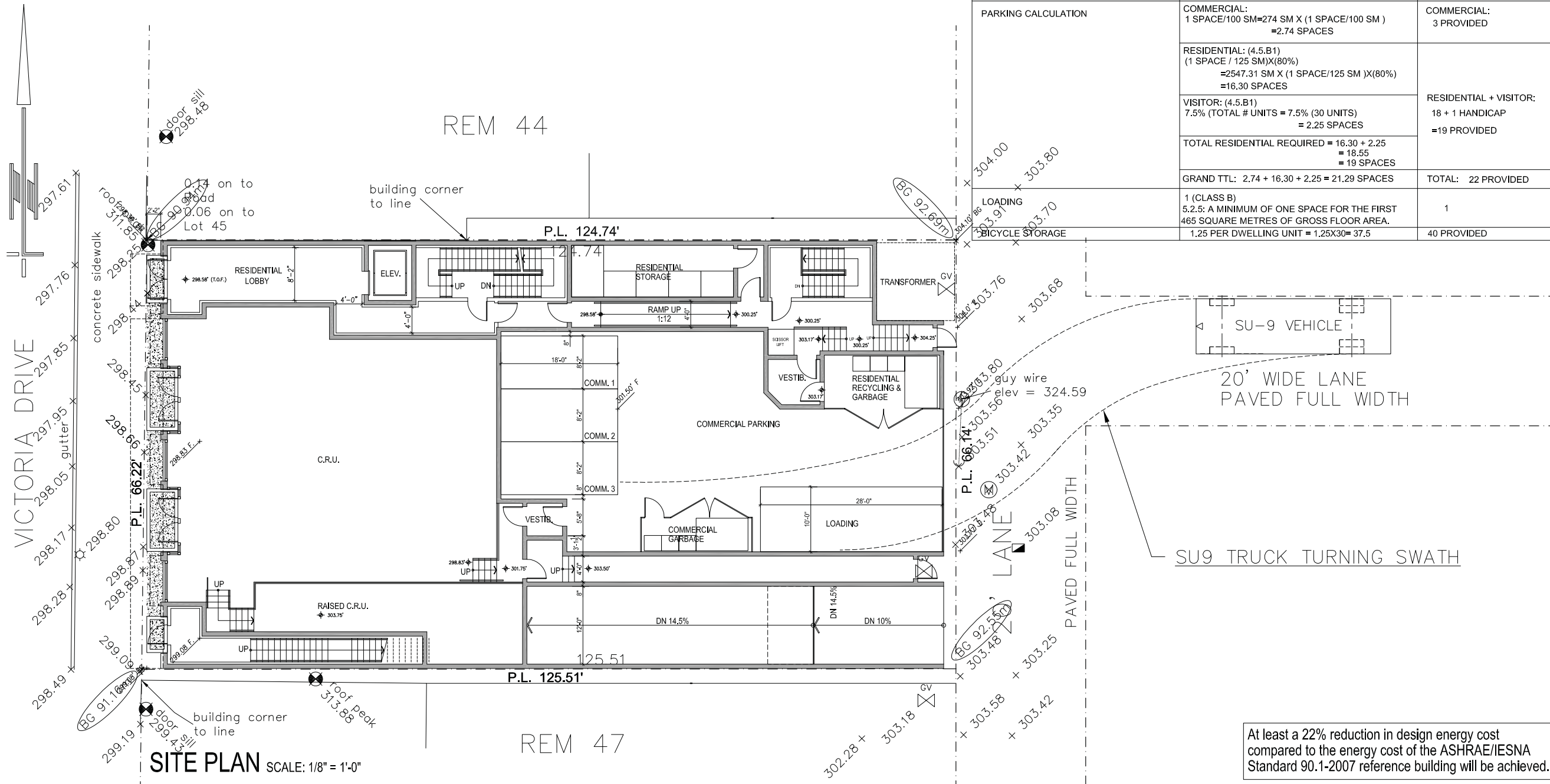




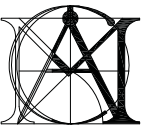
CONTEXT PLAN

SUBJECT PROPERTY



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

PROJECT DATA	REQUIRED	PROVIDED
CIVIC ADDRESS	5654/5658 VICTORIA DR VANCOUVER, BC	
LEGAL DESCRIPTION	LOTS 46 & 47, BLOCK 16, DISTRICT LOT 394, PLAN 2501	
TOTAL GROSS LOT AREA	8281 SF (769.33 SM)	
ZONING	CD BASED ON C-2	
SETBACK		
FRONT	2.00'	2.17'
REAR	2.00'	2.22'
SIDE (NORTH)	N/A	0.125'
SIDE (SOUTH)	N/A	0.097'
FSR		3.57
BUILDING HEIGHT		62 ft.
FLOOR AREA BREAKDOWN :		
G/F COMMERCIAL AREA		2934.19 SF (272.60 SM)
G/F RESIDENTIAL		1446.55 SF + 254.75 SF = 1701.30 sf
2/F RESIDENTIAL		5495.86 SF - 199.63 SF = 5695.49 sf
3/F RESIDENTIAL		5495.86 SF - 199.63 SF = 5695.49 sf
4/F RESIDENTIAL		5495.86 SF - 199.63 SF = 5695.49 sf
5/F RESIDENTIAL		5495.86 SF - 199.63 SF = 5695.49 sf
6/F RESIDENTIAL		4593.94 SF - 40.00 SF = 4553.94 sf
TOTAL RESIDENTIAL		29,037.20 SF
TOTAL COMMERCIAL & RESIDENTIAL AREA		29539.72 SF
PARKING CALCULATION		
COMMERCIAL: 1 SPACE/100 SM=274 SM X (1 SPACE/100 SM) =2.74 SPACES		COMMERCIAL: 3 PROVIDED
RESIDENTIAL: (4.5.B1) (1 SPACE / 125 SM)(80%) =2547.31 SM X (1 SPACE/125 SM)(80%) =16.30 SPACES		RESIDENTIAL + VISITOR: 18 + 1 HANDICAP =19 PROVIDED
VISITOR: (4.5.B1) 7.5% (TOTAL # UNITS = 7.5% (30 UNITS) = 2.25 SPACES		
TOTAL RESIDENTIAL REQUIRED = 16.30 + 2.25 = 18.55 = 19 SPACES		
GRAND TTL: 2.74 + 16.30 + 2.25 = 21.29 SPACES		TOTAL: 22 PROVIDED
LOADING BICYCLE STORAGE	1 (CLASS B) 5.2.5: A MINIMUM OF ONE SPACE FOR THE FIRST 465 SQUARE METRES OF GROSS FLOOR AREA. 1.25 PER DWELLING UNIT = 1.25X30= 37.5	1 40 PROVIDED



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2S9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Cell: (604) 649-0669 / Email: matthew@mcai.ca

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No Date Revision

Consultants

Project Title
5658 VICTORIA DR.
VANCOUVER, B.C.

Sheet Title
SITE PLAN
CONTEXT MAP
PROJECT DATA

Drawn:
HC
Checked:
MC

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

Project Number:

Revision Date:

Print Date:
June 3, 2012

Dwg. No.

D01

At least a 22% reduction in design energy cost compared to the energy cost of the ASHRAE/IESNA Standard 90.1-2007 reference building will be achieved.