



GRANGE

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UPDATED REZONING

2024.09.27

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DRAWING
LIST

ARCHITECTURAL DRAWINGS

A000	COVER + DRAWING LIST
A002	PROJECT STATISTICS
A003	PROJECT STATISTICS - GROSS FLOOR AREAS
A004	PROJECT STATISTICS - FSR AREAS
A006	PROJECT STATISTICS - UNIT BREAKDOWN
A007	PROJECT STATISTICS - SUMMARY
A010	CONTEXT PLAN
A011	SITE PLAN
A014	TOWER SEPARATION STUDY
A050	FSR PLAN - LEVEL P3
A051	FSR PLAN - LEVEL P2
A052	FSR PLAN - LEVEL P1
A053	FSR PLAN - LEVEL P0
A054	FSR PLAN - LEVEL 0
A055	FSR PLAN - LEVEL 1
A056	FSR PLAN - LEVEL 2
A057	FSR PLAN - LEVEL 3
A058	FSR PLAN - LEVEL 4
A059	FSR PLAN - LEVELS 5,7,9,11,13,15
A060	FSR PLAN - LEVELS 6,8,10,12,14,16
A061	FSR PLAN - LEVELS 17,19
A062	FSR PLAN - LEVEL 18
A063	FSR PLAN - LEVEL 20
A065	SHADOW STUDIES
A200	FLOOR PLAN - LEVEL P3
A201	FLOOR PLAN - LEVEL P2
A202	FLOOR PLAN - LEVEL P1
A203	FLOOR PLAN - LEVEL P0
A204	FLOOR PLAN - LEVEL 0
A205	FLOOR PLAN - LEVEL 1
A206	FLOOR PLAN - LEVEL 2
A207	FLOOR PLAN - LEVEL 3 (HERITAGE ATTIC)
A208	FLOOR PLAN - LEVEL 4 (OUTDOOR AMENITY)
A209	FLOOR PLAN - LEVELS 5,7,9,11,13,15
A210	FLOOR PLAN - LEVELS 6,8,10,12,14,16
A211	FLOOR PLAN - LEVELS 17,19
A212	FLOOR PLAN - LEVEL 18
A213	FLOOR PLAN - LEVEL 20
A214	ROOF PLAN
A280	AREA PLAN - LEVEL P3
A281	AREA PLAN - LEVEL P2
A282	AREA PLAN - LEVEL P1
A283	AREA PLAN - LEVEL P0
A284	AREA PLAN - LEVEL 0
A285	AREA PLAN - LEVEL 1
A286	AREA PLAN - LEVEL 2
A287	AREA PLAN - LEVEL 3 (HERITAGE ATTIC)
A288	AREA PLAN - LEVEL 4 (OUTDOOR AMENITY)
A289	AREA PLAN - LEVELS 5,7,9,11,13,15
A290	AREA PLAN - LEVELS 6,8,10,12,14,16
A291	AREA PLAN - LEVELS 17,19
A292	AREA PLAN - LEVEL 18
A293	AREA PLAN - LEVEL 20
A300	BUILDING ELEVATIONS
A301	BUILDING ELEVATIONS
A400	BUILDING SECTION NS 1
A401	BUILDING SECTION NS 2
A402	BUILDING SECTION NS 3
A403	BUILDING SECTION NS 4
A404	BUILDING SECTION NS 5
A405	BUILDING SECTION EW 1
A406	BUILDING SECTION EW 2
A407	BUILDING SECTION EW 3

SCHEDULE OF ACCOMMODATION

Parkade			Podium		
GROSS AREA SCHEDULE			GROSS AREA SCHEDULE		
Area Type	Area (m2)	Area (ft2)	Area Type	Area (m2)	Area (ft2)
Level P3			Level 0		
Parkade	1173.05 m²	12626.6 ft²	1 Bed Apartment	54.19 m²	583.3 ft²
Parkade - Bulk Storage	80.56 m²	867.1 ft²	2 Bed Apartment	312.71 m²	3365.9 ft²
Parkade - Mechanical	29.29 m²	315.3 ft²	Back of House	180.78 m²	1945.9 ft²
	1282.90 m²	13809.0 ft²	Circulation	217.02 m²	2335.9 ft²
Level P2			Class A Bicycle Storage	75.42 m²	811.9 ft²
Parkade	1146.84 m²	12344.5 ft²	Storage	86.25 m²	928.4 ft²
Parkade - Bulk Storage	106.77 m²	1149.2 ft²		926.38 m²	9971.4 ft²
Parkade - Mechanical	29.29 m²	315.3 ft²	Level 1		
	1282.90 m²	13809.0 ft²	1 Bed Apartment	53.75 m²	578.5 ft²
Level P1			2 Bed Apartment	358.27 m²	3856.4 ft²
Indoor Amenity	12.65 m²	136.1 ft²	3 Bed Apartment	86.64 m²	932.6 ft²
Parkade	991.84 m²	10676.1 ft²	Back of House	1.68 m²	18.1 ft²
Parkade - Bulk Storage	142.08 m²	1529.4 ft²	Circulation	172.15 m²	1853.0 ft²
Parkade - Electrical	87.76 m²	944.6 ft²	Covered Balcony / Deck	78.38 m²	843.6 ft²
Parkade - Mechanical	48.57 m²	522.8 ft²	Indoor Amenity	13.04 m²	140.3 ft²
	1282.90 m²	13809.0 ft²	Open to Below	5.32 m²	57.3 ft²
Level P0			Storage	200.20 m²	2154.9 ft²
Parkade	271.06 m²	2917.7 ft²	Studio Apartment	170.44 m²	1834.6 ft²
Parkade - Class A Bicycle Storage	673.65 m²	7251.1 ft²		1139.87 m²	12269.5 ft²
	944.71 m²	10168.8 ft²	Level 2		
			1 Bed Apartment	66.16 m²	712.1 ft²
			2 Bed Apartment	353.04 m²	3800.1 ft²
			3 Bed Apartment	89.73 m²	965.9 ft²
			Back of House	3.38 m²	36.4 ft²
			Circulation	165.10 m²	1777.2 ft²
			Covered Balcony / Deck	49.82 m²	536.3 ft²
			Indoor Amenity	131.28 m²	1413.1 ft²
			Studio Apartment	294.44 m²	3169.4 ft²
				1152.96 m²	12410.4 ft²
			Level 3		
			2 Bed Apartment	121.31 m²	1305.8 ft²
			Back of House	3.38 m²	36.4 ft²
			Circulation	125.28 m²	1348.4 ft²
			Covered Balcony / Deck	49.82 m²	536.3 ft²
			Indoor Amenity	40.99 m²	441.2 ft²
			Open to Below	78.76 m²	847.8 ft²
			Studio Apartment	293.50 m²	3159.2 ft²
				713.05 m²	7675.2 ft²
			Level 4		
			2 Bed Apartment	122.16 m²	1315.0 ft²
			Back of House	3.08 m²	33.1 ft²
			Circulation	92.38 m²	994.3 ft²
			Covered Balcony / Deck	73.34 m²	789.4 ft²
			Indoor Amenity	132.92 m²	1430.7 ft²
			Outdoor Amenity	397.38 m²	4277.3 ft²
			Studio Apartment	42.56 m²	458.1 ft²
				863.81 m²	9297.9 ft²
			Level 5		
			1 Bed Apartment	139.61 m²	1502.8 ft²

Tower		
GROSS AREA SCHEDULE		
Area Type	Area (m2)	Area (ft2)
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	7722.0 ft²
Level 6		
1 Bed Apartment	139.92 m²	1506.0 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.31 m²	1015.2 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	7700.5 ft²
Level 7		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	7722.0 ft²
Level 8		
1 Bed Apartment	139.86 m²	1505.4 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	7700.5 ft²
Level 9		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	7722.0 ft²
Level 10		
1 Bed Apartment	139.86 m²	1505.4 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	7700.5 ft²
Level 11		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	7722.0 ft²
Level 12		
1 Bed Apartment	139.86 m²	1505.4 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	7700.5 ft²
Level 13		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	7722.0 ft²
Level 14		
1 Bed Apartment	139.86 m²	1505.4 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	7700.5 ft²
Level 15		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	7722.0 ft²
Level 16		
1 Bed Apartment	139.86 m²	1505.4 ft²

Tower		
GROSS AREA SCHEDULE		
Area Type	Area (m2)	Area (ft2)
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	914.9 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	7700.5 ft²
Level 17		
1 Bed Apartment	91.03 m²	979.9 ft²
2 Bed Apartment	210.39 m²	2264.6 ft²
3 Bed Apartment	175.55 m²	1889.6 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	95.88 m²	1032.1 ft²
Covered Balcony / Deck	55.85 m²	601.2 ft²
Studio Apartment	85.30 m²	918.2 ft²
	716.99 m²	7717.6 ft²
Level 18		
1 Bed Apartment	91.26 m²	982.3 ft²
2 Bed Apartment	210.39 m²	2264.6 ft²
3 Bed Apartment	175.17 m²	1885.5 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	95.88 m²	1032.1 ft²
Covered Balcony / Deck	55.95 m²	602.2 ft²
Studio Apartment	85.30 m²	918.2 ft²
	716.93 m²	7717.0 ft²
Level 19		
1 Bed Apartment	91.03 m²	979.9 ft²
2 Bed Apartment	210.39 m²	2264.6 ft²
3 Bed Apartment	175.55 m²	1889.6 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	95.88 m²	1032.1 ft²
Covered Balcony / Deck	55.85 m²	601.2 ft²
Studio Apartment	85.30 m²	918.2 ft²
	716.99 m²	7717.6 ft²
Level 20		
Back of House	130.80 m²	1407.9 ft²
Circulation	50.67 m²	545.4 ft²
Indoor Amenity	212.09 m²	2283.0 ft²
Outdoor Amenity	257.31 m²	2769.6 ft²
	650.87 m²	7005.9 ft²
GROSS FLOOR AREA: 567		
	20988.05 m²	225913.4 ft²

SUMMARY

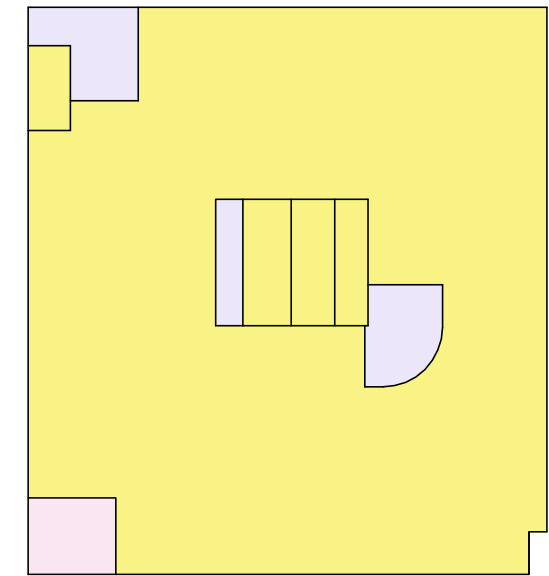
BELOW GRADE AREA PERCENTAGE			
Area Type	Area (m2)	Area (ft2)	%
Parkade	3582.79 m²	38564.8 ft²	74.9%
Parkade - Bulk Storage	329.41 m²	3545.7 ft²	6.9%
Parkade - Class A Bicycle Storage	673.65 m²	7251.1 ft²	14.1%
Parkade - Electrical	87.76 m²	944.6 ft²	1.8%
Parkade - Mechanical	107.15 m²	1153.3 ft²	2.2%
GROSS FLOOR AREA: 51	4780.75 m²	51459.6 ft²	
ABOVE GRADE AREA PERCENTAGE			
Area Type	Area (m2)	Area (ft2)	%
1 Bed Apartment	2124.32 m²	22866.0 ft²	13.1%
2 Bed Apartment	3468.79 m²	37337.7 ft²	21.4%
3 Bed Apartment	1720.56 m²	18519.9 ft²	10.6%
Back of House	367.78 m²	3958.7 ft²	2.3%
Circulation	2243.54 m²	24149.2 ft²	13.8%
Class A Bicycle Storage	75.42 m²	811.9 ft²	0.5%
Covered Balcony / Deck	1076.66 m²	11589.0 ft²	6.6%
Indoor Amenity	542.97 m²	5844.5 ft²	3.4%
Open to Below	84.08 m²	905.1 ft²	0.5%
Outdoor Amenity	654.68 m²	7047.0 ft²	4.0%
Storage	286.45 m²	3083.3 ft²	1.8%
Studio Apartment	3562.05 m²	38341.6 ft²	22.0%
GROSS FLOOR AREA: 528	16207.29 m²	174453.8 ft²	
TOTAL BELOW GRADE GFA 4780.75 m²			
TOTAL ABOVE GRADE GFA 16207.29 m²			
TOTAL GROSS FLOOR AREA 20988.05 m²			
LEASABLE AREA			
Area Type	Area (m2)	Area (ft2)	%
1 Bed Apartment	2124.32 m²	22866.0 ft²	19.5%
2 Bed Apartment	3468.79 m²	37337.7 ft²	31.9%
3 Bed Apartment	1720.56 m²	18519.9 ft²	15.8%
Studio Apartment	3562.05 m²	38341.6 ft²	32.8%
GROSS FLOOR AREA: 201	10875.71 m²	117065.2 ft²	
UNIT COUNT			
Podium			
UNIT COUNT BY...			
Level 0			
1 Bed Apartment	1		
2 Bed Apartment	4		
Level 1			
1 Bed Apartment	1		
2 Bed Apartment	5		
3 Bed Apartment	1		
Studio Apartment	2		
Studio Apartment	2		
Level 2			
1 Bed Apartment	1		
2 Bed Apartment	1		
2 Bed Apartment	4		
3 Bed Apartment	1		
Studio Apartment	6		
Studio Apartment	1		
Level 3			
2 Bed Apartment	1		
2 Bed Apartment	1		
Studio Apartment	6		
Studio Apartment	1		
Level 4			
2 Bed Apartment	1		
2 Bed Apartment	1		
Studio Apartment	1		

UNIT COUNT Tower

UNIT COUNT BY...	
Level 5	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 6	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 7	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 8	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	5
Level 9	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 10	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 11	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 12	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 13	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 14	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 15	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 16	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 17	
1 Bed Apartment	2
2 Bed Apartment	1
3 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 18	
1 Bed Apartment	2
2 Bed Apartment	1
3 Bed Apartment	2
Studio Apartment	1
Studio Apartment	4
Level 19	
1 Bed Apartment	2
2 Bed Apartment	1
3 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Total Units on Floor: 201	

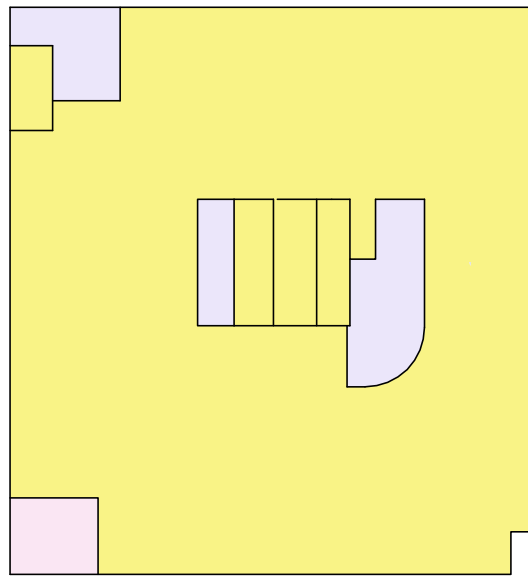
P3

Area Type	Area (m2)	Area (ft2)
Level P3		
Parkade	1173.0 m²	12626.6 ft²
Parkade - Bulk Storage	80.6 m²	867.1 ft²
Parkade - Mechanical	29.3 m²	315.3 ft²
	1282.9 m²	13809.0 ft²



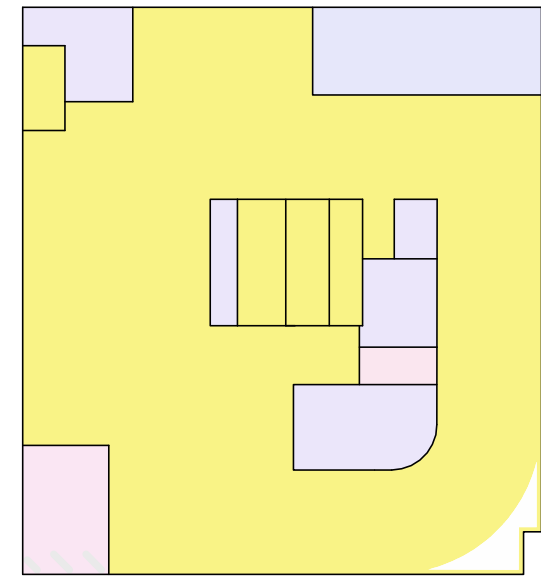
P2

Area Type	Area (m2)	Area (ft2)
Level P2		
Parkade	1146.8 m²	12344.5 ft²
Parkade - Bulk Storage	106.8 m²	1149.2 ft²
Parkade - Mechanical	29.3 m²	315.3 ft²
	1282.9 m²	13809.0 ft²



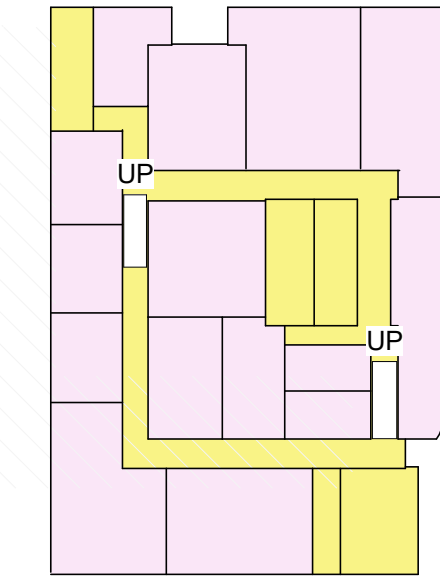
P1

Area Type	Area (m2)	Area (ft2)
Level P1		
Indoor Amenity	12.6 m²	136.1 ft²
Parkade	991.8 m²	10676.1 ft²
Parkade - Bulk Storage	142.1 m²	1529.4 ft²
Parkade - Electrical	87.8 m²	944.6 ft²
Parkade - Mechanical	48.6 m²	522.8 ft²
	1282.9 m²	13809.0 ft²



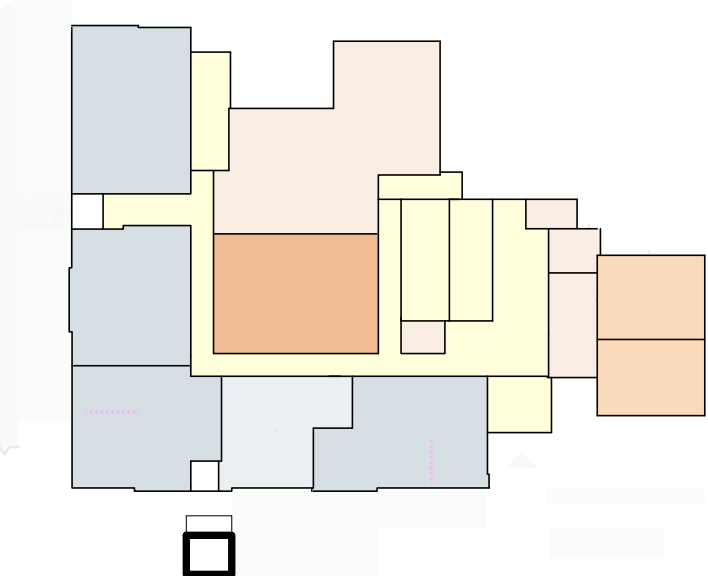
P0

Area Type	Area (m2)	Area (ft2)
Level P0		
Parkade	271.1 m²	2917.7 ft²
Parkade - Class A Bicycle Storage	673.6 m²	7251.1 ft²
	944.7 m²	10168.8 ft²



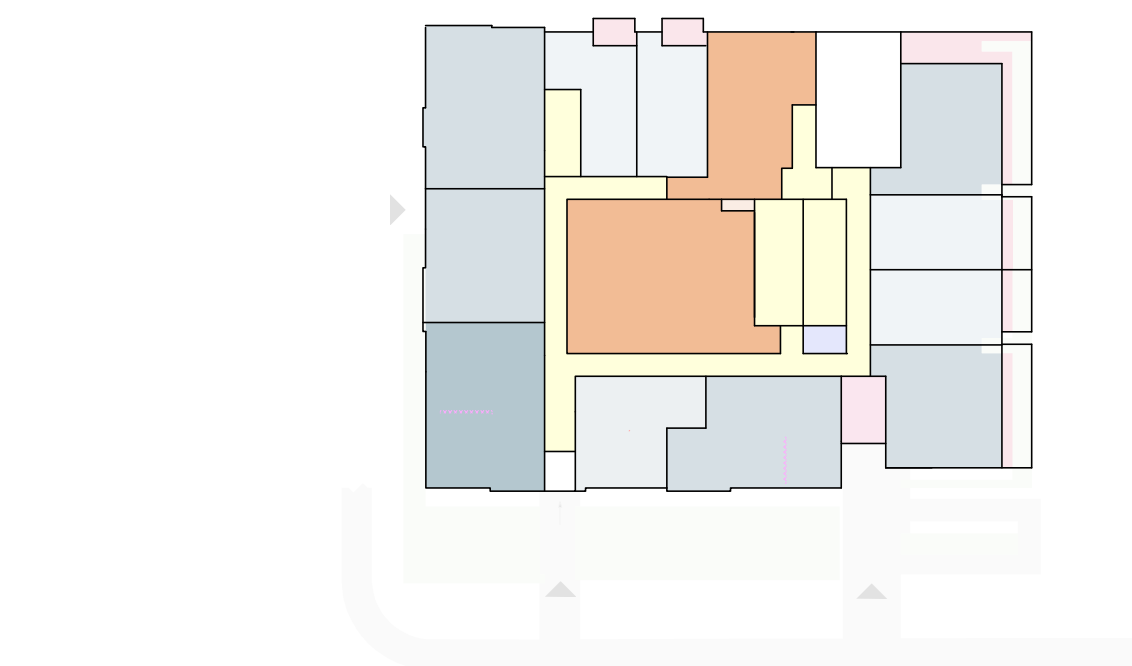
L0

Area Type	Area (m2)	Area (ft2)
Level 0		
1 Bed Apartment	54.2 m²	583.3 ft²
2 Bed Apartment	312.7 m²	3365.9 ft²
Back of House	180.8 m²	1945.9 ft²
Circulation	217.0 m²	2335.9 ft²
Class A Bicycle Storage	75.4 m²	811.9 ft²
Storage	86.3 m²	928.4 ft²
	926.4 m²	9971.4 ft²



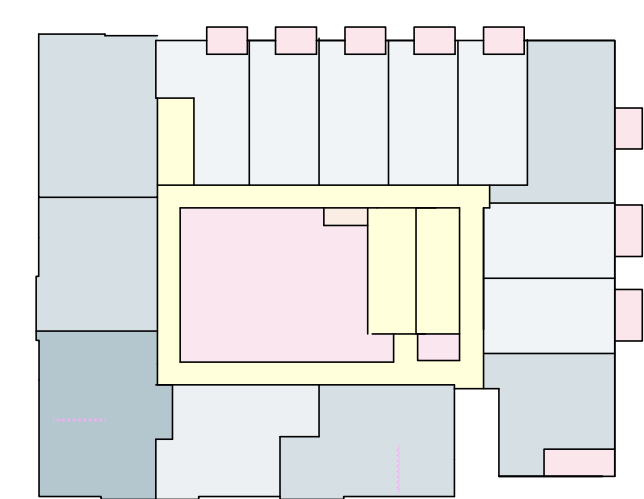
L1

Area Type	Area (m2)	Area (ft2)	Area Type	Area (m2)	Area (ft2)
Level 1			Covered Balcony / Deck	78.4 m²	843.6 ft²
1 Bed Apartment	53.7 m²	578.5 ft²	Indoor Amenity	13.0 m²	140.3 ft²
2 Bed Apartment	358.3 m²	3856.4 ft²	Open to Below	5.3 m²	57.3 ft²
3 Bed Apartment	86.6 m²	932.6 ft²	Storage	200.2 m²	2154.9 ft²
Back of House	1.7 m²	18.1 ft²	Studio Apartment	170.4 m²	1834.6 ft²
Circulation	172.2 m²	1853.0 ft²		1139.9 m²	12269.5 ft²



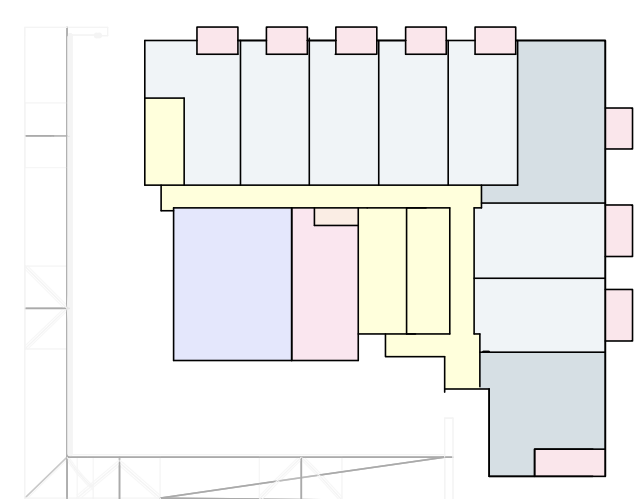
L2

Area Type	Area (m2)	Area (ft2)
Level 2		
1 Bed Apartment	66.2 m²	712.1 ft²
2 Bed Apartment	353.0 m²	3800.1 ft²
3 Bed Apartment	89.7 m²	965.9 ft²
Back of House	3.4 m²	36.4 ft²
Circulation	165.1 m²	1777.2 ft²
Covered Balcony / Deck	49.8 m²	536.3 ft²
Indoor Amenity	131.3 m²	1413.1 ft²
Studio Apartment	294.4 m²	3169.4 ft²
	1153.0 m²	12410.4 ft²
Level 3		



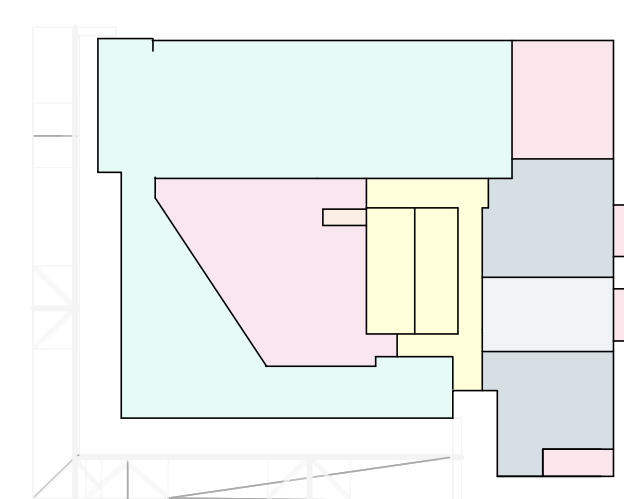
L3

Area Type	Area (m2)	Area (ft2)
2 Bed Apartment	121.3 m²	1305.8 ft²
Back of House	3.4 m²	36.4 ft²
Circulation	125.3 m²	1348.4 ft²
Covered Balcony / Deck	49.8 m²	536.3 ft²
Indoor Amenity	41.0 m²	441.2 ft²
Open to Below	78.8 m²	847.8 ft²
Studio Apartment	293.5 m²	3159.2 ft²
	713.0 m²	7675.2 ft²
Level 4		
2 Bed Apartment	122.2 m²	1315.0 ft²



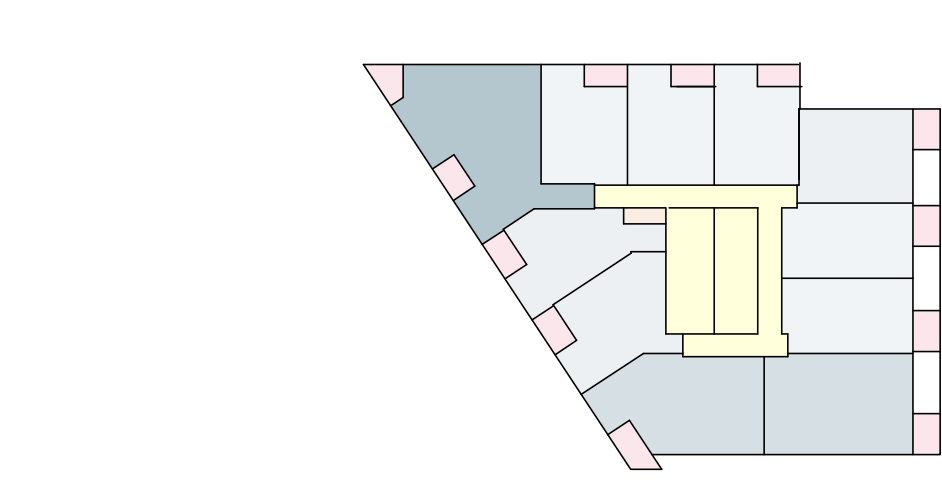
L4

Area Type	Area (m2)	Area (ft2)
Back of House	3.1 m²	33.1 ft²
Circulation	92.4 m²	994.3 ft²
Covered Balcony / Deck	73.3 m²	789.4 ft²
Indoor Amenity	132.9 m²	1430.7 ft²
Outdoor Amenity	397.4 m²	4277.3 ft²
Studio Apartment	42.6 m²	458.1 ft²
	863.8 m²	9297.9 ft²
Level 5		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²

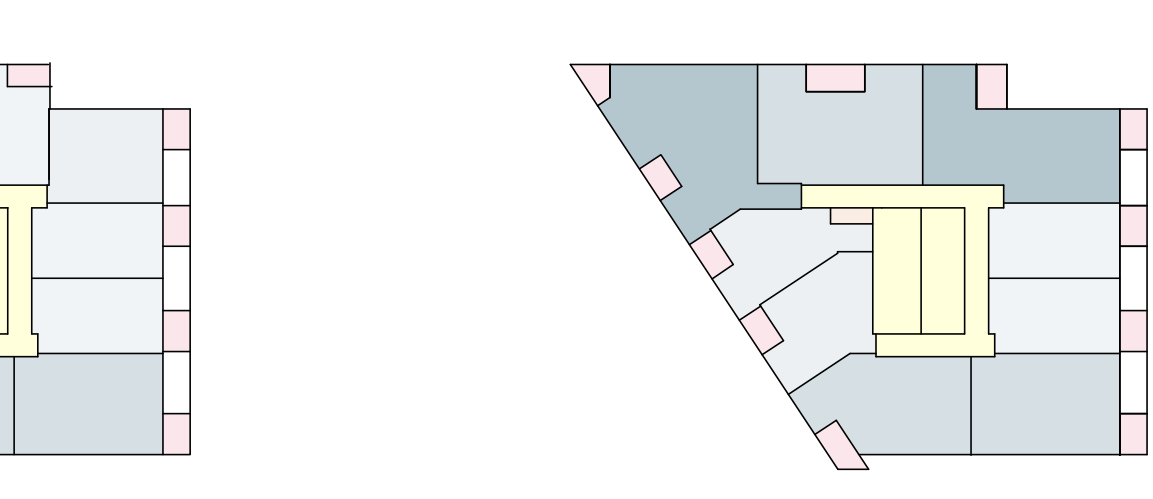


P5-16

Area Type	Area (m2)	Area (ft2)
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	7722.0 ft²
Level 6		
1 Bed Apartment	139.9 m²	1506.0 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.3 m²	1015.2 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	7700.5 ft²
Level 7		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	7722.0 ft²
Level 8		
1 Bed Apartment	139.9 m²	1505.4 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	31.9 ft²
Circulation	94.4 m²	1016.0 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	7700.5 ft²
Level 9		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	7722.0 ft²
Level 10		
1 Bed Apartment	139.9 m²	1505.4 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	31.9 ft²
Circulation	94.4 m²	1016.0 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	7700.5 ft²
Level 11		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²

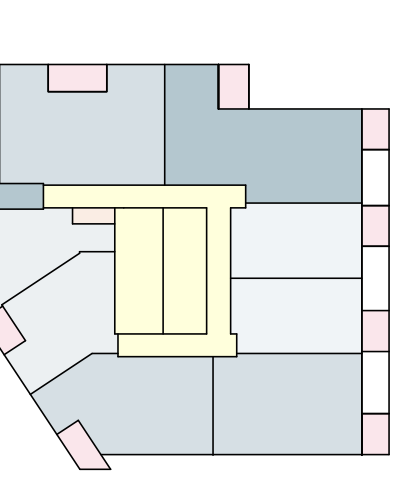


Area Type	Area (m2)	Area (ft2)
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	7722.0 ft²
Level 12		
1 Bed Apartment	139.9 m²	1505.4 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	31.9 ft²
Circulation	94.4 m²	1016.0 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	7700.5 ft²
Level 13		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	7722.0 ft²
Level 14		
1 Bed Apartment	139.9 m²	1505.4 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	31.9 ft²
Circulation	94.4 m²	1016.0 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	7700.5 ft²
Level 15		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	7722.0 ft²
Level 16		
1 Bed Apartment	139.9 m²	1505.4 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	31.9 ft²
Circulation	94.4 m²	1016.0 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	7700.5 ft²
Level 17		
1 Bed Apartment	91.0 m²	979.9 ft²
2 Bed Apartment	210.4 m²	2264.6 ft²



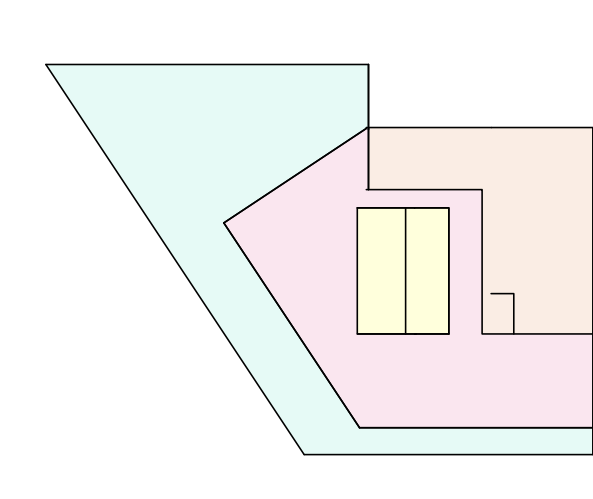
L17-19

Area Type	Area (m2)	Area (ft2)
3 Bed Apartment	175.6 m²	1889.6 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	95.9 m²	1032.1 ft²
Covered Balcony / Deck	55.9 m²	601.2 ft²
Studio Apartment	85.3 m²	918.2 ft²
	717.0 m²	7717.6 ft²
Level 18		
1 Bed Apartment	91.3 m²	982.3 ft²
2 Bed Apartment	210.4 m²	2264.6 ft²
3 Bed Apartment	175.2 m²	1885.5 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	95.9 m²	1032.1 ft²
Covered Balcony / Deck	55.9 m²	602.2 ft²
Studio Apartment	85.3 m²	918.2 ft²
	716.9 m²	7717.6 ft²
Level 19		
1 Bed Apartment	91.0 m²	979.9 ft²
2 Bed Apartment	210.4 m²	2264.6 ft²
3 Bed Apartment	175.6 m²	1889.6 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	95.9 m²	1032.1 ft²
Covered Balcony / Deck	55.9 m²	601.2 ft²
Studio Apartment	85.3 m²	918.2 ft²
	717.0 m²	7717.6 ft²
Level 20		
Back of House	130.8 m²	1407.9 ft²
Circulation	50.7 m²	545.4 ft²



L20

Area Type	Area (m2)	Area (ft2)
Indoor Amenity	212.1 m²	2283.0 ft²
Outdoor Amenity	257.3 m²	2769.6 ft²
	650.9 m²	7005.9 ft²
GROSS FLOOR AREA: 567	20988.0 m²	225913.4 ft²



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STAMP

NOTES

NO DESCRIPTION

REVISIONS

NO DESCRIPTION DATE
1 Issued for Rezoning. 240501

GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

PROJECT STATISTICS -
GROSS FLOOR AREAS

DATE 2024.09.27
DRAWN BY MB
CHECKED BY AR/DS
SCALE

JOB NUMBER 2307

A003

FSR AREA CALCULATIONS

FSR AREA

Level 0				
FSR Area - Rental	586.4 m²	6312 ft²	0.34	
Level 1				
FSR Area - Rental	809.3 m²	8711 ft²	0.46	
Level 2				
FSR Area - Rental	935.4 m²	10068 ft²	0.54	
Level 3				
FSR Area - Rental	525.5 m²	5656 ft²	0.30	
Level 4				
FSR Area - Rental	244.5 m²	2632 ft²	0.14	
Level 5				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 6				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 7				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 8				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 9				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 10				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 11				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 12				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 13				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 14				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 15				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 16				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 17				
FSR Area - Rental	620.9 m²	6684 ft²	0.36	
Level 18				
FSR Area - Rental	623.2 m²	6708 ft²	0.36	
Level 19				
FSR Area - Rental	620.9 m²	6684 ft²	0.36	
Level 20				
FSR Area - Rental	69.0 m²	743 ft²	0.04	
Total FSR Area	12542.7 m²	135009 ft²	7.20	

FSR AREA EXCLUSIONS

Level P3				
Exclusion - Bulk Storage	44.2 m²	475 ft²		
Exclusion - Parking / Storage	1238.7 m²	13334 ft²		
	1282.9 m²	13809 ft²		
Level P2				
Exclusion - Bulk Storage	65.5 m²	705 ft²		
Exclusion - Parking / Storage	1217.4 m²	13104 ft²		
	1282.9 m²	13809 ft²		
Level P1				
Exclusion - Bulk Storage	64.8 m²	698 ft²		
Exclusion - Parking / Storage	1218.1 m²	13111 ft²		
	1282.9 m²	13809 ft²		
Level P0				
Exclusion - Parking / Storage	944.7 m²	10169 ft²		
	944.7 m²	10169 ft²		
Level 0				
Exclusion - Bulk Storage	103.7 m²	1116 ft²		
Exclusion - Envelope	8.7 m²	94 ft²		
Exclusion - Garbage + Recycling	134.9 m²	1452 ft²		
Exclusion - Parking / Storage	72.7 m²	782 ft²		
Exclusion - Residential Amenity	20.1 m²	216 ft²		
	340.1 m²	3661 ft²		
Level 1				
Exclusion - Balcony	77.5 m²	835 ft²		
Exclusion - Bulk Storage	225.0 m²	2421 ft²		
Exclusion - Envelope	8.5 m²	91 ft²		
Exclusion - Height Over 3.7m	5.3 m²	57 ft²		
Exclusion - Open to Below	1.7 m²	18 ft²		
Exclusion - Residential Amenity	13.0 m²	140 ft²		
	331.0 m²	3563 ft²		
Level 2				
Exclusion - Balcony	49.8 m²	536 ft²		
Exclusion - Bulk Storage	24.7 m²	266 ft²		
Exclusion - Envelope	8.4 m²	91 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
Exclusion - Residential Amenity	132.1 m²	1422 ft²		
	219.1 m²	2348 ft²		
Level 3				
Exclusion - Balcony	49.8 m²	536 ft²		
Exclusion - Bulk Storage	6.2 m²	67 ft²		
Exclusion - Envelope	8.4 m²	91 ft²		
Exclusion - Height Over 3.7m	78.8 m²	848 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
Exclusion - Residential Amenity	41.4 m²	446 ft²		
	187.6 m²	2019 ft²		
Level 4				
Exclusion - Balcony	72.5 m²	781 ft²		
Exclusion - Bulk Storage	7.2 m²	77 ft²		
Exclusion - Envelope	5.6 m²	61 ft²		
Exclusion - Open to Below	2.4 m²	26 ft²		
Exclusion - Outdoor Amenity	395.0 m²	4252 ft²		
Exclusion - Residential Amenity	136.3 m²	1468 ft²		
	619.1 m²	6664 ft²		
Level 5				
Exclusion - Balcony	55.4 m²	597 ft²		
Exclusion - Bulk Storage	19.0 m²	205 ft²		

FSR AREA EXCLUSIONS

Exclusion - Envelope	14.1 m²	151 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	91.5 m²	985 ft²		
Level 6				
Exclusion - Balcony	53.2 m²	572 ft²		
Exclusion - Bulk Storage	20.2 m²	217 ft²		
Exclusion - Envelope	13.7 m²	147 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	90.0 m²	969 ft²		
Level 7				
Exclusion - Balcony	55.4 m²	597 ft²		
Exclusion - Bulk Storage	19.0 m²	205 ft²		
Exclusion - Envelope	14.1 m²	151 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	91.5 m²	985 ft²		
Level 8				
Exclusion - Balcony	53.2 m²	572 ft²		
Exclusion - Bulk Storage	20.2 m²	217 ft²		
Exclusion - Envelope	13.7 m²	147 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	90.0 m²	969 ft²		
Level 9				
Exclusion - Balcony	55.4 m²	597 ft²		
Exclusion - Bulk Storage	19.0 m²	205 ft²		
Exclusion - Envelope	14.1 m²	151 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	91.5 m²	985 ft²		
Level 10				
Exclusion - Balcony	53.2 m²	572 ft²		
Exclusion - Bulk Storage	20.2 m²	217 ft²		
Exclusion - Envelope	13.7 m²	147 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	90.0 m²	969 ft²		
Level 11				
Exclusion - Balcony	55.4 m²	597 ft²		
Exclusion - Bulk Storage	19.0 m²	205 ft²		
Exclusion - Envelope	14.1 m²	151 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	91.5 m²	985 ft²		
Level 12				
Exclusion - Balcony	53.2 m²	572 ft²		
Exclusion - Bulk Storage	20.2 m²	217 ft²		
Exclusion - Envelope	13.7 m²	147 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	90.0 m²	969 ft²		
Level 13				
Exclusion - Balcony	55.4 m²	597 ft²		
Exclusion - Bulk Storage	19.0 m²	205 ft²		
Exclusion - Envelope	14.1 m²	151 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	91.5 m²	985 ft²		
Level 14				
Exclusion - Balcony	53.2 m²	572 ft²		
Exclusion - Bulk Storage	20.2 m²	217 ft²		
Exclusion - Envelope	13.7 m²	147 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	90.0 m²	969 ft²		
Level 15				
Exclusion - Balcony	55.4 m²	597 ft²		
Exclusion - Bulk Storage	19.0 m²	205 ft²		
Exclusion - Envelope	14.1 m²	151 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	91.5 m²	985 ft²		
Level 16				
Exclusion - Balcony	53.2 m²	572 ft²		
Exclusion - Bulk Storage	20.2 m²	217 ft²		
Exclusion - Envelope	13.7 m²	147 ft²		
Exclusion - Open to Below	3.0 m²	32 ft²		
	90.0 m²	969 ft²		
Level 17				
Exclusion - Balcony	56.2 m²	605 ft²		
Exclusion - Bulk Storage	24.7 m²	266 ft²		
Exclusion - Envelope	13.3 m²	143 ft²		
Exclusion - Open to Below	2.6 m²	28 ft²		
	96.9 m²	1043 ft²		
Level 18				
Exclusion - Balcony	55.3 m²	595 ft²		
Exclusion - Bulk Storage	23.5 m²	253 ft²		
Exclusion - Envelope	12.4 m²	133 ft²		
Exclusion - Open to Below	2.6 m²	28 ft²		
	93.8 m²	1010 ft²		
Level 19				
Exclusion - Balcony	56.2 m²	605 ft²		
Exclusion - Bulk Storage	24.7 m²	266 ft²		
Exclusion - Envelope	13.3 m²	143 ft²		
Exclusion - Open to Below	2.6 m²	28 ft²		
	96.9 m²	1043 ft²		
Level 20				
Exclusion - Outdoor Amenity	257.3 m²	2770 ft²		
Exclusion - Outdoor Mechanical	131.1 m²	1411 ft²		
Exclusion - Residential Amenity	193.2 m²	2079 ft²		
	581.6 m²	6260 ft²		
Total Exclusions:	8447.7 m²	90930 ft²		

FSR TOTALS

TOTAL FSR AREA

FSR Area - Rental	12542.7 m²	135009 ft²
Site Area	1741.9 m²	18750 ft²
FSR	7.200	

TOTAL FSR AREA EXCLUSIONS

Exclusion - Balcony	1069.1 m²	11508 ft²
Exclusion - Bulk Storage	849.7 m²	9146 ft²
Exclusion - Envelope	245.1 m²	2638 ft²
Exclusion - Garbage + Recycling	134.9 m²	1452 ft²
Exclusion - Height Over 3.7m	84.1 m²	905 ft²
Exclusion - Open to Below	53.7 m²	578 ft²
Exclusion - Outdoor Amenity	652.4 m²	7022 ft²
Exclusion - Outdoor Mechanical	131.1 m²	1411 ft²
Exclusion - Parking / Storage	4691.6 m²	50500 ft²
Exclusion - Residential Amenity	536.2 m²	5771 ft²
Total FSR Exclusions:	8447.7 m²	90930 ft²

FSR + EXCLUSIONS

Floor GFA	20990.4 m²	225939 ft²
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STAMP

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

PROJECT STATISTICS -
FSR AREAS

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	

JOB NUMBER	2307
------------	------

STAMP

NOTES

NO	DESCRIPTION
----	-------------

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

PROJECT STATISTICS - UNIT BREAKDOWN

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	

JOB NUMBER	2307
------------	------

GROSS FLOOR AREA			FSR EXCLUSIONS										FSR AREA	
			BALCONY	BULK STORAGE	ENVELOPE	GARBAGE+RECYCLING	HEIGHT OVER 3.7m	OPEN TO BELOW	OUTDOOR AMENITY	OUTDOOR MECHANICAL	PARKING/STORAGE	RESIDENTIAL AMENITY		
Level P3	1282.9 m²	13809 ft²		Level P3 44.2 m² 475 ft²							Level P3 1238.7 m² 13334 ft²			
Level P2	1282.9 m²	13809 ft²		Level P2 65.5 m² 705 ft²							Level P2 1217.4 m² 13104 ft²			
Level P1	1282.9 m²	13809 ft²		Level P1 64.8 m² 698 ft²							Level P1 1218.1 m² 13111 ft²			
Level P0	944.7 m²	10169 ft²									Level P0 944.7 m² 10169 ft²			
Level 0	926.4 m²	9972 ft²		Level 0 103.7 m² 1116 ft²	Level 0 8.7 m² 94 ft²	Level 0 134.9 m² 1452 ft²					Level 0 72.7 m² 782 ft²	Level 0 20.1 m² 216 ft²	Level 0 586.4 m² 6312 ft²	
Level 1	1140.3 m²	12274 ft²	Level 1 77.5 m² 835 ft²	Level 1 225.0 m² 2421 ft²	Level 1 8.5 m² 91 ft²		Level 1 5.3 m² 57 ft²	Level 1 1.7 m² 18 ft²				Level 1 13.0 m² 140 ft²	Level 1 809.3 m² 8711 ft²	
Level 2	1153.5 m²	12416 ft²	Level 2 49.8 m² 536 ft²	Level 2 24.7 m² 266 ft²	Level 2 8.4 m² 91 ft²			Level 2 3.0 m² 32 ft²				Level 2 132.1 m² 1422 ft²	Level 2 935.4 m² 10068 ft²	
Level 3	713.1 m²	7676 ft²	Level 3 49.8 m² 536 ft²	Level 3 6.2 m² 67 ft²	Level 3 8.4 m² 91 ft²		Level 3 78.8 m² 848 ft²	Level 3 3.0 m² 32 ft²				Level 3 41.4 m² 446 ft²	Level 3 525.5 m² 5656 ft²	
Level 4	863.7 m²	9296 ft²	Level 4 72.5 m² 781 ft²	Level 4 7.2 m² 77 ft²	Level 4 5.6 m² 61 ft²			Level 4 2.4 m² 26 ft²	Level 4 395.0 m² 4252 ft²			Level 4 136.3 m² 1468 ft²	Level 4 244.5 m² 2632 ft²	
Level 5	717.4 m²	7722 ft²	Level 5 55.4 m² 597 ft²	Level 5 19.0 m² 205 ft²	Level 5 14.1 m² 151 ft²			Level 5 3.0 m² 32 ft²					Level 5 625.9 m² 6737 ft²	
Level 6	715.4 m²	7701 ft²	Level 6 53.2 m² 572 ft²	Level 6 20.2 m² 217 ft²	Level 6 13.7 m² 147 ft²			Level 6 3.0 m² 32 ft²					Level 6 625.4 m² 6732 ft²	
Level 7	717.4 m²	7722 ft²	Level 7 55.4 m² 597 ft²	Level 7 19.0 m² 205 ft²	Level 7 14.1 m² 151 ft²			Level 7 3.0 m² 32 ft²					Level 7 625.9 m² 6737 ft²	
Level 8	715.4 m²	7701 ft²	Level 8 53.2 m² 572 ft²	Level 8 20.2 m² 217 ft²	Level 8 13.7 m² 147 ft²			Level 8 3.0 m² 32 ft²					Level 8 625.4 m² 6732 ft²	
Level 9	717.4 m²	7722 ft²	Level 9 55.4 m² 597 ft²	Level 9 19.0 m² 205 ft²	Level 9 14.1 m² 151 ft²			Level 9 3.0 m² 32 ft²					Level 9 625.9 m² 6737 ft²	
Level 10	715.4 m²	7701 ft²	Level 10 53.2 m² 572 ft²	Level 10 20.2 m² 217 ft²	Level 10 13.7 m² 147 ft²			Level 10 3.0 m² 32 ft²					Level 10 625.4 m² 6732 ft²	
Level 11	717.4 m²	7722 ft²	Level 11 55.4 m² 597 ft²	Level 11 19.0 m² 205 ft²	Level 11 14.1 m² 151 ft²			Level 11 3.0 m² 32 ft²					Level 11 625.9 m² 6737 ft²	
Level 12	715.4 m²	7701 ft²	Level 12 53.2 m² 572 ft²	Level 12 20.2 m² 217 ft²	Level 12 13.7 m² 147 ft²			Level 12 3.0 m² 32 ft²					Level 12 625.4 m² 6732 ft²	
Level 13	717.4 m²	7722 ft²	Level 13 55.4 m² 597 ft²	Level 13 19.0 m² 205 ft²	Level 13 14.1 m² 151 ft²			Level 13 3.0 m² 32 ft²					Level 13 625.9 m² 6737 ft²	
Level 14	715.4 m²	7701 ft²	Level 14 53.2 m² 572 ft²	Level 14 20.2 m² 217 ft²	Level 14 13.7 m² 147 ft²			Level 14 3.0 m² 32 ft²					Level 14 625.4 m² 6732 ft²	
Level 15	717.4 m²	7722 ft²	Level 15 55.4 m² 597 ft²	Level 15 19.0 m² 205 ft²	Level 15 14.1 m² 151 ft²			Level 15 3.0 m² 32 ft²					Level 15 625.9 m² 6737 ft²	
Level 16	715.4 m²	7701 ft²	Level 16 53.2 m² 572 ft²	Level 16 20.2 m² 217 ft²	Level 16 13.7 m² 147 ft²			Level 16 3.0 m² 32 ft²					Level 16 625.4 m² 6732 ft²	
Level 17	717.8 m²	7727 ft²	Level 17 56.2 m² 605 ft²	Level 17 24.7 m² 266 ft²	Level 17 13.3 m² 143 ft²			Level 17 2.6 m² 28 ft²					Level 17 620.9 m² 6684 ft²	
Level 18	717.0 m²	7718 ft²	Level 18 55.3 m² 595 ft²	Level 18 23.5 m² 253 ft²	Level 18 12.4 m² 133 ft²			Level 18 2.6 m² 28 ft²					Level 18 623.2 m² 6708 ft²	
Level 19	717.8 m²	7727 ft²	Level 19 56.2 m² 605 ft²	Level 19 24.7 m² 266 ft²	Level 19 13.3 m² 143 ft²			Level 19 2.6 m² 28 ft²					Level 19 620.9 m² 6684 ft²	
Level 20	650.6 m²	7003 ft²							Level 20 257.3 m² 2770 ft²	Level 20 131.1 m² 1411 ft²		Level 20 193.2 m² 2079 ft²	Level 20 69.0 m² 743 ft²	
Total GFA	20990.4 m²	225939 ft²	Total: 1069.1 m² 11508 ft²	Total: 849.7 m² 9146 ft²	Total: 245.1 m² 2638 ft²	Total: 134.9 m² 1452 ft²	Total: 84.1 m² 905 ft²	Total: 53.7 m² 578 ft²	Total: 652.4 m² 7022 ft²	Total: 131.1 m² 1411 ft²	Total: 4691.6 m² 50500 ft²	Total: 536.2 m² 5771 ft²	Total FSR Area	12542.7 m² 135009 ft²

SHAPE

Architecture Inc.

1462 WEST 7th AVENUE
VANCOUVER, BC CANADA
V6H 1C1

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EMAIL: info@shapearchitecture.ca
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STAMP

NOTES

NO

DESCRIPTION

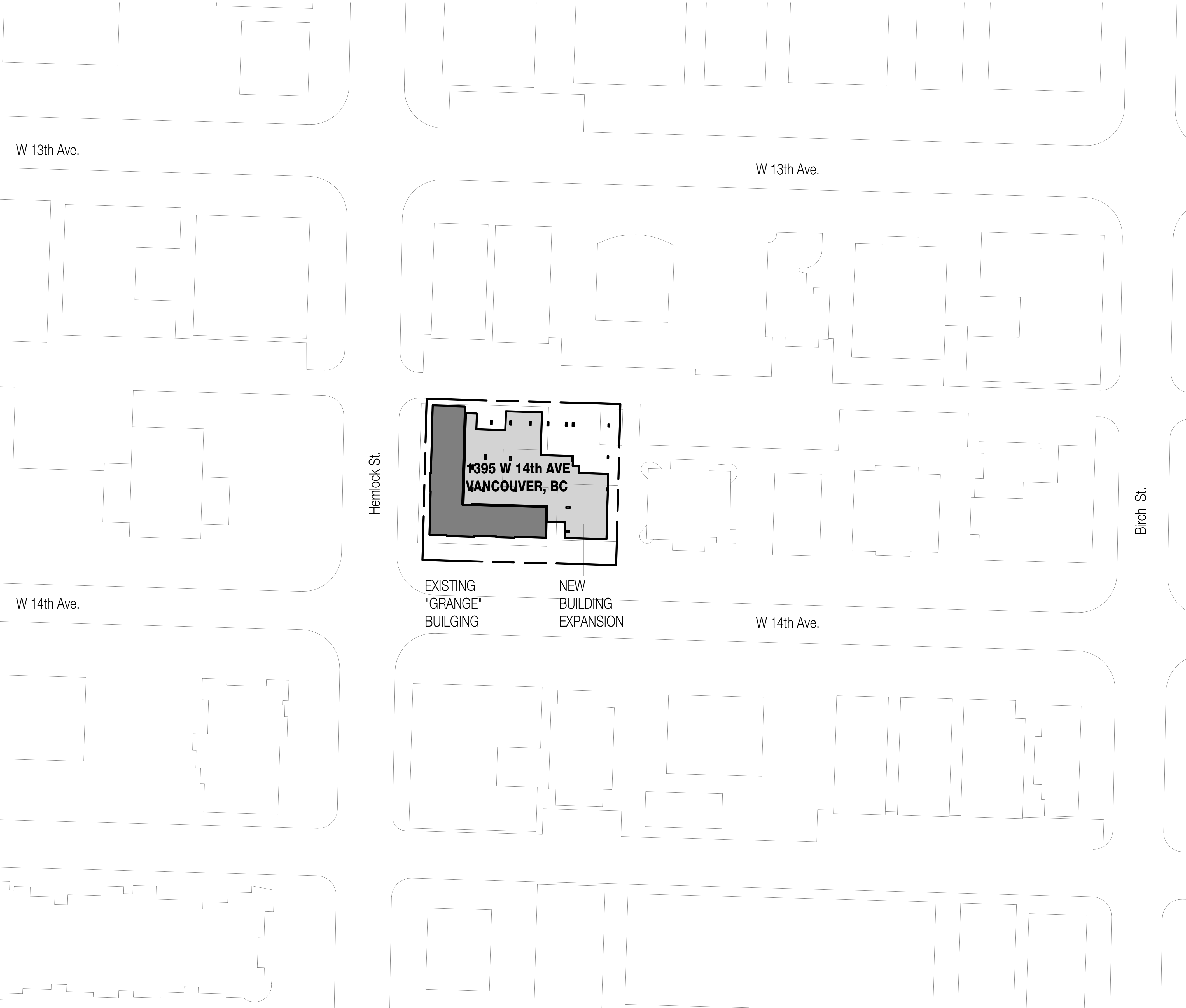
REVISIONS		
NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

PROJECT STATISTICS - SUMMARY	
DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	
JOB NUMBER	2307



General Notes - Site Plan

- Topographical Information On This Drawing Has Been Created Based On Topographic Survey And City Of Vancouver Building Grades.
- Refer To Landscape Drawings For Landscaping, Pedestrian Surface, Planter And Grading Information.
- All Walkways And Concrete Curb Letdowns To Conform To Vbbl 2019.
- See Tree Management Plan, Arborist Report And Landscape Drawings For Tree Retention, Protection, And Provision.
- Regulatory Signage To Be Provided To The Satisfaction Of Authority Having Jurisdiction.

Legend - Context Plan

- Property Line
- Proposed Building
- Existing Building To Remain

SHAPE

Architecture Inc.

1462 WEST 7th AVENUE
VANCOUVER, BC CANADA
V6H 1C1

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NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

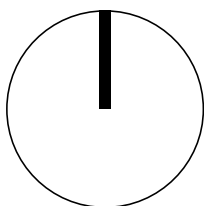
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1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

CONTEXT PLAN

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



STAMP

General Notes - Site Plan

- Topographical Information On This Drawing Has Been Created Based On Topographic Survey And City Of Vancouver Building Grades.
- Refer To Landscape Drawings For Landscaping, Pedestrian Surface, Planter And Grading Information.
- All Walkways And Concrete Curb Letdowns To Conform To Vbbi 2019.
- See Tree Management Plan, Arborist Report And Landscape Drawings For Tree Retention, Protection, And Provision.
- Regulatory Signage To Be Provided To The Satisfaction Of Authority Having Jurisdiction.

Legend - Site Plan

- Property Line
- Site Setback Lines
- Trees To Be Retained. Refer to Arborist Report
- Root Protection Zone by Arborist Report
- Working Space Setback Zone by Arborist Report
- Proposed Building
- Existing Building To Remain

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

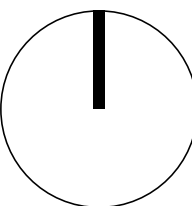
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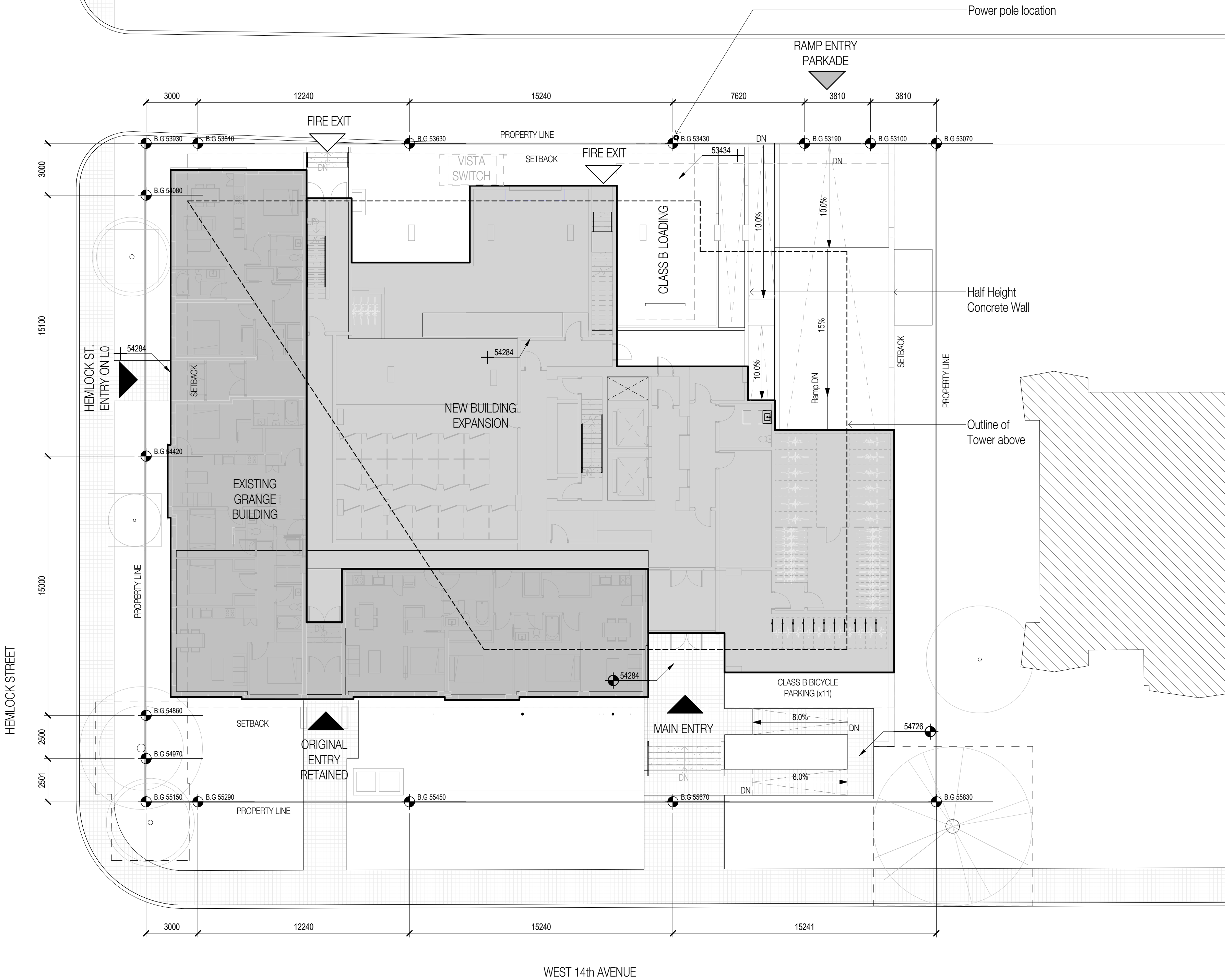
UPDATED REZONING

SITE PLAN

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A011



1 Site Plan
1 : 150

STAMP

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
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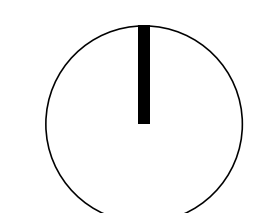
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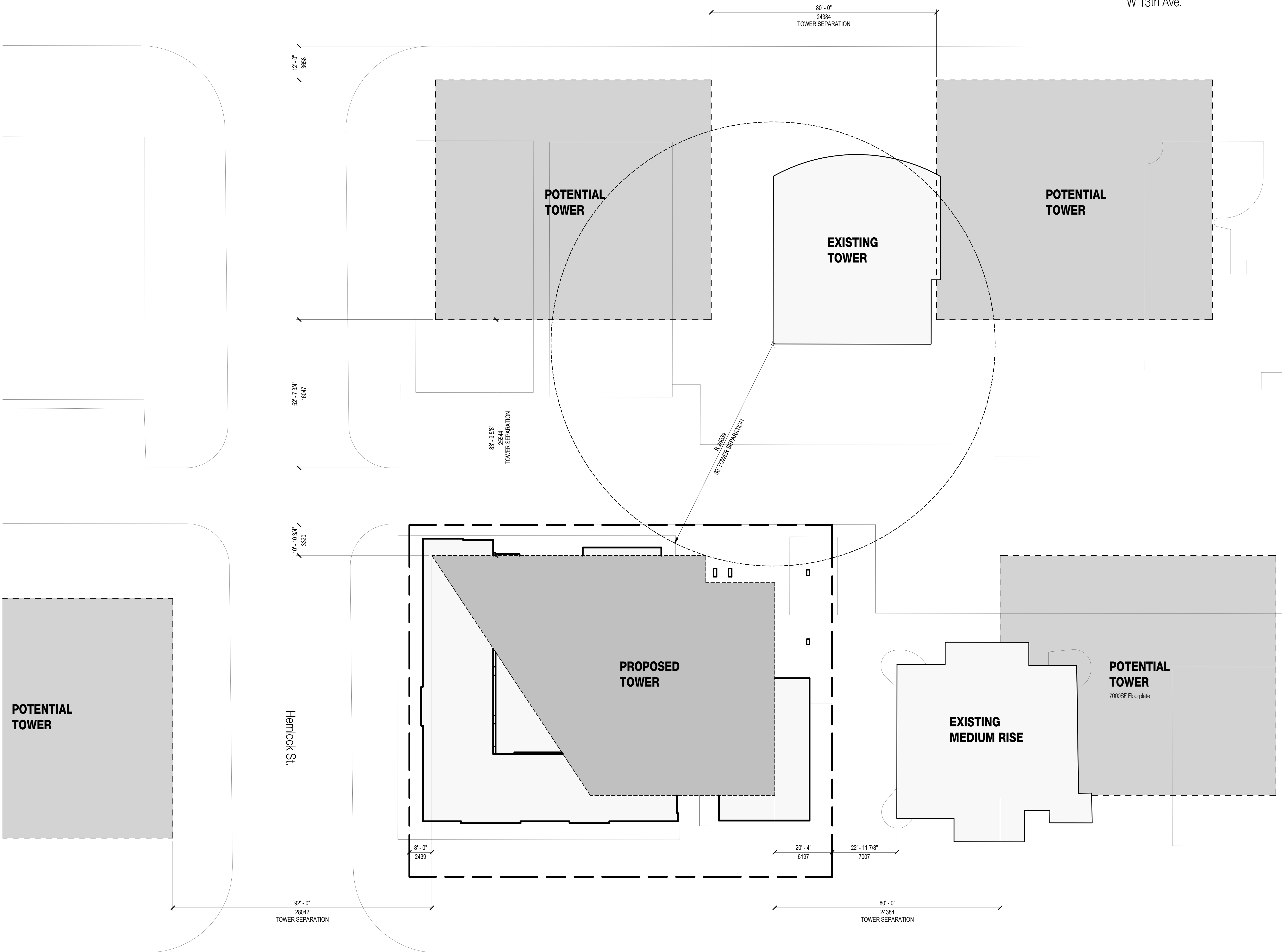
UPDATED REZONING

TOWER SEPARATION
STUDY

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 200
JOB NUMBER	2307



A014



STAMP



FSR LEGEND

- Exclusion - Bulk Storage
- Exclusion - Parking / Storage

FSR AREA EXCLUSIONS PER FLOOR

Level P3			
B1	Exclusion - Bulk Storage	44.2 m²	475.5 ft²
P1	Exclusion - Parking / Storage	1238.7 m²	13333.5 ft²
		1282.9 m²	13809.0 ft²

TOTAL FSR + EXCLUSIONS

Level P3			
Floor GFA	1282.9 m²	13809 ft²	

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

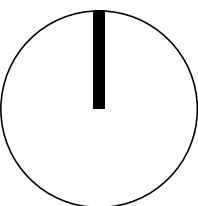
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FSR PLAN - LEVEL P3

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307

1 Level P3 FSR Floor Plan
1 : 100



A050

STAMP



FSR LEGEND

- Exclusion - Bulk Storage
- Exclusion - Parking / Storage

FSR AREA EXCLUSIONS PER FLOOR

Level P2			
B1	Exclusion - Bulk Storage	65.5 m²	704.9 ft²
P1	Exclusion - Parking / Storage	1217.4 m²	13104.1 ft²
		1282.9 m²	13809.0 ft²

TOTAL FSR + EXCLUSIONS

Level P2			
Floor GFA	1282.9 m²		13809 ft²

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

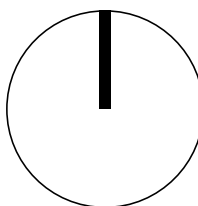
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FSR PLAN - LEVEL P2

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307

1 Level P2 FSR Floor Plan
1 : 100



A051

STAMP



FSR LEGEND

- Exclusion - Bulk Storage
- Exclusion - Parking / Storage

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR AREA EXCLUSIONS PER FLOOR

Level P1		
B1 Exclusion - Bulk Storage	64.8 m²	697.9 ft²
P1 Exclusion - Parking / Storage	1218.1 m²	13111.1 ft²
	1282.9 m²	13809.0 ft²

TOTAL FSR + EXCLUSIONS

Level P1		
Floor GFA	1282.9 m²	13809 ft²

GRANGE

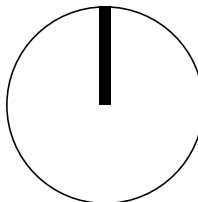
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FSR PLAN - LEVEL P1

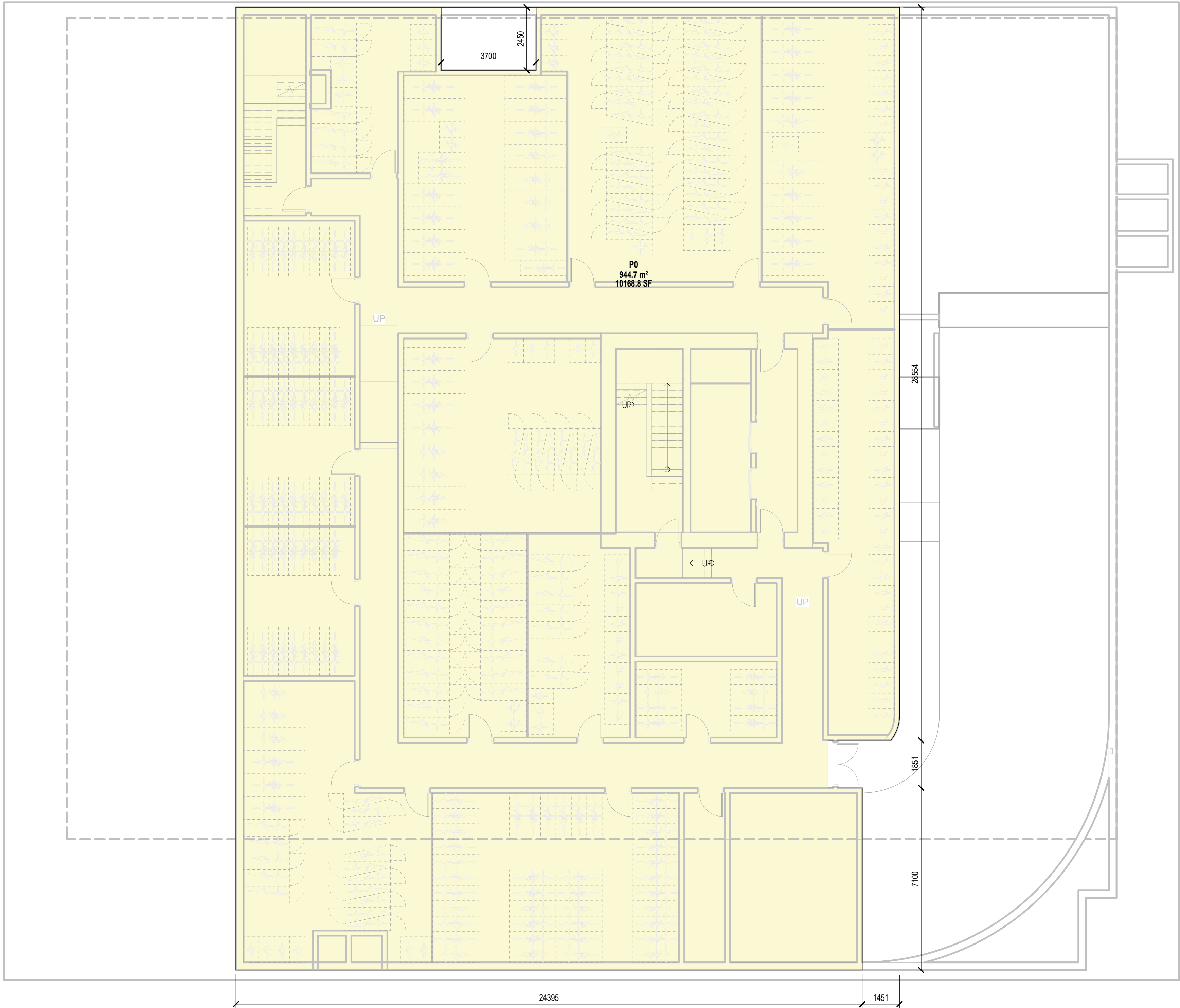
DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307

1 Level P1 FSR Floor Plan
1 : 100



A052

STAMP



1 Level P0 FSR Floor Plan
1 : 100

FSR LEGEND

Exclusion - Parking / Storage

FSR AREA EXCLUSIONS PER FLOOR

Level P0			
P1	Exclusion - Parking / Storage	944.7 m²	10168.8 ft²
		944.7 m²	10168.8 ft²

TOTAL FSR + EXCLUSIONS

Level P0			
Floor GFA	944.7 m²		10168 ft²

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

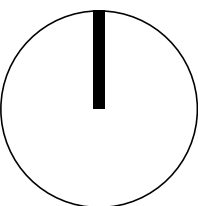
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1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FSR PLAN - LEVEL P0

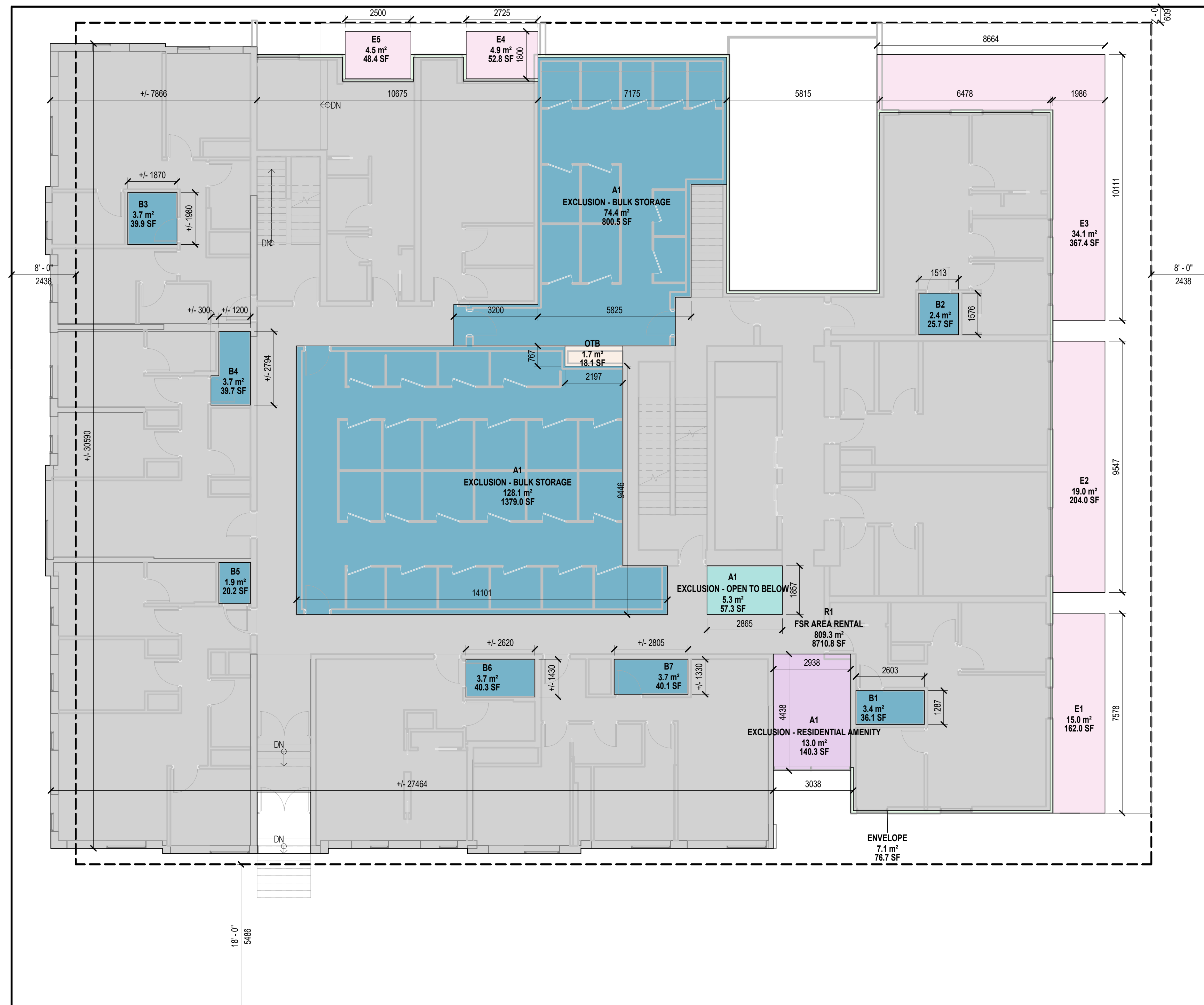
DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307



A053



1 Level 0 FSR Floor Plan
1 : 100



1 Level 1 FSR Floor Plan
1:100

FSR LEGEND

	Exclusion - Balcony
	Exclusion - Bulk Storage
	Exclusion - Envelope
	Exclusion - Height Over 3.7m
	Exclusion - Open to Below
	Exclusion - Residential Amenity
	FSR Area - Rental

NOTES

NO	DESCRIPTION
----	-------------

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR AREA PER FLOOR

Level 1		
R1 FSR Area - Rental	809.3 m ²	8711 ft ²

FSR AREA EXCLUSIONS PER FLOOR

Level 1		
	Exclusion - Envelope	1.3 m ² 14.4 ft ²
A1	Exclusion - Bulk Storage	202.5 m ² 2179.5 ft ²
A1	Exclusion - Height Over 3.7m	5.3 m ² 57.3 ft ²
A1	Exclusion - Residential Amenity	13.0 m ² 140.3 ft ²
B1	Exclusion - Bulk Storage	3.4 m ² 36.1 ft ²
B2	Exclusion - Bulk Storage	2.4 m ² 25.7 ft ²
B3	Exclusion - Bulk Storage	3.7 m ² 39.9 ft ²
B4	Exclusion - Bulk Storage	3.7 m ² 39.7 ft ²
B5	Exclusion - Bulk Storage	1.9 m ² 20.2 ft ²
B6	Exclusion - Bulk Storage	3.7 m ² 40.3 ft ²
B7	Exclusion - Bulk Storage	3.7 m ² 40.1 ft ²
B8	Exclusion - Open to Below	1.7 m ² 18.1 ft ²
E1	Exclusion - Balcony	19.5 m ² 210.4 ft ²
E2	Exclusion - Balcony	19.0 m ² 204.0 ft ²
E3	Exclusion - Balcony	34.1 m ² 367.4 ft ²
E4	Exclusion - Balcony	4.9 m ² 52.8 ft ²
X1	Exclusion - Envelope	7.1 m ² 76.7 ft ²
		331.0 m ² 3562.9 ft ²

TOTAL FSR + EXCLUSIONS

Level 1		
Floor GFA	1140.3 m ²	12274 ft ²

GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FSR PLAN - LEVEL 1

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR AREA PER FLOOR

Level 2		
R1	FSR Area - Rental	935.4 m ² 10068 ft ²

FSR AREA EXCLUSIONS PER FLOOR

Level 2		
A1	Exclusion - Residential Amenity	126.8 m ² 1365.0 ft ²
A2	Exclusion - Residential Amenity	5.3 m ² 57.3 ft ²
B1	Exclusion - Bulk Storage	3.4 m ² 36.1 ft ²
B2	Exclusion - Bulk Storage	2.8 m ² 30.4 ft ²
B3	Exclusion - Bulk Storage	3.7 m ² 39.9 ft ²
B4	Exclusion - Bulk Storage	3.7 m ² 39.7 ft ²
B5	Exclusion - Bulk Storage	3.7 m ² 39.7 ft ²
B6	Exclusion - Bulk Storage	3.7 m ² 40.3 ft ²
B7	Exclusion - Bulk Storage	3.7 m ² 40.1 ft ²
E1	Exclusion - Balcony	4.9 m ² 52.3 ft ²
E2	Exclusion - Balcony	4.9 m ² 52.3 ft ²
E3	Exclusion - Balcony	4.9 m ² 52.3 ft ²
E4	Exclusion - Balcony	4.9 m ² 52.3 ft ²
E5	Exclusion - Balcony	4.9 m ² 52.3 ft ²
E6	Exclusion - Balcony	8.4 m ² 90.6 ft ²
E7	Exclusion - Balcony	6.1 m ² 65.9 ft ²
E8	Exclusion - Balcony	6.1 m ² 65.9 ft ²
E9	Exclusion - Balcony	4.9 m ² 52.3 ft ²
X1	Exclusion - Envelope	8.4 m ² 90.8 ft ²
		218.1 m ² 2347.8 ft ²

TOTAL FSR + EXCLUSIONS

Level 2		
Floor GFA	1153.5 m ²	12416 ft ²

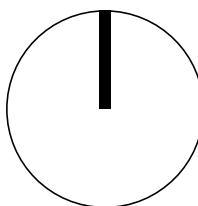
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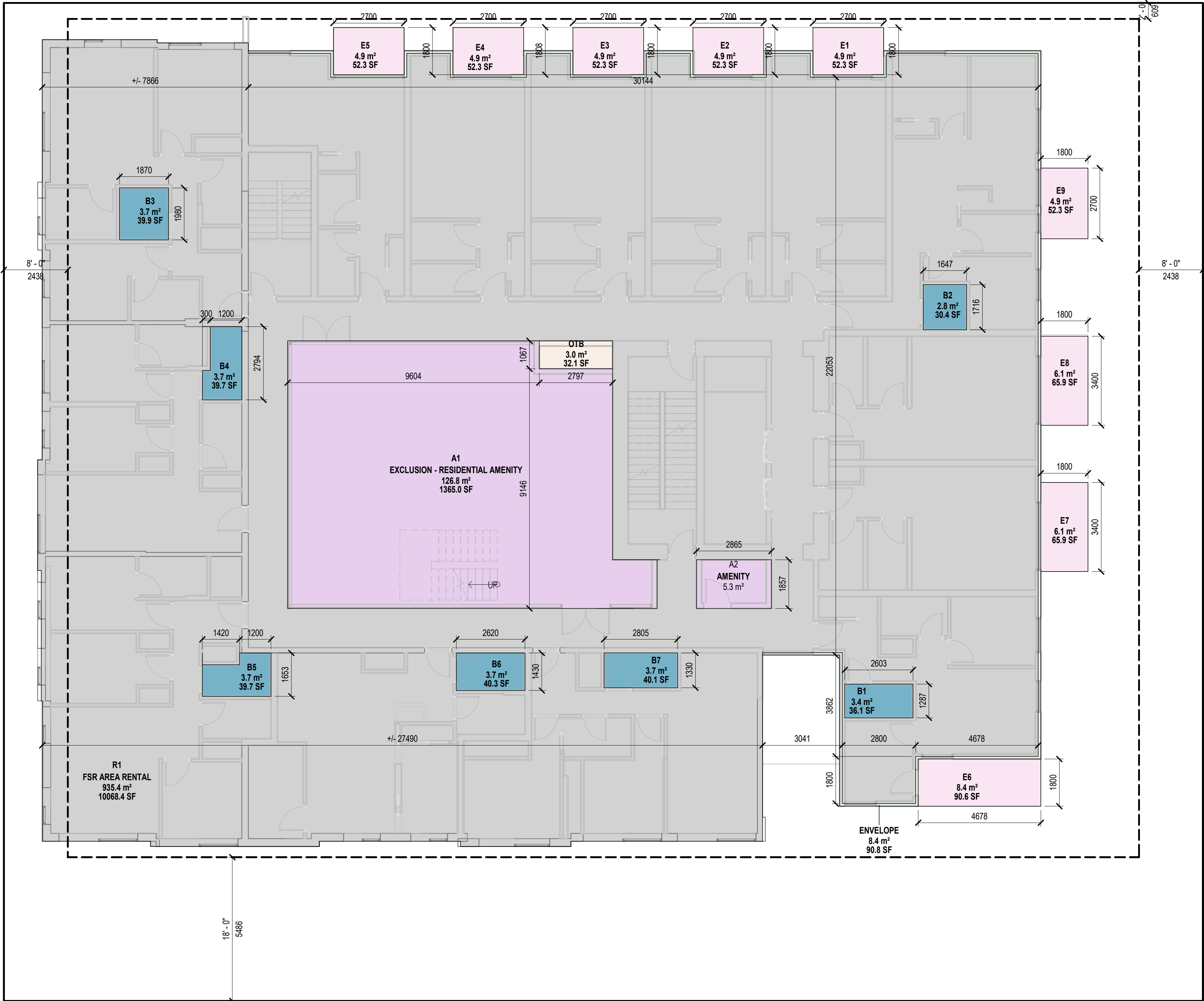
UPDATED REZONING

FSR PLAN - LEVEL 2

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307



A056



1 Level 2 FSR Floor Plan
1 : 100



1 Level 3 FSR Floor Plan
1 : 100

FSR LEGEND

- | | |
|---|---------------------------------|
|  | Exclusion - Balcony |
|  | Exclusion - Bulk Storage |
|  | Exclusion - Envelope |
|  | Exclusion - Height Over 3.7m |
|  | Exclusion - Open to Below |
|  | Exclusion - Residential Amenity |
|  | FSR Area - Rental |

NOTES

NO	DESCRIPTION
----	-------------

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR AREA PER FLOOR

Level 3		
R1 FSR Area - Rental	525.5 m ²	5656 ft ²

FSR AREA EXCLUSIONS PER FLOOR

Level 3		
	Exclusion - Residential Amenity	41.4 m ²
B1	Exclusion - Bulk Storage	3.4 m ²
B2	Exclusion - Bulk Storage	2.8 m ²
B6	Exclusion - Open to Below	3.0 m ²
E1	Exclusion - Balcony	4.9 m ²
E2	Exclusion - Balcony	4.9 m ²
E3	Exclusion - Balcony	4.9 m ²
E4	Exclusion - Balcony	4.9 m ²
E5	Exclusion - Balcony	4.9 m ²
E6	Exclusion - Balcony	8.4 m ²
E7	Exclusion - Balcony	6.1 m ²
E8	Exclusion - Balcony	6.1 m ²
E9	Exclusion - Balcony	4.9 m ²
H1	Exclusion - Height Over 3.7m	78.8 m ²
X1	Exclusion - Envelope	18.7 m ²

TOTAL FSR + EXCLUSIONS

Level 3		
Floor GFA	713.1 m ²	7676 ft ²

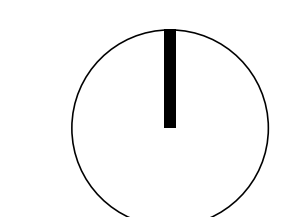
GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FSR PLAN - LEVEL 3

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307



A057

STAMP

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR LEGEND

- Exclusion - Balcony
- Exclusion - Bulk Storage
- Exclusion - Envelope
- Exclusion - Open to Below
- Exclusion - Outdoor Amenity
- Exclusion - Residential Amenity
- FSR Area - Rental

FSR AREA PER FLOOR

Level 4		
R1	FSR Area - Rental	244.5 m ² 2632 ft ²

FSR AREA EXCLUSIONS PER FLOOR

Level 4			
A1	Exclusion - Residential Amenity	136.3 m ²	1467.6 ft ²
B1	Exclusion - Bulk Storage	3.6 m ²	38.2 ft ²
B2	Exclusion - Bulk Storage	3.6 m ²	38.7 ft ²
B6	Exclusion - Open to Below	2.4 m ²	26.0 ft ²
E1	Exclusion - Balcony	8.4 m ²	90.6 ft ²
E1	Exclusion - Outdoor Amenity	395.0 m ²	4251.9 ft ²
E2	Exclusion - Balcony	6.2 m ²	66.8 ft ²
E3	Exclusion - Balcony	6.1 m ²	65.9 ft ²
E4	Exclusion - Balcony	51.8 m ²	557.6 ft ²
X1	Exclusion - Envelope	5.6 m ²	60.8 ft ²
		619.1 m ²	6664.2 ft ²

TOTAL FSR + EXCLUSIONS

Level 4		
Floor GFA	863.7 m ²	9296 ft ²

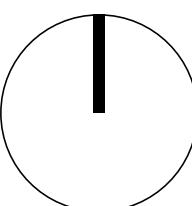
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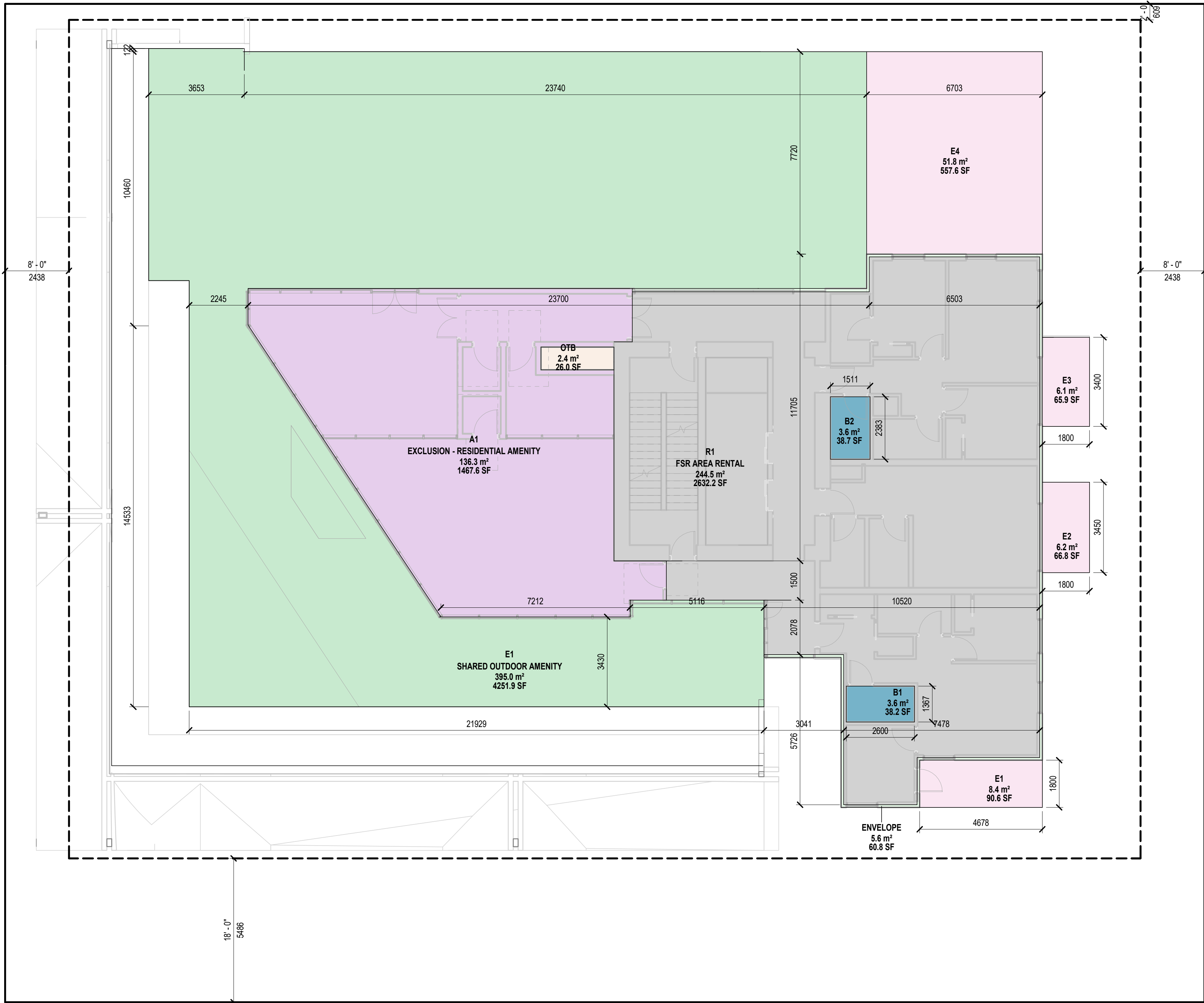
UPDATED REZONING

FSR PLAN - LEVEL 4

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307



A058



1 Level 4 FSR Floor Plan
1 : 100

STAMP

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

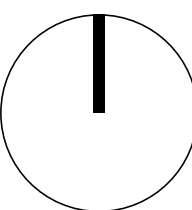
GRANGE

1395 W 14th AVE VANCOUVER, BC

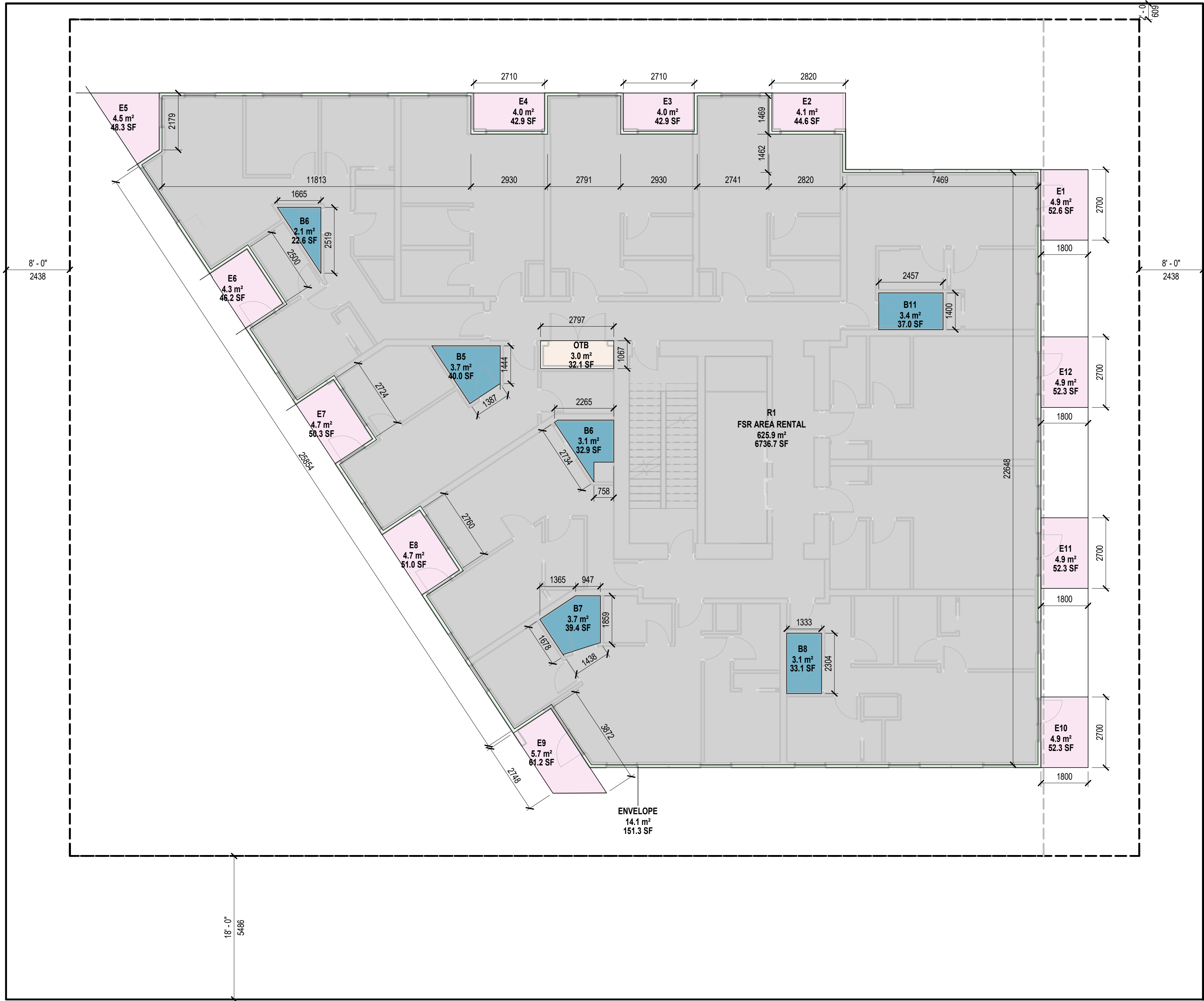
UPDATED REZONING

FSR PLAN - LEVELS
5,7,9,11,13,15

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307



A059



FSR LEGEND

- Exclusion - Balcony
- Exclusion - Bulk Storage
- Exclusion - Envelope
- Exclusion - Open to Below
- FSR Area - Rental

FSR AREA PER FLOOR

Level 5		
R1	FSR Area - Rental	625.9 m² 6737 ft²

FSR AREA EXCLUSIONS PER FLOOR

Level 5		
B5	Exclusion - Bulk Storage	3.7 m² 40.0 ft²
B5	Exclusion - Open to Below	3.0 m² 32.1 ft²
B6	Exclusion - Bulk Storage	5.2 m² 55.5 ft²
B7	Exclusion - Bulk Storage	3.7 m² 39.4 ft²
B8	Exclusion - Bulk Storage	3.1 m² 33.1 ft²
B11	Exclusion - Bulk Storage	3.4 m² 37.0 ft²
E1	Exclusion - Balcony	4.9 m² 52.6 ft²
E2	Exclusion - Balcony	4.1 m² 44.6 ft²
E3	Exclusion - Balcony	4.0 m² 42.9 ft²
E4	Exclusion - Balcony	4.0 m² 42.9 ft²
E5	Exclusion - Balcony	4.5 m² 48.3 ft²
E6	Exclusion - Balcony	4.3 m² 46.2 ft²
E7	Exclusion - Balcony	4.7 m² 50.3 ft²
E8	Exclusion - Balcony	4.7 m² 51.0 ft²
E9	Exclusion - Balcony	5.7 m² 61.2 ft²
E10	Exclusion - Balcony	4.9 m² 52.3 ft²
E11	Exclusion - Balcony	4.9 m² 52.3 ft²
E12	Exclusion - Balcony	4.9 m² 52.3 ft²
X1	Exclusion - Envelope	14.1 m² 151.3 ft²
		91.5 m² 985.1 ft²

TOTAL FSR + EXCLUSIONS

Level 5		
Floor GFA	717.4 m²	7722 ft²

2 Level 5,7,9,11,13,15 FSR Floor Plan
1 : 100

STAMP

NOTES

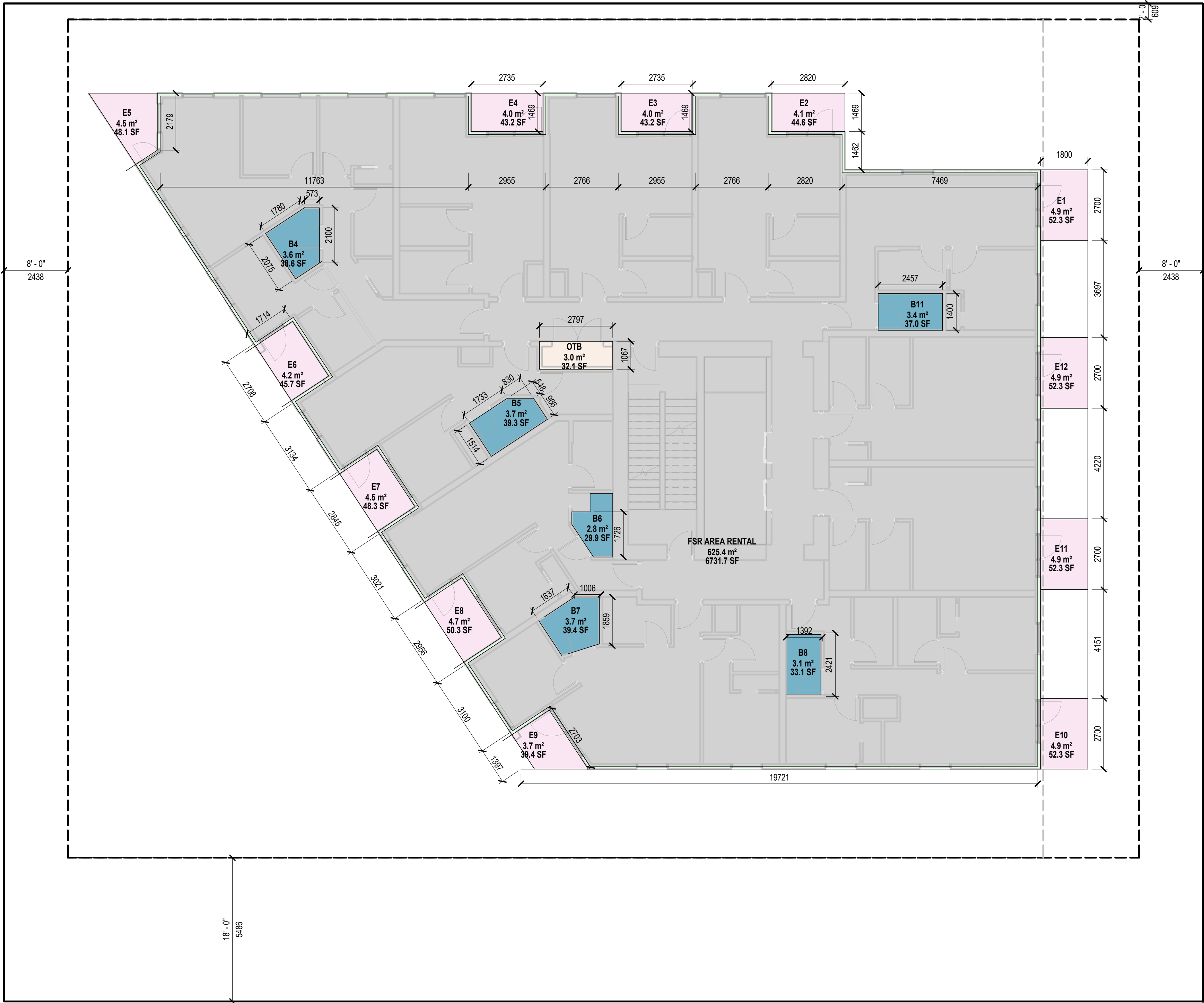
NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR LEGEND

- Exclusion - Balcony
- Exclusion - Bulk Storage
- Exclusion - Envelope
- Exclusion - Open to Below
- FSR Area - Rental



FSR AREA PER FLOOR

Level 6		
R1	FSR Area - Rental	625.4 m ² 6732 ft ²

FSR AREA EXCLUSIONS PER FLOOR

Level 6			
B4	Exclusion - Bulk Storage	3.6 m ²	38.6 ft ²
B5	Exclusion - Bulk Storage	3.7 m ²	39.3 ft ²
B5	Exclusion - Open to Below	3.0 m ²	32.1 ft ²
B6	Exclusion - Bulk Storage	2.8 m ²	29.9 ft ²
B7	Exclusion - Bulk Storage	3.7 m ²	39.4 ft ²
B8	Exclusion - Bulk Storage	3.1 m ²	33.1 ft ²
B11	Exclusion - Bulk Storage	3.4 m ²	37.0 ft ²
E1	Exclusion - Balcony	4.9 m ²	52.3 ft ²
E2	Exclusion - Balcony	4.1 m ²	44.6 ft ²
E3	Exclusion - Balcony	4.0 m ²	43.2 ft ²
E4	Exclusion - Balcony	4.0 m ²	43.2 ft ²
E5	Exclusion - Balcony	4.5 m ²	48.1 ft ²
E6	Exclusion - Balcony	4.2 m ²	45.7 ft ²
E7	Exclusion - Balcony	4.5 m ²	48.3 ft ²
E8	Exclusion - Balcony	4.7 m ²	50.3 ft ²
E9	Exclusion - Balcony	3.7 m ²	39.4 ft ²
E10	Exclusion - Balcony	4.9 m ²	52.3 ft ²
E11	Exclusion - Balcony	4.9 m ²	52.3 ft ²
E12	Exclusion - Balcony	4.9 m ²	52.3 ft ²
X1	Exclusion - Envelope	13.7 m ²	147.3 ft ²
		90.0 m ²	968.9 ft ²

TOTAL FSR + EXCLUSIONS

Level 6		
Floor GFA	715.4 m ²	7701 ft ²

GRANGE

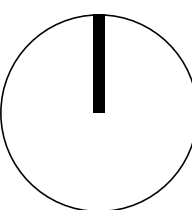
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FSR PLAN - LEVELS
6,8,10,12,14,16

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307

2 Level 6,8,10,12,14,16 FSR Floor Plan
1 : 100



A060

STAMP

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR LEGEND

- Exclusion - Balcony
- Exclusion - Bulk Storage
- Exclusion - Envelope
- Exclusion - Open to Below
- FSR Area - Rental

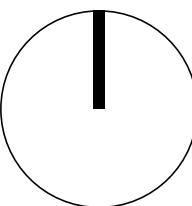
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1395 W 14th AVE VANCOUVER, BC

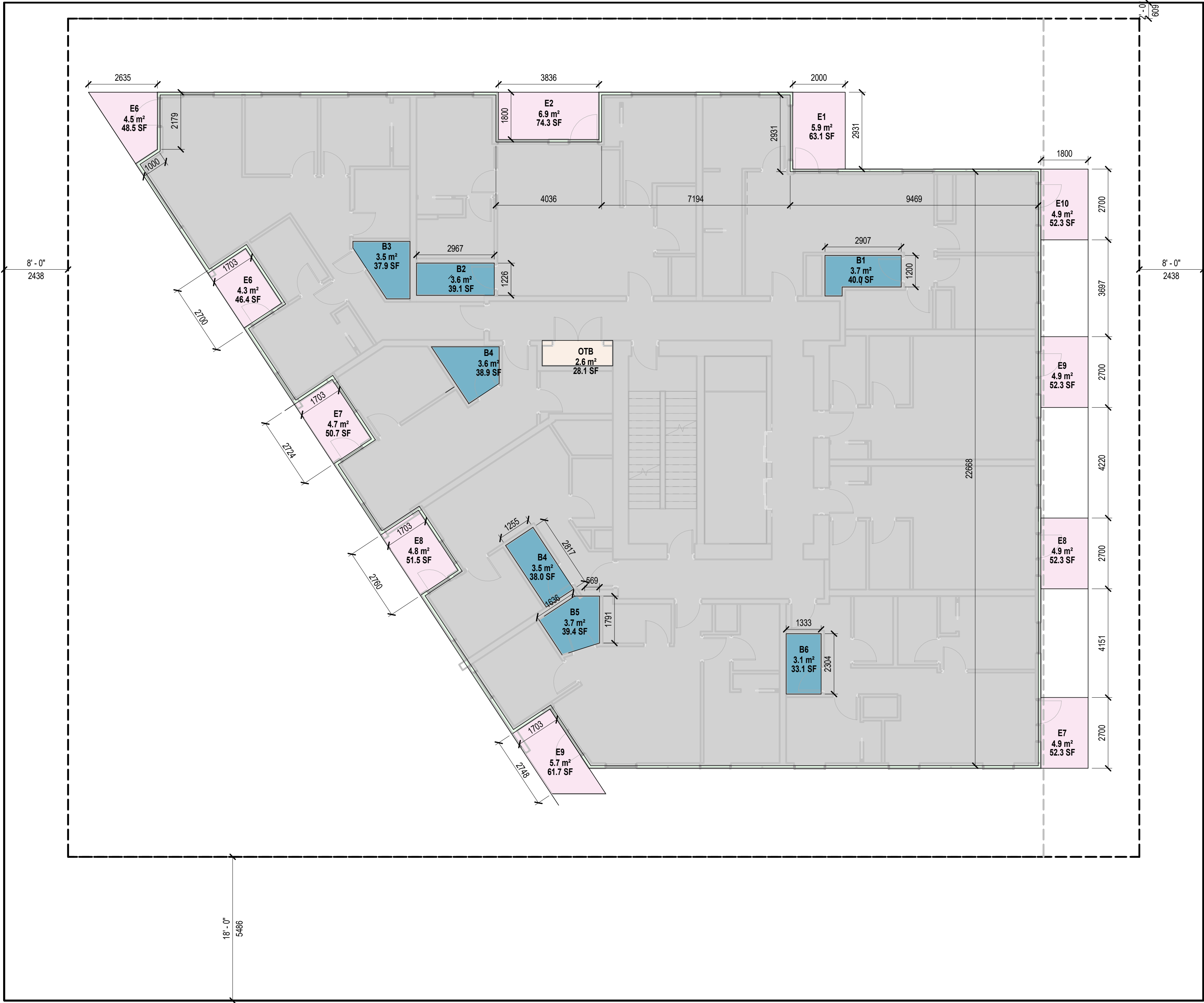
UPDATED REZONING

FSR PLAN - LEVELS 17,19

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307



A061



FSR AREA PER FLOOR

Level 17		
R1	FSR Area - Rental	620.9 m ² 6684 ft ²

FSR AREA EXCLUSIONS PER FLOOR

Level 17		
B1	Exclusion - Bulk Storage	3.7 m ² 40.0 ft ²
B2	Exclusion - Bulk Storage	3.6 m ² 39.1 ft ²
B2	Exclusion - Open to Below	2.6 m ² 28.1 ft ²
B3	Exclusion - Bulk Storage	3.5 m ² 37.9 ft ²
B4	Exclusion - Bulk Storage	7.1 m ² 76.9 ft ²
B5	Exclusion - Bulk Storage	3.7 m ² 39.4 ft ²
B6	Exclusion - Bulk Storage	3.1 m ² 33.1 ft ²
E1	Exclusion - Balcony	5.9 m ² 63.1 ft ²
E2	Exclusion - Balcony	6.9 m ² 74.3 ft ²
E6	Exclusion - Balcony	8.8 m ² 94.9 ft ²
E7	Exclusion - Balcony	9.6 m ² 103.0 ft ²
E8	Exclusion - Balcony	9.6 m ² 103.8 ft ²
E9	Exclusion - Balcony	10.6 m ² 114.1 ft ²
E10	Exclusion - Balcony	4.9 m ² 52.3 ft ²
X1	Exclusion - Envelope	13.3 m ² 143.0 ft ²
		96.9 m ² 1042.6 ft ²

TOTAL FSR + EXCLUSIONS

Level 17		
Floor GFA	717.8 m ²	7727 ft ²

1 Level 17,19 FSR Floor Plan
1 : 100

STAMP

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR LEGEND

- Exclusion - Balcony
- Exclusion - Bulk Storage
- Exclusion - Envelope
- Exclusion - Open to Below
- FSR Area - Rental

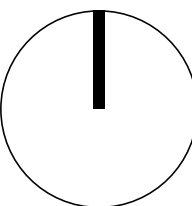
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1395 W 14th AVE VANCOUVER, BC

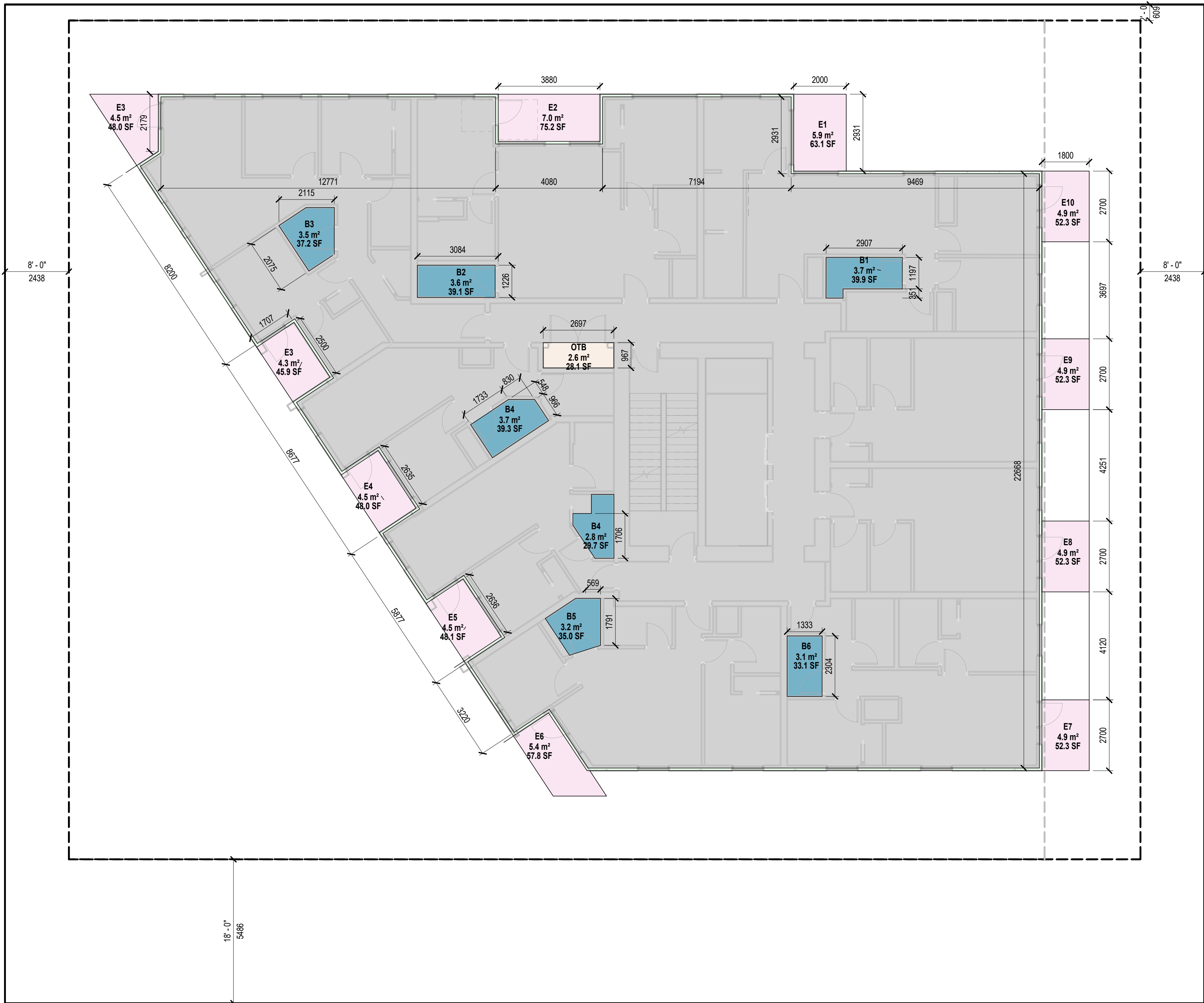
UPDATED REZONING

FSR PLAN - LEVEL 18

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307



A062



FSR AREA PER FLOOR

Level 18		
R1	FSR Area - Rental	623.2 m ² 6708 ft ²

FSR AREA EXCLUSIONS PER FLOOR

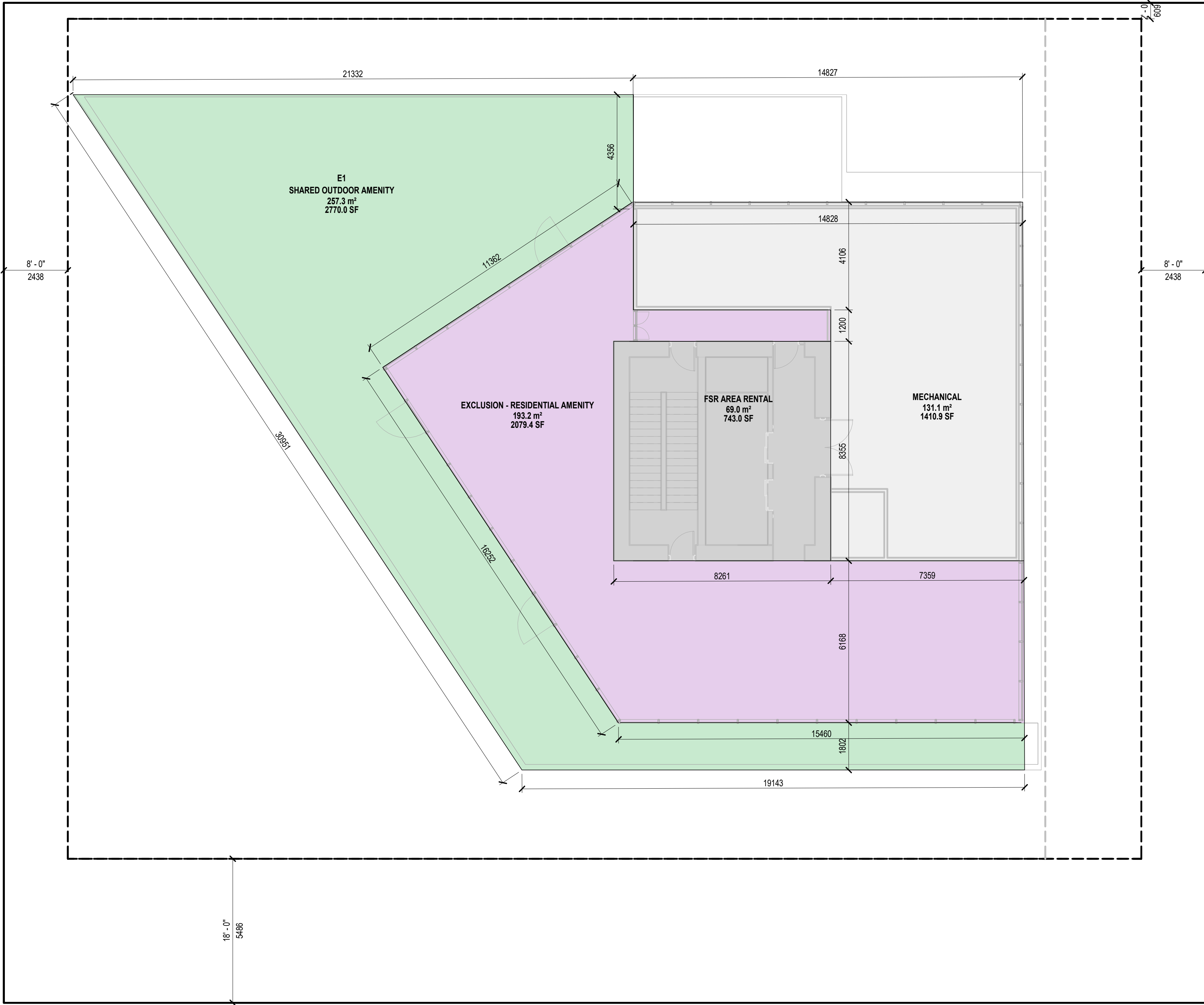
Level 18		
B1	Exclusion - Bulk Storage	3.7 m ² 39.9 ft ²
B2	Exclusion - Bulk Storage	3.6 m ² 39.1 ft ²
B2	Exclusion - Open to Below	2.6 m ² 28.1 ft ²
B3	Exclusion - Bulk Storage	3.5 m ² 37.2 ft ²
B4	Exclusion - Bulk Storage	6.4 m ² 69.0 ft ²
B5	Exclusion - Bulk Storage	3.2 m ² 35.0 ft ²
B6	Exclusion - Bulk Storage	3.1 m ² 33.1 ft ²
E1	Exclusion - Balcony	5.9 m ² 63.1 ft ²
E2	Exclusion - Balcony	7.0 m ² 75.2 ft ²
E3	Exclusion - Balcony	8.7 m ² 93.9 ft ²
E4	Exclusion - Balcony	4.5 m ² 48.0 ft ²
E5	Exclusion - Balcony	4.5 m ² 48.1 ft ²
E6	Exclusion - Balcony	5.4 m ² 57.8 ft ²
E7	Exclusion - Balcony	4.9 m ² 52.3 ft ²
E8	Exclusion - Balcony	4.9 m ² 52.3 ft ²
E9	Exclusion - Balcony	4.9 m ² 52.3 ft ²
E10	Exclusion - Balcony	4.9 m ² 52.3 ft ²
X1	Exclusion - Envelope	12.4 m ² 133.1 ft ²
		93.8 m ² 1009.6 ft ²

TOTAL FSR + EXCLUSIONS

Level 18		
Floor GFA	717.0 m ²	7718 ft ²

1 Level 18 FSR Floor Plan
1:100

STAMP



1 Level 20 FSR Floor Plan
1 : 100

FSR LEGEND

- Exclusion - Outdoor Amenity
- Exclusion - Outdoor Mechanical
- Exclusion - Residential Amenity
- FSR Area - Rental

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

FSR AREA PER FLOOR

Level 20		
R1	FSR Area - Rental	69.0 m² 743 ft²

FSR AREA EXCLUSIONS PER FLOOR

Level 20		
A1	Exclusion - Outdoor Mechanical	131.1 m² 1410.9 ft²
A1	Exclusion - Residential Amenity	193.2 m² 2079.4 ft²
E1	Exclusion - Outdoor Amenity	257.3 m² 2770.0 ft²
		581.6 m² 6260.4 ft²

TOTAL FSR + EXCLUSIONS

Level 20		
Floor GFA	650.6 m²	7003 ft²

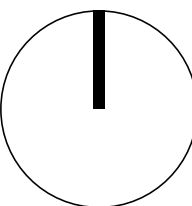
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1395 W 14th AVE VANCOUVER, BC

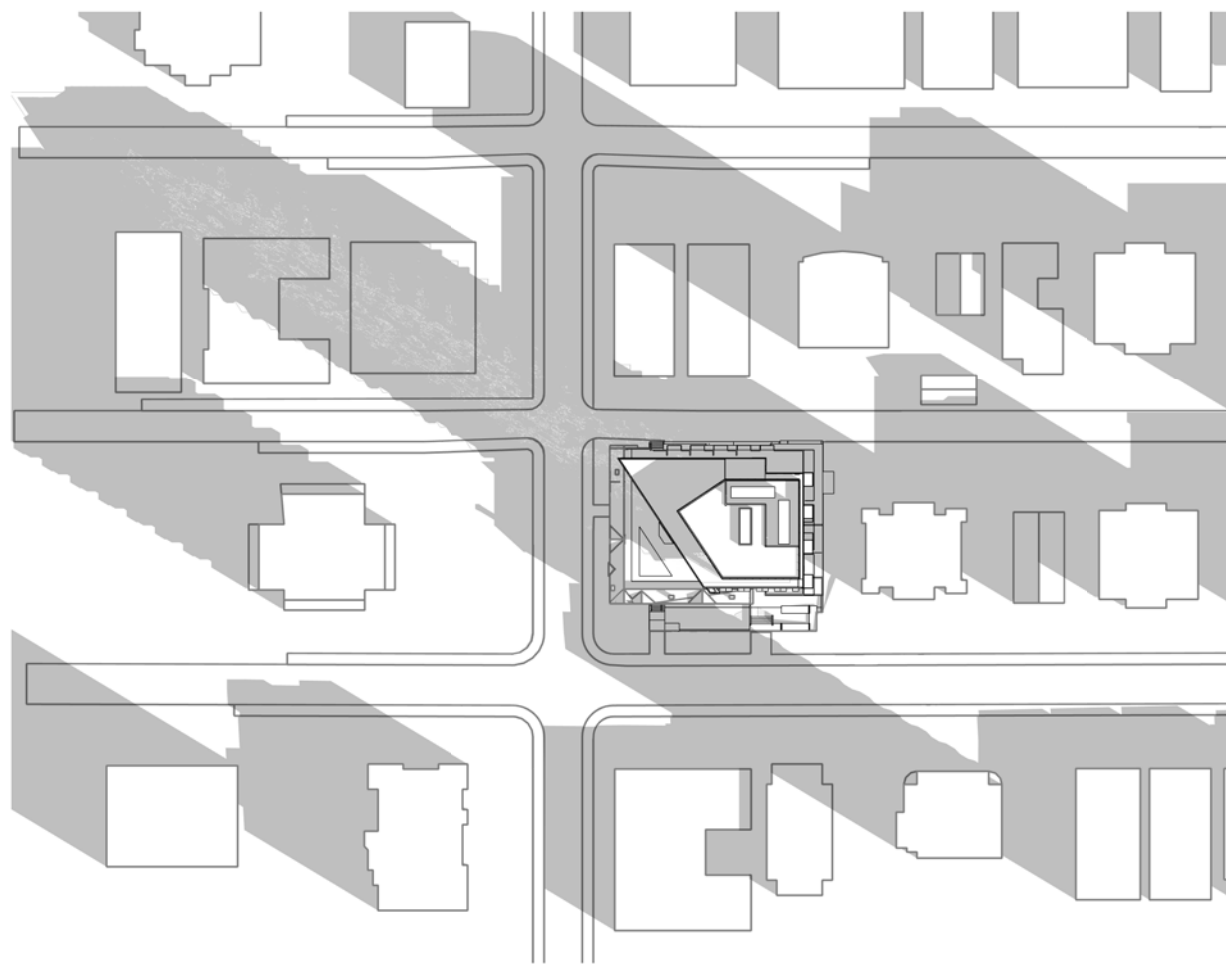
UPDATED REZONING

FSR PLAN - LEVEL 20

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	1 : 100
JOB NUMBER	2307



A063



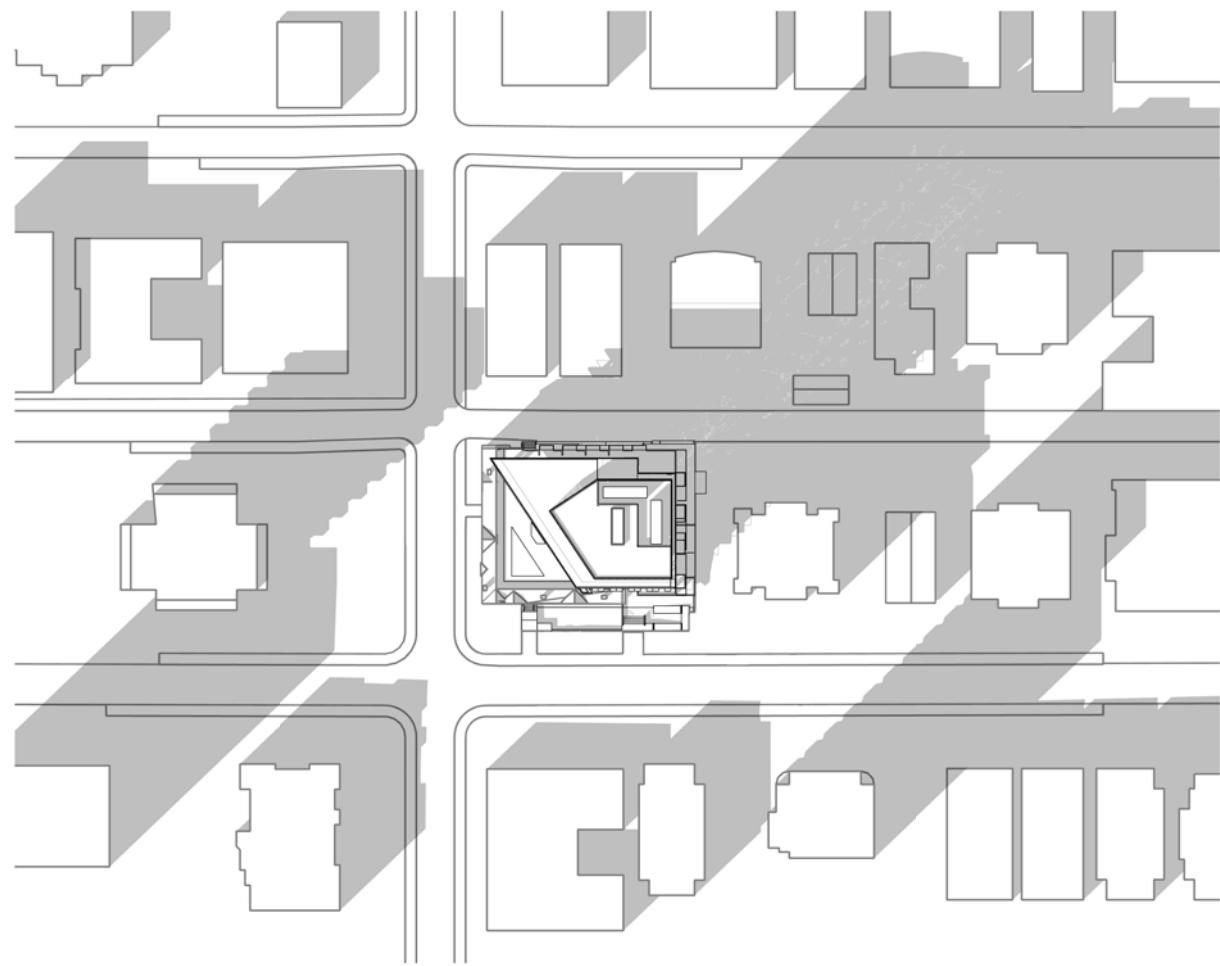
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2 MARCH 20th 12PM



3 MARCH 20th 2PM



4 MARCH 20th 4PM



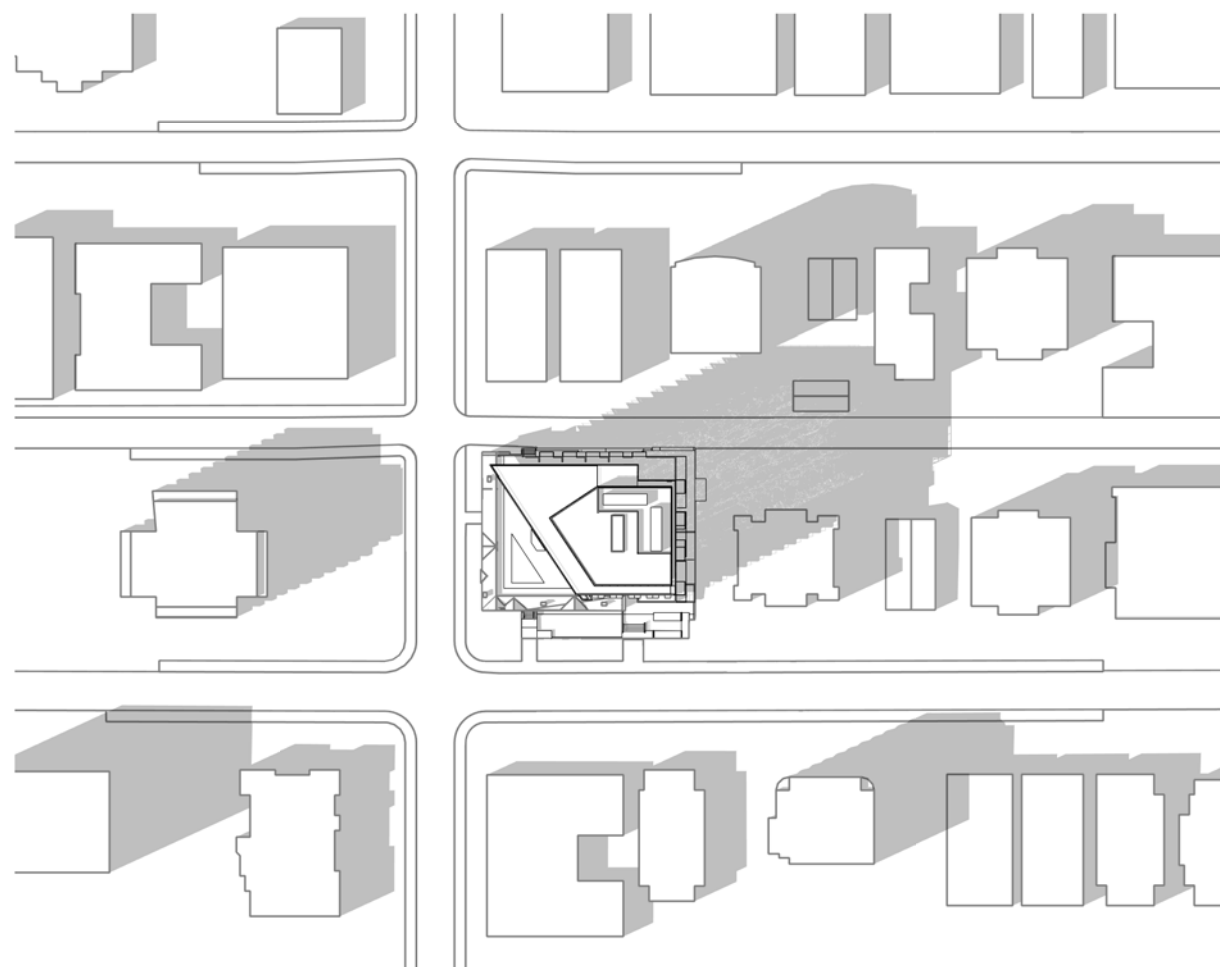
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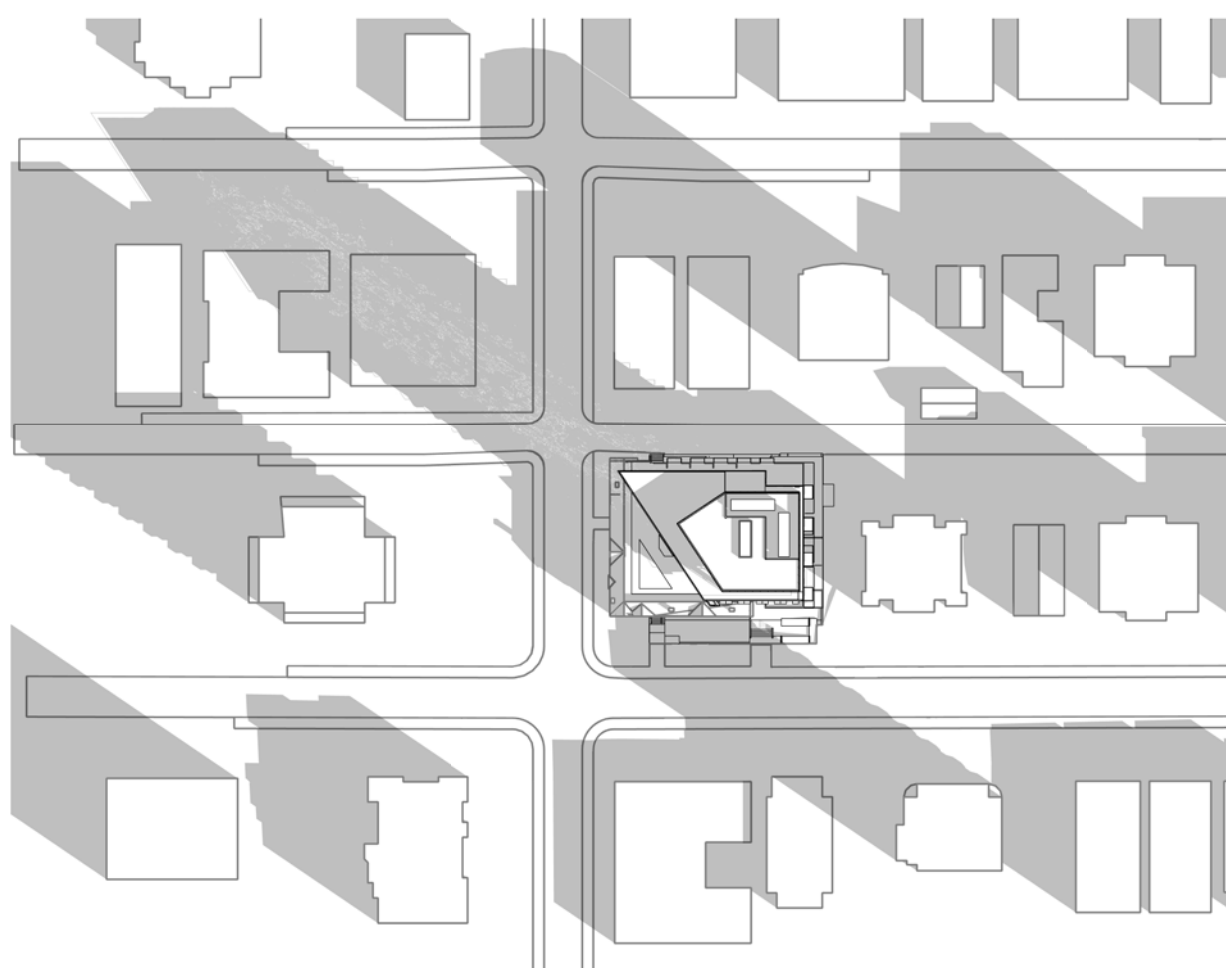
6 JUNE 21st 12PM



7 JUNE 21st 2PM



8 JUNE 21st 4PM



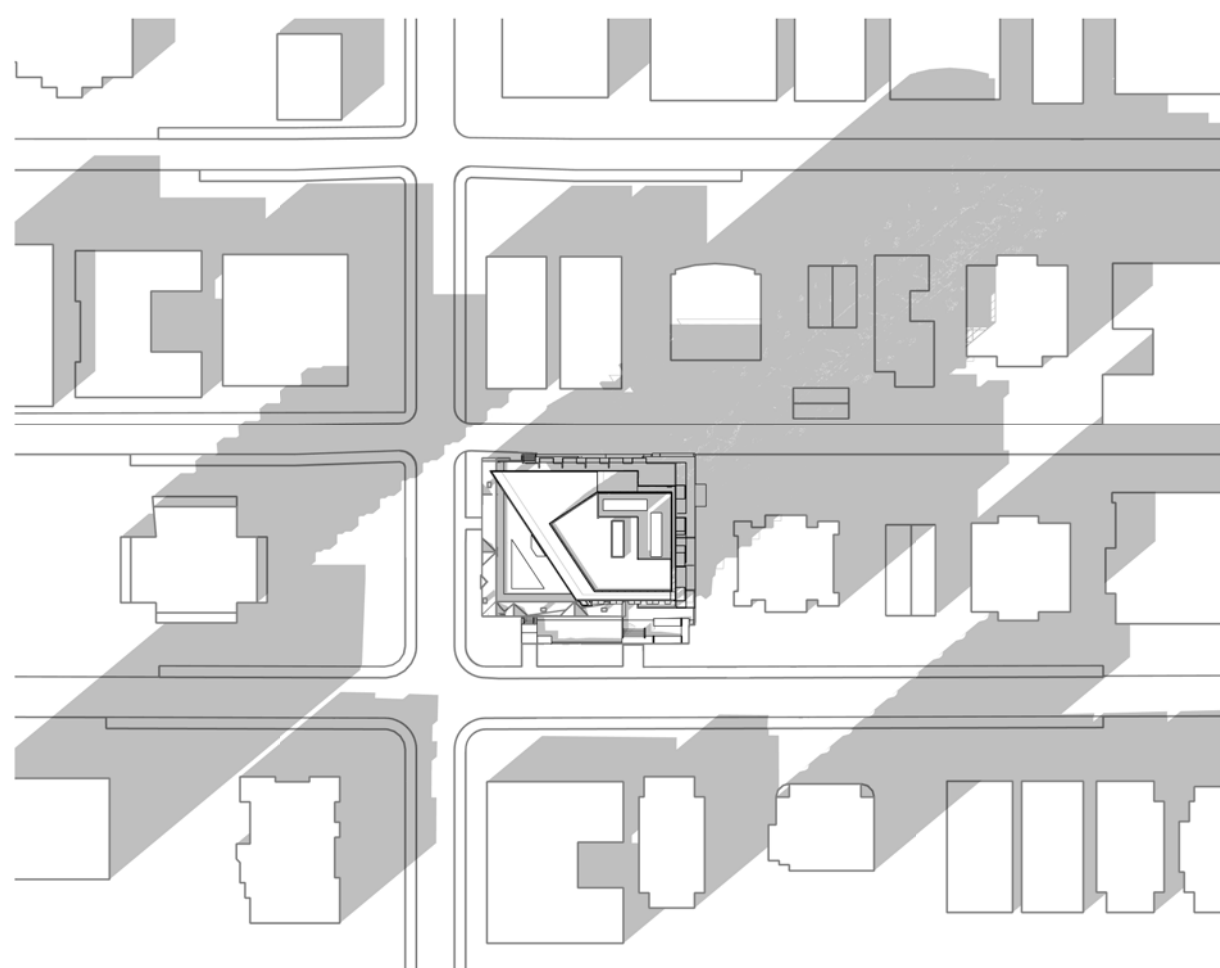
9 SEPTEMBER 22nd 10PM



10 SEPTEMBER 22nd 12PM



11 SEPTEMBER 22nd 2PM



12 SEPTEMBER 22nd 4PM

SHAPE

Architecture Inc.

1462 WEST 7th AVENUE
VANCOUVER, BC CANADA
V6H 1C1

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EMAIL: info@shapearchitecture.ca
WEB: www.shapearchitecture.ca

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NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
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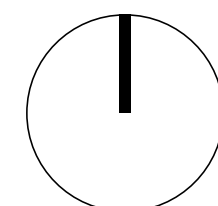
GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

SHADOW STUDIES

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	
JOB NUMBER	2307



A065

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

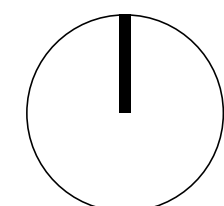
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1395 W 14th AVE VANCOUVER, BC

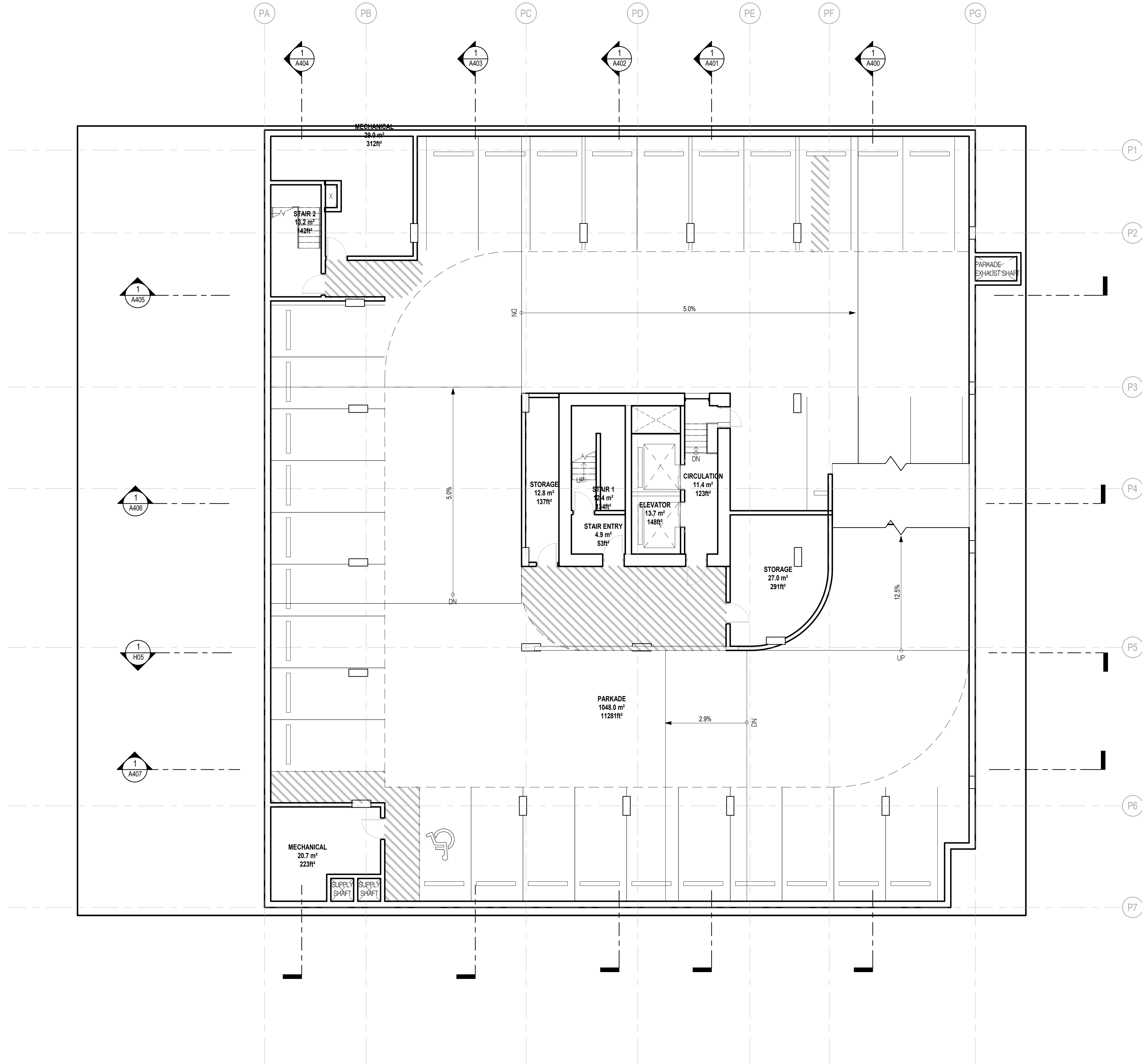
UPDATED REZONING

FLOOR PLAN - LEVEL P3

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A200



STAMP

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

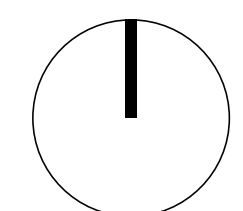
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1395 W 14th AVE VANCOUVER, BC

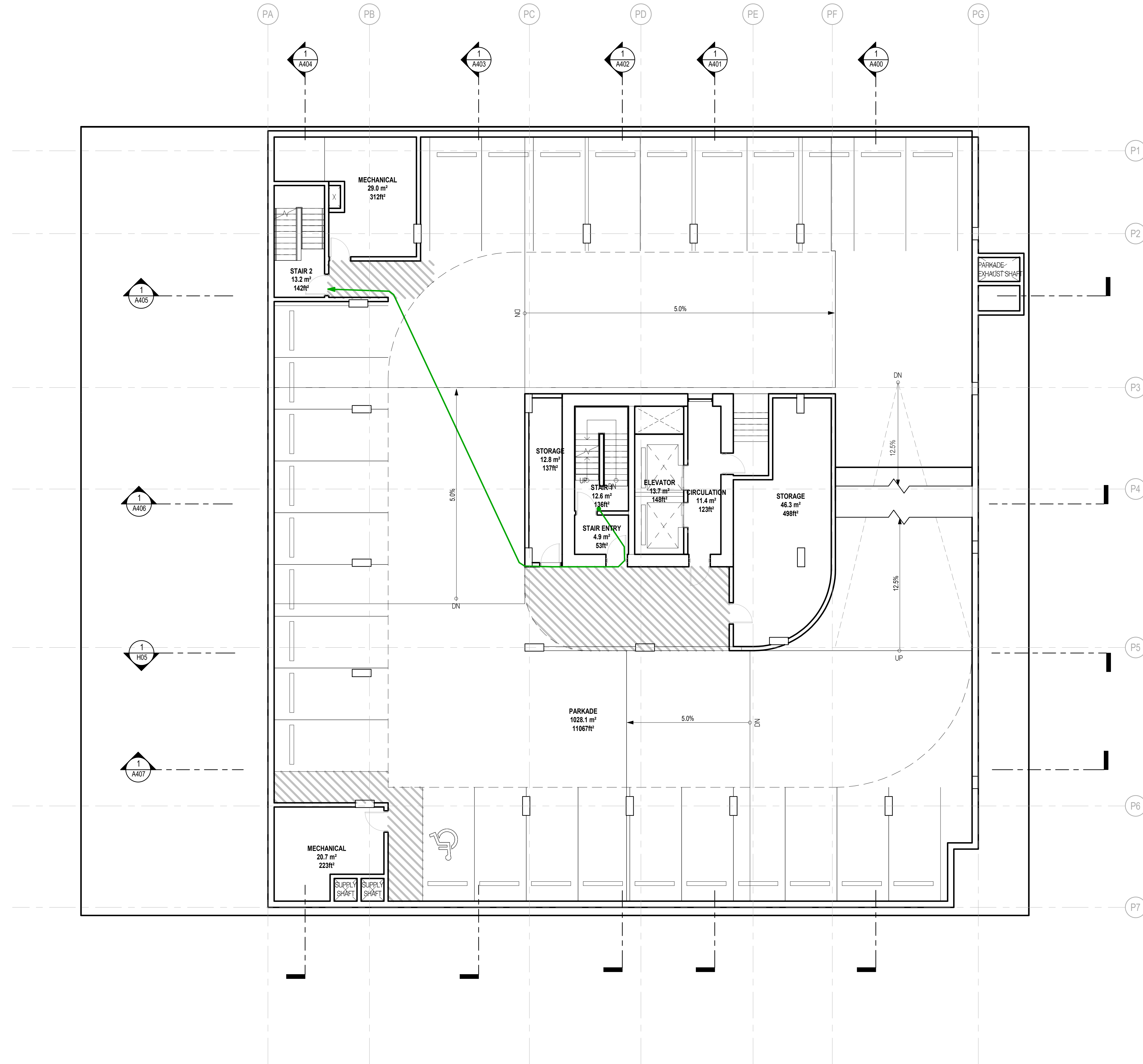
UPDATED REZONING

FLOOR PLAN - LEVEL P2

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A201



GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

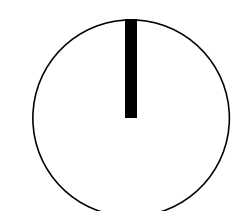
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1395 W 14th AVE VANCOUVER, BC

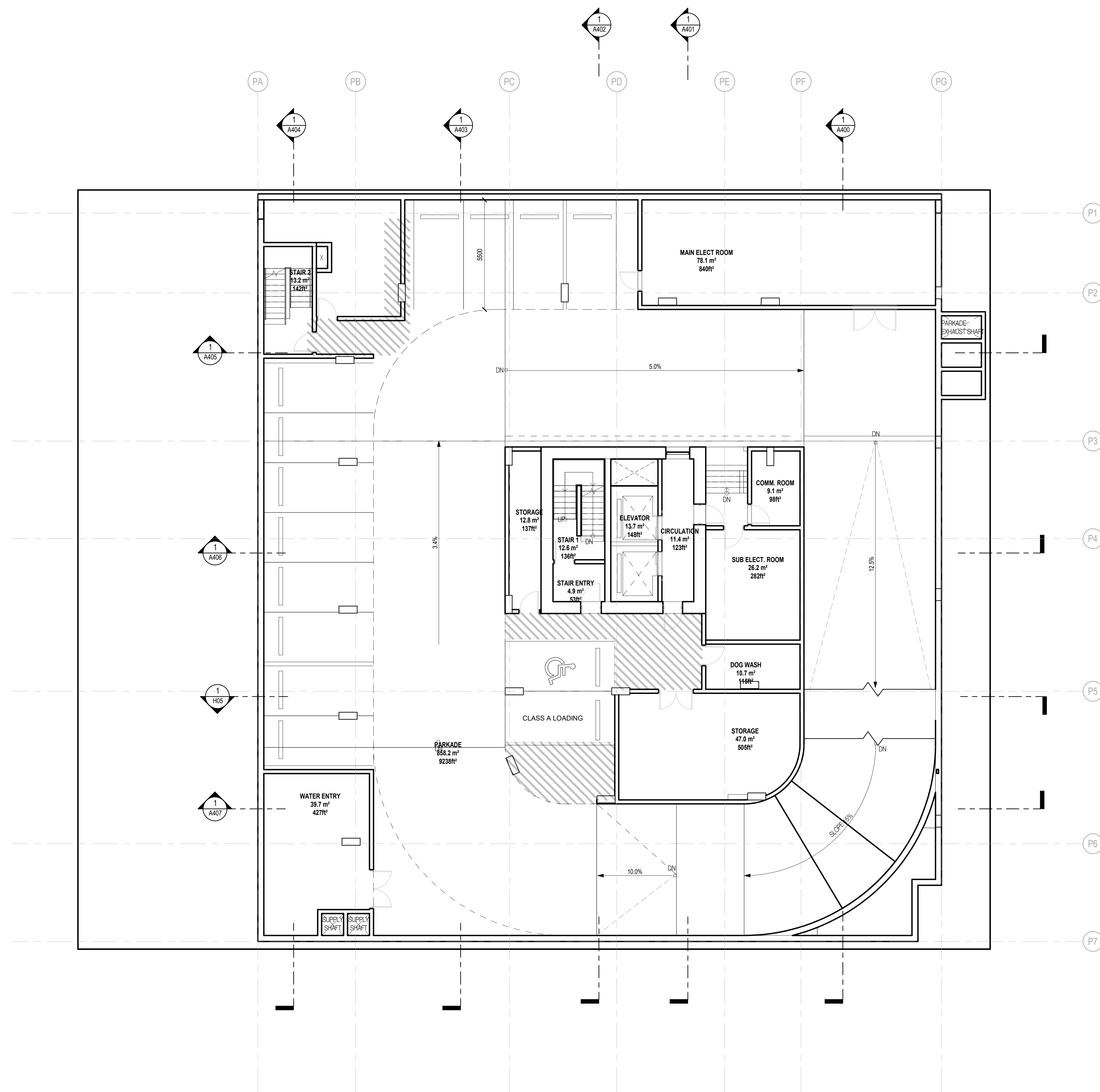
UPDATED REZONING

FLOOR PLAN - LEVEL P1

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A202



GENERAL NOTES - FLOOR PLAN

1. Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
2. Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
3. See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
4. Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
5. All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

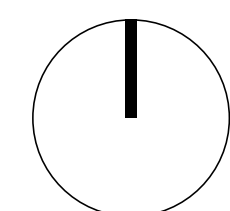
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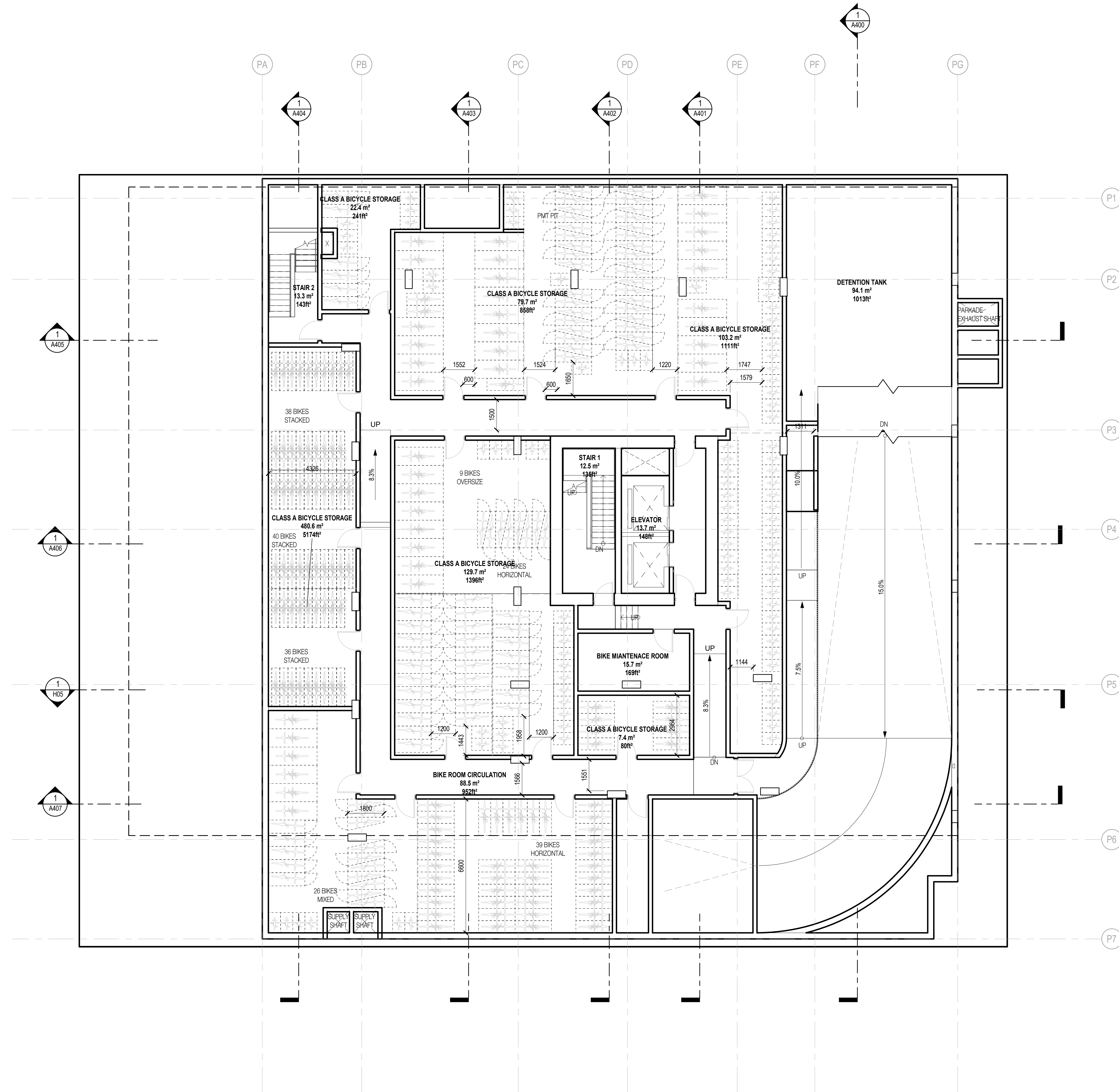
UPDATED REZONING

FLOOR PLAN - LEVEL P0

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A203



STAMP

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

RENTAL UNIT TYPE

MARKET RENTAL

UNIT AREA

Level 0	
1BED	43.4 m ²
2BED	72.4 m ²
2BED	61.0 m ²
2BED	62.1 m ²
2BED	64.4 m ²
2BED	303.3 m ²

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m ²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total: 44		44	1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total: 157		157	7505.5 m ²	100.0%

GRANGE

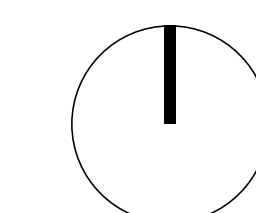
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FLOOR PLAN - LEVEL 0

DATE 2024.09.27
DRAWN BY MB
CHECKED BY AR/DS
SCALE As indicated

JOB NUMBER 2307



A204



STAMP

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood. Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

RENTAL UNIT TYPE

MARKET RENTAL

UNIT AREA

Level 1	
1BED	43.3 m ²
2BED	71.4 m ²
2BED	58.6 m ²
2BED	64.9 m ²
2BED	51.4 m ²
2BED	54.1 m ²
3BED	75.6 m ²
STUDIO	37.1 m ²
STUDIO	37.1 m ²
STUDIO	37.4 m ²
STUDIO	37.9 m ²
STUDIO	569.0 m ²

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m ²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total: 44		44	1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total: 157		157	7505.5 m ²	100.0%

GRANGE

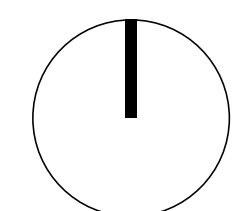
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

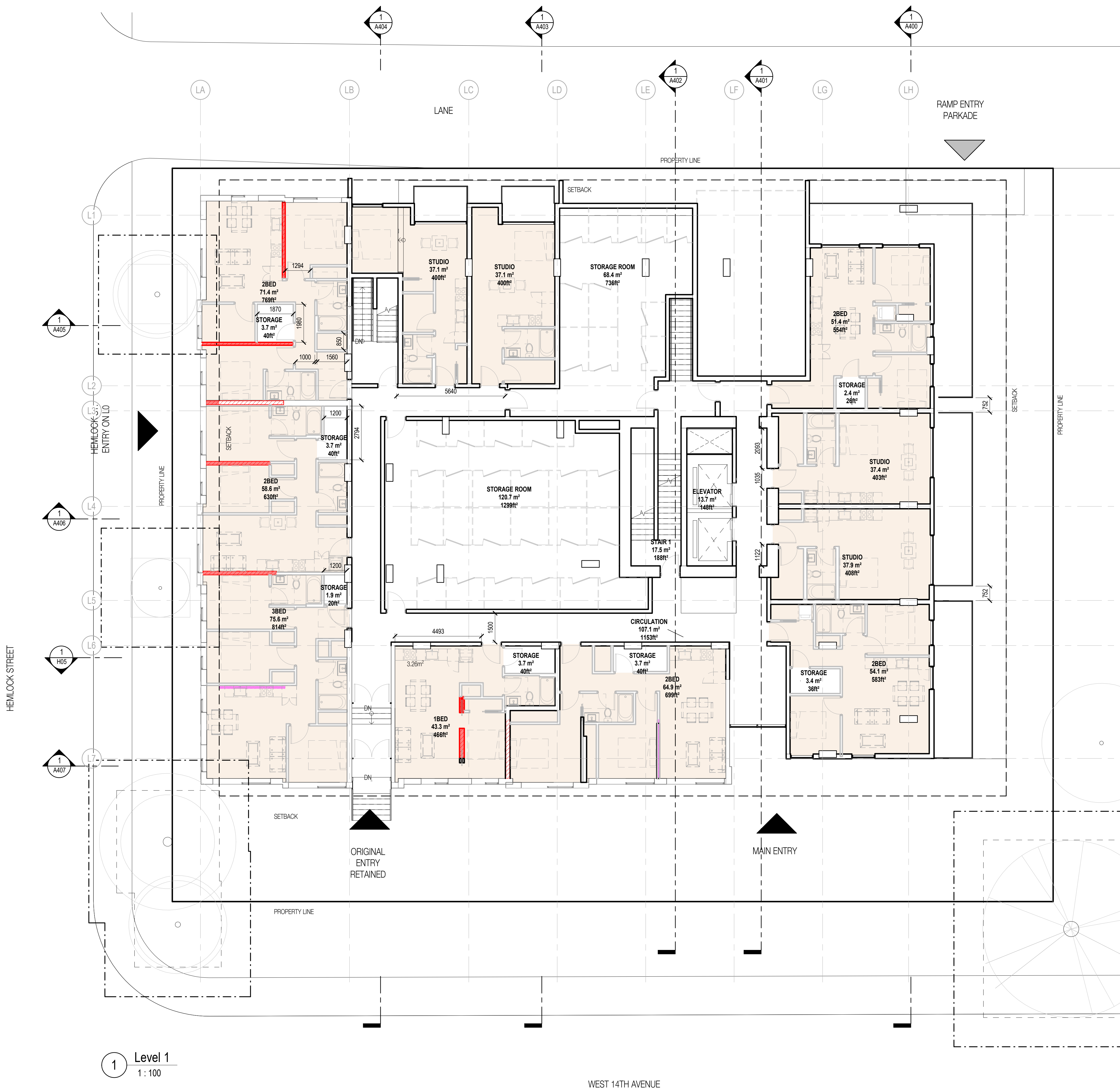
FLOOR PLAN - LEVEL 1

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A205



1 Level 1
1 : 100

WEST 14TH AVENUE

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood. Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbes, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

RENTAL UNIT TYPE

- BELOW-MARKET RENTAL
- MARKET RENTAL

UNIT AREA

Level 2	
1BED	54.5 m ²
2BED	55.6 m ²
2BED	46.3 m ²
2BED	64.9 m ²
2BED	71.6 m ²
2BED	59.0 m ²
3BED	77.8 m ²
STUDIO	37.4 m ²
STUDIO	37.4 m ²
STUDIO	37.4 m ²
STUDIO	37.4 m ²
STUDIO	37.4 m ²
STUDIO	37.2 m ²
STUDIO	37.9 m ²
STUDIO	691.7 m ²

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m ²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total:	44		1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total:	157		7505.5 m ²	100.0%

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

GRANGE

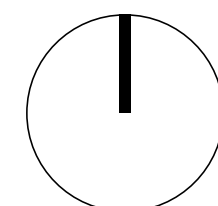
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FLOOR PLAN - LEVEL 2

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A206



1

Level 2
1 : 100

GENERAL NOTES - FLOOR PLAN

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RENTAL UNIT TYPE

- BELOW-MARKET RENTAL
- MARKET RENTAL

UNIT AREA

Level 3	
2BED	55.3 m ²
2BED	46.1 m ²
STUDIO	37.1 m ²
STUDIO	37.1 m ²
STUDIO	37.5 m ²
STUDIO	37.5 m ²
STUDIO	37.4 m ²
STUDIO	36.7 m ²
STUDIO	362.3 m ²

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m ²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total:	44		1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total:	157		7505.5 m ²	100.0%

GRANGE

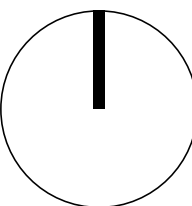
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FLOOR PLAN - LEVEL 3
(HERITAGE ATTIC)

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER 2307



A207



GENERAL NOTES - FLOOR PLAN

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RENTAL UNIT TYPE

MARKET RENTAL

UNIT AREA

Level 4	
2BED	53.3 m ²
2BED	46.9 m ²
STUDIO	37.3 m ²
	137.5 m ²

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m ²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total: 44		44	1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total: 157		157	7505.5 m ²	100.0%

GRANGE

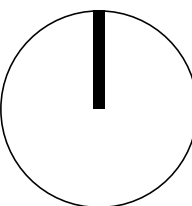
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

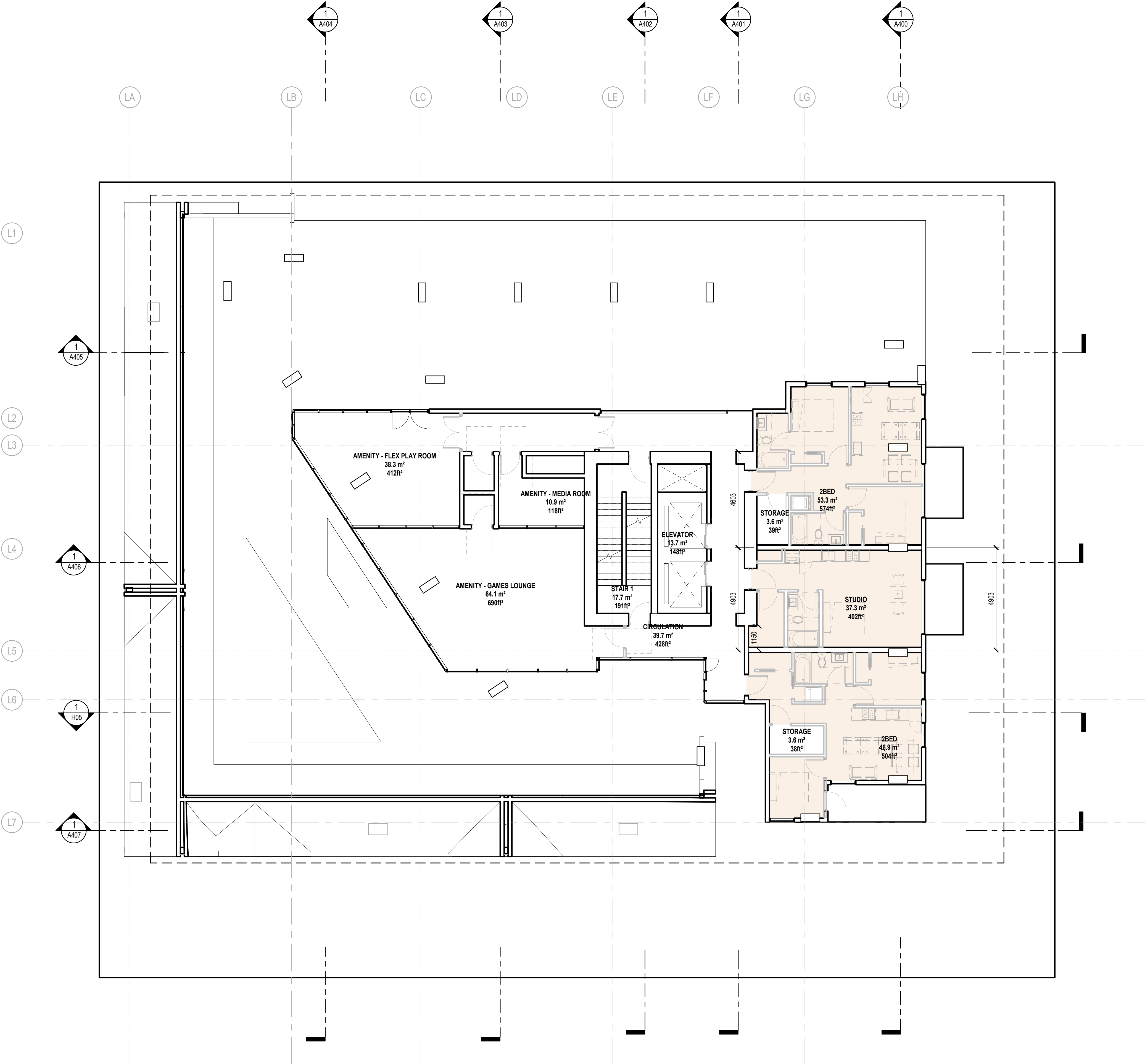
FLOOR PLAN - LEVEL 4
(OUTDOOR AMENITY)

DATE 2024.09.27
DRAWN BY MB
CHECKED BY AR/DS
SCALE As indicated

JOB NUMBER 2307



A208



GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
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RENTAL UNIT TYPE

- BELOW-MARKET RENTAL
- MARKET RENTAL

UNIT AREA

Level 5	
1BED	38.8 m ²
1BED	35.0 m ²
1BED	36.0 m ²
2BED	56.7 m ²
2BED	55.7 m ²
3BED	73.9 m ²
STUDIO	37.4 m ²
STUDIO	37.2 m ²
STUDIO	37.2 m ²
STUDIO	36.8 m ²
STUDIO	37.1 m ²
STUDIO	481.9 m ²

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m ²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total:	44		1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total:	157		7505.5 m ²	100.0%

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

GRANGE

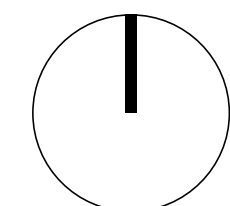
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

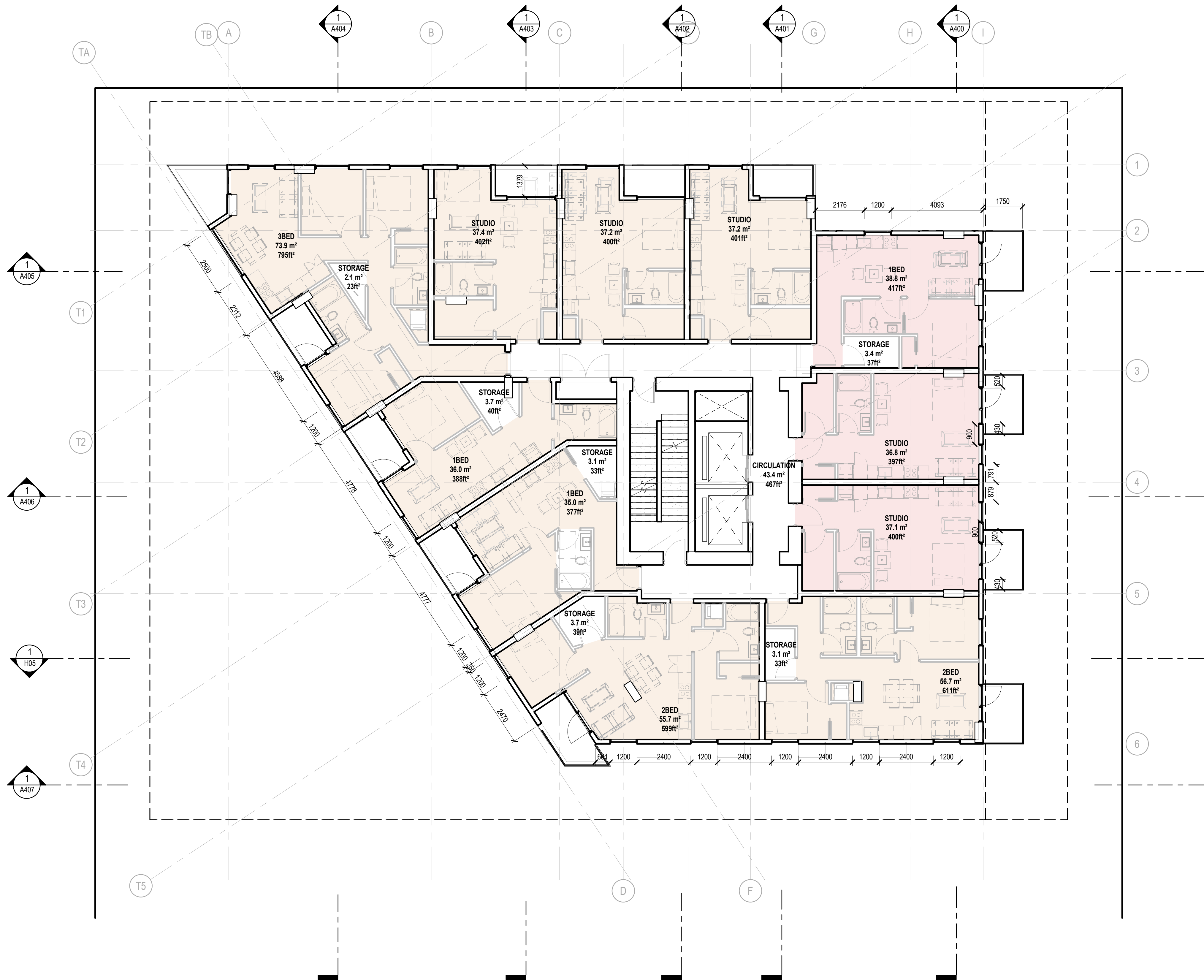
FLOOR PLAN - LEVELS
5,7,9,11,13,15

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A209



1 Level 5,7,9,11,13,15 Floor Plan
1 : 100

GENERAL NOTES - FLOOR PLAN

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RENTAL UNIT TYPE

- BELOW-MARKET RENTAL
- MARKET RENTAL

UNIT AREA

Level 6	
1BED	39.5 m ²
1BED	40.1 m ²
1BED	38.3 m ²
2BED	56.8 m ²
2BED	55.4 m ²
3BED	73.6 m ²
STUDIO	37.2 m ²
STUDIO	37.2 m ²
STUDIO	37.1 m ²
STUDIO	37.1 m ²
STUDIO	37.2 m ²
STUDIO	489.6 m ²

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m ²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total:	44		1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total:	157		7505.5 m ²	100.0%

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

GRANGE

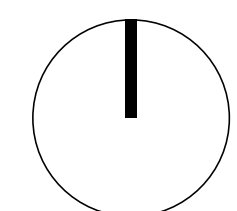
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

FLOOR PLAN - LEVELS
6,8,10,12,14,16

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A210

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STAMP

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RENTAL UNIT TYPE

- BELOW-MARKET RENTAL
- MARKET RENTAL

UNIT AREA

Level 17	
1BED	38.5 m ²
1BED	38.3 m ²
2BED	69.5 m ²
2BED	56.6 m ²
2BED	55.0 m ²
3BED	73.7 m ²
3BED	77.5 m ²
STUDIO	37.2 m ²
STUDIO	37.0 m ²
STUDIO	483.3 m ²

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
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BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total:	44		1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total:	157		7505.5 m ²	100.0%

GRANGE

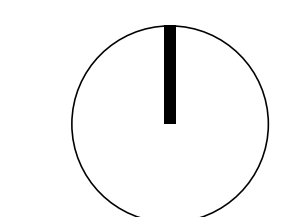
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

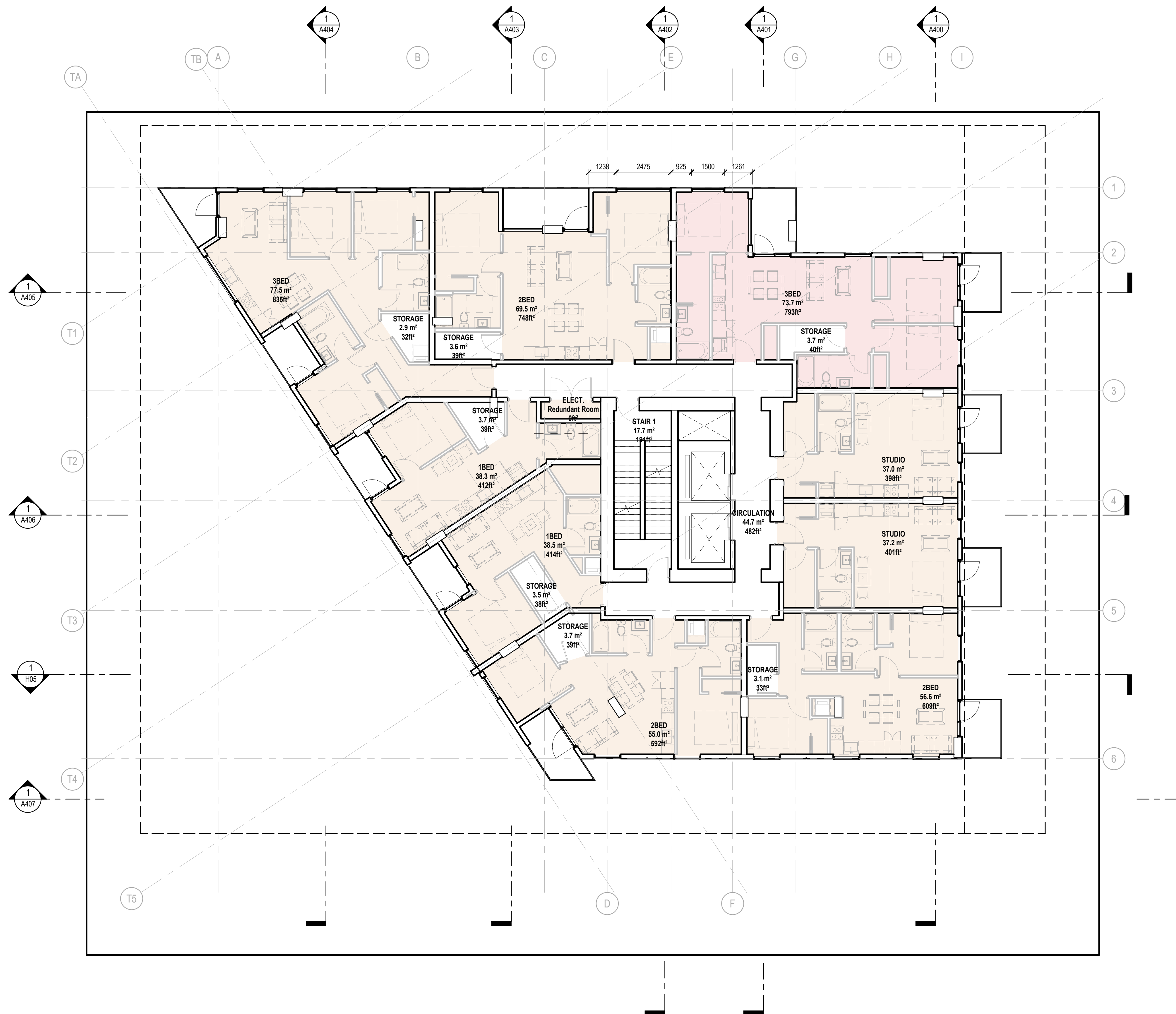
**FLOOR PLAN - LEVELS
17,19**

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A211



STAMP

GENERAL NOTES - FLOOR PLAN

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RENTAL UNIT TYPE

- BELOW-MARKET RENTAL
- MARKET RENTAL

UNIT AREA

Level 18	
1BED	39.0 m ²
1BED	36.1 m ²
2BED	69.5 m ²
2BED	56.6 m ²
2BED	55.1 m ²
3BED	73.7 m ²
3BED	78.3 m ²
STUDIO	37.2 m ²
STUDIO	37.2 m ²
STUDIO	482.8 m ²

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

BELOW-MARKET RENTAL	1904.0 m ²	20493.9 ft ²	20%
MARKET RENTAL	7505.5 m ²	80788.1 ft ²	80%
Grand Total	9409.4 m ²	101282.0 ft ²	

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m ²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m ²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m ²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m ²	43.0%
Grand Total:	44		1904.0 m ²	100.0%

ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m ²	18.1%
MARKET RENTAL	2BED	43	2525.1 m ²	33.6%
MARKET RENTAL	3BED	17	1279.6 m ²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m ²	31.2%
Grand Total:	157		7505.5 m ²	100.0%

GRANGE

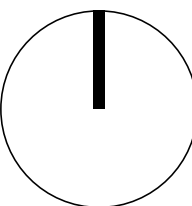
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

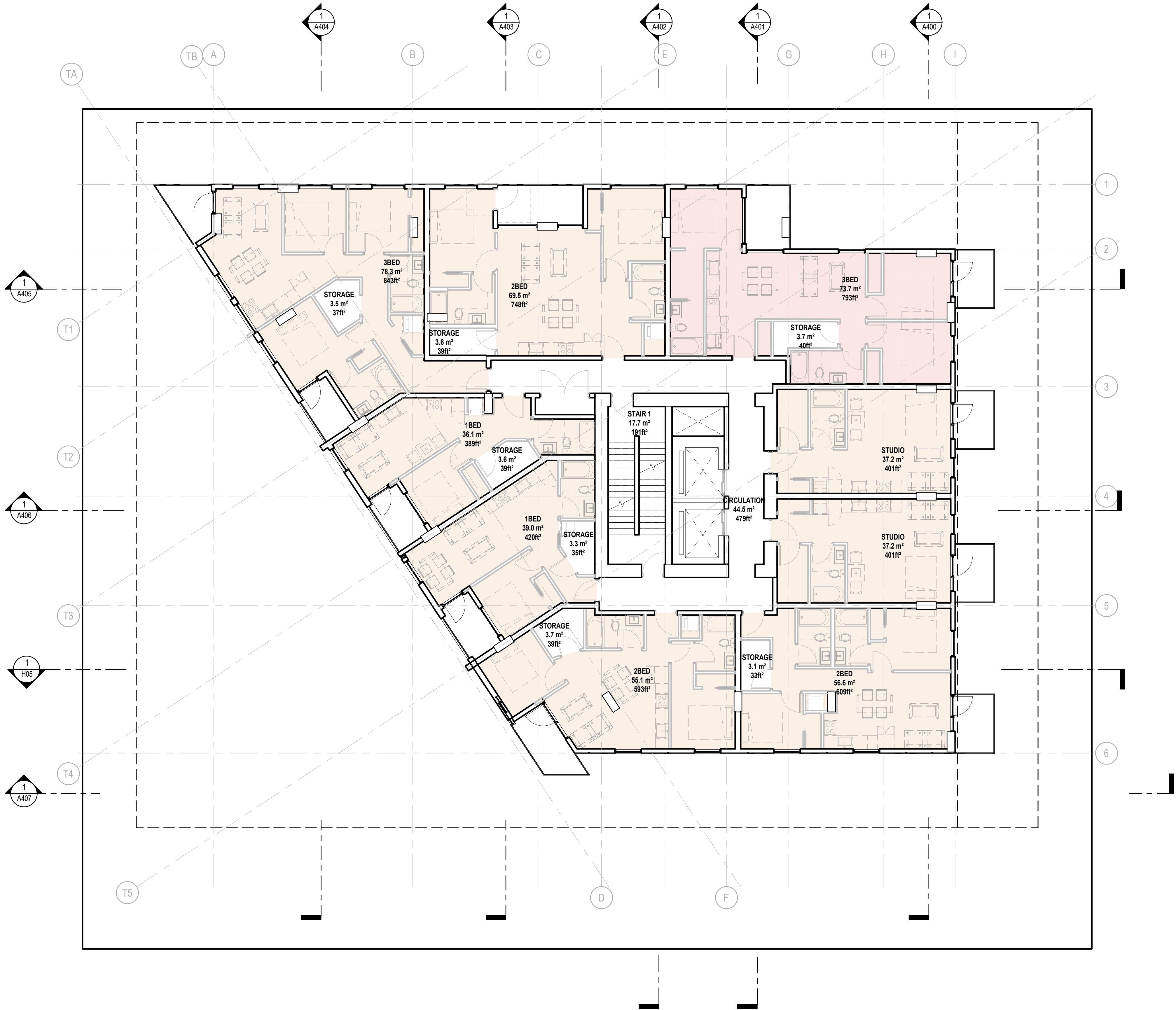
FLOOR PLAN - LEVEL 18

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A212



STAMP

GENERAL NOTES - FLOOR PLAN

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NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

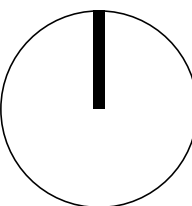
GRANGE

1395 W 14th AVE VANCOUVER, BC

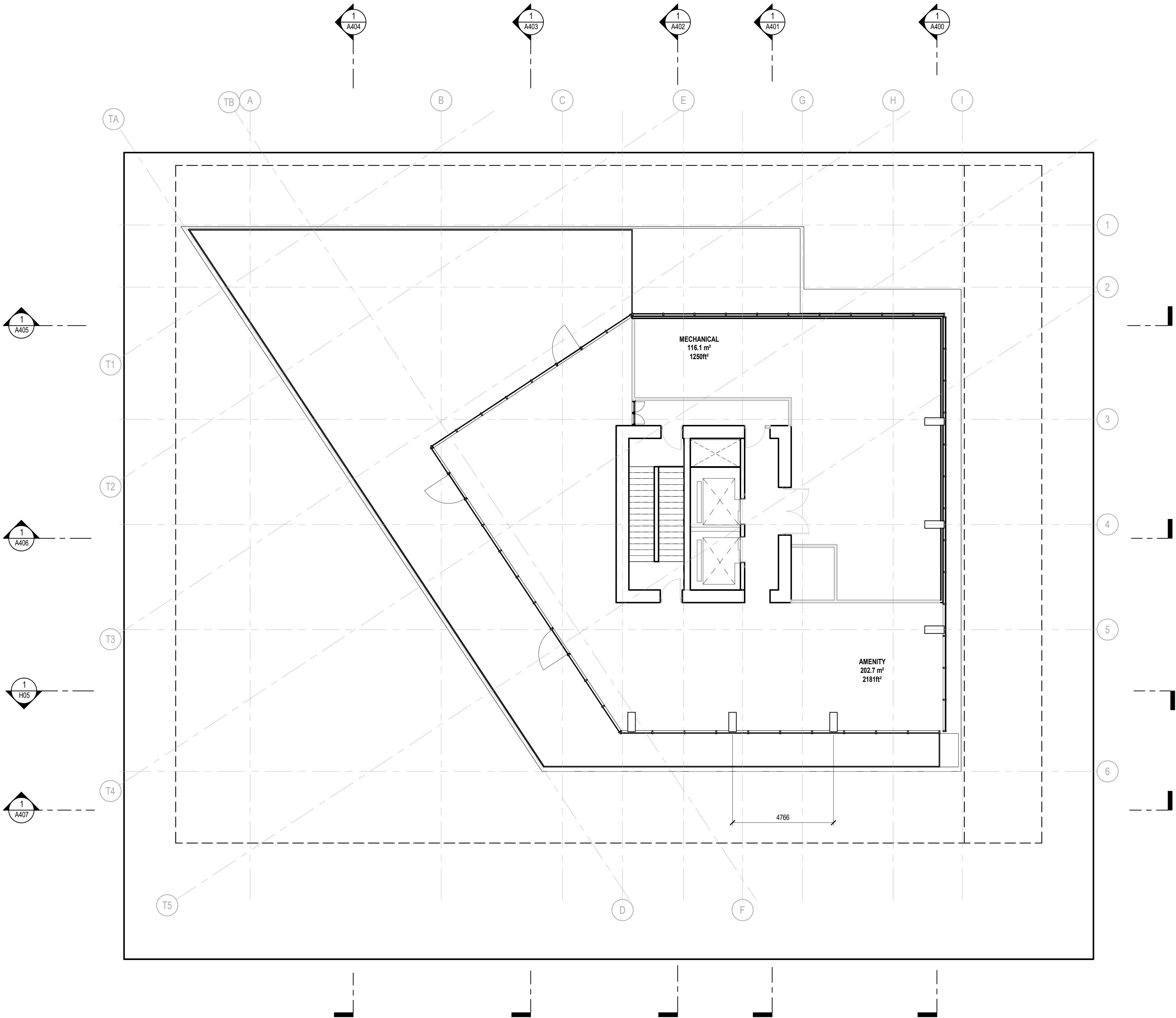
UPDATED REZONING

FLOOR PLAN - LEVEL 20

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A213



1

Level 20
1 : 100

STAMP

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BUILDING HEIGHT CALCULATIONS

NOTE

*IBG - Interpolated Building Grade Calculated Using Linear Interpolation Method Based on Data from City Of Vancouver Building Grade Elevations For Lots 18 to20, BLK. 432, D.L. 526, PLAN VAP1276. Dwg No. BG-2024-00007

*OBG - Official Building Grade Data from City Of Vancouver Building Grade Elevations For Lots 18 to20, BLK. 432, D.L. 526, PLAN VAP1276. Dwg No. BG-2024-00007

*Building Height - Calculated Building Height Using IBG and OBG

Calc. Point	Elevation	IBG*	Building Height
Point A	123874	- 53529	= 70345
Point B	123874	- 55148	= 68726
Point C	123874	- 54702	= 69172
Point D	123874	- 54426	= 69448
Point E	123874	- 53877	= 69997
Point F	124474	- 54105	= 70369
Point G	124474	- 54091	= 70383
Point H	123874	- 54704	= 69170
Point J	124474	- 54528	= 69946
Point K	123878	- 54527	= 69947
Point L	123874	- 54175	= 69699

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
2	Reissued for Rezoning	240927

GRANGE

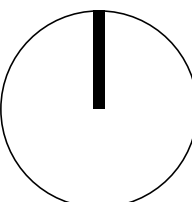
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

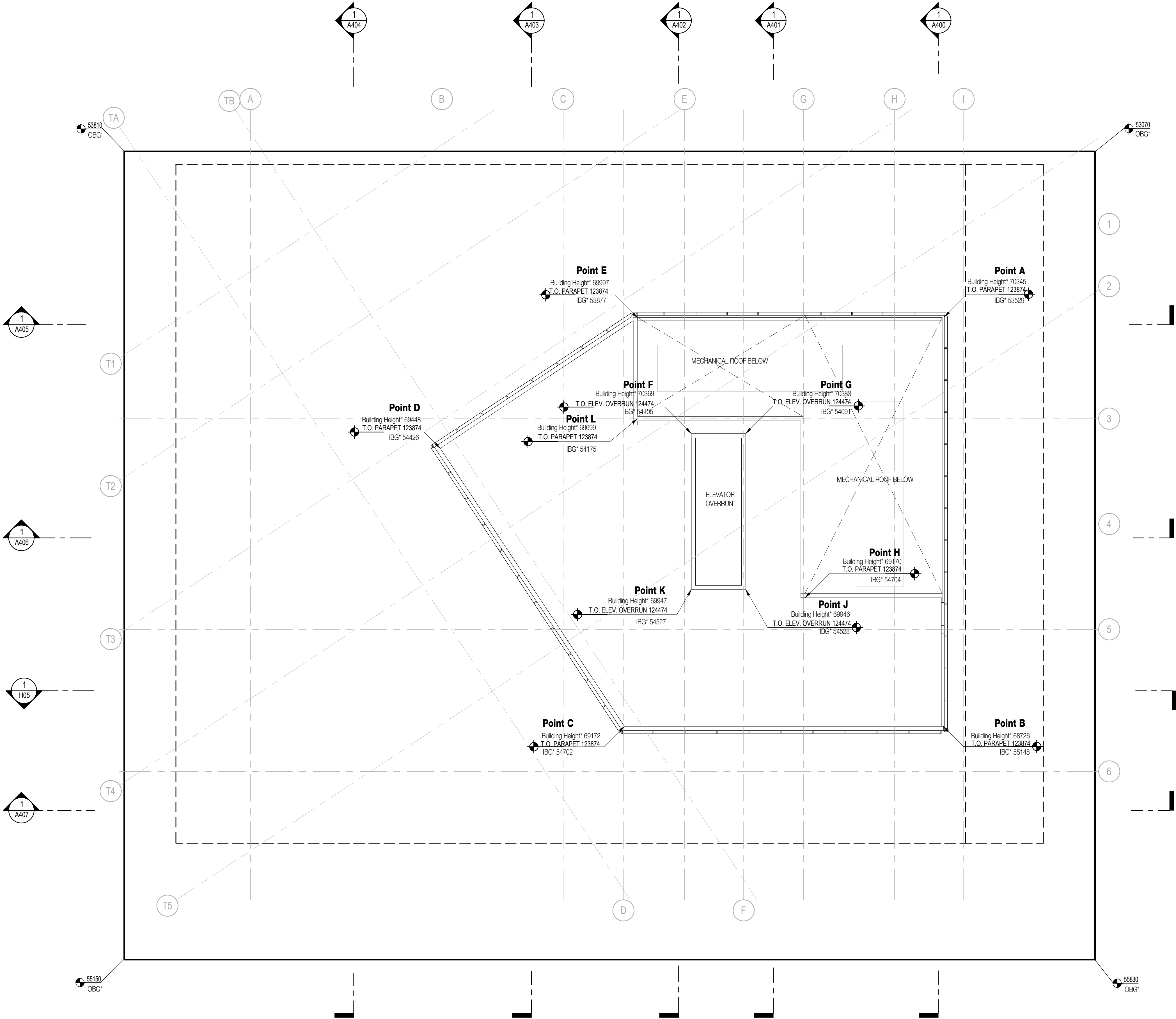
ROOF PLAN

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER 2307



A214



BUILDING GRADE CALCULATIONS USING INTERPOLATION METHOD

Calculation Point	Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point A	53070	$\frac{(55830-55150) * 11092 + 55150}{45759.5} = 55314$	$\frac{(55314-53070) * 10548 + 53070}{51500} = 53529$
Point B	$\frac{(55810-53070) * 21001 + 53070}{45759.5} = 53470$	55830	$\frac{(55830-55470) * 10548 + 55470}{45426} = 55148$
Point C	$\frac{(55830-55150) * 11093 + 55150}{45759.5} = 55314$	$\frac{(55830-53070) * 30526 + 55150}{38086} = 53617$	$\frac{(55314-53617) * 16433 + 53617}{46191} = 54702$

Calculation Point	Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point D	$\frac{(55150-53810) * 6209 + 53810}{38086} = 54028$	$\frac{(55830-53070) * 7971 + 53070}{38086} = 55252$	$\frac{(55252-54028) * 16598 + 54028}{51628} = 54426$
Point E	$\frac{(55150-53810) * 6209 + 53810}{38086} = 54028$	$\frac{(55830-53070) * 9300 + 53070}{38086} = 53743$	$\frac{(54028-53743) * 24253 + 53743}{45863} = 53877$
Point F	$\frac{(55150-53810) * 12843 + 53810}{38086} = 54261$	$\frac{(55830-53070) * 12843 + 55150}{38086} = 54000$	$\frac{(54261-54000) * 26729 + 54000}{45759.5} = 54105$
Point G	$\frac{(55150-53810) * 12843 + 53810}{38086} = 54261$	$\frac{(55830-53070) * 12843 + 55150}{38086} = 54000$	$\frac{(54261-54000) * 29295 + 54000}{45759.5} = 54091$

Calculation Point	Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point H	$\frac{(55810-53070) * 15242 + 53070}{45759.5} = 53316$	55830	$\frac{(55830-53316) * 28951 + 53316}{48805} = 55148$
Point J	$\frac{(55150-53810) * 20199 + 53810}{38086} = 54520$	$\frac{(55830-53070) * 20199 + 55150}{38086} = 54533$	$\frac{(54520-54533) * 29295 + 54533}{45759.5} = 54528$
Point K	$\frac{(55150-53810) * 20199 + 53810}{38086} = 54520$	$\frac{(55830-53070) * 20199 + 55150}{38086} = 54533$	$\frac{(54520-54533) * 26730 + 54533}{45759.5} = 54527$
Point L	$\frac{(55810-53070) * 21001 + 53070}{45759.5} = 53470$	$\frac{(55830-55150) * 15094 + 55150}{45759.5} = 55605$	$\frac{(55605-53470) * 12993 + 53470}{39294} = 54175$

1 Roof
1 : 100

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GROSS AREA SCHEDULE PER FLOOR

Parkade	1173.0 m ²	12627 ft ²	91.4%
Parkade - Bulk Storage	80.6 m ²	867 ft ²	6.3%
Parkade - Mechanical	29.3 m ²	315 ft ²	2.3%
Total Floor Plate	1282.9 m ²	13809 ft ²	

AREA COLOUR LEGEND

Parkade
Parkade - Bulk Storage
Parkade - Mechanical

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

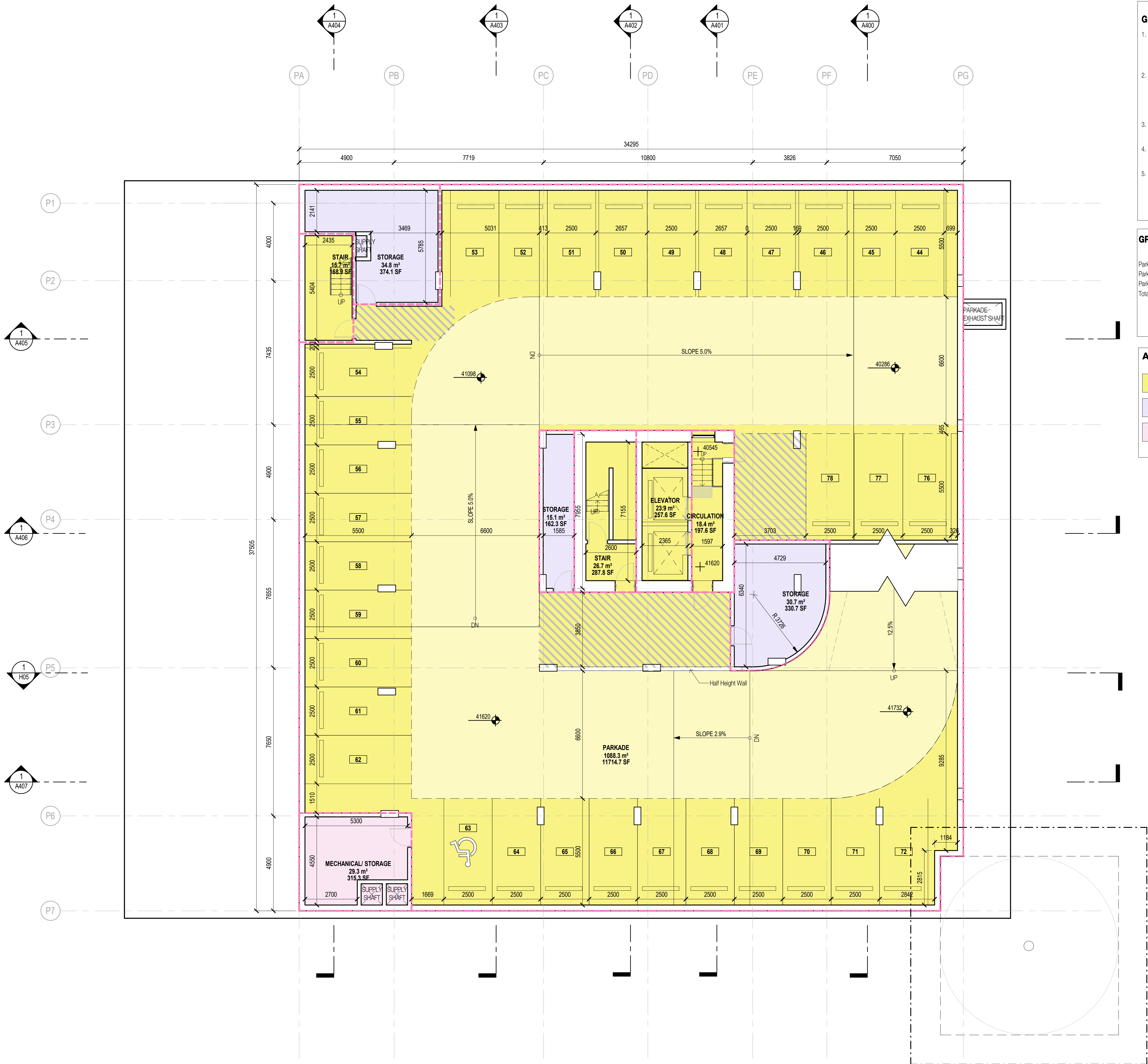
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

AREA PLAN - LEVEL P3

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307

1 Level P3 Floor Plan
1:100



GENERAL NOTES - FLOOR PLAN

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GROSS AREA SCHEDULE PER FLOOR

Parkade	1146.8 m ²	12344 ft ²	89.4%
Parkade - Bulk Storage	106.8 m ²	1149 ft ²	8.3%
Parkade - Mechanical	29.3 m ²	315 ft ²	2.3%
Total Floor Plate	1282.9 m ²	13809 ft ²	

AREA COLOUR LEGEND

- Parkade
- Parkade - Bulk Storage
- Parkade - Mechanical

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

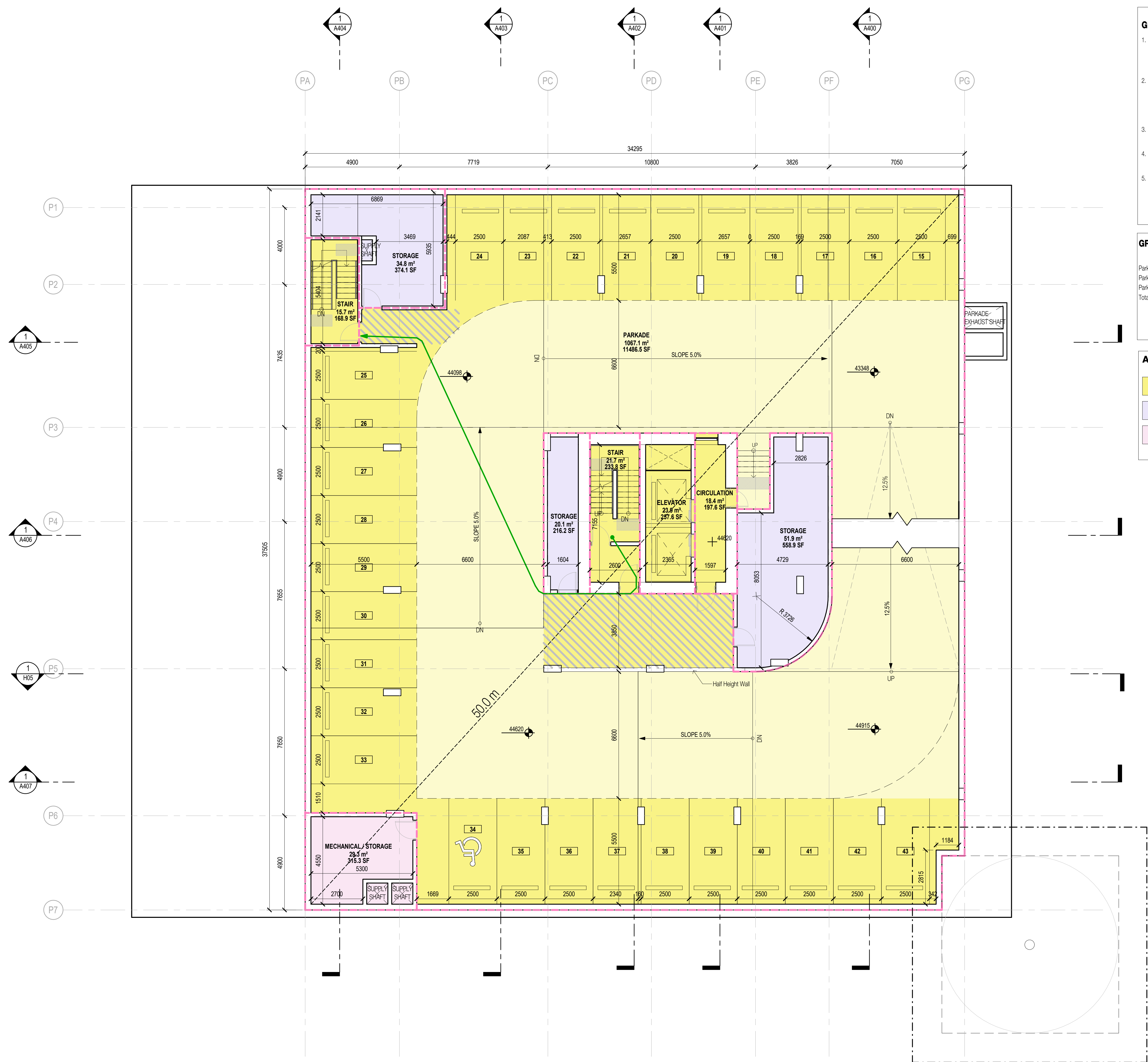
GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

AREA PLAN - LEVEL P2

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



STAMP

GENERAL NOTES - FLOOR PLAN

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GROSS AREA SCHEDULE PER FLOOR

Indoor Amenity	12.6 m ²	136 ft ²	1.0%
Parkade	991.8 m ²	10676 ft ²	77.3%
Parkade - Bulk Storage	142.1 m ²	1529 ft ²	11.1%
Parkade - Electrical	87.8 m ²	945 ft ²	6.8%
Parkade - Mechanical	48.6 m ²	523 ft ²	3.8%
Total Floor Plate	1282.9 m ²	13809 ft ²	

AREA COLOUR LEGEND

- Indoor Amenity
- Parkade
- Parkade - Bulk Storage
- Parkade - Electrical
- Parkade - Mechanical

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

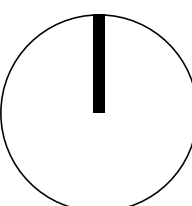
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1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

AREA PLAN - LEVEL P1

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A282

STAMP

GENERAL NOTES - FLOOR PLAN

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GROSS AREA SCHEDULE PER FLOOR

Parkade	271.1 m ²	2918 ft ²	28.7%
Parkade - Class A Bicycle	673.6 m ²	7251 ft ²	71.3%
Storage			
Total Floor Plate	944.7 m ²	10169 ft ²	

BICYCLE PARKING PER FLOOR

Level P0		
Class A Bicycle Locker		93
Class A Bicycle Space - Horizontal - 600 x 1800 mm		51
Class A Bicycle Space - Oversize - 900 x 2400 mm		38
Class A Bicycle Space - Stacked - 400 x 1900 mm		114
Class A Bicycle Space - Vertical - 600 x 1000 mm		100

AREA COLOUR LEGEND

Parkade	
Parkade - Class A Bicycle Storage	

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

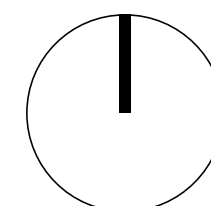
GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

AREA PLAN - LEVEL P0

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A283

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GROSS AREA SCHEDULE PER FLOOR

1 Bed Apartment	54.2 m ²	583 ft ²	5.9%
2 Bed Apartment	312.7 m ²	3366 ft ²	33.8%
Back of House	180.8 m ²	1946 ft ²	19.5%
Circulation	217.0 m ²	2336 ft ²	23.4%
Class A Bicycle Storage	75.4 m ²	812 ft ²	8.1%
Storage	86.3 m ²	928 ft ²	9.3%
Total Floor Plate	926.4 m ²	9971 ft ²	

UNIT COUNT PER FLOOR

1 Bed Apartment	1
2 Bed Apartment	4
Total Units on Floor: 5	

BICYCLE PARKING PER FLOOR

Level 0	
Class A Bicycle Space - Oversize - 900 x 2400 mm	12
Class A Bicycle Space - Stacked - 400 x 1900 mm	40
Class B Bicycle Space - Horizontal - 600 x 1800 mm	11

AREA COLOUR LEGEND

- 1 Bed Apartment
- 2 Bed Apartment
- Back of House
- Circulation
- Class A Bicycle Storage
- Storage

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

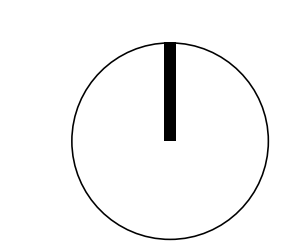
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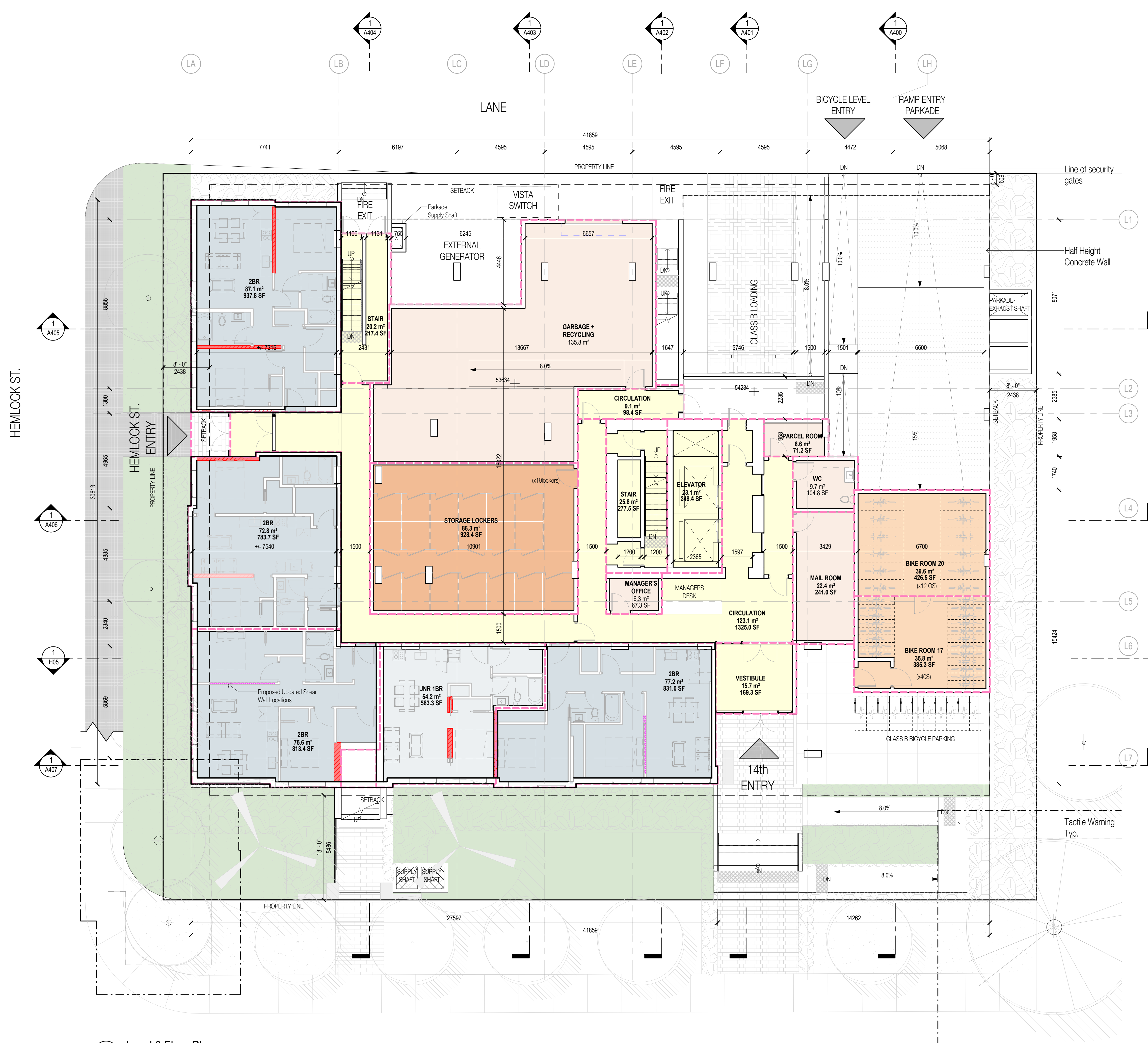
UPDATED REZONING

AREA PLAN - LEVEL 0

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A284



1 Level 0 Floor Plan
1:100

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GROSS AREA SCHEDULE PER FLOOR

1 Bed Apartment	53.7 m ²	579 ft ²	4.7%
2 Bed Apartment	358.3 m ²	3856 ft ²	31.4%
3 Bed Apartment	86.6 m ²	933 ft ²	7.6%
Back of House	1.7 m ²	18 ft ²	0.1%
Circulation	172.2 m ²	1853 ft ²	15.1%
Covered Balcony / Deck	78.4 m ²	844 ft ²	6.9%
Indoor Amenity	13.0 m ²	140 ft ²	1.1%
Open to Below	5.3 m ²	57 ft ²	0.5%
Storage	200.2 m ²	2155 ft ²	17.6%
Studio Apartment	170.4 m ²	1835 ft ²	15.0%
Total Floor Plate	1139.9 m ²	12269 ft ²	

UNIT COUNT PER FLOOR

1 Bed Apartment	1
2 Bed Apartment	5
3 Bed Apartment	1
Studio Apartment	4
Total Units on Floor: 11	

AREA COLOUR LEGEND

1 Bed Apartment	
2 Bed Apartment	
3 Bed Apartment	
Back of House	
Circulation	
Covered Balcony / Deck	
Indoor Amenity	
Open to Below	
Storage	
Studio Apartment	

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

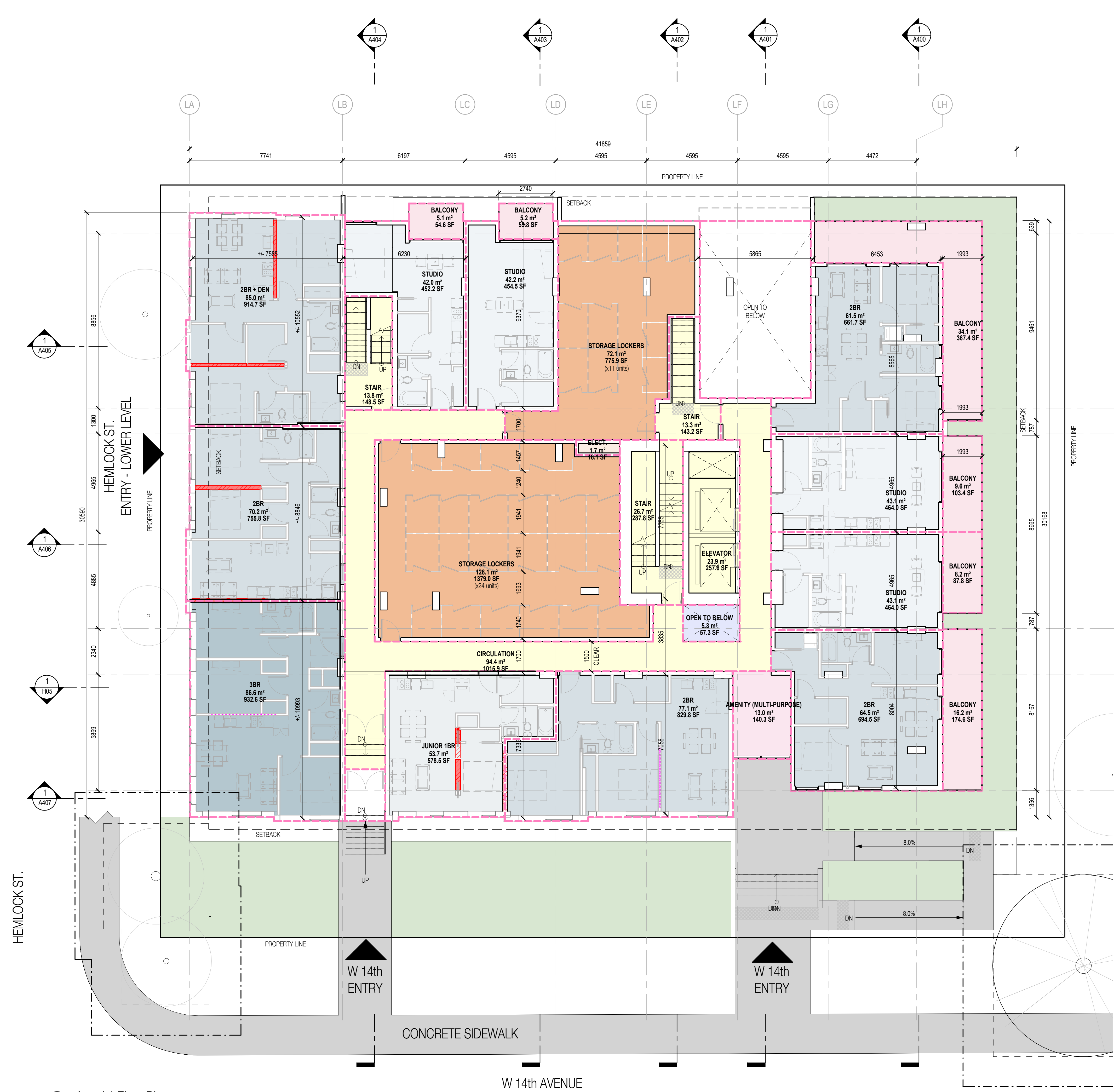
GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

AREA PLAN - LEVEL 1

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



1 Level 1 Floor Plan
1:100

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GROSS AREA SCHEDULE PER FLOOR

1 Bed Apartment	66.2 m ²	712 ft ²	5.7%
2 Bed Apartment	353.0 m ²	3800 ft ²	30.6%
3 Bed Apartment	89.7 m ²	966 ft ²	7.8%
Back of House	3.4 m ²	36 ft ²	0.3%
Circulation	165.1 m ²	1777 ft ²	14.3%
Covered Balcony / Deck	49.8 m ²	536 ft ²	4.3%
Indoor Amenity	131.3 m ²	1413 ft ²	11.4%
Studio Apartment	294.4 m ²	3169 ft ²	25.5%
Total Floor Plate	1153.0 m ²	12410 ft ²	

UNIT COUNT PER FLOOR

1 Bed Apartment	1
2 Bed Apartment	5
3 Bed Apartment	1
Studio Apartment	7
Total Units on Floor: 14	

AREA COLOUR LEGEND

	1 Bed Apartment
	2 Bed Apartment
	3 Bed Apartment
	Back of House
	Circulation
	Covered Balcony / Deck
	Indoor Amenity
	Studio Apartment

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

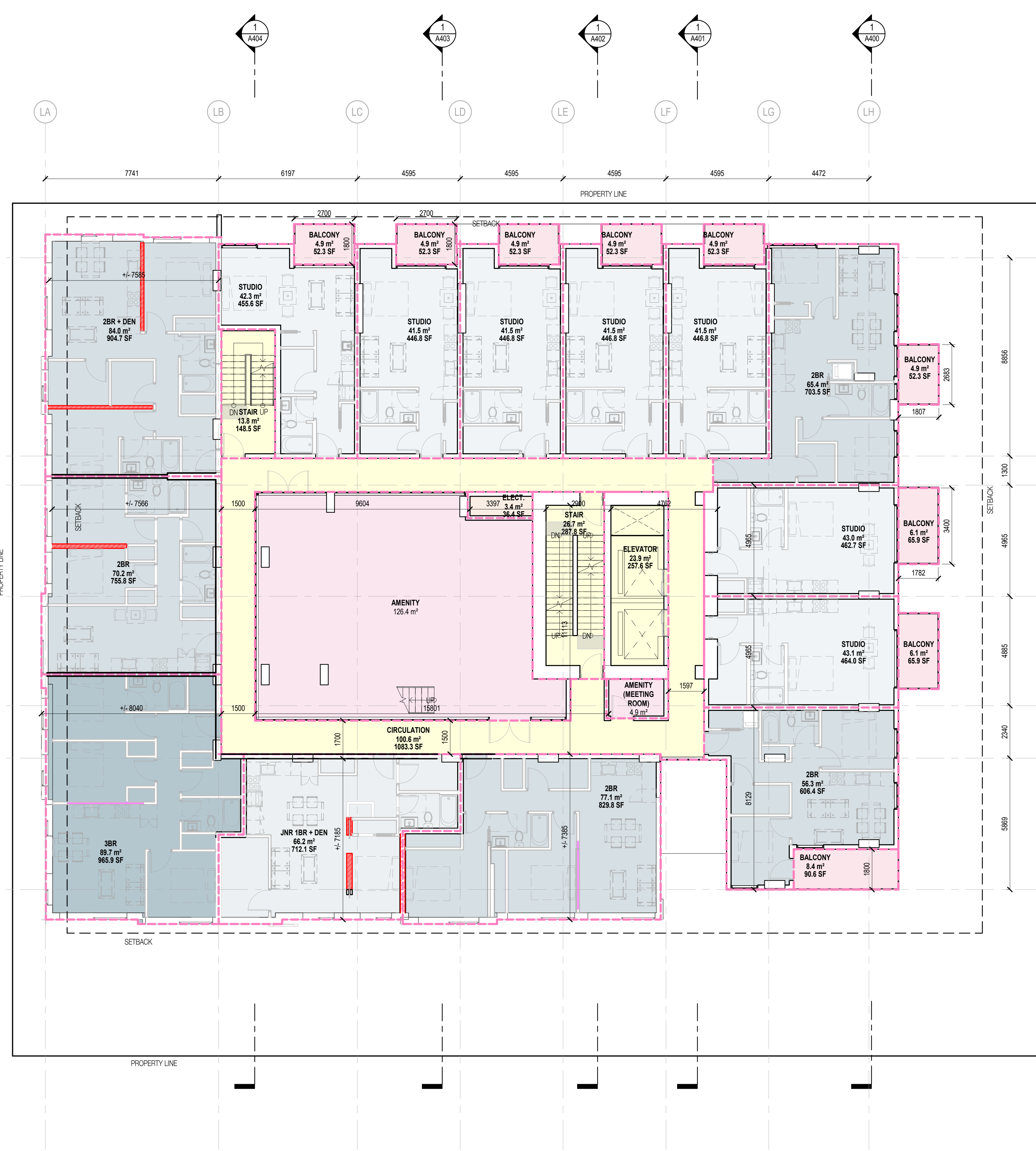
GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

AREA PLAN - LEVEL 2

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



1 Level 2 Floor Plan
1 : 100

STAMP

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GROSS AREA SCHEDULE PER FLOOR

2 Bed Apartment	121.3 m ²	1306 ft ²	17.0%
Back of House	3.4 m ²	36 ft ²	0.5%
Circulation	125.3 m ²	1348 ft ²	17.6%
Covered Balcony / Deck	49.8 m ²	536 ft ²	7.0%
Indoor Amenity	41.0 m ²	441 ft ²	5.7%
Open to Below	78.8 m ²	848 ft ²	11.0%
Studio Apartment	293.5 m ²	3159 ft ²	41.2%
Total Floor Plate	713.0 m ²	7675 ft ²	

UNIT COUNT PER FLOOR

2 Bed Apartment	2
Studio Apartment	7
Total Units on Floor: 9	

AREA COLOUR LEGEND

2 Bed Apartment
Back of House
Circulation
Covered Balcony / Deck
Indoor Amenity
Open to Below
Studio Apartment

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

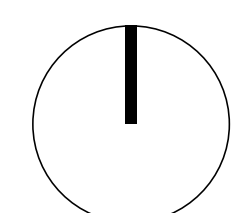
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

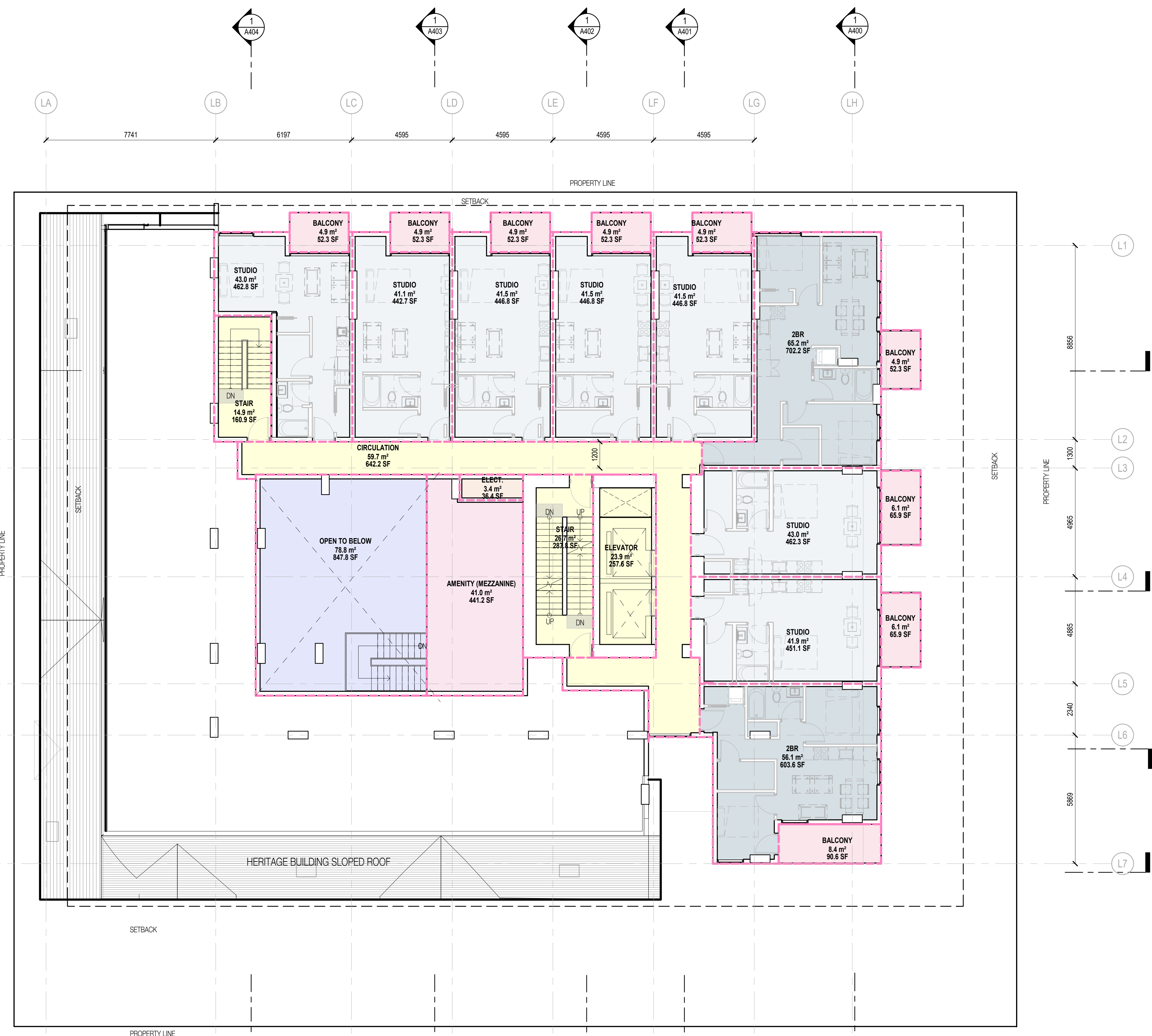
AREA PLAN - LEVEL 3
(HERITAGE ATTIC)

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A287



1 Level 3 Floor Plan
1 : 100

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GROSS AREA SCHEDULE PER FLOOR

2 Bed Apartment	122.2 m ²	1315 ft ²	14.1%
Back of House	3.1 m ²	33 ft ²	0.4%
Circulation	92.4 m ²	994 ft ²	10.7%
Covered Balcony / Deck	73.3 m ²	789 ft ²	8.5%
Indoor Amenity	132.9 m ²	1431 ft ²	15.4%
Outdoor Amenity	397.4 m ²	4277 ft ²	46.0%
Studio Apartment	42.6 m ²	458 ft ²	4.9%
Total Floor Plate	863.8 m ²	9296 ft ²	

UNIT COUNT PER FLOOR

2 Bed Apartment	2
Studio Apartment	1
Total Units on Floor: 3	

AREA COLOUR LEGEND

2 Bed Apartment
Back of House
Circulation
Covered Balcony / Deck
Indoor Amenity
Outdoor Amenity
Studio Apartment

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

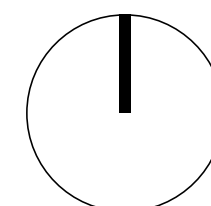
GRANGE

1395 W 14th AVE VANCOUVER, BC

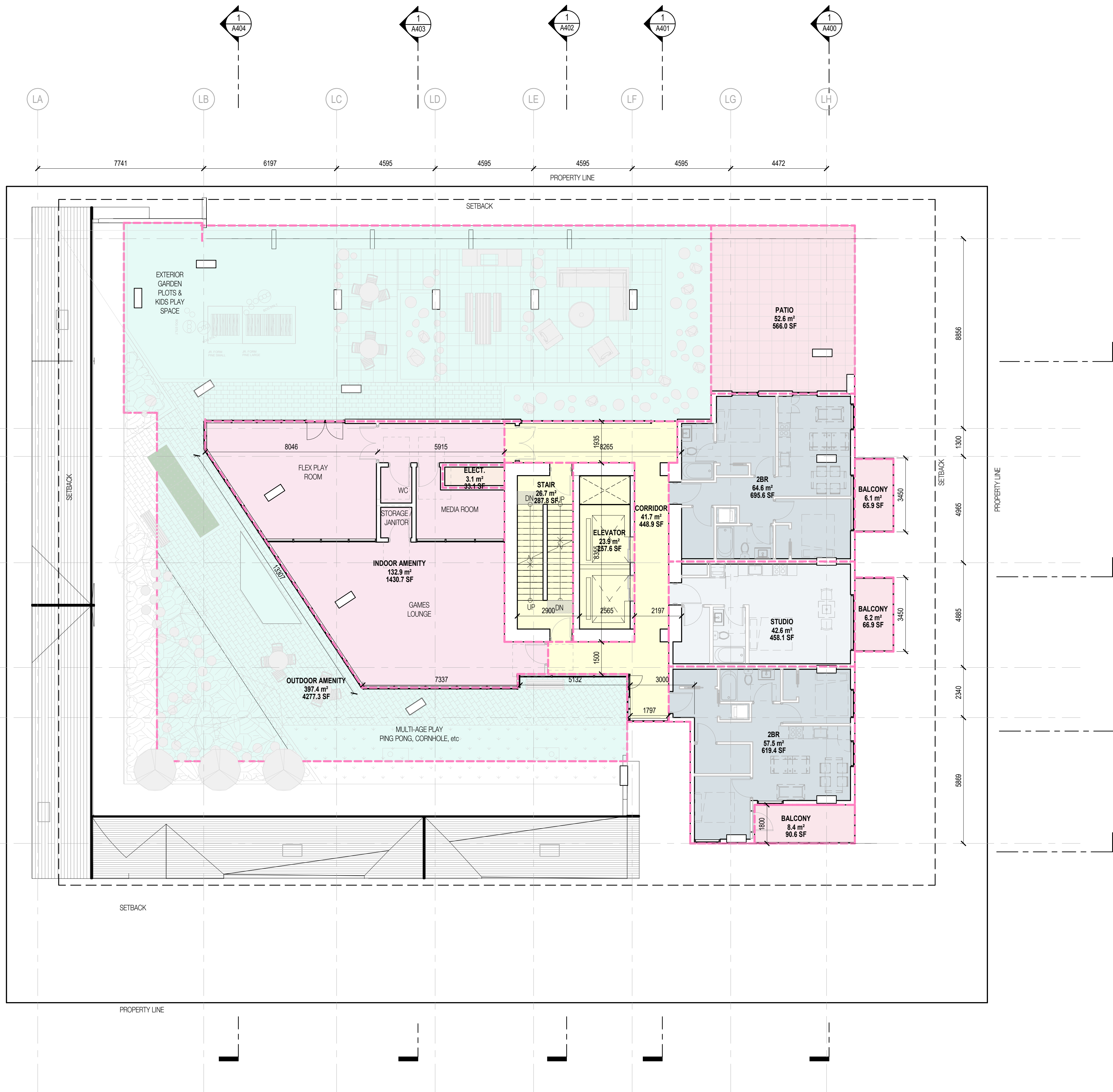
UPDATED REZONING

AREA PLAN - LEVEL 4
(OUTDOOR AMENITY)

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307



A288



1 Level 4 Floor Plan
1 : 100

STAMP

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centrelne Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

GROSS AREA SCHEDULE PER FLOOR

1 Bed Apartment	139.6 m ²	1503 ft ²	19.5%
2 Bed Apartment	130.8 m ²	1408 ft ²	18.2%
3 Bed Apartment	85.0 m ²	915 ft ²	11.8%
Back of House	3.0 m ²	32 ft ²	0.4%
Circulation	94.5 m ²	1017 ft ²	13.2%
Covered Balcony / Deck	55.8 m ²	601 ft ²	7.8%
Studio Apartment	208.7 m ²	2246 ft ²	29.1%
Total Floor Plate	717.4 m ²	7722 ft ²	

UNIT COUNT PER FLOOR

1 Bed Apartment	3
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	5
Total Units on Floor: 11	

AREA COLOUR LEGEND

	1 Bed Apartment
	2 Bed Apartment
	3 Bed Apartment
	Back of House
	Circulation
	Covered Balcony / Deck
	Studio Apartment

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

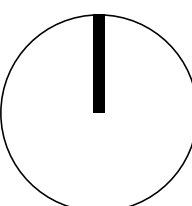
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

AREA PLAN - LEVELS
5,7,9,11,13,15

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A289



1 Level 5,7,9,11,13,15 Floor Plan
1 : 100

STAMP

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

GROSS AREA SCHEDULE PER FLOOR

1 Bed Apartment	139.9 m ²	1506 ft ²	19.6%
2 Bed Apartment	130.8 m ²	1408 ft ²	18.3%
3 Bed Apartment	84.7 m ²	911 ft ²	11.8%
Back of House	3.0 m ²	32 ft ²	0.4%
Circulation	94.3 m ²	1015 ft ²	13.2%
Covered Balcony / Deck	53.8 m ²	579 ft ²	7.5%
Studio Apartment	208.9 m ²	2248 ft ²	29.2%
Total Floor Plate	715.4 m ²	7701 ft ²	

UNIT COUNT PER FLOOR

1 Bed Apartment	3
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	5
Total Units on Floor: 11	

AREA COLOUR LEGEND

	1 Bed Apartment
	2 Bed Apartment
	3 Bed Apartment
	Back of House
	Circulation
	Covered Balcony / Deck
	Studio Apartment

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

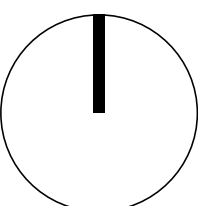
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

AREA PLAN - LEVELS
6,8,10,12,14,16

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A290



1 Level 6,8,10,12,14,16 Floor Plan
1 : 100

STAMP

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

GROSS AREA SCHEDULE PER FLOOR

1 Bed Apartment	91.0 m ²	980 ft ²	12.7%
2 Bed Apartment	210.4 m ²	2265 ft ²	29.3%
3 Bed Apartment	175.6 m ²	1890 ft ²	24.5%
Back of House	3.0 m ²	32 ft ²	0.4%
Circulation	95.9 m ²	1032 ft ²	13.4%
Covered Balcony / Deck	55.9 m ²	601 ft ²	7.8%
Studio Apartment	85.3 m ²	918 ft ²	11.9%
Total Floor Plate	717.0 m ²	7718 ft ²	

UNIT COUNT PER FLOOR

1 Bed Apartment	2
2 Bed Apartment	3
3 Bed Apartment	2
Studio Apartment	2
Total Units on Floor: 9	

AREA COLOUR LEGEND

1 Bed Apartment
2 Bed Apartment
3 Bed Apartment
Back of House
Circulation
Covered Balcony / Deck
Studio Apartment

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

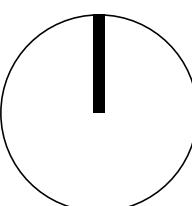
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

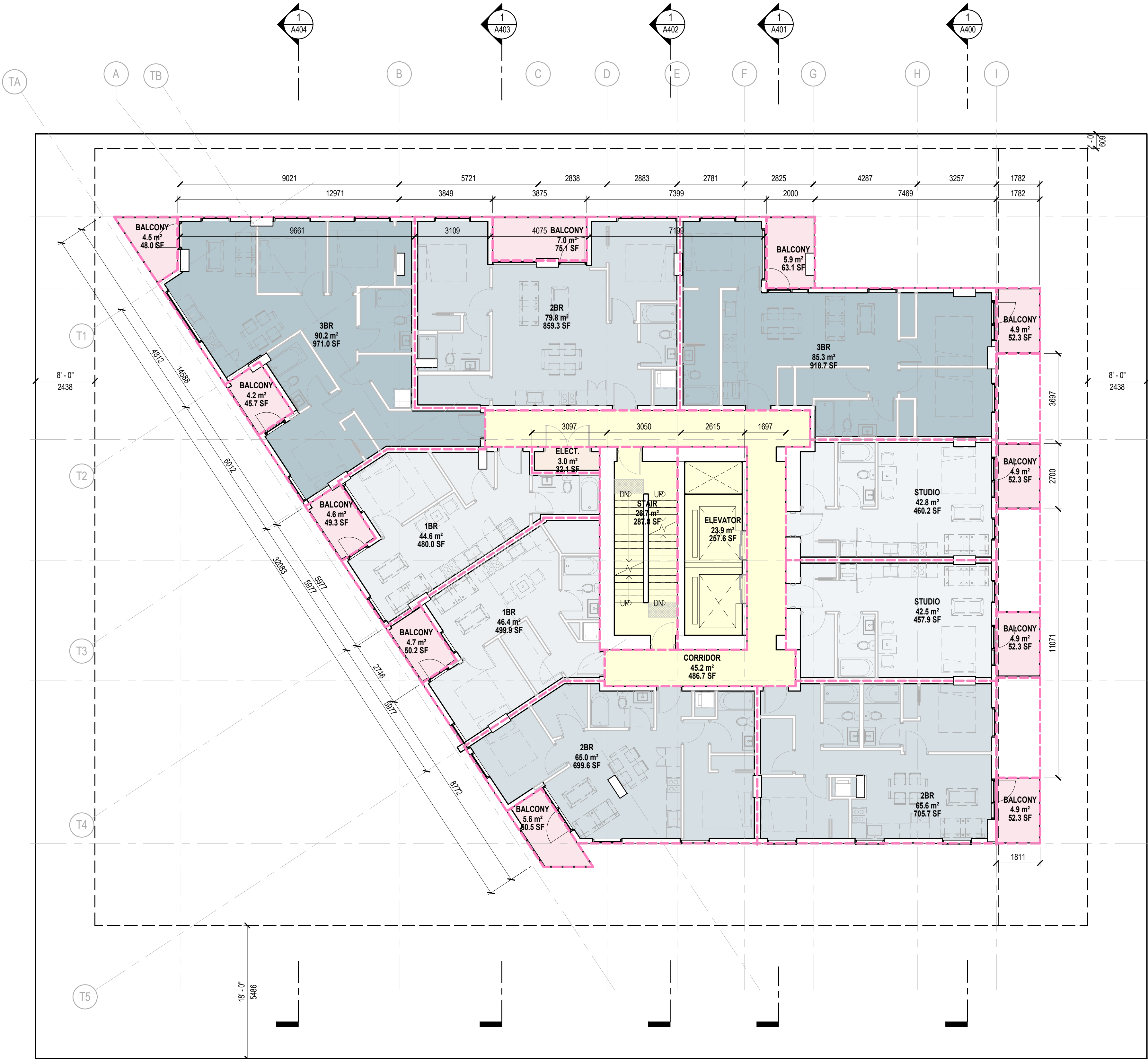
AREA PLAN - LEVELS
17,19

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A291



1 Level 17,19 Floor Plan
1:100

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centrelne Of Door And Window Openings.
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- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

GROSS AREA SCHEDULE PER FLOOR

1 Bed Apartment	91.3 m ²	982 ft ²	12.7%
2 Bed Apartment	210.4 m ²	2265 ft ²	29.3%
3 Bed Apartment	175.2 m ²	1886 ft ²	24.4%
Back of House	3.0 m ²	32 ft ²	0.4%
Circulation	95.9 m ²	1032 ft ²	13.4%
Covered Balcony / Deck	55.9 m ²	602 ft ²	7.8%
Studio Apartment	85.3 m ²	918 ft ²	11.9%
Total Floor Plate	716.9 m ²	7717 ft ²	

UNIT COUNT PER FLOOR

1 Bed Apartment	2
2 Bed Apartment	3
3 Bed Apartment	2
Studio Apartment	2
Total Units on Floor: 9	

AREA COLOUR LEGEND

	1 Bed Apartment
	2 Bed Apartment
	3 Bed Apartment
	Back of House
	Circulation
	Covered Balcony / Deck
	Studio Apartment

NOTES

NO	DESCRIPTION
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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

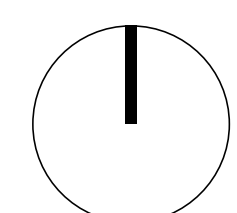
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

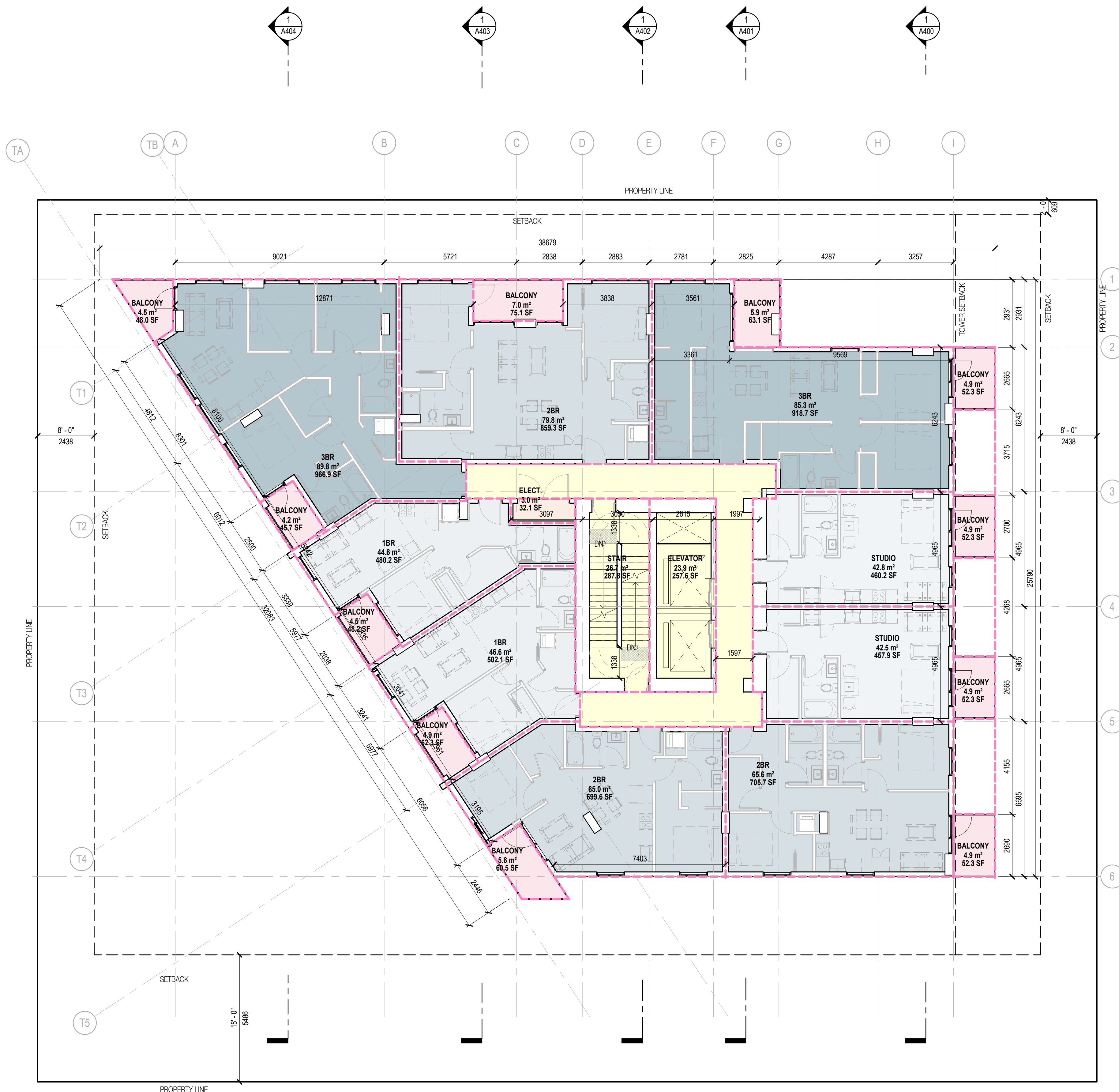
AREA PLAN - LEVEL 18

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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A292



1 Level 18 Floor Plan
1 : 100

STAMP

GENERAL NOTES - FLOOR PLAN

- Read, Check And Compare All Drawings, Notify The Architect Of Any/all Discrepancies. Verify All Dimensions And Elevations Before Fabrication / Construction Of Any Component.
- Uno, Dimensions Are From Face Of Plywood Sheathing Where There Is Plywood, From Face Of Studs Where No Plywood, From Face Of Cmu Or Concrete, To Centreline Of Door And Window Openings.
- See Wall Schedule, Wall Sections And Details For Assembly Types And Interface Conditions.
- Provide Solid Blocking In Walls For All Wall Mounted Fixtures, Millwork And Door Stops.
- All Concrete Is Not Shown On Structural Drawings. Contractor To Review All Contract Documents Drawings For All Concrete Elements Including But Not Limited To Sidewalks, Roadworks, Landscape Curbs, Topping Slabs, Housekeeping Pads, Stairs, Ramps.

GROSS AREA SCHEDULE PER FLOOR

Back of House	130.8 m ²	1406 ft ²	20.1%
Circulation	50.7 m ²	545 ft ²	7.8%
Indoor Amenity	212.1 m ²	2283 ft ²	32.6%
Outdoor Amenity	257.3 m ²	2770 ft ²	39.5%
Total Floor Plate	650.9 m ²	7006 ft ²	

AREA COLOUR LEGEND

- Back of House
- Circulation
- Indoor Amenity
- Outdoor Amenity

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

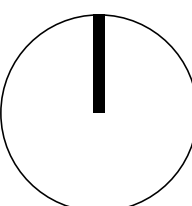
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

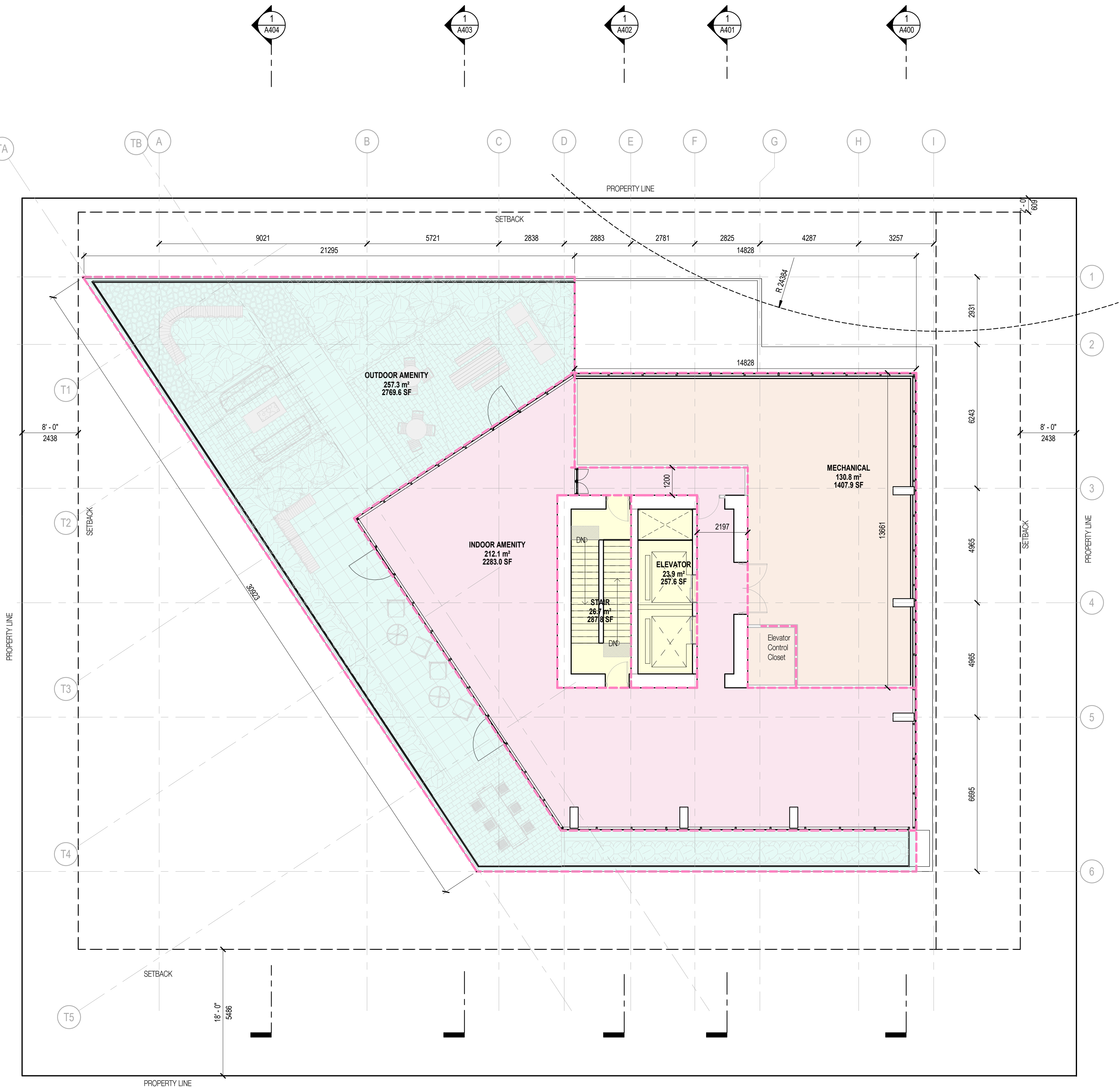
AREA PLAN - LEVEL 20

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER 2307



A293



Level 20 Floor Plan

1 : 100

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

1395 W 14th AVE VANCOUVER, BC

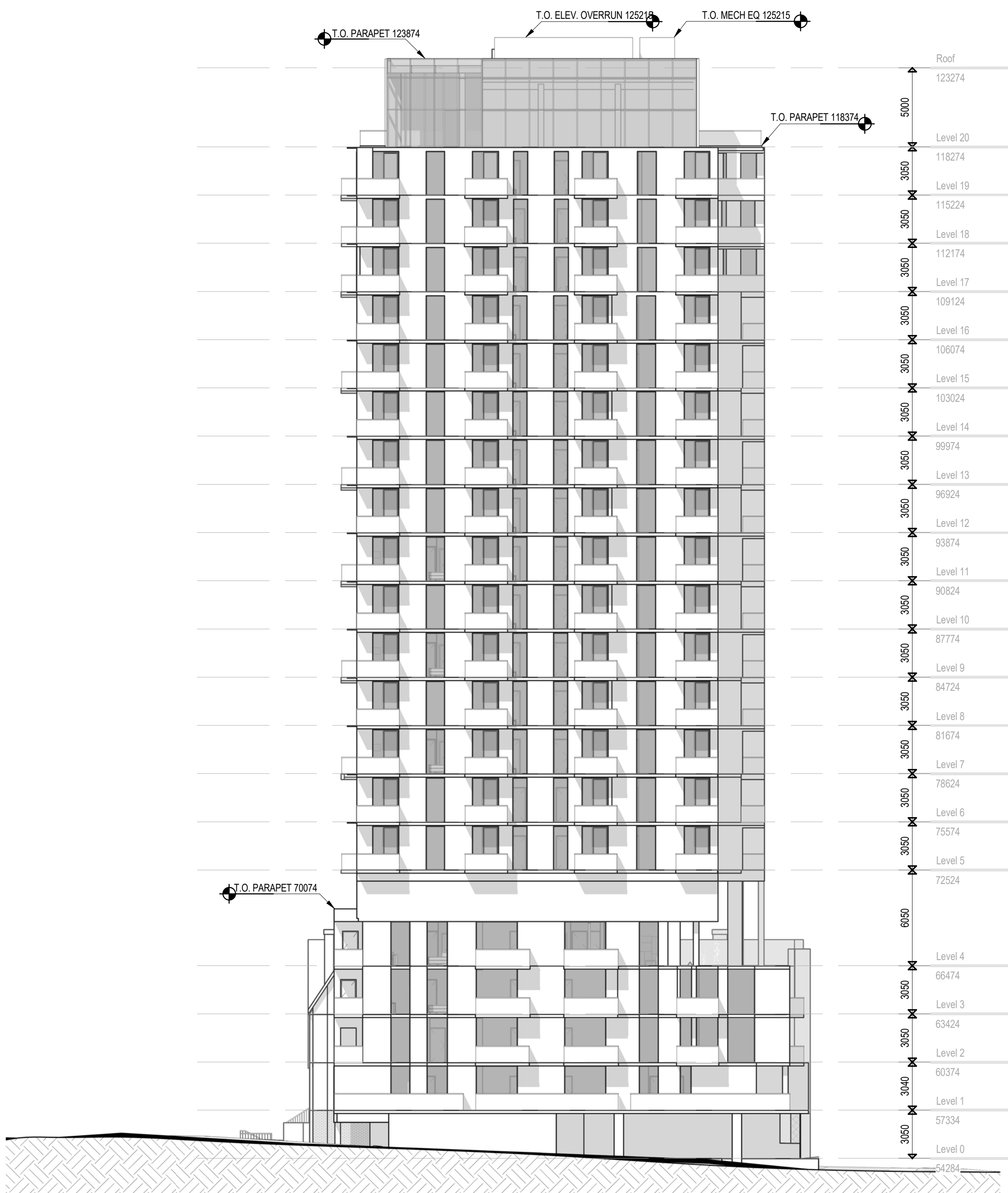
UPDATED REZONING

BUILDING ELEVATIONS

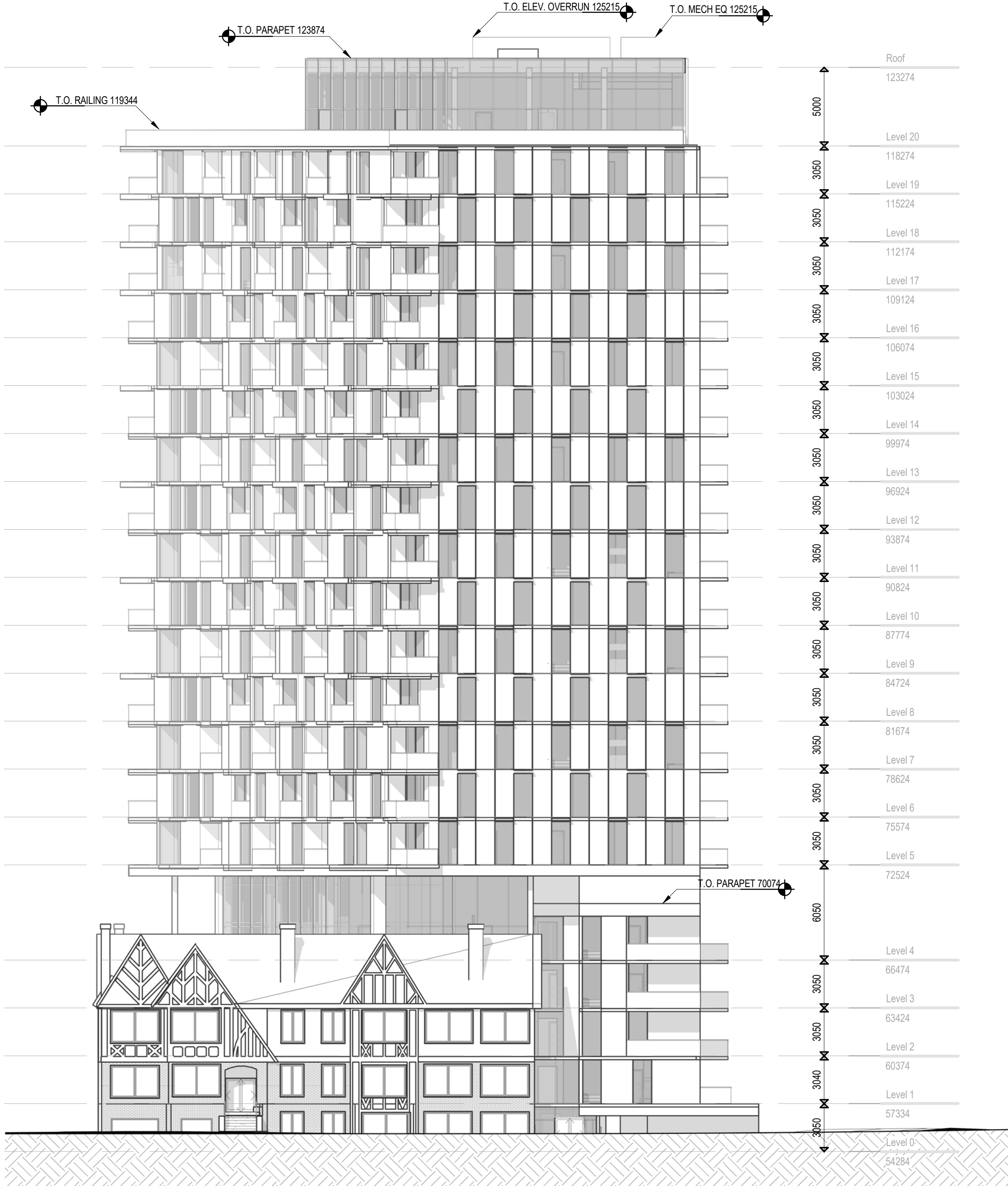
DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER 2307

A300



1 East
1 : 200



3 South
1 : 200

BUILDING GRADE CALCULATIONS USING INTERPOLATION METHOD

Calculation Point	Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point A	53070	$\frac{(55830-55150) * 11092 + 55150}{45759.5} = 55830$	$\frac{(55314-53070) * 10548 + 53070}{51500} = 53629$
Point B	$\frac{(55810-53070) * 21001 + 53070}{45759.5} = 53470$	55830	$\frac{(55830-55470) * 10548 + 55470}{45426} = 55148$
Point C	$\frac{(55830-55150) * 11093 + 55150}{45759.5} = 55314$	$\frac{(55830-53070) * 30526 + 55150}{38086} = 53617$	$\frac{(55314-53617) * 16433 + 53617}{46191} = 54702$

Calculation Point

Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point D $\frac{(55150-53810) * 6209 + 53810}{38086} = 54028$	$\frac{(55830-53070) * 7971 + 53070}{38086} = 55252$	$\frac{(55252-54028) * 16598 + 54028}{51628} = 54426$
Point E $\frac{(55150-53810) * 6209 + 53810}{38086} = 54028$	$\frac{(55830-53070) * 9300 + 53070}{38086} = 53743$	$\frac{(54028-53743) * 24253 + 53743}{45863} = 53877$
Point F $\frac{(55150-53810) * 12843 + 53810}{38086} = 54261$	$\frac{(55830-53070) * 12843 + 55150}{38086} = 54000$	$\frac{(54261-54000) * 26729 + 54000}{45759.5} = 54105$
Point G $\frac{(55150-53810) * 12843 + 53810}{38086} = 54261$	$\frac{(55830-53070) * 12843 + 55150}{38086} = 54000$	$\frac{(54261-54000) * 29295 + 54000}{45759.5} = 54091$

Calculation Point

Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point H $\frac{(55810-53070) * 115242 + 53070}{45759.5} = 53316$	55830	$\frac{(55830-53316) * 28951 + 53316}{48805} = 55148$
Point J $\frac{(55150-53810) * 20199 + 53810}{38086} = 54520$	$\frac{(55830-53070) * 20199 + 55150}{38086} = 54533$	$\frac{(54520-54533) * 29295 + 54533}{45759.5} = 54528$
Point K $\frac{(55150-53810) * 20199 + 53810}{38086} = 54520$	$\frac{(55830-53070) * 20199 + 55150}{38086} = 54533$	$\frac{(54520-54533) * 26730 + 54533}{45759.5} = 54527$
Point L $\frac{(55810-53070) * 21001 + 53070}{45759.5} = 53470$	$\frac{(55830-55150) * 15094 + 55150}{45759.5} = 55605$	$\frac{(55605-53470) * 12993 + 53470}{39294} = 54175$

NOTES

NO DESCRIPTION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

BUILDING ELEVATIONS

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER 2307

A301



3 West
1 : 200



2 North
1 : 200

BUILDING GRADE CALCULATIONS USING INTERPOLATION METHOD

Calculation Point	Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point A	53070	$\frac{(55830-55150) \cdot 11092 + 55150}{45759.5} = 55314$	$(55314-53070) \cdot 10548 + 53070 = 53629$
Point B	$\frac{(55810-53070) \cdot 21001 + 53070}{45759.5} = 53470$	55830	$(55830-55470) \cdot 10548 + 55470 = 55148$
Point C	$\frac{(55830-55150) \cdot 11093 + 55150}{45759.5} = 55314$	$\frac{(55830-53070) \cdot 30526 + 55150}{38086} = 53617$	$(55314-53617) \cdot 16433 + 53617 = 54702$

Calculation Point	Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point D	$\frac{(55150-53810) \cdot 6209 + 53810}{38086} = 54028$	$\frac{(55830-53070) \cdot 7971 + 53070}{38086} = 55252$	$\frac{(55252-54028) \cdot 16598 + 54028}{51628} = 54426$
Point E	$\frac{(55150-53810) \cdot 6209 + 53810}{38086} = 54028$	$\frac{(55830-53070) \cdot 9300 + 53070}{38086} = 53743$	$\frac{(54028-53743) \cdot 24253 + 53743}{45863} = 53877$
Point F	$\frac{(55150-53810) \cdot 12843 + 53810}{38086} = 54261$	$\frac{(55830-53070) \cdot 12843 + 55150}{38086} = 54000$	$\frac{(54261-54000) \cdot 26729 + 54000}{45759.5} = 54105$
Point G	$\frac{(55150-53810) \cdot 12843 + 53810}{38086} = 54261$	$\frac{(55830-53070) \cdot 12843 + 55150}{38086} = 54000$	$\frac{(54261-54000) \cdot 29295 + 54000}{45759.5} = 54091$

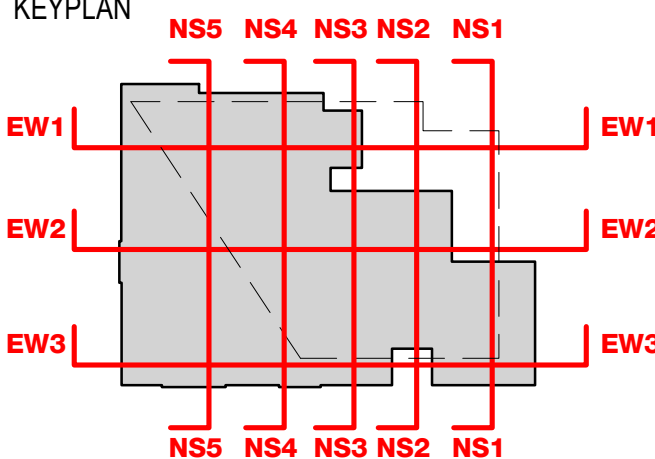
Calculation Point	Interpolation Point 1	Interpolation Point 2	Interpolated Building Grade
Point H	$\frac{(55810-53070) \cdot 115242 + 53070}{45759.5} = 53316$	55830	$\frac{(55830-53316) \cdot 28951 + 53316}{48805} = 55148$
Point J	$\frac{(55150-53810) \cdot 20199 + 53810}{38086} = 54520$	$\frac{(55830-53070) \cdot 20199 + 55150}{38086} = 54533$	$\frac{(54520-54533) \cdot 29295 + 54533}{45759.5} = 54528$
Point K	$\frac{(55150-53810) \cdot 20199 + 53810}{38086} = 54520$	$\frac{(55830-53070) \cdot 20199 + 55150}{38086} = 54533$	$\frac{(54520-54533) \cdot 26730 + 54533}{45759.5} = 54527$
Point L	$\frac{(55810-53070) \cdot 21001 + 53070}{45759.5} = 53470$	$\frac{(55830-55150) \cdot 15094 + 55150}{45759.5} = 55605$	$\frac{(55605-53470) \cdot 12993 + 53470}{39294} = 54175$

STAMP

NOTES

NO DESCRIPTION

KEYPLAN



REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

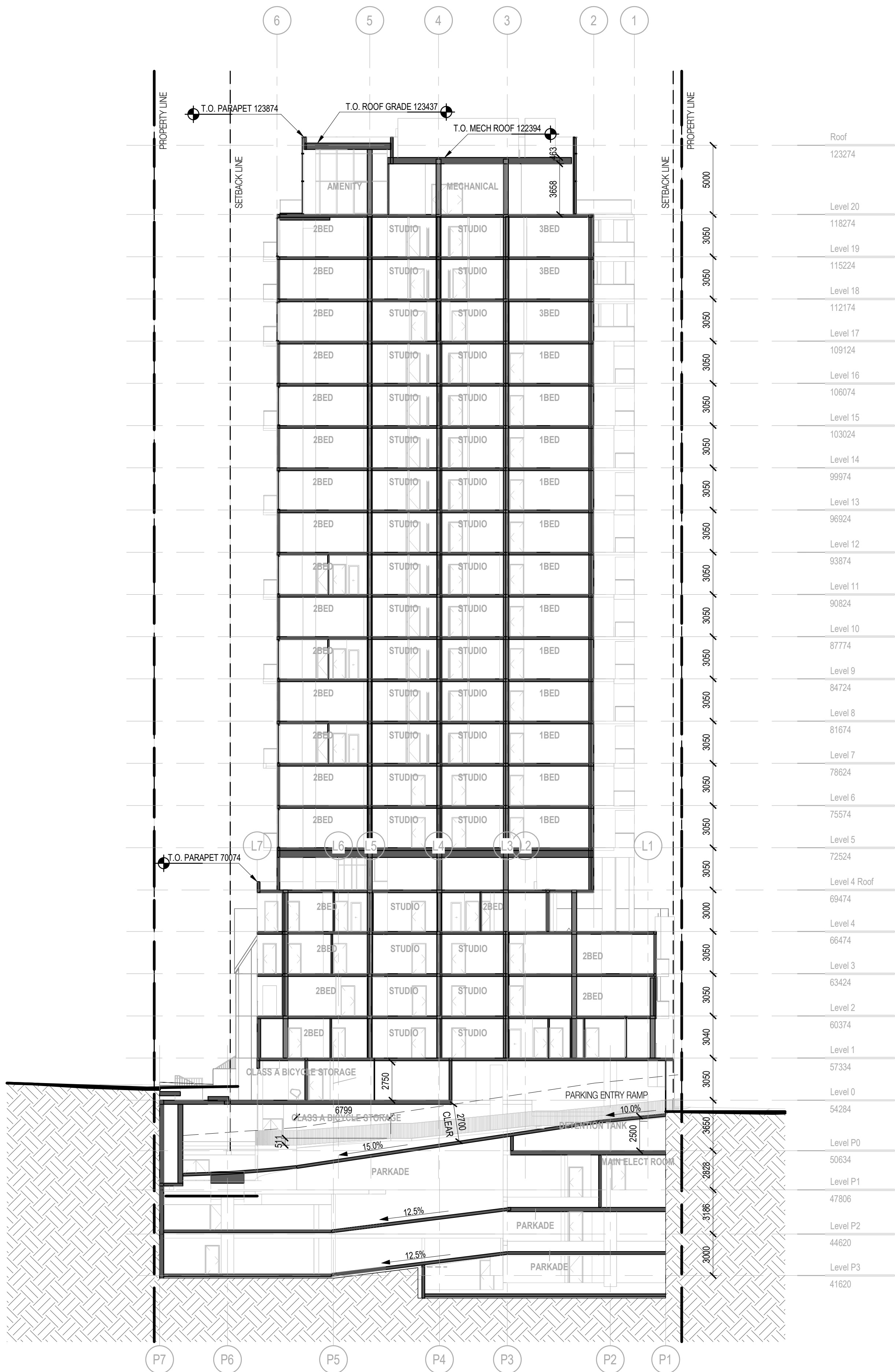
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

BUILDING SECTION NS 1

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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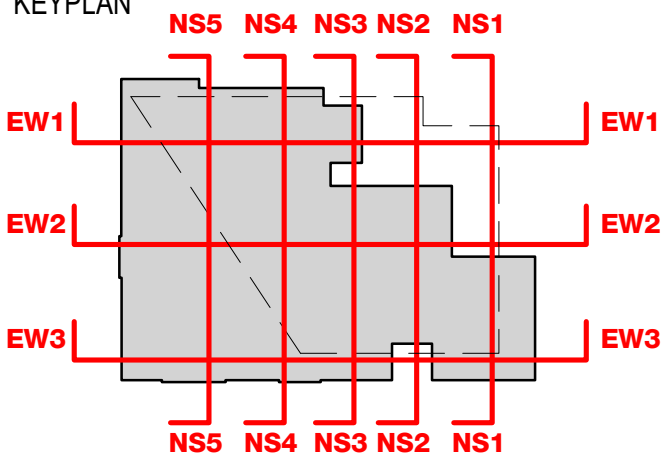
1 BUILDING SECTION N-S 1
1 : 200

STAMP

NOTES

NO DESCRIPTION

KEYPLAN



REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

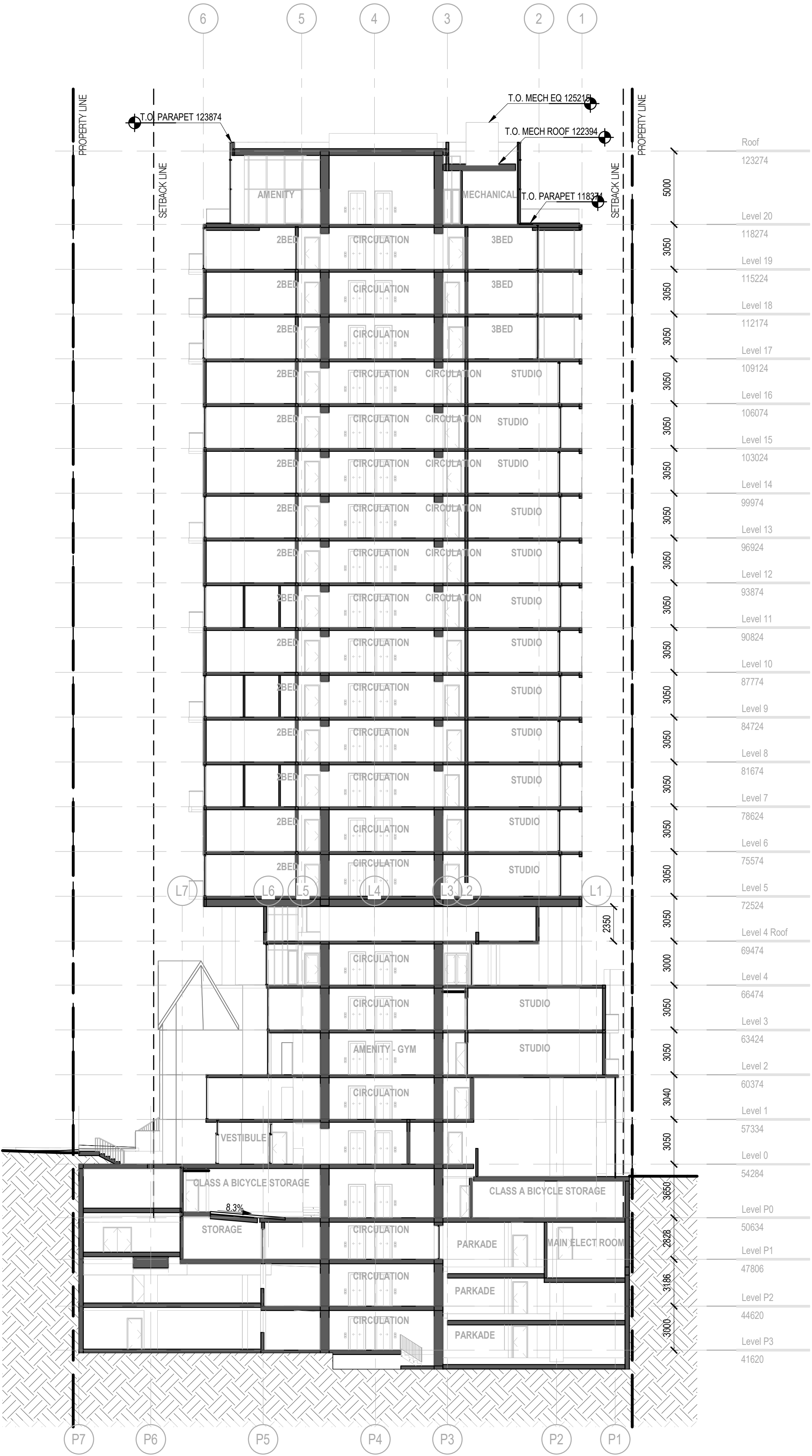
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

BUILDING SECTION NS 2

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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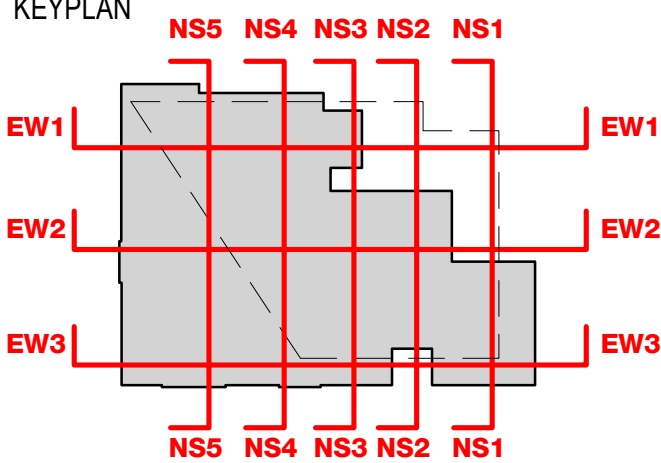
1 BUILDING SECTION N-S 2
1:200

STAMP

NOTES

NO DESCRIPTION

KEYPLAN



REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

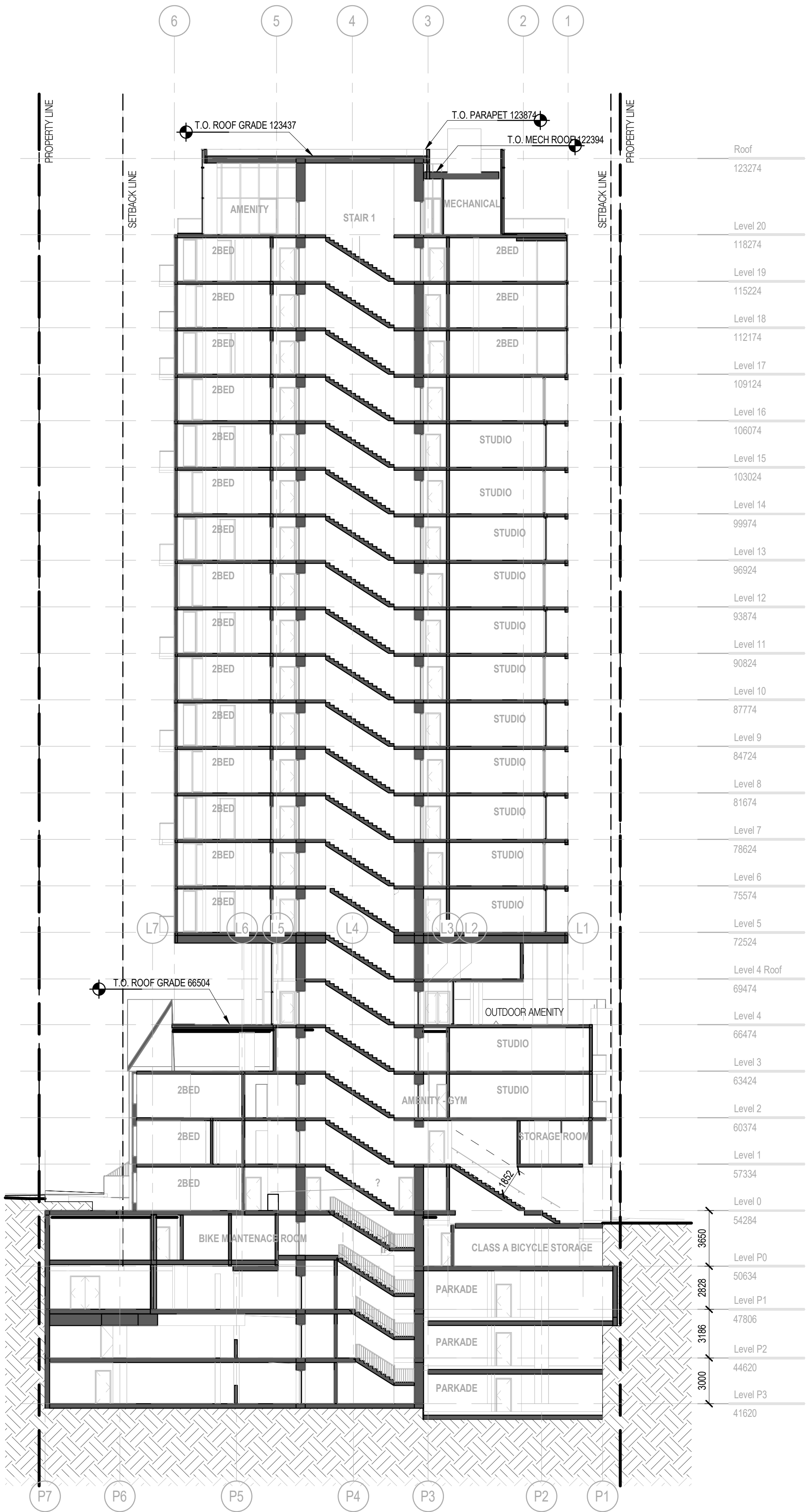
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UPDATED REZONING

BUILDING SECTION NS 3

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307

A402



1 BUILDING SECTION N-S 3
1 : 200

NOTES

KEYPLAN

NS5 NS4 NS3 NS2 NS1

EW1 EW1

EW2 EW2

EW3 EW3

NS5 NS4 NS3 NS2 NS1

This diagram shows a 3D object with a grid overlay. The grid is labeled with 'NS5', 'NS4', 'NS3', 'NS2', and 'NS1' at the top and bottom. The object is labeled with 'EW1', 'EW2', and 'EW3' on the left and right sides. A dashed line runs diagonally across the object.

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

1395 W 14th AVE VANCOUVER, BC

BUILDING SECTION NS 4

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated
JOB NUMBER	2307

JOB NUMBER 2307

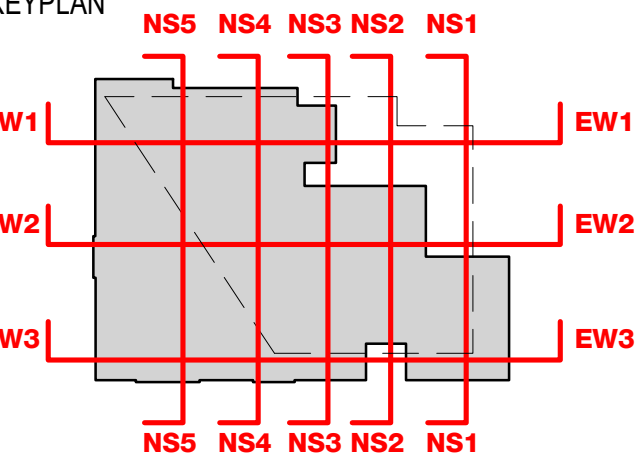
A403

STAMP

NOTES

NO DESCRIPTION

KEYPLAN



REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

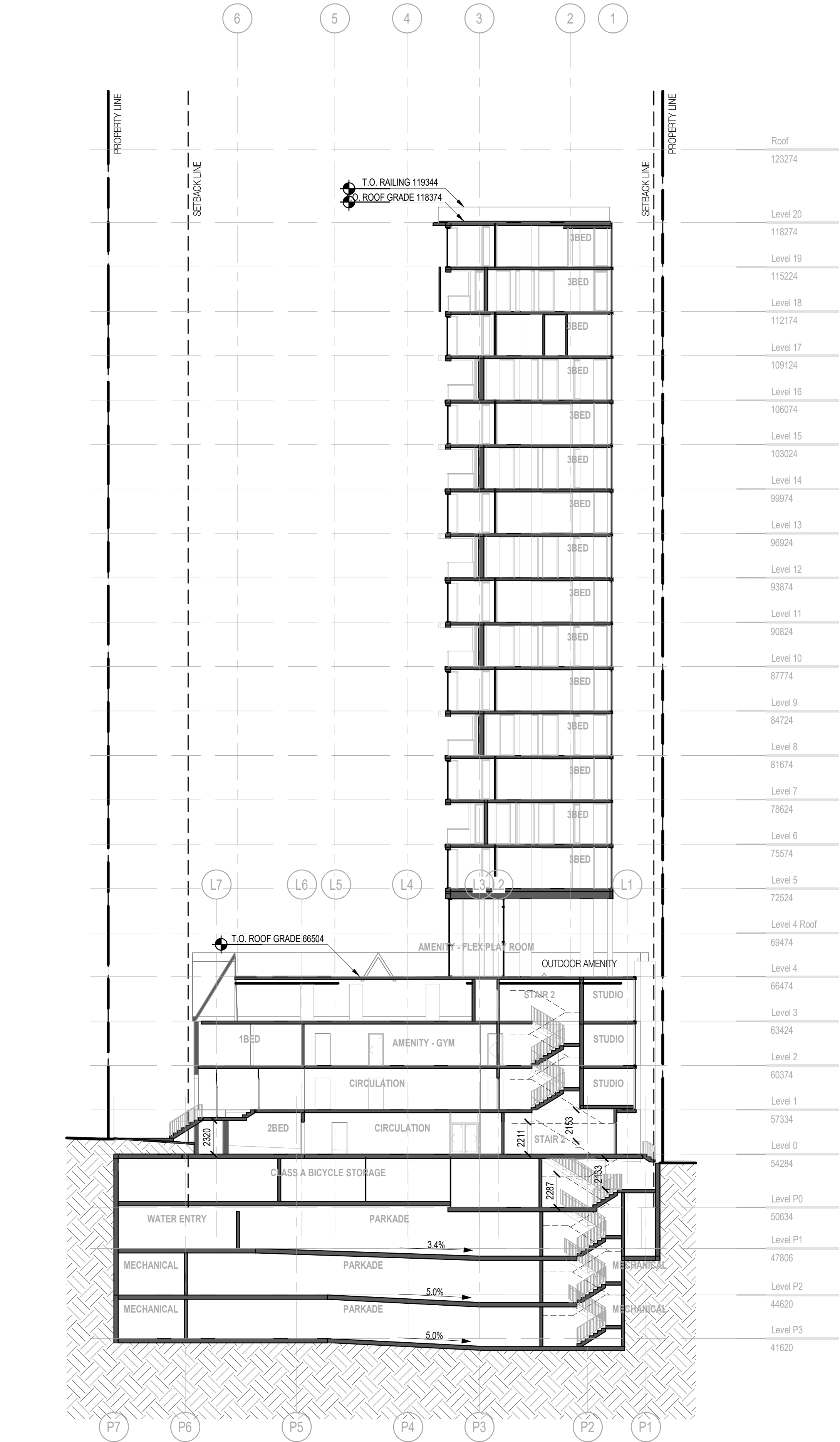
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

BUILDING SECTION NS 5

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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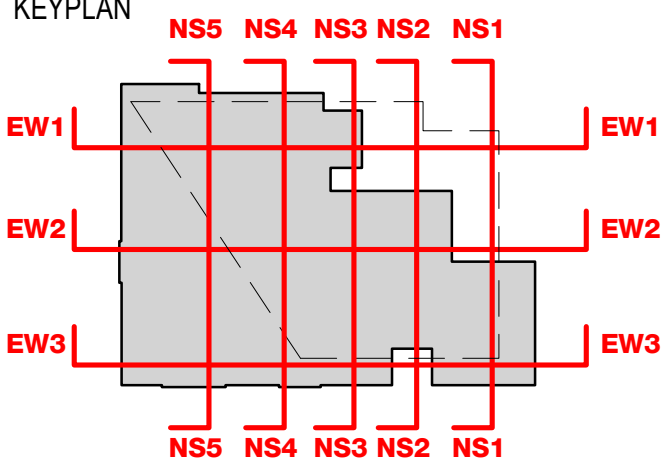
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1:200

STAMP

NOTES

NO DESCRIPTION

KEYPLAN



REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

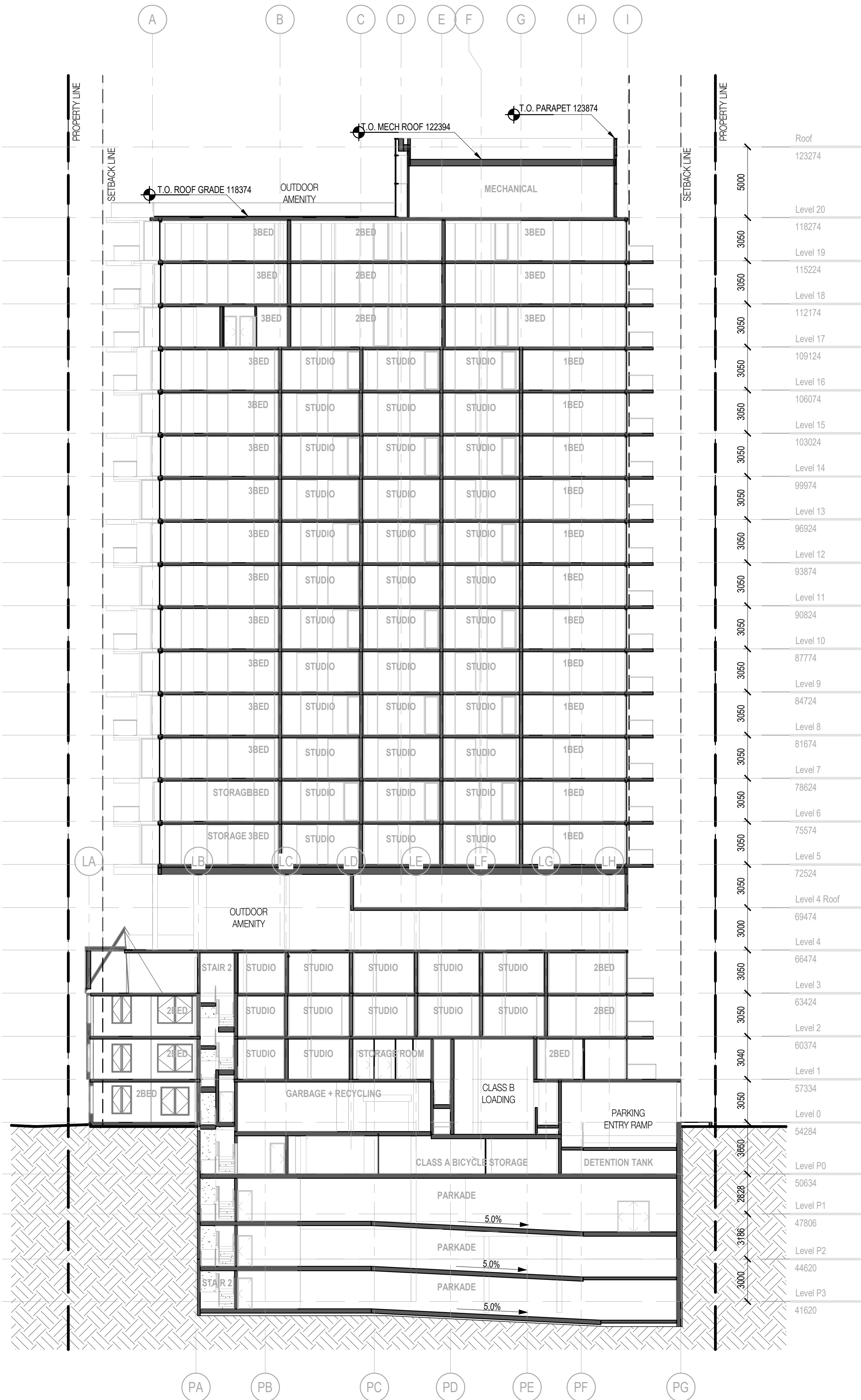
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

BUILDING SECTION EW 1

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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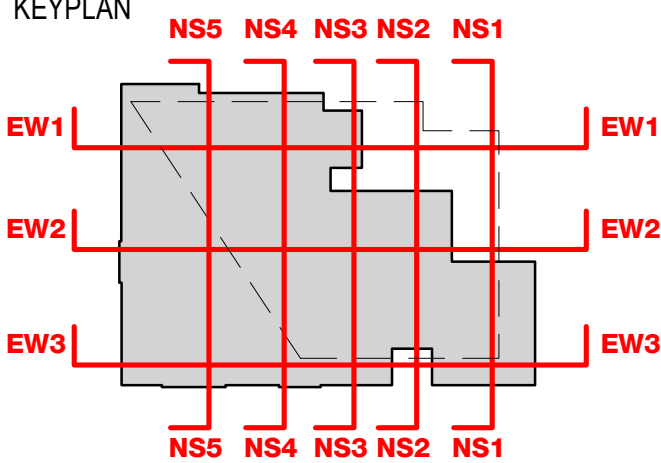
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STAMP

NOTES

NO DESCRIPTION

KEYPLAN



REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

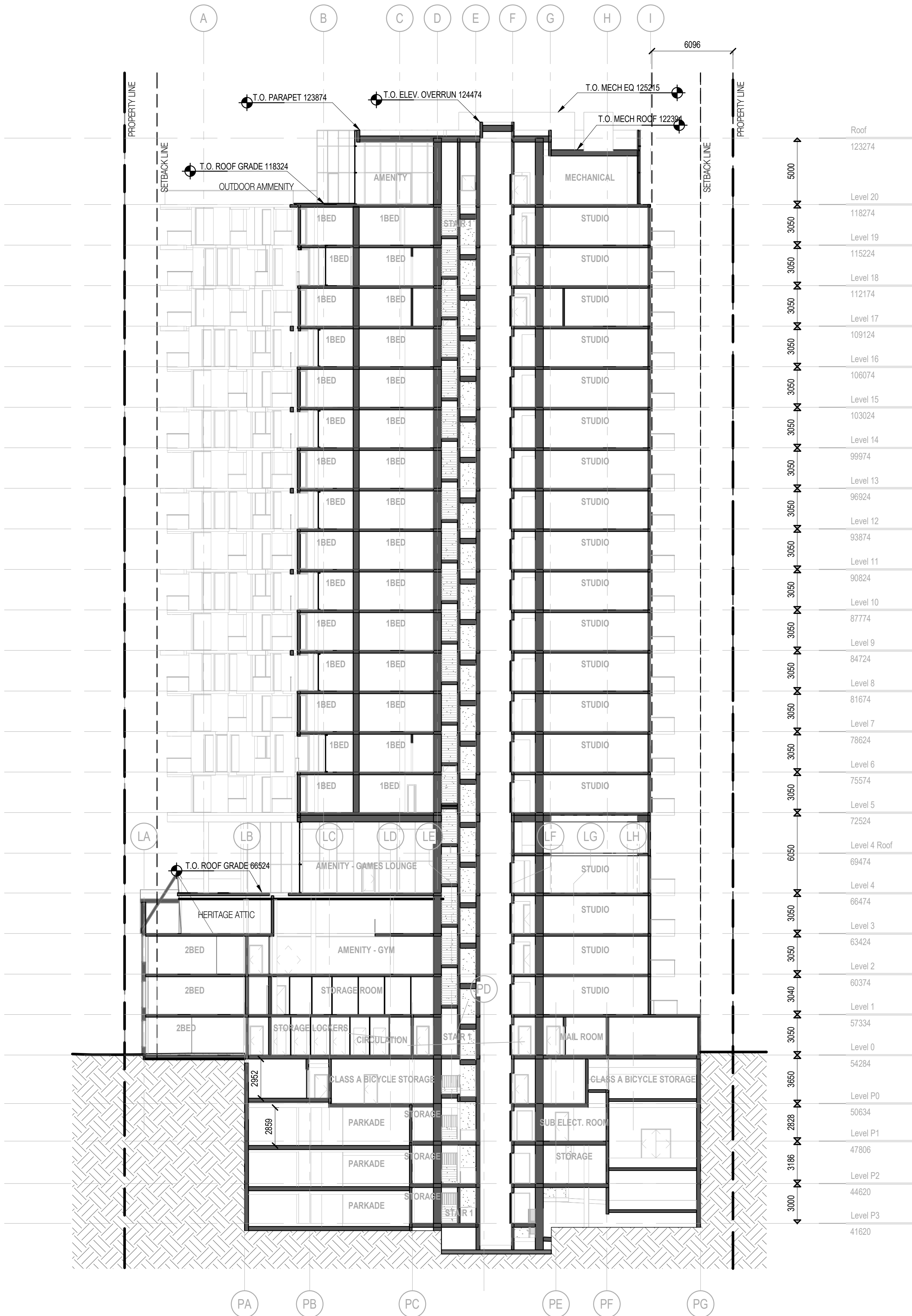
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

BUILDING SECTION EW 2

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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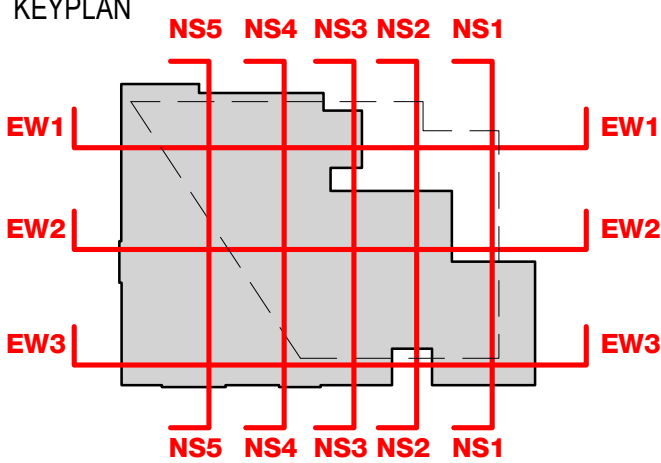
1 BUILDING SECTION E-W 2
1 : 200

STAMP

NOTES

NO DESCRIPTION

KEYPLAN



REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning.	240501

GRANGE

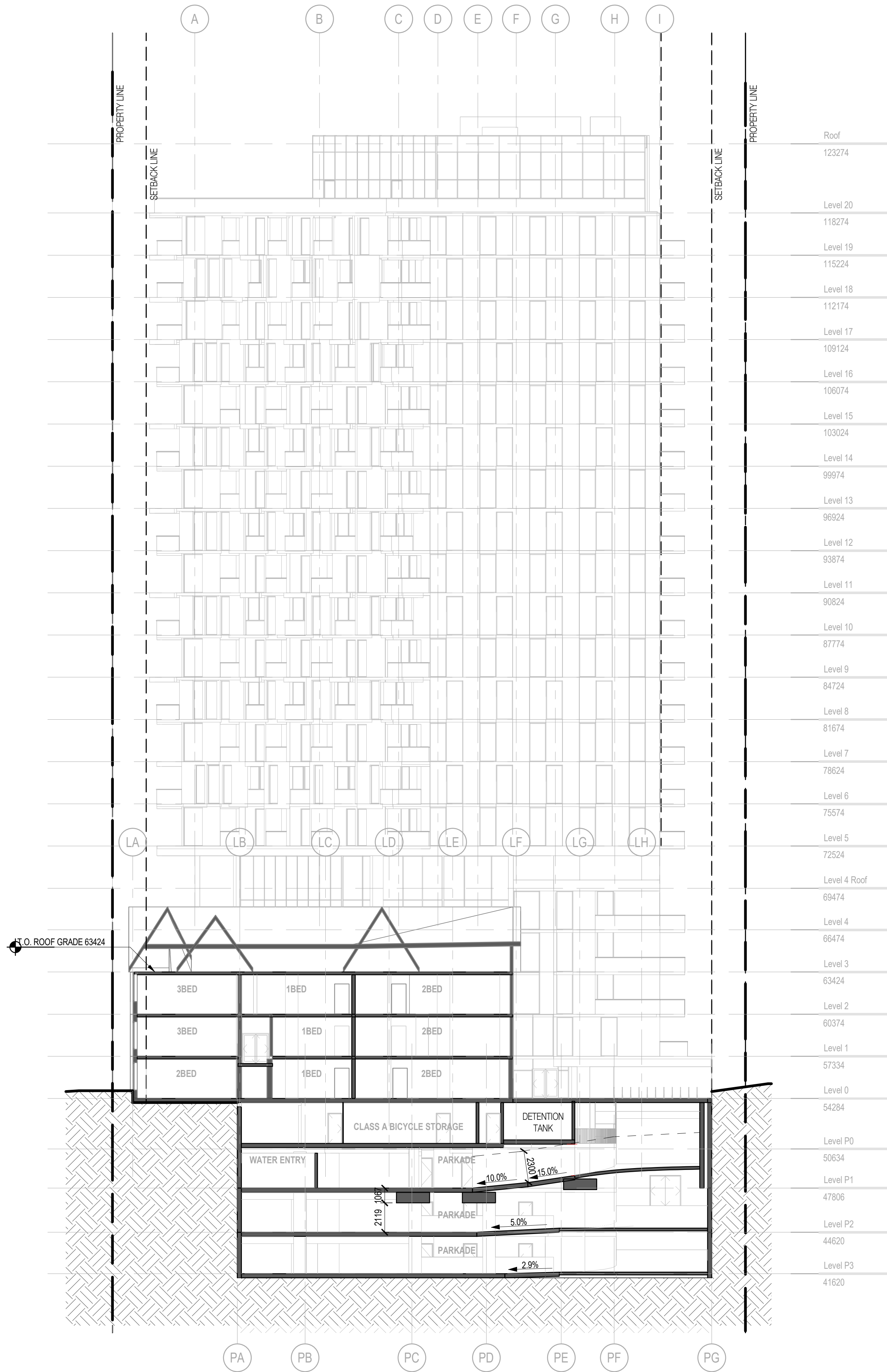
1395 W 14th AVE VANCOUVER, BC

UPDATED REZONING

BUILDING SECTION EW 3

DATE	2024.09.27
DRAWN BY	MB
CHECKED BY	AR/DS
SCALE	As indicated

JOB NUMBER	2307
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1 BUILDING SECTION E-W 3
1:200