REISSUED FOR DEVELOPMENT PERMIT
2018-12-06
## Project Statistics

### Qualex
1910-400 Burrard Street, Vancouver
BC V6C 3A6

### IBI Group
700 – 1285 West Pender Street
Vancouver BC  V6E 4B1  Canada
tel 604 683 8797  fax 604 683 0492
ibigroup.com

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### Sheet Title

- **Project No:** 101812
- **Sheet Number:** A0.01
- **Date:** December 5, 2018
- **Drawn By:** Christa Min
- **Checked By:** Christa Min
- **Plotter:** Christa Min

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### Issues

- **2018-04-04** Issued for DP Review
- **2018-04-17** Issued for DP
- **2018-08-09** Reissued for DP
- **2018-12-06** Reissued for DP

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<table>
<thead>
<tr>
<th>Level</th>
<th>Gross Area</th>
<th>Retail</th>
<th>Retail Circ</th>
<th>Residential</th>
<th>Residential Circ</th>
<th>Amenity</th>
<th>Salable</th>
<th>Efficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>13917</td>
<td>11756</td>
<td>1697</td>
<td>464</td>
<td>11756</td>
<td>84%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>20638</td>
<td>18807</td>
<td>1831</td>
<td>13807</td>
<td>18807</td>
<td>91%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>20744</td>
<td>18888</td>
<td>1856</td>
<td>18888</td>
<td>18888</td>
<td>91%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>mzz</td>
<td>8571</td>
<td>6248</td>
<td>1825</td>
<td>498</td>
<td>6248</td>
<td>73%</td>
<td></td>
<td></td>
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<tr>
<td>1</td>
<td>15259</td>
<td>11203</td>
<td>310</td>
<td>2628</td>
<td>11203</td>
<td>91%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>79129</strong></td>
<td><strong>11203</strong></td>
<td><strong>310</strong></td>
<td><strong>2628</strong></td>
<td><strong>11203</strong></td>
<td><strong>91%</strong></td>
<td><strong>48</strong></td>
<td><strong>87.87%</strong></td>
</tr>
</tbody>
</table>

### Residential and Visitors Stalls

- **P1**: 20
- **P2**: 70
- **Total**: 97

### Retail and Visitors Stalls

- **Res. Stalls**: 27
- **Total**: 97

### Residential Storage

- **2.0 stalls/unit**

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### Parking

- **Required**: 20
- **Provided**: 48
- **Difference**: 28

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### Commercial

- **Office/Retail**: 3
- **Plus 1/38 SF (see 4.2.5.1)**: 15
- **Total Commercial**: 18

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### Bicycle Parking

- **Required**: 29
- **Provided**: 36
- **Difference**: 7

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### Open Balcony Area to Total Floor Area Percentage %

<table>
<thead>
<tr>
<th>Level</th>
<th>Floor Area</th>
<th>Enclosed Balcony</th>
<th>Open Balcony</th>
<th>Total</th>
<th>%</th>
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<tbody>
<tr>
<td>0.00%</td>
<td>3,746</td>
<td>4,216</td>
<td>292</td>
<td>7.33%</td>
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<tr>
<td>0.00%</td>
<td>8,615</td>
<td>76</td>
<td>246</td>
<td>3.33%</td>
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<tr>
<td>0.00%</td>
<td>10,741</td>
<td>605</td>
<td>894</td>
<td>1.99%</td>
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<tr>
<td>0.00%</td>
<td>13,638</td>
<td>605</td>
<td>1,615</td>
<td>10.76%</td>
<td></td>
</tr>
<tr>
<td>0.00%</td>
<td>11,917</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,660</strong></td>
<td><strong>1,286</strong></td>
<td><strong>2,725</strong></td>
<td><strong>4,011</strong></td>
<td><strong>4.27%</strong></td>
</tr>
</tbody>
</table>

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### Net Area for the City

- **Net Res. area above street level**: 53663
- **Net Res. area at Street Level**: 11583
- **Retail Area**: 11583
- **Total Net Area of Project**: 76361
- **Net FSR**: 2.48

### Net Gross Area of Project

- **Gross FSR**: 2.57
RECENT C-2 DEVELOPMENTS

1. The Grey at West 16th and Dunbar (Under Construction)

2. Stong’s Market Building

3. Dunbar and 30th Avenue (Under Construction)
Maximum potential number of CRUs

Minimum potential number of CRUs

Metal louvres

Main signage

Blade signage

Independent metal frame with interchangeable panel

Stone upstand

Angled stone columns

Free space by sidewalk

Door option with wood frame

Window option

VIEW LOOKING EAST ON DUNBAR STREET
PUBLIC PLAZA WITH PUBLIC ART AT DUNBAR STREET AND WEST 29TH AVENUE
VIEW LOOKING SOUTH FROM WEST 28TH AVENUE
MATERIALS

Qualex
1910-400 Burrard Street, Vancouver
BC V6C 3A6

Dunbar & 28th
4464 Dunbar Street

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ARCHITECTS (CANADA) INC.
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3/32" = 1'-0"
YY/MM/DD

DATENO.
DESCRIPTION
REVISIONS
APPN

SHEET TITLE
COPYRIGHT:
PROJECT NO:
REV:
DRAWN BY:
CHK'D BY:
PRIME CONSULTANT

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IBI Group Architects (Canada) Inc.

WOOD-LIKE PATTERN
SOFFIT

CURTAIN WALL

SPANDREL PANEL

TEXTURED STONE
OR SIMILAR CLADDING

CONTRASTING STONE
OR SIMILAR CLADDING

LIGHT-COLOURED STONE
OR SIMILAR CLADDING

CANOPY / FUTURE SIGN LOCATION

STORE-FRONT

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