STATISTICS:

CIVIC ADDRESS:	131 - 163 WEST 49TH AVENUE, VANCOUVER, BC				
LEGAL DESCRIPTION:	LOTS 15-20 AND LOT A, BLOCK 1163 & 1000, DISTRICT LOT 526 NWD, PLAN 4757 & 21840				
ZONING:	REZONING - CD-1				
TOTAL SITE AREA:	2867.8 SQ.M.	=	(30869.0 SQ.FT.)	(0.709 ACRES)	
BUILDING HEIGHT	EXISTING ZONING / ALLOWABLE		PROPOSED		
			5 STOREYS	(58.82')	(17.93 M) (17.93 M)
SETBACKS			PROVIDED		
WEST 49TH AVE			3.0 M		
WEST			0.0 M		
LANE			0.6 M		
EAST			0.0 M		

FLOOR SPACE RATIO	EXISTING ZONING / ALLOWABLE	PROPOSED
4.7.1(a)	- FSR	80734.0 SQ.FT.
		2.62 FSR

PROPOSED FLOOR AREA :		NET AREA:		GROSS AREA:	
			19055		
LEVEL-1 COMM. :	1084.7 SQ.M.	(11676.0 SQ.FT.) +	63.0 SQ.FT. (WALL EXCLUSION)	11739.0 SQ.FT.	(1090.6 SQ.M.)
LEVEL-1 OFFICE :	677.6 SQ.M.	(7294.0 SQ.FT.) +	22.0 SQ.FT. (WALL EXCLUSION)	7316.0 SQ.FT.	(679.7 SQ.M.)
LEVEL-1 RES. :	160.7 SQ.M.	(1730.0 SQ.FT.) +	6.0 SQ.FT. (WALL EXCLUSION)	1736.0 SQ.FT.	(161.3 SQ.M.)
ADDED LEVEL-2 COMM. :	334.6 SQ.M.	(3602.0 SQ.FT.) +	0.0 SQ.FT. (WALL EXCLUSION)	3602.0 SQ.FT.	(334.6 SQ.M.)
LEVEL-2 OFFICE :	588.0 SQ.M.	(6329.0 SQ.FT.) +	21.0 SQ.FT. (WALL EXCLUSION)	6350.0 SQ.FT.	(589.9 SQ.M.)
LEVEL-2 RES. :	83.6 SQ.M.	(900.0 SQ.FT.) +	2.0 SQ.FT. (WALL EXCLUSION)	902.0 SQ.FT.	(83.8 SQ.M.)
LEVEL-3 :	1523.6 SQ.M.	(16400.0 SQ.FT.) +	786.0 SQ.FT. (STORAGE)	17312.0 SQ.FT.	(1608.3 SQ.M.)
			86.0 SQ.FT. (WALL EXCLUSION)		
			40.0 SQ.FT. (RESTAURANT SHAFT EXCLUSION)		
LEVEL-4 :	1524.4 SQ.M.	(16409.0 SQ.FT.) +	786.0 SQ.FT. (STORAGE)	17324.0 SQ.FT.	(1609.4 SQ.M.)
			89.0 SQ.FT. (WALL EXCLUSION)		
			40.0 SQ.FT. (RESTAURANT SHAFT EXCLUSION)		
LEVEL-5 :	1523.0 SQ.M.	(16394.0 SQ.FT.) +	786.0 SQ.FT. (STORAGE)	17300.0 SQ.FT.	(1607.2 SQ.M.)
			80.0 SQ.FT. (WALL EXCLUSION)		
			40.0 SQ.FT. (RESTAURANT SHAFT EXCLUSION)		
ROOF :	0.0 SQ.M.	(0.0 SQ.FT.) +		1145.0 SQ.FT.	(106.4 SQ.M.)
			1105.0 SQ.FT. (AMENITY)		
			0.0 SQ.FT. (WALL EXCLUSION)		
			40.0 SQ.FT. (RESTAURANT SHAFT EXCLUSION)		
TOTAL :	7500.4 SQ.M.	(80734.0 SQ.FT.) +	3992.0 SQ.FT.	84726.0 SQ.FT.	(7871.2 SQ.M.)
			6 UNITS WITHOUT STORAGE		
GFA:	7871.2 SQ.M.	(84726.0 SQ.FT.)	* INCLUDING 1105 SF AMENITY		
LEASABLE RESIDENTIAL:	4362.2 SQ.M.	(46954.5 SQ.FT.)	80.23%		
LEASABLE COMMERCIAL:	1978.1 SQ.M.	(21292.7 SQ.FT.)	83.81%		

APARTMENT UNIT BREAKDOWN:		ACTUAL	AVERAGE:
42	STUDIO UNITS	61% OF UNITS	434 SQ.FT.
0	ONE BEDROOM UNITS	0% OF UNITS	0 SQ.FT.
18	TWO BEDROOM UNITS	26% OF UNITS	765 SQ.FT.
9	THREE BEDROOM UNITS	13% OF UNITS	961 SQ.FT.
69	UNITS TOTAL		THE AVERAGE AREAS STATED ABOVE ARE CALCULATED BASED ON COV REQUIREMENTS AND DO NOT INCLUDE EXCLUDABLE INTERIOR STORAGE

131-163 W 49TH AVE : FLOOR AREA SUMMARY

NAME	LEVEL-1	LEVEL-2	LEVEL-3	LEVEL-4	LEVEL-5	ROOF	TOTAL
COMMERCIAL AREA	11739.0 SQ.FT.	3602.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	15341.0 SQ.FT.
OFFICE AREA	7316.0 SQ.FT.	6350.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	13666.0 SQ.FT.
RESIDENTIAL AREA	1736.0 SQ.FT.	902.0 SQ.FT.	17312.0 SQ.FT.	17324.0 SQ.FT.	17300.0 SQ.FT.	1145.0 SQ.FT.	55719.0 SQ.FT.
AMENITY AREA EXCLUSION	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	1105.0 SQ.FT.	1105.0 SQ.FT.
STORAGE AREA EXCLUSION	0.0 SQ.FT.	0.0 SQ.FT.	786.0 SQ.FT.	786.0 SQ.FT.	786.0 SQ.FT.	0.0 SQ.FT.	2358.0 SQ.FT.
SHAFT EXCLUSION	0.0 SQ.FT.	0.0 SQ.FT.	40.0 SQ.FT.	40.0 SQ.FT.	40.0 SQ.FT.	40.0 SQ.FT.	160.0 SQ.FT.
WALL EXCLUSION RES.	6.0 SQ.FT.	2.0 SQ.FT.	86.0 SQ.FT.	89.0 SQ.FT.	80.0 SQ.FT.	0.0 SQ.FT.	263.0 SQ.FT.
WALL EXCLUSION COMM.	85.0 SQ.FT.	21.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	106.0 SQ.FT.
NET AREA	20700.0 SQ.FT.	10831.0 SQ.FT.	16400.0 SQ.FT.	16409.0 SQ.FT.	16394.0 SQ.FT.	0.0 SQ.FT.	80734.0 SQ.FT.
BALCONY AREA EXCLUSION			186.0 SQ.FT.	1587.0 SQ.FT.	1558.0 SQ.FT.	0.0 SQ.FT.	3331.0 SQ.FT.

VEHICLE PARKING:

RESIDENTIAL, PARKING BYLAW 4.2.1.13

69 UNITS
4423 SQ.M

4423 SQ. M

RESIDENTIAL STALLS REQUIRED (MINIMUM)

0.5 SPACE PER UNIT <50 SQ.M. GFA	RESIDENTIAL SPACES	=	21 SPACES	
0.6 SPACE PER UNIT >50 SQ.M. GFA		-	16 SPACES	
1 SPACE FOR EACH 200 SQ.M. OF GFA		-	22 SPACES	
	TOTAL RESIDENT PARKING :		59 SPACES	
.05 SPACES PER UNIT	VISITOR SPACES	+	3 SPACES	
	TOTAL RESIDENT + VISITOR PARKING :	=	63 SPACES	(MINIMUM)

2743 SQ.M.
OFFICE/RETAIL STALLS REQUIRED

OFFICE/RETAIL AS PER 4.2.5.1: 3 SPACES FOR 1ST 300 SQ.M. +	1 SPACE / 50 SM ADDITIONAL	=	52 SPACES	
	TOTAL RETAIL REQUIRED :		52 SPACES	

ACCESSIBLE STALLS REQUIRED

RESIDENTIAL AS PER 4.8.4(a): 1 FOR FIRST 7 UNITS +	0.034 SPACES / EACH ADDITIONAL UNIT:	=	3 SPACES	
COMMERCIAL AS PER 4.8.4(b):	1 + 0.4 SPACES/1000 SM:	=	2 SPACES	
	TOTAL ACCESSIBLE REQUIRED :		5 SPACES	
	TOTAL PARKING (MINIMUM):	=	115 SPACES	
RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL RESIDENT. PROVIDED:	=	21 SPACES OF TOTAL (MAXIMUM)	
COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL COMM. PROVIDED:	=	16 SPACES OF TOTAL (MAXIMUM)	
MIN. ELECTRIC VEHICLE CHARGING STALLS	100% OF RESIDENTIAL SPACES	=	84 SPACES OF TOTAL (MINIMUM)	
	45% OF COMMERCIAL SPACES	=	29 SPACES OF TOTAL (MINIMUM)	
	TOTAL ACCESSIBLE REQUIRED :		113 SPACES	

PASSENGER SPACES REQUIRED

RESIDENTIAL AS PER 7.2.1: 1 FOR FIRST 50 - 125 UNITS		1 SPACE

PARKING PROVIDED

RESIDENTIAL STALLS			84 SPACES	
VISITOR STALLS			3 SPACES	
COMMERCIAL STALLS			65 SPACES	
	TOTAL PARKING PROVIDED:		152 SPACES	
	RESIDENTIAL SMALL PARKING SPACES PROVIDED:	=	21 SPACES	25 % OF ALLOWED
	COMMERCIAL SMALL PARKING SPACES PROVIDED:	=	12 SPACES	18 % OF ALLOWED
	RESIDENTIAL ELECTRIC VEHICLE SPACES PROVIDED:	=	84 SPACES	100 % OF SPACES
	COMMERCIAL ELECTRIC VEHICLE SPACES PROVIDED:	=	36 SPACES	55 % OF SPACES
	RESIDENTIAL ACCESSIBLE SPACES PROVIDED:	=	3 SPACES	
	COMMERCIAL ACCESSIBLE SPACES PROVIDED:	=	2 SPACES	

PASSENGER SPACES PROVIDED

1 SPACE

LOADING:

			REQUIRED	PROVIDED
DWELLING USE				
CLASS A AS PER 5.2.1:	NO REQUIREMENT	=	0 SPACES	0 SPACES
CLASS B AS PER 5.2.1:	NONE FOR LESS THAN 100 UNITS	=	0 SPACES	0 SPACES
CLASS C AS PER 5.2.1:	NO REQUIREMENT	=	0 SPACES	0 SPACES
	TOTAL:		0 SPACES	0 SPACES
1113 SQ.M. COMMERCIAL (RETAIL)				
CLASS A AS PER 5.2.5:	NO REQUIREMENT	=	0 SPACES	0 SPACES
CLASS B AS PER 5.2.5:	1 SPACE FOR FIRST 465 SQ.M. + 1 SPACE FOR PORTION OF NEXT 1,860 SQ.M.	=	2 SPACES	2 SPACES
CLASS C AS PER 5.2.5:	1 SPACE FOR 2,000 - 5,000 SQ.M.	=	0 SPACES	0 SPACES
	TOTAL:		2 SPACES	2 SPACES
1255 SQ.M. OFFICE USE				
CLASS A AS PER 5.2.5:	NO REQUIREMENT	=	0 SPACES	0 SPACES
CLASS B AS PER 5.2.5:	1 SPACE FOR 500-5000 SQ.M.	=	1 SPACES	1 SPACES
CLASS C AS PER 5.2.5:	1 SPACE FOR 2,000 - 5,000 SQ.M.	=	0 SPACES	0 SPACES
	TOTAL:		1 SPACES	1 SPACES
	TOTAL LOADING REQUIRED :		3 SPACES	3 SPACES

BICYCLE PARKING:

			REQUIRED	PROVIDED
RESIDENTIAL				
CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF	=	63 SPACES	
	2.5 SPACES PER UNIT > 700 SF < 1130 SF		68 SPACES	
	3 SPACES PER UNIT > 1130 SF		0 SPACES	
			131 SPACES	
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%)	=	13 OF TOTAL	16 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS	=		104 SPACES
	(TOTAL HORIZONTAL SPACES)	=		120 SPACES
	OVERSIZED SPACES (MIN 5%)	=	7	7 SPACES
	VERTICAL SPACES IN BIKE ROOMS (MAX 30%)	=	39 OF TOTAL	16 SPACES
	TOTAL:	=		143 SPACES
	TOTAL W/ ELECTRICAL OUTLET (50%)	=	72 OF TOTAL	76 SPACES OF TOTAL
CLASS B AS PER 6.2.1.2	2 FOR 1ST 20 UNITS, 1 PER ADDITIONAL 20	=	5 SPACES	5 SPACES (BIKE RACKS AT GRADE)
RETAIL/OFFICE				
CLASS A AS PER 6.2.5.1 (RETAIL):	1 SPACE PER 340 SQ.M.	=	4 SPACES	3 SPACES
CLASS A AS PER 6.2.4.1 (OFFICE):	1 SPACE PER 170 SQ.M.	=	7 SPACES	7 SPACES
CLASS B AS PER 6.2.5.1:	6 SPACES PER DEVELOPMENT	=	11 SPACES	10 SPACES (BIKE RACKS AT GRADE)
	TOTAL CLASS A (RESIDENTIAL/RETAIL/OFFICE):	=	142 SPACES	

END OF TRIP FACILITIES

TABLE 6.5A PER 6.5.4 OFFICE AND RETAIL AND SERVICES:	REQ'D # CLASS A BICYCLE SPACES	MIN. NUMBER OF FIXTURES REQ'D WATER CLOSETS	WASH BASINS	SHOWERS
	0-10	1	1	1

ALL UNIT TYPES		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
STUDIO		
A1	433.8 SF	3
A2	436.1 SF	6
A3	436.1 SF	30
A4	434.4 SF	3
TOTAL	18214.2 SF	42
AVG.	433.7 SF	
2 BED UNITS		
Q1	754.3 SF	9
Q2	762.1 SF	3
Q3	782.9 SF	3
Q4	782.5 SF	3
TOTAL	13771.2 SF	18
AVG.	765.1 SF	
3 BED UNITS		
D1	938.5 SF	3
D2	974.1 SF	3
D3	971.1 SF	3
TOTAL	8651.1 SF	9
AVG.	961.2 SF	
TOTAL	40836.5 SF	69

*UNIT CALCULATIONS = (UNIT SIZE) - (STORAGE)
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS

COV STAMP:

NO	DATE	ISSUE
F	DEC.13, 2023	RE-ISSUED FOR DPMA
E	OCT. 4, 2023	ISSUED FOR DPMA
D	APR. 26, 2023	ISSUED FOR DP RESUBMISSION
C	JAN. 25, 2023	ISSUED FOR PRIOR-TO
B	JUL. 8, 2022	ISSUED FOR DP APPLICATION
A	JUL. 16, 2021	ISSUED FOR RZ APPLICATION

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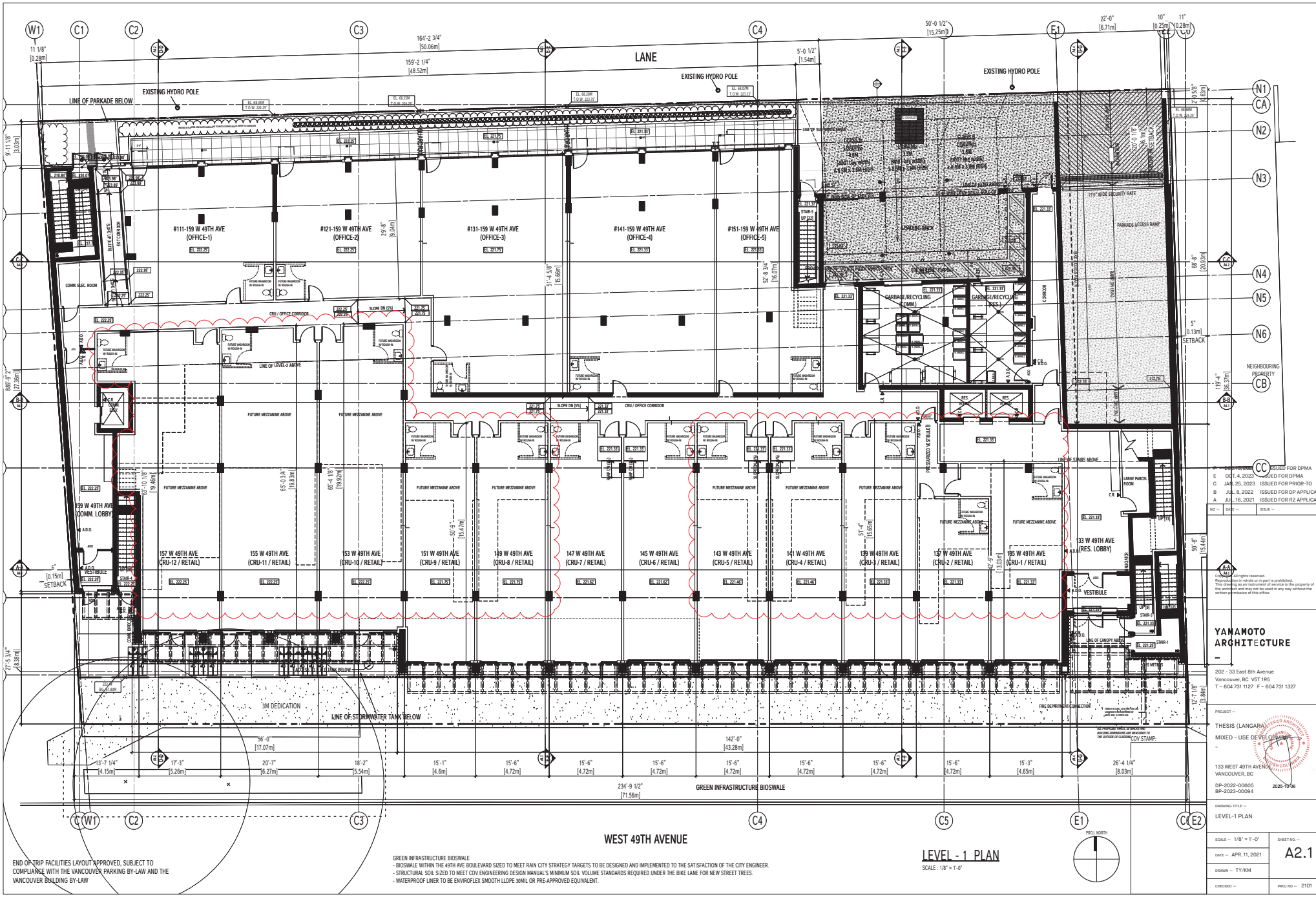
YAMAMOTO ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
THESIS (LANGARA)
MIXED - USE DEVELOPMENT
-
133 WEST 49TH AVENUE
VANCOUVER, BC
DP-2022-00605
BP-2023-00094

REGISTERED ARCHITECT KENGO YAMAMOTO PROVINCE OF BRITISH COLUMBIA
2025-10-08

DRAWING TITLE –
STATISTICS

SCALE – N.T.S.	SHEET NO. – A0.1
DATE – APR. 11, 2021	
DRAWN – TY/KM	
CHECKED –	PROJ NO – 2101



END OF TRIP FACILITIES LAYOUT APPROVED, SUBJECT TO COMPLIANCE WITH THE VANCOUVER PARKING BY-LAW AND THE VANCOUVER BUILDING BY-LAW

GREEN INFRASTRUCTURE BIOSWALE:
- BIOSWALE WITHIN THE 49TH AVE BOULEVARD SIZED TO MEET RAIN CITY STRATEGY TARGETS TO BE DESIGNED AND IMPLEMENTED TO THE SATISFACTION OF THE CITY ENGINEER.
- STRUCTURAL SOIL SIZED TO MEET COV ENGINEERING DESIGN MANUAL'S MINIMUM SOIL VOLUME STANDARDS REQUIRED UNDER THE BIKE LANE FOR NEW STREET TREES.
- WATERPROOF LINER TO BE ENVIROFLEX SMOOTH LLDPE 30MIL OR PRE-APPROVED EQUIVALENT.

LEVEL - 1 PLAN

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

NO	DATE	ISSUE
F	DEC.21.2023	ISSUED FOR DPMA
E	OCT. 4, 2023	ISSUED FOR DPMA
C	JAN. 25, 2023	ISSUED FOR PRIOR-TO
B	JUL. 8, 2022	ISSUED FOR DP APPLICATION
A	JUL. 16, 2021	ISSUED FOR RZ APPLICATION

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PROJECT –
THESIS (LANGARA)
MIXED - USE DEVELOPMENT

133 WEST 49TH AVENUE
VANCOUVER, BC

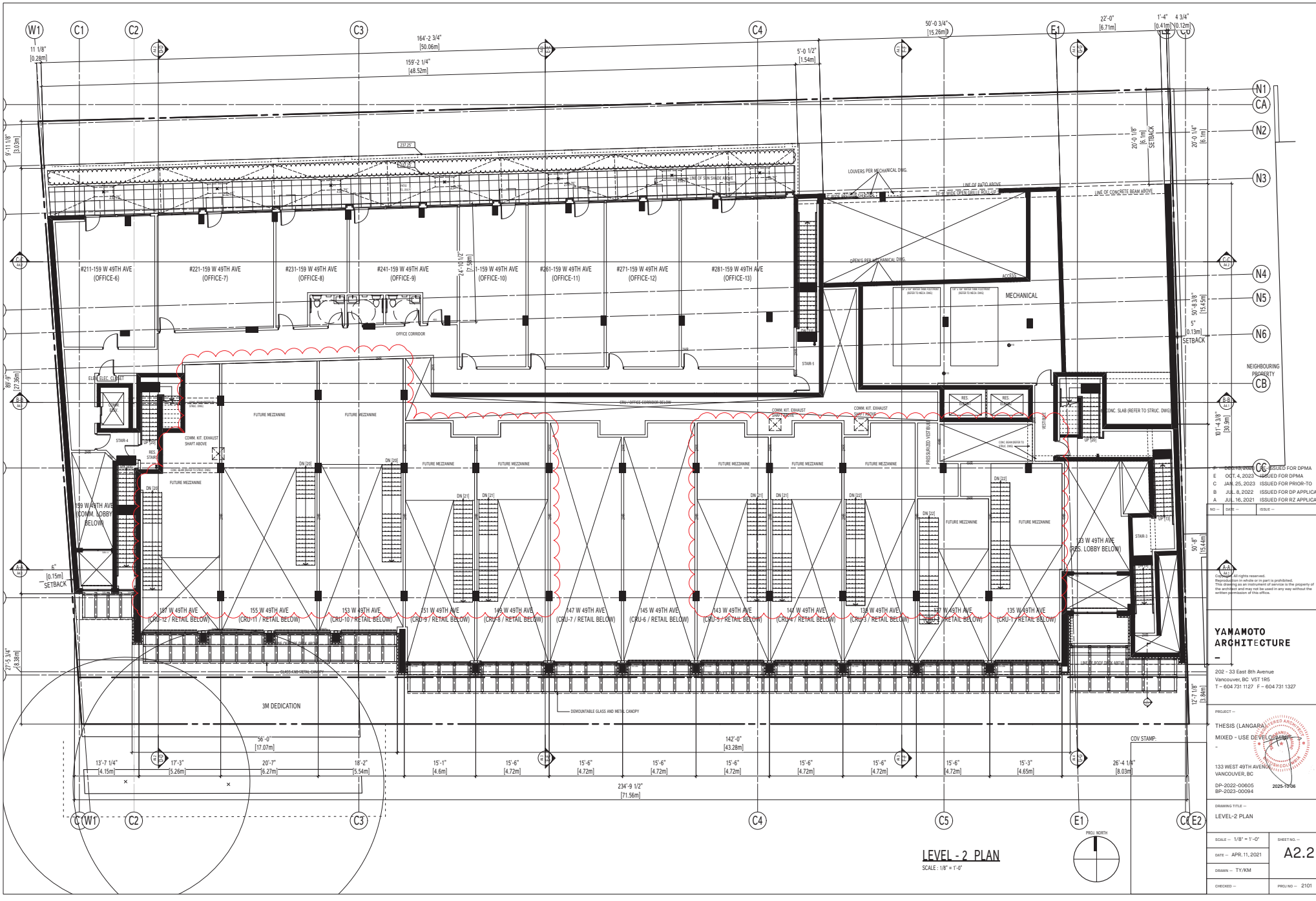
DP-2022-00605
BP-2023-00094

2025-10-08

DRAWING TITLE –
LEVEL-1 PLAN

SCALE – 1/8" = 1'-0"
DATE – APR. 11, 2021
DRAWN – TY/KM
CHECKED –

SHEET NO. – A2.1
PROJ NO – 2101



LEVEL - 2 PLAN

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

NO	DATE	ISSUE
F	DEC.18, 2023	ISSUED FOR DPMA
E	OCT. 4, 2023	ISSUED FOR DPMA
C	JAN. 25, 2023	ISSUED FOR PRIOR-TO
B	JUL. 8, 2022	ISSUED FOR DP APPLICATION
A	JUL. 16, 2021	ISSUED FOR RZ APPLICATION

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YAMAMOTO ARCHITECTURE

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PROJECT –
THESIS (LANGARA)
MIXED - USE DEVELOPMENT
–
133 WEST 49TH AVENUE
VANCOUVER, BC

DP-2022-00605
BP-2023-00094

2025-10-08

COV STAMP:

DRAWING TITLE –
LEVEL-2 PLAN

SCALE – 1/8" = 1'-0"	SHEET NO. – A2.2
DATE – APR. 11, 2021	
DRAWN – TY/KM	
CHECKED –	PROJ NO – 2101

131-163 W 49TH AVE : FLOOR AREA SUMMARY

NAME	LEVEL-1	LEVEL-2	LEVEL-3	LEVEL-4	LEVEL-5	ROOF	TOTAL
COMMERCIAL AREA	11739.0 SQ.FT.	3602.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	15341.0 SQ.FT.
OFFICE AREA	7316.0 SQ.FT.	6350.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	13666.0 SQ.FT.
RESIDENTIAL AREA	1736.0 SQ.FT.	902.0 SQ.FT.	17312.0 SQ.FT.	17324.0 SQ.FT.	17300.0 SQ.FT.	1145.0 SQ.FT.	55719.0 SQ.FT.
AMENITY AREA EXCLUSION	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	1105.0 SQ.FT.	1105.0 SQ.FT.
STORAGE AREA EXCLUSION	0.0 SQ.FT.	0.0 SQ.FT.	786.0 SQ.FT.	786.0 SQ.FT.	786.0 SQ.FT.	0.0 SQ.FT.	2358.0 SQ.FT.
SHAFT EXCLUSION	0.0 SQ.FT.	0.0 SQ.FT.	40.0 SQ.FT.	40.0 SQ.FT.	40.0 SQ.FT.	40.0 SQ.FT.	160.0 SQ.FT.
WALL EXCLUSION RES.	6.0 SQ.FT.	2.0 SQ.FT.	86.0 SQ.FT.	89.0 SQ.FT.	80.0 SQ.FT.	0.0 SQ.FT.	263.0 SQ.FT.
WALL EXCLUSION COMM.	85.0 SQ.FT.	21.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	106.0 SQ.FT.
NET AREA	20700.0 SQ.FT.	10831.0 SQ.FT.	16400.0 SQ.FT.	16409.0 SQ.FT.	16394.0 SQ.FT.	0.0 SQ.FT.	80734.0 SQ.FT.
BALCONY AREA EXCLUSION			186.0 SQ.FT.	1587.0 SQ.FT.	1558.0 SQ.FT.	0.0 SQ.FT.	3331.0 SQ.FT.

FLOOR AREA (LEVEL-1)	
2422.4	
NAME	*AREA*
RESIDENTIAL AREA	**1,736 SF**
R-1	1,736 SF
COMMERCIAL AREA	**11,739 SF**
RETAIL	10,571 SF
COMM CIRCULATION	1,169 SF
OFFICE AREA	**7,316 SF**
OFFICE	6,062 SF
OFFICE CIRCULATION	1,254 SF
WALL EXCLUSION RES.	**6 SF**
WALL EXCLUSION COMM.	**85 SF**
NET AREA	**20,700 SF**

FLOOR AREA (LEVEL-2)	
NAME	*AREA*
RESIDENTIAL AREA	**902 SF**
R-1	902 SF
COMMERCIAL AREA	**3,602 SF**
OFFICE AREA	**6,350 SF**
OFFICE	4,660 SF
COMM./OFFICE CIRCULATION	1,691 SF
WALL EXCLUSION RES.	**2 SF**
WALL EXCLUSION COMM.	**21 SF**
NET AREA	**10,831 SF**

FLOOR AREA (LEVEL-3)	
NAME	*AREA*
RESIDENTIAL AREA	
R-2	17,312 SF
STORAGE AREA EXCLUSION	**786 SF**
STO-1	25 SF
STO-2	39 SF
STO-3	28 SF
STO-4	40 SF
STO-5	40 SF
STO-6	40 SF
STO-7	40 SF
STO-8	40 SF
STO-9	40 SF
STO-10	40 SF
STO-11	40 SF
STO-12	40 SF
STO-13	40 SF
STO-14	24 SF
STO-15	39 SF
STO-16	39 SF
STO-17	40 SF
STO-18	40 SF
STO-19	40 SF
STO-20	34 SF
STO-21	40 SF
SHAFT EXCLUSION	**40 SF**
SH-03	40 SF
WALL EXCLUSION	**86 SF**
NET AREA	**16,400 SF**
BALCONY AREA	**186 SF**
B-1	114 SF
B-2	72 SF

FLOOR AREA (LEVEL-4)	
NAME	*AREA*
RESIDENTIAL AREA	
R-3	17,324 SF
STORAGE AREA EXCLUSION	**786 SF**
STO-1	25 SF
STO-2	39 SF
STO-3	28 SF
STO-4	40 SF
STO-5	40 SF
STO-6	40 SF
STO-7	40 SF
STO-8	40 SF
STO-9	40 SF
STO-10	40 SF
STO-11	40 SF
STO-12	40 SF
STO-13	40 SF
STO-14	24 SF
STO-15	39 SF
STO-16	39 SF
STO-17	40 SF
STO-18	40 SF
STO-19	40 SF
STO-20	34 SF
STO-21	40 SF
SHAFT EXCLUSION	**40 SF**
SH-03	40 SF
WALL EXCLUSION	**89 SF**
NET AREA	**16,409 SF**
BALCONY AREA	**1587 SF**
B-1	66 SF
B-2	79 SF
B-3	69 SF
B-4	67 SF
B-5	67 SF
B-6	67 SF
B-7	67 SF
B-8	67 SF
B-9	64 SF
B-10	48 SF
B-11	62 SF
B-12	67 SF
B-13	67 SF
B-14	67 SF
B-15	70 SF
B-16	96 SF
B-17	72 SF
B-18	72 SF
B-19	72 SF
B-20	72 SF
B-21	72 SF
B-22	72 SF
B-23	66 SF

FLOOR AREA (LEVEL-5)	
NAME	*AREA*
RESIDENTIAL AREA	
R-4	17,300 SF
STORAGE AREA EXCLUSION	**786 SF**
STO-1	25 SF
STO-2	39 SF
STO-3	28 SF
STO-4	40 SF
STO-5	40 SF
STO-6	40 SF
STO-7	40 SF
STO-8	40 SF
STO-9	40 SF
STO-10	40 SF
STO-11	40 SF
STO-12	40 SF
STO-13	40 SF
STO-14	24 SF
STO-15	39 SF
STO-16	39 SF
STO-17	40 SF
STO-18	40 SF
STO-19	40 SF
STO-20	34 SF
STO-21	40 SF
SHAFT EXCLUSION	**40 SF**
SH-04	40 SF
WALL EXCLUSION	**80 SF**
NET AREA	**16,394 SF**
BALCONY AREA	**1558 SF**
B-1	66 SF
B-2	79 SF
B-3	69 SF
B-4	67 SF
B-5	67 SF
B-6	67 SF
B-7	67 SF
B-8	67 SF
B-9	64 SF
B-10	48 SF
B-11	61 SF
B-12	60 SF
B-13	60 SF
B-14	60 SF
B-15	62 SF
B-16	96 SF
B-17	72 SF
B-18	72 SF
B-19	72 SF
B-20	72 SF
B-21	72 SF
B-22	72 SF
B-23	66 SF

FLOOR AREA (ROOF)	
NAME	*AREA*
RESIDENTIAL AREA	
R-5	1,145 SF
AMENITY AREA EXCLUSION	**1,105 SF**
AM-1	1,105 SF
SHAFT EXCLUSION	**40 SF**
SH-05	40 SF
WALL EXCLUSION	**0 SF**
NET AREA	**0 SF**

BC Building Science

[illegible]

Date: June 16, 2022

To: City of Vancouver
Development and Building Services
515 West 10th Ave
Vancouver, BC V5Y 4A8

Project: ALABASTER/Mixed-use Development
131-163 West 49th Avenue, Vancouver, BC

Subject: **FLOOR AREA EXCLUSIONS FOR EXTERIOR WALLS**

BC Building Science Ltd. (BCBS) has been retained as the Building Envelope Professional / Building Enclosure Engineer (BEP / BEE) for this project as required by the Vancouver Building By-Law.

Exclusion of the area occupied by a rainscreen system from the floor area for the attached exterior walls is recommended, as per the City of Vancouver – Zoning and Development By-law – March 2020 – Sentence 10.11.3.

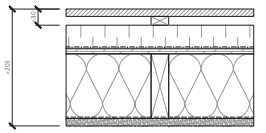
Should you have any questions or require any further information, please contact the undersigned.

Respectfully Submitted,
BC Building Science

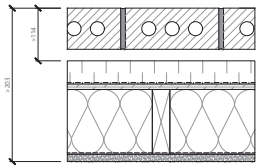
Prepared by:

Chad Cranswick
P.Eng.

Enclosed: Applicable Exterior Walls (+2 pages)



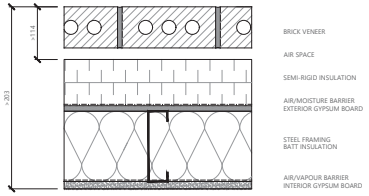
1 **CLADDING WALL ASSEMBLY**
BCBS PLAN DETAIL NTS



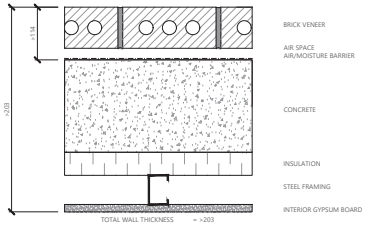
2 **BRICK VENEER WALL ASSEMBLY**
BCBS PLAN DETAIL NTS

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MIXED-USE DEVELOPMENT
131-163 WEST 49th AVENUE
VANCOUVER, BC
ALABASTER
CONCEPTUAL BUILDING ENVELOPE DRAWINGS 2022-06-16



3 **BRICK VENEER WALL ASSEMBLY**
BCBS PLAN DETAIL NTS



4 **BRICK VENEER WALL ASSEMBLY**
BCBS PLAN DETAIL NTS

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MIXED-USE DEVELOPMENT
131-163 WEST 49th AVENUE
VANCOUVER, BC
ALABASTER
CONCEPTUAL BUILDING ENVELOPE DRAWINGS 2022-06-16

COV STAMP:

NO —	DATE —	ISSUE —

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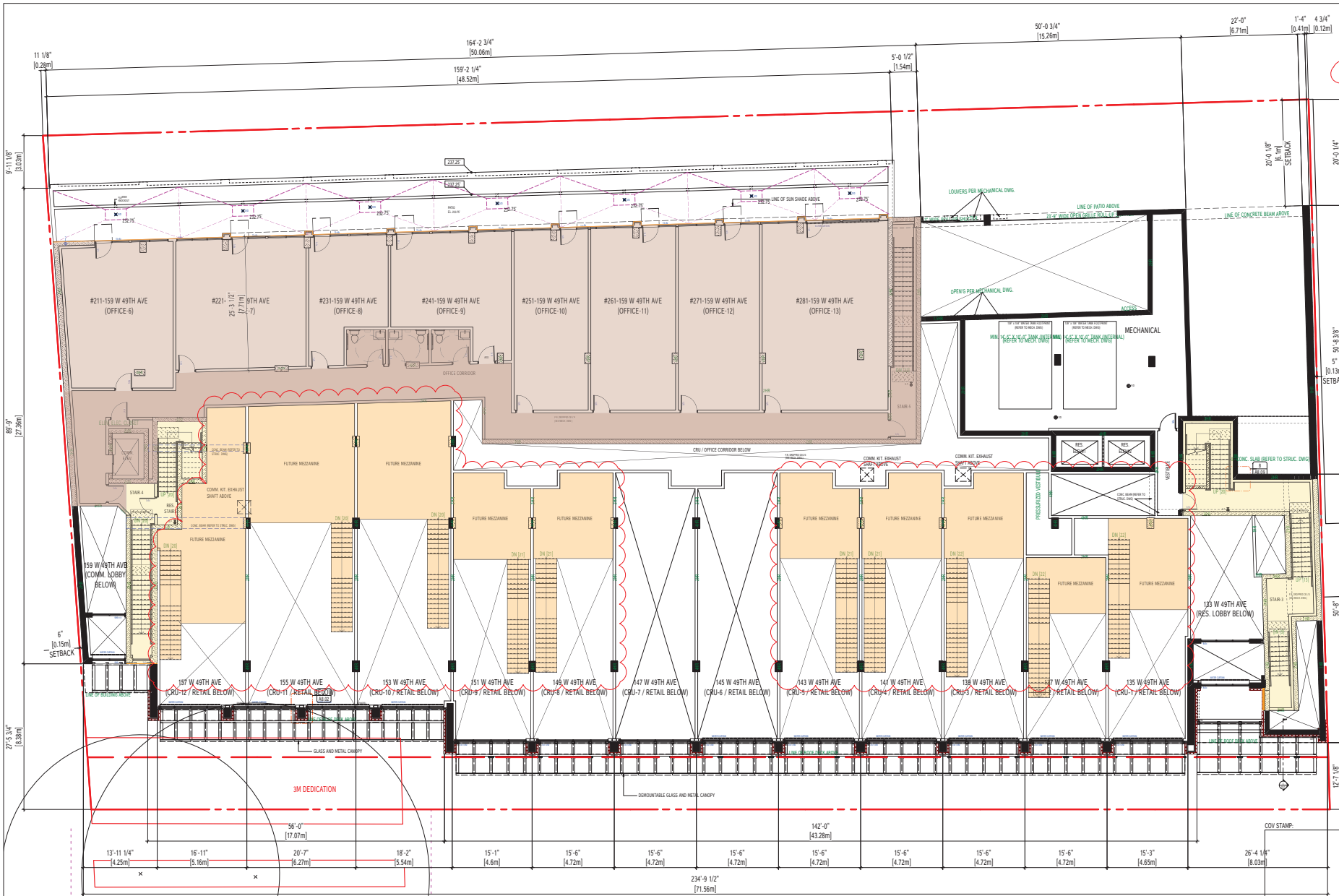
YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT —
THESIS (LANGARA)
MIXED - USE DEVELOPMENT
-
133 WEST 49TH AVENUE
VANCOUVER, BC
DP-2022-00605
BP-2023-00094

REGISTERED ARCHITECT — YAMAMOTO — PROVINCE OF BRITISH COLUMBIA — 2025-10-06

DRAWING TITLE —
AREA OVERLAY STATISTICS

SCALE —	SHEET NO. —
DATE — JAN. 12, 2021	A2.0-0
DRAWN — TY	
CHECKED —	PROJ NO — 2101



FLOOR AREA (LEVEL-2)	
NAME	AREA
RESIDENTIAL AREA	902 SF
R-1	902 SF
COMMERCIAL AREA	3,602 SF
OFFICE AREA	6,350 SF
OFFICE	4,660 SF
COMM./OFFICE CIRCULATION	1,691 SF
WALL EXCLUSION RES.	2 SF
WALL EXCLUSION COMM.	21 SF
NET AREA	10,831 SF

LEVEL - 2 AREA OVERLAY PLAN

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

PROJ. NORTH

COV STAMP:

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YAMAMOTO ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
THESIS (LANGARA)
MIXED - USE DEVELOPMENT
–
133 WEST 49TH AVENUE
VANCOUVER, BC
DP-2022-00605
BP-2023-00094
2025-10-08

DRAWING TITLE –
LEVEL-2 AREA OVERLAY PLAN

SCALE –
DATE – APR. 11, 2021
DRAWN – TY
CHECKED –
SHEET NO. – A2.2-0
PROJ NO – 2101