R5-3 DISTRICT SCHEDULE — PERMITTED vs PROPOSED

REGULATION	REF.	REQUIRED / PERMITTED	PROPOSED	COMMENTS
Tenure	3.1.1.7	100% Secured Rental, 20% Below Market	100% Secured Rental, 20% Below Market	Comply.
Minimum site area	3.1.2.1	1,532 m²	2,581.9 m²	Comply.
Minimum site frontage	3.1.2.2	45.7 m	50.1 m	Comply.
Density / FSR	3.1.1.8	6.5 FSR	6.41 FSR	Comply.
Max. building height	3.1.2.3	84.0 m	66 m est.	Comply.
Min. front yard	3.1.2.4	3.7 m	3.7 m	Comply.
Min. side yard	3.1.2.5	3.7 m	West: 3.7 m Brunswick (inclusive of 1.5m setback for SkyTrain) East 3.7 m Prince Edward Street	Comply.
Min. rear yard	3.1.2.6	6.1 m	3.6 m	The proposed rear yard setback reduction results from the site's irregular geometry and significant topographic variation. The variance enables the City-supported single-tower form — preferred over a two-tower scenario for its reduced shadow impact — while maintaining required tower separations from adjacent sites (see sheet DP A0-006) and accommodating the underground parkade and requested rear yard amenity space. This variance has been previously supported by Staff.
Yards: Projections - Underground Parking	4.2.1	3.7 m setback	Not provided.	The underground parkade projection into the required setback preserves the intended above-grade setback and public realm along Brunswick Street while responding to the SkyTrain SRW and underground transit infrastructure constraints. The variance is limited to below-grade construction and has no impact on the streetscape, pedestrian experience, tree retention, or tower siting. As the property fronts four street frontages, underground setbacks are maintained along East 2nd Avenue and Prince Edward Street to ensure adequate soil depth for healthy tree establishment and green rainwater infrastructure. This variance has been previously supported by Staff.
Unit Mix	2.2.7(b)	35% 2BR (10% 3BR)	37% 2BR (10% 3BR)	Comply.
Access to Natural Light	4.3	Habitable room to have atleast 1 window	Windows to all rooms except bulk storage	Comply.

GUIDELINES — PERMITTED vs PROPOSED

Podium Height	5.2.2.1	4 Storeys (approximately 15.2m (50ft.))	6 Storeys	Variance supported by staff. Additional podium height on large, irregular site reduces overall shadowing on private school and future plaza (maintaining a one tower proposal vs. two towers) while achieving allowable density.
Tower Separation	5.2.3.1	Residential to Residential: 24.4m (80ft.)	Min. 80ft.	Comply.
Tower Setbacks	5.2.3.2	Front: 3.7m (12ft.) Interior Side: 12.2m (40ft.) Rear: 9.1m (30ft.)	Front: 3.7m (12ft.) Rear: 3.7m (12ft.)	Variance supported by staff. Tower and building setbacks located to reduce overall shadowing, facilitate parkade access, and the proposed location does not constrain future tower development on adjacent sites. Refer to diagram on Sheet A0-006.
Floor Plate Size	5.2.4.1	669 m² (7,200 sq.ft.) corner site	7,100 sq.ft.	Comply.
Tower Plate Dimensions	5.2.4.5	Max. 29.0m (95ft.)	108 ft.	Variance supported by staff. A larger tower floorplate supports a viable single-tower form, reducing overall shadow impacts compared with a two-tower development scenario.
Podium Depth	5.2	22.9m (75ft.) For alignment with tower: 24.4m (80ft.)	Approximately 30m (99ft.)	Variance supported by staff. Terraced podium responds to topography and unusual configuration of site. There are no overly deep units due to rear yard outdoor amenity space.
Floor-to-floor Height	5.2	2.7m - 3.3m (9-11 ft.)	9.5 ft. minimum	Comply.
Indoor amenity	2.4.1	1.2m²/ unit 3,549 sq.ft. (13 sq.ft./ unit)	Provided 5,444 sq.ft (approx. 20 sq.ft / unit)	Comply.
Outdoor amenity	2.4.1	2.0m²/ unit 5869.5 sf (21.5 sq.ft./unit)	Provided 6,490 sq.ft. (approx. 24 sq.ft / unit)	Comply.
Private Outdoor Space	2.5.1	Required for all units with a minimum depth of 1.8m (6ft.) and a minimum area of 4.5 m² (48.4 sq.ft.)	Balcony or Patio provided to all units and exceed the minimum size or provides additional common outdoor amenity space	Comply.
Min. Unit Size	5.2	320 sq.ft.	320 sq.ft.	Comply. The smallest unit type, S1, meets the minimum 320 sq. ft. when calculated using the inside finished face of the demising and exterior walls.

FAR SUMMARY

PROVIDED FAR AREA			
RESIDENTIAL	13,993	s.m.	150,614 s.ft.
RESIDENTIAL CIRCULATION	2,554	s.m.	27,491 s.ft.
TOTAL	**16,547**	**s.m.**	**178,105 s.ft.**
PROVIDED FAR EXCLUSION AREA			
INDOOR AMENITY (RECREATIONAL)	506	s.m.	5,444 s.ft.
SERVICE (ABOVE GROUND)	82	s.m.	882 s.ft.
SERVICE AMENITY CIRCULATION (ABOVE GROUND)	152	s.m.	1,640 s.ft.
STORAGE (INSUITE) — laundry area not included in the exclusion	874	s.m.	9,410 s.ft.
STORAGE (COMMON)	104	s.m.	1,123 s.ft.
TOTAL	**1,614**	**s.m.**	**18,499 s.ft.**
CITY INDOOR AMENITY REQUIREMENT (13 SF PER UNIT)	330	s.m.	3,549 s.ft.
TOTAL NUMBER OF INSUITE STORAGE UNITS — 251			
EXTERIOR WALL RAINSCREEN ELEMENTS (SEC 10.15.3) — TBC at BP upon finalization of wall assemblies			
FAR CALCULATION			
FAR AREA	16,547	s.m.	178,105 s.ft.
SITE AREA	2,582	s.m.	27,791 s.ft.
FAR		**s.m.**	**6.41**
OUTDOOR SPACE			
BALCONY & PATIO (PRIVATE)	2,753	s.m.	29,635 s.ft.
OUTDOOR AMENITY	603	s.m.	6,490 s.ft.
OUTDOOR COMMON	697	s.m.	7,503 s.ft.
TOTAL	**4,053**	**s.m.**	**43,628 s.ft.**
CITY OUTDOOR AMENITY REQUIREMENT (22 SF PER UNIT)	558	s.m.	6,006 s.ft.

PRIVATE OUTDOOR SPACE SUMMARY

LEVEL	PATIO COUNT	PATIO SF	BALCONY COUNT	BALCONY SF	TOTAL PRIVATE OUTDOOR
1	3	600	3	238	838
1.5	5	947	\	0	947
2	\	0	5	478	478
3	7	1,532	17	1,382	2,914
4	\	0	25	2,016	2,016
5	\	0	25	2,016	2,016
6	4	1,198	18	1,510	2,708
7	4	1,000	17	1,434	2,433
8	1	68	9	793	861
9	\	0	11	885	885
10	\	0	11	885	885
11	\	0	11	885	885
12	\	0	11	885	885
13	\	0	11	885	885
14	\	0	11	885	885
15	\	0	11	885	885
16	\	0	11	885	885
17	\	0	11	885	885
18	\	0	12	885	885
19	\	0	12	885	885
20	\	0	12	885	885
21	3	1,475	8	544	2,020
22	2	1,452	5	338	1,790
TOTAL	**29**	**8,271**	**267**	**21,364**	**29,635**

	COUNTABLE			EXEMPTION										
	Countable GFA s.f.	Residential Area s.f.	Circulation/MEP Closet (Residential) s.f.	Indoor Amenity SERVICE s.f.	Insuite Storage s.f.	Common Storage s.f.	Circulation Aboveground (Service & Amenity) s.f.	Back of House Parking/Bicycle/MEP s.f.	Indoor Amenity s.f.	Outdoor Amenity s.f.	Outdoor Common (including loading BC Hydro) s.f.	Outdoor Private (Private Planters, Patios & Balconies)	Buildable GFA Aboveground s.f.	Buildable GFA Underground s.f.	Buildable GFA Total s.f.
P2								23,612						23,612	23,612
P1								23,612						23,612	23,612
L1	4,481	3,263	1,218		170		222	15,603	865		2,633	838	5,738	15,603	21,341
L1.5	2,532	2,114	418		200		471	4,455			1,745	947	3,203	4,455	7,658
L2	4,078	3,223	855		210			5,812			2,562	478	4,288	5,812	10,100
L3	13,904	11,808	2,096		770	231			872	1,450		2,914	15,776		15,776
L4	14,551	12,455	2,096		810	415						2,016	15,776		15,776
L5	14,551	12,455	2,096		810	415						2,016	15,776		15,776
L6	13,760	11,769	1,992		730	63						2,708	14,553		14,553
L7	12,390	10,607	1,783		570						562	2,433	12,960		12,960
L8	7,009	5,668	1,341		340				2,133	3,706		861	9,482		9,482
L9	6,731	5,740	992		370							885	7,101		7,101
L10	6,731	5,740	992		370							885	7,101		7,101
L11	6,731	5,740	992		370							885	7,101		7,101
L12	6,731	5,740	992		370							885	7,101		7,101
L13	6,731	5,740	992		370							885	7,101		7,101
L14	6,731	5,740	992		370							885	7,101		7,101
L15	6,731	5,740	992		370							885	7,101		7,101
L16	6,731	5,740	992		370							885	7,101		7,101
L17	6,731	5,740	992		370							885	7,101		7,101
L18	6,731	5,778	953		370							885	7,101		7,101
L19	6,731	5,778	953		370							885	7,101		7,101
L20	6,731	5,778	953		370							885	7,101		7,101
L21	5,724	4,836	888		240							2,020	5,964		5,964
L22	4,350	3,425	925		120							1,790	4,470		4,470
L23							947	882	1,574	1,334			3,403		3,403
Total	**178,105**	**150,614**	**27,491**		**9,410**	**1,123**	**1,640**	**882**	**5,444**	**6,490**	**7,503**	**29,635**	**196,604**	**73,094**	**269,698**
Site Area	**27,791**	**2,581.9**							**273**						
FSR	**6.41**														

BYLAW PARKING REQUIREMENTS
Current Policy: No minimum parking requirements.

LAND USE	UNIT NUMBER	GFA SM	BYLAW RATIO/SM	BYLAW RATIO/UNIT	BYLAW REQUIRED		BYLAW REFERENCE
VISITOR	273			0.050	**13.7**	SEC04 4.1.16	0.05 spaces per unit
RESIDENTIAL TOTAL					**148**		
ACCESSIBLE	7				1	SEC04 4.8.3(a)	1 space for the first 7 residential units
	266			0.034	9.0		and an additional 0.034 for each additional unit.
					10		The accessible parking spaces are included in the total 148 spaces requirements.

PARKING PROVIDED

VISITOR PARKING		RV1	RV2	RV3	SV	AV	PARKING SPACE REQUIREMENTS	RESIDENTIAL	VISITOR
LEVEL 1	**9**	2	4	1	1	1	2500W X 5500L X 2000H	RR1	RV1
P1	**5**	2	3				2700W X 5500L X 2000H	RR2	RV2
SUB TOTAL	**14**	4	7	1	1	1			
RESIDENTIAL PARKING		**RR1**	**RR2**	**RR3**	**SR**	**AR**			
LEVEL 1	0	0	0		0	0	2900W X 5500L X 2000H	RR3	RV3
P1	51	15	19	3	9	5	2300W X 4600L X 2000H	SR	SV
P2	60	15	25	3	12	5	(2500W+1500 PATH) X 5500L X 2300H	AR	AV
SUB TOTAL	**111**	30	44	6	21	10			
TOTAL	**125**			Total small car	22				
					18%				

LOADING REQUIREMENTS

LAND USE	UNIT NUMBER	CLASS A	CLASS B	CLASS C		BYLAW REFERENCE
SECURED RENTAL	273		1		SEC 05 5.2.1	At least 1 class B loading space for 100-299 units
		1			SEC 05 5.2.1	At least 1 class A loading space for 50-299 units

CLASS A PASSENGER REQUIREMENTS

LAND USE	UNIT NUMBER	CLASS A	CLASS B	CLASS C		BYLAW REFERENCE
SECURED RENTAL	273	2			SEC 07 7.2.1	At least 1 class A passenger space for 50-125 units plus one space for every additional 150 units

LOADING PROVIDED

LEVELS	CLASS A	CLASS B	CLASS C	LOADING SPACE REQUIREMENTS
LEVEL 1	1			(2500W+1500 PATH) X 5500L X 2300H
LEVEL 2		1		10200L X 3400W X 3800H

CLASS A PASSENGER PROVIDED

LEVELS	CLASS A	CLASS B	CLASS C	LOADING SPACE REQUIREMENTS
LEVEL 1	1			(2500W+1500 PATH) X 5500L X 2300H
	1			2900 X 5500L X 2300H

BYLAW CLASS A BICYCLE REQUIREMENTS

LAND USE	UNIT NUMBER	RATIO		BYLAW REQUIRED	BYLAW SECTION	BYLAW REFERENCE
SECURED RENTAL	180	1.5	CLASS A	270	SEC06 2.1.2	A minimum of 1.5 spaces for every unit under 65m² A minimum of 2.5 spaces for every unit over 65m² and under 105m² A minimum of 3 spaces for every unit over 105m²
	93	2.5	CLASS A	233	SEC06 2.1.2	A minimum of 1.5 spaces for every unit under 65m² A minimum of 2.5 spaces for every unit over 65m² and under 105m² A minimum of 3 spaces for every unit over 105m²
				503		

BYLAW CLASS B BICYCLE REQUIREMENTS

LAND USE	UNIT NUMBER	RATIO		BYLAW REQUIRED	BYLAW SECTION	BYLAW REFERENCE
			CLASS B	15	SEC06 2.1.2	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units

BICYCLE PROVIDED

CLASS A		OVERSIZED	VERTICAL	STACKED	HORIZONTAL	LOCKER	BICYCLE SPACE REQUIREMENTS			BYLAW REFERENCE	BYLAW SECTION
LEVEL 1	127	0	46	0	0	81	900W X 2400L X 1900H	O	OVERSIZED	a minimum of 10% of the spaces must be oversized spaces	SEC06 6.9.3
							600W X 1000L X 1900H	V	VERTICAL	No more than 30% of the required Class A bicycle spaces may be vertical	SEC06 6.3.13
LEVEL 1.5	220	26	53	86	55	0	600W X 1800L X 1900H	L	LOCKER	a minimum of 20% of the spaces must be bicycle lockers	SEC06 6.3.13A
LEVEL 2	156	0	2	112	27	15	600W X 1800L X 1900H	S	STACKED	no more than 60% of the required Class A bicycle spaces may be vertical and stacked	SEC06 6.3.13
SUB TOTAL	**503**	26	101	198	82	96	600W X 1800L X 1900H	H	HORIZONTAL		
TOTAL	**518**										

BICYCLE PROVIDED

CLASS B				BICYCLE SPACE REQUIREMENTS			BYLAW REFERENCE	BYLAW SECTION
LEVEL 1	15			600W X 1800L X 1900H	CB	CLASS B	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	SEC06 6.2.1
LEVEL 2	0							
SUB TOTAL	**15**							

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
6	2026.07.10	DEVELOPMENT PERMIT SUBMISSION	
5	2026.04.20	DEVELOPMENT PERMIT PRE-SUBMISSION	
4	2026.09.23	100% DESIGN DEVELOPMENT REVIEW UPDATE	
3	2025.07.25	100% DESIGN DEVELOPMENT REVIEW UPDATE	
2	2025.07.04	100% DESIGN DEVELOPMENT REVIEW	
1	2025.02.28	50% DESIGN DEVELOPMENT REVIEW	

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT
GUANG RAKHSHANI
PROVINCE OF BRITISH COLUMBIA
2026-07-15

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PROJECT

396 EAST 2ND AVE

396 E 2nd Ave, Vancouver, BC V5T 4L4

DRAWING TITLE

PROJECT STATISTICS FAR & PARKING

DRAWING ISSUE

DEVELOPMENT PERMIT SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
250093	2026-07-10	Author
	SCALE	REVIEWED
		Checker

DRAWING NO. DP A0-003.1 REVISION 6

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area / Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S1	345	25	2		740						2			
		B1A	698	40	1		738								1	
L1	1	B1B	704	40	1	572	744	3433	4873	170	4481	6			1	
		B3	653	40	1		693								1	
		C1 LOWER	517		1		517									1
		LOBBY		865				865	865	865	0					
		SERVICE						15604	15604	15604	0					
74.9%		**Sub Total**			**6**		**3433**	**4298**	**5738**	**1035**	**4481**	**6**				
Total							**3433**					**6**	**2**	**0**	**3**	**1**
							Leasable					Units	2	0	3	1

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S3	368	40	3		1225						3			
L1.5	1	A4	538	40	1	463	578	2314	3203	200	2533	5		1		
		A5C	471	40	1		511							1		
		SERVICE						4455	4455	4455	0					
72.2%		**Sub Total**			**5**		**2314**	**2314**	**3203**	**200**	**2533**	**5**				
Total							**2314**					**5**	**3**	**2**	**0**	**0**
							Leasable					Units	3	2	0	0

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S1	345	25	2		740						2			
		B1A	698	40	1		738								1	
L2	1	B1B	704	40	1	687	744	3433	4288	210	4078	5			1	
		B3	653	40	1		693								1	
		C1 UPPER	477	40			517									
		SERVICE						5802	5802	5802	0					
80.1%		**Sub Total**			**5**		**3433**	**3433**	**4288**	**210**	**4078**	**0**				
Total							**3433**					**5**	**2**	**0**	**3**	**0**
							Leasable					Units	2	0	3	0

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S1	345	25	2		741						2			
		S2	366		1		366						1			
		S3	368	40	4		1634						4			
		S3B	433	40	2		946						2			
		A1	489	40	2		1058							2		
		A4	538	40	1		578							1		
		A5A	539	40	1		579							1		
L3	1	A5B	558	40	1	572	598	12578	15776	770	13904	22		1		
		A6	534	40	1		574							1		
		A12	535	40	1		575							1		
		B1A	698	40	2		1477								2	
		B1C	807	40	1		847								1	
		B5	653		1		653								1	
		C2	956	40	1		996									1
		C3	918	40	1		958									1
		AMENITY						872		872						
		STORAGE						231		231						
86.7%		**Sub Total**			**22**		**12578**	**13680**	**15776**	**1872**	**13904**	**22**				
Total							**12578**					**22**	**9**	**7**	**4**	**2**
							Leasable					Units	9	7	4	2

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S1	345	25	2		740						2			
		S2	366		1		366						1			
		S4B	391	40	1		431						1	1		
		A1	489	40	2		1058							2		
		A6	535	40	1		575							1		
		A9	490	40	1		530								1	
L7	1	B1A	698	40	3	657	2215	11177	12960	570	12390	17			3	
		B5	653		1		653									1
		C2	956	40	1		996									1
		C3B	918	40	1		958									1
		C4	838	40	1		878									1
		C5	824	40	1		864									1
		C6	873	40	1		913									
		AMENITY						0		0						
86.2%		**Sub Total**			**17**		**11177**	**11177**	**12960**	**570**	**12390**	**17**				
Total							**11177**					**17**	**4**	**4**	**4**	**5**
							Leasable					Units	4	4	4	5

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S1	345	25	2		740						2			
		S2	366		1		366						1			
		A1	489	40	2		1058							2		
L8	1	A10	451	25	1	546	476	6008	7349	340	7009	11		1		
		A11	412	25	1		437							1		
		B1A	698	40	3		2215								3	
		B2	676	40	1		716								1	
		AMENITY	0	0				2133	2133	2133						
85.9%		**Sub Total**			**11**		**6008**	**8141**	**9482**	**2473**	**7009**	**11**				
Total							**6008**					**11**	**3**	**4**	**4**	**0**
							Leasable					Units	3	4	4	0

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S1	345	25	2		740						18			
		S2	366		1		366						9			
		A1	489	40	2		1058							18		
L9-17	9	A1A	486	40	1	555	526	6110	7101	370	6731	11		9		
		A3	448	40	1		488							9		
		B1A	698	40	3		2215								27	
		B2	676	40	1		716								9	
86.0%		**Sub Total**			**11**		**6110**	**54986**	**63911**	**3330**	**60581**	**99**				
Total							**54986**					**99**	**27**	**36**	**36**	**0**
							Leasable					Units	27	36	36	0

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S1	345	25	2		740						6			
		A1	489	40	1		529							3		
		A1A	486	40	1		526							3		
L18-20	3	A2	542	40	1	615	582	6148	7101	370	6731	10		3		
		A3	448	40	1		488							3		
		B1A	698	40	2		1477								6	
		C7A	831	40	1		871									3
		C8	895	40	1		935									3
86.6%		**Sub Total**			**10**		**6148**	**18445**	**21304**	**1110**	**20194**	**30**				
Total							**18445**					**30**	**6**	**12**	**6**	**6**
							Leasable					Units	6	12	6	6

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S1	345	25	2		741						4			
		S2	366		1		366						1			
		S3	368	40	4		1634						8			
		S3B	433	40	2		946						4			
		A1	489	40	2		1058							4		
		A4	538	40	1		578							2		
		A5A	539	40	1		579							2		
L4-5	2	A5B	558	40	1	577	598	13265	15776	810	14551	23		2		
		A6	534	40	1		574							2		
		A7	647	40	1		687							2		
		A12	535	40	1		575							2		
		B1A	698	40	2		1477								4	
		B1C	807	40	1		847								2	
		B5	653		1		653								2	
		C2	956	40	1		996									2
		C3	918	40	1		958									2
		STORAGE						415		415						
86.7%		**Sub Total**			**23**		**13265**	**27360**	**31552**	**2450**	**29102**	**46**				
Total							**26531**					**46**	**18**	**16**	**8**	**4**
							Leasable					Units	18	16	8	4

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		S5	376		1		376						1			
		A2	542	40	1		582							1		
		A3	448	40	1		488							1		
L21	1	C7A	831	40	1	725	871	5076	5964	240	5724	7				1
		C8	895	40	1		935									1
		C9	896	40	1		936									1
		C10	848	40	1		888									1
85.1%		**Sub Total**			**7**		**5076**	**5076**	**5964**	**240**	**5724**	**7**				
Total							**5076**					**7**	**1**	**2**	**0**	**4**
							Leasable					Units	1	2	0	4

RENTAL UNITS BREAKDOWN

	Floor Number	Unit #	Net Unit Area	Exclusion/ Unit	Number / Floor	Unit Average	Buildable Unit Area/ Unit Type	Buildable Usable Area/ Floor	Buildable GFA/ Floor	Exclusion/ Floor	Countable GFA/ Floor	Total Units/ Floor	Bachelor	1 Bed	2 Bed	3 Bed
		B7	735	0	1		735					4			1	
		C7B	827	40	1	886	867	3545	4470	120	4350					1
L22	1	C8	895	40	1		935									1
		C11	968	40	1		1008									1
79.3%		**Sub Total**			**4**		**3545**	**3545**	**4470**	**120**	**4350**	**4**				
L23		AMENITY	MEP					**1,574**	**3403**	3403	0					
Total							**3545**					**4**	**0**	**0**	**1**	**3**
							Leasable					Units	0	0	1	3

Unit Number Legend

S	Studio
A	1 Bed
B	2 Bed
C	3 Bed

TOTAL

FAR	SITE AREA s.f.	Overall Efficiency	Usable Unit Area	Buildable Usable Area	Buildable GFA	Exclusion	Countable GFA	Total Units	Bachelor	1 Bed	2 Bed	3 Bed
6.41	**27,791**	**84.7%**	**160,024**	**166,591**	**196,604**	**15,949**	**178,105**	273	82	90	74	27
									30%	33%	27%	10%

FAMILY FRIENDLY UNITS (PROVIDED) 37%

Below Market Units	Exclusion	Countable GFA	Total Units	Bachelor	1 Bed	2 Bed	3 Bed
L1-5	**1,870**	**38,000**	55	16	18	15	6
20.1%		**21%**		29%	33%	27%	11%

BRUNSWICK UNIT SUMMARY

Unit Type	Unit	Net Area (sf.)	In-Suite Storage	Total Area (sf.)	Total Area (sm.)	# of Units/Type	Patio Area (sf.)	Balcony Area (sf.)	%	Total # of Unit
Studio	S1	345	25	370	34	40	\	68	30%	82
	S2	366		366	34	15	\	67		
	S3	368	40	408	38	15	162	78		
	S3B	433	40	473	44	6	162	78		
	S4A	390	40	430	40	4	318	116		
	S4B	391	40	431	40	1	\	116		
	S5	376		376	35	1	341	\		
One-Bedroom	A1	489	40	529	49	33	\	69	33%	90
	A1A	486	40	526	49	12	\	68		
	A2	542	40	582	54	4	\	69		
	A3	448	40	488	45	13	\	68		
	A4	538	40	578	54	4	315	152		
	A5A	539	40	579	54	4	\	76		
	A5B	558	40	598	56	4	\	76		
	A5C	471	40	511	47	1	146	\		
	A6	534	40	574	53	5	106	69		
	A7	647	40	687	64	3	\	78		
	A8	573	40	613	57	1	90	\		
	A9	490	40	530	49	1	141	\		
	A10	451	25	476	44	1	\	44		
	A11	412	25	437	41	1	\	68		
	A12	535	40	575	53	3	\	121		
Two-Bedroom	B1A	698	40	738	69	49	\	102	27%	74
	B1B	705	40	745	69	2	176	102		
	B1C	807	40	847	79	3	\	102		
	B2	676	40	716	67	10	\	102		
	B3	653	40	693	64	2	114	138		
	B4	748	40	788	73	1	\	102		
	B5	653		653	61	5	212	102		
	B6	650	40	690	64	1	472	\		
	B7	735		735	68	1	793	67		
Three-Bedroom	C1	993	40	1033	96	1	311	\	10%	27
	C2	956	40	996	93	5	363	152		
	C3	918	40	958	89	4	366	76		
	C3.B	918	40	958	89	1	\	76		
	C4	838	40	878	82	1	356	116		
	C5	824	40	864	80	1	272	78		
	C6	873	40	913	85	1	231	76		
	C7A	831	40	871	81	4	\	136		
	C7B	827	40	867	81	1	\	136		
	C8	895	40	935	87	5	\	136		
	C9	896	40	936	87	1	445	69		
	C10	849	40	889	83	1	690	68		
	C11	968	40	1008	94	1	659	\		
Total						**273**			**100%**	

BRUNSWICK MARKET RENTAL UNIT SUMMARY

Unit Type	Unit	Net Area (sf.)	In-Suite Storage	Total Area (sf.)	Total Area (sm.)	# of Units/Type	Patio Area (sf.)	Balcony Area (sf.)	%	Total # of Unit
Studio	S1	345	25	370	34	34	\	68	30%	66
	S2	366		366	34	14	\	67		
	S3	368	40	408	38	8	162	78		
	S3B	433	40	473	44	4	162	78		
	S4A	390	40	430	40	4	318	116		
	S4B	391	40	431	40	1	\	116		
	S5	376		376	35	1	341	\		
One-Bedroom	A1	489	40	529	49	28	\	69	33%	72
	A1A	486	40	526	49	12	\	68		
	A2	542	40	582	54	4	\	69		
	A3	448	40	488	45	13	\	68		
	A4	538	40	578	54	1	315	152		
	A5A	539	40	579	54	2	\	76		
	A5B	558	40	598	56	2	\	76		
	A6	534	40	574	53	3	106	69		
	A7	647	40	687	64	2	\	78		
	A8	573	40	613	57	1	90	\		
	A9	490	40	530	49	1	141	\		
	A10	451	25	476	44	1	\	44		
	A11	412	25	437	41	1	\	68		
	A12	535	40	575	53	1	\	121		
Two-Bedroom	B1A	698	40	738	69	43	\	102	10%	59
	B1C	807	40	847	79	1	\	102		
	B2	676	40	716	67	10	\	102		
	B4	748	40	788	73	1	\	102		
	B5	653		653	61	2	212	102		
	B6	650	40	690	64	1	472	\		
	B7	735		735	68	1	793	67		
Three-Bedroom	C2	956	40	996	93	3	363	152	27%	21
	C3	918	40	958	89	1	366	76		
	C3.B	918	40	958	89	1	\	76		
	C4	838	40	878	82	1	356	116		
	C5	824	40	864	80	1	272	78		
	C6	873	40	913	85	1	231	76		
	C7A	831	40	871	81	1	\	136		
	C7B	827	40	867	81	1	\	136		
	C8	895	40	935	87	1	\	136		
	C9	896	40	936	87	1	445	69		
	C10	849	40	889	83	1	690	68		
	C11	968	40	1008	94	1	659	\		
Total						**218**			**100%**	

BRUNSWICK BMR UNIT SUMMARY

Unit Type	Unit	Net Area (sf.)	In-Suite Storage	Total Area (sf.)	Total Area (sm.)	# of Units/Type	Patio Area (sf.)	Balcony Area (sf.)	%	Total # of Unit
Studio	S1	345	25	370	34	6	\	68	29%	16
	S2	366		366	34	1	\	67		
	S3	368	40	408	38	7	162	78		
	S3B	433	40	473	44	2	162	78		
One-Bedroom	A1	489	40	529	49	5	\	69	33%	18
	A4	538	40	578	54	3	315	152		
	A5A	539	40	579	54	2	\	76		
	A5B	558	40	598	56	2	\	76		
	A5C	471	40	511	47	1	146	\		
	A6	534	40	574	53	2	106	69		
	A7	647	40	687	64	1	\	78		
	A12	535	40	575	53	2	\	121		
Two-Bedroom	B1A	698	40	738	69	6	\	102	27%	15
	B1B	705	40	745	69	2	176	102		
	B1C	807	40	847	79	2	\	102		
	B3	653	40	693	64	2	114	138		
	B5	653		653	61	3	212	102		
Three-Bedroom	C1	993	40	1033	96	1	311	\	11%	6
	C2	956	40	996	93	2	363	152		
	C3	918	40	958	89	3	366	76		
Total						**55**			**100%**	

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1	2026.07.10	DEVELOPMENT PERMIT SUBMISSION	

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PROJECT STATISTICS UNIT MIX

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REVISION 1