

| DATA | | |
|---------------------------|--|--|
| Civic Address: | 333 E. 11th Avenue (formally 275 Kingsway, Vancouver, BC) | |
| Legal Description: | LOTS 12, 13 & 14 ALL OF BLOCK 117 DITRICT LOT 301 GROUP1 NEW WESTMINSTER DISTRICT PLAN 187 | |
| PID Number: | LOT 12: 015-607-623, LOT 13: 015-607-640, LOT 14: 015-607-666 | |
| Survey: | conducted by MPT dated 6th November 2012 | |
| Building Grades: | conducted by Rhys Williams/Patrick Brown at City of Vancouver on 6th May 2013 [BG 130041] | |

| | existing/allowed | required/proposed | notes |
|-----------------------|--|---|--|
| Zoning: | C-3A | CD1 | - |
| Site Area: | 16,370 sf (1,520.8 sm - 0.152 ha) | 16,370 sf (1,520.8 sm - 0.152 ha) | - |
| Building Area: | existing: approx. 757.4 sq m (8153.10 sq ft) | 13,409.11 sq m (144,334.46 sq ft) [excluding balconies] | - |
| FSR: | current zoning: 3.00 existing FSR: 0.49 | Residential: 8.31, Commercial: 0.46 Total: 8.77 | - |
| Site Coverage: | existing: 49.8% (based on 0.152 ha site area) | 91.3% (based on 0.152 ha site area) | - |
| Height: | existing: +/- 23' (+/- 6.7m), allowed: 9.2m but DPB may permit increase subject to section 4.3.2 of section C-3A of Zoning & Development By-law. | from base surface elevation to amenity space roof parapet = 45.4m from lowest building grade to roof level parapet = 42.2m | - |
| Use: | existing: single storey commercial | multi-storey mixed use residential | - |
| Setbacks: | front: none (Kingsway) rear: 20' (lane) side: none (E 11th), non (Car Dealership) | none required 7.6m from c/l of lane none required | front: 6-0' (Kingsway) rear: 7.6m from c/l of lane (lane) side: 18" (E 11th), none (adjacent site) |
| Parking: | existing: unkown | required: 121 residential spaces, 11 commercial spaces proposed: 3 level below grade parkade 132 max total spaces | based on sections 4.5B & 4.2.5.1 of VPBL - |
| Loading: | existing: unkown | required: residential: 1 class B, commercial: 2 class B proposed: residential: 1 class B, commercial: 2 class B | based on sections 5.2.7 & 5.2.1 of VPBL - |
| Bicycles: | existing: unknown | required: residential: class A - 244, class B - 6, commercial: class A - 2, class B - not required proposed: residential: class A - 245, class B - 6, commercial: class A - 8, class B - 4 | based on sections 6.2.1.2 & 6.2.4.1 of VPBL - |

| DRAWING LIST | | |
|--------------------|------------------------------------|------------|
| A0 General | | |
| A0.01 | Cover | na |
| A0.02 | Project Data | na |
| A0.03 | Context Plan & Photos | na |
| A0.04 | Massing Comparison | na |
| A0.05 | Proposed Massing & Site Sections | na |
| A0.10 | Site Plan | 1/16" = 1' |
| A1 Plans | | |
| A1.01 | Parkade Key Plans | 1/16" = 1' |
| A1.02 | Commercial / Entry Level Key Plans | 1/16" = 1' |
| A1.03 | Residential Level Key Plans | 1/16" = 1' |
| A1.11 | Parkade Plan - Level P1 | 1/8" = 1' |
| A1.12 | Parkade Plan - Level P2 | 1/8" = 1' |
| A1.13 | Parkade Plan - Level P3 | 1/8" = 1' |
| A1.20 | Plan Level L1 [Entry Level] | 1/8" = 1' |
| A1.21 | Plan Level 2/Mezzanine Level | 1/8" = 1' |
| A1.22 | Plan Level L3 [Podium] | 1/8" = 1' |
| A1.23 | Plan Level L4 | 1/8" = 1' |
| A1.24 | Plan Level L5 to L7 | 1/8" = 1' |
| A1.25 | Plan Level L8 to L12 [Typical] | 1/8" = 1' |
| A1.26 | Plan Roof Level | 1/8" = 1' |
| A1.27 | Plan Roof | 1/8" = 1' |
| A2 Sections | | |
| A2.01 | Sections AA & BB | 1/16" = 1' |
| A2.02 | Section CC | 1/16" = 1' |

| | | |
|---------------------------------|-----------------------------------|------------|
| A3 Elevations | | |
| A3.01 | Elevations | 1/16" = 1' |
| A3.02 | Elevations | 1/16" = 1' |
| A4 Misc | | |
| A4.00 | Shadow Studies | nts |
| A8 FSR Area Calculations | | |
| A8.01 | L1 & Mezzanine FSR Plans | 1/16" = 1' |
| A8.02 | Residential Level FSR Plans | 1/16" = 1' |
| Landscape | | |
| L01 | Landscape Level 1 Plan | 1/8" = 1' |
| L02 | Landscape Level 2 Plan | 1/8" = 1' |
| L03 | Landscape Roof Plan | 1/8" = 1' |
| Survey | | |
| V-13-17150-TPG | Matson Peck & Topliss Site Survey | 1:200 |
| BG 130041 | Building Grades | 1:400 |

All drawings and related documents are the property of Acton Ostry Architects Inc. and may not be reproduced in whole or in part without the Architect's permission. This drawing should not be used to calculate areas. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with the relevant Building Code or Building Bylaw and related documents. Drawing errors and omissions must be immediately reported to the Architect.

| issues | | |
|------------|--|--|
| 25 Oct '12 | Rezoning Letter of Inquiry | |
| 24 May '13 | Issue for concurrent rezoning & development permit | |

| revisions | | |
|-----------|------------|--|
| | 30 May '13 | Updated area schedule following FSR compliance drawings submission |

cut line for overlay

| AREA | gross residential sq m (sq ft) | | exclusions sq m (sq ft) | | in-suite storage sq m (sq ft) | | balconies/terraces sq m (sq ft) | | # suites | commercial sq m (sq ft) | | comm excl. sq m (sq ft) | # full parking | # small parking | # accessible parking | # car share | |
|------------------------------|--------------------------------|-------------------------|-------------------------|-----------------------|-------------------------------|-----------------------|---------------------------------|-----------------------|------------|-------------------------|------------------------|-------------------------|-----------------------|-----------------|----------------------|-------------------------|-------------------------|
| P3 | - | - | - | - | - | - | - | - | - | - | - | - | 25 | 8 | 4 (counts as 8) | - | |
| P2 | - | - | - | - | - | - | - | - | - | - | - | - | 22 | 8 | 4 (counts as 8) | - | |
| P1 | - | - | - | - | - | - | - | - | - | - | - | - | 7 | 4 | 1 (counts as 2) | 8 (counts as 40) | |
| L1 (main) | 640.36 | (6,892.77) | 122.74 | (1,321.16) | - | - | 74.05 | (797.07) | 3 | 675.22 | (7,250.67) | 118.80 | (1,278.75) | - | - | - | - |
| L2 (Mezzanine) | 778.33 | (8,377.87) | - | - | 20.91 | (225.07) | 131.74 | (1,418.04) | 7 | 502.41 | (5,407.89) | 349.43 | (3,761.23) | - | - | - | - |
| L3 (inc. podium) | 1,225.66 | (13,192.88) | - | - | 44.17 | (475.44) | 34.99 | (376.63) | 16 | - | - | - | - | - | - | - | - |
| L4 | 1,090.88 | (11,742.12) | - | - | 44.17 | (475.44) | 34.99 | (376.63) | 16 | - | - | - | - | - | - | - | - |
| L5 | 1,090.88 | (11,742.12) | - | - | 44.17 | (475.44) | 34.99 | (376.63) | 17 | - | - | - | - | - | - | - | - |
| L6 | 1,143.60 | (12,309.60) | - | - | 48.19 | (518.71) | 39.83 | (428.73) | 17 | - | - | - | - | - | - | - | - |
| L7 | 1,143.60 | (12,309.60) | - | - | 48.19 | (518.71) | 39.83 | (428.73) | 17 | - | - | - | - | - | - | - | - |
| L8 (above adjacent building) | 1,143.60 | (12,309.60) | - | - | 45.92 | (494.28) | 62.65 | (674.36) | 17 | - | - | - | - | - | - | - | - |
| L9 | 1,143.60 | (12,309.60) | - | - | 45.92 | (494.28) | 62.65 | (674.36) | 17 | - | - | - | - | - | - | - | - |
| L10 | 1,143.60 | (12,309.60) | - | - | 45.92 | (494.28) | 62.65 | (674.36) | 17 | - | - | - | - | - | - | - | - |
| L11 | 1,143.60 | (12,309.60) | - | - | 45.92 | (494.28) | 62.65 | (674.36) | 17 | - | - | - | - | - | - | - | - |
| L12 | 1,143.60 | (12,309.60) | - | - | 45.92 | (494.28) | 62.65 | (674.36) | 17 | - | - | - | - | - | - | - | - |
| L13 | 1,143.60 | (12,309.60) | - | - | 45.92 | (494.28) | 62.65 | (674.36) | 17 | - | - | - | - | - | - | - | - |
| Roof | 189.87 | (2,043.74) | 118.85 | (1,279.29) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL | 14,164.78 | (152,468.28) (A) | 241.59 | (2,600.45) (B) | 525.32 | (5,654.49) (C) | 766.32 | (8,248.59) (D) | 195 | 1,176.02 | (12,658.56) (E) | 468.23 | (5,039.98) (F) | 54 | 20 | 9 (counts as 18) | 8 (counts as 40) |

| PROJECT TEAM | | | |
|--------------------|--|------------------|---|
| DEVELOPERS: | Edgar Development Corp. #413 - 375 Water Street Vancouver BC V6B 5C6 | ACOUSTIC: | Daniel Lyzun and Associates Ltd. 367-901 West 3rd Street North Vancouver, BC V7P 3P9 |
| ARCHITECTS: | Acton Ostry Architects Inc 111 East 8th Avenue Vancouver BC V5T 1R8 | CODE: | B.R.Thorson Consulting Ltd. 769 Roslyn Boulevard North Vancouver, BC V7G 1P4 |
| SURVEYOR: | Matson Peck & Topliss Ltd. #320-11120 Horseshoe Way Richmond BC V7A 5H7 | ELEVATOR: | Gunn Consultants Unit 207, 338 West 8th Avenue Vancouver, BC V5Y 3X2 |
| STRUCTURAL: | Read Jones Christoffersen Ltd. 3rd Floor - 1285 West Broadway Vancouver, BC V6H 3X8 | | |
| MECHANICAL: | Rocky Point Engineering Ltd 302 - 2425 Quebec Street Vancouver, BC V5T 4L6 | | |
| ELECTRICAL: | MCW Consultants Ltd 1400-1185 West Georgia Street Vancouver, BC V6E 4E6 | | |
| LANDSCAPE: | Durante Kreuk Ltd 102 - 1637 West 5th Avenue Vancouver, BC V6J 1N5 | | |

ACTON OSTRY ARCHITECTS INC

111 E 8 Avenue
Vancouver BC
Canada V5T 1R8
t 604 739 3344
f 604 739 3355
info@actonostroy.ca

275 Kingsway

| FSR CALCULATION | | |
|-----------------------------------|---|---------------|
| Balcony Allowance | (A) x 8% = 14,164.78 x 8% | = 1,133.18 sm |
| Residential FSR | (A) - ((B)+(C)+(D))/site area = 14,164.8 - (241.6 + 525.3 + 766.3)/1,520.8 | = 8.31 |
| Commercial FSR | (E - F)/site area = 1,176.02 - 468.23 / 1,520.8 | = 0.46 |
| TOTAL FSR | | = 8.77 |
| Residential Gross FSR Area | = 12,631.55 sm | |
| Commercial Gross FSR Area | = 707.79 sm | |
| Total Gross FSR Area | = 13,339.34 sm | |

| BICYCLE REQUIREMENTS | Required | Proposed | LOADING REQUIREMENTS | Required | Proposed |
|--|------------------------|------------------------|--|----------------------|--------------------|
| Residential (6.2.1.2) class A class B | 244 spaces 6 spaces | 245 spaces 6 spaces | Residential (5.2.1) class A class B class C | nr 1 space nr | - 1 space - |
| Maximum no. of vertical spaces allowed (30%) | 56 spaces | 56 spaces | Commercial (5.2.7) class A class B class C | nr 2 spaces nr | - 2 spaces - |
| Minimum no. of bike lockers to be provided (20%) | 49 spaces | 49 spaces | | | |
| Commercial (6.2.4.1) class A class B | 2 spaces not req'd | 8 spaces 4 spaces | | | |

| PARKING REQUIREMENTS | Required | Parking spaces/floor | Parking calc & reductions | Parking spaces provided |
|--|------------------------------|----------------------|--|-------------------------|
| Residential (4.5B) | 106 (inc. 8 handicap spaces) | | | |
| Visitor (4.5B) | 15 | | | |
| Commercial (4.2.5.1) | 11 (inc. 1 handicap space) | | | |
| P1 | | 20 | 1 handicap count as 2 8 car share count as 40 | 53 |
| P2 | | 34 | 4 handicap count as 8 | 38 |
| P3 | | 37 | 4 handicap count as 8 | 41 |
| Note: Gross FSR area used to calculate parking requirements as per section 4.1.11 | 132 | | | 132 |

| scale | date |
|--------------|----------|
| na | May 2013 |
| project code | status |
| K275 | RZ / DP |
| drawn | checked |
| KW | MO / RA |

Data & Context Plan

drawing number
A0.02