

Apartment Building 1 (East)											
Unit Type		Unit Area (Sq Ft.)	Unit Distribution per Floor Level				Total Units	Total Area (Sq Ft.)	Unit Mix	Parking Required 1/Unit + 1/100m2 (G.F.A.) to a max. of 2/unit, 0.25/unit Visitors inclusive	Parking Provided 2 cars / unit
			Level 1	Level 2	Level 3	Level 4					
A	2 Bedroom - Mingle	1,111	2	2	2	2	8	8,885	40.0%	40.00	40.00
A1	2 Bedroom - Mingle	1,079	1	1	1	1	4	4,316	20.0%		
B	2 Bedroom+Den- End	1,448			2	2	4	5,792	20.0%		
B3	2 Bedroom+Den- End	1,448	2	2			4	5,792	20.0%		
Total			5	5	5	5	20 Units	24,785	100.0%	40.00	40.00
Unit Area per Floor			6,196	6,196	6,196	6,196	24,785		Total Unit NFA		
Common Area per Floor			864	864	864	864	3,455		Total Common Area		
Gross Floor Area			7,060	7,060	7,060	7,060	28,240		Total Building GFA		
Building Efficiency			87.8%	87.8%	87.8%	87.8%	87.8%		Building Efficiency		

Apartment Building 2 (Middle)											
Unit Type		Unit Area (Sq Ft.)	Unit Distribution per Floor Level				Total Units	Total Area (Sq Ft.)	Unit Mix	Parking Required 1/Unit + 1/100m2 (G.F.A.) to a max. of 2/unit, 0.25/unit Visitors inclusive	Parking Provided
			Level 1	Level 2	Level 3	Level 4					
A	2 Bedroom - Mingle	1,111	3	3	3	3	12	13,327	50.0%	48.00	42.00
A1	2 Bedroom - Mingle	1,079					0	0	0.0%		
A2	2 Bedroom+ Den	1,188	1	1	1	1	4	4,750	16.7%		
B	2 Bedroom+Den- End	1,448		1	2	2	5	7,240	20.8%		
B3	2 Bedroom+Den- End	1,448	2	1			3	4,344	12.5%		
Total			6	6	6	6	24 Units	29,662	100.0%	48.00	42.00
Unit Area per Floor			7,415	7,415	7,415	7,415	29,662		Total Unit NFA		
Common Area per Floor			926	926	926	926	3,702		Total Common Area		
Gross Floor Area			8,341	8,341	8,341	8,341	33,364		Total Building GFA		
Building Efficiency			88.9%	88.9%	88.9%	88.9%	88.9%		Building Efficiency		

Apartment Building 3 (West)											
Unit Type		Unit Area (Sq Ft.)	Unit Distribution per Floor Level				Total Units	Total Area (Sq Ft.)	Unit Mix	Parking Required 1/Unit + 1/100m2 (G.F.A.) to a max. of 2/unit, 0.25/unit Visitors inclusive	Parking Provided
			Level 1	Level 2	Level 3	Level 4					
A	2 Bedroom-Mingle	1,111	3	3	3	3	12	13,327	33.3%	72.00	78.00
A1	2 Bedroom	1,079	2	2	2	2	8	8,632	22.2%		
B1	2 Bedroom- End	1,358	1	1	1	1	4	5,432	11.1%		
B2	3 Bedroom- End	1,320		1	1	1	3	3,960	8.3%		
B4	3 Bedroom- End	1,320	1				1	1,320	2.8%		
C	2 Bedroom- Crotch	1,000	2	2	2	2	8	8,000	22.2%		
Total			9	9	9	9	36 Units	40,671	100.0%	72.00	78.00
Unit Area per Floor			10,168	10,168	10,168	10,168	40,671		Total Unit NFA		
Common Area per Floor			1,888	1,888	1,888	1,888	7,553		Total Common Area		
Gross Floor Area			12,056	12,056	12,056	12,056	48,224		Total Building GFA		
Building Efficiency			84.3%	84.3%	84.3%	84.3%	84.3%		Building Efficiency		

TOTAL APARTMENTS						Parking Required		Parking Provided	
Gross Floor Area		109,828 Sq Ft		Total Apt Units		80 Units		160	
Net Floor Area		95,117 Sq Ft						160	
Building Efficiency		86.6%							

Townhouses												
Unit Type		Floor Area (Sq Ft.)				Total Unit Area (Sq Ft.) Garage excl.	Total Units	Total Area (Sq Ft.)	Unit Mix	Site Coverage (Sq Ft.)	Parking Required 1/Unit + 1/100m2 (G.F.A.) to a max of 2/Unit 0.25/unit Visitors inclusive	Parking Provided
		Garage	Lower	Main	Upper							
TH-A	36' wide, End Units	441	1,462	1,448		2,910	9	26,190	60%	23,121	18	18
TH-B	26' wide, Mid Units	443	873	863	1,001	2,737	5	13,685	33%	8,818	10	10
TH-C	26' wide, Mid Units	441	1,510	1,498		3,008	1	3,008	7%	2,619	2	2
Total							15 Units	42,883	100%	34,558	30	30
* Surface Visitor's Parking											5 *	

TOTAL RESIDENTIAL 95 Units 190 Parking Required 195 Parking Provided

SUMMARY :

Dollarton Shipyard - Gross Site Area	94,474 Sq.Ft.	2.169 Acres
McKenzie Barge Site - Gross Site Area	112,015 Sq.Ft.	2.572 Acres
Total Gross Site Area	206,489 Sq.Ft.	4.740 Acres
LESS (Site over 50% slope, Creek Banks & Waterfront SROW)		
	32,204 Sq Ft	0.739 Acres
Total Net Lot Area	174,285 Sq.Ft.	4.001 Acres
Density :		
Apartments Gross Floor Area	109,828 Sq Ft	0.630 FSR (Net Site)
Townhomes (Garage floor areas Excluded)	42,883 Sq Ft	0.246 FSR (Net Site)
Total Gross Floor Area	152,711 Sq.Ft.	
F.S.R. (On Gross Lot Area)	0.74	
F.S.R. (On Net Lot Area)	0.88	
Proposed Zone	CD (Comprehensive Development)	
Apartments NFA	95,117 Sq Ft	1,189 sf Apt Aver. Unit Size (Net)
Townhomes (Garage Excluded)	42,883 Sq Ft	2,859 sf TH Aver. Unit Size (Net)
Total Net Floor Area (NFA)	138,000 Sq.Ft.	
Apt Unit Count	80 Units	
TH Unit Count	15 Units	
Total Number of Units	95 Units	20 UPA

Proposed Site Coverage :

Apartments Building Coverage	37,342 Sq Ft	18%
Townhomes Building Coverage	34,558 Sq Ft	17%
Road, Driveways, Existing house and Visitors Parking	30,748 Sq Ft	15%
Site Coverage (Overall)	102,648 Sq Ft	50%

Parking :

Parking Required (G.F.A.) 1/Unit + 1/100m2 to a max. of 2/unit 0.25/unit Visitors inclusive	190	Stalls
Parking Provided		
Apartments 2 stalls / unit	160	Stalls
Townhomes 2 stalls / unit	30	Stalls
Surface Visitor's Parking	5	Stalls
Total Parking Provided	195	Stalls
Bicycle Requirements :		
Apartments (0.20 bike per unit)	16	Bikes Spaces
	80	Bikes Spaces Provided
Storage :		
Apartments (1 storage space per unit)	80	Storage

Apartment Enhanced Livability Units

Level 2		Unit A	32	80	100%
Enhanced Livability		Unit B	9		
		Unit B1	4		
		Unit B2	3		
		Unit B3	7		
		Unit B4	1		
		Unit A1	12		
		Unit A2	4		
		Unit C	8		
			80	80	100%