

PROJECT STATISTICS

3868 RUPERT STREET			
LEGAL ADDRESS:	3868 RUPERT STREET		
LEGAL DESCRIPTION:	LOT A BLOCK 4 SECTION 50 PLAN VA P10246 DISTRICT LOT THSL NWD PART NW 1/4, GROUP 1.		
SITE AREA:	260' X 111.6'	29,102.38 SF	
EXISTING ZONING:	C1	2,703 M2	
PROPOSED ZONING:	CD - RENTAL 100		
TOTAL F.S.R. PROPOSED:		3.60	104,667 SF

HEIGHT PROPOSED: 6 STOREYS

FLOOR	CRU 1 RETAIL MARKET	CRU 1 MEZZANINE	SERVICE CORR/ROOM [COMMERCIAL]	CRU 2 CAFÉ	CRU 3 SALON	CRU 4 PIZZA CAFÉ	CRU 5 RESTAURANT	CRU 6 MEDICAL	CRU 7 RETAIL	GARBAGE [COMMERCIAL]	CRU GROSS	CRU NET
L 1	10,856	904	1,432	1,175	678	824	2,376	771	2,419	558	22,493	20,003
L 2												
L 3												
L 4												
L 5												
L 6												
ROOF			500									
TOTAL	10,856	904	1,932	1,175	678	824	2,376	771	2,419	558	22,493	20,003

FLOOR	RESIDENTIAL [SUITES ONLY]	CIRC. (RESID)	RESIDENTIAL (OFFICE/MAIL/STORAGE)	RESIDENTIAL GARBAGE	RESIDENTIAL AMENITY	RESID GROSS (TOTAL)
L 1		2,359	424	325		3,108
L 2	16,903	2,391	74		329	19,697
L 3	17,178	2,391	74			19,643
L 4	13,044	2,034			575	15,653
L 5	12,770	2,000				14,770
L 6	12,770	2,000				14,770
TOTAL	72,665	13,175	572	325	904	87,641

CRU&RES TOTAL GROSS	CRU&RES GARBAGE	IN-SUITE STORAGE	RESIDENTIAL AMENITY	NET (FSR) (MINUS DEDUCTIONS)
25,601	883			24,718
19,697		880	329	18,488
19,643		880		18,763
15,653		720	575	14,358
14,770		600		14,170
14,770		600		14,170
110,134	883	3,680	904	104,667

FLOOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
L 1	0	0	0	0
L 2	21	5	1	27
L 3	20	6	1	27
L 4	15	3	2	20
L 5	11	8	0	19
L 6	11	8	0	19
TOTAL	78	30	4	112
	70%	29%		

RESID FSR AREA	TOTAL FSR AREA
82,732	104,667
2.84	3.60
CRU FSR AREA	
21,935	
0.75	

DRAWING LIST

- A1.01 STATISTICS
- A1.02 CONTEXT AND RATIONALE
- A1.03 SITE PLAN AND PHOTO MONTAGE
- A1.04 SHADOW STUDY
- A1.05 SITE SURVEY
- A1.06 BUILDING GRADES
- A2.01 PARKING P2
- A2.02 PARKING P1
- A3.01 LEVEL 1
- A3.02 LEVEL 2
- A3.03 LEVEL 3
- A3.04 LEVEL 4
- A3.05 LEVEL 5
- A3.05 LEVEL 6
- A3.07 ROOF PLAN
- A4.01 SECTION 1
- A4.02 SECTION 2
- A4.03 SECTION 3
- A5.01 ELEVATION - RUPERT STREET
- A5.02 ELEVATION - LANE
- A5.03 ELEVATION - 22ND AVE
- A5.04 ELEVATION - 23RD AVE
- A6.01 UNITS
- A6.02 UNITS
- A6.03 UNITS
- A6.04 UNITS
- A6.05 UNITS
- A7.01 FSR OVERLAYS - LEVEL 1
- A7.02 FSR OVERLAYS - LEVEL 2
- A7.03 FSR OVERLAYS - LEVEL 3
- A7.04 FSR OVERLAYS - LEVEL 4
- A7.05 FSR OVERLAYS - LEVEL 6



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NOTES
NO. DESCRIPTION

REVISIONS
NO. DATE REMARKS

PARKING

RESIDENTIAL PARKING VPBL 4.5.B1 RENTAL 100
1 SPACE PER 125M2 (1345 SF) OF GROSS FLOOR AREA
VISITORS : 7.5% OF UNIT TOTAL
DISABILITY SPACES 1 UP TO 7 UNITS + 0.034 X ADD UNIT (4.8.4 VPBL)
SUBTOTAL

COMMERCIAL RETAIL PARKING VPBL 4.2.5.1 RETAIL USES (MARKET, SALON, MEDICAL OFFICE, RETAIL)
1 PER 100M2 (1076 SF) UP TO 300M2 (3229 SF)
1 PER EVERY 50M2 (538 SF) OVER 300M2 (3229 SF)
DISABILITY SPACES 1 UP TO 5381 SF + 0.4 PER 10,763SF (4.8.4 VPBL)

COMMERCIAL RESTAURANT PARKING VPBL 4.2.5.11 RESTAURANT USES (CAFÉ, PIZZA CAFÉ, RESTAURANT)
1 PER 50M2 (538 SF) UP TO 100M2 (1076 SF)
1 PER EVERY 10M2 (107.6 SF) UP TO 500M2 (5382SF)
DISABILITY SPACES 1 UP TO 5381 SF + 0.4 PER 10,763SF (4.8.4 VPBL)

REQUIRED	PROVIDED	UNIT MIX AND IN SUITE STORAGE
87,641	65	
INCLUDING	8	
	5	
RESIDENTIAL	74	88 (15 EXTRA)
		(INCLUDING 5 HC STALLS AND 4 SC STALLS)
15,628	3	
INCLUDING	23	
	2	
4,375	2	
INCLUDING	31	
	1	
COMMERCIAL	59	70 (11 EXTRA)
INCLUDING	3	(INCLUDING 3 HC STALLS)
TOTAL	133	158
INC. HC STALLS	8 HC	8 HC
SMALLCARS		8 SC

TYPE	#OF BEDS	AREA	#	IN SUITE STORAGE
A	1B	577	42	40
A1	1B	493	2	40
A2	1B	562	3	40
A3	1B	557	16	40
B	2B	821	5	40
C	2B&D	769	2	
D	2B&D	720	2	
E	1B	590	9	40
F	3B	888	2	40
G	2B	850	4	40
H	2B&D	848	2	
L	3B	996	1	40
M	3B	927	1	40
N	1B	504	2	
P	2B	777	2	40
Q	2B	776	2	40
Q1	2B&D	847	3	40
Q2	2B	696	2	40
Q3	2B	766	4	40
R	1B	620	2	
S	2B	504	2	
T	1B	558	2	40
			112	
L2 AMENITY		329	1	
L4 AMENITY		575	1	

TOTAL CAR PARKING

BICYCLE SPACE CALCULATION

RESIDENTIAL
1.25 PER UNIT
6 CLASS B FOR > 20 UNITS

COMMERCIAL
1 CLASS A BIKE SPACE PER 500M2 GROSS FLOOR AREA (5381SF)
6 CLASS B FOR > 1000 M2 GROSS FLOOR AREA

REQUIRED	PROVIDED
RESIDENTIAL	140
	6
	146
COMMERCIAL	4
	6
	10
TOTAL	156

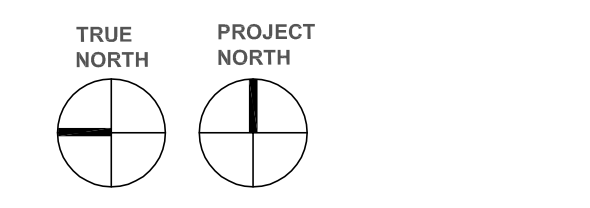
1 BEDS AVERAGE	570
[600 MAX AVERAGE]	
2 BEDS AVERAGE	730
[830 MAX AVERAGE]	
3 BEDS AVERAGE	937
[1044 MAX AVERAGE]	

LOADING CALCULATION

CLASS A
CLASS B

REQUIRED	PROVIDED
	0
	3
TOTAL	3

(2 COMMERCIAL AND 1 RESIDENTIAL)



3868 RUPERT STREET
VANCOUVER
MIXED USE PROJECT
COMMERCIAL & RESIDENTIAL

DATE APRIL 4TH 2016
DRAWN BY CM
CHECKED BY AB
SCALE
JOB NUMBER 1551