



OCT. 01 2009

SHEET TITLE

DATA

SCALE: SHEET NUMBER

A-1.00

600 WEST 41ST AVENUE, VANCOUVER		REZONING				
<b>LEGAL DESCRIPTION</b>	LOTS 1 to 5, ALL OF BLOCK 873 DISTRICT LOT 526 GROUP 1					
	NEW WESTMINSTER DISTRICT PLAN 8313					
<b>CIVIC ADDRESS</b>	600 WEST 41ST AVENUE					
<b>ZONING</b>	<b>Current</b>	RS1	<b>Proposed</b>	CD1		
<b>PROPOSED USE</b>	Seniors Supported or Assisted Housing					
<b>SITE AREA (sf)</b>	35,648	3,311.71 sm		<b>(Excluding South Dedication)</b>		
<b>ZONING ANALYSIS</b>	<b>Height</b>	<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>	<b>FSR Area (sf)</b>	<b>FSR</b>
<b>Proposed</b>	66'-0" (20.12m)	9.84' (FROM DED.) (3m)	12.0' (3.66m)	9.0' (2.74m)	77,820	2.18
<b>DENSITY CALCULATION</b>	<b>Gross Area (sf)</b>	<b>Gross Area (sm)</b>	<b>Amenity</b>	<b>Storage</b>	<b>FSR Area</b>	<b>Units</b>
<b>BASEMENT</b>						
<b>GROUND FLOOR</b>	16,859	1,566.2	7,000	498	9,361	0
<b>SECOND FLOOR</b>	17,302	1,607.3	176		17,126	26
<b>THIRD FLOOR</b>	14,792	1,374.2	176		14,616	22
<b>FOURTH FLOOR</b>	14,792	1,374.2	176		14,616	22
<b>FIFTH FLOOR</b>	11,408	1,059.8	176		11,232	16
<b>SIXTH FLOOR</b>	10,869	1,009.7			10,869	16
<b>TOTAL</b>	86,022	7,991.4	7,704	498	77,820	102

<b>PARKING CALCULATION</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>4.2.1.8 RESIDENTIAL</b>		
1 SPACE PER 6 UNITS	17	min 42 (2 Disability) (2 Disability)
<b>4.2.1.12 RESIDENTIAL</b>		
Units < 538 SF @ 1/1076.4sf	31.3	min 42
Units > 538 SF @ 1/753.5sf	30.25	(2 Disability) (2 Disability)
<b>TOTAL</b>	61.55	
<b>PARKING RELAXATION for Seniors Supportive and Assisted Housing Guidelines</b>		
Units < 538 SF @ 1space/4 units	16.5	min
Units > 538 SF @ 1/753.5sf	30.25	(2 Disability)
<b>TOTAL</b>	46.75	42
<b>VISITORS</b>	-	6
<b>TOTAL PARKING</b>	46.75	<b>48</b> (4 Disability, 3 small cars)
<b>5.2.6 LOADING</b>		
CLASS A	NA	-
CLASS B	1	1
CLASS C	NA	-
<b>6.2.1.5 BICYCLE</b>		
CLASS A		
Units < 538 SF @ 0.1/unit x 70	7	7
Units > 538 SF @ 0.25/unit x 32	8	8
<b>TOTAL CLASS A</b>	15	15
CLASS B	NA	-
<b>7.2.2.2 OFF STREET</b>		
CLASS A	1	1
CLASS B	1	1

<b>DRAWING LIST</b>	
A100	Cover / Data
A101	Context Plans
A102	Context Photos
A103	Context Photos
A104	Shadow Studies
A200	Parking Plan
A201	Ground Floor Plan
A201a	Ground Floor FSR
A202	Second Floor Plan
A202a	Second Floor FSR
A203	Third Floor Plan
A203a	Third Floor FSR
A204	Fourth Floor Plan
A204a	Fourth Floor FSR
A205	Fifth Floor Plan
A205a	Fifth Floor FSR
A206	Sixth Floor Plan
A206a	Sixth Floor FSR
A207	Roof Plan
A301	Site Section
A401	South & East Elevations
A402	North & West Elevation
L1	Landscape Plan
S1	Survey



# LEO WERTMAN RESIDENCES

# 600 BLOCK WEST 41ST AVENUE