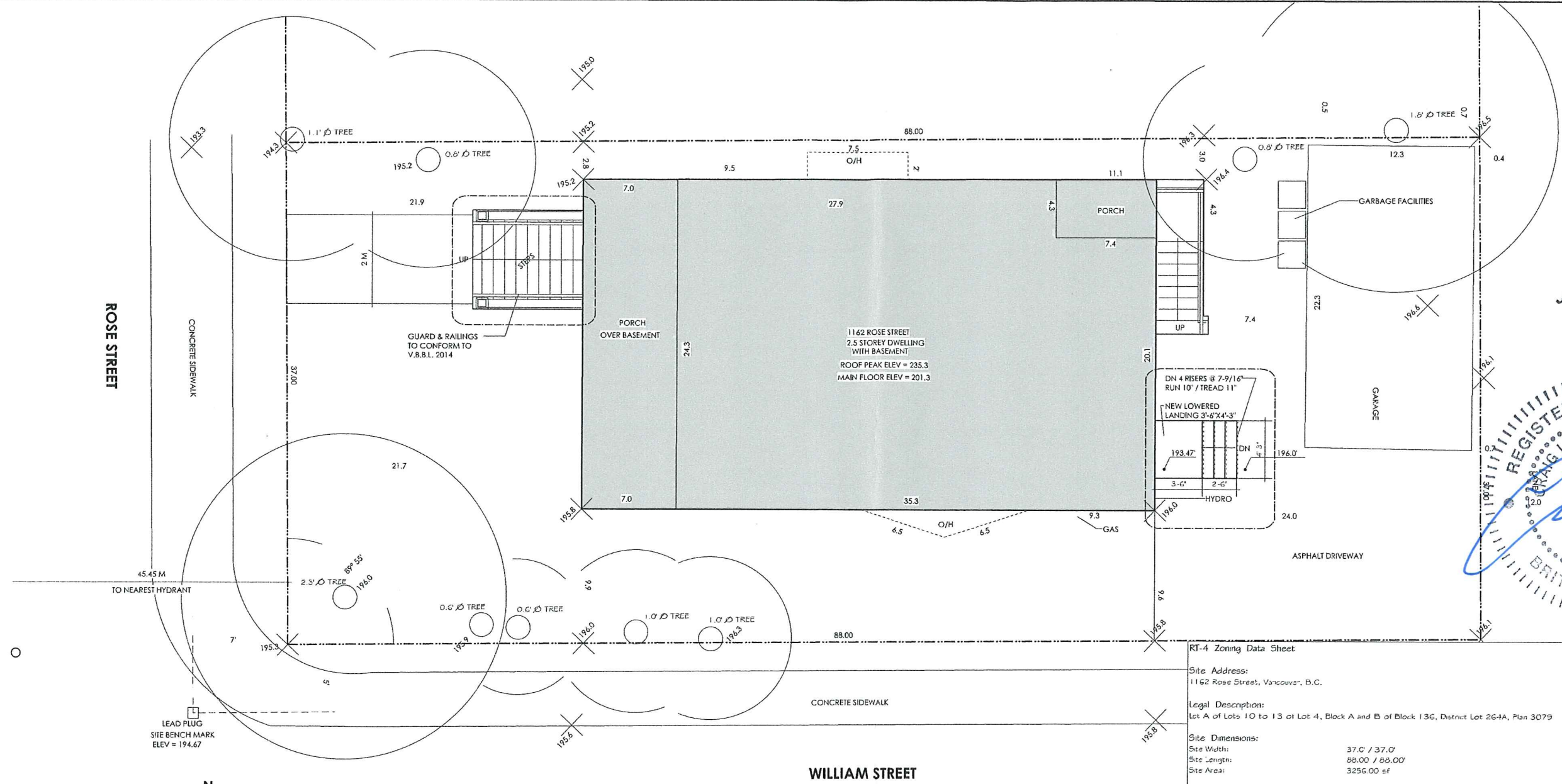


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Job Number:
16084A

Project:
1162 Rose St.
Renovation:

JUL 12 2017



ROSE STREET

WILLIAM STREET

N
SITE PLAN
SCALE: 1/4"=1'-0"

VOLUNTARY SPRINKLER TO NFPA 13R / SINGLE ZONE

PRELIMINARY CODE NOTES (DP PHASE):

ALL INTERIOR WALLS AND CEILINGS IN PUBLIC AREAS TO HAVE MAX. SURFACE FLAME SPREAD RATING OF 150

ALL DOORS IN PUBLIC AREAS TO HAVE MAX. SURFACE FLAME SPREAD RATING OF 200

EXISTING WALLS AND CEILING FINISHES IN PUBLIC AREAS TO HAVE MAX. SURFACE FLAME SPREAD RATING OF 300 FOR NO MORE THAN 25 % OF WALL OR CEILING AREA.

RT-4 Zoning Data Sheet

Site Address: 1162 Rose Street, Vancouver, B.C.

Legal Description: Lot A of Lots 10 to 13 of Lot 4, Block A and B of Block 136, District Lot 264A, Plan 3079

Site Dimensions:
Site Width: 37.0' / 37.0'
Site Length: 88.00' / 88.00'
Site Area: 3256.00 sf

Regulations:
Use: Existing Multi-Family Dwelling

	Max. Allowable	Existing	Proposed
Dwelling Units:	1/2	3	5
Height:	Max. Allowable	Existing	Proposed
Outright:	35.1', 2-1/2 STOREYS	39.50'	39.50'
	2 1/2 STOREY	2 1/2 STOREY	2 1/2 STOREY
Average Grade:		195.85	
>3.93 (or >6.56' existing) counts in above grade FSR			
Setbacks:	Min. Required	Existing	Proposed
Front: 20% per 11.2	17.6'	21.7'	21.7'
Rear: 30% per 11.2	26.4'	24'	24'
Sides: NORTH 10%	3.7'	2.8'	2.8'
SOUTH per 11.1	3.7'	9.6'	9.6'
Floor Space Ratio:	Max. Allowable	Existing	Proposed
Outright: 0.60	0.00 sf	3711.5 (1.14)	3711.50
Floor Areas:		Existing	Proposed
Basement Floor		1031.40	1031.40
Main Floor		862.0	962.10
Second Floor		993.30	993.30
Third Floor		824.7	824.7
Total Net		3711.5	3711.5
Site Coverage:	Max. Allowable	Existing	Proposed
45 %	0.00	1303.69	1303.69
	Min. Allowable	Existing	Proposed
Parking:	5	(Grandfathered 1)	1
Bike Parking:			
Class: A	.75'5 DU = 4	(Grandfathered 1/2)	0
Class: B	6 Spaces - per 20 DU=2	(Grandfathered 1/2)	0
Heritage Status:	B		

ISSUED FOR DP
2017-07-12
ISSUED FOR PRELIMINARY
CODE REPORT
2017-04-06

Submissions:
Drawn: EG / DG
Checked: EG
Scale: AS NOTED
Drawing Title:

SITE PLAN, ZONE
SUMMARY

A-101