

LEGAL DESCRIPTION:
LOT 60 BLOCK 292 DISTRICT LOT 140 PLAN 13467

RS-5 ZONING BYLAW ANALYSIS

Description	Allowed	Provide	Balance	Comments
LOT AREA	6,873.0			
Conditional (needs DP & Director approval- 4.7.1.c)				
Total FSR 0.7	4,811.1	4762.7	48.4	
Above grade FSR 0.24+130 m2 (Director approval)	3,048.3	3041.4	6.9	see FSR exclusions below
Cellar	1,762.8	1721.3	41.5	Excluding 451.9 ft2 Garage area
Building Depth	49.99'	57.2'		Seeking relaxation on Building Depth within the setback line
Front Yard	30.95'	34.84'		
Rear Yard	35.10'	35.44'		
Side Yard south	8.24'	8.65'		
Side Yard north	5.49'	5.86'		
Building Height	30.18'	30.17'		
Lot Coverage	40%	30.9%		
EXCLUSIONS				
Deck and Balcony 0.8% of FSR	384.9	333.0	51.9	
Porch 0.5% of FSR	240.6	78.9	161.7	
Garage 42 m2	451.9	467.8	-15.9	15.9 Sq.Ft. Countable Garage
1% Double height with clerestory window exclusion 4.7.2.C	48.1	48.0	0.1	
Deck Over Living Space	-----	533.5		
Flower Box Level 1	-----	108.1		

AREA BREAKDOWN	TARGET	ACTUAL	BALANCE	
Under ground Garage (Exclusion to FSR)	451.9	451.9	0.0	
Cellar	1,762.8	1,721.3	41.5	Includes 22 ft2 for Countable Garage
Level 1	1,567.0	1,563.0	4.0	
Level 2	1,481.3	1,478.4	2.9	Excluding 1% = 48 ft2 double height for ventilation
Porch	240.6	78.9	161.7	Excluding 88 ft2 Level 1 flower box
Deck	288.9	260.6	28.3	Excluding sun deck and 77.3 ft2 covered deck within level 2 outline
Balcony	96.0	72.4	23.6	

Abbreviation LEGEND

Bottom of Wall	BOW
Carbon Monoxide detector	CO
Driveway Segment	DS
Electrical Fireplace	FP
Exhaust Fan	EF
Existing	EX
Fire Pit	FP
Floor Drain	FD
Gas Fireplace	GFP
High guard	HG
High Handrail	HH
Lot Width	LW
Lower Window Head	LWH
Property Line	PL
Proposed	PR
Ramp Segment	RS
Roof Drain	RD
Setback	SB
Setback line	SBL
Slope down	SDW
Slope Up	SUP
Smoke Alarm	SA
To Cladding	TCLD
To Foundation	TFND
To Nearest opening	TNO
To Road Center line	TRCL
Top of	TO
Top of Slab	TOS
Top of Wall	TOP
Trench Drain	TD
Under Side of	U/S
Upper Window Head	UWH



ENGINEERING SERVICES
Sewer Design Branch
None

PUBLIC SEWER AND WATER CONNECTION INFORMATION

SEWER INFORMATION

This site plan shows the locations, sizes and invert elevations of the public storm and sanitary sewer connections.

There are no Plumbing Fixture Restrictions for this site.

Water Information

This site plan shows the location and size of the public water connection.

The Estimated Water Pressure@36 U.S. Gpm for this site are:

Winter: (Psi) Summer: 75 (Psi) Residual: (Psi)

NOTES

The City of Vancouver does not guarantee the accuracy of the information provided on this Plan. Circumstances may prevent the City from installing the public sewer and/or water connections at the locations and depths shown on this Plan.

The Owner is responsible for locating and connecting to the public sewer and water connections installed by the City regardless of their actual installed locations and depths.

The Owner is responsible for ensuring that the sizing of the private plumbing system is adequate for the storm & sanitary sewer discharges and the domestic & fire water flows.

No person shall connect a building sewer or water system to a public connection without first obtaining a "Public Sewer & Water Connection Permit".

All revisions related to the sewer and water information on this site plan must have Engineering review and acceptance prior to making the changes. Any requests for changes after a City crew has arrived at the site may cause installation delays and additional costs.

LOT COVERAGE & YARD IMPERVIOUS AREA BREAKDOWN

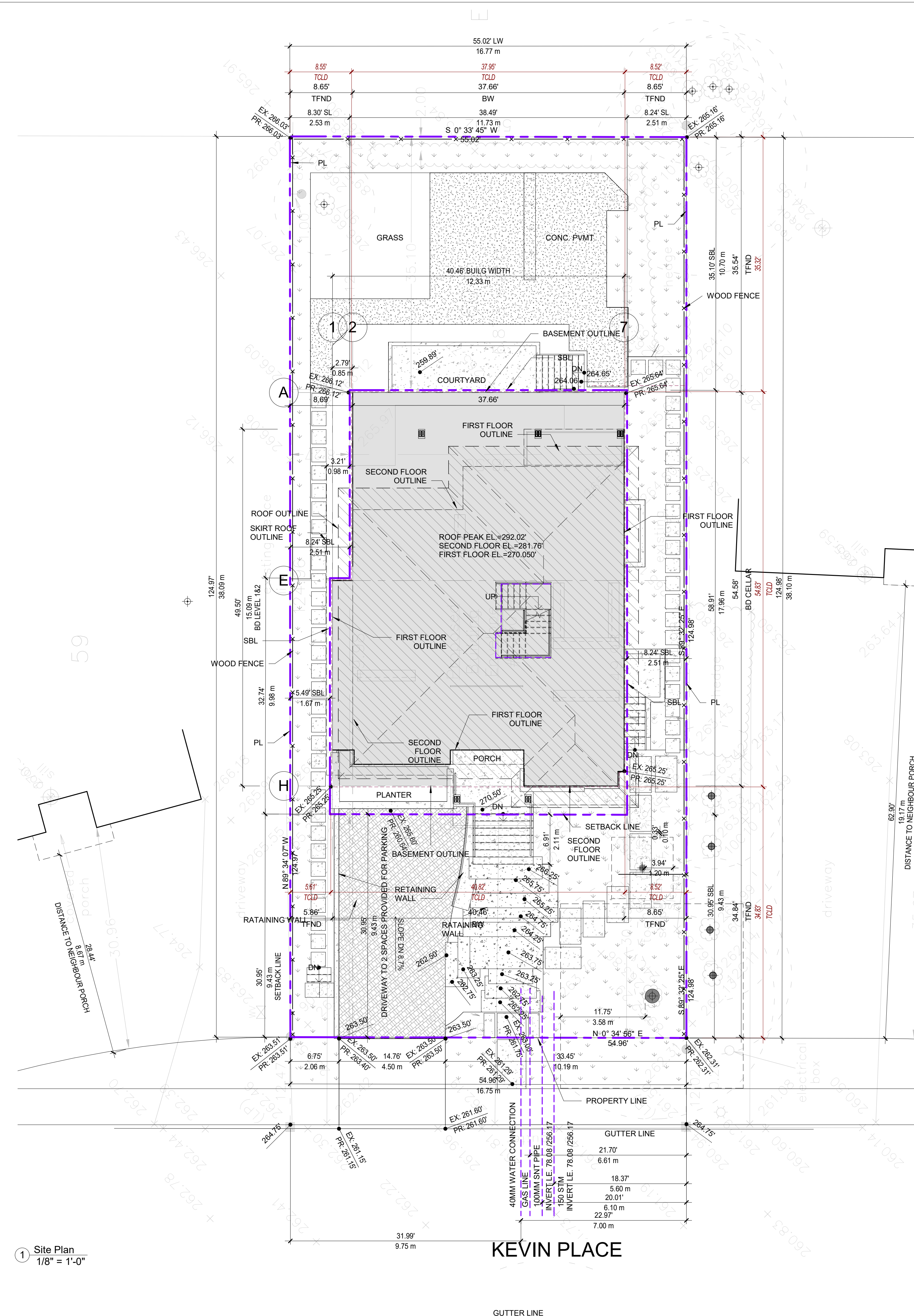
IMPERMEABLE AREA	AREA	UNIT
LOT AREA	6873.0	
BUILDING FOOTPRINT & PORCH	2163.94	SF
LARGE CONCRETE SLABS/STEPS AND 2X2 PRECAST CONC. PAVERS,(58 PCS)	639.05	SF
RETAINING WALLS- STAIRS- WINDOW WELL AND SUNKEN PATIO	365.31	SF
PERMEABLE INTERLOCKING PAVERS DRIVEWAY	N/A	
BACK PATIO WITH OUTDOOR FIREPLACE AND BBQ AREA	681.39	SF
TOTAL	3849.69	SF
LOT COVERAGE IMPERMEABLE	56%	
TOTAL SITE AREA : 6873.00 SF		
ALLOWABLE IMPERMEABLE AREA (60%)	4123.80	SF

SITE PLAN LEGEND

	CONCRETE PAVER
	CONCRETE SLAB
	PERMEABLE PAVER
	BUILDING FOOTPRINT

DRAWING LIST

Number	Sheet Name	Current	Revision
A00	COVER PAGE	1	
A01	CONTEXT PLAN & STREET SCAPE VIEW	1	
A02	ASSEMBLY	1	
A03	SITE PLAN	1	
A03.1	IMPERMEABLE AREA CALCULATION	1	
A04	BASEMENT & LEVEL 1 FLOOR PLANS	1	
A05	BASEMENT & LEVEL 1 - AREA OVERLAY	1	
A06	LEVEL 2 & ROOF FLOOR PLANS	1	
A07	LEVEL 2 - AREA OVERLAY	1	
A08	ELEVATIONS - NORTH & SOUTH	1	
A09	ELEVATIONS - WEST & EAST	1	
A10	BUILDING SECTIONS	1	
A11	BUILDING SECTIONS	1	



1 Site Plan
1/8" = 1'-0"

1	2018-10-18	ISSUED FOR DEVELOPMENT PERMIT	AF
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

PROJECT
KEVIN PLACE
4330 KEVIN PLACE, VANCOUVER, B.C.

DRAWING TITLE
SITE PLAN

DRAWING ISSUE
ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN	NN
17183	OCT. 18, 2018	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	
A03	As indicated	1	