

CITY OF VANCOUVER

628 WEST 28TH AVENUE

SECURED MARKET RENTAL HOUSING

REZONING APPLICATION
APRIL 24, 2026

DRAWING LIST

Sheet NO.	Title	Scale
A001	STATISTICS	NTS
A002	SITE PLAN	1/8" = 1'-0
A003	SURVEY OVERLAY	1/8" = 1'-0
A004	BUILDING GRADES	1/8" = 1'-0
A010	HEIGHT CALCULATION	
A101	P1 PLAN	1/16" = 1'0"
A102	LEVEL 1 PLAN	1/16" = 1'0"
A103	LEVEL 2-5 PLAN	1/16" = 1'0"
A104	LEVEL 6 PLAN	1/16" = 1'0"
A105	ROOF LEVEL PALN	1/16" = 1'0"
A106	ROOF PLAN	1/16" = 1'0"
A300	STREETSCAPE ELECACTION	
A301	ELEVATION	1/16" = 1'0"
A302	ELEVATION	1/16" = 1'0"
A351	SECTION	1/16" = 1'0"
A500	AREA OVERLAY SAMMARY	1/16" = 1'0"
A501	LEVEL 1 AREA OVERLAY	1/16" = 1'0"
A502	LEVEL 2-5 AREA OVERLAY	1/16" = 1'0"
A503	LEVEL 6 AREA OVERLAY	1/16" = 1'0"
A504	ROOF AREA OVERLAY	1/16" = 1'0"

PROJECT INFORMATION

APPLICANT:
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ARBORIST
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PHONE: 604-323-4270



STATISTICS:

CIVIC ADDRESS:	628-682 WEST 28TH AVENUE, VANCOUVER BC			
LEGAL DESCRIPTION:				
ZONING:	CD-1			
TOTAL SITE AREA:	4,272.5 SQ.M.	=	(45,989.0 SQ.FT.)	(1.056 ACRES) (PRE-DEDICATION)
BUILDING HEIGHT	EXISTING ZONING / ALLOWABLE		PROPOSED	
	6 STOREYS (19.8 M)		6 STOREYS	
SETBACKS	REQUIRED		PROVIDED	
FRONT (NORTH)	3.7M		3.7M	
FRONT (WEST)	3.7M		3.7M	
FRONT (EAST)	3.7M		3.7M	
REAR (SOUTH)	7.6M/4.6M		7.6M/4.6M	
FLOOR SPACE RATIO	EXISTING ZONING / ALLOWABLE		PROPOSED	
	3.00 FSR	137,967.0 SQ.FT.	137,447.5 SQ.FT. 2.99 FSR	-519.5
PROPOSED FLOOR AREA:		NET AREA:		GROSS AREA:
1ST FLOOR :	2,061.1 SQ.M.	(22,185.2 SQ.FT.)	2,431.3 SQ.FT. (AMENITY) 90.0 SQ.FT. (SHAFT)	24,706.5 SQ.FT.
2ND FLOOR :	2,304.6 SQ.M.	(24,807.1 SQ.FT.) +	0.0 SQ.FT. (AMENITY) 90.0 SQ.FT. (SHAFT)	24,897.1 SQ.FT.
3RD FLOOR :	2,304.6 SQ.M.	(24,807.1 SQ.FT.) +	0.0 SQ.FT. (AMENITY) 90.0 SQ.FT. (SHAFT)	24,897.1 SQ.FT.
4TH FLOOR :	2,304.6 SQ.M.	(24,807.1 SQ.FT.) +	0.0 SQ.FT. (AMENITY) 90.0 SQ.FT. (SHAFT)	24,897.1 SQ.FT.
5TH FLOOR :	2,304.6 SQ.M.	(24,807.1 SQ.FT.) +	0.0 SQ.FT. (AMENITY) 90.0 SQ.FT. (SHAFT)	24,897.1 SQ.FT.
6TH FLOOR :	2,304.6 SQ.M.	(24,807.1 SQ.FT.) +	0.0 SQ.FT. (AMENITY) 90.0 SQ.FT. (SHAFT)	24,897.1 SQ.FT.
ROOF LEVEL:	0.0 SQ.M.	(0.0 SQ.FT.) +	1,267.7 SQ.FT. (ROOF ACCESS)	1,267.7 SQ.FT.
TOTAL :	13,584.2 SQ.M.	(146,220.7 SQ.FT.) +	4,239.0 SQ.FT.	150,459.7 SQ.FT.
TOTAL (WITH 6% STORAGE EXCLUSION) :	12,769.2 SQ.M.	(137,447.5 SQ.FT.) +	4,239.0 SQ.FT.	141,686.5SQ.FT.
GFA:	13,978 SQ.M.	(150,459.7 SQ.FT.)		
LEASABLE RESIDENTIAL:	12,280.1 SQ.M.	(132,183.0 SQ.FT.)	87.85% EFFICIENCY (INC. AMENITY)	
LEASABLE RESIDENTIAL:	11,936.5 SQ.M.	(128,484.0 SQ.FT.)	85.39% EFFICIENCY (EXC. AMENITY)	
APARTMENT UNIT BREAKDOWN:	TARGET	ACTUAL		
45 STUDIO UNITS	25%	22% OF UNITS		
76 ONE BEDROOM UNITS	35%	38% OF UNITS		
67 TWO BEDROOM UNITS	35%	33% OF UNITS		
14 THREE BEDROOM UNITS	5%	7% OF UNITS		
202 UNITS TOTAL				

VEHICLE PARKING:

SECURED MARKET RENTAL HOUSING - RESIDENTIAL, PARKING BYLAW 4.1.1

PER 4.1.1 OF THE OFF-STREET PARKING SPACE REGULATIONS:
NO PARKING SPACES ARE REQUIRED FOR THE OFF-STREET PARKING OF MOTOR VEHICLES ACCESSORY TO ANY DEVELOPMENT IN THE CITY, EXCEPT FOR THE FOLLOWING:

- (a) VISITOR PARKING SPACES, IN ACCORDANCE WITH SECTION 4.1.3; AND
(b) ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH SECTION 4.1.4.

202 UNITS

VISITOR STALLS REQUIRED

0.05 SPACES PER RESIDENTIAL UNIT AS PER 4.1.3(a)	RESIDENTIAL VISITOR SPACES	=	10 SPACES
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ACCESSIBLE STALLS REQUIRED

RESIDENTIAL AS PER 4.1.4(a):	1 FOR FIRST 7 UNITS +	0.034 SPACES / EACH ADDITIONAL UNIT:	=	8 SPACES	1 VAN ACCESSIBLE STALL REQ.
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MIN. ELECTRIC VEHICLE CHARGING STALLS	100% OF RESIDENTIAL SPACES	=	8 SPACES OF TOTAL (EXCL. VISITOR)
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PARKING PROVIDED

RESIDENTIAL STALLS	65 SPACES	
VISITOR STALLS	11 SPACES	
ACCESSIBLE STALLS	8 SPACES	
TOTAL PARKING PROVIDED:		84 SPACES

RESIDENTIAL SMALL PARKING SPACES PROVIDED:	=	10 SPACES	15 % OF PROVIDED (MAX.25%)
ELECTRIC VEHICLE SPACES PROVIDED:	=	73 SPACES	100 % OF SPACES (EXCEPT VISITOR PARKING)

	REQUIRED	PROVIDED

PASSENGER STALLS REQUIRED

RESIDENTIAL CLASS A AS PER 7.2.1:			
(1 FOR FIRST 50 - 125 UNITS PLUS 1 FOR EVERY ADDITIONAL 150)	=	2 SPACE	2 SPACE

LOADING:

	REQUIRED	PROVIDED
DWELLING USE		
CLASS A AS PER 5.2.1:	1 SPACE REQ FOR 50-299 UNITS	= 1 SPACE 3 SPACE
CLASS B AS PER 5.2.1:	1 SPACE REQ FOR 100-299 UNITS	= 1 SPACE 0 SPACE
CLASS C AS PER 5.2.1:	NO REQUIREMENT	= 0 SPACE 0 SPACE
TOTAL:	2 SPACE	3 SPACES

BICYCLE PARKING:

	REQUIRED	PROVIDED
RESIDENTIAL		
CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF 2.5 SPACES PER UNIT > 700 SF < 1130 SF 3 SPACES PER UNIT > 1130 SF	= 182 SPACES 203 SPACES 0 SPACES 385 SPACES
CLASS A AS PER 6.3.13	BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%) HORIZONTAL SPACES IN BIKE ROOMS (TOTAL HORIZONTAL SPACES) STACKED SPACES (MAX 60% VERTICAL) OVERSIZED SPACES (MIN 5%) VERTICAL SPACES IN BIKE ROOMS (MAX 30%) TOTAL:	= 39 SPACES = = = SPACES = 19 SPACES = = SPACES 385 SPACES
CLASS B AS PER 6.2.1.2	2 FOR 1ST 20 UNITS, 1 PER ADDITIONAL 20	= 11 SPACES 12 SPACES (BIKE RACKS AT GRADE)

628 West 28th Avenue : FLOOR AREA SUMMARY								
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	ROOF	TOTAL
GROSS AREA	24,706.5 SF	24,897.1 SF	24,897.1 SF	24,897.1 SF	24,897.1 SF	24,897.1 SF	1,267.7 SF	150,459.7 SF
BUILDING A(WEST)								
RESIDENTIAL AREA	9,166.9 SF	9,785.6 SF	9,785.6 SF	9,785.6 SF	9,785.6 SF	9,785.6 SF		58,094.9 SF
CIRCULATION AREA	1,625.0 SF	1,197.1 SF	1,197.1 SF	1,197.1 SF	1,197.1 SF	1,197.1 SF	676.0 SF	7,610.5 SF
BUILDING B(EAST)								
RESIDENTIAL AREA	11,730.1 SF	12,471.6 SF	12,471.6 SF	12,471.6 SF	12,471.6 SF	12,471.6 SF		74,088.1 SF
CIRCULATION AREA	2,184.5 SF	1,442.8 SF	1,442.8 SF	1,442.8 SF	1,442.8 SF	1,442.8 SF	591.7 SF	9,398.5 SF
EXCLUSIONS								
AMENITY EXCLUSION	2,431.3 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	1,267.7 SF	3,699.0 SF
WALL EXCLUSION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ELEC.CLOSET / SHAFT EXCLUSION	90.0 SF	90.0 SF	90.0 SF	90.0 SF	90.0 SF	90.0 SF		540.0 SF
BALCONY AREA	232.0 SF	2,677.7 SF	2,677.7 SF	2,677.7 SF	2,677.7 SF	2,677.7 SF	0.0 SF	13,620.5 SF
NET AREA	22,185.2 SF	24,807.1 SF	24,807.1 SF	24,807.1 SF	24,807.1 SF	24,807.1 SF	0.0 SF	146,220.7 SF
NET AREA (WITH 6% STORAGE EXCLUSION)								137,447.5 SF
TARGET AREA (3.0 FSR)								137,967.0 SF
DIFFERENCE								519.5 SF

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PROJECT —

628 WEST 28TH AVE
-

628 WEST 28TH AVE

2025-04-24

DRAWING TITLE —

STATISTICS

SCALE —

DATE — 2025-12-18

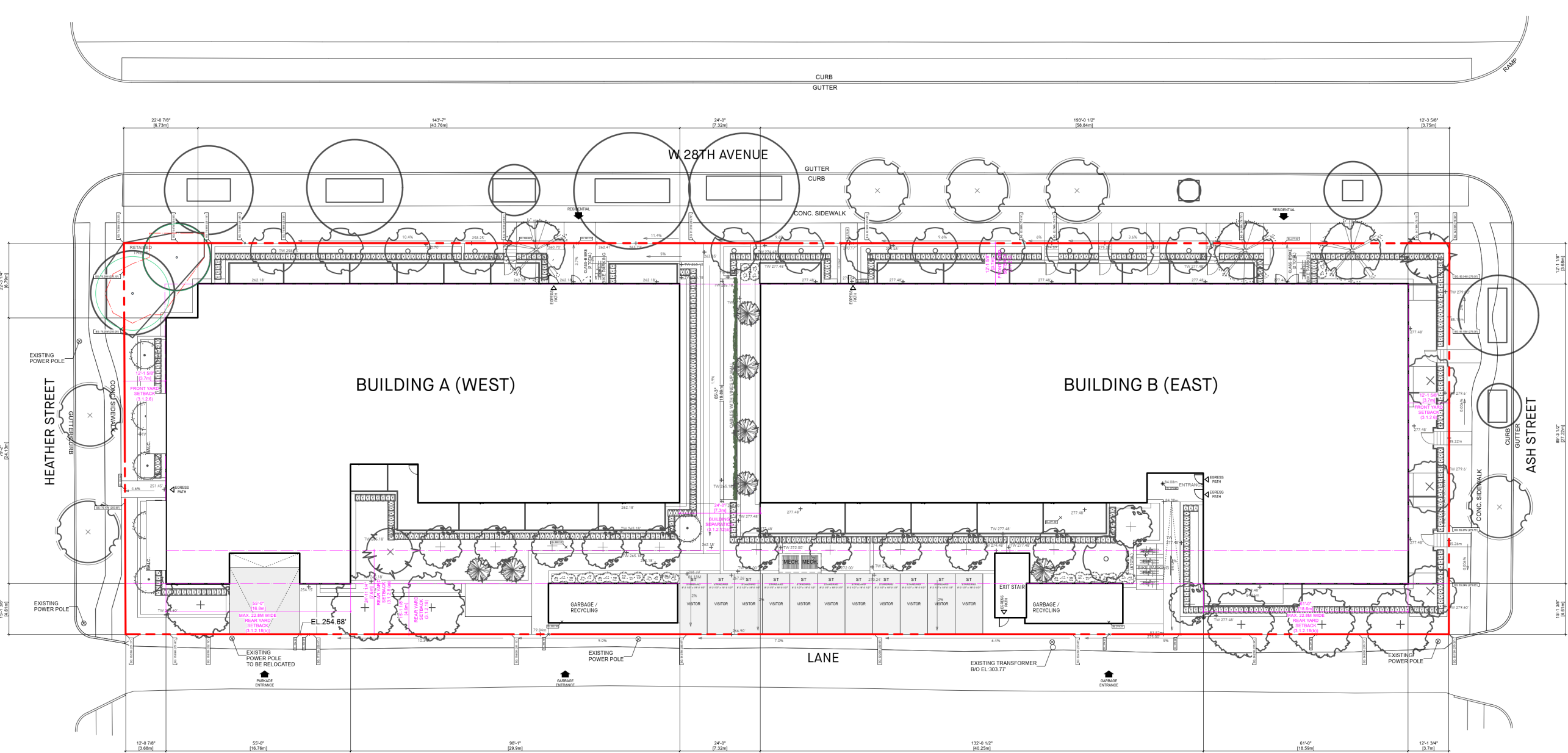
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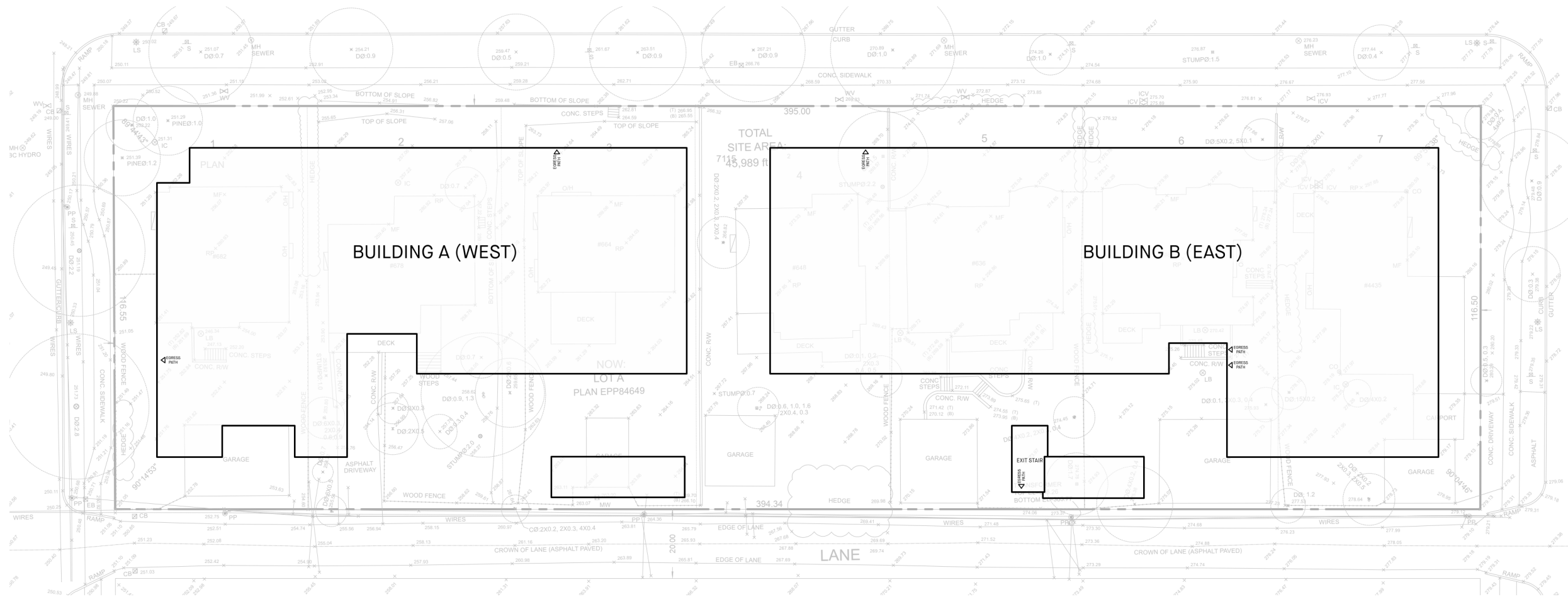
A001

PROJ NO — 2517



SITE PLAN
Scale: 1/16" = 1'-0"

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PROJECT —		
628 WEST 28TH AVE		
2026-04-24		
DRAWING TITLE —		
SITE PLAN		
SCALE — 1/16" = 1'-0"	SHEET NO. —	
DATE — 2025-12-18	A002	
DRAWN — SS		
CHECKED — TY	PROJ. NO. — 2517	

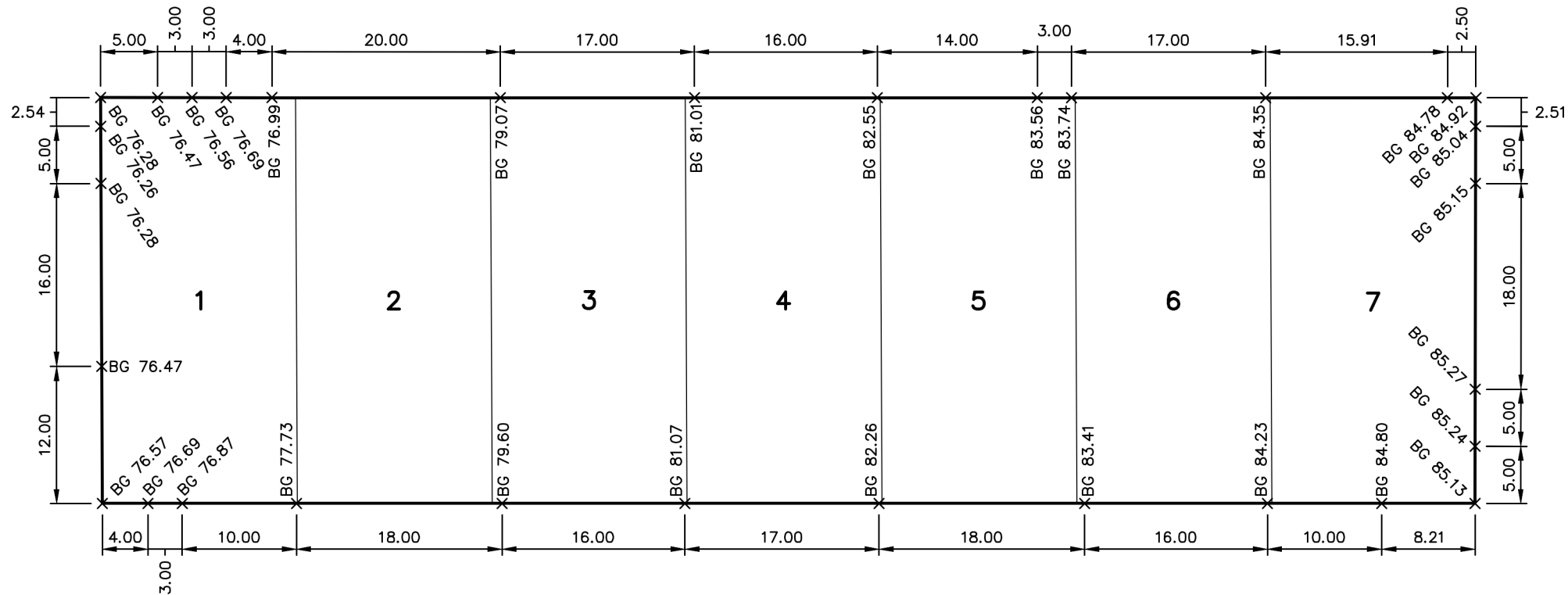


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PROJECT 628 WEST 28TH AVE 		
DRAWING TITLE SURVEY OVERLAY		
SCALE	1/16" = 1'-0"	SHEET NO. — A003
DATE	2025-12-18	
DRAWN	SS	PROJ NO — 2517
CHECKED	TY	



SURVEY OVERLAY
Scale: 1/16" = 1'-0"

HEATHER STREET



LANE SOUTH OF TWENTY-EIGHTH AVENUE



ASH STREET

BENCH MARK: ELEVATION: 70.889 DESCRIPTION: SURVEY MONUMENT MARKED V-3951 AT THE SOUTH WEST CORNER OF W KING EDWARD AVENUE AND ASH STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

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

NO.		DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES		
						BUILDING GRADE ELEVATIONS FOR LOTS 1 TO 7, BLK.739, D.L. 526, PLAN VAP7115.		
						DATE: 2018-09-20	DESIGN: M.P.	SCALE: 1:400
						DWG: B.F.G.	CHK: J.D.H.	DWG. NO. BG 2018-00161
						REF: FILE 2018-00161.		SHEET / OF REVISION:

NO -- DATE -- ISSUE --

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PROJECT --

628 WEST 28TH AVE
-

2026-04-24

DRAWING TITLE --
BUILDING GRADES

SCALE -- NTS
DATE -- 2025-12-18
DRAWN -- SS
CHECKED -- TY

SHEET NO --
A004

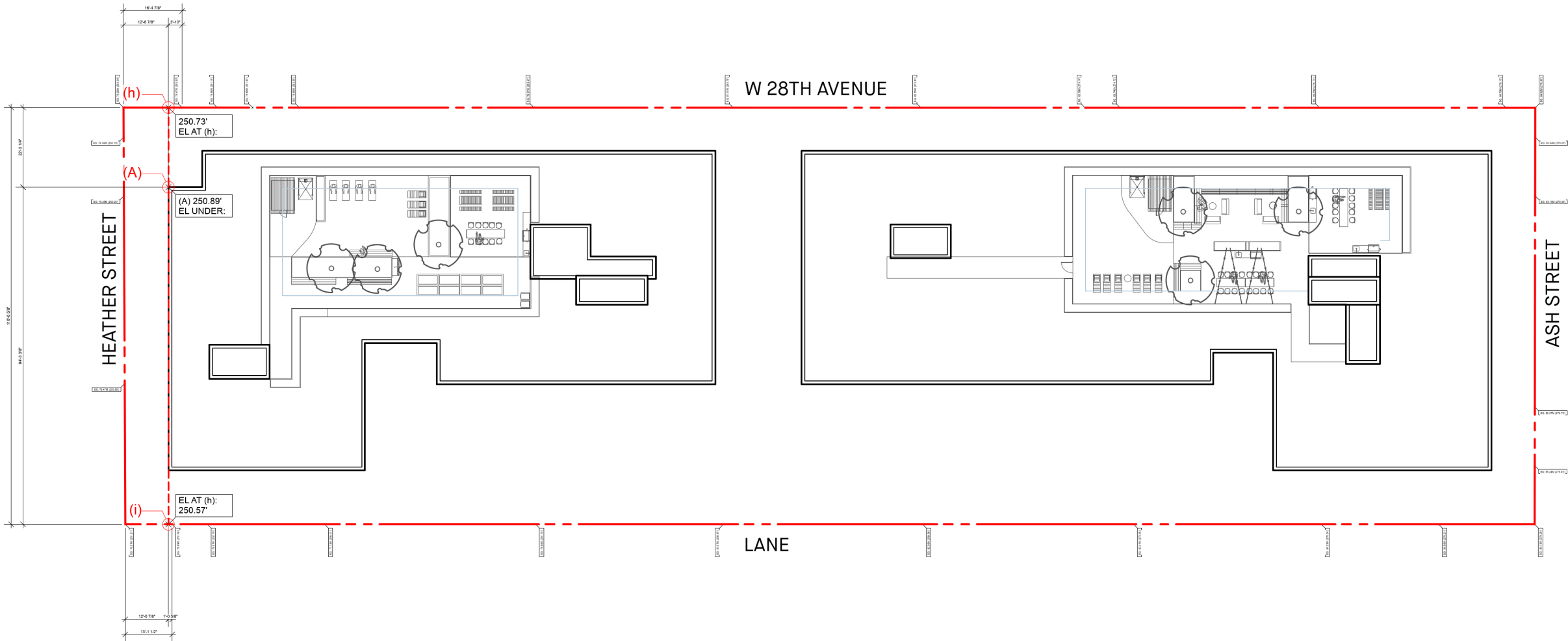
PROJ NO -- 2517

APARTMENT BUILDINGS*

Building Height: 75.7' (23.01m)
Elevation at Top of Roof Parapet - Elevation
Directly Under Point (A) = Building Height
326.59' - 250.89' = 75.7' (23.01m)
Elevation Directly Under Point (A): **250.89'**
Point (i) - Point (h)
251.57' - 250.73' = 0.84'
 $z = 22.27'(0.84')/116.55' = 0.16'$
 $A = 250.73' + 0.16'$
A = 250.89'

Point (h)
250.88' - 250.26' = 0.62'
 $x = 12.57'(0.62')/16.41'$
 $x = 0.47'$
 $h = 0.47' + 250.26'$
h = 250.73'

Point (i)
251.60' - 251.21' = 0.39'
 $y = 12.07'(0.39')/13.12'$
 $y = 0.36'$
 $i = 0.36' + 251.21'$
i = 251.57'



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PROJECT —

628 WEST 28TH AVE



DRAWING TITLE —

HEIGHT CALCULATION

SCALE — 1/16" = 1'-0"

DATE — 2025-12-18

DRAWN — SS

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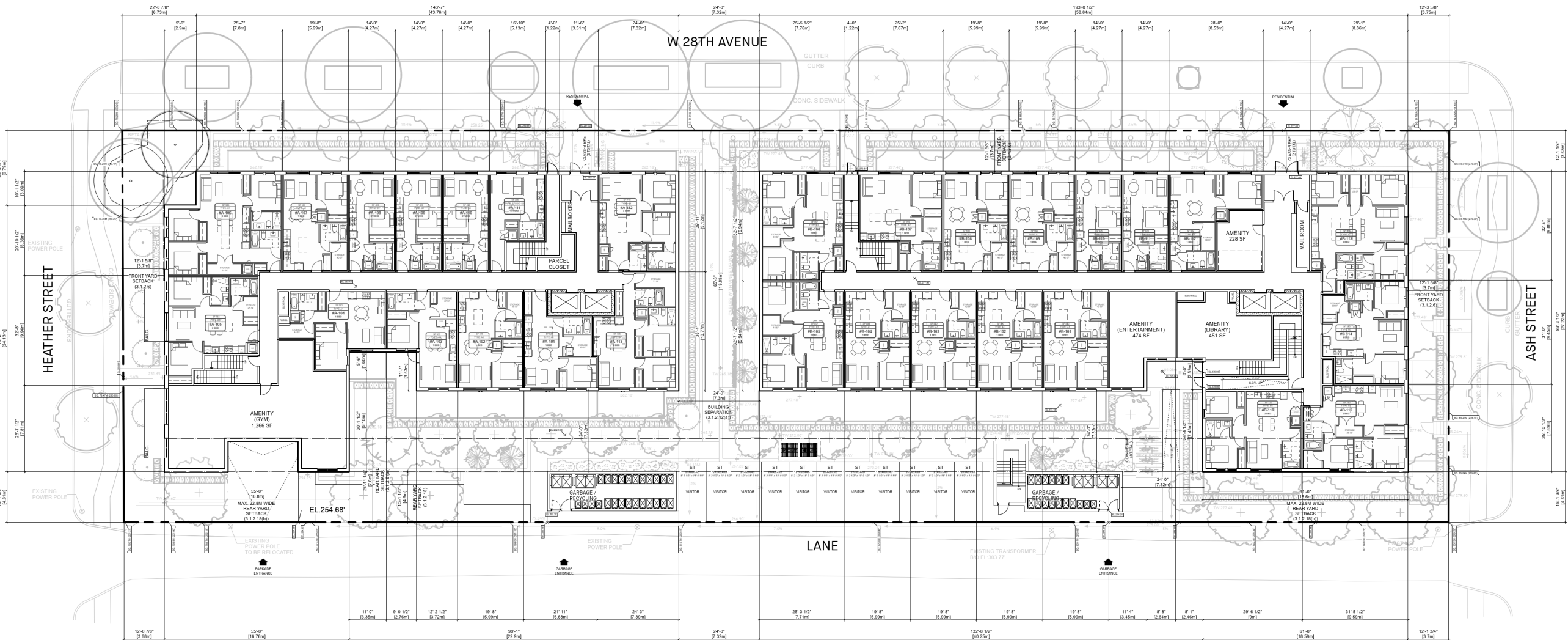
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A010

PROJ NO — 2517

HEIGHT CALCULATION

Scale: 1/16" = 1'-0"



L1 UNIT TYPE & AREA			
UNIT #	TYPE	CITY AREA*	UNIT COUNT
STUDIO UNITS			6
A-108	S1	378 SF	
A-109	S1	378 SF	
A-110	S1	378 SF	
A-111	S2	350 SF	
B-110	S1	378 SF	
B-111	S1	378 SF	
1 BED			13
A-101	A6	477 SF	
A-102	A1	543 SF	
A-103	A5	477 SF	
A-104	A4	527 SF	
A-107	A1	538 SF	
B-101	A1	543 SF	
B-102	A1	543 SF	
B-103	A1	543 SF	
B-104	A1	543 SF	
B-107	A2	583 SF	
B-108	A1	538 SF	
B-109	A1	538 SF	
B-112	A3	528 SF	
2 BED			8
A-105	B3	686 SF	
A-112	B1	646 SF	
A-113	B4	720 SF	
B-105	B2	735 SF	
B-106	B2	729 SF	
B-114	B5	675 SF	
B-115	B7	701 SF	
B-116	B6	650 SF	
3 BED			2
A-106	C1	886.0 SF	
B-113	C2	870.0 SF	
TOTAL UNITS			29
*CITY AREAS ARE TAKEN FROM INSIDE OF WALLS			

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PROJECT —

628 WEST 28TH AVE



DRAWING TITLE —
1/16 PLAN L1

SCALE — 1/16" = 1'-0"

DATE — 2025-12-18

DRAWN — SS

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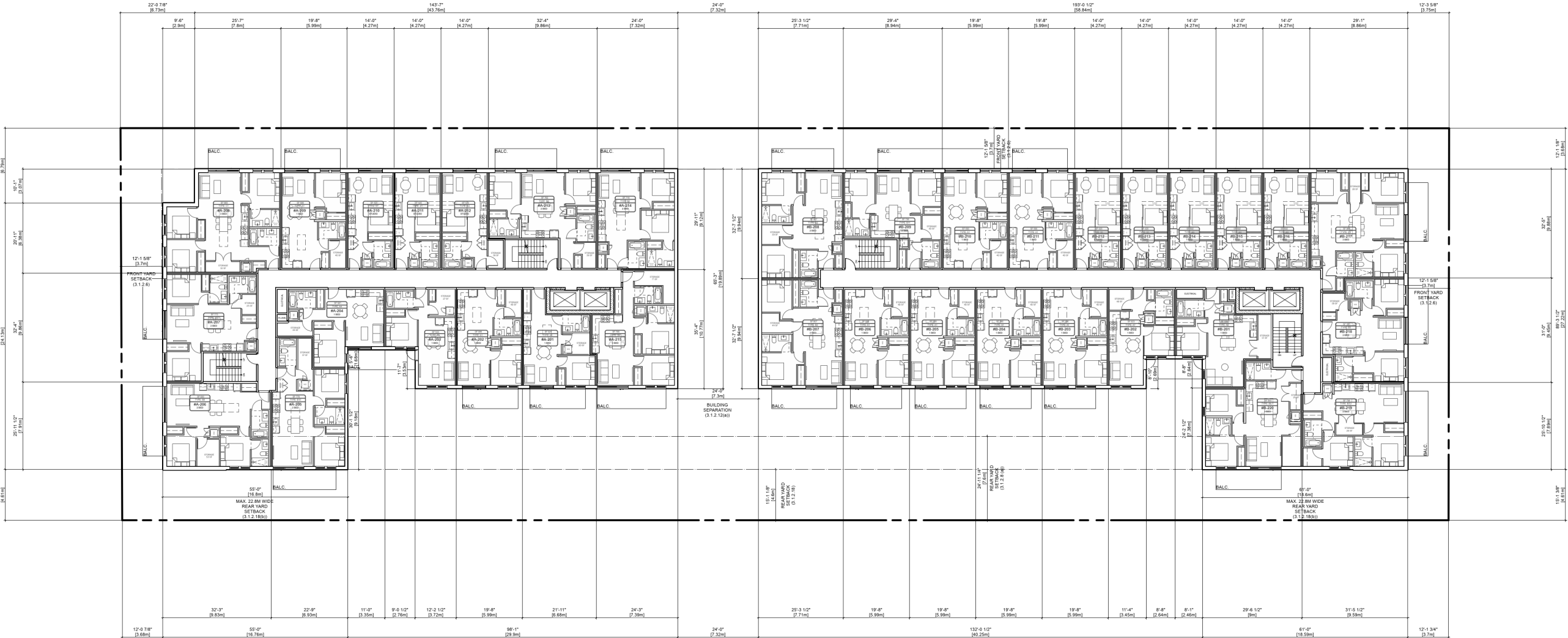
SHEET NO. —

A102

PROJ NO — 2517

L1 PLAN

Scale: 1/16" = 1'-0"



L2 - L5 PLAN
Scale: 1/16" = 1'-0"

L2-L5 UNIT TYPE & AREA			
UNIT #	TYPE	CITY AREA*	UNIT COUNT
STUDIO UNITS			8
A-210	S1	378 SF	
A-211	S1	378 SF	
A-212	S3	418 SF	
B-212	S1	378 SF	
B-213	S1	378 SF	
B-214	S1	378 SF	
B-215	S1	378 SF	
B-216	S1	378 SF	
1 BED			13
A-201	A6	477 SF	
A-202	A1	543 SF	
A-203	A5	477 SF	
A-204	A4	527 SF	
A-209	A1	538 SF	
B-201	A8	550 SF	
B-202	A7	471 SF	
B-203	A1	543 SF	
B-204	A1	543 SF	
B-205	A1	543 SF	
B-206	A1	543 SF	
B-210	A1	538 SF	
B-211	A1	538 SF	
2 BED			12
A-205	B10	704 SF	
A-206	B9	749 SF	
A-207	B3-1	699 SF	
A-213	B8	708 SF	
A-214	B1	646 SF	
A-215	B4	720 SF	
B-207	B2	735 SF	
B-208	B2	729 SF	
B-209	B11	667 SF	
B-218	B5	675 SF	
B-219	B7-1	719 SF	
B-220	B6-1	766 SF	
3 BED			2
A-208	C1	886.0 SF	
B-217	C2	870.0 SF	
TOTAL UNITS			35
* CITY AREAS ARE TAKEN FROM INSIDE OF WALLS			

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PROJECT —

628 WEST 28TH AVE



DRAWING TITLE —

1/16 PLAN L2 - L5

SCALE — 1/16" = 1'-0"

DATE — 2025-12-18

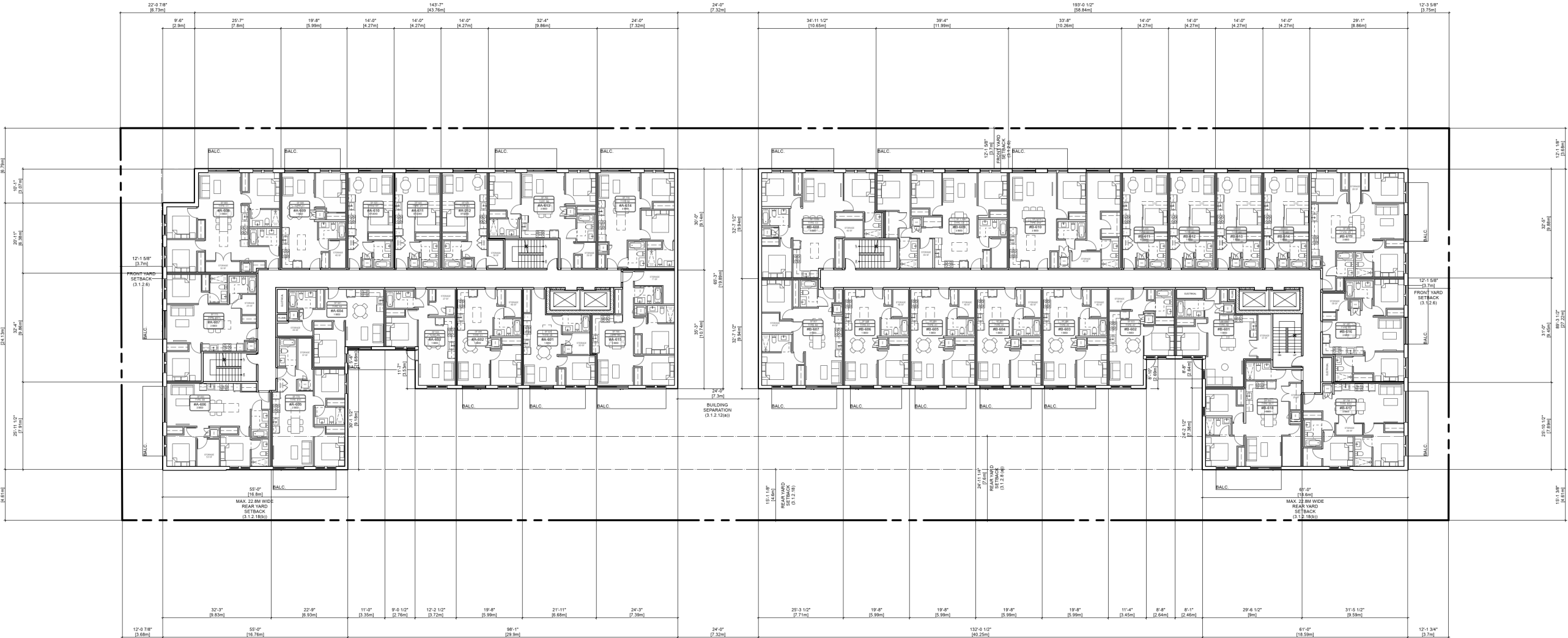
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SHEET NO. —

A103

PROJ NO — 2517



L6 PLAN
Scale: 1/16" = 1'-0"

L6 UNIT TYPE & AREA			
UNIT #	TYPE	CITY AREA*	UNIT COUNT
STUDIO UNITS			7
A-610	S1	378 SF	
A-611	S1	378 SF	
A-612	S3	418 SF	
B-611	S1	378 SF	
B-612	S1	378 SF	
B-613	S1	378 SF	
B-614	S1	378 SF	
1 BED			11
A-601	A6	477 SF	
A-602	A1	543 SF	
A-603	A5	477 SF	
A-604	A4	527 SF	
A-609	A1	538 SF	
B-601	A8	550 SF	
B-602	A7	471 SF	
B-603	A1	543 SF	
B-604	A1	543 SF	
B-605	A1	543 SF	
B-606	A1	543 SF	
2 BED			11
A-605	B10	704 SF	
A-606	B9	749 SF	
A-607	B3-1	699 SF	
A-613	B8	708 SF	
A-614	B1	646 SF	
A-615	B4	720 SF	
B-607	B2	735 SF	
B-610	B12	935 SF	
B-616	B5	675 SF	
B-617	B7-1	719 SF	
B-618	B6-1	766 SF	
3 BED			4
A-608	C3	886.0 SF	
B-608	C2	934.0 SF	
B-609	C4	1017.0 SF	
B-615	C2	870.0 SF	
TOTAL UNITS			33
*CITY AREAS ARE TAKEN FROM INSIDE OF WALLS			

*CITY AREAS ARE TAKEN FROM INSIDE OF WALLS

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 —

628 WEST 28TH AVE



DRAWING TITLE —

1/16 PLAN L6

SCALE — 1/16" = 1'-0"

DATE — 2025-12-18

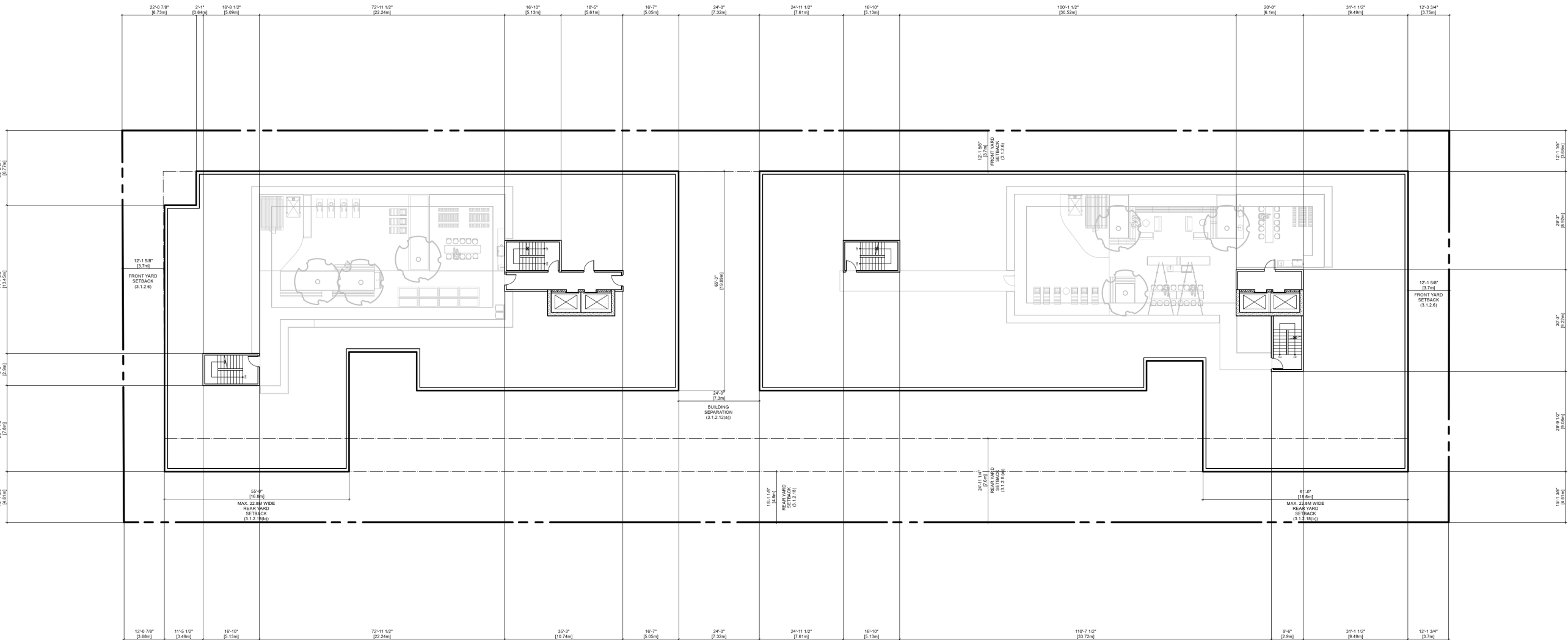
DRAWN — SS

CHECKED — TY

SHEET NO. —

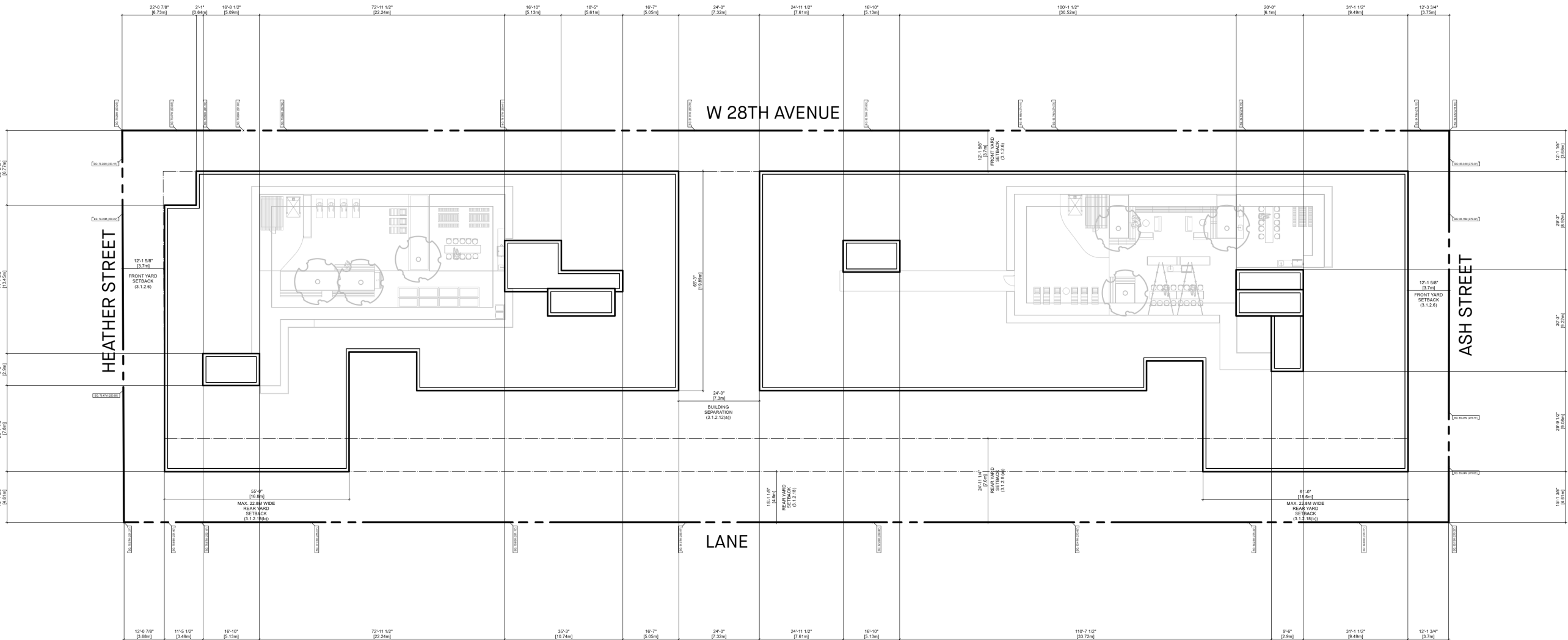
A104

PROJ NO — 2517



ROOF LEVEL PLAN
Scale: 1/16" = 1'-0"

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PROJECT — 628 WEST 28TH AVE — 		
DRAWING TITLE — ROOF LEVEL PLAN		
SCALE — 1/16" = 1'-0"	SHEET NO. —	
DATE — 2025-12-18	A105	
DRAWN — SS		
CHECKED — TY	PROJ NO — 2517	



ROOF PLAN
Scale: 1/16" = 1'-0"

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PROJECT — 628 WEST 28TH AVE — 2025-04-24			
DRAWING TITLE — ROOF PLAN			
SCALE — 1/16" = 1'-0"		SHEET NO. —	
DATE — 2025-12-18		A106	
DRAWN — SS		PROJ. NO. — 2517	
CHECKED — TY			



STREETSCAPE ALONG WEST 28TH AVE
Scale: NTS



STREETSCAPE ALONG LANE
Scale: NTS

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PROJECT — 628 WEST 28TH AVE - 		
DRAWING TITLE — STREETSCAPE ELEVATIONS		
SCALE — NTS	A300	
DATE — 2025-12-18		
DRAWN — SS	PROJ NO — 2517	
CHECKED — TY		



ELEVATION NORTH
Scale: 1:192



ELEVATION SOUTH
Scale: 1:192

MATERIAL KEY:

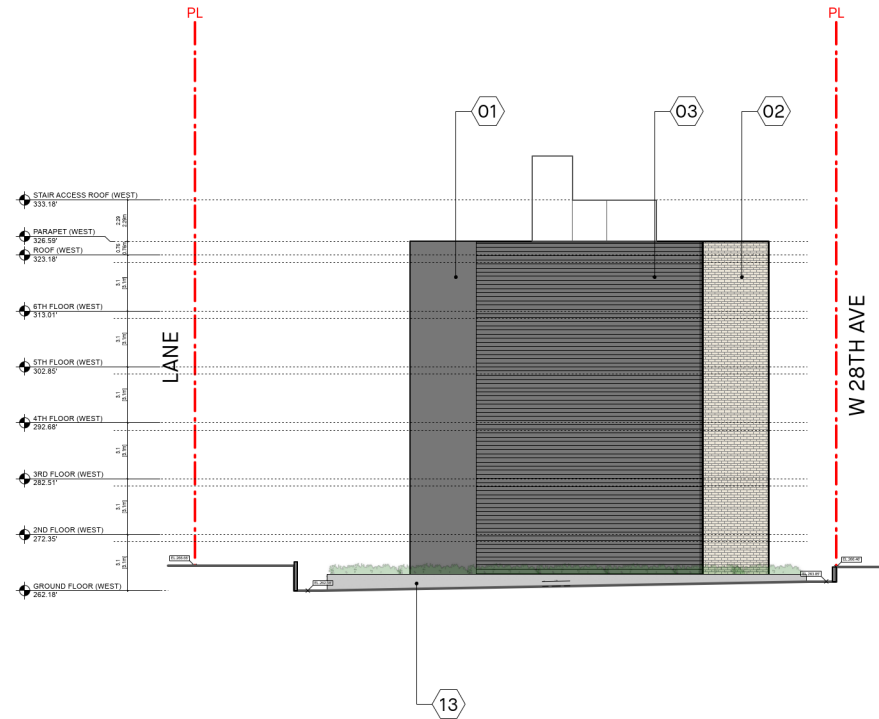
- 01 CEMENTITIOUS PANEL - CHARCOAL
- 02 BRICK CLADDING - OFF WHITE
- 03 CEMENTITIOUS SHIPLAP - LIGHT GREY
- 04 VINYL WINDOWS - CHARCOAL
- 05 VINYL SLIDING DOORS - CHARCOAL
- 06 LOUVER - CHARCOAL
- 07 GUARDRAIL - CLEAR GLASS
- 08 METAL DOOR - CHARCOAL
- 09 GLASS ENTRY DOOR - CHARCOAL
- 10 ENTRY CANOPY - CHARCOAL
- 11 CANOPY (WOOD FRAME) - CHARCOAL
- 12 SOFFIT - CEMENTITIOUS PANEL
- 13 CONCRETE - CLEAR SEALER
- 14 CANOPY (METAL PLATE) - CHARCOAL

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PROJECT — 628 WEST 28TH AVE —		
DRAWING TITLE — ELEVATION		
SCALE — 1/16" = 1'-0"	SHEET NO. — A301	
DATE — 2025-12-18	DRAWN — SS	
CHECKED — TY	PROJ. NO. — 2517	





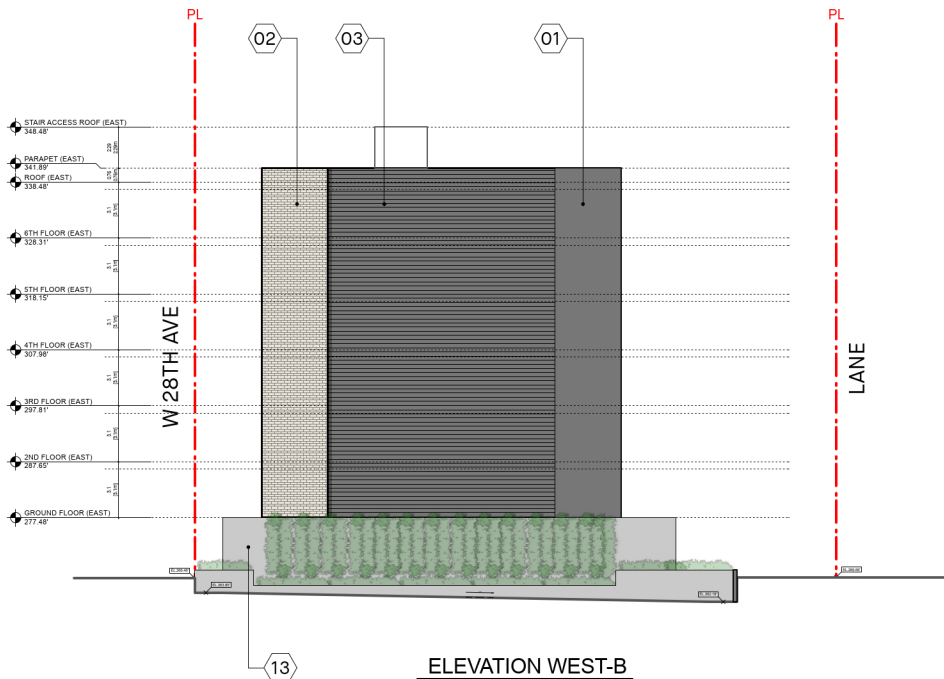
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Scale: 1:192



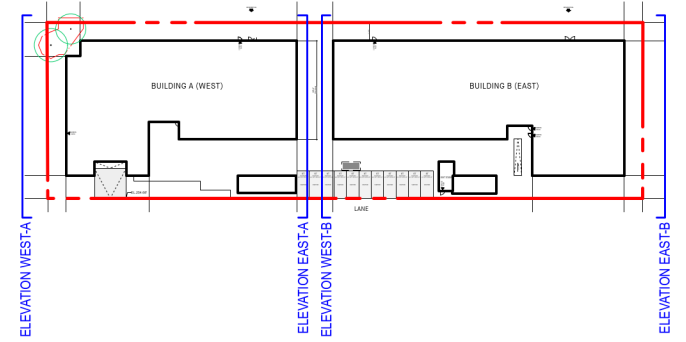
ELEVATION WEST-A
Scale: 1:192



ELEVATION EAST-B
Scale: 1:192



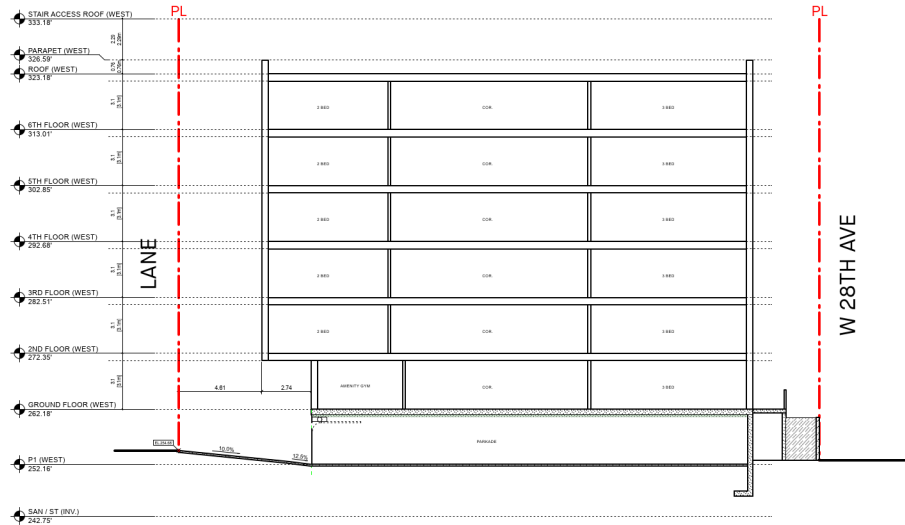
ELEVATION WEST-B
Scale: 1:192



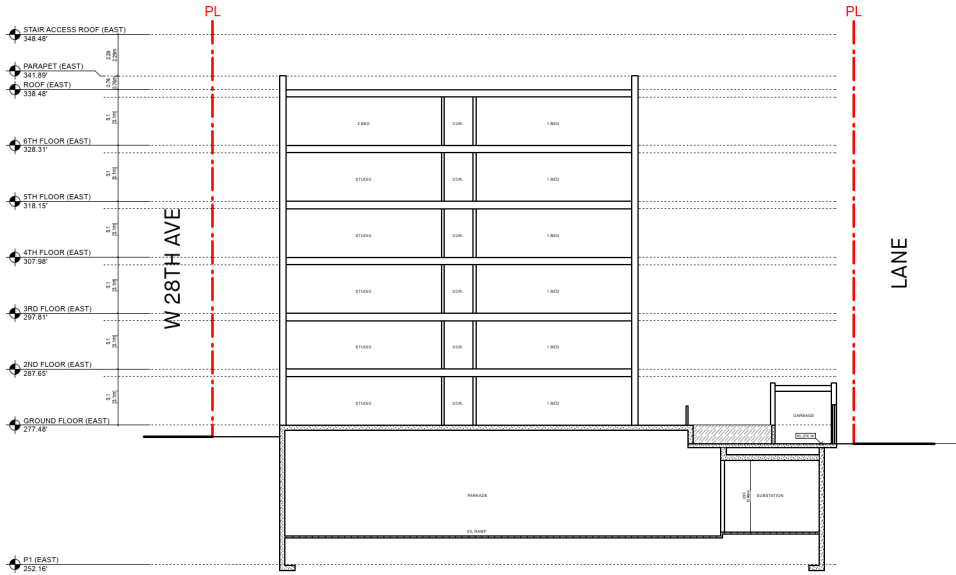
MATERIAL KEY:

- 01 CEMENTITIOUS PANEL - CHARCOAL
- 02 BRICK CLADDING - OFF WHITE
- 03 CEMENTITIOUS SHIPLAP - LIGHT GREY
- 04 VINYL WINDOWS - CHARCOAL
- 05 VINYL SLIDING DOORS - CHARCOAL
- 06 LOUVER - CHARCOAL
- 07 GUARDRAIL - CLEAR GLASS
- 08 METAL DOOR - CHARCOAL
- 09 GLASS ENTRY DOOR - CHARCOAL
- 10 ENTRY CANOPY - CHARCOAL
- 11 CANOPY (WOOD FRAME) - CHARCOAL
- 12 SOFFIT - CEMENTITIOUS PANEL
- 13 CONCRETE - CLEAR SEALER
- 14 CANOPY (METAL PLATE) - CHARCOAL

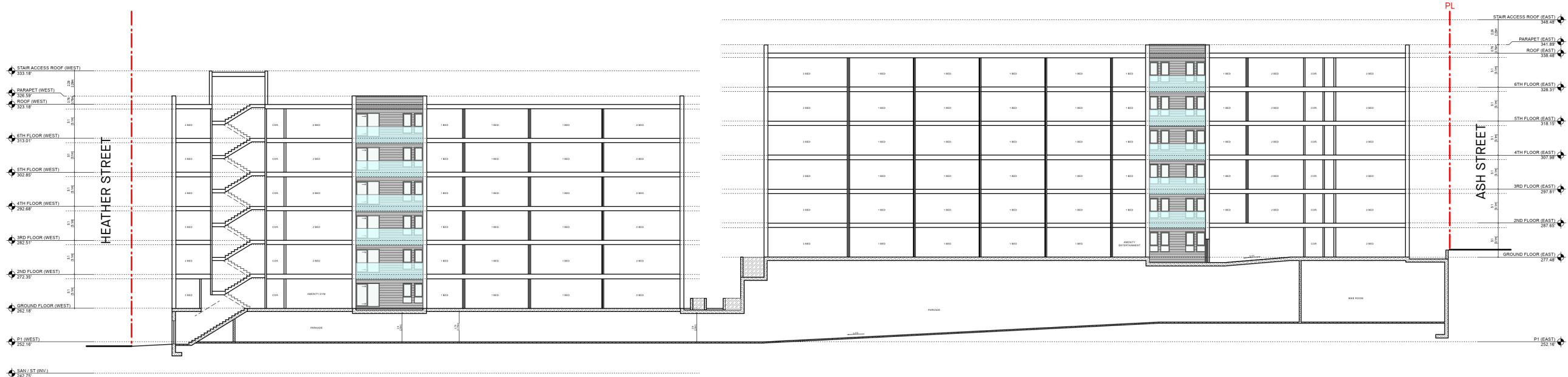
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PROJECT - 628 WEST 28TH AVE		
DRAWING TITLE - ELEVATION		
SCALE - 1/16" = 1'-0"	SHEET NO. - A302	
DATE - 2025-12-18		
DRAWN - SS		
CHECKED - TY	PROJ NO - 2517	



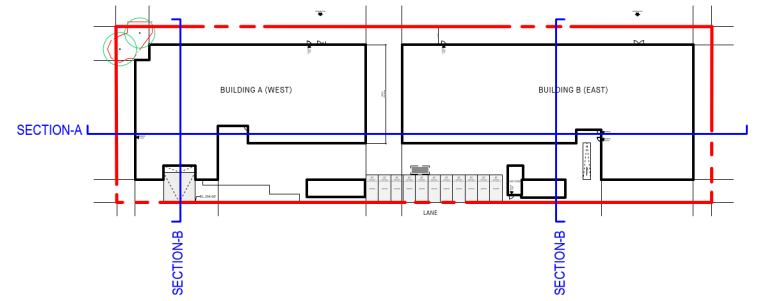
SECTION-B
Scale: 1:192



SECTION-C
Scale: 1:192



SECTION-A
Scale: 1:192



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PROJECT - 628 WEST 28TH AVE		
DRAWING TITLE - SECTION		
SCALE - 1/16" = 1'-0"	SHEET NO. - A351	
DATE - 2025-12-18		
DRAWN - SS		
CHECKED - TY	PROJ. NO. - 2517	

628 West 28th Avenue : FLOOR AREA SUMMARY								
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	ROOF	TOTAL
GROSS AREA	24,706.5 SF	24,897.1 SF	24,897.1 SF	24,897.1 SF	24,897.1 SF	24,897.1 SF	1,267.7 SF	150,459.7 SF
BUILDING A(WEST)								
RESIDENTIAL AREA	9,166.9 SF	9,785.6 SF	9,785.6 SF	9,785.6 SF	9,785.6 SF	9,785.6 SF		58,094.9 SF
CIRCULATION AREA	1,625.0 SF	1,197.1 SF	1,197.1 SF	1,197.1 SF	1,197.1 SF	1,197.1 SF	676.0 SF	7,610.5 SF
BUILDING B(EAST)								
RESIDENTIAL AREA	11,730.1 SF	12,471.6 SF	12,471.6 SF	12,471.6 SF	12,471.6 SF	12,471.6 SF		74,088.1 SF
CIRCULATION AREA	2,184.5 SF	1,442.8 SF	1,442.8 SF	1,442.8 SF	1,442.8 SF	1,442.8 SF	591.7 SF	9,398.5 SF
EXCLUSIONS								
AMENITY EXCLUSION	2,431.3 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	1,267.7 SF	3,699.0 SF
WALL EXCLUSION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ELEC.CLOSET / SHAFT EXCLUSION	90.0 SF	90.0 SF	90.0 SF	90.0 SF	90.0 SF	90.0 SF		540.0 SF
BALCONY AREA	232.0 SF	2,677.7 SF	2,677.7 SF	2,677.7 SF	2,677.7 SF	2,677.7 SF	0.0 SF	13,620.5 SF
NET AREA								
NET AREA	22,185.2 SF	24,807.1 SF	24,807.1 SF	24,807.1 SF	24,807.1 SF	24,807.1 SF	0.0 SF	146,220.7 SF
NET AREA (WITH 6% STORAGE EXCLUSION)								137,447.5 SF
TARGET AREA (3.0 FSR)								137,967.0 SF
DIFFERENCE								519.5 SF

L1 FLOOR AREA	
GROSS AREA	24,706.5 SF
APT RESIDENTIAL AREA	20,897.0 SF
APT CIRCULATION AREA	3,809.5 SF
EXCLUSIONS	2521.3 SF
WALL EXCLUSION	N/A
SHAFT/ ELEC. EXCLUSION	90.0 SF
AMENITY	2,431.3 SF
NET AREA	22,185.2 SF
NET AREA(-6% STORAGE EXC.)	20,854.1 SF
BALCONY AREA	232.0 SF

L2-L5 FLOOR AREA	
GROSS AREA	24,897.1 SF
APT RESIDENTIAL AREA	22,257.2 SF
APT CIRCULATION AREA	2,639.9 SF
EXCLUSIONS	90.0 SF
WALL EXCLUSION	N/A
SHAFT/ ELEC. EXCLUSION	90.0 SF
NET AREA	24,807.1 SF
NET AREA(-6% STORAGE EXC.)	23,318.7 SF
BALCONY AREA	2,677.7 SF

L6 FLOOR AREA	
GROSS AREA	24,897.1 SF
APT RESIDENTIAL AREA	22,257.2 SF
APT CIRCULATION AREA	2,639.9 SF
EXCLUSIONS	90.0 SF
WALL EXCLUSION	N/A
SHAFT/ ELEC. EXCLUSION	90.0 SF
NET AREA	24,807.1 SF
NET AREA(-6% STORAGE EXC.)	23,318.7 SF
BALCONY AREA	2,677.7 SF

ROOF AREA	
GROSS AREA	1,267.7 SF
APT RESIDENTIAL AREA	0.0 SF
APT CIRCULATION AREA	1,267.7 SF
EXCLUSIONS	1267.7 SF
WALL EXCLUSION	N/A
SHAFT/ ELEC. EXCLUSION	1,267.7 SF
NET AREA	0.0 SF
NET AREA(-6% STORAGE EXC.)	0.0 SF
BALCONY AREA	0.0 SF

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—

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Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT —

628 WEST 28TH AVE
-



DRAWING TITLE —

AREA OVERLAY SUMMARY

SCALE — 1/16" = 1'-0"

DATE — 2025-12-18

DRAWN — SS

CHECKED — TY

SHEET NO. —

A500

PROJ NO — 2517

L1 FLOOR AREA	
GROSS AREA	24,706.5 SF
APT RESIDENTIAL AREA	20,897.0 SF
APT CIRCULATION AREA	3,809.5 SF
EXCLUSIONS	2521.3 SF
WALL EXCLUSION	N/A
SHAFT/ ELEC. EXCLUSION	90.0 SF
AMENITY	2,431.3 SF
NET AREA	22,185.2 SF
NET AREA(-6% STORAGE EXC.)	20,854.1 SF
BALCONY AREA	232.0 SF



AREA OVERLAY L1
Scale: 1/16" = 1'-0"

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PROJECT —

628 WEST 28TH AVE
-


DRAWING TITLE —

AREA OVERLAY L1

SCALE — 1/16" = 1'-0"

DATE — 2025-12-18

DRAWN — SS

CHECKED — TY

SHEET NO. —

A501

PROJ NO — 2517

L2-L5 FLOOR AREA	
GROSS AREA	24,897.1 SF
APT RESIDENTIAL AREA	22,257.2 SF
APT CIRCULATION AREA	2,639.9 SF
EXCLUSIONS	90.0 SF
WALL EXCLUSION	N/A
SHAFT/ ELEC. EXCLUSION	90.0 SF
NET AREA	24,807.1 SF
NET AREA(-6% STORAGE EXC.)	23,318.7 SF
BALCONY AREA	2,677.7 SF



AREA OVERLAY L2-L5
Scale: 1/16" = 1'-0"

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PROJECT — 628 WEST 28TH AVE 		
DRAWING TITLE — AREA OVERLAY L2-L5		
SCALE — 1/16" = 1'-0"	SHEET NO. — A502	
DATE — 2025-12-18		
DRAWN — SS		
CHECKED — TY	PROJ NO — 2517	

L6 FLOOR AREA	
GROSS AREA	24,897.1 SF
APT RESIDENTIAL AREA	22,257.2 SF
APT CIRCULATION AREA	2,639.9 SF
EXCLUSIONS	90.0 SF
WALL EXCLUSION	N/A
SHAFT/ ELEC. EXCLUSION	90.0 SF
NET AREA	24,807.1 SF
NET AREA(-6% STORAGE EXC.)	23,318.7 SF
BALCONY AREA	2,677.7 SF



AREA OVERLAY L6
Scale: 1/16" = 1'-0"

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PROJECT — 628 WEST 28TH AVE 		
DRAWING TITLE — AREA OVERLAY L6		
SCALE — 1/16" = 1'-0"	SHEET NO. — A503	
DATE — 2025-12-18		
DRAWN — SS		
CHECKED — TY	PROJ NO — 2517	

ROOF AREA	
GROSS AREA	1,267.7 SF
APT RESIDENTIAL AREA	0.0 SF
APT CIRCULATION AREA	1,267.7 SF
EXCLUSIONS	1267.7 SF
WALL EXCLUSION	N/A
SHAFT/ ELEC. EXCLUSION	1,267.7 SF
NET AREA	0.0 SF
NET AREA(-6% STORAGE EXC.)	0.0 SF
BALCONY AREA	0.0 SF

