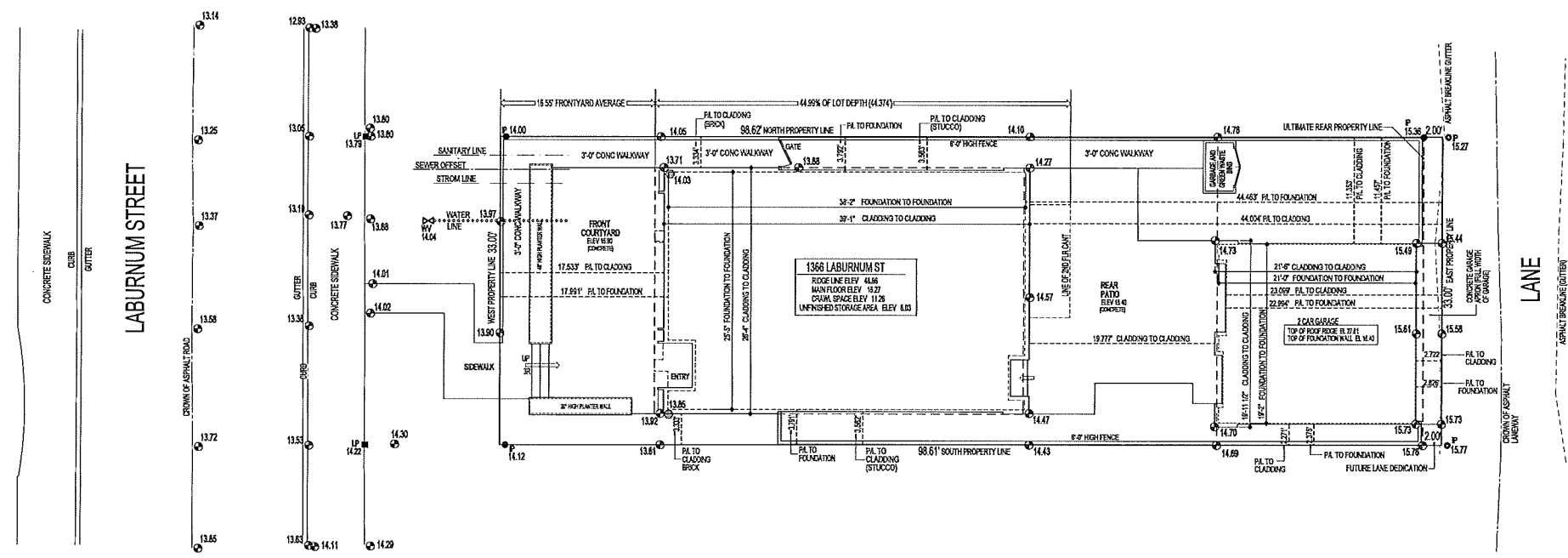


TREE PROTECTION FENCING
SCALE 1/8"=1'-0"
1
A1



SITE PLAN
SCALE 1/8"=1'-0"
2
A1

SITE ANALYSIS	
CIVIC ADDRESS	1366 LABURNUM STREET
LEGAL DESCRIPTION	LOT 07 BLOCK 175A DISTRICT LOT 526 GROUP 1 N.W.D. DISTRICT PLAN 2301
PARCEL IDENTIFIER	013-530-656
DISTRICT ZONING SCHEDULE	RT-9
ALLOWABLE DEVELOPMENT BREAKDOWN	
LOT SIZE	3320 SQFT (308.67 M ²)
MAXIMUM FSR, 75% OF LOT SIZE (CONDITIONAL)	35 X 3320 SQFT = 2490.00 SQFT
MAXIMUM SITE COVERAGE AS OF LOT SIZE	45 X 3320 SQFT = 1494 SQFT
MAXIMUM ALLOWABLE FSR	MAXIMUM ALLOWABLE SITE COVERAGE
PROPOSED DEVELOPMENT	
FSR - MAXIMUM ALLOWABLE	2490 SQFT
MAIN FLOOR (GROSS AREA)	893.86 SQFT
ALLOWABLE AREA EXCLUSIONS	1187 SQFT
NET MAIN FLOOR AREA	879.99 SQFT
2ND FLOOR GROSS AREA	1042.21 SQFT
ALLOWABLE AREA EXCLUSIONS	20.92 SQFT
NET 2ND FLOOR AREA	1021.29 SQFT
3RD FLOOR GROSS AREA	432.32 SQFT
ALLOWABLE EXCLUSIONS	22.32 SQFT
NET 3RD FLOOR AREA	410.00 SQFT
BASEMENT FLOOR GROSS AREA	156.82 SQFT
ALLOWABLE EXCLUSIONS	25.96 SQFT
NET BASEMENT FLOOR AREA	79.86 SQFT
TOTAL GROSS BUILDING AREA	2974.04 SQFT
TOTAL ALLOWABLE EXCLUSIONS	81.57 SQFT
TOTAL NET FLOOR AREA	2488.47 SQFT = 74.95% (74%)
SITE COVERAGE - MAXIMUM ALLOWABLE 1494 SQFT	
PROPOSED MAIN RESIDENCE	893.86 SQFT
PROPOSED DETACHED GARAGE	477.80 SQFT
TOTAL PROPOSED SITE COVERAGE	1471.66 SQFT = 42.21% (42%)

LIST OF DRAWINGS	
A1	SITE PLAN AND TREE PROTECTION BARRIER PLAN
A2	CONTEXT PLAN AND STREETSCAPE PLAN
A3	FRONT (WEST) AND REAR (EAST) ELEVATIONS
A4	SIDE (SOUTH) ELEVATION
A5	SIDE (NORTH) ELEVATION
A6	BASEMENT AND MAIN FLOOR PLANS
A7	2ND AND 3RD FLOOR PLANS
A8	ROOF PLAN AND BUILDING SECTIONS A/B
A9	WINDOW SCHEDULE
A10	GARAGE PLANS

DEVELOPMENT DATA SUMMARY		
TOTAL SITE AREA:	3320 SQFT (308.67 M ²)	
TOTAL FLOOR SPACE RATIO	PERMITTED: 75 (23%) = 2490.00 SQFT	PROPOSED: 749 (19%) = 2463.47 SQFT
SITE COVERAGE	PERMITTED: 45 (45%) = 1494.00 SQFT	PROPOSED: 42 (12.2%) = 1471.66 SQFT
HEIGHT	PERMITTED: 10.70M (35.00 FT)	PROPOSED: 10.72M (35.00 FT)
FRONT YARD (WEST)	REQUIRED: AVERAGING 16.55 FT	16.55 FEET
SIDE YARD (NORTH)	REQUIRED: 3.330 FT	PROPOSED: 3.334 FT
SIDE YARD (SOUTH)	REQUIRED: 3.330 FT	PROPOSED: 3.333 FT
REAR YARD (EAST)	REQUIRED: N/A	PROPOSED: 44.004 FT
PARKING SPACES	REQUIRED: 2	PROPOSED: 2
BICYCLE SPACES	REQUIRED: N/A	PROPOSED: N/A
LOADING SPACES	REQUIRED: N/A	PROPOSED: N/A
NUMBER OF UNITS	TOTAL NUMBER OF UNITS: 1 SINGLE FAMILY DWELLING	

DO NOT SCALE DRAWINGS
ANY ERROR OR OMISSIONS ARE TO BE REPORTED TO INSIDE OUT ARCHITECTURE PRIOR TO CONTINUATION OF ANY WORK
ALL WORK TO BE DONE IN COMPLIANCE TO ALL LOCAL REGULATIONS AND BY-LAWS ALSO TO ALL GOVERNING BUILDING CODES.

DRAWING REVISIONS	
DATE	REV. NO. REVISION
11/11/19	01
11/11/19	02
11/11/19	03
11/11/19	04
11/11/19	05
11/11/19	06
11/11/19	07
11/11/19	08
11/11/19	09
11/11/19	10
11/11/19	11
11/11/19	12

DRAWING USE
 CONCEPT DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION
 DEVELOPMENT PERMIT APPLICATION
 ZONING APPLICATION
 SITE CLARIFICATION

DRAWN BY RW
SCALE AS NOTED
CAD FILE CUSTOM

CLIENT:
CUSTOM RESIDENCE
 *

LEGAL DESCRIPTION
 LOT 07
 BLOCK 175A DISTRICT LOT 526 GROUP 1 N.W.D.
 PLAN 2301
 SUBDIVISION *
 CIVIC ADDRESS 1366 LABURNUM ST. VANCOUVER

BUILDER/DEVELOPER:
 *
 *

insideout architecture
 C. 604-315-8200
 C. 403-370-8711
 F. 403-410-3854

SITE PLAN
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 A1
 OF 10