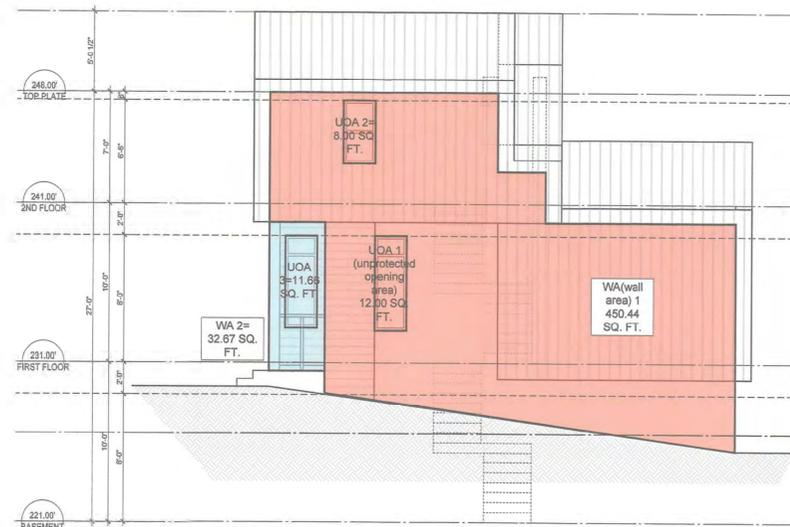


MOTION

1. **Approval of Form of Development – 2425 East 26th Avenue**

THAT the form of development for this portion of the site known as 2425 East 26th Avenue (formerly know as Nanaimo Street and 26th Avenue) be approved generally as illustrated in the Combined Development Building Application Number DB-2021-00604, prepared by J + S Architect, and stamped “Received, Development Building & Licensing”, on June 11, 2021, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *



3 SPATIAL CALCULATION - EAST
A3.0 3/16"=1'-0"

EAST ELEVATION			
* house is sprinklered throughout			
WA 1 = foremost	ft ²	m ²	
wall area	450.44	41.85	
limited distance	ft	m	
	4.17	1.27	
max. allowable %		14.47	
max. allowable		6.05	
unprotected opening	20.00	1.86	
WA 2	ft ²	m ²	
wall area	32.67	3.04	
limited distance	ft	m	
	16.29	4.97	
max. allowable %		100.00	
max. allowable		3.04	
unprotected opening	11.66	1.08	

NOTE	
HANDRAIL HEIGHT:	= 36"
GUARD HEIGHT:	= 42"

EXTERIOR FINISH		
REF	MATERIAL	COLOUR
1	STUCCO	LIGHT GREY SILVER
2	TONGUE & GROOVE CEDAR SIDING	NATURAL TONE RED WOOD
3	STANDING SEAM METAL ROOF	SLATE GREY
4	VINYL WINDOWS, DOORS & PANEL TRUE DIVIDED, BALANCED SASH	LIGHT GREY
4*	ALUMINUM WINDOWS, DOORS & PANEL TRUE DIVIDED, BALANCED SASH	TRANSPARENT W. TEMPERED GLASS FIRE RATING
5	STANDING SEAM METAL PANEL	SLATE GREY
6	WOOD ENTRY DOOR	MATCH CEDAR SIDING
7	PERFORATED SOFFIT	NATURAL TONE RED
8	WOOD COLUMN	MATCH CEDAR SIDING
9	ALUMINUM INSULATED GARAGE DOOR	MATCH CEDAR SIDING
10	METAL FASCIA	SLATE GREY

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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NO.	REVISION	DATE (Y.M.D)
1	Revised per City's comments	2021.06.10

REVISIONS:

ISSUED FOR: DATE (Y.M.D)

Building Permit - 3rd Intake	2020.10.29
Coordination	2020.09.25
Building Permit - 2nd Intake	2020.07.24
Building Permit	2020.05.25
Coordination	2020.03.18

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PROJECT:

SINGLE FAMILY DWELLING & ACCESSORY BUILDING

2425 E 26th Ave, Vancouver, B.C.
V5R 1K6

CLIENT:



CONSULTANT:

SCALE: AS SHOWN

DATE: Sep. 25, 2020

DRAWN BY: LZ

CHECKED BY: JS

JOB NO.: 20-06

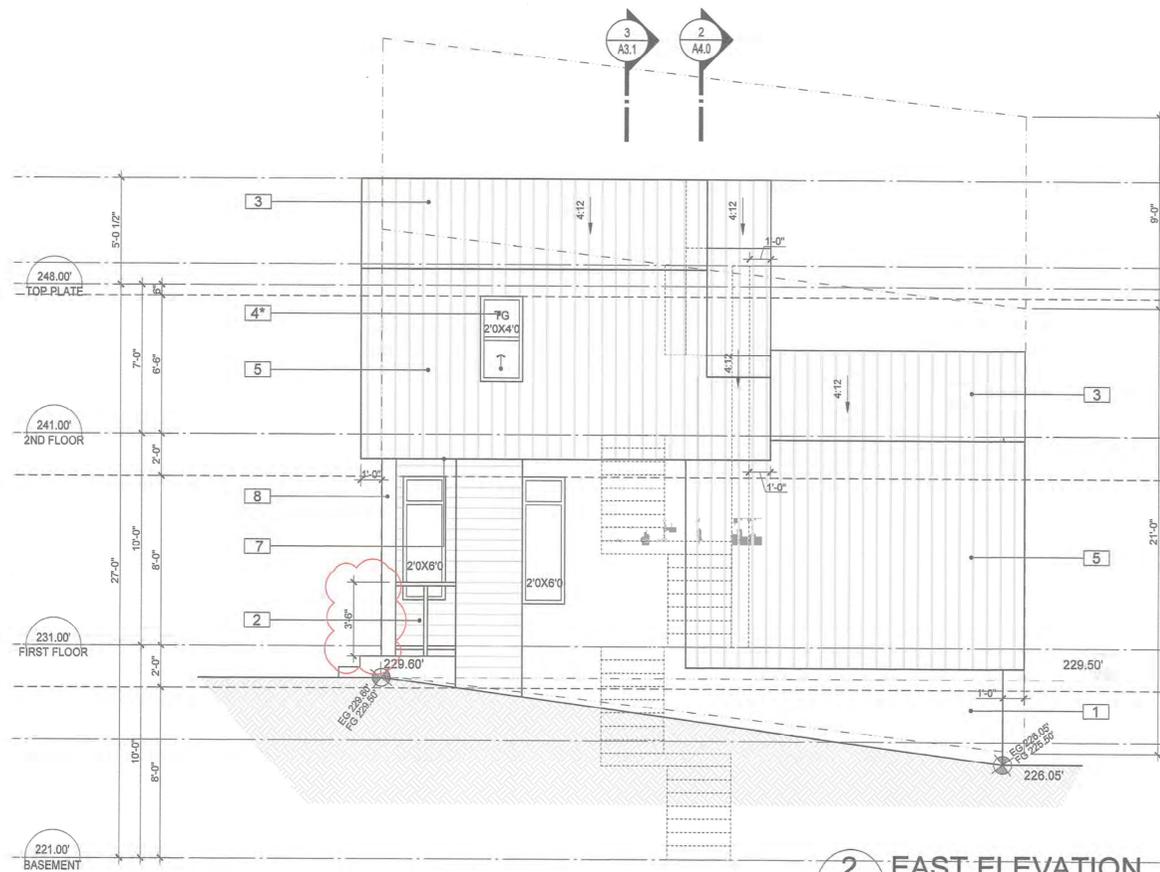
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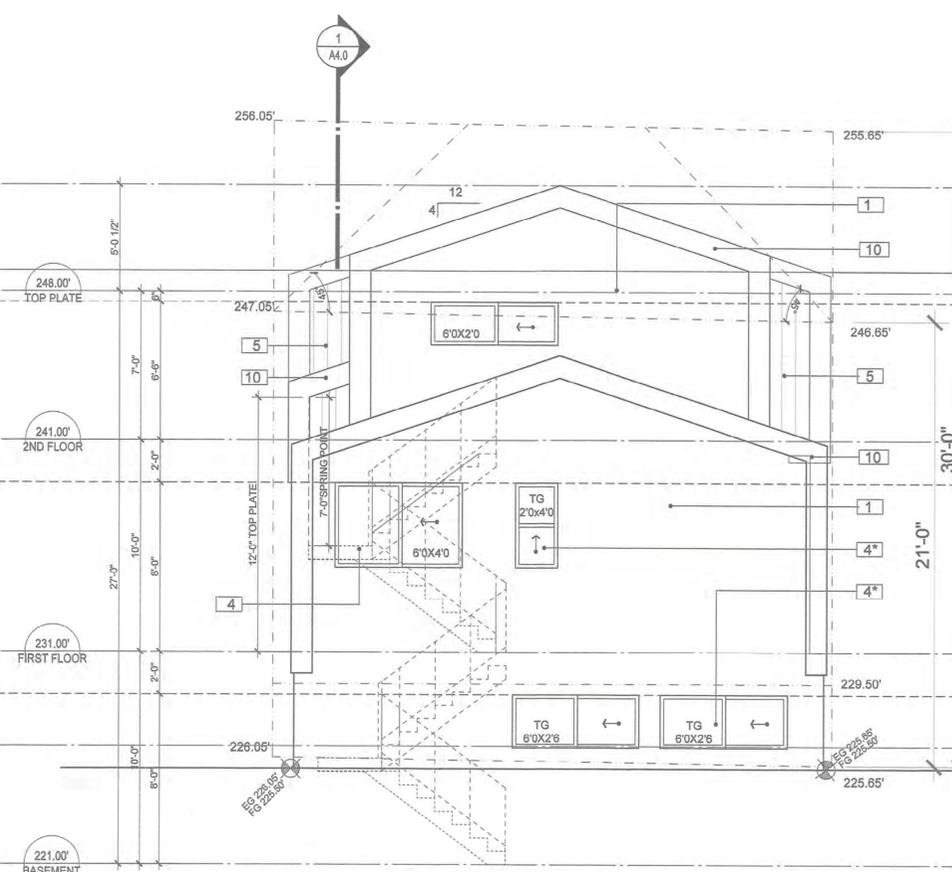
NORTH & EAST ELEVATIONS

DRAWING NO.: A3.0 REVISION NO.:

A3.0



2 EAST ELEVATION
A3.0 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.0 SCALE: 1/4"=1'-0"

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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Revised per City's comments 2021.06.10
NO. REVISIONS: DATE(Y.M.D.)

ISSUED FOR: DATE(Y.M.D.)

Building Permit - 3rd Intake	2020.10.28
Coordination	2020.09.25
Building Permit - 2nd Intake	2020.07.24
Building Permit	2020.05.25
Coordination	2020.03.16

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PROJECT:
SINGLE FAMILY DWELLING & ACCESSORY BUILDING

2425 E 26th Ave, Vancouver, B.C.
V5R 1K6

CLIENT:



CONSULTANT:

SCALE: AS SHOWN
DATE: Sep 25, 2020
DRAWN BY: LZ
CHECKED BY: JS
JOB NO.: 20-06
SHEET TITLE:



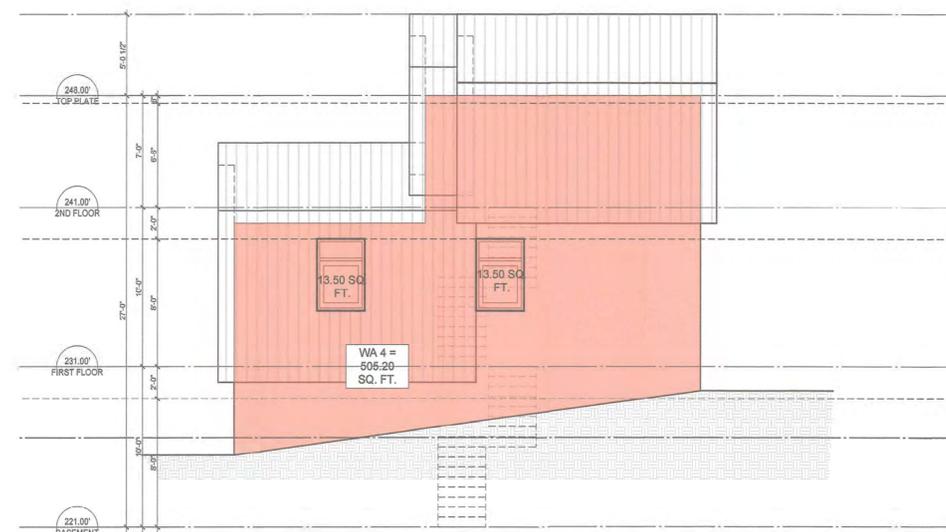
WEST & SOUTH ELEVATIONS & SECTION 3

DRAWING NO.: A3.1 REVISION No.:

A3.1

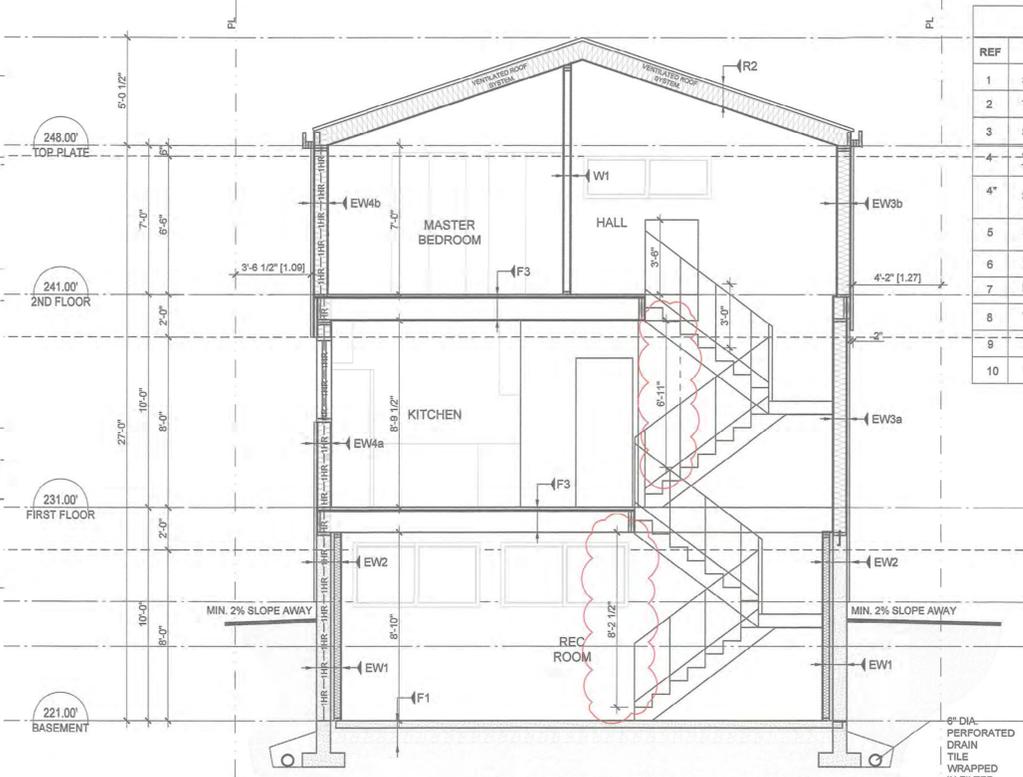
NOTE
HANDRAIL HEIGHT: = 36"
GUARD HEIGHT: = 42"

REF	MATERIAL	COLOUR
1	STUCCO	LIGHT GREY SILVER
2	TONGUE & GROOVE CEDAR SIDING	NATURAL TONE RED WOOD
3	STANDING SEAM METAL ROOF	SLATE GREY
4	VINYL WINDOWS, DOORS & PANEL TRUE DIVIDED, BALANCED SASH	LIGHT GREY
4*	ALUMINUM WINDOWS, DOORS & PANEL TRUE DIVIDED, BALANCED SASH	TRANSPARENT W. TEMPERED GLASS FIRE RATING
5	STANDING SEAM METAL PANEL	SLATE GREY
6	WOOD ENTRY DOOR	MATCH CEDAR SIDING
7	PERFORATED SOFFIT	NATURAL TONE RED
8	WOOD COLUMN	MATCH CEDAR SIDING
9	ALUMINUM INSULATED GARAGE DOOR	MATCH CEDAR SIDING
10	METAL FASCIA	SLATE GREY

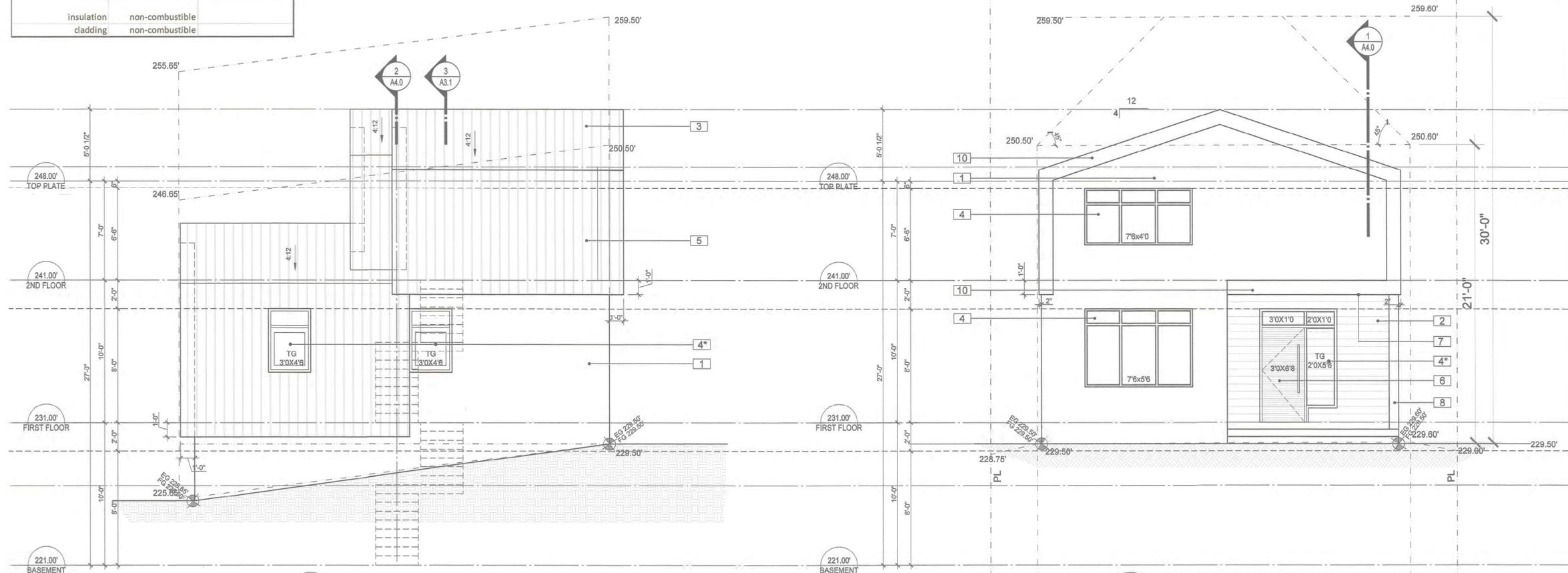


4 SPATIAL CALCULATION - WEST
A3.1 3/16"=1'-0"

WEST ELEVATION		
WA 4 = foremost	ft ²	m ²
wall area	505.20	46.93
limited distance	ft	m
	3.54	1.08
max. allowable %		10.00
max. allowable		4.69
unprotected opening	27.00	2.51
per 9.10.15.4.(7) requirement for exposed building face		
glazing type	safety glass	
exposed building face	FRR 1 hr	
insulation	non-combustible	
cladding	non-combustible	



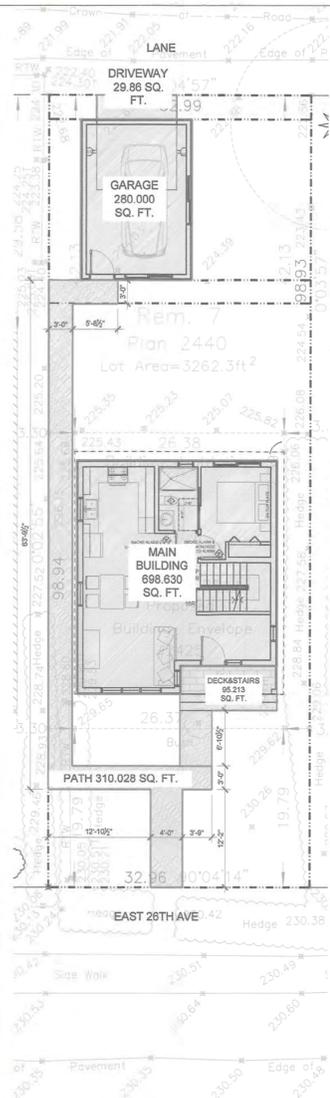
3 SECTION 3-3
A3.1 1/4" = 1'-0"



1 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"

2 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

Project Data			
Civic Address	2425 East 26th Ave	Vancouver, BC	
Parcel Identifier Number	004-170-881	Zoning	CD-1 (210)
Legal Description	LOT 7 BLOCK 1 SECTION 46 PLAN VA P2440 DISTRICT LOT THSL NWD PART S 1/2. N/A N/A		
Existing building built in	1947		
Site Area	proposed area (ft ²)	width (ft)	length (ft)
	3262.30	33.00	98.94
4.7 Floor Space Ratio	% of site	area permitted (ft ²)	area proposed (ft ²)
	total floor area	60.00%	1957.38
	uncovered deck	4.80%	156.59
			42.64
4.8 Site Coverage	% of site area (permitted)	area permitted (ft ²)	area proposed (ft ²)
	site coverage (main floor+garage)	45.00%	1468.04
	site coverage (garage)	30.00%	978.69
	*impermeable (see below for details)	60.00%	1957.38
			1413.32
*impermeable calculations	area (ft ²)		
	main building	698.22	
	garage	280.00	
	driveway	29.86	
	deck & stair	95.21	
	path	310.03	
	total	1413.32	
4.3 Building Height	permitted (m)	proposed (m)	proposed (ft)
	principal building	see elevations	
	garage	see elevations	
4.4-4.6 Setbacks	yard	permitted min. (ft)	proposed (ft)
	principal	front (S)	24.00
		rear (N)	44.52
		left side (W)	3.30
		right side (E)	3.30
	garage	rear (N)	2.00
		side (W)	3.30
		side (E)	3.30
4.16 Building Depth	permitted max. (ft)	proposed (ft)	
	principal	75.00	29.33



2 IMPERMEABLE CALCULATION
A1.0 SCALE: 3/32"=1'-0"

No work may be done within the critical root zone of any protected tree unless an ISA Certified Arborist is in attendance to supervise. Work includes demolition, excavation, construction and landscaping.

All site work supervised by the arborist shall be documented in a post-construction arborist report and submitted to the Director of Planning in a timely manner.

ARBORIST SUPERVISION TRIGGER POINT: ARBORTECH CONSULTING. (604) 275-7484.

- Tree Plan / Landscape Plan Approval**
These proposals as indicated on Tree Plan / Landscape Plan have been reviewed and approved in accordance with the Protection of Trees By-law and applicable landscape requirements / guidelines.
- Tree Protection Barriers
 - Arborist Report Arborist Supervision
 - Tree Removal Permit #
 - Removed Trees (1) UNDERSIZE TREE
 - Replacement Trees (2) Pt. 2 PER PLAN
 - Retained Trees (1) NEIGHBOUR
- LDS: M.T. Date: 2020/8/27
Applicant: J. for Jeff Shen

CITY OF VANCOUVER
ENGINEERING DEPARTMENT
Water, Sewer, & Green Infrastructure
Sewer & Drainage Design Branch

PUBLIC SEWER AND WATER CONNECTION INFORMATION

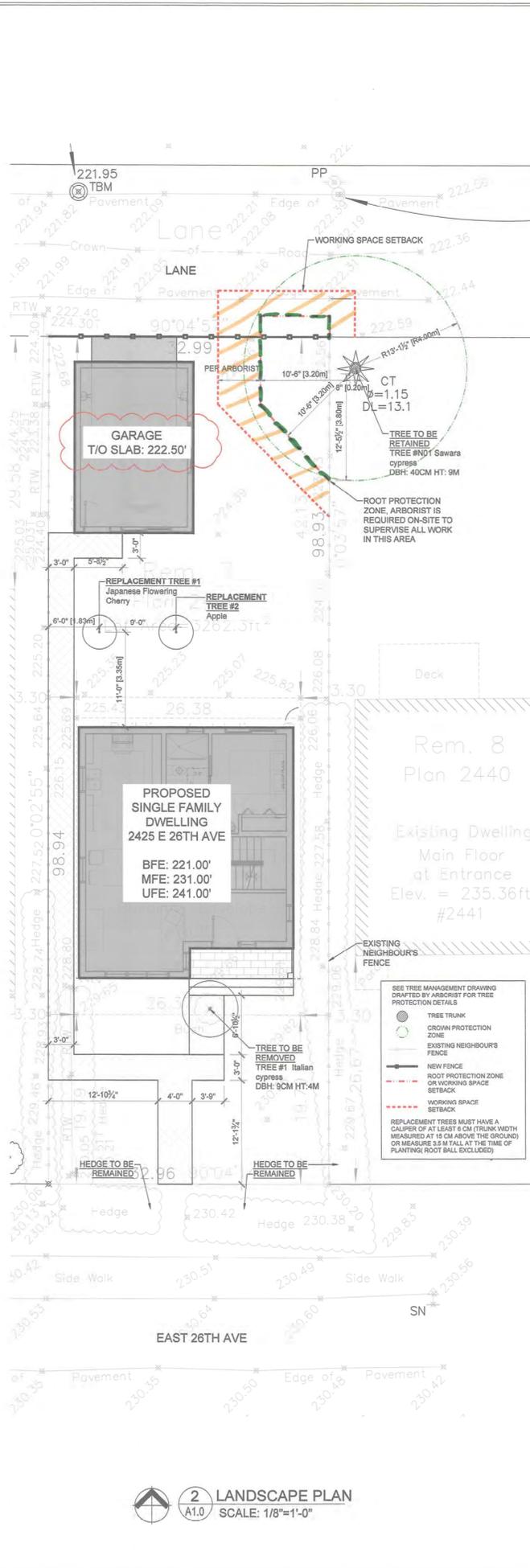
SEWER INFORMATION
This site plan shows the locations, sizes and invert elevations of the public storm and sanitary sewer connections. Plumbing Fixtures are restricted as follows:

- A) All sanitary fixtures (including floor drains) with rim elevations below 70.34 m (geodetic) or 230.774 ft (geodetic) must be protected (see Fixture Restriction Guidelines Update attached).
- B) All storm fixtures with rim elevations below 70.34 m (geodetic) or 230.774 ft (geodetic) must be protected (see Fixture Restriction Guidelines Update attached).

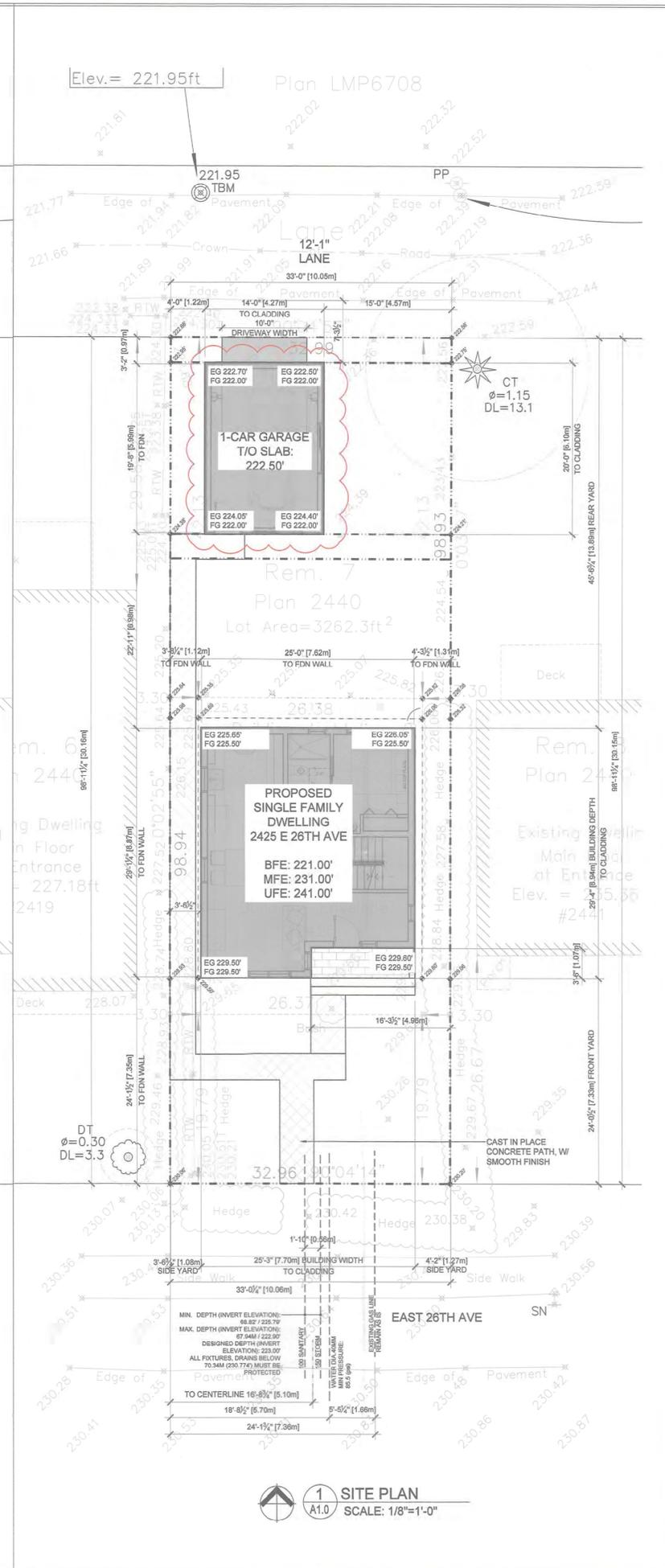
Water Information
This site plan shows the location and size of the public water connection. The estimated minimum water main pressure is: 85.5 (psi)

NOTES

- The City of Vancouver does not guarantee the accuracy of the information provided on this Plan and circumstances may prevent the City from installing the public sewer and/or water connections at the locations and depths shown on this Plan.
- The Owner is responsible for locating and connecting to the public sewer and water connections installed by the City regardless of their actual installed locations and depths.
- The Owner is responsible for ensuring that the sizing of the private plumbing system is adequate for the storm & sanitary sewer discharges and the domestic & fire water flows.
- No person shall connect a building sewer or water system to a public connection without first obtaining a "Public Sewer & Water Connection Permit".
- All revisions related to the sewer and water information on this site plan must have Engineering review and acceptance prior to making the change(s). Any requests for changes after a City crew has arrived at the site may cause installation delays and additional costs.



2 LANDSCAPE PLAN
A1.0 SCALE: 1/8"=1'-0"



1 SITE PLAN
A1.0 SCALE: 1/8"=1'-0"

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NO.	REVISIONS:	DATE(Y.M.D)
1	Revised per City's comments	2021.06.10
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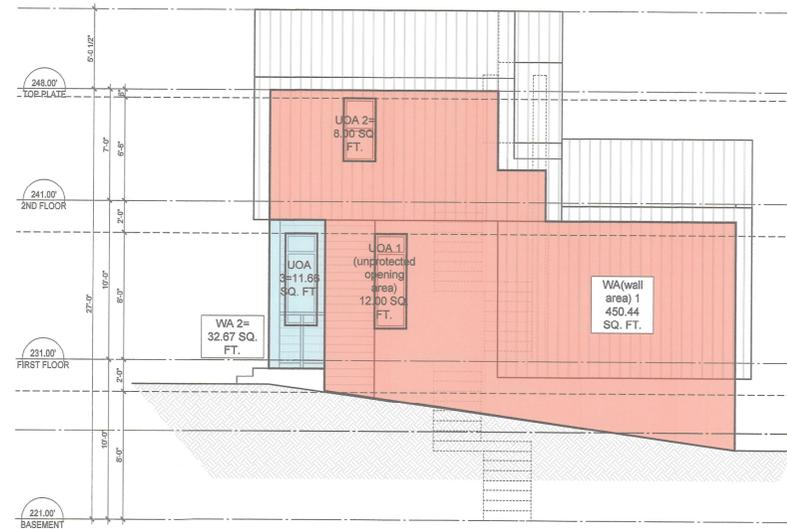
SINGLE FAMILY DWELLING & ACCESSORY BUILDING
2425 E 26th Ave, Vancouver, B.C.
V5R 1K6

CLIENT: **CITY OF VANCOUVER**
JUN 11 2021
DEVELOPMENT BUILDINGS & LICENSING

CONSULTANT:
SCALE: AS SHOWN
DATE: Sep. 25, 2020
DRAWN BY: LZ
CHECKED BY: JS
JOB NO.: 20-06
SHEET TITLE:

SITE PLAN & LANDSCAPE PLAN & PROJECT DATA

DRAWING NO.: **A1.0** REVISION No.:



3 SPATIAL CALCULATION - EAST
A3.0 3/16"=1'-0"

EAST ELEVATION			
* house is sprinklered throughout			
WA 1 = foremost	ft ²	m ²	
wall area	450.44	41.85	
limited distance	ft	m	
	4.17	1.27	
max. allowable %		14.47	
max. allowable		6.05	
unprotected opening	20.00	1.86	
WA 2	ft ²	m ²	
wall area	32.67	3.04	
limited distance	ft	m	
	16.29	4.97	
max. allowable %		100.00	
max. allowable		3.04	
unprotected opening	11.66	1.08	

NOTE	
HANDRAIL HEIGHT:	= 36"
GUARD HEIGHT:	= 42"

EXTERIOR FINISH		
REF	MATERIAL	COLOUR
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3	STANDING SEAM METAL ROOF	SLATE GREY
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NO.	REVISION	DATE (Y.M.D)
1	Revised per City's comments	2021.06.10

ISSUED FOR: _____ DATE (Y.M.D) _____

Building Permit - 3rd Intake	2020.10.29
Coordination	2020.09.25
Building Permit - 2nd Intake	2020.07.24
Building Permit	2020.05.25
Coordination	2020.03.18

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PROJECT:
SINGLE FAMILY DWELLING & ACCESSORY BUILDING

2425 E 26th Ave, Vancouver, B.C.
V5R 1K6



CONSULTANT:

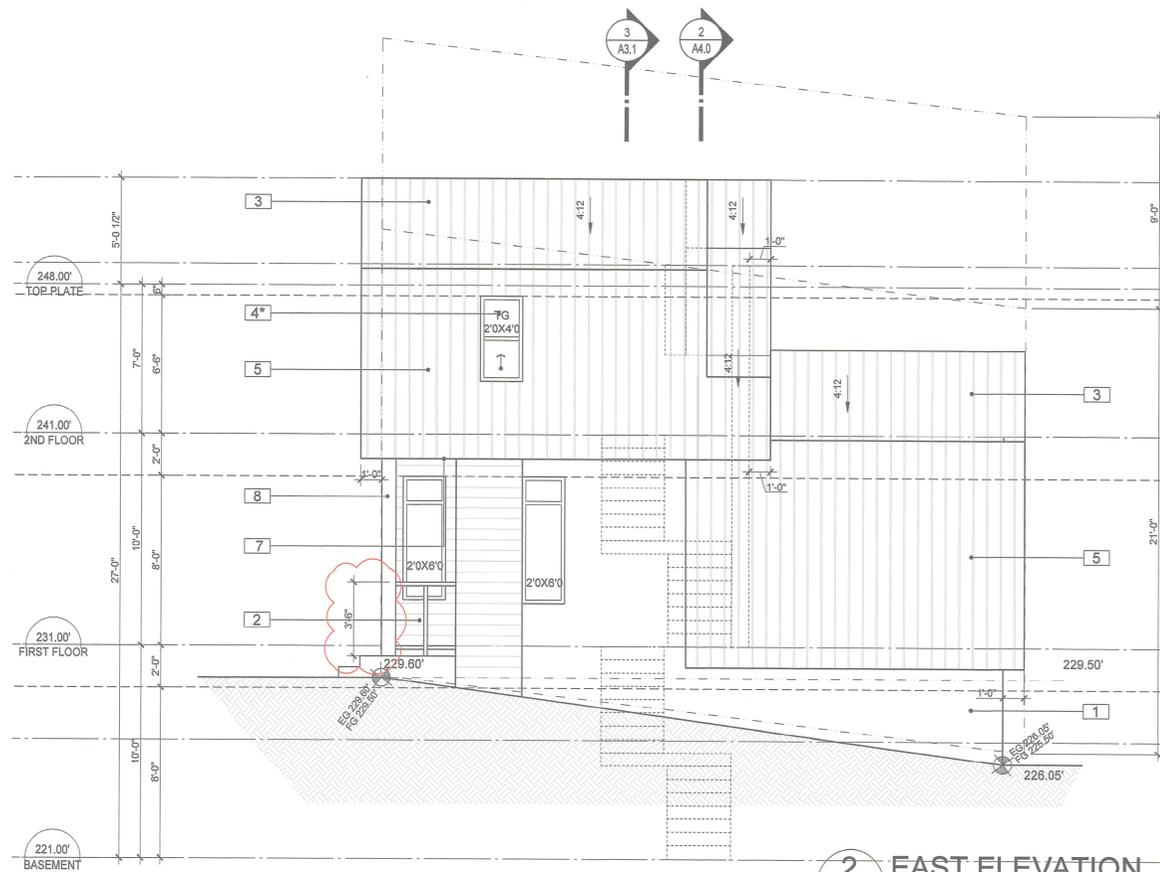
SCALE: AS SHOWN
DATE: Sep. 25, 2020
DRAWN BY: LZ
CHECKED BY: JS
JOB NO.: 20-06
SHEET TITLE:



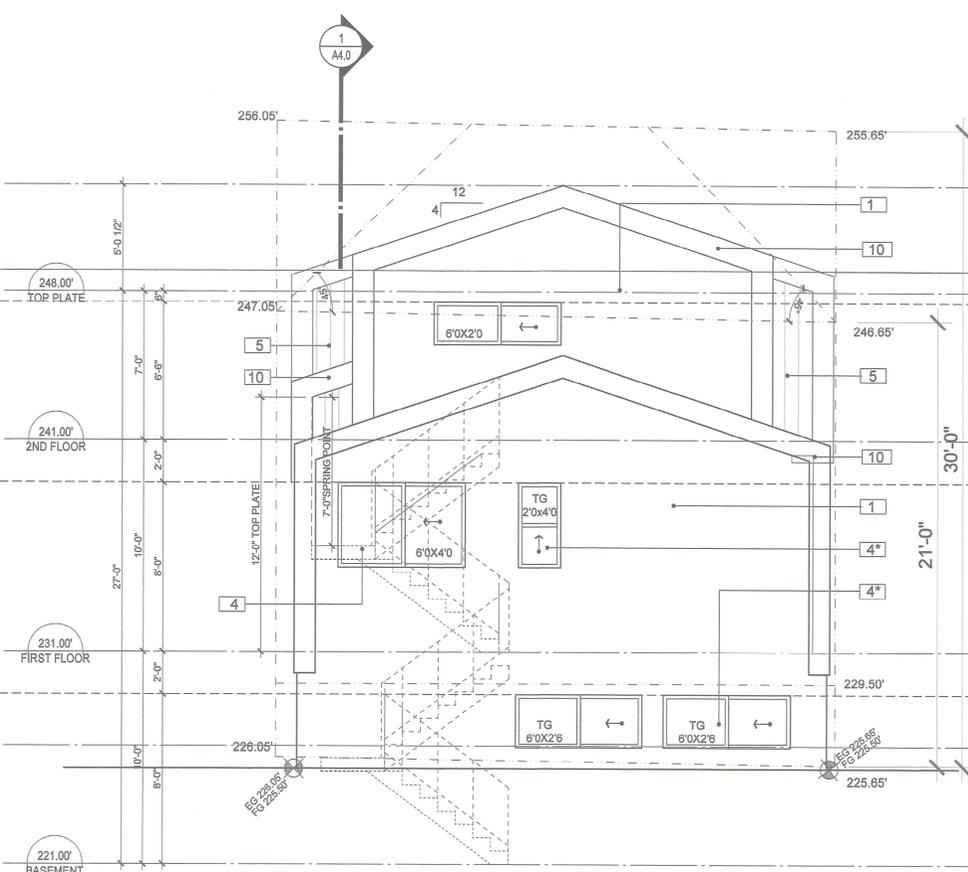
NORTH & EAST ELEVATIONS

DRAWING NO.: A3.0 REVISION NO.:

A3.0



2 EAST ELEVATION
A3.0 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.0 SCALE: 1/4"=1'-0"

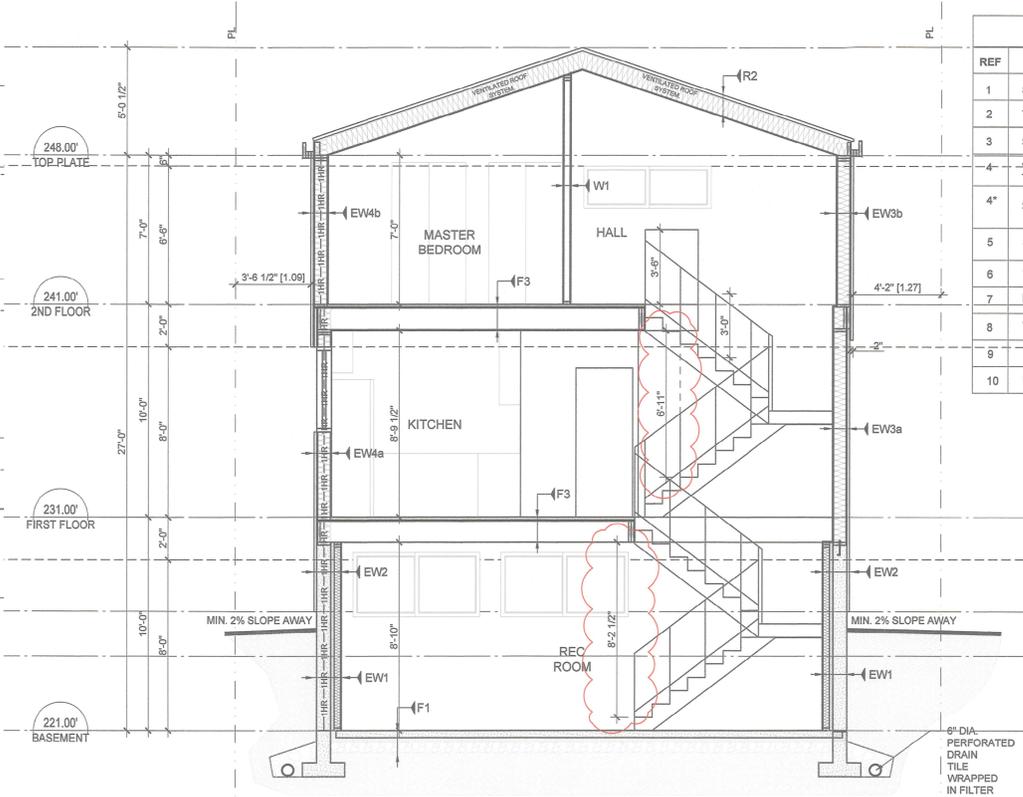
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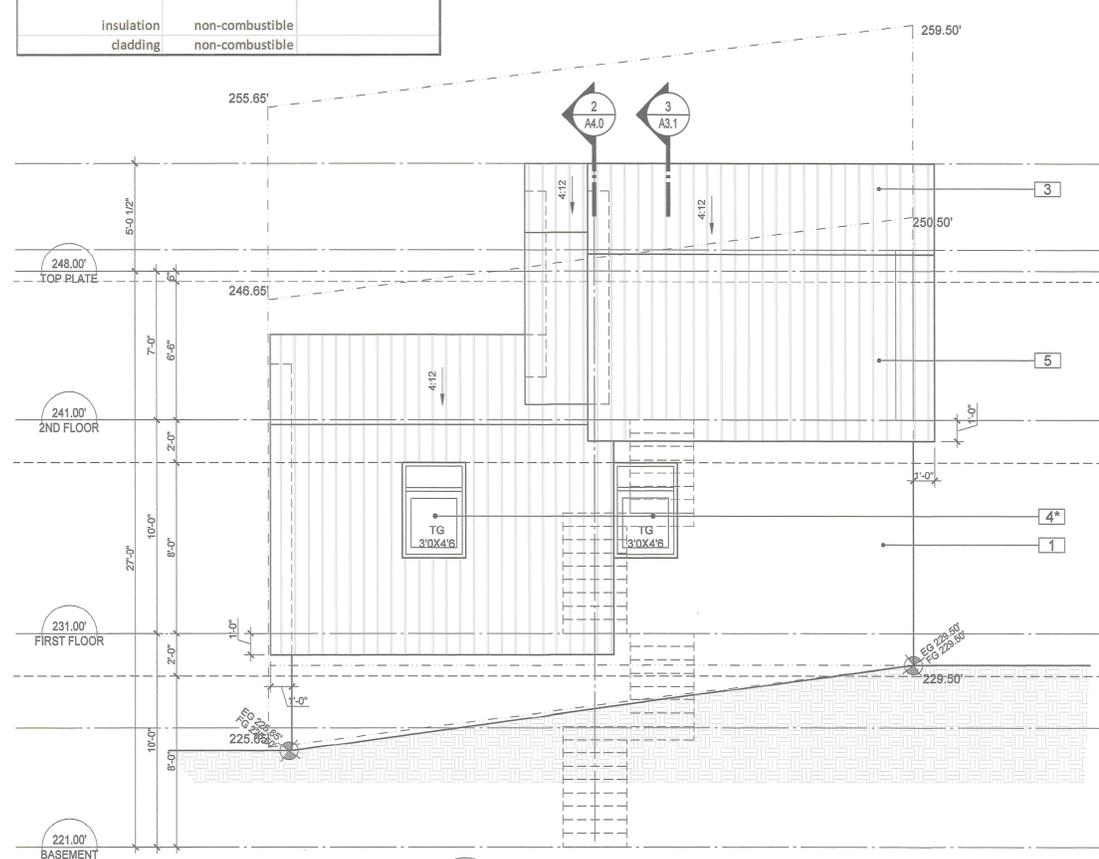


4 SPATIAL CALCULATION - WEST
 A3.1 3/16"=1'-0"

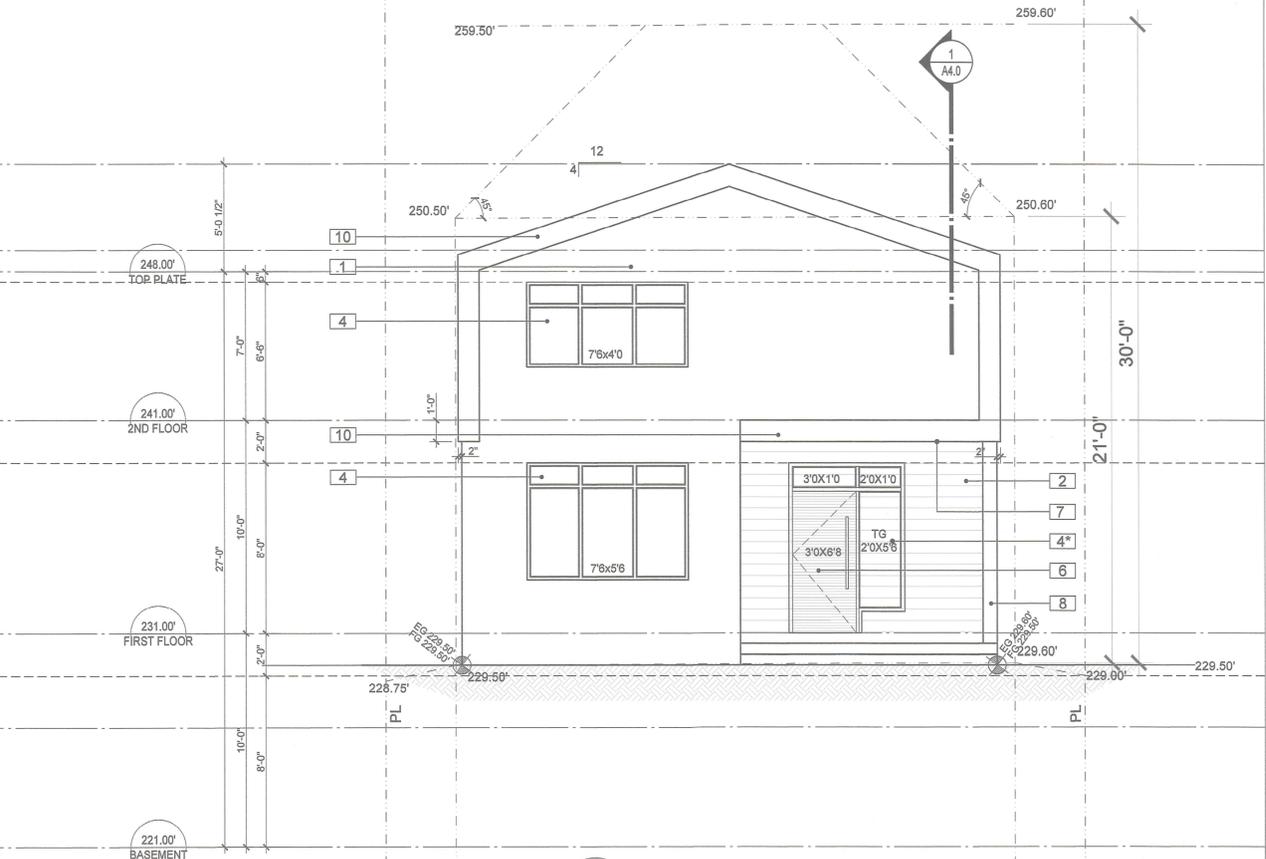
WEST ELEVATION		
WA 4 = foremost	ft ²	m ²
wall area	505.20	46.93
limited distance	ft	m
	3.54	1.08
max. allowable %		10.00
max. allowable		4.69
unprotected opening	27.00	2.51
per 9.10.15.4.(7) requirement for exposed building face		
glazing type	safety glass	
exposed building face	FRR 1 hr	
insulation	non-combustible	
cladding	non-combustible	



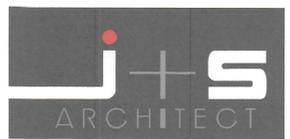
3 SECTION 3-3
 A3.1 1/4" = 1'-0"



1 WEST ELEVATION
 A3.1 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
 A3.1 SCALE: 1/4"=1'-0"



T 604 210 9698 OFFICE@JSARCHITECT.CA
 206-4603 KINGSWAY, BURNABY, BC V5H 4M4
 WWW.JSARCHITECT.CA

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NO.	REVISIONS:	DATE(Y.M.D)
1	Revised per City's comments	2021.06.10

ISSUED FOR:	DATE(Y.M.D)
Building Permit - 3rd Intake	2020.10.28
Coordination	2020.09.25
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Building Permit	2020.05.25
Coordination	2020.03.16

PROJECT:
SINGLE FAMILY DWELLING & ACCESSORY BUILDING
 2425 E 26th Ave, Vancouver, B.C.
 V5R 1K6



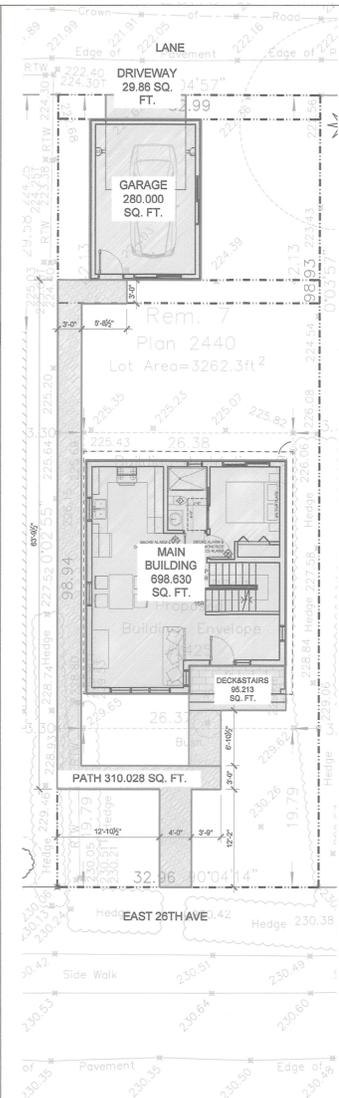
CONSULTANT:
 SCALE: AS SHOWN
 DATE: Sep 25, 2020
 DRAWN BY: LZ
 CHECKED BY: JS
 JOB NO. 20-06
 SHEET TITLE:



WEST & SOUTH ELEVATIONS & SECTION 3

DRAWING NO. A3.1 REVISION No.

Project Data			
Civic Address	2425 East 26th Ave	Vancouver, BC	
Parcel Identifier Number	004-170-881	Zoning	CD-1 (210)
Legal Description	LOT 7 BLOCK 1 SECTION 46 PLAN VA P2440 DISTRICT LOT THSL NWD PART S 1/2. N/A N/A		
Existing building built in	1947		
Site Area	proposed area (ft ²)	width (ft)	length (ft)
	3262.30	33.00	98.94
4.7 Floor Space Ratio	% of site	area permitted (ft ²)	area proposed (ft ²)
	total floor area	60.00%	1957.38
	uncovered deck	4.80%	156.59
		1532.73	42.64
4.8 Site Coverage	% of site area (permitted)	area permitted (ft ²)	area proposed (ft ²)
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	site coverage (garage)	30.00%	978.69
	*impermeable (see below for details)	60.00%	1957.38
		1413.32	
*impermeable calculations	area (ft ²)		
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	garage	280.00	
	driveway	29.86	
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	path	310.03	
	total	1413.32	
4.3 Building Height	permitted (m)	proposed (m)	proposed (ft)
	principal building	see elevations	
garage	see elevations		
4.4-4.6 Setbacks	yard	permitted min. (ft)	proposed (ft)
	principal	front (S)	24.00
		rear (N)	44.52
		left side (W)	3.30
		right side (E)	3.30
	garage	rear (N)	2.00
		side (W)	3.30
		side (E)	3.30
			9.00
4.16 Building Depth	principal	permitted max. (ft)	proposed (ft)
		75.00	29.33



2 IMPERMEABLE CALCULATION
A1.0 SCALE: 3/32"=1'-0"

No work may be done within the critical root zone of any protected tree unless an ISA Certified Arborist is in attendance to supervise. Work includes demolition, excavation, construction and landscaping.

All site work supervised by the arborist shall be documented in a post-construction arborist report and submitted to the Director of Planning in a timely manner.

ARBORIST SUPERVISION TRIGGER POINT: ARBORTECH CONSULTING. (604) 275-7484.

- Tree Plan / Landscape Plan Approval**
These proposals as indicated on Tree Plan / Landscape Plan have been reviewed and approved in accordance with the Protection of Trees By-law and applicable landscape requirements / guidelines.
- Tree Protection Barriers
 - Arborist Report Arborist Supervision
 - Tree Removal Permit #
 - Removed Trees (1) UNDERSIZE TREE
 - Replacement Trees (2) Pt. 2 PER PLAN
 - Retained Trees (1) NEIGHBOUR
 - LDS: M.T. Date: 2020/8/27
 - Applicant: J. for Jeff Shen

CITY OF VANCOUVER
ENGINEERING DEPARTMENT
Water, Sewer, & Green Infrastructure
Sewer & Drainage Design Branch

PUBLIC SEWER AND WATER CONNECTION INFORMATION

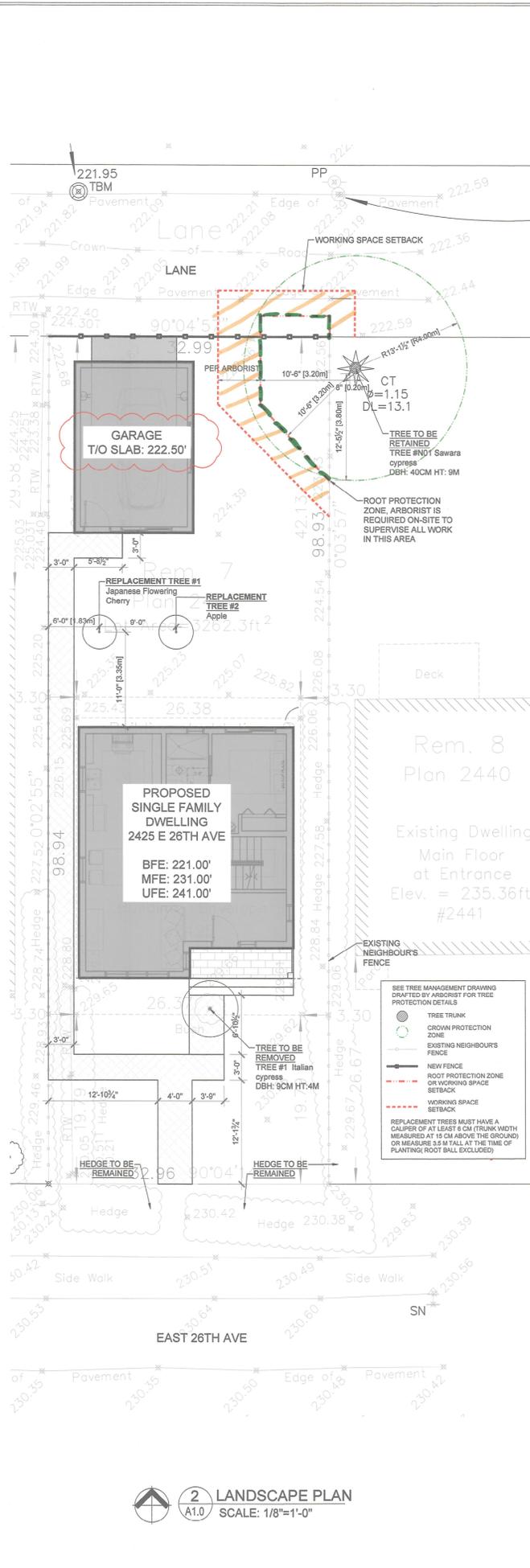
SEWER INFORMATION
This site plan shows the locations, sizes and invert elevations of the public storm and sanitary sewer connections. Plumbing Fixtures are restricted as follows:

- A) All sanitary fixtures (including floor drains) with rim elevations below 70.34 m (geodetic) or 230.774 ft (geodetic) must be protected (see Fixture Restriction Guidelines Update attached).
- B) All storm fixtures with rim elevations below 70.34 m (geodetic) or 230.774 ft (geodetic) must be protected (see Fixture Restriction Guidelines Update attached).

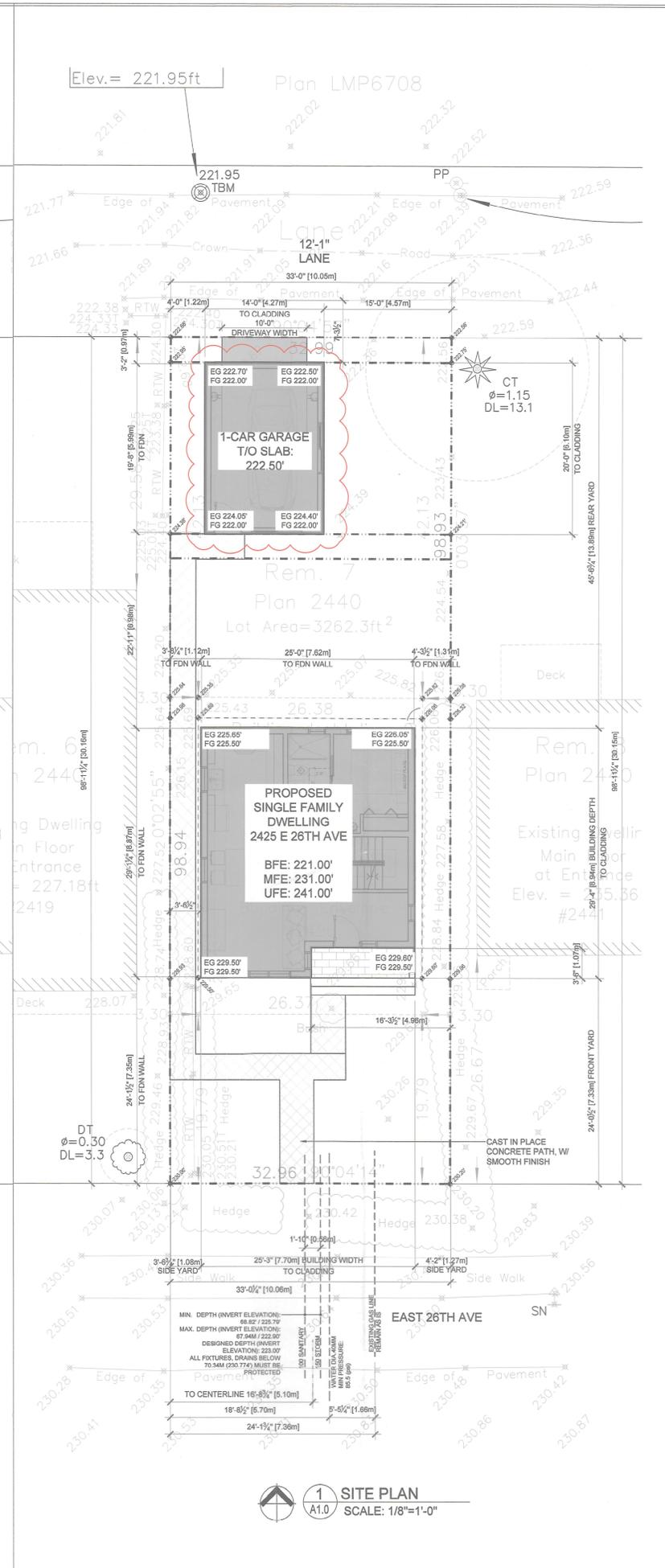
Water Information
This site plan shows the location and size of the public water connection. The estimated minimum water main pressure is: 85.5 (psi)

NOTES

- The City of Vancouver does not guarantee the accuracy of the information provided on this Plan and circumstances may prevent the City from installing the public sewer and/or water connections at the locations and depths shown on this Plan.
- The Owner is responsible for locating and connecting to the public sewer and water connections installed by the City regardless of their actual installed locations and depths.
- The Owner is responsible for ensuring that the sizing of the private plumbing system is adequate for the storm & sanitary sewer discharges and the domestic & fire water flows.
- No person shall connect a building sewer or water system to a public connection without first obtaining a "Public Sewer & Water Connection Permit".
- All revisions related to the sewer and water information on this site plan must have Engineering review and acceptance prior to making the change(s). Any requests for changes after a City crew has arrived at the site may cause installation delays and additional costs.



2 LANDSCAPE PLAN
A1.0 SCALE: 1/8"=1'-0"



1 SITE PLAN
A1.0 SCALE: 1/8"=1'-0"



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BUILDER'S RESPONSIBILITY TO LAYOUT WORK
It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.
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Revised per City's comments 2021.06.10
NO. REVISION DATE(Y.M.D.)

ISSUED FOR: DATE(Y.M.D.)

Building Permit - 3rd Intake	2020.10.28
Coordination	2020.09.25
Building Permit - 2nd Intake	2020.07.24
Building Permit	2020.05.25
Coordination	2020.03.18

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SINGLE FAMILY DWELLING & ACCESSORY BUILDING

2425 E 26th Ave, Vancouver, B.C.
V5R 1K6



CONSULTANT:

SCALE: AS SHOWN
DATE: Sep. 25, 2020
DRAWN BY: LZ
CHECKED BY: JS
JOB NO.: 20-06
SHEET TITLE:

SITE PLAN & LANDSCAPE PLAN & PROJECT DATA

DRAWING NO.: A1.0 REVISION NO.: