



STREET ELEVATION

SUBDIVISION & REZONING APPLICATION  
HOMES ON FOURTH  
618 EAST 4TH STREET, NORTH VANCOUVER

Legal Address: LOT 23, BLOCK 18, DL. 273, PLAN 1063  
PID: 014-871-076

OWNERS: GORDON KLEAMAN AND KEN LINEHAM

APPLICANT: VERNACULAR STUDIO INC.

ISSUED FOR: SUBDIVISION & REZONING AUGUST 8, 2023

## DRAWING INDEX

R.1 ZONING SUMMARY / PROJECT SUMMARY  
R.2 SITE CONTEXT  
R.3 PROJECT RATIONALE  
R.4 COLOUR & MATERIAL PALETTES  
R.5 STREET ELEVATION

## ARCHITECTURAL DRAWINGS

A-01 SITE PLAN FOR BOTH LOTS  
A-02 FLOOR PLANS - BASEMENT BOTH LOTS  
A-03 FLOOR PLANS - MAIN BOTH LOTS  
A-04 FLOOR PLANS - UPPER BOTH LOTS  
A-05 ROOF PLANS - BOTH LOTS  
A-06 FRONT ELEVATIONS (BOTH HOUSES)  
A-07 REAR ELEVATIONS (BOTH HOUSES)  
A-08 SIDE ELEVATIONS (LOT A)  
A-09 SIDE ELEVATION (LOT B)  
A-10 BUILDING SECTIONS - LOT A  
A-11 BUILDING SECTIONS - LOT B  
A-12 GARAGES BOTH LOTS - PLANS  
A-13 GARAGES SECTIONS & ELEVATIONS

L-01 LANDSCAPE PLAN + PLANTING LIST



PROJECT SYNOPSIS

Current Lot Area: 15.24 M x 42.67 = 649.0 SM [50’ X 140’ = 6,986 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 (WEST)

Lot Area: 7.62 X 41.71 = 317.83 SM  
25.0’ X 136.86’= 3,421.50 SF

FSR Allowed (0.50): 325.14. X 0.5 = 158.91 SM [1,710.50 SF]  
FSR Proposed: 158.50 SM [1,706.0 SF.]  
Lot Coverage Allowed: 30% 95.34 SM [1,026.30 SF]  
Lot Coverage Proposed: 30%

FLOOR AREA (FSR CALCULATION)  
Main Floor 77.57 SM [835.0 SF]  
Upper 80.91 SM [871.0 SF]  
Basement (77.57 SM [835.0 SF])  
Total FSR 148.50 SM [1,706.0 SF]

SETBACKS:	ALLOWED	PROPOSED
FRONT:	4.57 M [15.0’]	6.13 M [21.1’]
REAR @35% LOT DEPTH:	14.59 M [47.9’]	18.78 M [61.6’]
EAST SIDE:	1.2 M [4.0’]	1.2 M [4.0’]
WEST SIDE:	1.2 M [4.0’]	1.2 M [4.0’]
HOUSE TO GARAGE:	3.0 M. [10.0’]	11.15 M [36.60’]

Accessory Building:10%	32.45 SM [349.3 SF]	20.43 SM [220.0 SF]
Parking:	2	2
SECONDARY SUITE: 40%	63.35 SM [682.4 SM]	34% 54.25 SM (584.0 SF)
PARKING:	One CAR PAD ALLOCATED FOR EACH DWELLING UNIT	
BIKE:	2 ENCLOSED	

Lot A (WEST)

Lot Area: 7.62 X 41.71 = 317.83 SM  
25.0’ X 136.86’= 3,421.50 SF

FSR Allowed (0.50): 325.14. X 0.5 = 158.91 SM [1,710.50 SF]  
FSR Proposed: 158.50 SM [1,706.0 SF.]  
Lot Coverage Allowed: 30% 95.34 SM [1,026.30 SF]  
Lot Coverage Proposed: 30%

FLOOR AREA (FSR CALCULATION)  
Main Floor 77.57 SM [835.0 SF]  
Upper 80.91 SM [871.0 SF]  
Basement (77.57 SM [835.0 SF])  
Total FSR 148.50 SM [1,706.0 SF]

SETBACKS:	ALLOWED	PROPOSED
FRONT:	4.57 M [15.0’]	4.87 M [16.2’]
REAR @35% LOT DEPTH:	14.59 M [47.9’]	12.39 M [65.66’]
EAST SIDE:	1.2 M [4.0’]	1.2 M [4.0’]
WEST SIDE:	1.2 M [4.0’]	1.2 M [4.0’]
HOUSE TO GARAGE:	3.0 M. [10.0’]	12.39 M [40.66’]

Accessory Building:10%	32.45 SM [349.3 SF]	20.43 SM [220.0 SF]
Parking:	2	2
SECONDARY SUITE: 40%	63.35 SM [682.4 SM]	34% 54.25 SM (584.0 SF)
PARKING:	One CAR PAD ALLOCATED FOR EACH DWELLING UNIT	
BIKE:	2 ENCLOSED	

PROJECT:

618 EAST 4TH STREET,  
NORTH VANCOUVER

DRAWING TITLE:

PROJECT SUMMARY /  
ZONING SUMMARY

DATE:	DRAWING NO. :
-------	---------------

AUG 8, 2023

R.01





OCP MAP, CITY OF NORTH VANCOUVER OCP MAP.



BIRD'S EYE VIEW VIEWING NORTH

### Site context and Amenities

The site measures 15.24 m. x 41.6 m. [50 ft X 136.5 ft.], located on north side of 600 block of 4th Street, bounded with single family housing to the north, south, east, and west.

The property is in the Moodyville neighbourhood and a block away from 3rd Street Rapid Transit line, walking distance to schools, daycare, parks, shopping area and close to Trans Canada HWY.

#### Topography

The site slopes 0.42 M [1.4 feet] 2.8% from east to west across its width and 1.30 M [ 4.4 feet] across its width from east to west.



618 EAST 4TH - SUBJECT SITE



614-612 EAST 4TH - WEST OF SUBJECT PROPERTY



622 EAST 4TH - EAST OF SUBJECT PROPERTY



EAST 4TH STREET EXISTING CONDITION - VIEWING EAST



EAST 4TH STREET EXISTING CONDITION - VIEWING WEST



EAST 4TH STREET EXISTING LANE CONDITION - VIEWING WEST



PROJECT RATIONALE

SUBJECT SITE AND NEIGHBOURHOOD

The site measures 15.24 M X 41.60 M (50' X 136.86'), located on 600 block of East 4th Street between Moody Ave. and Queensbury Ave., surrounded with single Family housing to the north, east, south, and west.  
The property is a walking distance from schools, daycares, parks, Moddyville Neighbourhood, shopping area, a blocks to rapid transit route and Trans-Canada Highway.

Topography

The site slopes 1.21 m. [4.4 feet] from north to south over its depth and 0.62 m. [ 2.2 feet] across its width from east to west.

LAND USE

The Land use designation of 2014 OCP is Residential Level 1. Our intent is to keep the OCP designation unchanged but to apply for a Rezoning and Subdivision of 352 West 15th Street from a Single-Family lot (RS1) to a Single-Family lot (RS2) to allow for construction of two Single-Family houses with an accessory secondary suite for each.

PROPOSED INTENT

We believe that some of the housing challenge can be met with the small lot subdivisions while providing a flexible and relatively affordable housing solution for young and professional families, the downsizers and emptynesters who desire to stay in their community.

In the next phase upon Rezoning and Subdivision permitting process our application will work to achieve all the regional requirements and goals of City of North Vancouver’s sustainable design policies.

AFFORDABILITY

As the price of land increases, the developing community and the City of North Vancouver are under tremendous pressure to make housing more affordable. This proposal intends to subdivide a 50 feet wide lot in to two smaller lots to construct two new single-Family houses each with a Secondary Suite. The Secondary Suites intend to provide two ground oriented rental units in the area as well as being a “mortgage helper” for the owners.

BACKGROUND

In 2016 we designed our first narrow lot application at 1413-1417 Mahon Ave. and in 2017 we submitted a Rezoning and Subdivision application for 525 East 5th Street. Both projects have been successfully completed. There currently two more projects under construction at 416-418 East 16th St., 1740-1742 Bewicke Ave. and 646-648 East 4th Street and 7 more in the development application stage.

ARCHITECTURAL DESIGN

In response to the onsite conditions, current market, and the clients wish we are proposing to create two Modern style houses harmonious with each other in style, massing and use of architectural materials. Hence, the homes were designed based upon the following criterion:  
The Architectural style of the proposed houses of Modern on the exterior with sloped roofs and a mixture of fiber cement boards and vertical metal sidings (see material palette). We included some samples of narrow front houses done by our firm in the past in the previous page.

The design features include:

- Based on the Clients’ request we have created two identical Modern homes with yet identifiable facades by providing different colour and material palettes.
- provide three bedrooms and a Secondary Suite for each house.
- maximize and enhance outdoor living spaces in the rear yards and a front south facing patio for each Basement Suite.
- create flexible floor plans that can accommodate the needs of future growth of families.

MATERIALITY

For wall cladding of both houses we are proposing to use fiber cement siding, fiber cement boards, natural cedar strips as accents for the front entrances. For soffits and Fascias painted fiber cement board is also proposed. (colour palettes are presented in page A-07 of this package)

AFFORDABILITY

In terms of affordability, all can be done at this time is to build smaller homes and gently increase the density within the current residential zonings such as in the low density and medium density areas. Increasing number of small Single-Family houses, duplex, triplex and Infill units are alternative approaches to provide “relative” affordability with the current zoning and OCP. Following meetings with the Planning department and hearing their concerns for the rezoning we still believe this housing form is a viable housing typology in the City of North Vancouver and can offer more affordable housing options compare to the larger Single-Family models on the typical 50’ wide lots. Adding a Secondary Suite further helps the owners to recover part of their mortgage or have an extended family member living with them.

SUSTAINABILITY

The proposal seeks to increase the density within the existing RS1 zoning where the current density is low. The owners wish to construct two new Single-Family homes with minimum interruption on the existing density. As a gentle densification approach the proposal will add two “relatively” affordable rental suites and an additional small home within the municipal infrastructure.  
The application aims to achieve and incorporate following sustainable components:  
•Achieve Step 3 energy code or as CNV most current requirements.  
•“Energy Star” windows and doors  
•Double or Triple pane windows based on Energy requirements.  
•“Energy Star” appliances shall be installed in the new Infill unit.  
•Garages to be pre-wired for electric vehicles.  
•Dual flush toilets and low flow fixtures shall be installed.  
•Low VOC emitting paint and flooring materials shall be specified.  
•Hot water piping shall meet minimum insulation requirements.  
•Heat recovery ventilators shall be installed.  
•Indigenous plant materials with low water requirements shall be planted.  
•Stormwater Management system for storm water  
•Bicycle storages

ACTIVE LIFESTYLE

- Provide bicycle storage.
- Provide outdoor patios for the principal house and the Secondary Suites for the residents’ outdoor activities.

LANDSCAPE DESIGN

- The Landscape design envisions featuring a good percentage of native and drought resistant species of plant material in the front and rear yards.

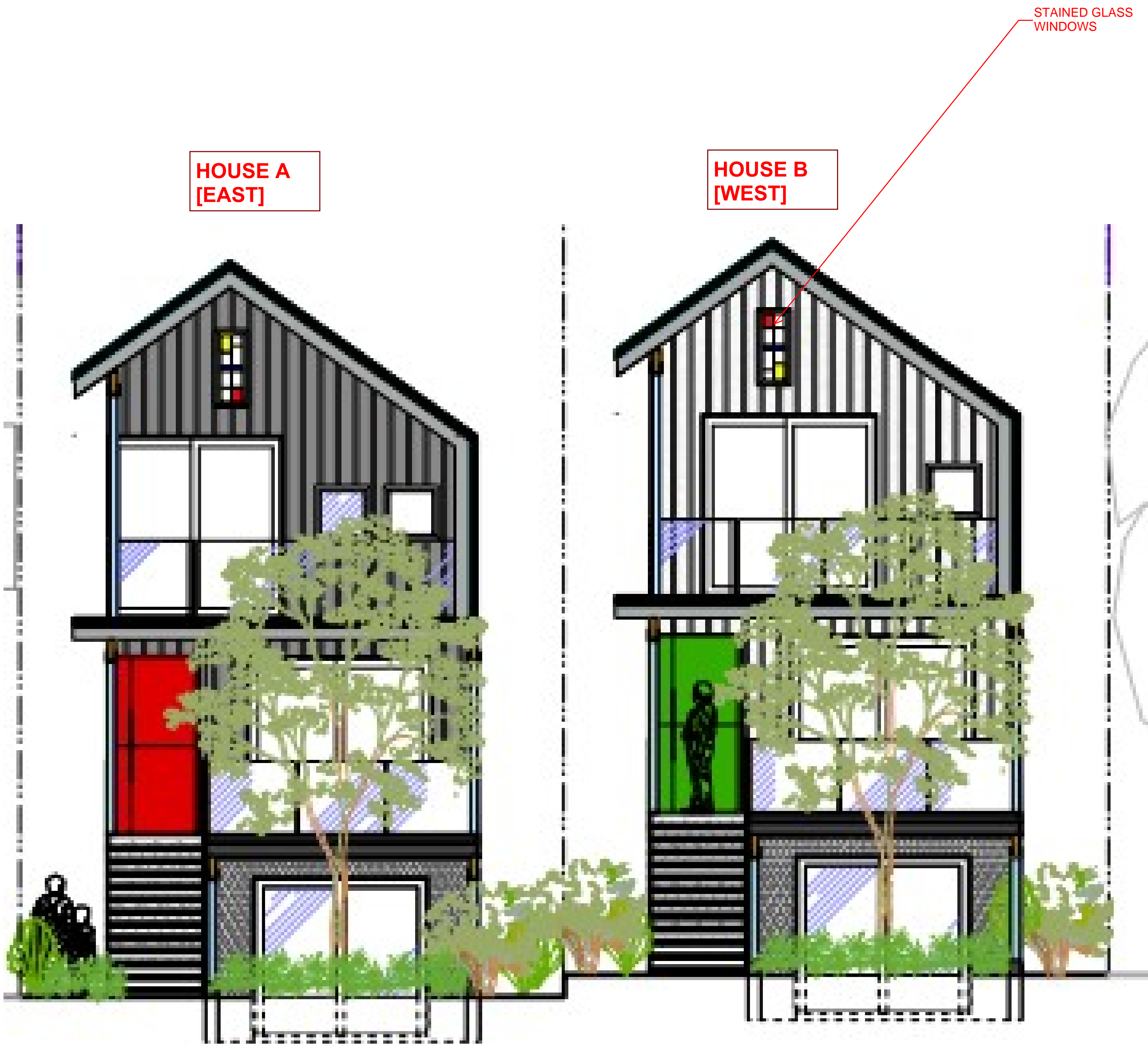


AERIAL VIEW OF THE SITE



PROPOSED HOUSES

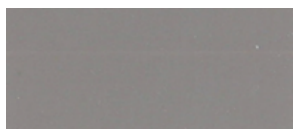




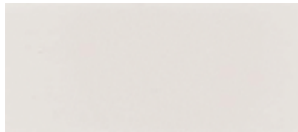
COLOUR PALETTES



HOUSE A- MAIN HOUSE LONG BOARD-NATURAL CEDAR COLOUR



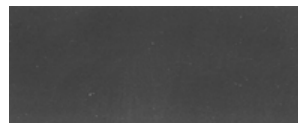
HOUSE A- MAIN HOUSE and GARAGE – WHITE SOLID PAINT  
(Sea Haze –BM)



HOUSE B- MAIN HOUSE and GARAGE –F/ CEMENT PANEL  
(Light Grey –BM)



BOTH HOUSES - WINDOW SASH & STL. COLUMNS – Coated Dark Charcoal



BOTH HOUSES – FASCIA, FLASHING – Dark Charcoal (to match Iron Mountain-B.M.)

BM = BENJAMINE MOORE PAINT

MATERIAL PALETTES

- 1) Roof: 3 LAYERS OF 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 siding3.5” WIDE METAL LONG BOARDS [NATURAL CEDAR COLOUR]
- 8) Wall cladding: FIBER CEMENT
- 9) Window sash: VINYL - DARK CHARCOAL
- 10) Entry Doors: SOLID CORE FIBERGLASS PANEL
- 11) Soffits: T&G CEDAR [NATURAL CEDAR STAIN]

PROJECT:

618 EAST 4TH STREET,  
NORTH VANCOUVER

DRAWING TITLE:

CLOUR & MATERIAL PALETTE

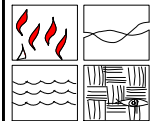
DATE: DRAWING NO. :

AUGUST 8, 2023 R.04





PROJECT:	
618 EAST 4TH STREET, NORTH VANCOUVER	
DRAWING TITLE:	
STREET ELEVATION	
DATE:	DRAWING NO. :
AUGUST 8, 2023	R.05



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

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

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:**

6	B.P.	
5		
4		
3		
2		
1	SUBDEV/REZ.	AUG 08, 2023
No.	Issue for	DATE

**PROJECT:**

**618  
EAST 4TH. ST.**

**DRAWING TITLE:**

**SITE PLAN**

**DATE:**

**DRAWN BY :**

**CHECKED BY:**

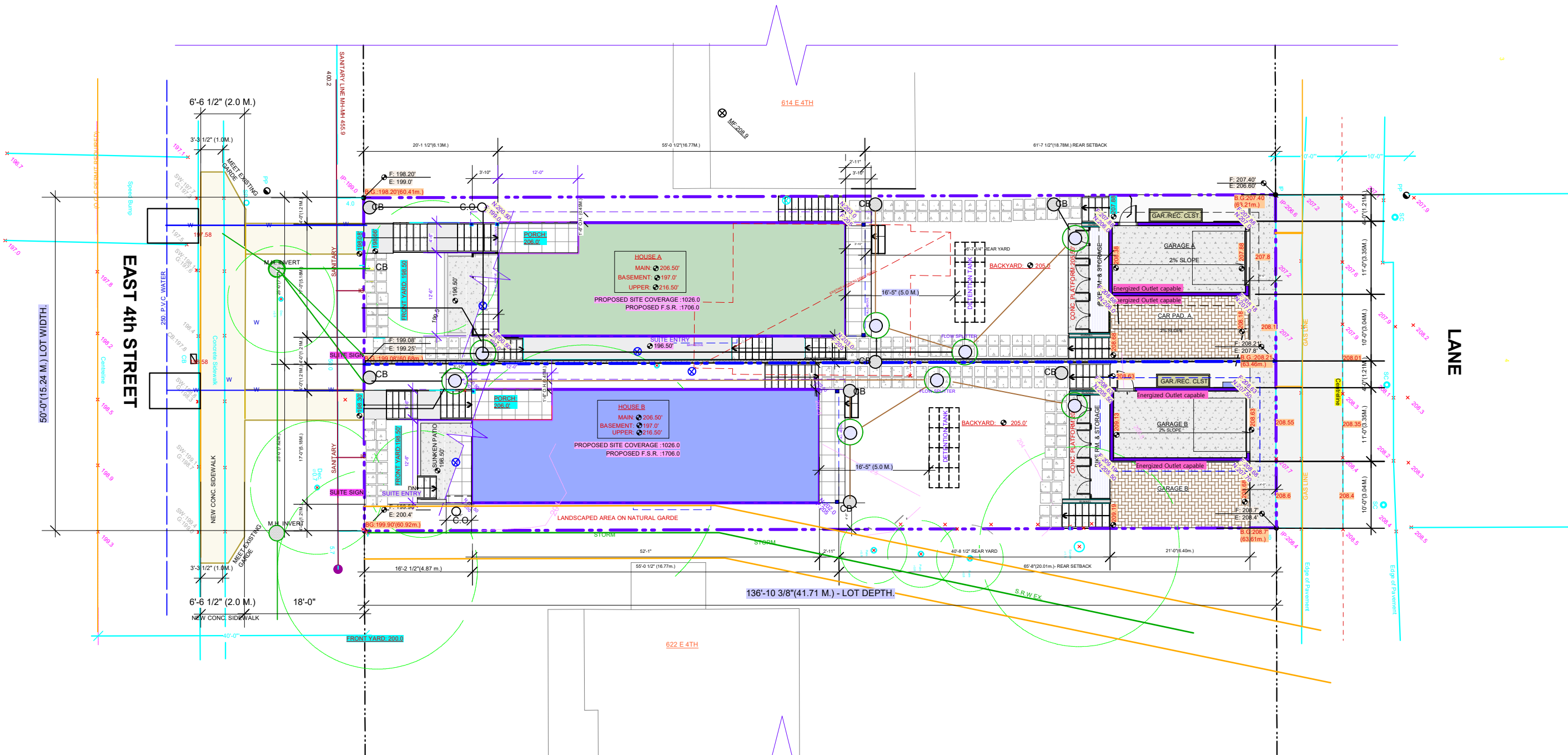
-M.R.

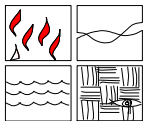
-R.CH

SCALE: 1/16"

**DRAWING NO. :**

**A-01**





CONSULTANTS:

COPYRIGHT:  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

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:

6		
5		
4		
3		
2		
1	SUBDIV./REV. (CONCEPTUAL)	AUG. 08, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

BASEMENT FLOOR PLANS

DATE:

DRAWING NO.:

DRAWN BY:

CHECKED BY:  
-M.R.

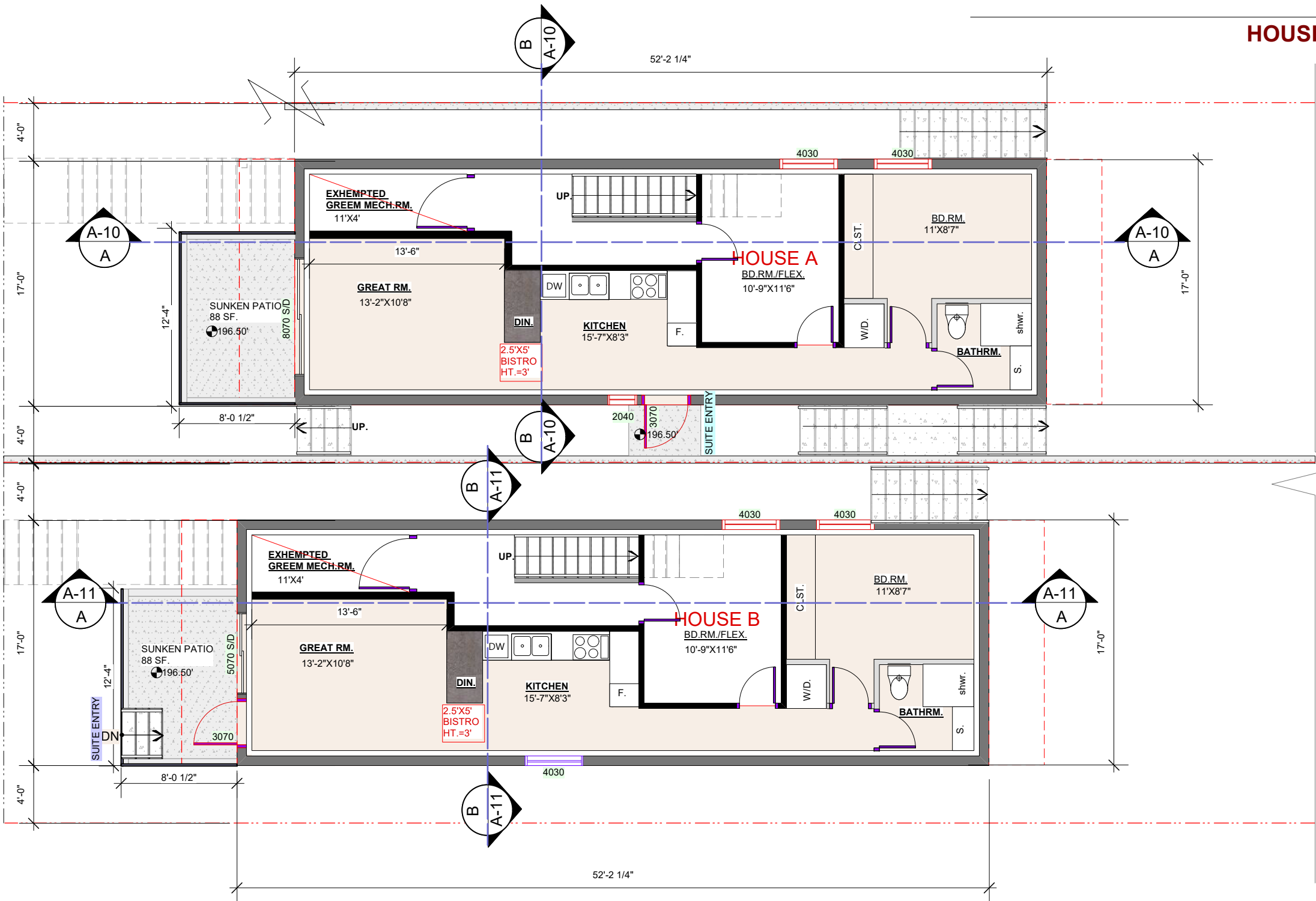
-R.CH

SCALE: 1/8"

A-02

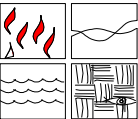
SUITE: 584.0 SF.  
GROSS: 889.0 SF.  
GREEN MECH.RM.: 54.0 SF.  
NET: 835.0 SF.

HOUSE A - BASEMENT FLOOR



SUITE: 584.0 SF.  
GROSS: 889.0 SF.  
GREEN MECH.RM.: 54.0 SF.  
NET: 835.0 SF.

HOUSE B - BASEMENT FLOOR



CONSULTANTS:

COPYRIGHT:  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

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:

6		
5		
4		
3		
2		
1	SUBDIV./REV. (CONCEPTUAL)	AUG. 06, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

MAIN FLOOR PLANS

DATE:

DRAWING NO. :

DRAWN BY :

CHECKED BY:

-M.R.

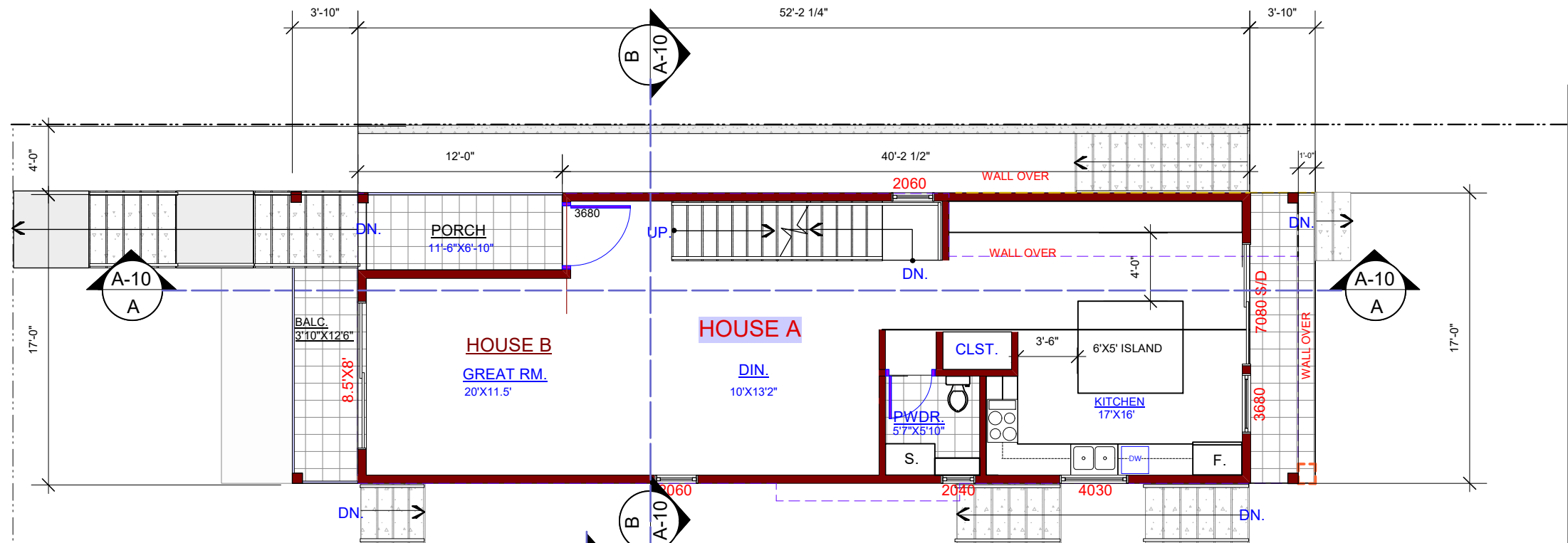
-R.CH

SCALE: 1/8"

A-03

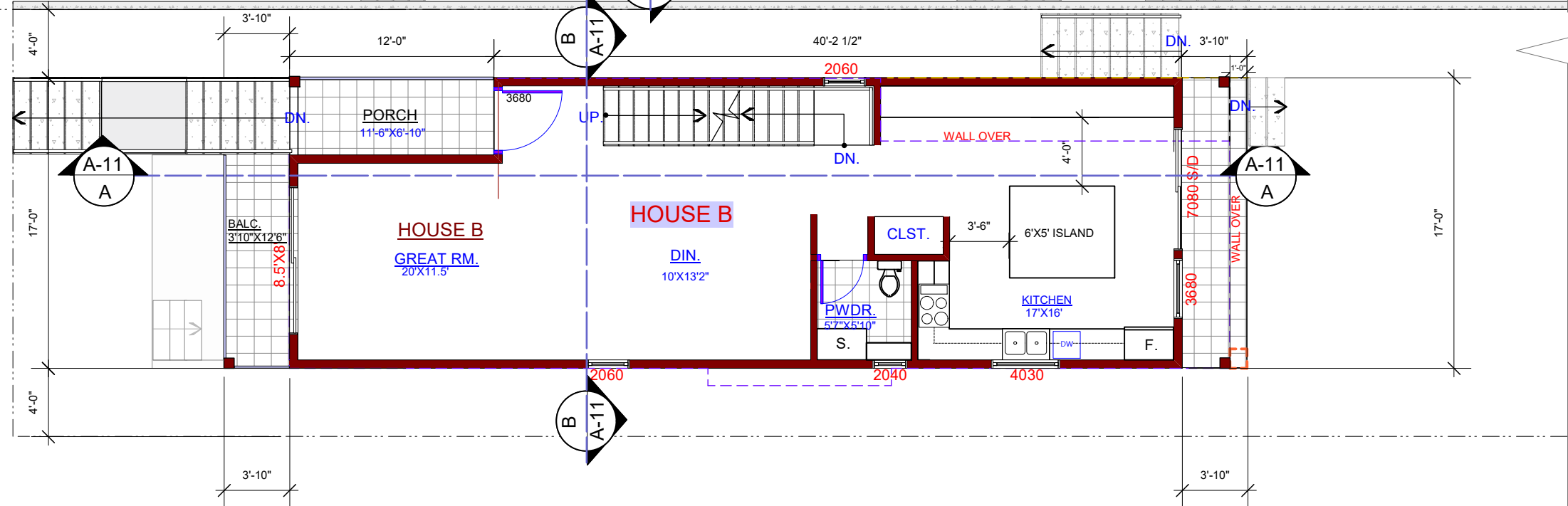
835.0 SF.

HOUSE A - MAIN FLOOR

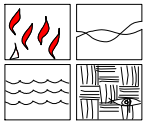


835.0 SF.

HOUSE B - MAIN FLOOR







CONSULTANTS:

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:

6		
5		
4		
3		
2		
1	SUBDIV./REV.	AUG 08, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

UPPER FLOOR PLANS

DATE:

DRAWING NO.:

DRAWN BY:

CHECKED BY:

-M.R.

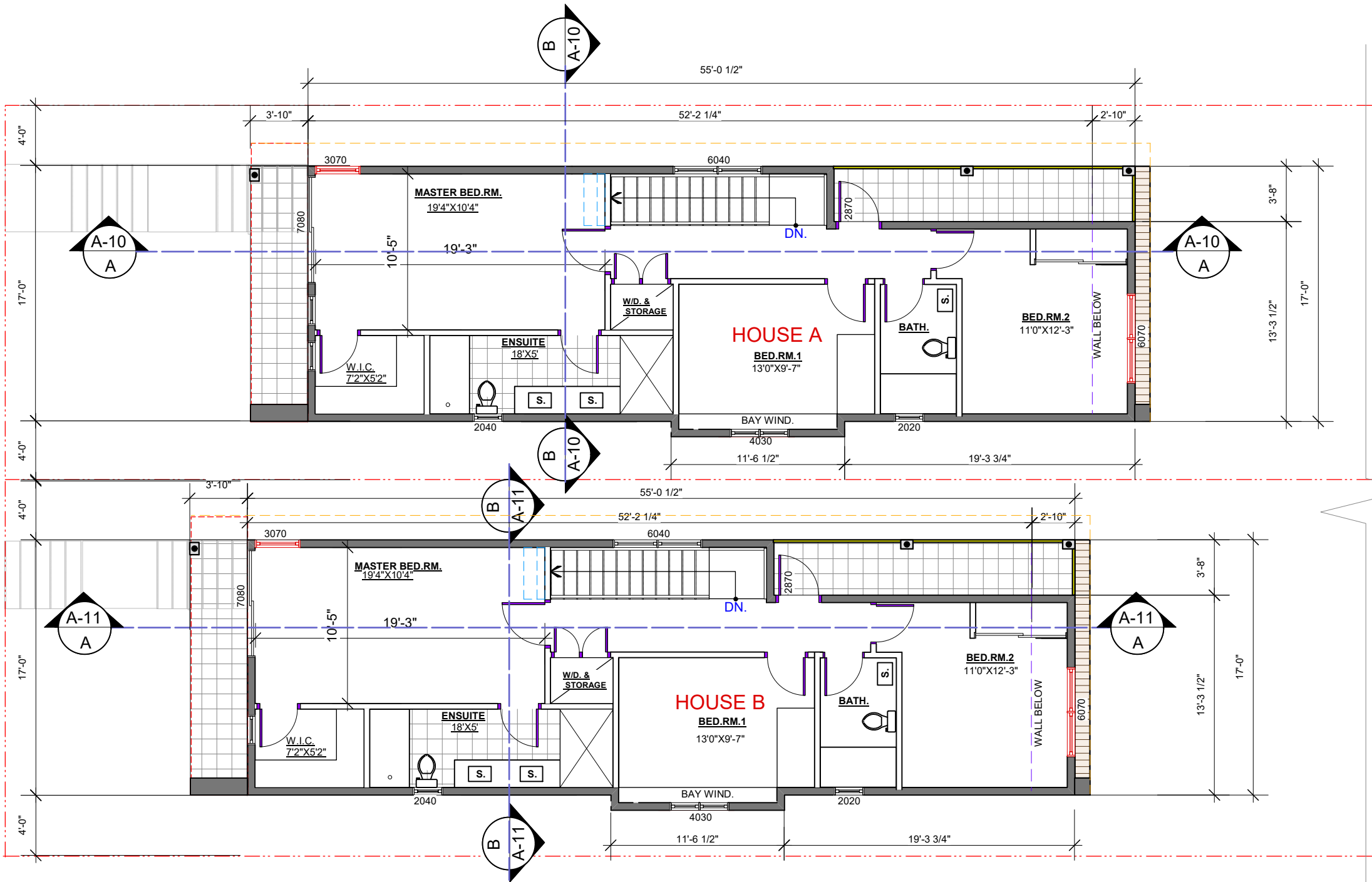
-R.CH

SCALE: 1/8"

A-04

871.0 SF.

HOUSE A - UPPER FLOOR



871.0 SF.

HOUSE B - UPPER FLOOR



CONSULTANTS:

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:		
6		
5		
4		
3		
2		
1	SUBDIV./REZ.	AUG 08, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

ROOF PLANS

DATE:

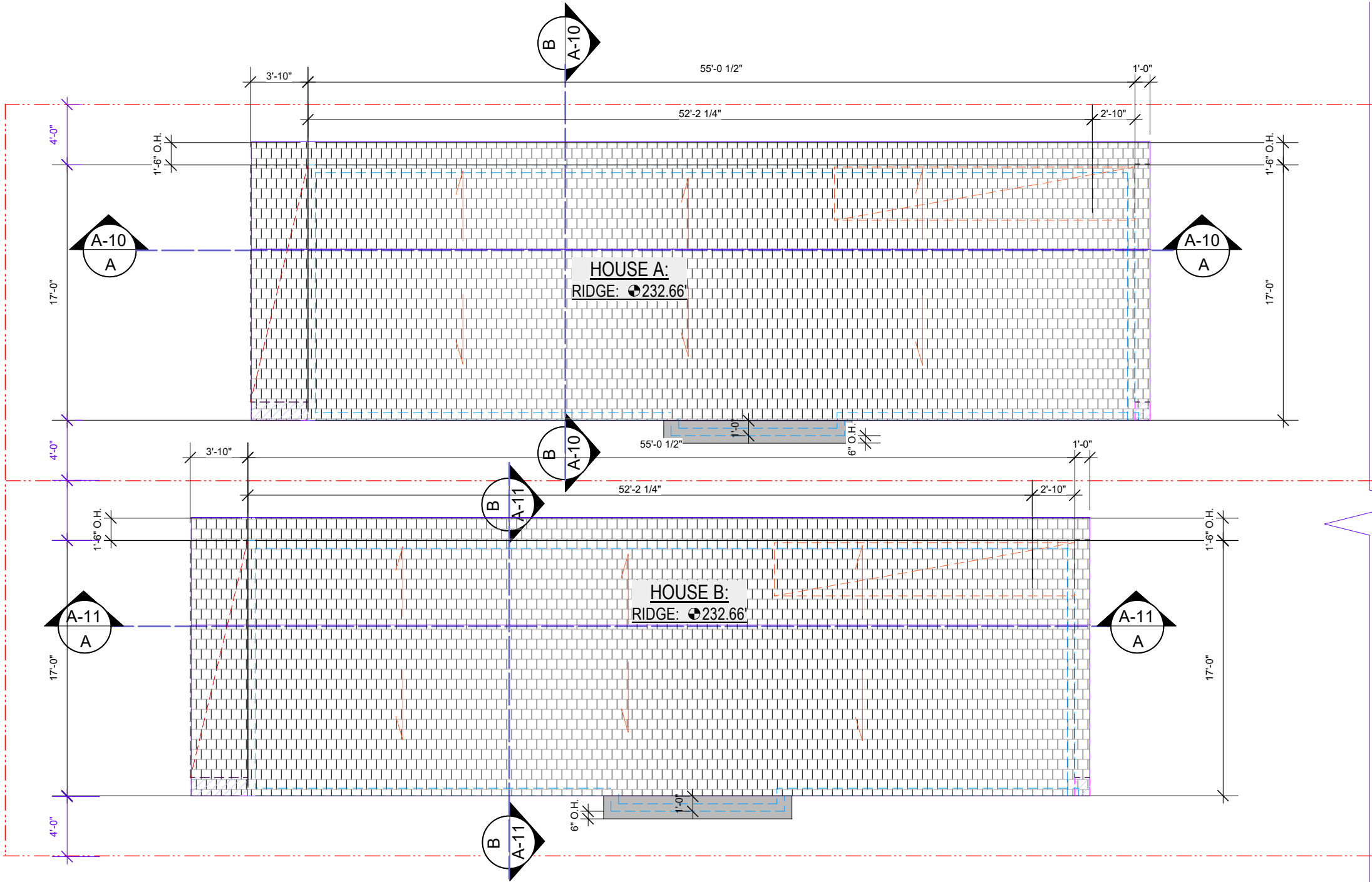
DRAWN BY :

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

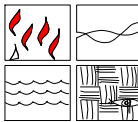
SCALE: 1/8"

DRAWING NO. :

A-05



ROOF PLANS, HOUSE A&B



CONSULTANTS:

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:

6		
5		
4		
3		
2		
1	SUBDIV./REZ.	AUG 08, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

SOUTH ELEVATIONS  
HOUSE A & B

DATE:

DRAWING NO. :

DRAWN BY :

CHECKED BY:

-M.R.

-R.CH

SCALE:1/8"

A-06



HOUSE A - SOUTH ELEVATION

HOUSE B - SOUTH ELEVATION

HOUSE A , HIGHT CALCUL.  
FRONT AVE: 199.0+199.25=199.12'  
REAR AVE: 206.6+207.8=207.20'

REFERENCE PONT:  
199.12'+(207.20'-199.12)X0.4=203.35'

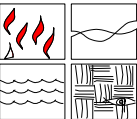
203.35'+26.2=229.55' (ALLOWABLE TOP PLATE)  
203.35' +33 =236.35' ( ALLOWABLE HEIGHT)

HOUSE B , HIGHT CALCUL.  
FRONT AVE: 200.4+199.25=199.82'  
REAR AVE: 208.4+207.8=208.10'

REFERENCE PONT:  
199.82'+(208.10-199.82)X0.4=203.13'

203.13'+26.2=229.33' (ALLOWABLE TOP PLATE)  
203.13' +33 =236.13' ( ALLOWABLE HEIGHT)

Vernacular  
s t u d i o



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

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

CONSULTANTS:

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:		
6		
5		
4		
3		
2		
1	SUBDIV./REZ.	AUG 08, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

NORTH ELEVATIONS  
HOUSE A & B

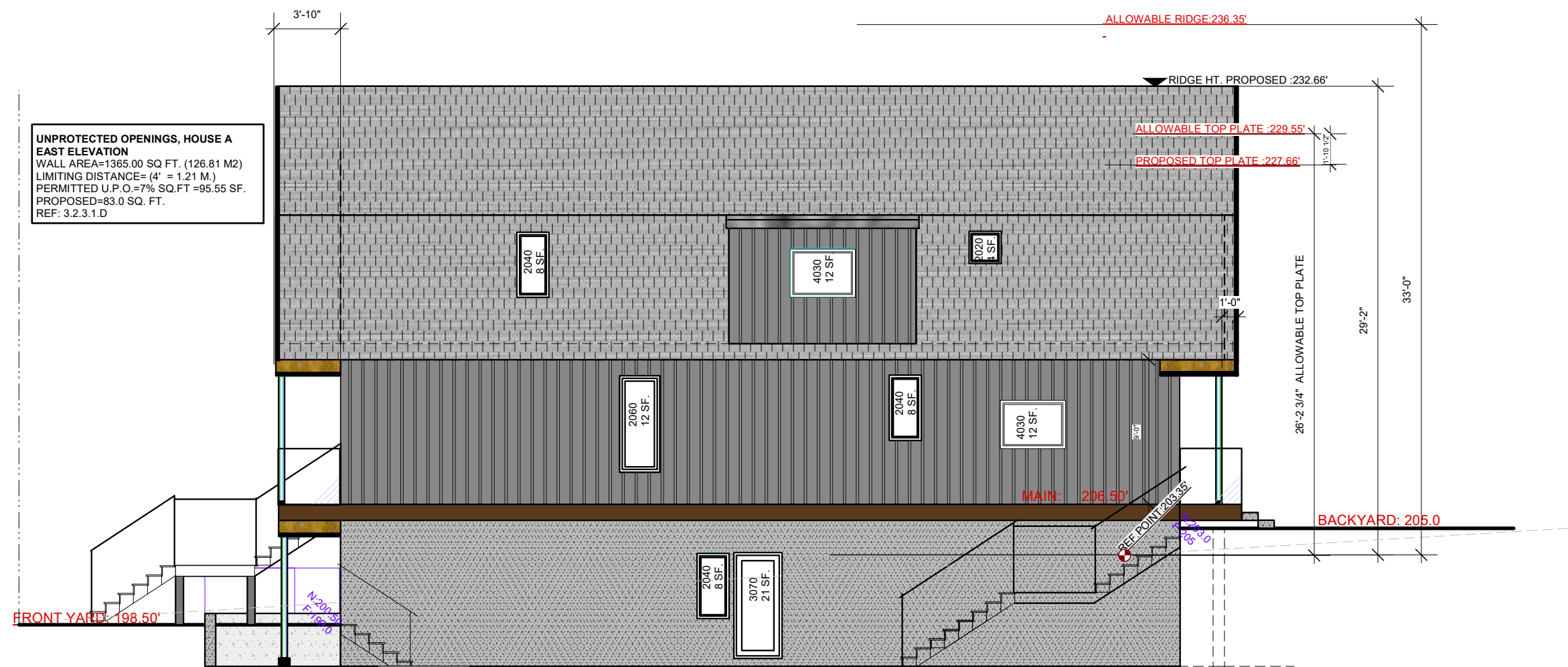
DATE:	DRAWING NO. :
DRAWN BY :	
CHECKED BY:	
-M.R.	
-R.CH	
SCALE:1/8"	A-07



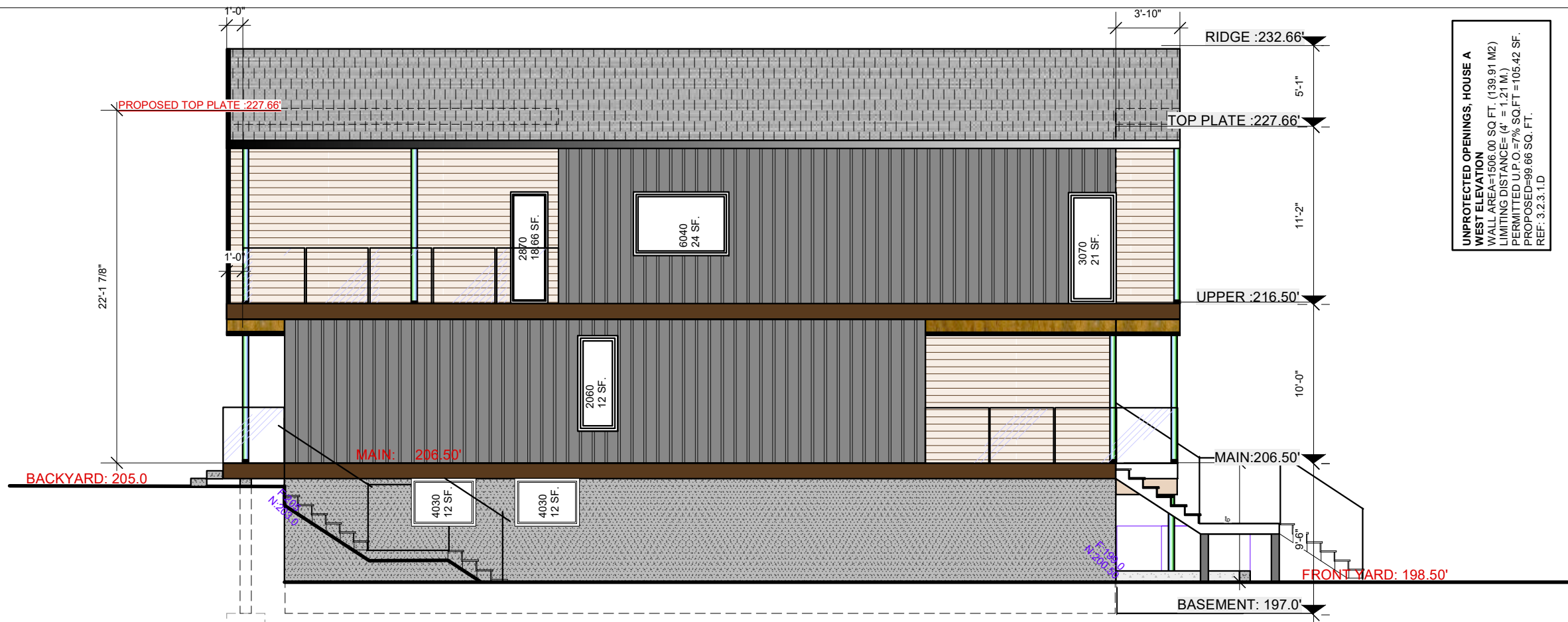
HOUSE B- NORTH ELEVATION

HOUSE A- NORTH ELEVATION

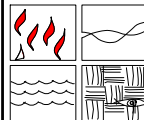




HOUSE A - EAST ELEVATION



HOUSE A - WEST ELEVATION



**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:

6		
5		
4		
3		
2		
1	SUBDIV./REZ.	AUG. 08, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

HOUSE A,  
EAST & WEST ELEVATIONS

DATE:

DRAWN BY :

CHECKED BY:

-M.R.

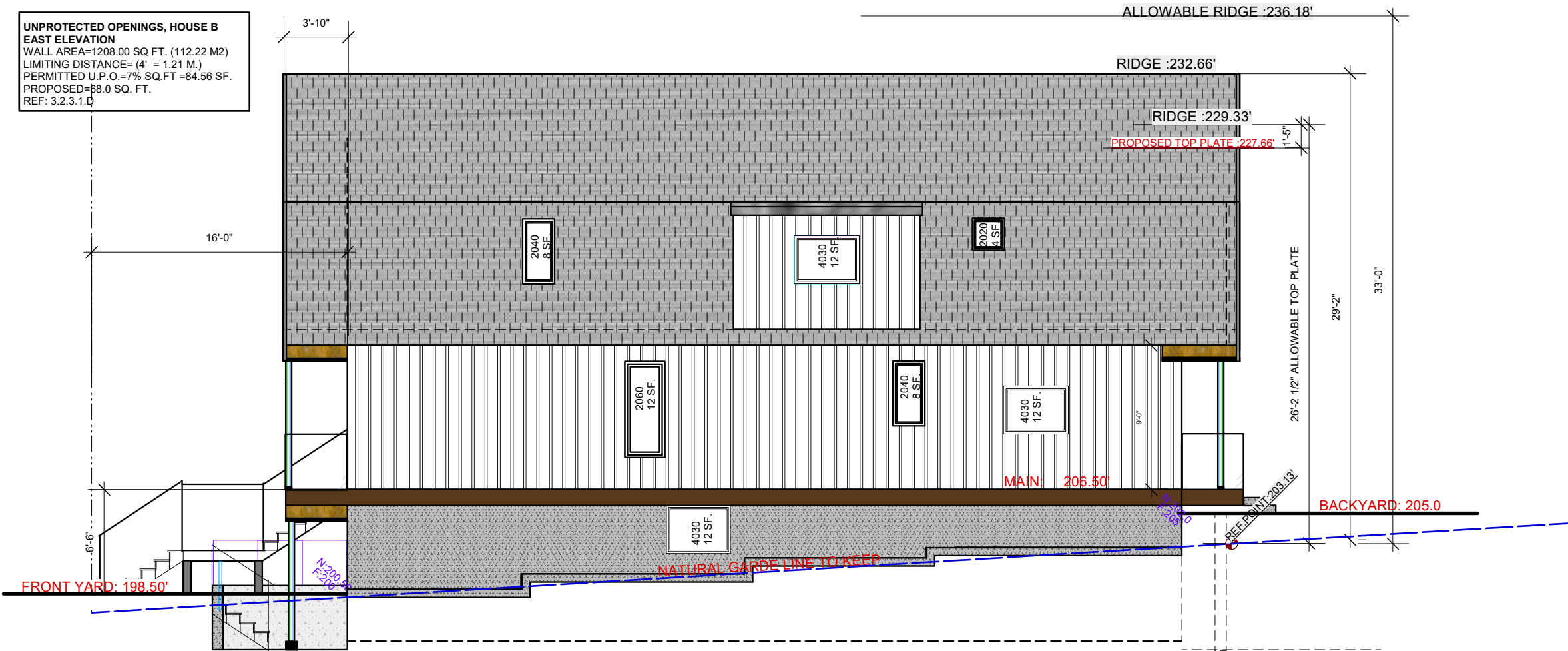
-R.CH

SCALE:1/8"

DRAWING NO. :

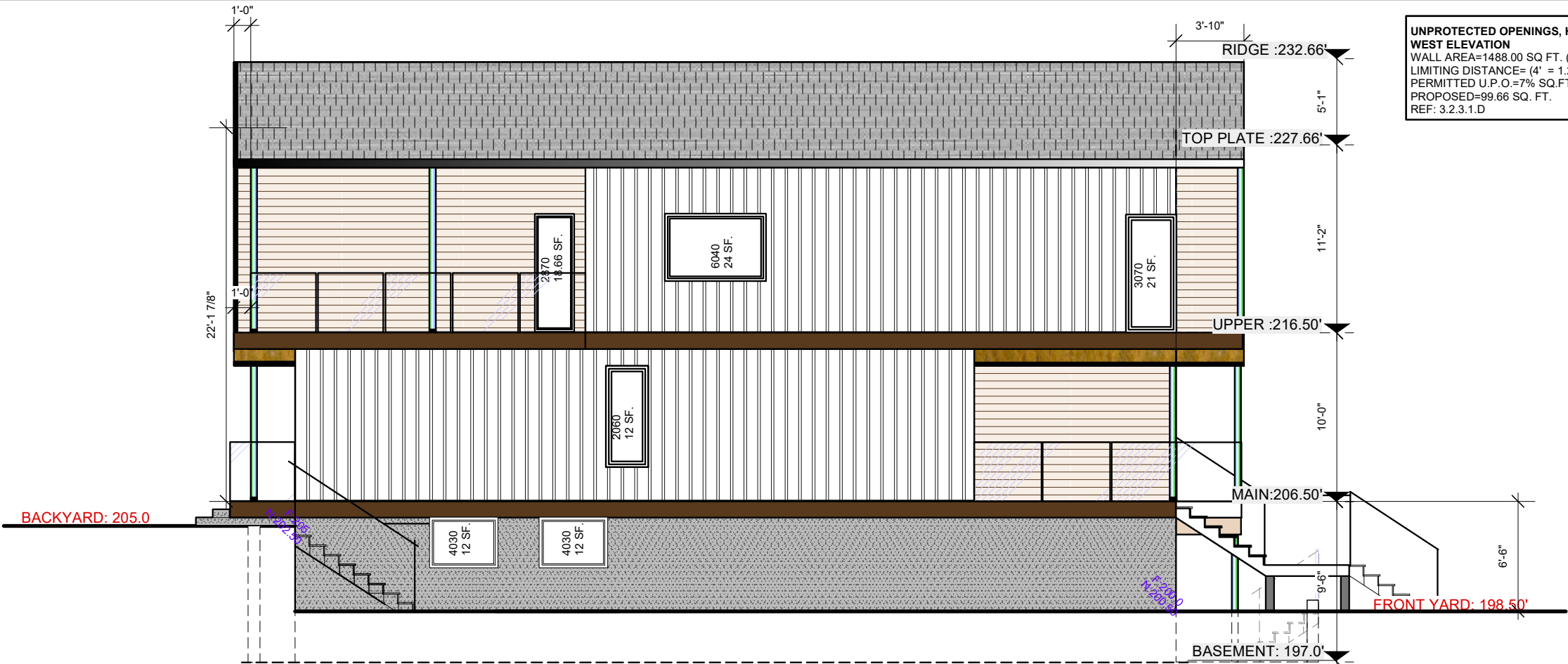
A-08

UNPROTECTED OPENINGS, HOUSE B  
EAST ELEVATION  
WALL AREA=1208.00 SQ. FT. (112.22 M2)  
LIMITING DISTANCE= (4' = 1.21 M.)  
PERMITTED U.P.O.=7% SQ.FT =84.56 SF.  
PROPOSED=68.0 SQ. FT.  
REF: 3.2.3.1.D



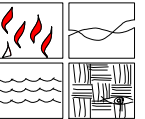
HOUSE B - EAST ELEVATION

UNPROTECTED OPENINGS, HOUSE B  
WEST ELEVATION  
WALL AREA=1488.00 SQ. FT. (138.23 M2)  
LIMITING DISTANCE= (4' = 1.21 M.)  
PERMITTED U.P.O.=7% SQ.FT =104.16 SF.  
PROPOSED=99.66 SQ. FT.  
REF: 3.2.3.1.D



HOUSE B - WEST ELEVATION

Vernacular  
studio



300-120 Lonsdale Ave  
North Vancouver, B.C  
V7M 2E8  
Phone: (604)990-6662  
Web: vernaculardesign.ca

CONSULTANTS:

COPYRIGHT:  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REPRODUCED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

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:

6		
5		
4		
3		
2		
1	SUBDIV./REZ.	AUG.08, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

STREET ELEVATION

DATE:

DRAWING NO. :

DRAWN BY :

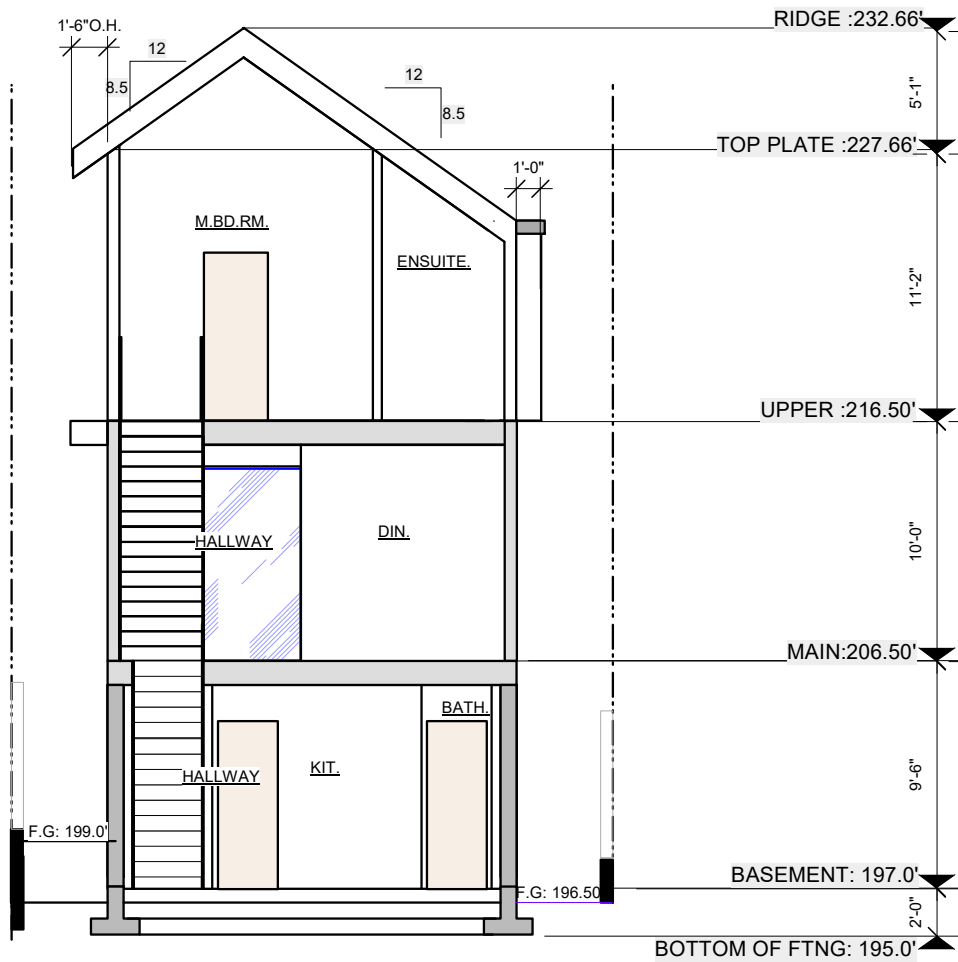
CHECKED BY:

-M.R.

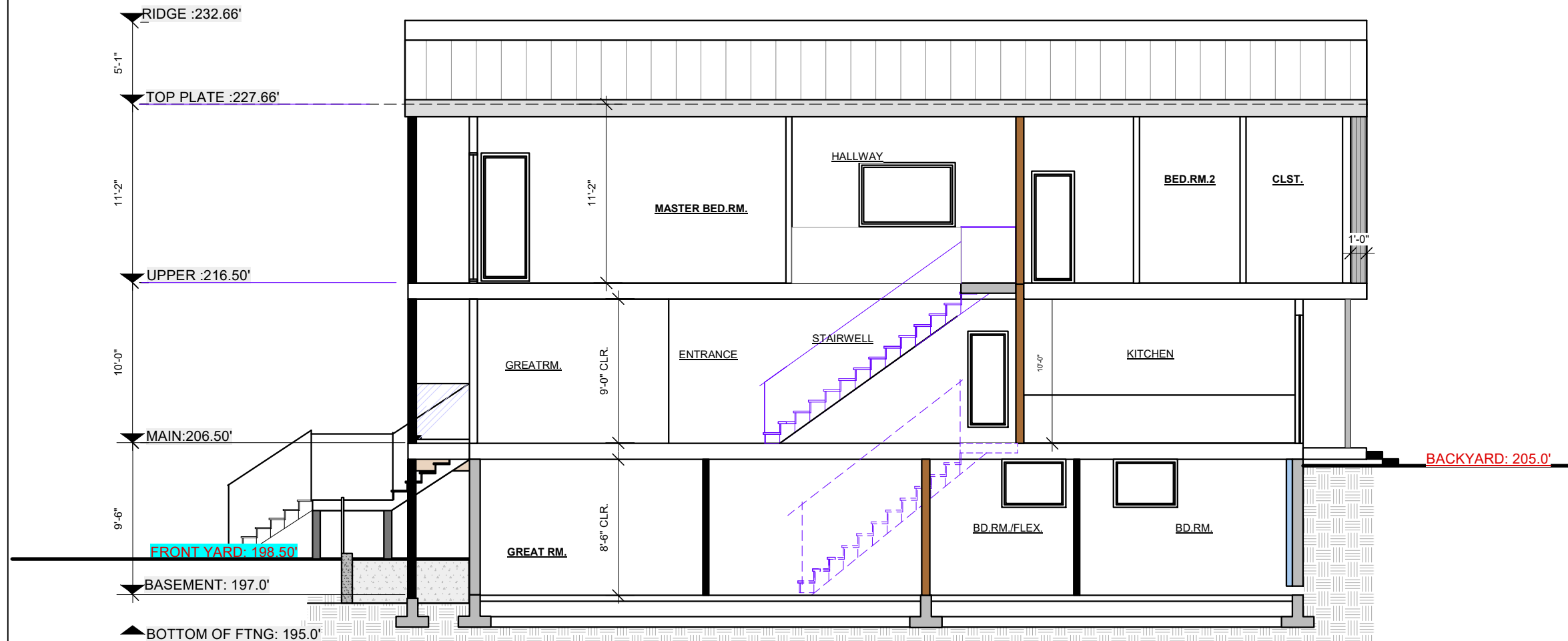
-R.CH

SCALE:1/8"

A-09



HOUSE A, SECTION BB



HOUSE A, SECTION AA

## CONSULTANTS:

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:		
6		
5		
4		
3		
2		
1	SUBDIV./REV.	AUG.18, 2023
No.	Issue for	DATE

## PROJECT:

618 E 4TH.  
NORTH VANCOUVER

## DRAWING TITLE:

HOUSE A,  
SECTIONS

## DATE:

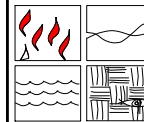
## DRAWN BY :

## CHECKED BY:

-M.R.  
-R.CH

SCALE:1/8"

A-10



CONSULTANTS:

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:

6		
5		
4		
3		
2		
1	SUBDIV./REZ.	AUG.18, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

HOUSE B,  
SECTIONS

DATE:

DRAWING NO. :

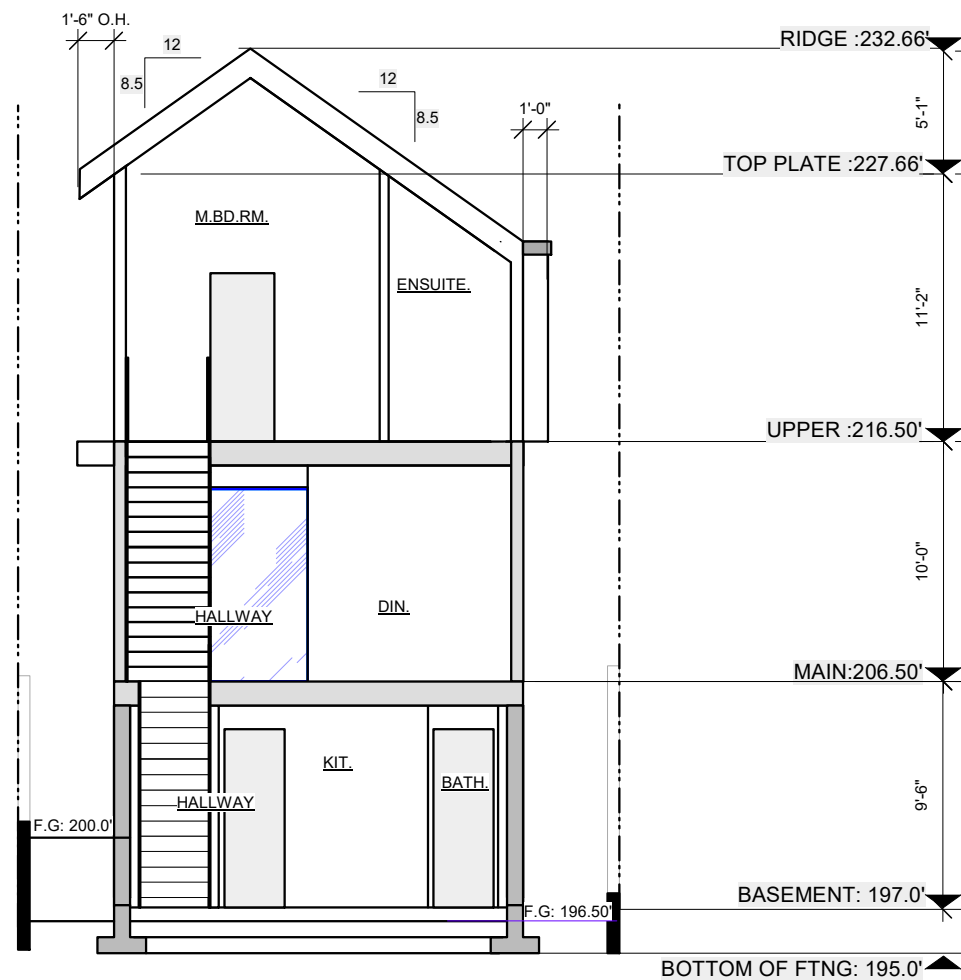
DRAWN BY :

CHECKED BY:  
-M.R.

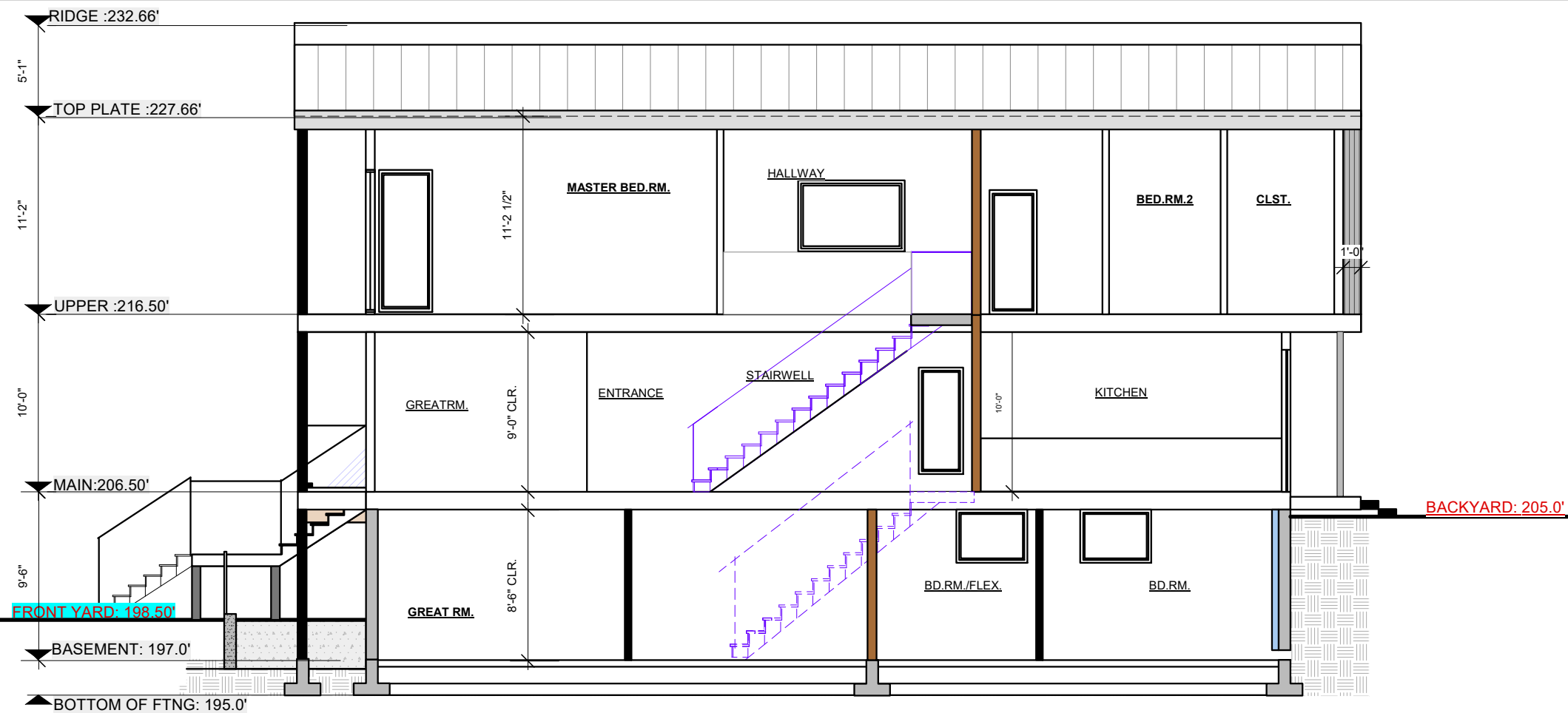
-R.CH

SCALE:1/8"

A-11



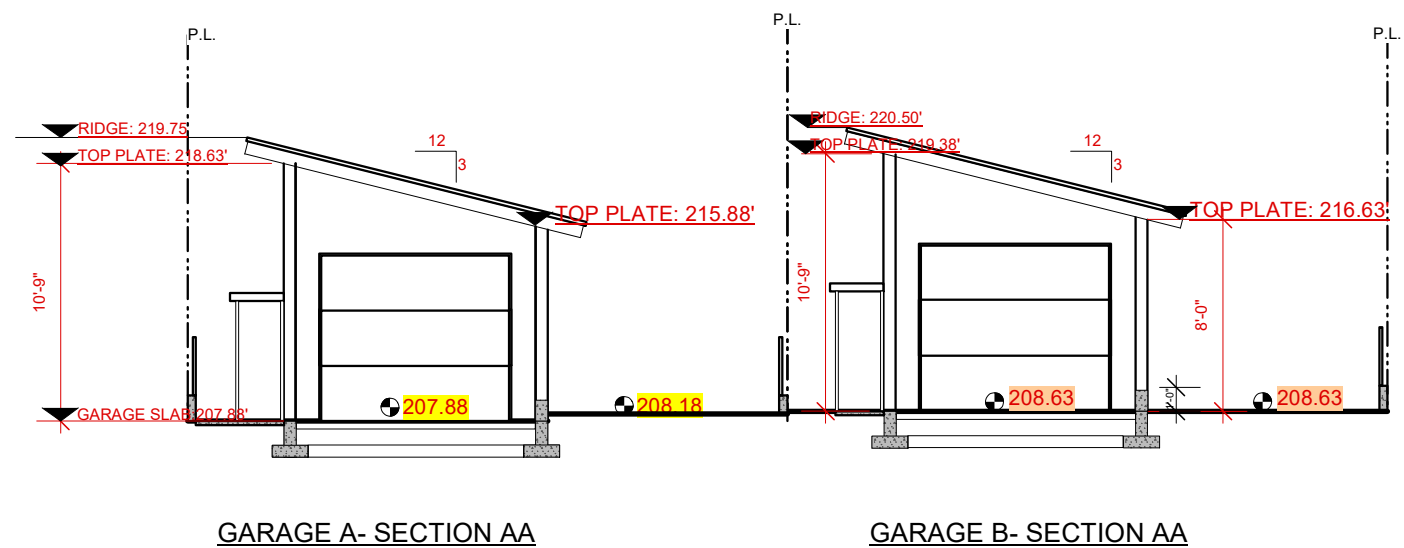
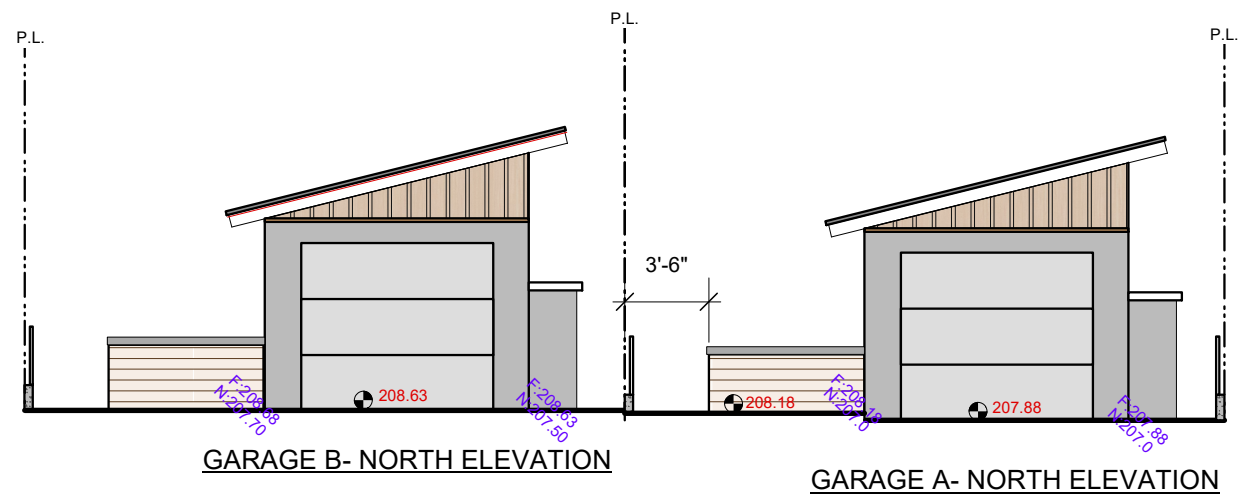
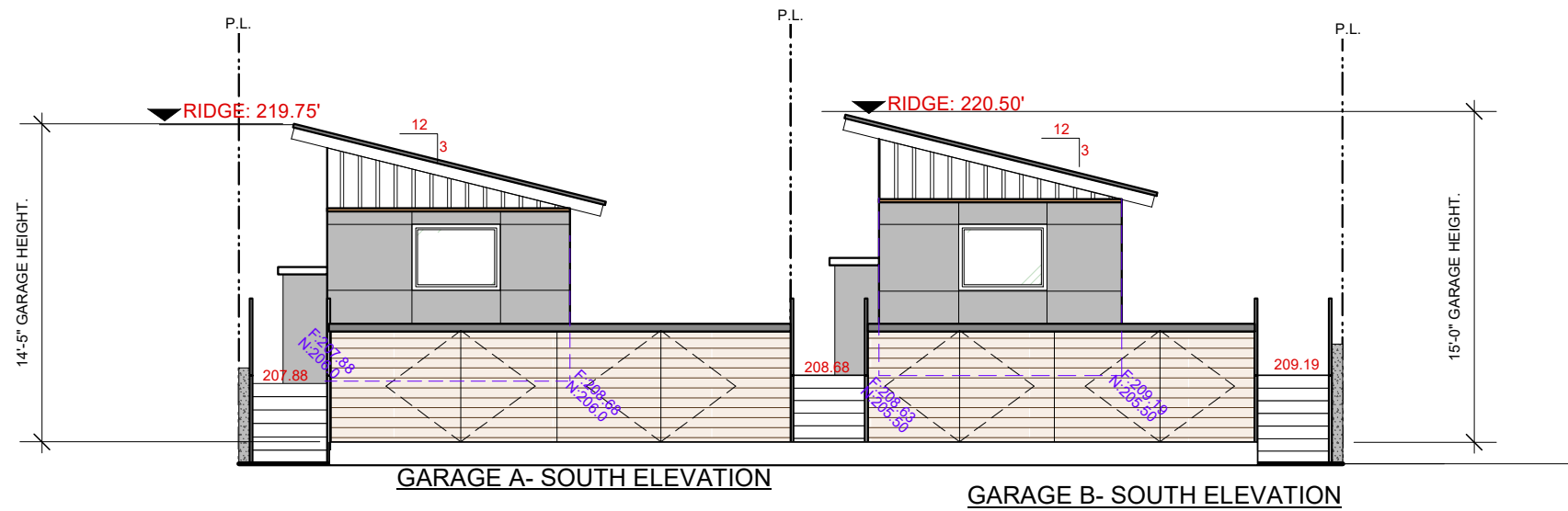
HOUSE B, SECTION BB



HOUSE B, SECTION AA







CONSULTANTS:

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
THE EXCLUSIVE PROPERTY OF VERNACULAR  
STUDIO INC. AND MAY NOT BE REUSED,  
REPRODUCED, AND REVISED WITHOUT  
PRIOR WRITTEN CONSENT.

**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:

6		
5		
4		
3		
2		
1	SUBDIV./REZ.	AUG.18, 2023
No.	Issue for	DATE

PROJECT:

618 E 4TH.  
NORTH VANCOUVER

DRAWING TITLE:

GARAGE A & B  
ELEVATIONS & SECTIONS

DATE:

DRAWN BY :

CHECKED BY:

-M.R.

-R.CH

SCALE:1/8"

DRAWING NO. :

A-13