

PROJECT DATA:

CIVIC ADDRESS: 1685 NELSON STREET, VANCOUVER, BC, V6G 1M3
 LEGAL DESCRIPTION: LT 22, BL 58, PL VAP92, DL 185, NWD
 YEAR CONSTRUCTED: 1905
 ZONING: RM-5A
 SITE AREA: 4323.0 SQ. FT.
 ALLOWABLE FSR: 6484.5 SQ. FT. (1.5 FSR) as per 4.7.1.b.(ii)
PROPOSED FSR: 6332.0 SQ.FT.(1.47 FSR)
 ALLOWABLE LOT COVERAGE: 2161.5 SQ.FT. (0.50)
PROPOSED LOT COVERAGE: 2408.4 SQ.FT.

DRAWING LIST:

- A-01 PROJECT DATA, SITE PLAN
- A-02 CONTEXT, STREETScape
- A-03 EXTERIOR PHOTOS
- A-04 INTERIOR PHOTOS
- A-05 EXISTING LOWER FLOOR PLAN
- A-06 EXISTING MAIN FLOOR PLAN
- A-07 EXISTING SECOND FLOOR PLAN
- A-08 EXISTING TOP FLOOR PLAN
- A-09 PROPOSED LOWER FLOOR PLAN
- A-10 PROPOSED MAIN FLOOR PLAN
- A-11 PROPOSED SECOND FLOOR PLAN
- A-12 PROPOSED TOP FLOOR PLAN
- A-13 PROPOSED ROOF PLAN
- A-14 NELSON STREET ELEVATION
- A-15 NE ELEVATION
- A-16 BIDWELL STREET ELEVATION
- A-17 SE ELEVATION
- A-18 SECTION A-A
- A-19 SECTION B-B
- A-20 TREE MANAGEMENT PLAN
- L-1 LANDSCAPE PLAN

UNIT AREAS:

UNIT A	2023.1 SQ.FT.
UNIT B	1313.0 SQ.FT.
UNIT C	2298.4 SQ.FT.
UNIT D	631.4 SQ.FT.
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LIVING AREA	6265.9 SQ.FT.
COMMON MECHANICAL AREA	66.1 SQ.FT.
TOTAL AREA	6332.0 SQ.FT.

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.



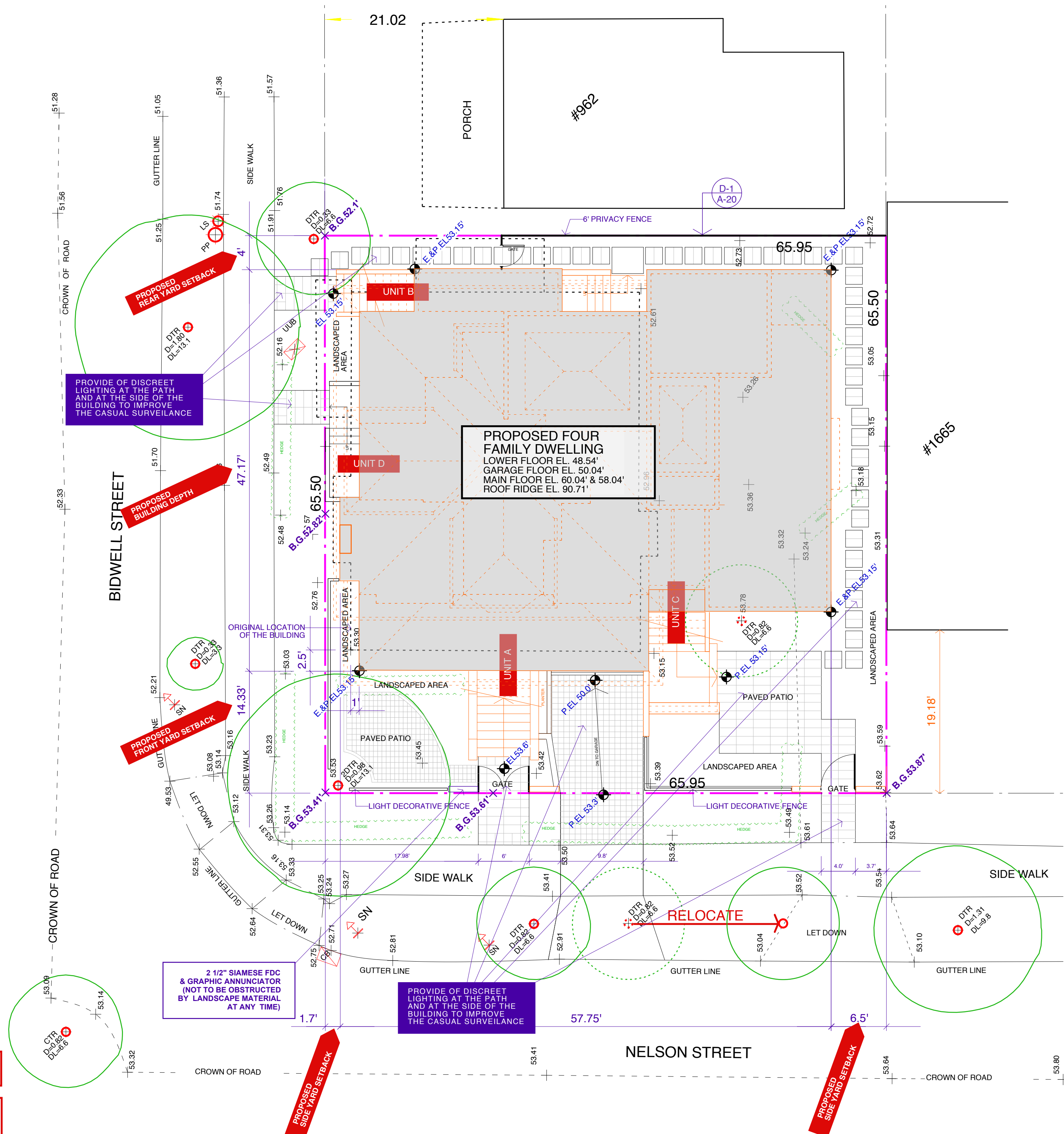
1685 NELSON STREET

VIEW FROM BIDWELL STREET

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

ALL WORK SHALL CONFORM TO VBBL 2014

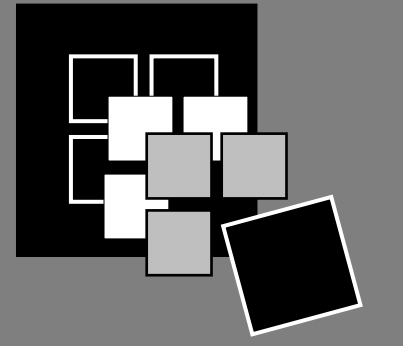
FIRE FIGHTERS PATH OF TRAVEL TO UNITS A, B, C, D AND COMMON AREA SHALL CONFORM TO ARTICLE 3.2.5.5.(3).(b) OF THE VANCOUVER BUILDING BY-LAW 2014 AND FOLLOWING TO BE PROVIDED:
 1. EMERGENCY LIGHTING ALONG THE PATH OF TRAVEL
 2. STROBE LIGHTS AT PRINCIPAL ENTRANCES AND CONNECTED TO INTERNAL SMOKE ALARMS
 3. SPRINKLER SYSTEMS ARE MONITORED BY THE FIRE ALARM SYSTEM.



FOR THE TREE PROTECTION INFORMATION PLEASE REFER TO THE TREE MANAGEMENT PLAN, PAGE A-20

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This drawing was created digitally using the Macintosh OS and PowerCADD



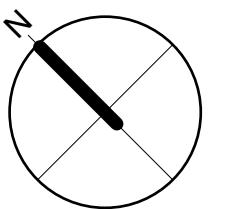
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CLIENT:
MIRAVAL PROPERTIES LTD

PROJECT:
1685 NELSON STREET VANCOUVER BC

SHEET TITLE:
PROJECT DATA, SITE PLAN

SCALE AS NOTED	PROJECT NO. JSIL
DRAWN AR	
CHECKED AR & V2	DATE 15MAR2014



REVISIONS

NO	DATE	DESCRIPTION

ISSUE

JULY 2017 - PRELIMINARY REVIEW
 AUGUST 2018 - DP APPLICATION