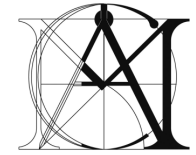


# 1325 W 70th Avenue, 6-STOREY SECURED MARKET RENTAL HOUSING



**MATTHEW CHENG  
ARCHITECT INC.**  
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3021 / Fax: (604) 731-3908  
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Project Title

**1325 W 70th Ave.  
Vancouver, BC**

Sheet Title

**Cover**

Drawn: **HR**

Checked: **MC**

Scale:

Project Number:

Revision Date: \_\_\_\_\_ Dwg. No.:

Print Date: \_\_\_\_\_ **A001**

Print Code: 183



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Leonyhuang@gmail.com

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SURVEYOR:

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Geotechnical

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Civil, Storm Water Management Plan

**Core Concept**  
220-2639 Viking Way  
Richmond, BC V6V 3B7  
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P: 604 249 5040  
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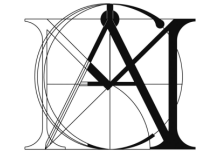
Energy Advisor

**Straiton Engineering Ltd**  
203-33386 South Fraser Way  
Abbotsford, BC V2S 2B5  
CONTACT: Mike Dixon  
P: 604 217 4034  
E: mdixon@straitoneng.com

Landscape

**PMG lanscape Architects Ltd**  
C100 4185 Still Creek Dr.  
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E: pat@pmglandscape.com

# 1325 W 70th Avenue, 6-STOREY SECURED MARKET RENTAL HOUSING



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Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Data, Unit Size

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Checked: Checker

Scale:

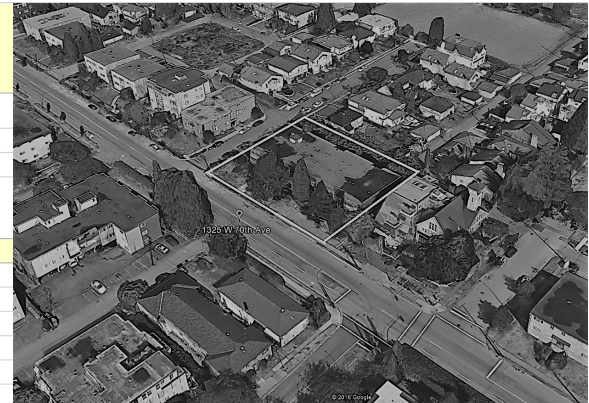
Project Number:

Revision Date: \_\_\_\_\_ Dwg. No.: \_\_\_\_\_

Print Date: 12/07/17 **A002**

Print Code: 183

ZONING INFORMATION SUMMARY				
Property Address 1325 W 70th Avenue, Vancouver, BC				
Legal Lot A Plan EPP				
Formally Lots 1, 2, and 3, Block 40, Plan 6877, and of Lot 20, Block 39, Plan 2833, All of Block B, District Lots 319, 323, and 324, Group 1, NWD				
	sq ft	m2	ft	m
Gross Lot Area	20308.60	1886.73		
Future Road (Deduction)	3082.50	286.37		
Net Lot Area	17226.10	1600.36		
Lot Width ft	94.93 ft		94.93	28.93
	Existing	Permitted	Proposed	
Zone	RM-3A	Marpole PlcCD		2 BLDG
Front yard	20' (6.09m)	12' (3.7m)	12' (3.7m)	AREA CALCULATION
Rear yard	25' (7.7m)	12' (3.7m)	12' (3.7m)	BLDG A
Side yard	7' (2.1m)	8' (2.4m)	8' (2.4m)	BLDG B
Exterior side yard	19.69' (6.0m)	12' (3.7m)	19.69' (6.0m)	
Building Height	35.1' (10.7m)	6 storey	62.51' (19.05m)	FSR
				2.40
FSR	100	2.5	2.38	
	Site coverage less than 50%-0.12	50771.5	48358.32 sq ft	
	Site exceeds 837sm. 0.225	4716.82	4492.63 m2	
	Underground parking - 0.20			
	Total - 1.575			
Parking	Resident: area/125	Visitor: 5%	Residential	1 BLDG
Required	35.94	1.80	37.74	38
Standard Car	Standard Car			44
H/C	1 for 7 units + 46x 0.034		2.56=3	3(6)
Small Car	25% of Required parking		10	0
Total Provided				50
	Required		Provided	Rental Units
Bike Storage	1.5 per each unit under 65m2/699.65sf			Studio
	2.5 per each unit over 65m2/699.65sf and under 105me/1130.21sf			1 bedroom
	53x 1.5	79.5		2 bedroom
	13x 2.5	32.5		3 bedroom
total		112		112
Storage	65			65
				Total rental units
				9
				14
				14
				13
				9
				6
				65 total



Area Schedule (Rentable)				
Level	Number	Name	Area	Count

1 BED				
Level 1	102	1 BED	574.76 SF	1
Level 1	103	1 BED	561.08 SF	1
Level 1	104	1 BED	562.04 SF	1
Level 1	105	1 BED	549.54 SF	1
Level 1	106	1 BED	550.98 SF	1
Level 2	202	1 BED	574.76 SF	1
Level 2	203	1 BED	561.08 SF	1
Level 2	204	1 BED	562.05 SF	1
Level 2	205	1 BED	550.58 SF	1
Level 2	206	1 BED	556.65 SF	1
Level 2	207	1 BED	486.45 SF	1
Level 2	210	1 BED	529.37 SF	1
Level 2	212	1 BED	493.15 SF	1
Level 2	213	1 BED	459.68 SF	1
Level 2	214	1 BED	457.67 SF	1
Level 3	302	1 BED	575.49 SF	1
Level 3	303	1 BED	561.81 SF	1
Level 3	304	1 BED	562.05 SF	1
Level 3	305	1 BED	551.60 SF	1
Level 3	306	1 BED	554.02 SF	1
Level 3	307	1 BED	486.45 SF	1
Level 3	310	1 BED	532.32 SF	1
Level 3	313	1 BED	459.68 SF	1
Level 3	314	1 BED	457.67 SF	1
Level 4	402	1 BED	483.44 SF	1
Level 4	403	1 BED	483.44 SF	1
Level 4	404	1 BED	501.68 SF	1
Level 4	405	1 BED	503.22 SF	1
Level 4	409	1 BED	532.32 SF	1
Level 4	412	1 BED	462.06 SF	1
Level 4	413	1 BED	462.06 SF	1
Level 5	503	1 BED	451.74 SF	1
Level 5	504	1 BED	453.40 SF	1
Level 5	505	1 BED	533.65 SF	1
Level 5	509	1 BED	548.07 SF	1
Level 6	602	1 BED	478.19 SF	1
Level 6	603	1 BED	522.73 SF	1
<b>1 BED</b>			<b>19186.92 SF</b>	<b>37</b>

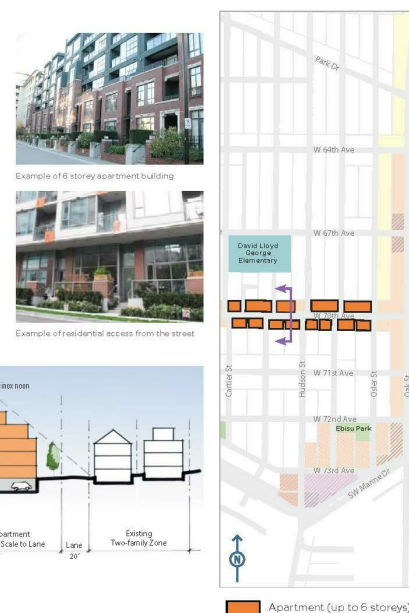
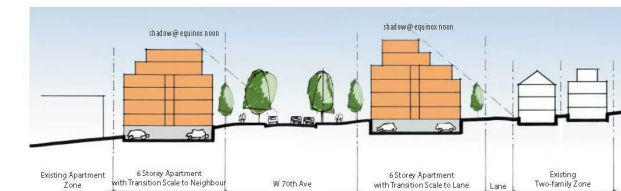
Area Schedule (Rentable)				
Level	Number	Name	Area	Count

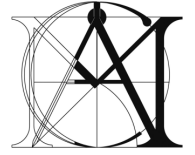
2 BED				
Level 1	101	2 BED	564.81 SF	1
Level 1	108	2 BED	735.90 SF	1
Level 1	109	2 BED	683.47 SF	1
Level 2	201	2 BED	562.16 SF	1
Level 2	208	2 BED	599.80 SF	1
Level 3	301	2 BED	562.89 SF	1
Level 3	308	2 BED	599.80 SF	1
Level 3	312	2 BED	728.80 SF	1
Level 4	407	2 BED	503.07 SF	1
Level 4	411	2 BED	731.25 SF	1
Level 5	501	2 BED	626.02 SF	1
Level 5	502	2 BED	781.97 SF	1
Level 5	507	2 BED	705.69 SF	1
Level 5	508	2 BED	689.83 SF	1
Level 6	601	2 BED	731.92 SF	1
Level 6	605	2 BED	605.01 SF	1
Level 6	606	2 BED	716.49 SF	1
<b>2 BED</b>			<b>11128.88 SF</b>	<b>17</b>
3 BED				
Level 1	107	3 BED	885.49 SF	1
Level 2	209	3 BED	884.78 SF	1
Level 3	309	3 BED	885.49 SF	1
Level 4	401	3 BED	787.94 SF	1
Level 4	408	3 BED	885.49 SF	1
Level 5	506	3 BED	840.72 SF	1
Level 6	604	3 BED	874.72 SF	1
<b>3 BED</b>			<b>6044.62 SF</b>	<b>7</b>
STUDIO				
Level 2	211	STUDIO	379.88 SF	1
Level 3	311	STUDIO	379.88 SF	1
Level 4	406	STUDIO	381.99 SF	1
Level 4	410	STUDIO	379.88 SF	1
<b>STUDIO</b>			<b>1521.62 SF</b>	<b>4</b>

**6.2.5 Apartment (up to 6 storeys)**

- Height: up to 6 storeys.
- FSR: up to 2.5\*
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

\* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form, typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.





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Project Title

**1325 W 70th Ave.  
Vancouver, BC**

Sheet Title

**Context Plan**



**1325 W 70th Avenue,  
6-STOREY SECURED MARKET RENTAL HOUSING**

Drawn: HR

Checked: MC

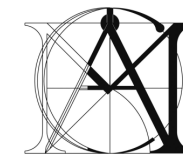
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Revision Date: Dwg. No.:

Print Date: **A003**

Print Code: 183



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Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Design Rational

Drawn: HR

Checked: MC

Scale: As indicated

Project Number:

Revision Date:

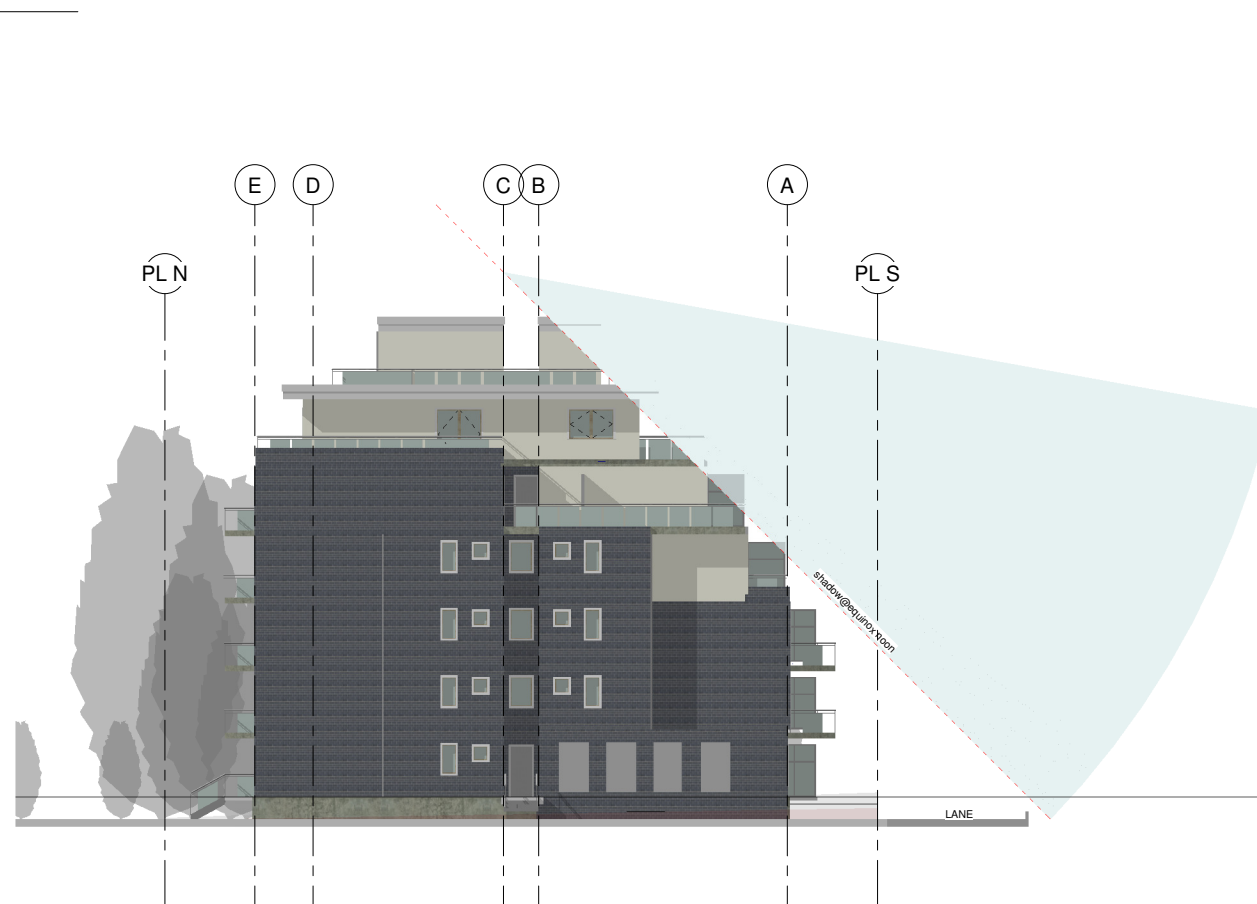
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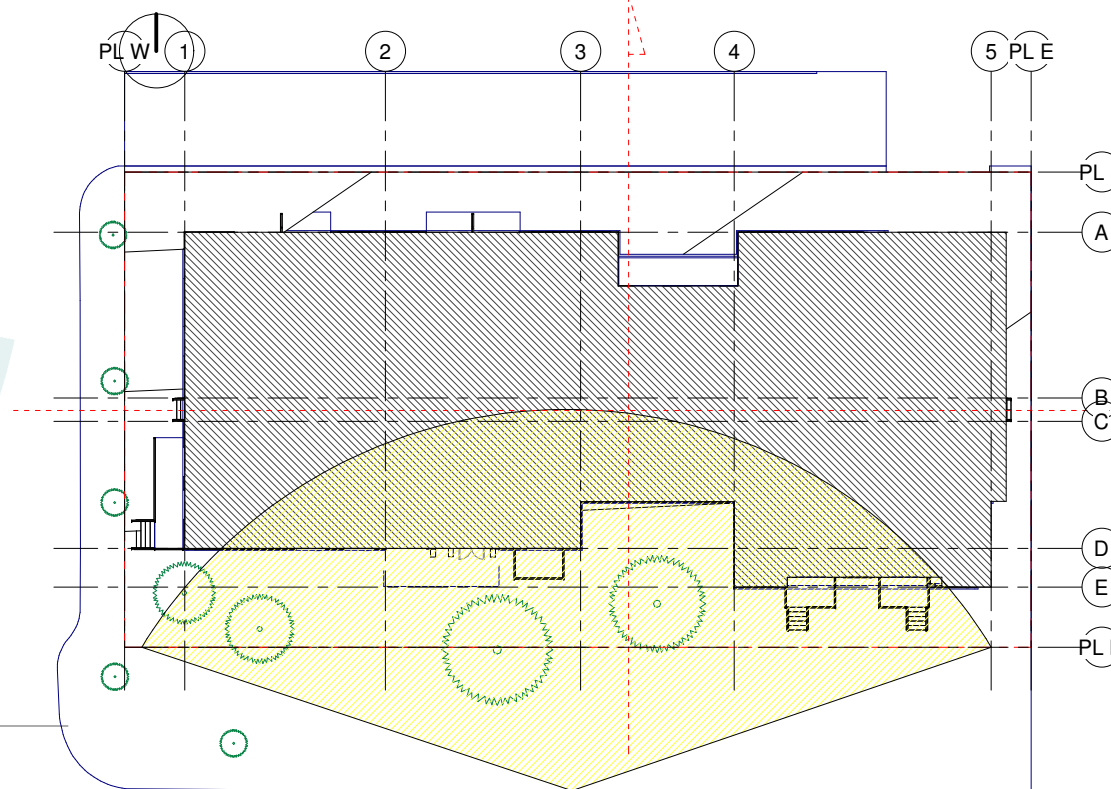
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Print Code: 183

**A005**



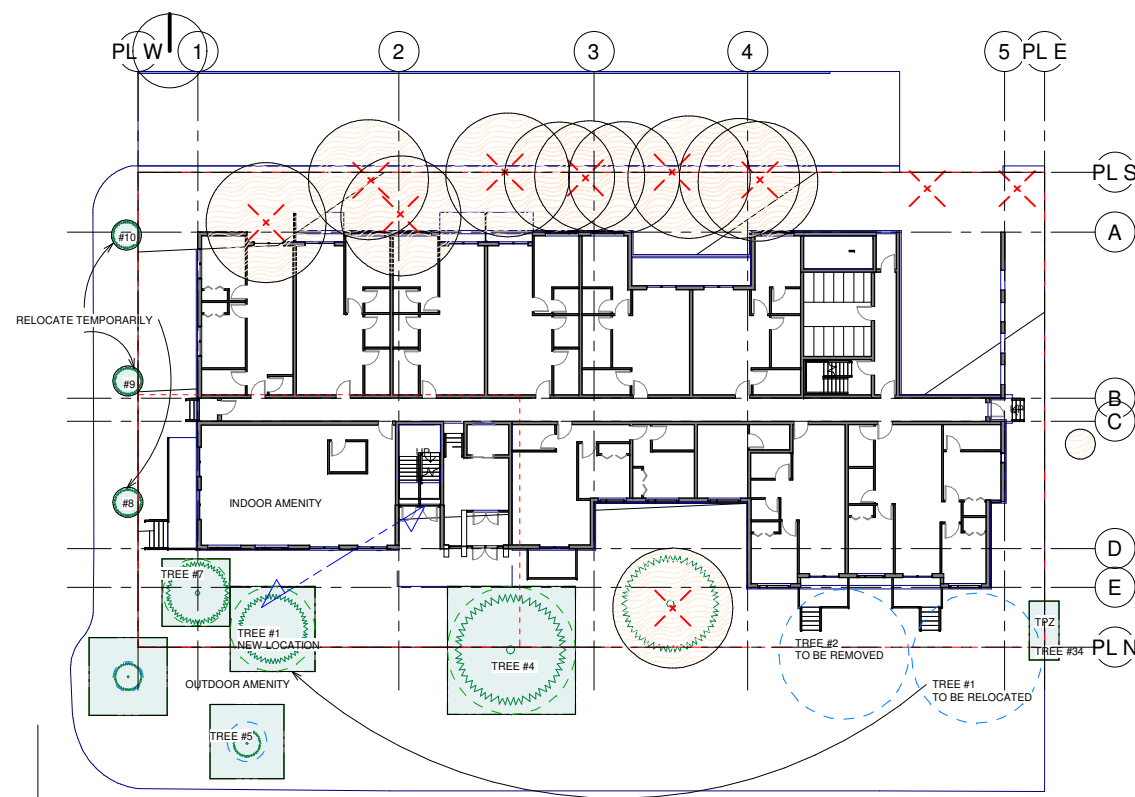
**Shadow@equinox noon**



## Building Orientation

The proposed building is aligned along an east-west axis which is ideal to receive good solar access while neighbouring houses provide protection from the eastern and western sun in the summer.

Also the orientation improves passive gains and thereby reduce the need for mechanical heating or cooling systems. This can also result in lower energy bill, and lower related GHG emission.



## Indoor and Outdoor Amenity Space

Strong connection between indoor and outdoor amenity space in addition having physical and visual connection result a pleasant and safe Amenity space for residents. Rooftop amenity space also has been provided.

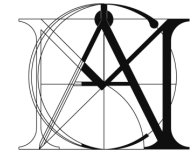
Keeping and relocating trees at south-east corner of site with the connection to the amenity areas, mitigate heat island effect in summer.



South

## Urban Design Consideration

Building mass has been reduced in height at east side to provide more similarity with the single family houses along Montcalm St.



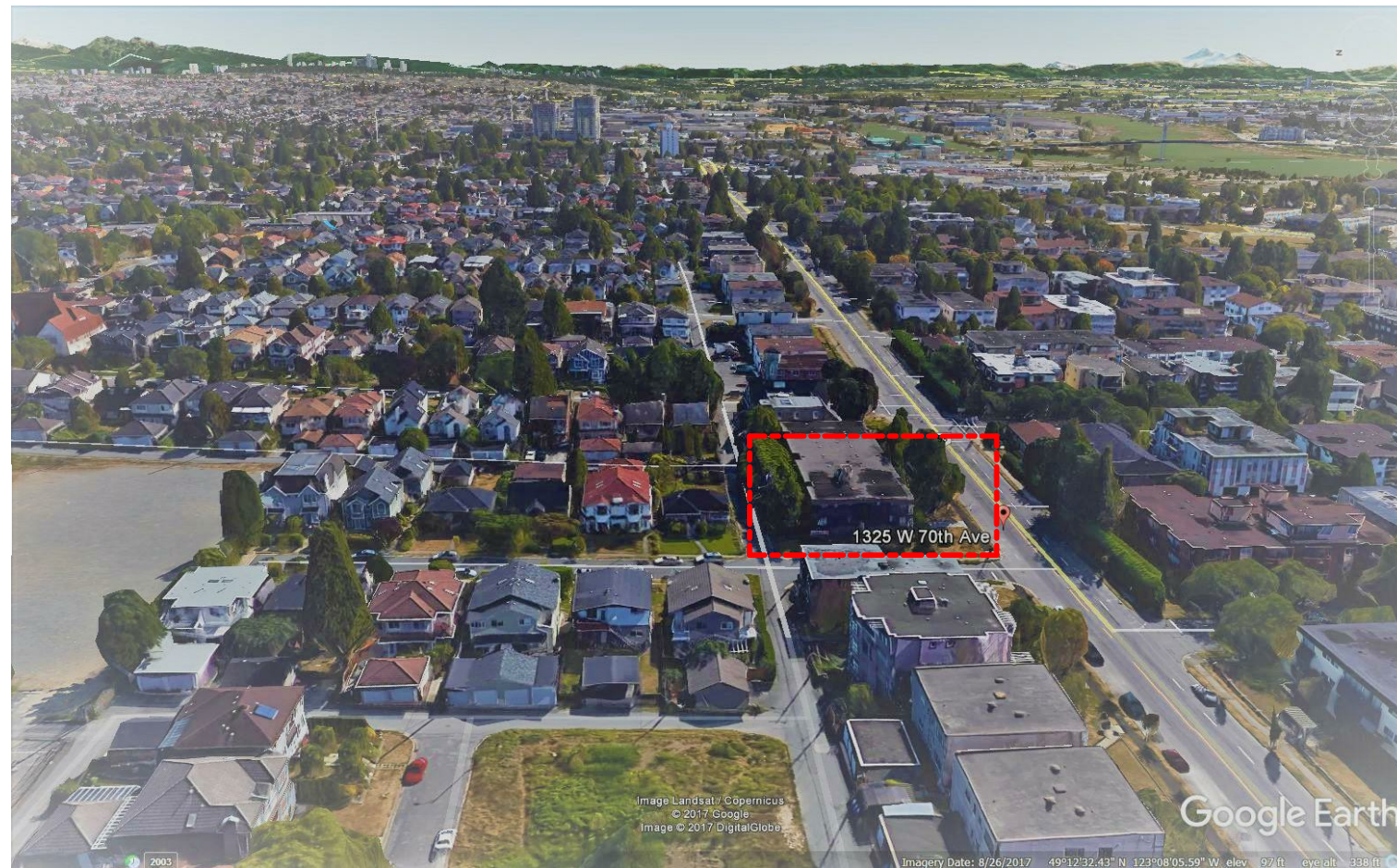
**MATTHEW CHENG  
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East



Project Title

**1325 W 70th Ave.  
Vancouver, BC**

Sheet Title

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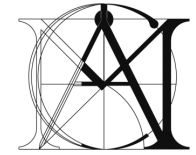
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Print Date:      **A006**

Print Code: 183

1325 W 70th Avenue,  
6-STOrey SECURED MARKET RENTAL HOUSING



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Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Site Plan

Drawn: HR

Checked: MC

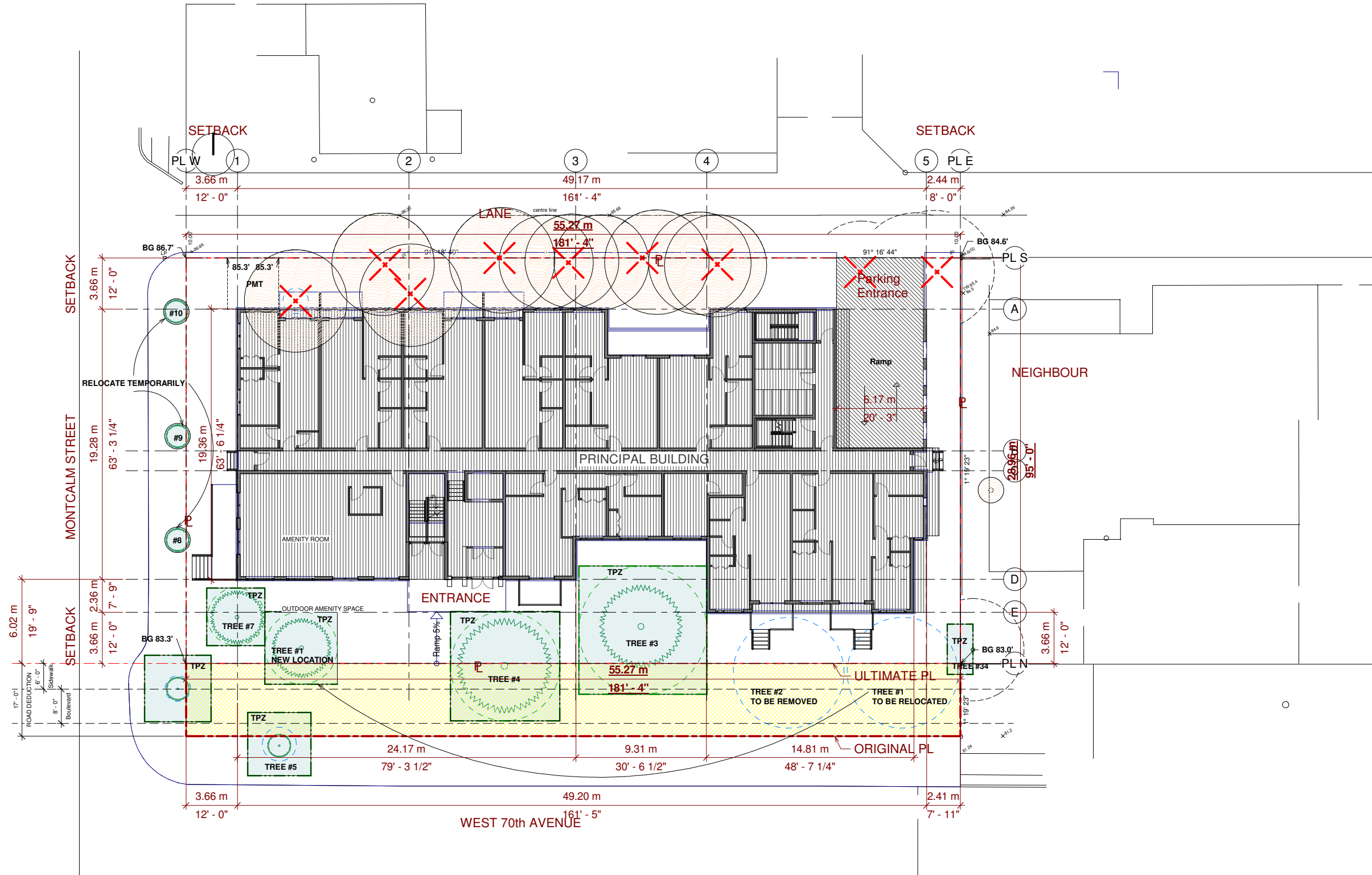
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Project Number:

Revision Date:      Des. No.:

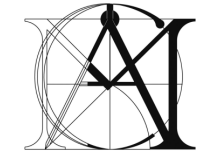
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Print Code: 183



**SITE PLAN**  
3/32" = 1'-0"

1325 W 70th Avenue,  
6-STOUREY SECURED MARKET RENTAL HOUSING



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Project Title

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Sheet Title

Level 1

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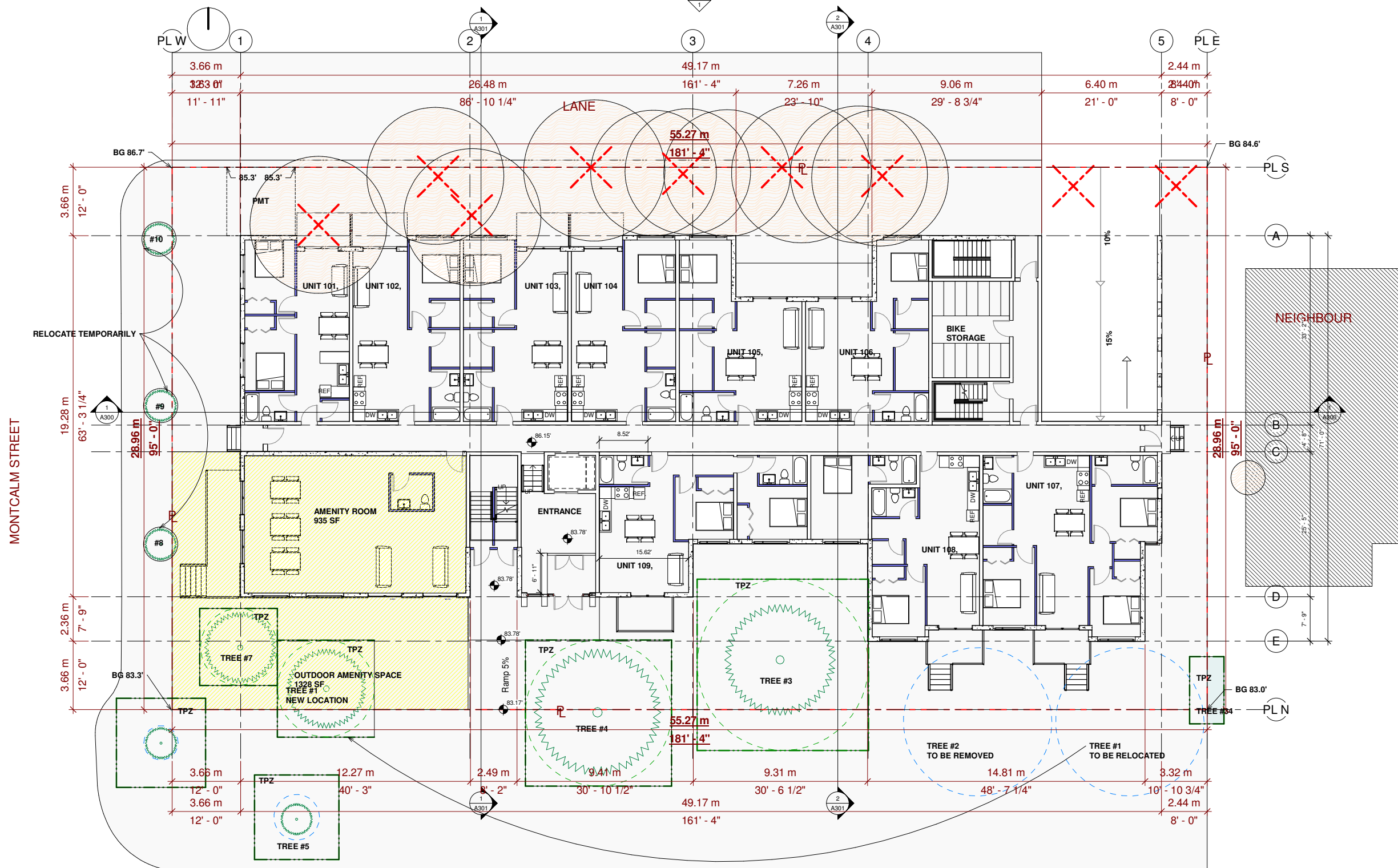
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Revision Date:      Dwg. No.:

Print Date:      **A101**

Print Code: 183



**LEVEL 1**

1/8" = 1'-0"

WEST 70th AVENUE

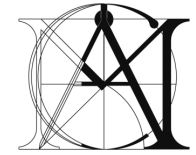
MONTCALM STREET

NEIGHBOUR

A203

A200

1325 W 70th Avenue,  
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Revision:

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Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Level 2

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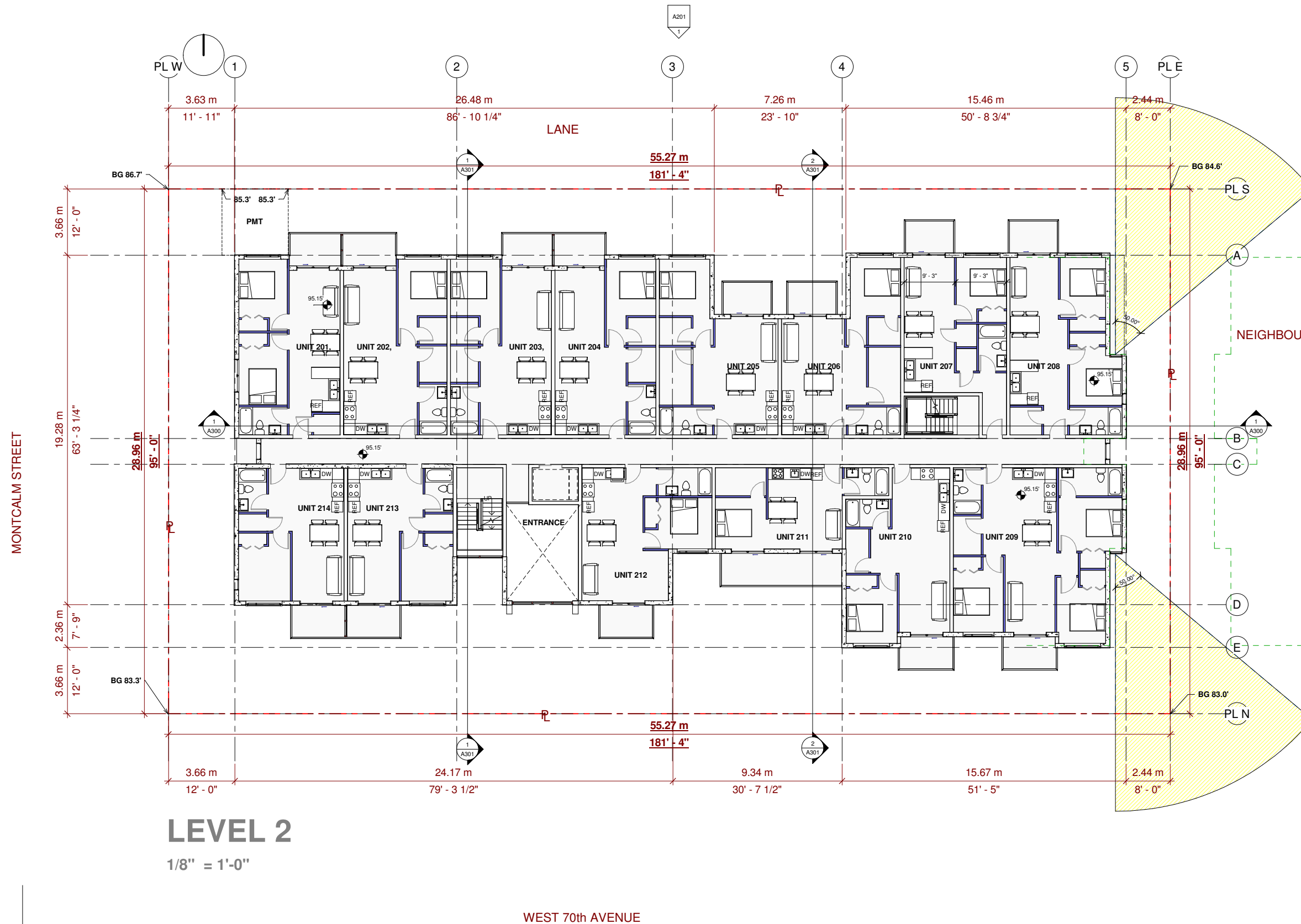
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Revision Date:      Dwg. No.:

Print Date:      **A102**

Print Code: 183



**LEVEL 2**

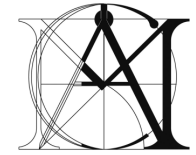
1/8" = 1'-0"

WEST 70th AVENUE





1325 W 70th Avenue,  
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Revision:

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Project Title

1325 W 70th Ave.  
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Sheet Title

Level 3

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Project Number:

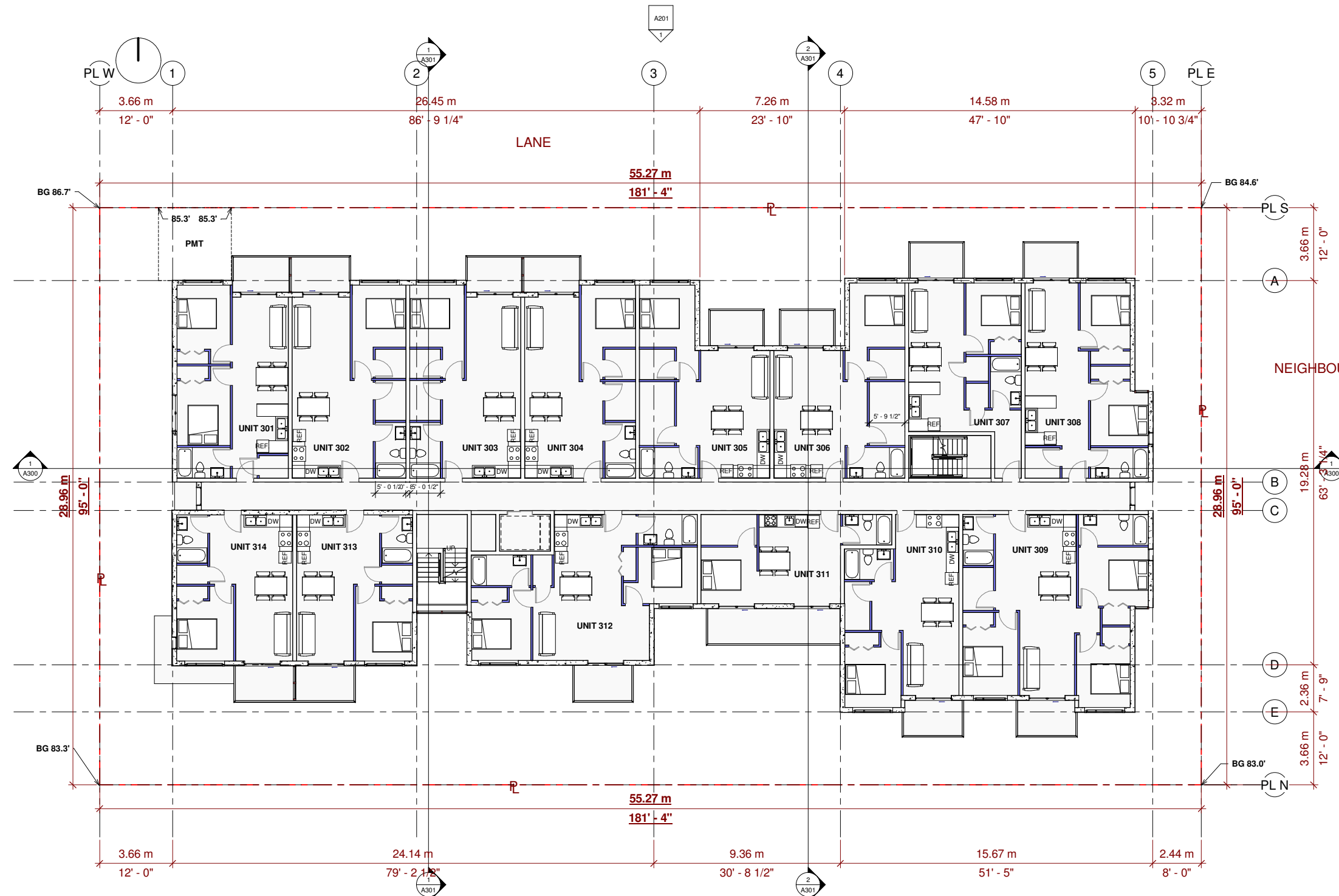
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Desig. No.:

Print Date:  
04/24/17

**A103**

Print Code: 183



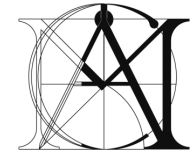
**LEVEL 3**

1/8" = 1'-0"

WEST 70th AVENUE

MONTCALM STREET

1325 W 70th Avenue,  
6-STOREY SECURED MARKET RENTAL HOUSING



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Revision:

Consultants

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Level 4

Drawn: Author

Checked: Checker

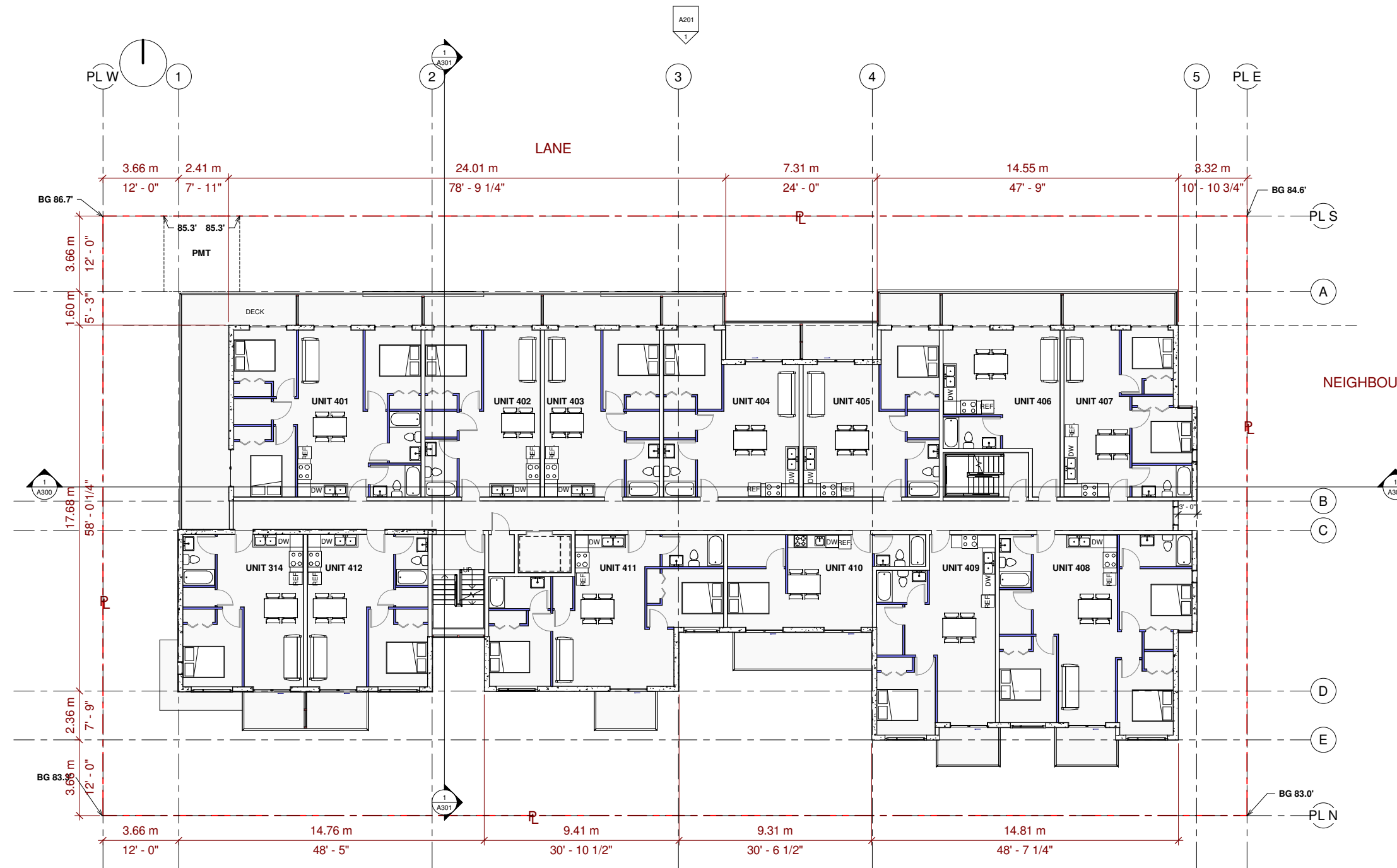
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Project Number:

Revision Date:      Desig. No.:

Print Date:      **A104**

Print Code: 183



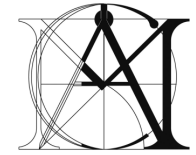
**LEVEL 4**

1/8" = 1'-0"

WEST 70th AVENUE



1325 W 70th Avenue,  
6-STOREY SECURED MARKET RENTAL HOUSING



**MATTHEW CHENG ARCHITECT INC.**  
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
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Revision:

Consultants

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Level 5

Drawn: HR

Checked: MC

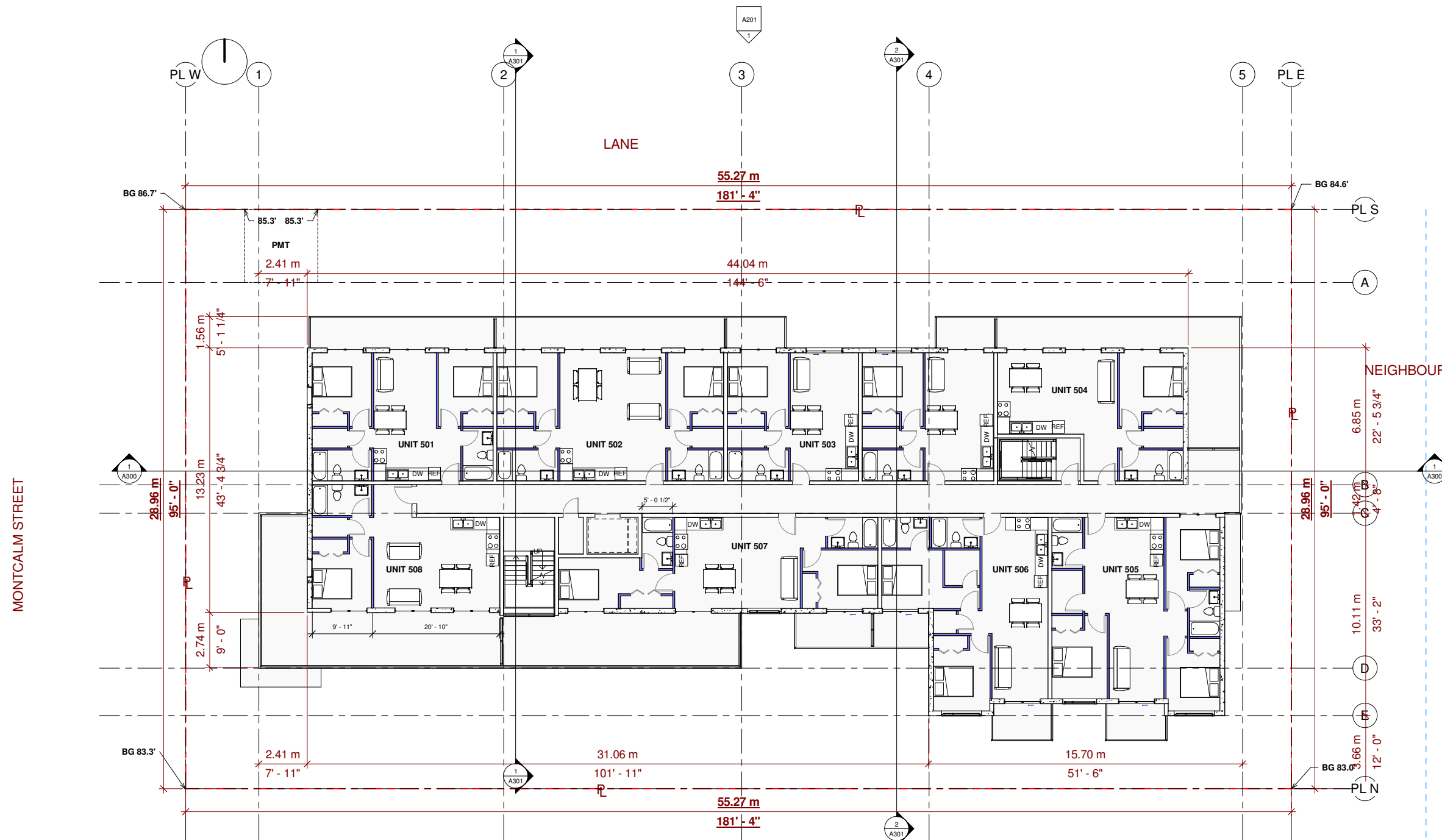
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Project Number:

Revision Date:      Desig. No.:

Print Date:      **A105**

Print Code: 183



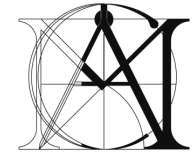
**LEVEL 5**

1/8" = 1'-0"

WEST 70th AVENUE



1325 W 70th Avenue,  
6-STOREY SECURED MARKET RENTAL HOUSING



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Revision:

Consultants

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Level 6

Drawn: HR

Checked: MC

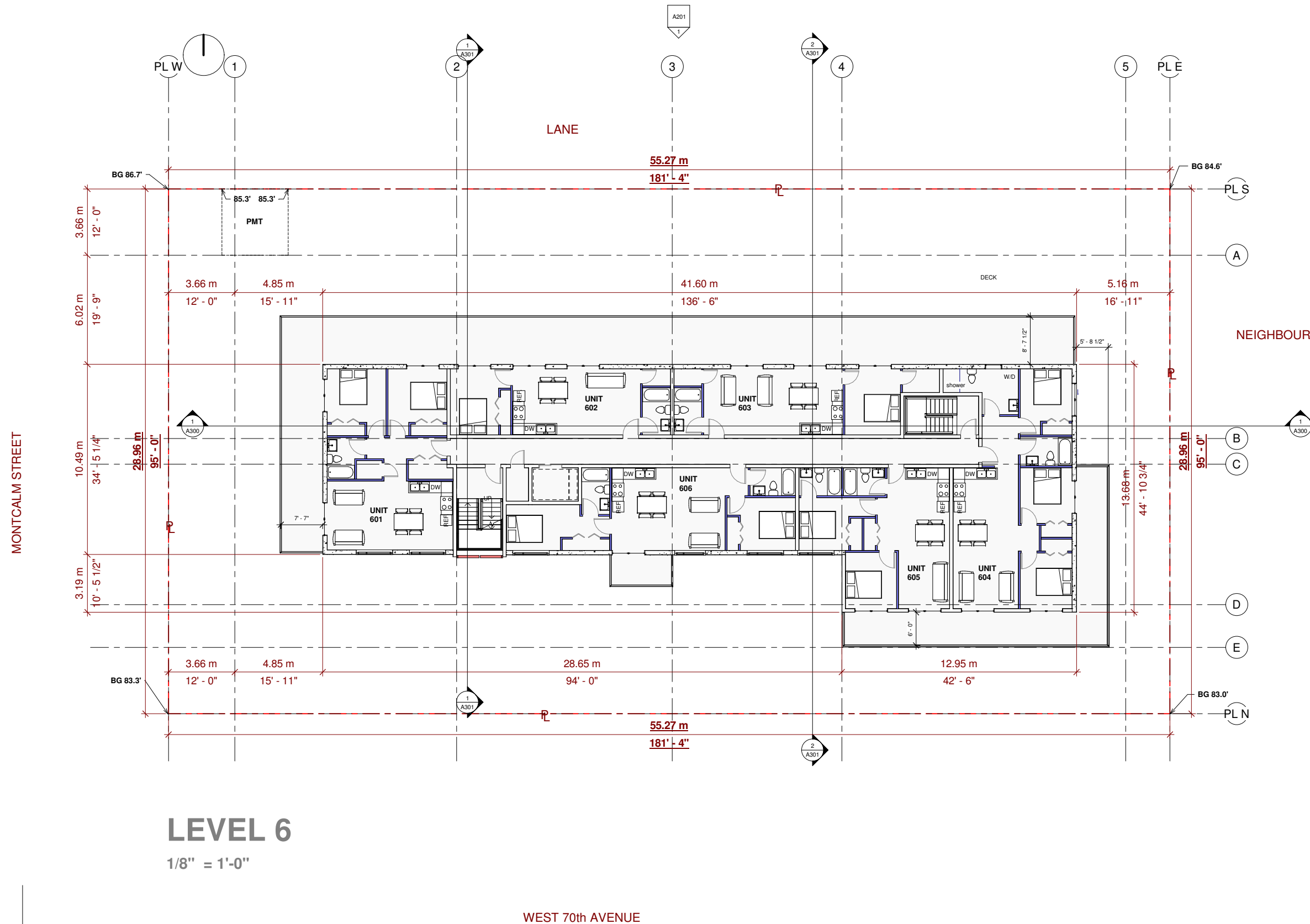
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Project Number:

Revision Date:      Desig. No.:

Print Date:      **A106**

Print Code: 183



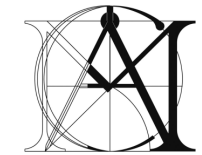
**LEVEL 6**

1/8" = 1'-0"

WEST 70th AVENUE



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Revision:

Consultants:

Project Title:

1325 W 70th Ave.  
Vancouver, BC

Sheet Title:

Roof Plan

Drawn: HR

Checked: MC

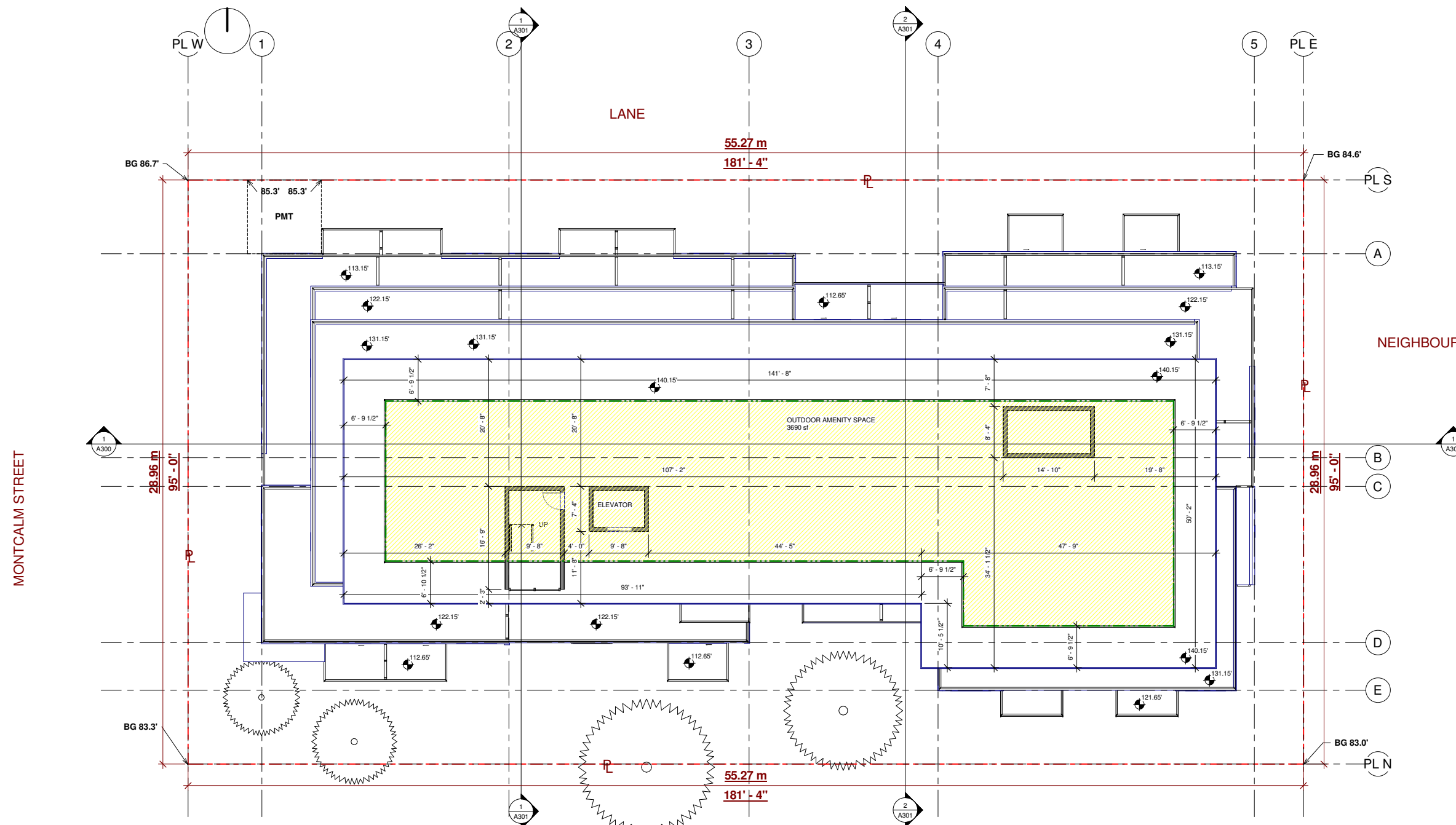
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Project Number:

Revision Date:      Desig. No.:

Print Date:      **A107**

Print Code: 183

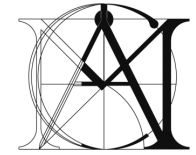


# ROOF PLAN

1/8" = 1'-0"

WEST 70th AVENUE

1325 W 70th Avenue,  
6-STOREY SECURED MARKET RENTAL HOUSING



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Revision:

1 A300 Consultants

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

P1

Drawn: HR

Checked: MC

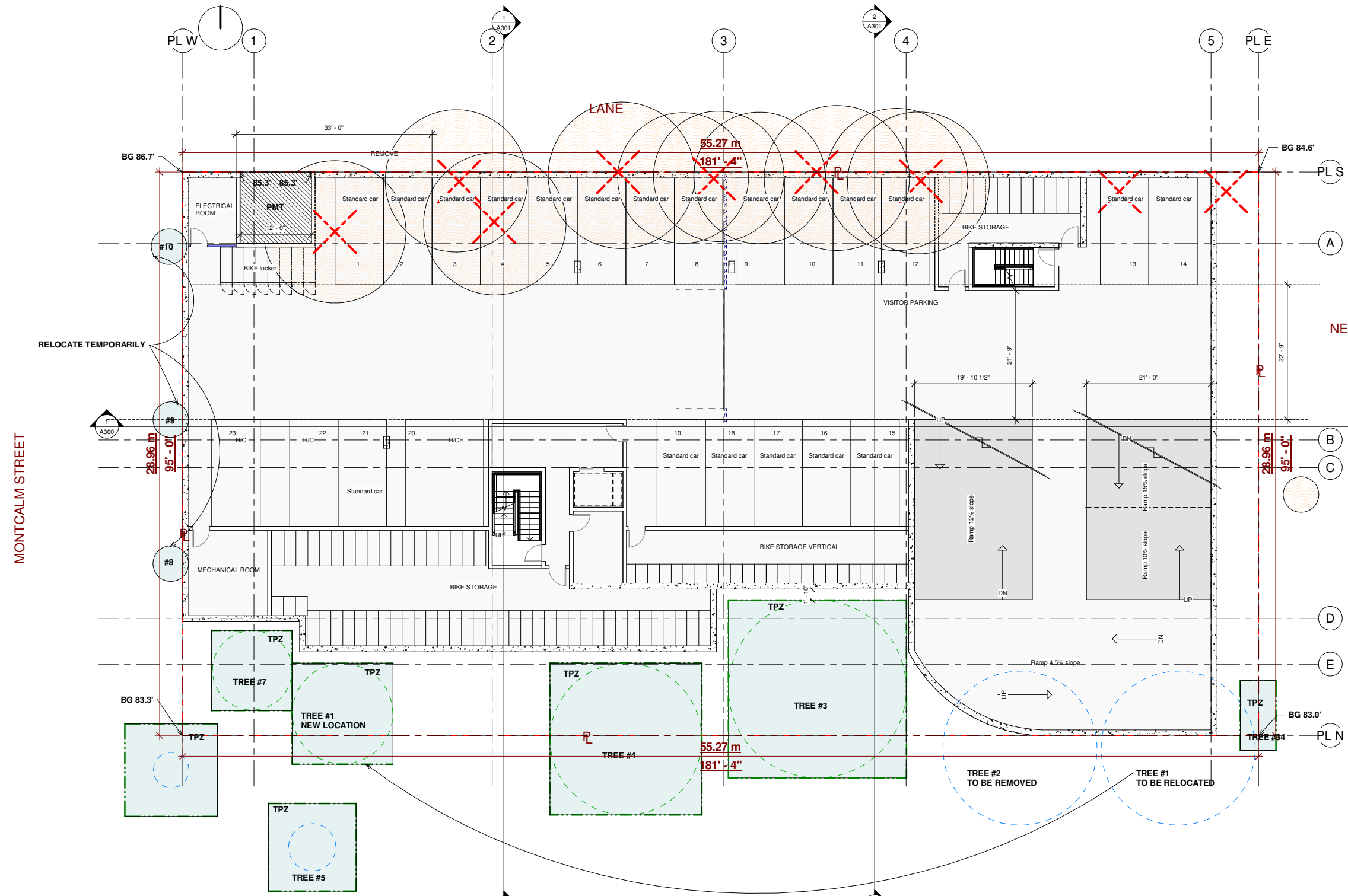
Scale: 1/8" = 1'-0"

Project Number:

Revision Date:      Des. No.:

Print Date:      **A108**

Print Code: 183



MONTCALM STREET

NEIGHBOUR

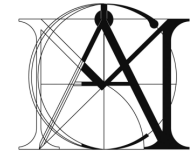
Garbage and Recycle Room

**LEVEL P1**

1/8" = 1'-0"

WEST 70th AVENUE

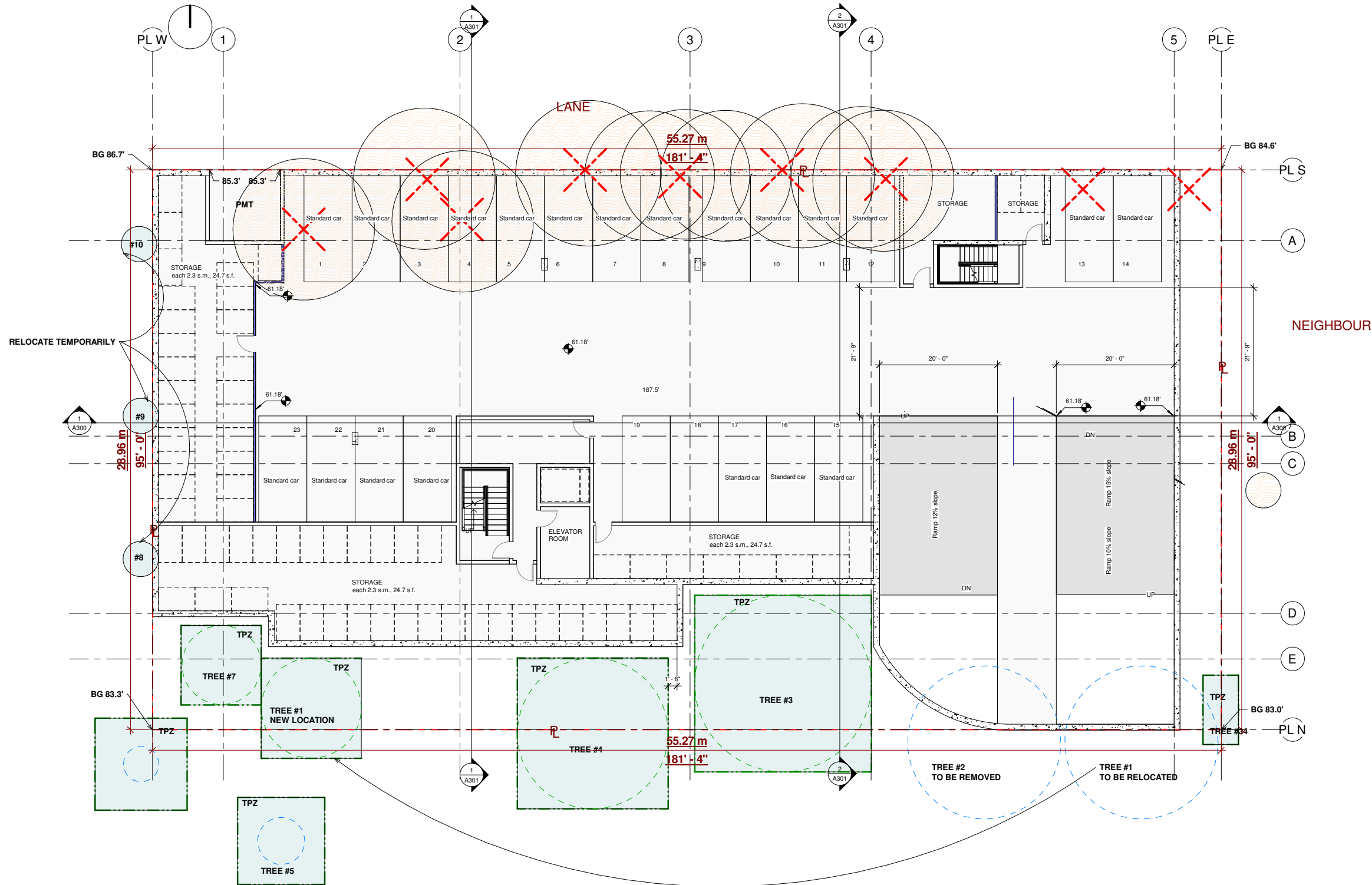
1325 W 70th Avenue,  
6-STOUREY SECURED MARKET RENTAL HOUSING



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ARCHITECT INC.**  
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VANCOUVER, BC V6A 2K9  
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MONTCALM STREET



**LEVEL P2**

1/8" = 1'-0"

WEST 70th AVENUE

Revision:

Consultants

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

P2

Drawn: HR

Checked: MC

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

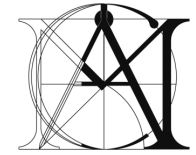
Project Number:

Revision Date:      Des. No.:

Print Date:      **A109**

Print Code: 183

1325 W 70th Avenue,  
6-STOrey SECURED MARKET RENTAL HOUSING



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Revision:

Consultants

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

South Elevation  
(W 70th Ave)

Drawn: HR

Checked: MC

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

Project Number:

Revision Date:      Des. No.:

Print Date:      **A200**

Print Code: 183

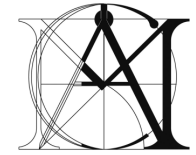


# SOUTH ELEVATION

1/8" = 1'-0"



1325 W 70th Avenue,  
6-STOREY SECURED MARKET RENTAL HOUSING



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Revision:

Consultants

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

North Elevation  
(Lane)

Drawn: HR

Checked: MC

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

Project Number:

Revision Date:      Desig. No.:

Print Date:      **A201**

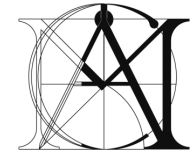
Print Code: 183



**NORTH ELEVATION**

1/8" = 1'-0"

1325 W 70th Avenue,  
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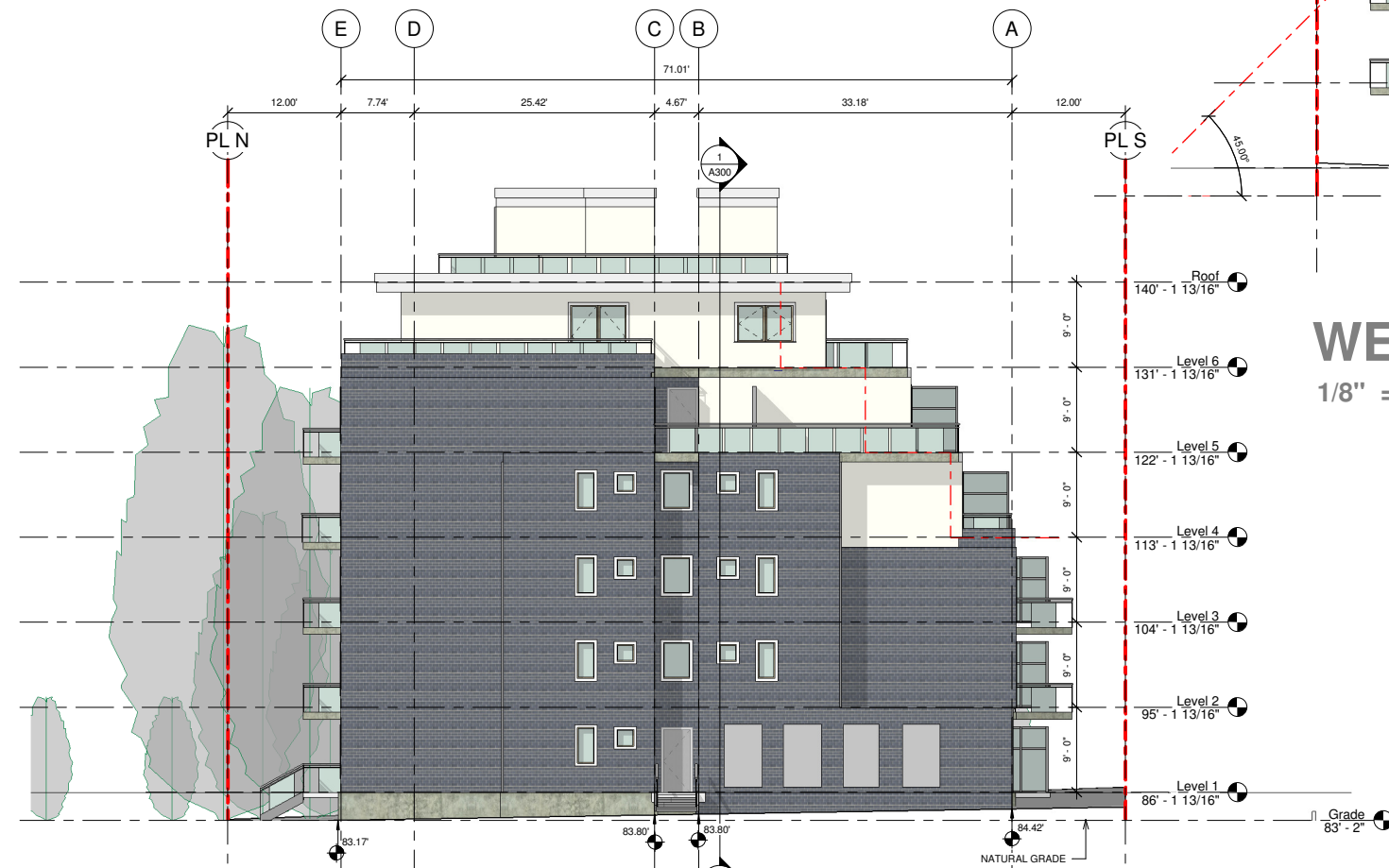
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Revision:

Consultants  
Level 1  
86' - 1 13/16"



**WEST ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"

Project Title  
1325 W 70th Ave.  
Vancouver, BC

Sheet Title  
East, West  
Elevations

Drawn: HR

Checked: MC

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

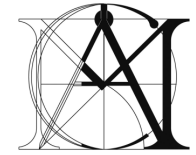
Project Number:

Revision Date:      Dwg. No.:

Print Date:      **A203**

Print Code: 183

1325 W 70th Avenue,  
6-STORY SECURED MARKET RENTAL HOUSING



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Revision:

Consultants:

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Section 1

Drawn: HR

Checked: MC

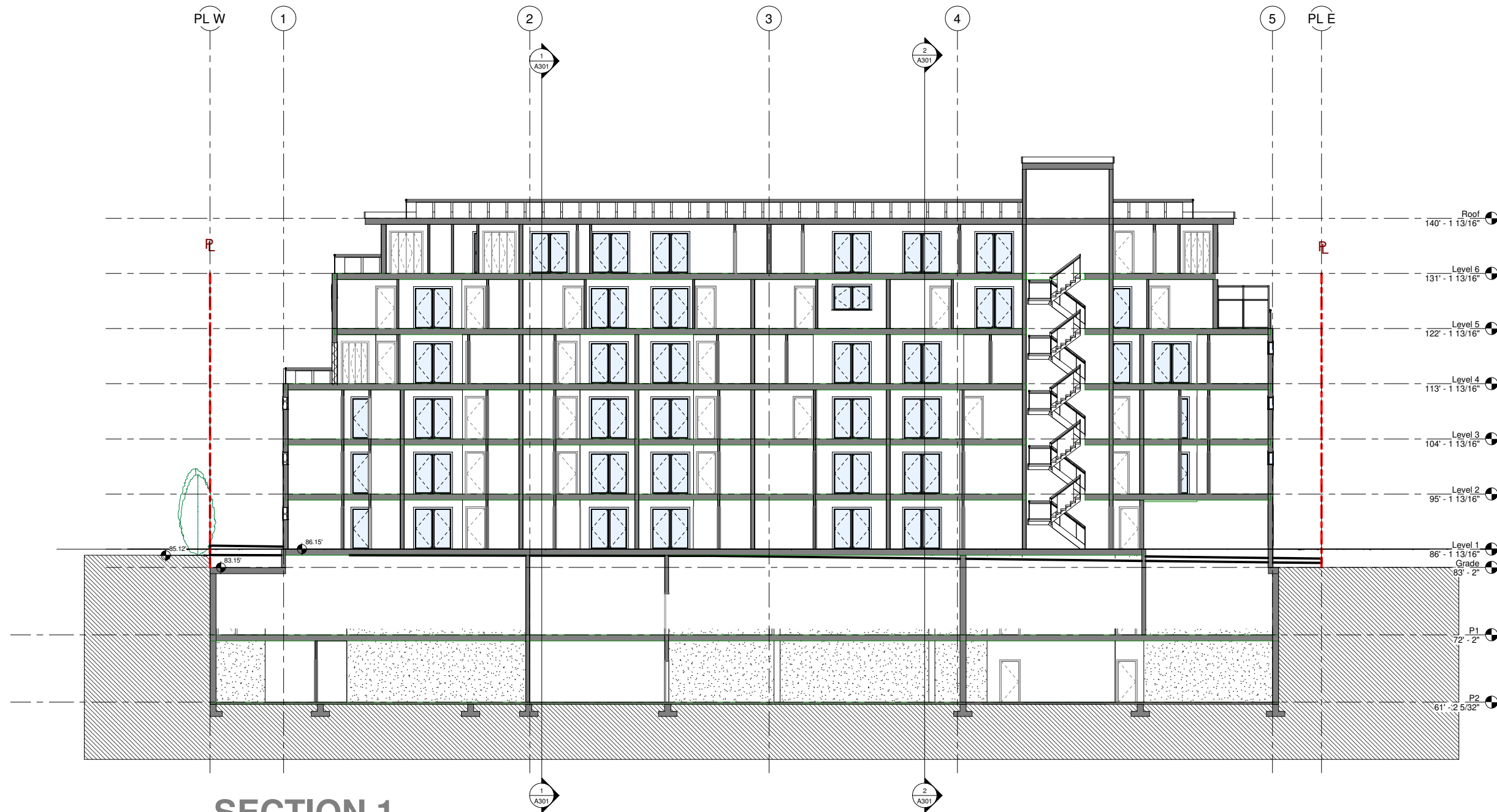
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Project Number:

Revision Date:      Des. No.:

Print Date:      **A300**

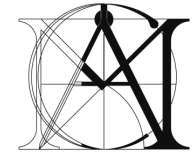
Print Code: 183



**SECTION 1**

1/8" = 1'-0"

1325 W 70th Avenue,  
6-STOrey SECURED MARKET RENTAL HOUSING



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Revision:

Roof

140' - 1 13/16"

Level 6

131' - 1 13/16"

Level 5

122' - 1 13/16"

Level 4

113' - 1 13/16"

Level 3

104' - 1 13/16"

Level 2

95' - 1 13/16"

Level 1

86' - 1 13/16"

Grade

83' - 2"

P1

72' - 2"

P2

61' - 2 5/32"

Section 2

Drawn: HR

Checked: MC

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

Project Number:

Revision Date:

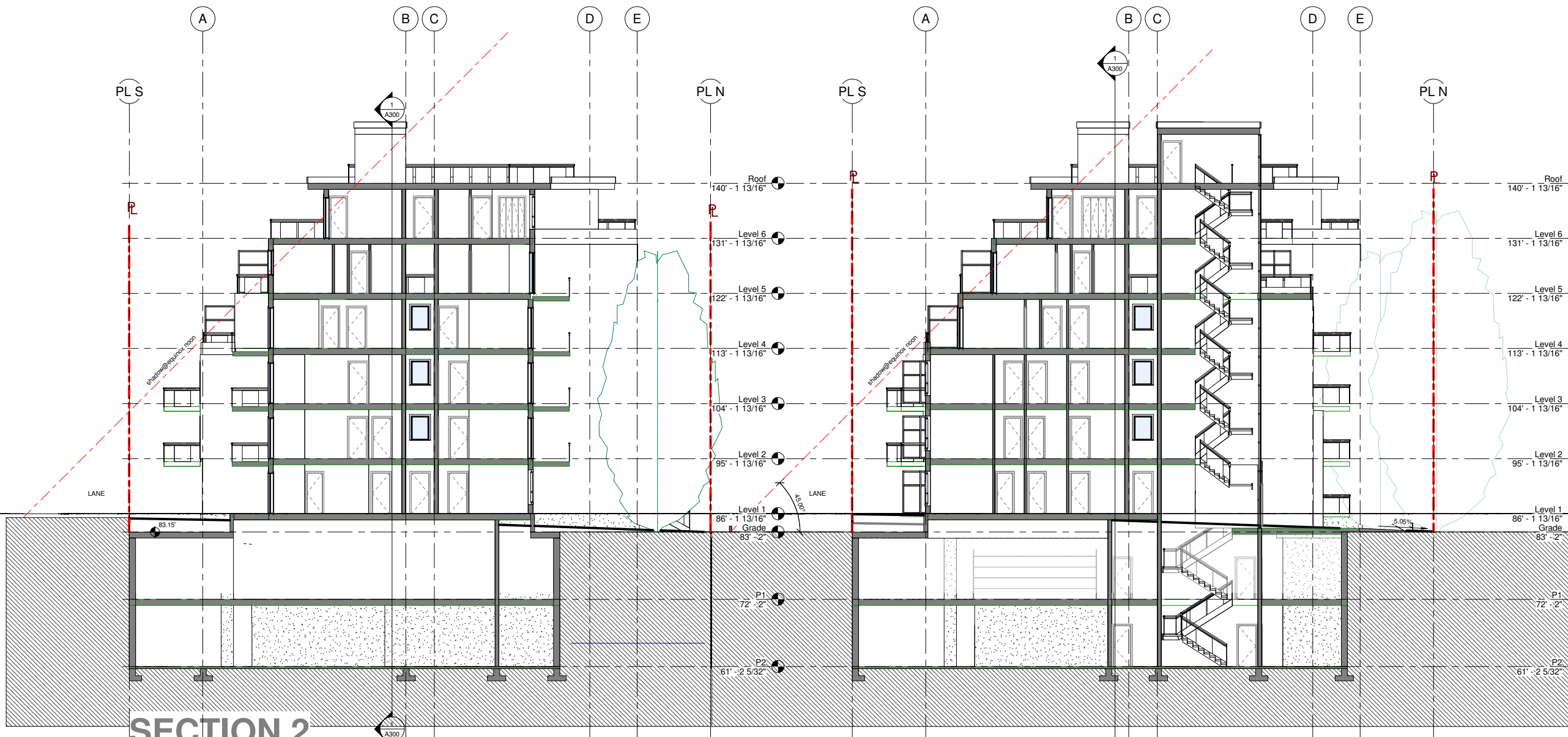
Dwg. No.:

Print Date:

12/16/2019

Print Code: 183

**A301**

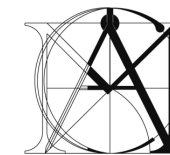


**SECTION 2**

1/8" = 1'-0"

**SECTION 3**

1/8" = 1'-0"



**MATTHEW CHENG ARCHITECT INC.**

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Revision:

Consultants

Project Title

1325 W 70th Ave.  
Vancouver, BC

Sheet Title

Unit Area

Drawn: HR

Checked: MC

Scale: 1/16" = 1'-0"

Project Number:

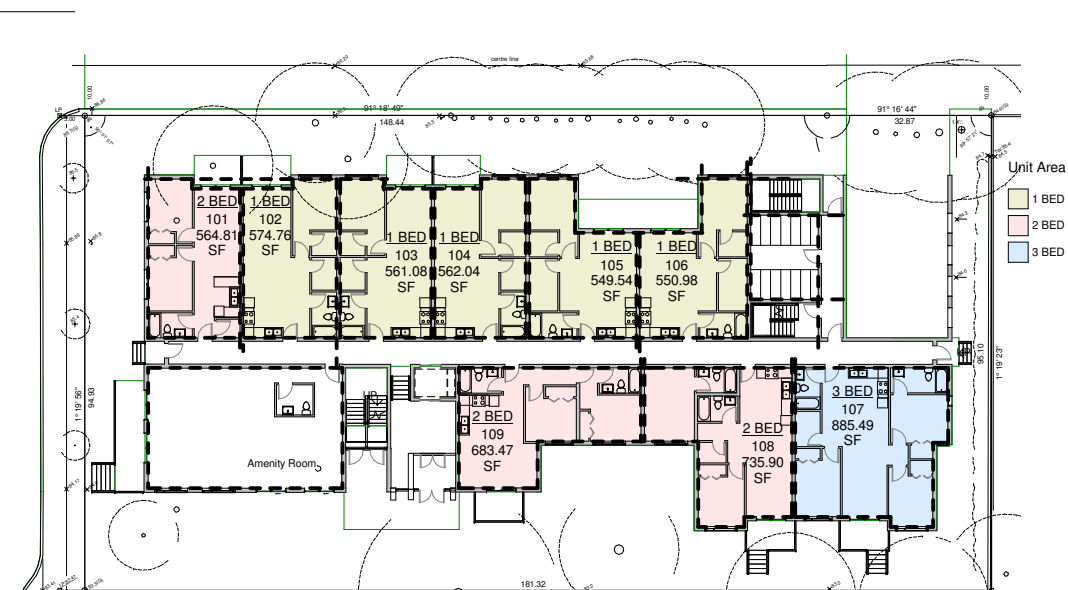
Revision Date:

Desig. No.:

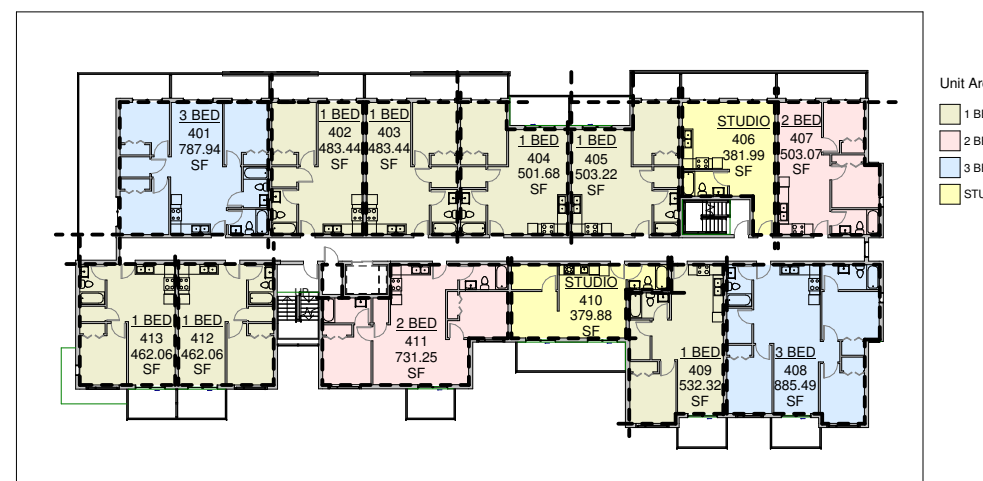
Print Date:

A400

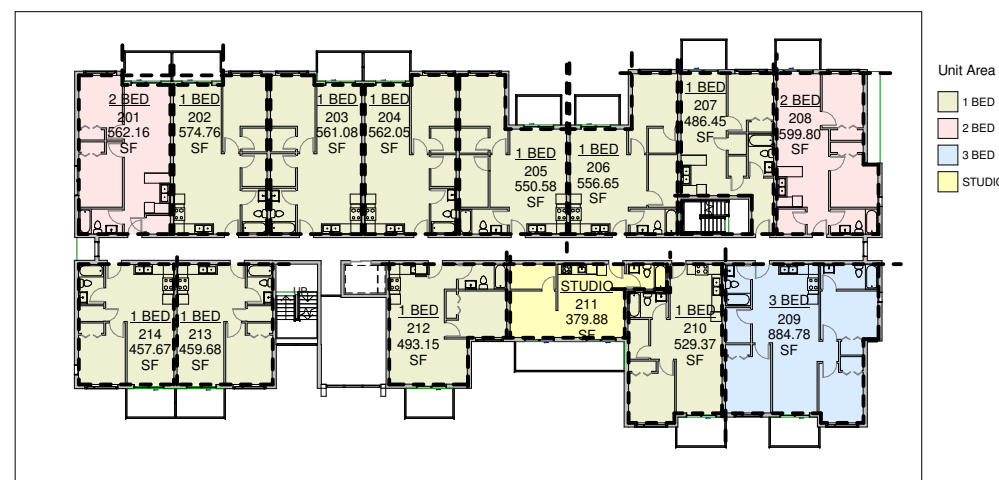
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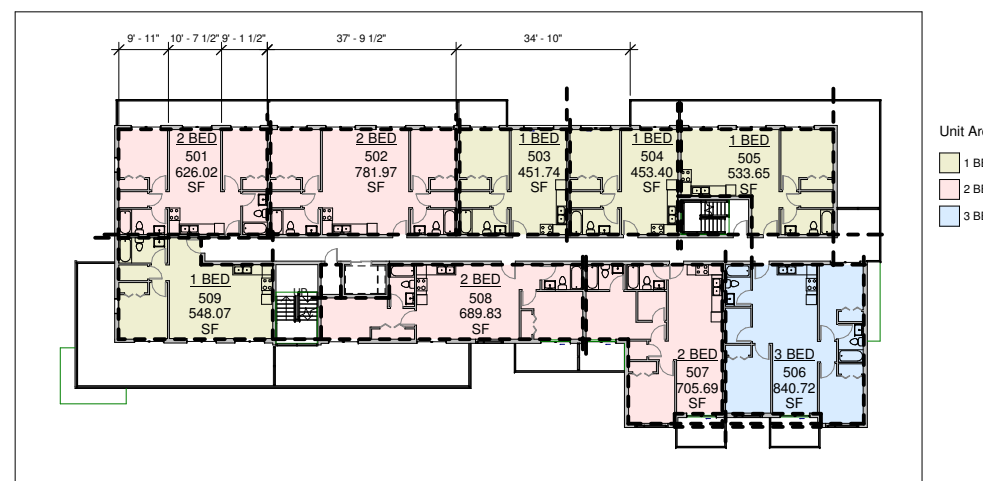
LEVEL 1



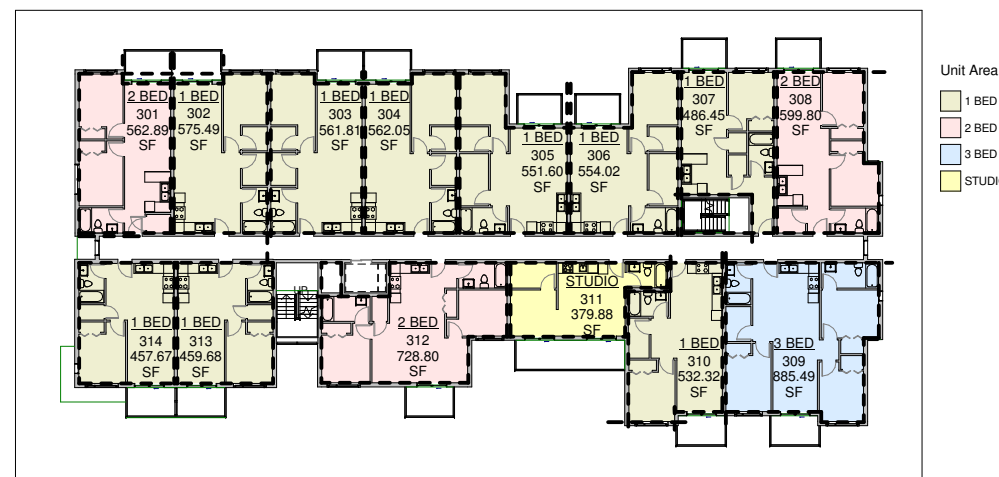
LEVEL 4



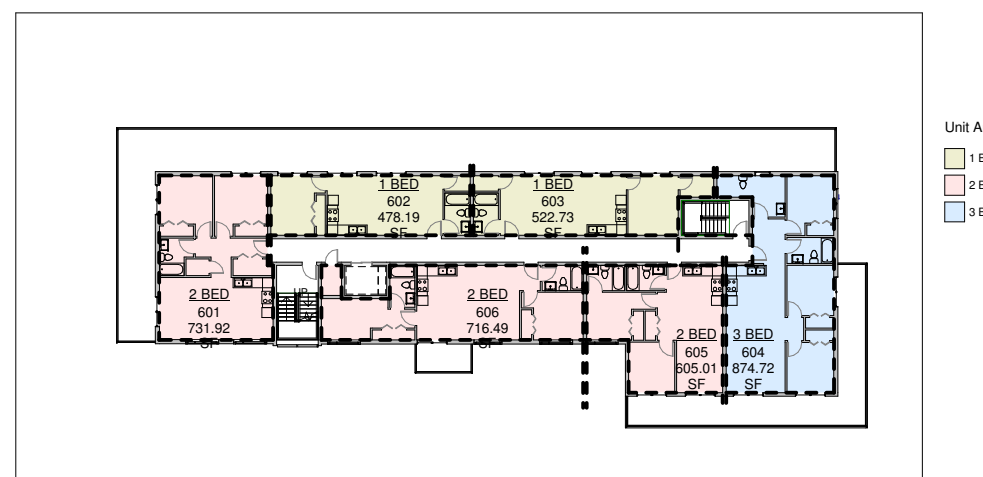
LEVEL 2



LEVEL 5



LEVEL 3



LEVEL 6



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Revision:

Consultants

Project Title

**1325 W 70th Ave.  
Vancouver, BC**

Sheet Title

**Proposed Floor Area**

Drawn: HR

Checked: MC

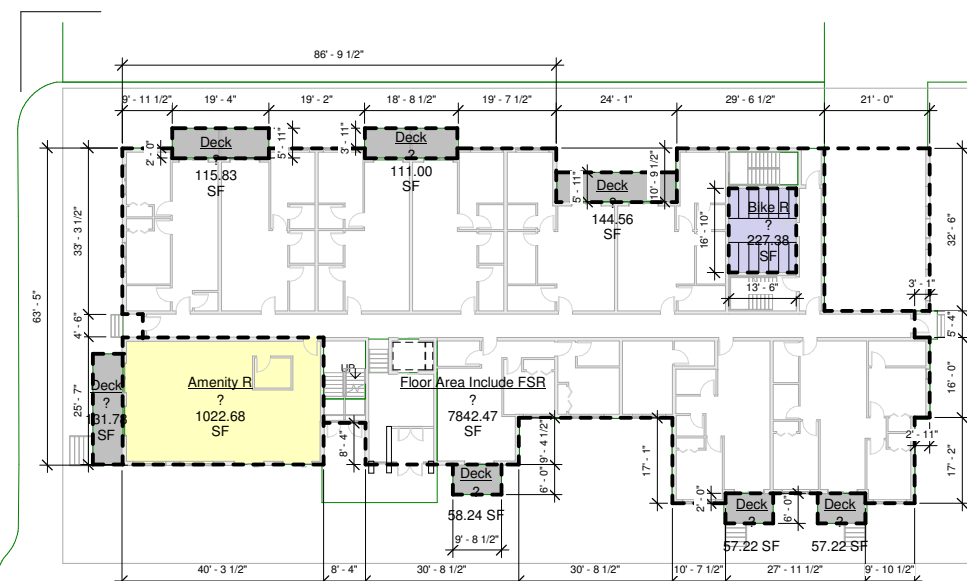
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Project Number:

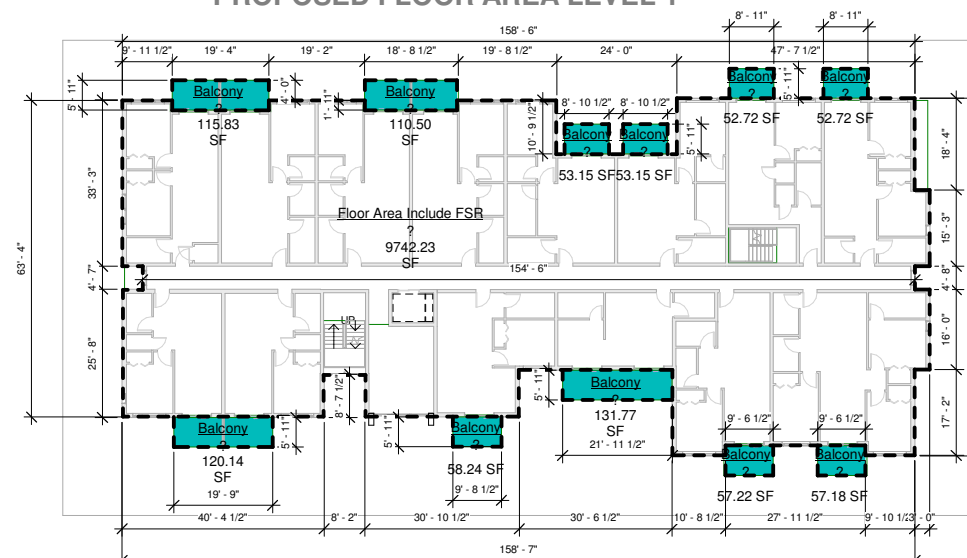
Revision Date:      Dwg. No.:

Print Date:      **A401**

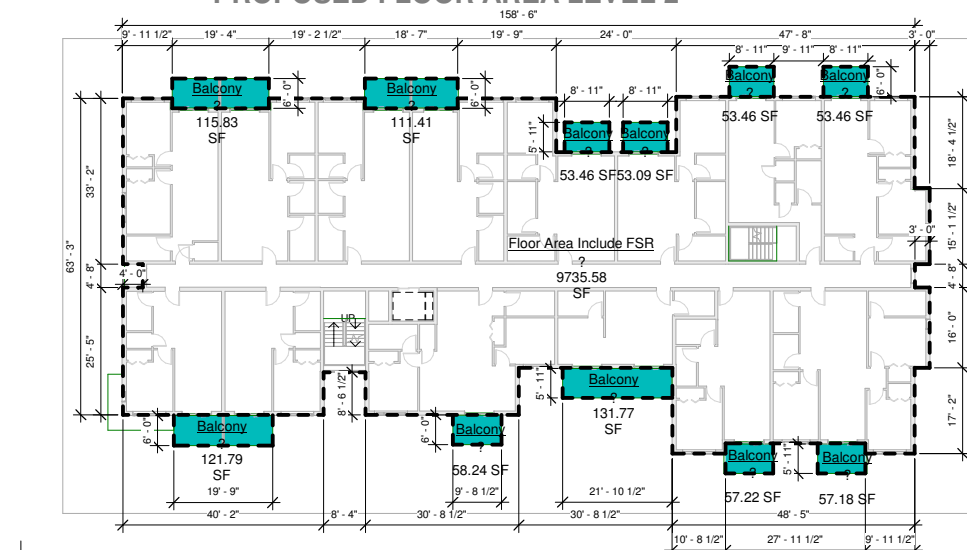
Print Code: 183



**PROPOSED FLOOR AREA LEVEL 1**



**PROPOSED FLOOR AREA LEVEL 2**



**PROPOSED FLOOR AREA LEVEL 3**

**Building Area Legend**

- Amenity R
- Bike R
- Deck
- Floor Area Include FSR

**Building Area Legend**

- Balcony
- Floor Area Include FSR

**Building Area Legend**

- Balcony
- Floor Area Include FSR

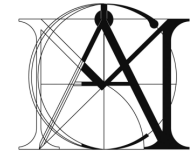
**Area Schedule (PROPOSED)**

Level	Name	Area sf	Area m2	Comments
<b>Level 1</b>				
Amenity R				
Level 1	Amenity R	1022.68 SF	95.01 m <sup>2</sup>	
		1022.68 SF	95.01 m <sup>2</sup>	
Bike R				
Level 1	Bike R	227.38 SF	21.12 m <sup>2</sup>	
		227.38 SF	21.12 m <sup>2</sup>	
Deck				
Level 1	Deck	675.84 SF	62.79 m <sup>2</sup>	
		675.84 SF	62.79 m <sup>2</sup>	
Floor Area Include FSR				
Level 1	Floor Area Include FSR	7842.47 SF	728.59 m <sup>2</sup>	
		7842.47 SF	728.59 m <sup>2</sup>	
Level 1		9768.37 SF	907.51 m <sup>2</sup>	
<b>Level 2</b>				
Balcony				
Level 2	Balcony	862.62 SF	80.14 m <sup>2</sup>	
		862.62 SF	80.14 m <sup>2</sup>	
Floor Area Include FSR				
Level 2	Floor Area Include FSR	9742.23 SF	905.08 m <sup>2</sup>	
		9742.23 SF	905.08 m <sup>2</sup>	
Level 2		10604.85 SF	985.22 m <sup>2</sup>	
<b>Level 3</b>				
Balcony				
Level 3	Balcony	866.92 SF	80.54 m <sup>2</sup>	
		866.92 SF	80.54 m <sup>2</sup>	
Floor Area Include FSR				
Level 3	Floor Area Include FSR	9735.58 SF	904.47 m <sup>2</sup>	
		9735.58 SF	904.47 m <sup>2</sup>	
Level 3		10602.50 SF	985.00 m <sup>2</sup>	

**Area Schedule (PROPOSED)**

Level	Name	Area sf	Area m2	Comments
<b>Level 4</b>				
Balcony				
Level 4	Balcony	570.30 SF	52.98 m <sup>2</sup>	
		570.30 SF	52.98 m <sup>2</sup>	
Deck				
Level 4	Deck	958.93 SF	89.09 m <sup>2</sup>	
		958.93 SF	89.09 m <sup>2</sup>	
Floor Area Include FSR				
Level 4	Floor Area Include FSR	8838.56 SF	821.13 m <sup>2</sup>	
		8838.56 SF	821.13 m <sup>2</sup>	
Level 4		10367.79 SF	963.20 m <sup>2</sup>	
<b>Level 5</b>				
Balcony				
Level 5	Balcony	302.79 SF	28.13 m <sup>2</sup>	
		302.79 SF	28.13 m <sup>2</sup>	
Deck				
Level 5	Deck	1808.24 SF	167.99 m <sup>2</sup>	
		1808.24 SF	167.99 m <sup>2</sup>	
Floor Area Include FSR				
Level 5	Floor Area Include FSR	7107.46 SF	660.30 m <sup>2</sup>	
		7107.46 SF	660.30 m <sup>2</sup>	
Level 5		9218.48 SF	856.42 m <sup>2</sup>	
<b>Level 6</b>				
Balcony				
Level 6	Balcony	64.20 SF	5.96 m <sup>2</sup>	
		64.20 SF	5.96 m <sup>2</sup>	
Deck				
Level 6	Deck	1983.80 SF	184.30 m <sup>2</sup>	
		1983.80 SF	184.30 m <sup>2</sup>	
Floor Area Include FSR				
Level 6	Floor Area Include FSR	5121.60 SF	475.81 m <sup>2</sup>	
		5121.60 SF	475.81 m <sup>2</sup>	
Level 6		7169.60 SF	666.08 m <sup>2</sup>	
<b>Roof</b>				
Floor Area Include FSR				
Roof	Floor Area Include FSR	356.42 SF	33.11 m <sup>2</sup>	
		356.42 SF	33.11 m <sup>2</sup>	
Roof		5828.74 SF	541.51 m <sup>2</sup>	
Roof	Roof	5828.74 SF	541.51 m <sup>2</sup>	
Roof		6185.16 SF	574.62 m <sup>2</sup>	

1325 W 70th Avenue,  
6-STOREY SECURED MARKET RENTAL HOUSING



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**South East View**



**South West View**

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3Ds

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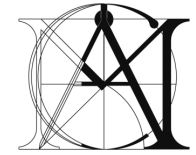
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North East View



North West View