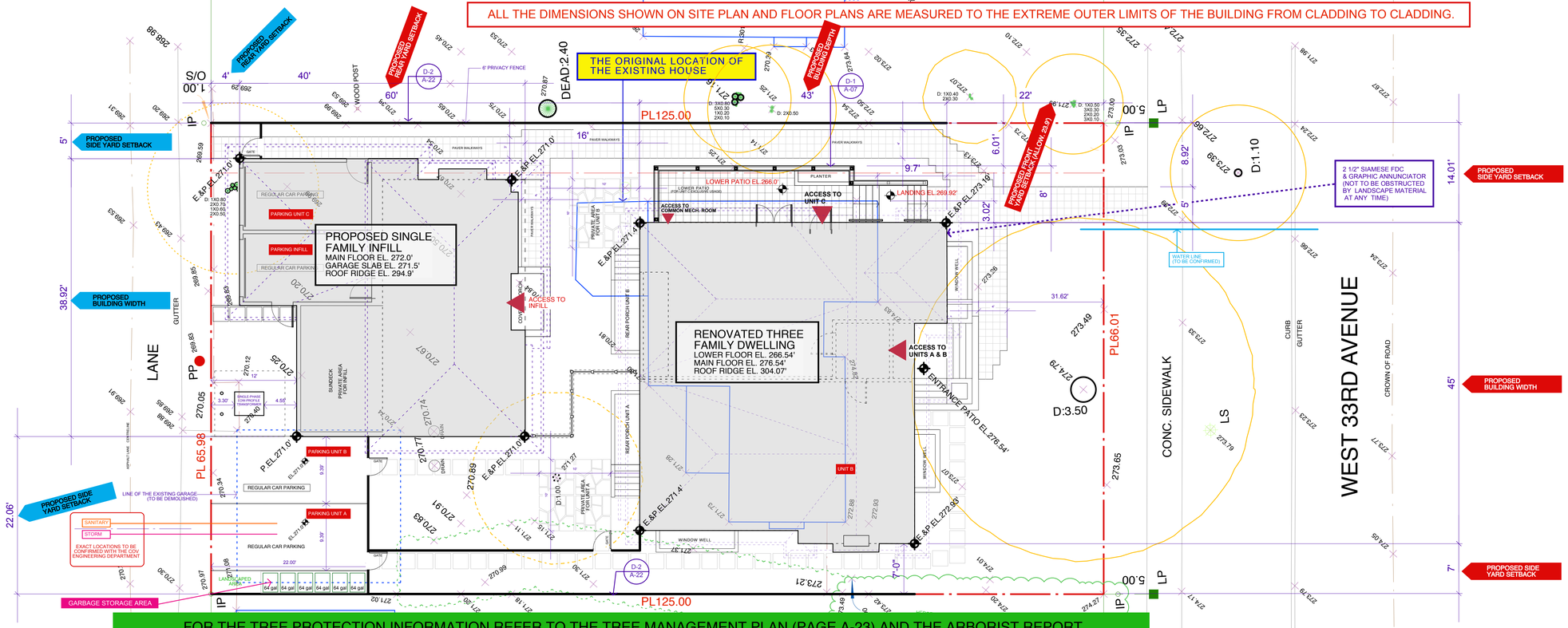
ALL THE DIMENSIONS SHOWN ON SITE PLAN AND FLOOR PLANS ARE MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING FROM CLADDING TO CLADDING.



FOR THE TREE PROTECTION INFORMATION REFER TO THE TREE MANAGEMENT PLAN (PAGE A-23) AND THE ARBORIST REPORT.

EROSION & SEDIMENT CONTROL
(AS PER CITY OF VANCOUVER BULLETIN 2002-002-EV)
Any soil that has been spilled or tracked onto the streets or public property must be cleaned up using showels and brooms.
Do not wash soils or sediments onto streets or into the storm sewer system.
Large spills of soil or dirt tracked onto City streets must be reported to the Streets Operation Branch at 604-326-4650.
If City crews are required to clean up a spill, the responsible party will be billed for the clean up.

PROJECT DATA:

CIVIC ADDRESS:	1157 WEST 33RD AVENUE, VANCOUVER, BC, V6M 1A3
LEGAL DESCRIPTION:	LT 8 BL 814 DL 526 GR1 NWD PL 6011
ZONING:	RT-5
YEAR BUILT:	1926 (MAJOR RENO 1975)
SITE AREA:	8249.00 SQ. FT.
ALLOWABLE FSR (0.85):	7011.7 SQ.FT.
PROPOSED FSR:	6813.0 SQ.FT. (0.82)
ALLOWABLE FSR FOR MAIN HOUSE(0.6):	4949.4 SQ. FT.
PROPOSED FSR:	5159.5 SQ. FT. (0.63)
ALLOWABLE FSR FOR INFILL (0.25):	2062.3 SQ.FT.
PROPOSED FSR:	1653.5 SQ.FT. (0.19)
ALLOWABLE LOT COVERAGE (45%):	3712.1 SQ.FT.
PROPOSED LOT COVERAGE:	3211.8 SQ.FT.
REQUIRED PARKING:	ONE PER UNIT
PROPOSED PARKING:	2 CARS IN GARAGES + 2 SURFACE PARKINGS
ALLOWABLE IMPERMEABLE AREAS (70%):	5774.3 SQ.FT.
PROPOSED IMPERMEABLE AREAS:	5315.5 SQ.FT.
BUILDINGS:	3109.6 SQ.FT.
PORCHES:	117.5 SQ.FT.
WALKWAYS & PATIOS:	2088.4 SQ.FT.

ALL NEW WORK SHALL CONFORM TO VBBL 2014

DRAWING LIST

A-01	SITE PLAN
A-02	CONTEXT INFO, STREETSCAPE
A-03	EXISTING BUILDING PHOTOS
A-04	EXISTING LOWER FLOOR PLAN
A-05	EXISTING MAIN FLOOR PLAN
A-06	EXISTING UPPER FLOOR PLAN
A-07	PROPOSED LOWER FLOOR PLAN
A-08	PROPOSED MAIN FLOOR PLAN
A-09	PROPOSED UPPER FLOOR PLAN
A-10	PROPOSED ROOF PLAN
A-11	SECTIONS
A-12	SOUTH ELEVATION
A-13	NORTH ELEVATION
A-14	EAST ELEVATION
A-15	WEST ELEVATION
A-16	INFILL MAIN FLOOR PLAN
A-17	INFILL UPPER FLOOR PLAN
A-18	ROOF PLAN
A-19	SECTIONS
A-20	N & S ELEVATIONS
A-21	E & W ELEVATIONS
A-22	LANDSCAPE PLAN
A-23	TREE MANAGEMENT PLAN

ADDRESS ASSIGNMENTS:

UNIT A	XXXX WEST 33RD AVENUE
UNIT B	XXXX WEST 33RD AVENUE
UNIT C	XXXX WEST 33RD AVENUE
INFILL	XXXX WEST 33TH AVENUE

ALLOWABLE DWELLING UNIT DENSITY
8249.0 SQ. FT. = 766.4 SQ.M
766.4 : 10,000 x 74 = 5.7 - 6 UNITS

PROPOSED AREAS:

UNIT A	1722.5 SQ.FT.
UNIT B	2074.9 SQ.FT.
UNIT C	1238.2 SQ.FT.
TOTAL MAIN HOUSE LIVING AREA	5035.6 SQ.FT.
COMMON MECHANICAL AREAS	111.9 SQ.FT.
TOTAL MAIN HOUSE	5147.5 SQ.FT.
INFILL	1653.5 SQ.FT.
TOTAL LIVING AREA	6801.0 SQ.FT.

FIRE FIGHTERS PATH OF TRAVEL TO UNITS A, B, C, COMMON AREA AND INFILL BUILDING SHALL CONFORM TO ARTICLE 3.2.5.5.(3).(b) OF THE VANCOUVER BUILDING BY-LAW 2014 AND FOLLOWING TO BE PROVIDED:

1. EMERGENCY LIGHTING ALONG THE PATH OF TRAVEL
2. STROBE LIGHTS AT PRINCIPAL ENTRANCES AND CONNECTED TO INTERNAL SMOKE ALARMS
3. SPRINKLER SYSTEMS ARE MONITORED BY THE FIRE ALARM SYSTEM.

ALL UTILITY SERVICES TO BE UNDERGROUND.
ANY ALTERATIONS TO THIS EXISTING OVERHEAD/ UNDERGROUND UTILITY NETWORK TO ACCOMODATE THIS DEVELOPMENT WILL REQUIRE APPROVAL BY THE UTILITY MANAGEMENT BRANCH.
PLEASE CONTACT MR GARY BAILEY AT 604.873.7371.

TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD.

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This drawing was created digitally using the Macintosh OS and PowerCAD

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CLIENT:
1157 WEST 33 (GP) LTD

PROJECT:
1157 WEST 33RD AVENUE
VANCOUVER BC

SHEET TITLE:
SITE PLAN

SCALE	PROJECT NO.
1/8"=1'-0"	
DRAWN AR	
CHECKED AR & V2	DATE

NORTH

REVISIONS

NO	DATE	DESCRIPTION
1		PRELIMINARY

ISSUE
MAY 2019 - PRELIMINARY REVIEW
AUGUST 2019 -DP APPLICATION

SHEET NO. A-01 OF 23
REVISION 1