

STATISTICS :

SITE AREA :
33198 SQ.FT.=3084.09 SQ.M.

PROPOSED USE :
RESIDENTIAL

TOTAL FLOOR AREA :
83336.99 SQ.FT.=7741.91 SQ.M.

FSR :
83336.99 / 33198 = 2.51

PROPOSED FSR, EXCLUSIONS :
AMENITY : 639.6 SQ.FT.
STORAGE : 2355 SQ.FT.

PROPOSED HEIGHT :
BUILDING 1: 20.65m. - 6 STOREYS
BUILDING 2 : 21.79m. - 6 STOREYS
BUILDING 3 : 7.52m. - 2 STOREYS

HEIGHT EXCLUSIONS :

SETBACKS :
FRONT YARD (EAST ALONG CAMBIE ST.) :
GROUND FLOOR : 13'-1"=3.99m
3RD & 4TH FLOORS :13'-1"=3.99m

SIDE YARD(ALONG 26TH AVE.) : 13'-2" = 4.01m

REAR YARD (WEST ALONG LANE) :
GROUND FLOOR : 4'-6"=1.37m
2ND FLOOR : 1'-6"=0.47m

SIDE YARD :
GROUND FLOOR : 12'-8"=3.86m
2ND & 3RD FLOORS : 12'-8" = 3.86m

PARKING :
TOTAL PARKING STALLS : 108
TOTAL BICYCLE SPACE : 101
LOADING SPACE : 0

FSR CALCULATION									
	GROSS AREA				AREA EXEMPTION			TOTAL	
	BLDG 1	BLDG 2	BLDG 3	TOTAL	AMENITY	STORAGE	TOTAL		
BASEMENT			2057.97	2057.97		160	160	1897.97	
1ST FLR	8030.23	7479.09	2652.41	18161.73	639.6	425	1064.6	17097.13	
2ND FLR	7950.91	7464.55	2730.21	18145.67		300	300	17845.67	
3RD FLR	5358.68	7576.79		12935.47		275	275	12660.47	
4TH FLR	5358.68	7576.79		12935.47		355	355	12580.47	
5TH FLR	4558.28	6408.64		10966.92		400	400	10566.92	
6TH FLR	4558.28	6408.64		10966.92		440	440	10526.92	
OVERHANG	0.00	161.44		161.44			0.00	161.44	
TOTAL	35815.06	43075.94	7440.59	86331.59	639.6	2355	2994.6	83336.99 SQFT	
NOTE: ALL STAIR SHAFT IN TOWNHOUSES ARE INCLUDED FOR BOTH FLOORS								SITE AREA	33198.12 SQFT
								FSR	2.510

PARKING / BICYCLE STORAGE CALCULATION			
PARKING REQUIREMENT			
REQUIRED			PROVIDED
# OF UNITS	GROSS FLOOR AREA	MIN. REQUIRED	
74	7668 sm	83 STALLS	
1	203sm	2 STALLS	
		85 STALLS	
# STANDARD STALLS PROVIDED INCLUDING HANDICAP			85 ST. STALLS
# SMALL CAR STALL PROVIDED			23 SC STALLS
TOTAL			108 STALLS
MAX. NUM. OF SMALL CARS (25%)			
BICYCLE STORAGE REQUIREMENT			
REQUIRED			PROVIDED
CLASS A			
75 UNITS X 1.25=		93.75 STALLS	95
CLASS B			
(ZONING BY LAW SECTION 6.2)		6 STALLS	6

UNIT TYPE DISTRIBUTION			
TOWNHOMES UNIT		APARTMENT UNIT	
2BED	8	1BED	17
3BED	1	1BED+DEN	10
4BED+DEN	1	2BED	30
2BED+DEN	0	2BED+DEN	4
		3BED	4
TOTAL	10		65

UNIT STATISTIC - BLDG 1														
	UNIT TYPE	BASEMENT	1ST FLR AREA	2ND FLR AREA	GROSS UNIT AREA	STORAGE AREA	NET UNIT AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
								TH-A1	2		552	627	1179	40
TH-A2	2		705	738	1443	40	1403	2						2
TH-B1	3		798	931	1729	0	1729	1						1
TH-C1	4+DEN		1098	1118	2216	40	2176	1						1
TYPE A5	1		642		642	0	642	1						1
TYPE B1	1		635		635	40	595		1		1			2
TYPE B2	1		727		727	40	687			1	1			2
TYPE B3	1		637		637	40	597					1	1	2
TYPE B4	1		831		831	40	791					1	1	2
TYPE C1a	2		843		843	0	843	1						1
TYPE C1b	2		884		884	40	844	1						1
TYPE C3a	2		873		873	0	873		1					1
TYPE C3b	2		844		844	0	844		1					1
TYPE C7	2		854		854	0	854							2
TYPE C8	2		1090		1090	40	1050			1	1		1	2
TYPE D1	2		973		973	40	933					1	1	2
TYPE E3	2+DEN		1279		1279	40	1239			1	1			2
TYPE E4	3		1155		1155	0	1155			1	1			2
NUMBER OF UNIT								9	3	4	5	4	4	29

UNIT STATISTIC - BLDG 2														
	UNIT TYPE	BASEMENT	1ST FLR AREA	2ND FLR AREA	GROSS UNIT AREA	STORAGE AREA	NET UNIT AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
								TYPE A1	1+DEN		820		820	35
TYPE A2	1		677		677	0	677	2	2	2	2			8
TYPE A3	1+DEN		683		683	0	683	1	1	1	1			4
TYPE A4	1+DEN		739		739	40	699	1	1	1	1			4
TYPE C2	2		829		829	0	829	1						1
TYPE C4	2		874		874	40	834		1	1	1			3
TYPE C5	2		982		982	35	947			1	1			2
TYPE C6	2		931		931	0	931			1	1			2
TYPE C9	2		1341		1341	40	1301					1	1	2
TYPE C10	2		1060		1060	40	1020					1	1	2
TYPE C11	2		1067		1067	0	1067					1	1	2
TYPE C12	2		897		897	40	857					1	1	2
TYPE E1	2+DEN		1030		1030	30	1000	1	1					2
TYPE E2	3		1025		1025	40	985	1	1					2
TYPE E5	2		1175		1175	40	1135					1	1	2
TYPE F1	3		1148		1148	40	1108			1	1			2
NUMBER OF UNIT								8	8	8	8	5	5	42

UNIT STATISTIC - BLDG 3														
	UNIT TYPE	BASEMENT	1ST FLR AREA	2ND FLR AREA	GROSS UNIT AREA	STORAGE AREA	NET UNIT AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
								TH-A3	2	444.29	588	570	1602.29	40
TH-B2	2	546.38	740	788	2074.38	40	2034.38	2						2
NUMBER OF UNIT								4	0	0	0	0	0	4



F. ADAB ARCHITECTS INC.

130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC, V7P 3R4 TEL: 604-987-3003
 THESE DRAWINGS ARE PRELIMINARY AND ONLY INDICATIVE OF THE DEVELOPMENT THAT CAN BE PROPOSED TO THE CITY OF VANCOUVER. THEY HAVE NOT BEEN REVIEWED BY THE AUTHORITY HAVING JURISDICTION THEREFORE THE DESIGN SHOWN ON THEM CAN CHANGE SUBSTANTIALLY ALONG WITH THE DATA.

26TH AVE & CAMBIE

PROJECT DATA

SCALE: N/A

RE-ZONING APPLICATION: NOV 15, 2012
 UDP RESUBMISSION: SEPT 16, 2013

A-1.0