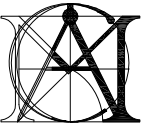




CONTEXT PLAN

SUBJECT PROPERTY

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		2860 sf (265.7 sm)
G/F RESIDENTIAL		1401 sf + 238 sf = 1639 sf
2/F RESIDENTIAL		5492 sf - 200 sf (storage) = 5292 sf
3/F RESIDENTIAL		5492 sf - 200 sf (storage) = 5292 sf
4/F RESIDENTIAL		5492 sf - 200 sf (storage) = 5292 sf
5/F RESIDENTIAL		5492 sf - 200 sf (storage) = 5292 sf
6/F RESIDENTIAL		4594 sf - 40.00 sf = 4554 sf
TOTAL RESIDENTIAL		27361 sf
TOTAL COMMERCIAL & RESIDENTIAL AREA		30221 sf
PARKING CALCULATION		
COMMERCIAL: 1 SPACE/100 SM=265.7 sm X (1 SPACE/100 sm ) =2.66 SPACES		COMMERCIAL: 3 PROVIDED
RESIDENTIAL: (4.5.B1) (1 SPACE / 125 sm)X(80%) =2541.92 sm X (1 SPACE/125 sm )X(80%) =16.27 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 = 16.27 + 2.25 = 18.52 = 19 SPACES		
GRAND TTL: 2.66 + 16.27 + 2.25 = 21.18 SPACES		TOTAL: 22 PROVIDED
LOADING 1 (CLASS B) 5.2.5: A MINIMUM OF ONE SPACE FOR THE FIRST 465 SQUARE METRES OF GROSS FLOOR AREA.		1
BICYCLE STORAGE 1.25 PER DWELLING UNIT = 1.25X30= 37.5		39 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

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

No Date Revision  
NOV 10, 2012 Reissued for UDP Review

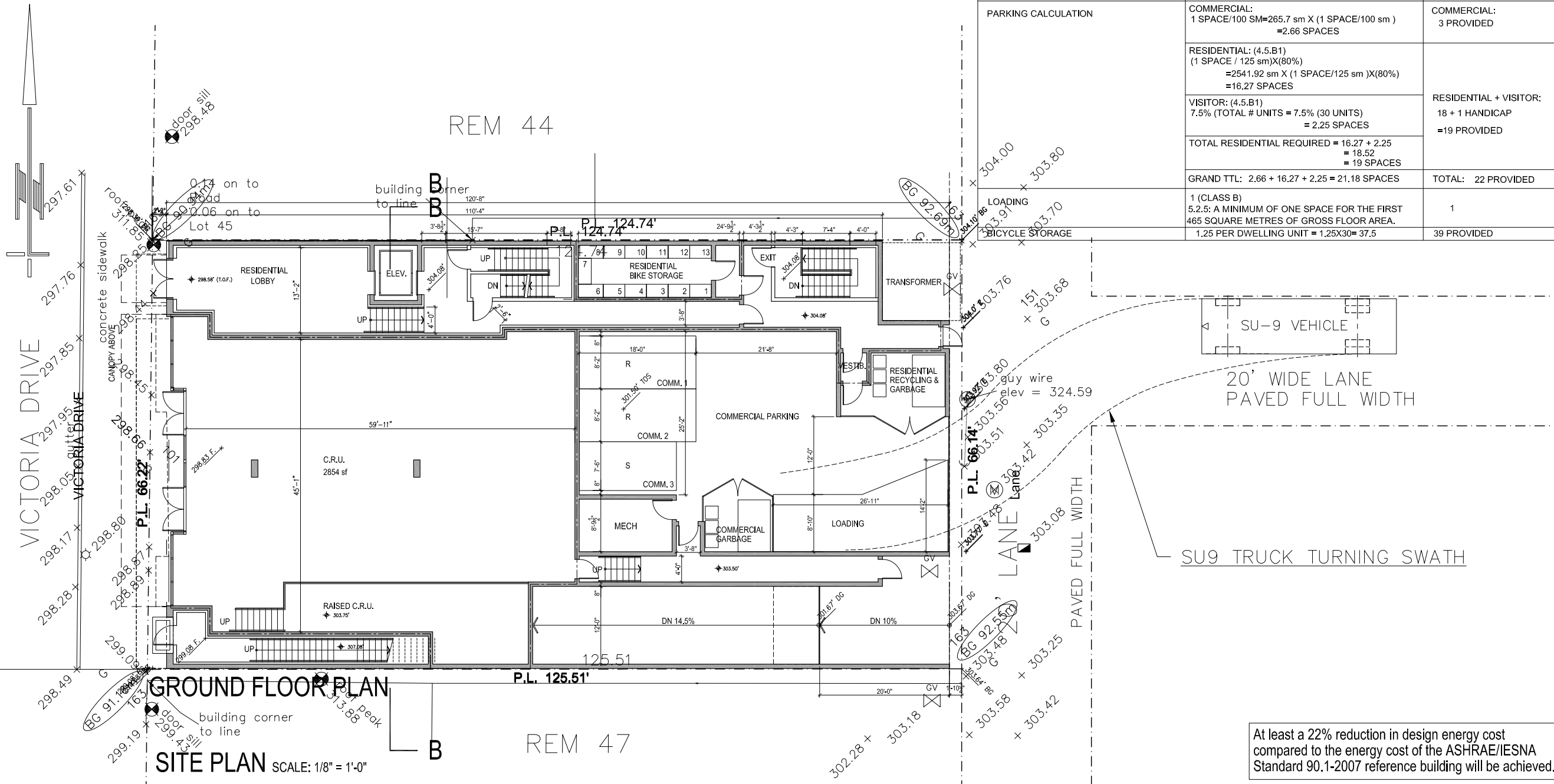
Consultants

Project Title  
5650 VICTORIA DR.  
VANCOUVER, B.C.

Sheet Title  
SITE PLAN  
CONTEXT MAP  
PROJECT DATA

Drawn:  
CH  
Checked:  
MC  
Scale:  
1/8" = 1'-0"  
Project Number:

Revision Date: Dwg. No.  
NOV 10, 2012 D01



GROUND FLOOR PLAN

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

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.