

GFAR notes:

- 1) For NON-USEABLE AREA- include the walls enclosing these areas
- 2) MECH VERTICAL SHAFTS: Estimated areas of all slab openings or predominantly slab opening for the vertical passage of building services - no standing space
- 3) COVERED LOADING: Drive thru commercial & residential loading area. Not visible from the streets, removes the need for extensive curbside loading & reduces traffic impact. Large overhead doors at either end to reduce noise and visible impact to the neighbouring area.
- 4) OPEN FLOOR: Includes atrium 2-storey space facing Robie Street & lost space at 3rd floor under swimming pool, swimming pool area at 4th with retractable glazed walls opening the pool to the south & to the roof terrace to the north.
- 5) GROSS FA: Gross floor area inside of perimeter exterior walls
- 6) GFA: GROSS FA- FA to be removed
- 7) MECH/ ELECTRICAL UTILITY: Estimated areas dedicated for HVAC, electrical, plumbing & communication equipment
- 8) AMENITIES / LOBBIES : Show in plans for information only. Includes Ground floor residential lobbies and tenant amenities on the 4th floor.

FLOOR	NON USABLE AREA (1)					USABLE AREA			BAYS	STAIRWELLS	(7) MECH/ ELECTRICAL UTILITY	(8) AMENITIES / LOBBIES
	ELEVATOR	(2) MECH VERTICAL SHAFTS	(3) COVERED LOADING	(4) OPEN FLOOR	total FA to be removed from GFA	(5) GROSS FA	GFA					
1	49.82	30.00	191.42		271.24	2,092.47	1,821.23			78.34	50.00	488.78
2	49.82	30.00			79.82	2,378.57	2,298.75	47.72	78.34	5.00		
3	49.82	30.00		343.15	422.97	2,378.57	1,955.60	69.19	78.34	5.00		
4	49.82	30.00		246.03	325.85	1,688.21	1,362.36	21.47	78.34	5.00		1,197.14
5	49.82	30.00			79.82	1,101.54	1,021.72	21.47	78.34	5.00		
6	49.82	30.00			79.82	1,248.48	1,168.66	174.34	78.34	5.00		
7	49.82	30.00			79.82	1,248.48	1,168.66	174.34	78.34	5.00		
8	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
9	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
10	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	55.00		
11	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
12	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
13	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
14	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
15	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
16	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
17	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
18	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
19	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	5.00		
20	49.82	30.00			79.82	1,248.70	1,168.88	174.34	78.34	55.00		
21	49.82	30.00			79.82	1,263.15	1,183.33	189.10	78.34	5.00		
22	49.82	30.00			79.82	1,263.15	1,183.33	189.10	78.34	5.00		
23	49.82	30.00			79.82	1,263.15	1,183.33	189.10	78.34	5.00		
24	49.82	30.00			79.82	1,229.18	1,149.36	152.86	78.34	5.00		
25	49.82	30.00			79.82	1,230.59	1,150.77	152.86	78.34	5.00		
26	49.82	30.00			79.82	1,230.59	1,150.77	152.86	78.34	5.00		
27	49.82	30.00			79.82	975.93	896.11	93.74	78.34	5.00		
28	49.82	30.00			79.82	975.93	896.11	93.74	78.34	5.00		
29	49.82	30.00			79.82	796.01	716.19	NA	78.34	5.00		
30	49.82	30.00			79.82	571.62	491.80	NA	78.34	5.00		
total	1,495	900	191	589	3,175	39,169	35,994	3,988	2,350	295	1,686	
							GRA	wo/ BAYS	wo/STAIRS	wo/MECH		
							35,994	32,005	33,643	35,699		
							OVER (+), UNDER (-) PERMITTED GRA as per LUB def	2,346	(1,643)	(5)	2,051	

<b>SITE AREA</b>	<b>4,206 m2</b>	<b>FAR</b>	<b>8.00</b>	<b>MAX GFA</b>	<b>33,648</b>
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