site area							
	sf		sm				
Gross - Original Property Line	81,826		7,602				
Gross - New Property line to Dedication	77,102		7,163				
zoning							
existing	RS - 3		One Family Dwelling				
proposed	CD - 1						
setbacks							
	ft		m				
front (east)	16		4.9				
interior side (north)	18		5.5				
exterior side (south)	16		4.9				
rear (west)	20		6.1				
building height							
	ft		m				
storeys	6 storeys						
t.o. roof parapet	80		24.4				
t.o. roof amenity parapet	89		27.1				

PROJECT INFORMATION

parking							
			no. of units		**required**		**proposed**
vehicle	amica operational requirement		226	accessory	88		**97**
				accessible	8		**8**
	0.5 sp/unit			visitor	8		**10**
	total stalls required				104		**115**
loading	class A				0		
	class B				2		**2**
	class C				0		
bicycle	class A				11		**18**
	class B				6		**10**
passenger	class A				2		**2**
	class B				3		**3**

PARKING REQUIREMENTS

fsr										
	amenity		**assisted living - IL**		**institutional use**				fsr	
					long term care - AL		**long term care - MC**			
level	(sf)	(sm)	(sf)	(sm)	(sf)	(sm)	(sf)	(sm)	(sf)	(sm)
parking - P1	18,707	1,738							18,707	1,738
level 1	22,596	2,099	20,544	1,909					43,140	4,008
level 2	13,432	1,248					23,700	2,202	37,132	3,450
level 3	12,840	1,193			23,700	2,202			36,540	3,395
level 4	12,840	1,193			21,883	2,033			34,723	3,226
level 5			27,092	2,517					27,092	2,517
level 6			27,092	2,517					27,092	2,517
roof	1,704	158							1,704	158
total	**82,119**	**7,629**	**74,728**	**6,942**	**45,583**	**4,235**	**23,700**	**2,202**	226,130	21,008
fsr proposed									2.76	

FSR CALCULATIONS

unit count									
	assisted living - IL				**long term care - AL**		**long term care - MC**		**total no. of units**
	studio	1 bed	1 bed + den	2 bed	studio	1 bed	studio	1 bed	
level	420 - 450 sf	550-650 sf	670-750 sf	800-900 sf	420 sf	550 sf	420 sf	550 sf	
Level 1	8	16	4	0					**28**
Level 2							38	6	**44**
Level 3					38	6			**44**
Level 4					36	4			**40**
Level 5	8	18	6	3					**35**
Level 6	8	18	6	3					**35**
Totals	24	52	16	6	74	10	38	6	**226**
	98				84		44		
Percentage	24%	53%	16%	6%	88%	12%	86%	14%	

UNIT MIX SUMMARY

W. 47th Ave. & Granville St.

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AMICA SENIOR LIFESTYLES

INTRACORP Building the Extraordinary

PROJECT STATISTICS
12" = 1'-0"
NOVEMBER 25, 2021

A1.0