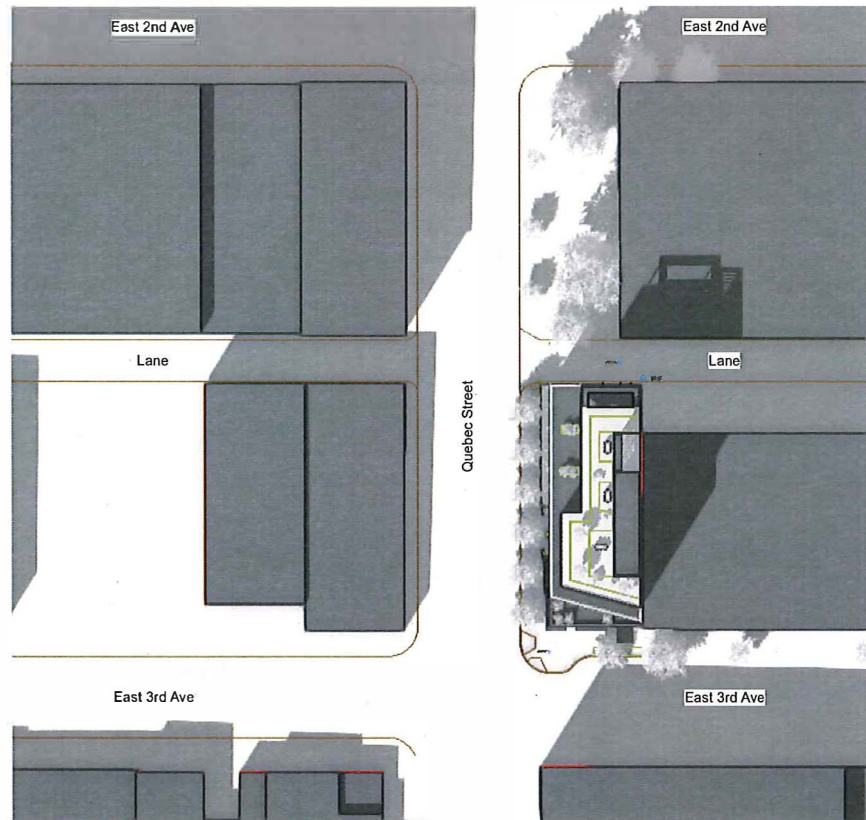




1 Building Perspective



2 Key Plan
Scale: 1:500

Project Description

Project Name Commercial Development
Project Address 107 East 3rd Ave, Vancouver BC
Legal Description Lot 16, Block 14, DL 20DA, NWD Plan 197

Zoning Analysis

	Required / Allowed	Proposed
Site Area		6,027.00 sq ft 559.91 sq m
Total Gross Area		30,135.00 sq ft 2,799.54 sq m
FSR	5.0 FSR	30,135.00 sq ft 2,799.54 sq m
Site Coverage Area		5,228.8 sq ft 485.8 sq m
Site Coverage %		86.8 %
Building Height (average)		109.9 ft 33.50 m
LOWER SETBACKS		
Setback NORTH	2.0 ft	0.60 m
Setback EAST	0.0 ft	0.00 m
Setback SOUTH	2.1 ft	0.65 m
Setback WEST	4.9 ft	1.50 m
UPPER FLOOR SETBACKS		
Setback on SOUTH	14.8 ft	4.50 m
Setback on WEST	20.0 ft	6.10 m

Area Summary

DE+IT Office	10772.6 sq ft	1000.8 sq m	1.8 FSR
Manufacturing	5988.8 sq ft	556.4 sq m	1.0 FSR
Office	12218.6 sq ft	1135.1 sq m	2.0 FSR
Caretaker Unit	1155 sq ft	107.3 sq m	0.2 FSR
Total	30135 sq ft	2799.5 sq m	5.0 FSR

Parking Analysis

VPB 4.1.7 Mount Pleasant Industrial Area / VPBL Section 6 / VPBL Section 5 5.2.5 + 5.2.7

Car Parking	Required/ Allowed	Deduction/ Addition	Proposed
[VPB 4.1.7] 2 stalls/first 290m ² + 1 stall/additional 70 m ²	38.0 (min.)	0.0 stalls	38.0 stalls
Regular Stalls			20.0 stalls
Small Cars (40% allowable)	15.0 (min.)		10.0 stalls
HC Stalls	2.0 (min.)		4.0 stalls
Stalls Counted by Extra Class A Bikes [VPB 6.2A]			4.0 stalls
TOTAL			38.0 stalls

Additional Class A Stalls added for vehicle parking reduction
5 Class A bike stalls = 1 vehicle (20 Class A Added = 4 Vehicle Stall Deduction)

Bicycle Parking	Required/ Allowed	Deduction/ Addition	Proposed
Bicycle Parking Manufacturing/Office Class A	5.0 stalls	20.0 stalls	25.0 stalls
VPBL 6.3.13 min. 50 % horizontal Bicycle Stalls	12.5 stalls		21.0 stalls
VPBL 6.3.13 max. 30 % vertical Bicycle Stalls	7.5 stalls		4.0 stalls
VPBL 6.3.13A min. 20 % Bicycle Lockers	5.0 stalls		5.0 stalls
VPBL 6.5.1 Clothing Lockers min. 50% tall	35.0 units		35.0 units
Bicycle Parking Office Class B			
Min. of 6 x spaces for any develop. with a min. of 20 units	6.0 stalls		6.0 stalls

-Each two class A bicycle stall must have electrical outlet (VPBL 6.3.21)

Loading Space Analysis	Required/ Allowed	Deduction/ Addition	Proposed
Loading Space Class A + C	n/a		n/a
Loading Space Class B	2.0 spaces	1.0 spaces	1.0 spaces

Drawings List

Architectural Drawings List

- A100 Project Data
- A101 Site Plan
- A201 Floor Plans
- A202 Floor Plans
- A203 Floor Plans
- A204 Floor Plans
- A205 Floor Plans
- A301 Sections
- A302 Sections
- A303 Sections
- A401 Elevations
- A402 Elevations
- A501 Perspectives
- A502 Shadow Analysis
- A503 Street Scene

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Issue

1 18-8-20 Issued for DP

Revision



Commercial Development

107 East 3rd Ave.
Vancouver BC

Scale

N/A

Date

16 May 2018

Project Code

TGO

Drawn

AS

Checked

HK

Project Data

A100