



SUBDIVISION & REZONING APPLICATION

RUDNER'S HOMES

646 EAST FIFTH STREET, NORTH VANCOUVER

Legal Address: LOT 17, BLK 18, DL 273, G1, PLAN 1063

PID: 004-222-989

OWNER: RUDNER CONSTRUCTION

APPLICANT: VERNACULAR STUDIO INC.

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SURVEY PLAN

ISSUED FOR: SUBDIVISION & REZONING

SEPTEMBER 30, 2021

PROJECT SYNOPSIS
 Current Lot Area: 15.23M x 41.71M = 635.24 SM [49.99' X 136.85' = 6,841 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 to two lots of 15.22 M. (25 FT) wide

ZONING SUMMARY

Lot A (WEST)
 Lot Area: 7.61 X 41.71 = 317.41 SM
 24.99' X 136.85' = 3,420.50 SF

FSR Allowed: 317.41 X 0.5 = 158.70 SM1,706.0 SF.
 FSR Proposed: 158.50 SM1,706.0 SF.

Main Floor: 78.60 SM [846.0 SF]
 Upper floor: 79.43 SM [855.0 SF]
 Basement: (79.06 SM)[851.0 SF]
 Total Lot A: 158.03 SM. [1,701.0 SF]

SETBACKS: ALLOWED PROPOSED
 FRONT: 4.57 M (15') 7.46 M (24.5')
 REAR: 35% L.D.-14.56 M (47.78')18.74 M (61.5')
 EAST SIDE: 1.2 M (4') 1.2 M (4')
 WEST SIDE: 1.2 M (4') 1.2 M (4')
 House to Garage:3.0 M. (10') 9.10 M (30.0')
 Lot Coverage:30%
 Parking: 2 2
 SECONDARY SUITE: 40% (682.4 SM 40% (682.0 SF)
 Parking: One car pad allocated for the Secondary Suite
 Bike: 2 Enclosed

Lot B (EAST)
 Lot Area: 7.61 X 41.71 = 317.41 SM
 24.99' X 136.85' = 3,420.50 SF

FSR Allowed: 317.41 X 0.5 = 158.70 SM1,706.0 SF.
 FSR Proposed: 158.50 SM1,706.0 SF.

Main Floor: 78.60 SM [846.0 SF]
 Upper floor: 79.43 SM [855.0 SF]
 Basement: (79.06 SM)[851.0 SF]
 Total Lot A: 158.03 SM. [1,701.0 SF]

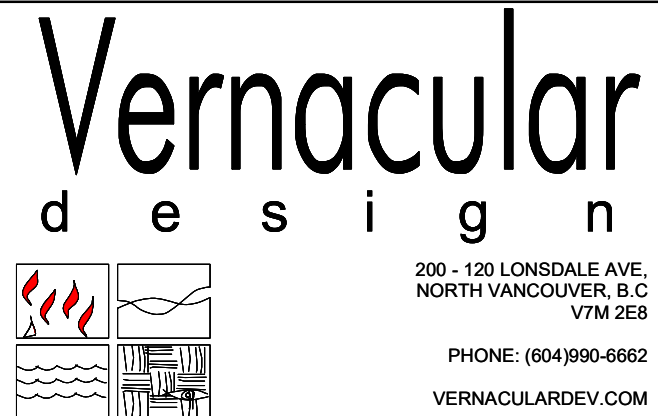
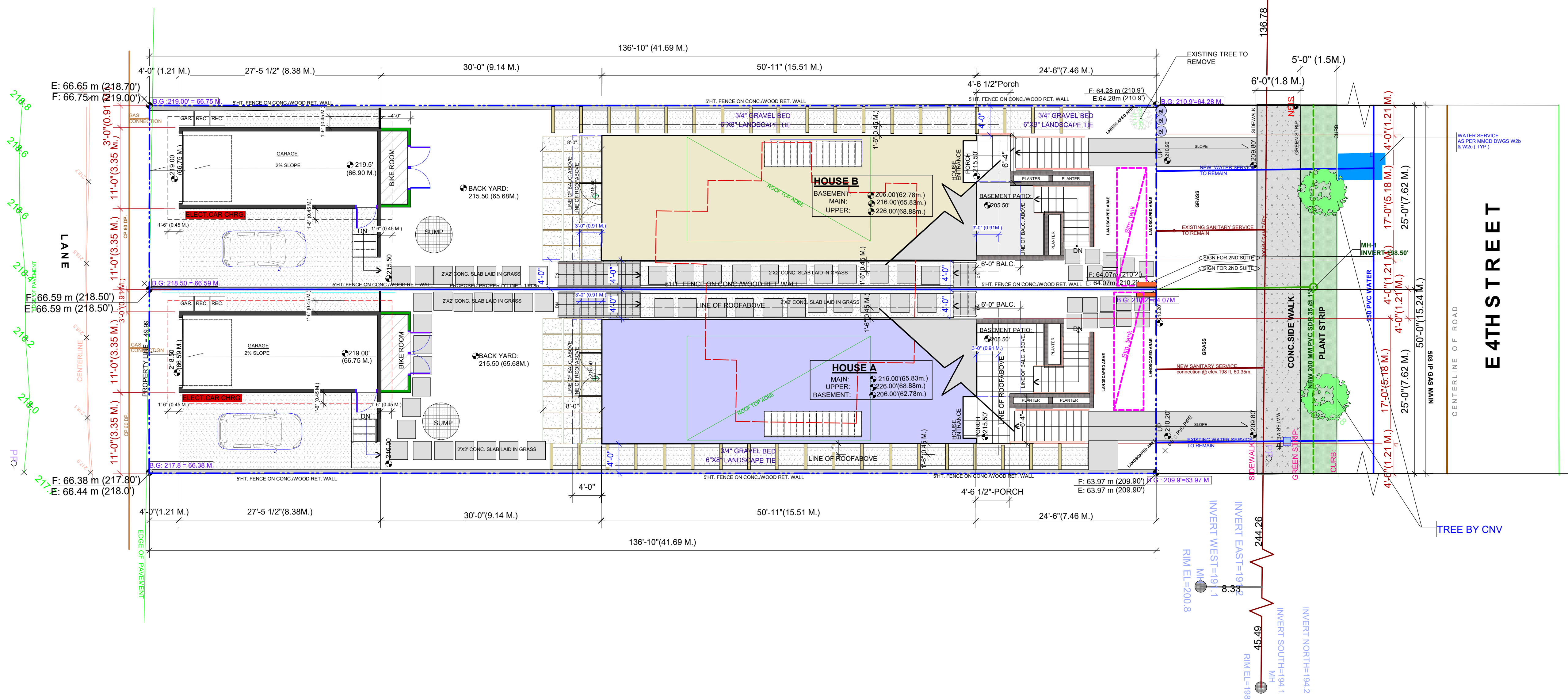
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 Lot Coverage:30%
 Parking: 2 2
 SECONDARY SUITE: 40% (682.4 SM 40% (682.0 SF)
 Parking: One car pad allocated for the Secondary Suite
 Bike: 2 Enclosed

LEGEND:
 POURED - IN CONC. WALKWAY
 PREFAB CONC. SLAB 2'X2'
 GRAVEL BED 3/4" THK.

NOTES:
 1- PROVIDE ELECTRICAL DEDICATED PLUGS FOR ELECTRIC CARS FOR CARPAD AND GARAGE

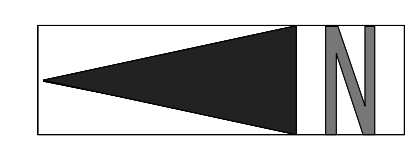
LEGEND:
 FINISHED GRADE
 EXISTING GRADE
 POWER VENT
 FLOOR DRAIN
 SMOKE ALARM
 FINISHED ELEVATION

LIGHTING LEGEND:
 STEP LIGHT
 PATH LIGHT
 UPLIGHT
 MOTION SENSOR LIGHT



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LEGEND:
 FINISH ELEV.
 POWER VENT
 FLOOR DRAIN
 SMOKE ALARM

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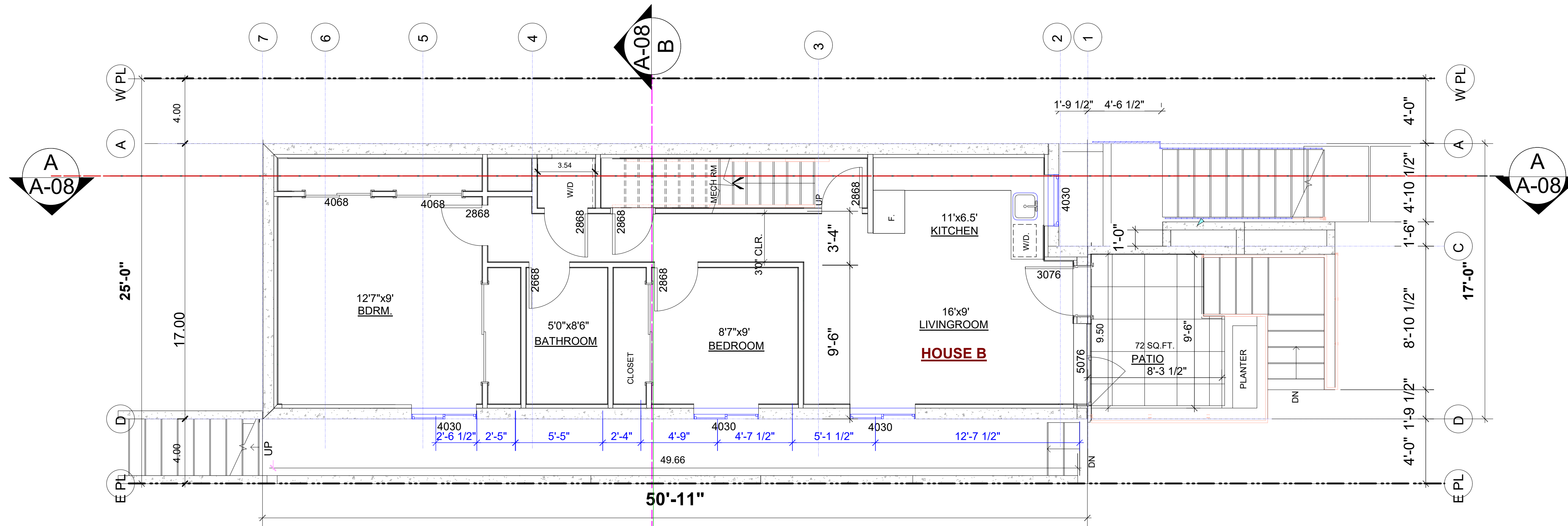
646 EAST 4TH ST. NORTH VANCOUVER

SITE PLAN

DATE:
 MAY 2014
DRAWN BY :
 G.A.
CHECKED BY:
 M.R.
 R.CH
SCALE: 1/8 = 1 ft

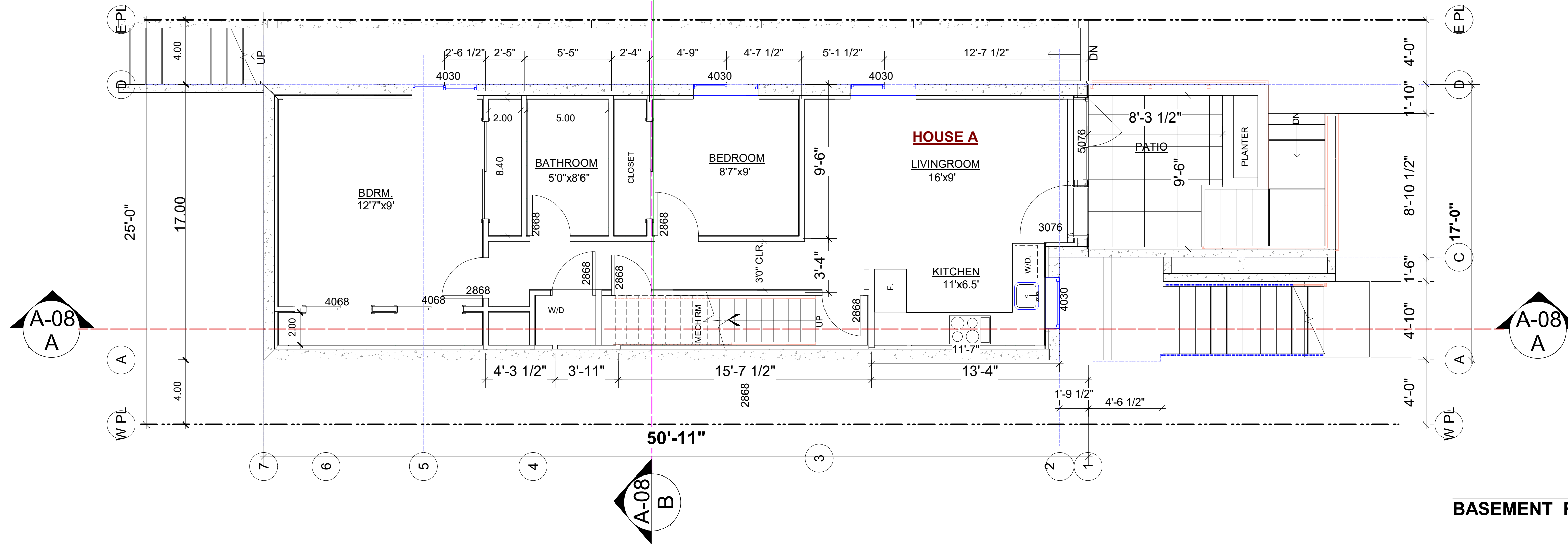
A-01

DRAWING NO. :



851.00 SQ.FT

BASEMENT FLOOR



851.00 SQ.FT

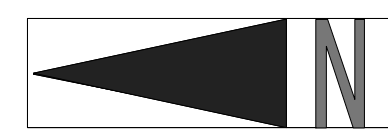
BASEMENT FLOOR

Vernacular
studio

200 - 120 LONSDALE AVE.
NORTH VANCOUVER, B.C.
V7M 2E8
PHONE: (604)990-6662
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LEGEND:

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

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NORTH VANCOUVER**

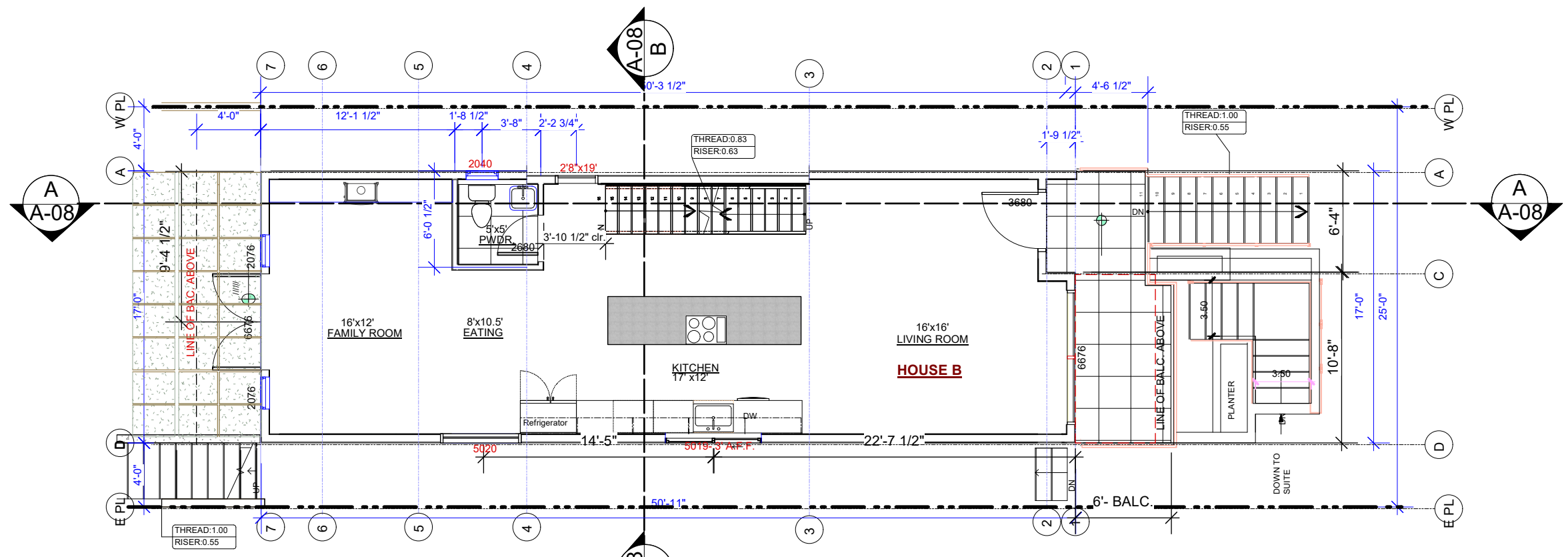
BASEMENT PLANS

DATE:

DRAWN BY:
G.A.
CHECKED BY:
M.R.
R.CH.
SCALE: 1/4" = 1 ft

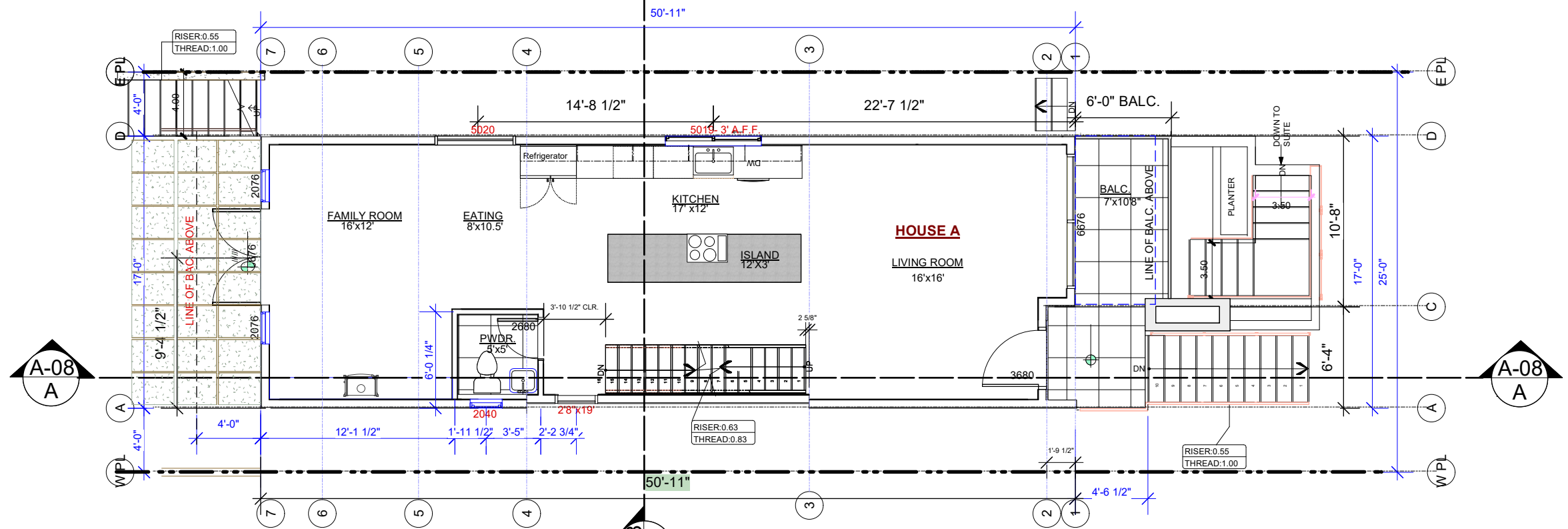
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A-02



846.00 SQ.FT

MAIN FLOOR



846.00 SQ.FT

MAIN FLOOR



LEGEND:

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

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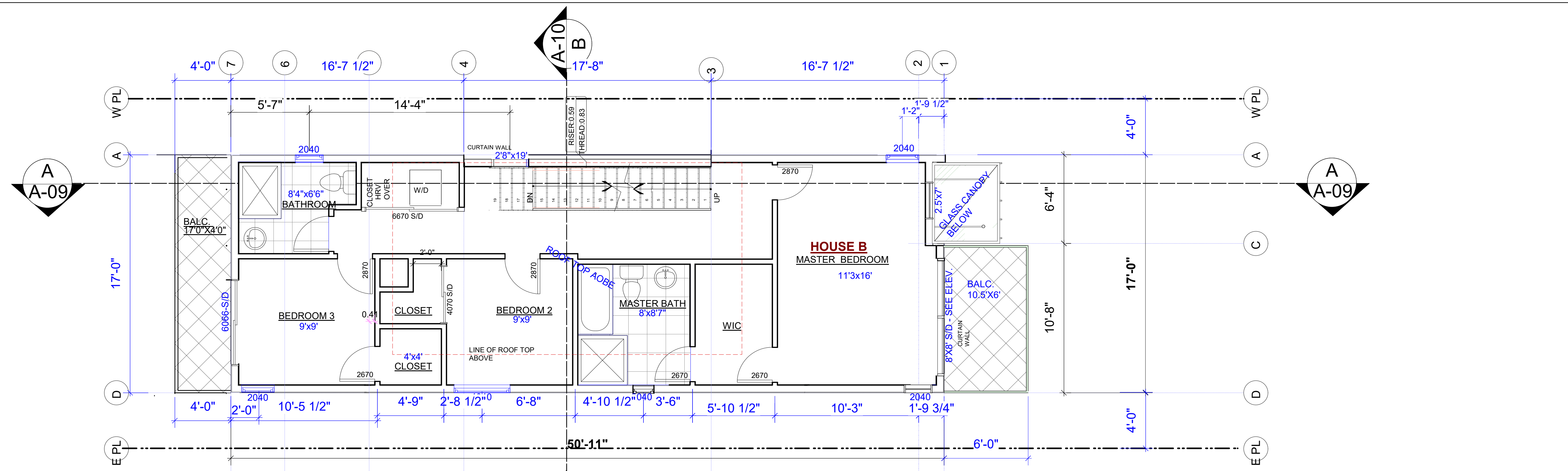
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MAIN FLOOR PLANS

DATE:
MAY 2014
DRAWN BY:
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4 = 1 ft

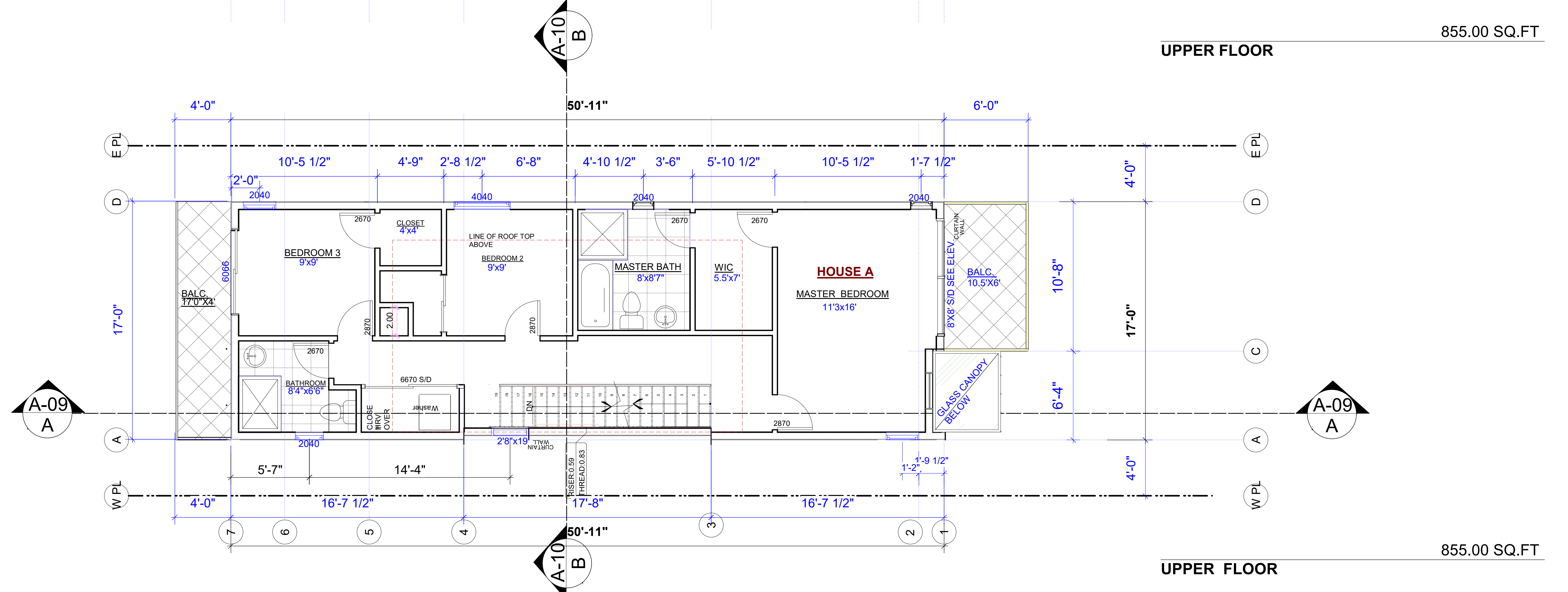
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855.00 SQ.FT

UPPER FLOOR



855.00 SQ.FT

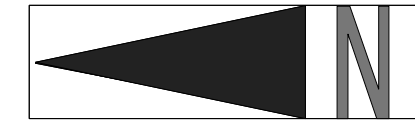
UPPER FLOOR

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

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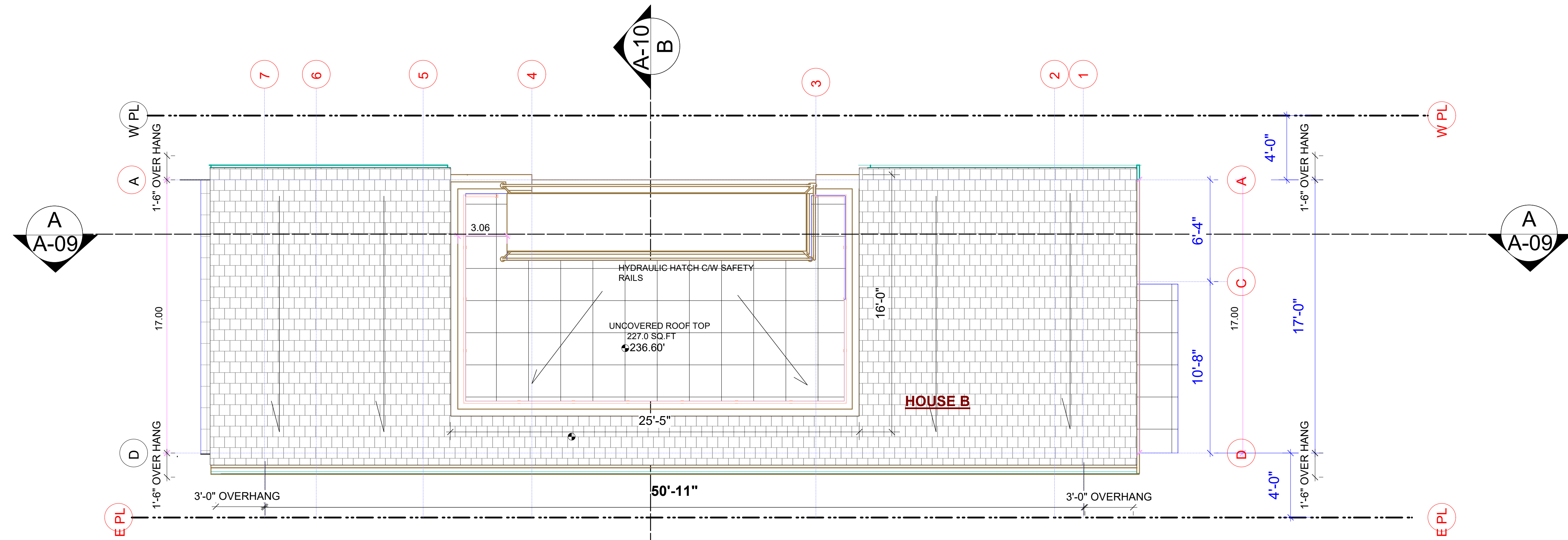
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NORTH VANCOUVER

UPPER FLOOR PLANS

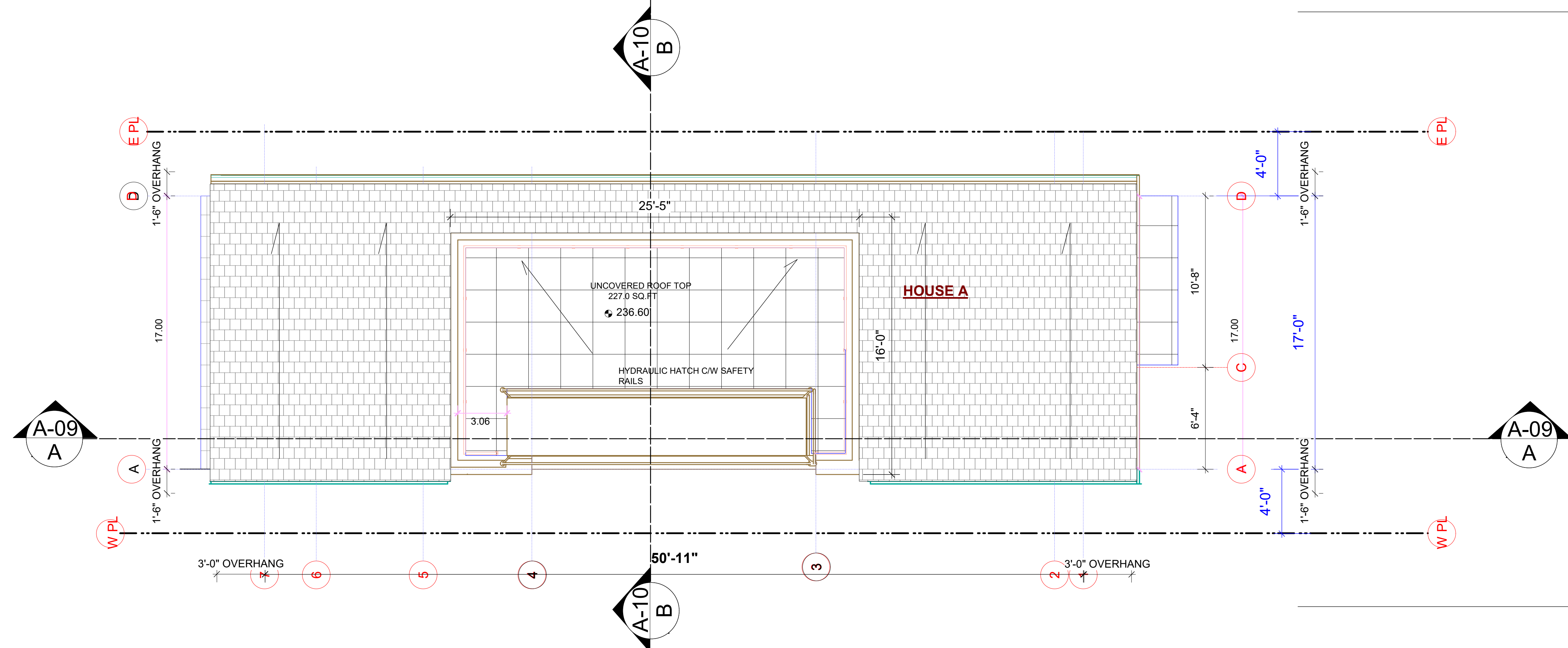
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M.R.
R.CH
SCALE: 1/4 = 1 ft

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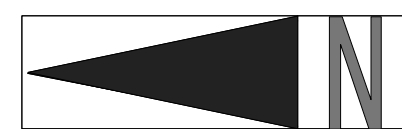
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ROOF PLAN



ROOF PLAN



LEGEND:

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

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**646 EAST 4TH ST.
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ROOF PLANS

DATE:
DRAWN BY :
G.A.
CHECKED BY :
M.R.
R.CH
SCALE: 1/4" = 1 ft

DRAWING NO. :

A-05

HOUSE A,

(Reference point & height calculation)

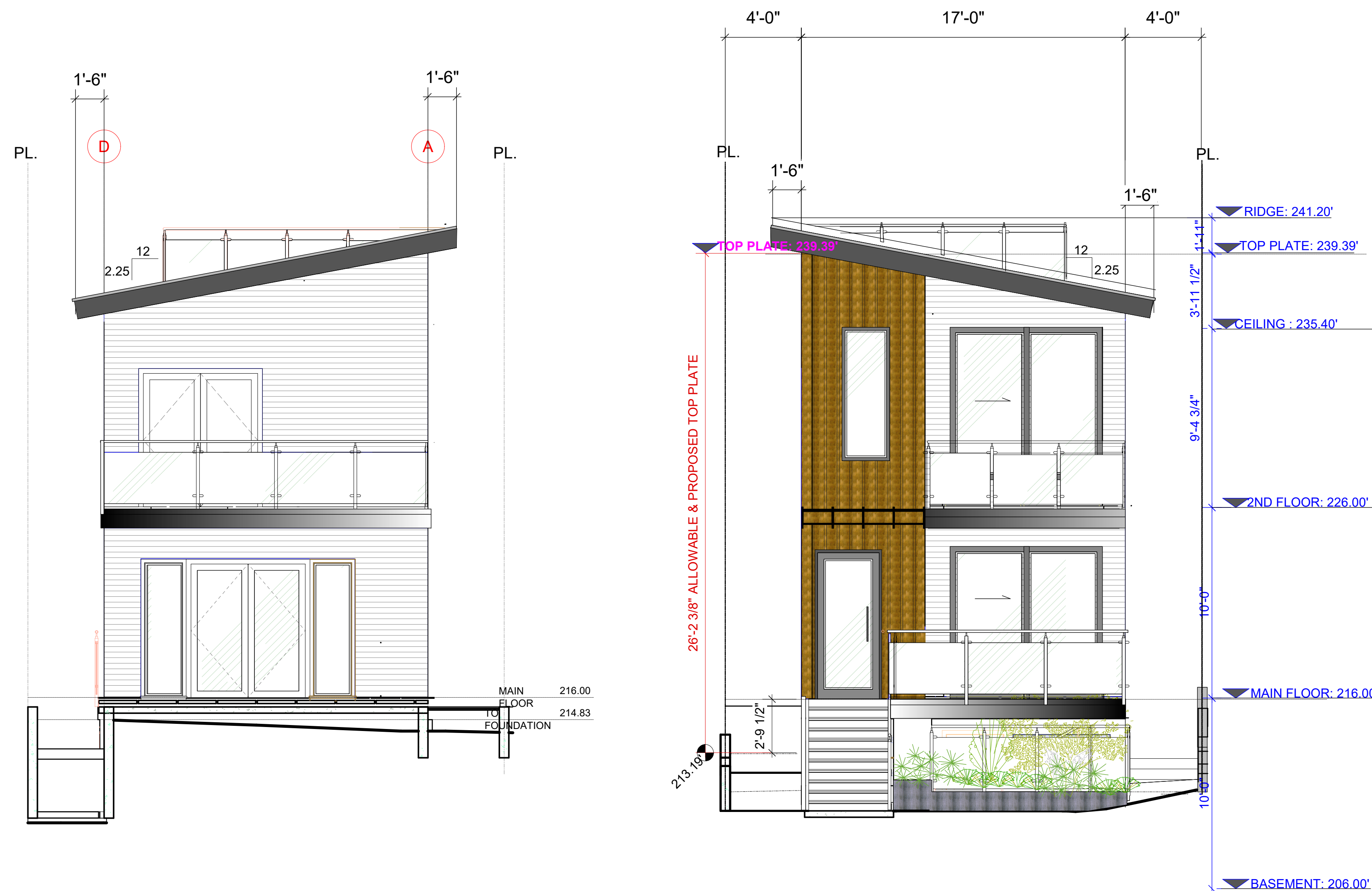
AVE. FRONT: 210.2+209.9=210.05

AVE. REAR : 218.1+217.7=217.90

REFERENCE PONT: 210.05+(217.90-210.05)x0.4 =213.19

ALLOWABLE TOP PLATE HEIGHT: 213.19+26.2'=239.39'

ALLOWABLE RIDGE HEIGHT : 213.19+33'=246.19'



NORTH /FRONT ELEVATION

SOUTH /FRONT ELEVATION

PROPOSAL FOR SUBDIVISION & REZONING
646 EAST FIFTH STREET

COLOUR PALETTE

HOUSE 'A' HOUSE 'B'

STREET ELEVATION - SOUTH

COLOUR PALLETES

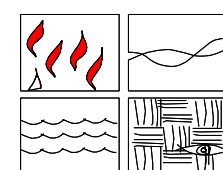
- HOUSE A- MAIN HOUSE LONG BOARD-NATURAL CEDAR COLOUR
- HOUSE B- MAIN HOUSE F/ CORRUGATED PANEL - WHITE SOLID PAINT (Sea Hawk -BM)
- HOUSE A & B- MAIN HOUSE and GARAGE -F/ CEMENT PANEL (Iron Mountain -BM)
- BOTH HOUSES - WINDOW SASH & STL. COLUMNS - Coated Dark Charcoal
- BOTH HOUSES - FASCIA, FLASHING - Dark Charcoal (to match Iron Mountain -BM)

MATERIAL PALLETES

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 shakes	CORRUGATED METAL (OFF WHITE)
9 Wall cladding	FIBER CEMENT
10 Window sash	VINYL - DARK CHARCOAL
11 Entry Doors	PAINTED FULL SANDBLASTED GLASS / FIBERGLASS FRAMED
12 Soffits	PAINTED OFF-WHITE

BM = BENJAMINE MOORE PAINT

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studio



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LEGEND:

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- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

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**646 EAST 4TH ST.
NORTH VANCOUVER**

HOUSE A
**FRONT &
REAR ELEVATIONS**

DATE:
DRAWN BY :
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4 = 1 ft

DRAWING NO. :

A-06

HOUSE B,

(REFERENCE POINT & HEIGHT CALCULATION)

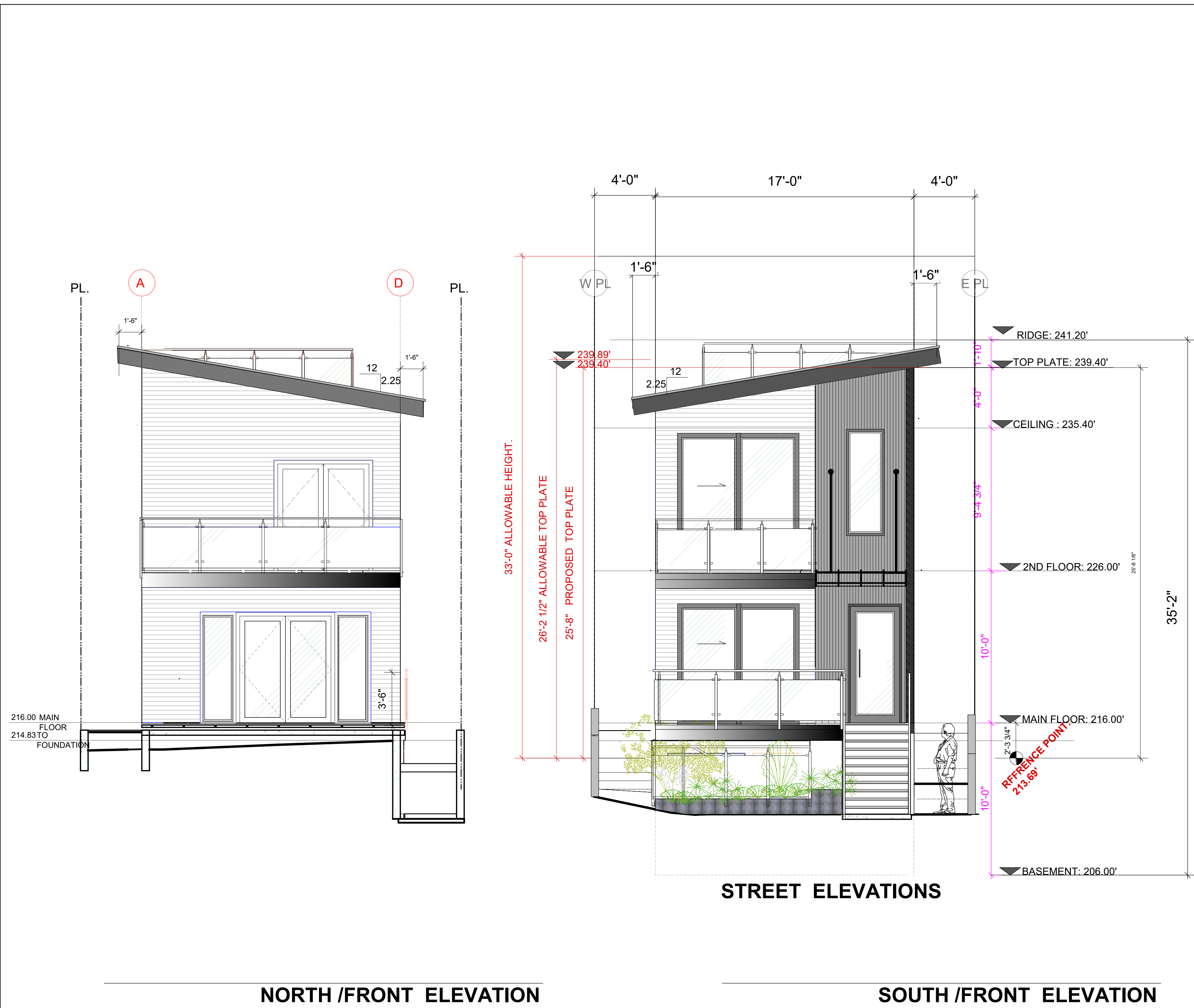
AVE. FRONT: $210.9+210.2 = 210.55$

AVE. REAR : $218.7+218.1=218.40$

REFERENCE POINT: $210.55+(218.40-210.55)X0.4=213.69$

ALLOWABLE TOP PLATE HEIGHT : $213.69+26.2'=239.89'$

ALLOWABLE RIDGE HEIGHT: $213.69+33'=246.67'$



NORTH /FRONT ELEVATION

STREET ELEVATIONS

SOUTH /FRONT ELEVATION

PROPOSAL FOR SUBDIVISION & REZONING
646 EAST FIFTH STREET

COLOUR PALETTES

COLOUR PALETTES

- HOUSE A- MAIN HOUSE LONG BOARD-NATURAL CEDAR COLOUR
- HOUSE B- MAIN HOUSE FV CORRUGATED PANEL - WHITE SOLID PAINT (See Note-BM)
- HOUSE A & B- MAIN HOUSE and GARAGE -F/ CEMENT PANEL (Iron Mountain-BM)
- BOTH HOUSES - WINDOW SASH & STL. COLUMNS - Coated Dark Charcoal
- BOTH HOUSES - FASCIA, FLASHING - Dark Charcoal (to match Iron Mountain-BM)

MATERIAL PALETTES

- Roof
- Wind. door trims
- Fascia board
- Flashing on Fascia
- Fascia + Gutter
- Wall panels
- Long board siding
- Wall shakes
- Wall cladding
- Window sash
- Entry Doors
- Soffits
- 3 LAYERS APPROVED MEMBRANE
- 1.5" X1.5" PAINTED TO MATCH WALLS
- 2X8 OR 2X10 PAINTED CEDAR, Dark Charcoal
- PRE-PAINTED STEEL PROFILE TO MATCH FASCIA COLOUR
- PRE-PAINTED ALUM. DARK CHARCOAL FIBER CEMENT PANELS
- 3.5" WIDE METAL LONG BOARDS (NATURAL CEDAR COLOUR)
- CORRUGATED METAL (OFF WHITE) FIBER CEMENT
- VINYL - DARK CHARCOAL
- PAINTED FULL SANDBLASTED GLASS / FIBERGLASS FRAMED PAINTED OFF-WHITE

BM - BENJAMINE MOORE PAINT



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LEGEND:

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

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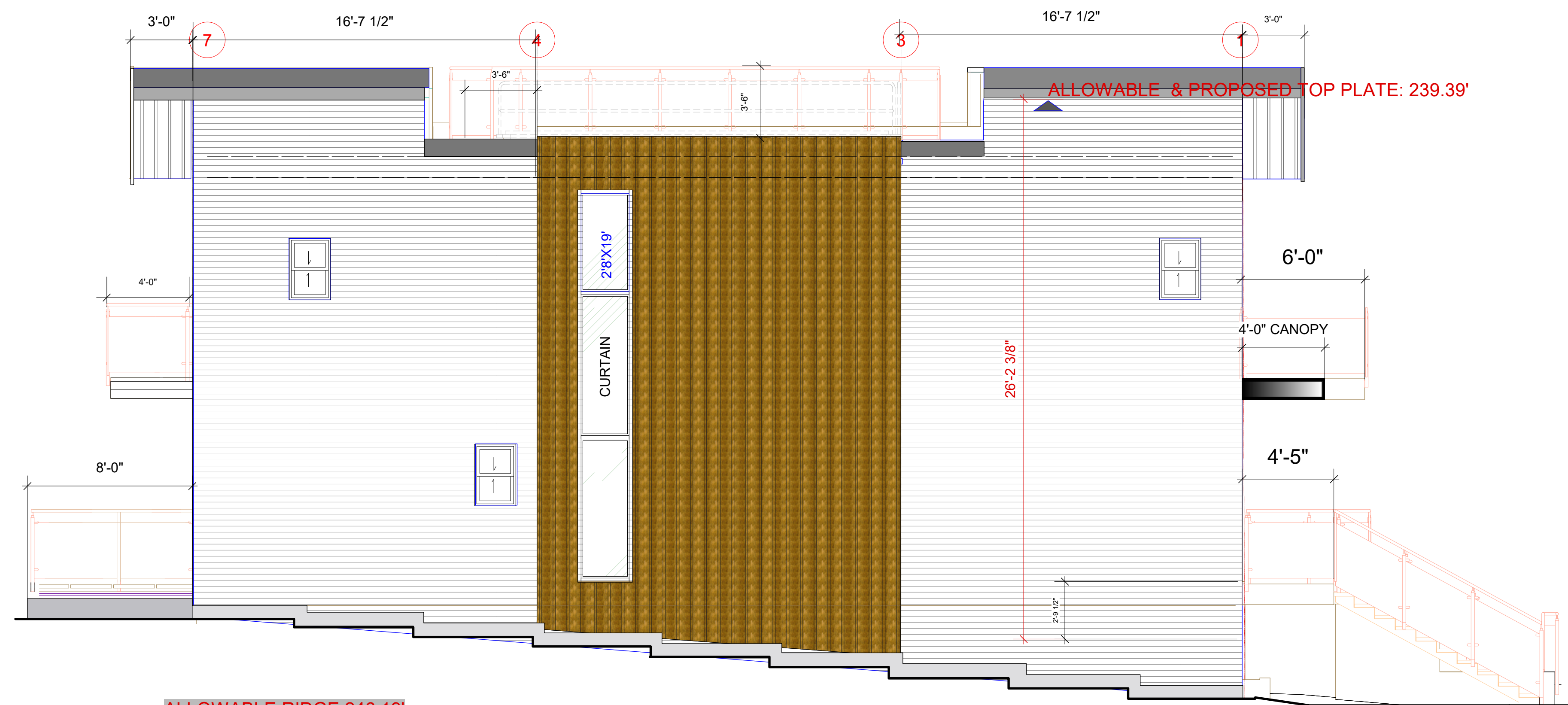
**646 EAST 4TH ST.
NORTH VANCOUVER**

**HOUSE B
FRONT &
REAR ELEVATIONS**

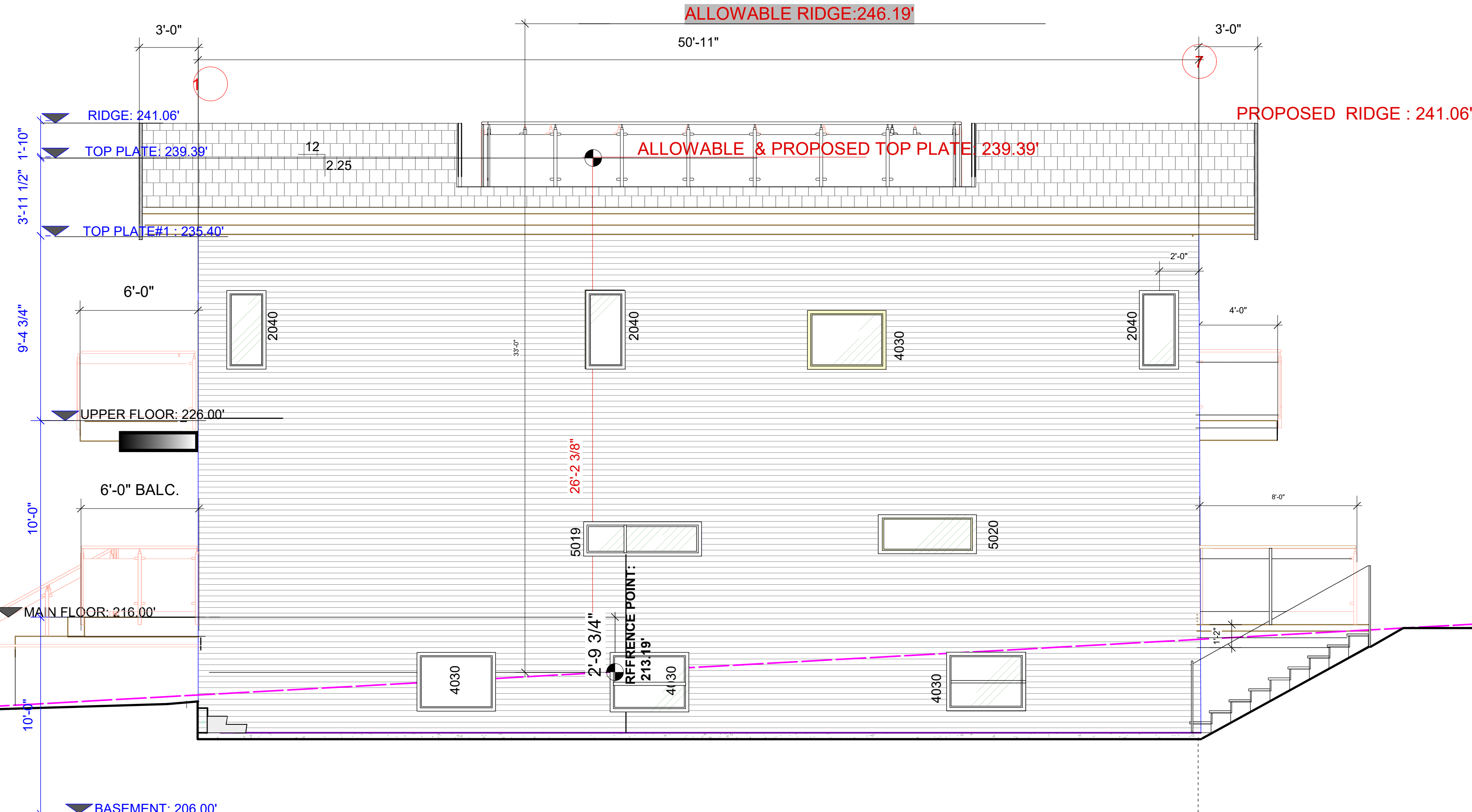
DATE:
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CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

DRAWING NO. :
A-06

**UNPROTECTED OPENINGS
WEST ELEVATION**
 WALL AREA=1329.00 SQ.FT. (123.46 M2)
 LIMITING DISTANCE= (4' = 1.21 M.)
 PERMITTED U.P.O.=7% SQ.FT =93.03 SF.
 PROPOSED=68.65 SQ. FT.
 REF: 3.2.3.1.D



WEST ELEVATION



**UNPROTECTED OPENINGS
EAST ELEVATION**
 WALL AREA= 1297.00 SQ.FT. (120.49 M2)
 LIMITING DISTANCE= 4'-0" (1.21 M)
 PERMITTED U.P.O. = 90.79 SQ.FT
 PROPOSED=90.79 SQ. FT.
 REF: 3.2.3.1.D

EAST ELEVATION

**Vernacular
s t u d i o**

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

REVISION:

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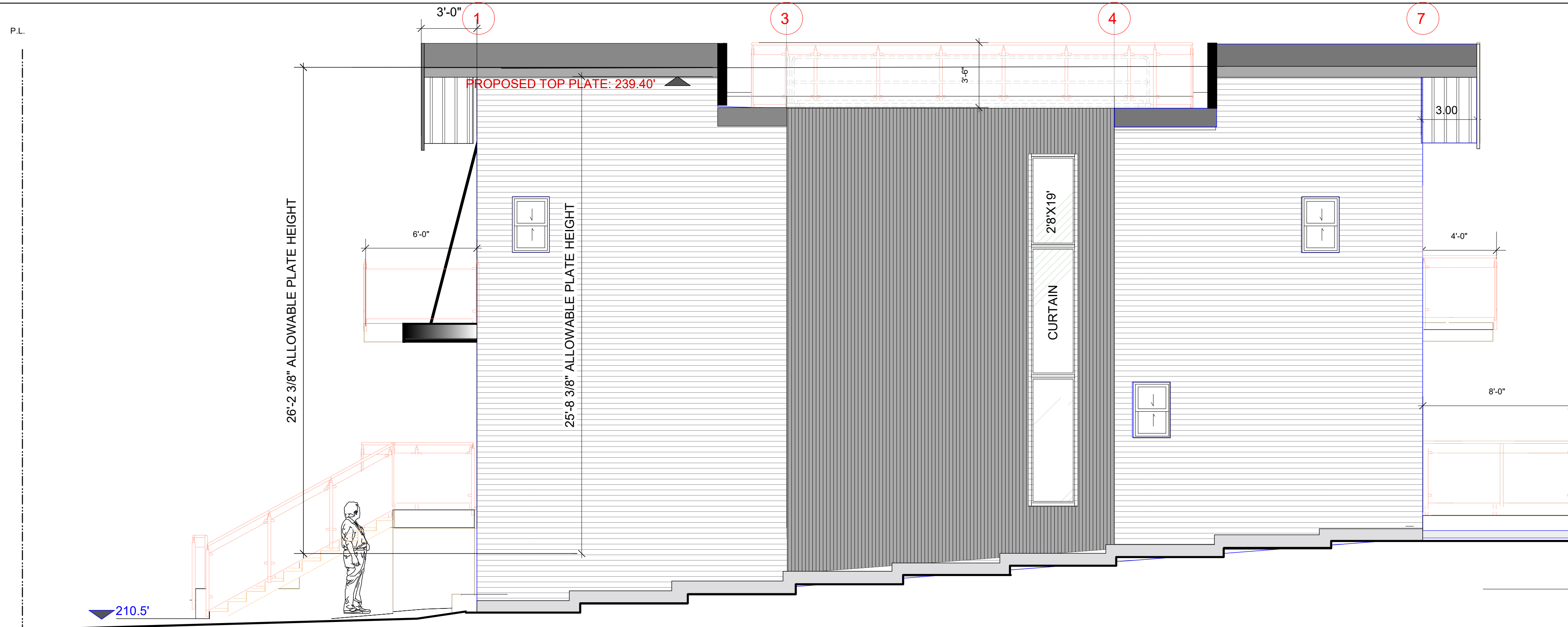
**646 EAST 4TH ST.
NORTH VANCOUVER**

**HOUSE A
EAST &
WEST ELEVATIONS**

DATE:
MAY 2014
DRAWN BY:
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

DRAWING NO. :
A-07

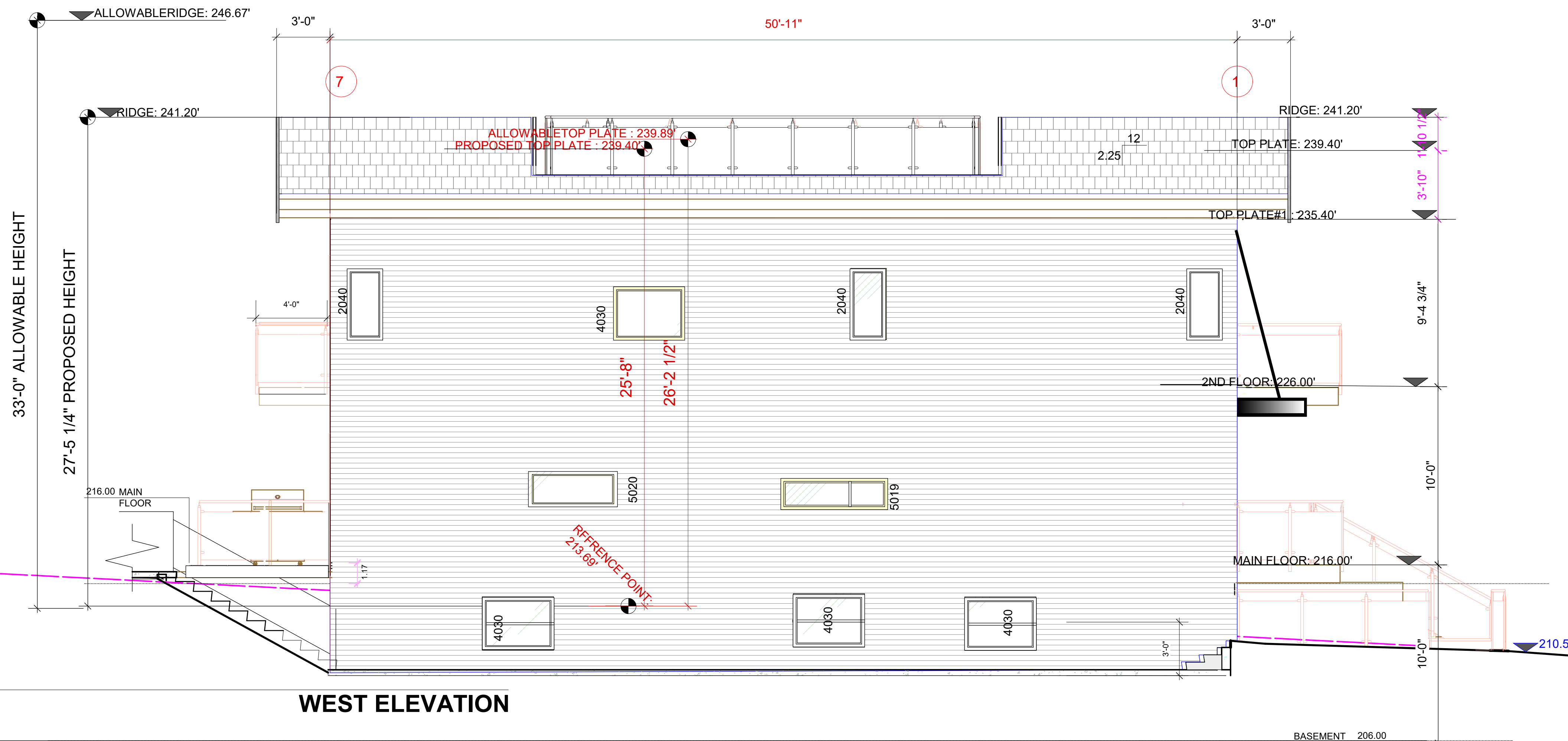
EAST ELEVATION



**UNPROTECTED OPENINGS
EAST ELEVATION**
 WALL AREA=1329.00 SQ. FT. (123.46 M2)
 LIMITING DISTANCE= 4' = 1.21 M.)
 PERMITTED U.P.O.=7% SQ.FT =93.03 SF.
 PROPOSED=68.65 SQ. FT.
 REF: 3.2.3.1.D

EAST ELEVATION

**UNPROTECTED OPENINGS
WEST ELEVATION**
 WALL AREA= 1297.00 SQ. FT. (120.49 M2)
 LIMITING DISTANCE= 4'-0" (1.21 M)
 PERMITTED U.P.O.= 90.79 SQ.FT
 PROPOSED=90.79 SQ. FT.
 REF: 3.2.3.1.D



WEST ELEVATION



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LEGEND:

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

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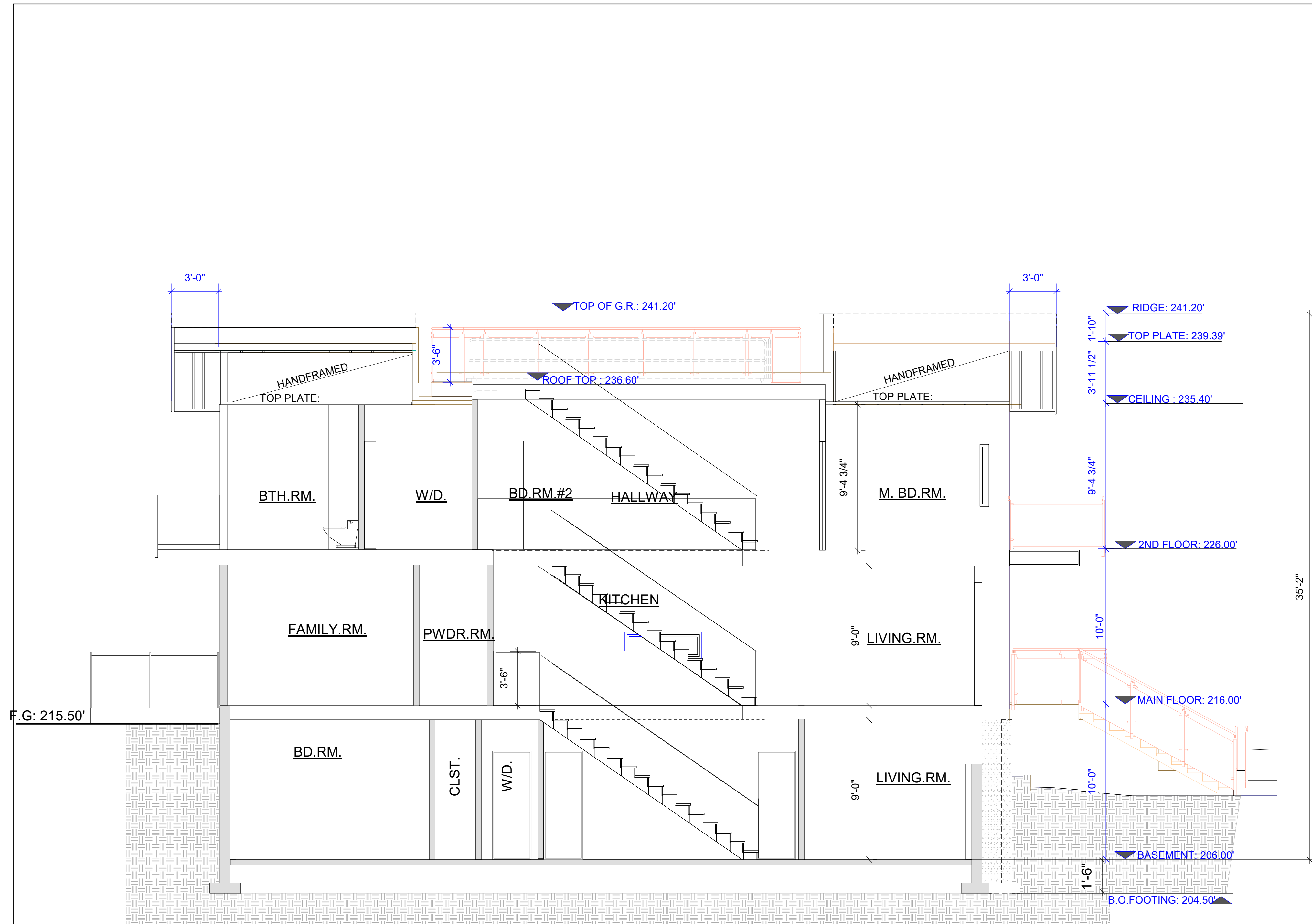
**646 EAST 4TH ST.
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**HOUSE B
EAST &
WEST ELEVATIONS**

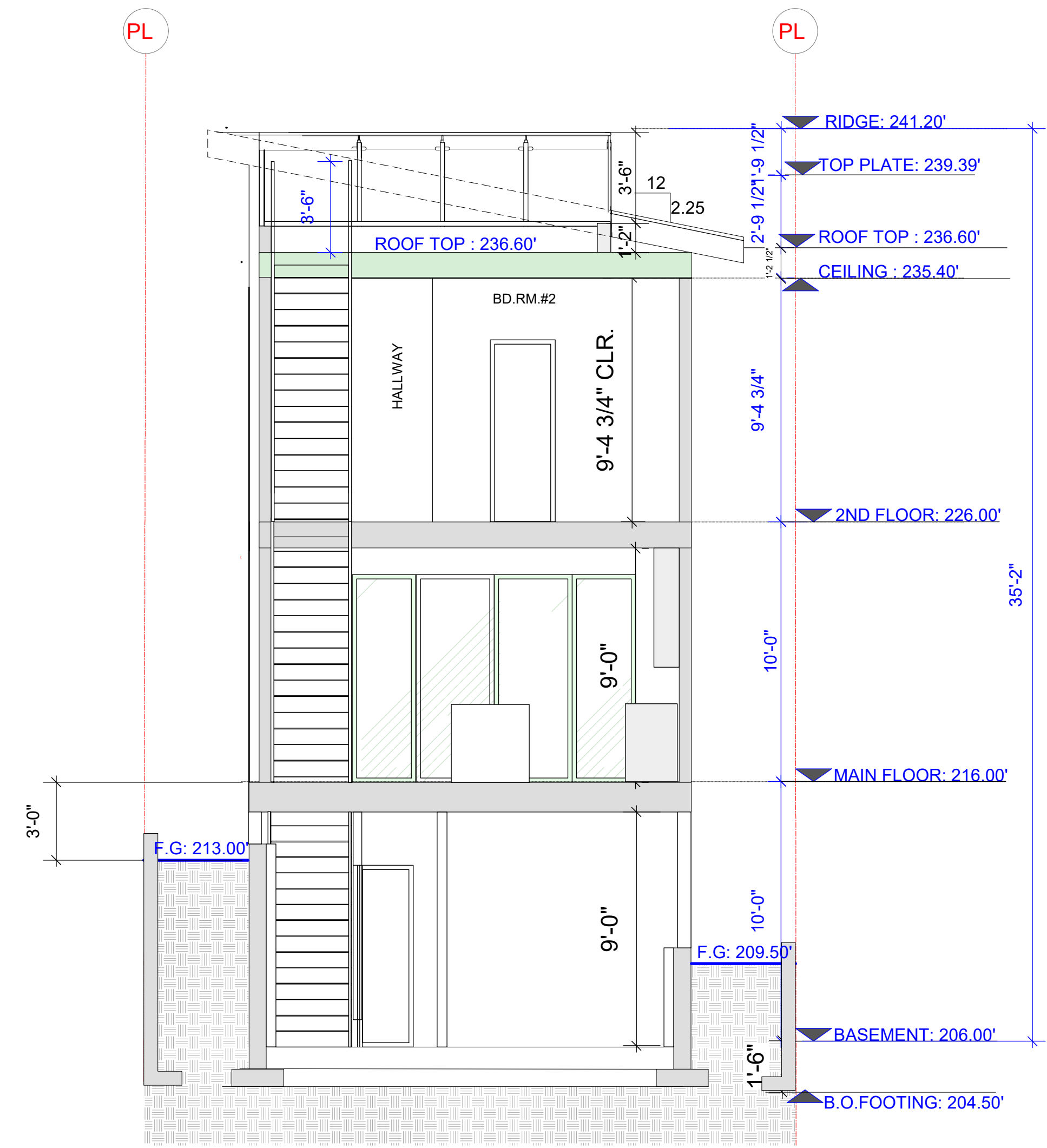
DATE:
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DRAWN BY :
G.A.
CHECKED BY:
M.R.
 R.CH
SCALE: 1/4 = 1 ft

DRAWING NO. :

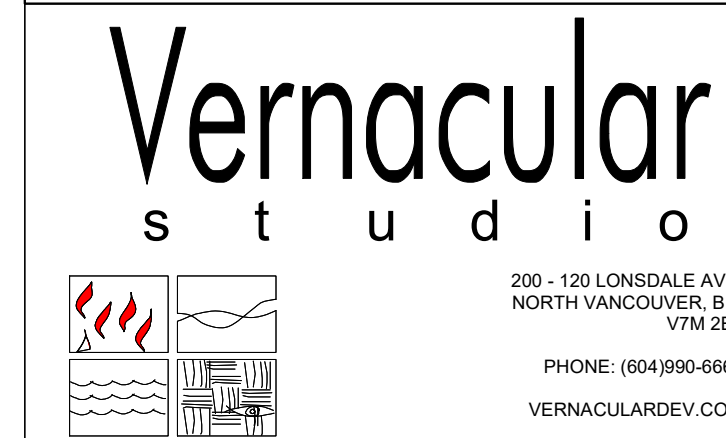
A-07



SECTION AA



SECTION BB



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

REVISION:

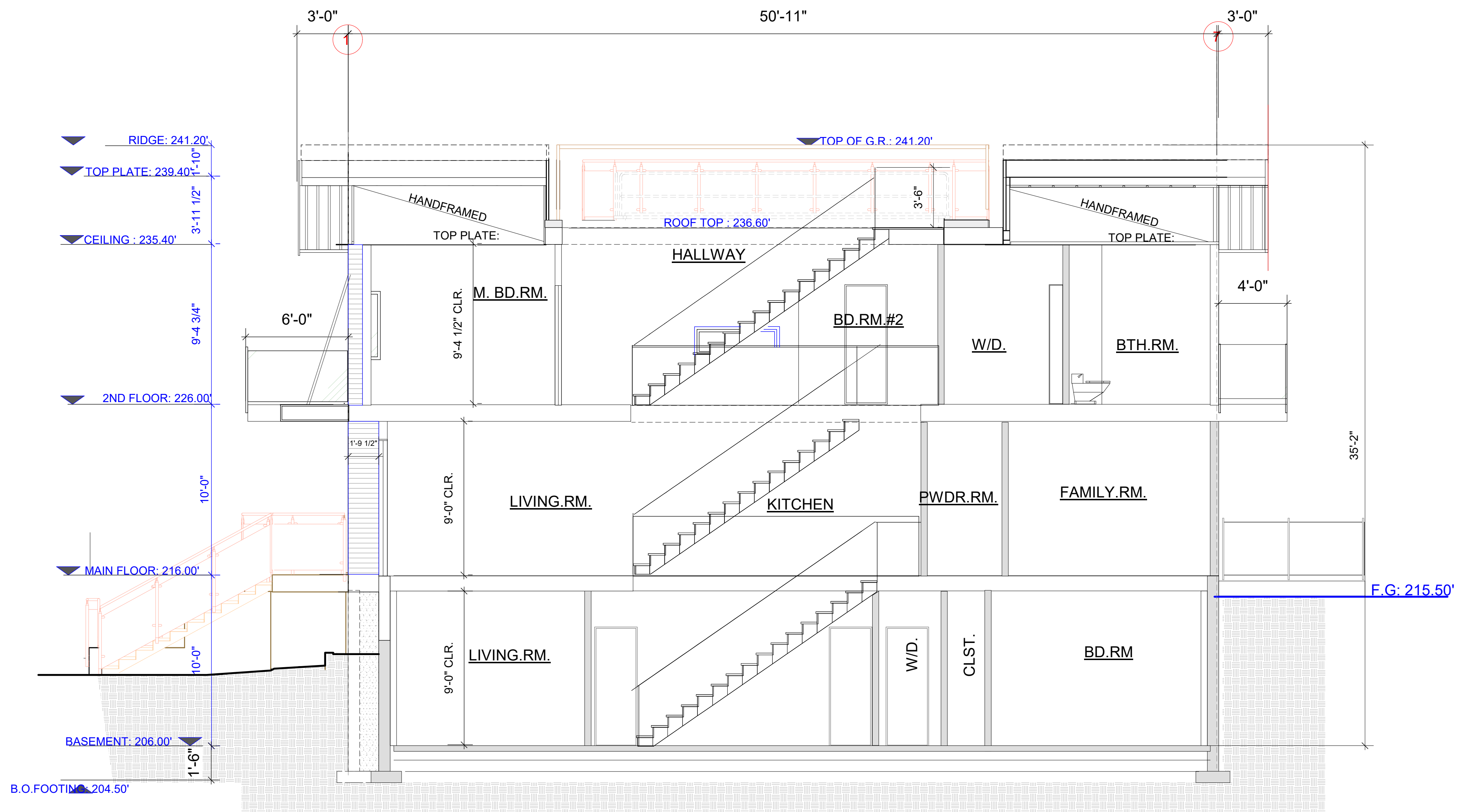
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1	PRE APP SUB	SEP 30 2021

**646 EAST 4TH ST.
NORTH VANCOUVER**

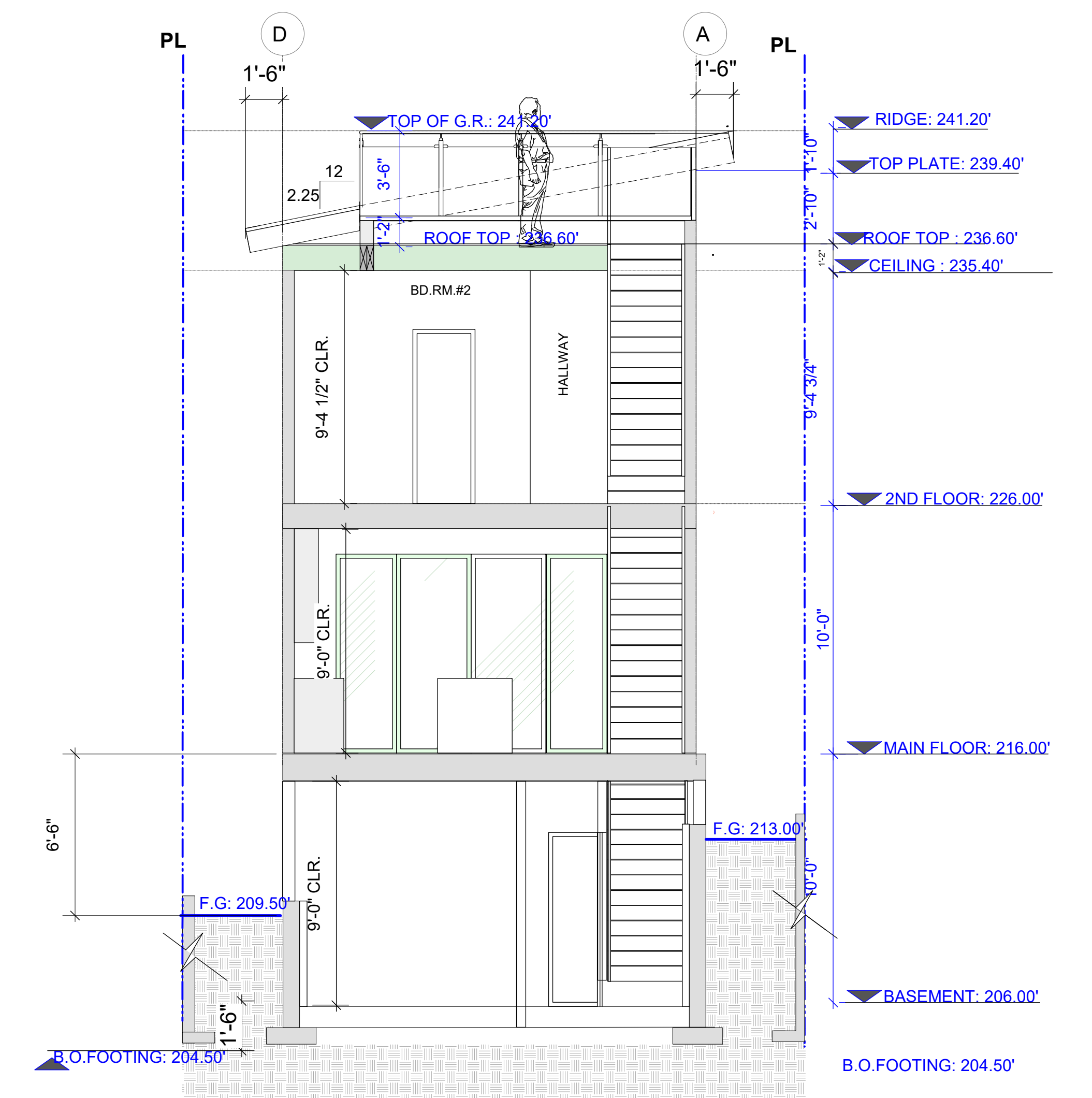
**HOUSE A
SECTIONS**

DATE:
MAY 2014
DRAWN BY:
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

DRAWING NO. :
A-08



SECTION AA



SECTION BB



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LEGEND:

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

REVISION:

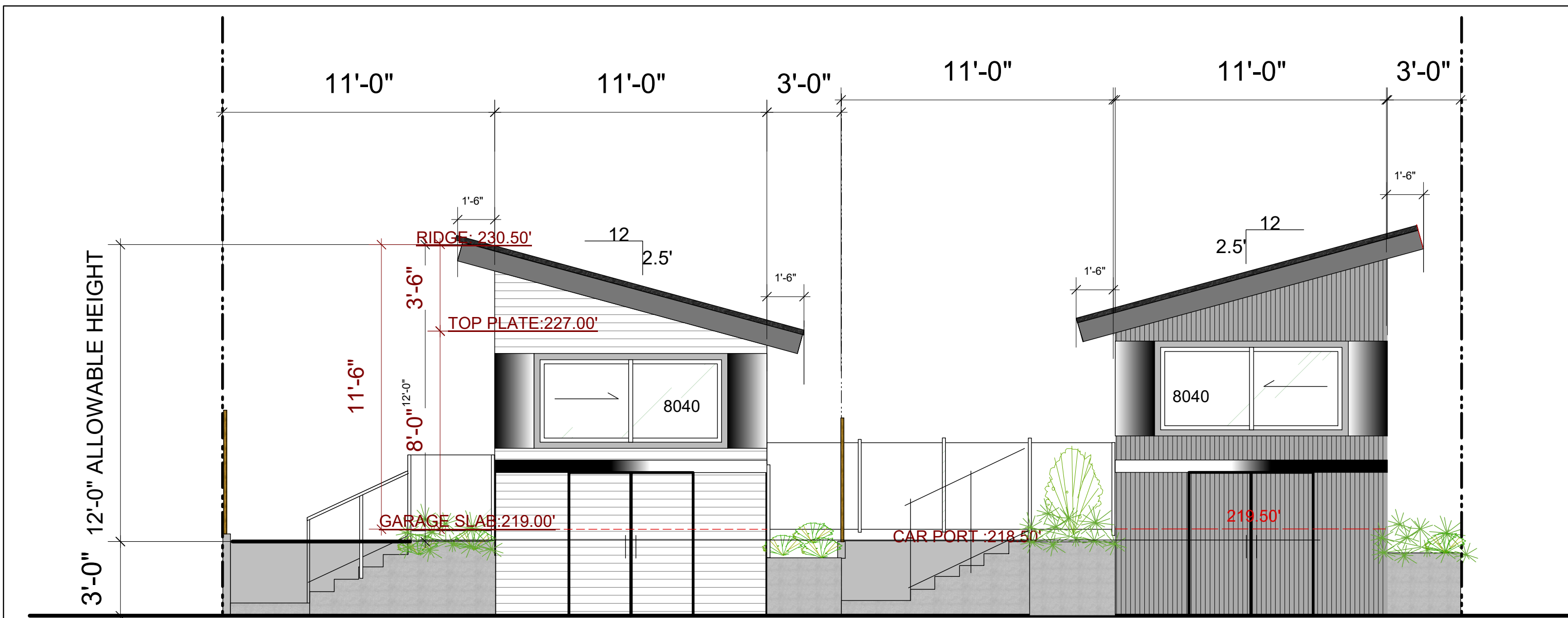
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NORTH VANCOUVER**

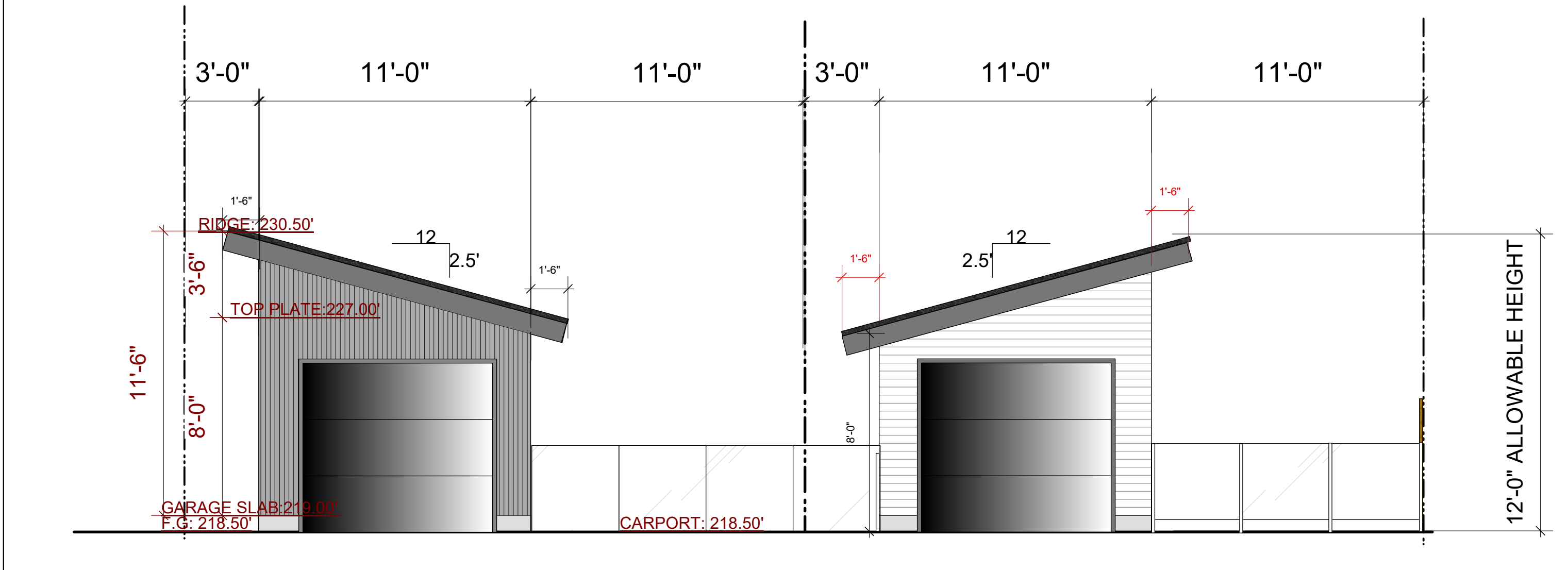
**HOUSE B
SECTIONS**

DATE:
MAY 2014
DRAWN BY :
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

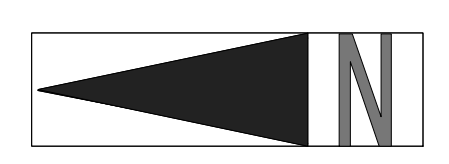
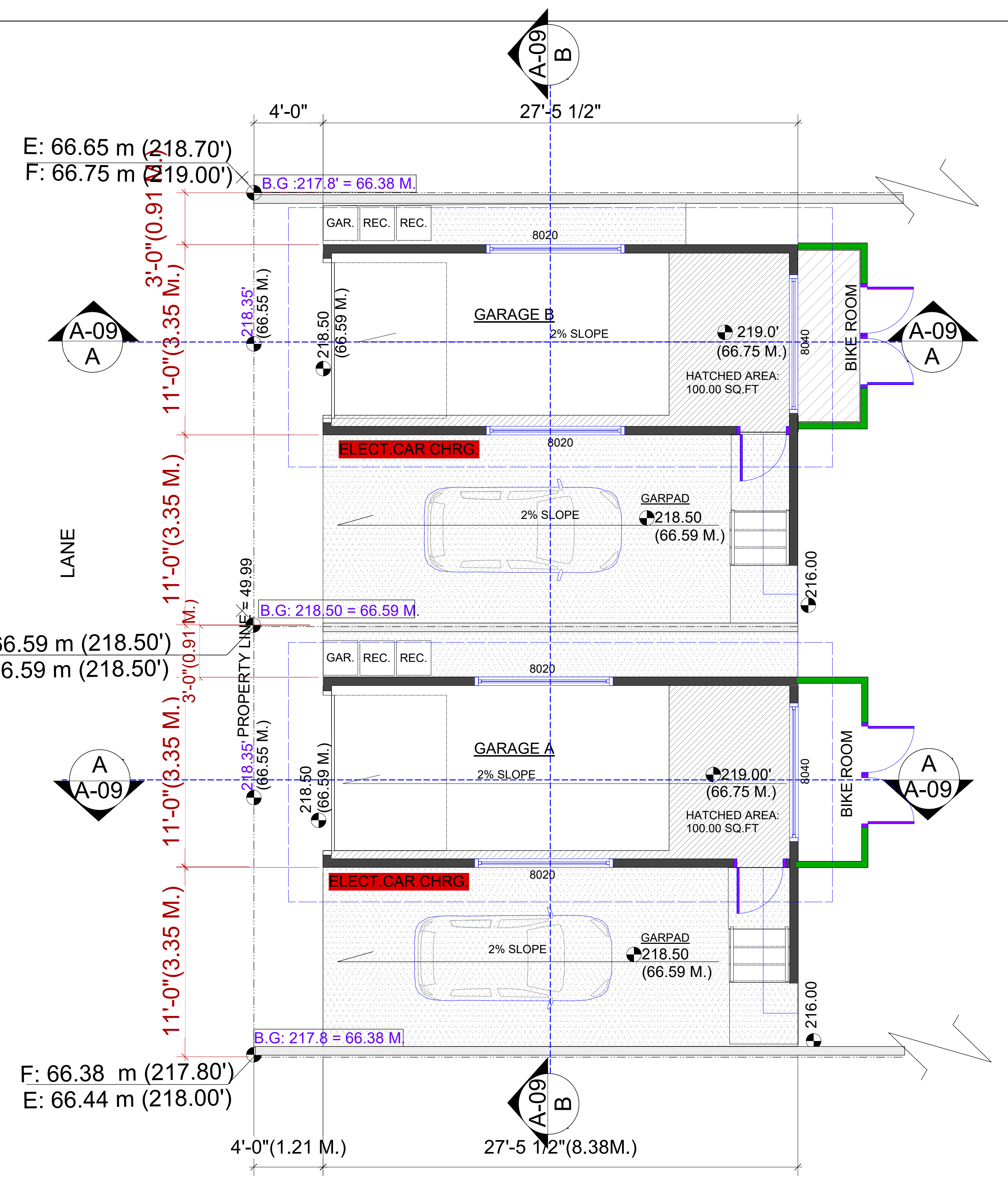
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SOUTH ELEVATIONS



NORTH ELEVATIONS

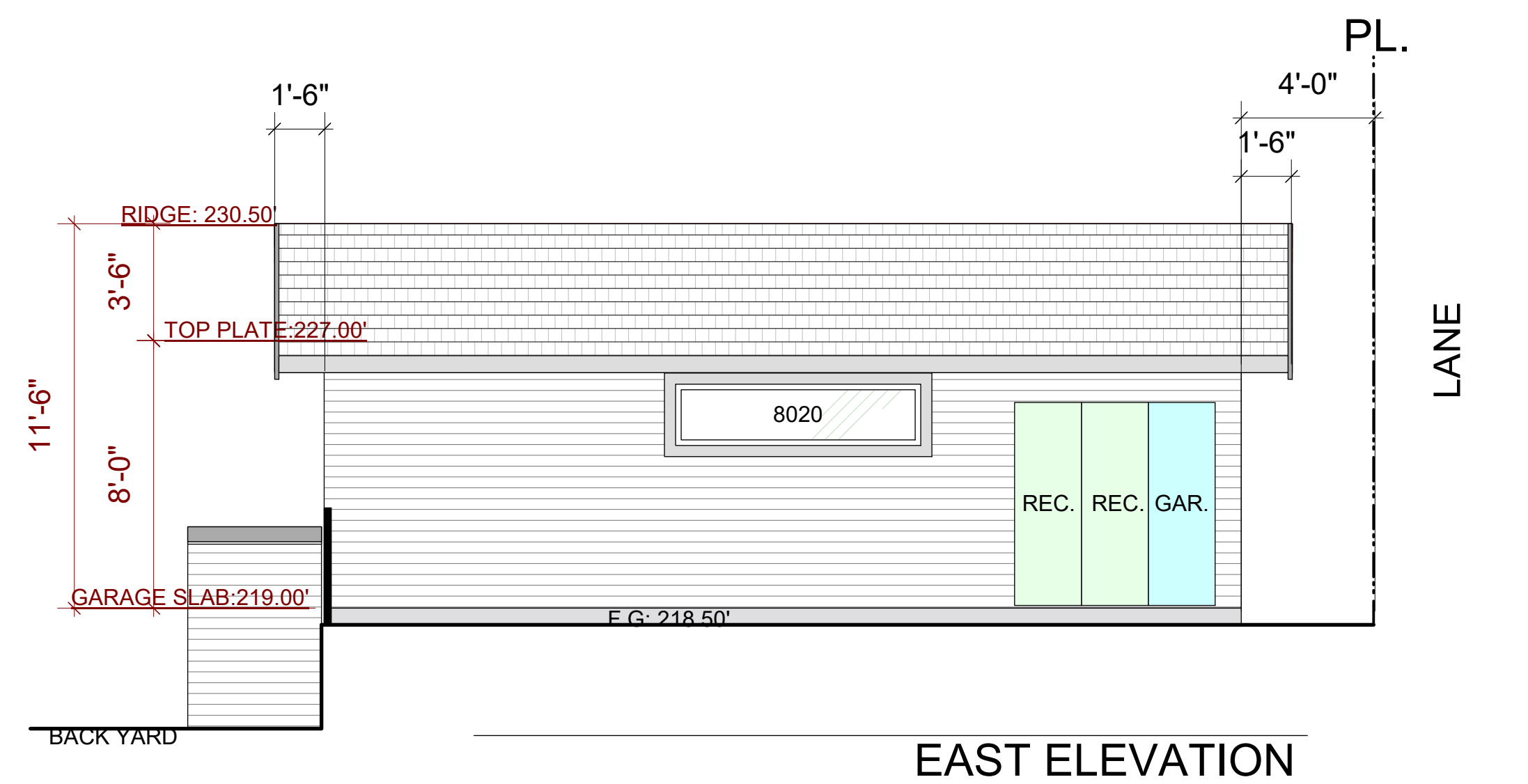


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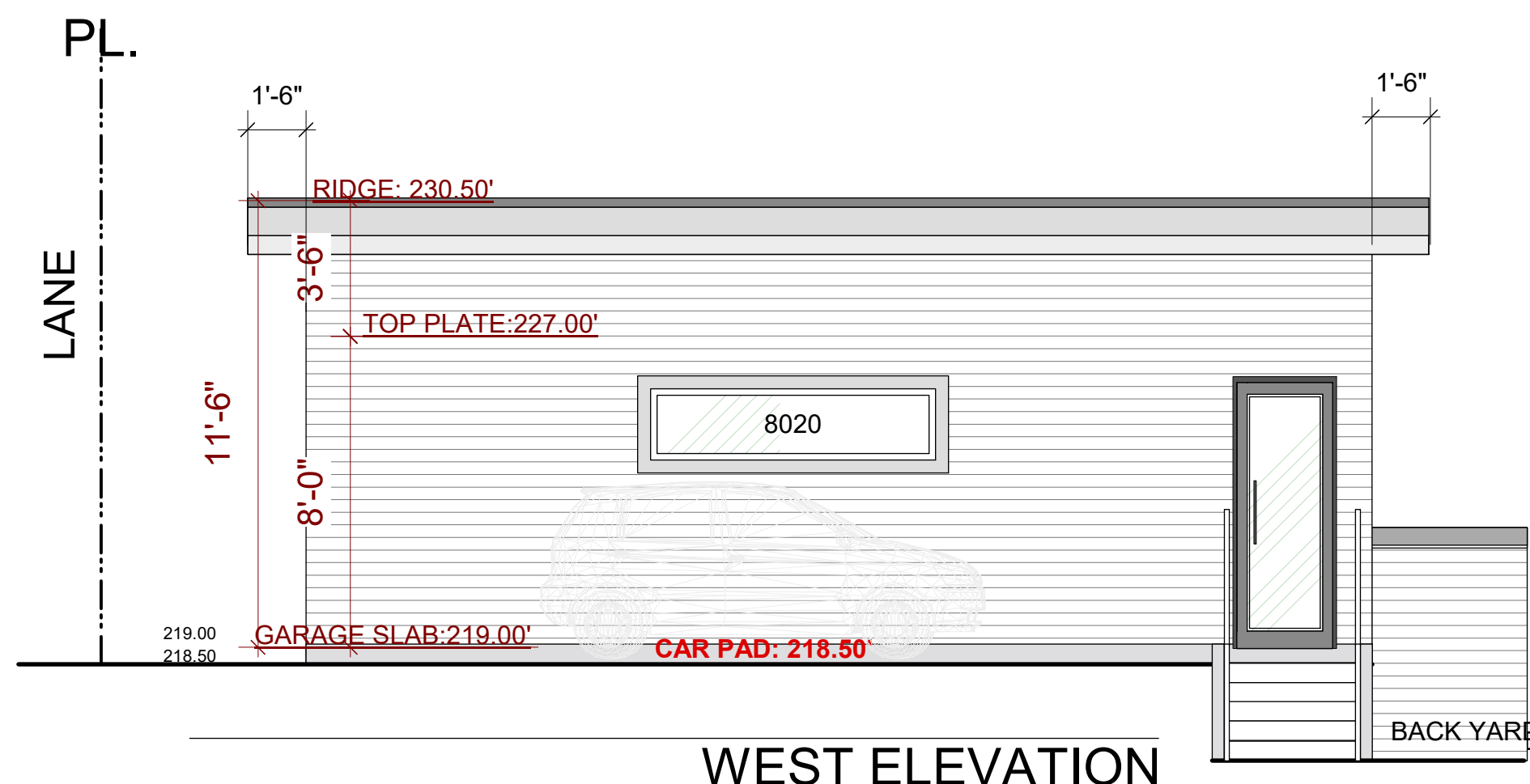
- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:

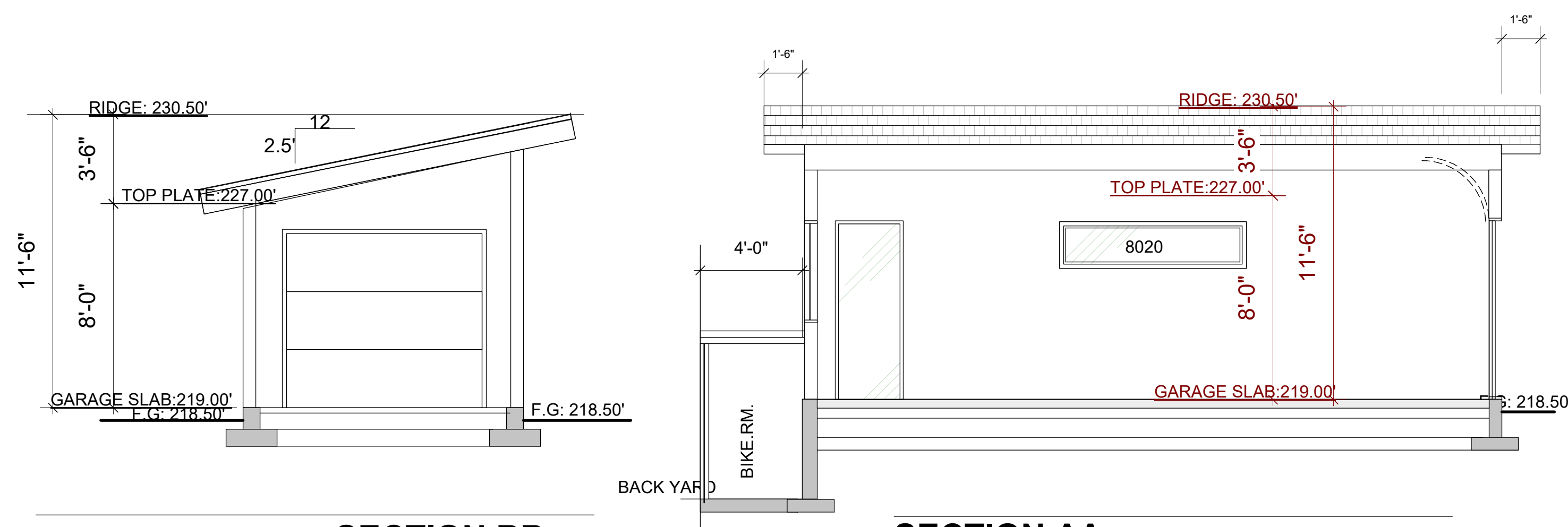
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EAST ELEVATION



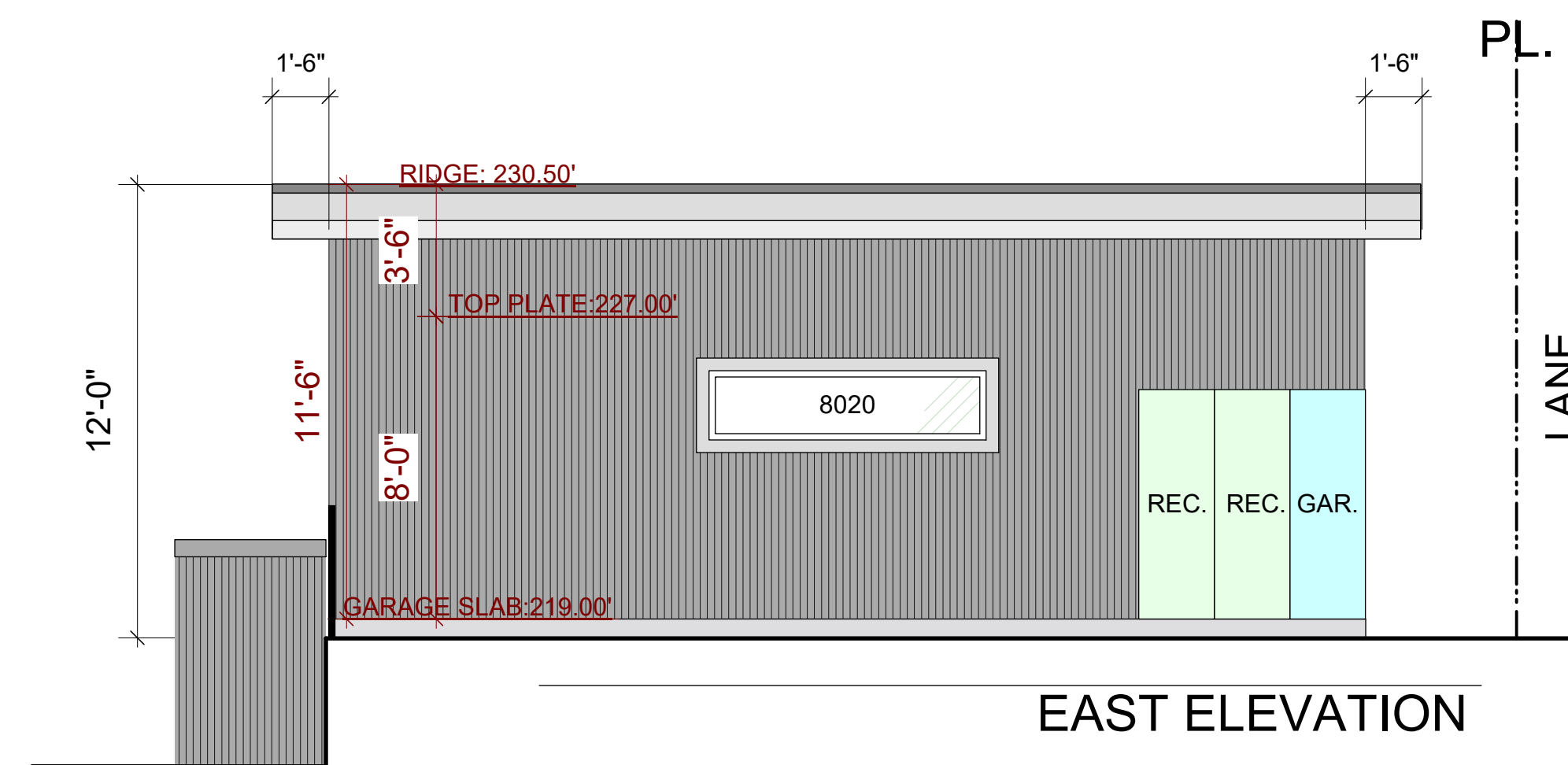
WEST ELEVATION



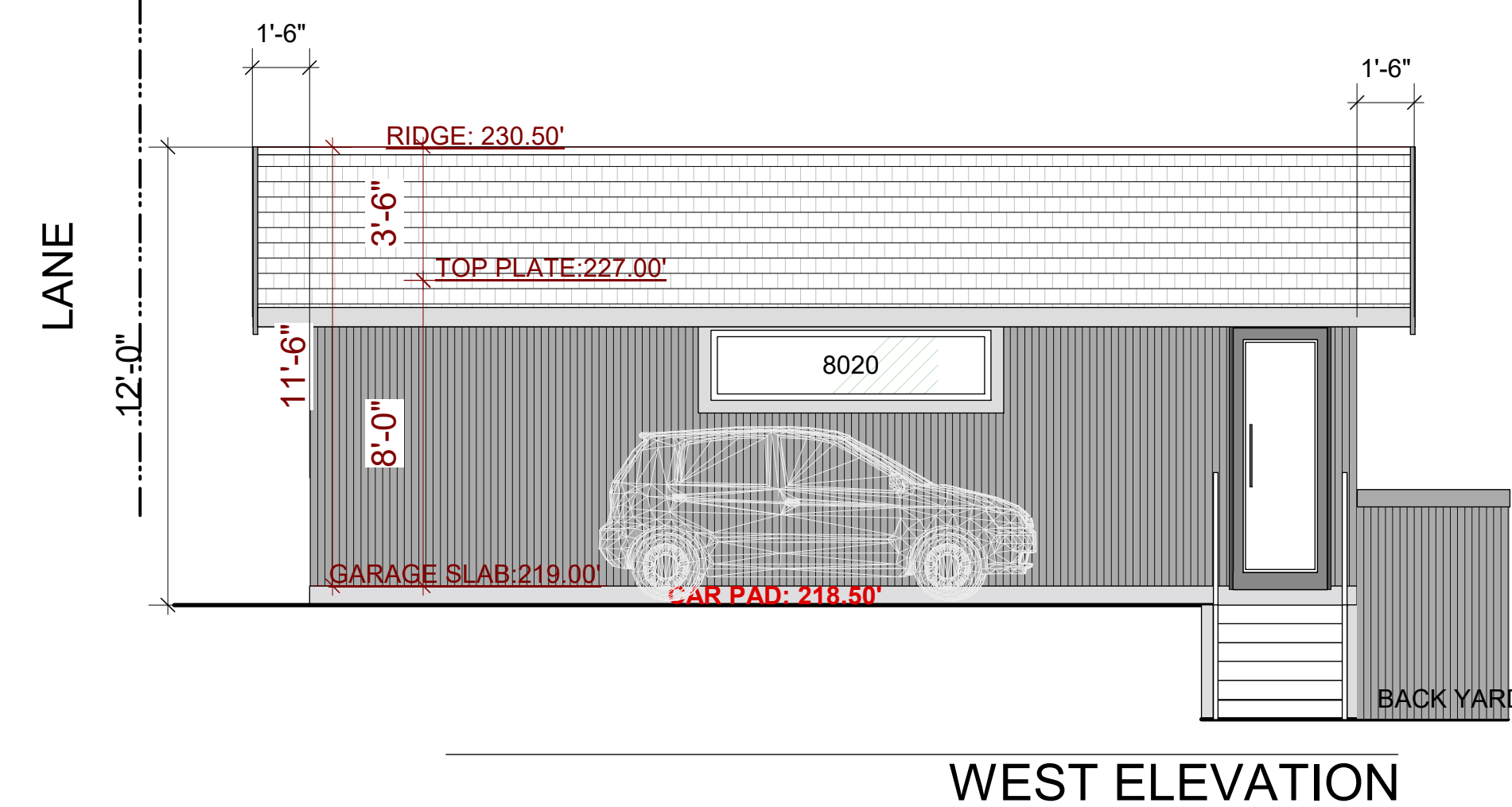
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SECTION AA

GARAGE A

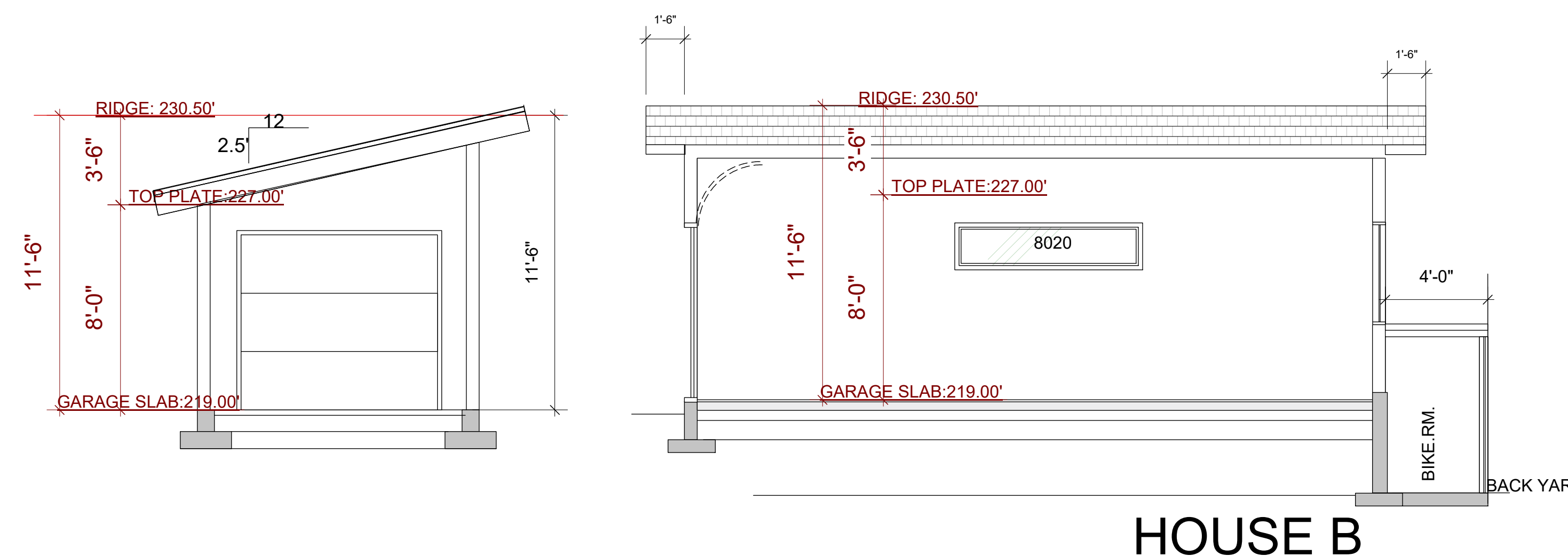


EAST ELEVATION



WEST ELEVATION

GARAGE B



HOUSE B

LEGEND:

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

REVISION:

No.	ISSUE FOR	DATE
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1	PRE APP SUB.	SEP 10, 2021

DATE:

DRAWING NO.: