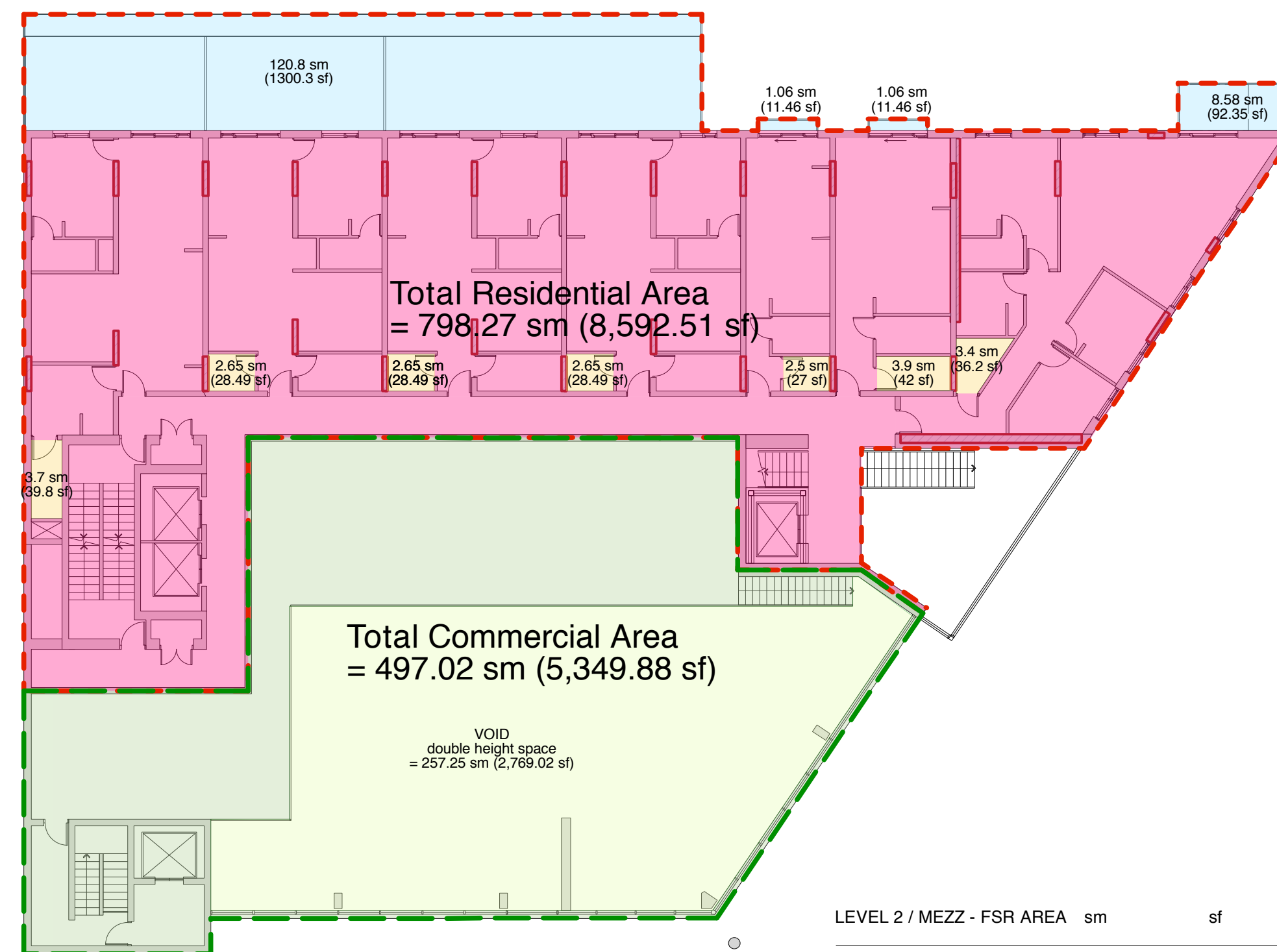


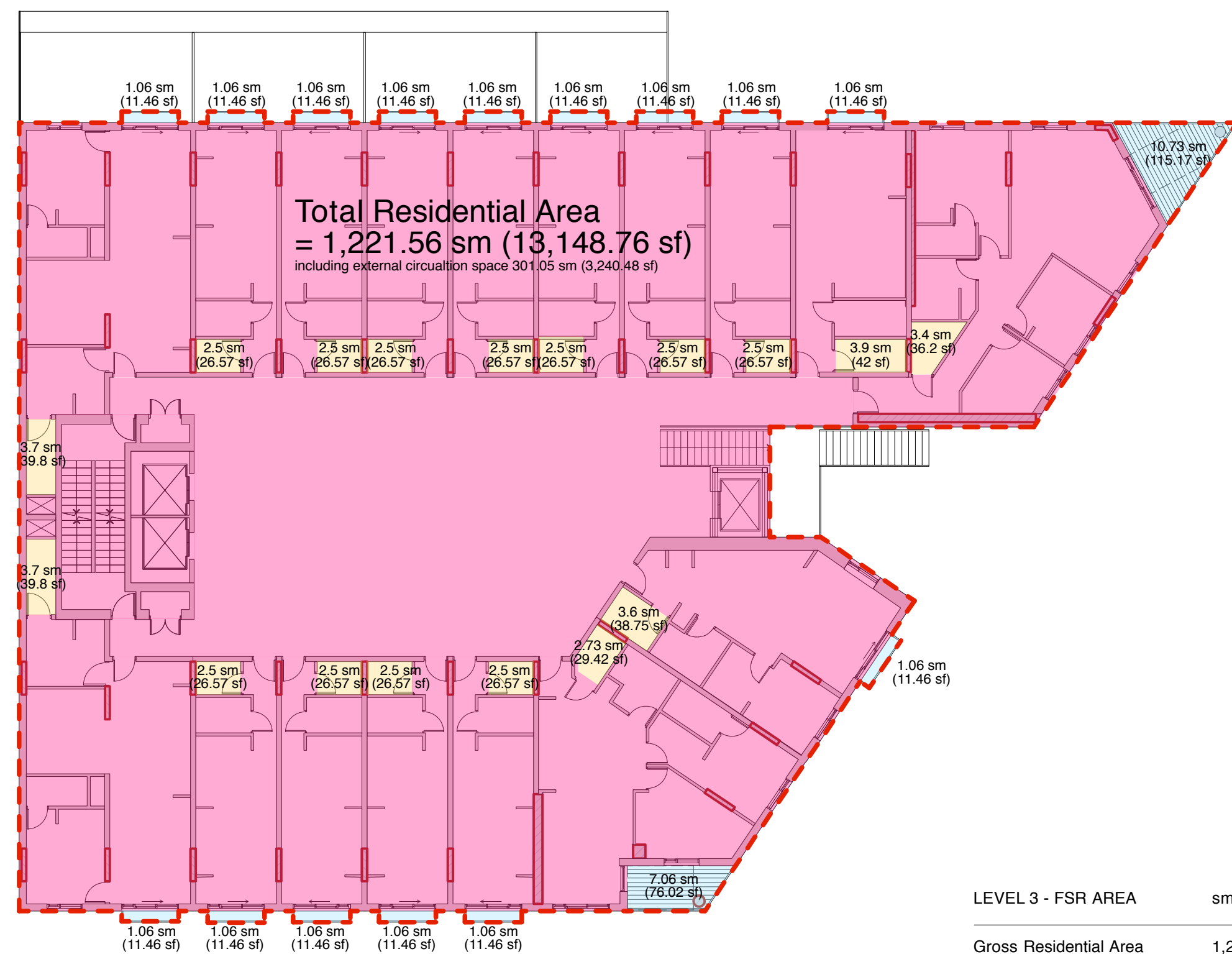
LEVEL 1 - FSR AREA		
	sm	sf
Gross Residential Area	644.65	(6,938.95)
Exclusions: Services	134.68	(1,449.68)
Exclusions: Storage	11.1	(119.48)
Exclusions: Balconies	74.05	(797.11)
<b>Residential FSR</b>	<b>424.82 sm</b>	<b>(4,572.72 sf)</b>
Commercial Area	681.57	(7,336.36)
Exclusions: Services	128.05	(1,378.31)
<b>Commercial FSR</b>	<b>553.52 sm</b>	<b>(5,958.04 sf)</b>

**1 Level 1 FSR Plan**  
1/16" = 1'-0"



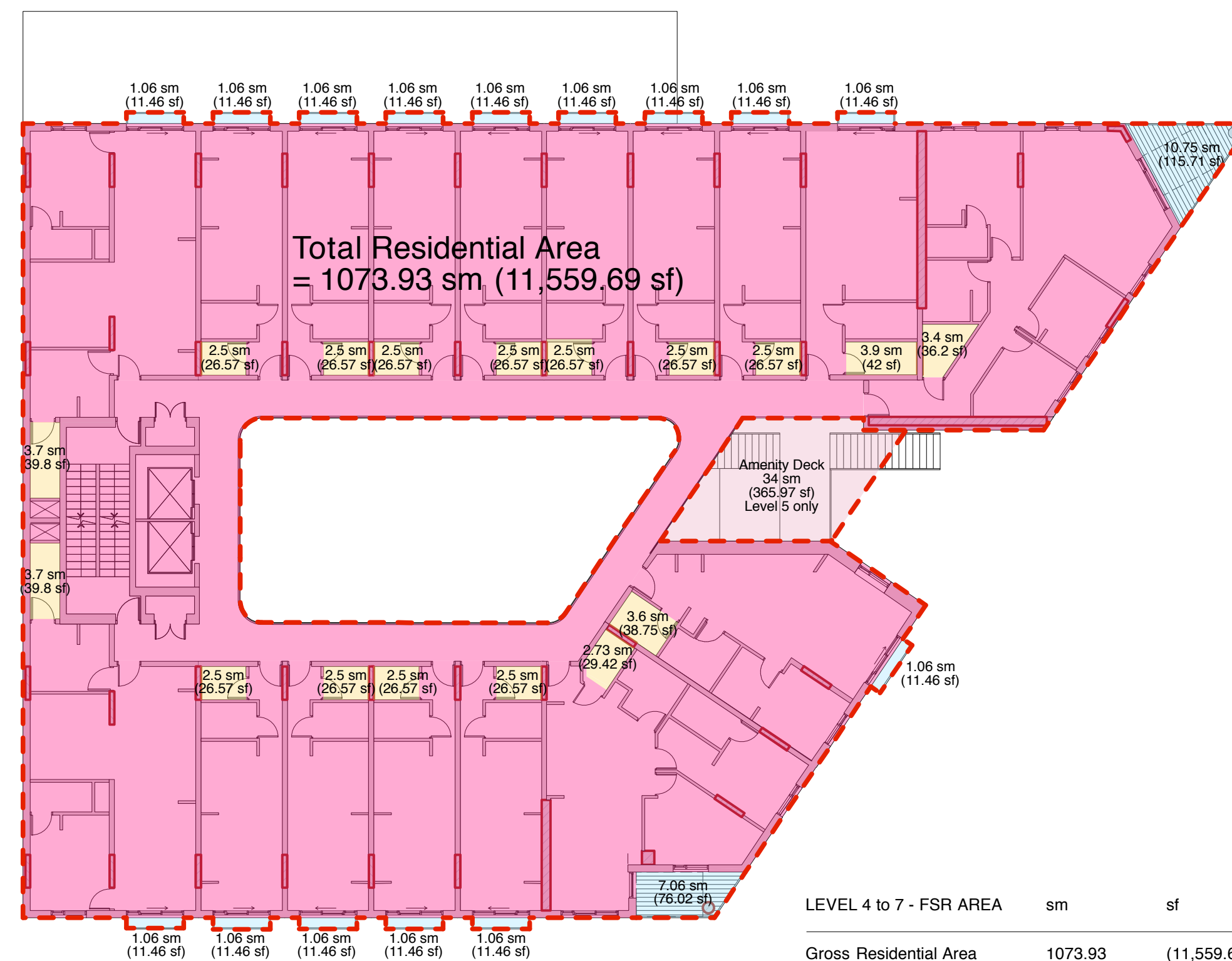
LEVEL 2 / MEZZ - FSR AREA		
	sm	sf
Gross Residential Area	798.27	(8,592.51)
Exclusions: Storage	21.35	(229.81)
Exclusions: Balconies	131.51	(1,415.56)
<b>Residential FSR</b>	<b>645.41 sm</b>	<b>(6,947.14 sf)</b>
Commercial Area	497.02	(5,349.88)
Exclusions: Void Space	257.25	(2,769.02)
<b>Commercial FSR</b>	<b>239.77 sm</b>	<b>(2,580.86 sf)</b>

**2 Level 2 / Mezzanine FSR Plan**  
1/16" = 1'-0"



LEVEL 3 - FSR AREA		
	sm	sf
Gross Residential Area	1,221.56	(13,148.76)
Exclusions: Storage	48.3	(519.90)
Exclusions: Balconies	33.76	(333.39)
<b>Residential FSR</b>	<b>1,139.5 sm</b>	<b>(12,265.48 sf)</b>

**3 Level 3 FSR Plan**  
1/16" = 1'-0"



LEVEL 4 to 7 - FSR AREA		
	sm	sf
Gross Residential Area	1073.93	(11,559.69)
Exclusions: Storage	48.3	(519.90)
Exclusions: Balconies	33.78	(363.60)
<b>Residential FSR</b>	<b>991.85 sm</b>	<b>(10,676.18 sf)</b>

**4 Level 4 to 7 FSR Plan**  
1/16" = 1'-0"

**Key**

- Total Residential Floor Area
- Total Commercial Floor Area
- Residential Area
- Commercial Area
- FSR Exclusion: Storage
- FSR Exclusion: Mech/Elec room or Loading/Refuse
- FSR Exclusion: Balconies
- FSR Exclusion: Amenity Space

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**issues**

3 June '13	Issue for concurrent rezoning & development permit
21 Oct '13	Issue for concurrent rezoning & development permit resubmission

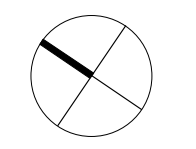
**revisions**

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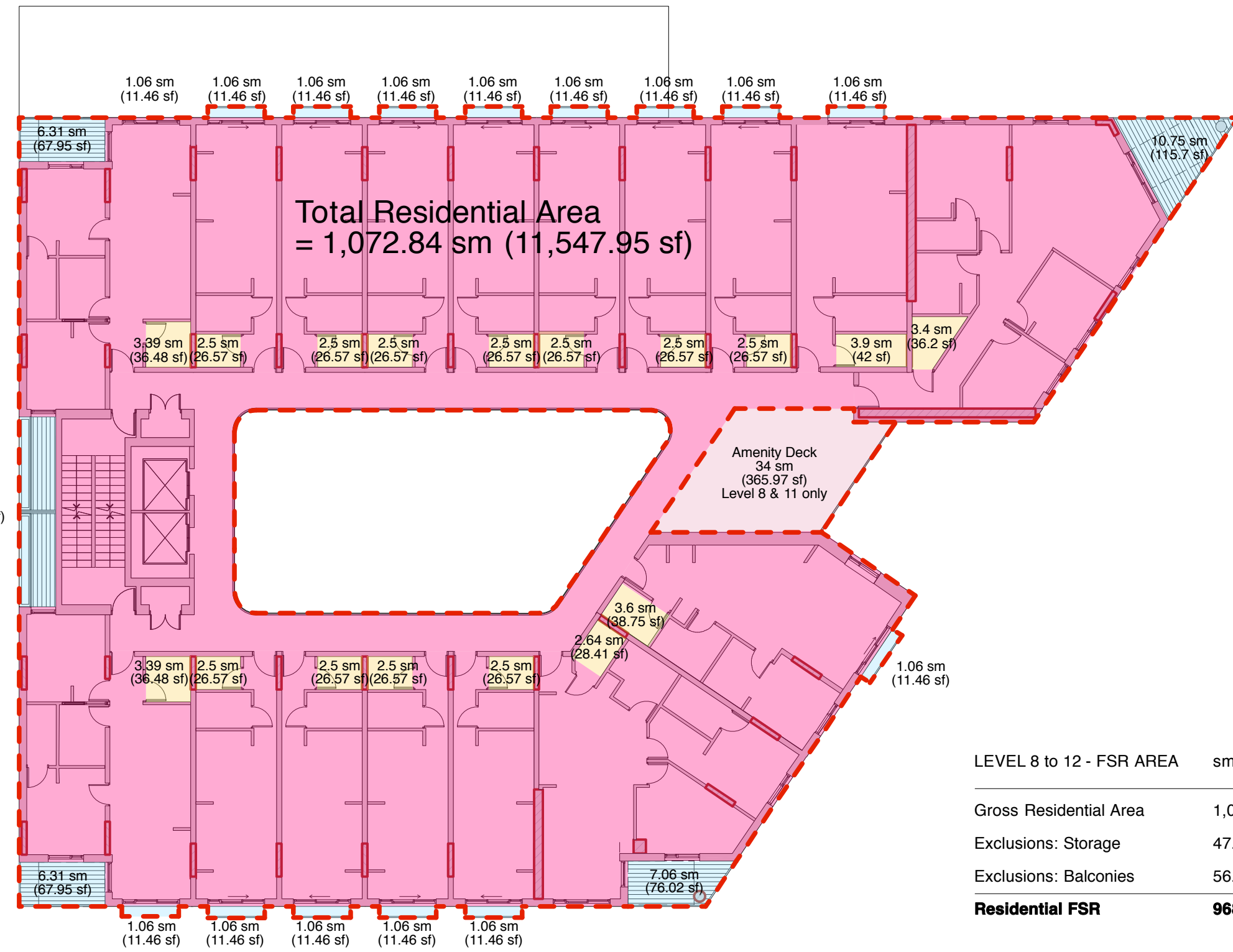
**275 Kingsway**

scale	date
1/16" = 1'-0"	May 28, 2013
project code	status
K275	RZ / DP
drawn	checked
KW	MO / RA

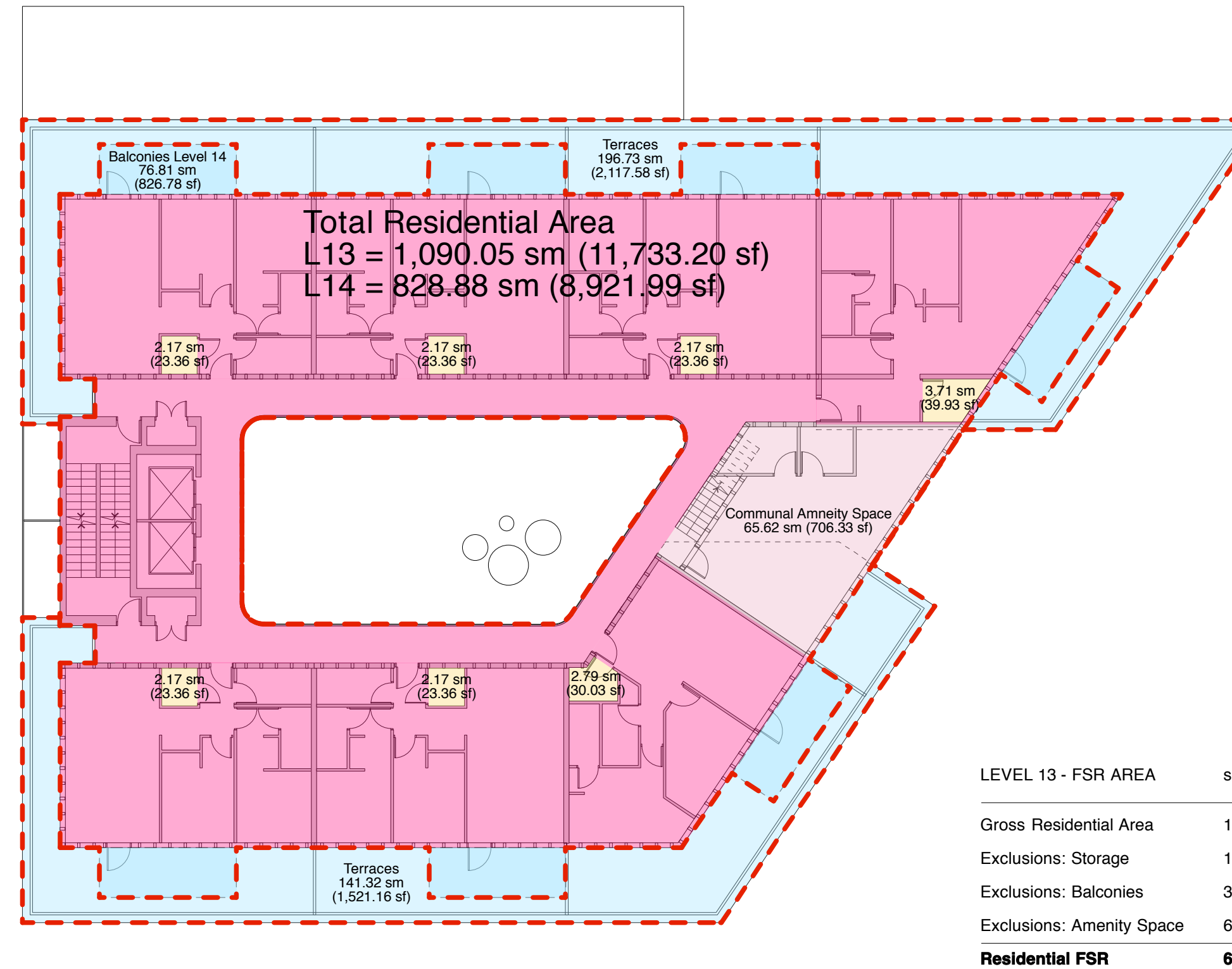


**FSR Calculation Plans**

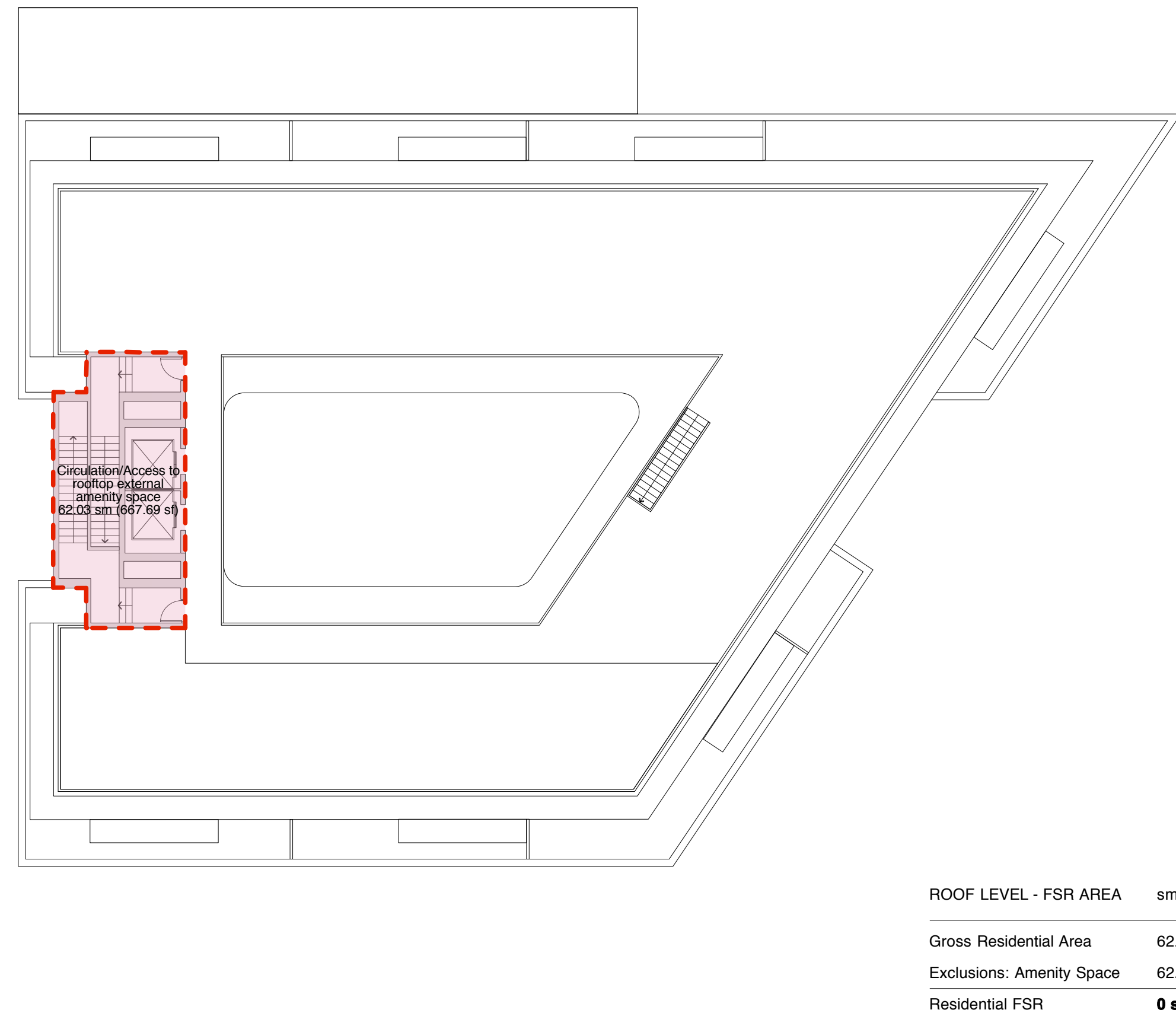
drawing number  
**A8.01**



1 Level 8 to 12 FSR Plan  
1/16" = 1'-0"



2 Level 13 & 14 FSR Plan  
1/16" = 1'-0"



3 Roof Level  
1/16" = 1'-0"

**Key**

- Total Residential Floor Area
- Total Commercial Floor Area
- Residential Area
- Commercial Area
- FSR Exclusion: Storage
- FSR Exclusion: Mech/Elec room or Loading/Refuse
- FSR Exclusion: Balconies
- FSR Exclusion: Amenity Space

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**issues**

3 June '13	Issue for concurrent rezoning & development permit
21 Oct '13	Issue for concurrent rezoning & development permit resubmission

**revisions**

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**FSR CALCULATION SUMMARY**

TOTAL RESIDENTIAL FSR AREA	sm	sf
Level 1	424.82	(4,572.72)
Level 2 / Mezzanine	645.41	(6,947.13)
Level 3 - Entry / Podium	1,139.50	(12,265.46)
Level 4	991.85	(10,676.17)
Level 5	991.85	(10,676.17)
Level 6	991.85	(10,676.17)
Level 7	991.85	(10,676.17)
Level 8 - above adjacent building	969.76	(10,438.40)
Level 9	969.76	(10,438.40)
Level 10	969.76	(10,438.40)
Level 11	969.76	(10,438.40)
Level 12	969.76	(10,438.40)
Level 13	669.01	(7,201.16)
Level 14	669.08	(7,201.91)
<b>Total Residential FSR Area</b>	<b>12,364.02 sm</b>	<b>(133,085.07 sf)</b>

TOTAL COMMERCIAL FSR AREA	sm	sf
Level 1	553.52	(5,958.04)
Level 2 / Mezzanine	239.77	(2,580.86)
<b>Total Commercial FSR Area</b>	<b>793.29 sm</b>	<b>(8,538.9 sf)</b>

**Total Gross FSR Area = 13,157.31 sm (141,623.97 sf)**

**AREA SUMMARY**

<b>Gross Building Area</b>	= 14,310.81 sm (residential) + 1,178.59 (commercial)	= 15,489.4 sm
Exclusion: Storage	= 546.69 sm	
Exclusion: Services	= 134.68 sm (residential) + 128.05 sm (commercial)	
Exclusion: Void Space	= 257.25 sm	
Exclusion: Amenity Space	= 193.27 sm	
Exclusion: Balconies	= 1,072.15 sm	
<b>Total Exclusions</b>	= 2,332.09 sm	
<b>GROSS FSR AREA</b>	= 13,157.31 sm	

**FSR CALCULATION**

<b>Residential FSR</b>	Total residential FSR area / site area = 12,351.6 / 1,520.8 sm	= 8.13
<b>Commercial FSR</b>	Total Commercial FSR area / site area = 793.29 / 1,520.8 sm	= 0.52

**TOTAL FSR = 8.65 (8.7)**

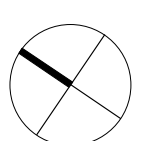
**BALCONY ALLOWANCE SUMMARY**

**Balcony Allowance** Gross residential area x 8% = 14,310.81 x 8% = 1,144.86 sm

TOTAL BALCONY AREA	sm	sf
Level 1	74.05	(797.07)
Level 2 / Mezz	131.51	(1,415.56)
Level 3 - Entry / Podium	33.76	(363.39)
Level 4	33.78	(363.60)
Level 5	33.78	(363.60)
Level 6	33.78	(363.60)
Level 7	33.78	(363.60)
Level 8 - above adjacent	56.57	(608.91)
Level 9	56.57	(608.91)
Level 10	56.57	(608.91)
Level 11	56.57	(608.91)
Level 12	56.57	(608.91)
Level 13	338.05	(3,638.74)
Level 14	76.81	(826.78)
<b>Total Balcony Area</b>	<b>1,072.15 sm</b>	<b>(11,540.52 sf)</b>

**275 Kingsway**

scale	date
1/16" = 1'-0"	September 21 2012
project code	status
K275	RZ / DP
drawn	checked
BS	MO / RA



**FSR Calculation Plans**

drawing number  
**A8.02**