

<b>CORNERSTONE architecture</b>		Project Title:	The 855 Kingsway	Date:	17/11/27
408 - 611 Alexander Street / Vancouver, BC / V6A 1E1 / www.cornerarch.com / ph: 604 253-8800 / f: 604 253-8133		Civil Address:	855 Kingsway	Project#:	1525
<b>PROJECT STATISTICS</b>		Zoning:	Rezoning from C2	DE#:	in process
Legal: Lots 13 and 14 both of block 90, District Lot 301 New Westminster District, Plan 187		Building Code:	V.B.B.L. 2014	BU#:	in process

Lot:	Site Area	12088 sqft
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**IMPORTANT:** Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contactor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and, 2) the remaining Contract Documents. The Contactor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES:

**>> Level 01**

Level 01	Unit Type	Areas Gross	Areas				Exclusion			Balconies Open	FSR Area No.	Parking Calculation Stalls
			Resident	Retail	Services	Suites	Amenity	Wall	Storage			
Retail												
Retail 01		960 sf	960 sf							960 sf	0.08	
Retail 02		1378 sf	1378 sf							1378 sf	0.11	
Retail 03		1121 sf	1121 sf							1121 sf	0.09	
Circulation		513 sf	513 sf							513 sf	0.04	
Wall Thickness Exclusion								133 sf		-133 sf	-0.01	
Total Retail		3972 sf	3972 sf					133 sf		3839 sf	0.32	4.0 stalls
Residential												
Circulation		1697 sf	1697 sf							1697 sf	0.14	
Amenity		849 sf	849 sf					849 sf				
Office		239 sf	239 sf							239 sf	0.02	
Wall Thickness Exclusion								69 sf		-69 sf	-0.01	
Total Residential		2785 sf	2785 sf					849 sf		1867 sf	0.14	
Total Level 01		6757 sf	2785 sf	3972 sf				849 sf		5706 sf	0.46	4.0 stalls

**>> Level 02**

Level 02	Unit Type	Areas Gross	Areas				Exclusion			Balconies Open	FSR Area No.	Parking Calculation Stalls
			Resident	Retail	Services	Suites	Amenity	Wall	Storage			
201	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
202	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
203	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
204	Studio	459 sf	459 sf			375 sf		19 sf	38 sf	440 sf	0.04	1/1345sf 0.34
205	2 Bed	923 sf	923 sf			812 sf		31 sf	54 sf	892 sf	0.07	1/1345sf 0.69
206	1 Bed	607 sf	607 sf			533 sf		25 sf	43 sf	582 sf	0.05	1/1345sf 0.45
207	1 Bed	607 sf	607 sf			533 sf		25 sf	43 sf	582 sf	0.05	1/1345sf 0.45
208	3 Bed	1055 sf	1055 sf			906 sf		25 sf	56 sf	1030 sf	0.09	1/1345sf 0.78
209	3 Bed	950 sf	950 sf			809 sf		20 sf	57 sf	930 sf	0.08	1/1345sf 0.71
210	3 Bed	915 sf	915 sf			808 sf			57 sf	915 sf	0.08	1/1345sf 0.68
Circulation		929 sf	929 sf							929 sf	0.08	
Service		88 sf		88 sf								
Wall Thickness Exclusion								402 sf		-402 sf	-0.03	
Total	10 Units	7811 sf	7723 sf			88 sf	5901 sf	402 sf	202 sf	7119 sf	0.59	5.05 stalls

**>> Level 03**

Level 03	Unit Type	Areas Gross	Areas				Exclusion			Balconies Open	FSR Area No.	Parking Calculation Stalls
			Resident	Retail	Services	Suites	Amenity	Wall	Storage			
301	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
302	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
303	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
304	Studio	459 sf	459 sf			375 sf		19 sf	38 sf	440 sf	0.04	1/1345sf 0.34
305	2 Bed	923 sf	923 sf			812 sf		31 sf	54 sf	892 sf	0.07	1/1345sf 0.69
306	1 Bed	607 sf	607 sf			533 sf		25 sf	43 sf	582 sf	0.05	1/1345sf 0.45
307	1 Bed	607 sf	607 sf			533 sf		25 sf	43 sf	582 sf	0.05	1/1345sf 0.45
308	3 Bed	1055 sf	1055 sf			906 sf		25 sf	56 sf	1030 sf	0.09	1/1345sf 0.78
309	3 Bed	950 sf	950 sf			809 sf		20 sf	57 sf	930 sf	0.08	1/1345sf 0.71
310	3 Bed	915 sf	915 sf			808 sf			57 sf	915 sf	0.08	1/1345sf 0.68
Circulation		929 sf	929 sf							929 sf	0.08	
Service		88 sf		88 sf								
Wall Thickness Exclusion								402 sf		-402 sf	-0.03	
Total	10 Units	7811 sf	7723 sf			88 sf	5901 sf	402 sf	202 sf	7119 sf	0.59	5.05 stalls

**>> Level 04**

Level 04	Unit Type	Areas Gross	Areas				Exclusion			Balconies Open	FSR Area No.	Parking Calculation Stalls
			Resident	Retail	Services	Suites	Amenity	Wall	Storage			
401	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
402	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
403	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
404	Studio	459 sf	459 sf			375 sf		19 sf	38 sf	440 sf	0.04	1/1345sf 0.34
405	2 Bed	923 sf	923 sf			812 sf		31 sf	54 sf	892 sf	0.07	1/1345sf 0.69
406	1 Bed	607 sf	607 sf			533 sf		25 sf	43 sf	582 sf	0.05	1/1345sf 0.45
407	1 Bed	607 sf	607 sf			533 sf		25 sf	43 sf	582 sf	0.05	1/1345sf 0.45
408	3 Bed	1055 sf	1055 sf			906 sf		25 sf	56 sf	1030 sf	0.09	1/1345sf 0.78
409	3 Bed	950 sf	950 sf			809 sf		20 sf	57 sf	930 sf	0.08	1/1345sf 0.71
409	3 Bed	915 sf	915 sf			808 sf			57 sf	915 sf	0.08	1/1345sf 0.68
Circulation		929 sf	929 sf							929 sf	0.08	
Service		88 sf		88 sf								
Wall Thickness Exclusion								402 sf		-402 sf	-0.03	
Total	10 Units	7811 sf	7723 sf			88 sf	5901 sf	402 sf	202 sf	7119 sf	0.59	5.05 stalls

**>> Level 05**

Level 05	Unit Type	Areas Gross	Areas				Exclusion			Balconies Open	FSR Area No.	Parking Calculation Stalls
			Resident	Retail	Services	Suites	Amenity	Wall	Storage			
501	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
502	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
503	Studio	426 sf	426 sf			375 sf		19 sf	38 sf	407 sf	0.03	1/1345sf 0.32
504	Studio	459 sf	459 sf			375 sf		19 sf	38 sf	440 sf	0.04	1/1345sf 0.34
505	2 Bed	923 sf	923 sf			812 sf		31 sf	54 sf	892 sf	0.07	1/1345sf 0.69
506	1 Bed	607 sf	607 sf			533 sf		25 sf	43 sf	582 sf	0.05	1/1345sf 0.45
507	1 Bed	607 sf	607 sf			533 sf		25 sf	43 sf	582 sf	0.05	1/1345sf 0.45
508	3 Bed	1055 sf	1055 sf			906 sf		25 sf	56 sf	1030 sf	0.09	1/1345sf 0.78
509	2 Bed	649 sf	649 sf			545 sf			649 sf	0.08	1/1345sf 0.48	
510	1 Bed	592 sf	592 sf			522 sf		27 sf	565 sf	0.08	1/1345sf 0.44	
Circulation		929 sf	929 sf							929 sf	0.08	
Service		88 sf		88 sf								
Wall Thickness Exclusion								358 sf		-358 sf	-0.03	
Total	10 Units	7187 sf	7099 sf			88 sf	5351 sf	358 sf	209 sf	6532 sf	0.59	4.59 stalls

**>> Level 06**

Level 06	Unit Type	Areas Gross	Areas				Exclusion			Balconies Open	FSR Area No.	Parking Calculation Stalls
			Resident	Retail	Services	Suites	Amenity	Wall	Storage			
601	Studio	417 sf	417 sf			366 sf			38 sf	417 sf	0.03	1/1345sf 0.31
602	Studio	417 sf	417 sf			366 sf			38 sf	417 sf	0.03	1/1345sf 0.31
603	Studio	417 sf	417 sf			366 sf			38 sf	417 sf	0.03	1/1345sf 0.31
604	Studio	448 sf	448 sf			366 sf			38 sf	448 sf	0.04	1/1345sf 0.33
605	2 Bed	752 sf	752 sf			664 sf			752 sf	0.06	1/1345sf 0.56	
606	1 Bed	515 sf	515 sf			462 sf			515 sf	0.04	1/1345sf 0.38	
607	1 Bed	515 sf	515 sf			461 sf			515 sf	0.04	1/1345sf 0.38	
608	2 Bed	935 sf	935 sf			808 sf		27 sf	935 sf	0.08	1/1345sf 0.70	
609	2 Bed	642 sf	642 sf			538 sf			109 sf	642 sf	0.05	1/1345sf 0.48
609	1 Bed	594 sf	594 sf			524 sf		27 sf	114 sf	567 sf	0.05	1/1345sf 0.44
Circulation		915 sf	915 sf							915 sf	0.08	
Service		193 sf		193 sf								
Wall Thickness Exclusion								299 sf		-299 sf	-0.02	
Total	10 Units	6760 sf	6567 sf			193 sf	4921 sf	299 sf	54 sf	6214 sf	0.51	4.20 stalls

**>> Roof**

Roof	Unit Type	Areas Gross	Areas				Exclusion			Balconies Open	FSR Area No.	Parking Calculation Stalls
			Resident	Retail	Services	Suites	Amenity	Wall	Storage			
Mech Rm.		188 sf				188 sf				188 sf	0.02	
Circulation		705 sf		705 sf								
Wall Thickness Exclusion								119 sf		-119 sf	-0.01	
Total		893 sf		705 sf		188 sf		119 sf		774 sf	0.06	1/1341

**>> Parameter**

Parameter:</
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