

DUPLEX REZONING TO FOUR PLEX

DP Application

FORMERLY 328 & 330 EAST 14TH STREET

ZONING SUMMARY

Civic Address	328 & 330 EAST 14TH STREET VANCOUVER, BC.
Legal Description	LOT B, BLOCK 52, DISTRICT LOT 550, PLAN 16191 P.I.D 007-522-908
Lot Area	681.6 m ² (7337 Sq Ft)
Zoning District	CD zone
Uses	RESIDENTIAL (MULTI FAMILY USING)

DEVELOPMENT STATISTICS

	PERMITTED CD-575	PROPOSED
FSR	0.75	1.00
Lot Coverage	43%	58%
Height	9.1 m (30 ft)	9.7 m (31.8 ft)
Setbacks		
North Setback	18.3 m (60 ft)	12.8 m (42 ft)
East Setback	1.5 m (5 ft)	1.5 m (5 ft)
West Setback	1.5 m (5 ft)	1.5 m (5 ft)
South Setback	3.65 m (12 ft)	3.1 m (10.2 ft)

PARKING SUMMARY

	VEHICLE	EV 240-VOLT
REQUIRED	4	-
PROVIDED	4	4
TOTAL PARKING	4	4

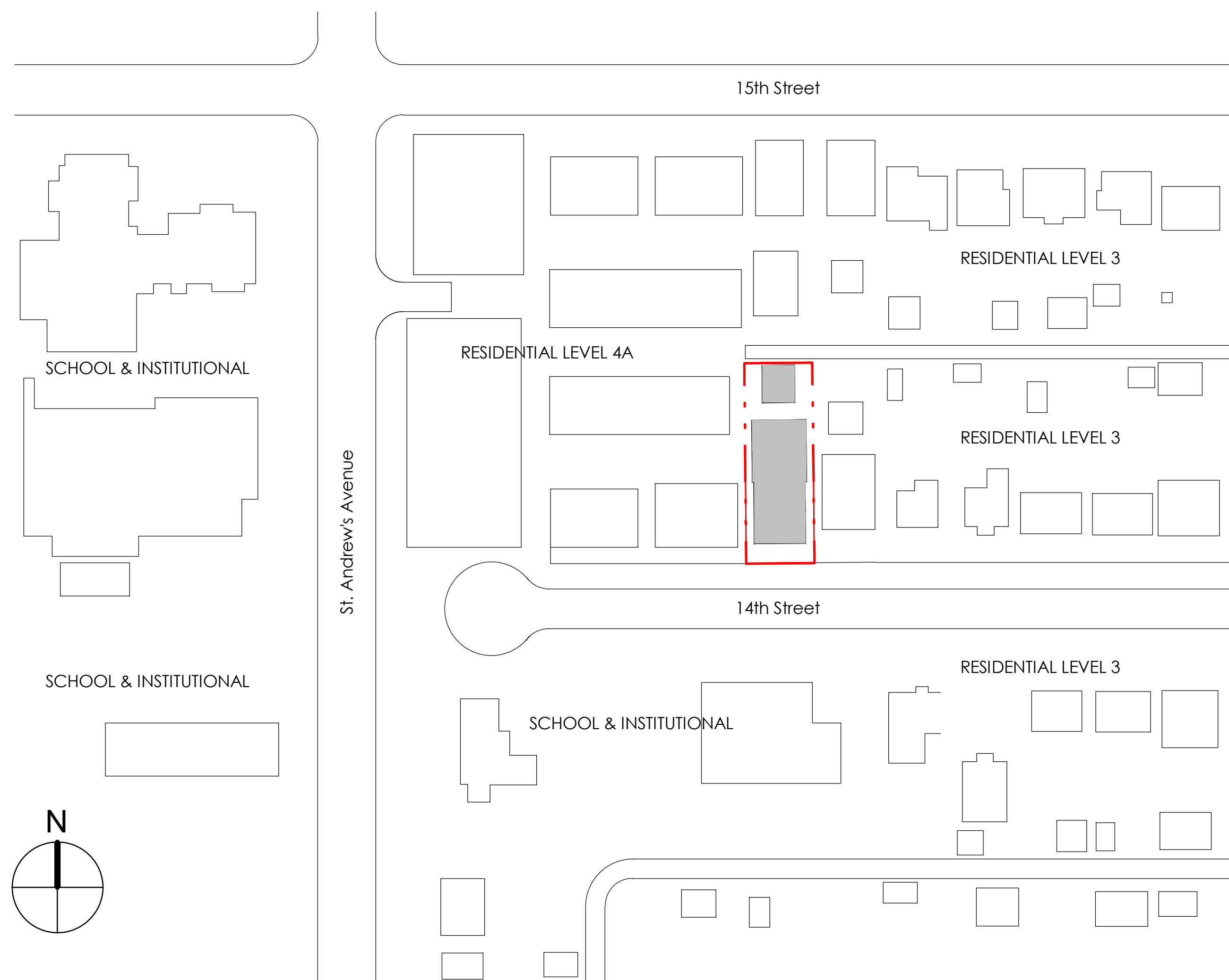
UNIT SUMMARY	Floor Area	Balcony	Roof Deck
UNIT A	246 m ² (2648 SF)	9.4 m ² (101 SF)	43.9 m ² (472 SF)
UNIT B	258 m ² (2777 SF)	10.55 m ² (114 SF)	40.35 m ² (434 SF)
A + B CELLAR	164 m ² (1765 SF) (EXEMPT)		
UNIT C	246 m ² (2648 SF)	9.4 m ² (101 SF)	43.9 m ² (472 SF)
UNIT D	258 m ² (2777 SF)	10.55 m ² (114 SF)	40.35 m ² (434 SF)
C + D CELLAR	164 m ² (1765 SF) (EXEMPT)		
TOTAL	680 m ² (7320 SF) (NET)	39.9 m ² (430 SF)	168.5 m ² (1812 SF)

GFA Table	Floor Area	Exclusions					Gross Floor Area
		Insulation Material of the Walls (1)	Open Appendages (1)(a)(b)	Cellars (19)	Open Appendages (1)(c)	Green Building System (17)(a)	
Lower Floor Area	0 m ² (0 SF)	4 m ² (43 SF)	-	327.96 m ² (3530 SF)	-	-	331.96 m ² (3572 SF)
Main Floor Area	327.88 m ² (3540 SF)	4 m ² (43 SF)	22.8 m ² (245 SF)	-	-	-	354.68 m ² (3820 SF)
Upper Floor Area	334.5 m ² (3600 SF)	4 m ² (43 SF)	14.1 m ² (152 SF)	-	-	2.22 m ² (24 SF)	354.82 m ² (3819 SF)
Roof Floor Area	17.96 m ² (193.32 SF)	-	168.5 m ² (1814 SF)	-	17.96 m ² (193.32 SF)	-	204.42 m ² (2200 SF)
TOTAL	680.34 m ² (7323 SF)	12 m ² (130 SF)	205.4 m ² (2211 SF)	327.96 m ² (3530 SF)	17.96 m ² (193.32 SF)	2.22 m ² (24 SF)	1245.88 m ² (13446 SF)

GFA Table Accessory Building	Floor Area	Exclusions		Gross Floor Area
		Parking (2)	Storage (8)	
Lower Floor Area	0 m ² (0 SF)	-	61.76 m ² (665 SF)	61.76 m ² (665 SF)
Main Floor Area	0 m ² (0 SF)	47.06 m ² (506 SF)	14.7 m ² (158 SF)	61.76 m ² (665 SF)
TOTAL	0 m ² (0 SF)	47.06 m ² (506 SF)	76.46 m ² (823 SF)	123.52 m ² (1329 SF)

GENERAL NOTES

Sheet List		
Sheet Number	Sheet Name	SCALE
A0.00	COVER SHEET	N/A
A0.01	LOCATION KEY, DESIGN RATIONALE	N/A
A0.02	CONTEXT, ZONING & OPC.	N/A
A0.03	EXISTING SITE PHOTOS	N/A
A0.04	CONTEXT SIMILAR PROJECTS	N/A
A0.05	SHADOW STUDY	N/A
A0.06	SURVEY	N/A
A0.07	AERIAL VIEWS	N/A
A1.01	SITE PLAN	1:100
A1.02	UNPROTECTED OPENING CALCULATION	1:100
A2.01	FLOOR PLANS	1:100
A2.02	FLOOR PLANS	1:100
A3.01	SOUTH & EAST ELEVATIONS	1:100
A3.02	NORTH & WEST ELEVATIONS	1:100
A4.01	SECTIONS	1:100
A5.01	FSR PLANS	1:100
A6.01	GARAGE	1:50
A7.01	MATERIAL BOARD	N/A



CONSULTANT LIST

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PROPOSED NEW:

MULTI RESIDENCE

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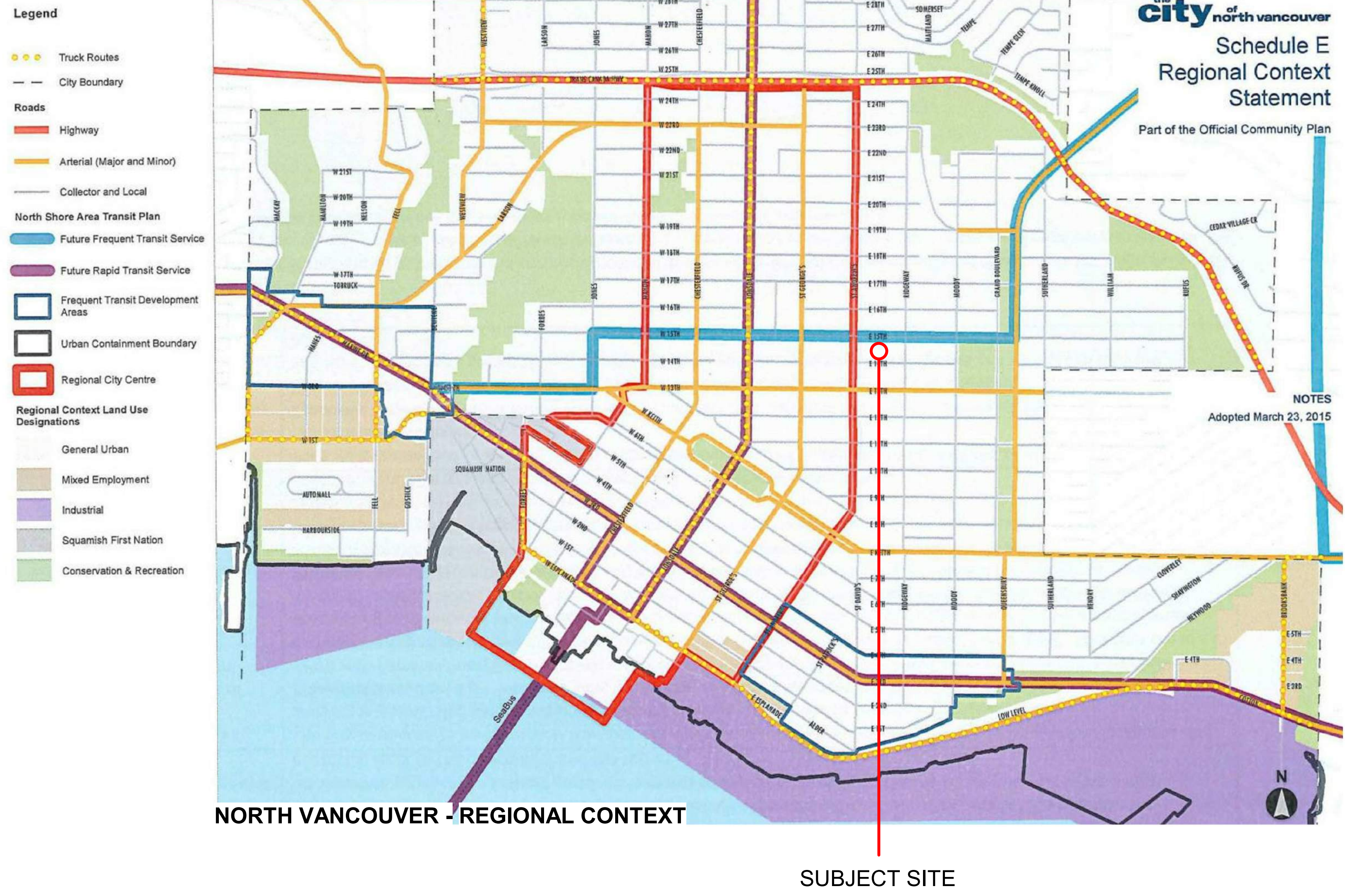
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COVER SHEET

Scale

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ARCHITECTURAL DESIGN RATIONALE

The intent of the architectural design is to develop further a project that had already been previously permitted under the CD-575 zoning that allowed 0.75 FSR. That project was put on hold when we realized that the area was to undergo a OCP amendment for potentially permitting an increase of the FSR to 1.00. The purpose of this decision by the City was to deal with their looking for more density and wider range of housing types other than the previously allowed duplex or single family homes. In our case the design goes from 0.75 FSR allowing two dwelling units with secondary suites to our redesigned concept of 1.0 FSR allowing for four units with either secondary suites or lock off units. Adding the density will allow us to provide more economical housing types with the options that better meet the new housing diversity that Council is looking for. In our new program we have kept the main building to two stories plus basement. This lower scheme keeps the height within the context of the neighbouring buildings. The lower scheme meant that our building footprint is larger than if we went to three floors but the advantage to the owner is larger floor plates relative to required staircases and vertical circulation. To mitigate the larger footprints impact to the site we have added additional outdoor space by providing expansive roof decks atop the building that will be designed to minimize overlook to the neighbouring properties as well as to each other. We have also offset the roof decks from the front and rear elevations to help reduce their visibility to the street or the lane. This also allows us to maintain a roofing typology consistent to the existing adjacent properties. At the front and rear elevations, we have also introduced partially sunken patios with intensive landscaping to soften their edges and permit as much privacy as possible while still maximising daylighting into these lower areas. In this case we are trying to follow City of North Van guidelines. The individual units are identified by distinct front entrances that will all be visible from the street. The rear units will be further differentiated by having the front units inset to the side yard setback and given alternate colouring schemes and supportive addressing signage to help enhance visibility to the streetscape. Parking has been provided with four parking spaces accessed directly off the lane. This is the current form for much of the existing lane. Two of these spaces are enclosed in a detached garage. This detached garage has also been designed to allow for additional storage for the units as well as space for bicycles. The building will be designed to meet increase energy efficiency with a hybrid building envelope design that incorporates the use of exterior insulation, advanced window design and additional sun shading thru balconies and deeper roof overhangs. Again these last two elements are in keeping with the current neighbourhood context.

LANDSCAPE DESIGN RATIONALE

The intent of the landscape design is to have a rich planting palette that is complementary to and enhances the buildings, site features and adjacent context. Complimenting the rhododendrons, azaleas, and dogwood shrubs are native species including kinnikinnick, deer fern, salal and western sword fern. The two medium sized parrotia trees will create a nice green buffer from the public sidewalk. Plants are chosen that are suited for the site conditions so the landscape will look good for many years to come. The irrigation system is a low flow system sufficiently zoned to allow for the efficient use of water.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED principals have been reviewed and implemented in the design of the building. Specifically, the design includes well defined borders that differentiate between public and private property; this has been accomplished by using a cedar fencing to the sides and a combination of low brick walls and columns with open metal fencing along the front street boundary. This is then further enhanced with landscaping to soften the edges while still allowing visibility. All entrances will be clearly visible from the street and all entrance doors will have color and surface differences from the rest of the building to create a distinctive look. Additionally, pot lights and wall mounted lights will be at all entrances along with signage at each door detailing the address. The main floor units will have large windows which look onto the front sidewalks and provide natural surveillance outward to the front and rear of the property. At the rear of the property both pot lights and wall mounted light fixtures will be used to illuminate the back of the property, garage and the laneway. The rear fence will further define the public and private areas. Accent lighting will be placed on the side of all stair wells as well as along the side pathways in order to illuminate all designated walkways. The side lighting will be designed to prevent lighting glare within the complex and neighbouring properties. Overall, by implementing CPTED principals into the design we are achieving the following goals: site visibility, enhanced quality of life, improved security conditions and spaces that increase surveillance opportunities.



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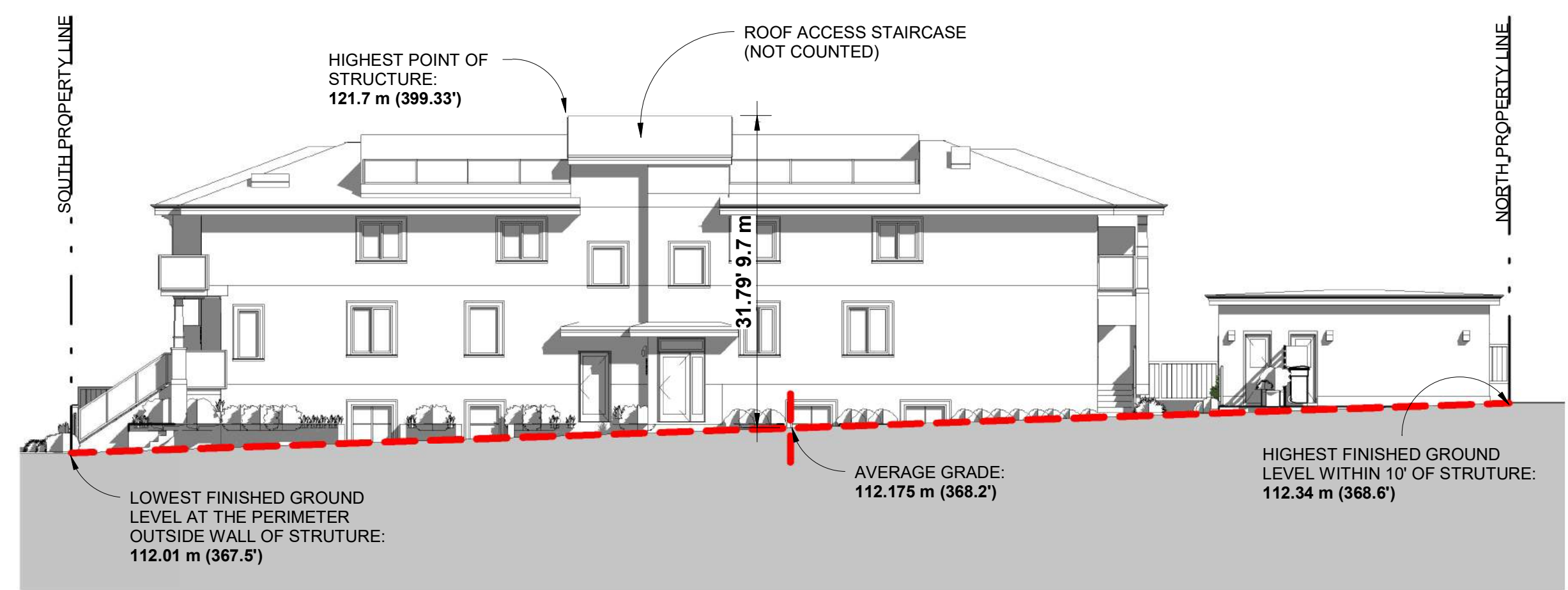
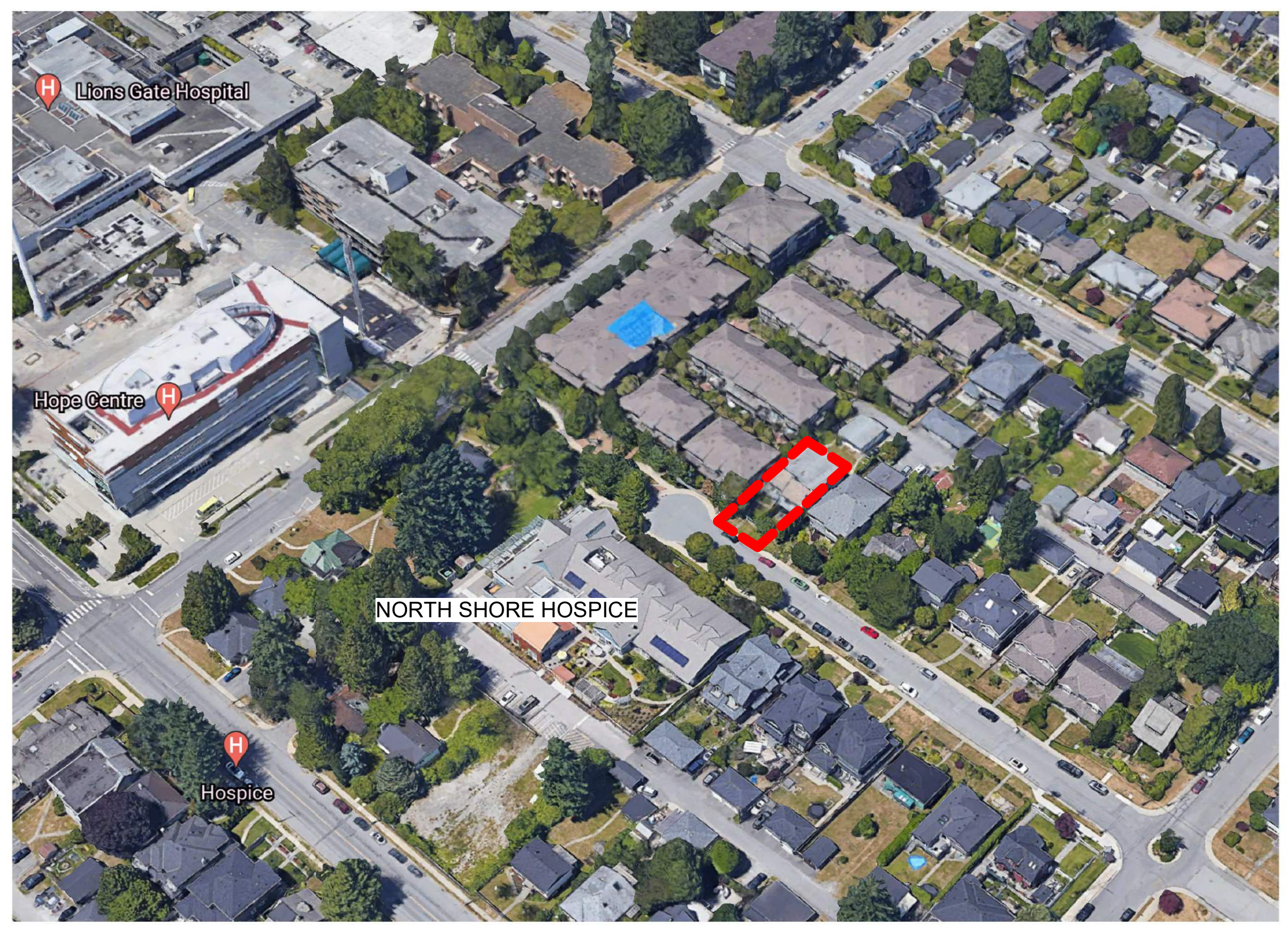
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LOCATION KEY, DESIGN RATIONALE

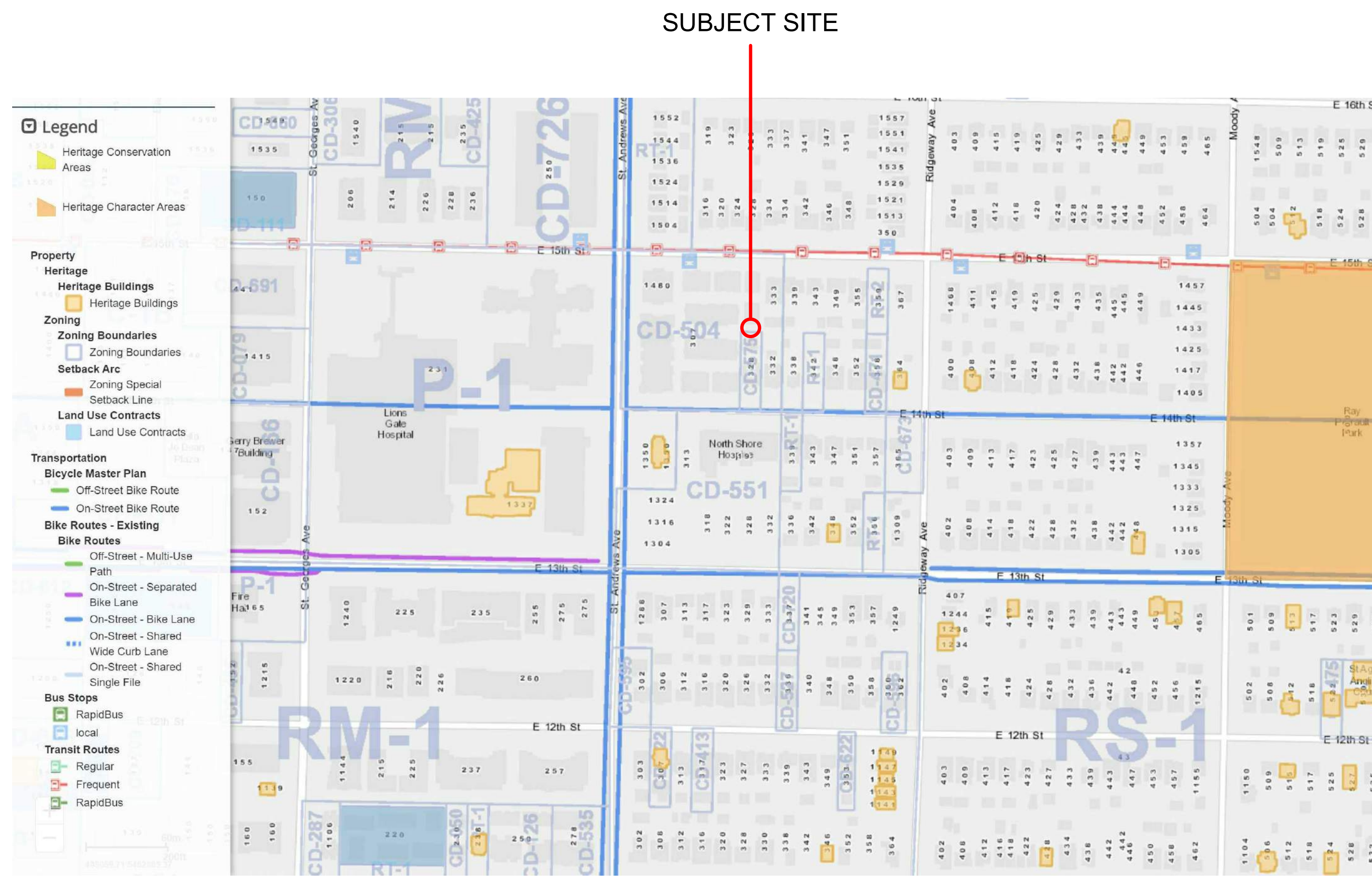
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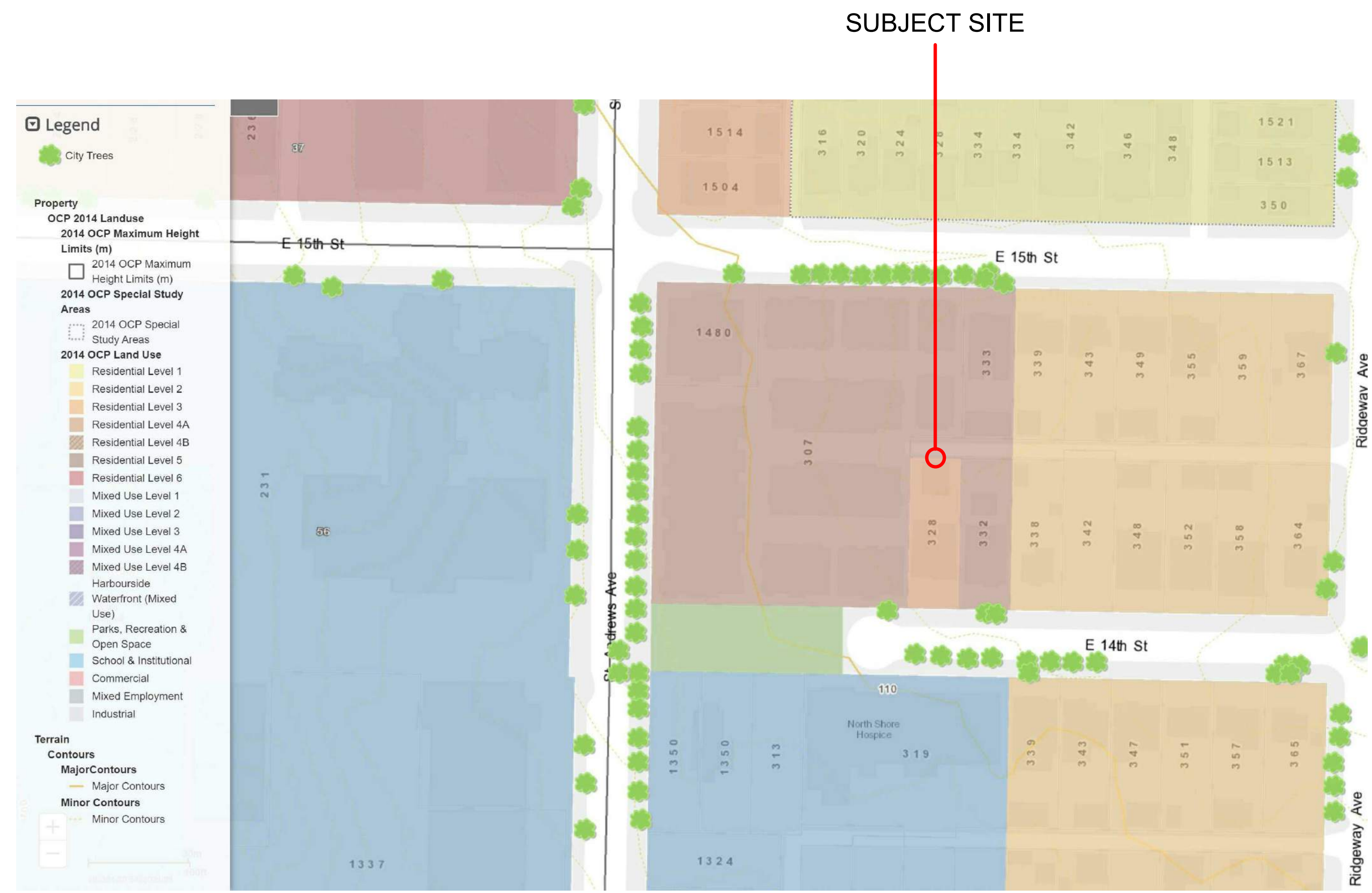


EAST ELEVATION (BUILDING HEIGHT CALCULATION)

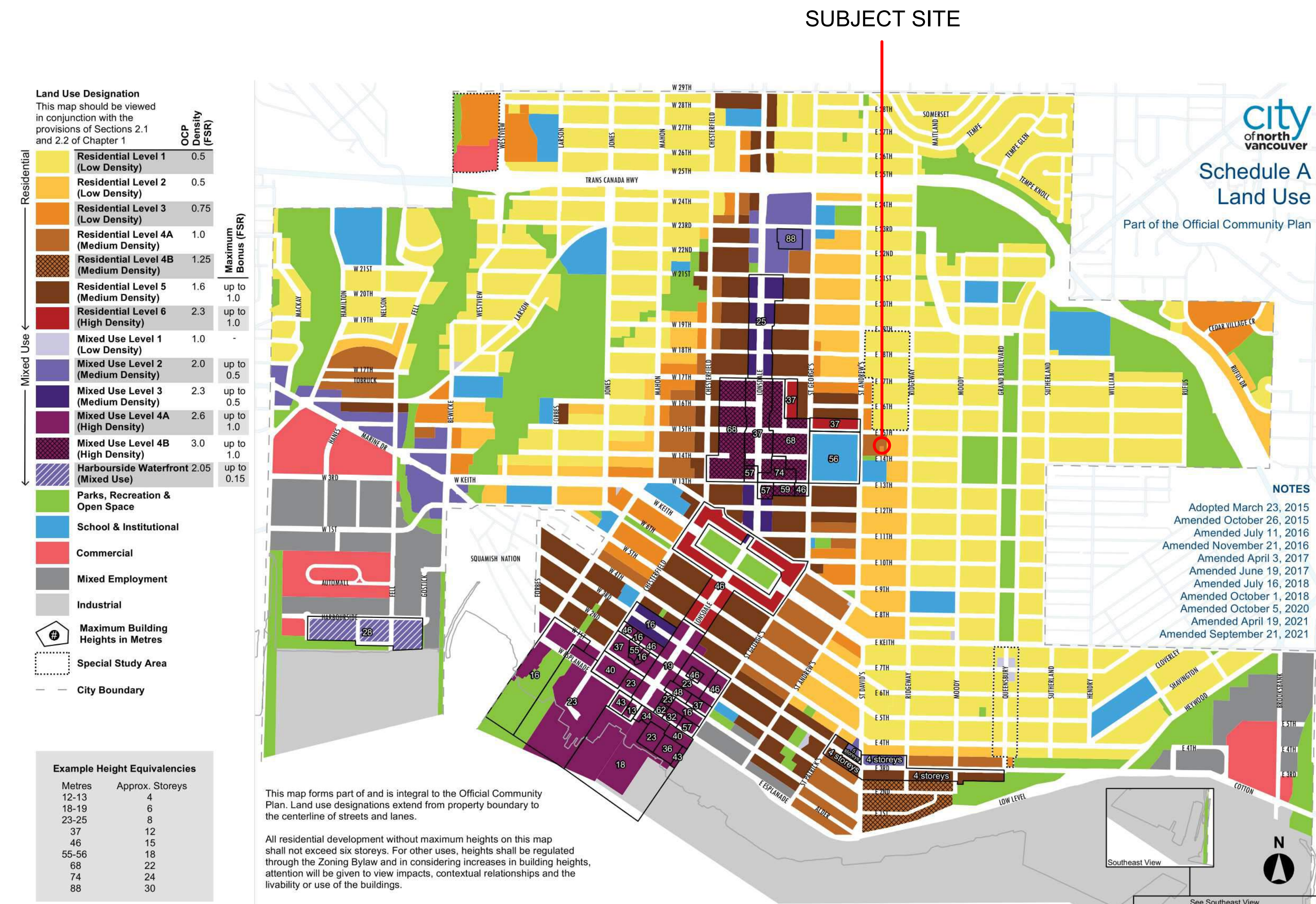
BUILDING HEIGHT		
PERMITTED CD-575	2 STORIES	9.1 m (30 ft)
PROPOSED OCP AMENDMENT	2 STORIES	8.9 m (29.16 ft)



CITY OF NORTH VANCOUVER ZONING MAP



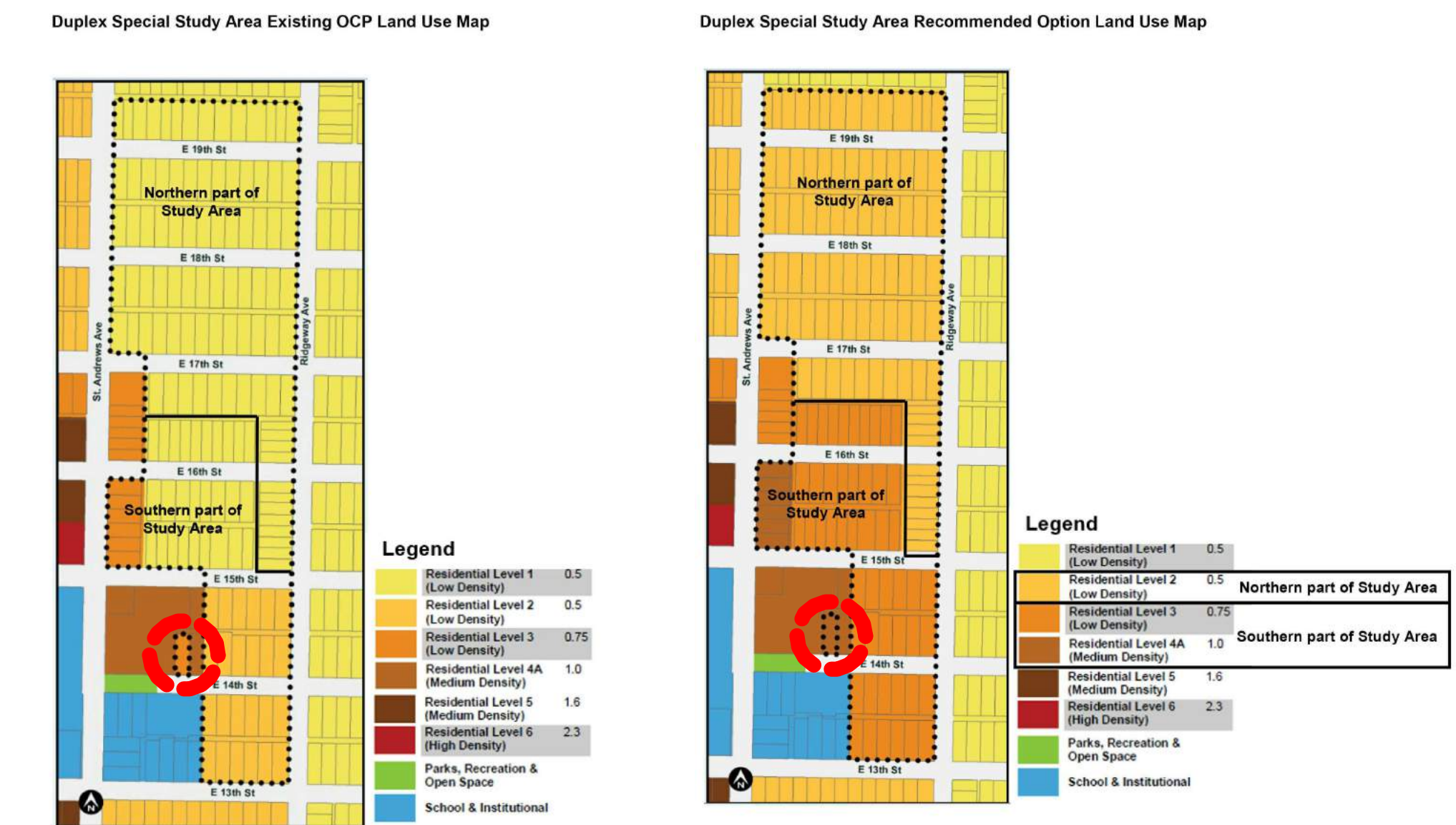
CITY OF NORTH VANCOUVER OCP



NORTH VANCOUVER - OCP DESIGNATION

PROPOSED OCP AMENDMENT - RESIDENTIAL LEVEL 4A

- 1.0 FSR
- MAXIMUM HEIGHT 3 STOREY



APPLICABLE GUIDELINES

- SUSTAINABLE DESIGN GUIDELINES
- MOODYVILLE GUIDELINE
- CRIME PREVENTION GUIDELINE



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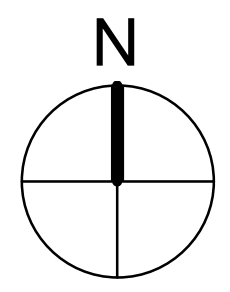
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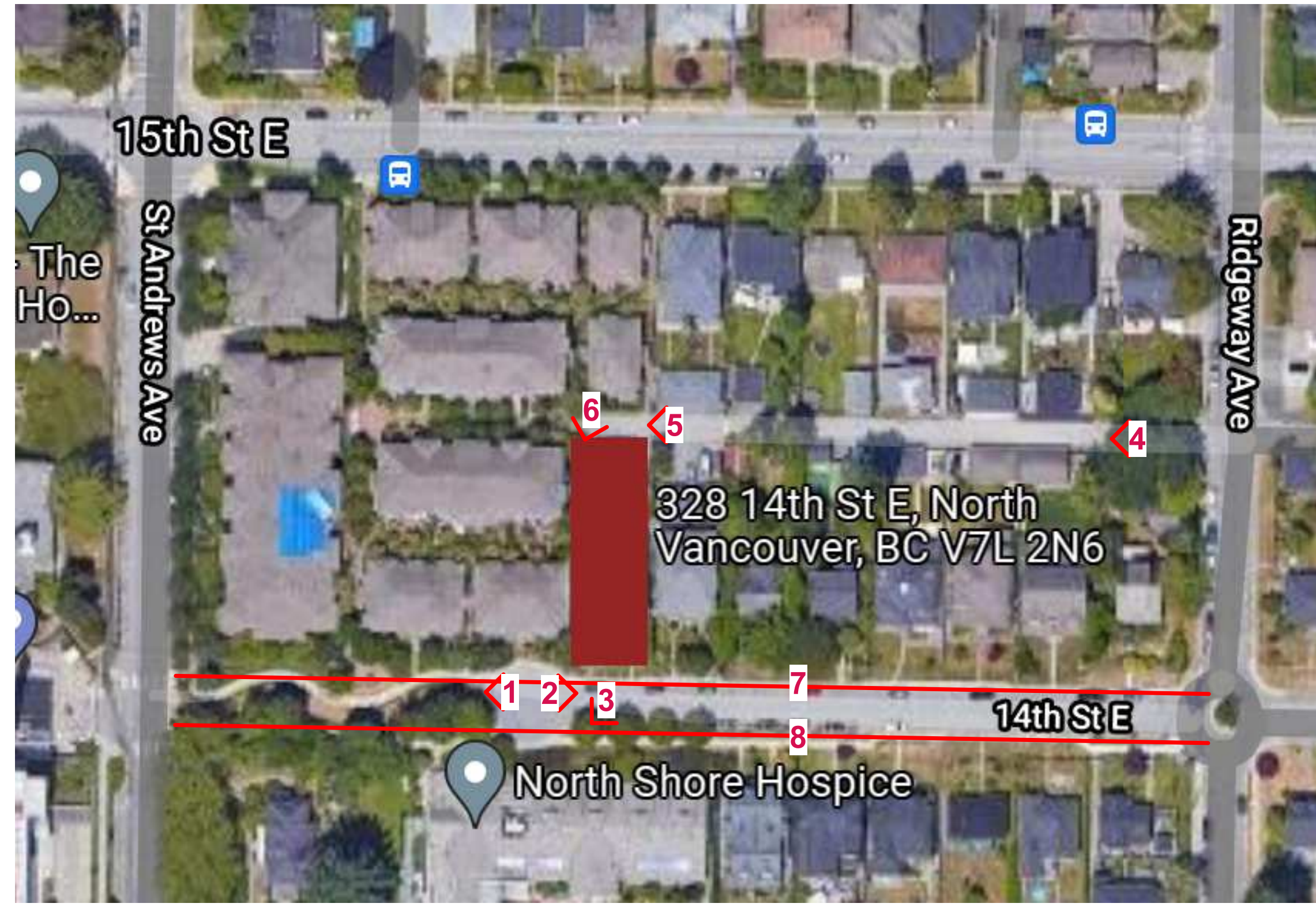
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CONTEXT, ZONING & OPC.

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KEY PLAN



1) 14TH E. LOOKING WEST



2) 14TH E. LOOKING EAST



3) NORTH SHORE HOSPICE



4) BACK LANE LOOKING WEST



5) BACK LANE LOOKING WEST



6) BACK YARD



7) STREETScape - 14TH STREET EAST - NORTH

SITE



8) STREETScape - 14TH STREET EAST - SOUTH



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EXISTING SITE PHOTOS

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SURVEY

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TOPOGRAPHIC SITE PLAN OF LOT B
BLOCK 52 DISTRICT LOT 550 PLAN 16191

CIVIC ADDRESS:
328/330 East 14 Street, North Vancouver, B.C.
PID: 007-522-908

SCALE: 1" = 8'
ALL DISTANCES IN FEET
The intended plot size of this plan is 22" in width
by 34" in height (D size) when plotted at a scale of 1"=8'

- LEGEND**
- DENOTES STANDARD IRON POST
 - Wt DENOTES WITNESS
 - n² DENOTES SQUARE FEET
 - ⊕ DENOTES FIRE HYDRANT
 - ⊖ DENOTES DRAIN
 - ⊔ DENOTES POWER POLE
 - _{SM} DENOTES SANITARY MANHOLE
 - _{STM} DENOTES STORM MANHOLE
 - ⊙ DENOTES TREE AND CANOPY EXTENT
 - x### DENOTES GROUND ELEVATION
 - (TW) DENOTES TOP OF RETAINING WALL ELEVATION
 - ☒ DENOTES CATCH BASIN - TOP ENTRY
 - 1/6 DENOTES INSPECTION CHAMBER

NOTES:
Lot dimensions are derived from Posting Plan EPP18597.
Measurements shown are to the exterior of building.
Elevations are Geodetic (CND28 GRID-2005 - IN FEET)
Derived from Control Monument 73H1036
located at the intersection of 15th Street East
and Ridgeway Avenue. Elevation = 370.177.

Invert elevations and offsets of services from property lines
are derived from field survey.
Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter.

If this plan is used in digital form, Target Land Surveying (NW) Ltd
will only assume responsibility for information content
shown on original unaltered drawing.

Tree diameters are taken at 4.6ft. above grade and
are shown in feet.
This Plan was prepared for architectural design and
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Original Survey Date: August 15, 2012
Re-Inspection Survey Date: October 4, 2017

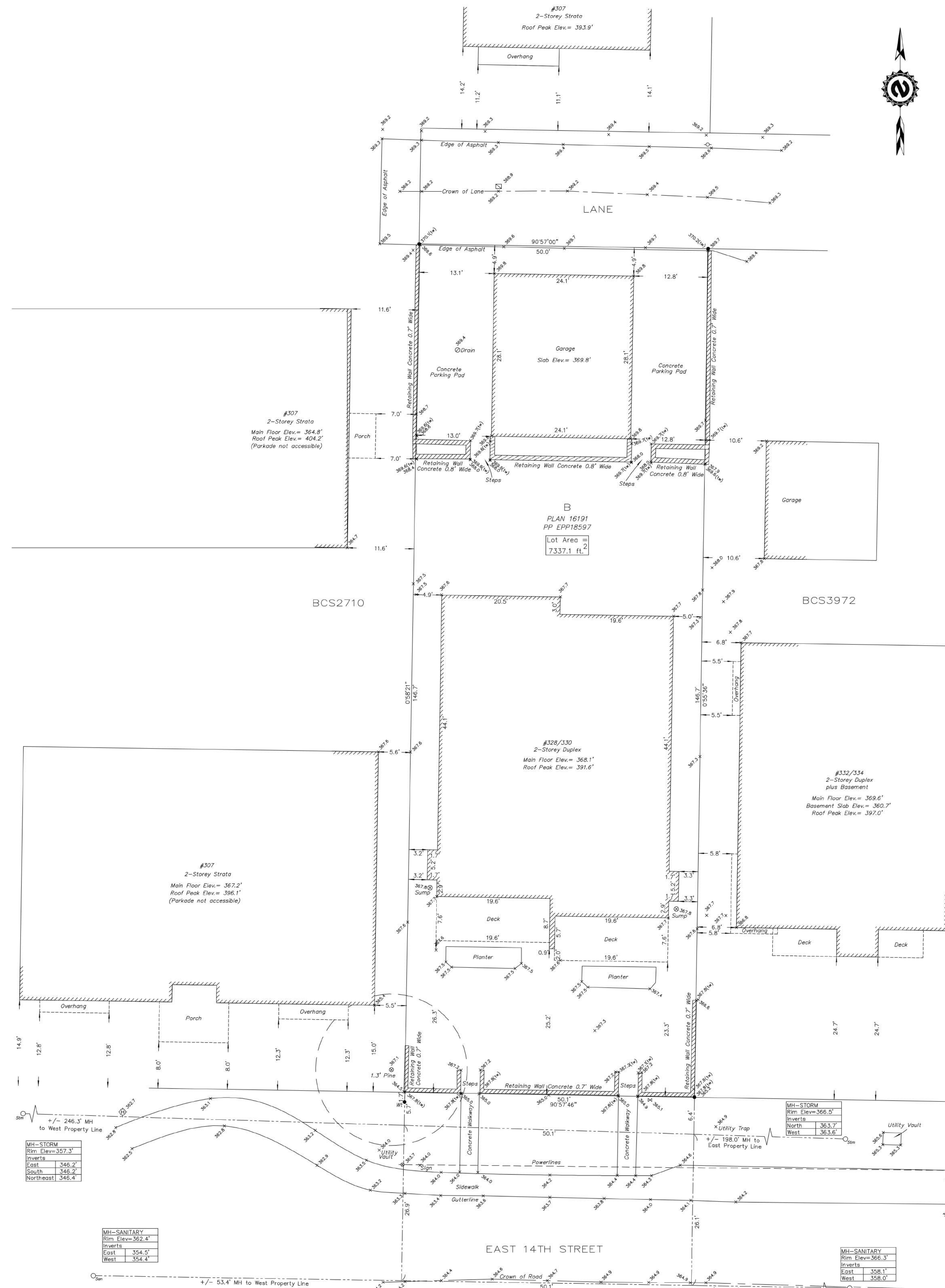
CERTIFIED CORRECT
DATED THIS 11TH DAY OF OCTOBER, 2017

Craig Nakamura B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS

**TARGET
LAND SURVEYING**
FILE: N1708-1090-FEET-R4
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MH - STORM	MH - SANITARY
Rim Elev. 357.3'	Rim Elev. 362.4'
Inverts	Inverts
East 346.2'	East 354.9'
South 348.2'	West 354.4'
Northeast 346.4'	



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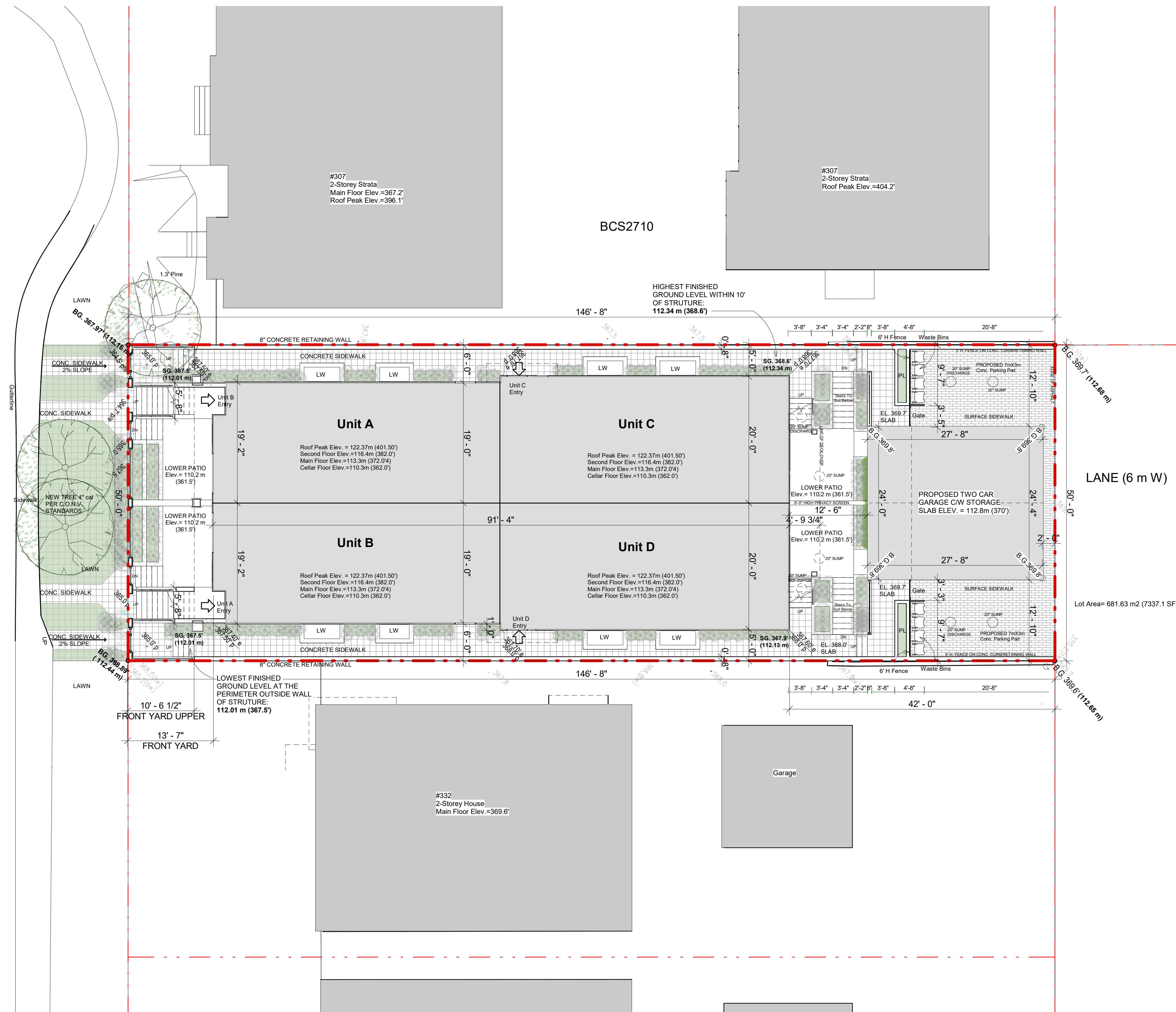
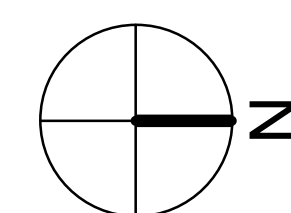
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SITE PLAN

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14TH STREET

LANE (6 m W)

Lot Area= 681.63 m² (7337.1 SF)

#332
2-Storey House
Main Floor Elev.=369.6'

Garage

LOWEST FINISHED
GROUND LEVEL AT THE
PERIMETER OUTSIDE WALL
OF STRUCTURE:
112.01 m (367.5')

10' - 6 1/2"
FRONT YARD UPPER

13' - 7"
FRONT YARD

BCS2710

HIGHEST FINISHED
GROUND LEVEL WITHIN 10'
OF STRUCTURE:
112.34 m (368.6')



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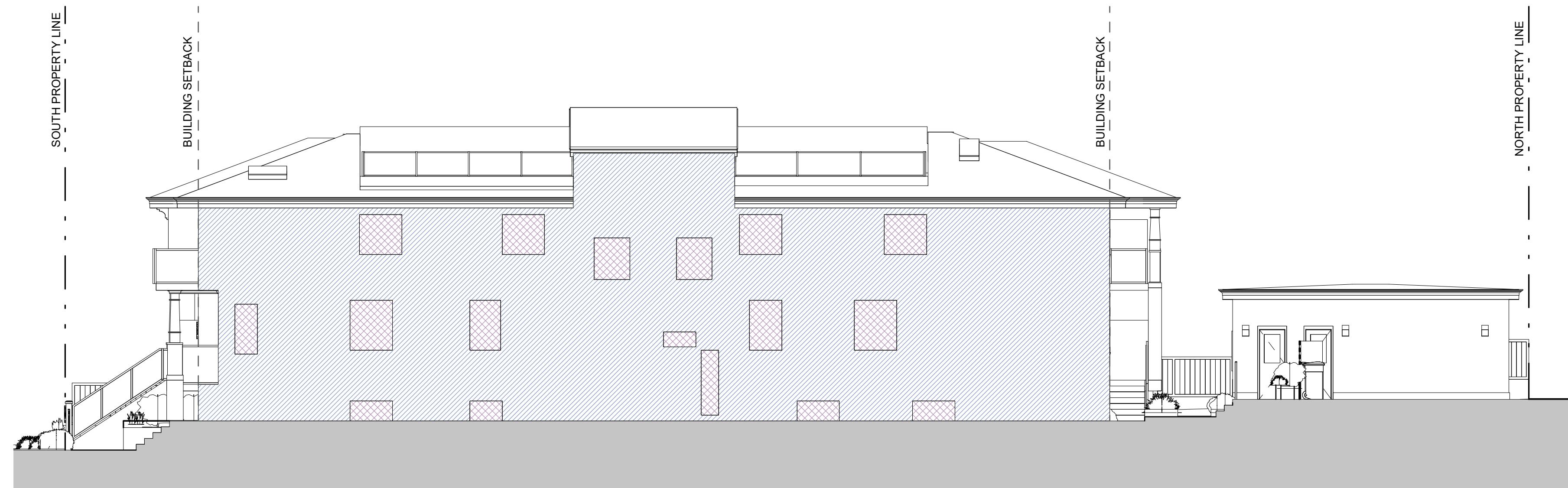
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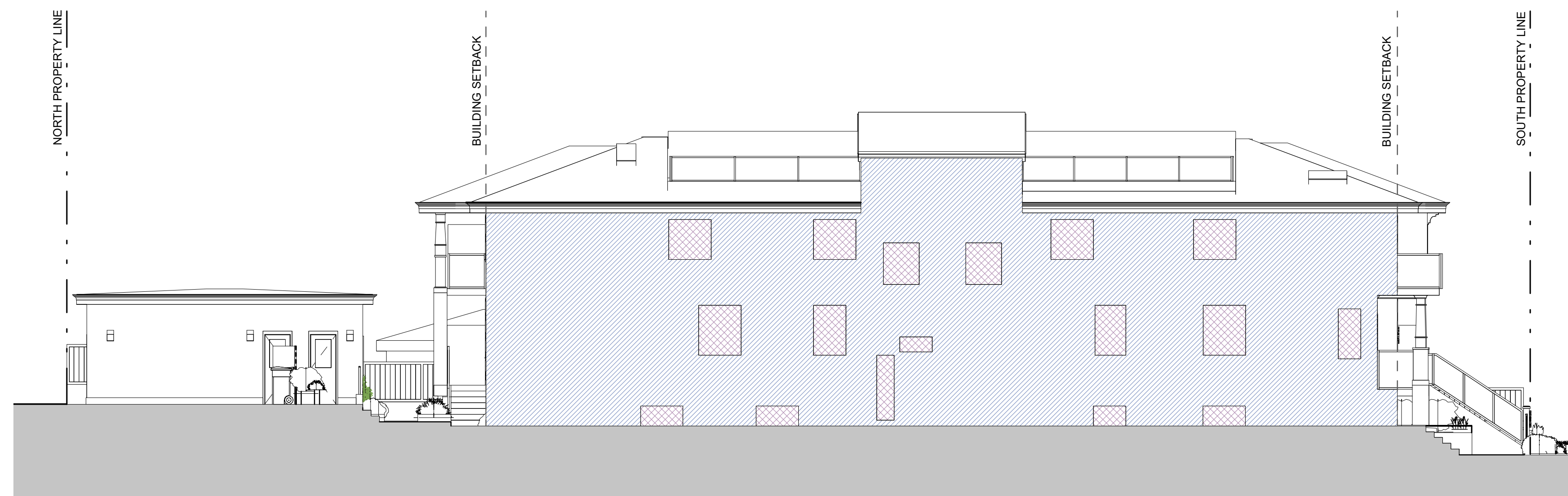
UNPROTECTED OPENING CALCULATION

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EAST ELEVATION



WEST ELEVATION

LIMITING DISTANCE SPATIAL SEPARATION CALCULATION (9.10.14)										
BUILDING FACE	EXPOSED BUILDING FACE AREA		LIMITING DISTANCE		UNPROTECTED OPENING ALLOWED	UNPROTECTED OPENING ALLOWED		UNPROTECTED OPENING PROPOSED		WINDOW TO WALL RATIO
	sf	m2	f	m	%	sf	m2	sf	m2	
EAST	2018	187.5	5.0	1.52	16	323	30	231	21.5	11.5 %
WEST	2018	187.5	5.0	1.52	16	323	30	231	21.5	

* NOTE: BUILDING TO BE FULLY SPRINKLERED



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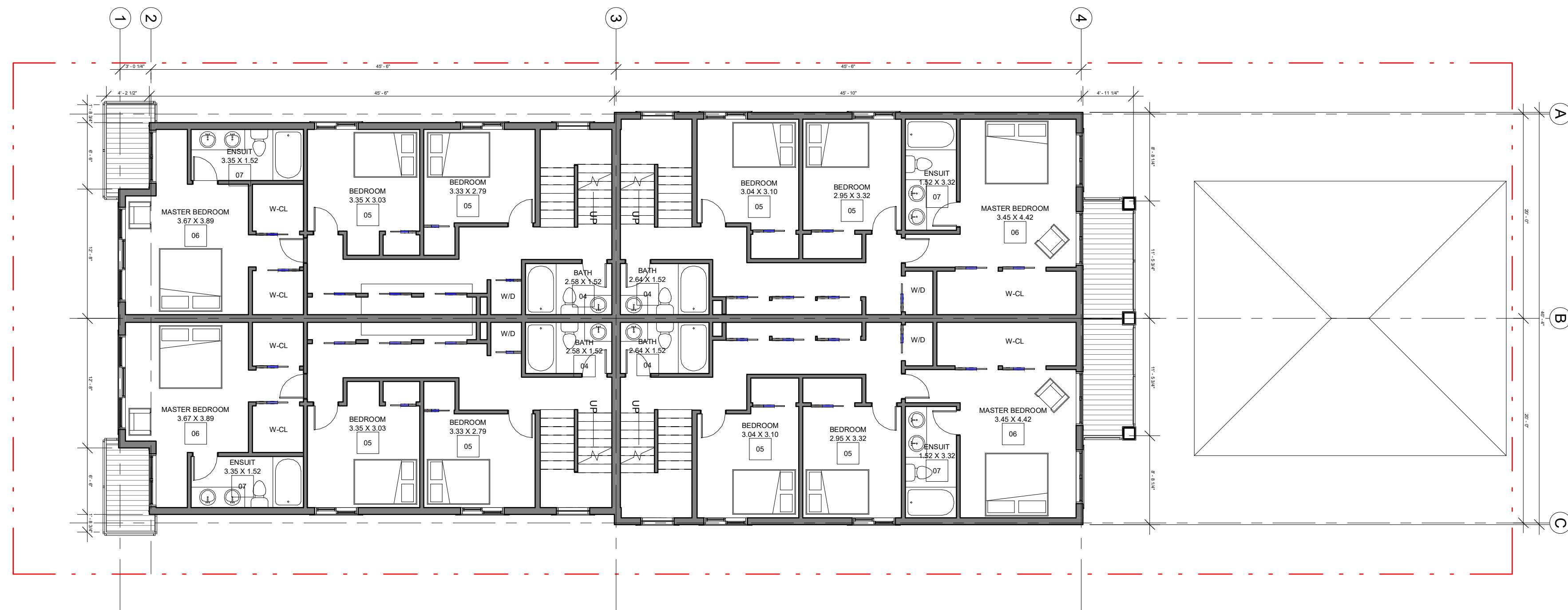
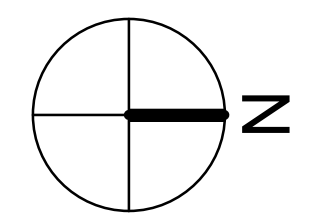
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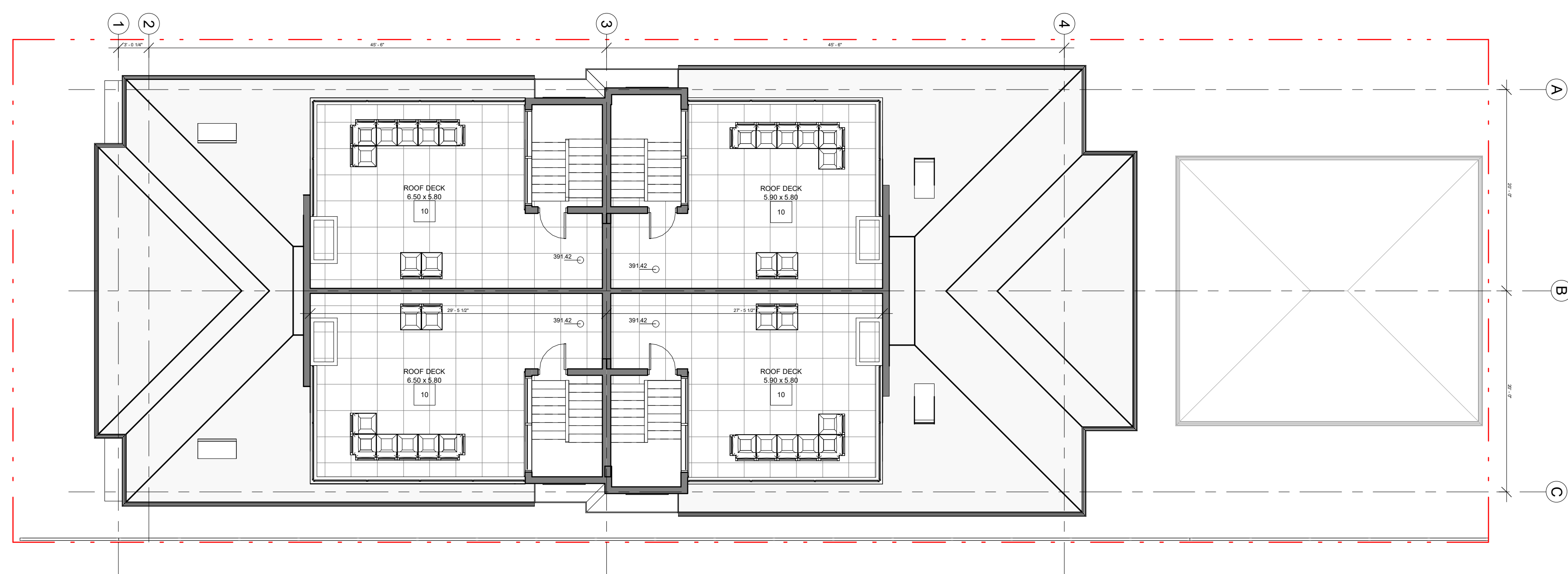
FLOOR PLANS

Scale As indicated

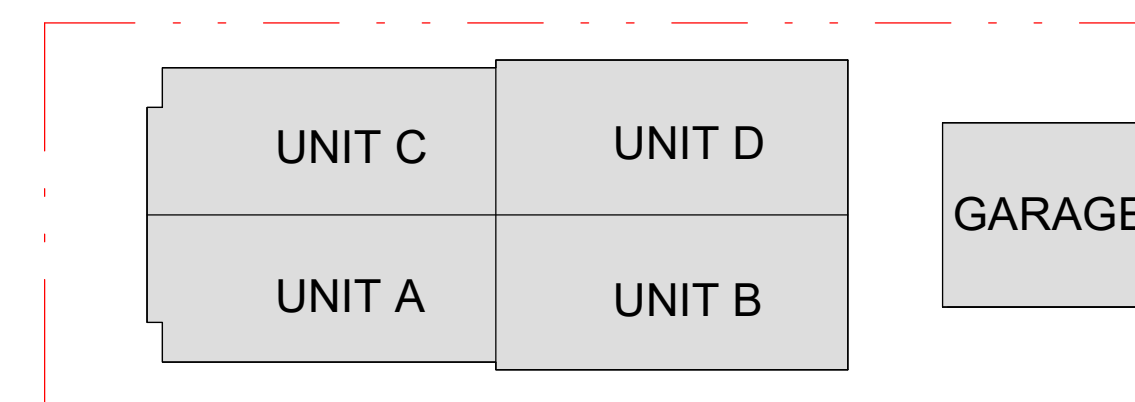
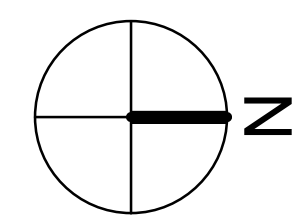
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UPPER FLOOR PLAN - SCALE 1:100



ROOF PLAN - SCALE 1:100



UNIT KEY PLAN



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EAST ELEVATION - SCALE 1:100



SOUTH ELEVATION - SCALE 1:100

FINISH LEGEND

- BRICK VENEER
MUTUAL MATERIAL
COLOUR "AMBER ROSE"
- HORIZONTAL SIDING
ALLURA RUSTIC SERIES
6" BEVEL
COLOUR "OLD CHERRY"
- HORIZONTAL SIDING
ALLURA RUSTIC SERIES
6" BEVEL
COLOUR "CEDAR"
- COLUMN
12"X12" B.U. WOOD COLUMN
ALLURA COLOUR MAX
COLOUR "MARIGOLD"
- TRIM
ALLURA COLOUR MAX
COLOUR "MARIGOLD"
- SHINGLE
IKO ASPHALT SHINGLES
"BROWN/DRIFT WOOD"
- GUTTER
5" CONT. METAL GUTTER
ON 2X8 WOOD FACHA
COLOUR "MARIGOLD"
- VINYL WINDOW/DOOR
FRAME CW LOW E GLASS
COLOUR "GOLDEN OAK"
- BALCONY GUARDRAIL
ALUMINUM GUARDRAIL
OBSCURED PRIVACY GLASS
- PRIVACY SCREEN
FITTED GLASS
IN ALUMINUM FRAME
COLOUR "BORWN"
- CON. FIN. STEPS
- CON. FIN. SIDEWALK

Rev. No.	Revision	Date

SOUTH & EAST ELEVATIONS

Scale **1 : 100**

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WEST ELEVATION - SCALE 1:100



NORTH ELEVATION - SCALE 1:100

FINISH LEGEND	
	BRICK VENEER MUTUAL MATERIAL COLOUR "AMBER ROSE"
	HORIZONTAL SIDING ALLURA RUSTIC SERIES 6" BEVEL COLOUR "OLD CHERRY"
	HORIZONTAL SIDING ALLURA RUSTIC SERIES 6" BEVEL COLOUR "CEDAR"
	COLUMN 12"X12" B.U. WOOD COLUMN ALLURA COLOUR MAX COLOUR "MARIGOLD"
	TRIM ALLURA COLOUR MAX COLOUR "MARIGOLD"
	SHINGLE IKO ASPHALT SHINGLES "BROWN/DRIFT WOOD"
	GUTTER 5" CONT. METAL GUTTER ON 2X8 WOOD FACIA COLOUR "MARIGOLD"
	VINYL WINDOW/DOOR FRAME C/W LOW E GLASS COLOUR "GOLDEN OAK"
	BALCONY GUARDRAIL ALUMINUM GUARDRAIL OBSCURED PRIVACY GLASS
	PRIVACY SCREEN FITTED GLASS IN ALUMINUM FRAME COLOUR "BROWN"
	CON. FIN. STEPS
	CON. FIN. SIDEWALK

Rev. No.	Revision	Date

NORTH & WEST ELEVATIONS

Scale 1 : 100

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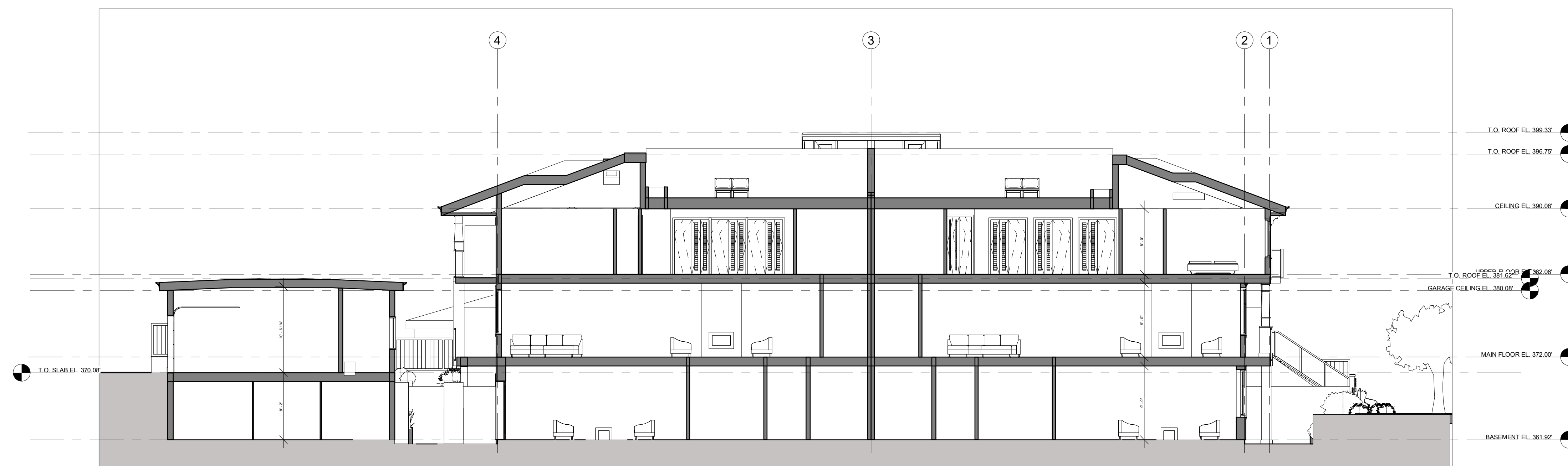
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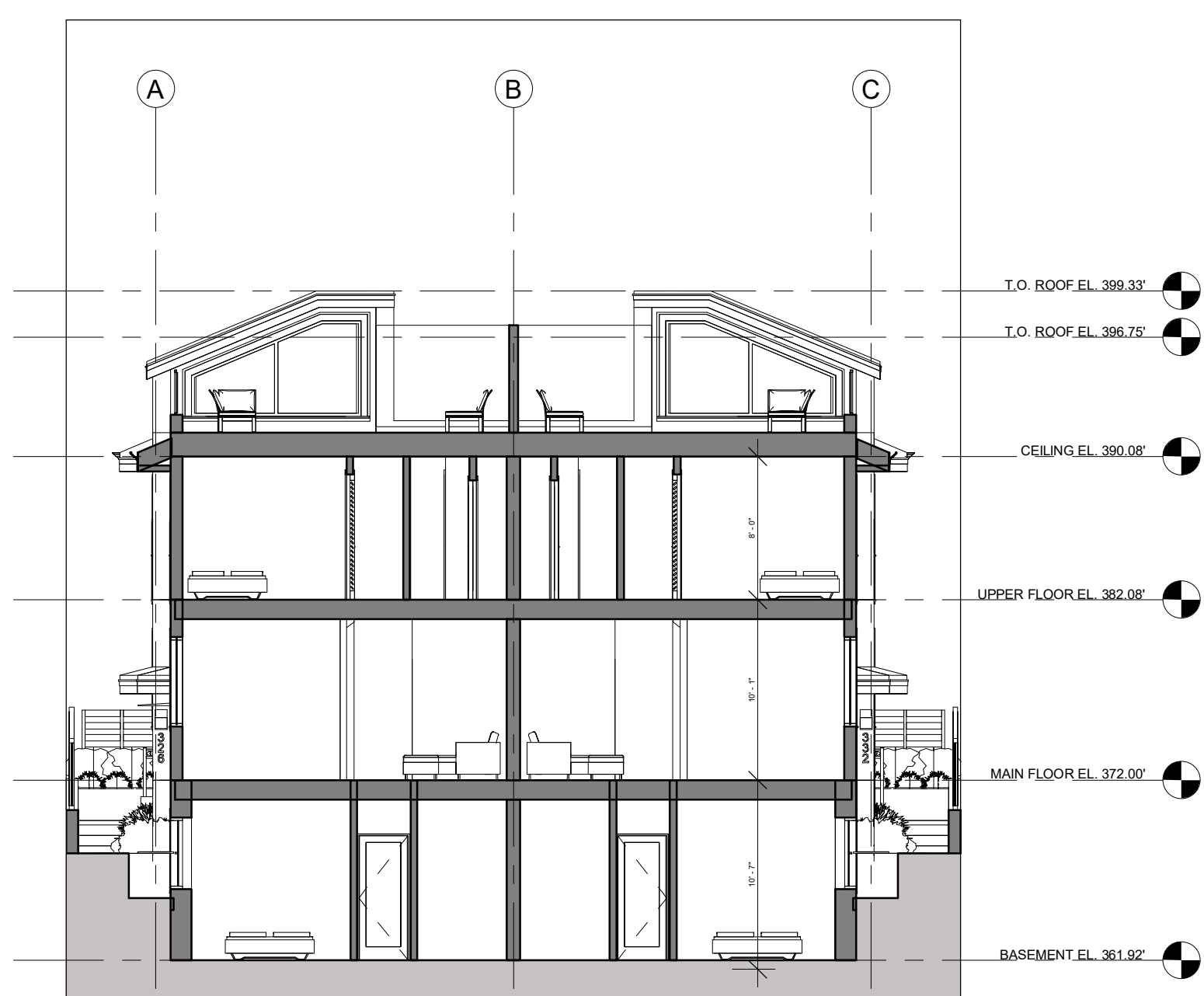
SECTIONS

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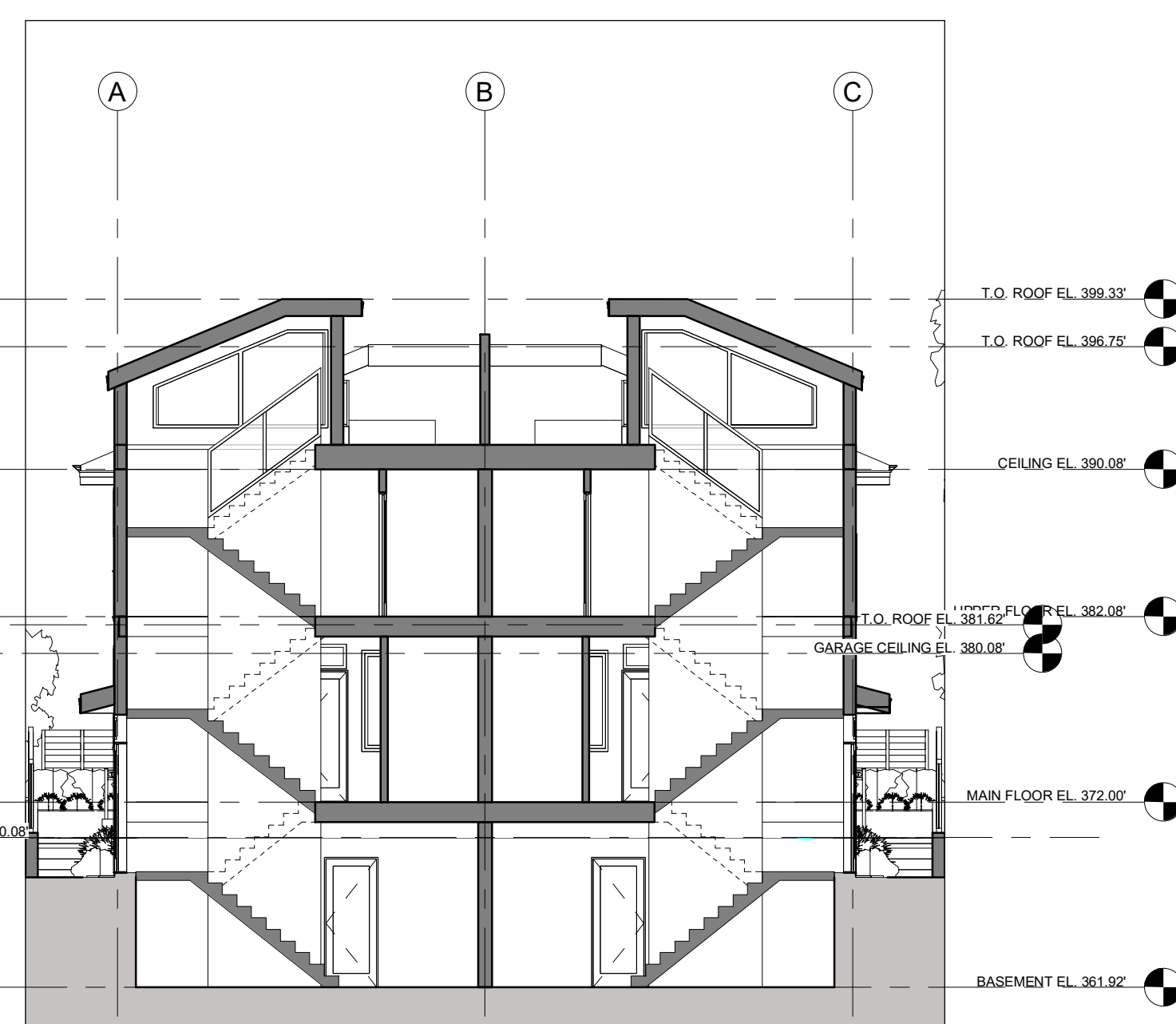
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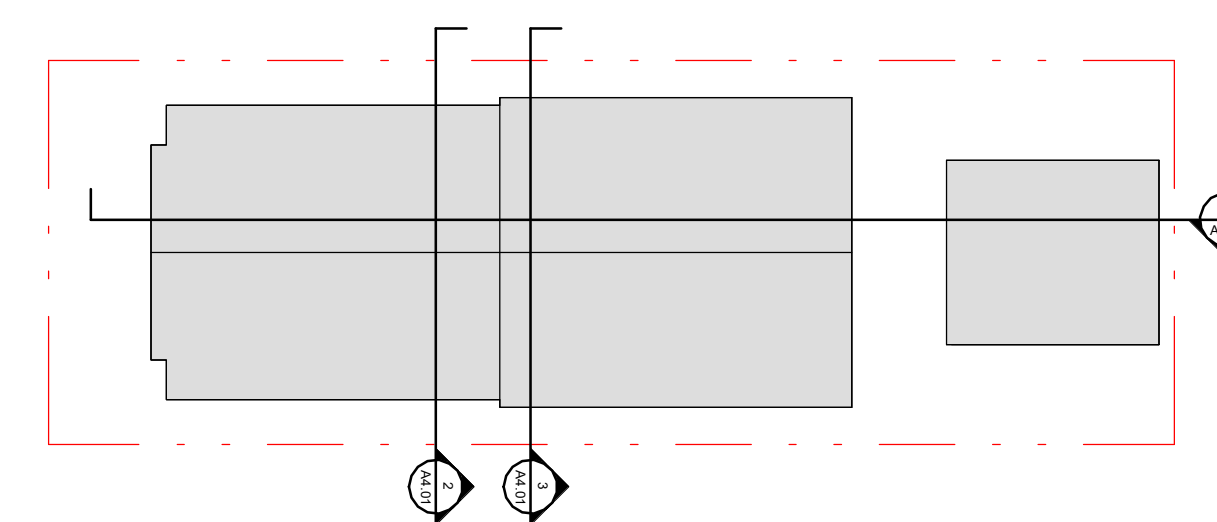
SECTION 1 - SCALE 1:100



SECTION 2 - SCALE 1:100



SECTION 3 - SCALE 1:100





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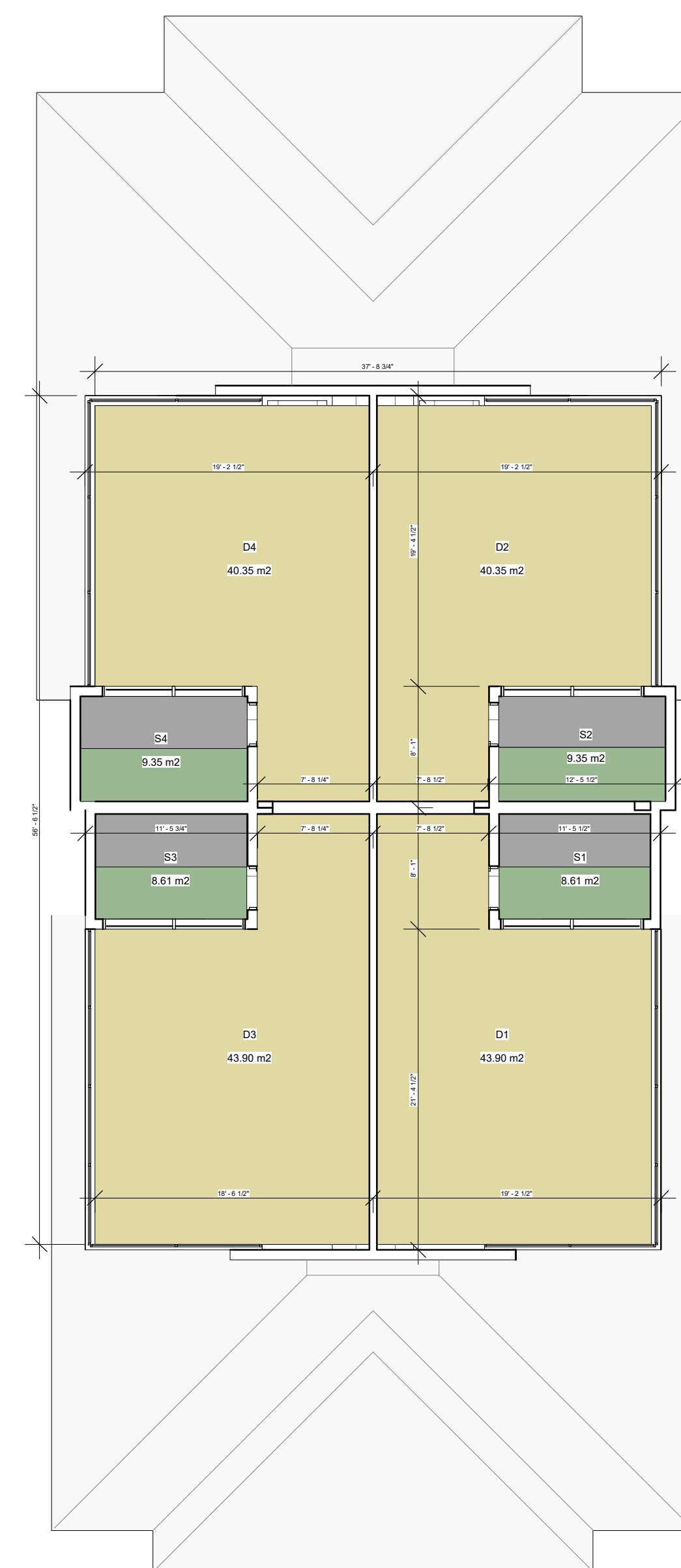
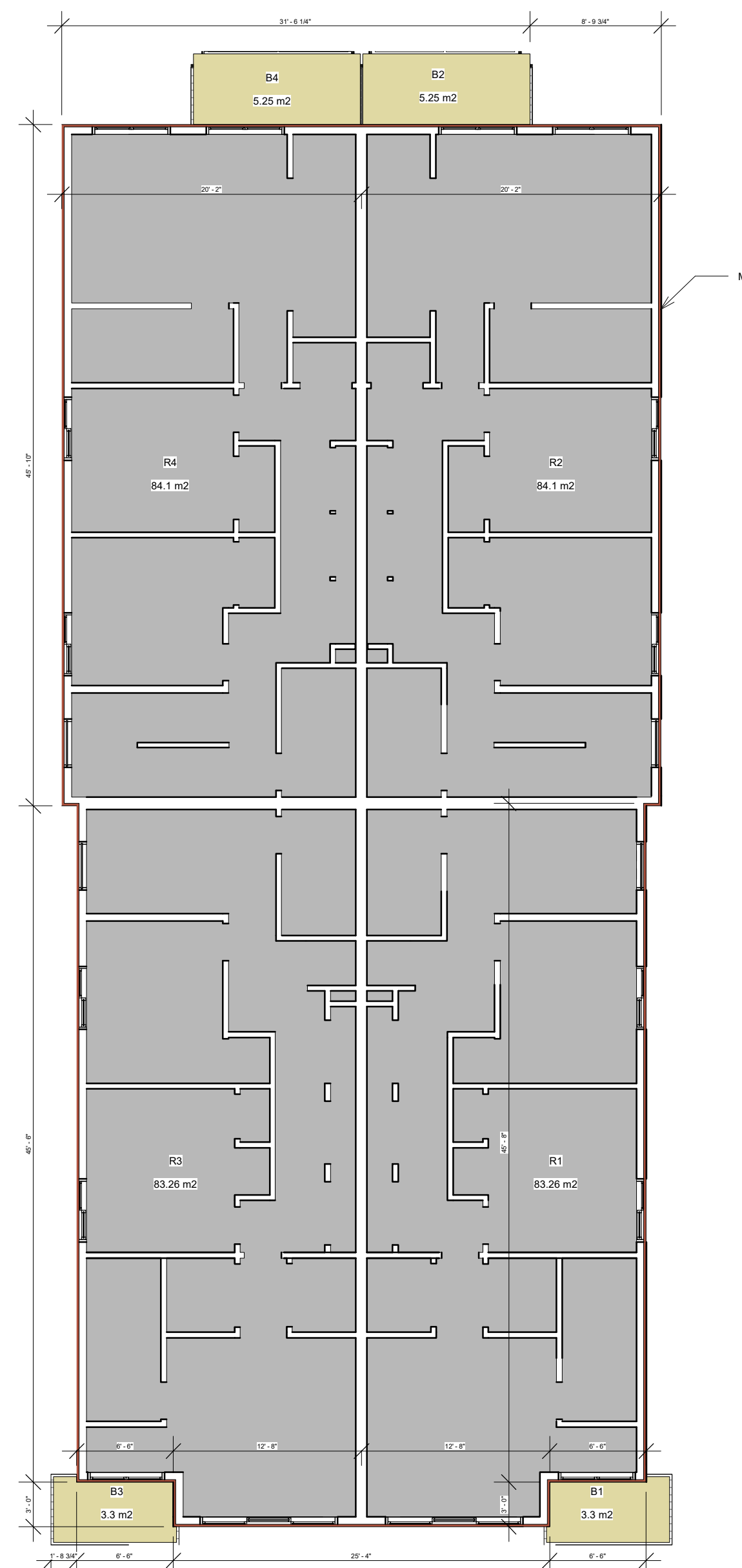
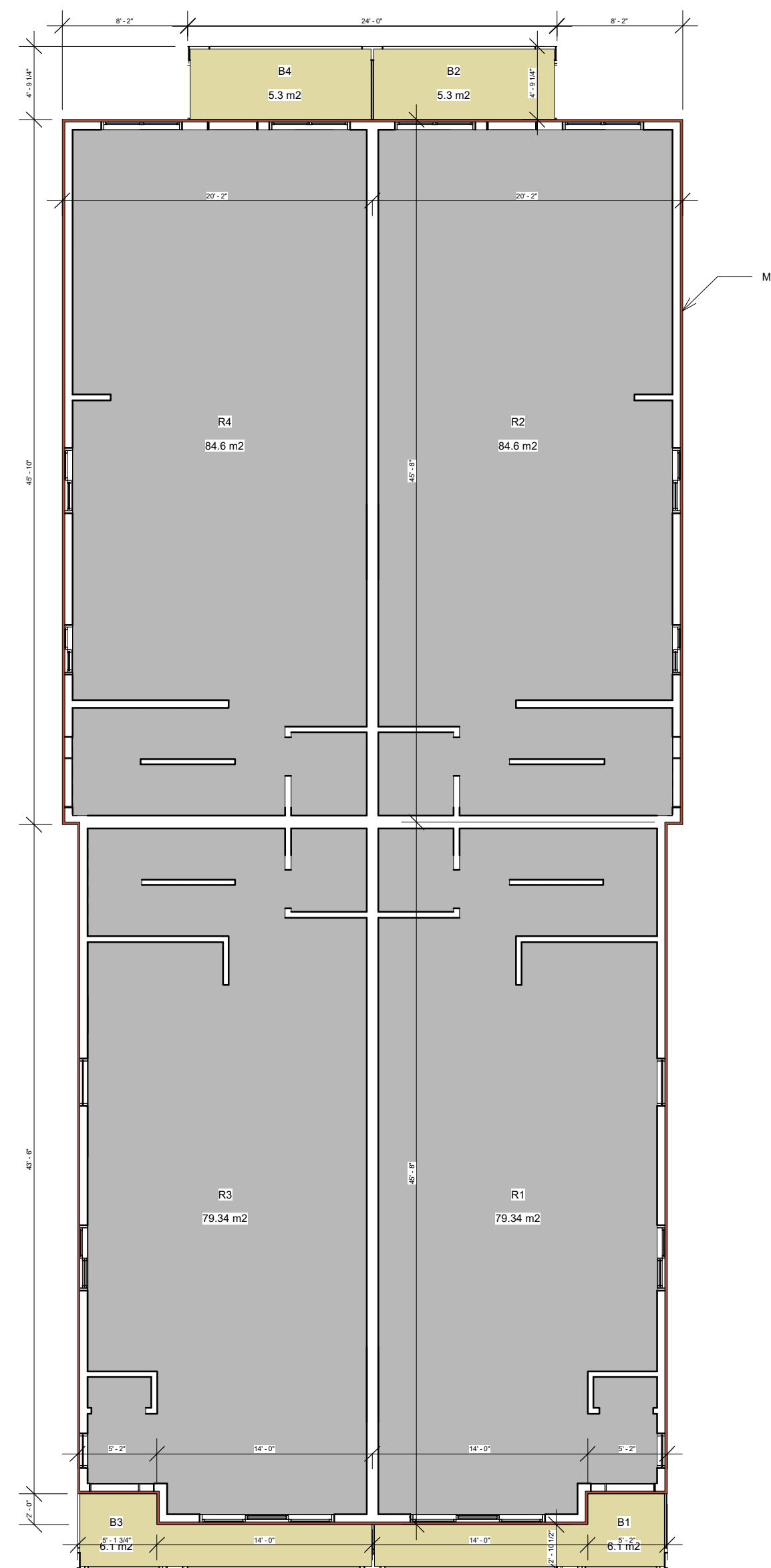
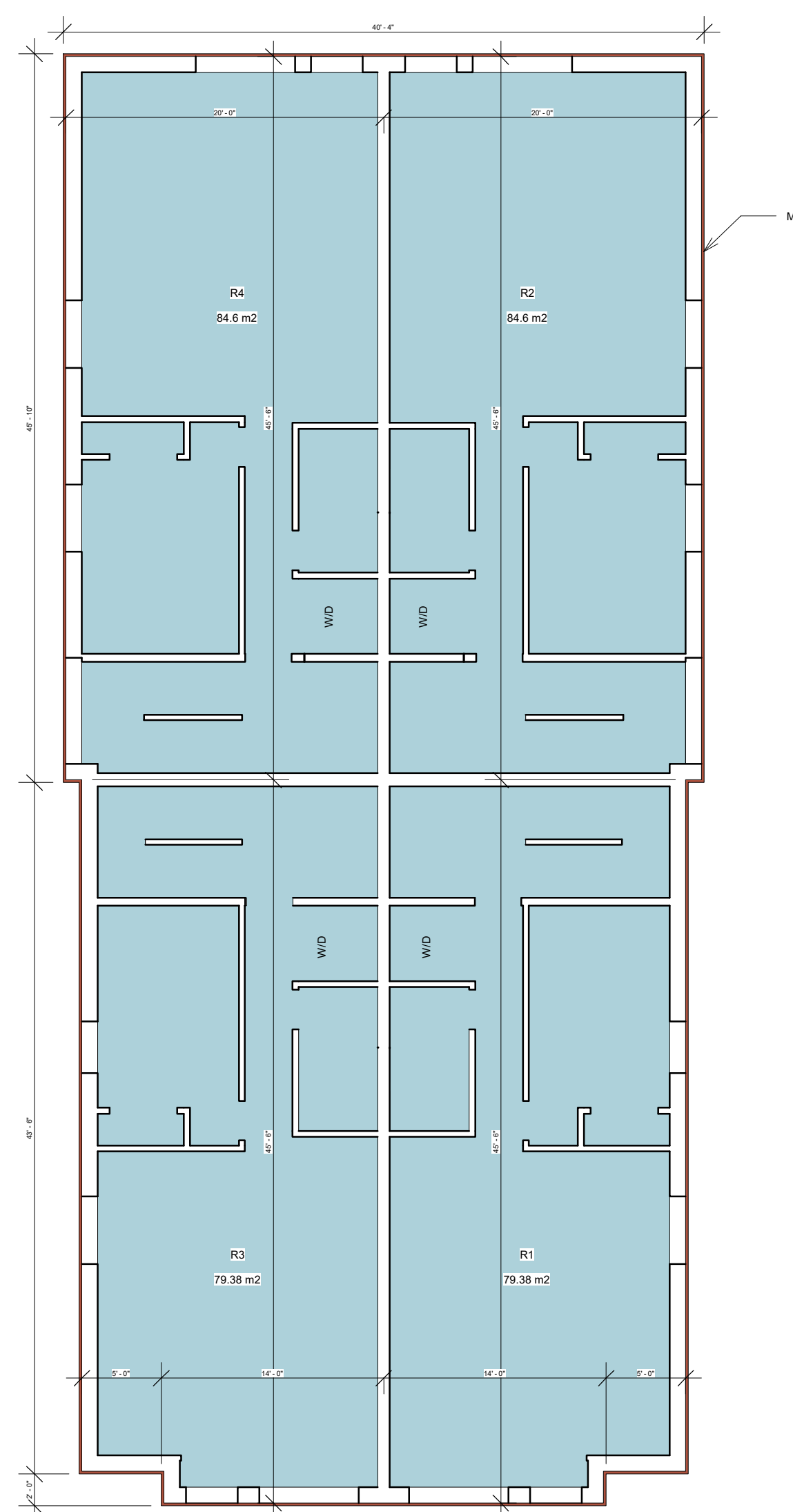
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BASEMENT

- FSR AREA
- EXCLUSION - INSULATION MATERIAL
- EXCLUSION - CELLARS

AREA SCHEDULE (BASEMENT-FSR AREAS)			
Level	Name	Area	
R1	BASEMENT FSR AREA - RESIDENTIAL	0 m ²	
R2	BASEMENT FSR AREA - RESIDENTIAL	0 m ²	
R3	BASEMENT FSR AREA - RESIDENTIAL	0 m ²	
R4	BASEMENT FSR AREA - RESIDENTIAL	0 m ²	
BASEMENT			0 m ²

AREA SCHEDULE (BASEMENT-FSR EXCLUSIONS)			
Level	Name	Area	
M1	BASEMENT EXCLUSION - INSULATION MATERIAL	4 m ²	
C1	BASEMENT EXCLUSION - CELLARS	79.38 m ²	
C2	BASEMENT EXCLUSION - CELLARS	84.6 m ²	
C3	BASEMENT EXCLUSION - CELLARS	79.38 m ²	
C4	BASEMENT EXCLUSION - CELLARS	84.6 m ²	
BASEMENT			331.96 m ²

GROSS FLOOR AREA			
GFA - BASEMENT			331.96 m ²

MAIN FLOOR

- FSR AREA
- EXCLUSION - INSULATION MATERIAL
- EXCLUSION - OPEN APPENDAGES

AREA SCHEDULE (MAIN FLOOR-FSR AREAS)			
Level	Name	Area	
R1	MAIN FLOOR FSR AREA - RESIDENTIAL	79.34 m ²	
R2	MAIN FLOOR FSR AREA - RESIDENTIAL	84.6 m ²	
R3	MAIN FLOOR FSR AREA - RESIDENTIAL	79.34 m ²	
R4	MAIN FLOOR FSR AREA - RESIDENTIAL	84.6 m ²	
MAIN FLOOR			327.88 m ²

AREA SCHEDULE (MAIN FLOOR-FSR EXCLUSIONS)			
Level	Name	Area	
M1	MAIN FLOOR EXCLUSION - INSULATION MATERIAL	4 m ²	
B1	MAIN FLOOR EXCLUSION - BALCONY	6.1 m ²	
B2	MAIN FLOOR EXCLUSION - BALCONY	5.3 m ²	
B3	MAIN FLOOR EXCLUSION - BALCONY	6.1 m ²	
B4	MAIN FLOOR EXCLUSION - BALCONY	5.3 m ²	
MAIN FLOOR			26.8 m ²

GROSS FLOOR AREA			
GFA - MAIN FLOOR			354.68 m ²

UPPER FLOOR

- FSR AREA
- EXCLUSION - INSULATION MATERIAL
- EXCLUSION - OPEN APPENDAGES

AREA SCHEDULE (UPPER FLOOR-FSR AREAS)			
Level	Name	Area	
R1	UPPER FLOOR FSR AREA - RESIDENTIAL	83.26 m ²	
R2	UPPER FLOOR FSR AREA - RESIDENTIAL	84.1 m ²	
R3	UPPER FLOOR FSR AREA - RESIDENTIAL	83.26 m ²	
R4	UPPER FLOOR FSR AREA - RESIDENTIAL	84.1 m ²	
UPPER FLOOR			334.5 m ²

AREA SCHEDULE (UPPER FLOOR-FSR EXCLUSIONS)			
Level	Name	Area	
M1	UPPER FLOOR EXCLUSION - INSULATION MATERIAL	4 m ²	
B1	UPPER FLOOR EXCLUSION - BALCONY	3.3 m ²	
B2	UPPER FLOOR EXCLUSION - BALCONY	5.25 m ²	
B3	UPPER FLOOR EXCLUSION - BALCONY	3.3 m ²	
B4	UPPER FLOOR EXCLUSION - BALCONY	5.25 m ²	
	UPPER FLOOR EXCLUSION - GREEN BUILDING	2.22 m ²	
UPPER FLOOR			20.32 m ²

GROSS FLOOR AREA			
GFA - UPPER FLOOR			354.82 m ²

ROOF

- FSR AREA
- EXCLUSION - OPEN APPENDAGES
- EXCLUSION - OPEN APPENDAGES

AREA SCHEDULE (ROOF-FSR AREAS)			
Level	Name	Area	
S1	ROOF FSR AREA - RESIDENTIAL	4.3 m ²	
S2	ROOF FSR AREA - RESIDENTIAL	4.67 m ²	
S3	ROOF FSR AREA - RESIDENTIAL	4.3 m ²	
S4	ROOF FSR AREA - RESIDENTIAL	4.67 m ²	
ROOF			17.94 m ²

AREA SCHEDULE (ROOF-FSR EXCLUSIONS)			
Level	Name	Area	
D1	ROOF EXCLUSION - ROOF DECK	43.90 m ²	
D2	ROOF EXCLUSION - ROOF DECK	40.35 m ²	
D3	ROOF EXCLUSION - ROOF DECK	43.90 m ²	
D4	ROOF EXCLUSION - BROOF DECK	40.35 m ²	
S1	ROOF EXCLUSION - ROOF DECK STAIRWAY	4.3 m ²	
S2	ROOF EXCLUSION - ROOF DECK STAIRWAY	4.67 m ²	
S3	ROOF EXCLUSION - ROOF DECK STAIRWAY	4.3 m ²	
S4	ROOF EXCLUSION - ROOF DECK STAIRWAY	4.67 m ²	
ROOF			186.44 m ²

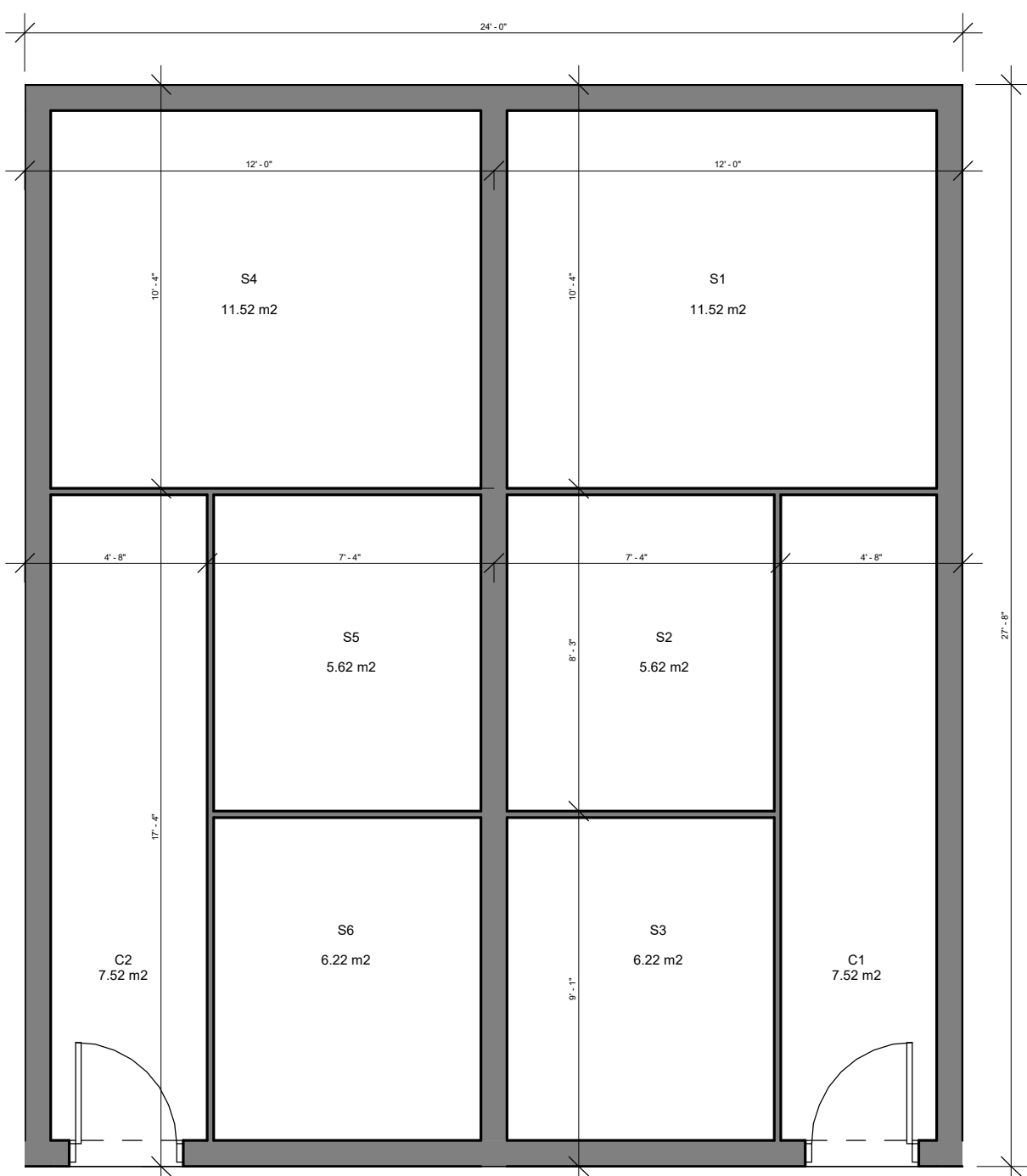
GROSS FLOOR AREA			
GFA - ROOF			204.42 m ²

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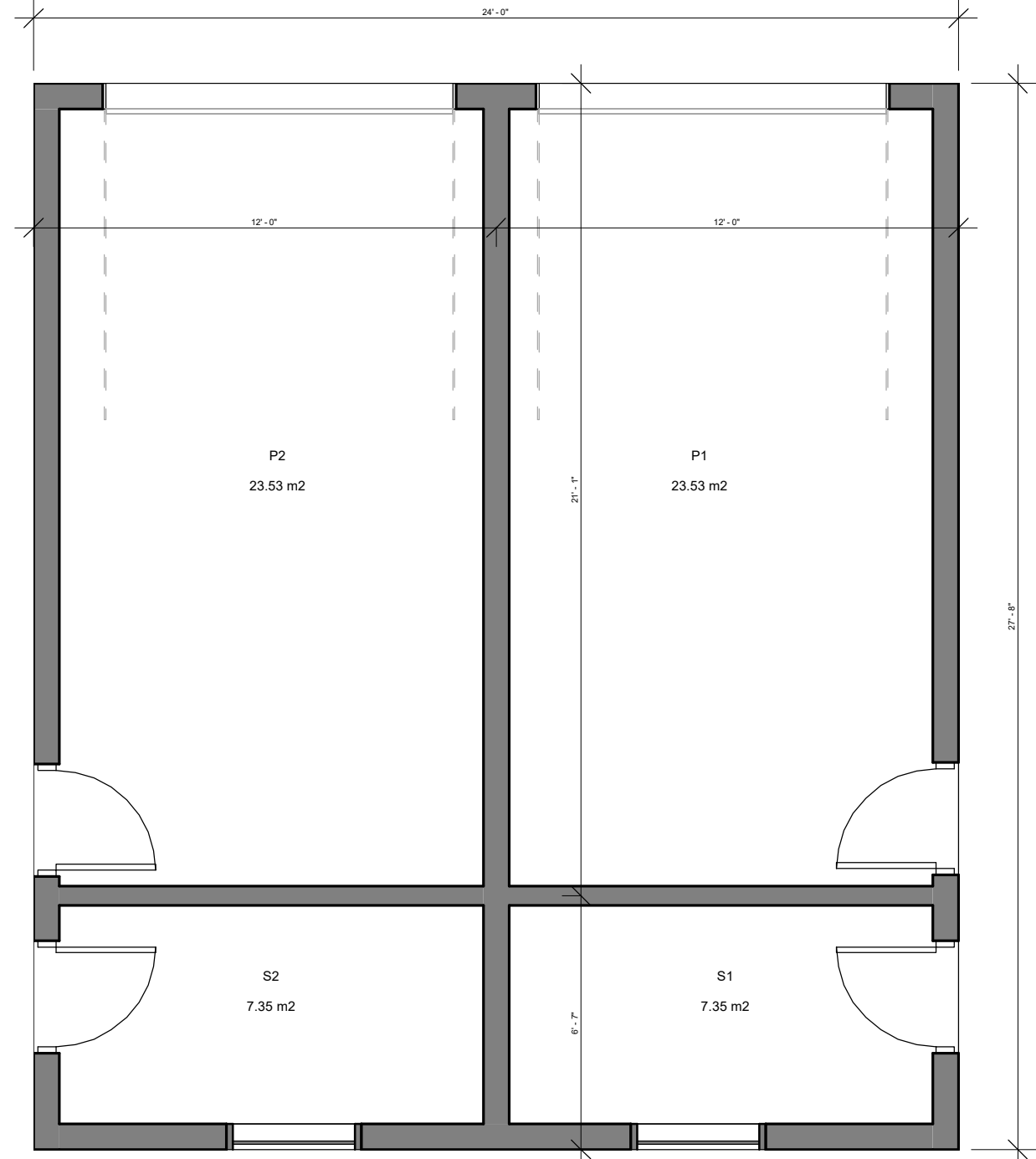
FSR PLANS

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GARAGE - BASEMENT FLOOR PLAN - SCALE 1:50

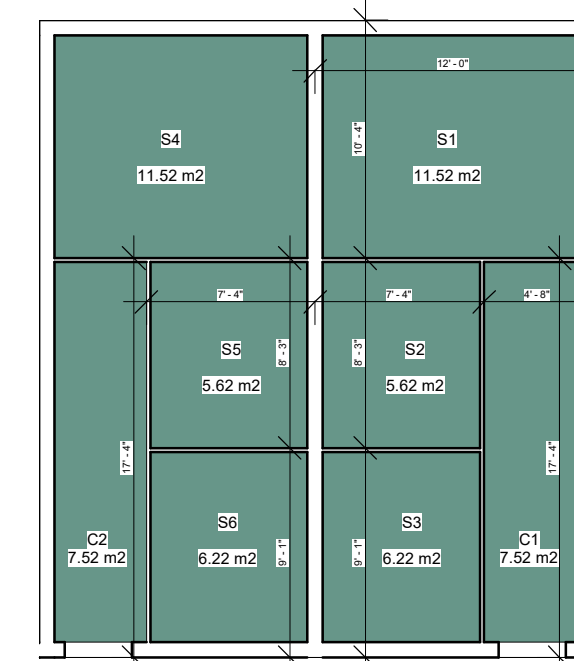


GARAGE - MAIN FLOOR PLAN - SCALE 1:50

GARAGE - BASEMENT

▒ FSR AREA
▒ EXCLUSION - STORAGE

AREA SCHEDULE (BASEMENT- FSR AREAS)			
Level	Name	Area	
BASEMENT	FSR AREA	0 m2	
BASEMENT 0 m2			



AREA SCHEDULE (BASEMENT- FSR EXCLUSIONS)			
Level	Name	Area	
S1	BASEMENT	EXCLUSION - STORAGE	11.52 m2
S2	BASEMENT	EXCLUSION - STORAGE	5.62 m2
S3	BASEMENT	EXCLUSION - STORAGE	6.22 m2
S4	BASEMENT	EXCLUSION - STORAGE	11.52 m2
S5	BASEMENT	EXCLUSION - STORAGE	5.62 m2
S6	BASEMENT	EXCLUSION - STORAGE	6.22 m2
C1	BASEMENT	EXCLUSION - CELLAR	7.52 m2
C2	BASEMENT	EXCLUSION - CELLAR	7.52 m2
BASEMENT 61.76 m2			

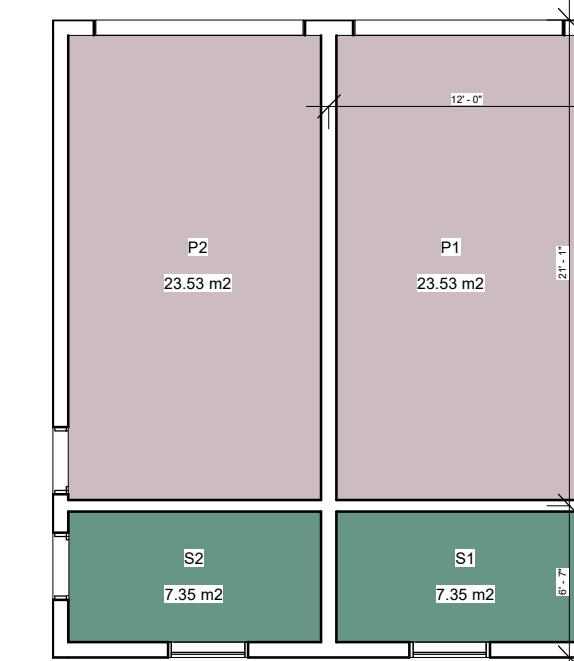
AREA SCHEDULE (BASEMENT- FSR EXCLUSIONS)			
Level	Name	Area	
BASEMENT 0 m2			
MAIN FLOOR 0 m2			
GFA - BASEMENT 61.76 m2			

GROSS FLOOR AREA			
Level	Name	Area	
GFA - BASEMENT 61.76 m2			

GARAGE - MAIN FLOOR

▒ FSR AREA
▒ EXCLUSION - STORAGE
▒ EXCLUSION - PARKING

AREA SCHEDULE (MAIN FLOOR- FSR AREAS)			
Level	Name	Area	
MAIN FLOOR	FSR AREA	0 m2	
MAIN FLOOR 0 m2			



AREA SCHEDULE (MAIN FLOOR- FSR EXCLUSIONS)			
Level	Name	Area	
S1	MAIN FLOOR	EXCLUSION - STORAGE	7.35 m2
S2	MAIN FLOOR	EXCLUSION - STORAGE	7.35 m2
P1	MAIN FLOOR	EXCLUSION - PARKING	23.53 m2
P2	MAIN FLOOR	EXCLUSION - PARKING	23.53 m2
MAIN FLOOR 61.76 m2			

AREA SCHEDULE (MAIN FLOOR- FSR EXCLUSIONS)			
Level	Name	Area	
MAIN FLOOR 0 m2			
GROSS FLOOR AREA 61.76 m2			

GROSS FLOOR AREA			
Level	Name	Area	
GFA - MAIN FLOOR 61.76 m2			



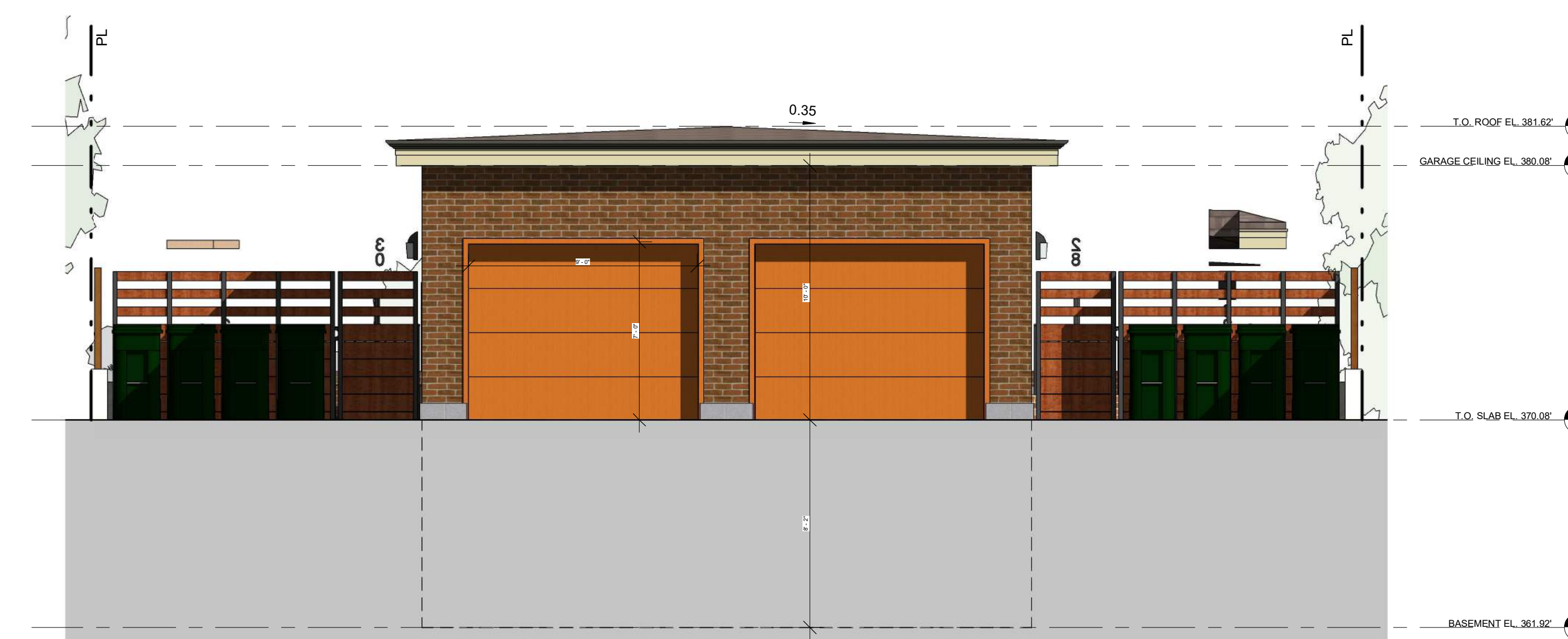
GARAGE - EAST ELEVATION - SCALE 1:50



GARAGE - SOUTH ELEVATION - SCALE 1:50



GARAGE - WEST ELEVATION - SCALE 1:50



GARAGE - NORTH ELEVATION - SCALE 1:50



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GARAGE

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