



CONTEXT PLAN
SCALE - N.T.S

PROJECT INFORMATION

CIVIC ADDRESS: 4738 WEST 4TH AVENUE VANCOUVER, BC
LEGAL ADDRESS: LOT 15 BLOCK 7 PLAN VAP6583 DISTRICT LOT 140 NEW WESTMINSTER

ZONE:	PERMITTED	EXISTING	PROPOSED
		RS-1	UNCHANGED

LOT AREA:	PERMITTED	EXISTING	PROPOSED
		2511.6 m ²	UNCHANGED

MAXIMUM BUILDING HEIGHT:	PERMITTED	EXISTING	PROPOSED
HOUSE	N/A		UNCHANGED
ACCESSORY BUILDING	4.6m		4.2 m

SITE COVERAGE:	PERMITTED	EXISTING	PROPOSED
MAX. 0.40 x LOT AREA	0.40 * 2511.6m ² = 1004.64 m ²		
PRIMARY HOUSE		255 m ²	UNCHANGED
ACCESSORY BUILDING			162.2 m ²
TOTAL		255 m ²	417 m ²

FLOOR SPACE RATIO:	PERMITTED	EXISTING	PROPOSED
MAX. 0.60 x LOT AREA	0.6 * 2511.6m ² = 1506.9 m ²		
PRIMARY BUILDING			
LOWER FLOOR		97.2 m ²	UNCHANGED
MAIN FLOOR		254.8 m ²	UNCHANGED
SECOND FLOOR		160.8 m ²	UNCHANGED
UPPER LOOR		83.9 m ²	UNCHANGED
ACCESSORY BUILDING			162.2 m ²
TOTAL		596.7 m ²	758.9 m ²

MINIMUM SITE SETBACKS, BUILDING:	PERMITTED	EXISTING	PROPOSED
PRIMARY BUILDING			
FRONT LOT LINE	20% SITE DEPTH = 16.5 m	22.9 m	UNCHANGED
REAR LOT LINE	45% SITE DEPTH = 37.1 m	39.5 m	UNCHANGED
SIDE LOT LINE - WEST	20% SITE WIDTH = 6.1 m	7.75 m	UNCHANGED
SIDE LOT LINE - EAST	20% SITE WIDTH = 6.1 m	1.65 m	UNCHANGED
ACCESSORY BUILDING			
FRONT LOT LINE	N/A	N/A	N/A
REAR LOT LINE FROM CENTERLINE OF LANE	1.5 m	N/A	2.0 m

ALLOWABLE ACCESSORY BUILDING (CONSTRUCTION): RELAXATION REQUIRED	PERMITTED	EXISTING	PROPOSED
WIDTH	80% SITE WIDTH = 24.4 m	N/A	10.7 m
DEPTH	7.9 m	N/A	20.1 m
CONSTRUCTION AREA	192.8 m ²	N/A	162.2 m ²

IMPERMEABLE AREA:	PERMITTED	EXISTING	PROPOSED
MAX. 0.60 x LOT AREA	0.6 * 2511.6m ² = 1506.9 m ²		TBC W/ SURVEY
PRIMARY BUILDING		318.4	
ACCESSORY BUILDING			162.2
CONCRETE STEPS/ENTRY		8	
TOTAL		487.4 m ²	881.4 m ²

SYMBOL LEGEND

- 1 A101 CALLOUT HEAD
- 1 A101 ELEVATION MARKER
- 1 A101 SECTION MARKER
- GL GRID LINE
- 100'-0" LEVEL MARKER
- C1 CEILING/FLOOR TAG
- NORTH NORTH ARROW
- 1 REVISION TAG
- Room name**
- 101 ROOM TAG
- 150 SF
- 100'-0" SPOT ELEVATION MARKER
- 20R @ 7 1/2" STAIR TAG
- A1N E WALL TAG
- 100A WINDOW TAG
- F1 FLOOR TAG
- R1 ROOF TAG
- MAT01 MATERIAL TAG
- VIEW NAME**
- 1 A101 SCALE - 1/8" = 1'-0" VIEW TITLE

DRAWINGS LIST

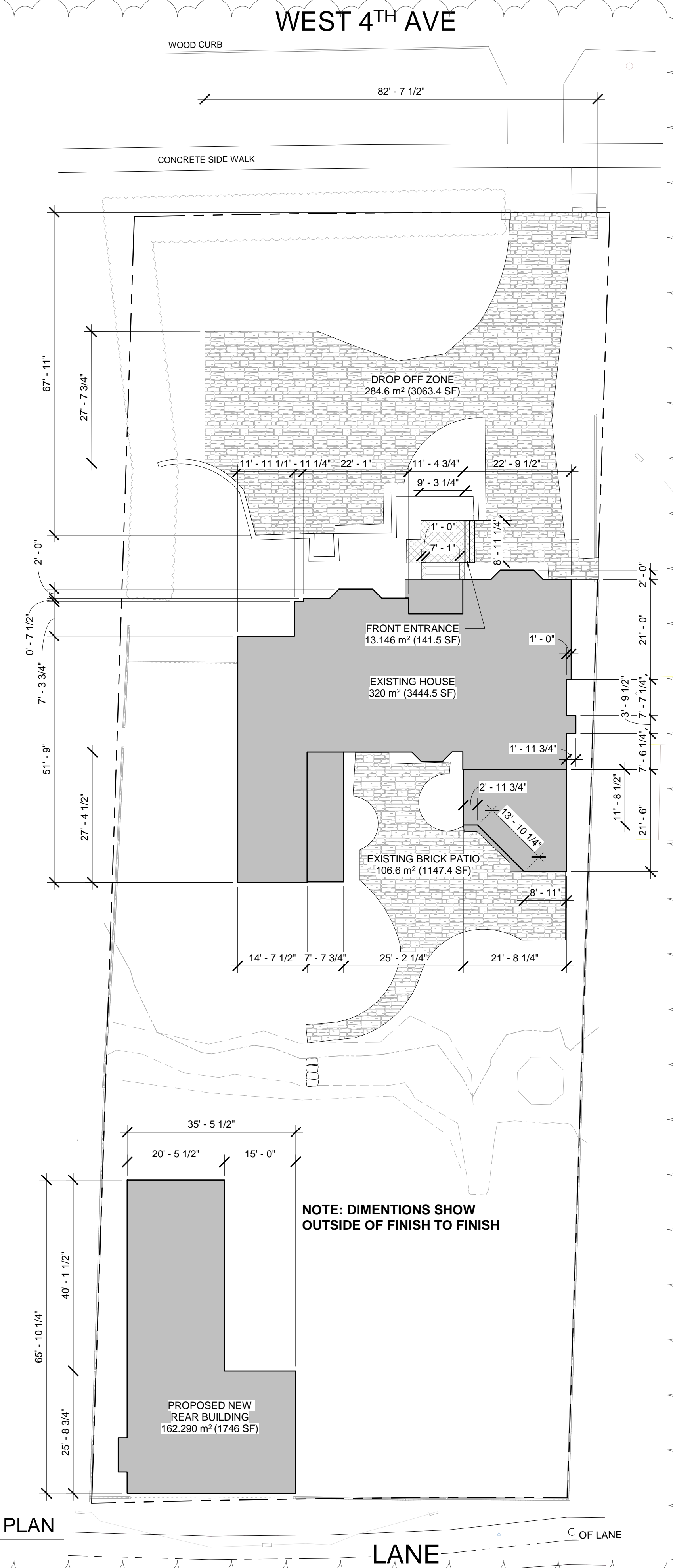
NO.	SHEET TITLE
DP000	GENERAL INFO
DP0.01	COVER PAGE
DP0.02	PROJECT INFORMATION
DP0.03	CONTEXT PLAN
DP0.04	FSR CALCULATIONS
DP100	FLOOR PLANS
DP1.01	SITE & SURVEY PLAN
DP1.03	FLOOR PLANS
DP400	ELEVATIONS & SECTIONS
DP4.01	BUILDING ELEVATIONS
DP4.02	BUILDING SECTIONS

IMPERMEABILITY AREAS

DROP OFF ZONE	284.6
FRONT ENTRY	8
REAR BRICK PATIO	106.6
EXISTING MAIN HOUSE	320.0
ACCESSORY BUILDING	162.2
TOTAL	881.4

1 IMPERMEABLE AREA PLAN

DP0.02 SCALE - 1/16" = 1'-0"



NOTE: DIMENTIONS SHOW OUTSIDE OF FINISH TO FINISH

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CLIENT:
RAN YAAR CONSTRUCTION
2602-1088 QUEBEC ST
VANCOUVER, BC V6A 4H2
604.839.8394
ran@ranyaarconstruction.com

CONSULTANT: DRAWING

PARALLEL
REGISTERED ARCHITECTURAL TECHNOLOGIST ASSOCIATES OF THE ARCHITECTURAL INSTITUTE OF BC
807-318 HOMER ST. VANCOUVER, BC. 604.669.1300 F 604.669.1303

NO	DATE	DESCRIPTION
2	2018JUN07	RE-ISSUED FOR DEVELOPMENT PERMIT
1	2018MAY14	ISSUED FOR DEVELOPMENT PERMIT

NORTH POINT: STAMP:

PROJECT:
ACCESSORY BUILDING
4738 WEST 4TH AVENUE
VANCOUVER, BC

DRAWING:
PROJECT INFORMATION

PROJECT NO: T17046.02	SCALE: As indicated
START DATE 05/02/18	DRAWN BY: Author
FORMAT: 34"x22"	CHECKED BY: Checker
SHEET NUMBER:	

DP0.02