

**PROJECT TEAM**

**CLIENT**

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**ARCHITECT**

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AME GROUP  
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**SUSTAINABILITY**

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TARGET ZERO WASTE  
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**CIVIL**

RF BINNIE  
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**ARCHITECTURE DRAWING LIST**

A100	COVER SHEET
A101	DATA SHEET
A102	SURVEY
A103	BUILDING GRADES
A104	SITE PHOTOS
A105	CONTEXT PLAN
A106	MASSING RATIONALE
A107	MASSING ELEVATIONS
A108	MASSING ELEVATIONS
A109	DESIGN RATIONALE
A110	DESIGN RATIONALE
A111	SHADOW ANALYSIS
A112	STREETSCAPE ELEVATIONS
A201	PARKING PLAN - P1 MEZZANINE
A202	PARKING PLAN - P1
A203	PARKING PLAN - P2
A301	GROUND FLOOR - LEVEL 1 PLAN
A302	GROUND FLOOR MEZZANINE PLAN
A303	LEVEL 2 PLAN
A304	LEVEL 3 - 4 PLAN
A305	LEVEL 5 PLAN
A306	LEVEL 6 - 7 PLAN
A307	LEVEL 8 PLAN
A308	LEVEL 9 - 10 PLAN
A309	LEVEL 11 PLAN
A310	LEVEL 12 - 14
A311	ROOF PLAN - AMENITY SPACE
A312	MECHANICAL ROOF PLAN
A401	ELEVATION NORTH
A402	ELEVATION SOUTH
A403	ELEVATION WEST
A404	ELEVATION EAST
A501	SECTION A - A
A502	SECTION B - B
A503	SECTION C - C
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A801	FACADE PRECEDENTS
A802	MATERIAL BOARD

**FSR DRAWING LIST**

FSR A101	DATA
FSR A201	PARKING PLAN - P1 MEZZANINE
FSR A301	GROUND FLOOR - LEVEL 1
FSR A302	GROUND FLOOR MEZZANINE
FSR A303	LEVEL 2
FSR A304	LEVEL 3 - 4
FSR A305	LEVEL 5
FSR A306	LEVEL 6 - 7
FSR A307	LEVEL 8
FSR A310	LEVEL 9 - 10
FSR A311	LEVEL 11
FSR A312	LEVEL 12 - 14
FSR A313	ROOF PLAN - AMENITY SPACE

BROADWAY & ALMA															
MODERATE INCOME RENTAL HOUSING PILOT PROGRAM (MIRHPP)															

CIVIC ADDRESS	3743 & 3701 West Broadway														
LEGAL DESCRIPTION	LOT A BLOCK 193 PLAN 4581 DISTRI CT LOT 176 NEW WESTMINSTER SEE 368 932L, LOT 9, BLOCK 193, PLAN 4581, DISTRICT LOT 176. NEW WESTMINSTER L AND DISTRICT.														
P.I.D.	11489847														
EXISTING ZONING	C2 & RS -1														

SITE AREA	m2				AVERAGE BUILDING GRADE (ABG)				m				PROPOSED BUILDING HEIGHT				m			
	2,157				14,654				67,284				MEASURED FROM ABG				= 52,630			

							m2													
FLOOR	COMMERCIAL RETAIL	AMENITY	RESIDENTIAL LOBBY	RESIDENTIAL	TOTAL FSR	TOTAL GROSS	CIRCULATION m2	STORAGE m2	STORAGE units	BALCONY m2	BALCONY units	COMMERCIAL BIKE STORAGE CLASS A	BIKE STORAGE CLASS B	RESIDENTIAL BIKE STORAGE CLASS A	BIKE STORAGE CLASS B					
P2									126											
P1																				
P1-MEZZ.				38	38		0					3	0	275	14					
L1	665.7		366.9	176.9	1,209.5		121.8	0.0											9	
L1-MEZZ.	144.0			226.5	370.5		82	0.0	2											
L2				1,220.1	1,220.1		140.7	8	2	66.8	11									
L3				1,172.0	1,172.0		140.7	4	1	108.8	19									
L4				1,172.0	1,172.0		140.7	4	1	108.8	19									
L5				898.6	898.6		121.9	24.4	7	15.9	3									
L6				839.4	839.4		121.9	9	3	75.1	13									
L7				839.4	839.4		121.9	9	3	75.1	13									
L8				631.0	631.0		88.3	15.5	5	27.0	5									
L9				601.8	601.8		88.3	3	1	55.9	10									
L10				601.8	601.8		88.3	3	1	55.9	10									
L11				507.6	507.6		80.3	8	3	0.0	0									
L12				472.9	472.9		80.3	0	0	34.7	6									
L13				472.9	472.9		80.3	0	0	34.7	6									
L14				507.6	507.6		80.3	0	0	34.7	6									
ROOF		127.6		70.2	197.8		71.3													
TOTAL	809.7	127.6	366.9	10,448.7	11,537.4	11,752.9	1649	87.9	155	693.4		3	0	289	9					
FSR	0.38		0.17	4.80	5.3															
%		1.1%					14.0%			5.9%										

MODERATE INCOME									MARKET RENTAL									MODERATE INCOME + MARKET RENTAL	
TOWN HOUSE									TOWN HOUSE										
	2 BEDROOM	3 BEDROOM	MICRO-UNIT	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	2 BEDROOM	3 BEDROOM	MICRO-UNIT	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL			
P1-MEZZ.																			
L1								0											
L1-MEZZ.								0		3						3		3	
L2				7	5	5	1	18				1	0	0	0	1		19	
L3				0	5	5		10				8	0	0	1	9		19	
L4					3			3				8	2	5	1	16		19	
L5								0				1	8	4		13		13	
L6								0				1	8	4		13		13	
L7								0				1	8	4		13		13	
L8								0				2	6	1	1	10		10	
L9								0				2	6	1	1	10		10	
L10								0				2	6	1	1	10		10	
L11								0					2	4		6		6	
L12								0					2	4		6		6	
L13								0					2	4		6		6	
L14								0					2	4		6		6	
TOTAL	0	0	0	7	13	10	1	31	0	3	0	26	52	36	5	122		153	
FAMILY UNITS								35.5%	0.0%	2.5%	0.0%	21.3%	42.6%	29.5%	4.1%	100.0%		36.1%	

PARKING REQUIREMENTS					REQUIRED	PROPOSED	SMALL CARS	MIRHPP	20%	31
COMMERCIAL	1 for each 100 m2 up to 300 m2, 1 additional space for each addition 50 m2				13.2	15	2			
H/C	1 for first 500m2 an additional 0.4 parking space for each 1,000 m2				1.0	1				
TOTAL					13.2	15				

RESIDENTIAL	1 parking space for each 125 m2				94.0	23	4			
H/C	1 for 7 units and an additional 0,034 for each additional dwelling unit				6.0	6				
VISITORS	0.05 parking spaces for each dwelling unit				7.7	8	3			
CAR SHARE					0.0	1				
TOTAL					101.7	38	9	23.7%		

PARKING LOADING				
	CLASS A		0	2
	CLASS B		3	2

BICYCLE PARKING				
COMMERCIAL	CLASS A		2.4	3.0
	CLASS B		0.0	0.0
RESIDENTIAL	CLASS A		288.0	289
	CLASS B		9.0	9

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NOT FOR  
CONSTRUCTION

Issue

01 SEPT 13th 2019 - ISSUE FOR COORDINATION  
02 OCT 11th 2019 - ISSUE FOR REVIEW  
03 OCT 18th 2019 - ISSUE FOR REVIEW  
04 OCT 22nd 2019 - ISSUE FOR CITY REVIEW  
05 OCT 29th 2019 - PRE-REZONING APPLICATION REVIEW  
06 NOV 8th 2019 - REZONING APPLICATION

Revision

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Client

**Westbank  
Broadway +  
Alma**

3743, 3701 West Broadway

Drawing Title

**Data**

Drawn / Checked Project Code  
LSAD WBA

Scale Date  
NTS

Sheet Number Revision

**A101**