

SHEET LIST

- COVER SHEET 58TH
- A - 000_ DATA SHEET
- A - 001_ SUSTAINABILITY NOTES
- A - 100_ CONTEXT PLAN
- A - 101_ SURVEY PLAN AND BUILDING GRADES
- A - 102_ SHADOW STUDIES
- A - 103_ RENDER
- A - 104_ STREETScape PHOTO MONTAGE

- A - 201_ PARKING LEVEL 2
- A - 202_ PARKING LEVEL 1
- A - 203_ GROUND FLOOR
- A - 204_ LEVEL 2 - 4
- A - 205_ LEVEL 5
- A - 206_ LEVEL 6
- A - 207_ ROOF PLAN

- A - 300_ ELEVATIONS N/W (BIG ONLY)
- A - 301_ ELEVATIONS S/E (BIG ONLY)
- A - 302_ ELEVATION W (SMALL ONLY)
- A - 303_ ELEVATION E (SMALL ONLY)

- A - 400_ SECTION
- A - 401_ SECTION

PROJECT INFORMATION

LEGAL DESCRIPTION : LOT 27, 28 & 29 OF BLOCK 1005
 GROSS LOT AREA : 17833 sft (1656 sqm)
 COVERAGE : 53%
 USE : RESIDENTIAL
 EXISTING ZONING : RS-1
 PROPOSED ZONING : CD-1

BUILDING SETBACKS
 6' SIDE YARDS
 12' BACK YARDS
 16' FRONT YARDS
 PODIUM 4 STOREYS
 MAX HEIGHT 6 STOREYS

PROJECT STATISTICS

ALLOWED FSR : 2.5
 PROPOSED FSR : 2.5

EXCLUSION
 RESIDENTIAL AMENITY : 400 sqft (37m)
 RESIDENTIAL STORAGE : 1720 sqft (160m)

GROSS AREA : 46676sqft (4336 sqm)

ALLOWED BALCONY : 12%
 PROPOSED BALCONY : 12%

ALLOWED BUILDING HEIGHT : 60' (18.22m)
 PROPOSED BUILDING HEIGHT : 68' 8" (20.929m) (highest point from road grade)

PARKING - REGULATION 4.2.1.13

0.6 STALLS/UNIT + 1 / 200 sqm
 0.6 x 43 = 25.8
 4296 / 200 = 21.48
 25.8 + 21.48 = 45 STALLS REQUIRED + 3 FOR VISTORS

PROVIDED
 10 SMALL STALLS
 48 REGULAR STALLS
 2 HC STALLS
 3 VISITOR STALLS

TOTAL 63 STALLS

BICYCLE REQUIREMENTS - REGULATION 6.2.1.2

1.25 STALL PER UNIT +
 6 FOR VISITORS

43 UNITS PROVIDED

1.25 x 43 = 54 RACKS + 6 = 60 RACKS TO BE PROVIDED

ACCESS TO PARKING HAS BEEN PROVIDED BELOW GRADE DOWN A RAMP

**REQUESTED RELAXATIONS
 BUILDING HEIGHT**

OUR PROPOSED BUILDING IS 6 STOREYS + MECHANICAL PENTHOUSE
 THE OVERALL HEIGHT IS 65' (19.96m) MEASURED TO THE ROOF OF THE MECHANICAL PENTHOUSE ROOF.
 THE MASSING STEPS BACK FROM ALL BOUNDARY EDGES AS OF THE 5TH FLOOR CREATING A PODIUM
 OF 4 FLOORS

THE ZONING IS FOR SINGLE STOREY RESIDENTIAL HOMES BUT THE MARPOLE COMMUNITY PLAN CALLS
 FOR GREATER DENSITY ON THIS SITE IN THE FORM OF A 6 STOREY APARTMENT BLOCK.

THE COMMUNITY PLAN ALLOWS A MAXIMUM HEIGHT OF 60' (18.288m) BUT WE HAVE PROPOSED 68'7"
 (20.903m) THE HIGHEST POINT OF THE CORNER OF THE ROOF TO BASE GRADE IN ORDER TO HIDE THE
 UNSIGHTLY MACHINE ROOM OVERRUN AS WELL AS GIVING EACH FLOOR A 10' (3048m) FLOOR TO FLOOR
 HEIGHT.

BUILDING LENGTH

THE MARPOLE COMMUNITY PLAN CALLS FOR APPARTMENT BUILDINGS OF 6 STOREYS OR MORE TO BE
 A MAXIMUM LENGTH OF 100' (30.48m) WE HAVE PROPOSED A BUILDING ON 110' (33.52m) WE DID THIS TO
 DIFFERENTIATE OUR FACADES AND MAXIMIZE THE USE OF THE SITE AREA AVAILABLE.

UNIT BREAKDOWN

	FSR	EXCL	GROSS	UNITS
L1	7915	720	8635	8
L2	8395	360	8755	9
L3	8395	360	8755	9
L4	8395	360	8755	9
L5	5728	160	5888	4
L6	5728	160	5888	4
TOTAL	44556	2120	46676	43

SITE AREA
 17833 sf

SITE COVERAGE
 9511 sqft
 53.3%

F.S.R
 2.5

- 1 - 1 BED + DEN
- 6 - 2 BED + 1 BATH
- 20 - 2 BED + 2 BATH
- 16 - 3 BED + 2 BATH
- 43 - UNITS

AREA CALCULATION

LEVEL	RESIDENTIAL AREAS	CIRCULATION	TOTAL FSR	RESIDENTIAL EXCLUSION	TOTAL GROSS
LEVEL 1	6660 SFT 618 SQM	1255 SFT 116.2 SQM	7915SFT 735 SQM	620 SFT 66.8 SQM	8635 SFT 802.2 SQM
TOTAL	6660 SFT 618 SQM	1255 SFT 116.2 SQM	7915 SFT 735 SQM	720 SFT 66.8 SQM	8635 SFT 802.2 SQM
LEVEL 2-4	7623 SFT 708 SQM	772 SFT 71.72 SQM	8395 SFT 779.9 SQM	360 SFT 13.4 SQM	8755 SFT 813.36 SQM
LEVEL 2-4	22869 SFT 2124 SQM	2316 SFT 215.16 SQM	25185 SFT 2339.7 SQM	1080 SFT 40.2 SQM	26265 SFT 2440 SQM
LEVEL 5	5032 SFT 467 SQM	696 SFT 64.6 SQM	5728 SFT 532 SQM	160 SFT 14.8 SQM	5888 SFT 547 SQM
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LEVEL 6	5032 SFT 467 SQM	696 SFT 64.6 SQM	5728 SFT 532 SQM	160 SFT 14.8 SQM	5888 SFT 547 SQM
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LEVEL 2	7623 SFT 708 SQM	772 SFT 71.72 SQM	8395 SFT 779.9 SQM	360 SFT 13.4 SQM	8755 SFT 813.36 SQM
LEVEL 3	7623 SFT 708 SQM	772 SFT 71.72 SQM	8395 SFT 779.9 SQM	360 SFT 13.4 SQM	8755 SFT 813.36 SQM
LEVEL 4	7623 SFT 708 SQM	772 SFT 71.72 SQM	8395 SFT 779.9 SQM	360 SFT 13.4 SQM	8755 SFT 813.36 SQM
LEVEL 5	5032 SFT 467 SQM	696 SFT 64.6 SQM	5728 SFT 532 SQM	160 SFT 14.8 SQM	5888 SFT 547 SQM
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TOTALS	39593 SFT 3678 SQM	4963 SFT 461 SQM	44556 SFT 4139 SQM	2120 SFT 197 SQM	46676 SFT 4336 SQM



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REZONING SUBMISSION

#486, #478, #470 WEST 58th Ave
 Project No: 21619

Title: DATA SHEET

Scale: N.T.S

A000

Date: 10/28/2016