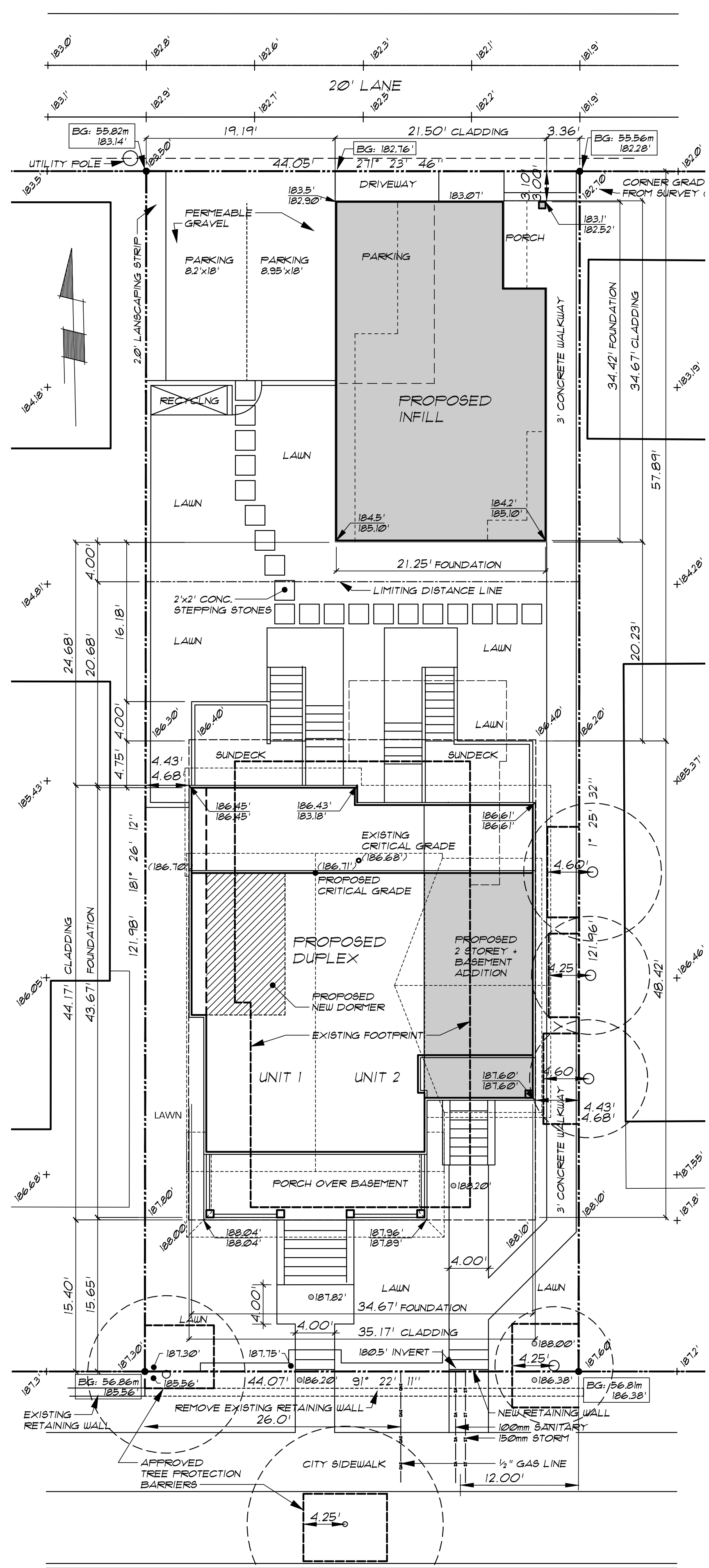


IMPERMEABILITY:

DWELLING:	137 SQ. FT.
DECKS/STAIRS:	296 SQ. FT.
GARAGE/LW:	748 SQ. FT.
PAVEMENT:	771 SQ. FT.
OTHER:	44 SQ. FT.
TOTAL:	3216 SQ. FT.
YARD AREA:	5374 SQ. FT.
PERCENT:	59.8%

impermeability
scale: 1"=8'



site plan
scale: 1"=8'

FIXTURE RESTRICTION PUMPING REQUIREMENTS
255 E 17TH AVENUE, Vancouver, BC V5V 1A6

Datum In: Geodetic City Feet Meters	Fixture Type (e.g. shower, toilet, sink, patio drain, stairwell drain, etc.)	Rim Elevation ¹ (B)	Fixture Restriction Elevation (see "Sewer Information") (C)	Pumping Requirements ³ (if B is less than C circle "Yes" otherwise circle "NO") (D)
Y N Y N	Floor Drain ²	183.6'	56.394 185.02'	Yes No
	Sanitary Fixture (excluding floor drains) with the lowest rim elevation in the building	184.0'	As above 185.02'	Yes No
	Storm Fixture with the lowest rim elevation outside the building	182.06'	As above 185.02'	Yes No

Notes:
1) The rim elevation is the elevation which a fixture will start to overflow onto the floor / ground (e.g. rim of shower stall, top of bathtub, rim of toilet bowl, top of sink, top edge of floor drain, etc.).
2) Building floor drains must connect to the sanitary system.
3) Pump all fixtures with rim elevations below the restricted elevation. All other fixtures that can flow by gravity to the public sewer connection must flow by gravity and not be pumped.

Site area: 5374 Sq. Ft.

Permitted Floor Area:	Percent:	Area:	Above grade:
FAR:	85 %	4567.9 Sq. Ft.	
Bonus:		0 Sq. Ft.	45 %
Principal:	70 %	3761.8 Sq. Ft.	2418.3 Sq. Ft.

Total Permitted FA: 4567.9 Sq. Ft.

Exclusions:

Permitted:	Proposed:	Principal:	Secondary:	Total:	Excess:
Open to below:	0 %	0.0 Sq. Ft.	0.0 Sq. Ft.	0.0 Sq. Ft.	0.0 Sq. Ft.
Stair:	0 %	0.0 Sq. Ft.	0.0 Sq. Ft.	0.0 Sq. Ft.	0.0 Sq. Ft.
Low Ceiling:	10 %	456.8 Sq. Ft.	169.1 Sq. Ft.	118.2 Sq. Ft.	287.3 Sq. Ft.
Storage:	0 %	0.0 Sq. Ft.	0.0 Sq. Ft.	0.0 Sq. Ft.	0.0 Sq. Ft.
Garage:		171.0 Sq. Ft.	0.0 Sq. Ft.	171.0 Sq. Ft.	0.0 Sq. Ft.
Total exclusions:		627.8 Sq. Ft.		458.3 Sq. Ft.	0.0 Sq. Ft.

Proposed Floor Area:

Principal:	3648.0 Sq. Ft.	Above Grade:	2327.0 Sq. Ft.
Secondary:	989.0 Sq. Ft.		
Excess Exclusions:	0.0 Sq. Ft.		

Total Floor Area: 4637.0 Sq. Ft.
2% Adjusted Floor Area: 4544.3 Sq. Ft. 2280.46 Sq. Ft. Reduced for insulation exclusion.
Proposed FAR: 84.6 % 42.4 %

Allowances:

Permitted:	Proposed:	Principal:	Secondary:	Total:	Excess:
Covered Porch:	7 %	319.8 Sq. Ft.	226.2 Sq. Ft.	262.8 Sq. Ft.	0.0 Sq. Ft.
Open Deck:	8 %	365.4 Sq. Ft.	279.2 Sq. Ft.	83.4 Sq. Ft.	362.6 Sq. Ft.

Additional Data

	Permitted	Proposed
Front Yard	15.4 feet	15.4 feet
Rear Yard	57.77 feet	57.9 feet
Side Yard	4.41 feet	4.43 feet
Parking	3	3
Bicycle	n/a	n/a
Loading	n/a	n/a
Units	3	1 2 3
		1928 sq. ft. 1720 sq. ft. 969 sq. ft.

LEGAL DESCRIPTION:
LOT 17, BLOCK 36, D.L. 301, PLAN 5112

PID: 007-198-281 ZONING: R6-1

ZONING DATA

SITE AREA: 5374 SQ. FT.

EXISTING:	FINISHED:	AVERAGE:
PERMITTED:	PROPOSED:	EXISTING:
2150 SQ. FT.	2105 SQ. FT.	3009 SQ. FT.
3574 SQ. FT.	3574 SQ. FT.	565 SQ. FT.
2418 SQ. FT.	2279 SQ. FT.	1935 SQ. FT.
1344 SQ. FT.	914 SQ. FT.	299 SQ. FT.
1344 SQ. FT.	1034 SQ. FT.	658 SQ. FT.
1344 SQ. FT.	1295 SQ. FT.	1014 SQ. FT.
N/A	0 SQ. FT.	0 SQ. FT.

ELEVATIONS:

PERMITTED:	PROPOSED:
RIDGE:	N/A
MIDPOINT:	N/A
MAIN FLOOR:	182.60'
BASEMENT:	183.68'
RIDGE HEIGHT:	35.10'
MIDPOINT HEIGHT:	N/A
EAVE HEIGHT:	29.85'

SPRINKLER REQUIRED: NFPA 13D

CORNER ELEVATIONS: FINISHED GRADE

SPOT ELEVATIONS: + EXISTING GRADE
○ INTERPOLATED GRADE FOR HEIGHT
● FINISHED GRADE