



#1203 W 38th Ave.
 roof peak=361.32
 door sill=332.62

PROPOSED BUILDING

ELEVATIONS	EL. 353.94
ROOF PEAK	EL. 344.91
U/S 2/F CEILING	EL. 335.91
MAIN FLOOR	EL. 323.74
BASEMENT FLOOR	EL. 312.57
SUNKEN PATIO	EL. 312.07

SITE PLAN
 SCALE: 1/8"=1'-0"

20' LANE
 PAVED FULL WIDTH

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NOTES:

(T) DENOTE TEMPORARY TREE PROTECTION AS PER ENGINEERING DEPARTMENT GUIDELINES FOR PROTECTIVE BARRIERS.

DIMENSION BARRIERS AS INDICATED ON PLAN. USE SEE THROUGH OR SOLID MESH SCREEN FENCING. 1.2m HIGH ON A SECURE FRAME OF 2 X 4 ATTACHED TO WOODEN OR METAL STRAKES BRACE STREET TREE PROTECTION BARRIERS WITHOUT NAILING INTO TREES. NO MATERIALS STORAGE OF ANY KIND WITHIN THE PROTECTIVE BARRIERS.

PROJECT DATA

LEGAL DESCRIPTION	
LOT 14 BLOCK 914, DISTRICT LOT 526 NEW WESTMINSTER DISTRICT, PLAN 5886	
CIVIC ADDRESS	
1183 WEST 38th AVENUE, VANCOUVER, B.C.	
ZONING:	RS-5
LOT SIZE: (sq ft)	8255.00
SITE COVERAGE: (sq ft)	
ALLOWED (40%):	3302.00
PROPOSED:	3076.21
MAIN BLDG.:	2264.96
GARAGE:	811.25
FLOOR SPACE RATIO CALCULATION: (sq ft)	
A ALLOWED OUTRIGHT (60%):	4953.00
B ALLOWED OUTRIGHT (70%):	5778.50
C ALLOWED CONDITIONAL (70%):	5778.50
PROPOSED:	5554.08
BASEMENT:	2174.38
MAIN FLOOR:	1744.26
SECOND FLOOR:	1635.44
FLOOR SPACE ABOVE GRADE: (sq ft)	
A ALLOWED	8255.00 X 0.16 + 1400 = 2720.80
B ALLOWED (45%):	3714.75
C ALLOWED CONDITIONAL:	3381.20
PROPOSED:	3379.70
PORCH AREA (sq ft)	
ALLOWED (5% OF FLOOR SPACE)	288.93
PROPOSED:	277.53
FRONT:	90.58
REAR:	186.95
BAYWINDOW (sq ft)	
ALLOWED	33.81
PROPOSED:	27.25
IMPERMEABILITY CALCULATION (sq ft)	
ALLOWED (60%):	4953.00
PROPOSED:	4217.11
MAIN BLDG.:	2264.96
GARAGE:	811.25
SUNKEN PATIO/LIGHT WELL:	225.00
DRIVEWAY:	94.17
SIDEWALK/CROSSING:	821.73

THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR AND SUB-TRADES SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS, DISCREPANCIES AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. COPYRIGHT RESERVED. THE PLANS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF TIMOTHY TSE AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Project Title
 RS-5 NEW SINGLE FAMILY HOUSE
 1183 WEST 38th AVENUE,
 VANCOUVER, B.C.

Sheet Title
 SITE PLAN

Scale 1/4"=1'-0"
 Date 25 SEPTEMBER 2017
 Project No.

Sheet No.

Revision No. 0

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