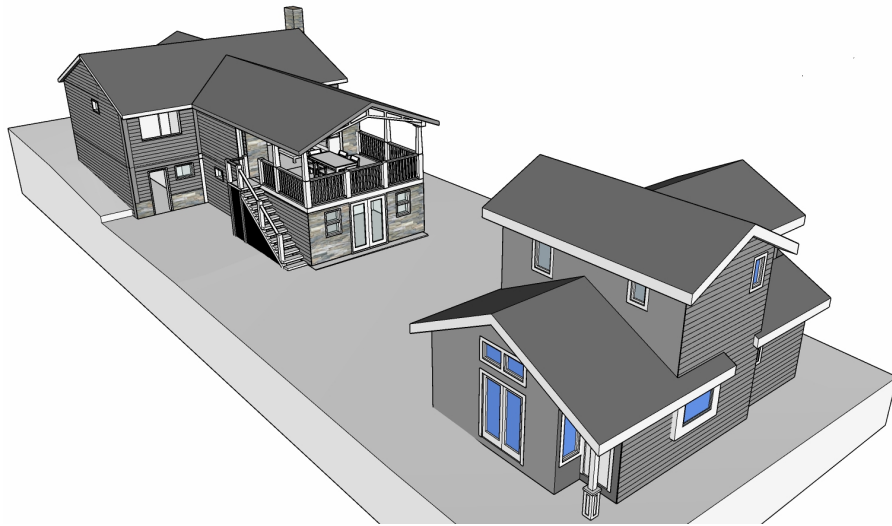


SZUK RESIDENCE - STRATIFICATION

639 East 4th street



Full Legal Description and Civic Address:

Lot 8, BLOCK.23, DISTRICT LOT 273, GROUP.1, NEW WESTMINSTER
 DISTRICT., PLAN 1063
 639 East 4th street, North Vancouver.

REZONING: RT1 to CD

LOT AREA: 6838 SF

BUILDING AREAS

GROSS FLOOR AREA	PERMITTED sqft	PRINCIPAL HOUSE sqft	INFILL HOUSE sqft
LEVEL 1	-	272.5	620.0
LEVEL 2	-	1105.7	372.0
TOTAL GROSS FLOOR AREA	6838 x 0.35 + 1000 = 3393.3	1378.2	992.0
		2370.2	

LOT COVERAGE	PERMITTED %	CURRENT %
PRINCIPLE BUILDING	max 30%	20%
INFILL HOUSE		9%
TOTAL SITE COVERAGE	50%	29%

ADDITIONAL INFORMATION FOR PROJECT DATA SHEET

SETBACKS	PERMITTED	PROPOSED	
		LOT #1	LOT #2
FRONT LOT LINE	15'	15'	3' 6"
EAST INTERIOR LOT LINE	4'	4'	4'
WEST INTERIOR LOT LINE	2'6" (Due to exemption 410 1b (i))	2'6"	4'
REAR LOT LINE	47' (0.35 x Lot Depth of 136')	21'	4'

HEIGHTS	PERMITTED	LOT #1		LOT #2	
		HEIGHT	Reference Grade	Average Rear Grade	HEIGHT
HEIGHT	33.1'	20.2'	From 199.9'	21.8'	From 195.6'

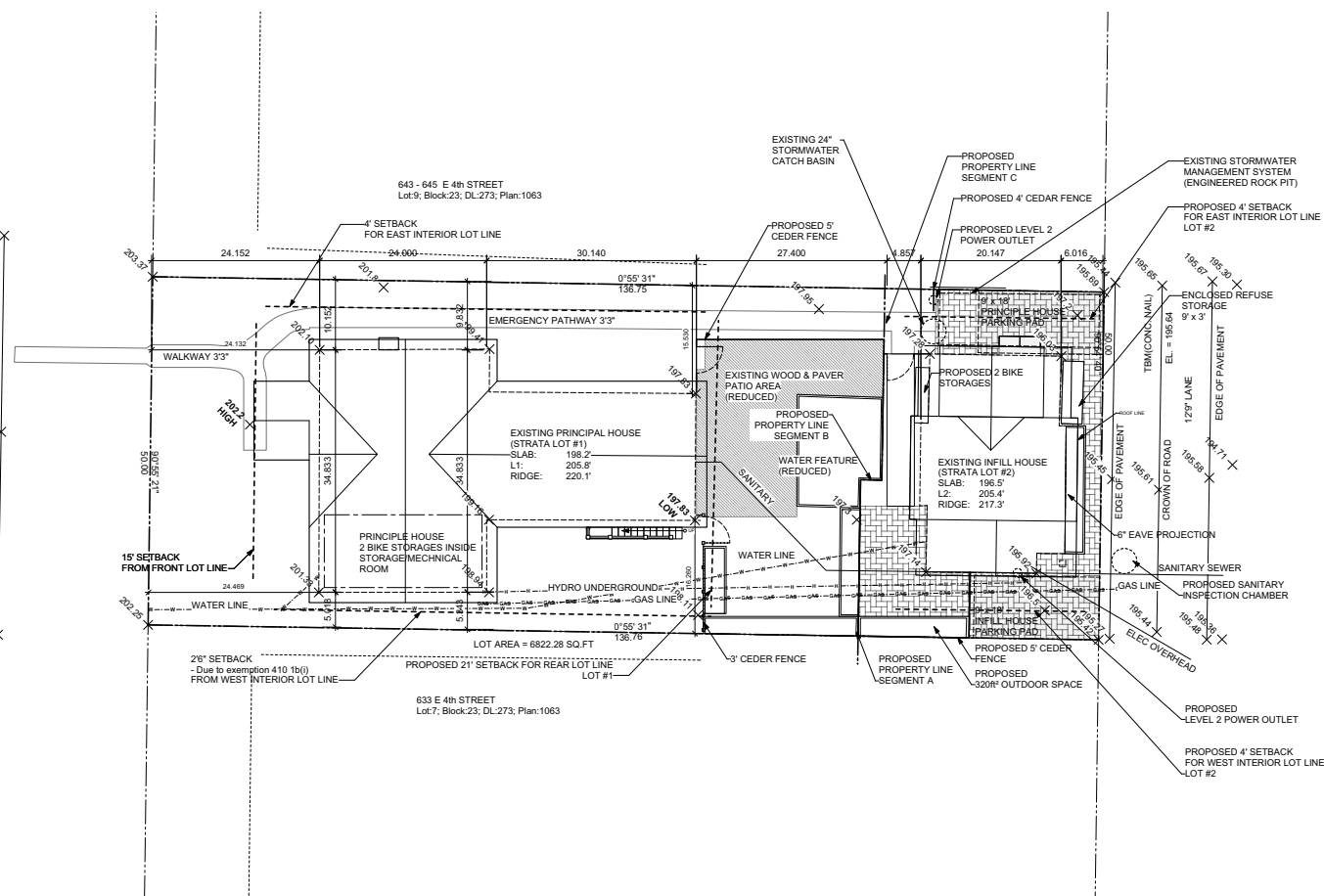
DRAWING LIST

A0.00	COVER SHEET	A1.01	FLOOR PLAN - LEVEL 1
A0.01	SITE PLAN	A1.02	FLOOR PLAN - LEVEL 2
A0.02	EXISTING SITE PLAN	A1.03	ROOF PLAN
A0.03	LANDSCAPE PLAN	A1.04	GROSS FLOOR AREA CALCULATIONS
A0.04	EXISTING LANDSCAPE PLAN	A2.01	COLOURED ELEVATION
A0.05	LOT COVERAGE	A2.02	LIMITING DISTANCE CALCULATIONS
A0.06	STORMWATER MANAGMENT PLAN		
A0.07	GARBAGE MOVEMENT / BIKE STORAGE DIAGRAM		

LIMITING DISTANCES

ELEVATION	BUILDING	SOLID WALLS (m²)	UNPROTECTED OPENINGS (m²)	TOTAL AREA (m²)	LIMITED DISTANCE* (m)	Maximum Aggregate Area of Unprotected Openings, % of Exposed Building Face Area		
						Ratio (L/H)	Allowed (%)	Proposed (%)
South	Principal	36.66	19.04	55.7	Segment A: 7.230	less than 3:1	62.0%	34%
					Segment C: 8.16		81.0%	
North	Coach	39.88	3.51	43.39	Segment A: 2.61	less than 3:1	10.0%	8%
					Segment C: 1.66		8.0%	

*Refer to the sheet A0.01 Site Plan for location of Proposed Property Line Segment A and C

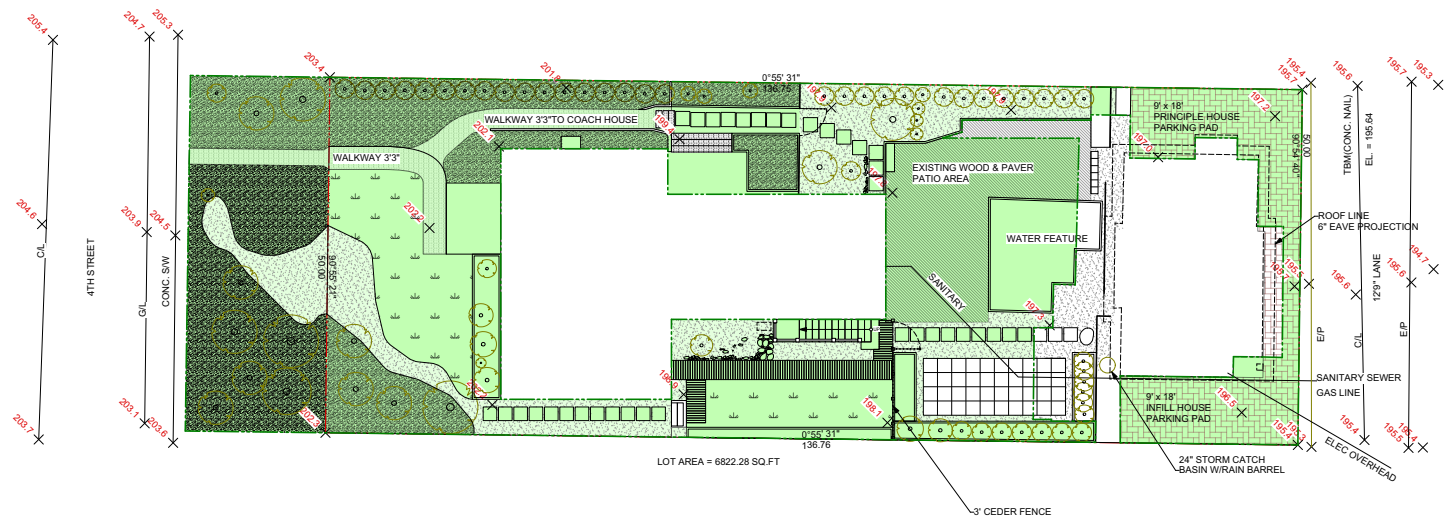


1 SITE PLAN
Scale: 1/8"=1'

NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED



SITE PLAN		DATE: NOV 04 2021
SZUK RESIDENCE		SCALE: 1/8"=1'
DRAWN BY: [REDACTED]		PROJECT: [REDACTED]
CHECKED BY: [REDACTED]		APP: [REDACTED]
DATE: [REDACTED]		NO: A0.01



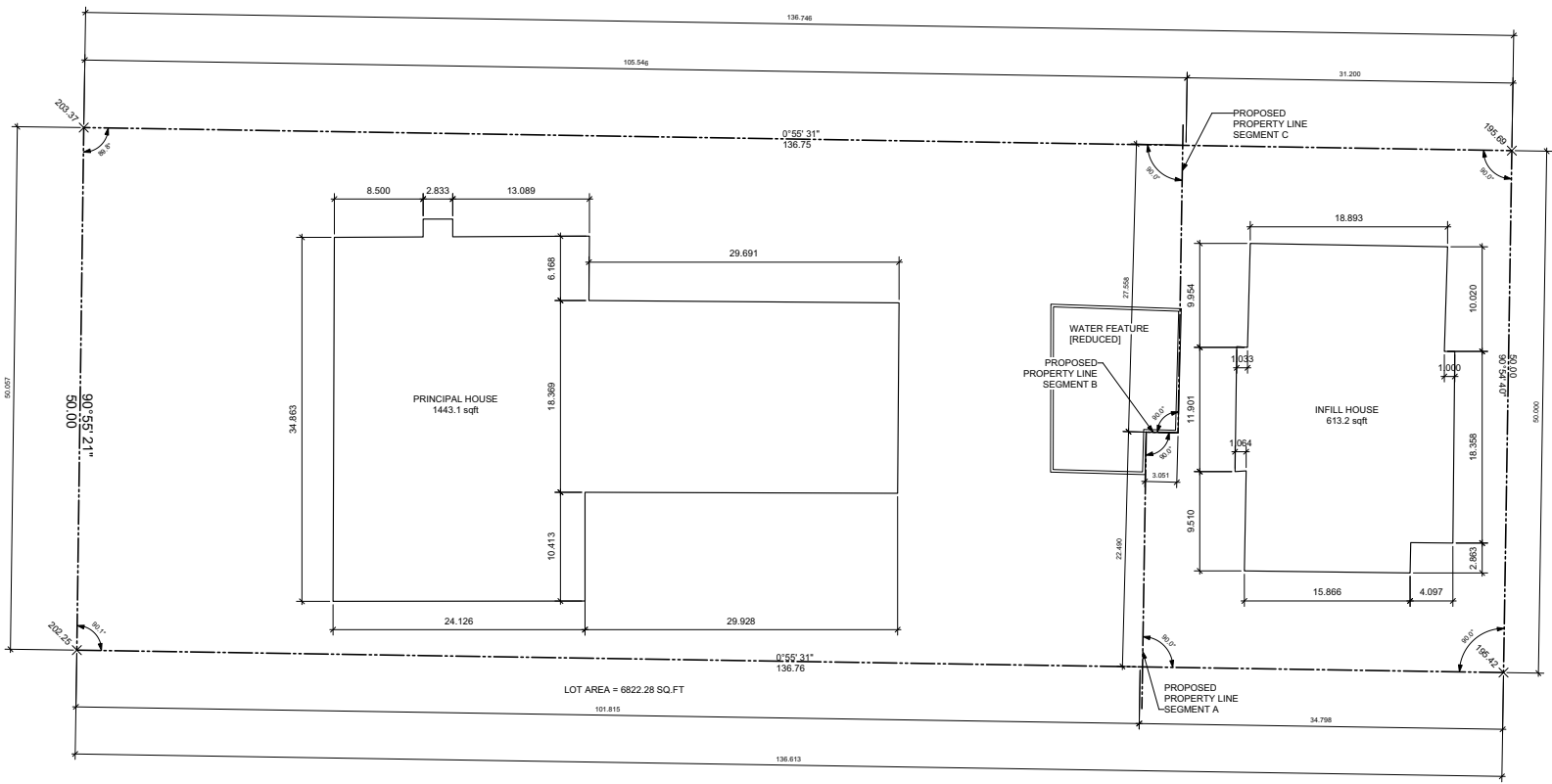
LOT AREA = 6822.28 SQ.FT
136.76

1 EXISTING LANDSCAPE PLAN
Scale: 1/8"=1'

Existing Landscape to be retained*
* 90% of Existing landscape is retained

NO CHANGES TO PRINCIPAL AND INFILL
HOUSE FLOOR AREA PROPOSED

EXISTING LANDSCAPE PLAN		DATE: 1/8" = 1/8"
SZUK RESIDENCE		DATE: NOV 04 2021
PROJECT NO: 2021010101		SCALE: SH
		A0.04

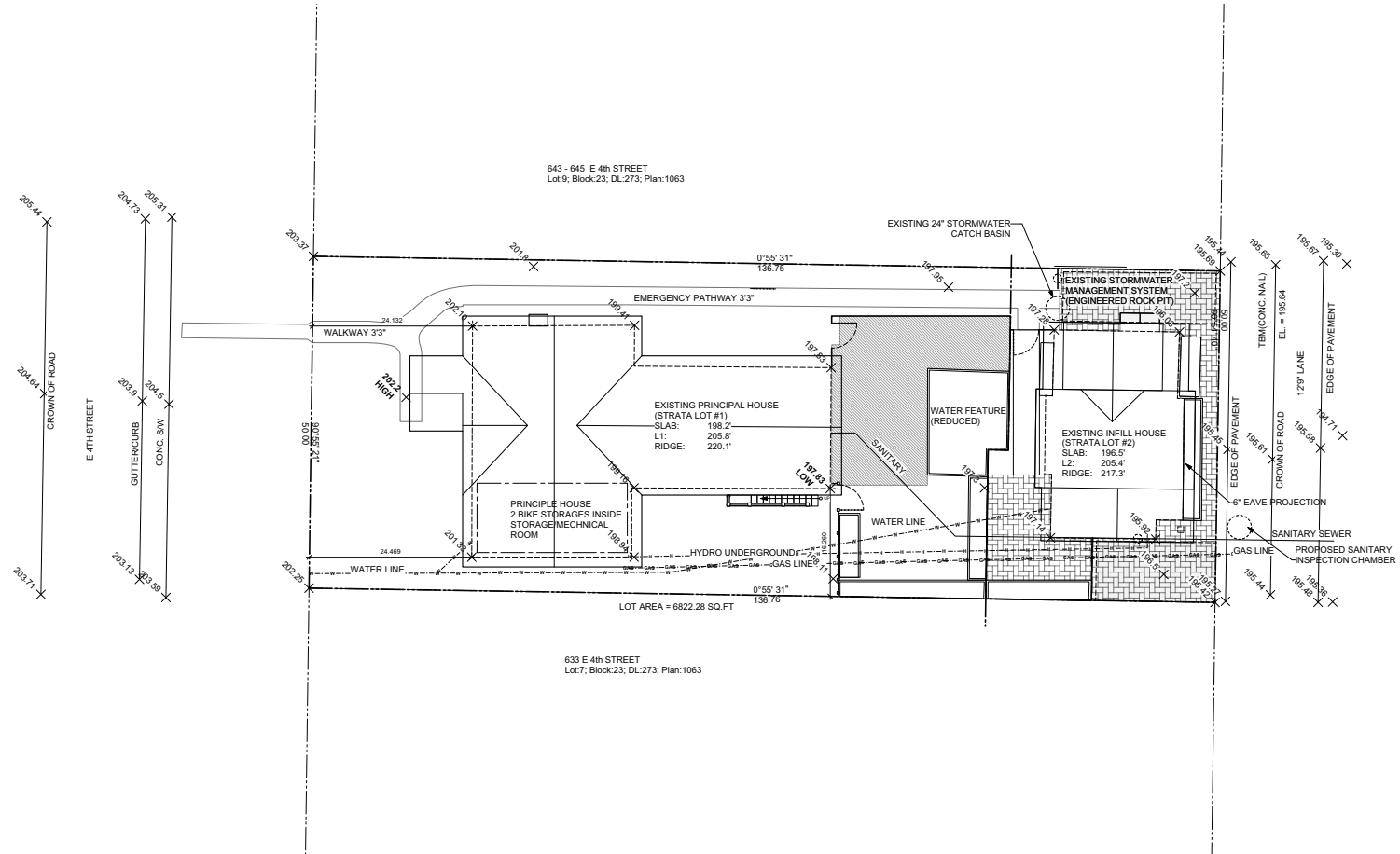


1 SITE COVERAGE
Scale: 3/16"=1'

NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED



LOT COVERAGE		DATE: 11/07/21
SZUK RESIDENCE		NOV 04 2021
3100 S. 10TH ST. W. TULSA, OK 74107		SH
A0.05		

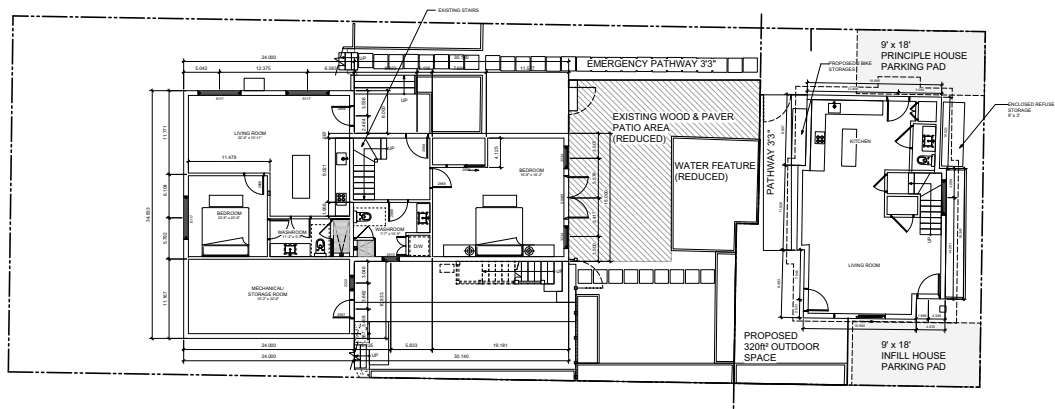


1 STORMWATER MANAGEMENT PLAN
Scale: 1/8"=1'

NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED



STORMWATER MANAGEMENT PLAN		DATE: 11/04/2021 REV: NOV 04 2021 SH:
SZUK RESIDENCE <small>STORMWATER MANAGEMENT PLAN</small>		A0.06

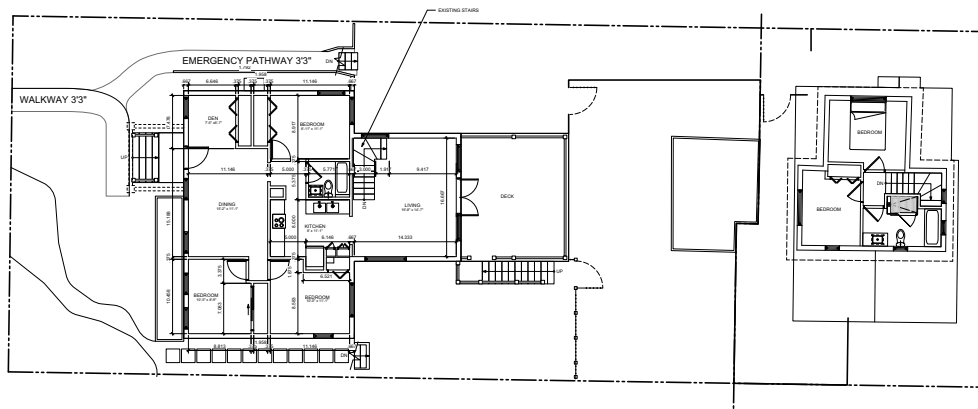


1 LEVEL 1 PLAN
Scale: 1/8"=1'

NO CHANGES TO PRINCIPAL AND INFILL
HOUSE FLOOR AREA PROPOSED



LEVEL 1 FLOOR PLAN		DATE: 1/8" = 1/8"
SZUK RESIDENCE		DATE: NOV 04 2021
PROJECT NO. 2021-01-0001		SCALE: SH
		A1.01

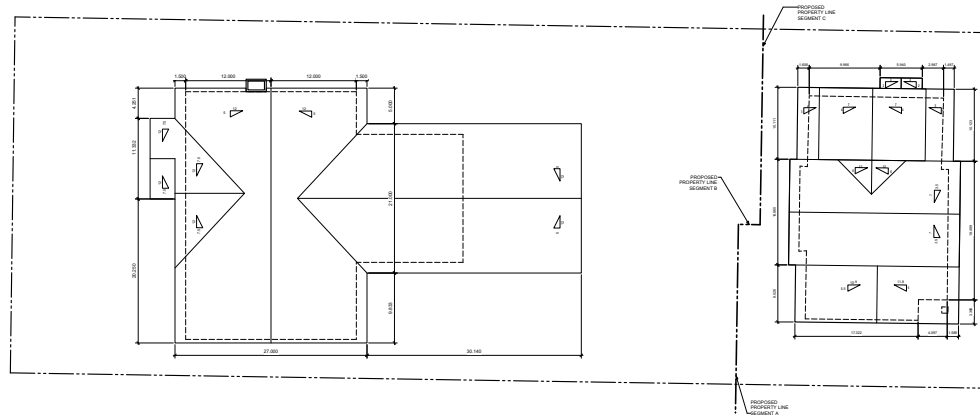


1 LEVEL 2 PLAN
Scale: 1/8"=1'

NO CHANGES TO PRINCIPAL AND INFILL
HOUSE FLOOR AREA PROPOSED



<p>LEVEL 2 FLOOR PLAN</p> <p>SZUK RESIDENCE 10000 N. 100th ST.</p>		DATE
		11/04/2021
<p>NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED</p>		SH
<p>11/04/2021</p>		A1.02

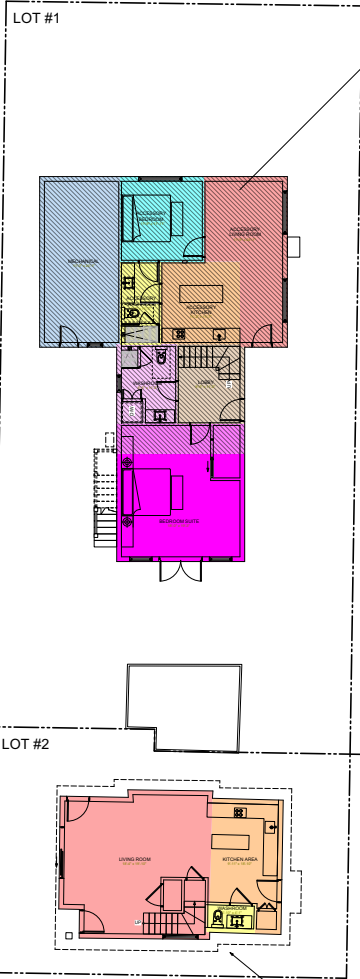


1 ROOF PLAN
Scale: 1/8"=1'-1"

NO CHANGES TO PRINCIPAL AND INFILL
HOUSE FLOOR AREA PROPOSED

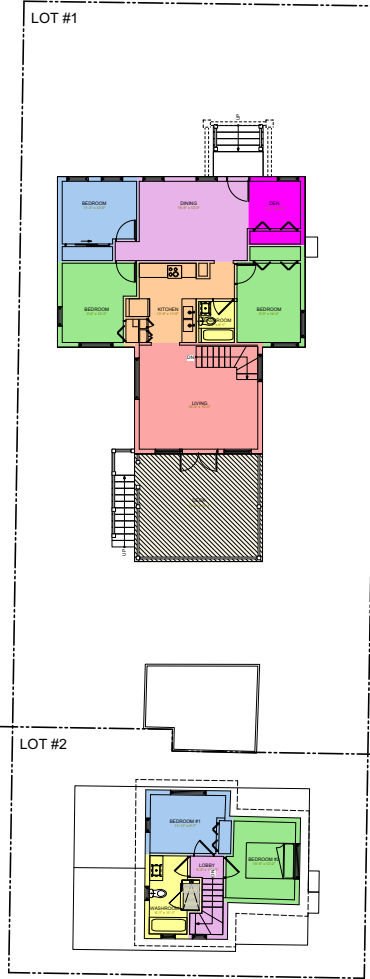


SHEET NO. SPECIFICATION APPLICATION	ROOF PLAN		DATE NOV 04 2021
	SZUK RESIDENCE (SHEET 1 OF 3)		SH
			A1.03



DAHSED HASH AREAS
COUNTED AS BASEMENT AREA
GFA EXCLUSION
zoning bylaw 1995 No.6700

1 LOT 1 LEVEL 1 and LOT 2 LEVEL 1
Scale: 1/8"=1'



1 LOT 1 LEVEL 2 AND LOT 2 LEVEL 2
Scale: 1/8"=1'

GROSS FLOOR AREA CALCULATIONS*

Principle House LOT #1 (Liable Areas)

1st Floor	
Part of Bedroom Suite	272.5 sqft
Total L1: 272.5 sqft	
2nd Floor	
Bedroom #1	125.4 sqft
Bedroom #2	122.6 sqft
Bedroom #3	134.0 sqft
Dining Area	197.0 sqft
Den	76.9 sqft
Kitchen	138.2 sqft
Living Room	278.6 sqft
Washroom	33.0 sqft
Total L2: 1,105.7 sqft	

Infill House LOT #2 (Liable Areas)

1st Floor	
Kitchen Area	162.2 sqft
Living Area	423.0 sqft
Washroom	34.8 sqft
Total L1: 613.0 sqft	
2nd Floor	
Bedroom #1	109.4 sqft
Bedroom #2	122.8 sqft
Washroom	81.0 sqft
Lobby	58.8 sqft
Total L2: 372.0 sqft	

Principle House LOT #1 (Exemptions Areas)

1st Floor (Basement Area - Zoning bylaw 1996 No.6700)	
Accessory Bedroom	140.5 sqft
Accessory Living Room	221.1 sqft
Accessory Washroom	66.2 sqft
Accessory Kitchen Area	130.0 sqft
Total ACCESSORY SUITE: 557.8 sqft	
Mechanical Room	271.3 sqft
Lobby	106.4 sqft
Washroom	95.0 sqft
Part of Bedroom Suite	75.3 sqft
Total L1 EXEMPTION AREAS (including Accessory suite): 1105.8 sqft	
2nd Floor	
Deck	272.5 sqft
Total L2 EXEMPTION AREAS: 272.5 sqft	
Total EXEMPTION AREAS: 1,378.3 sqft	

GROSS FLOOR AREA	PERMITTED sqft	PRINCIPLE HOUSE sqft	INFILL HOUSE sqft	INFILL HOUSE sqft
LEVEL 1	-	272.5	620.0	557.8
LEVEL 2	-	1105.7	372.0	-
TOTAL GROSS FLOOR AREA	6838 x 0.35 + 1000 = 3393.3	1378.2	992.0	557.8
		2370.2		

*Calculations includes internal walls.

NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED



GROSS FLOOR AREA CALCULATIONS		DATE	11/04/2021
		REV	NOV 04 2021
SZUK RESIDENCE (SEARCHED FOR SIZES)		WWW	
		A1.04	



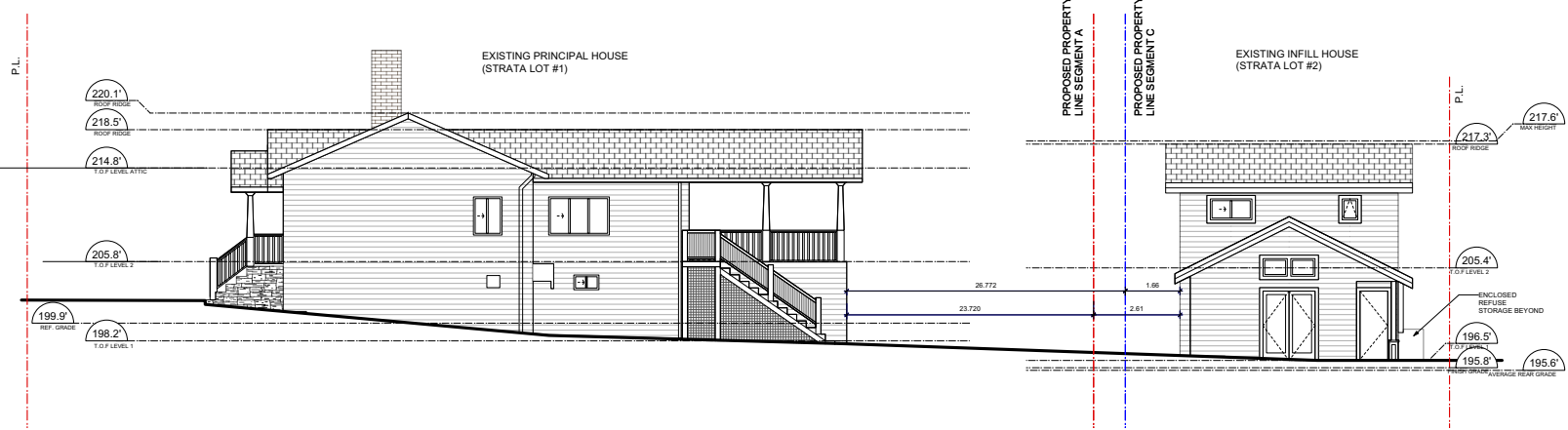
1 View from E 4th Street



1 View from Backlane

NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED

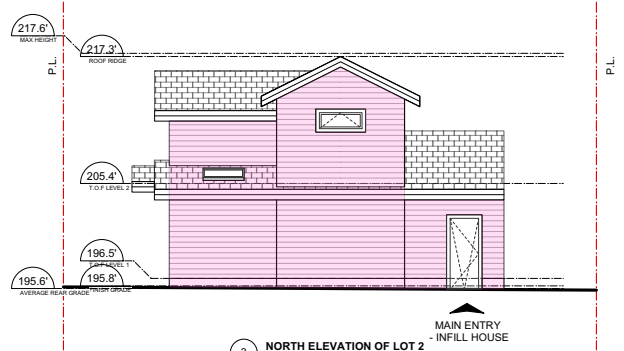
		COLOURED ELEVATIONS		SCALE 3/16" = 1'-0"
		SZUK RESIDENCE (STRATA LOT #2)		DATE NOV 04 2021
				WWW
				A2.01



3 WEST ELEVATION
Scale 3/16"=1"



3 SOUTH ELEVATION OF LOT 1
Scale 3/16"=1"



3 NORTH ELEVATION OF LOT 2
Scale 3/16"=1"

ELEVATION	BUILDING	SOLID WALLS (m ²)	UNPROTECTED OPENINGS (m ²)	TOTAL AREA (m ²)	LIMITED DISTANCE* (m)	Maximum Aggregate Area of Unprotected Openings, % of Exposed Building Face Area		
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					Segment C: 8.16		81.0%	
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					Segment C: 1.66		8.0%	

*Refer to the sheet A0.01 Site Plan for the location of Proposed Property Line Segment A and C

NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED

LIMITING DISTANCE CALCULATIONS		DATE: 3/16/2021	NOV 04 2021
SZUK RESIDENCE		WWW	
A2.02			