

MIXED USE DEVELOPMENT

319, 339 & 359 WEST 49TH AVENUE, VANCOUVER BC

KILLARNEY wca

PROPOSED TEXT AMENDMENT SET - FEBRUARY 25, 2022



wca

RENDERING - W 49TH AVE

MIXED USE DEVELOPMENT

2020/06/17

SCALE :

2020-06-17 4:19:30 PM



wca

RENDERING - ALBERTA STREET

MIXED USE DEVELOPMENT

2020/06/17

SCALE :

2020-06-17 4:19:30 PM



wca

RENDERING -LANE

MIXED USE DEVELOPMENT

2020/06/17

SCALE :

2020-06-17 4:19:30 PM



wca

RENDERING - PUBLIC REALM

MIXED USE DEVELOPMENT

2020/06/17

SCALE :

2020-06-17 4:19:32 PM





wca

RENDERING - PUBLIC REALM

MIXED USE DEVELOPMENT

2020/06/17

SCALE :

2020-06-17 4:19:31 PM

Project Data

Address	319-359 West 49th Avenue	
Proposed Address	6477 Alberta Street (refer to site plan)	
Legal Description	LOT 13, LOT 14 & LOT 15 OF LOT 4	
	BLOCK 999 DISTRICT LOT 526	
	NEW WESTMINISTER DISTRICT PLAN 5531	
PID	LOT 13	011-138-360
	LOT 14	008-268-908
	LOT 15	002-467-411
Site Area	21,662 sf	2,012 sm

Zoning Summary	Permitted		Proposed	
Existing Zoning	CD-1 ( )			
Max FSR	2.3 all uses		**2.5** all uses	
	49,823 sf		**54,121**	
Max Height	18.6 m	61.0 ft	17.0 m	55.7 ft *
Site Coverage	n/a		80%	
Max Balcony	12% of residential floor area			
	422.12 sm	4,543.68 sf	384.99 sm	4,144.00 sf
Amenity Exclusion	10% of permitted floor area			
	462.87 sm	4,982.26 sf	42.55 sm	458.00 sf
	5th floor amenity			
	900.00 sf			0.00 sf

Setbacks (per Cambie Corridor Plan, to Property Line after dedication)

Front (w 49th)				
at grade	0.6 m	2.0 ft	0.6 m	2.0 ft
at L4	3.0 m	9.8 ft	3.0 m	10.0 ft
Back (lane)				
at grade	0.6 m	2.0 ft	3.0 m	10.0 ft **
at L2	6.1 m	20.0 ft	6.1 m	20.0 ft
			8.2 m	27.0 ft
at L4			7.6 m	25.0 ft
Side (East)				
at grade	3.7 m	12.1 ft	2.4 m	8.0 ft
at L4			4.0 m	13.0 ft

* Top of Typical Roof Parapet, measured to lowest building grade of 233.3'
* Top of Stair Popup parapet (access to roof amenity) at 62.22'
* Top of Elevator Overrun parapet at 64.72'
* Refer to A0.06 for height calculation
** At residential use only

AREA SUMMARY

LEVEL	Gross		FSR	Commercial		Residential	Circulation (Res)	Circulation (Comm)	Efficency
	sf			sf		sf	sf	sf	
P2	15,857		0						
P1	17,662		0						
1	13,577		12,884	7,640		2,346	1,648	1250	74%
1a	6,089		5,804			4,309	1,495		71%
2	12,772		12,013			10,590	1,423		83%
3	12,772		12,013			10,590	1,423		83%
4	12,026		11,388			10,029	1,359		83%
ROOF	476		476				476		
Total	8,476 sm	91,231 sf	5,070 sm	54,578 sf	710 sm	7,640 sf	3,518 sm	37,864 sf	7,824 sf	

FSR EXCLUSIONS

LEVEL	Mech/Elec		Storage		Amenity		Balcony	BG Stair	Total
	sf		sf		sf		sf	sf	
P2									0
P1									0
1	7		72		458			156	693
1a	5		280				267		285
2	4		755				93		759
3	4		755				1,577		759
4	4		634				2,207		638
5									0
Total	2 sm	24 sf	231.89 sm	2,496 sf	43 sm	458 sf	385 sm	**4,144 sf**	

Section 10.11.1 Exclusion 457 sf (1% OF TOTAL RESIDENTIAL AREA: **45,688 sf**)

FSR EXCLUSIONS total **7,578.88**

FSR AREA AFTER ALL EXCLUSION **54,121 sf**

FSR TOTAL **2.5**

Unit Area Breakdown (sf) **all sizes includes storage exclusion*

LEVEL	Unit 01	Unit 02	Unit 03	Unit 04	Unit 05	Unit 06	Unit 07	Unit 08	Unit 09	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 17	Unit 18	Unit 19
1	906	965	553																
1a	552	544	816	555	555	915	654												
2	948	527	838	481	479	479	479	479	479	479	479	481	796	762	725	573	572	553	740
3	948	527	838	481	479	479	479	479	479	479	479	481	796	762	725	573	572	553	740
4	1,014	1,013	561	559	559	559	559	559	559	796	762	725	573	572	553	740			

Unit Area Breakdown (sm) **all sizes includes storage exclusion*

LEVEL	Unit 01	Unit 02	Unit 03	Unit 04	Unit 05	Unit 06	Unit 07	Unit 08	Unit 09	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 17	Unit 18	Unit 19
1	84 sm	90 sm	51 sm																
1a	51 sm	51 sm	76 sm	52 sm	52 sm	85 sm	61 sm												
2	88 sm	49 sm	78 sm	45 sm	45 sm	45 sm	45 sm	45 sm	45 sm	45 sm	45 sm	45 sm	74 sm	71 sm	67 sm	53 sm	53 sm	51 sm	69 sm
3	88 sm	49 sm	78 sm	45 sm	45 sm	45 sm	45 sm	45 sm	45 sm	45 sm	45 sm	45 sm	74 sm	71 sm	67 sm	53 sm	53 sm	51 sm	69 sm
4	94 sm	94 sm	52 sm	52 sm	52 sm	52 sm	52 sm	52 sm	52 sm	74 sm	71 sm	67 sm	53 sm	53 sm	51 sm	69 sm			

For Vehicle Parking Calculation

Unit Mix	Count	Gross Area
<50sm	20	
>50sm, <180sm	44	2,851 sm
>180sm	0	
Total	64	

For Bicycle Parking Calculation

Unit Mix	Count
<65sm	42
65sm to 105sm	22
>105sm	0
Total	64

indicates units <50 sm
indicated units <65 sm

UNIT MIX SUMMARY

	1 BEDROOM			2 BEDROOM			3 BEDROOM			STUDIO			
	<50sm	>50sm, <180sm	>180sm	<50sm	>50sm, <180sm	>180sm	<50sm	>50sm, <180sm	>180sm	<50sm	>50sm, <180sm	>180sm	TOTAL
Level 1	-	-	-	-	1	-	-	2	-	-	-	-	3
LEVEL 1a	-	5	-	-	1	-	-	1	-	-	-		7
LEVEL 2	1	3	-	-	5	-	-	1	-	9	-	-	19
LEVEL 3	1	3	-	-	5	-	-	1	-	9	-	-	19
LEVEL 4	1	9	-	-	4	-	-	2	-	-	-	-	16
TOTAL UNITS	3	20	-	-	16	-	-	7	-	18	-	-	64
UNIT PERCENTAGE (%)	5%	31%	-	-	25%	-	-	11%	-	28%		-	100%

PARKING CALCULATION

				Required	Proposed
4.2.5					
Commerical (Retail)	*(up to 300sm)*	*(each additional 50sm)*			
	0.01 stalls per sm	plus 0.02 stalls per sm			
	3	*9*		12	12
4.2.1.3					
Residential	< 50 sm	>50 sm & <180 sm	> 180 sm		
	0.5 per dwelling unit	0.6 per dwelling unit			
		plus 0.005 stalls per sm	1.5 per dwelling unit		
	10	41	0	51	57
4.1.8	max 25% small car stalls			13	16
4.1.16					
Visitor	0.05 per dwelling unit			4	4
4.8.4	for up to 7 units	0.034 for each additional unit			
Accessible Stalls	1	1.94		3	4*
4.1.15	**each counts as 2 stalls*				

LOADING CALCULATION

	Residential Use	Commercial Retail Use			
7.2.1 & 7.2.5					
Class A Passenger	1 for 50 -125 units	1 for each 4000sm			
	1 for every additional 150 units				
	1	1		2	2
5.2.1 & 5.2.5					
Class B	0 for less than 100 units		1 for first 465sm		
			1 for next 1860sm		
	0	2		2	2

BICYCLE PARKING CALCULATION

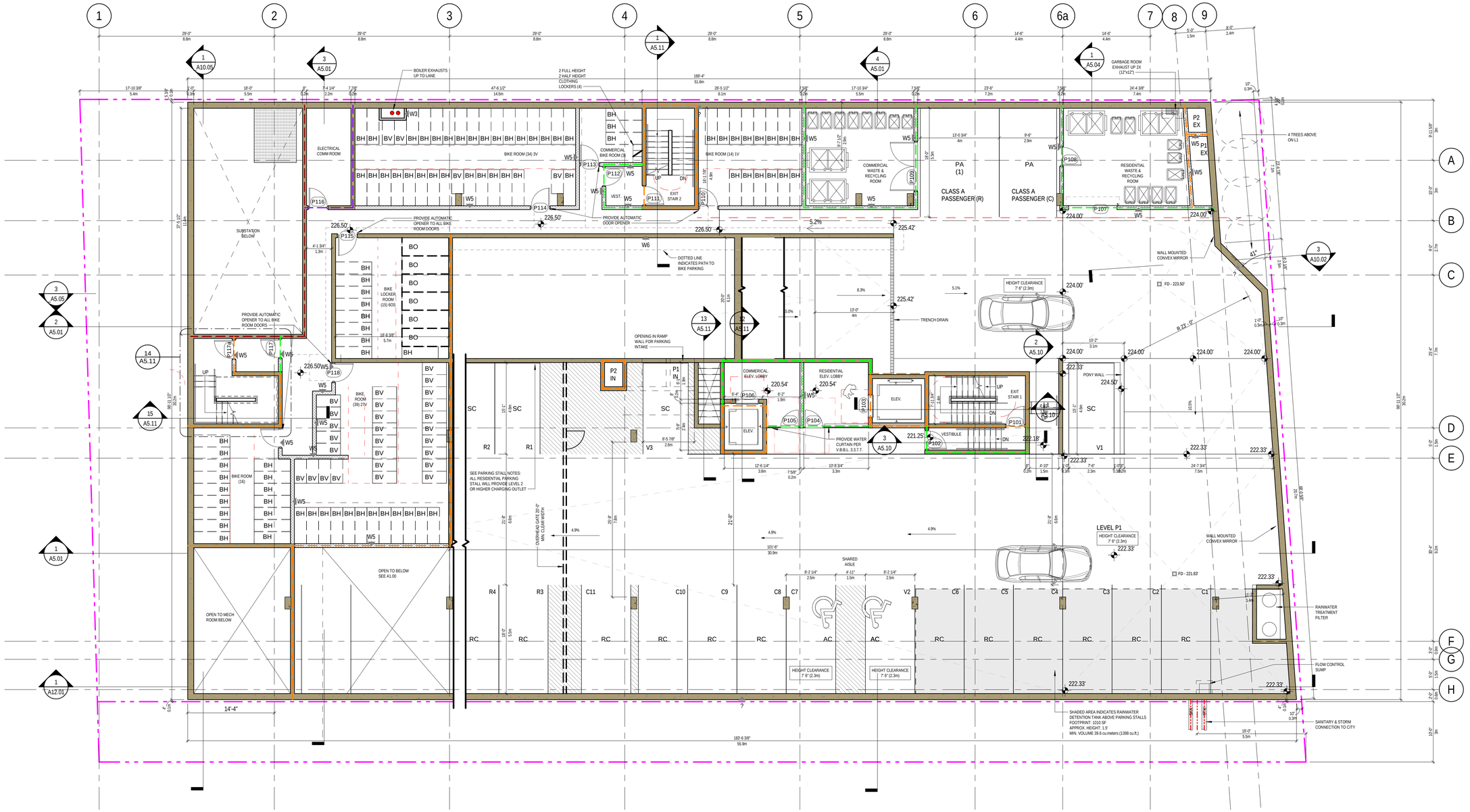
Residential	Class A					
	for units < 65sm	for units 65sm to 105sm	for units > 105sm			
	1.5 space for every unit	2.5 space for every unit	3.0 space for every unit			
	63	55	0	118	118	
	Vertical Max 30%			36	30	
	Class B					
	2 for min. 20 units			2	5	
	1 for additional 20 units			3		
Commerical	Class A					
	1 space for every 340sm			3	3	
	Class B					
	6 spaces for at least 1000sm			0	0	

SUMMARY OF TOTAL UNITS AND UNIT MIXES		
	PREVIOUS REZONING	**PROPOSED TEXT AMENDMENT**
COMMERCIAL RETAIL UNITS	5	7
DWELLING UNITS	51	64
STUDIO	10	18
1 BEDROOM	25	23
2 BEDROOM / 2 BEDROOM + DEN	11	16
3 BEDROOM	5	7

GENERAL NOTES

1. *"The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";*
2. *A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";*
3. *"All building dimensions, setbacks and yards are to the outside of cladding";*
4. *"The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";*
5. *"Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555".*
6. *"The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations";* and
7. *"Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building";*

wca



wca

LEVEL P1 PLAN

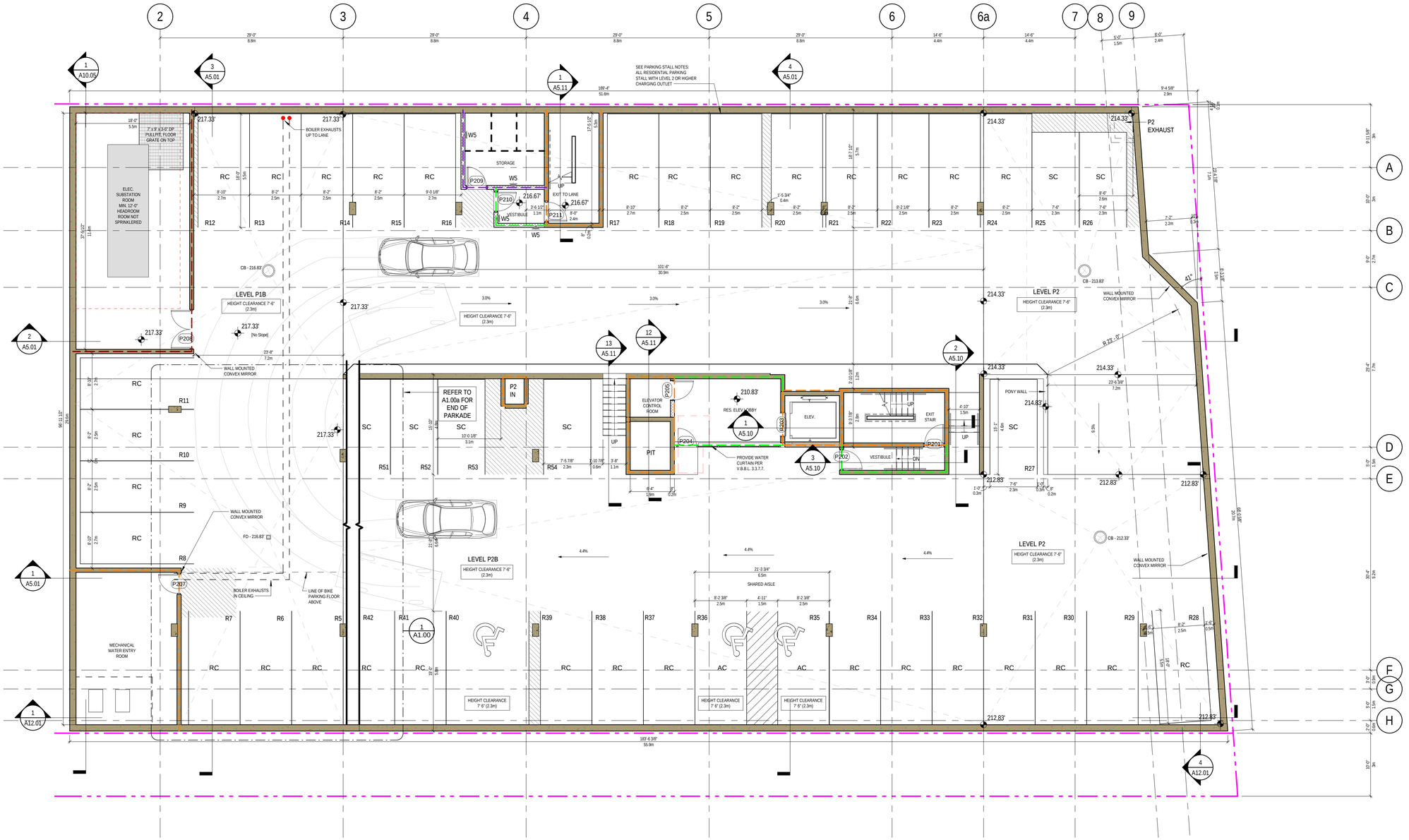
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:32:44 PM



wca

LEVEL P2 PLAN

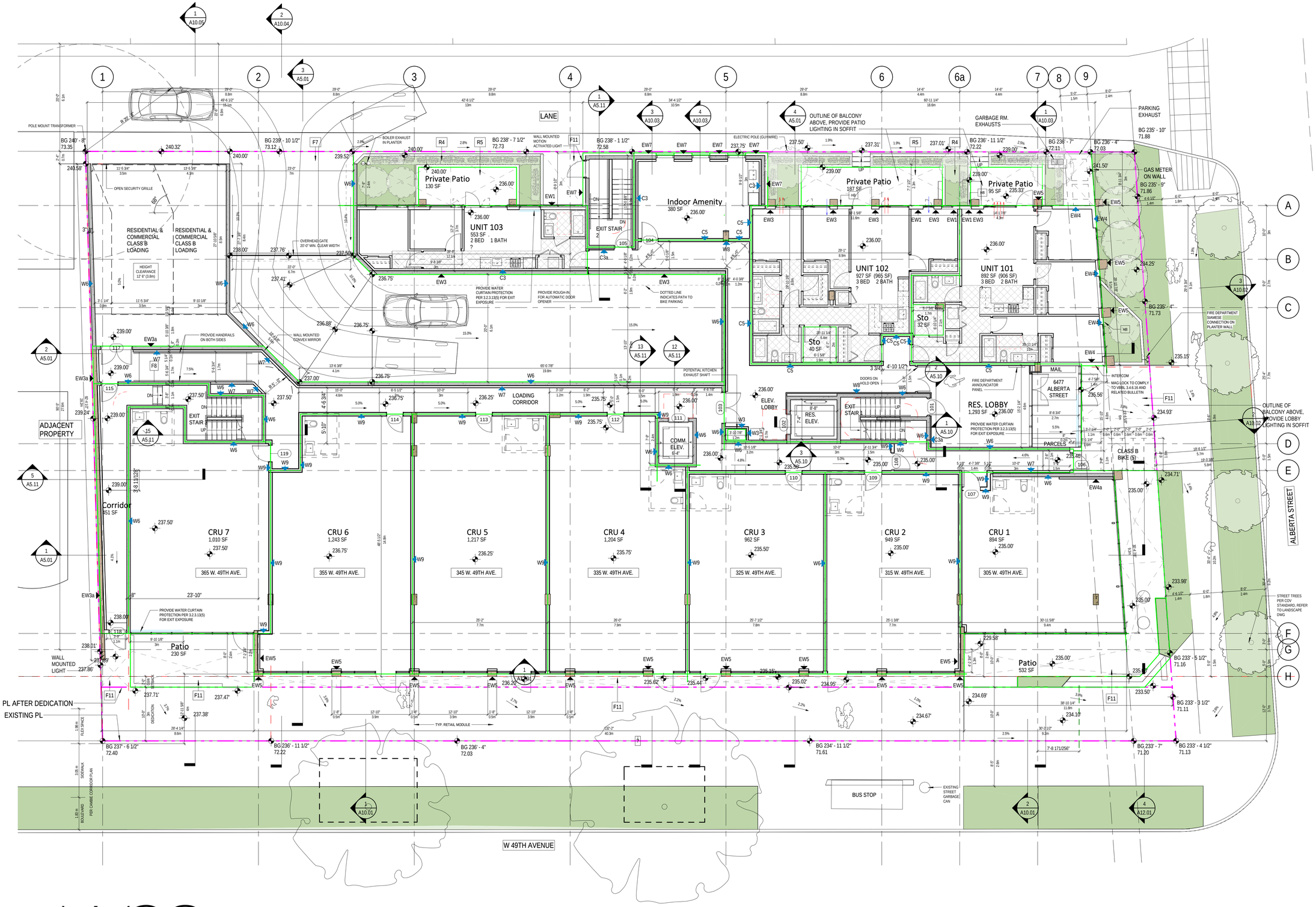
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:32:47 PM



wca

LEVEL 1 PLAN

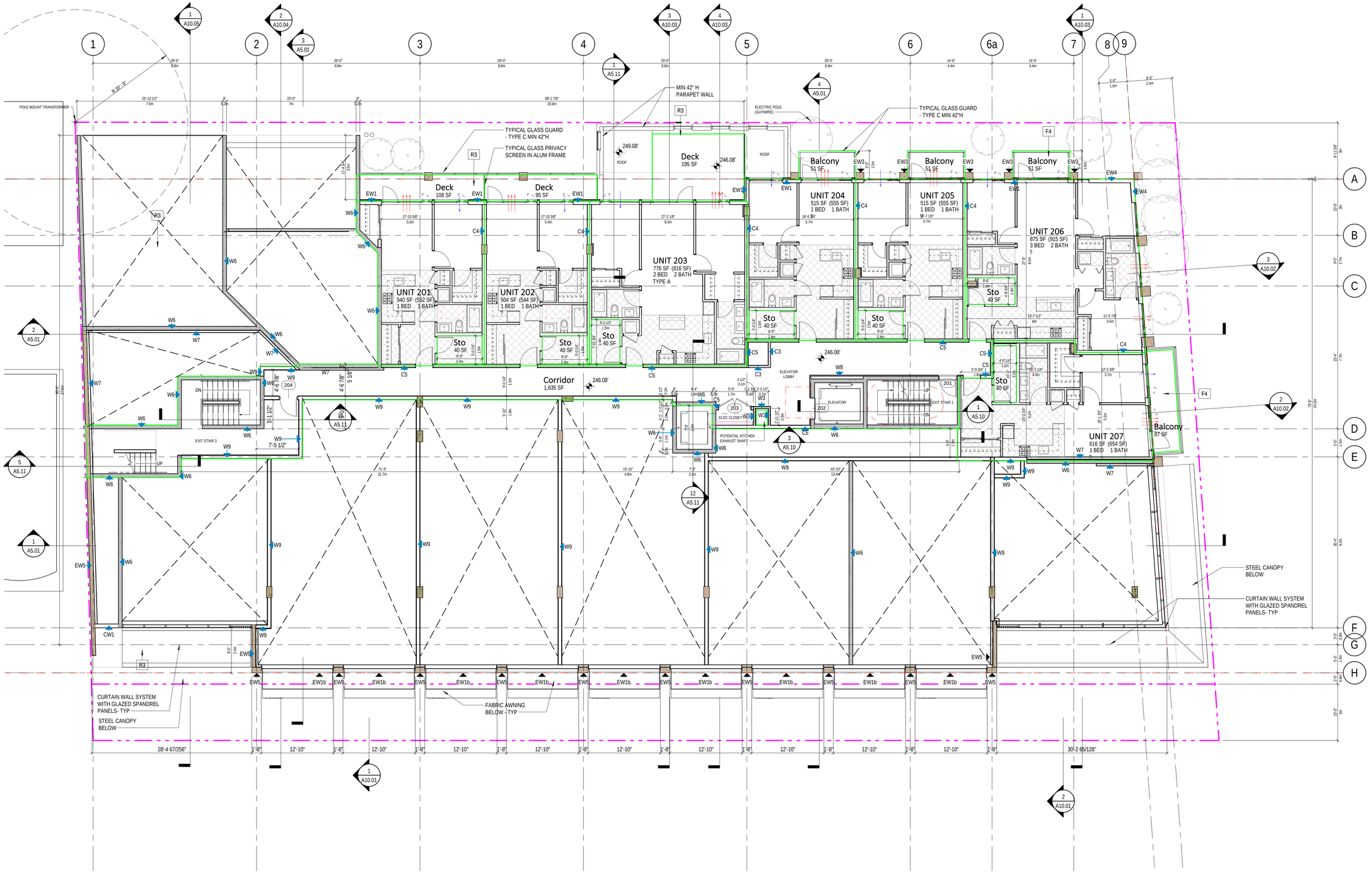
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:32:58 PM



wca

LEVEL **1A** PLAN

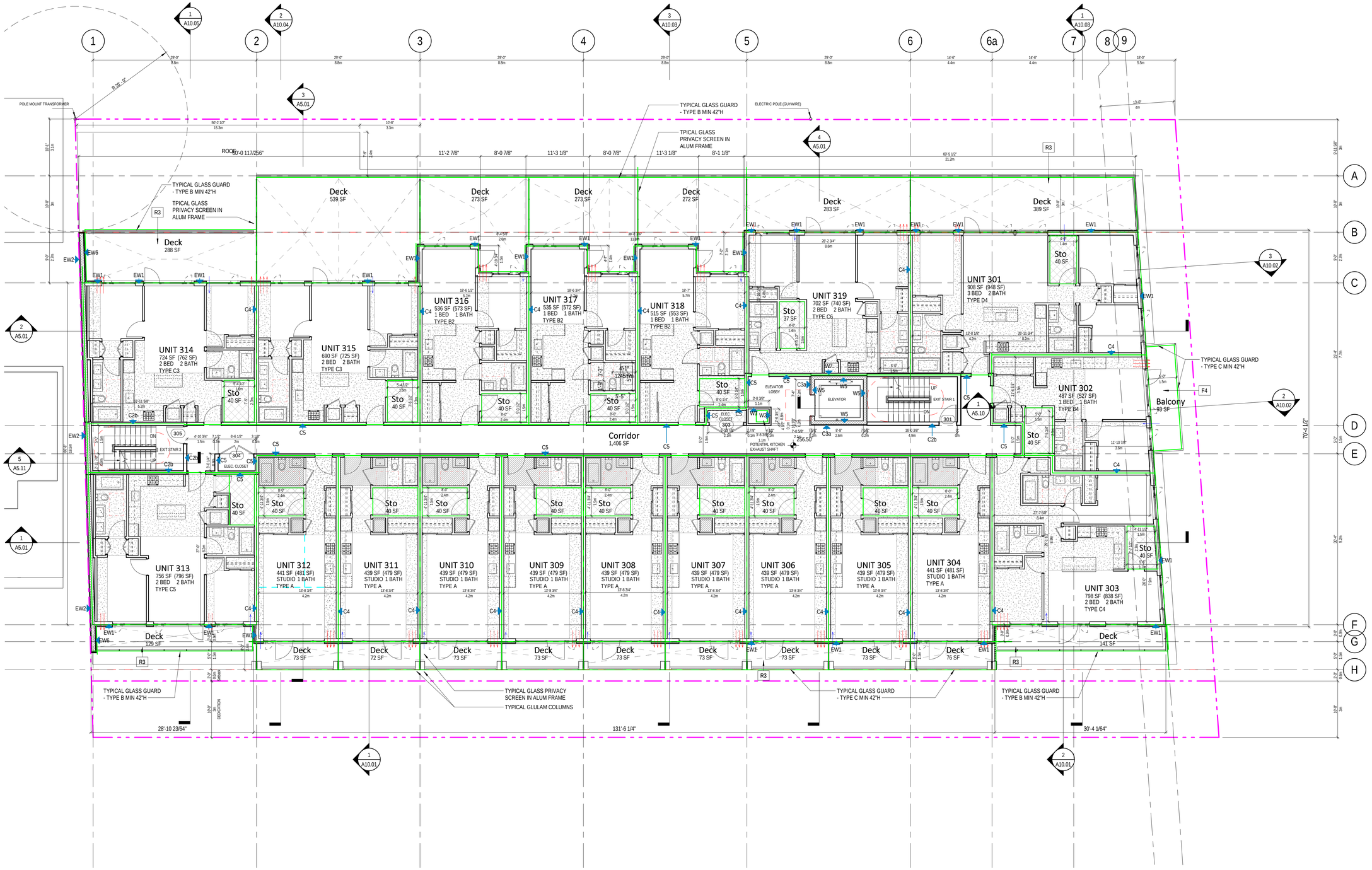
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:33:05 PM



wca

LEVEL **2** PLAN

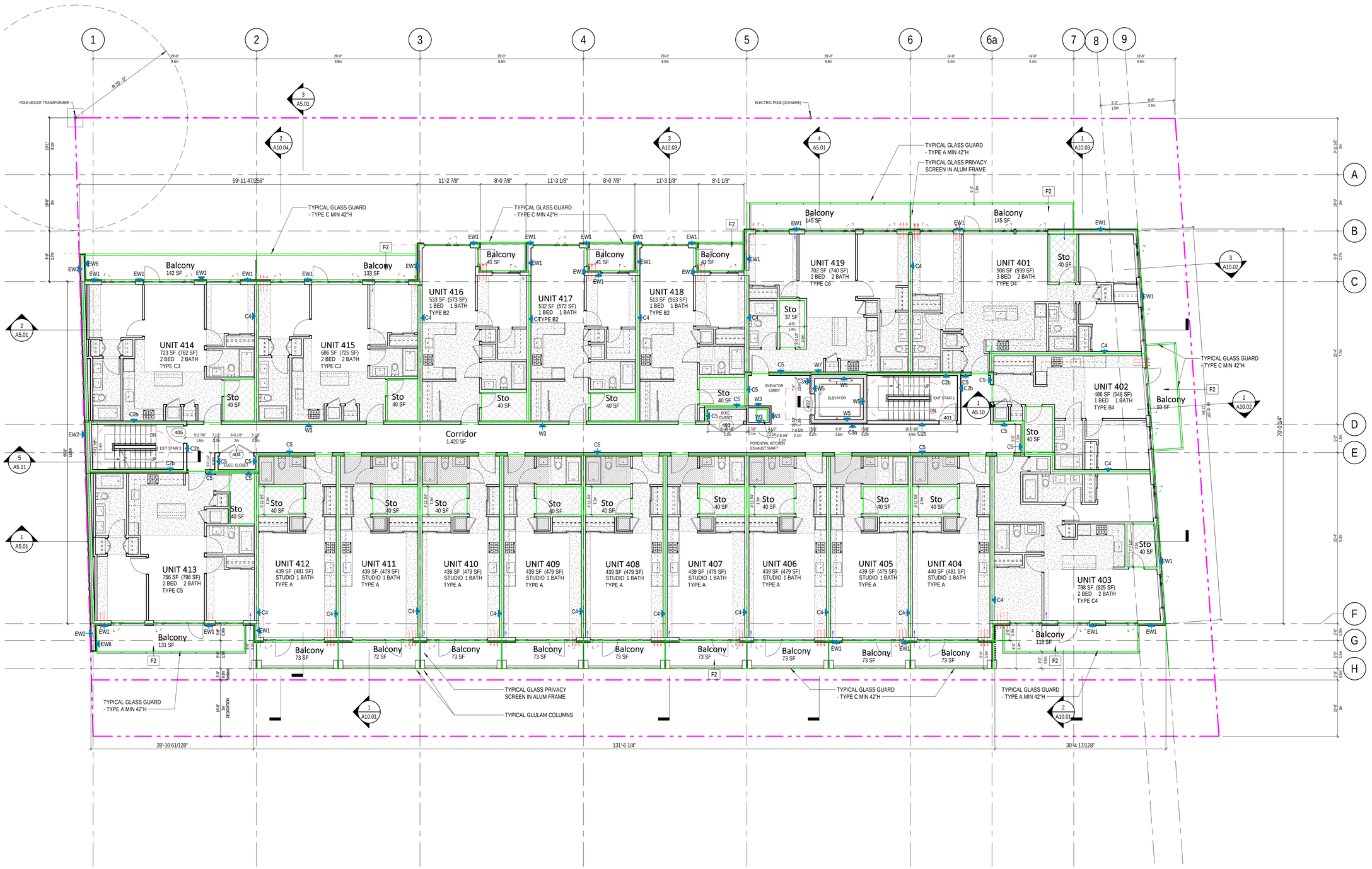
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:33:17 PM



wca

LEVEL **3** PLAN

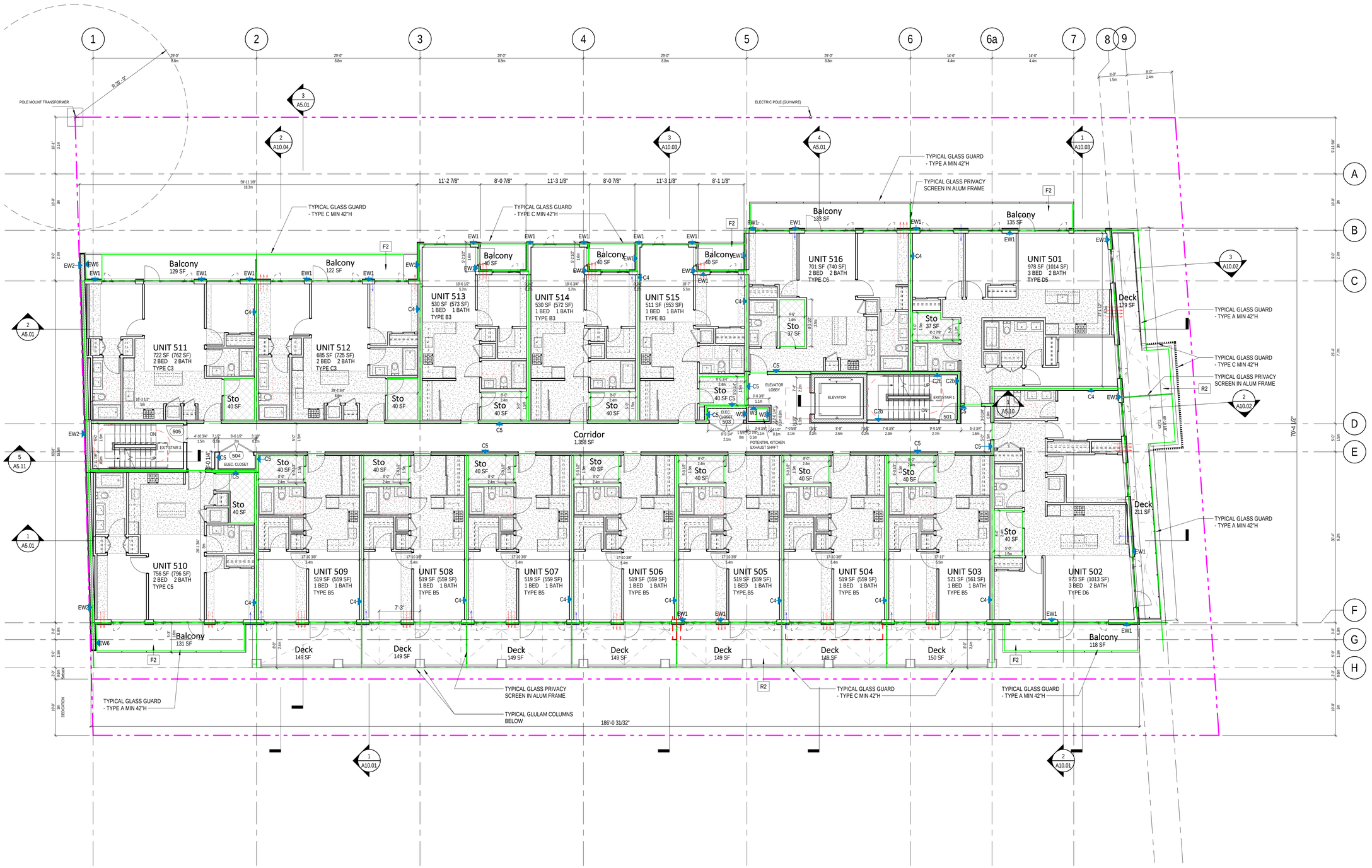
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:33:24 PM



wca

LEVEL **4** PLAN

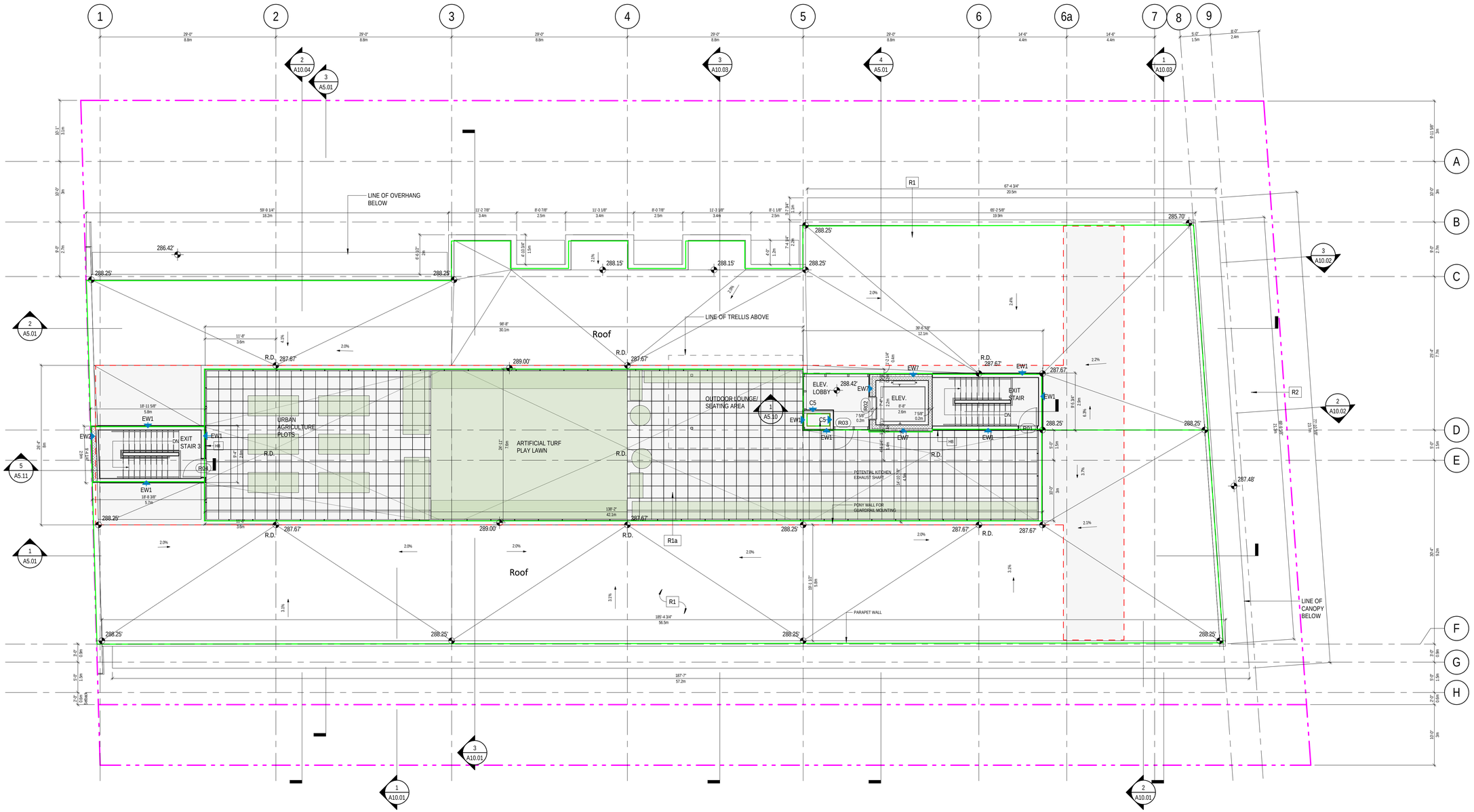
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:33:36 PM



wca

ROOF PLAN

MIXED USE DEVELOPMENT

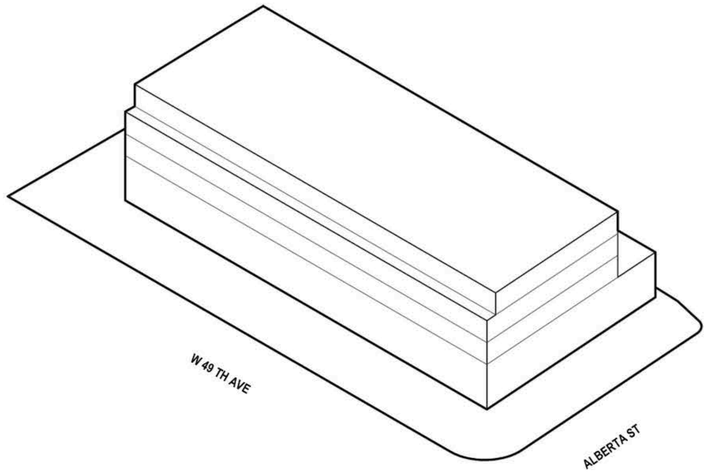
02/24/22

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

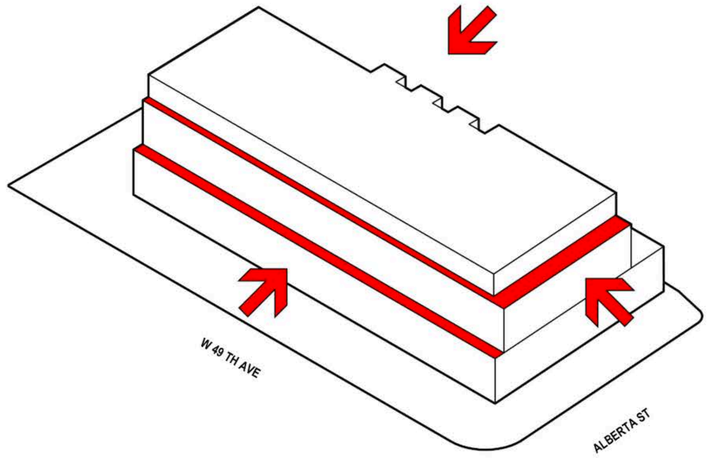
0' 4' 8' 16' 32'

2022-02-24 12:33:41 PM

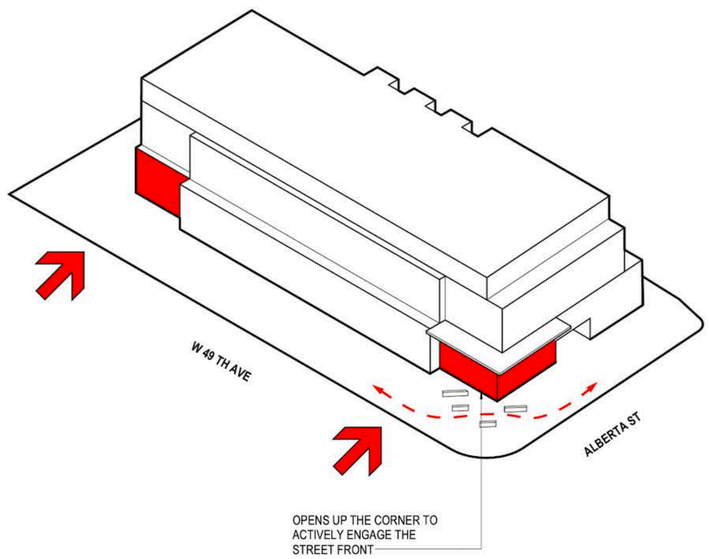
MAXIMUM BUILDING ENVELOPE PER CCP



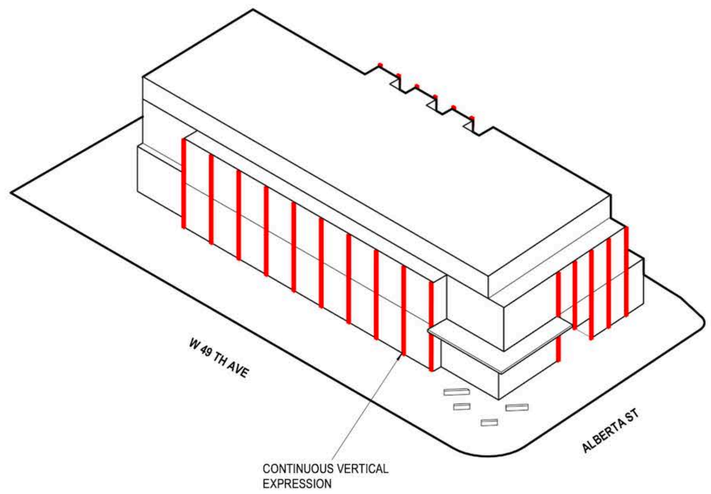
ADDITIONAL SETBACK



PUBLIC REALM



EXTERIOR EXPRESSION



The following is a summary of the key aspects influencing the design of the building at 319 – 359 West 49th Avenue and should be read in conjunction with the written response to the conditions of approval for rezoning enactment that accompany this submission.

Site Description

The proposal site is an assembly of three RS-1 single family lots situated on the northeast corner of W49th Avenue and Alberta Street. The consolidated site area under CD-1 zoning totals 21,662 square feet (2,012.46 sq m). On the south of the property, across W49th Avenue are multi-family residential, and further southeast are YMCA and Langara College. Other properties within the adjacent surroundings are single-family residentials, though Cambie Corridor Development Plan marked these areas as mixed-use and multi-family townhouse developments.
The site is directly accessible with various Translink routes. At the west, on the corner of Cambie Street and W49th Avenue is the Canada Line Langara-49th Station. Directly in front of the development is the bus stop for west-bound Bus 049 to UBC, and across is the east-bound to Metrotown.

Applicable policies adopted are: Cambie Corridor Plan – Langara Neighborhood, Green Building Policy for Rezoning, Community Amenity Contributions - Through Rezonings, High-Density Housing for Families with Children Guidelines. The proposed project falls under the requirement of 4.4.3 49th Avenue Active Link-Ontario Street of Cambie Corridor Plan - Langara Neighborhood, which allows up to 4 storeys in height and with maximum density of up to 2.5 FSR.

The building is designed largely in conformance with the applicable policies which permits:

- Above four storeys the uppers floors will be stepped back.
- Buildings which activate and enhance both the street and the lane.
- A suggested density range dependent on urban performance.
- A mix of units reflecting the City of Vancouver's rezoning policy for family oriented units including a minimum of 10% 3 bed units and 25% 2 bed units.
- The inclusion of public realm features such as street trees and extensive landscaping.

Building Description

- The proposal is to develop a four storey mixed use building consisting of market condominiums and 7 Commercial Retail Unites built over a two storey underground parking structure.
- The proposal has a floor area 54,121 sq.ft after exclusions. yielding an FSR of 2.498
- The proposal contains 64 market condominiums including 25% two-bedroom units and 11% three-bedroom units.
- A total of 73 parking stalls are provided over two levels of underground parking accessed via a ramp located at the Northwest corner of the site from the lane.
- 12 stalls for staff of the Commercial Retail Units with access to a dedicated elevator is located on P1
- A total of 4 accessible stalls are located on P1 with a minimum of 7'-7" clear headroom and ease of access to elevators.
- 118 Class A, secure bicycle storage spaces located on P1 with 8 Class B spaces provided at grade meeting the bylaw minimum.
- A residential front entrance located off Alberta Street and announced by a highly glazed lobby with signage and canopy.
- Landscaped patio areas accessed by grade from the street and lane for the ground oriented units.
- An indoor amenity room on the ground floor with direct view to the lane and ensuring CPTED principles to the lane.

Building Form and Material

The ground floor consists of 7,640 sf of commercial retail space along W49th Avenue frontage, and residential space including lobby, 3 residential units and indoor amenity at grade that wraps around the corner of Alberta Street and Lane; then terminates at the parking entry ramp and service loading area at the west lane of the property. Commercial and residential parking are provided within the 2 level underground parking. Service utilities and garbage rooms are also located underground. Residential units are mostly on the Level 2 to Level 4. Indoor amenities are located on ground floor and outdoor amenities are provided on the roof deck.

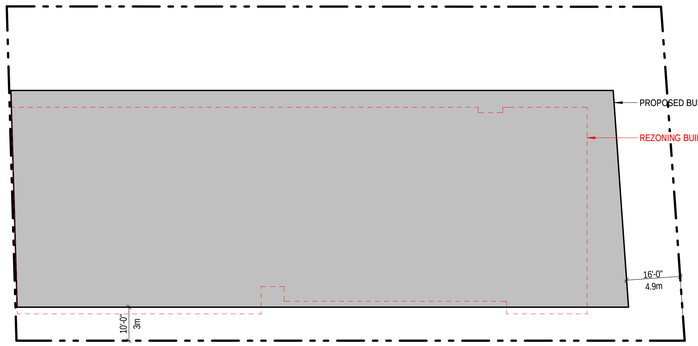
The building massing is composed of 3 blocks stacked vertically, which are differentiated by step setbacks. Continuous column elements tie the stacked blocks vertically and provide a break along the horizontal and creates a strong continuous streetscape along West 49th Ave. The site offers more generous front and side yard setbacks than might otherwise be achieved on a typical site and thus is able to respond and reinforce view lines along West 49th Ave towards Cambie Street and allows a "gateway" opening on Alberta Street. The building is set back from West 49th Ave by a minimum of 12'-0" which allows for planting of street trees. Where the setback is greater, there is the possibility of introducing engaging landscape elements including the provision of a pedestrian plaza east of the site that unifies the public realm of the proposal with its residential nature to the north. The aforementioned side yard setbacks allow for extensive and generous landscaping.

First block is the ground level, clad primarily with storefront glazing on West 49th Avenue wrapping around the corner to Alberta Street. The lobby of the ground floor residential units break the commercial storefront glazing from the south. The residential entry lobby is highlighted with wood grain finish cladding to distinguish from the commercial frontage.
Second and Third floor level comprises the mid-block. This mid-block is accentuated with the vertical column elements that separate unit balconies for privacy and provides an architectural connection to the lower and upper blocks. The upper block level, level 4, is further setback to reduce the scale of the building mass. This distinction allows the upper building massing to be less overbearing on the street. Amenity deck is located away from the roof edge, so it will not be visible at street level. The roof deck outdoor amenity creates a more private open space for the unit owners.

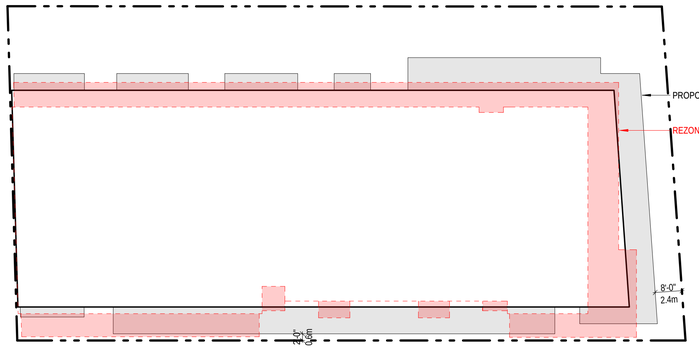
Design

The design intent is to provide a building which is residential in character and respectful of its location in the newly emerging urban context of West 49th Ave and Cambie Street. This is achieved through a simplicity of geometry, the use of well proportioned, clean, cubic volumes as well as regularly sized windows, repeating motifs and unifying design elements. The language of wood lends a solidity and durability which helps anchor the development within this new context.

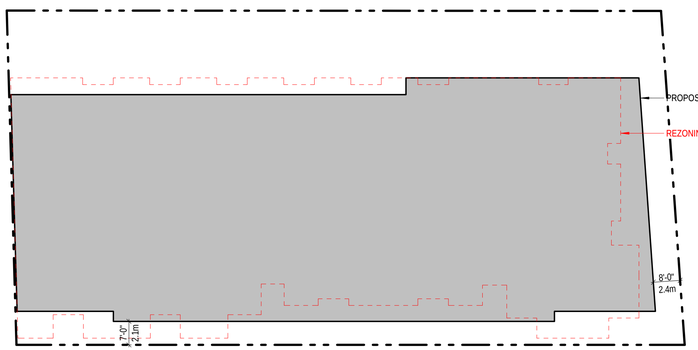
wca



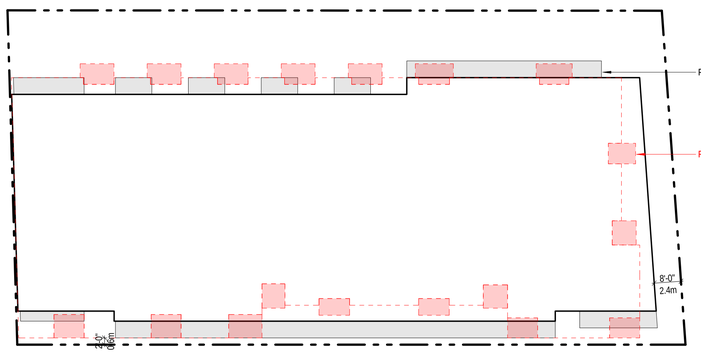
LEVEL 4



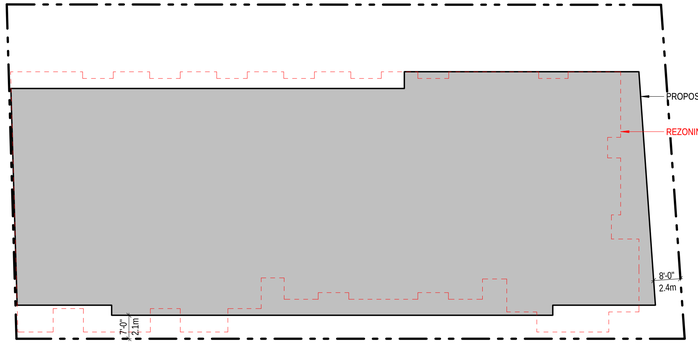
LEVEL 4



LEVEL 3



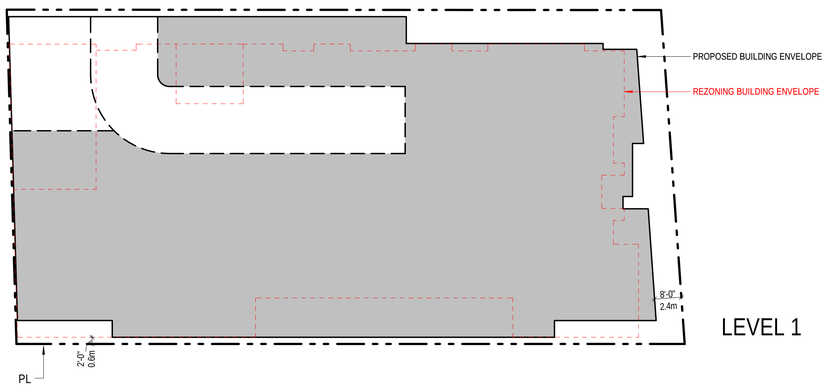
LEVEL 3



LEVEL 2



LEVEL 2



LEVEL 1

Line of the Rezoning Building Envelope in the dotted red is compared with the Proposed Building Envelope in solid black.

The intention of this diagram shows the revised simplistic form that addresses and engages the pedestrians at the street and provide a clearer view to the street avoiding any CPTED concerns.

wca

COMPARATIVE DIAGRAM
MIXED USE DEVELOPMENT

2020/06/17

SCALE : 3/64" = 1'-0"

0' 4' 8' 16' 32'

2020-06-17 4:19:34 PM



1 A3.01 North Elevation



2 A3.01 North Elevation Rendered
3/32" = 1'-0"

wca

NORTH ELEVATION
MIXED USE DEVELOPMENT

2020/06/17

0' 8' 16' 32'

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

2020-06-17 4:16:26 PM



1 A3.02 South Elevation



2 A3.02 South Elevation Rendered

wca

SOUTH ELEVATION

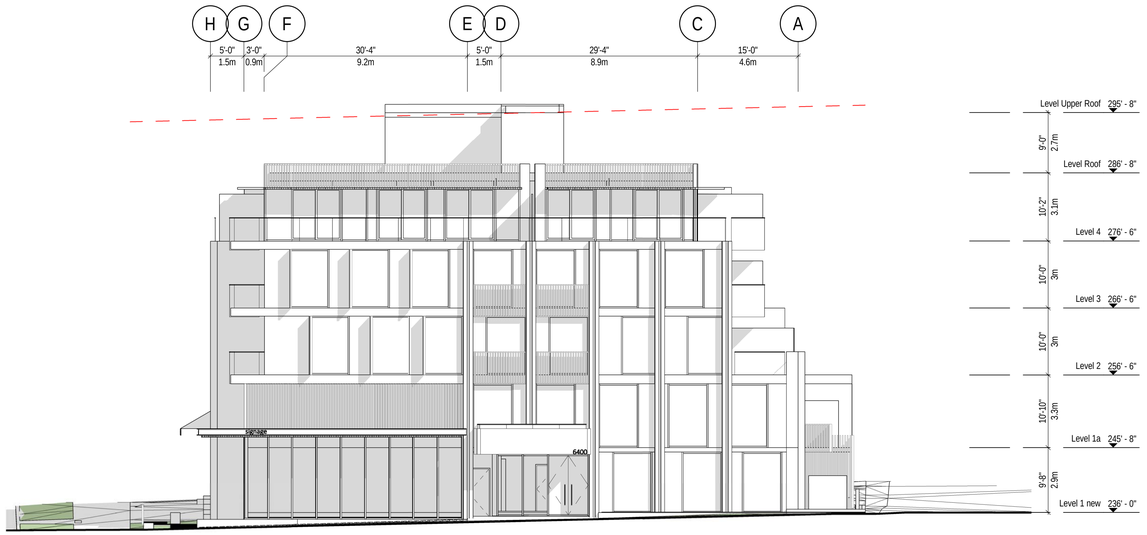
MIXED USE DEVELOPMENT

2020/06/17

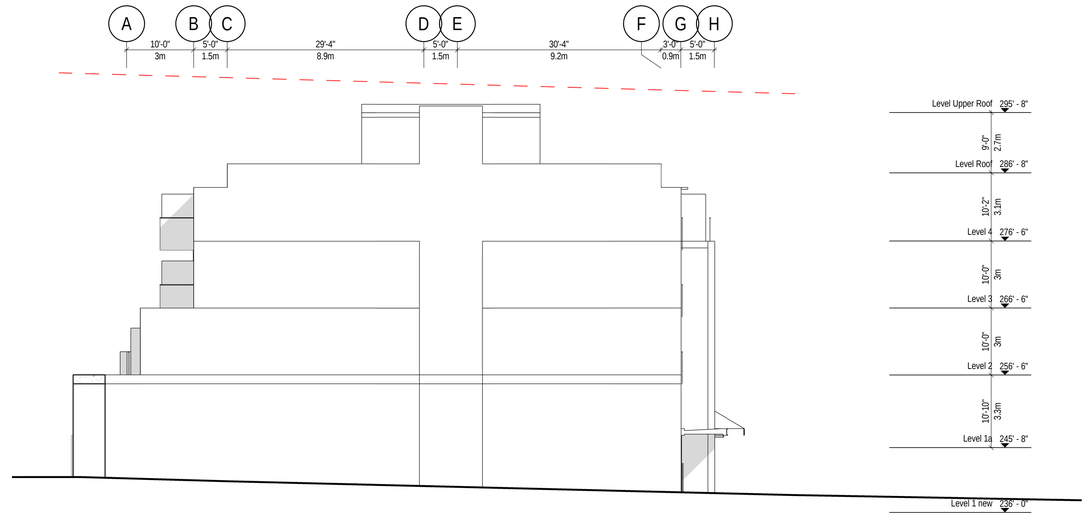
SCALE : 3/32" = 1'-0"

0' 8' 16' 32'

2020-06-17 4:17:33 PM



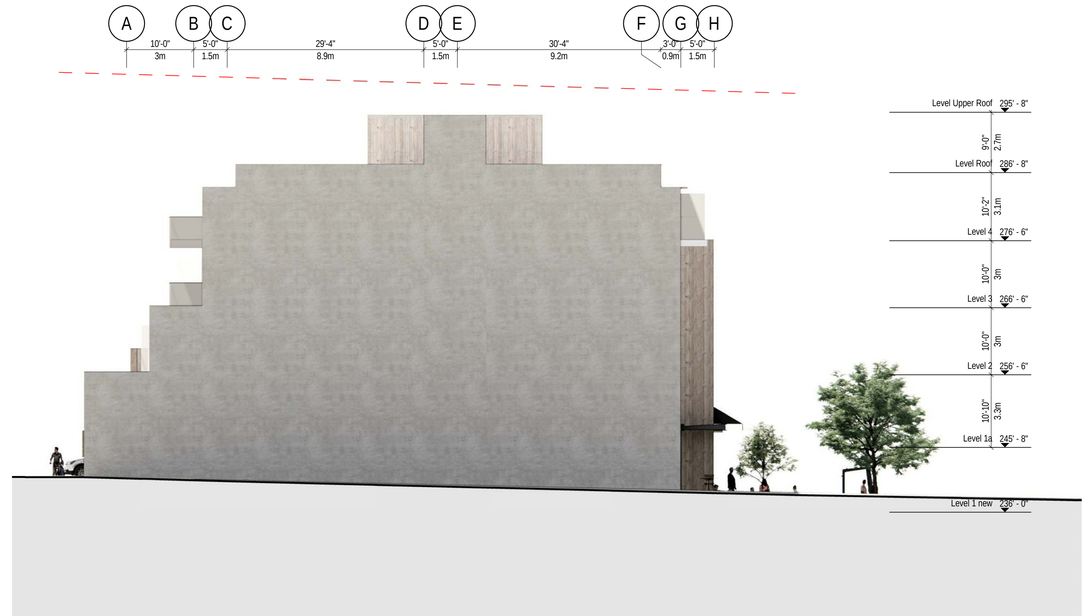
1 A3.03 East Elevation



2 A3.03 West Elevation



3 A3.03 East Elevation Rendered



4 A3.03 West Elevation Rendered

wca

EAST & WEST ELEVATION

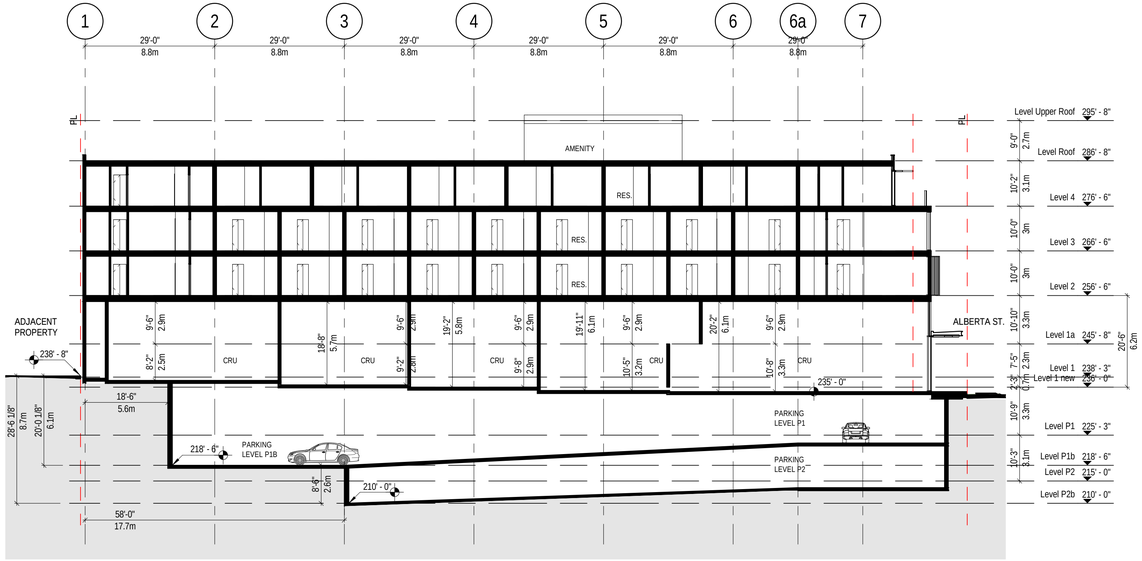
MIXED USE DEVELOPMENT

2020/06/17

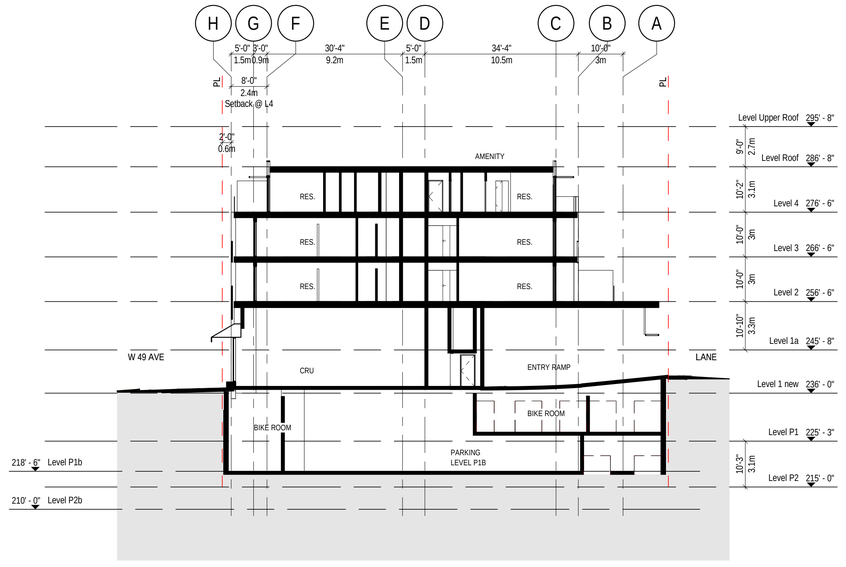
SCALE : 3/32" = 1'-0"

0' 4' 8' 16' 32'

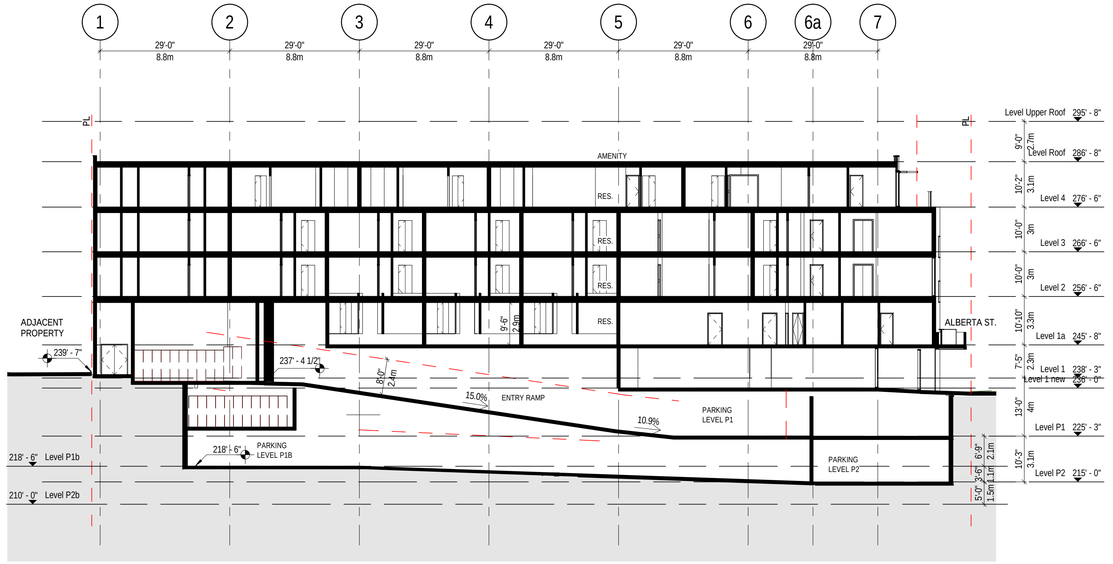
2020-06-17 4:19:21 PM



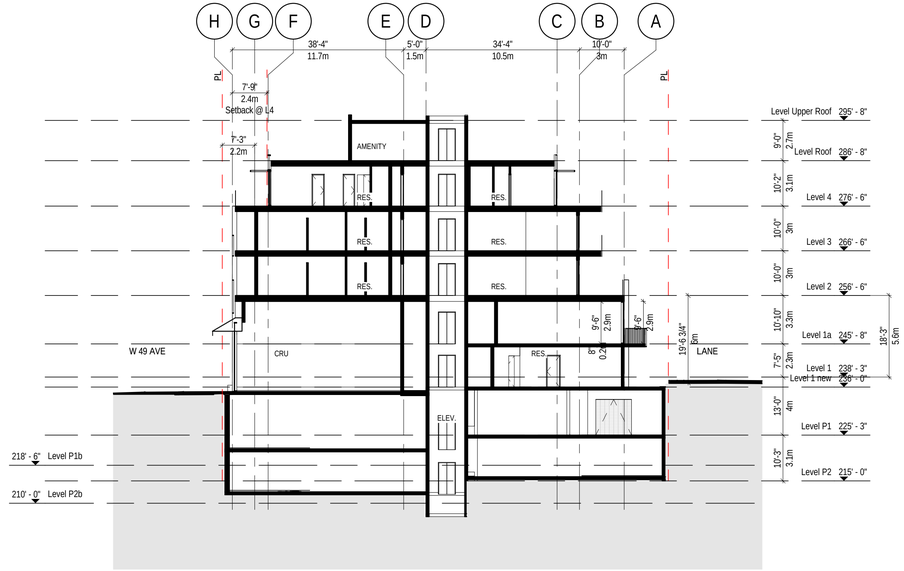
1 A5.01 Building Section - EW1
1/16" = 1'-0"



3 A5.01 Building Section - NS1
1/16" = 1'-0"



2 A5.01 Building Section - EW2
1/16" = 1'-0"



4 A5.01 Building Section -NS2
1/16" = 1'-0"

wca

BUILDING SECTION
MIXED USE DEVELOPMENT

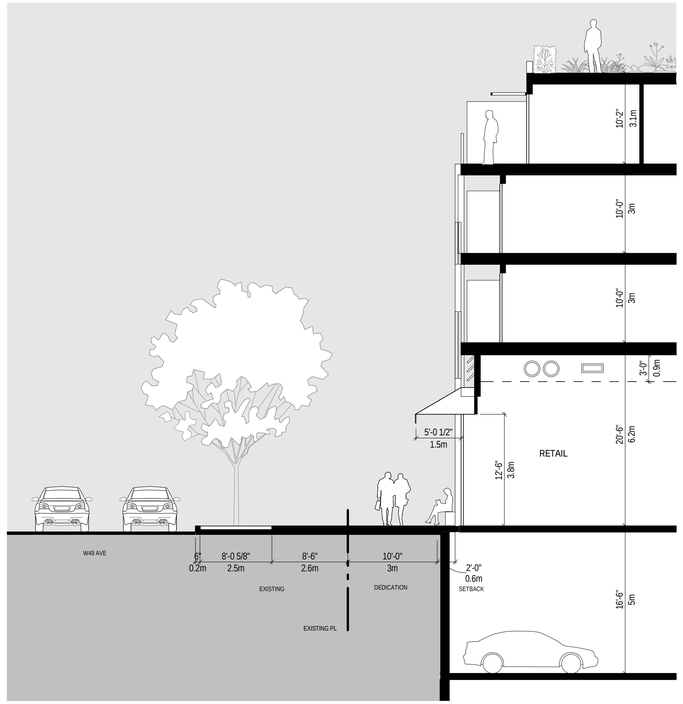
2020/06/17

0' 8' 16' 32' 64'

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

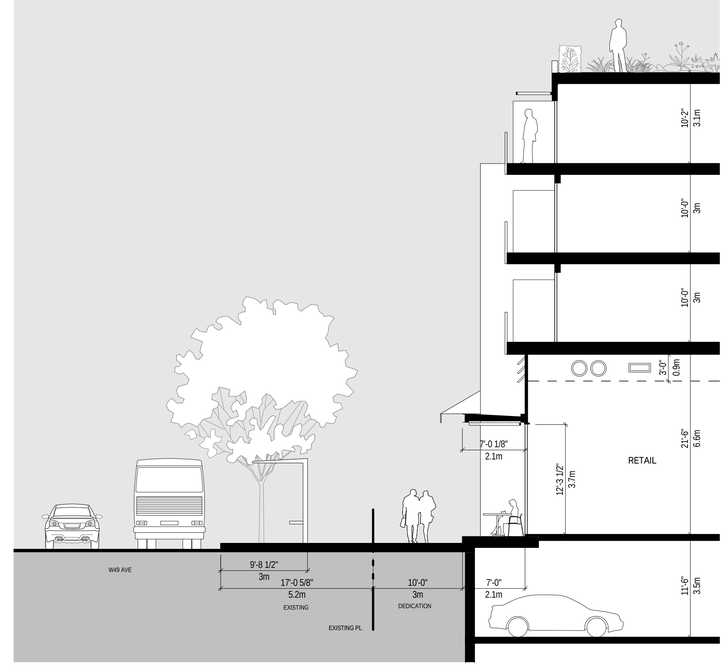
2020-06-17 4:19:24 PM





1 A5.02 STREET SECTION - W49 AVE (RETAIL)





2 A5.02 STREET SECTION - W49 AVE (CORNER RETAIL)

wca

STREET SECTION

MIXED USE DEVELOPMENT

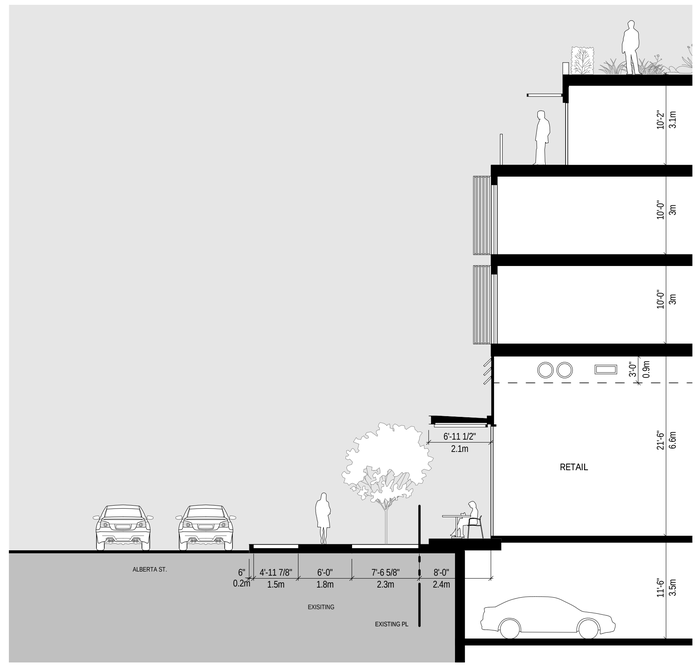
2020/06/17

0' 4' 8' 16' 32'

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

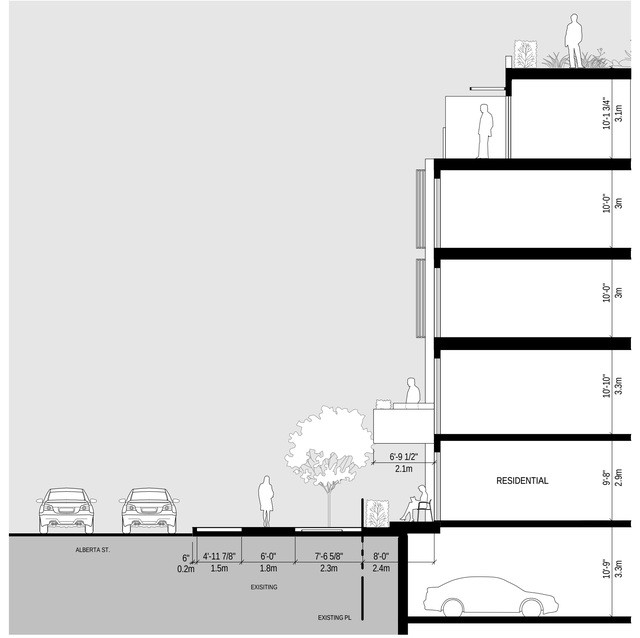
2020-06-17 4:19:26 PM





1 A5.03 STREET SECTION - ALBERTA ST (RETAIL)





2 A5.03 STREET SECTION - ALBERTA ST (RESIDENTIAL)

wca

STREET SECTION

MIXED USE DEVELOPMENT

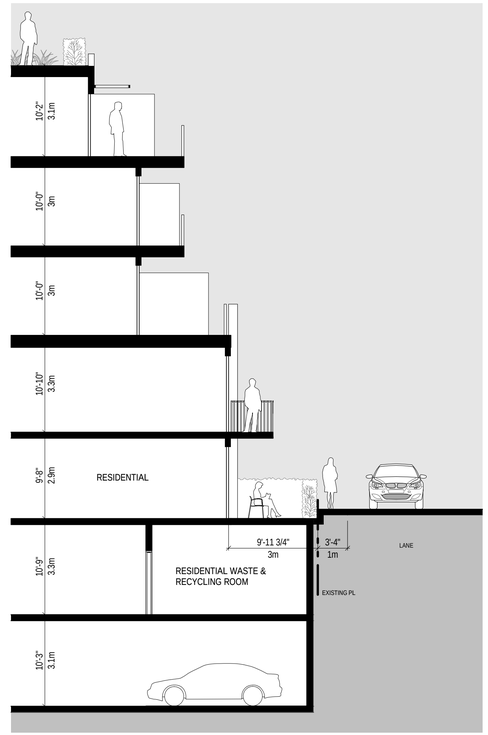
2020/06/17

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

0' 4' 8' 16' 32'

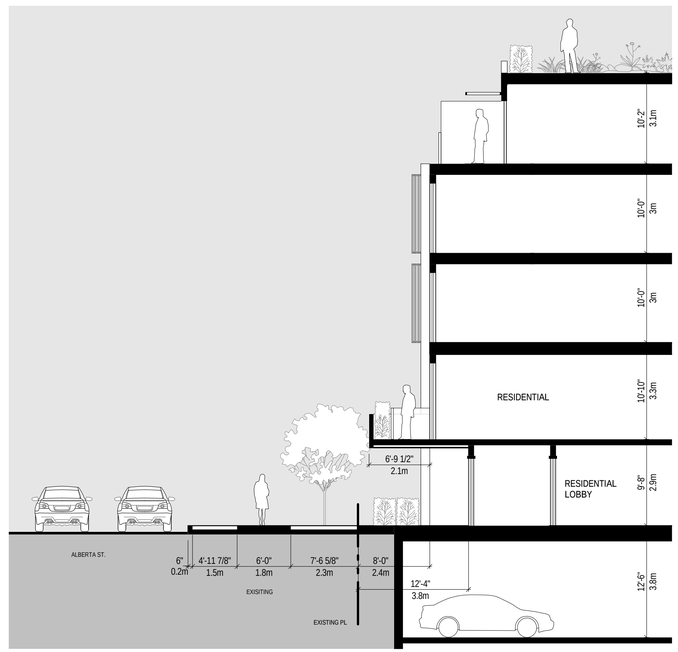
2020-06-17 4:19:28 PM





2 A5.04 STREET SECTION - LANE





1 A5.04 STREET SECTION - ALBERTA ST (LOBBY)

wca

STREET SECTION

MIXED USE DEVELOPMENT

2020/06/17

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

0' 4' 8' 16' 32'

2020-06-17 4:19:23 PM





wca

RENDERING -CLOSEUP

MIXED USE DEVELOPMENT

2020/06/17

SCALE :

2020-06-17 4:19:33 PM





wca

RENDERING -CLOSEUP

MIXED USE DEVELOPMENT

2020/06/17

SCALE :

2020-06-17 4:19:33 PM





wca

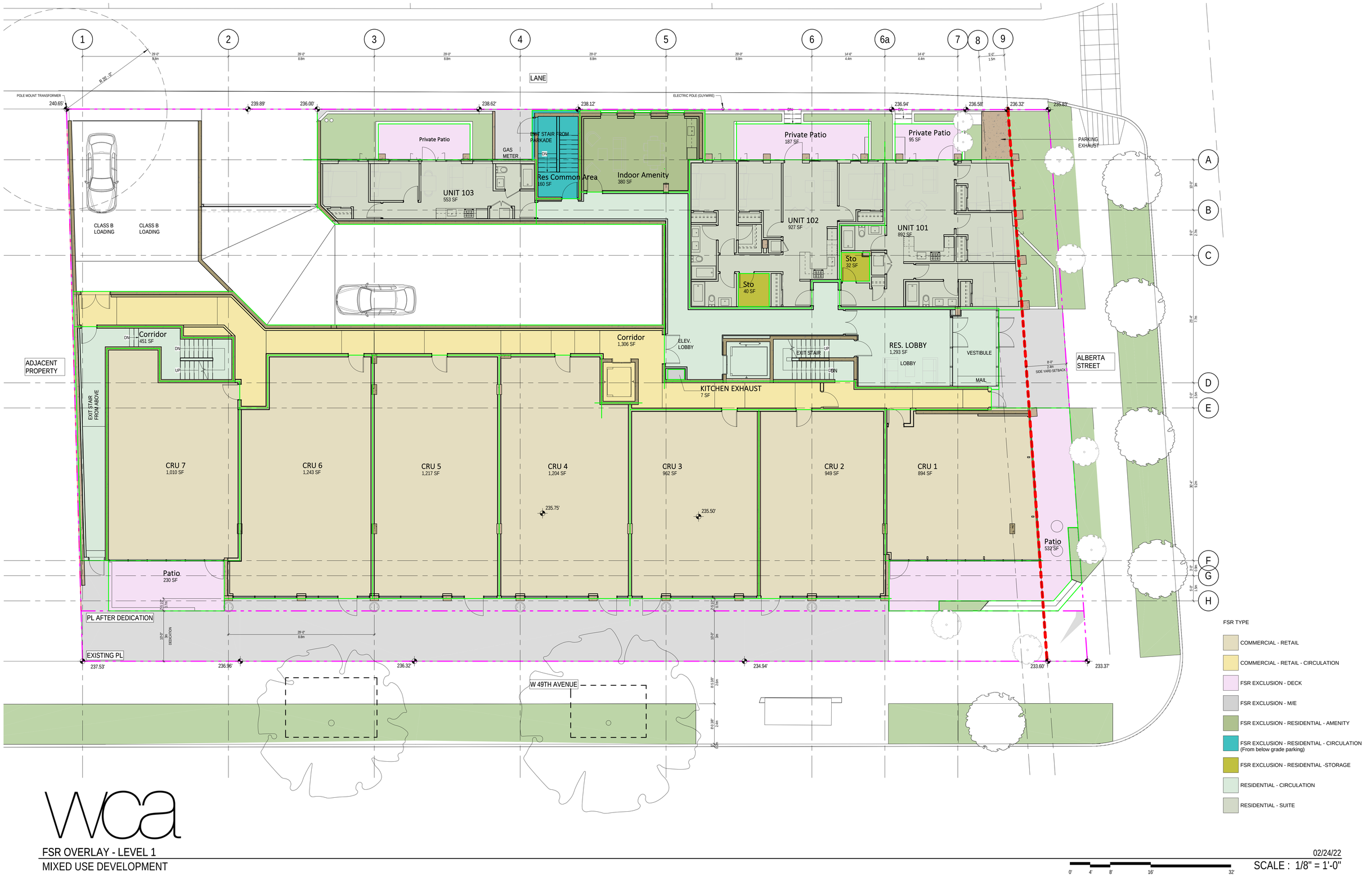
RENDERING -CLOSEUP

MIXED USE DEVELOPMENT

2020/06/17

SCALE :

2020-06-17 4:19:34 PM



FSR TYPE

- COMMERCIAL - RETAIL
- COMMERCIAL - RETAIL - CIRCULATION
- FSR EXCLUSION - DECK
- FSR EXCLUSION - M/E
- FSR EXCLUSION - RESIDENTIAL - AMENITY
- FSR EXCLUSION - RESIDENTIAL - CIRCULATION (From below grade parking)
- FSR EXCLUSION - RESIDENTIAL -STORAGE
- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - SUITE

wca

FSR OVERLAY - LEVEL 1

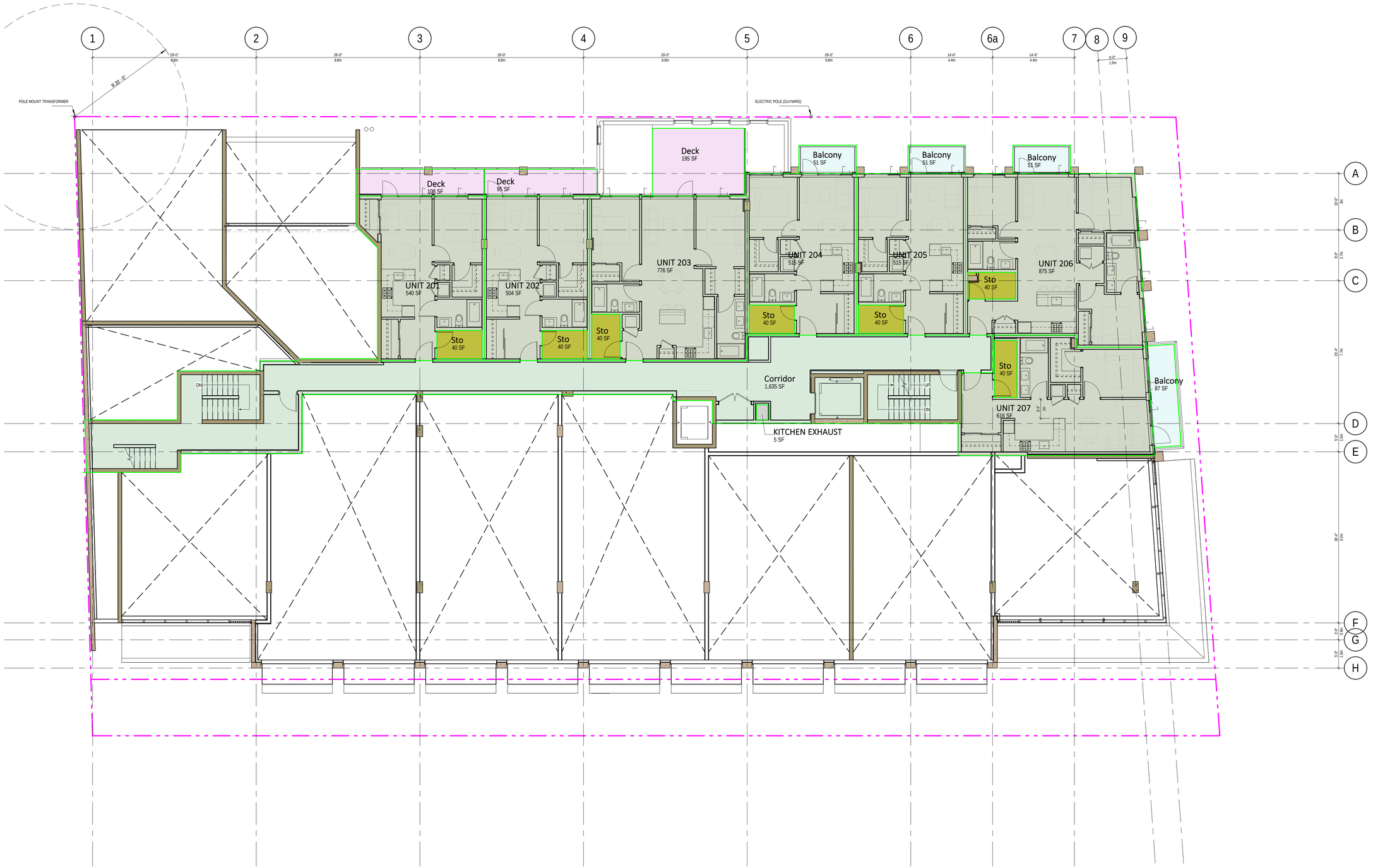
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:33:47 PM



FSR TYPE

- FSR EXCLUSION - BALCONY
- FSR EXCLUSION - DECK
- FSR EXCLUSION - M/E
- FSR EXCLUSION - RESIDENTIAL -STORAGE
- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - SUITE

wca

FSR OVERLAY - LEVEL **1A**

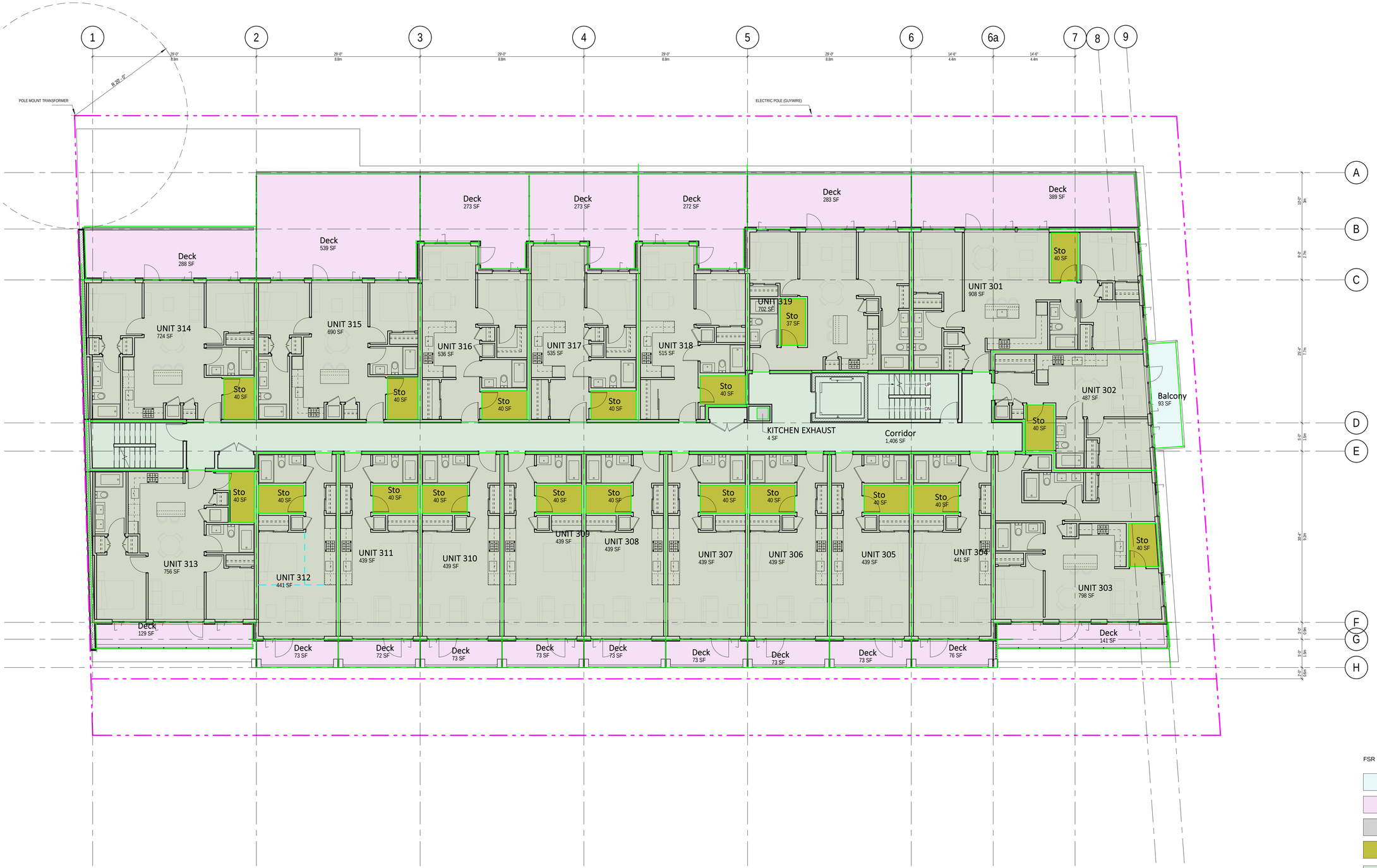
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:33:51 PM



FSR TYPE

- FSR EXCLUSION - BALCONY
- FSR EXCLUSION - DECK
- FSR EXCLUSION - M/E
- FSR EXCLUSION - RESIDENTIAL -STORAGE
- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - SUITE

wca

FSR OVERLAY - LEVEL **2**

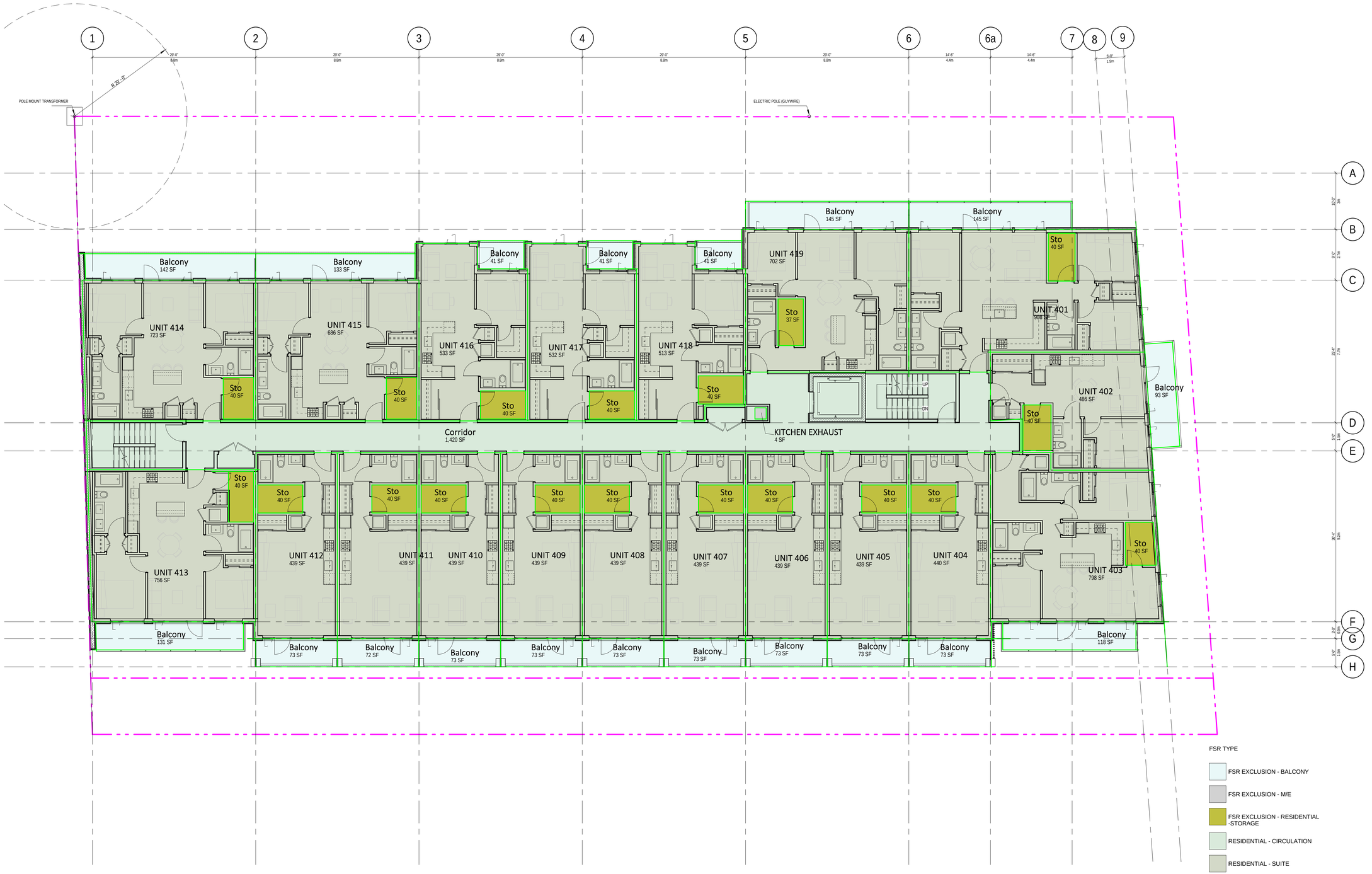
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:33:57 PM



FSR TYPE

- FSR EXCLUSION - BALCONY
- FSR EXCLUSION - M/E
- FSR EXCLUSION - RESIDENTIAL -STORAGE
- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - SUITE

wca

FSR OVERLAY - LEVEL **3**

MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:34:03 PM

1 2 3 4 5 6 6a 7 8 9

29'-0" 8.8m | 29'-0" 8.8m | 29'-0" 8.8m | 29'-0" 8.8m | 29'-0" 8.8m | 14'-6" 4.4m | 14'-6" 4.4m | 5'-0" 1.5m

R 25'-0"

POLE MOUNT TRANSFORMER

ELECTRIC POLE (GUYWIRE)

A B C D E F G H

10'-0" 3m | 30'-0" 9.2m | 25'-4" 7.7m | 5'-0" 1.5m | 30'-4" 9.2m | 7'-3" 2.2m | 5'-0" 1.5m

Balcony 129 SF
Balcony 122 SF
Balcony 40 SF
Balcony 40 SF
Balcony 40 SF
Balcony 133 SF
Balcony 135 SF

UNIT 511 722 SF
UNIT 512 685 SF
UNIT 513 530 SF
UNIT 514 530 SF
UNIT 515 511 SF
UNIT 516 701 SF
UNIT 501 978 SF
Deck 179 SF

Sto 40 SF
Sto 37 SF
Sto 37 SF

Corridor 1,358 SF

KITCHEN EXHAUST 4 SF

UP
DN

UNIT 510 756 SF
UNIT 509 519 SF
UNIT 508 519 SF
UNIT 507 519 SF
UNIT 506 519 SF
UNIT 505 519 SF
UNIT 504 619 SF
UNIT 503 521 SF
UNIT 502 973 SF

Deck 111 SF

Balcony 131 SF
Deck 149 SF
Deck 149 SF
Deck 149 SF
Deck 149 SF
Deck 149 SF
Deck 149 SF
Deck 150 SF
Balcony 118 SF

FSR TYPE

- FSR EXCLUSION - BALCONY
- FSR EXCLUSION - M/E
- FSR EXCLUSION - RESIDENTIAL -STORAGE
- RESIDENTIAL - CIRCULATION
- RESIDENTIAL - SUITE

wca

FSR OVERLAY - LEVEL **4**

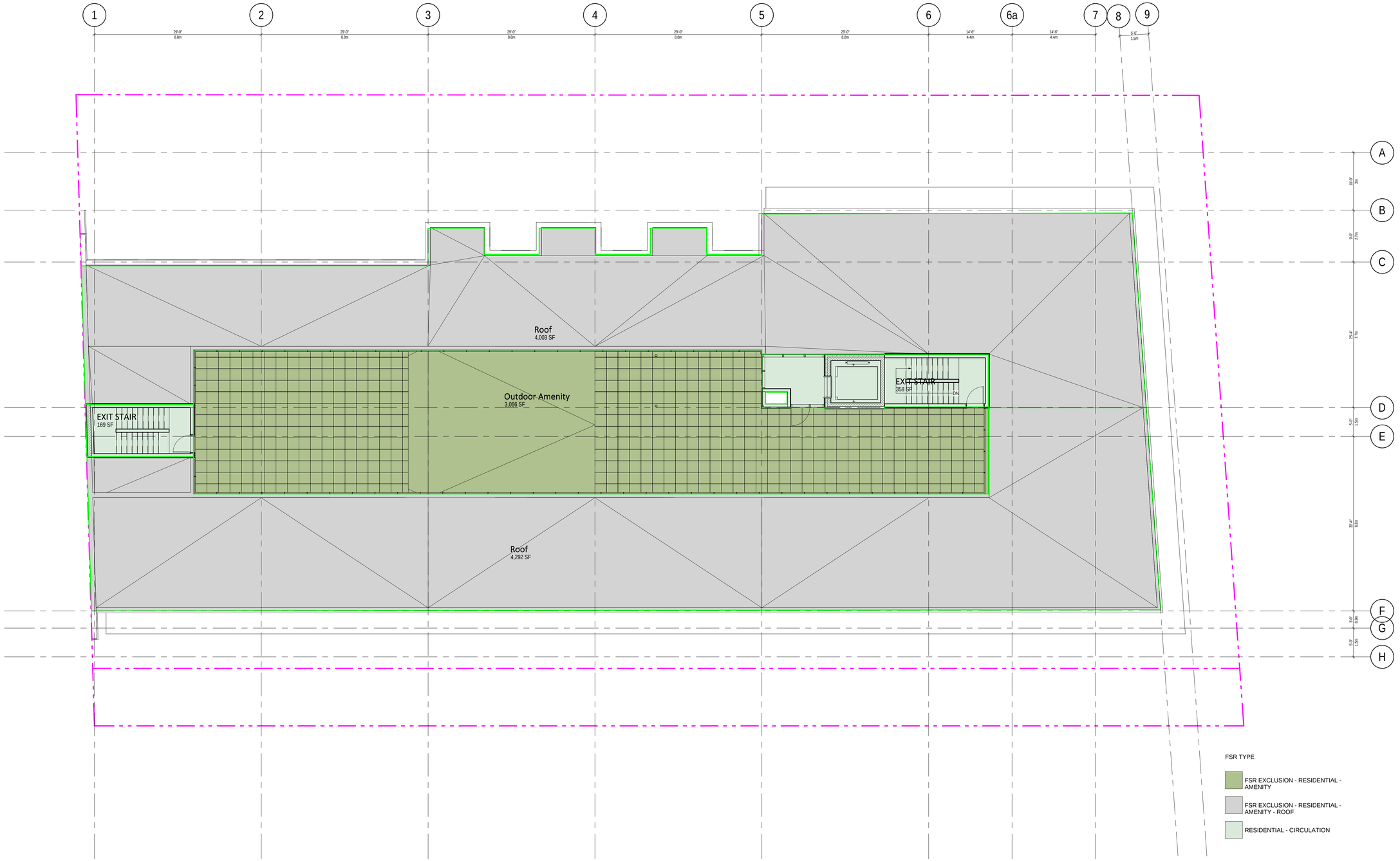
MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:34:08 PM



FSR TYPE

- FSR EXCLUSION - RESIDENTIAL - AMENITY
- FSR EXCLUSION - RESIDENTIAL - AMENITY - ROOF
- RESIDENTIAL - CIRCULATION

wca

FSR OVERLAY - ROOF

MIXED USE DEVELOPMENT

02/24/22

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

0' 4' 8' 16' 32'

2022-02-24 12:34:09 PM