

# FastTrack Proposal for: 392 SECOND ST.

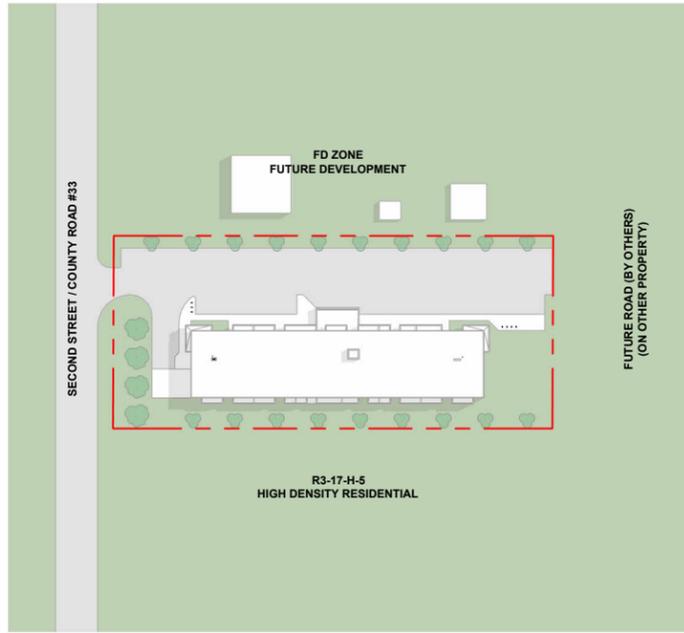
## CONTENT

- 01. PROPOSAL METRICS
- 02. SITE PLAN
- 03. AREA CALCULATIONS PLANS
- 04. ENLARGE FLOOR PLANS
- 05. ELEVATIONS
- 06. 3D VIEWS
- 07. SHADOW STUDY
- 08. QUANTITY TAKE OFF
- 09. FAST TRACK CATALOGUE
- 10. FEATURED PROJECTS
- 11. WHY BUILD TOTAL PRECAST ?
- 12. TOTAL PRECAST INSTALLATION



**SITE INFORMATION**

CURRENT ZONE : R3-14-H-2- High Density Residential with Hold



	REQUIRED	PROVIDED	
<b>General Provision</b>	0	63	✓
Number of Units	N/A	96.88 Units/Ha	
<b>Zoning Bylaw 43-08: Section 7 - 7.3 (1)</b>	8190 m <sup>2</sup>	6503.16 m <sup>2</sup>	✗
Lot Area	min		
<b>Lot Area Breakdown</b>			
Total Units:	= 63 x 130 m <sup>2</sup> = 8,190.00 m <sup>2</sup>		
Minimum Lot Area	= 8,190.00 m <sup>2</sup>		
<b>Zoning Bylaw 43-08: Section 7 - 7.3 (2)</b>	30 m	53.54 m	✓
Lot Frontage	min		
<b>Zoning Bylaw 43-08: Section 7 - 7.5 (14) c)</b>	15 m	10.96 m	✓
Building Height	3 Storeys max	3 Storeys	
<b>Zoning Bylaw 43-08: Section 7 - 7.3 (3)</b>	4.5 m	21.62 m	✓
Front Yard Setback	min		
<b>Zoning Bylaw 43-08: Section 7 - 7.3 (4)</b>	3 m	8.49 m	✓
Interior Side Yard Setback	min		
<b>Zoning Bylaw 43-08: Section 7 - 7.3 (5)</b>	15 m	18.97 m	✓
Rear Yard Setback	min		
<b>Zoning Bylaw 43-08: Section 7 - 7.3 (6)</b>	0%	23.3%	✓
Lot Coverage	N/A	1,516.30 m <sup>2</sup>	
<b>Zoning Bylaw 43-08: Section 7 - 7.5 (14) b)</b>	35%	34.12%	✓
Parking Coverage	max	2,218.60 m <sup>2</sup>	

<b>Zoning Bylaw 43-08: Section 7 - 7.3 (7)</b>	20%	41.58%	✓
Landscape Open Space	min		
<b>Landscape Open Space Breakdown</b>			
Hardscape (Sidewalk Area):	= 509.98 m <sup>2</sup>	(7.84%)	
Softscape (Green area):	= 2,193.80 m <sup>2</sup>	(33.73%)	
<b>Total Landscape Open Space:</b>	<b>= 2,703.78 m<sup>2</sup></b>	<b>(41.58%)</b>	
<b>Zoning Bylaw 43-08: Section 6 - 6.4 (2)</b>	1260 m <sup>2</sup>	1310.81 m <sup>2</sup>	✓
Min. Outdoor Amen. 20 m2 x Unit	min		
<b>Minimum Outdoor Amenity Area Breakdown</b>			
Patio:	= 164.40 m <sup>2</sup>		
Outdoor Amenity:	= 330.66 m <sup>2</sup>		
Contemplative Areas:	= 815.76 m <sup>2</sup>		
<b>Total Provided Out. Amen. Area: = 1,310.81 m<sup>2</sup> (20.80 m<sup>2</sup> / Unit)</b>			
<b>Indoor Amenity Area Breakdown</b>			
Balconies Area:	= 418.06 m <sup>2</sup>		
Indoor Amenity:	= 264.00 m <sup>2</sup>		
<b>Total Provided Ind. Amen. Area: = 682.06 m<sup>2</sup> (10.82 m<sup>2</sup> / Unit)</b>			
<b>Zoning Bylaw 43-08: Section 4 - 4.23 (1) (20a)</b>	86	75	✗
Residential Parking requirement	min		
<b>Residential Parking Count Breakdown</b>			
Total units	= 63 x 1.35 = 86 Parking spots	<b>Required</b>	
Total units	= 63 x 1.20 = 75 Parking spots	<b>Provided</b>	

<b>Zoning Bylaw 43-08: Section 4 - 4.23 (2)</b>	4	4	✓
Accessible Parking requirement	min		
<b>Accessible Parking Count Breakdown</b>			
Total (76-100)	= 4 = Type A (2) + Type B (2)	<b>Required</b>	
Total (76-100)	= 4 = Type A (2) + Type B (2)	<b>Provided</b>	

1 SITE AREA KEY PLAN  
1 : 2000

**BUILDING EFFICIENCY**

Zone Type	Area (sqft)	Ratio
Common	4,559	9%
Non-Residential	4,039	8%
Residential	40,366	82%
	48,964	
<b>GRAND TOTAL</b>	<b>48,964</b>	

**UNIT CALCULATIONS**

Name	Count	Ratio	Average (sqft)
ONE BED	27	43%	524
ONE BED PLUS	6	10%	635
STUDIO	6	10%	413
TWO BED	24	38%	836
	63		
<b>GRAND TOTAL</b>	<b>63</b>		

**UNIT TYPE BREAKDOWN - GROUND FLOOR**

Name	Unit Area	Count	Total Area (sqft)	Count Ratio
ONE BED	524 SF	9	4,715	47%
ONE BED PLUS	635 SF	2	1,271	11%
STUDIO	413 SF	2	825	11%
TWO BED	786 SF	4	3,143	21%
TWO BED	797 SF	1	797	5%
TWO BED	891 SF	1	891	5%
<b>Grand Total:</b>		<b>19</b>	<b>11,642</b>	<b>100%</b>

**UNIT TYPE BREAKDOWN - TYPICAL FLOOR**

Name	Unit Area	Count	Total Area (sqft)	Count Ratio
ONE BED	524 SF	9	4,715	41%
ONE BED PLUS	635 SF	2	1,271	9%
STUDIO	413 SF	2	825	9%
TWO BED	786 SF	4	3,143	18%
TWO BED	797 SF	2	1,595	9%
TWO BED	920 SF	1	920	5%
TWO BED	927 SF	1	927	5%
TWO BED	967 SF	1	967	5%
<b>Grand Total:</b>		<b>22</b>	<b>14,362</b>	<b>100%</b>

**UNIT TYPE BREAKDOWN - TOTAL BUILDING**

Name	Unit Area	Count	Total Area (sqft)	Count Ratio
ONE BED	524 SF	27	14,145	43%
ONE BED PLUS	635 SF	6	3,812	10%
STUDIO	413 SF	6	2,475	10%
TWO BED	786 SF	12	9,430	19%
TWO BED	797 SF	5	3,987	8%
TWO BED	891 SF	1	891	2%
TWO BED	920 SF	2	1,840	3%
TWO BED	927 SF	2	1,854	3%
TWO BED	967 SF	2	1,934	3%
<b>Grand Total:</b>		<b>63</b>	<b>40,366</b>	<b>100%</b>

**PARKING INFORMATION**

Type	Location			
	Required	Provided	Surface	Garage
ACCESSIBLE WITH AISLE	4	4	4	0
STANDARD	75	64	64	0
RESIDENTIAL	79	68	68	0
STANDARD	7	7	7	0
VISITOR	7	7	7	0
<b>TOTAL SITE PARKING</b>	<b>86</b>	<b>75</b>	<b>75</b>	<b>0</b>

**RESIDENTIAL UNIT / PARKING RATIO INC. VISITORS**

Units	Parking	Ratio
63	75	1.2

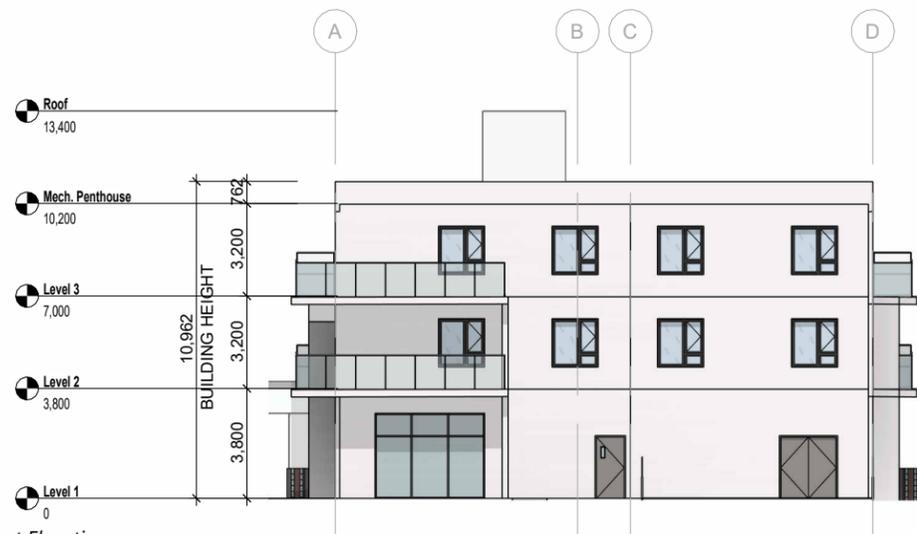




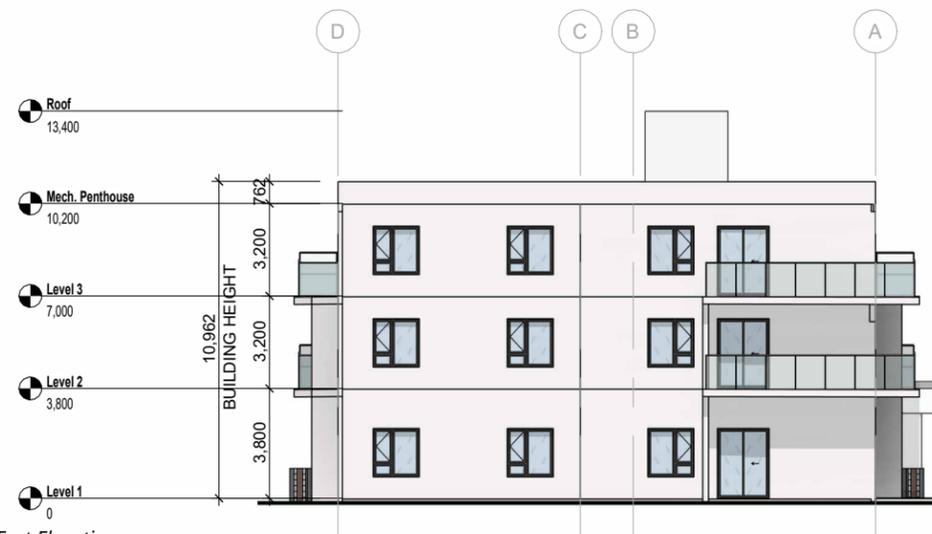
1 Proposal - North Elevation  
1 : 250



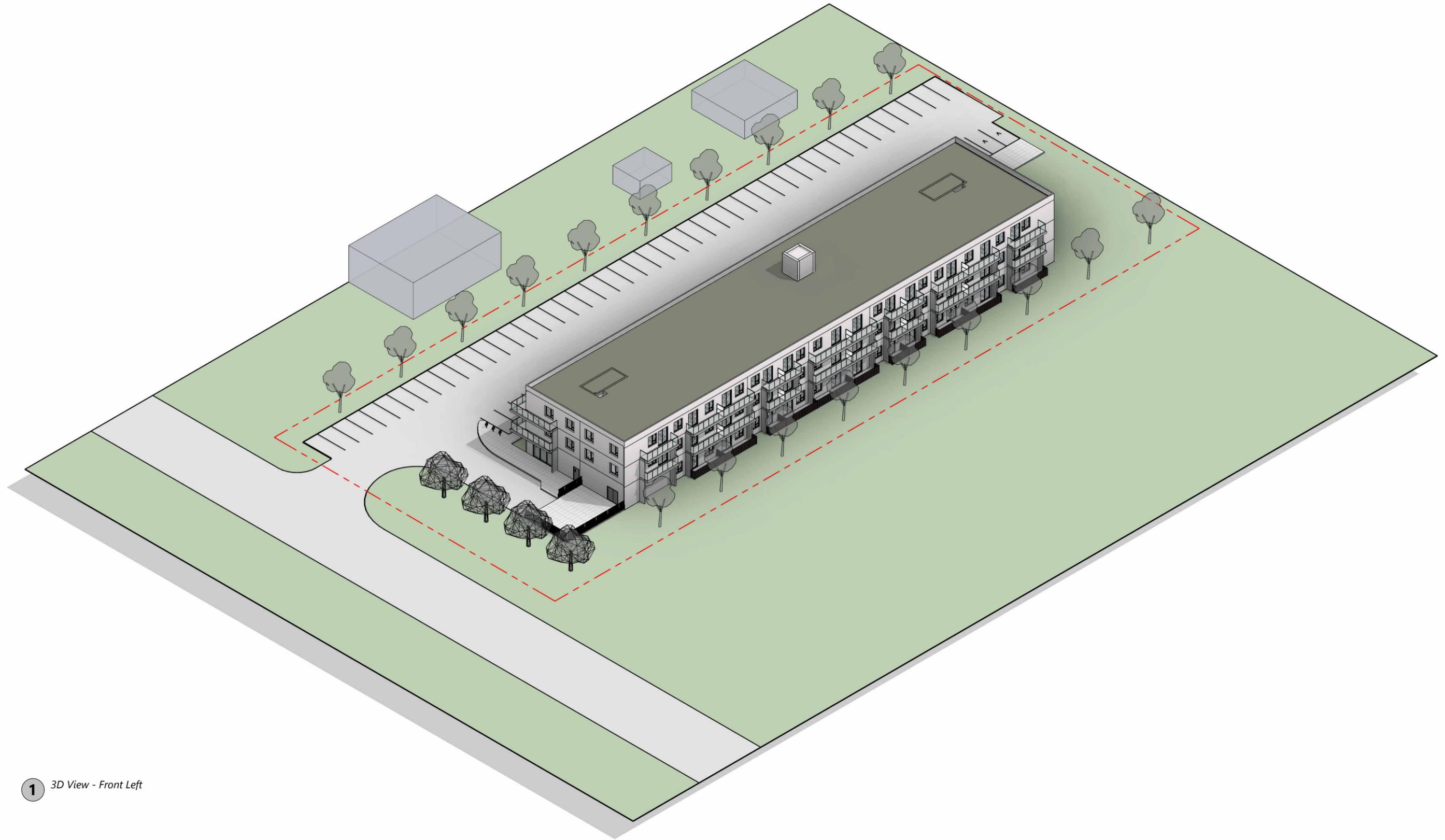
2 Proposal - South Elevation  
1 : 250



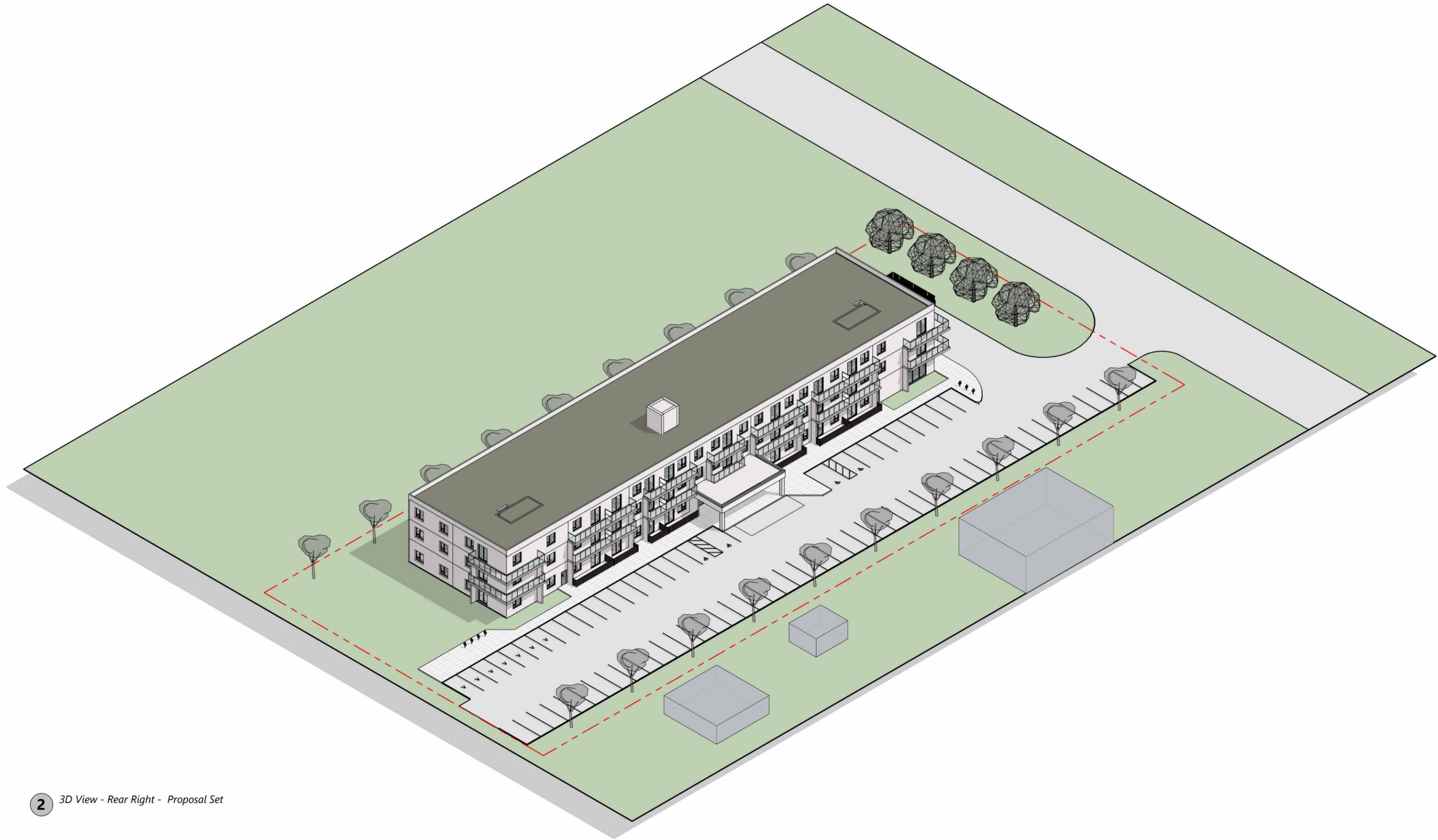
4 Proposal - West Elevation  
1 : 250



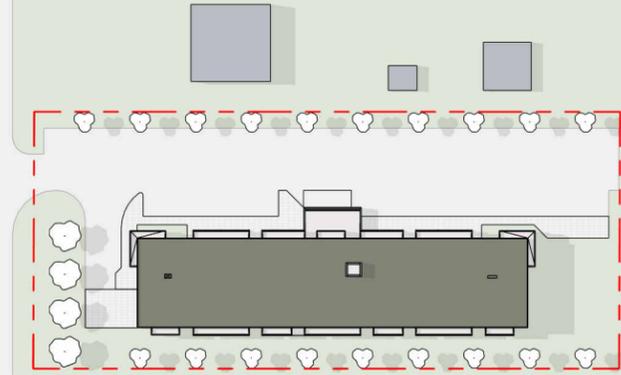
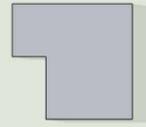
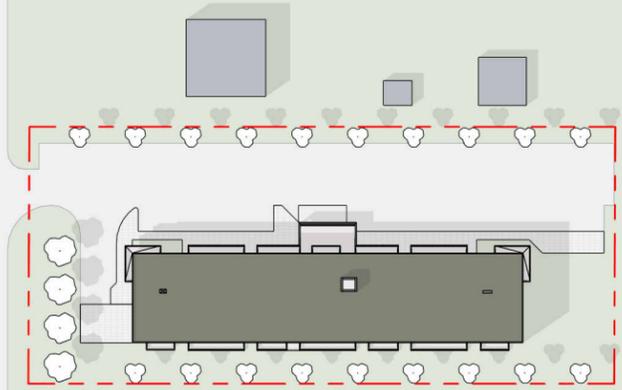
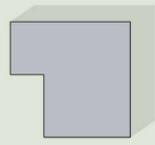
3 Proposal - East Elevation  
1 : 250



1 3D View - Front Left

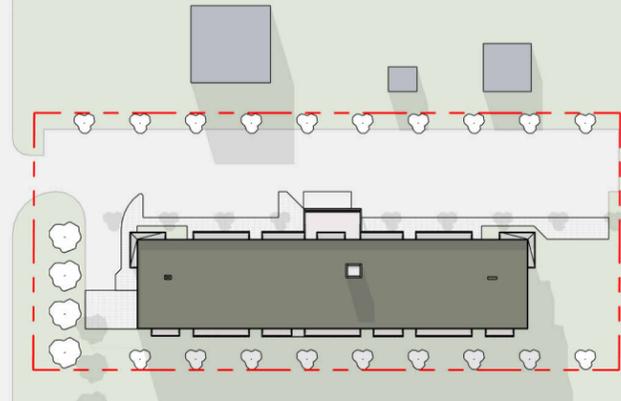
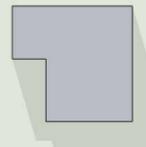
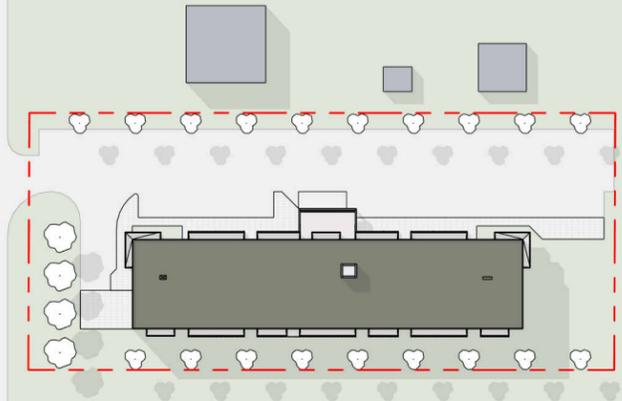


2 3D View - Rear Right - Proposal Set



1 Shadow Study September 21 - 10 AM  
1 : 1500

2 Shadow Study September 21 - 12 PM  
1 : 1500



3 Shadow Study September 21 - 02 PM  
1 : 1500

4 Shadow Study September 21 - 04 PM  
1 : 1500