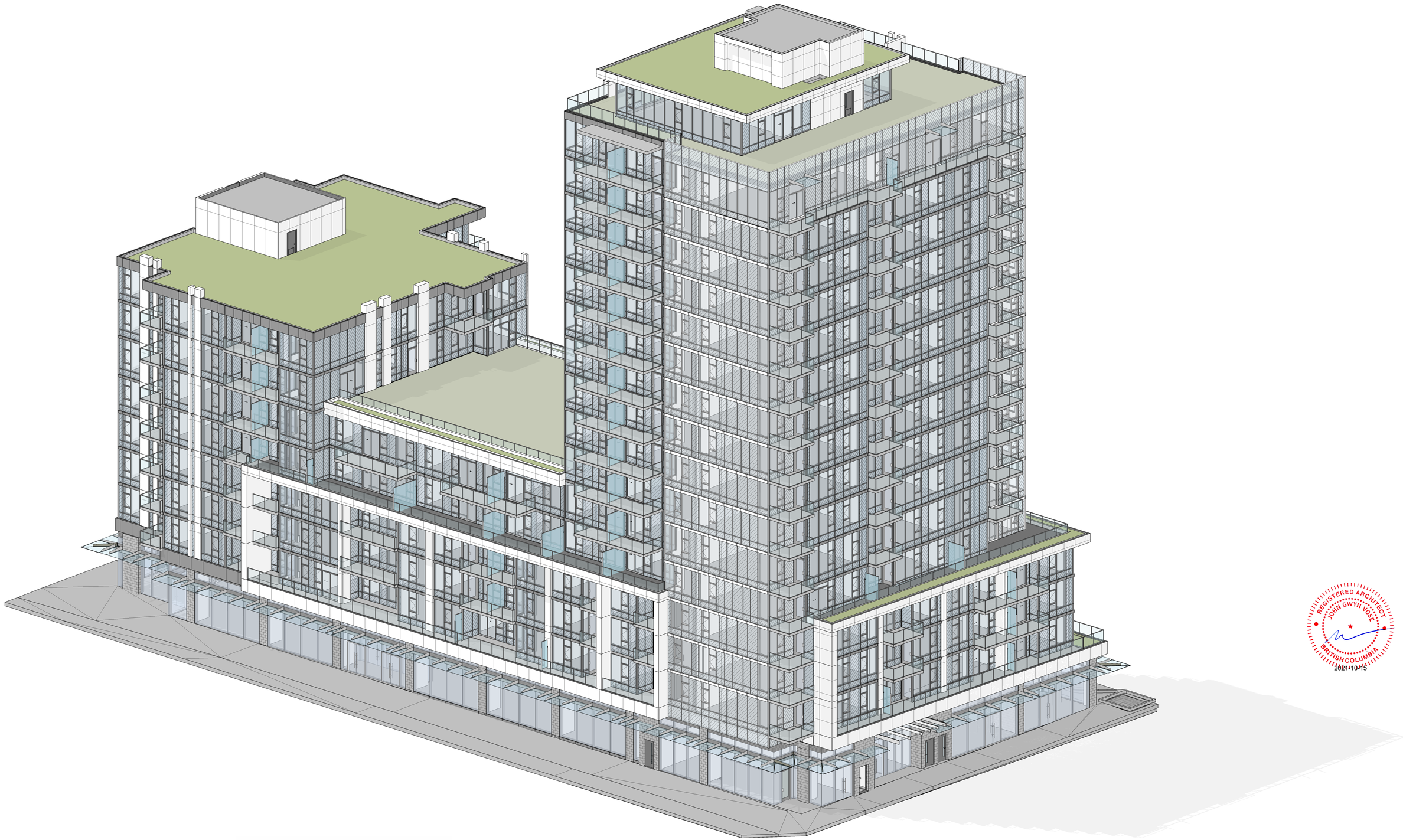


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REGISTERED ARCHITECT
JOHN GWYN VOSE
BRITISH COLUMBIA
2021-10-15

2021.10.15 REZONING APPLICATION

ARCHITECTURAL DRAWINGS

OAK AND 41ST

1008 West 41st Avenue and 5763 Oak Street, Vancouver BC



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JOHN GWYN VOSE
BRITISH COLUMBIA
2021-10-15

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PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO:
123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

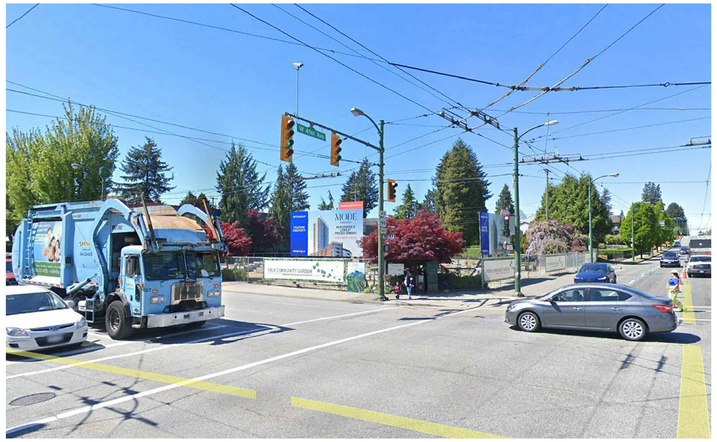
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Context Plan

SHEET NUMBER	ISSUE
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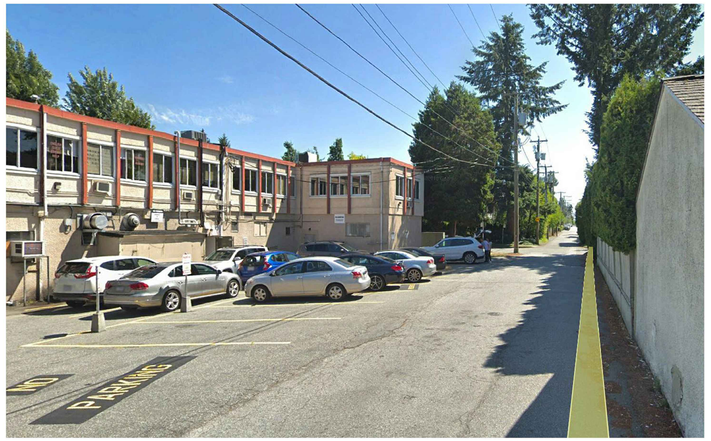
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Oak and West 41st Street



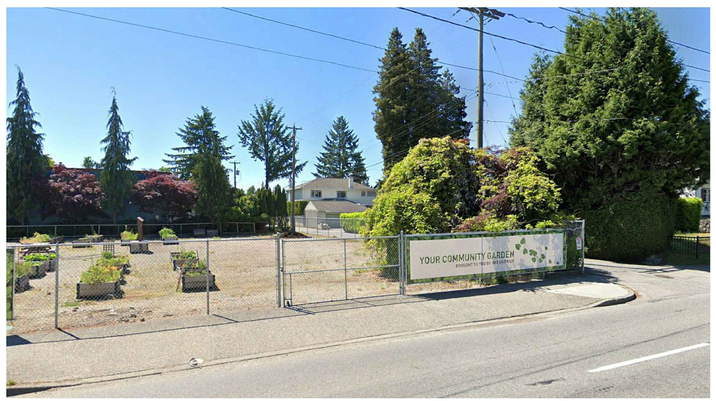
West 42nd Street and Lane



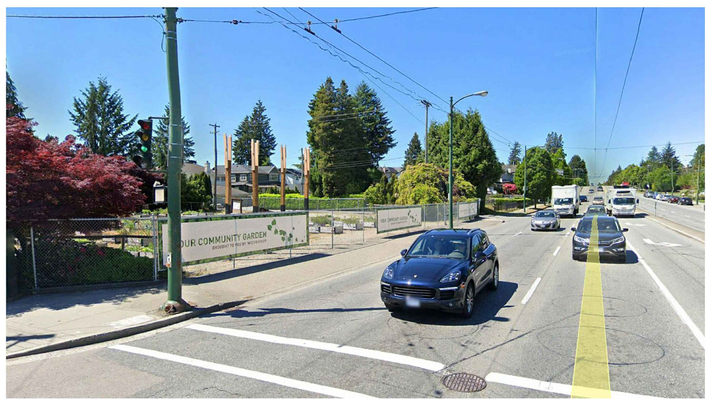
Lane



Oak Street and West 42nd Street



West 41st Street



West 41st Street

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PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
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V6M 2V7

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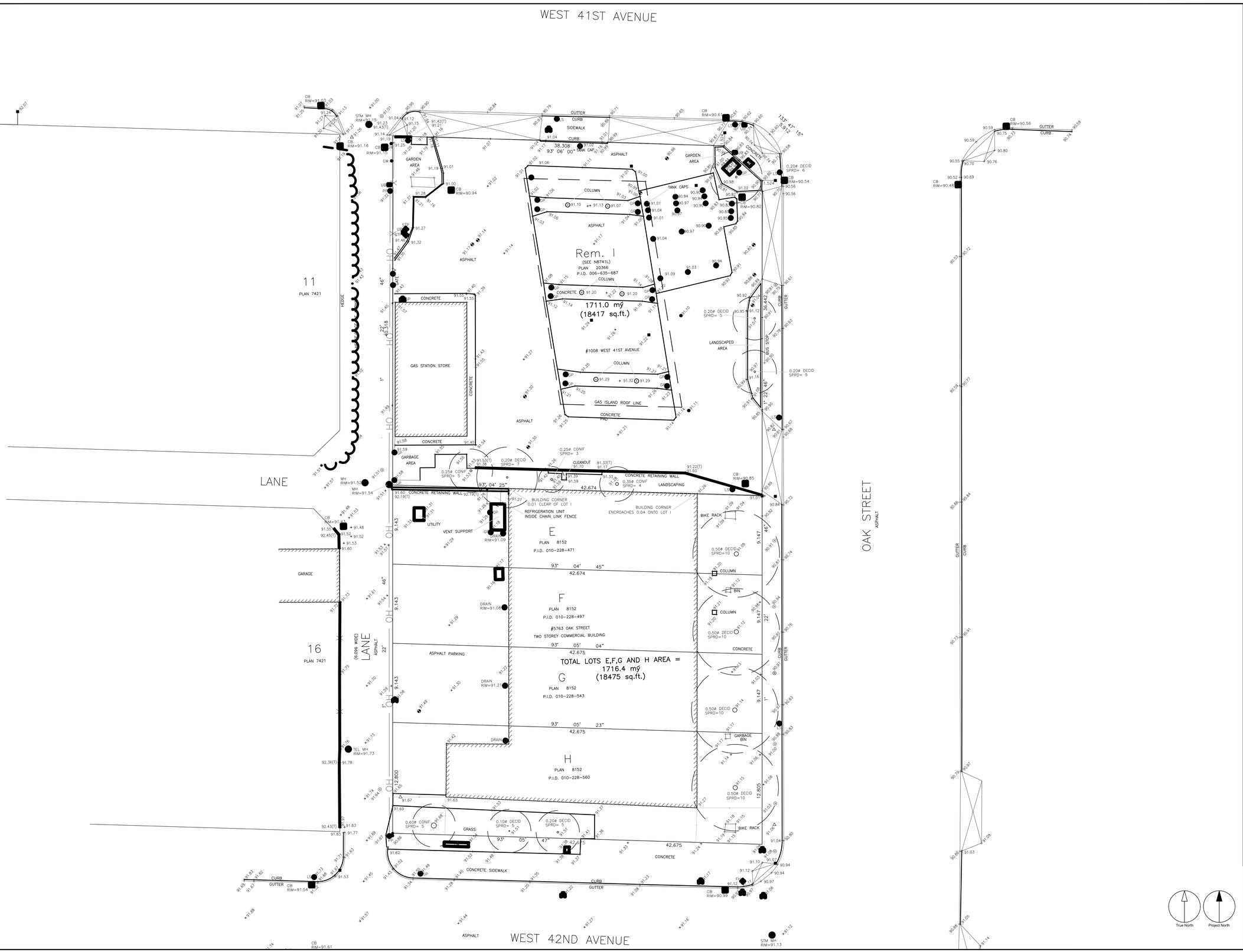
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Context Photos

SHEET NUMBER	ISSUE
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5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO: 123068	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

Survey

SHEET NUMBER
A0.03

ISSUE

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5763 Oak Street

Site Address:	1008 West 41st Avenue and 5763 Oak Street
Legal Description:	Lot I (see N8741L) except firstly: Part in plan 18850; Secondly Part shown on plan LMP36671; Block 995, District Lot 526, Group 1, New Westminister District, Plan 20366 Lots E, F, G, H of Lots 12-15, Block 995, District Lot 526, Plan 8152

Site Dimensions:	119.75' × 409.78'
Site Area (SF):	36,892.00
Building Foot Print	23,918.00
Site Coverage:	65%

Current Zoning:	C-1
Proposed Zoning:	CD-1

Proposed Height:	16 Storey+ Amenity level
Max Height:	16 Storey+ Amenity level

Max. Tower Floorplate	**Allowed**	**Provided**
Total	6500	6488.5
Total	6500	6488.5

		Imperial	Metric
Min. Set Backs	Front (41st Ave)	10.00	3.05
	Rear (42nd Ave)	11.80	3.60
	Side Yard (Oak St)	11.80	3.60
	Side Yard (Lane)	20.00	6.10

	Residential		**Commercial**		**Total**	
	FSR	Area (SF)	FSR	Area (SF)	FSR	Area (SF)
Permitted Density:	N/A	N/A	1.20	44,270	1.20	44,270
Proposed Density:	4.48	165,215	0.48	17,705	4.96	182,920

UNIT MIX SUMMARY

Unit Mix- Summary	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Market Condominium	0	41	67	18	0	126
Mix	0%	33%	53%	14%	0%	100%
Social Housing	11	17	18	11	0	57
Mix	19%	30%	32%	19%	0%	100%
PROJECT TOTAL	11	58	85	29	0	183
PROJECT MIX	6%	32%	46%	16%	0%	100%

MARKET CONDOMINIUM UNIT MIX

Unit Mix - Tower 1 (L7-17) Market Condominium	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
L7	0	3	3	1	0	7
L8	0	2	4	1	0	7
L9	0	2	4	1	0	7
L10	0	2	4	1	0	7
L11	0	2	4	1	0	7
L12	0	2	4	1	0	7
L13	0	2	4	1	0	7
L14	0	2	4	1	0	7
L15	0	2	4	1	0	7
L16	0	1	3	2	0	6
L17 - Amenity Level	0	0	0	0	0	0
TOTAL TOWER	0	20	38	11	0	69

Unit Mix - Tower 2 (L07-08) & Podium (L04-06) Market Condominium	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Level 4	0	4	2	1	0	7
Level 5	0	7	10	2	0	19
Level 6	0	7	10	2	0	19
Level 7	0	2	3	1	0	6
Level 8	0	1	4	1	0	6
TOTAL PODIUM	0	21	29	7	0	57
TOTAL PROJECT	0	41	67	18	0	126
Mix	0%	33%	53%	14%	0%	100%

SOCIAL HOUSING UNIT MIX

Unit Mix - Podium (L01-04) Social Housing	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Level 1	1	1	0	0	0	2
Level 2	4	6	4	5	0	19
Level 3	3	6	8	4	0	21
Level 4	3	4	6	2	0	15
TOTAL	11	17	18	11	0	57
Mix	19%	30%	32%	19%	0%	100%
Family Unit %			51%			

Retail Podium	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A # Units	B Saleable/Leasable Unit Area	C Circulation/Service	D Amenity	E Balcony	F (B+C+D) Gross Buildable	G Storage	H Services	I Amenity	J Wall	K (G+H+I+J) Total Deductions	L (F-K) Net FSR	
L1 - Commercial Total	4	16,643	1,062	0		17,705					0	17,705	94%
Residential Podium & T2	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A # Units	B Saleable/Leasable Unit Area	C Circulation/Service	D Amenity	E Balcony	F (B+C+D) Gross Buildable	G Storage	H Services	I Amenity	J Wall	K (G+H+I+J) Total Deductions	L (F-K) Net FSR	B/F
L1 (Market Condominium)	0	0	1,680	0	0	1,680	0		0	0	0	1,680	0%
L1 (Social Housing)	2	878	1,191	0	0	2,069	80		0	0	80	1,989	42%
L2 (Market Condominium)	0	0	0	475	0	475	0		475	0	475	0	0%
L2 (Social Housing)	19	14,075	2,761	1,295	1,152	18,606	751		1,295	0	2,046	16,560	76%
L3 (Social Housing)	21	16,473	2,609	0	1,497	19,082	829		0	0	829	18,253	86%
L4 (Market Condominium)	7	5,122	998	0	520	6,120	276		0	0	276	5,844	84%
L4 (Social Housing)	15	11,351	1,611	0	977	12,962	588		0	0	588	12,374	88%
L5	19	15,135	2,533	0	2,065	17,668	711		0	0	711	16,957	86%
L6	19	15,135	2,546	0	1,545	17,668	711		0	0	711	16,957	86%
L7	6	4,941	1,013	0	406	5,954	216		0	0	216	5,738	83%
L8	6	5,026	928	0	482	5,954	216		0	0	216	5,738	84%
Roof	0	0	413	0	0	413	0		0	0	0	413	0%
Social Housing Total	57	42,777	8,172	1,295	3,626	52,719	2,247	0	1,295	0	6,146	49,177	81%
Market Condominium Total	57	45,359	16,603	475	5,018	55,932	2,129	0	475	0	6,146	53,328	81%
Tower 1	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A # Units	B Saleable/Leasable Unit Area	C Circulation/Service	D Amenity	E Balcony	F (B+C+D) Gross Buildable	G Storage	H Services	I Amenity	J Wall	K (G+H+I+J) Total Deductions	L (F-K) Net FSR	B/F
L7	7	5,219	976	319	537	6,514	244		319	0	563	5,951	80%
L8	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L9	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L10	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L11	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L12	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L13	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L14	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L15	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L16	6	5,308	951	0	619	6,259	209		0	0	209	6,050	85%
L17 - Amenity Level	0	0	0	2,433	0	2,433	0		2,433	0	2,433	0	0%
Mech	0	0	472	0	0	472	0		0	0	0	472	0%
Tower Total	69	55,055	9,983	2,752	6,012	67,790	2,327	0	2,752	0	5,079	62,711	81%
Total													
	Gross Floor Area						**Deductions**					**FSR**	**Efficiency**
Commercial	4	16,649	1,038	0		17,687					0	17,687	94%
Market Condominium Total	126	100,414	26,586	3,227	11,031	123,722	4,456	0	3,227	0	11,225	116,039	81%
Social HousingTotal	57	42,777	8,172	1,295	3,626	52,719	2,247	0	1,295	0	6,146	49,177	81%
Project Total	183	159,840	35,795	4,522	14,657	194,127	6,704	0	4,522	0	17,371	182,902	82%

Parking Calculation		**Required**	**Provided**
Social Housing (4.2.1.8)	A minimum of 0.3 spaces per unit for units with fewer than 2 bedrooms, and a minimum of 0.5 spaces perunit for units with 2 or more bedrooms.	23	23
Market Condo (4.2.1.13)	A minimum of 0.5 space for every dwelling unit that has less than 50 m² of gross floor area, and, for every dwelling unit that has 50 m² or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for each 200 m² of gross floor area, except that, for every dwelling unit which has a gross floor area of 180 m² or greater, there need be no more than 1.5 spaces for every dwelling unit.	133	152
Standard Space			137
Small Car			31
Accesible Stalls (4.8.4(a))	1 Stall for the first 7 units and additional 0.034stalls/units for the reminder	7	7
Electric Vehicle	100% of stalls for multi residential developments	156	175
TOTAL RESIDENTIAL		**156**	**175**
TOTAL RESIDENTIAL - RATIO			**0.96**
Visitors for Condo (4.1.16)			
Min. 0.05 spaces per dwelling unit		7	7
Max. 0.1 spaces per dwelling unit		13	
TOTAL VISITOR		**7 to 13**	**7**
RETAIL			
Small Retail (4.2.5.1)	A min. of 1 space for each 100 sm of GFA up to 300 sm and one additional space for each additional 50sm of GFA	3	3
Grocery Store (4.2.5.3)	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, one additional space for each additional 20 square metres of gross floor area up to 2 300 square metres, and one additional space for each additional 30 square metres of gross floor area over 2 300 square metres	54	55
Standard Spaces	non-residential uses, there must be at least one accessible parking space for each building that contains at least 500 m² of gross floor area and an additional 0.4 parking space for each 1000 m² of gross floor area;		43
Acccesible Stalls (4.8.4 (b))		2	2
Small Car (4.1.8)	The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required	14	9
Electric Vehicle	10% of total stalls	6	0
TOTAL RETAIL		57	58
TOTAL RETAIL 5,122		**57**	**58**
TOTAL RETAIL - RATIO PER 1,000 SF			**1.13**
Car Wash			0
TOTAL PARKING			**240**

Bicycle Space Calculation	**Required**	**Provided**
RESIDENTIAL (6.2.1.2)		
Class A: A minimum of 1.5 spaces for every dwelling unit under 65m2 (699sf); 2.5 per unit over 65sm (699sf and under 105sm(1130.21sf)); and 3 spaces for dwelling units over 105 sm (1130.21sf) - Electrical outlets | Each two Class A bicycle spaces must have an electrical outlet	389	468
Class B: Two (2) for up to 20 dwelling units and additional one space for each additional 20 units	11	13
* All Class B stalls are provided at grade		
6.3.21		
Stacked (max. 60%)	233.4	236
Horizontal (min. 25%)	97.25	157
Locker (min. 10%)	38.9	53
Oversized (min. 5%)	19	22
RETAIL		
1 per 3660 sf	5	5
Class B	6	6
* All Class B stalls are provided at grade		
Total	411	492

Loading Calculation	**Required**	**Provided**
RESIDENTIAL		
Class A - Passenger Loading	2	2
Class B	1	1
RETAIL		
Class A	0	0
Class B	2	2
Class C	0	0
Total	**5**	**5**
*Class B spaces to be shared between uses		

Balcony Calculation	**Allowed**	**Provided**
Total		
Total	9898	11,031

Storage Lockers	**Required**	**Provided**
Total		
Total	183	365

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2021-10-15

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PROJECT NO: 123068

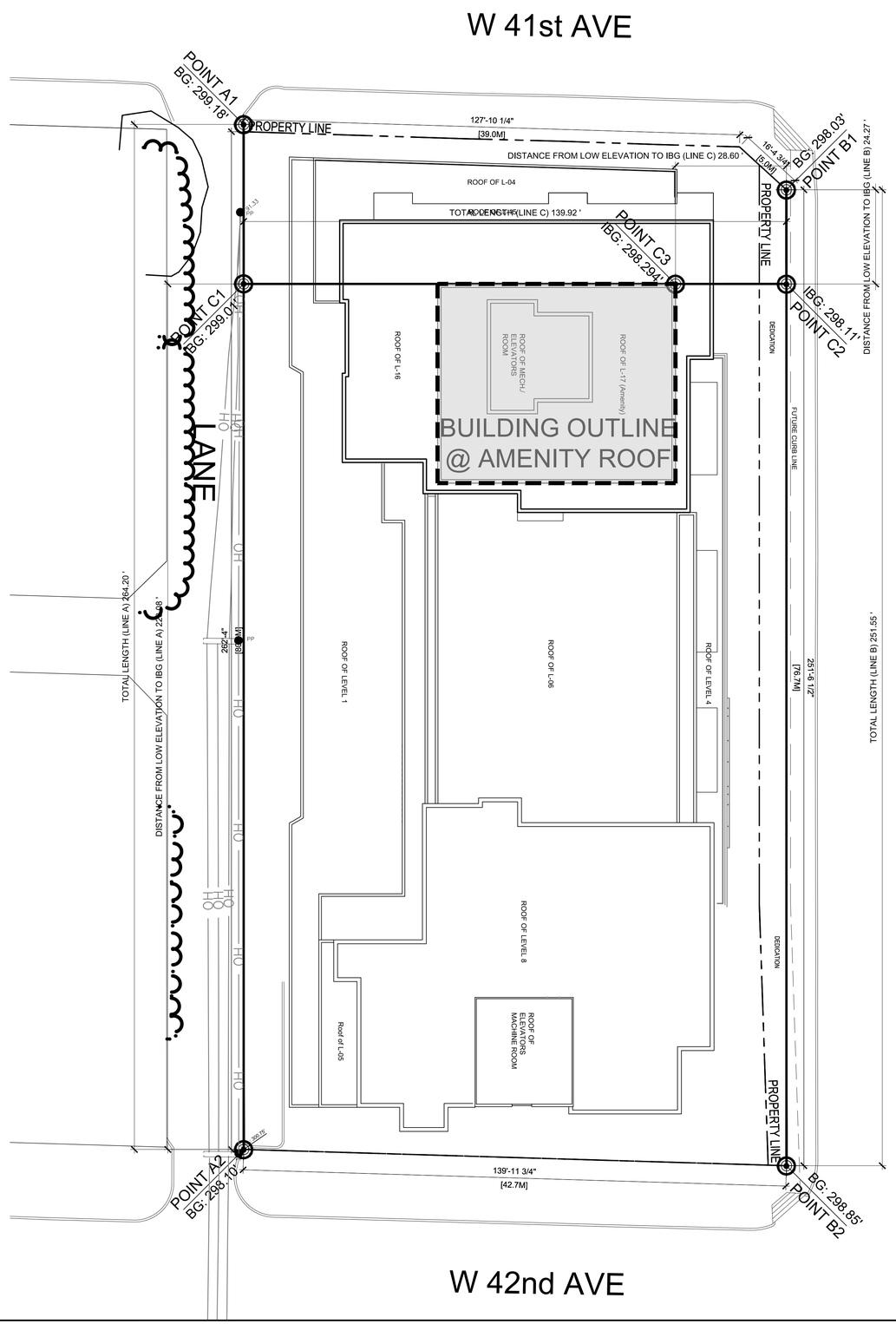
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Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
PROJECT DEVELOPMENT STATISTICS & DATA (GENERAL)

SHEET NUMBER	ISSUE
A-0.04	

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OAK STREET

$$BG_x = \left[\left(\frac{BG_{high} - BG_{low}}{D_{total}}\right) \times D_{low}\right] + BG_{low}$$

BG_{low} = *Lower Known Elevation*
BG_{high} = *Higher Known Elevation*
IBG = Interpolated Building Grade

FORMULA FOR PROVING IBG POINT C3 ON LINE C

IBG (POINT C1) = $\left[\left(\frac{299.18 - 298.10}{264.20}\right) \times 223.08\right] + 298.10 = 299.01'$

IBG (POINT C2) = $\left[\left(\frac{298.85 - 298.03}{251.55}\right) \times 24.27\right] + 298.03 = 298.11'$

BASE POINT FOR PROJECT

IBG (POINT C3) = $\left[\left(\frac{299.01 - 298.11}{139.92}\right) \times 28.60\right] + 298.077 = 298.294'$

True North

Project North

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DRAWN BY:	CHECKED BY:
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PROJECT MGR:	APPROVED BY:
Designer	**Approver**

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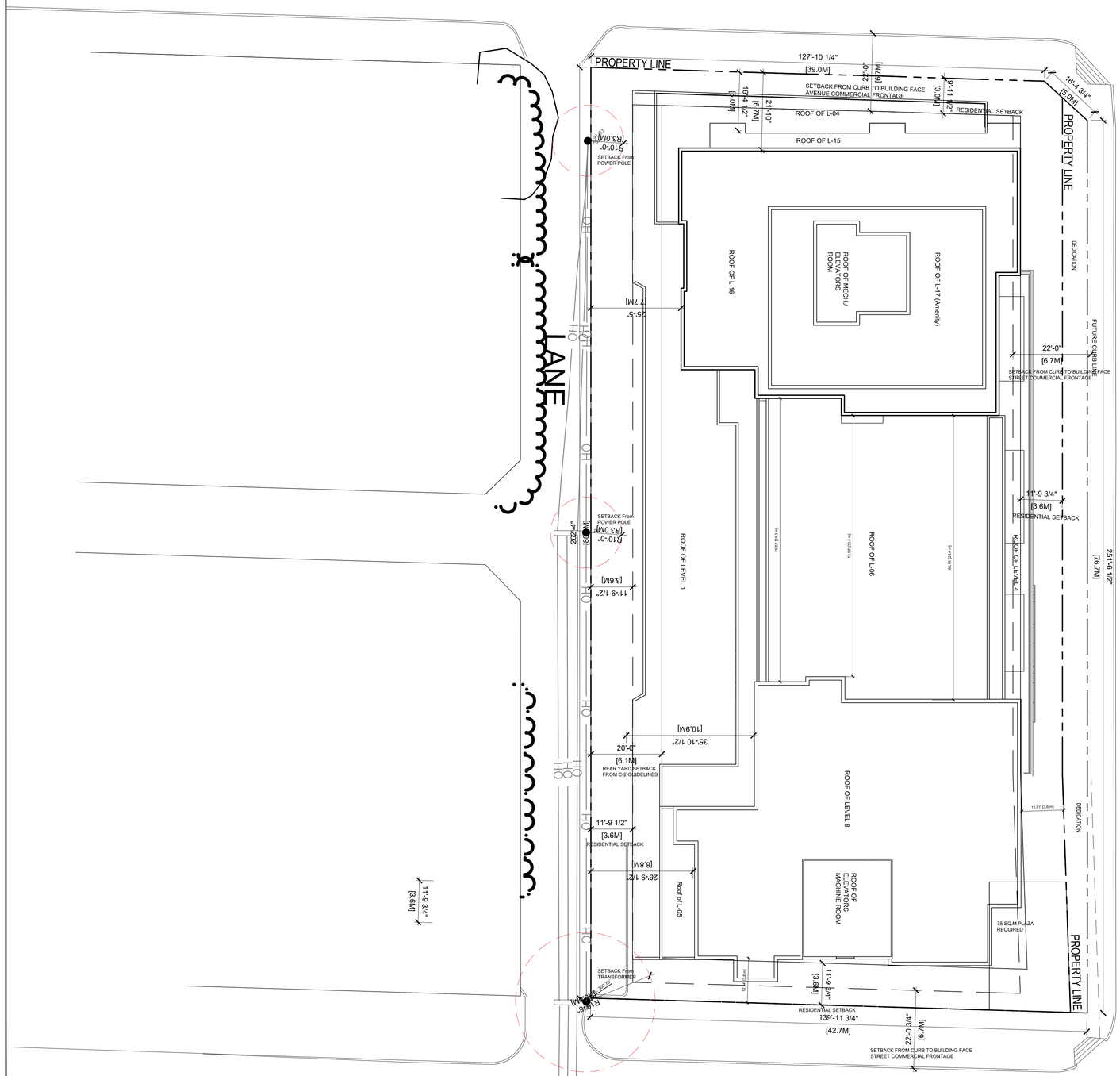
Base Plane Diagram

SHEET NUMBER A0.06

ISSUE

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO: 123068	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

Setback Diagram

SHEET NUMBER
A0.07

ISSUE

SCALE CHECK
10cm
1 to

File Location: J:\123068_5763OakX7.0_Production\7.3_Design\07_Arch\ACAD\Sheets\PD00-General\A0.07 Setback Diagram.dwg Last Saved: October 1, 2021, by ali.malekmia Plotted: Friday, October 1, 2021 3:47:16 PM by Ali Malekmia



Site Dimensions:	119.75' × 409.78'
Site Area (SF):	36,892.00
Building Foot Print	23,918.00
Site Coverage:	65%

True North

Project North

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BRITISH COLUMBIA
2021-10-15

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SHEET TITLE

Site Coverage Diagram

SHEET NUMBER	ISSUE
A0.08	

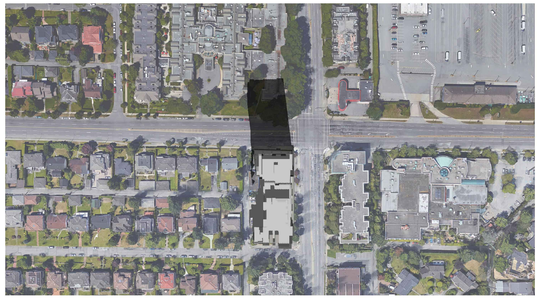
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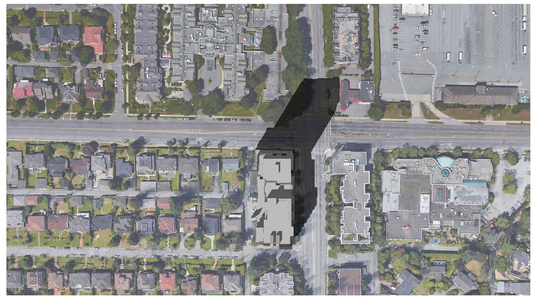
VERNAL EQUINOX - MARCH 20TH (DST)



10 AM



12 PM

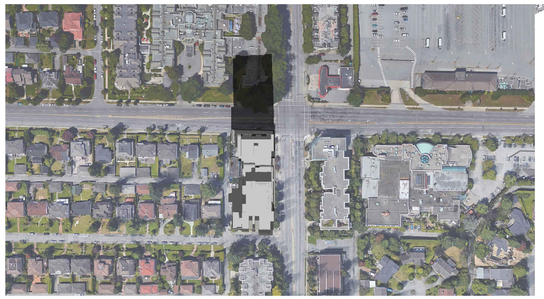


2PM

AUTUMNAL EQUINOX - SEPTEMBER 22ND (DST)



10 AM



12 PM



2PM

True North

Project North

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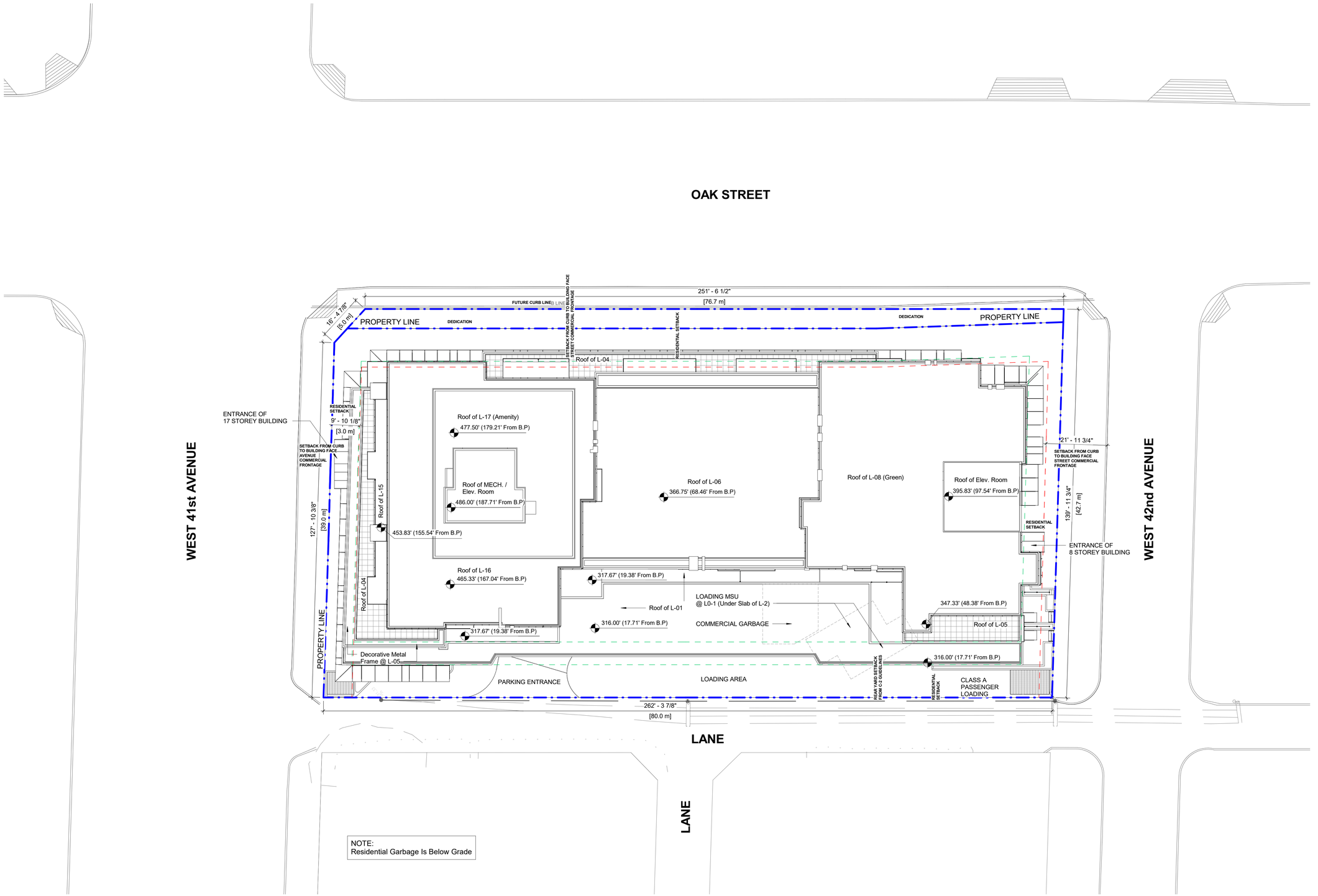
SHEET TITLE

Shadow Study

SHEET NUMBER	ISSUE
A0.09	

SCALE CHECK
1 in
50mm

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1 A-1.00 SITE PLAN
SCALE: 1/16" = 1'-0"

2021-10-15 4:01:57 PM

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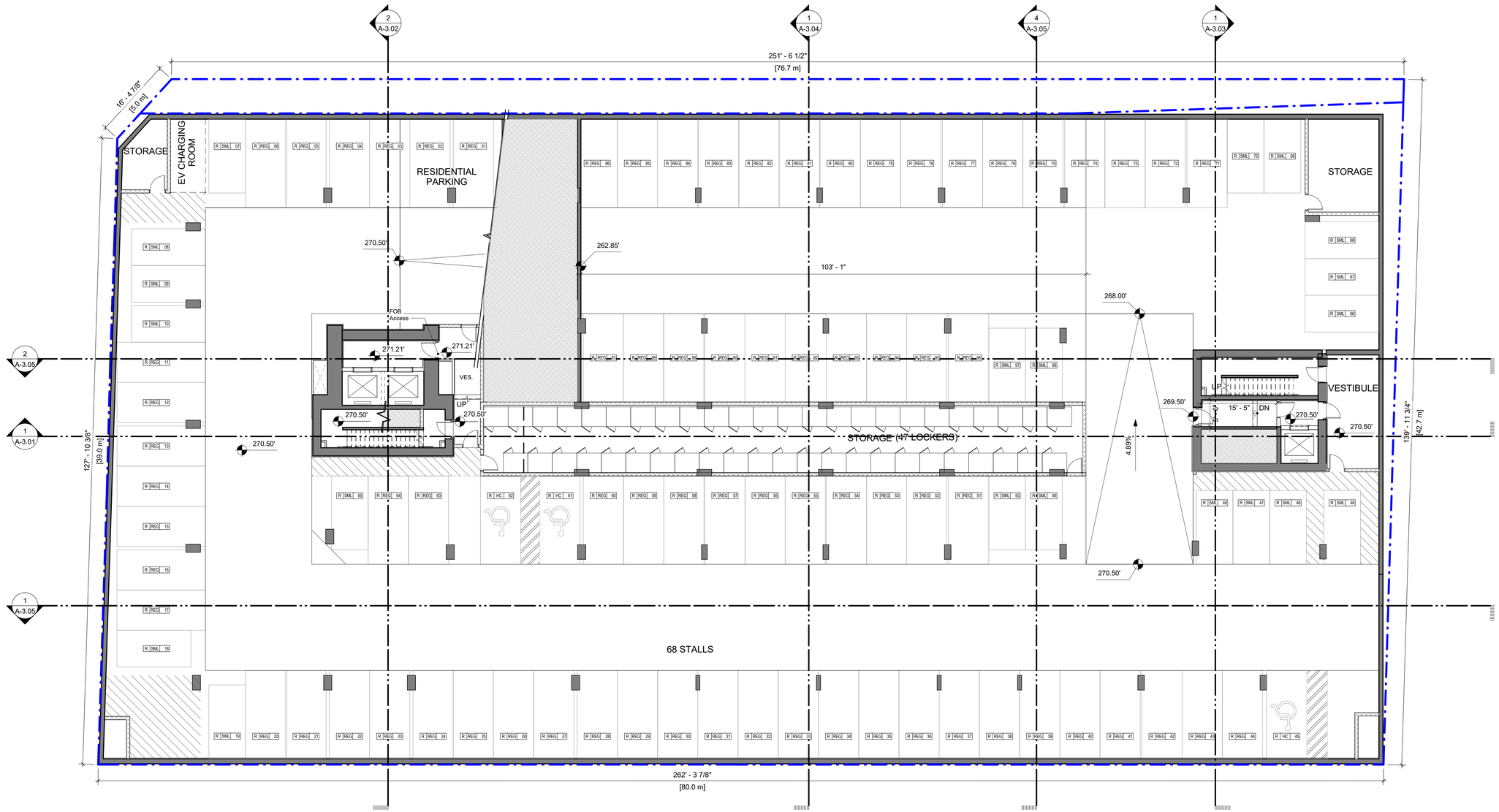
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.00

ISSUE

SCALE CHECK | 0mm | 1" |

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1 A-1.01 OVERALL PLAN- LEVEL P3

SCALE: 3/32" = 1'-0"

True North Project North

2021-10-15 4:02:00 PM

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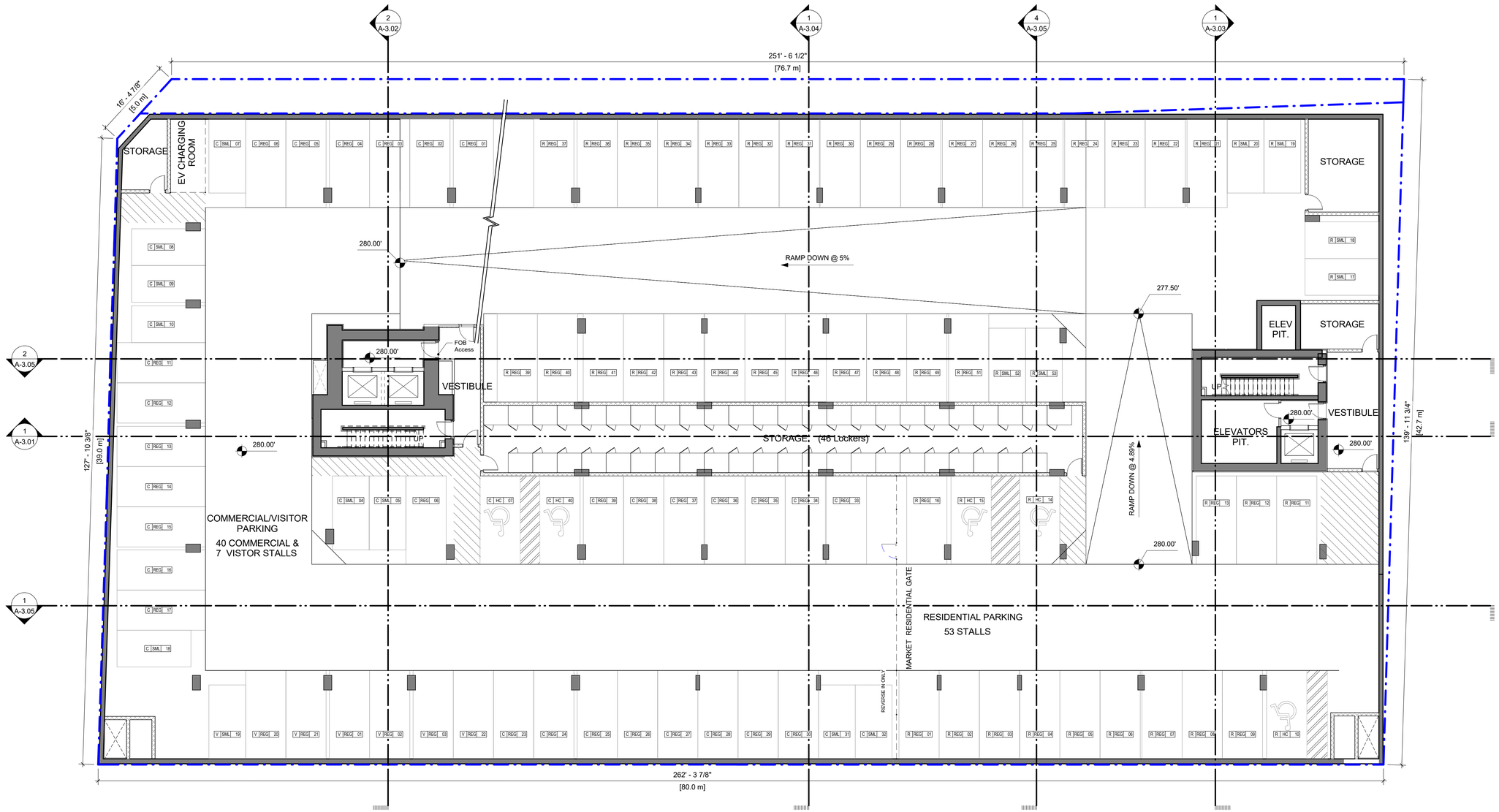
SHEET TITLE
OVERALL PLAN- LEVEL P3

SHEET NUMBER
A-1.01

ISSUE

SCALE CHECK 1 in | 50mm

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1 A-1.02 OVERALL PLAN- LEVEL P2

SCALE: 3/32" = 1'-0"

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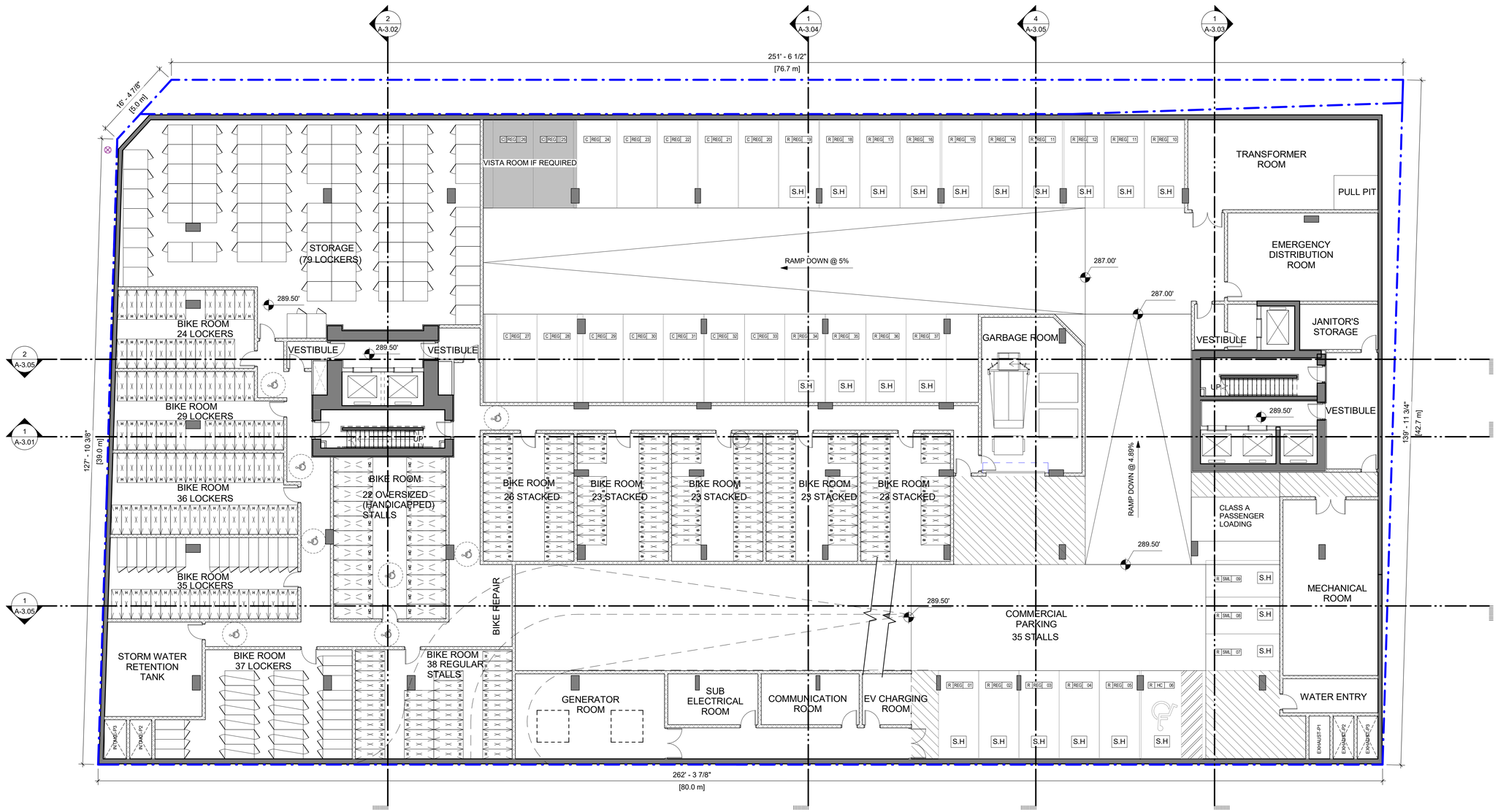
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OVERALL PLAN- LEVEL P2

SHEET NUMBER
A-1.02

ISSUE

SCALE CHECK 1 in 10mm

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1 A-1.03 OVERALL PLAN- LEVEL P1

SCALE: 3/32" = 1'-0"

True North | Project North

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PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

OVERALL PLAN- LEVEL P1

SHEET NUMBER

A-1.03

ISSUE

SCALE CHECK | 1 in | 10mm

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OAK STREET

WEST 41st AVENUE

WEST 42nd AVENUE

LANE

FUTURE CURB LINE

PROPERTY LINE

DEDICATION

16' - 4 7/8" [5.0 m]

251' - 6 1/2" [76.7 m]

21' - 11 3/4" [6.7 m]

SETBACK FROM CURB TO BUILDING FACE STREET COMMERCIAL FRONTAGE

RESIDENTIAL SETBACK

PA

PLAZA
75 SQ.M. PLAZA REQUIRED

SETBACK LINE

RETAIL STORE #2
954.91 SF

RETAIL STORE #1
9571.75 SF

RETAIL STORE #3
1142.00 SF

RETAIL STORE #4
1309.98 SF

T1 LOBBY
741.06 SF

MAIL Rm.

PARCEL Rm.

F.P.

Siamese Connection

Market Elevators

Social Housing Elevators

Market Elevator

RETAIL ELEVATOR
160.51 SF

T2 LOBBY
466.05 SF

S.H. LOBBY

S.H. OFFICE
264.05 SF

Bike Racks (7 Nos.)

CRU #1 - BOH
2869.73 SF

CRU #1 GARBAGE ROOM
453.94 SF

COMMUNICATION ROOM
230.45 SF

LOADING ACCESS
191.48 SF

LOADING MSU

STAGING AREA

COMPACTOR LOADING

GAS METER

GENERATOR INTAKE

GENERATOR EXHAUST

PARKADE INTAKE

PARKADE EXHAUST

CLASS A PASSENGER LOADING

REAR YARD SETBACK FROM C-2 GUIDELINES

RESIDENTIAL SETBACK

SLOPE DOWN @ 2%

SLOPE DOWN @ 5%

RAMP DOWN @ 5%

RAMP DOWN @ 12%

RAMP DOWN @ 12.5%

ROLL-UP PARKING GATE

4.94%

2.5%

5.19%

298.29'

298.33'

298.50'

298.71'

299.00'

298.00'

290.61'

300.00'

300.20'

302.00'

UP

DN

T1 EXIT #1

T1 EXIT #2

T2 EXIT #1

T2 EXIT #2

PARKING EXIT #1

PARKING EXIT #2

PARKING ACCESS

127' - 10 3/8" [39.0 m]

139' - 11 3/4" [42.7 m]

262' - 3 7/8" [80.0 m]

8' - 6"

3' - 8"

21' - 11 3/4" [6.7 m]

SETBACK FROM CURB TO BUILDING FACE AVENUE COMMERCIAL FRONTAGE

UNIT 101
357.31 SF
TYPE TH 1
STUDIO
Social Housing

UNIT 102
532.57 SF
TYPE TH 2
1BR
Social Housing

1 A-1.04 OVERALL PLAN- LEVEL 01
SCALE: 3/32" = 1'-0"

True North

Project North

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PROJECT MGR: **Designer**	APPROVED BY: **Approver**

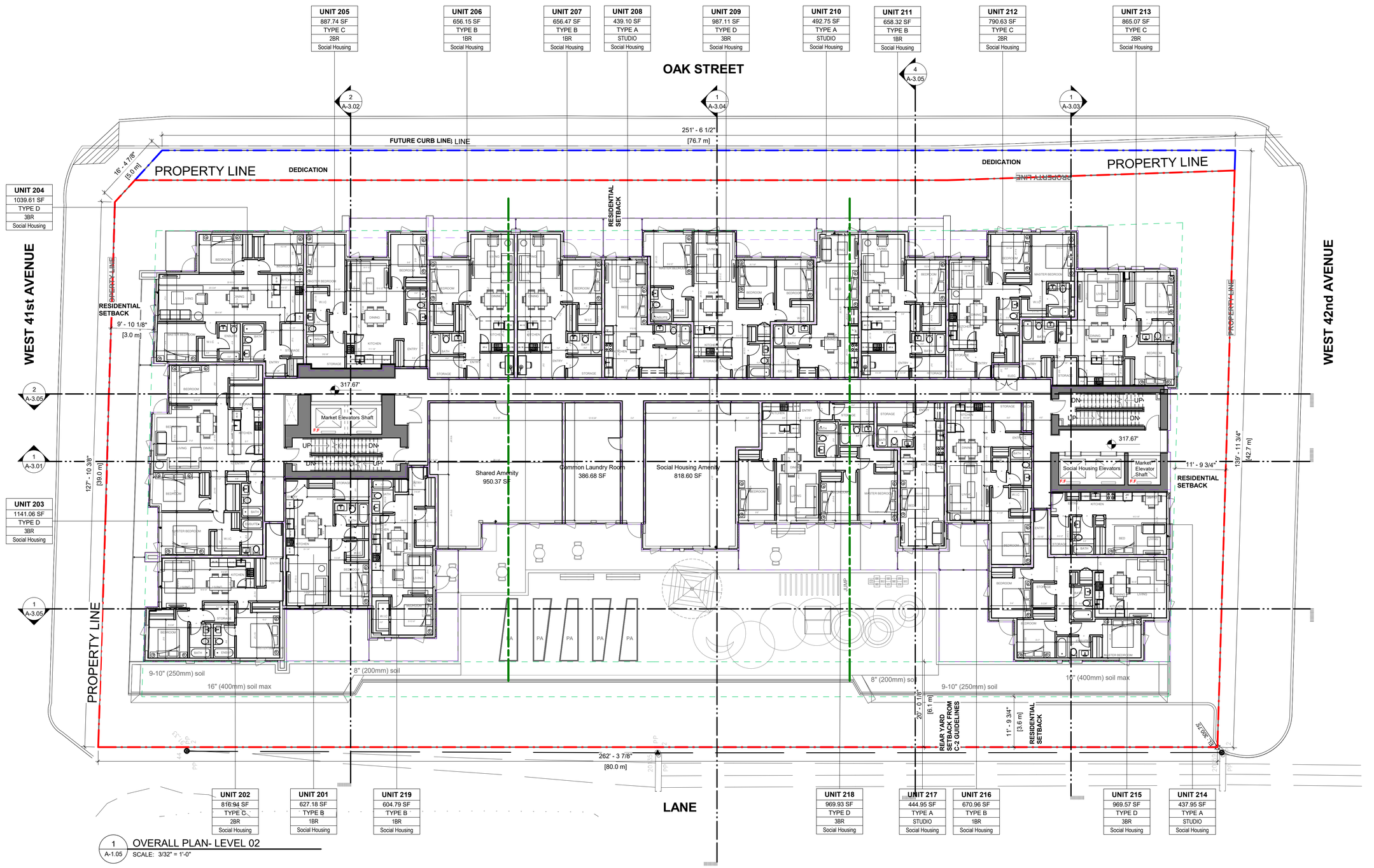
SHEET TITLE
OVERALL PLAN- LEVEL 01

SHEET NUMBER
A-1.04

ISSUE

SCALE CHECK | 50mm | 1 in

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1 A-1.05 OVERALL PLAN- LEVEL 02
SCALE: 3/32" = 1'-0"

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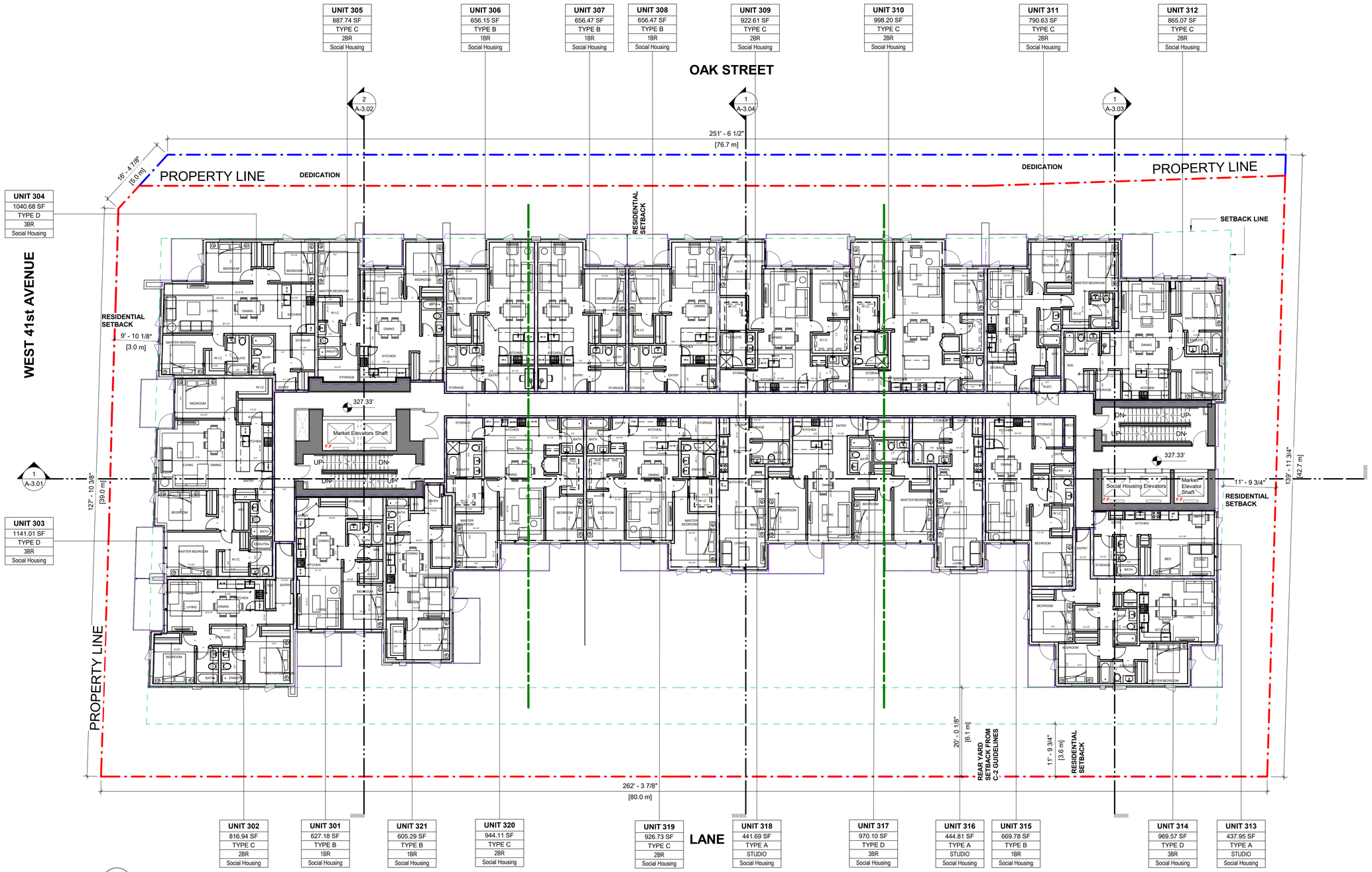
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PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
OVERALL PLAN- LEVEL 02

SHEET NUMBER	ISSUE
A-1.05	

SCALE CHECK: 1 in 10mm

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1 A-1.06 OVERALL PLAN-LEVEL 03
SCALE: 3/32" = 1'-0"

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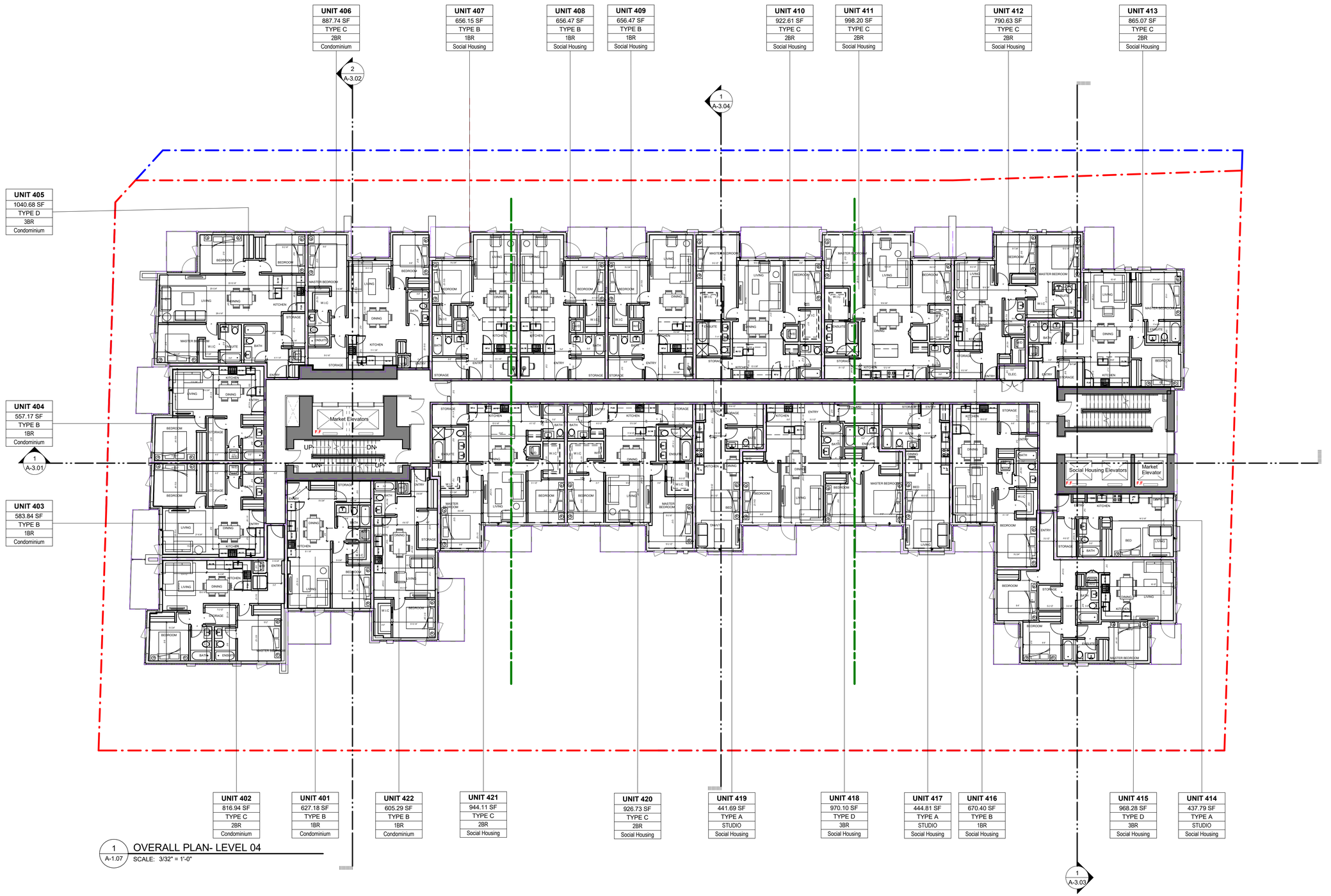
SHEET TITLE
OVERALL PLAN- LEVEL 03

SHEET NUMBER
A-1.06

ISSUE

SCALE CHECK: 1 in 10mm

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1 A-1.07 OVERALL PLAN- LEVEL 04

SCALE: 3/32" = 1'-0"

True North

Project North

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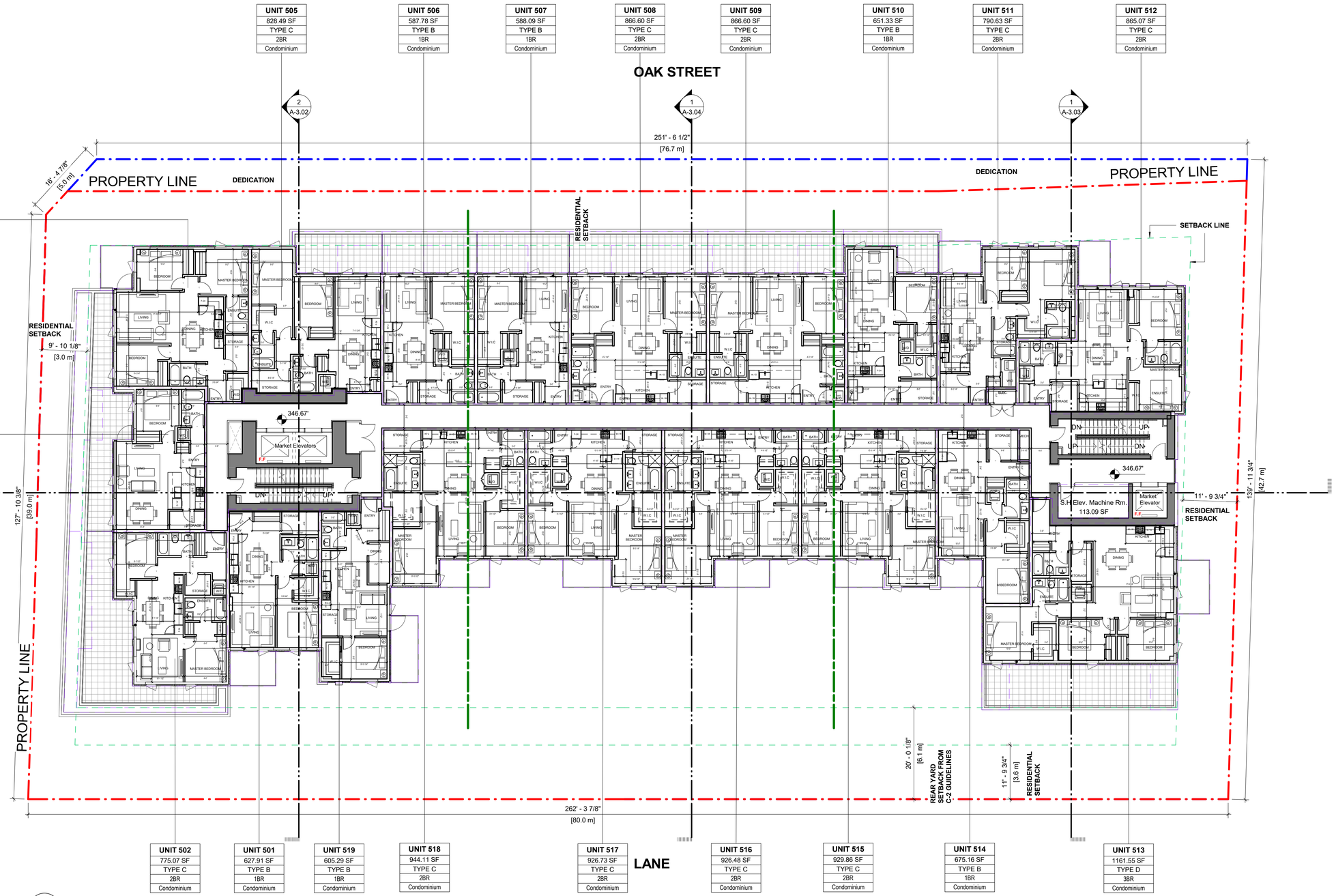
SHEET TITLE
OVERALL PLAN- LEVEL 04

SHEET NUMBER
A-1.07

ISSUE

SCALE CHECK
1 in

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1 A-1.08 OVERALL PLAN- LEVEL 05
SCALE: 3/32" = 1'-0"

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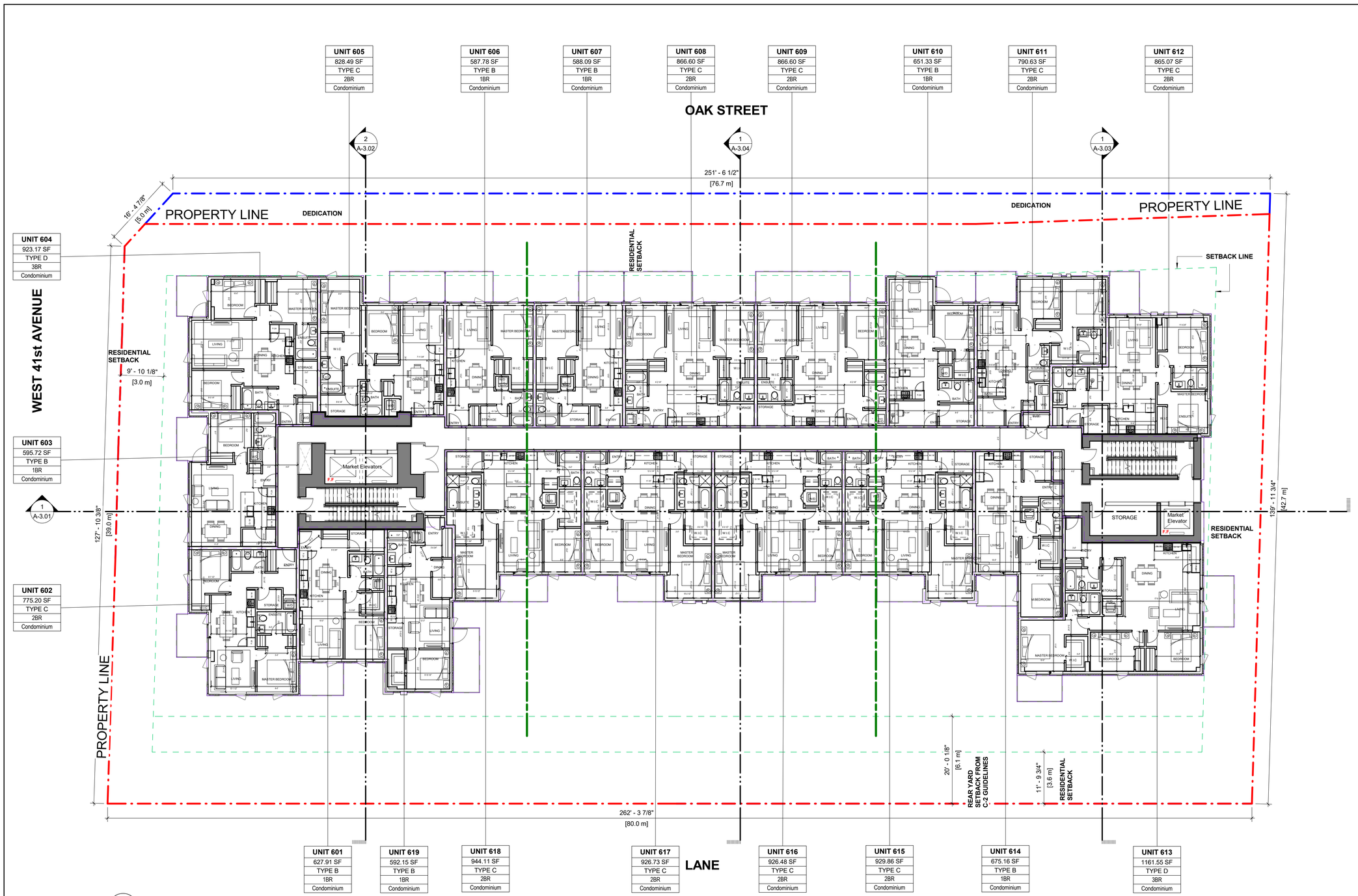
SHEET TITLE
OVERALL PLAN- LEVEL 05

SHEET NUMBER
A-1.08

ISSUE

SCALE CHECK: 10mm 1 in

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1 A-1.09 OVERALL PLAN- LEVEL 06

SCALE: 3/32" = 1'-0"

True North Project North

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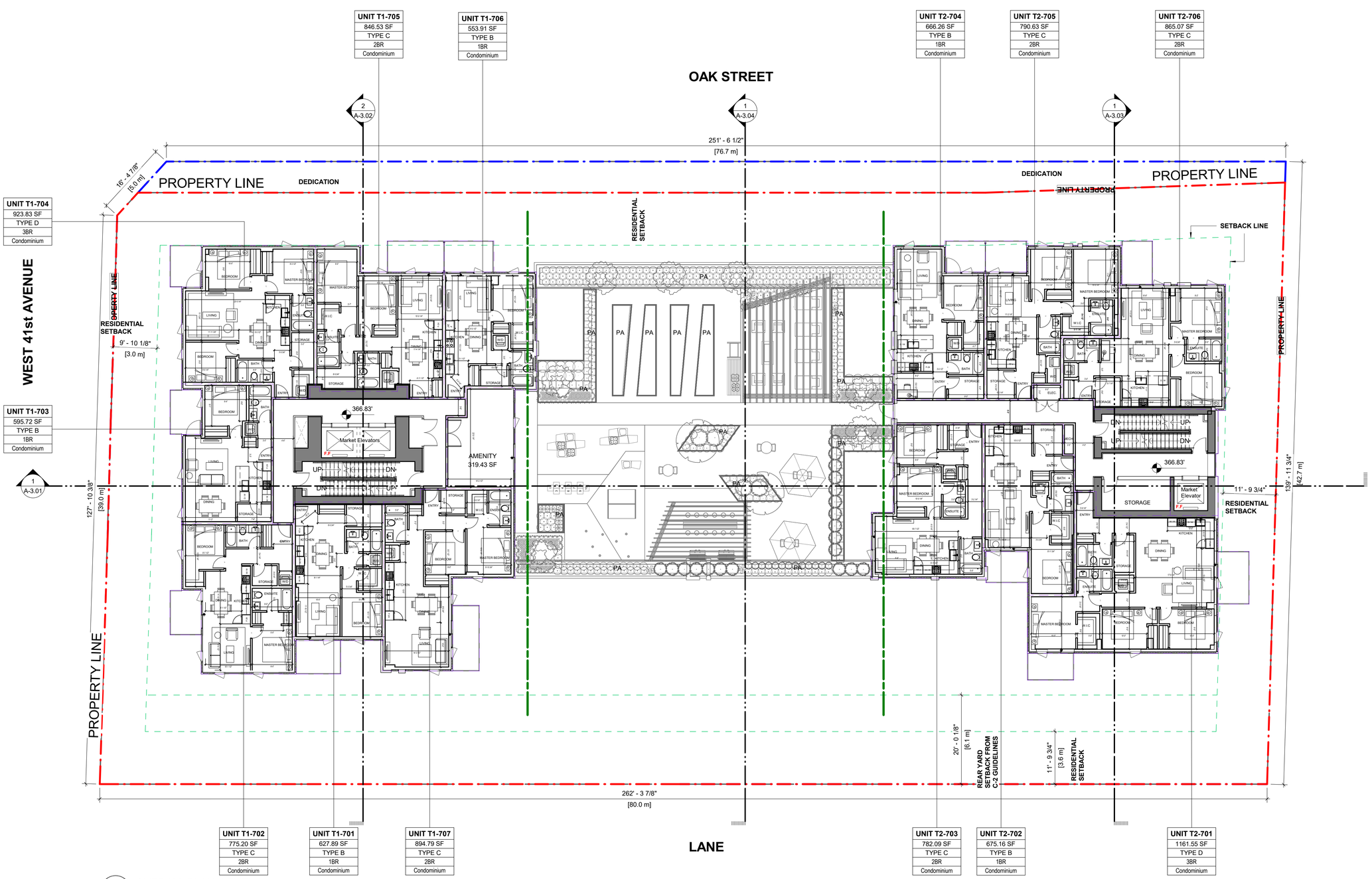
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PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
OVERALL PLAN- LEVEL 06

SHEET NUMBER	ISSUE
A-1.09	

SCALE CHECK: 10mm | 1 in

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1 A-1.10 OVERALL PLAN- LEVEL 07
SCALE: 3/32" = 1'-0"

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PROJECT MGR:	APPROVED BY:
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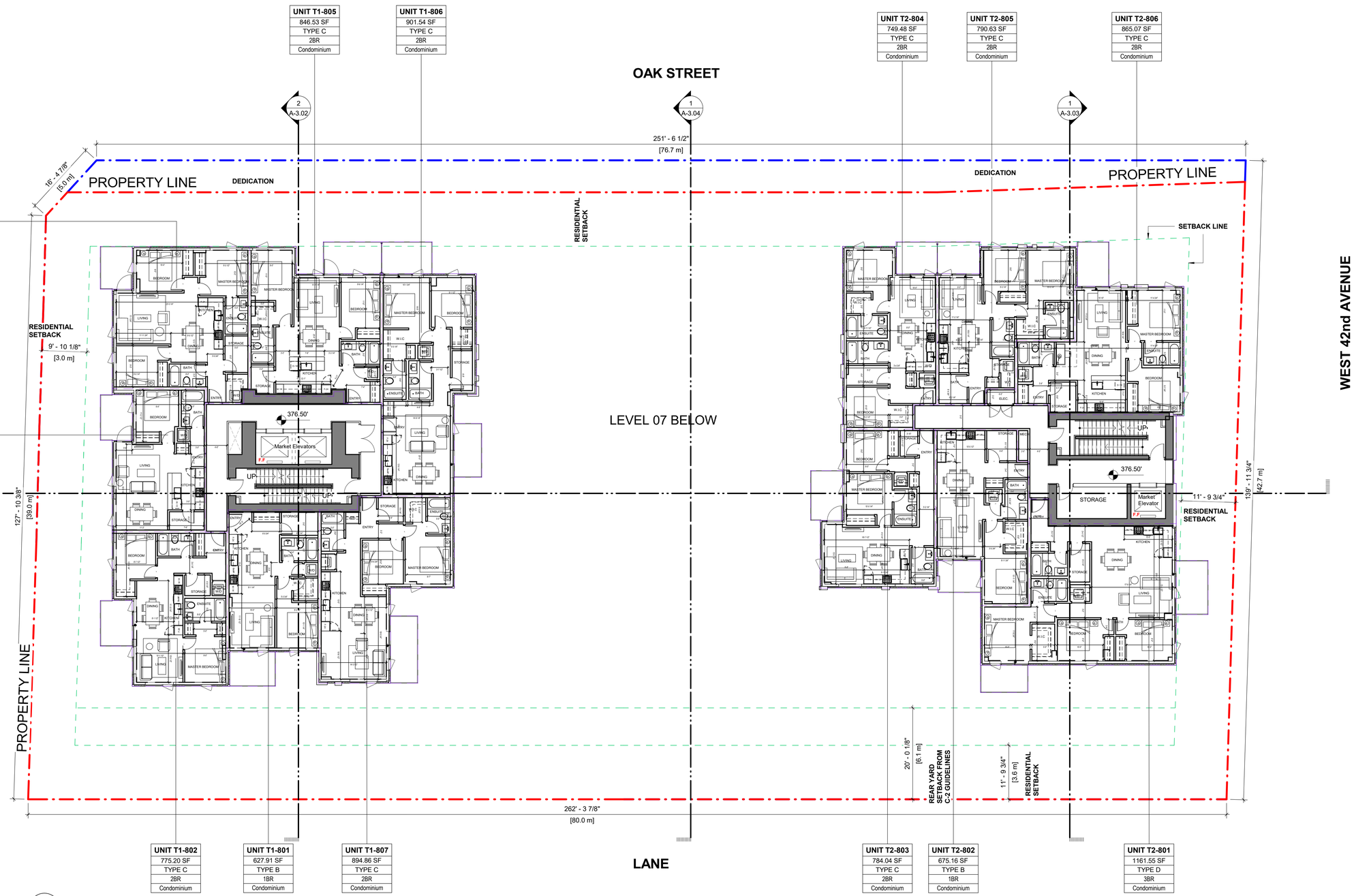
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OVERALL PLAN- LEVEL 07

SHEET NUMBER
A-1.10

ISSUE

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SCALE CHECK: 10mm | 1 in



1 A-1.11 OVERALL PLAN- LEVEL 08
SCALE: 3/32" = 1'-0"

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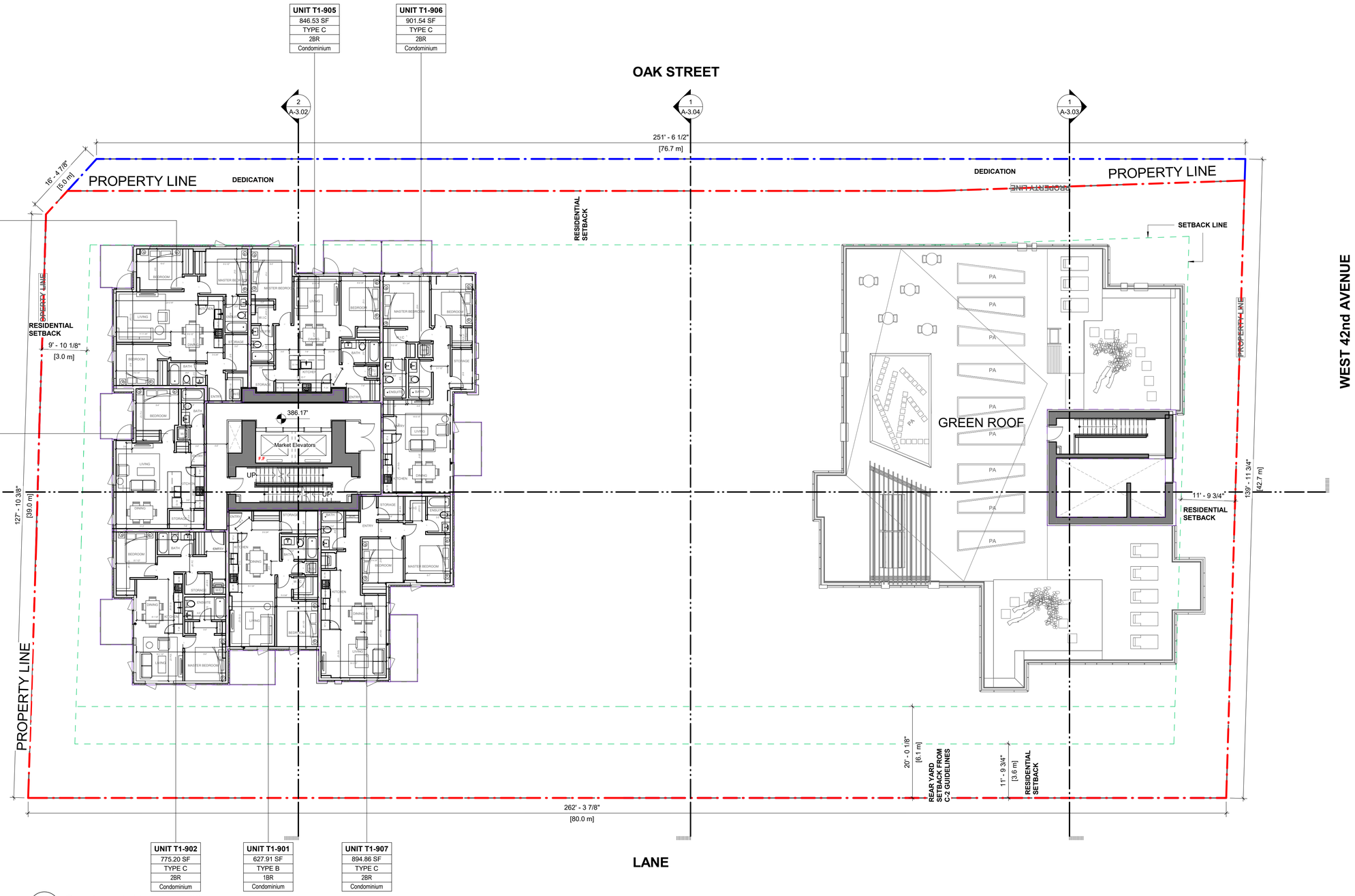
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OVERALL PLAN- LEVEL 08

SHEET NUMBER
A-1.11

ISSUE

SCALE CHECK: 10mm | 1 in

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1 A-1.12 OVERALL PLAN- LEVEL 09

SCALE: 3/32" = 1'-0"

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Designer	**Approver**

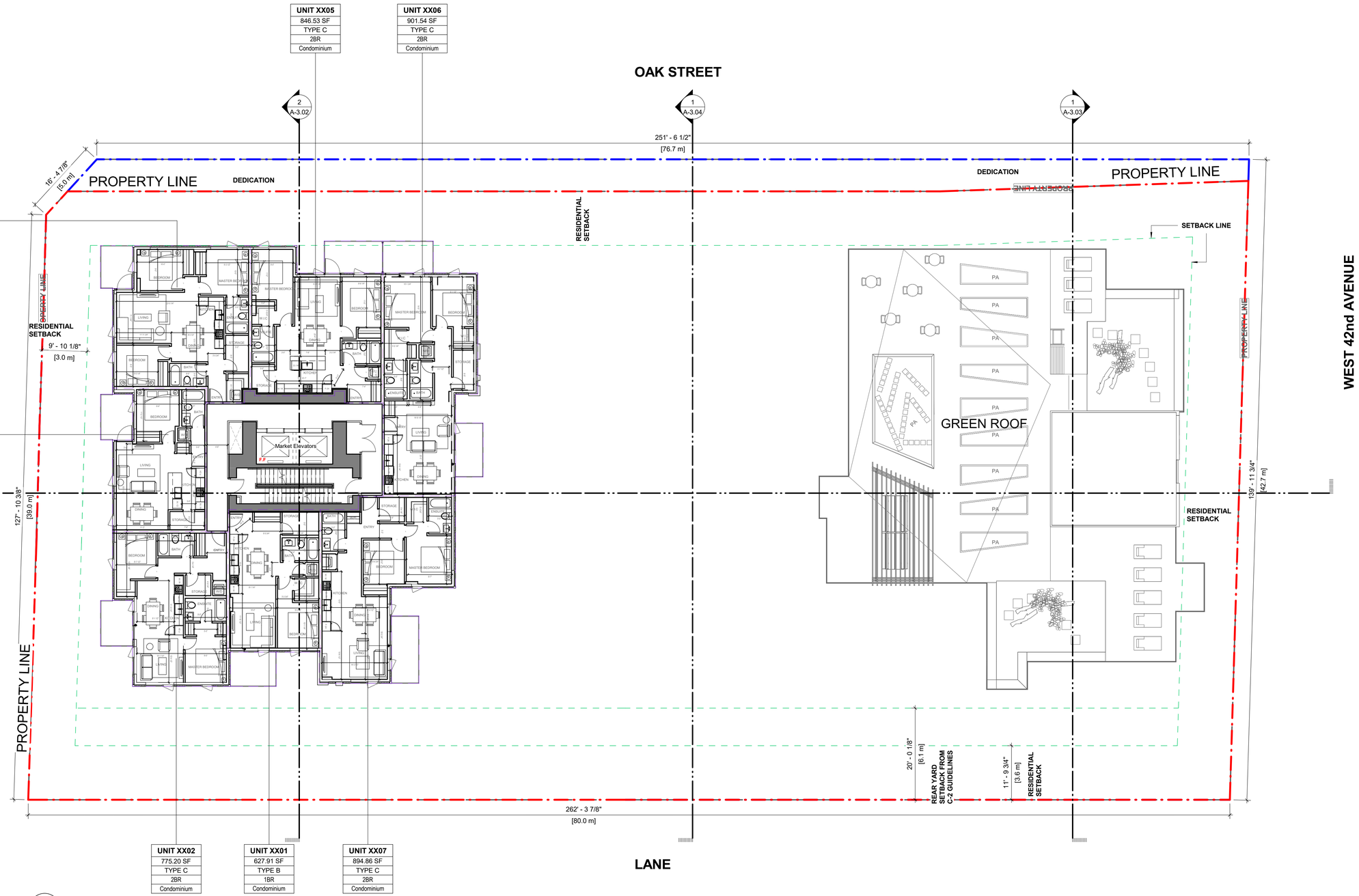
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OVERALL PLAN- LEVEL 09

SHEET NUMBER
A-1.12

ISSUE

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SCALE CHECK: 10mm | 1 in



1 A-1.13 OVERALL PLAN- LEVEL 10-15

SCALE: 3/32" = 1'-0"

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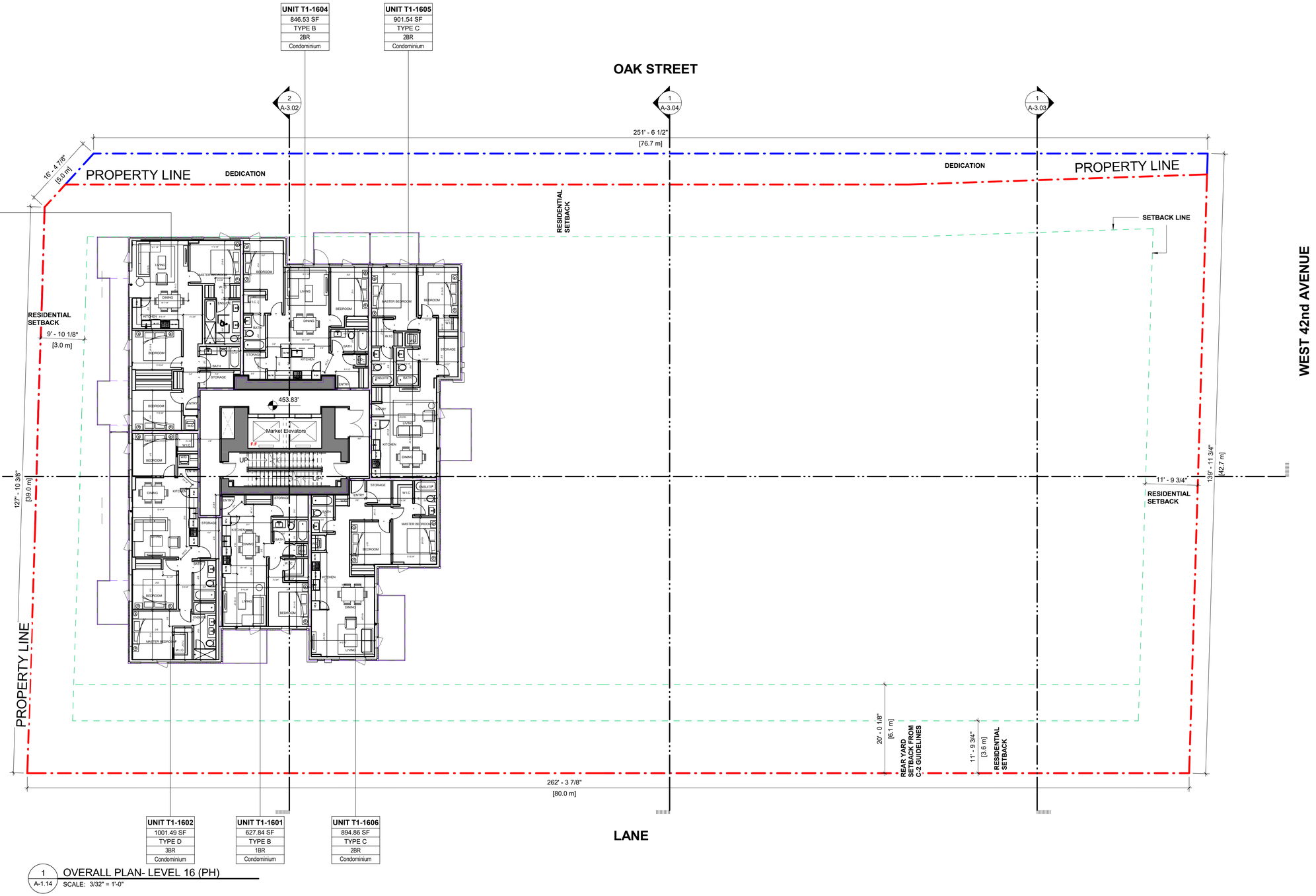
SHEET TITLE
OVERALL PLAN- LEVEL 10-15

SHEET NUMBER
A-1.13

ISSUE

SCALE CHECK 10mm 1 in

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1 A-1.14 OVERALL PLAN- LEVEL 16 (PH)
SCALE: 3/32" = 1'-0"

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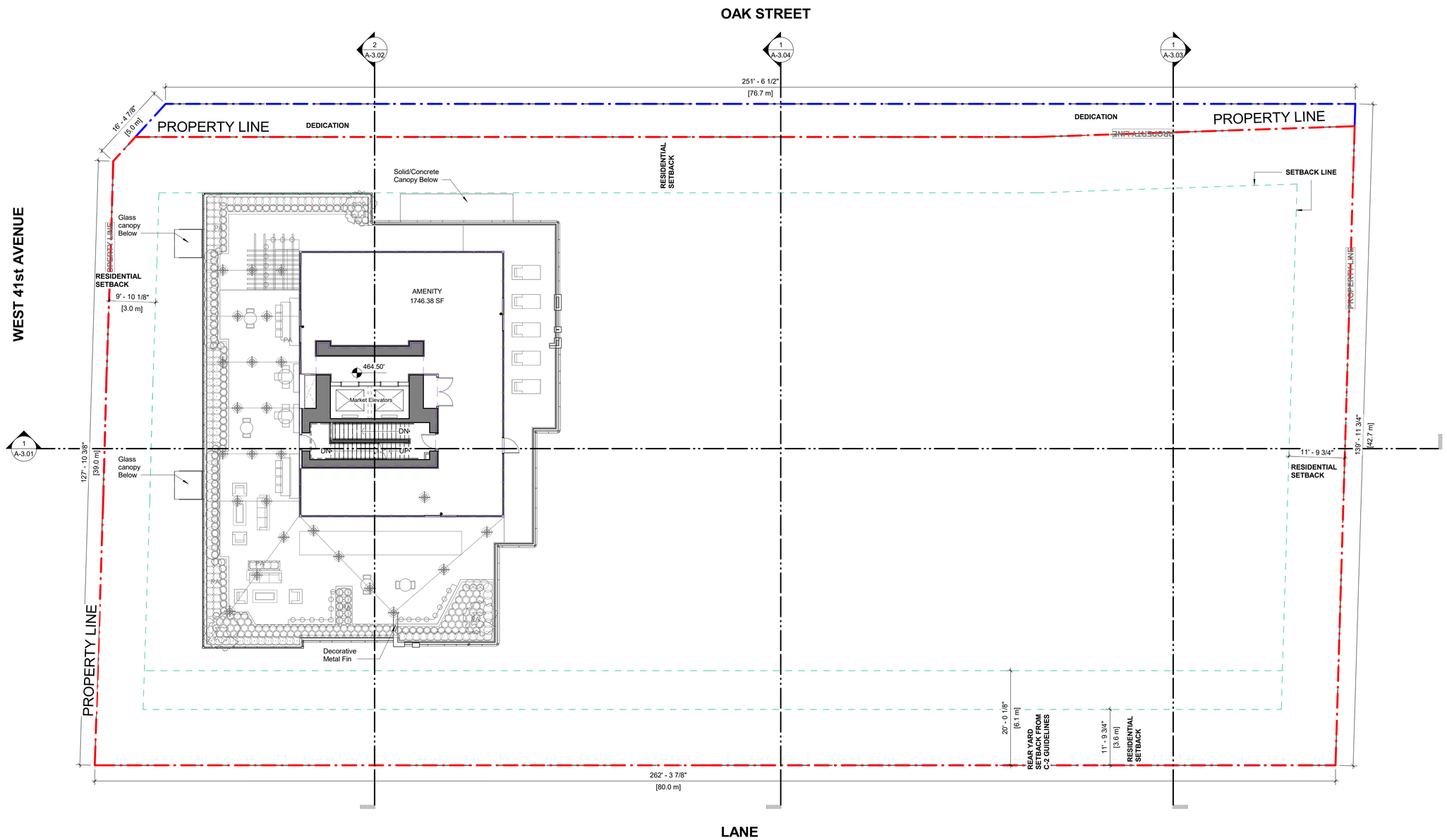
SHEET TITLE
OVERALL PLAN- LEVEL 16 (PH)

SHEET NUMBER
A-1.14

ISSUE

SCALE CHECK
1 in
10mm

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1 A-1.15 OVERALL PLAN- LEVEL 17 (AMENITY)
SCALE: 3/32" = 1'-0"

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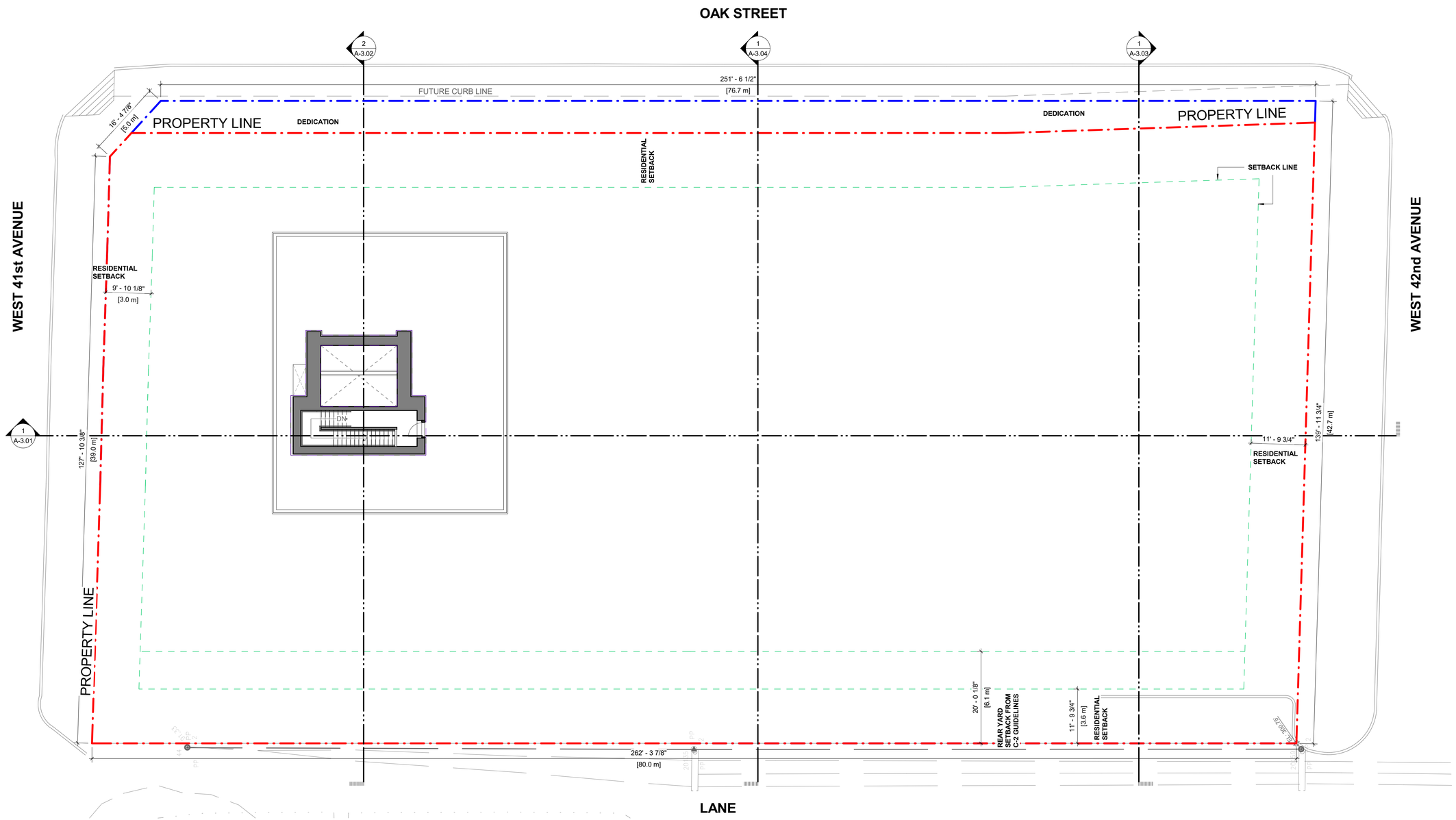
SHEET TITLE
OVERALL PLAN- LEVEL 17 (AMENITY)

SHEET NUMBER
A-1.15

ISSUE

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SCALE CHECK | 50mm | 1 in



1 A-1.16 OVERALL PLAN- ROOF/MECHANICAL
SCALE: 3/32" = 1'-0"

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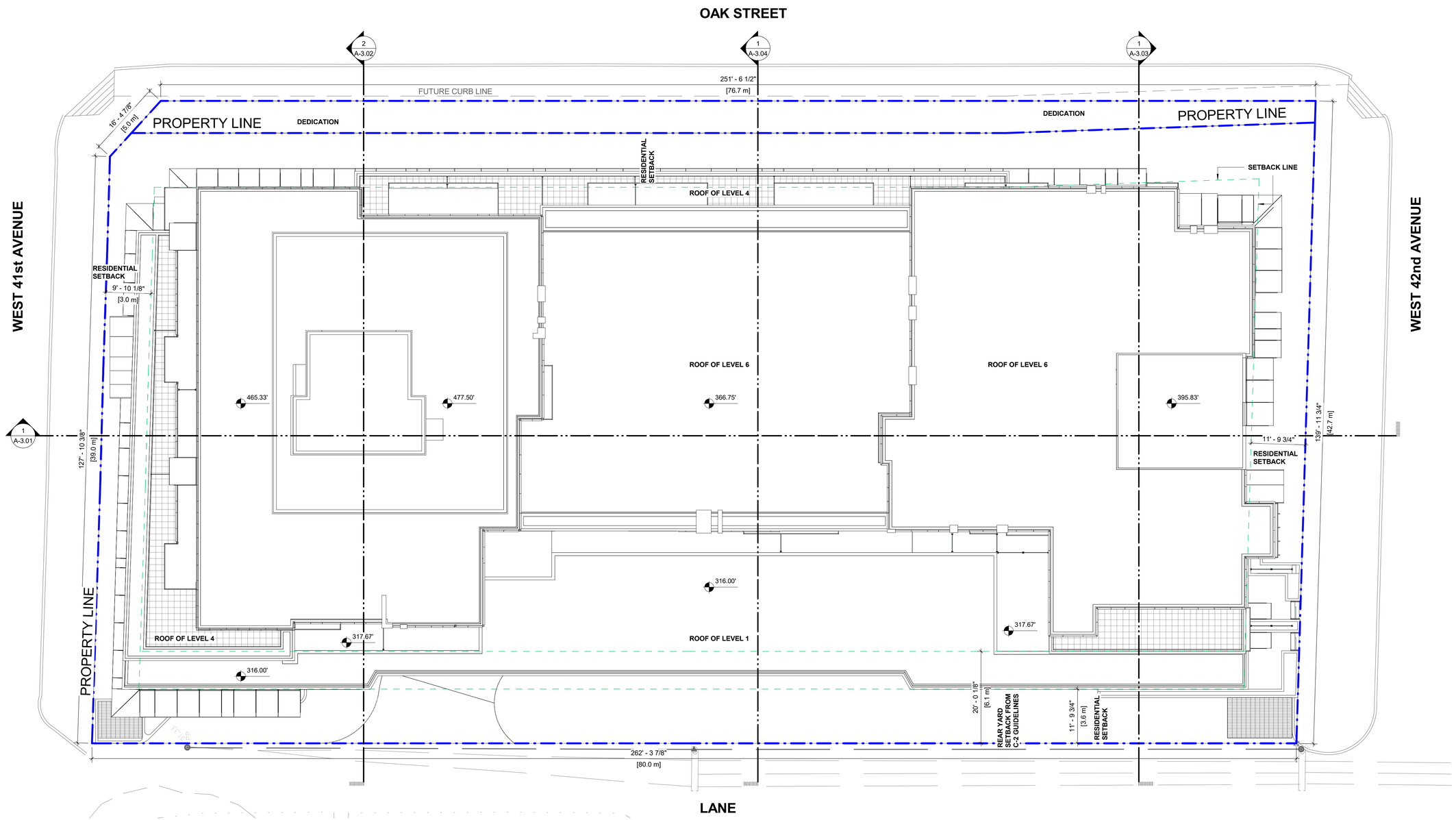
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OVERALL PLAN- LEVEL ROOF

SHEET NUMBER
A-1.16

ISSUE

SCALE CHECK | 50mm | 1 in

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1 A-1.17 OVERALL PLAN- ROOF/T.O.A.
SCALE: 3/32" = 1'-0"

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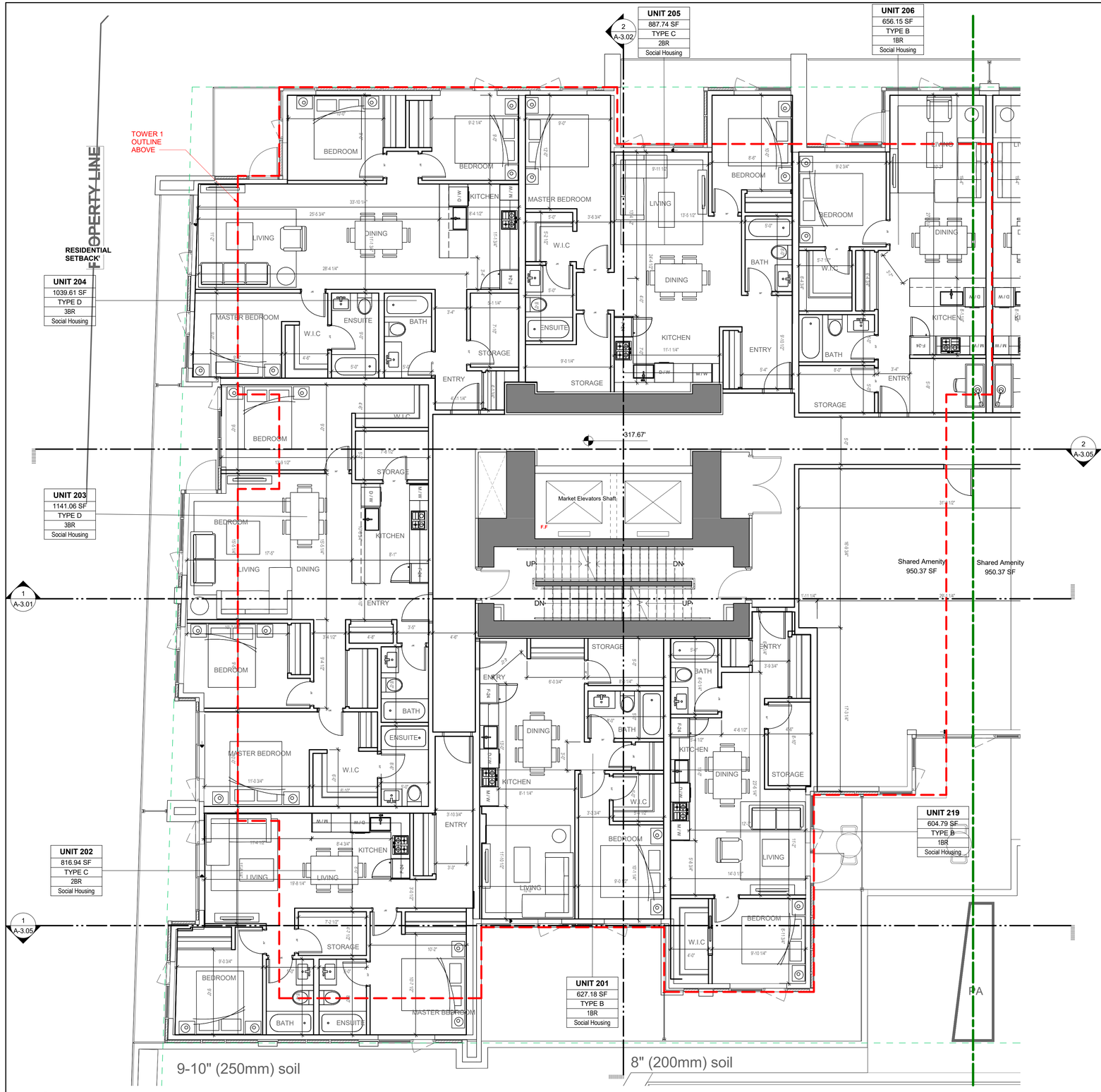
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OVERALL PLAN- T.O.A

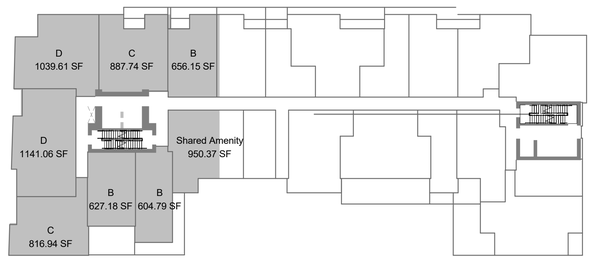
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ISSUE

SCALE CHECK 10mm 1 in

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2 A-1.18 LEVEL 02 - NORTH
SCALE: 3/16" = 1'-0"

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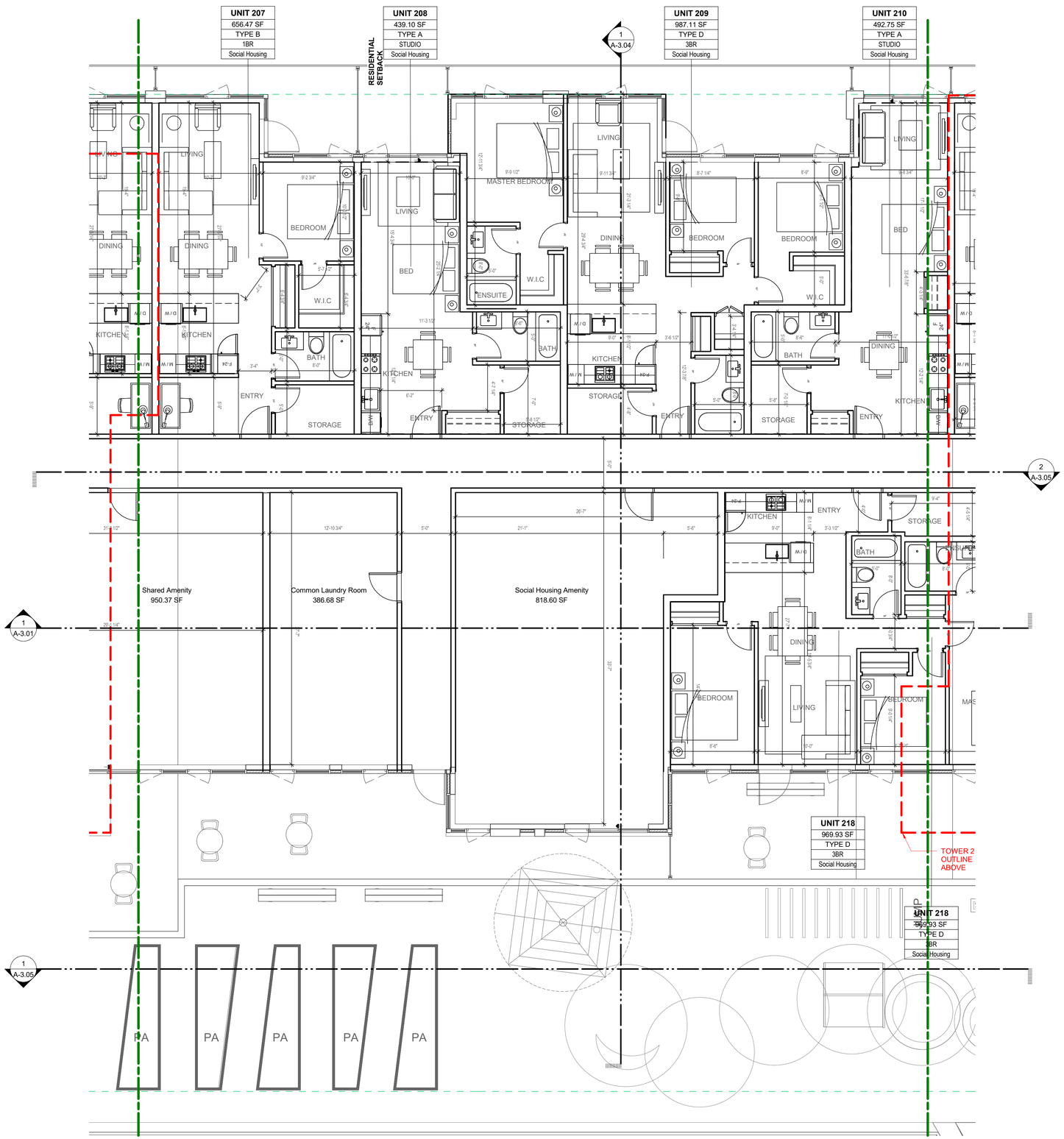
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ENLARGED PLAN - PODIUM - LEVEL 02 - NORTH

SHEET NUMBER
A-1.18

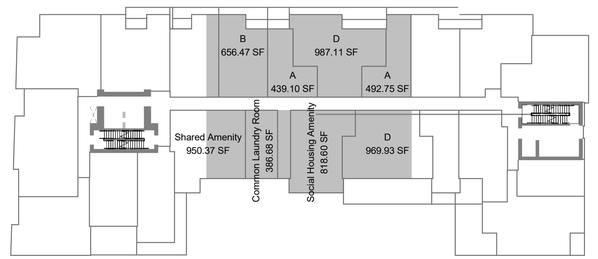
ISSUE

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SCALE CHECK: 10mm
1 in



1 A-1.19 LEVEL 02 - CENTRE
SCALE: 3/16" = 1'-0"



True North | Project North

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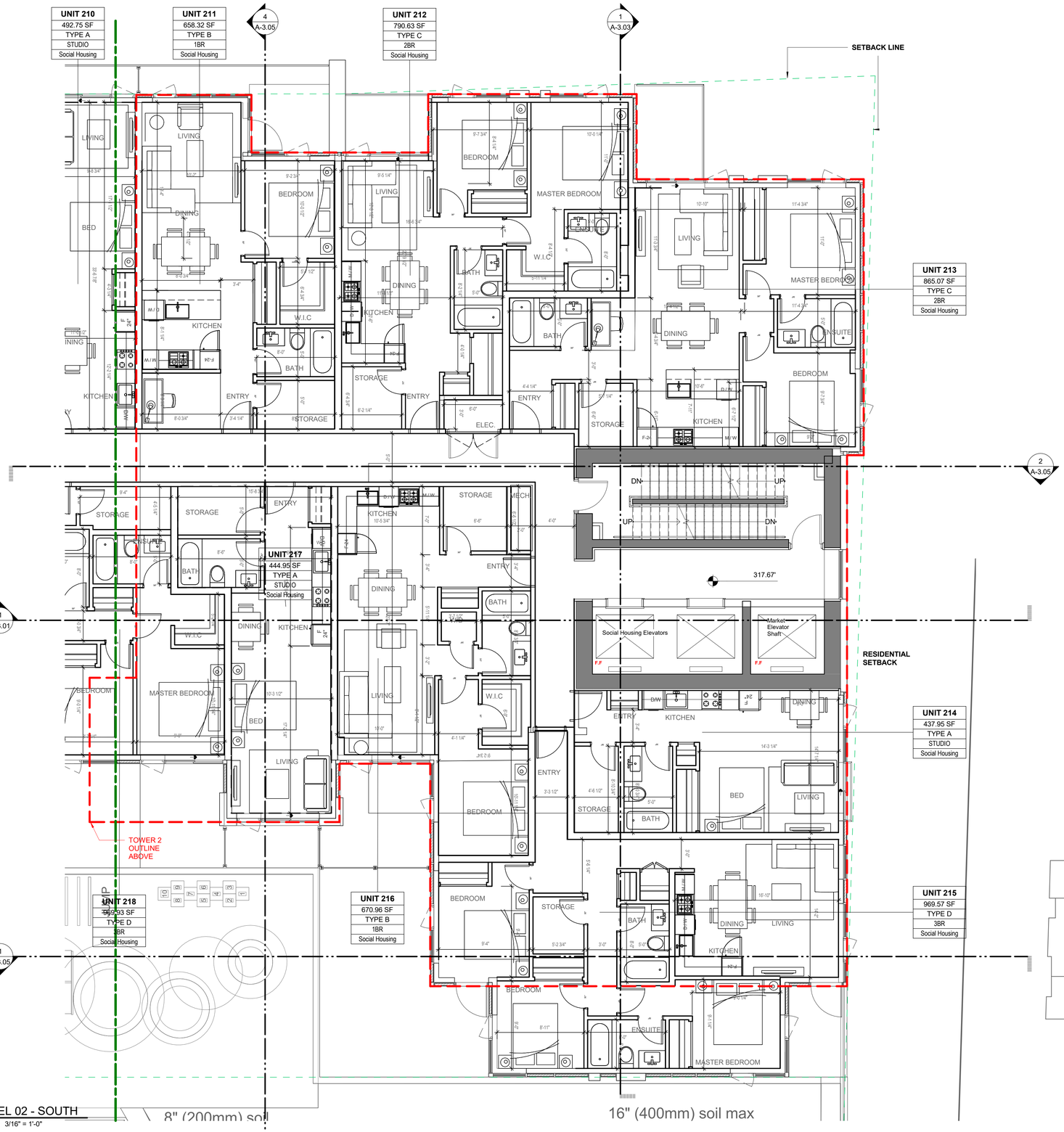
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ENLARGED PLAN - PODIUM - LEVEL 02 - CENTRE

SHEET NUMBER
A-1.19

ISSUE

SCALE CHECK 1 in

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1 LEVEL 02 - SOUTH
A-1.20 SCALE: 3/16" = 1'-0"

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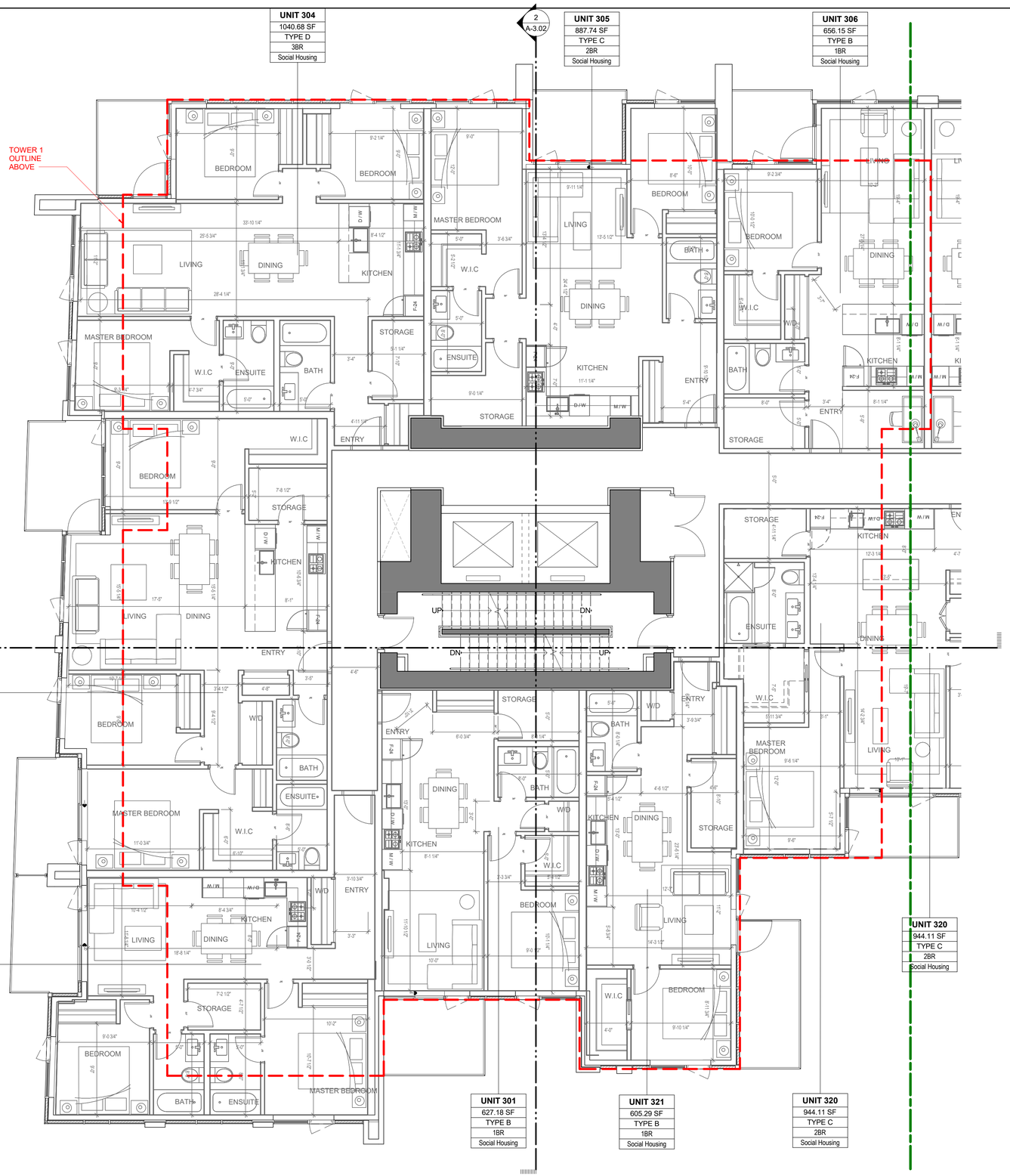
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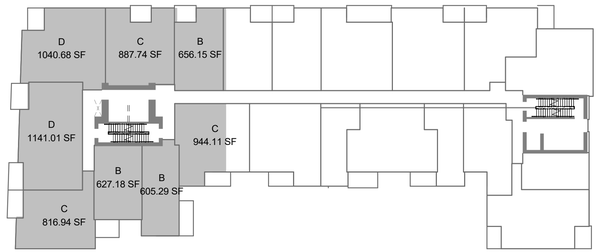
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A-1.20

ISSUE

SCALE CHECK: 10mm | 1 in

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1 A-1.21 LEVEL 02 - NORTH
SCALE: 3/16" = 1'-0"

True North | Project North

2021-10-15 4:02:43 PM

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BRITISH COLUMBIA
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PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO: 123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

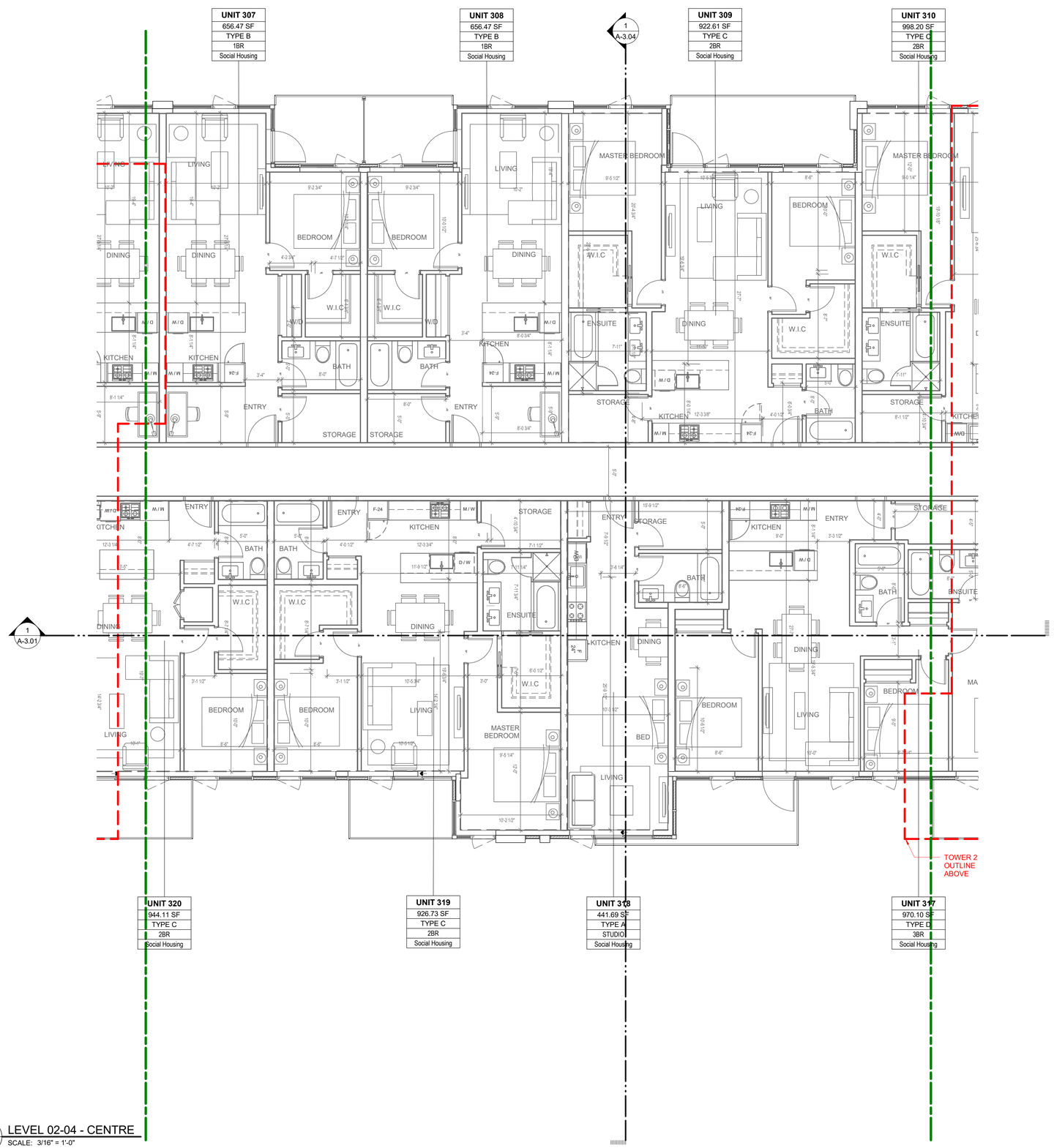
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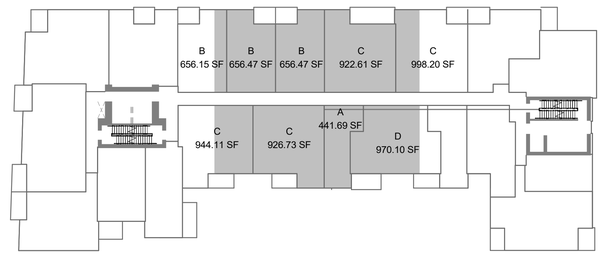
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SCALE CHECK | 10mm | 1 in





1 A-1.22 LEVEL 02-04 - CENTRE
SCALE: 3/16" = 1'-0"

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Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

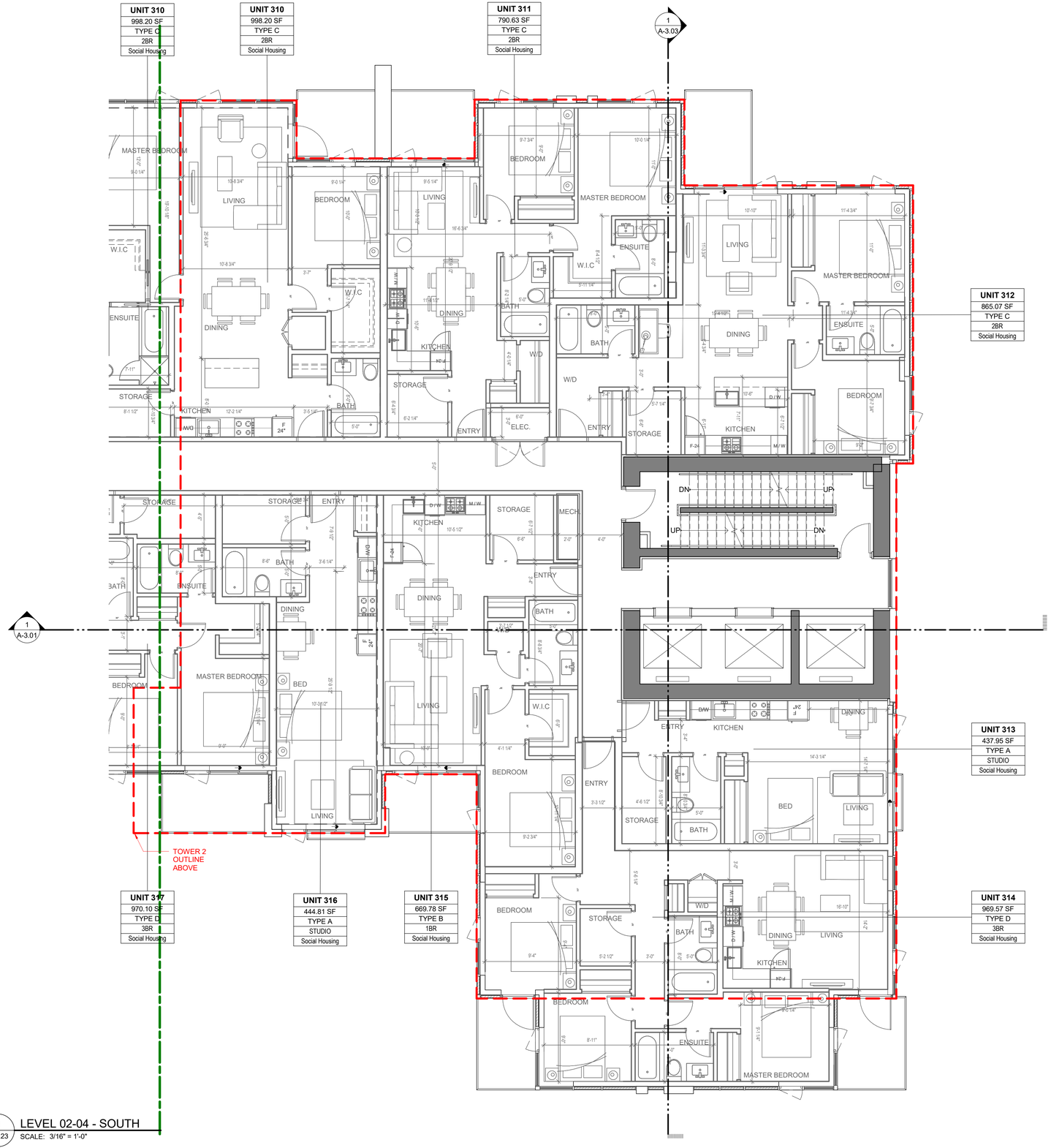
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SHEET NUMBER
A-1.22

ISSUE

SCALE CHECK
10mm
1 in

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1 LEVEL 02-04 - SOUTH
A-1.23 SCALE: 3/16" = 1'-0"

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PROJECT MGR:	APPROVED BY:
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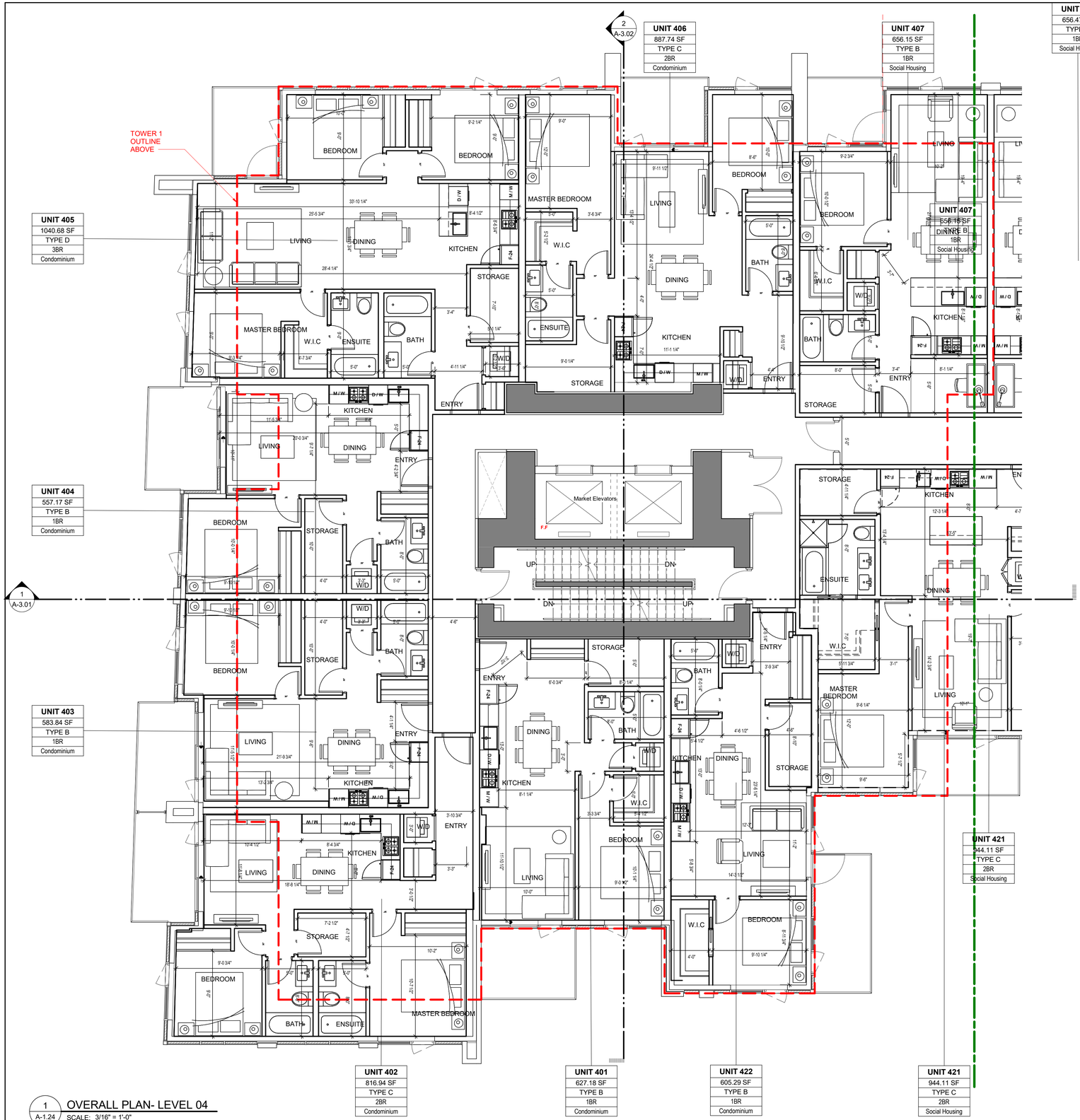
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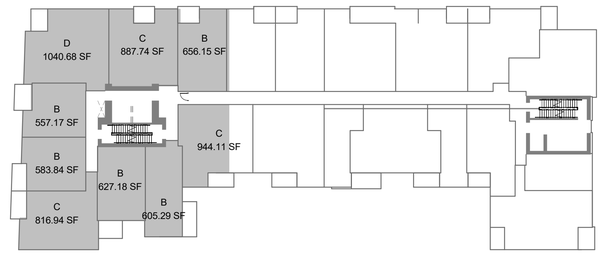
SHEET NUMBER
A-1.23

ISSUE

SCALE CHECK
1 in

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1 OVERALL PLAN- LEVEL 04 (A-1.24)
SCALE: 3/16" = 1'-0"

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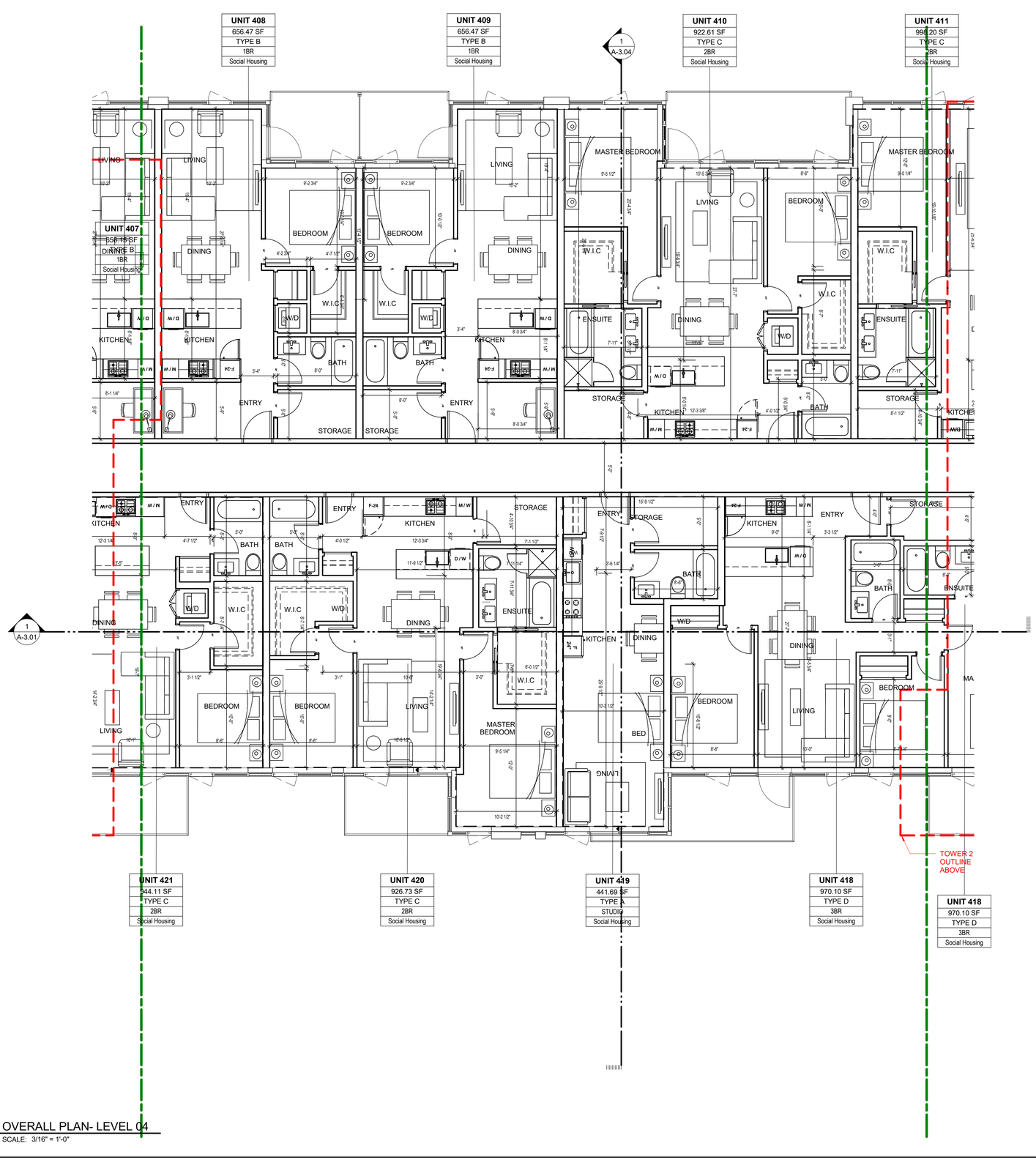
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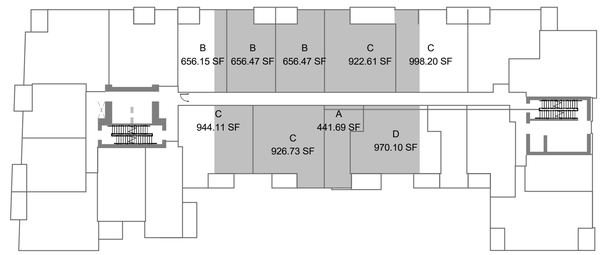
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ISSUE

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SCALE CHECK
1 cm
1 in





1 A-1.25 OVERALL PLAN- LEVEL 04
SCALE: 3/16" = 1'-0"

2021-10-15 4:02:51 PM

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PROJECT MGR:	APPROVED BY:
Designer	**Approver**

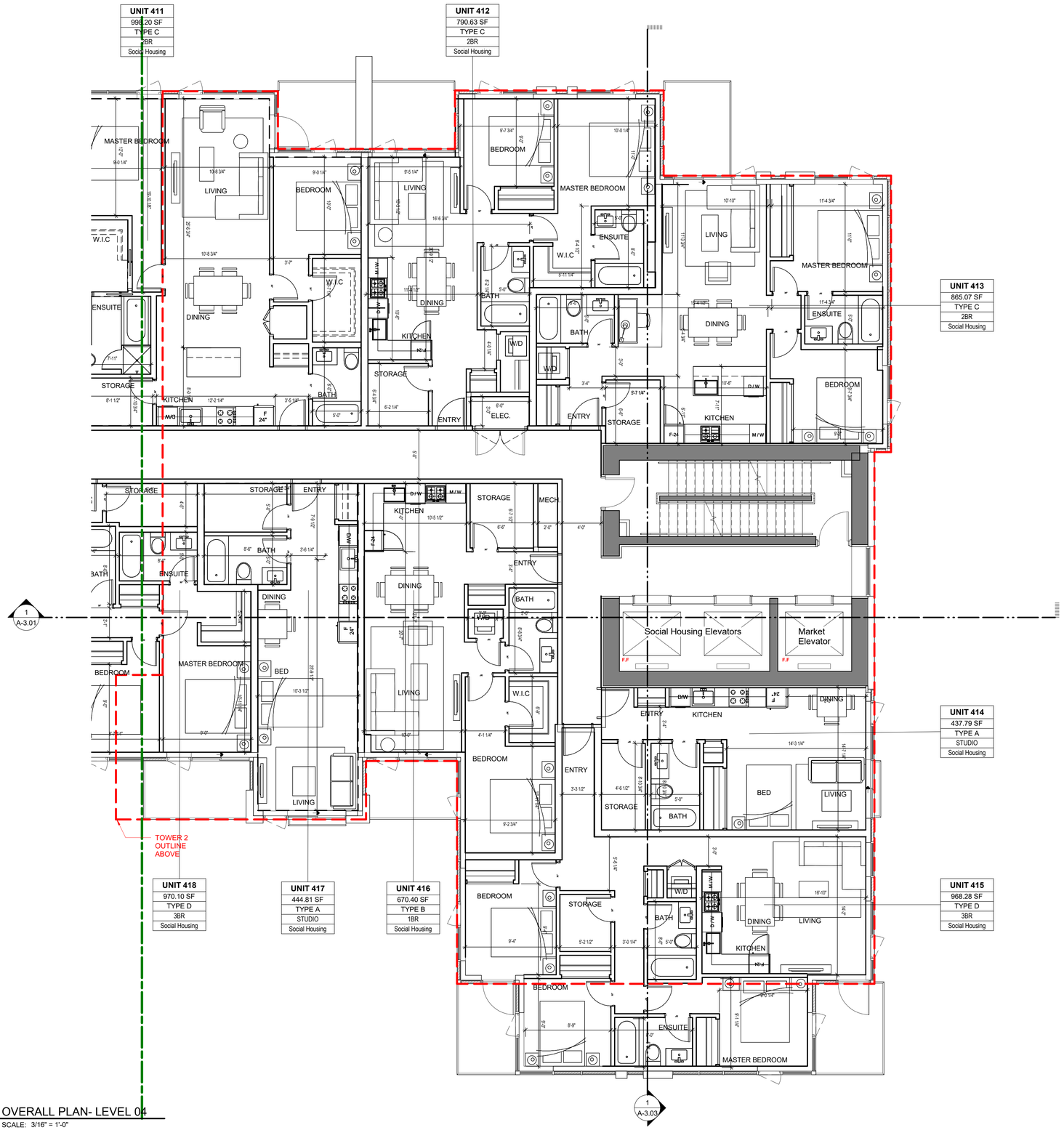
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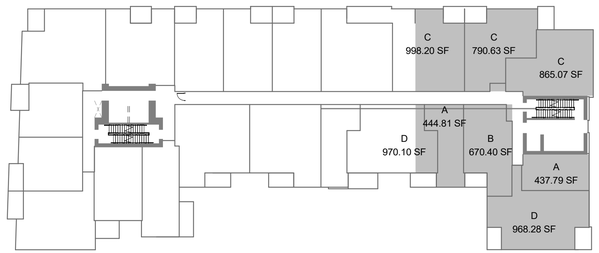
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ISSUE

SCALE CHECK | 10mm | 1 in

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1 A-1.26 OVERALL PLAN- LEVEL 04
SCALE: 3/16" = 1'-0"

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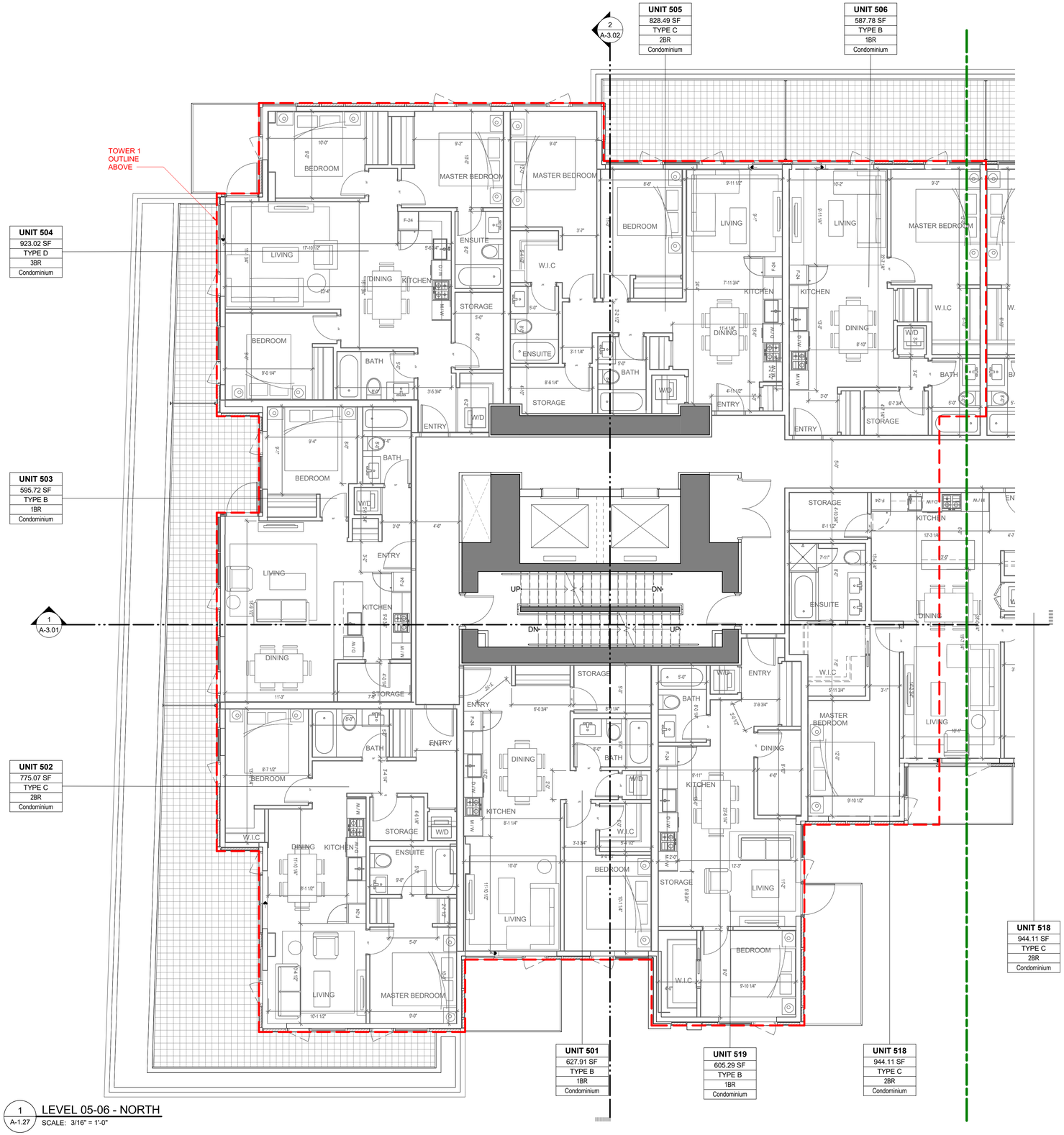
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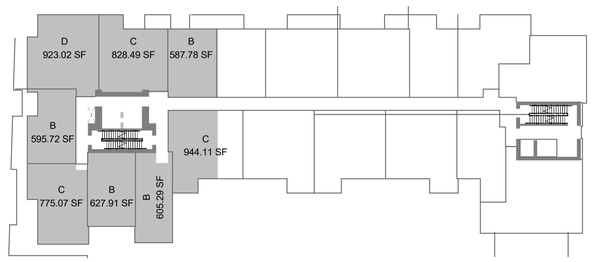
ISSUE

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SCALE CHECK
10mm
1 in



1 LEVEL 05-06 - NORTH
A-1.27 SCALE: 3/16" = 1'-0"



True North Project North

2021-10-15 4:02:55 PM

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PROJECT NO: 123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
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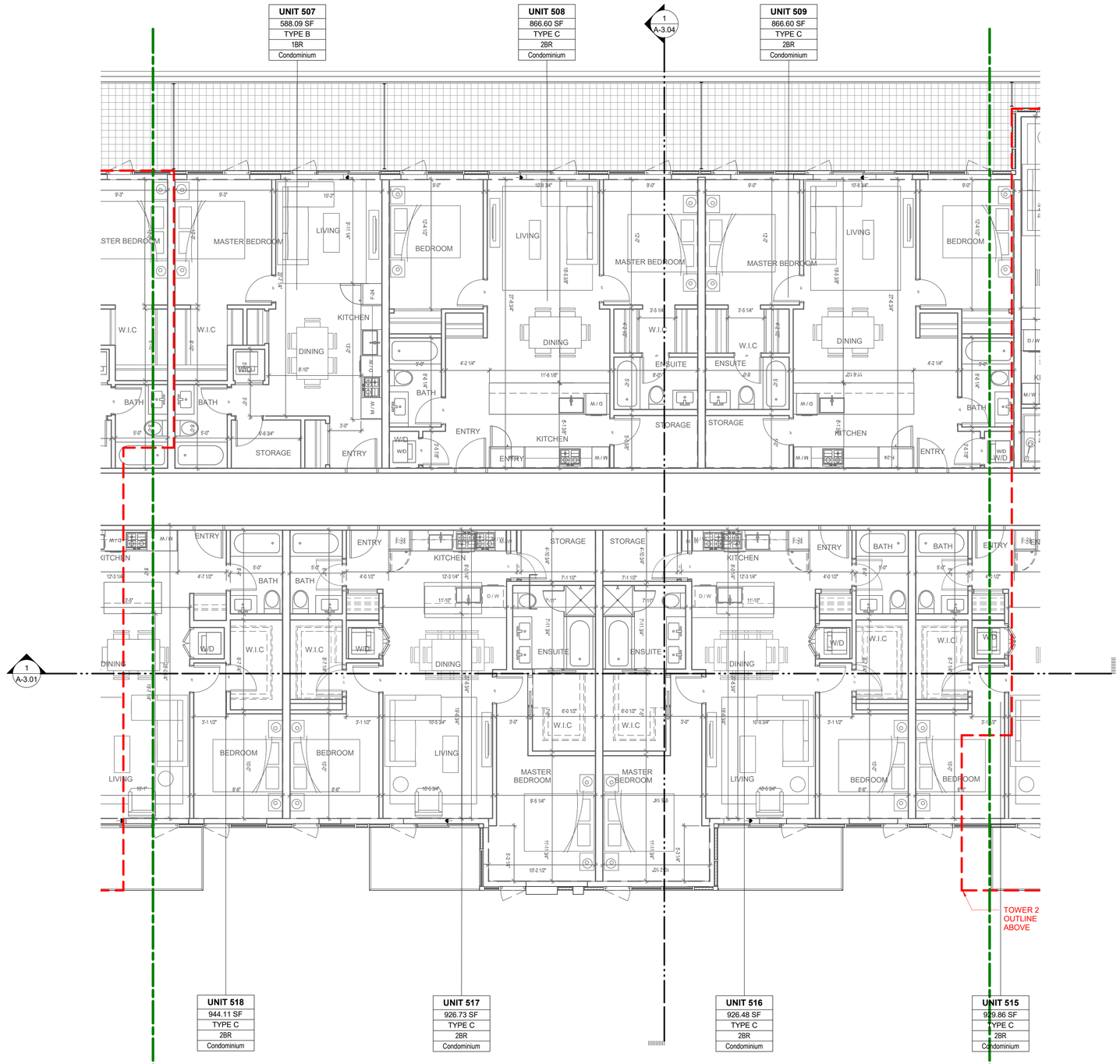
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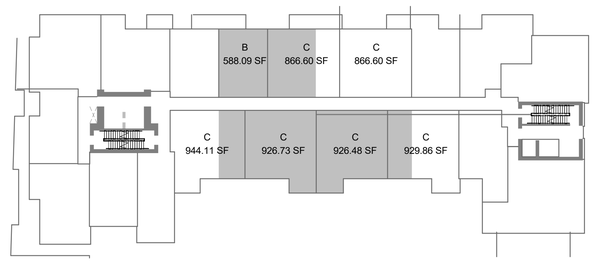
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A-1.27

ISSUE

SCALE CHECK 1 in

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1
A-1.28
LEVEL 05-06 - CENTRE
SCALE: 3/16" = 1'-0"

True North
Project North

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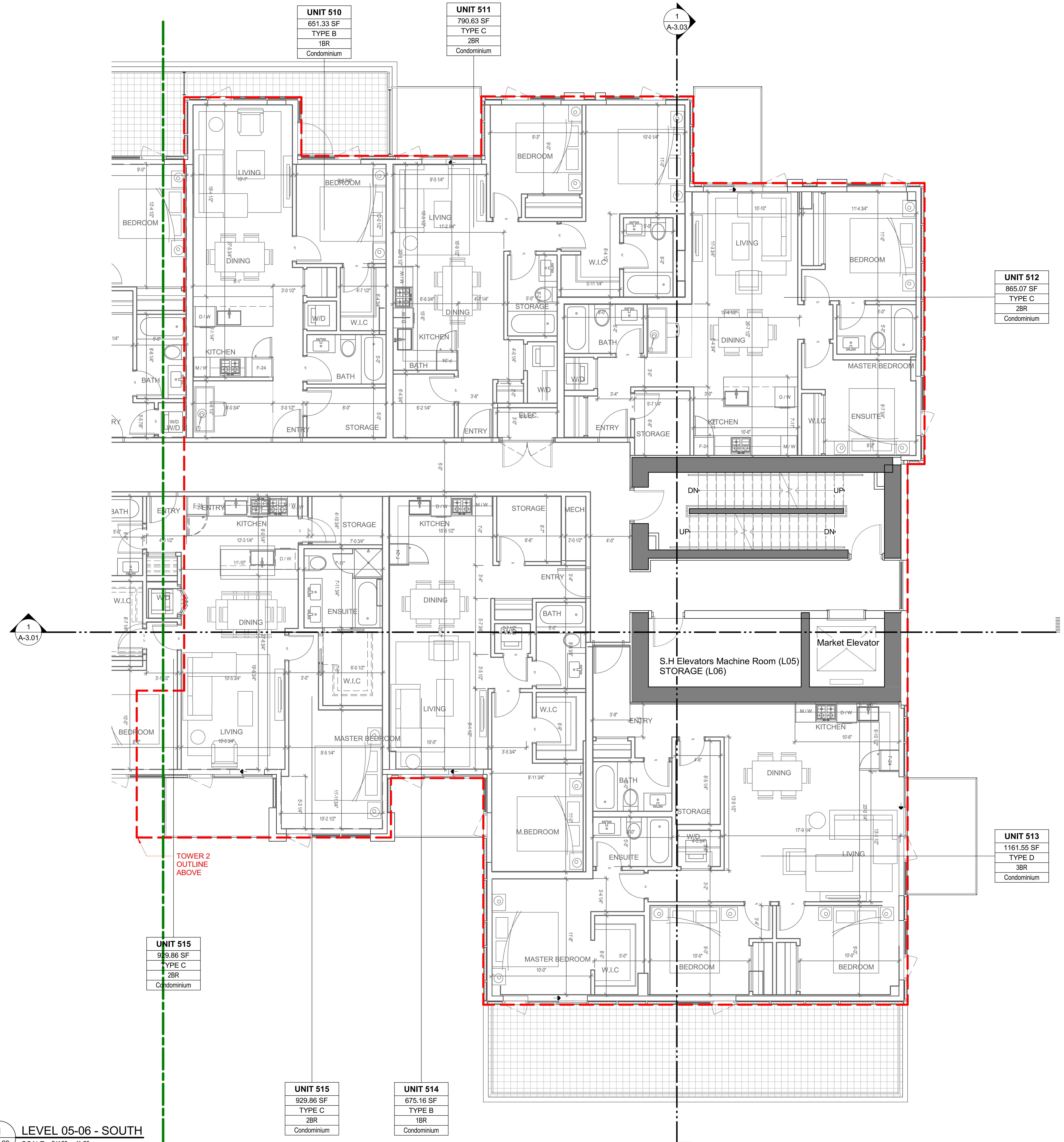
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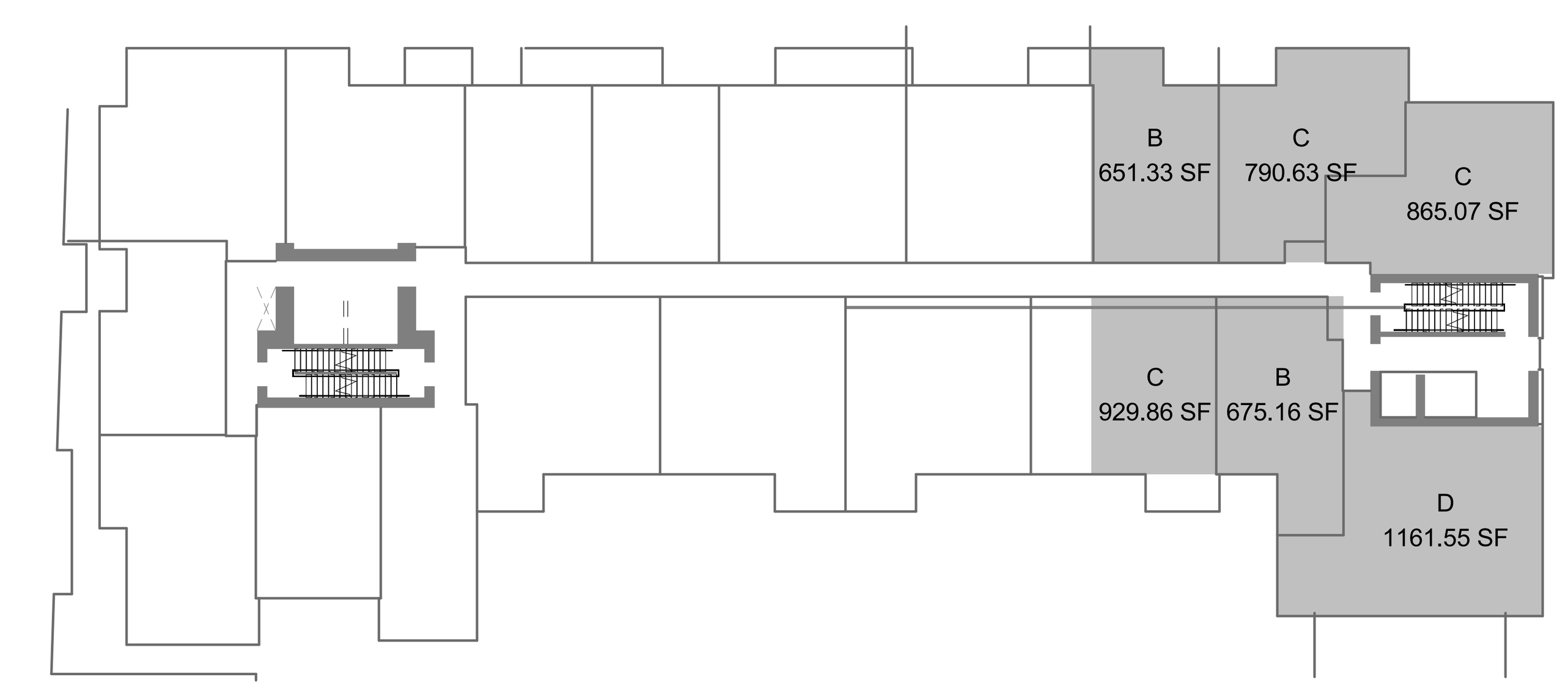
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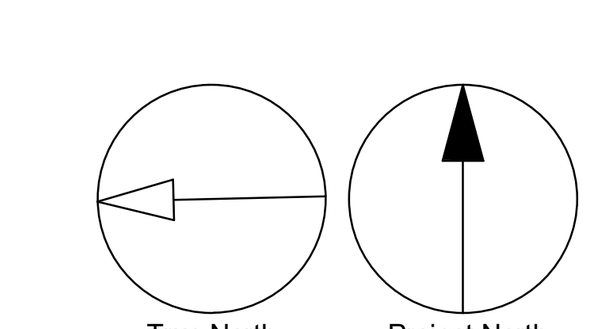
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1 A-1.29 LEVEL 05-06 - SOUTH

SCALE: 3/16" = 1'-0"





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V6M 2V7

PROJECT NO: 123068	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
ENLARGED PLAN - PODIUM - LEVEL 05-06 - SOUTH

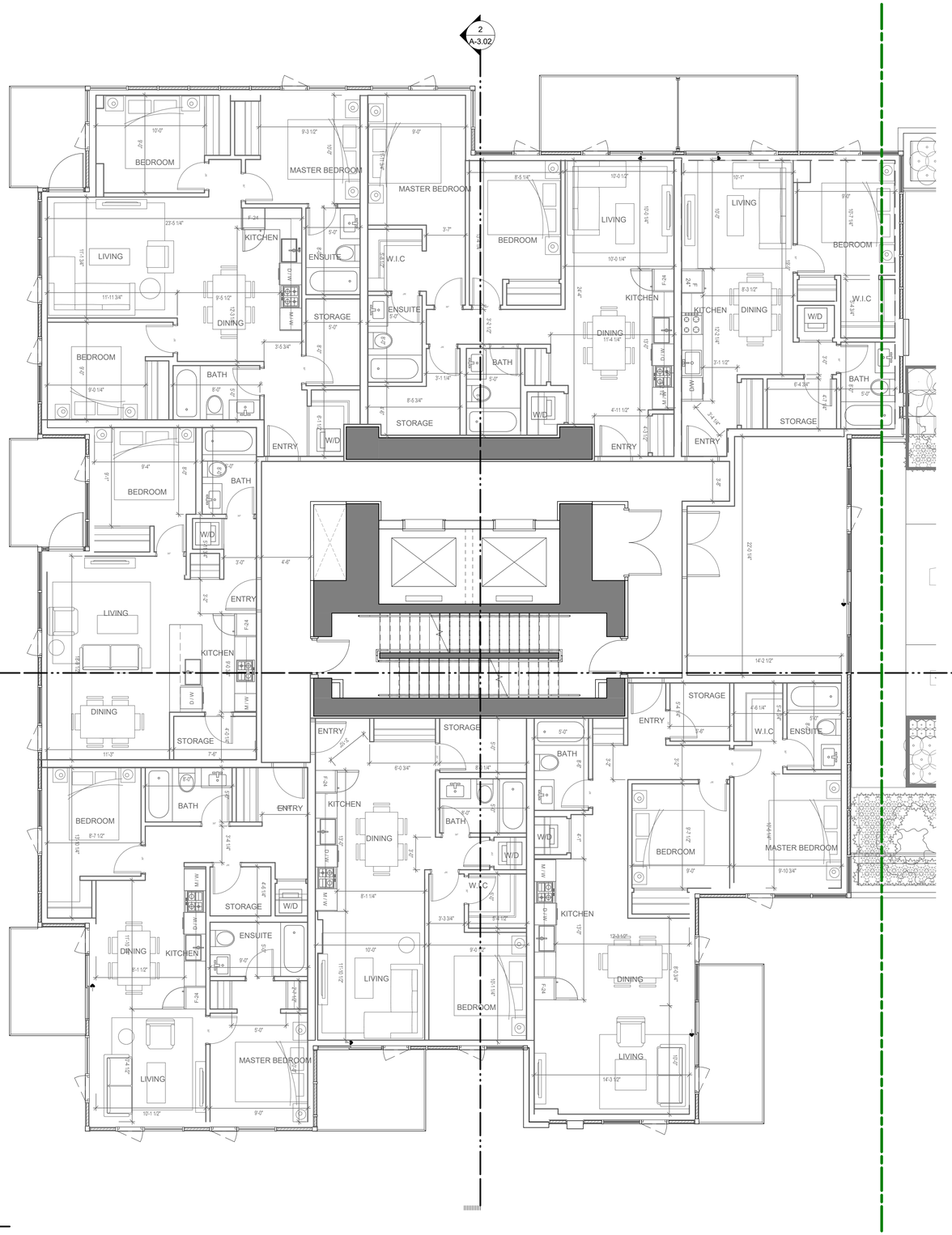
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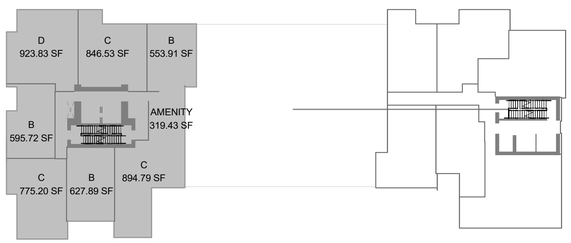
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PROPERTY LINE



2 A-1.30 LEVEL 07 - TOWER 1 (NORTH)
SCALE: 3/16" = 1'-0"



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V6M 2V7

PROJECT NO: 123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

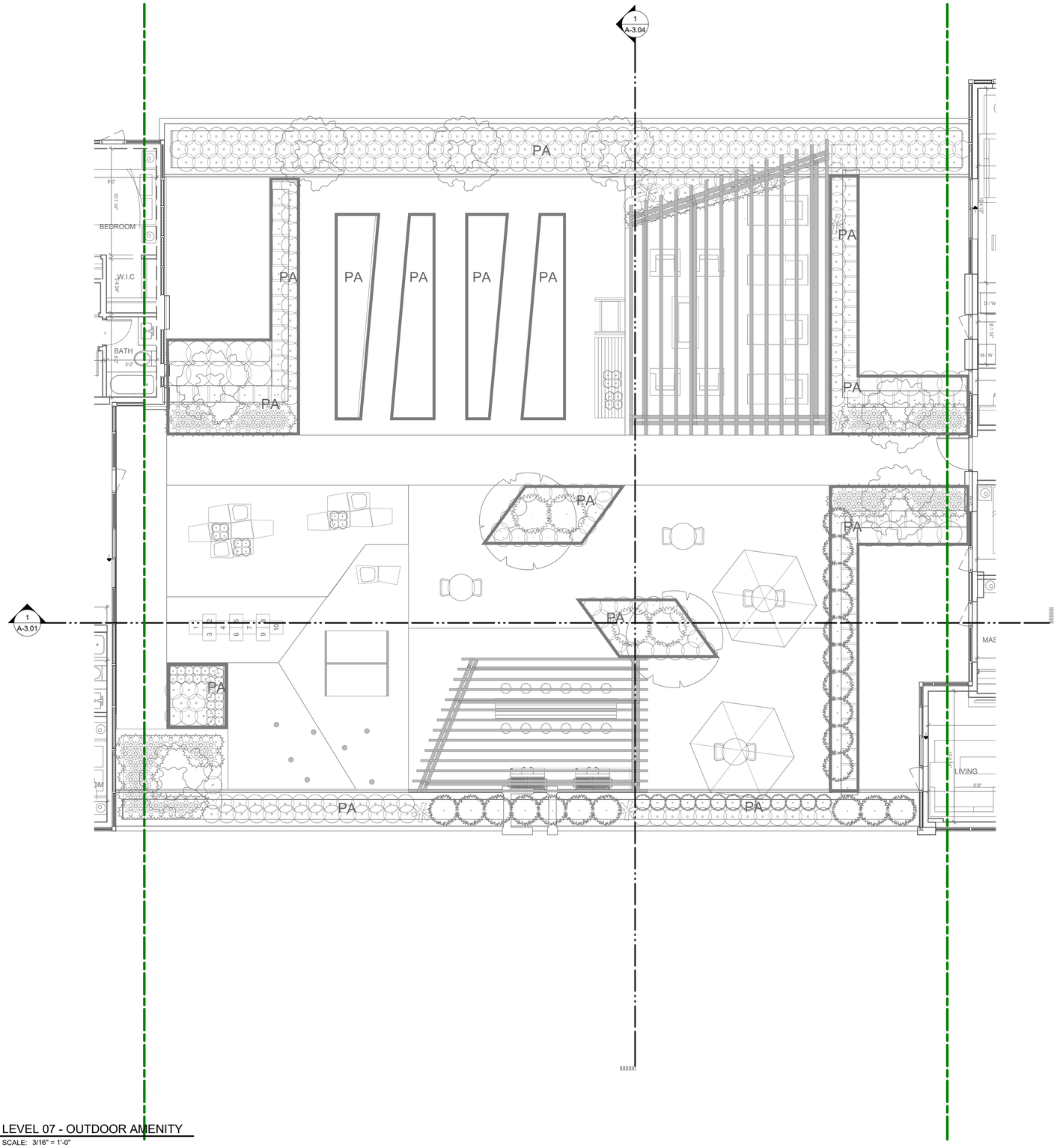
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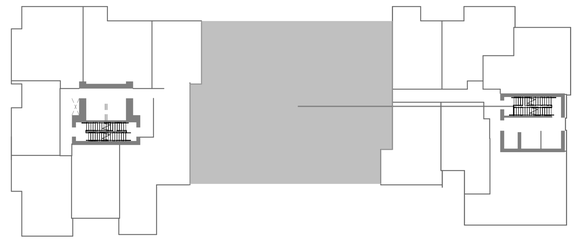
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SCALE CHECK 1 in 10mm

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1 LEVEL 07 - OUTDOOR AMENITY
A-1.31 SCALE: 3/16" = 1'-0"



2021-10-15 4:03:02 PM

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No.	DESCRIPTION	DATE

CONSULTANTS

SEAL

REGISTERED ARCHITECT
JOHN GWYN VOSS
BRITISH COLUMBIA
2021-10-15

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PROJECT
5763 Oak St
1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO: 123068	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

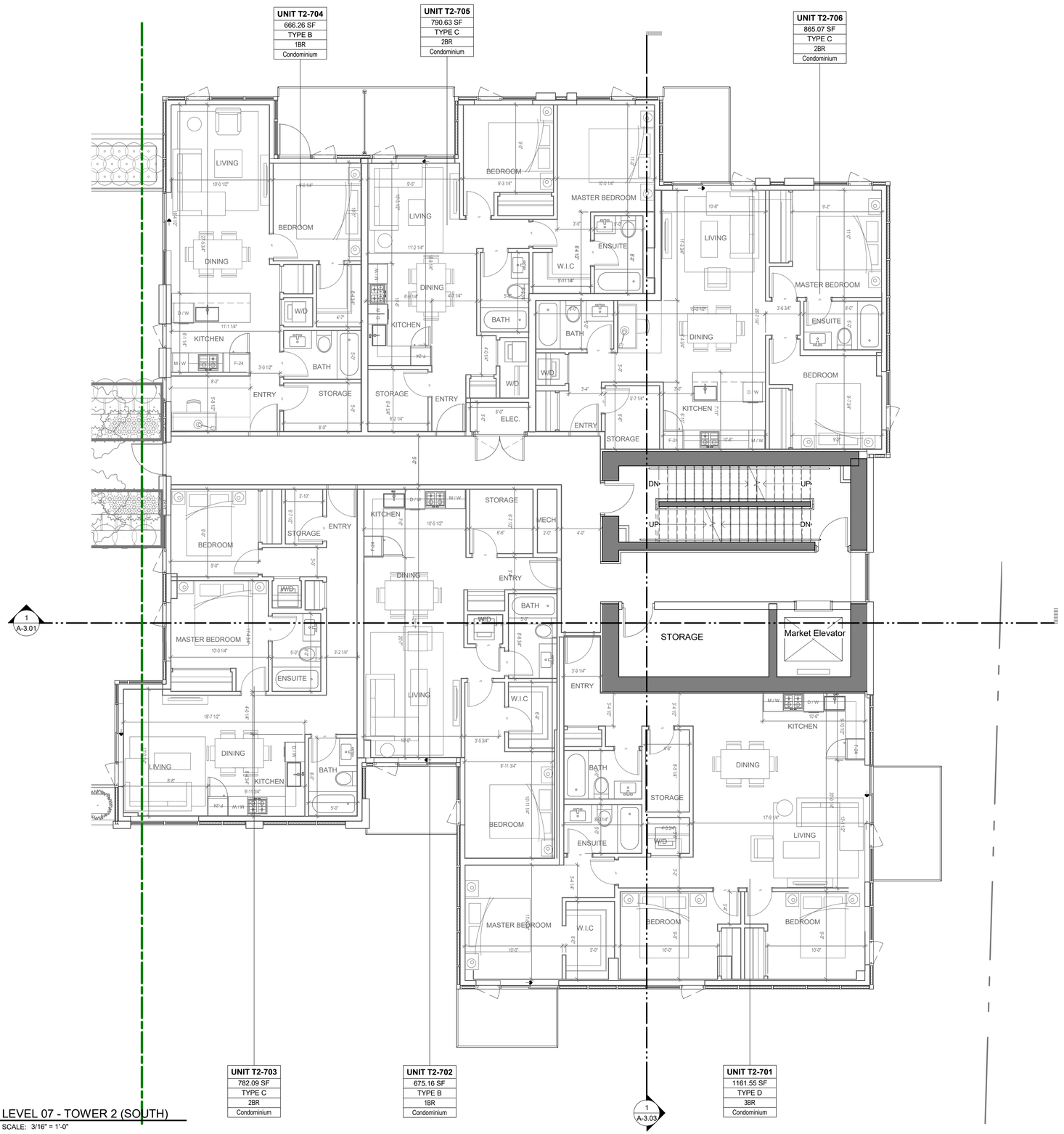
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ENLARGED PLAN - OUTDOOR AMENITY - LEVEL 07

SHEET NUMBER
A-1.31

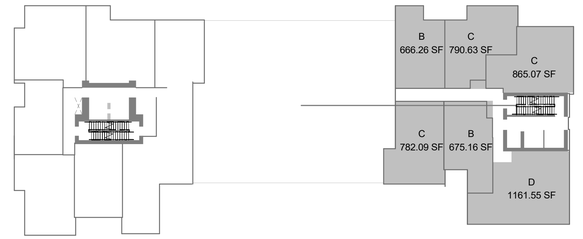
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SCALE CHECK 12mm 1 in



1 A-1.32 LEVEL 07 - TOWER 2 (SOUTH)
SCALE: 3/16" = 1'-0"



True North | Project North

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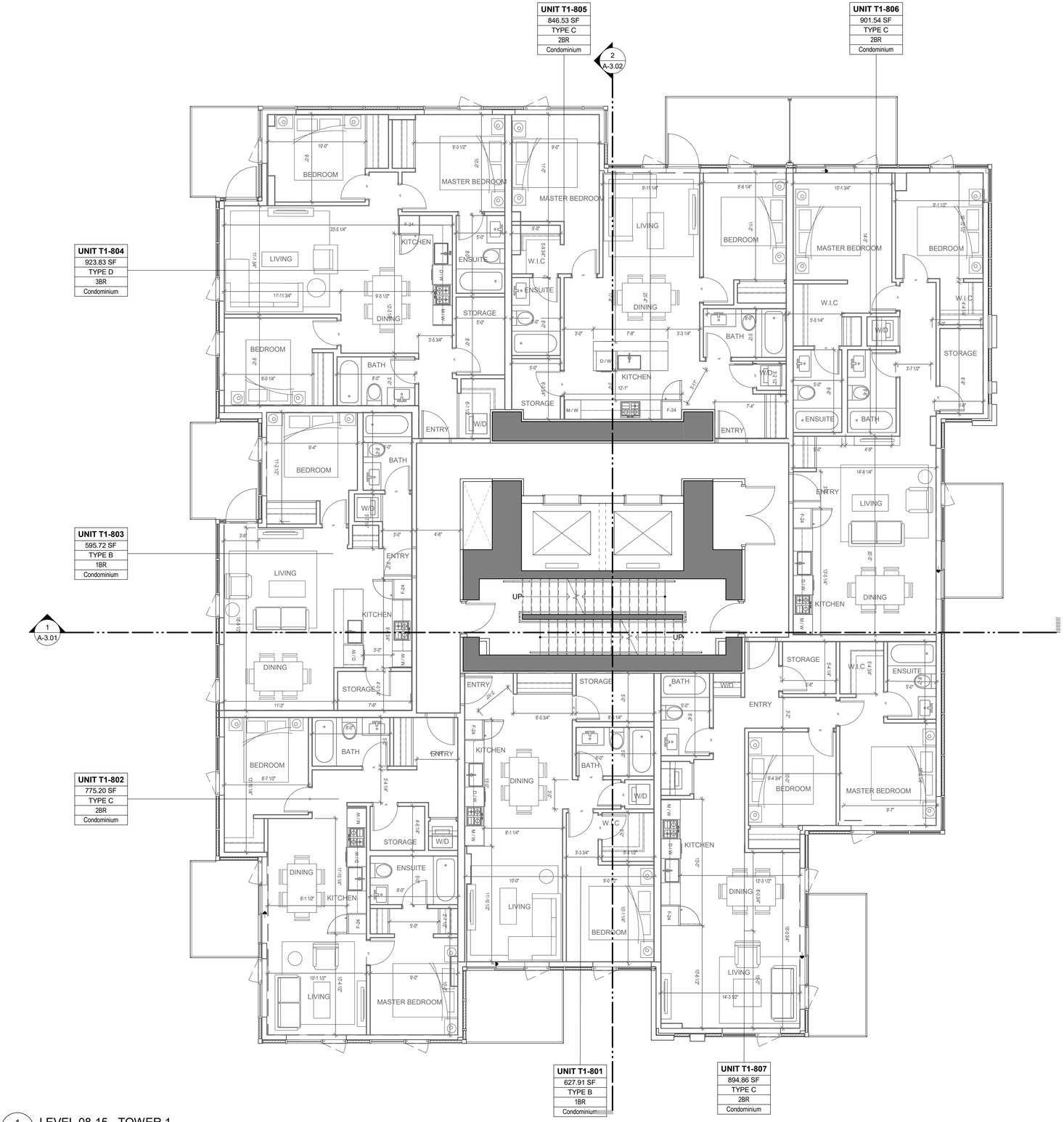
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ENLARGED PLAN - TOWER 2 - LEVEL 07

SHEET NUMBER
A-1.32

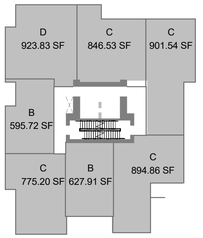
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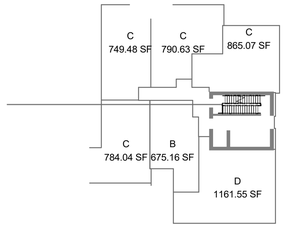
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SCALE CHECK | 12mm | 1" =



1
A-1.33
LEVEL 08-15 - TOWER 1
SCALE: 3/16" = 1'-0"





True North
Project North

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BRITISH COLUMBIA
2021-10-15

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V6M 2V7

PROJECT NO:
123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
ENLARGED PLAN - TOWER 1 - LEVEL 08-15

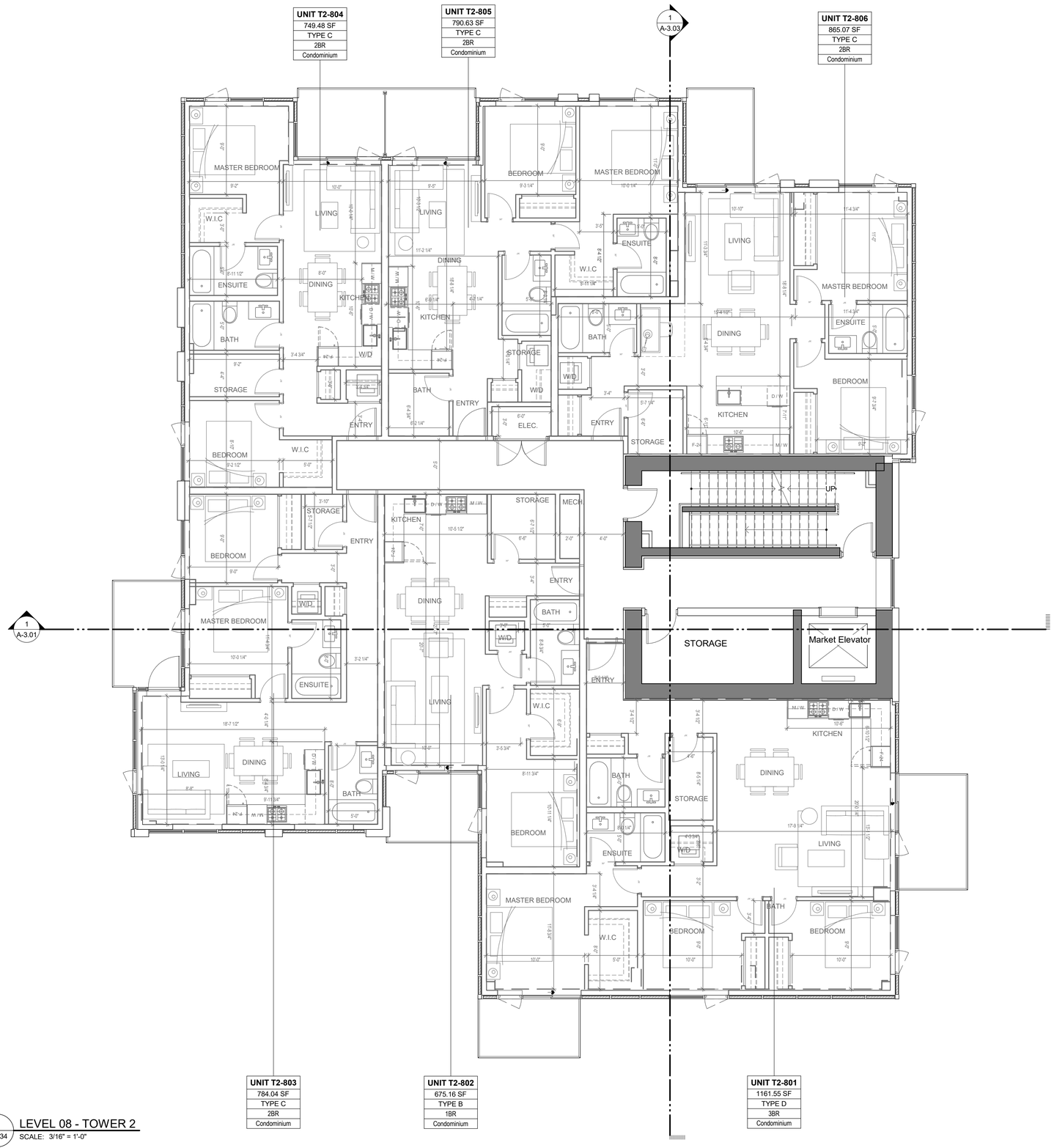
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ISSUE

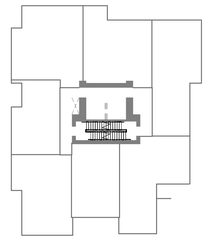
SCALE CHECK | 10mm | 1" |

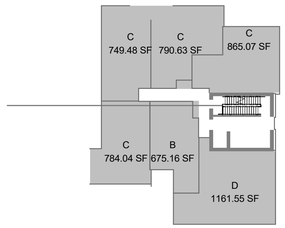
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1 / A-1.34 LEVEL 08 - TOWER 2
SCALE: 3/16" = 1'-0"





True North Project North

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2021-10-15

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PROJECT

5763 Oak St

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V6M 2V7

PROJECT NO: 123068	
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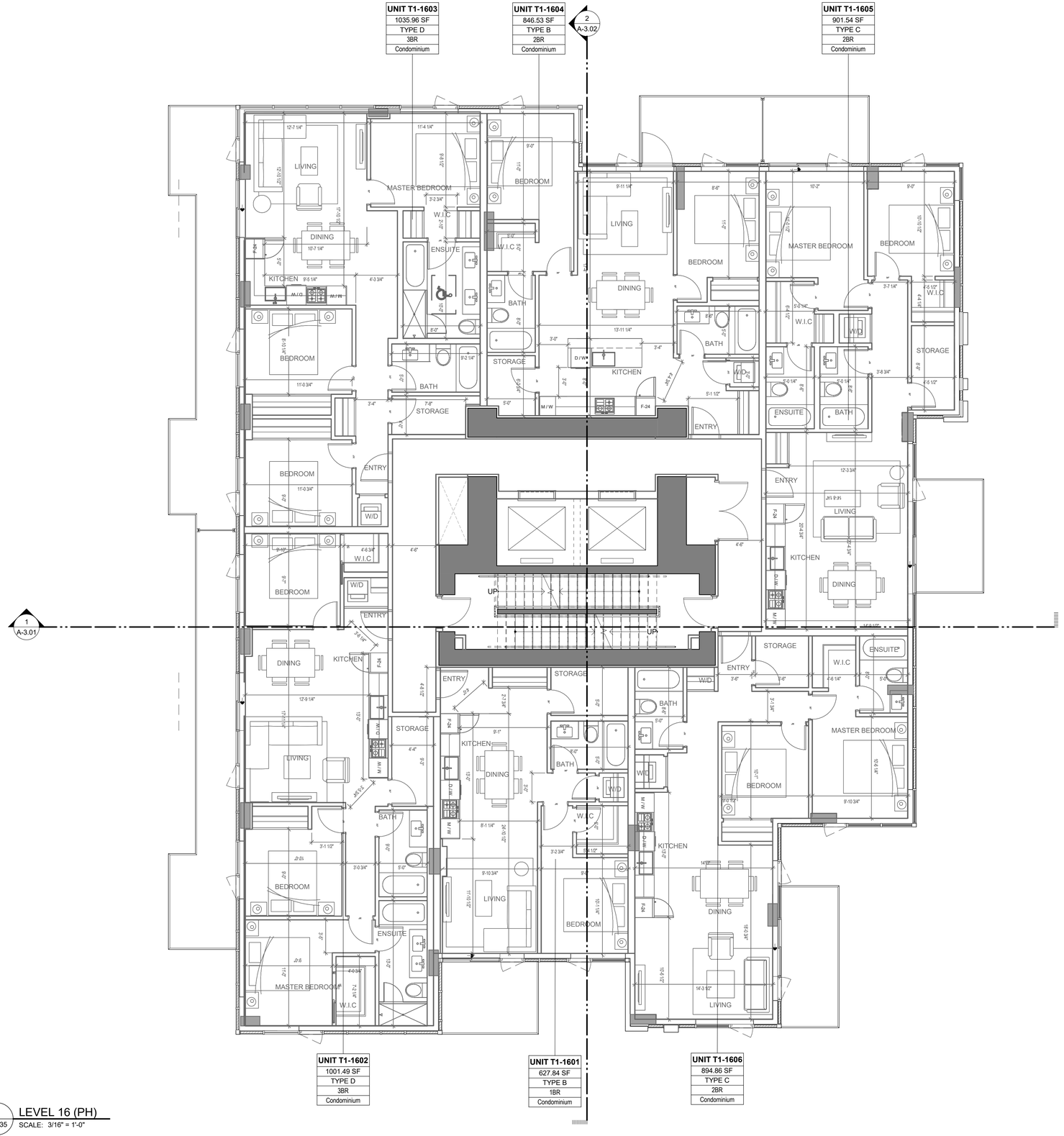
SHEET TITLE
ENLARGED PLAN - TOWER 2 - LEVEL 08

SHEET NUMBER
A-1.34

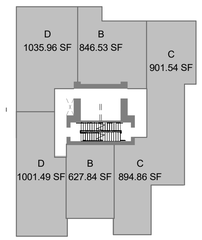
ISSUE

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SCALE CHECK 12mm 1" in



1 / A-1.35 LEVEL 16 (PH)
SCALE: 3/16" = 1'-0"



True North | Project North

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Designer	**Approver**

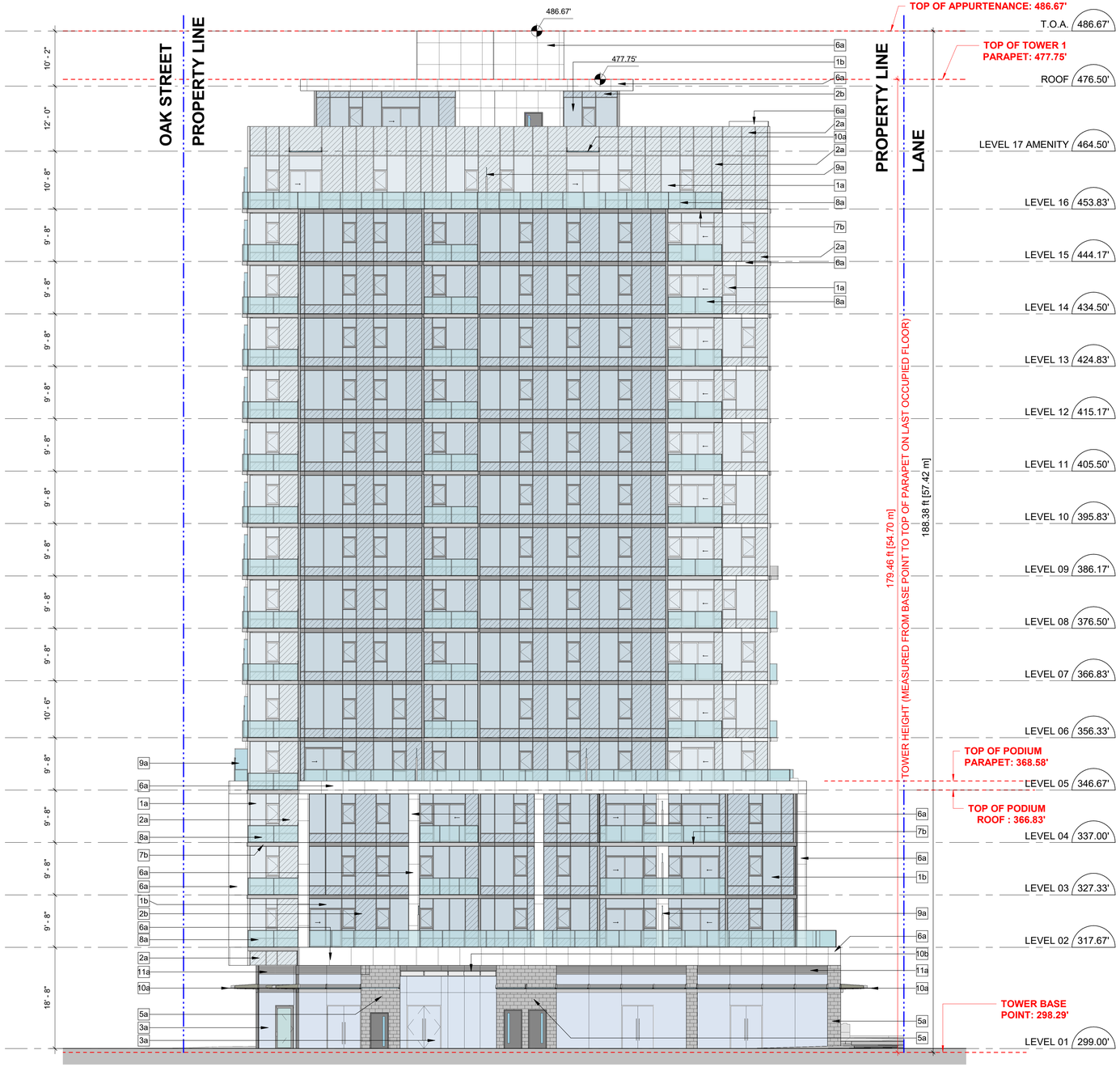
SHEET TITLE
ENLARGED PLAN - TOWER 1 - LEVEL 16 (PH)

SHEET NUMBER
A-1.35

ISSUE

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SCALE CHECK
1 in
10mm



1 / A-2.01 OVERALL- NORTH ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION MATERIAL LIST	
Key Value	Keynote Text
1a	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON WHITE ALUMINUM FRAME
1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
3b	TYP. PODIUM SPENDREL: LOW E-COATING ON LIGHT BLUE CLEAR TEMPERED WITH ROLL COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SS CURTAIN WALL SYSTEM
5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
6b	METAL CLADDING: DARK GRAY
7a	ARCHITECTURAL CONCRETE: PAINTED LIGHT GRAY (BM: METRO GRAY)
7b	ARCHITECTURAL CONCRETE: PAINTED DARK GRAY
8a	GUARD: TEMPERED GLASS- LIGHT BLUE CLEAR WITH CLEAR ANODIZED ALUMINUM
9a	PRIVACY SCREEN: TYPE.1 TRANSLUCENT LIGHT BLUE TINTED TEMPERED GLASS PRIVACY SCREEN
10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL

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PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO: 123068	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

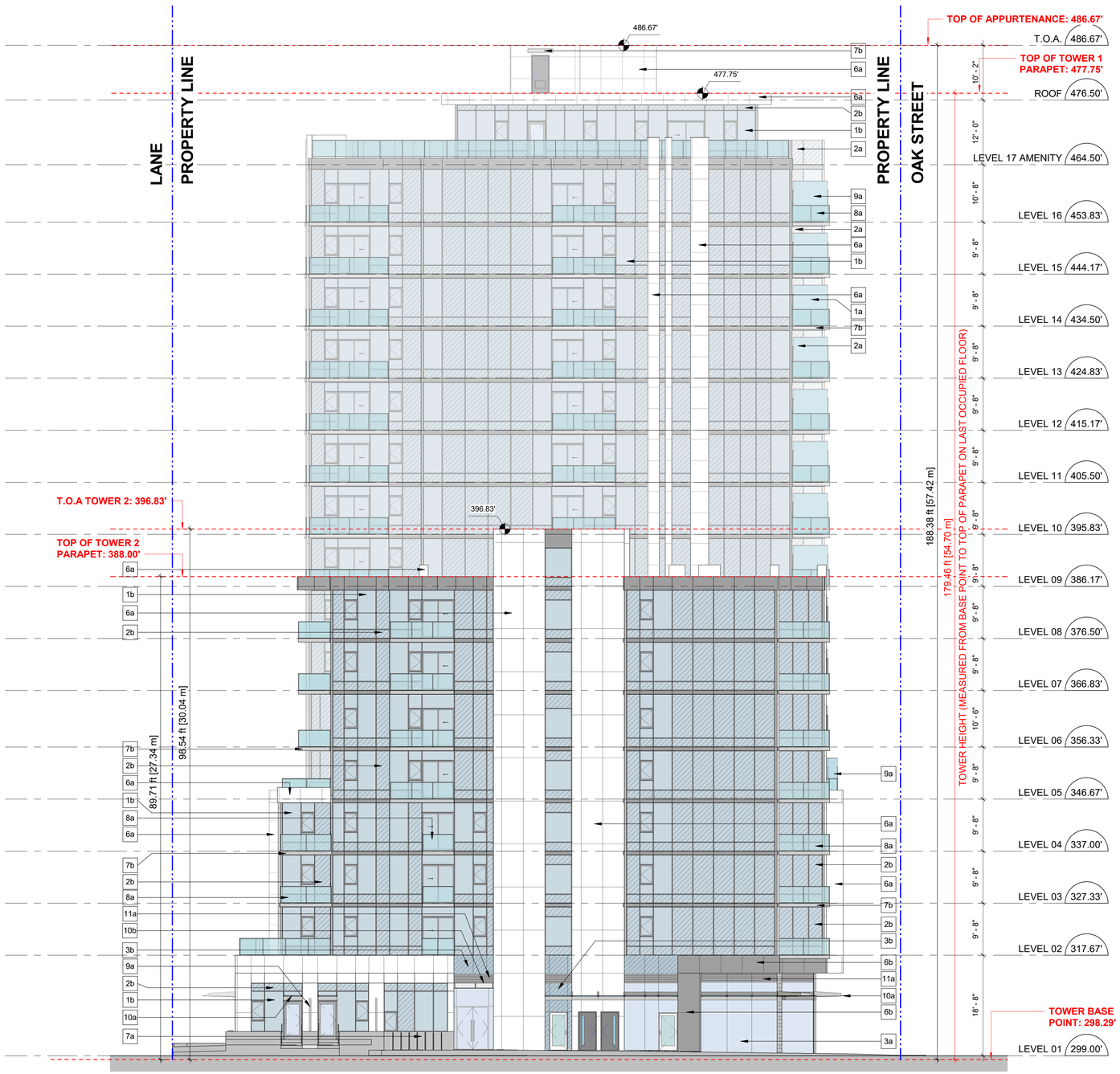
NORTH ELEVATION

SHEET NUMBER	ISSUE
A-2.01	

SCALE CHECK 10mm 1 in

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1 A-2.02 OVERALL- SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION MATERIAL LIST	
Key Value	Keynote Text
1a	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON WHITE ALUMINUM FRAME
1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
3b	TYP. PODIUM SPENDREL: LOW E-COATING ON LIGHT BLUE CLEAR TEMPERED WITH ROLL COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SS CURTAIN WALL SYSTEM
5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
6b	METAL CLADDING: DARK GRAY
7a	ARCHITECTURAL CONCRETE: PAINTED LIGHT GRAY (BM: METRO GRAY)
7b	ARCHITECTURAL CONCRETE: PAINTED DARK GRAY
8a	GUARD: TEMPERED GLASS- LIGHT BLUE CLEAR WITH CLEAR ANODIZED ALUMINUM
9a	PRIVACY SCREEN: TYPE.1 TRANSLUCENT LIGHT BLUE TINTED TEMPERED GLASS PRIVACY SCREEN
10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL

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PROJECT NO:
123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
A-2.02

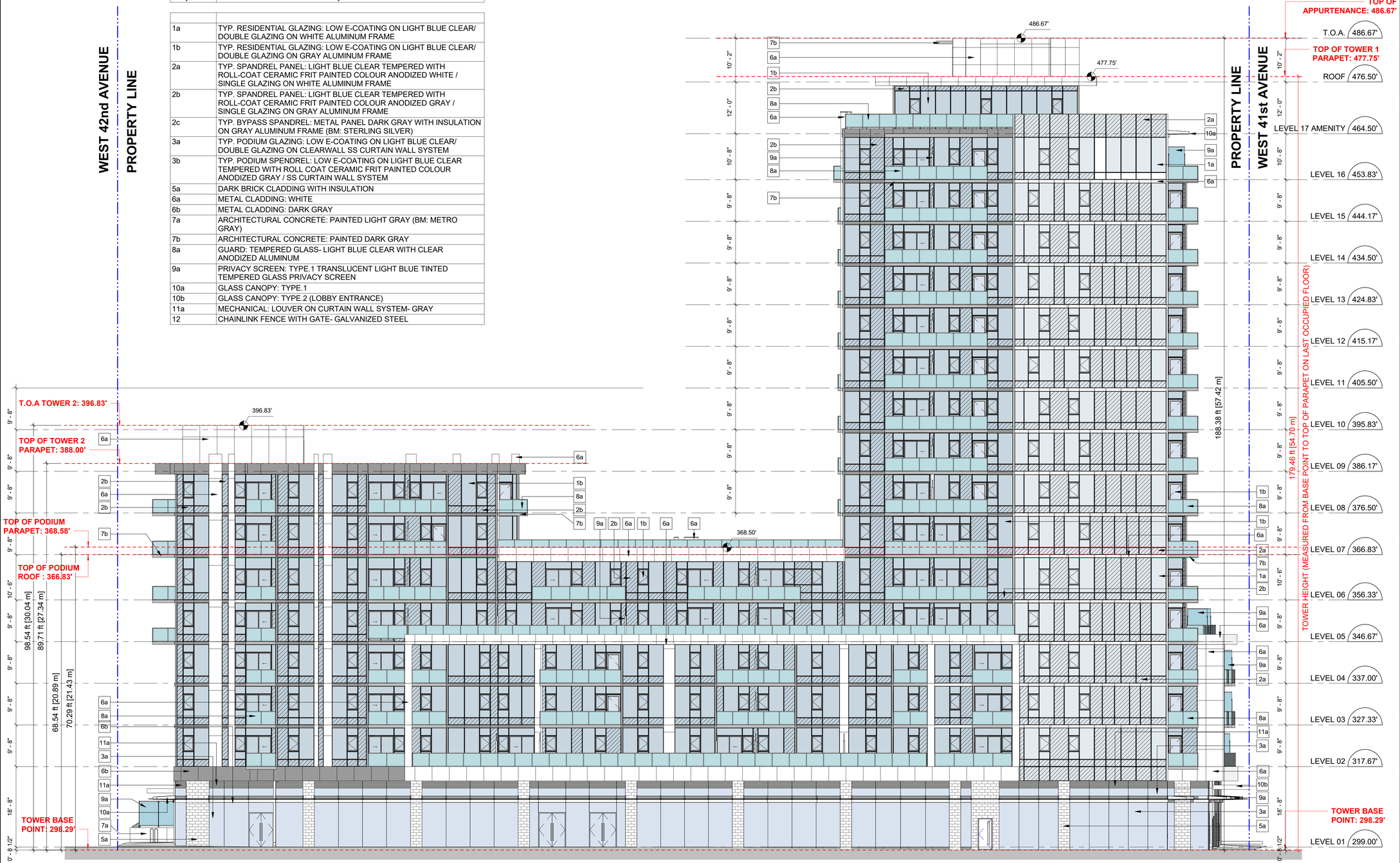
ISSUE

SCALE CHECK: 10mm | 1 in

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ELEVATION MATERIAL LIST	
Key Value	Keynote Text
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1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
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5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
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10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL



1 A-2.03 OVERALL- EAST ELEVATION
SCALE: 3/32" = 1'-0"

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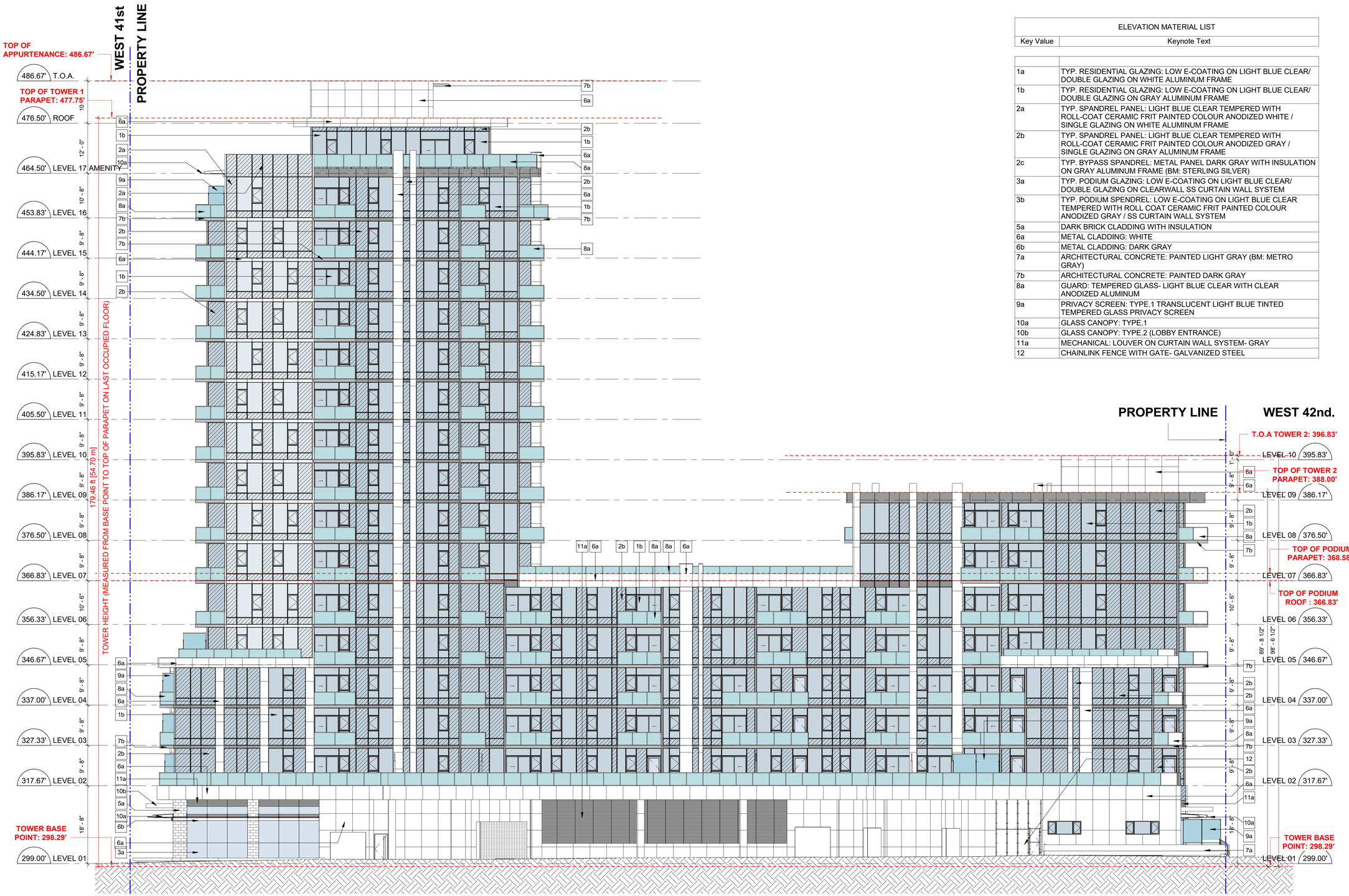
SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A-2.03

ISSUE

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SCALE CHECK
1 in
10mm



1 A-2.04 OVERALL- WEST ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION MATERIAL LIST	
Key Value	Keynote Text
1a	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON WHITE ALUMINUM FRAME
1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
3b	TYP. PODIUM SPENDREL: LOW E-COATING ON LIGHT BLUE CLEAR TEMPERED WITH ROLL COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SS CURTAIN WALL SYSTEM
5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
6b	METAL CLADDING: DARK GRAY
7a	ARCHITECTURAL CONCRETE: PAINTED LIGHT GRAY (BM: METRO GRAY)
7b	ARCHITECTURAL CONCRETE: PAINTED DARK GRAY
8a	GUARD: TEMPERED GLASS- LIGHT BLUE CLEAR WITH CLEAR ANODIZED ALUMINUM
9a	PRIVACY SCREEN: TYPE.1 TRANSLUCENT LIGHT BLUE TINTED TEMPERED GLASS PRIVACY SCREEN
10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL

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PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO: 123068	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

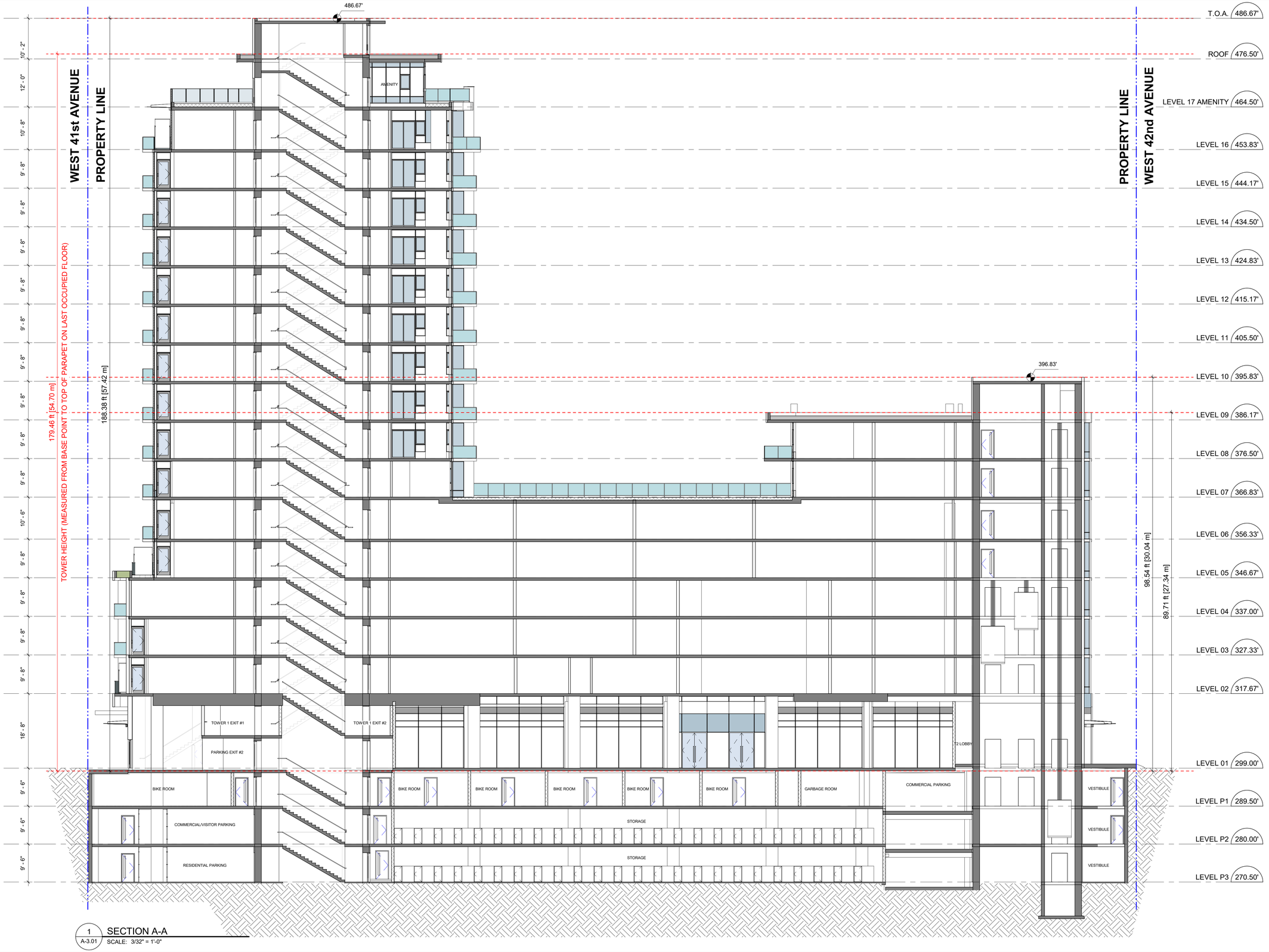
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SHEET NUMBER	ISSUE
A-2.04	

SCALE CHECK: 10mm, 1 in

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1 / A-3.01 SECTION A-A
SCALE: 3/32" = 1'-0"

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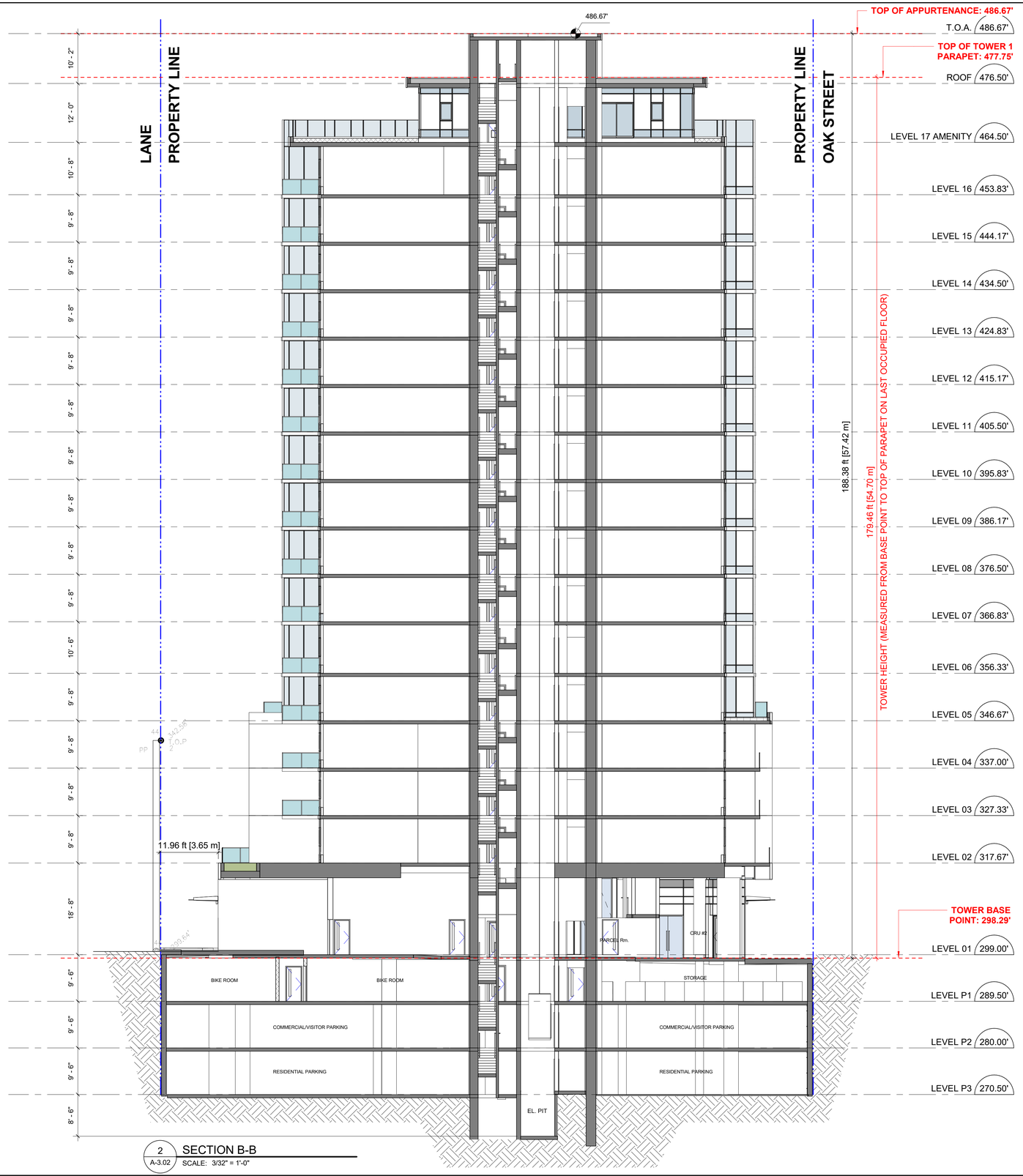
SECTION A-A

SHEET NUMBER
A-3.01

ISSUE

SCALE CHECK
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2 A-3.02 SECTION B-B
SCALE: 3/32" = 1'-0"

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SHEET TITLE

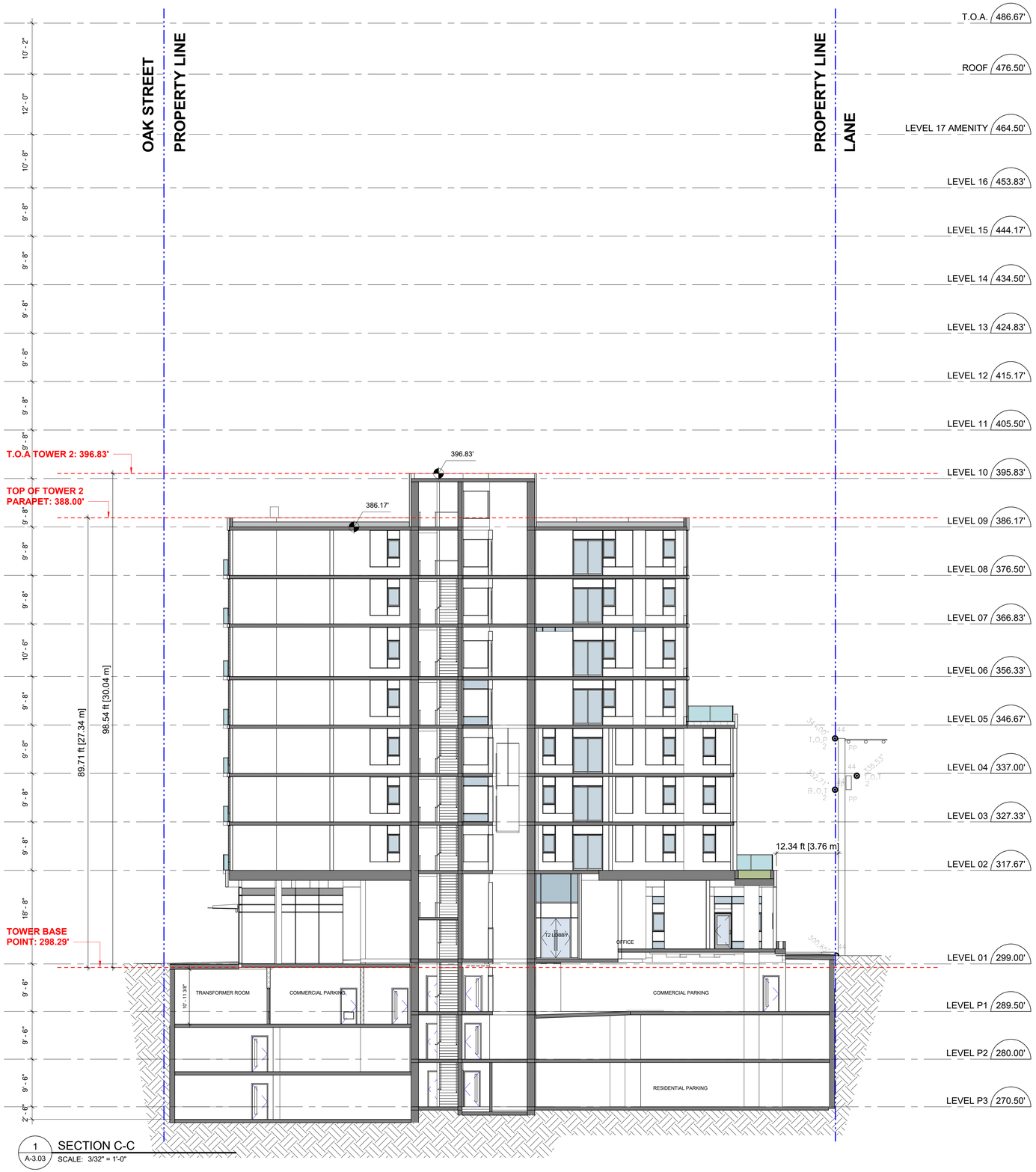
SECTION B-B

SHEET NUMBER
A-3.02

ISSUE

SCALE CHECK 10mm 1 in

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1 A-3.03 SECTION C-C
SCALE: 3/32" = 1'-0"

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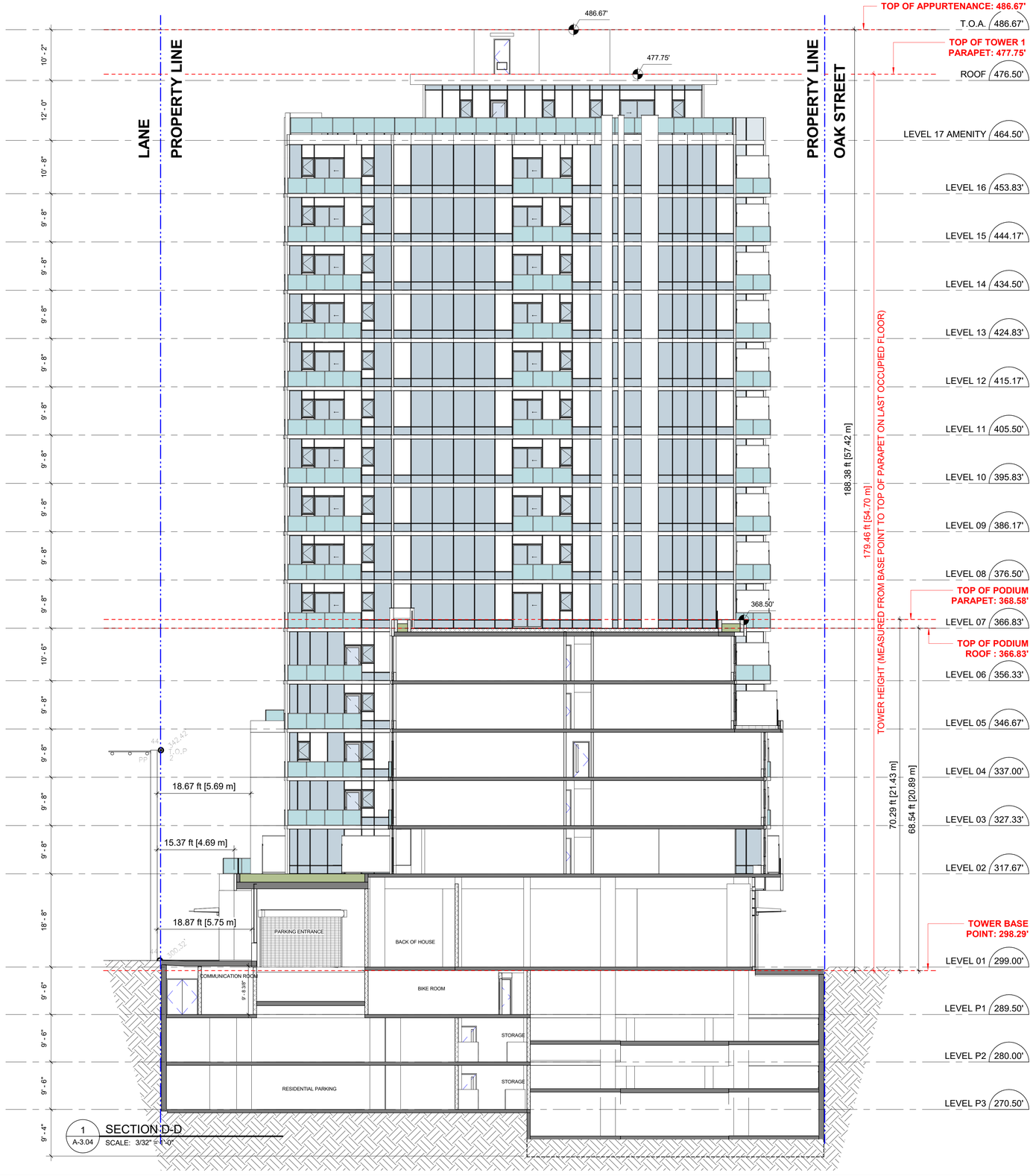
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SHEET NUMBER
A-3.03

ISSUE

SCALE CHECK
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1 A-3.04 SECTION D-D
SCALE: 3/32" = 1'-0"

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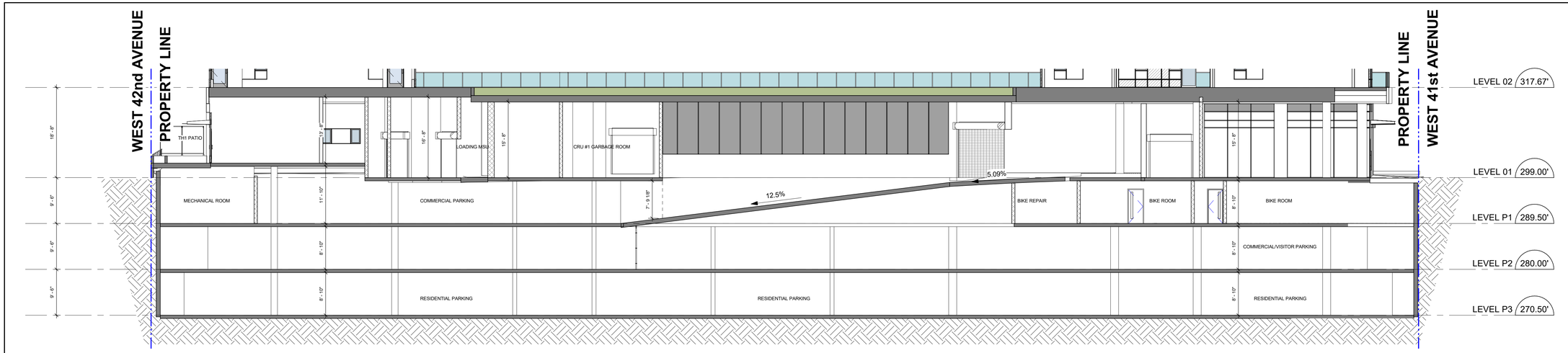
SECTION D-D

SHEET NUMBER
A-3.04

ISSUE

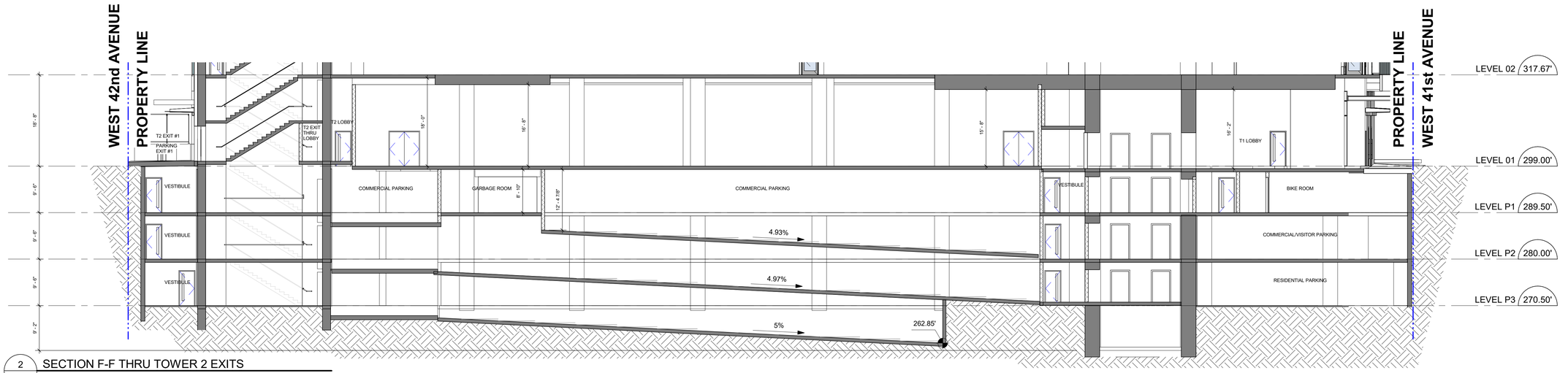
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SCALE CHECK
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1 in



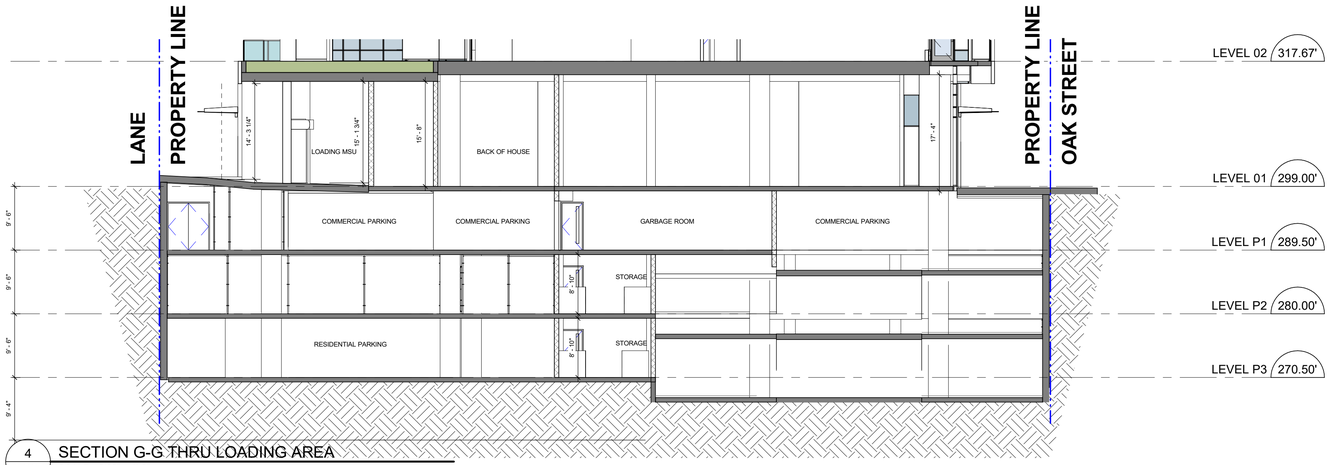
1 A-3.05 SECTION E-E THRU RAMP AT PARKING ENTRANCE

SCALE: 3/32" = 1'-0"



2 A-3.05 SECTION F-F THRU TOWER 2 EXITS

SCALE: 3/32" = 1'-0"



4 A-3.05 SECTION G-G THRU LOADING AREA

SCALE: 3/32" = 1'-0"

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PROJECT NO: 123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
SECTION E-E & F-F

SHEET NUMBER
A-3.05

ISSUE

SCALE CHECK | 10mm | 1"

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Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
View of 41st. and Oak
(North-East)

SHEET NUMBER
A-6.01

ISSUE

SCALE CHECK 10mm 1 in

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PROJECT NO:
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PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
View of 42nd. and Oak
(South-East)

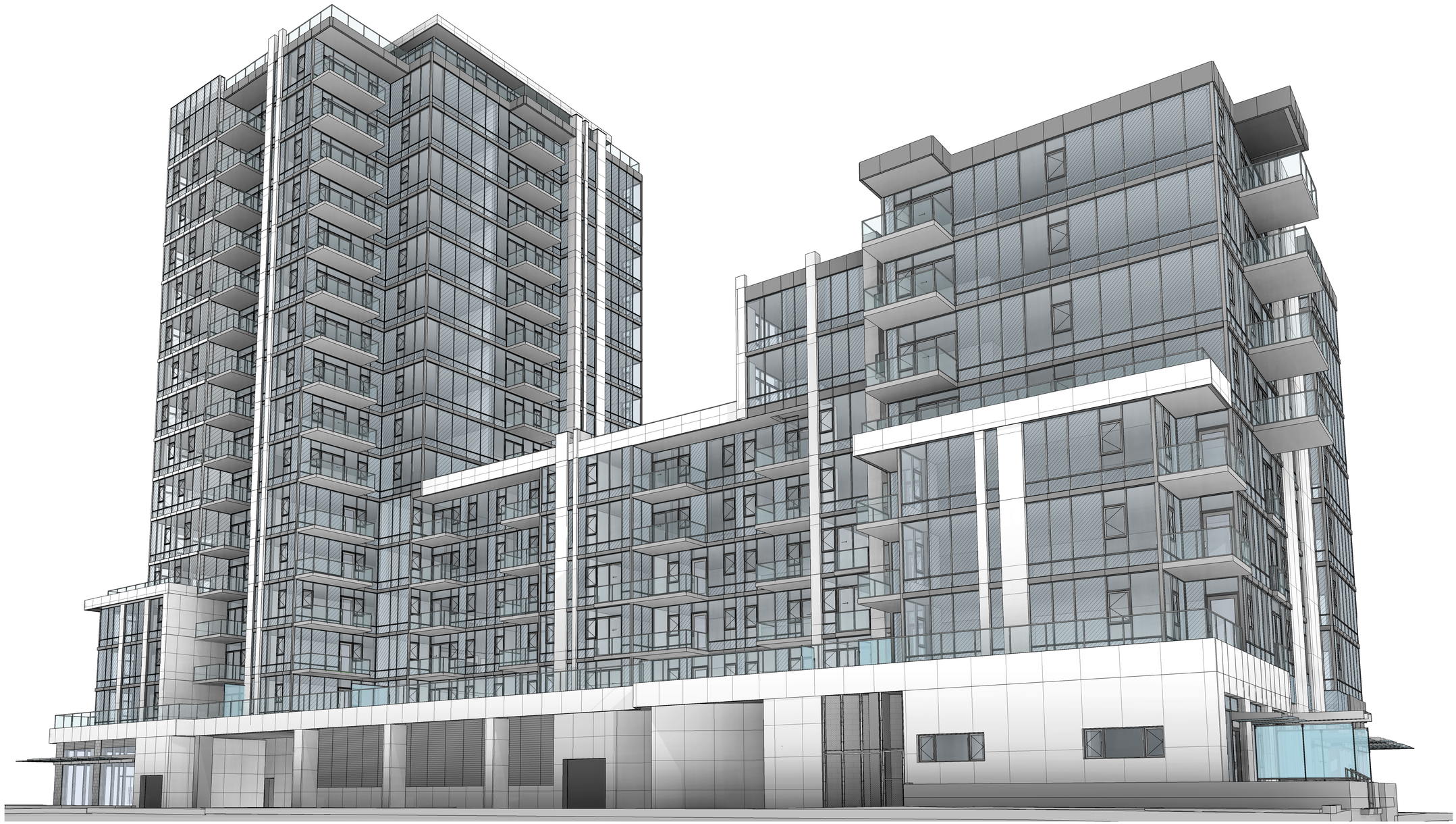
SHEET NUMBER
A-6.02

ISSUE

SCALE CHECK
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1 in

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SHEET TITLE
View of 42nd. and Lane
(South-West)

SHEET NUMBER
A-6.03

ISSUE

SCALE CHECK
10mm
1 in

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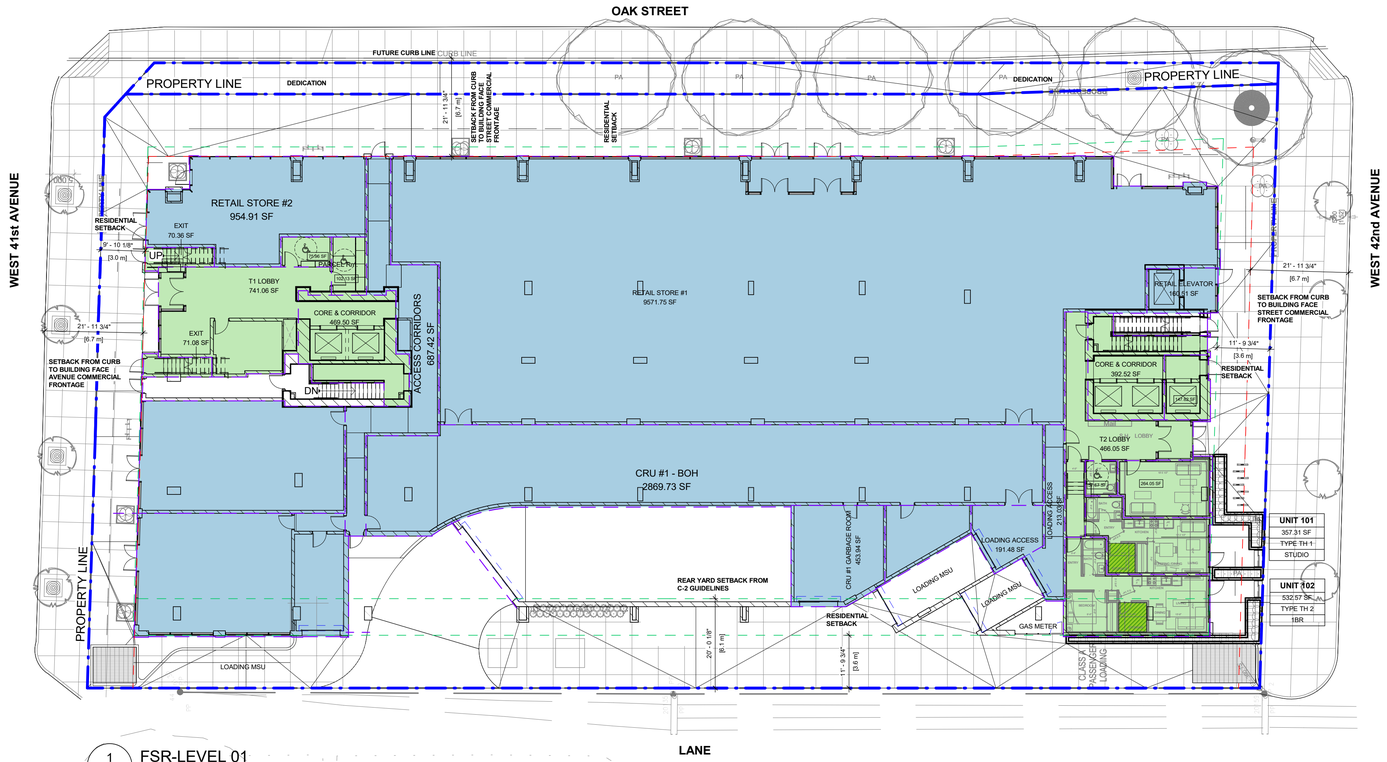
SHEET TITLE
View of 41st. and Lane (North West)

SHEET NUMBER	ISSUE
A-6.04	

SCALE CHECK | 10mm | 1" =

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1 A-4.02 FSR-LEVEL 01
SCALE: 1/16" = 1'-0"

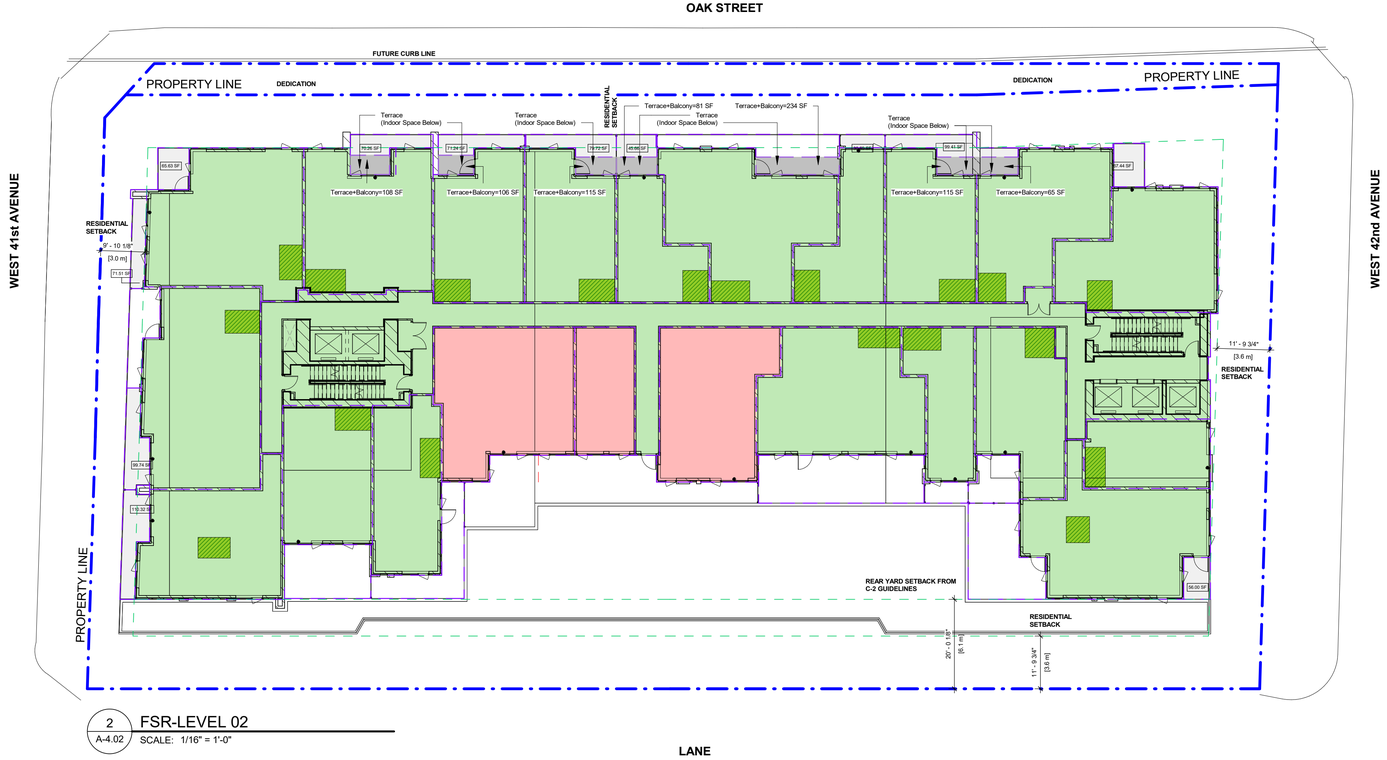
AREA BREAKDOWN - LEVEL 01			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 01	COMMERCIAL	17785.19 SF	
LEVEL 01	RESIDENTIAL	3747.99 SF	
GROSS FLOOR AREA		21533.18 SF	

* AREA EXCLUSION: 800 SF (In-Unit Storages)

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM



2 A-4.02 FSR-LEVEL 02
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 02			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 02	AMENITY	2155.65 SF	
LEVEL 02	RESIDENTIAL	16921.04 SF	
GROSS FLOOR AREA		19076.70 SF	

* AREA EXCLUSION: 751 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 02	
LEVEL	AREA
LEVEL 02	110.32 SF
LEVEL 02	99.74 SF
LEVEL 02	65.63 SF
LEVEL 02	70.26 SF
LEVEL 02	45.66 SF
LEVEL 02	99.41 SF
LEVEL 02	67.44 SF
LEVEL 02	71.51 SF
LEVEL 02	71.24 SF
LEVEL 02	30.69 SF
LEVEL 02	56.00 SF
LEVEL 02	79.72 SF
TOTAL	867.60 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

True North Project North

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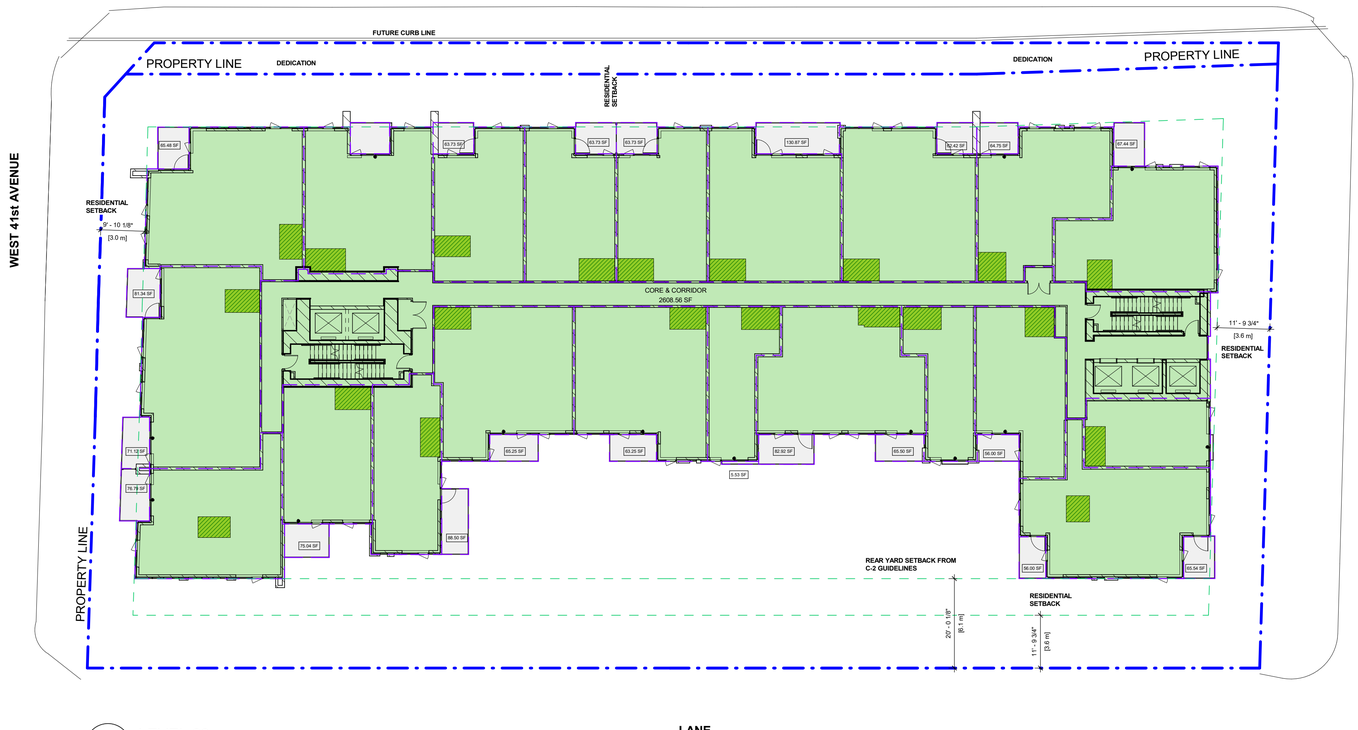
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DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
AREA PLANS- LEVEL 01 & LEVEL 02

SHEET NUMBER	ISSUE
A-4.02	

SCALE CHECK 10mm 1 in

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1 A-4.03 LEVEL 03
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 03			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 03	RESIDENTIAL	19077.73 SF	
GROSS FLOOR AREA		19077.73 SF	

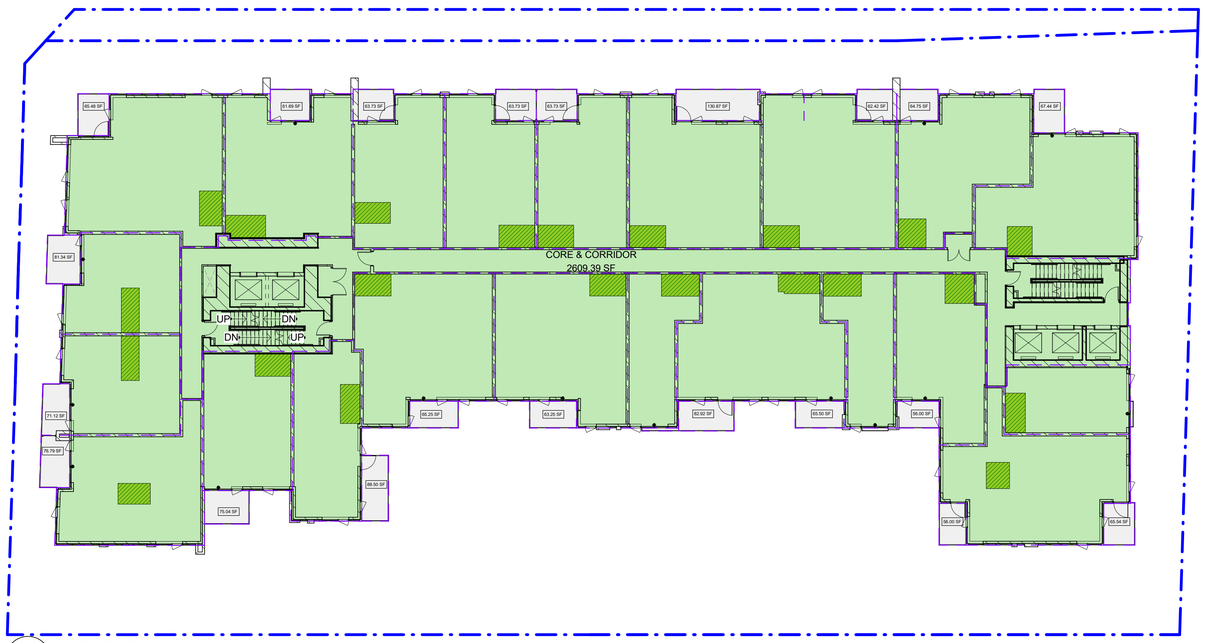
* AREA EXCLUSION: 829 SF (In-Unit Storages)

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

BALCONIES AREA - LEVEL 03	
LEVEL	AREA
LEVEL 03	76.79 SF
LEVEL 03	81.34 SF
LEVEL 03	65.48 SF
LEVEL 03	63.73 SF
LEVEL 03	130.87 SF
LEVEL 03	56.00 SF
LEVEL 03	88.50 SF
LEVEL 03	75.04 SF
LEVEL 03	56.00 SF
LEVEL 03	65.25 SF
LEVEL 03	63.25 SF
LEVEL 03	82.92 SF
LEVEL 03	65.50 SF
LEVEL 03	71.12 SF
LEVEL 03	63.73 SF
LEVEL 03	63.73 SF
LEVEL 03	62.42 SF
LEVEL 03	5.53 SF
LEVEL 03	65.54 SF
LEVEL 03	67.44 SF
LEVEL 03	64.75 SF
LEVEL 03	61.69 SF
TOTAL	1496.60 SF



3 A-4.03 FSR-LEVEL 04
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 04			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 03	RESIDENTIAL	19077.73 SF	
GROSS FLOOR AREA		19077.73 SF	

* AREA EXCLUSION: 869 SF (In-Unit Storages)

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

BALCONIES AREA - LEVEL 04	
LEVEL	AREA
LEVEL 03	76.79 SF
LEVEL 03	81.34 SF
LEVEL 03	65.48 SF
LEVEL 03	63.73 SF
LEVEL 03	130.87 SF
LEVEL 03	56.00 SF
LEVEL 03	88.50 SF
LEVEL 03	75.04 SF
LEVEL 03	56.00 SF
LEVEL 03	65.25 SF
LEVEL 03	63.25 SF
LEVEL 03	82.92 SF
LEVEL 03	65.50 SF
LEVEL 03	71.12 SF
LEVEL 03	63.73 SF
LEVEL 03	63.73 SF
LEVEL 03	62.42 SF
LEVEL 03	5.53 SF
LEVEL 03	65.54 SF
LEVEL 03	67.44 SF
LEVEL 03	64.75 SF
LEVEL 03	61.69 SF
TOTAL	1496.60 SF

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2021-10-15

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PROJECT
5763 Oak St
1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO: 123068

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

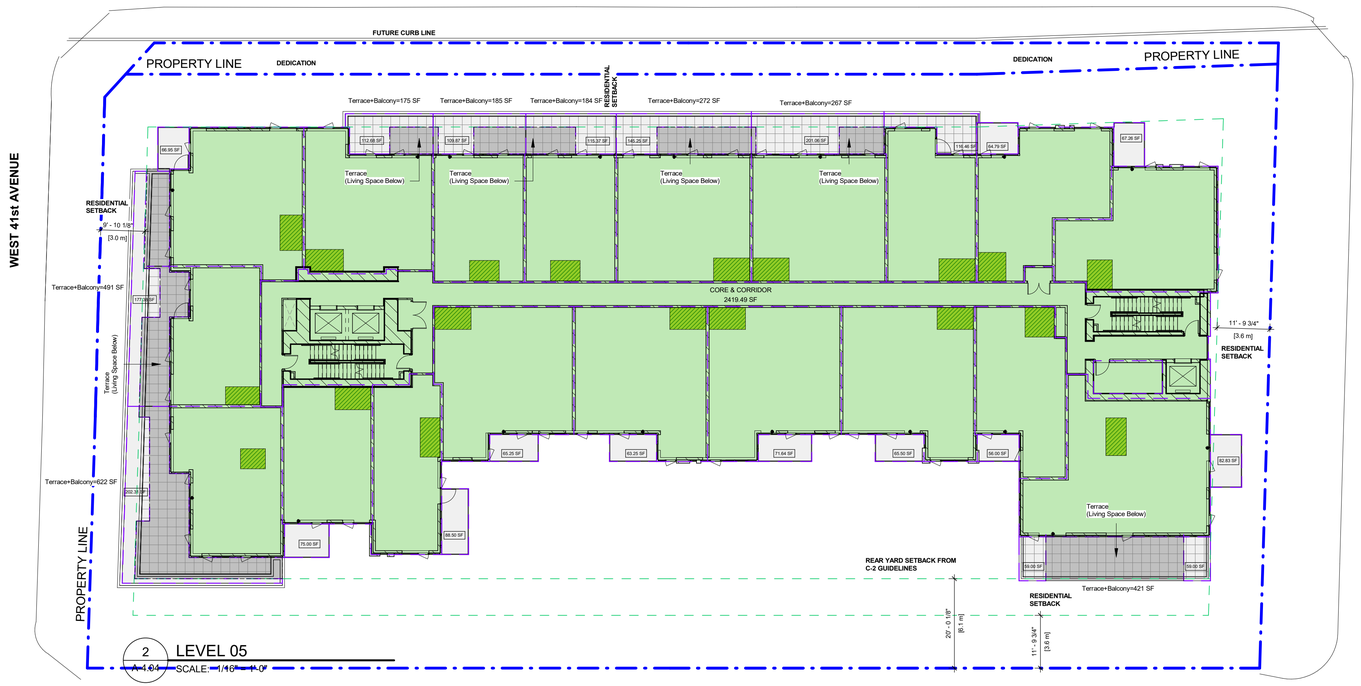
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AREA PLANS- LEVEL 03 & LEVEL 04

SHEET NUMBER A-4.03

ISSUE

SCALE CHECK 10mm 1 in

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AREA BREAKDOWN - LEVEL 05			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 05	RESIDENTIAL	17668.07 SF	
GROSS FLOOR AREA		17668.07 SF	

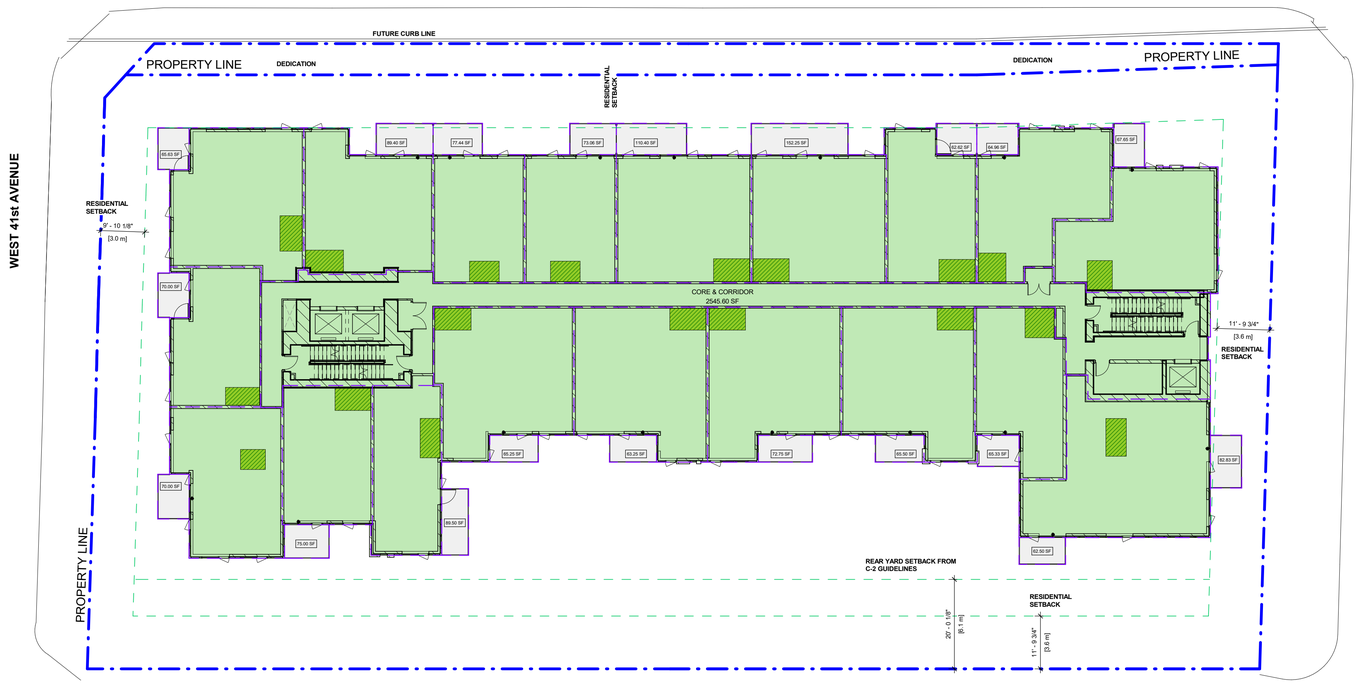
* AREA EXCLUSION: 717 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 05	
LEVEL	AREA
LEVEL 05	82.83 SF
LEVEL 05	67.26 SF
LEVEL 05	56.00 SF
LEVEL 05	116.46 SF
LEVEL 05	65.50 SF
LEVEL 05	71.64 SF
LEVEL 05	63.25 SF
LEVEL 05	65.25 SF
LEVEL 05	88.50 SF
LEVEL 05	75.00 SF
LEVEL 05	115.37 SF
LEVEL 05	145.25 SF
LEVEL 05	109.87 SF
LEVEL 05	112.68 SF
LEVEL 05	66.95 SF
LEVEL 05	59.00 SF
LEVEL 05	201.06 SF
LEVEL 05	64.79 SF
LEVEL 05	202.31 SF
LEVEL 05	177.38 SF
LEVEL 05	59.00 SF
TOTAL	2065.36 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM



AREA BREAKDOWN - LEVEL 06			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 06	RESIDENTIAL	17668.22 SF	
GROSS FLOOR AREA		17668.22 SF	

* AREA EXCLUSION: 717 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 06	
LEVEL	AREA
LEVEL 06	62.62 SF
LEVEL 06	82.83 SF
LEVEL 06	67.65 SF
LEVEL 06	65.33 SF
LEVEL 06	64.96 SF
LEVEL 06	65.50 SF
LEVEL 06	72.75 SF
LEVEL 06	63.25 SF
LEVEL 06	65.25 SF
LEVEL 06	89.50 SF
LEVEL 06	75.00 SF
LEVEL 06	152.25 SF
LEVEL 06	73.06 SF
LEVEL 06	110.40 SF
LEVEL 06	77.44 SF
LEVEL 06	89.40 SF
LEVEL 06	70.00 SF
LEVEL 06	70.00 SF
LEVEL 06	65.63 SF
LEVEL 06	62.50 SF
TOTAL	1545.31 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

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PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
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V6M 2V7

PROJECT NO: 123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

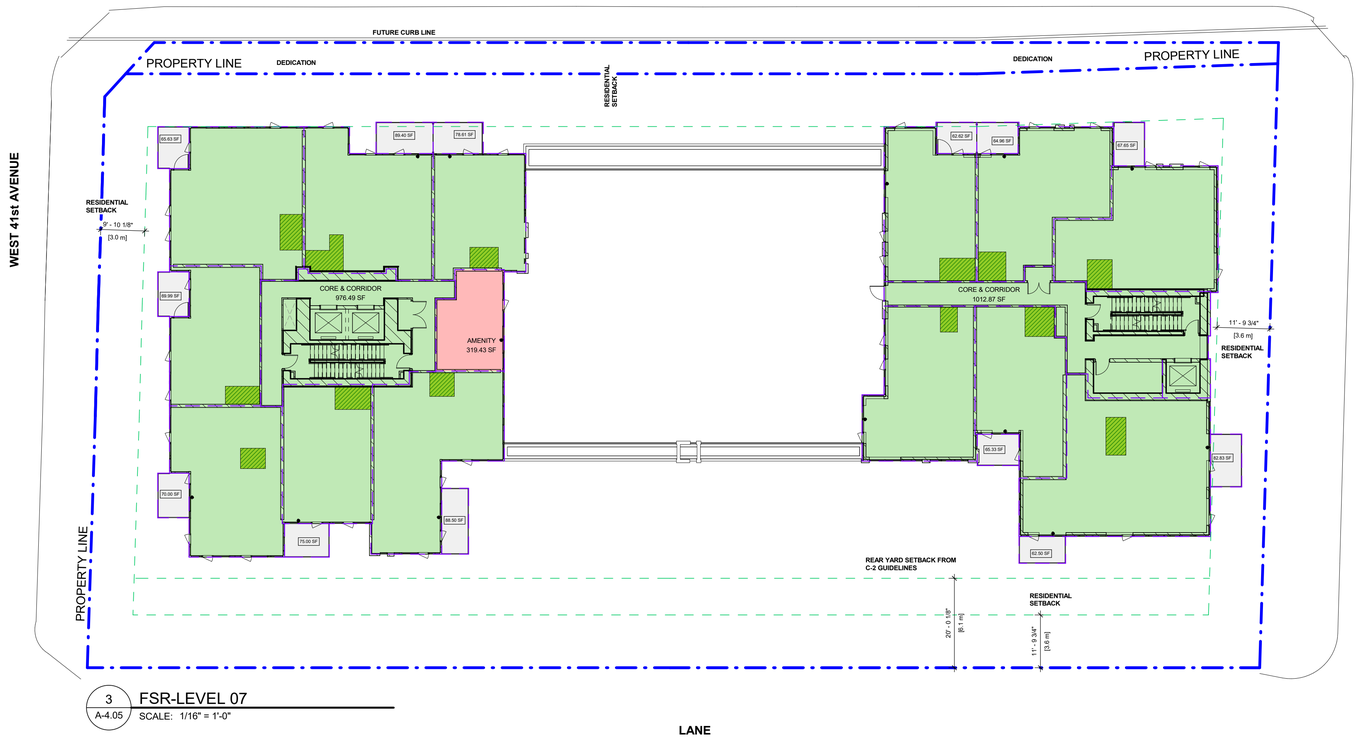
AREA PLANS- LEVEL 05 & LEVEL 06

SHEET NUMBER A-4.04

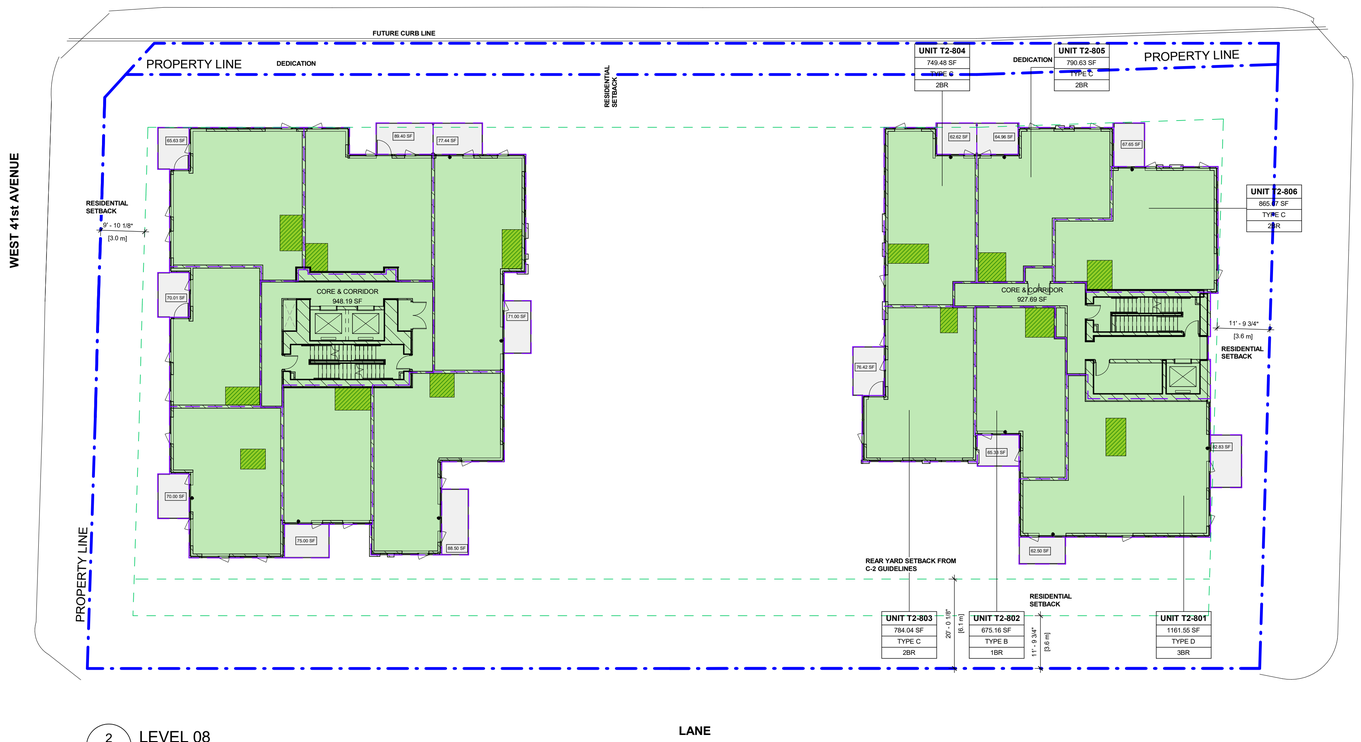
ISSUE

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3 A-4.05 FSR-LEVEL 07
SCALE: 1/16" = 1'-0"



2 A-4.05 LEVEL 08
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 07 - TOWER 1			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 07	RESIDENTIAL	3518.84 SF	
TOWER 1			
LEVEL 07	AMENITY	319.43 SF	Yes
LEVEL 07	RESIDENTIAL	2675.51 SF	No
GROSS FLOOR AREA		6513.78 SF	

* AREA EXCLUSION (T1): 244 SF (In-Unit Storages)

AREA BREAKDOWN - LEVEL 07 - TOWER 2			
LEVEL	USAGE TYPE	AREA	EXCLUSION
LEVEL 07	RESIDENTIAL	3518.84 SF	
TOWER 2			
LEVEL 07	RESIDENTIAL	5953.61 SF	No
GROSS FLOOR AREA		9472.45 SF	

* AREA EXCLUSION (T2): 219 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 07 - TOWER 1	
LEVEL	AREA
LEVEL 07	89.40 SF
LEVEL 07	78.61 SF
LEVEL 07	88.50 SF
LEVEL 07	75.00 SF
LEVEL 07	70.00 SF
LEVEL 07	69.99 SF
LEVEL 07	65.63 SF
LEVEL 07	62.50 SF
TOTAL	599.62 SF

BALCONIES AREA - LEVEL 07 - TOWER 2	
LEVEL	AREA
LEVEL 07	62.62 SF
LEVEL 07	82.83 SF
LEVEL 07	67.65 SF
LEVEL 07	65.33 SF
LEVEL 07	64.96 SF
LEVEL 07	62.50 SF
TOTAL	405.89 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

AREA BREAKDOWN - LEVEL 08 - TOWER 1			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 08	RESIDENTIAL	3866.56 SF	
TOWER 1			
LEVEL 08	RESIDENTIAL	2647.22 SF	No
GROSS FLOOR AREA		6513.78 SF	

* AREA EXCLUSION (T1): 234 SF (In-Unit Storages)

AREA BREAKDOWN - LEVEL 08 - TOWER 2			
LEVEL	USAGE TYPE	AREA	EXCLUSION
LEVEL 08	RESIDENTIAL	3866.56 SF	
TOWER 2			
LEVEL 08	RESIDENTIAL	5953.61 SF	No
GROSS FLOOR AREA		9820.18 SF	

* AREA EXCLUSION (T2): 218 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 08 - TOWER 1	
LEVEL	AREA
LEVEL 08	89.40 SF
LEVEL 08	77.44 SF
LEVEL 08	88.50 SF
LEVEL 08	75.00 SF
LEVEL 08	70.00 SF
LEVEL 08	65.63 SF
LEVEL 08	71.00 SF
LEVEL 08	70.01 SF
LEVEL 08	62.62 SF
LEVEL 08	62.50 SF
TOTAL	732.09 SF

BALCONIES AREA - LEVEL 08 - TOWER 2	
LEVEL	AREA
LEVEL 08	64.96 SF
LEVEL 08	76.42 SF
LEVEL 08	82.83 SF
LEVEL 08	67.65 SF
LEVEL 08	65.33 SF
LEVEL 08	70.01 SF
LEVEL 08	62.62 SF
LEVEL 08	62.50 SF
TOTAL	552.32 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

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PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
Vancouver, B.C.
V6M 2V7

PROJECT NO: 123068

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

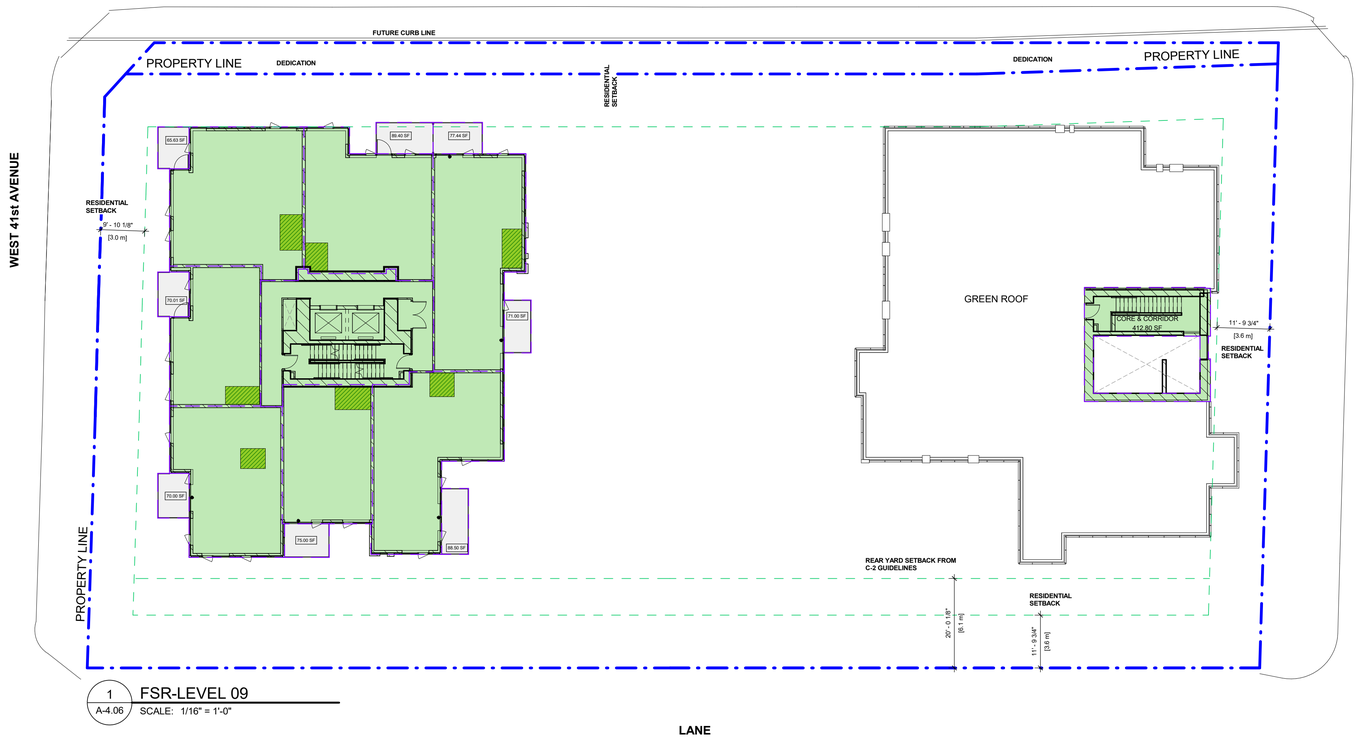
AREA PLANS- LEVEL 07 & LEVEL 08

SHEET NUMBER A-4.05

ISSUE

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1 A-4.06 FSR-LEVEL 09

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

AREA BREAKDOWN - LEVEL 09 - TOWER 1			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 09	RESIDENTIAL	3866.56 SF	
TOWER 1			
LEVEL 09	RESIDENTIAL	2647.22 SF	No
GROSS FLOOR AREA		6513.78 SF	

* AREA EXCLUSION: 234 SF (In-Unit Storages)

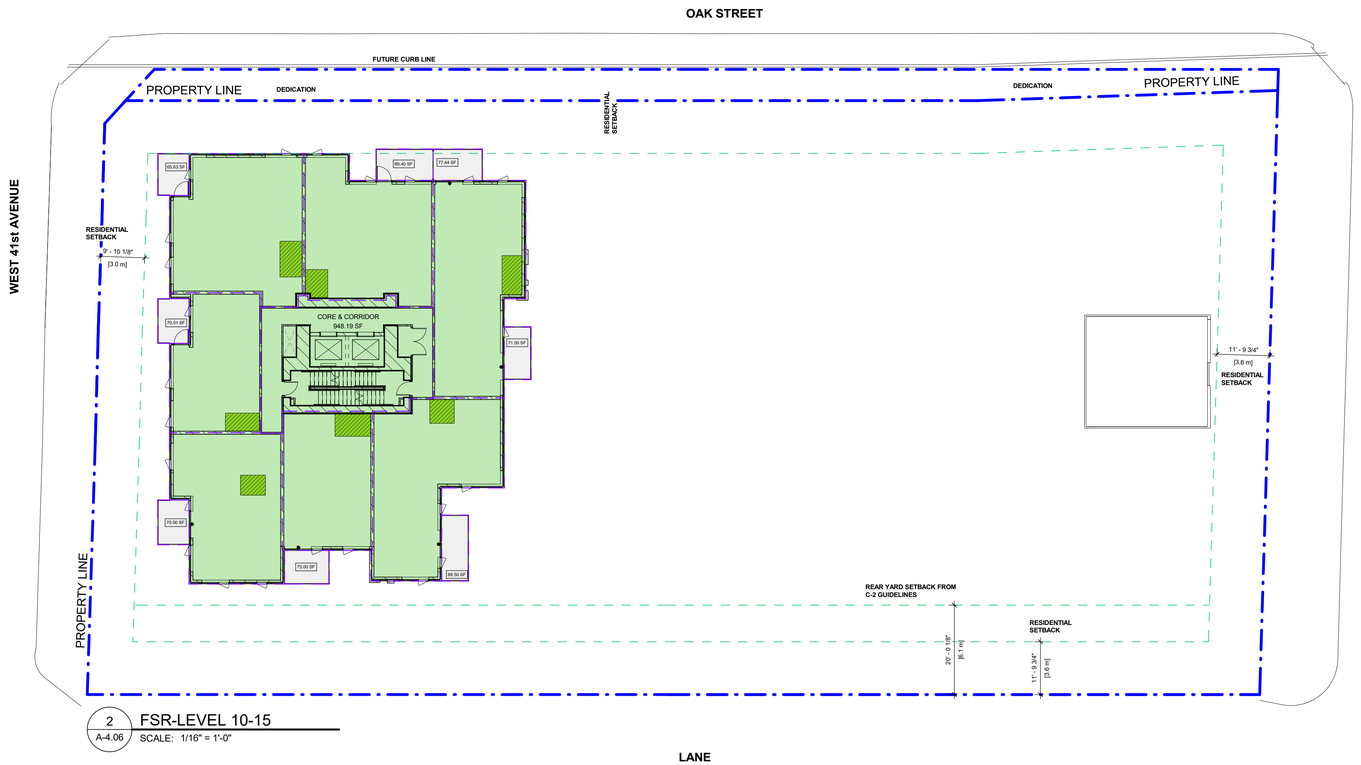
AREA BREAKDOWN - LEVEL 09 - TOWER 2			
LEVEL	USAGE TYPE	AREA	EXCLUSION
LEVEL 09	RESIDENTIAL	3866.56 SF	
TOWER 2			
LEVEL 09	RESIDENTIAL	412.80 SF	No
GROSS FLOOR AREA		4279.37 SF	

BALCONIES AREA - LEVEL 09	
LEVEL	AREA
LEVEL 09	89.40 SF
LEVEL 09	77.44 SF
LEVEL 09	88.50 SF
LEVEL 09	75.00 SF
LEVEL 09	70.00 SF
LEVEL 09	65.63 SF
LEVEL 09	71.00 SF
LEVEL 09	70.01 SF
	606.97 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM



2 A-4.06 FSR-LEVEL 10-15

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

AREA BREAKDOWN - LEVEL 10-15			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 10	RESIDENTIAL	6513.78 SF	
GROSS FLOOR AREA		6513.78 SF	

* AREA EXCLUSION: 234 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 10-15	
LEVEL	AREA
LEVEL 10	89.40 SF
LEVEL 10	77.44 SF
LEVEL 10	88.50 SF
LEVEL 10	75.00 SF
LEVEL 10	70.00 SF
LEVEL 10	65.63 SF
LEVEL 10	71.00 SF
LEVEL 10	70.01 SF
	606.97 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

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2021-10-15

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PROJECT

5763 Oak St

1008 West 41st Avenue and 5763 Oak Street
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V6M 2V7

PROJECT NO: 123068

DRAWN BY:	CHECKED BY:
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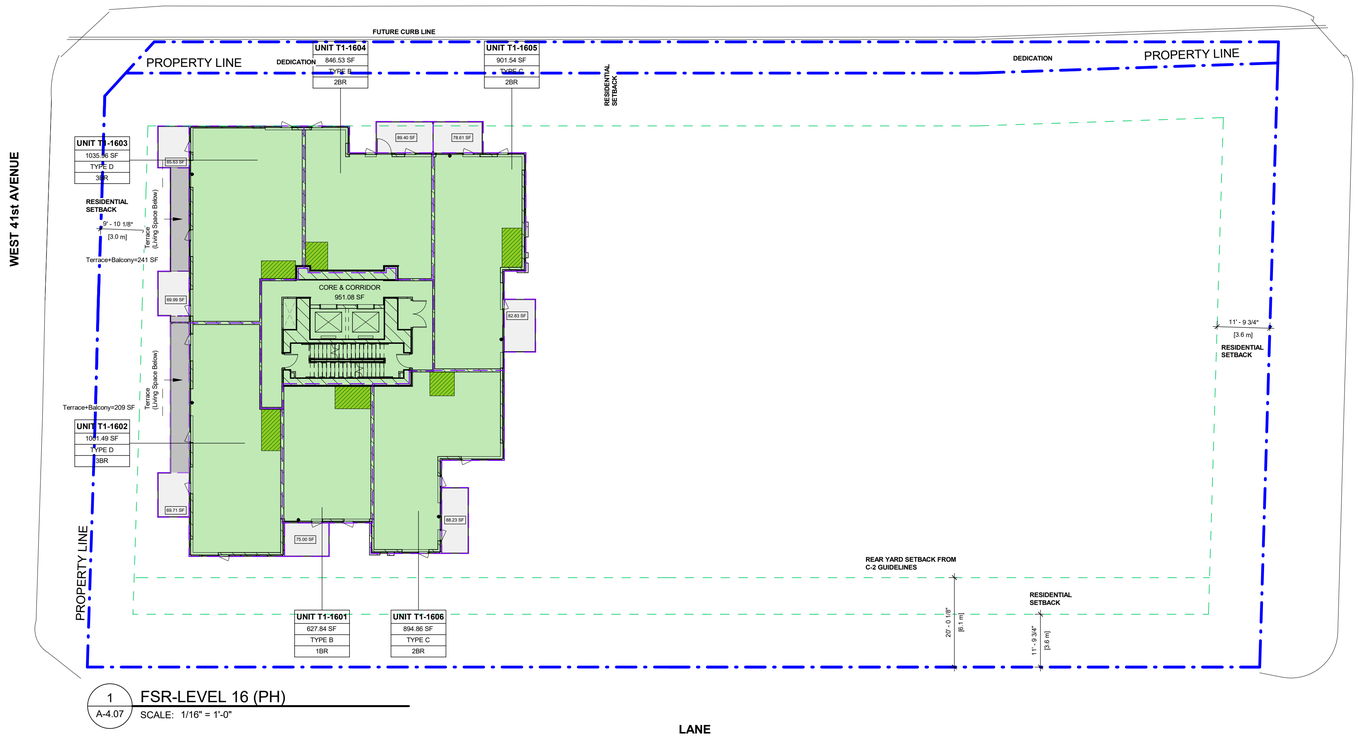
SHEET TITLE

AREA PLANS- LEVEL 09 & LEVELS 10-15

SHEET NUMBER	ISSUE
A-4.06	

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SCALE CHECK 1 in | 50mm



1 A-4.07 FSR-LEVEL 16 (PH)
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 16 (PH)			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 16	RESIDENTIAL	6259.30 SF	No
GROSS FLOOR AREA		6259.30 SF	

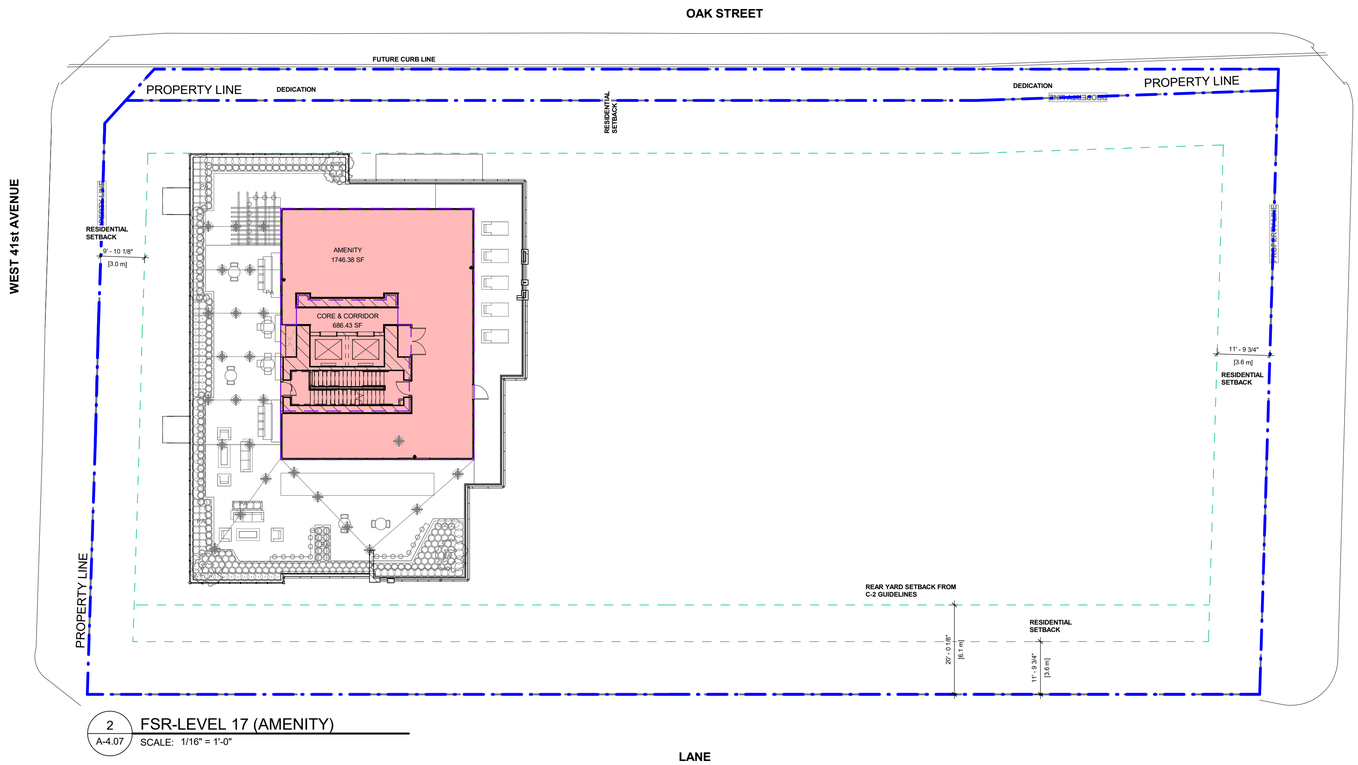
* AREA EXCLUSION: 209 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 16 (PH)	
LEVEL	AREA
LEVEL 16	78.61 SF
LEVEL 16	88.23 SF
LEVEL 16	75.00 SF
LEVEL 16	69.71 SF
LEVEL 16	65.63 SF
LEVEL 16	82.83 SF
LEVEL 16	89.40 SF
LEVEL 16	69.99 SF
	619.39 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM



2 A-4.07 FSR-LEVEL 17 (AMENITY)
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 17 (AMENITY)			
LEVEL	USAGE TYPE	AREA	EXCLUSION
LEVEL 17 AMENITY	AMENITY	2432.81 SF	Yes
GROSS FLOOR AREA		2432.81 SF	

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

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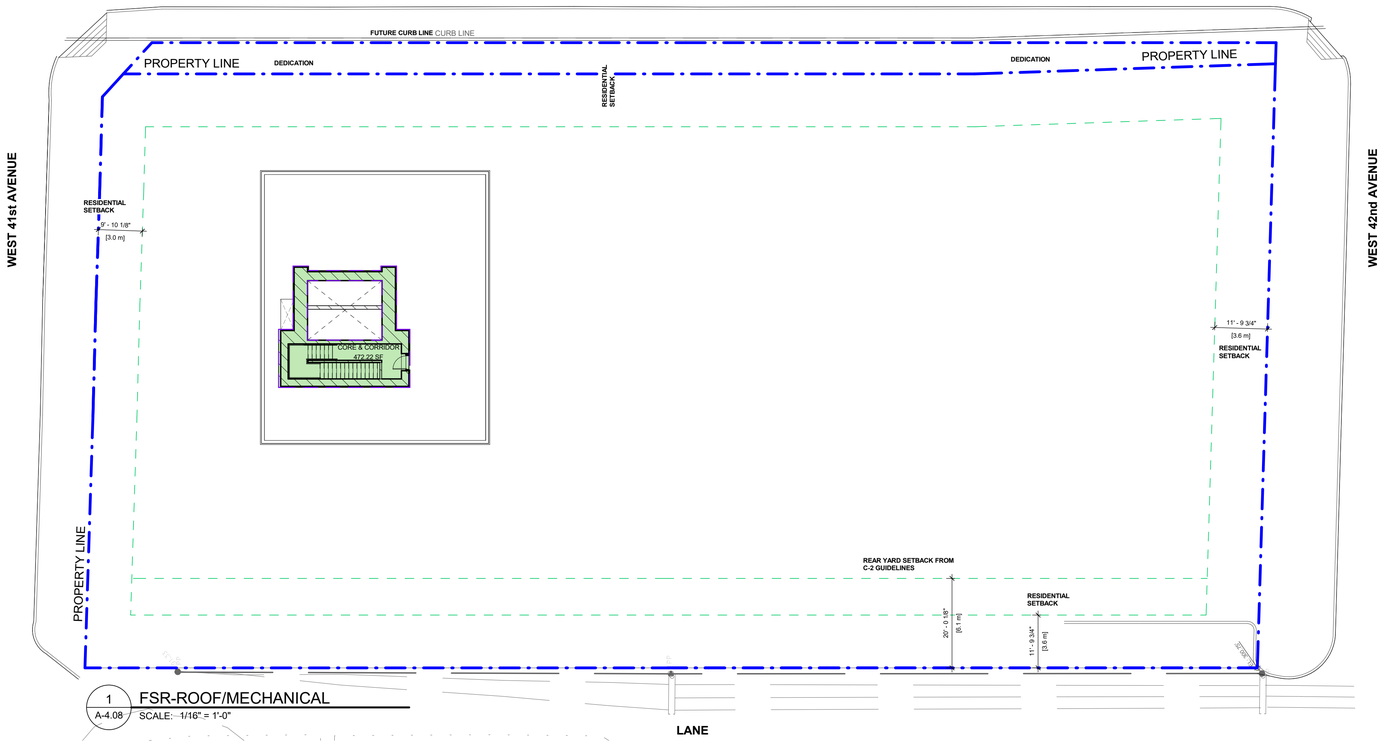
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AREA PLANS- LEVEL 16 (PH) & LEVEL LEVEL 17 (AMENITY)

SHEET NUMBER
A-4.07

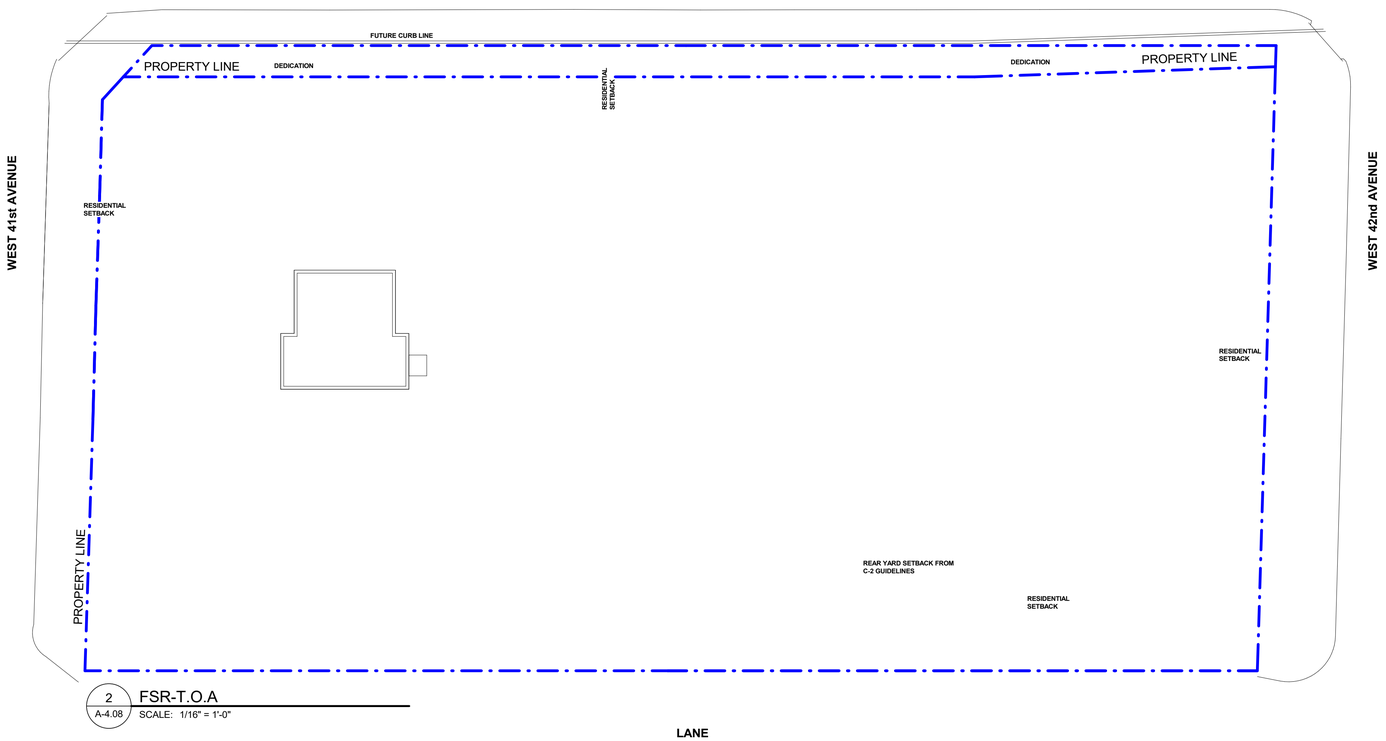
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1 A-4.08 FSR-ROOF/MECHANICAL
SCALE: 1/16" = 1'-0"



2 A-4.08 FSR-T.O.A
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL ROOF/MECHANICAL			
LEVEL	USAGE TYPE	AREA	EXCLUSION
ROOF	RESIDENTIAL	472.22 SF	No
GROSS FLOOR AREA		472.22 SF	

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

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PROJECT NO: 123068	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
ROOF (MECHANICAL) FLOOR & T.O.A

SHEET NUMBER	ISSUE
A-4.08	

SCALE CHECK 50mm 1 in

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