

4464 Dunbar Street	FAR	SF
Site Area		30763
Max. Multiple Dwelling FAR	2.15	66140
Max. Res. FAR ABOVE street Level	1.75	53835
Max. area AT street level (Retail or Residential)	0.75	23072
Max. FAR for All Uses Combined	2.5	76907

Level	Gross Area	Retail	Retail Circ	Residential	Residential Circ.	Amenity	Salable	Efficiency
4	13861			12251	1610	109	12251	88%
3	20673			18886	1787		18886	91%
2	20767			18973	1794		18973	91%
mezz	8321			6546	1775		6546	79%
1	15866	10859	310	2811	1078	808	13670	86%
Total	79597	10859	310	59467	8044	917	70326	88.35%

	Retail and Visitors Stalls	Res. Stalls				
P1	24	32				
P2		73				
Total	24	105				

2.2 stalls/ unit

Parking	Required	Provided	Difference
Dwelling			
Multiple Dwelling = 0.6 per Unit (see 4.2.1.13)	28.8		
Plus 1/2153 SF of Gross Area	37		
Total Residential	66	105	39
HC = 1 for first 7 Units	1	1	0
Plus 0.034/Unit (see 4.8.4)	1	2	1
Commercial			
Office/Retail = 3/3229 SF	3		
Plus 1/538 SF (see 4.2.5.1)	15		
Total Commercial	18	24	6
HC = 1/5382 SF	1	1	0
Plus 0.4/10764 SF	0	0	0

Bicycle Parking	Required	Provided	Difference
Residential			
Class A	60.0	61	1.0
Class B	6	6	0
Retail			
Class A	2.1	2	-0.1
Class B	6	6	0

Unit		
1br	2br	3 br
	5	4
	15	1
	15	1
	4	
	1	2
Total		48

Exclusion	
storage	encl. balc/Amenity
160	109
240	619
240	619
80	76
80	808
Total	3031

Net Area for the City	
	13592
	19814
	19908
	8165
	14978
Total	76457

Net Res. area above street level	53314
Net Res. area at Street Level	11974
Retail Area	11169
Total Net Area of Project	76457
Net FSR	2.49

Total Gross Area of Project	79488
Gross FSR	2.58

Open Balcony Area to Total Floor Area Percentage %						
	Level	Floor Area	Enclosed Balcony	Open Balcony	Total	%
	Level 1	3,889				0.00%
	Mezz	8,321	76	176	252	3.03%
	Level 2	20,767	619	1,084	1,703	8.20%
	Level 3	20,673	619	1,663	2,282	11.04%
	Level 4	13,861			0	0.00%
Total	Overall	67,511	1,314	2,923	4,237	4.45%
			31.0%	69.0%		

	Gross Area	Balcony	Ratio
Overall	67,511	4,237	6.28%
Limit	67,511	5,401	8.00%

CLIENT
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NO.	DATE	DESCRIPTION
03	2018-08-09	REISSUED FOR DP
02	2018-04-17	ISSUED FOR DP
01	2018-04-04	ISSUED FOR DP REVIEW

NO.	DATE	APPR	DESCRIPTION

NO.	DATE	APPR	DESCRIPTION

SEAL

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PROJECT TITLE
Dunbar & 28th
4464 Dunbar Street

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DRAWN BY: User
CHK'D BY: User
SCALE: 3/32" = 1'-0"
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SHEET TITLE
PROJECT STATISTICS

SHEET NUMBER: **A0.01**
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