

### 350 & 398 FRANKLYN STREET CONCEPTUAL MASSING



ACE ARCHITECTURE

GROUPE DENUX

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### SITE CONTEXT & AMENITY MAPPING



- ZONING**
- DOWNTOWN CORE
  - CITY HALL PRECINCT AREA
  - OLD CITY QUARTER
  - COMMUNITY SERVICE
- AMENITIES**
- (A) PORT THEATRE
  - (B) REGIONAL LIBRARY
  - (C) MILITARY MUSEUM
  - (D) CASINO NANAIMO
  - (E) SHOPPING CENTRE

- LEGEND**
- PRIMARY RETAIL / SERVICE AREAS
  - TRANSIT
  - WATER TRANSIT
  - BUS STOP
  - BUS ROUTE
  - PEDESTRIAN ROUTE

ACE ARCHITECTURE

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### SITE CONTEXT & PHOTOS



SITE WITH VIEW LOCATIONS



VIEW A



VIEW B



VIEW C

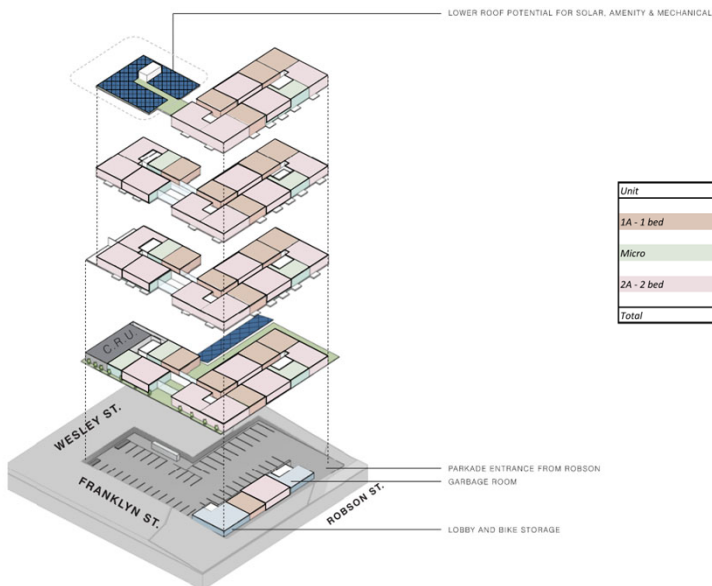


VIEW D



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### EXPLODED AXO & STATS

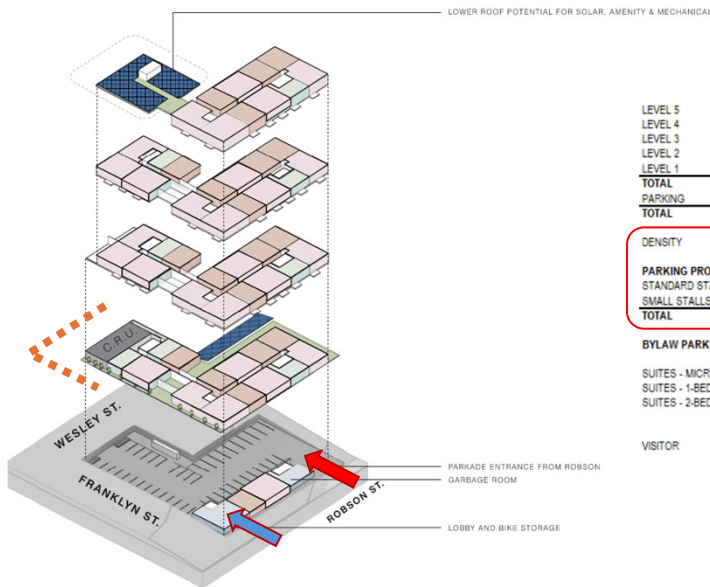


Unit	Count	GFA (m <sup>2</sup> )	GFA (ft <sup>2</sup> )	% Mix
1A - 1 bed	20	±54	±550	36%
Micro	8	±41	±410	14%
2A - 2 bed	28	±72 to 82	±775 to 882	50%
<b>Total</b>	<b>56</b>			100%



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EXPLODED AXO & STATS continued...



	RENTABLE AREA	COMMON / SERVICE AREA	GROSS FLOOR AREA(SF)	EFFICIENCY	MICRO	1 BDRM	2 BDRM
LEVEL 5	6,725	860	7,585	89%	1	4	5
LEVEL 4	9,870	1,405	11,275	88%	2	5	8
LEVEL 3	9,870	1,405	11,275	88%	2	5	8
LEVEL 2	10,165	2,160	12,325	82%	3	5	6
LEVEL 1	1,370	2,230	3,600	38%	0	1	1
<b>TOTAL</b>	<b>38,000</b>	<b>8,060</b>	<b>46,060</b>	<b>83%</b>	<b>8</b>	<b>20</b>	<b>28</b>
PARKING			13,450				
<b>TOTAL</b>			<b>59,510</b>				

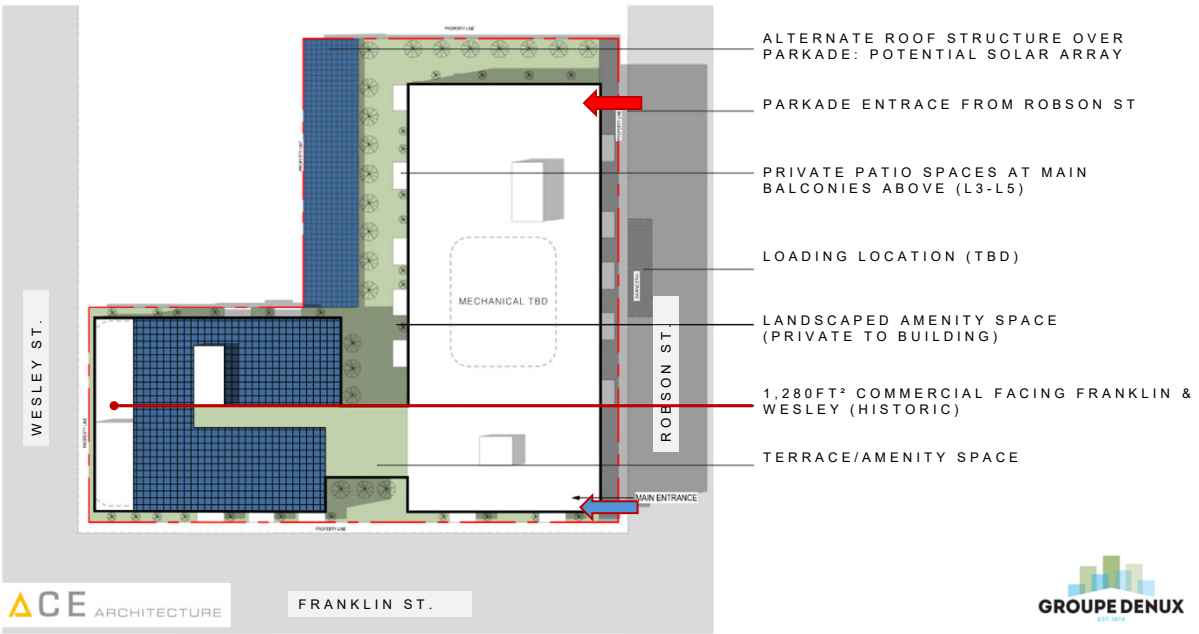
DENSITY	2.47x FAR
<b>PARKING PROVIDED</b>	
STANDARD STALLS	25 58%
SMALL STALLS	18 42%
<b>TOTAL</b>	<b>43 STALLS</b>

BYLAW PARKING REQUIREMENT	REQ. STALL/UNIT	UNITS	STALLS REQ
SUITES - MICRO	0.45	8	3.6
SUITES - 1-BED	0.5	20	10
SUITES - 2-BED	0.9	28	25.2
		56	38.8
VISITOR	1 FOR EVERY 22 REQ		1.76
<b>TOTAL STALLS REQUIRED</b>			<b>41</b>



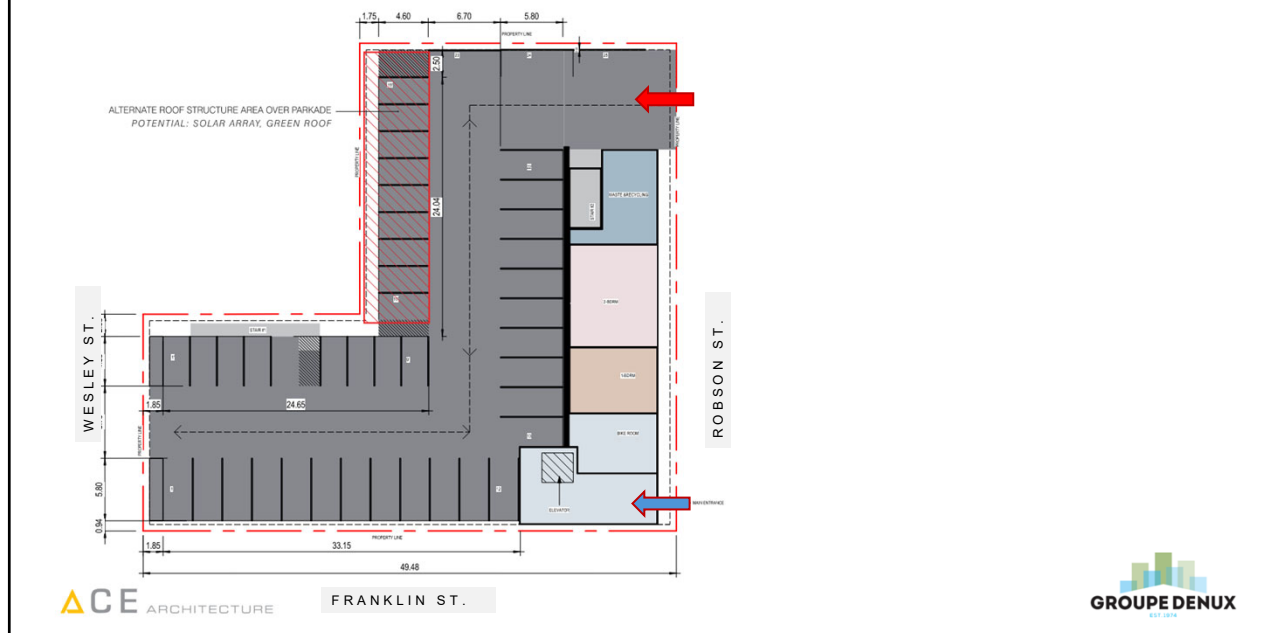
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SITE PLAN



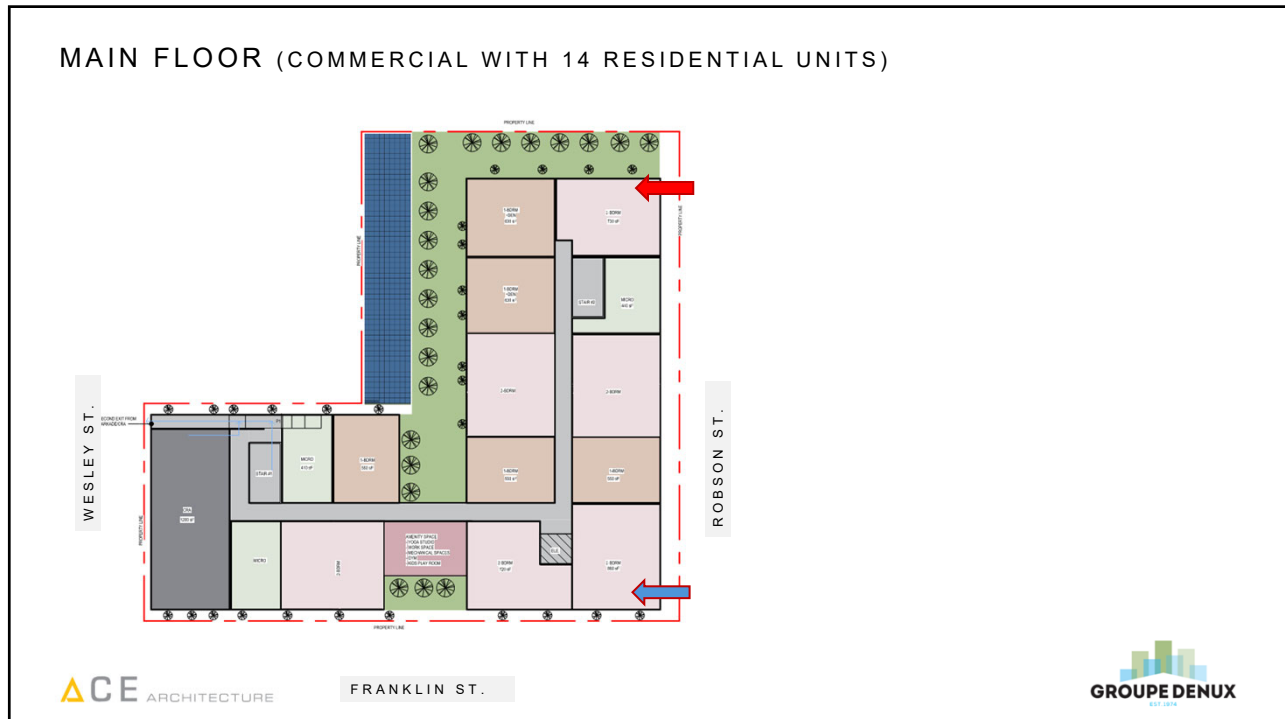
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### PARKADE PLAN ±43 STALLS (25 STANDARD & 18 SMALL W/ 2 RESIDENTIAL)



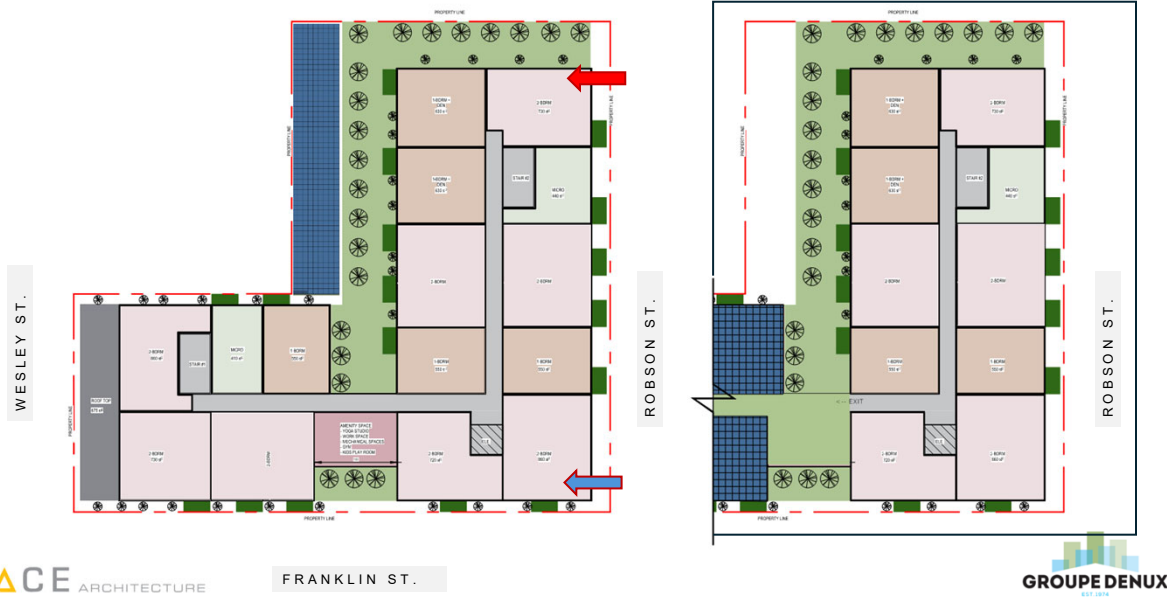
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### MAIN FLOOR (COMMERCIAL WITH 14 RESIDENTIAL UNITS)



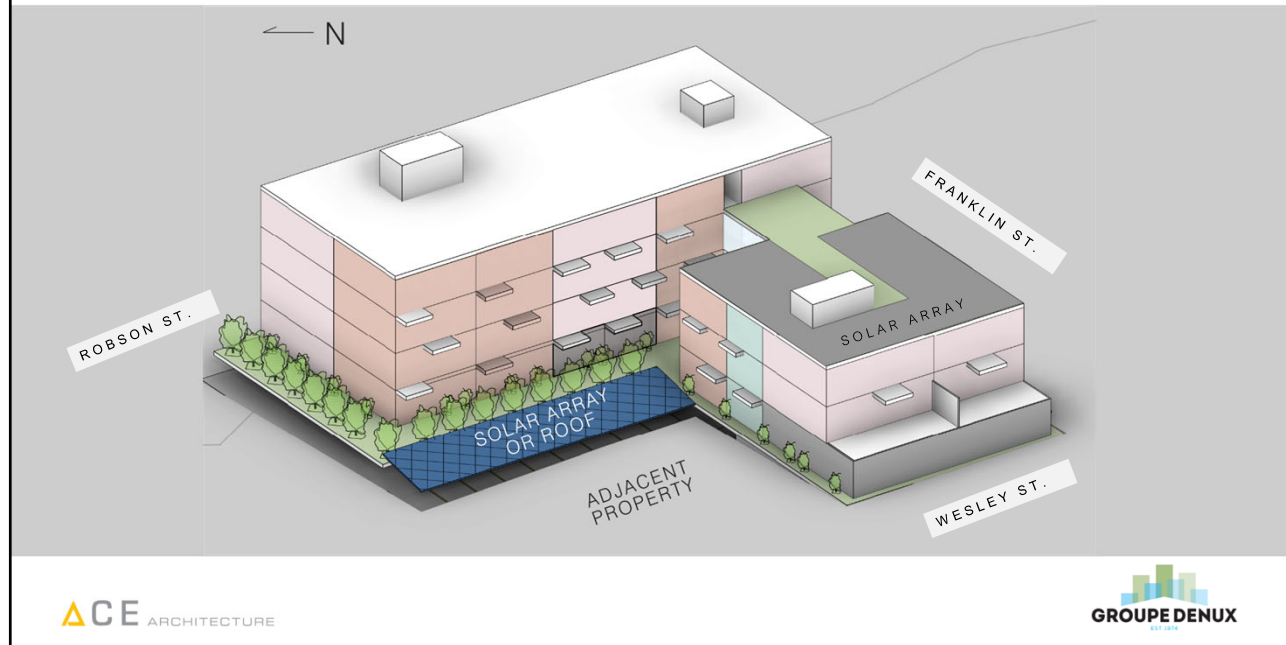
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LEVELS 3 TO 5 (15 UNITS PER FLOOR ON 3 & 4; 10 UNITS ON LEVEL 5)



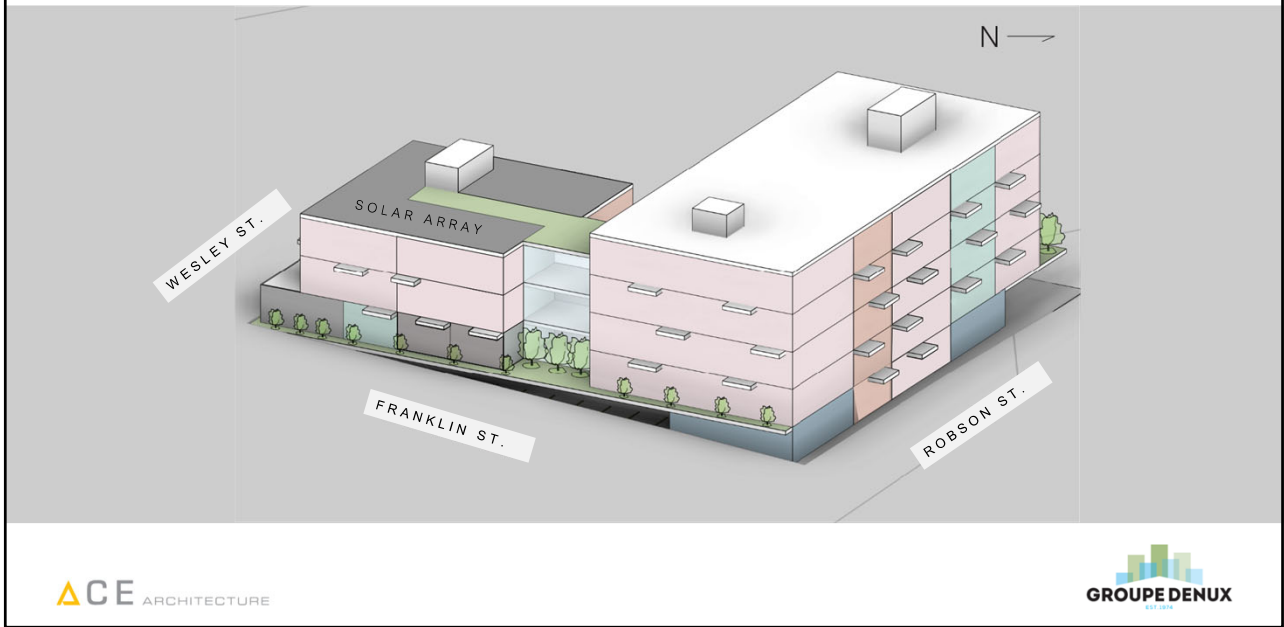
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3D IMAGE FROM WEST CORNER OF SITE



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3D IMAGE FROM EAST CORNER OF SITE



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THANK YOU!



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