

plot

		metric	imperial	UNIT MIX		
Stats				Studio	236	60.7%
Grass Area	Site Area	6,657.80	71,665.00	1 Bed + Den	11	2.8%
	Commercial - (T.B.D.)	5,948.45	64,029.00	2 Bed	90	23.1%
	Residential - (T.B.D.)	28,714.98	309,086.00	2 Bed + Den	13	3.3%
	Enclosed Balconies	1,163.78	12,527.00	Total 2 Bed Dwelling Units	103	26.5%
	Balconies	2,139.80	23,033.00	3 Bed	35	9.0%
	Amenities	1,821.64	19,608.00	Penthouse	4	1.0%
	Services	376.95	4,058.00	Total 3 Bed	39	10.0%
			Total # of Dwelling Units	389		
Proposed FSR exclusions	Open Balconies - 8% of resid. Floor Area	2,297.00	24,725.00			
	Closed Balconies - 4% of resid. Floor Area	1,148.00	12,357.00			
	Amenities - Lesser of 20% of resid. Floor Area or 1400 sqm	1,400.00	15,070.00			
	Unenclosed outdoor at grade - max.1% of resid. Floor Area	287.15	3,091.00			
	152mm Exterior Wall Exclusion	1,079.30	11,618.00			
	3.7sqm Storage Exclusion/dwelling	1,438.42	15,484.00			
	Open to Below - Lesser of 1% of GFA	401.66	4,324.00			
Proposed Height	Base surface elevation +5.88	121.9	400			
	Height exclusions					
Setbacks	Service Core, Roof Garden & Trellis					
	Pacific Blvd.	6	20			
Conditions of Use	Georgia Ramp - 2012 City Approved End View	15	50			
	Min. Floor Area of dwelling units	37.00	399.00			
Total Floor Area	Commercial - exclusions deducted	5,542.16	59,656.00			
	Residential - exclusions deducted	26,973.57	290,342.00			
Grand Total Floor Area		32,515.73	349,997.00			
Floor space ratio FSR		4.88				

	Residential		Commercial		Pavco
	required	provided	required	provided	
Parking					
	1 stall / 140 sqm GFA	206	236	1 stall / 145 sqm GFA Min.	42
	Visitor - 1 / 20 units	20	27	1 stall / 115 sqm GFA Max.	52
	Small Cars - maximum 25% of total	52	59	Small Cars - maximum 25% of total	13
	Accessible - 1/7units + 0.034 stall per unit	14	19	Accessible -1/500sqm + 0.4stall / 1000 sqm	4
	Car Share - 1/ 50 units without stalls	4	6	Car Share	n/r
	Car Wash	3	3	Car Wash	n/r
	EV - 20% of stalls	42	48	EV - 10% of stalls	6
	Total	230	269	Total	52
Loading					
	Class A	n/r		Class A	n/r
	Class B- 1 /299 units + 1/499 units +1/add.	3	1+ 2 shared	Class B - 1/465 sqm + 1/1860 sqm + 1 /add.	3
Bicycles					
	Class A- 1.25 / unit	487	495.00	Class A- 1 / 500 sqm	12
	Horizontal - min. 70 %	341		Clothing Lockers - 0.7xBikes /each gender	5
	Vertical - max. 30%	146		WC, wash basin, shower - BL/10908	1
	Lockers - min. 20%	98		Visitors Class B -6 minimum	6
	Visitors Class B - 6 minimum	6	6		

Levels	Horizontal Bike Storage	Vertical Bike Storage	Total # of Bike Storage	Small Parking	Standard Parking	Barrier Free Parking	Visitor/Share Parking	EV Parking	Total # of Parking
Parkade Level P3	160		160	28	68	9	6	24	135
Parkade Level P2	161		161	32	59	12	26	24	153
Parkade Level P1	161		161	31	114	5		7	157
Level 1	13	167	180	12	24				36
Total	495	167	662	103	265	26	32	55	481

	Commercial	Guest Room	Studio	1 Bed + Dem	2 Bed	2 Bed + Den	3 Bed	Penthouse	Total Unit Per Level
Level 1									0
Level 2									0
Level 3									0
Level 4									0
Level 5 - Level 15	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
Level 16	0	3	2	0	2	0	1	0	5
Level 17	0	0	4	0	2	0	2	0	8
Level 18 - Level 22	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
	0	0	10	0	4	0	0	0	14
Level 23	0	0	3	1	2	2	1	0	9
Level 24 - Level 28	0	0	4	1	0	1	3	0	9
	0	0	4	1	0	1	3	0	9
	0	0	4	1	0	1	3	0	9
	0	0	4	1	0	1	3	0	9
Level 29	0	0	1	0	2	1	1	0	5
Level 30	0	0	2	1	2	1	1	0	7
Level 31 - Level 34	0	0	6	1	2	1	1	0	11
	0	0	6	1	2	1	1	0	11
	0	0	6	1	2	1	1	0	11
	0	0	6	1	2	1	1	0	11
Level 35	0	0	4	0	0	0	2	0	6
Level 36 - Level 39	0	0	4	0	2	0	2	0	8
	0	0	4	0	2	0	2	0	8
	0	0	4	0	2	0	2	0	8
	0	0	4	0	2	0	2	0	8
Level 40	0	0	0	0	0	0	0	4	4
Lower Roof									0
Upper Roof									0
Top Roof									0
Total	0	3	236	11	90	13	35	4	389

Level	Floor Area (sqm)						Total / Level	Exterior Wall Excl.	Storage Excl.
	Service	Commercial	Amenity	Enclosed Balcony	Balcony	Residential			
Level P3									
Level P2									
Level P1									
Level 01	-	1,272.79	-	-	-	462.56	1,735.35	35.98	-
Level 02	-	2,390.98	11.81	-	-	65.38	2,468.17	43.32	-
Level 03	-	2,284.68	11.81	-	-	65.34	2,361.83	39.84	-
Level 04	-	-	777.19	-	-	84.11	861.30	19.33	-
Level 05 - Level 15	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
Level 16	-	-	379.69	23.91	50.71	473.67	927.98	29.79	18.49
Level 17	-	-	-	23.90	42.97	681.45	748.32	29.16	29.58
Level 18 - Level 22	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
	-	-	-	35.80	69.69	822.75	928.24	24.35	51.77
Level 23	-	-	-	35.79	63.91	828.21	927.91	24.28	33.28
Level 24 - Level 28	-	-	-	35.80	53.95	838.23	927.98	24.24	33.28
	-	-	-	35.80	53.95	838.23	927.98	24.24	33.28
	-	-	-	35.80	53.95	838.23	927.98	24.24	33.28
	-	-	-	35.80	53.95	838.23	927.98	24.24	33.28
Level 29	-	-	321.08	29.84	47.45	529.55	927.92	30.53	18.49
Level 30	-	-	-	35.79	47.45	653.66	736.90	30.86	25.88
Level 31 - Level 34	-	-	-	35.80	69.41	822.32	927.53	24.64	40.67
	-	-	-	35.80	69.41	822.32	927.53	24.64	40.67
	-	-	-	35.80	69.41	822.32	927.53	24.64	40.67
Level 35	-	-	320.06	23.91	42.97	541.01	927.95	29.58	22.19
Level 36 - Level 39	-	-	-	23.91	42.97	681.15	748.03	29.58	29.58
	-	-	-	23.91	42.97	681.15	748.03	29.58	29.58
	-	-	-	23.91	42.97	681.15	748.03	29.58	29.58
	-	-	-	23.91	42.97	681.15	748.03	29.58	29.58
Level 40	-	-	-	-	10.03	861.42	871.45	19.33	14.79
Lower roof	138.67	-	-	-	-	99.59	238.26	9.81	-
Lower roof	238.28	-	-	-	-	-	238.28	9.81	-
Total / Use	376.95	5,948.45	1,821.64	1,163.78	2,139.80	28,714.98	40,165.60	1,079.30	1,438.42