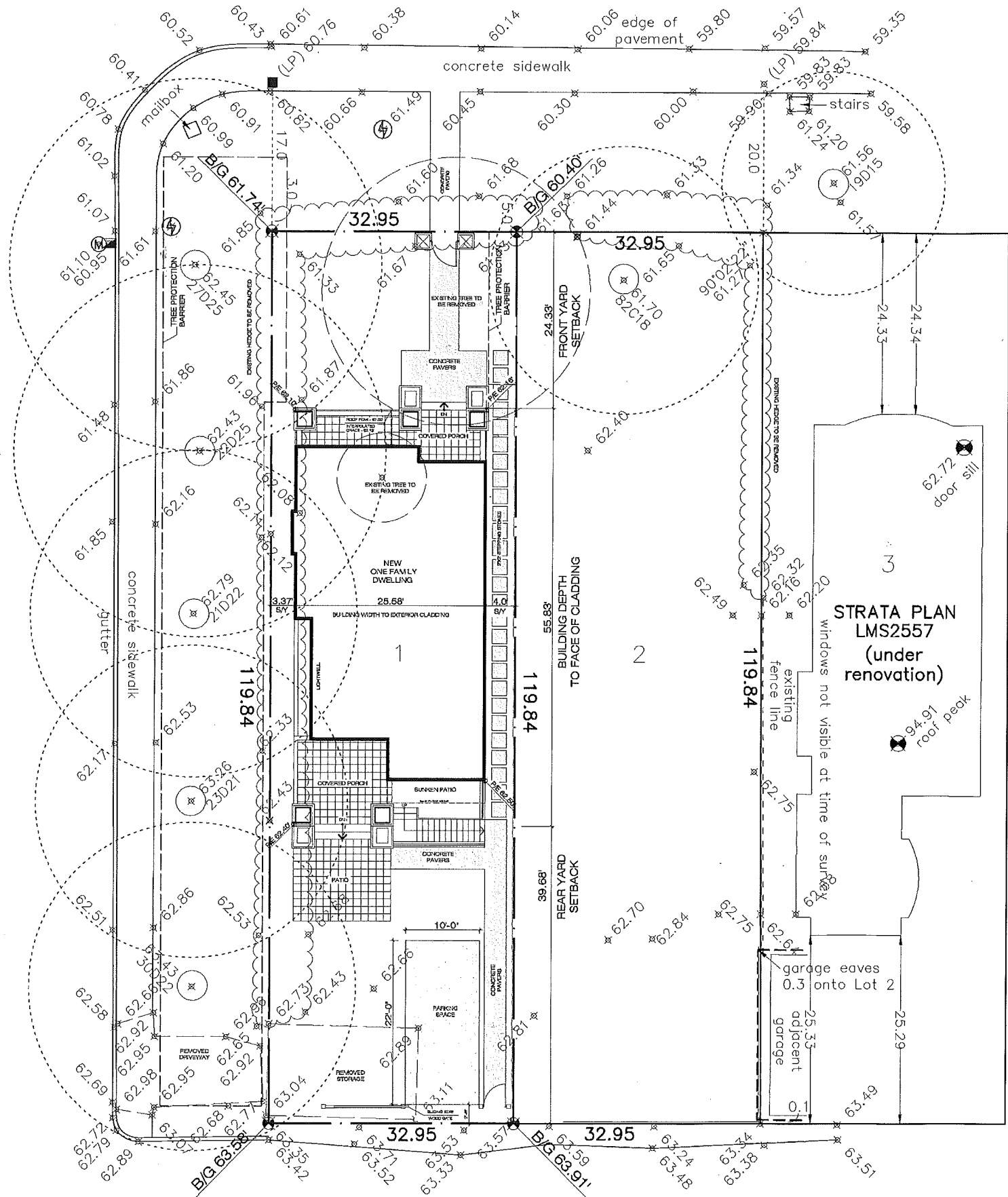


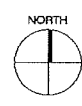
WEST 1ST AVENUE

COLLINGWOOD STREET



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

20' LANE
BROKEN ASPHALT



PROJECT DATA:

ADDRESS: 3472 W 1ST, VANCOUVER, BC
 LEGAL: LOT 1, BLOCK 11, DISTRICT LOT 540, PLAN 229
 ZONING: RT-8
 LOT SIZE: 3949 SF

FSR	REQUIRED / ALLOWED	PROPOSED
BASEMENT		510.0 SF
MAIN FLOOR		1076.0 SF
UPPER FLOOR		993.0 SF
ATTIC		382.0 SF
TOTAL FSR:	2961.75 SF (0.75 X 3949 SF)	2961.0 SF(75%)

YARDS	REQUIRED / ALLOWED	PROPOSED
COVERED PORCHES		285.69 SF
OPEN DECKS / BALCONIES	236.94(0.8 X 2961.75 SF)	87.15 SF
COMBINED	385.03(0.13 X 2961.75 SF)	372.84 SF

YARDS	REQUIRED / ALLOWED	PROPOSED
FRONT YARD	24.33'(EAST ADJACENT NEIGHBOR)	24.33'
REAR YARD		39.68'
SIDE YARDS	3.30' (0.10 X 32.95') - WEST SIDE 3.30' (0.10 X 32.95') - EAST SIDE	3.37' - WEST SIDE 4.0' - EAST SIDE
BUILDING DEPTH	59.92' (0.50 X 119.84')	55.83'
BASEMENT	53.93' (0.45 X 119.84') (AVRG)	52.91'
MAIN FLOOR	53.93'(0.45 X 119.84') (AVRG)	53.84'
UPPER FLOOR	47.94'(0.40 X 119.84') (AVRG)	44.18'
ATTIC		24.19'
BUILDING HEIGHT MAXIMUM	35.1' / 10.7M	35.0'
SITE COVERAGE	1777.05 SF (0.45 X 3949 SF)	1444.35 SF

CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO THE COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO EDG HOMES INC. VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE PRIOR APPROVAL OF THE OWNER.

P/E - PROPOSED / EXISTING GRADE
 S/Y - SIDE YARD SET BACK

5		
4		
3		
2		
1	DE.	18/07/2017
	REV.	DATE



PROJECT:
3472 WEST 1ST AVENUE
VANCOUVER, BC

DRAWING:
SITE PLAN &
PROJECT DATA

SCALE: 1/8"=1'-0"
DATE: JULY 18, 2017

COMMUNITY SERVICE GROUP
DEVELOPMENT SERVICES

A1

DP-2017-00792

