



EAST 11th Street Elevation

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SUBDIVISION & REZONING APPLICATION

HOMES ON ELEVENTH STREET

412 EAST 11th STREET, NORTH VANCOUVER

Legal Address: LOT 24, BLOCK 82, DL. 550, PLAN 1450

PID: 005-608-694

OWNER: REZA ABEDI

APPLICANT: VERNACULAR STUDIO INC.

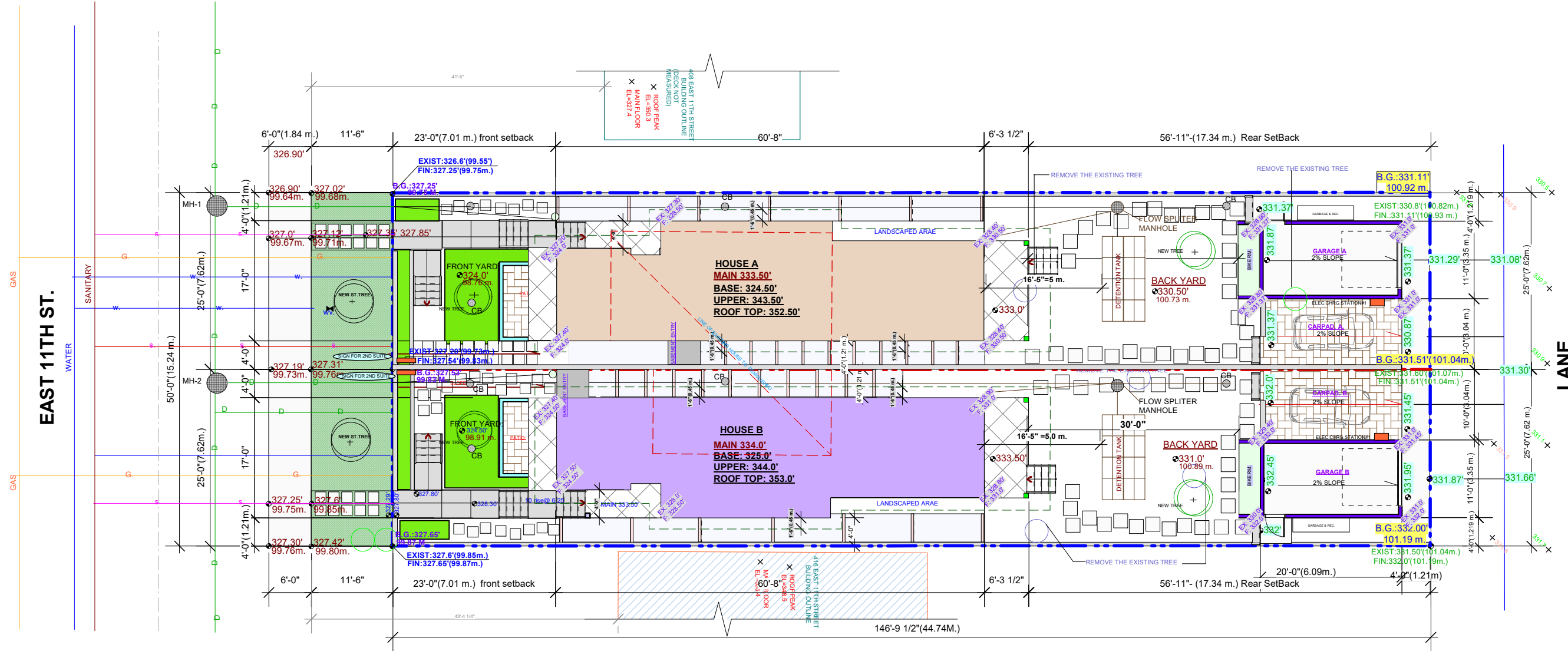
ISSUED FOR: SUBDIVISION & REZONING

SEPTEMBER/22/2022

LOT COVERAGE: 1102.0 SF. ALLOWABLE & PROPOSED

FSR.: 1837.0 SF. ALLOWABLE

FSR.: 1836.0 SF. (PROPOSED)



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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		
1	SUBDIV/REV.	NOV. 21, 2022

PROJECT: PREAPP

412 E 11TH

DRAWING TITLE:

SITE PLAN

DATE:
JUNE 2019

DRAWING NO.:

DRAWN BY:

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

SCALE:

A-01



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	NOV. 21, 2022

PROJECT: PREAPP

412 E 11TH

DRAWING TITLE:

BASEMENT FLOOR PLANS

DATE:
JUNE 2019

DRAWING NO.:

DRAWN BY:

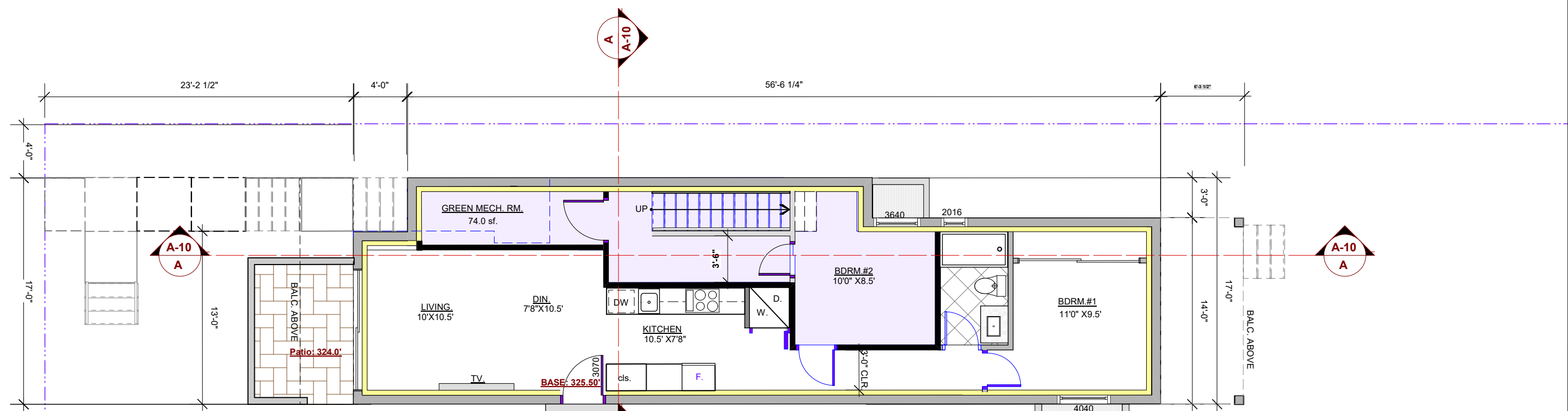
CHECKED BY:

-M.R.

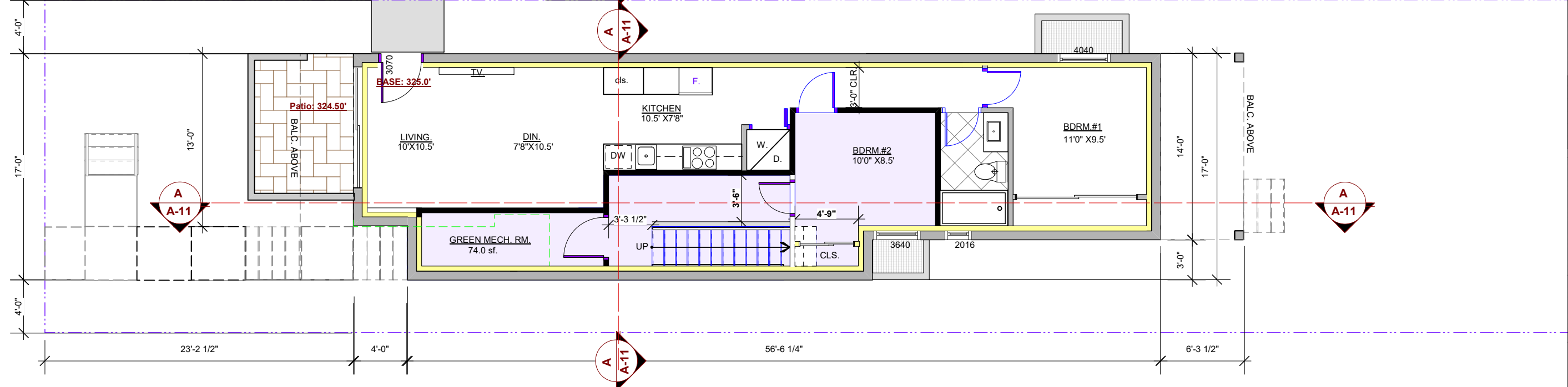
-R.CH

SCALE:

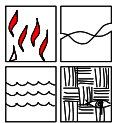
A-02



BASEMENT FLOOR - HOUSE A 905.0+46 (GREEN MECH.RM.)=951 SF. SUITE 635.0 SQ.FT



BASEMENT FLOOR - HOUSE B 905.0+46 (GREEN MECH.RM.)=951 SF. SUITE 635.0 SQ.FT



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REV.	NOV. 21, 2022

PROJECT: PREAPP

412 E 11TH

DRAWING TITLE:
MAIN FLOOR PLANS

DATE:
JUNE 2019

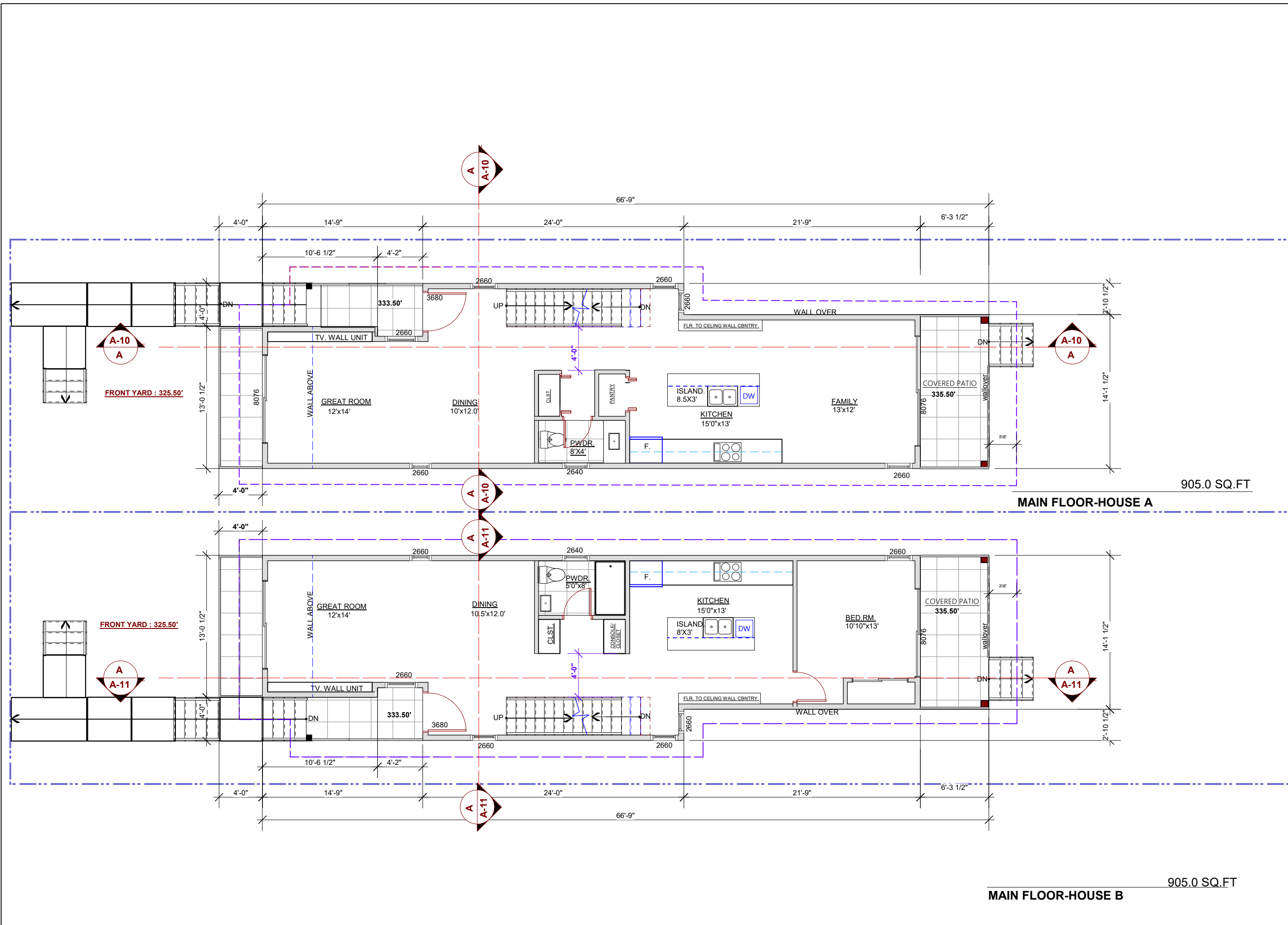
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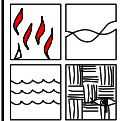
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-R.CH

SCALE:

A-03





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- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ.	NOV. 21, 2022

PROJECT: PREAPP

412 E 11TH

DRAWING TITLE:
UPPER FLOOR PLANS

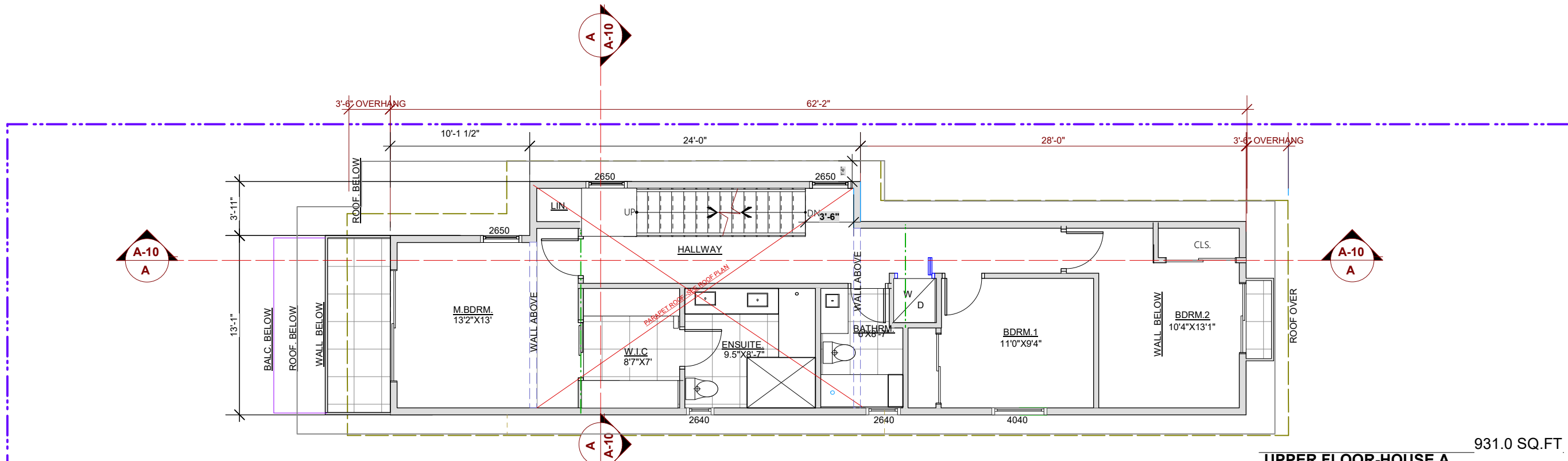
DATE: JUNE 2019 **DRAWING NO.:**

DRAWN BY:

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

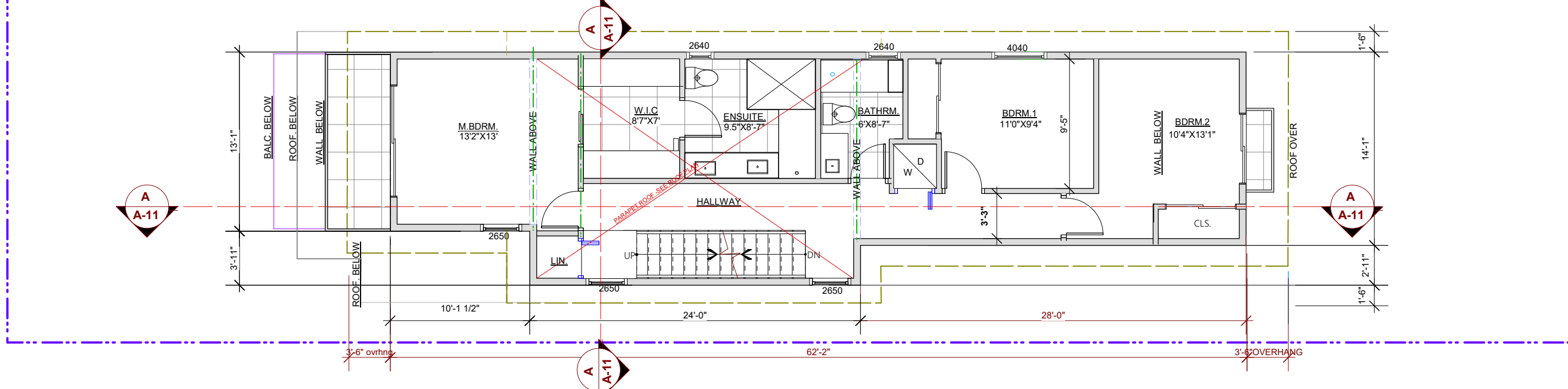
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A-04



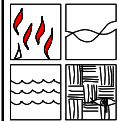
931.0 SQ.FT.

UPPER FLOOR-HOUSE A



931.0 SQ.FT.

UPPER FLOOR - HOUSE B



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LEGEND:

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- SMOKE ALARM

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1	SUBDIV/REZ.	NOV. 21, 2022

PROJECT: PREAPP

**412
E 11TH ST.**

DRAWING TITLE:

ROOF PLANS

DATE:
JUNE 2019

DRAWING NO.:

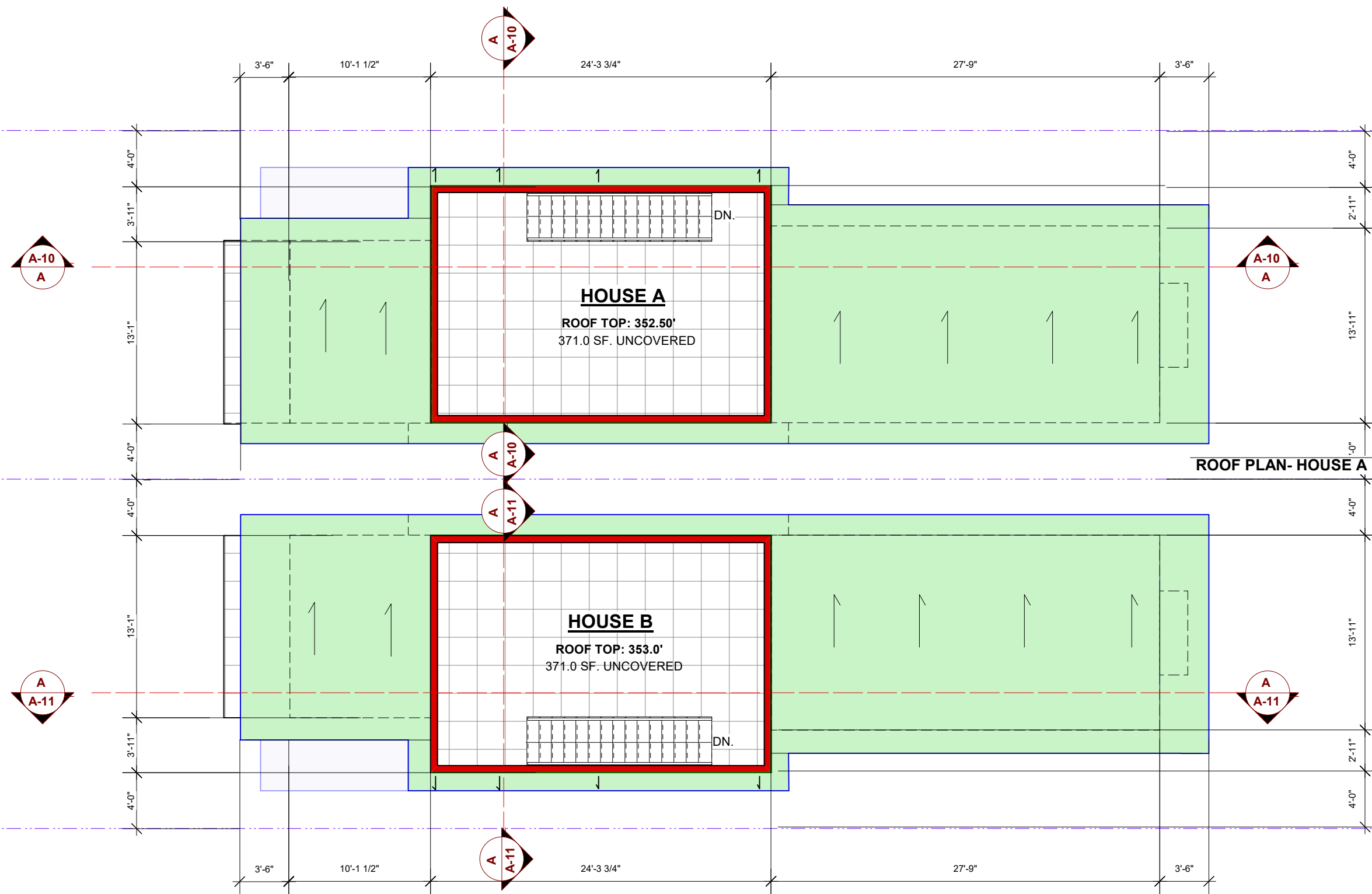
DRAWN BY:

CHECKED BY:
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-R.CH

SCALE:

A-05

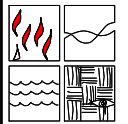


ROOF PLAN- HOUSE A

ROOF PLAN -HOUSE B

MATERIAL PALETTES

- 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 Long board siding 3.5" WIDE METAL LONG BOARDS [NATURAL CEDAR COLOUR]
- 8 Wall cladding FIBER CEMENT
- 9 Window sash VINYL - DARK CHARCOAL
- 10 Entry Doors SOLID FIBERGLASS PANEL
- 11 Soffits T&G CEDAR [NATURAL CEDAR STAIN]



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LEGEND:

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

REVISION:

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6	B.P.	
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1	SUBDIV/REZ.	NOV. 21, 2022

PROJECT: PREAPP

**412
E 11TH ST.**

DRAWING TITLE:

FRONT ELEVATIONS

DATE:
JUNE 2019

DRAWING NO.:

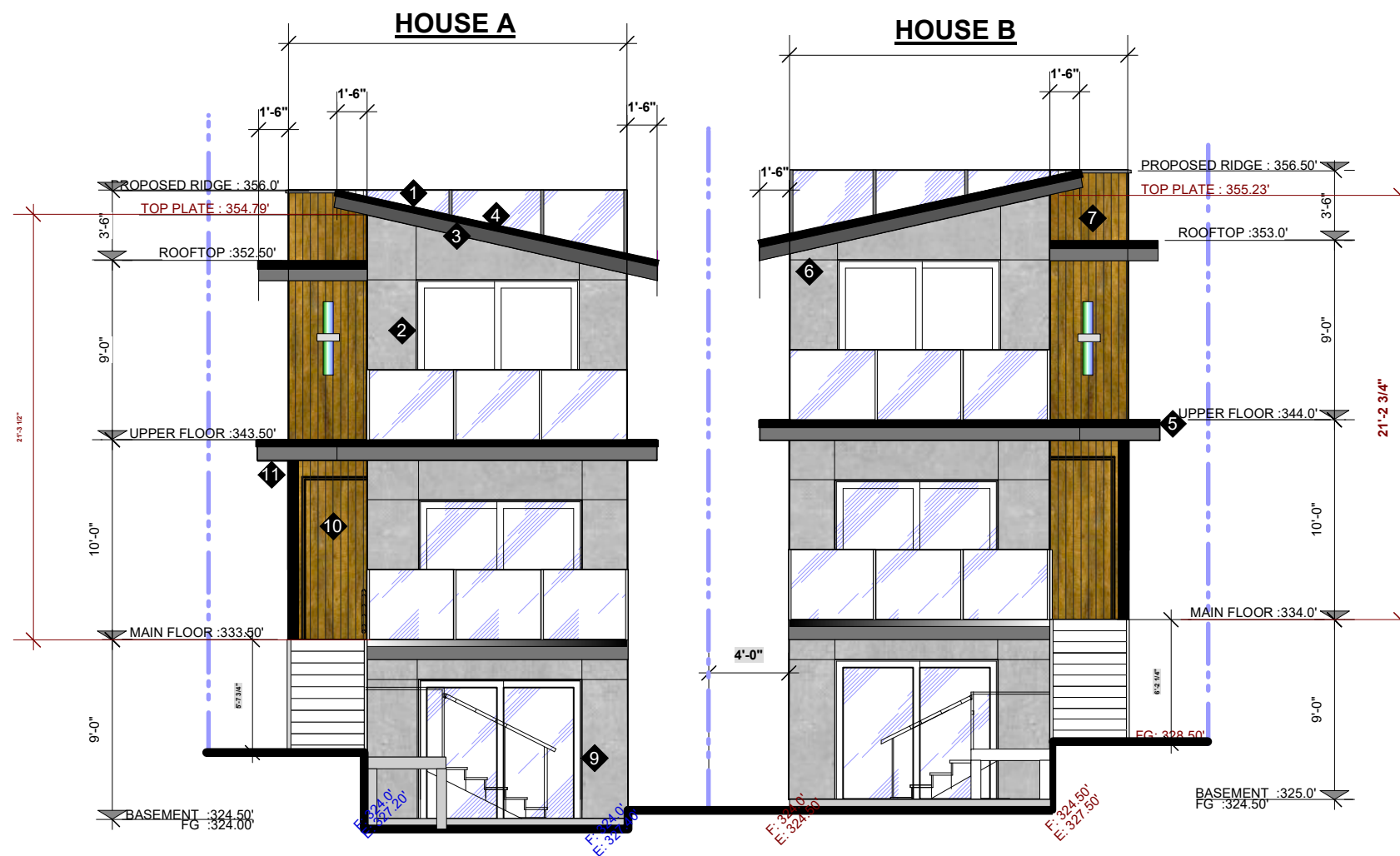
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SCALE:

A-06



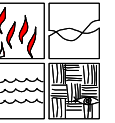
FRONT ELEVATIONS

MATERIAL PALETTES

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	Long board siding	3.5" WIDE METAL LONG BOARDS [NATURAL CEDAR COLOUR]
8	Wall cladding	FIBER CEMENT
9	Window sash	VINYL - DARK CHARCOAL
10	Entry Doors	SOLID FIBERGLASS PANEL
11	Soffits	T&G CEDAR [NATURAL CEDAR STAIN]

Vernacular

design



200-120 Lonsdale Ave
North Vancouver, B.C
V7M 2E8

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

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LEGEND:

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

REVISION:

6	B.P.	
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1	SUBDIV/REZ.	NOV. 21, 2022
No.	Issue for	DATE

PROJECT: PREAPP

**412
E 11TH ST.**

DRAWING TITLE:

REAR ELEVATIONS

DATE:
JUNE 2019

DRAWING NO.:

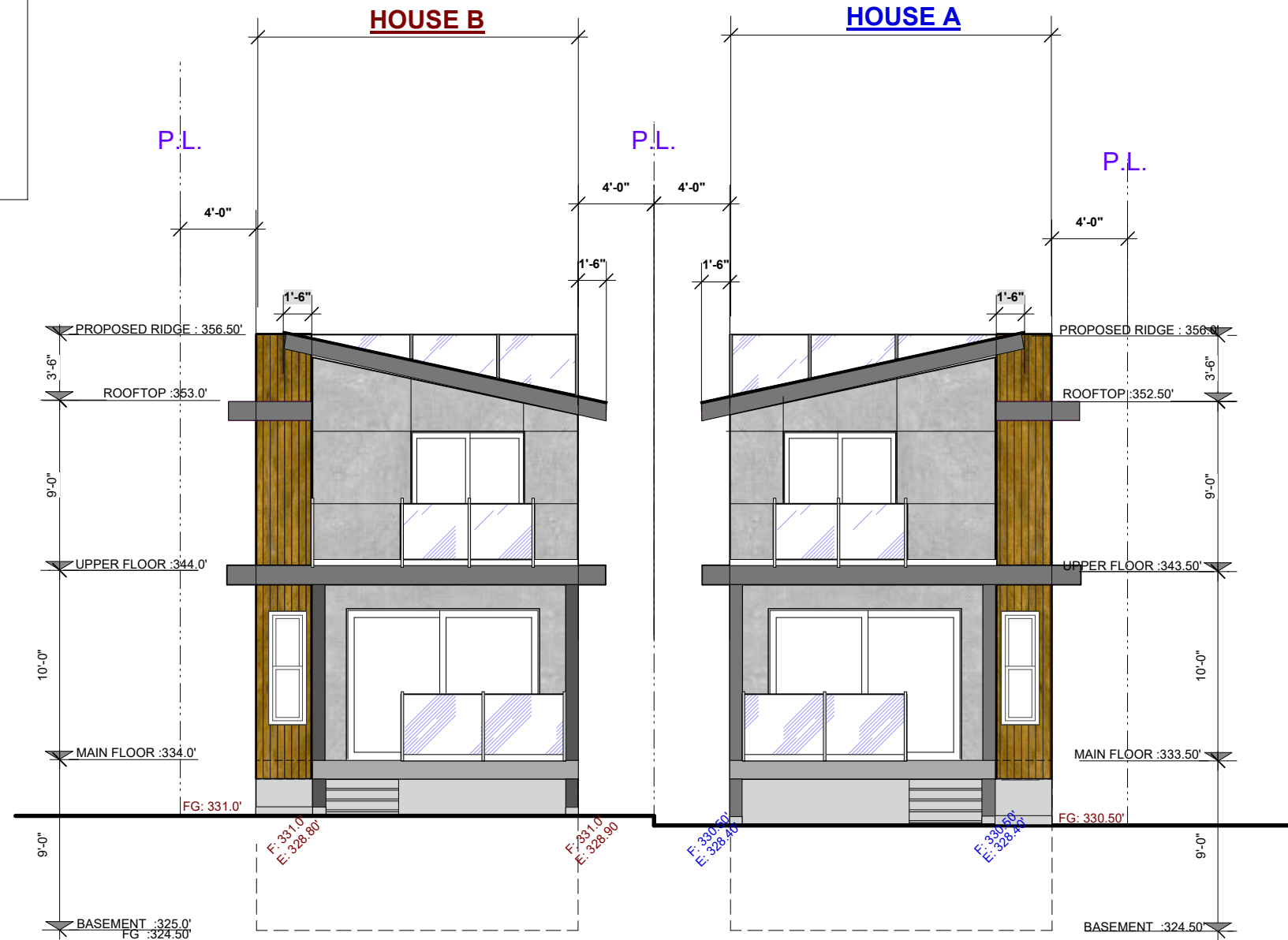
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SCALE:

A-07



REAR ELEVATIONS



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LEGEND:

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

REVISION:

No.	Issue for	DATE
6	B.P.	
5		
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2		
1	SUBDIV/REZ.	NOV. 21, 2022

PROJECT: PREAPP

412 E 11TH ST. HOUSE 'A'

DRAWING TITLE:

EAST & WEST ELEVATIONS

DATE:
JUNE 2019

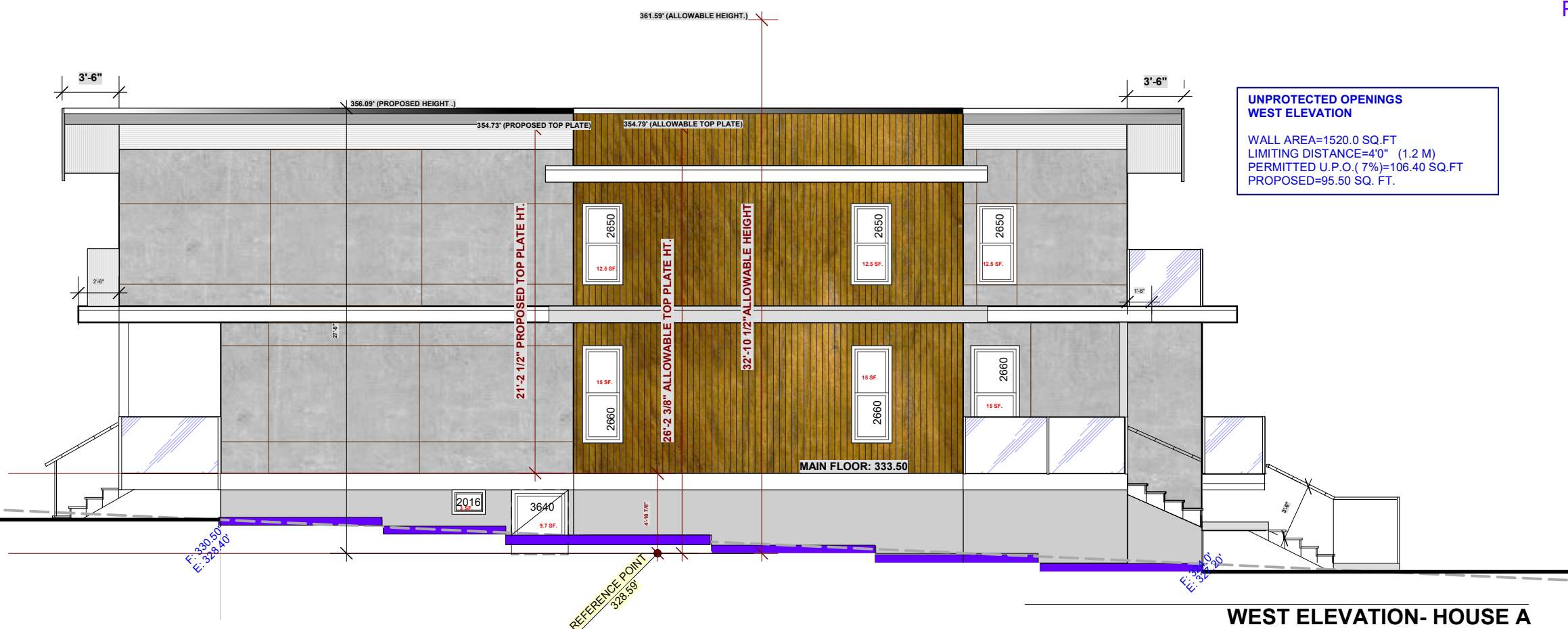
DRAWING NO.:

DRAWN BY:

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

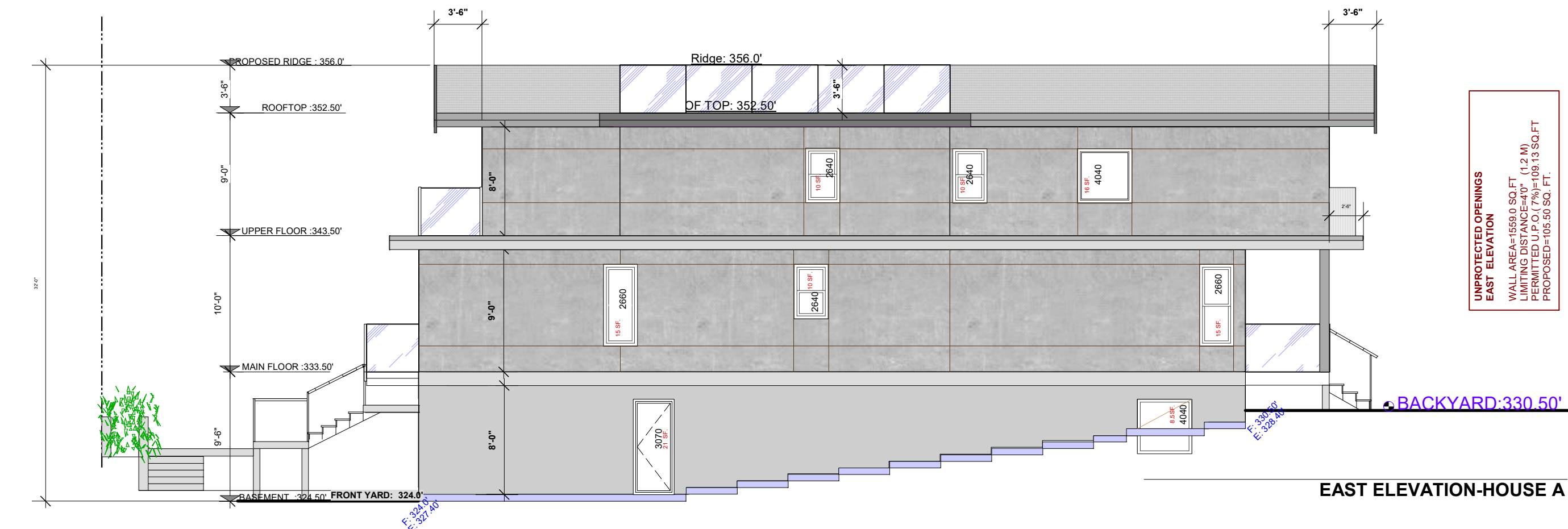
SCALE:

A-08



**UNPROTECTED OPENINGS
WEST ELEVATION**
WALL AREA=1520.0 SQ.FT
LIMITING DISTANCE=40" (1.2 M)
PERMITTED U.P.O. (7%)=106.40 SQ.FT
PROPOSED=95.50 SQ. FT.

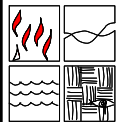
HEIGHT CALCULATION IN HOUSE: A
FRONT AVERAGE : $327.11 + 326.6' / 2 = 326.85'$
REAR AVERAGE : $330.80 + 331.60 / 2 = 331.20'$
REFERENCE POINT : $326.85 + (331.20 - 326.85) \times 0.4 = 328.69'$
ALLOWABLE TOP PLATE : $328.69 + 26.2' = 354.79'$
ALLOWABLE RIDGE : $328.69 + 33' = 361.59'$



**UNPROTECTED OPENINGS
EAST ELEVATION**
WALL AREA=1559.0 SQ.FT
LIMITING DISTANCE=40" (1.2 M)
PERMITTED U.P.O. (7%)=109.13 SQ.FT
PROPOSED=105.50 SQ. FT.

F: 324.00
E: 327.40

F: 330.50
E: 328.40



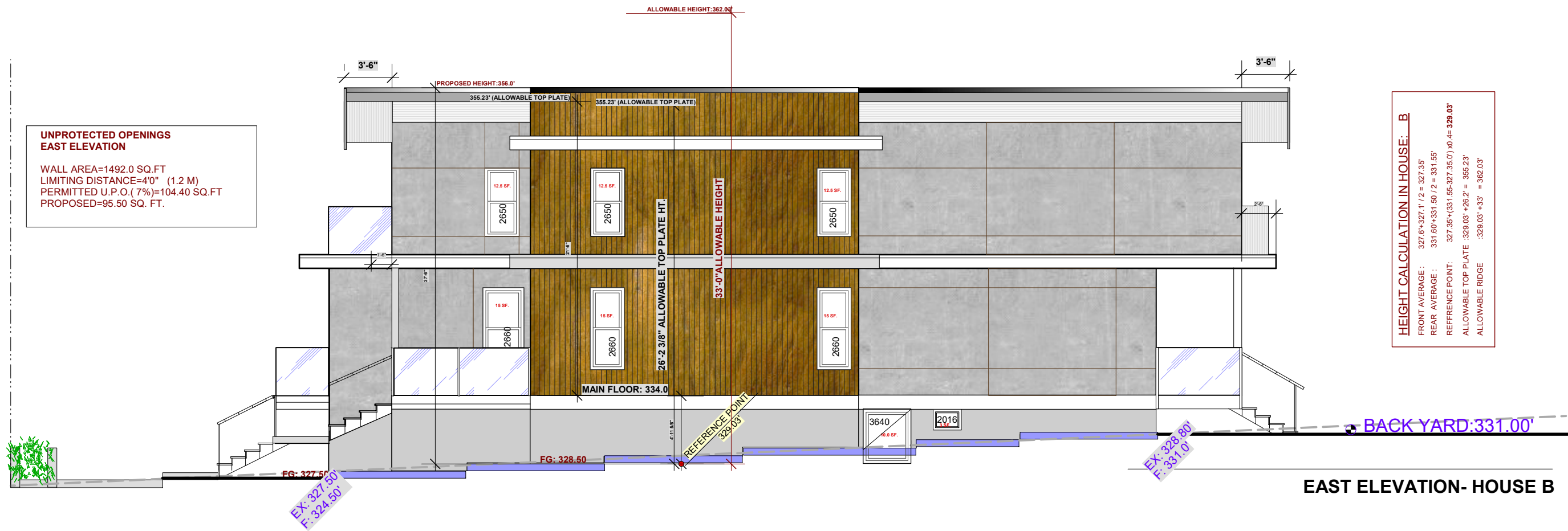
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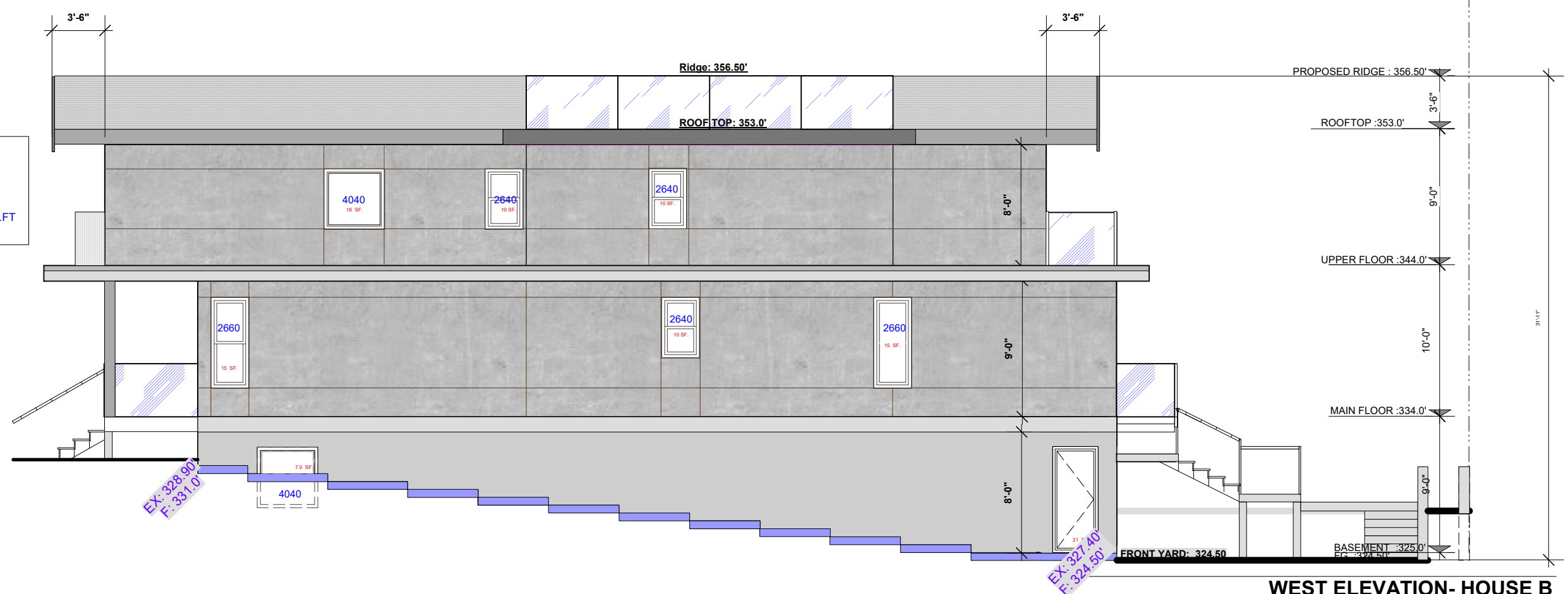
UNPROTECTED OPENINGS EAST ELEVATION
WALL AREA=1492.0 SQ.FT
LIMITING DISTANCE=4'0" (1.2 M)
PERMITTED U.P.O. (7%)=104.40 SQ.FT
PROPOSED=95.50 SQ. FT.

HEIGHT CALCULATION IN HOUSE: B
FRONT AVERAGE : $327.6 \times 327.1 / 2 = 327.35'$
REAR AVERAGE : $331.60 \times 331.50 / 2 = 331.55'$
REFERENCE POINT : $327.35' + (331.55 - 327.35 \times 0.4) = 329.03'$
ALLOWABLE TOP PLATE : $329.03' + 26.2' = 355.23'$
ALLOWABLE RIDGE : $329.03' + 33' = 362.03'$



EAST ELEVATION- HOUSE B

UNPROTECTED OPENINGS WEST ELEVATION
WALL AREA=1528.0 SQ.FT
LIMITING DISTANCE=4'0" (1.2 M)
PERMITTED U.P.O. (7%)=106.96 SQ.FT
PROPOSED=104.0 SQ. FT.



WEST ELEVATION- HOUSE B

LEGEND:

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

REVISION:

No.	Issue for	DATE
6	B.P.	
5		
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2		
1	SUBDIV/REZ.	NOV. 21, 2022

PROJECT: PREAPP

**412
E 11TH ST.
HOUSE 'B'**

DRAWING TITLE:
EAST ELEVATION

DATE:
JUNE 2019

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-R.CH

SCALE:

A-09



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LEGEND:

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

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6	B.P.	
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1	SUBDIV/REZ.	NOV. 21, 2022

PROJECT: PREAPP

**412
E 11TH ST.
HOUSE 'A'**

DRAWING TITLE:

SECTIONS

DATE:
JUNE 2019

DRAWING NO.:

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CHECKED BY:
-M.R.

-R.CH

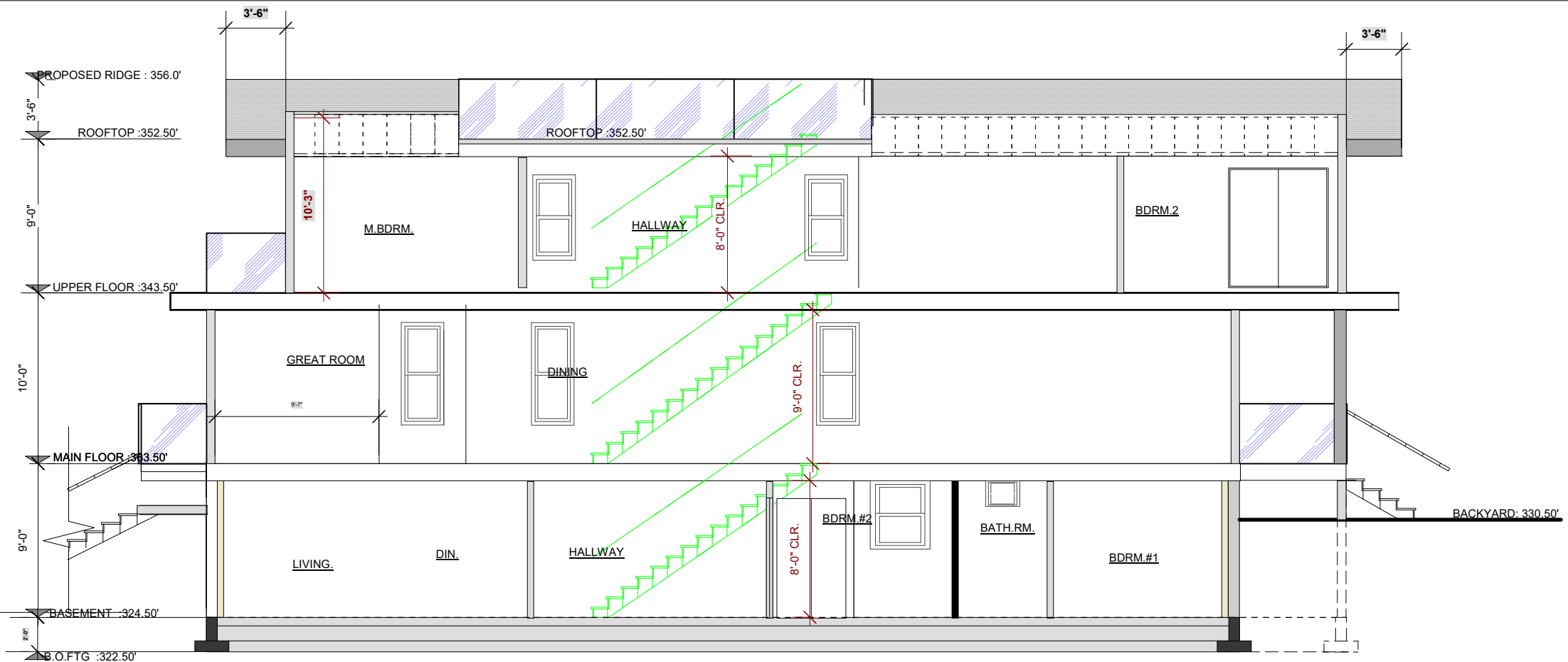
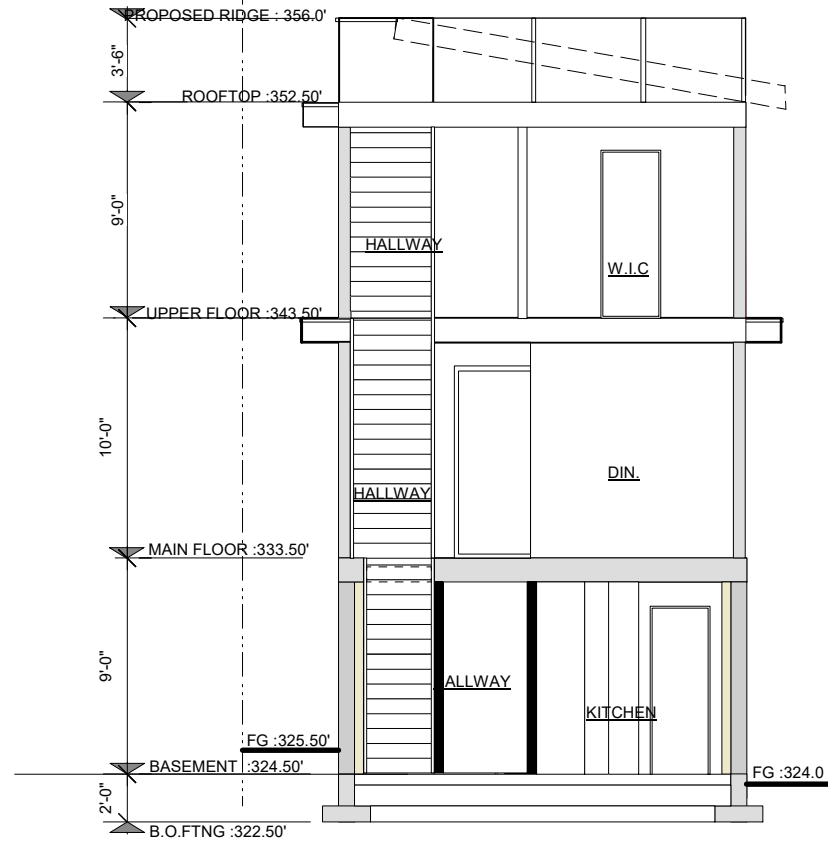
SCALE:

A-10

HEIGHT CALCULATION IN HOUSE: A

FRONT AVERAGE : $327.1' + 326.6' / 2 = 326.85'$
 REAR AVERAGE : $330.80' + 331.60' / 2 = 331.20'$
 REFERENCE POINT : $326.85' + (331.20 - 326.85') \times 0.4 = 328.59'$
 ALLOWABLE TOP PLATE : $328.59' + 26.2' = 354.79'$
 ALLOWABLE RIDGE : $328.59' + 33' = 361.59'$

SECTION BB- HOUSE A



SECTION AA- HOUSE A



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LEGEND:

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

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1	SUBDIV'REZ.	NOV. 21, 2022

PROJECT: PREAPP

**412
E 11TH ST.
HOUSE 'B'**

DRAWING TITLE:

SECTIONS

DATE:
JUNE 2019

DRAWING NO.:

DRAWN BY:

CHECKED BY:
-M.R.

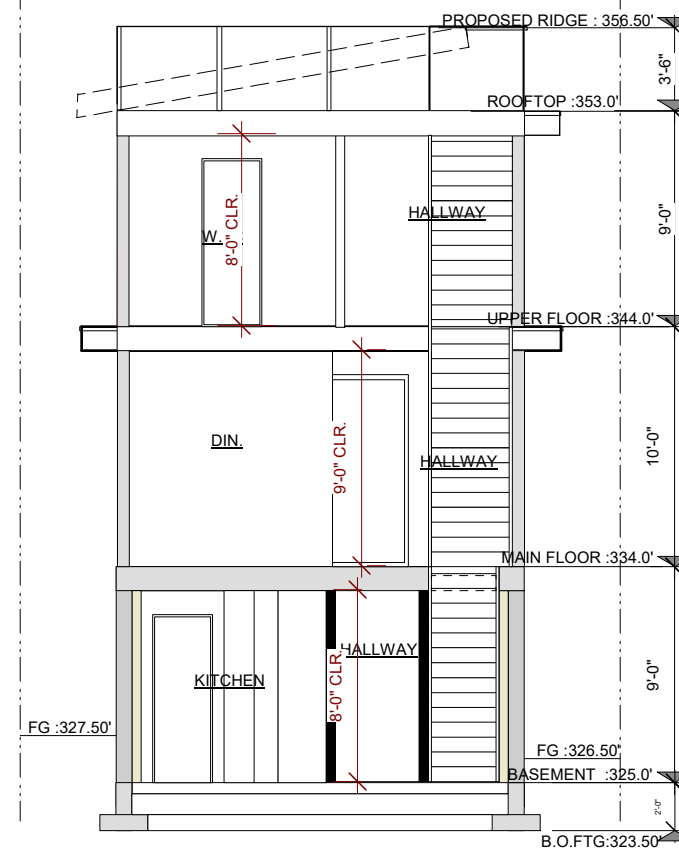
-R.CH

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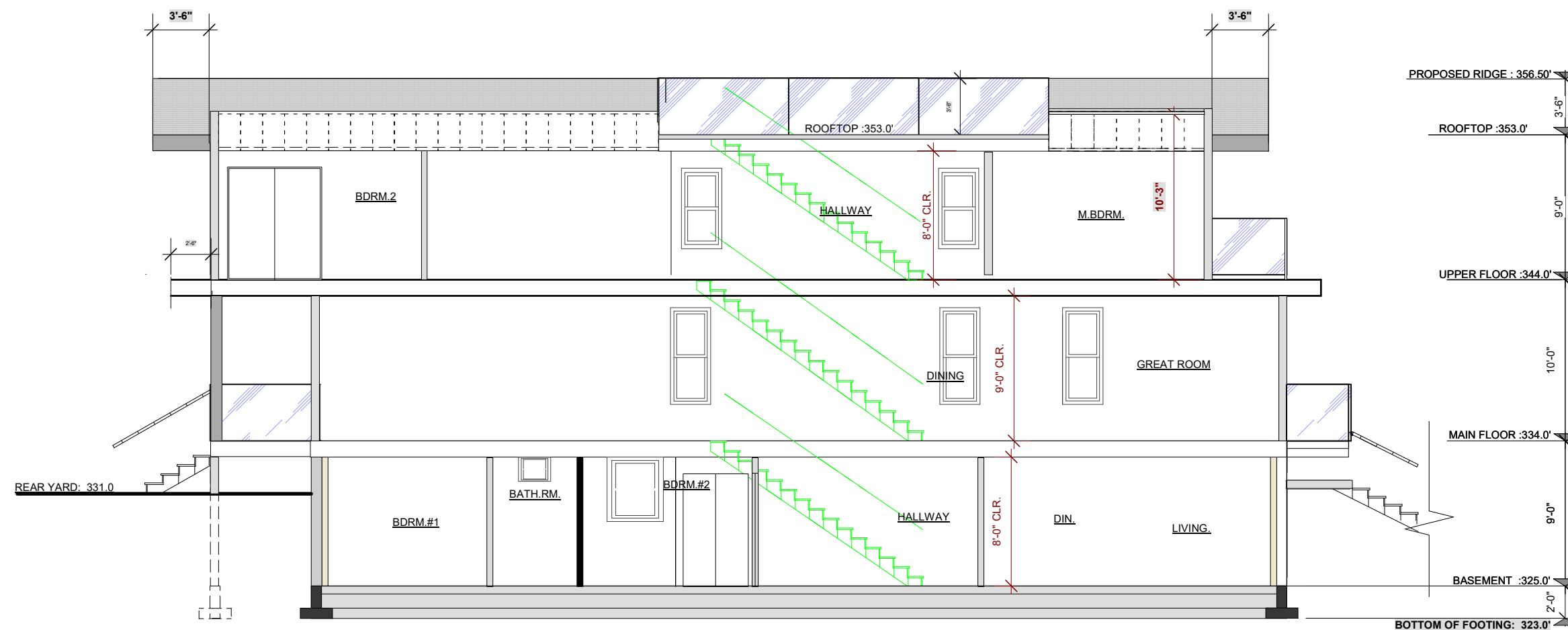
A-11

HEIGHT CALCULATION IN HOUSE: B

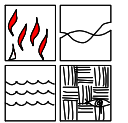
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 REAR AVERAGE : $331.60 + 331.50 / 2 = 331.55'$
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 ALLOWABLE RIDGE : $329.03' + 33' = 362.03'$



SECTION AA- HOUSE B



SECTION AA- HOUSE B



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- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

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PROJECT:

PREAPP

**412
E 11TH ST.**

DRAWING TITLE:

**GARAGE A & B
PLANS &
ELEVATIONS**

DATE:

JUNE 2019

DRAWING NO.:

DRAWN BY:

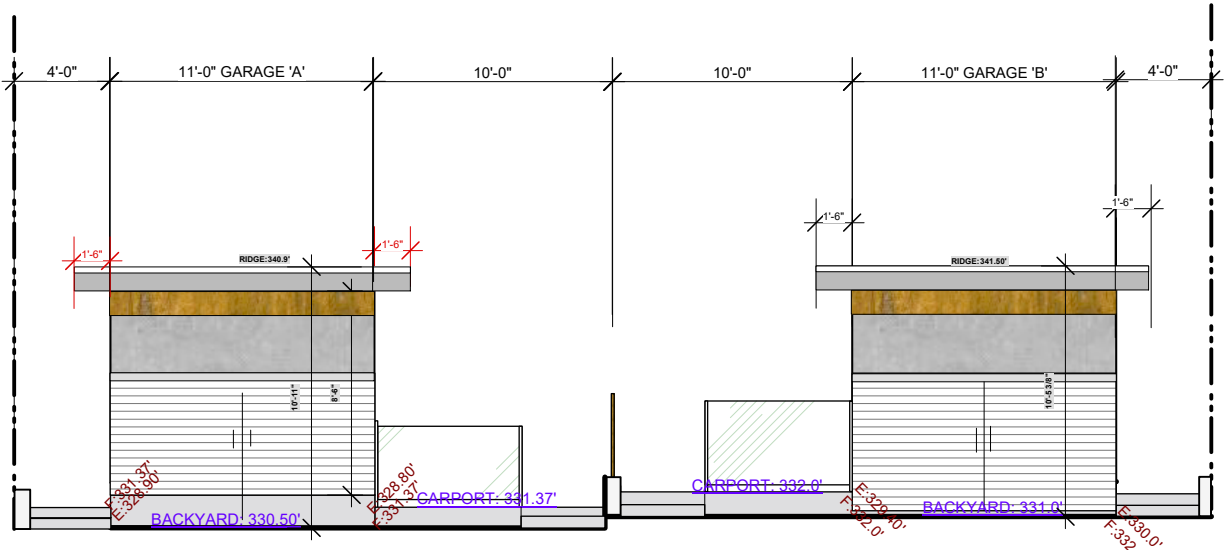
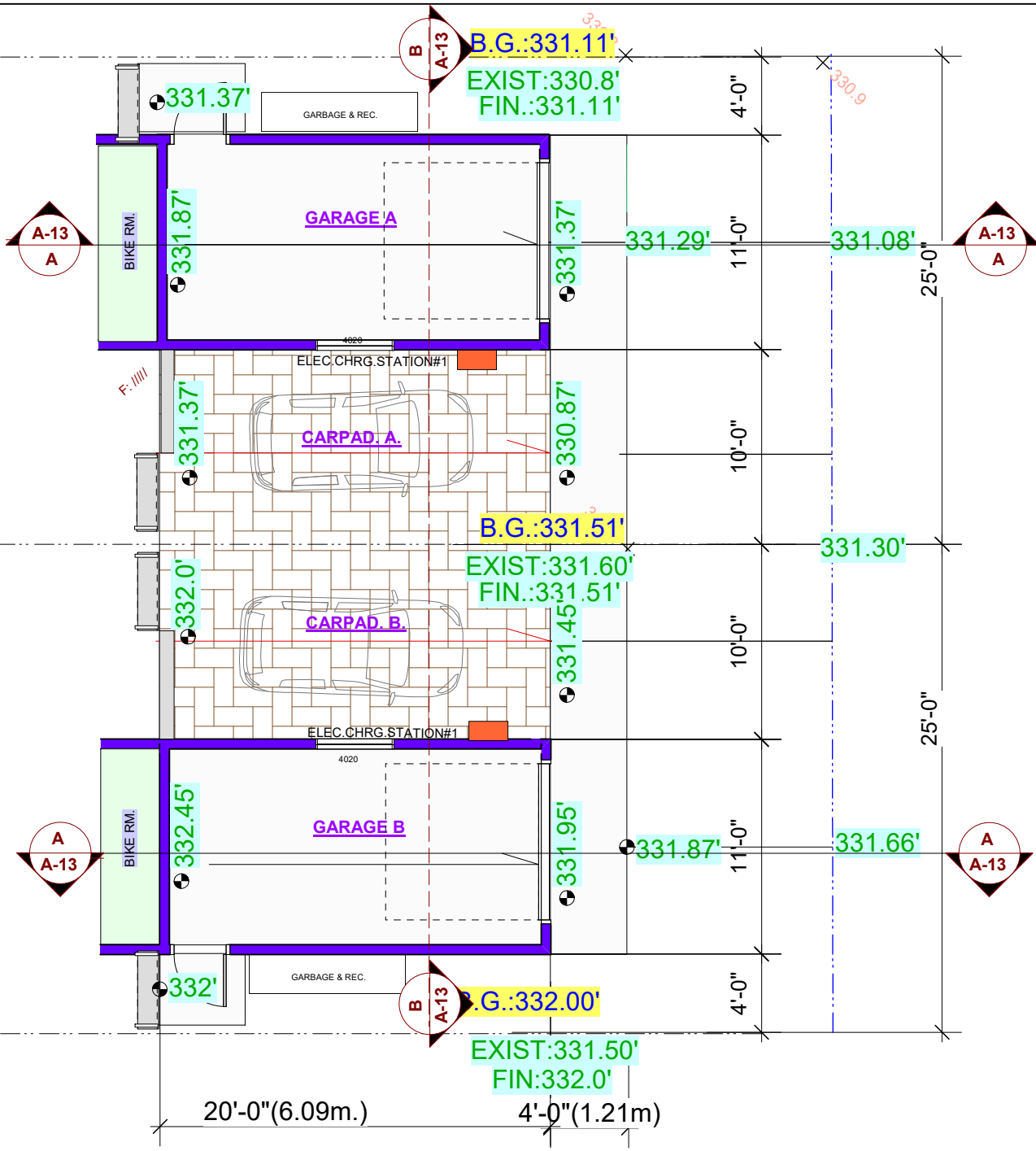
CHECKED BY:

-M.R.

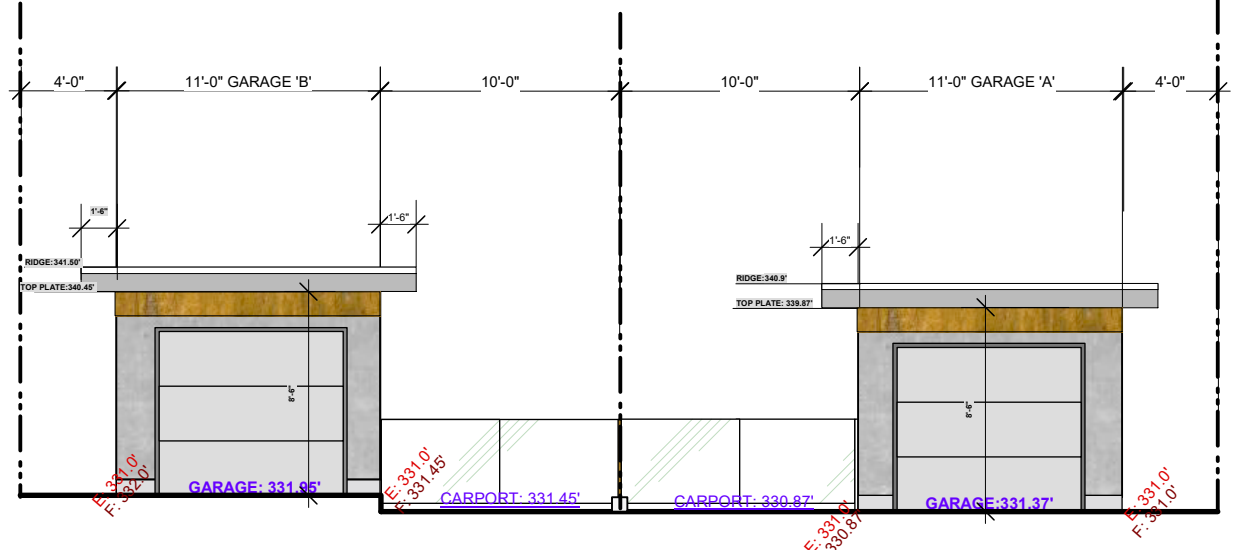
-R.CH

SCALE:

A-12

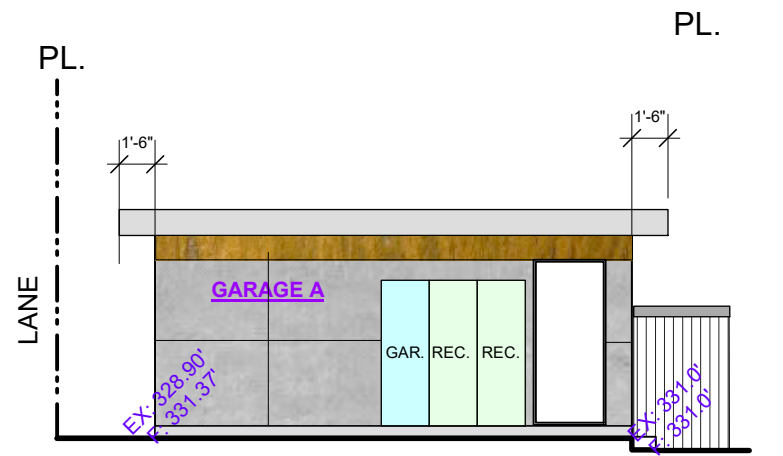


SOUTH ELEVATIONS

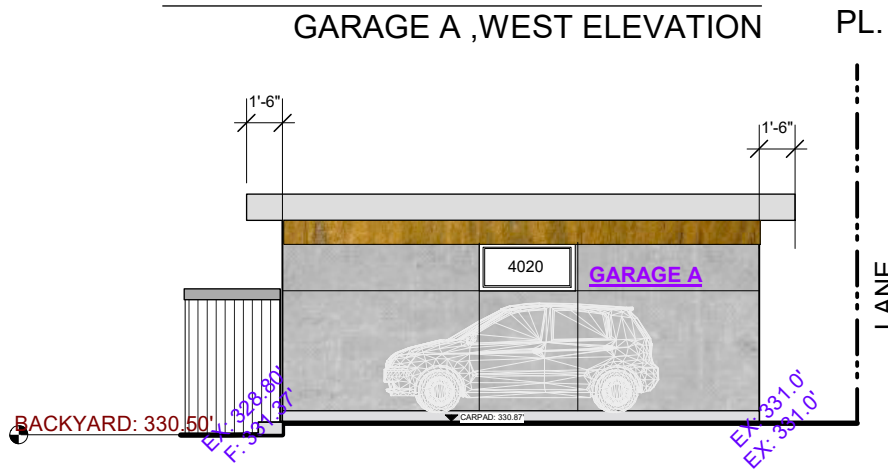


NORTH ELEVATIONS

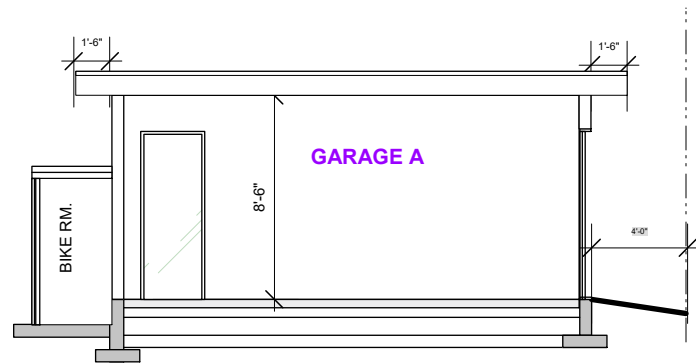
GARAGE A



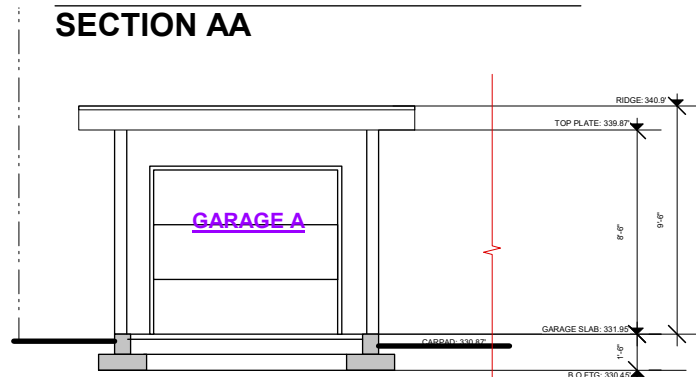
GARAGE A, WEST ELEVATION



GARAGE A, EAST ELEVATION

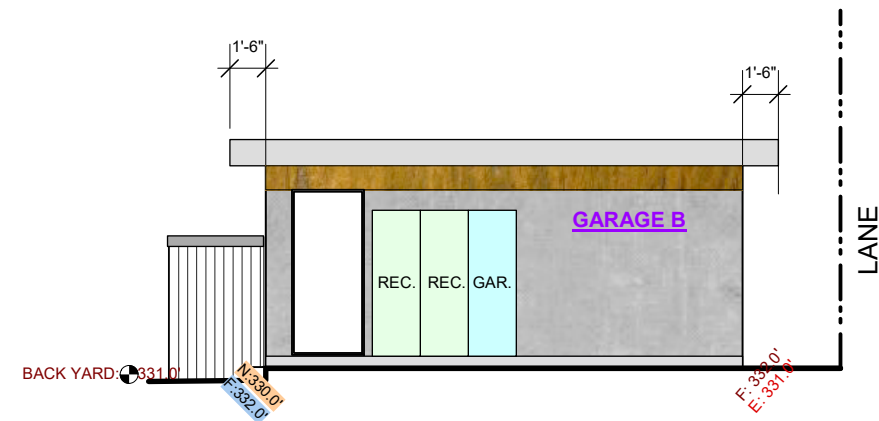


SECTION AA

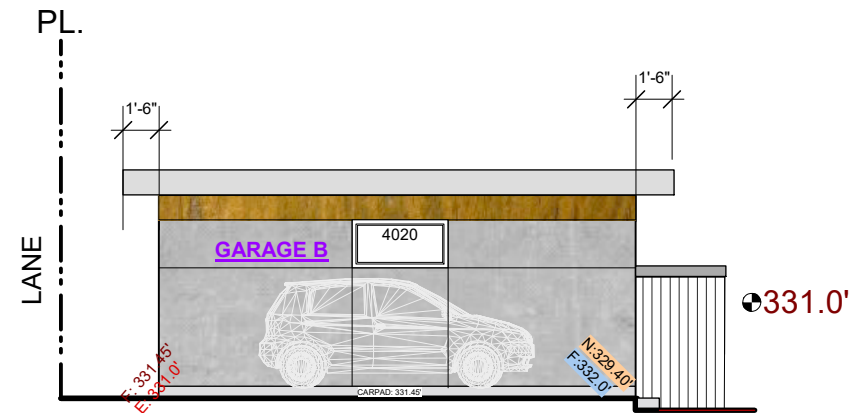


SECTION BB

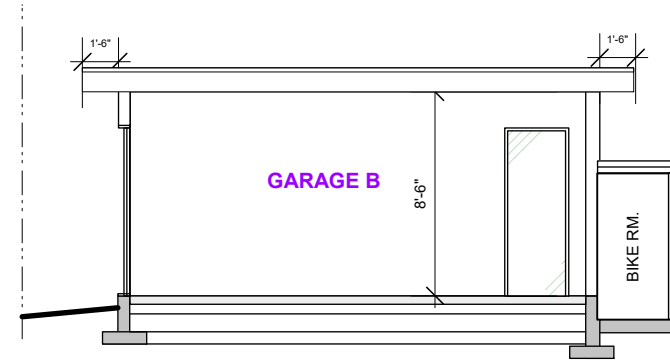
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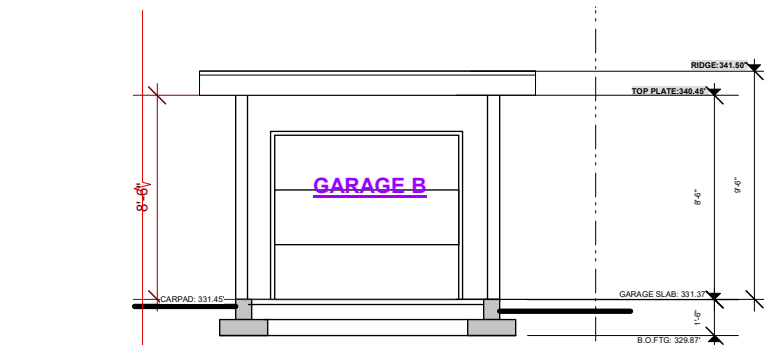
GARAGE B, EAST ELEVATION



GARAGE B, WEST ELEVATION



SECTION AA



SECTION BB

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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		
1	SUBDIV/REZ.	NOV. 21, 2022

PROJECT: PREAPP

**412
E 11TH ST.**

DRAWING TITLE:

**GARAGE A & B
ELEVATIONS &
SECTIONS**

DATE:
JUNE 2019

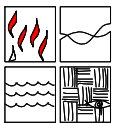
DRAWING NO.:

DRAWN BY:

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

SCALE:

A-13



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LEGEND:

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

REVISION:

6	B.P.	
5		
4		
3		
2		
1	SUBDIV/REZ.	NOV. 21, 2022
No.	Issue for	DATE

PROJECT: PREAPP

412 E 11TH

DRAWING TITLE:

STREET ELEVATIONS

DATE: JUNE 2019

DRAWING NO.:

DRAWN BY:

CHECKED BY:

-M.R.

-R.CH

SCALE:

A-14

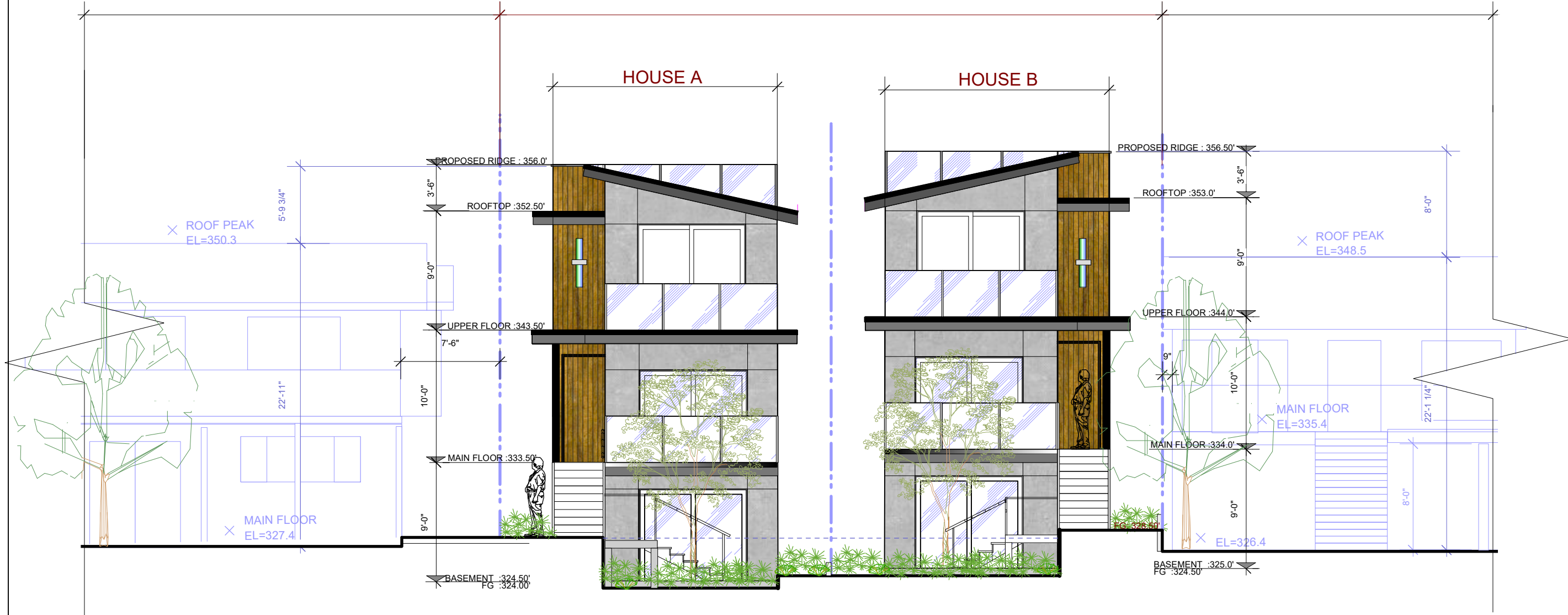
408 E 11TH.

412 E 11TH.

416 E 11TH.

HOUSE A

HOUSE B



EAST 11TH STREET ELEVATIONS