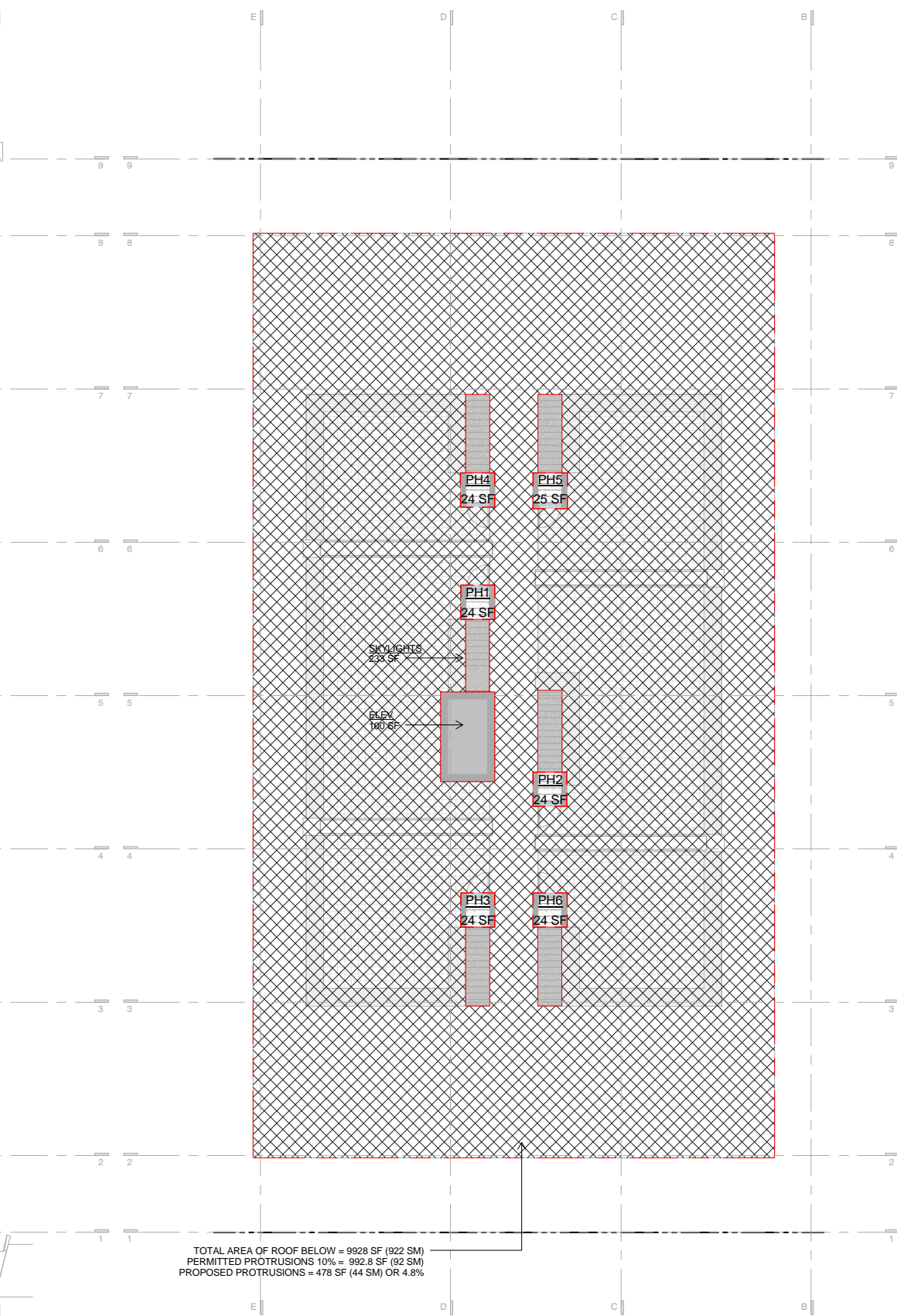




LEVEL 1 - FSR AREA		
SF		SM
GROSS RESIDENTIAL AREA	7,490	696
EXCLUSIONS - STORAGE	240	22
EXCLUSIONS - AMENITY SPACE	244	23
L1 - RESIDENTIAL FSR	7,031 SF	653 SM

① Level 1 - FSR Plan
3/32" = 1'-0"



ROOF LEVEL - FSR AREA		
SF		SM
GROSS RESIDENTIAL AREA	145	13
ROOF - RESIDENTIAL FSR	145 SF	13 SM

② Level 6 - Roof
3/32" = 1'-0"

FSR CALCULATION SUMMARY

LEVEL	FSR AREA	SF	SM
LEVEL 1 - FSR AREA			
GROSS RESIDENTIAL AREA	7,490		696
EXCLUSIONS - STORAGE	240		22
EXCLUSIONS - AMENITY SPACE	244		23
L1 - RESIDENTIAL FSR	7,006 SF		653 SM
LEVEL 2 - FSR AREA			
GROSS RESIDENTIAL AREA	9,947		924
EXCLUSIONS - STORAGE	200		18
EXCLUSIONS - BALCONIES	1,247		116
L2 - RESIDENTIAL FSR	8,500 SF		790 SM
LEVEL 3 - FSR AREA			
GROSS RESIDENTIAL AREA	10,226		950
EXCLUSIONS - STORAGE	400		37
EXCLUSIONS - BALCONIES	1,526		142
L3 - RESIDENTIAL FSR	8,300 SF		771 SM
LEVEL 4 - FSR AREA			
GROSS RESIDENTIAL AREA	10,212		949
EXCLUSIONS - STORAGE	400		37
EXCLUSIONS - BALCONIES	1,511		140
L4 - RESIDENTIAL FSR	8,301 SF		771.00 SM
LEVEL 5 - FSR AREA			
GROSS RESIDENTIAL AREA	7,920		736
EXCLUSIONS - STORAGE	240		22
EXCLUSIONS - BALCONIES	479		44
L5 - RESIDENTIAL FSR	7,201 SF		669 SM
ROOF LEVEL - FSR AREA			
RESIDENTIAL AREA	145		13
ROOF - RESIDENTIAL FSR	145 SF		13 SM

AREA SUMMARY		
SF		SM
GROSS BUILDING AREA	45,940	4,268
EXCLUSION - STORAGE	1,480	138
EXCLUSION - AMENITY	244	23
EXCLUSION - BALCONY	4,763	443
TOTAL EXCLUSIONS	6,487	603

GROSS FSR AREA		
SF		SM
GROSS FSR AREA	39,453	3,665
FSR CALCULATION		
TOTAL RESIDENTIAL FSR/SITE AREA		
OR		
= 39,453/17,102 SF = 2.3 FSR		
OR		
= 3,665/1,589 SM = 2.3 FSR		

BALCONY ALLOWANCE SUMMARY		
SF		SM
BALCONY ALLOWANCE		
GROSS RESIDENTIAL AREA x 12%		
OR		
GROSS BUILDING AREA - AMENITY - BALCONY x 12%		
OR		
45,940-244-4,763 x 0.12 = 4912 SF ALLOWANCE		
OR		
4,268-23-443 x 12% = 456 SM ALLOWANCE		
TOTAL BALCONY AREA		
LEVEL 2	1,247	116
LEVEL 3	1,526	142
LEVEL 4	1,511	140
LEVEL 5	479	44
TOTAL BALCONY AREA	4,763 SF	443 SM
OR 11.6% OF GROSS RESIDENTIAL AREA		

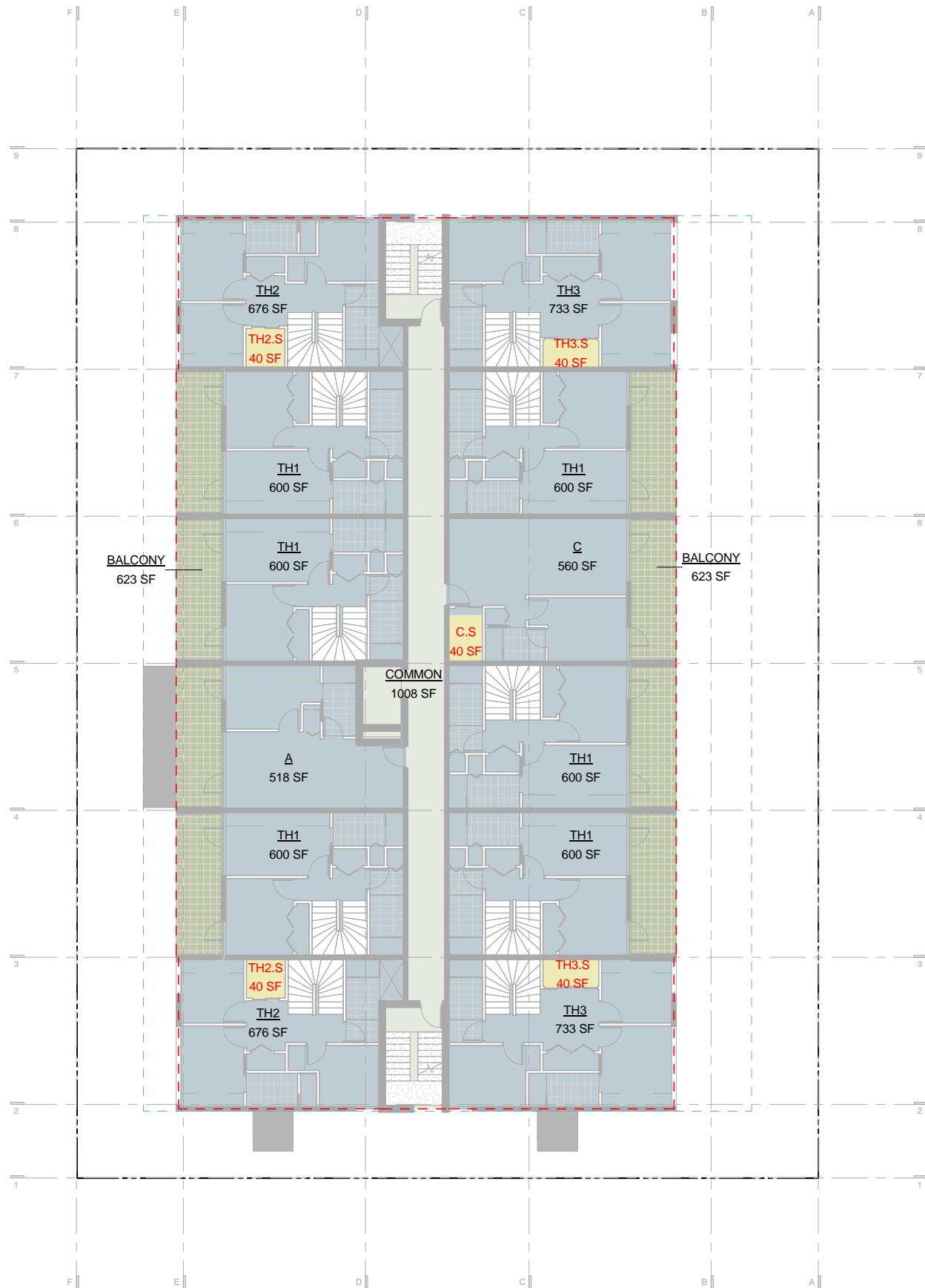
2 May 2014 Issued for Rezoning			
REV	DATE	DESCRIPTION	DRAWN
SCALE:	3/32" = 1'-0"	DATE:	2 MAY 2014
PROJECT NUMBER		DRAWN:	Author
PROJECT NUMBER		DATE:	13012
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FILE PATH:	Quebec - Study - Engagement		



5030 - 5080 Quebec at 35th Ave

FSR - L1 & Roof

Q.A955



LEVEL 2 - FSR AREA	SF	SM
GROSS RESIDENTIAL AREA	9,947	924
EXCLUSIONS - STORAGE	200	18
EXCLUSIONS - BALCONIES	1,247	116
L2 - RESIDENTIAL FSR	8,500 SF	790 SM

① Level 2 - FSR Plan
3/32" = 1'-0"



LEVEL 3 - FSR AREA	SF	SM
GROSS RESIDENTIAL AREA	10,226	950
EXCLUSIONS - STORAGE	400	37
EXCLUSIONS - BALCONIES	1,526	142
L3 - RESIDENTIAL FSR	8,300 SF	771 SM

② Level 3 - FSR Plan
3/32" = 1'-0"

REV	DATE	DESCRIPTION
1	2 May 2014	Issued for Rezoning
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PROJECT NUMBER		13012
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TKA+D

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

5030 - 5080 Quebec at
35th Ave

FSR - L2 & L3

Q.A956



LEVEL 4 - FSR AREA	SF	SM
GROSS RESIDENTIAL AREA	10,212	949
EXCLUSIONS - STORAGE	400	37
EXCLUSIONS - BALCONIES	1,511	140
L4 - RESIDENTIAL FSR	8,301 SF	771.00 SM

① Level 4 - FSR Plan
3/32" = 1'-0"



LEVEL 5 - FSR AREA	SF	SM
GROSS RESIDENTIAL AREA	7,920	736
EXCLUSIONS - STORAGE	240	22
EXCLUSIONS - BALCONIES	479	44
L5 - RESIDENTIAL FSR	7,201 SF	669 SM

② Level 5 - FSR Plan
3/32" = 1'-0"

REV	DATE	DESCRIPTION	DRAWN	DATE
1	2 May 2014	Issued for Rezoning	Author	13012

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5030 - 5080 Quebec at
35th Ave

FSR - L4 & L5

Q.A957