

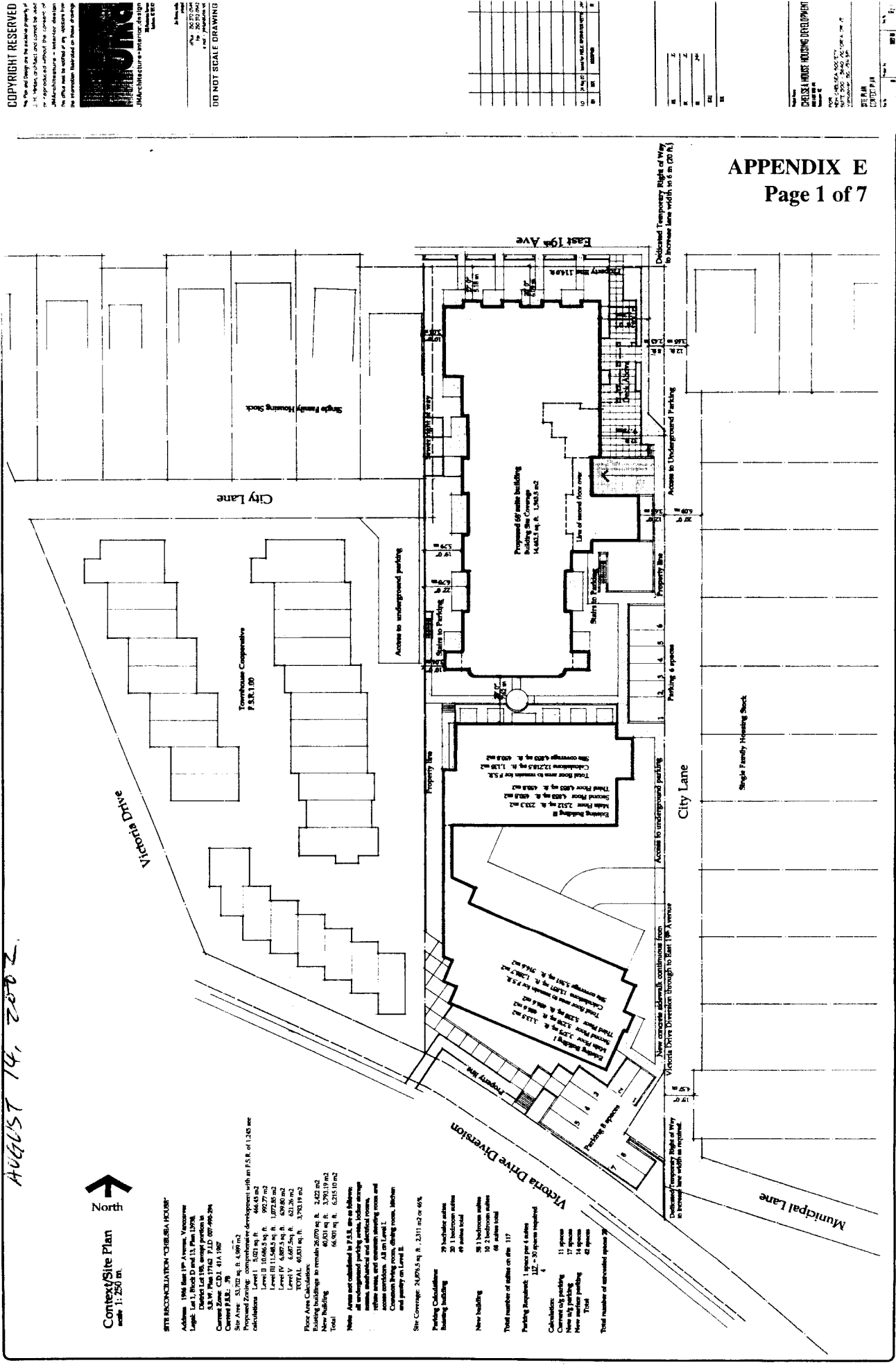
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AUG 14 2007

PLANNING DEPARTMENT
(LAND USE & DEVELOPMENT DIVISION)

1966 EAST 19TH AVE.

AUGUST 14, 2007



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J.H. Jones Architects
1000 West 1st Avenue
Vancouver, BC V6C 1A7
Phone: 604-681-1100
Fax: 604-681-1101

DATE: 08/14/07
DRAWN BY: JHJ
CHECKED BY: JHJ

DO NOT SCALE DRAWING

Scale: 1" = 250'

North

Site Area: 53,702 sq. ft. (4,979 m²)

Proposed Zoning: comprehensive development with an F.S.R. of 1,200 sq. ft. coverage

Level I: 5,001 sq. ft. (464.48 m²)

Level II: 5,001 sq. ft. (464.48 m²)

Level III: 5,001 sq. ft. (464.48 m²)

Level IV: 6,697.5 sq. ft. (619.80 m²)

Level V: 6,697.5 sq. ft. (619.80 m²)

TOTAL: 40,001 sq. ft. (3,703.19 m²)

Proposed buildings to remain: 26,070 sq. ft. (2,422 m²)

New Building: 40,001 sq. ft. (3,703.19 m²)

Total: 66,071 sq. ft. (6,125.10 m²)

Notes: Areas not outlined in F.S.R. are as follows: all underground parking areas, locker storage, maintenance and mechanical rooms, common areas, all on Level I; common living room, dining room, kitchen and pantry on Level II.

Site Coverage: 24,670.5 sq. ft. (2,271 m²) or 45%

Parking Calculations: 29 two-car spaces, 49 one-car spaces, 49 spaces total

New building: 38 1-bedroom units, 39 2-bedroom units, 42 three-car spaces

Total number of units on site: 117

Parking Required: 1 space per 4 units, 117 - 39 spaces required

Calculations: 111 spaces, 17 spaces, 14 spaces, 42 spaces, Total: 184 spaces

Total number of approved spaces: 78

Dedicated Temporary Right of Way to increase lane width to 6 m (20 ft.)

Access to Underground Parking

Stairs to Parking

Line of second floor over

Proposed 6th floor building Building Site Coverage 14,663 sq. ft. 1,263 sq. ft.

Existing Building I Total Footprint 4,239 sq. ft. 413 sq. ft. Total Footprint 4,239 sq. ft. 413 sq. ft.

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City Lane

Victoria Drive

East 19th Ave

Municipal Lane

Single Family Housing Street

Transitway Comprehensive P.S.R. 1,200

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Existing Building V Total Footprint 4,028 sq. ft.

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 Date: [Date]
 Project: [Project Name]
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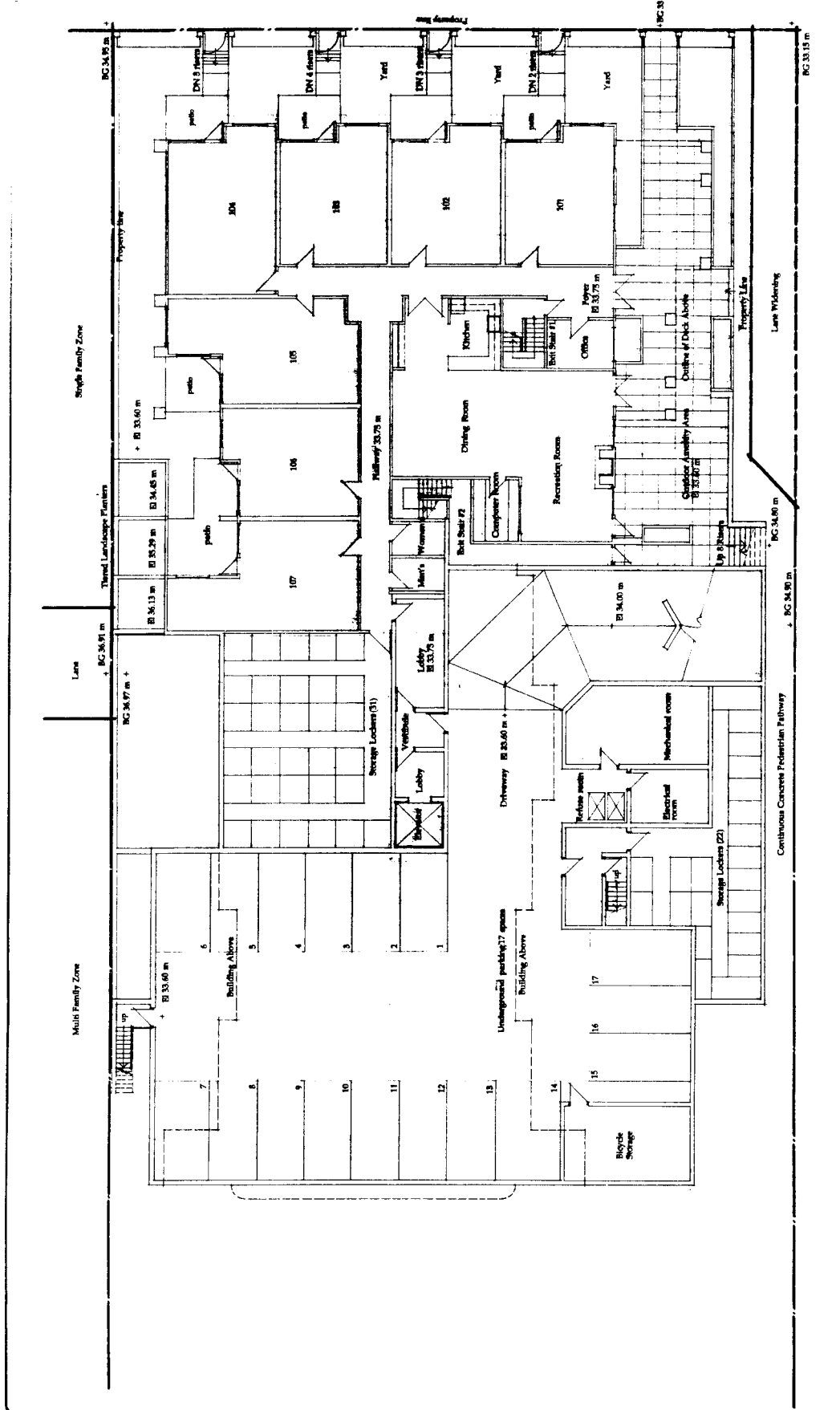
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CHESSA HOUSE HOUSING DEVELOPMENT
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APPENDIX E
Page 2 of 7



Level J Floor Plan 466.45 sq. m. 7 1 Bedroom Suites Rental
 Scale 1:100 (5,021 sq. ft.)

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Manufacture Information
J.M. Hagan, architect
11111 1st Street
San Diego, CA 92121
Tel: 619.594.1111
Fax: 619.594.1112

DO NOT SCALE DRAWING

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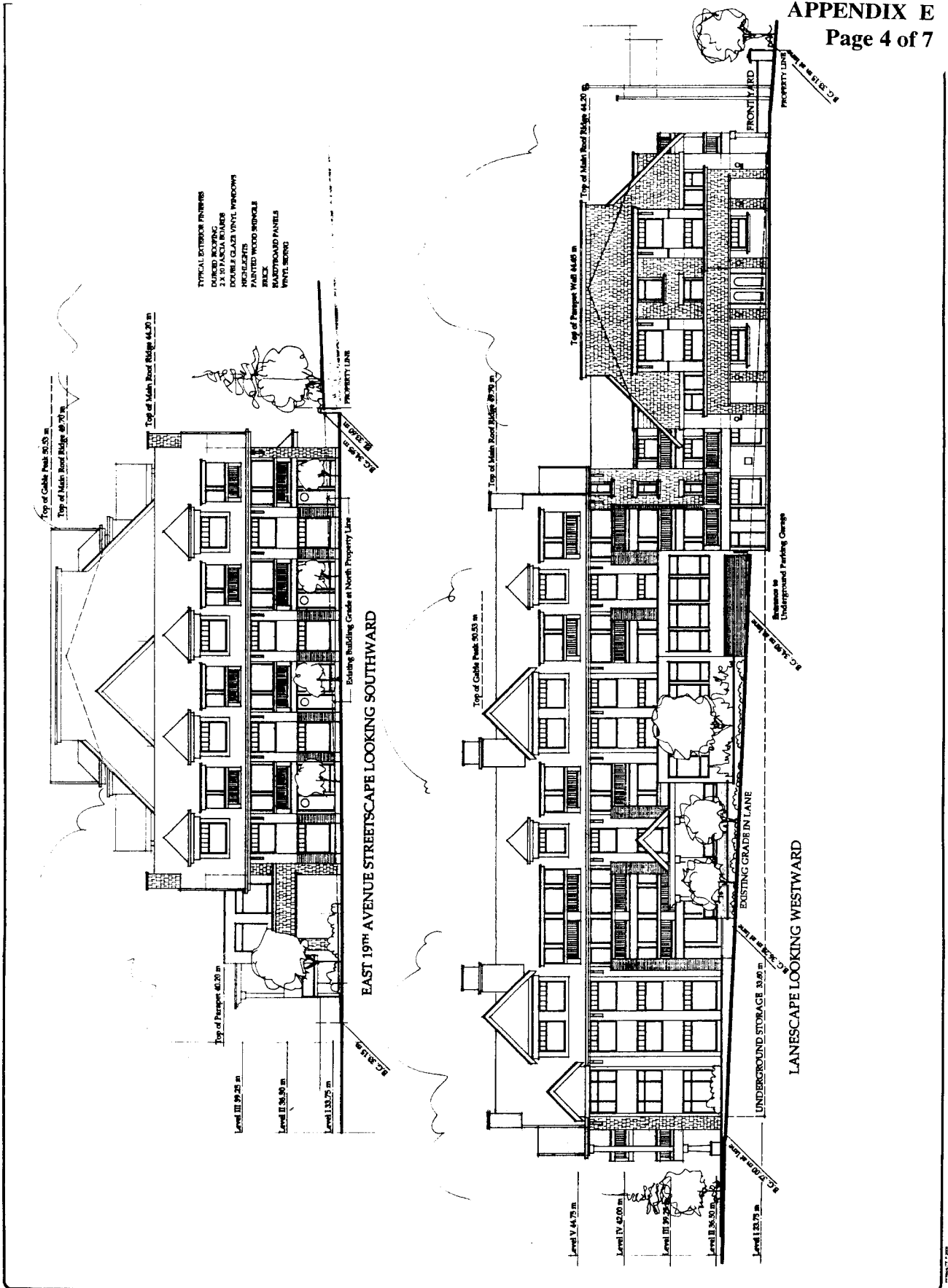
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3	11/15/20	REVISIONS
4	12/01/20	REVISIONS
5	12/15/20	REVISIONS
6	01/01/21	REVISIONS
7	01/15/21	REVISIONS
8	02/01/21	REVISIONS
9	02/15/21	REVISIONS
10	03/01/21	REVISIONS

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APPENDIX E
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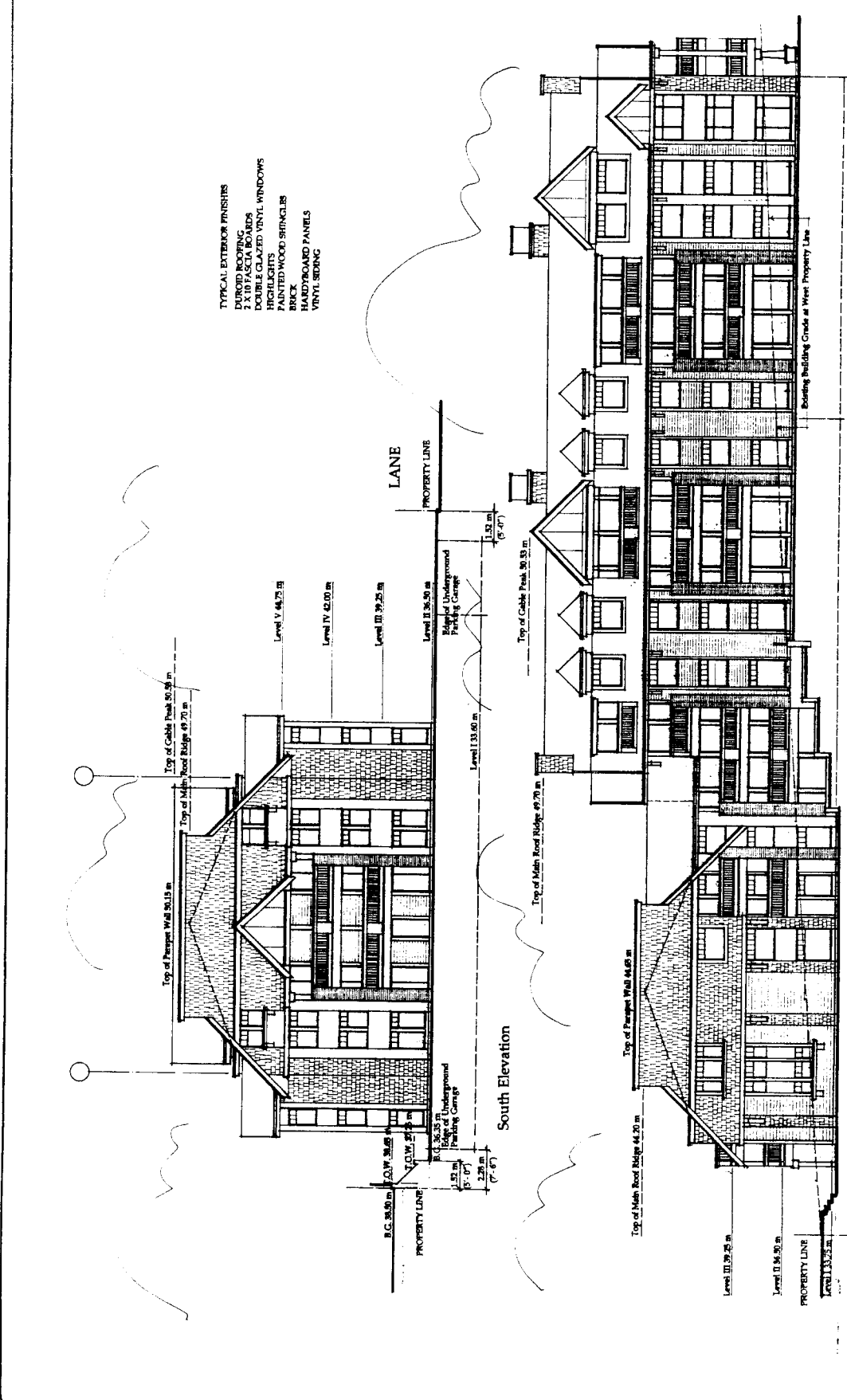


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DATE: 05/11/11
 PROJECT: CHELSEA HOUSE HOUSING DEVELOPMENT
 DRAWING: WEST ELEVATION

DO NOT SCALE DRAWING

- TYPICAL EXTERIOR FINISHES**
- DUBROD BOARDS
 - 2 X 10 FASCIA BOARDS
 - DOUBLE GLAZED VINYL WINDOWS
 - HIGHLIGHTS
 - PAINTED WOOD SPRINGLES
 - BRICK
 - HANDBOARD PANELS
 - VINYL SIDING



APPENDIX E
Page 5 of 7

NO.	DATE	DESCRIPTION
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