

Rezoning Drawings List

Cover Sheet		
RZ	1.01	Project Data n/a
RZ	1.02	Context Plan 1/64"=1'
RZ	1.03	Current Site Plan 1/32"=1'
RZ	1.04	Proposed Site Plan 1/32"=1'
RZ	2.01	View Impact Study n/a
RZ	2.02	Streetscape Elevations n/a
RZ	2.03	Shadow Study n/a
RZ	2.04	Site Perspectives n/a
RZ	2.05	Building Perspectives n/a
RZ	2.06	Building A & C Base Plane Diagram n/a
RZ	2.07	Building B & D Base Plane Diagram n/a
RZ	2.08	Height Envelope 1/16"=1'
RZ	2.09	Setback Diagram 1/16"=1'
RZ	2.10	Horizontal Angle of Daylight n/a
RZ	3.00	Parking Level 4 1/32"=1'
RZ	3.01	Parking Level 3 1/32"=1'
RZ	3.02	Parking Level 2 1/32"=1'
RZ	3.03	Parking Level 1 1/32"=1'
RZ	3.04	Ground Floor Plan 1/32"=1'
RZ	3.05	Level 2 Floor Plan 1/32"=1'
RZ	3.06	Level 3 Floor Plan 1/32"=1'
RZ	3.07	Level 4-8 Floor Plan 1/32"=1'
RZ	3.08	Level 9 Floor Plan 1/32"=1'
RZ	3.09	Roof Plan 1/32"=1'
RZ	3.10	Typical Townhome Plans 1/4"=1'
RZ	3.11	Lowrise Floor Plans 1/8"=1'
RZ	3.12	Midrise Ground Floor Plan 1/8"=1'
RZ	3.13	Midrise Level 02-03 Plan 1/8"=1'
RZ	3.14	Midrise Level 04-09 Plan 1/8"=1'
RZ	4.01	Site Section A 1/16"=1'
RZ	4.02	Site Section B 1/16"=1'
RZ	4.03	Site Section C 1/16"=1'
RZ	5.01	Lowrise Elevations 1/16"=1'
RZ	5.02	Midrise Elevations 1/16"=1'
RZ	5.03	Townhome Elevations 1/16"=1'
RZ	6.01	Survey n/a
RZ	6.02	Building Grades n/a
RZ	7.01-7.02	Landscape Drawings nts

Parcel A | Building B | Midrise at the Corner of Harwood & Cardero

notes	flr	flr to flr	height	Gross Area	Exclusions					Sub-Total	FSR	Units			Total
					Encl. Balcony	Storage	Wall Exclusion	Open Balcony	Terrace			STUDIO	1BR	2BR	
T.O.P	-	-	68.00	140.00	-	-	-	-	-	-	-	-	-	-	-
mech	9	9.67	129.03	540	-	-	23	-	-	23	517	-	-	-	8
	8	8.67	120.36	7,710	-	-	64	-	920	1,195	6,565	-	-	2	6
	8	8.67	111.69	7,858	-	-	93	-	428	7,430	-	-	4	6	10
	7	8.67	103.02	7,858	-	-	93	-	428	7,430	-	-	4	6	10
	6	8.67	94.35	7,858	-	-	93	-	428	7,430	-	-	4	6	10
	5	8.67	85.68	7,858	-	-	93	-	428	7,430	-	-	4	6	10
	4	8.67	77.01	7,858	-	-	93	-	428	7,430	-	-	4	6	10
	3	8.67	68.34	8,366	-	-	93	-	428	7,430	-	-	4	6	10
	2	8.67	59.67	8,477	-	-	95	-	429	8,048	2	7	3	12	
lobby	1	10.67	49.00	7,923	-	-	95	-	95	7,923	3	6	2	11	
TOTAL				72,303			855	2,347	1,576	4,778	67,525	5	39	47	91

Parcel A | Building A | Townhome/Lowrise along Beach Avenue

notes	flr	flr to flr	height	Gross Area	Exclusions					Sub-Total	FSR	Units			Total
					Opening	Storage	Wall Exclusion	Open Balcony	Terrace			STUDIO	1BR	2BR (family)	
T.O.P	-	-	68.16	-	-	-	-	-	-	-	-	-	-	-	-
Lowrise	2	8.67	58.01	8,495	-	-	115	-	995	1,993	6,502	-	1	7	8
Lowrise	1	8.67	49.34	7,918	-	80	114	-	427	7,491	-	5	5	10	
TH	P1	8.67	40.67	5,081	318	-	94	-	998	4,083	-	-	-	-	
TH	P2	8.67	32.03	3,732	-	-	81	-	81	3,651	-	-	9	9	
TOTAL				25,226	318	80	304	1,742	995	3,499	21,727		6	21	27

Parcel B | Building C | Townhomes along Harwood

notes	flr	flr to flr	height	Gross Area	Exclusions					Sub-Total	FSR	Units			Total
					Opening	Storage	Wall Exclusion	Open Balcony	Terrace			STUDIO	1BR	2BR (family)	
T.O.P	-	-	78.06	-	-	-	-	-	-	-	-	-	-	-	-
TH	3	9.67	67.39	4,592	545	-	142	-	-	687	3,905	-	-	-	-
TH	2	9.67	57.72	4,688	-	400	142	-	90	632	4,056	-	-	10	10
TH	1	9	48.72	2,578	-	120	85	-	-	205	2,373	2	3	-	5
TOTAL				11,858	545	520	369	90		1,524	10,344	2	3	10	15

Parcel A | Building D | Amenity Facility

P2 LEVEL	Gross Area		FSR
	New Built	Renovation	
	3,977	4,714	8,691
			0

Parcel A | Infill around Existing Towers

	Gross Area				Exclusions			FSR
	Tower A	Tower B	Tower C	Sub-Total	Tower A Amenity	Tower C Amenity	Sub-Total	
GROUND LEVEL	1,650	351	3,876	5,877	1,060	1,453	2,513	3,364
P1 LEVEL	1,900	269	-	2,169	-	-	-	2,169
TOTAL	3,550	620	3,876	8,046	1,060	1,453	2,513	5,533

Site Total

	Studio	1BR	2BR	Total
Parcel A	5	45	68	118
Parcel B	2	3	10	15
TOTAL	7	48	78	133

	Gross Area	Exclusion	FSR	Open Balcony
Parcel A	114,266	19,481	94,785	4,089
Parcel B	11,858	1,524	10,344	90
TOTAL	126,124	21,005	105,129	4,179

BEACH TOWERS

1600 BEACH AVENUE & 1651 HARWOOD STREET, VANCOUVER, BC

Zoning	RM - 5a Zoning	Parcel B (East Parcel)
Site Dimensions:	Parcel A (West Parcel) 91.63' (Bidwell) x 462.5' (Harwood) x 285.6' (Cardero) x 278' (Beach)	131' x 198'

PARCEL A

Site Area	8,334 SM	89,709 SF.
Site Setbacks	Permitted	Proposed
	Front (west)	12.00' 12.00'
	Front (east)	12.00' 12.00'
	Front (north)	12.00' 12.00'
	Front (south)	12.00' 25.00'
Building Height	60 FT (18.3 M)	89.93FT (27.41M)

NOTE: Height measured from the base point.

	Existing	Proposed			Total
		Infill at Base of Towers	Lowrise	Midrise	
FSR Area	304,112	5,533	21,727	67,525	398,897
FSR	3.39	0.06	0.24	0.8	4.45
# of Units	449	-	27	91	567
# of Floors	19, 20, 20	-	2	9	-
New Amenity					11,204
Site Coverage	17.5%		17.7%		35%

PARCEL B

Site Area	2,410 SM	25,938 SF.
Site Setbacks	Permitted	Proposed
	Front (west)	12.00' 12.00'
	Side (north)	7.00' 7.00'
	Side (south)	7.00' 7.00'
	Rear(east)	7.00' 7.00'
Building Height	60 FT (18.3 M)	30.21FT (9.2M)

NOTE: Height measured from the base point

	Existing	Proposed	Total
FSR Area	91,487	10,344	101,831
FSR	3.53	0.40	3.93
# of Units	152	15	167
# of Floors	21	3	-
Site Coverage	17%	18%	35%

COMBINED TOTAL

Site Area	10,744 SM	115,647 SF	
Proposed Exclusions			
FSR Area	395,599	105,129	500,728
FSR	3.42	0.91	4.33
# of Units	601	133	734
New Amenity			11,204

	Min. Required	Proposed
Parking	343	561
Bike Parking	166	213
Loading	2 Class B	2 Class B

PARKING REQUIREMENTS

Residential Minimum Parking Required

Parcel	Area		Minimum Residential Parking @ One space per 140 m ² of Gross Floor Area	Visitor Parking
	imperial	metric		
Parcel A	304,112.00	28,252.93	202	
Parcel B	94,785.00	8,805.81	63	
Subtotal	398,897.00	37,058.74	265	10
Parcel A	91,487.00	8,499.42	61	
Parcel B	10,344.00	960.99	7	
Subtotal	101,831.00	9,460.41	68	-
Total	500,728.00	46,519.15	333	10

Total Minimum Parking 343

Car Parking Provided

Parcel	Remained Existing Stalls	New Stalls	Final Stalls
Parcel A	-	-	-
Ground Level	-	-	-
P1 Level	93	22	115
P2 Level	79	42	121
P3 Level	59	53	112
P4 Level	113	-	113
Sub-Total	231	230	461
Parcel B	-	-	-
Ground Level	61	-	61
P1 Level	35	4	39
Sub-Total	96	4	100

Total Parking Proposed 561

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- The general contractor shall verify all dimensions, details, and levels prior to commencement of the work and is held responsible for reporting discrepancies and/or omissions to the architect immediately.
- The drawing must not be scaled.

DATE REVISIONS BY

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PROJECT TITLE:
 BEACH TOWERS

1600 BEACH AVE. & 1651 HARWOOD ST.
 VANCOUVER, BC

SHEET TITLE:
 PROJECT DATA

JOB NO.: 26999
 DATE: November 4, 2011
 SCALE: N/A
 DRAWN BY: FX
 CHECKED BY: GV
 REV. NO.: --

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

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