

LOADING CALCULATIONS

REQUIRED	PROVIDED		
RESIDENTIAL PARKING REQUIRED	RESIDENTIAL LOADING PROVIDED		
CLASS A LOADING CLASS B LOADING	0 3	RESIDENTIAL RESIDENTIAL	CLASS A LOADING CLASS B LOADING
3	3	3	3
TOTAL RESIDENTIAL LOADING REQUIRED	3	TOTAL RESIDENTIAL LOADING PROVIDED	6
COMMERCIAL LOADING REQUIRED	COMMERCIAL LOADING PROVIDED		
COMMERCIAL CLASS A LOADING COMMERCIAL CLASS B LOADING SAFETYWAY CLASS B LOADING SAFETYWAY CLASS C LOADING	0 4 1 1	COMMERCIAL COMMERCIAL SAFETYWAY SAFETYWAY	CLASS A LOADING CLASS B LOADING CLASS B LOADING CLASS C LOADING
2	2	2	2
TOTAL COMMERCIAL LOADING REQUIRED	11	TOTAL COMMERCIAL LOADING PROVIDED	8

CAR SHARE CALCULATIONS

REQUIRED	PROVIDED		
CAR SHARE PARKING REQUIRED	CARSHARE PARKING PROVIDED		
CAR SHARE SPACE ONLY (COM-01) CAR SHARE SPACE AND VEHICLES (COM-02)	12 8	CAR SHARE SPACE ONLY (COM-01) CAR SHARE SPACE AND VEHICLES (COM-02)	12 8
21	21	TOTAL CAR SHARE PROVIDED	21

PASSENGER CALCULATIONS

REQUIRED	PROVIDED		
RESIDENTIAL PASSENGER PARKING REQUIRED	RESIDENTIAL PASSENGER PARKING PROVIDED		
PASSENGER	5	PASSENGER-RESIDENTIAL	5
TOTAL RESIDENTIAL PASSENGER REQUIRED	5	TOTAL RESIDENTIAL PASSENGER PROVIDED	5
COMMERCIAL PASSENGER PARKING REQUIRED	COMMERCIAL PASSENGER PARKING PROVIDED		
PASSENGER/SAFETYWAY	2	PASSENGER-COMMERCIAL	2
TOTAL COMMERCIAL PASSENGER REQUIRED	2	TOTAL COMMERCIAL PASSENGER PROVIDED	2

PARKING CALCULATIONS

REQUIRED	PROVIDED		
RESIDENTIAL PARKING REQUIRED	RESIDENTIAL PARKING PROVIDED		
RESIDENTIAL	215	RESIDENTIAL	205
VISITOR	33	VISITOR	33
TOTAL RESIDENTIAL PARKING REQUIRED	248	TOTAL RESIDENTIAL PARKING PROVIDED	238
COMMERCIAL PARKING REQUIRED	COMMERCIAL PARKING PROVIDED		
CRU	57	COMMERCIAL - SHARED (NON-SAFETYWAY)	57
FOOD & BEVERAGE OFFICE	9	COMMERCIAL - SHARED (NON-SAFETYWAY)	9
SAFETYWAY	2	PASSENGER-COMMERCIAL	2
TOTAL COMMERCIAL PARKING REQUIRED	119	PASSENGER-COMMERCIAL	2
SAFETYWAY	14		14
TOTAL COMMERCIAL PARKING PROVIDED	208		208

BICYCLE PARKING CALCULATIONS

REQUIRED	PROVIDED		
RESIDENTIAL BICYCLE PARKING REQUIRED	RESIDENTIAL BICYCLE PARKING PROVIDED		
RESIDENTIAL CLASS A BICYCLE RESIDENTIAL CLASS B BICYCLE	1304 36	RESIDENTIAL CLASS A BICYCLE RESIDENTIAL CLASS B BICYCLE	1304 36
TOTAL RESIDENTIAL BICYCLE PARKING REQUIRED	1340	TOTAL RESIDENTIAL BICYCLE PARKING PROVIDED	1340
COMMERCIAL BICYCLE PARKING REQUIRED	COMMERCIAL BICYCLE PARKING PROVIDED		
PUBLIC BIKE SHARE	30	PUBLIC BIKE SHARE	30
CRU	27	OFFICE CLASS A BICYCLE	27
OFFICE CLASS A BICYCLE	27	OFFICE CLASS A BICYCLE	27
SAFETYWAY CLASS A BICYCLE	17	SAFETYWAY CLASS A BICYCLE	17
RETAIL CLASS A BICYCLE	8	RETAIL CLASS A BICYCLE	8
CRU	6	OFFICE CLASS B BICYCLE	6
OFFICE CLASS B BICYCLE	6	OFFICE CLASS B BICYCLE	6
SAFETYWAY CLASS B BICYCLE	6	SAFETYWAY CLASS B BICYCLE	6
TOTAL COMMERCIAL BICYCLE PARKING REQUIRED	66	TOTAL COMMERCIAL BICYCLE PARKING PROVIDED	66

PROJECT STATISTICS

ZONING	GFA [SM]	GFA [SF]	Storage	Envelope	Total Exclusion (sm)	Total Exclusion (sf)	FSR (sm)	FSR (sf)
CURRENT PROPOSED	101.82 m²	1096.03 SF	0.00 m²	6.08 m²	6.08 m²	65.40 SF	95.75 m²	1030.64 SF
10969.2	101.82 m²	1096.03 SF	0.00 m²	6.08 m²	6.08 m²	65.40 SF	95.75 m²	1030.64 SF
SITE AREA	SF							
10969.2	10969.2							
BUILDING HEIGHT								
TOWER A	31							
TOWER B	30							
TOWER C	26							
SETBACKS	REQUIRED	PROVIDED						
FRONT	5.5 m SIDEWALK	5.5 m SIDEWALK						
SIDE (WEST)	NONE	NONE						
SIDE (EAST)	NONE	NONE						
REAR	NONE	NONE						
SITE AREA	SF							
PLAZA	2000	1698						

PROJECT SUMMARY

Name	GFA [SM]	GFA [SF]	FSR (sm)	FSR (sf)	FSR
SAFETYWAY	4742.93 m²	51052.52 SF	4742.93 m²	51052.52 SF	0.48
F&B	860.91 m²	9266.75 SF	860.91 m²	9266.75 SF	0.09
CRU	119.70 m²	1288.48 SF	119.70 m²	1288.48 SF	0.01
SAFETYWAY & RETAIL TOTAL	5723.55 m²	61607.74 SF	5723.55 m²	61607.74 SF	0.58
OFFICE FITNESS	673.36 m²	7248.01 SF	673.36 m²	7248.01 SF	0.07
OFFICE	4459.88 m²	48005.73 SF	4459.88 m²	48005.73 SF	0.45
OFFICE & FITNESS TOTAL	5133.24 m²	55253.75 SF	5133.24 m²	55253.75 SF	0.52
COMMERCIAL TOTAL	10856.79 m²	116961.49 SF	10856.79 m²	116961.49 SF	1.11

RESIDENTIAL	GFA [SM]	GFA [SF]	FSR (sm)	FSR (sf)	FSR
MARKET STRATA	1922.70 m²	171360.47 SF	1922.70 m²	171360.47 SF	1.53
MARKET RENTAL	2000.63 m²	216869.42 SF	2000.63 m²	216869.42 SF	2.51
BELOW-MARKET RENTAL	5716.93 m²	61536.50 SF	5716.93 m²	61536.50 SF	0.55
RESIDENTIAL TOTAL	4740.26 m²	512796.39 SF	4740.26 m²	512796.39 SF	4.59
AMENITY	1594.20 m²	17159.84 SF	0.00 m²	0.00 SF	0.00
LOADING	2609.60 m²	28089.47 SF	0.00 m²	0.00 SF	0.00
PROJECT TOTAL	62693.29 m²	674824.92 SF	55586.12 m²	602661.91 SF	5.70

BALCONY EXCLUSIONS

TOWER	GFA [SM]	GFA [SF]	12% ALLOWABLE	BALC AREA (sm)	BALC AREA (sf)
A	15915.15	171300.21 SF	1909.82 m²	14763.26 SF	
B	17338.69	186632.08 SF	2080.64 m²	1657.61 m²	17842.40 SF
C	14378.67	154772.84 SF	1725.46 m²	1306.97 m²	14068.06 SF
PROJECT TOTAL	47632.70	512714.13 SF	5715.92 m²	4336.13 m²	46673.72 SF

TOWER A Unit Mix	Count		TOWER B & C Unit Mix (Market Rental)	Count	
STUDIO	45	22%	STUDIO	99	29%
1BD	86	40%	1BD	119	34%
2BD	56	26%	2BD	81	23%
2BD TH	4	2%	2BD TH	4	1%
3BD	13	6%	3BD	36	10%
3BD TH	8	4%	3BD TH	6	2%
TOTAL	215	100%	TOTAL	345	100%

TOWER B & C Unit Mix (Below-Market Rental)	Count		Total Unit Count	
STUDIO	24	26%	TOWER	
1BD	53	57%	Count	
2BD	16	17%	A	215
TOTAL	93	100%	B + C (Below Market)	245
			B + C (Below Market)	93
			TOTAL	653

57,000 (sf) of Below Market Area

Level	Unit Type	GFA [SM]	GFA [SF]	Storage	Envelope	Total Exclusion (sm)	Total Exclusion (sf)	FSR (sm)	FSR (sf)
TOWER A MECH. PH	MARKET STRATA	101.82 m²	1096.03 SF	0.00 m²	6.08 m²	6.08 m²	65.40 SF	95.75 m²	1030.64 SF
TOWER A ROOF	MARKET STRATA	101.82 m²	1096.03 SF	0.00 m²	6.08 m²	6.08 m²	65.40 SF	95.75 m²	1030.64 SF
A30	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	25.02 m²	269.26 SF	614.41 m²	6613.43 SF
A29	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	37.55 m²	404.17 SF	601.87 m²	6478.52 SF
A28	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A27	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A26	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A25	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A24	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A23	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A22	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A21	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A20	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A19	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A18	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A17	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A16	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A15	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A14	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A13	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A12	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A11	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A10	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A09	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A08	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A07	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A06	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A05	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A04	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A03	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A02	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
A01	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m²	7.55 m²	404.17 SF	430.28 SF	601.87 m²	6478.52 SF
TOTAL		15922.70 m²	171360.47 SF	460.20 m²	363.95 m²	854.15 m²	9193.97 SF	15068.55 m²	162196.50 SF

	Level	Unit Type	GFA (sm)	GFA (sf)	Storage	Envelope	Exclusion (sm)	Exclusion (sf)	FSR (sm)	FSR (sf)	Balconies (sm)	Balconies (sf)	Patios (sm)	Patios (sf)
TOWER B MECH. PH	MARKET RENTAL	83.62 m²	900.11 SF	0.00 m²	5.42 m²	58.34 SF	5.42 m²	58.34 SF	78.20 m²	841.77 SF	0.00 m²	0.00 SF	0.00 m²	0.00 SF
	MARKET RENTAL	10.82 m²	109.03 SF	0.00 m²	6.08 m²	6.08 m²	64.50 SF	64.50 SF	95.75 m²	1029.64 SF	0.00 m²	0.00 SF	549.19 m²	5911.41 SF
B29	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B28	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B27	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B26	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B25	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B24	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B23	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B22	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B21	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B20	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B19	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B18	MARKET RENTAL	452.67 m²	4904.78 SF	6.03 m²	13.12 m²	19.15 m²	206.14 SF	206.14 SF	436.52 m²	4689.84 SF	0.00 m²	0.00 SF	0.00 m²	0.00 SF
B17	MARKET RENTAL	452.67 m²	4904.78 SF	6.03 m²	13.12 m²	19.15 m²	206.14 SF	206.14 SF	436.52 m²	4689.84 SF	0.00 m²	0.00 SF	0.00 m²	0.00 SF
B16	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B15	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B14	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B13	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B12	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B11	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B10	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B09	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B08	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B07	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B06	MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B05	BELOW-MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B04	BELOW-MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B03	BELOW-MARKET RENTAL	639.08 m²	6878.97 SF	16.09 m²	16.14 m²	34.22 m²	368.37 SF	368.37 SF	604.85 m²	6510.60 SF	66.30 m²	713.70 SF	0.00 m²	0.00 SF
B02	MARKET RENTAL	90.30 m²	978.39 SF	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²	90.30 m²	978.39 SF	0.00 m²	0.00 SF	0.00 m²	0.00 SF
B01	MARKET RENTAL	14.48 m²	155.74 SF	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²	14.48 m²	155.74 SF	0.00 m²	0.00 SF	0.00 m²	0.00 SF
TOTAL		17338.69 m²	18632.08 SF	448.73 m²	441.18 m²	889.91 m²	9578.87 SF	9578.87 SF	16448.78 m²	177653.21 SF	1657.61 m²	17842.40 SF	676.23 m²	7278.92 SF