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NOTES:

**ISSUED FOR
REZONING:
December 2019**
**11x17"
BOOKLET
(@~50%)**

ISSUE / REVISION DATE:

☐ Issued For: Rezoning Inquiry	January 31, 2019
☐ Issued For: Rezoning	December, 2019
☐ Issued For: Rezoning Revisions	January 31, 2019

PERMIT NUMBERS:

Development Permit:	DP
Rezoning Application:	RZ
Building Permit:	BP

LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT:
7280 Fraser St
Fraser St
Mixed-Use Development

BUILDING CODE: ZONING:

VBLB 2014 Rezoning from C-1

DRAWING TITLE:

**FSR Area Overlays
Level 1(a)**

PLOT/ISSUE DATE: Jan 31, 2020

REVIEWED: SK

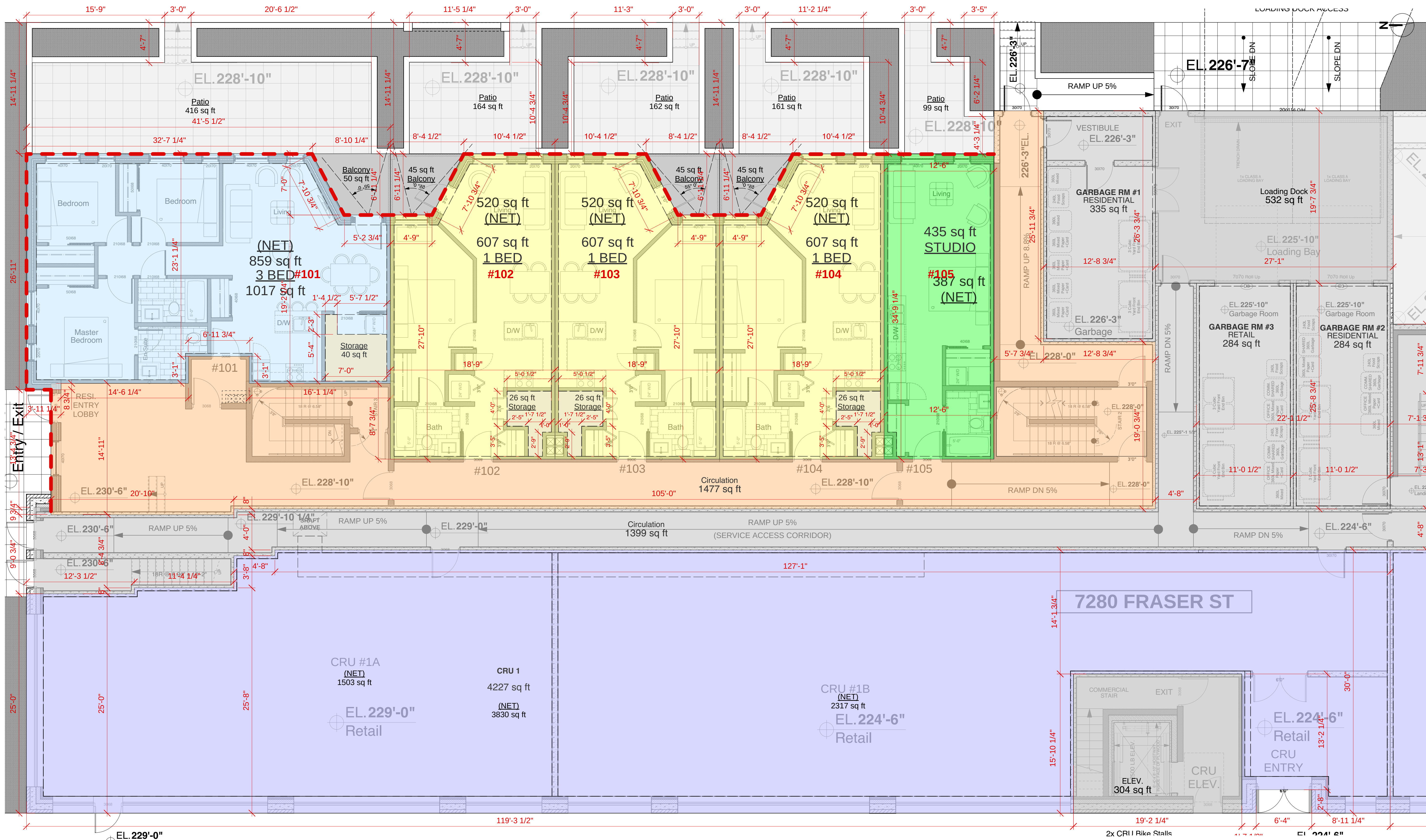
DRAWN: GS

PROJECT NO.: 1822

SCALE (U.N.O.): APPROX. 1/2" STATED SCALE @ 11x17"

REVISION: B

A0.3.1



FSR Areas Overlays Legend:

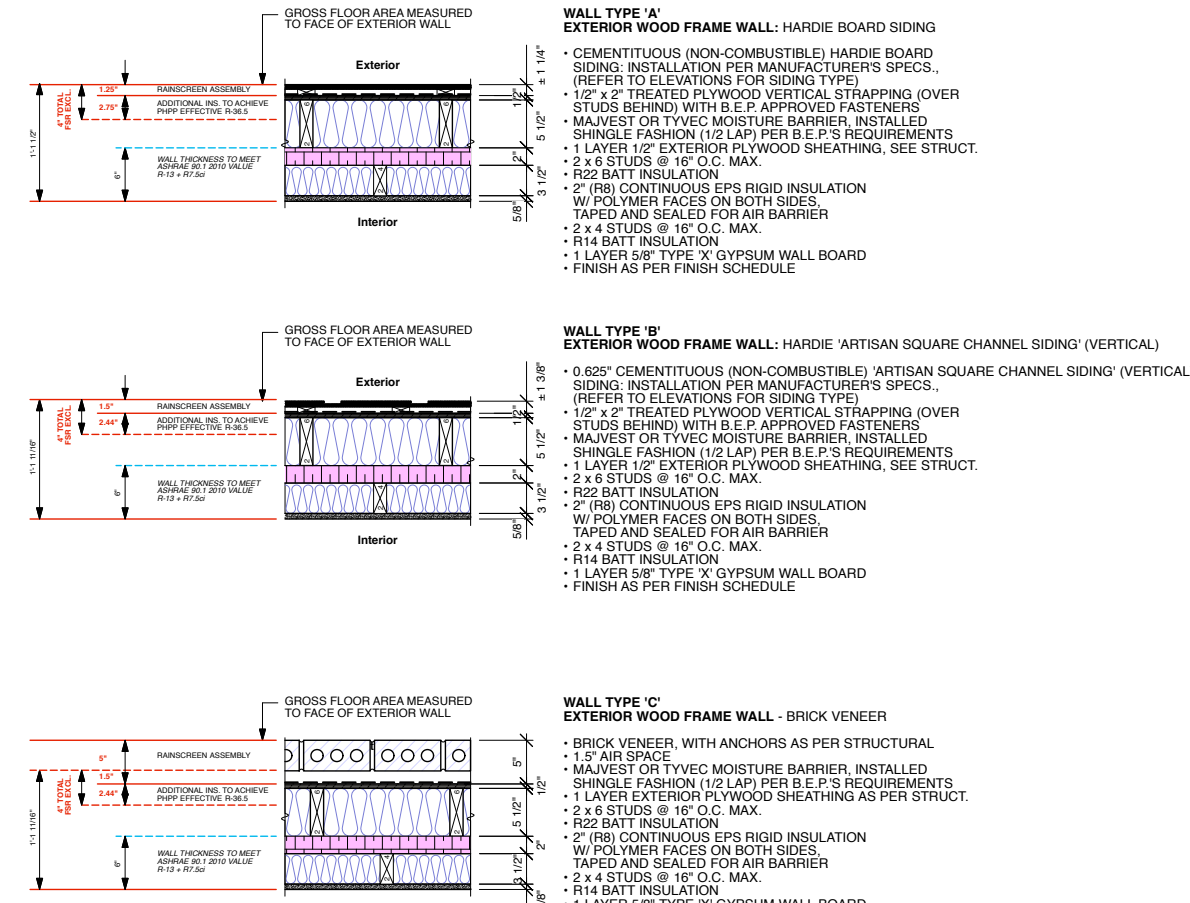
- Areas - Commercial
- Areas - Garbage & Loading
- Areas - Circulation
- Areas - Residential
- Areas - Storage Exclusion
- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Area Breakdown			GFA Areas			FSR Exclusion										Other			NET			FSR			Car Parking Stalls			Bike Stalls		
Space	Unit Type	Areas Gross	Resident	Retail	Other	Amenity	Storage	Wall/Incl.	Encl. Blncy	Other	Open Blncy	Area	Area	No.	Calculation	Stalls			Open Blncy	Area	Area	No.	Calculation	Stalls						
Level 01																														
Retail																														
Retail 1A & 1B		4227 sqft										4227 sqft	0.17	/		4.9														
Retail 2A & 2B		2562 sqft										2562 sqft	0.10	/		4.4														
Waitthickness Excl.																														
Services																														
Circulation		1408 sqft										1408 sqft	0.06	/		2.6														
Total Retail		8197 sqft										8197 sqft	0.32	/		11.9														
Loading Dock: (Misc.)																														
Garbage Room(s): (Misc.)		548 sqft										548 sqft		/																
Total Loading Dock		1060 sqft										1060 sqft		/																
Residential																														
101	3 Bed	1017 sqft	1017 sqft				40 sqft				470 sqft	865 sqft	977 sqft	0.04	1/1345sf	0.7	2.5													
102	1 Bed	607 sqft	607 sqft				26 sqft				190 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5													
103	1 Bed	607 sqft	607 sqft				26 sqft				190 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5													
104	1 Bed	607 sqft	607 sqft				26 sqft				218 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5													
105	Studio	435 sqft	435 sqft								105 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.4	2.5													
Wall Thickness Excl.																														
Circulation		2369 sqft										2369 sqft		0.09																
Total Residential	5 Units	5642 sqft	3273 sqft				118 sqft				1173 sqft	2812 sqft	3467 sqft	0.54			8.0													
Total Level 01		15447 sqft	3273 sqft				118 sqft	57 sqft			1173 sqft	2812 sqft	3467 sqft	0.54			10.0													

Note: Wall construction, R-Value and cladding finishes in
abeyance until Development Permit stage. Preliminary wall
construction @ R-36.5 Effective (R-14.5 over R-22 requirement).
Wall thickness exclusion provisionally set at 4" for area
calculation.

(No wall thickness exclusion)

(Linear Length @ 170'-6" x 4" = 56,833 sqft)



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ISSUE / REVISION DATE:
☐ Issued For: Rezoning Enquiry January 31, 2019
☒ Issued For: Rezoning December, 2019
☐ Issued For: Rezoning Revisions January 31, 2019

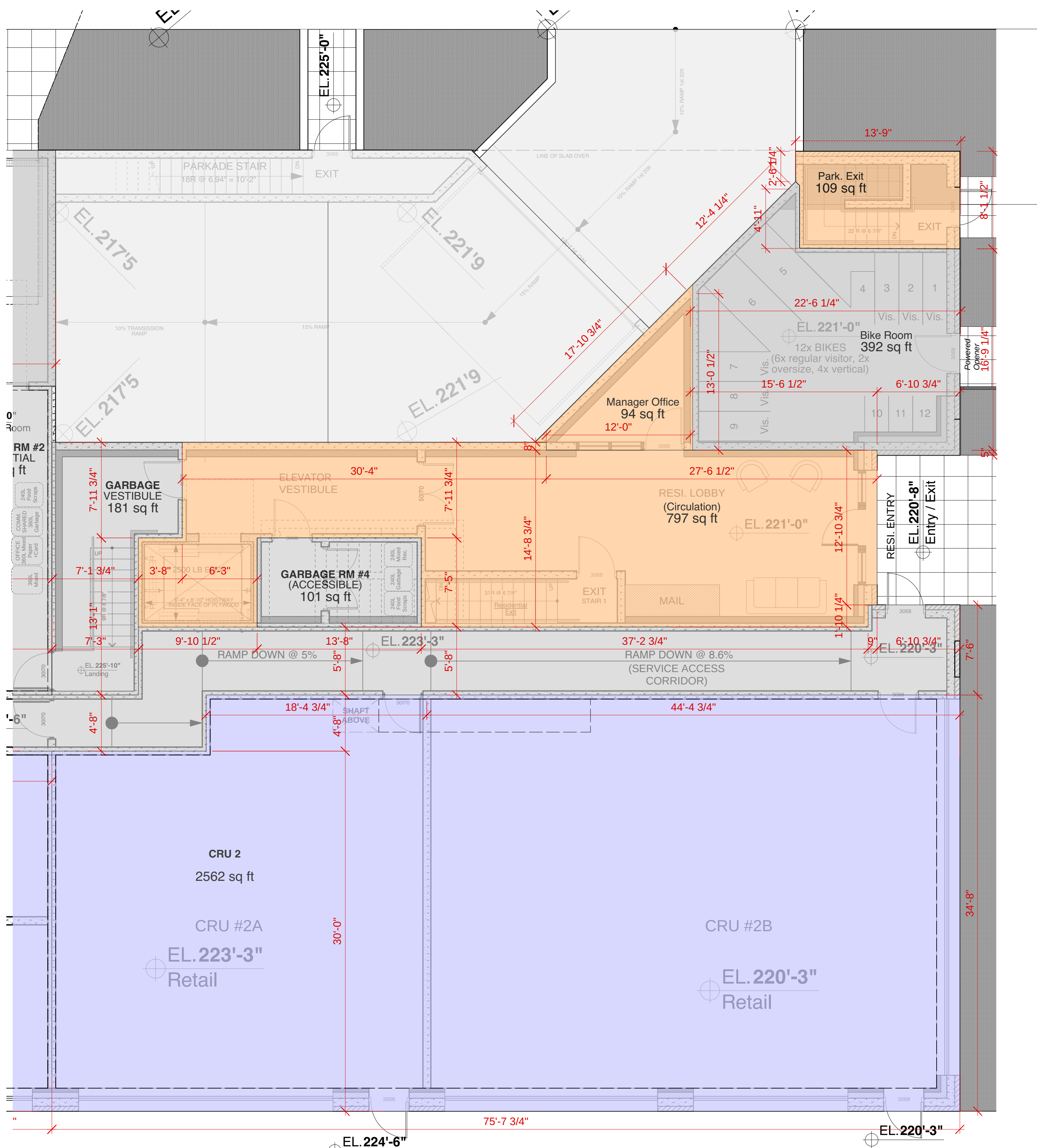
PERMIT NUMBERS:
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 Rezoning Application: RZ
 Building Permit: BP

LEGAL:
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 SEAL (IF REQ'D):

PROJECT:
7280 Fraser St
Fraser St
Mixed-Use Development
 BUILDING CODE: ZONING:
 VBBL 2014 Rezoning from C-1
 DRAWING TITLE:

FSR Area Overlays Level 1(b)

PLOT/ISSUE DATE: Jan 31, 2020 REVIEWED: SK DRAWN: GS
 PROJECT NO.: 1822 SCALE (U.N.O.): APPROX. 1/2 STATED SCALE @ 11x17"
 REVISION: B 3/32" & 1/16" = 1'-0" @ 24x36" UNO
 DRAWING NO.: A0.3.2



FSR Areas Overlays Legend:

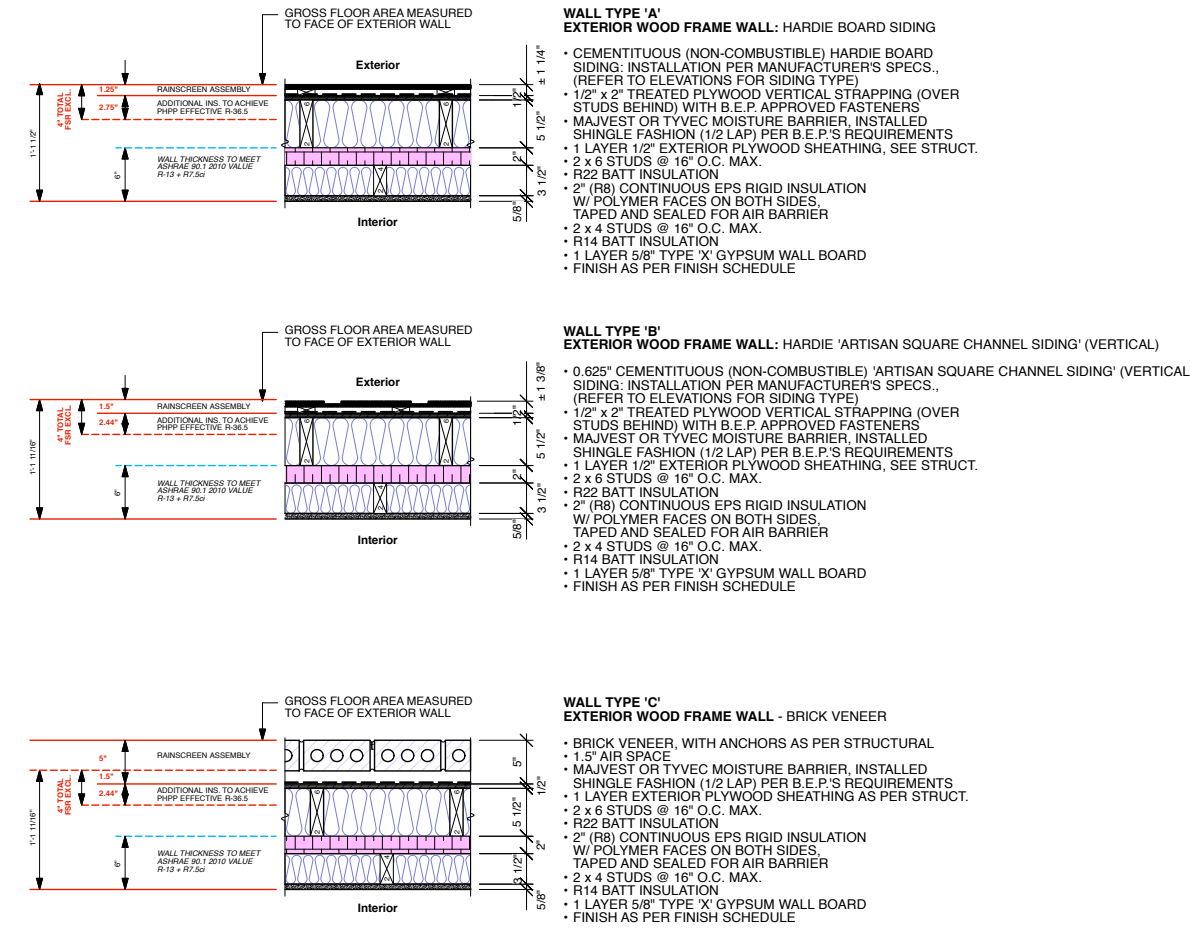
- Areas - Commercial
- Areas - Garbage & Loading
- Areas - Circulation
- Areas - Residential
- Areas - Storage Exclusion
- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Area Breakdown																	
Level 01	Space	Unit Type	Areas Gross	Resident	Retail	Other	Amenity	Storage	Wall/Incl.	Encl. Blcny	Other	Open Blcny	NET Area	FSR Area	No.	Car Parking Stalls	Bike Stalls
Retail	Retail 1A & 1B		4227 sqft	4227 sqft									4227 sqft	0.17	/	4.9	1.0
	Retail 2A & 2B		2562 sqft	2562 sqft									2562 sqft	0.10	/	4.4	1.0
	Wait/Thickness Excl.																
	Services		1408 sqft	1408 sqft									1408 sqft	0.06	/	2.6	
	Circulation		8197 sqft	8197 sqft									8197 sqft	0.32	/	11.9 stalls	2.0
Loading Dock (Misc.)	Garbage Room(s) (Misc.)		548 sqft	548 sqft									548 sqft		/		
			1060 sqft	1060 sqft									1060 sqft		/		
Residential	101	3 Bed	1017 sqft	1017 sqft				40 sqft			470 sqft	865 sqft	977 sqft	0.04	1/1345sf	0.7	2.5
	102	1 Bed	607 sqft	607 sqft				26 sqft			190 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5
	103	1 Bed	607 sqft	607 sqft				26 sqft			190 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5
	104	1 Bed	607 sqft	607 sqft				26 sqft			218 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5
	105	Studio	435 sqft	435 sqft				26 sqft			105 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.4	2.5
Wall Thickness Excl.	Circulation		2369 sqft	2369 sqft				57 sqft			-57 sqft	2369 sqft	2369 sqft	0.09			
Total Residential	5 Units		5642 sqft	3273 sqft	2369 sqft			118 sqft			1173 sqft	2812 sqft	3467 sqft	0.54			8.0
Total Level 01			15447 sqft	3273 sqft	3877 sqft			118 sqft	57 sqft		1173 sqft	2812 sqft	3467 sqft	0.54			10.0

Note: Wall construction, R-Value and cladding finishes in abeyance until Development Permit stage. Preliminary wall construction @ R-36.5 Effective (R-14.5 over R-22 requirement). Wall thickness exclusion provisionally set at 4" for area calculation.

(No wall thickness exclusion)

(Linear Length @ 170'-6" x 4" = 56,833 sqft)



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Rezoning Application:	RZ
Building Permit:	BP

LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD

SEAL (IF REQ'D):

PROJECT:

7280 Fraser St
Fraser St
Mixed-Use Development

BUILDING CODE:

VBL 2014

DRAWING TITLE:

**FSR Area Overlays
Level 2(a)**

PLOT/ISSUE DATE:

Jan 31, 2020

PROJECT NO.:

1822

REVISION:

B

REVIEWED:

SK

DRAWN:

GS

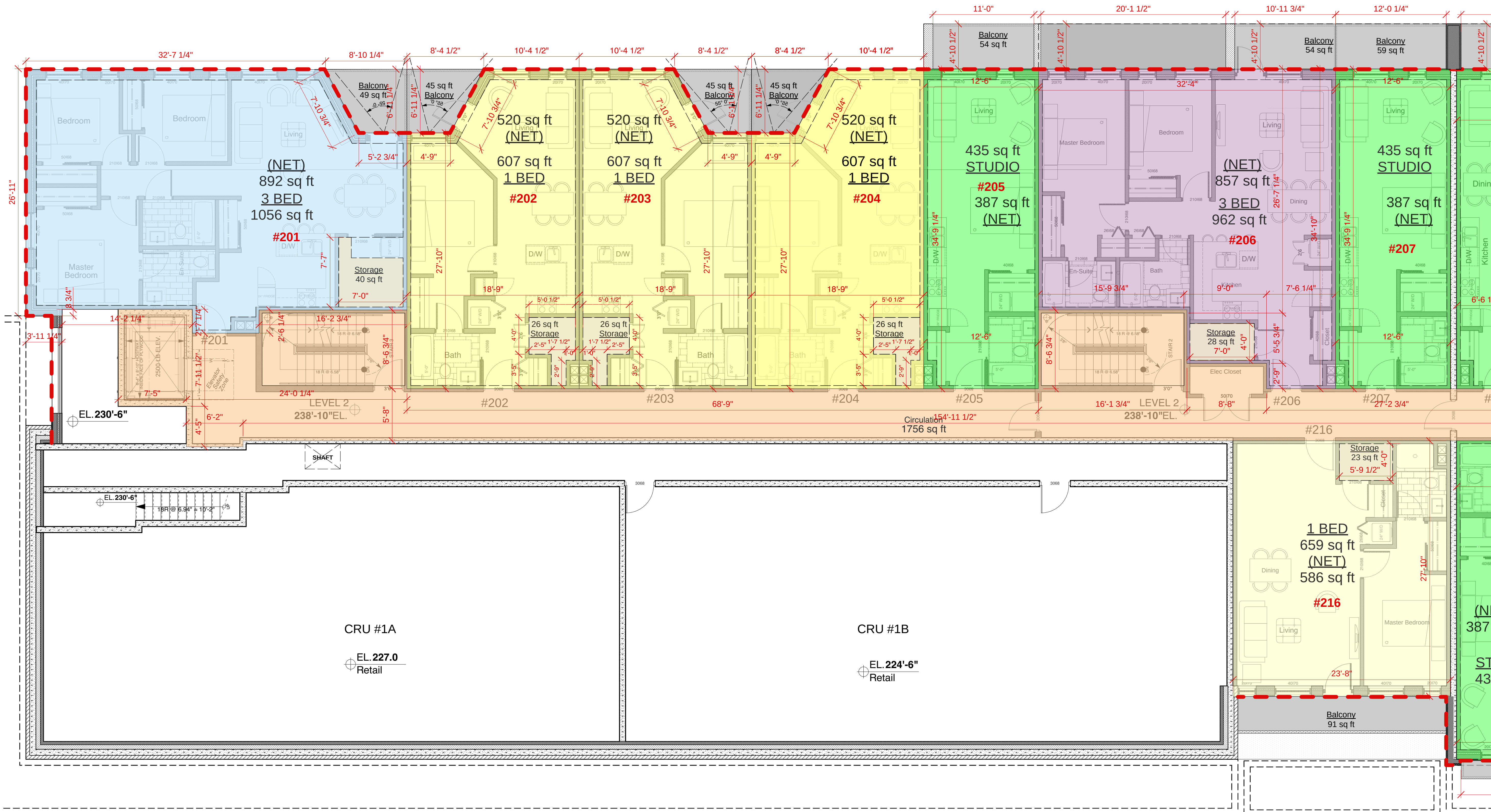
SCALE (U.N.O.):

APPROX. 1/11x17"

3/32" & 1/16" = 1'-0" @ 24x36" UNO

DRAWING NO.:

A0.3.3



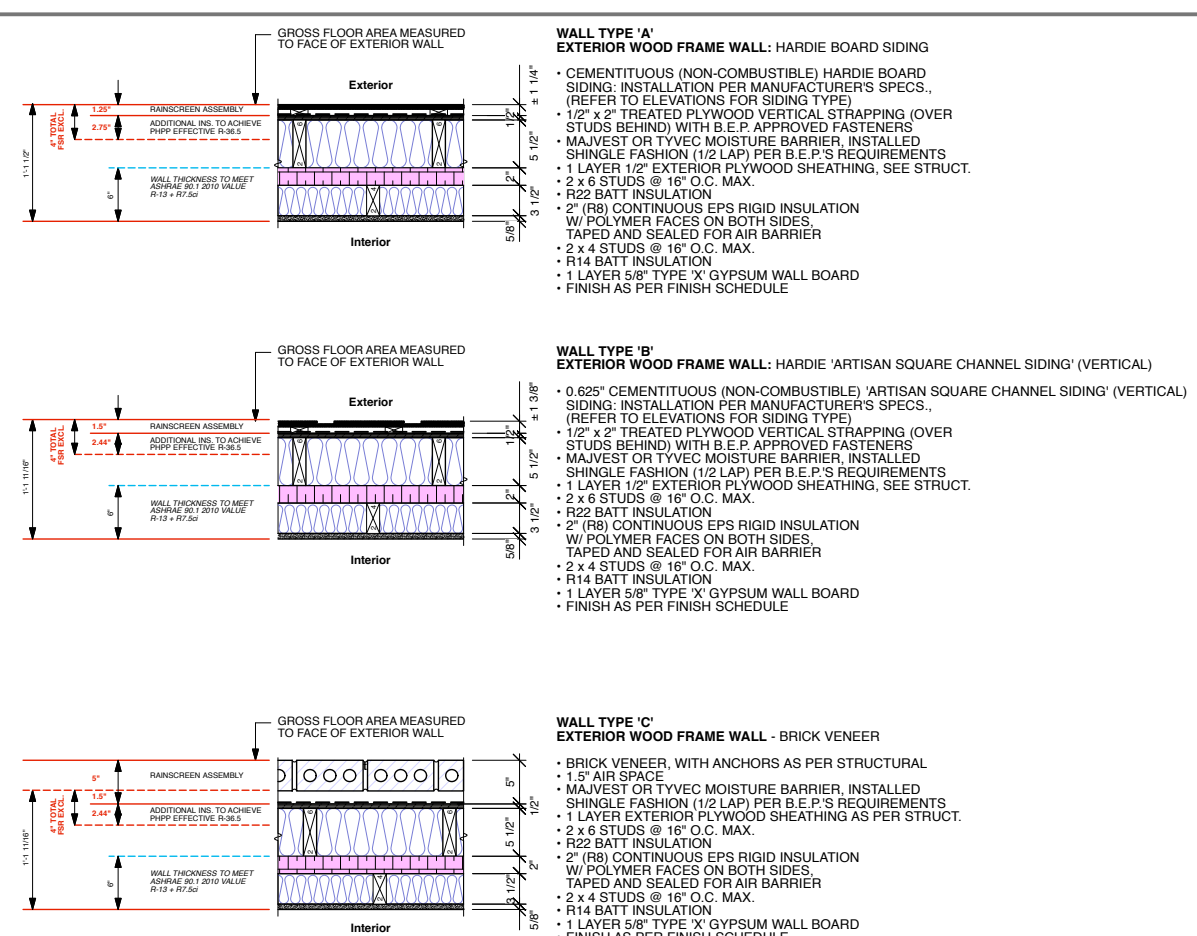
FSR Areas Overlays Legend:

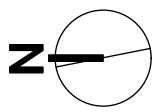
- Areas - Commercial
- Areas - Garbage & Loading
- Areas - Circulation
- Areas - Residential
- Areas - Storage Exclusion
- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Level 02																			
Space	Unit Type	Areas Gross	GFA Areas			FSR Exclusion					Other	NET	FSR		Car Parking Stalls		Bike Stalls		
			Resident	Retail	Other	Amenity	Storage	Wall/thickn.	Encl. Blnry	Other	Open Blnry	Area	No.	Calculation	Stalls				
201	3 Bed	1056 sqft	1056 sqft					40 sqft				49 sqft	897 sqft	1016 sqft	0.04	1/1345sf	0.8	2.5	
202	1 Bed	607 sqft	607 sqft					26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5	
203	1 Bed	607 sqft	607 sqft					26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5	
204	1 Bed	607 sqft	607 sqft					26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345sf	0.4	1.5	
205	Studio	435 sqft	435 sqft									54 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5	
206	2 Bed	962 sqft	962 sqft					27 sqft				54 sqft	857 sqft	935 sqft	0.04	1/1345sf	0.7	2.5	
207	Studio	435 sqft	435 sqft									59 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5	
208	Studio	519 sqft	519 sqft									80 sqft	456 sqft	519 sqft	0.02	1/1345sf	0.4	1.5	
209	1 Bed	618 sqft	618 sqft					23 sqft				55 sqft	550 sqft	595 sqft	0.02	1/1345sf	0.4	1.5	
210	3 Bed	1243 sqft	1243 sqft					39 sqft				55 sqft	1132 sqft	1204 sqft	0.06	1/1345sf	0.9	3.0	
211	2 Bed	855 sqft	855 sqft					23 sqft				52 sqft	756 sqft	832 sqft	0.03	1/1345sf	0.6	2.5	
212	Studio	435 sqft	435 sqft									25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5	
213	Studio	428 sqft	428 sqft									25 sqft	380 sqft	428 sqft	0.02	1/1345sf	0.3	1.5	
214	Studio	428 sqft	428 sqft									25 sqft	380 sqft	428 sqft	0.02	1/1345sf	0.3	1.5	
215	Studio	435 sqft	435 sqft									24 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5	
216	1 Bed	659 sqft	659 sqft					23 sqft				91 sqft	586 sqft	636 sqft	0.03	1/1345sf	0.5	1.5	
Circulation																			
Wallthickness Excl.																			
Service																			
Total Residential		16 Units	12085 sqft	10329 sqft		1756 sqft		253 sqft	167 sqft			783 sqft	9102 sqft	11665 sqft	0.46		9.51 stalls	31.5	

Note: Wall construction, R-Value and cladding finishes in
abeyance until Development Permit stage. Preliminary wall
construction @ R-36.5 Effective (R-14.5 over R-22 requirement).
Wall thickness exclusion provisionally set at 4" for area
calculation.

(Linear Length @ 501'-2" x 4" = 167.05 sqft)





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LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT:

7280 Fraser St
Fraser St
Mixed-Use Development

BUILDING CODE:

VBBL 2014

DRAWING TITLE:

REZONING FROM C-1

FSR Area Overlays Level 2(b)

PLOT/ISSUE DATE:

Jan 31, 2020

PROJECT NO.:

1822

REVISION:

B

REVIEWED:

SK

DRAWN:

GS

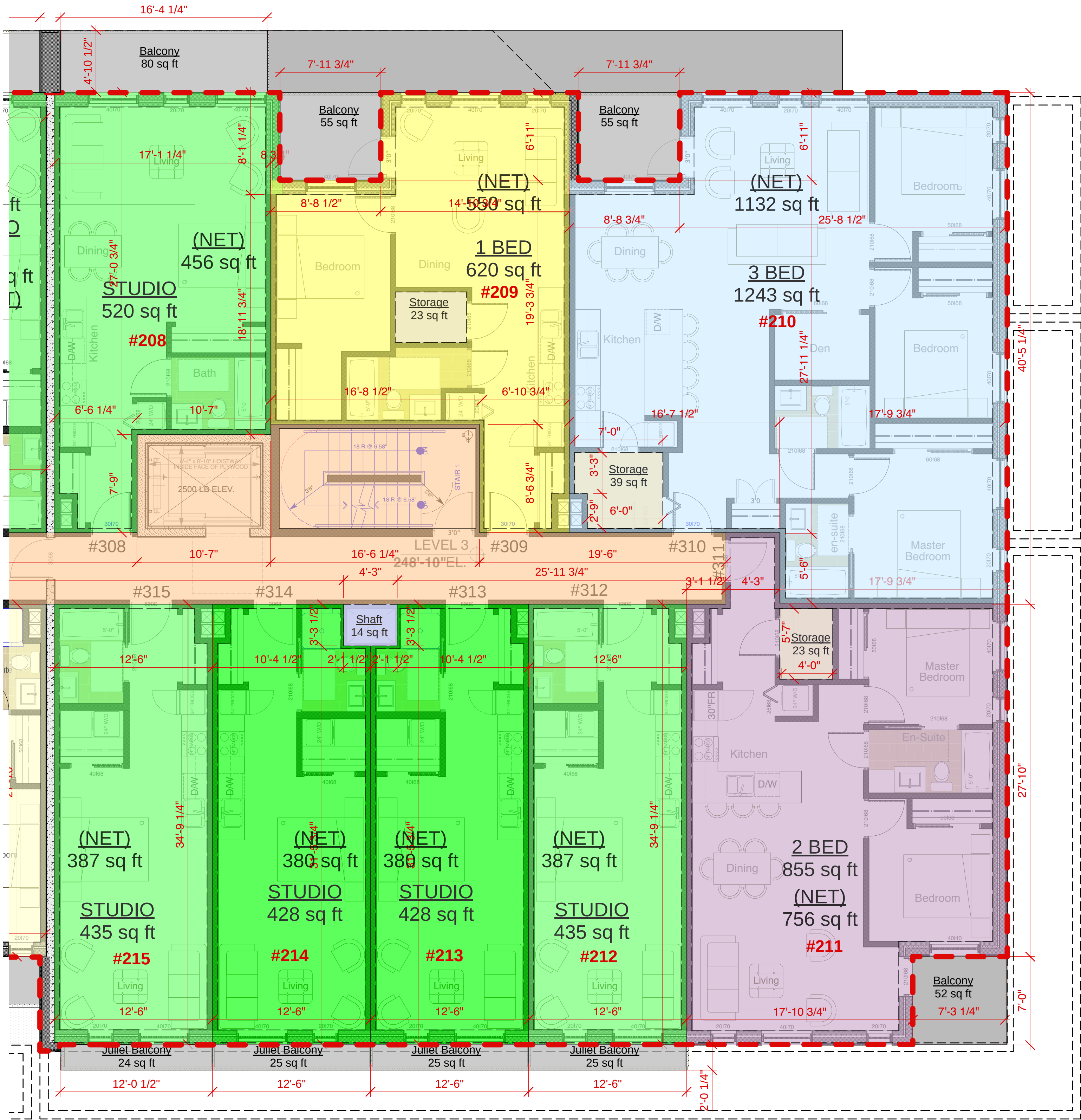
SCALE (U.N.O.):

APPROX. 1/2 STATED SCALE @ 11x17"

3/32" & 1/16" = 1'-0" @ 24x36" UNO

DRAWING NO.:

A0.3.4



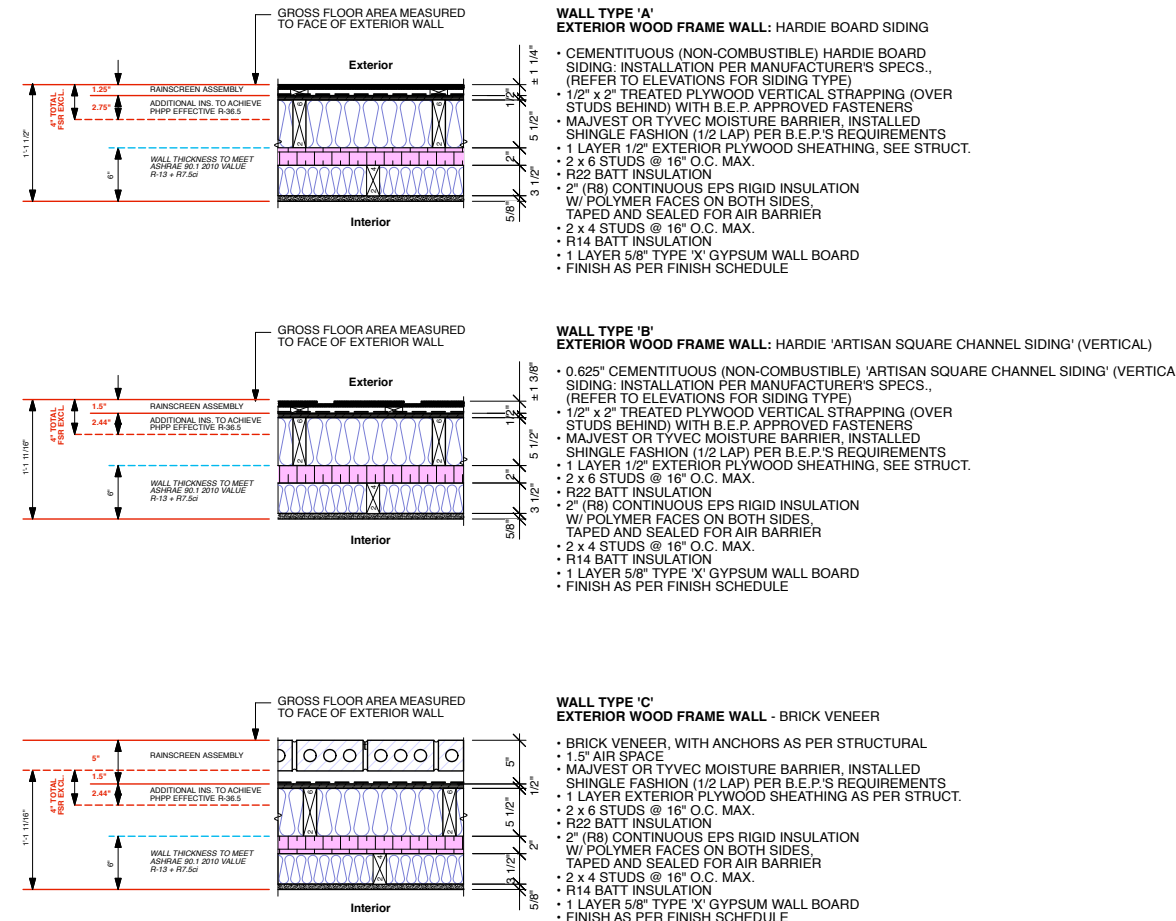
FSR Areas Overlays Legend:

- Areas - Commercial
- Areas - Garbage & Loading
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- Areas - Residential
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- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Level 02		Areas		GFA Areas		FSR Exclusion		Other		NET		FSR		Car Parking Stalls		Bike Stalls	
Space	Unit	Area	Area	Resident	Retail	Other	Amenity	Storage	Wallthickness	Encl. Blony	Other	Area	No.	Calculation	Stalls		
201	3 Bed	1056 sqft	1056 sqft					40 sqft				49 sqft	897 sqft	1016 sqft	0.04	1/1345sf	2.5
202	1 Bed	607 sqft	607 sqft					26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345sf	1.5
203	1 Bed	607 sqft	607 sqft					26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345sf	1.5
204	1 Bed	607 sqft	607 sqft					26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345sf	1.5
205	Studio	435 sqft	435 sqft					23 sqft				54 sqft	387 sqft	435 sqft	0.02	1/1345sf	1.5
206	2 Bed	962 sqft	962 sqft					27 sqft				54 sqft	867 sqft	935 sqft	0.04	1/1345sf	2.5
207	Studio	435 sqft	435 sqft					23 sqft				59 sqft	387 sqft	435 sqft	0.02	1/1345sf	1.5
208	Studio	519 sqft	519 sqft					23 sqft				80 sqft	456 sqft	519 sqft	0.02	1/1345sf	1.5
209	1 Bed	618 sqft	618 sqft					23 sqft				55 sqft	550 sqft	595 sqft	0.02	1/1345sf	1.5
210	3 Bed	1243 sqft	1243 sqft					39 sqft				1132 sqft	1204 sqft	1294 sqft	0.05	1/1345sf	3.0
211	2 Bed	855 sqft	855 sqft					23 sqft				52 sqft	756 sqft	832 sqft	0.03	1/1345sf	2.5
212	Studio	435 sqft	435 sqft					23 sqft				25 sqft	387 sqft	435 sqft	0.02	1/1345sf	1.5
213	Studio	428 sqft	428 sqft					23 sqft				25 sqft	380 sqft	428 sqft	0.02	1/1345sf	1.5
214	Studio	428 sqft	428 sqft					23 sqft				25 sqft	380 sqft	428 sqft	0.02	1/1345sf	1.5
215	Studio	435 sqft	435 sqft					23 sqft				24 sqft	387 sqft	435 sqft	0.02	1/1345sf	1.5
216	1 Bed	659 sqft	659 sqft					23 sqft				91 sqft	586 sqft	636 sqft	0.03	1/1345sf	1.5
Circulation		1756 sqft	1756 sqft									1756 sqft	0.07				
Wallthickness Excl.												-167 sqft	-0.01				
Service																	
Total Residential		16 Units	12086 sqft	10329 sqft	1756 sqft			253 sqft	167 sqft			783 sqft	9102 sqft	11665 sqft	0.46	9.51 stalls	31.5

Note: Wall construction, R-Value and cladding finishes in
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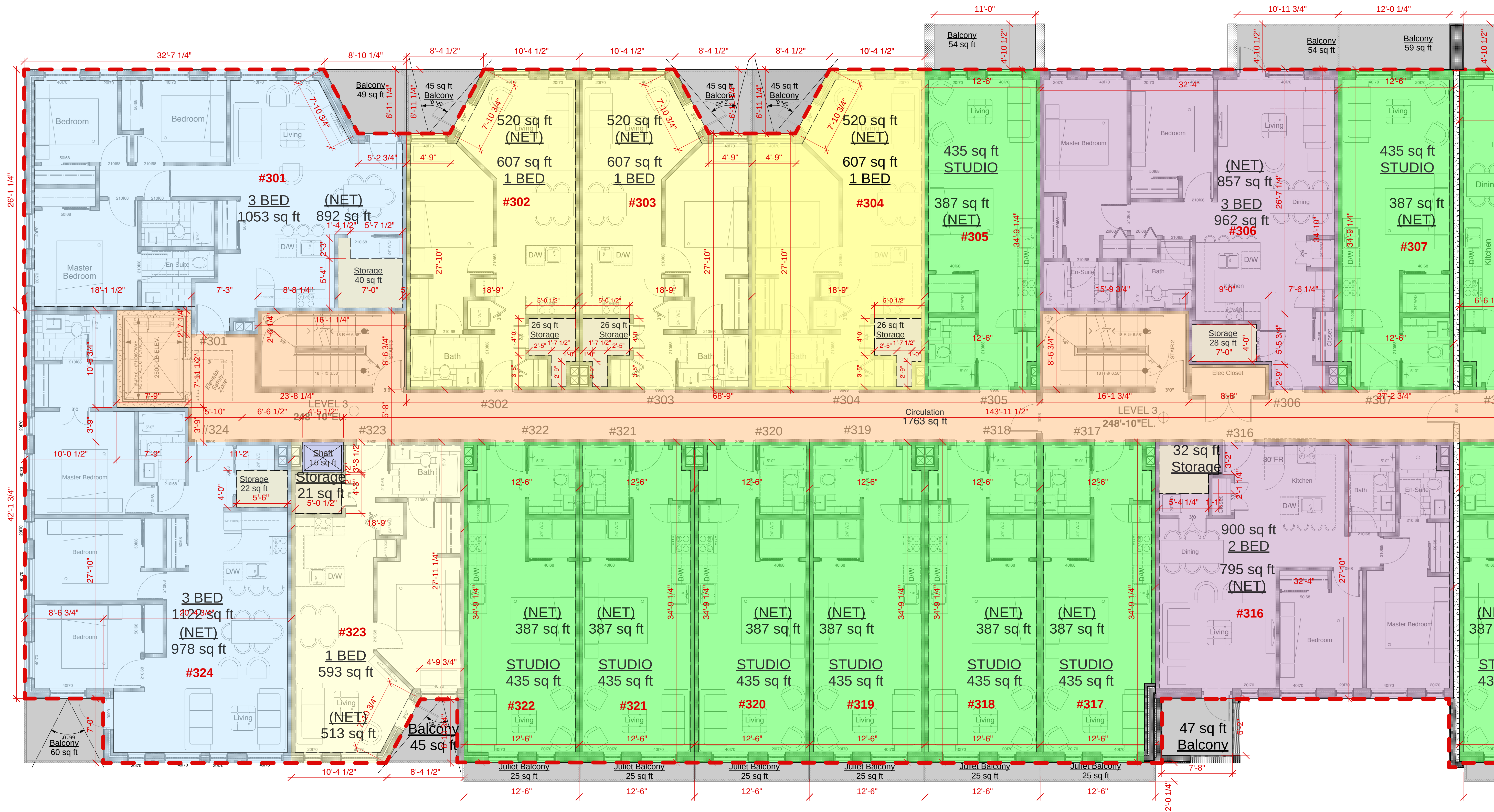
(Linear Length @ 501'-2" x 4" = 167.05 sqft)



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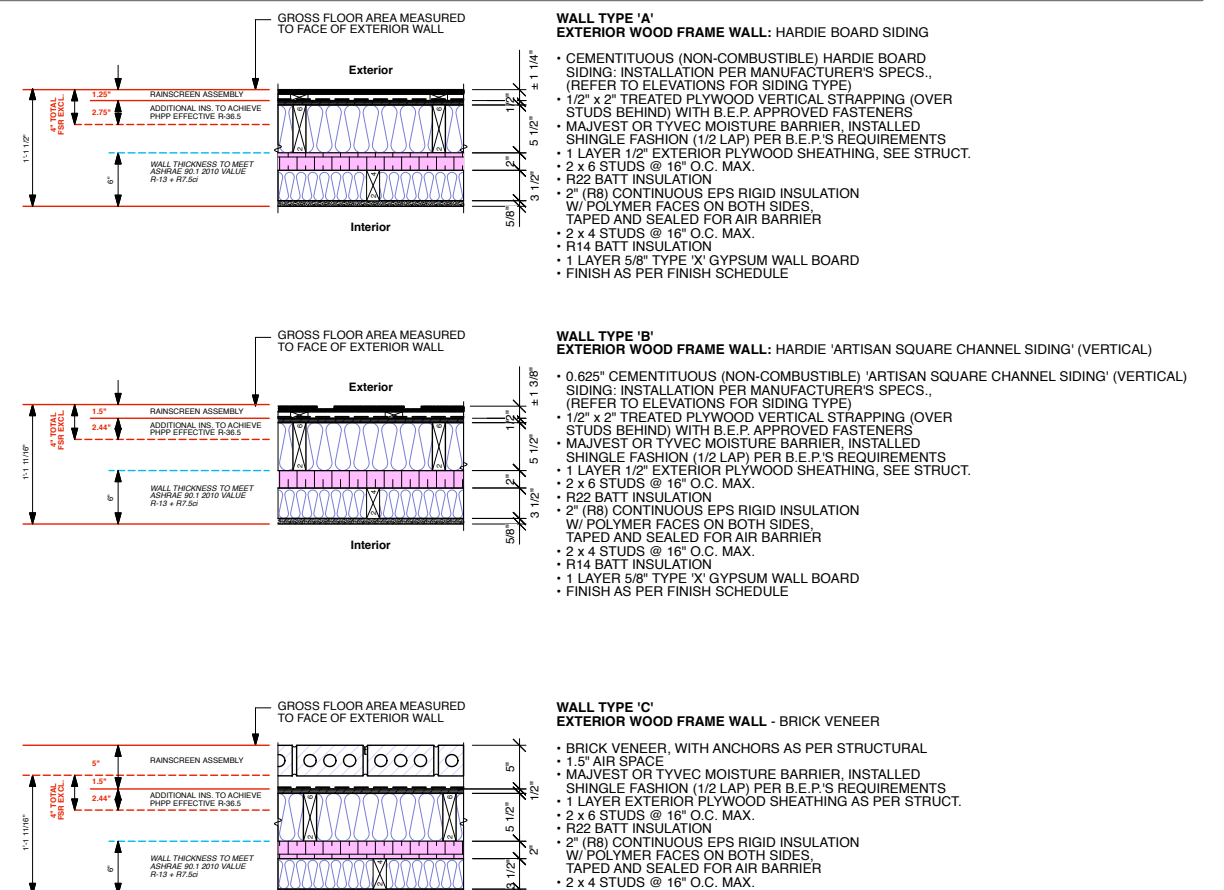
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Level 03		Areas Gross		GFA Areas		FSR Exclusion		Other		NET		FSR		Car Parking Stalls		Bike Stalls	
Space	Unit Type	Resident	Retail	Other	Amenity	Storage	Wallthickn.	Encl. Blcny	Other	Open Blcny	Area	No.	Calculation	Stalls			
301	3 Bed	1053 sqft				40 sqft				49 sqft	899 sqft	0.04	1/1345sf	0.8		2.5	
302	1 Bed	607 sqft				26 sqft				49 sqft	581 sqft	0.02	1/1345sf	0.4		1.5	
303	1 Bed	607 sqft				26 sqft				45 sqft	520 sqft	0.02	1/1345sf	0.4		1.5	
304	1 Bed	607 sqft				26 sqft				45 sqft	520 sqft	0.02	1/1345sf	0.4		1.5	
305	Studio	435 sqft				25 sqft				54 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
306	2 Bed	962 sqft				27 sqft				54 sqft	857 sqft	0.04	1/1345sf	0.7		2.5	
307	Studio	435 sqft				25 sqft				59 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
308	Studio	519 sqft				25 sqft				80 sqft	456 sqft	0.03	1/1345sf	0.4		1.5	
309	1 Bed	618 sqft				25 sqft				55 sqft	550 sqft	0.02	1/1345sf	0.4		1.5	
310	3 Bed	1243 sqft				23 sqft				55 sqft	1132 sqft	0.05	1/1345sf	0.9		3.0	
311	2 Bed	855 sqft				23 sqft				52 sqft	756 sqft	0.03	1/1345sf	0.6		2.5	
312	Studio	435 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
313	Studio	428 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
314	Studio	428 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
315	Studio	435 sqft				25 sqft				24 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
316	2 Bed	900 sqft				25 sqft				47 sqft	795 sqft	0.03	1/1345sf	0.6		2.5	
317	Studio	435 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
318	Studio	435 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
319	Studio	435 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
320	Studio	435 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
321	Studio	435 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
322	Studio	435 sqft				25 sqft				25 sqft	387 sqft	0.03	1/1345sf	0.3		1.5	
323	1 Bed	593 sqft				25 sqft				45 sqft	513 sqft	0.02	1/1345sf	0.4		1.5	
324	3 Bed	1127 sqft				22 sqft				60 sqft	978 sqft	0.04	1/1345sf	0.8		2.5	
Circulation											1763 sqft	0.07					
Wallthickness Excl. Service											-167 sqft	-0.01					
Total		24 Units	16690 sqft	14897 sqft		1763 sqft				994 sqft	13126 sqft	0.64		10.8 stalls		42.5	

Note: Wall construction, R-Value and cladding finishes in
abeyance until Development Permit stage. Preliminary wall
construction @ R-36.5 Effective (R-14.5 over R-22 requirement).
Wall thickness exclusion provisionally set at 4" for area
calculation.

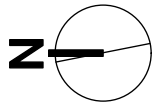
(Linear Length @ 501'-2" x 4" = 167.05 sqft)



PROJECT:
7280 Fraser St
Fraser St
Mixed-Use Development
BUILDING CODE: VBLB 2014 ZONING: Rezoning from C-1
DRAWING TITLE:

**FSR Area Overlays
Level 3(a)**

PLOT/ISSUE DATE: Jan 31, 2020 REVIEWED: SK DRAWN: GS
PROJECT NO.: 1822 SCALE (U.N.O.): APPROX. 1/2 STATED SCALE @ 11x17" 3/32" & 1/16" = 1'-0" @ 24x36" UNO
REVISION: A DRAWING NO.: A03.5



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NOTES:

ISSUED FOR REZONING: Decmeber 2019 11x17" BOOKLET (@~50%)

ISSUE / REVISION DATE:

Issued For: Rezoning Enquiry	January 31, 2019
Issued For: Rezoning	December, 2019

PERMIT NUMBERS:

Development Permit:	DP
Rezoning Application:	RZ
Building Permit:	BP

LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT:

7280 Fraser St
Fraser St
Mixed-Use Development

BUILDING CODE:

VBBL 2014

DRAWING TITLE:

Rezoning from C-1

FSR Area Overlays Level 3(b)

PLOT/ISSUE DATE:

Jan 31, 2020

PROJECT NO.:

1822

REVISION:

A

REVIEWED:

SK

DRAWN:

GS

SCALE (U.N.O.):

APPROX. 1/2 STATED SCALE @ 11x17"

3/32" & 1/16" = 1'-0" @ 24x36" UNO

DRAWING NO.:

A0.3.6

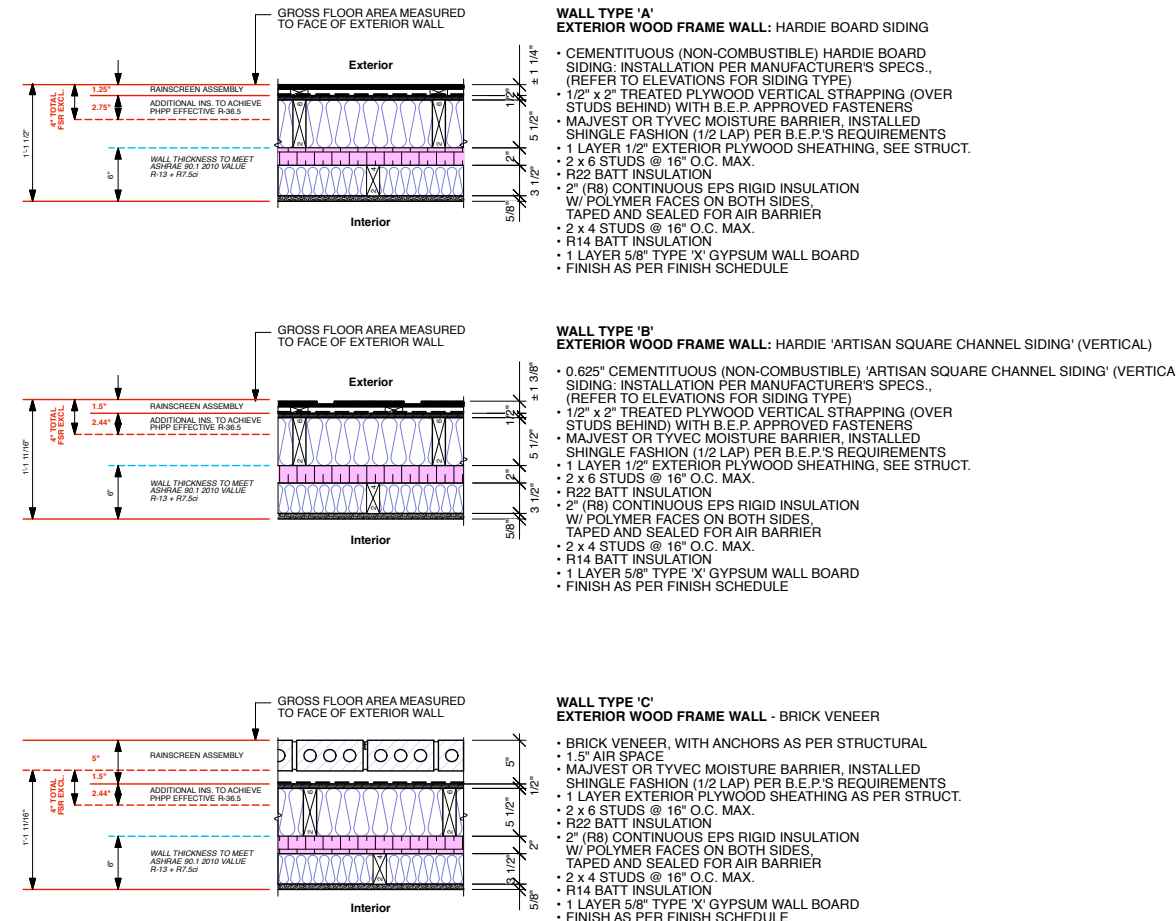
FSR Areas Overlays Legend:

- Areas - Commercial
- Areas - Garbage & Loading
- Areas - Circulation
- Areas - Residential
- Areas - Storage Exclusion
- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Level 03		Areas		GFA Areas			FSR Exclusion					Other		NET		FSR		Car Parking Stalls		Bike Stalls	
Space	Unit Type	Area	Gross	Resident	Retail	Other	Amenity	Storage	Wallthickn.	Encl. Blcnry	Other	Open Blcnry	Area	Area	No.	Calculation	Stalls				
301	3 Bed	1053 sqft	1053 sqft									49 sqft	889 sqft	1013 sqft	0.04	1/1345sf		0.8	2.5		
302	1 Bed	607 sqft	607 sqft									26 sqft	581 sqft	581 sqft	0.02	1/1345sf		0.4	1.5		
303	1 Bed	607 sqft	607 sqft									26 sqft	581 sqft	581 sqft	0.02	1/1345sf		0.4	1.5		
304	1 Bed	607 sqft	607 sqft									26 sqft	581 sqft	581 sqft	0.02	1/1345sf		0.4	1.5		
305	Studio	435 sqft	435 sqft									54 sqft	387 sqft	410 sqft	0.03	1/1345sf		0.3	1.5		
306	2 Bed	962 sqft	962 sqft									54 sqft	857 sqft	935 sqft	0.04	1/1345sf		0.7	2.5		
307	Studio	435 sqft	435 sqft									59 sqft	387 sqft	435 sqft	0.02	1/1345sf		0.3	1.5		
308	Studio	519 sqft	519 sqft									80 sqft	456 sqft	519 sqft	0.03	1/1345sf		0.4	1.5		
309	1 Bed	618 sqft	618 sqft									55 sqft	550 sqft	595 sqft	0.02	1/1345sf		0.4	1.5		
310	3 Bed	1243 sqft	1243 sqft									55 sqft	1132 sqft	1204 sqft	0.05	1/1345sf		0.9	3.0		
311	2 Bed	855 sqft	855 sqft									52 sqft	756 sqft	832 sqft	0.03	1/1345sf		0.6	2.5		
312	Studio	435 sqft	435 sqft									25 sqft	387 sqft	435 sqft	0.03	1/1345sf		0.3	1.5		
313	Studio	428 sqft	428 sqft									25 sqft	380 sqft	428 sqft	0.02	1/1345sf		0.3	1.5		
314	Studio	428 sqft	428 sqft									25 sqft	380 sqft	428 sqft	0.02	1/1345sf		0.3	1.5		
315	Studio	435 sqft	435 sqft									24 sqft	387 sqft	435 sqft	0.02	1/1345sf		0.3	1.5		
316	2 Bed	900 sqft	900 sqft									47 sqft	795 sqft	868 sqft	0.03	1/1345sf		0.6	2.5		
317	Studio	435 sqft	435 sqft									25 sqft	387 sqft	435 sqft	0.02	1/1345sf		0.3	1.5		
318	Studio	435 sqft	435 sqft									25 sqft	387 sqft	435 sqft	0.02	1/1345sf		0.3	1.5		
319	Studio	435 sqft	435 sqft									25 sqft	387 sqft	435 sqft	0.02	1/1345sf		0.3	1.5		
320	Studio	435 sqft	435 sqft									25 sqft	387 sqft	435 sqft	0.02	1/1345sf		0.3	1.5		
321	Studio	435 sqft	435 sqft									25 sqft	387 sqft	435 sqft	0.02	1/1345sf		0.3	1.5		
322	Studio	435 sqft	435 sqft									25 sqft	387 sqft	435 sqft	0.02	1/1345sf		0.3	1.5		
323	1 Bed	593 sqft	593 sqft									45 sqft	513 sqft	572 sqft	0.02	1/1345sf		0.4	1.5		
324	3 Bed	1127 sqft	1127 sqft									60 sqft	978 sqft	1105 sqft	0.04	1/1345sf		0.8	2.5		
Circulation			1763 sqft										1763 sqft	1763 sqft	0.07						
Wallthickness Excl. Service													-167 sqft	-167 sqft	-0.01						
Total		24 Units	16690 sqft	14897 sqft			1763 sqft	330 sqft	167 sqft			994 sqft	13126 sqft	16163 sqft	0.64		10.8 stalls		42.5		

Note: Wall construction, R-Value and cladding finishes in
abeyance until Development Permit stage. Preliminary wall
construction @ R-36.5 Effective (R-14.5 over R-22 requirement).
Wall thickness exclusion provisionally set at 4" for area
calculation.

(Linear Length @ 501'-2" x 4" = 167.05 sqft)



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NOTES:

**ISSUED FOR
REZONING:
December 2019**
**11x17"
BOOKLET
(@~50%)**

ISSUE / REVISION DATE:
Issued For: Rezoning Enquiry January 31, 2019
Issued For: Rezoning December, 2019

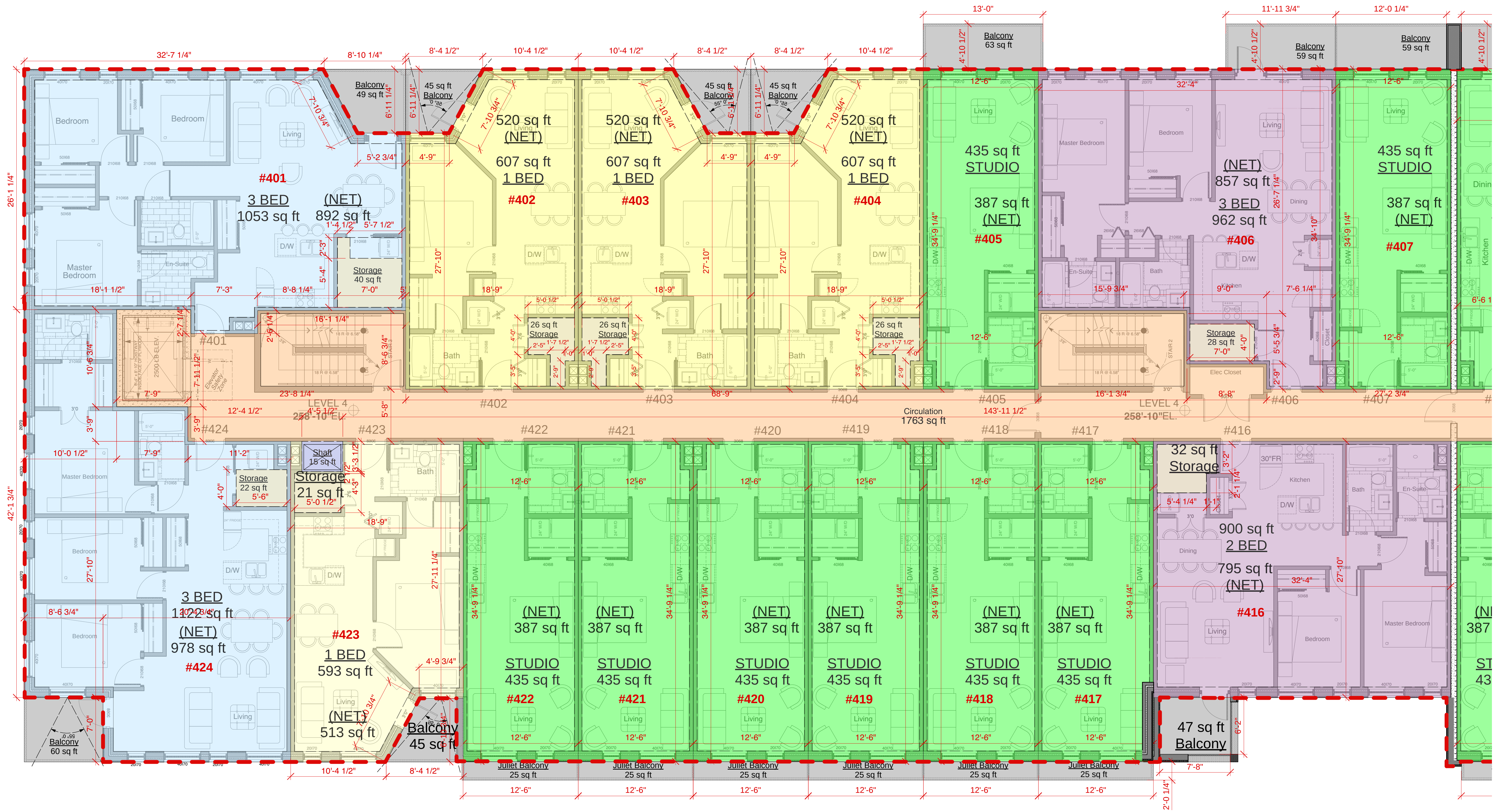
PERMIT NUMBERS:
Development Permit: DP
Rezoning Application: RZ
Building Permit: BP

LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT:
7280 Fraser St
Fraser St
Mixed-Use Development
BUILDING CODE: ZONING:
VBBL 2014 Rezoning from C-1
DRAWING TITLE:

**FSR Area Overlays
Level 4(a)**

PLOT/ISSUE DATE: Jan 31, 2020 REVIEWED: SK DRAWN: GS
PROJECT NO.: 1822 SCALE (U.N.O.): APPROX. 1/2 STATED SCALE @11x17"
3/32" & 1/16" = 1'-0" @ 24x36" UNO
REVISION: A DRAWING NO.: A0.3.7



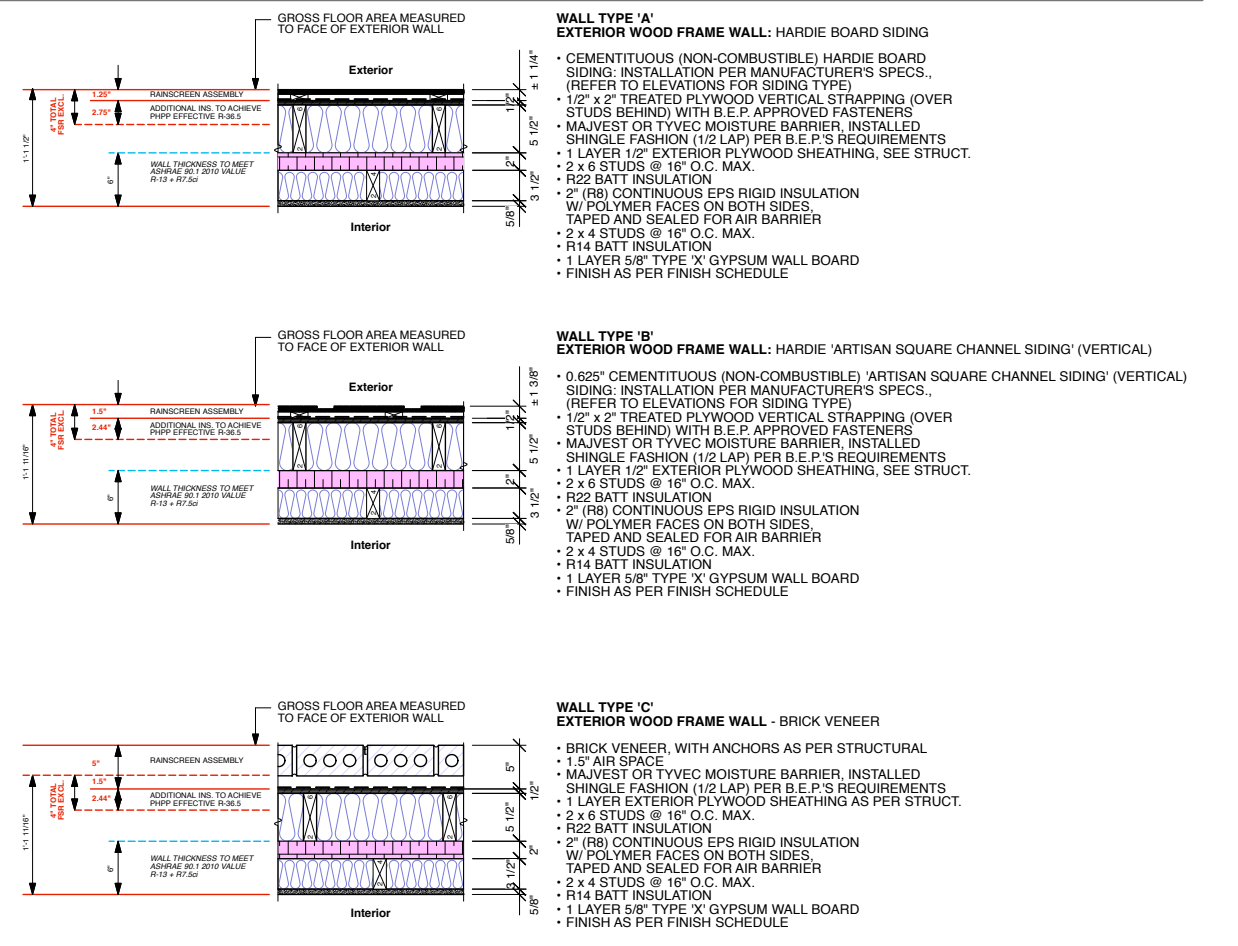
FSR Areas Overlays Legend:

- Areas - Commercial
- Areas - Garbage & Loading
- Areas - Circulation
- Areas - Residential
- Areas - Storage Exclusion
- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Level 04		Unit Type		Areas Gross		GFA Areas			FSR Exclusion					Other		NET		FSR		Car Parking Stalls		Bike Stalls	
Space	Unit Type	Areas Gross	Resident	Retail	Other	Amenity	Storage	Wallthickn.	Encl. Blcny	Other	Open Blcny	Area	No.	Calculation	Stalls	Area	No.	Calculation	Stalls	Area	No.	Calculation	Stalls
401	3 Bed	1053 sqft	1053 sqft				40 sqft					899 sqft	1013 sqft	0.04	1/1345sf	0.8	2.5						
402	1 Bed	607 sqft	607 sqft				26 sqft					581 sqft	581 sqft	0.02	1/1345sf	0.4	1.5						
403	1 Bed	607 sqft	607 sqft				26 sqft					581 sqft	581 sqft	0.02	1/1345sf	0.4	1.5						
404	1 Bed	607 sqft	607 sqft				26 sqft					581 sqft	581 sqft	0.02	1/1345sf	0.4	1.5						
405	Studio	435 sqft	435 sqft				25 sqft					410 sqft	410 sqft	0.02	1/1345sf	0.3	1.5						
406	2 Bed	962 sqft	962 sqft				27 sqft					835 sqft	835 sqft	0.04	1/1345sf	0.7	2.5						
407	Studio	435 sqft	435 sqft				25 sqft					410 sqft	410 sqft	0.02	1/1345sf	0.3	1.5						
408	Studio	519 sqft	519 sqft				23 sqft					496 sqft	496 sqft	0.02	1/1345sf	0.4	1.5						
409	1 Bed	618 sqft	618 sqft				39 sqft					550 sqft	550 sqft	0.02	1/1345sf	0.4	1.5						
410	3 Bed	1243 sqft	1243 sqft				23 sqft					1130 sqft	1204 sqft	0.05	1/1345sf	0.9	3.0						
411	2 Bed	855 sqft	855 sqft				23 sqft					756 sqft	832 sqft	0.03	1/1345sf	0.6	2.5						
412	Studio	435 sqft	435 sqft				25 sqft					387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5						
413	Studio	428 sqft	428 sqft				25 sqft					380 sqft	428 sqft	0.02	1/1345sf	0.3	1.5						
414	Studio	428 sqft	428 sqft				25 sqft					380 sqft	428 sqft	0.02	1/1345sf	0.3	1.5						
415	Studio	435 sqft	435 sqft				24 sqft					387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5						
416	2 Bed	900 sqft	900 sqft				47 sqft					795 sqft	868 sqft	0.03	1/1345sf	0.6	2.5						
417	Studio	435 sqft	435 sqft				25 sqft					387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5						
418	Studio	435 sqft	435 sqft				25 sqft					387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5						
419	Studio	435 sqft	435 sqft				25 sqft					387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5						
420	Studio	435 sqft	435 sqft				25 sqft					387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5						
421	Studio	435 sqft	435 sqft				25 sqft					387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5						
422	Studio	435 sqft	435 sqft				25 sqft					387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5						
423	1 Bed	593 sqft	593 sqft				21 sqft					513 sqft	572 sqft	0.02	1/1345sf	0.4	1.5						
424	3 Bed	1127 sqft	1127 sqft				22 sqft					978 sqft	1105 sqft	0.04	1/1345sf	0.8	2.5						
Circulation		1763 sqft									1763 sqft												
Wallthickness Excl. Service											167 sqft												
Total		24 Units	16660 sqft				14897 sqft				1763 sqft					1008 sqft		13128 sqft		16163 sqft		0.64	
							330 sqft				167 sqft									10.8 stalls		42.5	

Note: Wall construction, R-Value and cladding finishes in abeyance until Development Permit stage. Preliminary wall construction @ R-36.5 Effective (R-14.5 over R-22 requirement). Wall thickness exclusion provisionally set at 4" for area calculation.

(Linear Length @ 501'-2" x 4" = 167.05 sqft)





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fax 604 253-8133

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NOTES:



Level 04		GFA Areas										FSR Exclusion				Other		NET	FSR		Car Parking Stalls		Bike Stalls
Space	Unit Type	Areas Gross	Resident	Retail	Other	Amenity	Storage	Walkthru	Encl. Blony	Other	Open Blony	Area	Area	No.	Calculation	Stalls							
401	3 Bed	1053 sqft	1053 sqft				40 sqft				49 sqft	899 sqft	1013 sqft	0.04	1/1345ft								
402	1 Bed	607 sqft	607 sqft				26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345ft		0.8	2.5					
403	1 Bed	607 sqft	607 sqft				26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345ft		0.4	1.5					
404	1 Bed	607 sqft	607 sqft				26 sqft				45 sqft	520 sqft	581 sqft	0.02	1/1345ft		0.4	1.5					
405	Studio	435 sqft	435 sqft				25 sqft				63 sqft	387 sqft	410 sqft	0.02	1/1345ft		0.3	1.5					
406	2 Bed	962 sqft	962 sqft				27 sqft				59 sqft	857 sqft	935 sqft	0.04	1/1345ft		0.7	2.5					
407	Studio	435 sqft	435 sqft								59 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
408	Studio	519 sqft	519 sqft								80 sqft	456 sqft	519 sqft	0.02	1/1345ft		0.4	1.5					
409	3 Bed	618 sqft	618 sqft				23 sqft				55 sqft	550 sqft	565 sqft	0.02	1/1345ft		0.4	1.5					
410	3 Bed	1243 sqft	1243 sqft				39 sqft				55 sqft	1132 sqft	1204 sqft	0.05	1/1345ft		0.9	3.0					
411	2 Bed	855 sqft	855 sqft				23 sqft				52 sqft	756 sqft	832 sqft	0.03	1/1345ft		0.8	2.5					
412	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
413	Studio	428 sqft	428 sqft								25 sqft	380 sqft	428 sqft	0.02	1/1345ft		0.3	1.5					
414	Studio	428 sqft	428 sqft								25 sqft	380 sqft	428 sqft	0.02	1/1345ft		0.3	1.5					
415	Studio	435 sqft	435 sqft								24 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
416	3 Bed	900 sqft	900 sqft				32 sqft				25 sqft	795 sqft	888 sqft	0.03	1/1345ft		0.6	2.5					
417	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
418	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
419	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
420	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
421	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
422	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345ft		0.3	1.5					
423	1 Bed	593 sqft	593 sqft				21 sqft				45 sqft	513 sqft	572 sqft	0.02	1/1345ft		0.4	1.5					
424	3 Bed	1127 sqft	1127 sqft				22 sqft				60 sqft	978 sqft	1105 sqft	0.04	1/1345ft		0.8	2.5					
Circulation		1763 sqft			1763 sqft										1763 sqft	0.07							
Walkthru/Healthiness Excl. Service															-167 sqft	-0.01							
Total		24 Units	16660 sqft	14897 sqft	1763 sqft		330 sqft	167 sqft			1008 sqft	13126 sqft	16163 sqft	0.64		10.8 stalls		42.5					

(Linear Length @ 501'-2" x 4" = 167.05 sqft.



BUILDING CODE:	ZONING:
VBBL 2014	Rezoning from C-1

DRAWING TITLE:

PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jan 31, 2020	SK	GS

PROJECT NO.:

SCALE (U.N.O.) :
APPROX. 1/2 STATED SCALE @ 11x1
3/32" & 1/16" = 1'-0" @ 24x36" UNO

REVISION:

DRAWING NO.: **A0.3.8**

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.

**ISSUED FOR
REZONING:
Decmeber 2019
11x17"
BOOKLET
(@~50%)**

ISSUE / REVISION DATE:		
-	Issued For: Rezoning Enquiry	January 31, 2019
A	Issued For: Rezoning	December, 2019
B	Issued For: Rezoning Revisions	January 31, 2019

PERMIT NUMBERS:

Development Permit:	DP
Rezoning Application:	RZ
Building Permit:	BP

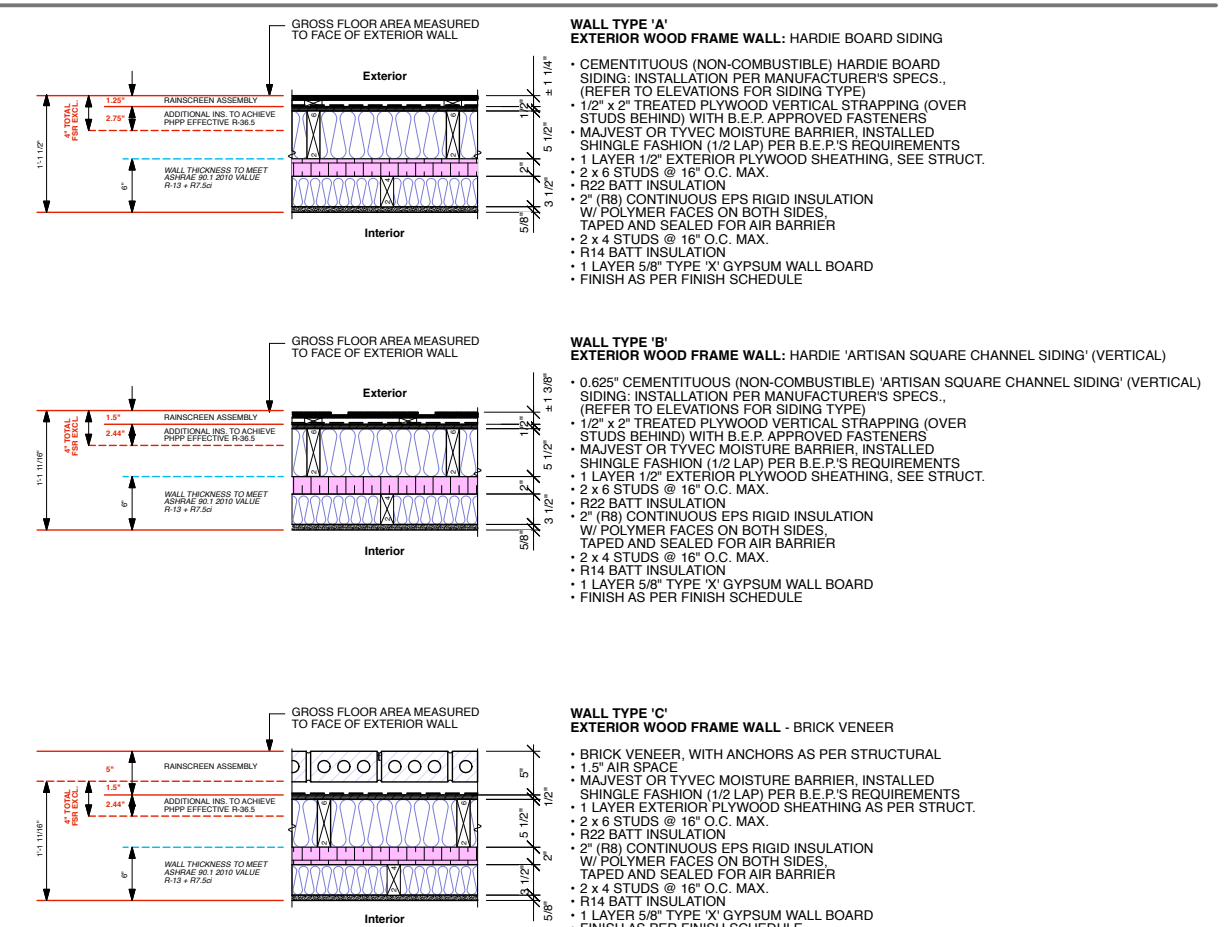
LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD
SEAL (IF REQ'D):

Areas - Commercial
 Areas - Garbage & Loading
 Areas - Circulation

 Areas - Residential
 Areas - Storage Exclusion
 Areas - CRU Kitchen Vent Shaft Exclusion
 Areas - Balconies / Patios
 Areas - FSR Wall Thickness Exclusion (R-1)

Level 05																		
Space	Unit	Areas	GFA Areas			FSR Exclusion					Other		NET	FSR		Car Parking Stalls		Bike Stalls
			Resident	Retail	Other	Amenity	Storage	Walkin/clin	Encl. Bkry	Other	Open Bkry	Area		No.	Calculation	Stalls		
501	2 Bed	945 sqft	945 sqft								528 sqft	835 sqft		945 sqft	0.04	1/1345sf	0.7	
502	2 Bed	733 sqft	733 sqft				22 sqft				191 sqft	632 sqft		721 sqft	0.03	1/1345sf	0.5	
503	2 Bed	870 sqft	870 sqft				23 sqft				219 sqft	771 sqft	947 sqft	0.03	1/1345sf	0.6		
504	3 Bed	1085 sqft	1085 sqft				40 sqft				304 sqft	949 sqft	1045 sqft	0.04	1/1345sf	0.8		
505	1 Bed	546 sqft	546 sqft				20 sqft				170 sqft	484 sqft	526 sqft	0.02	1/1345sf	0.4		
506	3 Bed	1226 sqft	1226 sqft				37 sqft				590 sqft	1105 sqft	1189 sqft	0.05	1/1345sf	0.9		
507	2 Bed	1029 sqft	1029 sqft				24 sqft				508 sqft	901 sqft	1005 sqft	0.04	1/1345sf	0.7		
508	2 Bed	856 sqft	856 sqft				37 sqft				219 sqft	742 sqft	819 sqft	0.03	1/1345sf	0.6		
509	2 Bed	900 sqft	900 sqft				32 sqft				47 sqft	795 sqft	868 sqft	0.03	1/1345sf	0.6		
510	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3		
511	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3		
512	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3		
513	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3		
514	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3		
515	Studio	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3		
516	1 Bed	593 sqft	593 sqft								45 sqft	513 sqft	572 sqft	0.02	1/1345sf	0.4		
517	3 Bed	1127 sqft	1129 sqft				22 sqft				26 sqft	977 sqft	1105 sqft	0.04	1/1345sf	0.8		
Circulation		1755 sqft			1755 sqft									1755 sqft	0.07	/		
Walkin/ckness Excl. Service											198 sqft			-198 sqft	-0.01	/		
Total	17 Units	14275 sqft	12522 sqft		1755 sqft		278 sqft	198 sqft			3031 sqft	11026 sqft	13799 sqft	0.54		9.1 stalls	35.0	

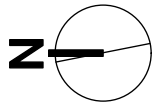
(Linear Length @ 595'-4" x 4" = 198.44 sqft)



PROJECT:	
7280 Fraser St	
Fraser St	
Mixed-Use Development	
BUILDING CODE:	ZONING:
VBBL 2014	Rezoning from C-1
DRAWING TITLE:	

FSR Area Overlays Level 5(a)

LOT/ISSUE DATE:	REVIEWED:	DRAWN:
Jan 31, 2020	SK	GS
PROJECT NO.: 1822	SCALE (U.N.O.) : APPROX. 1/2 STATED SCALE @11x17" 3/32" & 1/16" = 1'-0" @ 24x36" UNO	
REVISION: B	DRAWING NO.: A0.3.9	



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NOTES:

**ISSUED FOR
REZONING:
December 2019**
**11x17"
BOOKLET
(@~50%)**

ISSUE / REVISION DATE:

☐	Issued For: Rezoning Enquiry	January 31, 2019
☒	Issued For: Rezoning	December, 2019
☐	Issued For: Rezoning Revisions	January 31, 2019

PERMIT NUMBERS:

Development Permit:	DP
Rezoning Application:	RZ
Building Permit:	BP

LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD

SEAL (IF REQ'D):

PROJECT:

7280 Fraser St
Fraser St
Mixed-Use Development

BUILDING CODE:

ZONING:

VBBL 2014

Rezoning from C-1

DRAWING TITLE:

FSR Area Overlays
Level 5(b)

PLOT/ISSUE DATE:

Jan 31, 2020

REVIEWED:

SK

DRAWN:

GS

PROJECT NO.:

1822

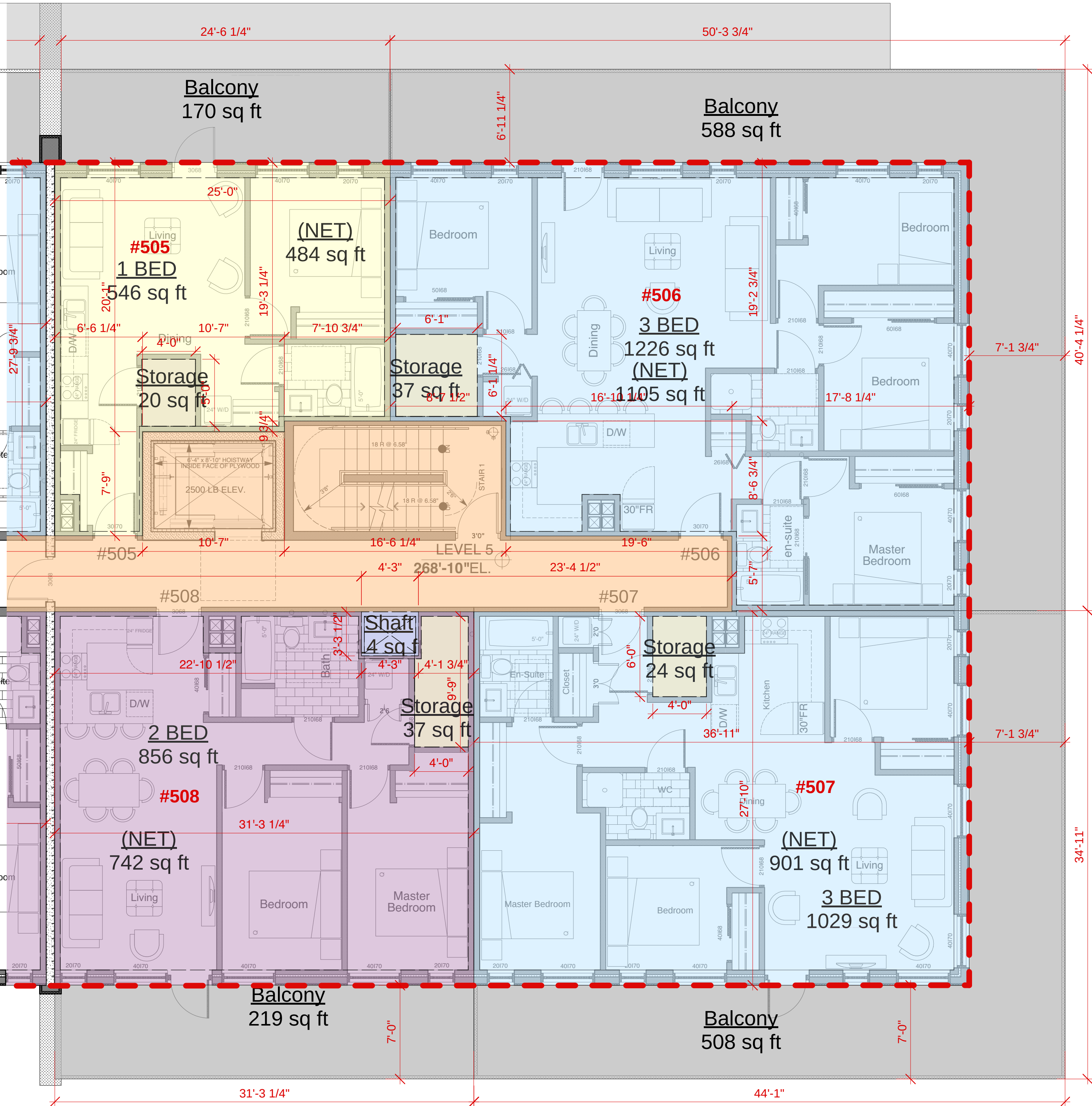
REVISION:

B

SCALE (U.N.O.):
APPROX. 1/2 STATED SCALE @ 11x17"
3/32" & 1/16" = 1'-0" @ 24x36" UNO

DRAWING NO.:

A03.10



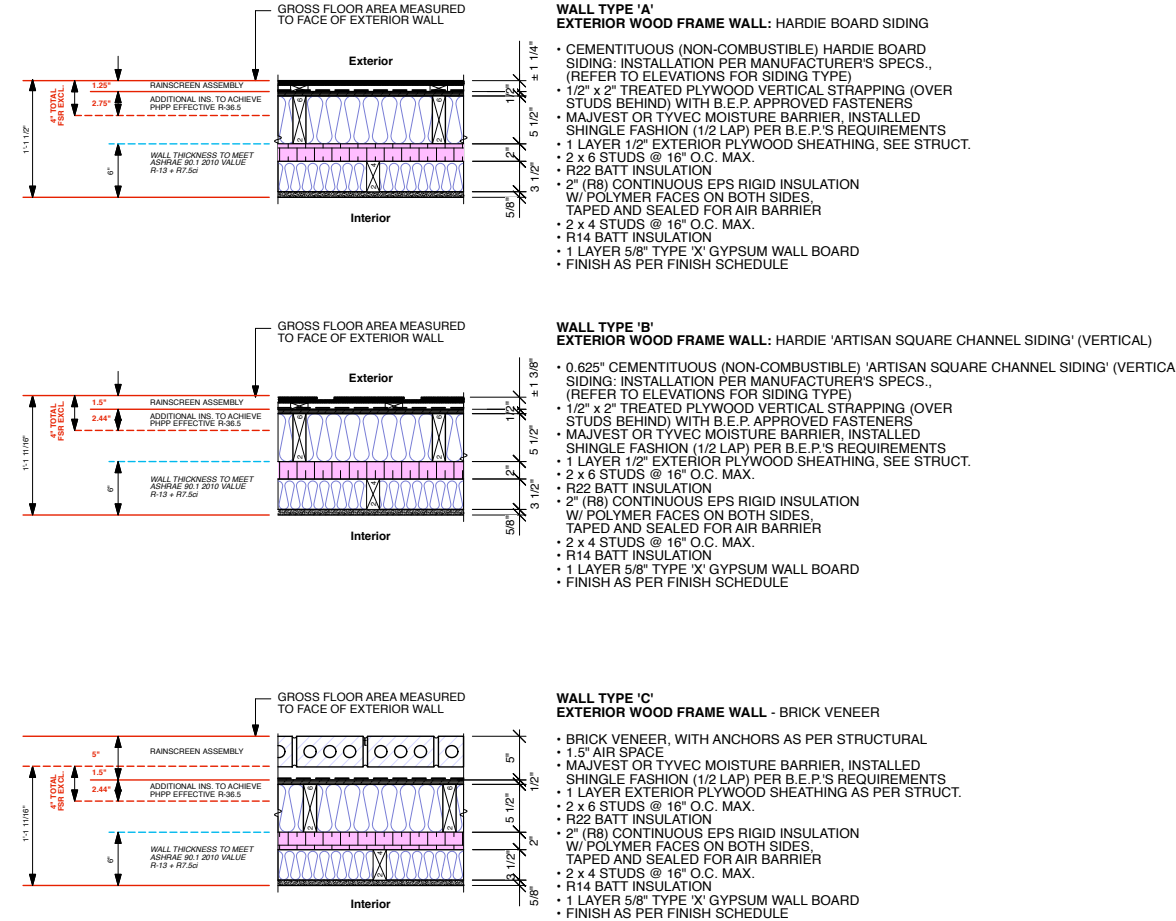
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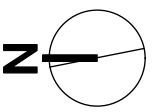
- Areas - Commercial
- Areas - Garbage & Loading
- Areas - Circulation
- Areas - Residential
- Areas - Storage Exclusion
- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Level 05	Space	Unit Type	Areas Gross	GFA Areas			FSR Exclusion					Other	NET	FSR		Car Parking Stalls		Bike Stalls
				Resident	Retail	Other	Amenity	Storage	Wallthickn	Encl. Bcnry	Other			Area	No.	Calculation	Stalls	
501	2 Bed	2 Bed	945 sqft	945 sqft								528 sqft	835 sqft	945 sqft	0.04	1/1345sf	0.7	2.5
502	2 Bed	2 Bed	733 sqft	733 sqft				22 sqft				191 sqft	632 sqft	711 sqft	0.03	1/1345sf	0.5	2.5
503	2 Bed	2 Bed	870 sqft	870 sqft				23 sqft				219 sqft	771 sqft	842 sqft	0.03	1/1345sf	0.6	2.5
504	3 Bed	3 Bed	1085 sqft	1085 sqft				40 sqft				304 sqft	949 sqft	1045 sqft	0.04	1/1345sf	0.8	2.5
505	1 Bed	1 Bed	546 sqft	546 sqft				20 sqft				170 sqft	484 sqft	526 sqft	0.02	1/1345sf	0.4	1.5
506	3 Bed	3 Bed	1226 sqft	1226 sqft				37 sqft				590 sqft	1105 sqft	1189 sqft	0.05	1/1345sf	0.9	3.0
507	3 Bed	3 Bed	1029 sqft	1029 sqft				24 sqft				508 sqft	901 sqft	1005 sqft	0.04	1/1345sf	0.7	2.5
508	2 Bed	2 Bed	856 sqft	856 sqft				37 sqft				219 sqft	742 sqft	819 sqft	0.03	1/1345sf	0.6	2.5
509	2 Bed	2 Bed	900 sqft	900 sqft				32 sqft				47 sqft	795 sqft	868 sqft	0.03	1/1345sf	0.6	2.5
510	Studio	435 sqft	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5
511	Studio	435 sqft	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5
512	Studio	435 sqft	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5
513	Studio	435 sqft	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5
514	Studio	435 sqft	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5
515	Studio	435 sqft	435 sqft	435 sqft								25 sqft	387 sqft	435 sqft	0.02	1/1345sf	0.3	1.5
516	1 Bed	593 sqft	593 sqft	593 sqft								45 sqft	513 sqft	572 sqft	0.02	1/1345sf	0.4	1.5
517	3 Bed	1129 sqft	1129 sqft									60 sqft	977 sqft	1105 sqft	0.04	1/1345sf	0.8	2.5
Circulation			1755 sqft											1755 sqft	0.07			
Wallthickness Excl. Service						1755 sqft								-198 sqft	-0.01			
Total			17 Units	14275 sqft	12522 sqft	1755 sqft		278 sqft	198 sqft			3031 sqft	11026 sqft	13799 sqft	0.54		9.1 stalls	35.0

Note: Wall construction, R-Value and cladding finishes in abeyance until Development Permit stage. Preliminary wall construction @ R-36.5 Effective (R-14.5 over R-22 requirement). Wall thickness exclusion provisionally set at 4" for area calculation.

(Linear Length @ 595'-4" x 4" = 198.44 sqft)





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NOTES:

**ISSUED FOR
REZONING:
Decmeber 2019**
**11x17"
BOOKLET
(@~50%)**

ISSUE / REVISION DATE:

☐ Issued For: Rezoning Enquiry
☒ Issued For: Rezoning

January 31, 2019
December, 2019

PERMIT NUMBERS:

Development Permit: DP
Rezoning Application: RZ
Building Permit: BP

LEGAL:

LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT:

7280 Fraser St
Fraser St
Mixed-Use Development

BUILDING CODE:

VBLB 2014

DRAWING TITLE:

FSR Area Overlays
Level 6(a)

PLOT/ISSUE DATE:

Jan 31, 2020

PROJECT NO.:

1822

REVISION:

A

REVIEWED:

SK

DRAWN:

GS

SCALE (U.N.O.):

APPROX. 1/2" STATED SCALE @ 11x17"
3/32" & 1/16" = 1'-0" @ 24x36" UNO

DRAWING NO.:

A0.3.11

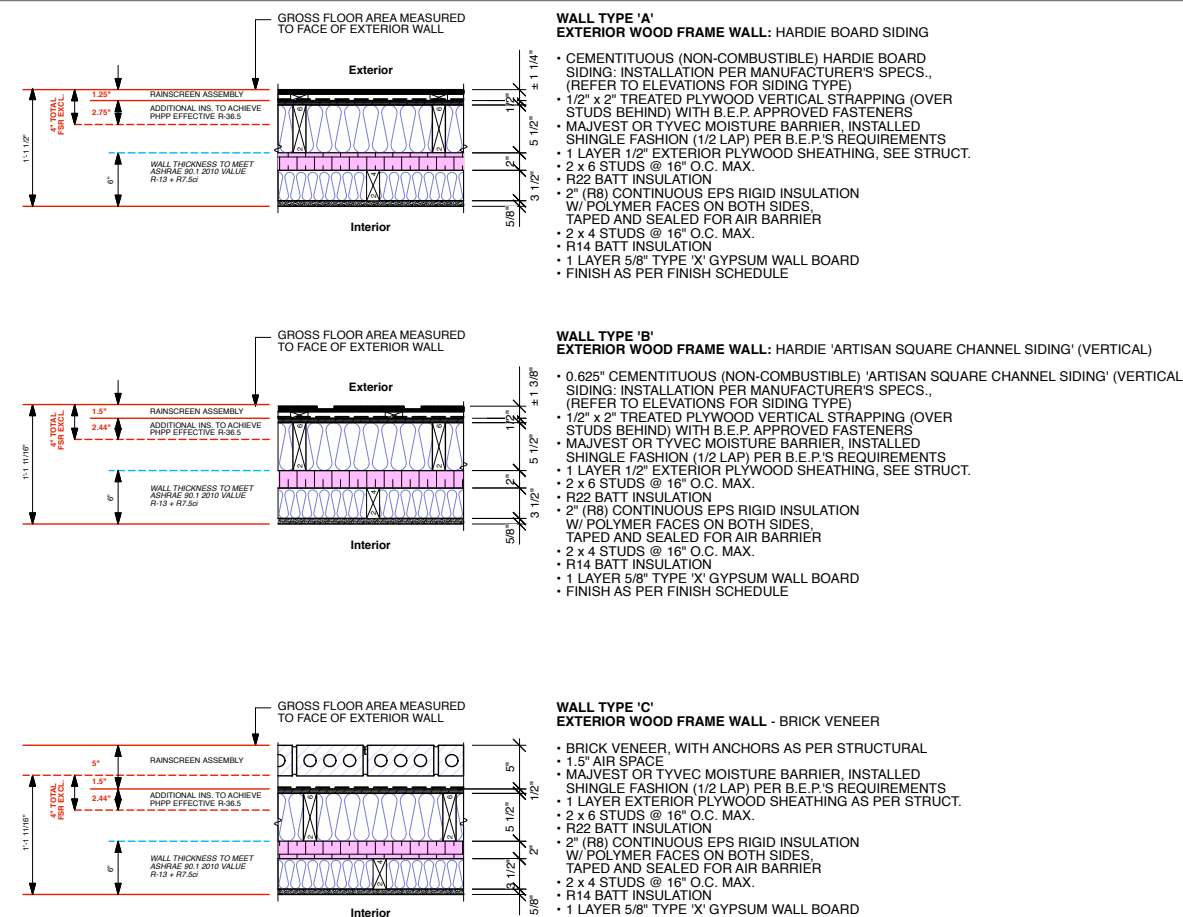
FSR Areas Overlays Legend:

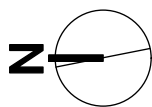
- Areas - Commercial
- Areas - Garbage & Loading
- Areas - Circulation
- Areas - Residential
- Areas - Storage Exclusion
- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Level 06						GFA Areas				FSR Exclusion		Other		NET		FSR		Car Parking Stalls		Bike Stalls	
Space	Unit Type	Areas		Resident	Retail	Other	Amenity	Storage	Wallthickness	Encl. Blcnry	Other	Open Blcnry	Area	Area	No.	Calculation	Stalls				
601	2 Bed	945 sqft		945 sqft								68 sqft	835 sqft	945 sqft	0.04	1/1345sf	0.7		2.5		
602	2 Bed	733 sqft		733 sqft				22 sqft				96 sqft	632 sqft	711 sqft	0.03	1/1345sf	0.5		2.5		
603	2 Bed	870 sqft		870 sqft				23 sqft				63 sqft	771 sqft	847 sqft	0.03	1/1345sf	0.6		2.5		
604	3 Bed	1085 sqft		1085 sqft				40 sqft				106 sqft	949 sqft	1045 sqft	0.04	1/1345sf	0.8		2.5		
605	2 Bed	900 sqft		900 sqft				35 sqft				52 sqft	795 sqft	868 sqft	0.03	1/1345sf	0.6		2.5		
606	2 Bed	870 sqft		870 sqft				28 sqft				219 sqft	766 sqft	842 sqft	0.03	1/1345sf	0.6		2.5		
607	2 Bed	870 sqft		870 sqft				28 sqft				219 sqft	766 sqft	842 sqft	0.03	1/1345sf	0.6		2.5		
608	2 Bed	855 sqft		855 sqft				210 sqft				760 sqft	631 sqft	631 sqft	0.03	1/1345sf	0.6		1.5		
609	1 Bed	635 sqft		635 sqft				242 sqft				529 sqft	542 sqft	635 sqft	0.03	1/1345sf	0.5		1.5		
Common Amenity Room																					
Common Amenity Roof Deck																					
												1683 sqft									
Circulation		1771 sqft										1771 sqft									
Wallthickness Excl. Service												163 sqft									
Total		9 Units		9534 sqft		7763 sqft		2517 sqft		197 sqft		163 sqft		3269 sqft		6803 sqft		9174 sqft		5.6 stalls	
																				21.5	

Note: Wall construction, R-Value and cladding finishes in
abeyance until Development Permit stage. Preliminary wall
construction @ R-36.5 Effective (R-14.5 over R-22 requirement).
Wall thickness exclusion provisionally set at 4" for area
calculation.

(Linear Length @ 489'-1" x 4" = 163.02 sqft)





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Fraser St
Mixed-Use Development

BUILDING CODE:

VBBL 2014

ZONING:

Rezoning from C-1

DRAWING TITLE:

FSR Area Overlays
Level 6(b)

PLOT/ISSUE DATE:

Jan 31, 2020

REVIEWED:

SK

DRAWN:

GS

PROJECT NO.:

1822

SCALE (U.N.O.):

APPROX. 1/2 STATED SCALE @ 11x17"
3/32" & 1/16" = 1'-0" @ 24x36" UNO

REVISION:

A

DRAWING NO.:

A0.3.12

FSR Areas Overlays Legend:

- Areas - Commercial
- Areas - Garbage & Loading
- Areas - Circulation
- Areas - Residential
- Areas - Storage Exclusion
- Areas - CRU Kitchen Vent Shaft Exclusion
- Areas - Balconies / Patios
- Areas - FSR Wall Thickness Exclusion (R-Value & Rainscreen)

Level 06		Areas		GFA Areas		FSR Exclusion		Other		NET		FSR		Car Parking Stalls		Bike Stalls	
Space	Unit	Area	Gross	Resident	Retail	Other	Amenity	Storage	Washroom	Encl. Blcny	Other	Open Blcny	Area	No.	Calculation	Stalls	
601	2 Bed	945 sqft	945 sqft									68 sqft	835 sqft	945 sqft	0.04	1/1345sf	0.7
602	2 Bed	733 sqft	733 sqft									96 sqft	632 sqft	711 sqft	0.03	1/1345sf	0.5
603	2 Bed	870 sqft	870 sqft									63 sqft	771 sqft	847 sqft	0.03	1/1345sf	0.6
604	3 Bed	1085 sqft	1085 sqft									108 sqft	949 sqft	1045 sqft	0.04	1/1345sf	0.8
605	2 Bed	900 sqft	900 sqft									52 sqft	795 sqft	868 sqft	0.03	1/1345sf	0.6
606	2 Bed	870 sqft	870 sqft									219 sqft	766 sqft	842 sqft	0.03	1/1345sf	0.6
607	2 Bed	870 sqft	870 sqft									219 sqft	766 sqft	842 sqft	0.03	1/1345sf	0.6
608	2 Bed	855 sqft	855 sqft									219 sqft	760 sqft	831 sqft	0.03	1/1345sf	0.6
609	1 Bed	635 sqft	635 sqft									442 sqft	635 sqft	635 sqft	0.03	1/1345sf	0.5
Common Amenity Room												1683 sqft					
Common Amenity Roof Deck																	
Circulation			1771 sqft										1771 sqft	0.07	/		
Washroom Excl. Service													-163 sqft	-0.01	/		
Total		9 Units	9534 sqft	7763 sqft		2517 sqft		197 sqft		163 sqft		3269 sqft	6803 sqft	9174 sqft	0.36		5.6 stalls

Note: Wall construction, R-Value and cladding finishes in
abeyance until Development Permit stage. Preliminary wall
construction @ R-36.5 Effective (R-14.5 over R-22 requirement).
Wall thickness exclusion provisionally set at 4" for area
calculation.

(Linear Length @ 489'-1" x 4" = 163.02 sqft)

