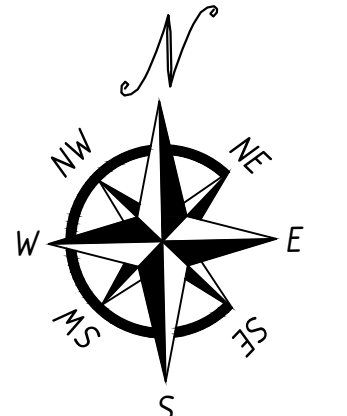
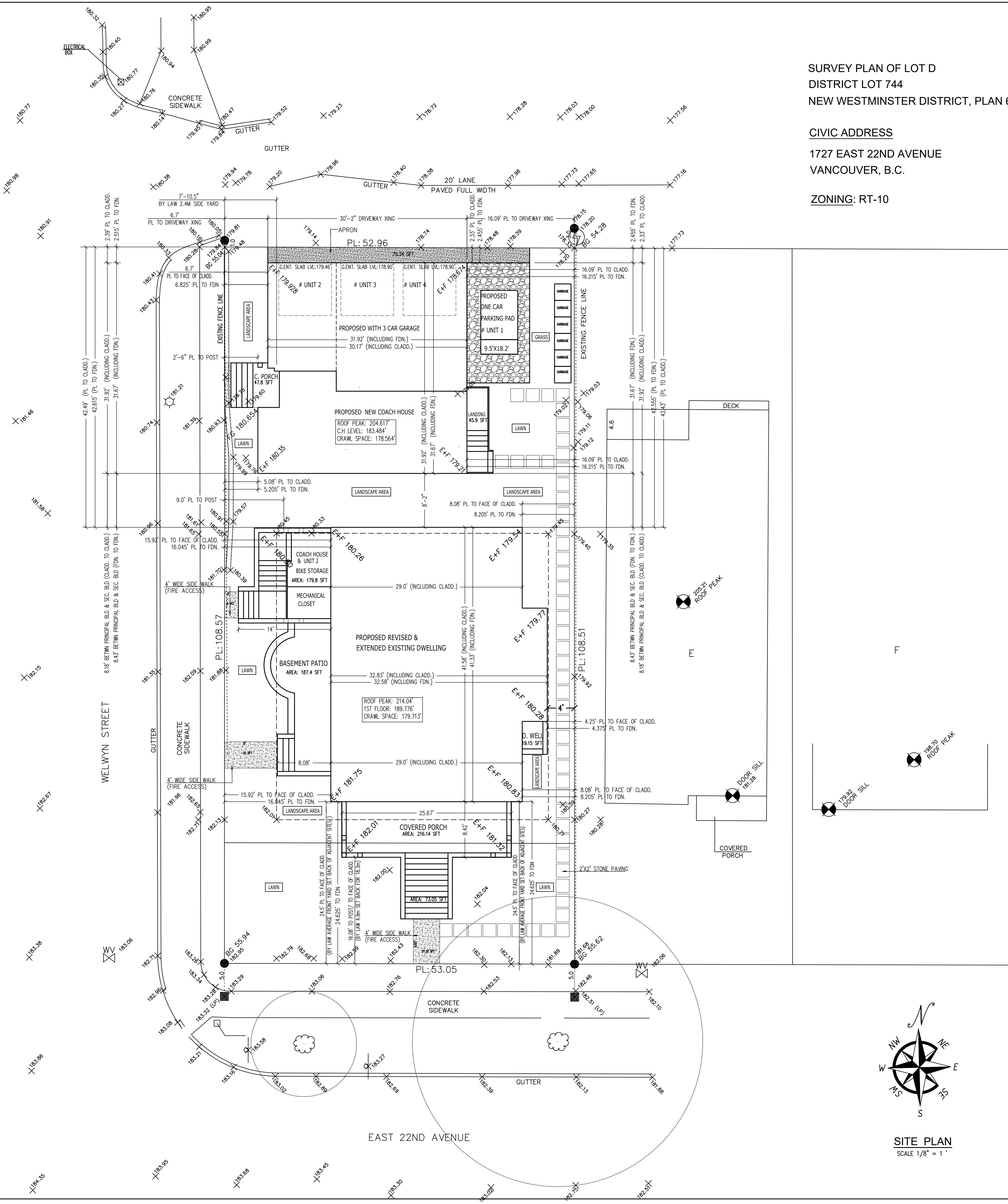


SURVEY PLAN OF LOT D  
DISTRICT LOT 744  
NEW WESTMINSTER DISTRICT, PLAN 6895

CIVIC ADDRESS  
1727 EAST 22ND AVENUE  
VANCOUVER, B.C.

ZONING: RT-10



SITE PLAN  
SCALE 1/8" = 1'

LOT AREA: 5753 SFT TOTAL ALLOWABLE FSR : 80 % OF LOT AREA = 80% OF 5753 SFT = 4602.4 SFT EXCLUSION AREA : 2 % OF TOTAL FSR= 2 % OF 4602.4 = 92.04 SFT				
EXISTING / PROPOSED FLOOR AREA COMPARISON				
LEVEL	EXISTING	PROPOSED	DIFFERENCE	
PRIMARY BUILDING	BASEMENT (UNIT # 3)	1205.82 SFT	1271.58 SFT	65.76 SFT
	MAIN FLOOR PLAN (UNIT 1 & UNIT 2)	1205.82 SFT	1271.58 SFT	65.76 SFT
	2ND FLOOR PLAN (UNIT 1 & UNIT 2)	903.49 SFT	1096.23 SFT	192.74 SFT
	SUB-TOTAL	3315.13 SFT	3639.39 SFT	324.26 SFT
SECONDARY BUILDING	MAIN FLOOR PLAN (UNIT 4)	—	451.56 SFT	
	2ND FLOOR PLAN (UNIT 4)	—	602.58 SFT	
SUB-TOTAL	—	1054.14 SFT	1054.14 SFT	
ACTUAL PROPOSED FSR	3315.13 SFT	4693.53 SFT	1378.40 SFT	
EXCLUSION AREA : 2 % OF TOTAL FSR		92.04 SFT		
TOTAL PROPOSED FSR		4601.49 SFT		
TOTAL ALLOWABLE FSR		4602.40 SFT		

ZONE RT - 10 LOT AREA: 5753 SFT		
	REQUIRED/ PERMITTED	PROPOSED
TOTAL FSR (80%)	4602.40 SFT	4601.49 SFT
SITE COVERAGE (45%)	2588.85 SFT	2239.14 SFT
IMPERMEABLE AREA (70%)	4027.10 SFT	3138.89 SFT
FRONT YARD FOR 18.3m WIDE SITE (22nd AVE)	16'-1" (MIN 4.9M)	16'-1"
FRONT YARD TO MATCH ADJACENT SITE (22nd AVE)	24'-6" (7.46M)	16'-1"
REAR YARD (LANE)	2'-0"	2'-4"
PRIMARY BUILDING SIDE YARD (WELWYN ST.)	7'-10" (2.4M)	9'-0"
SECONDARY BUILDING SIDE YARD (WELWYN ST.)	7'-10" (2.4M)	5'-1"
SIDE YARD (EAST)	3'-11" (1.2M)	4'-3"
HEIGHT	REQUIRED/ PERMITTED	PROPOSED
PRIMARY BUILDING	35'-1" (10.7M)	34'-6"
SECONDARY BUILDING	25'-3" (7.7M)	25'-1"

TOTAL PARKING STALLS	4.0 STALLS	4.0 STALLS
EXTERNAL PARKING AREA		155.0 SFT
ENCLOSED PARKING AREA		516.0 SFT
TOTAL PARKING AREA	1727 SFT (MAX. 30%)	671.0 SFT
BIKE PARKING	5.0 STALLS	5.0 STALLS

FLOOR AREA STATEMENT				
	BASEMENT	LEVEL 1	LEVEL 2	TOTAL AREA
UNIT 1	—	576.38	679.63	1256.01
UNIT 2	—	695.2	416.6	1111.8
UNIT 3	1271.58	—	—	1271.58
COACH HOUSE	—	451.56	602.58	1054.14
SUB TOTAL				4693.53
EXCLUSION AREA : 2 % OF TOTAL FSR				92.04 SFT
TOTAL FSR				4601.49 SFT

SITE ADDRESS: 1727 EAST 22ND AVENUE (PRIMARY BLD), VANCOUVER, BC  
1727 EAST 22ND AVENUE (SECONDARY BLD), VANCOUVER, BC

DRAWING TITLE: SITE PLAN	SCALE: 1/8"=1'-0"	DRAWN BY: ASIT	DATE: MAR 18, 2019
BUILDER: VARINDER PHONE: 604 961 1512	DRAWING NUMBER: A 002		

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