

ISSUED FOR		
1	20220531	REZONING APPLICATION
2	20240919	DEVELOPMENT PERMIT APPLICATION
3	20250204	DP PRIOR TO RESPONSE #1
4	20250523	DP PRIOR TO RESPONSE #2
5	20250725	DP PRIOR TO RESPONSE #3
6	20250819	DP PRIOR TO RESPONSE #4
7	20250926	REZONING APPLICATION #2

PROJECT TEAM :

DEVELOPMENT
INTRACORP VANNESS LIMITED PARTNERSHIP
600 - 550 BURRARD ST.,
VANCOUVER BC, V6C 2B5

ARCHITECT
BONIFACE OLEKSIUK POLITANO ARCHITECTS
180 - 510 NICOLA ST,
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ENVELOPE / ENERGY MODEL
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611 BENT COURT,
NEW WESTMINSTER BC, V3M 1V3

STRUCTURAL
GLOTMAN SIMPSON
1661 WEST 5TH AVENUE,
VANCOUVER BC, V6J 1N5

MECHANICAL
REINBOLD ENGINEERING
400 - 1580 WEST BROADWAY
VANCOUVER BC, V6J 5K8

ELECTRICAL
NEMETZ AND ASSOCIATES
2009 WEST 4TH AVENUE,
VANCOUVER BC, V6J 1N3

LANDSCAPE
CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK ST,
VANCOUVER BC, V6H 2V1

CIVIL
APLIN & MARTIN CONSULTANTS LTD.
201 - 12448 82ND AVENUE
SURREY BC, V3W 3E9

GEOTECH
BRAUN GEOTECHNICAL LTD.
102 - 19049 95A AVENUE
SURREY BC, V4N 4P3

CODE CONSULTANT
LMDG
780 BEATTY ST.,
VANCOUVER, V6B 2M1

INTERIOR DESIGN
BOB'S YOUR UNCLE
973 EAST HASTINGS ST,
VANCOUVER, V6A 0H1

ACOUSTIC
BROWN STRACHAN ASSOCIATES
130-1020 MAINLAND ST,
VANCOUVER, V6B 2T5

TRAFFIC CONSULTANT
BUNT AND ASSOCIATES
1050 W PENDER ST, #1550
VANCOUVER, V6E 3S7

WASTE MANAGEMENT
TARGET ZERO WASTE
VANCOUVER

3380 VANNESS AVE &
3347 CLIVE AVE

REZONING APPLICATION #2
SEPTEMBER 26, 2025



DRAWING LIST - ARCHITECTURAL

- FD-00 COVER SHEET
FSR-1 FSR DATA
FSR-2 LEVEL 01, LEVEL 1 UPPER FSR PLAN
FSR-3 LEVEL 02, 03 FSR PLAN
FSR-4 LEVEL 04, 05 FSR PLAN
FSR-5 LEVEL 06, 07 FSR PLAN
FSR-6 LEVEL 08, 09 PLAN
FSR-7 AMENITY ROOF FSR PLAN
FSR-8 ELEV MACHINE ROOM FSR PLAN & VARIABLE BALCONIES DIAGRAM
FSR-9 BELOW MARKET UNITS

SEAL



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3380 Vanness Ave
21004C

COVER SHEET

F0.00

DRAWN: YA
CHECKED: AP

BMR CALCULATION BASED ON DWELLING UNIT AREA

UNIT TYPES, SIZE AND COUNT

SHARED CORRIDOR FSR

BALCONIES & TERRACES

VARIABLE BALCONIES TOTAL	
VARIABLE BALCONY LEVEL 06: WEST TOWER ROOFTOP *	
TOTAL EXCL. (BALCONY) *	13,450.85 SF 1,249.62 m ²
VARIABLE BALCONY LEVEL 06: EAST TOWER ROOFTOP *	
TOTAL EXCL. (BALCONY) *	15,655.05 SF 1,454.40 m ²
	VARIABLE BALCONY TOTAL
	29,537.98 SF 2,744.17 m ²

CONY AREA PERCENTAGE
 $7.6 \text{ m}^2 / 40,525.2 \text{ m}^2 = 11.84\%$

SITE INFORMATION

ADDRESSES:	3380 VANNESS AVE, VANCOUVER, BC & 3347 CLIVE AVE, VANCOUVER, BC	
EXISTING ZONE:	CD-1	
EXISTING USE:	MULTI-FAMILY RESIDENTIAL, RETAIL, COMMERCIAL, SINGLE-FAMILY RESIDENTIAL	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, COMMERCIAL, CHILD CARE	
EXISTING SITE AREA:	38,323.88 SF (3,560.3 m ²)	
MAX. HEIGHT PERMITTED: DESIGN GUIDELINES ASSUMPTIONS: 1. COMMERCIAL FLOOR AT 20'0" (6.0M) 2. 33 RESIDENTIAL FLOOR AT 8'0" (2.4M) 3. EXTRA ROOFTOP HEIGHT 13'0" (4.0M)		
PROPOSED HEIGHT:	112M (EAST TOWER HEIGHT) 206.30M (EAST TOWER HEIGHT)	104M (WEST TOWER HEIGHT) 200.68M (WEST TOWER HEIGHT)

SETBACKS

NORTH - VANNESS AVE: 4.6M (15 FT)
EAST - LANE: 4.6M (15 FT)
WEST - (SINGLE-FAMILY LOT): 7.3M (24 FT)
SOUTH - CLIVE AVE: 3.6M (12 FT)

DENSITY

ALLOWABLE EXCLUSIONS:

- BALCONIES (MAX. 12%)
- RES. STORAGE (40 FT²/UNIT)
- AMENITY AREA
- EXTERIOR WALL THICKNESS (GREATER THAN 150MM)

DENSITY

ALLOWABLE EXCLUSIONS:

- BALCONIES (MAX. 12%)
- RES. STORAGE (40 FT²/UNIT)
- AMENITY AREA
- EXTERIOR WALL THICKNESS (GREATER THAN 152MM)

KEYPLAN

SEAN

This is a meeting for individuals and their families, friends, and colleagues, as well as for the business community, to discuss the impact of the September 11 attacks on the world. The meeting will be held at the New York Marriott Marquis, 1230 Avenue of the Americas, New York, NY 10020-1399, on Tuesday, September 11, 2001, from 10:00 a.m. to 12:00 p.m. The meeting is free of charge, but a donation of \$10.00 is suggested. For more information, please contact the American Psychological Association, 750 First Street, NE, Washington, DC 20002-4242, or call 202/336-6000.

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3380 Vanness Ave
21004C

FSR DATA

FSR-1

DRAWN: YA
CHECKED: AF

GFA LEVEL 01			
Area per Level	Level Multiplier	Total Area (sf)	Total Area (m2)
17,866.3 SF	1	17,866.3 SF	1659.1 m ²

NET (FSR) LEVEL 01			
Area per Level	Level Multiplier	Total Area (sf)	Total Area (m2)
17,355.3 SF	1	17,355.3 SF	1612.4 m ²

*FSR = DAYCARE + RETAIL + CIRCULATION + WALL THICKNESS

CIRCULATION LEVEL 01			
Area Use	Area per Level	Total Area (SF)	Total Area (m2)
RES	2,203.6 SF	2,203.6 SF	204.7 m ²
RES	2,255.6 SF	2,255.6 SF	209.6 m ²
RES	92.0 SF	92.0 SF	8.5 m ²
SHARED RES	1,593.4 SF	1,593.4 SF	144.9 m ²
SHARED COMM	36.1 SF	36.1 SF	3.4 m ²
RES	26.5 SF	26.5 SF	2.7 m ²
RES	26.0 SF	26.0 SF	2.4 m ²
	6,199.2 SF	6,199.2 SF	575.9 m ²

COMMERCIAL LEVEL 01		
Area per Level	Total Area (SF)	Total Area (m2)
RETAIL	6,119.5 SF	568.5 m ²
	6,119.5 SF	568.5 m ²

DAYCARE LEVEL 01		
Area per Level	Total Area (SF)	Total Area (m2)
COMM	5,036.5 SF	467.9 m ²
	5,036.5 SF	467.9 m ²

AMENITY EXCLUSION LEVEL 01			
Building #	Area per Level	Total Area (SF)	Total Area (m2)
PODIUM	611.1 SF	611.1 SF	56.8 m ²
	611.1 SF	611.1 SF	56.8 m ²

GFA LEVEL 01 MEZZANINE			
Area per Level	Level Multiplier	Total Area (sf)	Total Area (m2)
1,466.6 SF	1	1,466.6 SF	136.2 m ²

NET (FSR) LEVEL 01 MEZZANINE			
Area per Level	Level Multiplier	Total Area (sf)	Total Area (m2)
1,466.6 SF	1	1,466.6 SF	136.2 m ²

CIRCULATION + WALL THICKNESS LEVEL 01 MEZZ				
Type	Number	Area per Level	Total Area (SF)	Total Area (m2)
CIRC/SERVICE	1	1,466.6 SF	1,466.6 SF	136.2 m ²
		1,466.6 SF	1,466.6 SF	136.2 m ²

KEY PLAN

SEAL



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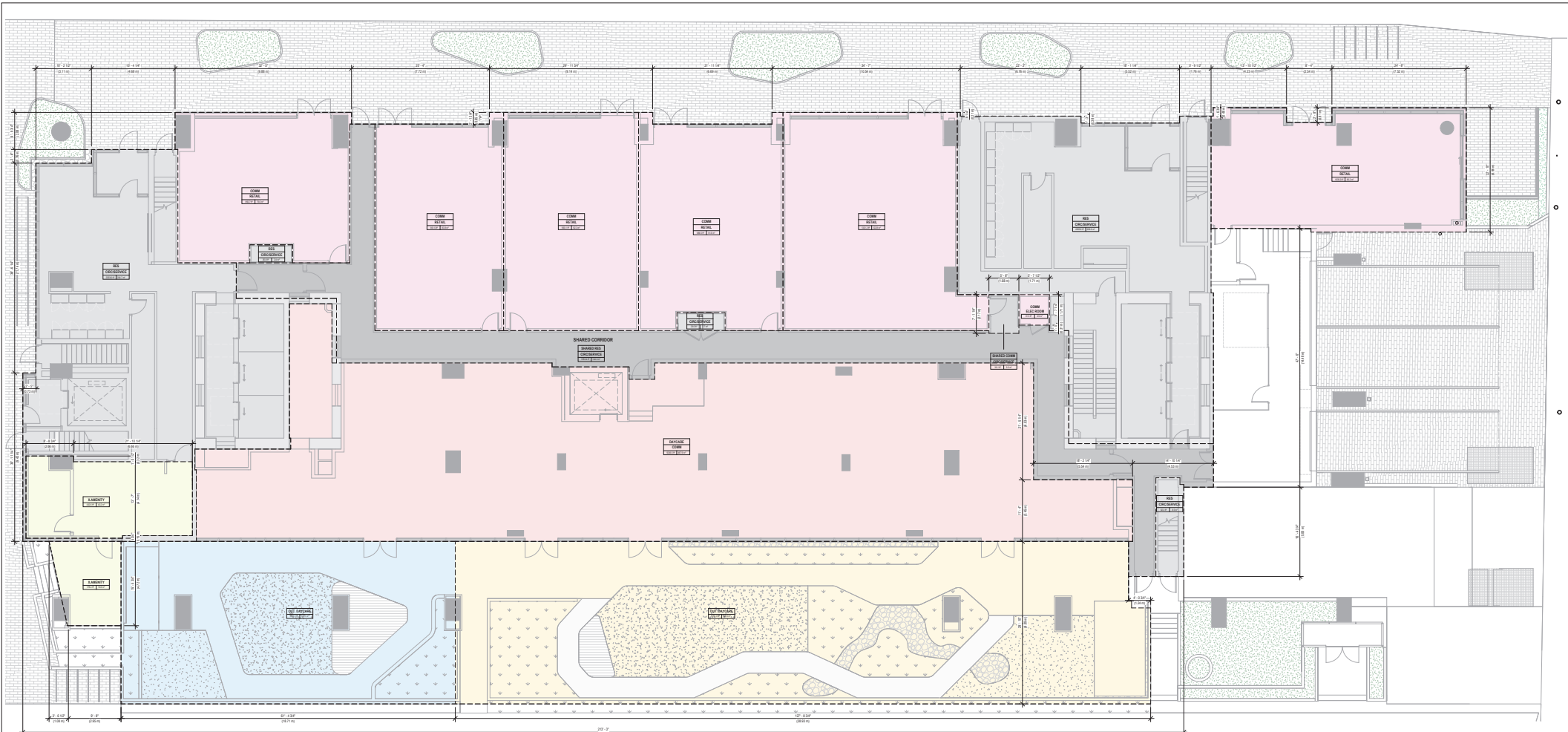
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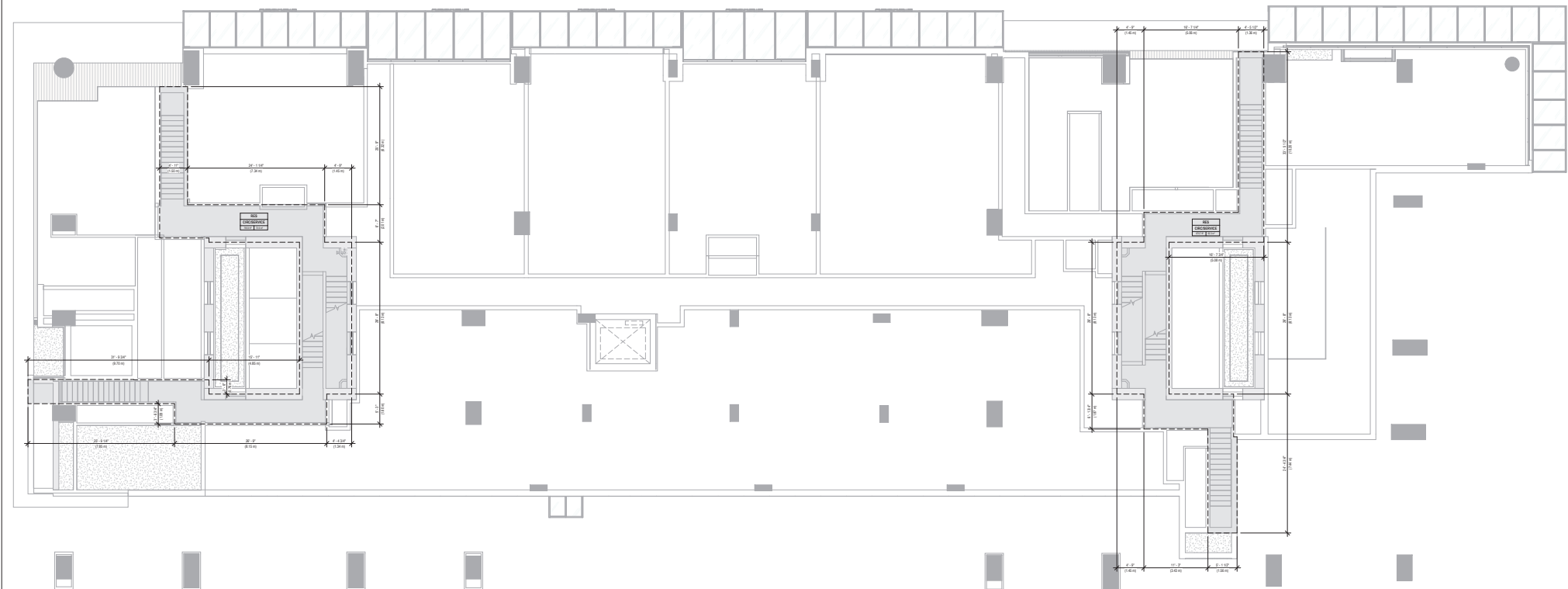
LEVEL 01, LEVEL 1
UPPER FSR PLAN

FSR-2

DRAWN: YA
CHECKED: AP



2 LEVEL 01
SCALE: 1/8" = 1'-0"



1 LEVEL 1 MEZZANINE
SCALE: 1/8" = 1'-0"

NOTE: ALL BUILDING DIMENSIONS, SETBACKS AND YARDS ARE TO THE OUTSIDE OF CLADDING.



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7	20250826	REZONING APPLICATION #2

NET (FSR) LEVEL 04

*FSR = DWELLING UNITS + CIRCULATION + WALL THICKNESS

			Total Area	Total A
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STORAGE LEVEL 04

* 10 STORAGE LOCKER

BALCONY LEVEL 04WALL EXCLUSION LEVE

CIRCULATION + WALL THICKNESS

MR UNITS LEVEL 04BALCONY LEVEL 04WALL EXCLUSION LEVE

CIRCULATION + WALL THICKNESS

Account Name	Account Number	Total Asset (USD)	Total Asset (GBP)
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NET (ESR) LEVEL 05

PODIUM	507	1	30.9 SF	30.9 SF
PODIUM	508	1	40.0 SF	40.0 SF

STUDIO UNIT	525	431.9 SF	431.9 SF	40.1
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ODIUM	526	1	35.3 SF	35.3
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* 10 STORAGE LOCKERS

BALCONY LEVEL 05

WALL EXCLUSION LEVEL

CIRCULATION + WALL THICKNESS

ICE				
	4216.3 SF		4216.3 SF	

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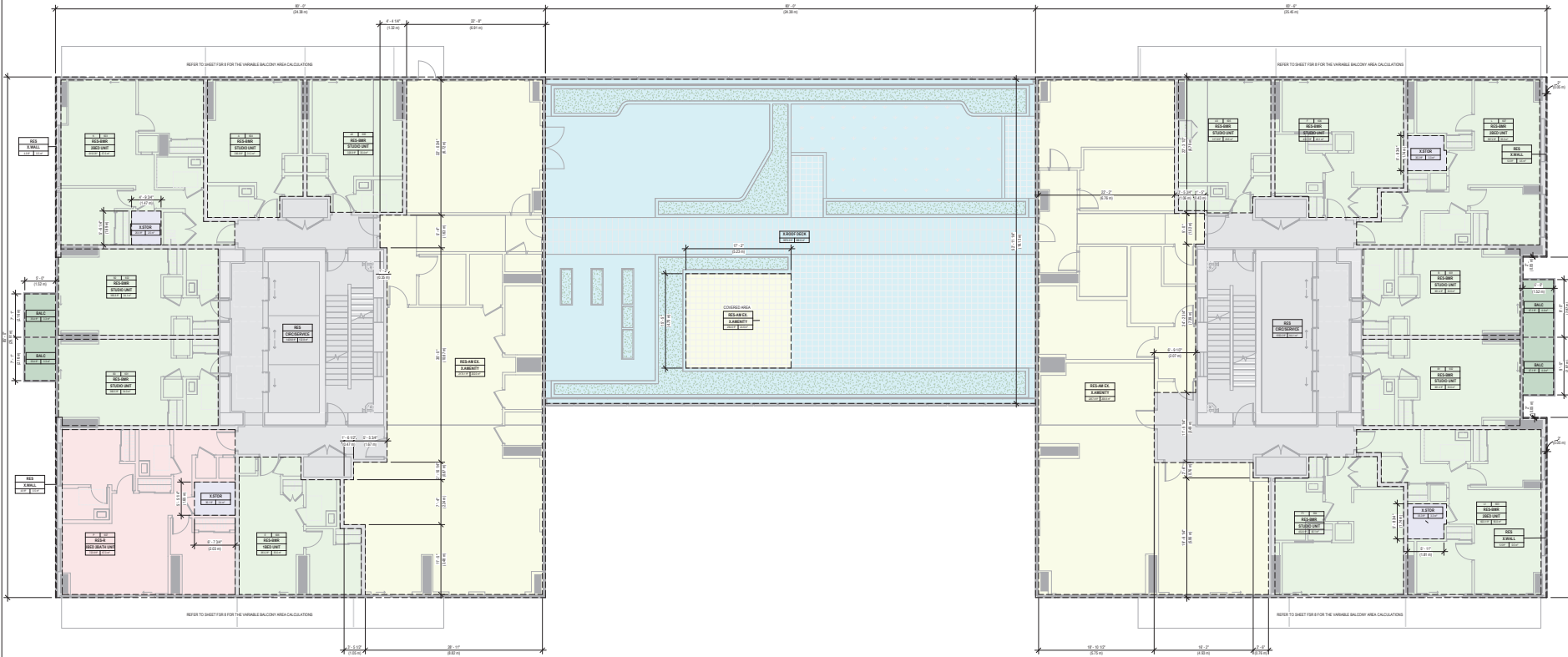
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21004C

LEVEL 04, 05 FSR
PLAN

FSR-4

DRAWN: YA
CHECKED: AF

NOTE: ALL BUILDING DIMENSIONS, SETBACKS AND YARDS ARE TO THE OUTSIDE OF CLADDING



1 LEVEL 06
SCALE: 1/8" = 1'-0"

GFA LEVEL 06				
Building #	Area per Level	Level Multiplier	Total Area (sf)	Total Area (m2)
W TOWER	6,800.0 SF	1	6,800.0 SF	631.7 m ²
PODIUM	264.6 SF	1	264.6 SF	24.6 m ²
E TOWER	6,994.9 SF	1	6,994.9 SF	649.9 m ²

NET (FSR) LEVEL 06				
Building #	Area per Level	Level Multiplier	Total Area (sf)	Total Area (m2)
W TOWER	4,563.4 SF	1	4,563.4 SF	423.0 m ²
E TOWER	4,695.5 SF	1	4,695.5 SF	432.5 m ²

*FSR = DWELLING UNITS + CIRCULATION + WALL THICKNESS

BMR UNITS LEVEL 06				
Type	Number	Area per Level	Total Area (SF)	Total Area (m2)
E TOWER	603	863.1 SF	603.1 SF	56.0 m ²
BED UNIT	607	597.2 SF	597.2 SF	55.5 m ²
2	1,200.3 SF	1,200.3 SF	111.5 m ²	
STUDIO UNIT	601	361.4 SF	361.4 SF	33.6 m ²
STUDIO UNIT	602	361.4 SF	361.4 SF	33.6 m ²
STUDIO UNIT	604	432.0 SF	432.0 SF	40.1 m ²
STUDIO UNIT	605	317.8 SF	317.8 SF	29.5 m ²
STUDIO UNIT	606	431.9 SF	431.9 SF	40.1 m ²
5	1,944.5 SF	1,944.5 SF	179.9 m ²	
W TOWER	606	383.2 SF	383.2 SF	35.6 m ²
BED UNIT	603	619.5 SF	619.5 SF	57.5 m ²
STUDIO UNIT	601	366.5 SF	366.5 SF	34.0 m ²
STUDIO UNIT	602	366.8 SF	366.8 SF	34.1 m ²
STUDIO UNIT	604	336.9 SF	336.9 SF	31.3 m ²
STUDIO UNIT	605	326.9 SF	326.9 SF	30.4 m ²
4	1,397.1 SF	1,397.1 SF	129.8 m ²	
13	5,504.5 SF	5,504.5 SF	511.4 m ²	

MR UNITS LEVEL 06				
Type	Number	Area per Level	Total Area (SF)	Total Area (m2)
W TOWER	607	723.9 SF	723.9 SF	67.3 m ²
BED/BATH UNIT	1	723.9 SF	723.9 SF	67.3 m ²
1	723.9 SF	723.9 SF	67.3 m ²	

AMENITY EXCLUSION LEVEL 06				
Building #	Area per Level	Level Multiplier	Total Area (SF)	Total Area (m2)
E TOWER	2,257.8 SF	1	2,257.8 SF	209.8 m ²
PODIUM	264.6 SF	1	264.6 SF	24.6 m ²
W TOWER	2,194.1 SF	1	2,194.1 SF	203.0 m ²
4,696.5 SF	4,696.5 SF		436.3 m ²	

STORAGE LEVEL 06				
Building #	Number	Count	Area per Level (SF)	Total Area (m2)
E TOWER	603	1	35.3 SF	3.3 m ²
E TOWER	607	1	35.3 SF	3.3 m ²
E TOWER	707	2	70.7 SF	6.6 m ²
W TOWER	603	15	26.6 SF	2.5 m ²
W TOWER	607	1	36.1 SF	3.4 m ²
2	62.7 SF	62.7 SF	5.8 m ²	
4	134.4 SF	134.4 SF	12.4 m ²	

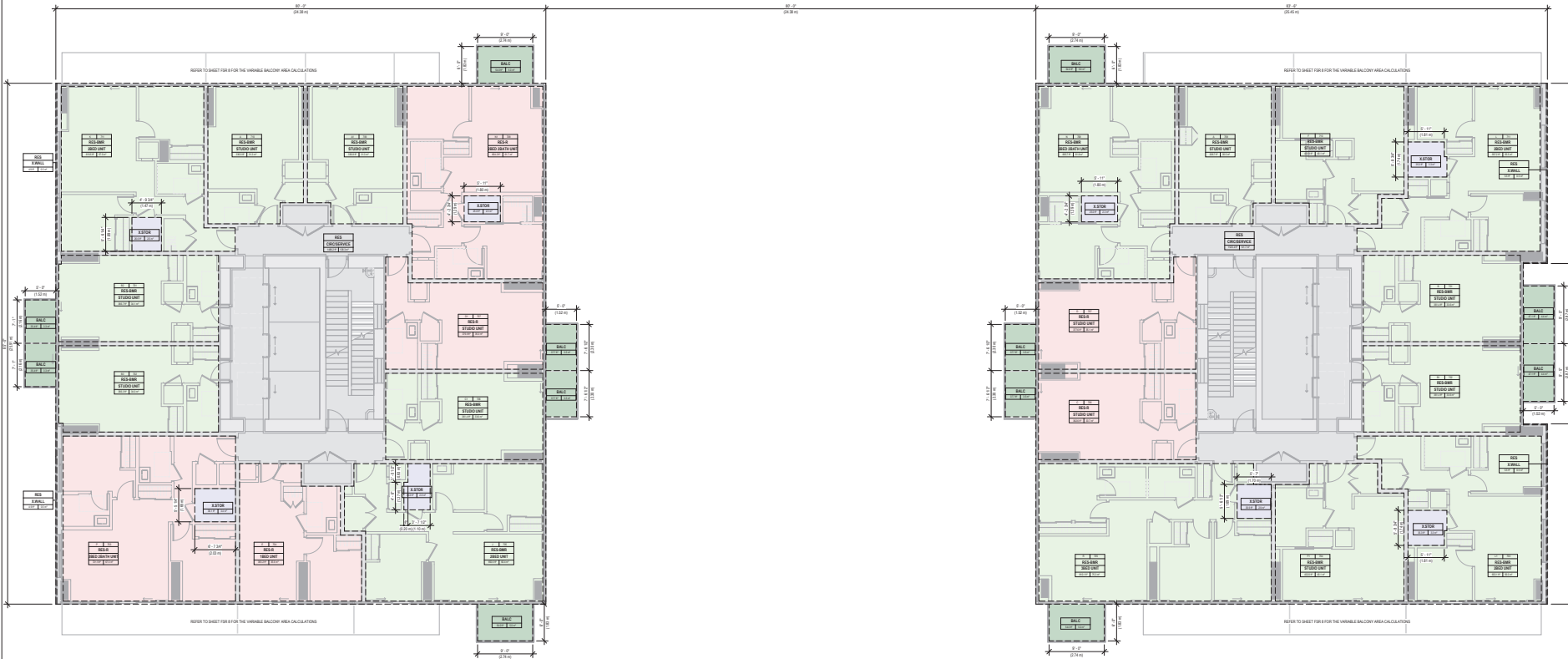
CIRCULATION + WALL THICKNESS LEVEL 06				
Building #	Area per Level	Level Multiplier	Total Area (SF)	Total Area (m2)
E TOWER	1,550.6 SF	1	1,550.6 SF	144.1 m ²
W TOWER	1,429.8 SF	1	1,429.8 SF	132.8 m ²
2,980.4 SF	2,980.4 SF		276.9 m ²	

REPETITIVE BALCONY LEVEL 06				
Type	Area per Level	Level Multiplier	Total Area (SF)	Total Area (m2)
BALC	35.4 SF	1	35.4 SF	3.3 m ²
BALC	35.4 SF	1	35.4 SF	3.3 m ²
BALC	47.1 SF	1	47.1 SF	4.4 m ²
BALC	47.1 SF	1	47.1 SF	4.4 m ²
165.0 SF	165.0 SF		15.3 m ²	

REFER TO SHEET FSR 8 FOR VARIABLE BALCONY AREAS BREAKDOWN

ROOF DECK LEVEL 06				
Type	Area per Level	Level Multiplier	Total Area (SF)	Total Area (m2)
X ROOF DECK	3,970.2 SF	1	3,970.2 SF	368.8 m ²
3,970.2 SF	3,970.2 SF		368.8 m ²	

WALL EXCLUSION LEVEL 06				
Building #	Area per Level	Level Multiplier	Total Area (SF)	Total Area (m2)
E TOWER	11.1 SF	1	11.1 SF	1.0 m ²
W TOWER	9.8 SF	1	9.8 SF	0.9 m ²
20.9 SF	20.9 SF		1.9 m ²	



2 LEVEL 07
SCALE: 1/8" = 1'-0"

GFA LEVEL 07				
Building #	Area per Level	Level Multiplier	Total Area (sf)	Total Area (m2)
W TOWER	6,800.0 SF	1	6,800.0 SF	631.7 m ²
E TOWER	6,994.9 SF	1	6,994.9 SF	649.9 m ²

NET (FSR) LEVEL 07				
Building #	Area per Level	Level Multiplier	Total Area (sf)	Total Area (m2)
W TOWER	6,672.1 SF	1	6,672.1 SF	619.9 m ²
E TOWER	6,857.3 SF	1	6,857.3 SF	637.1 m ²

*FSR = DWELLING UNITS + CIRCULATION + WALL THICKNESS

BMR UNITS LEVEL 07				
Type	Number	Area per Level	Total Area (SF)	Total Area (m2)
E TOWER	706	665.7 SF	665.7 SF	61.8 m ²
BED/BATH UNIT	703	603.1 SF	603.1 SF	56.0 m ²
BED UNIT	711	597.2 SF	597.2 SF	55.5 m ²
2	1,200.3 SF	1,200.3 SF	111.5 m ²	
BED UNIT	705	610.1 SF	610.1 SF	56.5 m ²
STUDIO UNIT	701	361.4 SF	361.4 SF	33.6 m ²
STUDIO UNIT	704	432.0 SF	432.0 SF	40.1 m ²
STUDIO UNIT	706	326.9 SF	326.9 SF	30.4 m ²
STUDIO UNIT	710	431.9 SF	431.9 SF	40.1 m ²
5	1,915.4 SF	1,915.4 SF	177.9 m ²	
W TOWER	705	650.6 SF	650.6 SF	60.4 m ²
BED UNIT	711	619.5 SF	619.5 SF	57.5 m ²
2	1,270.9 SF	1,270.9 SF	118.9 m ²	
STUDIO UNIT	701	366.7 SF	366.7 SF	34.1 m ²
STUDIO UNIT	706	366.3 SF	366.3 SF	34.0 m ²
STUDIO UNIT	709	361.4 SF	361.4 SF	33.6 m ²
STUDIO UNIT	709	336.8 SF	336.8 SF	31.3 m ²
STUDIO UNIT	710	326.9 SF	326.9 SF	30.4 m ²
5	1,786.8 SF	1,786.8 SF	166.3 m ²	
16	7,629.8 SF	7,629.8 SF	708.8 m ²	

STORAGE LEVEL 07 & UP				
Building #	Number	Count	Area per Level (SF)	Total Area (m2)
E TOWER	703	1	35.3 SF	3.3 m ²
E TOWER	705	1	36.1 SF	3.4 m ²
E TOWER	706	1	36.1 SF	3.4 m ²
E TOWER	711	1	35.3 SF	3.3 m ²
4	126.6 SF	126.6 SF	11.8 m ²	
W TOWER	703	1	36.1 SF	3.4 m ²
W TOWER	705	1	36.1 SF	3.4 m ²
W TOWER	706	1	36.1 SF	3.4 m ²
W TOWER	711	1	26.6 SF	2.5 m ²
4	118.1 SF	118.1 SF	11.0 m ²	
8	244.7 SF	244.7 SF	22.7 m ²	

CIRCULATION + WALL THICKNESS LEVEL 07 & UP				
Building #	Area per Level	Number of Levels	Total Area (SF)	Total Area (m2)
E TOWER	1,625.4 SF	1	1,625.4 SF	141.7 m ²
W TOWER	1,488.2 SF	1	1,488.2 SF	138.3 m ²
3,013.6 SF	3,013.6 SF		280.0 m ²	

WALL EXCLUSION LEVEL 07 & UP				
Building #	Area per Level	Level Multiplier	Total Area (SF)	Total Area (m2)
E TOWER	11.1 SF	1	11.1 SF	1.0 m ²
W TOWER	9.8 SF	1	9.8 SF	0.9 m ²
20.9 SF	20.9 SF		1.9 m ²	

REPETITIVE BALCONY LEVEL 07 & UP				
Building #	Area per Level	Level Multiplier	Total Area (SF)	Total Area (m2)
E TOWER	54.0 SF	27	1,458.0 SF	135.5 m ²
E TOWER	37.7 SF	27	1,018.9 SF	94.5 m ²
E TOWER	37.7 SF	27	1,018.9 SF	94.5 m ²
E TOWER	54.0 SF	27	1,458.0 SF	135.5 m ²
E TOWER	47.1 SF	27	1,271.3 SF	118.1 m ²
E TOWER	47.1 SF	27	1,271.3 SF	118.1 m ²
W TOWER	35.4 SF	24	850.0 SF	79.0 m ²
W TOWER	35.4 SF	24	850.0 SF	79.0 m ²
W TOWER	54.0 SF	24	1,296.0 SF	120.4 m ²
W TOWER	37.7 SF	24	904.8 SF	84.0 m ²
W TOWER	35.4 SF	24	850.0 SF	79.0 m ²
W TOWER	54.0 SF	24	1,296.0 SF	120.4 m ²
531.7 SF	531.7 SF		49.2 m ²	

REFER TO SHEET FSR 8 FOR VARIABLE BALCONY AREAS BREAKDOWN





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*FSR = DWELLING UNITS + CIRCULATION + WALL THICKNESS.

BMR Units Level 08				
Type	Number	Area per Unit	Total Area (SF)	Total Area (m ²)
6 TOWER				
2BED 2BATH UNIT	664.1 SF	664.1 SF	61.7 m ²	
1	664.1 SF	664.1 SF	61.7 m ²	
2BED UNIT	1,200.3 SF	1,200.3 SF	111.5 m ²	
2	1,200.3 SF	1,200.3 SF	111.5 m ²	
3BED UNIT	810.1 SF	810.1 SF	75.3 m ²	
3	810.1 SF	810.1 SF	75.3 m ²	
STUDIO UNIT	1,192.6 SF	1,192.6 SF	110.8 m ²	
3	1,192.6 SF	1,192.6 SF	110.8 m ²	
W TOWER				
2	650.6 SF	650.6 SF	60.4 m ²	
1	650.6 SF	650.6 SF	60.4 m ²	
STUDIO UNIT	1,768.1 SF	1,768.1 SF	164.3 m ²	
6	1,768.1 SF	1,768.1 SF	164.3 m ²	
13	6,285.9 SF	6,285.9 SF	584.0 m ²	

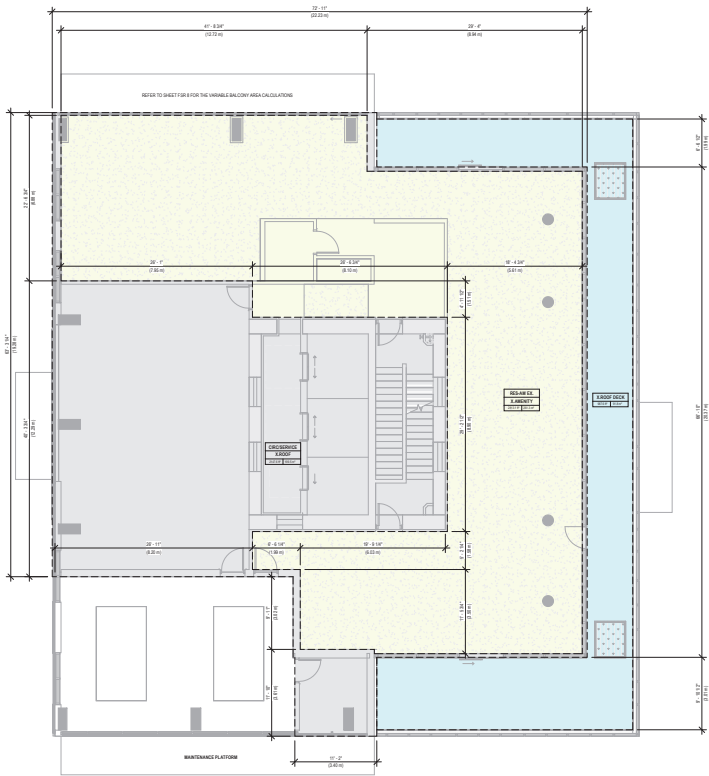
2 LEVEL 09 (TYPICAL)
FSR-6 SCALE: 1/8" = 1'-0"

NOTE: ALL BUILDING DIMENSIONS, SETBACKS AND YARDS ARE TO THE OUTSIDE OF CLADDING

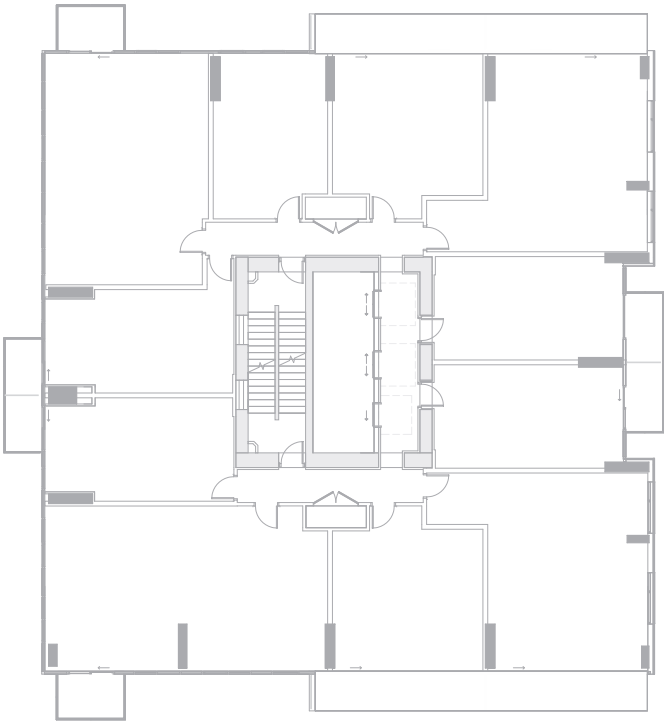


DRAWN: YA
CHECKED: AF

ISSUED FOR	
2	20240919 DEVELOPMENT PERMIT APPLICATION
3	20250204 DP PRIOR TO RESPONSE #1
4	20250503 DP PRIOR TO RESPONSE #2
5	20250725 DP PRIOR TO RESPONSE #3
6	20250919 DP PRIOR TO RESPONSE #4
7	20250926 REZONING APPLICATION #2



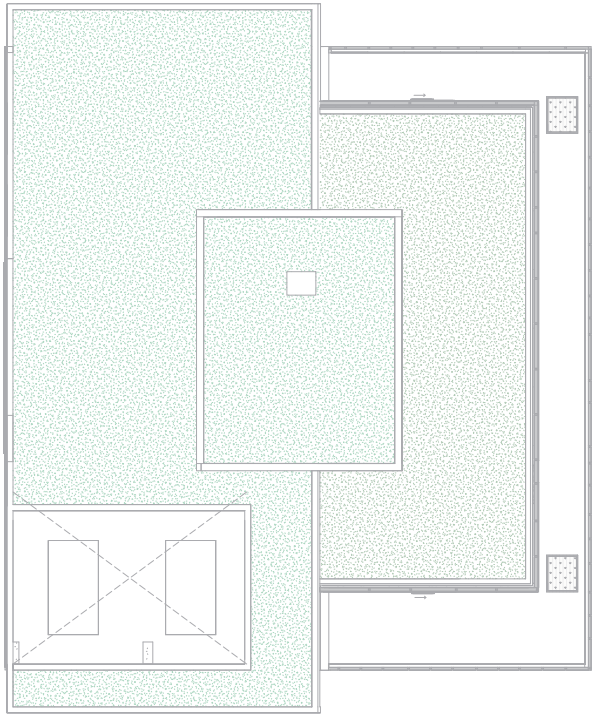
1 ROOF (W TOWER)
SCALE: 1/8" = 1'-0"



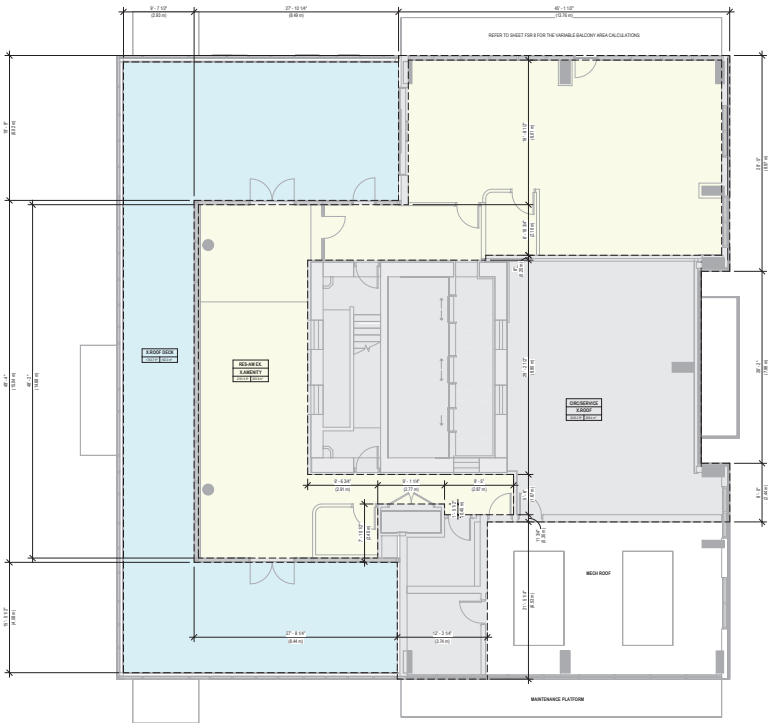
GFA W TOWER ROOF				
Building #	Level	Area per Level	Total Area (sf)	Total Area (m2)
W TOWER	1	4,960.7 SF	4,960.7 SF	459.9 m2

NET (FSR) W TOWER ROOF				
Building #	Level	Area per Level	Total Area (sf)	Total Area (m2)
W TOWER	1	2,147.6 SF	2,147.6 SF	199.5 m2

*FSR = CIRCULATION / SERVICES + WALL THICKNESS



2 ROOF (E TOWER)
SCALE: 1/8" = 1'-0"



GFA E TOWER ROOF				
Building #	Number of Levels	Area per Level	Total Area (sf)	Total Area (m2)
E TOWER	1	4,604.5 SF	4,604.5 SF	426.2 m2

NET (FSR) E TOWER ROOF				
Building #	of Levels	Area per Level	Total Area (sf)	Total Area (m2)
E TOWER	1	2,243.2 SF	2,243.2 SF	208.4 m2

*FSR = CIRCULATION / SERVICES + WALL THICKNESS

KEYPLAN

SEAL



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AMENITY ROOF FSR
PLAN

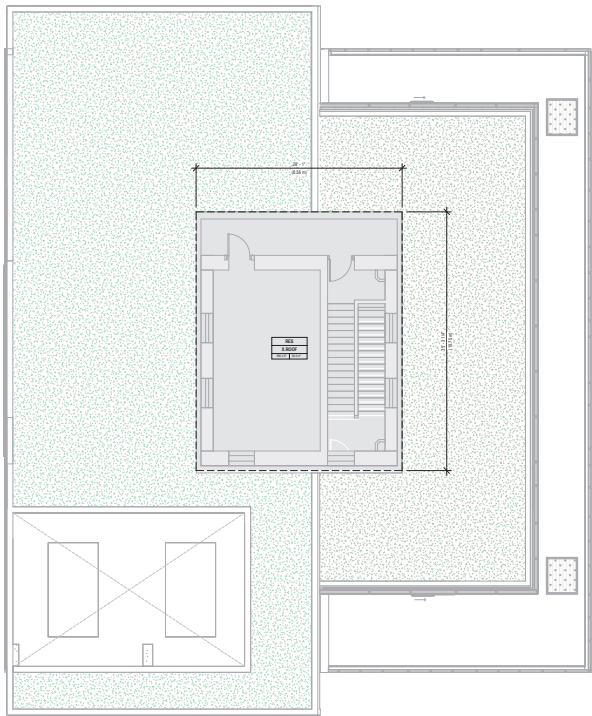
FSR-7

DRAWN: YA
CHECKED: AP

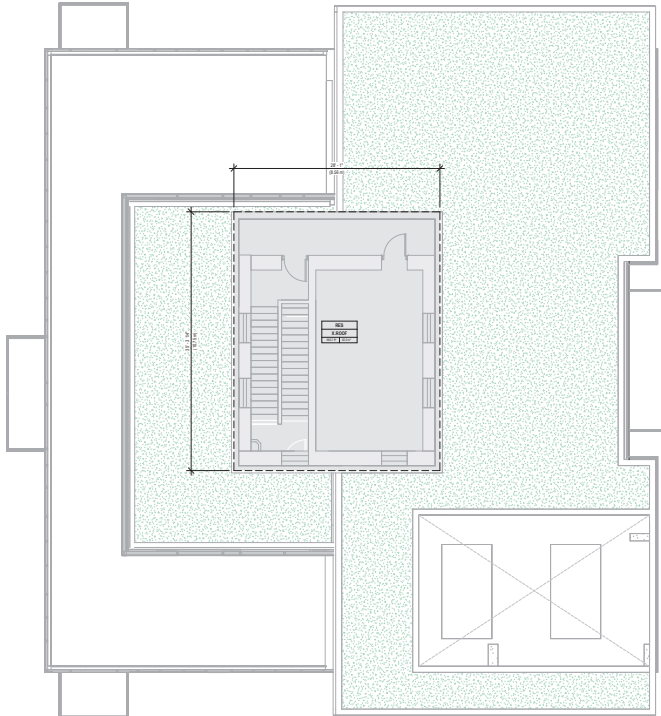
NOTE: ALL BUILDING DIMENSIONS, SETBACKS AND YARDS ARE TO THE OUTSIDE OF CLADDING.



ISSUED FOR			
2	20240919	DEVELOPMENT PERMIT APPLICATION	
3	20250204	DP PRIOR TO RESPONSE #1	
4	20250503	DP PRIOR TO RESPONSE #2	
5	20250725	DP PRIOR TO RESPONSE #3	
6	20250919	DP PRIOR TO RESPONSE #4	
7	20250926	REZONING APPLICATION #2	



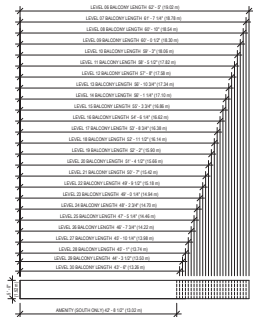
2 ELEV MACHINE ROOM
FSR-8 SCALE: 1/8" = 1'-0"



GFA W TOWER ELEV MACH				
Building #	Level	Area per Level	Total Area (sf)	Total Area (m2)
W TOWER	1	890.4 SF	890.4 SF	82.0 m2

GFA E TOWER ELEV MACH				
Building #	Level	Area per Level	Total Area (sf)	Total Area (m2)
E TOWER	1	890.7 SF	890.7 SF	82.0 m2

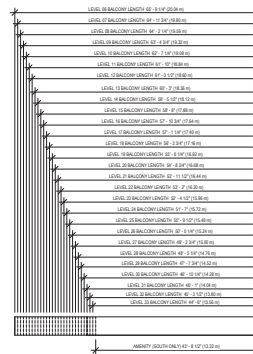
WEST TOWER BALCONY DIMENSIONS



VARIABLE BALCONY AREA CALCULATIONS (WEST TOWER)			
Level	Usable Width	Area (sf)	Area (m2)
LEVEL 06	52'-4 3/4"	923.88 SF	85.97 m2
LEVEL 07	51'-7 1/4"	916.11 SF	85.24 m2
LEVEL 08	49'-10"	868.24 SF	80.51 m2
LEVEL 09	49'-0 1/2"	860.36 SF	79.78 m2
LEVEL 10	59'-2"	992.49 SF	92.04 m2
LEVEL 11	58'-5 1/2"	884.61 SF	82.31 m2
LEVEL 12	57'-8"	876.74 SF	81.58 m2
LEVEL 13	58'-10 3/4"	968.86 SF	90.05 m2
LEVEL 14	58'-1 1/4"	960.99 SF	89.32 m2
LEVEL 15	55'-3 3/4"	953.12 SF	88.59 m2
LEVEL 16	54'-4 1/4"	945.24 SF	87.86 m2
LEVEL 17	53'-8 3/4"	937.37 SF	87.13 m2
LEVEL 18	52'-11 1/2"	929.49 SF	86.40 m2
LEVEL 19	52'-2"	921.62 SF	85.67 m2
LEVEL 20	51'-4 1/2"	913.74 SF	84.94 m2
LEVEL 21	50'-7"	905.87 SF	84.21 m2
LEVEL 22	49'-0 1/2"	897.99 SF	83.48 m2
LEVEL 23	48'-0 1/4"	890.12 SF	82.75 m2
LEVEL 24	46'-2 3/4"	882.25 SF	82.02 m2
LEVEL 25	47'-5 1/4"	874.37 SF	81.29 m2
LEVEL 26	46'-7 3/4"	866.50 SF	80.56 m2
LEVEL 27	45'-10 1/4"	858.62 SF	79.83 m2
LEVEL 28	45'-1"	850.75 SF	79.10 m2
LEVEL 29	44'-3 1/2"	842.87 SF	78.37 m2
LEVEL 30	43'-6"	835.00 SF	77.64 m2
ROOF (W TOWER)	42'-8 1/2"	827.13 SF	76.91 m2

APART FROM THE ROOF (W TOWER), THE BALCONY AREAS ARE BEING ACCOUNTED FOR ON BOTH THE NORTH AND SOUTH SIDES OF THE FACADE.

EAST TOWER BALCONY DIMENSIONS



VARIABLE BALCONY AREA CALCULATIONS (EAST TOWER)			
Level	Usable Width	Area (sf)	Area (m2)
LEVEL 06	52'-11 1/4"	927.91 SF	86.19 m2
LEVEL 07	54'-11 3/4"	949.73 SF	88.36 m2
LEVEL 08	54'-2 1/4"	941.85 SF	87.63 m2
LEVEL 09	53'-4 3/4"	933.97 SF	86.90 m2
LEVEL 10	62'-7 1/4"	1026.11 SF	95.17 m2
LEVEL 11	61'-10"	918.24 SF	85.44 m2
LEVEL 12	61'-0 1/2"	910.36 SF	84.71 m2
LEVEL 13	60'-2"	902.49 SF	83.98 m2
LEVEL 14	59'-5 1/2"	894.61 SF	83.25 m2
LEVEL 15	58'-7"	886.74 SF	82.52 m2
LEVEL 16	57'-10 3/4"	878.86 SF	81.79 m2
LEVEL 17	57'-1 1/4"	870.99 SF	81.06 m2
LEVEL 18	56'-3 3/4"	863.12 SF	80.33 m2
LEVEL 19	55'-6 1/4"	855.24 SF	79.60 m2
LEVEL 20	54'-8 3/4"	847.37 SF	78.87 m2
LEVEL 21	53'-11 1/2"	839.49 SF	78.14 m2
LEVEL 22	53'-2"	831.62 SF	77.41 m2
LEVEL 23	52'-4 1/2"	823.74 SF	76.68 m2
LEVEL 24	51'-7"	815.87 SF	75.95 m2
LEVEL 25	50'-9 1/2"	807.99 SF	75.22 m2
LEVEL 26	49'-0 1/4"	800.12 SF	74.49 m2
LEVEL 27	48'-2 3/4"	792.25 SF	73.76 m2
LEVEL 28	46'-5 1/4"	784.37 SF	73.03 m2
LEVEL 29	47'-7 3/4"	776.50 SF	72.30 m2
LEVEL 30	46'-10 1/4"	768.62 SF	71.57 m2
LEVEL 31	46'-1"	760.75 SF	70.84 m2
LEVEL 32	45'-3 1/2"	752.87 SF	70.11 m2
LEVEL 33	44'-6"	745.00 SF	69.38 m2
ROOF (E TOWER)	43'-8 1/2"	737.13 SF	68.65 m2

APART FROM THE ROOF (E TOWER), THE BALCONY AREAS ARE BEING ACCOUNTED FOR ON BOTH THE NORTH AND SOUTH SIDES OF THE FACADE.

NOTE: ALL BUILDING DIMENSIONS, SETBACKS AND YARDS ARE TO THE OUTSIDE OF CLADDING.



KEYPLAN

SEAL



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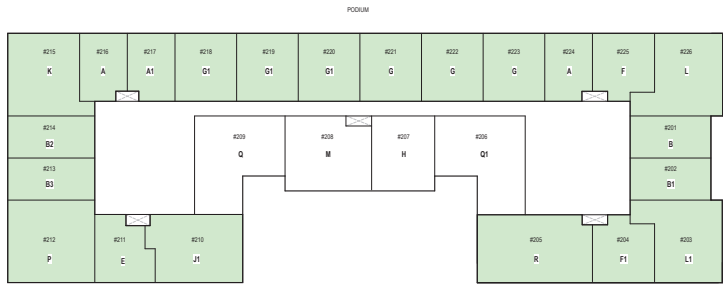
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ELEV MACHINE ROOM
FSR PLAN & VARIABLE
BALCONIES
DIAGRAMS

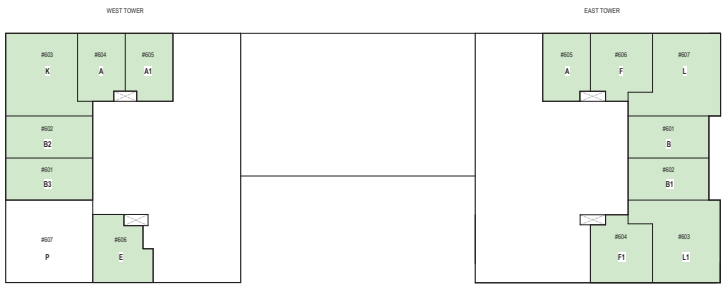
FSR-8

DRAWN: YA
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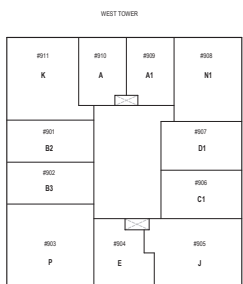
Level	Count	Total Area (SF)	Total Area (m2)
LEVEL 02	22	13,204.8 SF	968.9 m²

LEVEL 02



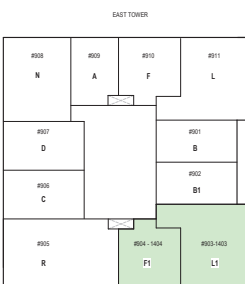
Level	Count	Total Area (SF)	Total Area (m2)
LEVEL 06	13	5,504.5 SF	511.4 m²

LEVEL 06



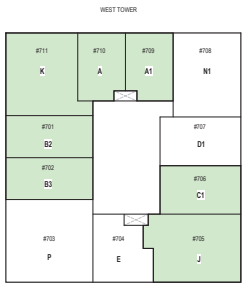
Level	Count	Total Area (SF)	Total Area (m2)
LEVEL 09	2	1,035.1 SF	96.2 m²
LEVEL 10	2	1,035.1 SF	96.2 m²
LEVEL 11	2	1,035.1 SF	96.2 m²
LEVEL 12	2	1,035.1 SF	96.2 m²
LEVEL 13	2	1,035.1 SF	96.2 m²
LEVEL 14	2	1,035.1 SF	96.2 m²

LEVEL 09 - 14



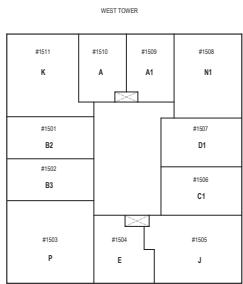
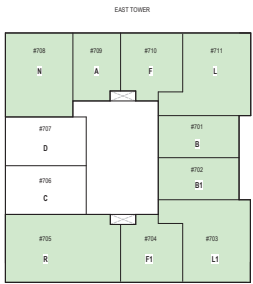
Level	Count	Total Area (SF)	Total Area (m2)
LEVEL 03	19	9,885.8 SF	918.4 m²
LEVEL 04	19	9,885.8 SF	918.4 m²

LEVEL 03-04



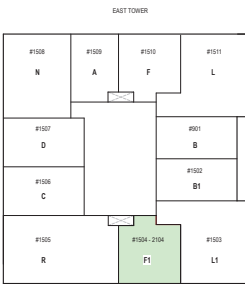
Level	Count	Total Area (SF)	Total Area (m2)
LEVEL 07	16	7,626.8 SF	708.8 m²
	16	7,626.8 SF	708.8 m²

LEVEL 07



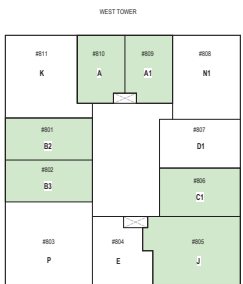
Level	Number of Levels	Count	Total Area (SF)	Total Area (m2)
LEVEL 15	1	1	432.0 SF	40.1 m²
LEVEL 16	1	1	432.0 SF	40.1 m²
LEVEL 17	1	1	432.0 SF	40.1 m²
LEVEL 18	1	1	432.0 SF	40.1 m²
LEVEL 19	1	1	432.0 SF	40.1 m²
LEVEL 20	1	1	432.0 SF	40.1 m²
LEVEL 21	1	1	432.0 SF	40.1 m²

LEVEL 15 - 21



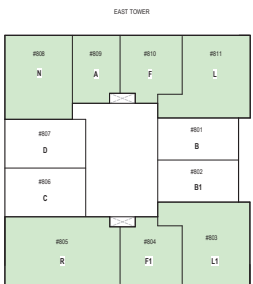
Level	Count	Total Area (SF)	Total Area (m2)
LEVEL 05	15	6,986.7 SF	648.1 m²
	15	6,986.7 SF	648.1 m²

LEVEL 05



Level	Count	Total Area (SF)	Total Area (m2)
LEVEL 08	13	6,265.9 SF	584.0 m²
	13	6,265.9 SF	584.0 m²

LEVEL 08



SEAL



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BELOW MARKET
UNITS

FSR-9

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