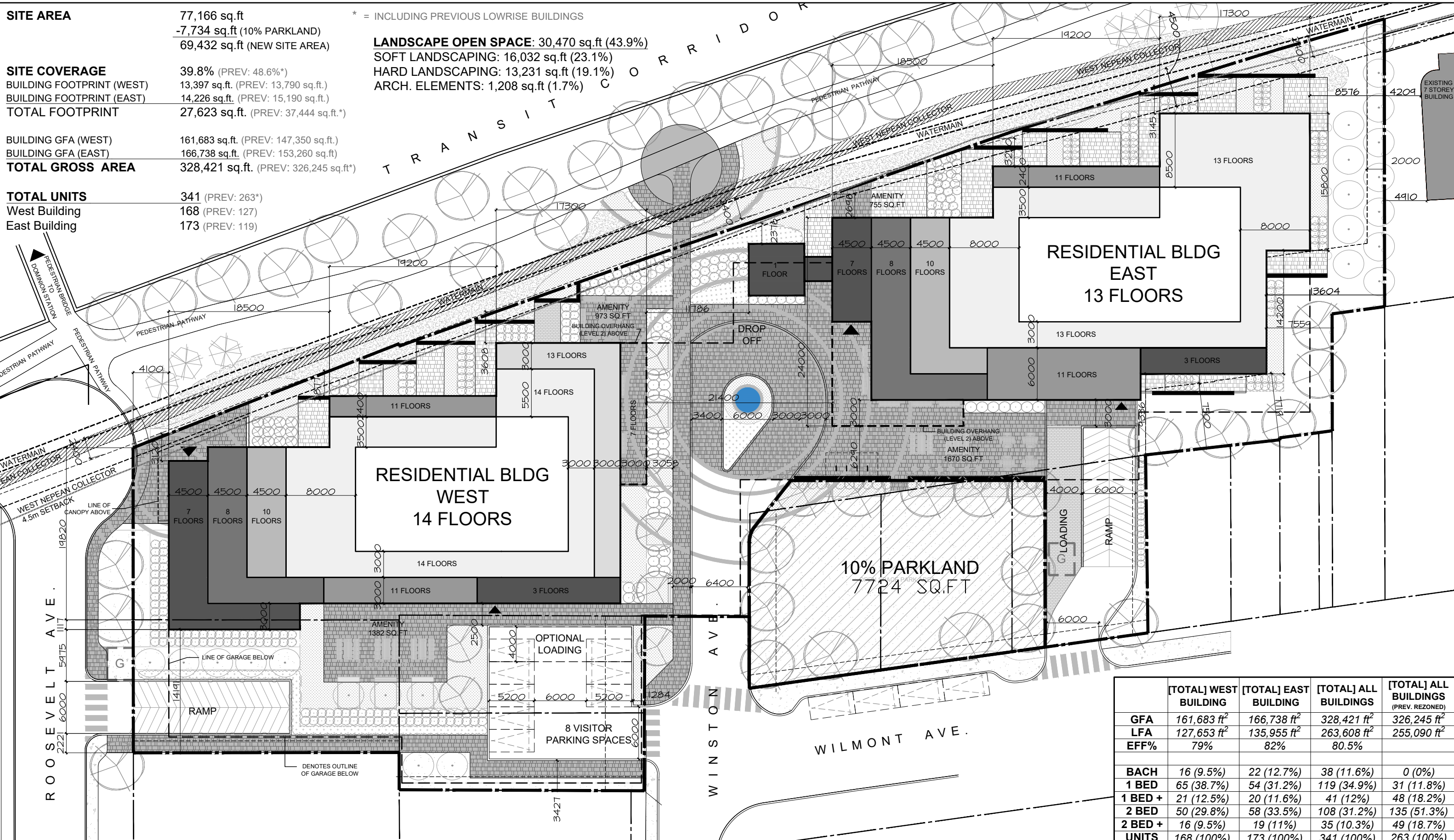


<b>SITE AREA</b>	77,166 sq.ft
	-7,734 sq.ft (10% PARKLAND)
	69,432 sq.ft (NEW SITE AREA)
<b>SITE COVERAGE</b>	39.8% (PREV: 48.6%*)
BUILDING FOOTPRINT (WEST)	13,397 sq.ft. (PREV: 13,790 sq.ft.)
BUILDING FOOTPRINT (EAST)	14,226 sq.ft. (PREV: 15,190 sq.ft.)
TOTAL FOOTPRINT	27,623 sq.ft. (PREV: 37,444 sq.ft.*)
BUILDING GFA (WEST)	161,683 sq.ft. (PREV: 147,350 sq.ft.)
BUILDING GFA (EAST)	166,738 sq.ft. (PREV: 153,260 sq.ft.)
<b>TOTAL GROSS AREA</b>	328,421 sq.ft. (PREV: 326,245 sq.ft.*)
<b>TOTAL UNITS</b>	341 (PREV: 263*)
West Building	168 (PREV: 127)
East Building	173 (PREV: 119)

\* = INCLUDING PREVIOUS LOWRISE BUILDINGS

**LANDSCAPE OPEN SPACE: 30,470 sq.ft (43.9%)**  
**SOFT LANDSCAPING: 16,032 sq.ft (23.1%)**  
**HARD LANDSCAPING: 13,231 sq.ft (19.1%)**  
**ARCH. ELEMENTS: 1,208 sq.ft (1.7%)**



	[TOTAL] WEST BUILDING	[TOTAL] EAST BUILDING	[TOTAL] ALL BUILDINGS	[TOTAL] ALL BUILDINGS (PREV. REZONED)
<b>GFA</b>	161,683 ft <sup>2</sup>	166,738 ft <sup>2</sup>	328,421 ft <sup>2</sup>	326,245 ft <sup>2</sup>
<b>LFA</b>	127,653 ft <sup>2</sup>	135,955 ft <sup>2</sup>	263,608 ft <sup>2</sup>	255,090 ft <sup>2</sup>
<b>EFF%</b>	79%	82%	80.5%	
<b>BACH</b>	16 (9.5%)	22 (12.7%)	38 (11.6%)	0 (0%)
<b>1 BED</b>	65 (38.7%)	54 (31.2%)	119 (34.9%)	31 (11.8%)
<b>1 BED +</b>	21 (12.5%)	20 (11.6%)	41 (12%)	48 (18.2%)
<b>2 BED</b>	50 (29.8%)	58 (33.5%)	108 (31.2%)	135 (51.3%)
<b>2 BED +</b>	16 (9.5%)	19 (11%)	35 (10.3%)	49 (18.7%)
<b>UNITS</b>	168 (100%)	173 (100%)	341 (100%)	263 (100%)

**P1 LEVEL**  
 47,263 sq.ft (PRV. 59,590 sq.ft)  
 96 PARKING SPACES (PRV. 107)  
 73 LOCKERS (PRV. 82)  
 0 BIKE PARKING (PRV. 138)

TOTAL UNITS = 341 (PRV. 341)

**PARKING PROVIDED**  
 RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]  
 VIS = ± 34 PARKING (RATE = 0.10)  
 TOTAL = ± 306 PARKING (PRV. 353)

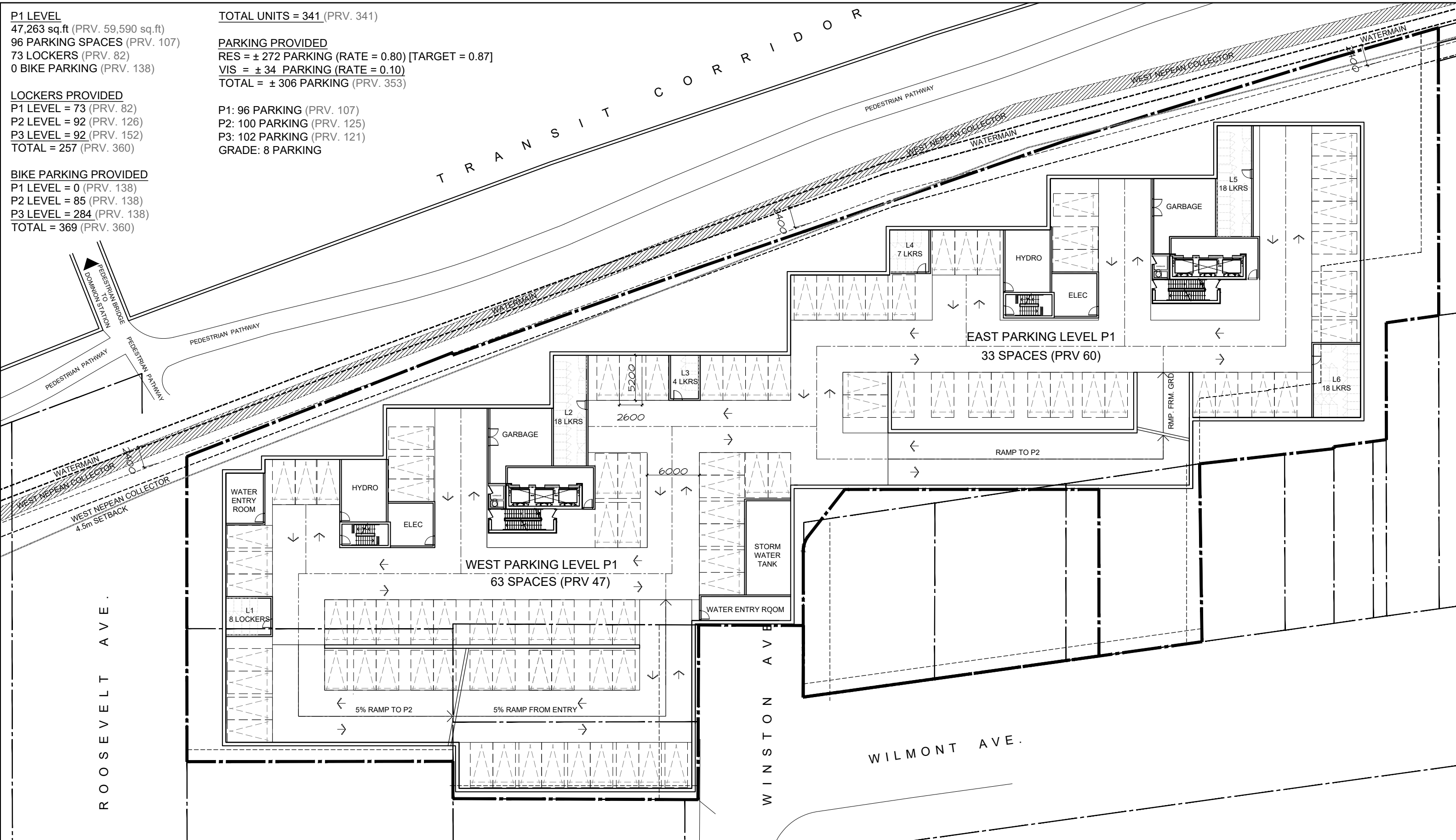
**LOCKERS PROVIDED**

P1 LEVEL = 73 (PRV. 82)  
 P2 LEVEL = 92 (PRV. 126)  
 P3 LEVEL = 92 (PRV. 152)  
 TOTAL = 257 (PRV. 360)

P1: 96 PARKING (PRV. 107)  
 P2: 100 PARKING (PRV. 125)  
 P3: 102 PARKING (PRV. 121)  
 GRADE: 8 PARKING

**BIKE PARKING PROVIDED**

P1 LEVEL = 0 (PRV. 138)  
 P2 LEVEL = 85 (PRV. 138)  
 P3 LEVEL = 284 (PRV. 138)  
 TOTAL = 369 (PRV. 360)



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LEVEL P1 - PLAN

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**P2 LEVEL**  
 47,263 sq.ft (PRV. 59,590 sq.ft)  
 100 PARKING SPACES (PRV. 107)  
 92 LOCKERS (PRV. 82)  
 85 BIKE PARKING (PRV. 138)

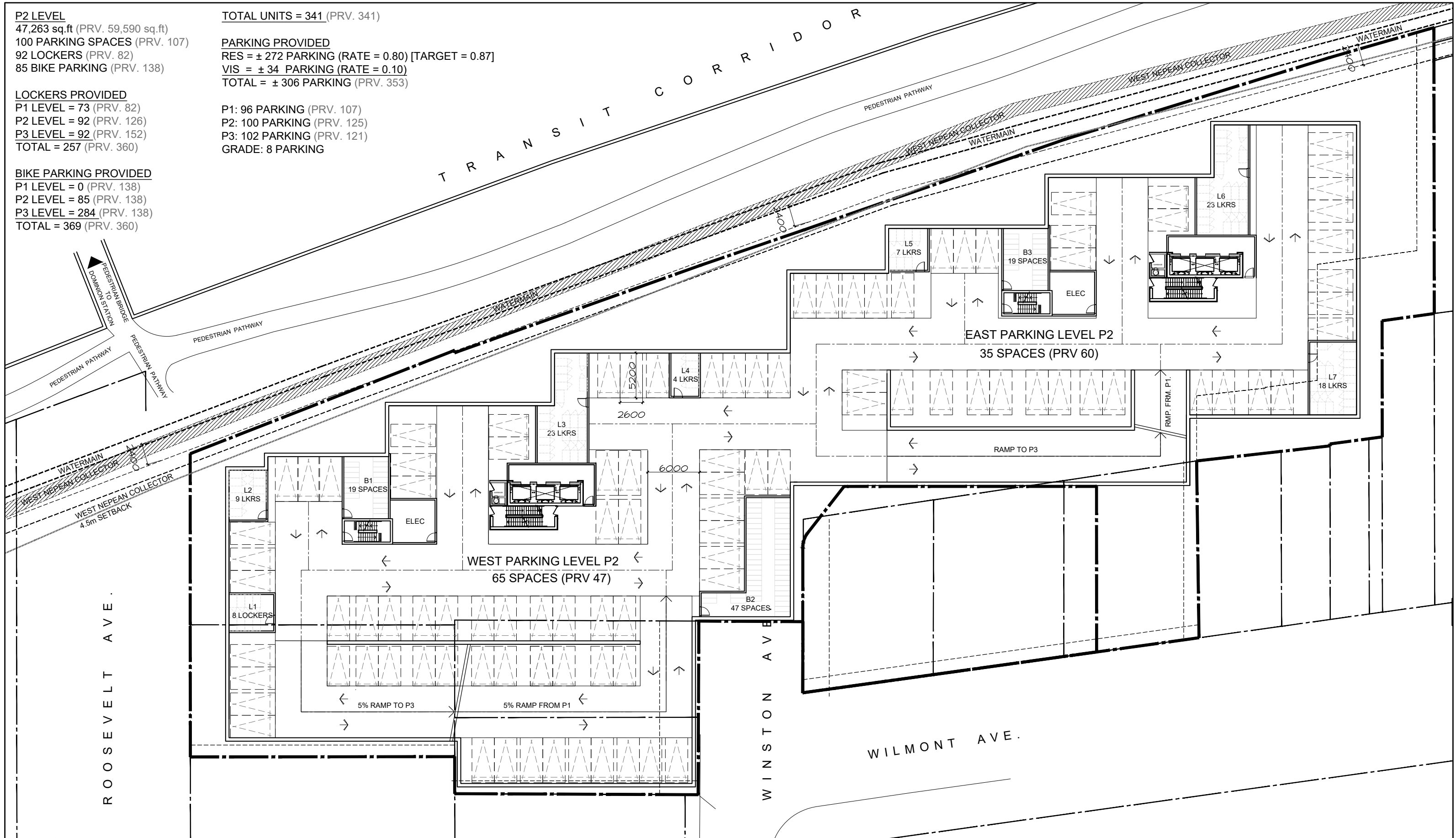
TOTAL UNITS = 341 (PRV. 341)

**PARKING PROVIDED**  
 RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]  
 VIS = ± 34 PARKING (RATE = 0.10)  
 TOTAL = ± 306 PARKING (PRV. 353)

**LOCKERS PROVIDED**  
 P1 LEVEL = 73 (PRV. 82)  
 P2 LEVEL = 92 (PRV. 126)  
 P3 LEVEL = 92 (PRV. 152)  
 TOTAL = 257 (PRV. 360)

P1: 96 PARKING (PRV. 107)  
 P2: 100 PARKING (PRV. 125)  
 P3: 102 PARKING (PRV. 121)  
 GRADE: 8 PARKING

**BIKE PARKING PROVIDED**  
 P1 LEVEL = 0 (PRV. 138)  
 P2 LEVEL = 85 (PRV. 138)  
 P3 LEVEL = 284 (PRV. 138)  
 TOTAL = 369 (PRV. 360)



**P3 LEVEL**  
 47,263 sq.ft (PRV. 59,590 sq.ft)  
 102 PARKING SPACES (PRV. 107)  
 92 LOCKERS (PRV. 82)  
 177 BIKE PARKING (PRV. 138)

TOTAL UNITS = 341 (PRV. 341)

**PARKING PROVIDED**  
 RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]  
 VIS = ± 34 PARKING (RATE = 0.10)  
 TOTAL = ± 306 PARKING (PRV. 353)

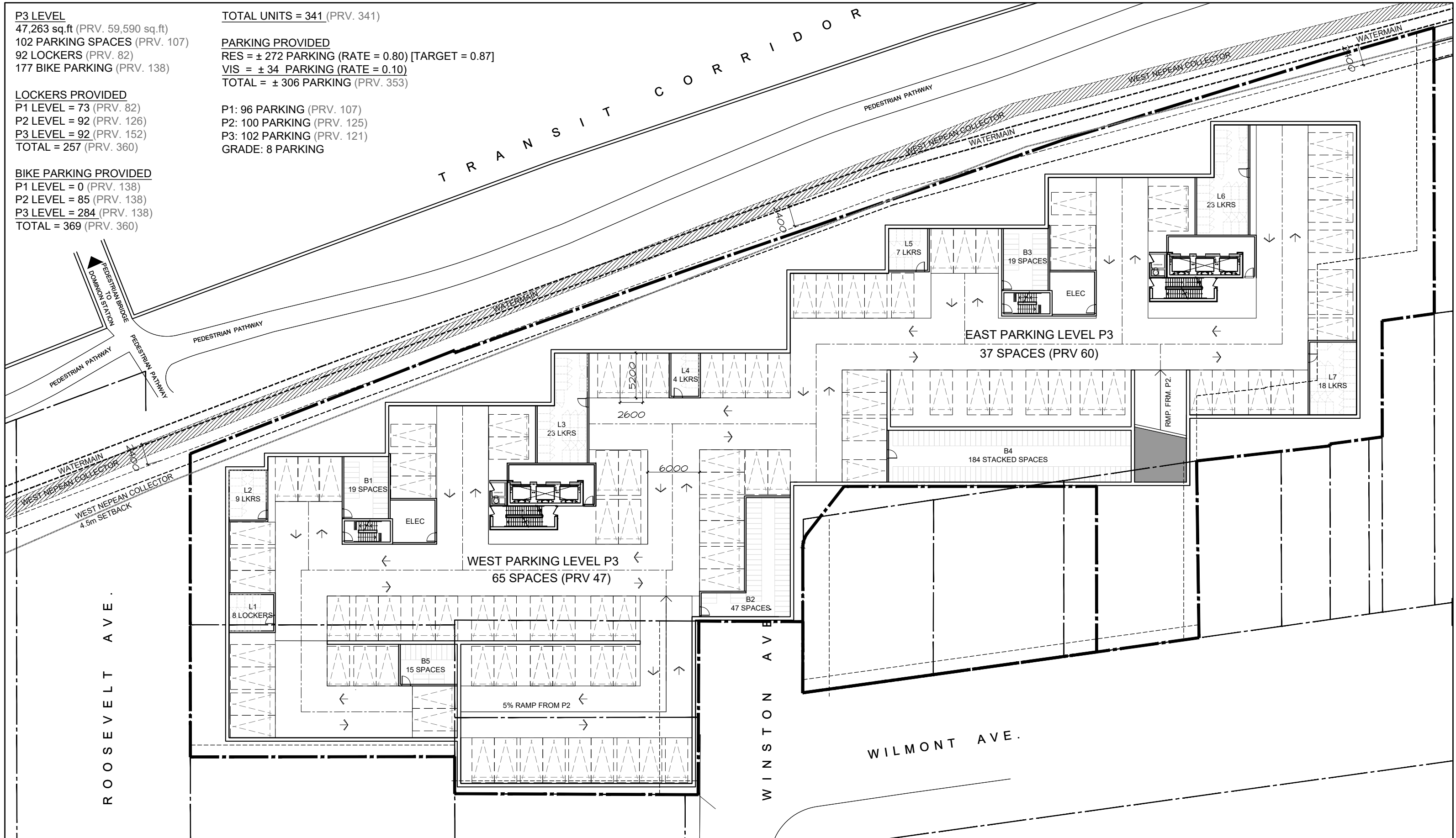
**LOCKERS PROVIDED**

P1 LEVEL = 73 (PRV. 82)  
 P2 LEVEL = 92 (PRV. 126)  
 P3 LEVEL = 92 (PRV. 152)  
 TOTAL = 257 (PRV. 360)

P1: 96 PARKING (PRV. 107)  
 P2: 100 PARKING (PRV. 125)  
 P3: 102 PARKING (PRV. 121)  
 GRADE: 8 PARKING

**BIKE PARKING PROVIDED**

P1 LEVEL = 0 (PRV. 138)  
 P2 LEVEL = 85 (PRV. 138)  
 P3 LEVEL = 284 (PRV. 138)  
 TOTAL = 369 (PRV. 360)



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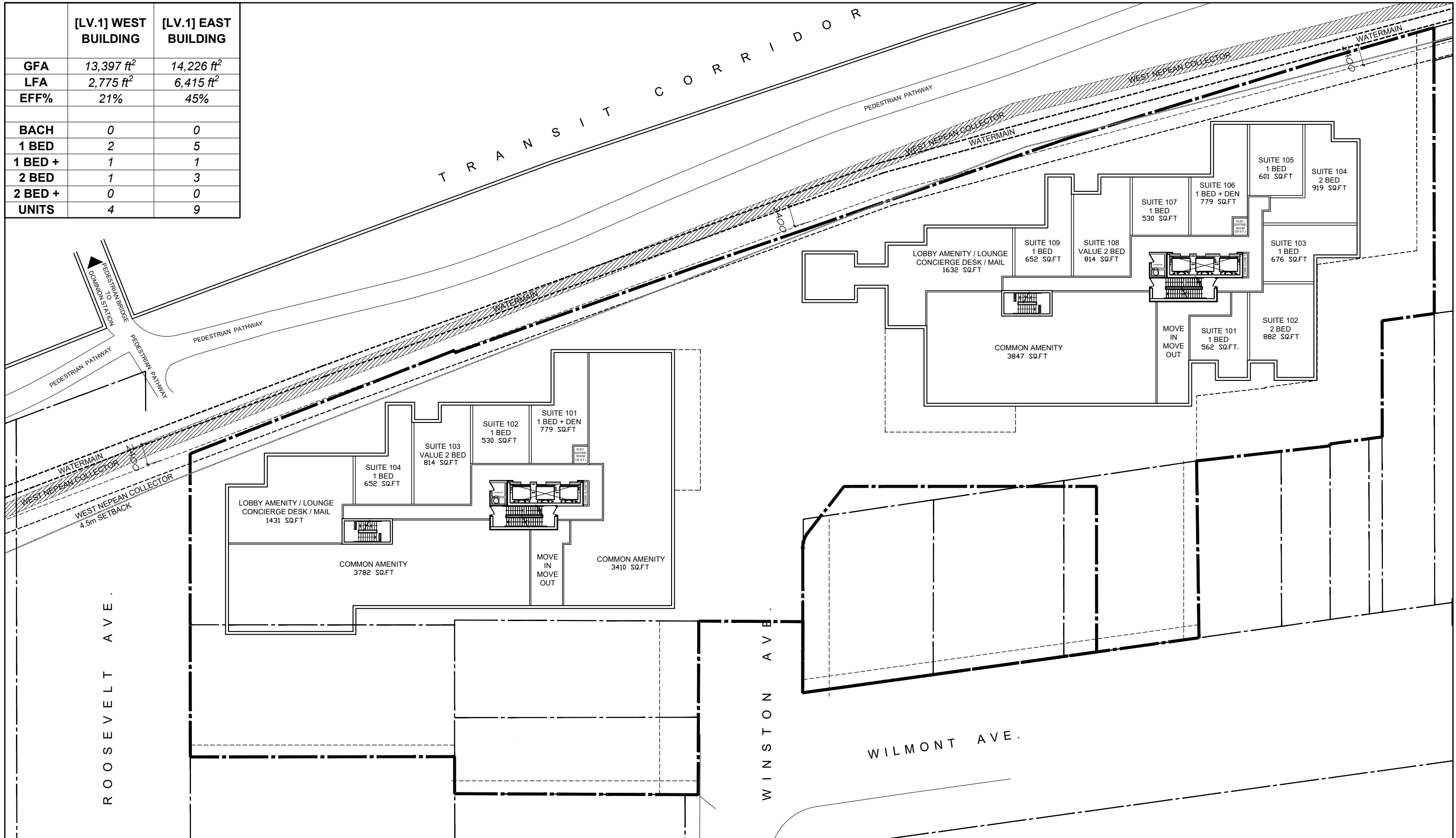
LEVEL P3 - PLAN

July 22nd, 2024  
 scale 1:400

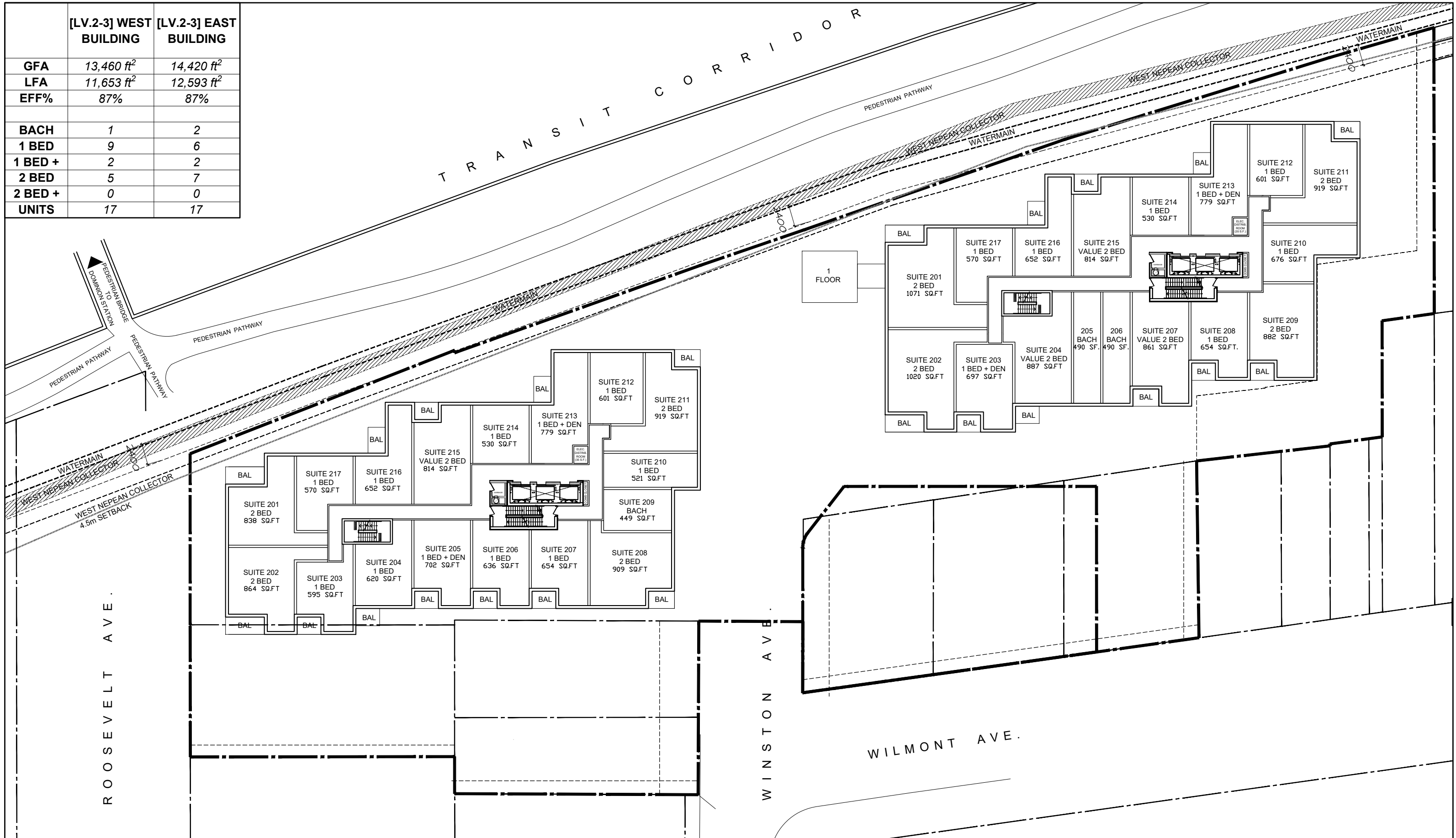


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	[LV.1] WEST BUILDING	[LV.1] EAST BUILDING
GFA	13,397 ft <sup>2</sup>	14,226 ft <sup>2</sup>
LFA	2,775 ft <sup>2</sup>	6,415 ft <sup>2</sup>
EFF%	21%	45%
BACH	0	0
1 BED	2	5
1 BED +	1	1
2 BED	1	3
2 BED +	0	0
UNITS	4	9



	[LV.2-3] WEST BUILDING	[LV.2-3] EAST BUILDING
GFA	13,460 ft <sup>2</sup>	14,420 ft <sup>2</sup>
LFA	11,653 ft <sup>2</sup>	12,593 ft <sup>2</sup>
EFF%	87%	87%
BACH	1	2
1 BED	9	6
1 BED +	2	2
2 BED	5	7
2 BED +	0	0
UNITS	17	17



335 ROOSEVELT

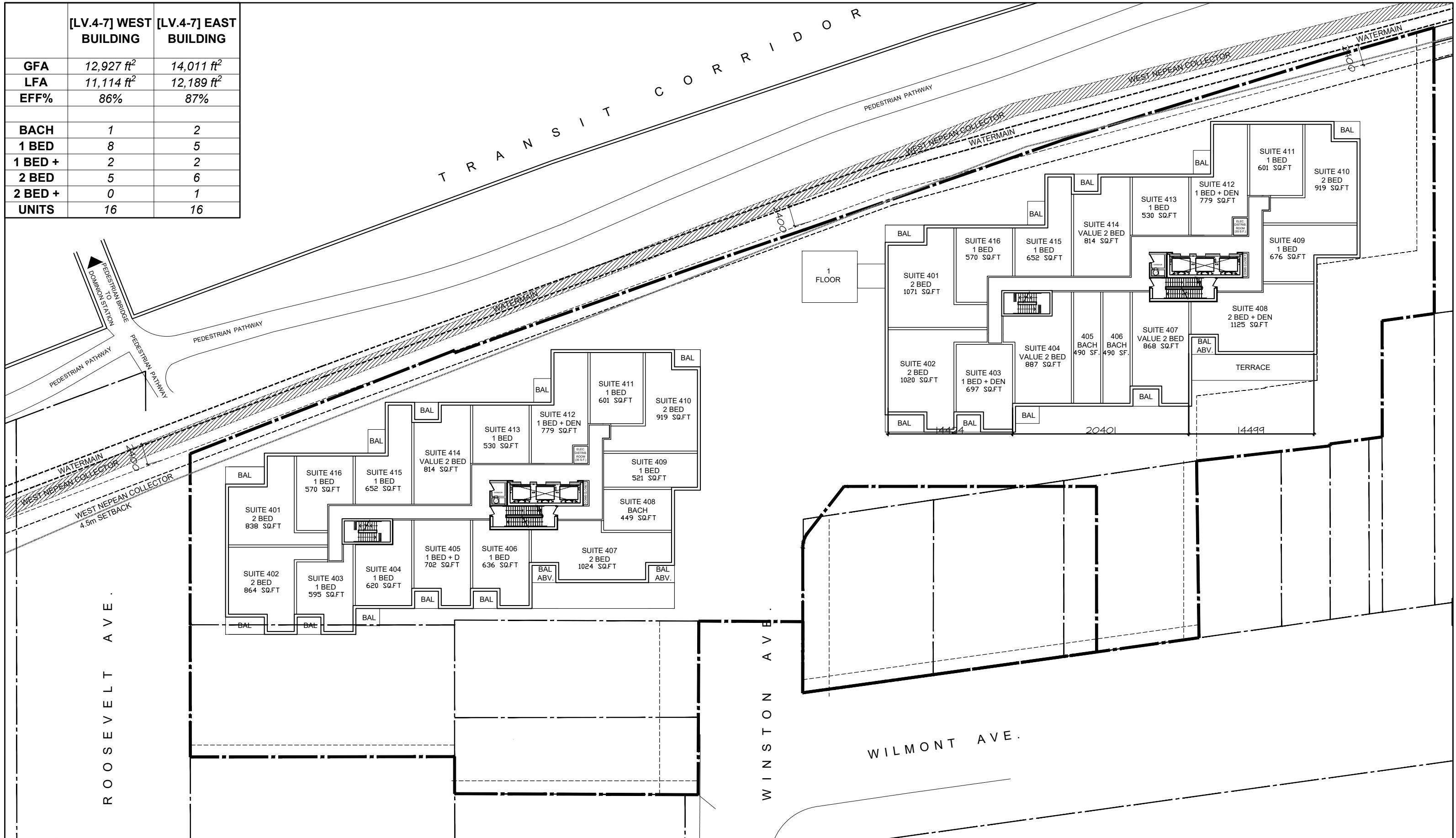
LEVEL 2-3 - PLAN

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scale 1:400



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	[LV.4-7] WEST BUILDING	[LV.4-7] EAST BUILDING
GFA	12,927 ft <sup>2</sup>	14,011 ft <sup>2</sup>
LFA	11,114 ft <sup>2</sup>	12,189 ft <sup>2</sup>
EFF%	86%	87%
BACH	1	2
1 BED	8	5
1 BED +	2	2
2 BED	5	6
2 BED +	0	1
UNITS	16	16



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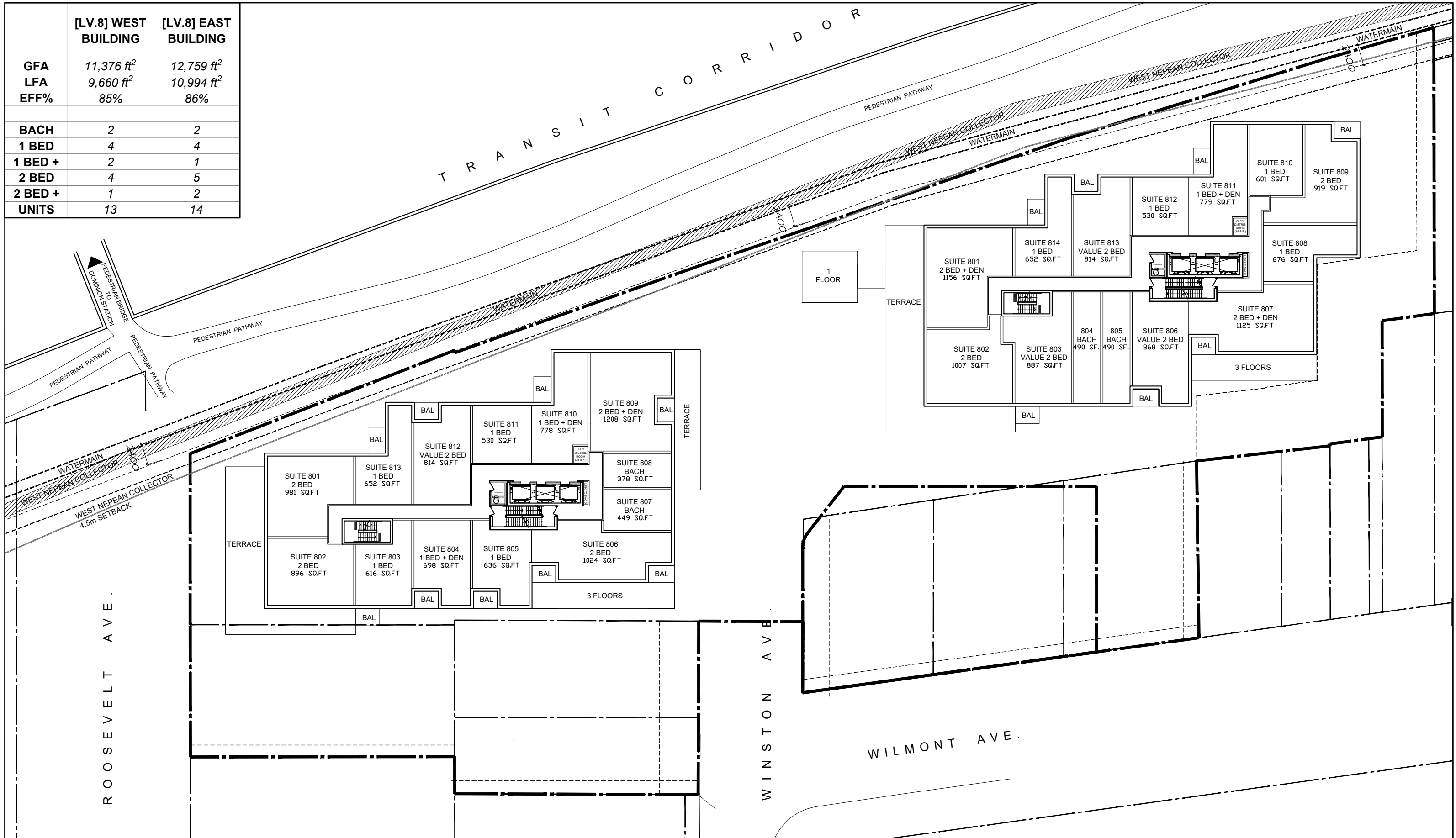
LEVEL 4-7 - PLAN

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	[LV.8] WEST BUILDING	[LV.8] EAST BUILDING
GFA	11,376 ft <sup>2</sup>	12,759 ft <sup>2</sup>
LFA	9,660 ft <sup>2</sup>	10,994 ft <sup>2</sup>
EFF%	85%	86%
BACH	2	2
1 BED	4	4
1 BED +	2	1
2 BED	4	5
2 BED +	1	2
UNITS	13	14



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LEVEL 8 - PLAN

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scale 1:400

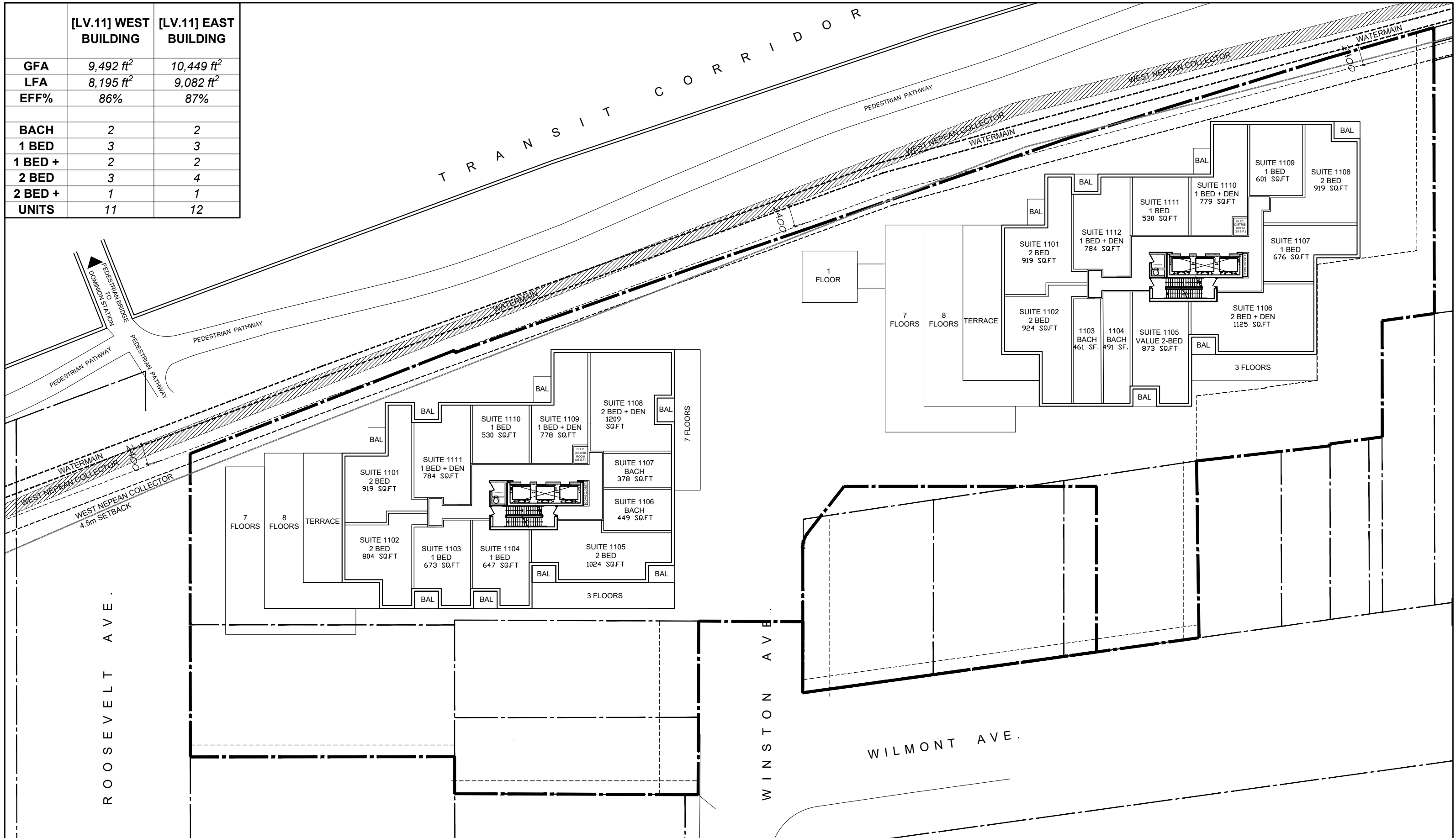


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	[LV.11] WEST BUILDING	[LV.11] EAST BUILDING
GFA	9,492 ft <sup>2</sup>	10,449 ft <sup>2</sup>
LFA	8,195 ft <sup>2</sup>	9,082 ft <sup>2</sup>
EFF%	86%	87%
BACH	2	2
1 BED	3	3
1 BED +	2	2
2 BED	3	4
2 BED +	1	1
UNITS	11	12



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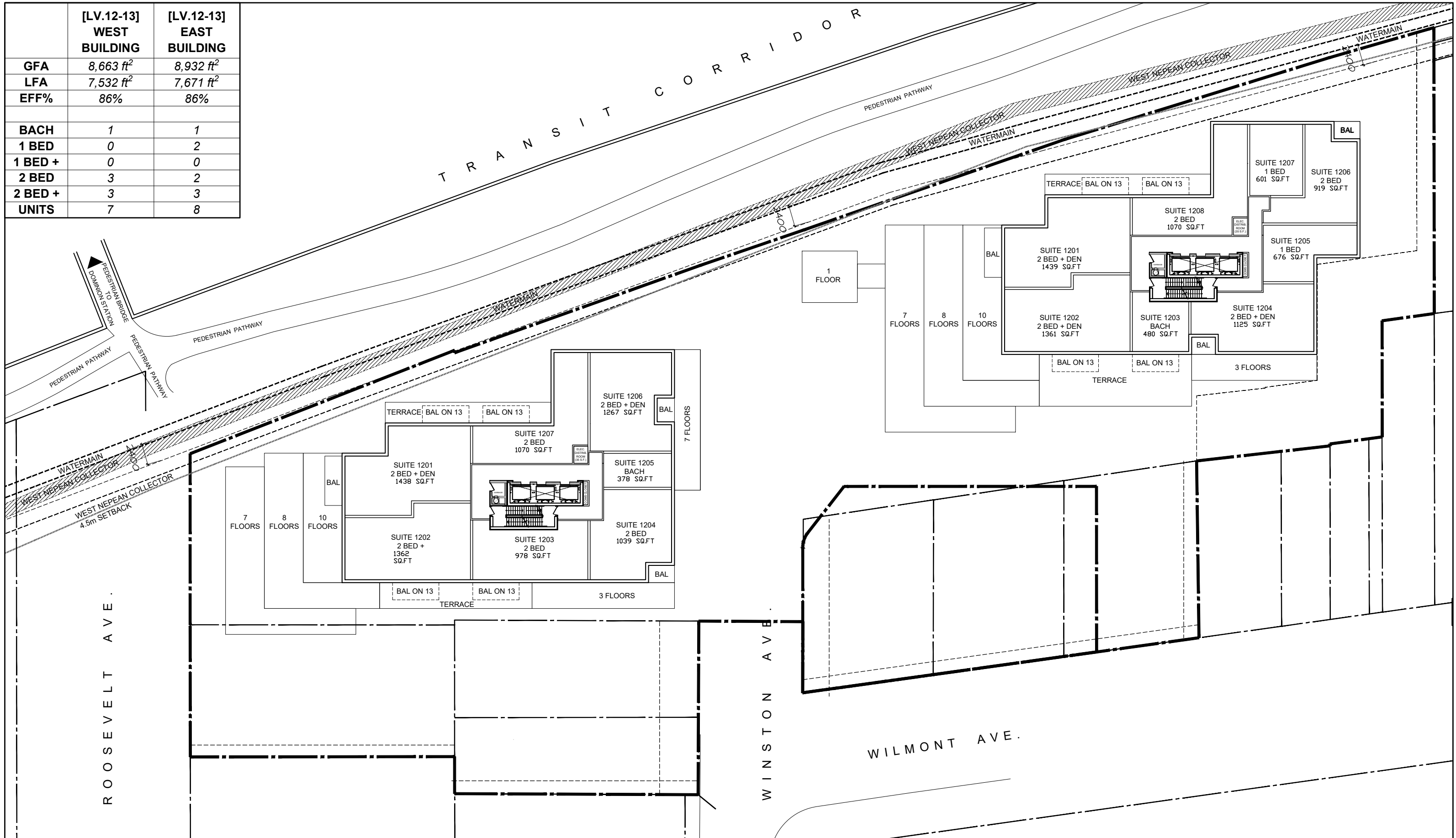
LEVEL 11 - PLAN

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	[LV.12-13] WEST BUILDING	[LV.12-13] EAST BUILDING
GFA	8,663 ft <sup>2</sup>	8,932 ft <sup>2</sup>
LFA	7,532 ft <sup>2</sup>	7,671 ft <sup>2</sup>
EFF%	86%	86%
BACH	1	1
1 BED	0	2
1 BED +	0	0
2 BED	3	2
2 BED +	3	3
UNITS	7	8



335 ROOSEVELT

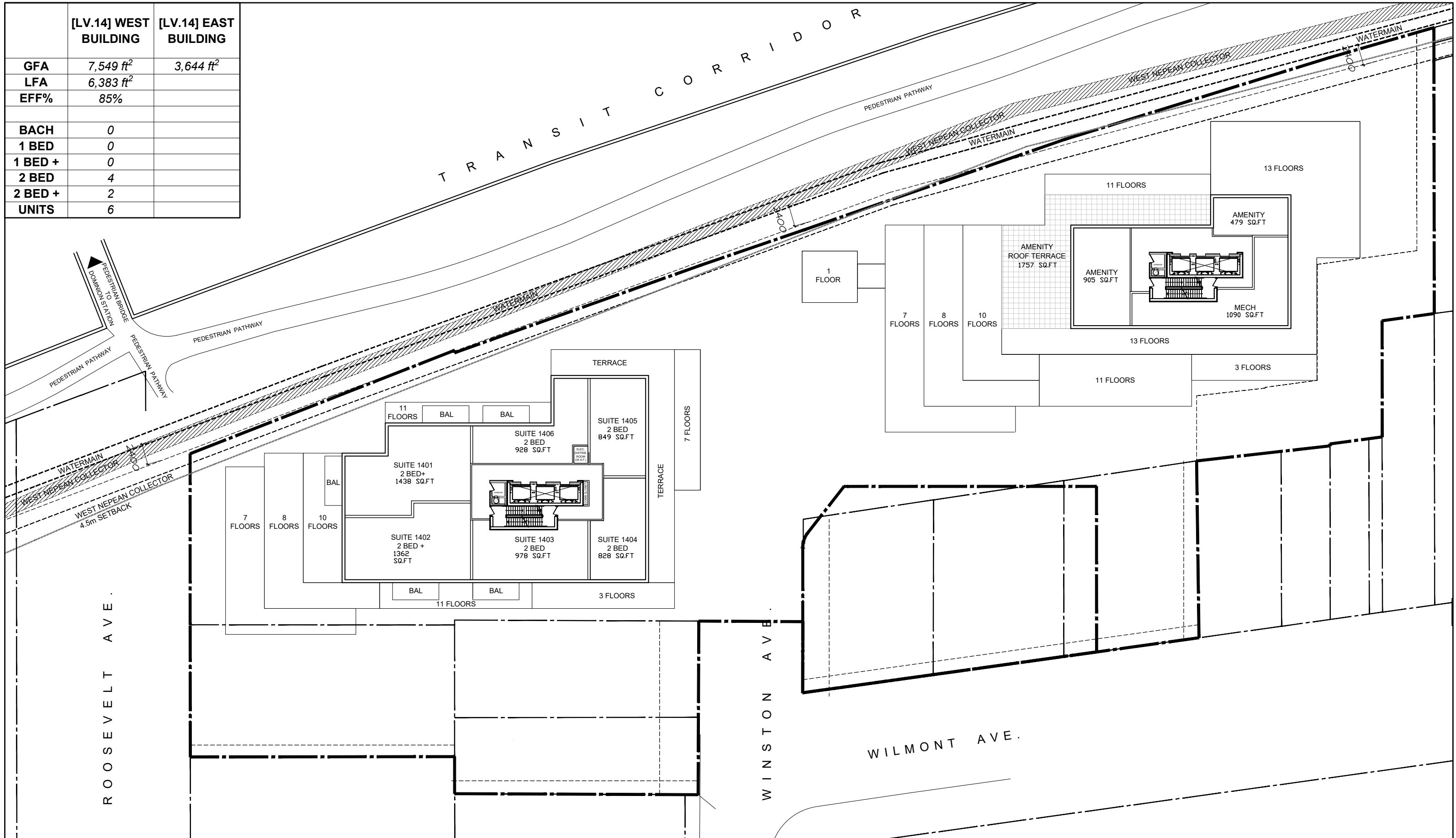
LEVEL 12-13 - PLAN

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	[LV.14] WEST BUILDING	[LV.14] EAST BUILDING
GFA	7,549 ft <sup>2</sup>	3,644 ft <sup>2</sup>
LFA	6,383 ft <sup>2</sup>	
EFF%	85%	
BACH	0	
1 BED	0	
1 BED +	0	
2 BED	4	
2 BED +	2	
UNITS	6	



335 ROOSEVELT

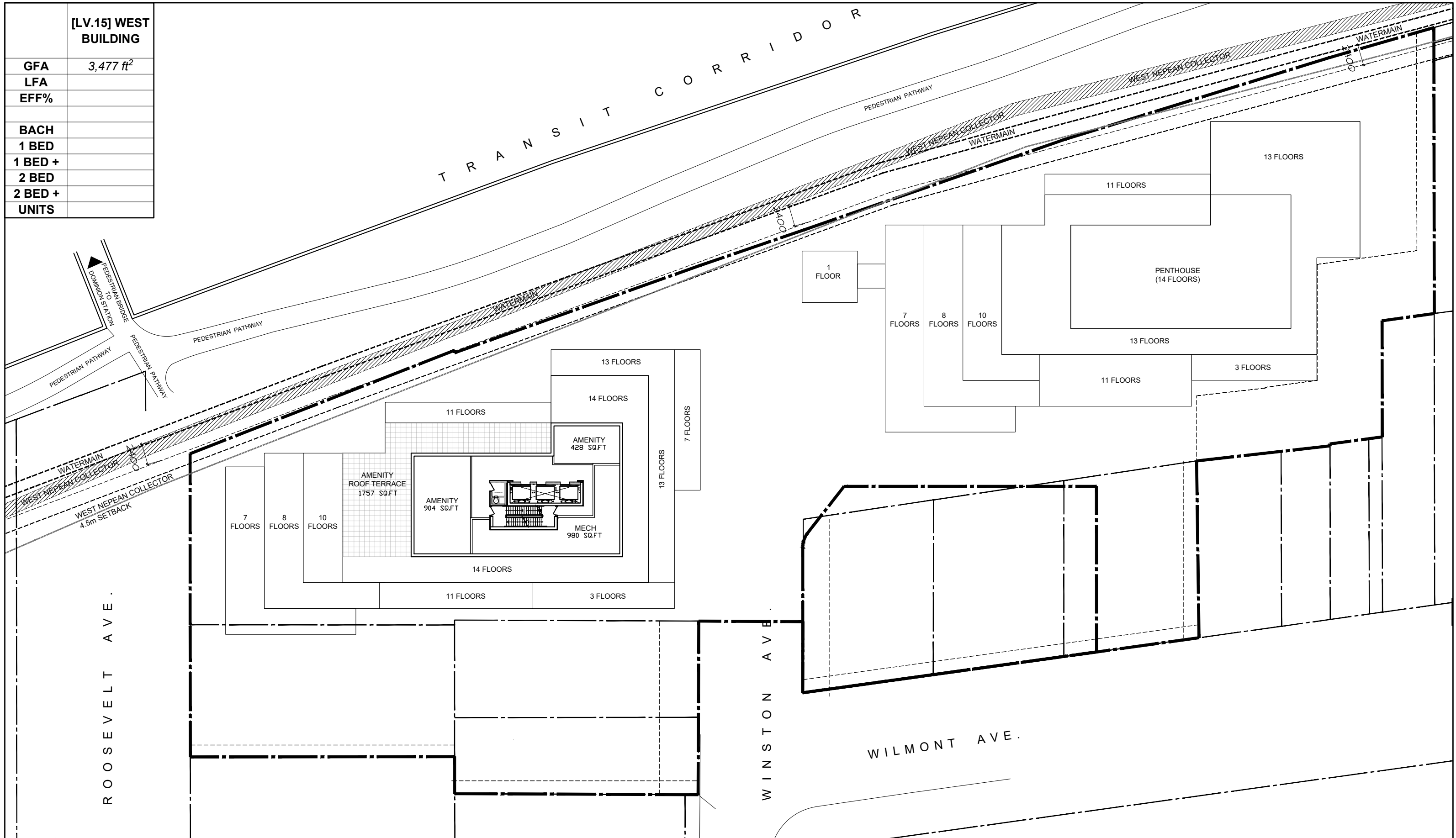
LEVEL 14 - PLAN

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	<b>[LV.15] WEST BUILDING</b>
<b>GFA</b>	3,477 ft <sup>2</sup>
<b>LFA</b>	
<b>EFF%</b>	
<b>BACH</b>	
<b>1 BED</b>	
<b>1 BED +</b>	
<b>2 BED</b>	
<b>2 BED +</b>	
<b>UNITS</b>	



335 ROOSEVELT

LEVEL 15 - PLAN

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