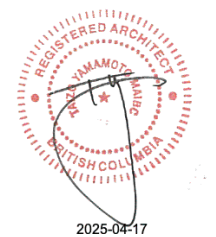




THIRD.SPACE™

X

YAMAMOTO ARCHITECTURE



WEST 4TH & ALMA REZONING APPLICATION

PROJECT ADDRESS: 1975 ALMA STREET &

3731, 3743 WEST 4TH AVENUE

DATE: APRIL 17, 2025

Table of Contents.

About Third Space.

4	OUR VISION	7	WHAT DRIVES US
5	WHAT WE DO	8	WHAT MAKES US DIFFERENT
6	WE BUILD TO KEEP	9	A PLAN FOR ACTION

Project ABCs.

A. Protecting Renters

11	W 4TH + ALMA
12	LETTER OF ENGAGEMENT
13	AGING RENTAL STOCK
14	THE BIG IDEA

B. Neighborhood Knowledge

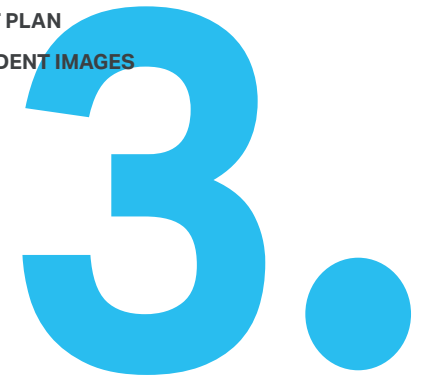
16	NEIGHBORHOOD CONTEXT
17	CURRENT BUILDING HEIGHTS + USE
18	SITE PHOTOS
19	POLICIES & GUIDELINES
20	ZONING

C. Curb Appeal

21	DESIGN RATIONALE	30	RENDERINGS
26	SUSTAINABILITY MEASURES	32	SHADOW STUDY
27	AERIAL PERSPECTIVES	34	SETBACKS
29	PRECEDENTS		

The Nitty Gritty.

A1.1	CONTEXT PLAN	A3.4	ISOMETRICS
A1.2	BUILDING GRADES	A4.0	BUILDING SECTION AA
A1.3	SITE SURVEY	A4.1	BUILDING SECTION BB
A1.4	STATISTICS	A4.2	BUILDING SECTION CC
A2.0	SITE PLAN	A2.0-O	FSR SUMMARY
A2.0-S	SURVEY OVERLAY	A2.1-O	LEVEL 1 AREA OVERLAY PLAN
A2.P2	P2 LEVEL PLAN	A2.2-O	LEVEL 2 AREA OVERLAY PLAN
A2.P1	P1 LEVEL PLAN	A2.3-O	LEVEL 3 AREA OVERLAY PLAN
A2.1	GROUND LEVEL PLAN	A2.4-O	LEVEL 4 AREA OVERLAY PLAN
A2.2	SECOND LEVEL PLAN	A2.5-O	LEVEL 5 AREA OVERLAY PLAN
A2.3	THIRD LEVEL PLAN	A2.6-O	LEVEL 6 AREA OVERLAY PLAN
A2.4	FOURTH LEVEL PLAN	L.0.0	LANDSCAPE CONTEXT PLAN
A2.5	FIFTH LEVEL PLAN	L1.0	LANDSCAPE LAYOUT LEVEL 1
A2.6	SIXTH LEVEL PLAN	L1.1	LANDSCAPE LAYOUT LEVEL 2
A2.7	ROOF PLAN	L1.2	LANDSCAPE LAYOUT ROOF
A2.8	BUILDING HEIGHT CALC.	L1.3	TREE MANAGEMENT PLAN
A3.0	SOUTH ELEVATION	L6.0	LANDSCAPE PRECEDENT IMAGES
A3.1	EAST ELEVATION		
A3.2	NORTH ELEVATION		
A3.3	WEST ELEVATION		



About Third Space.



W 4TH + ALMA
LOE APPLICATION

Our Vision.

A THRIVING VANCOUVER

We are...

THIRD.SPACE™

A purpose-driven property investment, development and management company founded with a long-term vision to keep **Vancouver thriving.**

 **3.**™
W 4TH + ALMA
LOE APPLICATION



3.

What We Do.

SPACES TO LIVE AND WORK



Multifamily.



Office/Urban Industrial.



Industrial.



Retail.

We Build To Keep.

A LONG-TERM APPROACH TO REAL ESTATE

Generational spaces.

We don't just envision what a property will look like after it's developed. We think about how it will serve our customers and how it will interact with the community for the long term.

Our customers are our asset.

Our in-house team of property managers and operators is essential to our success. They ensure our values and approach translate to a positive experience in our customer's day-to-day lives.

We get to know our customers and understand their needs. It's the best way to provide an outstanding experience.



What Drives Us.

OUR PURPOSE

Vancouver is where we do business—it's our home.

Vancouver is the most beautiful city on the planet.

Vancouver is faced with a housing and climate crisis.



Vancouver has given so much to us, and now it's our time to give back.

—David Wesik, President

3.

W 4TH + ALMA
LOE APPLICATION

What Makes Us Different.

OUR APPROACH

We don't have one bottom line, we have **three**.

People.



The biggest way we can support **people** is by improving affordability, and we will do that by using profits to help **build and manage below market homes**.

Build below-market homes.

Planet.



Vancouver cannot thrive without a healthy **planet**. Buildings produce over 50% of Vancouver's GHGs. We have committed to be a company that is **net zero by 2050**.

Race to net zero.

Profit.



Profit allows us to grow a sustainable business while also allowing us to achieve our people and planet objectives. **We are profit with purpose.**

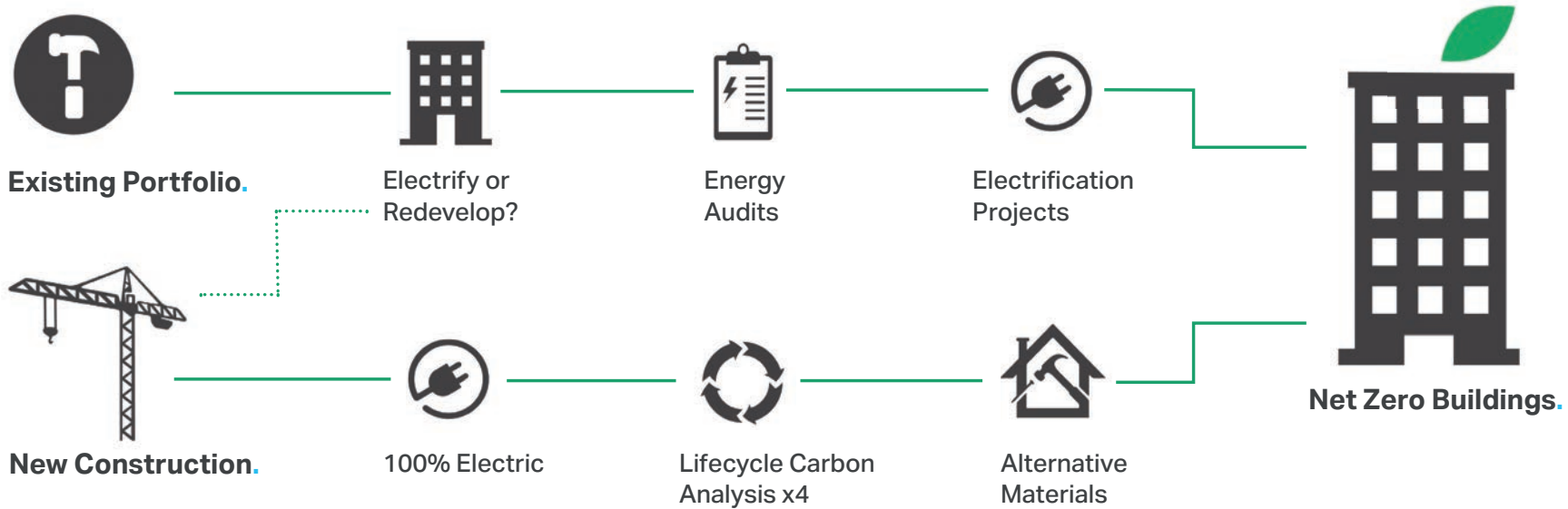
Grow our portfolio.

A Plan For Action.

CLIMATE CRISIS

We have committed to being a **net zero** company by 2050 or earlier.

Whether through selecting the materials in our buildings, equipment we install, partners we work with, or actions we take ourselves, we will pursue all available options to reach our net zero goal. Waste and water reduction targets will complement our carbon initiatives as buildings are responsible for the majority of waste and water consumption in our region.



Project ABCs.



3.™
W 4TH + ALMA
LOE APPLICATION

Protecting Renters.

W 4TH + ALMA



We are excited to propose a solution that replaces aging rental buildings of similar scale without impacting renter affordability and sense of security—a long standing issue in Vancouver.

—Ryan Thé, Executive Vice President

3

W 4TH + ALMA
LOE APPLICATION

A

Protecting Renters.

LETTER OF ENGAGEMENT

April 16, 2025

RE: Rezoning Application for W 4th Avenue and Alma Street

We are pleased to submit this application to rezone 1975 Alma, 3731 and 3743 West 4th Avenue properties. Located on the northwest corner of West 4th & Alma we are proposing to consolidate three properties into one site zoned CD-1 (Comprehensive Development) for the purpose of developing a 6 storey, mixed-use building secured rental development that will provide 100 homes above at grade retail amenities.

Rezoning Rationale

This rezoning application is precipitated by the need to replace the three existing 3 storey rental buildings, all built in the 1940s that have reached the end of their functional lifespans. All three buildings require such extensive works due to outdated construction techniques and materials (including hazardous materials abatement) that renovating them is not financially feasible. The buildings also currently emit 23 times more greenhouse gases than the building we propose to replace them with. We are fully aware of the importance older rental buildings provide within the housing continuum and have prepared an application that focuses on minimizing the impact to existing tenants, while simultaneously improving overall rental supply.

The three sites are currently split zoned, with both 1975 Alma Street and 3731 West 4th Avenue having a C-2 designation and the remaining 3743 West 4th Avenue property having an RM-3A designation, effectively creating a stranded parcel - to the west of these sites is a large co-op building stretching all the way to Highbury street. As the two C-2 sites - not large enough on their own to form a feasible development parcel - are the majority of the site area, we have used the C-2 zoning schedule as a starting point for the three sites, with minor variations to setbacks and density that will enable the project to provide tenant protections majorly in line with the Broadway Area Tenant Relocation and Protection Policy. These tenant protections will ensure tenants can maintain financial stability as well as their location within the Point Grey community in the long term. It is not proposed that these units would be secured at below market rates beyond the existing tenants; the 6-storey rental redevelopment proposed simply cannot afford this in the long term. While the density proposed (3.82) is a minor increase in density from C-2 corner sites (3.7 FSR), compared to 6.5+ FSR that is seen in the Broadway Plan, it is sensitively implemented in a building form that respects neighbouring properties and responds to staff comments from the rezoning enquiry process.

While we feel these minor relaxations improve the project from a built form perspective, it is important to note how fundamentally important they are to the feasibility of the development and the ability to provide enhanced tenant protections, including affordability through right of first refusal at existing rates, that is being proposed.

Third Space is committed to a triple bottom line business model and we are proud to submit this application as a demonstration of our commitment to People and Planet. We look forward to working with city staff to progress this application, enabling older rental stock to be replaced while simultaneously increasing overall rental homes and ensuring existing tenants are financially secure and able to maintain their place in the community.

Sincerely,



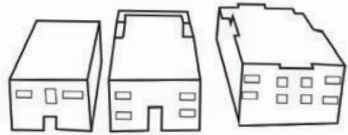
Nathan Shuttleworth
VP, Development

Protecting Renters.

AGING RENTAL STOCK

The three existing buildings, all constructed in the 1940s, have required constant repair and renovation since we acquired them due to their age and obsolete construction techniques, resulting in 50% higher maintenance costs than a typical residential building. In addition to the maintenance costs, the buildings emit 23x more carbon dioxide than a building built to today's code requirements.

As shown below, the face sealed stucco has caused extensive degradation of the exterior walls such that **complete repairs are not possible in an occupied building** (inclusive of hazardous material removal) and the resulting costs make renovation infeasible.



3 Aging Rental Buildings

1940s Construction



Exterior Stucco & Window Repairs

Dec 2017- Present



Exterior Masonry Repairs

Jun 2018



Roof & Stucco Repair

Mar 2021

- 23x more emissions
- Hazardous Materials
- Unfinanceable*

2023



W 4TH + ALMA
LOE APPLICATION

* By most lenders

Protecting Renters.

THE BIG IDEA

Exceed currently applicable tenant relocation policy by using the Broadway Area Plan Tenant Relocation and Protection Policy (TRPP) as the framework for enhanced rental protections, with the limited exceptions to reflect the requirements of 6 storey redevelopment.

Renter Protections:

- Compensation based on tenancy length or 24 month rent top-up to average CMHC city-wide rents
- Right of First Refusal at existing rents
- Move out expenses
- Professional tenant relocation consultant to ensure tenants have the help they need in finding interim housing

New Building Benefits:

- Air conditioned units with improved air filtration
- Improved health and safety through updated building code requirements (seismic design, sprinklers etc.)
- Tenant amenities including large roof top deck with urban agriculture, lounge and childrens play space
- Bike storage facilities to encourage multi-modal transportation
- Ground floor retail amenities

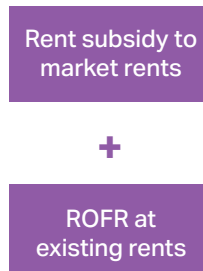
Existing Buildings.

Redevelopment Phase.

New Development.



3 Aging Rental Buildings Serving 37 Households



Renter Protection



All Electric Mixed-Used Rental Building Serving 100 Households

Protecting Renters.

THE BIG IDEA

In the Broadway Area Plan, the Tenant Relocation and Protection Policy is largely made viable by providing multiple fold density increases compared to base zoning, allowing an increased # of market homes to offset the cost of delivering below market homes; typically 20% BMR at 6.5 FSR. This proposal is only seeking 3.82 FSR for up to 37% below market units. For most developers, this would not be viable but given Third Space's position as both developer and operator, in selective projects we are able to absorb losses in the short term, in hopes we will be profitable long term.

This additional 0.12 FSR compared to similar C-2 zoned sites, is achieved by:

- using side yard setbacks per the Broadway Area Plan & Secured Rental Program (RR-2C)
- contextual stepped massing & recessed facade elements in-lieu of the chamfer angle

The proposed variances from C-2 zoning balance the current context while providing a better transition for future uses on the adjacent site. The additional density is primarily placed to the southeast, negating its impact on surrounding residential uses (using the most recent policy guidelines for 6 storey side-yard setback also mirrors that of the adjacent building to the west.) In addition, the proposed building has been designed to negate overlook between new and existing building residential units. The 0.12 FSR, while a very modest increase, plays a critical role in development achieving outsized tenant protections compared to current policy in this area.

W 4TH AND ALMA

C-2

Total Homes

88

Setbacks

Front yard = 2.5m
Side yard = 1.5m (below 4 storeys)
and 10.7m (4 storeys and above)
Rear yard = 1.5m

FSR

3.7 (per corner site)

Building Height

6 storeys (22.0m)

THIRD SPACE PROPOSAL

CD-1

100

Front yards (Alma St. & W 4th Ave) = 2.5m
Side yard = 2.4m
Rear yard = 1.5m

3.82

6 storeys (23.0m)

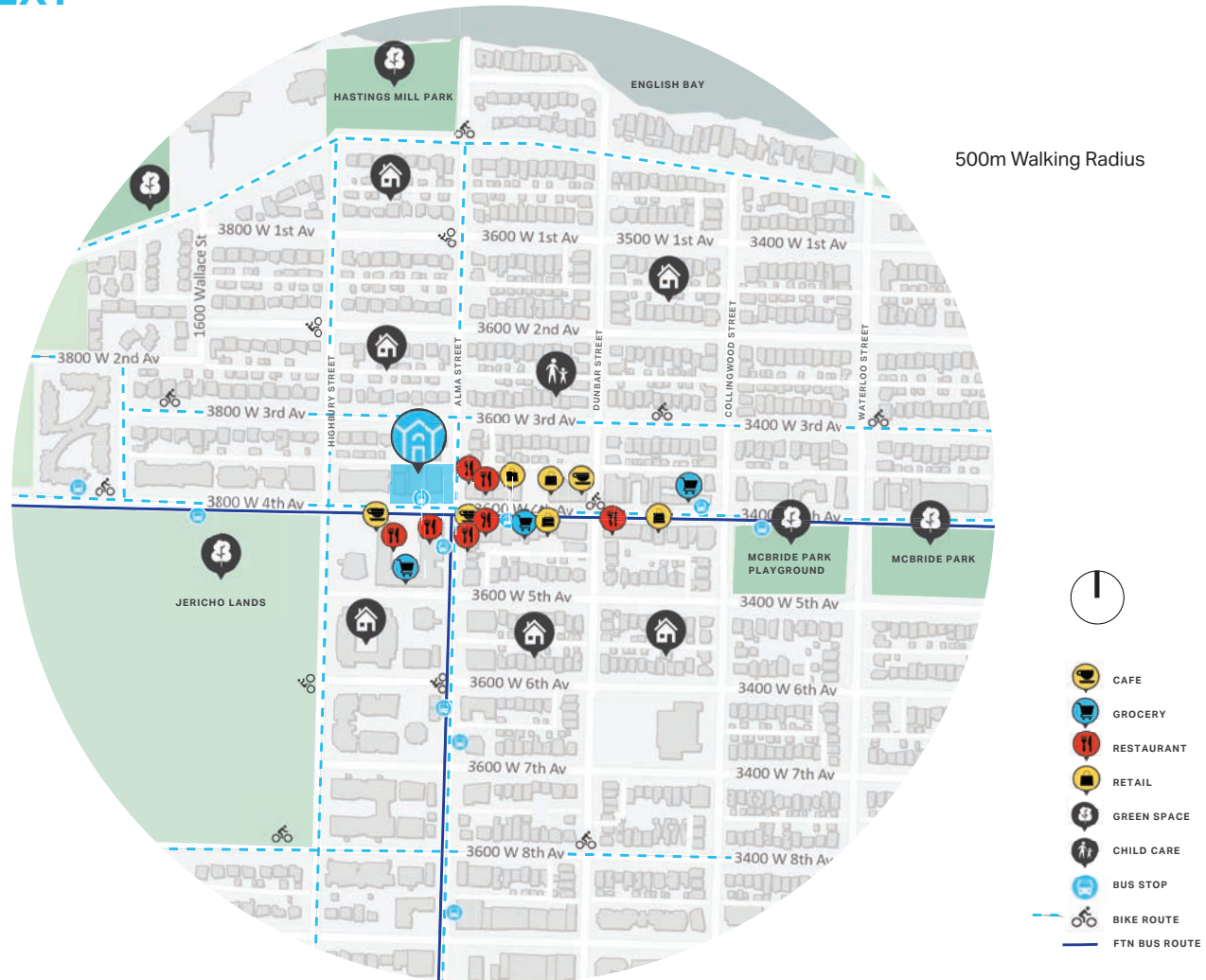
Neighborhood Knowledge.

NEIGHBORHOOD CONTEXT

Located at the intersection of West 4th and Alma Street, 1975 Alma Street forms part of the desirable West Point Grey neighborhood.

We believe the rental offering being in walking distance to transit, retail amenities, schools and parks will minimize planet impacts through reduced car dependency, further improve affordability and ultimately livability, helping our city thrive.

By redeveloping this site we are offering more homes within the same space to Vancouverites, as well as creating a net zero building with significantly reduced emissions compared to the existing buildings.



Neighborhood Knowledge.

CURRENT BUILDING HEIGHTS & USE



3.™
W 4TH + ALMA
LOE APPLICATION

Neighborhood Knowledge.

SITE PHOTOS



1 | SUBJECT SITE FROM WEST 4TH AVENUE AND ALMA STREET



2 | SUBJECT SITE FROM WEST 4TH AVENUE



3 | SUBJECT SITE FROM WEST 4TH AVENUE TOWARDS EAST



4 | SUBJECT SITE FROM ALMA STREET TOWARDS SOUTH



5 | SUBJECT SITE FROM ALLEY WAY PARALLEL TO WEST 4TH AVENUE



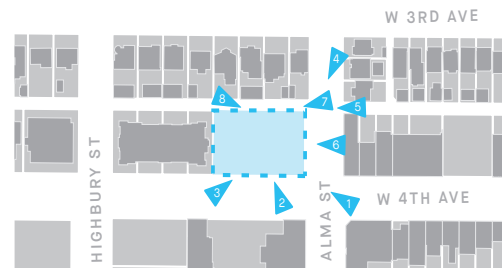
6 | SUBJECT SITE FROM ALMA STREET



7 | SUBJECT SITE FROM ALLEY WAY TOWARDS WEST



8 | SUBJECT SITE FROM ALLEY WAY TOWARDS EAST



KEY PLAN



W 4TH + ALMA
LOE APPLICATION

Neighborhood Knowledge.

POLICIES & GUIDELINES

The proposal seeks to consolidate 3731 and 3743 W 4th Ave with 1975 Alma Street into a single, six storey development with a proposed density of 3.82 FSR. With the provision of 5 storeys of rental housing above primarily commercial at grade, the proposal follows the direction of the Vancouver Plan; Neighborhood Centre areas and is in keeping with the key principles of the West Point Grey Community Vision. The project will improve the public realm through the provision of retail at grade and generous setbacks, supporting an active streetscape and signifying the importance of a key intersection within the city.

- **Vancouver Plan** (July 23, 2022)
- **West Point Grey Community Vision** (September 23, 2010)
- **Green Buildings Policy for Rezoning** (2010, last amended 2022)

Initial Energy modelling has confirmed that the project is on track to exceed the TEDI, TEUI, and GHGI targets of the Green Buildings Policy for Rezoning.

- **High Density Housing for Families with Children Guidelines** (1992, last amended 2020)

The project includes a large number of family units, as well as communal indoor and outdoor amenity spaces.

- **Development Cost Levy By-law** (2008, last amended 2018)

The project will contribute Development Cost Levies in accordance with the DCL Bylaw.

- **Community Amenity Contributions - Through Rezoning** (1999, last amended 2018)

The project will provide Community Amenity Contributions in accordance with the CAC Policy.

- **Broadway Area Plan** (September 1, 2022)

- **Secured Rental Policy** (2012, last amended June 30, 2024)

The project is proposed with 100% residential rental units



Neighborhood Knowledge.

ZONING



The development site is currently split zoned, with the most westerly property designated RM-3A. With a large co-op (built in 1970) occupying the remainder of the block to the west, the existing zoning creates a C-2 parcel that is too small to practically develop, and a small land-locked RM-3A parcel.

--- PROPOSED

- C-2
- RT
- RM
- RS
- CD

Curb Appeal.

DESIGN RATIONALE

The proposed building design is characterized by a series of volumes that break down the overall building massing and provide a finer grain that reflects the existing rhythm of retail along West 4th Avenue. While the C-2 zoning is providing guidance to most setbacks and massing, additional setbacks and landscape elements are provided at the north and west portions of the building to improve the relationship to the existing residential context.

The building incorporates a six-storey simple volume on the highly visible corner of 4th and Alma, set back 2.5m along W 4th Ave and Alma Street to provide enhanced sidewalks for retail units and pedestrians. As the building transitions towards the west, it is broken into a central, 5-storey street wall element, and a 4-storey street wall element adjacent to the 3-storey apartment building to the west. Retail activates both the Alma and West 4th frontages, and is designed to accommodate smaller retail stores that reflect the scale and rhythm of West 4th Avenue.

The residential lobby is located at Alma street towards the North, ensures privacy from the retail zone and ease of access. Warm wooden colors and a large solid canopy with lights distinguish the residential entry.

The proposed development is presented as a series of simple, light-coloured outer volumes that are contrasted with darker colors within the recesses and stepped back volumes. The outer volume continues at the ground floor retail as a series of piers that reinforce the overall form while allowing for increased glazing to support active retail frontages. The southeast and northeast corners of the building incorporate corner windows that further emphasize these high-visibility locations and further break-down the street wall expression.

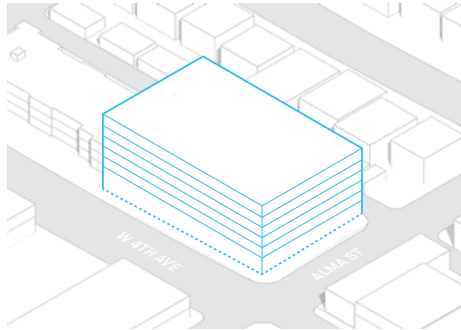
Thin canopies provide continuous weather protection for the retail frontages and step down to follow the slope of the site. The residential lobby canopy is differentiated from the thinner retail canopy, and helps define the residential entries.



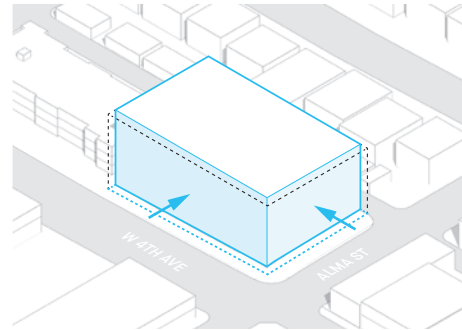
Curb Appeal.

DESIGN RATIONALE

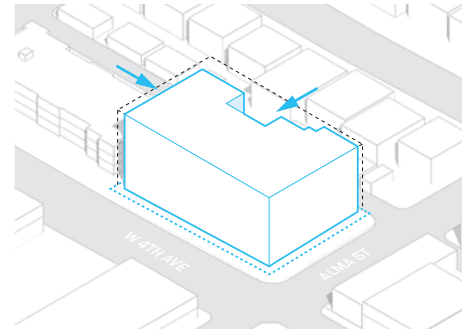
C



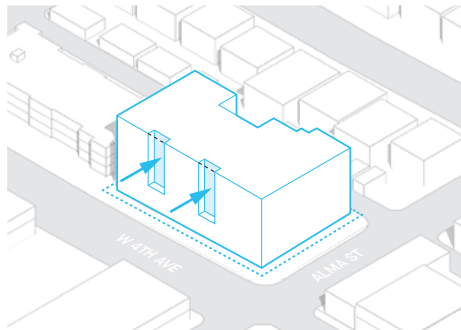
BASIC 6 STOREY VOLUME



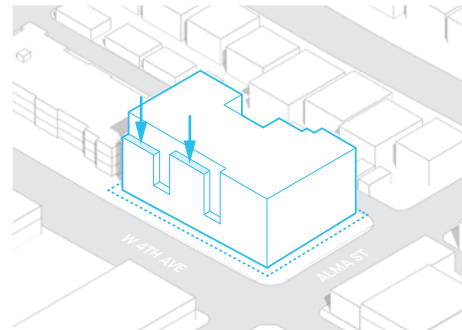
SET BACK TO PROVIDE WIDENED SIDEWALKS



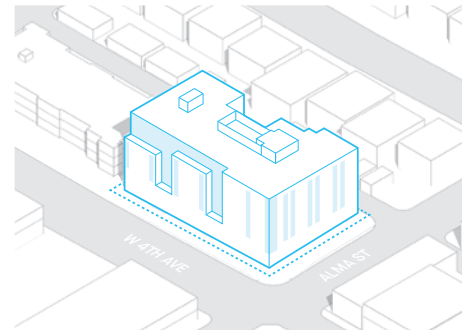
NORTH AND WEST PORTIONS OF BUILDING SET BACK TO IMPROVE RELATIONSHIP TO EXISTING RESIDENTIAL CONTEXT



VERTICAL ARTICULATION TO BREAK UP STREETScape MASSING



STEPPING DOWN OF STREET WALL TOWARDS THE ADJACENT 3-STOREY BUILDING



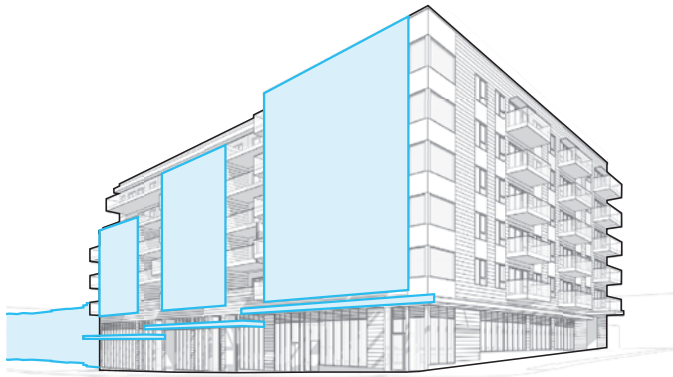
LIGHT VS DARK MATERIALITY. STEPPED-BACK SOUTH FACADE IMPROVES ACCESS TO LIGHT AT PEDESTRIAN LEVEL



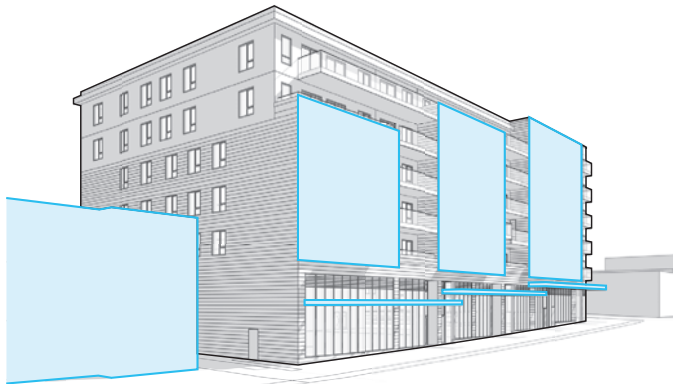
**W 4TH + ALMA
LOE APPLICATION**

Curb Appeal.

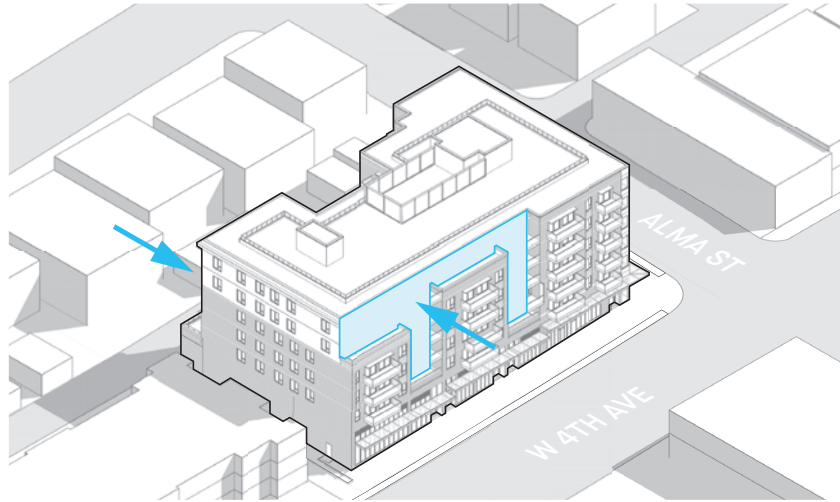
PROPOSED MASSING:



SE PERSPECTIVE



SW PERSPECTIVE



SW PERSPECTIVE

The proposed massing acknowledges the intent of the Chamfer Angle by incorporating increasing step-backs on upper levels towards the west and the adjacent RM zoned property. This stepping provides a stronger corner massing at the intersection of two important city thoroughfares while still improving access to natural light with both stepping and recessed elements. The western portion of the building is pulled back further from the north PL to improve shadowing towards the lots to the north relative to a building complying with the C-2 zoning envelope.

The proposed design breaks down the West 4th Avenue frontage into a series of discrete volumes that break down the overall building length and get progressively shorter towards the west. This provides a comfortable scale between the building and pedestrians, and creates a transition in height from the six storeys corner to the three storeys building to the west.

Curb Appeal.

DESIGN RATIONALE

In addition to enhanced sidewalks and public realm at street level, the proposed building incorporates outdoor space on the roof of the building. An indoor amenity space is located at ground level.

The roof of the building will incorporate a large, outdoor amenity space for all residents, providing a space for people to meet and enjoy the views. Given that the building will be 6 storeys in building height, there is no opportunity to incorporate an indoor amenity space on the roof, as this would trigger a 7th storey and the building would not be possible in wood-frame construction, which is crucial for the financial viability of the project. The outdoor rooftop amenity will be programmed with various uses, including children's play and urban agriculture plots that will be supported by excellent solar exposure.



 OUTDOOR AMENITY

Curb Appeal.

DESIGN RATIONALE

Simple and strong street wall along Alma, with step-backs to reduce massing towards the north and northwest.



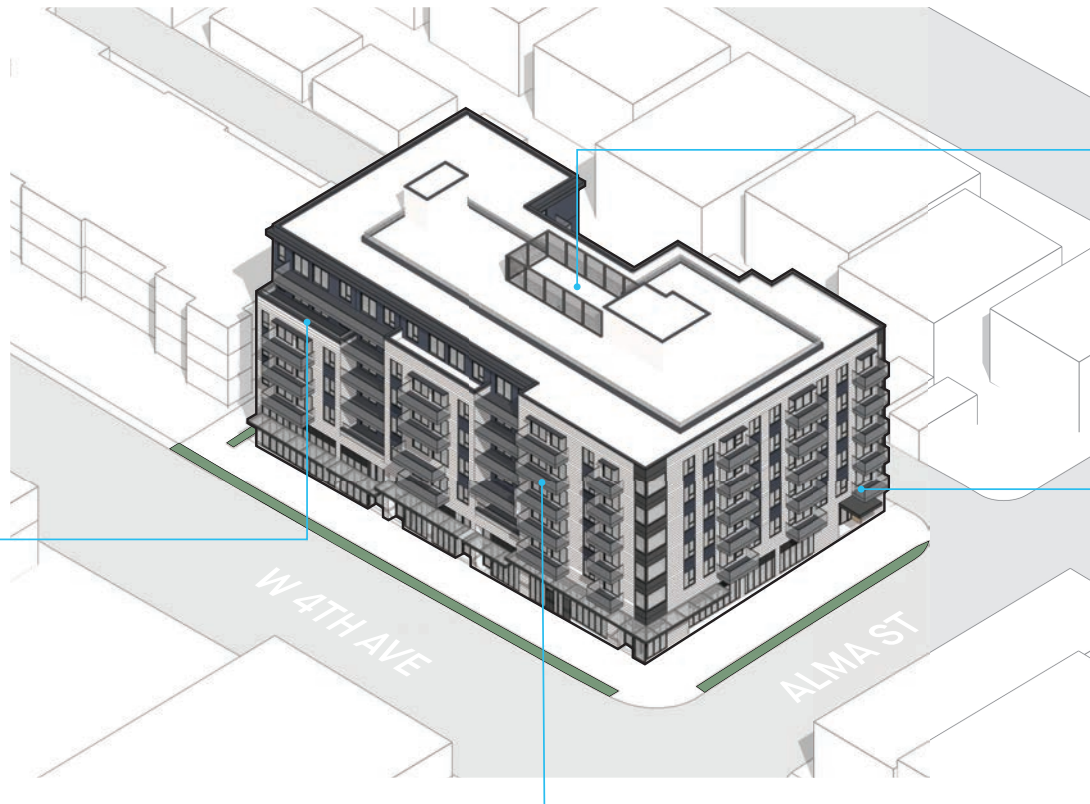
W 4TH + ALMA
LOE APPLICATION

Curb Appeal.

SUSTAINABILITY MEASURES

The combination of reduced thermal demand, high efficiency equipment and all electric heating, cooling and domestic hot water will **reduce green house gas emissions by 95%** compared to the 3 existing buildings, while almost **tripling the number of homes.**

Compact form with select stepbacks & improved envelope to minimize thermal energy use.



All-electric heating, cooling and domestic hot water systems to drastically cut green house gas emissions.

Reduced embodied carbon via continual LCA analysis throughout the design process (3 LCAs).

Use of balconies, overhangs and carefully selected glazing to minimize solar heat gain, improving occupant comfort and reducing energy use.



W 4TH + ALMA
LOE APPLICATION

Curb Appeal.

AERIAL PERSPECTIVES



SOUTHEAST



SOUTHWEST



W 4TH + ALMA
LOE APPLICATION

Curb Appeal.

AERIAL PERSPECTIVES



NORTHEAST



NORTHWEST

Curb Appeal.

PRECEDENTS



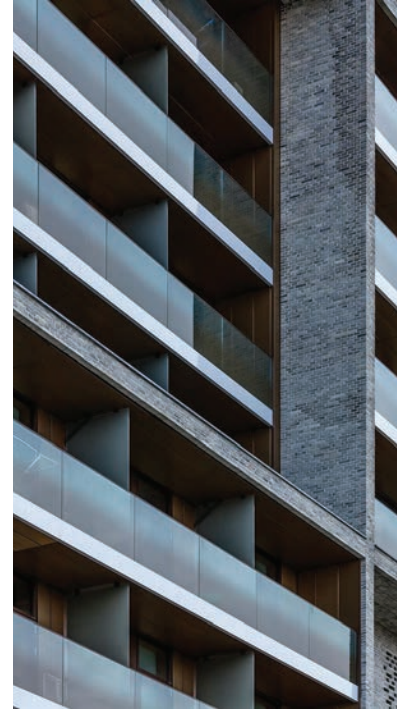
LIGHT AND DARK MATERIALITY
IPHE HOTEL | IGNACIO PREGO ARCHITECTURES



PIER EXPRESSION
BOUNDARY BUILDING PIMAN 49 | MAGLA CO.



EXTERIOR CLADDING
HARDIE ARCHITECTURAL PANEL SIDING | JAMES HARDIE



RECESSED BALCONIES
CAMPUS KOLLEGIET | GLASEKSPERTEN



W 4TH + ALMA
LOE APPLICATION

Curb Appeal.

RENDERINGS



4TH AVENUE FRONTAGE



W 4TH + ALMA
LOE APPLICATION

Curb Appeal.

RENDERINGS



4TH AVENUE + ALMA STREET FRONTAGE FROM SOUTHEAST



W 4TH + ALMA
LOE APPLICATION

Curb Appeal.

SHADOW STUDY



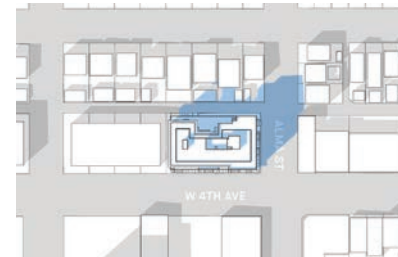
MARCH 21 | 10 AM



MARCH 21 | 12 PM



MARCH 21 | 14 PM



MARCH 21 | 16 PM



JUNE 21 | 10 AM



JUNE 21 | 12 PM



JUNE 21 | 14 PM



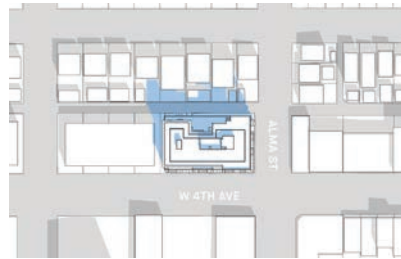
JUNE 21 | 16 PM

Curb Appeal.

SHADOW STUDY



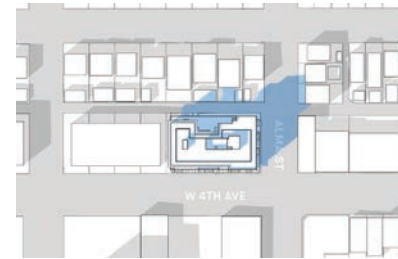
SEPTEMBER 21 | 10 AM



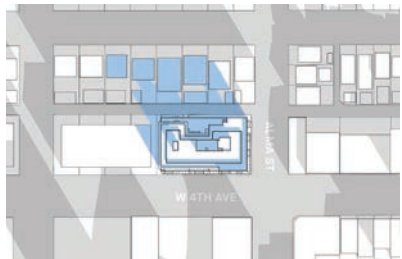
SEPTEMBER 21 | 12 PM



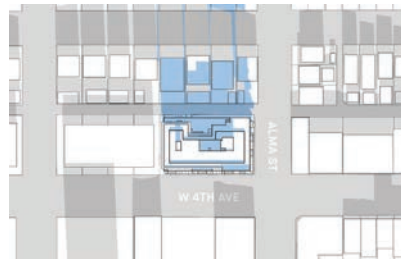
SEPTEMBER 21 | 14 PM



SEPTEMBER 21 | 16 PM



DECEMBER 21 | 10 AM



DECEMBER 21 | 12 PM



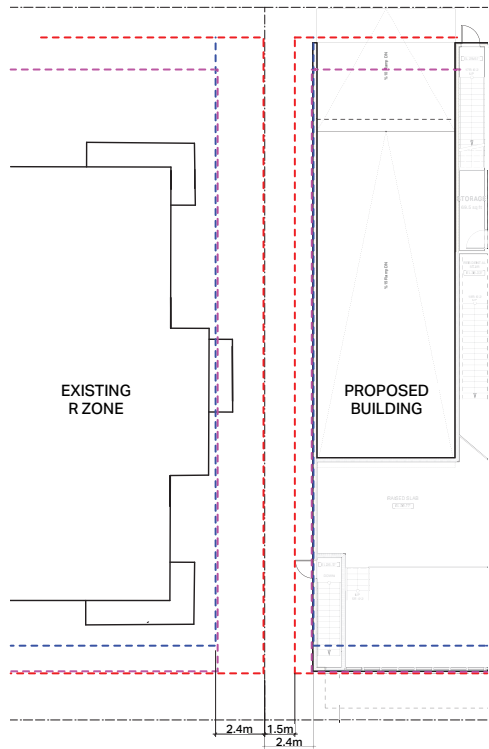
DECEMBER 21 | 14 PM



DECEMBER 21 | 16 PM

Curb Appeal.

SIDEYARD SETBACK



GROUND LEVEL

- PROPERTY LINE
- C-2 ZONE
- BROADWAY PLAN
- RR-2B & RR-2C ZONE



WEST ELEVATION

Elevation overlay showing adjoining building windows and opening locations.

The proposed building is designed to make sure no overlooking windows between existing and new units.

The Nitty Gritty.



3.TM W 4TH + ALMA
LOE APPLICATION

CITY OF VANCOUVER

1975 ALMA ST & 3731, 3743 WEST 4TH AVE
VANCOUVER BC

REZONING APPLICATION

APRIL 17, 2025

DRAWING LIST

SHEET NO.	TITLE	SCALE
A1.1	CONTEXT PLAN	NTS
A1.2	BUILDING GRADES	NTS
A1.3	SITE SURVEY	3/32" = 1'-0"
A1.4	STATISTICS	NTS
A1.6	SITE PLAN W. SURVEY OVERLAY	1/8" = 1'-0"
A1.5	SITE PLAN	1/8" = 1'-0"
A2.P2	P2 PARKADE PLAN	1/8" = 1'-0"
A2.P1	P1 PARKADE PLAN	1/8" = 1'-0"
A2.1	1ST FLOOR PLAN	1/8" = 1'-0"
A2.2	2ND FLOOR PLAN	1/8" = 1'-0"
A2.3	3RD FLOOR PLAN	1/8" = 1'-0"
A2.4	4TH FLOOR PLAN	1/8" = 1'-0"
A2.5	5TH FLOOR PLAN	1/8" = 1'-0"
A2.6	6TH FLOOR PLAN	1/8" = 1'-0"
A2.7	ROOF PLAN	1/8" = 1'-0"
A3.0	SOUTH ELEVATION	1/8" = 1'-0"
A3.1	EAST ELEVATION	1/8" = 1'-0"
A3.2	NORTH ELEVATION	1/8" = 1'-0"
A3.3	WEST ELEVATION	1/8" = 1'-0"
A3.4	ISOMETRICS	1/8" = 1'-0"
A4.0	BUILDING SECTION AA	1/8" = 1'-0"
A4.1	BUILDING SECTION BB	1/8" = 1'-0"
A4.2	BUILDING SECTION CC	1/8" = 1'-0"
A2.0-O	FSR SUMMARY	NTS
A2.1-O	1ST FLOOR FSR	1/8" = 1'-0"
A2.2-O	2ND FLOOR FSR	1/8" = 1'-0"
A2.3-O	3RD FLOOR FSR	1/8" = 1'-0"
A2.4-O	4TH FLOOR FSR	1/8" = 1'-0"
A2.5-O	5TH FLOOR FSR	1/8" = 1'-0"
A2.6-O	6TH FLOOR FSR	1/8" = 1'-0"
A2.7-O	ROOF FSR	1/8" = 1'-0"
---3	---	1/8" = 1'-0"

PROJECT INFORMATION

APPLICANT

THIRD SPACE PROPERTIES
CONTACT NAME: NATHAN SHUTTLEWORTH
EMAIL: NSHUTTLEWORTH@THIRD.SPAC
PHONE: 778 239 3335

ARCHITECT

YAMAMOTO ARCHITECTURE INC.
CONTACT NAME: TAIZO YAMAMOTO
202-33 EAST 8TH AVENUE
VANCOUVER, BC, V5T 1R5
EMAIL: TAIZO@YAMAMOTOARCHITECTURE.COM
PHONE: 604 731 1127

LANDSCAPE ARCHITECT

P+A

CONTACT: MICHAEL PATTERSON
EMAIL: mp@perryandassociates.ca
PHONE: 604 738 4118

CODE CONSULTANT

GHL

CONTACT NAME: JOHN BUSCEMI
EMAIL: JB@GHL.CA
PHONE: 604 689 4449 EXT 117

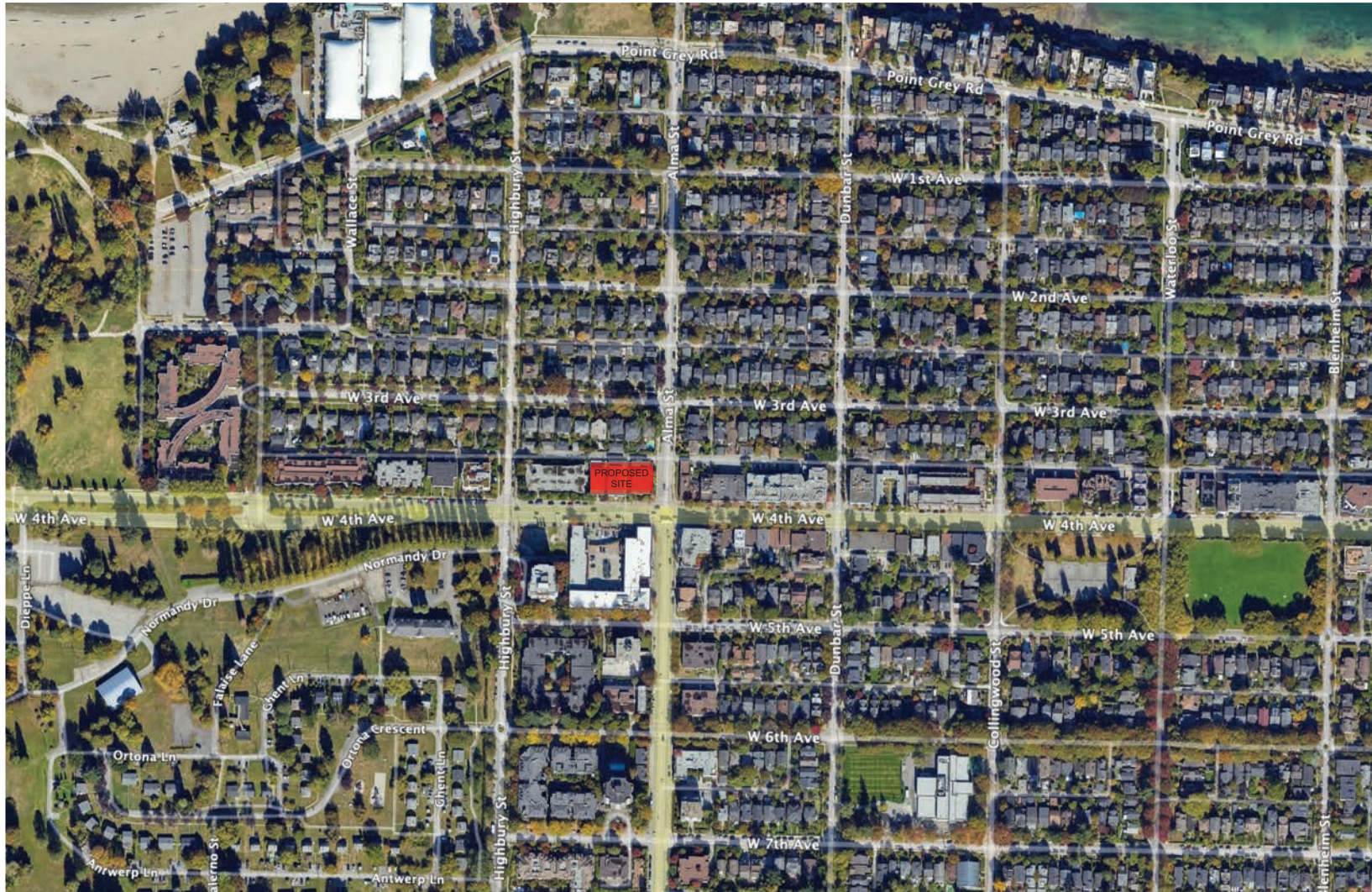
CIVIL CONSULTANT

APLIN MARTIN

CONTACT NAME: SAJJAD ROSTAMI
EMAIL: SRostami@aplinmartin.com
PHONE: 604 678 9134



YAMAMOTO ARCHITECTURE

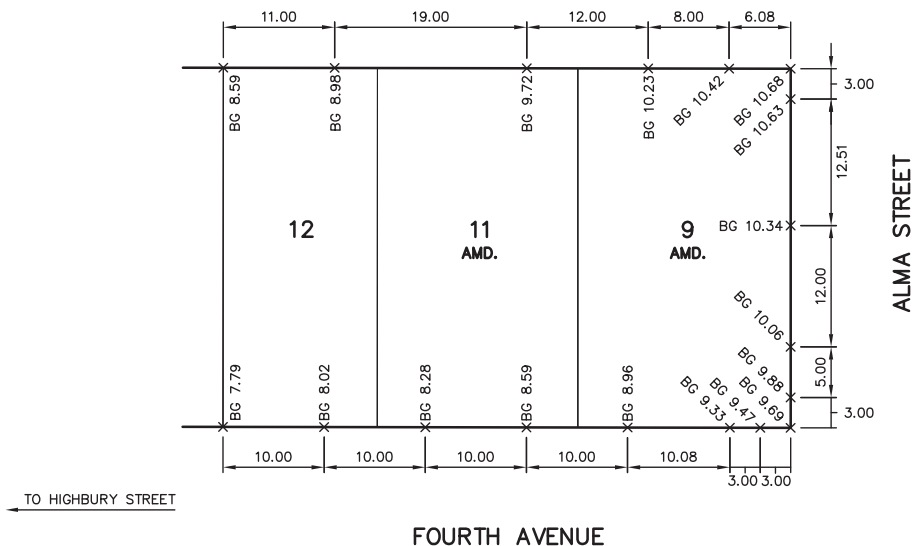


CONTEXT PLAN

NO. —	DATE —	ISSUE —
		
<small>Copyright. All rights reserved. Copyright in all rights reserved or in part is prohibited. This drawing or any reproduction of it is the property of the architect and may not be used in any way without the written permission of the office.</small>		
YAMAMOTO ARCHITECTURE — 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT —		
MIXED-USE RENTAL BUILDING — 1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC		
DRAWING TITLE —		
CONTEXT PLAN		
SCALE — MTS	SHEET NO. —	
DATE — 2025-03-05	A1.1	
DRAWN — MH		
CHECKED —	PROJ. NO. — 2302	



LANE SOUTH OF THIRD AVENUE



BENCH MARK: ELEVATION: 9.767 DESCRIPTION: SURVEY MONUMENT MARKED V-1176 AT THE SOUTH EAST CORNER OF ALMA STREET AND FOURTH AVENUE.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

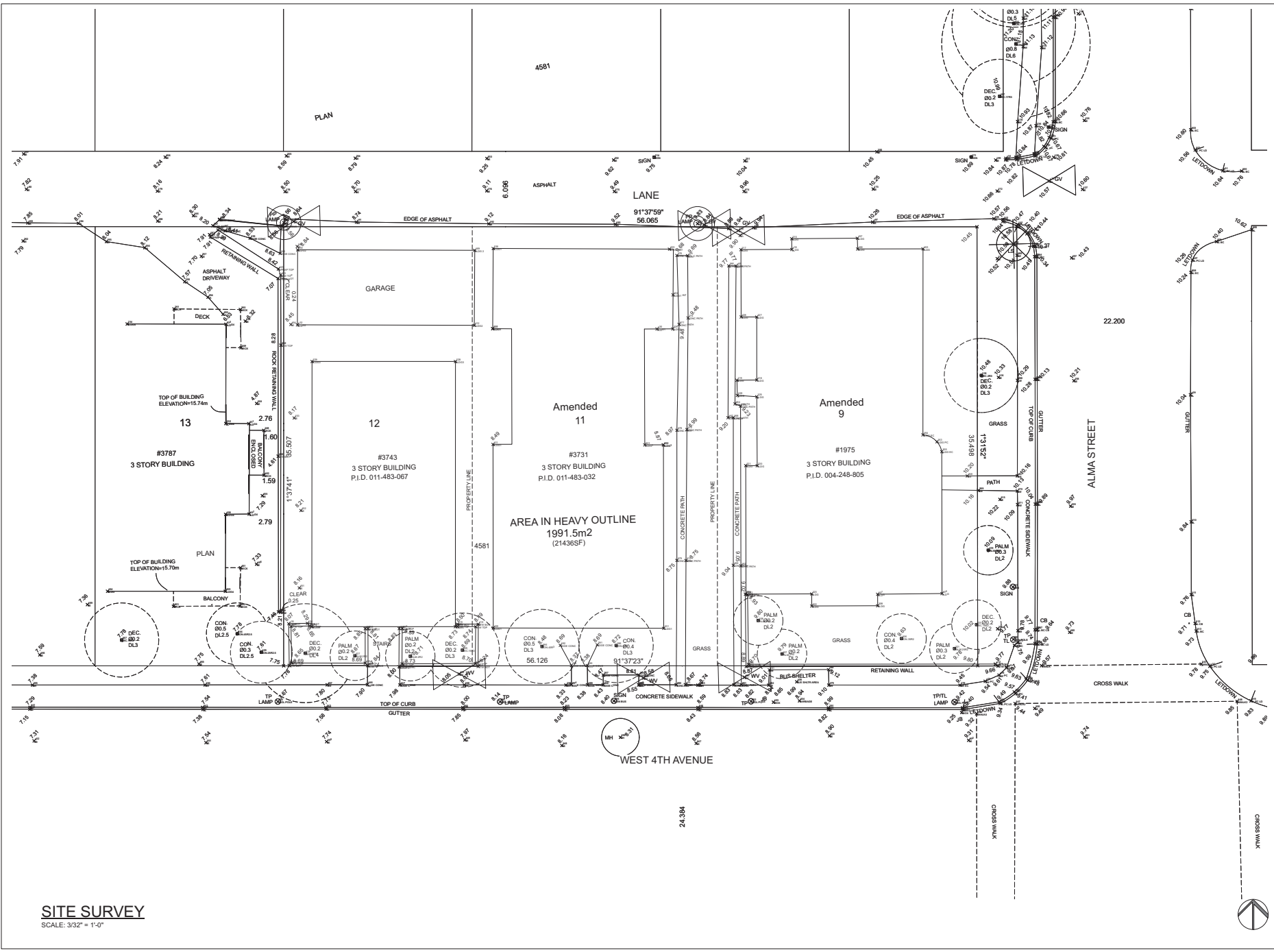
NO.	DATE	REVISION	BY	CHK
1	2016-09-14	WIDENINGS REMOVED AND BUILDING GRADES ADJUSTED - M.D.	F.G.	M.P.

	CITY OF VANCOUVER ENGINEERING SERVICES	
	BUILDING GRADE ELEVATIONS FOR LOTS 9 AMD., 11 AMD. & 12, BLK. 218, D.L. 538, PLAN VAP4581	SCALE: 1:400
	DATE: 2016-07-22 DESIGN: F.G. DWG: A.S. CHK: P.B. REF: FILE 2016-00127	DWG. NO. BG-2016-00127A
		SHEET / OF REVISION:

BUILDING GRADES
SCALE: NTS



NO. -	DATE -	ISSUE -
<p>Copyright. All rights reserved. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT -		
<p>MIXED-USE RENTAL BUILDING</p> <p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE -		
BUILDING GRADES		
SCALE - NTS	SHEET NO. -	
DATE - 2025-03-05	A1.2	
DRAWN - MH		
CHECKED -	PROJ. NO. - 2302	



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

NO. - DATE - ISSUE -	
Copyright. All rights reserved. This drawing or its reproduction in any form without the written permission of the office.	
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>	
PROJECT -	
MIXED-USE RENTAL BUILDING	
1975 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC	
DRAWING TITLE -	
SITE SURVEY	
SCALE - 3/32" = 1'-0"	SHEET NO. -
DATE - 2025-03-05	A1.3
DRAWN - MH	
CHECKED -	PRG. NO. - 2302



STATISTICS:		April 2025	
CIVIC ADDRESS:	1975 ALMA STREET & 3731-3743 WEST 4TH AVENUE, VANCOUVER BC		
LEGAL DESCRIPTION:			
ZONING:	CD-1		
TOTAL SITE AREA:	1,991.5 SQ.M.	=	(21,436.0 SQ.FT.) (0.492 ACRES)
BUILDING HEIGHT	EXISTING ZONING / ALLOWABLE 6 STOREYS (22 METERS)	PROPOSED	6 STOREYS
SETBACKS	REQUIRED	PROVIDED	
FRONT (SOUTH)	-	2.5 m	
SIDE (EAST)	-	2.4 m	
SIDE (WEST)	-	1.5 m	
REAR YARD (NORTH)	-	1.5 m	
FLOOR SPACE RATIO		PROPOSED	
		81,873.5 SQ.FT.	
		3.82 FSR	

PROPOSED FLOOR AREA:				EXCLUSION					TOTAL	FSR NET OF EXCLUSION (SEE EXCLUSION)	12,703.5
GBA	COMMON	NET/LEASABLE	AMENITY	STORAGE	OTHER						
Residential - Market Rental											
1ST FLOOR RES.	2195.3 SQ.FT.	108.0 SQ.FT. 808.0 SQ.FT.	Resi. exit stair Amenity	1279.3 SQ.FT.	808.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	808.0 SQ.FT.	1387.3 SQ.FT.		
Retail											
1ST FLOOR RETAIL	12254.3 SQ.FT.	562.0 SQ.FT. 1036.5 SQ.FT. 229.2 SQ.FT. 94.2 SQ.FT. 52.7 SQ.FT.	Garbage room Exit corridor Park. exit stair 1 Park. exit stair 1 Retail elevator	10279.7 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	562.0 SQ.FT. 229.2 SQ.FT. 94.2 SQ.FT. 52.7 SQ.FT.	Garbage room Park. exit stair 1 Park. exit stair 1 Retail elevator	938.1 SQ.FT.	11316.2 SQ.FT.	
Residential - Market Rental											
2ND FLOOR RES.	14490.0 SQ.FT.	879.0	Corridor	13611.0 SQ.FT.	0.0 SQ.FT.	481.7 SQ.FT.	32.0 SQ.FT.	Shaft	513.7 SQ.FT.	13976.3 SQ.FT.	
3RD FLOOR RES.	14490.0 SQ.FT.	879.0	Corridor	13611.0 SQ.FT.	0.0 SQ.FT.	481.7 SQ.FT.	32.0 SQ.FT.	Shaft	513.7 SQ.FT.	13976.3 SQ.FT.	
4TH FLOOR RES.	14490.0 SQ.FT.	879.0	Corridor	13611.0 SQ.FT.	0.0 SQ.FT.	481.7 SQ.FT.	32.0 SQ.FT.	Shaft	513.7 SQ.FT.	13976.3 SQ.FT.	
5TH FLOOR RES.	14236.3 SQ.FT.	879.0	Corridor	13357.3 SQ.FT.	0.0 SQ.FT.	446.7 SQ.FT.	32.0 SQ.FT.	Shaft	478.7 SQ.FT.	13757.6 SQ.FT.	
6TH FLOOR RES.	13962.2 SQ.FT.	879.0	Corridor	13083.2 SQ.FT.	0.0 SQ.FT.	446.7 SQ.FT.	32.0 SQ.FT.	Shaft	478.7 SQ.FT.	13483.5 SQ.FT.	
ROOF	710.0 SQ.FT.	0.0	0.0	678.0 SQ.FT.	0.0 SQ.FT.	0.0 SQ.FT.	32.0 SQ.FT.	Shaft	710.0 SQ.FT.	0.0 SQ.FT.	
TOTAL	86828.1 SQ.FT.	7285.6 SQ.FT.		78832.5 SQ.FT.	1486.0 SQ.FT.	2338.5 SQ.FT.	1130.1 SQ.FT.		4954.6 SQ.FT.	81873.5 SQ.FT.	

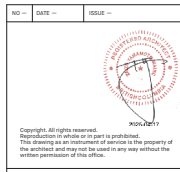
STATISTICS SUMMARY:											
				EXCLUSION					TOTAL	FSR NET OF EXCLUSION	FSR
GBA	COMMON	NET/LEASABLE	EFFICIENCY	AMENITY	STORAGE	OTHER					
Residential - Market Rental	74573.8 SQ.FT.	916.0 SQ.FT.	68552.8 SQ.FT.	91.9%	1486.0 SQ.FT.	2338.5 SQ.FT.	192.0 SQ.FT.	4016.5 SQ.FT.	70557.3 SQ.FT.	3.29	
Retail	12254.3 SQ.FT.	1921.9 SQ.FT.	10332.4 SQ.FT.	84.3%	938.1 SQ.FT.	938.1 SQ.FT.	938.1 SQ.FT.	938.1 SQ.FT.	11316.2 SQ.FT.	0.53	
Total	86828.1 SQ.FT.	7285.6 SQ.FT.	78885.2 SQ.FT.		1486.0 SQ.FT.	2338.5 SQ.FT.	1130.1 SQ.FT.	4954.6 SQ.FT.	81873.5 SQ.FT.	3.82	

APARTMENT UNIT BREAKDOWN:	TARGET	ACTUAL	AVERAGE
22 STUDIO UNITS	15 - 25 %	22% OF UNITS	375 SQ.FT.
38 ONE BEDROOM UNITS	40 - 47 %	38% OF UNITS	632 SQ.FT.
37 TWO BEDROOM UNITS	30 - 33 %	37% OF UNITS	558 SQ.FT.
3 THREE BEDROOM UNITS	2 - 5 %	3% OF UNITS	987 SQ.FT.
100 UNITS TOTAL			

4TH & ALMA: FLOOR AREA SUMMARY								
NAME	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	ROOF	TOTAL
Commercial Area	12254.3 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	12254.3 sq ft
Residential Area	2195.3 sq ft	14490.0 sq ft	14490.0 sq ft	14490.0 sq ft	14236.3 sq ft	13962.2 sq ft	710.0 sq ft	74573.8 sq ft
Amenity Area Exclusion	808.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	678.0 sq ft	1486.0 sq ft
Commercial area exclusion	938.1 sq ft							938.1 sq ft
Storage Area Exclusion	0.0 sq ft	481.7 sq ft	481.7 sq ft	481.7 sq ft	446.7 sq ft	446.7 sq ft	0.0 sq ft	2338.5 sq ft
Shaft Exclusion	0.0 sq ft	32.0 sq ft	32.0 sq ft	32.0 sq ft	32.0 sq ft	32.0 sq ft	0.0 sq ft	192.0 sq ft
Net Area	12703.5 sq ft	13976.3 sq ft	13976.3 sq ft	13976.3 sq ft	13757.6 sq ft	13483.5 sq ft	0.0 sq ft	81873.5 sq ft
Balcony Area	0.0 sq ft	889.0 sq ft	1187.9 sq ft	1187.9 sq ft	1340.5 sq ft	1486.0 sq ft	0.0 sq ft	6091.3 sq ft

VEHICLE PARKING:	
2302-West 4th & Alma	
SECURED MARKET RENTAL HOUSING - RESIDENTIAL, PARKING BYLAW	
PER 4.1.1 OF THE OFF-STREET PARKING SPACE REGULATIONS: NO PARKING SPACES ARE REQUIRED FOR THE OFF-STREET PARKING OF MOTOR VEHICLES ACCESSORY TO ANY DEVELOPMENT IN THE CITY, EXCEPT FOR THE FOLLOWING:	
(a) VISITOR PARKING SPACES, IN ACCORDANCE WITH SECTION 4.1.3, AND	
(b) ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH SECTION 4.1.4.	
100 UNITS 6313 SQ.MT 933 SQ.MT	
VISITOR STALLS REQUIRED	0.05 SPACES PER UNIT AS PER 4.1.3 VISITOR SPACES = 5 SPACES
ACCESSIBLE STALLS REQUIRED	RESIDENTIAL AS PER 4.1.4(a): 1 FOR FIRST 7 UNITS + 0.034 SPACES / EACH ADDITIONAL UNIT (93 UNITS): = 4 SPACES NON-RESIDENTIAL AS PER 4.1.4(d): 1 FOR FIRST 500 SQ.MT. + 0.4 SPACES FOR ADDITIONAL 1000 SQ.MT.: = 2 SPACES SMALL PARK'G SPACES ALLOWED AS PER 4.1.7: 25% OF TOTAL PROVIDED: = 21 SPACES OF TOTAL (MAXIMUM)
MIN. ELECTRIC VEHICLE CHARGING STALLS	100% OF RESIDENTIAL SPACES = 52 SPACES OF TOTAL (EXCL. VISITOR)
PASSENGER STALLS REQUIRED	RESIDENTIAL AS PER 7.2.1: 1 FOR FIRST 50 - 125 UNITS = 1 SPACE
PARKING PROVIDED	RESIDENTIAL STALLS = 48 SPACES AT PL LEVEL COMMERCIAL STALLS = 22 SPACES AT PL LEVEL VISITOR STALLS = 6 SPACES AT PL LEVEL RESIDENTIAL ACCESSIBLE STALLS = 4 SPACES AT PL LEVEL COMMERCIAL ACCESSIBLE STALLS = 2 SPACES AT PL LEVEL
TOTAL PARKING PROVIDED: 82 SPACES	
SMALL PARKING SPACES PROVIDED:	13 SPACES 16 % OF ALLOWED
ELECTRIC VEHICLE SPACES PROVIDED:	82 SPACES 100 % OF PHYSICAL SPACES
PASSENGER STALLS PROVIDED	RESIDENTIAL AS PER 7.2.1: 1 SPACE AT PL LEVEL
LOADING:	
REQUIRED PROVIDED	
DWELLING USE	
CLASS A AS PER 5.2.1:	1 SPACE REQ FOR 50-299 UNITS = 1 SPACES 1 SPACES
CLASS B AS PER 5.2.1:	1 SPACE REQ FOR 100-299 UNITS = 1 SPACE 1 SPACE
CLASS C AS PER 5.2.1:	NO REQUIREMENT = 0 SPACES 0 SPACES
TOTAL:	2 SPACE 2 SPACES
max	51 50

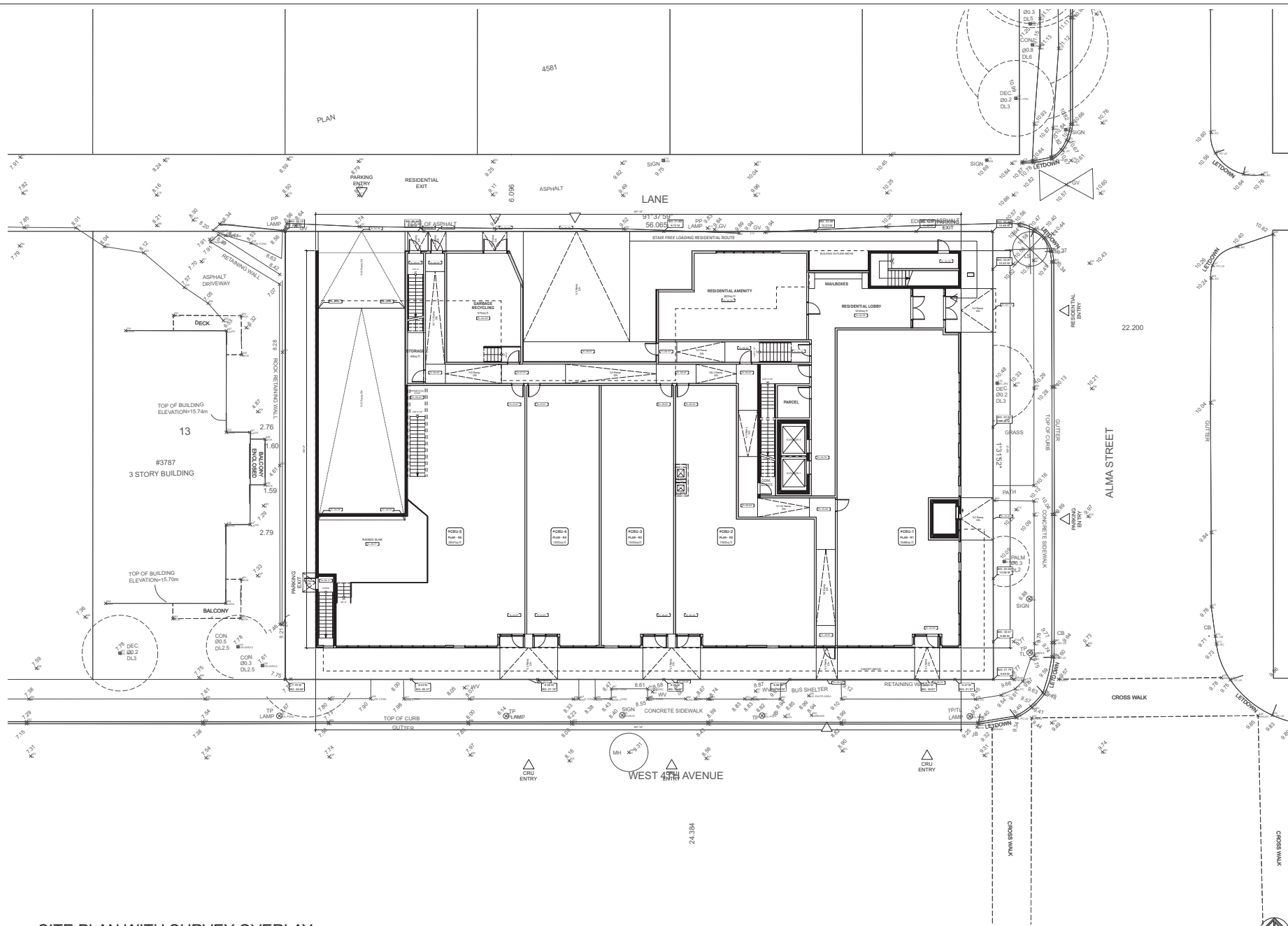
BICYCLE PARKING:			
100 UNITS 6313 SQ.MT			
RESIDENTIAL BIKE SPACES		REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2 (2024)	1.5 SPACES PER UNIT < 65 SQ.M. 2.5 SPACES PER UNIT > 65 SQ.M. < 105 SQ.M. 3 SPACES PER UNIT > 105 SQ.M.	= = 148 SPACES 8 SPACES 0 SPACES	
TOTAL:		= 154 SPACES	
BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%)		= 15 OF TOTAL	14
HORIZONTAL SPACES IN BIKE ROOMS (MIN 50%)		= 39	40
(TOTAL HORIZONTAL SPACES)			
OVERSIZED SPACES (MIN 5%)		= 8	8
AS PER 6.3.9			
AS PER 6.3.13	VERTICAL AND STACKED BICYCLE SPACES (MAX 60%)		
	VERTICAL SPACES (MAX 30%)	= 44	44
	STACKED SPACES	= 92	48 92
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%)	= 154 SPACES	154 0
	TOTAL W/ ELECTRICAL OUTLET (50%)	= 77 OF TOTAL	
AS PER 6.3.13A	MINIMUM 10% OF CLASS A SPACES IN THE LOCKER	= 15 SPACES	
CLASS B AS PER 6.2.1.2 (2024)	2 FOR 1ST 20 UNITS, 1 PER ADDITIONAL 20	= 6 SPACES	6 SPACES (BIKE RACKS AT GRADE)
933 SQ.MT. COMMERCIAL BIKE SPACES			
CLASS A AS PER 6.2.5.1	1 SPACE PER 340 SQ.M.	= 3 SPACES	3 SPACES
CLASS B AS PER 6.2.5.1	6 SPACES PER DEVELOPMENT	= 6 SPACES	6 SPACES (BIKE RACKS AT GRADE)
END OF TRIP FACILITIES FOR RETAIL			
CLOTHING LOCKERS AS PER 6.5.1	1.4 PER REQUIRED CLASS A	= 4 SPACES	4 LOCKERS
MINIMUM NUMBER OF FIXTURES AS PER 6.5B		= 0 SPACES	



YAMAMOTO ARCHITECTURE
 202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -
 MIXED-USE RENTAL BUILDING
 1975 ALMA STREET & 3731, 3743 WEST
 4TH AVENUE
 VANCOUVER, BC

DRAWING TITLE -
 STATISTICS
 SCALE - NTS
 SHEET NO. -
 DATE - 2025-03-05
 DRAWN - MH
 CHECKED -
 PROJECT NO. - 2302
A1.4

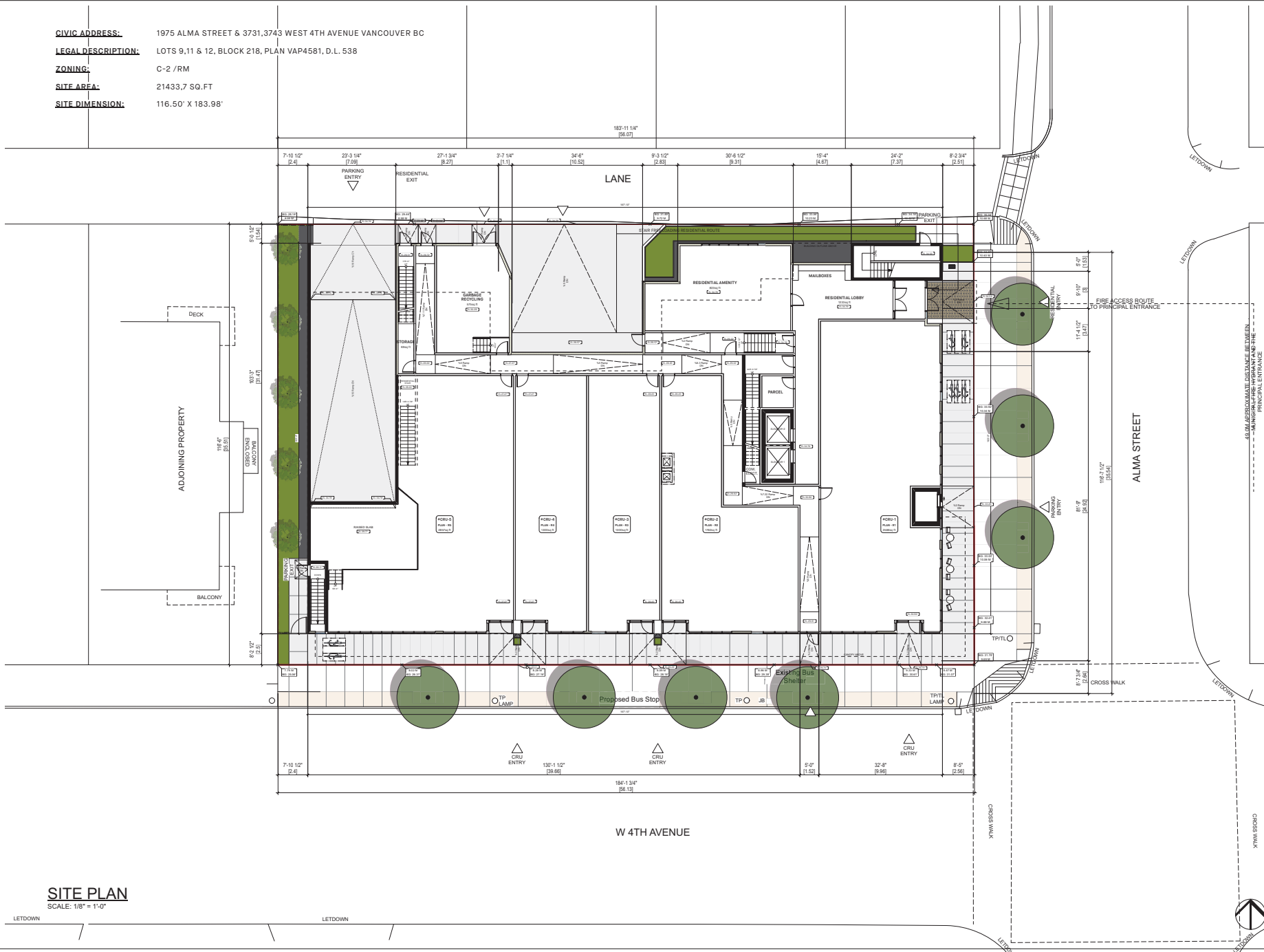


SITE PLAN WITH SURVEY OVERLAY

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

NO. - DATE - ISSUE -	
<small>Copyright: All rights reserved. This drawing or any portion of it may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.</small>	
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327	
PROJECT -	
MIXED-USE RENTAL BUILDING 1076 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC	
DRAWING TITLE -	
SITE PLAN W. SURVEY OVERLAY SCALE - 3/8" = 1'-0"	
DATE - 2025-03-05	SHEET NO. -
DRAWN - MH	A1.6
CHECKED -	PRG. NO. - 2302

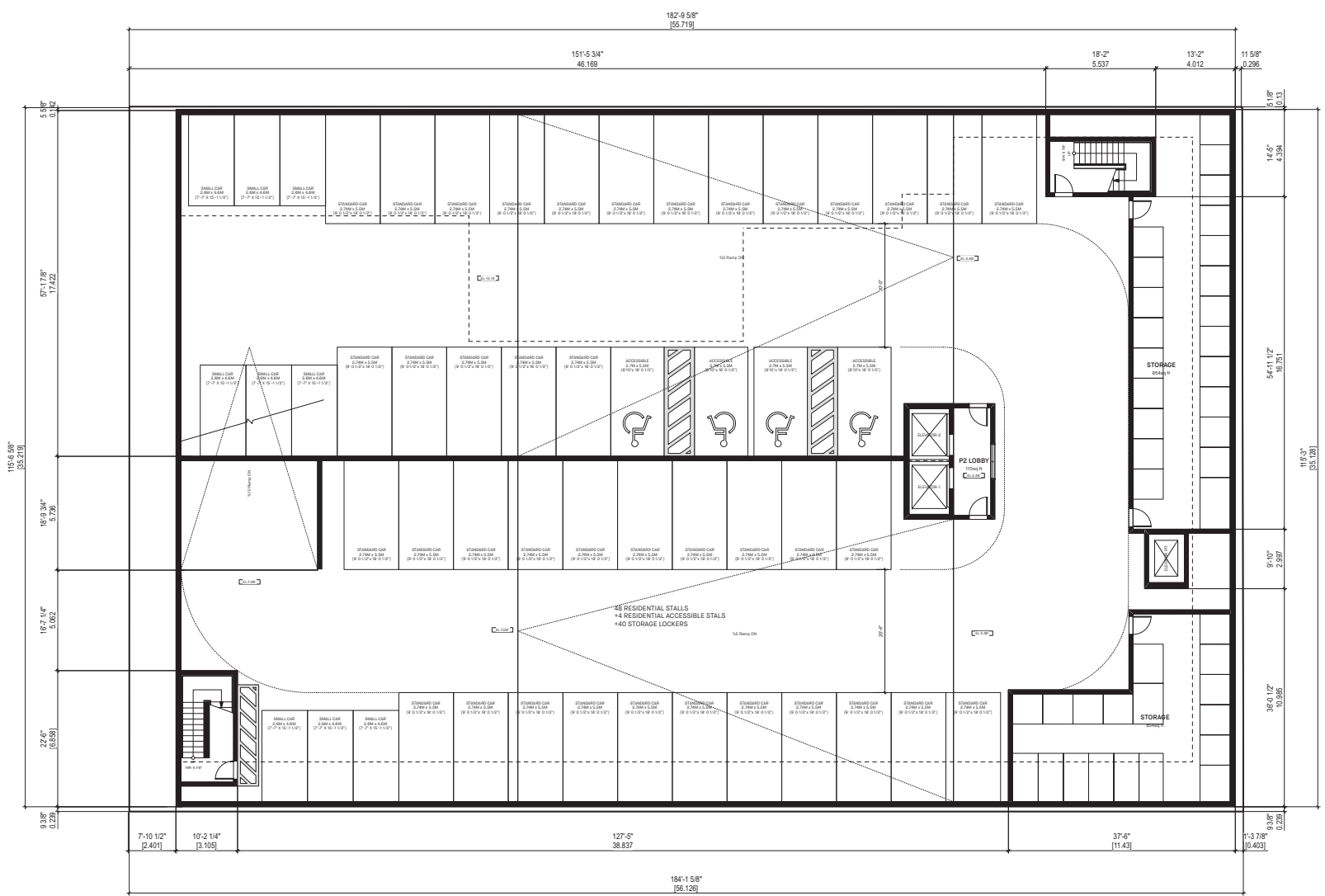
CIVIC ADDRESS: 1975 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER BC
LEGAL DESCRIPTION: LOTS 9, 11 & 12, BLOCK 218, PLAN VAP4561, D.L. 538
ZONING: C-2 / RM
SITE AREA: 21433.7 SQ. FT
SITE DIMENSION: 116.50' X 183.98'



SITE PLAN

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

NO. --	DATE --	ISSUE --
		
<p>Copyright: All rights reserved. Reproduction or translation in whole or in part is prohibited. This drawing is an instrument of service in the possession of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT --		
<p>MIXED-USE RENTAL BUILDING</p> <p>1975 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE --		
SITE PLAN		
SCALE -- 1/8" = 1'-0"	SHEET NO. --	
DATE -- 2025-03-05	A1.5	
DRAWN -- MH	CHECKED --	
PROJECT NO. -- 2302		

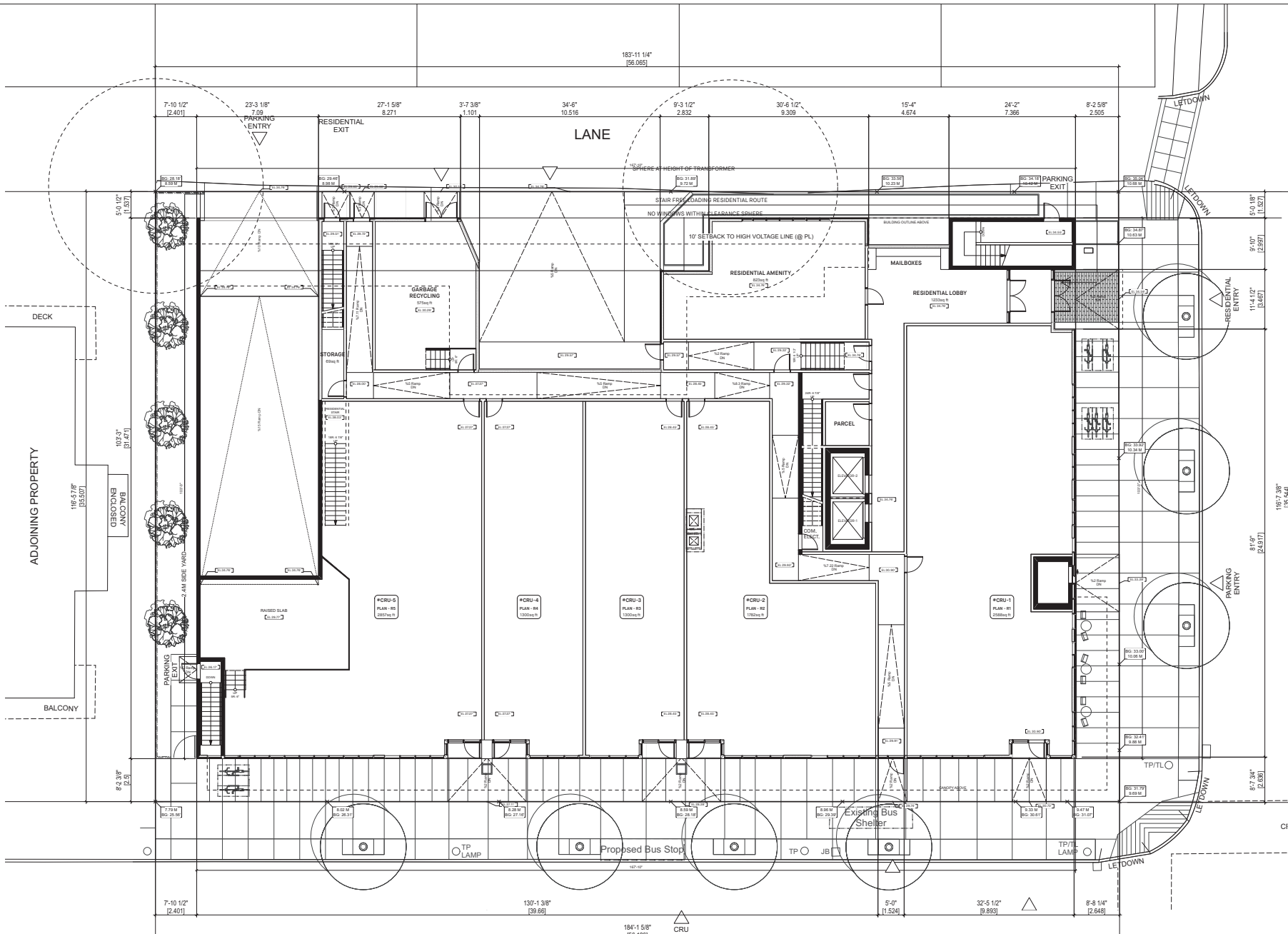


P2 PARKADE PLAN

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

NO.	DATE	ISSUE
<p>Copyright © All rights reserved. This drawing or any part thereof is the property of the architect and may not be used in any way without the written permission of the architect.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT -</p> <p>MIXED-USE RENTAL BUILDING</p> <p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
<p>DRAWING TITLE -</p> <p>P2 PARKADE PLAN</p>		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - 2025-03-05	A2.P2	
DRAWN - MH		
CHECKED -	PRG NO - 2302	





1ST FLOOR PLAN

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

W 4TH AVENUE

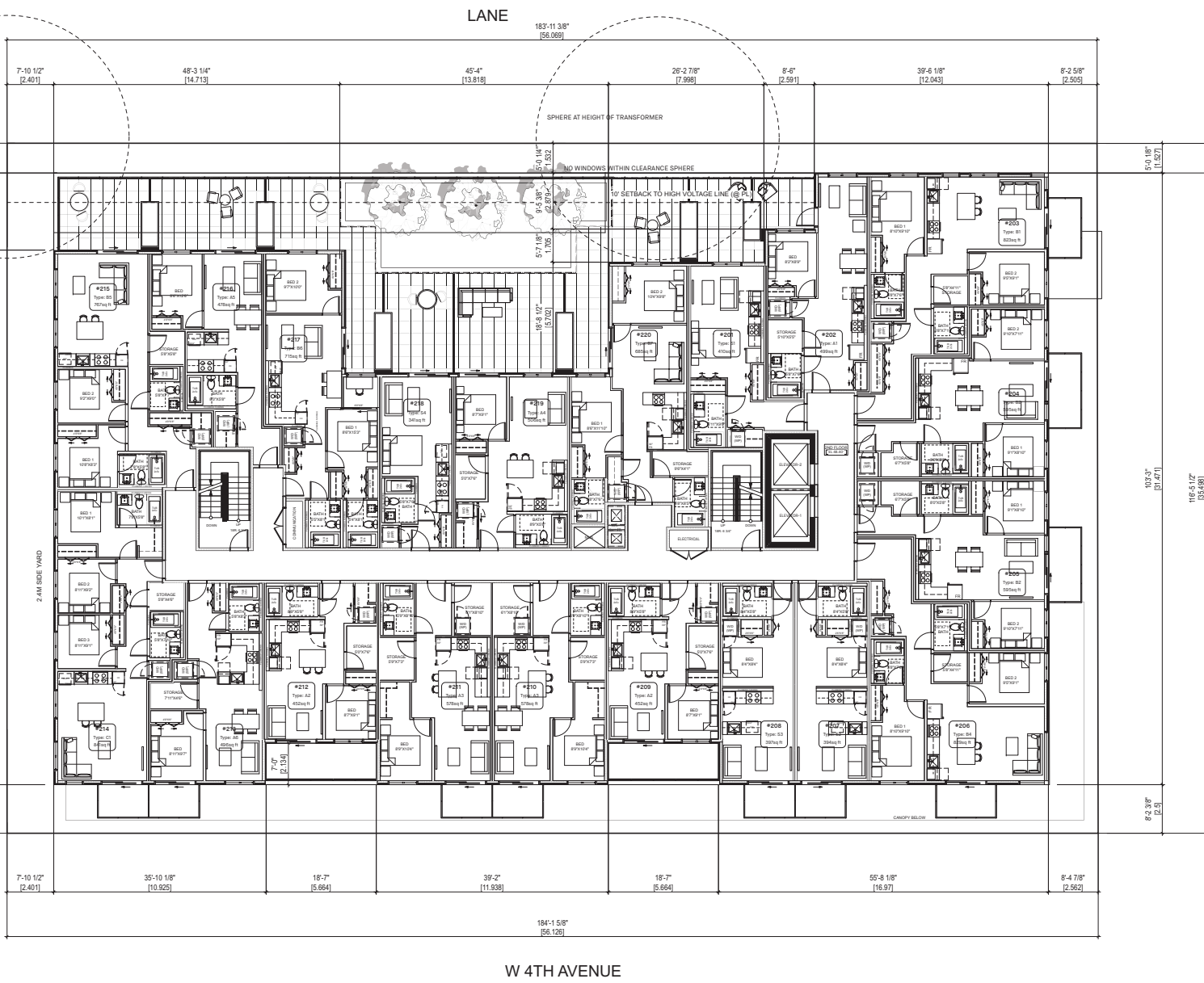
ALMA STREET

NO. --	DATE --	ISSUE --
		
<p>Copyright. All rights reserved. Reproduction or reuse of any part is prohibited. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p>		
<p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT --		
<p>MIXED-USE RENTAL BUILDING 1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE --		
<p>1ST FLOOR PLAN</p>		
SCALE -- 1/8" = 1'-0"	SHEET NO. --	
DATE -- 2025-03-05	<p>A2.1</p>	
DRAWN -- MH	CHECKED --	
PROJ. NO. -- 2302		



2ND FLOOR PLAN

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



2ND FLOOR UNIT TYPE & AREA			
UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
# 201	S1	410.0 SF	
# 207	S2	384.0 SF	
# 208	S3	393.0 SF	
# 218	S4	341.0 SF	
		1,542.0 SF	
# 202	A1	499.0 SF	
# 209	A2	452.0 SF	
# 210	A3	578.0 SF	
# 211	A3	578.0 SF	
# 212	A2	452.0 SF	
# 213	A6	498.0 SF	
# 216	A5	476.0 SF	
# 219	A4	506.0 SF	
		4,039.0 SF	
# 203	B1	823.0 SF	
# 204	B2	595.0 SF	
# 205	B2	555.0 SF	
# 206	B4	823.0 SF	
# 215	B5	787.0 SF	
# 217	B6	175.0 SF	
# 220	B7	685.0 SF	
		5,009.0 SF	
# 214	C1	841.0 SF	
		11,431.0 SF	

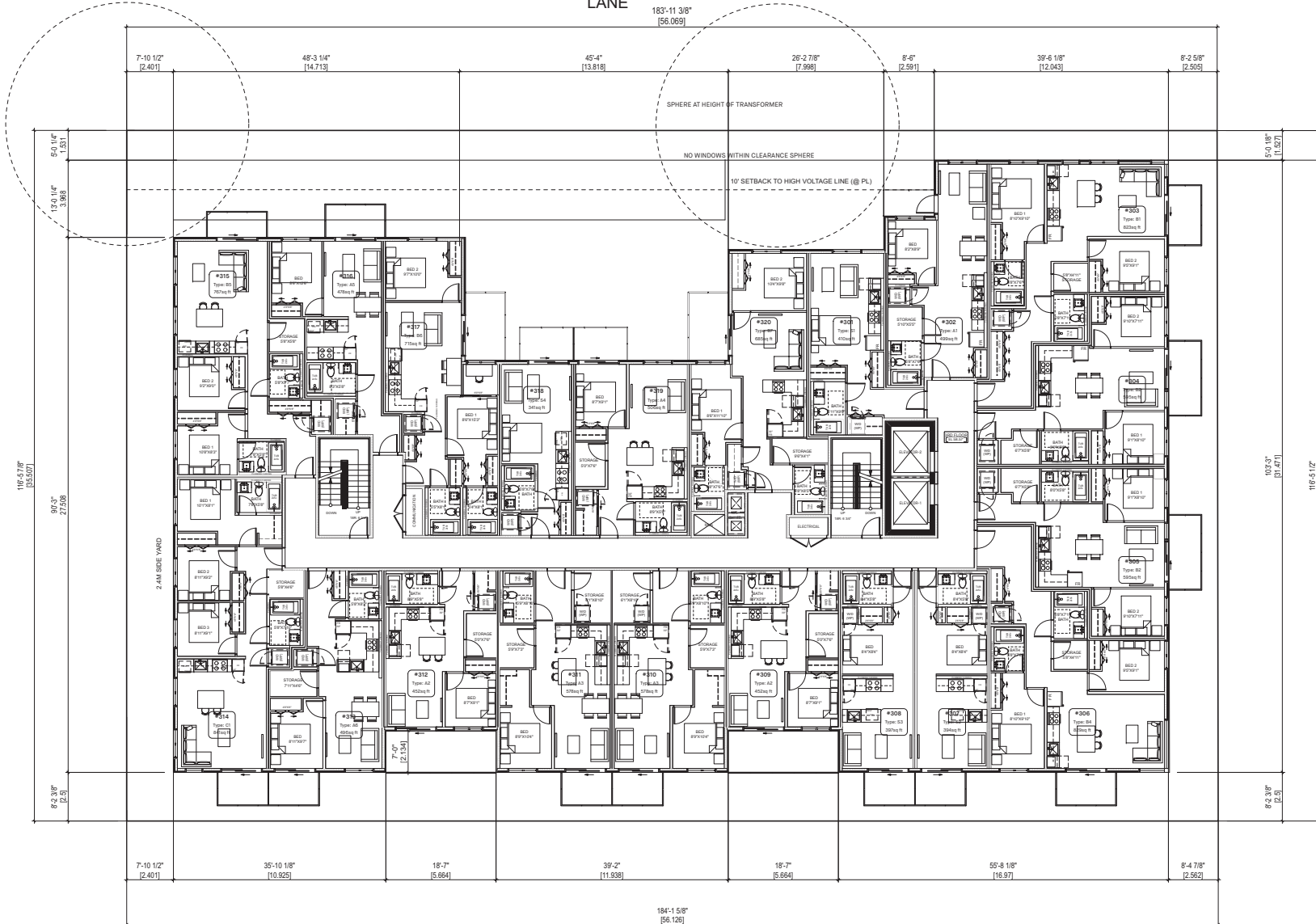
ALMA STREET

NO. --	DATE --	ISSUE --
<p>Copyright. All rights reserved. Reproduction or use in whole or in part is prohibited. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT --		
<p>MIXED-USE RENTAL BUILDING</p> <p>1076 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE --		
2ND FLOOR PLAN		
SCALE -- 1/8" = 1'-0"		SHEET NO. --
DATE -- 2025-03-05		A2.2
DRAWN -- MH		
CHECKED --		PROJ. NO. -- 2302

W 4TH AVENUE



LANE
163'-11 3/8"
(56.069)



UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
# 301	S1	410.0 SF	
# 307	S2	384.0 SF	
# 308	S3	393.0 SF	
# 318	S4	341.0 SF	
		1,542.0 SF	
# 302	A1	499.0 SF	
# 309	A2	452.0 SF	
# 310	A3	578.0 SF	
# 311	A3	578.0 SF	
# 312	A2	452.0 SF	
# 313	A6	498.0 SF	
# 316	A5	478.0 SF	
# 319	A4	506.0 SF	
		4,039.0 SF	
# 303	B1	823.0 SF	
# 304	B2	595.0 SF	
# 305	B2	555.0 SF	
# 306	B4	823.0 SF	
# 315	B5	787.0 SF	
# 317	B6	175.0 SF	
# 320	B7	685.0 SF	
		5,009.0 SF	
# 314	C1	841.0 SF	
		11,431.0 SF	

ALMA STREET

W 4TH AVENUE

3RD FLOOR PLAN

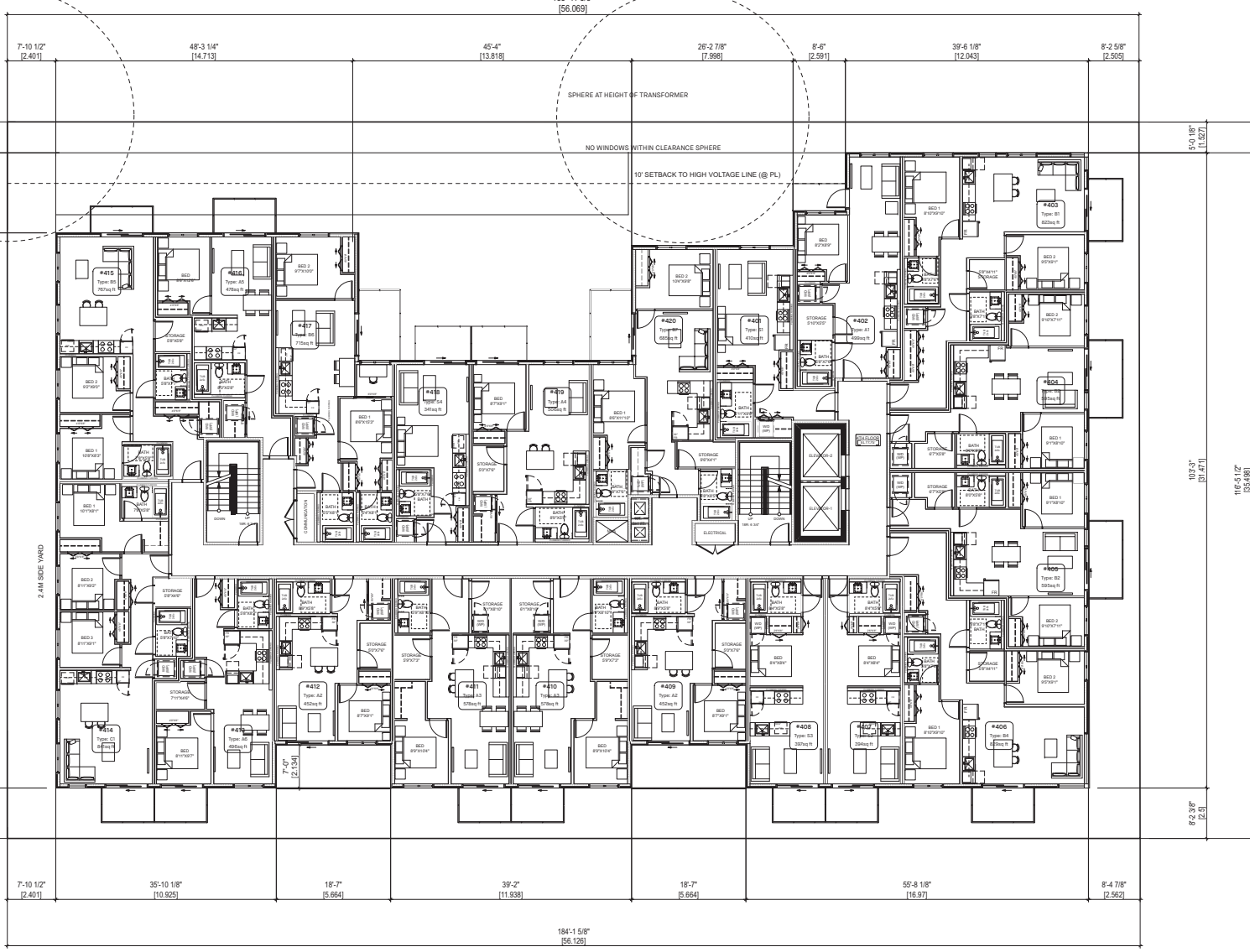
SCALE: 1/8" = 1'-0"

NO. --	DATE --	ISSUE --
		
<p>Copyright All rights reserved. Reproduction or use in whole or in part is prohibited. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT --		
<p>MIXED-USE RENTAL BUILDING</p> <p>1076 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE --		
3RD FLOOR PLAN		
SCALE -- 1/8" = 1'-0"		SHEET NO. --
DATE -- 2025-03-05		A2.3
DRAWN -- MH		
CHECKED --		PROJ NO -- 2302



LANE
163'-11 3/8"
(56.069)

4TH FLOOR UNIT TYPE & AREA			
UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
# 401	S1	410.0 SF	
# 407	S2	394.0 SF	
# 408	S3	393.0 SF	
# 418	S4	341.0 SF	
		1,542.0 SF	
# 402	A1	499.0 SF	
# 409	A2	452.0 SF	
# 410	A3	578.0 SF	
# 411	A3	578.0 SF	
# 412	A2	452.0 SF	
# 413	A6	498.0 SF	
# 416	A5	476.0 SF	
# 419	A4	506.0 SF	
		4,039.0 SF	
# 403	B1	823.0 SF	
# 404	B2	595.0 SF	
# 405	B2	555.0 SF	
# 406	B4	823.0 SF	
# 415	B5	787.0 SF	
# 417	B6	175.0 SF	
# 420	B7	685.0 SF	
		5,009.0 SF	
# 414	C1	841.0 SF	
		11,431.0 SF	



4TH FLOOR PLAN

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

W 4TH AVENUE

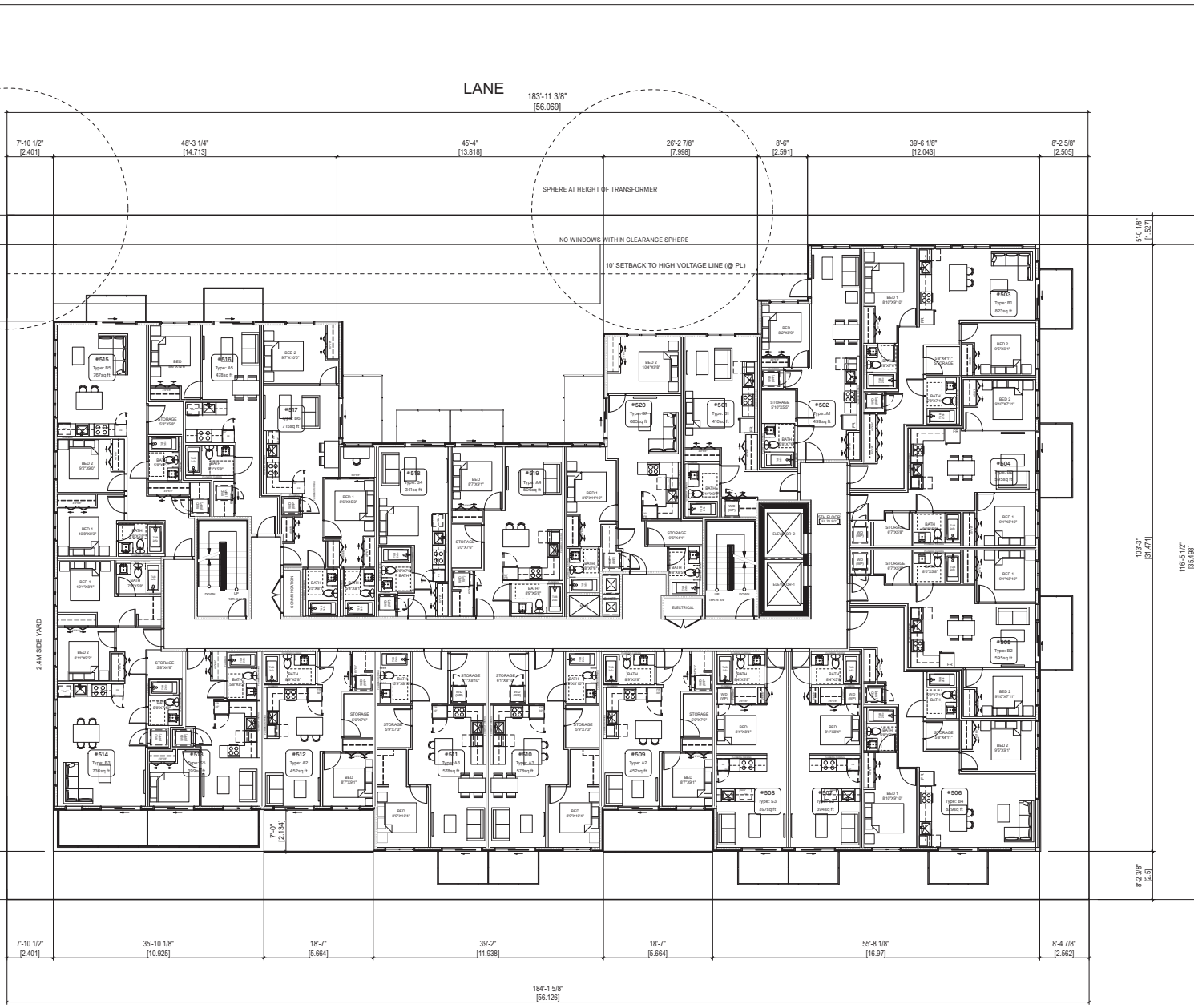
ALMA STREET

NO. --	DATE --	ISSUE --
		
<p>Copyright All rights reserved. This drawing or any part in it is prohibited. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT --		
<p>MIXED-USE RENTAL BUILDING</p> <p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE --		
4TH FLOOR PLAN		
SCALE -- 1/8" = 1'-0"	SHEET NO. --	
DATE -- 2025-03-05	A2.4	
DRAWN -- MH		
CHECKED --	PROJ NO -- 2302	



5TH FLOOR PLAN

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



W 4TH AVENUE

5TH FLOOR UNIT TYPE & AREA

UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
# 501	S1	410.0 SF	
# 507	S2	384.0 SF	
# 508	S3	393.0 SF	
# 518	S4	302.4 SF	
# 513	S5	389.0 SF	
		1,902.4 SF	
# 502	A1	499.0 SF	
# 509	A2	452.0 SF	
# 510	A3	476.0 SF	
# 511	A3	576.0 SF	
# 512	A2	452.0 SF	
# 516	A5	476.0 SF	
# 519	A4	506.0 SF	
		3,543.0 SF	
# 503	B1	823.0 SF	
# 504	B2	595.0 SF	
# 505	B2	555.0 SF	
# 506	B4	823.0 SF	
# 514	B3	736.0 SF	
# 515	B5	1074.0 SF	
# 517	B6	715.0 SF	
# 520	B7	685.0 SF	
		5,743.0 SF	
		11,190.4 SF	

ALMA STREET

NO. --	DATE --	ISSUE --
Copyright All rights reserved. This drawing or any part in whole or in part is prohibited. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT --		
MIXED-USE RENTAL BUILDING 1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC		
DRAWING TITLE --		
5TH FLOOR PLAN		
SCALE -- 1/8" = 1'-0"	SHEET NO. --	
DATE -- 2025-03-05	A2.5	
DRAWN -- MH		
CHECKED --	PROJ. NO. -- 2302	



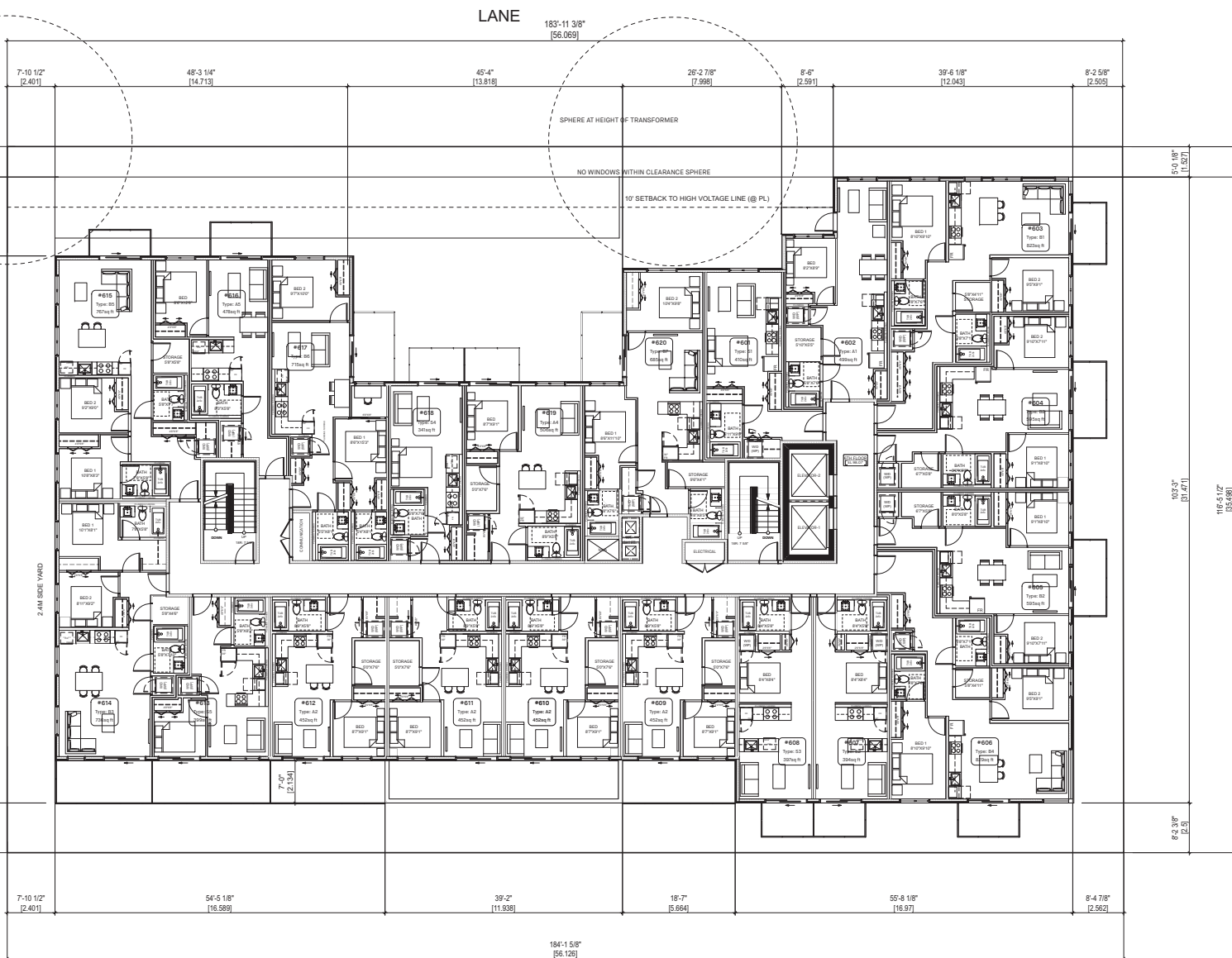
6TH FLOOR PLAN

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

W 4TH AVENUE



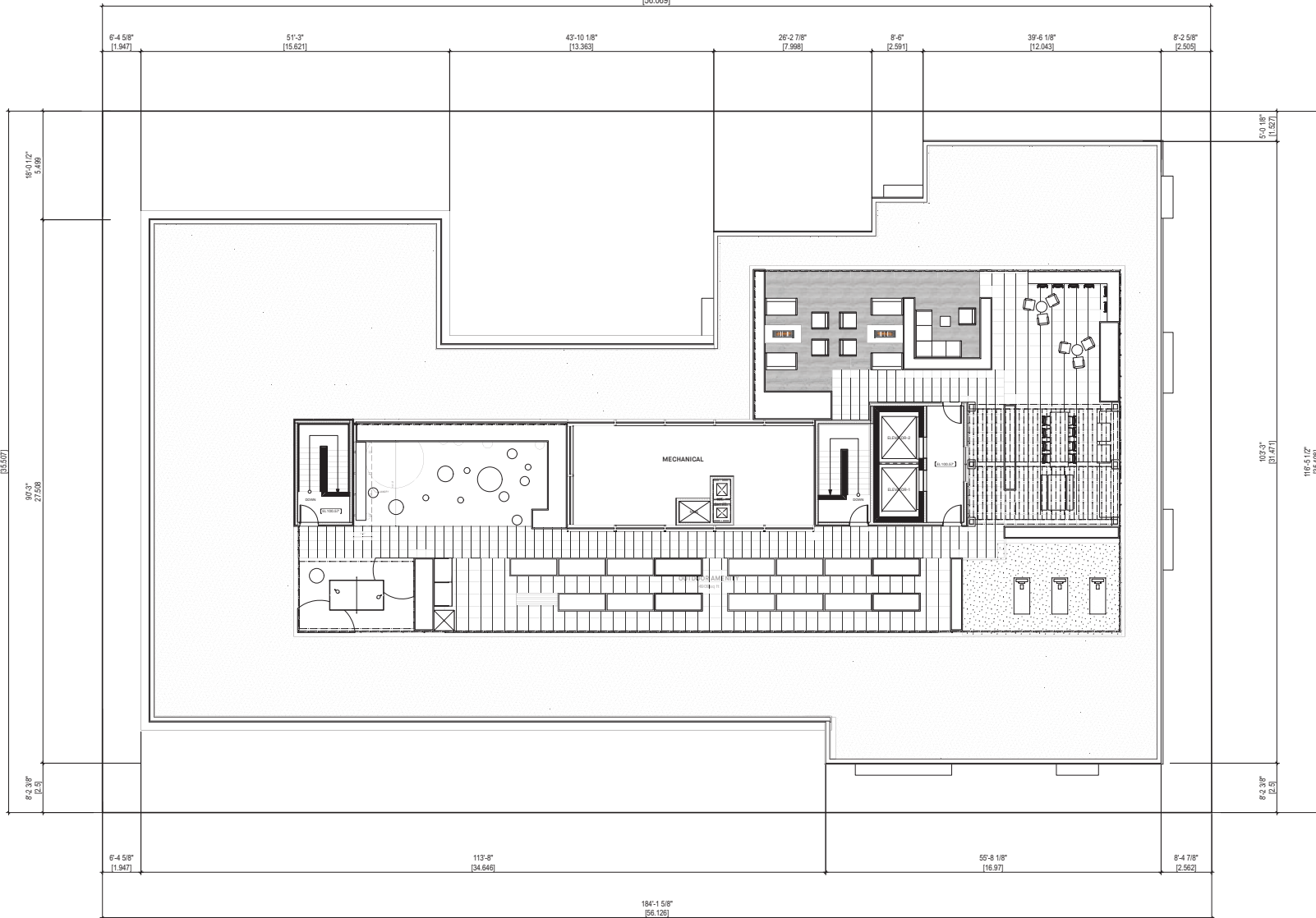
6TH FLOOR UNIT TYPE & AREA			
UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
# 601	S1	410.0 SF	
# 607	S2	394.0 SF	
# 608	S3	393.0 SF	
# 618	S4	341.0 SF	
# 613	S5	399.0 SF	
		1,941.0 SF	
# 602	A1	499.0 SF	
# 609	A2	452.0 SF	
# 610	A2	452.0 SF	
# 611	A2	452.0 SF	
# 612	A2	452.0 SF	
# 616	A3	476.0 SF	
# 619	A4	506.0 SF	
		3,291.0 SF	
# 603	B1	823.0 SF	
# 604	B2	595.0 SF	
# 605	B2	555.0 SF	
# 606	B4	823.0 SF	
# 614	B3	736.0 SF	
# 615	B5	1071.0 SF	
# 617	B6	715.0 SF	
# 620	B7	685.0 SF	
		5,743.0 SF	
		10,077.0 SF	



ALMA STREET

NO. --	DATE --	ISSUE --
Copyright © All rights reserved. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT --		
MIXED-USE RENTAL BUILDING 1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC		
DRAWING TITLE --		
6TH FLOOR PLAN		
SCALE -- 1/8" = 1'-0"	SHEET NO. --	
DATE -- 2025-03-05	A2.6	
DRAWN -- MH		
CHECKED --	PROJ. NO. -- 2302	

LANE
163'-11 3/8"
[56.069]



W 4TH AVENUE

ALMA STREET

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

NO. --	DATE --	ISSUE --
		
<p>Copyright. All rights reserved. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of this office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT --</p> <p>MIXED-USE RENTAL BUILDING</p> <p>1076 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
<p>DRAWING TITLE --</p> <p>ROOF PLAN</p>		
SCALE -- 1/8" = 1'-0"	SHEET NO. --	
DATE -- 2025-03-05	A2.7	
DRAWN -- MH		
CHECKED --	PROJ. NO. -- 2302	





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

NO. —	DATE —	ISSUE —
		
<p>Copyright All rights reserved. Copying or reuse in whole or in part is prohibited. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of this office.</p>		
<p>YAMAMOTO ARCHITECTURE</p>		
<p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT —</p>		
<p>MIXED-USE RENTAL BUILDING</p>		
<p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
<p>DRAWING TITLE —</p>		
<p>SOUTH ELEVATION</p>		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — 2025-03-05	A3.0	
DRAWN — MH		
CHECKED —	PRG. NO. — 2302	



WEST ELEVATION

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

NO.	DATE	ISSUE
 <small>Copyright All rights reserved. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of this office.</small>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT -</p> <p>MIXED-USE RENTAL BUILDING</p> <p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
<p>DRAWING TITLE -</p> <p>WEST ELEVATION</p>		
<p>SCALE - 1/8" = 1'-0"</p>		<p>SHEET NO. -</p> <p>A3.3</p>
<p>DATE - 2025-03-05</p>		
<p>DRAWN - MH</p>		
<p>CHECKED -</p>		<p>PROJ. NO. - 2302</p>



ISOMETRICS

NO.	DATE	ISSUE



PROFESSIONAL ENGINEER
BRITISH COLUMBIA
REG. NO. 40217
YAMAMOTO ARCHITECTURE

Copyright. All rights reserved.
 Copying or reuse in whole or in part is prohibited.
 This drawing is an instrument of service in the property of
 the architect and may not be used in any way without the
 written permission of this office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

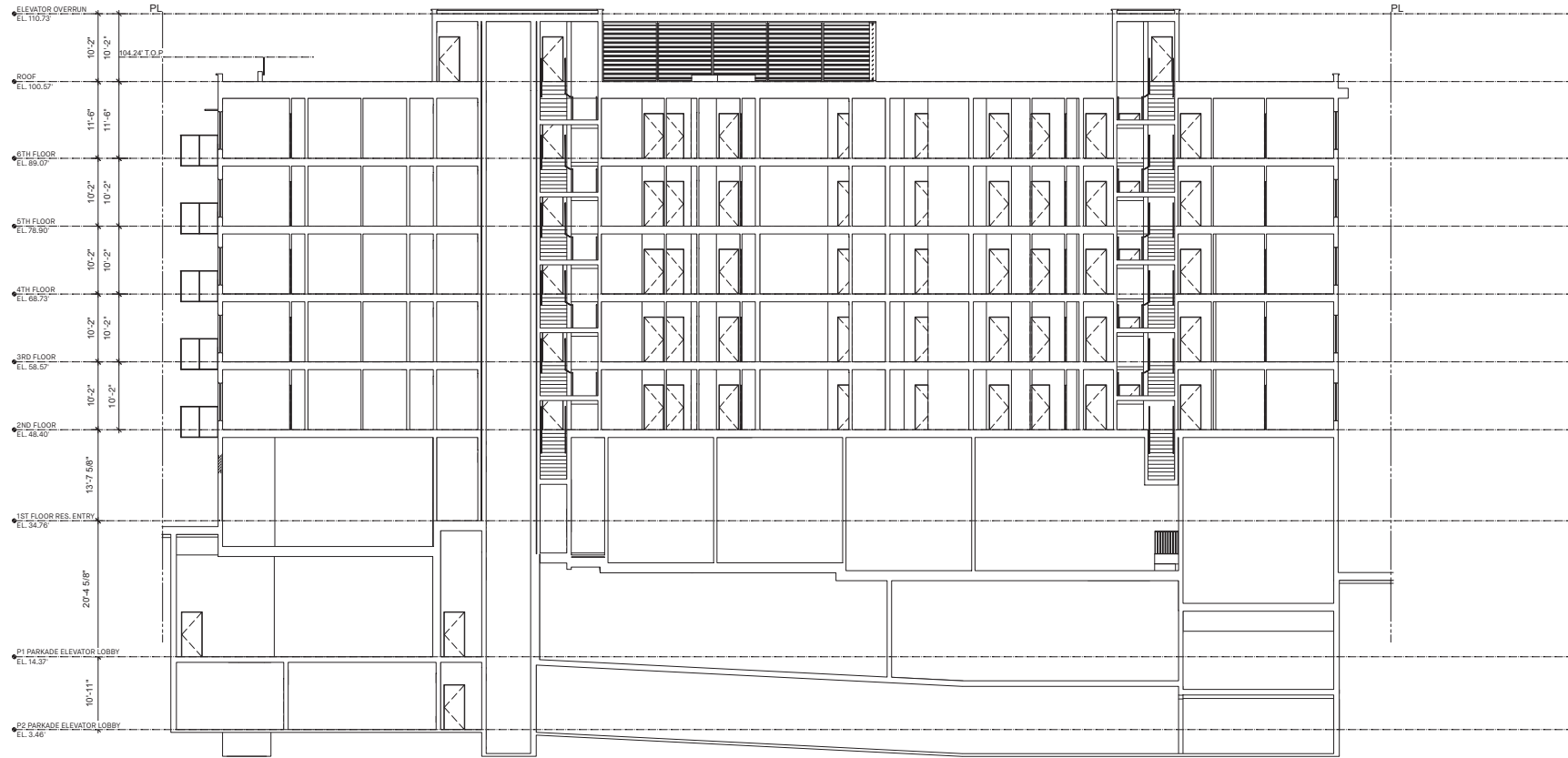
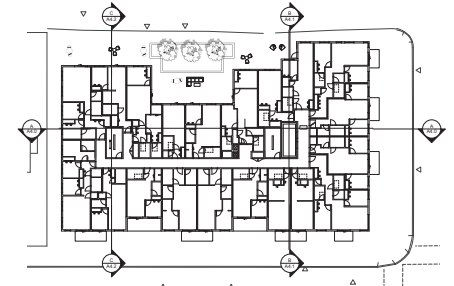
PROJECT -

MIXED-USE RENTAL BUILDING

1076 ALMA STREET & 3731, 3743 WEST
 4TH AVENUE
 VANCOUVER, BC

DRAWING TITLE -
 ISOMETRICS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - 2025-03-05	A3.4
DRAWN - MH	
CHECKED -	PRG.NO - 2302



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

NO. —	DATE —	ISSUE —
		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT —		
<p>MIXED-USE RENTAL BUILDING</p> <p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE —		
BUILDING SECTION AA		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — 2025-03-05	A4.0	
DRAWN — MH		
CHECKED —	PRJ NO — 2302	

FLOOR AREA (1F)		FLOOR AREA (2F)		FLOOR AREA (3F)		FLOOR AREA (4F)		FLOOR AREA (5F)		FLOOR AREA (6F)		FLOOR AREA (ROOF)	
Name	Area	Name	Area	Name	Area	Name	Area	Name	Area	Name	Area	Name	Area
Residential Area	2195.3 SF	Residential Area	14490.0 SF	Residential Area	14490.0 SF	Residential Area	14490.0 SF	Residential Area	14236.3 SF	Residential Area	13962.2 SF	Amenity Area Exclusion	678 SF
Commercial Area	12254.3 SF	Leasable	13611.0 SF	Leasable	13611.0 SF	Leasable	13611.0 SF	Leasable	13357.3 SF	Leasable	13083.2 SF	Shaft Exclusion	32 SF
Retail elevator exclusion	52.7 SF	Circulation	879.0 SF	Circulation	879.0 SF	Circulation	879.0 SF	Circulation	879.0 SF	Circulation	879.0 SF	Net Area	0 SF
garbage room exclusion	562.0 SF	Storage Area Exclusion	481.7 SF	Storage Area Exclusion	481.7 SF	Storage Area Exclusion	481.7 SF	Storage Area Exclusion	446.7 SF	Storage Area Exclusion	446.7 SF		
exit stair exclusion	229.2 SF	STO-1	31.6 SF	STO-1	31.6 SF	STO-1	31.6 SF	STO-1	31.6 SF	STO-1	31.6 SF		
exit stair exclusion	94.2 SF	STO-2	28.0 SF	STO-2	28.0 SF	STO-2	28.0 SF	STO-2	28.0 SF	STO-2	28.0 SF		
		STO-3	34.0 SF	STO-3	34.0 SF	STO-3	34.0 SF	STO-3	34.0 SF	STO-3	34.0 SF		
		STO-4	34.0 SF	STO-4	34.0 SF	STO-4	34.0 SF	STO-4	34.0 SF	STO-4	34.0 SF		
		STO-5	28.0 SF	STO-5	28.0 SF	STO-5	28.0 SF	STO-5	28.0 SF	STO-5	28.0 SF		
		STO-6	37.6 SF	STO-6	37.6 SF	STO-6	37.6 SF	STO-6	37.6 SF	STO-6	37.6 SF		
		STO-7	42.0 SF	STO-7	42.0 SF	STO-7	42.0 SF	STO-7	42.0 SF	STO-7	42.0 SF		
		STO-8	42.0 SF	STO-8	42.0 SF	STO-8	42.0 SF	STO-8	42.0 SF	STO-8	42.0 SF		
		STO-9	37.6 SF	STO-9	37.6 SF	STO-9	37.6 SF	STO-9	37.6 SF	STO-9	37.6 SF		
		STO-10	35.0 SF	STO-10	35.0 SF	STO-10	35.0 SF	STO-10	26.0 SF	STO-10	26.0 SF		
		STO-11	26.0 SF	STO-11	26.0 SF	STO-11	26.0 SF	STO-11	30.0 SF	STO-11	30.0 SF		
		STO-12	30.0 SF	STO-12	30.0 SF	STO-12	30.0 SF	STO-12	37.6 SF	STO-12	37.6 SF		
		STO-13	37.6 SF	STO-13	37.6 SF	STO-13	37.6 SF	STO-13	38.6 SF	STO-13	38.6 SF		
		STO-14	38.6 SF	STO-14	38.6 SF	STO-14	38.6 SF	STO-14		STO-14			
		Shaft Exclusion	32.0 SF	Shaft Exclusion	32.0 SF	Shaft Exclusion	32.0 SF	Shaft Exclusion	32.0 SF	Shaft Exclusion	32.0 SF		
		FSR Net Area	13976.3 SF	FSR Net Area	13976.3 SF	FSR Net Area	13976.3 SF	FSR Net Area	13757.6 SF	FSR Net Area	13483.5 SF		
		Balcony Area	801.9 SF	Balcony Area	1187.9 SF	Balcony Area	1187.9 SF	Balcony Area	1340.5 SF	Balcony Area	1486.0 SF		

4TH & ALMA: FLOOR AREA SUMMARY								
NAME	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	ROOF	TOTAL
Commercial Area	12254.3 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	12254.3 sq ft
Residential Area	2195.3 sq ft	14490.0 sq ft	14490.0 sq ft	14490.0 sq ft	14236.3 sq ft	13962.2 sq ft	710.0 sq ft	74573.8 sq ft
Amenity Area Exclusion	808.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	1486.0 sq ft
Commercial area exclusion	938.1 sq ft							
Storage Area Exclusion	0.0 sq ft	481.7 sq ft	481.7 sq ft	481.7 sq ft	446.7 sq ft	446.7 sq ft	0.0 sq ft	2338.5 sq ft
Shaft Exclusion	0.0 sq ft	32.0 sq ft	32.0 sq ft	32.0 sq ft	32.0 sq ft	32.0 sq ft	32.0 sq ft	192.0 sq ft
Net Area	12703.5 sq ft	13976.3 sq ft	13976.3 sq ft	13976.3 sq ft	13757.6 sq ft	13483.5 sq ft	0.0 sq ft	81873.5 sq ft
Balcony Area	0.0 sq ft	889.0 sq ft	1187.9 sq ft	1187.9 sq ft	1340.5 sq ft	1486.0 sq ft	0.0 sq ft	6091.3 sq ft

FSR SUMMARY

NO. - DATE - ISSUE -



Copyright. All rights reserved.
 Reproduction in whole or in part is prohibited.
 This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -

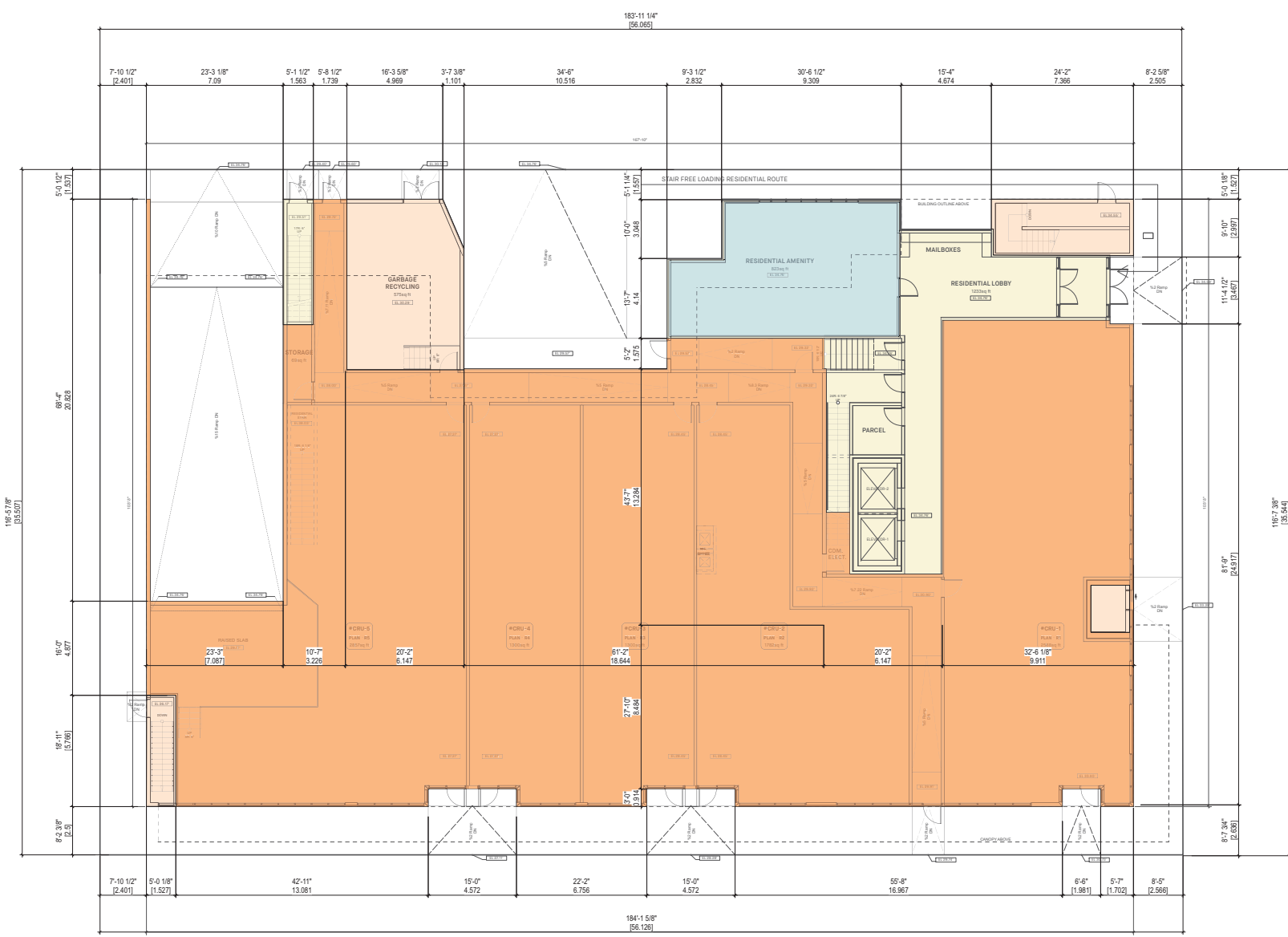
MIXED-USE RENTAL BUILDING

1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE
 VANCOUVER, BC

DRAWING TITLE -
 FSR SUMMARY

SCALE - MTS	SHEET NO. -
DATE - 2025-03-05	A2.0-0
DRAWN - MH	
CHECKED -	PROJ. NO. - 2302

FLOOR AREA (1F)	
Name	Area
Residential Area	2195.3 SF
Commercial Area	12254.3 SF
Retail elevator exclusion	52.0 SF
garbage room exclusion	502.0 SF
exit stair exclusion	229.0 SF
exit stair exclusion	94.2 SF
Amenity Exclusion	808.0 SF
FSR Net Area	12703.5 SF



1ST FLOOR FSR
SCALE: 1/8" = 1'-0"

NO. -	DATE -	ISSUE -
<p>Copyright © All rights reserved. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p>		
<p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT -		
<p>MIXED-USE RENTAL BUILDING</p> <p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE -		
1ST FLOOR FSR		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - 2025-03-05	A2.1-0	
DRAWN - MH	CHECKED -	
PROJECT NO. - 2302		

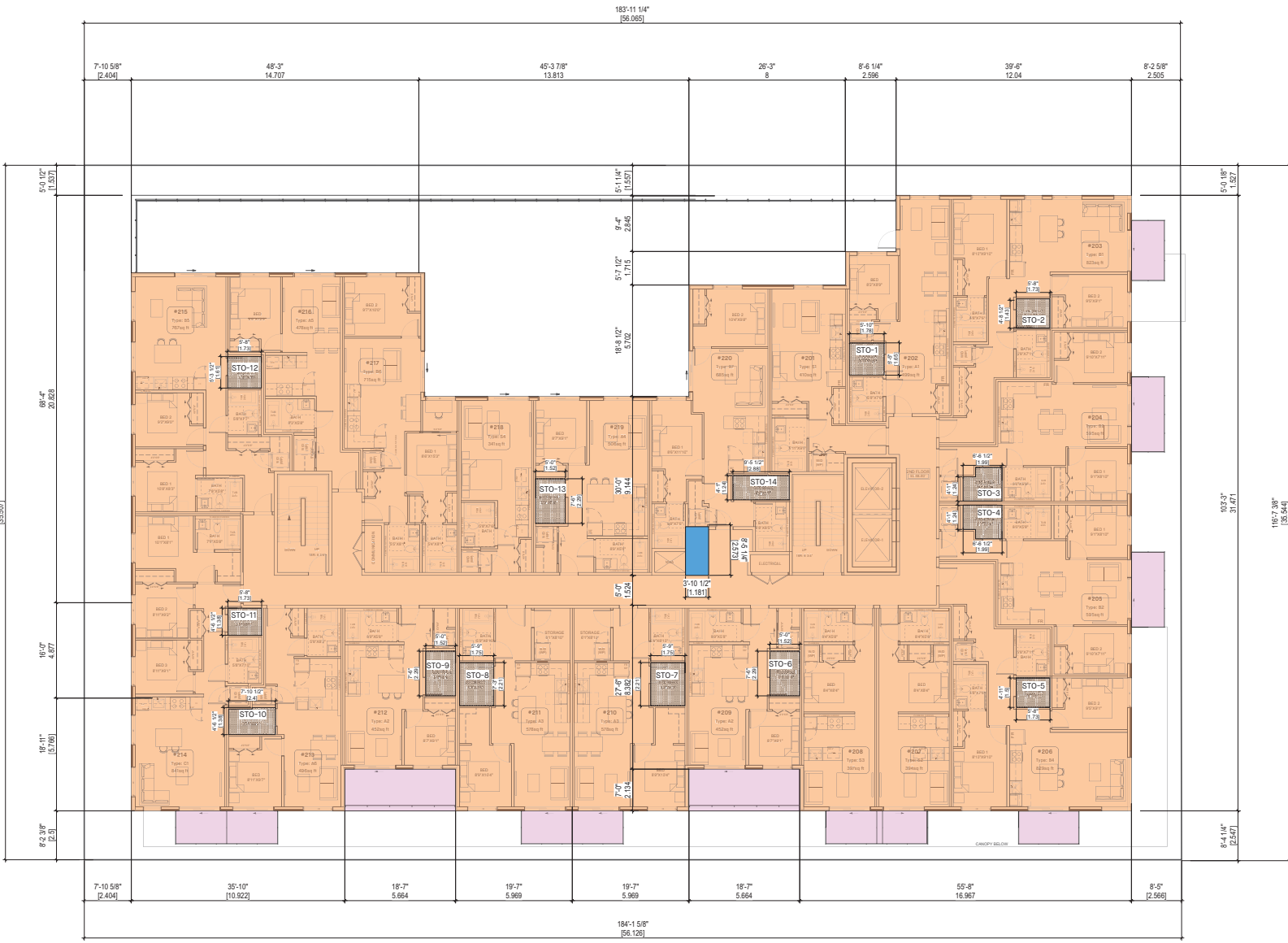


FLOOR AREA (2F)	
Name	Area
Residential Area	14490.0 SF
Leasable	13611.0 SF
Circulation	879.0 SF
Storage Area Exclusion	481.7 SF
STO-1	31.6 SF
STO-2	28.0 SF
STO-3	34.0 SF
STO-4	34.0 SF
STO-5	28.0 SF
STO-6	37.5 SF
STO-7	42.0 SF
STO-8	42.0 SF
STO-9	37.5 SF
STO-10	36.0 SF
STO-11	29.0 SF
STO-12	30.0 SF
STO-13	37.5 SF
STO-14	38.0 SF
Shaft Exclusion	32.0 SF
FSR Net Area	13976.3 SF
Balcony Area	801.9 SF

NO. —	DATE —	ISSUE —
		
<p>Copyright. All rights reserved. This drawing or any portion or its part is prohibited. This drawing is an instrument of service in the possession of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT —		
<p>MIXED-USE RENTAL BUILDING</p> <p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE —		
2ND FLOOR FSR		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — 2025-03-05	A2.2-0	
DRAWN — MH	CHECKED —	
CHECKED —	PROJ. NO. — 2302	

2ND FLOOR FSR

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



FLOOR AREA (3F)	
Name	Area
Residential Area	14490.0 SF
Leasable	13611.0 SF
Circulation	879.0 SF
Storage Area Exclusion	481.7 SF
STO-1	31.6 SF
STO-2	28.0 SF
STO-3	34.0 SF
STO-4	34.0 SF
STO-5	28.0 SF
STO-6	37.5 SF
STO-7	42.0 SF
STO-8	42.0 SF
STO-9	37.5 SF
STO-10	36.0 SF
STO-11	29.0 SF
STO-12	30.0 SF
STO-13	37.5 SF
STO-14	38.0 SF
Shaft Exclusion	32.0 SF
FSR Net Area	13976.3 SF
Balcony Area	1187.8 SF

NO.	DATE	ISSUE



Copyright. All rights reserved.
 This drawing or its contents or its part is prohibited.
 This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -

MIXED-USE RENTAL BUILDING

1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE
 VANCOUVER, BC

DRAWING TITLE -

3RD FLOOR FSR

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

DATE - 2025-03-05

DRAWN - MH

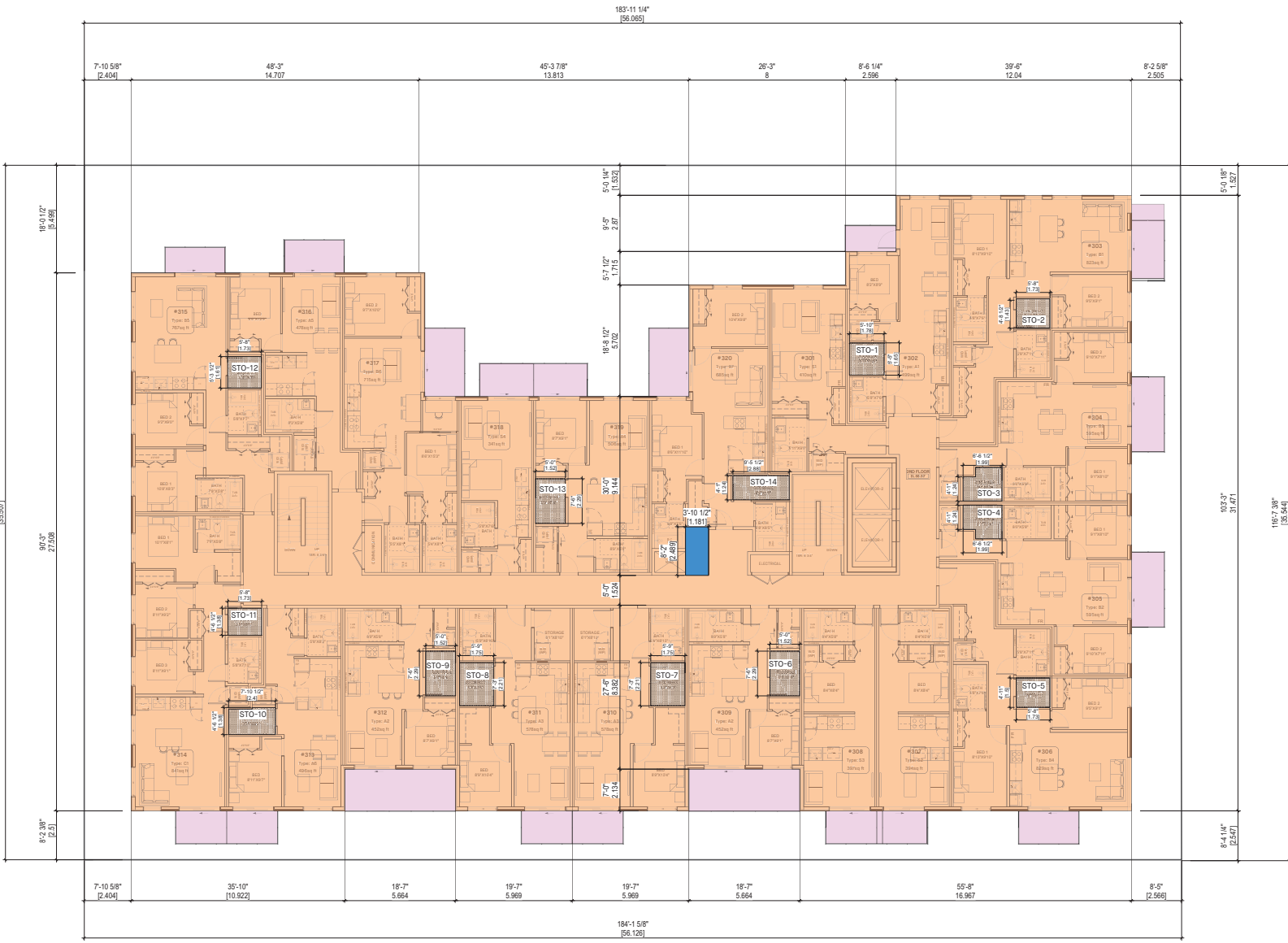
CHECKED -

SHEET NO. -

A2.3-0

PROJ NO - 2302

3RD FLOOR FSR
 SCALE: 1/8" = 1'-0"

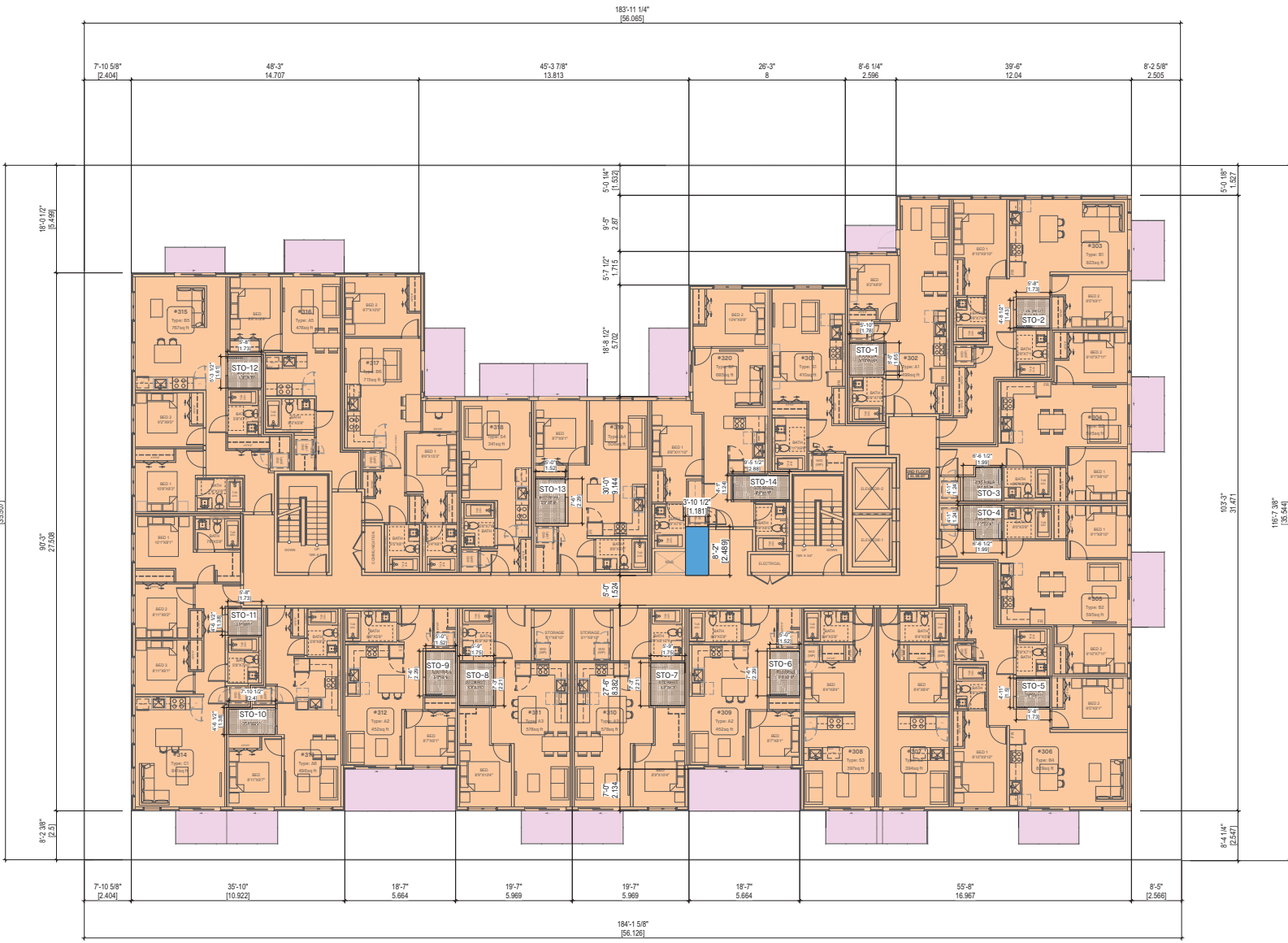


FLOOR AREA (4F)	
Name	Area
Residential Area	14490.0 SF
Leasable	13611.0 SF
Circulation	879.0 SF
Storage Area Exclusion	481.7 SF
STO-1	31.6 SF
STO-2	28.0 SF
STO-3	34.0 SF
STO-4	34.0 SF
STO-5	28.0 SF
STO-6	37.5 SF
STO-7	42.0 SF
STO-8	42.0 SF
STO-9	37.5 SF
STO-10	36.0 SF
STO-11	29.0 SF
STO-12	30.0 SF
STO-13	37.5 SF
STO-14	38.0 SF
Shaft Exclusion	32.0 SF
FSR Net Area	13976.3 SF
Balcony Area	1187.8 SF

NO. —	DATE —	ISSUE —
		
<p>Copyright. All rights reserved. Copyright notice may not be reproduced or in part prohibited. This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>—</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT —		
<p>MIXED-USE RENTAL BUILDING</p> <p>1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC</p>		
DRAWING TITLE —		
4TH FLOOR FSR		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — 2025-03-05	A2.4-O	
DRAWN — MH	CHECKED —	
CHECKED —	PROJ. NO. — 2302	

4TH FLOOR FSR

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



FLOOR AREA (5F)	
Name	Area
Residential Area	14236.3 SF
Leasable	13357.3 SF
Circulation	879.0 SF
Storage Area Exclusion	446.7 SF
STO-1	31.6 SF
STO-2	28.0 SF
STO-3	34.0 SF
STO-4	34.0 SF
STO-5	28.0 SF
STO-6	37.5 SF
STO-7	42.0 SF
STO-8	42.0 SF
STO-9	37.5 SF
STO-10	26.0 SF
STO-11	30.0 SF
STO-12	37.5 SF
STO-13	38.6 SF
Shaft Exclusion	32.0 SF
FSR Net Area	13757.6 SF
Balcony Area	1340.5 SF

NO. — DATE — ISSUE —



Copyright. All rights reserved.
This drawing or any portion or its part is prohibited.
This drawing is an instrument of service in the possession of
the architect and may not be used in any way without the
written permission of the office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT —

MIXED-USE RENTAL BUILDING

1075 ALMA STREET & 3731, 3743 WEST
4TH AVENUE
VANCOUVER, BC

DRAWING TITLE —

5TH FLOOR FSR

SCALE — 1/8" = 1'-0"

DATE — 2025-03-05

DRAWN — MH

CHECKED —

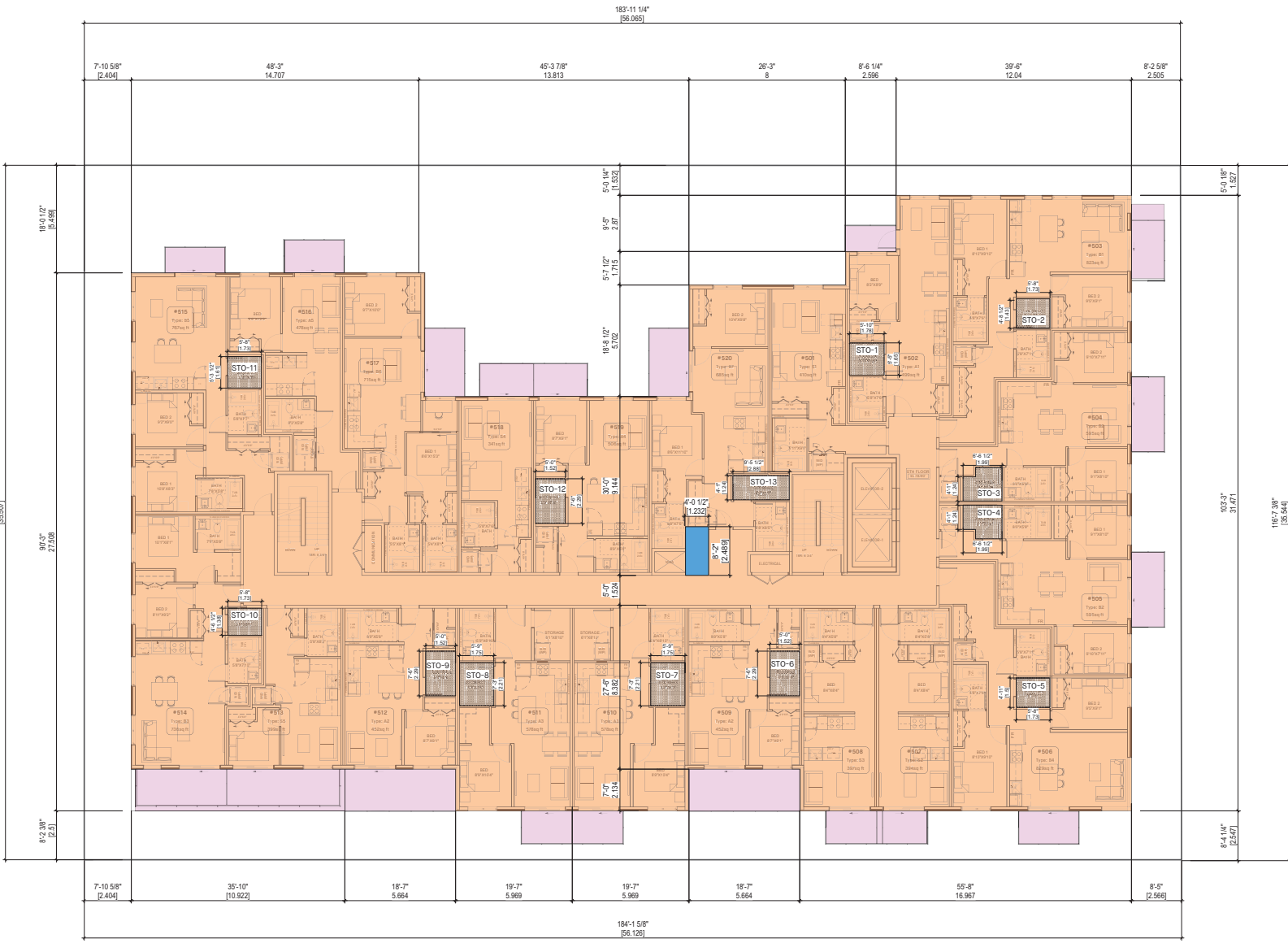
SHEET NO. —

A2.5-0

PROJ. NO. — 2302

5TH FLOOR FSR

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

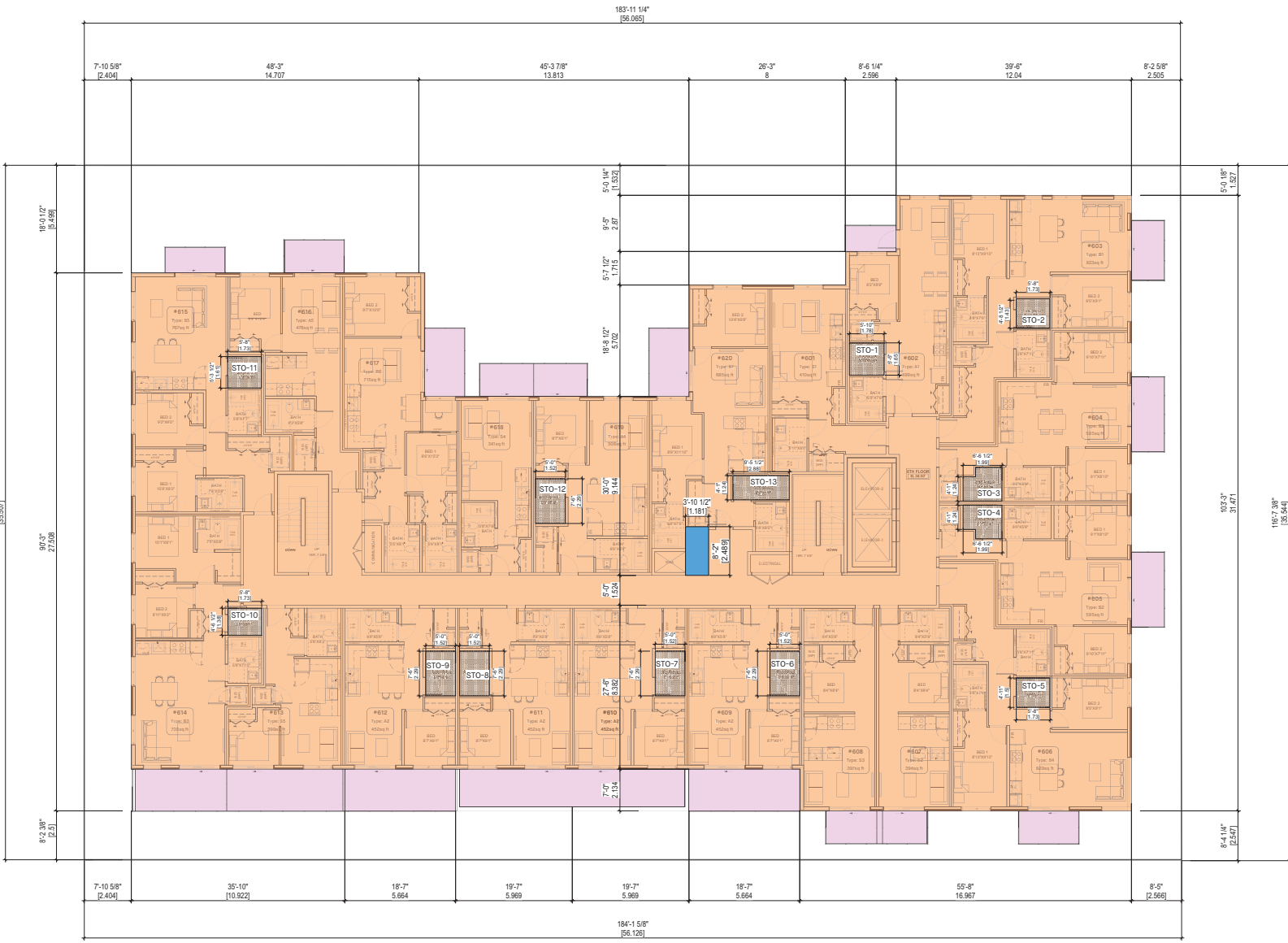


FLOOR AREA (5F)	
Name	Area
Residential Area	14236.3 SF
Leasable	13357.3 SF
Circulation	879.0 SF
Storage Area Exclusion	446.7 SF
STO-1	31.6 SF
STO-2	28.0 SF
STO-3	34.0 SF
STO-4	34.0 SF
STO-5	28.0 SF
STO-6	37.5 SF
STO-7	42.0 SF
STO-8	42.0 SF
STO-9	37.5 SF
STO-10	26.0 SF
STO-11	30.0 SF
STO-12	37.5 SF
STO-13	38.6 SF
Shaft Exclusion	32.0 SF
FSR Net Area	13757.6 SF
Balcony Area	1340.5 SF

NO. —	DATE —	ISSUE —
 <small>Copyright. All rights reserved. This drawing or any portion thereof is the property of the architect and may not be used in any way without the written permission of this office.</small>		
YAMAMOTO ARCHITECTURE — 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT —		
MIXED-USE RENTAL BUILDING — 1075 ALMA STREET & 3731, 3743 WEST 4TH AVENUE VANCOUVER, BC		
DRAWING TITLE —		
6TH FLOOR FSR		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — 2025-03-05	A2.6-0	
DRAWN — MH	CHECKED —	
CHECKED —	PRG/NO — 2302	

6TH FLOOR FSR

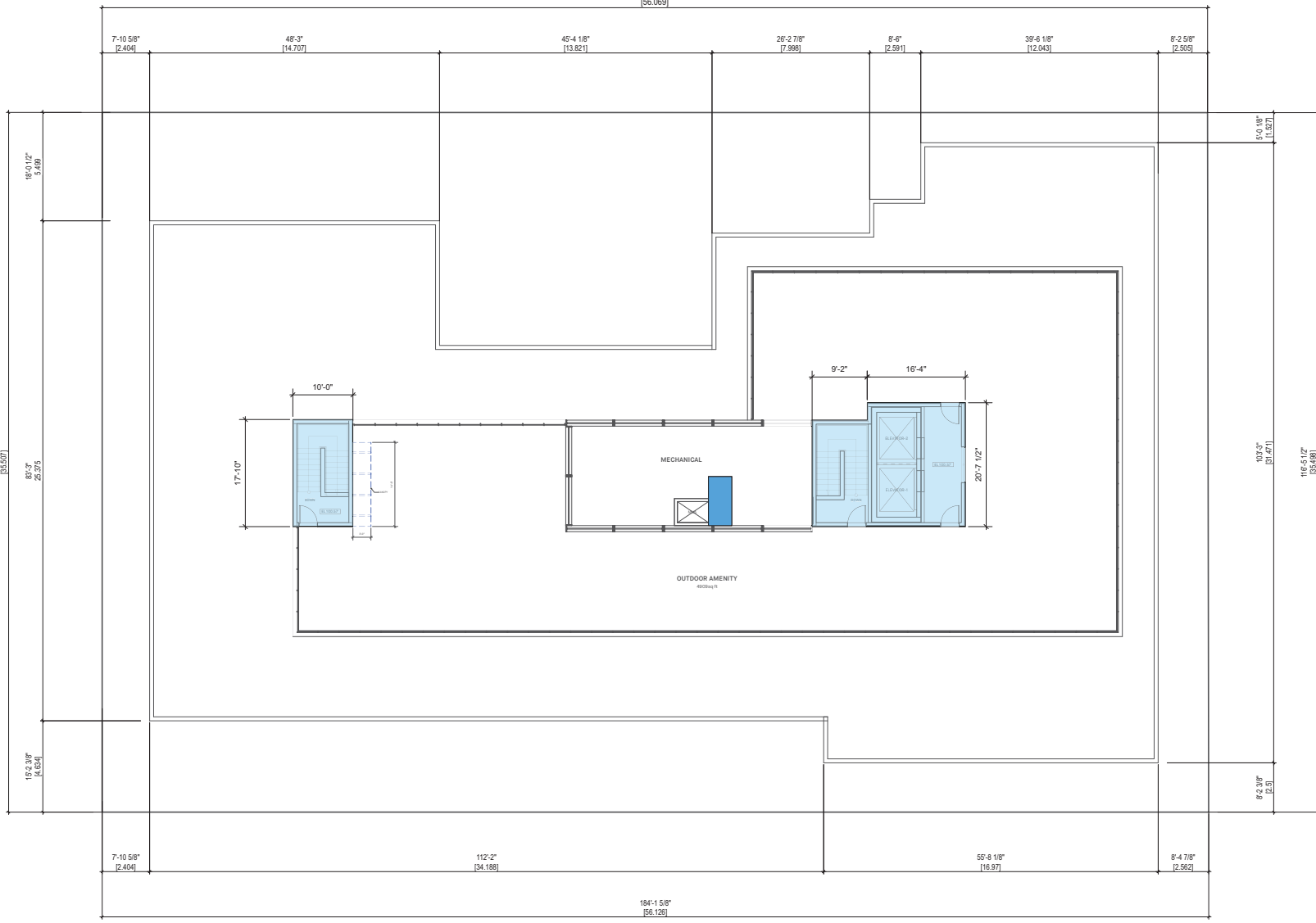
SCALE: 1/8" = 1'-0"



FLOOR AREA (ROOF)	
Name	Area
Amenity Area Exclusion	678 SF
Shaft Exclusion	32 SF
Net Area	0 SF

LANE
163'-11 3/8"
[56.069]

ALMA STREET



ROOF LEVEL FSR
SCALE: 1/8" = 1'-0"

NO.	DATE	ISSUE

Copyright. All rights reserved.
This drawing is the intellectual property of the architect and may not be used in any way without the written permission of the office.

YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT —
—
MIXED-USE RENTAL BUILDING
—
1076 ALMA STREET & 3731, 3743 WEST 4TH AVENUE
VANCOUVER, BC

DRAWING TITLE —
ROOF FSR

SCALE — 1/8" = 1'-0"	SHEET NO. —
DATE — 2025-03-05	A2.7-0
DRAWN — MH	
CHECKED —	PRJ NO — 2302

