



VIEW FROM E 38  
SCALE: 1/4" = 1' - 0"

PROJECT DATA:					
<b>SUMMARY:</b>	NEW FOURPLEX AT	ALLOWED/REQUIRED	PROVIDED	IMPERMEABILITY CALCULATION	
PROPOSAL:	2396 E 38 AVE, VANCOUVER B.C.	SITE COVERAGE .45	3058.65 SF	2311.82 SF	
CIVIC ADDRESS:	2396 E 38 AVE, VANCOUVER, B.C.	FRONT YARD		27.3'	
LEGAL DESCRIPTION:	LOT 8, BLOCK 11	SIDE YARDS	3.94'	4.00'	PERMITTED (60%): 4078.20 SF
	DISTRICT LOT 394, GROUP 1	ENHANCED SIDEYARDS		16.08' X 31.05'	FRONT DWELLING: 1177.30 SF
	N.W.D. PLAN 1600			(25% OF 122' LOT)	REAR DWELLINGS: 1235.34 SF
LOT SIZE:	6797 SF	NUMBER OF UNITS	4	4	DECK & STAIRS: 208.00 SF
ZONE:	RT-11	NUMBER OF PARKINGS	4	0	SIDEWALKS: 984.00 SF
ALLOWABLE F.S.R.:.85	5777.45 SF	BICYCLE	0	0	DRIVEWAY: 30.00 SF
	ACTUAL: 5592.24 SF	DENSITY	74/HEC	63/HEC	TOTAL COVERAGE: 2203.83 SF
UNIT BASEMENT	MAIN	SECOND	TOTAL		
1	588.65 SF	566.16 SF	566.16 SF	1720.97 SF	
2	588.65 SF	566.16 SF	566.16 SF	1720.97 SF	
3	0.00 SF	602.88 SF	457.48 SF	1060.36 SF	
4	0.00 SF	632.46 SF	457.48 SF	1089.94 SF	
				5592.24 SF	
		HEIGHT BUILDING 1	35.00'	30.00'	
		BUILDING 2	29.52'	24.50'	

PROPOSED SFD ON 2396 E 38 AVE VANCOUVER, BC

**Raj Home Design**  
Raj Home Design  
6223 Fraser Street  
Vancouver, B.C. V5R 2T6  
www.rajhomedesign.com

Copyright Reserved. All drawings contents here of are property of Raj Home Design and can not be replicated without their knowledge and written consent. Disclaimers: It is the responsibility of the contractor to check and compare the dimensions and information prior to commencement of work and to report any omissions or discrepancies to the Designer.

DESIGNER	B SINGH
PHONE NO.	604 441 1910
ISSUE DATE	05/23/18
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

DRAWING NAME:  
SITE PLAN  
PROJECT DATA

DRAWING NO.  
**A1**