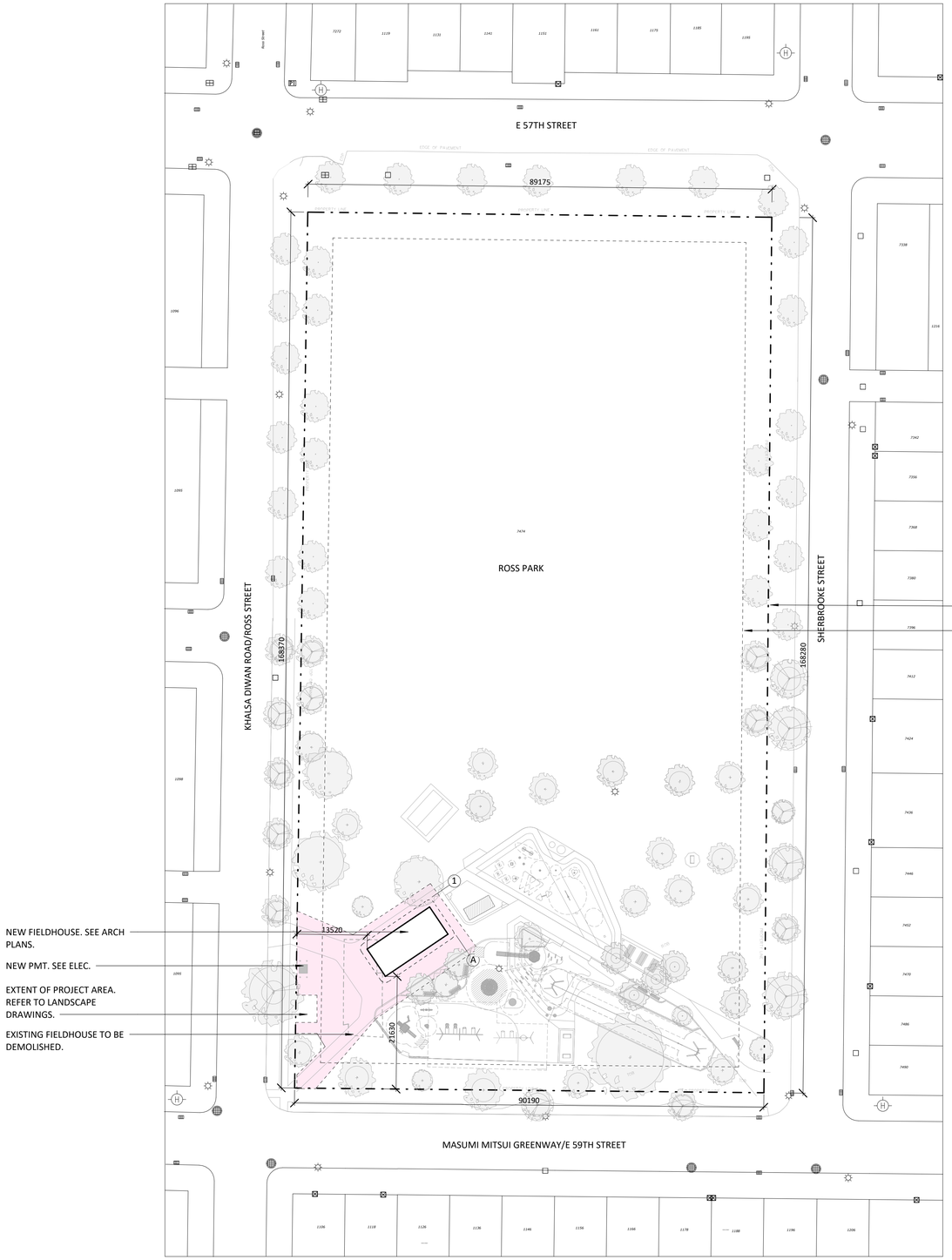


1 SITE PLAN
1 : 500

LEGEND

- EXISTING MANHOLE COVER
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING VAULT
- EXISTING TREE
- EXISTING STREET LAMP POLE
- EXISTING JUNCTION BOX

FIRE DEPARTMENT ACCESS NOTES

EXISTING FIRE HYDRANT IS 60M FROM SITE AND IS LOCATED ON THE CORNER OF ROSS ST AND E 59TH AVE.

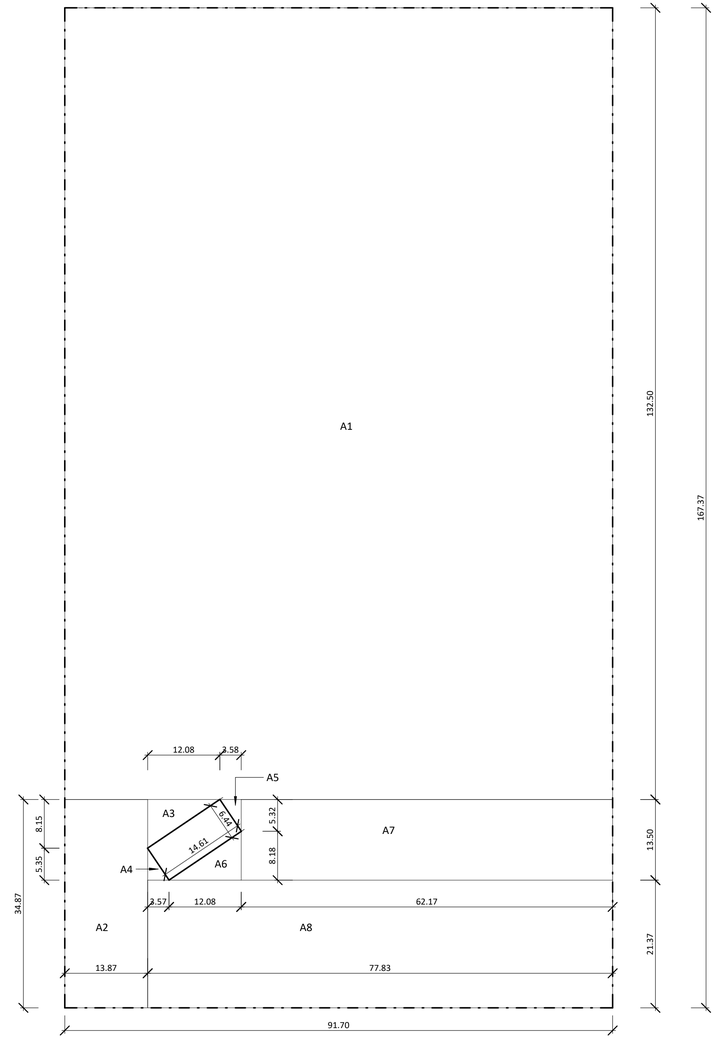
PROPOSED BUILDING IS NOT SPRINKLERED AND IS NOT EQUIPPED WITH A FIRE DEPARTMENT CONNECTION.

FIRE FIGHTER ACCESS IS PROVIDED TO THE BUILDING BY WAY OF ROSS STREET.

3.2.5.4
1(B) EVERY BUILDING SHALL PROVIDE ACCESS ROUTES FOR FIRE DEPARTMENT VEHICLES TO EACH BUILDING FACE HAVING ACCESS OPENINGS FOR FIREFIGHTING AS REQUIRED BY ARTICLE 3.2.5.1 AND 3.2.5.2

3.2.5.5
1(A) EVERY ACCESS OPENING SHALL BE LOCATED NO LESS THAN 3M AND NO MORE THAN 15M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE

4 THE ACCESS ROUTE FROM THE HYDRANT LOCATION TO THE BUILDING LOCATION SHALL BE NO MORE THAN 90M



GROSS PERIMETER AREA:	167.37	X	91.70 =	**15,347.83 SM**
AREA DEDUCTIONS:				
A1	132.50	X	91.70 =	12,150.25
A2	34.88	X	13.87 =	483.79
A3	0.5(12.08	X	8.15) =	49.23
A4	0.5(5.35	X	3.57) =	9.55
A5	0.5(3.58	X	5.32) =	9.52
A6	0.5(12.08	X	8.18) =	49.40
A7	13.50	X	62.17 =	839.30
A8	21.37	X	77.83 =	1663.23
SUBTOTAL:				**15,254.27 SM**
TOTAL NET BUILDING AREA:				**93.56 SM**

2 FSR OVERLAY PLAN
1 : 500

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REGISTERED ARCHITECT MARK JEFFREY WOTTUM BRITISH COLUMBIA
2026-07-09

1	ISSUED FOR DEVELOPMENT PERMIT	2026 07 09
	ISSUED FOR TENDER	
	ISSUED FOR 100% CD	
	ISSUED FOR BP	
	ISSUED FOR 90% CD	
	ISSUED FOR 60% CD	

REVISIONS

Carscadden

JOB TITLE
ROSS PARK FIELDHOUSE

PROJECT ADDRESS
7474 ROSS STREET, VANCOUVER, BC

SHEET TITLE
SITE PLAN AND FSR PLAN

DRAWN CB/HM
CHECKED MW
JOB NO. 2529
DATE JAN 2026
SCALE

SHEET
A0.1

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