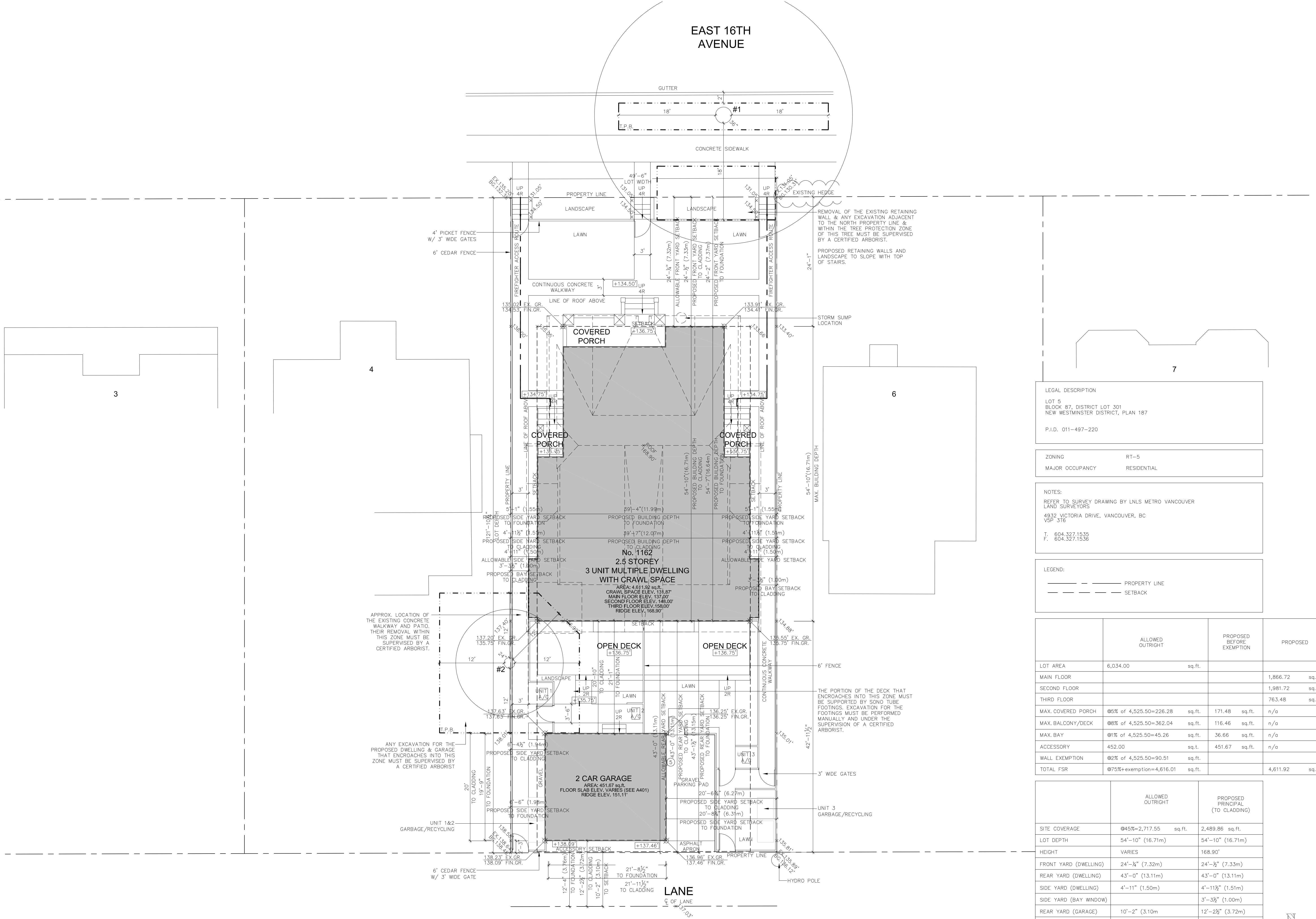


EAST 16TH AVENUE



LEGAL DESCRIPTION
 LOT 5
 BLOCK 87, DISTRICT LOT 301
 NEW WESTMINSTER DISTRICT, PLAN 187
 P.I.D. 011-497-220

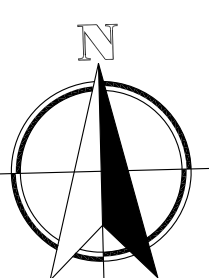
ZONING RT-5
 MAJOR OCCUPANCY RESIDENTIAL

NOTES:
 REFER TO SURVEY DRAWING BY NLNS METRO VANCOUVER
 LAND SURVEYORS
 4932 VICTORIA DRIVE, VANCOUVER, BC
 V5P 3T6
 T. 604.327.1535
 F. 604.327.1536

LEGEND:
 - - - - - PROPERTY LINE
 - - - - - SETBACK

	ALLOWED OUTRIGHT	PROPOSED BEFORE EXEMPTION	PROPOSED
LOT AREA	6,034.00	sq.ft.	
MAIN FLOOR			1,866.72 sq.ft.
SECOND FLOOR			1,981.72 sq.ft.
THIRD FLOOR			763.48 sq.ft.
MAX. COVERED PORCH	05% of 4,525.50=226.28	sq.ft.	171.48 sq.ft. n/a
MAX. BALCONY/DECK	08% of 4,525.50=362.04	sq.ft.	116.46 sq.ft. n/a
MAX. BAY	01% of 4,525.50=45.26	sq.ft.	36.66 sq.ft. n/a
ACCESSORY	452.00	sq.ft.	451.67 sq.ft. n/a
WALL EXEMPTION	02% of 4,525.50=90.51	sq.ft.	
TOTAL FSR	075%+exemption=4,616.01	sq.ft.	4,611.92 sq.ft.

	ALLOWED OUTRIGHT	PROPOSED PRINCIPAL (TO CLADDING)
SITE COVERAGE	045%=2,717.55	sq.ft. 2,489.86 sq.ft.
LOT DEPTH	54'-10" (16.71m)	54'-10" (16.71m)
HEIGHT	VARIES	168.90'
FRONT YARD (DWELLING)	24'-4" (7.32m)	24'-4" (7.32m)
REAR YARD (DWELLING)	43'-0" (13.11m)	43'-0" (13.11m)
SIDE YARD (DWELLING)	4'-11" (1.50m)	4'-11 1/2" (1.51m)
SIDE YARD (BAY WINDOW)		3'-3 3/4" (1.00m)
REAR YARD (GARAGE)	10'-2" (3.10m)	12'-2 1/2" (3.72m)
SIDE YARD (GARAGE)	4'-11" (1.50m)	6'-4 1/2" (1.94m)
SIDE YARD (GARAGE)	4'-11" (1.50m)	20'-6 3/4" (6.27m)
PARKING	3	3
UNITS (SEE A103)	3	3



1 ISSUED FOR DP 19/09/16

NO. ISSUED DATE

ERIC STINE ARCHITECT INC

1 - 1864 W.1ST AVE.
 VANCOUVER, BC
 CANADA V5J 1G5
 TEL: (604) 732-4545
 FAX: (604) 736-9493

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DRAWN GRAHAM KELLY DATE AUGUST 13, 2019

SCALE 1/8"=1'-0"

3 UNIT MULTIPLE DWELLING
 1162 East 16th Avenue
 VANCOUVER, B.C.
 V5T 2W3

JOB DESCRIPTION

JOB NUMBER

SITE PLAN + SITE STATISTICS

DRAWING TITLE

A101

DRAWING NUMBER REVISION