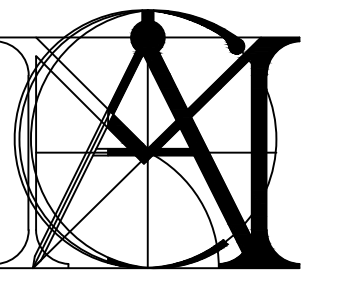
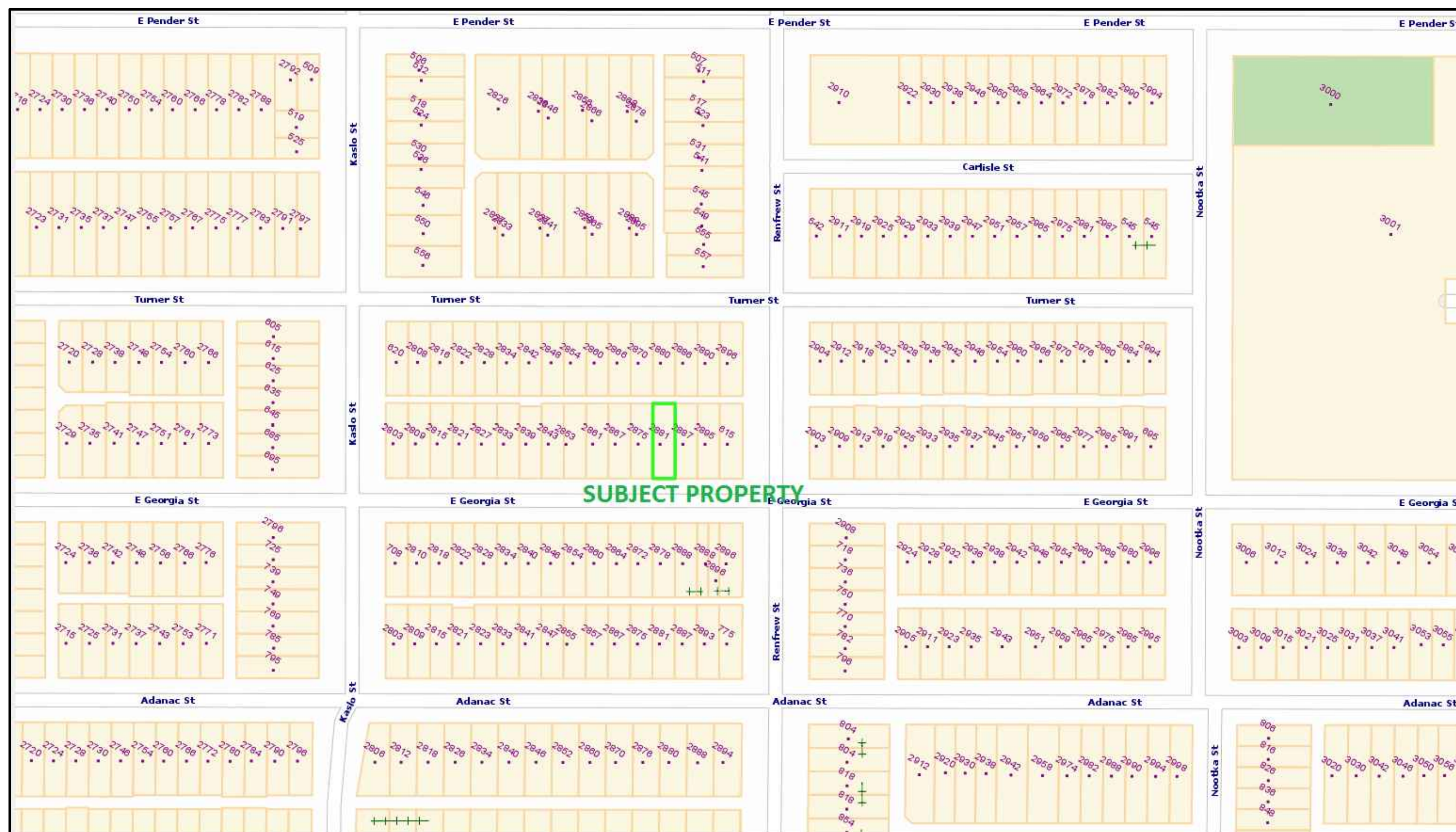


AERIAL PHOTO

SITE CONTEXT



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Consultants

Project Title
2881 E. GEORGIA VANCOUVER, BC RS-1

Sheet Title
CONTEXT PLAN AERIAL PHOTO

Drawn:

PH/HC

Checked:

MC

Scale:

N.T.S

Project Number:

Revision Date:

Dwg. No.

Print Date:
MAR. 25, 2019

A01

PROJECT DATA

CIVIC ADDRESS:	2881 EAST GEORGIA AVE, VANCOUVER, BC
LEGAL DESCRIPTION:	LOT 20 OF LOT 81 TOWN OF HASTINGS SUBURBAN LANDS, PLAN 485
GENERAL DESIGN CONSIDERATION:	CONSTRUCTED PRIOR TO 1940,

SCHEDULE OF COMPARISON (DEVELOPMENT DATA SUMMARY)

DESCRIPTION	REQUIRED/PERMITTED	PROPOSED
2 FAMILY DWELLING+INFILL	MIN 306 SM	3477.41 SF (323.07 SM)
TOTAL SITE AREA	3625.88 SF (336.86 SM)	3477.41 SF (323.07 SM)
SITE SIZE	32.99 X 109.92 (EXISTING)	32.99 X 105.42 (AFTER DEDICATION)
ZONING	RS-1	RS-1
FRONTAGE	NOT APPLICABLE	NOT APPLICABLE
HEIGHT	10.7 m (35.09 ft)not more than 2 storeys	7.857m (25.78')
FRONT YARD	min.depth equal to the average two adjacent sites	12.00' (3.658 M)
SIDE YARD	10% OF WIDTH (3.281')	WEST SIDE: 3.281' (1.000 M) EAST SIDE: 5.040' (1.540 M)
REAR YARD	NOT APPLICABLE	NOT APPLICABLE
FSR (INFILL OPTION)	FSR TOTAL: 0.85 + 2% CLADDING 3082.00 SF + 61.64 SF 3143.64 SF INFILL 0.25 (MAX 84.22SM)	3128.9SF (290.69 SM) FRONT UNIT (UNIT A):1044.60 SF REAR UNIT (UNIT B):1121.30 SF INFILL (UNIT C): 963.00 SF EXISTING HOUSE: 1560.03 SF
MAIN BUILDING AND INFILL SEPARATION	4.23	16 FEET
INFILL WIDTH	4.23	80% OF SITE WIDTH 26.43 FEET
INFILL FLAT ROOF	4.2.4 (c)	60% OF FIRST STORY
INFILL HEIGHT	4.2.4 (c)	5.8 METERS (19 FEET)
FLOOR BELOW FINISH GRADE	4.7.3(f)	CEILING HEIGHT NO MORE THAN 1.2 M
BUILDING DEPTH	5.6	45% OF SITE DEPTH (47.439')
SITE COVERAGE OF BUILDING	5.5	45% OF SITE AREA (1631.646 SF)
		1612.25 SF (149.787 SM) MAIN BLDG: 855.00 SF INFILL & GARAGE: 757.25 SF