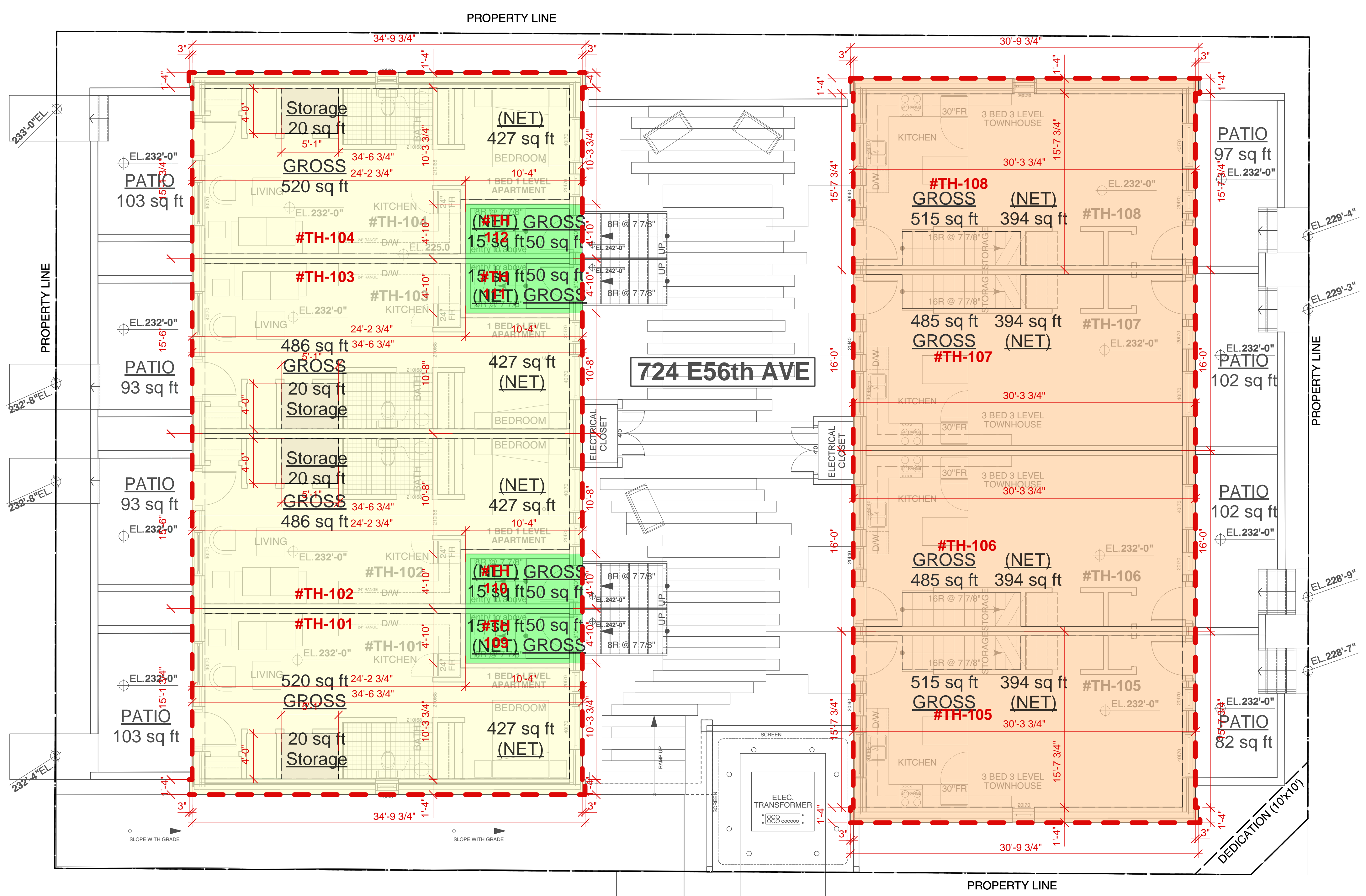


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NOTES:



ISSUED FOR REZONING

11x17" BOOKLET (@~50%)

ISSUE / REVISION DATE:	
A Issued For: Rezoning Enquiry	January 31, 2019
A Issued For: Rezoning	December, 2019

PERMIT NUMBERS:	
Development Permit:	DP
Rezoning Application:	RZ
Building Permit:	BP

LEGAL:
LOT B PLAN 1810 OF BLOCK 2 DISTRICT LOT 658
GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT:
724 E56th Townhouses

724 East 56th Avenue
BUILDING CODE: ZONING:
VBBL 2014 Rezoning from RS-1

DRAWING TITLE:
FSR Area Overlays Townhouses Level 1

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Dec, 2019	SK	GS
PROJECT NO.:	SCALE (U.N.O.):	
1821	APPROX. 1/2 STATED SCALE @ 11x17"	
REVISION:	3/32" & 1/16" = 1'-0" @ 24x36" UNO	
A	DRAWING NO.:	A0.3.1

FSR Area Overlays Legend:

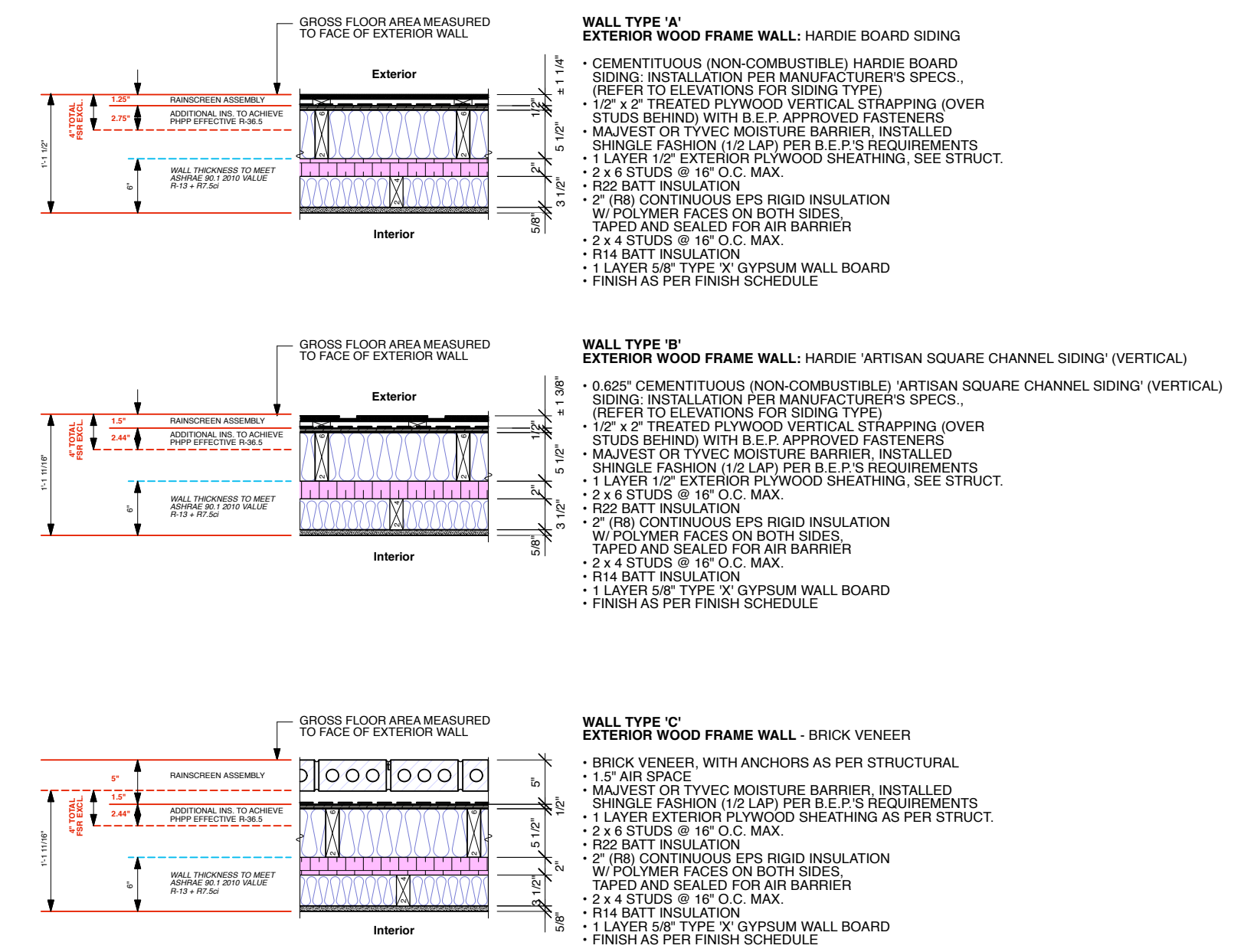
- Areas - Residential (3 Level Townhouses)
- Areas - Residential (1 Level Apartments)
- Areas - Residential (2/3 Bed 2 Level Townhouses)
- Areas - Balconies / Patios
- Areas - Storage Exclusion
- Areas - FSR Wall Thickness Exclusion [Perimeter] (R-Value & Rainscreen)

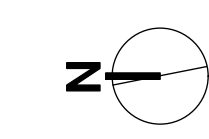
Space	Unit Type	Areas Gross	GFA Areas			FSR Exclusion		Other	NET	FSR	Calculation	Parking	Bike Stalls
			Level 1	Level 2	Level 3	Walthickn	Endl. Blncy						
Unit-101	1 Bed	520 sqft	427 sqft	50 sqft	20 sqft	20 sqft	103 sqft	427 sqft	500 sqft	0.06	1/unit	1.0	1.5
Unit-102	1 Bed	487 sqft	487 sqft	20 sqft	20 sqft	20 sqft	80 sqft	427 sqft	467 sqft	0.06	1/unit	1.0	1.5
Unit-103	1 Bed	487 sqft	487 sqft	20 sqft	20 sqft	20 sqft	93 sqft	427 sqft	467 sqft	0.06	1/unit	1.0	1.5
Unit-104	1 Bed	520 sqft	520 sqft	20 sqft	20 sqft	20 sqft	103 sqft	427 sqft	500 sqft	0.06	1/unit	1.0	1.5
TH-105	3 Bed	1402 sqft	515 sqft	516 sqft	371 sqft	22 sqft	208 sqft	1033 sqft	1380 sqft	0.17	1/unit	1.0	3.0
TH-106	3 Bed	1320 sqft	485 sqft	486 sqft	349 sqft	22 sqft	223 sqft	1033 sqft	1298 sqft	0.16	1/unit	1.0	3.0
TH-107	3 Bed	1402 sqft	485 sqft	486 sqft	349 sqft	22 sqft	223 sqft	1033 sqft	1298 sqft	0.16	1/unit	1.0	3.0
TH-108	3 Bed	1402 sqft	515 sqft	516 sqft	371 sqft	22 sqft	208 sqft	1033 sqft	1380 sqft	0.17	1/unit	1.0	3.0
TH-109	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft	57 sqft	57 sqft	948 sqft	1249 sqft	0.15	1/unit	1.0	2.5
TH-110	2 Bed	1053 sqft	50 sqft	531 sqft	472 sqft	57 sqft	57 sqft	834 sqft	1053 sqft	0.13	1/unit	1.0	2.5
TH-111	2 Bed	1053 sqft	50 sqft	531 sqft	472 sqft	57 sqft	57 sqft	834 sqft	1053 sqft	0.13	1/unit	1.0	2.5
TH-112	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft	57 sqft	57 sqft	948 sqft	1249 sqft	0.15	1/unit	1.0	2.5
Other:	Visitor:												
	Walthickness Excl.:		131 sqft	131 sqft	126 sqft		388 sqft		-388 sqft	-0.05		1.0	
	Service:												
Total	12 Units	12062 sqft	4214 sqft	4198 sqft	3650 sqft	168 sqft	388 sqft	1487 sqft	9404 sqft	11506 sqft	1.40	13.0 stalls	28.0

Townhouse Unit Breakdown:	type	max size	number	avg gross suite size	avg net suite size	Distribution:	
Residential:	1 Bed	600 sqft	4 Units	504 sqft	427 sqft	33.3%	
	2 Bed	830 sqft	2 Units	1053 sqft	834 sqft	16.7%	
	3 Bed	1044 sqft	6 Units	1324 sqft	1005 sqft	50.0%	66.7%
Totals:		N/A	12 Units				

Balcony Summary:	Open	4%	482 sqft	1497 sqft	Area includes roofdecks, balconies and patios
Residential:	Enclosed	4%	482 sqft		
Total:		8%	965 sqft	1497 sqft	12.4% of residential GFA

Note: Wall construction, R-Value and cladding finishes in abeyance until Development Permit stage. Preliminary wall construction @ R-36.5 Effective (R-14.5 over R-22 requirement). Wall thickness exclusion provisionally set at 4" for area calculation.

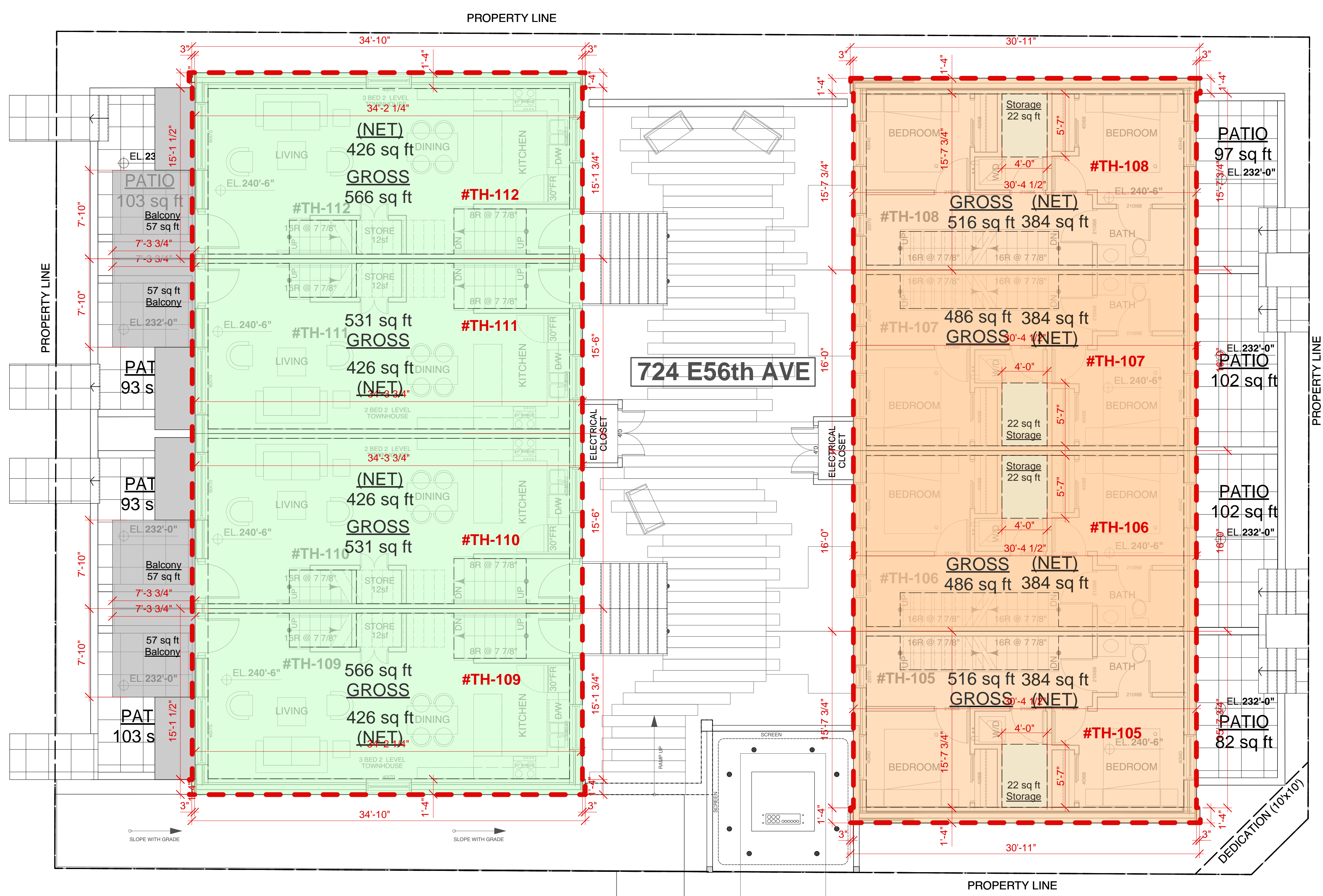




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NOTES:



FSR Area Overlays Legend:

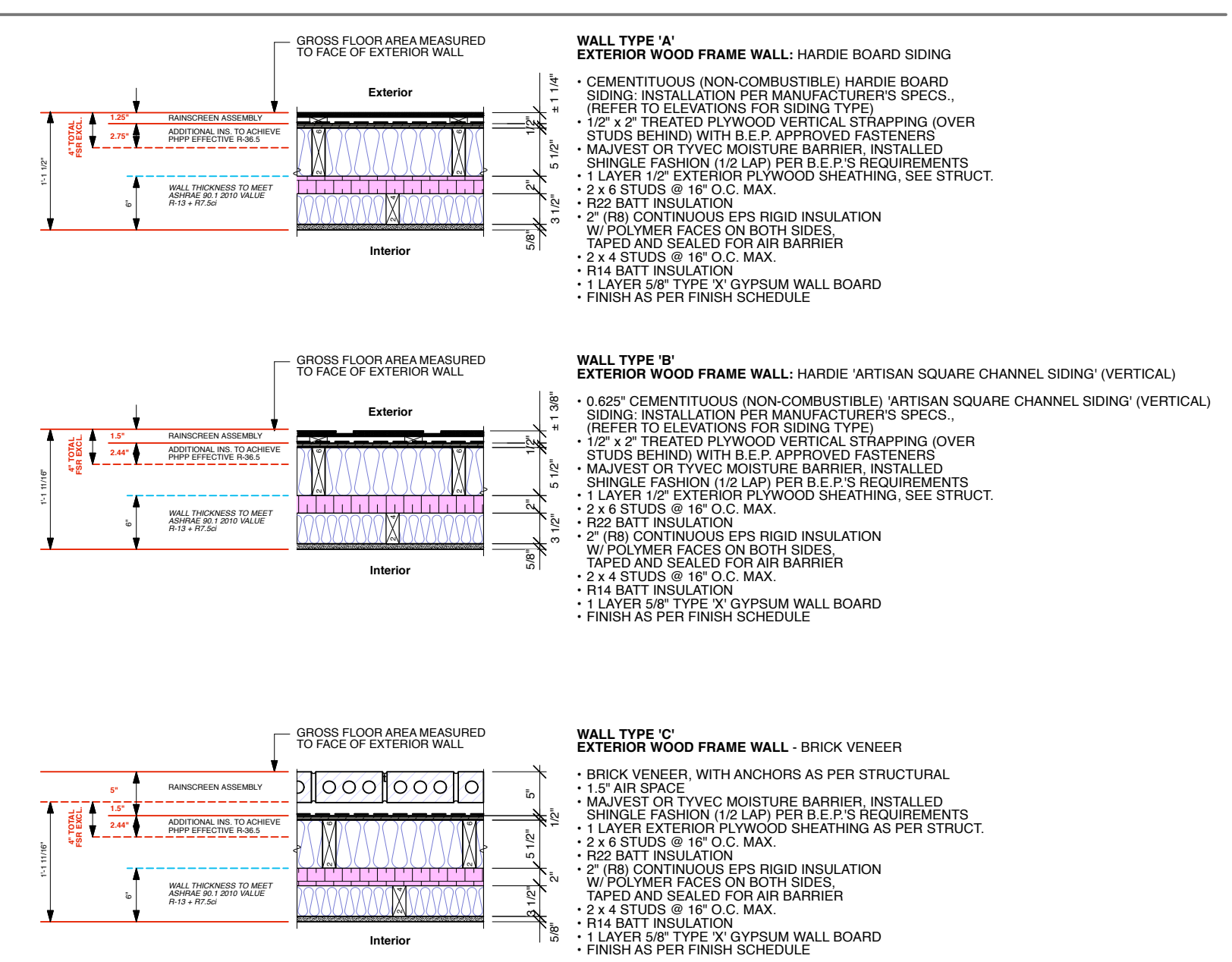
- Areas - Residential (3 Level Townhouses)
- Areas - Residential (1 Level Apartments)
- Areas - Residential (2/3 Bed 2 Level Townhouses)
- Areas - Balconies / Patios
- Areas - Storage Exclusion
- Areas - FSR Wall Thickness Exclusion [Perimeter] (R-Value & Rainscreen)

Space	Unit Type	Areas Gross	GFA Areas			FSR Exclusion		Other	NET	FSR	Parking	Bike Stalls
			Level 1	Level 2	Level 3	Walthickn	Encl. Blncy					
Unit-101	1 Bed	520 sqft	520 sqft			20 sqft		103 sqft	427 sqft	500 sqft	0.06	1.0
Unit-102	1 Bed	487 sqft	487 sqft			20 sqft		93 sqft	427 sqft	467 sqft	0.06	1.0
Unit-103	1 Bed	487 sqft	487 sqft			20 sqft		103 sqft	427 sqft	500 sqft	0.06	1.0
Unit-104	1 Bed	520 sqft	520 sqft			20 sqft		208 sqft	1033 sqft	1380 sqft	0.17	1.0
TH-105	3 Bed	1402 sqft	515 sqft	516 sqft	371 sqft	22 sqft		223 sqft	1033 sqft	1298 sqft	0.16	1.0
TH-106	3 Bed	1320 sqft	485 sqft	486 sqft	349 sqft	22 sqft		223 sqft	1033 sqft	1298 sqft	0.16	1.0
TH-107	3 Bed	1402 sqft	515 sqft	516 sqft	371 sqft	22 sqft		223 sqft	1033 sqft	1380 sqft	0.17	1.0
TH-108	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft	57 sqft		57 sqft	834 sqft	1053 sqft	0.13	1.0
TH-109	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft	57 sqft		57 sqft	834 sqft	1053 sqft	0.13	1.0
TH-110	2 Bed	1053 sqft	50 sqft	531 sqft	472 sqft	57 sqft		57 sqft	834 sqft	1053 sqft	0.13	1.0
TH-111	2 Bed	1053 sqft	50 sqft	531 sqft	472 sqft	57 sqft		57 sqft	834 sqft	1053 sqft	0.13	1.0
TH-112	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft	57 sqft		57 sqft	834 sqft	1249 sqft	0.15	1.0
Other:	Visitor:											1.0
Walthickness Excl.			131 sqft	131 sqft	126 sqft		388 sqft			-388 sqft	-0.05	
Service												
Total	12 Units	12062 sqft	4214 sqft	4198 sqft	3650 sqft	168 sqft	388 sqft	1487 sqft	8404 sqft	11506 sqft	1.40	13.0 stalls

Townhouse Unit Breakdown:			
type	max size	number	avg gross suite size
Residential:	1 Bed	4 Units	504 sqft
	2 Bed	2 Units	427 sqft
	3 Bed	6 Units	1324 sqft
Totals:		12 Units	1005 sqft

Balcony Summary:			
type	max size	number	Area includes roofdecks, balconies and patios
Residential:	Open	4%	482 sqft
	Enclosed	4%	482 sqft
Total:		8%	965 sqft

Note: Wall construction, R-Value and cladding finishes in abeyance until Development Permit stage. Preliminary wall construction @ R-36.5 Effective (R-14.5 over R-22 requirement). Wall thickness exclusion provisionally set at 4" for area calculation.



ISSUED FOR REZONING

11x17" BOOKLET (@~50%)

ISSUE / REVISION DATE:	
[A] Issued For: Rezoning Enquiry	January 31, 2019
[A] Issued For: Rezoning	December, 2019

PERMIT NUMBERS:	
Development Permit:	DP
Rezoning Application:	RZ
Building Permit:	BP

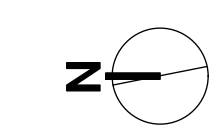
LEGAL:
LOT B PLAN 1810 OF BLOCK 2 DISTRICT LOT 658
GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT: 724 E56th Townhouses

724 East 56th Avenue
BUILDING CODE: ZONING:
VBBL 2014 Rezoning from RS-1

FSR Area Overlays Townhouses Level 2

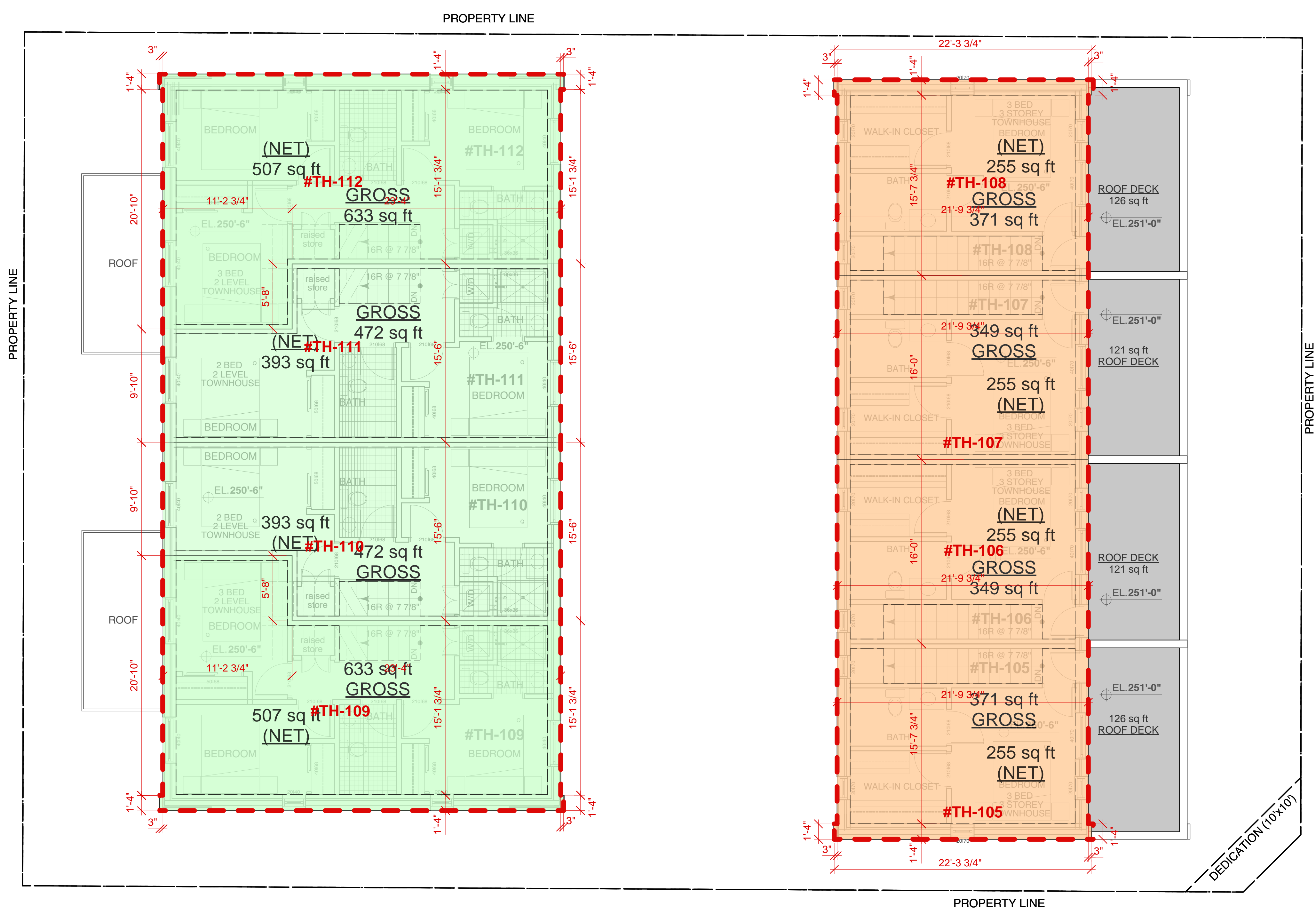
PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Dec, 2019	SK	GS
PROJECT NO.:	SCALE (N.O.):	
1821	APPROX. 1/2 STATED SCALE @ 11x17"	
REVISION:	3/32" & 1/16" = 1'-0" @ 24x36" UNO	
A	DRAWING NO.:	A0.3.2



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NOTES:



ISSUED FOR REZONING

11x17" BOOKLET (@~50%)

ISSUE / REVISION DATE:
 - Issued For: Rezoning Enquiry January 31, 2019
 A Issued For: Rezoning December, 2019

PERMIT NUMBERS:
 Development Permit: DP
 Rezoning Application: RZ
 Building Permit: BP

LEGAL:
 LOT B PLAN 1810 OF BLOCK 2 DISTRICT LOT 658
 GROUP 1 NWD
 SEAL (IF REQ'D):

PROJECT:
724 E56th Townhouses

724 East 56th Avenue
 BUILDING CODE: ZONING:
 VBBL 2014 Rezoning from RS-1

FSR Area Overlays Townhouses Level 3

PLOT/ISSUE DATE: REVIEWED: DRAWN:
 Dec, 2019 SK GS

PROJECT NO.: APPROX. 1/2 STATED SCALE @ 11x17"
1821 3/32" & 1/16" = 1'-0" @ 24x36" UNO

REVISION: DRAWING NO.:
 A **A0.3.3**

FSR Area Overlays Legend:

- Areas - Residential (3 Level Townhouses)
- Areas - Residential (1 Level Apartments)
- Areas - Residential (2/3 Bed 2 Level Townhouses)
- Areas - Balconies / Patios
- Areas - Storage Exclusion
- Areas - FSR Wall Thickness Exclusion [Perimeter] (R-Value & Rainscreen)

Space	Unit Type	Areas Gross	GFA Areas			FSR Exclusion				Other	NET	FSR	Parking	Bike Stalls
			Level 1	Level 2	Level 3	Amenity	Storage	Walkthick	Encl. Blncy					
Unit-101	1 Bed	520 sqft	520 sqft							103 sqft	427 sqft	500 sqft	0.06	1/Unit
Unit-102	1 Bed	487 sqft	487 sqft							89 sqft	427 sqft	467 sqft	0.06	1/Unit
Unit-103	1 Bed	487 sqft	487 sqft							93 sqft	427 sqft	467 sqft	0.06	1/Unit
Unit-104	1 Bed	520 sqft	520 sqft							103 sqft	427 sqft	500 sqft	0.06	1/Unit
TH-105	3 Bed	1402 sqft	515 sqft	516 sqft	371 sqft					208 sqft	1033 sqft	1380 sqft	0.17	1/Unit
TH-106	3 Bed	1320 sqft	485 sqft	486 sqft	349 sqft					223 sqft	1033 sqft	1298 sqft	0.16	1/Unit
TH-107	3 Bed	1320 sqft	485 sqft	486 sqft	349 sqft					223 sqft	1033 sqft	1298 sqft	0.16	1/Unit
TH-108	3 Bed	1402 sqft	515 sqft	516 sqft	371 sqft					223 sqft	1033 sqft	1380 sqft	0.17	1/Unit
TH-109	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft					57 sqft	948 sqft	1249 sqft	0.15	1/Unit
TH-110	2 Bed	1053 sqft	50 sqft	531 sqft	472 sqft					57 sqft	834 sqft	1053 sqft	0.13	1/Unit
TH-111	2 Bed	1053 sqft	50 sqft	531 sqft	472 sqft					57 sqft	834 sqft	1053 sqft	0.13	1/Unit
TH-112	3 Bed	1249 sqft	50 sqft	566 sqft	633 sqft					57 sqft	948 sqft	1249 sqft	0.15	1/Unit
Other:	Visitor:											-388 sqft	-0.05	
Visitor:	Walkthickness Excl.		131 sqft	131 sqft	126 sqft							388 sqft		1.0
Service:														
Total	12 Units	12062 sqft	4214 sqft	4198 sqft	3650 sqft	168 sqft	388 sqft			1487 sqft	9404 sqft	11506 sqft	1.40	13.0 stalls

Townhouse Unit Breakdown:			
type	max size	number	avg gross suite size
Residential:	1 Bed	4 Units	504 sqft
	2 Bed	2 Units	427 sqft
	3 Bed	6 Units	1324 sqft
Totals:		12 Units	1005 sqft

Balcony Summary:			
type	max size	number	Area includes roofdecks, balconies and patios
Residential:	Open	4%	482 sqft
	Enclosed	4%	482 sqft
Total:		8%	965 sqft

Note: Wall construction, R-Value and cladding finishes in abeyance until Development Permit stage. Preliminary wall construction @ R-36.5 Effective (R-14.5 over R-22 requirement). Wall thickness exclusion provisionally set at 4" for area calculation.

