



DRAWING INDEX:

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 & REAR ELEVATIONS -LOT A (WEST)
- A-07 FRONT & REAR ELEVATIONS -LOT B (EAST)
- A-08 EAST & WEST ELEVATIONS – LOT A
- A-09 EAST & WEST ELEVATION – LOT B
- A-10 BUILDING SECTIONS – LOT A (SOUTH)
- A-11 BUILDING SECTIONS – LOT B (NORTH)
- A-12 GARAGES LOTS A & B – PLANS
- A-13 GARAGES LOTS A & B – DETAILS
- L-01 LANDSCAPE PLAN LOTS A & B

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.

ISSUED FOR: SUBDIVISION & REZONING

SEPTEMBER 30, 2021

RESUBMISSION

MAY 30, 2022

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

PROPOSED PROJECT SUMMARY IS FOR SUBDIVISION AND REZONING

Lot A (WEST)

Lot Area	7.61 X 41.71 = 317.41 SM 24.99' X 136.85' = 3,420.50 SF	
FSR Allowed (0.50)	317.41 X 0.5 = 158.70 SM	1,706.0 SF.
FSR Proposed	158.50 SM	1,706.0 SF.
Main Floor	78.60 SM	846.0 SF
Upper	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% LOT DEPTH	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%	30%
Parking:	2	2
SECONDARY SUITE	40% (681.0 SM)	40% (681.0 SF)
Parking	One car pad allocated for the Secondary Suite	
Bike	2 Enclosed	

Lot B (WEST)

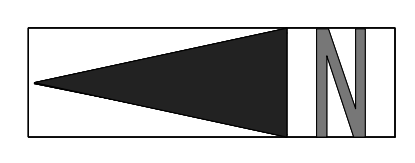
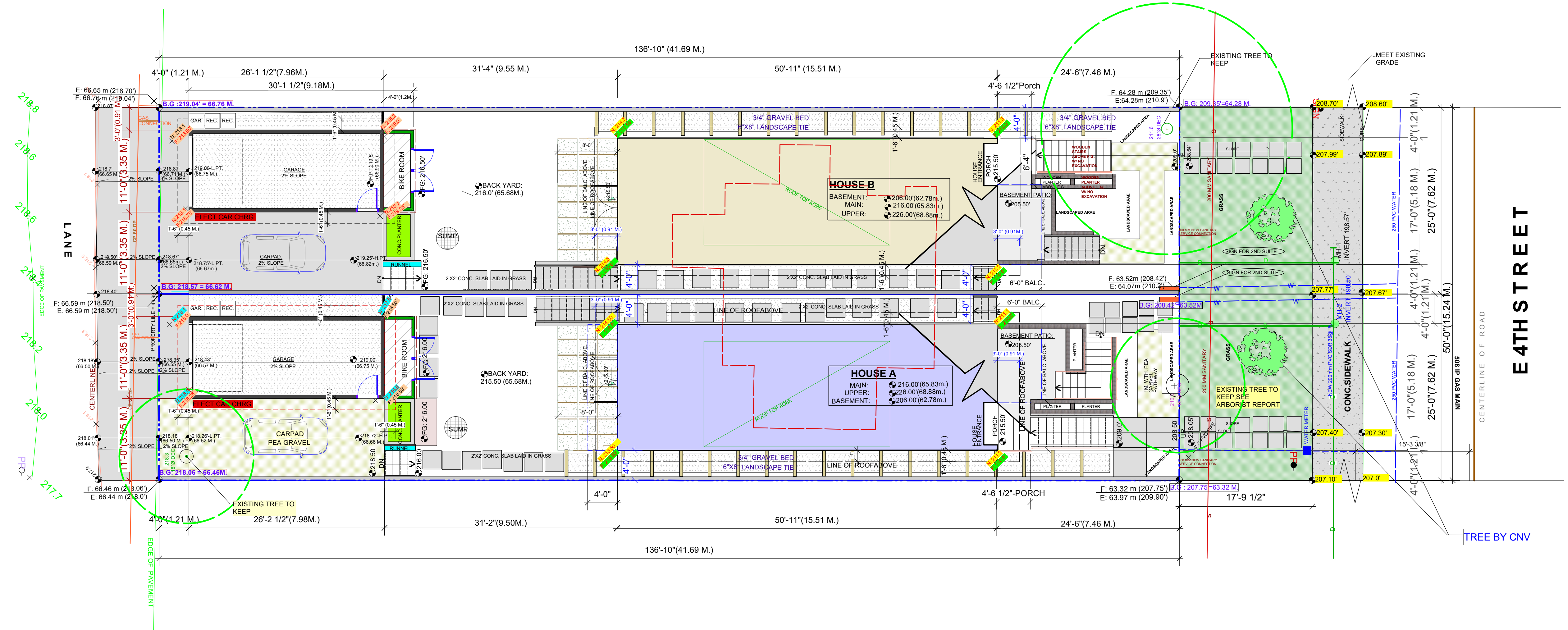
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Lot Coverage:	30%	30%
Parking:	2	2
SECONDARY SUITE	40% (681.0 SM)	40% (681.0 SF)
Parking	One car pad allocated for the Secondary Suite	
Bike	2 Enclosed	

- 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:**
- F. FINISHED GRADE
 - E. EXISTING GRADE
 - POWER VENT
 - FLOOR DRAIN
 - SMOKE ALARM
 - FINISHED ELEVATION

- LIGHTING LEGEND:**
- STEP LIGHT
 - PATH LIGHT
 - UPLIGHT
 - MOTION SENSOR LIGHT



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

REVISION:

No.	ISSUE FOR	DATE
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2	SUBDIV/REV	MAY 31, 2022
1	PRE APP SUB.	SEP 29, 2021

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

SITE PLAN

DATE:
DRAWN BY: G.A.
CHECKED BY: M.C.
R.C.H.
SCALE: 1/8" = 1 ft

A-01

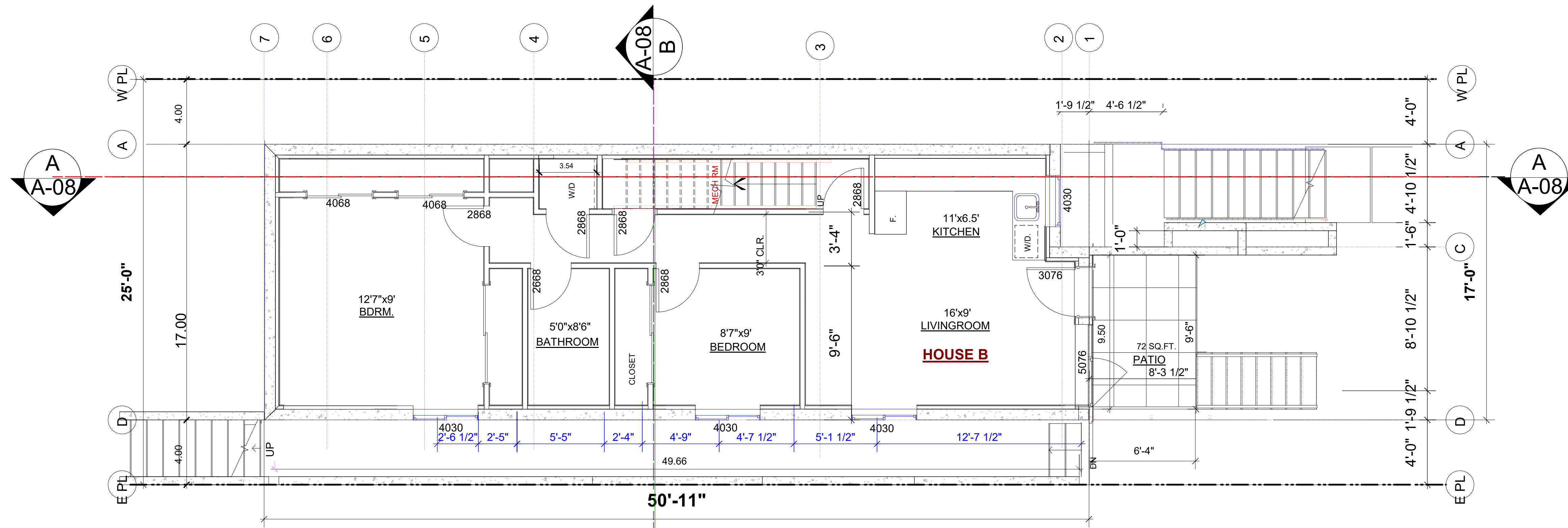
DRAWING NO.:

Vernacular design

200 - 120 LONSDALE AVE.
NORTH VANCOUVER, B.C.
V7M 2E9
PHONE: (604) 990-6862
VERNACULARDEV.COM

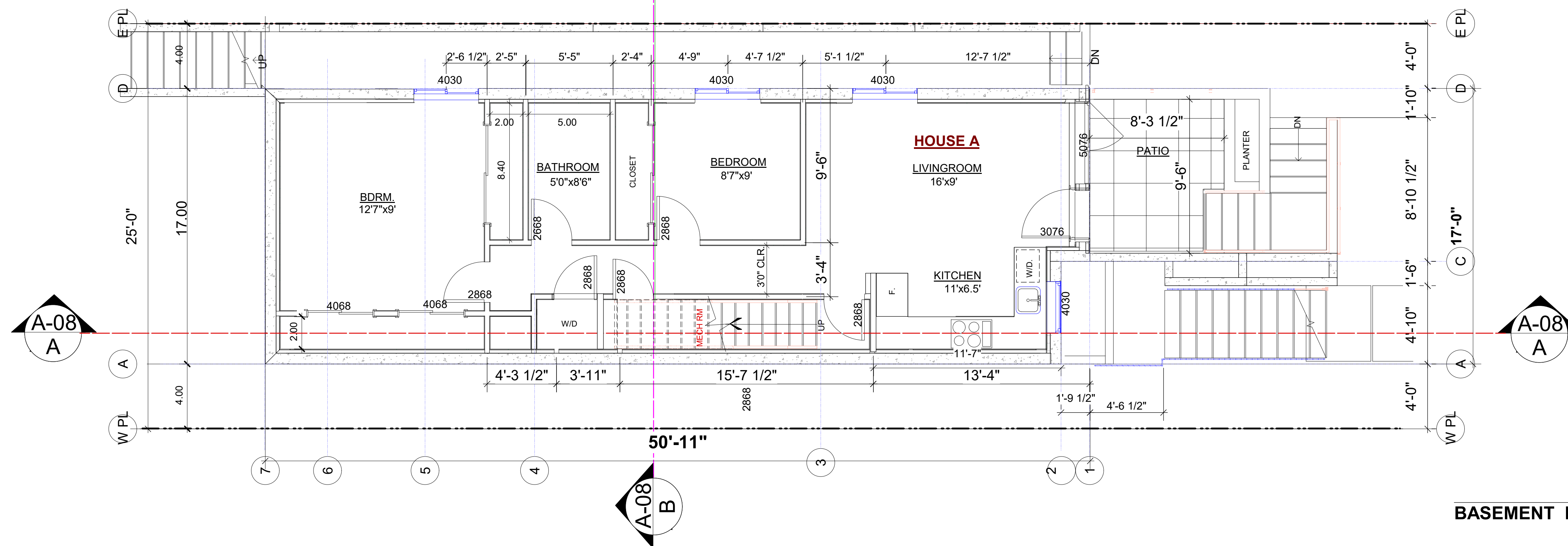
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851.00 SQ.FT

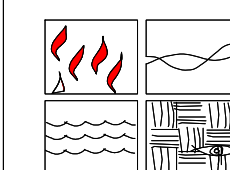
BASEMENT FLOOR



851.00 SQ.FT

BASEMENT FLOOR

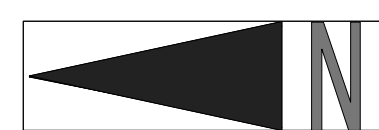
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LEGEND:

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

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8		
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1	PRE APP SUB	SEP 29 2021

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NORTH VANCOUVER**

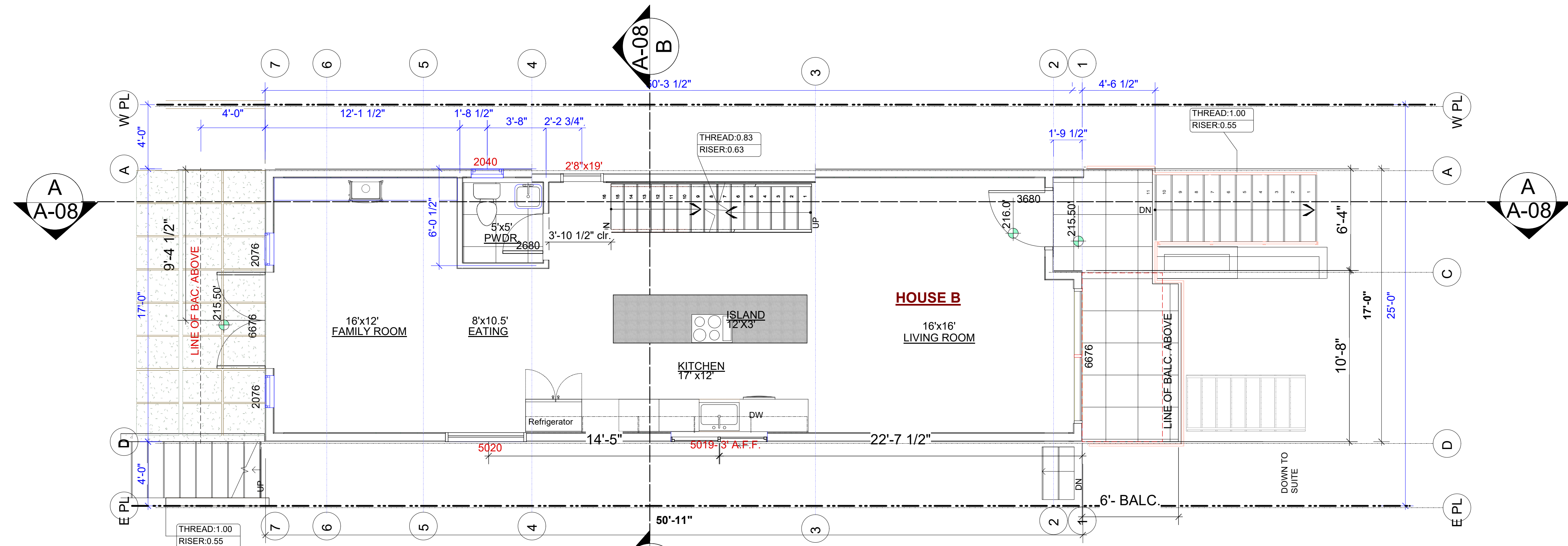
BASEMENT PLANS

DATE:

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

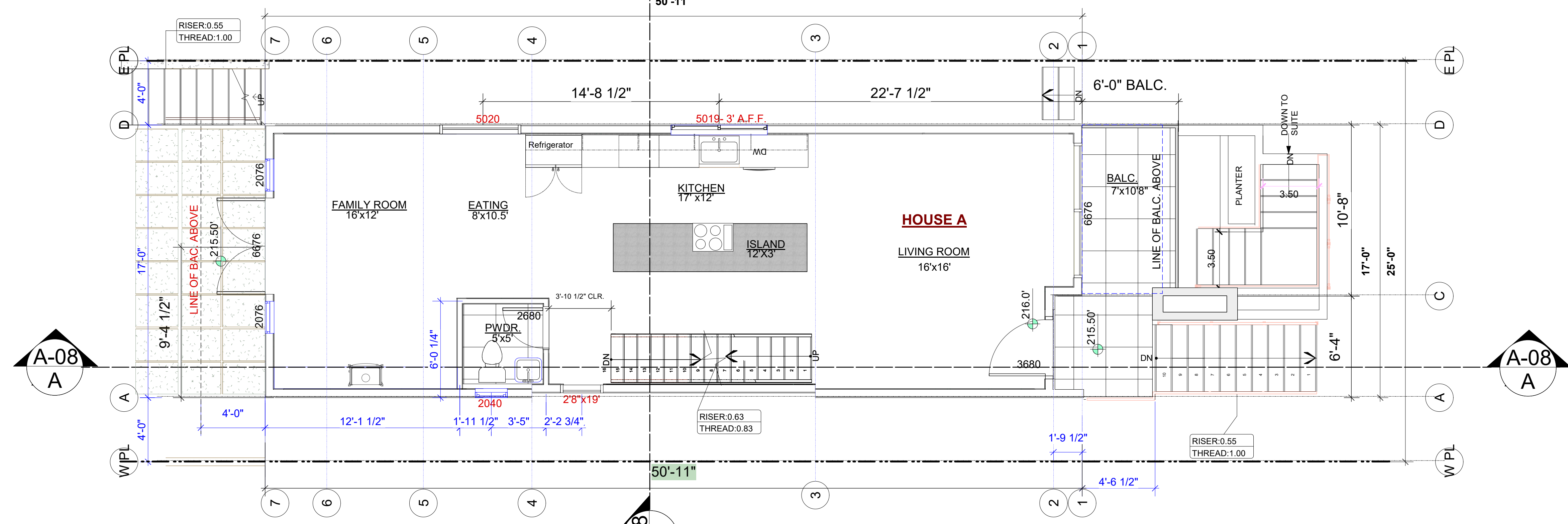
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A-02



846.00 SQ.FT

MAIN FLOOR



846.00 SQ.FT

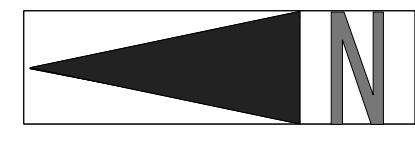
MAIN FLOOR

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

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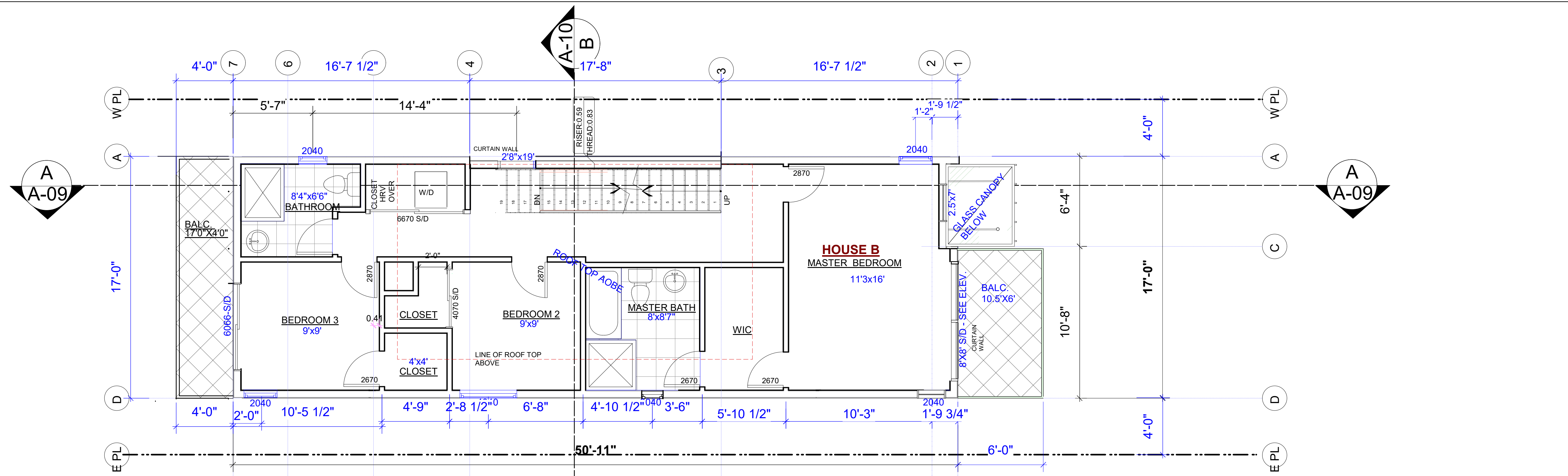
**646 EAST 4TH ST.
NORTH VANCOUVER**

MAIN FLOOR PLANS

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

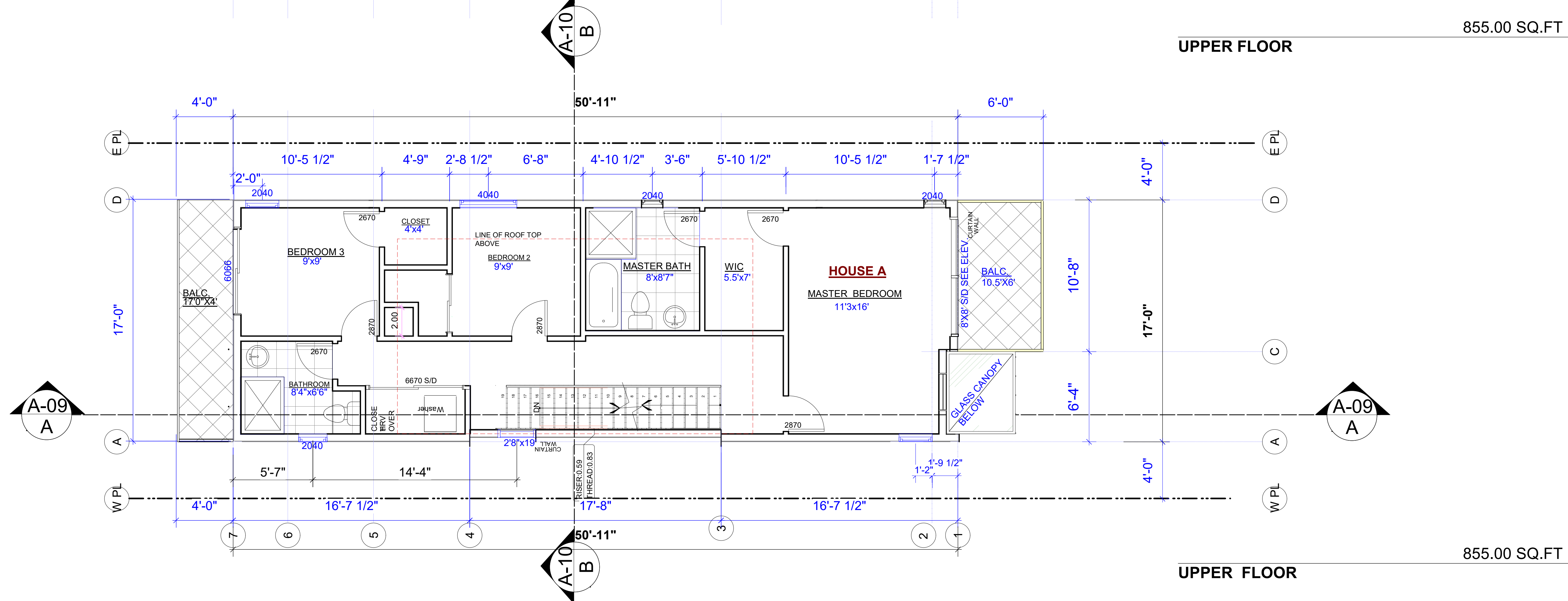
A-03

DRAWING NO. :



855.00 SQ.FT

UPPER FLOOR



855.00 SQ.FT

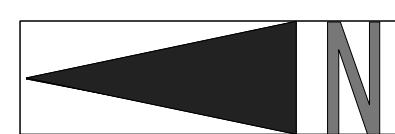
UPPER FLOOR

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LEGEND:

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

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No.	ISSUE FOR	DATE
8		
7		
6		
5		
4		
3		
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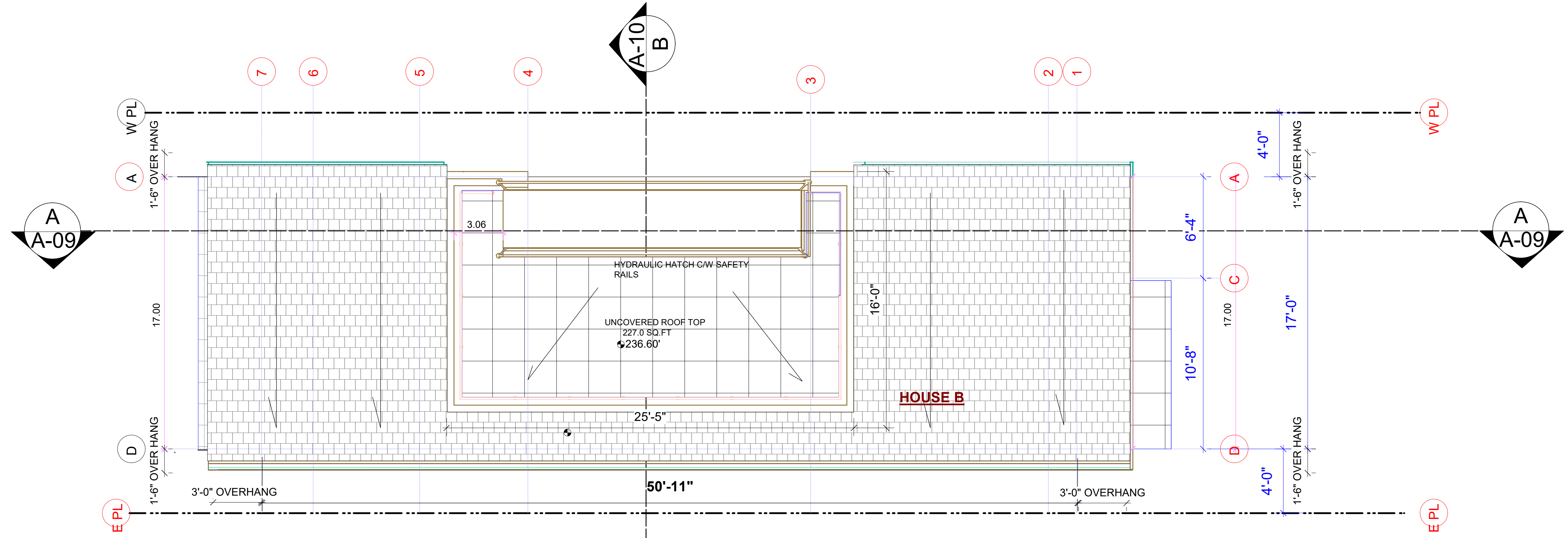
UPPER FLOOR PLANS

DATE:

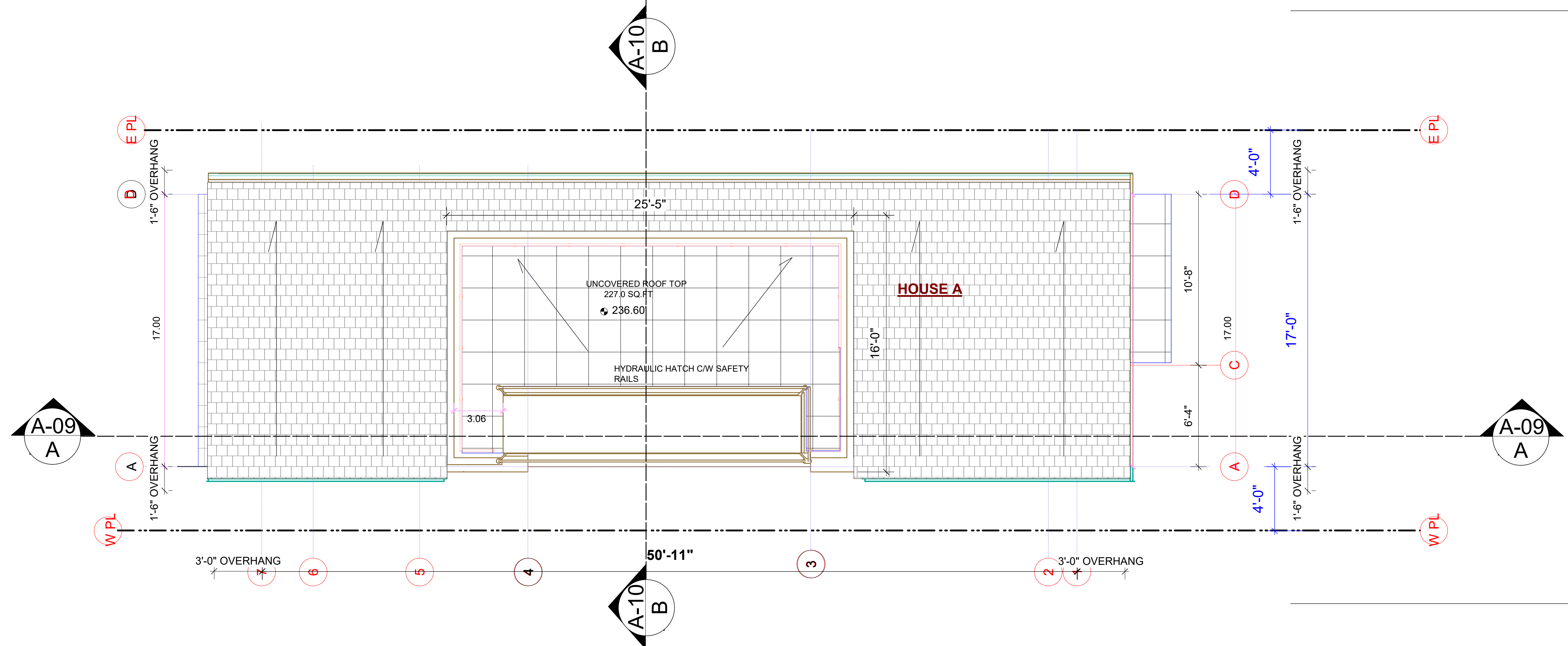
DRAWN BY :
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

DRAWING NO. :

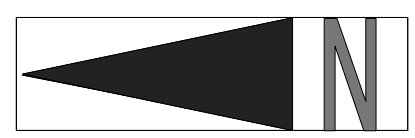
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ROOF PLAN



ROOF PLAN



LEGEND:

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

REVISION:	
8	
7	
6	
5	
4	
3	
2	SUBDIV/REV. MAY 31, 2022
1	PRE APP SUB. SEP. 29, 2021
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ROOF PLANS

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

DRAWING NO.:
A-05

HOUSE A,

(Reference point & height calculation)

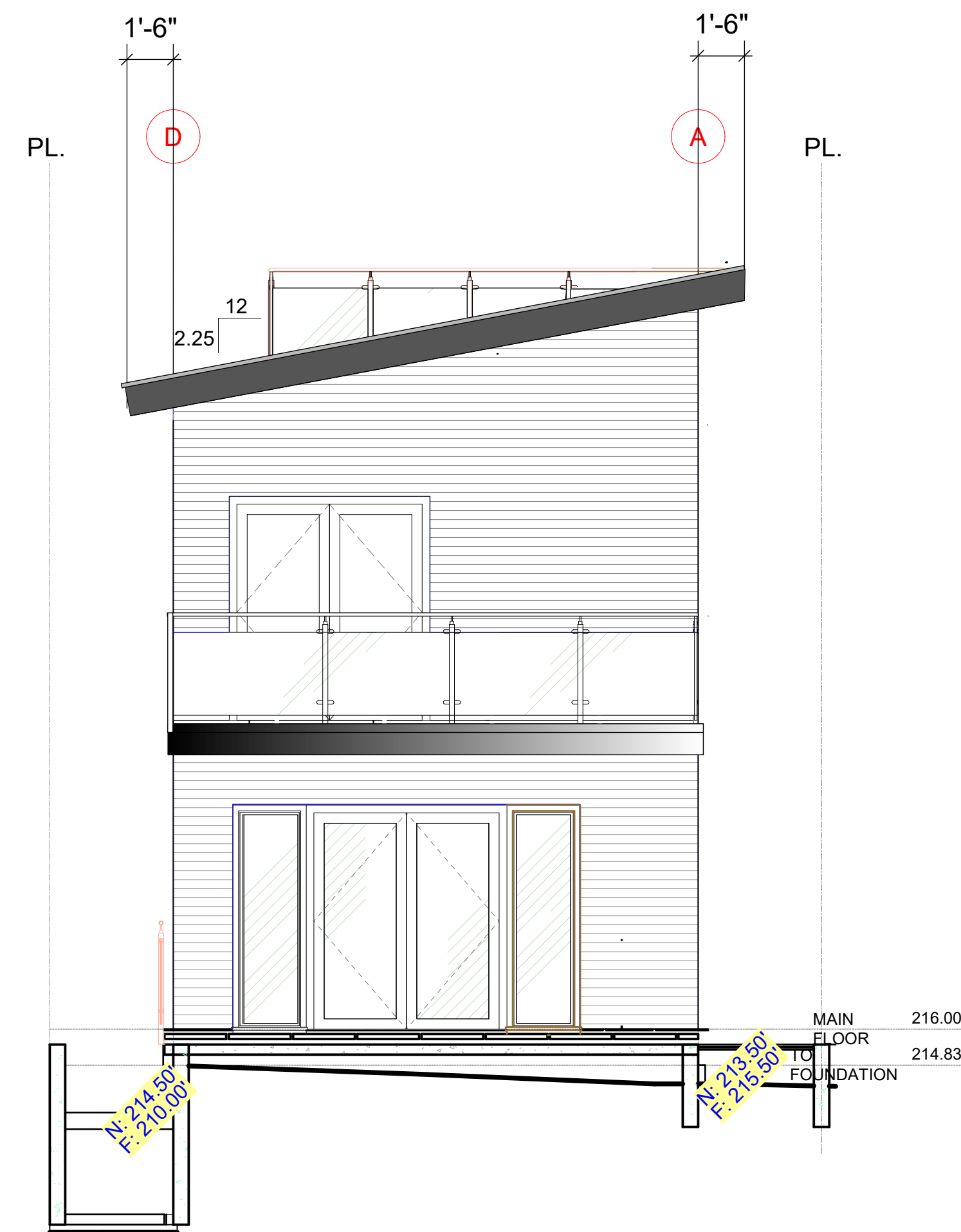
AVE. FRONT: 210.2+209.9=210.05

AVE. REAR : 218.1+217.7=217.90

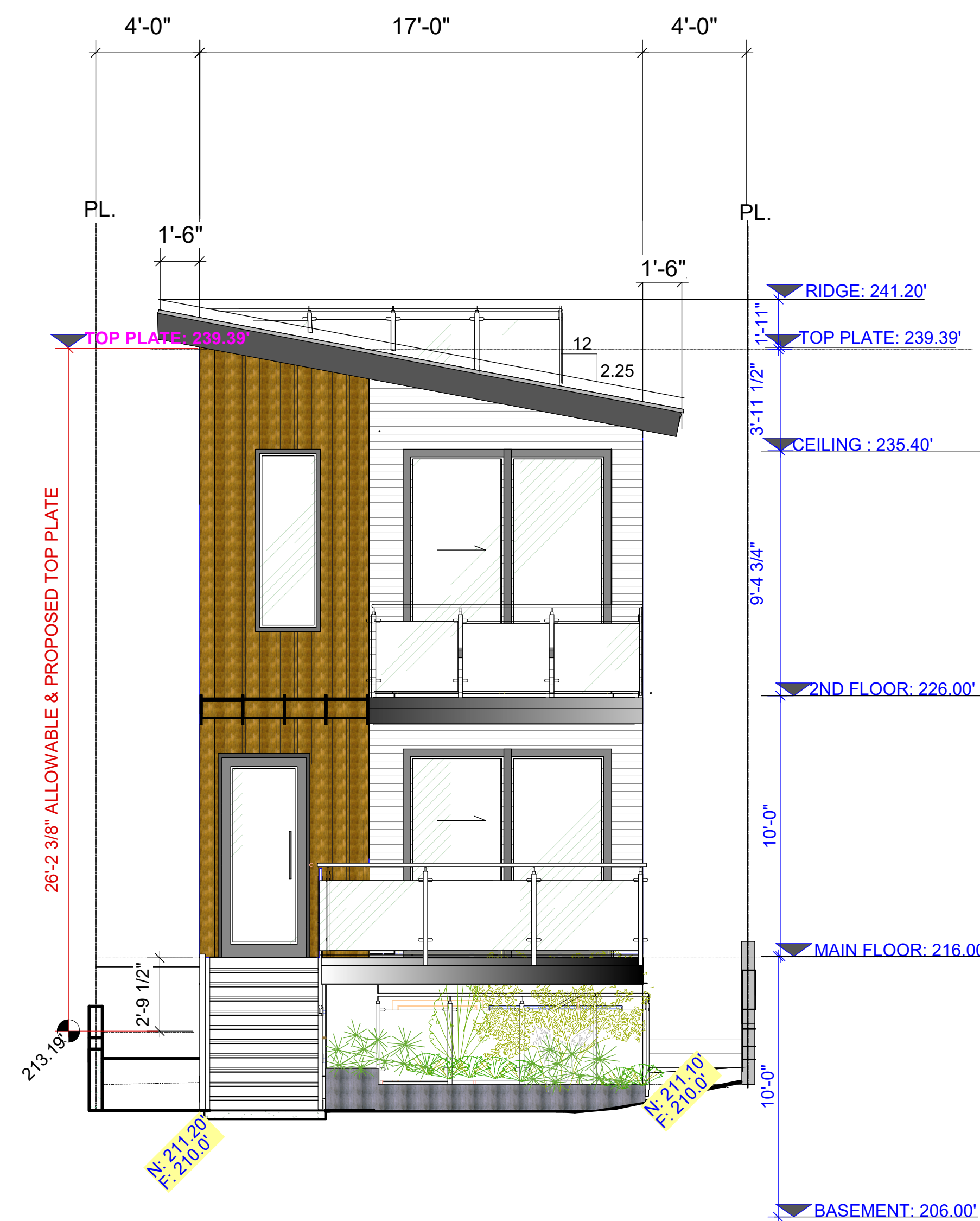
REFERENCE PONT: 210.05+(217.90-210.05)x0.4 =213.19

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 PALETTES

HOUSE 'A' **HOUSE 'B'**

COLOUR PALLETTES

- HOUSE A- MAIN HOUSE LONG BOARD-NATURAL CEDAR COLOUR
- HOUSE B- MAIN HOUSE F/ CORRUGATED PANEL - WHITE SOLID PAINT (3rd Floor-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

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	PRES. 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

LEGEND:

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

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8		
7		
6		
5		
4		
3		
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HOUSE B,

(REFERENCE POINT & HEIGHT CALCULATION)

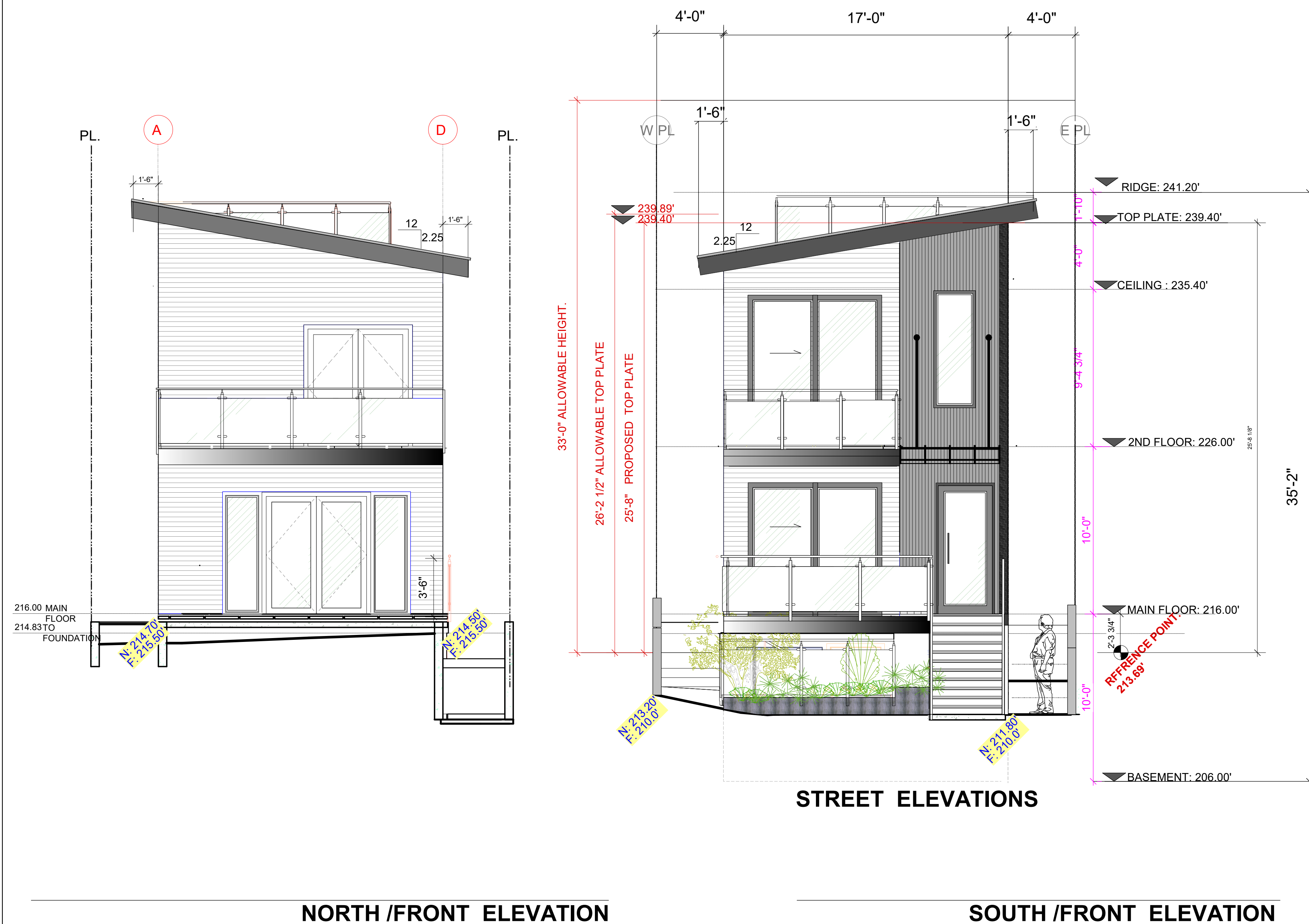
AVE. FRONT: $210.9+210.2 = 210.55$

AVE. REAR : $218.7+218.1=218.40$

REFERENCE POINT: $210.55+(218.40-210.55)\times 0.4=213.69$

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

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



NORTH /FRONT ELEVATION

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 FF CORRUGATED PANEL - WHITE SCUD 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 -B.N.)

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
- PREPAINTED STEEL PROFILE TO MATCH FASCIA COLOUR
- FIBER CEMENT PANELS
- PRE-PAINTED ALUM. DARK CHARCOAL
- 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

HOUSE 'A' **HOUSE 'B'**

STREET ELEVATION - SOUTH

BM - BENJAMINE MOORE PAINT



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

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8		
7		
6		
5		
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**646 EAST 4TH ST.
NORTH VANCOUVER**

HOUSE B
**FRONT &
REAR ELEVATIONS**

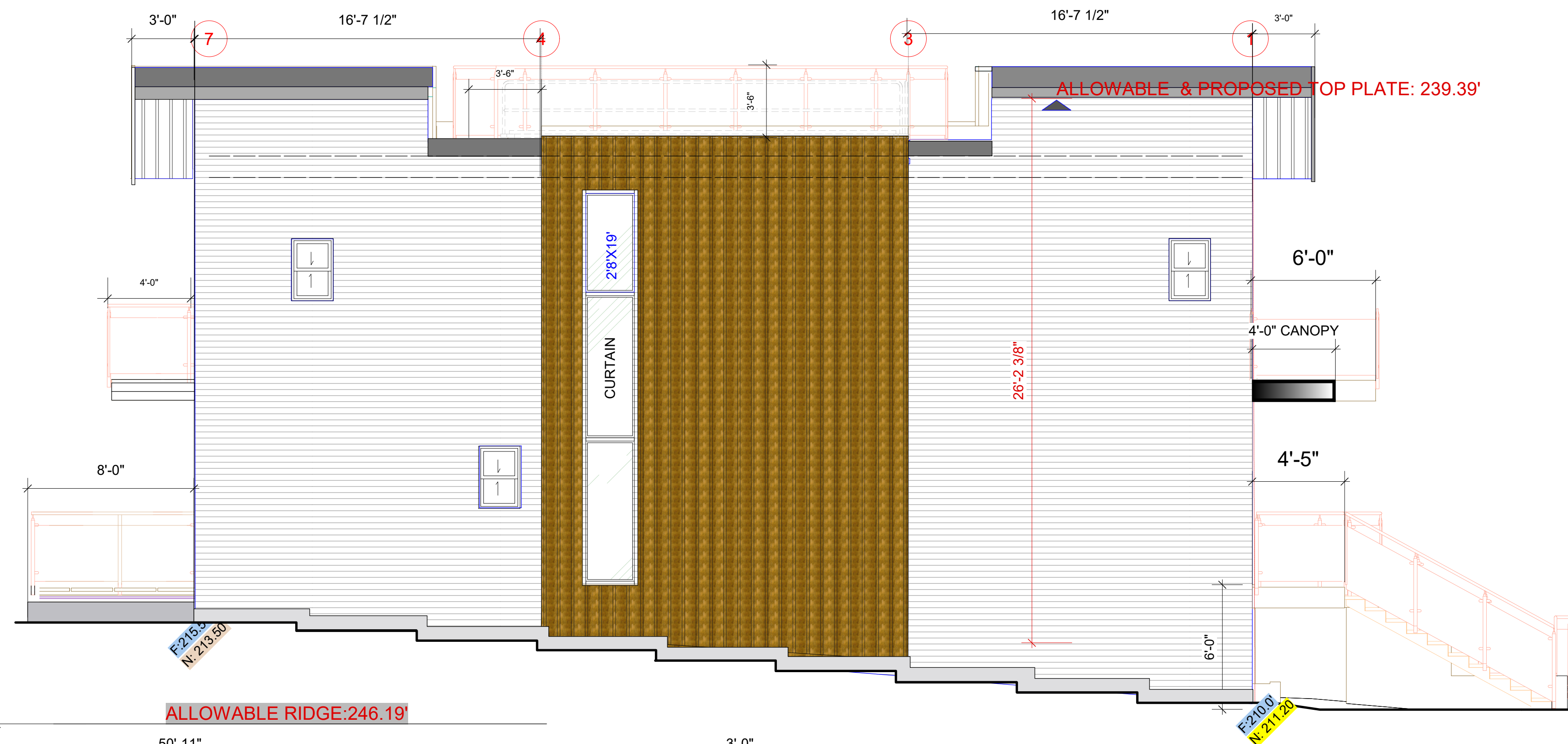
DATE:
DRAWN BY :
CHECKED BY:
M.R.
R.CH
SCALE: 1/4 = 1 ft

DRAWING NO. :

A-07

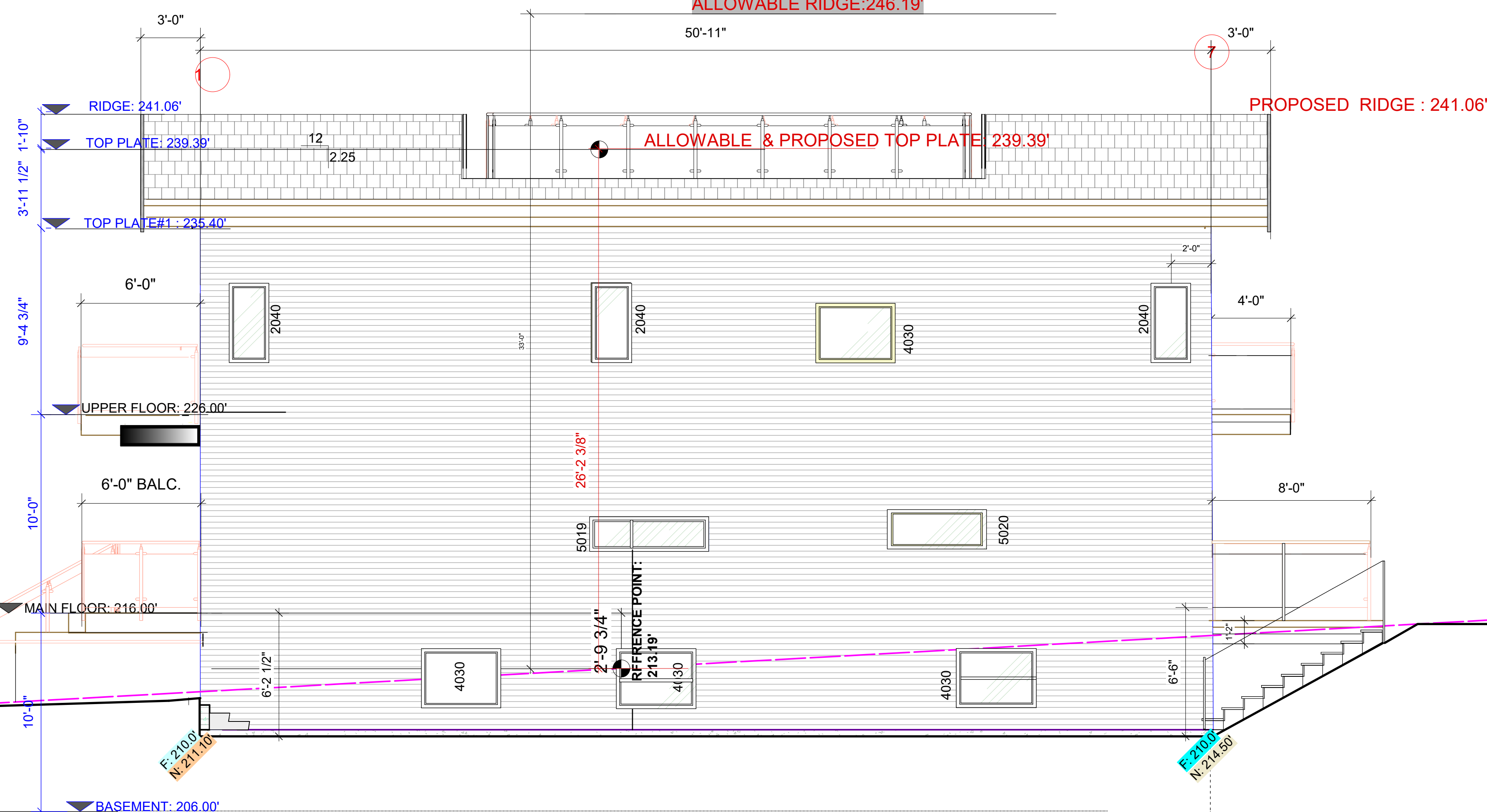
**UNPROTECTED OPENINGS
WEST ELEVATION**
 WALL AREA=1329.00 SQ. FT. (123.46 M2)
 LIMITING DISTANCE= 4' = 1.21 M.)
 PERMITTED U.P.O.=7% SQ.FT =93.03 SF.
 PROPOSED=68.65 SQ. FT.
 REF: 3.2.3.1.D

WEST ELEVATION

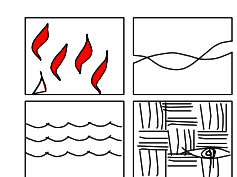


**UNPROTECTED OPENINGS
EAST ELEVATION**
 WALL AREA= 1297.00 SQ. FT. (120.49 M2)
 LIMITING DISTANCE= 4'-0" (1.21 M)
 PERMITTED U.P.O. = 90.79 SQ.FT
 PROPOSED=90.79 SQ. FT.
 REF: 3.2.3.1.D

EAST ELEVATION



**Vernacular
studio**



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 V7M 2E8
 PHONE: (604) 990-6662
 VERNACULARDEV.COM

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LEGEND:

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

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8		
7		
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5		
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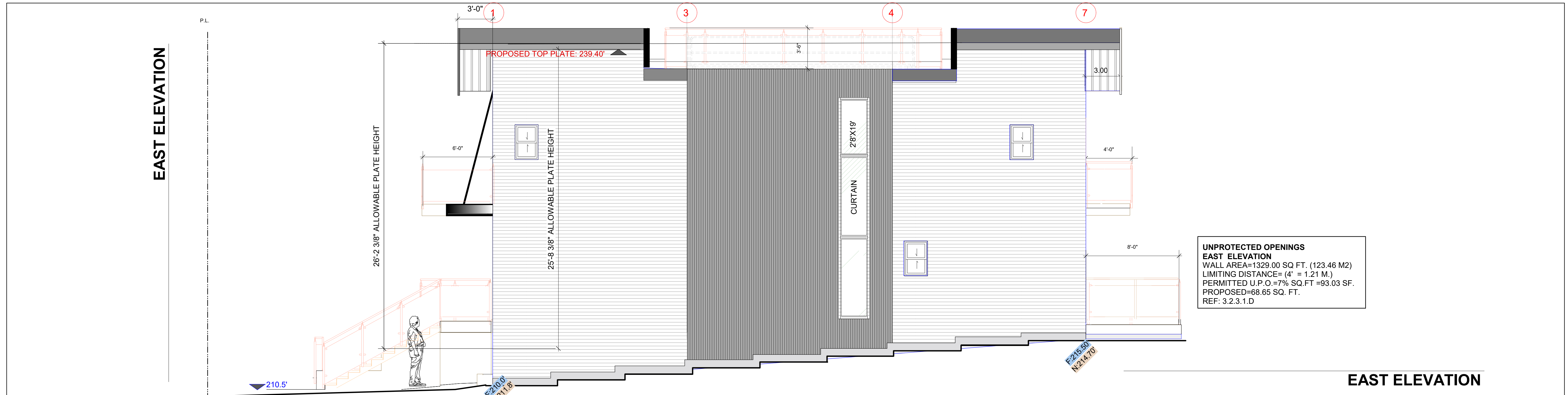
**646 EAST 4TH ST.
NORTH VANCOUVER**

**HOUSE A
EAST &
WEST ELEVATIONS**

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

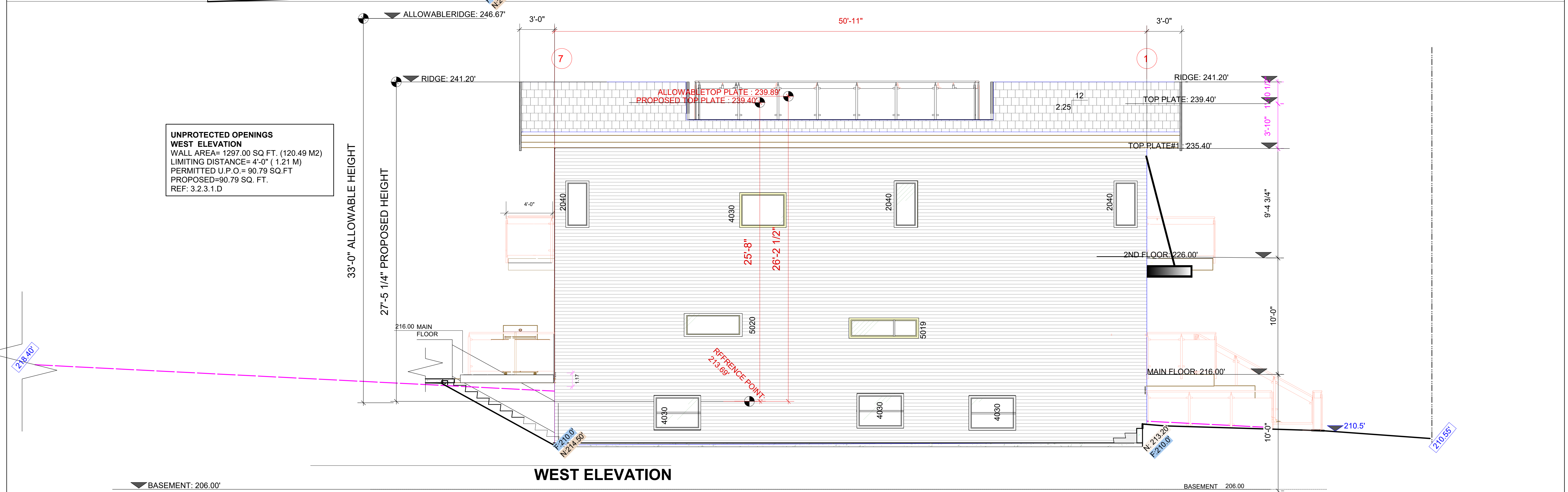
DRAWING NO. :

A-08



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

200 - 120 LONSDALE AVE.
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V7M 2E8
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LEGEND:

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

REVISION:

No.	ISSUE FOR	DATE
8		
7		
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4		
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2		
1	SUBDIV/REVZ	MAY 31, 2022
1	PRE APP SUB.	SEP 29, 2021

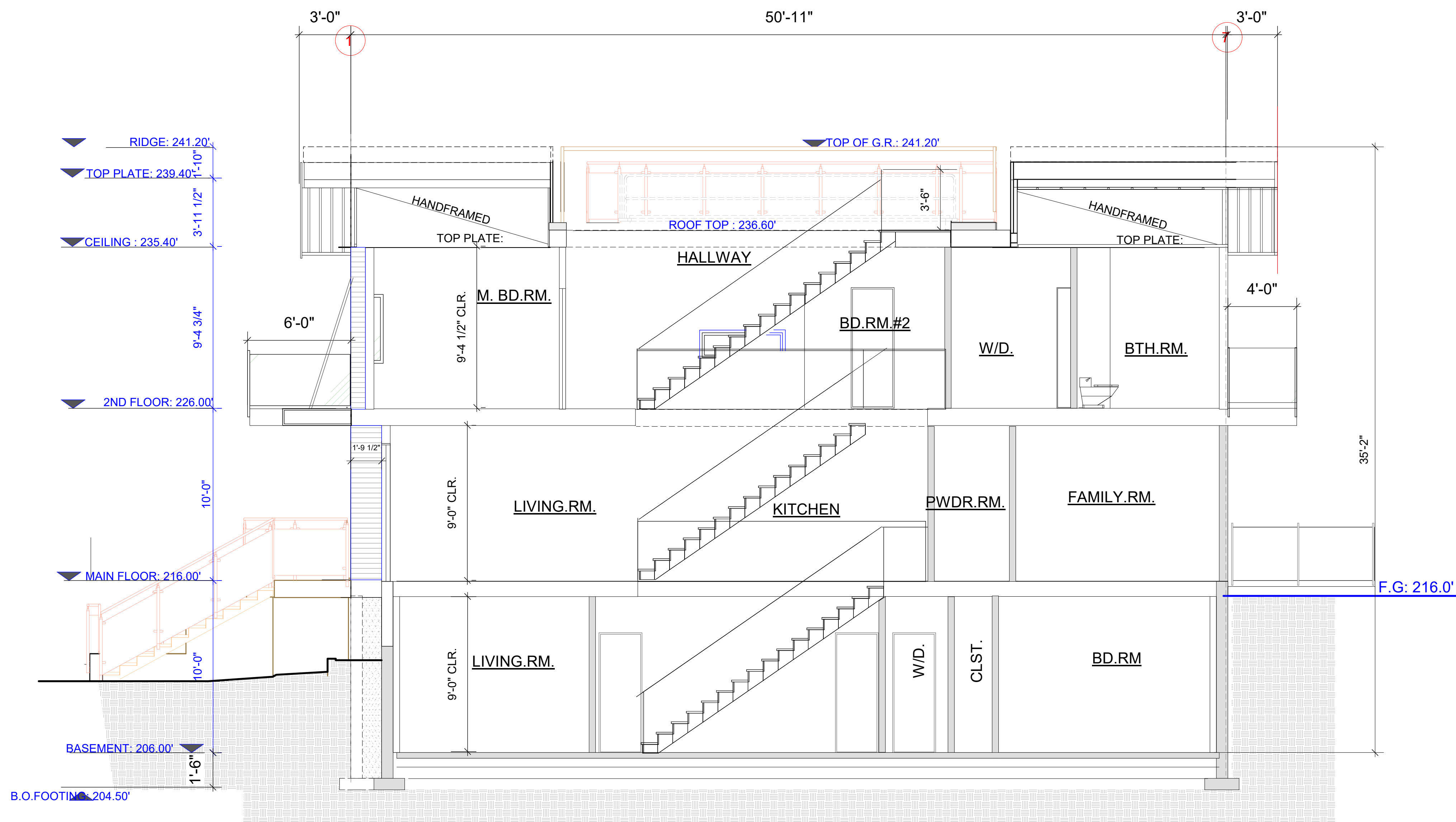
**646 EAST 4TH ST.
NORTH VANCOUVER**

**HOUSE B
EAST &
WEST ELEVATIONS**

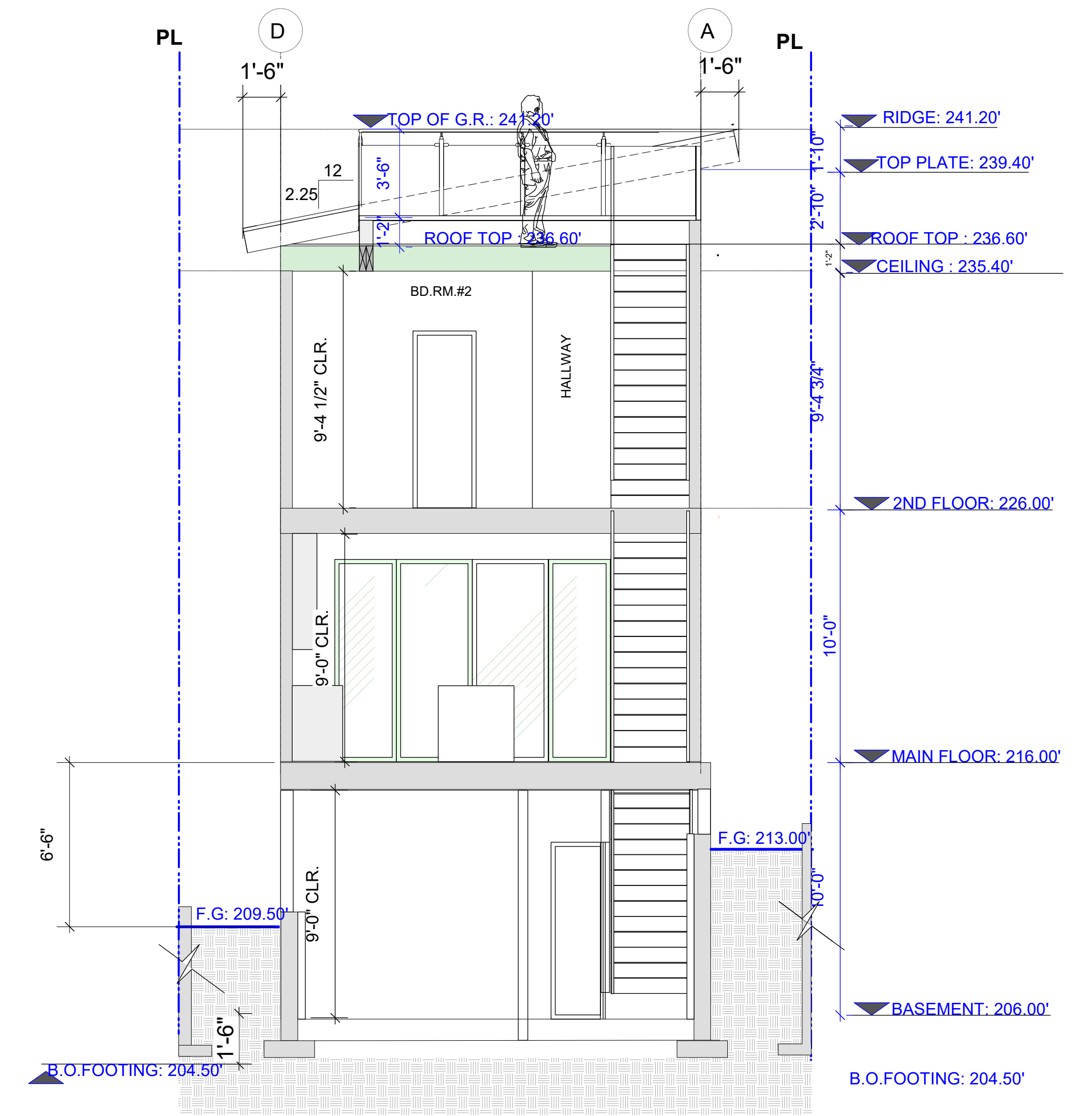
DATE:
MAY 2014
DRAWN BY :
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

DRAWING NO. :

A-09



SECTION AA



SECTION BB



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LEGEND:

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

REVISION:

No.	ISSUE FOR	DATE
8		
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2	SUBDIV/REZ.	MAY 31, 2022
1	PRE APP SUB.	SEP 30, 2021

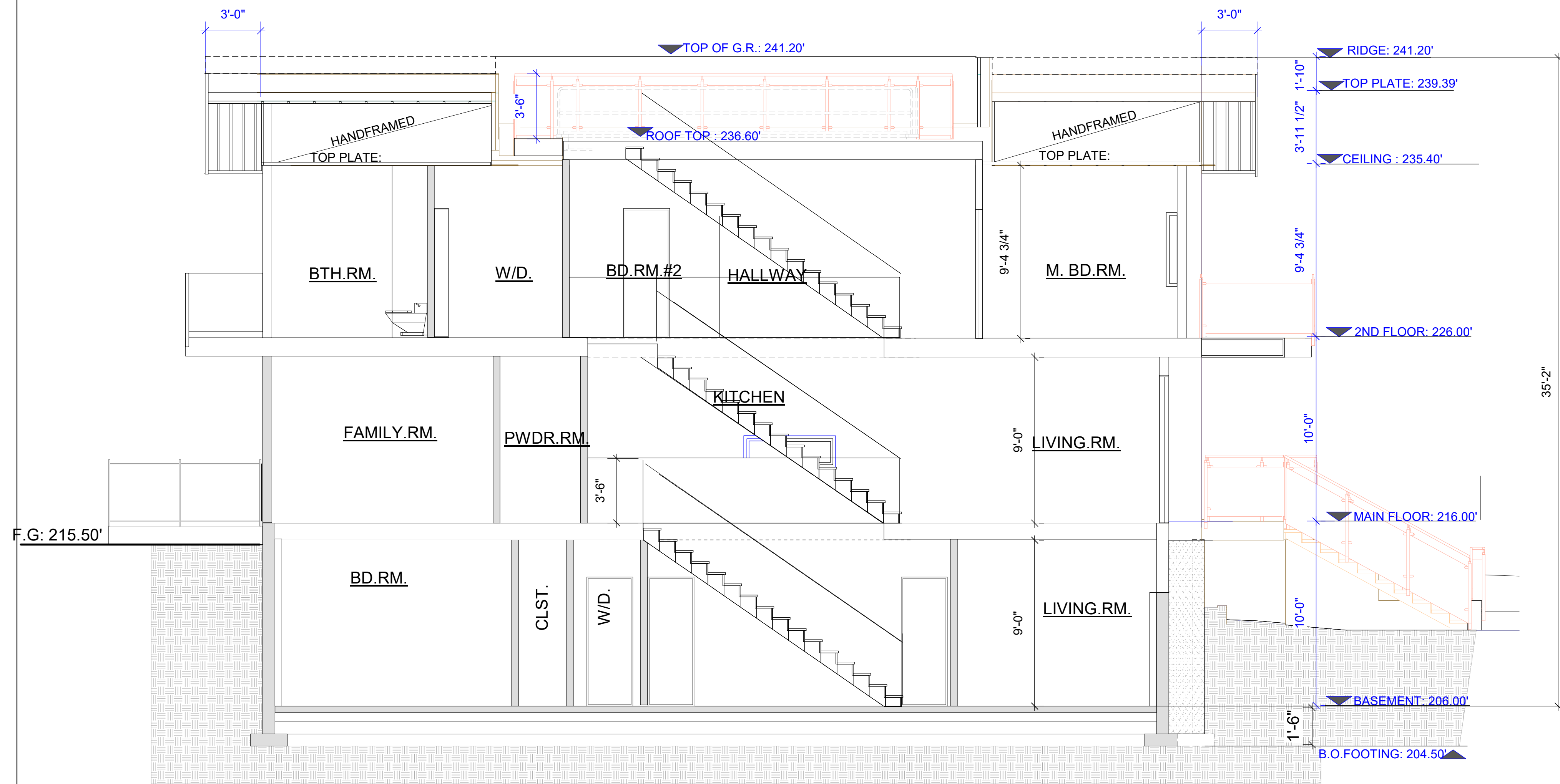
**646 EAST 4TH ST.
NORTH VANCOUVER**

**HOUSE B
SECTIONS**

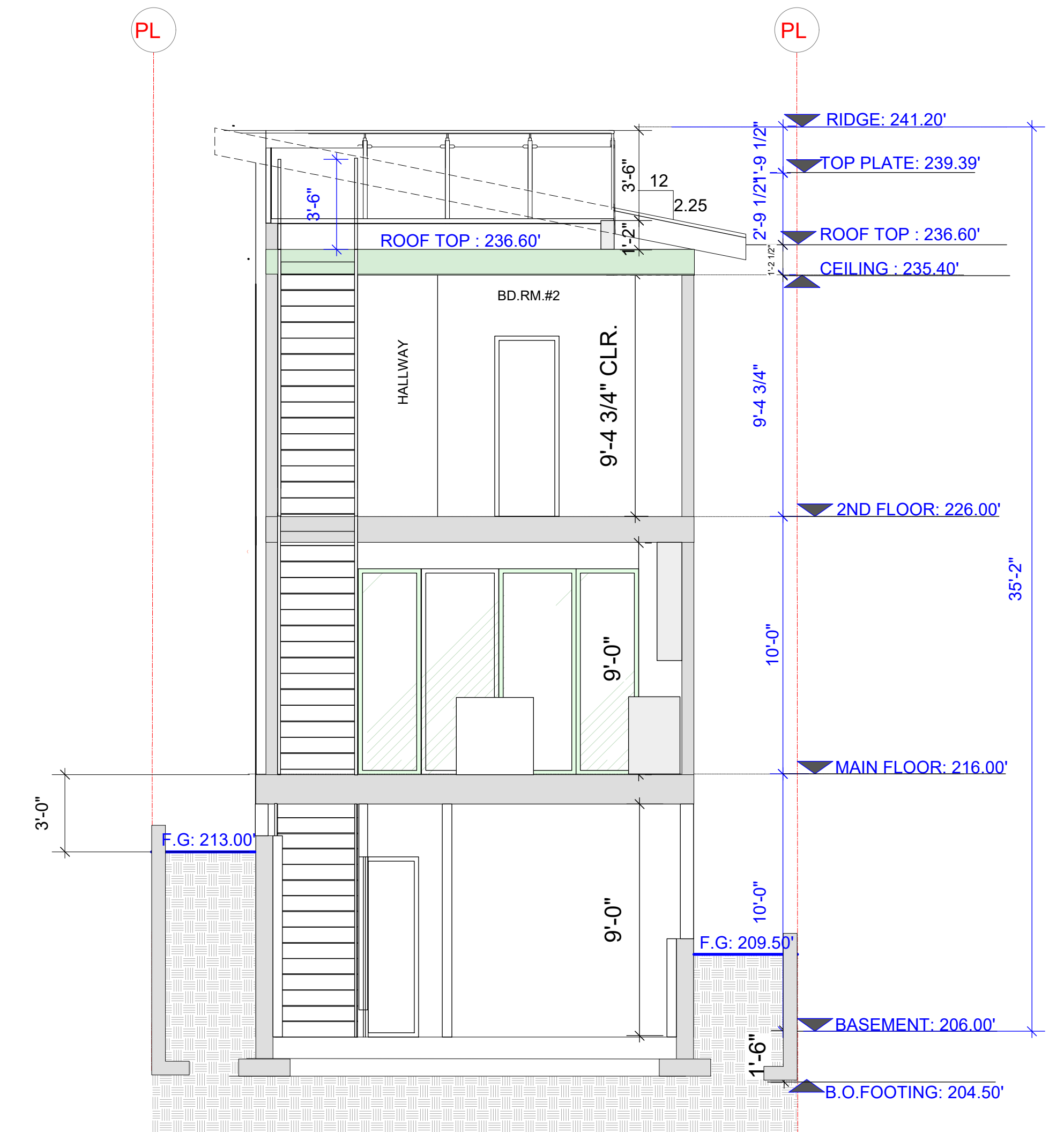
DATE:
MAY 2014
DRAWN BY:
G.A.
CHECKED BY:
M.R.
R.CH
SCALE: 1/4" = 1 ft

DRAWING NO. :

A-10



SECTION AA



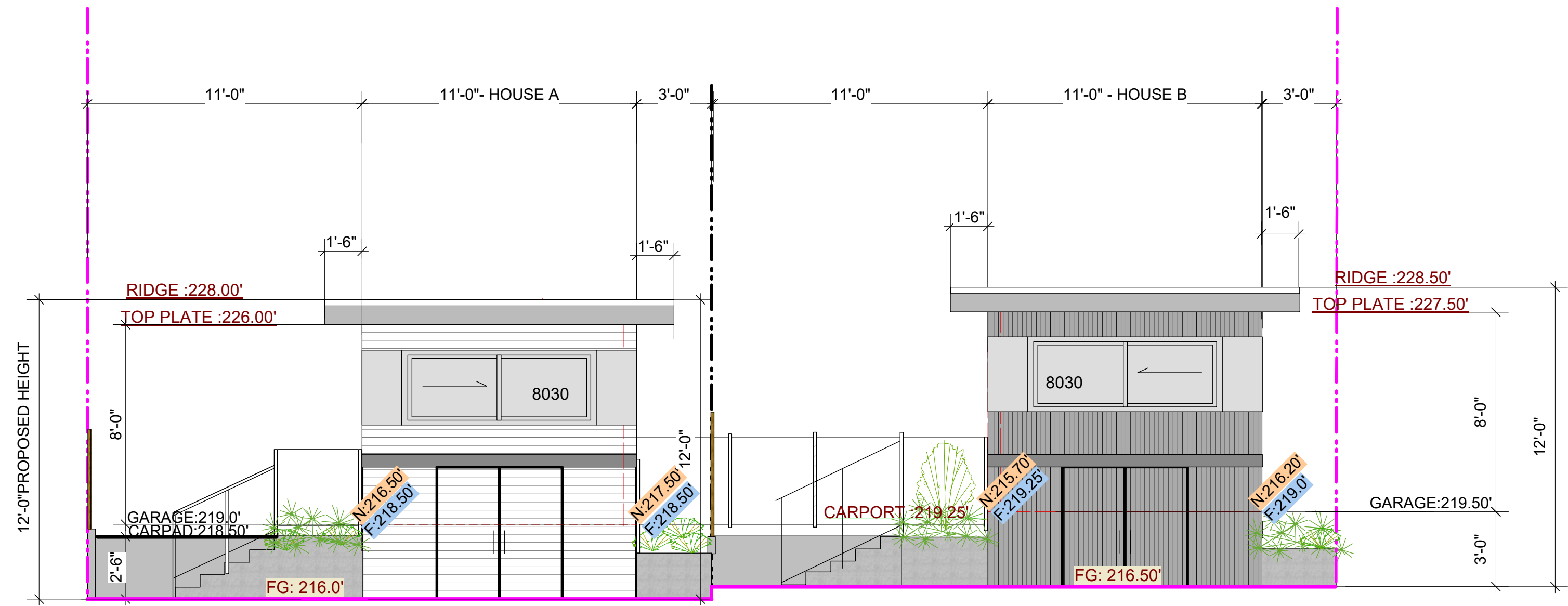
SECTION BB

LEGEND:

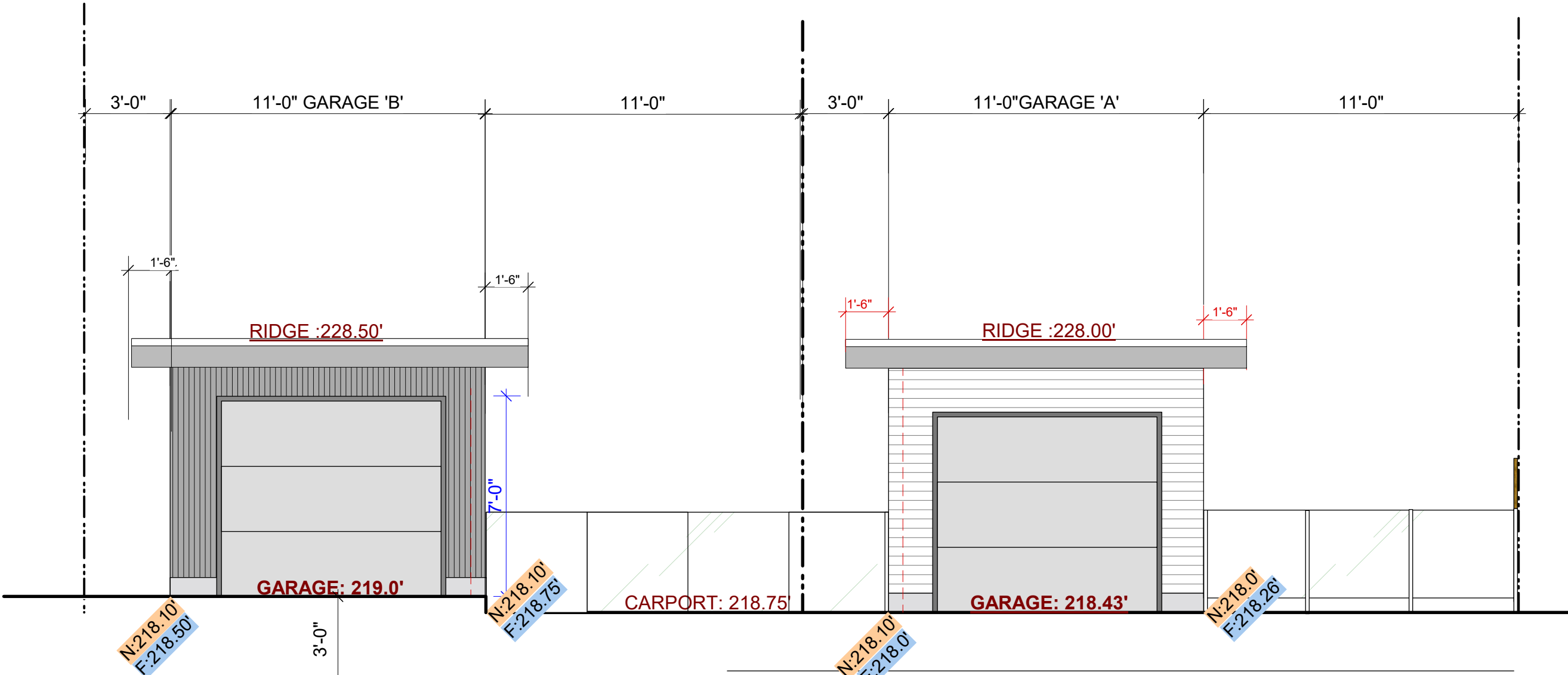
- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

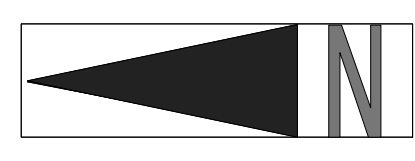
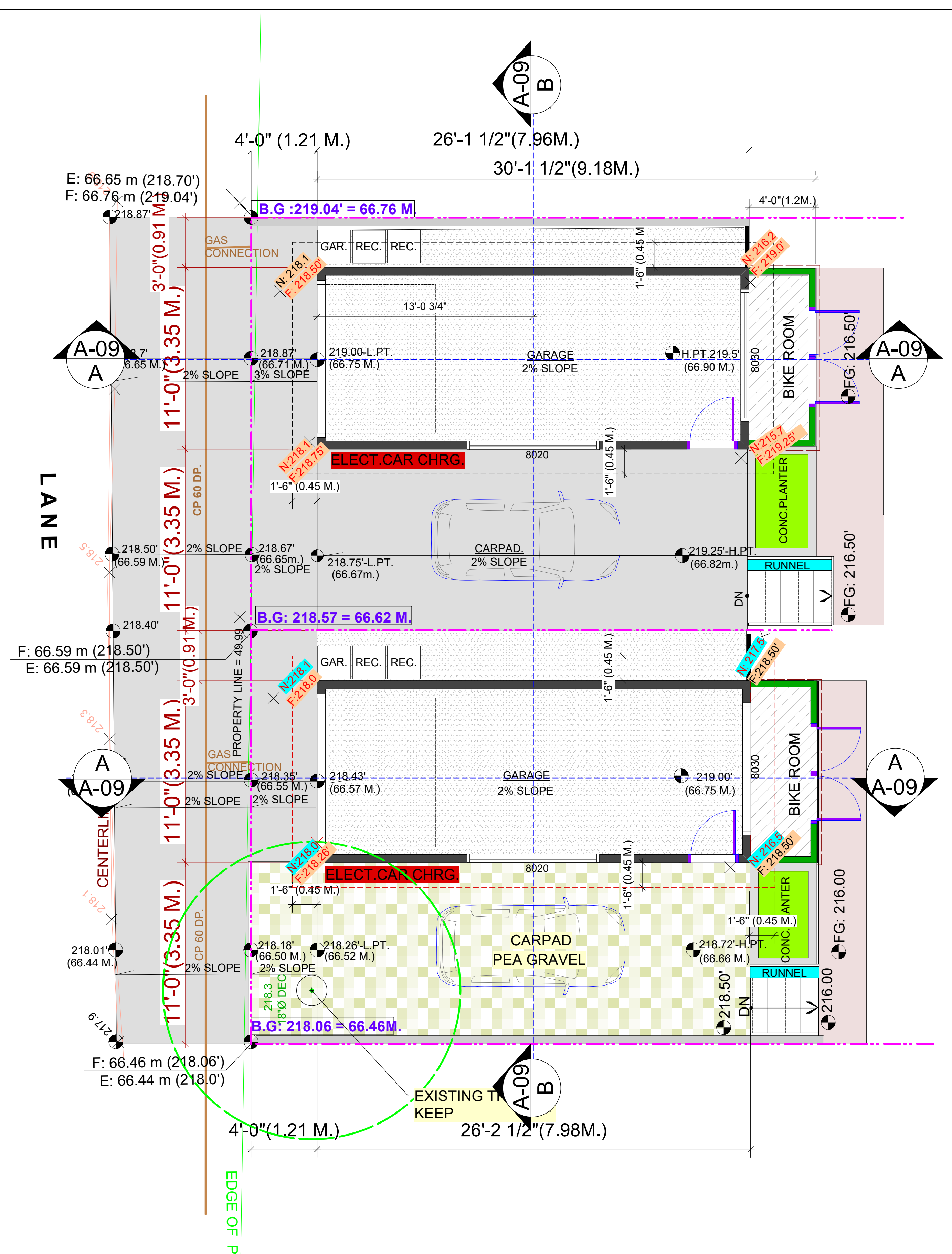
No.	ISSUE FOR	DATE
8		
7		
6		
5		
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2	SUBDIV/REV.	MAY 31, 2022
1	PRE APP SUB.	SEP 30, 2021



SOUTH ELEVATIONS



NORTH ELEVATIONS



LEGEND:

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

REVISION:

No.	ISSUE FOR	DATE
8		
7		
6		
5		
4		
3		
2	SURDIV/REV	MAY 31 2022
1	PRE APP SUB.	SEP 10 2021

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

**MGARAGE
 PLANS & ELEVATIONS**

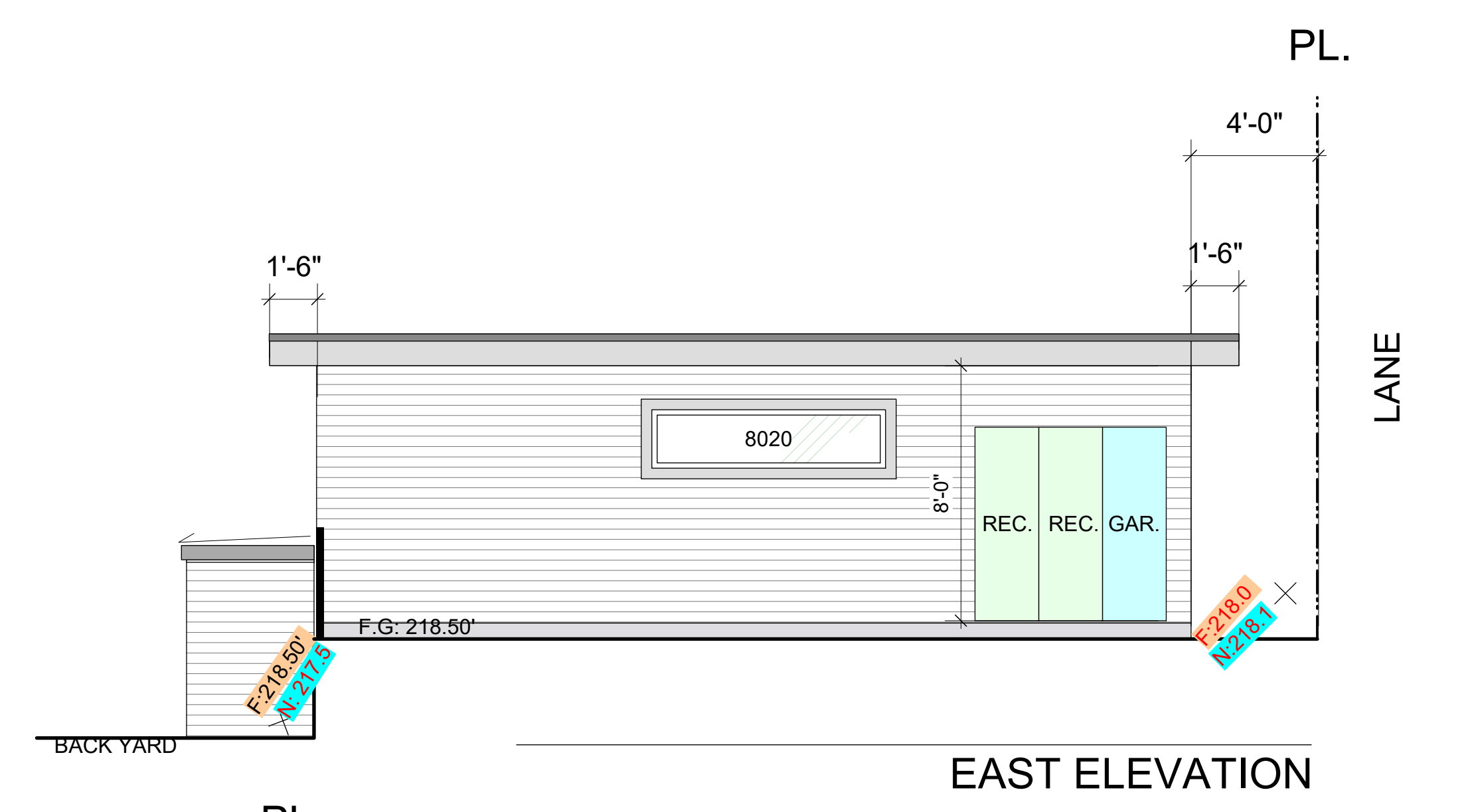
DATE:
DRAWN BY:
CHECKED BY:
R.C.H
 SCALE: 1/4" = 1 ft

DRAWING NO.:
A-12

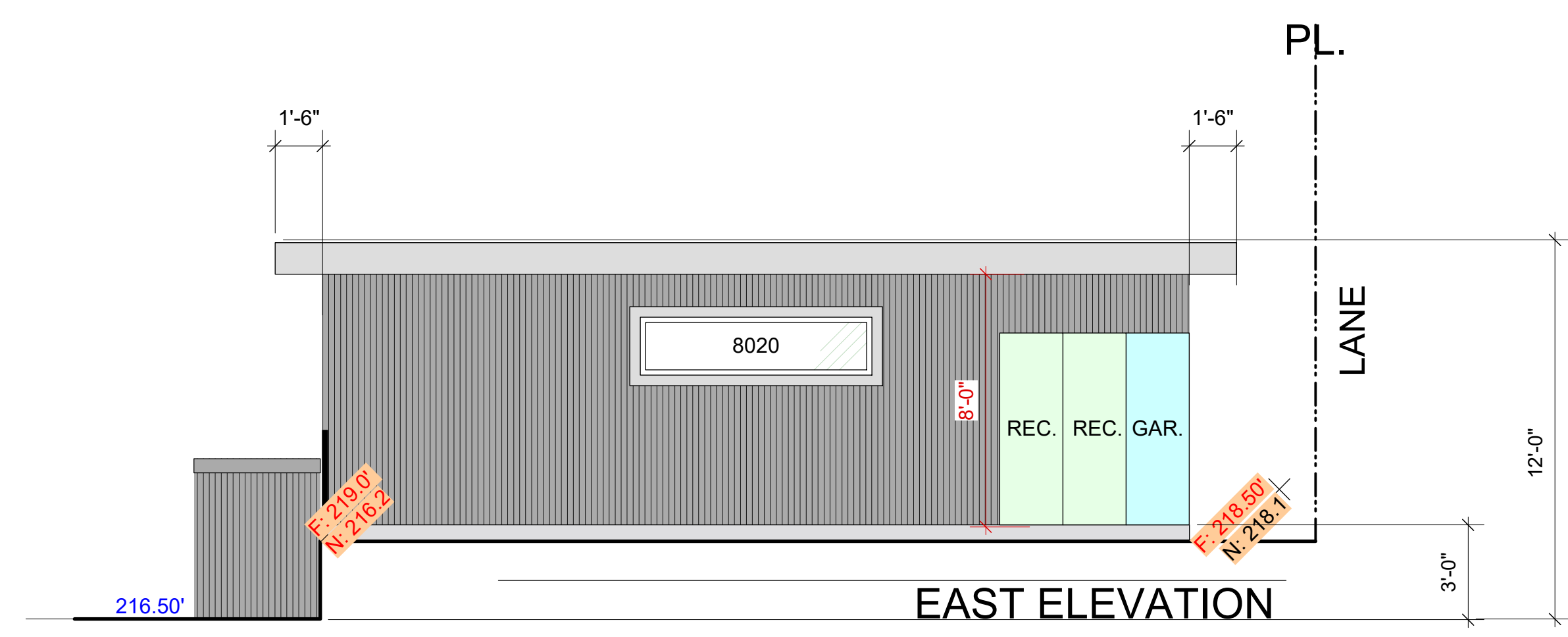
218.1

GARAGE A

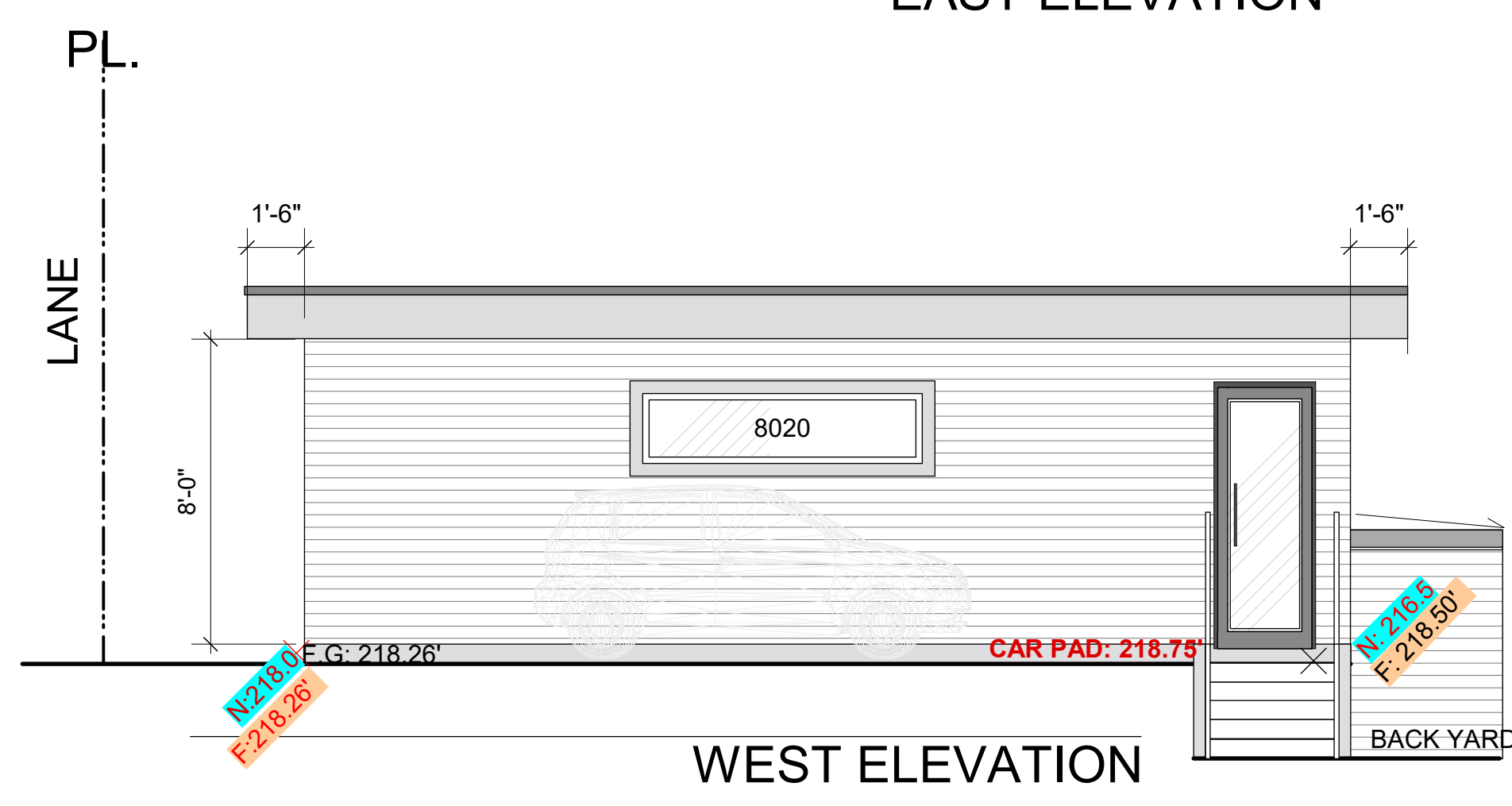
GARAGE B



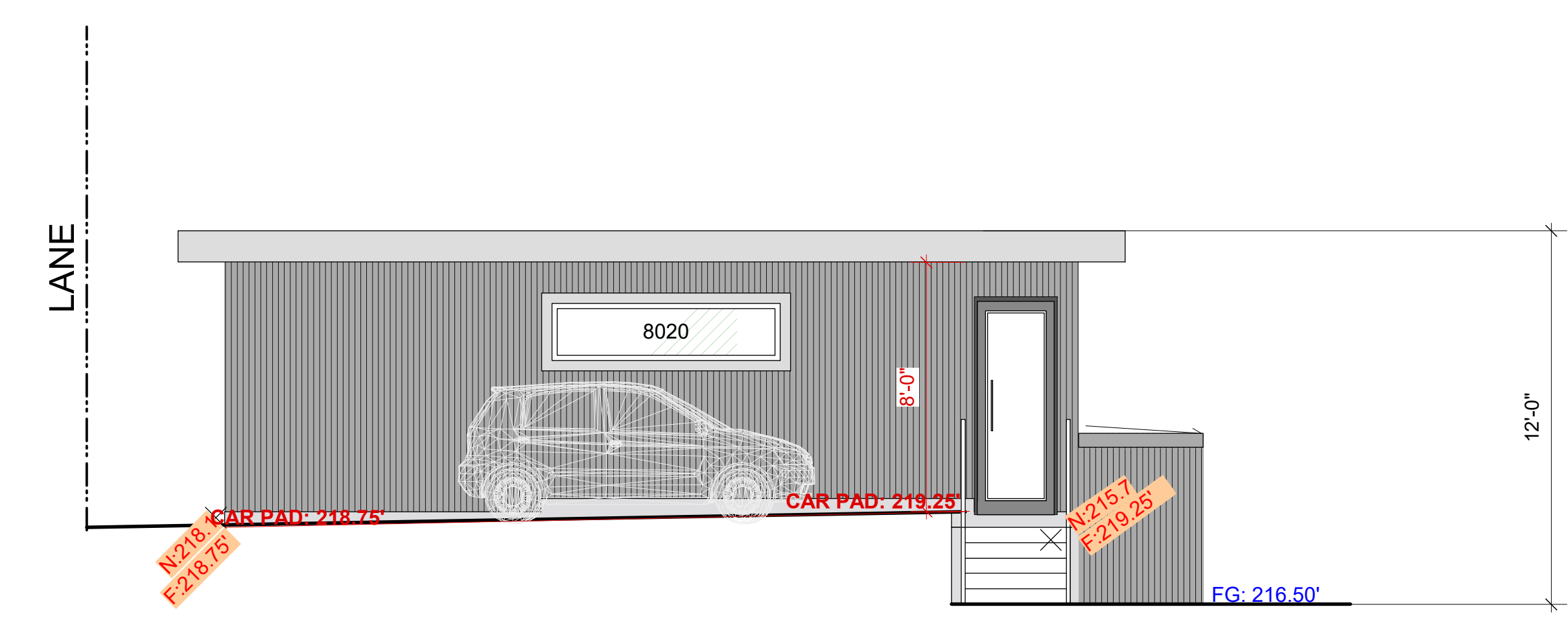
EAST ELEVATION



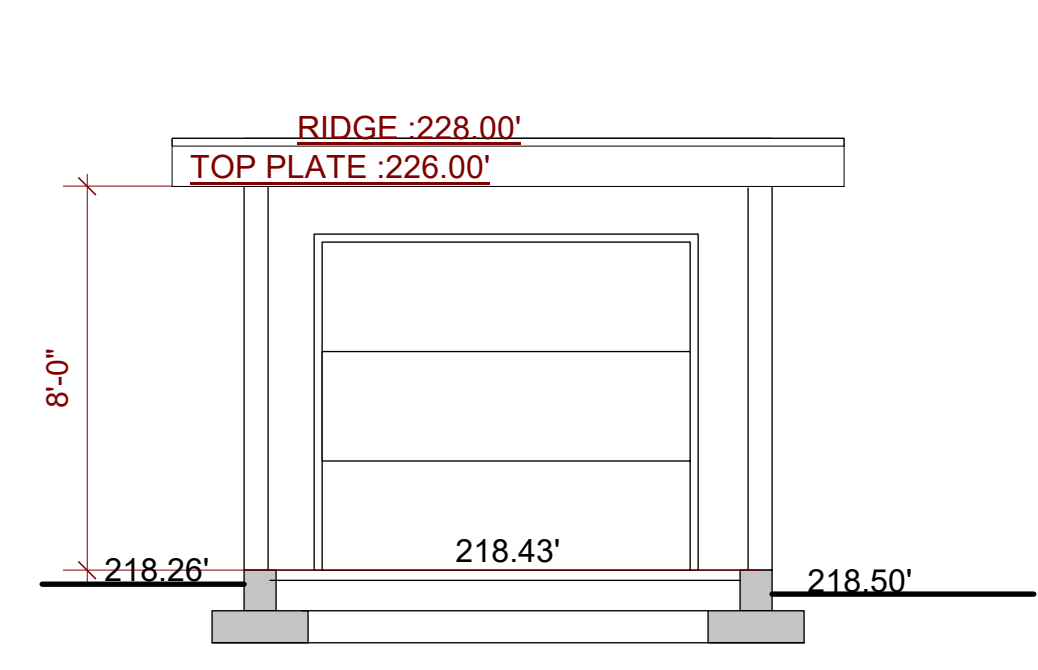
EAST ELEVATION



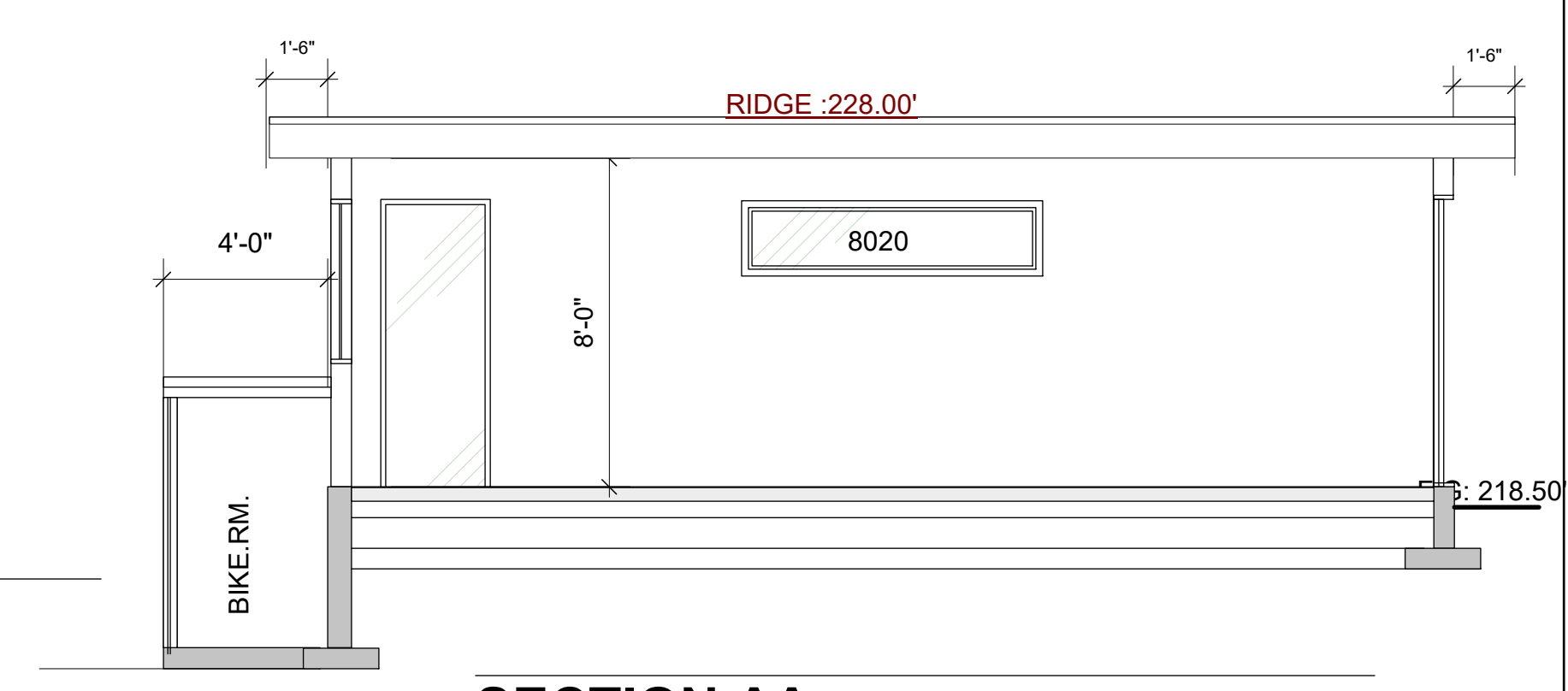
WEST ELEVATION



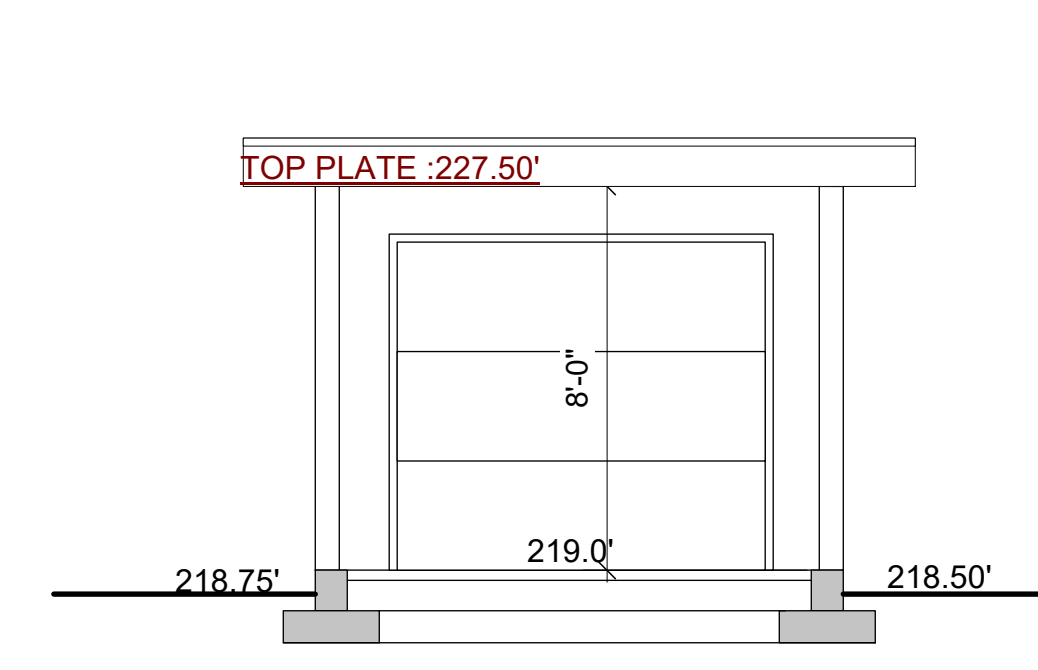
WEST ELEVATION



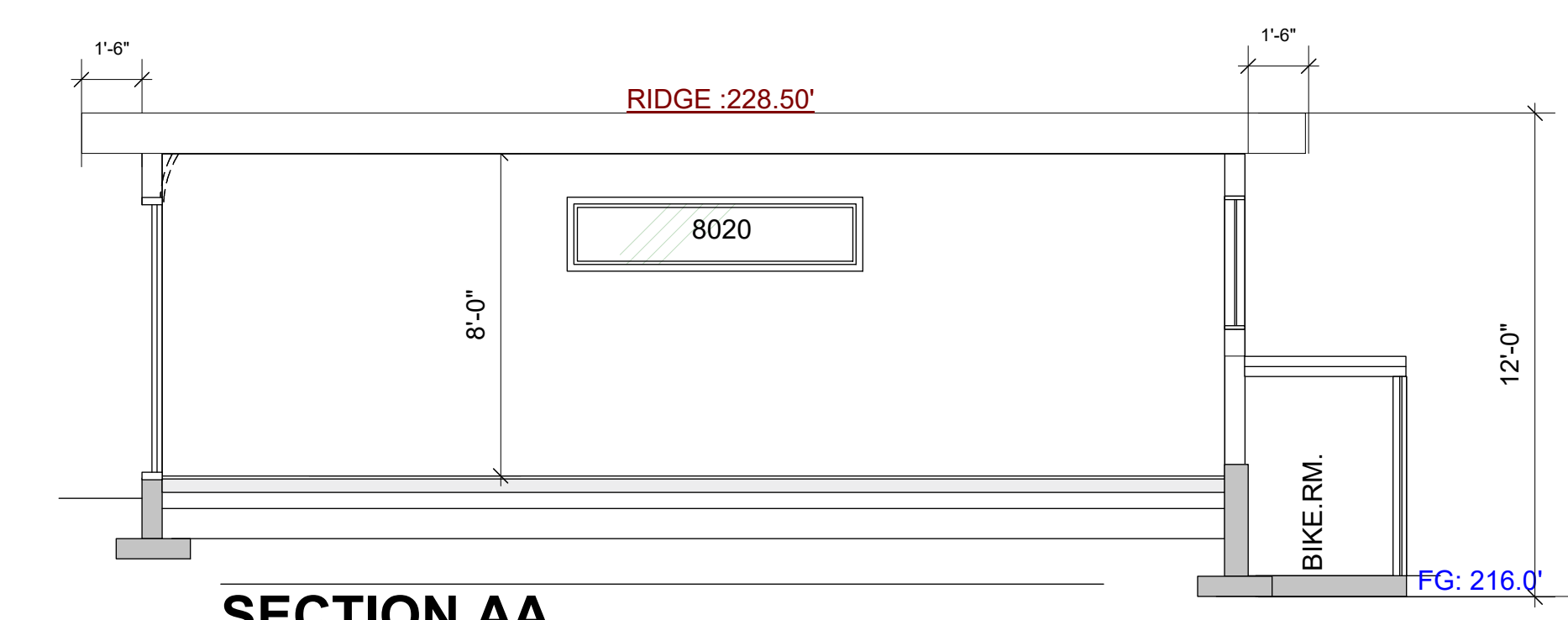
SECTION BB



SECTION AA



SECTION BB



SECTION AA



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

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6		
5		
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3		
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1	PRE APP SUB.	SEP 10 2021

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

**GARAGE
 ELEVATIONS &
 SECTIONS**

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

DRAWING NO. :
A-13

646 East 4th PLANTING LIST						
Type	Code	Common Name	Scientific Name	Size	Qty	Origin
TREE/HEDGE						
Deciduous	kd	Kousa Dogwood/white fl.	Cornus kousa	2.0 m ht.	2	non-native
Deciduous	jmg	Coral bark Jap. Maple	Acer palmatum Sango-Kaku	5 cm. cal.	2	non-native
Conifer	ec	Emerald cedar	Thuja occidentalis Smaragd	1.8 m. ht	0	non-native
SHRUBS						
Shrub	sc	Sweet box	Sarcococa	#2 pot	30	non-native
Shrub	mo	Mexican Orange	Choisya ternata	#2 pot	14	non-native
Shrub	st	Strawberry tree	Arbutus unedo	#3 pot	4	native
Shrub	og	Oregon grape	Mahonia	#2 pot	15	native
Shrub	el	English Lavander	Lavandula angustifolia	#2 pot	32	non-native
Shrub	jsm	Japanese skimmia-male	Skimmia japonica	#2 pot	11	non-native
Shrub	jsf	Japanese skimmia-female	Skimmia japonica	#2 pot	11	non-native
Shrub	ey	English yew	Taxus baccata	#3 pot	40	non-native
Shrub	hb	Heavenly bamboo	Nandina domestica	#2 pot	32	non-native
GROUND COVERS						
Ground cover	cm	Creeping Mahonia	Mahonia repens	#1 pot	10	native
Ground cover	fg	Feather red grass	Calamagrostis	#2 pot	9	non-native
Ground cover	cg	Carex copper grass	Carex Buchanania	#2 pot	14	non-native
Ground cover	df	Deer fern	Blechnum spicant	#1 pot	30	native
Ground cover	sf	Sword fern	Polystichum munitum	#1 pot	30	native
Ground cover	sp	Sold	Gaultheria shallon	#1 pot	0	native

LEGEND:

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

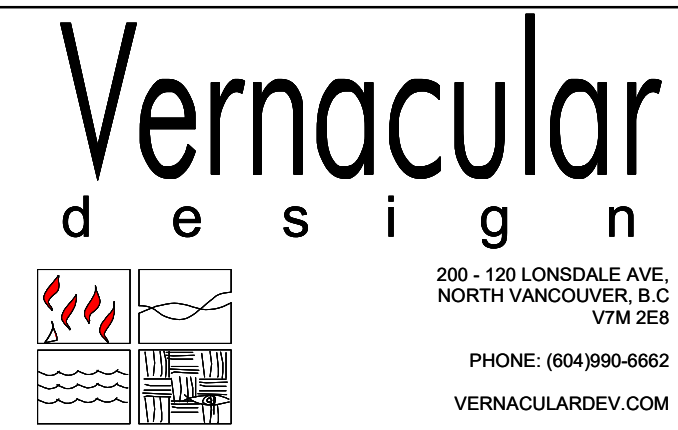
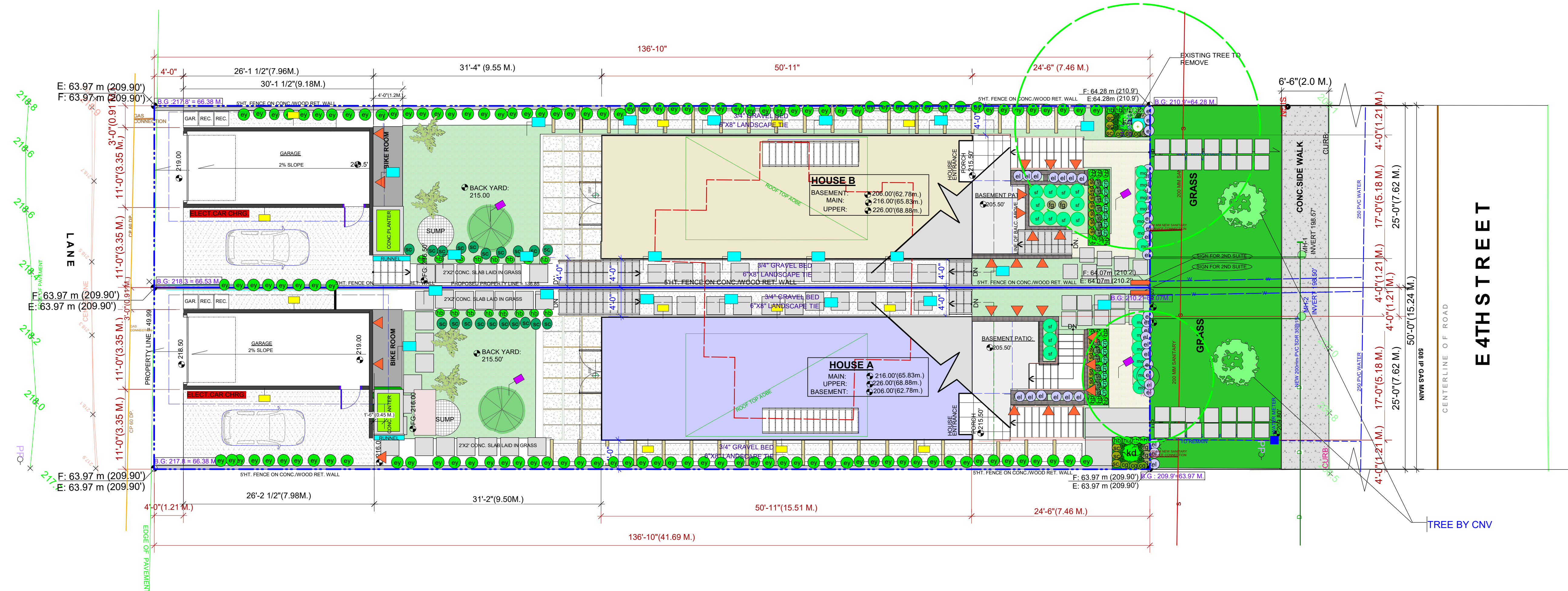
NOTES:
1- PROVIDE ELECTRICAL DEDICATED PLUGS FOR ELECTRIC CARS FOR CARPAD AND GARAGE

LEGEND:

	F FINISHED GRADE
	E EXISTING GRADE
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM
	FINISHED ELEVATION

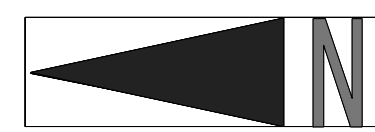
LIGHTING LEGEND:

	STEP LIGHT
	PATH LIGHT
	UPLIGHT
	MOTION SENSOR LIGHT



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LEGEND:

	FINISH ELEV.
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM

REVISION:

8		
7		
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4		
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**646 EAST 4TH ST.
NORTH VANCOUVER**

LANDSCAPE PLAN

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

DRAWING NO.:
L-01