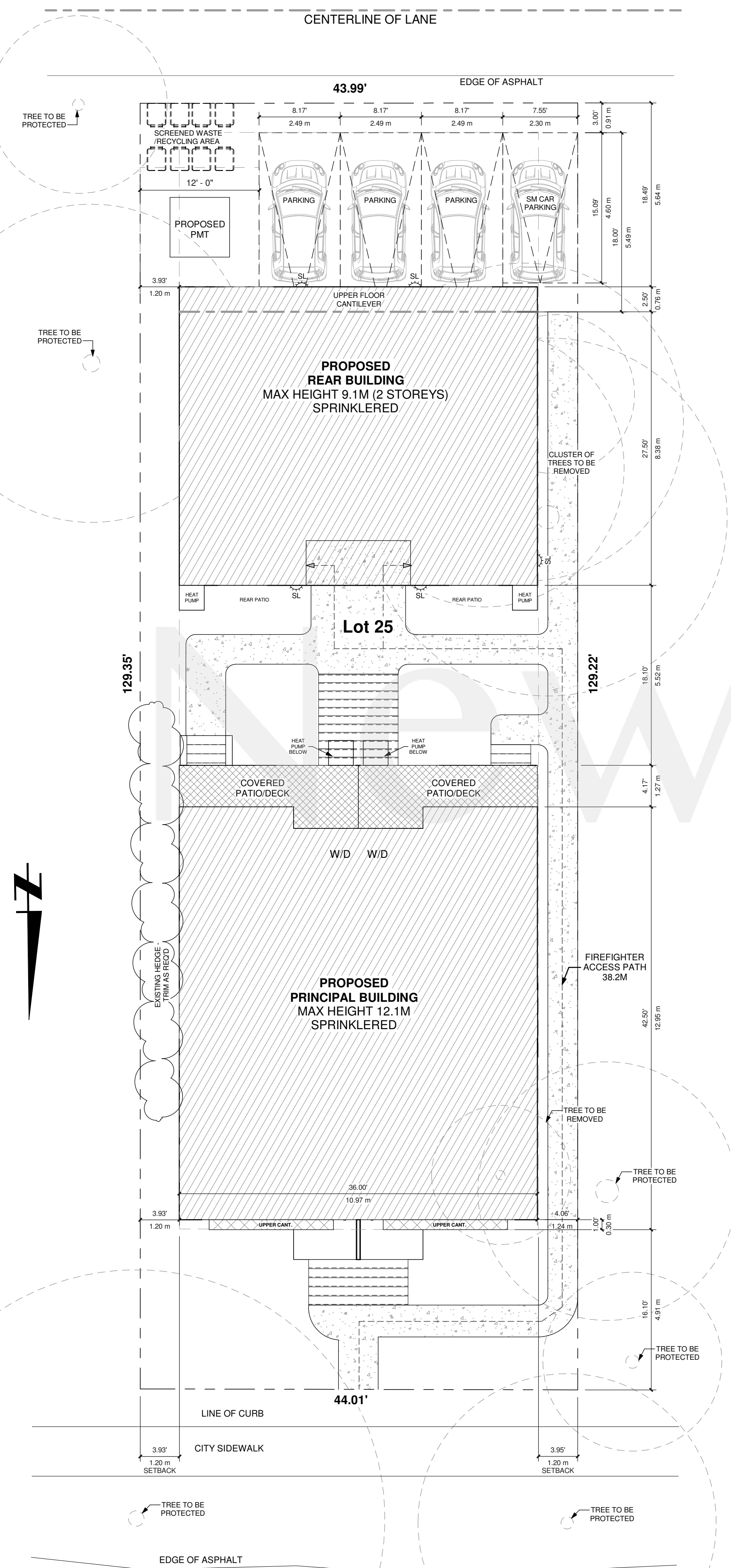
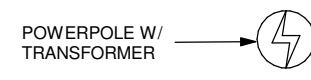
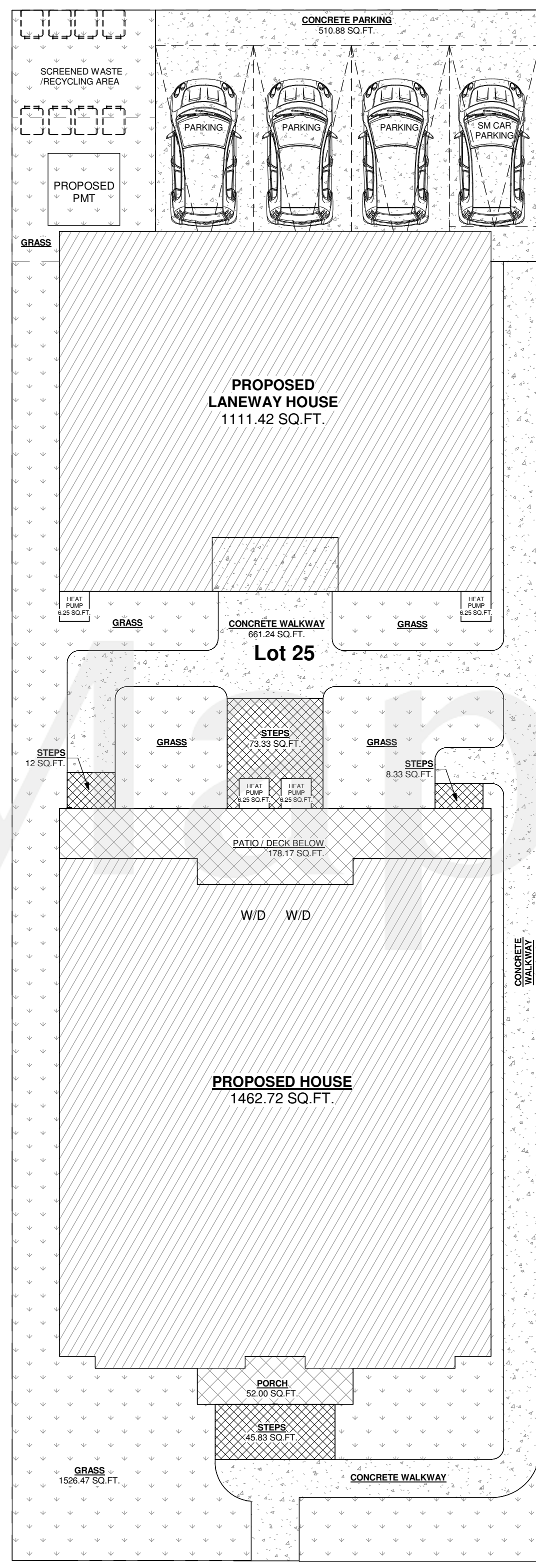


WEST 31ST AVE

WEST 31ST AVE



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



2 SITE PLAN - PROPOSED
 1/8" = 1'-0"

PROJECT INFORMATION

LEGAL ADDRESS: 2950 W 31ST AVE

PID: 010 - 381 - 040

MUNICIPAL ADDRESS: LOT B, BLOCK 50, DISTRICT LOT 2027, GROUP 1

PROPOSED USE: SINGLE FAMILY DWELLING

ZONING: R1-1

STEP CODE LEVEL: NET ZERO

YEAR BUILT: _____

SITE AREA: 5688.00 SQFT 528.43 SQM.

LOT WIDTH: 44.00 FT. 13.41 M.

LOT DEPTH: 129.28 FT. 39.40 M.

LOT COVERAGE: _____

MAX. IMPERMEABLE MATERIALS 75.00% 4266.00 SQFT. 396.32 SQM.

PROPOSED IMPERMEABLE 73.15% 4161.03 SQFT. 386.57 SQM.

FLOOR SPACE RATIO (CLAUSE 622.1) _____

MAX. FSR: 100.00% 5688.00 SQFT. 528.43 SQM.

FRONT BUILDING MAIN FLOOR AREA 1403.48 SQFT 130.39 SQM.

BASEMENT AREA 1465.83 SQFT 136.18 SQM.

UPPER FLOOR AREA 1669.00 SQFT 155.05 SQM.

LOFT AREA 735.13 SQFT 68.30 SQM.

REAR BUILDING MAIN FLOOR AREA 942.76 SQFT 87.68 SQM.

UPPER FLOOR AREA 1080.01 SQFT 100.34 SQM.

NET ZERO - EXEMPTION: 19.00% 1080.72 SQFT 100.40 SQM.

7-12 LOW SLOPE - EXEMPTION: MAX 10% 378.80 SQFT 35.19 SQM.

MECH ROOM - EXEMPTION: 149.26 SQFT 13.91 SQM.

PROPOSED FSR: 5687.43 SQFT 528.38 SQM.

PRINCIPAL SETBACKS

REQUIRED FRONT YARD NORTH 16.08 FT. 4.90 M.

PROPOSED FRONT YARD NORTH 16.10 FT. 4.91 M.

REQUIRED REAR YARD SOUTH 2.95 FT. 0.90 M.

PROPOSED REAR YARD SOUTH 2.95 FT. 0.90 M.

REQUIRED SIDE YARD WEST 3.94 FT. 1.20 M.

PROPOSED SIDE YARD WEST 4.06 FT. 1.24 M.

REQUIRED SIDE YARD EAST 3.94 FT. 1.20 M.

PROPOSED SIDE YARD EAST 3.93 FT. 1.20 M.

BUILDING DEPTH

MAX. BUILDING DEPTH 66.93 FT. 20.40 M.

PROPOSED BUILDING DEPTH 42.50 FT. 12.95 M.

MIN. BUILDING SEPARATION 18.05 FT. 5.50 M.

PROPOSED BUILDING SEPARATION 16.10 FT. 5.52 M.

HEIGHT

MAX. ALLOWED HEIGHT 39.70 FT. 12.10 M.

PROPOSED HEIGHT 39.70 FT. 12.10 M.

REAR BUILDING

REQUIRED BUILDING SEPARATION SOUTH 18.05 FT. 5.50 M.

PROPOSED BUILDING SEPARATION SOUTH 16.10 FT. 5.52 M.

REQUIRED REAR YARD NORTH 2.95 FT. 0.90 M.

PROPOSED REAR YARD NORTH 2.95 FT. 0.90 M.

REQUIRED SIDE YARD EAST 3.94 FT. 1.20 M.

PROPOSED SIDE YARD EAST 3.94 FT. 1.20 M.

REQUIRED SIDE YARD WEST 3.94 FT. 1.20 M.

PROPOSED SIDE YARD WEST 4.06 FT. 1.24 M.

LEGEND	DISCLAIMER
EXISTING PROPERTY LINES... - - - -	THE GAS LINE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY ATCO GAS. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL-BEFORE-YOU-DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.
EXISTING SETBACK LINES... - - - -	
PROPOSED COVERED ENTRY... [Pattern]	
PROPOSED CANTILEVER... [Pattern]	
PROPOSED RESIDENCE... [Pattern]	
PROPOSED DETACHED GARAGE... [Pattern]	
PROPOSED ROOF OVERHANG... [Pattern]	
PROPOSED CONCRETE... [Pattern]	
PROPOSED WINDOW/ DOOR OPENING... [Symbol]	
MAIN FLOOR WINDOWS... MW	
MAIN FLOOR TRANSOMS... MT	
BASEMENT WINDOWS... BW	
MAIN FLOOR DOORS... MD	
UPPER FLOOR WINDOWS... UW	
OVERHEAD GARAGE DOORS... OD	
GARAGE DOORS... GD	
UPPER DOORS... UD	
EXISTING GEODETTIC... [Symbol]	
PROPOSED GEODETTIC... [Symbol]	

BSMT DEV : 1403.48 sq.ft

MAIN FLOOR : 1645.83 sq.ft

UPPER FLOOR : 1669.00 sq.ft

LOFT FLOOR : 735.13 sq.ft

TOTAL AREA 1 : 5273.44 sq.ft

MAIN FLOOR : 942.76 sq.ft

UPPER FLOOR : 1081.01 sq.ft

TOTAL AREA 2 : 2023.77 sq.ft

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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CLIENT: **LIN**

2950 W 31ST AVE, VANCOUVER, BC

STATUS: NOT ISSUED FOR CONSTRUCTION

DRAWING NAME: SITE PLAN - PROPOSED

DRAWN BY: AS CHECKED BY: SC

SCALE: As indicated

PRINTED ON 24x36

SHEET #: **.AS.1**

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BUILDER:

No.	Date:	Description:	By:
1	01-21-25	DSO	AS

BSMT DEV :	1403.48 sq.ft
MAIN FLOOR :	1645.83 sq.ft
UPPER FLOOR:	1669.00 sq.ft
LOFT FLOOR :	735.13 sq.ft
TOTAL AREA 1 :	5273.44 sq.ft
MAIN FLOOR :	942.78 sq.ft
UPPER FLOOR:	1081.01 sq.ft
TOTAL AREA 2 :	2023.77 sq.ft

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CLIENT:

LIN
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 VANCOUVER, BC

STATUS:
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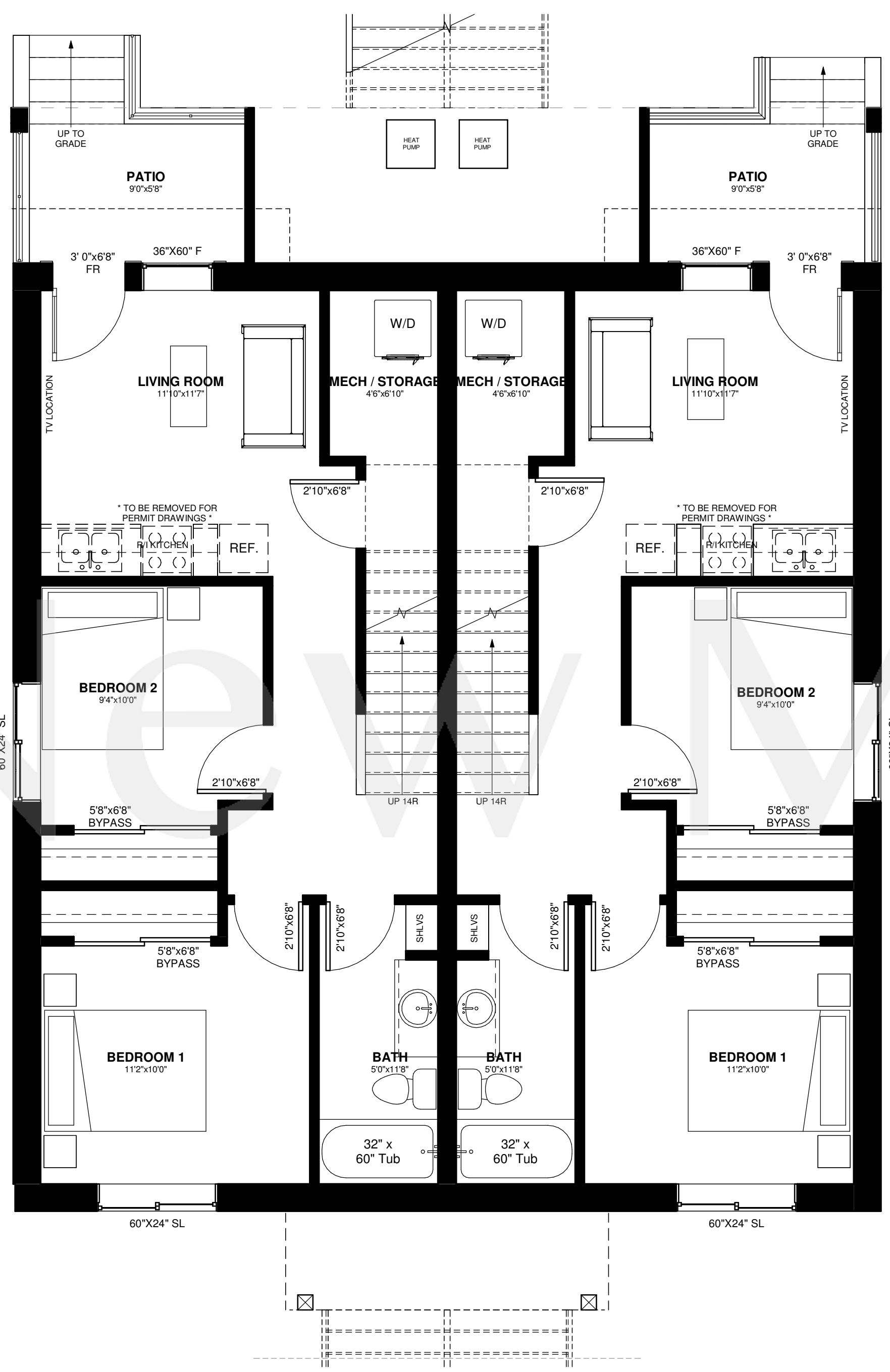
DRAWN BY: AS
 CHECKED BY: SC

SCALE: 1/4" = 1'-0"

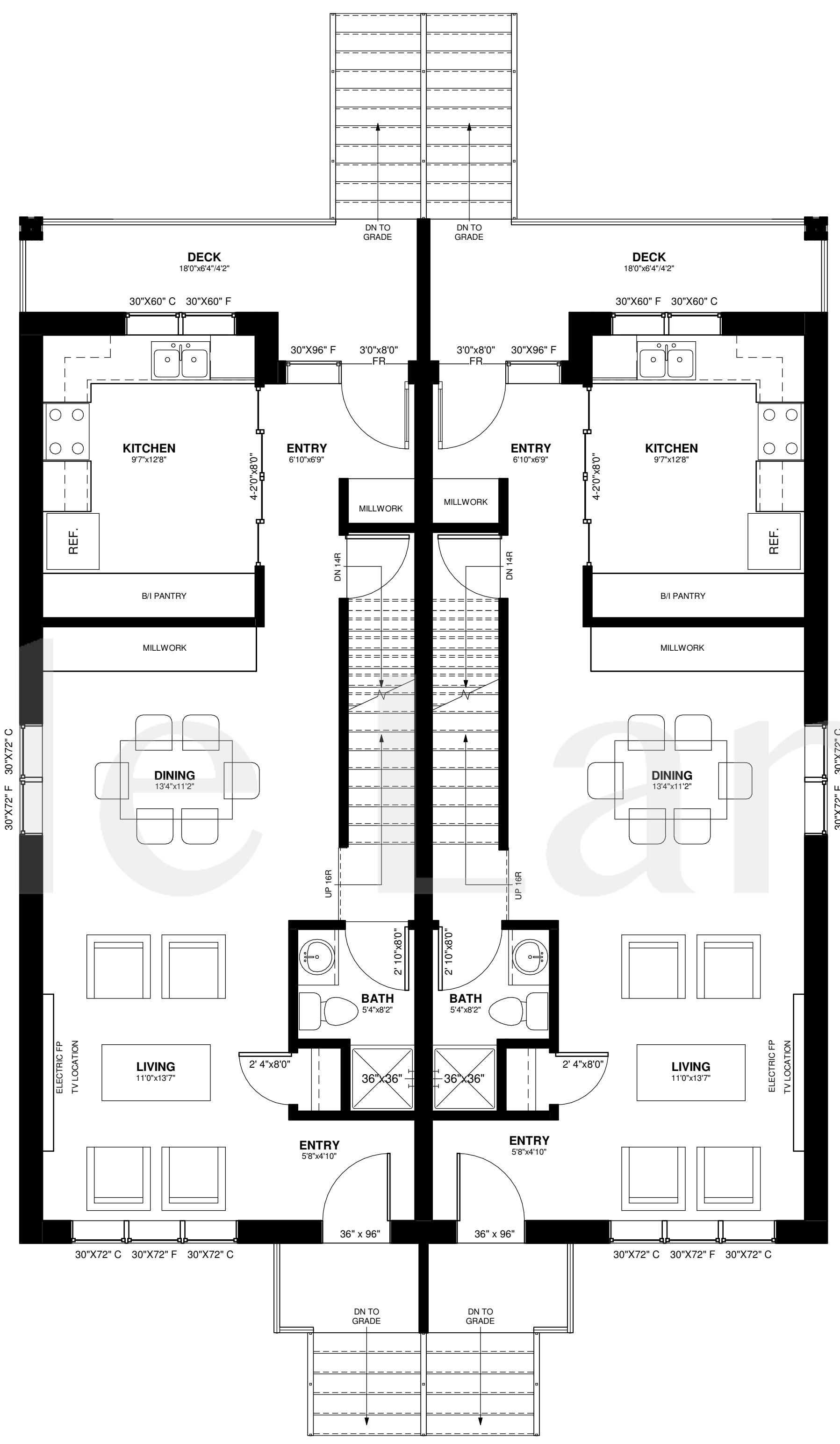
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SHEET #: **A1.1**

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1 BASEMENT FLOOR PLAN - PROPOSED
 1/4" = 1'-0"



2 MAIN FLOOR PLAN - PROPOSED
 1/4" = 1'-0"



BUILDER:

No.	Date:	Description:	By:
1	21-21-25	SSO	AS

BSMT DEV :	1403.48 sq.ft.
MAIN FLOOR :	1645.83 sq.ft.
UPPER FLOOR:	1669.00 sq.ft.
LOFT FLOOR :	735.13 sq.ft.
TOTAL AREA 1 :	5273.44 sq.ft.
MAIN FLOOR :	942.78 sq.ft.
UPPER FLOOR:	1081.01 sq.ft.
TOTAL AREA 2 :	2023.77 sq.ft.

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CLIENT:
LIN
 2950 W 31ST AVE,
 VANCOUVER, BC

STATUS:
 NOT ISSUED FOR CONSTRUCTION

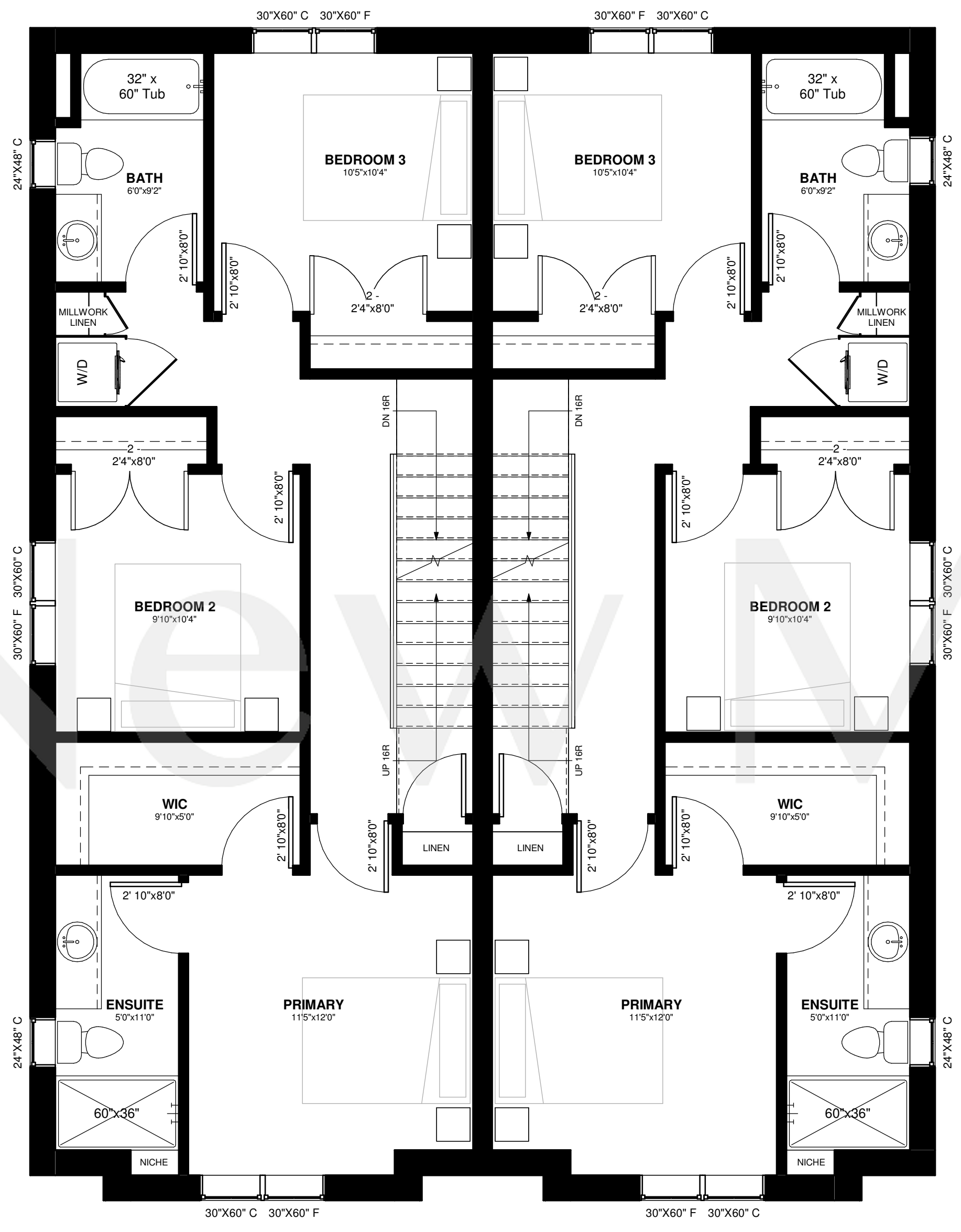
DRAWING NAME:
 UPPER FLOOR PLAN - PROPOSED

DRAWN BY: AS **CHECKED BY:** SC

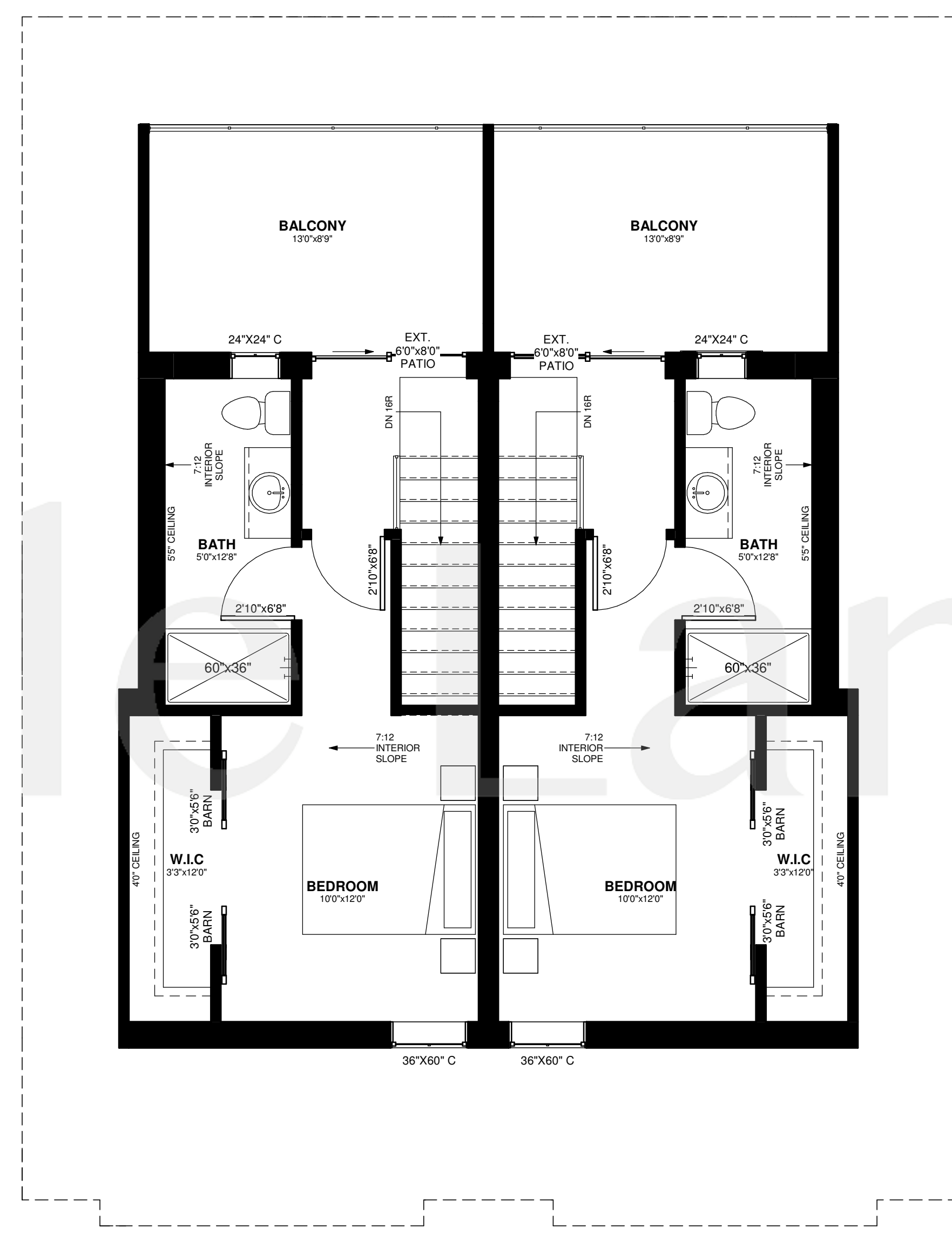
SCALE: 1/4" = 1'-0"
 PRINTED ON 24x36

SHEET #:
A1.2

PRINTED: 2025-01-24 12:43:18 PM



1 UPPER FLOOR PLAN - PROPOSED
 1/4" = 1'-0"



2 LOFT FLOOR PLAN - PROPOSED
 1/4" = 1'-0"



BUILDER:

No.	Date	Description	By
1	21-21-25	SSD	AS

BSMT DEV :	1403.48 sq.ft
MAIN FLOOR :	1645.83 sq.ft
UPPER FLOOR :	1669.00 sq.ft
LOFT FLOOR :	735.13 sq.ft
TOTAL AREA 1 :	5273.44 sq.ft
MAIN FLOOR :	942.78 sq.ft
UPPER FLOOR :	1081.01 sq.ft
TOTAL AREA 2 :	2023.77 sq.ft

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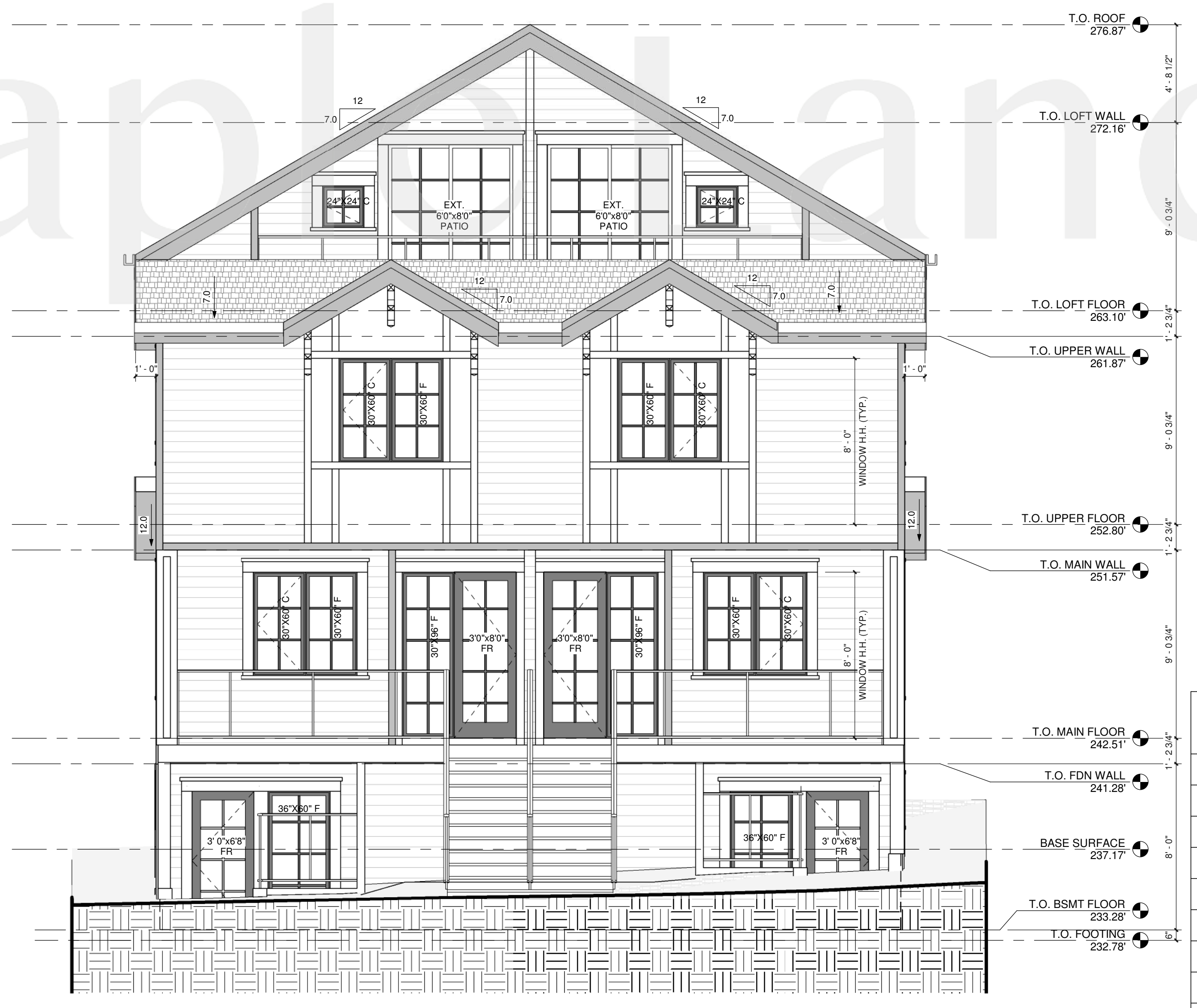
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CLIENT:
LIN
 2950 W 31ST AVE,
 VANCOUVER, BC

STATUS:
 NOT ISSUED FOR CONSTRUCTION
DRAWING NAME:
 FRONT ELEVATION - PROPOSED
DRAWN BY: AS **CHECKED BY:** SC
SCALE: 1/4" = 1'-0"
 PRINTED ON 24x36
SHEET #:
A3.0



1 FRONT ELEVATION - PROPOSED
 1/4" = 1'-0"



2 REAR ELEVATION - PROPOSED
 1/4" = 1'-0"

BUILDER:

No.	Date	Description	By
1	01-21-25	SSO	AS

BSMT DEV	: 1403.48 sq.ft
MAIN FLOOR	: 1645.83 sq.ft
UPPER FLOOR	: 1669.00 sq.ft
LOFT FLOOR	: 735.13 sq.ft
TOTAL AREA 1	: 5273.44 sq.ft
MAIN FLOOR	: 942.78 sq.ft
UPPER FLOOR	: 1081.01 sq.ft
TOTAL AREA 2	: 2023.77 sq.ft

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CLIENT:
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STATUS:
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DRAWING NAME:
 SIDE ELEVATIONS PROPOSED

DRAWN BY: AS **CHECKED BY:** SC

SCALE: 1/4" = 1'-0"
 PRINTED ON 24x36

SHEET #:
A3.1

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MATERIAL LEGEND	
EX1	- ASPHALT SHINGLES
EX2	- FIBRE CEMENT LAP SIDING
EX3	- INSULATED WOOD PANEL DOOR
EX4	- DOUBLE PANE SEALED UNIT VINYL WINDOWS
EX5	- WOOD SOFFIT WITH C/W SLOT VENTILATION
EX6	- 42" GLASS GUARDRAIL
EX7	- 1x10 FASCIA
EX8	- GUTTER
EX9	- 12x12 WOOD COLUMN
EX10	- 42" GLASS RAILING AND STAIRS



LEFT ELEVATION - PROPOSED



RIGHT ELEVATION - PROPOSED



BUILDER:

No.	Date:	Description:	By:
1.	01-21-25	SSO	AS

BSMT DEV :	1403.48 sq.ft
MAIN FLOOR :	1645.83 sq.ft
UPPER FLOOR:	1669.00 sq.ft
LOFT FLOOR :	735.13 sq.ft
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MAIN FLOOR :	942.78 sq.ft
UPPER FLOOR:	1081.01 sq.ft
TOTAL AREA 2 :	2023.77 sq.ft

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CLIENT:

LIN
 2950 W 31ST AVE,
 VANCOUVER, BC

STATUS:
 NOT ISSUED FOR CONSTRUCTION

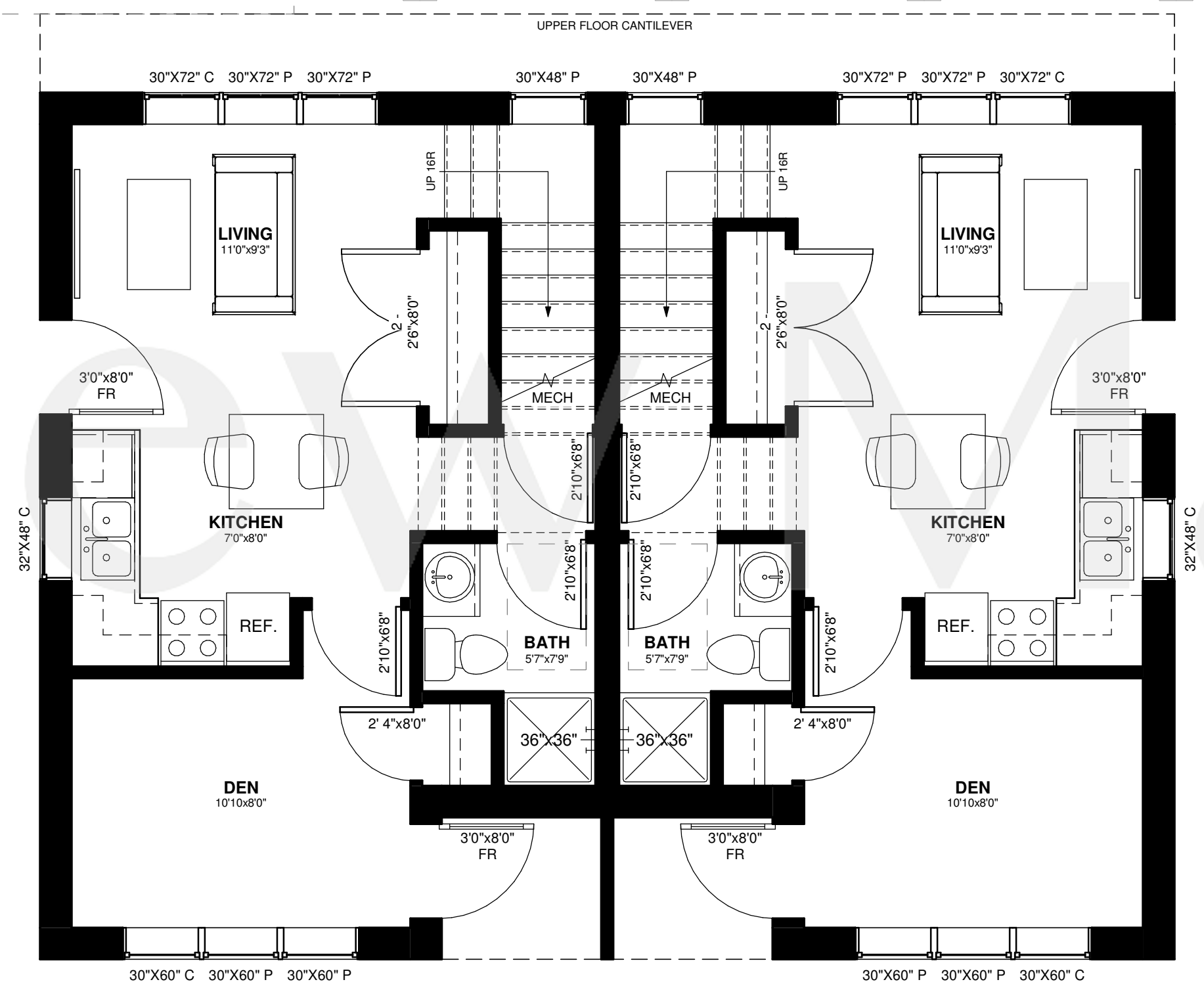
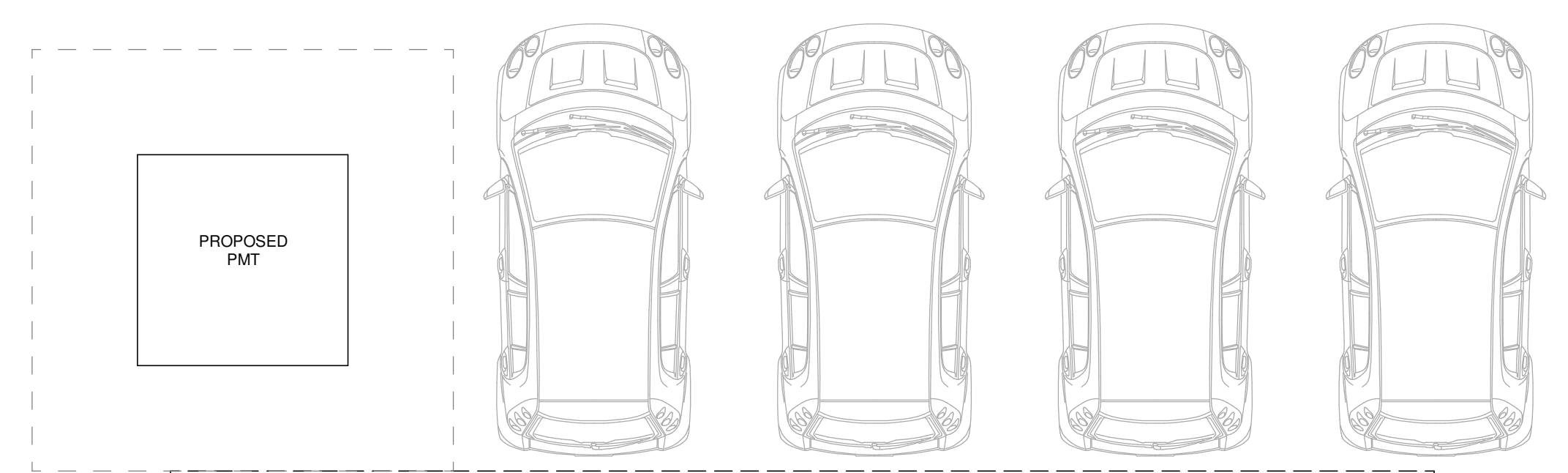
DRAWING NAME:
 LWH FLOOR PLAN - PROPOSED

DRAWN BY: AS CHECKED BY: SC

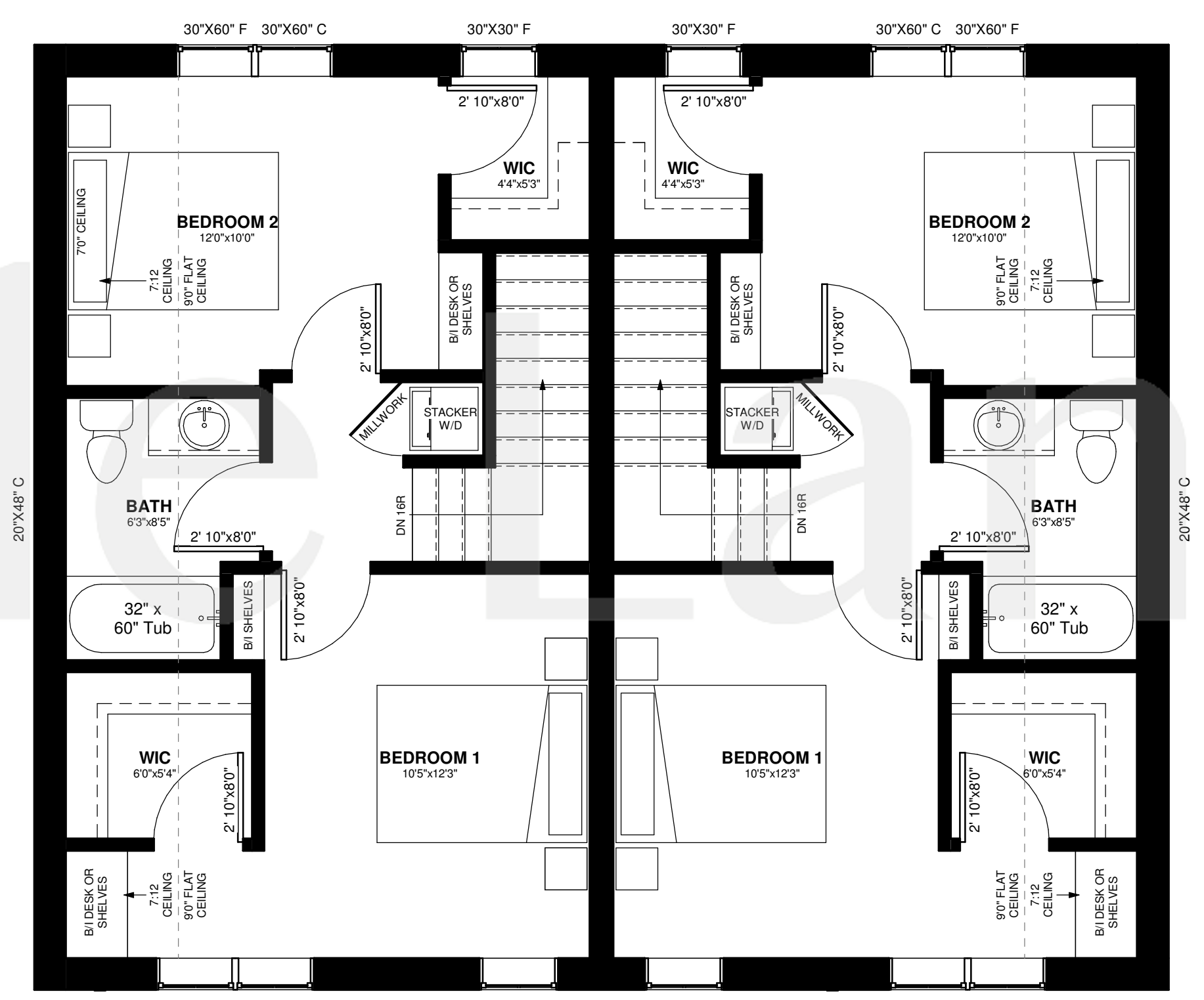
SCALE: 1/4" = 1'-0"
 PRINTED ON 24x36

SHEET #: **A1.3**

PRINTED: 2025-01-24 12:43:37 PM



1 T.O. LWH MAIN FLOOR
 1/4" = 1'-0"



2 T.O. LWH UPPER FLOOR
 1/4" = 1'-0"

BUILDER:

No.	Date	Description	By
1	31-21-25	SSO	AS

BSMT DEV	: 1403.48 sq.ft
MAIN FLOOR	: 1645.83 sq.ft
UPPER FLOOR	: 1669.00 sq.ft
LOFT FLOOR	: 735.13 sq.ft
TOTAL AREA 1	: 5273.44 sq.ft
MAIN FLOOR	: 942.78 sq.ft
UPPER FLOOR	: 1081.01 sq.ft
TOTAL AREA 2	: 2023.77 sq.ft

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CLIENT:
LIN
 2950 W 31ST AVE,
 VANCOUVER, BC

STATUS:
 NOT ISSUED FOR CONSTRUCTION
DRAWN BY: AS
CHECKED BY: SC
SCALE: 1/4" = 1'-0"
 PRINTED ON 24x36
SHEET #:
A1.4



New Maple Land



BUILDER:

No.	Date	Description	By
1	31-21-25	SSO	AS

BSMT DEV	: 1403.48 sq.ft
MAIN FLOOR	: 1645.83 sq.ft
UPPER FLOOR	: 1669.00 sq.ft
LOFT FLOOR	: 735.13 sq.ft
TOTAL AREA 1	: 5273.44 sq.ft
MAIN FLOOR	: 942.78 sq.ft
UPPER FLOOR	: 1081.01 sq.ft
TOTAL AREA 2	: 2023.77 sq.ft

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CLIENT:

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2950 W 31ST AVE,
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STATUS:
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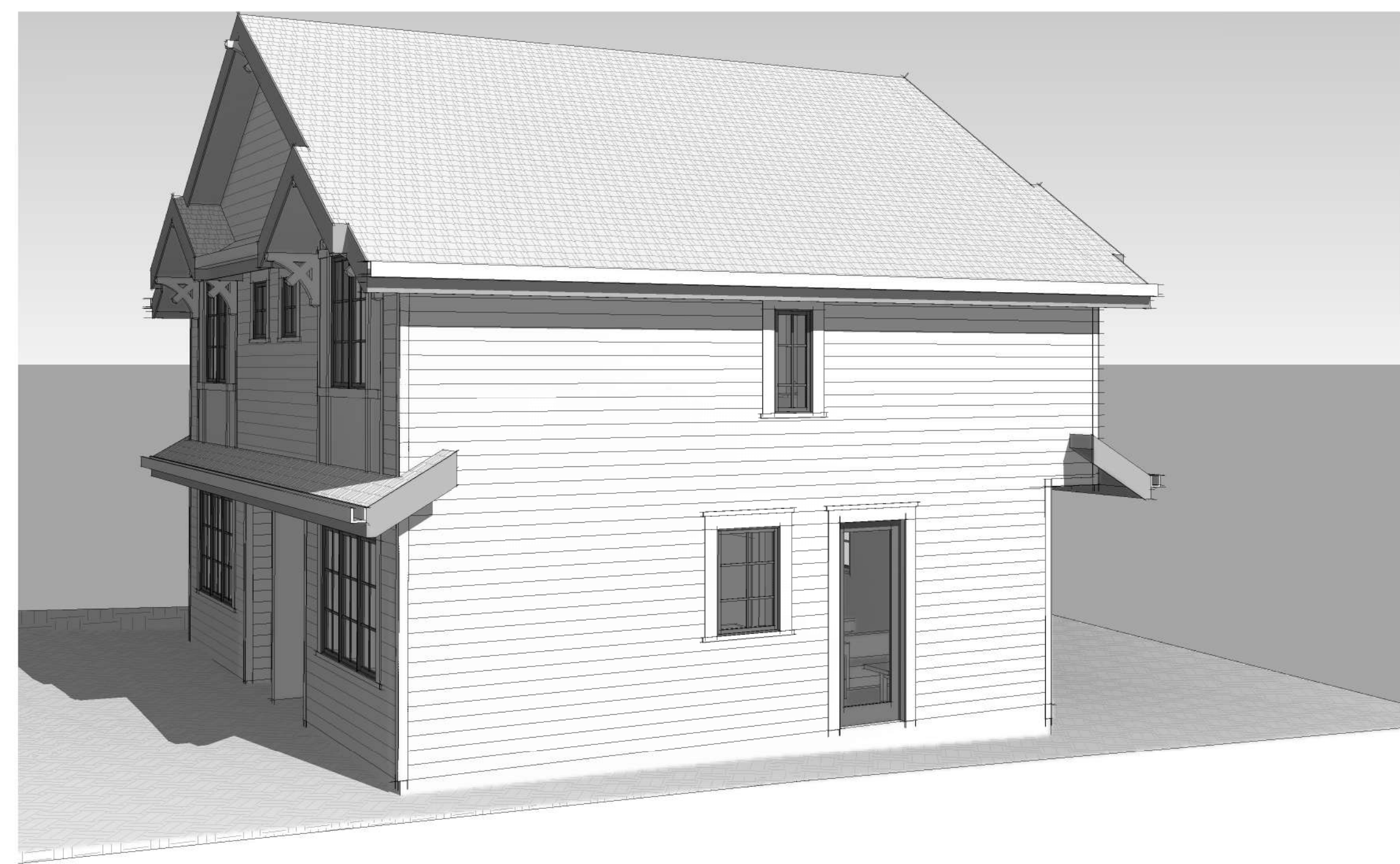
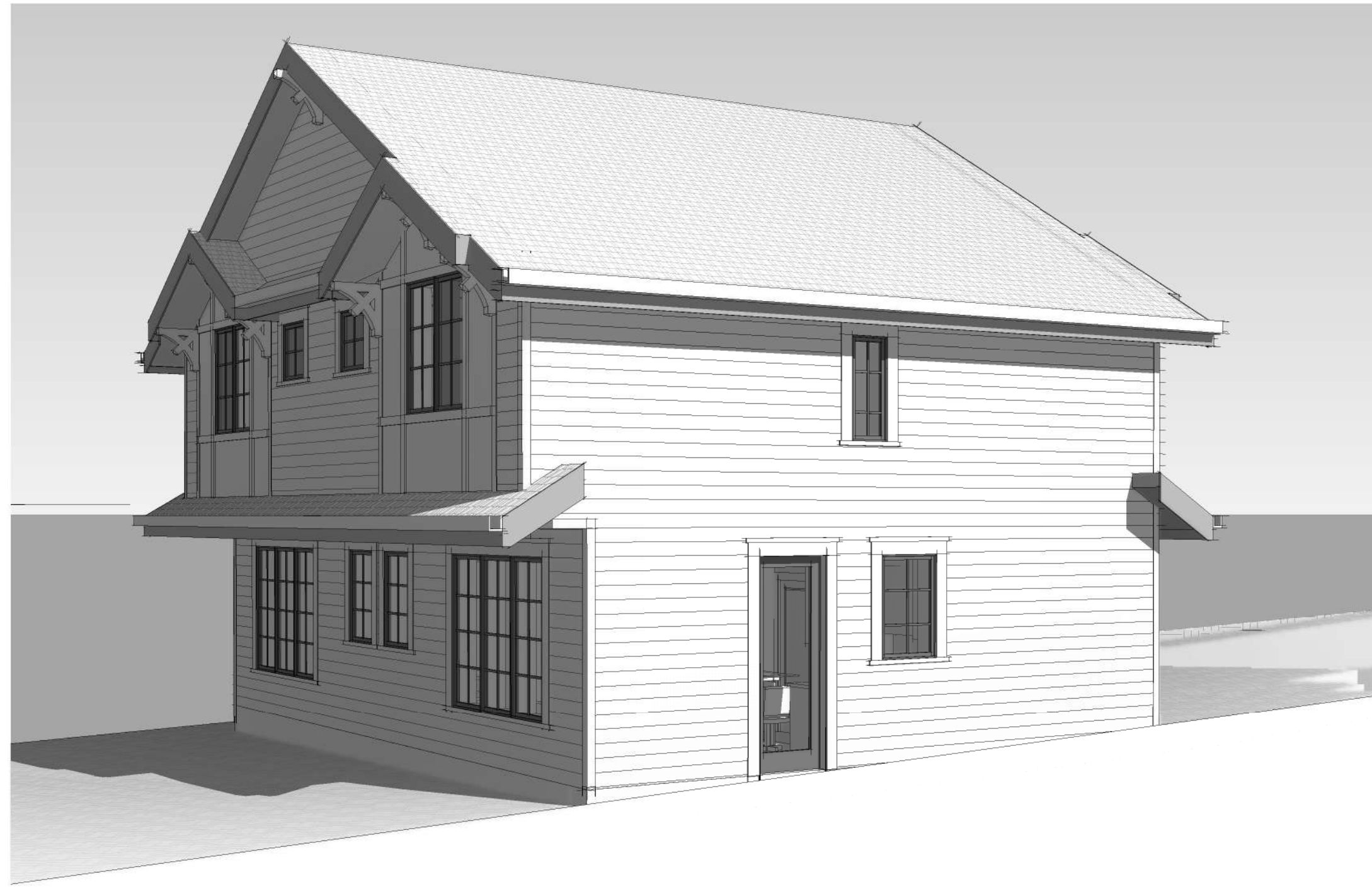
DRAWING NAME:
 LWH SIDE ELEVATIONS - PROPOSED

DRAWN BY: AS **CHECKED BY:** SC

SCALE: 1/4" = 1'-0"
 PRINTED ON 24x36

SHEET #:
A1.5

PRINTED: 2025-01-24 12:43:45 PM



New Maple Land



1 LWH SIDE ELEVATION (E)
 1/4" = 1'-0"



2 LWH SIDE ELEVATION (W)
 1/4" = 1'-0"

BUILDER:

No.	Date	Description	By
1	31-21-25	SSO	AS

BSMT DEV	: 1403.48 sq.ft
MAIN FLOOR	: 1645.83 sq.ft
UPPER FLOOR	: 1669.00 sq.ft
LOFT FLOOR	: 735.13 sq.ft
TOTAL AREA 1	: 5273.44 sq.ft
MAIN FLOOR	: 942.78 sq.ft
UPPER FLOOR	: 1081.01 sq.ft
TOTAL AREA 2	: 2023.77 sq.ft

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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

CLIENT:
LIN
2950 W 31ST AVE,
VANCOUVER, BC

STATUS:
NOT ISSUED FOR CONSTRUCTION

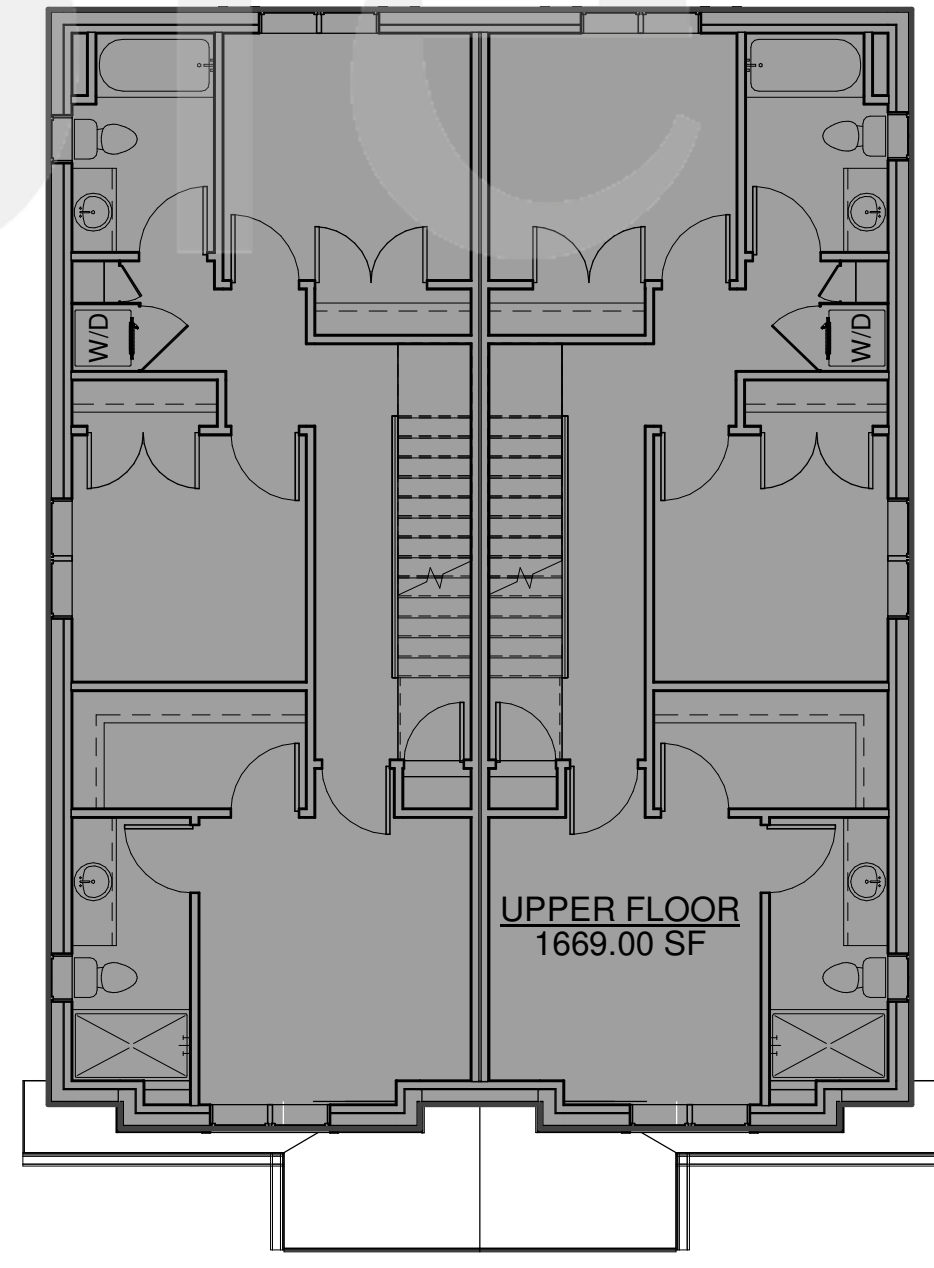
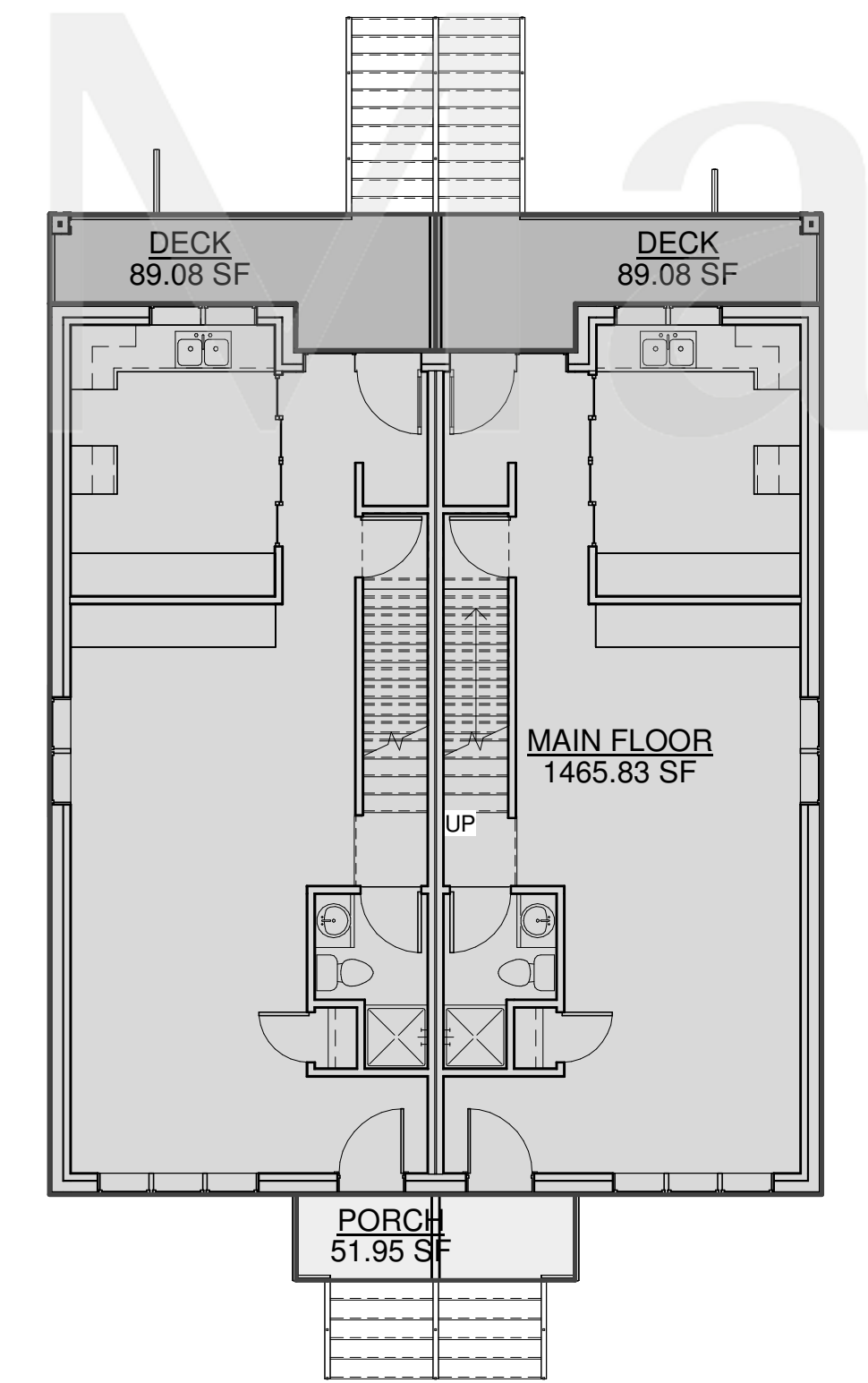
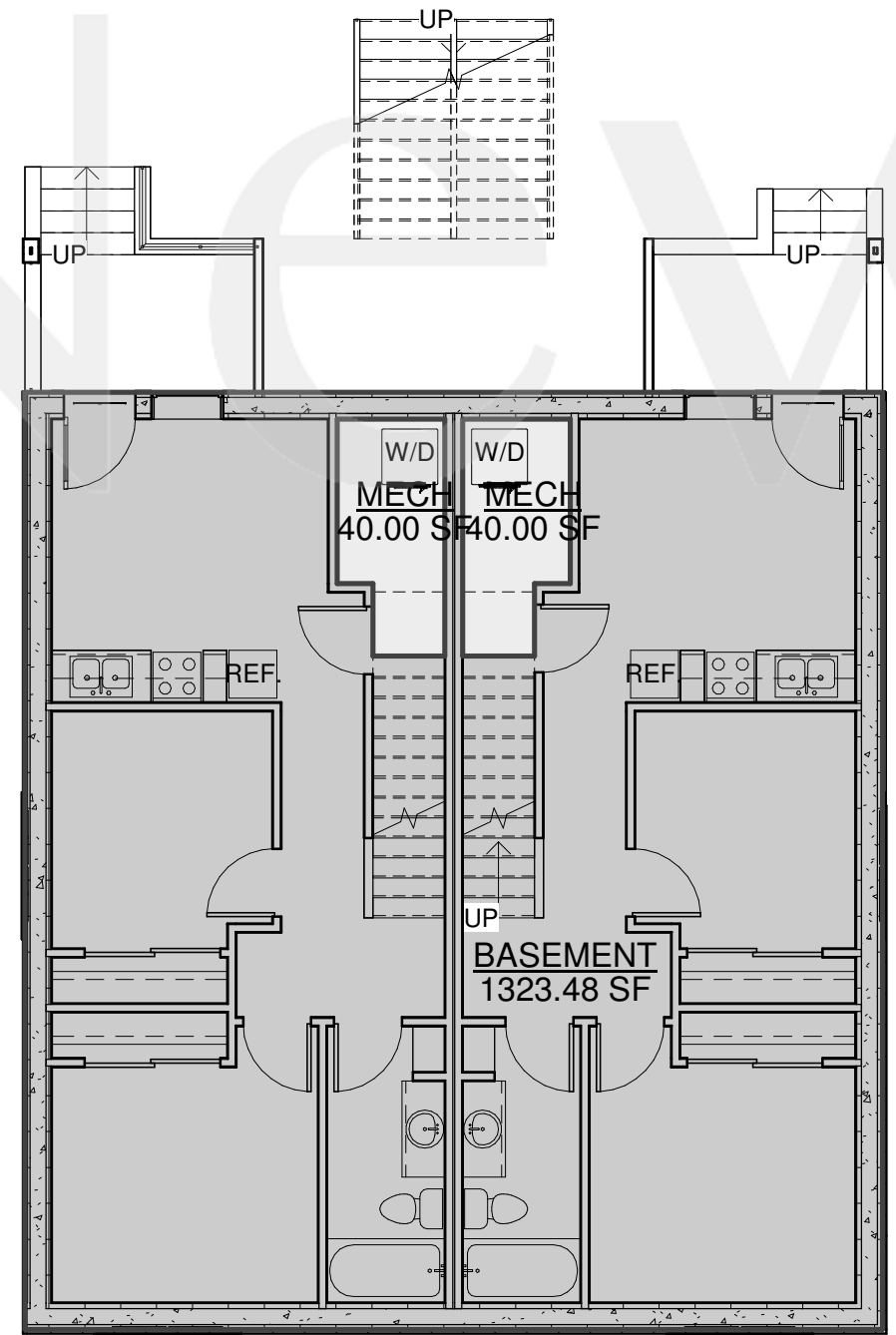
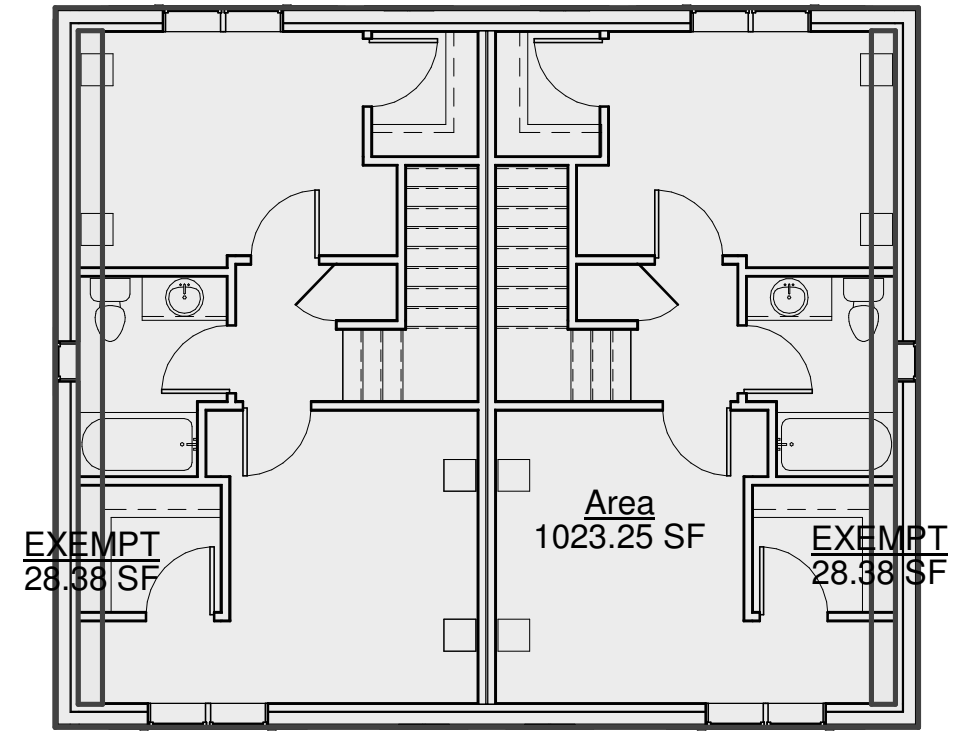
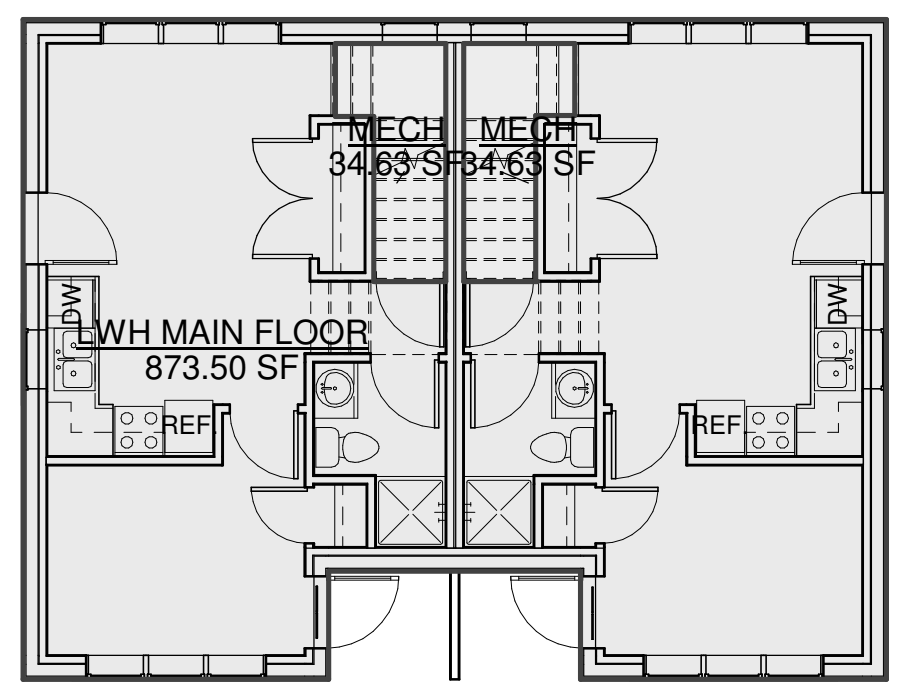
DRAWING NAME:
FLOOR AREA SUMMARY

DRAWN BY: AS	CHECKED BY: SC
------------------------	--------------------------

SCALE: 1/8" = 1'-0"
PRINTED ON 24x36

SHEET #:
Z

PRINTED: 2025-01-24 12:38:47 PM



1 BASEMENT AREA
1/8" = 1'-0"

2 MAIN FLOOR AREA
1/8" = 1'-0"

3 UPPER FLOOR AREA
1/8" = 1'-0"

4 LOFT AREA
1/8" = 1'-0"

New Maple Land