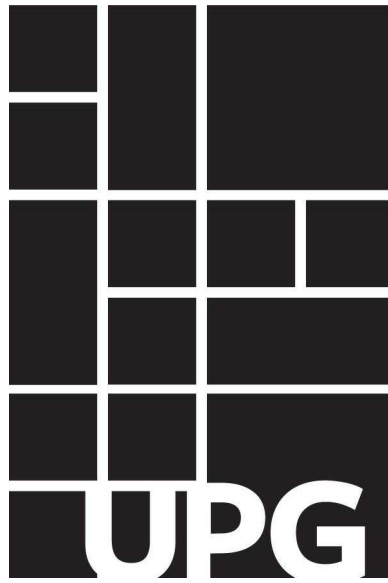




PROJECT STATISTICS

PROJECT DESCRIPTION:	THE PROJECT IS A NEW 32 STOREY TOWER WHICH WILL ADJOIN THE EXISTING 16 STOREY HERITAGE OFFICE BUILDING AT 675 WEST HASTINGS STREET. THE TWO BUILDINGS WILL SHARE A COMMON COURTYARD BUT THEY WILL REMAIN AS TWO SEPARATE PROPERTIES. THE PROPOSED NEW BUILDING WILL PROVIDE SEISMIC BRACING TO THE EXISTING BUILDING.		
ZONING:	CD-1		
CIVIC ADDRESS:	665 WEST HASTINGS, VANCOUVER, BC		
LEGAL DESCRIPTION:	LOT B, BLOCK 14, DISTRICT LOT 541, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP105179		
GOVERNING CODE:	VBBL 2025, SEISMIC REQUIREMENTS UNDER VBBL 2019		
DP NUMBER:			
By: MCM PARTNERSHIP			
REQUIRED DEVELOPMENT DATA			
GROSS SITE AREA:	6,242 SQF (580 SQM)		
PROPOSED DENSITY:	FSR: 25.27		
NUMBER OF STOREYS:	32		
VIEWCONE 3.2.3:	415.026 M / 1361.5 FT		
LOT DIMENSIONS:	120' x 52' = 6,242 sqf 36.58 m x 15.85 m = 580 sqm		
CROSSOVER FLOORS:	CROSSOVER FLOORS ARE EVERY FIVE (5) FLOORS, LEVEL 2, 4, 5, 10, 15, 20, 24 AND 27. THESE FLOORS REQUIRE A BUILD CORRIDOR AROUND THE CORE AND SPECIAL HARDWARE ON THE EXIT STAIRS		
BUILDING CODE SUMMARY			
BUILDING CLASSIFICATIONS:	3.2.2.47 and 3.2.2.80		
MAJOR OCCUPANCIES:	Group C - Residential (Hotel) Group D - Office		
OTHER OCCUPANCIES:	Group F, Division 2 - Commercial Loading/Unloading Group F, Division 3 - Parking Garage		
FACING # OF STREETS:	1		
SPRINKLERED:	YES		
NON-COMBUSTIBLE:	YES		
FIRE ALARM REQUIRED:	YES		
STANDPIPE REQUIRED:	YES		
HIGH-RISE BUILDING:	YES		
EMERGENCY GENERATOR REQUIRED:	YES		
EMERGENCY LIGHTING REQUIRED:	YES		
EXIT SIGNS REQUIRED:	YES		
ALTERNATE SOLUTIONS REQUIRED:	YES Refer to Code Report: - Spatial Separation - Interconnected Floor Space - Shared exits - Parkade elevator		

AREA CALCULATIONS

LEVEL	TOTAL CONSTRUCTION AREA		HOTEL AREA		OFFICE AREA		EXCLUSIONS		AMENITY EXCLUSIONS		FSR AREA		BALCONY AREA*		TERRACE AREA*		TOTAL OUTDOOR AREA*	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL P2	6,041	561	0	0	0	0	6,041	561	0	0	0	0	0	0	0	0	0	0
LEVEL P1	6,041	561	0	0	0	0	6,041	561	0	0	0	0	0	0	0	0	0	0
LOADING	4,713	438	0	0	0	0	4,713	438	0	0	0	0	0	0	0	0	0	0
GROUND FLOOR	4,440	413	3,720	346	0	0	721	67	0	0	3,720	346	0	0	0	0	0	0
2ND FLOOR	4,587	426	0	0	0	0	0	0	4,587	426	0	0	0	0	0	0	0	0
3RD FLOOR	6,088	566	5,601	520	0	0	487	45	0	0	5,601	520	0	0	0	0	0	0
4TH FLOOR	6,088	566	6,088	566	0	0	0	0	0	0	6,088	566	0	0	0	0	0	0
5TH FLOOR	5,823	541	4,806	446	0	0	0	0	1,018	95	4,806	446	265	25	0	0	265	25
6TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
7TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
8TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
9TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
10TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
11TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
12TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	474	44	0	0	474	44
13TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	102	10	0	0	102	10
14TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	102	10	0	0	102	10
15TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	102	10	0	0	102	10
16TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
17TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
18TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
19TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
20TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
21ST FLOOR	5,689	529	5,689	529	0	0	0	0	0	0	5,689	529	0	0	0	0	0	0
22ND FLOOR	5,363	498	5,363	498	0	0	0	0	0	0	5,363	498	326	30	0	0	326	30
23RD FLOOR	5,363	498	5,363	498	0	0	0	0	0	0	5,363	498	0	0	0	0	0	0
24TH FLOOR	5,363	498	5,363	498	0	0	0	0	0	0	5,363	498	0	0	0	0	0	0
25TH FLOOR	5,363	498	0	0	5,363	498	0	0	0	0	5,363	498	0	0	0	0	0	0
26TH FLOOR	5,363	498	0	0	5,363	498	0	0	0	0	5,363	498	0	0	0	0	0	0
27TH FLOOR	5,363	498	0	0	5,309	493	0	0	54	5	5,309	493	0	0	0	0	0	0
28TH FLOOR	5,363	498	0	0	5,308	493	0	0	55	5	5,308	493	0	0	0	0	0	0
29TH FLOOR	5,363	498	0	0	5,308	493	0	0	55	5	5,308	493	0	0	0	0	0	0
30TH FLOOR	5,363	498	0	0	5,308	493	0	0	55	5	5,308	493	0	0	0	0	0	0
31ST FLOOR	2,128	198	0	0	0	0	0	0	2,128	198	0	0	0	0	3,235	301	3,235	301
MECH. MEZZ	862	80	0	0	0	0	862	80	0	0	0	0	0	0	0	0	0	0
	184,527	17,143	125,752	11,683	31,961	2,969	18,865	1,753	7,950	739	157,713	14,652	2,467	229	3,235	301	5,703	530

* Balconies and Terrace are NOT include in the total construction area.

FSR CALCULATION

SITE AREA		FSR AREA		FSR (AREA/SITE)
ft²	m²	ft²	m²	
6,242	579.9	157,713	14,652	25.27

PARKING AND BICYCLE

TOTAL PARKING REQUIRED			total spaces
min. required	No Requirement		
max. permitted	1 space/115m² (1238 ft²)		121
TOTAL PARKING PROVIDED			16
(above count includes accessible spaces)			
MINIMUM REQUIRED ACCESSIBLE PARKING			total spaces
min. required	1 space for first 500m² (5382 ft²)		
	0.4 space/each remaining 1000m²		6
TOTAL ACCESSIBLE PARKING PROVIDED			6
TOTAL LOADING SPACES REQUIRED			total spaces
	minimum		
CLASS A LOADING	2 for 250-499 units		3
CLASS B LOADING	2 for 75-399 units		3
CLASS A PASSENGER	1 per 50 units before 200 plus 1 per 75 units after 200		5
TOTAL CLASS A SPACES PROVIDED			2
TOTAL CLASS B SPACES PROVIDED*			1
TOTAL PASSENGER LOADING PROVIDED*			4
*RELAXATION - NARROW SITE			

MINIMUM REQUIRED BICYCLE SPACES			minimum	total spaces
CLASS A	A minimum of 1 space for every 30 hotel units			10
	A minimum of one space for each 170 square metres of office floor area.			17
CLASS B	A minimum of 6 spaces for any development containing a minimum of 75 dwelling, housekeeping or sleeping units, or any combination thereof.			6
	6 spaces for any development containing min. 2000m²			6
TOTAL CLASS A SPACES PROVIDED				27
TOTAL CLASS B SPACES PROVIDED				12

PARKING & BICYCLE COUNTS BROKEN DOWN					total spaces
Vehicle Parking					
Standard stalls (incl. parallel)					4
Small Car stalls*					6
Accessible stalls					6
(The drive aisle requires a 2.3m clearance.)					
TOTAL					16
*37.5% Small Car Stalls - Parking will be controlled by hotel operator					
Bicycle Parking					
CLASS A	Stacked spaces	0	Max. 60% vertical and stacked		
	Vertical spaces	0	Max. 30% vertical		
	Horizontal spaces	22			
	Oversize spaces	2	Min. 5%		
	Lockers	3	Min. 10%		
TOTAL					27

END-OF-TRIP FACILITIES			minimum	total provided
Water Closet/Wash Basins			3	3
Showers/Grooming Stations			3	3
Separated from the wash basin a grooming station shall be provided in EOT stalls. Provide a counter top of minimum 600mm wide x 250mm deep, equipped with a mirror and electrical outlet.				
Lockers shall be min. 45cm deep, 30cm wide, 180cm high				
Lockers	1.4 x Class A	38		38

UNIT MIX PER LEVEL

LEVEL	KING	KING (ACCESSIBLE)	TOTAL
3RD FLOOR	10	0	10
4TH FLOOR	9	0	9
5TH FLOOR	11	0	11
6TH FLOOR	13	1	14
7TH FLOOR	13	1	14
8TH FLOOR	13	1	14
9TH FLOOR	13	1	14
10TH FLOOR	13	1	14
11TH FLOOR	13	1	14
12TH FLOOR	13	1	14
13TH FLOOR	13	1	14
14TH FLOOR	13	1	14
15TH FLOOR	13	1	14
16TH FLOOR	13	1	14
17TH FLOOR	13	1	14
18TH FLOOR	13	1	14
19TH FLOOR	13	1	14
20TH FLOOR	13	1	14
21ST FLOOR	16	0	16
22ND FLOOR	13	0	13
23RD FLOOR	13	0	13
24TH FLOOR	13	0	13
	280	15	295

UNIT MIX TOTALS

NAME	TOTAL	RATIO	AREA RANGE		TOTAL AREA	
			ft²	m²	ft²	m²
KING	280	95%	176 ... 467	16 ... 43	66,218	6,152
KING (ACCESSIBLE)	15	5%	321 ... 328	30 ... 30	4,901	455
	295				71,120	6,607

