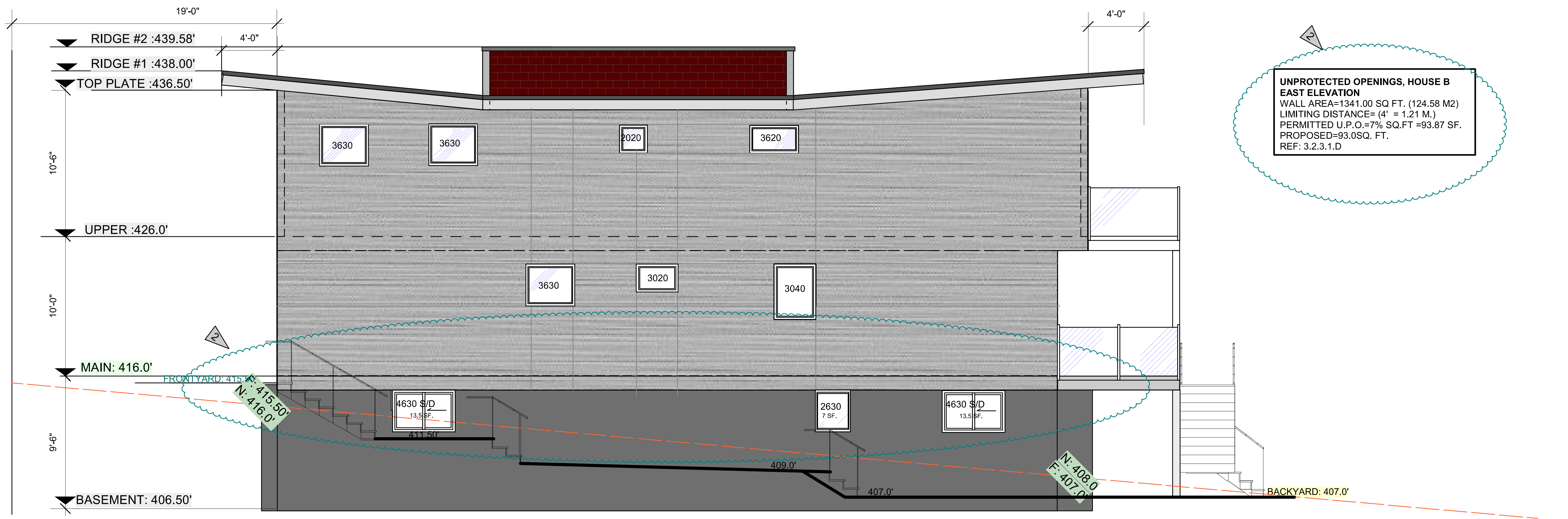
UNPROTECTED OPENINGS, HOUSE A WEST ELEVATION
WALL AREA=1341.00 SQ FT. (124.58 M2)
LIMITING DISTANCE=(4' = 1.21 M.)
PERMITTED U.P.O.=7% SQ.FT =93.87 SF.
PROPOSED=93.0 SQ. FT.
REF: 3.2.3.1.D

WEST ELEVATION

UNPROTECTED OPENINGS, HOUSE A EAST ELEVATION
WALL AREA=1451.00 SQ FT. (134.80 M2)
LIMITING DISTANCE=(4' = 1.21 M.)
PERMITTED U.P.O.=7% SQ.FT =101.57 SF.
PROPOSED=100.50 SQ. FT.
REF: 3.2.3.1.D



EAST ELEVATION



WEST ELEVATION

Vernacular
studio

300-120 Lonsdale Ave
North Vancouver, B.C
V7M 2E8

Phone: (604)990-6662
Web: vernaculardesign.ca

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LEGEND SCALE: 1/8"

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

REVISION:

No.	Issue for	DATE
6		
5		
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2	SUBDEV./REZ.	AUG. 23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

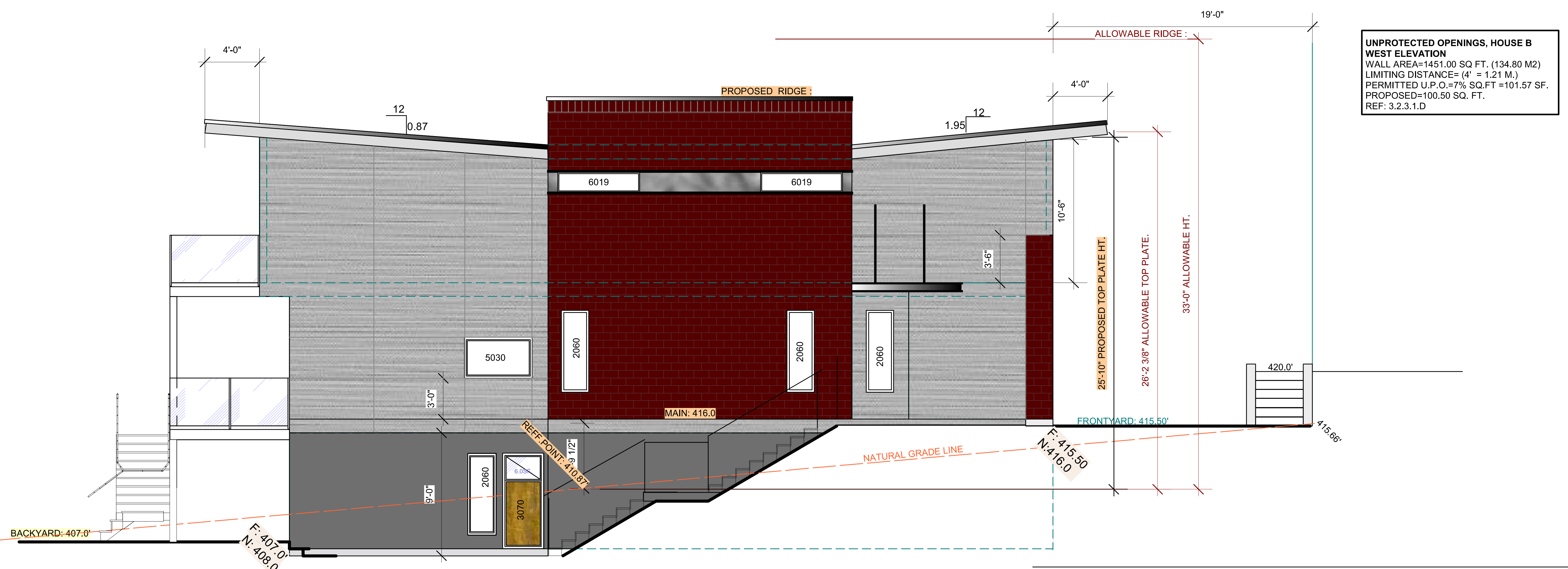
**HOUSE B,
EAST & WEST ELEVATIONS**

DATE: _____ **DRAWING NO.:** _____

DRAWN BY: _____

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

SCALE: 1/8" **A-09**

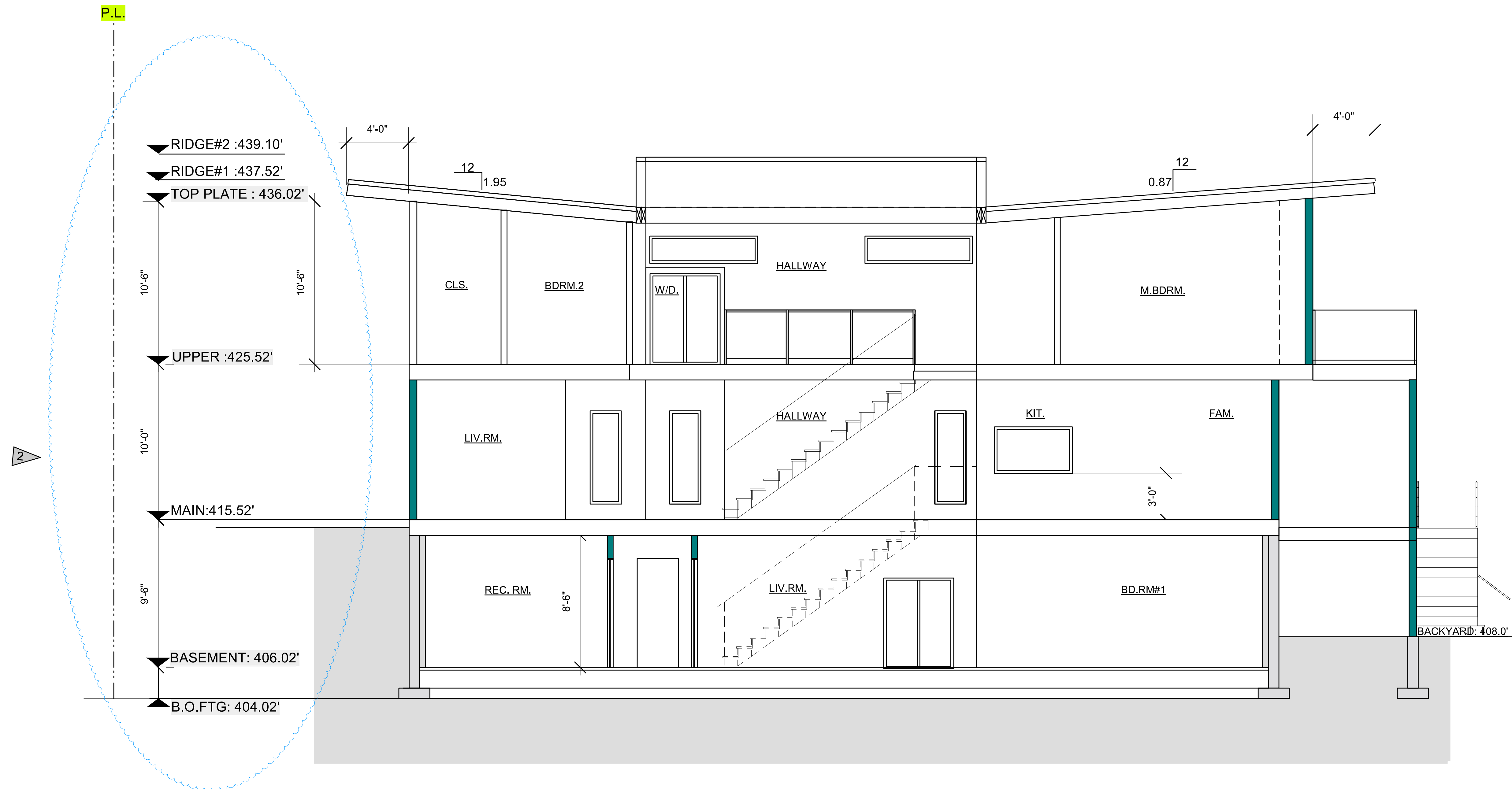


EAST ELEVATION

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- LEGEND:**
- ⊕ FINISH ELEV.
 - ⊙ POWER VENT
 - ⊖ FLOOR DRAIN
 - ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6		
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4		
3		
2	SUBDEV./REZ.	AUG.23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

**HOUSE A,
SECTIONS**

DATE:

DRAWING NO.:

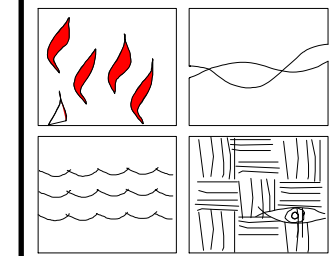
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CHECKED BY:
-M.R.
-R.CH

SCALE: 1/8"

A-10

HOUSE A , SECTION AA



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LEGEND:

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

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2	SUBDEV./REZ.	AUG.23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

**245 W 27TH ST.
NORTH VANCOUVER**

DRAWING TITLE:

**HOUSE B,
SECTIONS**

DATE:

DRAWING NO.:

DRAWN BY :

CHECKED BY:

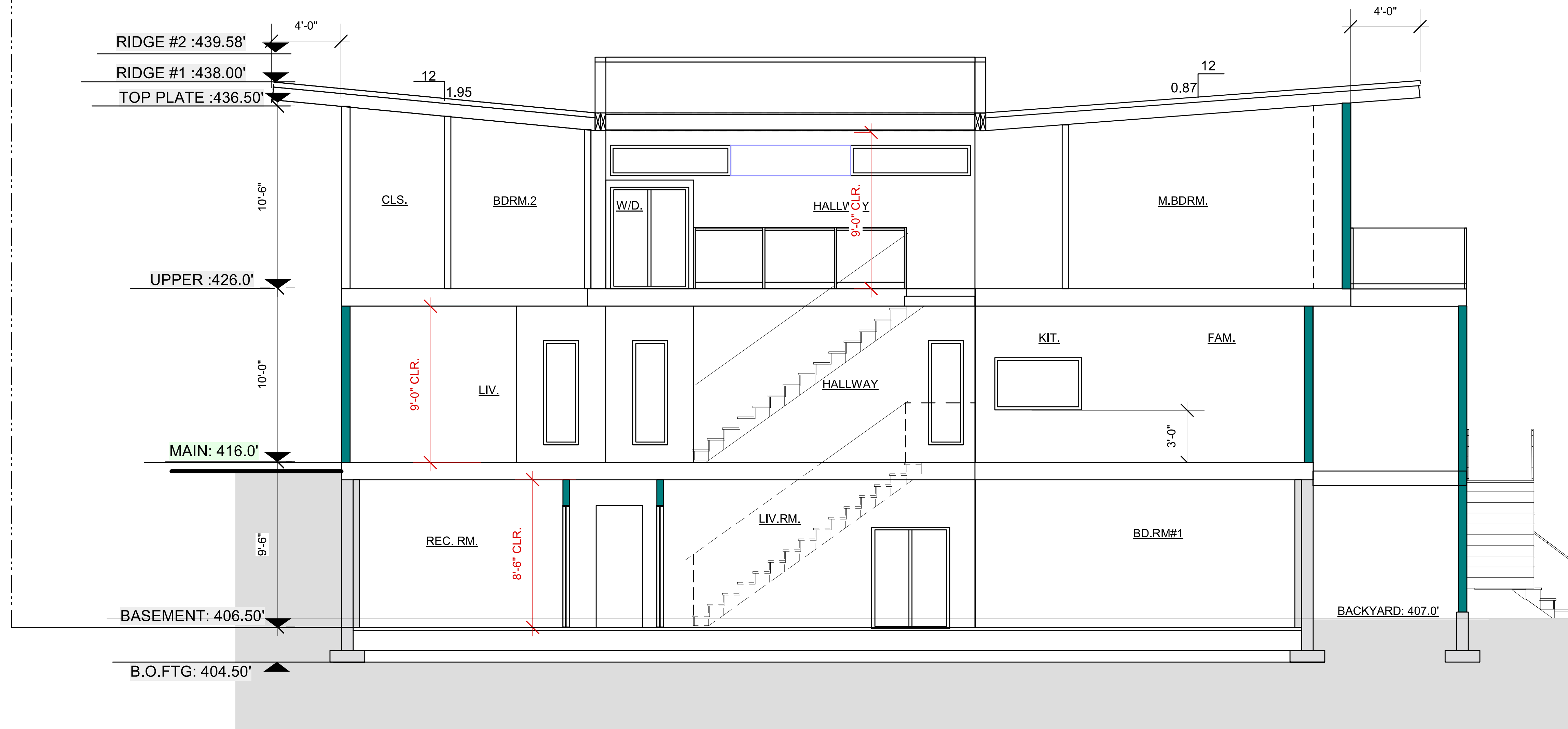
-M.R.

-R.CH

SCALE: 1/8"

A-11

P.L.

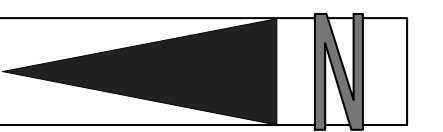


HOUSE B , SECTION AA

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LEGEND:

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

REVISION:

No.	Issue for	DATE
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2	SUBDEV./REZ.	AUG.23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

DRAWING TITLE:

**GARAGE A & B
PLANS & ELEVATIONS**

DATE:

DRAWING NO.:

DRAWN BY :

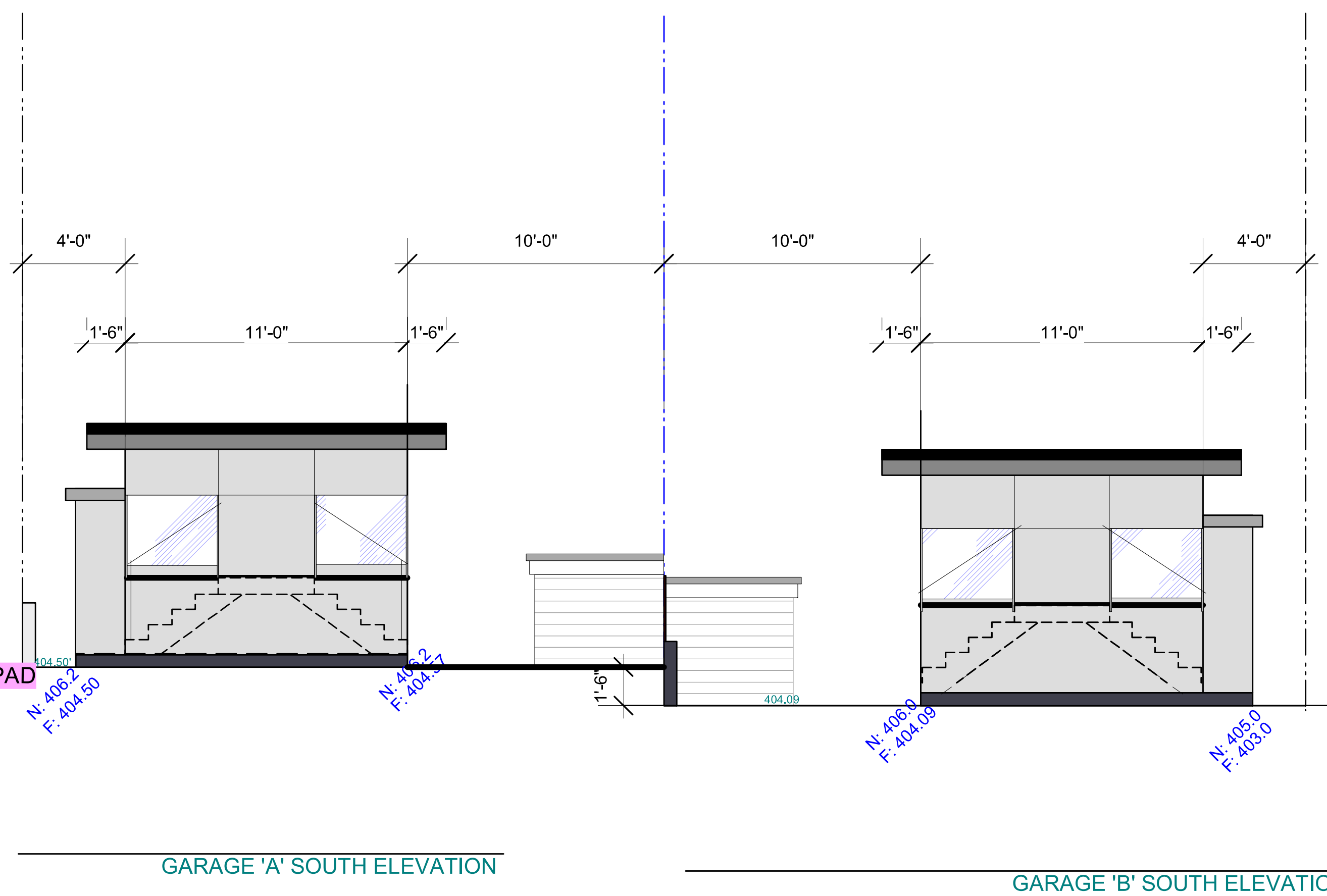
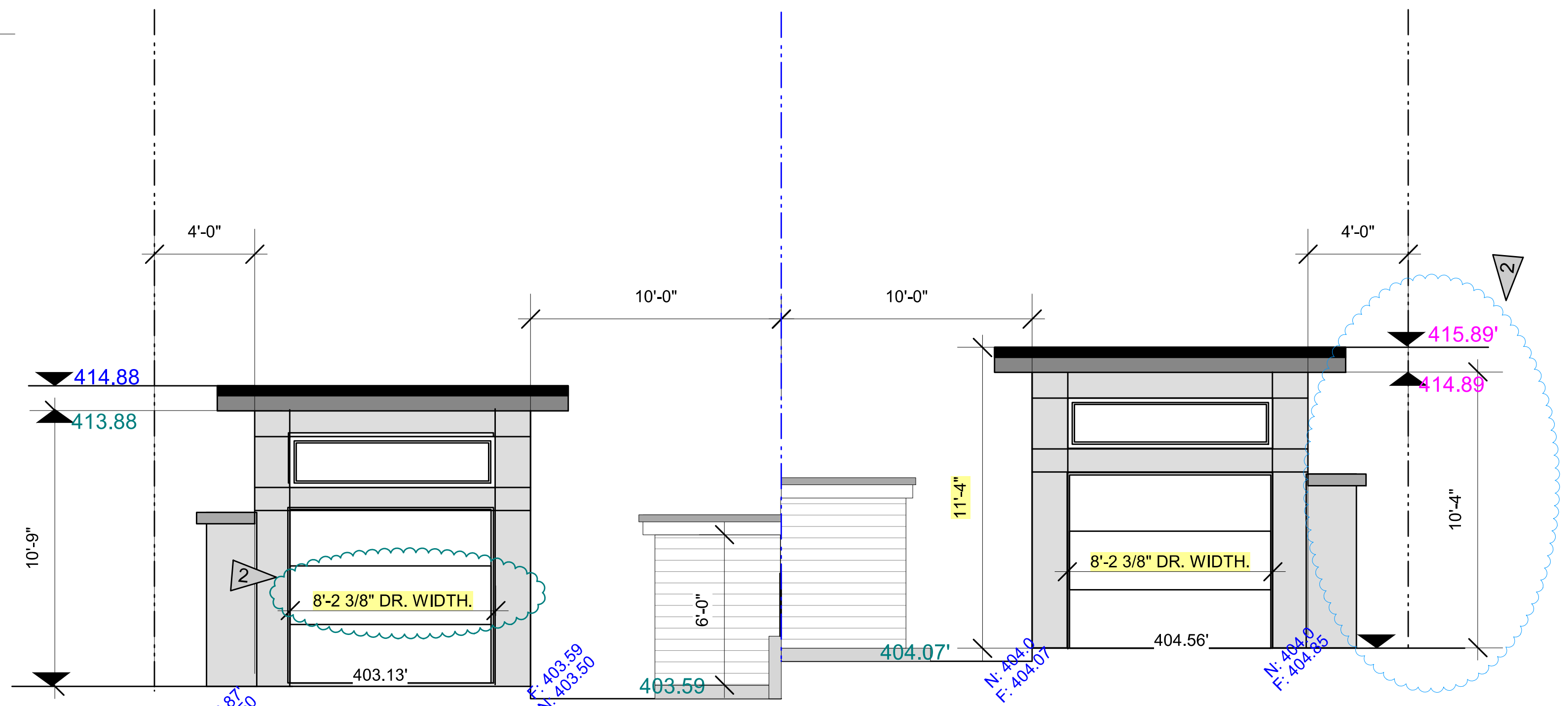
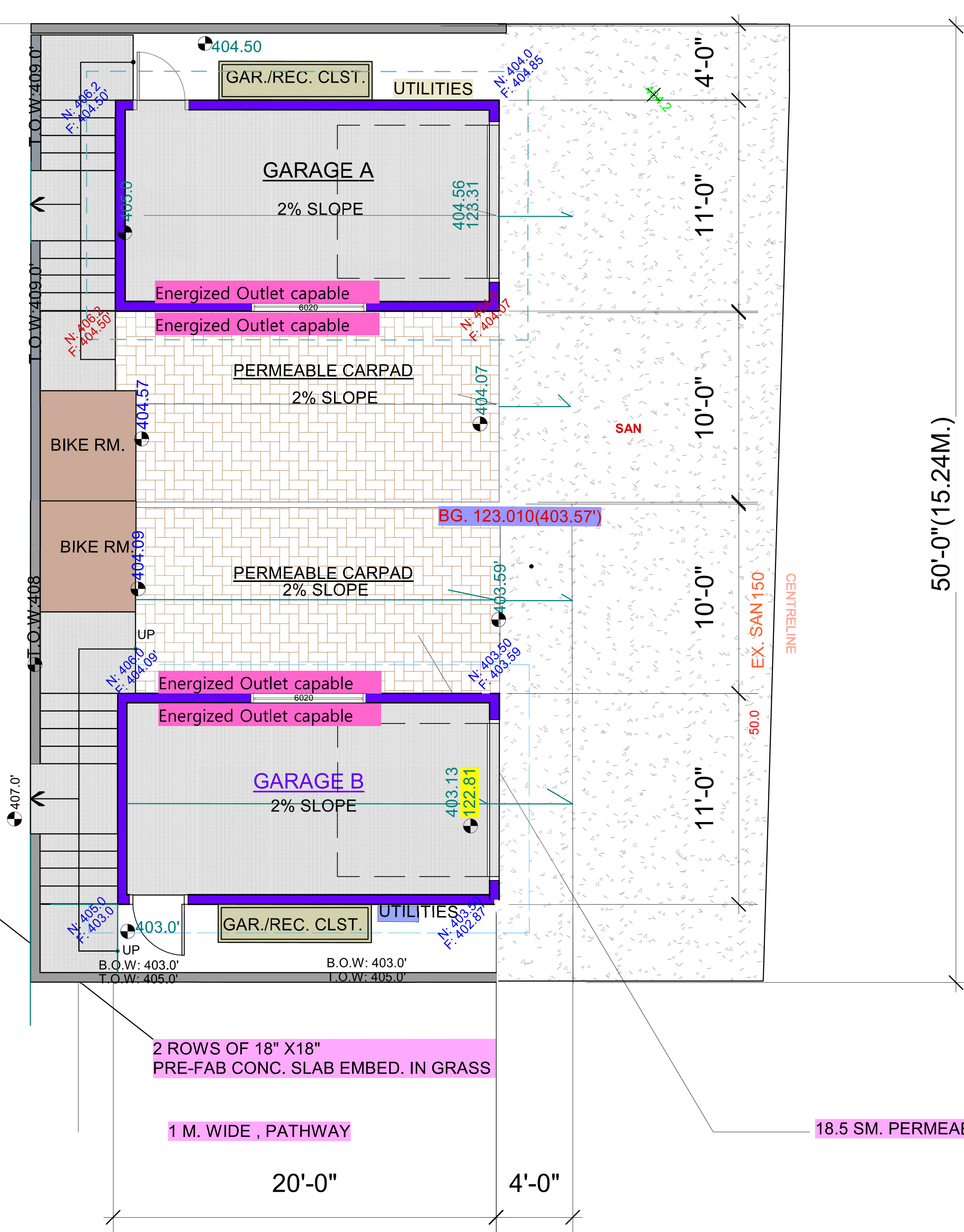
CHECKED BY:

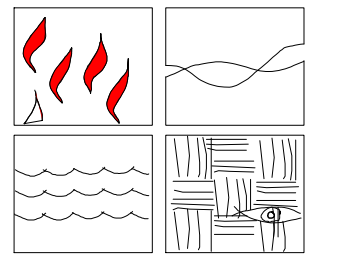
-M.R.

-R.CH

SCALE: 1/8"

A-12





CONSULTANTS:

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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 STUDIO INC.

LEGEND:

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

REVISION:

No.	Issue for	DATE
6		
5		
4		
3		
2	SUBDEV./REZ.	AUG. 23, 2024
1	SUBDIV./REZ.	AUG. 28, 2023

PROJECT:

DRAWING TITLE:

GARAGE A & B ELEVATIONS & SECTIONS

DATE: **DRAWING NO.:**

DRAWN BY:

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

SCALE: 1/8"

A-13

