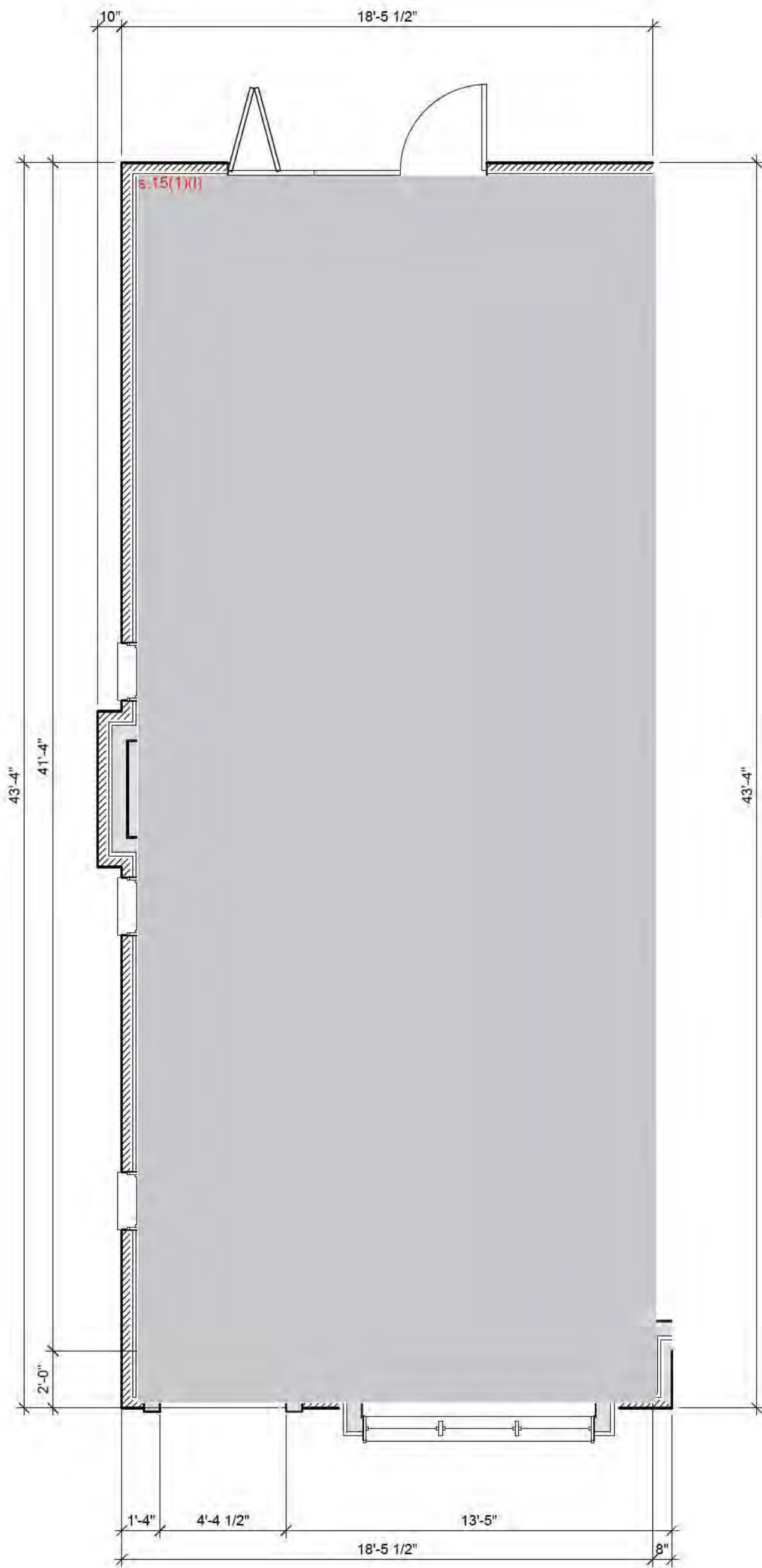


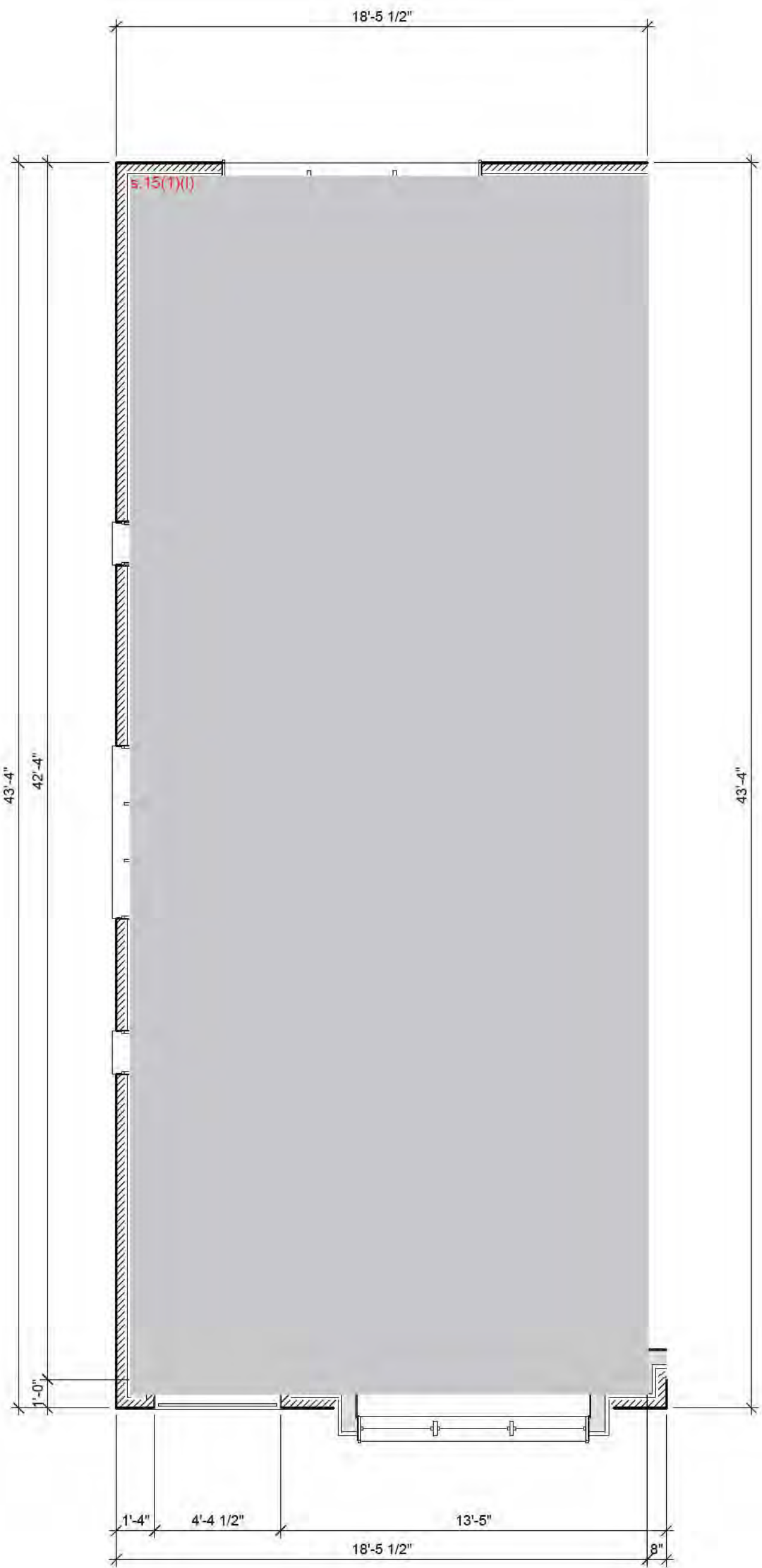
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REVISIONS

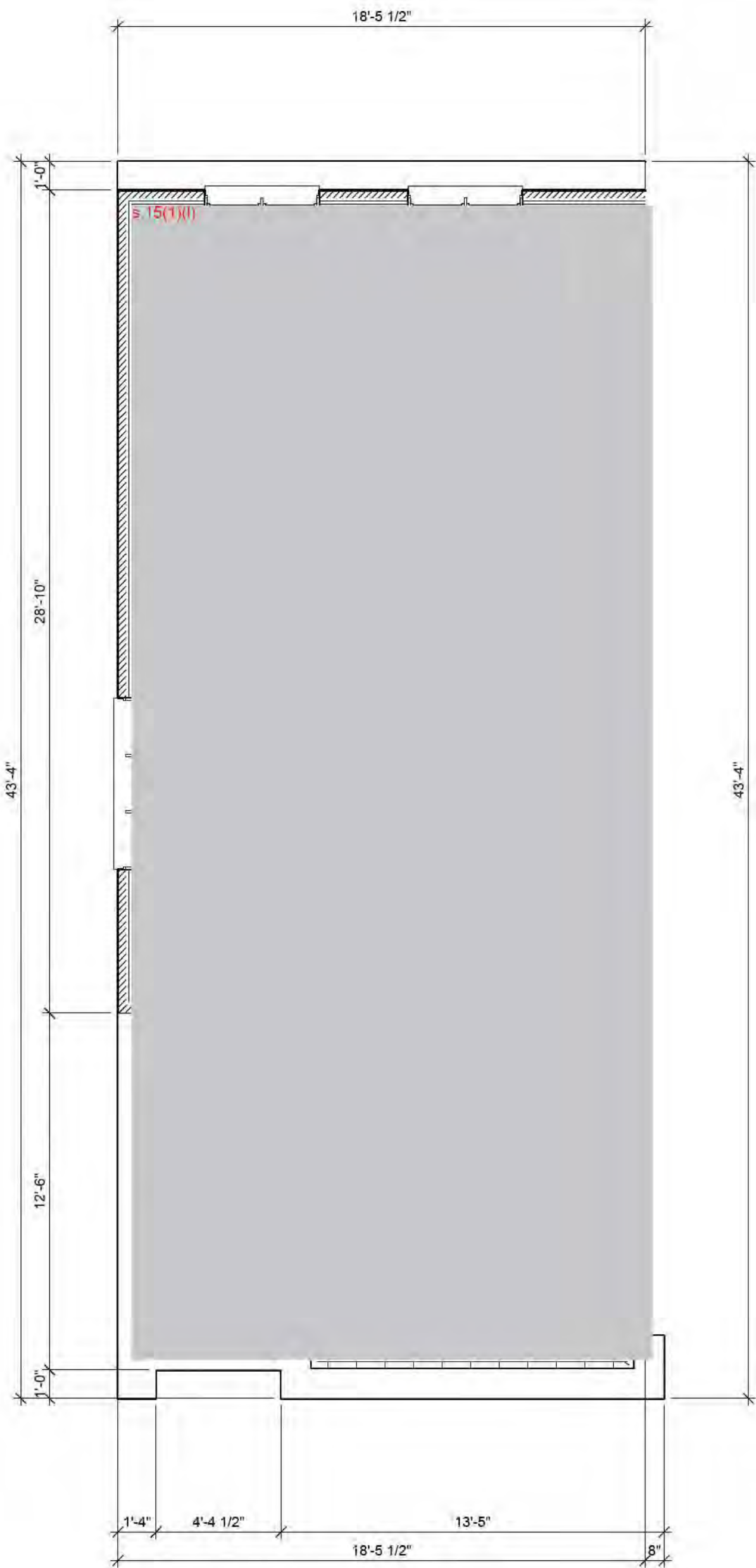
ISSUED FOR DEVELOPMENT PERMIT
JULY 8, 2024



LEVEL 1 PLAN
UNIT B2



LEVEL 2 PLAN
UNIT B2



LEVEL 3 PLAN
UNIT B2

UNIT TYPE B2 FLOOR AREAS				
	LEVEL 1 SQ. FT.	LEVEL 2 SQ. FT.	LEVEL 3 SQ. FT.	TOTAL
GROSS	797.0 SF	796.8 SF	532.2 SF	2126.0 SF
2% WALL EXCLUSION	15.9 SF	15.9 SF	10.6 SF	42.5 SF
MECH. EXCLUSION	0.0 SF	13.0 SF	0.0 SF	13.0 SF
NET	781.0 SF	767.9 SF	521.6 SF	2070.5 SF

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Jan 2024 #8088
DRAWING

UNIT TYPE B2
PLANS

PRINT DATE Jul 8, 2024
SCALE 1/4" = 1' - 0"

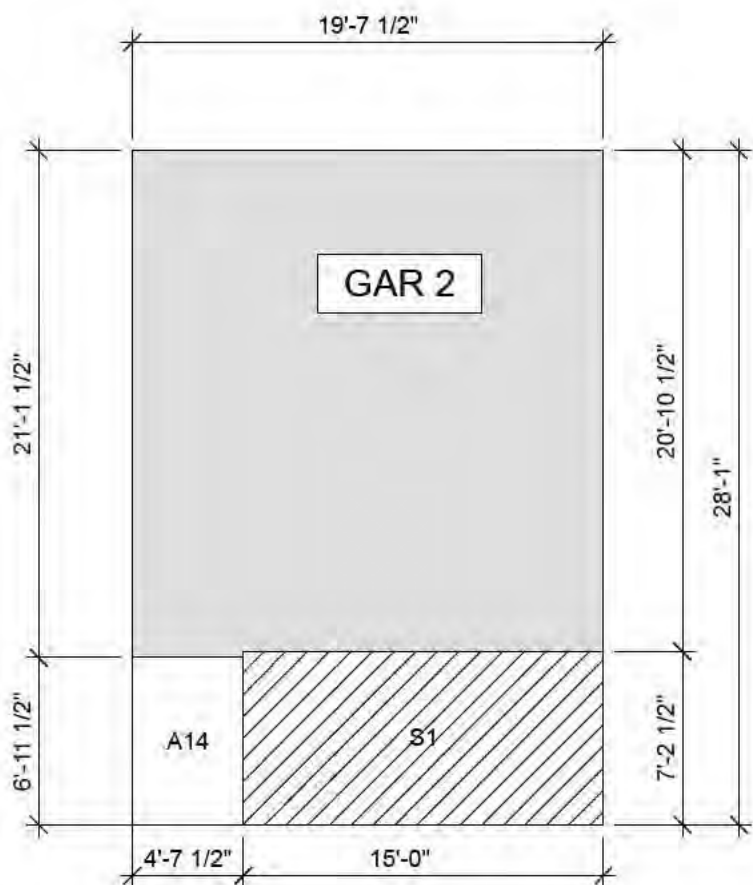
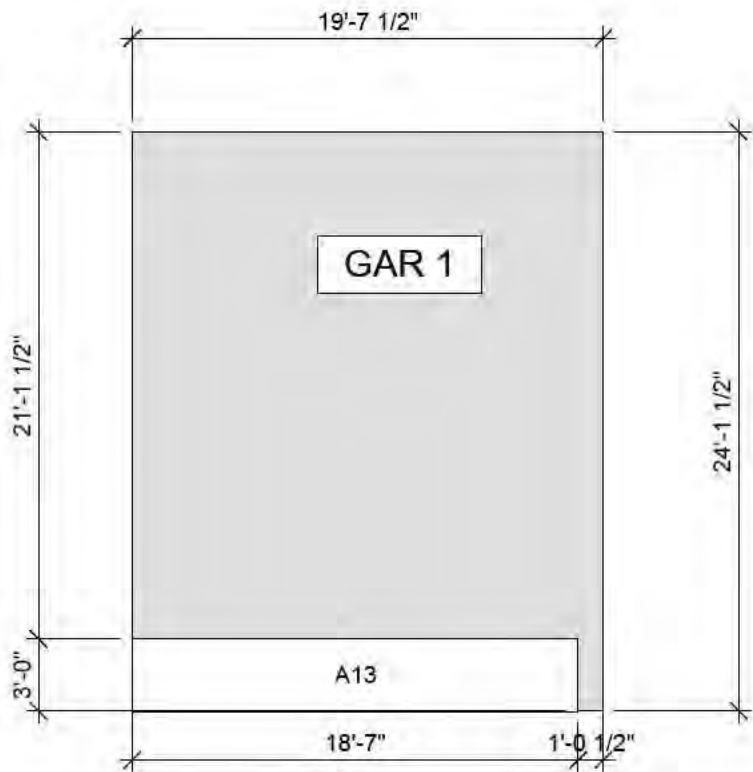
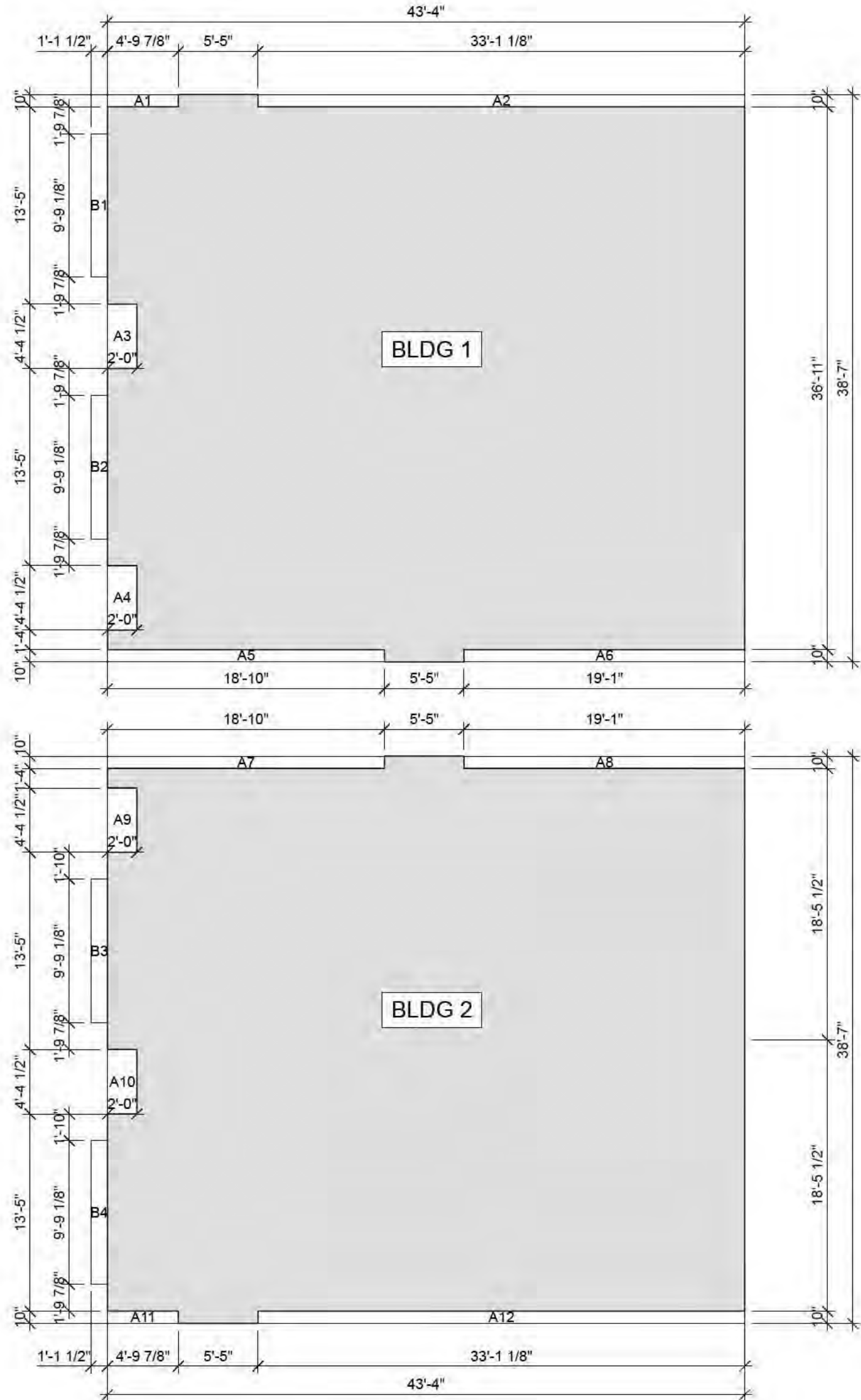
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JULY 8, 2024

LEVEL 1				
GROSS PERIMETER AREA BLDG 1		43.33 X 38.58 =	1,671.96	
AREA DEDUCTIONS BLDG 1	A1	4.82 X 0.83 =	4.01	
	A2	33.1 X 0.83 =	27.58	
	A3	2.00 X 4.37 =	8.75	
	A4	2.00 X 4.37 =	8.75	
	A5	18.8 X 0.83 =	15.69	
SUBTOTAL	A6	19.1 X 0.83 =	15.90	
			80.66	
GROSS AREA BLDG 1 (SF)			1,591.3	
GROSS PERIMETER AREA BLDG 2		43.33 X 38.58 =	1,671.96	
AREA DEDUCTIONS BLDG 2	A7	18.8 X 0.83 =	15.69	
	A8	19.1 X 0.83 =	15.90	
	A9	2.00 X 4.37 =	8.75	
	A10	2.00 X 4.37 =	8.75	
	A11	4.82 X 0.83 =	4.01	
	A12	33.1 X 0.83 =	27.58	
SUBTOTAL			80.66	
GROSS AREA BLDG 2 (SF)			1,591.3	
GROSS PERIMETER AREA GARAGE 1		19.62 X 24.12 =	473.45	
AREA DEDUCTIONS GARAGE 1	A13	18.5 X 3.00 =	55.75	
GROSS AREA GARAGE 1 (SF)			417.7	
GROSS PERIMETER AREA GARAGE 2		19.62 X 28.08 =	551.13	
AREA DEDUCTIONS GARAGE 2	A14	4.62 X 6.95 =	32.18	
GROSS AREA GARAGE 2 (SF)			519.0	
MECH. EXCLUSION	S1	15.0 X 7.20 =	108.1	

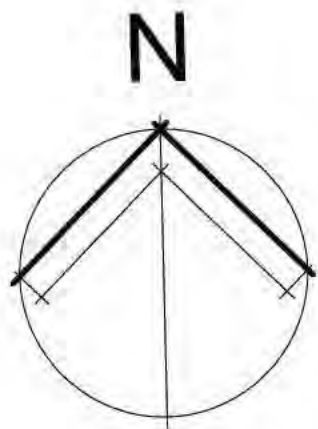
LEVEL 1 BAY WINDOW AREA			
BLDG 1	B1	1.12 X 9.76 =	10.98
	B2	1.12 X 9.76 =	10.98
TOTAL BLDG 1 (SF)			21.97
BLDG 2	B3	1.12 X 9.76 =	10.98
	B4	1.12 X 9.76 =	10.98
TOTAL BLDG 2 (SF)			21.97



BUILDING AREA TOTALS

BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	BLDG FLOOR AREA (GROSS)	2% WALL EXCLUSION	MECH. EXCLUSION	BLDG FLOOR AREA (NET)
BUILDING 1	1,591.3 SF	1,596.1 SF	1,064.4 SF	4,251.8 SF	85.0 SF	26.0 SF	4,140.8 SF
BUILDING 2	1,591.3 SF	1,596.1 SF	1,064.4 SF	4,251.8 SF	85.0 SF	26.0 SF	4,140.8 SF
GARAGE 1	417.7 SF	-	-	417.7 SF	-	-	417.7 SF
GARAGE 2	519.0 SF	-	-	519.0 SF	-	108.1 SF	410.9 SF
TOTAL	4,119.3 SF	3,192.2 SF	2,128.8 SF	9,440.3 SF	170.1 SF	160.0 SF	9,110.2 SF

TOTAL GROSS AREA: 9,440.3 SF
2% WALL EXCLUSION: 170.1 SF
MECH. EXCLUSION: 160.0 SF
TOTAL FSR FLOOR AREA: 9,110.2 SF
SITE AREA: 9,211.0 SF
FLOOR SPACE RATIO: 0.99



* NOTE: ALL DIMESNIONS ARE TO FACE OF CLADDING

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Jan 2024 #8088

DRAWING

FSR OVERLAYS
LEVEL 1 PLAN

PRINTDATE Jul 8, 2024

SCALE 1/8" = 1'-0"

O1.00

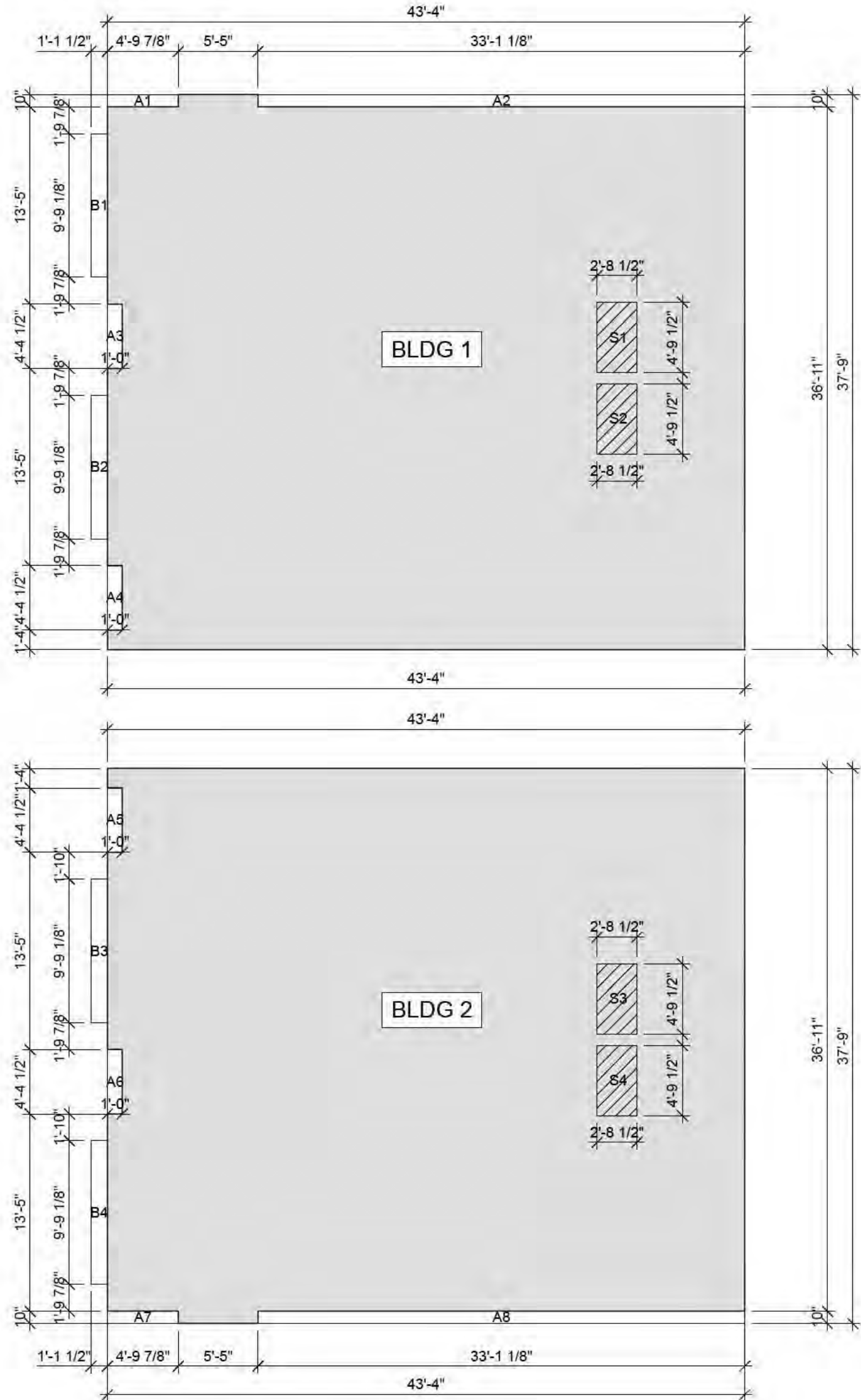
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LEVEL 2					
GROSS PERIMETER AREA BLDG 1			43.33 X 37.75 =	1,635.85	
AREA DEDUCTIONS BLDG 1					
A1	4.82 X 0.83 =	4.00			
A2	33.1 X 0.83 =	27.47			
A3	1.00 X 4.37 =	4.37			
A4	1.00 X 4.37 =	4.37			
SUBTOTAL			40.21		
GROSS AREA BLDG 1				1,596.1	
MECH. EXCLUSION BLDG 1					
S1	2.70 X 4.79 =	13.00			
S2	2.70 X 4.79 =	13.00			
SUBTOTAL			26.00		
GROSS PERIMETER AREA BLDG 2			43.33 X 37.75 =	1,635.85	
AREA DEDUCTIONS BLDG 2					
A5	1.00 X 4.37 =	4.37			
A6	1.00 X 4.37 =	4.37			
A7	4.82 X 0.83 =	4.01			
A8	33.1 X 0.83 =	27.47			
SUBTOTAL			40.21		
GROSS AREA BLDG 2				1596.1	
MECH. EXCLUSION BLDG 2					
S3	2.70 X 4.79 =	13.00			
S4	2.70 X 4.79 =	13.00			
SUBTOTAL			26.00		

LEVEL 2 BAY WINDOW AREA			
BLDG 1			
B1	1.12 X 9.76 =	10.98	
B2	1.12 X 9.76 =	10.98	
TOTAL BLDG 1	(SF)	21.97	
BLDG 2			
B3	1.12 X 9.76 =	10.98	
B4	1.12 X 9.76 =	10.98	
TOTAL BLDG 2	(SF)	21.97	



BUILDING AREA TOTALS

BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	BLDG FLOOR AREA (GROSS)	2% WALL EXCLUSION	MECH. EXCLUSION	BLDG FLOOR AREA (NET)
BUILDING 1	1,591.3 SF	1,596.1 SF	1,064.4 SF	4,251.8 SF	85.0 SF	26.0 SF	4,140.8 SF
BUILDING 2	1,591.3 SF	1,596.1 SF	1,064.4 SF	4,251.8 SF	85.0 SF	26.0 SF	4,140.8 SF
GARAGE 1	417.7 SF	-	-	417.7 SF	-	-	417.7 SF
GARAGE 2	519.0 SF	-	-	519.0 SF	-	108.1 SF	410.9 SF
TOTAL	4,119.3 SF	3,192.2 SF	2,128.8 SF	9,440.3 SF	170.1 SF	160.0 SF	9,110.2 SF
				TOTAL GROSS AREA:	9,440.3 SF		
				2% WALL EXCLUSION:	170.1 SF		
				MECH. EXCLUSION:	160.0 SF		
				TOTAL FSR FLOOR AREA:	9,110.2 SF		
				SITE AREA:	9,211.0 SF		
				FLOOR SPACE RATIO:	0.99		

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2024-07-08

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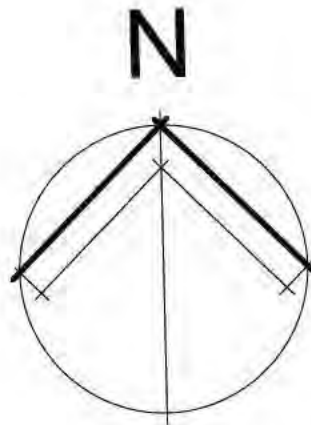
Jan 2024 #8088

DRAWING

FSR OVERLAYS
LEVEL 2 PLAN

PRINTDATE Jul 8, 2024

SCALE 1/8" = 1'-0"



O1.01

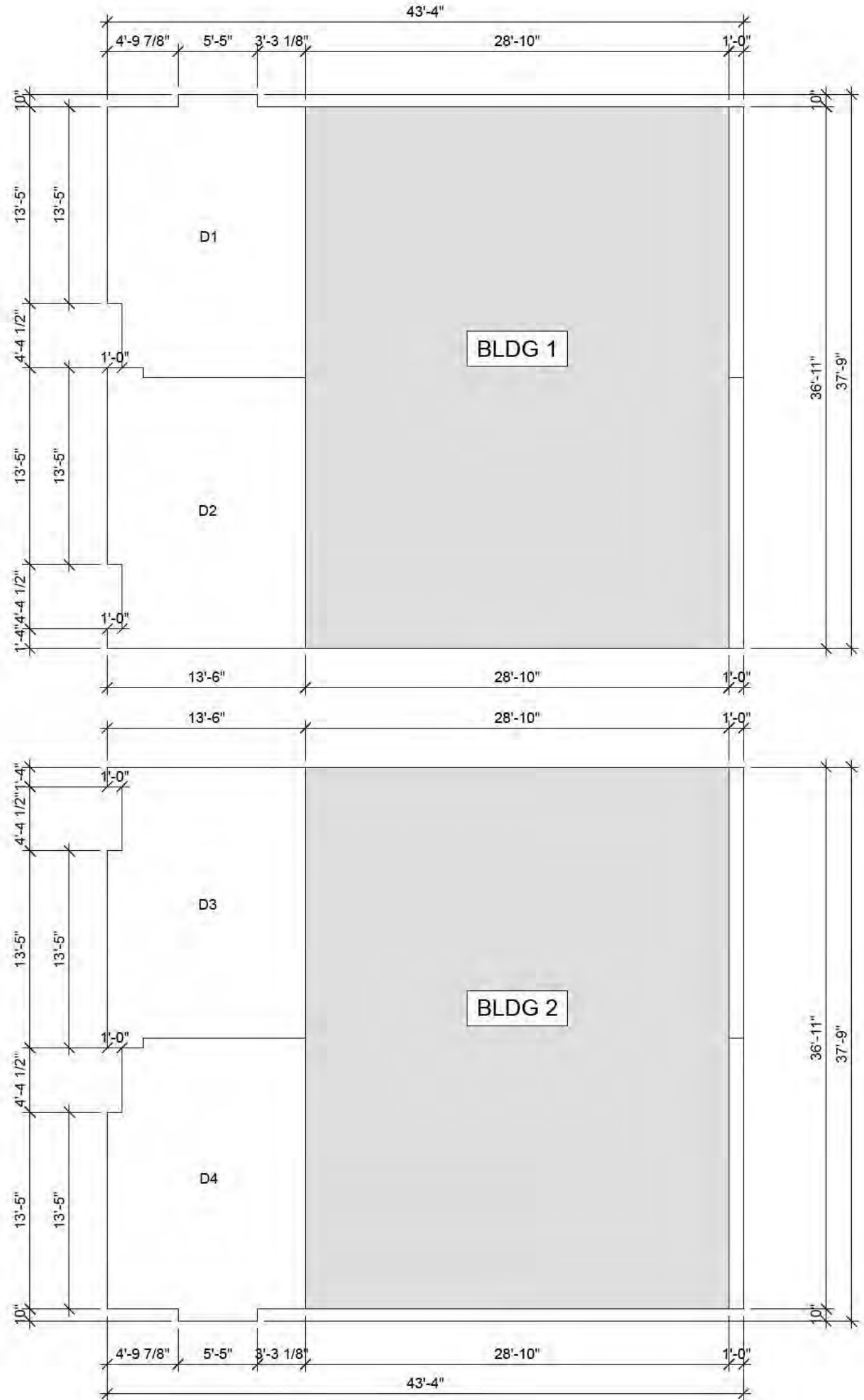
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JULY 8, 2024

LEVEL 3		
GROSS PERIMETER AREA BLDG 1	28.83 X 36.91 =	1,064.43
GROSS AREA BLDG 1 (SF)		1,064.4
GROSS PERIMETER AREA BLDG 2	28.83 X 36.91 =	1,064.43
GROSS AREA BLDG 2 (SF)		1,064.4

LEVEL 3 ROOF DECK AREA		
BLDG 1	D1 = 247.69 D2 = 246.45 = 494.14	
TOTAL BLDG 1 (SF)		
BLDG 2	D3 = 246.45 D4 = 247.69 = 494.14	
TOTAL BLDG 2 (SF)		



BUILDING AREA TOTALS

BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	BLDG FLOOR AREA (GROSS)	2% WALL EXCLUSION	MECH. EXCLUSION	BLDG FLOOR AREA (NET)
BUILDING 1	1,591.3 SF	1,596.1 SF	1,064.4 SF	4,251.8 SF	85.0 SF	26.0 SF	4,140.8 SF
BUILDING 2	1,591.3 SF	1,596.1 SF	1,064.4 SF	4,251.8 SF	85.0 SF	26.0 SF	4,140.8 SF
GARAGE 1	417.7 SF	-	-	417.7 SF	-	-	417.7 SF
GARAGE 2	519.0 SF	-	-	519.0 SF	-	108.1 SF	410.9 SF
TOTAL	4,119.3 SF	3,192.2 SF	2,128.8 SF	9,440.3 SF	170.1 SF	160.0 SF	9,110.2 SF

TOTAL GROSS AREA: 9,440.3 SF
2% WALL EXCLUSION: 170.1 SF
MECH. EXCLUSION: 160.0 SF
TOTAL FSR FLOOR AREA: 9,110.2 SF
SITE AREA: 9,211.0 SF
FLOOR SPACE RATIO: 0.99

* NOTE: ALL DIMESNIONS ARE TO FACE OF CLADDING

2024-07-08

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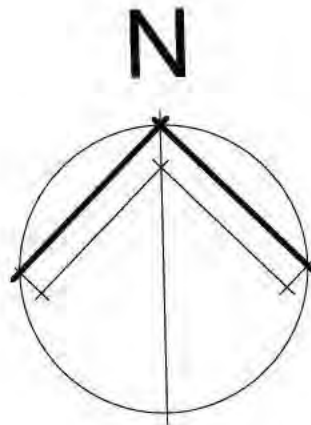
Jan 2024 #8088

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FSR OVERLAYS
LEVEL 3 PLAN

PRINT DATE Jul 8, 2024

SCALE 1/8" = 1'-0"





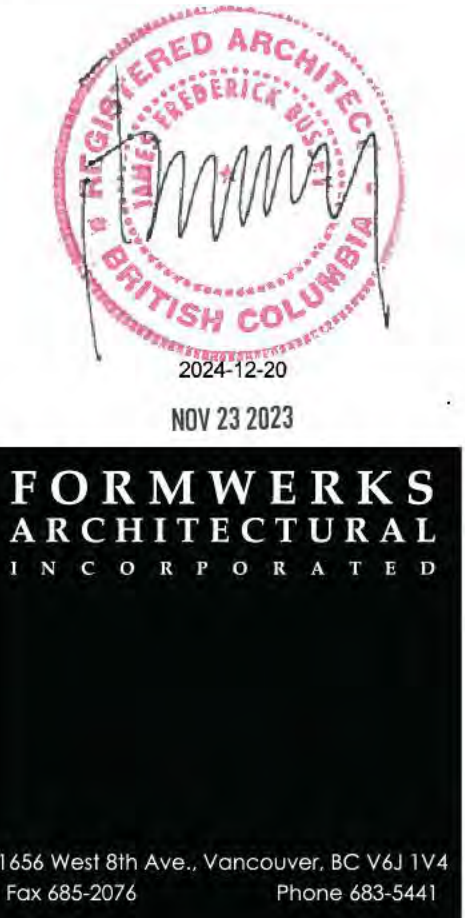
MULTIPLEX

4888 PINE CRESCENT, VANCOUVER, BC

DEVELOPMENT PERMIT
PRIOR-TO SUBMISSION

DP-2024-00701

DECEMBER 20 , 2024



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VANCOUVER, BC

Jan 2024 #8088
DRAWING

COVER SHEET

PRINT DATE Dec 20, 2024
SCALE 1/4" = 1'-0"

A0.00

PROJECT DATA

DEVELOPMENT DATA

MIN. REQUIRED /
MAX. ALLOWED

PROPOSED

CIVIC ADDRESS
4888 PINE CRESCENT
VANCOUVER, B.C.

LEGAL DESCRIPTION
LOT 7, BLOCK 787, DISTRICT LOT 526
NEW WESTMINSTER DISTRICT, PLAN 6011

ZONING
R1-1

LOT AREA		
LOT AREA (Ha.)	-	0.086 Ha
LOT AREA (SF)	-	(9,211 SF)

LOT COVERAGE		
AREA OF BUILDINGS & STRUCTURES	4,605 SF	4,112 SF
PERCENTAGE OF LOT AREA	50 %	45 %

SETBACKS		
FRONT (PINE CRESCENT)	4.90 M	4.90 M
REAR (LANE)	0.90 M	0.90 M
SIDE (NORTH)	1.20 M	1.24 M
SIDE (SOUTH)	1.20 M	1.20 M

BUILDING HEIGHT		
BUILDING 1	11.50 M	REFER TO ELEVATIONS
BUILDING 2	11.50 M	REFER TO ELEVATIONS

NUMBER OF RESIDENTIAL UNITS		
THREE-BEDROOM UNITS	-	4
TOTAL NUMBER OF UNITS	-	4

FLOOR SPACE RATIO	9211 SF / 1.00	9180 SF / 1.00
-------------------	----------------	----------------

BUILDING 1		
L1		1,613.2
L2		1,617.5
L3		1,064.4
GROSS AREA (L1+L2+L3)		4,295.2
2% WALL EXCLUSION		85.9
MECH. EXCLUSION		27.2
NET AREA		4,182.1
BUILDING 2		
L1		1,613.2
L2		1,617.5
L3		1,064.4
GROSS AREA (L1+L2+L3)		4,295.2
2% WALL EXCLUSION		85.9
MECH. EXCLUSION		27.2
NET AREA		4,182.1
GARAGE 1		
NET AREA		410.4
GARAGE 2		
GROSS AREA		511.0
MECH. EXCLUSION		105.7
NET AREA		405.3

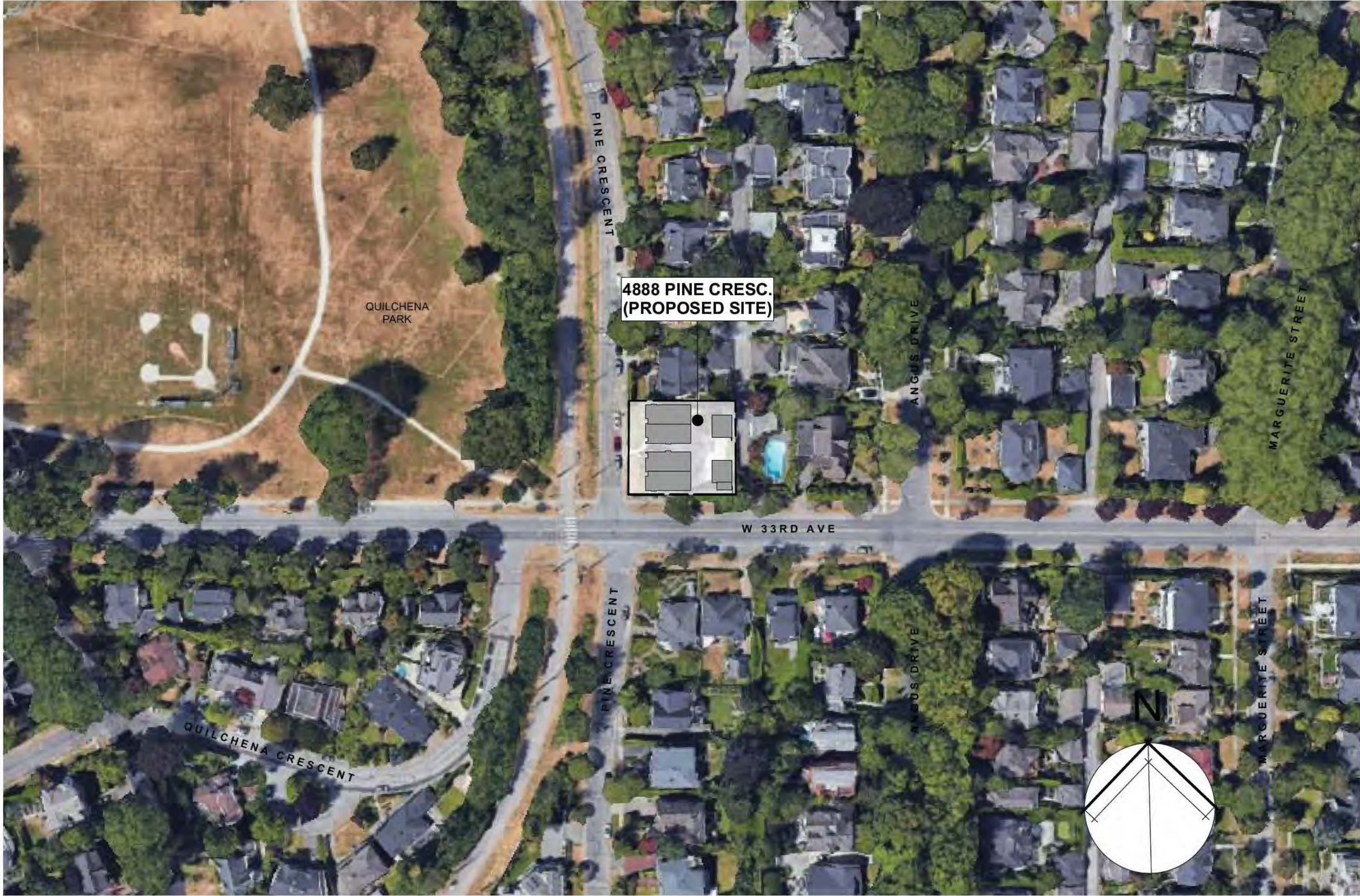
PARKING		
RESIDENTIAL	NO REQUIREMENT	
STANDARD		4
SMALL CAR		2
TOTAL NUMBER OF STALLS		6

BICYCLE PARKING	NO REQUIREMENT	0
-----------------	----------------	---

CONSULTANT LIST

OWNER:	DOUGLAS BAY DEVELOPMENT CORP. 240-4320 VIKING WAY VANCOUVER, BC V6V 2L4 PH: 604.418.5325 CONTACT: BRETT ROBILLARD	STRUCTURAL:	ENNOVA STRUCTURAL ENGINEERS INC. 219-3823 HENNING DRIVE BURNABY, BC V5C 6N5 PH: 604.255.7670 CONTACT: CLINTON YIU
ARCHITECT:	FORMWERKS ARCHITECTURAL INC. 1625 WEST 5TH AVENUE VANCOUVER, BC V6J 1N5 PH: 604.683.5441 CONTACT: NORMAN HUTH, ARCHITECT AIBC		
LANDSCAPE:	GALA INC. 308-877 HASTINGS STREET VANCOUVER, BC V6A 3Y1 PH: 604.317.9682 CONTACT: BRYCE GAUTHIER		
MECHANICAL:	AB CONSULTING LTD SUITE 441 - 105-7655 EDMONDS STREE BURNABY, BC V3N 0C3 PH: 778.998.8094 CONTACT: ERIC NG		
ELECTRICAL:	AB CONSULTING LTD SUITE 441 - 105-7655 EDMONDS STREE BURNABY, BC V3N 0C3 PH: 778.998.8094 CONTACT: LANE LOGAN		
ARBOURIST:	DAVEY RESOURCE GROUP SUITE 200, 8208 SWENSON WAY DELTA, BC V4G 1J6 PH: 604.499.6568 CONTACT: MARC LAVERDIERE		

CONTEXT PLAN



AREA CALCULATIONS

UNIT AREA TOTALS					
UNIT TYPE	# OF UNITS	UNIT FLOOR AREA (GROSS)	2% WALL EXCLUSIONS	MECH. EXCLUSION	UNIT FLOOR AREA (FSR)
A1	1	2,147.7 SF	43.0 SF	13.6 SF	2,091.2 SF
A2	1	2,147.7 SF	43.0 SF	13.6 SF	2,091.2 SF
B1	1	2,147.5 SF	43.0 SF	13.6 SF	2,091.0 SF
B2	1	2,147.5 SF	43.0 SF	13.6 SF	2,091.0 SF
GARAGE 1	-	410.4 SF	-	-	410.4 SF
GARAGE 2	-	511.0 SF	-	105.7 SF	405.3 SF
TOTAL	4	9,511.8 SF	171.8 SF	160.0 SF	9,180.0 SF
TOTAL GROSS AREA:					9,511.8 SF
2% WALL EXCLUSION:					171.8 SF
MECH. EXCLUSION:					160.0 SF
TOTAL FSR FLOOR AREA:					9,180.0 SF
SITE AREA:					9,211.0 SF
FLOOR SPACE RATIO:					1.00

BUILDING AREA TOTALS							
BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	BLDG FLOOR AREA (GROSS)	2% WALL EXCLUSION	MECH. EXCLUSION	BLDG FLOOR AREA (NET)
BUILDING 1	1,613.2 SF	1,617.5 SF	1,064.4 SF	4,295.2 SF	85.9 SF	27.2 SF	4,182.1 SF
BUILDING 2	1,613.2 SF	1,617.5 SF	1,064.4 SF	4,295.2 SF	85.9 SF	27.2 SF	4,182.1 SF
GARAGE 1	410.4 SF	-	-	410.4 SF	-	-	410.4 SF
GARAGE 2	511.0 SF	-	-	511.0 SF	-	105.7 SF	405.3 SF
TOTAL	4,147.9 SF	3,235.0 SF	2,128.9 SF	9,511.7 SF	171.8 SF	160.0 SF	9,180.0 SF
TOTAL GROSS AREA:							9,511.7 SF
2% WALL EXCLUSION:							171.8 SF
MECH. EXCLUSION:							160.0 SF
TOTAL FSR FLOOR AREA:							9,180.0 SF
SITE AREA:							9,211.0 SF
FLOOR SPACE RATIO:							1.00

DRAWING LIST

COVER SHEET	A0.00
DATA SHEET	A0.01
RATIONALE	A0.02
CONTEXT ANALYSIS	A0.03
CONTEXT PLAN	A0.04
EXISTING STREETSCAPES	A0.05
EXISTING STREETSCAPES	A0.06
SITE PLAN (SURVEY)	A1.00
SITE PLAN	A1.01
LEVEL 1 PLAN	A1.02
LEVEL 2 PLAN	A1.03
LEVEL 3 PLAN	A1.04
ROOF PLAN	A1.05
STREETSCAPES	A1.06
BUILDING 1 PLANS	A2.00
BUILDING 1 ELEVATIONS	A2.01
BUILDING 2 PLANS	A2.02
BUILDING 2 ELEVATIONS	A2.03
GARAGE 1 PLANS	A2.04
GARAGE 1 ELEVATIONS	A2.05
GARAGE 2 PLANS	A2.06
GARAGE 2 ELEVATIONS	A2.07
COLOUR SCHEME	A2.08
COLOUR SCHEME	A2.09
SITE SECTIONS	A2.10
SITE SECTIONS	A2.11
SITE SECTIONS	A2.12
UNIT TYPE A1 PLANS	A3.01
UNIT TYPE A2 PLANS	A3.02
UNIT TYPE B1 PLANS	A3.03
UNIT TYPE B2 PLANS	A3.04
AREA OVERLAYS LEVEL 1	O1.00
AREA OVERLAYS LEVEL 2	O1.01
AREA OVERLAYS LEVEL 3	O1.02

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JULY 8, 2024

ISSUED FOR DP PRIOR-TO
DECEMBER 20, 2024



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4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088

DRAWING

DATA SHEET

PRINTDATE
Dec 20, 2024

SCALE
N T S

A0.01



RATIONALE

3.1.1.1 (c)

We are requesting an increase in density up to 1.00 FSR through an amenity share contribution.

3.1.2.1& 3.1.2.4

Site area and frontage comply with the minimum requirements.

3.1.2.5

Buildings complies with the maximum building height and number of storeys.

3.1.2.6 – 3.1.2.11

Building siting comply with the minimum required yard setbacks. The buildings complies with the maximum building depth and width.

3.1.2.13

Minimum building separation are met.

4.4.5

The outdoor space for each unit exceeds the minimum requirement of 7.4 m² (80 sf). We are providing outdoor space ranging from 470 sf to 480 sf per unit.

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DECEMBER 20, 2024



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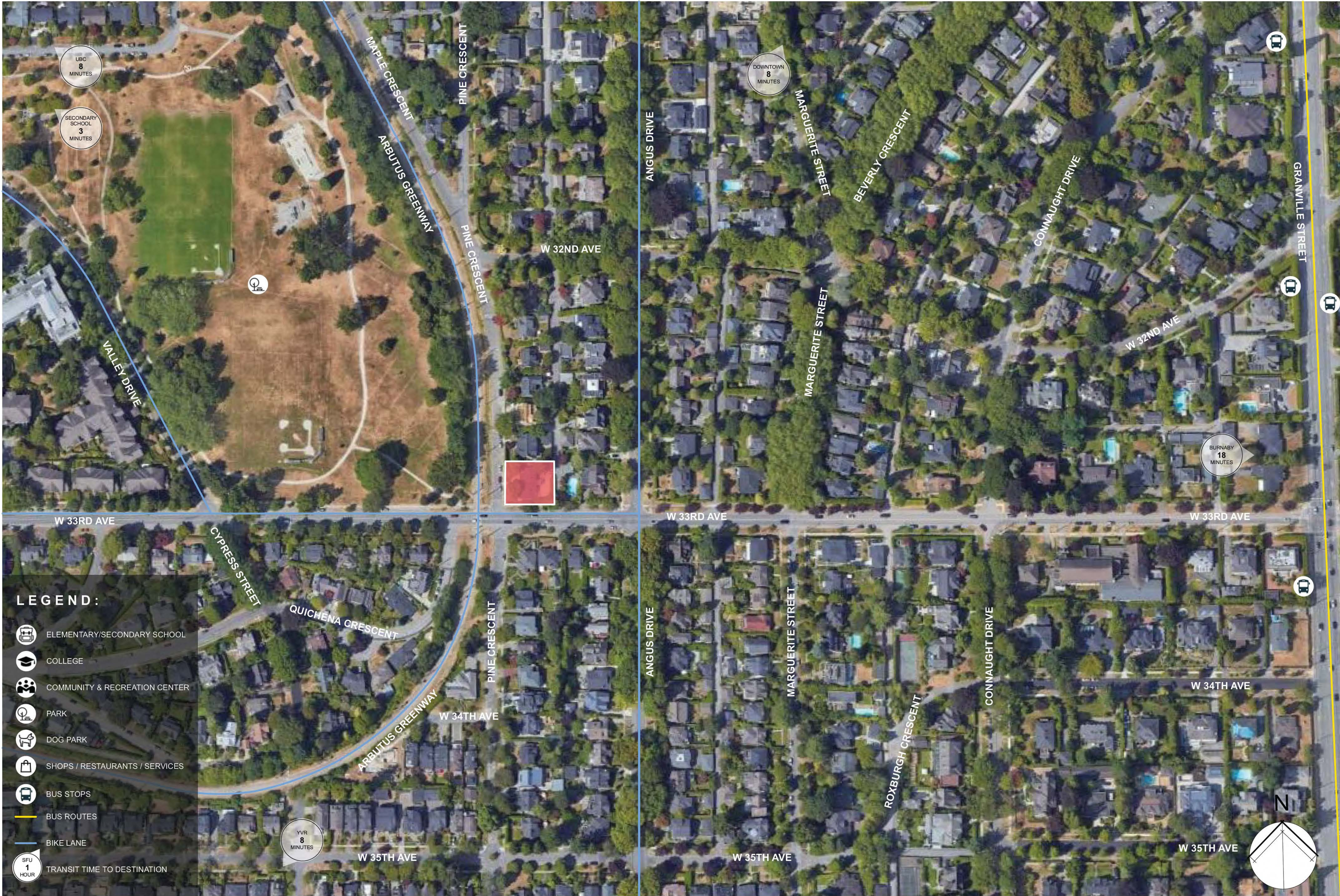
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VANCOUVER, BC

Jan 2024 #8088
DRAWING

RATIONALE

PRINTDATE
Dec 20, 2024
SCALE
N T S



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DECEMBER 20, 2024



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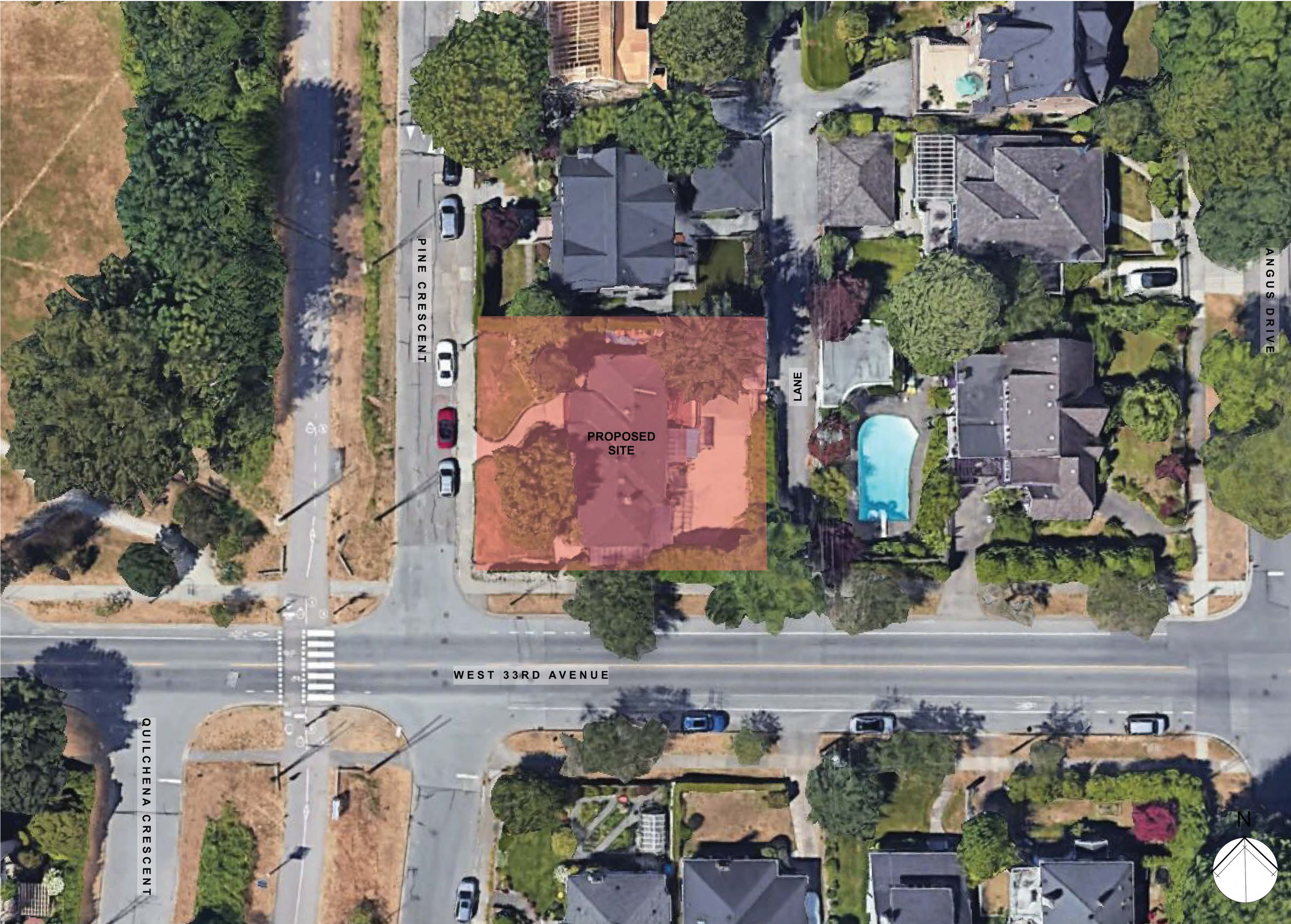
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VANCOUVER, BC

Jan 2024 #8088
DRAWING

CONTEXT AND
ANALYSIS

PRINT DATE Dec 20, 2024
SCALE N.T.S.



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REVISIONS
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Fax 603-2076 Phone 603-5441

MULTIPLEX
4888 PINE CRESCENT VANCOUVER, BC
Jan 2024 #8088
DRAWING
CONTEXT PLAN
PRINT DATE Dec 20, 2024
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DECEMBER 20, 2024



A PINE CRESCENT STREETScape

PROPOSED SITE



B ADJACENT PINE CRESCENT STREETScape



C REAR STREETScape

PROPOSED SITE



D ADJACENT REAR STREETScape



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EXISTING
STREETSCAPES

PRINTDATE
Dec 20, 2024

SCALE
N T S

A0.05



E SIDE STREETSCAPE

PROPOSED SITE



F ADJACENT SIDE STREETSCAPE



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A0.06

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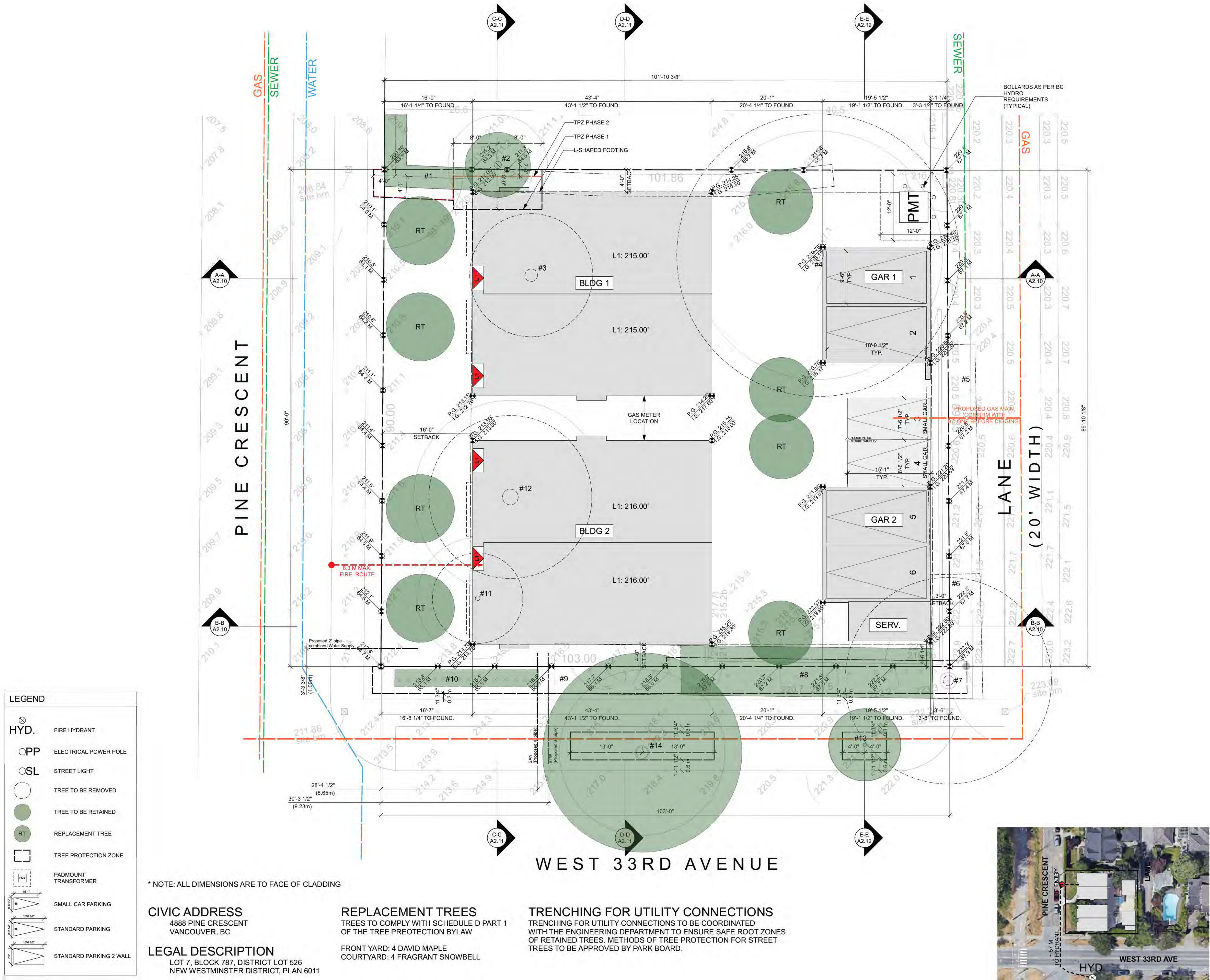
Jan 2024 #8088
DRAWING

SITE PLAN
(SURVEY)

PRINT DATE Dec 20, 2024

SCALE 1/8" = 1'-0"

A1.00



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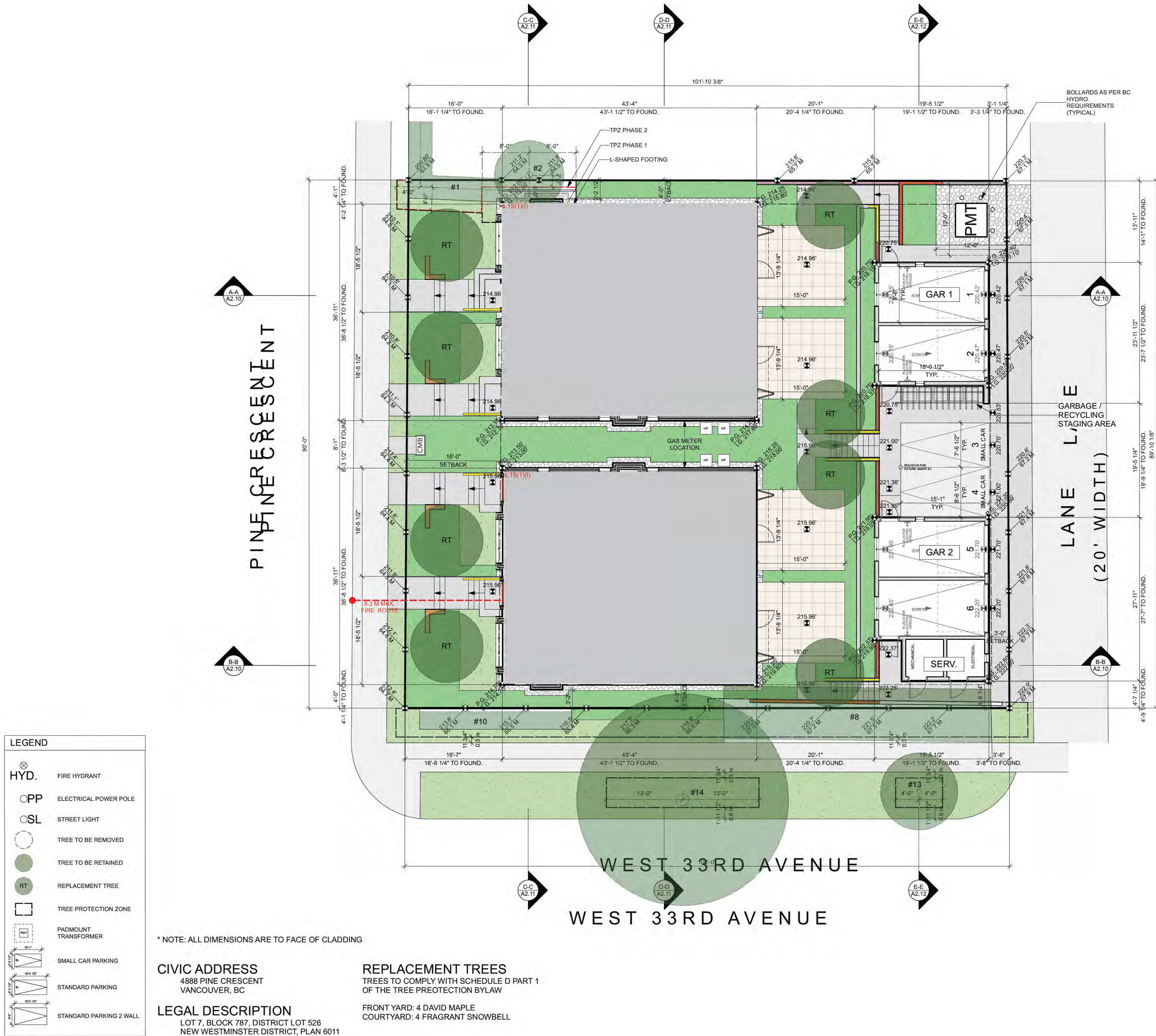
4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088
DRAWING

SITE PLAN

PRINT DATE Dec 20, 2024
SCALE 1/8" = 1' - 0"

A1.01



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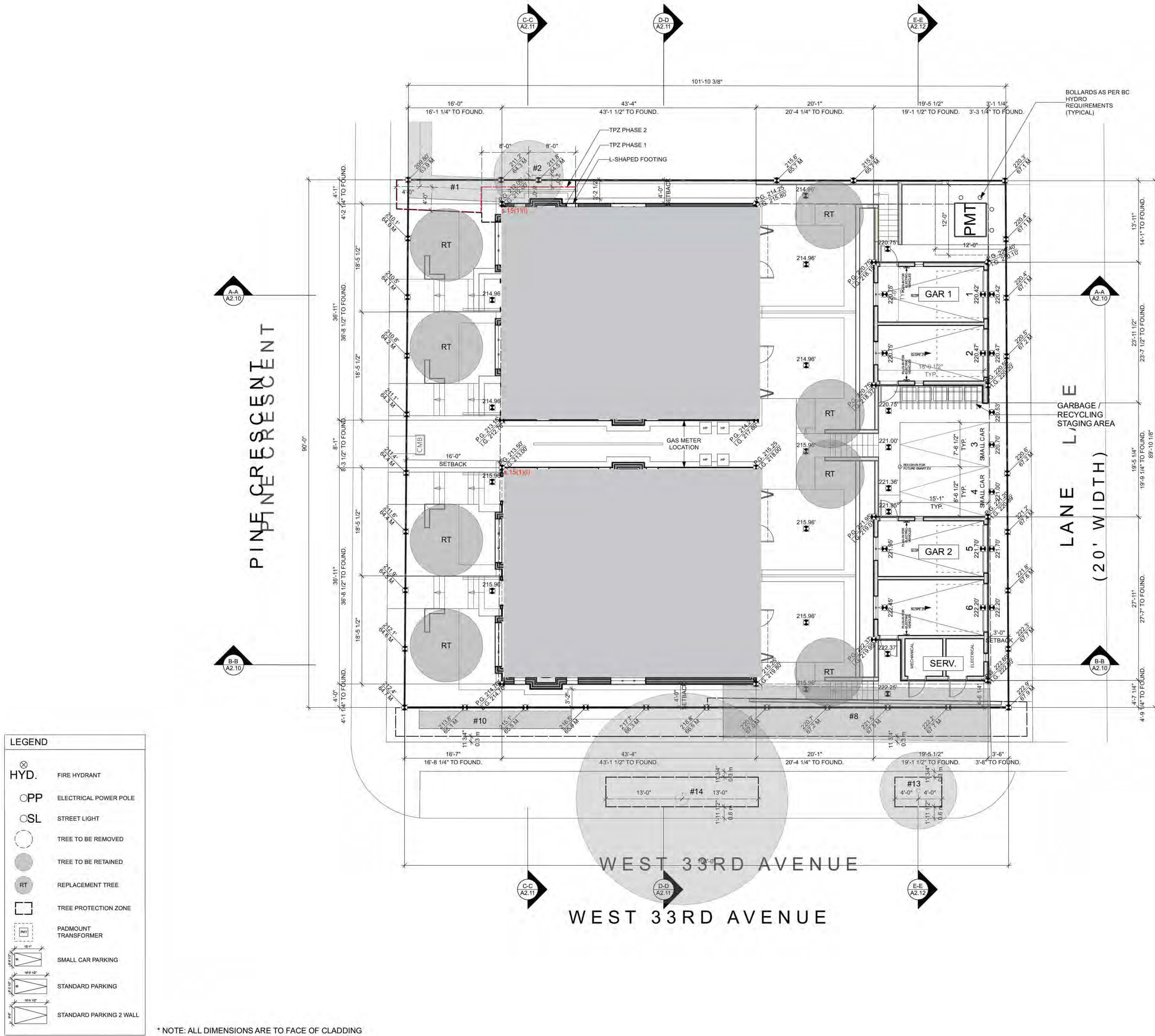
DRAWING

LEVEL 1 PLAN

PRINT DATE Dec 20, 2024

SCALE 1/8" = 1'-0"

A1.02



* NOTE: ALL DIMENSIONS ARE TO FACE OF CLADDING

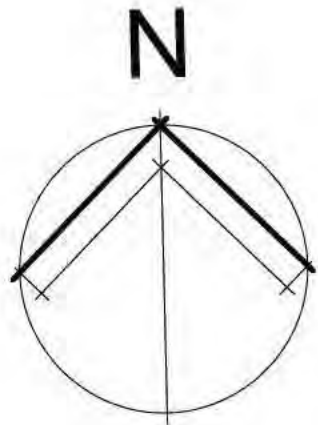
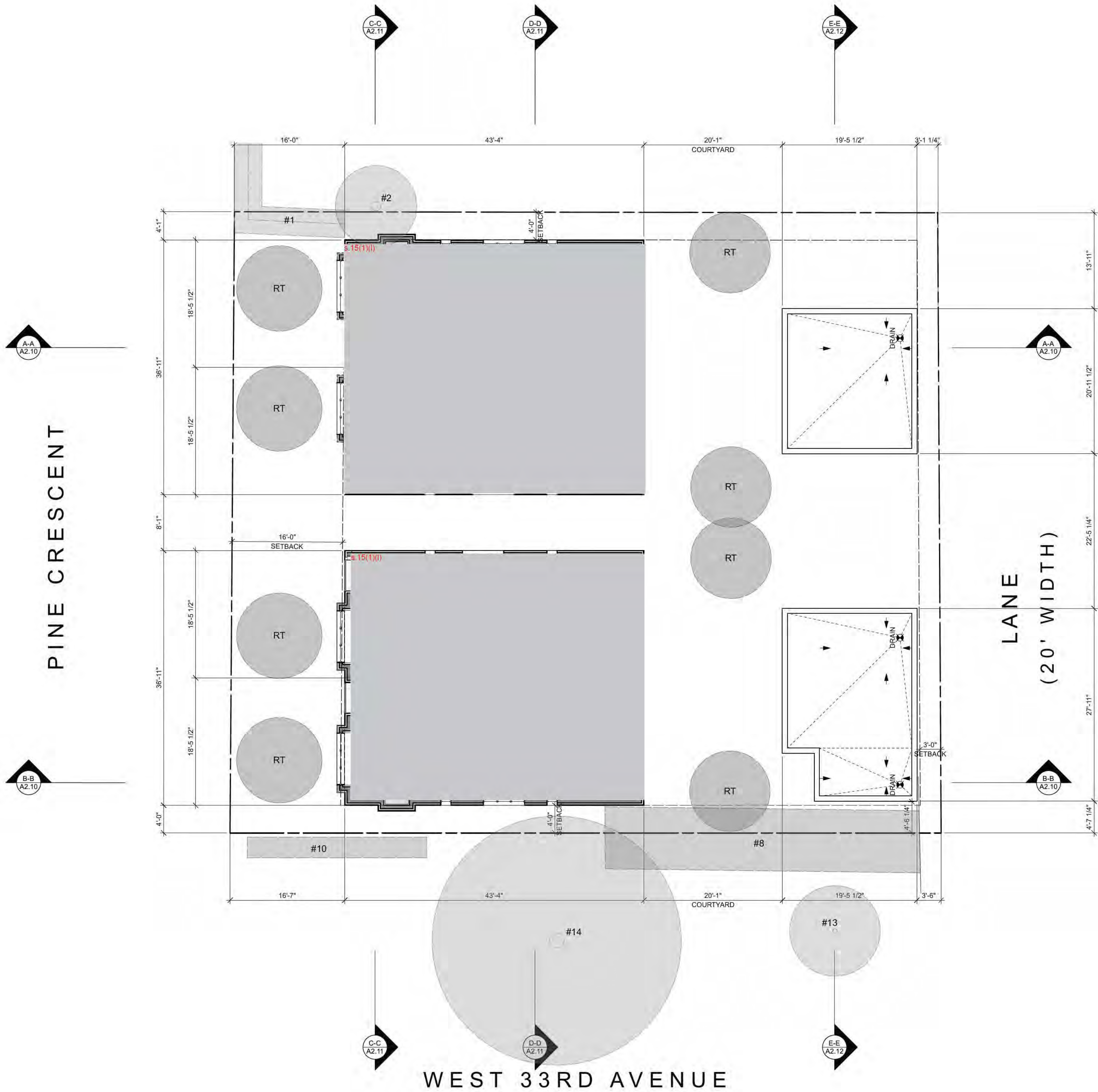
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JULY 8, 2024
ISSUED FOR DP PRIOR-TO
DECEMBER 20, 2024

LEGEND	
	HYD. FIRE HYDRANT
	PP ELECTRICAL POWER POLE
	SL STREET LIGHT
	TREE TO BE REMOVED
	TREE TO BE RETAINED
	RT REPLACEMENT TREE
	TREE PROTECTION ZONE
	PT PADMOUNT TRANSFORMER
	SMALL CAR PARKING
	STANDARD PARKING
	STANDARD PARKING 2 WALL

* NOTE: ALL DIMENSIONS ARE TO FACE OF CLADDING



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LEVEL 2 PLAN

PRINT DATE Dec 20, 2024
SCALE 1/8" = 1'-0"

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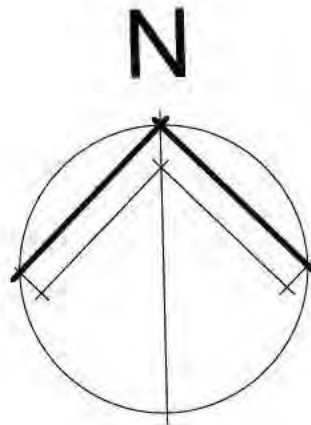
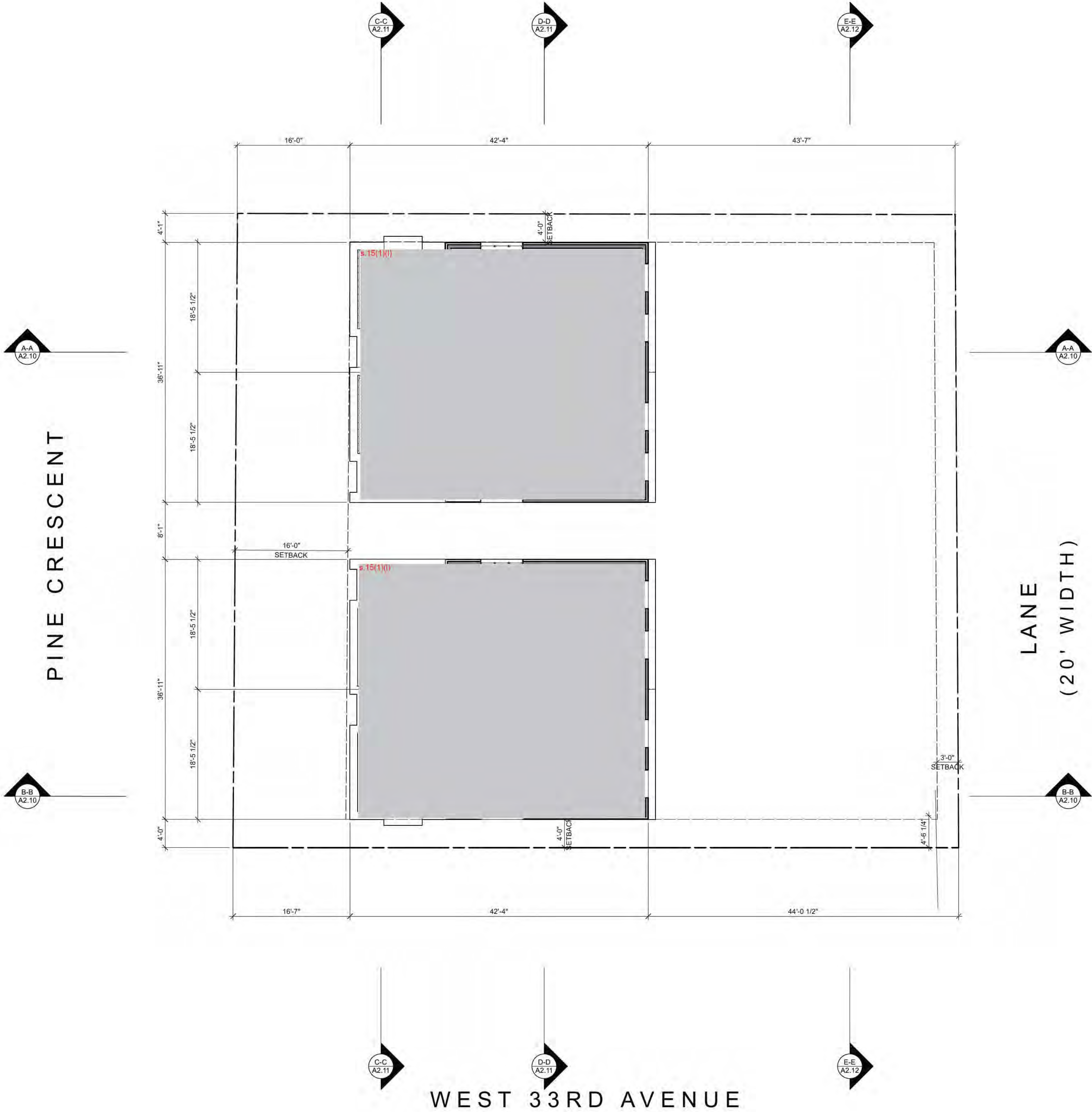
LEVEL 3 PLAN

PRINT DATE Dec 20, 2024
SCALE 1/8" = 1'-0"

A1.04

LEGEND	
	HYD. FIRE HYDRANT
	PP ELECTRICAL POWER POLE
	SL STREET LIGHT
	TREE TO BE REMOVED
	TREE TO BE RETAINED
	RT REPLACEMENT TREE
	TREE PROTECTION ZONE
	PT PADMOUNT TRANSFORMER
	SMALL CAR PARKING
	STANDARD PARKING
	STANDARD PARKING 2 WALL

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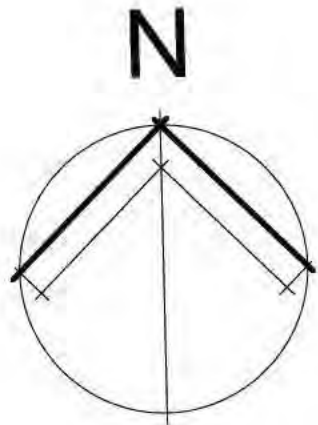
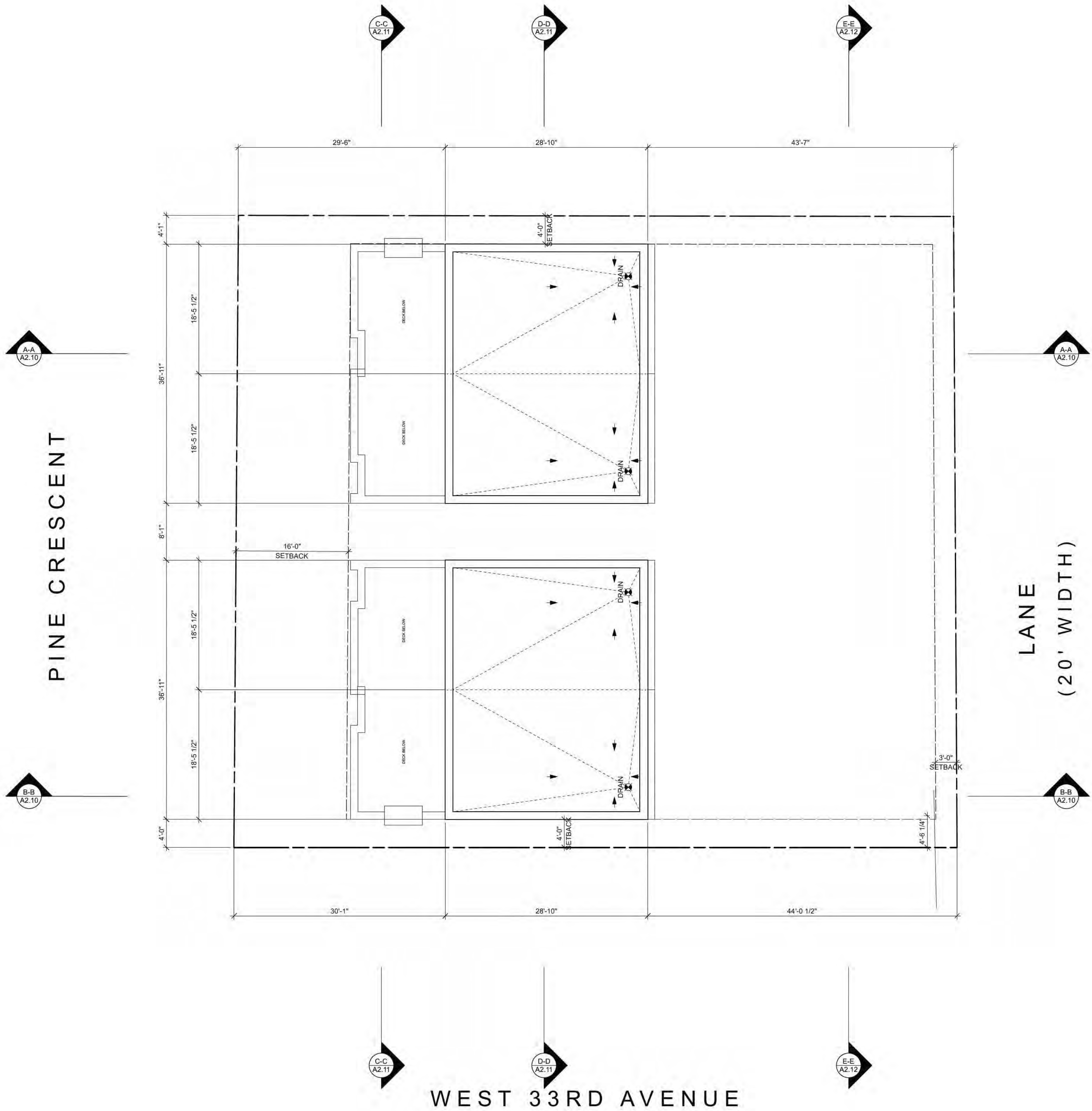
Jan 2024 #8088
DRAWING

ROOF PLAN

PRINT DATE
Dec 20, 2024
SCALE
1/8" = 1'-0"

A1.05

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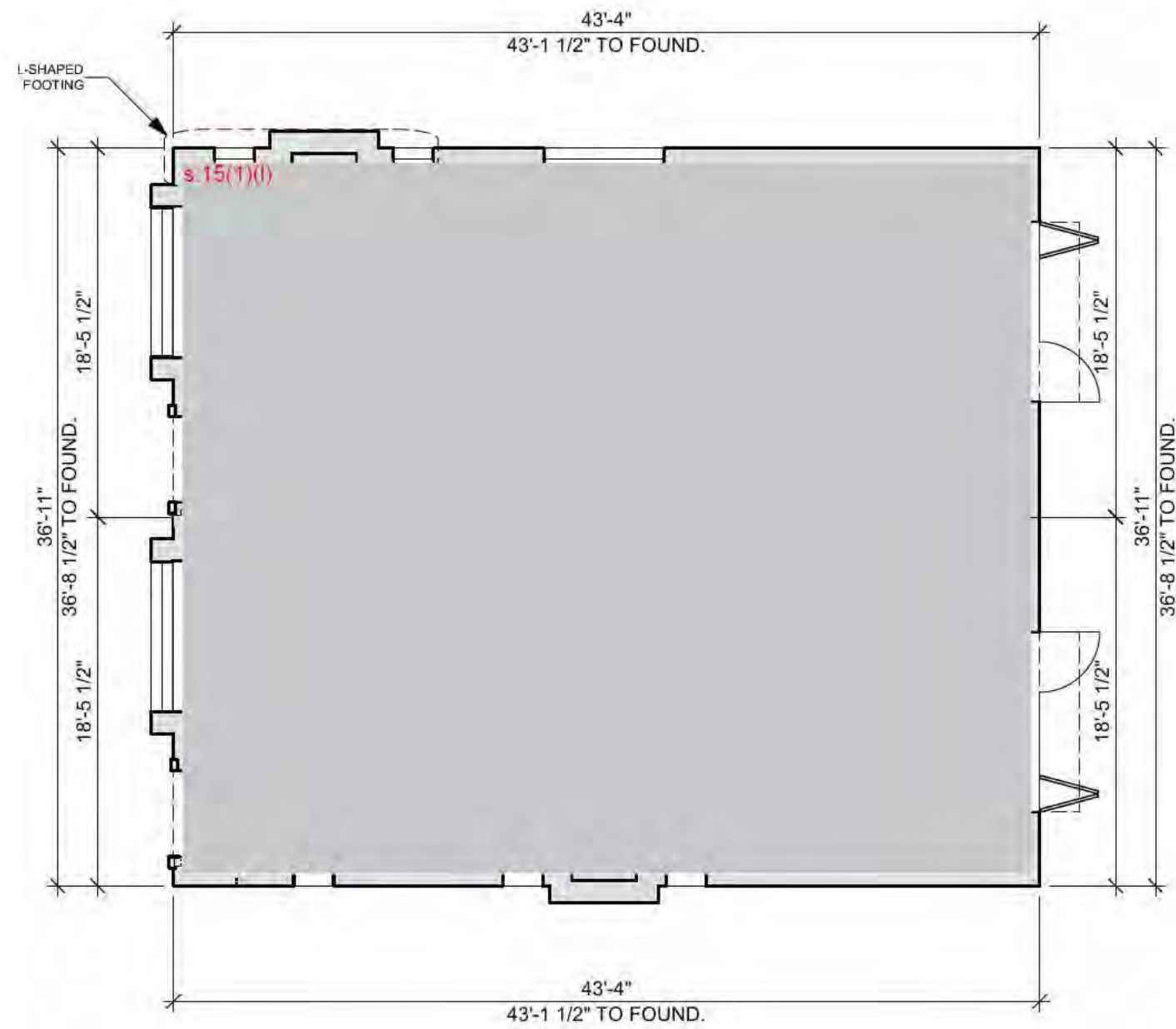
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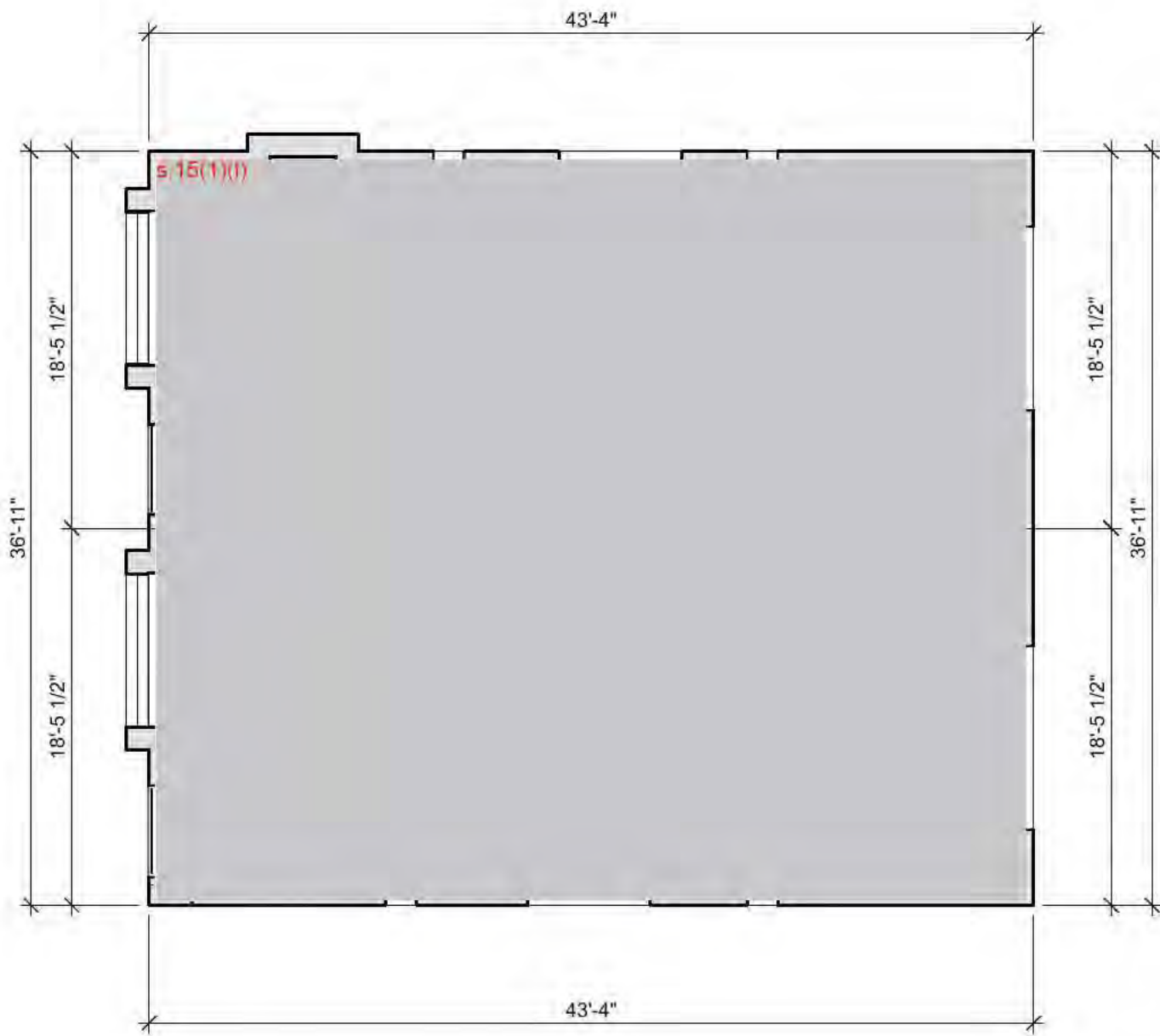
Jan 2024 #8088
DRAWING

STREETSCAPES

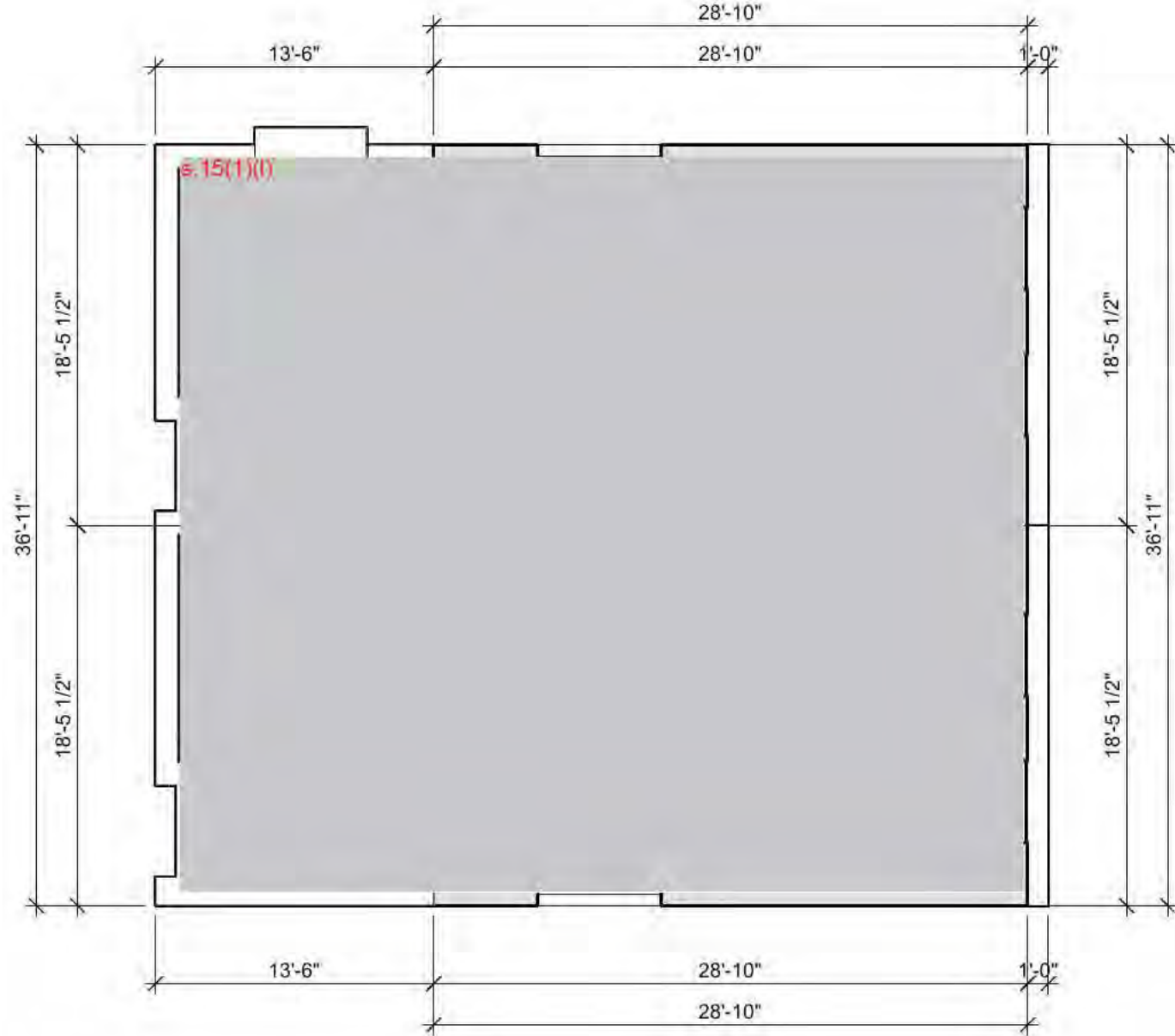
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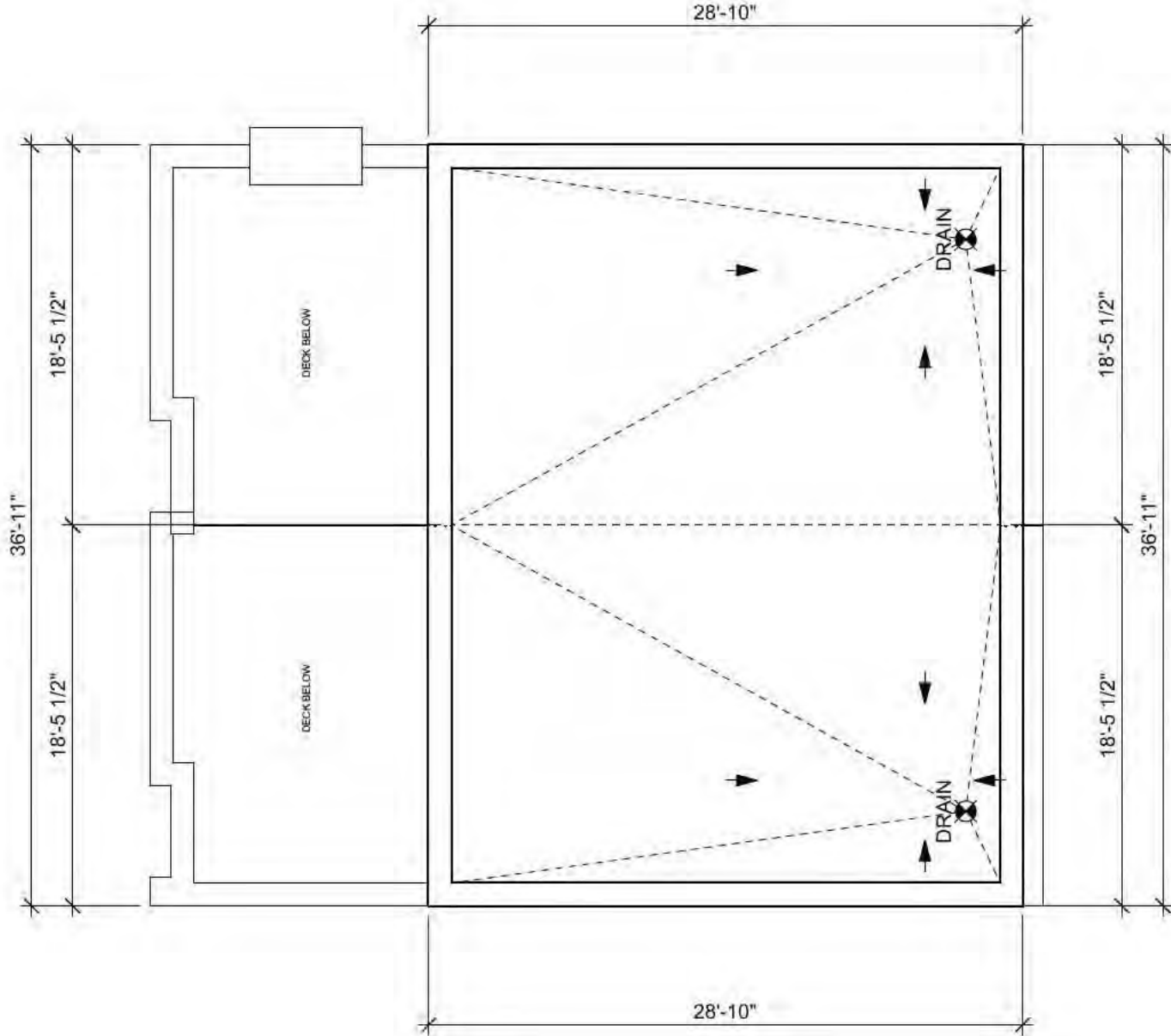
LEVEL 1 PLAN
BUILDING 1



LEVEL 2 PLAN
BUILDING 1



LEVEL 3 PLAN
BUILDING 1



ROOF PLAN
BUILDING 1

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Jan 2024 #8088
DRAWING

BUILDING 1
PLANS

PRINTDATE
Dec 20, 2024
SCALE
1 / 8 " = 1 ' - 0 "

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WEST ELEVATION
BUILDING 1



NORTH ELEVATION
BUILDING 1



EAST ELEVATION
BUILDING 1



SOUTH ELEVATION
BUILDING 1

FINISH SCHEDULE

1 METAL DOWNSPOUTS PREFINISHED	7 HM DOOR PRIMED & PAINTED	13 METAL SIDING PANEL
2 METAL CAP FLASHING PREFINISHED	8 SPANDREL GLASS	14 WROUGHT IRON RAILING
3 DOUBLE PANED SEALED UNIT VINYL WINDOWS	9 THIN BRICK	15 VERTICAL PREFINISHED ALUMINUM SLAT PRIVACY SCREEN
4 INSULATED WOOD PANEL DOOR	10 THIN BRICK SOLDIER COURSE	16 METAL CHIMNEY CAP
5 DOUBLE PANED SEALED UNIT VINYL DOORS	11 CONCRETE SILL	17 DECORATIVE WROUGHT IRON SHELF
6 PAINTED WOOD PANEL SECTIONAL GARAGE DOOR	12 CONCRETE SURROUND	18 PREFINISHED ALUMINUM CANOPY



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Jan 2024 #8088

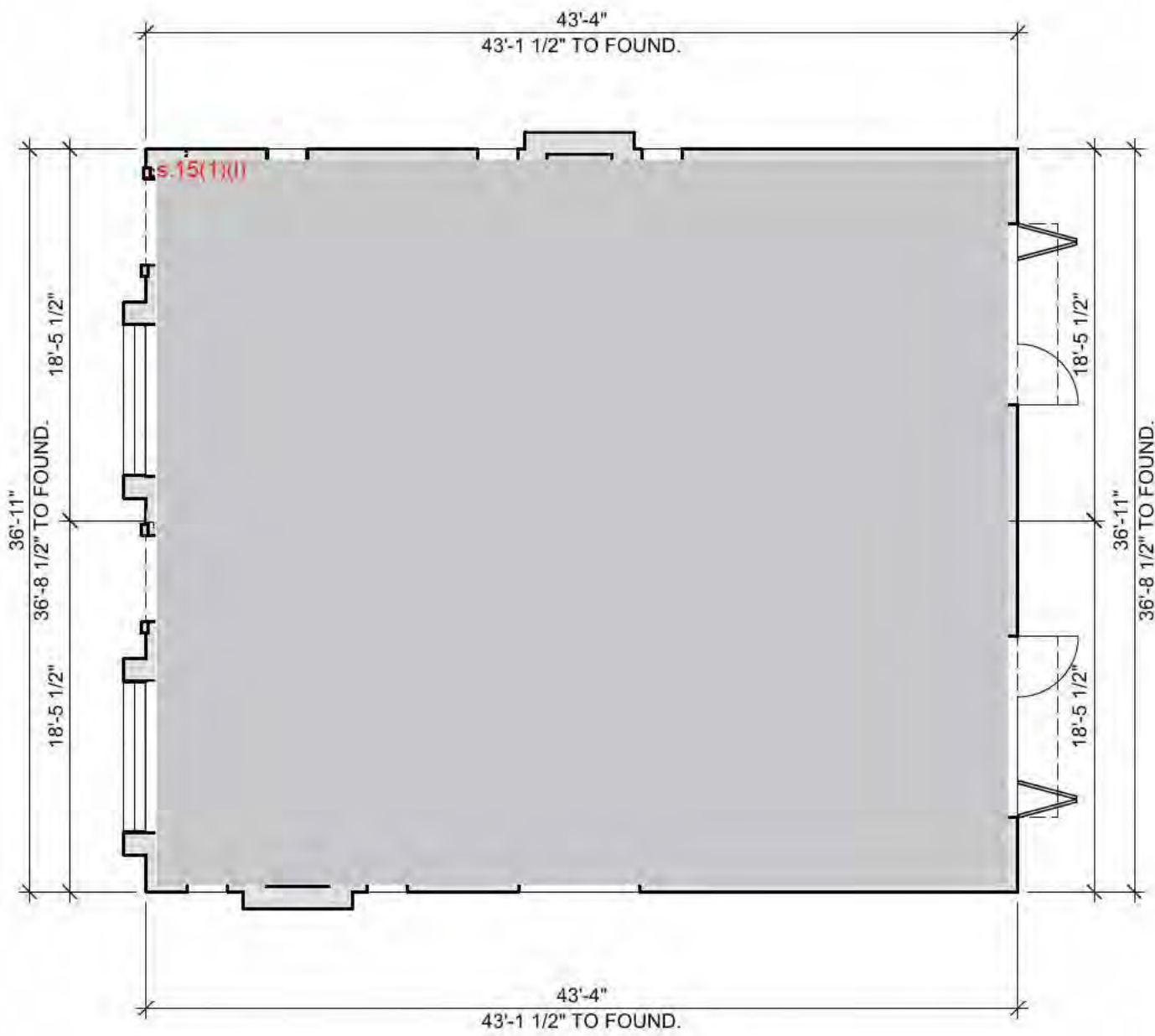
DRAWING

BUILDING 1
ELEVATIONS

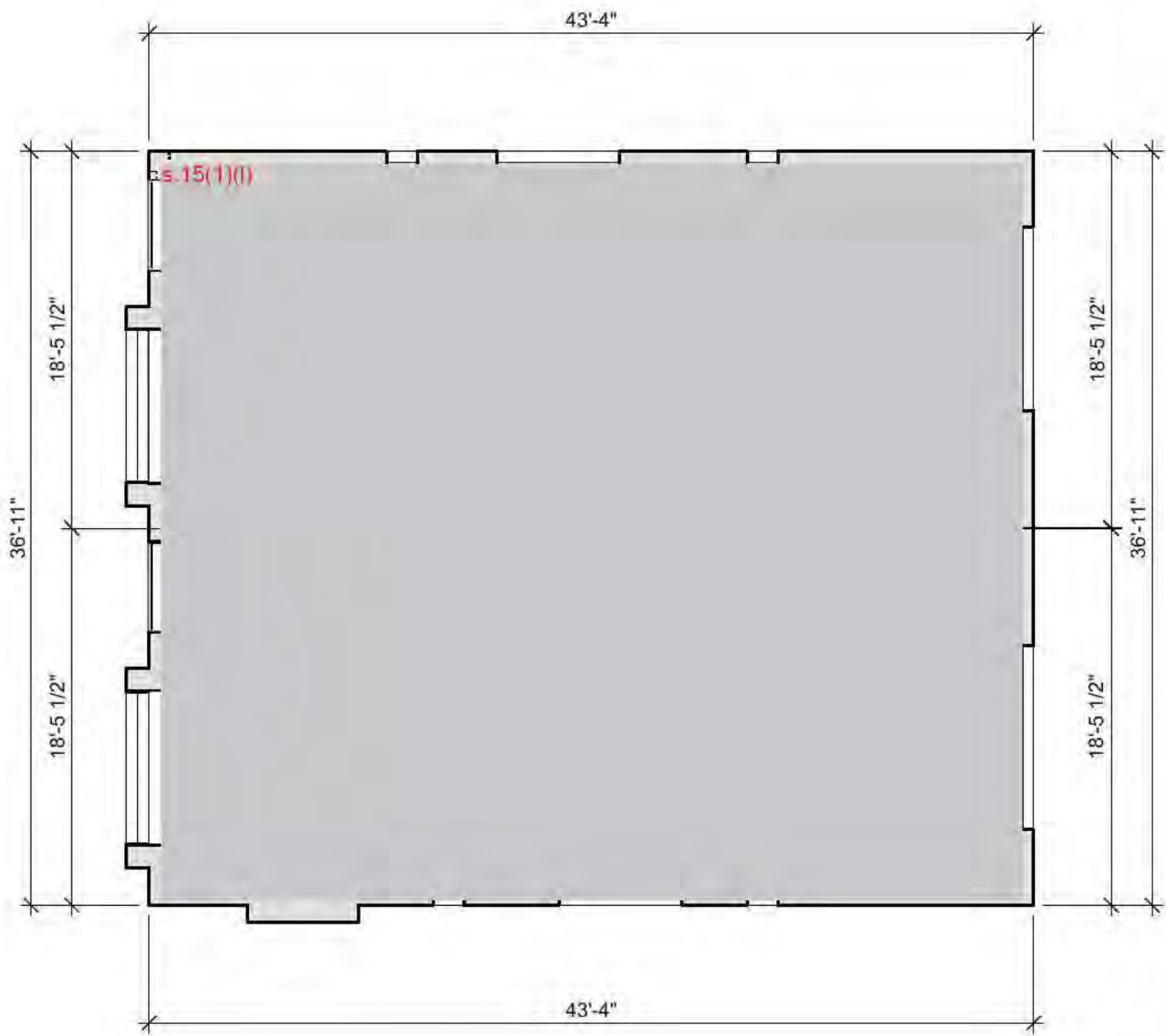
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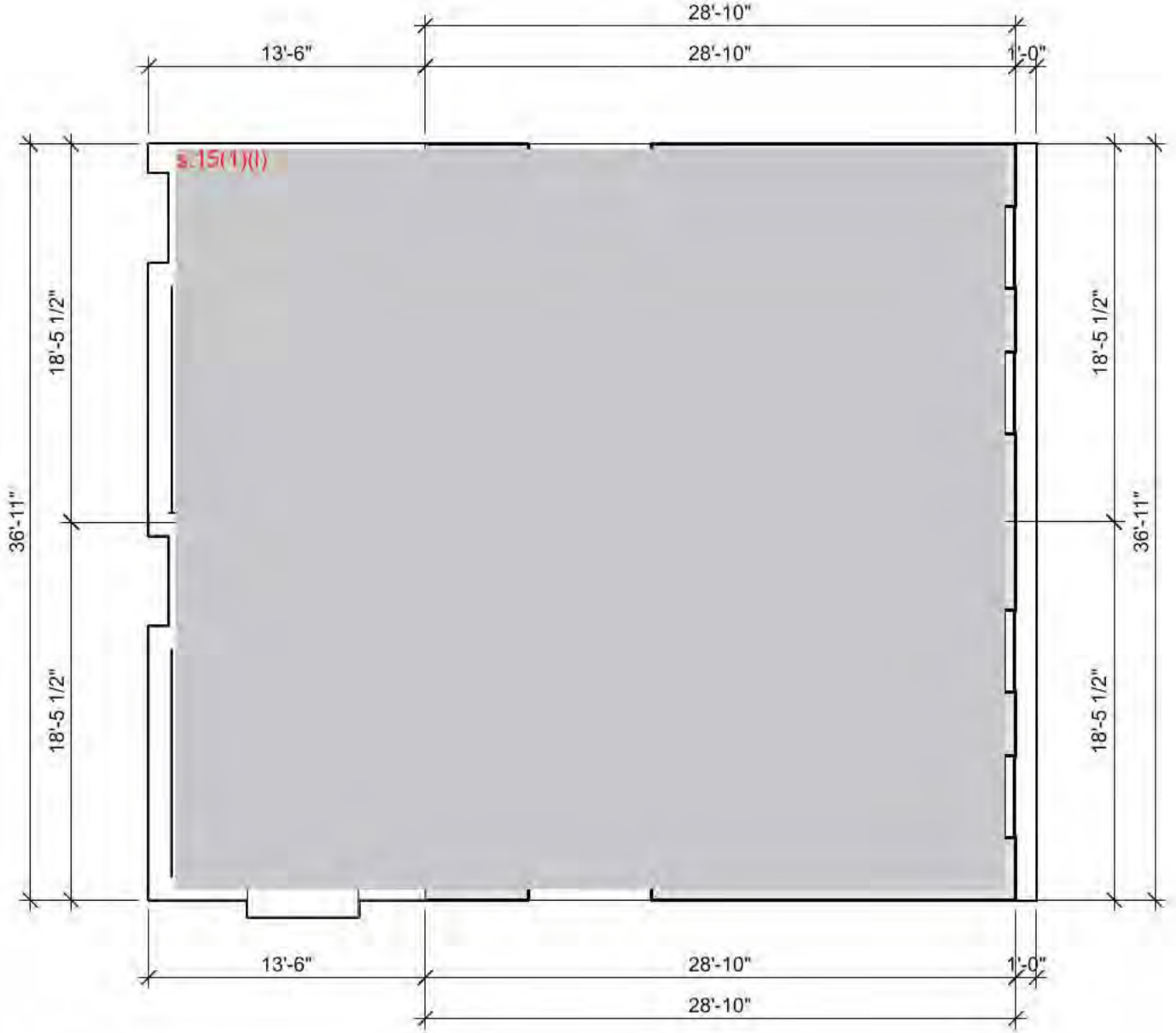
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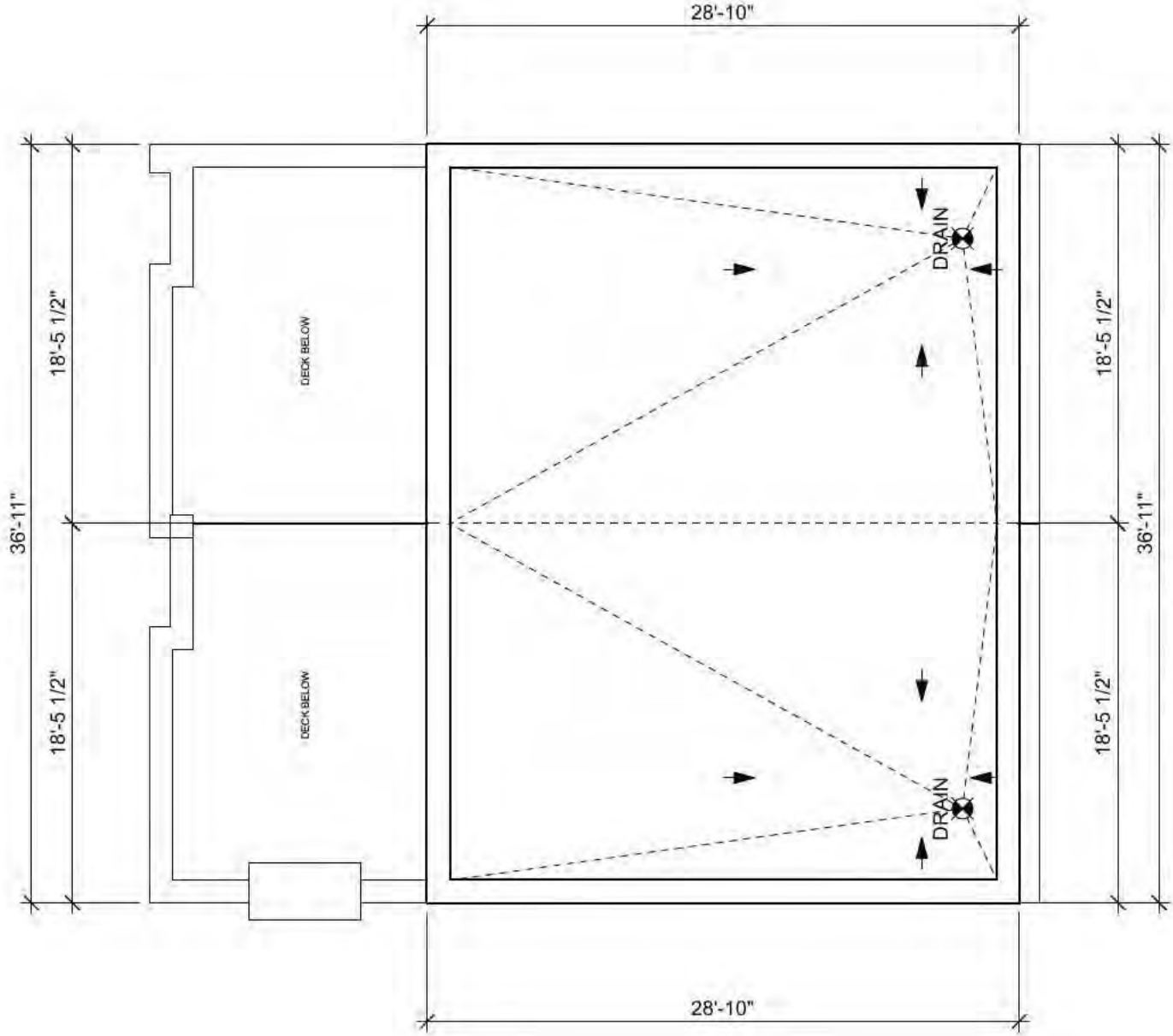
LEVEL 1 PLAN
BUILDING 2



LEVEL 2 PLAN
BUILDING 2



LEVEL 3 PLAN
BUILDING 2



ROOF PLAN
BUILDING 2

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Jan 2024 #8088
DRAWING

BUILDING 2
PLANS

PRINTDATE
Dec 20, 2024
SCALE
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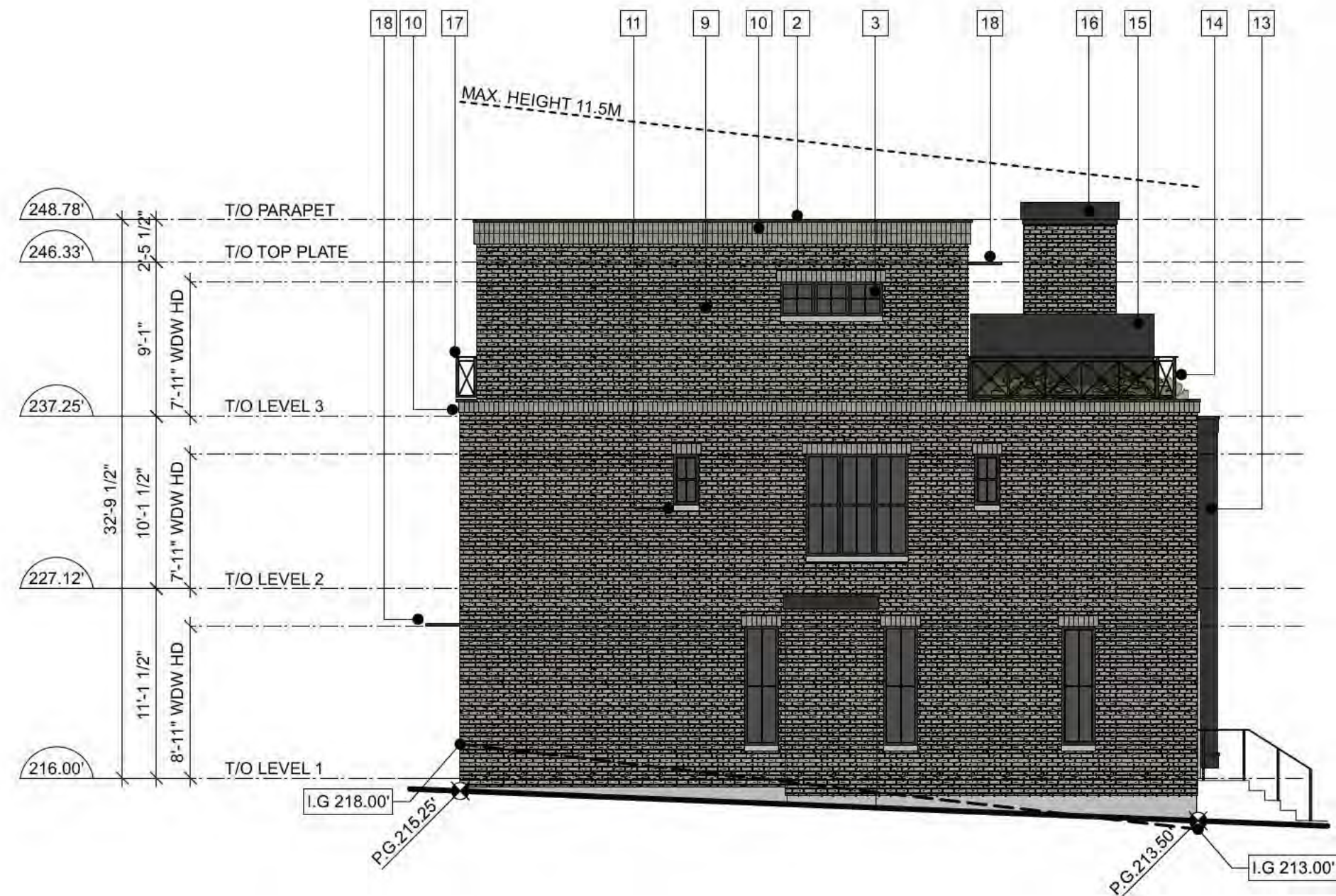
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DECEMBER 20, 2024



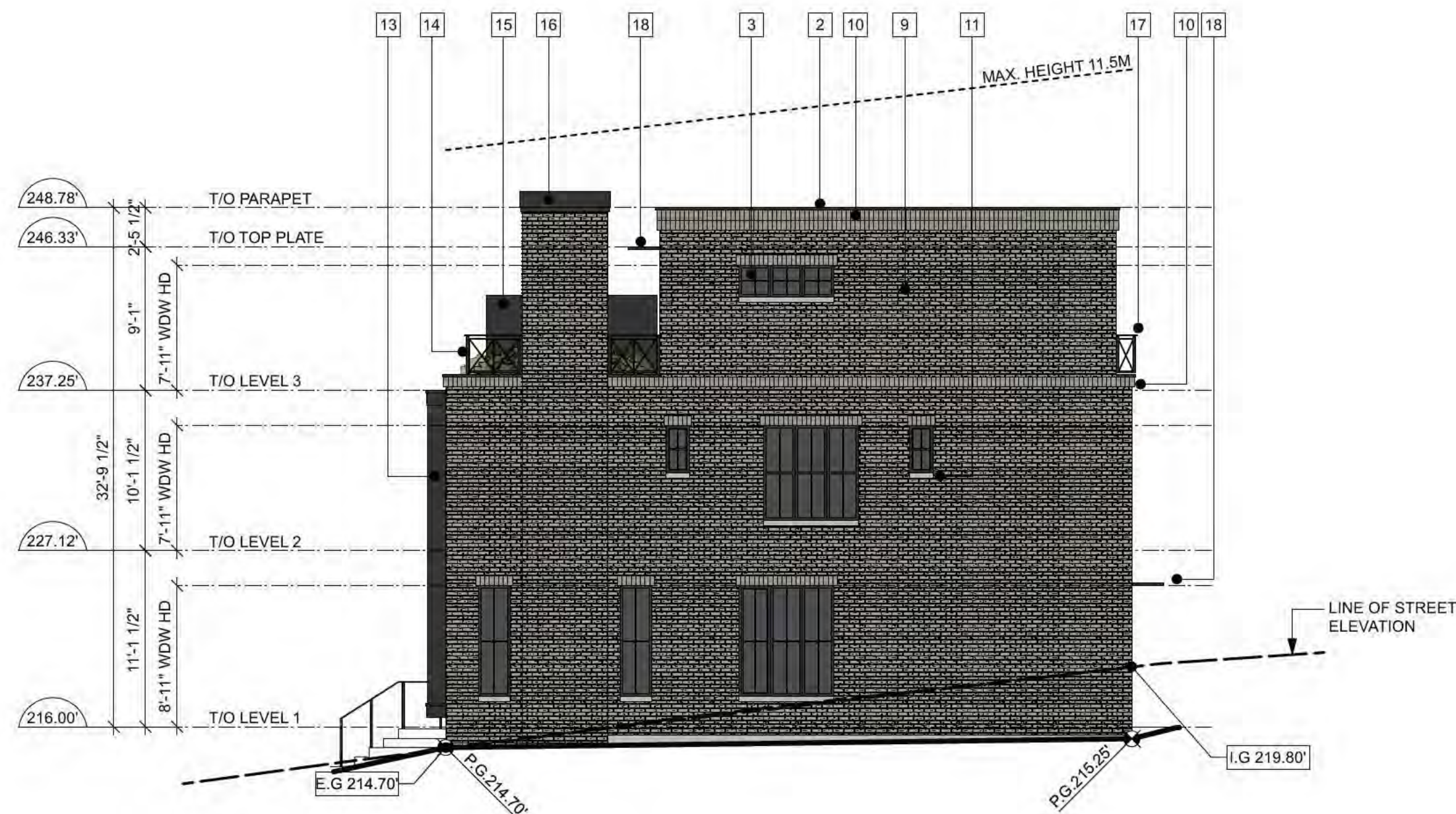
WEST ELEVATION
BUILDING 1



NORTH ELEVATION
BUILDING 1



EAST ELEVATION
BUILDING 1



SOUTH ELEVATION
BUILDING 1

FINISH SCHEDULE

1 METAL DOWNSPOUTS PREFINISHED	7 HM DOOR PRIMED & PAINTED	13 METAL SIDING PANEL
2 METAL CAP FLASHING PREFINISHED	8 SPANDREL GLASS	14 WROUGHT IRON RAILING
3 DOUBLE PANED SEALED UNIT VINYL WINDOWS	9 THIN BRICK	15 VERTICAL PREFINISHED ALUMINUM SLAT PRIVACY SCREEN
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6 PAINTED WOOD PANEL SECTIONAL GARAGE DOOR	12 CONCRETE SURROUND	18 PREFINISHED ALUMINUM CANOPY



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VANCOUVER, BC

Jan 2024 #8088
DRAWING

BUILDING 2
ELEVATIONS

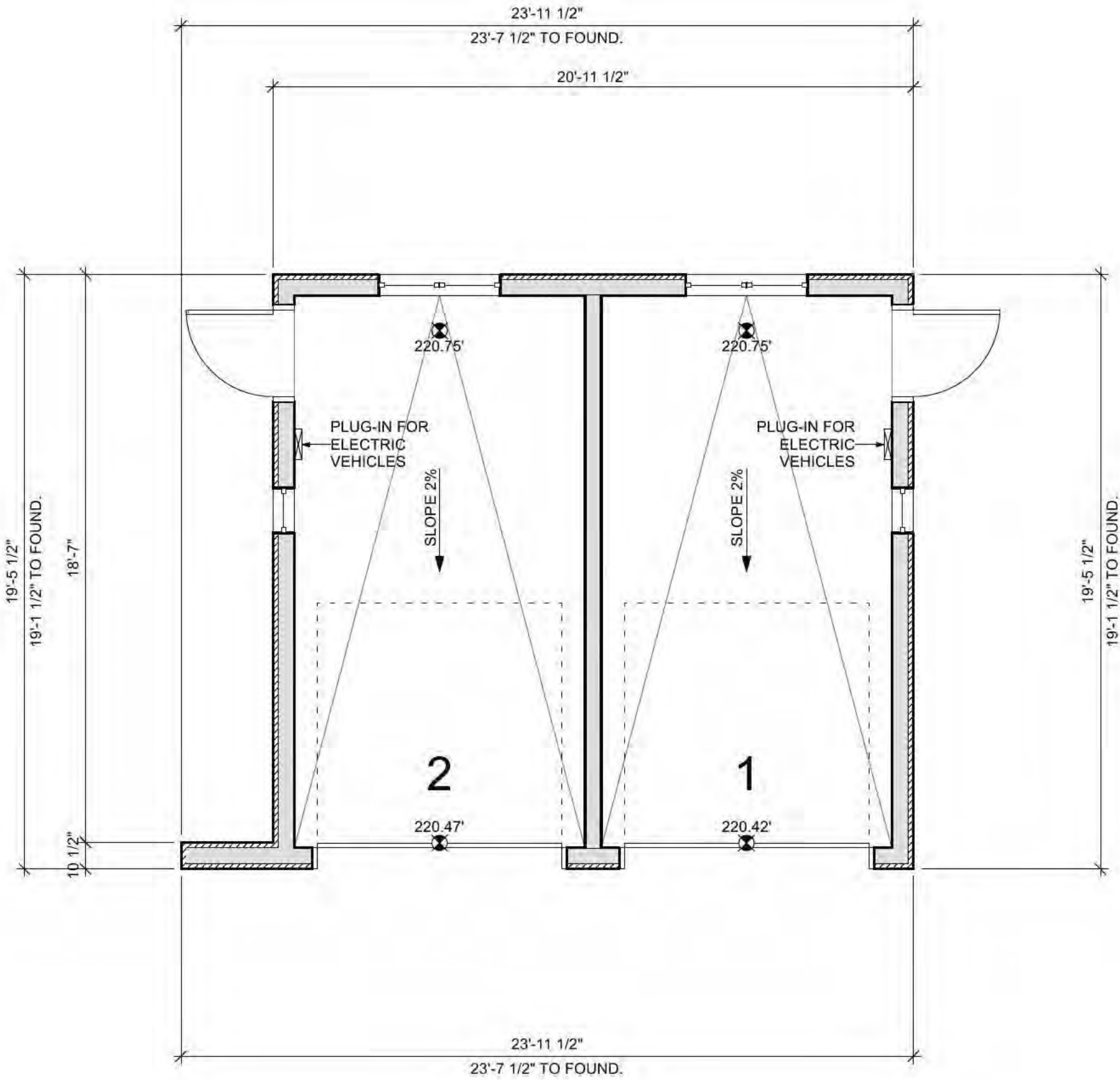
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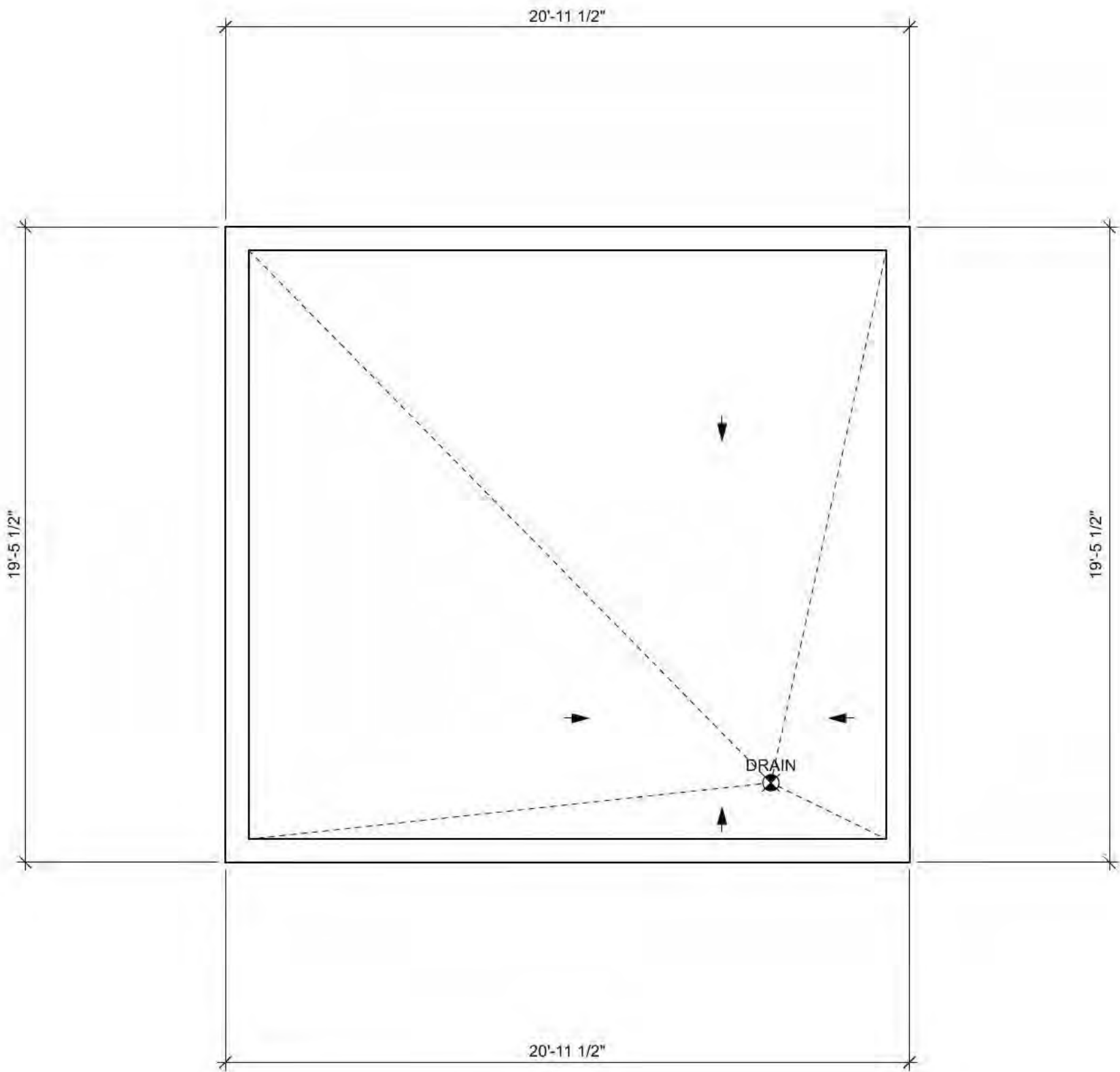
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ISSUED FOR DP PRIOR-TO
DECEMBER 20, 2024



LEVEL 1 PLAN
GARAGE 1



ROOF PLAN
GARAGE 1

GARAGE 1 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	410.4 SF	0.0 SF	0.0 SF	410.4 SF
MECH. EXCLUSION	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	410.4 SF	0.0 SF	0.0 SF	410.4 SF

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Jan 2024 #8088
DRAWING

GARAGE 1
PLANS

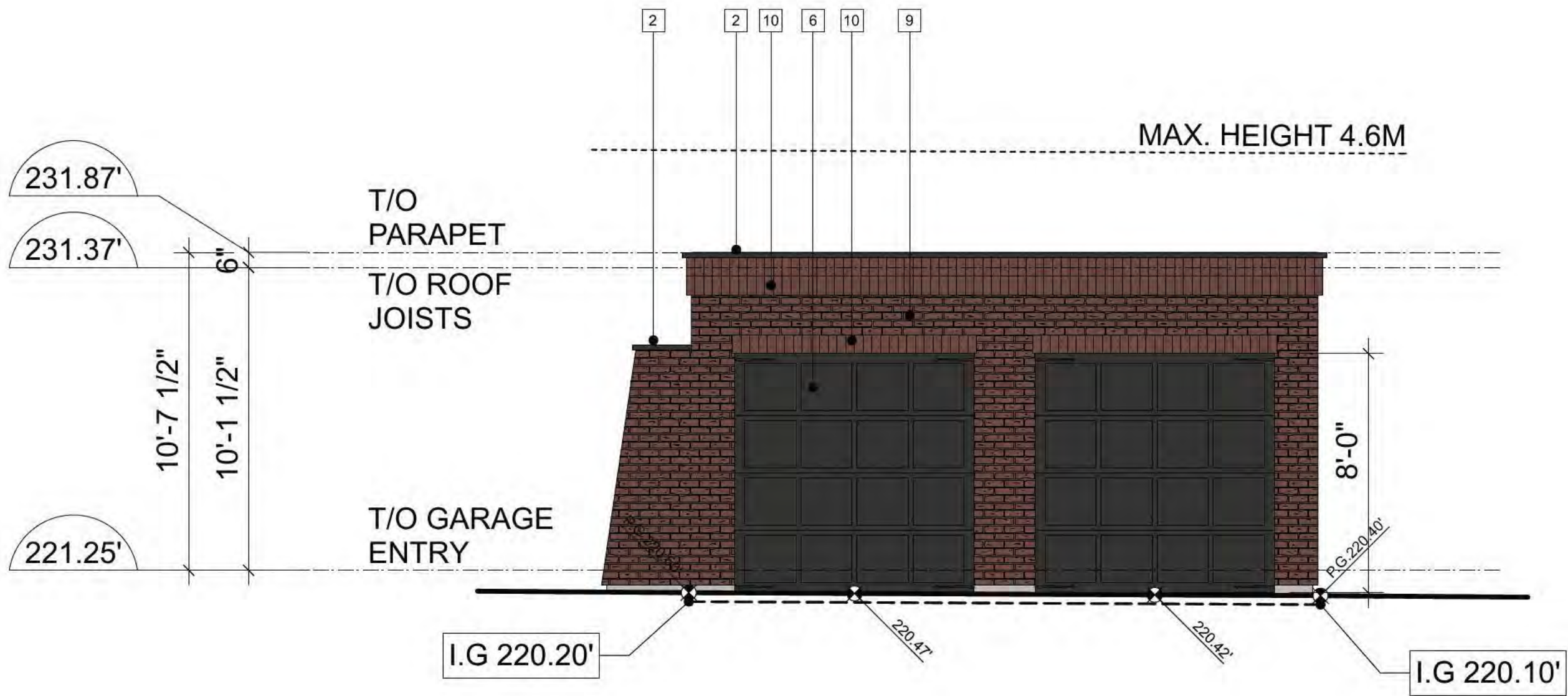
PRINT DATE
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1/4" = 1' - 0"

A2.04

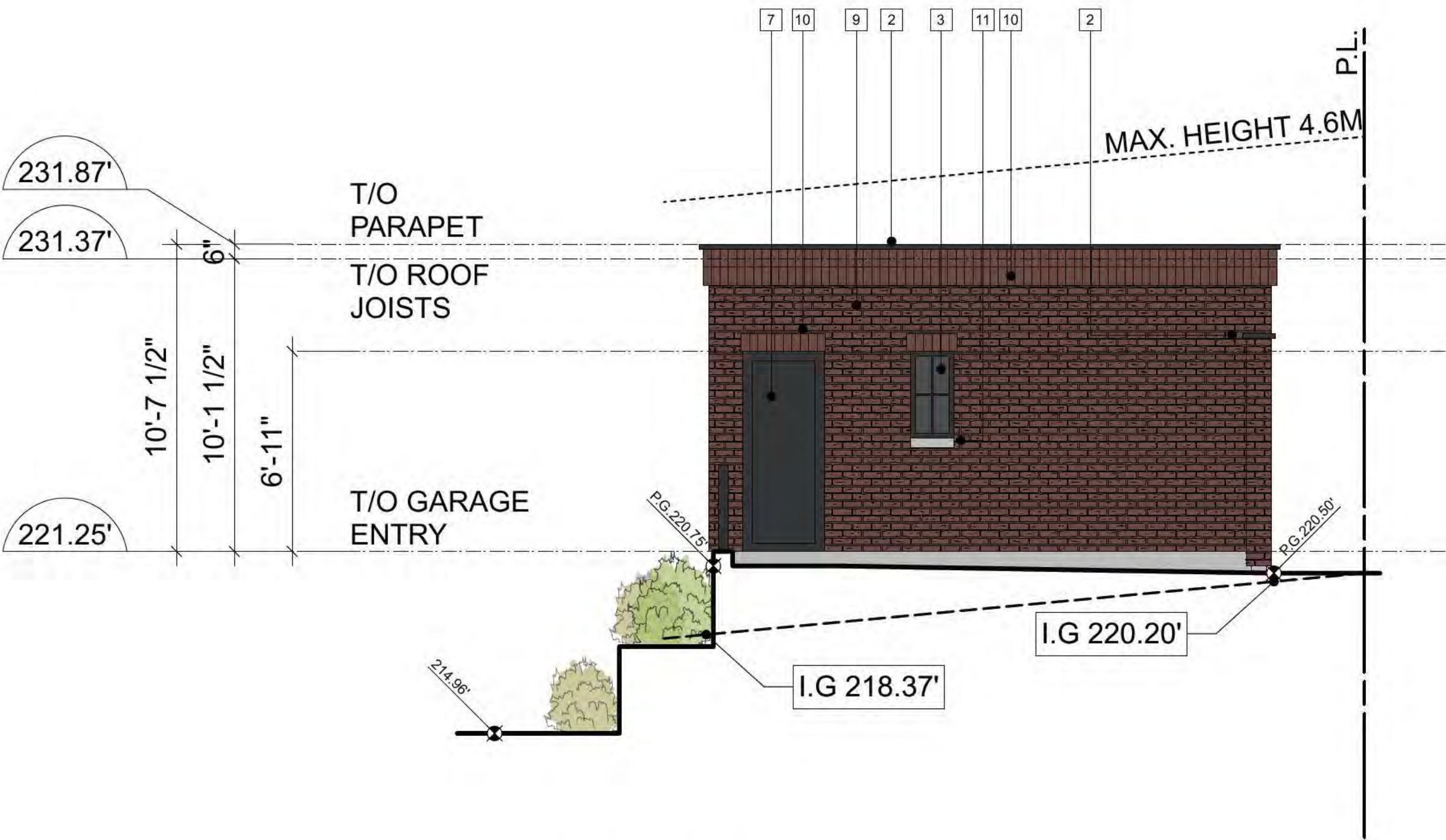
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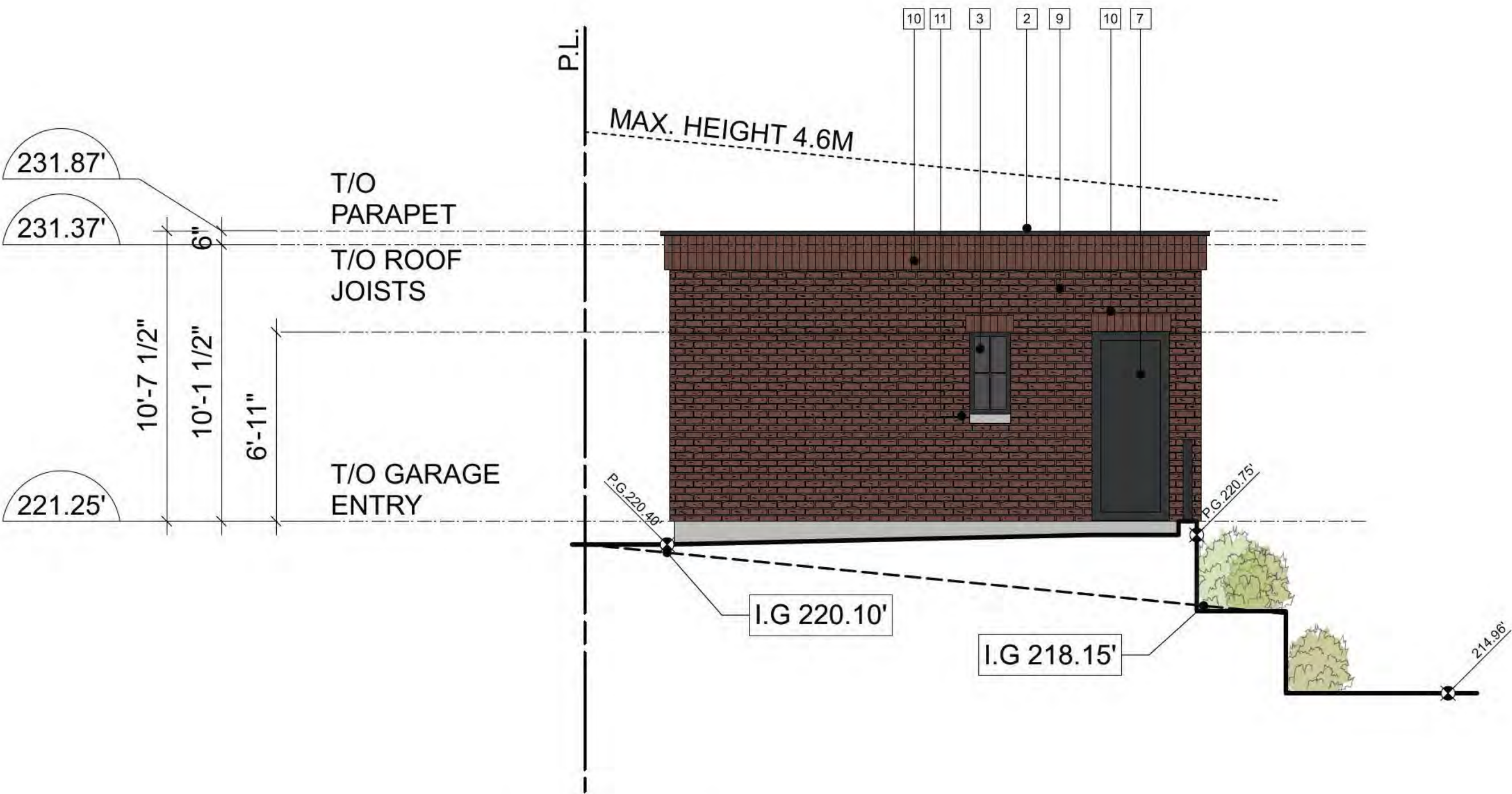
EAST ELEVATION
GARAGE 1



SOUTH ELEVATION
GARAGE 1



WEST ELEVATION
GARAGE 1



NORTH ELEVATION
GARAGE 1

FINISH SCHEDULE		
1 METAL DOWNSPOUTS PREFINISHED	7 HM DOOR PRIMED & PAINTED	13 METAL SIDING PANEL
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6 PAINTED WOOD PANEL SECTIONAL GARAGE DOOR	12 CONCRETE SURROUND	18 PREFINISHED ALUMINUM CANOPY



MULTIPLEX

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VANCOUVER, BC

Jan 2024 #8088
DRAWING

GARAGE 1
ELEVATIONS

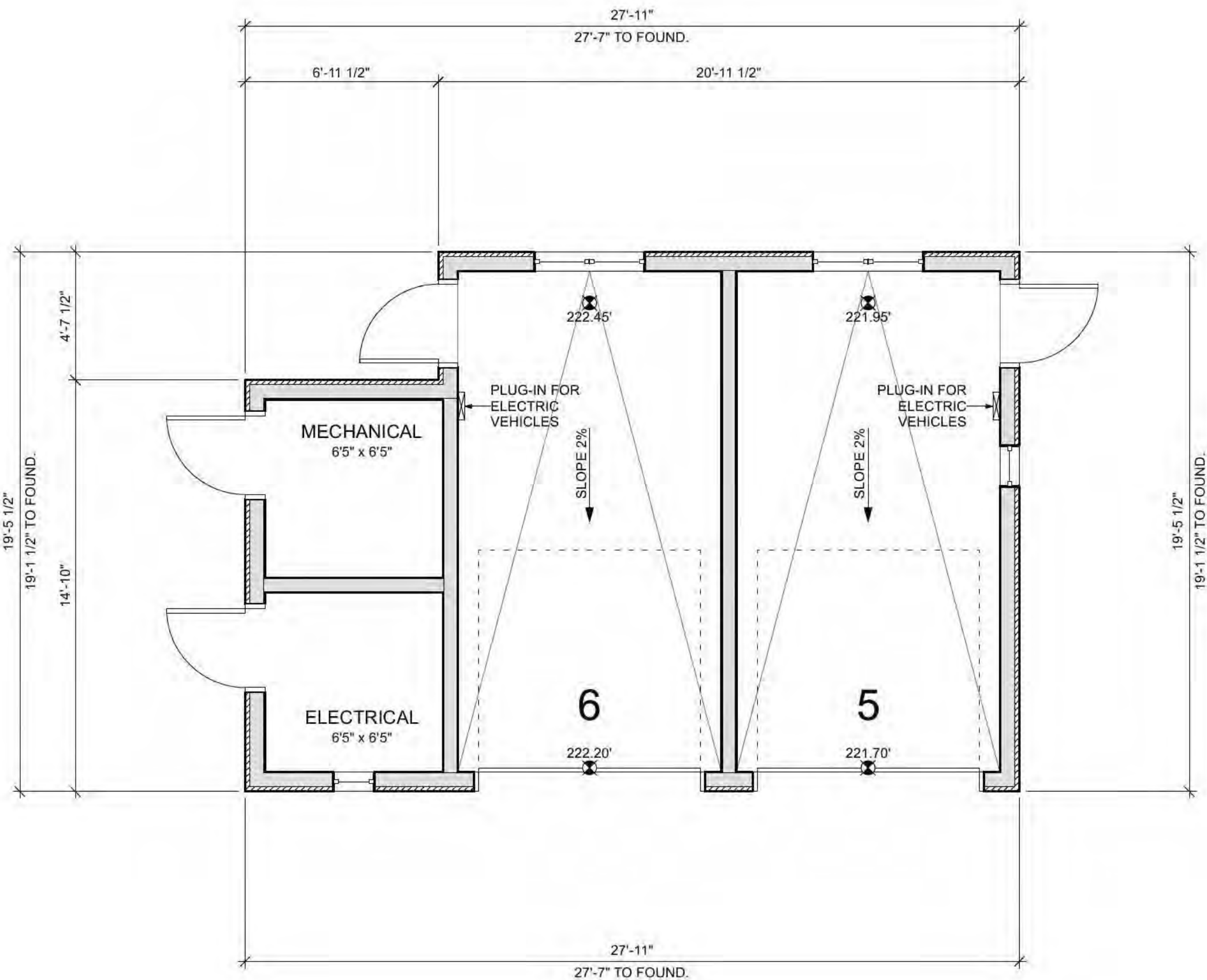
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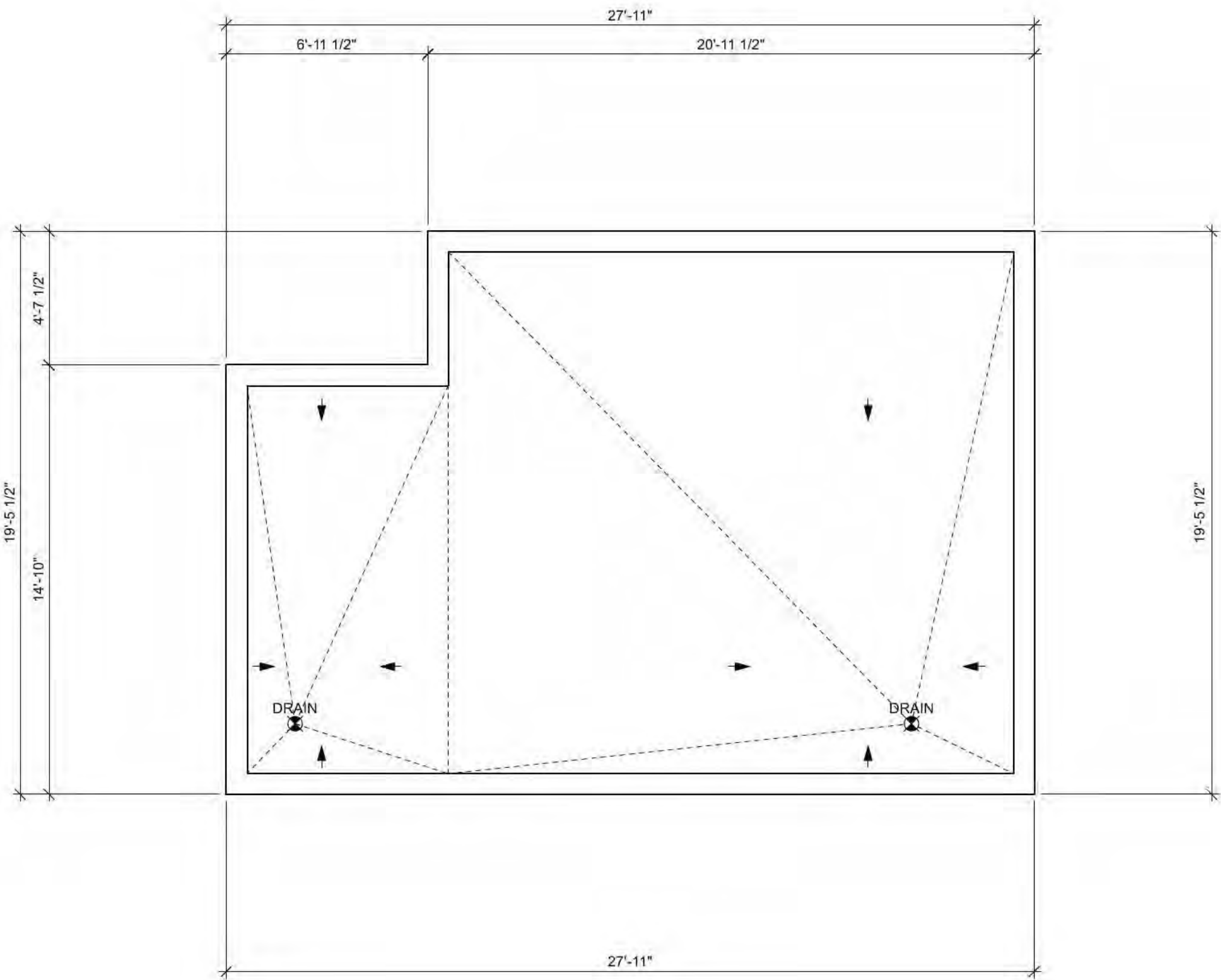
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DECEMBER 20, 2024



LEVEL 1 PLAN
GARAGE 2



ROOF PLAN
GARAGE 2

GARAGE 2 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	511.0 SF	0.0 SF	0.0 SF	511.0 SF
MECH. EXCLUSION	105.7 SF	0.0 SF	0.0 SF	105.7 SF
NET	405.3 SF	0.0 SF	0.0 SF	405.3 SF



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Jan 2024 #8088
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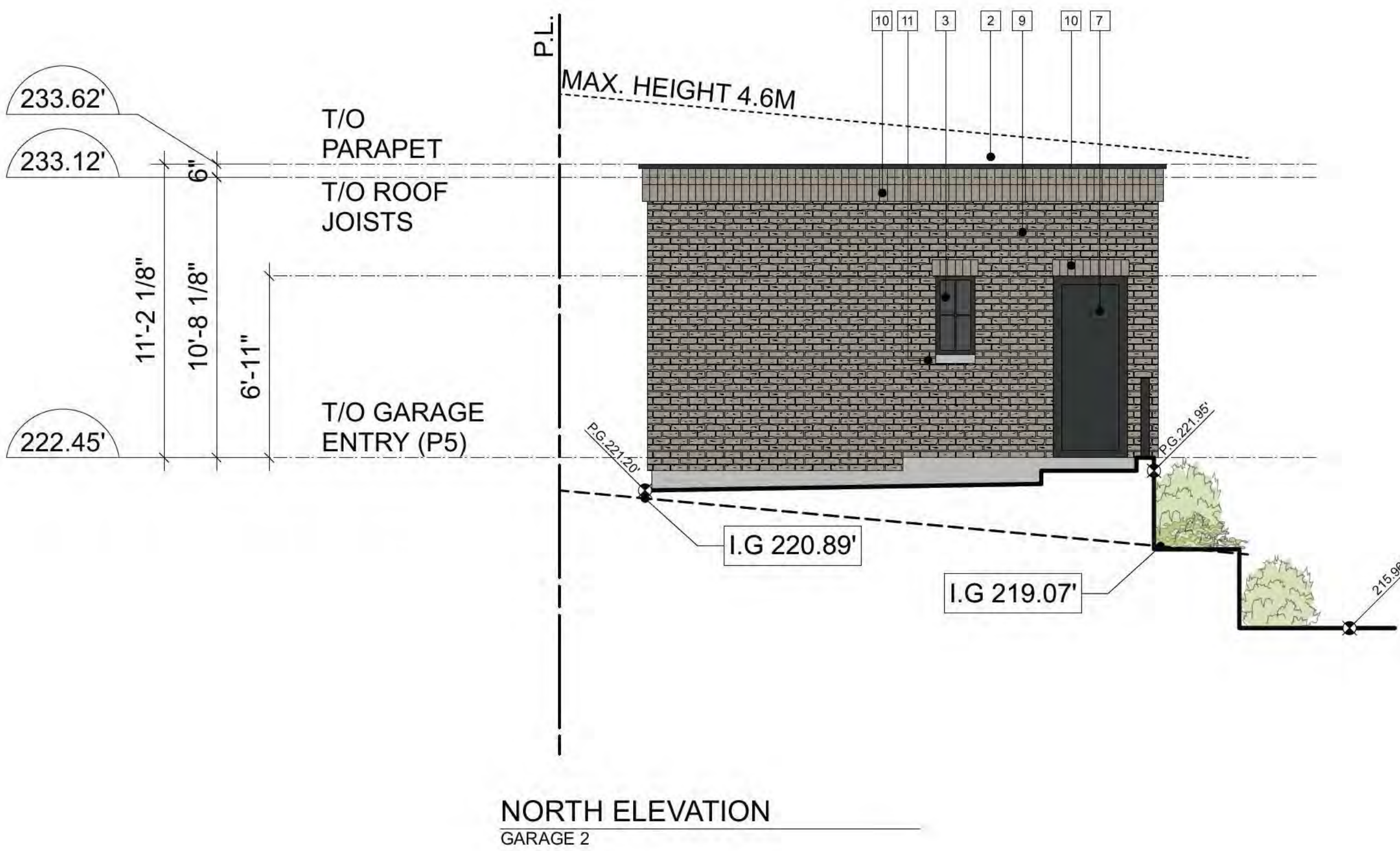
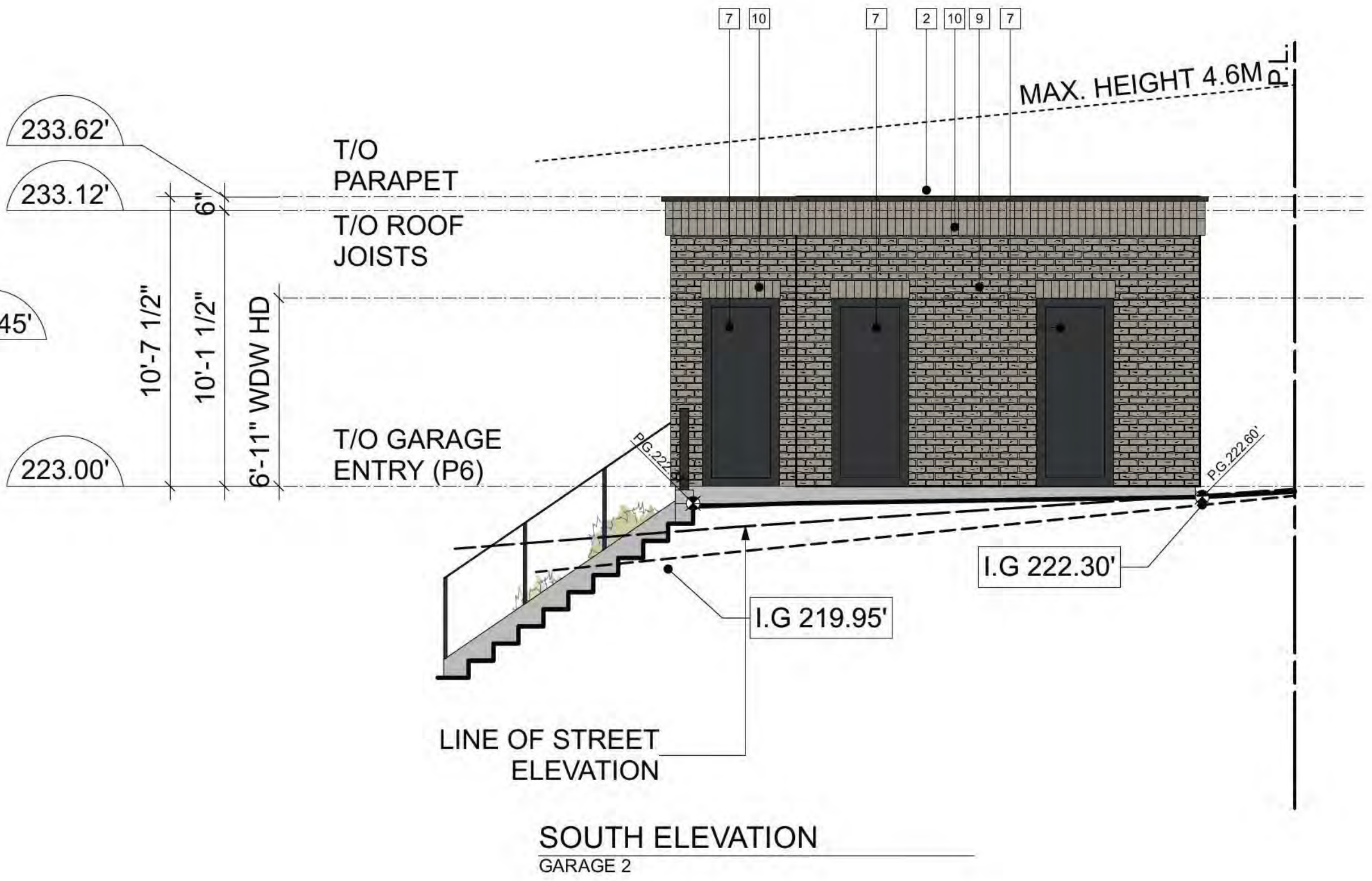
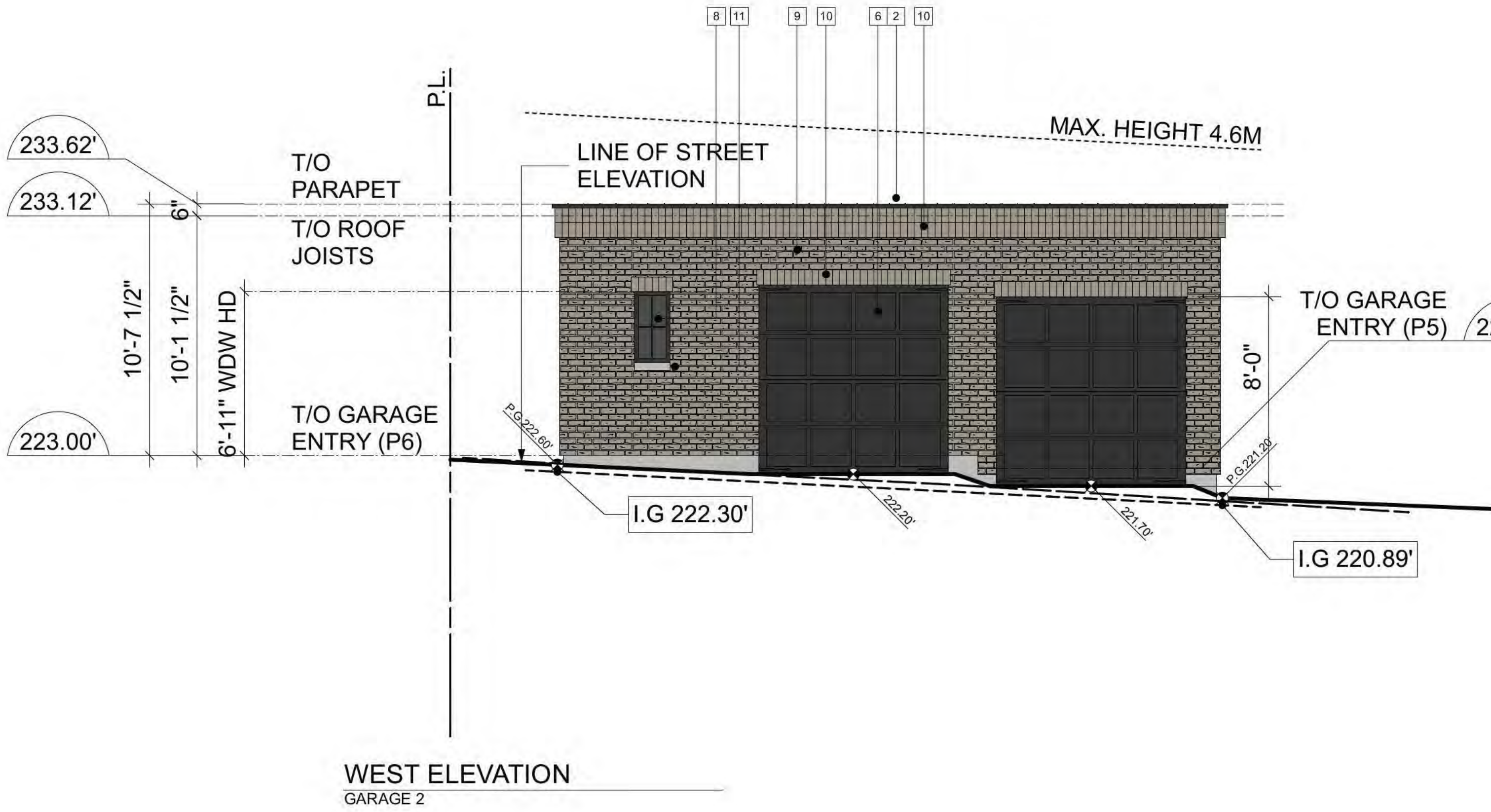
GARAGE 2
PLANS

PRINT DATE
Dec 20, 2024
SCALE
1/4" = 1' - 0"

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ISSUED FOR DP PRIOR-TO
DECEMBER 20, 2024



FINISH SCHEDULE		
1 METAL DOWNSPOUTS PREFINISHED	7 HM DOOR PRIMED & PAINTED	13 METAL SIDING PANEL
2 METAL CAP FLASHING PREFINISHED	8 SPANDREL GLASS	14 WROUGHT IRON RAILING
3 DOUBLE PANED SEALED UNIT VINYL WINDOWS	9 THIN BRICK	15 VERTICAL PREFINISHED ALUMINUM SLAT PRIVACY SCREEN
4 INSULATED WOOD PANEL DOOR	10 THIN BRICK SOLDIER COURSE	16 METAL CHIMNEY CAP
5 DOUBLE PANED SEALED UNIT VINYL DOORS	11 CONCRETE SILL	17 DECORATIVE WROUGHT IRON SHELF
6 PAINTED WOOD PANEL SECTIONAL GARAGE DOOR	12 CONCRETE SURROUND	18 PREFINISHED ALUMINUM CANOPY



MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088
DRAWING

GARAGE 2
ELEVATIONS

PRINT DATE
Dec 20, 2024
SCALE
1/4" = 1'-0"

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DECEMBER 20, 2024



METAL CHIMNEY CAP & PARAPET WALL FLASHING
MAN: CASCADIA
COLOUR: IRON ORE

BRICK
MAN: HEBRON
TYPE: SOLDIER COURSE
COLOUR: CARRIAGE HOUSE

WROUGHT IRON RAILING
COLOUR: BLACK

METAL SIDING
MAN: CASCADIA
COLOUR: IRON ORE

BRICK
MAN: HEBRON
COLOUR: CARRIAGE HOUSE

METAL RWL
MAN: CASCADIA
COLOUR: IRON ORE

METAL CANOPY
MAN: CASCADIA
COLOUR: IRON ORE

VINYL WINDOW FRAME
COLOUR: BLACK

PRECAST CONCRETE WINDOW SILL
COLOUR: CONCRETE
FINISH: SMOOTH

PAINTED ENTRY DOOR
MAN: BENJAMIN MOORE
COLOUR: MIDNIGHT DREAM
NUMBER: 2129-10

PRECAST CONCRETE TRIM & SURROUND
COLOUR: CONCRETE
FINISH: SMOOTH



**FORMWERKS
ARCHITECTURAL
INCORPORATED**

1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088

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COLOUR
SCHEME 1

PRINT DATE Dec 20, 2024

SCALE 1/8" = 1'-0"

A2.08

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Professional seal and logo for Formwerks Architectural Incorporated, British Columbia, dated Nov 23 2023. The seal is circular with the text "REGISTERED ARCHITECT" and "BRITISH COLUMBIA" around the perimeter, and a signature in the center. Below the seal is the company name "FORMWERKS ARCHITECTURAL INCORPORATED" and contact information: "1656 West 8th Ave., Vancouver, BC V6J 1V4", "Fax 605-2076", "Phone 603-5441".

MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088

DRAWING

COLOUR
SCHEME 2

PRINT DATE

Dec 20, 2024

SCALE

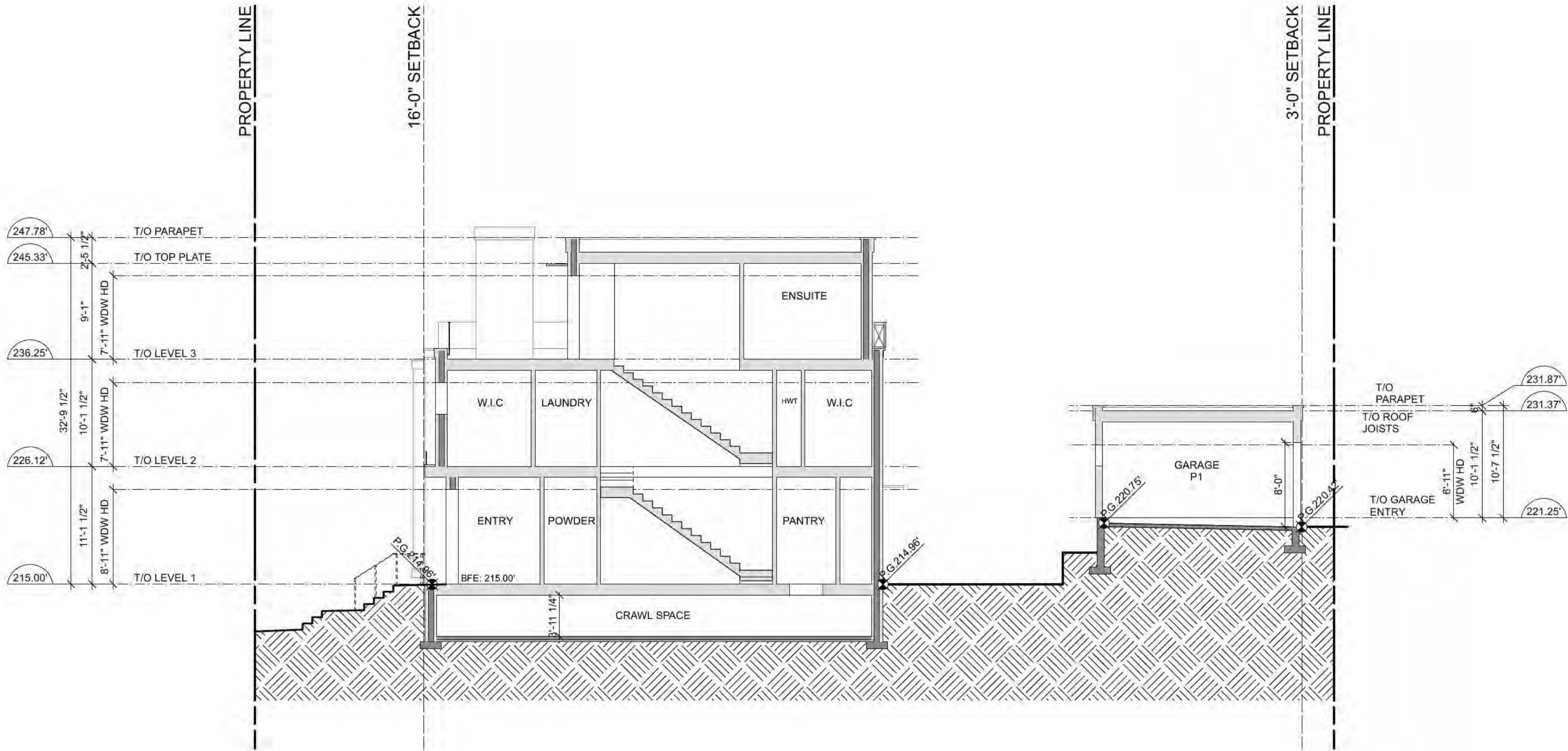
1/8" = 1'-0"

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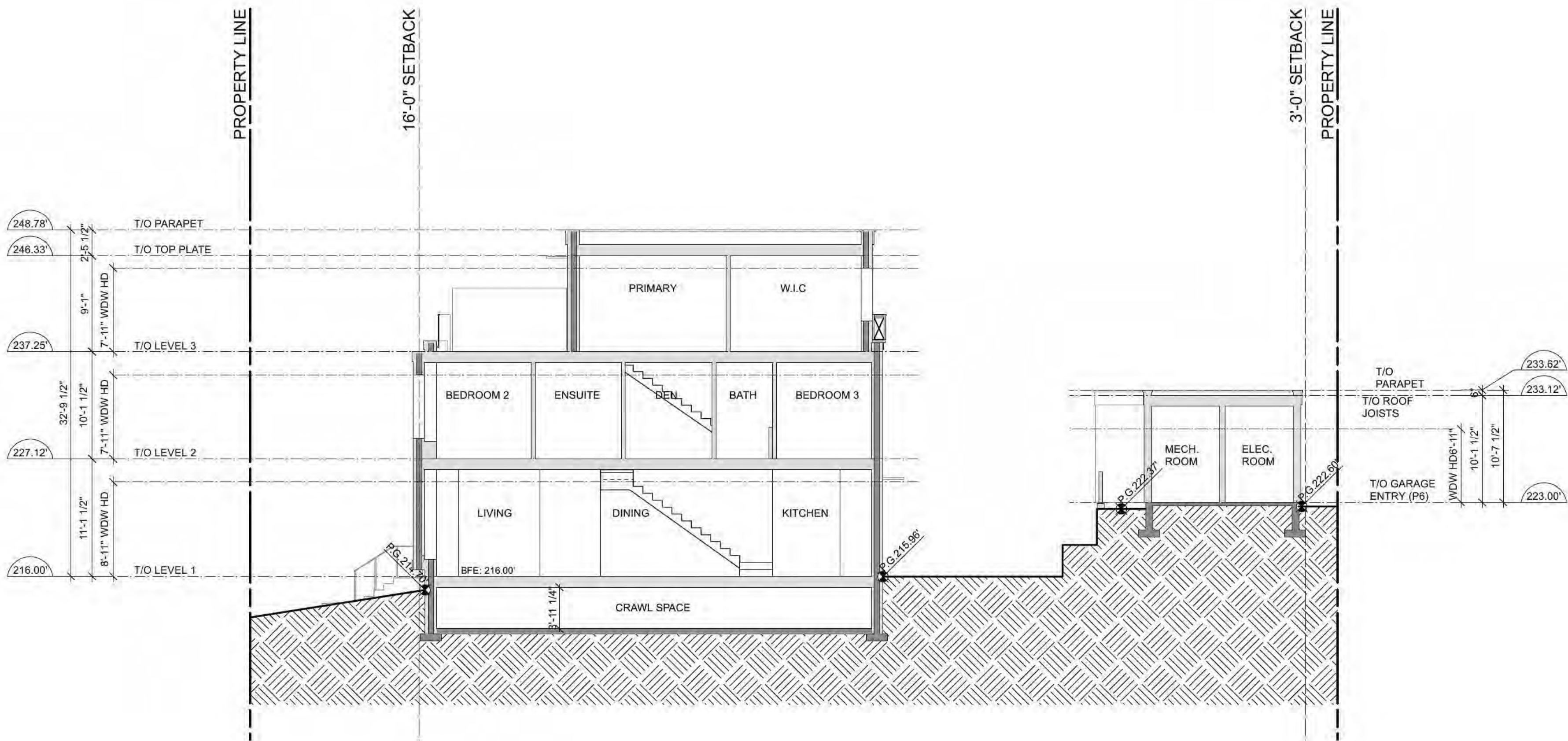
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JULY 8, 2024
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DECEMBER 20, 2024



SITE SECTION A-A
1/8" = 1'-0"



SITE SECTION B-B
1/8" = 1'-0"



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Jan 2024 #8088
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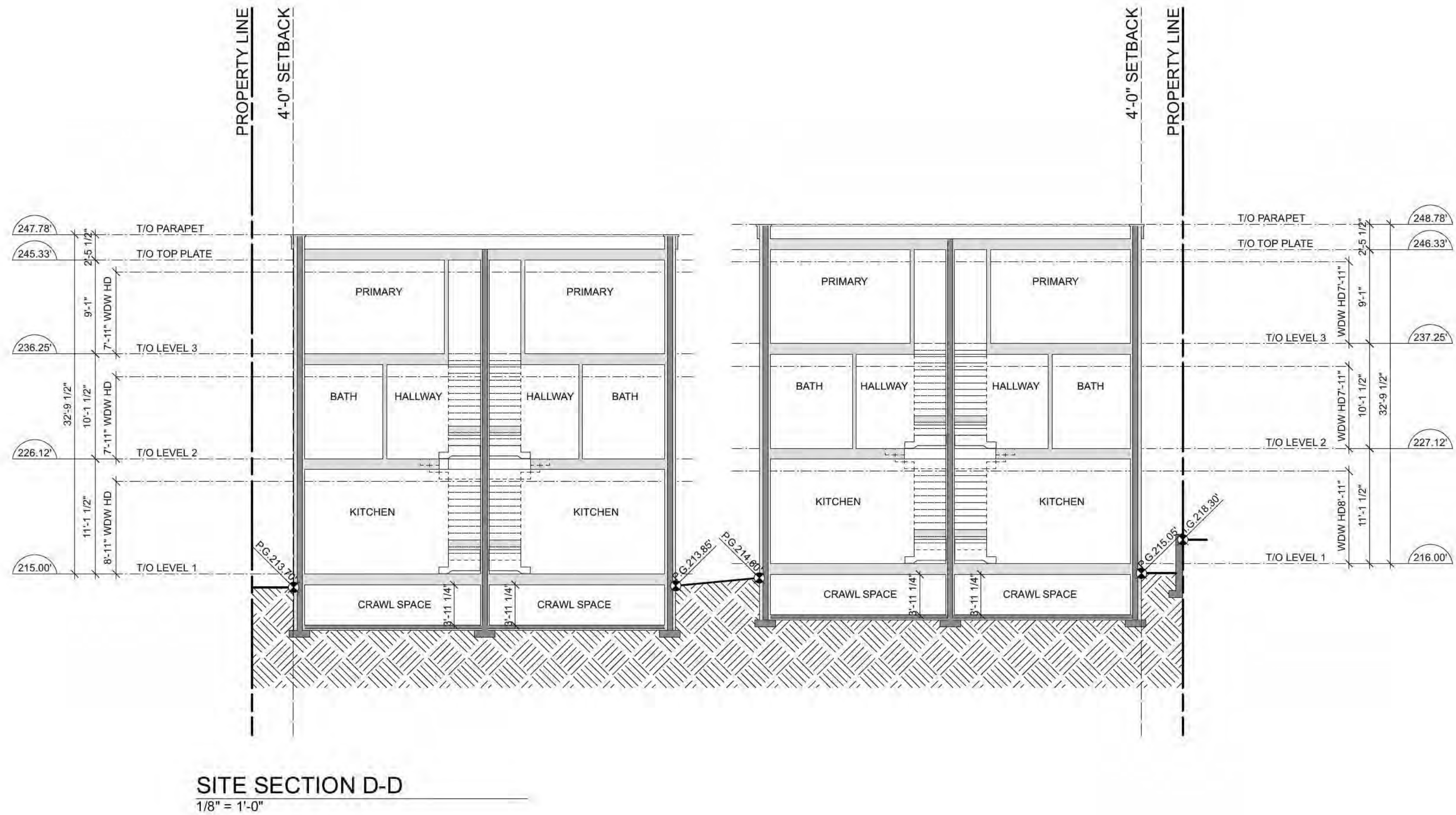
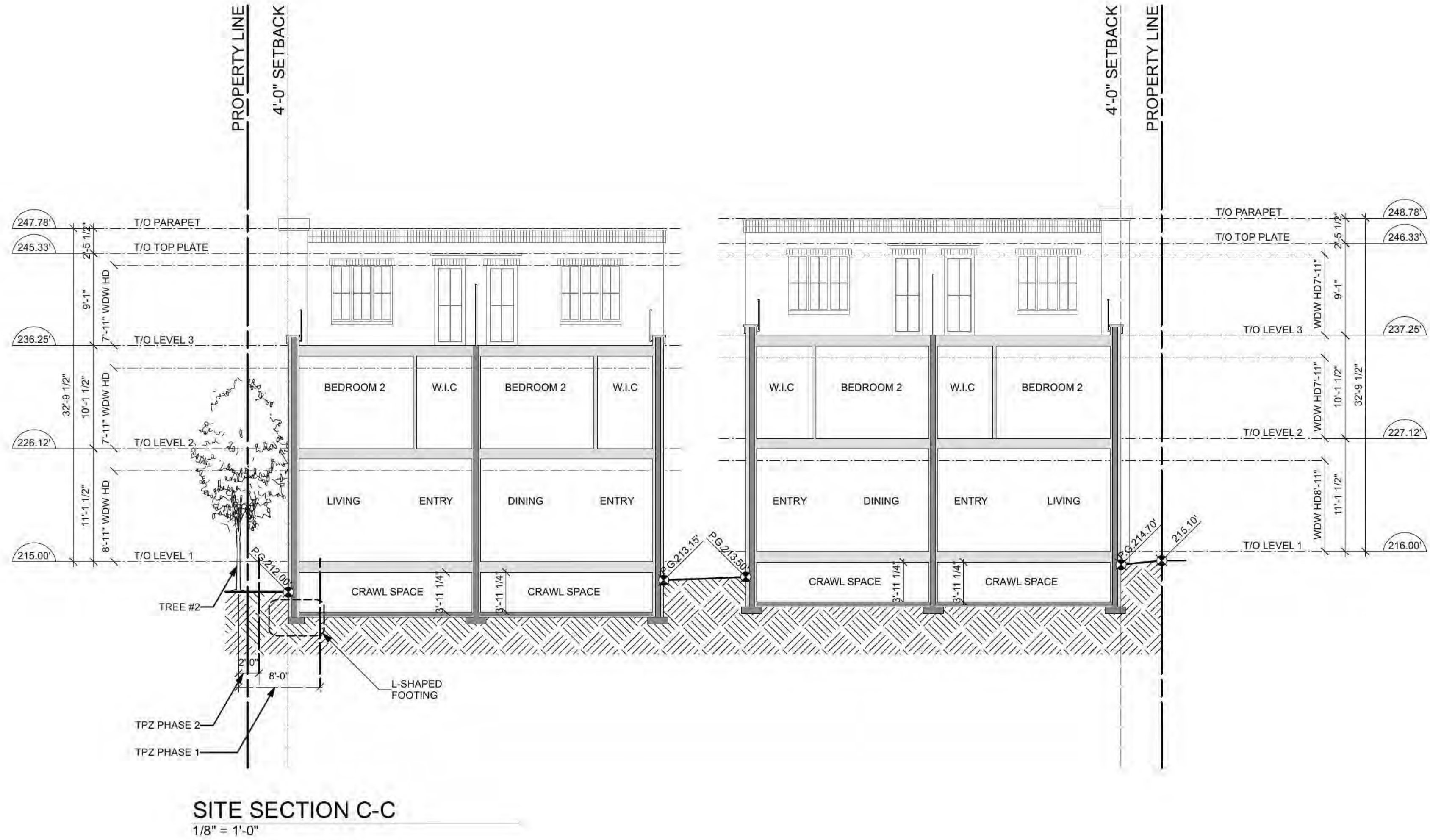
SITE SECTIONS

PRINT DATE
Dec 20, 2024
SCALE
1/8" = 1'-0"

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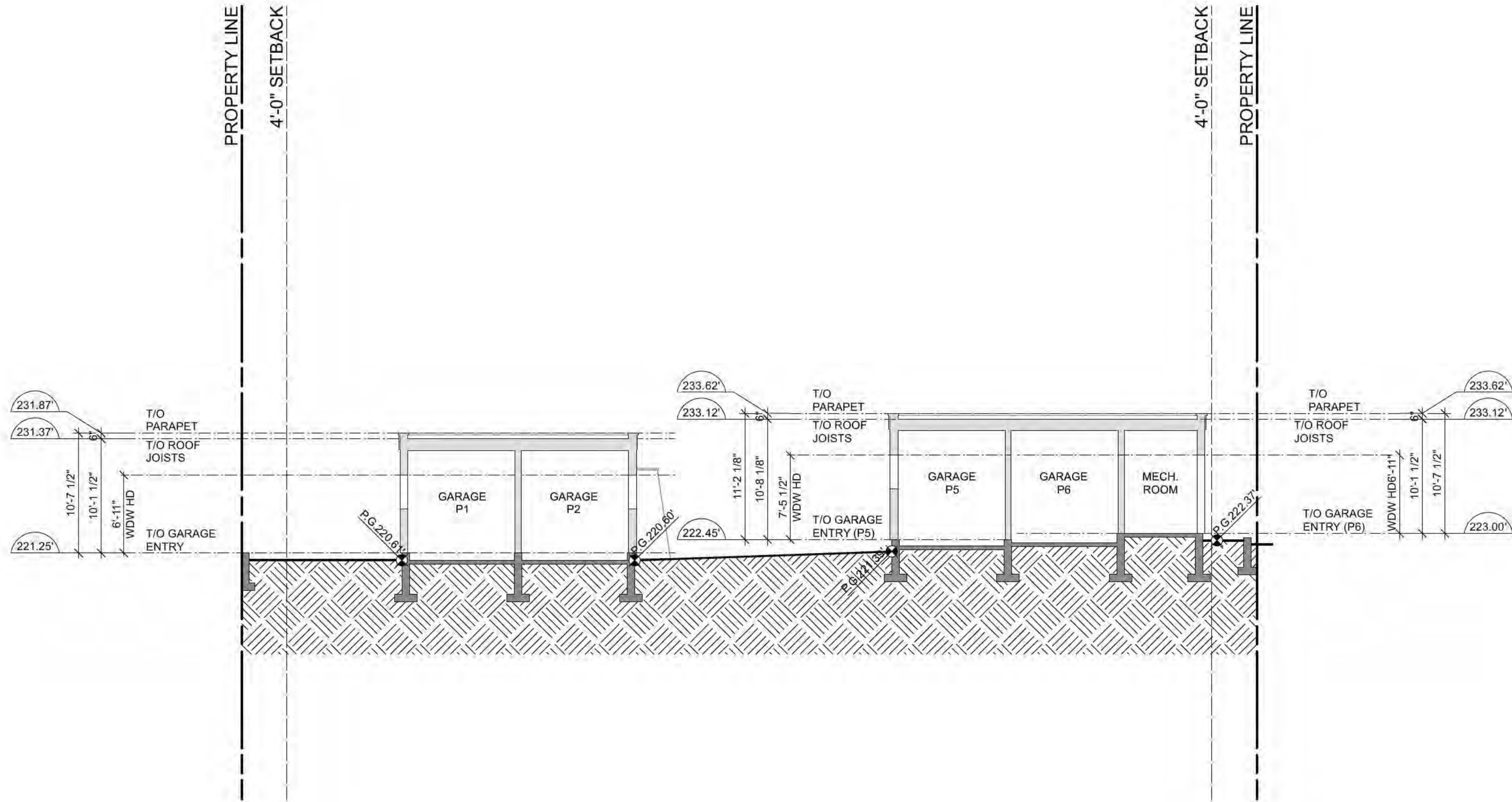
SITE SECTIONS

PRINT DATE
Dec 20, 2024
SCALE
1/32" = 1'-0"

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SITE SECTION E-E
1/8" = 1'-0"



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Jan 2024 #8088

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SITE SECTIONS

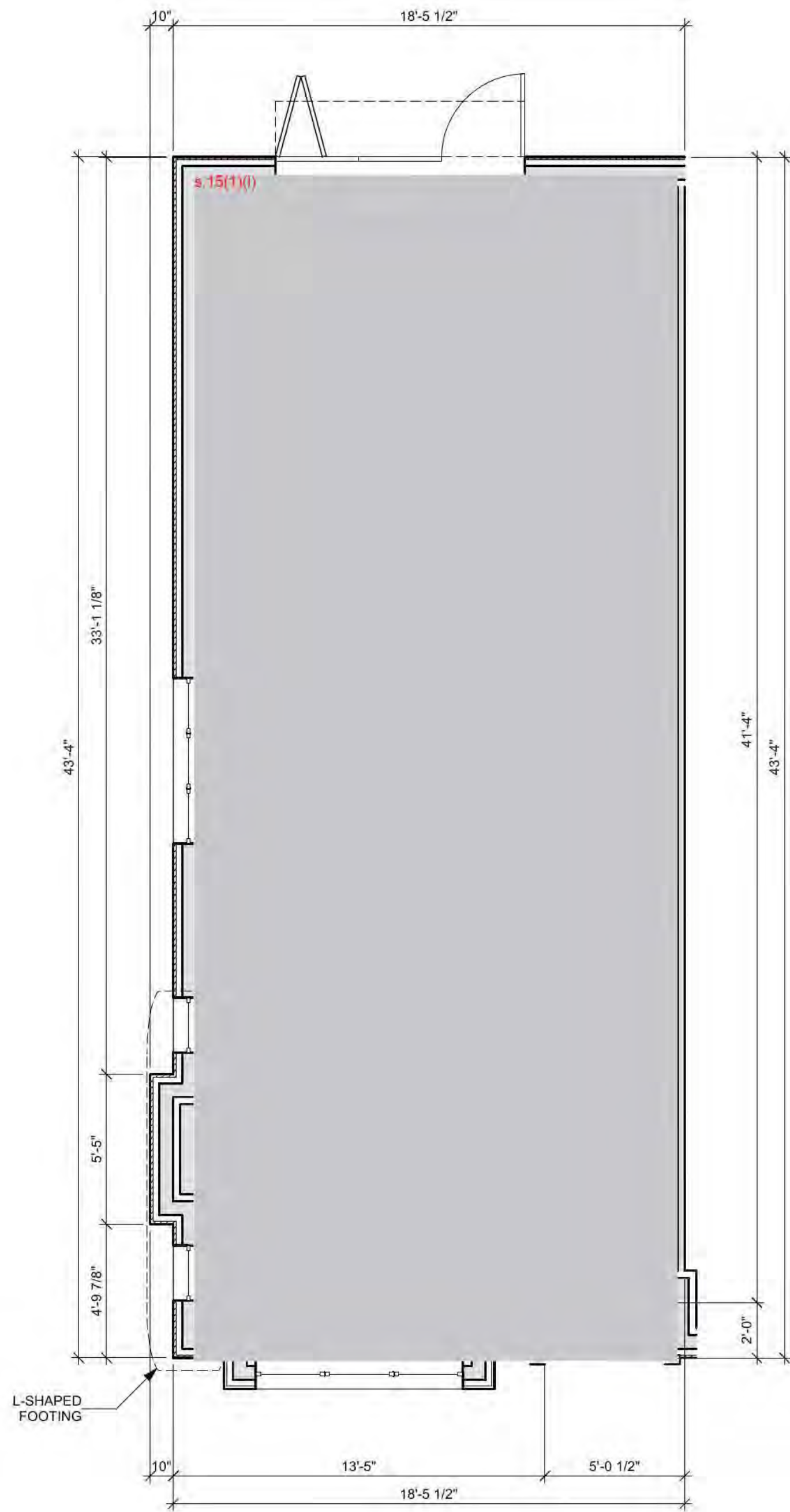
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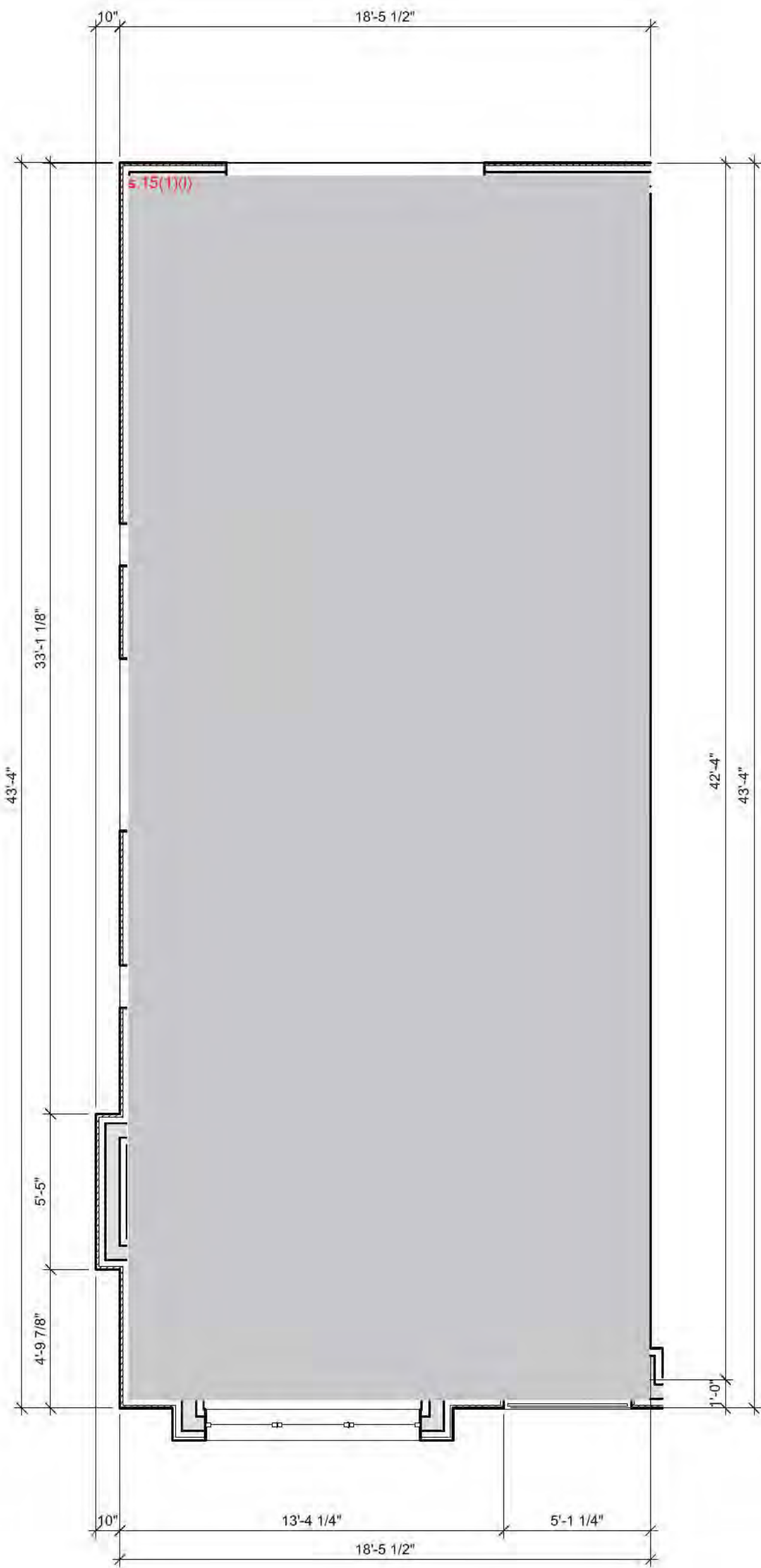
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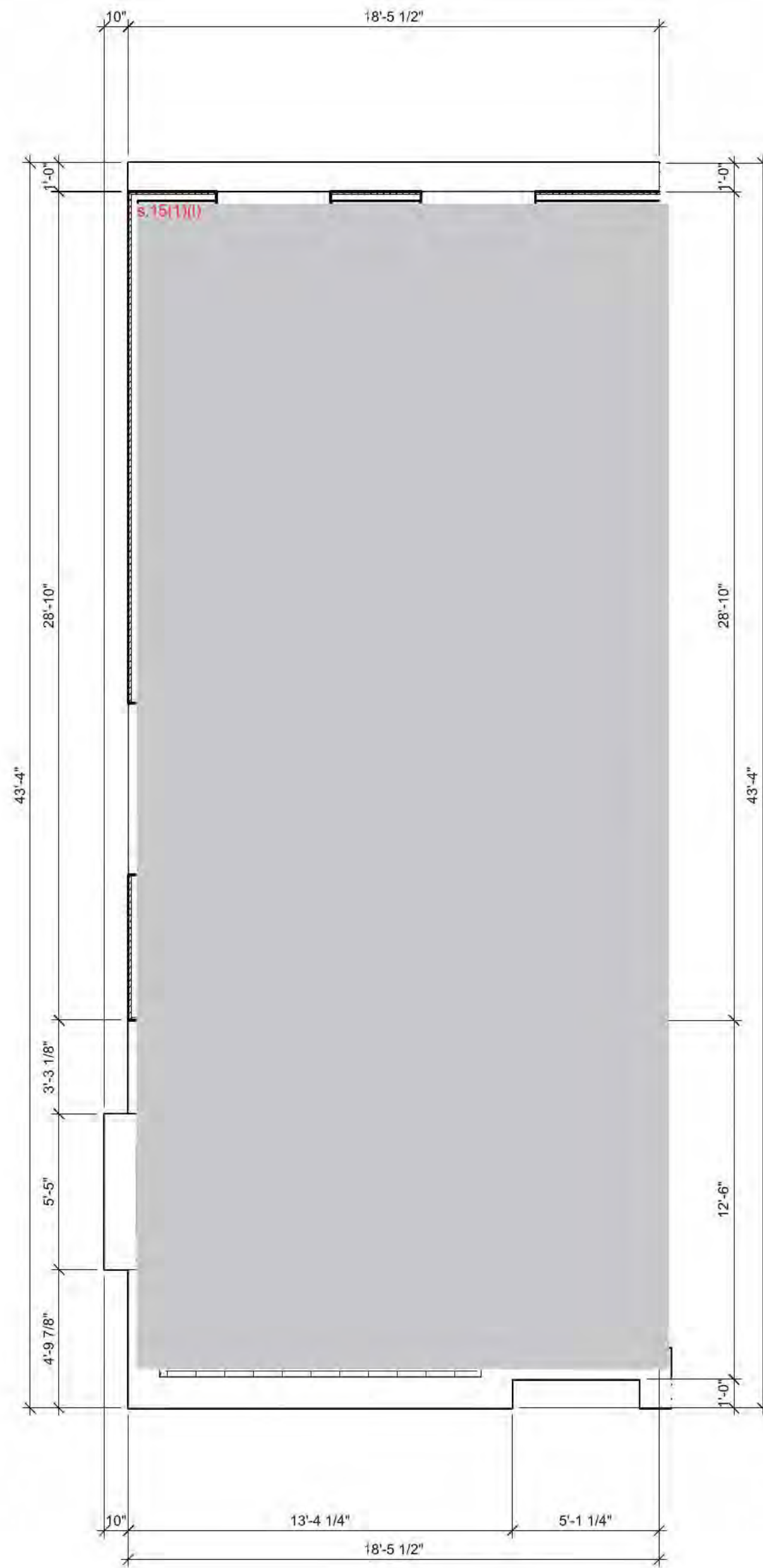
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JULY 8, 2024
ISSUED FOR DP PRIOR-TO
DECEMBER 20, 2024



LEVEL 1 PLAN
UNIT A1



LEVEL 2 PLAN
UNIT A1



LEVEL 3 PLAN
UNIT A1

UNIT TYPE A1 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	805.3 SF	810.3 SF	532.2 SF	2147.7 SF
2% WALL EXCLUSION	16.1 SF	16.2 SF	10.6 SF	43.0 SF
MECH. EXCLUSION	0.0 SF	13.6 SF	0.0 SF	13.6 SF
NET	789.2 SF	780.5 SF	521.6 SF	2091.2 SF



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VANCOUVER, BC

Jan 2024 #8088
DRAWING

UNIT TYPE A1
PLANS

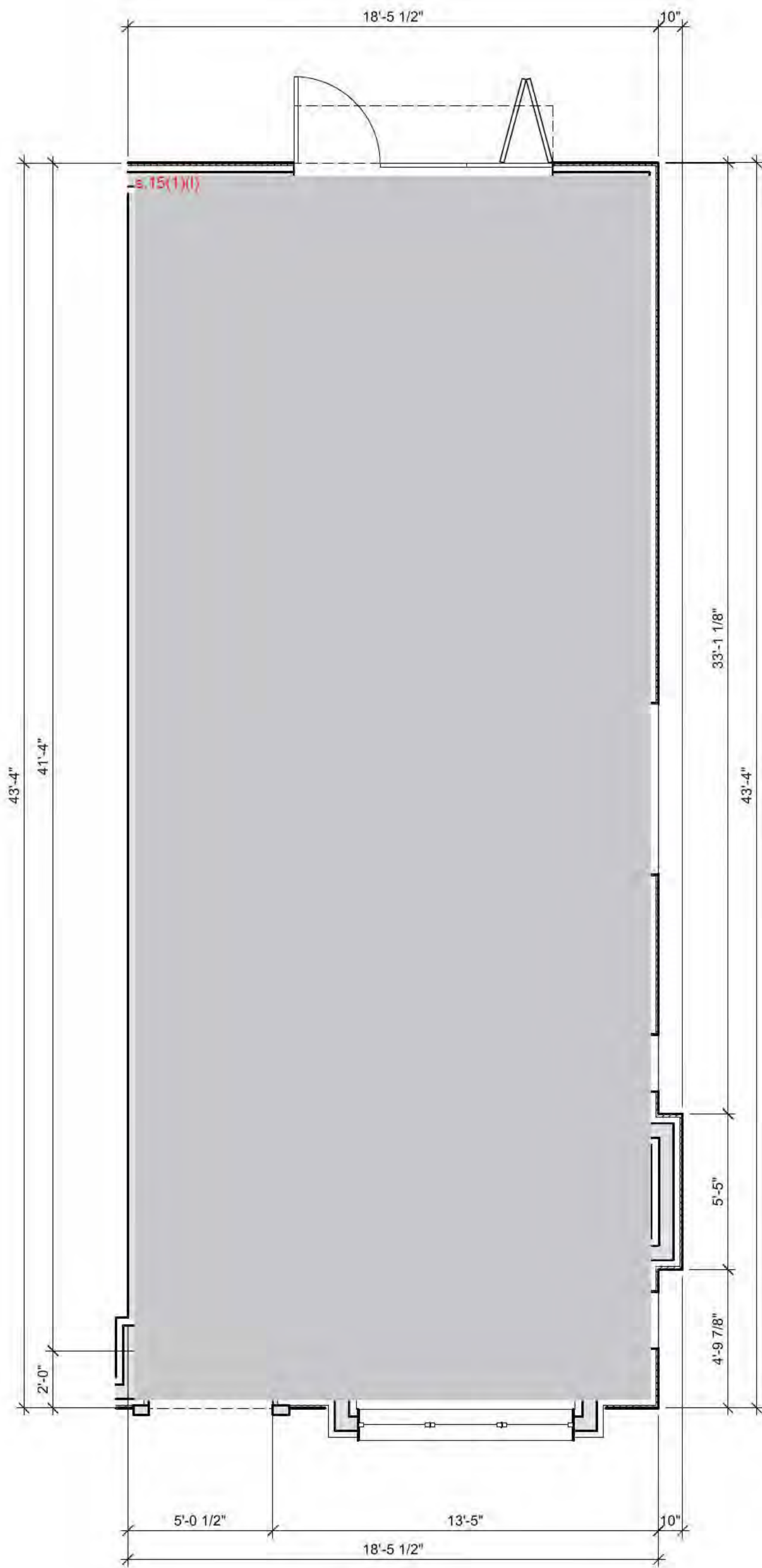
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Dec 20, 2024
SCALE
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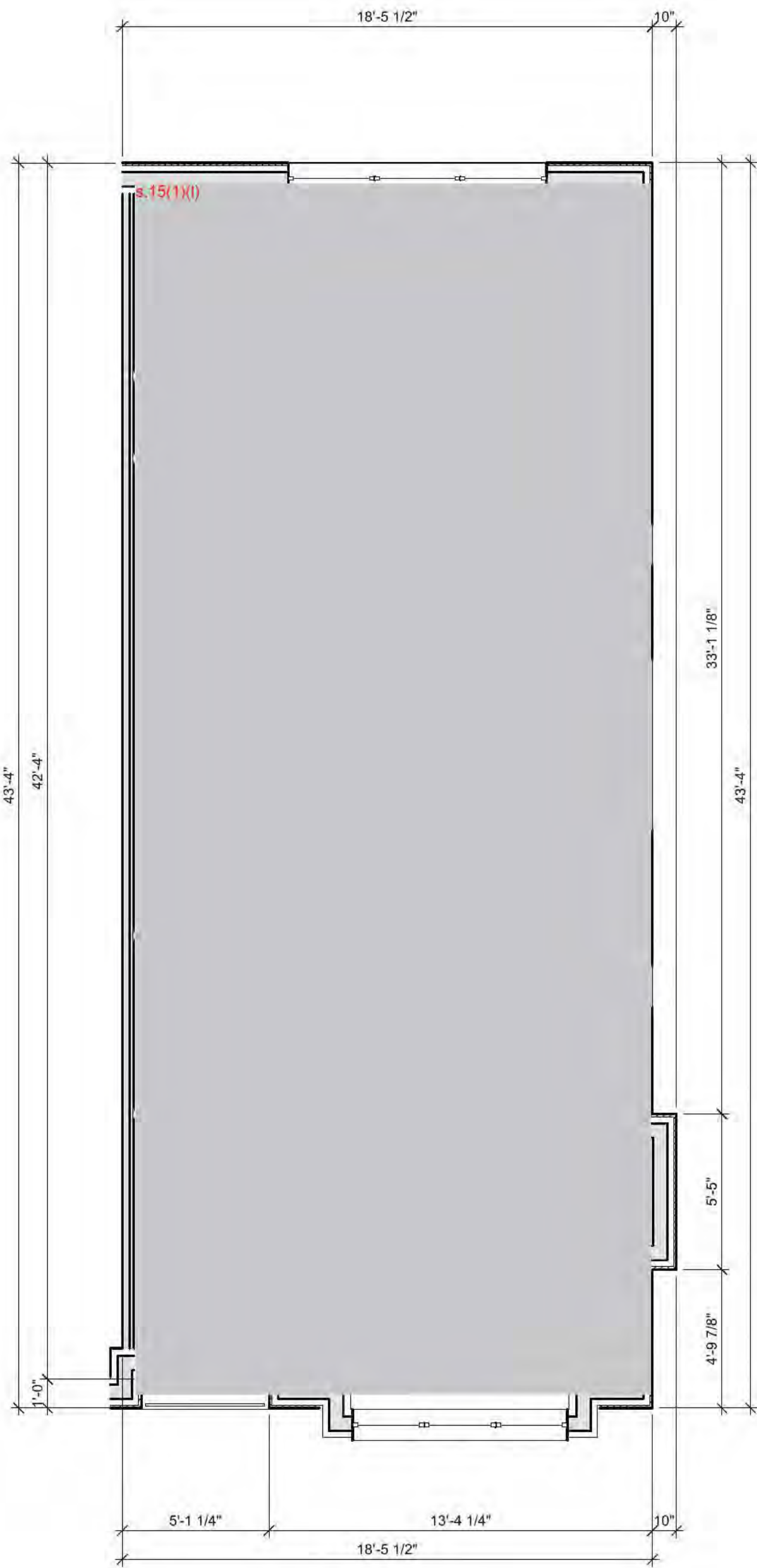
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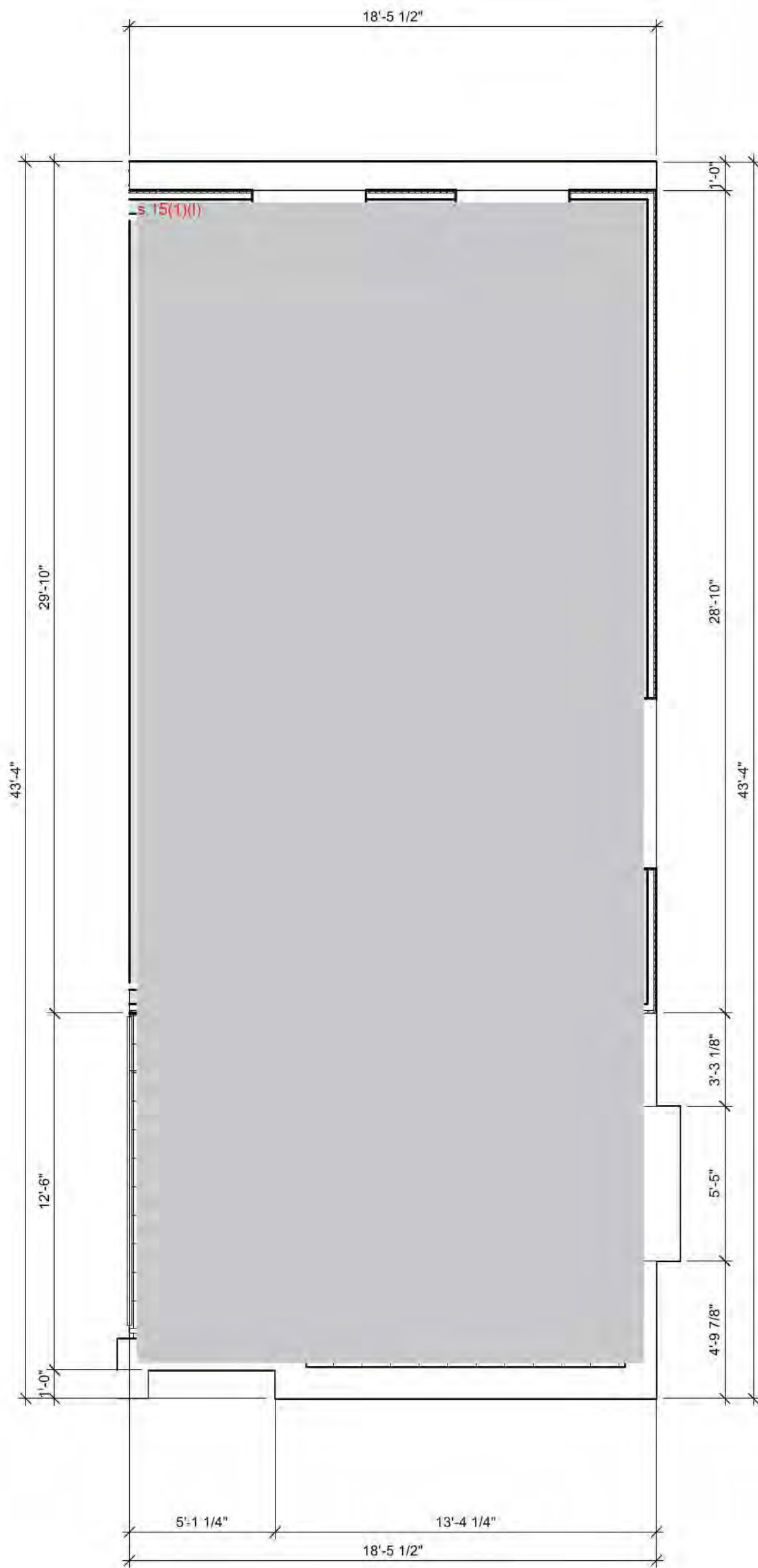
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DECEMBER 20, 2024



LEVEL 1 PLAN
UNIT A2



LEVEL 2 PLAN
UNIT A2



LEVEL 3 PLAN
UNIT A2

UNIT TYPE A2 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	805.3 SF	810.3 SF	532.2 SF	2147.7 SF
2% WALL EXCLUSION	16.1 SF	16.2 SF	10.6 SF	43.0 SF
MECH. EXCLUSION	0.0 SF	13.6 SF	0.0 SF	13.6 SF
NET	789.2 SF	780.5 SF	521.6 SF	2091.2 SF



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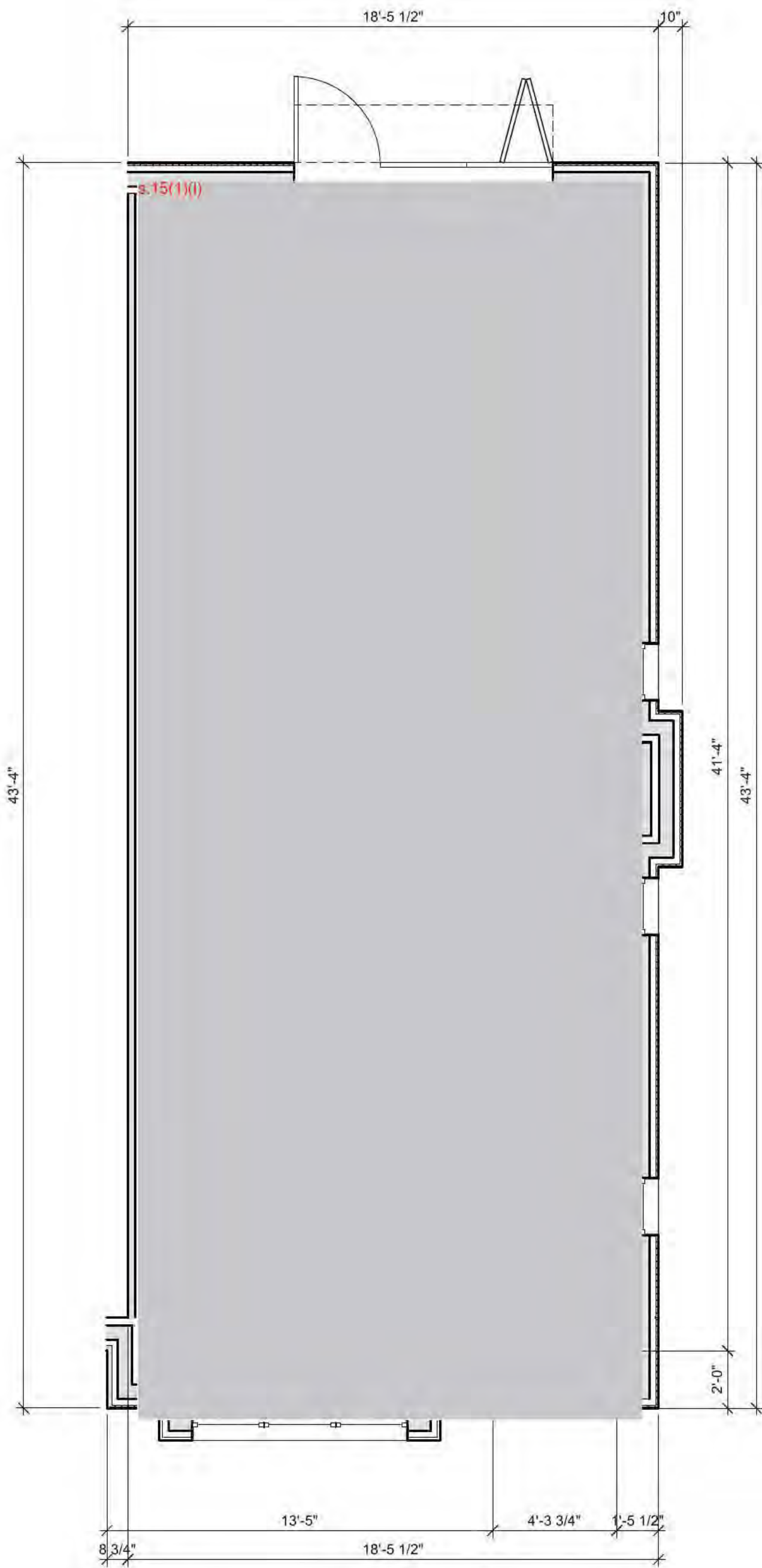
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PRINT DATE
Dec 20, 2024
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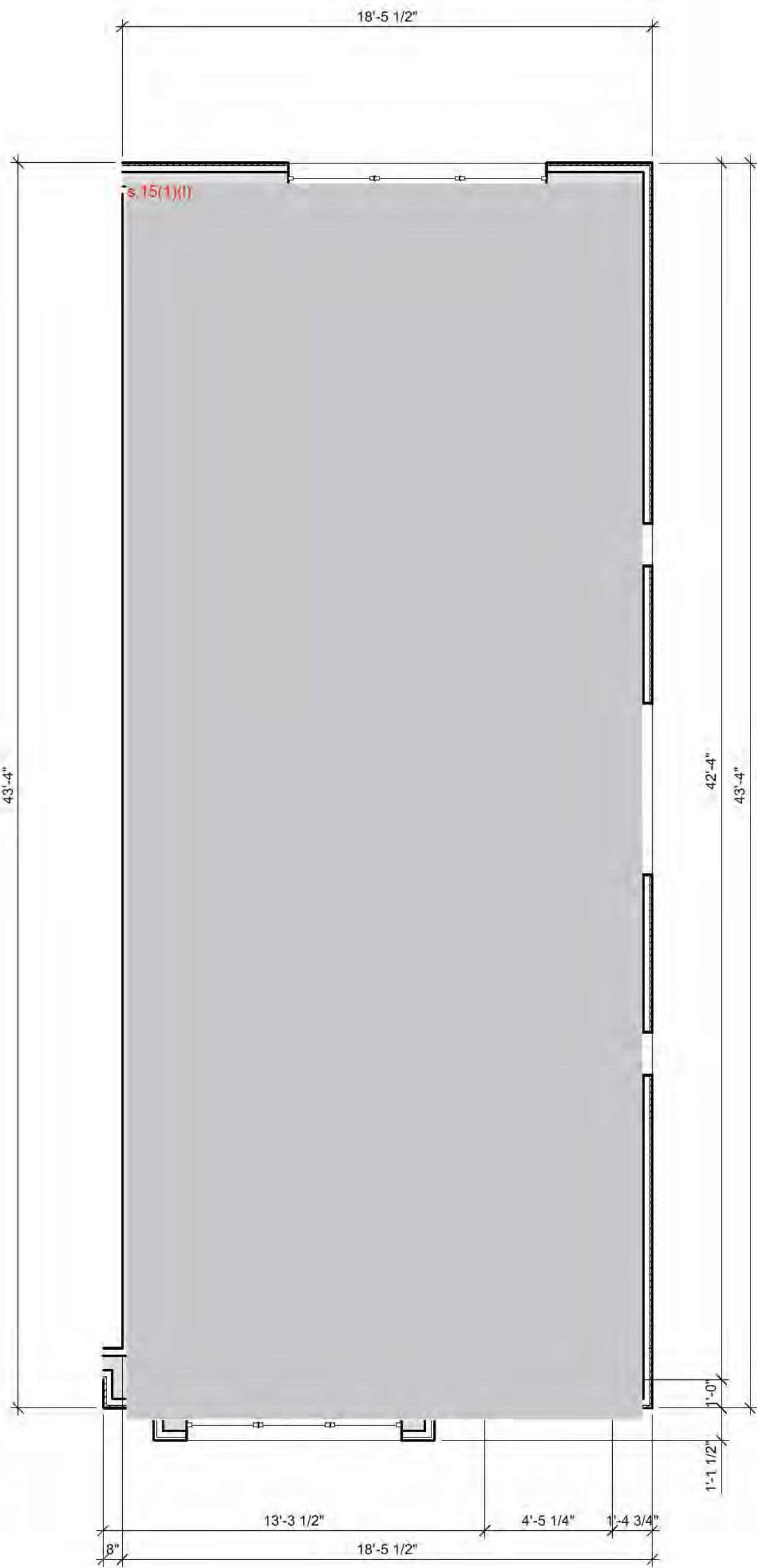
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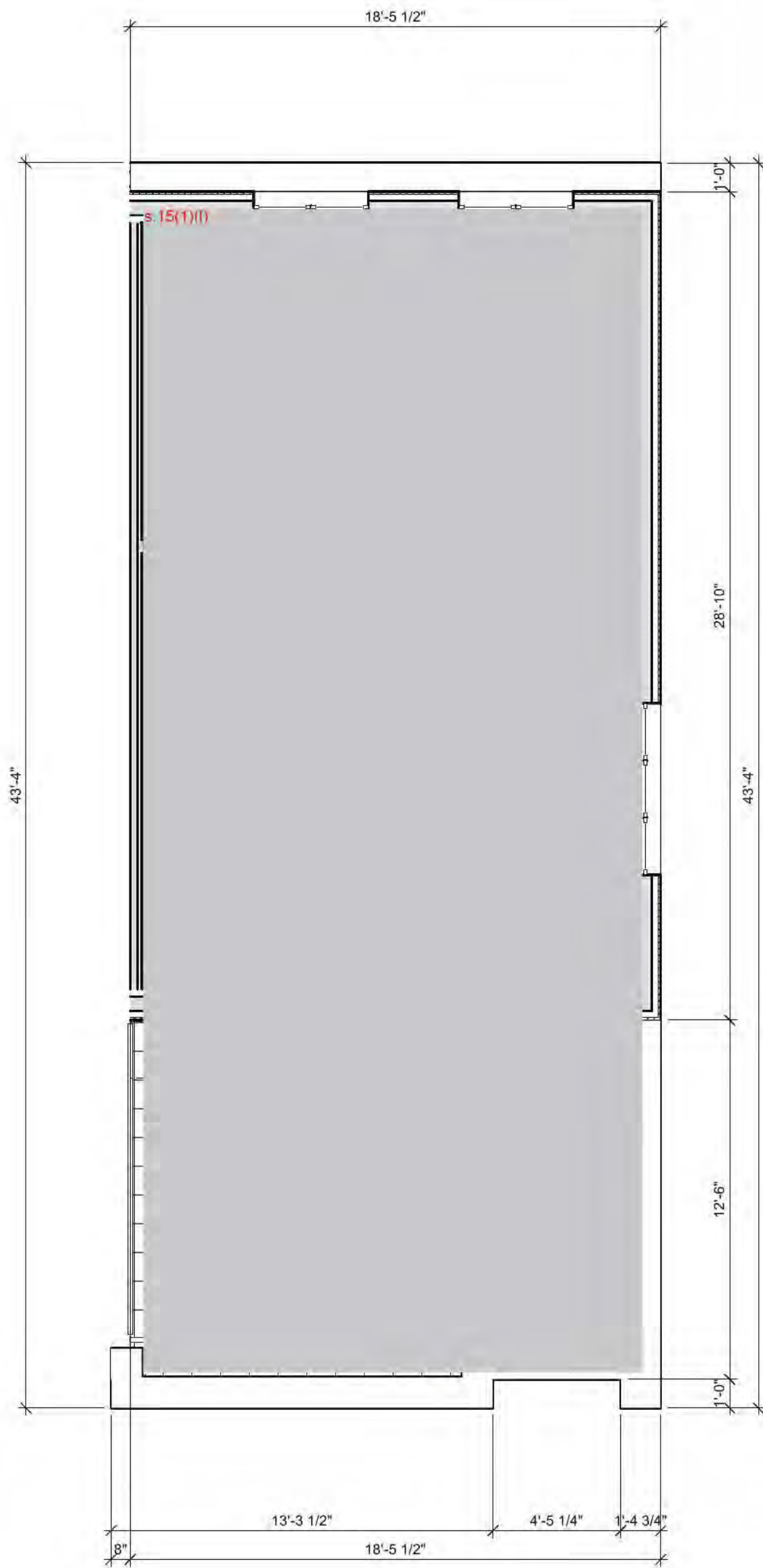
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JULY 8, 2024
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DECEMBER 20, 2024



LEVEL 1 PLAN
UNIT B1



LEVEL 2 PLAN
UNIT B1



LEVEL 3 PLAN
UNIT B1

UNIT TYPE B1 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	808.2 SF	807.1 SF	532.2 SF	2147.5 SF
2% WALL EXCLUSION	16.2 SF	16.1 SF	10.6 SF	42.9 SF
MECH. EXCLUSION	0.0 SF	13.6 SF	0.0 SF	13.6 SF
NET	792.0 SF	777.4 SF	521.6 SF	2090.9 SF



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Jan 2024 #8088
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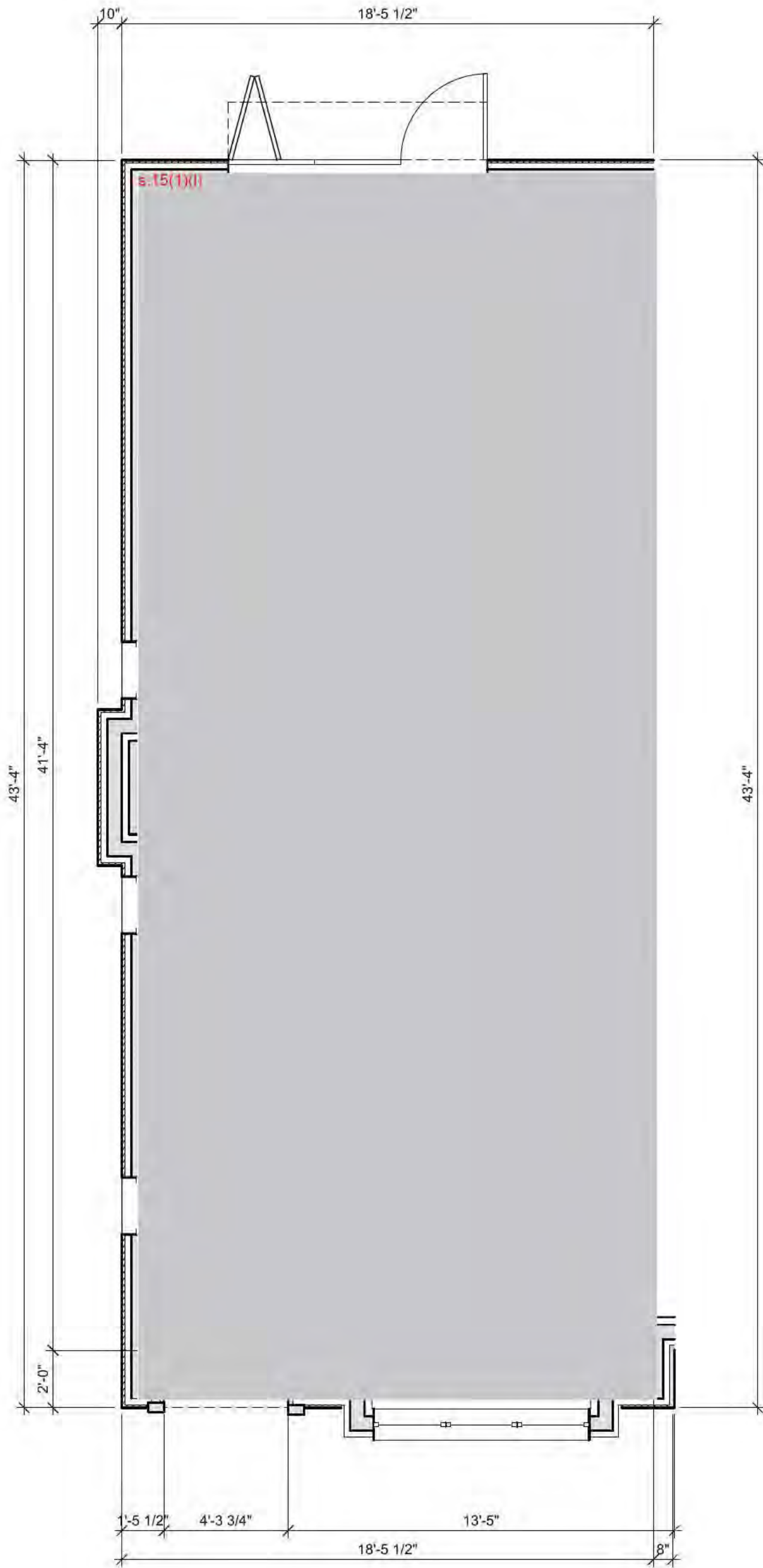
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PLANS

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Dec 20, 2024
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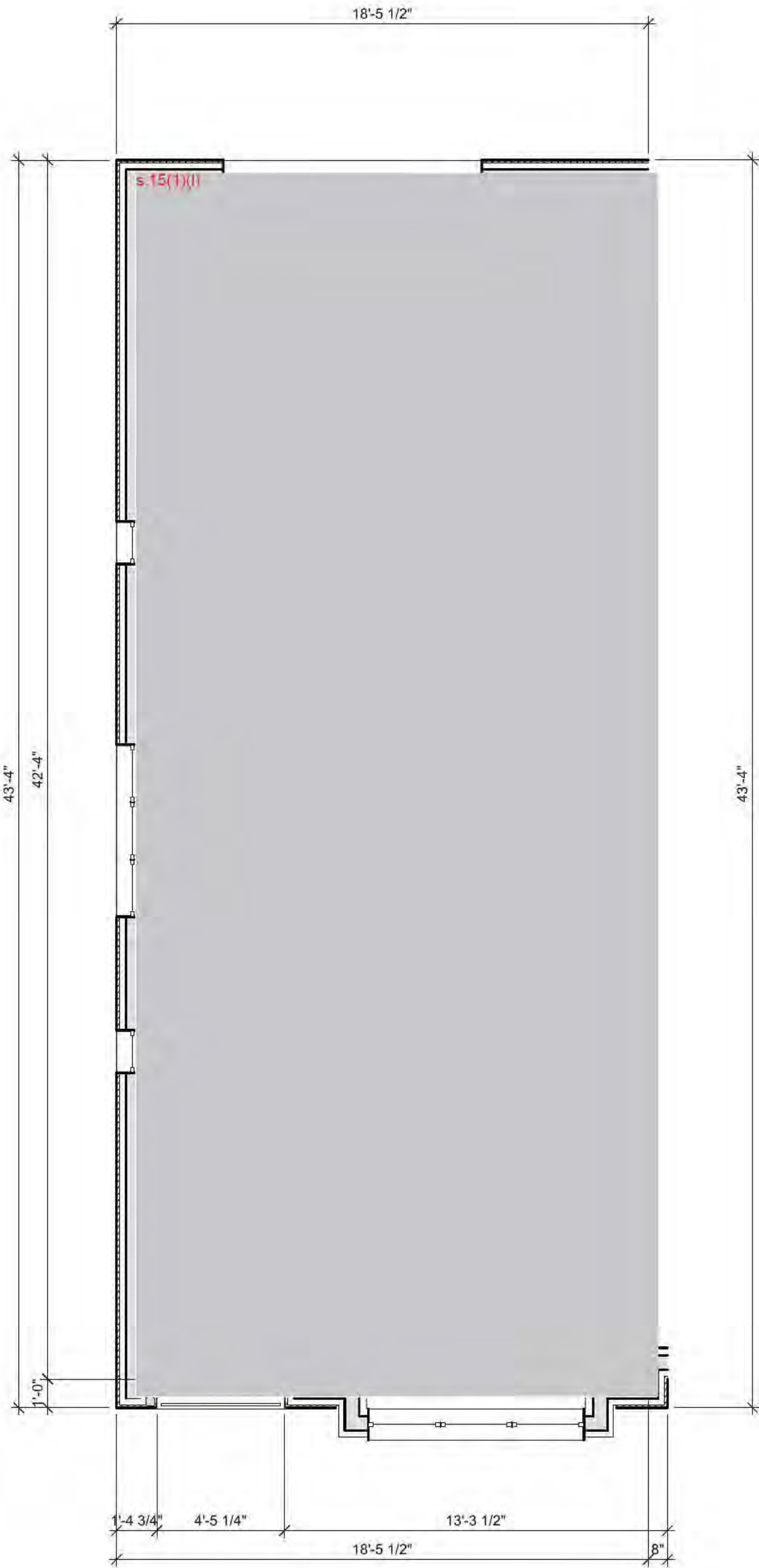
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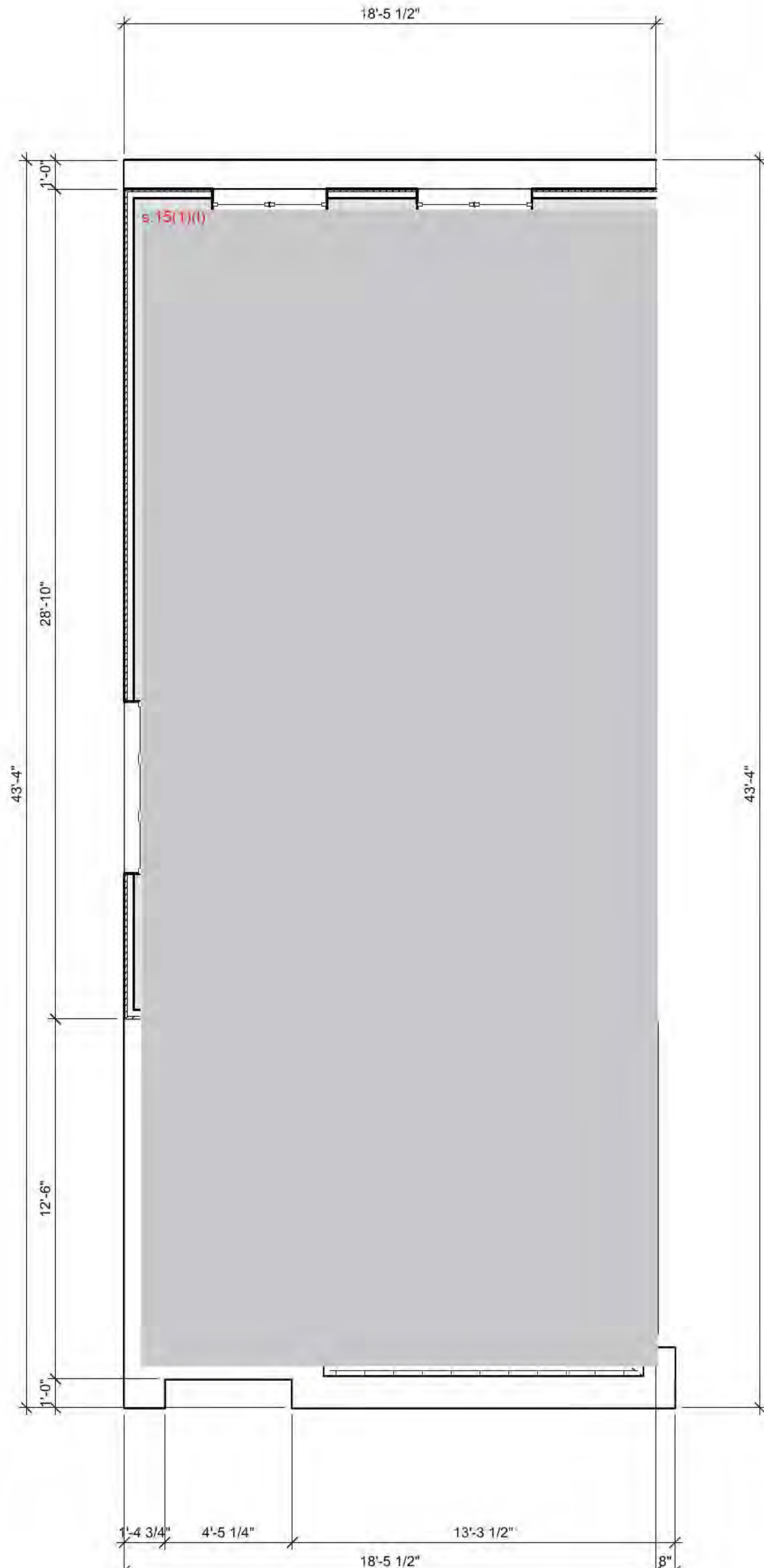
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ISSUED FOR DP PRIOR-TO
DECEMBER 20, 2024



LEVEL 1 PLAN
UNIT B2



LEVEL 2 PLAN
UNIT B2



LEVEL 3 PLAN
UNIT B2

UNIT TYPE B2 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	808.2 SF	807.1 SF	532.2 SF	2147.5 SF
2% WALL EXCLUSION	16.2 SF	16.1 SF	10.6 SF	42.9 SF
MECH. EXCLUSION	0.0 SF	13.6 SF	0.0 SF	13.6 SF
NET	792.0 SF	777.4 SF	521.6 SF	2090.9 SF



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VANCOUVER, BC

Jan 2024 #8088
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UNIT TYPE B2
PLANS

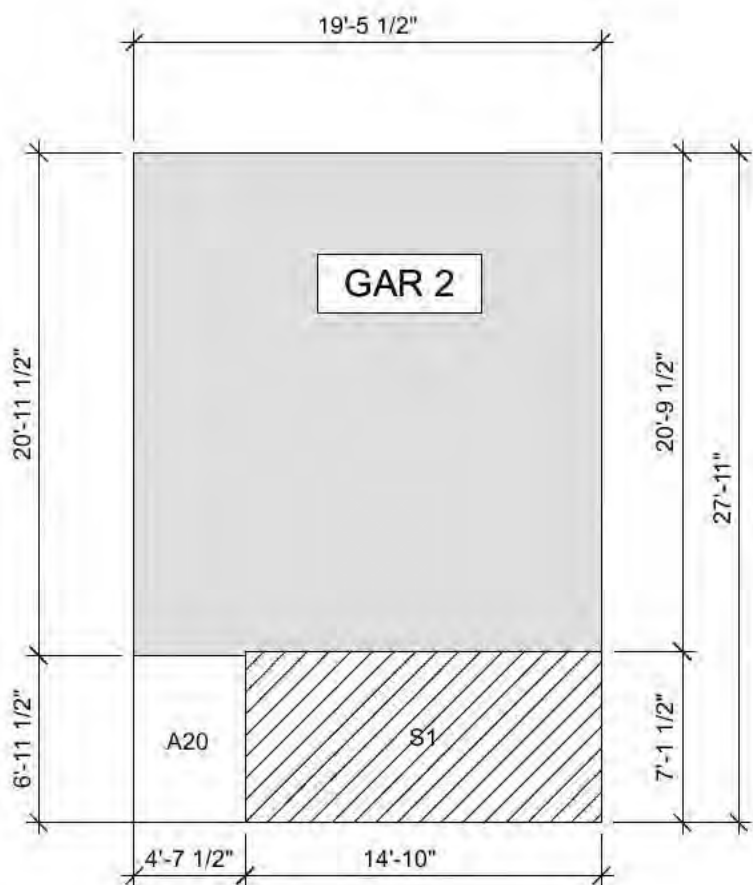
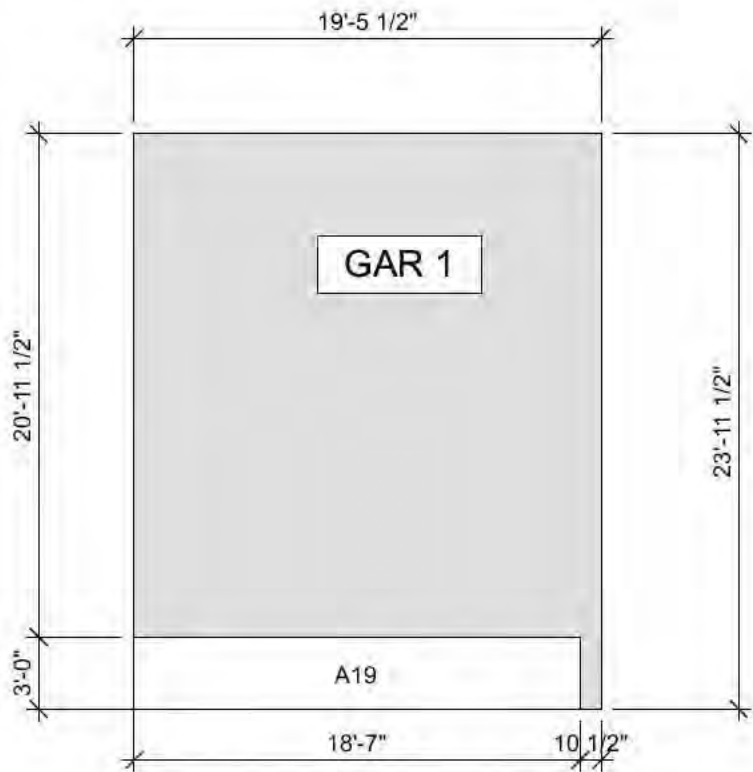
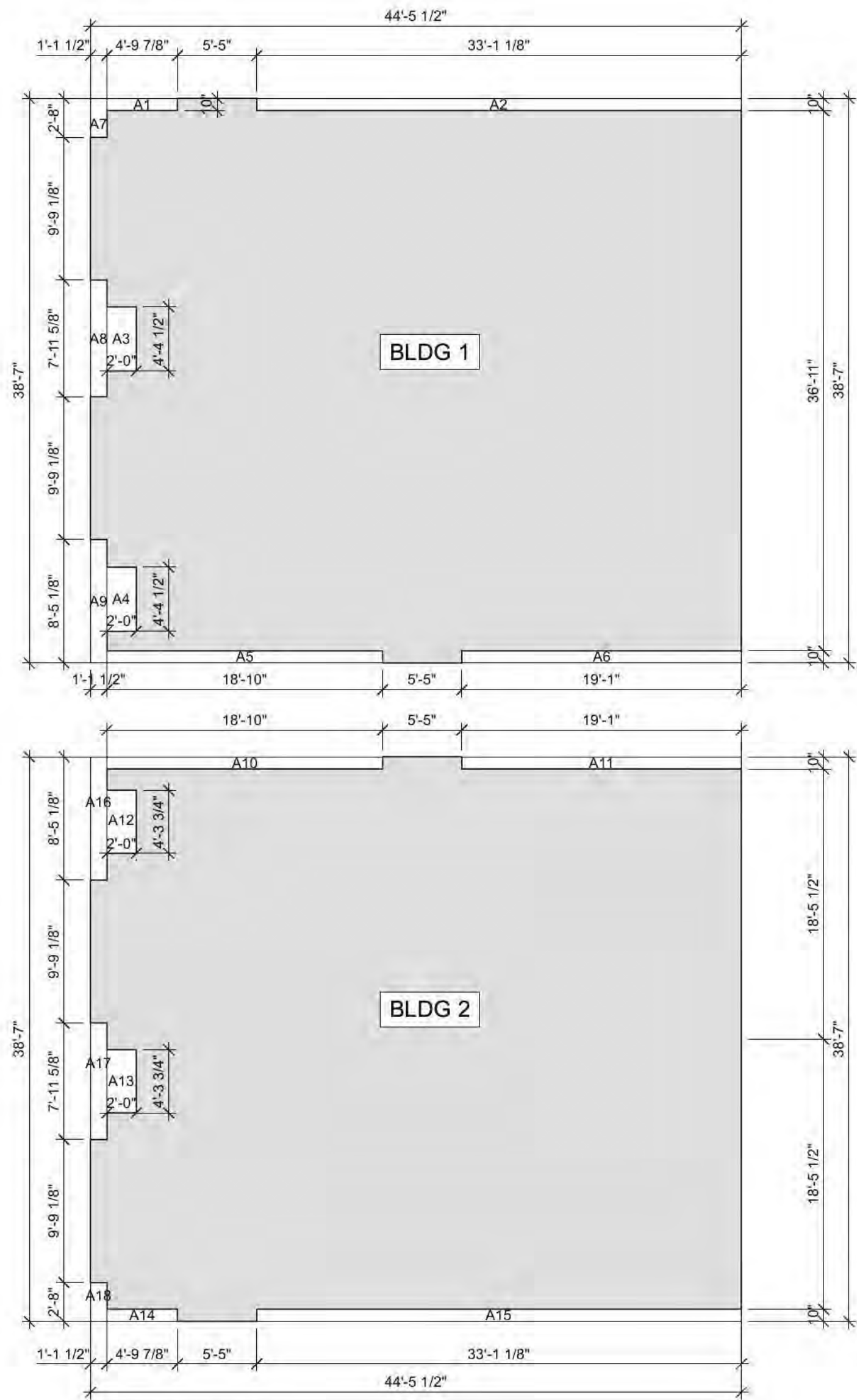
PRINT DATE Dec 20, 2024
SCALE 1/4" = 1' - 0"

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DECEMBER 20, 2024

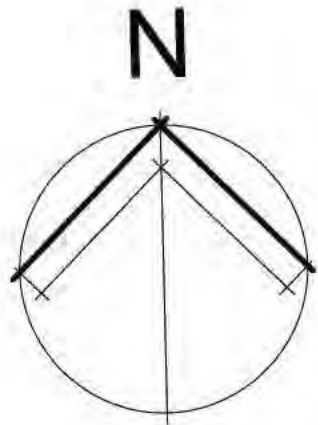
LEVEL 1					
GROSS PERIMETER AREA BLDG 1			44.45 X 38.58 =	1,715.37	
AREA DEDUCTIONS BLDG 1		A1	4.82 X 0.83 =	4.01	
		A2	33.1 X 0.83 =	27.58	
		A3	2.00 X 4.37 =	8.75	
		A4	2.00 X 4.37 =	8.75	
		A5	18.6 X 0.83 =	15.89	
		A6	19.1 X 0.83 =	15.90	
		A7	1.12 X 2.66 =	2.99	
		A8	1.12 X 7.96 =	8.97	
		A9	1.12 X 6.42 =	9.49	
SUBTOTAL				102.13	
GROSS AREA BLDG 1		(SF)			1,613.24
GROSS PERIMETER AREA BLDG 2			44.45 X 38.58 =	1,715.37	
AREA DEDUCTIONS BLDG 2		A10	18.8 X 0.83 =	15.69	
		A11	19.1 X 0.83 =	15.90	
		A12	2.00 X 4.37 =	8.75	
		A13	2.00 X 4.37 =	8.75	
		A14	4.82 X 0.83 =	4.01	
		A15	33.1 X 0.83 =	27.58	
		A16	1.12 X 8.42 =	9.49	
		A17	1.12 X 7.96 =	8.97	
		A18	1.12 X 2.66 =	2.99	
SUBTOTAL				102.13	
GROSS AREA BLDG 2		(SF)			1,613.24
GROSS PERIMETER AREA GARAGE 1			19.45 X 23.95 =	466.19	
AREA DEDUCTIONS GARAGE 1		A19	18.58 X 3.00 =	55.75	
GROSS AREA GARAGE 1		(SF)			410.44
GROSS PERIMETER AREA GARAGE 2			19.45 X 27.91 =	543.21	
AREA DEDUCTIONS GARAGE 2		A20	4.62 X 6.95 =	32.18	
GROSS AREA GARAGE 2		(SF)			511.0
MECH. EXCLUSION		S1	14.83 X 7.12 =	105.68	



BUILDING AREA TOTALS

BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	BLDG FLOOR AREA (GROSS)	2% WALL EXCLUSION	MECH. EXCLUSION	BLDG FLOOR AREA (NET)
BUILDING 1	1,613.2 SF	1,617.5 SF	1,064.4 SF	4,295.2 SF	85.9 SF	27.2 SF	4,182.1 SF
BUILDING 2	1,613.2 SF	1,617.5 SF	1,064.4 SF	4,295.2 SF	85.9 SF	27.2 SF	4,182.1 SF
GARAGE 1	410.4 SF	-	-	410.4 SF	-	-	410.4 SF
GARAGE 2	511.0 SF	-	-	511.0 SF	-	105.7 SF	405.3 SF
TOTAL	4,147.9 SF	3,235.0 SF	2,128.9 SF	9,511.7 SF	171.8 SF	160.0 SF	9,180.0 SF

TOTAL GROSS AREA: 9,511.7 SF
2% WALL EXCLUSION: 171.8 SF
MECH. EXCLUSION: 160.0 SF
TOTAL FSR FLOOR AREA: 9,180.0 SF
SITE AREA: 9,211.0 SF
FLOOR SPACE RATIO: 1.00



* NOTE: ALL DIMESNIIONS ARE TO FACE OF CLADDING



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VANCOUVER, BC

Jan 2024 #8088

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FSR OVERLAYS
LEVEL 1 PLAN

PRINT DATE Dec 20, 2024

SCALE 1/8" = 1'-0"

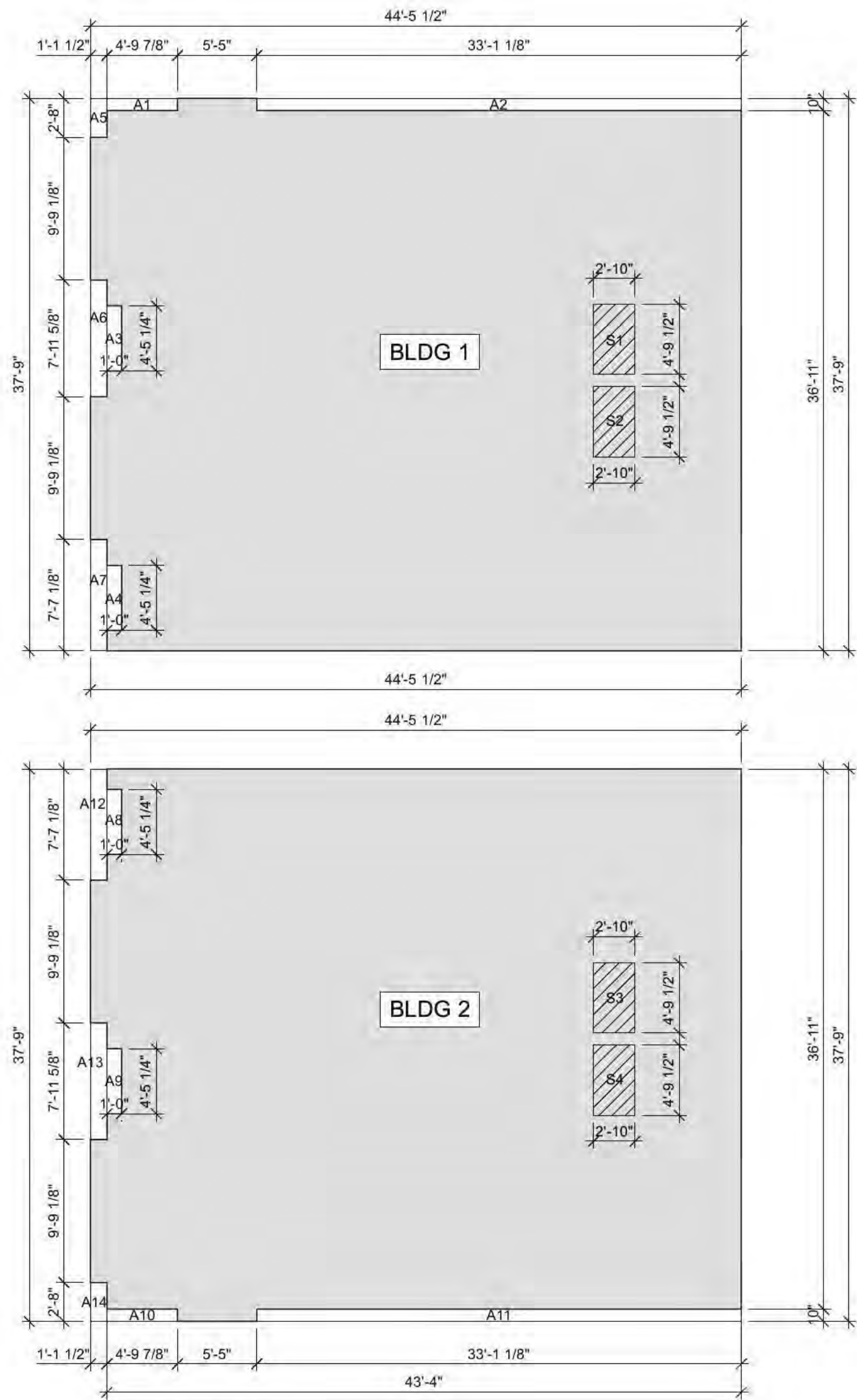
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JULY 8, 2024
ISSUED FOR DP PRIOR-TO
DECEMBER 20, 2024

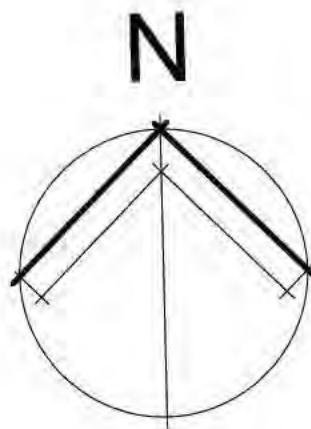
LEVEL 2					
GROSS PERIMETER AREA BLDG 1				44.45 X 37.75 = 1,678.32	
AREA DEDUCTIONS BLDG 1	A1	4.82 X 0.83 =	4.00		
	A2	33.1 X 0.83 =	27.58		
	A3	1.00 X 4.43 =	4.43		
	A4	1.00 X 4.43 =	4.43		
	A5	2.66 X 1.12 =	2.99		
	A6	7.96 X 1.12 =	8.97		
SUBTOTAL				8.54	
GROSS AREA BLDG 1				60.84	1,617.48
MECH. EXCLUSION BLDG 1	S1	2.83 X 4.79 =	13.57		
	S2	2.83 X 4.79 =	13.57		
SUBTOTAL				27.15	
GROSS PERIMETER AREA BLDG 2				43.33 X 37.75 = 1,678.32	
AREA DEDUCTIONS BLDG 2	A8	1.00 X 4.43 =	4.43		
	A9	1.00 X 4.43 =	4.43		
	A10	4.82 X 0.83 =	4.01		
	A11	33.1 X 0.83 =	27.58		
	A12	7.59 X 1.12 =	8.54		
	A13	7.96 X 1.12 =	8.97		
	A14	2.66 X 1.12 =	2.99		
SUBTOTAL				60.84	
GROSS AREA BLDG 2					1,617.48
MECH. EXCLUSION BLDG 2	S3	2.83 X 4.79 =	13.57		
	S4	2.83 X 4.79 =	13.57		
SUBTOTAL				27.15	



BUILDING AREA TOTALS

BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	BLDG FLOOR AREA (GROSS)	2% WALL EXCLUSION	MECH. EXCLUSION	BLDG FLOOR AREA (NET)
BUILDING 1	1,613.2 SF	1,617.5 SF	1,064.4 SF	4,295.2 SF	85.9 SF	27.2 SF	4,182.1 SF
BUILDING 2	1,613.2 SF	1,617.5 SF	1,064.4 SF	4,295.2 SF	85.9 SF	27.2 SF	4,182.1 SF
GARAGE 1	410.4 SF	-	-	410.4 SF	-	-	410.4 SF
GARAGE 2	511.0 SF	-	-	511.0 SF	-	105.7 SF	405.3 SF
TOTAL	4,147.9 SF	3,235.0 SF	2,128.9 SF	9,511.7 SF	171.8 SF	160.0 SF	9,180.0 SF

TOTAL GROSS AREA: 9,511.7 SF
2% WALL EXCLUSION: 171.8 SF
MECH. EXCLUSION: 160.0 SF
TOTAL FSR FLOOR AREA: 9,180.0 SF
SITE AREA: 9,211.0 SF
FLOOR SPACE RATIO: 1.00



* NOTE: ALL DIMESNIIONS ARE TO FACE OF CLADDING



FORMWERKS
ARCHITECTURAL
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MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088

DRAWING

FSR OVERLAYS
LEVEL 2 PLAN

PRINT DATE
Dec 20, 2024

SCALE
1 / 8 " = 1 ' - 0 "

O1.01

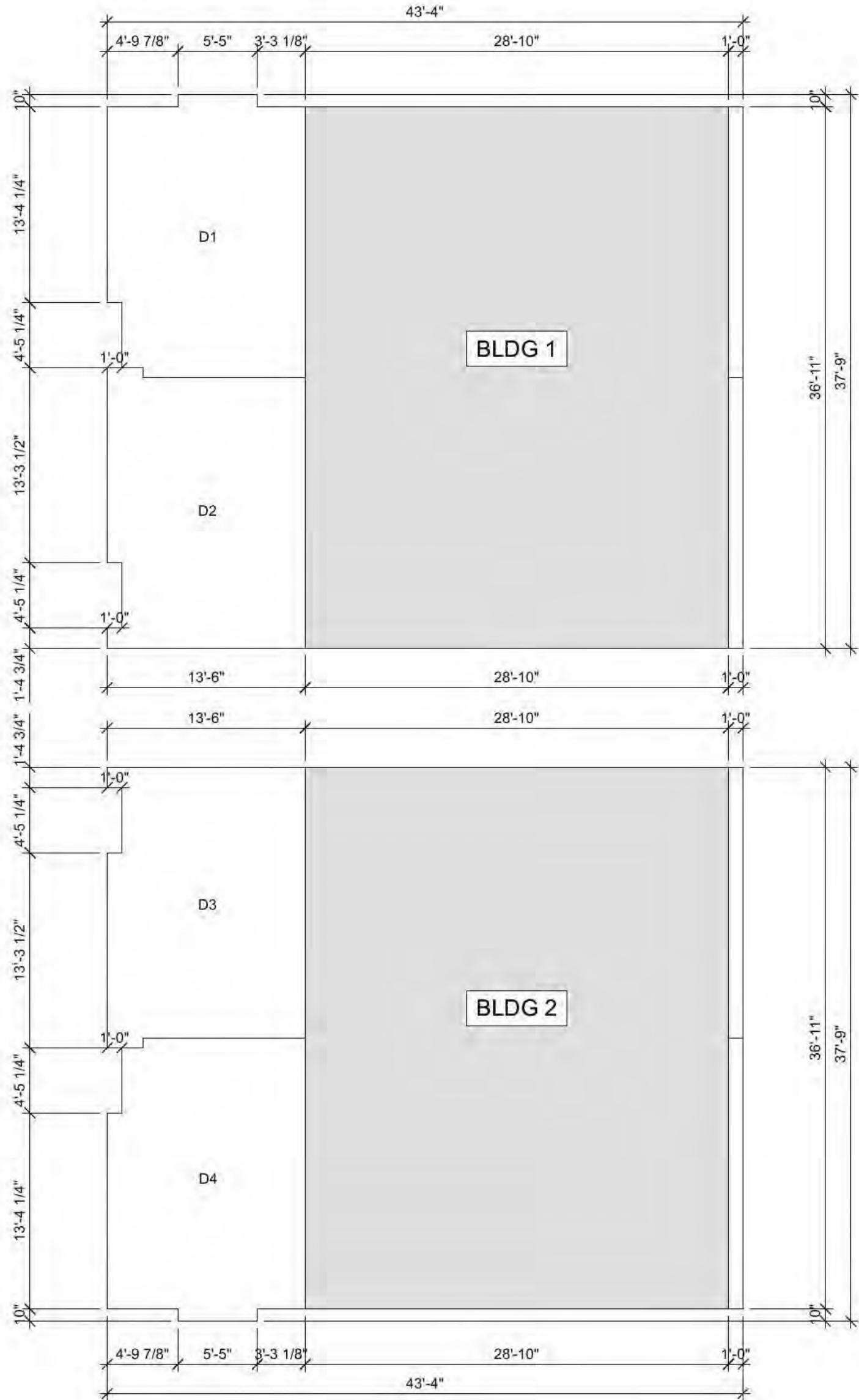
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REVISIONS

ISSUED FOR DEVELOPMENT PERMIT
JULY 8, 2024
ISSUED FOR DP PRIOR-TO
DECEMBER 20, 2024

LEVEL 3			
GROSS PERIMETER AREA BLDG 1			
		28.83 X 36.91 =	1,064.43
GROSS AREA BLDG 1	(SF)		1,064.4
GROSS PERIMETER AREA BLDG 2			
		28.83 X 36.91 =	1,064.43
GROSS AREA BLDG 2	(SF)		1,064.4

LEVEL 3 ROOF DECK AREA			
BLDG 1			
		D1 = 247.62	
		D2 = 246.39	
TOTAL BLDG 1 (SF)		= 494.01	
BLDG 2			
		D3 = 246.39	
		D4 = 247.62	
TOTAL BLDG 2 (SF)		= 494.01	



BUILDING AREA TOTALS

BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	BLDG FLOOR AREA (GROSS)	2% WALL EXCLUSION	MECH. EXCLUSION	BLDG FLOOR AREA (NET)
BUILDING 1	1,613.2 SF	1,617.6 SF	1,064.4 SF	4,295.2 SF	85.9 SF	27.2 SF	4,182.1 SF
BUILDING 2	1,613.2 SF	1,617.6 SF	1,064.4 SF	4,295.2 SF	85.9 SF	27.2 SF	4,182.1 SF
GARAGE 1	410.4 SF	-	-	410.4 SF	-	-	410.4 SF
GARAGE 2	511.0 SF	-	-	511.0 SF	-	105.7 SF	405.3 SF
TOTAL	4,147.9 SF	3,235.0 SF	2,128.9 SF	9,511.7 SF	171.8 SF	160.0 SF	9,180.0 SF

TOTAL GROSS AREA: 9,511.7 SF
2% WALL EXCLUSION: 171.8 SF
MECH. EXCLUSION: 160.0 SF
TOTAL FSR FLOOR AREA: 9,180.0 SF
SITE AREA: 9,211.0 SF
FLOOR SPACE RATIO: 1.00



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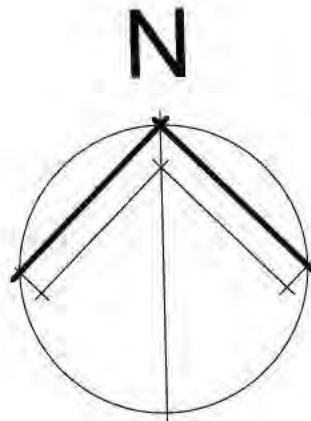
Jan 2024 #8088

DRAWING

FSR OVERLAYS
LEVEL 3 PLAN

PRINT DATE
Dec 20, 2024

SCALE
1/8" = 1'-0"



* NOTE: ALL DIMESNIONS ARE TO FACE OF CLADDING

O1.02