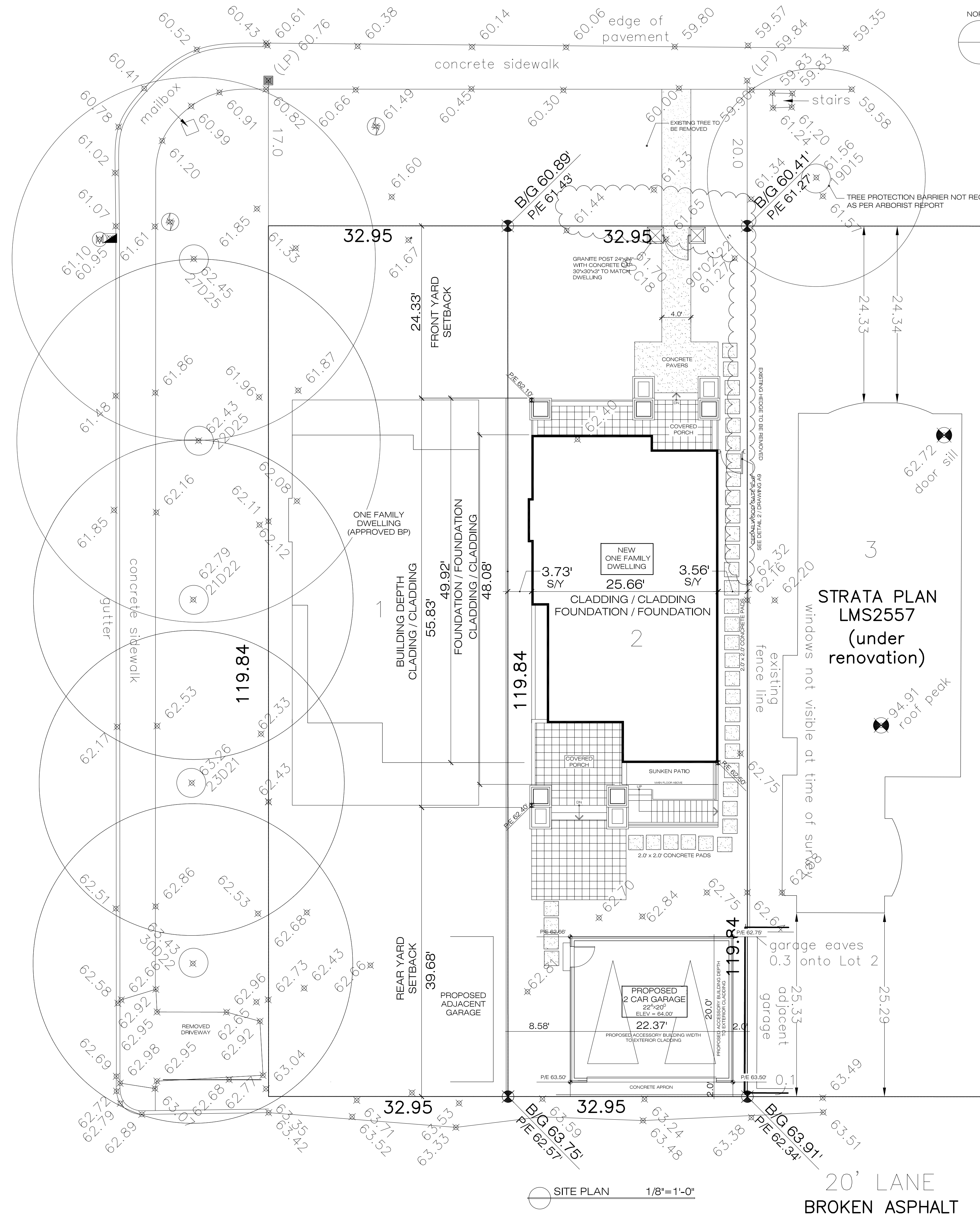


WEST 1ST AVENUE

COLLINGWOOD STREET



1/8" = 1'-0"

20' LANE
BROKEN ASPHALT

PROJECT DATA:

ADDRESS: 3488 W 1ST, VANCOUVER, BC
LEGAL: LOT 1, BLOCK 11, DISTRICT LOT 540, PLAN 229
ZONING: RT-8
LOT SIZE: 3949 SF

FSR	REQUIRED / ALLOWED	PROPOSED
BASEMENT		510.0 SF
MAIN FLOOR		1076.0 SF
UPPER FLOOR		993.0 SF
ATTIC		382.0 SF
TOTAL FSR:	2961.75 SF (0.75 X 3949 SF)	2961.0 SF(75%)

COVERED PORCHES		285.69 SF
OPEN DECKS / BALCONIES	236.94(0.8 X 2961.75 SF)	87.15 SF
COMBINED	385.03(0.13 X 2961.75 SF)	372.84 SF

YARDS	REQUIRED / ALLOWED	PROPOSED
FRONT YARD	24.33'(EAST ADJACENT NEIGHBOR)	24.33'
REAR YARD		39.68'
SIDE YARDS	3.30' (0.10 X 32.95') - WEST SIDE 3.30' (0.10 X 32.95') - EAST SIDE	3.73' - WEST SIDE 3.56' - EAST SIDE
BUILDING DEPTH	59.92' (0.50 X 119.84')	55.83'
BASEMENT	53.93' (0.45 X 119.84') (AVRG)	52.91'
MAIN FLOOR	53.93'(0.45 X 119.84') (AVRG)	53.84'
UPPER FLOOR	47.94'(0.40 X 119.84') (AVRG)	44.18'
ATTIC		24.19'
BUILDING HEIGHT MAXIMUM	35.1' / 10.7M	35.0'
SITE COVERAGE	1777.05 SF (0.45 X 3949 SF)	1444.35 SF

GARAGE	REQUIRED / ALLOWED	PROPOSED
	452.0 SF (42.0 SM)	447.0 SF
BUILDING DEPTH	21.98' (6.7 M FROM PL)	21.98'
BUILDING WIDTH	26.36' (0.80 X 32.95')	22.37'
BUILDING HEIGHT	13.10'(4.0 M)	13.10'
SITE COVERAGE	1777.05 SF (0.45 X 3949 SF)	1770.35 SF

BIRD FRIENDLY LANDSCAPE FEATURE RATIONALE

- GLAZING AREAS BROKEN DOWN INTO SMALLER MULTI PANEL WINDOW GLAZING
- DOWNLIGHTING TO BE USED IN FAVOUR OF UPLIGHTING AND FLOODLIGHTING FOR LANDSCAPE FEATURES
- PROVIDE BIRD HABITAT TO INCREASE BIRD DIVERSITY AND ABUNDANCE BY PROVIDING OPPORTUNITIES FOR FOOD, SHELTER, NESTING SITES WITH THE INCLUSION OF VERTICAL VEGETATION AND HEDGES, NATIVE NON-INVASIVE PLANTS SELECTED FROM C.O.V. RECOMMENDED PLANT LIST
- BIRD FRIENDLY PLANS SELECTED FROM BIRD FRIENDLY DESIGN GUIDELINES
- INCREASE VERTICAL VEGETATION STRUCTURE BY COMBINATION OF LARGE SHRUBS, HEDGING AND NEW 2 TREES

CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO THE COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO EDG HOMES INC. VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE PRIOR APPROVAL OF THE OWNER.

PIE - PROPOSED / EXISTING GRADE
 S/Y - SIDE YARD SET BACK

5		
4		
3		
2		
1	DE	28/05/2019
	REV.	DATE



PROJECT:
3472 WEST 1ST AVENUE
VANCOUVER, BC

DRAWING:
SITE PLAN &
PROJECT DATA

SCALE: 1/8" = 1'-0"

DATE: MAY 10, 2019

A1