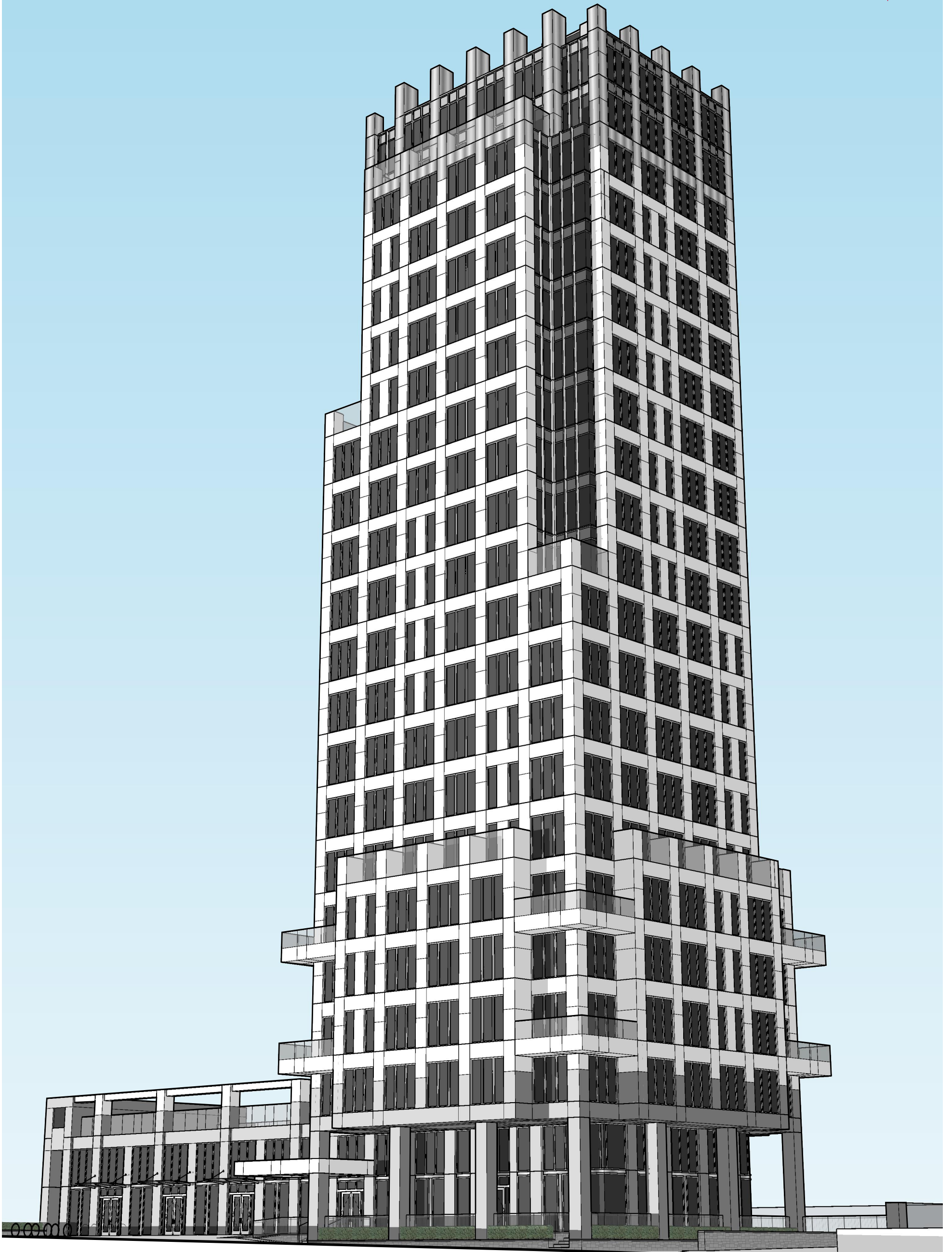


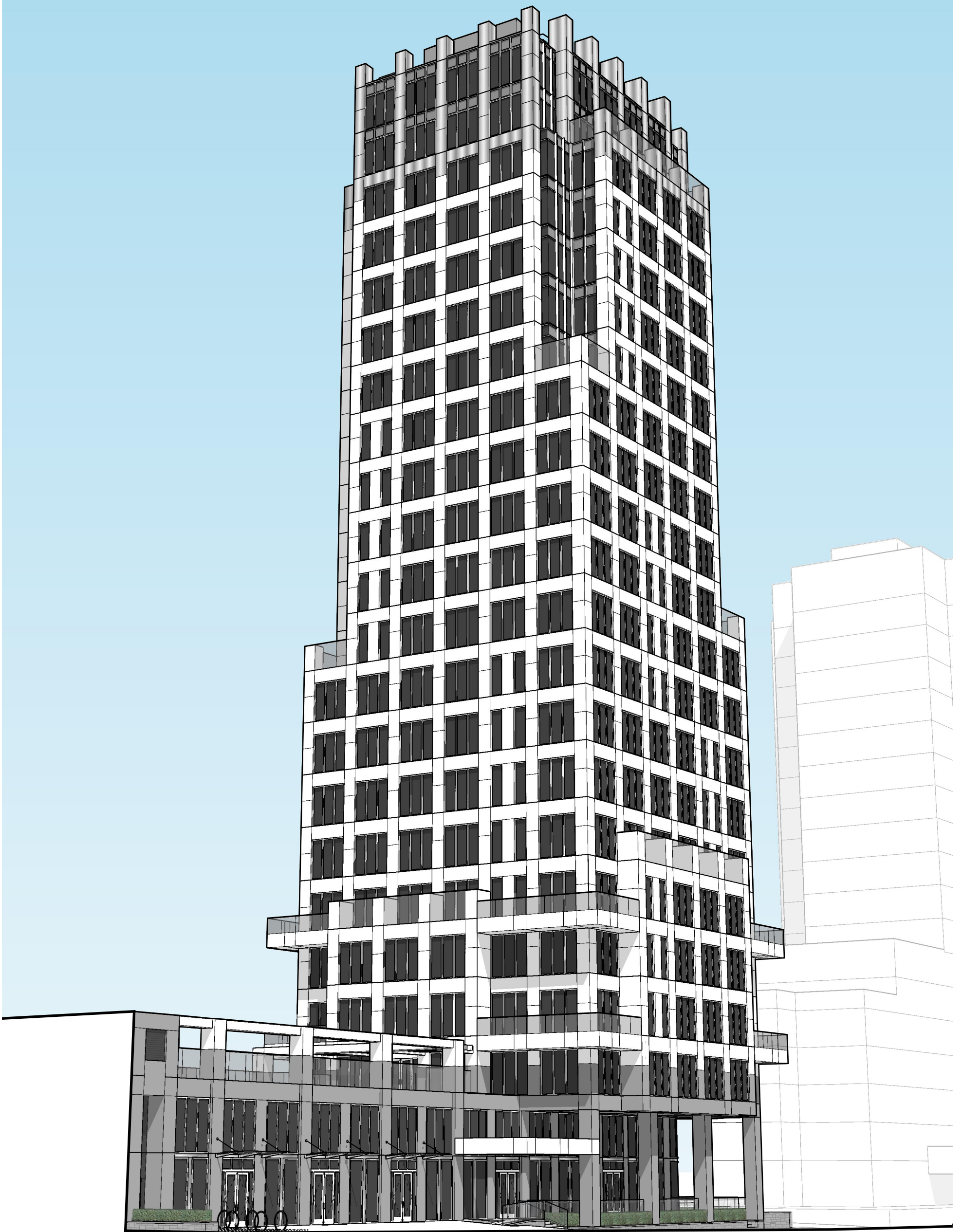


NE PERSPECTIVE

October 8, 2020

2032 ROBIE STREET

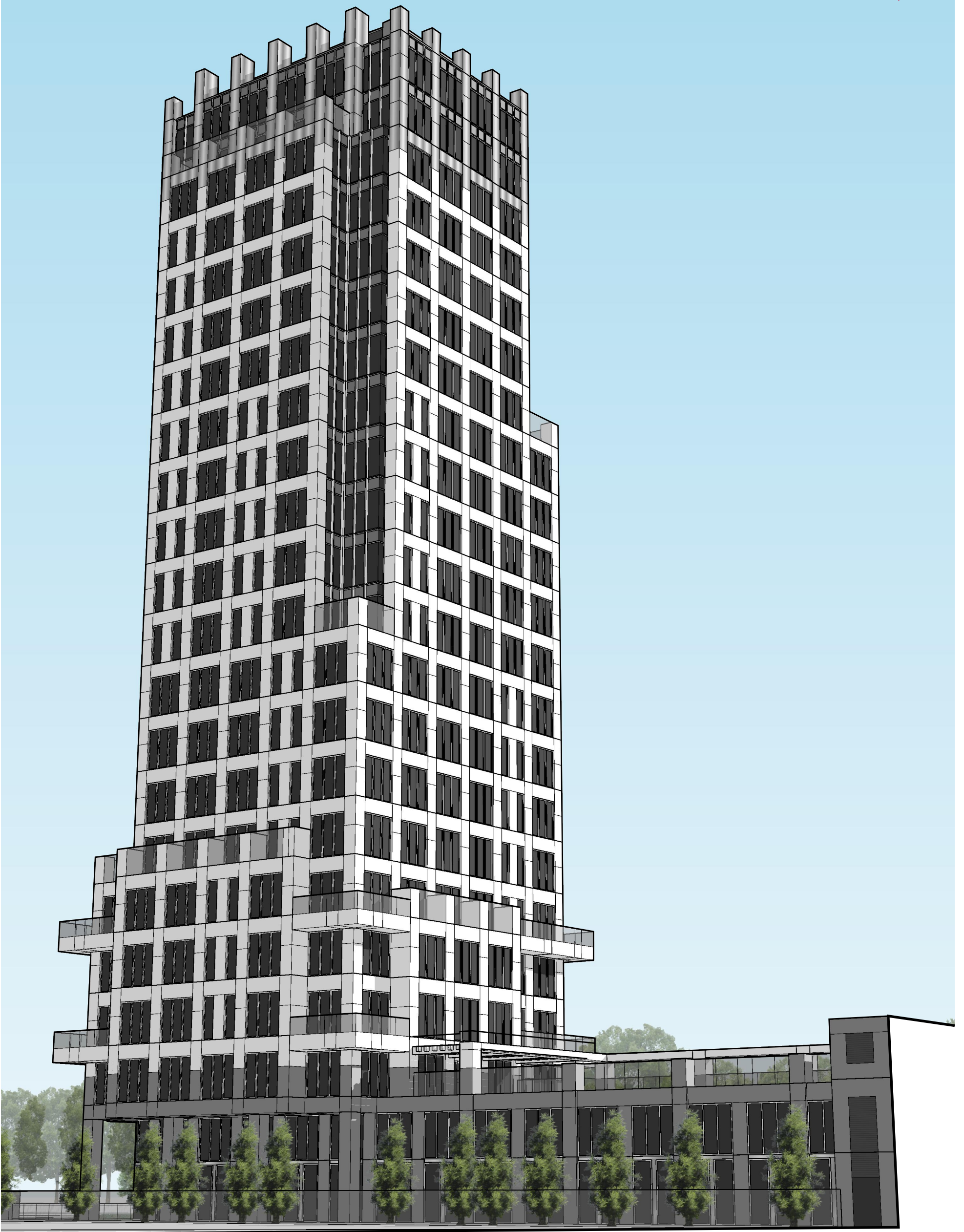




SE PERSPECTIVE
October 8, 2020

2032 ROBIE STREET





SW PERSPECTIVE
October 8, 2020

2032 ROBIE STREET





SIDEWALK PERSPECTIVE
FACING NORTH

October 8, 2020

2032 ROBIE STREET





SIDEWALK PERSPECTIVE
FACING SOUTH

October 8, 2020

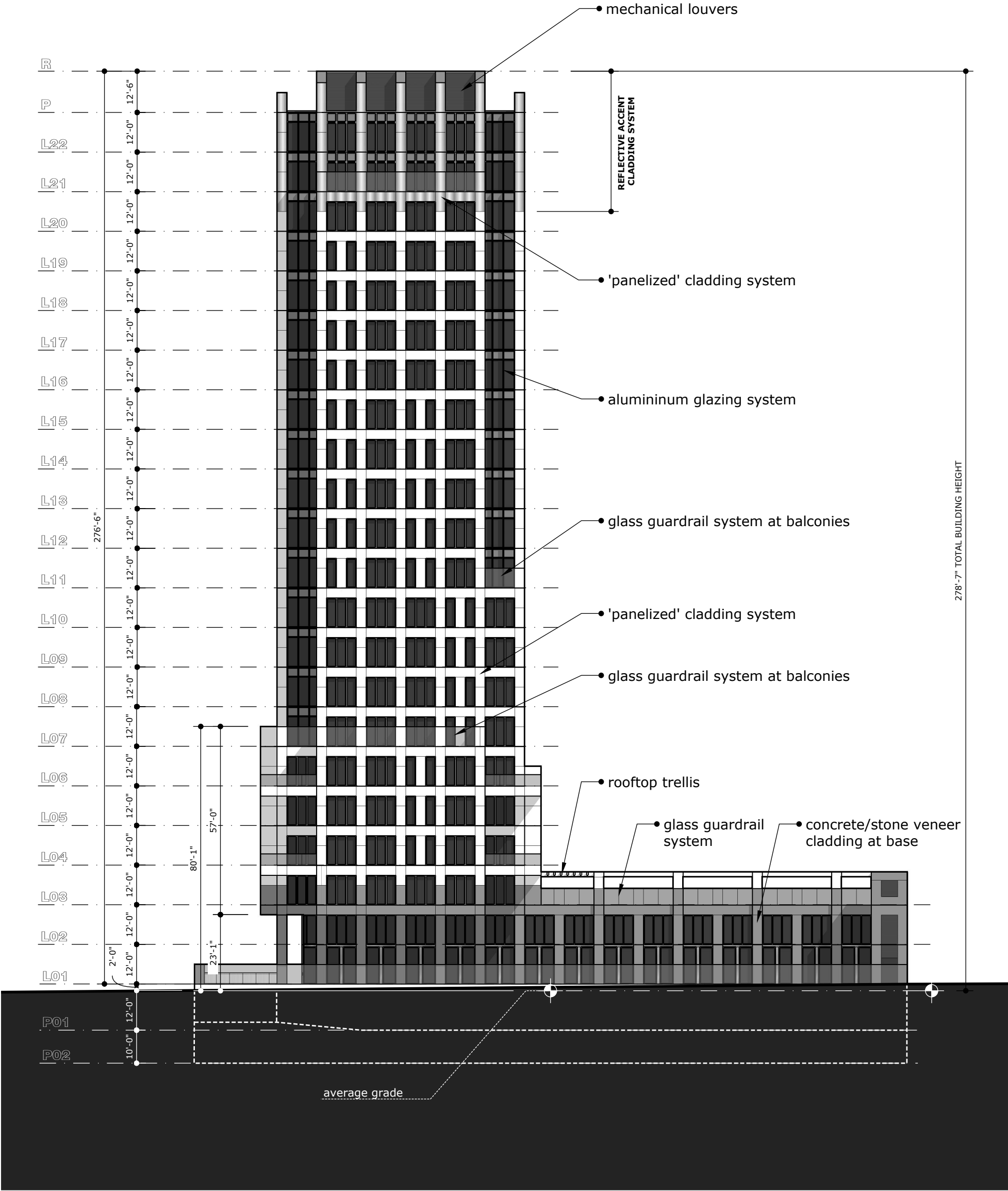
2032 ROBIE STREET





2032 ROBIE STREET
EXTERIOR ELEVATIONS

A01

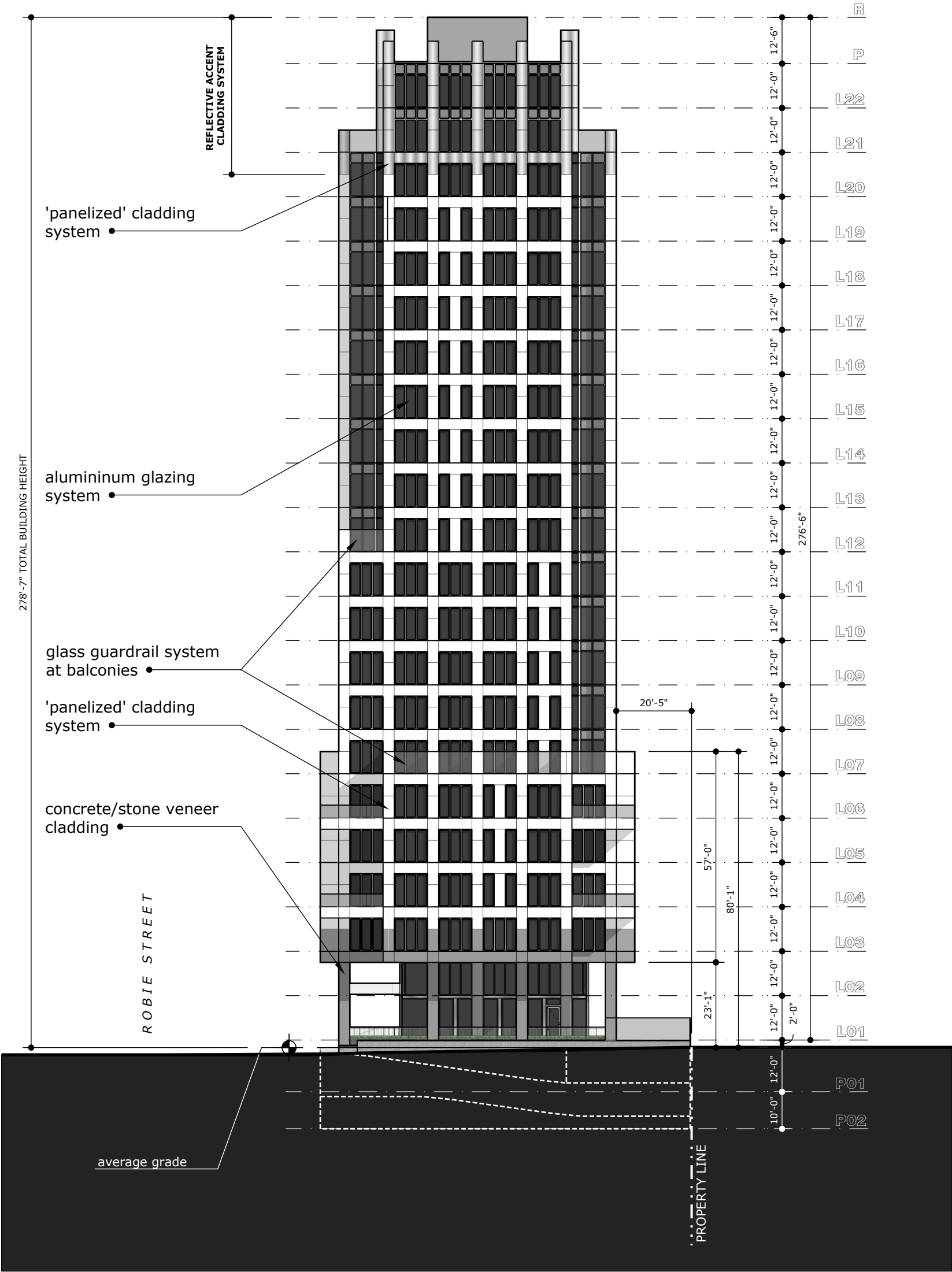


WEST ELEVATION

October 8, 2020

2032 ROBIE STREET
EXTERIOR ELEVATIONS

A02

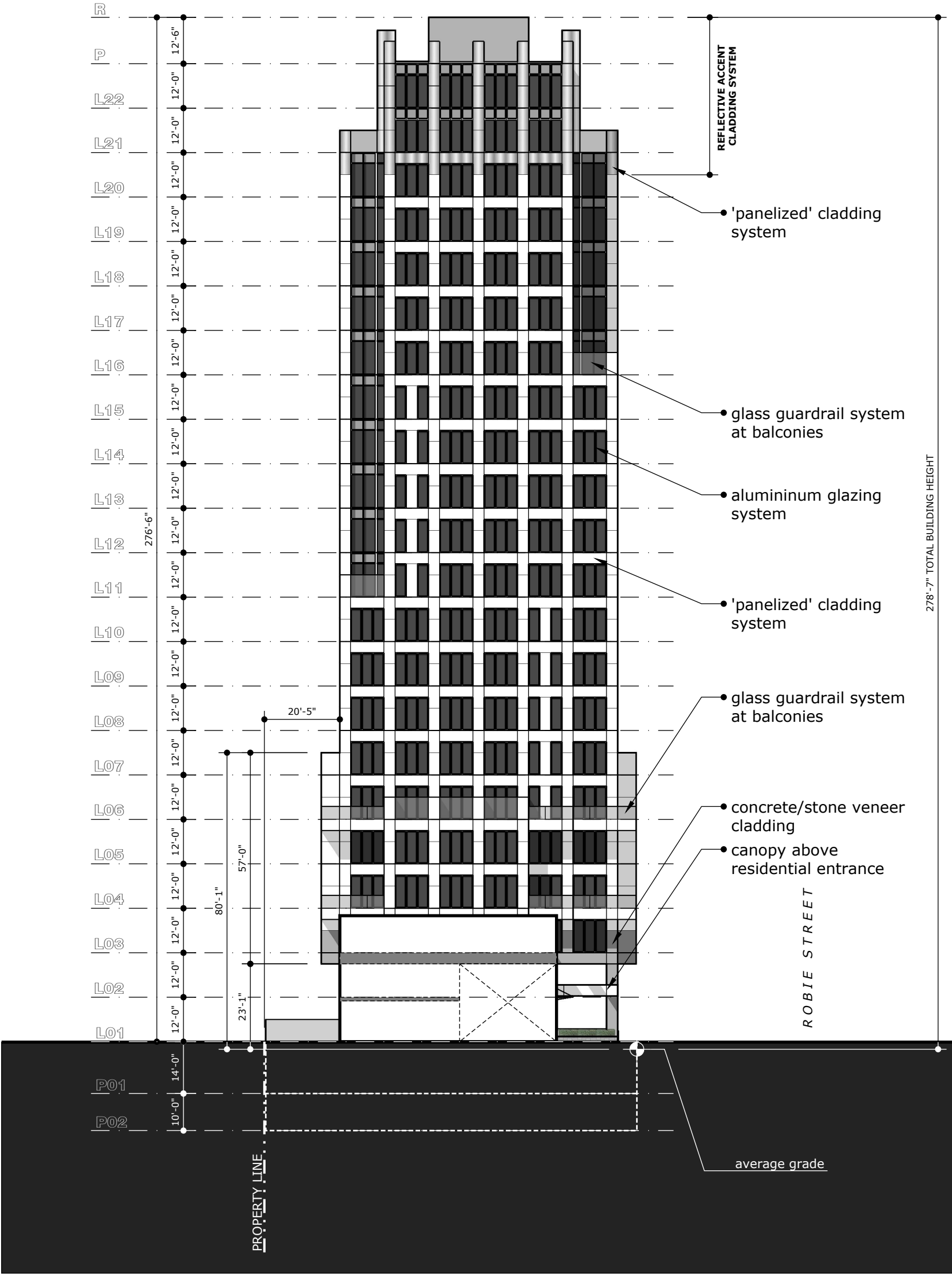


NORTH ELEVATION

October 8, 2020

2032 ROBIE STREET
EXTERIOR ELEVATIONS

A03



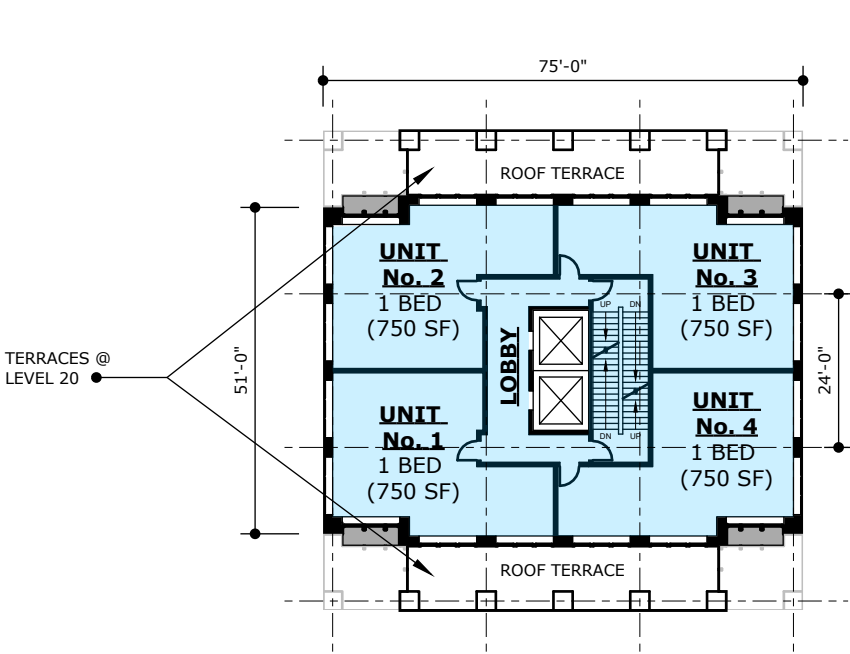
SOUTH ELEVATION

October 8, 2020

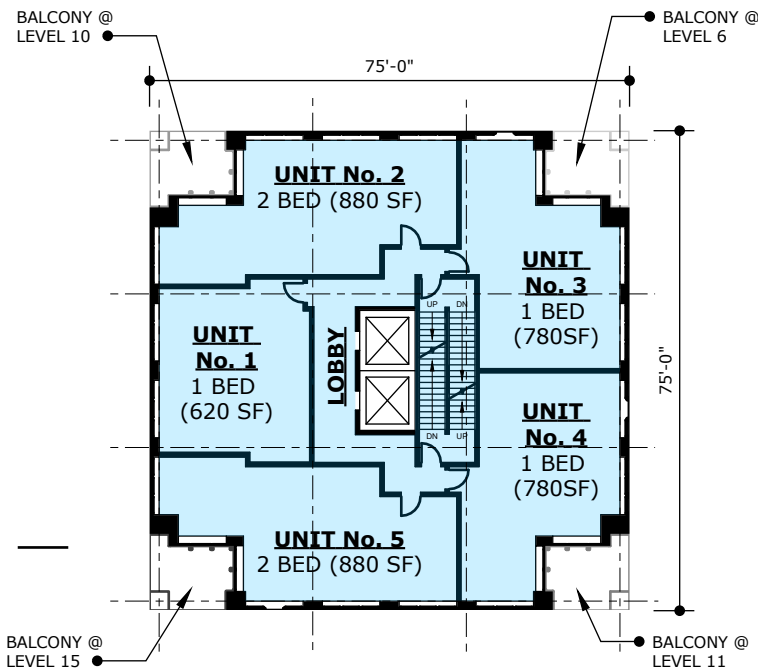
2032 ROBIE STREET

EXTERIOR ELEVATIONS

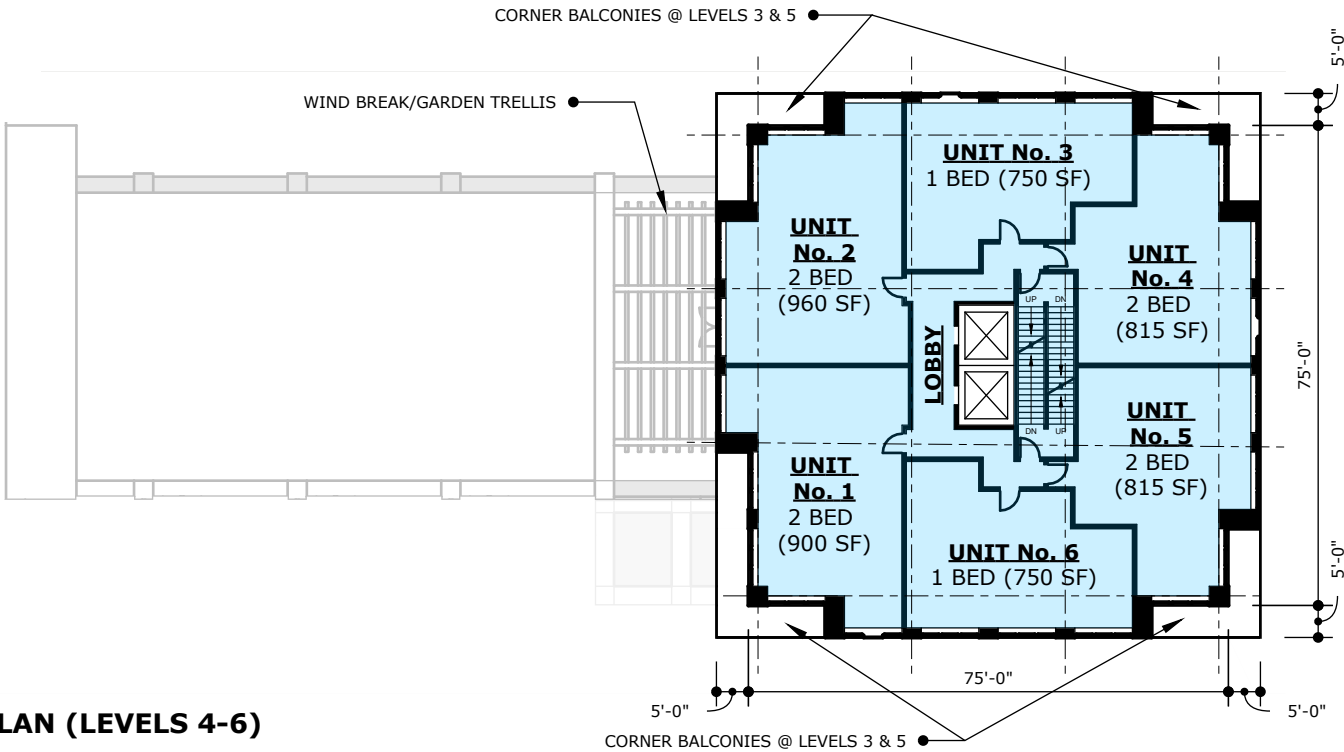
A04



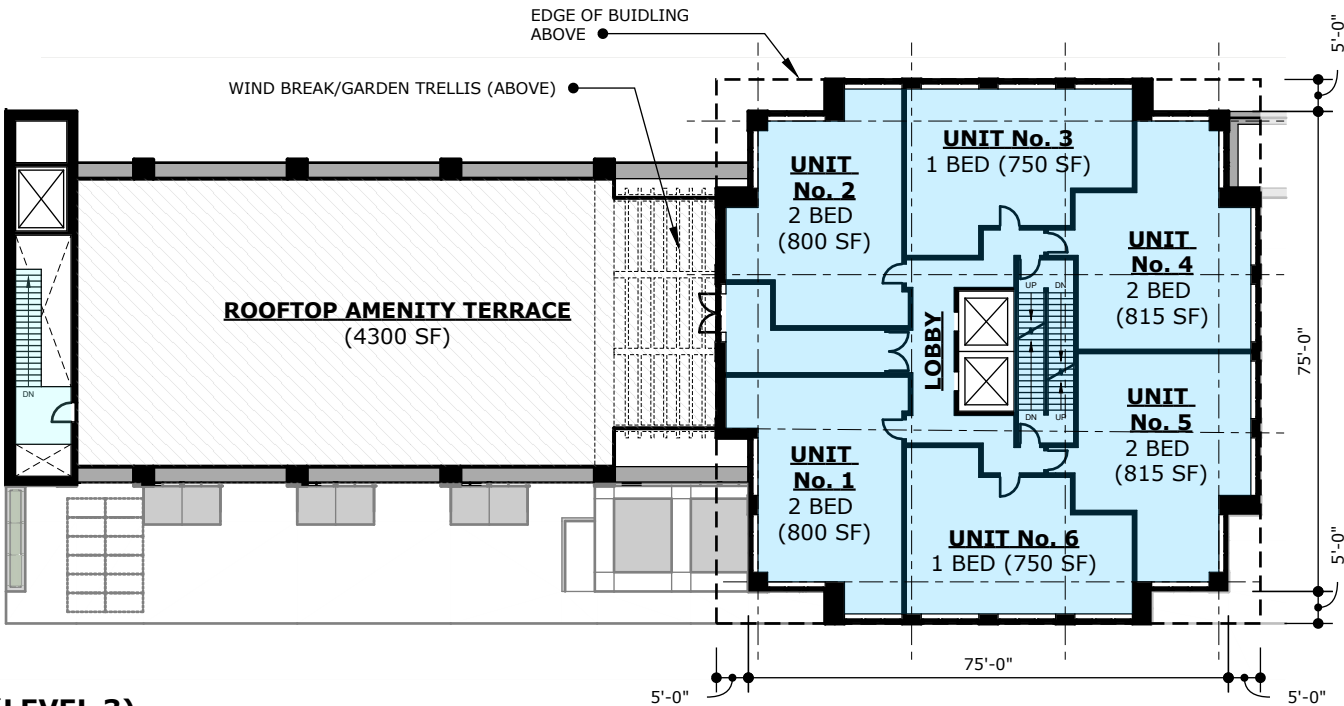
TYP. FLOOR PLAN (LEVELS 21-22)



TYP. FLOOR PLAN (LEVELS 7-20)



TYP. FLOOR PLAN (LEVELS 4-6)



FLOOR PLAN (LEVEL 3)

FLOOR AREA (PER LUB DEF.)		
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AREA BREAKDOWN:

Level	Area (SF)	Area (m2)
P02	-	-
P01	-	-
1	8,124	754.7
2	5,483	509.3
3	5,979	555.4
4	5,815	540.2
5	5,650	524.9
6	5,650	524.9
7	4,833	448.9
8	4,833	448.9
9	4,833	448.9
10	4,833	448.9
11	4,691	435.7
12	4,549	422.5
13	4,549	422.5
14	4,549	422.5
15	4,549	422.5
16	4,407	409.3
17	4,407	409.3
18	4,407	409.3
19	4,407	409.3
20	4,407	409.3
21	3,376	313.6
22	3,376	313.6
P	1,008	93.6
Total:	108,711	10,099.5
Site Area:	21,772	2,022.6
GFAR:	4.99	: 1

UNIT BREAKDOWN:

LEVEL 2-5 (4 LEVELS)

- 1 BED = 8
- 2 BED = 16
-
- TOTAL = 24

LEVELS 6-19 (14 LEVELS)

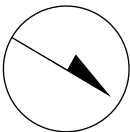
- 1 BED = 42
- 2 BED = 28
-
- TOTAL = 70

LEVELS 20-21 (2 LEVELS)

- 1 BED = 8
-
- TOTAL = 8

GRAND TOTAL:

- 1 BED = 58
- 2 BED = 44
- TOTAL = 102 UNITS**

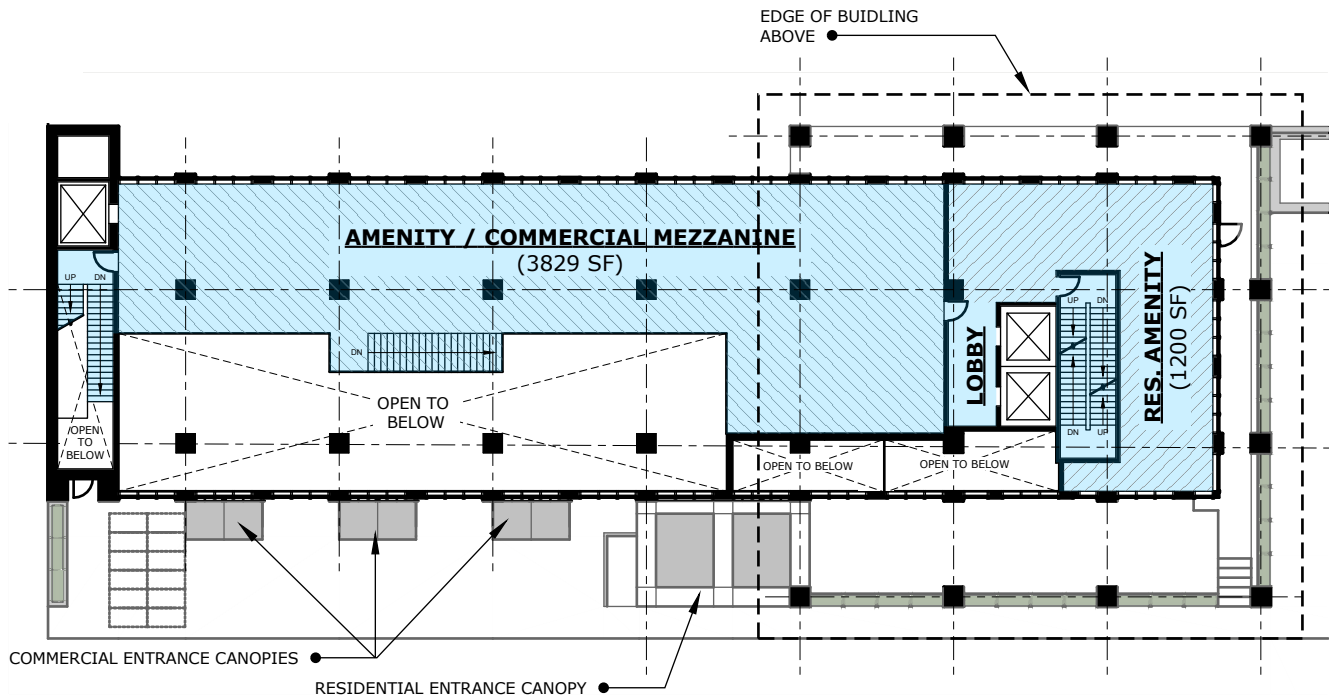


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2032 ROBIE STREET

FLOOR PLANS

A05



FLOOR PLAN (LEVEL 2)

FLOOR AREA (PER LUB DEF.)

BICYCLE PARKING PROVIDED:

RESIDENTIAL:
102 UNITS X 0.5 = 51 STALLS
(80% CLASS A = 41)
(20% CLASS B = 10)

COMMERCIAL/RETAIL:
TOTAL COMM. AREA: 5970 SF
554.6 m2
554.6 m2 / 300 m2 = 1.85 STALLS
(MINIMUM 2 CLASS B STALLS)

GRAND TOTAL:
CLASS A = 41
CLASS B = 12
TOTAL: 53 STALLS

AMENITY AREA CALCULATION

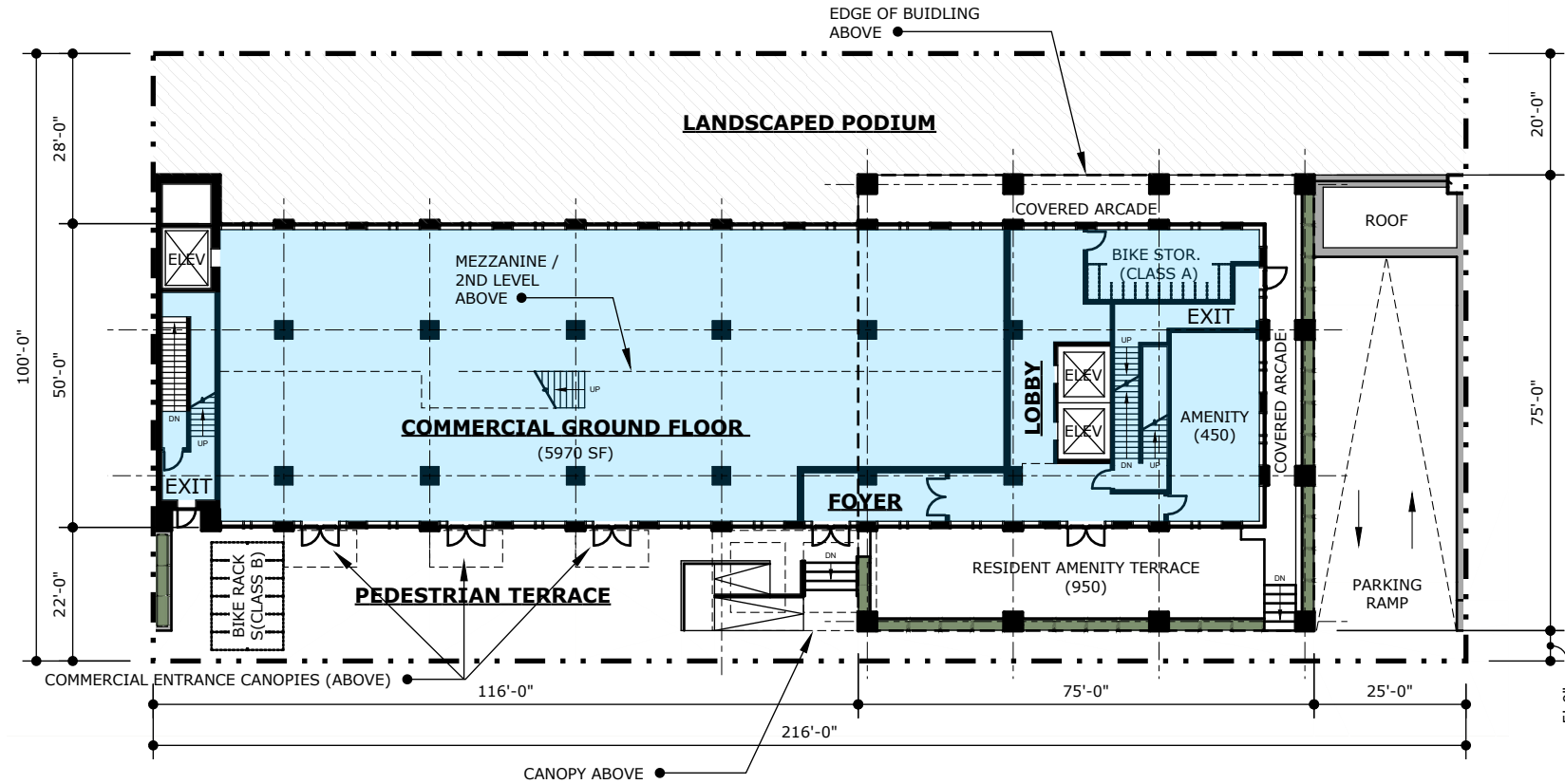
102 RES. UNITS x 5.0 m2/UNIT

TOTAL REQ'D: 510 m2
(5490 ft2)

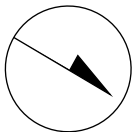
MINIMUM 50% MUST BE PROVIDED
INDOORS: 255 m2
(2745 ft2)

AMENITY SPACES PROVIDED:
EXTERIOR: LEVEL 1 950 ft2
LEVEL 3 4300 ft2
INTERIOR: LEVEL 1 450 ft2
LEVEL 2 ≥ 2295 ft2

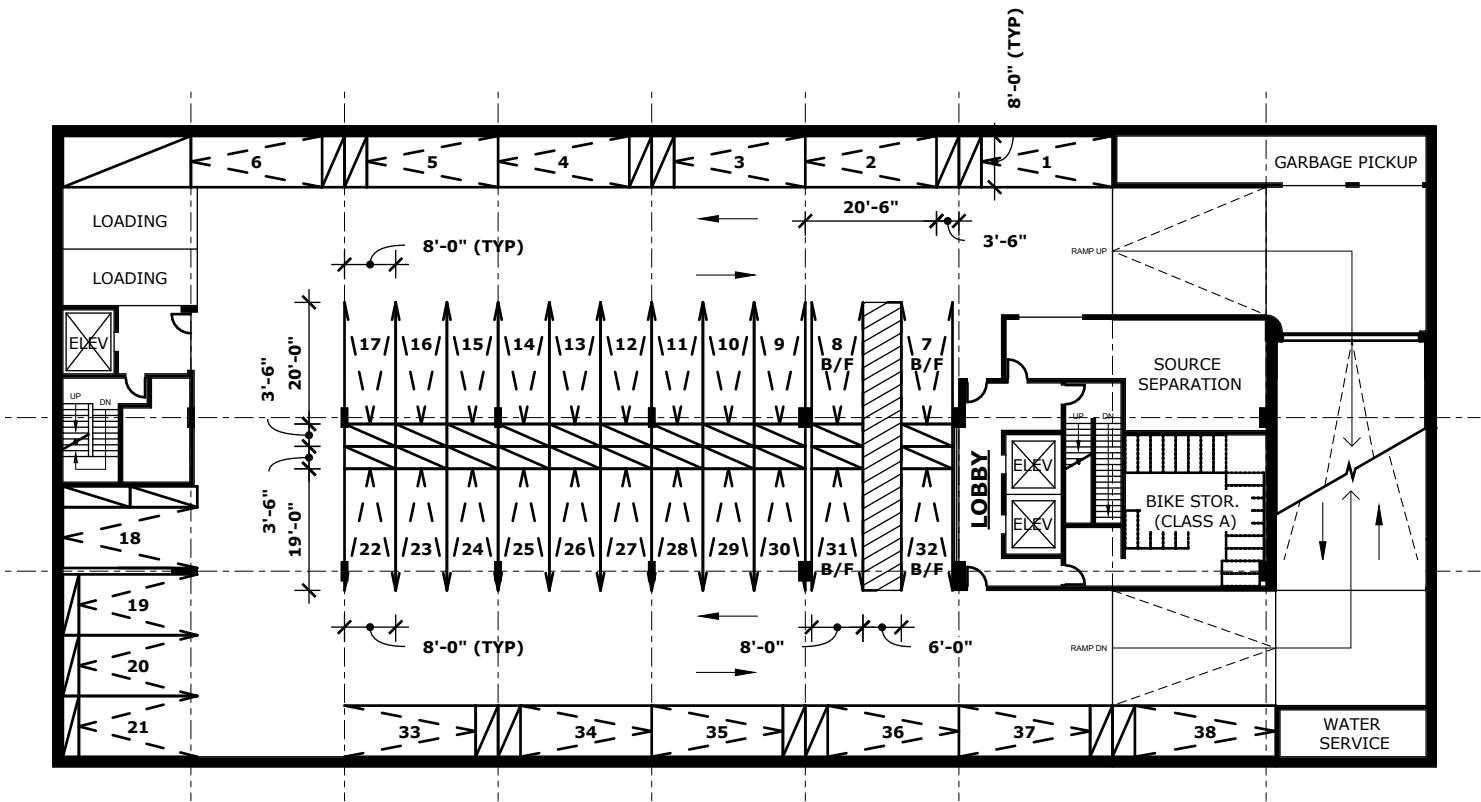
TOTALS:
EXTERIOR: 487.7 m2
5250 ft2
INTERIOR: ≥ 255 m2
≥ 2745 ft2
GRAND TOTAL: ≥ 742.7 m2
≥ 7995 ft2



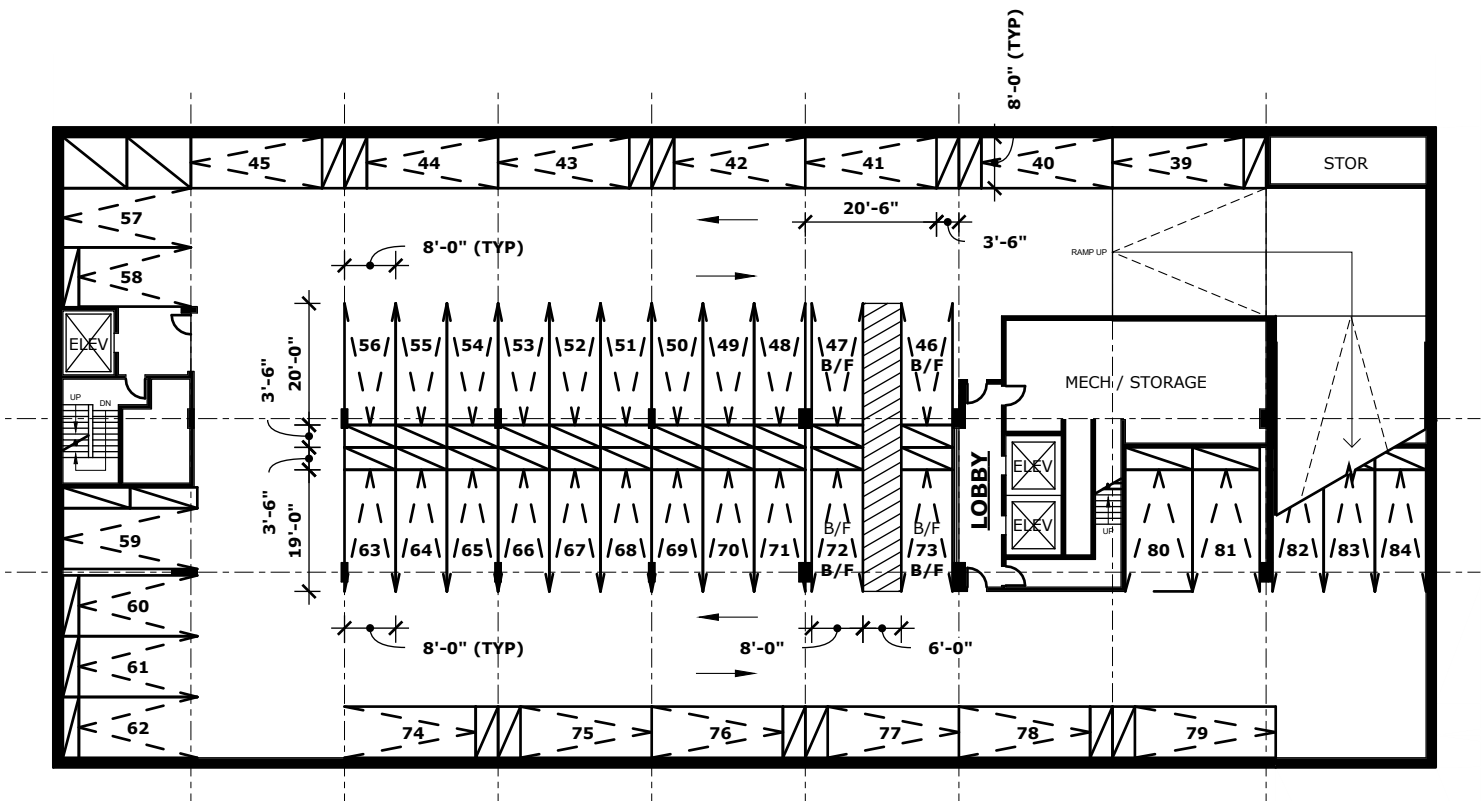
FLOOR PLAN (LEVEL 1)



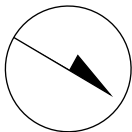
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PARKING FLOOR PLAN (P01)



PARKING FLOOR PLAN (P02)



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