

--- ZONING BOUNDARY



Site: 2487 E 26th Ave DE 408294

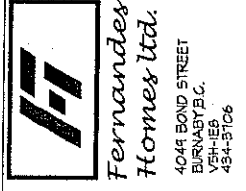
Date: 2004 June 4

City of Vancouver Planning Department

Drawn: TM

Scale: 1:2000



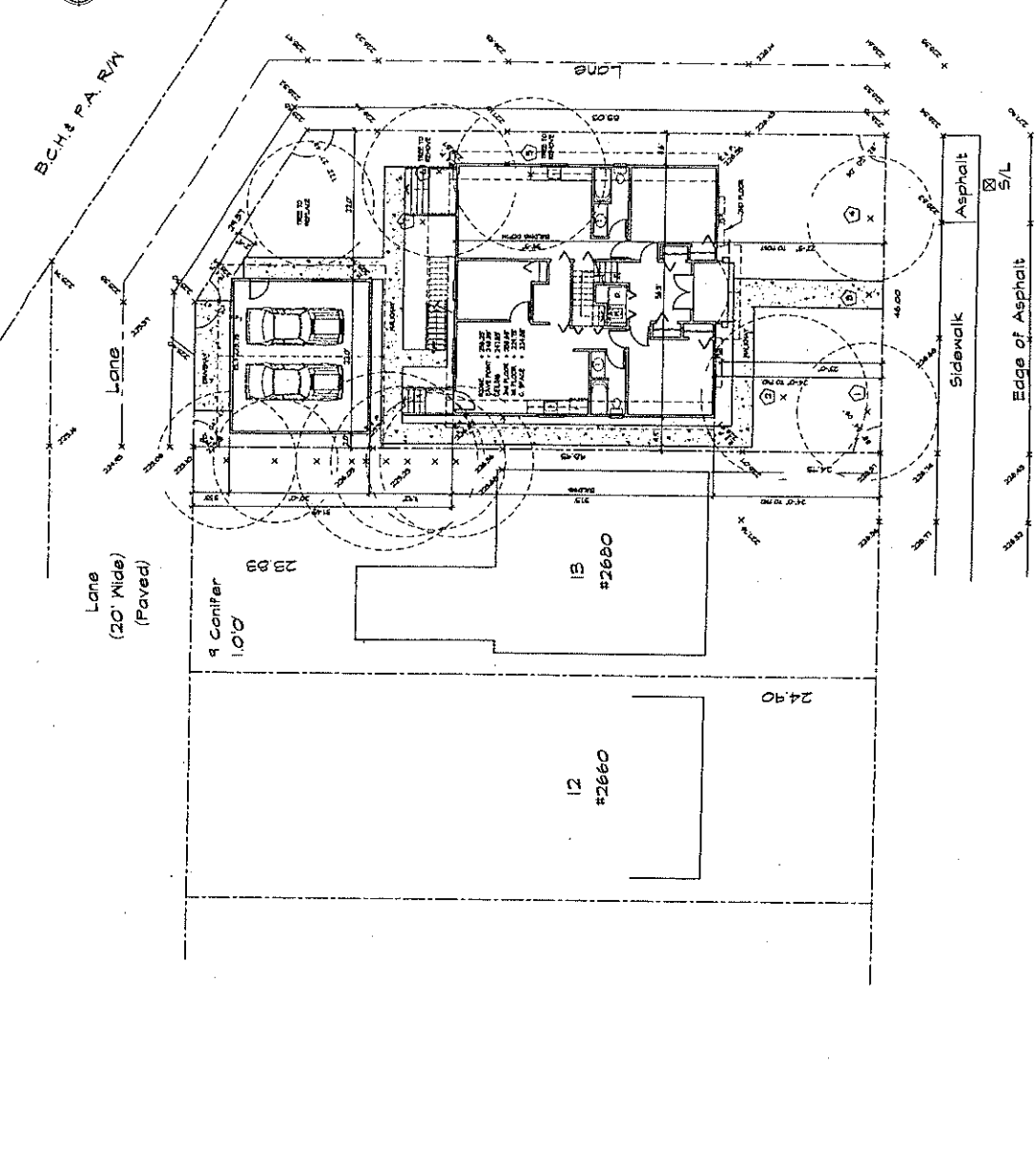


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PROJECT NO. _____
 PROJECT: _____
 2487 EAST 26 AVE.
 VANCOUVER

APPENDIX B
 Page 1 of 3
 DRAWING TITLE: SITE AREA CA GENERAL
 DATE: NOV 2002
 SCALE: 1/8" = 1'-0"



PROJECT / ZONING DATA:

LEGAL DESCRIPTION: Lot 14 & 15, Block 1, S 1/2 of Section 46, T16N, R12W, PLAN = 2440

CIVIC ADDRESS: 2487 East 26th Avenue, Vancouver.

RS-1 ZONING: 4350.00 SQ/FT

ZONING CALCULATION	BY LAM	PROPOSED
LOT AREA	4350.00 SQ/FT	1700.42 SQ/FT
ALLOWED SITE COVERAGE (40%)	1740.00 SQ/FT	680.17 SQ/FT
ALLOWED P.F.R. (60%)	2610.00 SQ/FT	1020.25 SQ/FT
ALLOWED DECK (10% OF 60%)	208.94 SQ/FT	81.02 SQ/FT
TOTAL		1881.44 SQ/FT
ACTUAL SITE COVERAGE		1840.42 SQ/FT
HOUSE		440.00 SQ/FT
GARAGE		1400.42 SQ/FT
TOTAL		1840.42 SQ/FT
ACTUAL ABOVE GRASS		1209.87 SQ/FT
MAIN FLOOR		2344.01 SQ/FT
UPPER FLOOR		2344.01 SQ/FT
TOTAL		4688.02 SQ/FT
ACTUAL P.F.R.		2344.01 SQ/FT
BASEMENT		2344.01 SQ/FT
TOTAL		4688.02 SQ/FT
ACTUAL BALCONY + DECK + PORCH		101.00 SQ/FT

DESIGN LOADS:

GROUND SNOW: 55.4 P.S.F.
 RAIN LOAD: 63 P.S.F.
 DECK LIVE LOAD: 40 P.S.F.
 DECK DEAD LOAD: 100.0 P.S.F.
 CONCRETE TOPPING: 14.0 P.S.F.
 INTERIOR FLOOR ASSEMBLY AREA

CEDAR SHINGLES ROOF WEIGHT:

SINGLE CEDAR SHINGLE: 23 LBS.
 APPLIED WEIGHT PER 100 SQ/FT: 23 LBS.
 APPLIED WEIGHT PER 100 SQ/FT: 23 LBS.

RAILING DESIGN LOAD:

40 P.L.F. FOR HORIZONTAL AND VERTICAL LOADS
 200 LBS. CONCENTRATED APPLIED LOADS
 CONCENTRATED AND TOP RAIL AND BOTTOM RAIL

WINDOWS AND GLAZE CALCULATIONS:

TOTAL FLOOR AREA: 4688.02 SQ/FT
 15% ALL ALLOWED OPENINGS: 703.20 SQ/FT
 PROPOSED OPENINGS: 594.10 SQ/FT

ALLOWED STANDARD DOUBLE GLAZE HEAT LOSS 53 BTU/H.F. x 594.10 SQ.F. = 31424.8 BTU/H.

PROPOSED HEAT LOSS:

USING 32 VALUE = 6499.83 BTU/H.

ACTUAL HEAT LOSS = 32 BTU/H.F. x 594.10 x 58 F. = 6499.83 BTU/H.

INTERVIOUS SITE COVERAGE	4350.00 SQ/FT
LOT AREA	4350.00 SQ/FT
ALLOW 60%	2610.00 SQ/FT
PROPOSED	2022.55 SQ/FT
HOUSE	1840.42 SQ/FT
PORCH/STAIRS	155.45 SQ/FT
GARAGE	450.00 SQ/FT
WALKWAYS	491.25 SQ/FT
DRIVEWAY	15.25 SQ/FT
PATIO/DECK	101.00 SQ/FT
TOTAL	2902.55 SQ/FT

INDEX OF DRAWINGS

1/3 SITE PLAN AREA CALCULATION
 2/3 FOUNDATIONS PLAN
 CROSS SECTION & GENERAL NOTES
 3/5 FIRST LEVEL FLOOR PLAN AND ELEVATIONS
 4/5 SECOND LEVEL FLOOR PLAN AND ELEVATIONS
 5/5 GARAGE PLAN

TREE SCHEDULE

No.	Species	Qty.	Reqd.
1	Decid.	10	10
2	Decid./Con.	10	10
3	Decid.	20	20
4	Decid.	10	10
5	Conifer	10	10
6	Conifer	10	10
7	Conifer	0.1	0.1

(*) denotes multi-stemmed

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

