# Project Statistics

**Project Description:**
2 Towers on Residential/Amenity Podium

**Civic Address:**
1608-1616 WEST GEORGIA STREET
1667 ALBERNI STREET

**Legal Addresses:**
LOT A & B, BLOCK 55, PLAN VAP6706, DISTRICT LOT 185, NEW WESTMINSTER L AND DISTRICT.
LOT A BLOCK 55 PLAN VAP92 DISTRICT LOT 185 NWD (REF PL 748) OF LOT S 4 & 5.
1/2 OF LOT A BLOCK 55 PLAN VAP92 DISTRICT LOT 185 NWD (REF PL 1653) OF LOT S 5 & 6.
1/2 OF LOT B EX. PLAN 2559

**Policy Context:**
West End Community Plan
Rezoning Policy for West End
View Protection Guidelines
Rezoning Policy for Greener Buildings
Community Amentiy Contributions through Rezoning
Public Art Policy and Procedures for rezoning developments
High Density Housing for families with Children Guidelines
RM-6 District Schedule
West End Georgia / Alberni Guidelines
West Georgia Street Tree and Sidewalk Design Guidelines
Transportation 2040

**City Plan:** West End
**Current Zoning:** RM-6
**Current Use:** 1 storey commercial & Surface Parking Lot
**Adjacent Zoning:** RM-6
**Rezoned to:** CD-1
**Transit:** Bus Lines on West Georgia, Robson, Pender under 500m

**Permitted uses:**
Residential, Office Retail, Service & Institutional Uses

## SITE AREA CALCULATIONS

| | Gross Site Area | |
|---|---|---|
| | Metric ($m^{2}$) | Imperial (sq.ft.) |
| 1608 & 1616 WEST GEORGIA STREET & 1667 Alberni Street | 3,862 | 41,569.66 |
| Dedications | 451 | 4,851 |
| Net Site Area (Gross Minus Dedications) | 3,411 | 36,718.77 |
| Site Area for calculation of Density (Gross) | 3,862 | **41,570** |

## FLOOR AREA (FAR) CALCULATIONS

| West End Plan | FAR | FAR Area | |
|---|---|---|---|
| | | Metric ($m^{2}$) | Imperial (sq.ft.) |
| Permitted FSR Ratio (outright) | 2.50 | 9,654.87 | 103,924.15 |
| Additional Density Sought through Rezoning | 7.10 | 27,408.52 | 295,022.85 |
| Sub Total | 9.60 | 37,063.39 | 398,947.00 |

## FLOOR AREA BREAKDOWN

| Component | Gross Area | | Exclusions | | FAR Density | |
|---|---|---|---|---|---|---|
| | Metric ($m^{2}$) | Imperial (sq.ft.) | Metric ($m^{2}$) | Imperial (sq.ft.) | Metric ($m^{2}$) | Imperial (sq.ft.) |
| **Tower 01** | 17,083.85 | 183,889.00 | 759.11 | 8,171.00 | 16,324.74 | 175,718.00 |
| **Tower 02** | 16,686.59 | 179,613.00 | 791.16 | 8,516.00 | 15,895.43 | 171,097.00 |
| **Podium** | 6,517.61 | 70,155.00 | 1,674.39 | 18,023.00 | 4,843.22 | 52,132.00 |
| **Total** | **40,288.05** | **433,657.00** | **3,224.66** | **34,710.00** | **37,063.39** | **398,947.00** |

## SITE DIMENSIONS

| | Width (Alberni & Georgia Frontage) | | Depth (Cardero) | |
|---|---|---|---|---|
| | Metric | Imperial | Metric | Imperial |
| Gross | 96.77 | 317.50 | 39.93 | 131.00 |
| Net of Dedications | 93.73 | 307.50 | 36.42 | 119.50 |

| | | |
|---|---|---|
| Min. Frontage | 39.62 | 130.00 |

## BUILDING SETBACKS

RM-6

| | Property Line | Required | | Proposed | |
|---|---|---|---|---|---|
| | | Metric | Imperial | Metric | Imperial |
| West Georgia Street | Front yard | 3.0 | 9.84 | 5.20 | 17.06 |
| Alberni Street | Rear yard | 3.7 | 12.14 | 6.00 | 19.69 |
| Cardero Street | Side yard | 7.6 | 24.93 | 5.50 | 18.04 |
| Interior | Side yard | 2.1 | 6.89 | 4.00 | 13.12 |

Note1: Public Realm Setback Required on Alberni Street 4.5m measured from back of curb to building face
Note 2: Towers must be min. 80' apart measured from Glass to Glass

## SITE COVERAGE CALCULATIONS

| | Metric (m2) | Imperial (sq.ft.) |
|---|---|---|
| Gross Site Area | | 41,570 |
| Largest Building Footprint (podium) | 1,570 | 16,898 |
| Site Coverage % | | **41%** |

## FLOOR PLATE SIZES

| | metric (m2) | imperial (ft2) | |
|---|---|---|---|
| **Max. Permitted Floor Plate Size** | 510.97 | 5,500.0 | |
| **AVG. Provided Floor Plate size** | 489.07 | **5,264.3** | |
| Balcony Area Permitted | 4,447.61 | 47,873.64 | 12% |
| Balcony Provided | 4,458.05 | 47,986.00 | 12.03% |

## HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

| Height Permitted | Metric (m) | Imperial (ft) |
|---|---|---|
| Max height (Discretionary RM-6) | 64 | 210 |
| Max Height (WE Plan Georgia Corridor) | 117.3 | 385.0 |

*Note1: Appurtenance and infrastructure for Green Roof is excluded from Height Calculations at the discression of the Planning department*

| Height Provided | Tower 01 (East) | | Tower 02 (West) | |
|---|---|---|---|---|
| | metric (m) | imperial (ft) | metric (m) | imperial (ft) |
| NUMBER OF FLOORS | | **38** | | **38** |
| TOP OF LAST OCCUPIED LEVEL | 117.35 | **385.00** | 117.35 | **385.00** |
| TOP OF APPURTENANCE | 126.64 | **415.50** | 122.20 | **400.91** |
| TOP OF Podium Height | 16.97 | **55.67** | 17.29 | **56.74** |
| Base Point | 9.40 | 30.83 | 9.07 | 29.76 |

## AREA BREAKDOWN

## UNIT COUNT

| Type | 1 BD (< 700 sf) | 1 BD+D (>700 sf) | 2 BD (Jr.) (< 700 sf) | 2 BD (700 sf. -1130 sf.) | 3 BD (< 1130 sf.) | 3 BD (Large) ( over 1130 sf.) | PH (3BD +Den) | Townhomes (2BD & 3BD) | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| Tower 01 | 91 | - | 15 | 66 | 14 | 11 | 3 | - | **200** |
| Tower 02 | 91 | - | 15 | 66 | 14 | 11 | 3 | - | **200** |
| Podium | 31 | 3 | - | 17 | - | - | - | 4 | **55** |
| Total | **213** | **3** | **30** | **149** | **28** | **22** | **6** | **4** | **455** |
| By Type | **216** | | **179** | | **56** | | | **4** | **455** |
| Distribution | 47% | | 39% | | 12% | | | 1% | 100% |

# Project Statistics

**Zoning Bylaw 6059 Section 4,5 & 6**

**Residential Use (Section 4.3.6):** Minimum: The lesser of (a) at least one space per 140m2 of gross floor area and (b) one space for each dwelling unit.
**Disability Parking Stalls (Section 4.8.4):** there must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit
**Visitor Parking: min. the lesser of** 5% of total number of res. Parking spaces and 0.05 per dwelling unit; max 0.1 per unit

**VALUES FOR TABULATING PARKING & LOADING COUNTS**

| Residential Units | Tower 01 | Tower 02 | Podium | Total |
|---|---|---|---|---|
| Residential Gross Area (sm) | 17,084 | 16,687 | 6,518 | **40,288** |
| # of Units | 200 | 200 | 55 | **455** |

**REQUIRED / PROVIDED TOTAL PARKING**

Required

| Use | Residential | | | Residential Visitor | Total |
|---|---|---|---|---|---|
| Parking Rate | 1 per 140sm | 1 per dwelling unit | Min. Required Parking | 5% of Parking required | |
| Parking Stalls Required | 287.8 | 455.0 | 287.8 | 14.4 | 303 |
| Rounded (up/dn) | 288 | 455 | 288 | 15 | |

*Provided*

| Use | Residential | Residential Visitor | Total |
|---|---|---|---|
| Parking Stalls Provided | **488** | **15** | **503** |

**Note: Cars Per Unit** **1.07** stalls

Required (Sub types - part of overall count of cars)

| Small Car (Max) | Electric Vehicle | H/C | Car Wash Stalls |
|---|---|---|---|
| 25% of total vehicles | Residential (100% Required) | Residential | NA |
| **126** | **488** | 17 | - |

*Provided*

| Small Car (Max) | Electric Vehicle | H/C | Car Wash Stalls |
|---|---|---|---|
| 25% of total vehicles | Residential (100% Required) | Residential | NA |
| **44** | **488** | 17 | **1** |

Note: Electric Vehicles (EV) stalls noted above will provide 240 V Outlet (no Charger)

**REQUIRED / PROVIDED LOADING**

**Loading Section 5.2.1:** Class A (no requirement); Class B (One for first 100-299 dwellings, + One for next 300-499); Class C (No Requirement).

Required

| Type | Residential | | Total |
|---|---|---|---|
| | Tower 01 | Tower 02 & Podium | |
| *Class B Required* | 1 | 1 | **2** |

Provided

| Type | Tower 01 | Tower 02 | Total |
|---|---|---|---|
| *Class B* | 1 | 1 | **2** |

**REQUIRED / PROVIDED PASSENGER SPACE**

**Passenger Spaces Section 7.2.1:** A minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units

Required

| Type | Residential | | Total |
|---|---|---|---|
| | Tower 01 | Tower 02 & Podium | |
| *Class A Required* | 2 | 2 | **4** |

Provided

| Type | Tower 01 | Tower 02 | Total |
|---|---|---|---|
| *Class A* | 2 | 2 | **4** |

**REQUIRED / PROVIDED BICYCLE PARKING**

**Residential**
**Class A :**
1.5 space for unit under 65 m2 ;
2.5 space for unit 65 m2-105 m2 ;
3 space for unit over 105 m2
**Class B :** 2 spaces for any development with at least 20 dwelling units with an additional one space for each 20 additional dwelling units

**6.3.21 Electrical outlets :** Each two Class A bicycle spaces must have an electrical outlet
**6.5.1 Clothing Lockers**
*Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 0.7 times the minimum number of required Class A spaces shall be provided for*

**VALUES FOR TABULATING BICYCLE PARKING COUNTS**

| Residential Units Area | under 65 m2 | 65 m2 -105 m2 | over 105 m2 | Total |
|---|---|---|---|---|
| # of Units | 243 | 180 | 32 | **455** |

Required

| Type | Total |
|---|---|
| Long Term Bikes (Class A) | 911 |
| Short Term Bikes (Class B) | 24 |

Provided

| Type | Total |
|---|---|
| Long Term Bikes (Class A) | 911 |
| Short Term Bikes (Class B) | 24 |

Required (Sub types)

| Lockers ( Min. 10%) | Stacked and Vertical ( Max. 60%) | Accessible (Min. 5%) | Horizontal (Min. 25%) | EV Outlets |
|---|---|---|---|---|
| 91 | 547 | 45 | 228 | **456** |

Provided

| Lockers | Stacked and Vertical | Accessible | Horizontal | EV Outlets |
|---|---|---|---|---|
| 91 | 547 | 45 | 228 | **456** |

**Floor By Floor Breakdown of Provided Car parking**

| | Residential | | | | Visitor | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| | Regular | Small | Handicap | Sub Total | Regular | Small | Handicap | Sub Total | |
| P1 | - | - | - | - | 1 | - | - | **1** | **1** |
| P2 | 55 | 8 | 5 | **68** | 14 | - | - | **14** | **82** |
| P3 | 93 | 9 | 3 | **105** | - | - | - | **-** | **105** |
| P4 | 95 | 9 | 3 | **107** | - | - | - | **-** | **107** |
| P5 | 95 | 9 | 3 | **107** | - | - | - | **-** | **107** |
| P6 | 89 | 9 | 3 | **101** | - | - | - | **-** | **101** |
| TOTAL | **427** | **44** | **17** | **488** | 15 | - | - | **15** | **503** |

# Project Statistics

**FSR SUMMARY - TOWER 01**

| PRINCIPAL USE | LEVELS | GFA | EXCLUSIONS (SF.) AMENITY | OPENINGS | STORAGE | SUB TOTAL | FSR (SF.) (GFA.-EXCL.) | OPENING BALCONY | Unit Count 1 BD (< 700 sf) | 1 BD + DEN | 2 BD (Jr.) (< 700 sf) | 2 BD (700 sf. - 1130 sf.) | 3 BD (< 1130 sf.) | 3 BD (Large) ( over 1130 sf.) | PH (3BD +Den) | Townhomes (2BD) | Townhomes (3BD) | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MECH. | Mech L2 | 1,154 | - | - | - | - | 1,154 | - | - | - | - | - | - | - | - | - | - | - |
| | Mech L1 | 1,512 | - | 171 | - | 171 | 1,341 | - | - | - | - | - | - | - | - | - | - | - |
| PH | 38 | 4,131 | - | - | 40 | 40 | 4,091 | 863 | - | - | - | - | - | - | 1 | - | - | 1 |
| SUB-PH | 37 | 4,502 | - | - | 80 | 80 | 4,422 | 636 | - | - | - | - | - | 1 | 1 | - | - | 2 |
| | 36 | 4,622 | - | - | 80 | 80 | 4,542 | 655 | - | - | - | - | - | 1 | 1 | - | - | 2 |
| UPPER STACK | 35 | 4,987 | - | - | 120 | 120 | 4,867 | 679 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 34 | 5,055 | - | - | 120 | 120 | 4,935 | 651 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 33 | 5,195 | - | - | 120 | 120 | 5,075 | 693 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 32 | 5,285 | - | - | 120 | 120 | 5,165 | 675 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 31 | 5,388 | - | - | 120 | 120 | 5,268 | 698 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 30 | 5,509 | - | - | 160 | 160 | 5,349 | 596 | - | - | - | - | 2 | 2 | - | - | - | 4 |
| | 29 | 5,509 | - | - | 160 | 160 | 5,349 | 538 | - | - | - | - | 2 | 2 | - | - | - | 4 |
| MID STACK | 28 | 5,509 | - | - | 240 | 240 | 5,269 | 538 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 27 | 5,509 | - | - | 240 | 240 | 5,269 | 555 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 26 | 5,509 | - | - | 240 | 240 | 5,269 | 561 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 25 | 5,509 | - | - | 240 | 240 | 5,269 | 575 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 24 | 5,509 | - | - | 240 | 240 | 5,269 | 583 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 23 | 5,509 | - | - | 240 | 240 | 5,269 | 594 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 22 | 5,509 | - | - | 240 | 240 | 5,269 | 600 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 21 | 5,509 | - | - | 240 | 240 | 5,269 | 616 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| LOWER STACK | 20 | 5,509 | - | - | 320 | 320 | 5,189 | 618 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 19 | 5,509 | - | - | 320 | 320 | 5,189 | 684 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 18 | 5,509 | - | - | 320 | 320 | 5,189 | 689 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 17 | 5,509 | - | - | 320 | 320 | 5,189 | 693 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 16 | 5,509 | - | - | 320 | 320 | 5,189 | 695 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 15 | 5,509 | - | - | 320 | 320 | 5,189 | 699 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 14 | 5,509 | - | - | 320 | 320 | 5,189 | 694 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 13 | 5,509 | - | - | 320 | 320 | 5,189 | 696 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 12 | 5,509 | - | - | 320 | 320 | 5,189 | 695 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 11 | 5,509 | - | - | 320 | 320 | 5,189 | 691 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 10 | 5,509 | - | - | 320 | 320 | 5,189 | 686 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 9 | 5,509 | - | - | 320 | 320 | 5,189 | 680 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 8 | 5,509 | - | - | 320 | 320 | 5,189 | 674 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 7 | 5,509 | - | - | 320 | 320 | 5,189 | 653 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 6 | 5,509 | - | - | 320 | 320 | 5,189 | 653 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 5 | 4,333 | - | - | 160 | 160 | 4,173 | - | - | - | - | 4 | - | - | - | - | - | 4 |
| TOTAL (SF.) | | 183,889 | - | 171 | 8,000 | 8,171 | 175,718 | 21,567 | 91 | - | 15 | 66 | 14 | 11 | 3 | - | - | 200 |

**FSR SUMMARY - TOWER 02**

| PRINCIPAL USE | LEVELS | GFA | EXCLUSIONS (SF.) AMENITY | OPENINGS | STORAGE | SUB TOTAL | FSR (SF.) (GFA.-EXCL.) | OPENING BALCONY | Unit Count 1 BD (< 700 sf) | 1 BD + DEN | 2 BD (Jr.) (< 700 sf) | 2 BD (700 sf. - 1130 sf.) | 3 BD (< 1130 sf.) | 3 BD (Large) ( over 1130 sf.) | PH (3BD +Den) | Townhomes (2BD) | Townhomes (3BD) | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MECH. | Mech L2 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Mech L1 | 628 | - | 171 | - | 171 | 457 | - | - | - | - | - | - | - | - | - | - | - |
| PH | 38 | 3,055 | - | - | 385 | 385 | 2,670 | 863 | - | - | - | - | - | - | 1 | - | - | 1 |
| SUB-PH | 37 | 3,645 | - | - | 80 | 80 | 3,565 | 636 | - | - | - | - | - | 1 | 1 | - | - | 2 |
| | 36 | 4,317 | - | - | 80 | 80 | 4,237 | 655 | - | - | - | - | - | 1 | 1 | - | - | 2 |
| UPPER STACK | 35 | 4,987 | - | - | 120 | 120 | 4,867 | 679 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 34 | 5,055 | - | - | 120 | 120 | 4,935 | 651 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 33 | 5,195 | - | - | 120 | 120 | 5,075 | 693 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 32 | 5,285 | - | - | 120 | 120 | 5,165 | 675 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 31 | 5,388 | - | - | 120 | 120 | 5,268 | 698 | - | - | - | - | 2 | 1 | - | - | - | 3 |
| | 30 | 5,509 | - | - | 160 | 160 | 5,349 | 596 | - | - | - | - | 2 | 2 | - | - | - | 4 |
| | 29 | 5,509 | - | - | 160 | 160 | 5,349 | 538 | - | - | - | - | 2 | 2 | - | - | - | 4 |
| MID STACK | 28 | 5,509 | - | - | 240 | 240 | 5,269 | 538 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 27 | 5,509 | - | - | 240 | 240 | 5,269 | 555 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 26 | 5,509 | - | - | 240 | 240 | 5,269 | 561 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 25 | 5,509 | - | - | 240 | 240 | 5,269 | 575 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 24 | 5,509 | - | - | 240 | 240 | 5,269 | 583 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 23 | 5,509 | - | - | 240 | 240 | 5,269 | 594 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 22 | 5,509 | - | - | 240 | 240 | 5,269 | 600 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| | 21 | 5,509 | - | - | 240 | 240 | 5,269 | 616 | 2 | - | - | 4 | - | - | - | - | - | 6 |
| LOWER STACK | 20 | 5,509 | - | - | 320 | 320 | 5,189 | 618 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 19 | 5,509 | - | - | 320 | 320 | 5,189 | 684 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 18 | 5,509 | - | - | 320 | 320 | 5,189 | 689 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 17 | 5,509 | - | - | 320 | 320 | 5,189 | 693 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 16 | 5,509 | - | - | 320 | 320 | 5,189 | 695 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 15 | 5,509 | - | - | 320 | 320 | 5,189 | 699 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 14 | 5,509 | - | - | 320 | 320 | 5,189 | 694 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 13 | 5,509 | - | - | 320 | 320 | 5,189 | 696 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 12 | 5,509 | - | - | 320 | 320 | 5,189 | 695 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 11 | 5,509 | - | - | 320 | 320 | 5,189 | 691 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 10 | 5,509 | - | - | 320 | 320 | 5,189 | 686 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 9 | 5,509 | - | - | 320 | 320 | 5,189 | 680 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 8 | 5,509 | - | - | 320 | 320 | 5,189 | 674 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 7 | 5,509 | - | - | 320 | 320 | 5,189 | 653 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 6 | 5,509 | - | - | 320 | 320 | 5,189 | 653 | 5 | - | 1 | 2 | - | - | - | - | - | 8 |
| | 5 | 4,333 | - | - | 160 | 160 | 4,173 | - | - | - | - | 4 | - | - | - | - | - | 4 |
| TOTAL (SF.) | | 179,613 | - | 171 | 8,345 | 8,516 | 171,097 | 21,567 | 91 | - | 15 | 66 | 14 | 11 | 3 | - | - | 200 |

**FSR SUMMARY - PODIUM LEVEL 01-04**

| PRINCIPAL USE | LEVELS | GFA | EXCLUSIONS (SF.) AMENITY | OPENINGS | STORAGE | SUB TOTAL | FSR (SF.) (GFA.-EXCL.) | OPENING BALCONY | Unit Count 1 BD (< 700 sf) | 1 BD+DEN (>700 sf) | 2 BD (Jr.) (< 700 sf) | 2 BD (700 sf. - 1130 sf.) | 3 BD (< 1130 sf.) | 3 BD (Large) ( over 1130 sf.) | PH (3BD +Den) | Townhomes (2BD) | Townhomes (3BD) | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM UNITS & Amenity | 4 | 15,456 | 3,424 | - | 840 | 6,254 | 13,202 | 1,701 | 11 | 1 | - | 5 | - | - | - | - | - | 17 |
| | 3 | 16,673 | 849 | 94 | 920 | 1,863 | 14,810 | 1,831 | 12 | 2 | - | 5 | - | - | - | - | - | 19 |
| | 2 | 16,898 | 3,849 | - | 600 | 4,449 | 12,449 | 1,320 | 8 | - | - | 7 | - | - | - | - | - | 15 |
| Lobby & Amenity & Townhomes | JM | 4,360 | - | - | 40 | 40 | 4,320 | - | - | - | - | - | - | - | - | - | - | - |
| | 1 | 8,147 | 3,005 | 254 | - | 3,259 | 4,888 | - | - | - | - | - | - | - | - | - | 1 | 1 |
| | P1 | 4,621 | 2,038 | - | 120 | 2,158 | 2,463 | - | - | - | - | - | - | - | - | 2 | 1 | 3 |
| TOTAL (SF.) | | 70,156 | 15,155 | 348 | 2,520 | 18,023 | 52,132 | 4,852 | 31 | 3 | - | 17 | - | - | - | 2 | 2 | 55 |

**FSR SUMMARY - PROJECT OVERALL**

| COMPONENT | GFA | EXCLUSIONS (SF.) AMENITY | OPENINGS | STORAGE | SUB TOTAL | FSR (SF.) (GFA.-EXCL.) | OPENING BALCONY | Unit Count 1 BD (< 700 sf) | 1 BD+DEN (>700 sf) | 2 BD (Jr.) (< 700 sf) | 2 BD (700 sf. - 1130 sf.) | 3 BD (< 1130 sf.) | 3 BD (Large) ( over 1130 sf.) | PH (3BD +Den) | Townhomes (2BD) | Townhomes (3BD) | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TOWER 01 | 183,889 | - | 171 | 8,000 | 8,171 | 175,718 | 21,567 | 91 | - | 15 | 66 | 14 | 11 | 3 | - | - | 200 |
| TOWER 02 | 179,613 | - | 171 | 8,345 | 8,516 | 171,097 | 21,567 | 91 | - | 15 | 66 | 14 | 11 | 3 | - | - | 200 |
| PODIUM | 70,156 | 15,155 | 348 | 2,520 | 18,023 | 52,132 | 4,852 | 31 | 3 | - | 17 | - | - | - | 2 | 2 | 55 |
| TOTAL | 433,657 | 15,155 | 690 | 18,865 | 34,710 | 398,947 | 47,986 | 213 | 3 | 30 | 149 | 28 | 22 | 6 | 2 | 2 | 455 |
| | | | | | | | 12.0% | | | | | | | | | | |