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 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND  
 NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

## SITE DATA

Civic Address 4575 GRANVILLE STREET  
 VANCOUVER, BC

Legal Address  
 PID 011-002-689  
 LOT 13, BLK 790, DL 526, GRP 1, NWD, PL 6011

Site Area 17502 SQ. FT. 1626 SQ.M.

Site Coverage 7600 SQ. FT. (43.55 %) (40% Permitted RS-5)

## DEVELOPMENT STATISTICS

Zoning Uses	RS-5 (CD-1 Proposed) Multiple Dwelling		
	Existing	Proposed	Required (RS-5)
Number of Units	1	21	-
Height	-	40.33'	10.7M
Front Yard	-	25'-0"	41' PLUS BUILDING LINE
Side Yard (NORTH)	-	10'-0" (15'-0" LANEWAY)	2.1m Min
Side Yard (SOUTH)	-	10'-0" (15'-0" LANEWAY)	2.1m Min
Rear Yard Setback	-	12'-0"	3.659m Min
Bicycle Spaces (Class A)	-	32	26 (1.25/DU)
Bicycle Spaces (Class B)	-	6	6
Parking Spaces	2	32	17+2 Visitor (4.5.B1)

## FSR SUMMARY

TOTAL SITE AREA =17502 sq.ft.  
 CURRENT ZONE: RS-5

TYPE DESCRIPTION	TYPE A	TYPE B	TYPE C	TYPE D
	STACKED FRONT BACK UPPER UNITS 2.5 ST. 3 BEDROOM	STACKED FRONT BACK LOWER 1 LVL UNIT 1 BEDROOM	REAR UNIT 14'x50' 2.5 STOREY 30' HIGH 3 BEDROOM	UNIT OVER GARAGE ENTRY 3 BEDROOM
MAIN	0 sq.ft.	515 sq.ft.	649 sq.ft.	199 sq.ft.
UPPER	515 sq.ft.	0 sq.ft.	665 sq.ft.	669 sq.ft.
THIRD FLOOR	515 sq.ft.	0 sq.ft.	409 sq.ft.	562 sq.ft.
1/2 FLOOR 4	270 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
SUBTOTAL PER UNIT	1300 sq.ft.	515 sq.ft.	1723 sq.ft.	1430 sq.ft.
NUMBER	8	8	4	1
SUBTOTAL PER TYPE	10400 sq.ft.	4120 sq.ft.	6890 sq.ft.	1430 sq.ft.
TOTAL UNIT NUMBER	21			
TOTAL UNIT AREA	22840 sq.ft.			
FSR	1.30			

A 2017.12.19 Issued for Rezoning

No. Date Issue Notes

Issues

Consultant

Architect

**SH**  
**A**  
**STUART HOWARD**  
**ARCHITECTS INC.**  
 MEMBERS AIBC - RAIC - AIA  
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6  
 phone - 604.688.5585 fax - 604.688.7486

Seal

Project Title

4575 GRANVILLE  
 STREET  
 REZONING  
 PROPOSAL

4575 Granville St.  
 Vancouver, BC

Sheet Title

Project Data

Issue Date	Plot Date	Sheet No.
	Dec 19, 2017	A1.02
Designed By	Reviewed By	
SH	SH	
Drawn By	Checked By	
LY	NR	
Project ID	Scale	Issue/Revision
217.09	N.T.S.	