Appendix B

PROJECT DESCRIPTION

LEGAL DESCRIPTION:

7104 Nancy Greene Drive, Whistler, BC, V8E 0E7

New Westminster District Group 1, Site Whistler

CIVIC ADDRESS:

PLAN 13243,

District Lot 4753,

PID: 004-358-589

Parcel Area: 2816.54 Sq.m

Block D,

Lot 1,



I.	
Parking Provided	
Secure Garages	22
Covered Parking	18
Covered Accessible Parking	1
Uncovered Parking	1
Loading Space	1
Total Parking	43

Site location & context plan

	Occupancy l	oad			
Unit Type	Description		Bedrooms Per Unit	Total Bedrooms	
Unit A	2 Bedroom + Flex	9	2	18	
Unit A+	2 Bedroom + Flex	3	2	6	
Unit B	Studio	6	1	6	
Unit C	2 Bedroom	7	2	14	
Unit C+	2 Bedroom + Flex	1	2	2	
Unit D	1 Bedroom	4	1	4	
Unit E	3 Bedroom + Flex	1	3	3	
Unit F	2 Bedroom	1	2	2	
Unit F+	2 Bedroom + Flex	1	2	2	
Unit G	1 Bedroom	1	1	1	
Unit H	2 Bedroom	2	2	4	
Unit I	1 Bedroom Accessible	1	1	1	
Unit I+	1 Bedroom Accessible + Flex	1	1	1	
		38		64	
Occupant Load					
2 Persons Per Bedroom	= (64) x (2) = 128				

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SD3 Floor Area and Roof Height Calculations

SD4 Site Topography Plan

SD5 Basement Plan

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SD9 Roof / Mechanical Room

SD10 Roof Plan

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SD14 Site Sections

SD15 Building Sections SD16 Building Sections

SD17 Unit Layouts

SD18 Unit Layouts

SD19 Snow Shed Analysis



Aerial View

	Dogroom	(01) / (2			
		Unit List	38 Units		
Unit Number	Unit Type	Bedrooms	Flex	Bathrooms	Gross Unit Area Sq. ft.
101	Unit I	1	0	1	643.95
102	Unit A+	2	1	1	786.98
103	Unit B	1	0	1	377.75
104	Unit A	2	1	1	755.50
105	Unit G	1	0	1	531.32
106	Unit C	2	0	1	643.95
107	Unit D	1	0	1	468.77
108	Unit C	2	0	1	643.95
109	Unit A	2	1	1	755.50
110	Unit A	2	1	1	755.50
111	Unit B	1	0	1	377.75
112	Unit B	1	0	1	377.75
113	Unit I+	1	1	1	704.80
201	Unit C	2	0	1	643.95
202	Unit A+	2	1	1	786.98
203	Unit B	1	0	1	377.75
204	Unit A	2	1	1	755.50
205	Unit H	2	0	1	636.91
206	Unit C	2	0	1	643.95
207	Unit D	1	0	1	468.77
208	Unit C	2	0	1	643.95
209	Unit A	2	1	1	755.50
210	Unit A	2	1	1	755.50
211	Unit B	1	0	1	377.75
212	Unit B	1	0	1	377.75
213	Unit C+	2	1	1	704.80
214	Unit D	1	o	1	468.77
301	Unit F	2	0	1	878.72
302	Unit E	3	1	2	1,180.47
303	Unit A	2	1	1	755.50
304	Unit H	2	0	1	636.91
305	Unit C	2	0	1	643.95
306	Unit D	1	0	1	468.77
307	Unit C	2	0	1	643.95
308	Unit A	2	1	1	755.50
309	Unit A	2	1	1	755.50
310	Unit A+	2	1	1	786.98
311	Unit F+	2	1	1	939.58
	38	-	i .	i .	24,667.13 sq ft

Site Data	Current Zoning Standard	Proposed Zoning Standard	Project/Site Information
Zoning	RS-E1	Site Specific	Site Specific
Site Area (m ²)	2816.54 m ²	2816.54 m ²	2816.54 m ²
Existing Usable Site Area (m ²)		2816.54 m ²	2816.54 m ²
Site Coverage	<35%	<35%	(871.24 m ² +41.53 m ²)/2816.54 m ² =32%
Open Site Space (%)	>65%	>65%	68%
Gross Floor Area (GFA, m ²)	465 m ²	2676 m ²	2643 m ²
Frontage (m)	29.588 m	29.588 m	29.588 m
Floor Space Ratio (Density, %)	35%	95%	2643 m ² /2816.54 m ² = 94%
Height of Building (m)	7.6 m	10.5 m	8.5 m
Number of Stories		3	3
Is the property located within 30m of a watercourse?	No	No	No
SETBACKS			
- Main Building			
Front (m)	7.6 m	7.6 m	20.53 m
Rear (m)	7.6 m	7.6 m	14.78 m
Side (highway)	6 m	6 m	6 m
Side (Village)	6 m	6 m	7.6 m
- Underground Parkade			
Front (m)	7.6 m	1.5 m	1.5 m
Rear (m)	7.6 m	3.0 m	3.0 m
Side (highway)	6 m	4.5 m	4.57 m
Side (Village)	6 m	1.5 m	1.5 m
- Workshop			
Front (m)	7.6 m	7.6 m	8 m
Rear (m)	7.6 m	7.6 m	7.6 m
Side (highway)	6 m	6 m	6 m
Side (Village)	6 m	6 m	6.83 m
PARKING			
Parking stalls on site		42	42
Bicycle Parking (public)		60	60
BUILDING DATA			
Total number of units	1	38	38
Unit Type		1BR, 2BR, 3BR	1 BR, 2BR, 3BR
Ground oriented units with private yard	1	8	13
Minimum unit floor area (m²)	1	35.0 m ²	35.1 m ²
Total net residential area (m²)			2292 m ²

Project Statistics

BUILDING CODE SUMMARY

REFERENCED DOCUMENT: BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

BUILDING DESCRIPTION: 4 Storey Building - Parking Garage Below 3 Story Residential

BUILDING CLASSIFICATION:

3.2.2.50 Group "C" Up To 6 Stories, Sprinklered

Building Area is less than 3,000 m² if 3 storeys in building height Combustable Construction Permitted

Floor Assemblies to be 60 min FRR

Loadbearing Walls and Columns to be not less than 60 min FRR Parkade Floor Assemblies and Walls to be 90 min FRR

Existing Site

REGISTERED OWNER SURVEYOR: STRUCTURAL: Doug Bush Survey Services Douglas J. Bush Chalten Engineering Ltd. Sebastian Guerrero P. Eng, M.Eng Vidorra Developments Ltd. Rod Nadeau tel: +1 604 932 3807 ext 226 tel: +1 604 932 3314 tel:+1 604 902 1404 fax: +1 604 932 3804 email: dougb@dbss.ca email: chaltenengineering@shaw.ca #15-1005 Alpha Lake Road, Whistler, BC, V0N 1B1 #18-1370 Alpha Lake Road, Whistler, BC, V0N 1B1 email: chaltenengineering@shaw.ca P.O. Box 1527, Whistler, BC, V0N 1B0 ELECTRICALMECHANICAL:

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Rob Dos Santos tel: +1 604 892 8222 email: bill@src-eng.com #205-4180 Lougheed Hwy., Burnaby, BC, V5C 6A7 email: RDosSantos@binnie.com

BUILDING ENVELOPE:

RF Binnie & Associates Richard Kadulski tel: +1 604 689 1841 email: kadulski@direct.ca

Richard Kadulski Architect.

BUILDING CODE CONSULTANT:

Evolution Building Science Ltd. Geoff Triggs tel: +1 604 318 3489 email: ebsl@shaw.ca



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confirming and correlating dimensions at the job site. GNAR Inc will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety

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OJECT:

Whistler Affordable Housing

7104 Nancy Greene Drive, Whistler, BC, V8E 0E7

PROJECT NUMBER: G45

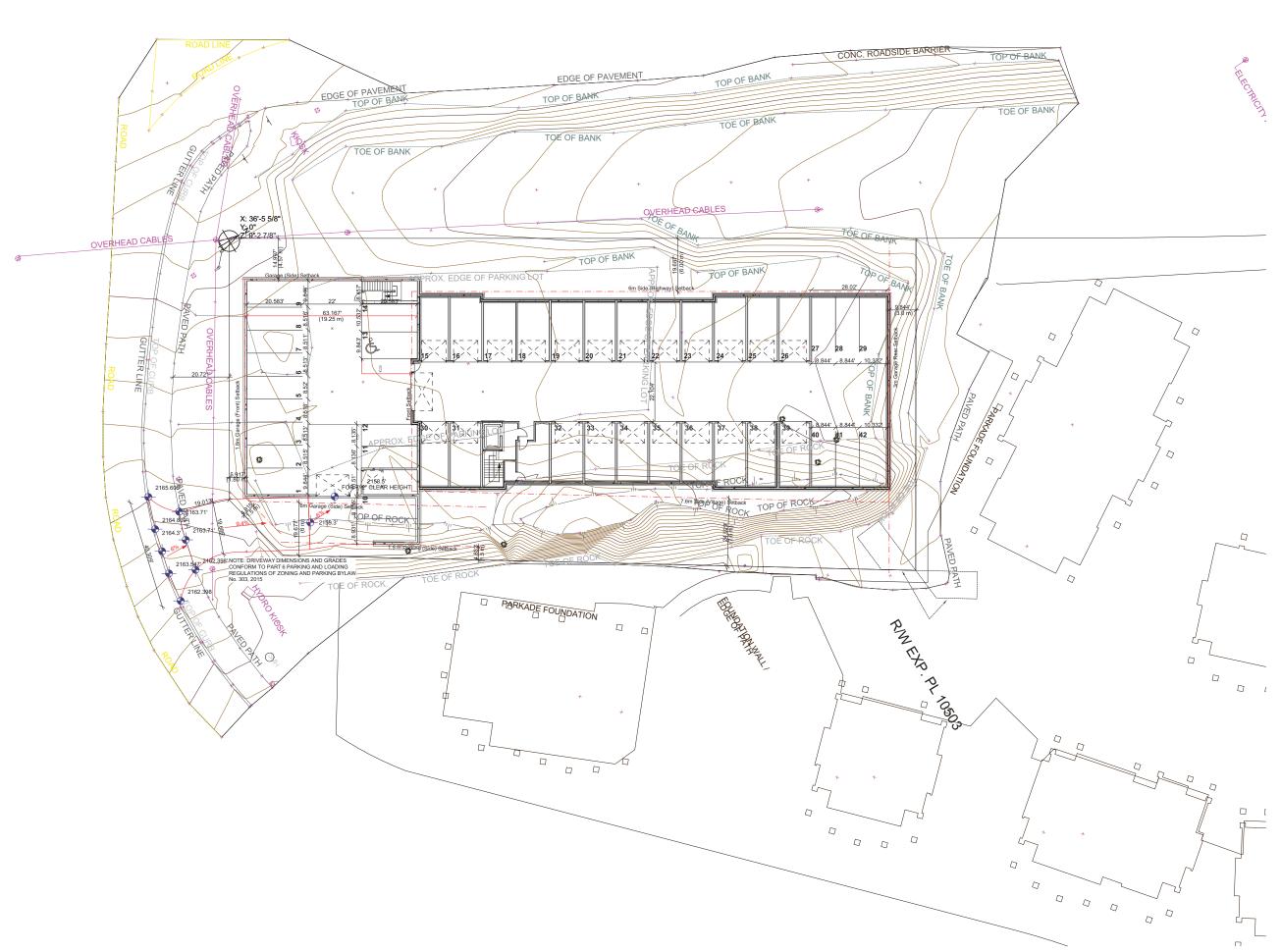
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Cover Sheet

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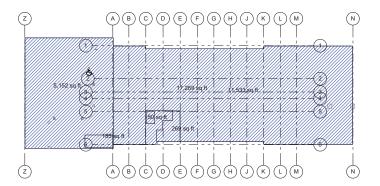
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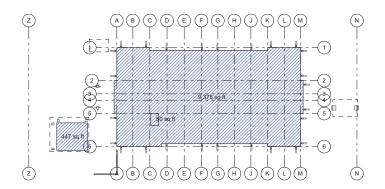
Architectural Site Plan

SHEET ID:



Basement

SCALE: 1/32" = 1'-0"



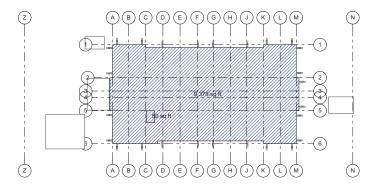
First Floor

TOTAL G.F.A. (Building and workshop)

SCALE: 1/32" = 1'-0"

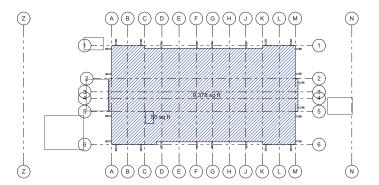
AREAS AREA PROPOSED				
BASEMENT AREA	17269 sq ft	1604.34 sq m		
FIRST FLOOR AREA	9378 sq ft	871.24 sq m		
SECOND FLOOR AREA	9378 sq ft	871.24 sq m		
THIRD FLOOR AREA	9378 sq ft	871.24 sq m		
ROOF/ MECH. ROOM AREA	877 sq ft	81.48 sq m		
WORKSHOP	447 sq ft	41.53 sq m		
TOTAL AREA	46280 sq ft	4299.55 sq m		
EXCLUSIONS TO G.F.A.	AREAS			
UNDERGROUND PARKING (BASEMENT)	5152 sq ft	478.64 sq m		
WASTE / RECYCLING (BASEMENT) UP TO 20m ² (215ft ²)	185 sq ft	17.19 sq m		
WATER / VALVE ROOM (BASEMENT)	269 sq ft	24.99 sq m		
VOID (BASEMENT UNDER STAIR)	41.29 sq ft	3.84 sq m		
GARAGE (BASEMENT)	11533 sq ft	1071.45 sq m		
ELEVATOR SHAFT (BASEMENT)	50 sq ft	4.65 sq m		
ELEVATOR SHAFT (FIRST FLOOR)	50 sq ft	4.65 sq m		
VOID (FIRST FLOOR UNDER SECONDARY STAIR)	23.66 sq ft	2.20 sq m		
ELEVATOR SHAFT (SECOND FLOOR)	50 sq ft	4.65 sq m		
ELEVATOR SHAFT (THIRD FLOOR)	50 sq ft	4.65 sq m		
MECHANICAL ROOM (ROOF/MECH. ROOM)	877 sq ft	81.48 sq m		
TOTAL EXCLUSIONS	18281 sq ft	1698.36 sq m		
TOTAL G.F.A. (Building)	27999.1 sq ft	2601.2 sq m		

28446.1 sq ft 2642.72 sq m



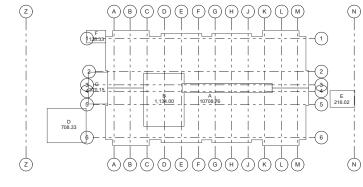
Second Floor

SCALE: 1/32" = 1'-0"



Third Floor

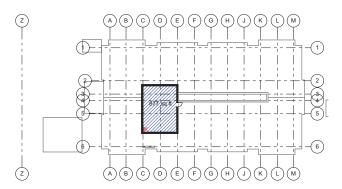
SCALE: 1/32" = 1'-0"



Roof Plan

SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"



Mechanical Room

SCALE: 1/32" = 1'-0"

ROOF	HIGH POINT ELEVATION	LOW POINT ELEVATION	M EAN (M) ELEVATION	AREA SQ FT	AREA %	AVG HEIGHT	TOTAL	
Ą	29.22	29.22	29.22	10708.76	80.73%	29.22	23.59	
В	37.22	37.22	37.22	1134	8.55%	37.22	3.18	
С	10.74	10.74	10.74	370.15	2.79%	10.74	0.30	
D	9.69	9.69	9.69	708.33	5.34%	9.69	0.52	
E	9.68	9.68	9.68	216.02	1.63%	9.68	0.16	
F	8.53	8.25	8.39	128.33	0.97%			
			SUBTOTAL	13265.59	100.00%			
					ROOF HEIGHT PROPOSED =		27.74 ft	8.51
					ROOF HEIGHT ALLOWED =			10.5

North-West Elevation - Roof Calculation



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PROJECT:

(z)

Whistler Affordable Housing 7104 Nancy Greene Drive,

Whistler, BC, V8E 0E7

PROJECT NUMBER: G45

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SHEET TITLE: Floor Area and Roof

Height Calculations
SHEET ID:



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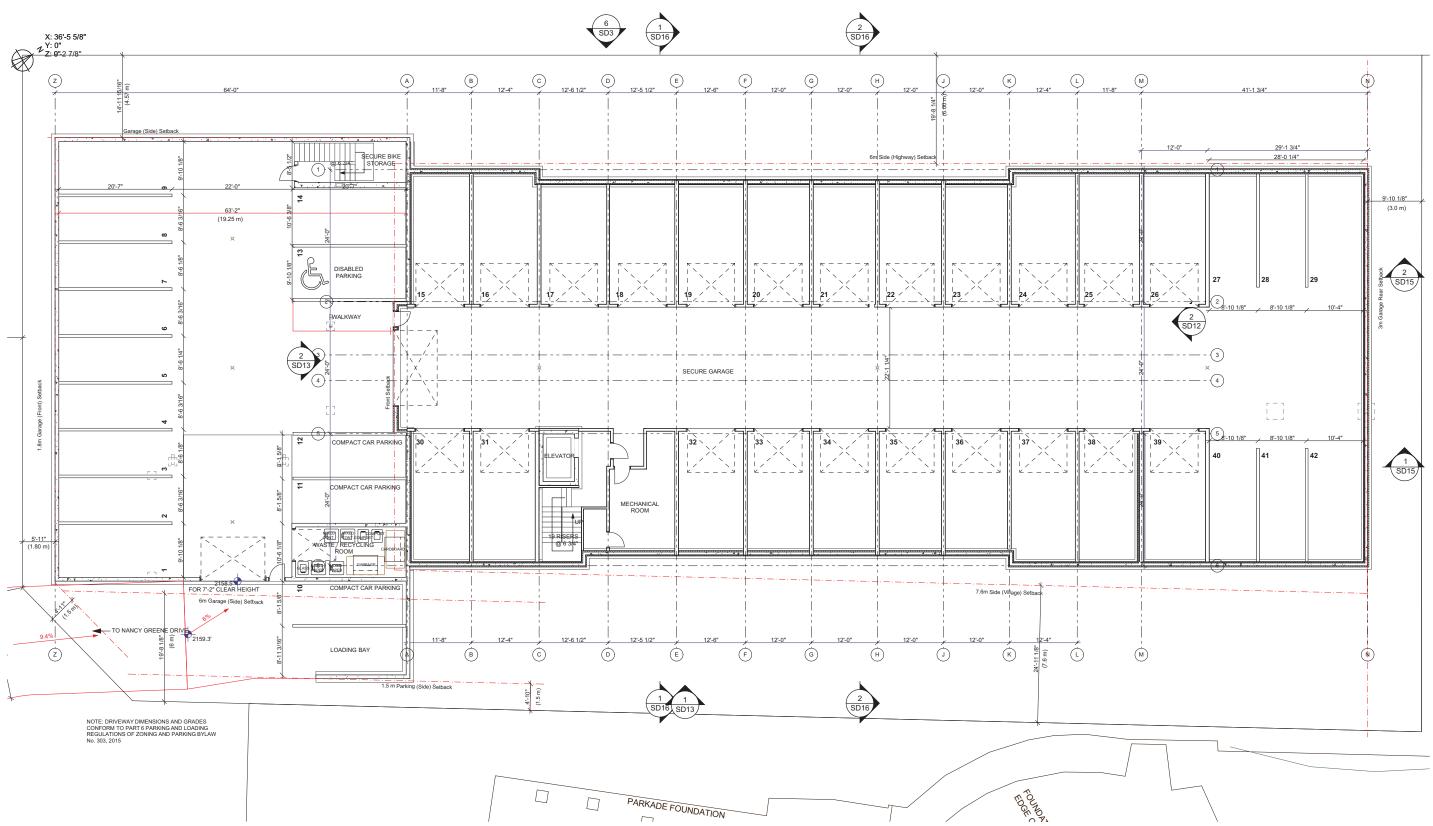
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Site Topography Plan

CUEET ID:

PARKING COUNT
19 X COVERED SPACES
1 X UNCOVERED SPACE
22 X SECURE RESIDENT GARAGES
1 X LOADING BAY
TOTAL: 42 PARKING SPACES + 1 LOADING BAY



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SHEET TITLE

Basement Plan

SHEET ID:

FIRST FLOOR UNIT COUNT:
TOTAL: 13 UNITS



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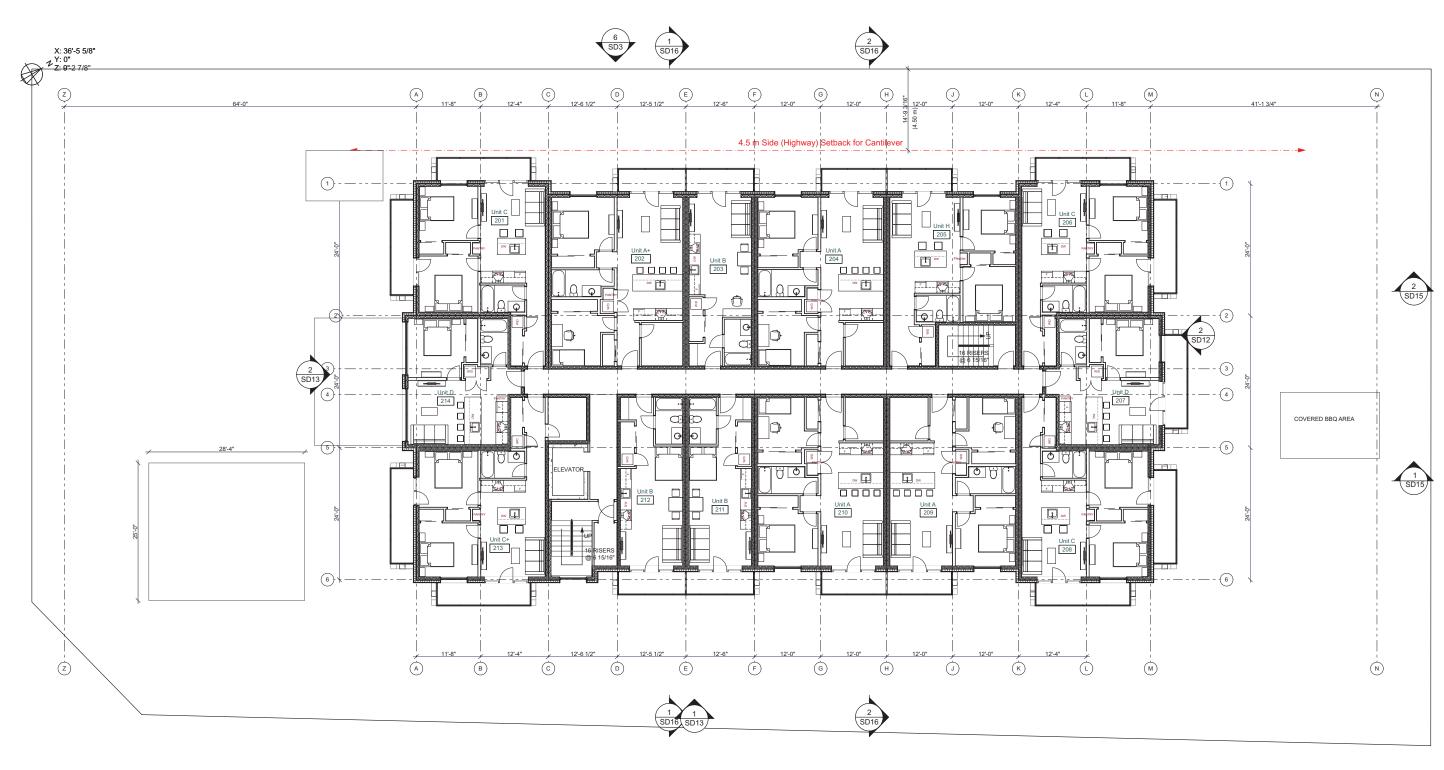
First Floor Plan

SHEET ID:

SD6

First Floor Plan
SCALE: 1/8" = 1'-0"

SECOND FLOOR UNIT COUNT:
TOTAL: 14 UNITS





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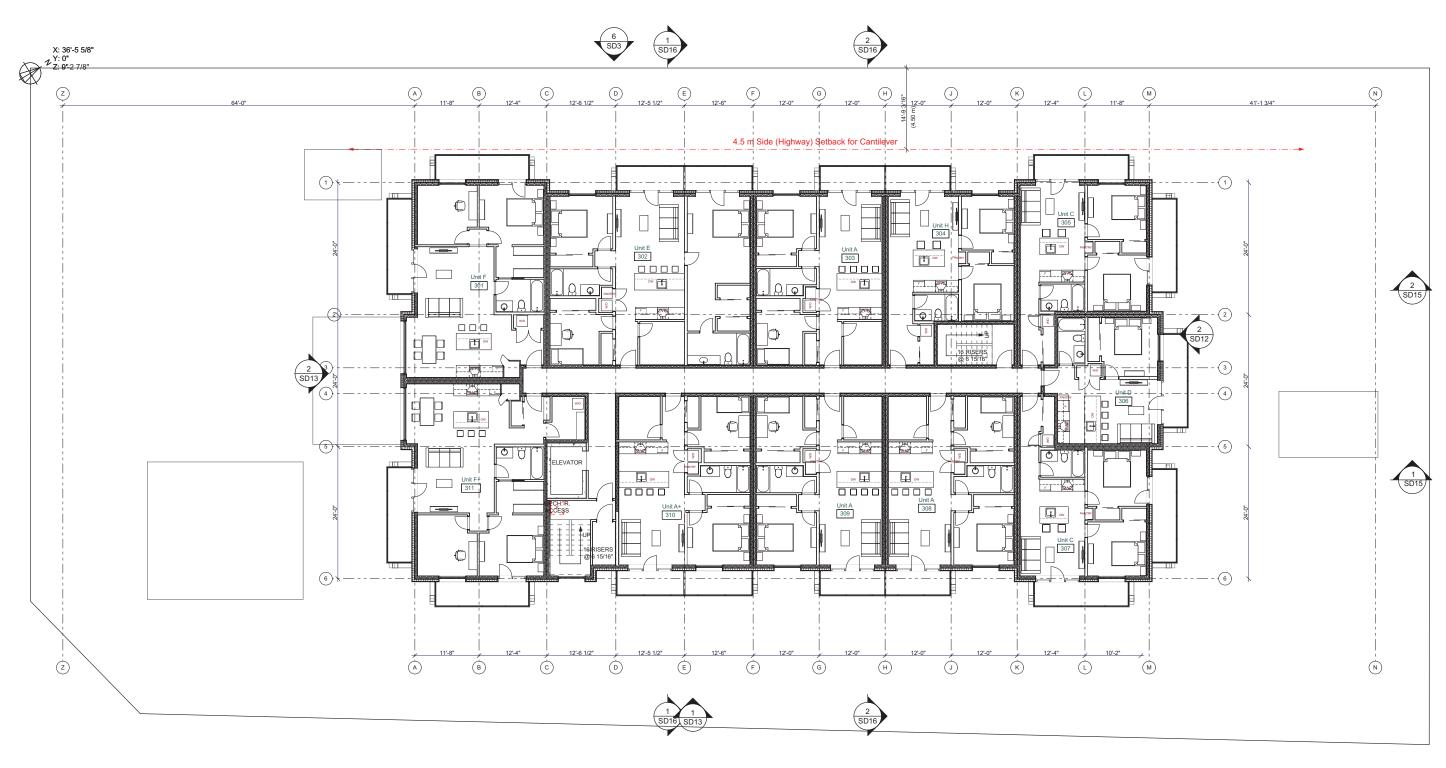
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SHEET TITLE:

Second Floor Plan

SHEET ID:

THIRD FLOOR UNIT COUNT:
TOTAL: 11 UNITS





SCALE: 1/8" = 1'-0"



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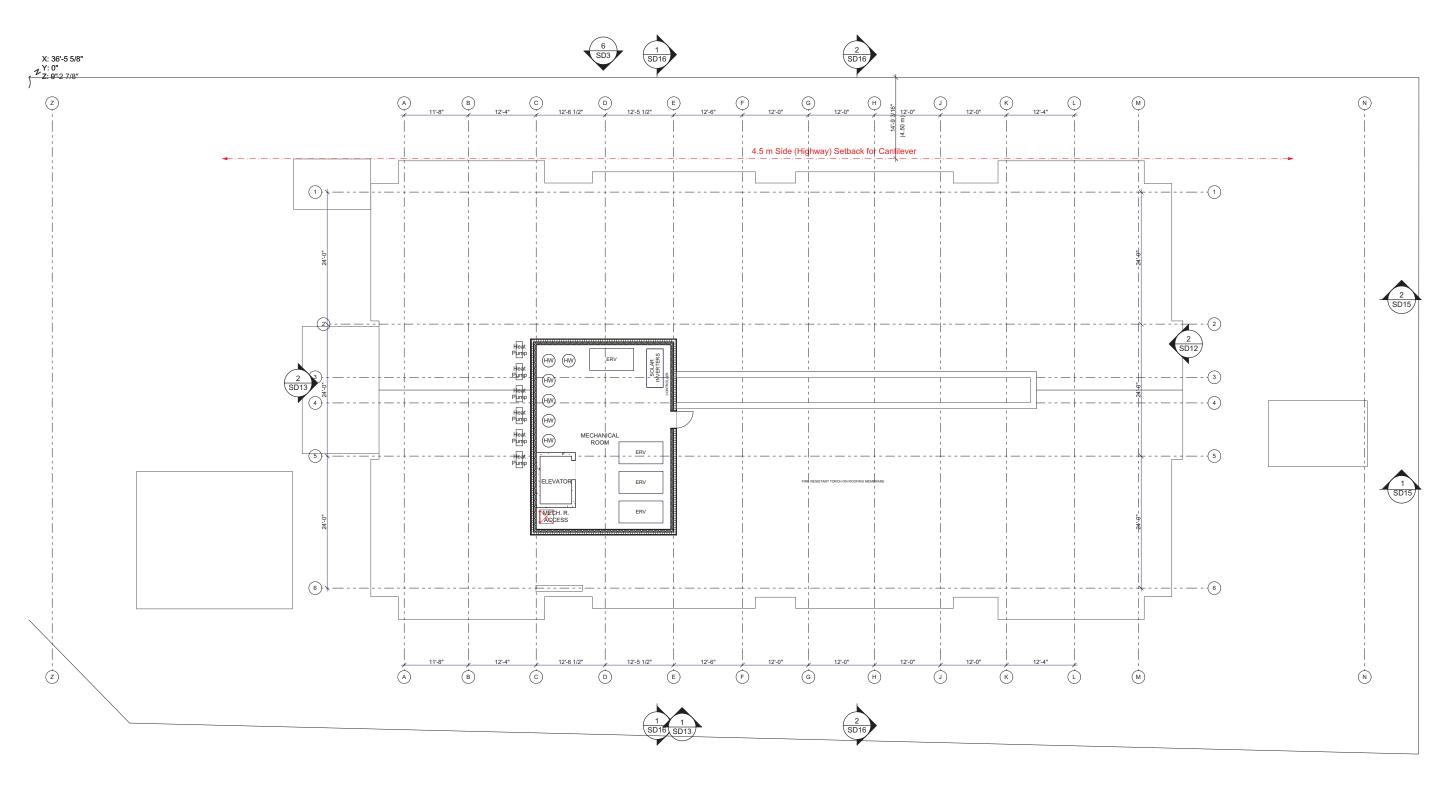
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SHEET TITLE:

Third Floor Plan

SHEET ID:





SCALE: 1/8" = 1'-0"



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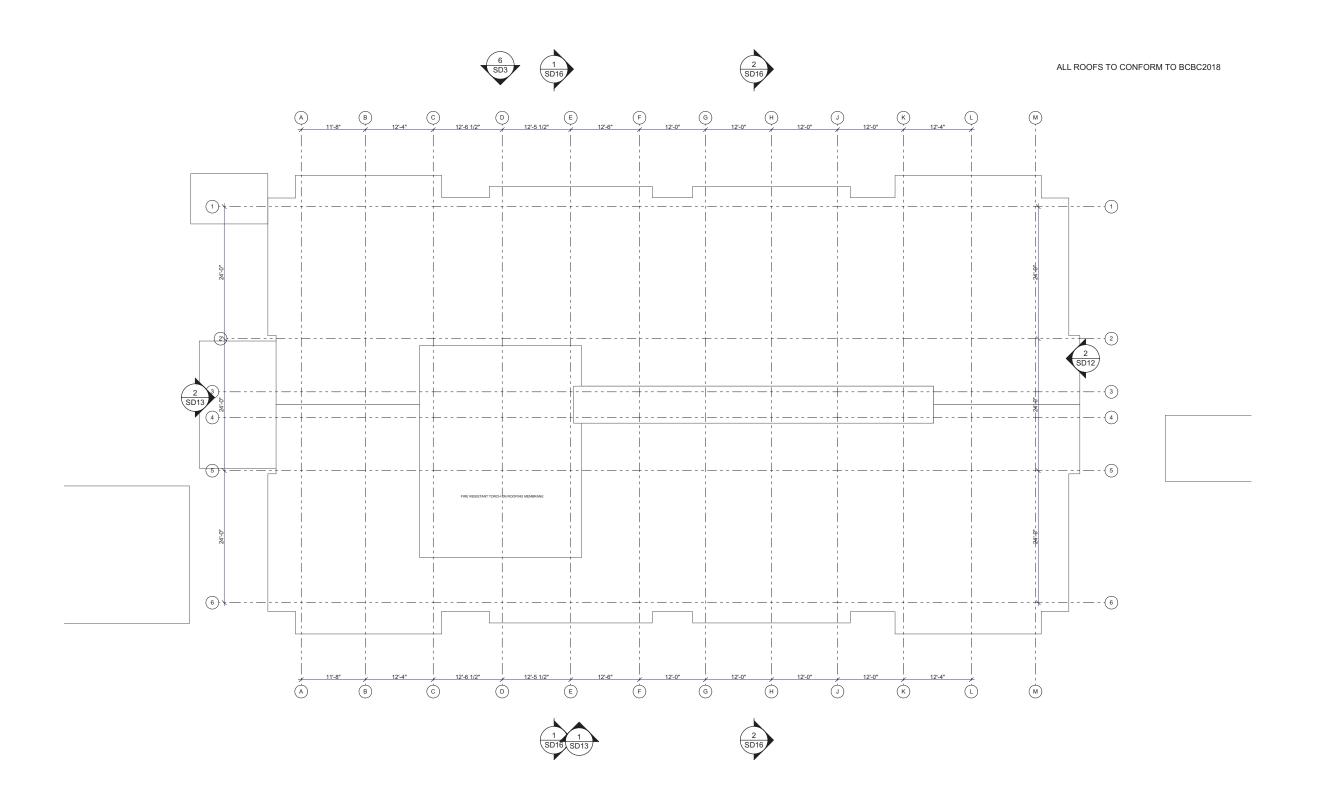
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SHEET TITLE:

Roof / Mechanical Room

SHEET ID:







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PROJECT:

Whistler Affordable Housing 7104 Nancy Greene Drive,

Whistler, BC, V8E 0E7
PROJECT NUMBER: G45

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SHEET TITLE:

Roof Plan

SHEET ID:

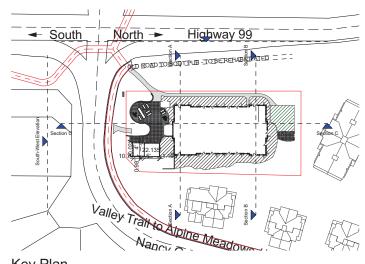


North-West Elevation



South-West Elevation

SCALE: 1/16" = 1'-0"



Key Plan SCALE: 1/64" = 1'-0"



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SHEET TITLE:

Site Elevations

SHEET ID:



North-West Elevation

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



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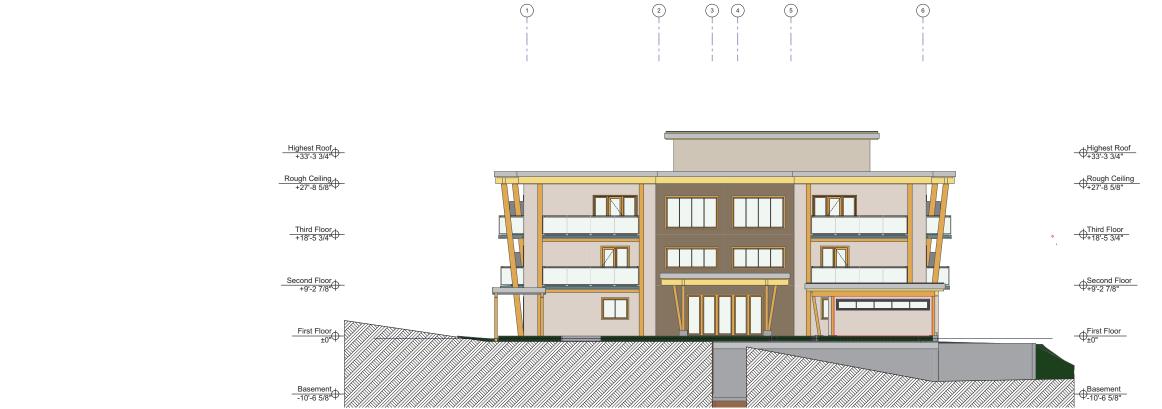
Exterior Elevations

SHEET



South-East Elevation

SCALE: 1/8" = 1'-0"



South-West Elevation

SCALE: 1/8" = 1'-0"



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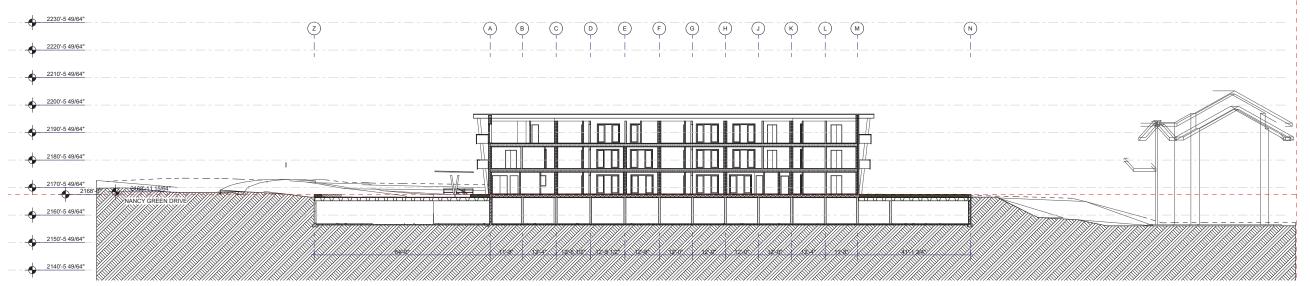
Rev A

SHEET TITLE:

Exterior Elevations

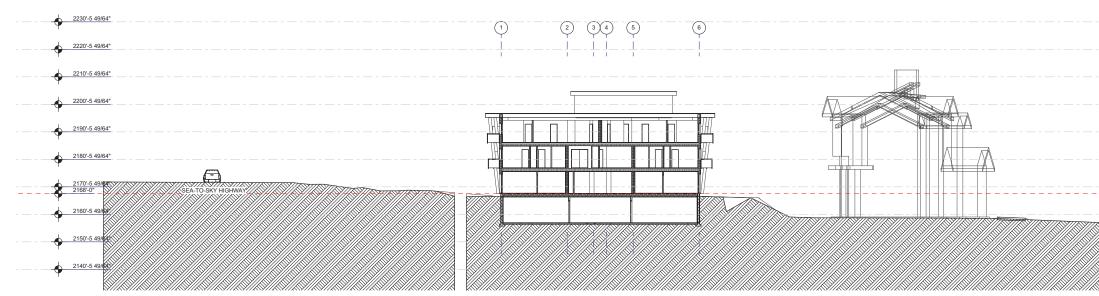
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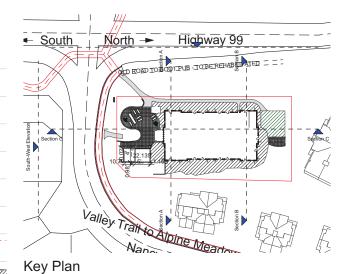
SHEET ID:



Building Site Section C

SCALE: 1/16" = 1'-0"





SCALE: 1/64" = 1'-0"

Building Site Section A

SCALE: 1/16" = 1'-0"



Building Site Section B



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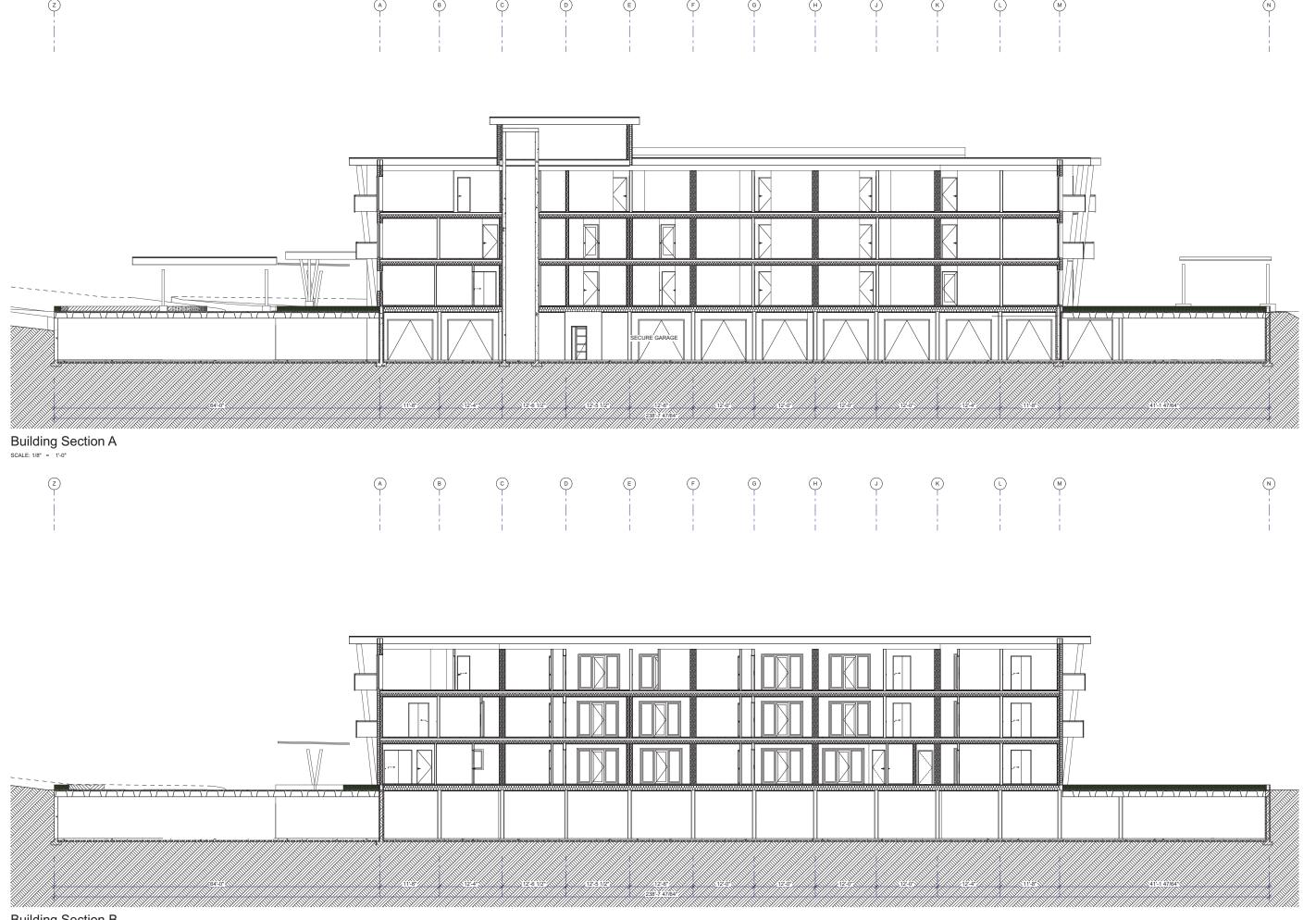
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Site Sections

SHEET ID:



Building Section B SCALE: 1/8" = 1'-0"



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ISSUE:

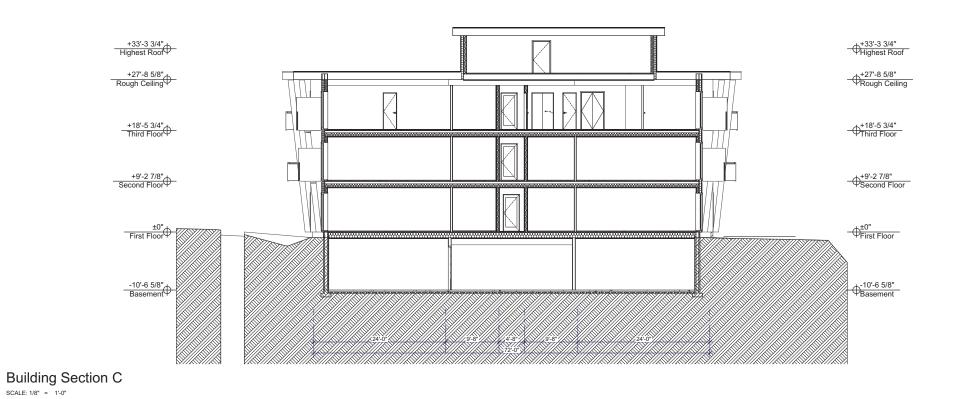
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SHEET TITLE:

Building Sections

CUEET ID:



3 4

6

1

+33'-3 3/4" Highest Roof +33'-3 3/4" Highest Roof +27'-8 5/8" Rough Ceiling -+27'-8 5/8" Rough Ceiling +18'-5 3/4" Third Floor +18'-5 3/4" Third Floor +9'-2 7/8" Second Floor +9'-2 7/8" Second Floor First Floor −0±0" First Floor -10'-6 5/8" Basement -10'-6 5/8" Basement

Building Section D SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



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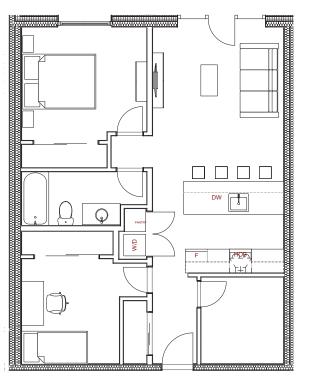
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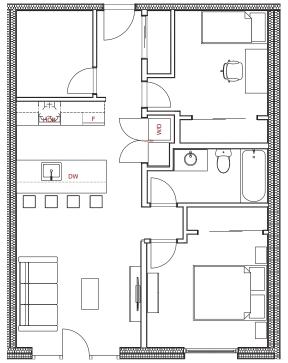
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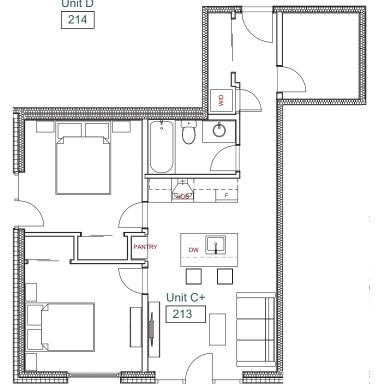
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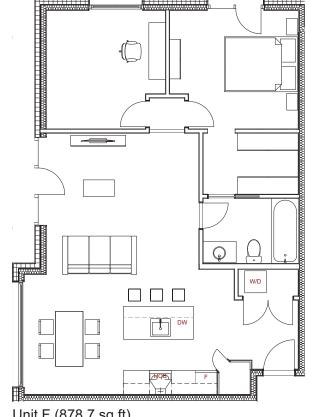
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Building Sections









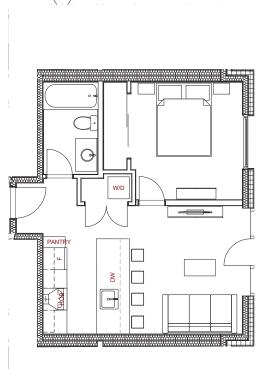
Unit F (878.7 sq ft) SCALE: 1/4" = 1'-0"

. 111.

Unit A+ (787.0 sq ft)

Unit A (755.5 sq ft) SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0"







Unit B (377.8 sq ft) SCALE: 1/4" = 1'-0"

Unit C (644.0 sq ft)



SCALE: 1/4" = 1'-0"

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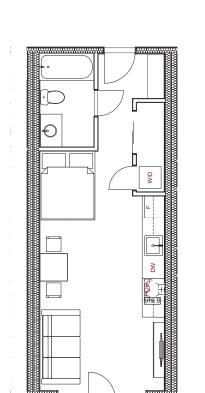
Rev A

2020-03-12

SHEET ID:

Unit Layouts

SD17



SCALE: 1/4" = 1'-0"

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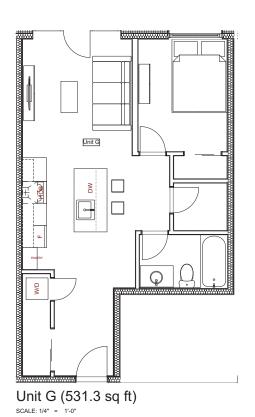
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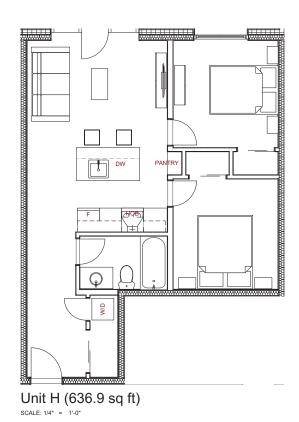
Unit D

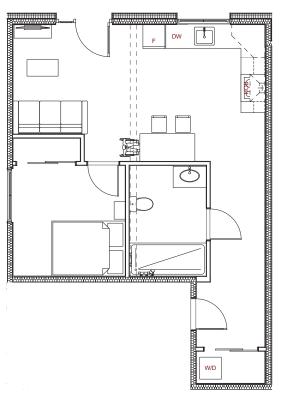
Unit C+ (704.8 sq ft)

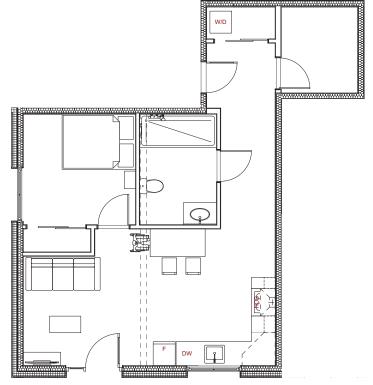
SCALE: 1/4" = 1'-0"

Unit F+ (939.6 sq ft)



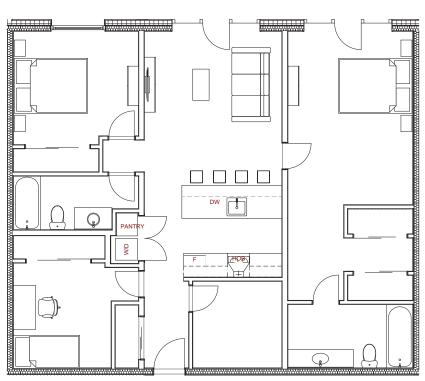






Unit I (644.0 sq ft)
SCALE: 1/4" = 1'-0"

Unit I+ (704.8 sq ft) SCALE: 1/4" = 1'-0"



Unit E (1180.5 sq ft)

SCALE: 1/4" = 1'-0"

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Unit Layouts

SHEET ID: