

1001 KINGSWAY

REVISED REZONING

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Sheet List

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Revisions

1	Issued for Revised Rezoning	06/07/2022

1001 KINGSWAY

1001 KINGSWAY
VANCOUVER BC. V5V 3C7

Drawing Title

SHEET LIST

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A1.00

REVISED RZ

7/7/2022 5:17:01 PM

DEVELOPMENT STATISTICS

PROJECT DATA SUMMARY

LEGAL ADRESS	PID: 011-951-591, LOT H BLOCK 64 DISTRICT LOT 301 PLAN 4040 PID: 011-951-613, LOT J BLOCK 64 DISTRICT LOT 301 PLAN 4040 PID: 011-951-621, LOT K BLOCK 64 DISTRICT LOT 301 PLAN 4040	AVERAGE GRADE ACROSS SITE PROPOSED HEIGHT HEIGHT TO TOP OF ELEVATOR OVERRUN	+ 156' - 0" (47.5m) 6 STOREYS + 82' - 6" (25.1m)
CIVIC ADDRESS	1001 KINGSWAY, VANCOUVER. BC	HEIGHT TO HIGHEST OCCUPIED LEVEL (LEVEL 6)	+ 56' - 2" (17.1m)
ZONING	C-2 (EXISTING), CD-1 (PROPOSED)		
SITE AREA	13,456 SF 1,250.1 m2		

ABOVE GRADE BUILDING AREAS

	OCCUPANT AREAS (SF)				CIRCULATION & SERVICE (SF)		STORAGE & AMENITY (SF)		TOTAL (SF)	OUTDOOR AREAS (SF)		
LEVEL	RESIDENTIAL	COMMERCIAL	RENTAL OFFICE	ENVELOPE EXCLUSION	CIRCULATION	BUILDING SERVICES	IN-UNIT STORAGE	INDOOR AMENITY	GFA	OUTDOOR AMENITY	PRIVATE ROOF DECK	PRIVATE BALCONY
LEVEL 1	0.0	6,877.3	451.6	67.0	1,665.0	0.0	0.0	0.0	9,959.3	0.0	0.0	0.0
LEVEL 1M	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL 2	5,682.4	0.0	0.0	330.7	1,325.6	288.3	467.4	985.4	11,512.1	1,694.4	96.7	187.8
LEVEL 3	6,587.8	0.0	0.0	330.7	1,325.6	288.3	547.4	0.0	9,817.8	0.0	0.0	284.5
LEVEL 4	6,587.8	0.0	0.0	330.7	1,325.6	288.3	547.4	0.0	9,817.8	0.0	0.0	284.5
LEVEL 5	7,090.7	0.0	0.0	330.7	1,325.6	288.3	498.0	0.0	9,996.6	0.0	0.0	463.3
LEVEL 6	7,090.7	0.0	0.0	330.7	1,325.6	288.3	498.0	0.0	9,996.6	0.0	0.0	463.3
ROOF	0.0	0.0	0.0	0.0	0.0	1,900.6	0.0	0.0	9,028.1	2,175.7	0.0	0.0
UPPER ROOF	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	33,039.4	6,877.3	451.6	1,720.7	8,292.8	3,342.2	2,558.1	985.4	70,128.5	3,870.1	96.7	1,683.4

BELOW GRADE PARKING AREAS

	PARKING AREAS (SF)		CIRCULATION & SERVICE (SF)		TOTAL (SF)
LEVEL	VEHICLE PARKING	BIKE PARKING	PARKADE CIRCULATION	BUILDING SERVICES	PARKADE GFA
LEVEL P2	7,915.0	0.0	1,536.3	978.2	10,429.4
LEVEL P1	6,995.6	3,068.9	1,947.6	608.4	12,620.5
	14,910.6	3,068.9	3,483.8	1,586.6	23,049.8

FSR SUMMARY

FSR INCLUSIONS

FSR INCLUSIONS	SF	SQM
1 BED	7,440	691.2
1 BED ACC.	1,885	175.1
2 BED	4,648	431.9
2 BED ACC.	2,694	250.3
3 BED	4,993	463.9
CIRCULATION	3,956	367.5
CORE	2,672	248.2
CRU 1	3,863	358.9
CRU 2	3,014	280.0
INDOOR AMENITY	985	91.5
PARKADE EGRESS	731	67.9
RENTAL LOBBY	1,213	112.7
RENTAL OFFICE	452	42.0
STUDIO	11,378	1,057.1
STUDIO ACC.	1,361	126.4
	51,287	4,764.7

FSR EXCLUSIONS

FSR EXCLUSION	SF	SQM
BIKE STORE	2,959	274.9
BIKE WORKSHOP	110	10.2
BOH	1,066	99.0
CORE	724	67.3
ENVELOPE EXCLUSION	1,721	159.9
IN-UNIT STR.	2,558	237.7
MECHANICAL RM.	885	82.2
MEP	1,581	146.9
MEP PENTHOUSE	1,901	176.6
OUTDOOR AMENITY	1,694	157.4
PARKADE	14,911	1,385.2
PARKADE CORE	2,586	240.3
PARKADE EXIT	450	41.8
PRIVATE BALCONY	1,683	156.4
PRIVATE ROOF DECK	97	9.0
RAINWATER STORE	113	10.5
ROOF	4,088	379.8
ROOF GARDEN	2,176	202.1
TRANSFORMER RM.	588	54.6
	41,891	3,891.8

1. BOH areas include Waste Management Rooms and Commercial Facilities
2. Envelope Exclusion includes all cladding and insulation elements outside of the sheathing

EXTERIOR AREAS

EXTERIOR AREA	SF	SQM
OUTDOOR AMENITY	1,694	157.4
PRIVATE BALCONY	1,683	156.4
PRIVATE ROOF DECK	97	9.0
ROOF GARDEN	2,176	202.1
	5,650	524.9

Based on Private and Shared Spaces for Residential Occupants

TOTALS SUMMARY

	SF	SQM
GROSS FLOOR AREA (GFA)	70,128	6,515.2
NET FLOOR AREA (NFA)	51,287	4,764.7
FSR		3.81

FSR = NET FLOOR AREA / SITE AREA

1. GFA total shown for above grade areas only
2. NFA total shown for all FSR Inclusions

RESIDENTIAL UNIT SUMMARY

UNIT MIX BY LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 6	6	3	3	1	13
LEVEL 5	6	3	3	1	13
LEVEL 4	8	4	1	1	14
LEVEL 3	8	4	1	1	14
LEVEL 2	7	3	1	1	12
Grand total: 66	35	17	9	5	66

UNIT MIX BY TYPE	COUNT	% OF TOTAL	AVG. UNIT STORAGE	AVERAGE UNIT GFA*
STUDIO	32	48%	40 SF	359 SF
STUDIO ACC.	3	5%	40 SF	454 SF
1 BED	14	21%	40 SF	537 SF
1 BED ACC.	3	5%	40 SF	628 SF
2 BED	6	9%	40 SF	785 SF
2 BED ACC.	3	5%	40 SF	898 SF
3 BED	5	8%	40 SF	999 SF
TOTAL: 66	66	100%		

*Excluding Average In-Unit Storage

FAMILY UNIT TYPE	COUNT	% OF TOTAL UNIT COUNT
2 BED	6	9.09%
2 BED ACC.	3	4.55%
3 BED	5	7.58%
TOTAL: 14	14	21.21%

**Based on 2 and 3 Bedroom Units

ACCESSIBLE UNIT TYPE	COUNT	% OF TOTAL UNIT COUNT
STUDIO ACC.	3	4.55%
1 BED ACC.	3	4.55%
2 BED ACC.	3	4.55%
TOTAL: 9	9	13.64%

PARKING SUMMARY

VEHICLE PARKING STALL TYPE	REQUIRED PARKING	PARKING REDUCTIONS	PROVIDED PARKING
CAR SHARE	N/A	N/A	1
COMMERCIAL - ACCESSIBLE	1	EACH COUNTS FOR 2 SPACES*	1
COMMERCIAL - SMALL	N/A	N/A	1
COMMERCIAL - STANDARD	9	- 4 SPACES (INC. SML STALL)	4
RESIDENTIAL - ACCESSIBLE	3	EACH COUNTS FOR 2 SPACES*	3
RESIDENTIAL - STANDARD	30	- 23 SPACES	7
RESIDENTIAL - VISITOR STANDARD	3	N/A	3
TOTAL: 20			20

VEHICLE LOADING STALL TYPE	REQUIRED PARKING	PROVIDED PARKING
LOADING CLASS A	1	1
LOADING CLASS B	2	2
TOTAL: 3		3

BIKE SPACE TYPE	REQUIRED SPACES	PROVIDED SPACES
COV - COMMERCIAL CLASS-A HORIZONTAL BIKE	MIN. 2	2
COV - OVERSIZED BIKE	MIN. 6	6
COV - RESIDENTIAL BIKE LOCKER	MIN. 11	11
COV - RESIDENTIAL CLASS-A HORIZONTAL BIKE	N/A	75
COV - RESIDENTIAL CLASS-B HORIZONTAL BIKE	MIN. 4 (RESI.)	4
COV - RESIDENTIAL VERTICAL BIKE	MAX. 34	18
RESIDENTIAL DOUBLE STACKING BIKE SPACE	MAX. 68	50
TOTAL: 166		166

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Revisions

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1001 KINGSWAY

1001 KINGSWAY
VANCOUVER BC. V5V 3C7

Drawing Title

PROJECT DATA

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A1.01

REVISED RZ

7/7/2022 5:17:06 PM



WINDSOR St and KINGSWAY
Facing Northeast



LANEWAY
Facing West



WINDSOR St
Facing East



STREETSCAPE: KINGSWAY
Facing Northeast



STREETSCAPE: WINDSOR St
Facing East

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Drawing Title

SITE PHOTOS

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A1.05

REVISED RZ

SKETCH SHOWING TOPOGRAPHIC SURVEY OF LOT H, J AND K,
ALL OF BLOCK 64 DISTRICT LOT 301 PLAN 4040
VANCOUVER BC

CIVIC ADDRESS: 1001 KINGSWAY
PID: 011-951-591

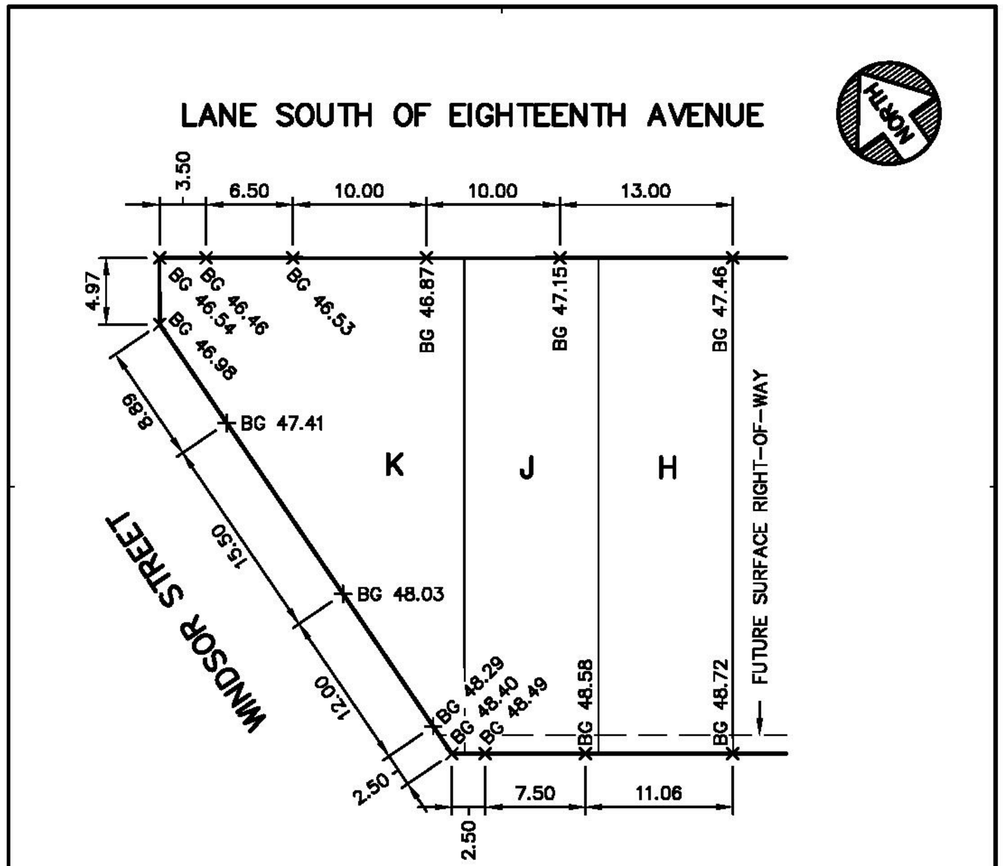
CIVIC ADDRESS: 1001 KINGSWAY
PID: 011-951-613

CIVIC ADDRESS: 1001 KINGSWAY
PID: 011-951-621

VANCOUVER BC

SCALE 1 : 150
ALL DISTANCES ARE IN METRES


A
PLAN 15818
X
PLAN 4040
W
PLAN 4040
V
PLAN 4040
U
PLAN 4040
K
PLAN 4040
502.7 m²
#1001
J
PLAN 4040
373.7 m²
#1001
H
PLAN 4040
353.7 m²
#1001
E
PLAN 4040
STRATA PLAN LMS3888
Rem 1
PLAN 187
A
PLAN 8533
WINDSOR STREET
LANE
KINGSWAY
building
ramp
concrete sidewalk
house
deck
garage
overhang elec. wires
overhang elec. wires
overhang elec. wires



BENCH MARK ELEVATION: 48.065 DESCRIPTION: SURVEY MONUMENT MARKED V-1775 AT THE NORTH EAST CORNER OF KINGSWAY AND WINDSOR STREET.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOTS H, J, & K, BLK. 64, D.L. 301, PLAN 4040.	DESIGN: B.M. DWG: D.T.
DATE: 2018-10-18		CHK: F.G. REV:
REF: FILE 2018-00220.		BG-2018-00220

7/7/2022 5:17:12 PM

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Drawing Title

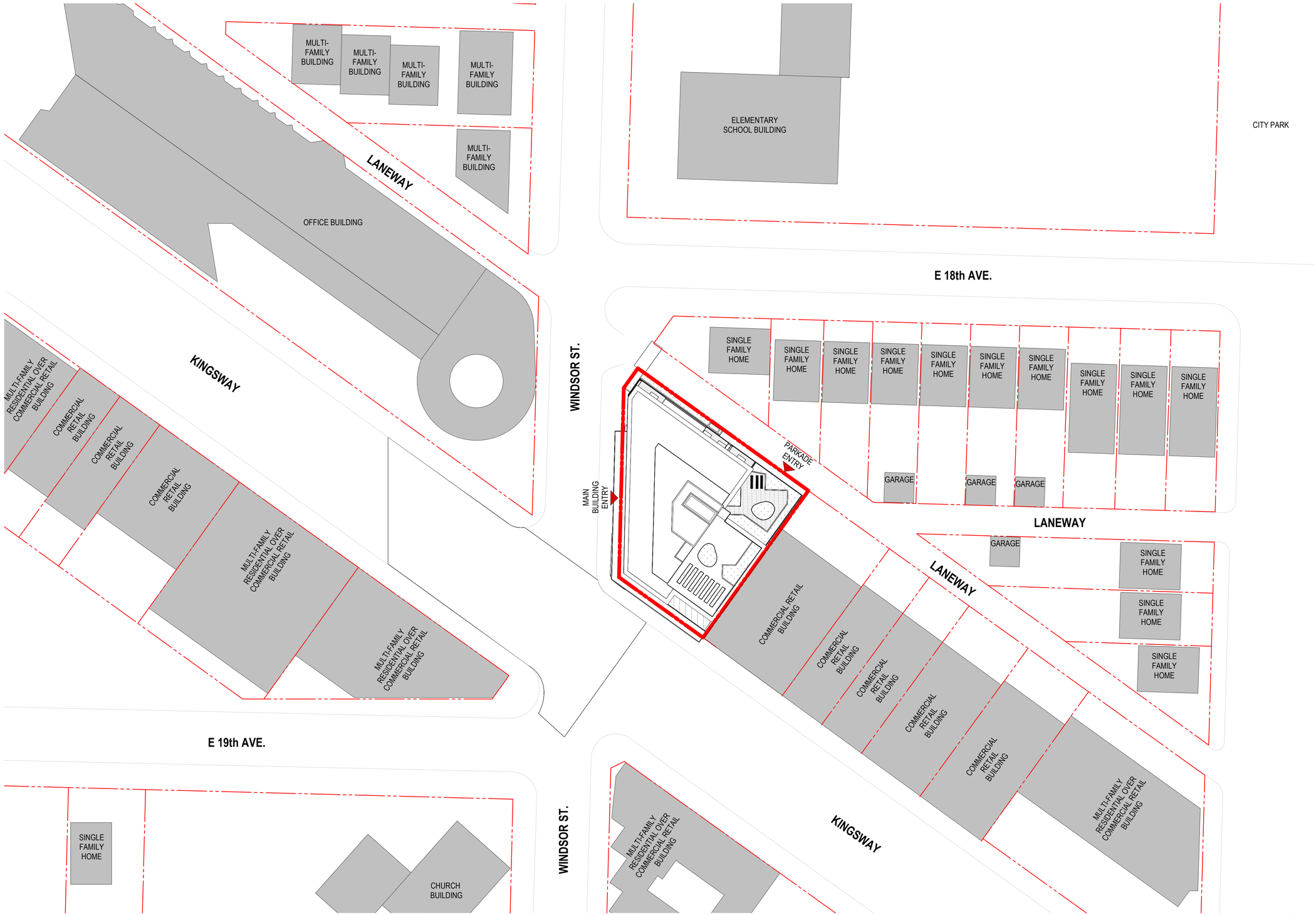
BUILDING GRADES

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A1.12

REVISED RZ



1 A1.21 **PLAN, CONTEXT**
1/32" = 1'-0"

7/7/2022 5:17:13 PM

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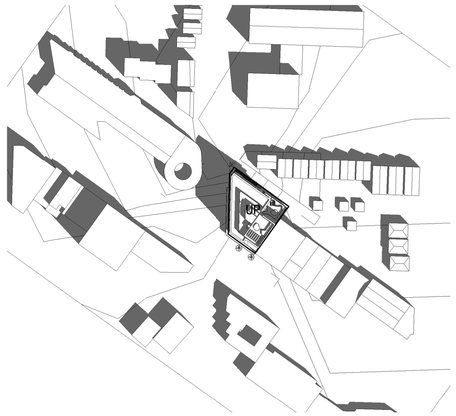
PLAN, CONTEXT

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

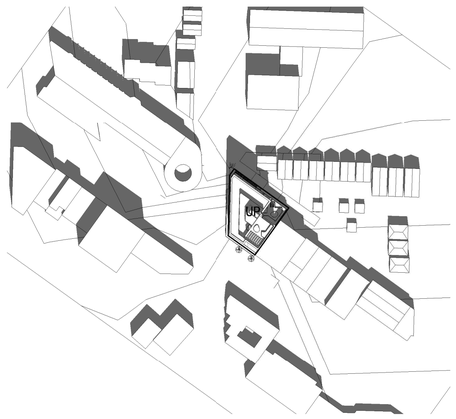
Drawing No.

A1.21

REVISED RZ



01 A1.22 **SHADOW DIAGRAM, SPRING EQUINOX_10AM**
1" = 160'-0"



02 A1.22 **SHADOW DIAGRAM, SPRING EQUINOX_12PM**
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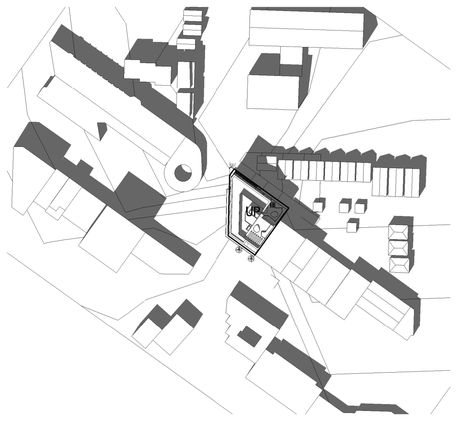

03 A1.22 **SHADOW DIAGRAM, SPRING EQUINOX_2PM**
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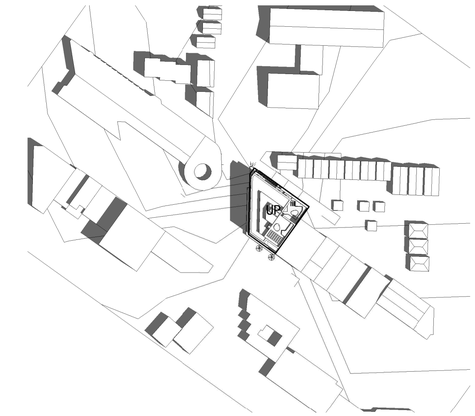

04 A1.22 **SHADOW DIAGRAM, SUMMER SOLSTICE_10AM**
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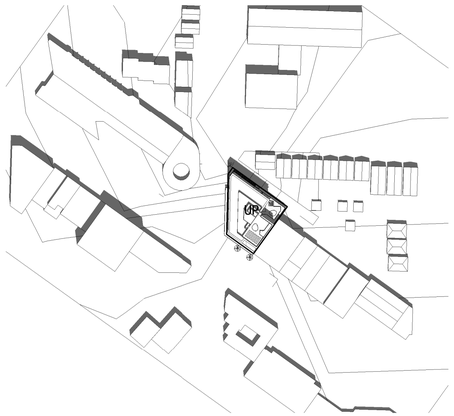

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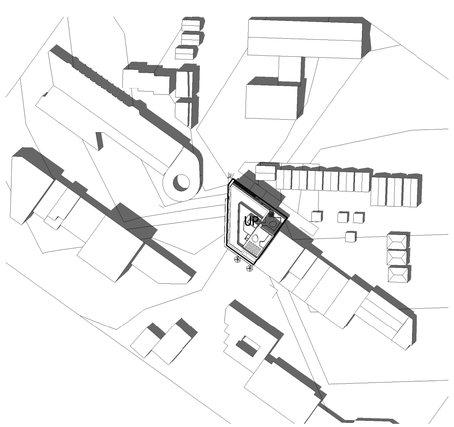

06 A1.22 **SHADOW DIAGRAM, SUMMER SOLSTICE_2PM**
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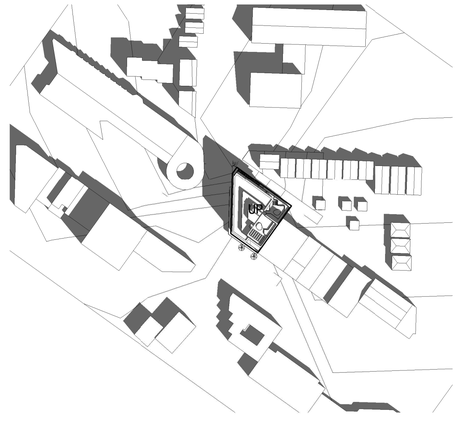
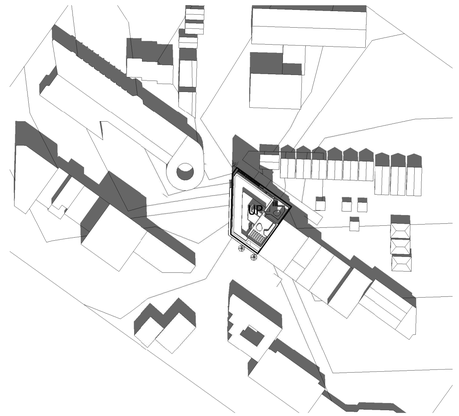


07 A1.22 **SHADOW DIAGRAM, FALL EQUINOX_10AM**
1" = 160'-0"



08 A1.22 **SHADOW DIAGRAM, FALL EQUINOX_12PM**
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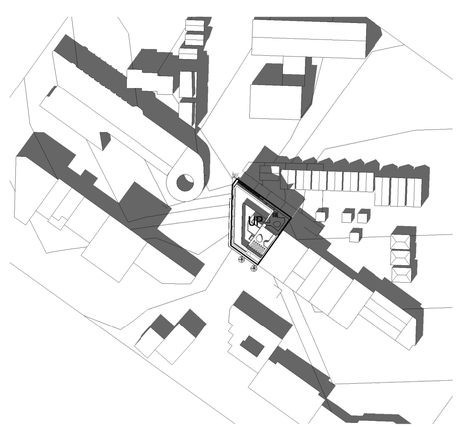
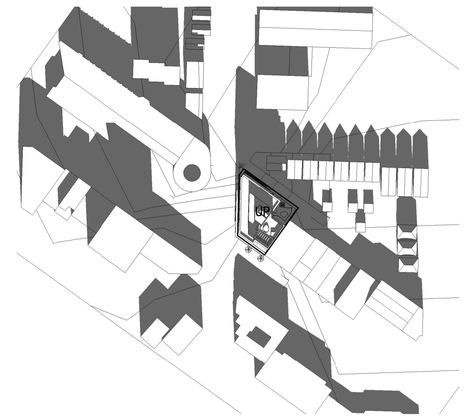


09 A1.22 **SHADOW DIAGRAM, FALL EQUINOX_2PM**
1" = 160'-0"



10 A1.22 **SHADOW DIAGRAM, WINTER SOLSTICE_10AM**
1" = 160'-0"



11 A1.22 **SHADOW DIAGRAM, WINTER SOLSTICE_12PM**
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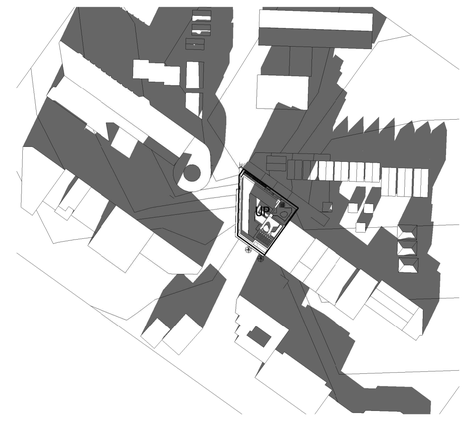

12 A1.22 **SHADOW DIAGRAM, WINTER SOLSTICE_2PM**
1" = 160'-0"

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Revisions

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Drawing Title

SHADOW DIAGRAM

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A1.22

REVISED RZ

E 18th AVE.

OFFICE BUILDING

EXISTING HYDRO POLE

CORNER PLANTING TO SOFTEN CORNER. REF. TO LANDSCAPE DRAWINGS

STREET TREE PER COV STANDARDS REF. TO LANDSCAPE DRAWINGS

B.G. 46.98 m

EXISTING HYDRO KIOSK

EXISTING STREET LIGHT

B.G. 47.41 m

EXISTING HYDRO POLE

STREET TREE PER COV STANDARDS REF. TO LANDSCAPE DRAWINGS

WINDSOR ST.

5.5m

SETBACK LINE AT WINDSOR FRONTAGE

MAIN BUILDING ENTRY

B.G. 48.03 m

STREET TREE PER COV STANDARDS REF. TO LANDSCAPE DRAWINGS

HARDSCAPING TO WINDSOR ST. FRONTAGE

EXISTING HYDRO POLE

B.G. 48.29 m

R 148' 45.0 m FROM FIRE HYDRANT

EXISTING TRAFFIC LIGHT

B.G. 48.4 m

CLASS B BIKE PARKING WITH INTEGRATED MULTINODAL WAYFINDING SIGNAGE

B.G. 48.49 m

LINE OF CANOPY ABOVE STREET GRADE

B.G. 48.58 m

EXISTING TRAFFIC LIGHT

FIRE HYDRANT

HARDSCAPING TO KINGSWAY FRONTAGE

OVERHANG ELEC. WIRES

EXISTING COV TREE TO REMAIN

KINGSWAY

MULTI-FAMILY RESIDENTIAL OVER COMMERCIAL RETAIL BUILDING

EXISTING HYDRO POLE

B.G. 46.46 m

B.G. 46.53 m

SOFT LANDSCAPING TO LANEWAY. REF. TO LANDSCAPE DRAWINGS.

BALCONY @ LEVEL 6

BUILDING @ LEVEL 2

B.G. 46.87 m

EXISTING HYDRO POLE WITH TRANSFORMERS

BALCONY @ LEVEL 6

B.G. 47.15 m

PARKADE ENTRY

ROOFTOP OPEN AIR MECHANICAL SPACE

225' - 1" 68.61

2 STOREY

ELEVATOR OVERRUN

239' - 6" 73.00

6 STOREY

233' - 2" 71.07

BALCONY CANOPY @ ROOF LEVEL

B.G. 48.72 m

CONC. SIDEWALK

5.5m

SETBACK LINE AT KINGSWAY FRONTAGE

EXISTING STREET LIGHT

B.G. 47.46 m

OVERHANG ELEC. WIRES

5.5m

SETBACK LINE AT LANEWAY

EXISTING HYDRO POLE WITH STREET LIGHT

SINGLE FAMILY HOME

SINGLE FAMILY HOME

SINGLE FAMILY HOME

SINGLE FAMILY HOME

SINGLE FAMILY HOME

SINGLE FAMILY HOME

GARAGE

GARAGE

GARAGE

LANEWAY

COMMERCIAL RETAIL BUILDING

COMMERCIAL RETAIL BUILDING

COMMERCIAL RETAIL BUILDING

COMMERCIAL RETAIL BUILDING

1 A1.23 **PLAN, SITE**
1/16" = 1'-0"

7/7/2022 5:17:25 PM

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Drawing Title

PLAN, SITE

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A1.23

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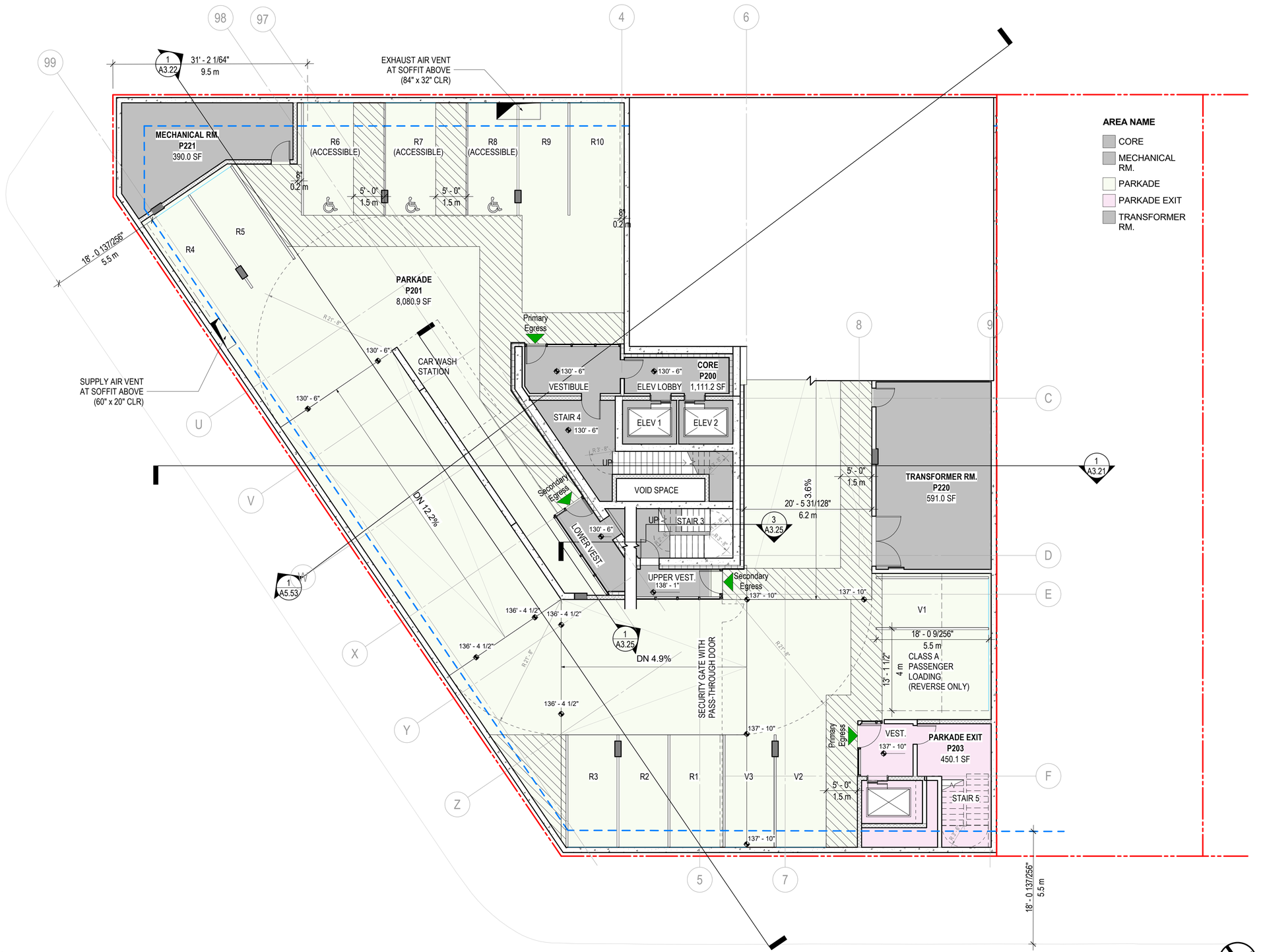

2 A2.01 **PARKADE LAYOUT, LEVEL P2**
1/8" = 1'-0"

7/7/2022 5:17:26 PM

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Drawing Title

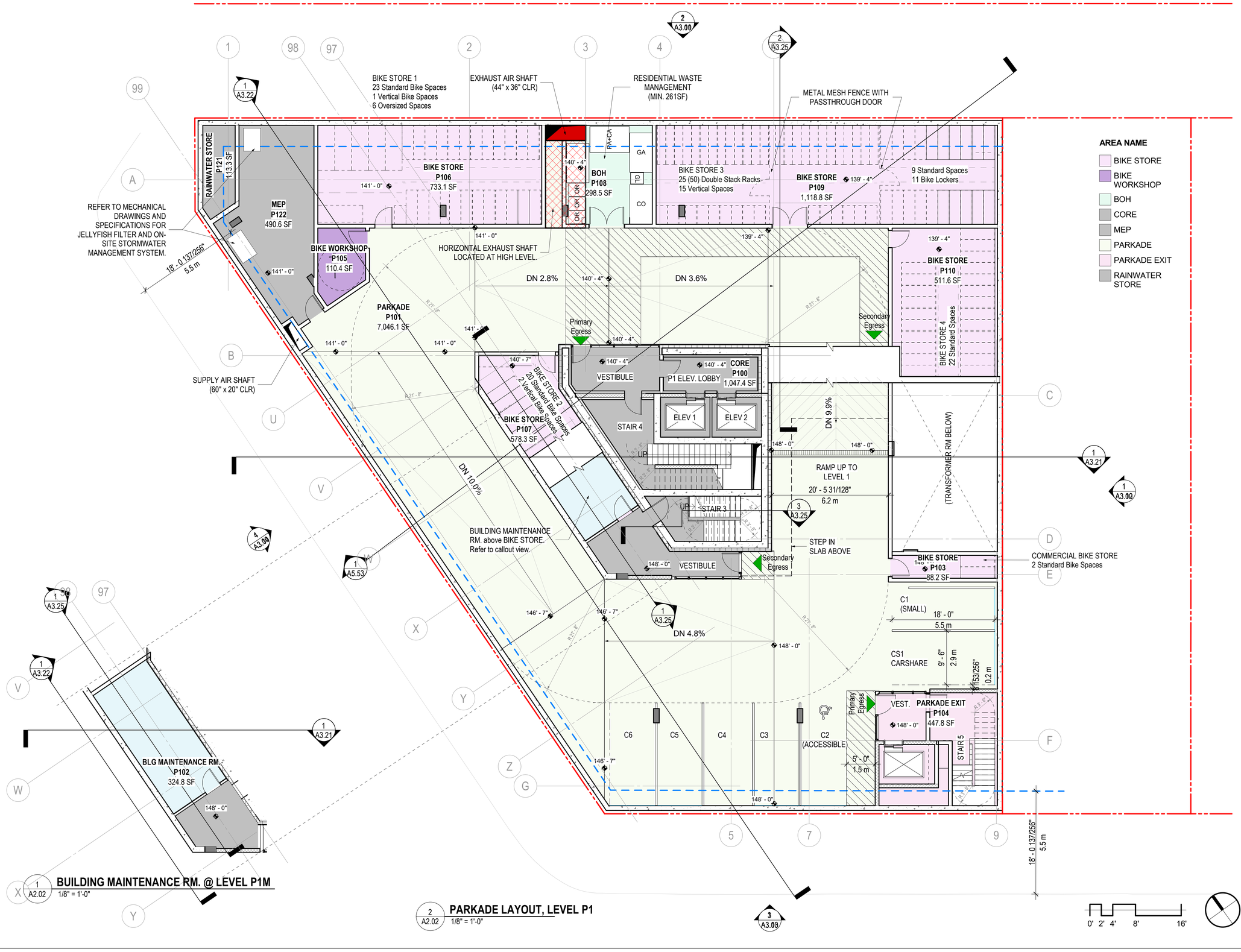
PLAN, FLOOR - LEVEL P2

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.01

REVISED RZ



1 A2.02 **BUILDING MAINTENANCE RM. @ LEVEL P1M**
1/8" = 1'-0"

2 A2.02 **PARKADE LAYOUT, LEVEL P1**
1/8" = 1'-0"

0' 2' 4' 8' 16'

7/7/2022 5:17:27 PM

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Drawing Title

PLAN, FLOOR - LEVEL P1

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.02

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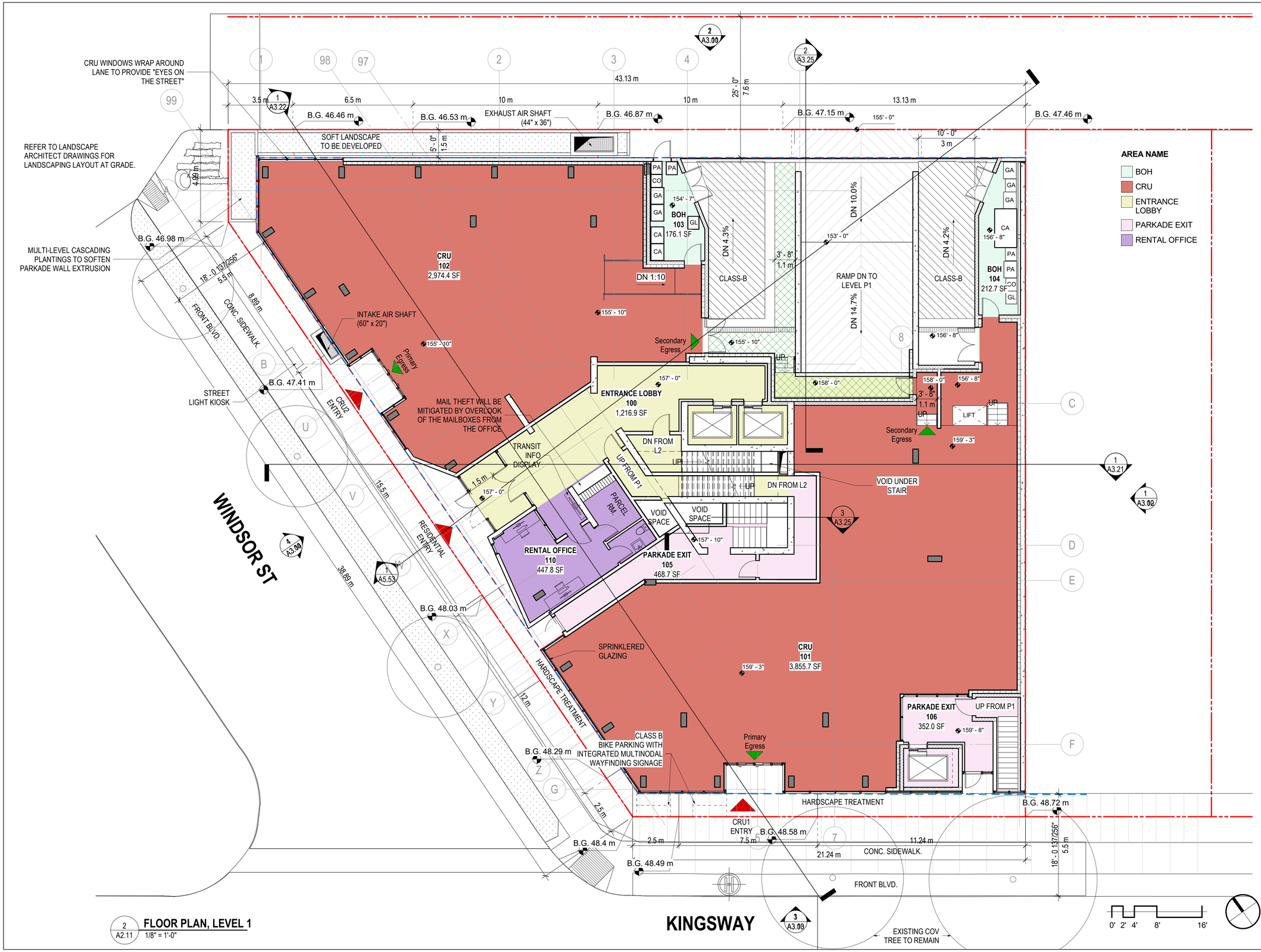

2 A2.11 **FLOOR PLAN, LEVEL 1**
1/8" = 1'-0"

7/7/2022 5:17:29 PM

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Drawing Title

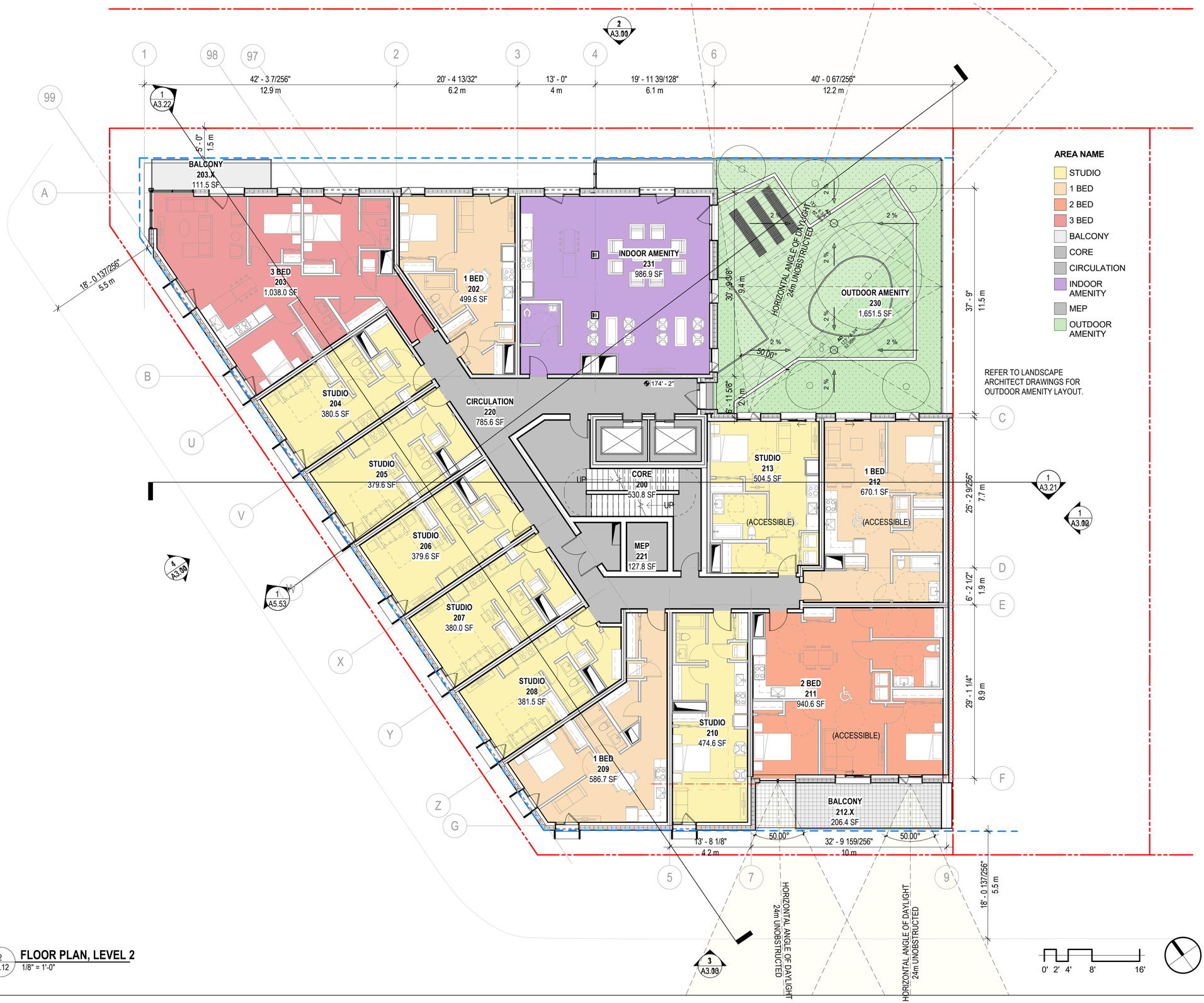
PLAN, FLOOR - LEVEL 1

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.11

REVISED RZ



2 A2.12 **FLOOR PLAN, LEVEL 2**
1/8" = 1'-0"

7/7/2022 5:17:32 PM

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Drawing Title

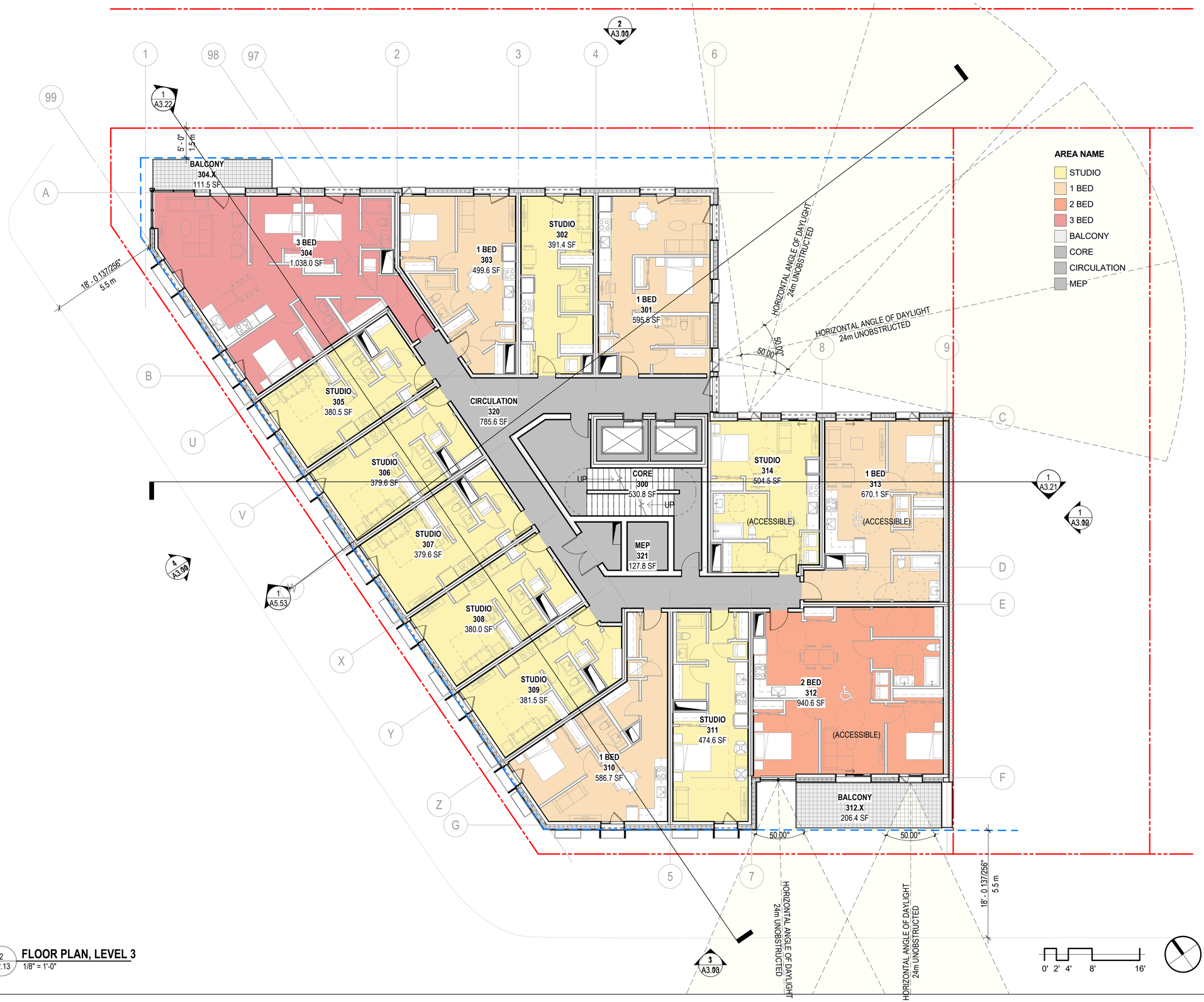
PLAN, FLOOR - LEVEL 2

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.12

REVISED RZ



2 A2.13 **FLOOR PLAN, LEVEL 3**
1/8" = 1'-0"

7/7/2022 5:17:35 PM

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Drawing Title

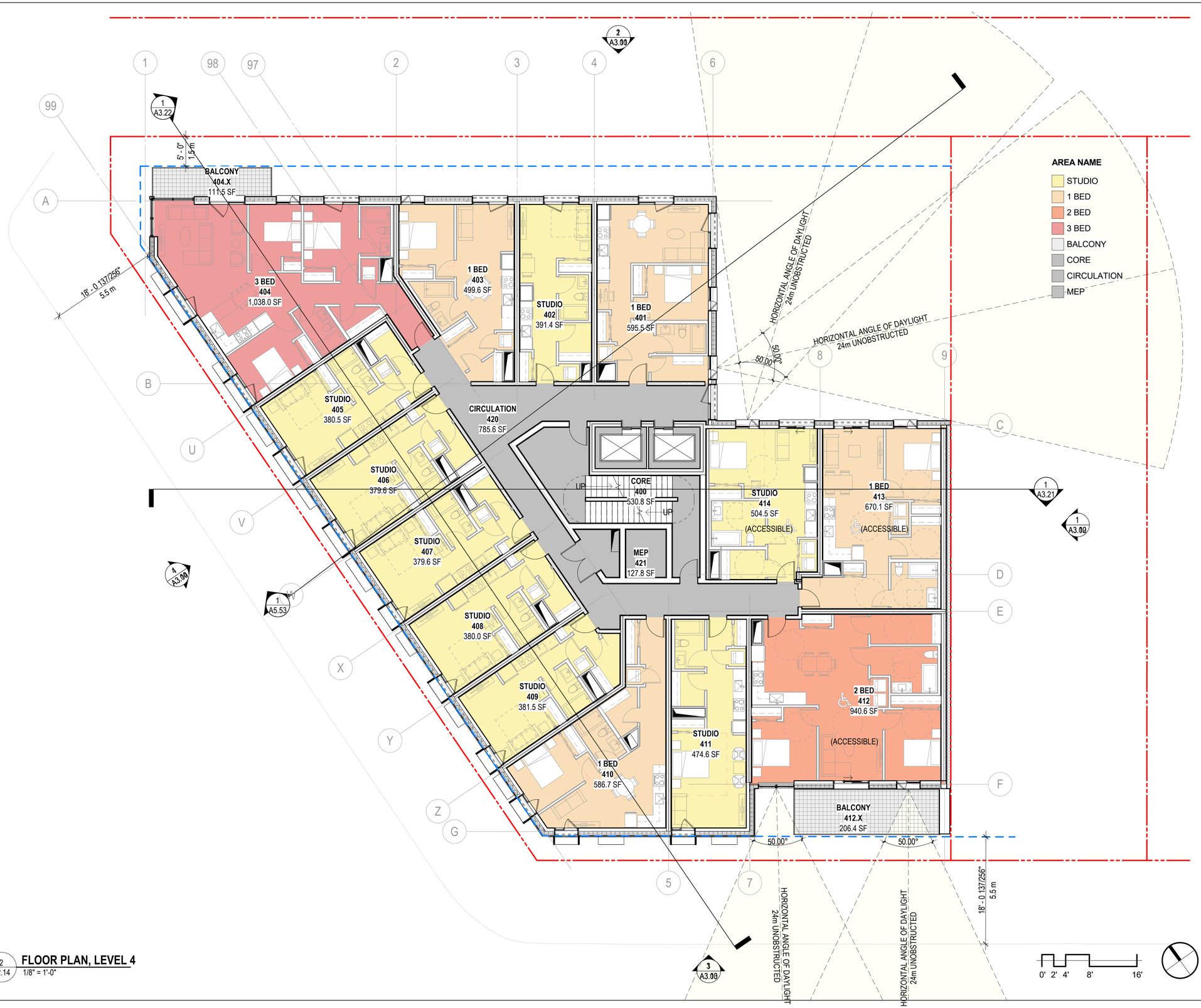
PLAN, FLOOR - LEVEL 3

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.13

REVISED RZ



2 A2.14 **FLOOR PLAN, LEVEL 4**
1/8" = 1'-0"

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Drawing Title

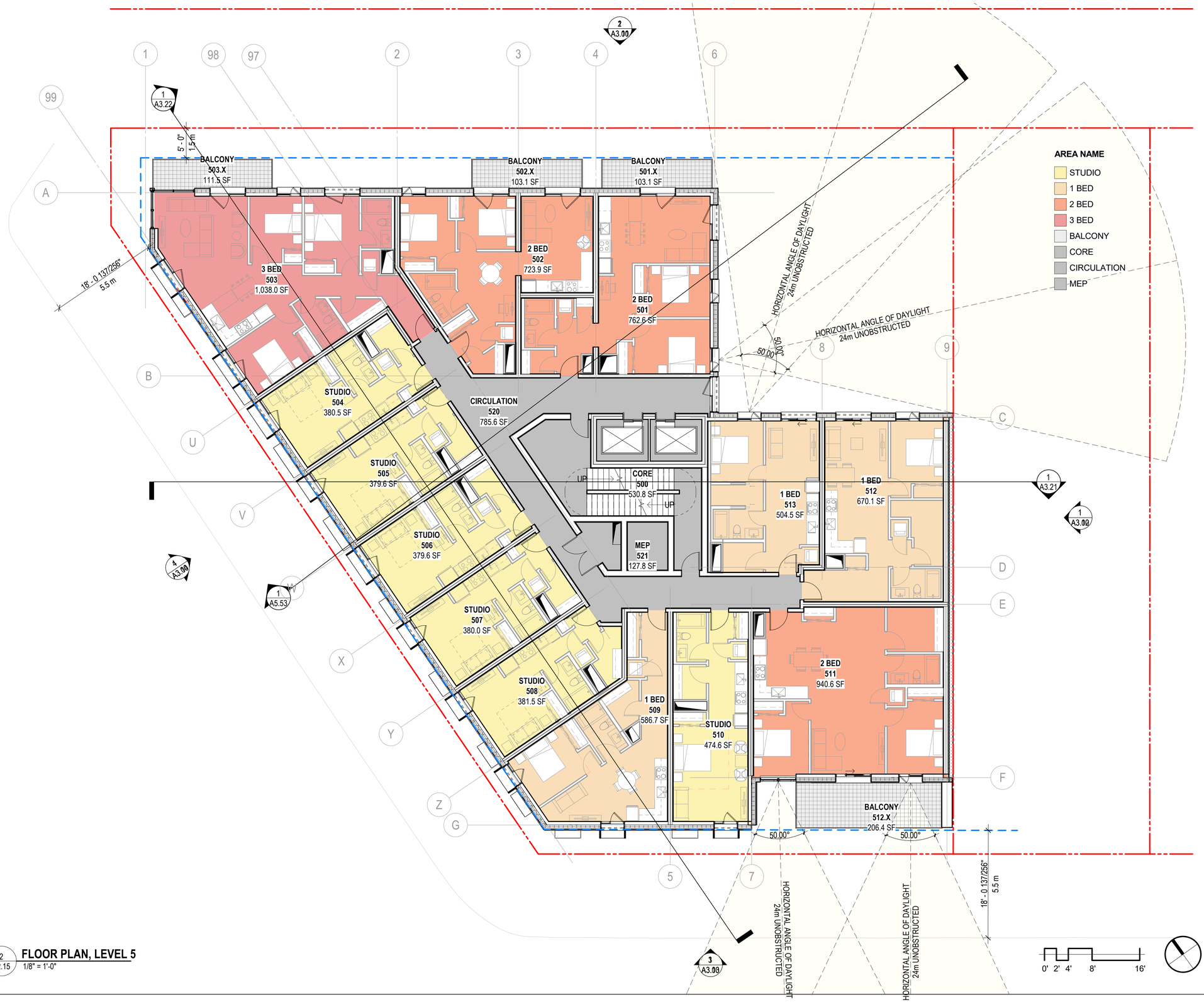
PLAN, FLOOR - LEVEL 4

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.14

REVISED RZ



2 A2.15 **FLOOR PLAN, LEVEL 5**
1/8" = 1'-0"

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Drawing Title

PLAN, FLOOR - LEVEL 5

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A2.15

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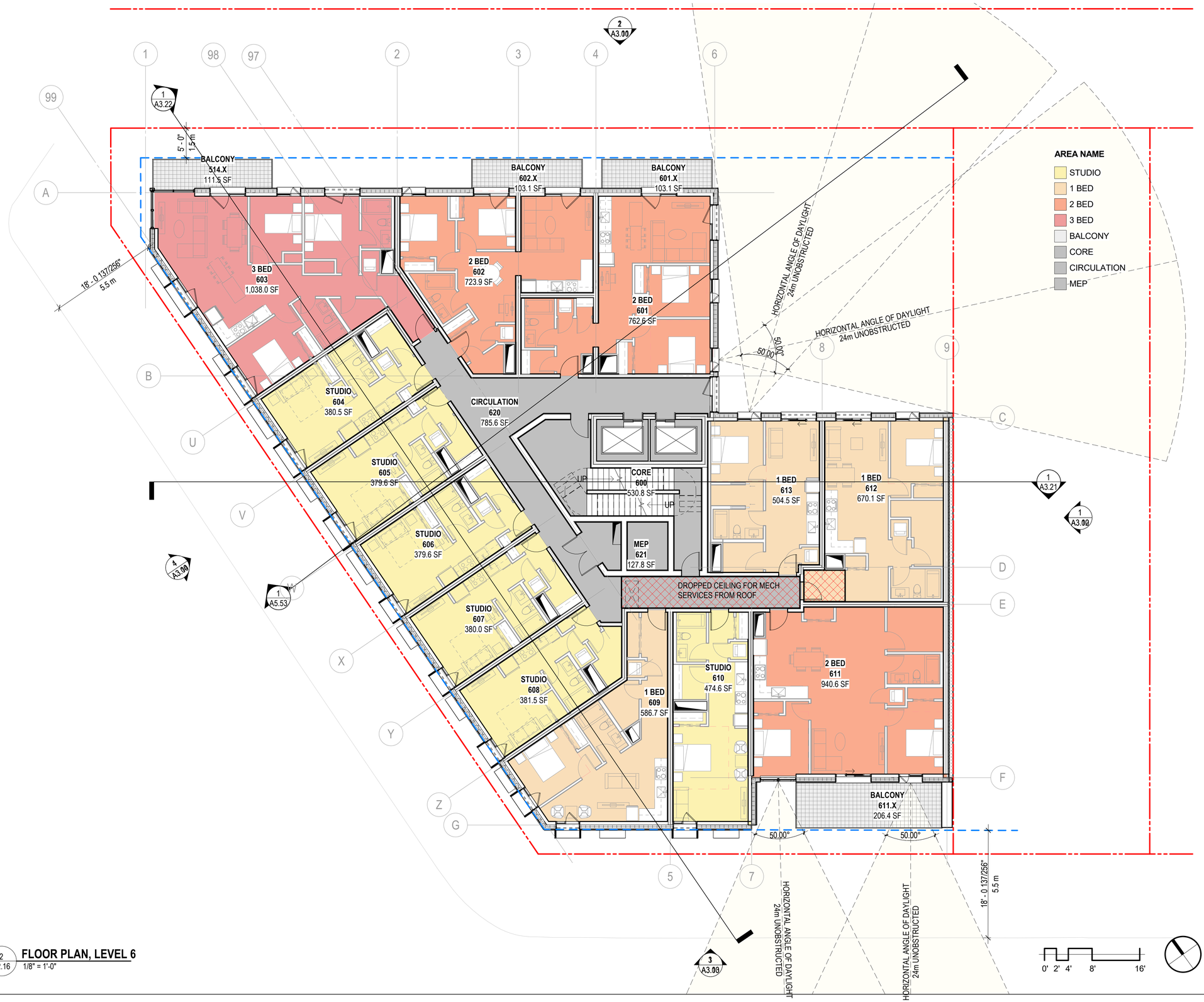

2 A2.16 **FLOOR PLAN, LEVEL 6**
1/8" = 1'-0"

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PLAN, FLOOR - LEVEL 6

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Job No:	24845.AKIN
Drawn By:	MJ
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A2.16

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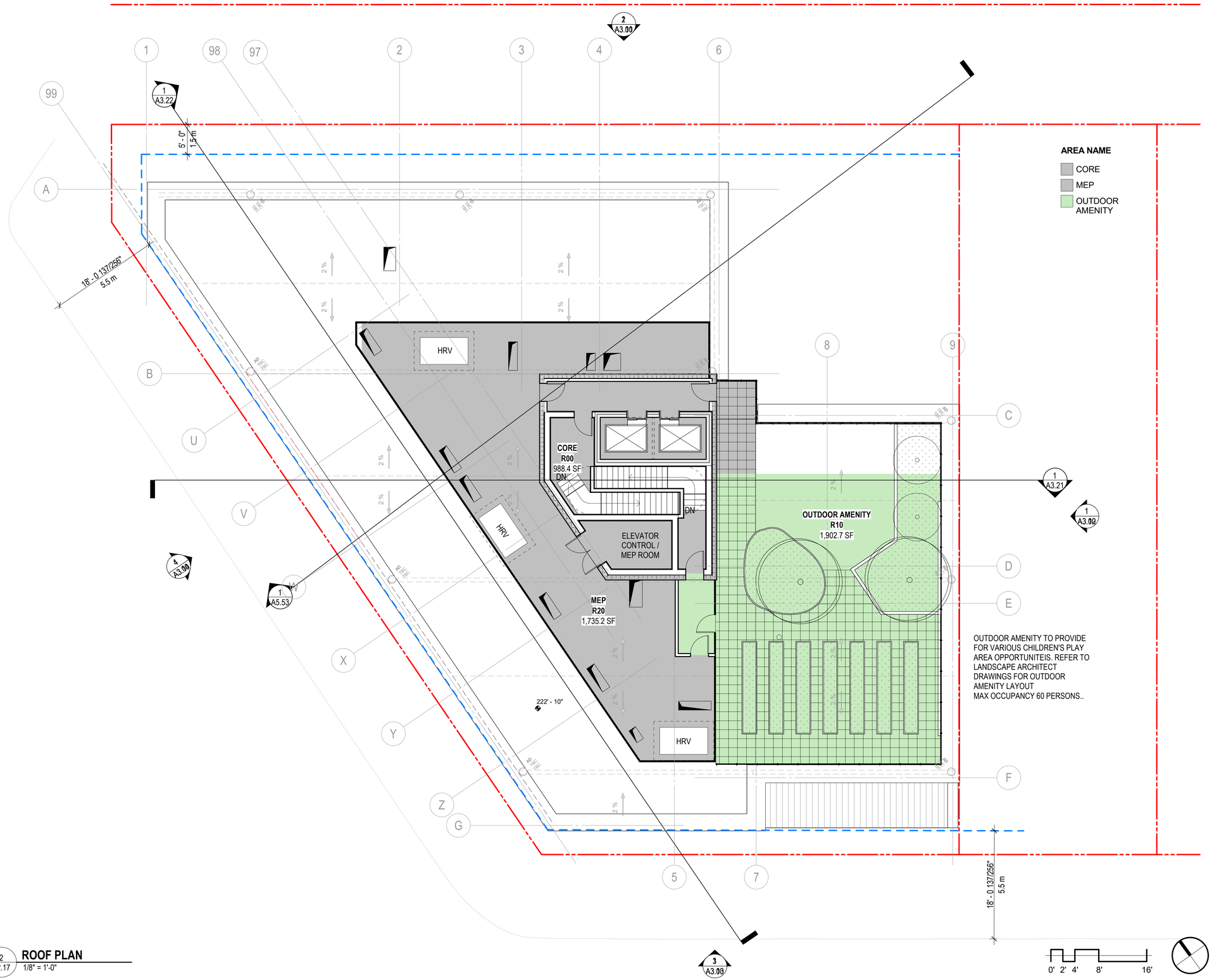

2 A2.17 **ROOF PLAN**
1/8" = 1'-0"

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PLAN, FLOOR - ROOF LEVEL

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Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.17

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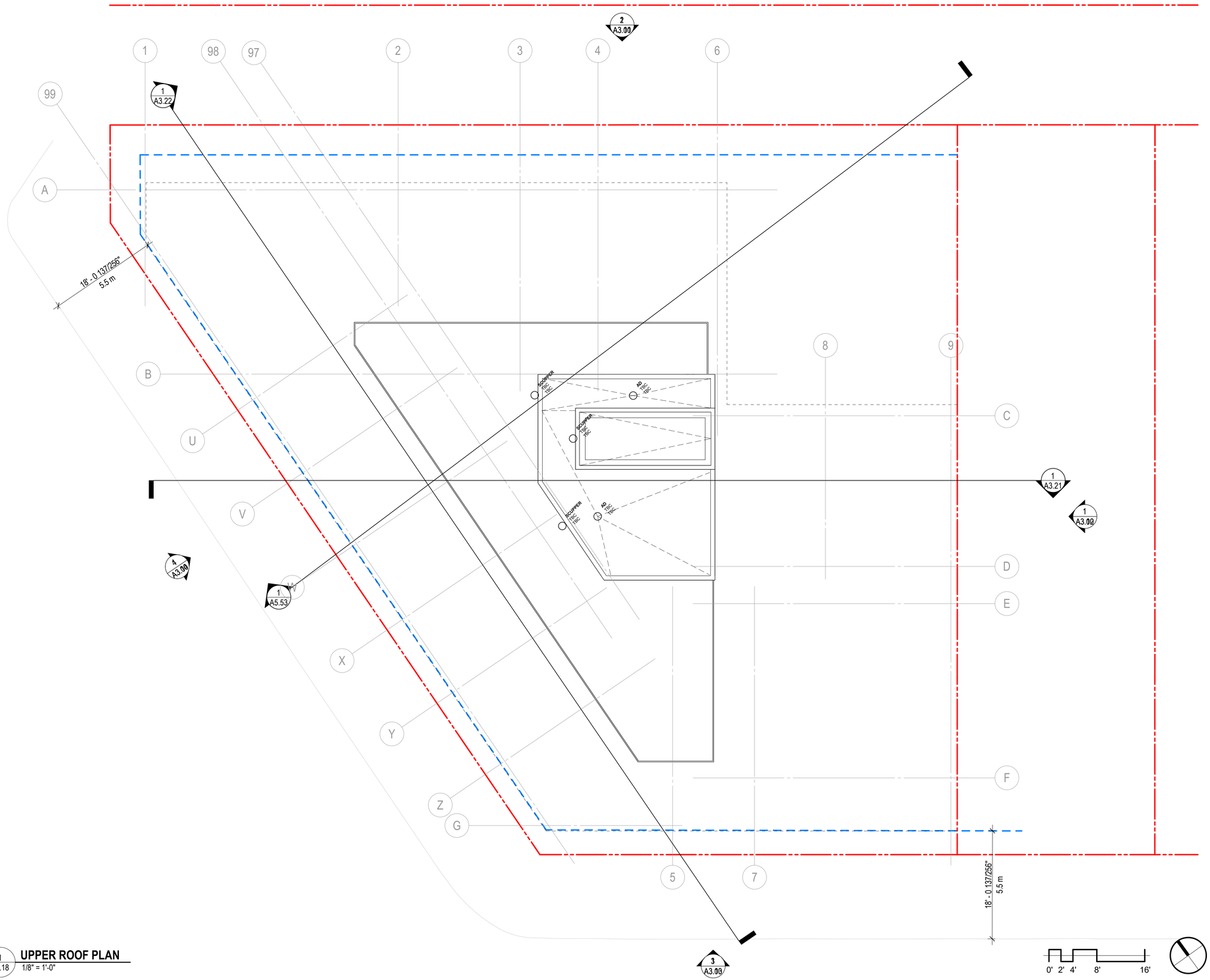

1 A2.18 **UPPER ROOF PLAN**
1/8" = 1'-0"

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Drawing Title

PLAN, FLOOR - UPPER ROOF LEVEL

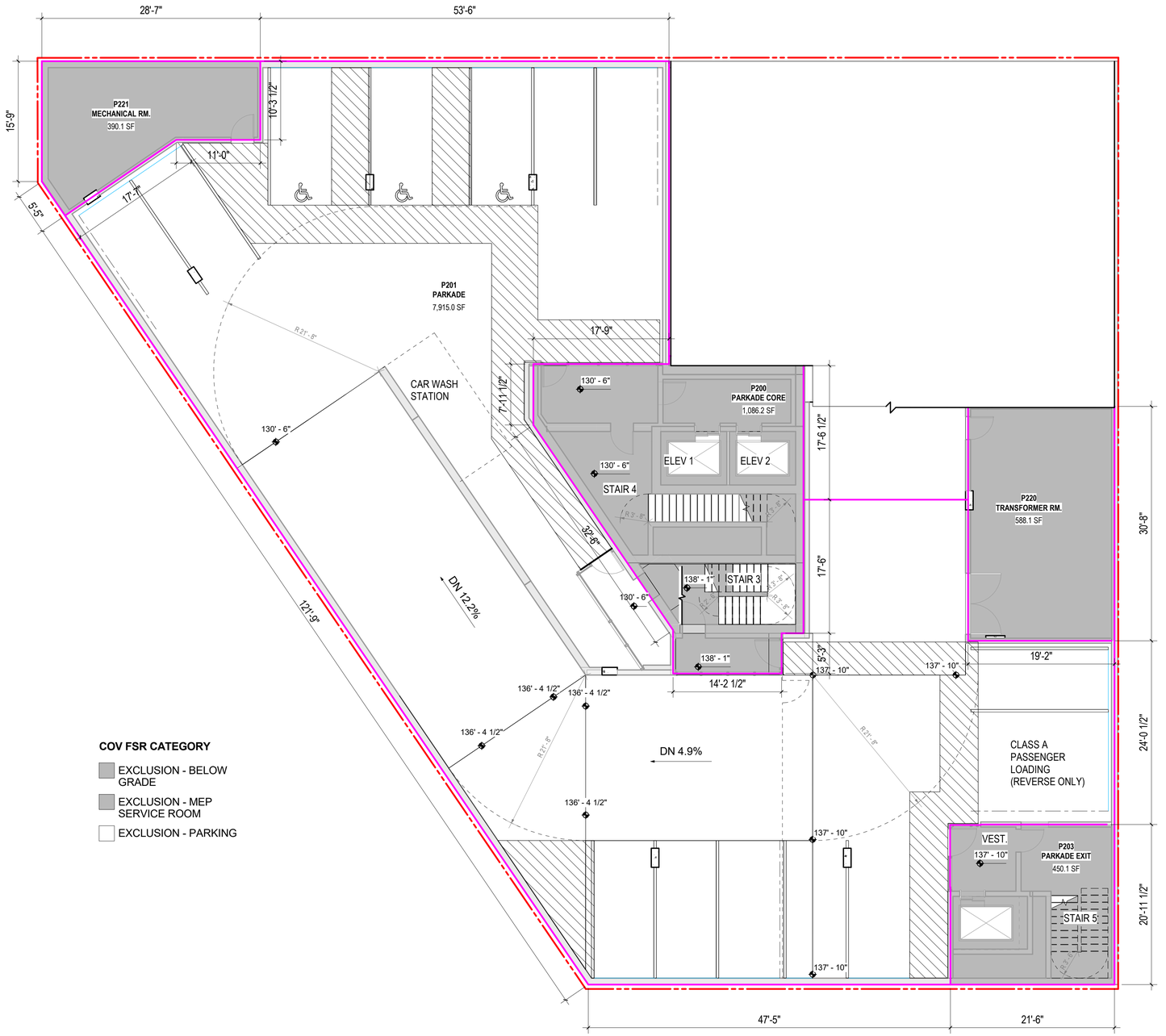
Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.18

REVISED RZ

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL P2	P203	PARKADE EXIT	EXCLUSION - BELOW GRADE	83' - 10"	450.1 SF
LEVEL P2	P200	PARKADE CORE	EXCLUSION - BELOW GRADE	140' - 5"	1,086.2 SF
LEVEL P2	P221	MECHANICAL RM.	EXCLUSION - MEP SERVICE ROOM	88' - 8"	390.1 SF
LEVEL P2	P220	TRANSFORMER RM.	EXCLUSION - MEP SERVICE ROOM	99' - 0"	588.1 SF
LEVEL P2	P201	PARKADE	EXCLUSION - PARKING	530' - 4"	7,915.0 SF
					10,429.4 SF



COV FSR CATEGORY

- EXCLUSION - BELOW GRADE
- EXCLUSION - MEP SERVICE ROOM
- EXCLUSION - PARKING

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

2. BALCONY AREAS ARE TYPICALLY REGULATED IN THE DISTRICT SCHEDULE AT 8% OF THE OVERALL RESIDENTIAL AREA THUS, AREAS NEED TO BE TOTALLED. BALCONIES ARE NOT TO BE CONFUSED WITH OPEN-AIR ROOF DECKS.

3. COMMON AREA THAT IS USED BY MULTIPLE USES MUST BE APPORTIONED BETWEEN EACH USE.
NOTE: APPORTIONED AREA AT LEVEL 1 ALLOCATED FOR PARKADE USEAGE.

4. EXCLUSIONS ARE TO BE COUNTED IN THE GROSS AREA THEN SUBTRACTED TO DETERMINE THE FSR OF THE USE.
NOTE: ALL BELOW GRADE PARKADE LEVEL AREAS CATEGORIZED AS FSR EXCLUSIONS.

5. DIMENSIONS PROVIDED SO THAT THE PROJECT COORDINATOR CAN VERIFY AREA IS ACCURATE.

6. DWELLING UNIT AREAS ARE CALCULATED PER SECTION 11.10 OF THE ZONING & DEV. BY-LAW. UNIT AREAS DO NOT INCLUDE IN-UNIT STORAGE OR BALCONIES.

7. AREA TO BE CALCULATED FROM CENTRELINE OF PARTITION WALLS THAT SEPARATE A USE.
NOTE: EXCLUSIONS ARE SUBJECT TO THE APPLICABLE DISTRICT SCHEDULE IN THE ZONING AND DEVELOPMENT BY-LAW.

1 / A2.51 **FSR, LEVEL P2**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Drawing Title

PLAN, FSR -
LEVEL P2

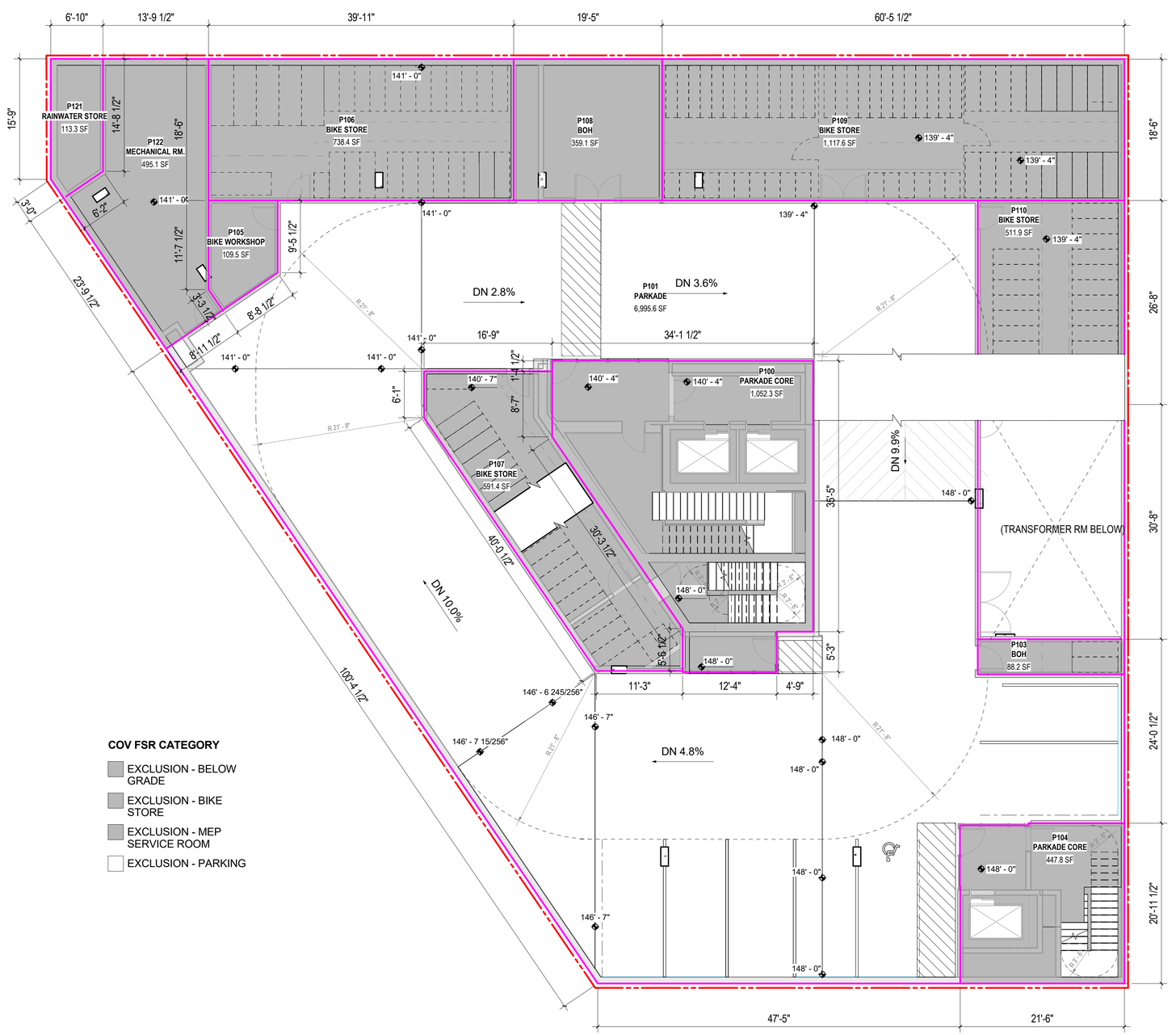
Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.51

REVISED RZ

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL P1	P100	PARKADE CORE	EXCLUSION - BELOW GRADE	137' - 9"	1,052.3 SF
LEVEL P1	P103	BOH	EXCLUSION - BELOW GRADE	46' - 11"	88.2 SF
LEVEL P1	P104	PARKADE CORE	EXCLUSION - BELOW GRADE	84' - 11"	447.8 SF
LEVEL P1	P108	BOH	EXCLUSION - BELOW GRADE	75' - 10"	359.1 SF
LEVEL P1	P105	BIKE WORKSHOP	EXCLUSION - BIKE STORE	41' - 8"	109.5 SF
LEVEL P1	P106	BIKE STORE	EXCLUSION - BIKE STORE	116' - 10"	738.4 SF
LEVEL P1	P107	BIKE STORE	EXCLUSION - BIKE STORE	118' - 7"	591.4 SF
LEVEL P1	P109	BIKE STORE	EXCLUSION - BIKE STORE	157' - 11"	1,117.6 SF
LEVEL P1	P110	BIKE STORE	EXCLUSION - BIKE STORE	91' - 9"	511.9 SF
LEVEL P1	P121	RAINWATER STORE	EXCLUSION - MEP SERVICE ROOM	46' - 1"	113.3 SF
LEVEL P1	P122	MECHANICAL RM.	EXCLUSION - MEP SERVICE ROOM	100' - 3"	495.1 SF
LEVEL P1	P101	PARKADE	EXCLUSION - PARKING	409' - 9"	6,995.6 SF
					12,620.5 SF



COV FSR CATEGORY

- EXCLUSION - BELOW GRADE
- EXCLUSION - BIKE STORE
- EXCLUSION - MEP SERVICE ROOM
- EXCLUSION - PARKING

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

2. BALCONY AREAS ARE TYPICALLY REGULATED IN THE DISTRICT SCHEDULE AT 8% OF THE OVERALL RESIDENTIAL AREA THUS, AREAS NEED TO BE TOTALLED. BALCONIES ARE NOT TO BE CONFUSED WITH OPEN-AIR ROOF DECKS.

3. COMMON AREA THAT IS USED BY MULTIPLE USES MUST BE APPORTIONED BETWEEN EACH USE.
NOTE: APPORTIONED AREA AT LEVEL 1 ALLOCATED FOR PARKADE USEAGE.

4. EXCLUSIONS ARE TO BE COUNTED IN THE GROSS AREA THEN SUBTRACTED TO DETERMINE THE FSR OF THE USE.
NOTE: ALL BELOW GRADE PARKADE LEVEL AREAS CATEGORIZED AS FSR EXCLUSIONS.

5. DIMENSIONS PROVIDED SO THAT THE PROJECT COORDINATOR CAN VERIFY AREA IS ACCURATE.

6. DWELLING UNIT AREAS ARE CALCULATED PER SECTION 11.10 OF THE ZONING & DEV. BY-LAW. UNIT AREAS DO NOT INCLUDE IN-UNIT STORAGE OR BALCONIES.

7. AREA TO BE CALCULATED FROM CENTRELINE OF PARTITION WALLS THAT SEPARATE A USE.
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1 / A2.52 **FSR, LEVEL P1**
1/8" = 1'-0"

0' 2' 4' 8' 16'

7/7/2022 5:17:47 PM

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Drawing Title

PLAN, FSR - LEVEL P1

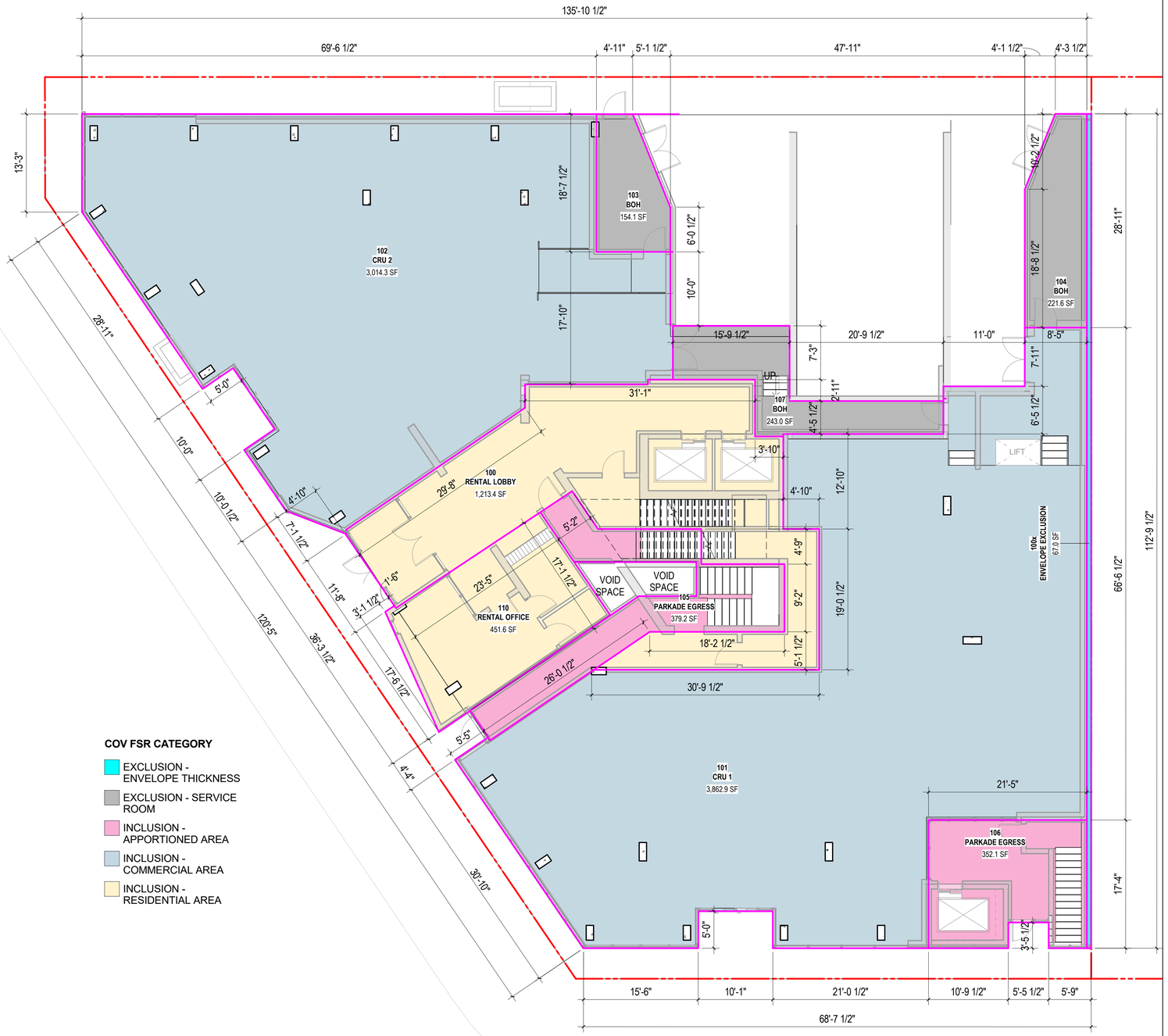
Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.52

REVISED RZ

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 1	100x	ENVELOPE EXCLUSION	EXCLUSION - ENVELOPE THICKNESS	226' - 9"	67.0 SF
LEVEL 1	103	BOH	EXCLUSION - SERVICE ROOM	51' - 10"	154.1 SF
LEVEL 1	104	BOH	EXCLUSION - SERVICE ROOM	71' - 3"	221.6 SF
LEVEL 1	107	BOH	EXCLUSION - SERVICE ROOM	101' - 9"	243.0 SF
LEVEL 1	105	PARKADE EGRESS	INCLUSION - APPORTIONED AREA	164' - 7"	379.2 SF
LEVEL 1	106	PARKADE EGRESS	INCLUSION - APPORTIONED AREA	84' - 5"	352.1 SF
LEVEL 1	101	CRU 1	INCLUSION - COMMERCIAL AREA	339' - 2"	3,862.9 SF
LEVEL 1	102	CRU 2	INCLUSION - COMMERCIAL AREA	249' - 6"	3,014.3 SF
LEVEL 1	100	RENTAL LOBBY	INCLUSION - RESIDENTIAL AREA	254' - 4"	1,213.4 SF
LEVEL 1	110	RENTAL OFFICE	INCLUSION - RESIDENTIAL AREA	88' - 0"	451.6 SF
					9,959.3 SF



COV FSR CATEGORY

- EXCLUSION - ENVELOPE THICKNESS
- EXCLUSION - SERVICE ROOM
- INCLUSION - APPORTIONED AREA
- INCLUSION - COMMERCIAL AREA
- INCLUSION - RESIDENTIAL AREA

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

2. BALCONY AREAS ARE TYPICALLY REGULATED IN THE DISTRICT SCHEDULE AT 8% OF THE OVERALL RESIDENTIAL AREA THUS, AREAS NEED TO BE TOTALLED. BALCONIES ARE NOT TO BE CONFUSED WITH OPEN-AIR ROOF DECKS.

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4. EXCLUSIONS ARE TO BE COUNTED IN THE GROSS AREA THEN SUBTRACTED TO DETERMINE THE FSR OF THE USE.

5. DIMENSIONS PROVIDED SO THAT THE PROJECT COORDINATOR CAN VERIFY AREA IS ACCURATE.

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1 A2.61 **FSR, LEVEL 1**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Drawing Title

PLAN, FSR - LEVEL 1

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.61

REVISED RZ

LEVEL	NAME	AREA
LEVEL 2	GROSS FLOOR AREA	3,065.3 SF

FSR L2 - EXCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 2	202s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	21' - 7"	27.3 SF
LEVEL 2	203s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 2	204s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 11"	40.0 SF
LEVEL 2	205s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 2	206s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 3"	40.0 SF
LEVEL 2	207s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 9"	40.0 SF
LEVEL 2	208s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	28' - 0"	40.0 SF
LEVEL 2	209s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 1"	40.0 SF
LEVEL 2	210s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 4"	40.0 SF
LEVEL 2	211s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 7"	40.0 SF
LEVEL 2	212s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 4"	40.0 SF
LEVEL 2	213s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 5"	40.0 SF
LEVEL 2	200x	ENVELOPE EXCLUSION	EXCLUSION - ENVELOPE THICKNESS	438' - 11"	330.7 SF
LEVEL 2	221	MEP	EXCLUSION - MEP SERVICE ROOM	47' - 8"	125.6 SF
LEVEL 2	202m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 8"	12.3 SF
LEVEL 2	203m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 7"	14.3 SF
LEVEL 2	204m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 2	205m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	9.7 SF
LEVEL 2	206m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 5"	10.0 SF
LEVEL 2	207m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 2	208m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 10"	11.4 SF
LEVEL 2	209m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 2"	8.3 SF
LEVEL 2	210m	MEP	EXCLUSION - MEP SERVICE SHAFT	16' - 8"	12.6 SF
LEVEL 2	211m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	11.7 SF
LEVEL 2	212m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 5"	11.0 SF
LEVEL 2	213m	MEP	EXCLUSION - MEP SERVICE SHAFT	17' - 4"	16.3 SF
LEVEL 2	231m	MEP	EXCLUSION - MEP SERVICE SHAFT	20' - 3"	23.8 SF
LEVEL 2	230	OUTDOOR AMENITY	EXCLUSION - OPEN AIR RESIDENTIAL AMENITY	200' - 11"	1,694.4 SF
LEVEL 2	203x	PRIVATE ROOF DECK	EXCLUSION - OPEN AIR RESIDENTIAL AREA	49' - 8"	96.7 SF
LEVEL 2	211x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	64' - 2"	187.8 SF
SUBTOTAL					3,065.3 SF

FSR L2 - INCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 2	231	INDOOR AMENITY	INCLUSION - INDOOR RESIDENTIAL AMENITY	134' - 8"	985.4 SF
LEVEL 2	200	CORE	INCLUSION - RESIDENTIAL AREA	108' - 6"	534.4 SF
LEVEL 2	202	1 BED	INCLUSION - RESIDENTIAL AREA	87' - 6"	471.4 SF
LEVEL 2	203	3 BED	INCLUSION - RESIDENTIAL AREA	162' - 10"	998.7 SF
LEVEL 2	204	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 5"	340.1 SF
LEVEL 2	205	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.9 SF
LEVEL 2	206	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.4 SF
LEVEL 2	207	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 5"	340.2 SF
LEVEL 2	208	STUDIO	INCLUSION - RESIDENTIAL AREA	86' - 3"	337.2 SF
LEVEL 2	209	1 BED	INCLUSION - RESIDENTIAL AREA	133' - 3"	550.6 SF
LEVEL 2	210	STUDIO	INCLUSION - RESIDENTIAL AREA	112' - 3"	436.5 SF
LEVEL 2	211	2 BED ACC.	INCLUSION - RESIDENTIAL AREA	124' - 1"	898.1 SF
LEVEL 2	212	1 BED ACC.	INCLUSION - RESIDENTIAL AREA	129' - 9"	628.3 SF
LEVEL 2	213	STUDIO ACC.	INCLUSION - RESIDENTIAL AREA	92' - 5"	453.5 SF
LEVEL 2	220	CIRCULATION	INCLUSION - RESIDENTIAL AREA	256' - 4"	791.1 SF
SUBTOTAL					8,446.8 SF

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

2. BALCONY AREAS ARE TYPICALLY REGULATED IN THE DISTRICT SCHEDULE AT 8% OF THE OVERALL RESIDENTIAL AREA THUS, AREAS NEED TO BE TOTALLED. BALCONIES ARE NOT TO BE CONFUSED WITH OPEN-AIR ROOF DECKS.

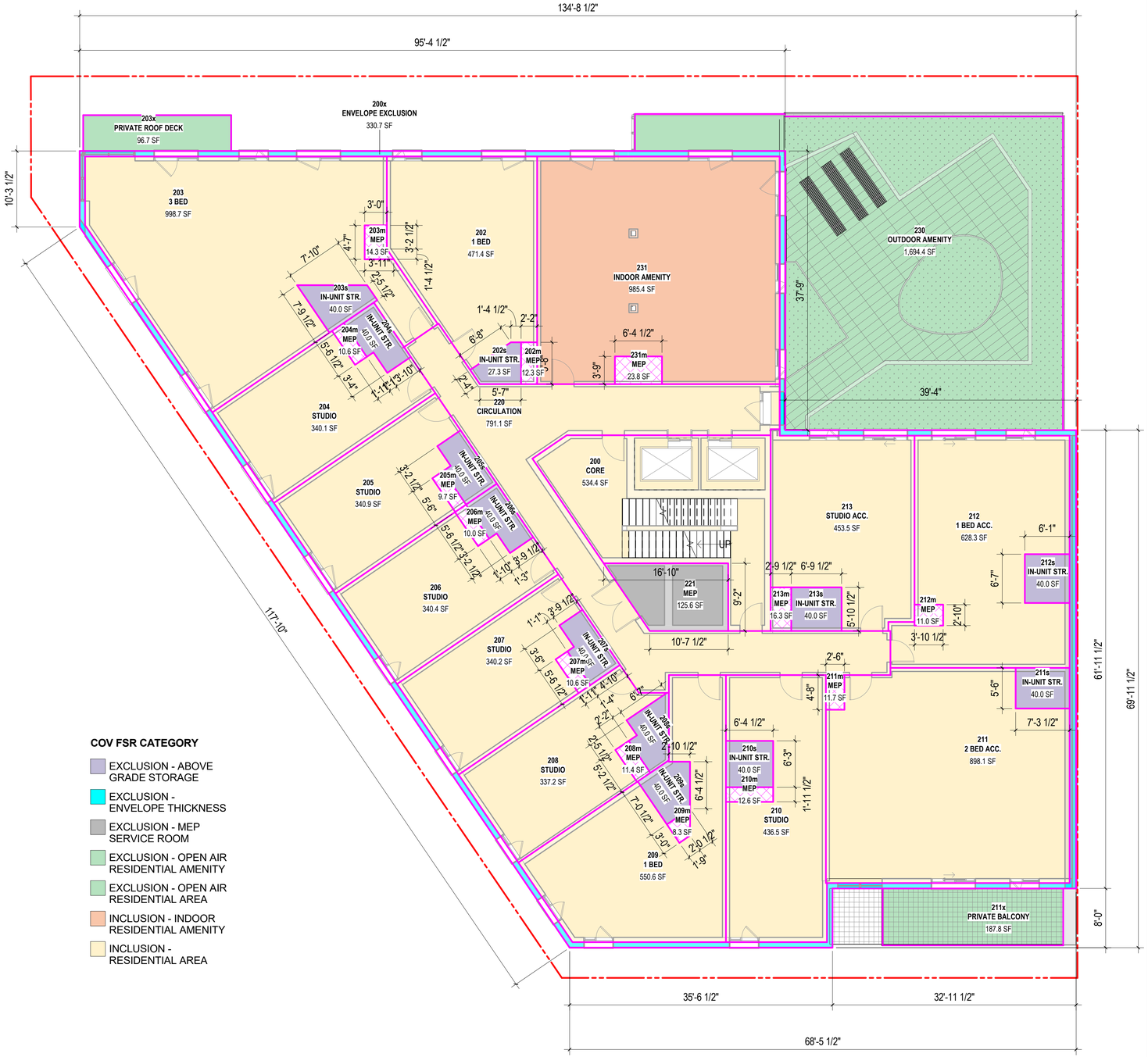
3. COMMON AREA THAT IS USED BY MULTIPLE USES MUST BE APPORTIONED BETWEEN EACH USE.
NOTE: APPORTIONED AREA AT LEVEL 1 ALLOCATED FOR PARKADE USEAGE.

4. EXCLUSIONS ARE TO BE COUNTED IN THE GROSS AREA THEN SUBTRACTED TO DETERMINE THE FSR OF THE USE.

5. DIMENSIONS PROVIDED SO THAT THE PROJECT COORDINATOR CAN VERIFY AREA IS ACCURATE.

6. DWELLING UNIT AREAS ARE CALCULATED PER SECTION 11.10 OF THE ZONING & DEV. BY-LAW. UNIT AREAS DO NOT INCLUDE IN-UNIT STORAGE OR BALCONIES.

7. AREA TO BE CALCULATED FROM CENTRELINE OF PARTITION WALLS THAT SEPARATE A USE.
NOTE: EXCLUSIONS ARE SUBJECT TO THE APPLICABLE DISTRICT SCHEDULE IN THE ZONING AND DEVELOPMENT BY-LAW.



COV FSR CATEGORY

- EXCLUSION - ABOVE GRADE STORAGE
- EXCLUSION - ENVELOPE THICKNESS
- EXCLUSION - MEP SERVICE ROOM
- EXCLUSION - OPEN AIR RESIDENTIAL AMENITY
- EXCLUSION - OPEN AIR RESIDENTIAL AREA
- INCLUSION - INDOOR RESIDENTIAL AMENITY
- INCLUSION - RESIDENTIAL AREA

1 A2.62 **FSR, LEVEL 2**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Revisions

1	Issued for Revised Rezoning	06/07/2022

1001 KINGSWAY

1001 KINGSWAY
VANCOUVER BC. V5V 3C7

Drawing Title

PLAN, FSR - LEVEL 2

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A2.62

REVISED RZ

LEVEL	NAME	AREA
LEVEL 3	GROSS FLOOR AREA	9,817.7 SF

FSR L3 - EXCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 3	301s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	26' - 4"	40.0 SF
LEVEL 3	302s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 6"	40.0 SF
LEVEL 3	303s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	21' - 7"	27.3 SF
LEVEL 3	304s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 3	305s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 11"	40.0 SF
LEVEL 3	306s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 3	307s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 3"	40.0 SF
LEVEL 3	308s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 9"	40.0 SF
LEVEL 3	309s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	28' - 0"	40.0 SF
LEVEL 3	310s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 1"	40.0 SF
LEVEL 3	311s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 4"	40.0 SF
LEVEL 3	312s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	24' - 9"	40.0 SF
LEVEL 3	313s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 4"	40.0 SF
LEVEL 3	314s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 5"	40.0 SF
LEVEL 3	300x	ENVELOPE EXCLUSION	EXCLUSION - ENVELOPE THICKNESS	438' - 11"	330.7 SF
LEVEL 3	321	MEP	EXCLUSION - MEP SERVICE ROOM	47' - 8"	125.6 SF
LEVEL 3	301m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 3"	14.5 SF
LEVEL 3	302m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 6"	9.3 SF
LEVEL 3	303m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 8"	12.3 SF
LEVEL 3	304m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 7"	14.3 SF
LEVEL 3	305m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 3	306m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	9.7 SF
LEVEL 3	307m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 5"	10.0 SF
LEVEL 3	308m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 3	309m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 10"	11.4 SF
LEVEL 3	310m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 2"	8.3 SF
LEVEL 3	311m	MEP	EXCLUSION - MEP SERVICE SHAFT	16' - 8"	12.6 SF
LEVEL 3	312m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	11.7 SF
LEVEL 3	313m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 5"	11.0 SF
LEVEL 3	314m	MEP	EXCLUSION - MEP SERVICE SHAFT	17' - 4"	16.3 SF
LEVEL 3	304x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	49' - 8"	96.7 SF
LEVEL 3	312x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	64' - 2"	187.8 SF
SUBTOTAL					1,450.9 SF

FSR L2 - INCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 2	231	INDOOR AMENITY	INCLUSION - INDOOR RESIDENTIAL AMENITY	134' - 8"	985.4 SF
LEVEL 2	200	CORE	INCLUSION - RESIDENTIAL AREA	108' - 6"	534.4 SF
LEVEL 2	202	1 BED	INCLUSION - RESIDENTIAL AREA	87' - 6"	471.4 SF
LEVEL 2	203	3 BED	INCLUSION - RESIDENTIAL AREA	162' - 10"	998.7 SF
LEVEL 2	204	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 5"	340.1 SF
LEVEL 2	205	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.9 SF
LEVEL 2	206	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.4 SF
LEVEL 2	207	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 5"	340.2 SF
LEVEL 2	208	STUDIO	INCLUSION - RESIDENTIAL AREA	86' - 3"	337.2 SF
LEVEL 2	209	1 BED	INCLUSION - RESIDENTIAL AREA	133' - 3"	550.6 SF
LEVEL 2	210	STUDIO	INCLUSION - RESIDENTIAL AREA	112' - 3"	436.5 SF
LEVEL 2	211	2 BED ACC.	INCLUSION - RESIDENTIAL AREA	124' - 1"	898.1 SF
LEVEL 2	212	1 BED ACC.	INCLUSION - RESIDENTIAL AREA	129' - 9"	628.3 SF
LEVEL 2	213	STUDIO ACC.	INCLUSION - RESIDENTIAL AREA	92' - 5"	453.5 SF
LEVEL 2	220	CIRCULATION	INCLUSION - RESIDENTIAL AREA	256' - 4"	791.1 SF
SUBTOTAL					8,446.8 SF

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

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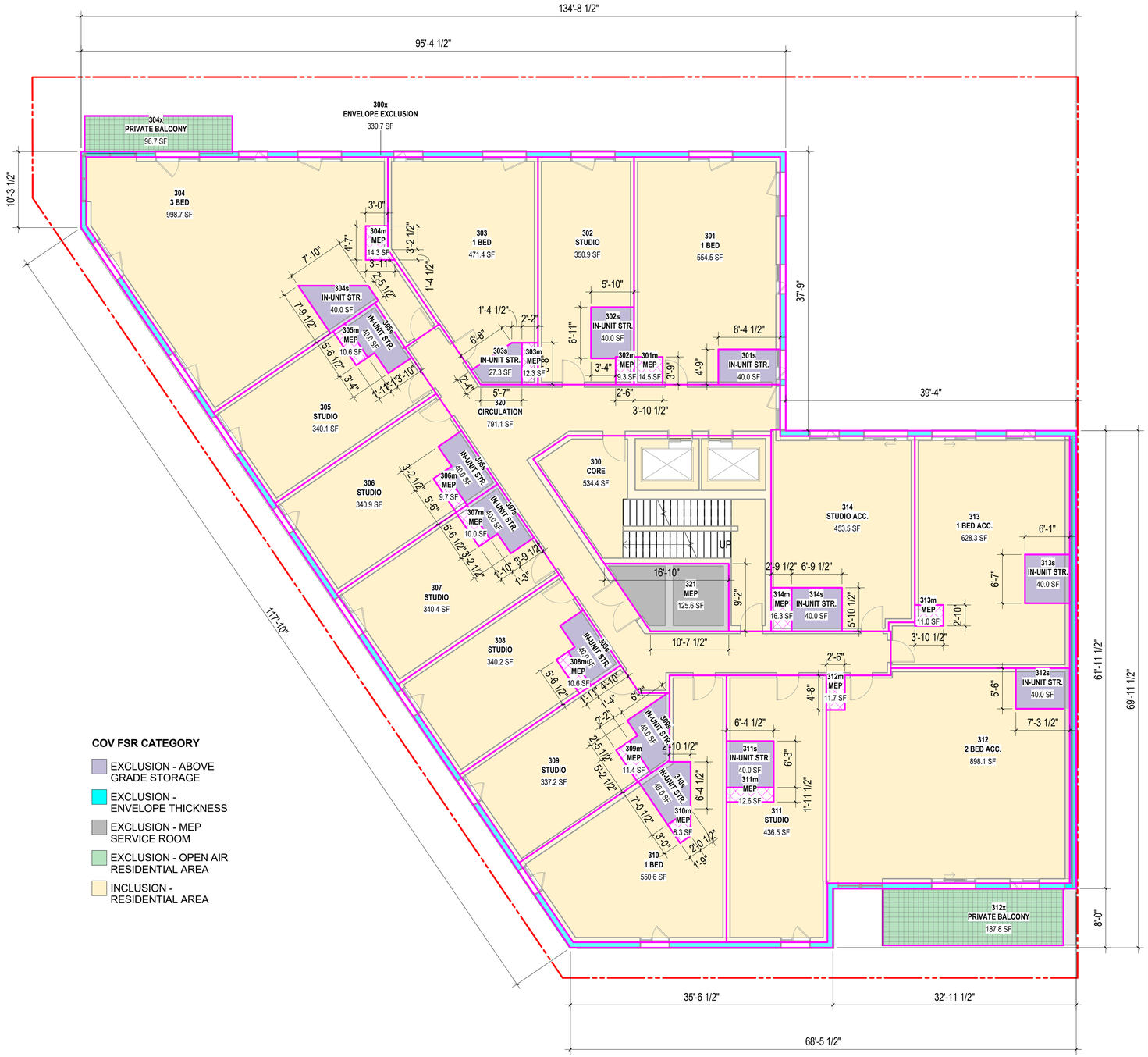

COV FSR CATEGORY

- EXCLUSION - ABOVE GRADE STORAGE
- EXCLUSION - ENVELOPE THICKNESS
- EXCLUSION - MEP SERVICE ROOM
- EXCLUSION - OPEN AIR RESIDENTIAL AREA
- INCLUSION - RESIDENTIAL AREA

1 A2.63 **FSR, LEVEL 3**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Revisions

1	Issued for Revised Rezoning	06/07/2022

1001 KINGSWAY

1001 KINGSWAY
VANCOUVER BC. V5V 3C7

Drawing Title

PLAN, FSR - LEVEL 3

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A2.63

REVISED RZ

LEVEL	NAME	AREA
LEVEL 4	GROSS FLOOR AREA	9,817.7 SF

FSR L4 - EXCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 4	401s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	26' - 4"	40.0 SF
LEVEL 4	402s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 1"	40.0 SF
LEVEL 4	403s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	21' - 7"	27.3 SF
LEVEL 4	404s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 4	405s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 11"	40.0 SF
LEVEL 4	406s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 4	407s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 3"	40.0 SF
LEVEL 4	408s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 9"	40.0 SF
LEVEL 4	409s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	28' - 0"	40.0 SF
LEVEL 4	410s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 1"	40.0 SF
LEVEL 4	411s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	24' - 11"	40.0 SF
LEVEL 4	412s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	24' - 4"	40.0 SF
LEVEL 4	413s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	24' - 5"	40.0 SF
LEVEL 4	414s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 5"	40.0 SF
LEVEL 4	400x	ENVELOPE EXCLUSION	EXCLUSION - ENVELOPE THICKNESS	438' - 11"	330.7 SF
LEVEL 4	421	MEP	EXCLUSION - MEP SERVICE ROOM	47' - 8"	125.6 SF
LEVEL 4	401m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 3"	14.5 SF
LEVEL 4	402m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 6"	9.3 SF
LEVEL 4	403m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 8"	12.3 SF
LEVEL 4	404m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 7"	14.3 SF
LEVEL 4	405m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 4	406m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	9.7 SF
LEVEL 4	407m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 5"	10.0 SF
LEVEL 4	408m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 4	409m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 10"	11.4 SF
LEVEL 4	410m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 2"	8.3 SF
LEVEL 4	411m	MEP	EXCLUSION - MEP SERVICE SHAFT	16' - 3"	12.6 SF
LEVEL 4	412m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	11.7 SF
LEVEL 4	413m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 5"	11.0 SF
LEVEL 4	414m	MEP	EXCLUSION - MEP SERVICE SHAFT	17' - 4"	16.3 SF
LEVEL 4	404x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	49' - 8"	96.7 SF
LEVEL 4	412x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	64' - 2"	187.8 SF
SUBTOTAL					1,450.9 SF

FSR L4 - INCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 4	400	CORE	INCLUSION - RESIDENTIAL AREA	108' - 6"	534.4 SF
LEVEL 4	401	1 BED	INCLUSION - RESIDENTIAL AREA	101' - 2"	554.5 SF
LEVEL 4	402	STUDIO	INCLUSION - RESIDENTIAL AREA	93' - 10"	350.9 SF
LEVEL 4	403	1 BED	INCLUSION - RESIDENTIAL AREA	87' - 6"	471.4 SF
LEVEL 4	404	3 BED	INCLUSION - RESIDENTIAL AREA	162' - 10"	998.7 SF
LEVEL 4	405	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 5"	340.1 SF
LEVEL 4	406	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.9 SF
LEVEL 4	407	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.4 SF
LEVEL 4	408	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 5"	340.2 SF
LEVEL 4	409	STUDIO	INCLUSION - RESIDENTIAL AREA	86' - 3"	337.2 SF
LEVEL 4	410	1 BED	INCLUSION - RESIDENTIAL AREA	133' - 3"	550.6 SF
LEVEL 4	411	STUDIO	INCLUSION - RESIDENTIAL AREA	112' - 3"	436.5 SF
LEVEL 4	412	2 BED ACC.	INCLUSION - RESIDENTIAL AREA	122' - 10"	898.1 SF
LEVEL 4	413	1 BED ACC.	INCLUSION - RESIDENTIAL AREA	128' - 11"	628.3 SF
LEVEL 4	414	STUDIO ACC.	INCLUSION - RESIDENTIAL AREA	92' - 5"	453.5 SF
LEVEL 4	420	CIRCULATION	INCLUSION - RESIDENTIAL AREA	256' - 4"	791.1 SF
SUBTOTAL					8,366.9 SF

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

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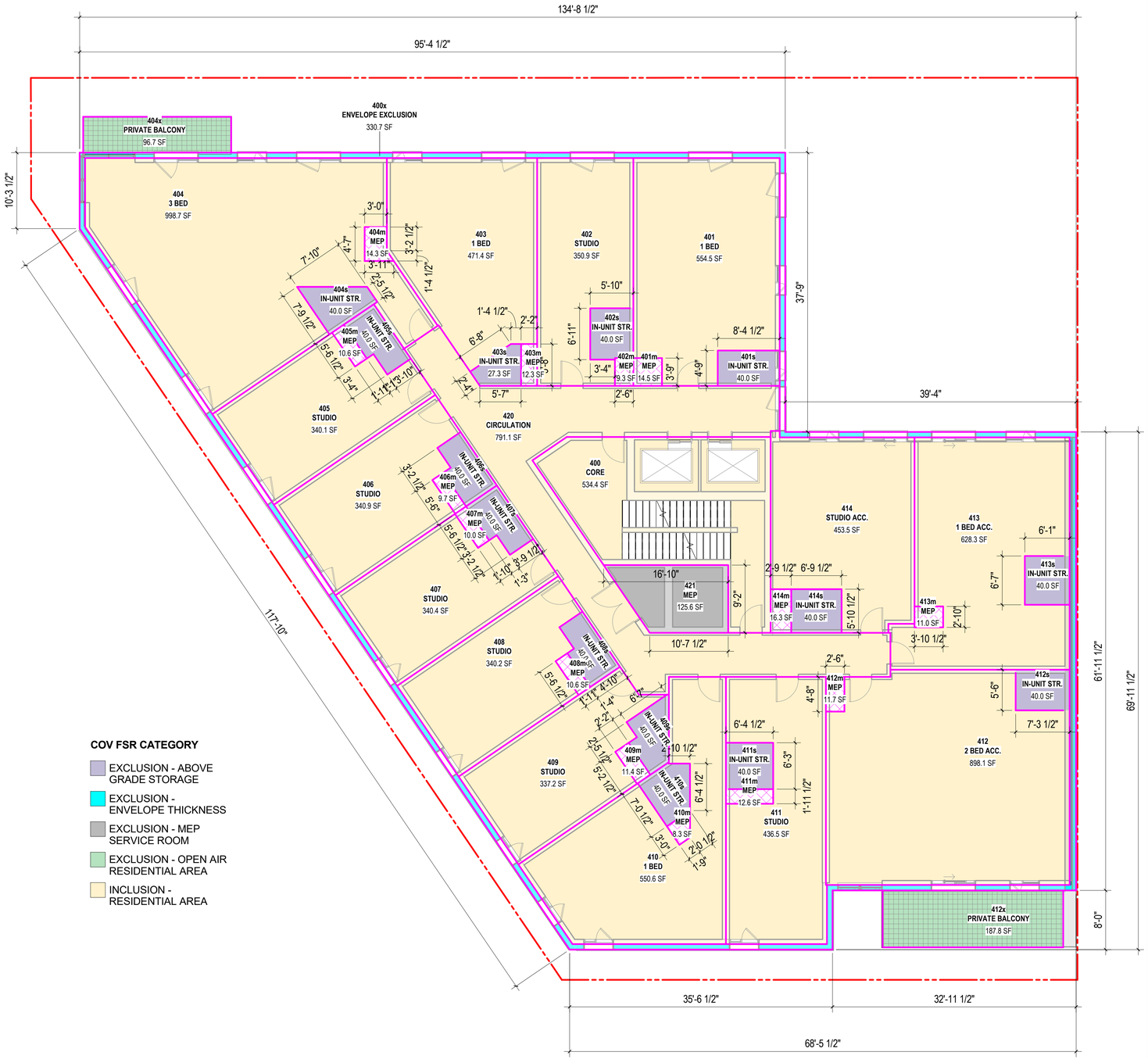

COV FSR CATEGORY

- EXCLUSION - ABOVE GRADE STORAGE
- EXCLUSION - ENVELOPE THICKNESS
- EXCLUSION - MEP SERVICE ROOM
- EXCLUSION - OPEN AIR RESIDENTIAL AREA
- INCLUSION - RESIDENTIAL AREA

1 / A2.64 **FSR, LEVEL 4**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Revisions

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1001 KINGSWAY

1001 KINGSWAY
VANCOUVER BC. V5V 3C7

Drawing Title

PLAN, FSR - LEVEL 4

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A2.64

REVISED RZ

LEVEL	NAME	AREA
LEVEL 5	GROSS FLOOR AREA	9,996.6 SF

FSR L5 - EXCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 5	501s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	22' - 2"	30.6 SF
LEVEL 5	502s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	21' - 7"	27.3 SF
LEVEL 5	503s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 5	504s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 11"	40.0 SF
LEVEL 5	505s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 5	506s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 3"	40.0 SF
LEVEL 5	507s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 4"	40.0 SF
LEVEL 5	508s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	28' - 0"	40.0 SF
LEVEL 5	509s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 1"	40.0 SF
LEVEL 5	510s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	24' - 11"	40.0 SF
LEVEL 5	511s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	24' - 4"	40.0 SF
LEVEL 5	512s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	28' - 2"	40.0 SF
LEVEL 5	513s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 5"	40.0 SF
LEVEL 5	500x	ENVELOPE EXCLUSION	EXCLUSION - ENVELOPE THICKNESS	438' - 11"	330.7 SF
LEVEL 5	521	MEP	EXCLUSION - MEP SERVICE ROOM	47' - 8"	125.6 SF
LEVEL 5	501m	MEP	EXCLUSION - MEP SERVICE SHAFT	20' - 3"	23.8 SF
LEVEL 5	502m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 8"	12.3 SF
LEVEL 5	503m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 7"	14.3 SF
LEVEL 5	504m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 5	505m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	9.7 SF
LEVEL 5	506m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 5"	10.0 SF
LEVEL 5	507m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 5	508m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 10"	11.4 SF
LEVEL 5	509m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 2"	8.3 SF
LEVEL 5	510m	MEP	EXCLUSION - MEP SERVICE SHAFT	16' - 3"	12.6 SF
LEVEL 5	511m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	11.7 SF
LEVEL 5	512m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 5"	11.0 SF
LEVEL 5	513m	MEP	EXCLUSION - MEP SERVICE SHAFT	17' - 4"	16.3 SF
LEVEL 5	501x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	46' - 8"	89.4 SF
LEVEL 5	502x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	46' - 8"	89.4 SF
LEVEL 5	503x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	49' - 8"	96.7 SF
LEVEL 5	511x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	64' - 2"	187.8 SF
SUBTOTAL					1,580.3 SF

FSR L5 - INCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 5	500	CORE	INCLUSION - RESIDENTIAL AREA	108' - 6"	534.4 SF
LEVEL 5	501	2 BED	INCLUSION - RESIDENTIAL AREA	134' - 5"	730.5 SF
LEVEL 5	502	2 BED	INCLUSION - RESIDENTIAL AREA	113' - 6"	695.7 SF
LEVEL 5	503	3 BED	INCLUSION - RESIDENTIAL AREA	162' - 10"	998.7 SF
LEVEL 5	504	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 5"	340.1 SF
LEVEL 5	505	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.9 SF
LEVEL 5	506	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.4 SF
LEVEL 5	507	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 0"	340.2 SF
LEVEL 5	508	STUDIO	INCLUSION - RESIDENTIAL AREA	86' - 3"	337.2 SF
LEVEL 5	509	1 BED	INCLUSION - RESIDENTIAL AREA	133' - 3"	550.6 SF
LEVEL 5	510	STUDIO	INCLUSION - RESIDENTIAL AREA	112' - 3"	436.5 SF
LEVEL 5	511	2 BED	INCLUSION - RESIDENTIAL AREA	122' - 10"	898.1 SF
LEVEL 5	512	1 BED	INCLUSION - RESIDENTIAL AREA	136' - 2"	628.3 SF
LEVEL 5	513	1 BED	INCLUSION - RESIDENTIAL AREA	92' - 5"	453.5 SF
LEVEL 5	520	CIRCULATION	INCLUSION - RESIDENTIAL AREA	256' - 4"	791.1 SF
SUBTOTAL					8,416.2 SF

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

2. BALCONY AREAS ARE TYPICALLY REGULATED IN THE DISTRICT SCHEDULE AT 8% OF THE OVERALL RESIDENTIAL AREA THUS, AREAS NEED TO BE TOTALLED. BALCONIES ARE NOT TO BE CONFUSED WITH OPEN-AIR ROOF DECKS.

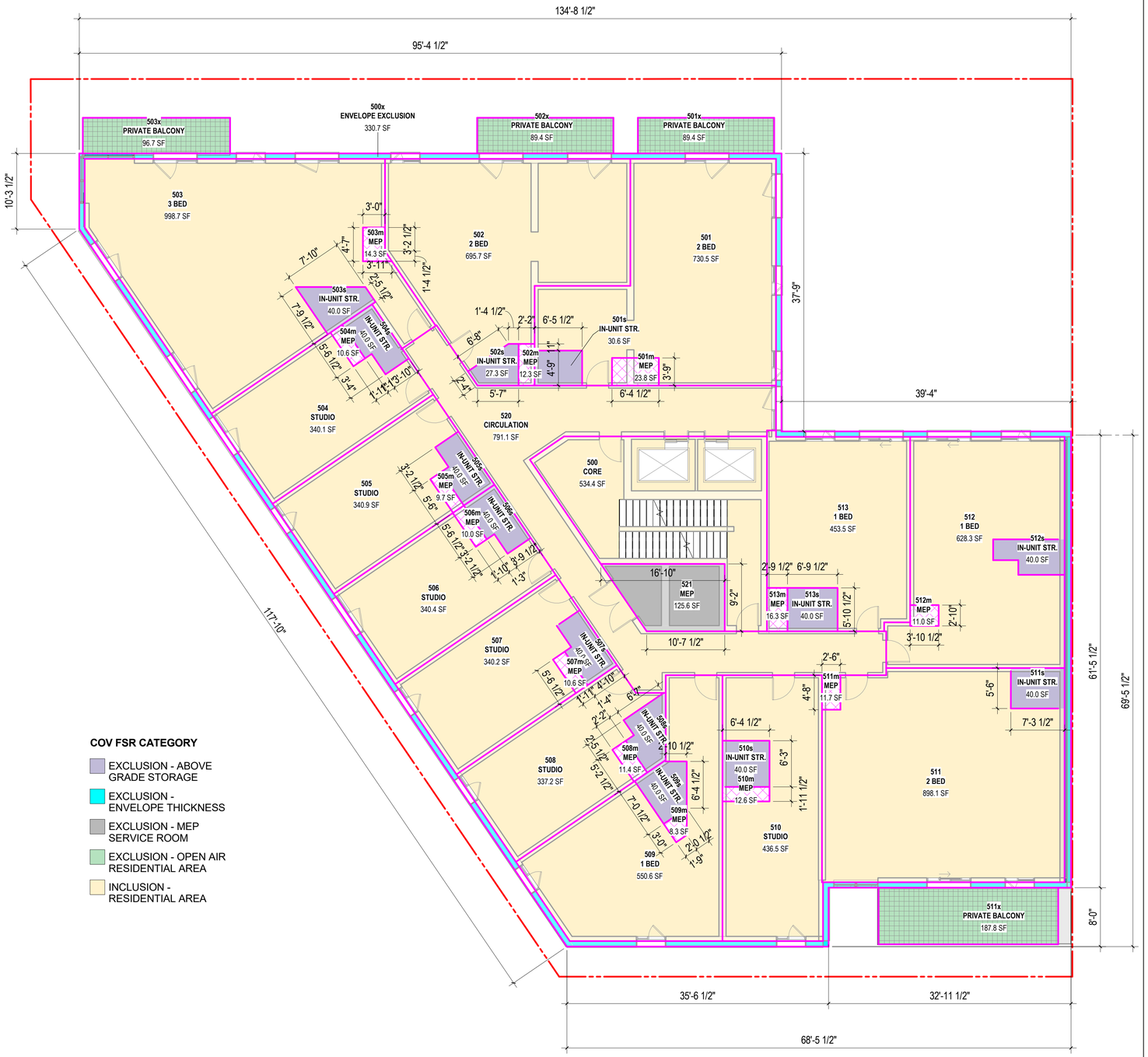
3. COMMON AREA THAT IS USED BY MULTIPLE USES MUST BE APPORTIONED BETWEEN EACH USE. NOTE: APPORTIONED AREA AT LEVEL 1 ALLOCATED FOR PARKADE USEAGE.

4. EXCLUSIONS ARE TO BE COUNTED IN THE GROSS AREA THEN SUBTRACTED TO DETERMINE THE FSR OF THE USE.

5. DIMENSIONS PROVIDED SO THAT THE PROJECT COORDINATOR CAN VERIFY AREA IS ACCURATE.

6. DWELLING UNIT AREAS ARE CALCULATED PER SECTION 11.10 OF THE ZONING & DEV. BY-LAW. UNIT AREAS DO NOT INCLUDE IN-UNIT STORAGE OR BALCONIES.

7. AREA TO BE CALCULATED FROM CENTRELINE OF PARTITION WALLS THAT SEPARATE A USE. NOTE: EXCLUSIONS ARE SUBJECT TO THE APPLICABLE DISTRICT SCHEDULE IN THE ZONING AND DEVELOPMENT BY-LAW.



COV FSR CATEGORY

- EXCLUSION - ABOVE GRADE STORAGE
- EXCLUSION - ENVELOPE THICKNESS
- EXCLUSION - MEP SERVICE ROOM
- EXCLUSION - OPEN AIR RESIDENTIAL AREA
- INCLUSION - RESIDENTIAL AREA

1 / A2.65 **FSR, LEVEL 5**
1/8" = 1'-0"

0' 2' 4' 8' 16'

7/7/2022 5:17:57 PM

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1	Issued for Revised Rezoning	06/07/2022

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Drawing Title

PLAN, FSR - LEVEL 5

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A2.65

REVISED RZ

LEVEL	NAME	AREA
LEVEL 6	GROSS FLOOR AREA	9,996.6 SF

FSR L6 - EXCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 6	601s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	21' - 9"	30.6 SF
LEVEL 6	602s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	21' - 7"	27.3 SF
LEVEL 6	603s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 6	604s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 11"	40.0 SF
LEVEL 6	605s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 5"	40.0 SF
LEVEL 6	606s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 3"	40.0 SF
LEVEL 6	607s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	27' - 4"	40.0 SF
LEVEL 6	608s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	28' - 0"	40.0 SF
LEVEL 6	609s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 1"	40.0 SF
LEVEL 6	610s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	24' - 11"	40.0 SF
LEVEL 6	611s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	24' - 4"	40.0 SF
LEVEL 6	612s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	28' - 2"	40.0 SF
LEVEL 6	613s	IN-UNIT STR.	EXCLUSION - ABOVE GRADE STORAGE	25' - 5"	40.0 SF
LEVEL 6	600x	ENVELOPE EXCLUSION	EXCLUSION - ENVELOPE THICKNESS	438' - 11"	330.7 SF
LEVEL 6	621	MEP	EXCLUSION - MEP SERVICE ROOM	47' - 8"	125.6 SF
LEVEL 6	601m	MEP	EXCLUSION - MEP SERVICE SHAFT	20' - 3"	23.8 SF
LEVEL 6	602m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 8"	12.3 SF
LEVEL 6	603m	MEP	EXCLUSION - MEP SERVICE SHAFT	15' - 7"	14.3 SF
LEVEL 6	604m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 6	605m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	9.7 SF
LEVEL 6	606m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 5"	10.0 SF
LEVEL 6	607m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 11"	10.6 SF
LEVEL 6	608m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 10"	11.4 SF
LEVEL 6	609m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 2"	8.3 SF
LEVEL 6	610m	MEP	EXCLUSION - MEP SERVICE SHAFT	16' - 3"	12.6 SF
LEVEL 6	611m	MEP	EXCLUSION - MEP SERVICE SHAFT	14' - 4"	11.7 SF
LEVEL 6	612m	MEP	EXCLUSION - MEP SERVICE SHAFT	12' - 5"	11.0 SF
LEVEL 6	613m	MEP	EXCLUSION - MEP SERVICE SHAFT	17' - 4"	16.3 SF
LEVEL 6	601x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	46' - 8"	89.4 SF
LEVEL 6	602x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	46' - 8"	89.4 SF
LEVEL 6	603x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	49' - 8"	96.7 SF
LEVEL 6	611x	PRIVATE BALCONY	EXCLUSION - OPEN AIR RESIDENTIAL AREA	64' - 2"	187.8 SF
SUBTOTAL					1,580.3 SF

FSR L6 - INCLUSIONS

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
LEVEL 6	600	CORE	INCLUSION - RESIDENTIAL AREA	108' - 6"	534.4 SF
LEVEL 6	601	2 BED	INCLUSION - RESIDENTIAL AREA	134' - 0"	730.5 SF
LEVEL 6	602	2 BED	INCLUSION - RESIDENTIAL AREA	113' - 6"	695.7 SF
LEVEL 6	603	3 BED	INCLUSION - RESIDENTIAL AREA	163' - 6"	998.7 SF
LEVEL 6	604	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 5"	340.1 SF
LEVEL 6	605	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.9 SF
LEVEL 6	606	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 4"	340.4 SF
LEVEL 6	607	STUDIO	INCLUSION - RESIDENTIAL AREA	82' - 0"	340.2 SF
LEVEL 6	608	STUDIO	INCLUSION - RESIDENTIAL AREA	86' - 3"	337.2 SF
LEVEL 6	609	1 BED	INCLUSION - RESIDENTIAL AREA	133' - 3"	550.6 SF
LEVEL 6	610	STUDIO	INCLUSION - RESIDENTIAL AREA	112' - 3"	436.5 SF
LEVEL 6	611	2 BED	INCLUSION - RESIDENTIAL AREA	122' - 10"	898.1 SF
LEVEL 6	612	1 BED	INCLUSION - RESIDENTIAL AREA	136' - 2"	628.3 SF
LEVEL 6	613	1 BED	INCLUSION - RESIDENTIAL AREA	92' - 5"	453.5 SF
LEVEL 6	620	CIRCULATION	INCLUSION - RESIDENTIAL AREA	257' - 0"	791.1 SF
SUBTOTAL					8,416.2 SF

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

2. BALCONY AREAS ARE TYPICALLY REGULATED IN THE DISTRICT SCHEDULE AT 8% OF THE OVERALL RESIDENTIAL AREA THUS, AREAS NEED TO BE TOTALLED. BALCONIES ARE NOT TO BE CONFUSED WITH OPEN-AIR ROOF DECKS.

3. COMMON AREA THAT IS USED BY MULTIPLE USES MUST BE APPORTIONED BETWEEN EACH USE. NOTE: APPORTIONED AREA AT LEVEL 1 ALLOCATED FOR PARKADE USEAGE.

4. EXCLUSIONS ARE TO BE COUNTED IN THE GROSS AREA THEN SUBTRACTED TO DETERMINE THE FSR OF THE USE.

5. DIMENSIONS PROVIDED SO THAT THE PROJECT COORDINATOR CAN VERIFY AREA IS ACCURATE.

6. DWELLING UNIT AREAS ARE CALCULATED PER SECTION 11.10 OF THE ZONING & DEV. BY-LAW. UNIT AREAS DO NOT INCLUDE IN-UNIT STORAGE OR BALCONIES.

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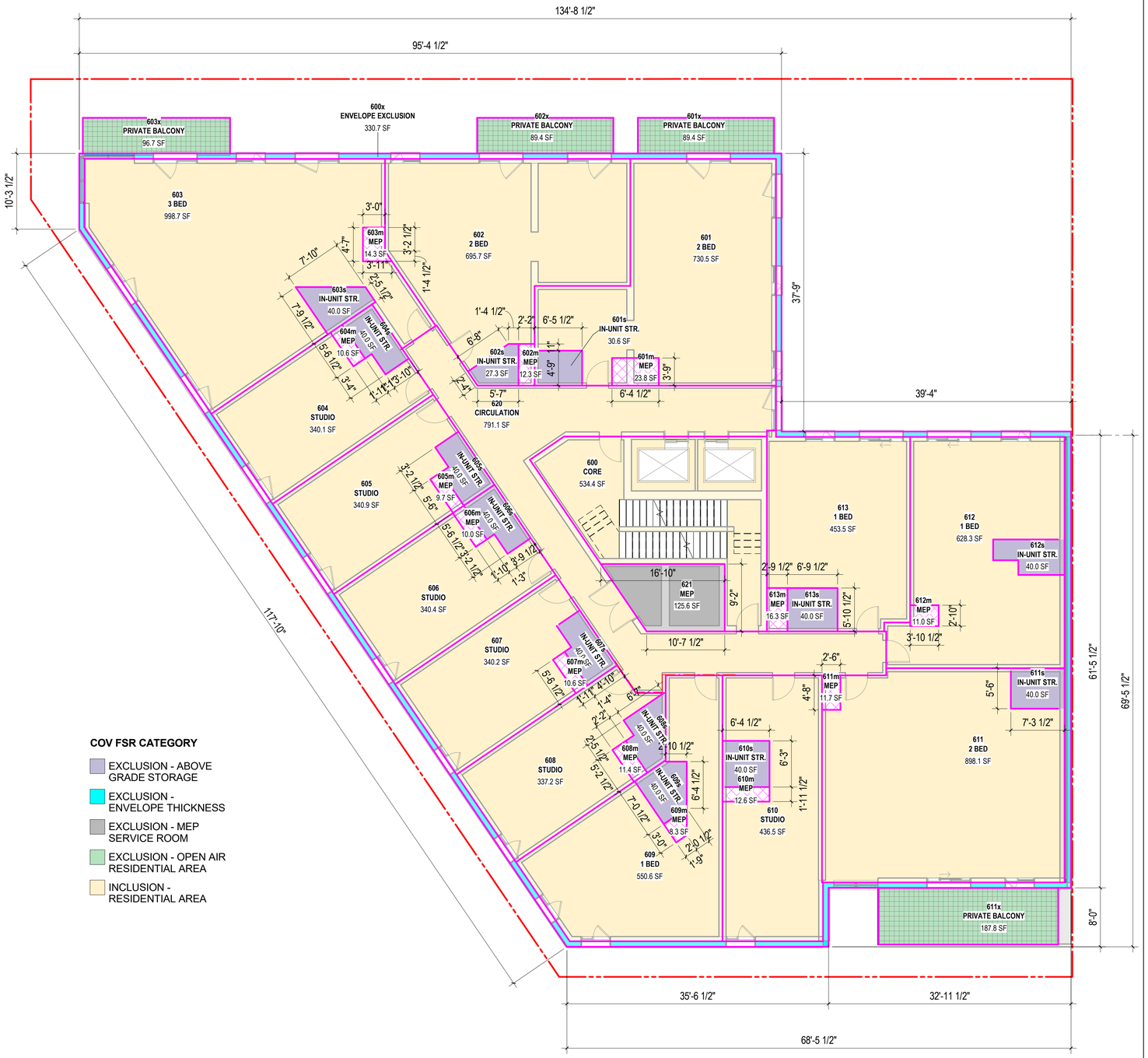

COV FSR CATEGORY

- EXCLUSION - ABOVE GRADE STORAGE
- EXCLUSION - ENVELOPE THICKNESS
- EXCLUSION - MEP SERVICE ROOM
- EXCLUSION - OPEN AIR RESIDENTIAL AREA
- INCLUSION - RESIDENTIAL AREA

1 / A2.66 **FSR, LEVEL 6**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Drawing Title

PLAN, FSR - LEVEL 6

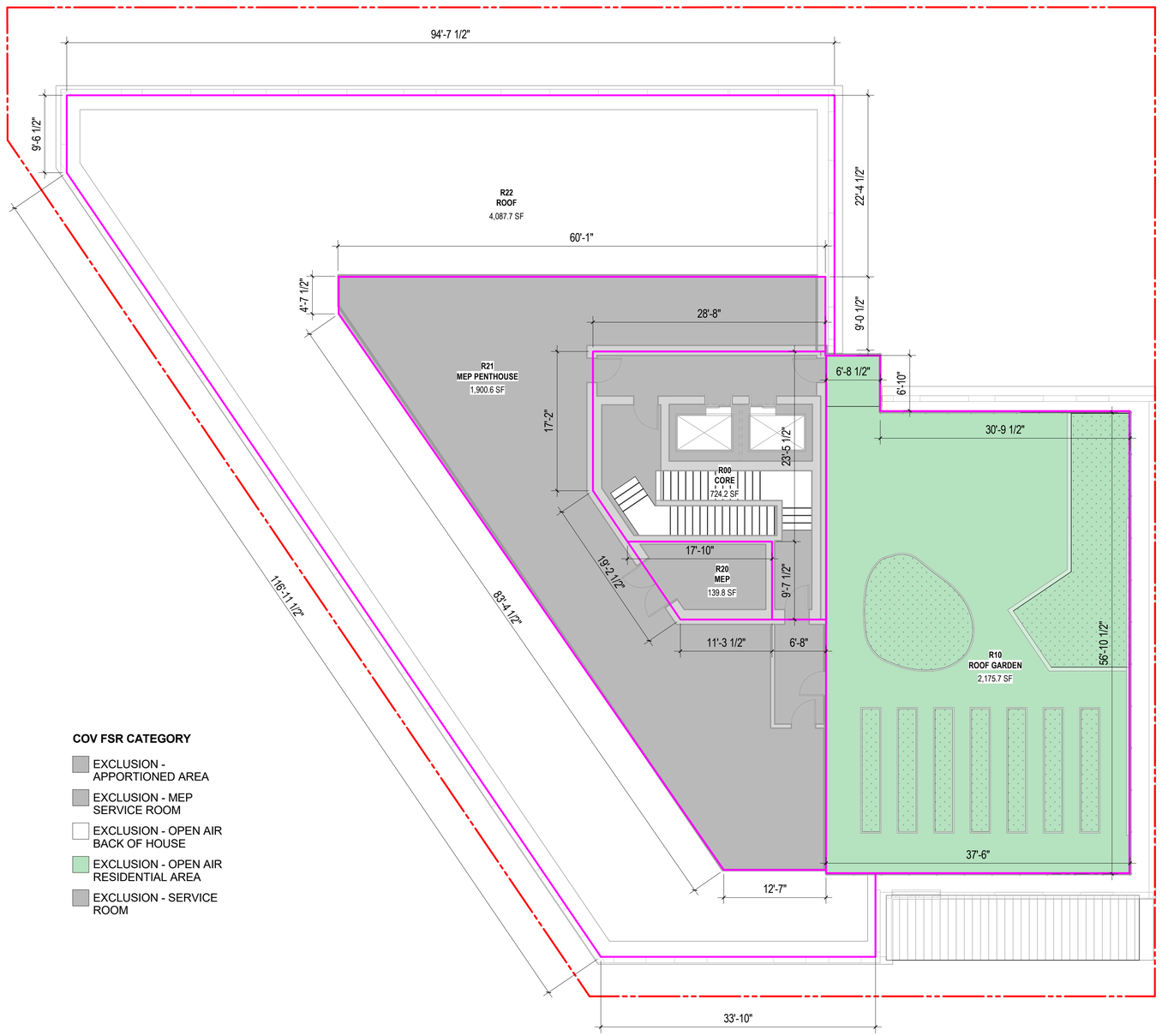
Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A2.66

REVISED RZ

LEVEL	NUMBER	NAME	COV FSR CATEGORY	TOTAL PERIMETER	AREA
ROOF	R00	CORE	EXCLUSION - APPORTIONED AREA	120' - 7"	724.2 SF
ROOF	R21	MEP PENTHOUSE	EXCLUSION - MEP SERVICE ROOM	283' - 4"	1,900.6 SF
ROOF	R22	ROOF	EXCLUSION - OPEN AIR BACK OF HOUSE	475' - 3"	4,087.7 SF
ROOF	R10	ROOF GARDEN	EXCLUSION - OPEN AIR RESIDENTIAL AREA	202' - 4"	2,175.7 SF
ROOF	R20	MEP	EXCLUSION - SERVICE ROOM	50' - 4"	139.8 SF
					9,028.1 SF



COV FSR CATEGORY

- EXCLUSION - APPORTIONED AREA
- EXCLUSION - MEP SERVICE ROOM
- EXCLUSION - OPEN AIR BACK OF HOUSE
- EXCLUSION - OPEN AIR RESIDENTIAL AREA
- EXCLUSION - SERVICE ROOM

1. AREAS CALCULATED TO THE OUTER MOST SURFACE OF ALL EXTERIOR WALLS.

2. BALCONY AREAS ARE TYPICALLY REGULATED IN THE DISTRICT SCHEDULE AT 8% OF THE OVERALL RESIDENTIAL AREA THUS, AREAS NEED TO BE TOTALLED. BALCONIES ARE NOT TO BE CONFUSED WITH OPEN-AIR ROOF DECKS.

3. COMMON AREA THAT IS USED BY MULTIPLE USES MUST BE APPORTIONED BETWEEN EACH USE.
NOTE: APPORTIONED AREA AT LEVEL 1 ALLOCATED FOR PARKADE USEAGE.

4. EXCLUSIONS ARE TO BE COUNTED IN THE GROSS AREA THEN SUBTRACTED TO DETERMINE THE FSR OF THE USE.
NOTE: ALL ROOF LEVEL AREAS CATEGORIZED AS FSR EXCLUSIONS.

5. DIMENSIONS PROVIDED SO THAT THE PROJECT COORDINATOR CAN VERIFY AREA IS ACCURATE.

6. DWELLING UNIT AREAS ARE CALCULATED PER SECTION 11.10 OF THE ZONING & DEV. BY-LAW. UNIT AREAS DO NOT INCLUDE IN-UNIT STORAGE OR BALCONIES.

7. AREA TO BE CALCULATED FROM CENTRELINE OF PARTITION WALLS THAT SEPARATE A USE.
NOTE: EXCLUSIONS ARE SUBJECT TO THE APPLICABLE DISTRICT SCHEDULE IN THE ZONING AND DEVELOPMENT BY-LAW.

1 / A2.67 **FSR, ROOF LEVEL**
1/8" = 1'-0"

0' 2' 4' 8' 16'

7/7/2022 5:18:01 PM

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PLAN, FSR - ROOF LEVEL

Date:	JUL 7, 2022
Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A2.67

REVISED RZ

MATERIAL LEGEND:

1 - ALUMINUM CLADDING PANEL (CORRUGATED) - PAPYRUS WHITE
2 - ALUMINUM CLADDING PANEL (CORRUGATED) - DUSTY GREY
3 - VISION PANEL GLAZING
4 - SPANDREL PANEL GLAZING
5 - ADJUSTABLE SHADING DEVICE
6 - CLEAR MONOLITHIC GUARDRAIL GLAZING
7 - PICKET HANDRAIL
8 - WINDOW METAL FRAME
9 - EXTERIOR METAL LOUVER
10 - WINDOW SHROUD
11 - METAL CANOPY - (CRU)
12 - METAL CANOPY AND SIGNAGE - (ENTRY)
13 - PERFORATED METAL MESH PARKADE ENTRY GATE
14 - PRIVACY SCREEN
16 - DECORATIVE SCREEN



1 A3.01 **ELEVATION, NORTH**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Drawing Title

ELEVATIONS, EXTERIOR NORTH

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Job No:	24845.AKIN
Drawn By:	MJ
Checked By:	AT

Drawing No.

A3.01

REVISED RZ

MATERIAL LEGEND:

1 - ALUMINUM CLADDING PANEL (CORRUGATED) - PAPYRUS WHITE
2 - ALUMINUM CLADDING PANEL (CORRUGATED) - DUSTY GREY
3 - VISION PANEL GLAZING
4 - SPANDREL PANEL GLAZING
5 - ADJUSTABLE SHADING DEVICE
6 - CLEAR MONOLITHIC GUARDRAIL GLAZING
7 - PICKET HANDRAIL
8 - WINDOW METAL FRAME
9 - EXTERIOR METAL LOUVER
10 - WINDOW SHROUD
11 - METAL CANOPY - (CRU)
12 - METAL CANOPY AND SIGNAGE - (ENTRY)
13 - PERFORATED METAL MESH PARKADE ENTRY GATE
14 - PRIVACY SCREEN
16 - DECORATIVE SCREEN



1 A3.02 **ELEVATION, EAST**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Drawing Title

ELEVATIONS, EXTERIOR EAST

Date: JUL 7, 2022
Job No: 24845.AKIN
Drawn By: MJ
Checked By: AT

Drawing No.

A3.02

REVISED RZ

MATERIAL LEGEND:

1 - ALUMINUM CLADDING PANEL (CORRUGATED) - PAPYRUS WHITE
2 - ALUMINUM CLADDING PANEL (CORRUGATED) - DUSTY GREY
3 - VISION PANEL GLAZING
4 - SPANDREL PANEL GLAZING
5 - ADJUSTABLE SHADING DEVICE
6 - CLEAR MONOLITHIC GUARDRAIL GLAZING
7 - PICKET HANDRAIL
8 - WINDOW METAL FRAME
9 - EXTERIOR METAL LOUVER
10 - WINDOW SHROUD
11 - METAL CANOPY - (CRU)
12 - METAL CANOPY AND SIGNAGE - (ENTRY)
13 - PERFORATED METAL MESH PARKADE ENTRY GATE
14 - PRIVACY SCREEN
16 - DECORATIVE SCREEN



1 / A3.03 **ELEVATION, SOUTH**
1/8" = 1'-0"

0' 2' 4' 8' 16'

7/7/2022 5:18:42 PM

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ELEVATIONS, EXTERIOR SOUTH

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Drawing No.

A3.03

REVISED RZ

MATERIAL LEGEND:

1 - ALUMINUM CLADDING PANEL (CORRUGATED) - PAPYRUS WHITE
2 - ALUMINUM CLADDING PANEL (CORRUGATED) - DUSTY GREY
3 - VISION PANEL GLAZING
4 - SPANDREL PANEL GLAZING
5 - ADJUSTABLE SHADING DEVICE
6 - CLEAR MONOLITHIC GUARDRAIL GLAZING
7 - PICKET HANDRAIL
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11 - METAL CANOPY - (CRU)
12 - METAL CANOPY AND SIGNAGE - (ENTRY)
13 - PERFORATED METAL MESH PARKADE ENTRY GATE
14 - PRIVACY SCREEN
16 - DECORATIVE SCREEN



1 / A3.04 **ELEVATION, WEST**
1/8" = 1'-0"

0' 2' 4' 8' 16'

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Drawing Title

ELEVATIONS,
EXTERIOR WEST

Date: JUL 7, 2022
Job No: 24845.AKIN
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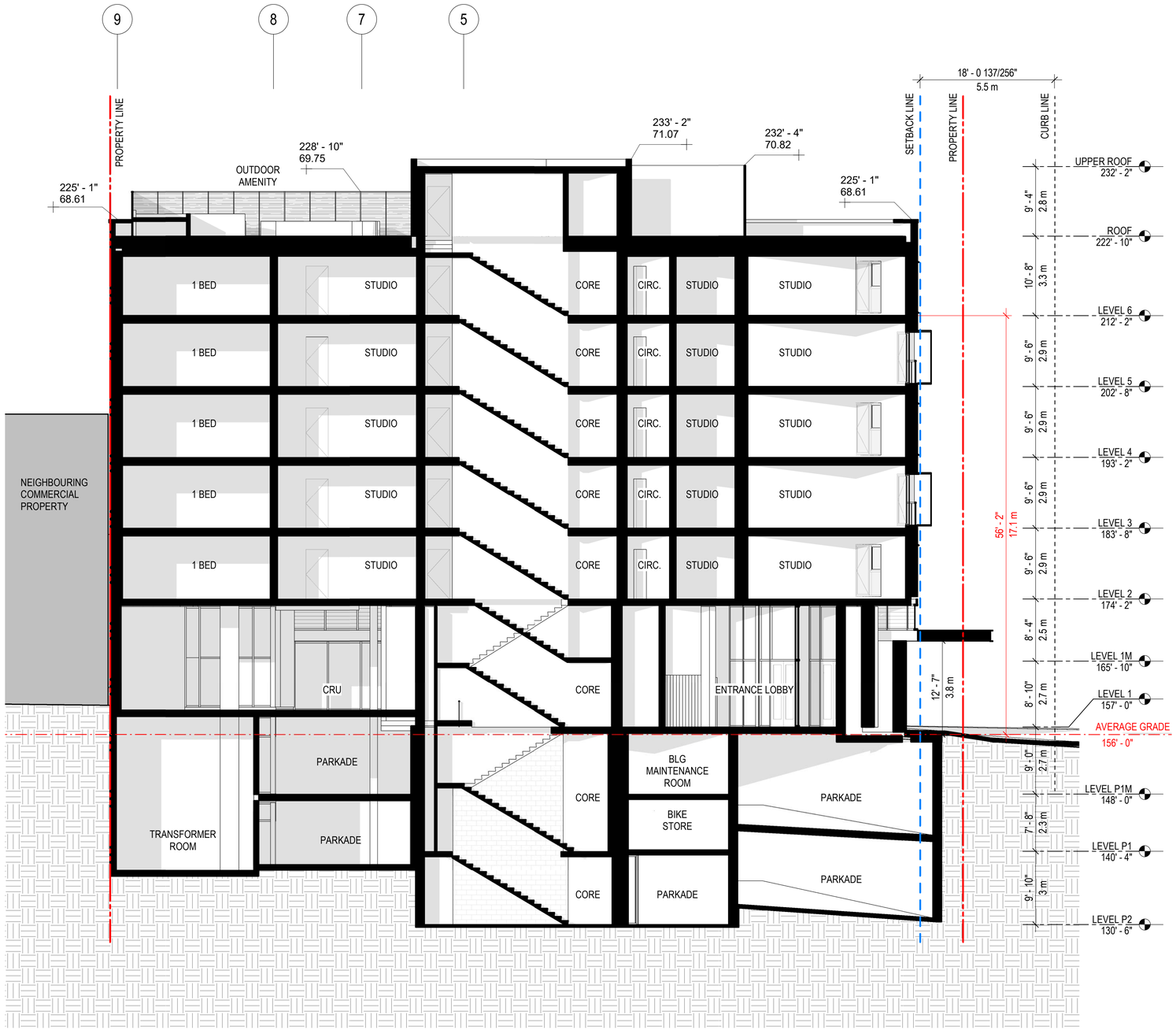
Drawing No.

A3.04

REVISED RZ



1 / A3.21 **SECTIONS, EAST-WEST**

1/8" = 1'-0"

0' 2' 4' 8' 16'

7/7/2022 5:19:03 PM

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SECTIONS,
NORTH-SOUTH

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A3.21

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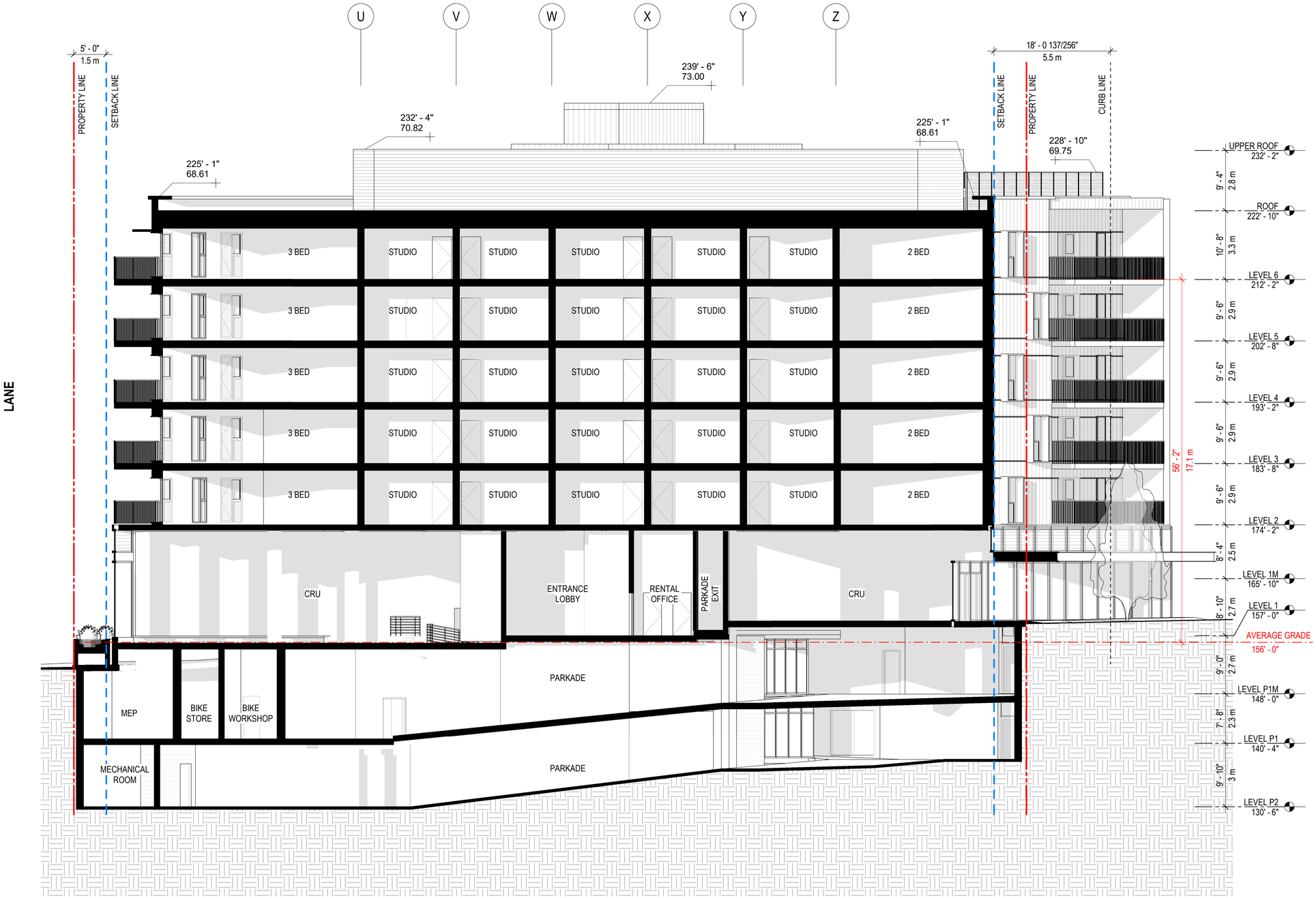

1 A3.22 **SECTIONS, NORTH-SOUTH**
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7/7/2022 5:19:13 PM

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SECTIONS,
EAST-WEST

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Drawing No.

A3.22

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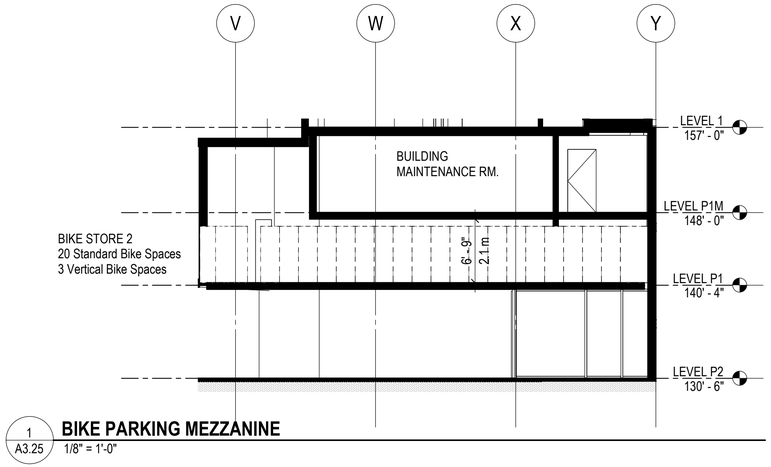

1 / A3.25 **BIKE PARKING MEZZANINE**
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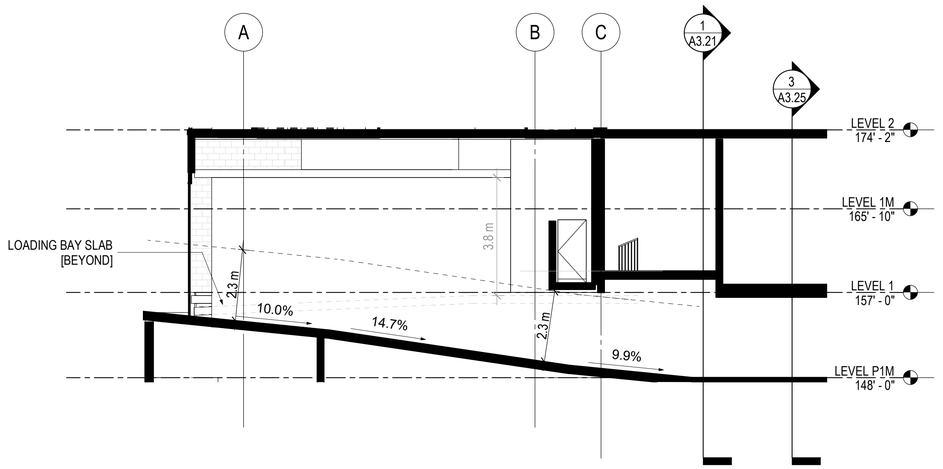
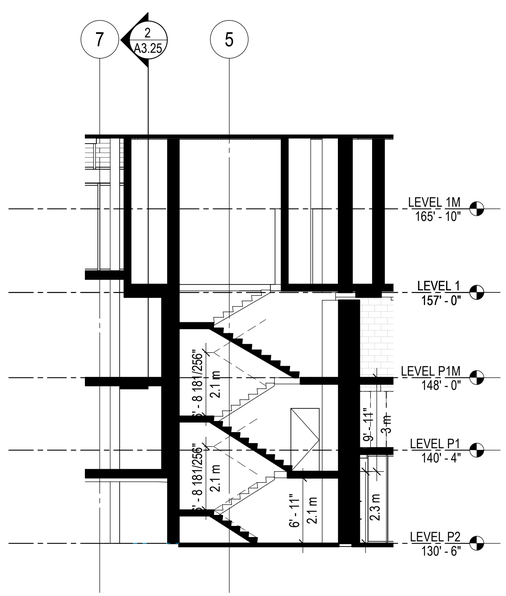


2 / A3.25 **MECHANICAL MEZZANINE AND PARKADE ENTRY RAMP**
1/8" = 1'-0"



3 / A3.25 **SECTION THRU' STAIR 3**
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Drawing Title

SECTIONS,
BUILDING
CLEARANCE

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Drawing No.

A3.25

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