

DEVELOPMENT Data Summary	
CIVIC ADDRESS: 5595 MACKENZIE STREET VANCOUVER, BC	
LEGAL DESCRIPTION: LOT 8 OF LOTS 9 & 10 BLOCK 10 DISTRICT LOT 2027, PLAN 6028 P.I.D. 010-994-378	
ZONING: RS-5	
EXISTING HOUSE AGE: 1931 (DEEMED TO HAVE CHARACTER MERIT)	
LOT AREA: 11533 sq ft = 0.12 Ha	
MAXIMUM DWELLING UNITS: 74 UNITS PER HA = 9 UNITS TOTAL PROPOSED UNITS = 5 UNITS	
MAXIMUM FLOOR AREA: 0.85 X 11533 sq ft = 9803.05 sq ft	
PROPOSED FLOOR AREAS:	
	EXISTING PROPOSED
MCD - 2 Dwelling Unit + 1 Surface Parking	
TOTAL FSR	= 2923.73 sq ft = 3120.53 sq ft
INFILL - 3 Dwelling Units + 3-Car Garage	
TOTAL FSR	= 6553.74 sq ft
SUBTOTAL:	9674.26 sq ft
EXCESS COV. PORCH	121.11 sq ft
EXCESS DECK	0 sq ft
TOTAL FSR	2923.73 sq ft 9795.38 sq ft -7.67 sq ft
MAXIMUM COVERED PORCH AREA: 0.05 X 9803.05 sq ft = 490.15 sq ft	
PROPOSED COVERED PORCH AREA: MCD - 2 Dwelling Unit + 1 Surface Parking TOTAL COVERED PORCH = 35.08 sq ft = 139.59 sq ft	
INFILL - 3 Dwelling Units + 3-Car Garage TOTAL COVERED PORCH = 471.67 sq ft	
TOTAL FSR	35.08 sq ft 611.26 sq ft 121.11 sq ft
MAXIMUM DECK AREA: 0.08 X 9803.05 sq ft = 784.24 sq ft	
PROPOSED DECK AREA: MCD - 2 Dwelling Unit + 1 Surface Parking TOTAL DECK = 0 sq ft = 0 sq ft	
INFILL - 3 Dwelling Units + 3-Car Garage TOTAL DECK = 0 sq ft	
TOTAL FSR	0 sq ft 0 sq ft 0 sq ft
MAXIMUM GARAGE AREA: ATTACHED GARAGE EXCLUSION = 451.5 sq ft	
PROPOSED GARAGE AREA: TOTAL ATTACHED GARAGE AREA = 647 sq ft	
EXCESS GARAGE AREA (included in FSR)	= 195.5 sq ft 195.5 sq ft
# OF PARKING SPACES REQUIRED	= 5
# OF PARKING SPACES PROVIDED	= 3
# OF SMALL PARKING SPACES	= 0
MAXIMUM SITE COVERAGE: 0.45 X 11533 sq ft = 5189.85 sq ft	
PROPOSED SITE COVERAGE: MCD - SITE COVERAGE = 1426.3 sq ft = 1216.4 sq ft	
INFILL - SITE COVERAGE	= 2687.63 sq ft
TOTAL SITE COVERAGE	3904.03 sq ft -1285.82 sq ft
MAXIMUM IMPERMEABLE COVERAGE: 0.6 X 11533 sq ft = 6919.8 sq ft	
PROPOSED SITE COVERAGE: SITE COVERAGE = 3904.03 sq ft	
STAIRS, PATHS, RETAINING WALLS & DRIVEWAY	= 3326.43 sq ft
DRIVEWAY EXCLUSION	= -1500 sq ft
TOTAL IMPERMEABLE COVERAGE	5730.46 sq ft -1189.34 sq ft

MCD Data Summary			
PROPOSED SETBACKS			
EAST SETBACK (FY)	=	160'6"	
SOUTH SETBACK (SY)	=	11'6"	
WEST SETBACK (RY)	=	38'0"	
NORTH SETBACK (SY)	=	4'0 1/2"	
BUILDING WIDTH	=	34'4 3/4"	
PROPOSED FLOOR AREAS:			
	EXISTING	PROPOSED	ADDITION
MCD - 2 DWELLING UNITS			
LOWER FLOOR	= 1110.92 sq ft	= 1196.2 sq ft	85.283
MAIN FLOOR	= 1391.22 sq ft	= 1076.81 sq ft	-314.415
UPPER FLOOR	= 421.59 sq ft	= 871.44 sq ft	449.856
SUBTOTAL	= 2923.73 sq ft	= 3144.45 sq ft	220.724
WALL EXCLUSION	= 0 sq ft	= -23.92 sq ft	
TOTAL FSR	2923.73 sq ft	3120.53 sq ft	196.8 sq ft
PROPOSED COVERED PORCH AREA:			
LOWER FLOOR PORCH	= 0 sq ft	= 0 sq ft	
MAIN FLOOR PORCH	= 35.08 sq ft	= 139.59 sq ft	
TOTAL COV. PORCH	= 35.08 sq ft	= 139.59 sq ft	
PROPOSED OPEN DECK AREA:			
MAIN FLOOR DECK	= 0 sq ft	= 0 sq ft	
UPPER FLOOR DECK	= 0 sq ft	= 0 sq ft	
TOTAL DECK	= 0 sq ft	= 0 sq ft	
PROPOSED BAY WINDOW AREA:			
MAIN FLOOR BAY WINDOW	= 0 sq ft	= 0 sq ft	
SECOND FLOOR BAY WINDOW	= 0 sq ft	= 0 sq ft	
TOTAL BAY WINDOW	= 0 sq ft	= 0 sq ft	
PROPOSED SITE COVERAGE:			
MCD SITE COVERAGE	= 1426.3 sq ft	= 1216.4 sq ft	
TOTAL SITE COVERAGE	= 1426.3 sq ft	= 1216.4 sq ft	

INFILL Data Summary			
PROPOSED SETBACKS			
EAST SETBACK (FY)	=	37'5"	
SOUTH SETBACK (SY)	=	13'3 1/4"	
WEST SETBACK (RY)	=	97'11 3/4"	
NORTH SETBACK (SY)	=	5'0"	7'6"
BUILDING DEPTH (45% / 40%)	=	94'8"	84'4"
PROPOSED FLOOR AREAS:			
	EXISTING	PROPOSED	
INFILL - 3 DWELLING UNITS			
LOWER FLOOR	=	2311.08 sq ft	
MAIN FLOOR	=	2560.38 sq ft	
UPPER FLOOR	=	2276.75 sq ft	
SUBTOTAL	=	7148.2 sq ft	
WALL EXCLUSION (2%)	=	-142.96 sq ft	
GARAGE EXCLUSION	=	-451.5 sq ft	
TOTAL FSR	6553.74 sq ft		
PROPOSED COVERED PORCH AREA:			
LOWER FLOOR PORCH	=	344.42 sq ft	
MAIN FLOOR PORCH	=	127.25 sq ft	
TOTAL COV. PORCH	=	471.67 sq ft	
PROPOSED OPEN DECK AREA:			
MAIN FLOOR DECK	=	0 sq ft	
UPPER FLOOR DECK	=	0 sq ft	
TOTAL DECK	=	0 sq ft	
PROPOSED BAY WINDOW AREA:			
MAIN FLOOR BAY WINDOW	=	0 sq ft	
SECOND FLOOR BAY WINDOW	=	0 sq ft	
TOTAL BAY WINDOW	=	0 sq ft	
PROPOSED SITE COVERAGE:			
INFILL SITE COVERAGE	=	2687.63 sq ft	
TOTAL SITE COVERAGE	=	2687.63 sq ft	

AVERAGE GRADE CALCULATION (INFILL):						
ELEV.	GRADE (FT)	GRADE (FT)	AVERAGE	WALL L. (FT)		
EAST	215.31	216.50	215.905	X 29'2"	=	6297.23
NORTH	216.50	214.50	215.5	X 94'8"	=	20400.67
WEST	214.50	215.67	215.085	X 29'2"	=	6273.31
SOUTH	215.67	215.31	215.49	X 94'8"	=	20399.72
				TOTALS:	247.67	53370.93
AVERAGE GRADE (NOT INCLUDING DRIVEWAY):						= 215.50
MAIN FLOOR ELEVATION:						= 222.04
HT. MAIN FLOOR ABOVE AVG. GRADE: (MAX ALLOWED 6'-6 3/4")						= 6'6 1/2"

AVERAGE GRADE CALCULATION (MCD):						
ELEV.	GRADE (FT)	GRADE (FT)	AVERAGE	WALL L. (FT)		
EAST	215.00	214.67	214.835	X 34'4 3/4"	=	7389.43
NORTH	214.67	214.81	214.74	X 39'11 1/2"	=	8580.65
WEST	214.81	215.00	214.905	X 34'4 3/4"	=	7391.84
SOUTH	215.00	215.00	215	X 39'11 1/2"	=	8591.04
				TOTALS:	148.71	31952.96
AVERAGE GRADE:						= 214.87
MAIN FLOOR ELEVATION:						= 223.25
HT. MAIN FLOOR ABOVE AVG. GRADE: (MAX ALLOWED 6'-6 3/4")						= 8'4 1/2"

Project Consultant List		
Consultant	Contact	Contact
Residential Design	K.A. Henry Design Inc	PH: 778-998-5441
Surveyor	Lyon Flynn and Collins Surveyors & Engineering	PH: 604-737-8777
Arborist	Catherine MacDonald Inc.	PH: 604.904.0302
Structural Eng.	Jeff Allester Engineering	PH: 604-228-0518
Energy Advisor	JRG Building Engineering	PH: 778-998-0709
Interior Design	Owner	-
Landscape Design	Catherine MacDonald Inc.	PH: 604.904.0302
Construction	Eyco Building Group	PH: 604-263-1337

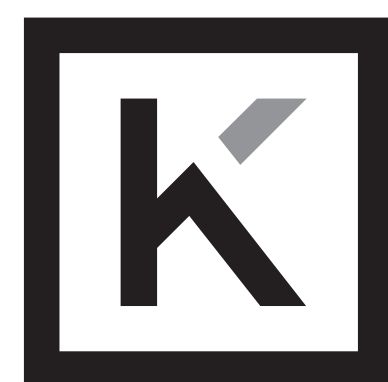


- GENERAL NOTES:
- ALL CONSTRUCTION TO COMPLY WITH THE CURRENT EDITION OF THE VANCOUVER ZONING BYLAW & VANCOUVER BUILDING BYLAW.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO VERIFY ALL ASPECTS OF THE OVERALL PROJECT. K. HENRY DESIGN SHALL NOT ACCEPT THE RESPONSIBILITY FOR ANY COMMISSIONS OR DISCREPANCIES WHICH MAY OCCUR.
 - DIMENSIONS SHOWN SHALL ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, AND REPORT ANY DISCREPANCIES TO K. HENRY DESIGN. THE CONTRACTOR IS TO COORDINATE ALL DIMENSIONS FOR THE TRADES AND BE RESPONSIBLE FOR THE SAME.
 - DIMENSIONS ARE TO:
 - FACE OF CONCRETE
 - FACE OF SHEATHING
 - FACE OF STUDS (INTERIOR)
 - FACE OF EXT. CLADDING
 - THE CONTRACTOR SHALL TAKE PRECAUTIONS AS OUTLINED BY THE CANADIAN CONSTRUCTION SAFETY CODE TO ENSURE THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
 - ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURER'S INSTRUCTION.
 - SITE PLAN BASED ON SURVEY BY: LYON, FLYNN & COLLINS ENGINEERING SURVEYS LTD FILE: 18133ATOPD DATED:
 - CONTRACTOR TO NOTIFY TERASEN GAS 1-800-474-6886 OR CELL *6886 PRIOR TO DIGGING.
 - REFER TO ARBORIST REPORT, ENERGY ADVISOR REPORT, STRUCTURAL DRAWINGS AND GEO-TECH REPORT IF APPLICABLE.

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Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any variation from the dimensions and conditions on the drawing.



K. HENRY

RESIDENTIAL DESIGN

#202 - 641 Mahan Road. Gibsons BC V0N 1V8 t: 778-998-5441 w: khenrydesign.com

RECORD OF ISSUE			RECORD OF REVISIONS		
No.	date YY/MM/DD	Description	No.	date YY/MM/DD	Description
A	19-4-25	DPA			
B	19-8-2	DPA 2			

Project Title :	MULLER RESIDENCE	Drawing Title :	PROJECT SUMMARY
Address :	5595 Mackenzie Street Vancouver, BC	Scale :	KH
		Drawn By :	KH
			A-01