

32
PLAN 1955
Dwelling #2278
Main Floor Elev.=264.7
Roof Peak Elev.=287.8

31
PLAN 1955
Dwelling #2282
Main Floor Elev.=272.3
Roof Peak Elev.=289.4

concr. foundation 48'-7"
to outside cladding 48'-10"
PROPOSED B.D. 50'-10"
max. allowed 45% x 114.83' = 51'-9"
107'-10 1/2'

PLAN 1955
LOT AREA = 4709.3 sq.ft.
J789.8 sq.ft.

Proposed
4 STOREYS
9 TOWNHOMES 1.2 FSR
(Zoning: RM-7)

Lot: 7809.10 sq.ft
M.F. EL. 272.5'
T.O.R. EL. 301.2'

PROPOSED FSR: 1.20
WATER/MECH ROOM: 16.7 sf
ELEC. ROOM: 22.97 sf
STORAGE ROOM/BIKE 10

ALLOWABLE BALCONY: 59.67'x4'+12.5'x4'+12'x4'+10'x4'+14.58'x4' = 435 sf
PROPOSED: 276'(x10')x21(2x6.5')+15.58'x10' = 471.8 sf

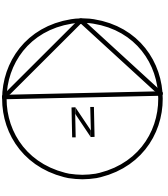
ALLOWABLE GFA: 1.20 x 7809.1 sf = 9370.92 sf
TOTAL: 916.8 sf / 29.7%

PROPOSED: 44(8'x1.66')+7x1.66'+2x(8'x1.33') = 86.02 sf
SITE COVERAGE: 41%
IMPERMEABLE SITE COVERAGE: ALLOWED: 70% x 7809.1 = 5466.37 sf
see calculation sheet SC - ISC

BLANKING: PROVIDED: 0.65 x 916.8 = 596.06 sq. ft.
REQUIRED: 2.25sqm/Unit + 0.75/sq. ft. = 23 times TYPE A+2 this ratio
PROVIDED: removed 2 bike stalls

BUILDING CODE - The project shall conform to VBBL 2014 Part 3 and related Sections and to the latest amendments.
See Supplementary Building Code Analysis

CBG1=264.00+ (266.4-264.00)/36.08/107.86=264.8'
CBG2=265.69+ (267.5-265.69)/36.84/107.83=266.3'
CBG3=264.8+ (266.3-264.8)/34.17/68=264.89 BASEPOINT



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1.	Revision	DP13 / 06/2018
No.	Description	Date

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Consultant:

Project:
**NANAIMO &
E 33 AVE CORNER
TOWNHOMES**
Project Address:
2288-2296
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Drawing Title:

SITE PLAN

Date: MAY 2017

Job No.:

Scale: 1/8"=1'-0"
Sheet: **A02**

Checked: Rev.