Zoning Calculations

Site Area	FSR Allowable	FSR Proposed
22902 sq. ft.	57255.1 (2.5 Allowable)	**2.41**

Lot Coverage

Allowable	22902 sq. ft. x	N/A	N/A	sq. ft.
Proposed		**53%**	**12,069**	sq.ft.

FAR Area

Allowable	57,255.1	sq. ft.	Allowable	N/A sq. ft.
Proposed	**55,234.0**	sq. ft.	Proposed	**664.0** sq. ft.

Building Setbacks

	North	South	East	West
Allowable	12 ft	4 ft	12 ft	12 ft
Proposed	**12 ft**	**4 ft**	**12 ft**	**12 ft**

Building Height

Allowable	6 Stories	or	N/A		
Proposed	**6 Stories**	and	**69.12 ft**	or	**21.01m**

Area Summary

	Units	Residential Area	Gross Area	EXCLUSIONS Amenity	Rainscreen	Storage	Storage Rooms	Total Exclusions	FSR AREA	
Level 1	13	9,957.0	11,971.0	664.0	**50.0**	**397.0**		**1,111.0**	**10,860.0**	sq. ft.
Level 2	11	11,219.0	12,134.0		**65.0**	**535.0**		**600.0**	**11,534.0**	sq. ft.
Level 3	11	9,430.0	10,226.0		**64.0**	**416.0**		**480.0**	**9,746.0**	sq. ft.
Level 4	11	9,430.0	10,226.0		**64.0**	**416.0**		**480.0**	**9,746.0**	sq. ft.
Level 5	5	5,943.0	6,869.0			**195.0**		**195.0**	**6,674.0**	sq. ft.
Level 6	5	5,943.0	6,869.0			**195.0**		**195.0**	**6,674.0**	sq. ft.
Totals	**56**	**51,922.0**	**58,295.0**	**664.0**	**243.0**	**2,154.0**		**3,061.0**	**55,234.0**	sq. ft.
									5133.27	**sq.m.**

Storage Summary

	Units	Required Lockers	In Suite Storage	Storage In Rooms	Total Storage	Total Storage Area
Total Number of Units	56	N/A	56		**56**	**2,154**

Balcony Summary

		LEVEL	Open Balconies	Enclosed Balconies	Total	
FSR Area	55,234.0	Level 1				sq.ft.
Allowable Balconies (12% FSR)	6628.1	Level 2	988.0		**988.0**	sq.ft.
Proposed Balconies	***3,712.0***	Level 3	988.0		**988.0**	sq.ft.
Proposed Balconies (% FSR)	**6.7%**	Level 4	988.0		**988.0**	sq.ft.
		Level 5				sq.ft.
		Level 6	748.0		**748.0**	sq.ft.
		Total	**3,712.0**		**3,712.0**	sq.ft.

Parking Summary

Required Residential Parking (4.2.1.13)

Units Below 50m2	0.5	/unit				
Units Above 50m 2	0.6	/unit	56	units	33.6	
Residential Stalls per Area Requirement	1	/200 sqm	25.67		26	
					60	stalls

Accessible Requirement (4.8.4)

1 per first 7 units	req'd total	1
.0034 per additional unit	/100 add'n stalls	1.666
	Total Accessible Parking Required	***2.666***

	Vehicle Required	Vehicle Provided	Accessible Required	Accessible Provided	Bicycle Required	Bicycle Proposed	Bicycle Vertical	Bicycle Lockers	Loading- CLASS A Required	Loading- CLASS A Provided	Loading- CLASS B Required	Loading- CLASS B Provided
Residential	60	72	3	3	70	*72*	*15*	*57*	0.56	*1*	0.28	*0*

Small Car Count

Allowable Small Car Stalls	60	x 25%	15	Maximum
Proposed Small Car Stalls		18%	11	

Bicycle Parking Summary

Bicycle Parking Summary	Required/Allowed	Proposed	
Bicycle Parking Required (1.25 Stalls per unit)	**70**	72	
Required Bicycle Lockers (25% minimum)	18	57	79.2%
Allowable Vertical Stalls (30% maximum)	21	15	20.8%

Unit Distribution

UNIT COUNT AND AREAS PER FLOOR

UNIT TYPE	AREAS UNIT			STORAGE	LEVEL 1 L1	AREA	L1 STOR	STORAGE	LEVEL 2 L2	AREA	L2 STOR	STORAGE	LEVEL 3 L3	AREA	L3 STOR	STORAGE	LEVEL 4 L4	AREA	L4 STOR	STORAGE	LEVEL 5 L4	AREA	L4 STOR	STORAGE	LEVEL 6 L4	AREA	L4 STOR	STORAGE	UNITS SUMMARY TOTAL	AREA	STORAGE SUMMARY UNITS	TOTAL	Beds	Total Beds	Unit Ratio
Unit A	678			**40.0**	3	2034	3	120	3	2034	3	120	3	2034	3	120	3	2034	3	120		0	0	0		0	0	0	**12**	8,136	**12**	480.0	1	12	21.4%
Unit B	691			**40.0**	3	2073	3	120	3	2073	3	120	3	2073	3	120	3	2073	3	120		0	0	0		0	0	0	**12**	8,292	**12**	480.0	1	12	21.4%
Unit C	946			**35.0**	1	946	1	35	1	946	1	35		0	0	0		0	0	0		0	0	0		0	0	0	**2**	1,892	**2**	70.0	2	4	3.6%
Unit D1	938			**40.0**	1	938	1	40	1	938	1	40	1	938	1	40	1	938	1	40		0	0	0		0	0	0	**4**	3,752	**4**	160.0	2	8	7.1%
Unit D2	1003			**40.0**		0	0	0		0	0	0		0	0	0		0	0	0	1	1003	1	40	1	1003	1	40	**2**	2,006	**2**	80.0	2	4	3.6%
Unit D3	1008			**35.0**		0	0	0		0	0	0	1	1008	1	35	1	1008	1	35		0	0	0		0	0	0	**2**	2,016	**2**	70.0	2	4	3.6%
Unit D4	1009			**40.0**	1	1009	1	40		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	**1**	1,009	**1**	40.0	2	2	1.8%
Unit D5	1078			**40.0**		0	0	0	12 ft	21.01m	0	0		0	0	0		0	0	0	1	1078	1	40	1	1078	1	40	**2**	2,156	**2**	80.0	2	4	3.6%
Unit D6	1063			**40.0**		0	0	0	1	1063	1	40		0	0	0		0	0	0		0	0	0		0	0	0	**1**	1,063	**1**	40.0	2	2	1.8%
Unit D7	1246			**40.0**		0	0	0		0	0	0		0	0	0		0	0	0	1	1246	1	40	1	1246	1	40	**2**	2,492	**2**	80.0	2	4	3.6%
Unit D8	1106			**33.0**	1	1106	1	33	1	1106	1	33	1	1106	1	33	1	1106	1	33		0	0	0		0	0	0	**4**	4,424	**4**	132.0	2	8	7.1%
Unit D8.1	1154			**33.0**		0	0	0	1	1154	1	33	1	1154	1	33	1	1154	1	33		0	0	0		0	0	0	**3**	3,462	**3**	99.0	2	6	5.4%
Unit D9	1117			**35.0**		0	0	0		0	0	0	1	1117	1	35	1	1117	1	35		0	0	0		0	0	0	**2**	2,234	**2**	70.0	2	4	3.6%
Unit E1	1296			**40.0**		0	0	0		0	0	0		0	0	0		0	0	0	1	1296	1	40	1	1296	1	40	**2**	2,592	**2**	80.0	3	6	3.6%
Unit E2	1320			**40.0**		0	0	0		0	0	0		0	0	0		0	0	0	1	1320	1	40	1	1320	1	40	**2**	2,640	**2**	80.0	3	6	3.6%
Unit TH	1252	617	635	**38.0**	3	1851	3	0		1905	0	114		0	0	0		0	0	0		0	0	0		0	0	0	**3**	3,756	**3**	114.0	2	6	5.4%
						0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	**0**	0	**0**	0.0		0	0.0%
						0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	**0**	0	**0**	0.0		0	0.0%
						0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	**0**	0	**0**	0.0		0	0.0%
						0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	**0**	0	**0**	0.0		0	0.0%
						0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	**0**	0	**0**	0.0		0	0.0%
					13	9957	13	388	11	11219	11	535	11	9430	11	416	11	9430	11	416	5	5943	5	200	5	5943	5	200	**56**	**51,922**	**56**	**2,155**		**92**	**100.0%**

Project Totals

# of Units	Total Beds	Gross Area	Amenity	FAR Area
56	92	55,234	664	55,234 sq. ft.

SHIFT

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No.	Date	Revision Notes
B	02/04/2014	PRE RZ RESUB PLOT
A	12/18/2013	Issued For Rezoning

No.	Date	Revision Notes

PRE RZ RESBMISSION PLOT 03 FEB 2013

Project Title

LIVINGSTONE HOUSE

5129 to 5169 CAMBIE STREET

Client/Owner

INTRACORP PROJECTS LTD.

Suite 1450 - 1090 West Georgia Street
Vancouver, B.C., V6E 3V7

Sheet Title

STATISTICS AND CALCULATIONS

Drawn By	Author
Checked By	
Reviewed by	
Designed by	CH
Submitted By	Author

Project Number

1310

Plot Date: 03/03/2014 *Issue Date:* 03/03/2014

Scale: *Issue/Revision* **B**

Sheet Number

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