

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.

## PROJECT INFORMATION SUMMARY

### CIVIC ADDRESS

5299 MAIN STREET, V5W 1E5 VANCOUVER, BC

### LEGAL DESCRIPTION

PROPOSED LOT 1, PARCEL C (REF PLAN 3508) DISTRICT LOT 637 / 638, GP.1, NWD

### PROJECT ZONING CLASSIFICATION AND OCCUPANCY

ZONING: CD-1  
 PROPOSED USE: MIXED USE (MARKET RESIDENTIAL, COMMERCIAL)  
 GOVERNING BUILDING CODE: VANCOUVER BUILDING BY-LAW (VBBL) 2014  
 BUILDING OCCUPANCY: GROUP C VBBL 3.2.2.47(RESIDENTIAL), GROUP E VBBL 3.2.2.67(CRU)

### PROJECT AREA SUMMARY

SITE AREA: 3,529 sm (37,992 sf) PERMITTED FSR: N/A  
 SITE COVERAGE: 43%  
 GROSS FSR AREA RESIDENTIAL: 10,352 sqm  
 GROSS FSR AREA COMMERCIAL: 1,414 sqm  
 GROSS FSR AREA AMENITY: INTERIOR: 95.1 sqm, EXTERIOR: 380 sqm  
 GROSS FSR AREA TOTAL: 11,766 sqm  
 RESIDENTIAL UNIT COUNT: 126 UNITS  
 (STUDIO: 16 UNITS, 1 BR: 54 UNITS, 2 BR: 47 UNITS & 3BR:9 UNITS)  
 FSR RESIDENTIAL: 2.93  
 FSR COMMERCIAL: 0.40  
 FSR TOTAL PROPOSED: 3.33

### BASE ELEVATION

77.6m GEODETIC

### PROJECT HEIGHT

PERMITTED PROPOSED  
 BUILDING HEIGHT: 27.0m 27.0 m  
 STOREYS: 8

NOTE: BUILDING HEIGHT IS MEASURED FROM BASE SURFACE TO TOP OF ROOF SLAB. REFER TO CD-1 ZONING FOR MAXIMUM HEIGHT REQUIREMENTS / DEFINITIONS.

### SETBACKS

PERMITTED MIN PROPOSED MIN  
 FRONT (N) 3.6m (12'-0") 3.6m (12'-0")  
 REAR (S) 3.6m (12'-0") 3.6m (12'-0")  
 SIDE (E) 3.6m (12'-0") 3.6m (12'-0")  
 SIDE (W) 1.5m (5'-0") 1.5m (5'-0")

### BUILDING SEPARATION

LEVELS 1-3 LEVELS 4-7 LEVEL 8  
 NORTH ELEVATION: N/A N/A N/A  
 EAST ELEVATION N/A N/A N/A  
 SOUTH ELEVATION N/A N/A N/A  
 WEST ELEVATION 8.45m 12.19m N/A

### RESIDENTIAL ACOUSTIC DESIGN

1. AS OUTLINED IN CD-1, PART 8

### ROOM TYPE

MAX ALLOWED DECIBELS  
 BEDROOMS 35db  
 LIVING, DINING, STORAGE 40db  
 KITCHEN, BATHROOMS, HALLWAYS 45db

### PARKING STATEMENT

1. REFER TO TRANSPORTATION REVIEW REPORT FOR FULL ANALYSIS OF PARKING REQUIREMENTS AND RATIONALE FOR PROPOSED PARKING COUNTS.  
 2. 100% OF ALL CAR PARKING SPACES WILL BE EV-READY AS PER CHANGES TO VANCOUVER PARKING BY-LAW EV-READINESS REQUIREMENTS (PROPOSED AMENDMENT TO SECT 4, 4.14.1b)  
 3. ALL OFF-STREET PARKING TO BE DESIGNED AS PER CITY OF VANCOUVER BY-LAW SECTION 4, PARTS 4.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24, 4.25, 4.26, 4.27, 4.28, 4.29, 4.30, 4.31, 4.32, 4.33, 4.34, 4.35, 4.36, 4.37, 4.38, 4.39, 4.40, 4.41, 4.42, 4.43, 4.44, 4.45, 4.46, 4.47, 4.48, 4.49, 4.50, 4.51, 4.52, 4.53, 4.54, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63, 4.64, 4.65, 4.66, 4.67, 4.68, 4.69, 4.70, 4.71, 4.72, 4.73, 4.74, 4.75, 4.76, 4.77, 4.78, 4.79, 4.80, 4.81, 4.82, 4.83, 4.84, 4.85, 4.86, 4.87, 4.88, 4.89, 4.90, 4.91, 4.92, 4.93, 4.94, 4.95, 4.96, 4.97, 4.98, 4.99, 5.00  
 4. AS PER VBBL SECT 4, PART 4.1.15 EACH DISABILITY PARKING SPACE IS COUNTED AS 2 REGULAR SPACES TOWARDS THE PARKING TOTAL  
 5. AS PER CD-1 RATIO OF RESIDENTIAL PARKING IS 0.8:1 (0.8 STALLS FOR EVERY 1 UNIT).

ON SITE PARKING	PARAMETER	REQUIRED	PROPOSED
MARKET RESIDENTIAL	126 Units	105 Stalls	161 Stalls
BLDG BB: NON-MARKET RESIDENTIAL	6 Units	3 Stalls	3 Stalls
BLDG BB: SENIOR HOUSING	47 Units	8 Stalls	8 Stalls
COMMERCIAL GROCERY	708 sqm	23 Stalls	23 Stalls
COMMERCIAL FITNESS	706 sqm	23 Stalls	23 Stalls
<b>TOTAL PARKING STALLS</b>		<b>162 Stalls</b>	<b>218 Stalls</b>
CLASS A LOADING		1 Stalls	1 Stalls
CLASS B LOADING		2 Stalls	2 Stalls
MAX. SMALL SPACES ALLOWED		55 Stalls (25%)	51 Stalls (23%)
ACCESSIBLE PARKING SPACES		7 Stalls	7 Stalls

### LOADING

1. REFER TO TRANSPORTATION REVIEW REPORT FOR FULL ANALYSIS OF LOADING REQUIREMENTS AND RATIONALE FOR PROPOSED PARKING COUNTS.  
 2. ALL OFF-STREET LOADING TO BE DESIGNED AS PER CITY OF VANCOUVER BY-LAW SECTION 5, PARTS 5.3 - 5.5

## PROJECT REQUESTS FOR RELAXATIONS FROM BY-LAWS

1. REQUEST FOR INCREASE IN PERMITTED AREA OF DECKS AND BALCONIES TO ACCOMMODATE OPPORTUNITIES PROVIDED BY REQUIRED BUILDING STEPPING AND MASSING. (REFER TO BALCONY SUMMARY)

LOADING REQUIREMENTS	PARAMETER	CLASS A	CLASS B	CLASS C
RESIDENTIAL:	126 UNITS	0	0	0
COMMERCIAL GROCERY:	708 sqm	1	1	0
COMMERCIAL FITNESS:	706 sqm	0	1	0

TOTAL LOADING SPACES PROPOSED: 1 CLASS A, 2 CLASS B

### BICYCLE PARKING

1. REFER TO TRANSPORTATION REVIEW REPORT FOR FULL ANALYSIS OF BICYCLE PARKING REQUIREMENTS AND RATIONALE FOR PROPOSED PARKING COUNTS.  
 2. ALL BIKE PARKING TO BE DESIGNED AS PER CITY OF VANCOUVER BY-LAW SECTION 6, PARTS 6.3 AND 6.4

### BICYCLE PARKING PARAMETERS

	CLASS A	CLASS B
RESIDENTIAL CALCULATION	[1.25 / UNIT]	[MIN 6 / 20+ UNITS]
COMMERCIAL GROCERY	[1 / 500 sqm]	[MIN 6 / 1000+ sqm]
COMMERCIAL FITNESS	[1 / 250 sqm]	[MIN 6 / EA PORTION OF 500 sqm]

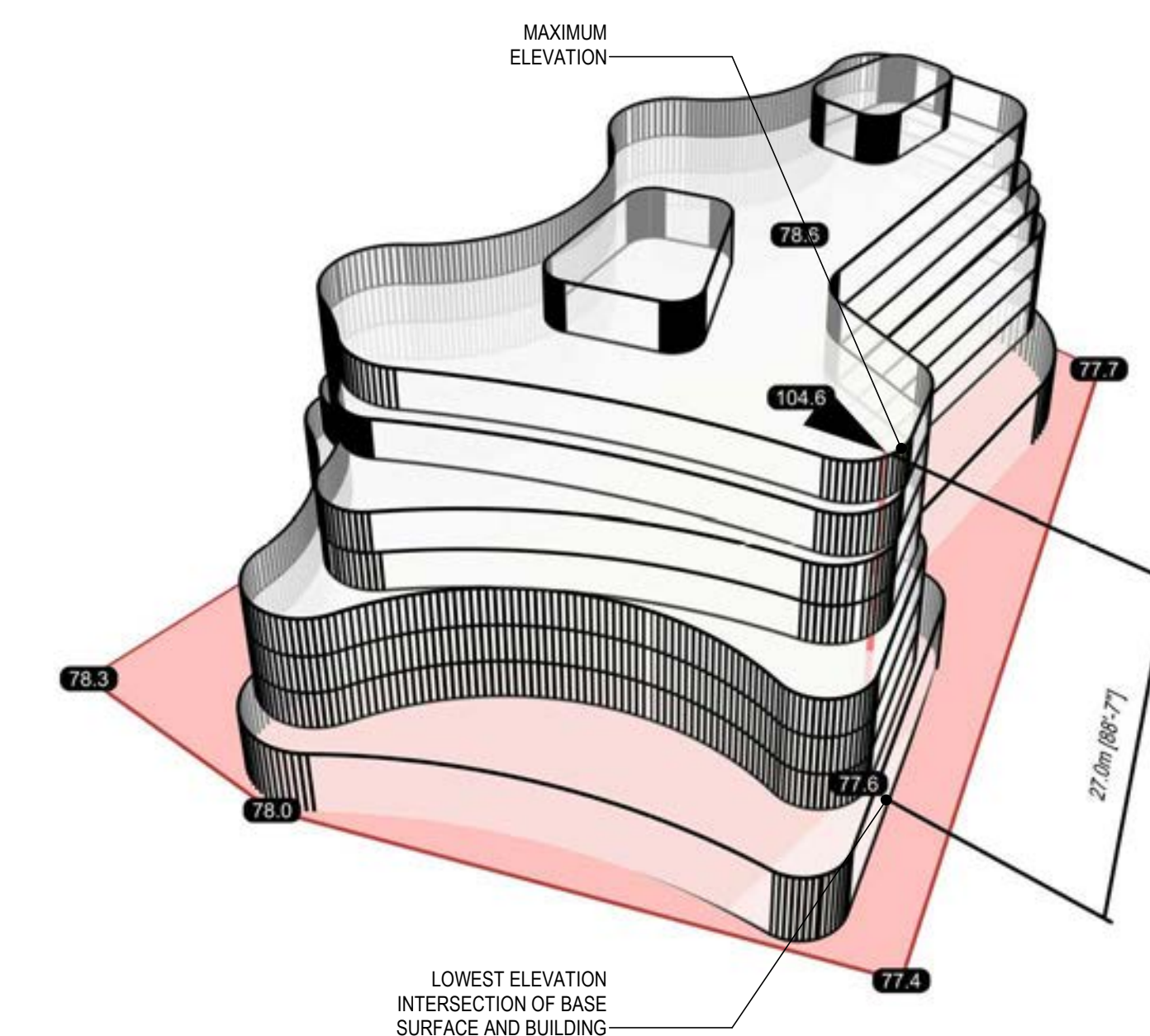
### BICYCLE PARKING REQUIREMENTS

PARAMETER	CLASS A	CLASS B
RESIDENTIAL:	126 UNITS	157
COMMERCIAL GROCERY:	708 sqm	2
COMMERCIAL FITNESS:	706 sqm	3

BICYCLE PARKING REQUIRED: 162 CLASS A, 18 CLASS B

BICYCLE PARKING PROPOSED: 162 CLASS A, 18 CLASS B

## BASE SURFACE AND MAXIMUM HEIGHT CALCULATIONS



### BASE SURFACE CREATION:

BASE SURFACE IS CREATED BY TRIANGULATING THE SURVEY ELEVATION POINT OF EACH OF FIVE SITE CORNERS.

### BUILDING HEIGHT CALCULATION:

BUILDING HEIGHT IS CALCULATED BY MEASURING VERTICALLY FROM THE LOWEST ELEVATION INTERSECTION OF THE BUILDING AND THE BASE SURFACE TO THE BASE SURFACE ELEVATED TO THE HEIGHT AT WHICH NONE OF THE BUILDING PENETRATES THE ELEVATED BASE SURFACE. (EXCLUDING ALLOWABLE OVERRUNS)

REVISION		
NO.	DATE	DESCRIPTION
1	2018/11/08	ISSUED FOR DP

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SEAL:

PROJECT:

## LITTLE MOUNTAIN BUILDING BC

5299 MAIN STREET, VANCOUVER, BC

SHEET CONTENTS:

### PROJECT STATISTICS

PROJECT NUMBER:

1714090

DRAWING SCALE:

1 : 1

DRAWN BY:

KG

CHECKED BY:

GB

DATE:

2018/11/08

SHEET NO.:

A002

REV.:

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