

RESIDENTIAL & COMMERCIAL BUILDING

S.T.I.R. & LEED BUILDING 4320 SLOCAN STREET



STREETSCAPE
Scale: 1/8" = 1'-0"

PROJECT STATISTICS

Site Address:
4320 Slocan Street

Legal Description:
Lots 2, 3, and Amended Lot 4 (Explanatory Plan 4663), Block 2 South West 1/4 of Section 47
Town of Hastings Suburban Lands Plan 4272

Site Dimensions:
Site Dimensions: 97.95' / 112.28' / 159.16' / 9.63' / 123.10'
Site Area: 14954 sqft (1389.3 sqM)

Zone:
Currently C-1, Proposed Re-Zoning to CD-1

Regulations:

	C-1 Maximum	Proposed
Height Conditional	35.10' (10.7M)	46.42' (14.15M)
Front Yard:	0.00'	2.00' (0.61M)
Side Yards:	0.00'	0.30' min. (0.09M)
Rear Yard:	25.10' (7.6M)	35.88' (10.9M)

	C-1 Maximum	Proposed
FSR All Uses	C-1 = 17945 sqft 1.20 FSR (C-2 = 37385 sqft = 2.50 FSR)	31971.53 sqft = 2.14 FSR 2213.09 sqft = 0.15 FSR
FSR Commercial Total		29758.44 sqft = 1.99 FSR
FSR Residential Total	C-1 = 11212 sqft = 0.75 FSR (C-2 = 26170 sqft = 1.75 FSR)	29758.44 sqft = 1.99 FSR

Site Coverage 11604.0 sqft = 77.6%

Residential Suites:

Studio Suites	41 suites
1 Bedroom Suites	2001.76 sqft (5 suites)
2 Bedroom Suites	20443.57 sqft (32 suites)
Residential Other (Halls, Stairs, Elev., Lobby, Ldy.)	3587.77 sqft (4 suites)
	5318.22 sqft

Exemptions:

Exemption - Open Balcony	2765.93 sqft
Exemption - Parking	7686.66 sqft
Exemption - Bicycle Room	978.36 sqft
Exemption - Open to Below	1900.46 sqft

Floor Areas:

P1 Residential	1146.87 sqft
L1 Residential	6477.53 sqft
L2 Residential	8138.75 sqft
L3 Residential	8138.75 sqft
L4 Residential	7469.00 sqft
Exemption In-Suite Storage	-1612.36 sqft
Total Residential Net	29758.44 sqft
Retail Suites	2213.09 (2 suites)
Total Residential + Retail	31971.53 sqft
Total Gross Floor Area	42248.91 sqft (3924.92 sqM)

Parking:

	Minimum	Proposed
Commercial per 4.2.5.1 = 1 Space / 1076 sqft		2 Spaces
Residential per 4.5.B1 = 1 space / 1345.5 sqft		23 Spaces
Visitor per 4.5.B1 = 7.5% of Total # of D.U.s		3 Spaces
Disability per 4.8.4(a) 1 for 7 D.U.s, 1 per .034 Units Thereafter:		2 Spaces
Relaxation per 4.1.14 = each disability counts as 2 spaces		-2 Spaces
Relaxation per 4.5.B1 = <20% proximity to Skytrain		-6 Spaces
Car-Share per 3.2.2. = 1/50 D.U.s, 1:5 ratio		-4 Spaces
Total Parking	19 Spaces	19 Spaces

Loading:

	Minimum	Proposed
Class B per 5.2.5. = 1 space per 5005.2 sqft Commercial Space		2 Spaces
Class A in lieu per Eng. Dept.	2 Spaces	2 Spaces

Bicycle:

	Minimum	Proposed
Residential per 6.2.1.2 - Class A = 1.25 spaces / D.U.		49 Spaces
Residential per 6.2.1.2 - Class B = min. 6 spaces		6 Spaces
Retail per 6.2.5.1 - Class A = min. 1 space / 5383 sqft		1 Space
Retail per 6.2.5.1 - Class B = min. 6 spaces / 10764 sqft		6 Spaces
Retail per 6.5.1 - 0.7 per Class A = min. 1 clothing locker per sex		2 lockers

DRAWING LIST:

PROJECT INFORMATION
A-000 TITLE SHEET / PROJECT STATISTICS / STREETSCAPE
A-100 CONTEXT & SITE ANALYSIS
A-101 SITE PLAN

FLOOR PLANS

A-200 LEVEL PARKING PLAN
A-201 LEVEL 1 PLAN
A-202 LEVEL 2 PLAN
A-203 LEVEL 3 PLAN
A-204 LEVEL 4 PLAN
A-205 ROOF PLAN

SECTIONS

A-300 BUILDING SECTIONS

ELEVATIONS

A-400 EAST AND WEST
A-401 NORTH AND SOUTH

OTHER

A-500 SHADOW ANALYSIS
A-FSR FLOOR AREA OVERLAY

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Job No: 011-60

PROPOSED
MIXED USE BUILDING
4320 SLOCAN STREET

RE-ISSUED CONCURRENT RZ/DE
2012-08-10

ISSUED FOR U.D.P.
2012-06-22

ISSUED CONCURRENT RZ/DE
2012-05-15

ISSUED REZONING
2012-02-22

S.T.I.R. DEADLINE
2011-12-14

ISSUED OFFICIAL INQUIRY
2011-09-27

Revisions / Submissions:

Drawn: GOE

Date Printed: 2012-08-10

Scale: 1/8" = 1FT.

Checked:

Drawing Title:

TITLE SHEET
STATISTICS
STREETSCAPE

A-000