

STATISTICS:

CIVIC ADDRESS: 560 Raymur Avenue, City of Vancouver, B.C.

LEGAL DESCRIPTION: LOT 8, BLOCK 120, DISTRICT LOT 181, PLAN 11715

CURRENT ZONING: I-2
 PROPOSED ZONING: CD-1
 TOTAL SITE AREA: 2,460.8 SQ.M. (26,488.0 SQ.FT.)

BUILDING HEIGHT ALLOWED:
 PROPOSED: 21.20 M (69.55 Ft.) to top of Roof (6 storeys)

FRONT YARD SETBACK (RAYMUR AVE.)
 PROPOSED: 0.9 METERS

SIDE YARD SETBACK (N)
 PROPOSED: 4.57 METERS

REAR YARD SETBACK (E)
 PROPOSED: 10 METERS

SIDE YARD SETBACK (S)
 PROPOSED: 3.0 METERS

PROPOSED FLOOR AREA BREAKDOWN:

1ST FLOOR (RESIDENTIAL):	104.1	SQ.M.	(1,121.0 SQ.FT.) +	0.0 SQ.FT. STORAGE
1ST FLOOR (MANUFACTURING):	1,185.7	SQ.M.	(12,763.0 SQ.FT.) +	0.0 SQ.FT. STORAGE
2ND FLOOR (RESIDENTIAL):	1,121.1	SQ.M.	(12,068.0 SQ.FT.) +	1285.0 SQ.FT. STOR.+ AM)
3RD FLOOR (RESIDENTIAL):	1,203.7	SQ.M.	(12,957.0 SQ.FT.) +	396.0 SQ.FT. STORAGE
4TH FLOOR (RESIDENTIAL):	1,203.7	SQ.M.	(12,957.0 SQ.FT.) +	396.0 SQ.FT. STORAGE
5TH FLOOR (RESIDENTIAL):	1,203.7	SQ.M.	(12,957.0 SQ.FT.) +	396.0 SQ.FT. STORAGE
6TH FLOOR (RESIDENTIAL):	1,203.7	SQ.M.	(12,957.0 SQ.FT.) +	396.0 SQ.FT. STORAGE

TOTAL FLOOR AREA:	7225.9	SQ.M.	77780.0 SQ.FT.) +	2869.0 SQ.FT. STORAGE)
FLOOR SPACE RATIO - FSR:	2.94			

APARTMENT UNIT BREAKDOWN:

		AVG. AREA	%
39 TWO BEDROOM UNITS		971 SQ.FT.	66 %
20 THREE BEDROOM UNITS		1106 SQ.FT.	34 %
59 UNITS TOTAL			100 %

Floor Area Summary

Name	Floor 01	Floor 02	Floor 03	Floor 04	Floor 05	Floor 06	Total
Residential Area	1,121.0 sq ft	13,353.0 sq ft	13,353.0 sq ft	13,353.0 sq ft	13,353.0 sq ft	13,353.0 sq ft	67,886.0 sq ft
Manufacturing Area	12,763.0 sq ft						
Amenity area exclusion	0.0 sq ft	928.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	928.0 sq ft
Storage area exclusion	0.0 sq ft	357.0 sq ft	396.0 sq ft	396.0 sq ft	396.0 sq ft	396.0 sq ft	1,941.0 sq ft
Wall thick. exclusion	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft
Net Residential Area	1,121.0 sq ft	12,068.0 sq ft	12,957.0 sq ft	12,957.0 sq ft	12,957.0 sq ft	12,957.0 sq ft	65,017.0 sq ft
Net Manufacturing Area	12,763.0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	12,763.0 sq ft
Net area	13,884.0 sq ft	12,068.0 sq ft	12,957.0 sq ft	12,957.0 sq ft	12,957.0 sq ft	12,957.0 sq ft	77,780.0 sq ft
Open Balcony area	0.0 sq ft	67.0 sq ft	1,000.0 sq ft	1,000.0 sq ft	1,000.0 sq ft	1,000.0 sq ft	4,067.0 sq ft

STATISTICS - RAYMUR

FLOOR	MARKET			
	MANUFACTURING	2 BED	3 BED	UNITS
06	0	8	4	12
05	0	8	4	12
04	0	8	4	12
03	0	8	4	12
02	0	7	4	11
01	1	0	0	1
UNIT MIX	0%	65%	33%	100%

UNIT TYPES ON LEVEL 02

2 BED UNITS (Avg.)		948 sq.ft.	900 sq.ft.
TYPE	AREA	COUNT	
C1	948 sq ft	1.0	
C2	851 sq ft	1.0	
C4	891 sq ft	1.0	
C5	922 sq ft	1.0	
C6	797 sq ft	1.0	
C7	921 sq ft	1.0	
C8	970 sq ft	1.0	
TOTAL	6,300 sq.ft.	7.0	

3 BED UNITS (Avg.)		1,017 sq.ft.
TYPE	AREA	COUNT
D1	1046 sq ft	1
D2	1016 sq ft	1
D3	941 sq ft	1
D4	1066 sq ft	1
TOTAL	4,069 sq.ft.	4.0

UNIT SIZES ARE MEASURED TO THE INSIDE OF WALLS AND EXCLUSIVE OF STORAGE ROOMS.

UNIT TYPES ON LEVELS 03-06

2 BED UNITS (Avg.)		864 sq.ft.	788 sq.ft.
TYPE	AREA	COUNT	
C1	948 sq ft	1.0	
C2	851 sq ft	1.0	
C3	826 sq ft	1.0	
C4	891 sq ft	1.0	
C5	922 sq ft	1.0	
C6	797 sq ft	1.0	
C7	921 sq ft	1.0	
C8	970 sq ft	1.0	
TOTAL	6,300 sq.ft.	8.0	

3 BED UNITS (Avg.)		1,017 sq.ft.
TYPE	AREA	COUNT
D1	1046 sq ft	1
D2	1016 sq ft	1
D3	941 sq ft	1
D4	1066 sq ft	1
TOTAL	4,069 sq.ft.	4.0

UNIT SIZES ARE MEASURED TO THE INSIDE OF WALLS AND EXCLUSIVE OF STORAGE ROOMS.

CAR PARKING REQUIREMENT - 560 RAYMUR

MARKET UNITS	cars
Parking requirement per 4.2.1.13	71
0.5 space for units < 538.2 sq.ft.	0
0.6 space for units > 538.2 sq.ft.	35
1 space for every 2152.8 sq.ft. of gross area	36
Disability parking (Per 4.8.4.a)	3
1 space for first 7 units	1
0.034 space for every additional units (52 unit)	2
Visitor parking (Per 4.1.16)	3
0.05 space per dwelling	3
Total	59

MANUFACTURING	cars
Parking requirement per 4.2.6.4	20
1 space per 618.92 sq.ft.	20
Disability parking (PER 4.8.4.b)	1
1 space for 500 sq.m.	1
0.4 for each 1000 sq.m of gross floor area	0.40
Total	20
Total required	94

PARKING PROVIDED					
Cars	P1	P2	Total	%	
Standard	35	48	83		
Small	1	8	9	10 %(<25)	
Accessible	3	2	5		
Total	39	58	97	100 %	

BIKE SPACE REQUIREMENT - 560 RAYMUR

MARKET UNITS	requirement per 6.2.1.2	
Class A	2.5 space for every dwelling unit > 699.66 sq.ft. and < 1,130.22 sq.ft.	54 135
Class B	2.5 space for every dwelling unit > 1,130.22 sq.ft.	5 15
minimum 6 spaces		6
Total	150	6

MANUFACTURING	requirement per 6.2.6.1	
Class A	1 space for 10,764 sq.ft.	12,537 sq.ft. 1
Class B	no requirement	0
Total required	1	0
Total required	151	6

BIKE SPACES PROVIDED					
Bikes	P1	P2	Total	%	
Horizontal	75	0	75		
Horizontal Oversized	10	0	10	6 %(<10)	
Vertical	69	0	69	46 %(<60)	
Total	154	0	154	100 %	

NO -- DATE -- ISSUE --

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT --

Residential development

at 560 Raymur Avenue,
 City of Vancouver, B.C.

DRAWING TITLE --
 STATISTICS

SCALE -- NTS

DATE -- JAN 28, 2019

DRAWN -- PS

CHECKED --

SHEET NO. --

A0.01

PROJ NO -- 1310