

DEVELOPMENT STATISTICS:

CIVIC ADDRESS: 2125 WEST 7TH AVENUE, VANCOUVER, B.C.
 LEGAL DESCRIPTION: LOTS 13 & 14, EXCEPT NORTH 10 FEET NOW LANE, BLOCK 284 DISTRICT LOT 526, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 590
 ZONING: RM4

BUILDING SITE STATISTICS

SITE AREA:	1,022.21 SQ.M. (11,003 SQ.FT.)			
SITE COVERAGE PROPOSED :	BUILDING TOTAL :			
F.S.R. :	REFERENCE F.S.R. : 1.34 ABOVE GRADE 1,364 SQ.M. (14,681 SQ.FT.) AFTER EXCLUSIONS			
PROPOSED FLOOR AREA :				
PARKADE	184.6 SQ.M	1,987 SQ.FT.	1531 SQ.FT (STORAGE + ENTRY EXCLUSION)	
1ST FLOOR	503.7 SQ.M	5,422 SQ.FT.		
2ND FLOOR	525.7 SQ.M	5,659 SQ.FT.	289 SQ.FT (STORAGE)	
3RD FLOOR	361.4 SQ.M	3,890 SQ.FT.		NET FSR
TOTAL:	1,575.4 SQ.M	16,958 SQ.FT.	1820 SQ.FT (STORAGE)	15,138 SQ.FT. (1,406 SQ.M) 1.38 FSR
EXCLUDED IN SUITE STORAGE / ENTRY	169 SQ.M	1,820 SQ.FT.		
BELOW GRADE FSR AFTER EXCLUSIONS	42 SQ.M	457 SQ.FT.		0.04 FSR
ABOVE GRADE FSR AFTER EXCLUSIONS	1,364 SQ.M	14,681 SQ.FT.		1.34 FSR

PROPOSED BUILDING SETBACKS

HEIGHT	PERMITTED 10.7M (35.10') - 3 storeys	PROPOSED 10.7 M (35.10') /3 storeys
FRONT YARD		3.65M (12')
SIDE YARD(EAST)		2.43M (8')
SIDE YARD(WEST)		3.65M (8')
REAR YARD		2.43 M (8')

PARKING

	REQUIRED	PROPOSED
PARKING STALL	15	16 SPACES
ACCESSIBLE SPACE	N/A	0 SPACES
STANDARD CARS		12 SPACES
SMALL CARS (ALLOWABLE)		4 SPACES

BICYCLE PARKING

REQUIRED Class A :	PROPOSED
Horizontal Bike Space	6
Vertical Bike Space	9
Total	15

Floor Area Summary

Name	Parking	Floor 01	Floor 02	Floor 03	Total
Residential Area	1,987 sq ft	5,422 sq ft	5,659 sq ft	3,890 sq ft	16,958 sq ft
Storage Area Excl	447 sq ft	0 sq ft	289 sq ft	0 sq ft	736 sq ft
Entry Excl	1,084 sq ft	0 sq ft	0 sq ft	0 sq ft	1,084 sq ft
Net area	0 sq ft	5,422 sq ft	1,540 sq ft	3,890 sq ft	10,852 sq ft
Balcony area	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft

VEHICLE PARKING:

STANDARD - RESIDENTIAL, PARKING BYLAW 4.2.1.3

REQUIRED

RESIDENTIAL STALLS REQUIRED			
0.5 SPACE FOR EACH UNIT <50 SQ.M. OF GFA	0 UNITS	=	0 SPACES
0.6 SPACE FOR EACH UNIT >50 SQ.M. OF GFA	12 UNITS	=	8 SPACES
1 SPACE FOR EACH 200 SQ.M. OF GFA	(1,406 SQ.M)	=	7 SPACES
TOTAL RESIDENT PARKING :			15 SPACES

PROVIDED

RESIDENTIAL STALLS		
STANDARD STALLS		12 SPACES
SMALL PARKING SPACES		4 SPACES
TOTAL PARKING PROVIDED:		16 SPACES

BICYCLE PARKING:

	REQUIRED	PROVIDED
DWELLING USE (MULTIPLE DWELLING)		
CLASS A AS PER 6.2.1.2	1.25 SPACES / UNIT	= 15 SPACES
HORIZONTAL SPACES	=	6 SPACES
VERTICAL SPACES	=	9 SPACES
HORIZONTAL LOCKER (20% REQUIRED = 3 SPACES)		3 SPACES
TOTAL:	=	15 SPACES

TOWNHOUSE BREAKDOWN

	AREA
TOWNHOUSE 1	1,053 SQ.FT. = 1,053 SQ.FT.
TOWNHOUSE 2	1,405 SQ.FT. = 1,405 SQ.FT.
TOWNHOUSE 3	1,395 SQ.FT. = 1,395 SQ.FT.
TOWNHOUSE 4	1,419 SQ.FT. = 1,419 SQ.FT.
TOWNHOUSE 5	1,463 SQ.FT. = 1,463 SQ.FT.
TOWNHOUSE 6	1,497 SQ.FT. = 1,497 SQ.FT.
TOWNHOUSE 7	1,447 SQ.FT. = 1,447 SQ.FT.
TOWNHOUSE 8	1,460 SQ.FT. = 1,460 SQ.FT.
TOWNHOUSE 9	1,481 SQ.FT. = 1,481 SQ.FT.
TOWNHOUSE 10	1,451 SQ.FT. = 1,451 SQ.FT.
TOWNHOUSE 11	1,481 SQ.FT. = 1,481 SQ.FT.
TOWNHOUSE 12	1,405 SQ.FT. = 1,405 SQ.FT.
TOTAL	16,958 SQ.FT.

DRAWINGS LIST:

A0.0 COVER AND STATISTICS	A1.1 SITE SURVEY	A3.0 ELEVATIONS
A0.1 SITE CONTEXT PLAN	A1.2 SITE PLAN	A3.1 ELEVATIONS
A0.2 CONTEXT PHOTO	A2.0 PARKADE PLAN	A3.2 ELEVATIONS
A0.3 STREETSCAPE	A2.1 1ST FLOOR PLAN	A4.0 SECTIONS
A0.4 BUILDING GRADE	A2.2 2ND FLOOR PLAN	A4.1 SECTIONS
	A2.3 3RD FLOOR PLAN	
	A2.4 ROOF PLAN	
	AD.2.0 PARKADE FSR	
	AD.2.1 1ST FLOOR FSR	
	AD.2.2 2ND FLOOR FSR	
	AD.2.3 3RD FLOOR FSR	
	LANDSCAPE DRAWINGS	

1	2018-09-17	ISSUE FOR DP
NO --	DATE --	ISSUE --
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<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT --</p> <p>TOWNHOUSE DEVELOPMENT</p> <p>2125 WEST 7TH AVENUE VANCOUVER, BC</p>		
<p>DRAWING TITLE --</p> <p>COVER SHEET</p>		
SCALE --	SHEET NO. --	
DATE -- Sept 17, 2018	A0.0	
DRAWN -- BS		
CHECKED --	PROJ NO -- 1806	