

16-57 BC BORSTAL ASSOCIATION

CIVIC ADDRESS: 554 WEST 21st AVE., VANCOUVER BC
 LEGAL: LOT 1, EXCEPT PART IN EXPLANATORY PLAN 8928, NOW ROAD BLOCK 600A
 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2976
 PARCEL IDENTIFIER (PID) 011-233-290



1 KEY PLAN
Scale: 1:300



2 Southwest View
NTS



3 Southeast View
NTS

STATISTICS

LEGAL: Lot 1, Except Part in Explanatory Plan 8928, Now Road Block 600a, District Lot 526, Group 1, NWD Plan 2976

ZONING: RM - 3a, approved uses include Multiple Dwelling, Rooming House

SITE AREA: 6,295.225 SF (584.81 SM)

	PERMITTED	PROPOSED
SITE COVERAGE:	1.0	50.81%
HEIGHT:	10.7m	10.4m
FRONT YARD:	6.1m	Varies 2.4m to 5.34m
SIDE YARD:	2.1m	2.1m
EXTERIOR SIDE YARD:	Minimum 3.0m, 20% of width = 4.15m	Although Tupper is noted as a street, it isn't the full street width nor functions as a street, but more as a lane. Proposed setback of 2.83M, similar to other side yard requirements.
TOTAL FSR:	1.2	1.2
BUILDING GFA:	7920.32sf	735.82sm
LESS STORAGE EXCLUSIONS:	184.5sf	17.14sm
FSR PROPOSED = 1.2315	7753.16sf	720.29sm

BIKES

6.2.1.2	2 Units	2 x 1.25 = 2.5	CLASS A
6.2.1.3	Studio Units	2 x 0.75 = 1.5	CLASS A
TOTAL			4.0 CLASS A Required
SIZE:	0.6 x 1.8 if horizontal		
	0.6 x 1.0 if vertical		
	1.2m ACCESS		

DRAWINGS LIST:

ARCHITECTURAL:

- A1.1 COVER PAGE
- A1.2 SITE SURVEY
- A1.3 SITE PLAN
- A1.4 FSR COMPLIANCE SHEET
- A2.1 PARKADE AND GROUND FLOOR
- A2.2 SECOND AND THIRD FLOOR PLAN
- A2.3 ROOF PLAN
- A3.1 BUILDING ELEVATIONS
- A3.2 SECTIONS A-A & B-B
- A4.1 STREET SCAPE + GRADE ELEVATIONS
- A4.2 SITE SECTIONS
- A4.3 SHADOW STUDY
- A5.1 CONTEXT PLAN

LANDSCAPE:

- L0.0 COVER SHEET
- L1.1 TREE PROTECTION PLAN
- L2.1 LANDSCAPE - OFFSITE
- L3.1 LANDSCAPE - GROUND
- L3.2 LANDSCAPE - THIRD FLOOR
- L4.1 LANDSCAPE DETAILS 1
- L4.2 LANDSCAPE DETAILS 2

PARKING

The following is a parking comparison based on various interpretations of the bylaw.

If based on units: 4.2.1.3

2 Studio units @ 0.5	1.0
2 Units @ 0.6 + 1/2005M, =1.5	3.0
Spaces Maximum =	4.0 stalls
Total	4.0 stalls

If based on units and rooming house: 4.2.1.5

2 Studio units @ 0.5	1.0
Rooming House 1/375m of sleeping = 245.25/37 = 6.6	6.6
Total	7.6 stalls

DRAWING LIST:

If based on Community Care Facility: 4.2.3.1	1 per 4 beds, 27 beds / 4 =	6.75
2 Studio units @ 0.5		1.0
Total		7.75 stalls

If based on historical demand and operations:

Staff Parking	4 (2 staff on per shift)
Visitors	4
Residents	2
Total	10 stalls
1 accessible stall and 2 small car stalls proposed.	

REVISIONS:

E 18-6-19 REVISED DP

C 18-6-12 ISSUED FOR DP

ISSUES:

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TITLE:
COVER PAGE

DRAWN:	TG	DRAWING N°:	
SCALE:	As Noted		A1.1
JOB N°:	16-57		
DATE:		REV. N°:	