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Gross Area Summary

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	ROOF DECK	TOTAL (SF)
MARKET RESIDENTIAL	1184	5805	2500	2500	405	12394
RENTAL RESIDENTIAL			2364			2364
COMMERCIAL	2797					2797
EXTERIOR CIRCULATION	326	690	554			1570
ROOF DECK		407	836			1243
PARKING / BIKES	1400					1400
MECH. / SERVICE	511					511
GROSS FLOOR AREA (SF)	6218	6902	6254	2500	405	22279

FSR Area Summary

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	ROOF DECK	TOTAL (SF)
GROSS FLOOR AREA (SF)	6218	6902	6254	2500	405	22279

EXCLUSIONS:

ROOF DECK		407	836			1243
PARKING / BIKES	1400					1400
MECH. / SERVICE	511					511
STORAGE		30				30
PASSIVE VENTILATION*					405	405
ENVELOPE (10.33.1) *	31	27	25	25		108

FSR AREA (SF)	4276	6438	5393	2475	0	18582
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SITE AREA:	7945 SF					
FSR TOTAL:	2.34					

FSR BREAKDOWN:

COMMERCIAL FSR:	2797 SF	0.35				
MARKET RESIDENTIAL FSR:	11851 SF	1.49			(GROSS MARKET RESIDENTIAL MINUS APPLICABLE EXCLUSIONS)	
RENTAL RESIDENTIAL FSR:	2364 SF	0.30			(4 RENTAL UNITS AT THIRD FLOOR ADDITION TO HERITAGE BUILDING)	
SHARED EXTERIOR FSR:	1570 SF	0.20				

Off Street Parking Requirements

RESIDENTIAL PARKING REQUIRED: 13

4.2.1.3			
0.5 SPACES PER UNIT < 50 M ²	X 2 UNITS =	1 SPACES	
0.6 SPACES PER UNIT > 50 M ²	X 16 UNITS =	10 SPACES	
+ 1 SPACE PER 200 M ² OF UNITS > 50 M ²	1200 M ² / 200=	6 SPACES	
TOTAL REQUIRED		17 SPACES	

4.4 HERITAGE SITES OUTSIDE DOWNTOWN:			
4.4.4 DWELLING USES = 0.75 X APPLICABLE PARKING REQ/MT =	13 SPACES		

COMMERCIAL PARKING REQUIRED: 0

4.2.5.1 OFFICE OR RETAIL			
1 SPACE PER 100 M ² UP TO 300 M ²	X 189 M ² =	2 SPACES	

4.2.5.11 RESTAURANT			
1 SPACE PER 50 M ² UP TO 100 M ²	X 73 M ² =	1 SPACE	
TOTAL REQUIRED		3 SPACES	

4.4 HERITAGE SITES OUTSIDE DOWNTOWN:			
4.4.2 NON-DWELLING USES IN EXISTING FLOOR SPACE (ACTIVE USE TO ACTIVE USE) = NO PARKING REQ/MT =	0 SPACES		

TOTAL PARKING REQUIRED: 12 SPACES

Off Street Parking Provided

RESIDENTIAL PARKING PROVIDED: 9

ACCESSIBLE PARKING SPACE (= 2 SPACES)	X 1	2 SPACES
REGULAR PARKING SPACE	X 1	1 SPACE
SMALL CAR PARKING SPACE	X 1	1 SPACE
VEHICLE SHARE SPACE (= 5 SPACES)	X 1	5 SPACES

TOTAL PROVIDED:		9 SPACES
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*WE ARE REQUESTING A RELAXATION OF 4 PARKING SPACES. PLEASE REFER TO PARKING VARIANCE STUDY PREPARED BY CTS & INCLUDED IN DEVELOPMENT PERMIT SUBMISSION.

Bike Parking Requirements

RESIDENTIAL CLASS A REQUIRED: 39

6.2.1.2			
MIN. 1.5 SPACES PER UNIT < 65 M ²	X 6 UNITS =	9 SPACES	
MIN. 2.5 SPACES PER UNIT > 65 M ² < 105 M ²	X 12 UNITS =	30 SPACES	
MIN. 3 SPACES PER UNIT > 105 M ²	X 0 UNITS	0 SPACES	
TOTAL REQUIRED		39 SPACES	

6.3.13			
MAX. 30% VERTICAL SPACES ALLOWED =	12 VERTICAL SPACES ALLOWED		
MAX. 30% STACKED SPACES ALLOWED =	12 STACKED SPACES ALLOWED		

6.3.13A			
MIN. 10% BIKE LOCKERS REQUIRED =	4 BIKE LOCKERS REQ'D		

RESIDENTIAL CLASS B REQUIRED: 0

6.2.1.2			
< 20 DWELLING UNITS =	0 SPACES REQUIRED		

COMMERCIAL CLASS A REQUIRED: 1

6.2.5.1 (RETAIL & SERVICE USES):			
ONE SPACE PER 340 M ² OF GROSS FLOOR AREA X 240 M ²	=	1 CLASS A COMMERCIAL SPACE REQ'D	

COMMERCIAL CLASS B REQUIRED: 0

6.2.5.1 (RETAIL & SERVICE USES):			
< 1000 M ² GROSS FLOOR AREA =	0 SPACES REQ'D		

TOTAL BIKE PARKING REQUIRED:	40 CLASS A	0 CLASS B
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Bike Parking Provided

RESIDENTIAL CLASS A PROVIDED: 39

HORIZONTAL BIKE SPACES	12 SPACES
STACKED BIKE SPACES	12 SPACES
VERTICAL BIKE SPACES	11 SPACES
BIKE LOCKERS	4 SPACES
TOTAL PROVIDED:	39 SPACES

COMMERCIAL CLASS A PROVIDED: 1

BIKE LOCKERS	1 SPACE
TOTAL PROVIDED:	1 SPACE

RESIDENTIAL CLASS B PROVIDED: 2

BIKE RACKS IN COURTYARD	2 SPACES
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ISSUES

2019-06-03	ISSUED FOR DEVELOPMENT PERMIT
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REVISIONS



Hudson

PROJECT TITLE

Broadhurst & Whitaker Block.

PROJECT ADDRESS

3495 Commercial Street,
Vancouver BC

PROJECT NO.

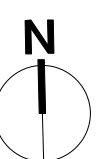
2018-10

DRAWING TITLE

Development Data

SCALE

N.T.S.



DRAWN BY

LN

CHECKED BY

MA

SEAL

DRAWING NO.

A0.01