

SHEET LIST

DRAWING LIST
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PROJECT INFORMATION

PROPERTY ADDRESS : 485, 477, & 469 WEST 59th AVENUE
MUNICIPAL ADDRESS : 477 WEST 59TH AVE
LEGAL DESCRIPTION : LOT 6, 7 & 8 OF BLOCK 1005
DISTRICT LOT 526 PLAN 9489
GROSS LOT AREA : 17948 sft (1667 sqm)
COVERAGE : 52.9%
USE : RESIDENTIAL
EXISTING ZONING : RS-1
PROPOSED ZONING : CD-1

BUILDING SETBACKS
6' SIDE YARDS
12' BACK YARDS
16' FRONT YARDS
PODIUM 4 STOREYS
MAX HEIGHT 6 STOREYS

PROJECT STATISTICS

ALLOWED FSR : 2.5 - (44582 ft²) (4140m²)
PROPOSED FSR : 2.496 - (44499 ft²) (4134m²)
EXCLUSION :
RESIDENTIAL AMENITY : 476 sqft (44.23m²)
RESIDENTIAL STORAGE : 1520 sqft (141.2m²)
WALL EXCLUSION : 108 sqft (10m²)
GROSS AREA : 46603.94 sqft (4329.6 sqm)
ALLOWED BALCONY : 12% (5349 ft²) (496.9 m²)
PROPOSED BALCONY : 7.2% (3205 ft²) (297.7 m²)

ALLOWED BUILDING HEIGHT : 68.89' (21m)
PROPOSED BUILDING HEIGHT :
GEODETIC HEIGHT ABOVE GRADE
(MEASURED TO BASE POINT)
HEIGHT OF BUILDING = 68 3 5/8" (68.296') (20.816m)

PARKING - REGULATION 4.2.1.13

0.6 STALLS/UNIT + 1 / 200 sqm
0.6 x 43 = 25.8
4296 / 200 = 21.48
25.8 + 21.48 = 45 STALLS REQUIRED + 3 FOR VISITORS

PROVIDED
11 SMALL STALLS
51 REGULAR STALLS
1 HC STALLS
3 VISITOR STALLS

TOTAL 66 STALLS (13 ELECTRIC VEHICLE POINTS)

BICYCLE REQUIREMENTS - REGULATION 6.2.1.2

1.25 STALL PER UNIT +
6 FOR VISITORS

43 UNITS PROVIDED

1.25 x 43 = 54 RACKS CLASS A
6 CLASS B STALLS

ACCESS TO PARKING HAS BEEN PROVIDED BELOW GRADE DOWN A RAMP

BUILDING HEIGHT

OUR PROPOSED BUILDING IS 6 STOREYS + MECHANICAL PENTHOUSE
THE MAXIMUM HEIGHT ALLOWED IS 21 m
A HEIGHT CALCULATION STUDY SHOW THAT THE MECHANICAL PARAPET IS THE HIGHEST POINT OF OUR BUILDING WITH 20.816m THIS IS MEASURED TO THE BASE POINT. (SEE DWG 101)

THE MASSING STEPS BACK FROM ALL BOUNDARY EDGES AS OF THE 5TH FLOOR CREATING A PODIUM OF 4 FLOORS

THE ZONING IS FOR SINGLE STOREY RESIDENTIAL HOMES BUT THE MARPOLE COMMUNITY PLAN CALLS FOR GREATER DENSITY ON THIS SITE IN THE FORM OF A 6 STOREY APARTMENT BLOCK.

REFUSE CALCULATION SIZE

IN ACCORDANCE WITH THE CITY OF VANCOUVER ENGINEERING SERVICES WASTE MANAGEMENT AND RESOURCE RECOVERY

GARBAGE AND RECYCLING STORAGE AMENITY DESIGN SUPPLEMENT MAY 2011 (REVISION NOVEMBER 2016)

BUILDING USE	AMOUNT	TOTAL (43 UNITS/WEEK)
BUILDING OCCUPANCY	43 UNITS	795 L
QUANTITIES OF WASTE GENERATED BY UNITS		1845 L
TYPE		645 L
MIXED CONTAINERS	18.5L/UNIT/WEEK	1183 L
PAPERS INCL CARD	42.90L/UNIT/WEEK	2279 L
MIXED PAPER EX CARD	15L/UNIT/WEEK	90.3 L
CARDBOARD	27.5 L/UNIT/WEEK	602 L
GARBAGE	53.0L/UNIT/WEEK	
GLASS	2.10 L/UNIT/WEEK	
ORGANICS	14 L/UNIT/WEEK	

SPARE STORAGE CAPACITY :
SPACE ALLOWANCE FOR USERS : 12.56m³ (135.2ft³) x 2.25 = 28.26m³ (304.2 ft³)
POTENTIAL FUTURE CHANGES TO WASTE :

IN ACCORDANCE WITH TABLE 2.1.1

NO. OF UNITS	MIXED CONTAINERS	PAPER MIX EXCL CARD	PAPER MIX INCL CARD	GLASS	COMPOSTABLE ORGANICS	CARDBOARD BIN SIZE	GARBAGE BIN SIZE
41 - 50	2	5	2	1	3	3yd³	2-4yd³

UNIT MIX

	8/43	18.6%	1 BED UNITS	UNIT TYPE	B, E, F, L, M, J
	19/43	44.1%	2 BED UNITS	UNIT TYPE	A, C, D, G, K, P, N, LPH 2, LPH 3, PH 2, PH 3
	12/43	27.9%	3 BED UNITS	UNIT TYPE	Q, H, LPH 1, LPH 4, PH 1, PH 4

REQUESTED RELAXATIONS

LANE FACING UNITS TYPE L AND TYPE C OF THE TYPICAL AND GROUND FLOORS RESPECTIVELY HAVE A HORIZONTAL ANGLE OF DAYLIGHT FROM THE LIVING ROOM OF 8° AND 6° @ 80° AND OF A TOTAL OF 104° OF CLEAR VIEWING ANGLE UP TO 56' away (17m). BOTH THE BEDROOM WINDOWS FOR THIS UNIT HAVE A CLEAR HORIZONTAL ANGLE OF DAYLIGHT WHICH MORE THAN COMPLIES WITH THE MINIMUM REQUIREMENTS.

UNIT TYPE N AND A ON THE GROUND FLOOR AND TYPICAL FLOORS RESPECTIVELY HAVE A COMPROMISED ANGLE OF DAYLIGHT FROM TWO OF THE BEDROOM WINDOWS. OF 43° AND 47° CLEAR TO 80' WITH 43" (10.4m) CLEAR POTENTIAL TO THE SETBACK LINE OF THE BUILDING TO THE EAST OF THE SITE.

UNIT TYPE H TYPICAL TO ALL PODIUM FLOORS HAVE COMPROMISED ANGLE OF DAYLIGHT TO THE TWO SECONDARY BEDROOM WINDOWS. WINDOW 1 OF THE TWO HAS A CLEAR VIEWING ANGLE OF 40° AND 22° TO 80' AND WINDOW 2 OF THE TWO HAS A CLEAR VIEWING ANGLE OF 26° AND 19° TO 80' BOTH HAVE A CLEAR SPAN TO THE NEIGHBOURING SETBACK LINE OF 24'9" (7.5m)

AREA CALCULATION GROUND FLOOR - LEVEL 1					
TOTAL GROSS	CIRCULATION	RESIDENTIAL MARKET AREAS	RESIDENTIAL EXCLUSION (STORAGE) (AMENITY)	RESIDENTIAL EXCLUSION FSR	TOTAL FSR
8822.5 sqft 819.93 m²	1528.8 sqft (142 m²)	6798.65 sqft (631.61 m²)	RES EXC - 756. sqft (70. m²)	WALL EXCL - 18.8995 sqft (1.75 m²)	8047.6 sqft (747.8 m²)

AREA CALCULATION TYPICAL FLOORS - LEVELS 2 - 4					
TOTAL GROSS	CIRCULATION	RESIDENTIAL MARKET AREAS	RESIDENTIAL EXCLUSION (STORAGE) (AMENITY)	RESIDENTIAL EXCLUSION FSR	TOTAL FSR
8822.5 sqft 829.9 m²	833.94 sqft (77.47 m²)	8074.5 sqft (750 m²)	RES EXC - 360. sqft (33.44 m²)	WALL EXCL - 20.486 sqft (1.90 m²)	8548.0 sqft (794.1 m²)
26,785.5 sqft 2,488.4 m²	2,501.8 sqft (232.4 m²)	24,223.5 sqft (2,250.4 m²)	RES EXC - 1,080. sqft (100.3 m²)	WALL EXCL - 61.398 sqft (5.7 m²)	25,644.4 sqft (2,382.4 m²)

AREA CALCULATION - LEVEL 5					
TOTAL GROSS	CIRCULATION	RESIDENTIAL MARKET AREAS	RESIDENTIAL EXCLUSION (STORAGE) (AMENITY)	RESIDENTIAL EXCLUSION FSR	TOTAL FSR
5497.97 sqft 510.7 m²	760.79 sqft (70.67 m²)	4723.3 sqft (438.8 m²)	RES EXC - 160. sqft (14.8 m²)	WALL EXCL - 13.87 sqft (1.28 m²)	5324.4 sqft (494.6 m²)

AREA CALCULATION - LEVEL 6					
TOTAL GROSS	CIRCULATION	RESIDENTIAL MARKET AREAS	RESIDENTIAL EXCLUSION (STORAGE) (AMENITY)	RESIDENTIAL EXCLUSION FSR	TOTAL FSR
5497.97 sqft 510.7 m²	760.79 sqft (70.67 m²)	4723.3 sqft (438.8 m²)	RES EXC - 0. sqft (0. m²)	WALL EXCL - 13.87 sqft (1.28 m²)	5484.4 sqft (509 m²)

AREA CALCULATION - TOTAL BUILDING						
	TOTAL GROSS	CIRCULATION	RESIDENTIAL MARKET AREAS	RESIDENTIAL EXCLUSION (STORAGE) (AMENITY)	RESIDENTIAL EXCLUSION FSR	TOTAL FSR
LVL 1	8822.5 sqft 819.93 m²	1528.8 sqft (142 m²)	6798.65 sqft (631.61 m²)	RES EXC - 756. sqft (70. m²)	WALL EXCL - 18.8995 sqft (1.75 m²)	8047.6 sqft (747.8 m²)
LVL 2 - 4	26,785.5 sqft 2,488.4 m²	2,501.8 sqft (232.4 m²)	24,223.5 sqft (2,250.4 m²)	RES EXC - 1,080. sqft (100.3 m²)	WALL EXCL - 61.398 sqft (5.7 m²)	25,644.4 sqft (2,382.4 m²)
LVL 5	5497.97 sqft 510.7 m²	760.79 sqft (70.67 m²)	4723.3 sqft (438.8 m²)	RES EXC - 160. sqft (14.8 m²)	WALL EXCL - 13.87 sqft (1.28 m²)	5324.4 sqft (494.6 m²)
LVL 6	5497.97 sqft 510.7 m²	760.79 sqft (70.67 m²)	4723.3 sqft (438.8 m²)	RES EXC - 0. sqft (0. m²)	WALL EXCL - 13.87 sqft (1.28 m²)	5484.4 sqft (509 m²)
TOTAL	46603.94 sqft 4,329.6 m²	5552.18 sqft (515.8 m²)	40474.75 sqft (3760.6 m²)	RES EXC - 1996. sqft (185.4 m²)	WALL EXCL - 108.0 sqft (10 m²)	18881.2 sqft (1,754.1 m²)

Consultants

Notes:

No.	Date	Description
Revisions / Issues:		
Project Title		
59th @ CAMBIE STREET		

59th @ CAMBIE STREET

WEST 59th AVE
DATA SHEET
DP SUBMISSION

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Reviewed by: AP

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Graphic Scale

Scale: N.T.S.
Drawing No.

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A - 001