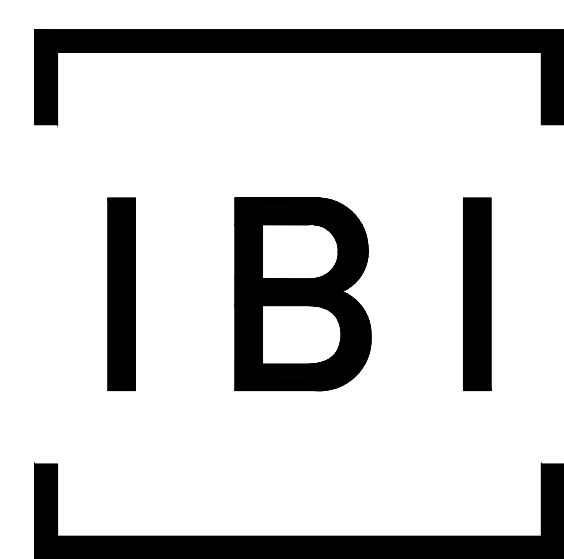




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INNOVATION VILLAGE

9525 King George Boulevard

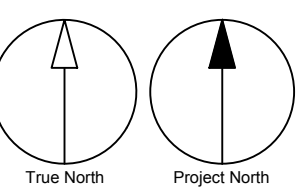
This is a general DP application focused on subdivision. The renderings have been included to demonstrate massing but have not been detailed to include building materials. Final building designs will be submitted at the building specific DP stage.

General Development Permits (DPs) are primarily utilized for sites with multiple buildings that are part of a phased project. The General DP can cover the entire site while Detailed DPs will be completed for each phase or building.

As General DPs must go to Council, the timeline for a General DP is similar to that of a Detailed DP, though it may be slightly shorter in some cases. The overall process for the applicant may be longer, however, as the Detailed DP must subsequently go to Council as well.

General DPs for the following types of projects are reviewed by the Advisory Design Panel:

- multiple residential development projects four (4) storeys or higher, with a proposed density over 75 units per hectare (30 units per acre);
- commercial development projects where,
 - the FAR (floor area ratio) is 0.5 or higher; or
 - the floor area exceeds 2000 sq. m. (21,500sq. ft.)
- mixed use development with a multi-unit residential use component;
- significant industrial or mixed employment development projects as referred by the Department
- any other development project considered to be significant by the Planning and Development Department in terms of:
 - location (such as major road intersection, gateway, town centres), or,
 - visual impact (such as substantially tall buildings or structures), or,
 - size (such as over 2000 sq. m.(21,500 sq. ft.); and;
- any other matters related to the City's overall or specific urban design or architectural design issues or policies.



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PROJECT 9525 King George 9525 King George Blvd. Surrey, BC		
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SHEET TITLE Survey		
SHEET NUMBER A0.0		ISSUE

COMMUNITY OF CARE: INNOVATION VILLAGE PROJECT CONCEPT

Innovation Village is a comprehensive residential, medical facility and commercial development. Located on 5.1 acres in Surrey’s Future Residential Density Intensification Area within the Medical District, across from Surrey Memorial Hospital. Innovation Village supports the City’s “Innovation Boulevard” initiative, a partnership of health, business, higher education and government. Consisting of residential apartment buildings, ageless living, medical office, service oriented retail and research facilities, Innovation Village will provide a state-of-the-industry “Community of Care” and supply much needed housing to the anticipated additional 7000 new residents moving to this area.

- ✓ LIVE. WORK. PLAY. WELLNESS!
- ✓ MEDICIAL DISTRICT MASTER PLANNED COMMUNITY
- ✓ ENVIRONMENTAL REPIRIAN REPAIR AND PRESERVATION
- ✓ NEW ROAD CONSTRUCTION
- ✓ COMMUNITY OF CARE
- ✓ MEDICAL FACILITIES
- ✓ PURPOSE BUILT RESIDENTIAL RENTAL
- ✓ AGELESS LIVING
- ✓ THOUGHTFULLY DESIGNED FOR COMFORT AND ACCESS
- ✓ TECHNOLOGY ENABLED AMENITIES
- ✓ VIRTUAL CONCEIRGE
- ✓ CARSHARE
- ✓ 100% ELECTRIC CAR CHARGING



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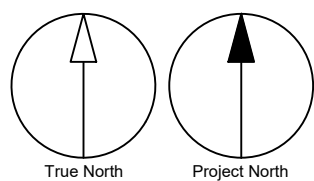
SHEET TITLE

Survey

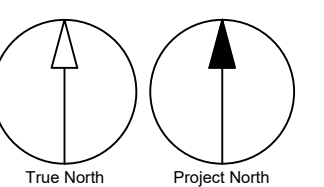
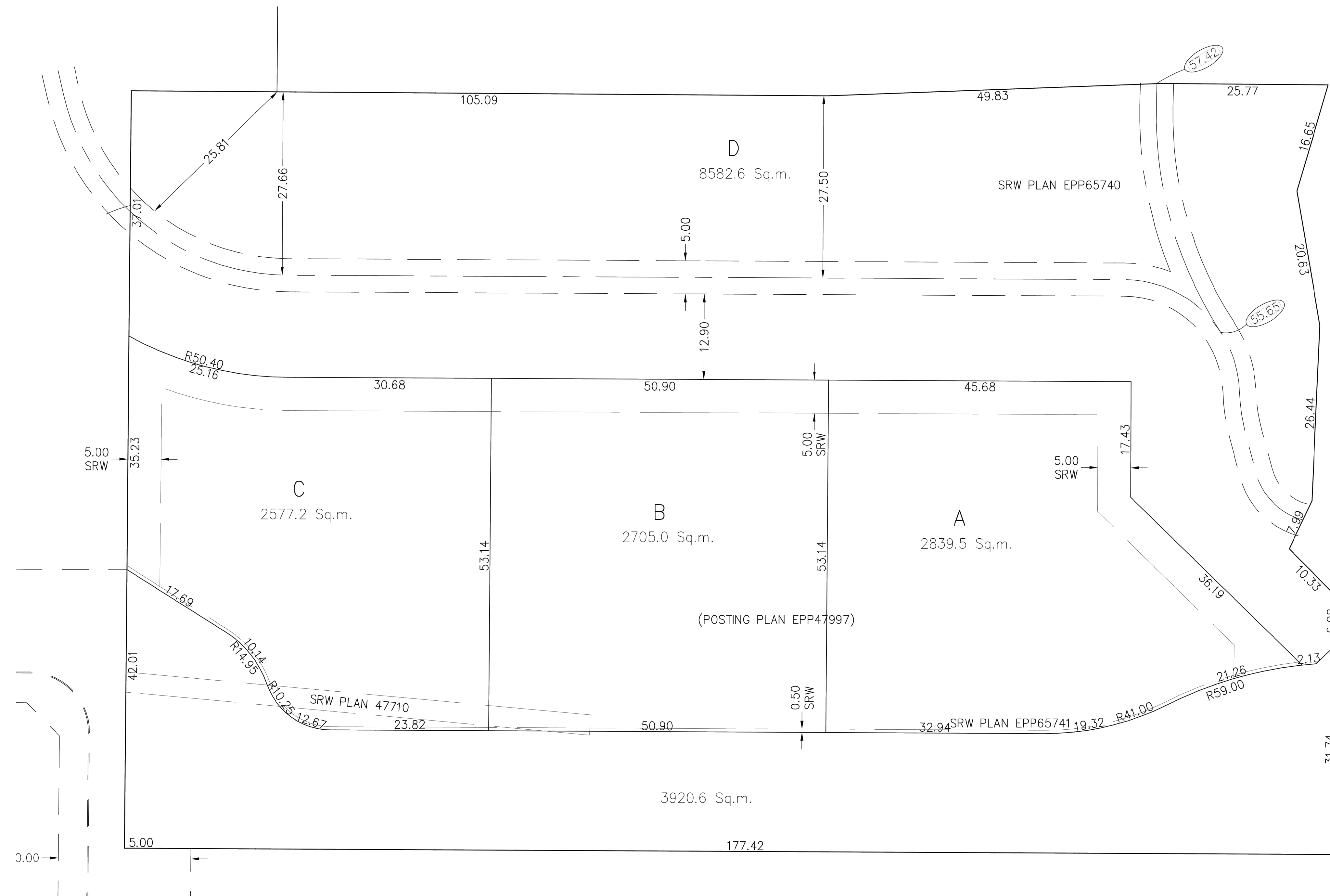
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Apart from the architecture, one of the most attractive features of Innovation Village is its setting. The development will create almost 1.5 acres of parkland surrounding the creek which will provide a beautiful backdrop of natural forestation. We are very pleased that the recently submitted application has relocated the watercourse from its existing, non-fish bearing, culverted southern route to a new, totally daylight exposed and potentially fish bearing route on the property's northern perimeter. The new creek will work its way along the northern perimeter of Innovation Village, and we will add to the existing natural environment by creating new forestation along its entire route through the property.





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Context Plan

SHEET NUMBER

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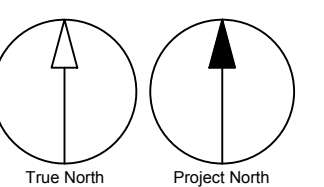
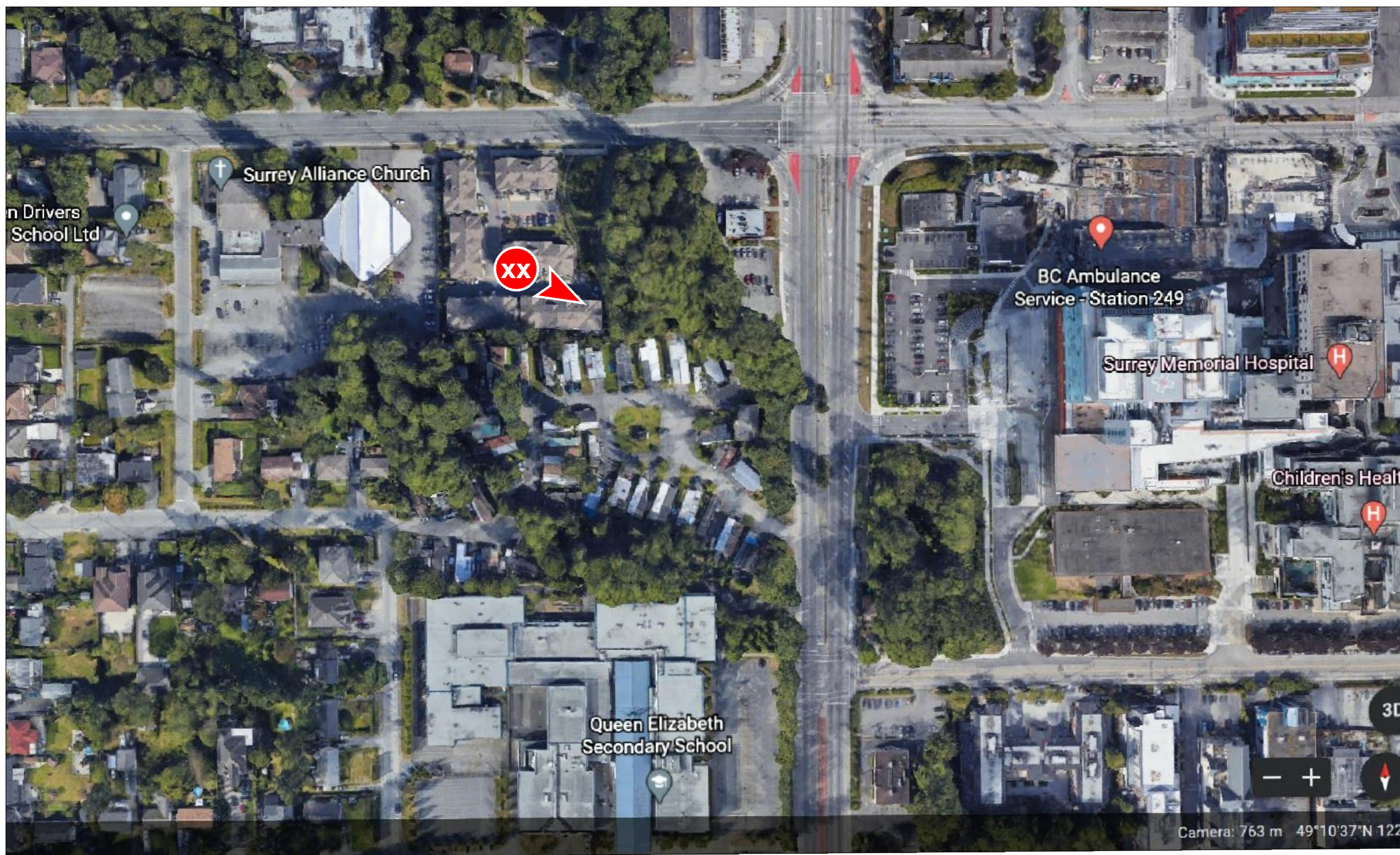
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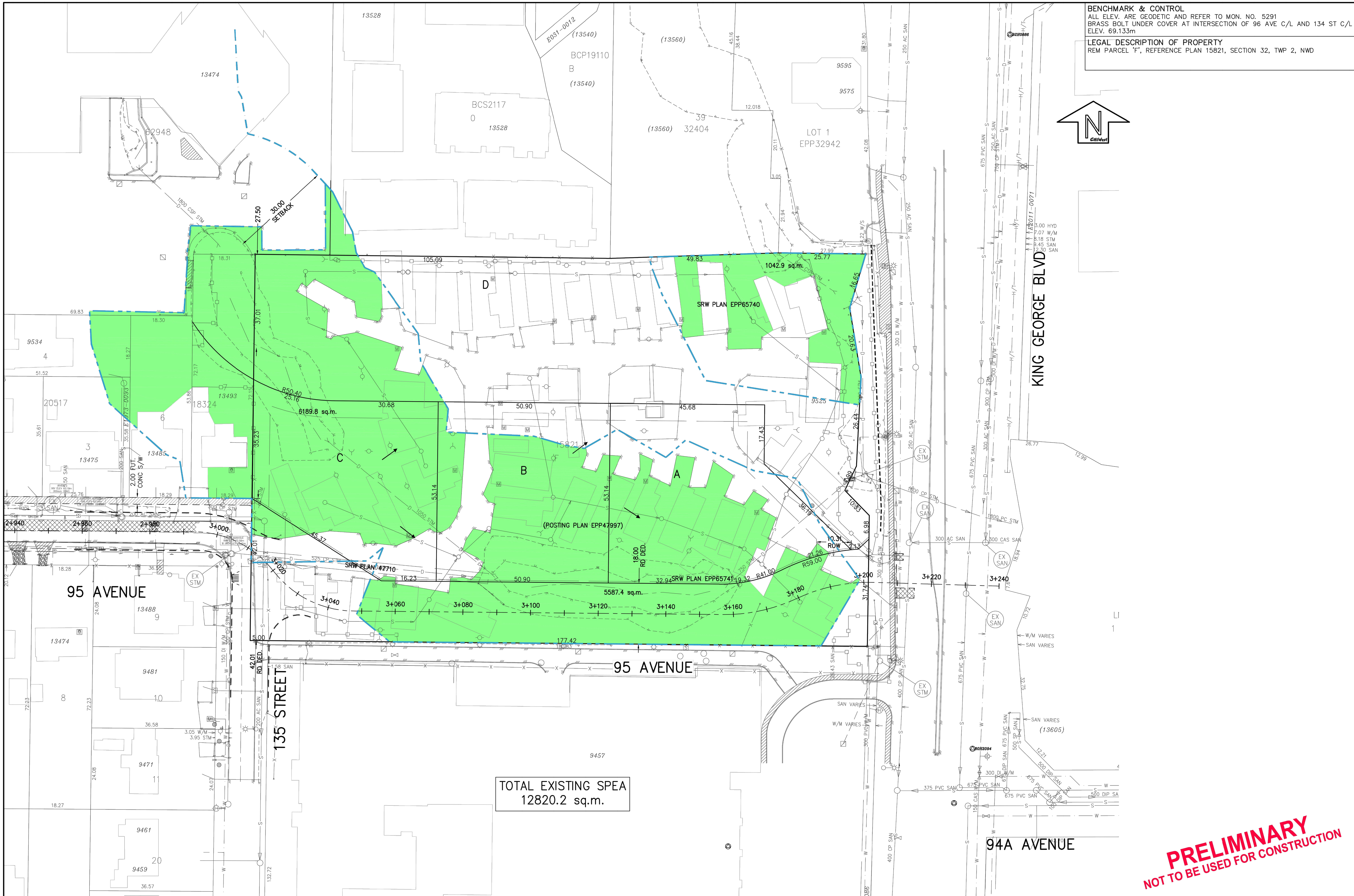
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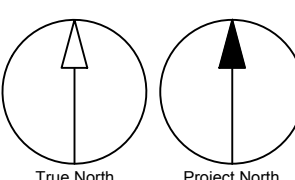
BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5291
BRASS BOLT UNDER COVER AT INTERSECTION OF 96 AVE C/L AND 134 ST C/L
ELEV. 69.133m

LEGAL DESCRIPTION OF PROPERTY
REM PARCEL "F", REFERENCE PLAN 15821, SECTION 32, TWP 2, NWD



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									EXISTING SPEA AREAS							
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SHEET TITLE
Survey

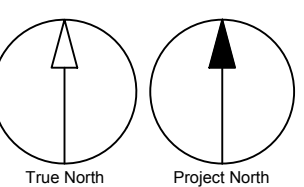
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FAR CALCULATION (PLAN SURREY 2013, OFFICIAL COMMUNITY PLAN - Land Use and Densities Section)

Densities expressed as FAR are **calculated on gross site basis**, before dedications for roadways or other public purposes accounted for, and unless otherwise noted. For the purposes of density calculations,

Exclusions (Surrey City Bylaw Part 25)
Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio.

TOWER A (Phase 1)

Level (s)	GFA						Amenity Area (Exclusion)		FAR Area		Saleable/ Leasable Area		Efficiency	Unit Count							
	Residential		Commercial		Sub Total																
	Metric (m²)	Imperial (ft²)	Metric (m2)	Imperial (ft²)	Metric (m²)	Imperial (ft²)								Metric (m²)	Imperial (ft²)	Metric (m2)	Imperial (ft²)	Micro Suite	Studio	1BD Jr.	1BD
Mech	100.0	1,076	-	-	100.0	1,076	-	-	100.0	1,076	-	-	-	-	-	-	-	-	-	-	-
37	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	608.40	6,549	87%	-	-	-	-	3	-	4	7
36	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
35	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
34	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
33	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
32	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
31	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
30	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
29	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
28	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
27	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
26	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
25	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
24	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
23	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
22	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
21	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
20	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
19	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
18	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
17	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
16	701.4	7,550	-	-	701.4	7,550	-	-	701.4	7,550	605.90	6,522	86%	1	-	2	5	3	-	-	11
15	965.9	10,397	-	-	965.9	10,397	-	-	965.9	10,397	825.70	8,888	85%	1	1	3	6	4	-	-	15
14	965.9	10,397	-	-	965.9	10,397	-	-	965.9	10,397	825.70	8,888	85%	1	1	3	6	4	-	-	15
13	965.9	10,397	-	-	965.9	10,397	-	-	965.9	10,397	825.70	8,888	85%	1	1	3	6	4	-	-	15
12	965.9	10,397	-	-	965.9	10,397	-	-	965.9	10,397	825.70	8,888	85%	1	1	3	6	4	-	-	15
11	965.9	10,397	-	-	965.9	10,397	-	-	965.9	10,397	825.70	8,888	85%	1	1	3	6	4	-	-	15
10	965.9	10,397	-	-	965.9	10,397	-	-	965.9	10,397	825.70	8,888	85%	1	1	3	6	4	-	-	15
9	965.9	10,397	-	-	965.9	10,397	-	-	965.9	10,397	825.70	8,888	85%	1	1	3	6	4	-	-	15
8	965.9	10,397	-	-	965.9	10,397	-	-	965.9	10,397	825.70	8,888	85%	1	1	3	6	4	-	-	15
7	843.9	9,084	-	-	843.9	9,084	366.3	3,943	477.6	5,141	354.90	3,820	42%	-	-	-	1	3	2	-	6
6	892.4	9,606	-	-	892.4	9,606	414.7	4,464	477.7	5,142	346.30	3,728	39%	-	-	-	1	3	2	-	6
5	-	-	1,409.1	15,167	1,409.1	15,167	-	-	1,409.1	15,167	1,159.00	12,475	82%	-	-	-	-	-	-	-	-
4	-	-	1,409.1	15,167	1,409.1	15,167	-	-	1,409.1	15,167	1,159.00	12,475	82%	-	-	-	-	-	-	-	-
3	-	-	1,409.1	15,167	1,409.1	15,167	-	-	1,409.1	15,167	1,159.00	12,475	82%	-	-	-	-	-	-	-	-
2	-	-	1,409.1	15,167	1,409.1	15,167	-	-	1,409.1	15,167	1,159.00	12,475	82%	-	-	-	-	-	-	-	-
1	277.9	1,026	832.2	8,958	1,110.1	11,949	-	-	1,110.1	11,949	675.60	7,272	61%	-	-	-	-	-	-	-	-
Total	25,272.2	272,028	6,468.6	69,627	31,740.8	341,655	781.0	8,407	30,959.8	333,249	25,950.70	279,331.0	82%	29	8	68	159	102	4	370	

Phase 1 Total Tabulation

Level (s)	GFA						Amenity Area (Exclusion)		FAR Area		Residential Saleable/ Leasable Area		Commercial Saleable/ Leasable Area	
	Residential		Commercial		Sub Total									
	Metric (m ²)	Imperial (ft ²)	Metric (m ²)	Imperial (ft ²)	Metric (m ²)	Imperial (ft ²)	Metric (m ²)	Imperial (ft ²)	Metric (m ²)	Imperial (ft ²)	Metric (m ²)	Imperial (ft ²)	Metric (m ²)	Imperial (ft ²)
Total	25,272.2	272,028	6,468.6	69,627	31,740.8	341,655	781.0	8,407	30,959.8	333,249	19,937.90	214,610	6,012.8	64,721

Unit Count						
Micro suite	Studio	1BD Jr.	1BD	2BD	3BD	Total
29	8	68	159	102.0	4	370
8%	2%	18%	43%	28%	1%	
Average Unit Size - Metric (m2)						54
Average Unit Size - Imperial (ft2)						580

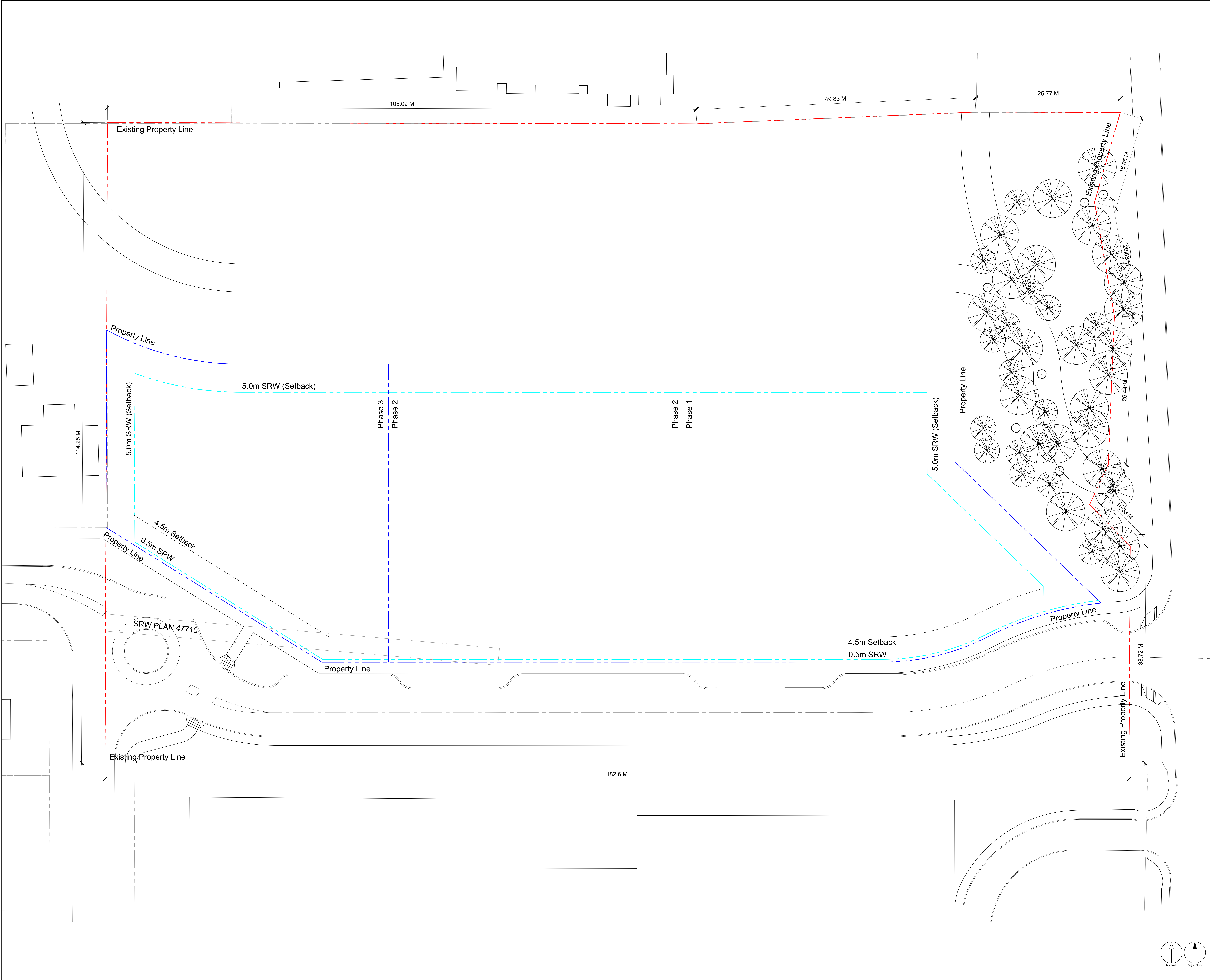
FAR CALCULATION (PLAN SURREY 2013, OFFICIAL COMMUNITY PLAN - Land Use and Densities Section)

Densities expressed as FAR are **calculated on gross site basis**, before dedications for roadways or other public purposes accounted for, and unless otherwise noted. For the purposes of density calculations, undevelopable areas

Exclusions (Surrey City Bylaw Part 25)
Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio.

TOWER B (Phase 2)

Level (s)	GFA						Amenity Area (Exclusion)		FAR Area		Saleable/Leasable Area		Efficiency	Unit Count							
	Residential		Commercial		Sub Total																
	Metric (m²)	Imperial (ft²)	Metric (m²)	Imperial (ft²)	Metric (m²)	Imperial (ft²)								Metric (m²)	Imperial (ft²)	Metric (m²)	Imperial (ft²)	Micro Suite	1 BR Jr	1 BD	2BD
Mech	80.0	861	-	-	80.0	941	-	-	80.0	861	-	-	0%	-	-	-	3	4	-	-	7
30	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	595.3	6,408	88%	-	-	-	-	-	-	-	-
29	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
28	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
27	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
26	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
25	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
24	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
23	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
22	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
21	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
20	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
19	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
18	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
17	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
16	678.2	7,300	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	1	4	4	-	-	-	11
15	829.3	8,927	-	-	829.3	8,927	-	-	829.3	8,927	699.9	7,533	84%	4	2	4	4	-	-	-	14
14	829.3	8,927	-	-	829.3	8,927	-	-	829.3	8,927	699.9	7,533	84%	4	2	4	4	-	-	-	14
13	829.3	8,927	-	-	829.3	8,927	-	-	829.3	8,927	699.9	7,533	84%	4	2	4	4	-	-	-	14
12	829.3	8,927	-	-	829.3	8,927	-	-	829.3	8,927	699.9	7,533	84%	4	2	4	4	-	-	-	14
11	829.3	8,927	-	-	829.3	8,927	-	-	829.3	8,927	699.9	7,533	84%	4	2	4	4	-	-	-	14
10	829.3	8,927	-	-	829.3	8,927	-	-	829.3	8,927	699.9	7,533	84%	4	2	4	4	-	-	-	14
9	829.3	8,927	-	-	829.3	8,927	-	-	829.3	8,927	699.9	7,533	84%	4	2	4	4	-	-	-	14
8	994.5	10,705	-	-	994.5	10,705	-	-	994.5	10,705	857.5	9,230	86%	4	2	7	4	-	-	-	17
7	994.5	10,705	-	-	994.5	10,705	-	-	994.5	10,705	857.5	9,230	86%	4	2	7	4	-	-	-	17
6	1,107.4	11,920	-	-	1,107.4	11,920	-	-	1,107.4	11,920	961.1	10,345	87%	2	2	9	5	-	-	-	18
5	1,107.4	11,920	-	-	1,107.4	11,920	-	-	1,107.4	11,920	961.1	10,345	87%	2	2	9	5	-	-	-	18
4	1,107.4	11,920	-	-	1,107.4	11,920	-	-	1,107.4	11,920	961.1	10,345	87%	2	2	9	5	-	-	-	18
3	1,107.4	11,920	-	-	1,107.4	11,920	-	-	1,107.4	11,920	961.1	10,345	87%	2	2	9	5	-	-	-	18
2	1,107.4	11,920	-	-	1,107.4	11,920	-	-	1,107.4	11,920	961.1	10,345	87%	2	2	9	5	-	-	-	18
1UPPER/TH	184.9	1,990	-	-	184.9	1,990	-	-	184.9	1,990	167.7	1,805	91%	-	-	-	-	-	-	-	5
1	971.3	10,455	-	-	971.3	10,455	385.50	4,149	585.6	6,305	280.6	3,020	29%	-	-	1	1	-	3	5	
Total	24,740.8	266,307	-	-	24,740.8	266,307	385.5	4,149	24,355.3	262,158	20,739.5	223,238.1	84%	74	42	144	121	4	3	388	



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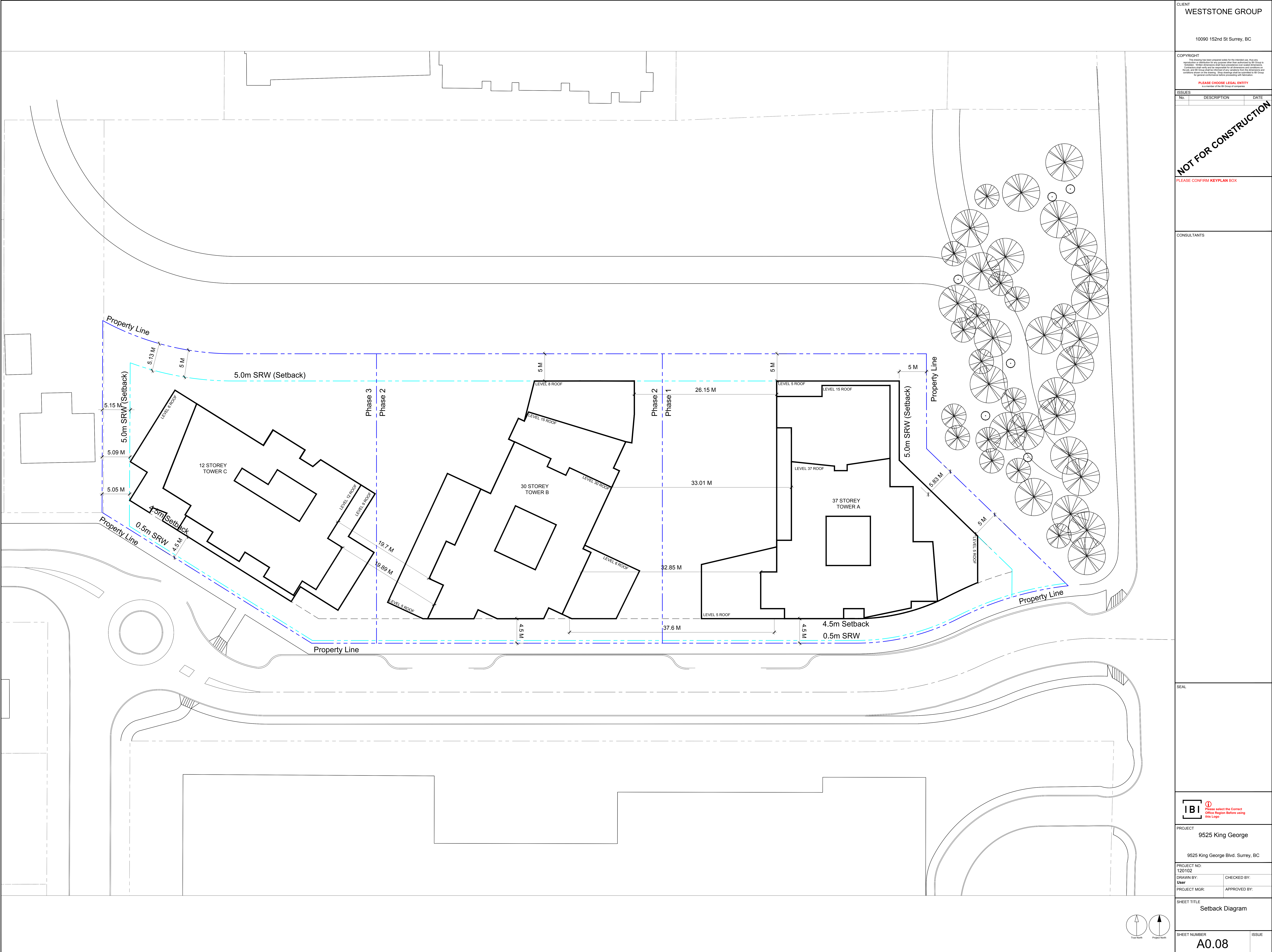
SHEET TITLE

Base Plan Diagram

SHEET NUMBER

A0.07

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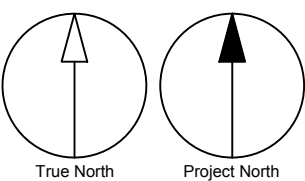
SHEET TITLE

Setback Diagram

SHEET NUMBER

A0.08

ISSUE



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Phase 1&2

Note 01: Site Coverage 33% as per section 24.2 City Bylaw

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SHEET TITLE	

Site Coverage Diagram

SHEET NUMBER	ISSUE
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A0.09

7.0100	
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VERNAL EQUINOX - MARCH 20TH (DST)



10 AM



12 PM

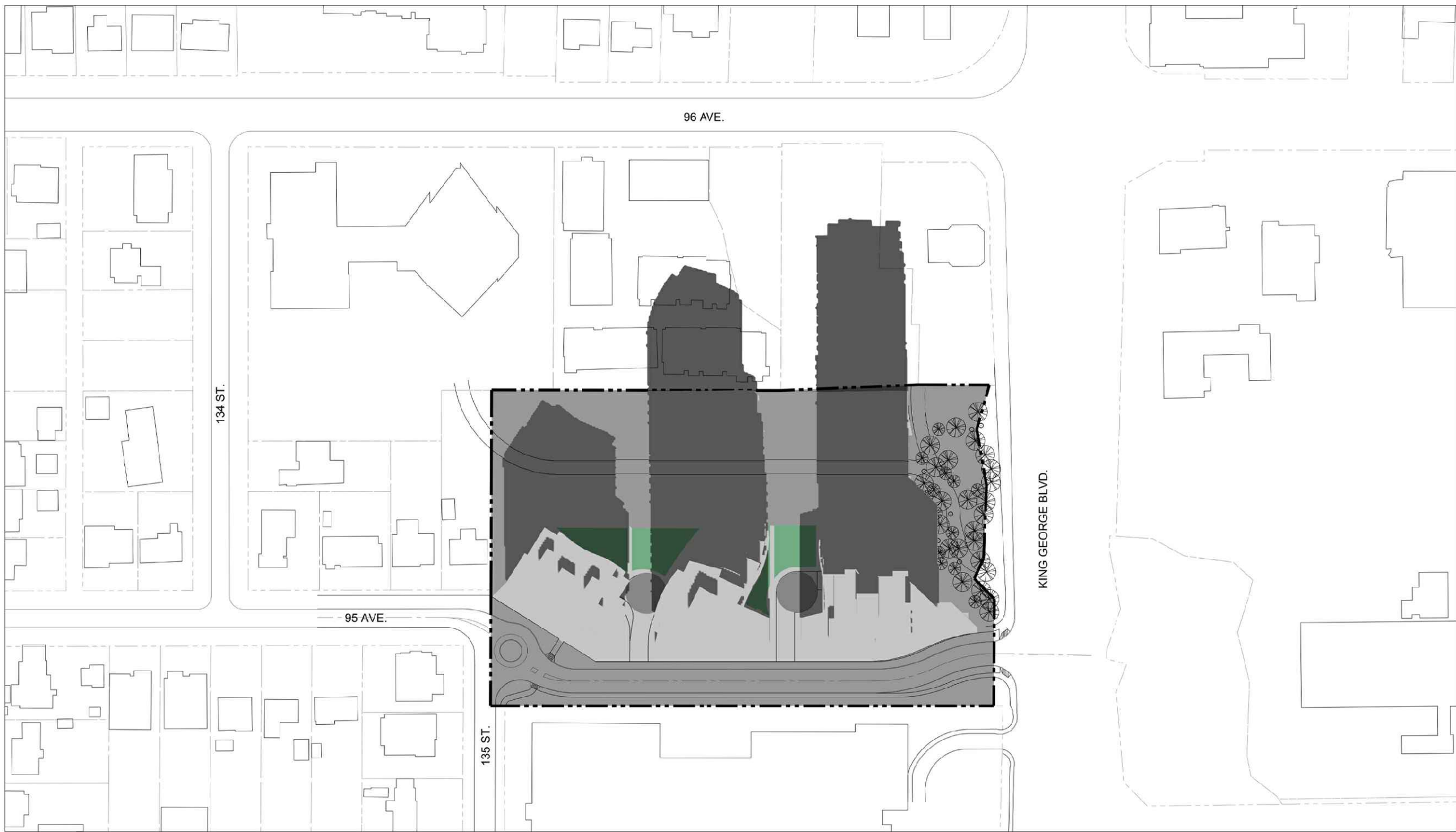


2PM

AUTUMNAL EQUINOX - SEPTEMBER 22ND (DST)



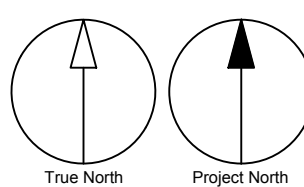
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SHEET TITLE

Shadow Study

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ISSUE

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SHEET TITLE

Amenity Space Diagram- TWR B& C

SHEET NUMBER

A0.12

ISSUE

Note 01: Amenity Space - According to City Bylaw Section 27.4

Minimum Required

min. low-midrise 7-12 storey: min. requirement 111sm + 1 sm per micro suite and / or lock off suite

min. High-Rise Apartment 25 + storeys: Min. 372 sm + 1 sm per micro unit and / or lock off suite (approx 4000sf)

Total Required:

1) Indoor amenity space Requirement: 3 Sm/unit (557sm (approx 6000sf) + 1 sm / unit (above 557sm)

2) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks;

Required/ Phase 2	Tower	
	metric (m2)	imperial (ft2)
Indoor	834.0	8,977
Outdoor	1,164.0	12,529
Total	1,998.0	21,506

Provided/ Phase 2		
Indoor	385.5	4,149
Outdoor (Ground)	880.3	9,475
Outdoor (SRW- 75%)	-	-
Outdoor Total	880.3	9,475
Total Provided	1,265.8	13,625

note: additional area required beyond provision will be paid for in lieu of provision

Note 01: Amenity Space - According to City Bylaw Section 27.4

Minimum Required

min. low-midrise 7-12 storey: min. requirement 111sm + 1 sm per micro suite and / or lock off suite

min. High-Rise Apartment 25 + storeys: Min. 372 sm + 1 sm per micro unit and / or lock off suite (approx 4000sf)

Total Required:

1) Indoor amenity space Requirement: 3 Sm/unit (557sm (approx 6000sf) + 1 sm / unit (above 557sm)

2) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks;

Required/ Phase 3	Tower	
	metric (m2)	imperial (ft2)
Indoor	456.0	4,908
Outdoor	456.0	4,908
Total	912.0	9,817

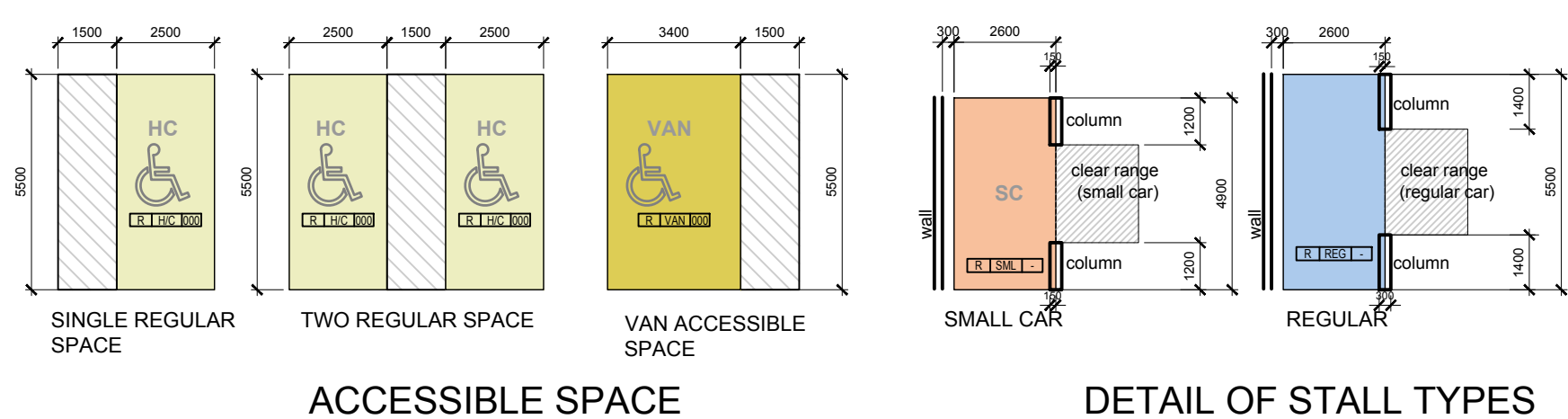
Provided/ Phase 3		
Indoor	301.5	3,245
Outdoor (Ground)	636.1	6,847
Outdoor (SRW- 75%)	-	-
Outdoor Total	636.1	6,847
Total Provided	937.6	10,092

note: additional area required beyond provision will be paid for in lieu of provision

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PARKING TAG



OCCUPANCY
STALL TYPE
STALL NUMBER

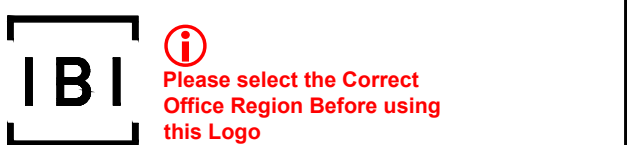
OCCUPANCY (LEGEND)

C	COMMERCIAL (GENERAL)	REG	REGULAR
R	RESIDENTIAL (GENERAL)	SM	SMALL
V	VISITOR (GENERAL)	HC	ACCESSIBLE
CV	COMMERCIAL VISITOR	VAN	VAN ACCESSIBLE
RV	RESIDENTIAL VISITOR	L	LOADING
RT	RETAIL	T	TANDEM
RV	ELECTRIC CAR CHARGING STATION		
CS	CAR SHARE		

REGISTRATION

E.V.S. ELECTRIC VEHICLE CHARGING STATION

AL



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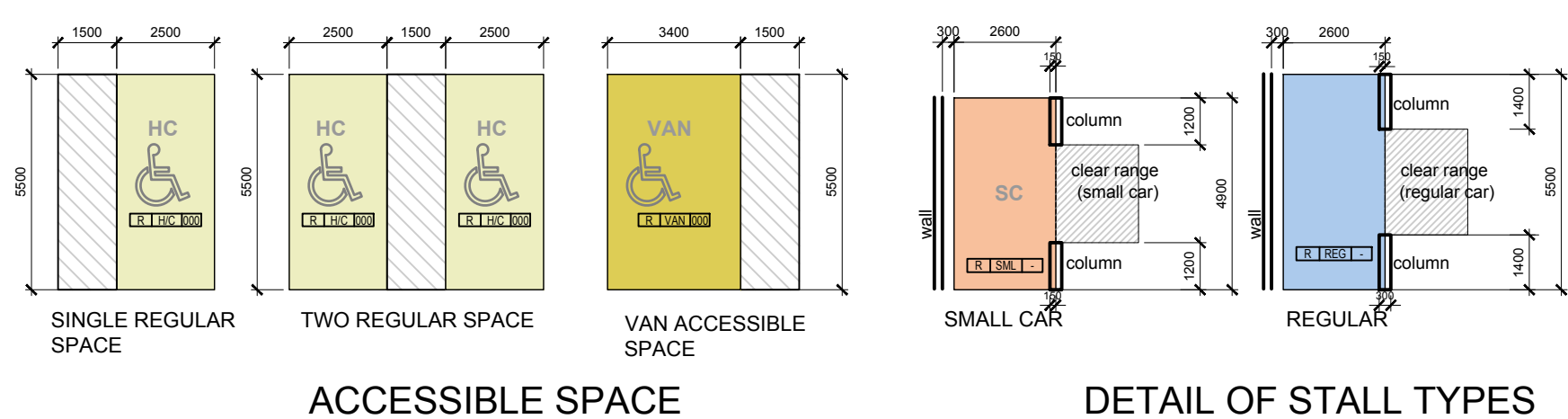
EET TITLE	P5 Plan
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EET NUMBER	ISSUE
A1.01	

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PARKING TAG



OCCUPANCY
STALL TYPE
STALL NUMBER

OCCUPANCY (LEGEND)

C	COMMERCIAL (GENERAL)	REG	REGULAR
R	RESIDENTIAL (GENERAL)	SM	SMALL
V	VISITOR (GENERAL)	HC	ACCESSIBLE
CV	COMMERCIAL VISITOR	VAN	VAN ACCESSIBLE
RV	RESIDENTIAL VISITOR	L	LOADING
RT	RETAIL	T	TANDEM
RV	ELECTRIC CAR CHARGING STATION		
CS	CAR SHARE		

REGISTRATION

E.V.S. ELECTRIC VEHICLE CHARGING STATION

REAL



PROJECT

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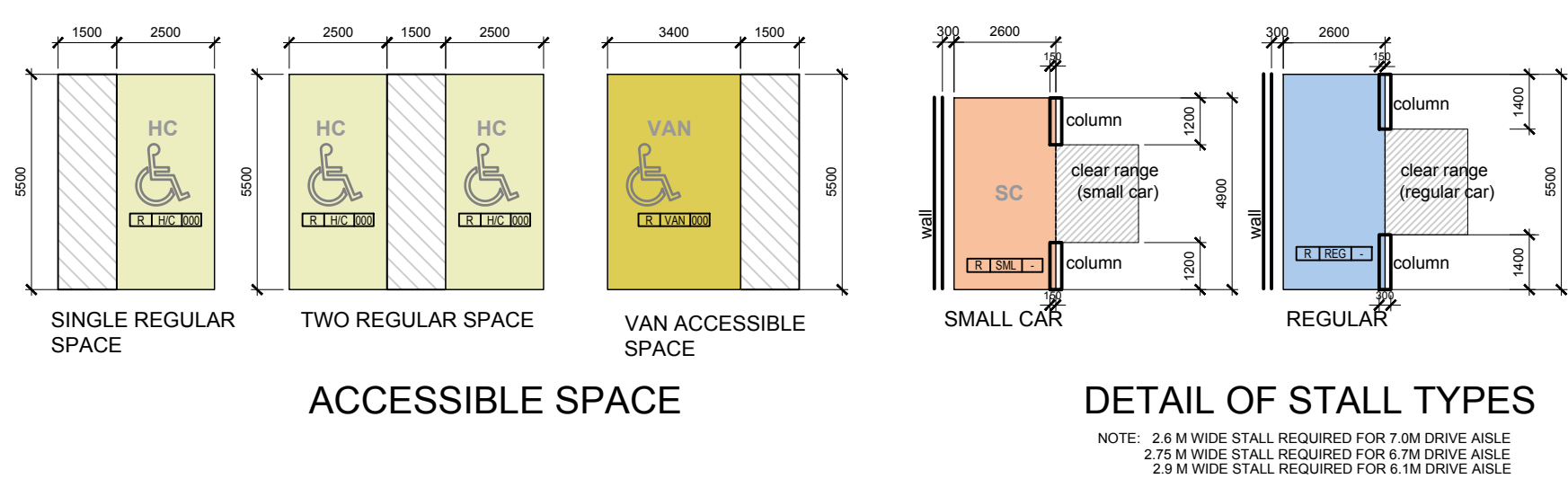
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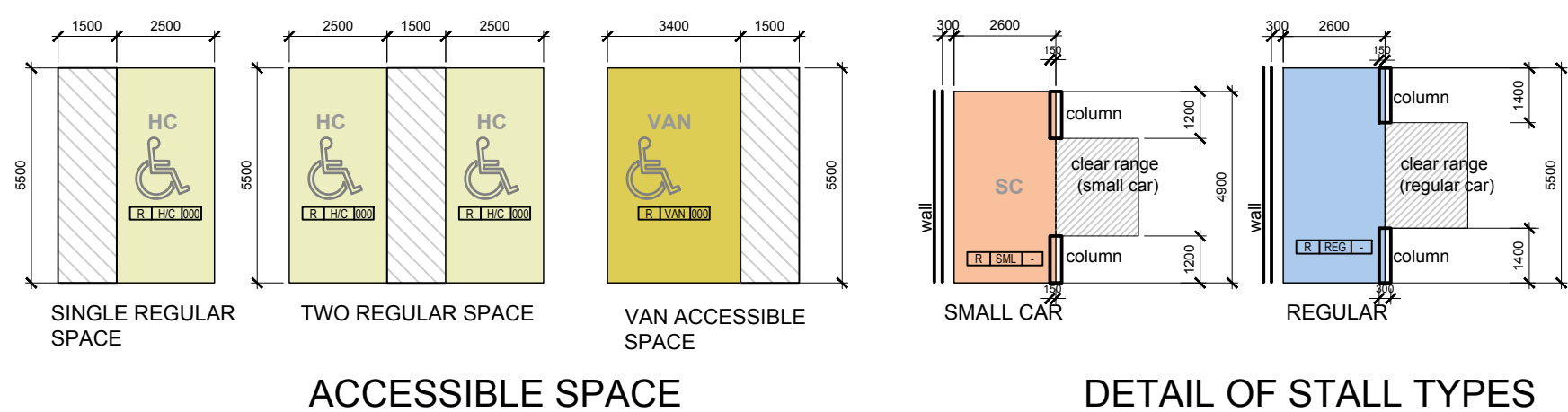


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Parking Tag



OCCUPANCY
STALL TYPE
STALL NUMBER
1-150-100

OCCUPANCY LEGEND

C	COMMERCIAL (GENERAL)	RED	VEHICULAR
R	RESIDENTIAL (GENERAL)	SM	SMALL
V	VISITOR (GENERAL)	MC	ACCESSIBLE
CV	COMMERCIAL VISITOR	XAN	YAN ACCESSIBLE
RV	RESIDENTIAL VISITOR	L	LOADING
RT	RETAIL	T	TANDEM
ET	ELECTRIC CAR CHARGING STATION		
CS	CAR SHARE		

Abbreviation

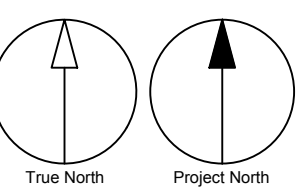
E.V.C.B.	ELECTRIC VEHICLE CHARGING STATION
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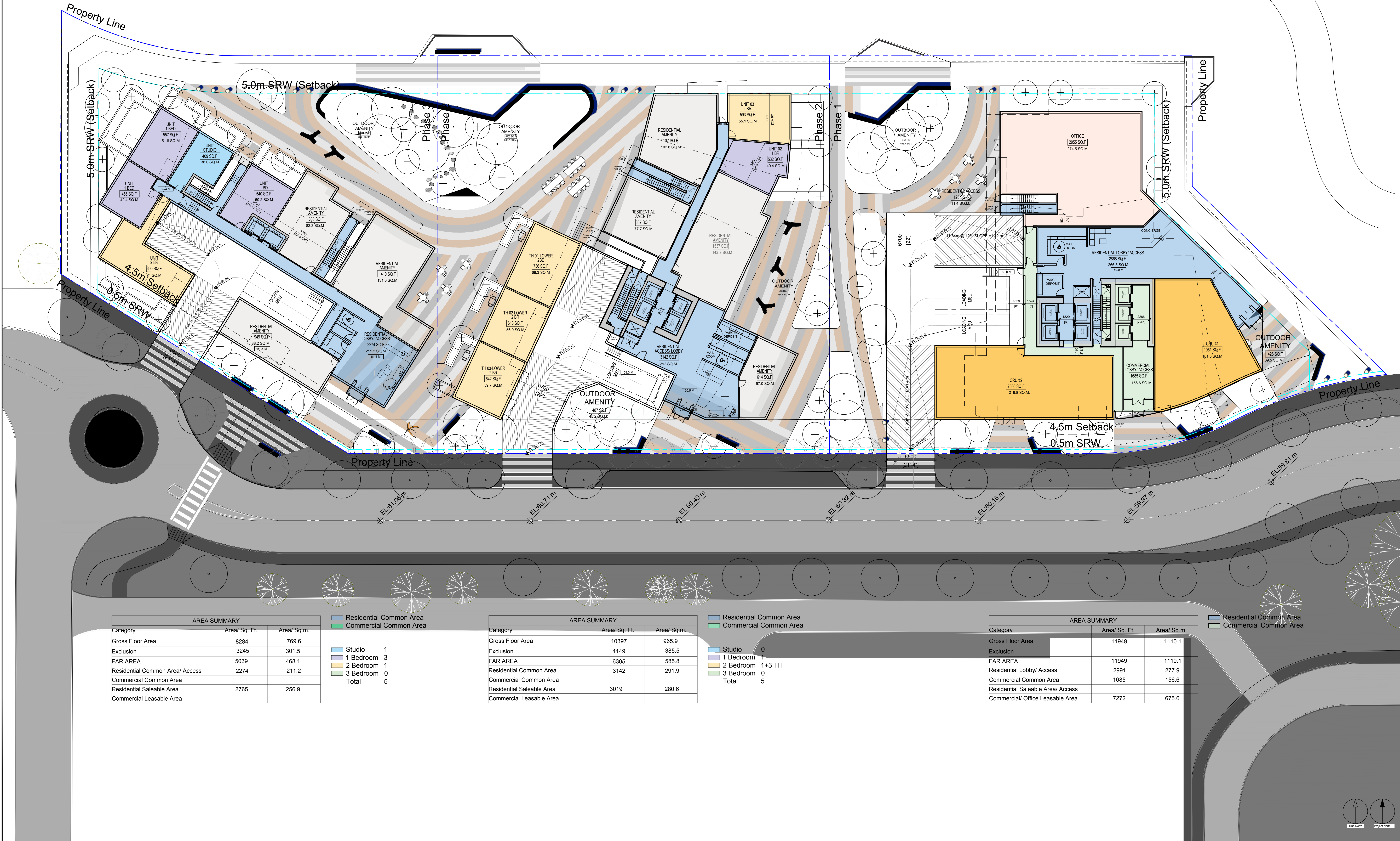
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A1 04





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L2-5 Plan

SHEET NUMBER

A1.07

ISSUE

Architectural floor plan of a multi-unit residential building, divided into three phases. Phase 1 (right) shows a large commercial/leasable area with a 4.5m setback and 0.5m SRW. Phase 2 (middle) shows a central corridor with units and a 5.0m SRW. Phase 3 (left) shows a cluster of units with a 5.0m SRW and 0.5m SRW. The plan includes unit layouts, common areas, and setbacks.

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10148.4	942.8
Exclusion		
FAR AREA	10148.4	942.8
Residential Common Area	1016.0	94.4
Commercial Common Area		
Residential Saleable Area	9132.4	848.4
Commercial Leasable Area		

Residential Common Area

- Studio 3
- 1 Bedroom 8
- 2 Bedroom 4
- 3 Bedroom 0
- Total 15

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	11920	1107.4
Exclusion		
FAR AREA	11920	1107.4
Residential Common Area	1575	146.3
Commercial Common Area		
Residential Saleable Area	10345	961.1
Commercial Leasable Area		

Residential Common Area

- Micro Suite 2
- 1 BR Jr. 2
- 1 Bedroom 9
- 2 Bedroom 5
- Total 18

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	15167	1409.1
Exclusion		
FAR AREA	15167	1409.1
Residential Common Area/ Circulation	609	56.6
Commercial Common Area	2082	193.5
Residential Saleable Area		
Commercial Leasable Area	12476	1159.0

Residential Common Area

Commercial Common Area

Commercial Area/ Leasable

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SHEET TITLE

L7 Plan

SHEET NUMBER

ISSUE

A1.09

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	8565.2	795.7
Exclusion		
FAR AREA	8565.2	795.7
Residential Common Area	907.2	84.3
Commercial Common Area		
Residential Saleable Area	7657	711.4
Commercial Leasable Area		

Residential Common Area		
Studio	3	
1 Bedroom	6	
2 Bedroom	4	
3 Bedroom	0	
Total	13	

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10705	994.5
Exclusion		
FAR AREA	10705	994.5
Residential Common Area	1475	137.0
Commercial Common Area		
Residential Saleable Area	9230	857.5
Commercial Leasable Area		

Residential Common Area		
Micro Suite	4	
1 BR Jr.	2	
1 Bedroom	7	
2 Bedroom	4	
Total	17	

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9083	843.9
Exclusion	3943	366.3
FAR AREA	5140	477.5
Residential Common Area	1412	131.2
Commercial Common Area		
Residential Saleable Area	3728	346.3
Commercial Leasable Area		

Residential Common Area		
Amenity Exclusion		
Studio	0	
1 Bedroom Jr	1	
1 Bedroom	3	
2 Bedroom	2	
3 Bedroom	0	
Total	6	

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SHEET TITLE

L8 Plan

SHEET NUMBER

9525 King George

ISSUE

A1.10

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	8565.2	795.7
Exclusion		
FAR AREA	8565.2	795.7
Residential Common Area	907.2	84.3
Commercial Common Area		
Residential Saleable Area	7657	711.4
Commercial Leasable Area		

Residential Common Area

Studio

3

1 Bedroom

6

2 Bedroom

4

3 Bedroom

0

Total

13

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10705	994.5
Exclusion		
FAR AREA	10705	994.5
Residential Common Area	1475	137.0
Commercial Common Area		
Residential Saleable Area	9230	857.5
Commercial Leasable Area		

Residential Common Area

Micro Suite

4

1 BR Jr.

2

1 Bedroom

7

2 Bedroom

4

Total

17

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10397	965.9
Exclusion		
FAR AREA	10397	965.9
Residential Common Area	1509	140.2
Commercial Common Area		
Residential Saleable Area	8884	825.7
Commercial Leasable Area		

Residential Common Area

Studio/ Micro

2

1 BR Jr.

3

1 Bedroom

6

2 Bedroom

4

3 Bedroom

0

Total

15

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Residential Common Area

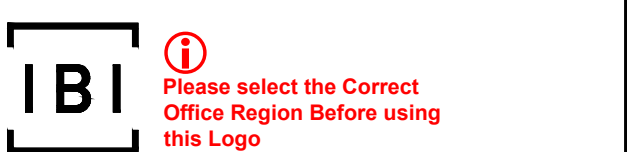
3

Residential Common Area

N

Residential Common Area

AL



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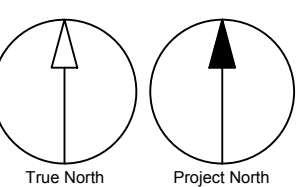
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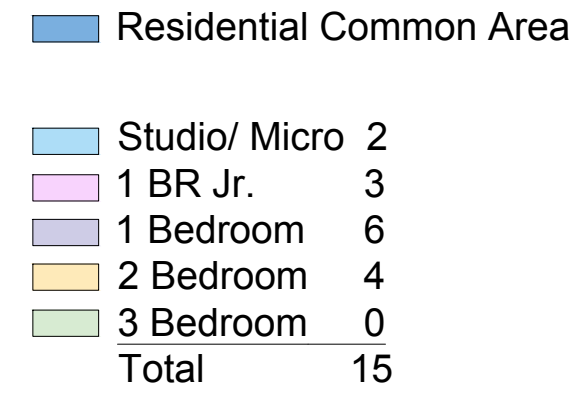
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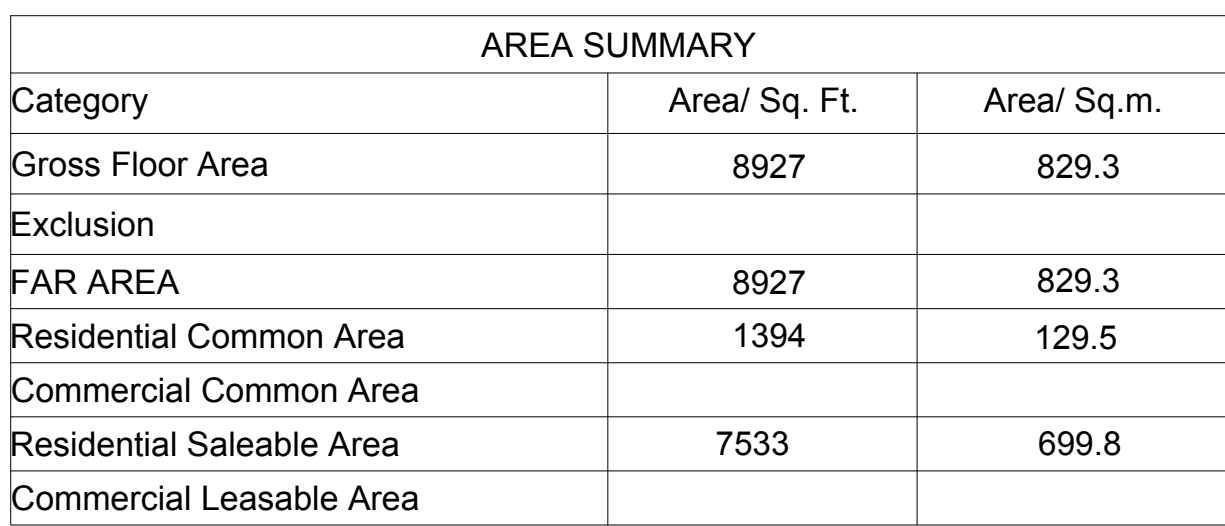




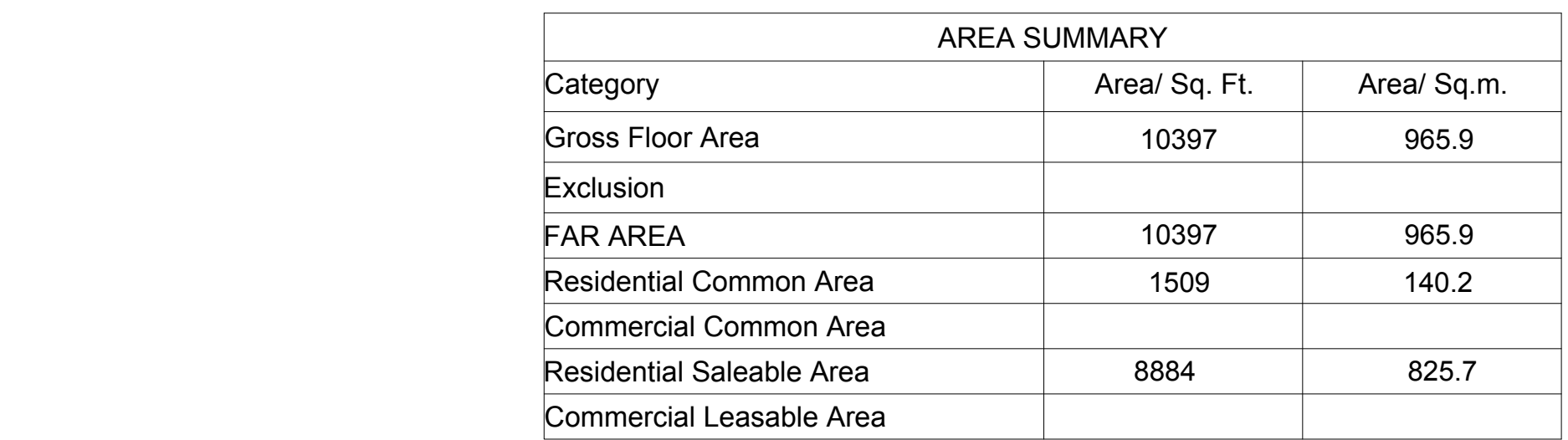
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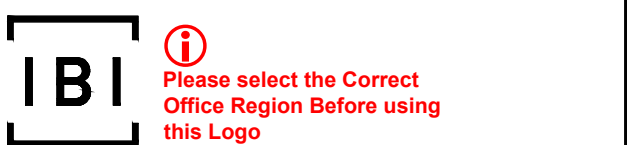


Residential Common Area	
Micro Suite	4
1 BR Jr.	2
1 Bedroom	4
2 Bedroom	4
Total	14



Residential Common Area	
Studio/ Micro	2
1 BR Jr.	3
1 Bedroom	6
2 Bedroom	4
3 Bedroom	0
Total	15

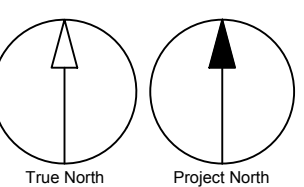
AL



L13-15 Plan

EET NUMBER	ISSUE
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A1.13



ISSUES		
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120102

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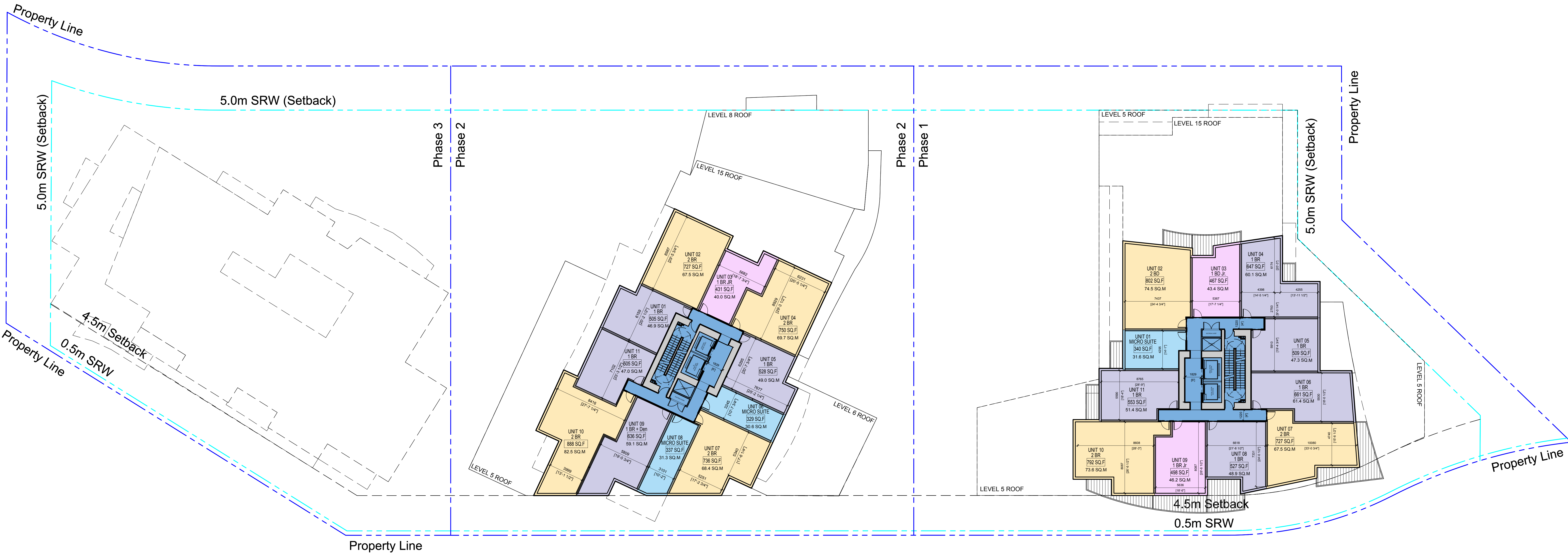
SHEET TITLE

L16-29 Plan

SHEET NUMBER

A1.14

ISSUE

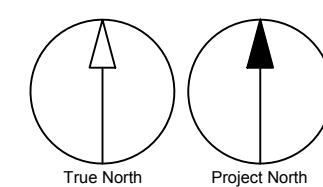


AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7300	678.2
Exclusion		
FAR AREA	7300	678.2
Residential Common Area	928.6	86.3
Commercial Common Area		
Residential Saleable Area	6371.4	591.9
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 2
 - 1 BR Jr. 1
 - 1 Bedroom 4
 - 2 Bedroom 4
 - Total 11

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7550	701.4
Exclusion		
FAR AREA	7550	701.4
Residential Common Area	1028	95.5
Commercial Common Area		
Residential Saleable Area	6521	605.9
Commercial Leasable Area		

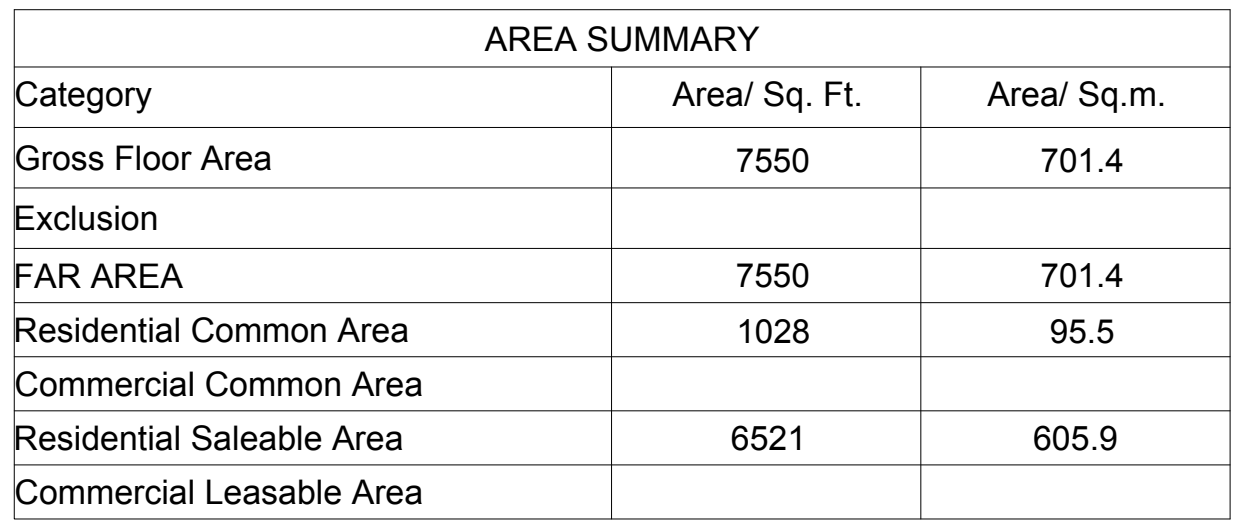
- Residential Common Area
- Micro Suite 1
 - 1 BR Jr. 2
 - 1 Bedroom 5
 - 2 Bedroom 3
 - 3 Bedroom 0
 - Total 11



[illegible]

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Residential Common Area	
Micro Suite	1
1 BR Jr.	2
1 Bedroom	5
2 Bedroom	3
3 Bedroom	0
Total	11

AL

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OBJECT

9525 King George

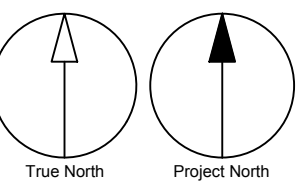
9525 King George Blvd. Surrey, BC

PROJECT NO: 0102	
AWN BY: er	CHECKED BY:
PROJECT MGR:	APPROVED BY:

PROJECT MGR:	APPROVED BY:
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L31-36 Plan

EET NUMBER	ISSUE
A1.16	



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SHEET TITLE

L37 Plan

SHEET NUMBER

A1.17

ISSUE

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7550	701.4
Exclusion		
FAR AREA	7550	701.4
Residential Common Area	1001	93.0
Commercial Common Area		
Residential Saleable Area	6549	608.4
Commercial Leasable Area		

Residential Common Area

Studio

0

1 Bedroom

0

2 Bedroom

3

3 Bedroom

4

Total

7

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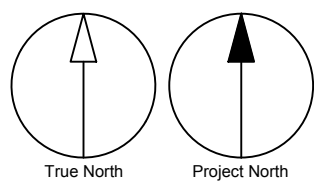
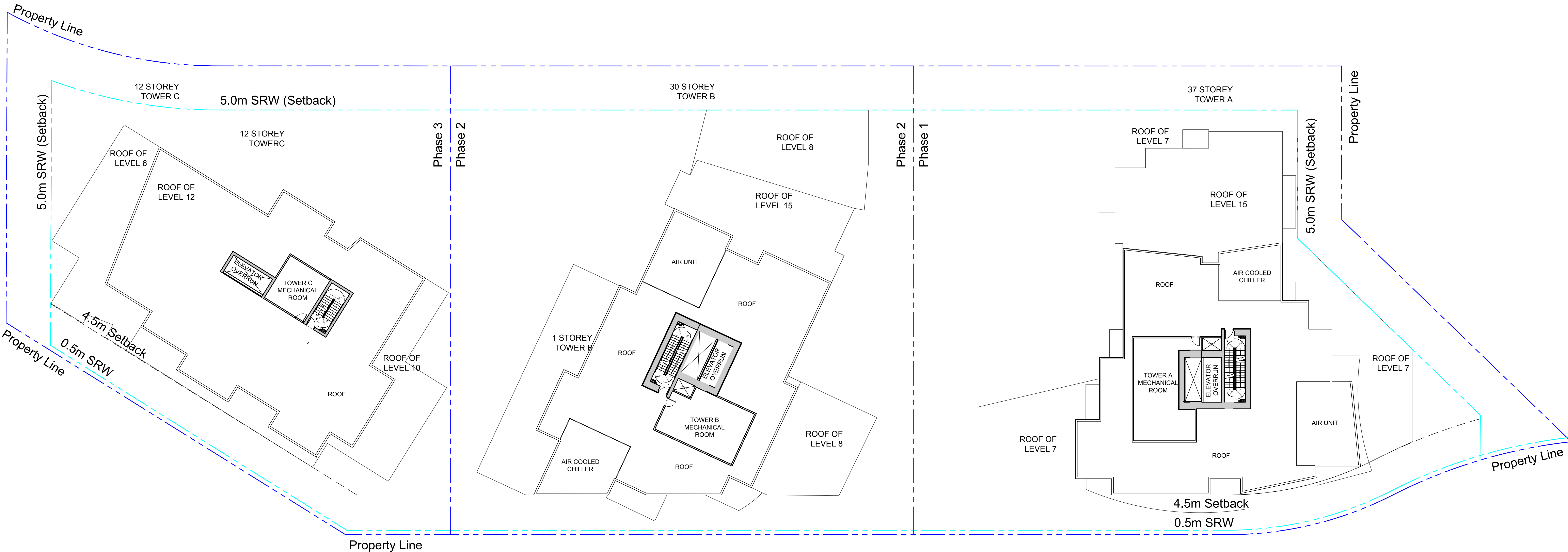
SHEET TITLE

Roof Plan

SHEET NUMBER

A1.18

ISSUE



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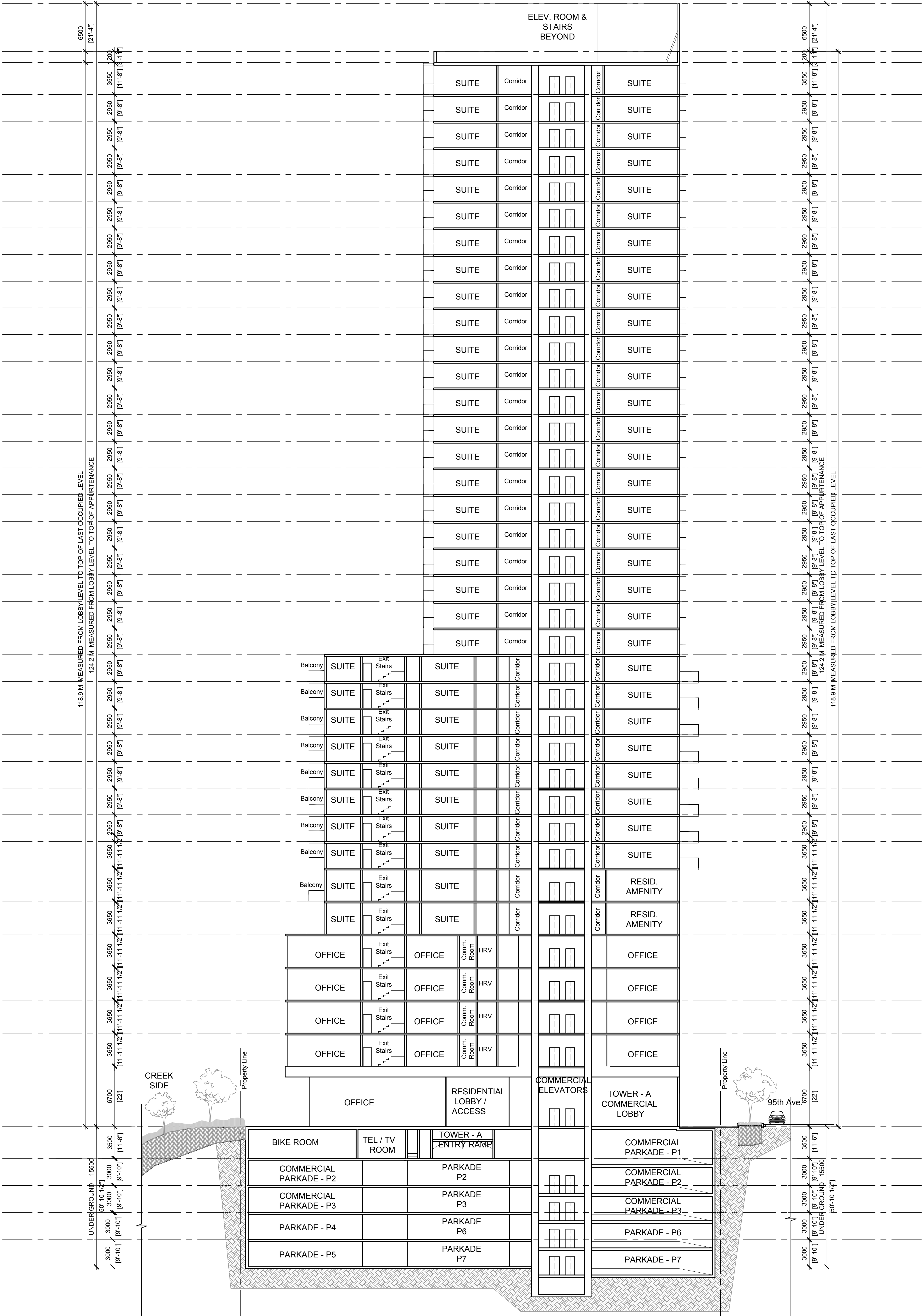
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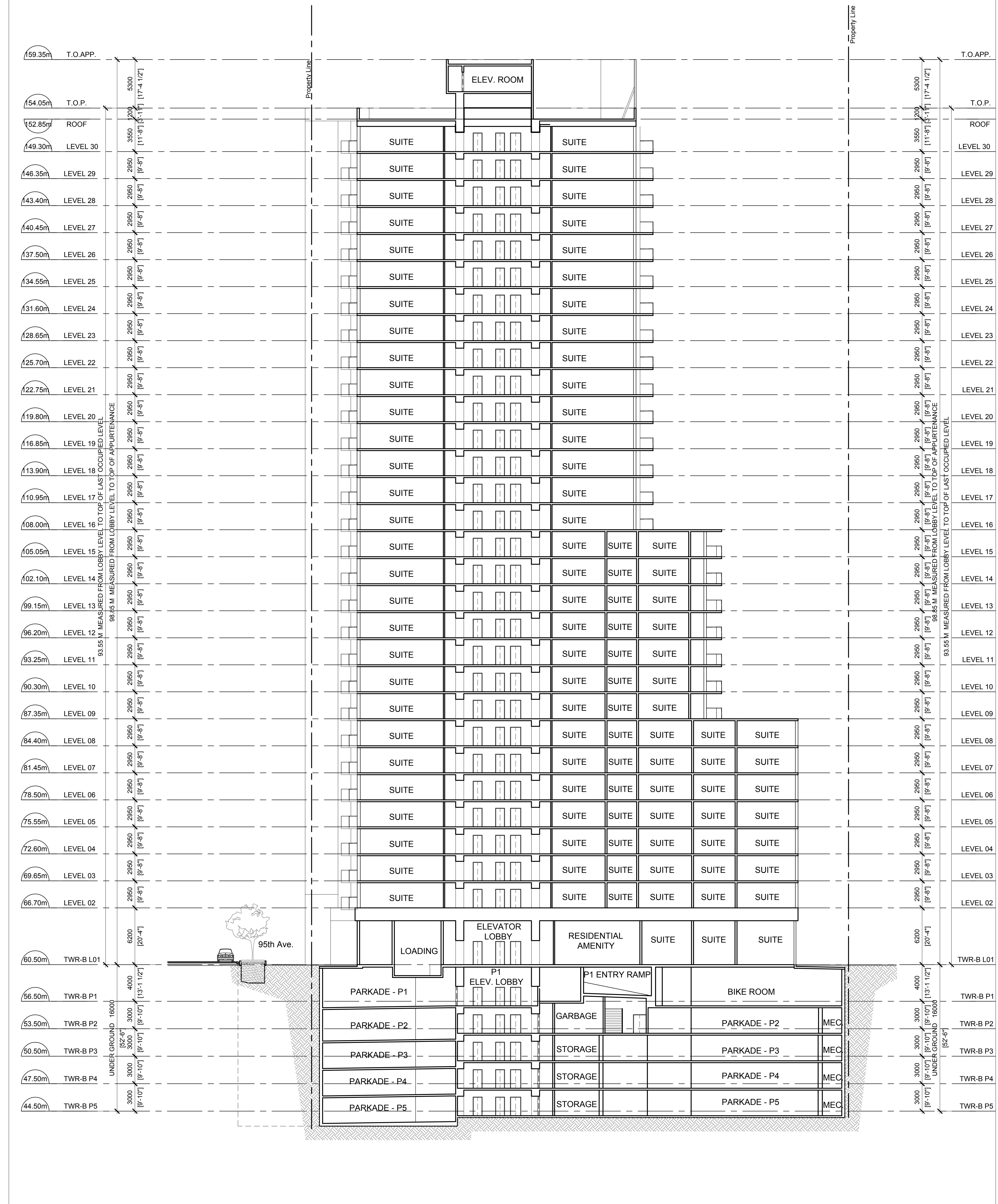
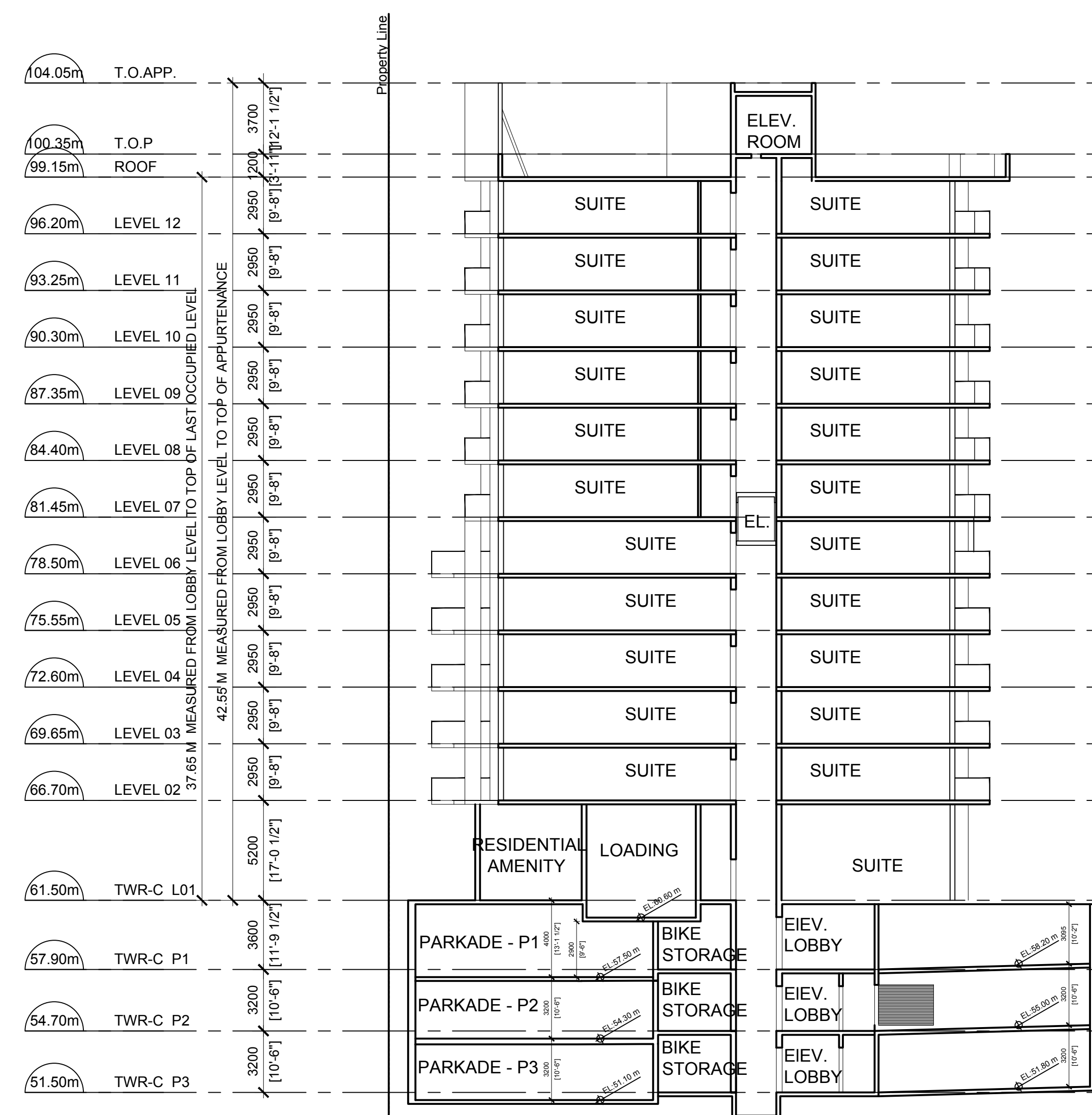
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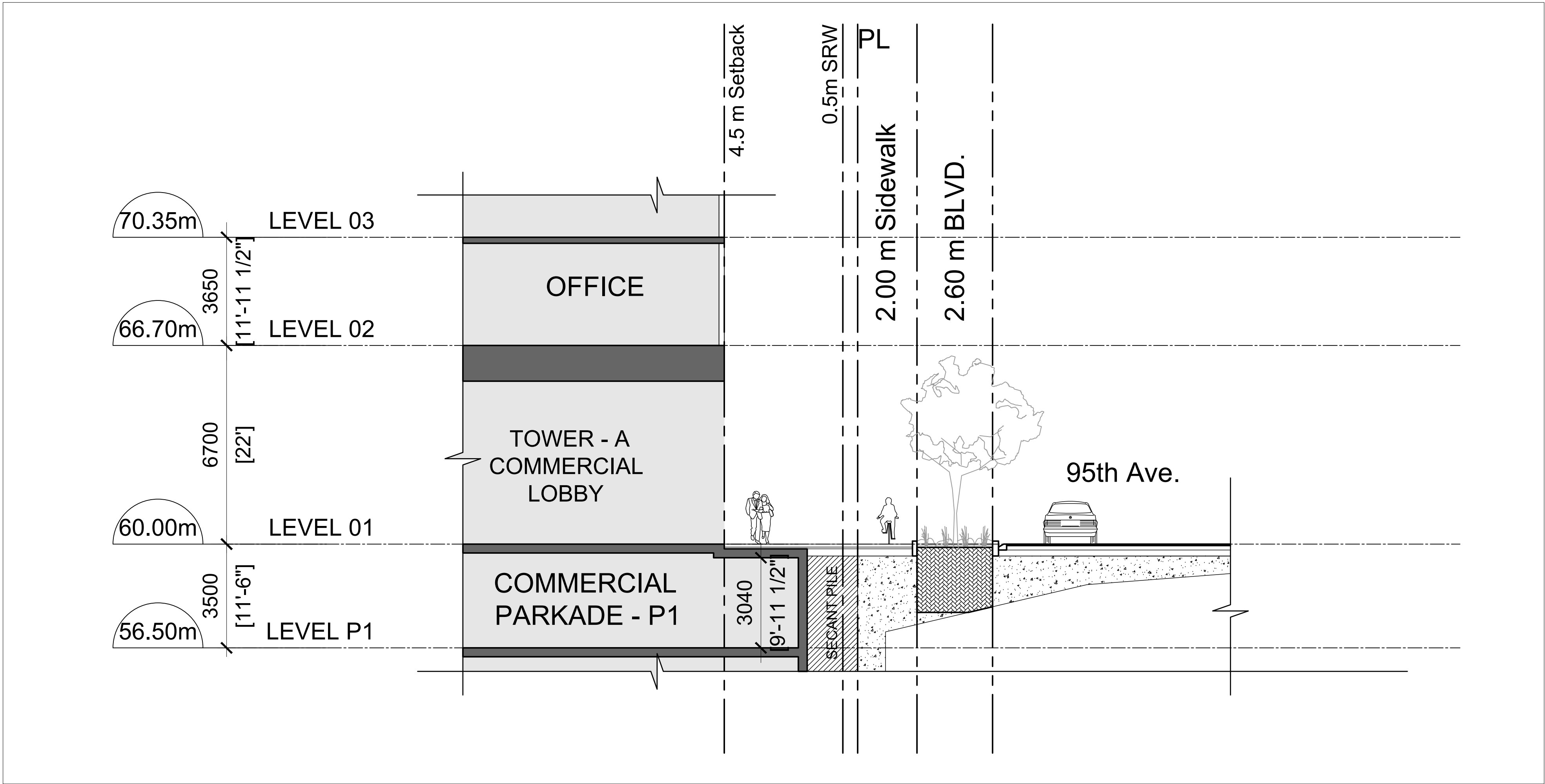
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A3.02

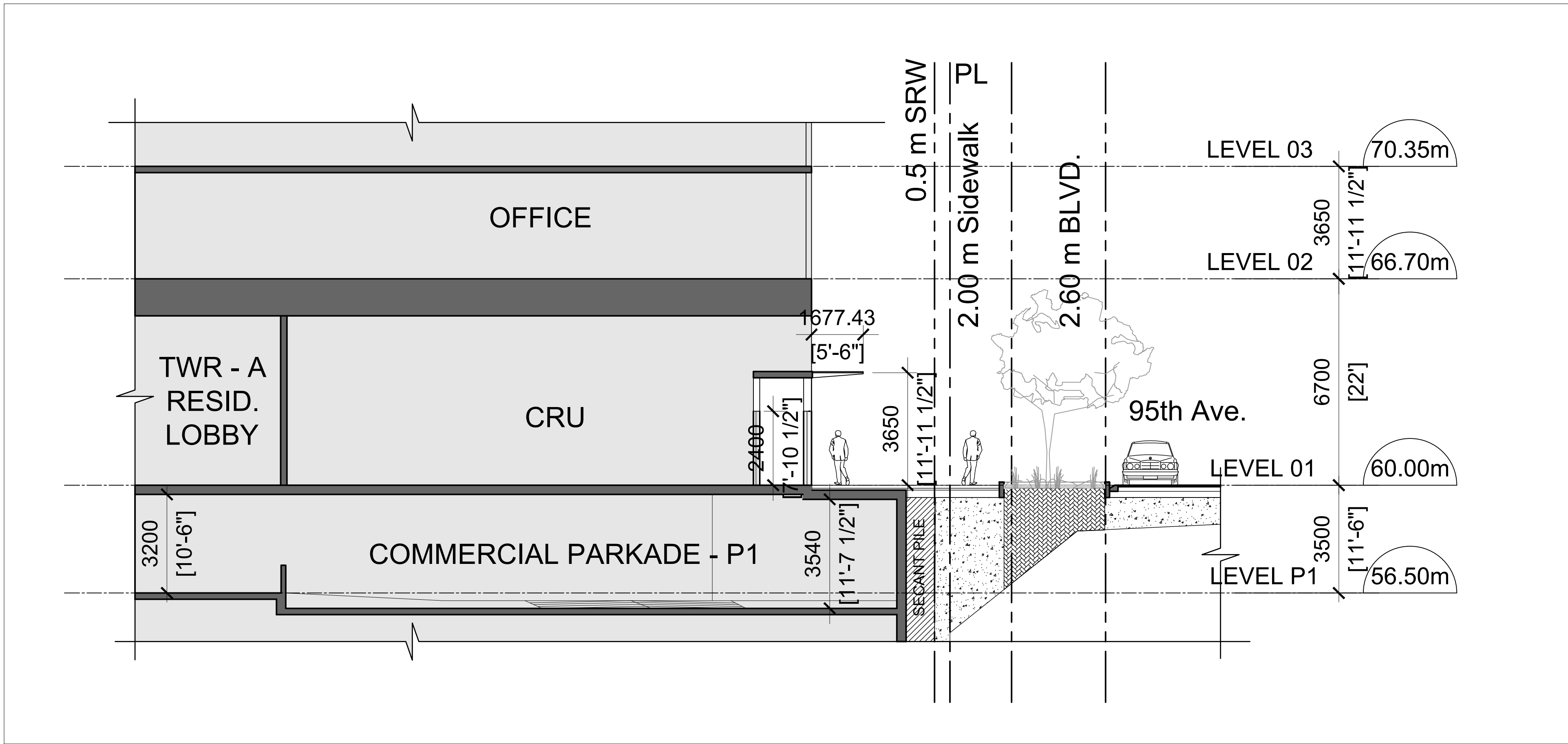
ISSUE



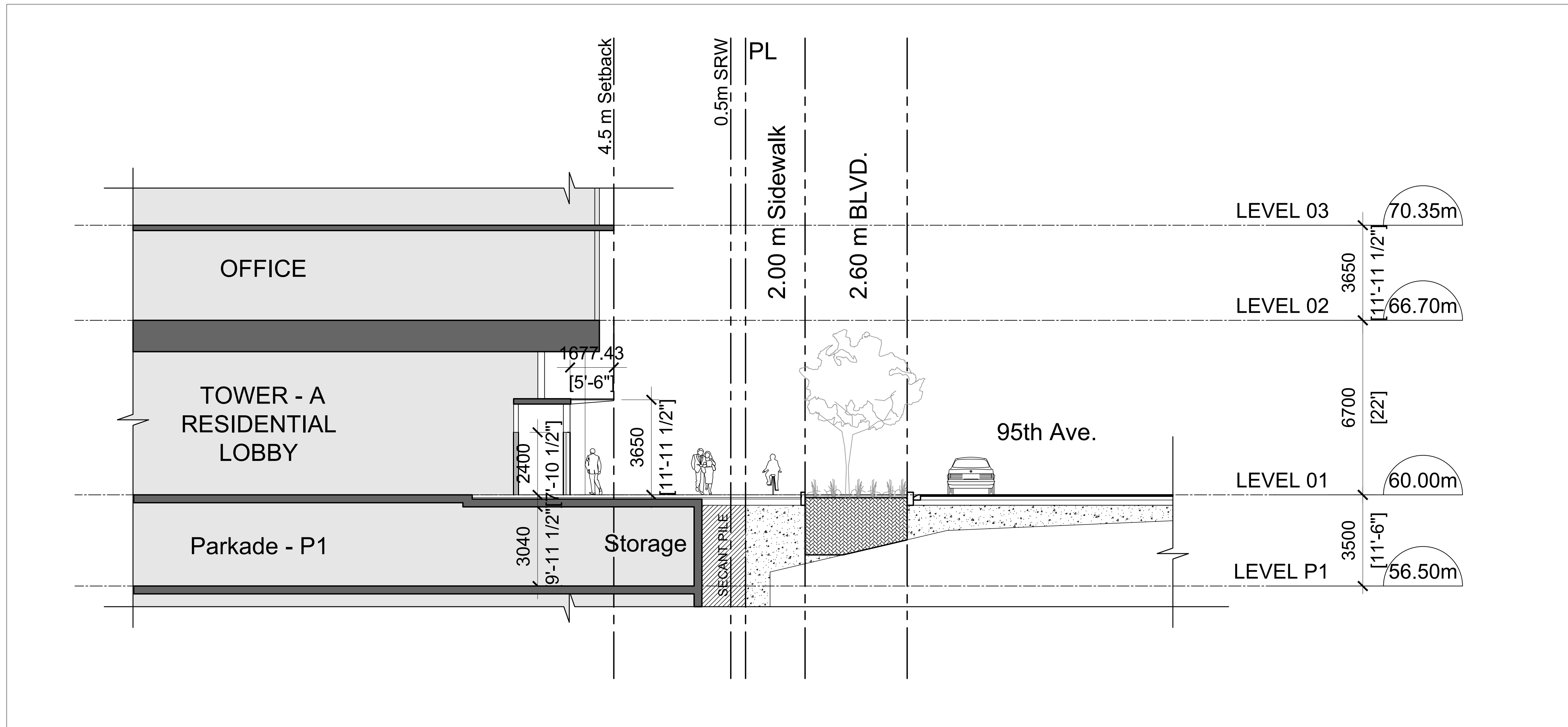




1 SECTION A-1
SC 1:100



2 SECTION A-2
SC 1:100



3 SECTION A-3
SC 1:100

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SHEET TITLE

Detailed Section 1

SHEET NUMBER

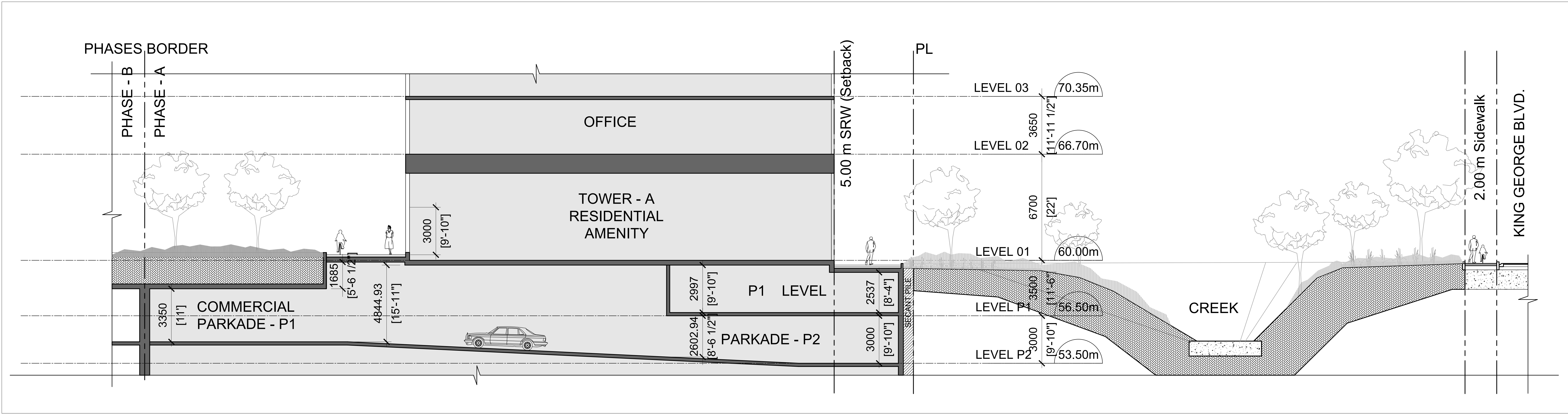
A3.05

ISSUE

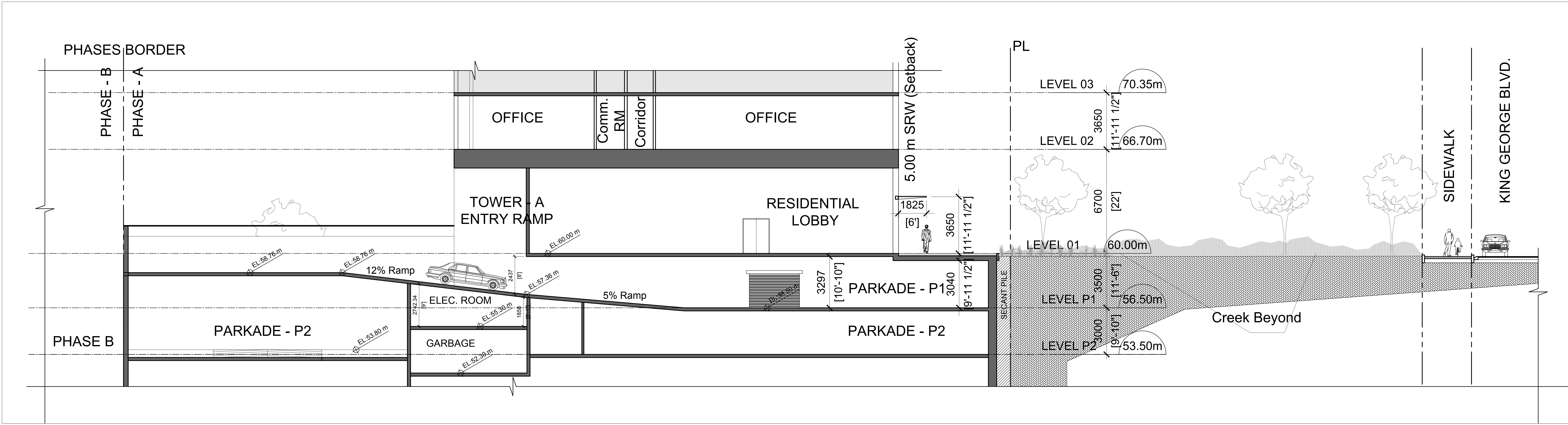
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Last Saved: September 21, 2020, by: kwan.hoang

Printed: Friday, February 6, 2021 1:48:19 PM by: Scott Buzat



1 SECTION A-4
SC 1:100



2 SECTION A-5
SC 1:100

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SHEET TITLE

Detailed Section 2

SHEET NUMBER

A3.06

ISSUE

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Last Saved: September 21, 2023, by allan.kelley

Printed: Friday, February 5, 2021 6:46:11 PM by Scott Rhee





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PROJECT NO: 120102	
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SHEET TITLE Detailed Section 4	
SHEET NUMBER A3.08	ISSUE

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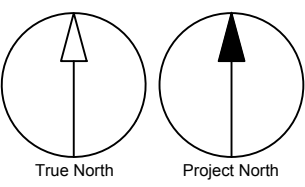
CONSULTANTS

Residential Common Area
 Commercial Common Area
 Commercial Area/ Leasable



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9606	892.4
Exclusion	4466	414.9
FAR AREA	5140	477.5
Residential Common Area	1412	131.2
Commercial Common Area		
Residential Saleable Area	3728	346.3
Commercial Leasable Area		

- Residential Common Area
- Amenity Exclusion
- Studio 0
- 1 Bedroom Jr 1
- 1 Bedroom 3
- 2 Bedroom 2
- 3 Bedroom 0
- Total 6



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SHEET TITLE

TWR A_L06

SHEET NUMBER

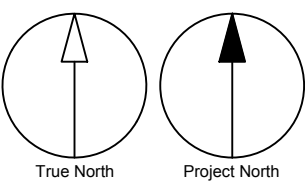
A4.03

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9083	843.9
Exclusion	3943	366.3
FAR AREA	5140	477.5
Residential Common Area	1412	131.2
Commercial Common Area		
Residential Saleable Area	3728	346.3
Commercial Leasable Area		

- Residential Common Area
- Amenity Exclusion
- Studio 0
- 1 Bedroom Jr 1
- 1 Bedroom 3
- 2 Bedroom 2
- 3 Bedroom 0
- Total 6



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SHEET TITLE

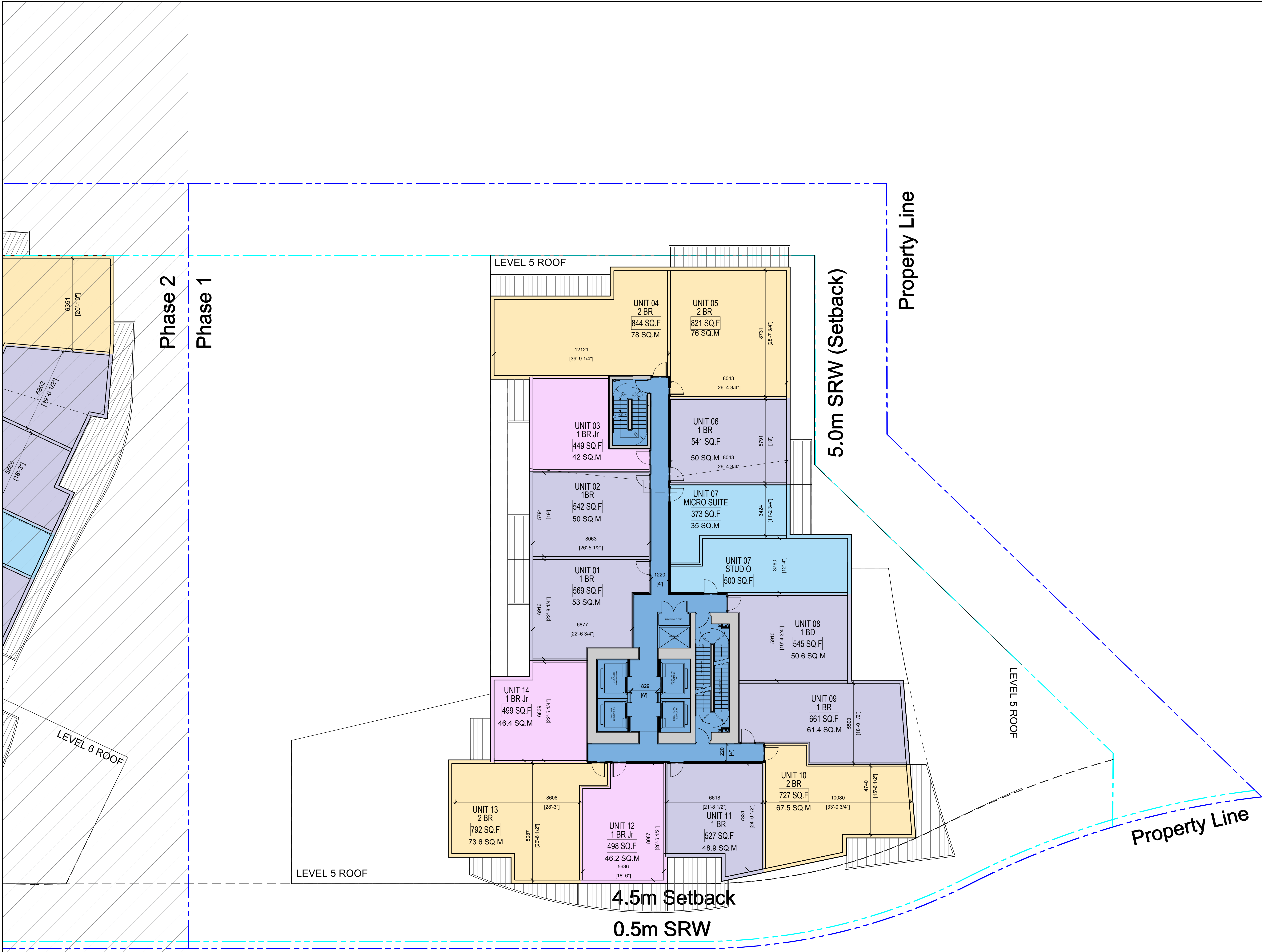
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SHEET NUMBER

A4.04

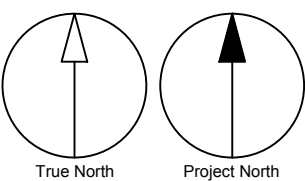
ISSUE

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AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10397	965.9
Exclusion		
FAR AREA	10397	965.9
Residential Common Area	1509	140.2
Commercial Common Area		
Residential Saleable Area	8884	825.7
Commercial Leasable Area		

- Residential Common Area
- Studio/ Micro 2
 - 1 BR Jr. 3
 - 1 Bedroom 6
 - 2 Bedroom 4
 - 3 Bedroom 0
 - Total 15



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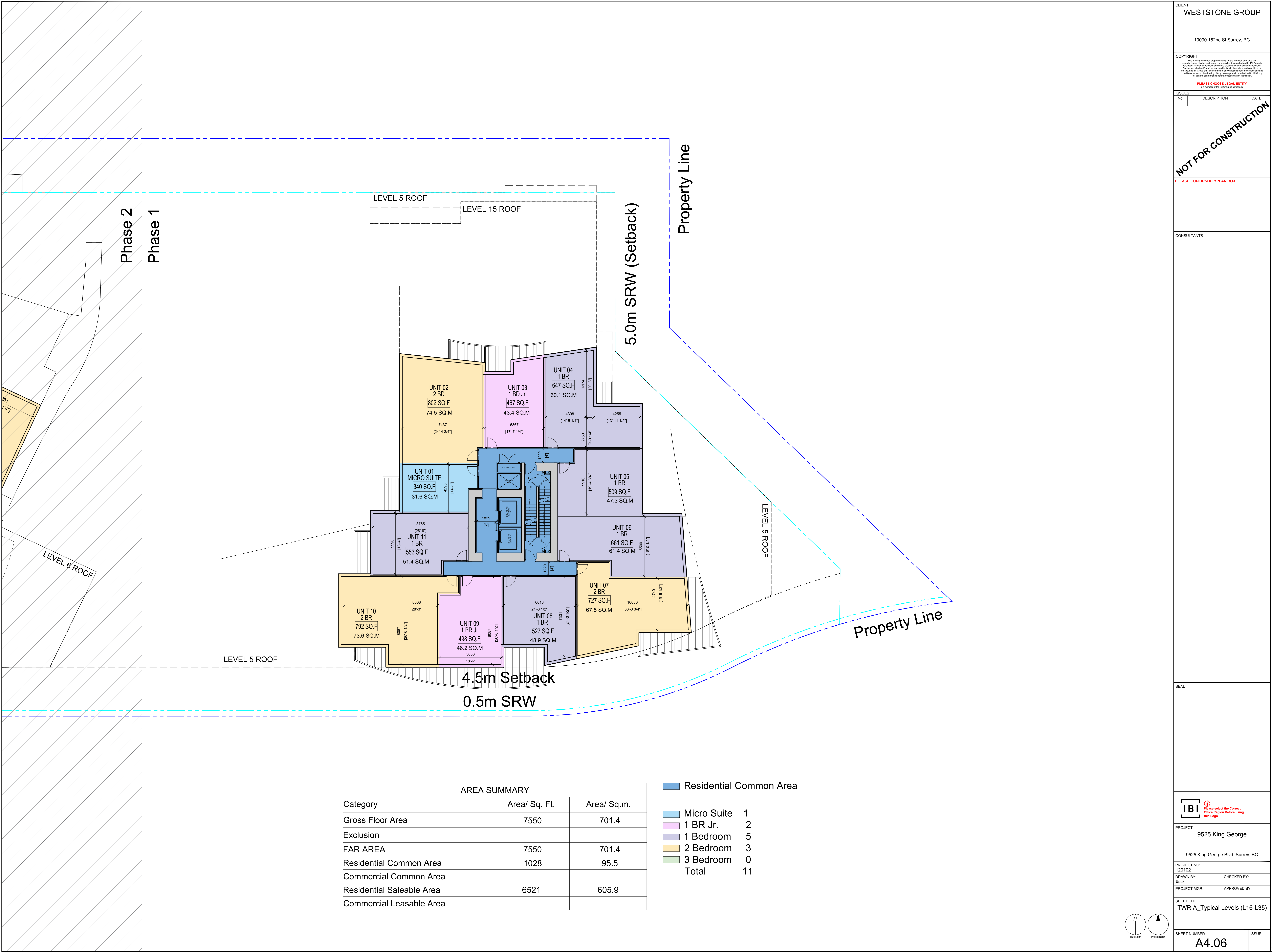
SHEET TITLE

TWR A_L 08-15

SHEET NUMBER

A4.05

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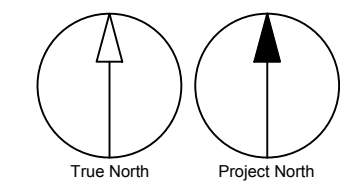
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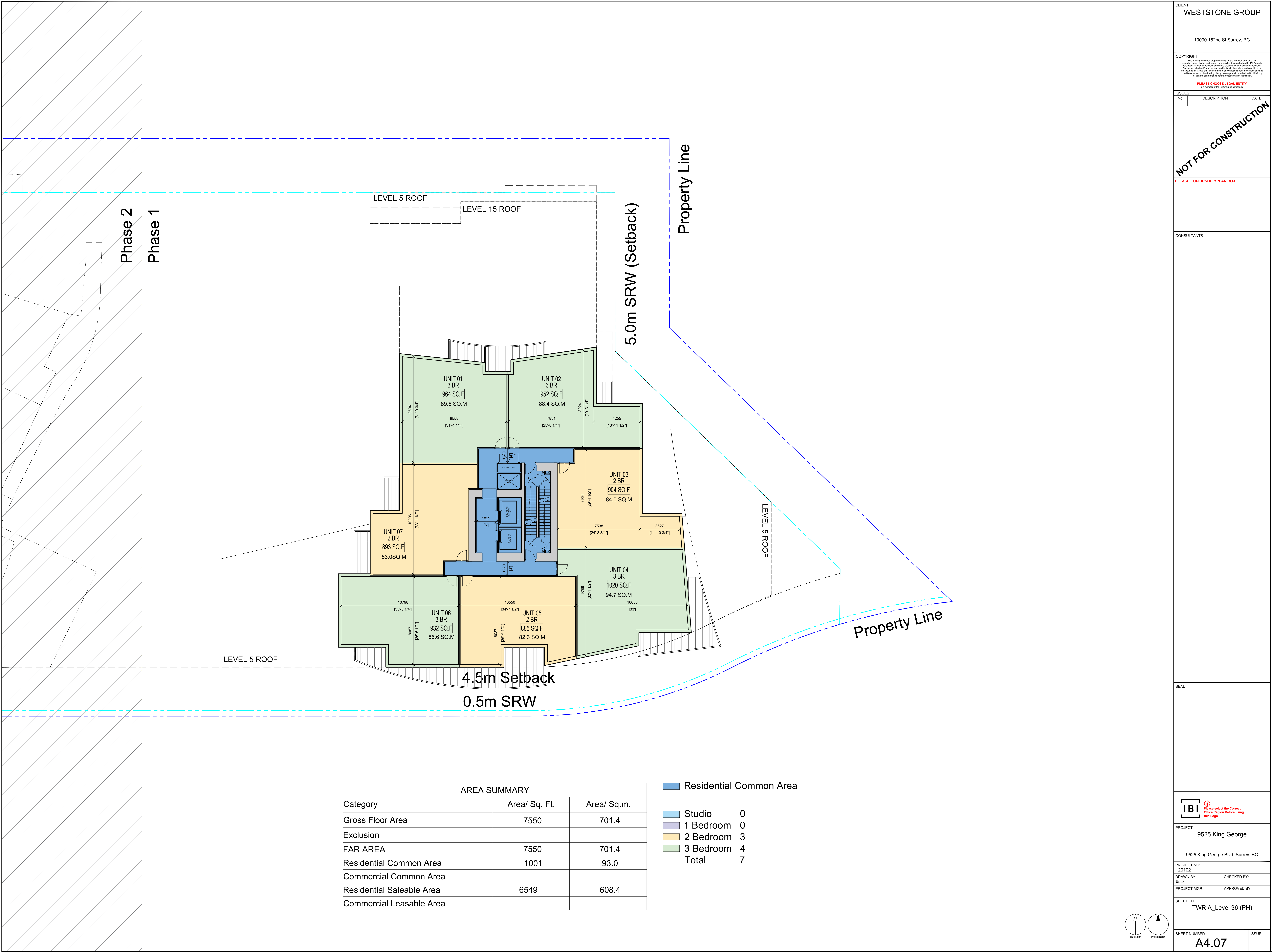
TWR A_Typical Levels (L16-L35)

SHEET NUMBER

A4.06

ISSUE





AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7550	701.4
Exclusion		
FAR AREA	7550	701.4
Residential Common Area	1001	93.0
Commercial Common Area		
Residential Saleable Area	6549	608.4
Commercial Leasable Area		

- Residential Common Area
- Studio

0

1 Bedroom

0

2 Bedroom

3

3 Bedroom

4

Total

7

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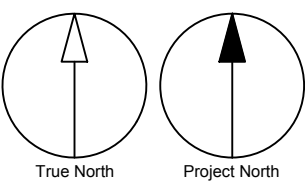
PROJECT
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SHEET TITLE
TWR A_Level 36 (PH)

SHEET NUMBER
A4.07

ISSUE



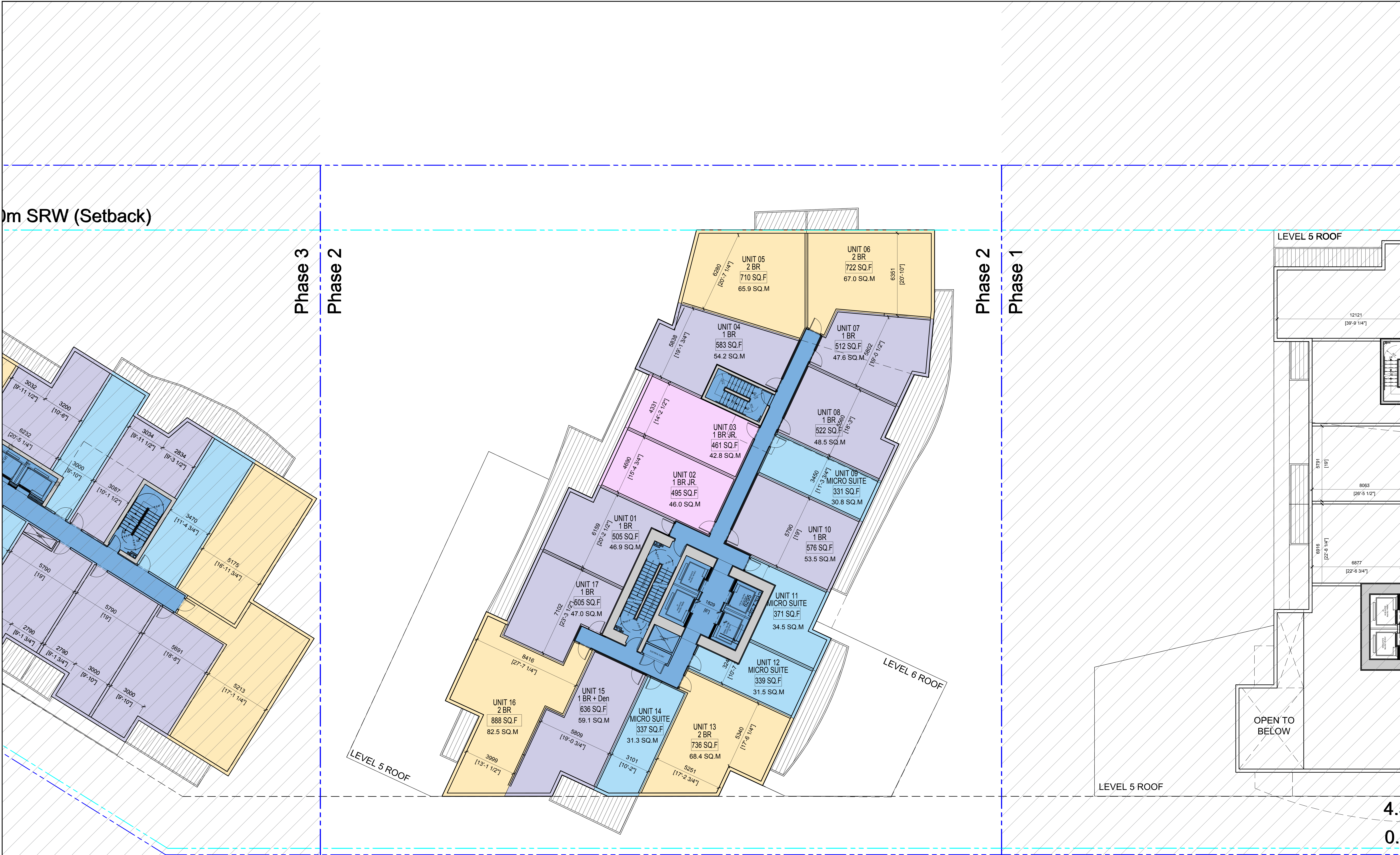
Phase 1

Property Line

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	11920	1107.4
Exclusion		
FAR AREA	11920	1107.4
Residential Common Area	1575	146.3
Commercial Common Area		
Residential Saleable Area	10345	961.1
Commercial Leasable Area		

Micro Suite	2
1 BR Jr.	2
1 Bedroom	9
2 Bedroom	5
Total	18

SHEET NUMBER **A4.10** ISSUE



0m SRW (Setback)

Phase 3

Phase 2

Phase 2

Phase 1

Property Line

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10705	994.5
Exclusion		
FAR AREA	10705	994.5
Residential Common Area	1475	137.0
Commercial Common Area		
Residential Saleable Area	9230	857.5
Commercial Leasable Area		

Residential Common Area

- Micro Suite 4
- 1 BR Jr. 2
- 1 Bedroom 7
- 2 Bedroom 4
- Total 17

LEVEL 5 ROOF

LEVEL 6 ROOF

LEVEL 5 ROOF

OPEN TO BELOW

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SHEET TITLE

TWR B_L 07& 08

SHEET NUMBER

A4.11

ISSUE

True North

Project North

SHEET NUMBER A4.12	ISSUE
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Phase 1

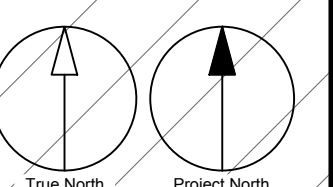
LEV

LEVEL 5 ROOF

41

0.

Micro Suite	2
1 BR Jr.	1
1 Bedroom	4
2 Bedroom	4
Total	11



A4.13

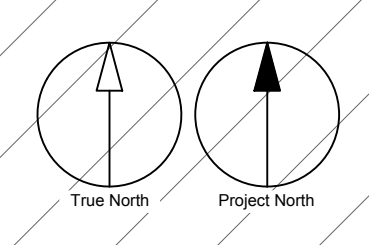
Property Line

LEVEL 5 ROOF

UNIT 04
3 BR
919 SQ.F
85.4 SQ.M

 Residential Common Area
 Commercial Common Area

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7300.3	678.2
Exclusion		
FAR AREA	7300.3	678.2
Residential Common Area	892.5	82.9
Commercial Common Area		
Residential Saleable Area	6407.5	595.3
Commercial Leasable Area		

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120102

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SHEET TITLE

TWR C_L 07-09

SHEET NUMBER

A4.17

ISSUE

File Location: \\110102 - Innovations\5-Drawings\Sheet\TWR C_L 07-09.dwg User: User Date: 2021-03-17 10:08:00 AM Plot Date: 2021-03-17 10:08:00 AM Plot Scale: 1/8" = 1'-0" Plot Size: 11x17" Plot Orientation: Portrait



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