

SITE STATISTICS

CIVIC ADDRESS

4949 - 5109 CAMBIE STREET
VANCOUVER, BRITISH COLUMBIA

LEGAL DESCRIPTION

LOTS 2 TO 11, BLOCK 839, DISTRICT LOT 526, PLAN 8513

PID : 010-086-587
010-086-919
010-086-927
006-745-199
010-086-706
010-086-714
010-086-722
002-830-191
010-086-749
010-086-757

SITE AREA 70,579 SF (6,557 SQ M)
BUILDING AREA 41,318 SF (3838.50 SQ M)
SITE COVERAGE 58.43 % (GROUND LEVEL AREA/SITE AREA)

FSR PER CD-1 2.43

EXISTING ZONING RS-1
PROPOSED ZONING CD-1

PROPOSED USE RESIDENTIAL
PER CD-1

PROPOSED HEIGHT 6 STOREYS (62'-0" - 68'-6" FROM GRADE)
MAX 6 STOREYS

SETBACKS FRONT (CAMBIE ST.) 12'-0" (3.65 M)
SIDE YARD (MCUGUIGAN DR) 10'-0" (3.04 M)
SIDE YARD (SOUTH) 10'-0" (3.04 M)
SOUTH R.O.W 50'-0" (15.24M)
REAR (LANE) 3'-11" TO 8'-0" (1.19 M TO 2.43 M)

PARKING STATISTICS

PROPOSED MARKET UNITS 1 SPACE FOR EVERY 1 BEDROOM UNIT
2 SPACES FOR EVERY 2+ BEDROOM UNIT

VISITOR 0.1 STALL / UNIT

PROVIDED (BELOW GRADE) RESIDENTIAL 268 STALLS
VISITOR 16 STALLS + 3 H/C STALLS
CLASS A LOADING 2 STALLS
(** PLEASE NOTE THAT ONE H/C STALL PROVIDED COUNT AS 2 SPACES PER PARKING BY-LAW 4.1.14)
TOTAL PARKING - 287 STALLS

BICYCLE MIN 1.25 SPACES PER UNIT PER PARKING BYLAW REQ'D
(1/61 X1.25 = 202 STALLS REQUIRED)
TOTAL BICYCLE STALLS PROVIDED - 202 STALLS

BUILDING FSR STATISTICS

Table with columns: GROUND LEVEL, LEVEL 2, LEVEL 3, LEVEL 4, LEVEL 5, LEVEL 6, TOTAL. Rows: GROSS BUILDING AREA, ENVELOPE EXCLUSION, STORAGE EXCLUSION, NET BUILDING AREA, TOTAL EXCLUSION AREA**, BALCONY (AREA NOT INCLUDED), ROOF DECK (AREA NOT INCLUDED).

** NOTE: ENVELOPE EXCLUSION = ADDITIONAL WALL THICKNESS (BEYOND 6") AS PER BY-LAW ADMIN BULLETIN
** NOTE: STORAGE EXCLUSION UPTO 40 SF/UNIT
NOTE: PATIO AREAS PER LANDSCAPE

RE-ISSUED FOR REZONING - MAY 31, 2012

DRAWING LIST

- A0.00 COVER
A0.01 STATISTICS
A0.02 PHOTO MONTAGE (CONTEXT)
A0.03 STREETScape PHOTOS
A0.04 LANEScape PHOTOS
A0.05 CONTEXT ANALYSIS
A0.06 BIRD'S EYE
A0.07 CONTEXT PLAN
A1.00 SITE PLAN
A1.01 GROUND FLOOR PLAN
A1.02 PARKING PLANS
A2.00 BLDG 1/3 - LEVEL 1 PLAN
A2.01 BLDG 1/3 - LEVEL 2 PLAN
A2.02 BLDG 1/3 - LEVEL 3 PLAN
A2.03 BLDG 1/3 - LEVEL 4 PLAN
A2.04 BLDG 1/3 - LEVEL 5 PLAN
A2.05 BLDG 1/3 - LEVEL 6 PLAN
A2.06 BLDG 2 - LEVEL 1 PLAN
A2.07 BLDG 2 - LEVEL 2 PLAN
A2.08 BLDG 2 - LEVEL 3 PLAN
A2.09 BLDG 2 - LEVEL 4 PLAN
A2.10 BLDG 2 - LEVEL 5 PLAN
A2.11 BLDG 2 - LEVEL 6 PLAN
A3.00 SECTIONS
A3.01 SITE SECTIONS
A3.02 BLDG 1 - ELEVATIONS
A3.03 BLDG 2 - ELEVATIONS
A3.04 REAR TOWNHOUSES - ELEVATIONS
A3.05 PROJECT ELEVATIONS
A4.00 PERSPECTIVES
A4.01 PERSPECTIVES
A4.02 PERSPECTIVES
A4.03 SHADOW STUDIES
A4.04 SHADOW STUDIES
A5.00 PHOTO MONTAGE - PRECEDENCE

Table with columns: UNIT TYPE, %, UNIT AREA, GROUND, LEVEL 2, LEVEL 3, LEVEL 4, LEVEL 5, LEVEL 6, AVE. AREA. Rows: TOWNHOUSE, 1 BEDROOM, 2 BEDROOMS, 3 BEDROOMS, TOTAL UNITS.

UNIT STATISTICS

CONTACT LIST

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for Homes

LEED for Homes Mid-rise Pilot Simplified Project Checklist

Table with columns: Builder Name, Project Team Leader, Home Address. Values: Kellogg Developments, Kim Barnesley, 4949-5109 Cambie Street, Vancouver, BC

Project Description: Mid-rise multi-family, # of units: 161, Avg. Home Size Adjustment: -7.5, Adjusted Certification Thresholds: Certified: 37.5, Silver: 52.5, Gold: 67.5, Platinum: 82.5

Table with columns: Project Point Total, Final ID, Final SS, Final EA, Final EQ, Certification Level, Final Gold

date last updated by: 20-06-12 Troy Glasner

Table: Innovation and Design Process (ID) - (No Minimum Points Required). Rows include Integrated Project Planning, Durability Management, Innovative or Regional Design.

Table: Location and Linkages (LL) - (No Minimum Points Required). Rows include LEED ND, Site Selection, Preferred Locations, Infrastructure, Community Resources/Transit, Access to Open Space.

Table: Sustainable Sites (SS) - (Minimum of 5 SS Points Required). Rows include Site Stewardship, Landscaping, Local Heat Island Effects, Surface Water Management, Non-toxic Pest Control, Compact Development, Alternative Transportation.

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

Table: Water Efficiency (WE) - (Minimum of 3 WE Points Required). Rows include Water Reuse, Irrigation System, Indoor Water Use.

Table: Energy and Atmosphere (EA) - (Minimum of 0 EA Points Required). Rows include Optimize Energy Performance, Water Heating, Residential Refrigerant Management.

Table: Materials and Resources (MR) - (Minimum of 2 MR Points Required). Rows include Material-Efficient Framing, Environmentally Preferable Products, Waste Management.

Table: Indoor Environmental Quality (EQ) - (Minimum of 6 EQ Points Required). Rows include Combustion Venting, Moisture Control, Outdoor Air Ventilation, Local Exhaust, Distribution of Space Heating and Cooling, Air Filtering, Contaminant Control.

Table: Awareness and Education (AE) - (Minimum of 0 AE Points Required). Rows include Education of the Homeowner or Tenant, Education of Building Manager.

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REVISIONS ISSUED FOR REZONING JUNE, 2012
RE-ISSUED FOR REZONING JUNE, 2012

FORMWERKS ARCHITECTURAL logo and address: 1625 West 5th Ave., Vancouver, BC V6J 1N5. Fax 685-2076, Phone 683-5441

PROJECT 4949-5109
CAMBIE STREET
VANCOUVER, BC

DRAWING STATISTICS

24X36 SCALE 1/8" = 1'-0"
DATE MAY 2012
DRAWN BY HC
SHEET A0.01