Richards and Drake Development Proposal

1317 Richards St. and 508 Drake St., Vancouver

REZONING AMENDMENT

March 01, 2021

DA Architects + Planners

PROJECT DATA

SITE STATISTICS

Address	Street	Site Area		FSR	FSR Area	
		sq.m	sq.ft		sq.m	sq.ft
1317	Richards St.	1,115	12,002			
508	Drake St.					
Developable Density (Allow FSR Area)				5	5,575	60,009
Proposed				**13.91**	**15,505**	**166,890**

BUILDING HEIGHT

m	ft
125.21	411

GROSS FLOOR AREA

	sq.m	sq.ft
Non-Residential Area	2940.2	31,647
Residential Area (100 % Social Housing)	13051.1	140,481
Total:	**15,991.3**	**172,129**

SETBACKS

	Below21.34 m (70ft)				Above 21.34 m (70ft)			
	Min. Required		Proposed		Min. Required		Proposed	
	sq.m	sq.ft	m	ft	sq.m	sq.ft	m	ft
Front	3.66	12	3.66	12	3.66	12	1.83	6
Exterior Side / Front	3.66	12	3.66	12	3.66	12	1.83	6
Interior Side	0	0	0	0	12.19	40	9.75	32
Rear (Lane on corner site)	0	0	0	0	9.14	30	3.05	10

GROSS FLOOR AREA

Primary Uses	Storeys	Floor Area Included in FSR										Floor Area Excluded in FSR (Garbage & Amenity)		**Total Gross Floor Area**	
		Net Non-Residential		Non-Residential Circulation		Net Residential		Residential Circulation		Above Grade Mech /Elect					
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
Level 1 - Lobbies / Service Area	1	129.3	1,392	207.8	2,237	0.0	0	164.0	1,765	5.8	62	96.1	1,034	603.0	6,491
Level 2 - Place of Worship / Multipurpose	1	631.1	6,793	216.6	2,331	0.0	0	14.7	158	5.8	62	0.0	0	868.2	9,345
Mezzanine - Reading Rooms	—	183.5	1,975	248.1	2,671	0.0	0	14.7	158	5.8	62	0.0	0	452.1	4,866
Level 3 - Social / Gym	1	573.2	6,170	230.8	2,484	0.0	0	14.7	158	5.8	62	0.0	0	824.5	8,875
Level 4 - Learning / Library	1	291.0	3,132	180.7	1,945	0.0	0	14.7	158	5.8	62	0.0	0	492.2	5,298
Level 5-9 - Residential	5	0.0	0	0.0	0	2,535.5	27,292	423.0	4,553	28.5	307	0.0	0	2,987.0	32,152
Level 10 - Residential / Amenity	1	0.0	0	0.0	0	147.4	1,587	78.3	843	5.3	57	93.8	1,010	324.8	3,496
Level 11-29 - Residential	19	0.0	0	0.0	0	4,545.2	48,924	1,485.8	15,993	100.7	1,084	0.0	0	6,131.7	66,001
Level 30-39 - Residential	10	0.0	0	0.0	0	2,383.6	25,657	790.6	8,510	53.0	570	0.0	0	3,227.2	34,737
Level 40 - Roof Garden / Mech.	1	0.0	0	0.0	0	0.0	0	53.6	577	27.0	291	0.0	0	80.6	868
Total:	**40**	1,808.1	19,462	1,084.0	11,668	9,611.7	103,459	3,054.1	32,874	243.5	2,621	**189.9**	**2,044**	**15,991.3**	**172,129**

FSR AREA CALCULATION

Primary Uses	Storeys	Units/Floor	Units Total	**Total Gross Floor Area**		FSR Exclusions						**Total FSR Area**		Open Balcony Area	
						Garbage / Recycling		Residential Amenity		In-suite Storage					
				sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
Level 1 - Lobbies / Service Area	1	—	—	603.0	6,491	96.1	1,034	0.0	0	0.0	0	506.9	5,456	0.00	0
Level 2 - Place of Worship / Multipurpose	1	—	—	868.2	9,345	0.0	0	0.0	0	0.0	0	868.2	9,345	0.00	0
Mezzanine - Reading Rooms	—	—	—	452.1	4,866	0.0	0	0.0	0	0.0	0	452.1	4,866	0.00	0
Level 3 - Social / Gym	1	—	—	824.5	8,875	0.0	0	0.0	0	0.0	0	824.5	8,875	0.00	0
Level 4 - Learning / Library	1	—	—	492.2	5,298	0.0	0	0.0	0	0.0	0	492.2	5,298	0.00	0
Level 5-9 - Residential	5	9	45	2,987.0	32,152	0.0	0	0.0	0	88.3	950	2,898.7	31,201	235.00	2,530
Level 10 - Residential / Amenity	1	3	3	324.8	3,496	0.0	0	93.8	1,010	6.9	74	224.1	2,412	9.30	100
Level 11-29 - Residential	19	5	95	6,131.7	66,001	0.0	0	0.0	0	132.1	1,421	5,999.6	64,579	334.40	3,599
Level 30-39 - Residential	10	5	50	3,227.2	34,737	0.0	0	0.0	0	69.5	748	3,157.7	33,989	176.00	1,894
Level 40 - Roof Garden / Mech.	1	—	—	80.6	868	0.0	0	0.0	0	0.0	0	80.6	868	0.00	0
Total:	**40**	—	**193**	15,991.3	172,129	96.1	1,034	93.8	1,010	296.8	3,194	**15,504.6**	**166,890**	754.70	8,124
													% of GFA =	4.72%	

PROJECT DATA

VEHICLE PARKING

Use	Size	Measure	Bylaw Ref.	Required	Provided
Rental Residential	193	Units	4.3.2	0	8
Residential Visitor	193	Units	4.3.4	0	10
Residential H/C	193	Units	4.8.4 (a)	7	7
			TOTAL RESIDENTIAL:	**7**	**25**

Use	Size	Measure	Bylaw Ref.	Required	Max.Allowable	Provided
Place of Worship	2,940	sq.m.	4.3.1	0	26	26
Place of Worship H/C	2,940	sq.m.	4.8.4 (b)	2	0	2
			TOTAL NON-RESIDENTIAL:	**2**	**26**	**28**

		Required	Provided
TOTAL VEHICLE PARKING:		**9**	**53**
including:			
	Small Cars	max. 25%	20 (38%)
	H/C	9	9

UNIT MIX

	No. of Levels	Units/Floor	Studio	1BR	2BR	3BR	Total
Level 5-9	5	9	4	3	0	2	45
Level 10	1	3	1	2	0	0	3
Level 11-29	19	5	2	3	0	0	95
Level 30-39	10	5	3	1	1	0	50
Total Units:			89	84	10	10	**193**
Unit Mix:			48%	44%	5%	5%	

UNIT SIZE

	Range	
	sq.m	sq.ft
Studio	32.0 - 47.7	344 - 513
1 Bedroom	53.5 - 62.2	576 - 670
2 Bedroom	64.8	741
3 Bedroom	86.9 - 92.1	935 - 991

LOADING

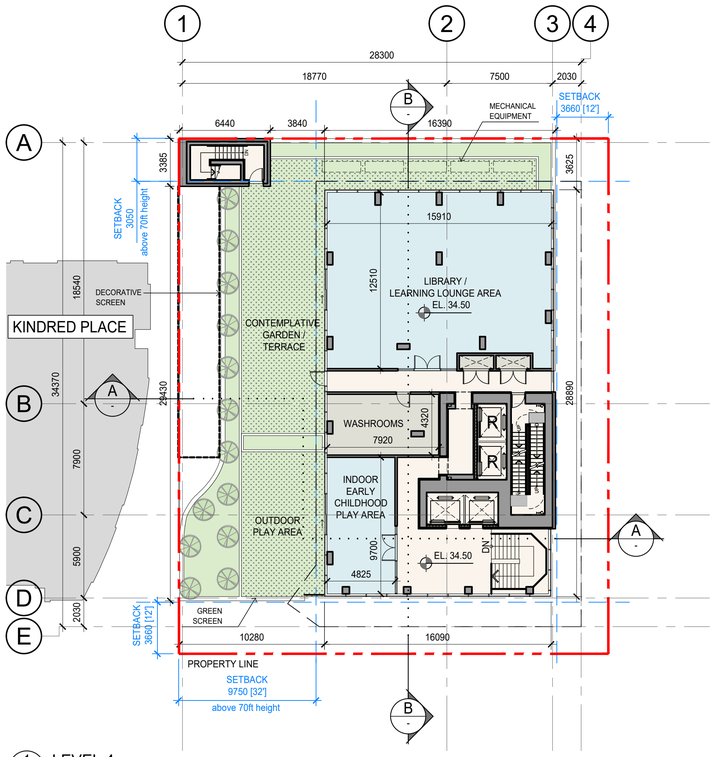
				Class A		Class B		Class C	
Use	Size	Measure	Bylaw Ref.	Required	Provided	Required	Provided	Required	Provided
Rental Residential	193	Units	5.2.1	0	0	1	1	0	0
Place of Worship	2,940	sq.m.	5.2.3	0	1	1	0	0	0
			TOTAL:	0	**1**	2	**1**	0	**0**

PASSENGER LOADING

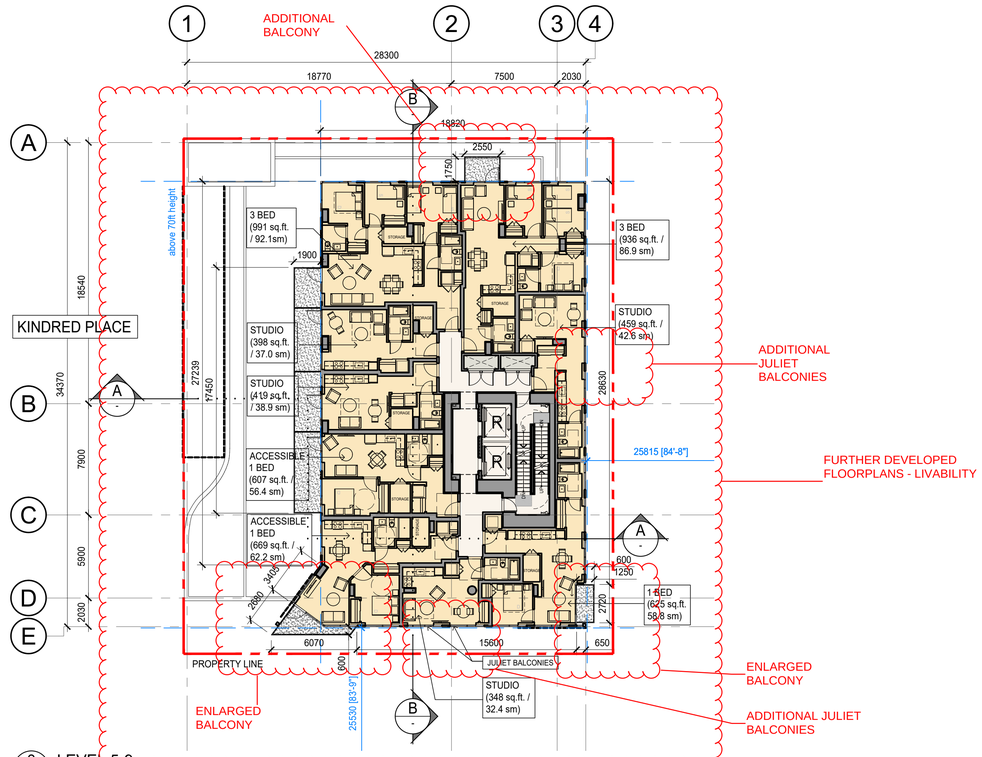
				Class A		Class B		Class C	
Use	Size	Measure	Bylaw Ref.	Required	Provided	Required	Provided	Required	Provided
Rental Residential	193	Units	7.2.1	2	drop-off at Richards St.	0	0	0	0
Place of Worship	2,940	sq.m.	N/A	0	0	0	0	0	0
			TOTAL:	2	**drop-off**	0	**0**	0	**0**

BICYCLE PARKING

				Class A		Class B	
Use	Size	Measure	Bylaw Ref.	Required	Provided	Required	Provided
Residential Seniors	193	Units	6.2.1.3	145	209	11	11
Place of Worship	2,940	sq.m.	6.2.2.4	0	0	6	6
			TOTAL:	145	**209**	17	**17**



1 LEVEL 4
1:200



2 LEVEL 5-9
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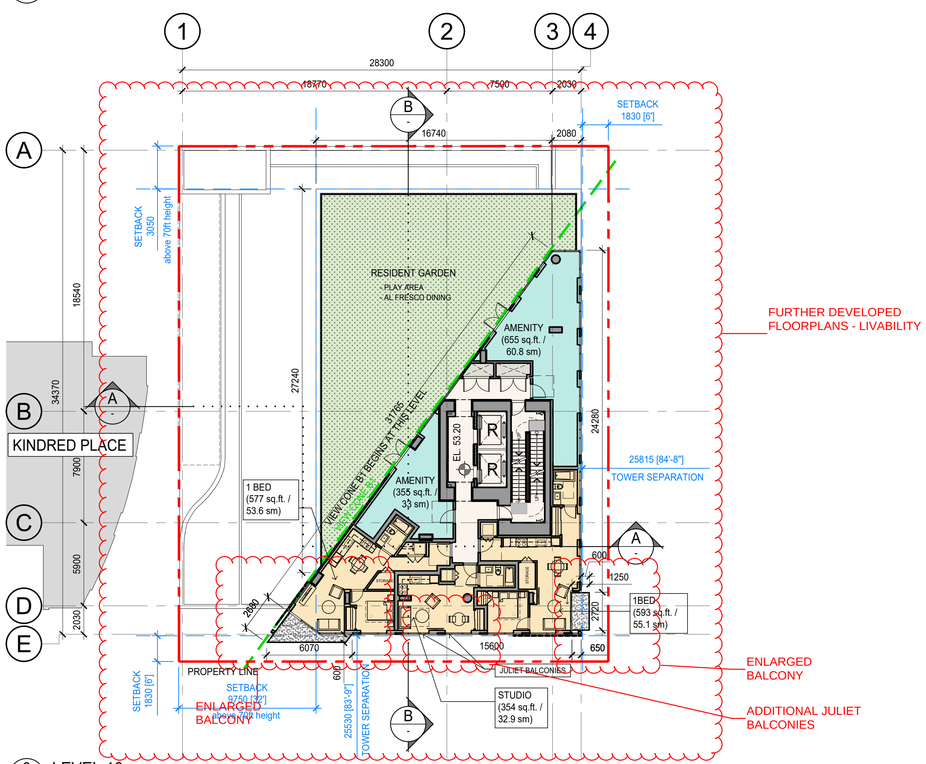

3 LEVEL 10
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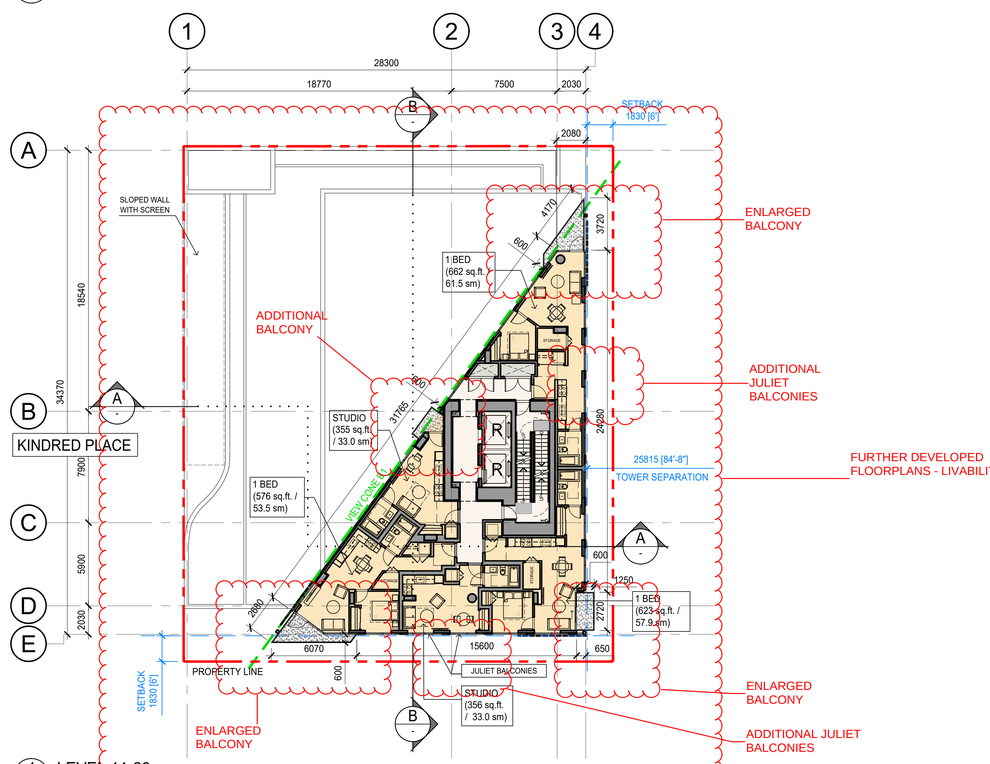

4 LEVEL 11-29
1:200

KEY PLAN

No.	Description	Date	Dr.
3.	REZONING AMENDMENT	2021 03-01	
2.	ISSUED FOR UDP	2021 01-20	
1.	ISSUED FOR REZONING	2020 12-01	

Revisions: Read Up

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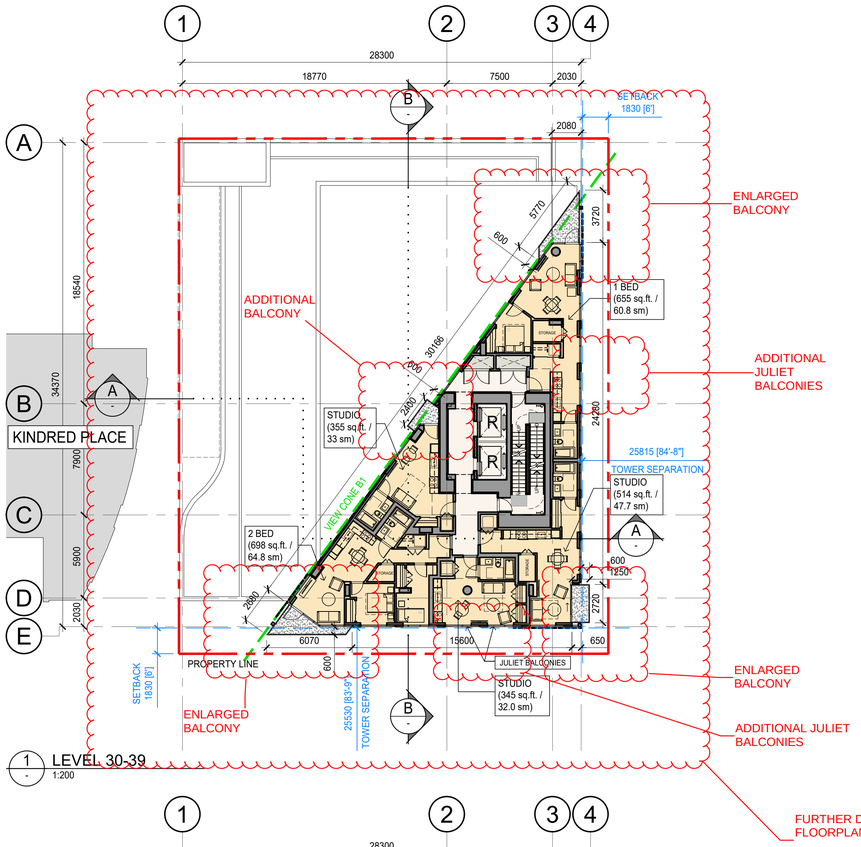
Sheet Title
FLOOR PLANS LEVEL 4
LEVEL 5-9
LEVEL 10
LEVEL 11-29

Job No.	1729-000	Sheet No.	A2.03
Scale	1:200		
Drawn	MA		
Checked	KG		
Approved	ME		
Date	2020.11.16	Revision	-

1729-000 A2.03 Floor Plans L4-L29.dwg



1 LEVEL 30-39
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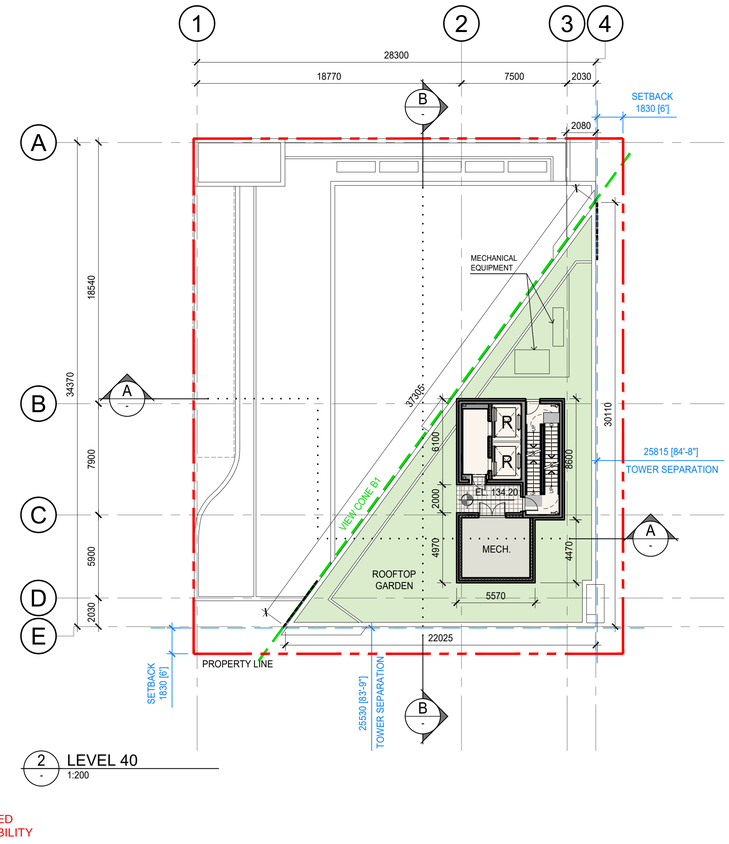

2 LEVEL 40
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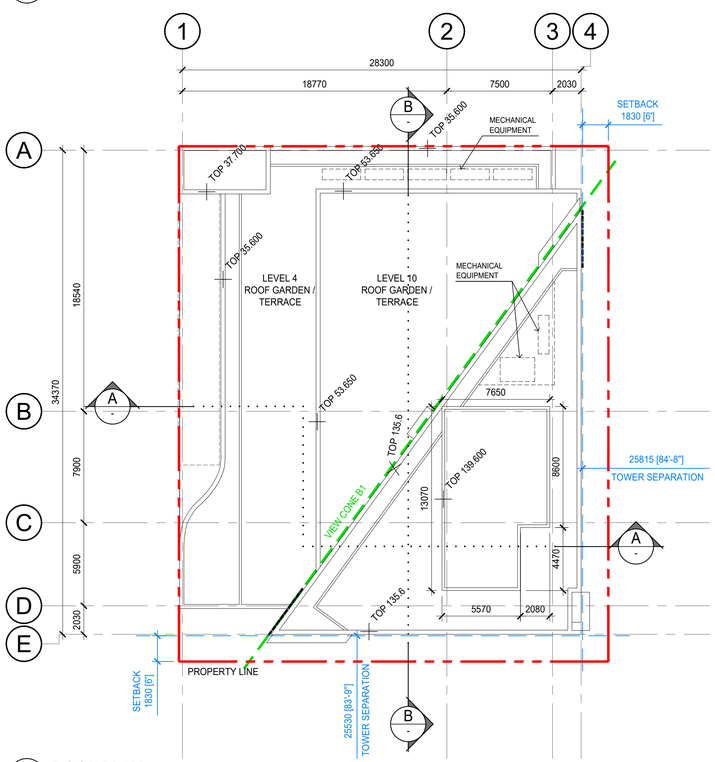

3 ROOF PLAN
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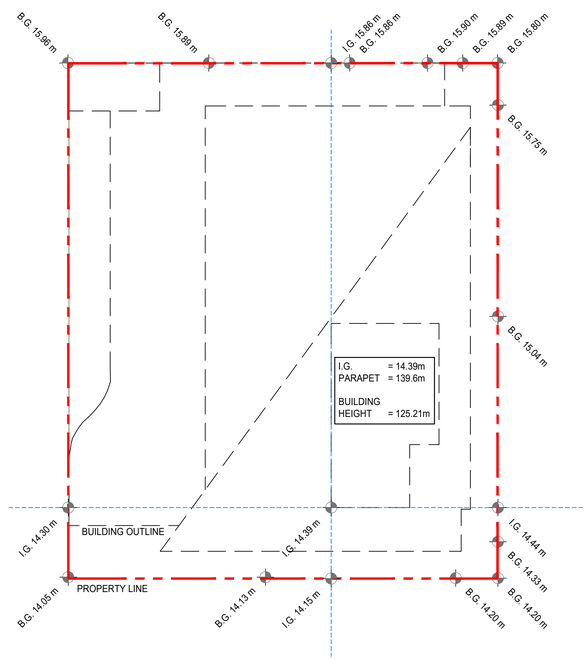

4 BUILDING HEIGHT CALCULATION

KEY PLAN

No.	Description	Date	Dr.
3.	REZONING AMENDMENT	2021 03-01	
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1.	ISSUED FOR REZONING	2020 12-01	

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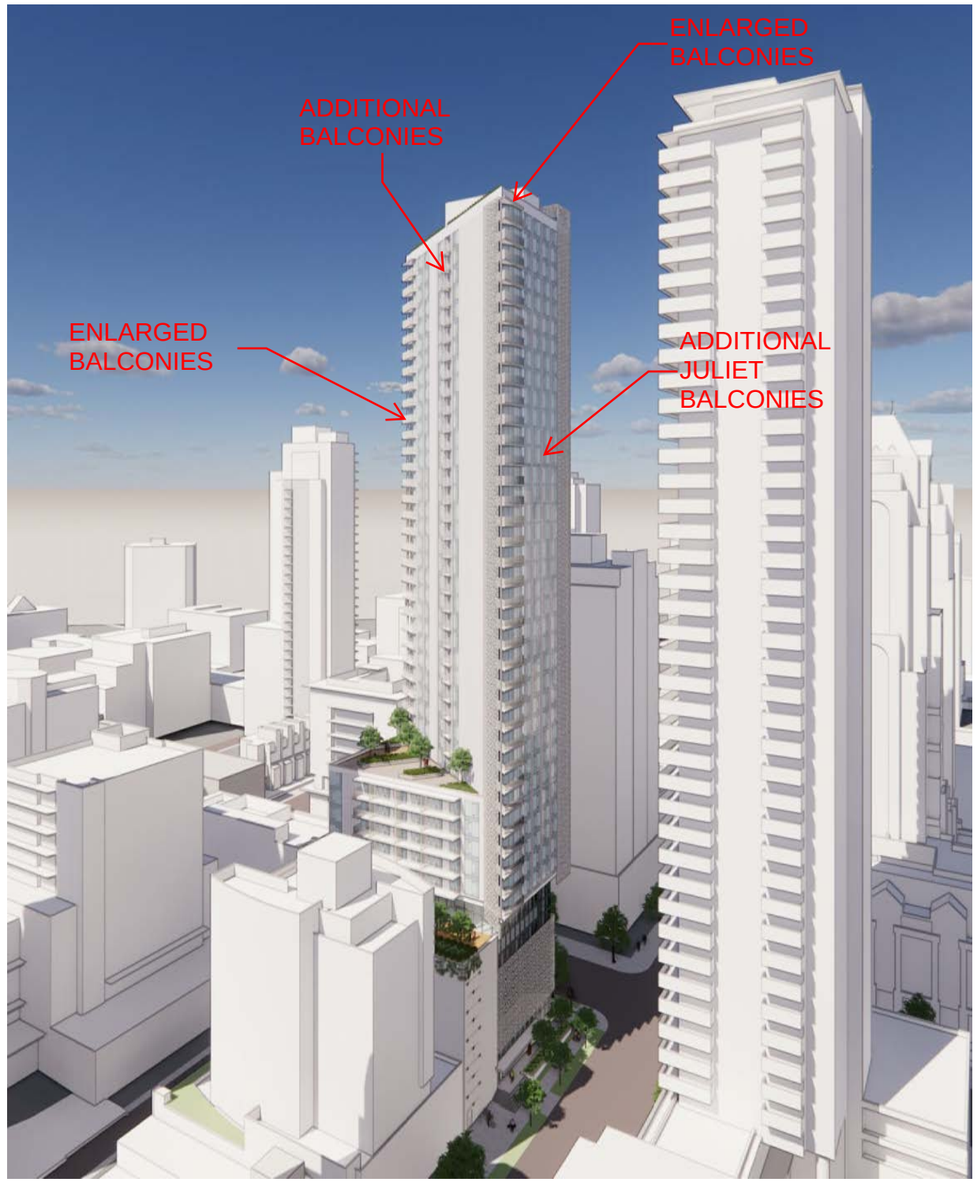
Sheet Title
FLOOR PLANS
LEVEL 30-39
LEVEL 40

Job No.	1729-000	Sheet No.	A2.04
Scale	1:200		
Drawn	MA		
Checked	KG		
Approved	ME		
Date	2020.11.16	Revision	-

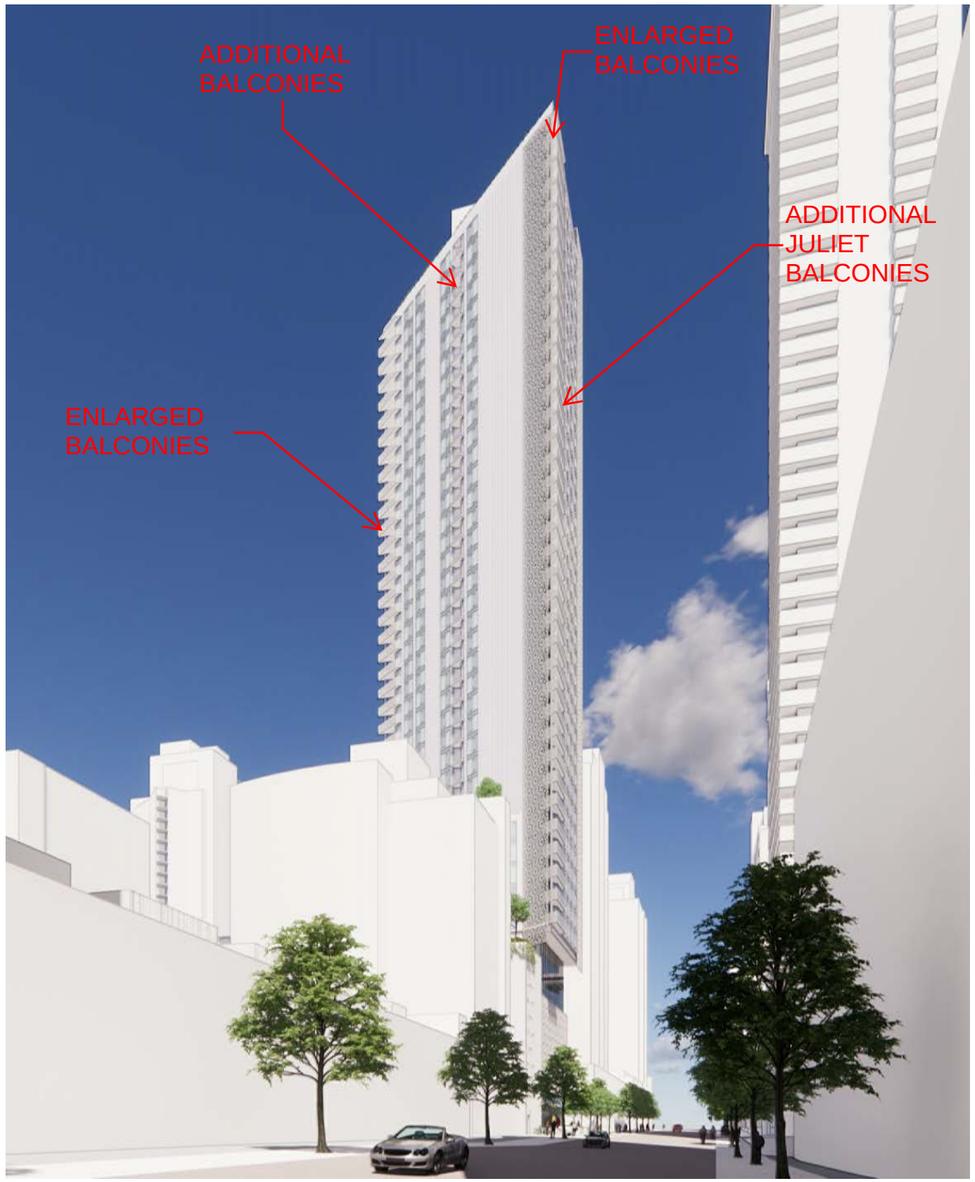
1729-000 A2.04 Floor Plans L30-Roof.dwg

PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW LOOKING NORTH

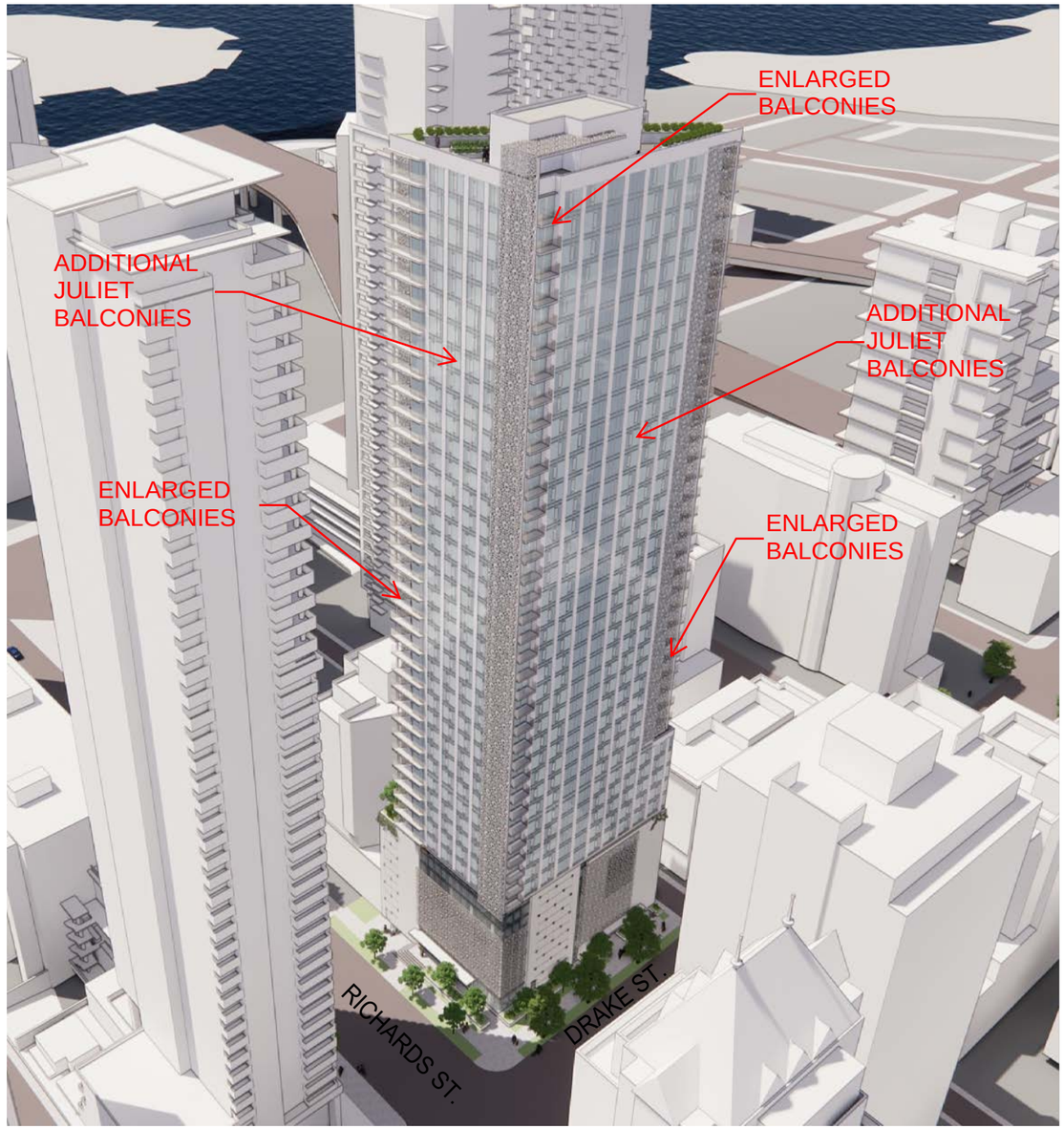


VIEW DOWN RICHARDS ST. LOOKING EAST



PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

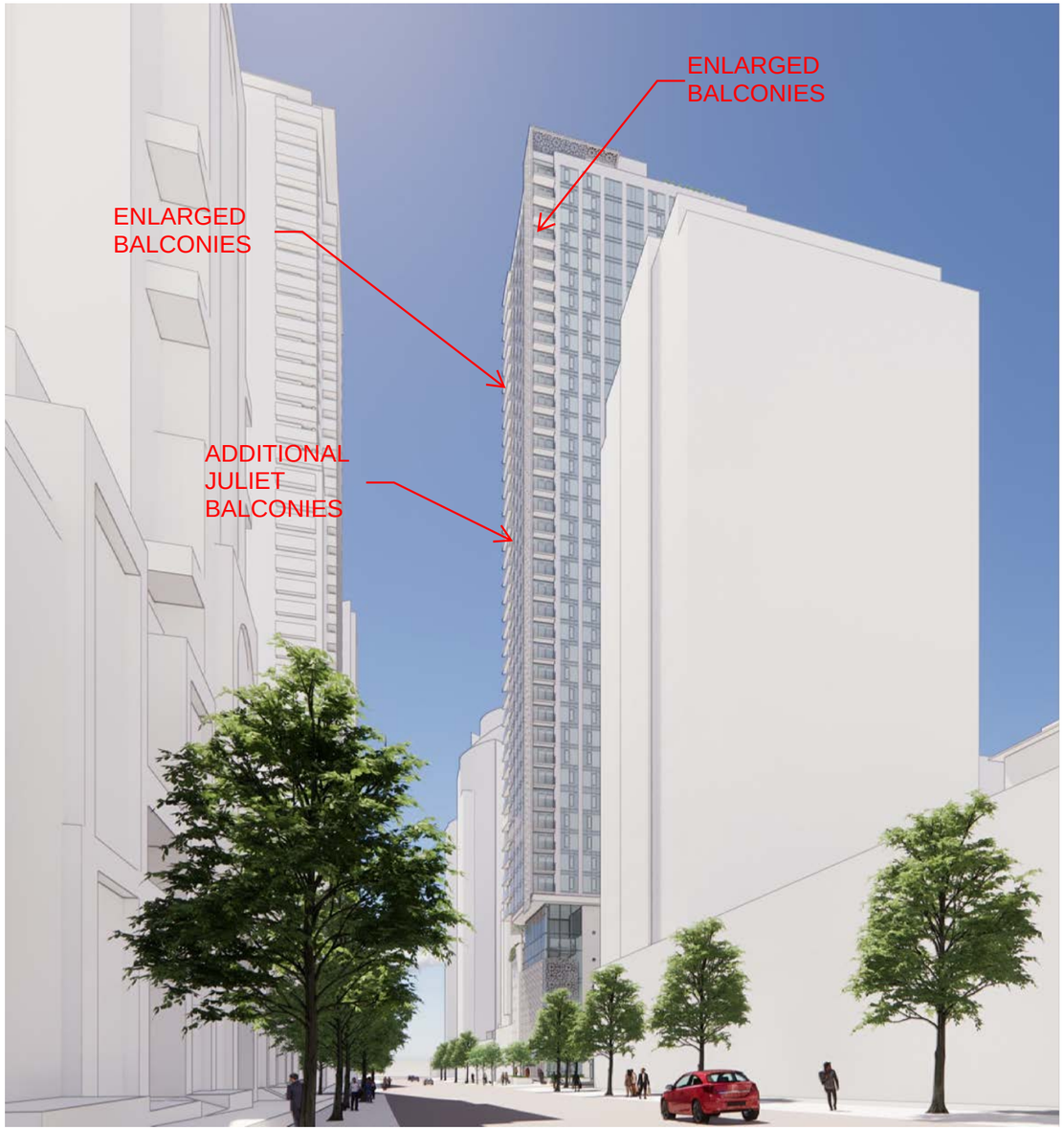
CORNER OF RICHARDS ST. & DRAKE ST.



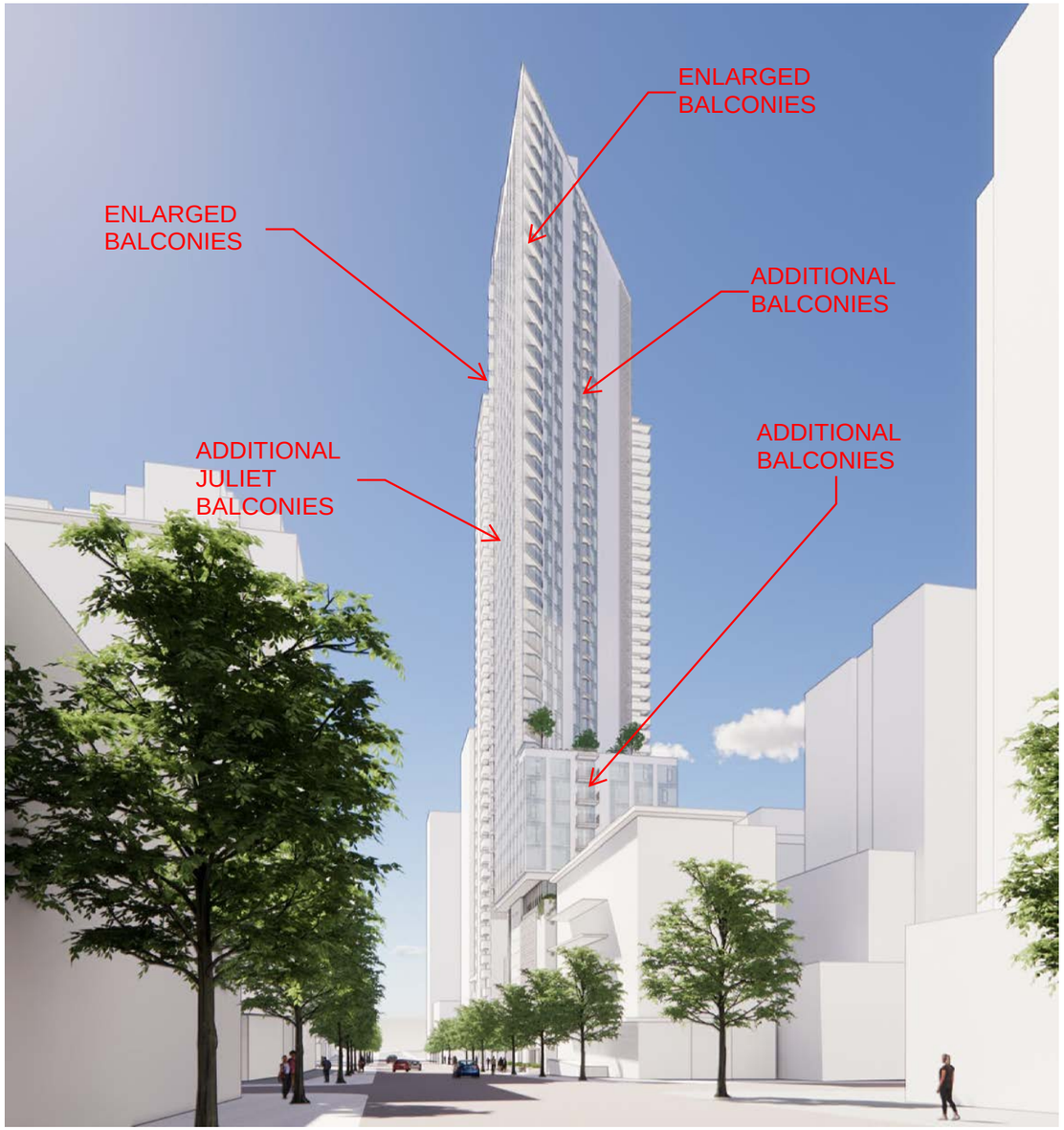
VIEW DOWN DRAKE ST. LOOKING NORTH

PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW DOWN RICHARDS ST. LOOKING WEST

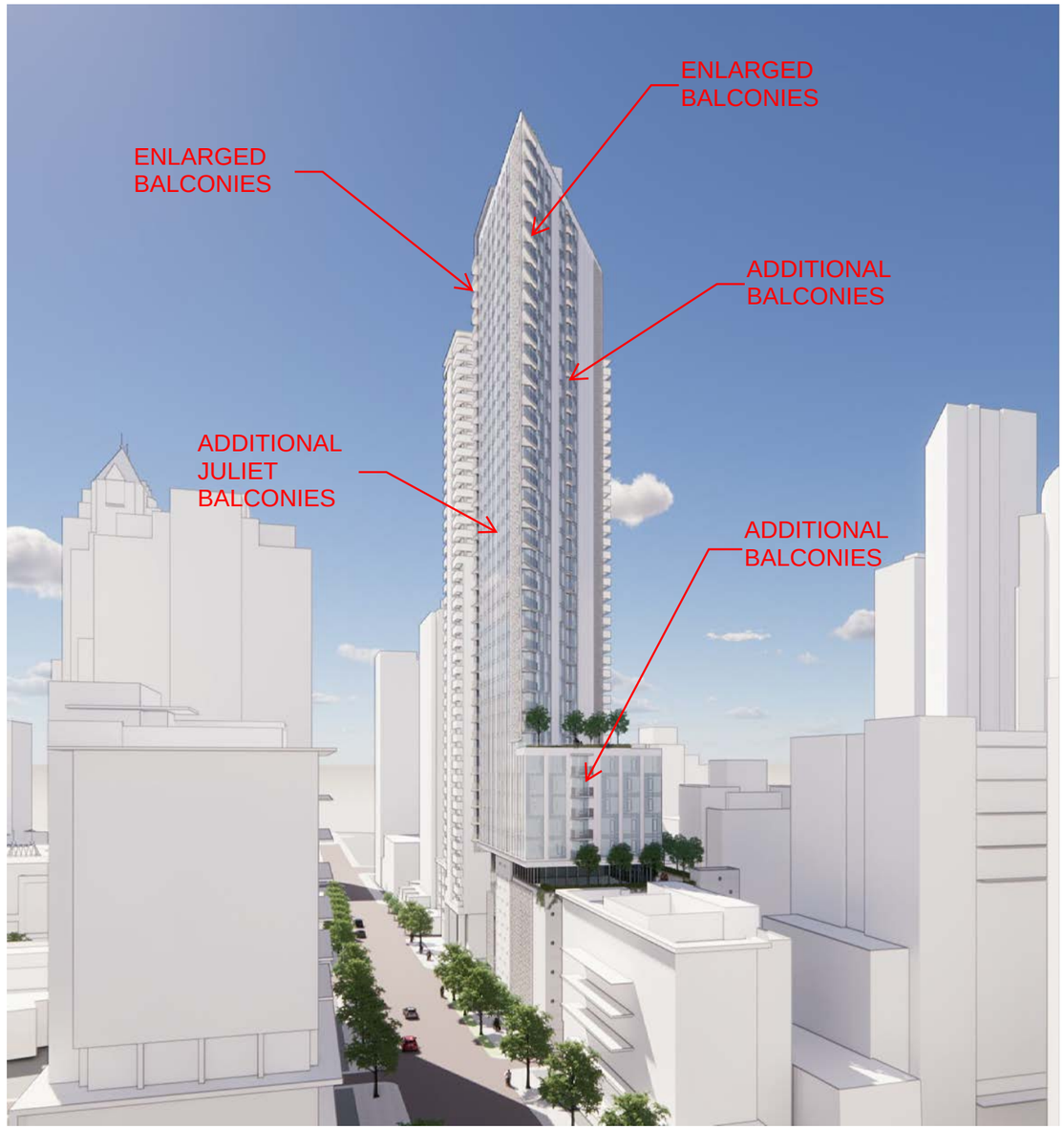


VIEW DOWN DRAKE ST. LOOKING SOUTH

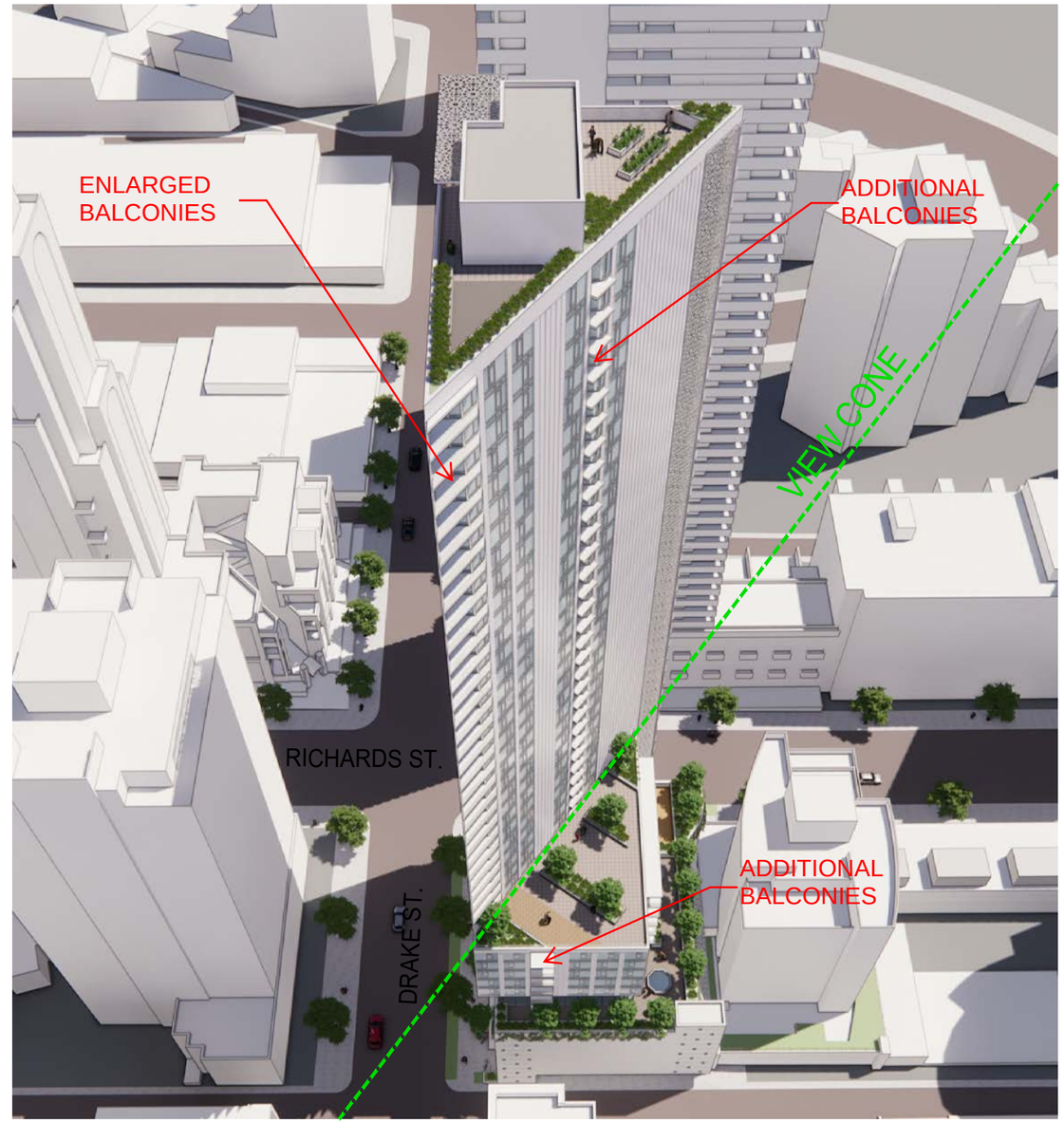


PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW LOOKING SOUTH

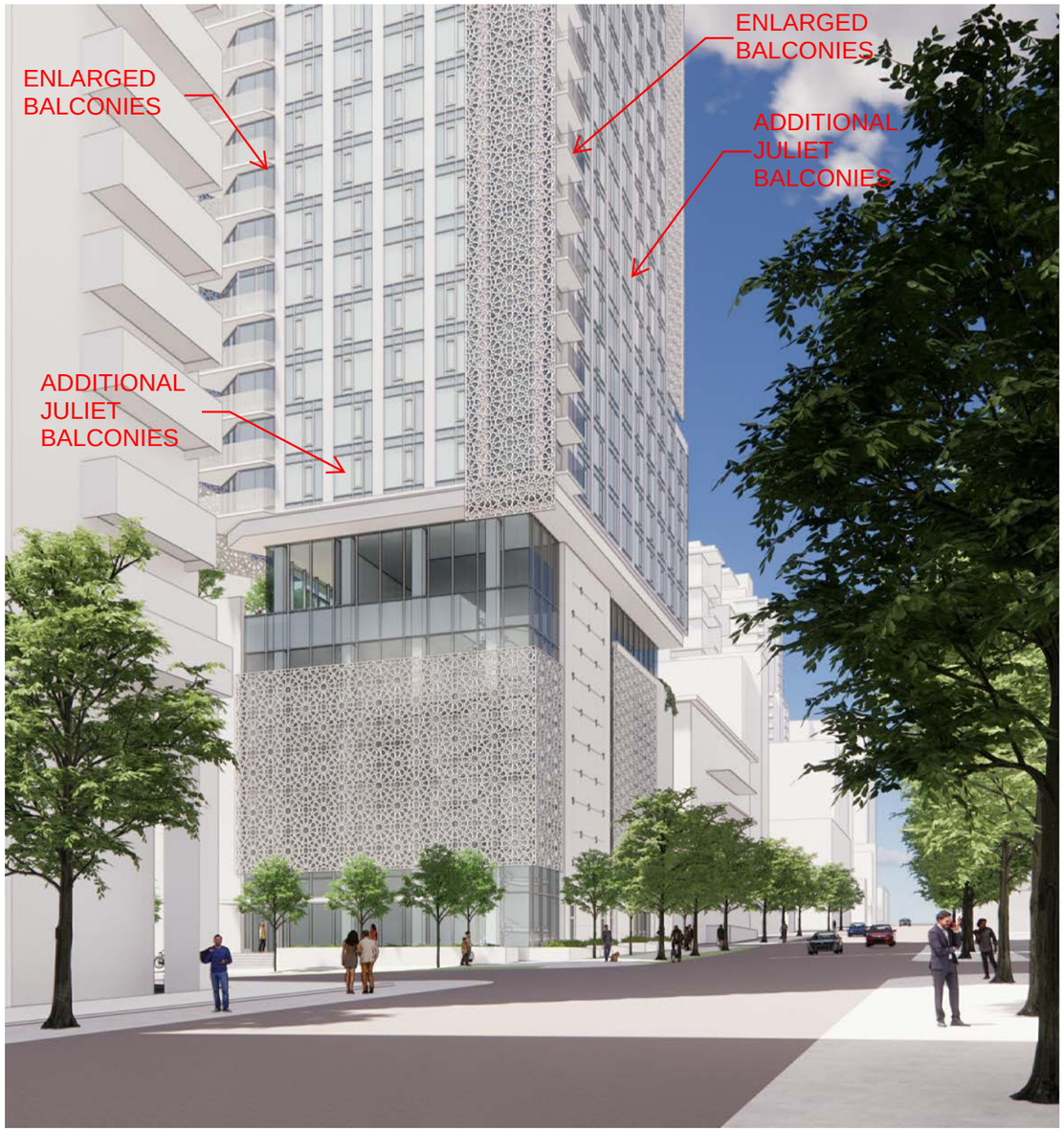


AERIAL VIEW LOOKING SOUTH

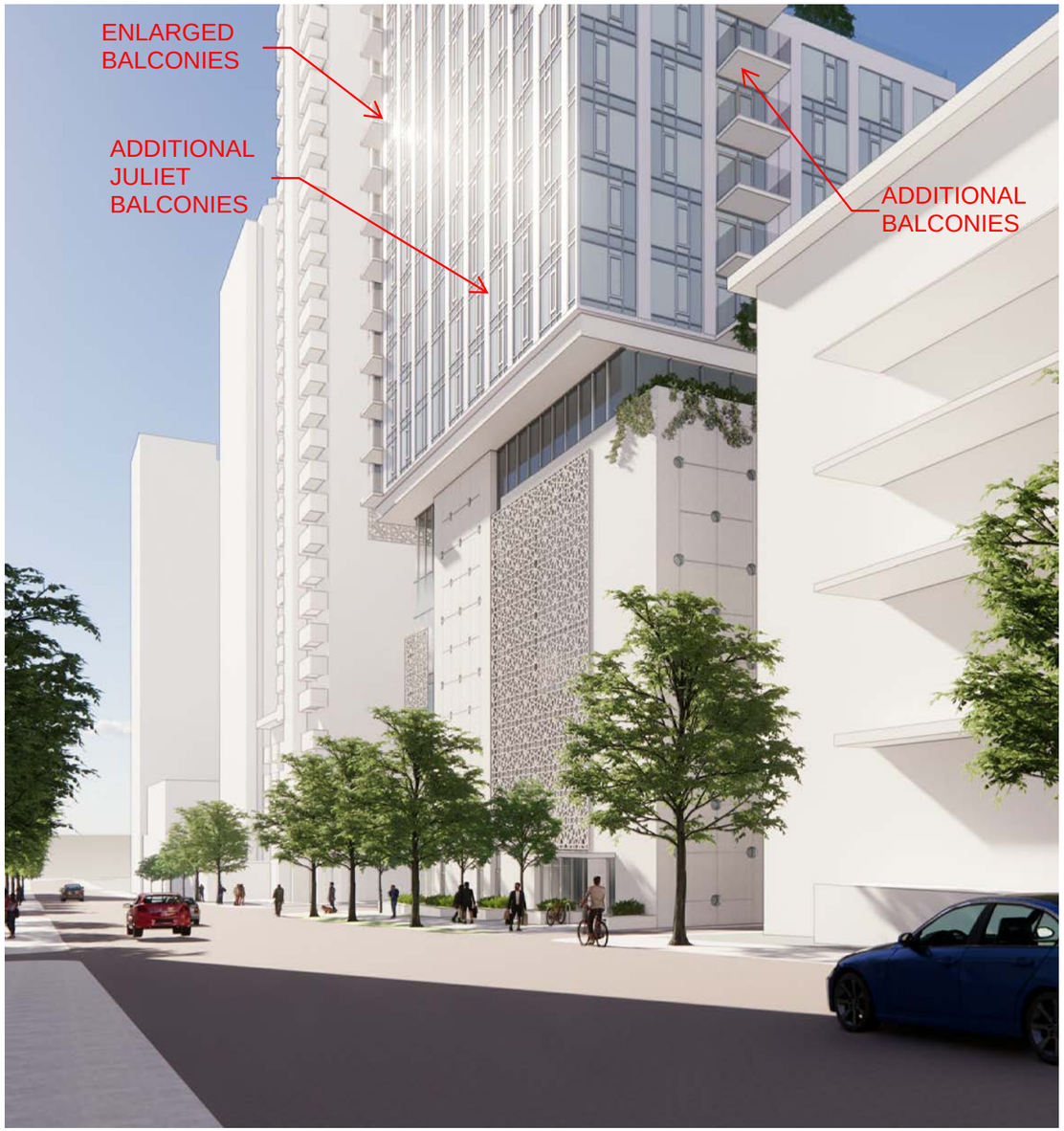


PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW DOWN DRAKE ST. LOOKING NORTH

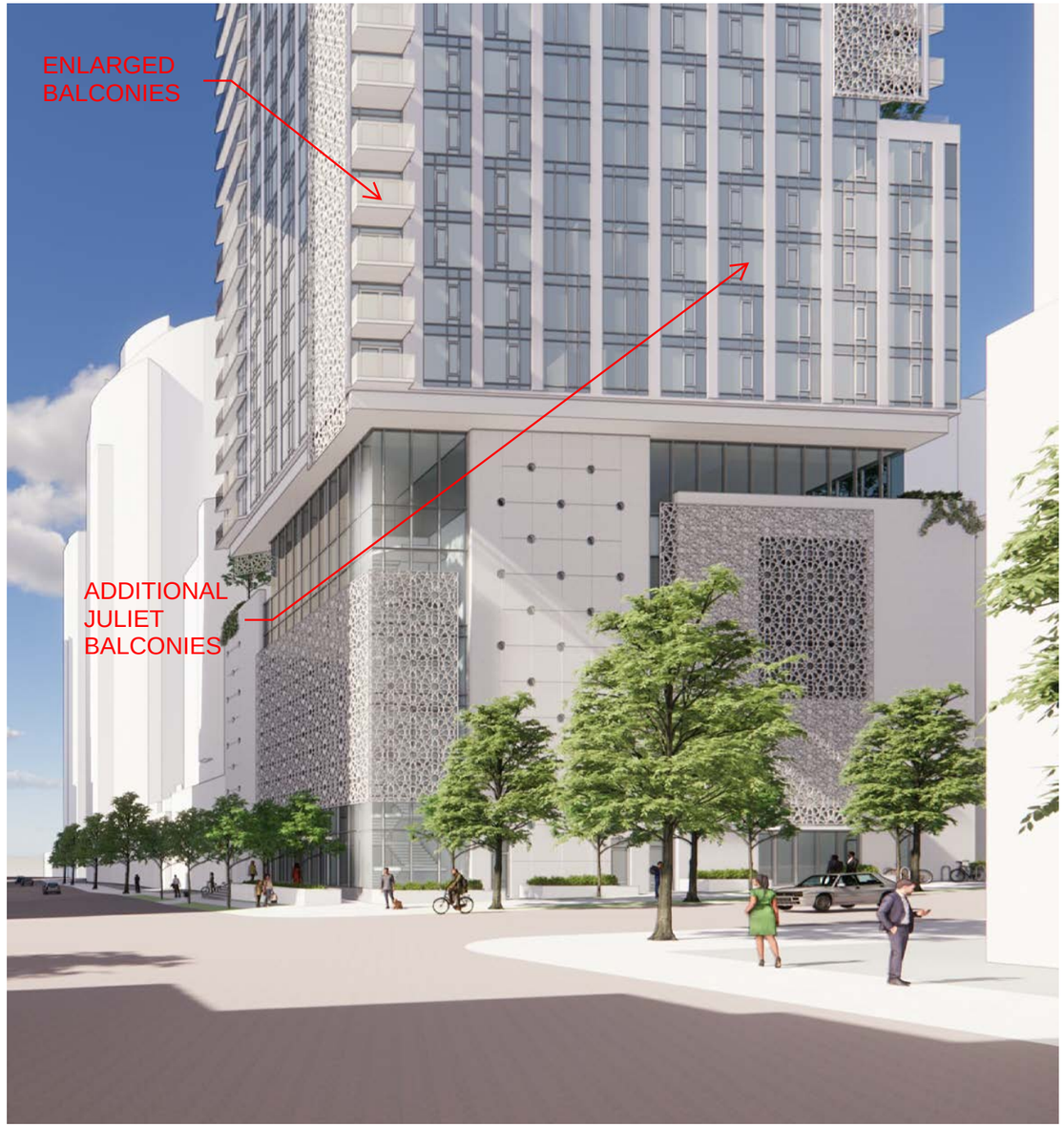


VIEW DOWN DRAKE ST. LOOKING SOUTH



PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW DOWN RICHARDS ST. LOOKING WEST



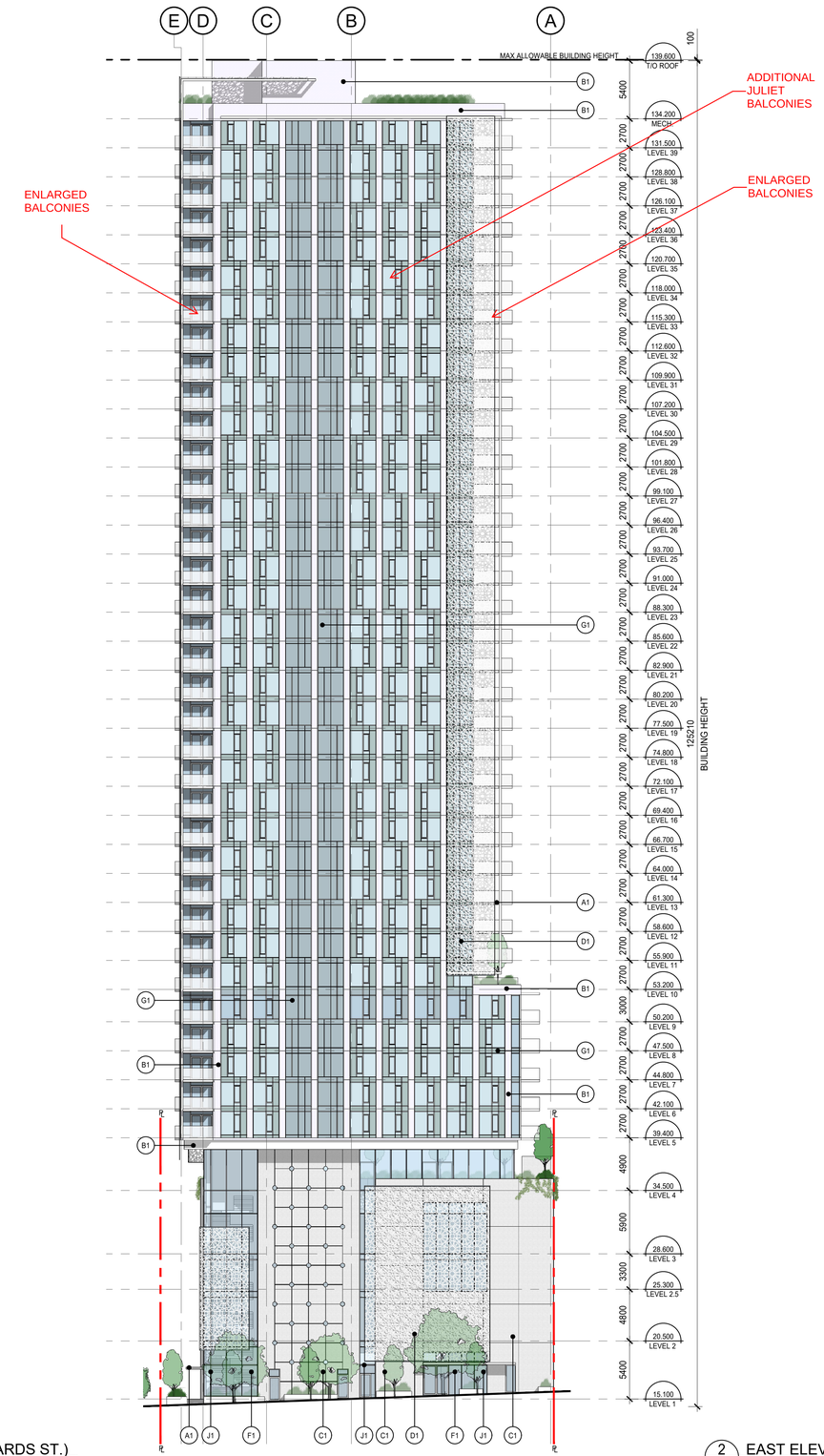
VIEW DOWN RICHARDS ST. LOOKING EAST

PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

OUTDOOR OPEN SPACES

LAYERING OF MATERIALS

1 SOUTH ELEVATION (RICHARDS ST.)
1:250



2 EAST ELEVATION (DRAKE ST.)
1:250

MATERIAL & FINISH SCHEDULE

- (A) **ARCHITECTURAL FINISHED CONCRETE**
  A1: WHITE
- (B) **METAL PANEL**
  B1: WHITE
- (C) **STONE**
  C1: LIGHT GREY
- (D) **SCREEN**
  D1: SILVER
- (F) **WINDOW GLAZING**
  F1: CLEAR LOW-E
- (G) **SPANDREL GLASS**
  G1: LIGHT GREY
- (H) **WINDOW WALL FRAME**
  H1: SILVER
- (J) **CURTAIN WALL FRAME**
  J1: SILVER

KEY PLAN

No.	Description	Date	Dr.
3.	REZONING AMENDMENT	2021 03-01	
2.	ISSUED FOR UDP	2021 01-20	
1.	ISSUED FOR REZONING	2020 12-01	

Revisions: Read Up

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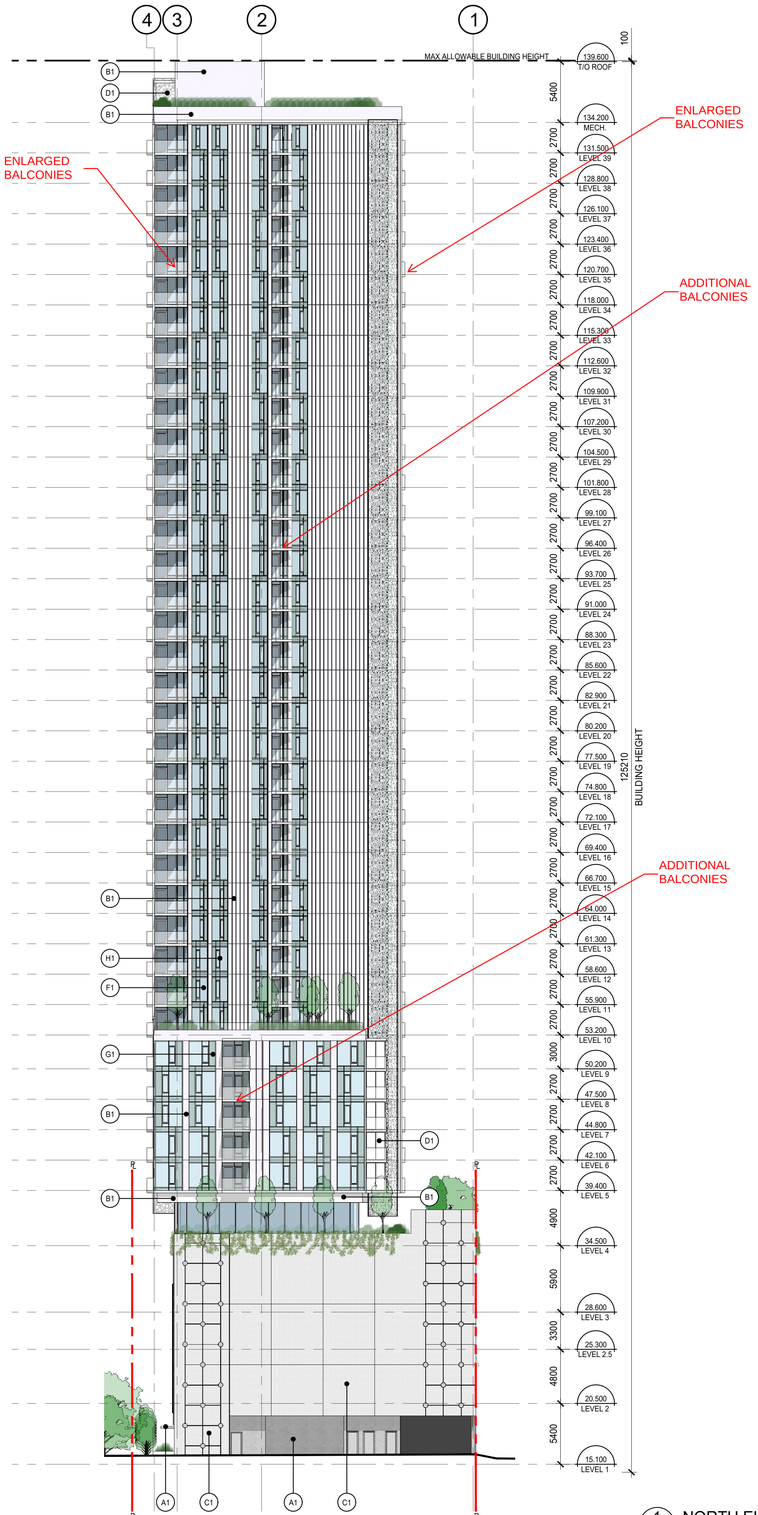
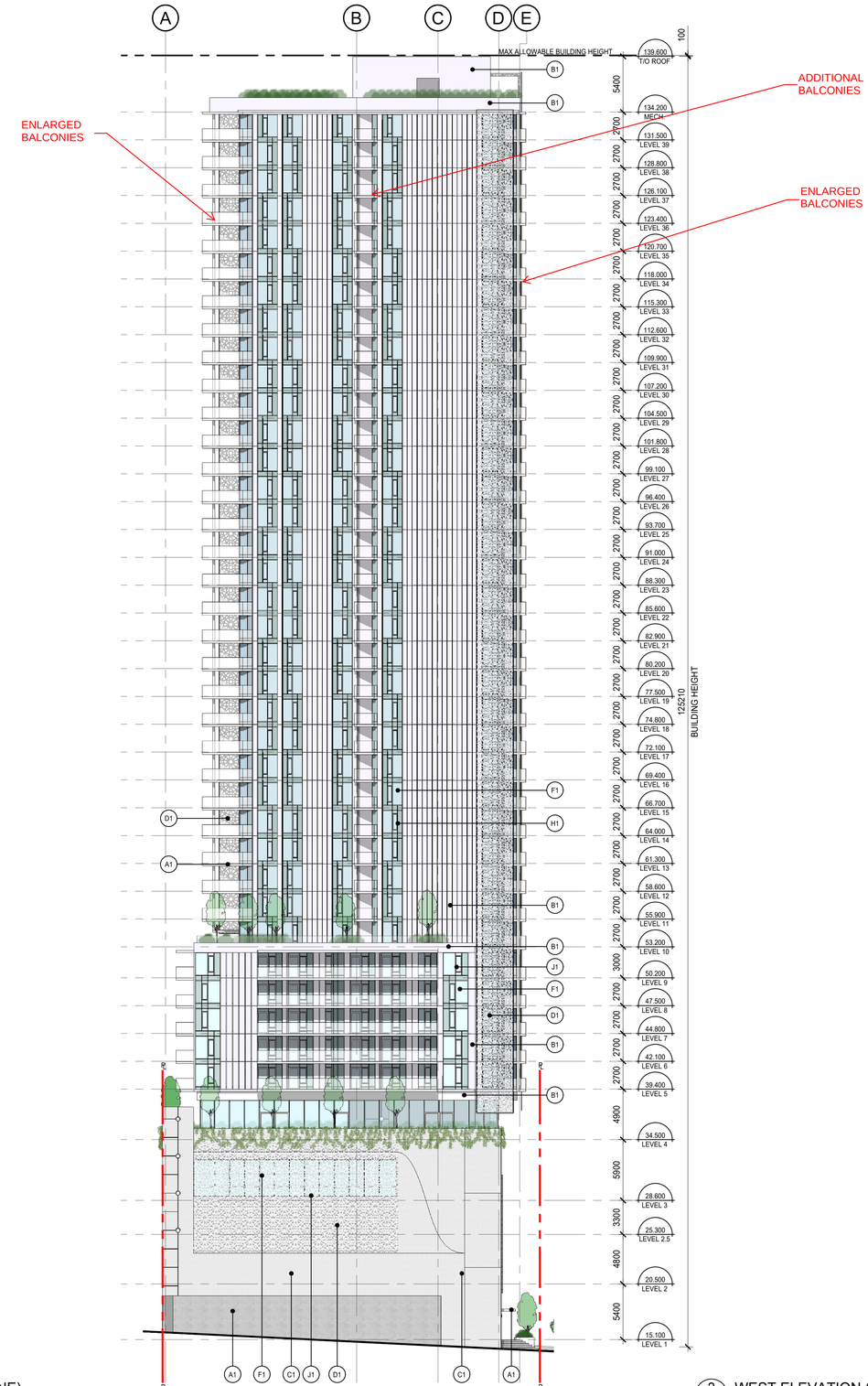
Sheet Title
SOUTH ELEVATION
EAST ELEVATION

Job No.	1729-000	Sheet No.	A4.01
Scale	1:250		
Drawn	MA		
Checked	KG		
Approved	ME		
Date	2021.01.05	Revision	-

1729-000 A4.01 Elevations.dwg



1 NORTH ELEVATION (LANE)
1:250



2 WEST ELEVATION (KINDRED PLACE)
1:250

MATERIAL & FINISH SCHEDULE

- (A) **ARCHITECTURAL FINISHED CONCRETE**
  A1: WHITE
- (B) **METAL PANEL**
  B1: WHITE
- (C) **STONE**
  C1: LIGHT GREY
- (D) **SCREEN**
  D1: SILVER
- (F) **WINDOW GLAZING**
  F1: CLEAR LOW-E
- (G) **SPANDREL GLASS**
  G1: LIGHT GREY
- (H) **WINDOW WALL FRAME**
  H1: SILVER
- (J) **CURTAIN WALL FRAME**
  J1: SILVER

KEY PLAN

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Revisions: Read Up

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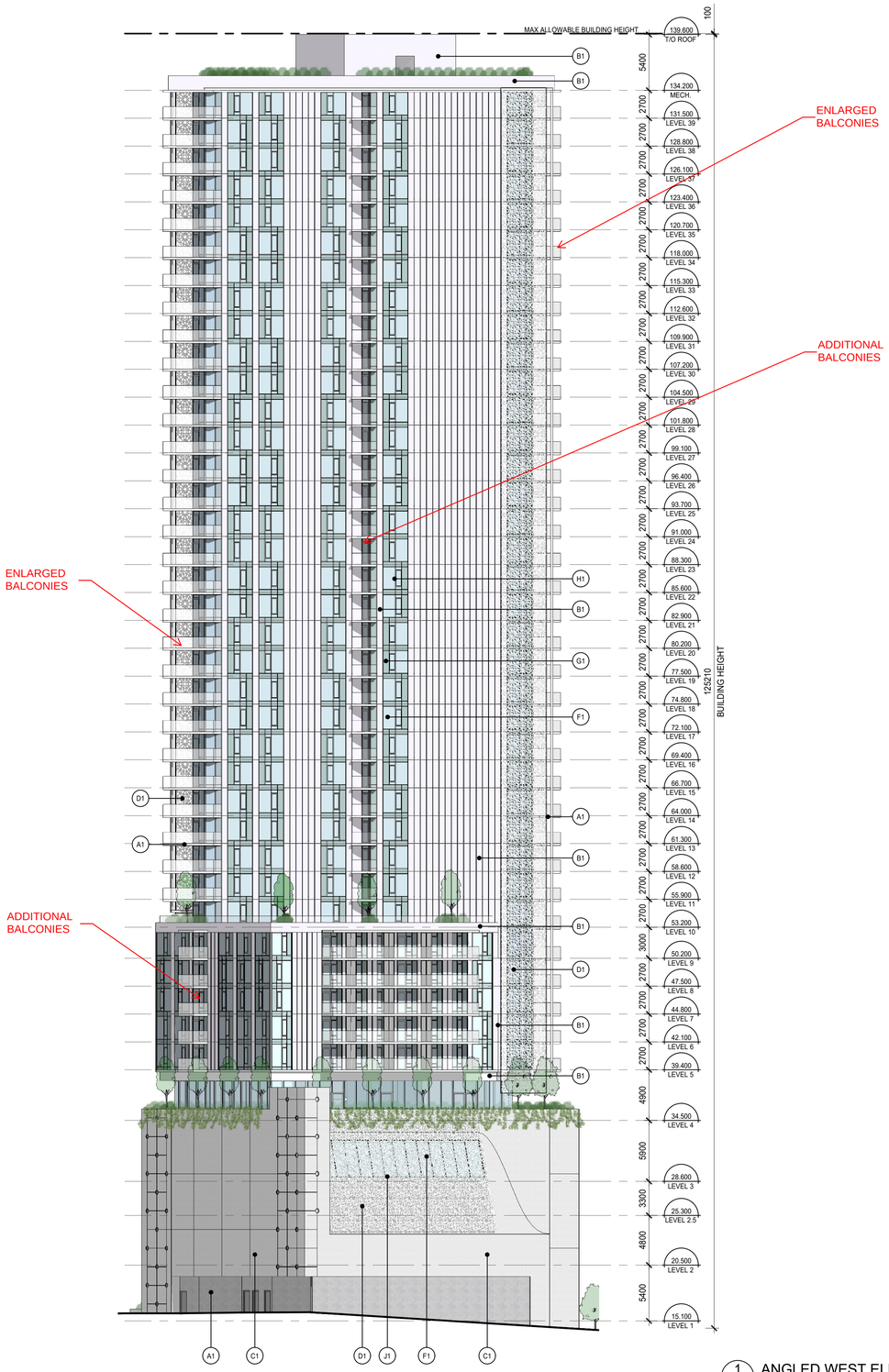
Sheet Title
NORTH ELEVATION
WEST ELEVATION

Job No.	1729-000	Sheet No.	A4.02
Scale	1:250		
Drawn	MA		
Checked	KG		
Approved	ME		
Date	2021.01.05	Revision	-

1729-000 A4.01 Elevations.dwg



1 ANGLED WEST ELEVATION
1:250

MATERIAL & FINISH SCHEDULE

- (A) **ARCHITECTURAL FINISHED CONCRETE**
  A1: WHITE
- (B) **METAL PANEL**
  B1: WHITE
- (C) **STONE**
  C1: LIGHT GREY
- (D) **SCREEN**
  D1: SILVER
- (F) **WINDOW GLAZING**
  F1: CLEAR LOW-E
- (G) **SPANDREL GLASS**
  G1: LIGHT GREY
- (H) **WINDOW WALL FRAME**
  H1: SILVER
- (J) **CURTAIN WALL FRAME**
  J1: SILVER

KEY PLAN

No.	Description	Date	Dr.
3.	REZONING AMENDMENT	2021 03-01	
2.	ISSUED FOR UDP	2021 01-20	
1.	ISSUED FOR REZONING	2020 12-01	

Revisions: Read Up

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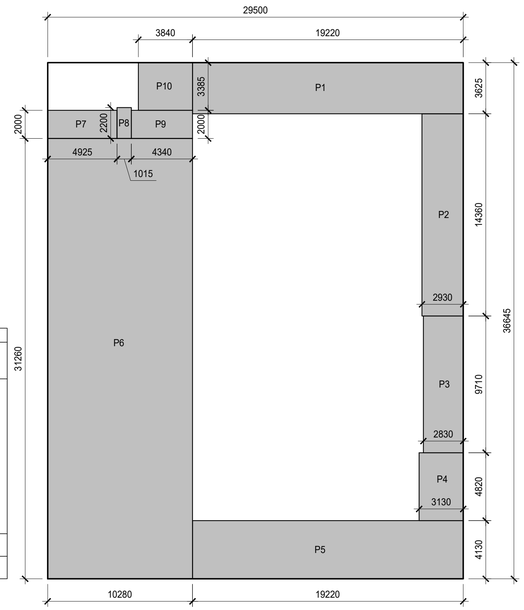
Sheet Title
WEST ANGLED ELEVATION

Job No.	1729-000	Sheet No.	A4.03
Scale	1:250		
Drawn	MA		
Checked	KG		
Approved	ME		
Date	2021.01.05	Revision	-

1729-000 A4.01 Elevations.dwg

LEVEL 4

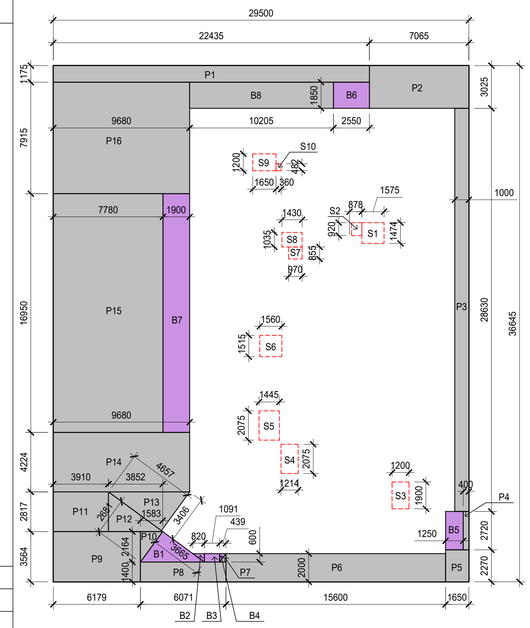
	AREA	CALCULATION
GROSS PERIMETER AREA	1081.0	= 29.500 x 36.645
PERIMETER AREA DEDUCTIONS		
P1	69.7	= 19.220 x 3.625
P2	42.1	= 14.360 x 2.930
P3	27.5	=9.710 x 2.830
P4	15.1	= 4.820 x 3.130
P5	79.4	=19.220 x 4.130
P6	321.4	= 31.260 x 10.280
P7	9.9	= 4.925 x 2.000
P8	2.2	= 2.200 x 1.015
P9	8.7	= 4.340 x 2.000
P10	13.0	= 3.840 x 3.385
SUBTOTAL	588.8	
FSR AREA	492.2	



1 LEVEL 4
1:200

LEVEL 5-9

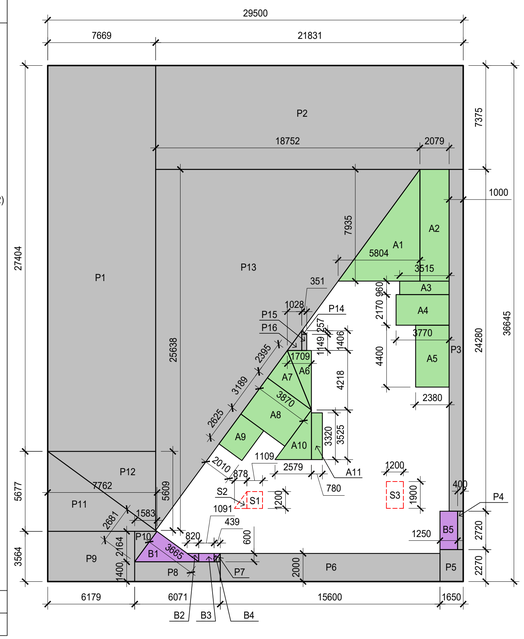
	AREA	CALCULATION
GROSS PERIMETER AREA	1081.0	= 29.500 x 36.645
PERIMETER AREA DEDUCTIONS		
P1	26.4	= 22.435 x 1.175
P2	21.4	= 3.025 x 7.065
P3	28.6	= 28.630 x 1.000
P4	1.1	= 2.720 x 0.400
P5	3.7	= 2.270 x 1.650
P6	31.2	= 15.600 x 2.000
P7	0.1	= 0.5 x (0.600 x 0.439)
P8	8.5	= 6.071 x 1.400
P9	22.0	= 3.564 x 6.179
P10	1.7	= 0.5 x (2.164 x 1.583)
P11	11.0	= 2.817 x 3.910
P12	5.4	= 0.5 x (2.817 x 3.852)
P13	7.9	= 0.5 x (4.657 x 3.406)
P14	40.9	= 4.224 x 9.680
P15	131.9	= 16.950 x 7.780
P16	76.6	= 7.915 x 9.680
P17	18.9	= 10.205 x 1.850
IN-SUITE STORAGE EXCLUSION (dashed red line)		
S1	2.32	= 1.474 x 1.575
S2	0.67	= 0.920 x 0.878
S3	2.28	= 1.900 x 1.200
S4	2.52	= 2.075 x 1.214
S5	3.00	= 2.075 x 1.445
S6	2.36	= 1.515 x 1.560
S7	0.83	= 0.970 x 0.855
S8	1.48	= 1.035 x 1.430
S9	1.98	= 1.650 x 1.200
S10	0.18	= 0.360 x 0.482
BALCONIES AREA (denoted as purple hatch)		
B1	4.91	= 0.5 x (3.665 x 2.681)
B2	0.25	= 0.5 x (0.600 x 0.820)
B3	0.65	= 0.600 x 1.091
B4	0.13	= 0.5 x (0.600 x 0.439)
B5	3.40	= 2.720 x 1.250
B6	4.72	= 1.850 x 2.550
B7	32.21	= 16.950 x 1.900
SUBTOTAL	501.3	
FSR AREA / FLOOR	579.7	
TOTAL FSR AREA LEVELS 5-9	2898.7	



2 LEVEL 5-9
1:200

LEVEL 10

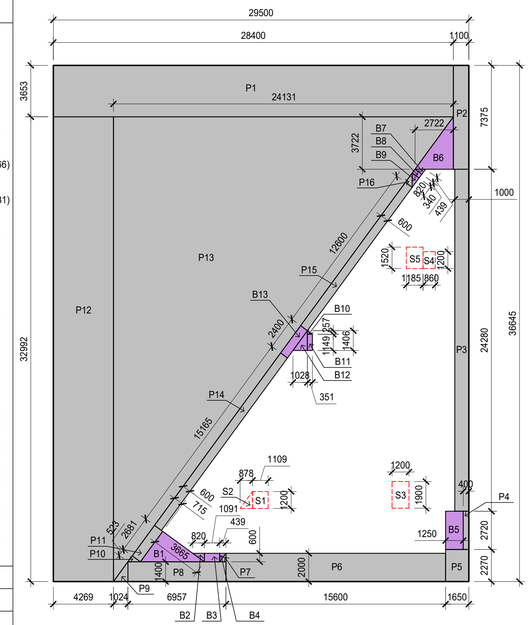
	AREA	CALCULATION
GROSS PERIMETER AREA	1081.0	= 29.500 x 36.645
PERIMETER AREA DEDUCTIONS		
P1	210.2	= 7.669 x 27.404
P2	161.0	= 7.375 x 21.831
P3	24.3	= 24.280 x 1.000
P4	1.1	= 2.720 x 0.400
P5	3.7	= 2.270 x 1.650
P6	31.2	= 15.600 x 2.000
P7	0.1	= 0.5 x (0.600 x 0.439)
P8	8.5	= 6.071 x 1.400
P9	22.0	= 3.564 x 6.179
P10	1.7	= 0.5 x (1.583 x 2.164)
P11	22.0	= 0.5 x (7.762 x 5.677)
P12	21.5	= 0.5 x (5.609 x 7.669)
P13	240.4	= 0.5 x (25.638 x 18.752)
P14	0.05	= 0.5 x (0.351 x 0.257)
P15	0.40	= 0.351 x 1.149
P16	0.72	= 0.5 x (1.406 x 1.028)
AMENITY EXCLUSION (denoted as green hatch)		
A1	23.0	= 0.5 x (7.935 x 5.804)
A2	16.5	= 7.935 x 2.079
A3	3.4	= 0.960 x 3.515
A4	8.2	= 2.170 x 3.770
A5	10.5	= 4.400 x 2.380
A6	3.6	= 0.5 x (4.218 x 1.709)
A7	4.6	= 0.5 x (3.870 x 2.395)
A8	12.3	= 3.189 x 3.870
A9	5.3	= 2.625 x 2.010
A10	4.5	= 0.5 x (3.525 x 2.579)
A11	2.6	= 3.320 x 0.780
IN-SUITE STORAGE EXCLUSION (dashed red line)		
S1	1.3	= 1.200 x 1.109
S2	0.5	= 0.5 x (1.200 x 0.878)
S3	2.3	= 1.900 x 1.200
BALCONIES AREA (denoted as purple hatch)		
B1	4.91	= 0.5 x (3.665 x 2.681)
B2	0.25	= 0.5 x (0.600 x 0.820)
B3	0.65	= 0.600 x 1.091
B4	0.13	= 0.5 x (0.600 x 0.439)
B5	3.40	= 2.720 x 1.250
SUBTOTAL	857.0	
FSR AREA	224.1	



3 LEVEL 10
1:200

LEVEL 11-29

	AREA	CALCULATION
GROSS PERIMETER AREA	1081.0	= 29.500 x 36.645
PERIMETER AREA DEDUCTIONS		
P1	103.8	= 28.400 x 3.653
P2	8.1	= 7.375 x 1.100
P3	24.3	= 24.280 x 1.000
P4	1.1	= 2.720 x 0.400
P5	3.7	= 2.270 x 1.650
P6	31.2	= 15.600 x 2.000
P7	0.1	= 0.5 x (0.600 x 0.439)
P8	9.7	= 6.957 x 1.400
P9	0.7	= 0.5 x (1.400 x 1.024)
P10	0.2	= 0.5 x (0.715 x 522.966)
P11	1.9	= 2.681 x 0.715
P12	140.9	= 32.992 x 4.269
P13	398.1	= 0.5 x (32.992 x 24.131)
P14	9.1	= 15.165 x 0.600
P15	7.6	= 12.600 x 0.600
P16	0.2	= 0.5 x (0.600 x 0.820)
IN-SUITE STORAGE EXCLUSION (dashed red line)		
S1	1.3	= 1.200 x 1.109
S2	0.5	= 0.5 x (1.200 x 0.878)
S3	2.3	= 1.900 x 1.200
S4	1.0	= 1.200 x 0.860
S5	1.8	= 1.520 x 1.185
BALCONIES AREA (denoted as purple hatch)		
B1	4.91	= 0.5 x (3.665 x 2.681)
B2	0.25	= 0.5 x (0.600 x 0.820)
B3	0.65	= 0.600 x 1.091
B4	0.13	= 0.5 x (0.600 x 0.439)
B5	3.40	= 2.720 x 1.250
B6	5.06	= 0.5 x (3.722 x 2.722)
B7	0.13	= 0.5 x (0.600 x 0.439)
B8	0.20	= 0.600 x 0.340
B9	0.25	= 0.5 x (0.600 x 0.820)
B10	0.05	= 0.5 x (0.351 x 0.257)
B11	0.40	= 0.351 x 1.149
B12	0.72	= 0.5 x (1.406 x 1.028)
B13	1.44	= 2.400 x 0.600
SUBTOTAL	765.3	
FSR AREA / FLOOR	315.8	
TOTAL FSR AREA LEVELS 11-29	5999.6	



4 LEVEL 11-29
1:200

KEY PLAN

No.	Description	Date	Dr.
3.	REZONING AMENDMENT	2021 03-01	
2.	ISSUED FOR UDP	2021 01-20	
1.	ISSUED FOR REZONING	2020 12-01	

Revisions: Read Up

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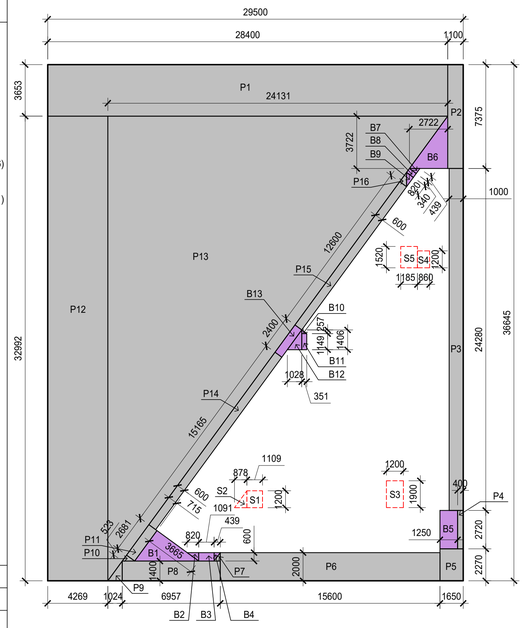
Sheet Title
AREA OVERLAY
LEVEL 4, LEVEL 5-9
LEVEL 10, LEVEL 11-29

Job No.	1729-000	Sheet No.	A7.02
Scale	1:200		
Drawn	MA		
Checked	KG		
Approved	ME		
Date	2020.11.30	Revision	-

1729-000 A7.02 Overlay L4-L29.dwg

LEVEL 30-39

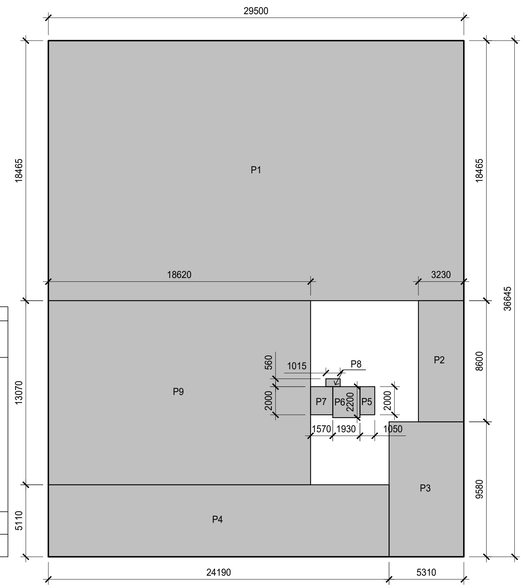
	AREA	CALCULATION
GROSS PERIMETER AREA	1081.0	= 29.500 x 36.645
PERIMETER AREA DEDUCTIONS		
P1	103.8	= 28.400 x 3.653
P2	8.1	= 7.375 x 1.100
P3	24.3	= 24.280 x 1.000
P4	1.1	= 2.720 x 0.400
P5	3.7	= 2.270 x 1.650
P6	31.2	= 15.600 x 2.000
P7	0.1	= 0.5 x (0.600 x 0.439)
P8	9.7	= 6.957 x 1.400
P9	0.7	= 0.5 x (1.400 x 1.024)
P10	0.2	= 0.5 x (0.715 x 522.966)
P11	1.9	= 2.681 x 0.715
P12	140.9	= 32.992 x 4.269
P13	398.1	= 0.5 x (32.992 x 24.131)
P14	9.1	= 15.165 x 0.600
P15	7.6	= 12.600 x 0.600
P16	0.2	= 0.5 x (0.600 x 0.820)
IN-SUITE STORAGE EXCLUSION (dashed red line)		
S1	1.3	= 1.200 x 1.109
S2	0.5	= 0.5 x (1.200 x 0.878)
S3	2.3	= 1.900 x 1.200
S4	1.0	= 1.200 x 0.860
S5	1.8	= 1.520 x 1.185
BALCONIES AREA (denoted as purple hatch)		
B1	4.91	= 0.5 x (3.665 x 2.681)
B2	0.25	= 0.5 x (0.600 x 0.820)
B3	0.65	= 0.600 x 1.091
B4	0.13	= 0.5 x (0.600 x 0.439)
B5	3.40	= 2.720 x 1.250
B6	5.06	= 0.5 x (3.722 x 2.722)
B7	0.13	= 0.5 x (0.600 x 0.439)
B8	0.20	= 0.600 x 0.340
B9	0.25	= 0.5 x (0.600 x 0.820)
B10	0.05	= 0.5 x (0.351 x 0.257)
B11	0.40	= 0.351 x 1.149
B12	0.72	= 0.5 x (1.406 x 1.028)
B13	1.44	= 2.400 x 0.600
SUBTOTAL	765.3	
FSR AREA / FLOOR	315.8	
TOTAL FSR AREA LEVELS 30-39	3157.7	



1 LEVEL 30-39
1:200

LEVEL 40

	AREA	CALCULATION
GROSS PERIMETER AREA	1081.0	= 29.500 x 36.645
PERIMETER AREA DEDUCTIONS		
P1	544.7	= 29.500 x 18.465
P2	27.8	= 8.600 x 3.230
P3	50.9	= 9.580 x 5.310
P4	123.6	= 24.190 x 5.110
P5	2.1	= 2.000 x 1.050
P6	4.2	= 2.200 x 1.930
P7	3.1	= 2.000 x 1.570
P8	0.6	= 1.015 x 0.560
P9	243.4	= 18.620 x 13.070
SUBTOTAL	1000.4	
FSR AREA	80.6	



2 LEVEL 40
1:200

KEY PLAN

No.	Description	Date	Dr.
3.	REZONING AMENDMENT	2021 03-01	
2.	ISSUED FOR UDP	2021 01-20	
1.	ISSUED FOR REZONING	2020 12-01	

Revisions: Read Up

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Sheet Title
AREA OVERLAY
LEVEL 30-39
LEVEL 40

Job No.	1729-000	Sheet No.	A7.03
Scale	1:200		
Drawn	MA		
Checked	KG		
Approved	ME		
Date	2020.11.30	Revision	-

1729-000 A7.03 Overlay L30-Roof.dwg