

NOTE: DRAWING IS A SOFT METRIC CONVERSION

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE OFFICE OF HYWEL JONES ARCHITECT LIMITED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF HYWEL JONES ARCHITECT LIMITED AND CAN ONLY BE REPRODUCED WITH PERMISSION.

PROPOSED RESIDENTIAL DEVELOPMENT
AT AVALON DAIRY,
5808 WALES STREET, VANCOUVER, B.C.

PROJECT DATA
CONTEXT PLAN

HYWEL
JONES
ARCHITECT

2305 HEMLOCK STREET
VANCOUVER, BRITISH COLUMBIA
CANADA V6H 2V1
16041735-1599 #FAX1735-1522
PROJECT 1137
SCALE 1:600 [SOFT METRIC]
DATE JUN 19, 2012
DRAWN RT, DO
CAD FILE 1137_RZ_A0
PLOT DATE SEPT 20, 2012

A0

STATISTICS

CIVIC ADDRESS

5805 WALES STREET
VANCOUVER, BC

LEGAL DESCRIPTION

LOT K, BLOCK 8
DISTRICT LOT 721
NEW WESTMINSTER DISTRICT, PLAN 17155

SITE AREA:

GROSS SITE AREA: 50,840.85 SQ.FT. (4,723.27 SQ.M.)

ZONING:

EXISTING: RS-1
PROPOSED REZONING: CD-1

BUILDING HEIGHTS:

30-34 FT
31-35 FT ALLOWED

UNIT BREAKDOWN:

3 X 2 BED RANCHER @ 1,050 SQ.FT.
4 X 1 BED RANCHER @ 775 SQ.FT.
1 X STUDIO @ 600 SQ.FT.
9 X 3 BED, 2 STOREY @ 1,350 SQ.FT.
4 X 3 BED/HOME OFFICE @ 1,400 SQ.FT.
24 X 2 BED, 2 STOREY @ 1,250 SQ.FT.
7 X 2 BED, LOWER UNIT @ 1,200 SQ.FT.
TOTAL: 52 UNITS 63,000 SQ.FT. (5,852.8 SQ.M.)
(INCLUDES 3 UNITS IN HERITAGE BUILDING)

DENSITY: ALSO SEE OVERLAYS

63,000 SQ.FT. = 1.24 FSR (FLOOR SPACE RATIO)
50,841 SQ.FT.

LOT COVERAGE: ALSO SEE OVERLAY C1

ALLOWED: 40%
PROPOSED: 38%

SETBACKS:

VARIABLES, SEE SITE PLAN A1

PARKING:

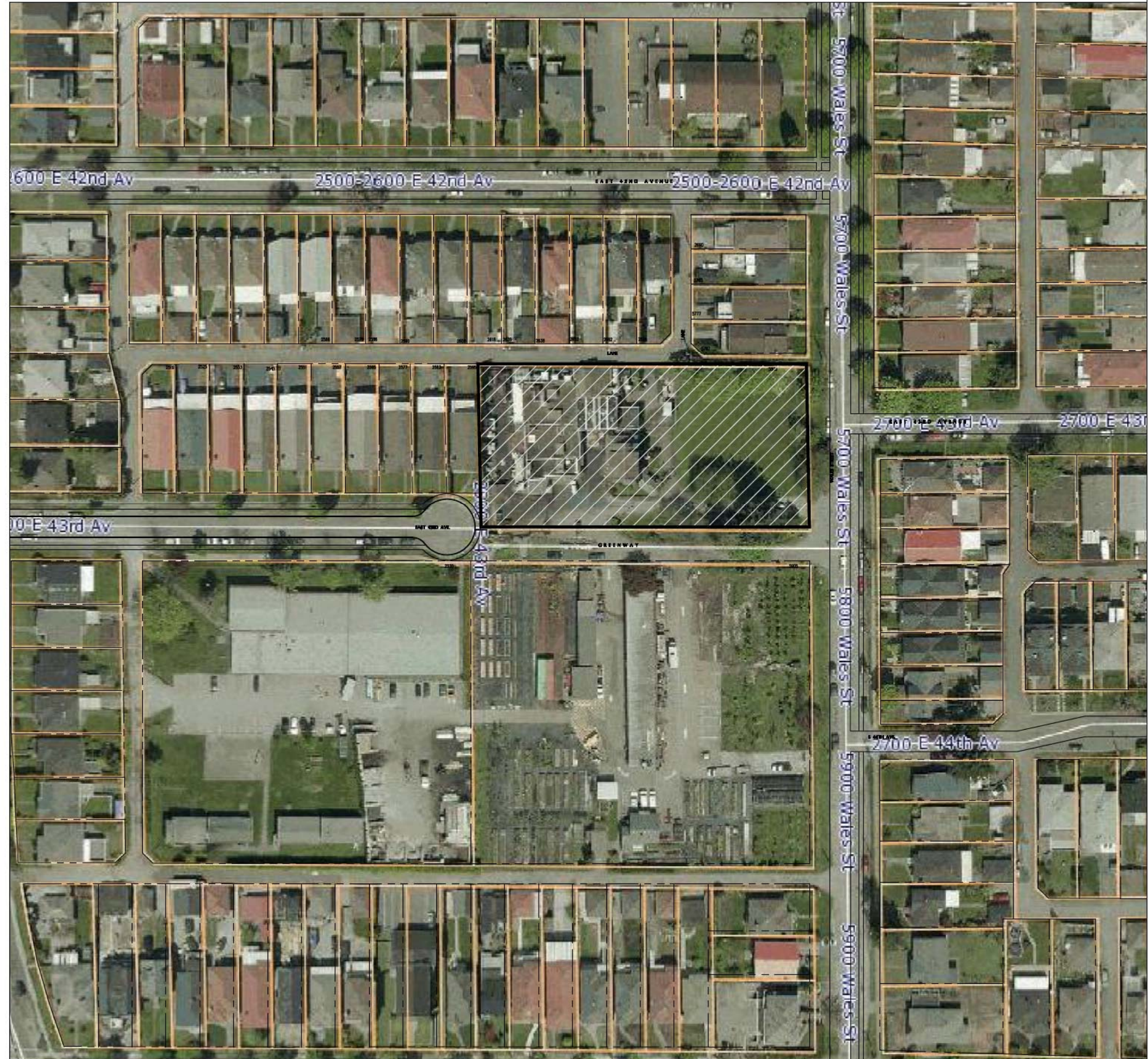
PARKING PROVIDED:
52 RESIDENT STALLS +
18 VISITOR STALLS
70 STALLS PROVIDED
6 STALLS @ GRADE (INCL. 2 VISITOR STALLS)
64 STALLS @ PARKADE (INCL. 16 VISITOR STALLS)

LOADING:

NONE REQUIRED
NONE PROVIDED

BICYCLE STORAGE STALLS:

REQUIRED AT 52 UNITS * 1.25 = 65
PROVIDED 52 WITHIN THE PARKADE
13 AT GRADE
TOTAL 65 PROVIDED



SITE LOCATION PLAN