



2989 WEST 6th AVENUE.  
 SITE PLAN  
 1/8"=1'-0"  
 LEGAL LOT 70 BLK. 29 DL.192 PLAN 4561

LOT AREA 3610.0 S□.FT.  
 TOTAL FL. AREA PROP. = 2198.83 S□.FT.  
 TOTAL FL. AREA ALLOWABLE = 2166.0□2%=2209.32 S□.FT.

8% OF 2209.32=176.75 ALLOW. DECK  
 FRONT PORCH AREA = 50.32 S□. FT.  
 REAR UPPER DECK =102.68 S□. FT.  
 REAR LANDING PROP. = 32.00 S□. FT.  
 TOTAL DECK PROP. =185.00 S□. FT.

DEVELOPMENT DATA:				
LEGAL DESCRIPTION LOT 70, BLOCK 29 , D.L. 192 PLAN 4561 PID: 011-495-138	FLOOR SPACE RATIO CALCULATION:		IMPERMEABILITY CALCULATION	
	F.S.R.:	PERMITTED 2,209.32 SF	PROPOSED 2,198.83 SF	PERMITTED (70%): 2,527.00 SF
CIVIC ADDRESS: 2989 WEST 6th AV. VANCOUVER, B.C.	CELLAR/BSMT:	N/A	586.80 SF	DWELLING: 904.88 SF
	8% OPEN DECKS:	176.74.00 SF	102.68 SF	GARAGE: 452.40 SF
ZONING: RT-7 LOT AREA: 3610.00 SF	13% COVID DECKS IN COMB WITH OPEN DECK	287.21 SF	185.00 SF	SUNKEN PATIO: 53.18 SF
	1% WINDOW SEAT:	22.09 SF	22.86 SF	DECK & STAIRS: 138.00 SF
SITE COVERAGE ALLOWED (45%): 1,624.50 SF SITE COVERAGE PROPOSED: 1,357.28 SF	SUNKEN PATIO:	150.00 SF	53.18 SF	SIDEWALKS: 416.64 SF
	GARAGE FOOTPRINT:	516.00 SF	452.40 SF	DRIVEWAY: 41.00 SF
				TOTAL COVERAGE: 2,006.02 SF

SITE: 2989 W 6th AVE. VAN. BC  
 JYOTI TALSANIA RESIDENCE  
 DEC. 2018 DRN. G.B  
**BHO GAL DESIGNS, 7270-15 AVE. BBY.**  
 TEL.604-527-4078 SHT. 7 OF 7