



401 WEST GEORGIA

VANCOUVER, BRITISH COLUMBIA

DEVELOPMENT PERMIT APPLICATION
FEBRUARY 02, 2017



DRAWING LIST - DE APPLICATION

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ARCHITECTURAL	
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L502	LANDSCAPE DETAILS

PROJECT ADDRESS:
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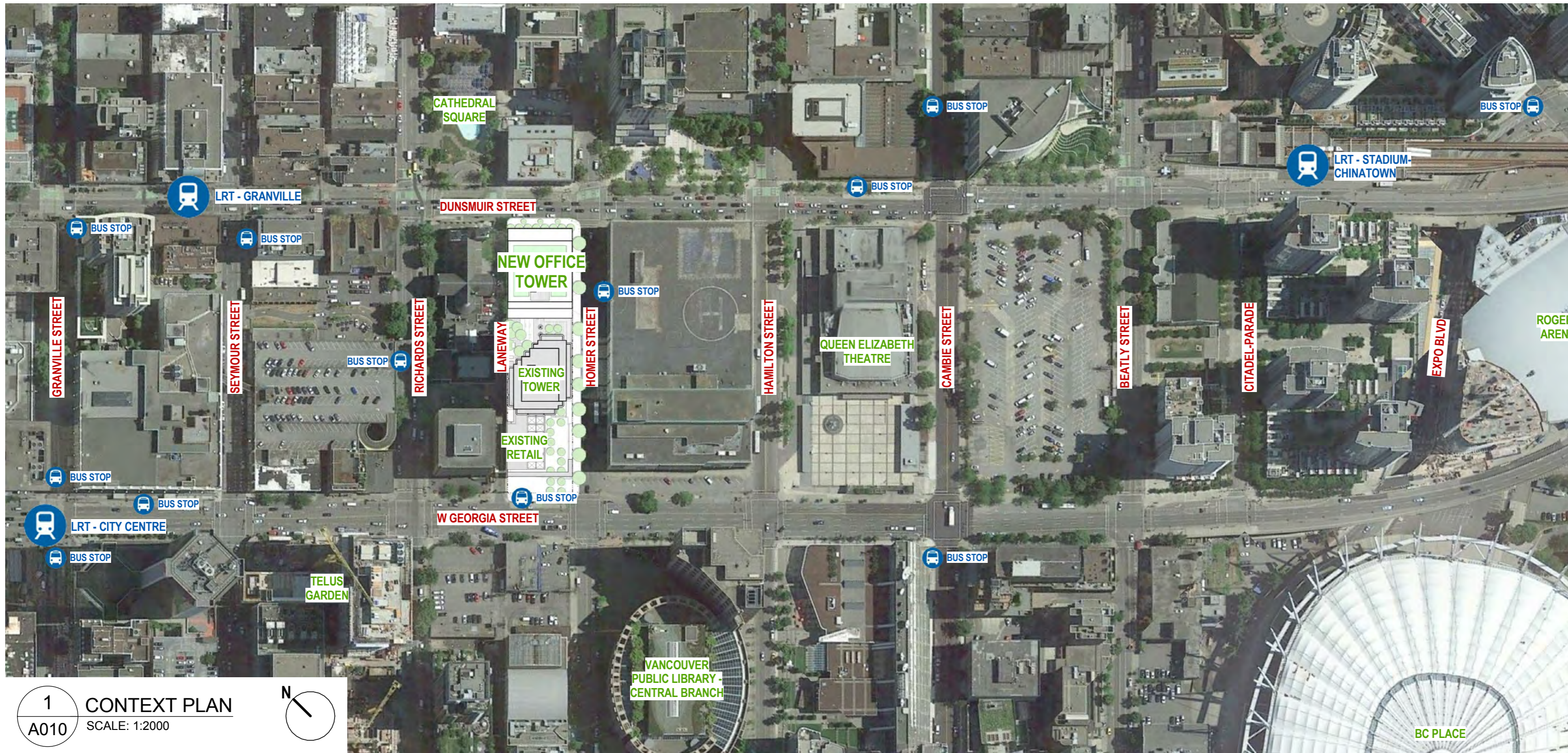
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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
COVER & DRAWING LIST

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO :
A000



1 CONTEXT PLAN
A010 SCALE: 1:2000

PROJECT DATA

CIVIC ADDRESS	401 WEST GEORGIA STREET, VANCOUVER, B.C.	
LEGAL ADDRESS	PARCEL IDENTIFIER: 007-010-150 LEGALLY DESCRIBED AS: LOT C, EXCEPT PART IN EXPLANATORY PLAN 16669 BLOCK 45 DISTRICT LOT 541, PLAN 19442	
ZONING	DD - DOWNTOWN DISTRICT	
LAND USE	C1	
DENSITY	PERMITTED F.S.R.: 7.00 PROPOSED F.S.R.: 7.70	
REQUIRED SETBACKS	NORTH: DUNSMUIR SETBACK 0 EAST: HOMER SETBACK 0 SOUTH: WEST GEORGIA SETBACK 30'-0" WEST: LANEWAY SETBACK 0	
AREAS*	SITE AREA	5461.5m ²
	EXISTING BMO RETAIL	451.8m ²
	EXISTING OFFICE TOWER	27,582.6m ²
	NEW RETAIL*	432.4m ²
	NEW OFFICE TOWER	13,621.3m ²
	TOTAL	42,088.1m²**
* NEW RETAIL IS LOCATED IN THE LOBBY LEVEL OF THE NEW OFFICE TOWER. SUBSEQUENT REFERENCES TO THE NEW OFFICE TOWER ARE INCLUSIVE OF THIS NEW LOBBY RETAIL.		
**AREAS DETERMINED PER INCLUDED AREAS AS DEFINED BY THE CITY OF VANCOUVER OFFICIAL DEVELOPMENT PLAN - ADOPTED BY BY-LAW No. 4912. NOVEMBER 4, 1975		
BUILDING HEIGHT	10 STOREYS 42.5m PROPOSED 91.4m PERMITTED	

EXISTING VEHICULAR PARKING INFORMATION

EXISTING PARKING COUNTS	
• STANDARD VEHICLE SPACE	289
• SMALL CAR SPACE (S)	8
• ELECTRICAL CAR SPACE (E)	1
• DISABILITY SPACE	1(1)
• TOTAL	299

BY-LAW (6059) REQUIRED PARKING INFORMATION

REQUIRED PARKING COUNTS	MIN.	MAX.
• EXISTING RETAIL	3	4
• EXISTING OFFICE TOWER	190	240
• NEW OFFICE TOWER	96	121
• TOTAL	289	365

PROPOSED VEHICULAR PARKING INFORMATION

TYPICAL STALL DIMENSIONS (NOTE: DIMENSIONS DEPICTED IN DRAWINGS GOVERN)	
• STANDARD VEHICLE SPACE (R)	2500mm x 5500mm
• STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra)	2700mm x 5500mm
• SMALL CAR SPACE (S)	2300mm x 4600mm
• SMALL CAR SPACE (Sa)	2600mm x 4600mm
• DISABILITY SPACE	2500mm x 5500mm*
*EACH DISABILITY SPACE PROVIDED WITH ADJACENT WALKWAY OR OPEN AREA. REFER TO DRAWINGS FOR WIDTH	
PARKING COUNTS	
• STANDARD VEHICLE SPACE (R)	75
• STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra)	138
• SMALL CAR SPACE (S)	12
• SMALL CAR SPACE (Sa)	4
• ELECTRIC CAR SPACE (E)	6
• DISABILITY SPACE	8 (16)
• PHYSICAL TOTAL	243
• CALCULATED TOTAL	251

EXISTING LOADING INFORMATION

EXISTING LOADING SPACE COUNTS	
• CLASS A LOADING VEHICLE	1
• CLASS B LOADING VEHICLE	4

BY-LAW (6059) REQUIRED LOADING INFORMATION

REQUIRED LOADING SPACE COUNTS	CLASS A	CLASS B
• EXISTING RETAIL	0	2
• EXISTING OFFICE TOWER	5	3
• NEW OFFICE TOWER	2	4
• TOTAL	7	9

PROPOSED LOADING INFORMATION

TYPICAL SPACE DIMENSIONS	
• CLASS A LOADING VEHICLE (A)	2700mm x 5500mm
• CLASS B LOADING VEHICLE (B)	3000mm x 3800mm
LOADING SPACE COUNTS	
• CLASS A LOADING VEHICLE (A)	8
• CLASS B LOADING VEHICLE (B)	5*

EXISTING BICYCLE PARKING INFORMATION

EXISTING BICYCLE PARKING SPACE TOTALS	
• CLASS A	53
• CLASS B	14
• TOTAL	67

BY-LAW (6059) REQUIRED BICYCLE PARKING INFORMATION

REQUIRED SPACE TOTALS	CLASS A	CLASS B
• EXISTING RETAIL	1	0
• EXISTING OFFICE TOWER	55	6
• NEW TOWER	28	6
• TOTAL	84	12

PROPOSED BICYCLE PARKING INFORMATION

TYPICAL CLASS A SPACE DIMENSIONS	
• HORIZONTAL SPACE	600mm x 1800mm
• VERTICAL SPACE	600mm x 1000mm
BICYCLE PARKING SPACE TOTALS	
• CLASS A HORIZONTAL SPACE	62
• CLASS A VERTICAL SPACE	23
• CLASS B SPACE	12
• TOTAL	97

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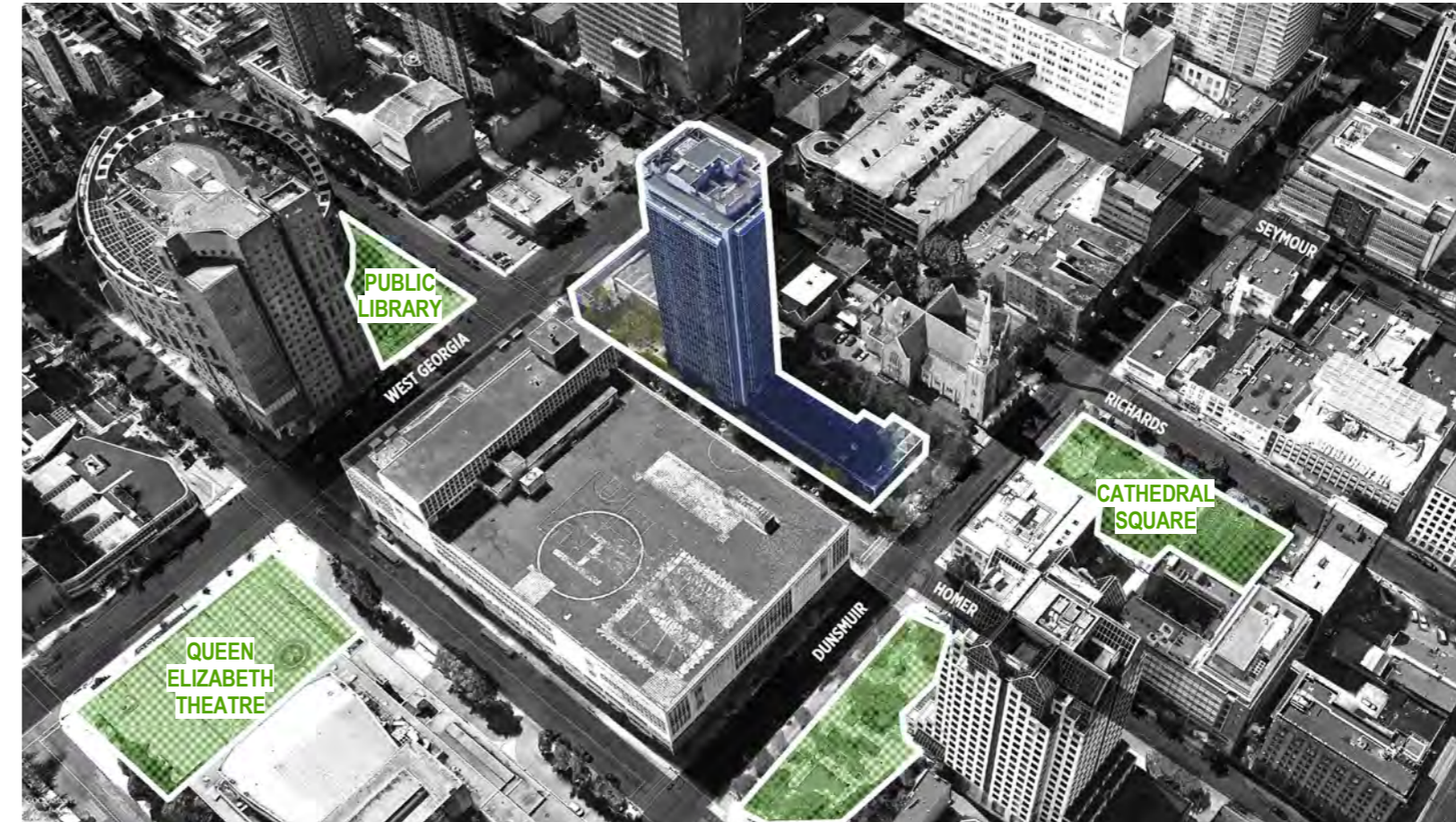
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SHEET CONTENTS :
CONTEXT PLAN AND PROJECT STATISTICS

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SHEET NO :
A010



2 SITE CONTEXT - ADJACENT PUBLIC SPACE
SCALE: N.T.S.

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1 SITE CONTEXT - AERIAL VIEW DIAGRAM
SCALE: N.T.S.

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DRAWING SCALE :
N.T.S.

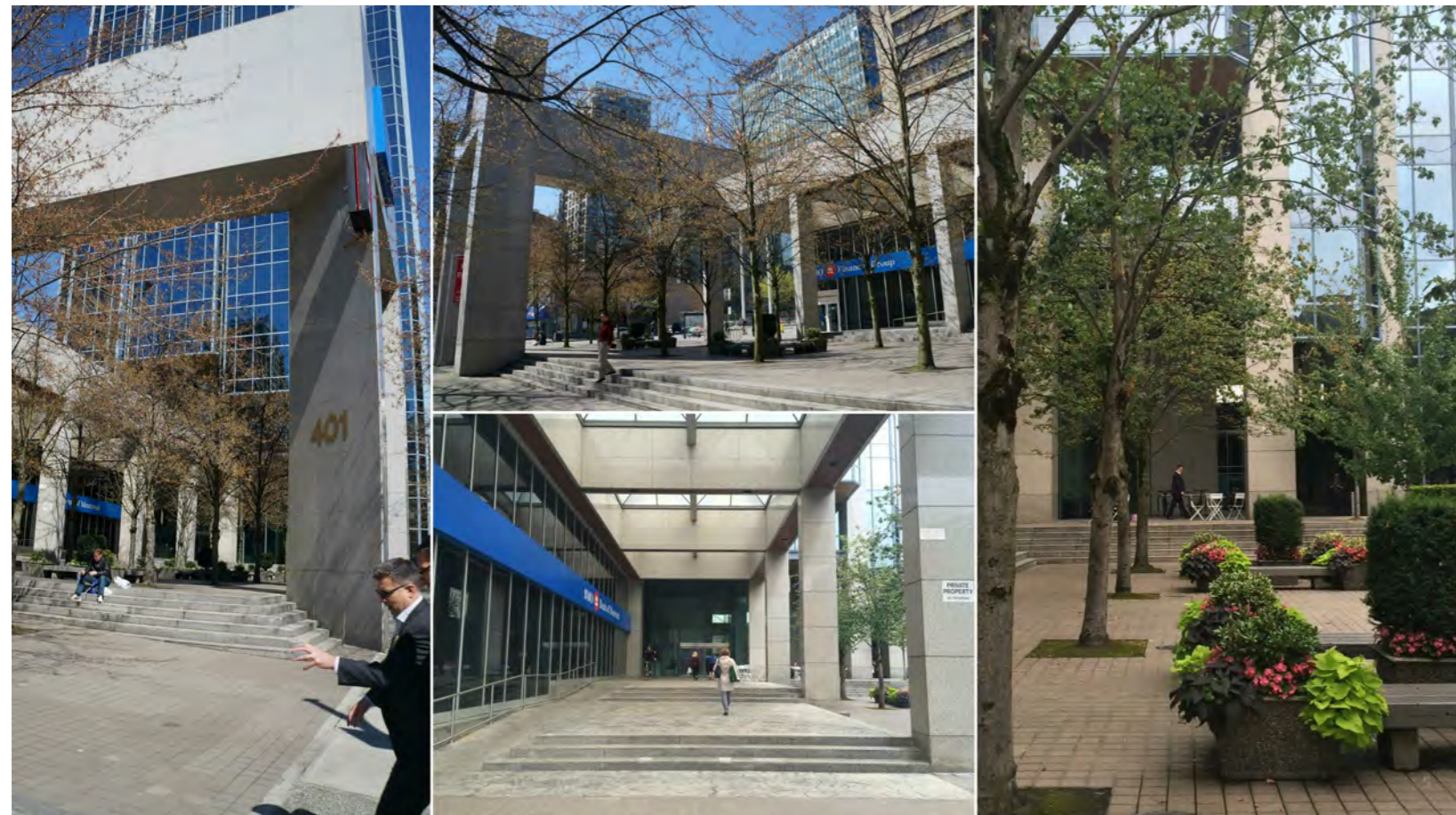
SHEET NO :
A011



4 SITE CONTEXT - ASSORTED EXISTING IMAGES2
A012 SCALE: N.T.S.



2 SITE CONTEXT - VIEW OF EXISTING LOOKING SOUTH-WEST
A012 SCALE: N.T.S.



3 SITE CONTEXT - ASSORTED EXISTING IMAGES1
A012 SCALE: N.T.S.



1 SITE CONTEXT - VIEW OF EXISTING LOOKING NORTH
A012 SCALE: N.T.S.

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DRAWING SCALE :
N.T.S.

SHEET NO :
A012



4 ADJACENT BUILDINGS - BUDGET AND LIBRARY
A013 SCALE: N.T.S.



2 ADJACENT BUILDINGS - TELUS GARDEN
A013 SCALE: N.T.S.



3 ADJACENT BUILDINGS - POST OFFICE
A013 SCALE: N.T.S.



1 ADJACENT BUILDINGS - HOLY ROSARY CATHEDRAL
A013 SCALE: N.T.S.

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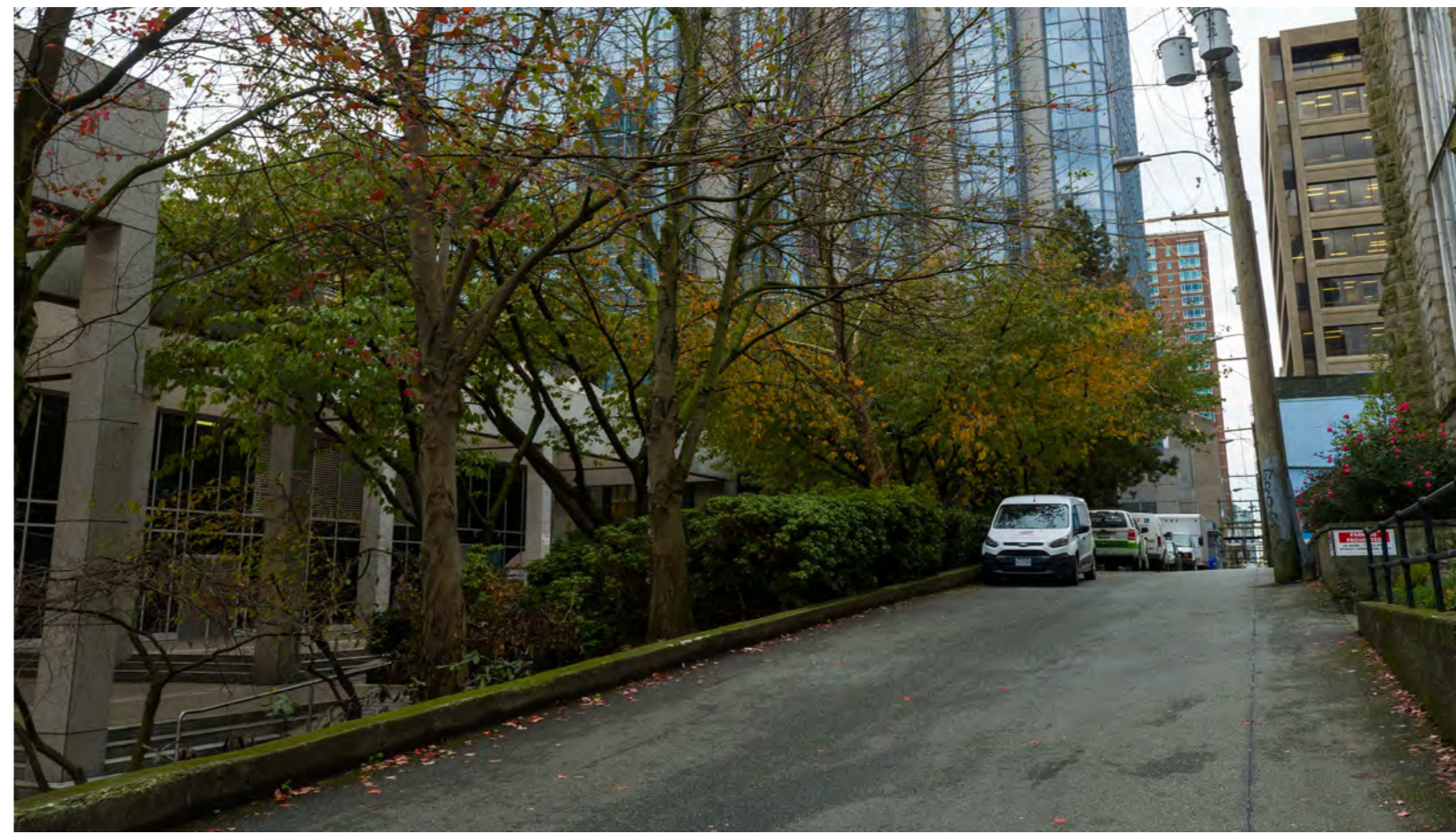
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DRAWING SCALE :
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SHEET NO :
A013



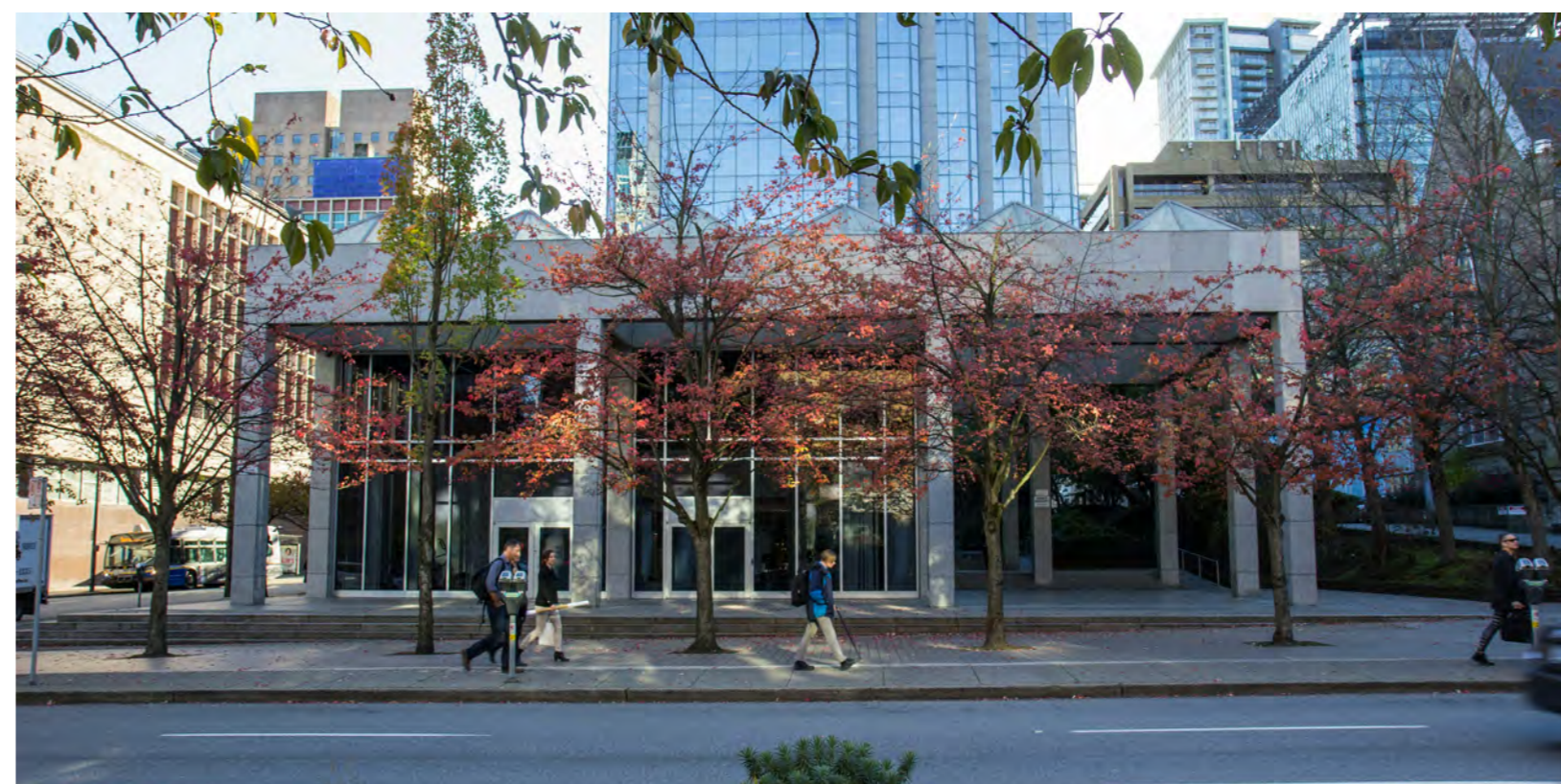
4 SITE CONTEXT - VIEW OF NORTH BREEZEWAY
A014 SCALE: N.T.S.



2 EXISTING - VIEW FROM LANE
A014 SCALE: N.T.S.



3 SITE CONTEXT - VIEW OF SOUTH RETAIL
A014 SCALE: N.T.S.



1 EXISTING - VIEW OF NORTH RETAIL
A014 SCALE: N.T.S.

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SHEET CONTENTS :
SITE CONTEXT

PROJECT NUMBER :
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DRAWING SCALE :
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SHEET NO :
A014



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SHEET CONTENTS :
SURVEY PLAN - SHEET 1

PROJECT NUMBER :
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DRAWING SCALE :
N.T.S.

SHEET NO. :
A015

1 SURVEY PLAN - SHEET 1
A015 SCALE: N.T.S.

FOR INFORMATION ONLY



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SHEET CONTENTS :
SURVEY PLAN - SHEET 2

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DRAWING SCALE :
N.T.S.

SHEET NO. :
A016



LEGEND

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NOTES

1. THE PLAN AND SURVEY INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT IS THE SURVEY PLAN AND THE SURVEY REPORT. THE SURVEY REPORT IS THE ONLY DOCUMENT THAT SHOULD BE REFERRED TO FOR ALL INFORMATION. THE SURVEY REPORT IS THE ONLY DOCUMENT THAT SHOULD BE REFERRED TO FOR ALL INFORMATION. THE SURVEY REPORT IS THE ONLY DOCUMENT THAT SHOULD BE REFERRED TO FOR ALL INFORMATION.

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SCALE 1:100

TOPOGRAPHIC SURVEY OF LOT C, EXCEPT PART IN EXPLANATORY PLAN 16669, BLOCK 45, DISTRICT LOT 541, PLAN 19442, INTERPRETED SURVEY AREA 811, CIVIC ADDRESS: 401 W. GEORGIA STREET, P2507-010-110

FOR INFORMATION ONLY

1 **SURVEY PLAN - SHEET 2**
A016 **SCALE: N.T.S.**



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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
SERVICING PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
N.T.S.

SHEET NO. :
A017

UTILITY NOTES:

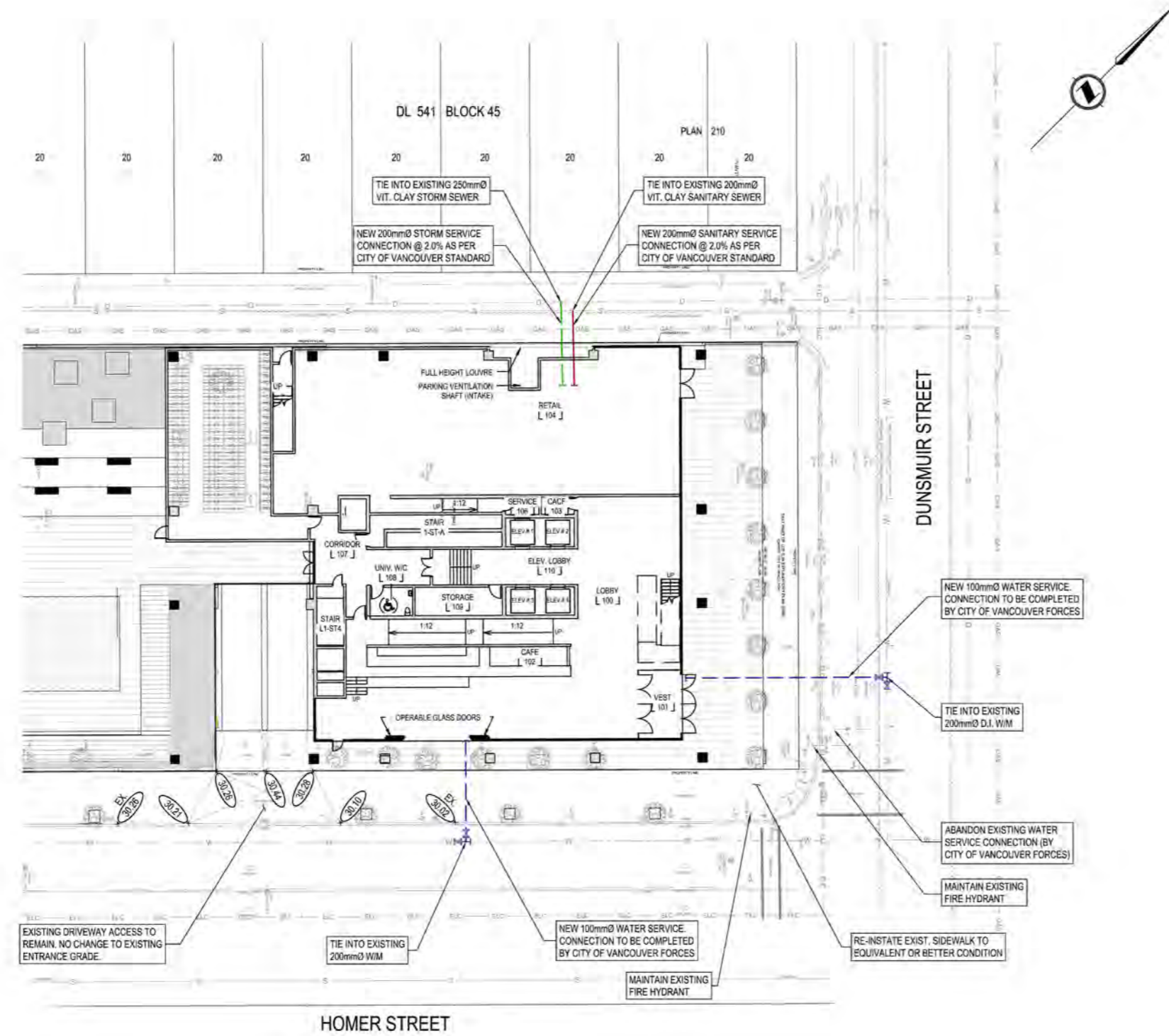
- CONTRACTOR IS TO VERIFY THE LOCATION AND ELEVATION OF ALL PIPES OR OTHER UTILITY CROSSINGS, PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ABANDONED STORM SEWER MANHOLE CASTINGS AND CATCH BASINS ARE TO BE REMOVED. PIPES AND MANHOLES TO BE FILLED WITH CONTROLLED DENSITY FILL (CDF) OR COMBINATION OF SAND/CDF.
- ABANDONED WATERMAIN TO BE PLUGGED WITH CONCRETE AT PIPE ENDS.
- ABANDONED SANITARY SEWER MANHOLE CASTINGS TO BE REMOVED. PIPES AND MANHOLES TO BE FILLED WITH CONTROLLED DENSITY FILL (CDF) OR COMBINATION OF SAND/CDF.

ROADWORKS NOTES:

- DRIVEWAY SOULEVARD CROSSINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD DRAWINGS.
- ALL ROAD SUB-BASE AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO 95% MPD.
- UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER, ASPHALTIC CONCRETE FOR ROADWORK SHALL BE LAID IN 2 LIFTS.

GENERAL NOTES:

- CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CITY OF VANCOUVER STREET RESTORATION MANUAL.
- TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH SECTION 52 OF THE INDUSTRIAL HEALTH AND SAFETY REGULATIONS OF THE WORKERS COMPENSATION BOARD OF B.C. AND THE INSTRUCTIONS OUTLINED ON THE CITY ROAD AND RIGHT-OF-WAY PERMIT AND TRAFFIC OBSTRUCTION PERMIT ISSUED BY THE CITY. THE CONTRACTOR IS TO HAVE, ON SITE, A COPY OF THE CURRENT "S.C. TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS" AS PUBLISHED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE.
- WHEN NATIVE SITE GRANULAR BACKFILL IS PROPOSED FOR USE IN TRENCHES THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL ASSESS THE ACCEPTABILITY OF THE MATERIAL FOR RE-USE.
- ADJUST ALL MANHOLES, VALVE BOXES, JUNCTIONS, ETC. TO FINISHED GRADE OF SIDEWALK, ROADWORKS AND SOULEVARDS.
- WELL GRADED CRUSHED CONCRETE AND RECLAIMED ASPHALT APPROVED BY THE GEOTECHNICAL ENGINEER CAN BE USED FOR EMBANKMENT FILL OUTSIDE RECO STRAP AREAS.



Rev	Date	Description	Drawn	Design	App'd
1	2016.11.01	ISSUED FOR DEVELOPMENT PERMIT APPLICATION	KA	LL	LL

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LEGAL DESCRIPTION OF PROPERTY
LOT C, EXCEPT PART IN EXPLANATORY PLAN 16688, BLOCK 45, DISTRICT LOT 541, PLAN 19442

BENCHMARK OF PROPERTY
ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT V-3713 PUBLISHED ELEV. = 30.362m (CVD28 GVRD) IAN NO. 31, NAD 83, (C.S.R.S.), 2005

ORIGINAL DWG. SIZE: A1 598 x 841mm

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GRADING / SERVICING PLAN

401 WEST GEORGIA - 9 STOREY MULTI-TENANT OFFICE TOWER
VANCOUVER, B.C.

Drawing No.	C1
Project Number	
Rev.	1

1
A017 **SERVICING PLAN**
SCALE: N.T.S.



4 VIEW OF LOBBY
A021 SCALE: N.T.S.



2 VIEW TO NEW OFFICE TOWER LOOKING SOUTH
A021 SCALE: N.T.S.



3 VIEW OF INTERIOR COURTYARD LOOKING NORTH
A021 SCALE: N.T.S.



1 VIEW TO NEW OFFICE TOWER LOOKING SOUTH-WEST
A021 SCALE: N.T.S.

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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
PEDESTRIAN LEVEL VIEWS

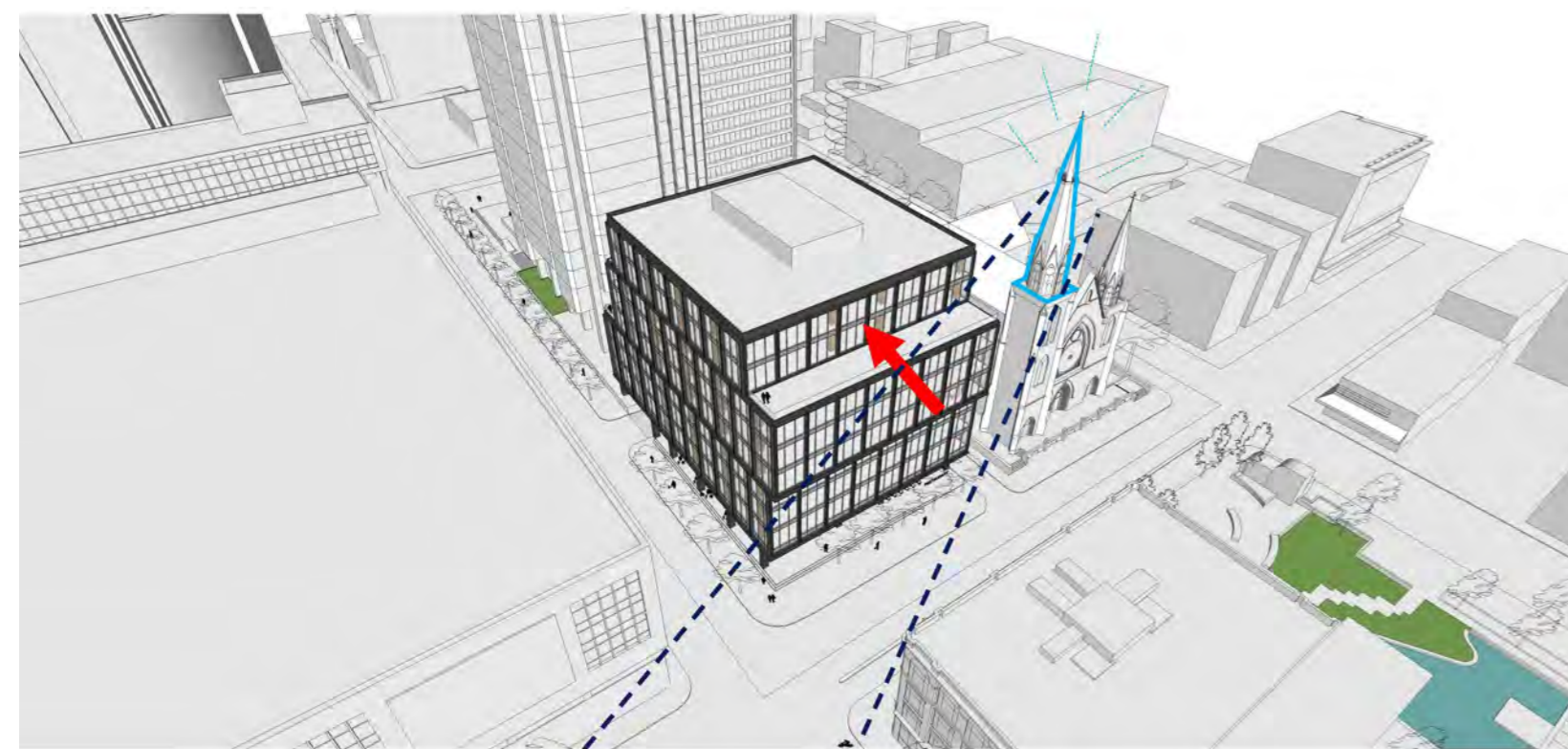
PROJECT NUMBER :
1514022

DRAWING SCALE :
N.T.S.

SHEET NO :
A021



2 PARTI IMAGE - ADJACENT DATUMS - VIEW FROM NORTH
SCALE: N.T.S.



3 PARTI IMAGE - MASSING SETBACK FOR CATHEDRAL SPIRE
SCALE: N.T.S.



1 PARTI IMAGE - ADJACENT DATUMS NORTH - VIEW FROM NORTH-EAST
SCALE: N.T.S.

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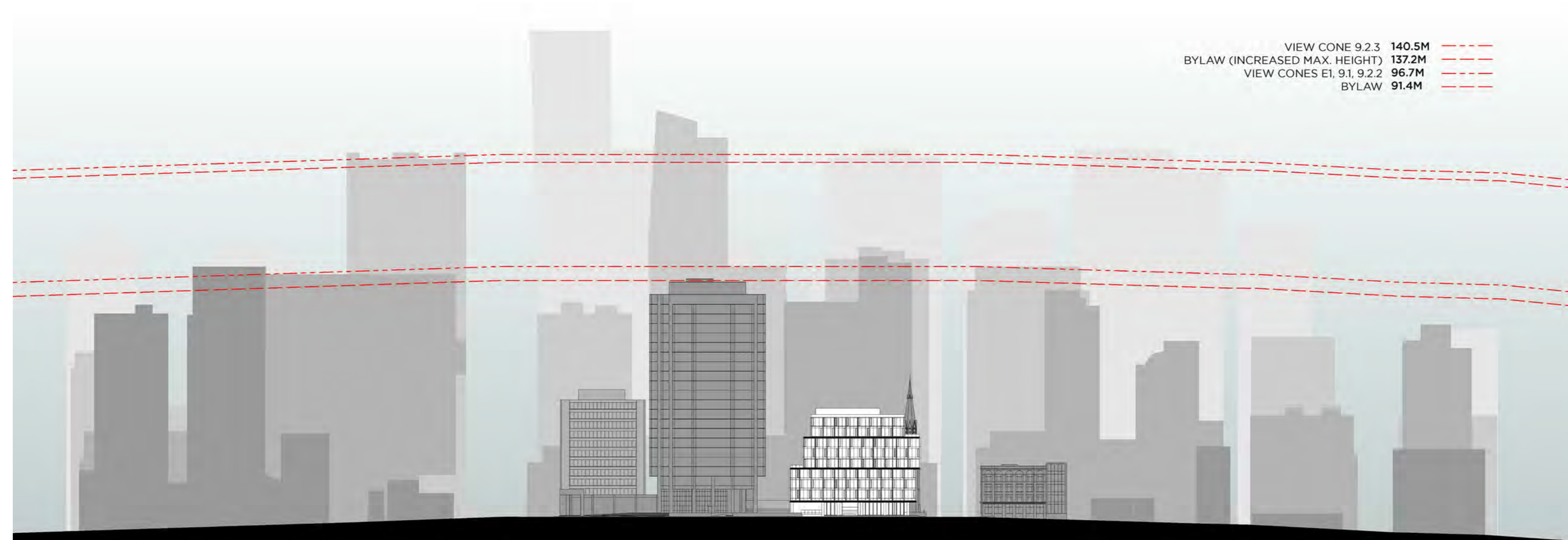
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
PARTI IMAGES

PROJECT NUMBER :
1514022

DRAWING SCALE :
N.T.S.

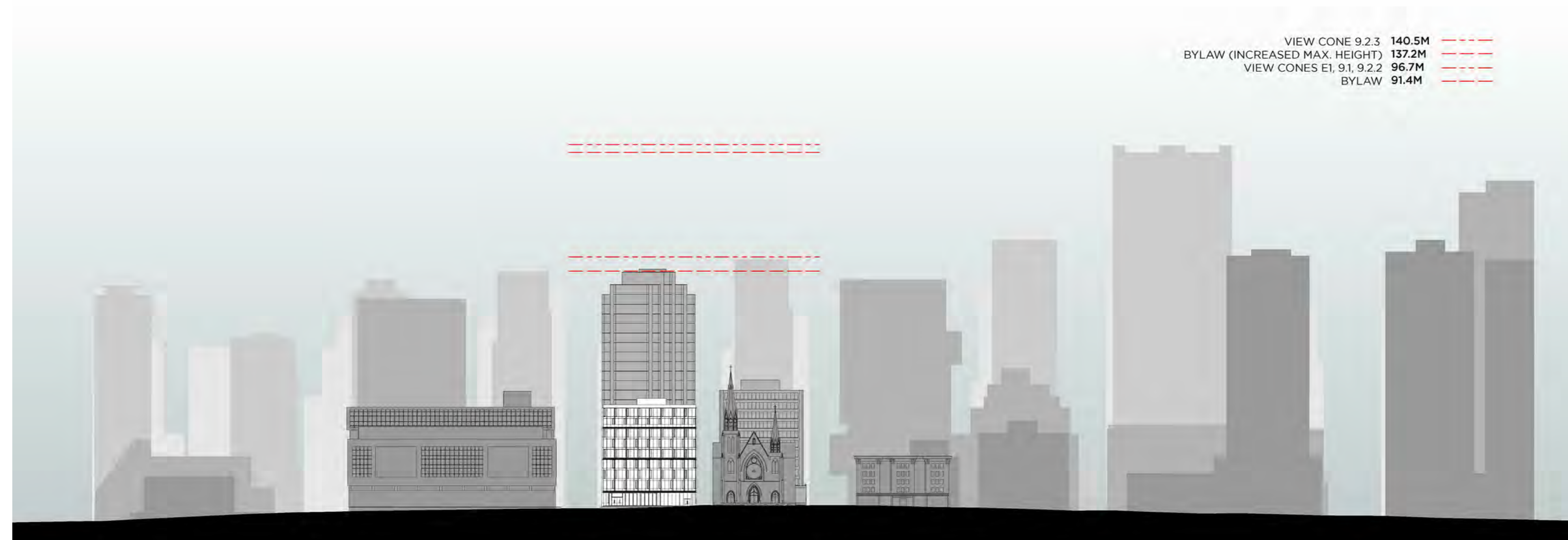
SHEET NO :
A022



VIEW CONE 9.2.3 140.5M
 BYLAW (INCREASED MAX. HEIGHT) 137.2M
 VIEW CONES E1, 9.1, 9.2.2 96.7M
 BYLAW 91.4M

ROBSON WEST GEORGIA DUNSMUIR PENDER

2 STREETScape ELEVATION - HOMER STREET
 A023 SCALE: N.T.S.



VIEW CONE 9.2.3 140.5M
 BYLAW (INCREASED MAX. HEIGHT) 137.2M
 VIEW CONES E1, 9.1, 9.2.2 96.7M
 BYLAW 91.4M

CAMBIE HAMILTON HOMER RICHARDS SEYMOUR HOWE

1 STREETScape ELEVATION - DUNSMUIR STREET
 A023 SCALE: N.T.S.

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PROJECT :
 401 W. GEORGIA

SHEET CONTENTS :
 STREETScape ELEVATIONS

PROJECT NUMBER :
 1514022
DRAWING SCALE :
 N.T.S.

SHEET NO :
 A023



4 MASSING VIEW FROM SOUTH-WEST
A024 SCALE: N.T.S.



2 MASSING VIEW FROM NORTH-WEST
A024 SCALE: N.T.S.



3 MASSING VIEW FROM SOUTH-EAST
A024 SCALE: N.T.S.



1 MASSING VIEW FROM NORTH-EAST
A024 SCALE: N.T.S.

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PROJECT :
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SHEET CONTENTS :
MASSING VIEWS

PROJECT NUMBER :
1514022

DRAWING SCALE :
N.T.S.

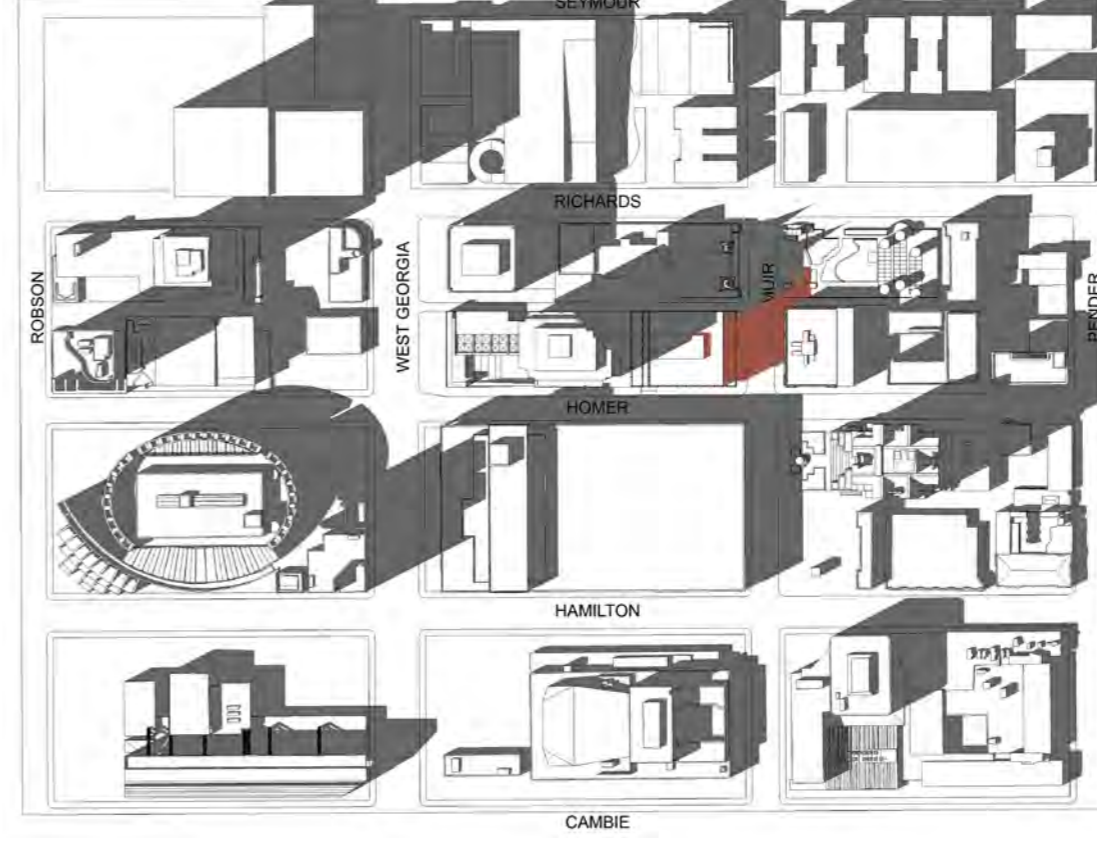
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A024



6 EQUINOX - 10 00AM
A025 SCALE: N.T.S.



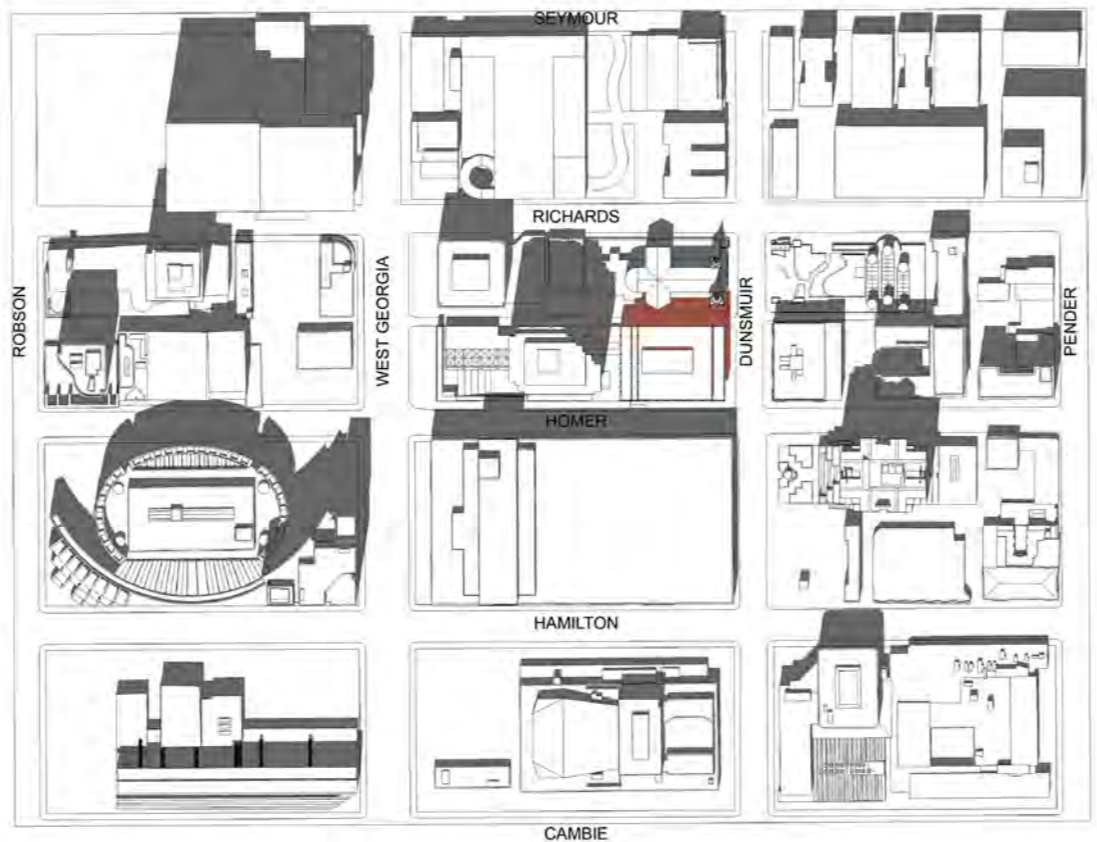
5 EQUINOX - 12 00PM
A025 SCALE: N.T.S.



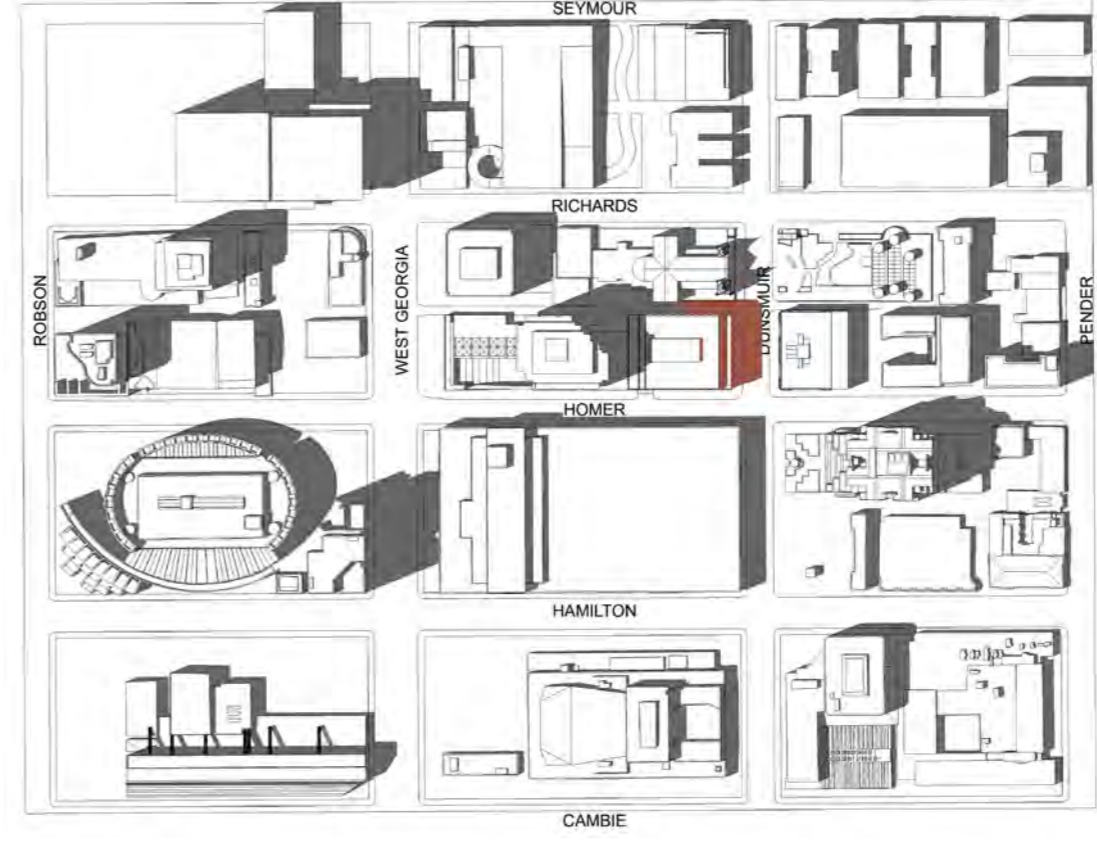
4 EQUINOX - 2 00PM
A025 SCALE: N.T.S.



3 SUMMER SOLSTICE - 10 00AM
A025 SCALE: N.T.S.



2 SUMMER SOLSTICE - 12 00PM
A025 SCALE: N.T.S.



1 SUMMER SOLSTICE - 2 00PM
A025 SCALE: N.T.S.

NET NEW SHADOW

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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
SHADOW STUDIES

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO :
A025

NET NEW SHADOW



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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
SHADOW STUDIES

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO :
A026

1 EQUINOX - 1 00PM ENLARGED VIEW
A026 SCALE: N.T.S.



4 VIEW CONE 3.2.2 - QUEEN ELIZABETH PARK
A027 SCALE: N.T.S.



2 VIEW CONE E1 - CAMBIE BRIDGE
A027 SCALE: N.T.S.



3 VIEW CONE 9.2.2 - CAMBIE STREET
A027 SCALE: N.T.S.



1 VIEW CONE 9.1 - CAMBIE STREET
A027 SCALE: N.T.S.

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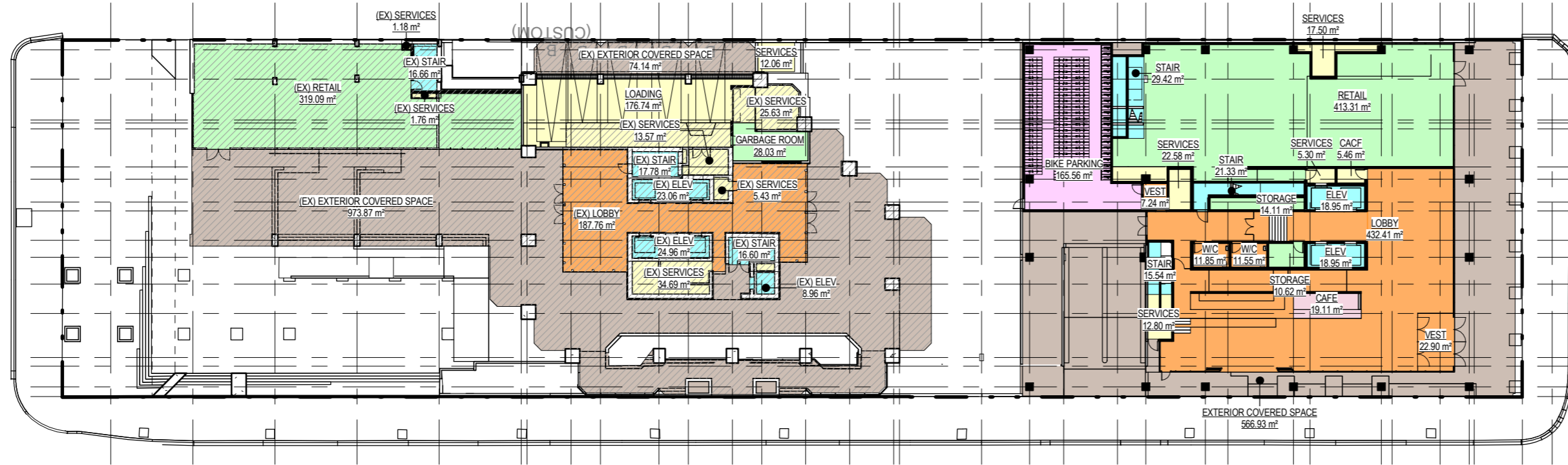
PROJECT:
401 W. GEORGIA

SHEET CONTENTS:
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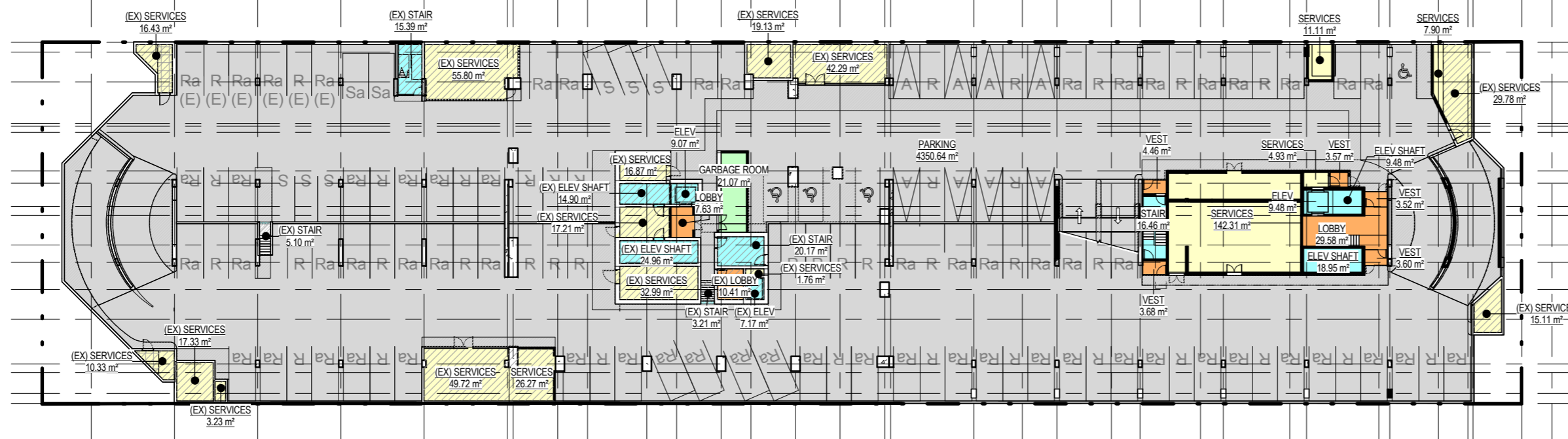
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1514022

DRAWING SCALE:
N.T.S.

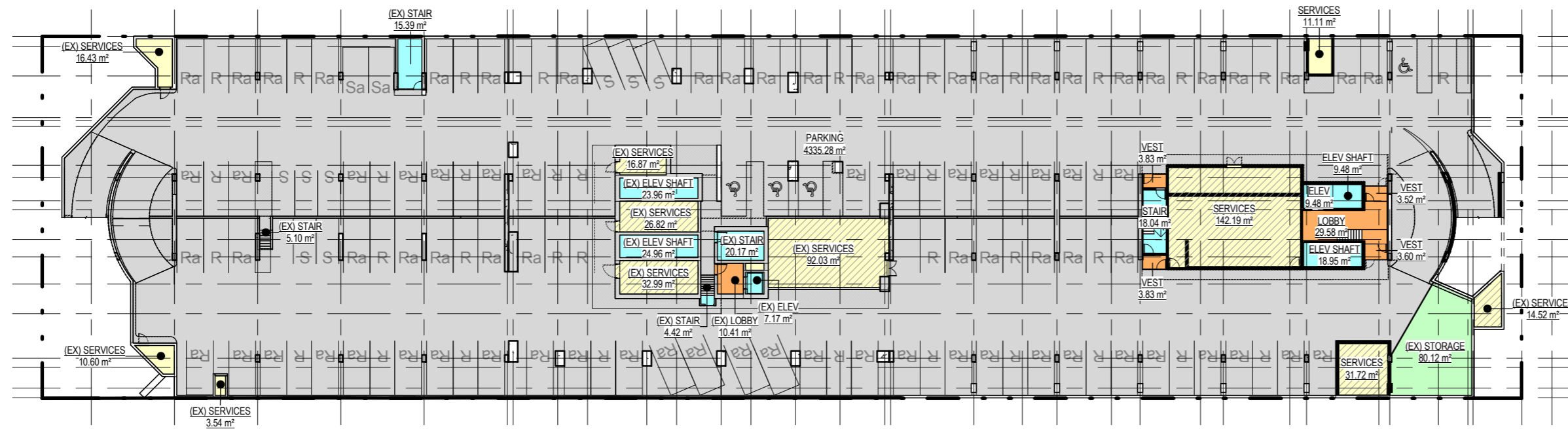
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A027



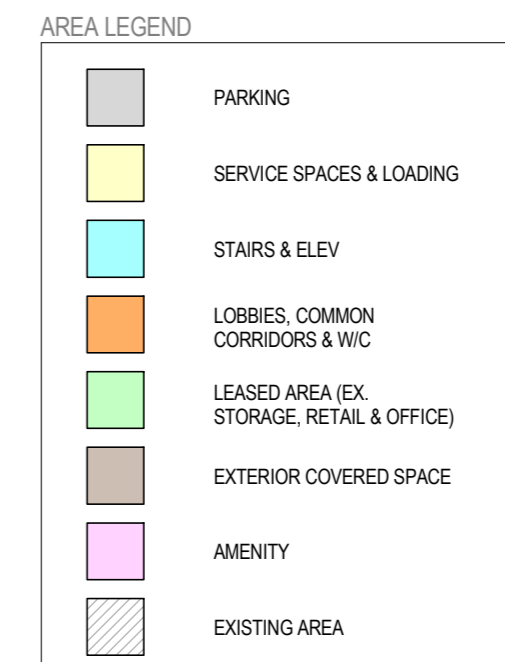
3 LEVEL 1 - FSR PLAN
A032 SCALE: 1 : 500



2 PARKING LEVEL P1 - FSR PLAN
A032 SCALE: 1 : 500



1 PARKING LEVEL P2 - FSR PLAN
A032 SCALE: 1 : 500



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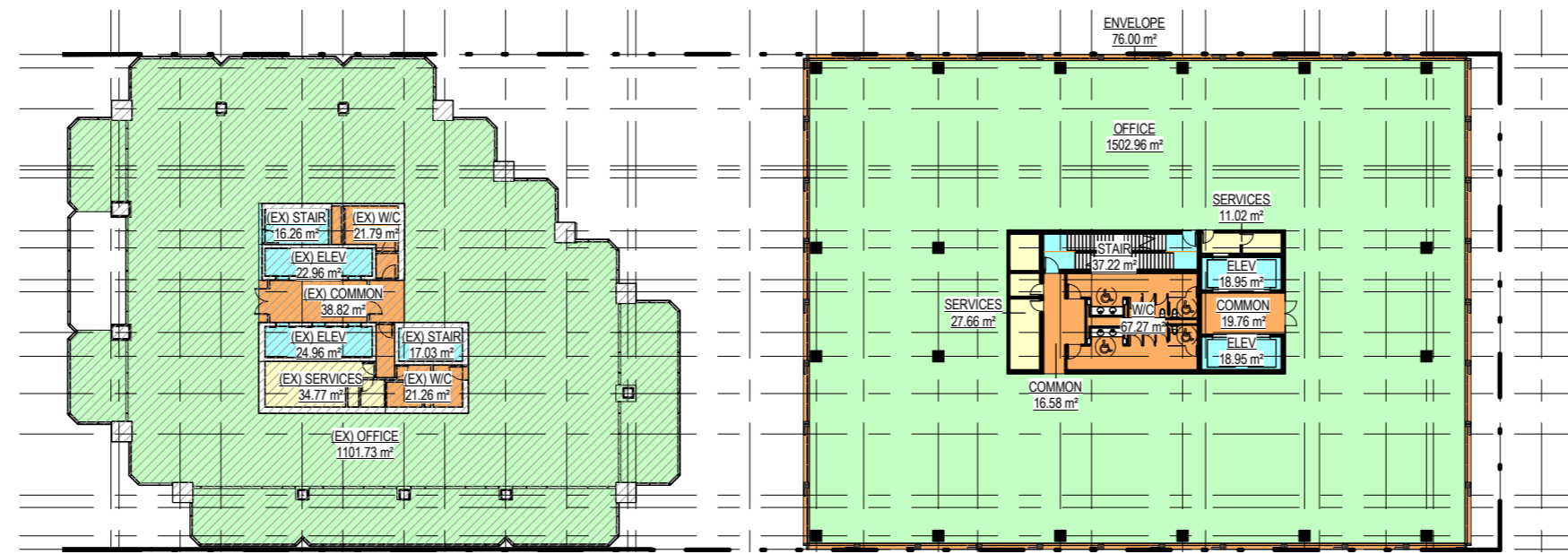
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PROJECT :
401 W. GEORGIA

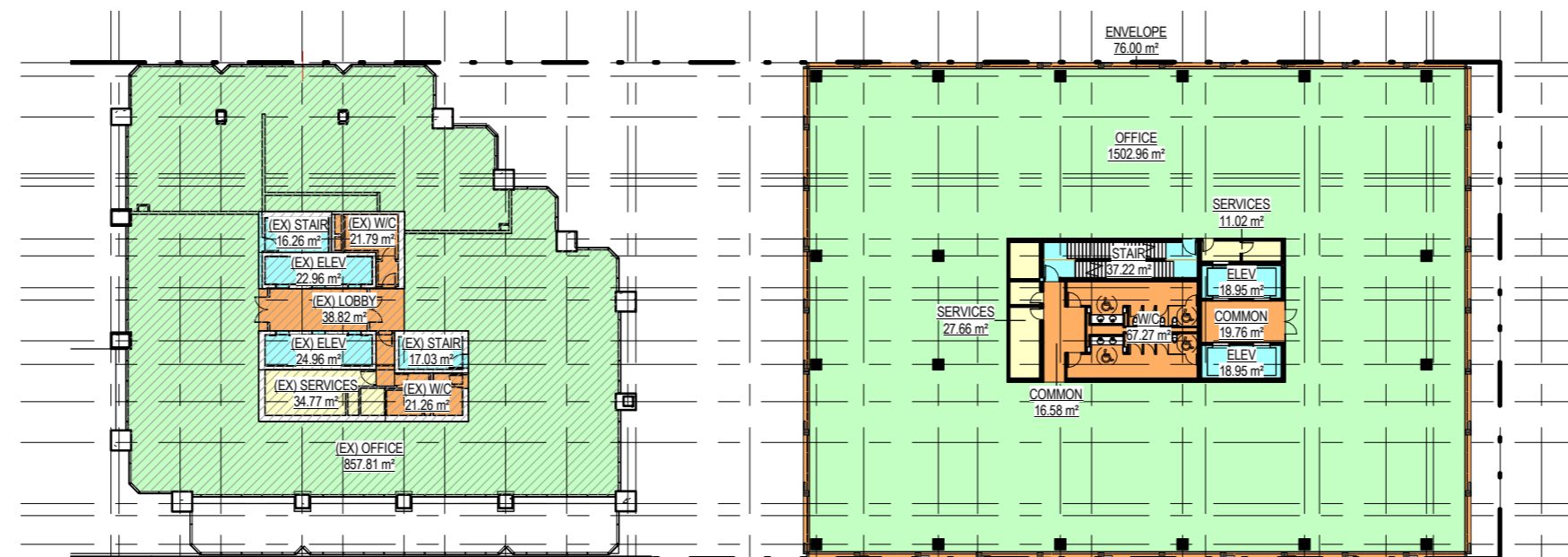
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F.S.R. PLANS

PROJECT NUMBER :
1514022
DRAWING SCALE :
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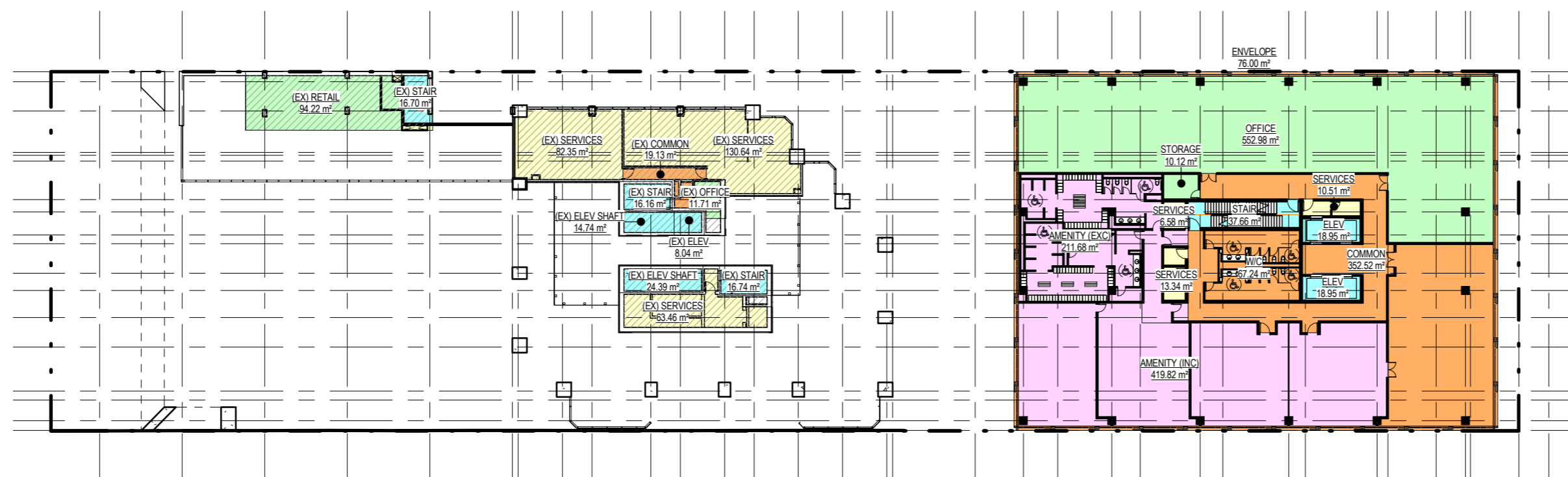
SHEET NO. :
A032



3 LEVEL 4 - FSR PLAN
A033 SCALE: 1 : 500



2 LEVEL 3 - FSR PLAN
A033 SCALE: 1 : 500



1 LEVEL 2 - FSR PLAN
A033 SCALE: 1 : 500

AREA LEGEND

	PARKING
	SERVICE SPACES & LOADING
	STAIRS & ELEV
	LOBBIES, COMMON CORRIDORS & W/C
	LEASED AREA (EX. STORAGE, RETAIL & OFFICE)
	EXTERIOR COVERED SPACE
	AMENITY
	EXISTING AREA

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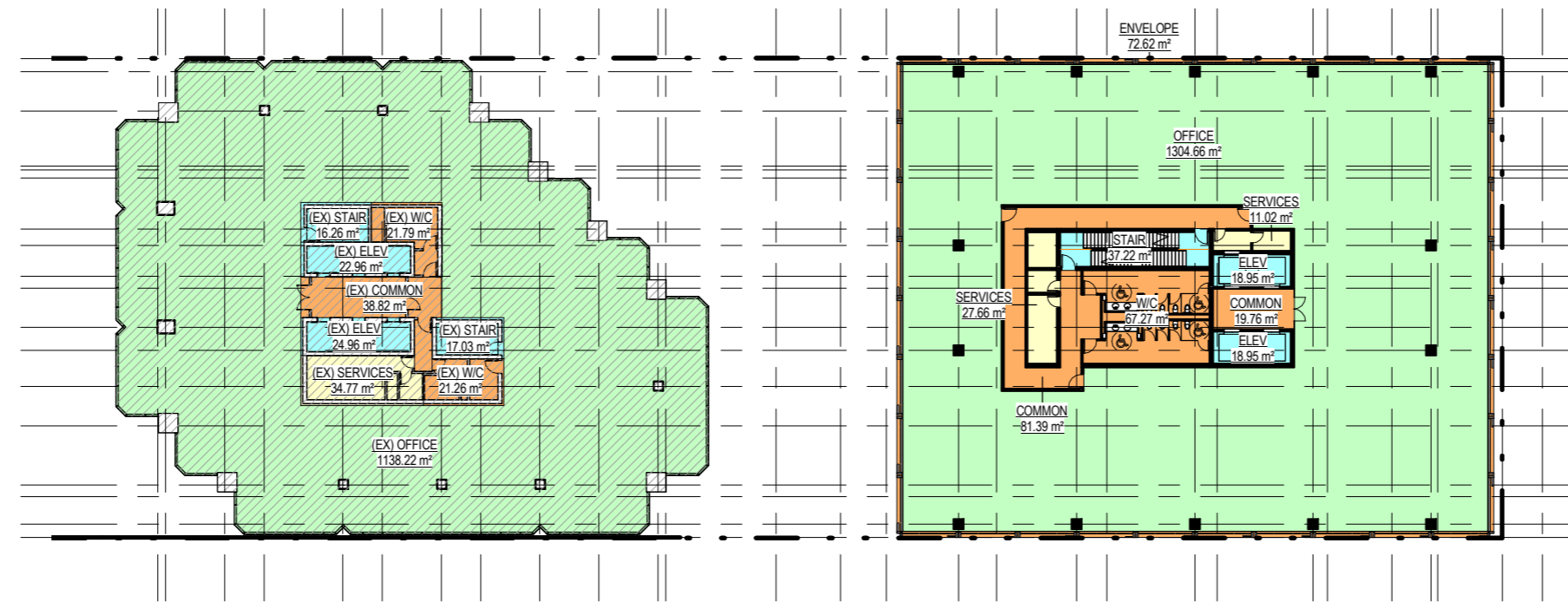
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
F.S.R. PLANS

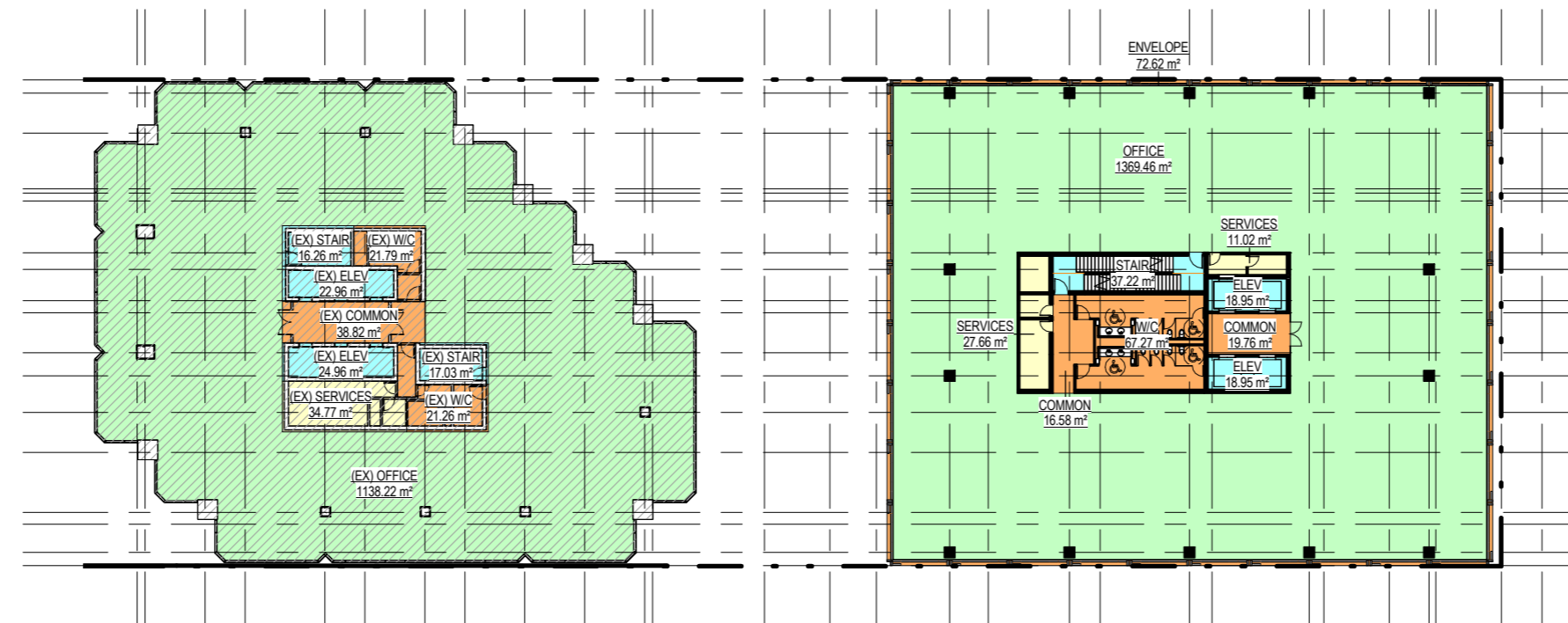
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DRAWING SCALE :
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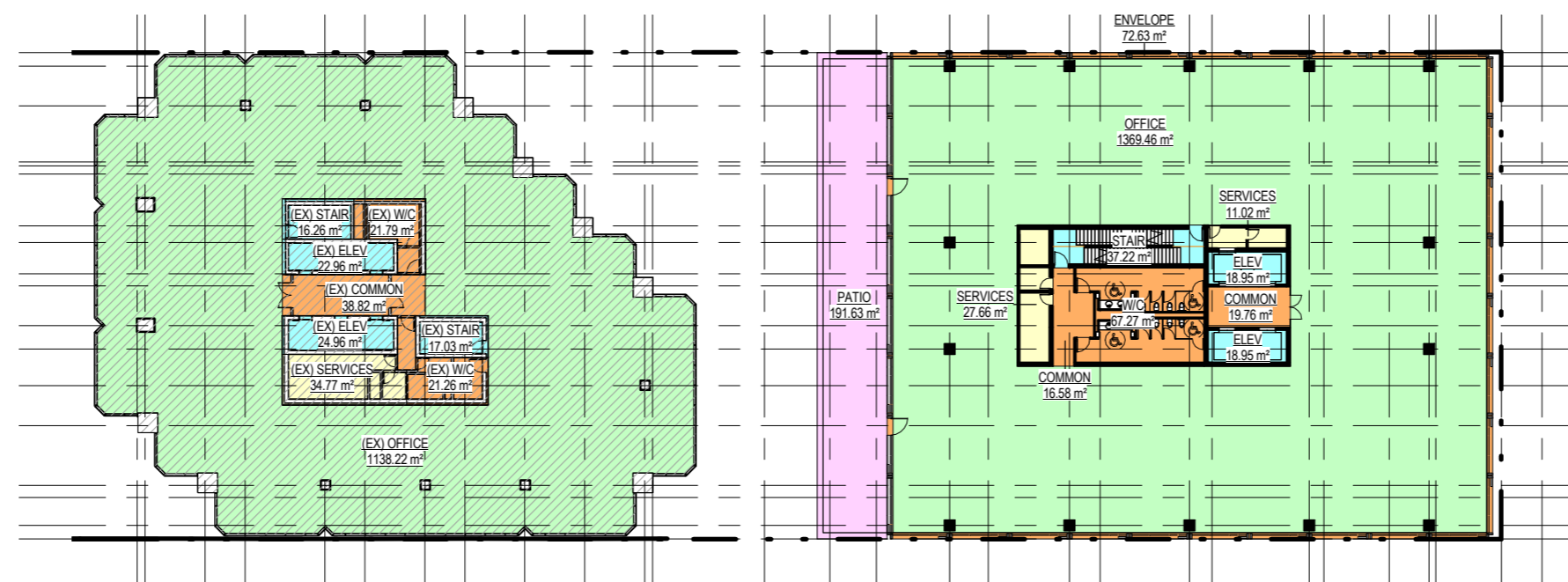
SHEET NO :
A033



3 LEVEL 7 - FSR PLAN
A034 SCALE: 1 : 500



2 LEVEL 6 - FSR PLAN
A034 SCALE: 1 : 500



1 LEVEL 5 - FSR PLAN
A034 SCALE: 1 : 500

AREA LEGEND

	PARKING
	SERVICE SPACES & LOADING
	STAIRS & ELEV
	LOBBIES, COMMON CORRIDORS & W/C
	LEASED AREA (EX. STORAGE, RETAIL & OFFICE)
	EXTERIOR COVERED SPACE
	AMENITY
	EXISTING AREA

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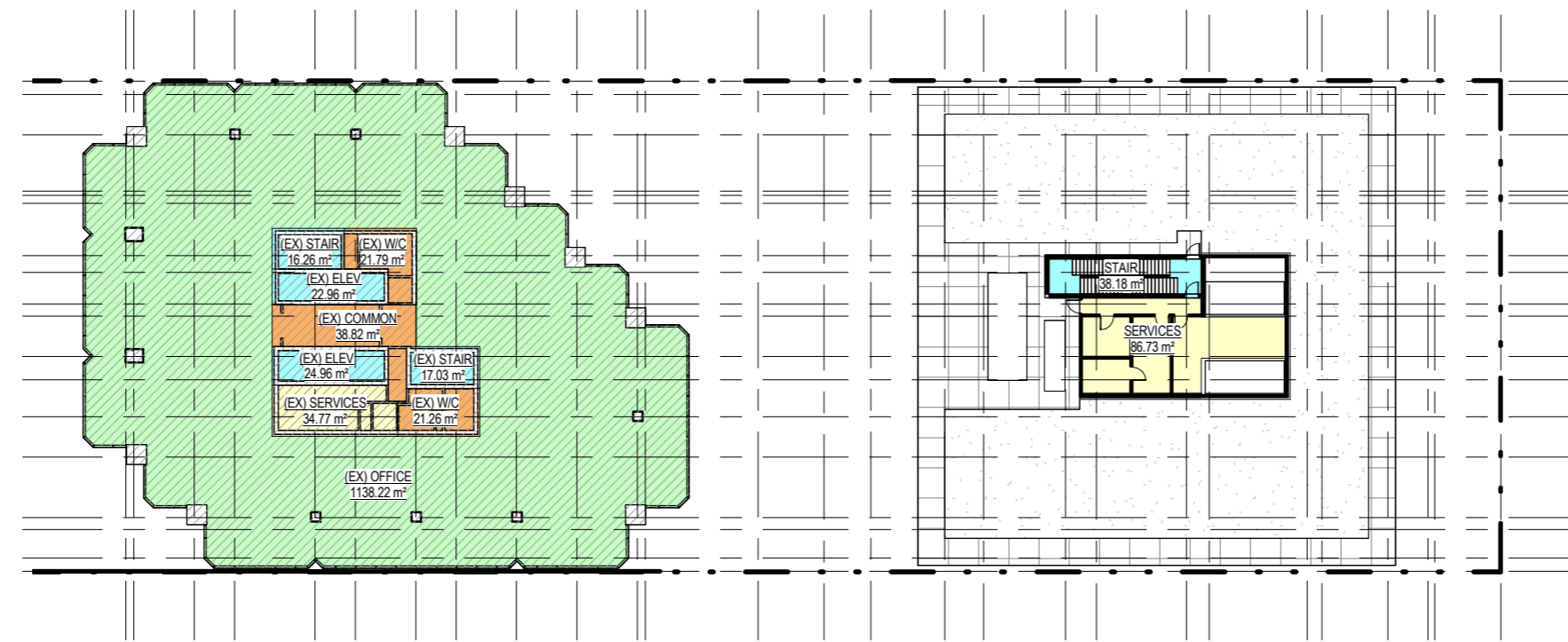
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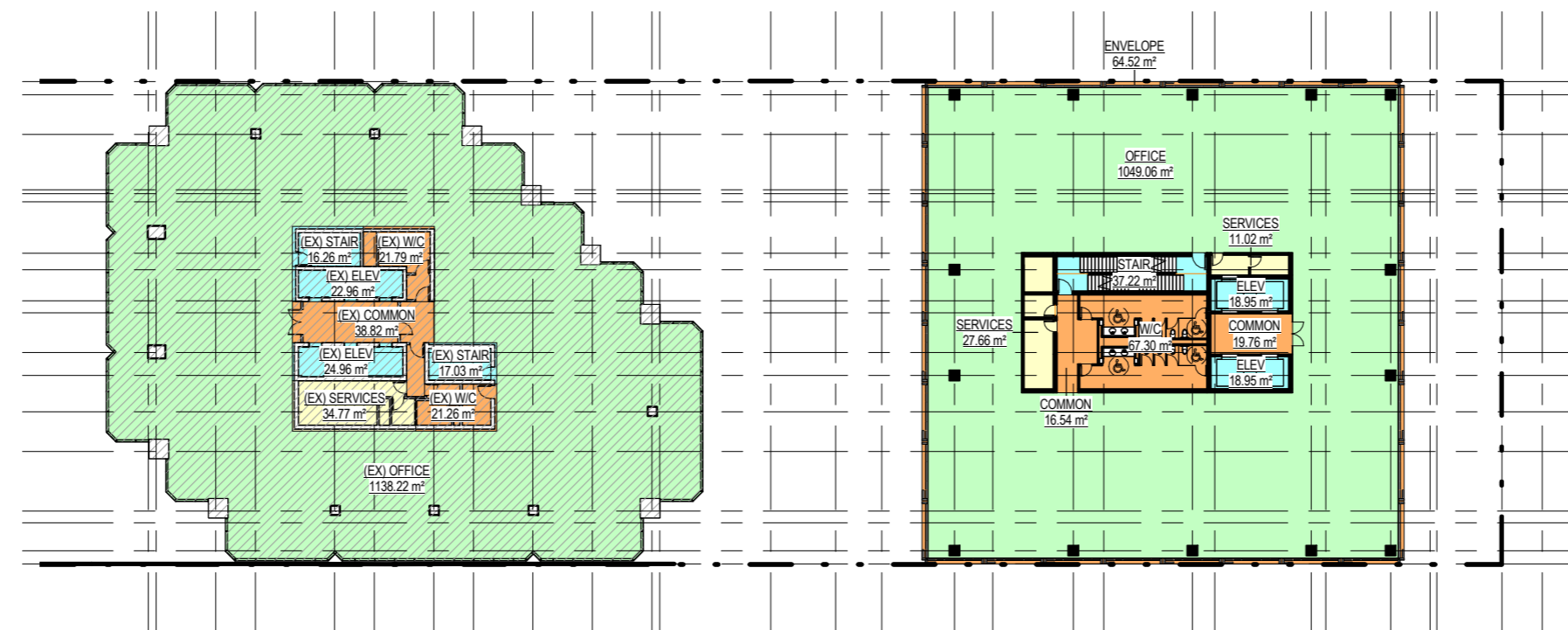
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PROJECT NUMBER :
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DRAWING SCALE :
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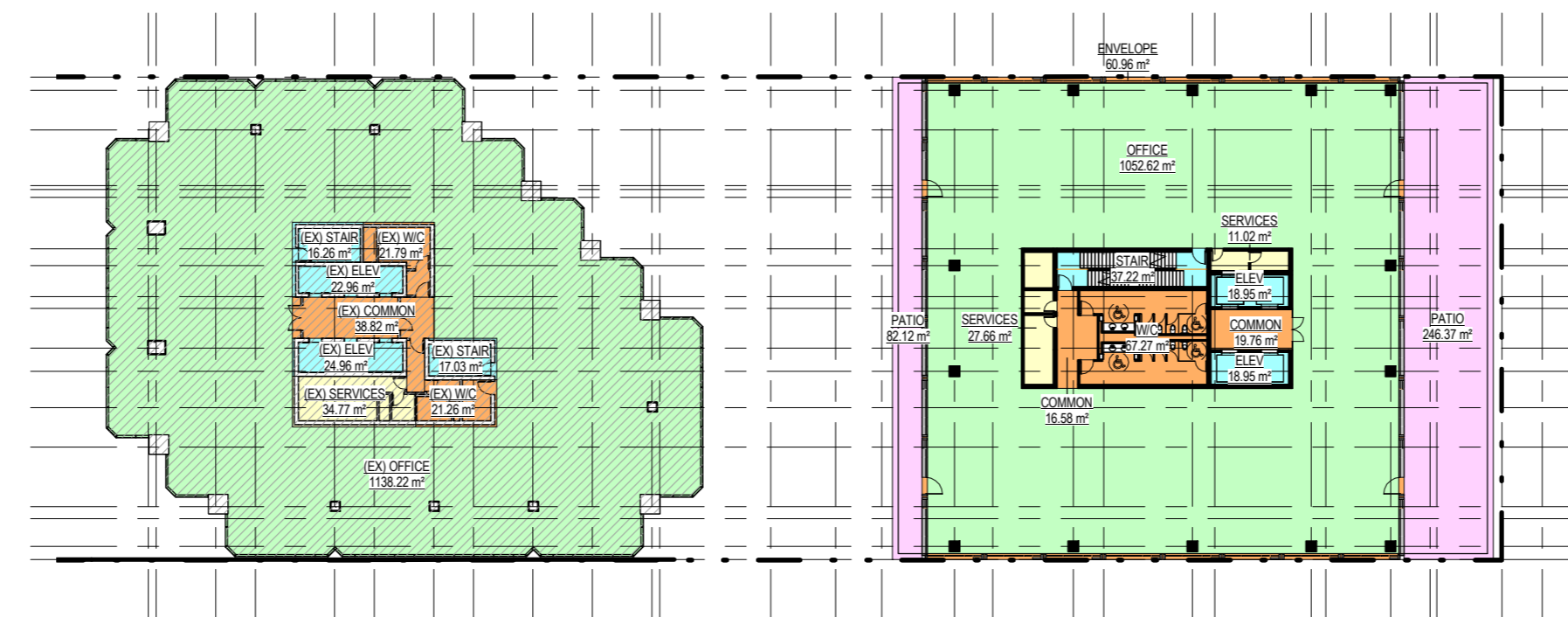
SHEET NO :
A034



3 MECH LEVEL - FSR PLAN
A035 SCALE: 1 : 500



2 LEVEL 9 - FSR PLAN
A035 SCALE: 1 : 500



1 LEVEL 8 - FSR PLAN
A035 SCALE: 1 : 500

AREA LEGEND

	PARKING
	SERVICE SPACES & LOADING
	STAIRS & ELEV
	LOBBIES, COMMON CORRIDORS & W/C
	LEASED AREA (EX. STORAGE, RETAIL & OFFICE)
	EXTERIOR COVERED SPACE
	AMENITY
	EXISTING AREA

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SHEET CONTENTS :
F.S.R. PLANS

PROJECT NUMBER :
1514022
DRAWING SCALE :
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SHEET NO :
A035



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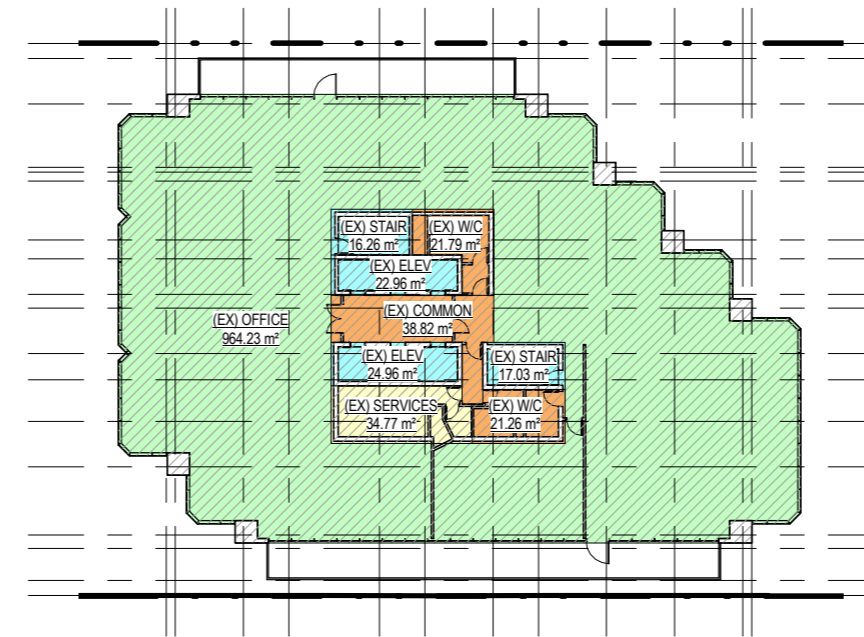
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PROJECT :
401 W. GEORGIA

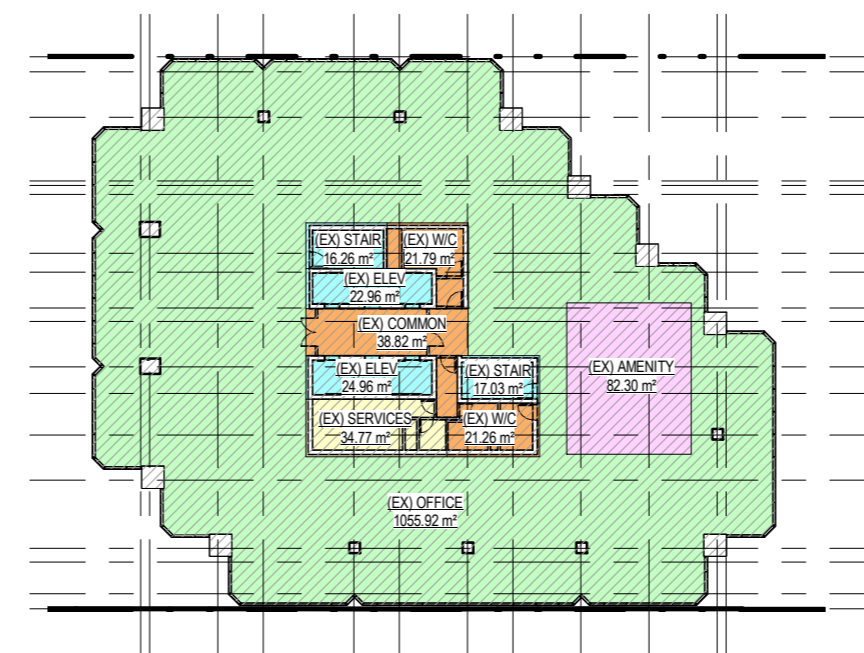
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PROJECT NUMBER :
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DRAWING SCALE :
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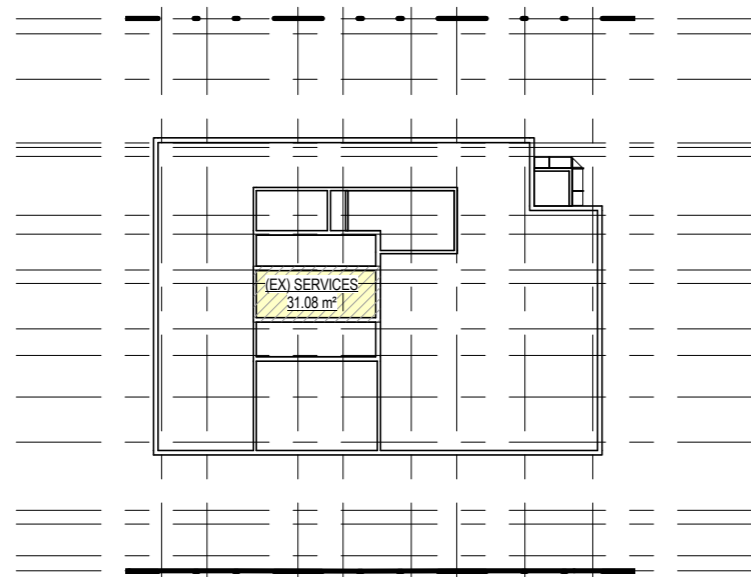
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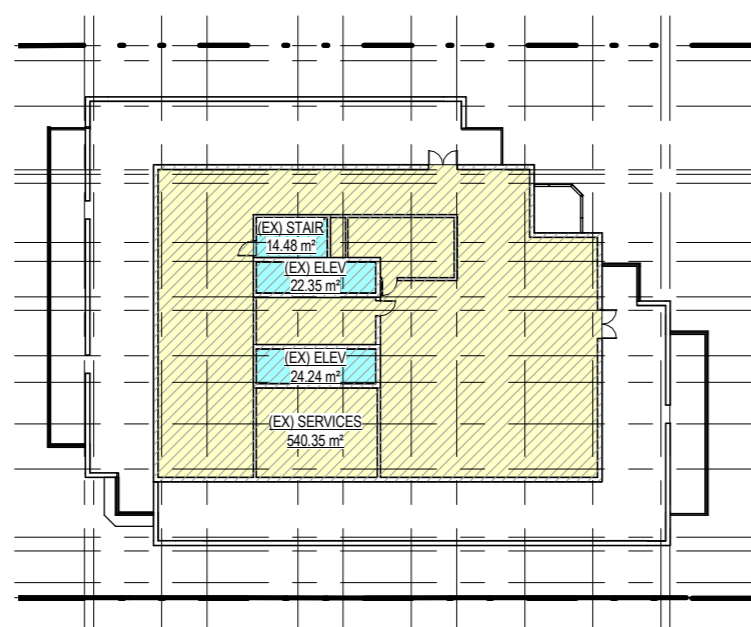
3 EXISTING-L22 - FSR PLAN
A036 SCALE: 1 : 500



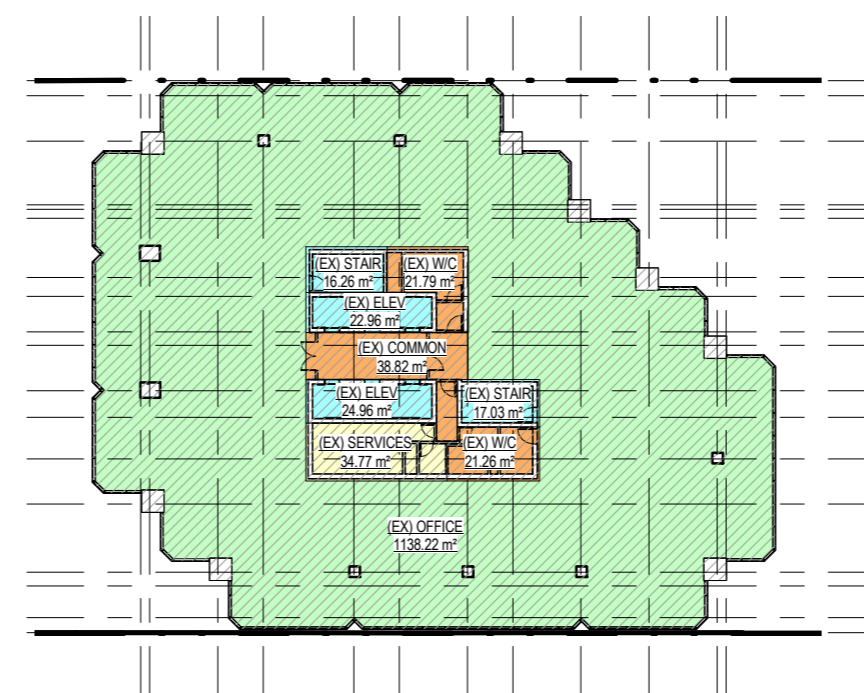
2 EXISTING-L17 - FSR PLAN
A036 SCALE: 1 : 500



5 EXISTING-L24 - FSR PLAN
A036 SCALE: 1 : 500



4 EXISTING-L23 - FSR PLAN
A036 SCALE: 1 : 500



1 EXISTING-L11 THUR L16 & L18 THRU L21 - FSR PLAN
A036 SCALE: 1 : 500

AREA LEGEND

	PARKING
	SERVICE SPACES & LOADING
	STAIRS & ELEV
	LOBBIES, COMMON CORRIDORS & W/C
	LEASED AREA (EX. STORAGE, RETAIL & OFFICE)
	EXTERIOR COVERED SPACE
	AMENITY
	EXISTING AREA



PARKING P1 LEVEL INFORMATION

TYPICAL STALL DIMENSIONS
(NOTE: DIMENSIONS DEPICTED IN DRAWINGS GOVERN)

- STANDARD VEHICLE SPACE (R) 2500mm x 5500mm
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 2700mm x 5500mm
- SMALL CAR SPACE (S) 2300mm x 4600mm
- SMALL CAR SPACE (Sa) 2600mm x 4600mm
- DISABILITY SPACE 2500mm x 5500mm*
- CLASS A LOADING VEHICLE (A) 2700mm x 5500mm

*EACH DISABILITY SPACE PROVIDED WITH ADJACENT WALKWAY OR OPEN AREA. REFER TO DRAWINGS FOR WIDTH

PARKING COUNTS - P1

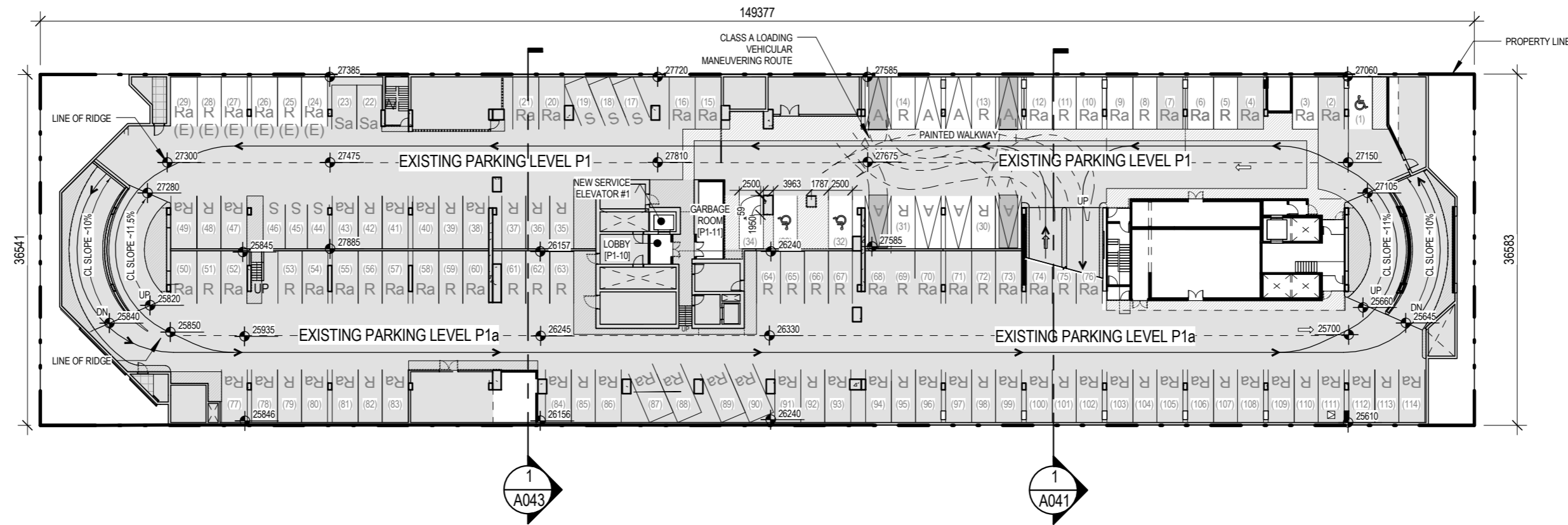
- STANDARD VEHICLE SPACE (R) 10
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 16
- SMALL CAR SPACE (S) 6
- SMALL CAR SPACE (Sa) 2
- ELECTRIC CAR SPACE (E) 6
- DISABILITY SPACE 4 (8)

PARKING COUNTS - P1a

- STANDARD VEHICLE SPACE (R) 25
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 40

LOADING SPACE COUNTS - P1

- CLASS A LOADING VEHICLE (A) 8



2 PARKING LEVEL P1 CIRCULATION
A040 SCALE: 1 : 500

PARKING P2 LEVEL INFORMATION

TYPICAL STALL DIMENSIONS
(NOTE: DIMENSIONS DEPICTED IN DRAWINGS GOVERN)

- STANDARD VEHICLE SPACE (R) 2500mm x 5500mm
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 2700mm x 5500mm
- SMALL CAR SPACE (S) 2300mm x 4600mm
- SMALL CAR SPACE (Sa) 2600mm x 4600mm
- DISABILITY SPACE 2500mm x 5500mm*

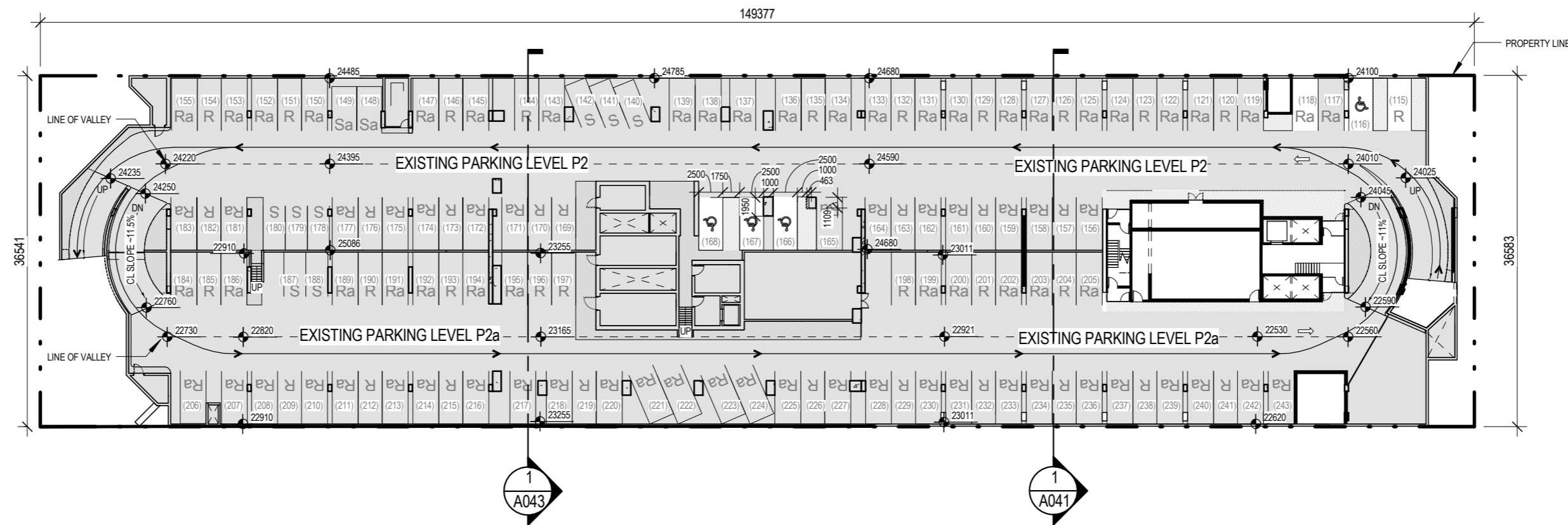
*EACH DISABILITY SPACE PROVIDED WITH ADJACENT WALKWAY OR OPEN AREA. REFER TO DRAWINGS FOR WIDTH

PARKING COUNTS - P2

- STANDARD VEHICLE SPACE (R) 19
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 38
- SMALL CAR SPACE (S) 6
- SMALL CAR SPACE (Sa) 2
- DISABILITY SPACE 4 (8)

PARKING COUNTS - P2a

- STANDARD VEHICLE SPACE (R) 19
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 41



1 PARKING LEVEL P2 CIRCULATION
A040 SCALE: 1 : 500

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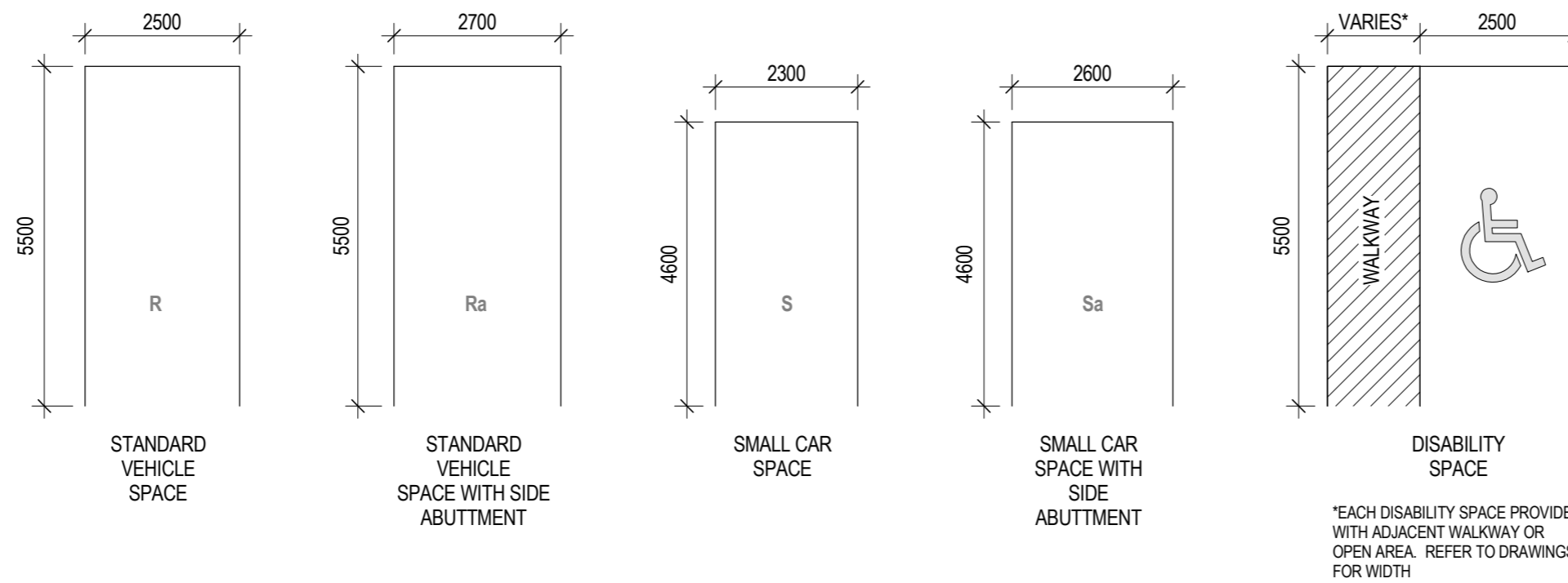
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PARKING LEVEL P1 & P2
CIRCULATION - FULL SITE

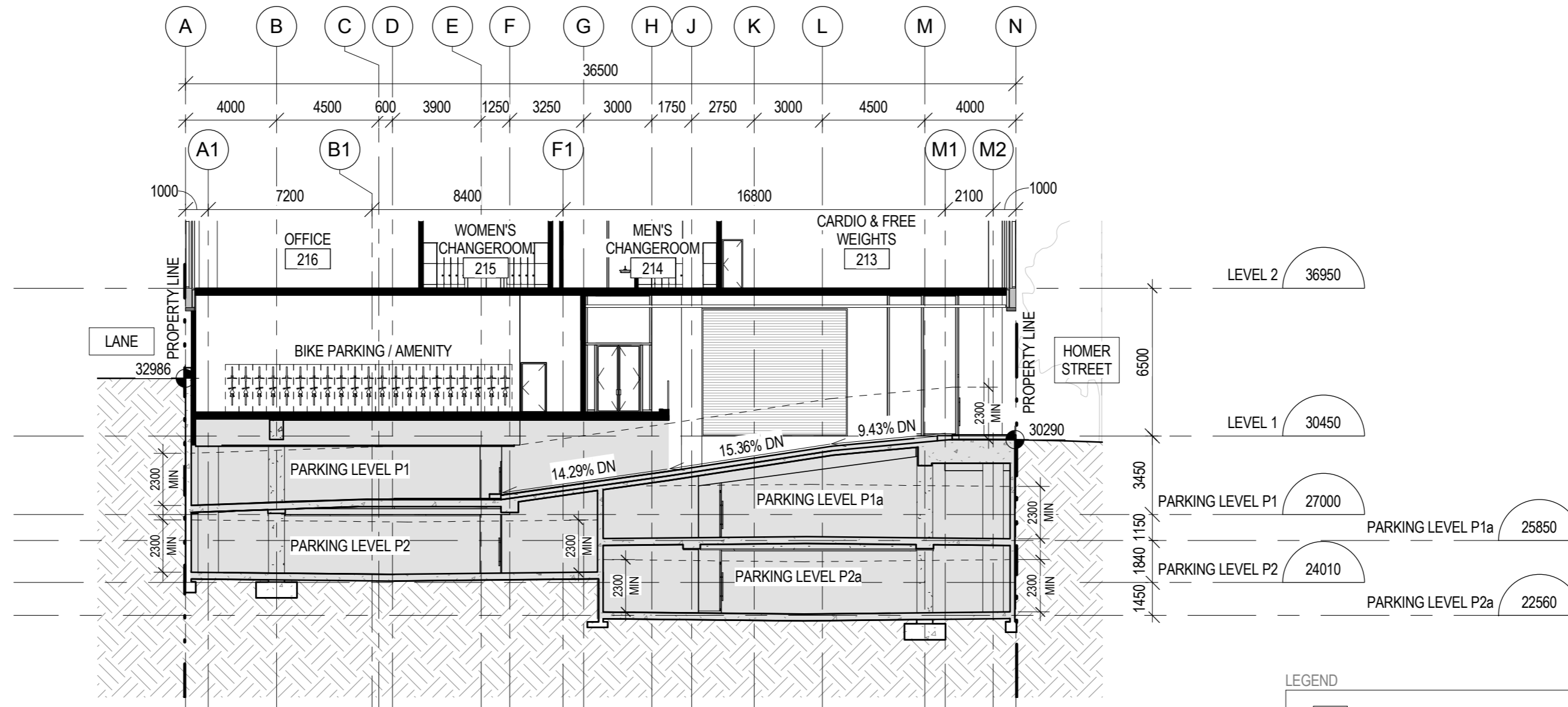
PROJECT NUMBER :
1514022

DRAWING SCALE :
As indicated

SHEET NO :
A040



2 TYPICAL PARKING SPACE DIMENSIONS
A041 SCALE: 1 : 100



LEGEND
EXISTING FLOOR AREA

1 PARKING SECTION
A041 SCALE: 1 : 200

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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
PARKING SECTION & TYPICAL DIMENSIONS

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO :
A041



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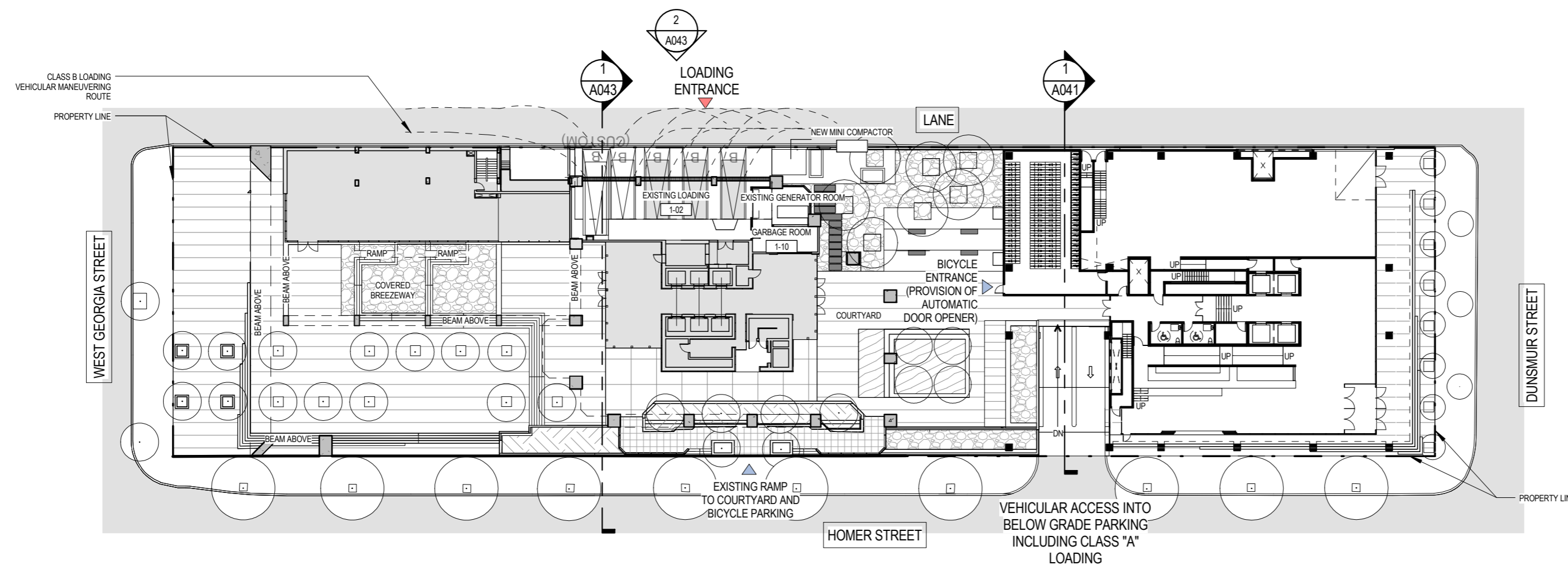
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PROJECT :
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SHEET CONTENTS :
LEVEL 1 CIRCULATION PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO :
A042



PARKING LEVEL 1 INFORMATION

TYPICAL LOADING SPACE DIMENSIONS
(NOTE: DIMENSIONS DEPICTED IN DRAWINGS GOVERN)

- CLASS A LOADING VEHICLE (A) 2700mm x 5500mm
- CLASS B LOADING VEHICLE (B) 3000mm x 3800mm

LOADING SPACE COUNTS

- CLASS A LOADING VEHICLE (A) 8
- CLASS B LOADING VEHICLE (B) 5*
- * 4 CLASS B RECOMMENDED IN THE TRANSPORTATION REPORT

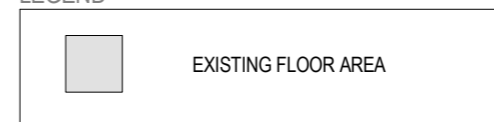
TYPICAL BICYCLE PARKING SPACE DIMENSIONS

- HORIZONTAL SPACE 600mm x 1800mm
- VERTICAL SPACE 600mm x 1000mm

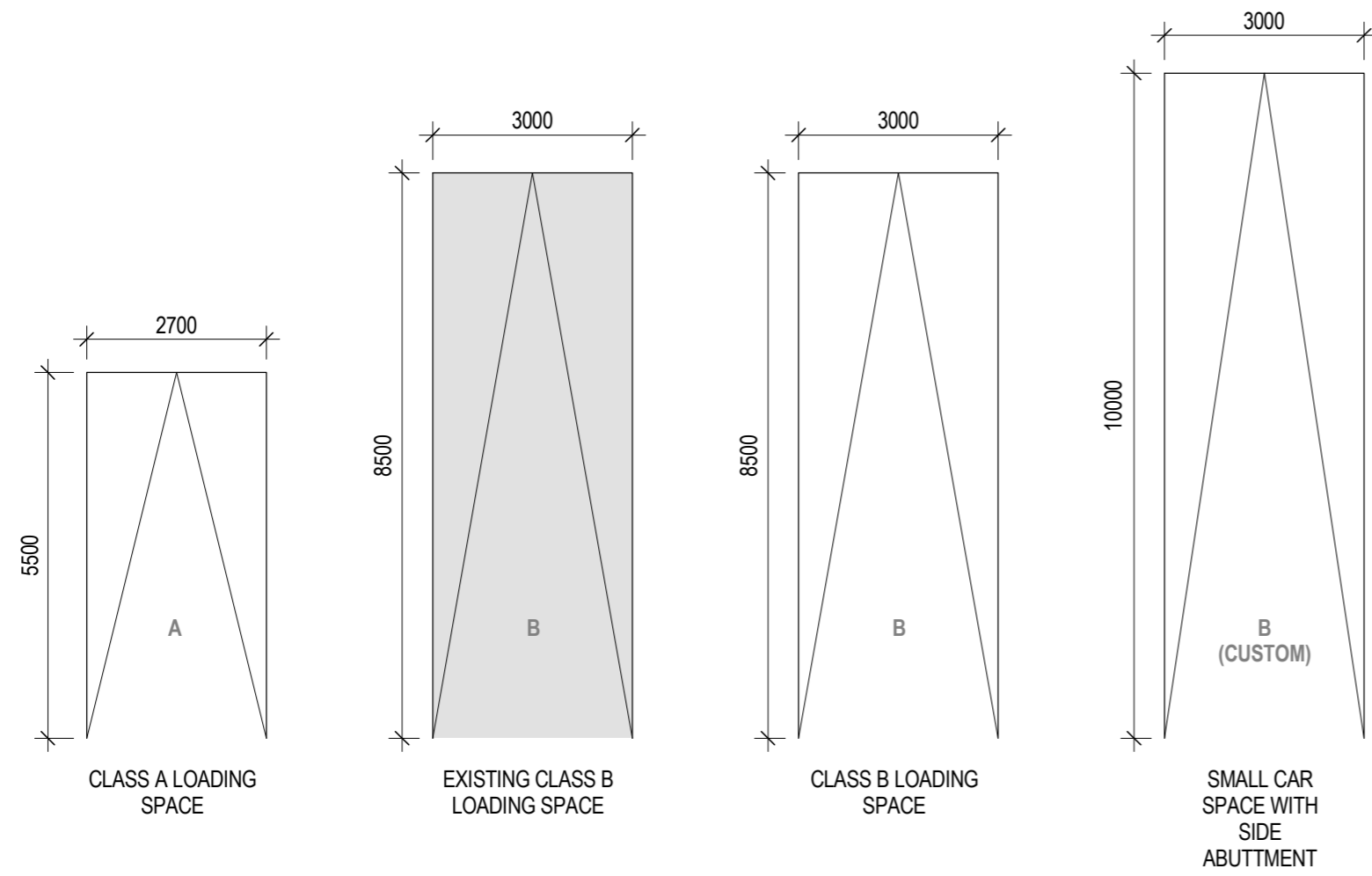
BICYCLE PARKING SPACE COUNTS

- CLASS A HORIZONTAL SPACE 62
- CLASS A VERTICAL SPACE 23
- CLASS B SPACE 12
- TOTAL 97

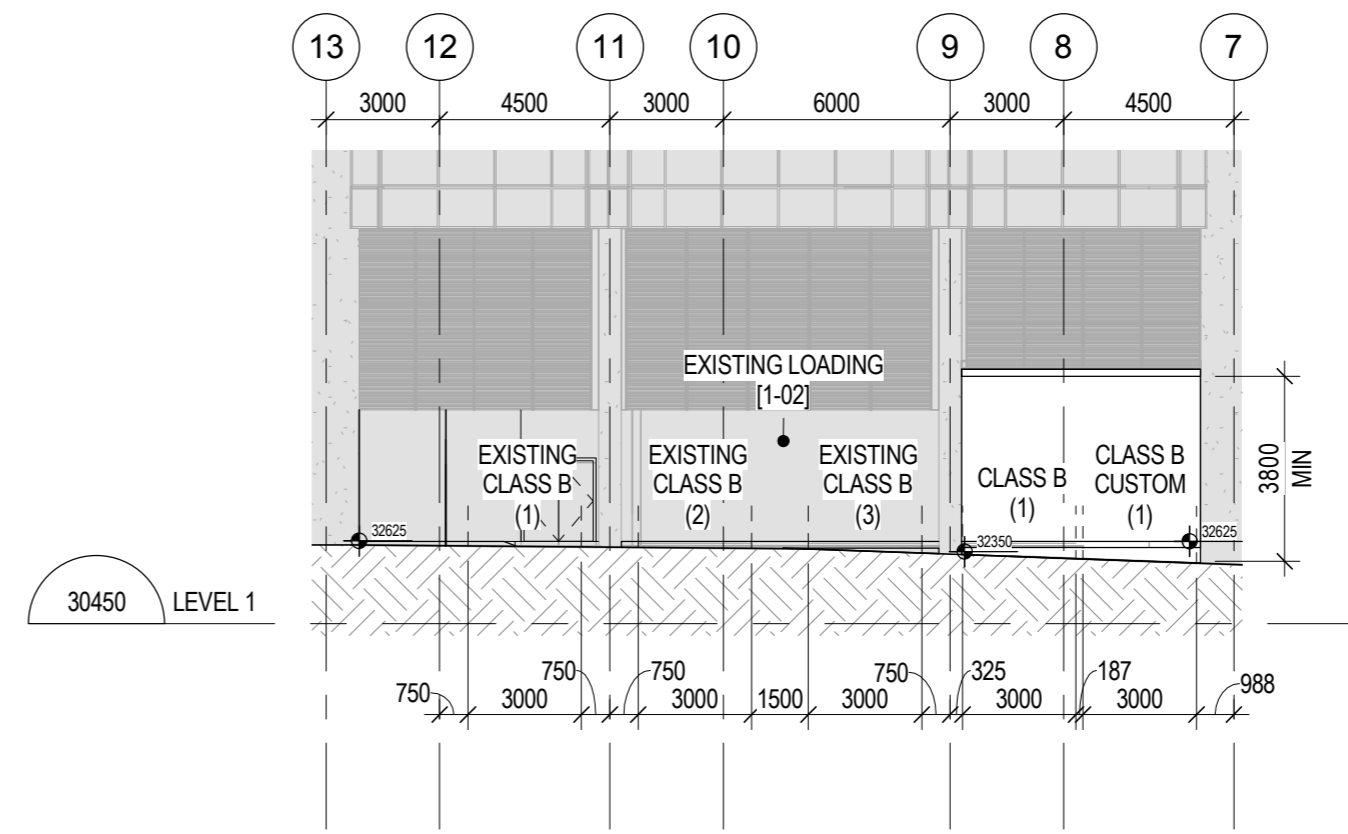
LEGEND



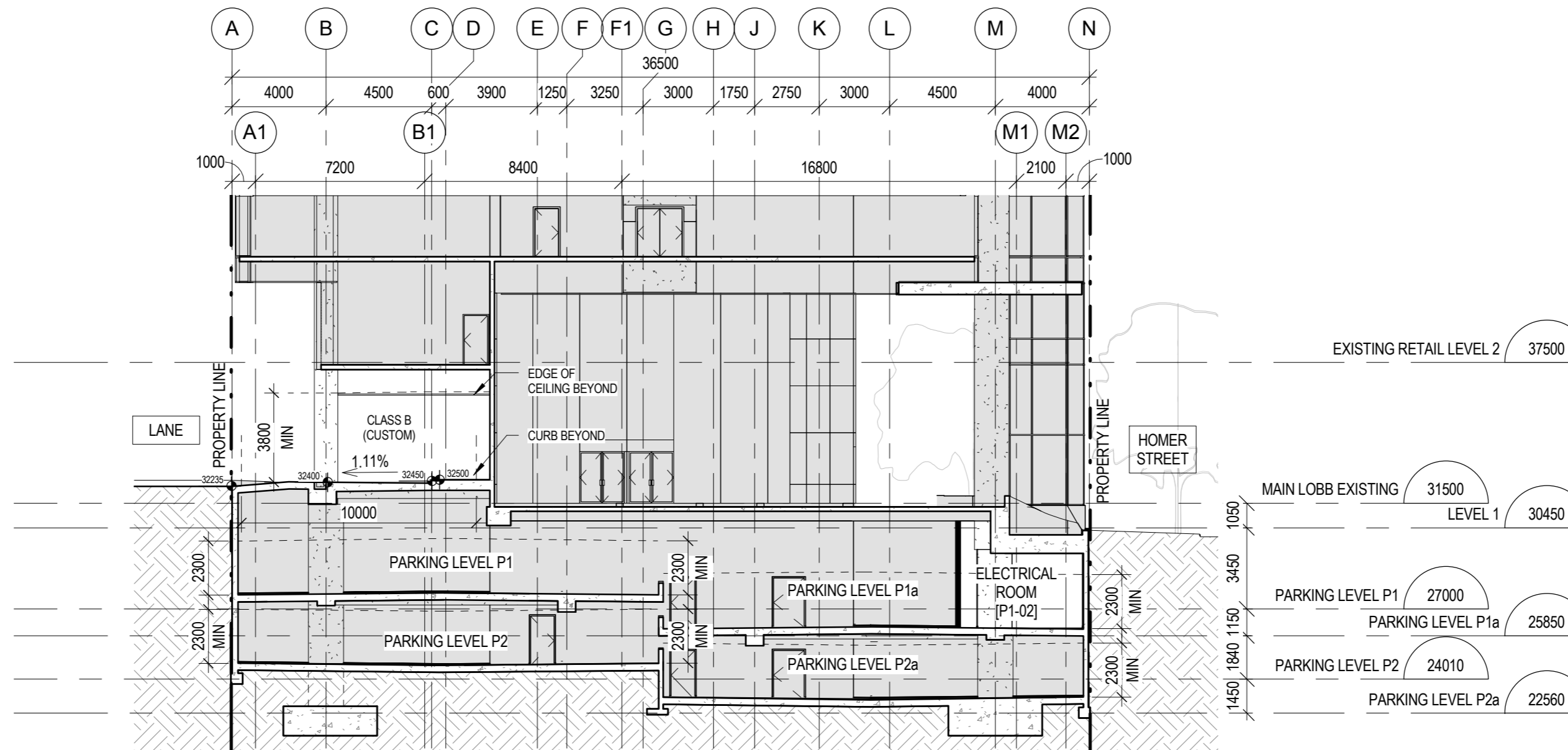
1 LEVEL 1 CIRCULATION PLAN
A042 SCALE: 1 : 500



3 TYPICAL LOADING SPACE DIMENSIONS
A043 SCALE: 1 : 100



2 LOADING ELEVATION
A043 SCALE: 1 : 200



1 LOADING SECTION
A043 SCALE: 1 : 200

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SHEET CONTENTS :
LOADING - SECTION, ELEVATION & TYPICAL DIMENSIONS

PROJECT NUMBER :
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SHEET NO :
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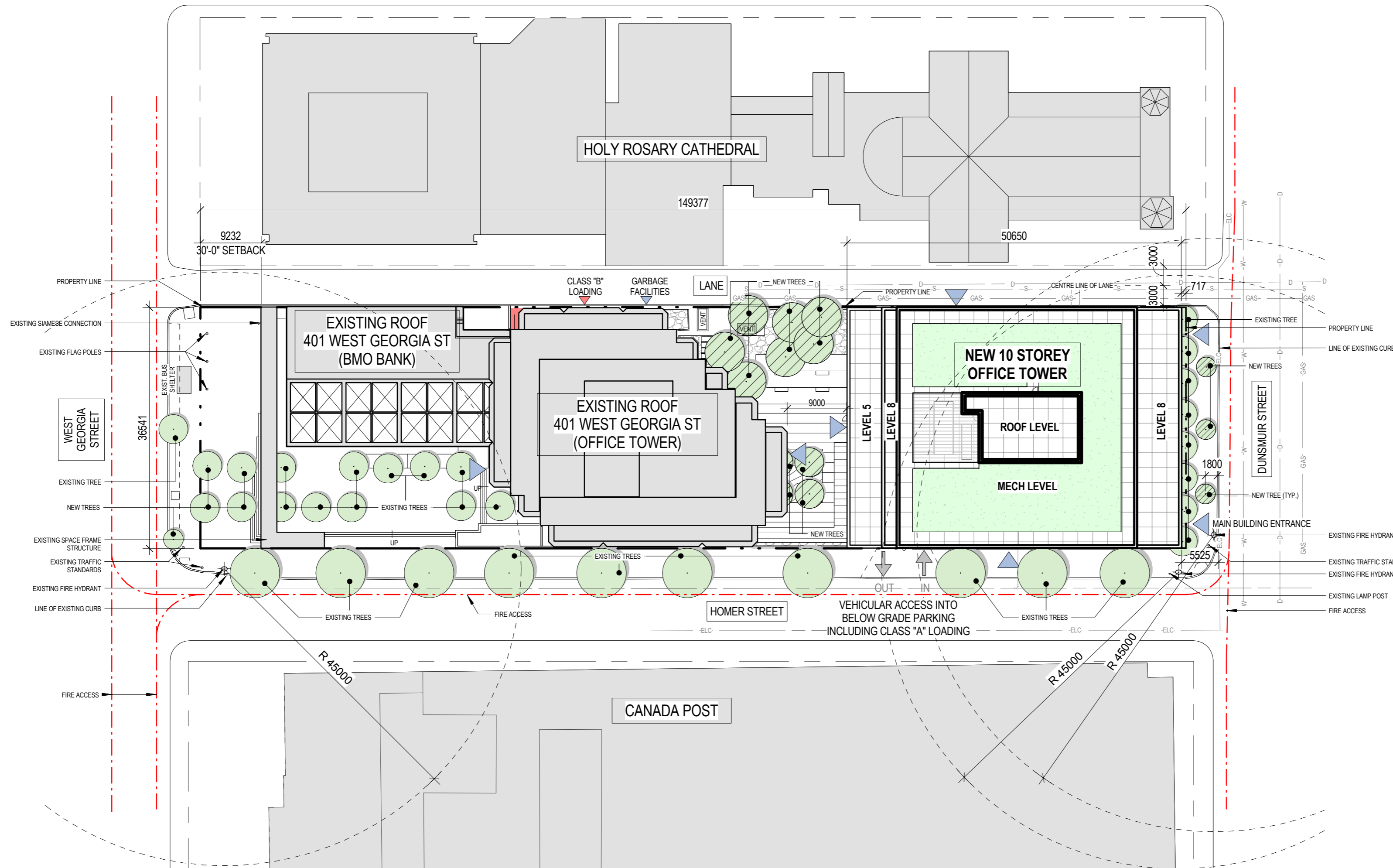
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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
SITE PLAN

PROJECT NUMBER :
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DRAWING SCALE :
As indicated

SHEET NO :
A101



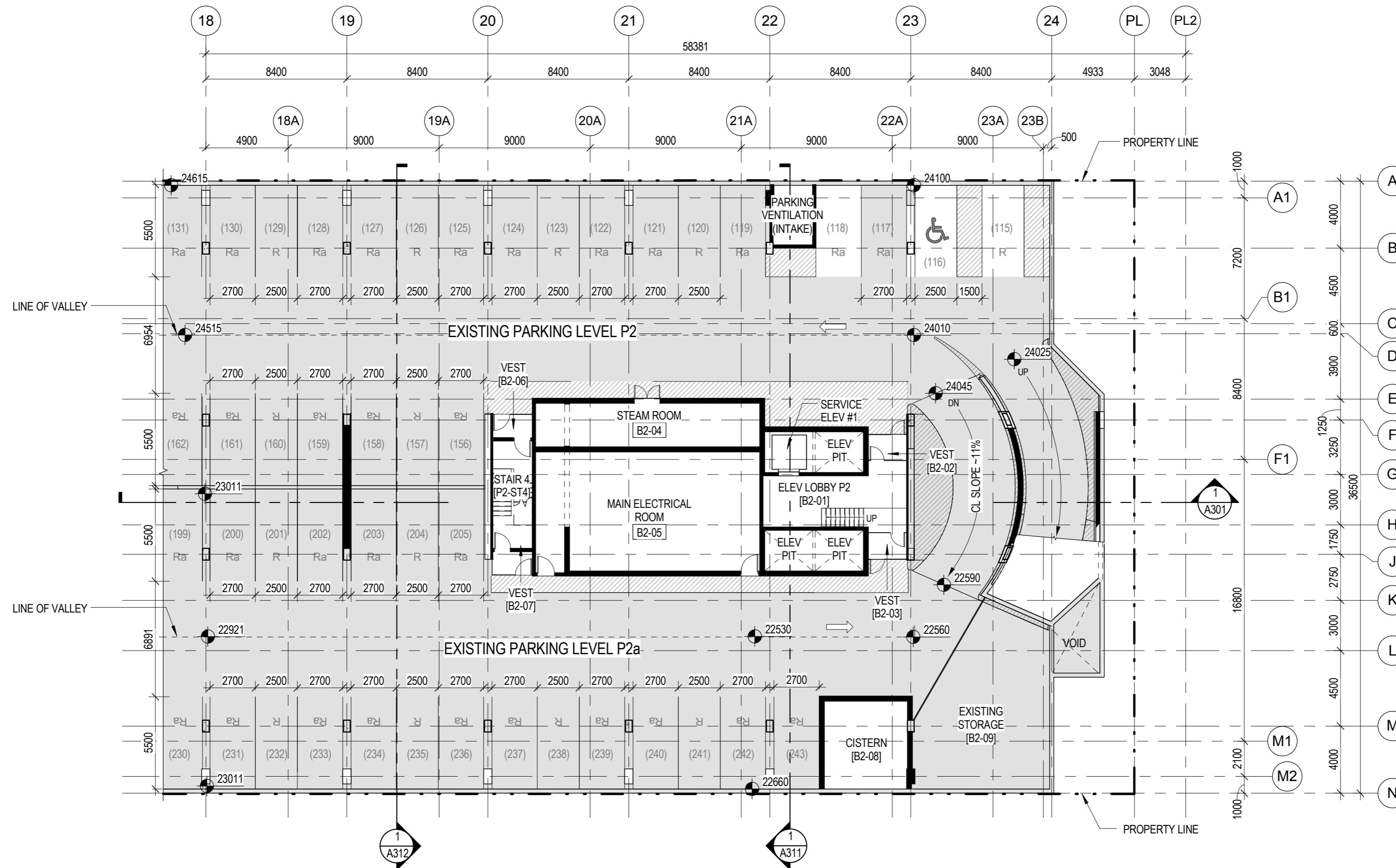
PROJECT DATA

CIVIC ADDRESS	401 WEST GEORGIA STREET, VANCOUVER, B.C.
LEGAL ADDRESS	PARCEL IDENTIFIER: 007-010-150 LEGALLY DESCRIBED AS: LOT C, EXCEPT PART IN EXPLANATORY PLAN 16669 BLOCK 45 DISTRICT LOT 541, PLAN 19442

SITE LEGEND

	PEDESTRIAN ACCESS		CIVIL - SANITARY
	VEHICULAR ACCESS		CIVIL - WATER
	EXISTING FIRE HYDRANT		CIVIL - STORM
	FIRE ACCESS ROUTE		CIVIL - GAS
			CIVIL - ELECTRIC

1 SITE PLAN
A101 SCALE: 1 : 500



PARKING P2 LEVEL INFORMATION

TYPICAL STALL DIMENSIONS
(NOTE: DIMENSIONS DEPICTED IN DRAWINGS GOVERN)

- STANDARD VEHICLE SPACE (R) 2500mm x 5500mm
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 2700mm x 5500mm
- SMALL CAR SPACE (S) 2300mm x 4600mm
- SMALL CAR SPACE (Sa) 2600mm x 4600mm
- DISABILITY SPACE 2500mm x 5500mm*

*EACH DISABILITY SPACE PROVIDED WITH ADJACENT WALKWAY OR OPEN AREA. REFER TO DRAWINGS FOR WIDTH

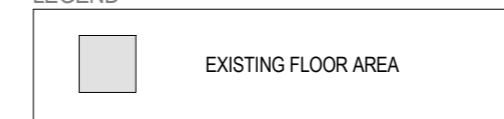
PARKING COUNTS - P2

- STANDARD VEHICLE SPACE (R) 19
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 38
- SMALL CAR SPACE (S) 6
- SMALL CAR SPACE (Sa) 2
- DISABILITY SPACE 4 (8)

PARKING COUNTS - P2a

- STANDARD VEHICLE SPACE (R) 19
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 41

LEGEND



1
A121 **PARKING LEVEL P2 FLOOR PLAN**
SCALE: 1 : 200

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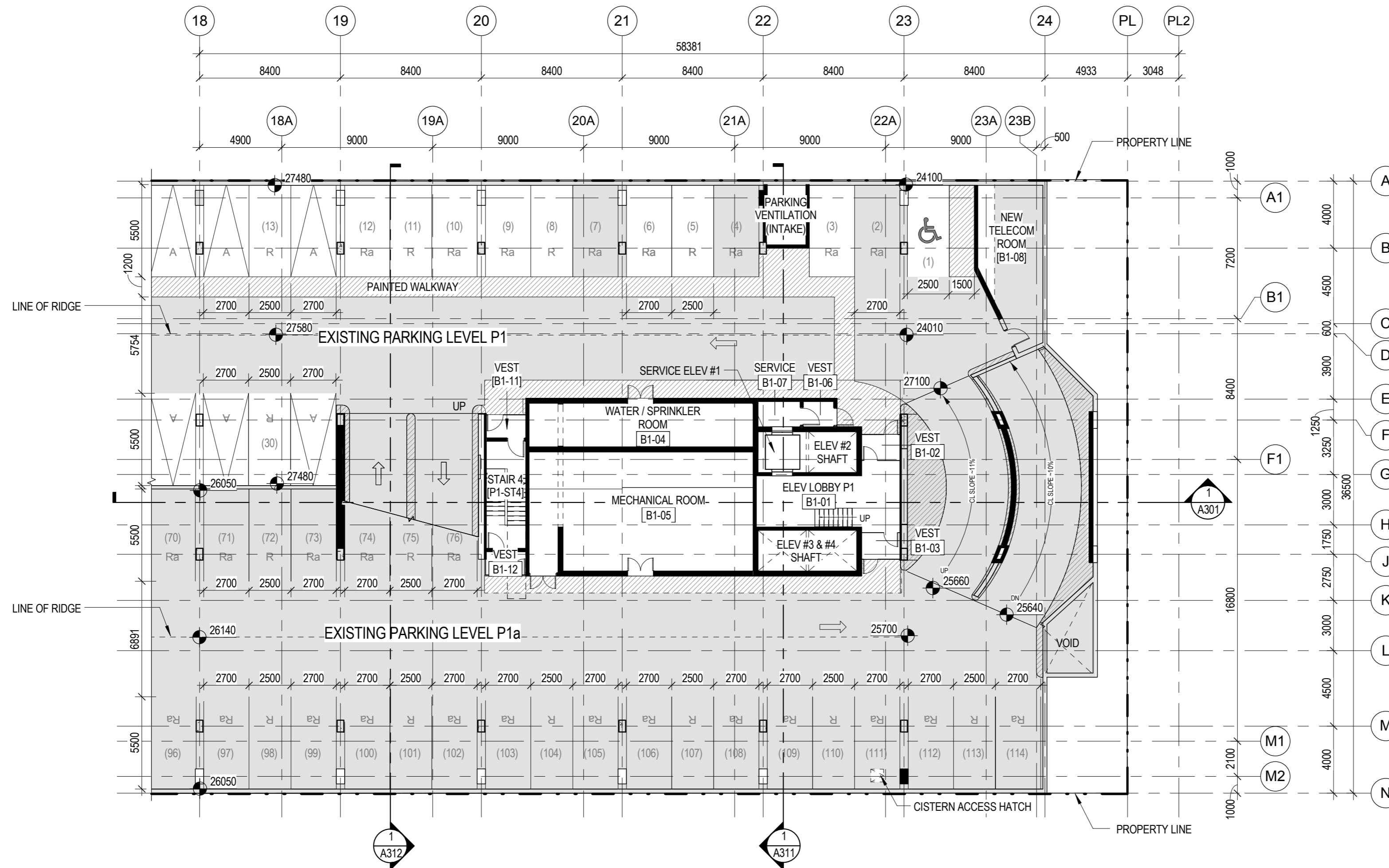
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
PARKING LEVEL P2 FLOOR PLAN

PROJECT NUMBER :
1514022

DRAWING SCALE :
As indicated

SHEET NO :
A121



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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
PARKING LEVEL P1 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO :
A122

PARKING P1 LEVEL INFORMATION

TYPICAL STALL DIMENSIONS
(NOTE: DIMENSIONS DEPICTED IN DRAWINGS GOVERN)

- STANDARD VEHICLE SPACE (R) 2500mm x 5500mm
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 2700mm x 5500mm
- SMALL CAR SPACE (S) 2300mm x 4600mm
- SMALL CAR SPACE (Sa) 2600mm x 4600mm
- DISABILITY SPACE 2500mm x 5500mm*
- CLASS A LOADING VEHICLE (A) 2700mm x 5500mm

*EACH DISABILITY SPACE PROVIDED WITH ADJACENT WALKWAY OR OPEN AREA. REFER TO DRAWINGS FOR WIDTH

PARKING COUNTS - P1

- STANDARD VEHICLE SPACE (R) 10
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 16
- SMALL CAR SPACE (S) 6
- SMALL CAR SPACE (Sa) 2
- ELECTRIC CAR SPACE (E) 6
- CAR SHARE (CS) 5 (20)
- DISABILITY SPACE 4 (8)

PARKING COUNTS - P1a

- STANDARD VEHICLE SPACE (R) 25
- STANDARD VEHICLE SPACE WITH SIDE ABUTMENT (Ra) 40

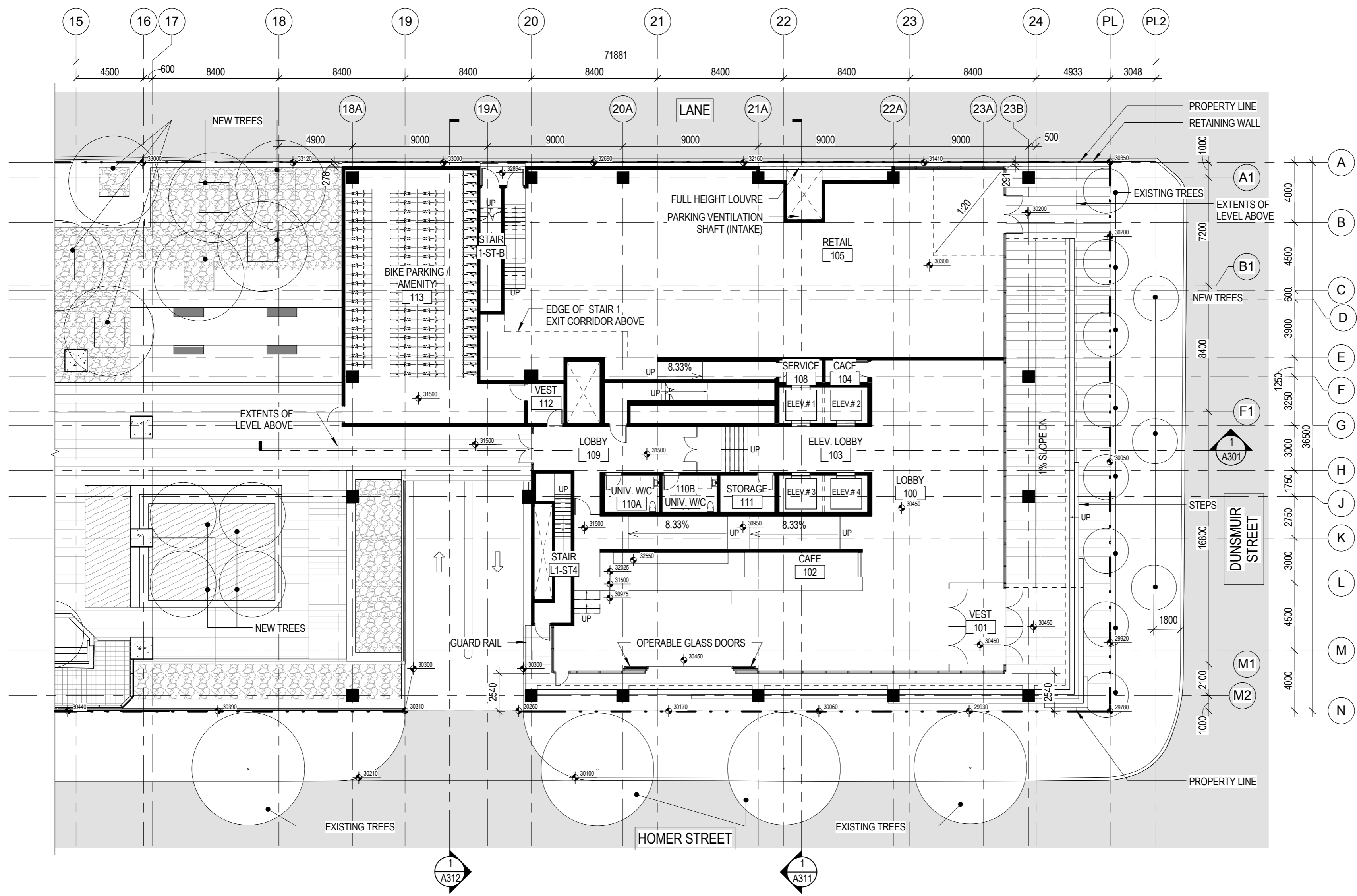
LOADING SPACE COUNTS - P1

- CLASS A LOADING VEHICLE (A) 8

LEGEND



1 **PARKING LEVEL P1 FLOOR PLAN**
A122 SCALE: 1 : 200



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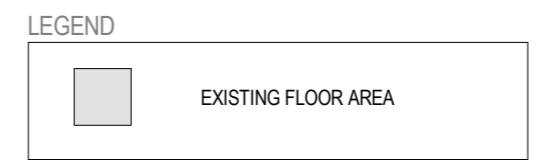
SHEET CONTENTS :
LEVEL 1 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

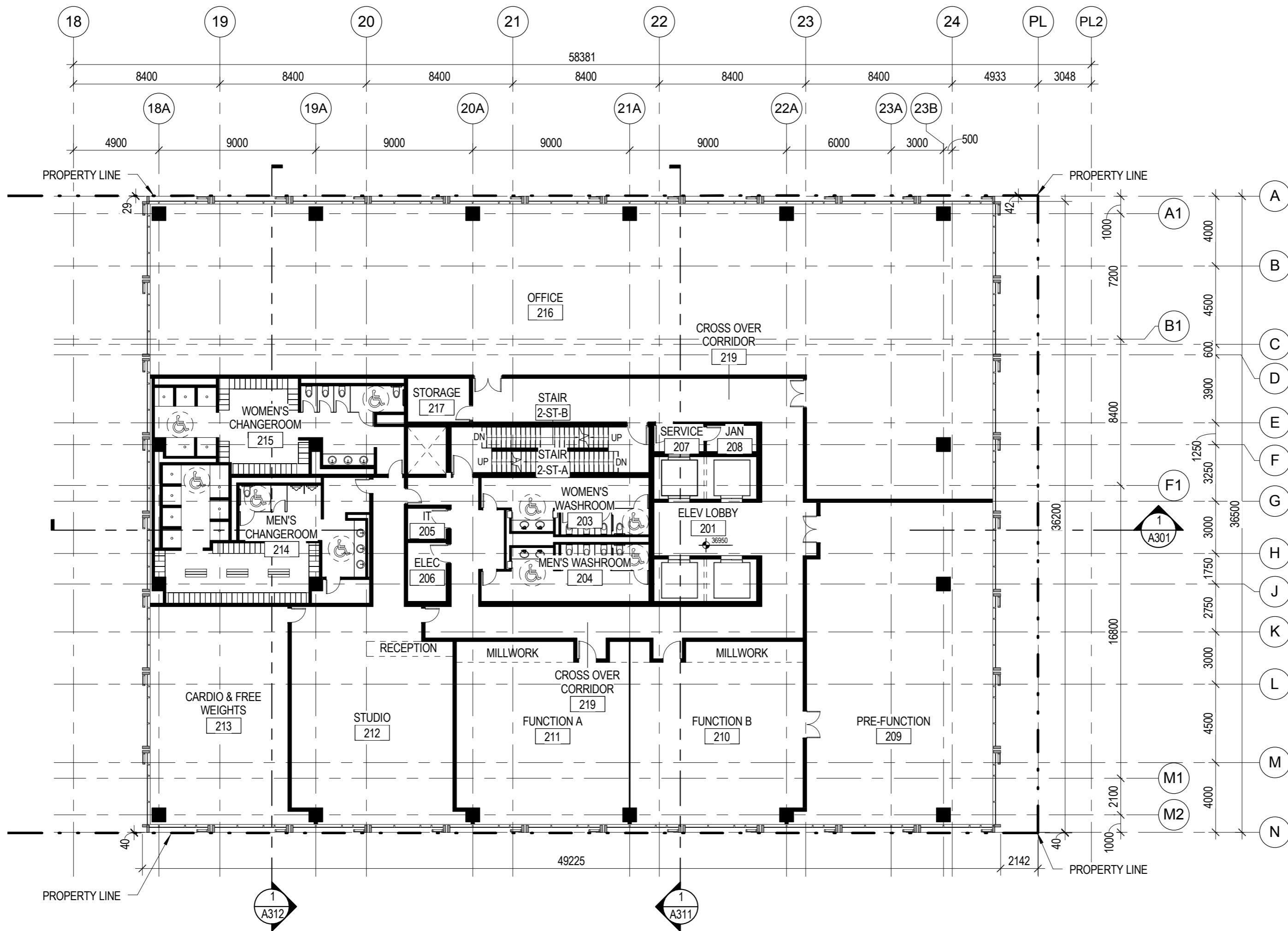
SHEET NO. :
A123

PARKING LEVEL 1 INFORMATION

TYPICAL LOADING SPACE DIMENSIONS (NOTE: DIMENSIONS DEPICTED IN DRAWINGS GOVERN) • CLASS A LOADING VEHICLE (A) 2700mm x 5500mm • CLASS B LOADING VEHICLE (B) 3000mm x 3800mm		TYPICAL BICYCLE PARKING SPACE DIMENSIONS • HORIZONTAL SPACE 600mm x 1800mm • VERTICAL SPACE 600mm x 1000mm	
LOADING SPACE COUNTS • CLASS A LOADING VEHICLE (A) 8 • CLASS B LOADING VEHICLE (B) 5 *4 CLASS B RECOMMENDED IN THE TRANSPORTATION REPORT		BICYCLE PARKING SPACE COUNTS • CLASS A HORIZONTAL SPACE 62 • CLASS A VERTICAL SPACE 23 • CLASS B SPACE 12 • TOTAL 97	



1 LEVEL 1 FLOOR PLAN
 A123 SCALE: 1 : 200



1 LEVEL 2 FLOOR PLAN
A124 SCALE: 1 : 200

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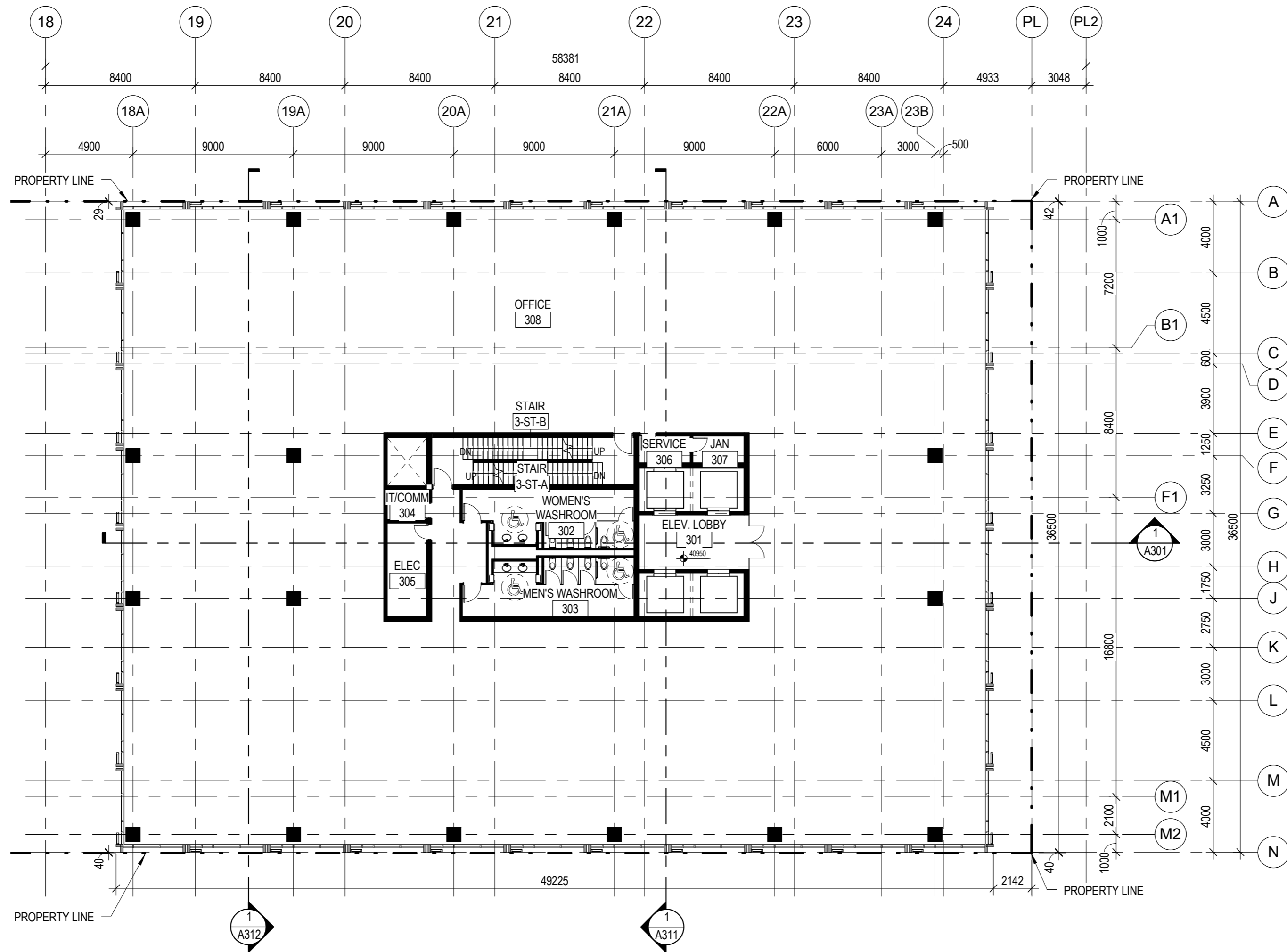
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PROJECT :
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SHEET CONTENTS :
LEVEL 2 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 200

SHEET NO :
A124



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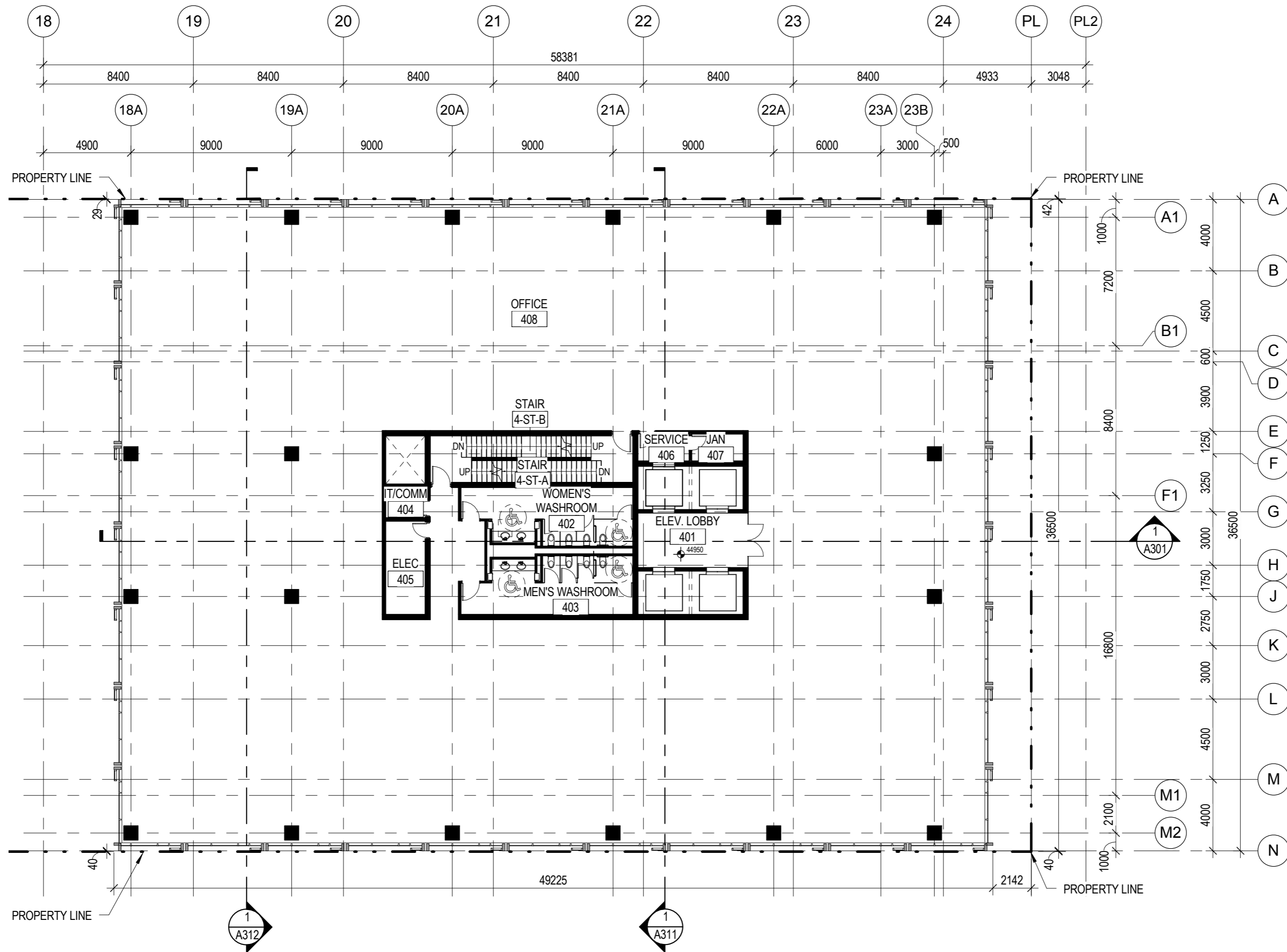
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LEVEL 3 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 200

SHEET NO :
A133

1 LEVEL 3 FLOOR PLAN
A133 SCALE: 1 : 200



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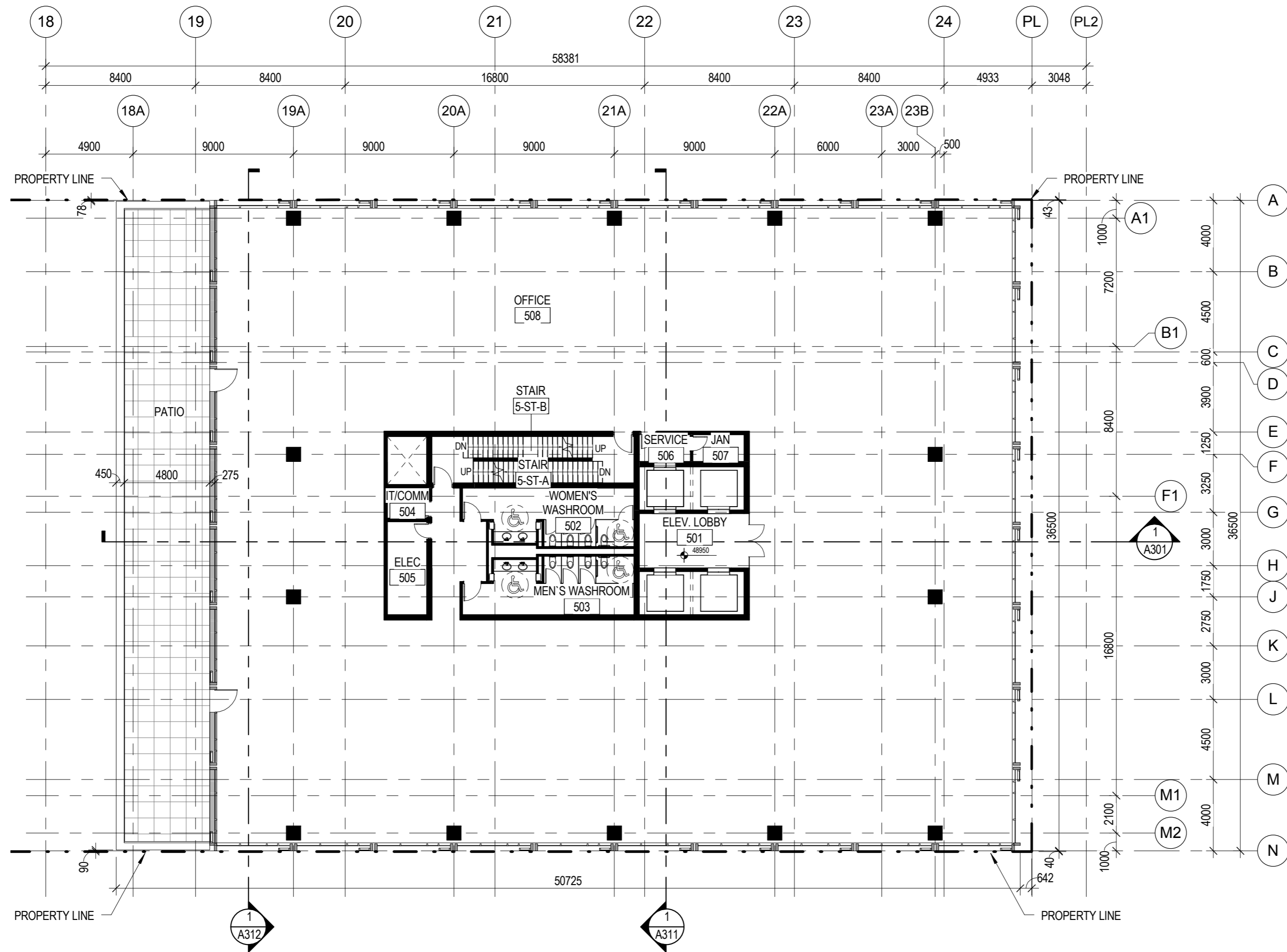
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LEVEL 4 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 200

SHEET NO :
A134

1 LEVEL 4 FLOOR PLAN
A134 SCALE: 1 : 200



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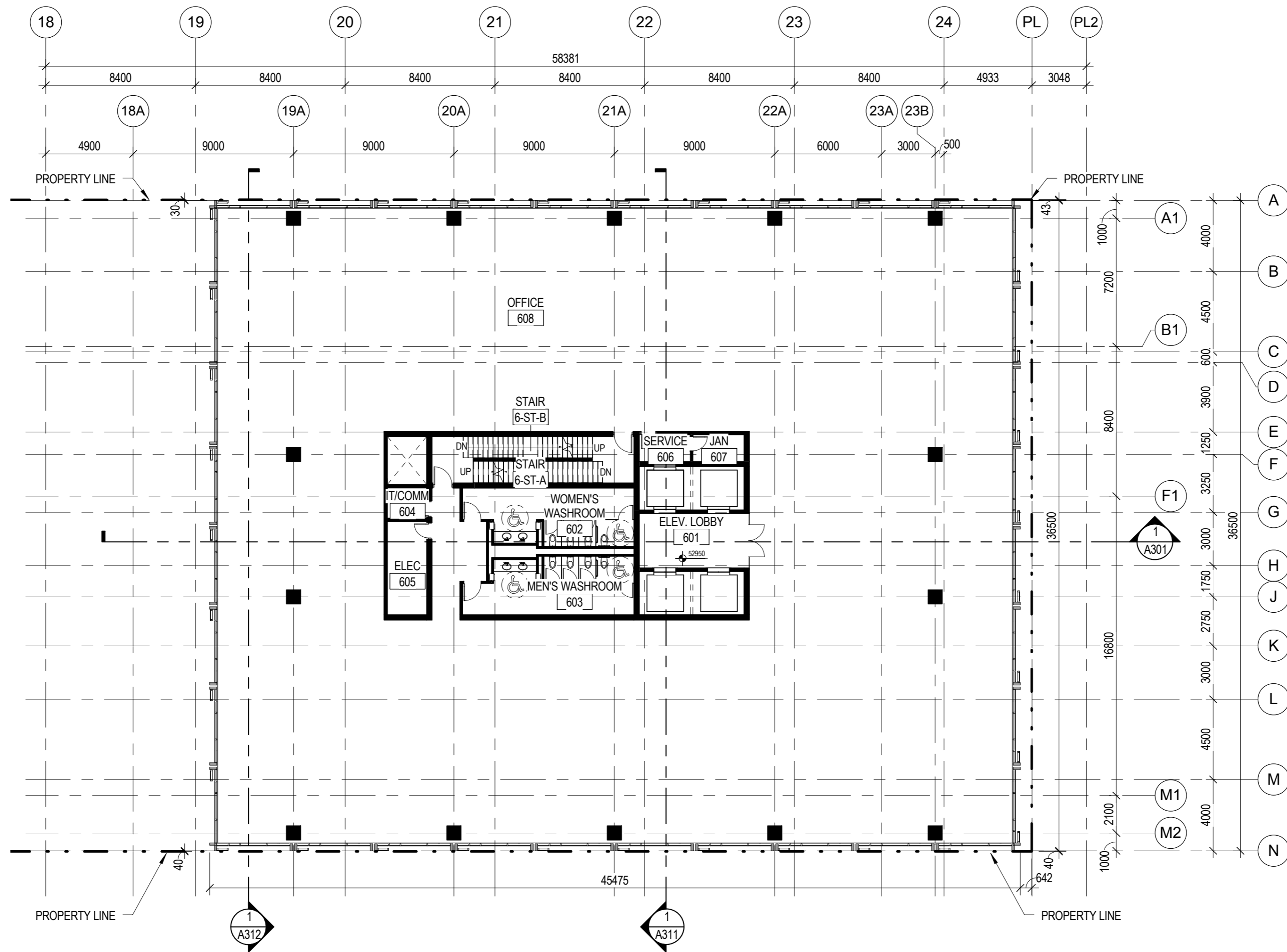
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LEVEL 5 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 200

SHEET NO :
A135

1 LEVEL 5 FLOOR PLAN
A135 SCALE: 1 : 200



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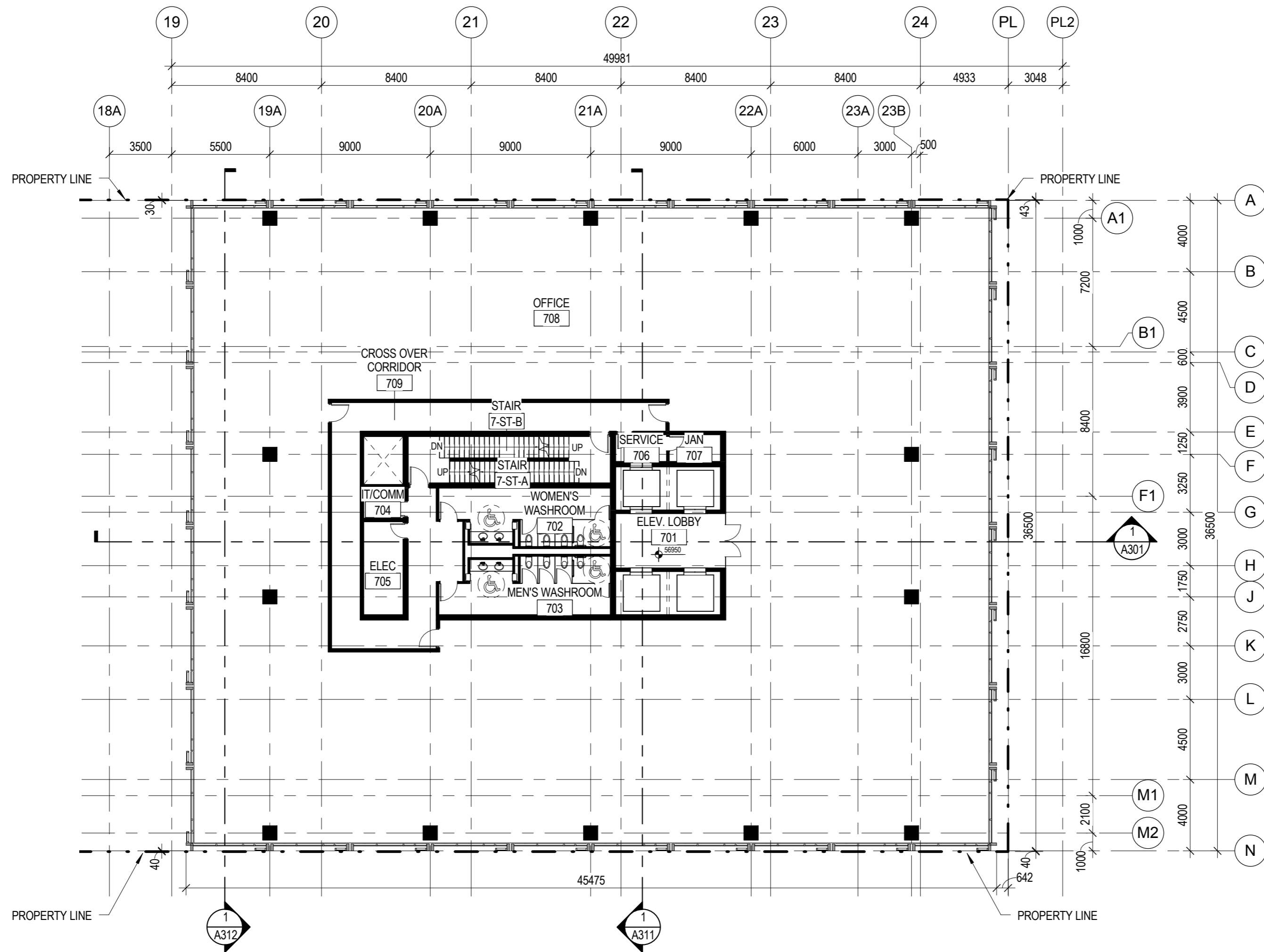
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LEVEL 6 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 200

SHEET NO :
A136

1 LEVEL 6 FLOOR PLAN
A136 SCALE: 1 : 200



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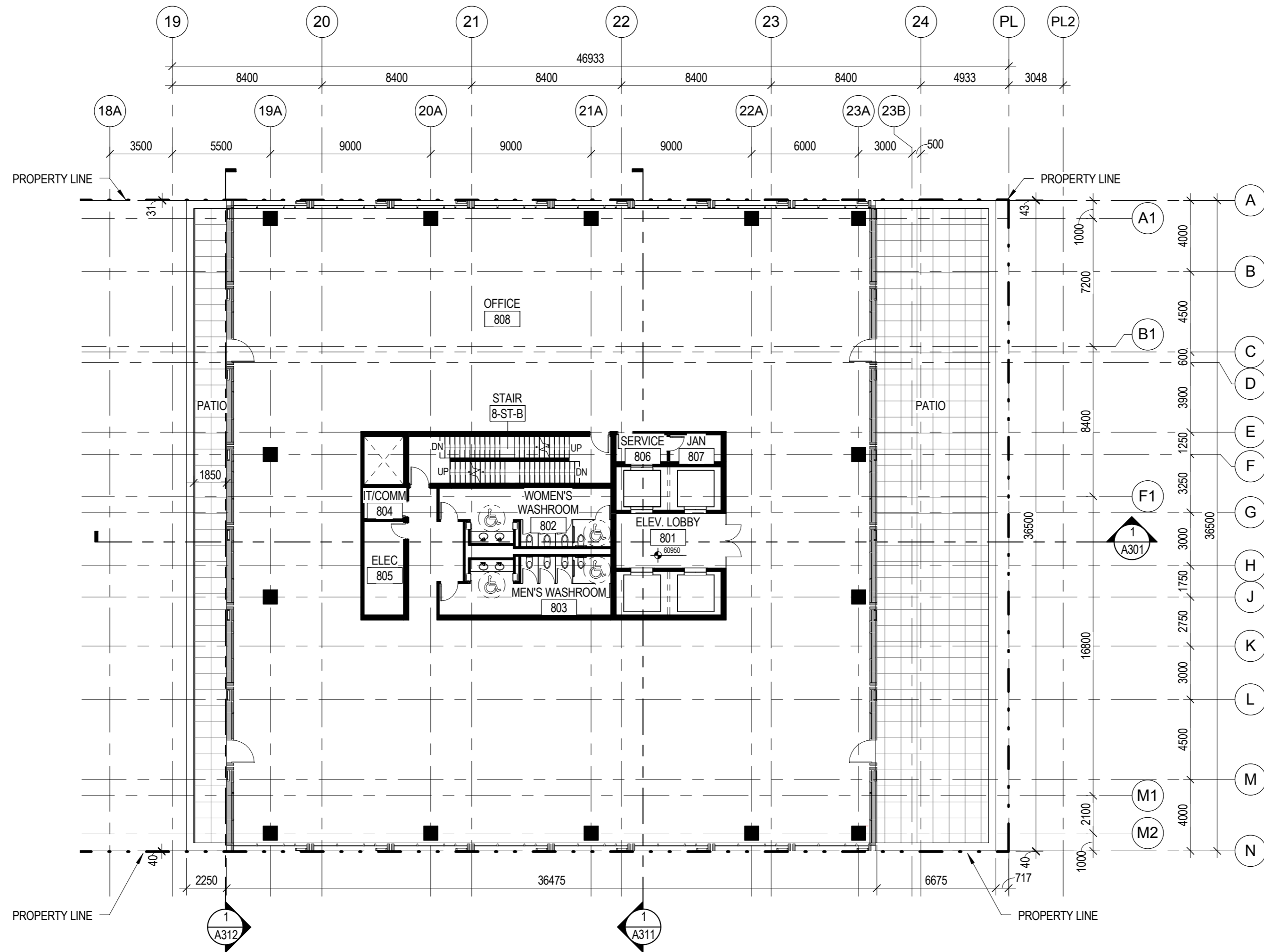
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LEVEL 7 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 200

SHEET NO :
A137

1 LEVEL 7 FLOOR PLAN
A137 SCALE: 1 : 200



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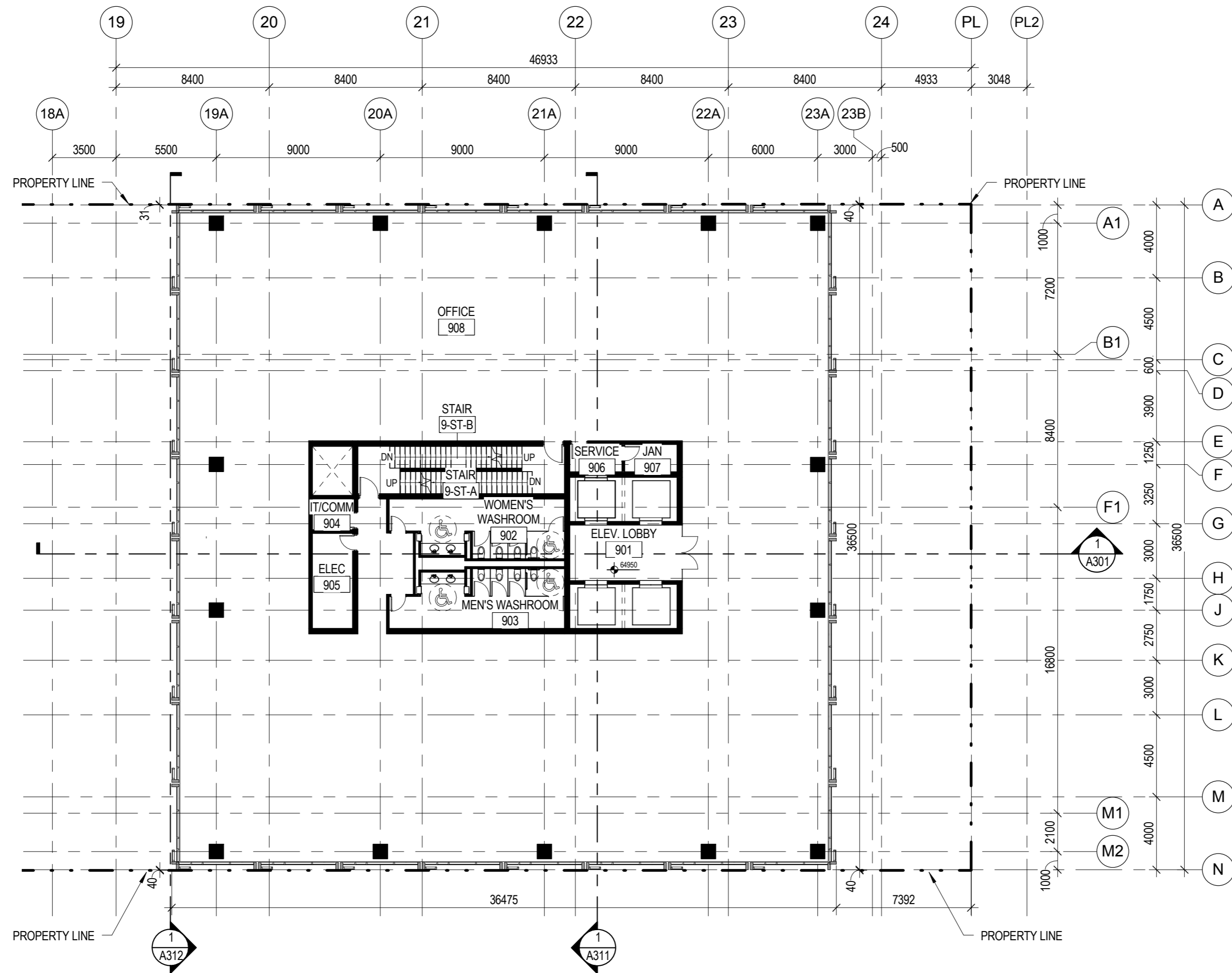
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LEVEL 8 FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 200

SHEET NO :
A138

1 LEVEL 8 FLOOR PLAN
A138 SCALE: 1 : 200



1 LEVEL 9 FLOOR PLAN
A139 SCALE: 1 : 200

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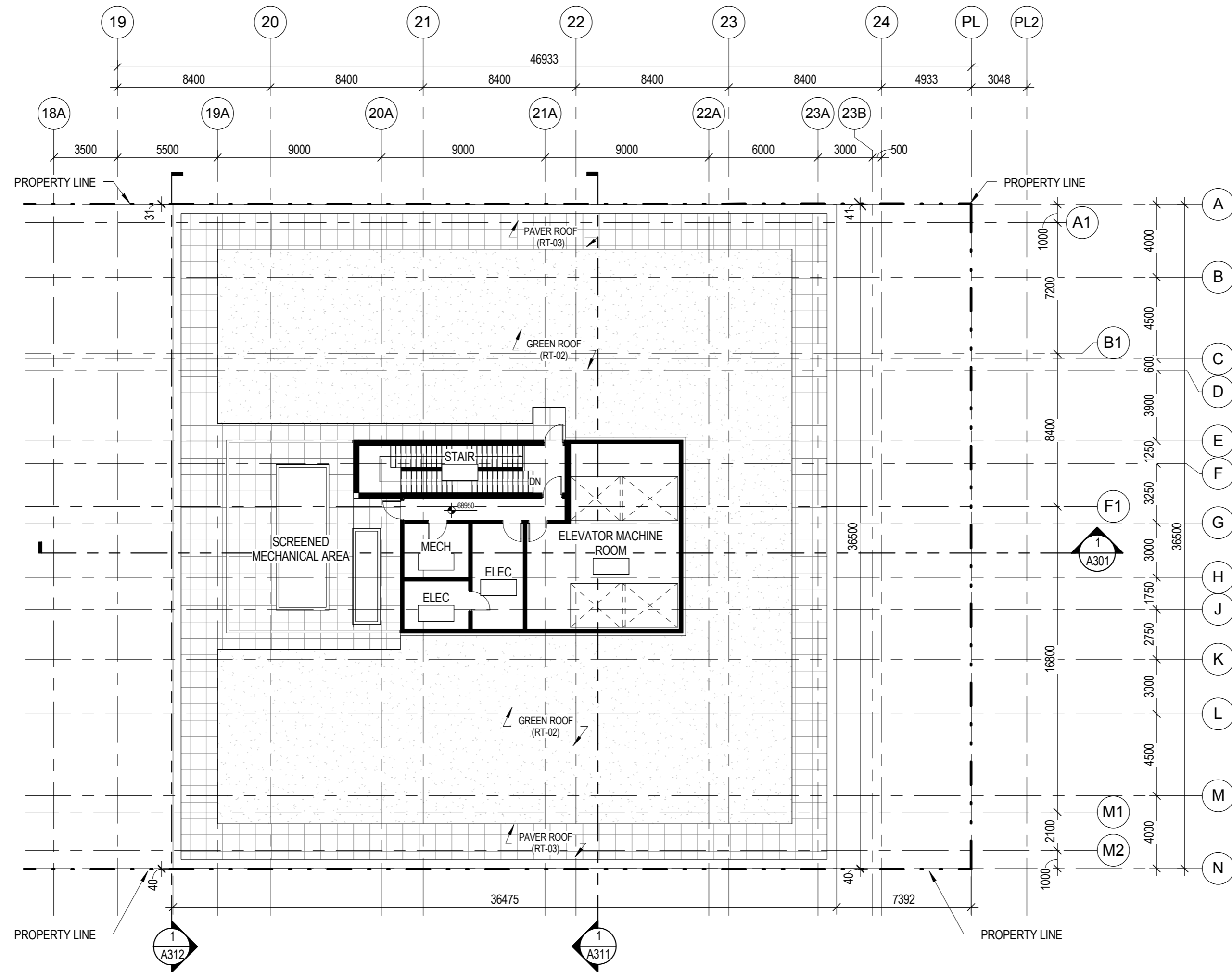
PROJECT :
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SHEET CONTENTS :
LEVEL 9 FLOOR PLAN

PROJECT NUMBER :
1514022

DRAWING SCALE :
1 : 200

SHEET NO :
A139



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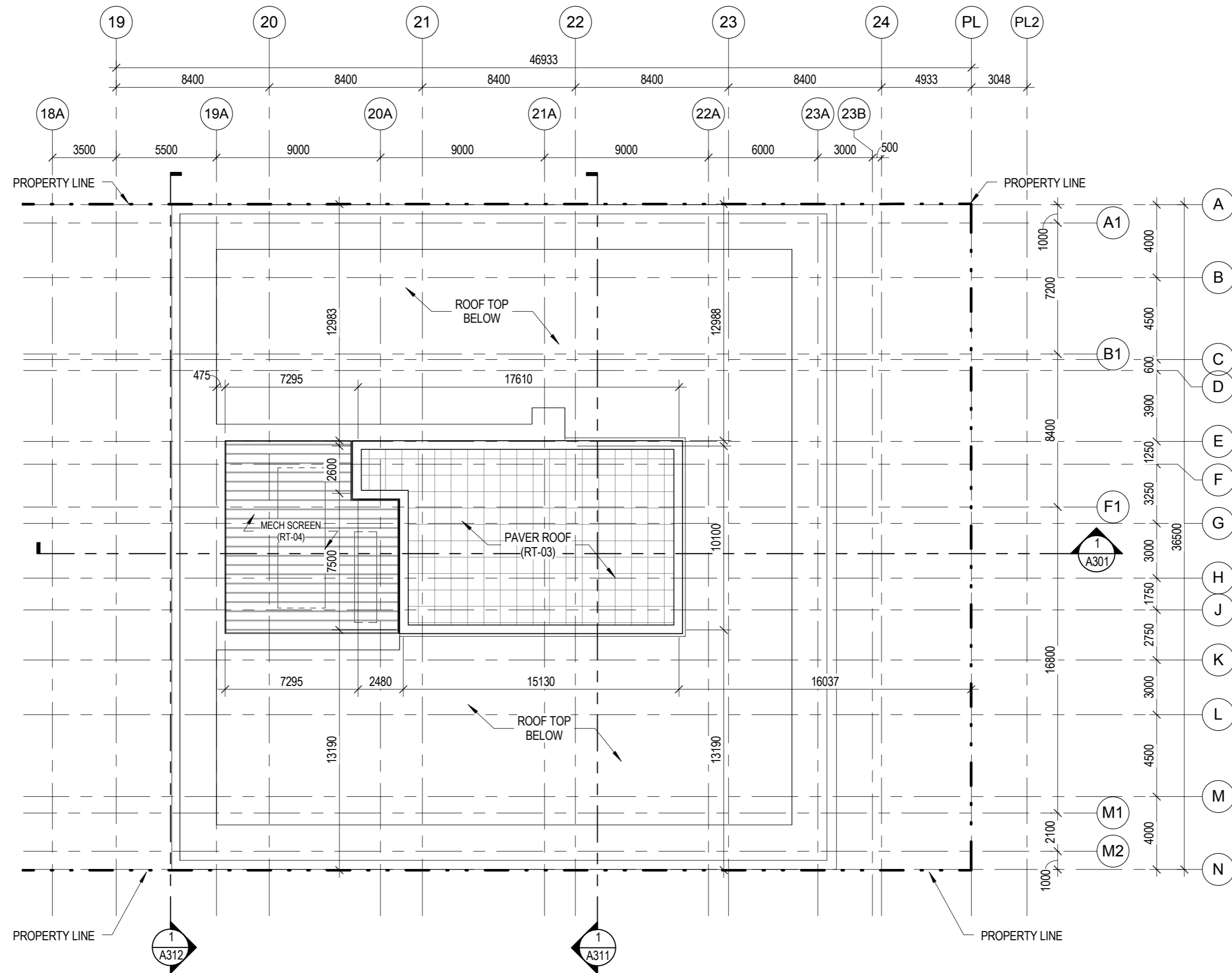
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
MECH LEVEL FLOOR PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 200

SHEET NO :
A140

1 MECH LEVEL FLOOR PLAN
A140 SCALE: 1 : 200



PROJECT ADDRESS:
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PROJECT :
401 W. GEORGIA

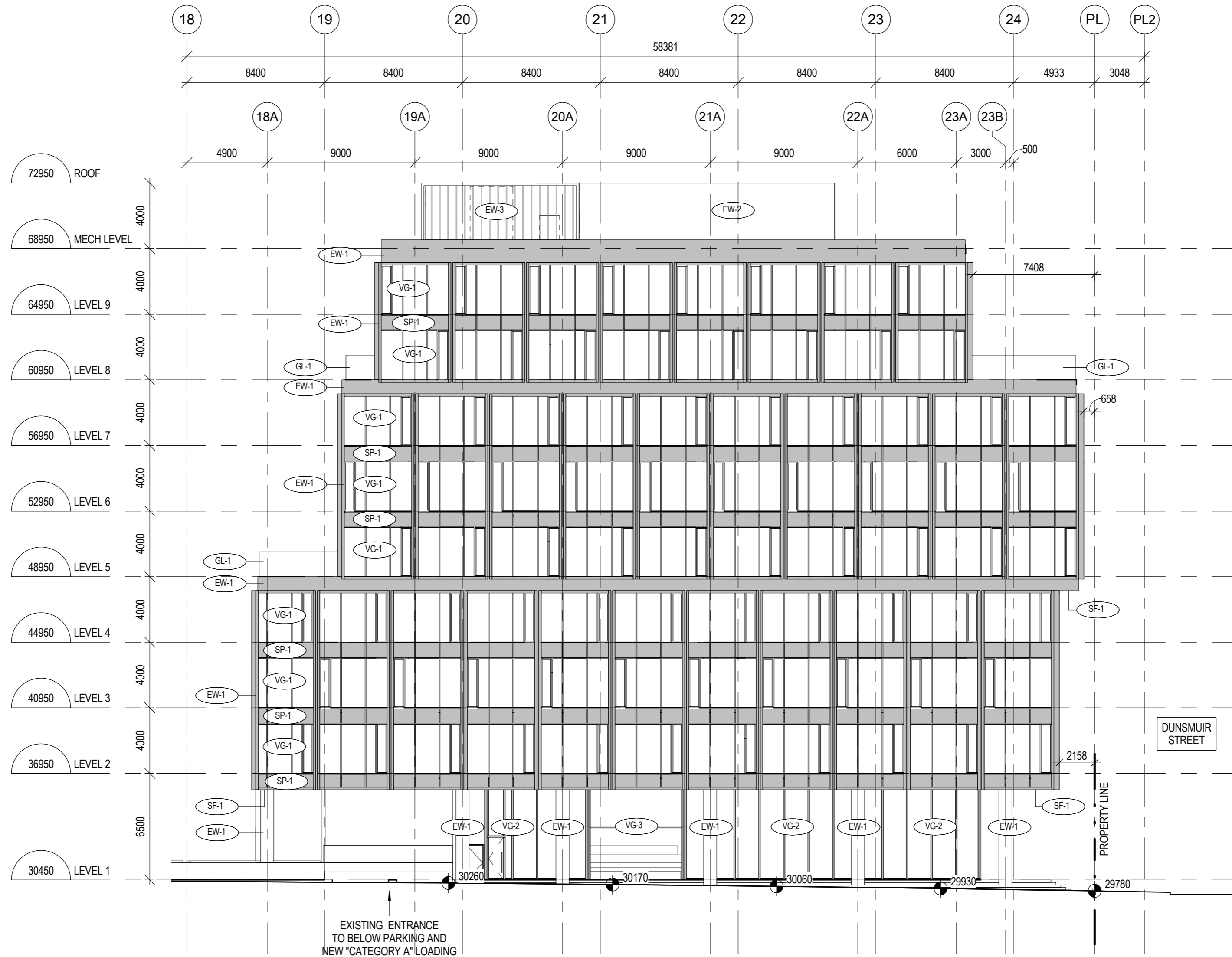
SHEET CONTENTS :
ROOF PLAN

PROJECT NUMBER :
1514022

DRAWING SCALE :
1 : 200

SHEET NO :
A141

1 ROOF PLAN
A141 SCALE: 1 : 200



MATERIAL LEGEND

EW-1	ANODIZED ALUMINUM ASSEMBLY
EW-2	EXTERIOR CLADDING ASSEMBLY
EW-3	METAL SLAT SCREEN ASSEMBLY (50% OPEN)
VG-1	VISION GLASS
VG-2	CLEAR VISION GLASS
VG-3	NANA-WALL OPERABLE ASSEMBLY WITH CLEAR VISION GLASS
GL-1	GLASS GUARD RAIL
SP-1	SHADOW BOX SPANDREL PANEL
SF-1	WOOD SOFFIT
LV-1	LOUVRE

1 EAST ELEVATION (HOMER STREET)
A201 SCALE: 1 : 200

PROJECT ADDRESS:
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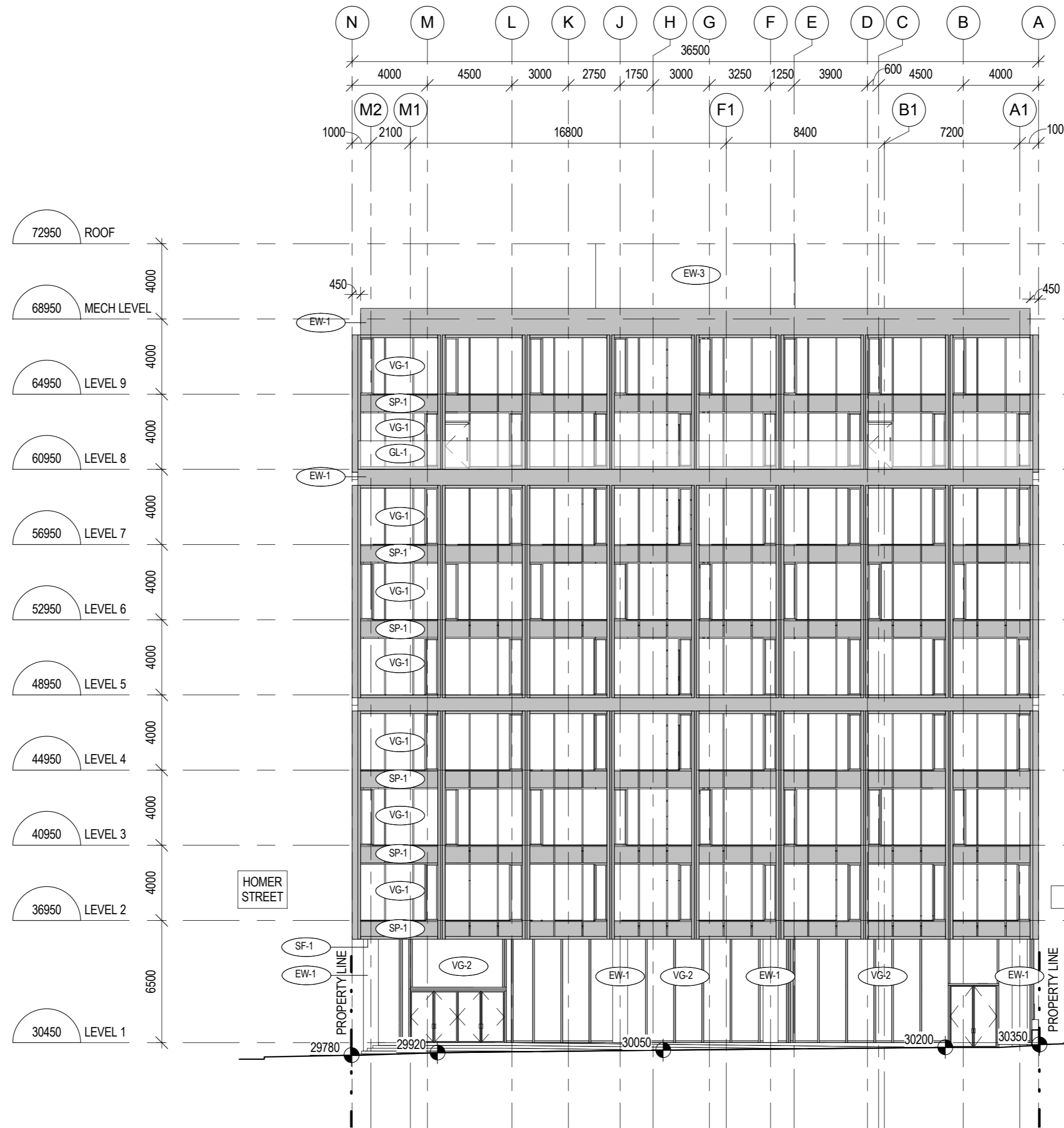
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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
EAST ELEVATION

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO. :
A201



MATERIAL LEGEND

EW-1	ANODIZED ALUMINUM ASSEMBLY
EW-2	EXTERIOR CLADDING ASSEMBLY
EW-3	METAL SLAT SCREEN ASSEMBLY (50% OPEN)
VG-1	VISION GLASS
VG-2	CLEAR VISION GLASS
VG-3	NANA-WALL OPERABLE ASSEMBLY WITH CLEAR VISION GLASS
GL-1	GLASS GUARD RAIL
SP-1	SHADOW BOX SPANDREL PANEL
SF-1	WOOD SOFFIT
LV-1	LOUVRE

PROJECT ADDRESS:
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PROJECT :
401 W. GEORGIA

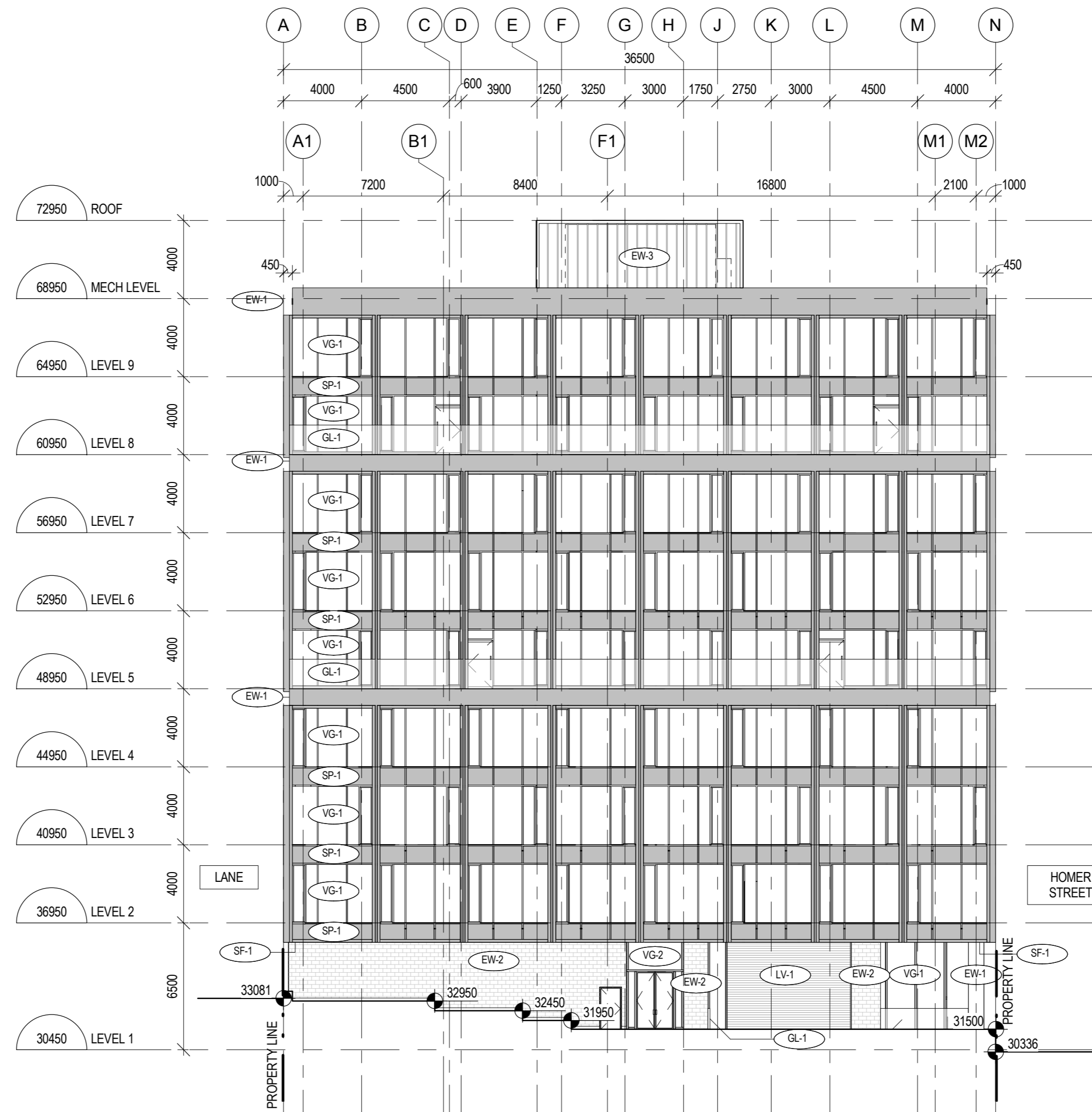
SHEET CONTENTS :
NORTH ELEVATION

PROJECT NUMBER :
1514022

DRAWING SCALE :
As indicated

SHEET NO :
A202

1 NORTH ELEVATION (DUNSMUIR STREET)
A202 SCALE: 1 : 200



1 SOUTH ELEVATION
A203 SCALE: 1: 200

PROJECT ADDRESS:
401 WEST GEORGIA STREET
VANCOUVER, BRITISH COLUMBIA

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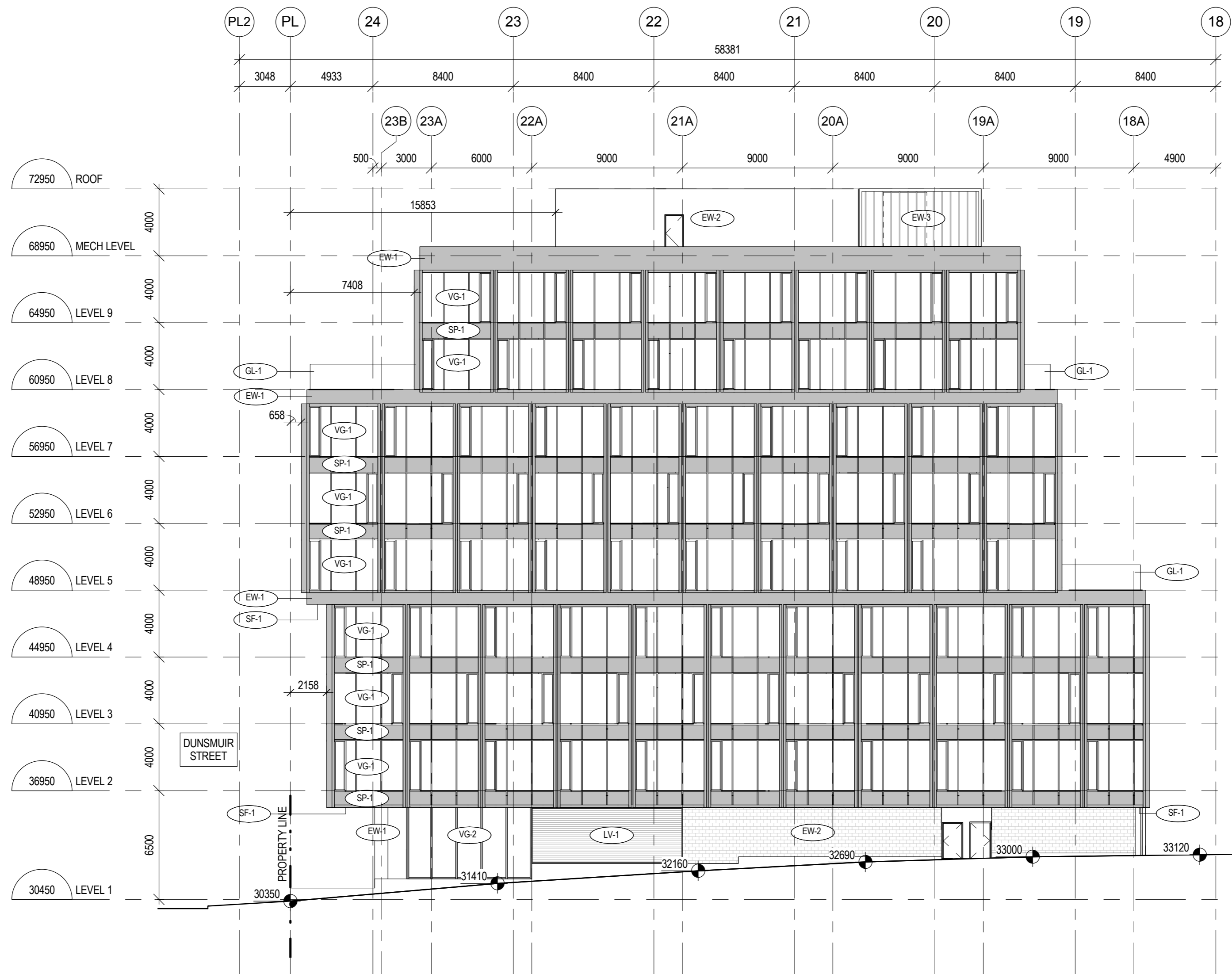
TRANSPORTATION ENGINEER:
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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
SOUTH ELEVATION

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO :
A203



MATERIAL LEGEND

EW-1	ANODIZED ALUMINUM ASSEMBLY
EW-2	EXTERIOR CLADDING ASSEMBLY
EW-3	METAL SLAT SCREEN ASSEMBLY (50% OPEN)
VG-1	VISION GLASS
VG-2	CLEAR VISION GLASS
VG-3	NANA-WALL OPERABLE ASSEMBLY WITH CLEAR VISION GLASS
GL-1	GLASS GUARD RAIL
SP-1	SHADOW BOX SPANDREL PANEL
SF-1	WOOD SOFFIT
LV-1	LOUVRE

1 WEST ELEVATION (LANE)
A204 SCALE: 1 : 200

PROJECT ADDRESS:
401 WEST GEORGIA STREET
VANCOUVER, BRITISH COLUMBIA

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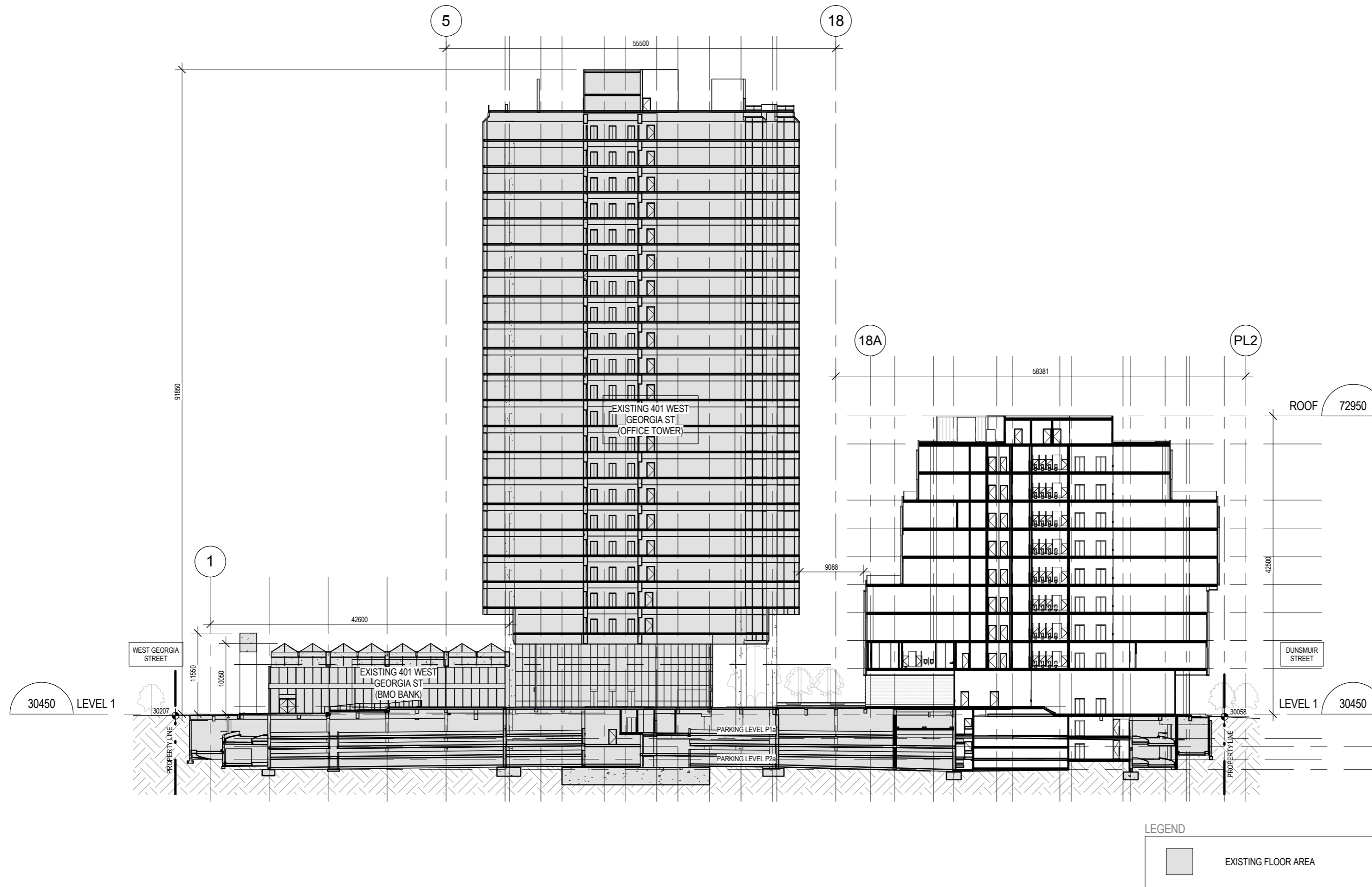
TRANSPORTATION ENGINEER:
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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
WEST ELEVATION

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO :
A204



PROJECT ADDRESS:
 401 WEST GEORGIA STREET
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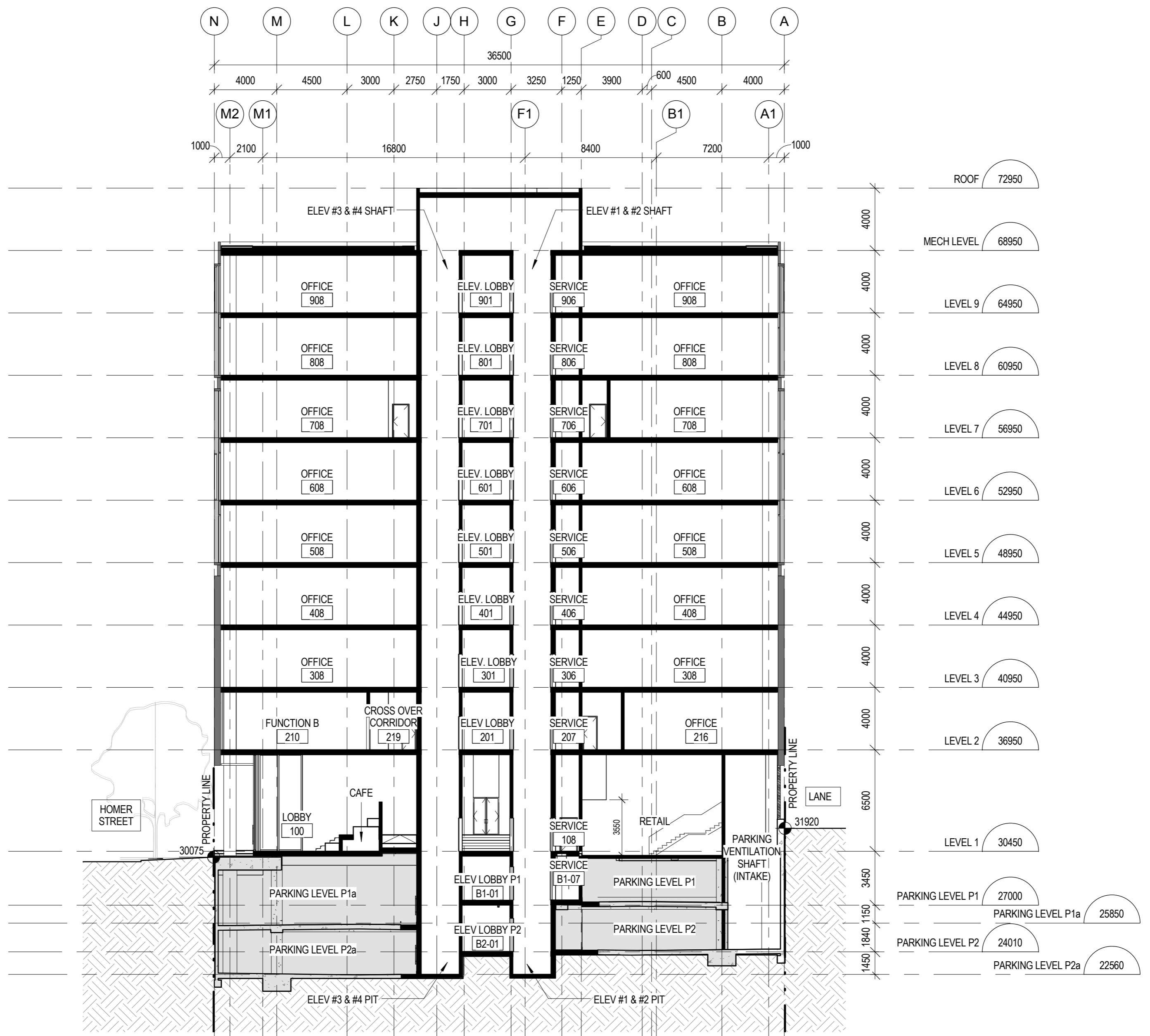
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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
SITE LONGITUDINAL SECTION

PROJECT NUMBER :
1514022
 DRAWING SCALE :
As indicated

SHEET NO :
A301



PROJECT ADDRESS:
 401 WEST GEORGIA STREET
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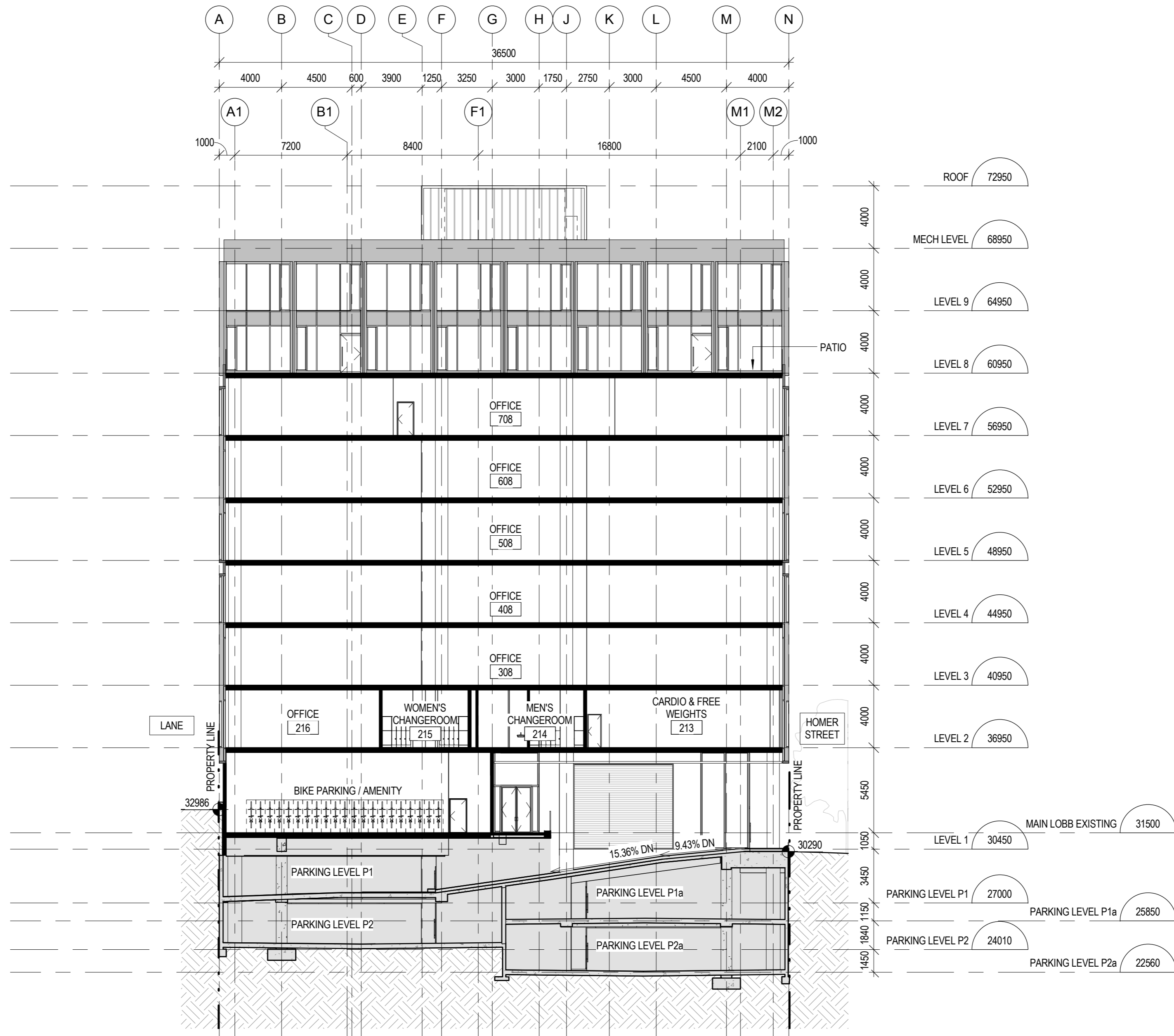
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
CROSS SECTION

PROJECT NUMBER :
1514022
 DRAWING SCALE :
1 : 200

SHEET NO :
A311

1 TOWER CROSS SECTION1
 A311 SCALE: 1 : 200



PROJECT ADDRESS:
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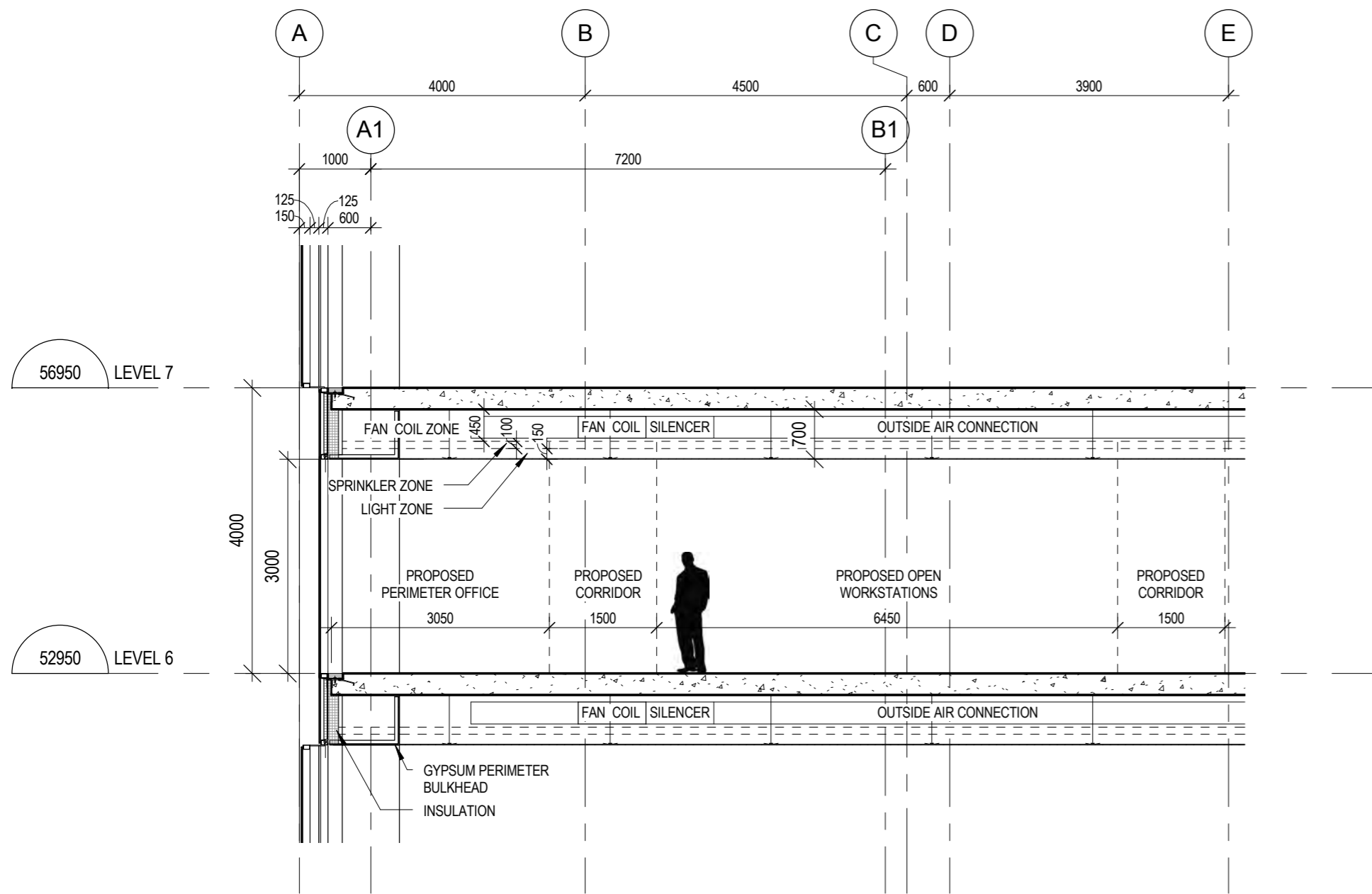
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
CROSS SECTION

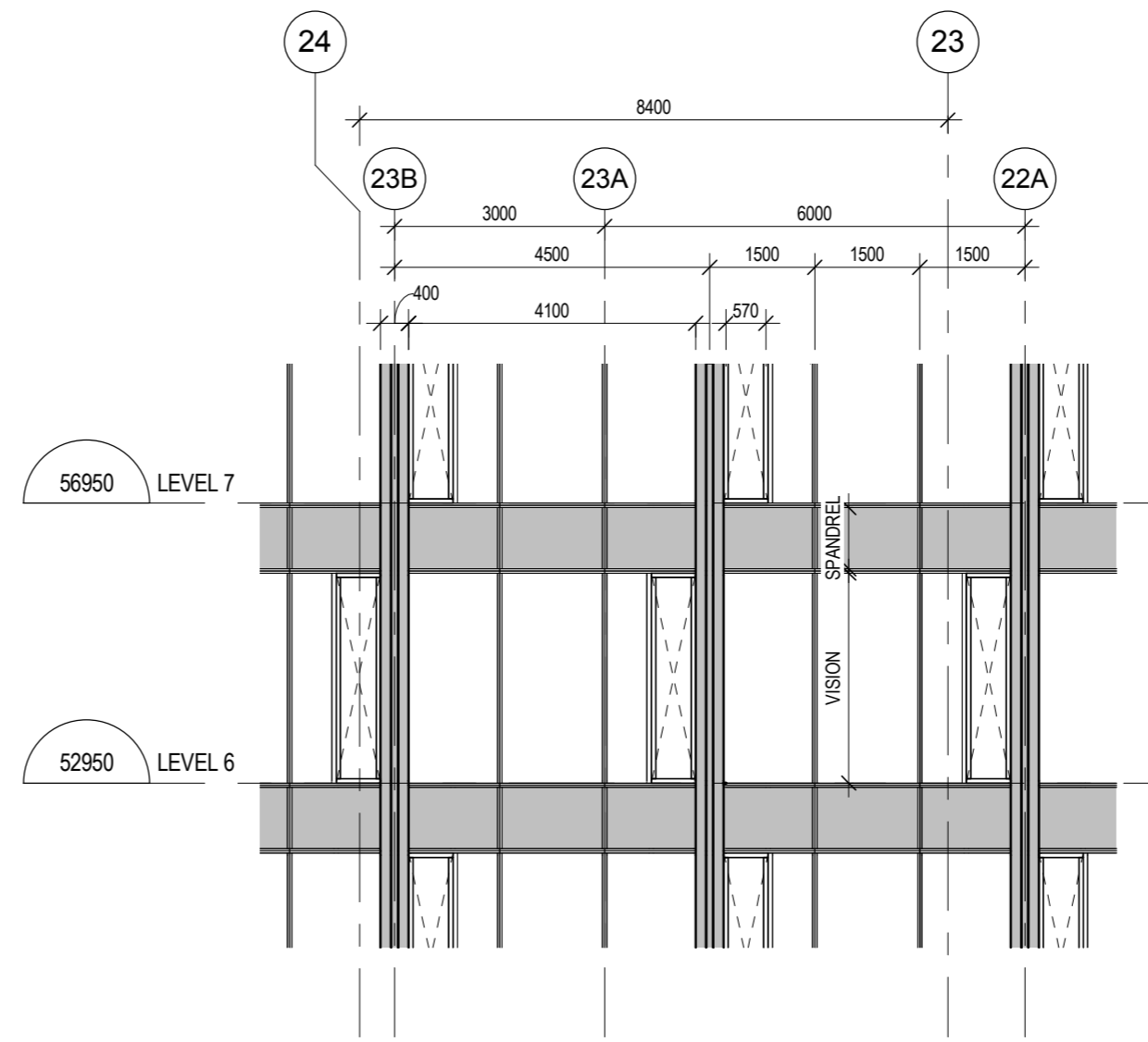
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DRAWING SCALE :
1 : 200

SHEET NO :
A312

1 TOWER CROSS SECTION2
A312 SCALE: 1 : 200



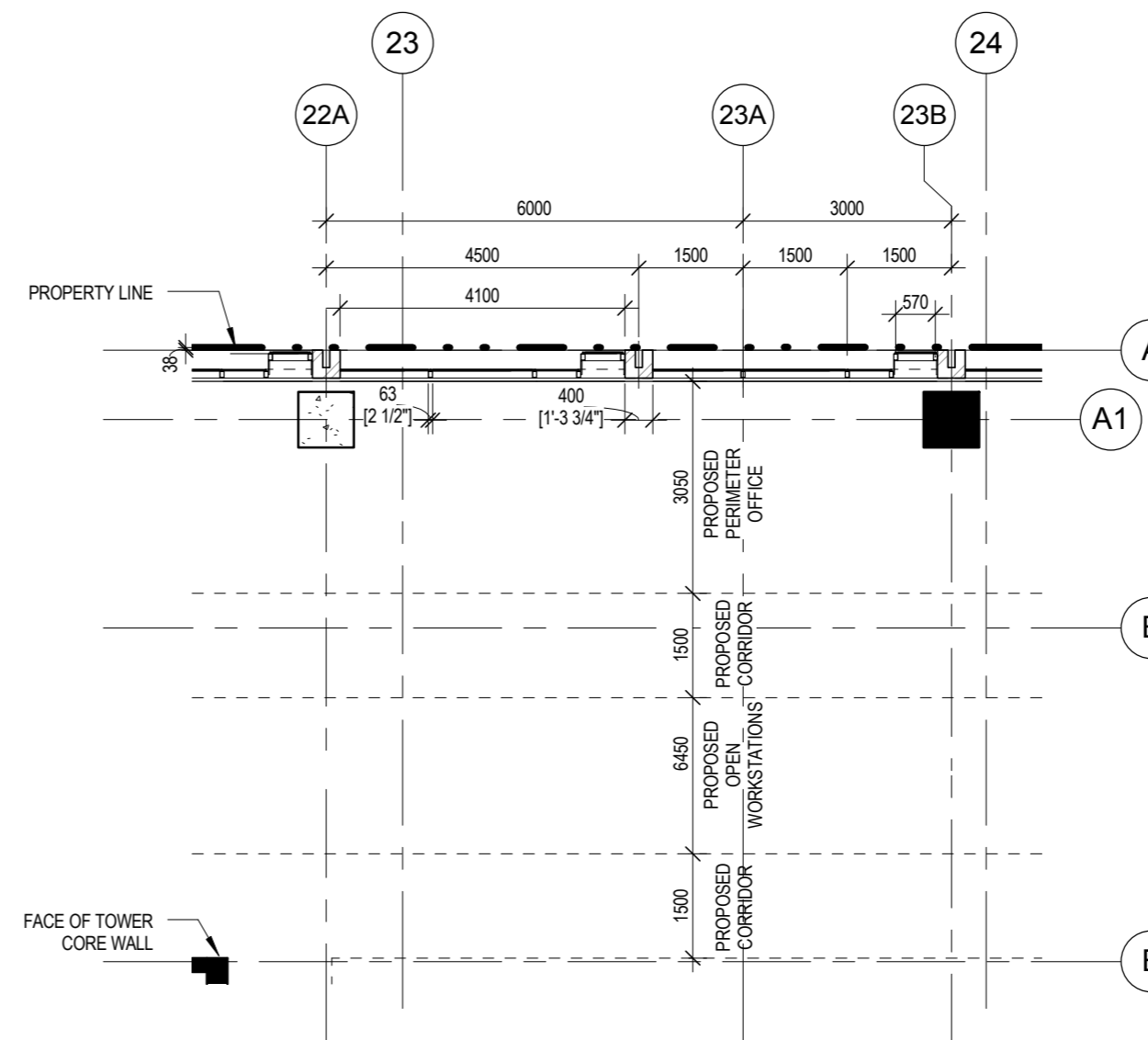
4 WALL SECTION 2
A901 SCALE: 1 : 75



2 WALL SECTION 1
A901 SCALE: 1 : 100



3 FACADE STUDY AXONOMETRIC VIEW
A901 SCALE: N.T.S.



1 LEVEL 5 - ENLARGED PLAN (FACADE STUDY)
A901 SCALE: 1 : 100

PROJECT ADDRESS:
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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
FACADE STUDY

PROJECT NUMBER :
1514022
DRAWING SCALE :
As indicated

SHEET NO. :
A901

STREET TREES

THE 10 TREES LOCATED ALONG THE EDGE OF HOMER STREET ARE A CULTIVAR OF RED MAPLE, LIKELY RED SUNSET OR OCTOBER GLORY.

THE HOMER STREET TREES RANGE IN SIZE FROM 25 – 35CM DBH AND ARE OF SIMILAR GOOD CHARACTER AND HEALTH.

THE HOMER STREET TREES WERE ORIGINALLY INSTALLED IN FOUR FOOT OPENINGS IN THE SIDEWALK AND PROVIDED WITH TREE GRATES. OVER THE YEARS AS THE TREES HAVE GROWN, THE CITY HAS REMOVED THE TREE GRATES AND INFILLED THE OPENING IN THE SIDEWALK WITH ASPHALT.

SIGNIFICANT LIFTING OF THE SIDEWALK PANELS DUE TO THE GROWTH OF TREE ROOTS HAS OCCURRED AROUND MOST OF THE HOMER STREET TREES. THE TREES ALONG HOMER STREET REMAIN IN RELATIVE GOOD HEALTH BUT ARE NOT VIGOROUS AND ARE THOUGHT TO HAVE RUN OUT OF AVAILABLE SOIL FOR FURTHER ROOT DEVELOPMENT.

THE TWO STREET TREES ALONG THE WEST GEORGIA STREET FRONTAGE ARE ALSO A RED MAPLE CULTIVAR BUT OF A COLUMNAR TYPE. BOTH TREES ARE RELATIVELY SMALL, 7 AND 10CM. THESE ARE THOUGHT TO BE RECENT REPLACEMENT TREES INSTALLED BY THE CITY WITHIN THE PREVIOUS TWO / THREE YEARS. BOTH TREES ARE IN GOOD HEALTH.

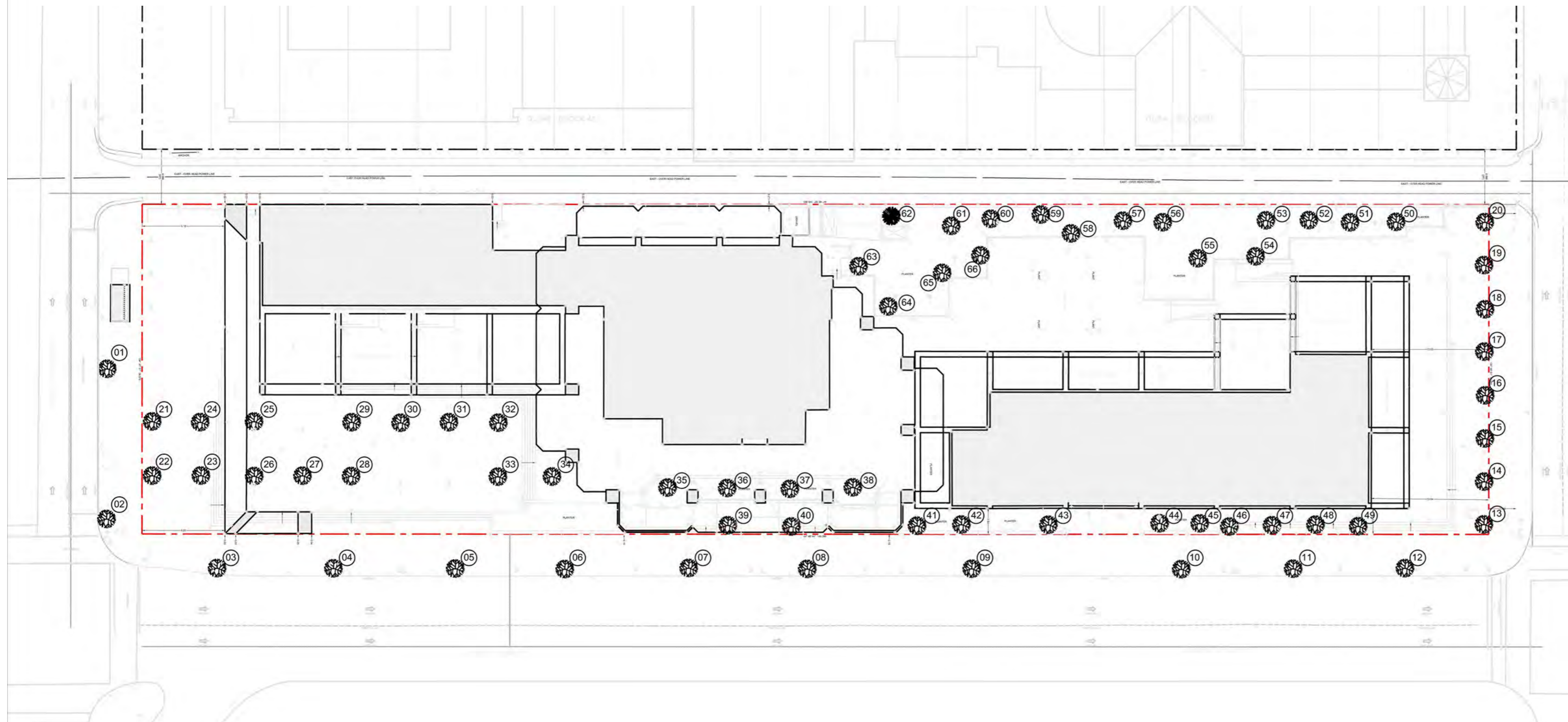
Ref #	Species	Size	Comment
13	Red Maple	40cm	Located in the sidewalk adjacent to Dunsmuir Street in 4' opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.
14	Red Maple	30cm	Located in the sidewalk adjacent to Dunsmuir Street in 4' opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.
15	Red Maple	20cm	Upright cultivar of Red Maple. Likely a recent replacement tree. Located in the sidewalk adjacent to Dunsmuir Street in 4' opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.
16	Red Maple	25cm	Located in the sidewalk adjacent to Dunsmuir Street in 4' opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.
17	Red Maple	25cm	Located in the sidewalk adjacent to Dunsmuir Street in 4' opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.
18	Red Maple	20cm	Located in the sidewalk adjacent to Dunsmuir Street in 4' opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size. Topped, very poor form.
19	Red Maple	20cm	Located in the sidewalk adjacent to Dunsmuir Street in 4' opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.
20	Red Maple	30cm	Located in the sidewalk adjacent to Dunsmuir Street in 4' opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.
21	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
22	Red Maple	28cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
23	Red Maple	15cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
24	Red Maple	15cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
25	Red Maple	15cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume. Significant foliage distress.
26	Red Maple	15cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
27	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
28	Red Maple	25cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
29	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.

30	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
31	Red Maple	28cm	Topped and pruned, in decline, poor vigour. One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
32	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.
33	Norway Maple	8cm	Recent replacement tree in the lower patio area. Different variety of Maple. Good health and form.
34	Red Maple	12cm	Relatively recent replacement tree. Located on the upper level of the south patio. Good health.
35	Flowering Cherry	18cm	One of four similar cherry trees growing in an open planter under the building overhang. Limited growth due to small soil volume and shading. One sided leaning form.
36	Flowering Cherry	35cm	One of four similar cherry trees growing in an open planter under the building overhang. Limited growth due to small soil volume and shading. One sided leaning form.
37	Flowering Cherry	35cm	One of four similar cherry trees growing in an open planter under the building overhang. Limited growth due to small soil volume and shading. One sided leaning form.
38	Flowering Cherry	20cm	One of four similar cherry trees growing in an open planter under the building overhang. Limited growth due to small soil volume and shading. One sided leaning form.
39	Flowering Cherry	18cm	One of two similar Cherrys growing in a small concrete planter on either side of a staircase. Small size related to limited soil volume, struggling to survive.
40	Flowering Cherry	20cm	One of two similar Cherrys growing in a small concrete planter on either side of a staircase. Small size related to limited soil volume, struggling to survive.
41	Flowering Cherry	40cm	Part of a row of Cherrys along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.
42	Flowering Cherry	40cm	Part of a row of Cherrys along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.
43	Flowering Cherry	40cm	Part of a row of Cherrys along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.
44	Flowering Cherry	35cm	Part of a row of Cherrys along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.
45	Flowering Cherry	35cm	Part of a row of Cherrys along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.
46	Flowering Cherry	20cm	Part of a row of Cherrys along the Homer Street side of the building, growing in a small concrete planter, small size due to limited soil volume.
47	Flowering Cherry	20cm	Part of a row of Cherrys along the Homer Street side of the building, growing in a small concrete planter, small size due to limited soil volume.
48	Flowering Cherry	20cm	Part of a row of Cherrys along the Homer Street side of the building, growing in a small concrete planter, small size due to limited soil volume.

49	Flowering Cherry	18cm	Part of a row of Cherrys along the Homer Street side of the building, growing in a small concrete planter, small size due to limited soil volume.
50	Red Maple	40cm	One of four larger Maples growing in an open landscape area along the edge of the rear lane. Some pruning for lane clearance. Good open grown form and good health.
51	Red Maple	45cm	One of four larger Maples growing in an open landscape area along the edge of the rear lane. Some pruning for lane clearance. Good open grown form and good health.
52	Red Maple	55cm	One of four larger Maples growing in an open landscape area along the edge of the rear lane. Some pruning for lane clearance. Good open grown form and good health. One of the larger trees on the site.
53	Red Maple	55cm	One of four larger Maples growing in an open landscape area along the edge of the rear lane. Some pruning for lane clearance. Good open grown form and good health. One of the larger trees on the site.
54	Flowering Cherry	18cm	Small tree in the corner of the open planter along the side of the lane.
55	Flowering Cherry	50cm	Open grown Cherry located in the open planter near the rear lane. Good health.
56	London Plane	45cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. One of two plane trees on the site. Somewhat sparse foliage density. Poor form due to shading.
57	Flowering Cherry	45cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. Good open grown form.
58	Flowering Cherry	60cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. Good open grown form.
59	Flowering Cherry	45cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. Good open grown form.
60	London Plane	45cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. One of two plane trees on the site. Somewhat sparse foliage density. Poor form due to shading. Largest Cherry on the site.
61	Flowering Cherry	50cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. Good open grown form.
62	Austrian Pine	35cm	Located along the rear lane close to the loading area. Only coniferous tree on the site. Tall and thin upright form due to crowding from other trees. Co dominant main leaders. Good health.
63	Flowering Cherry	45cm	One of four Cherrys in a group. Growing in a large open planter. Good health and form.
64	Flowering Cherry	45cm	One of four Cherrys in a group. Growing in a large open planter. Good health, crowded one sided form.
65	Flowering Cherry	50cm	One of four Cherrys in a group. Growing in a large open planter. Good health and form.
66	Flowering Cherry	50cm	One of four Cherrys in a group. Growing in a large open planter. Good health and form.



2 TREE INVENTORY SCHEDULE
L100 SCALE: N.T.S.



1 TREE INVENTORY PLAN
L100 SCALE: 1 : 400

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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
TREE INVENTORY

PROJECT NUMBER :
1514022
DRAWING SCALE :
N.T.S.

SHEET NO :
L100

Ref #	Species	Size	Comment	Preservation Status
13	Red Maple	40cm	Located in the sidewalk adjacent to Dunsuir Street in 4" opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.	Tree to Remain
14	Red Maple	30cm	Located in the sidewalk adjacent to Dunsuir Street in 4" opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.	Tree to Remain
15	Red Maple	20cm	Upright cultivar of Red Maple. Likely a recent replacement tree. Located in the sidewalk adjacent to Dunsuir Street in 4" opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.	Tree to Remain
16	Red Maple	25cm	Located in the sidewalk adjacent to Dunsuir Street in 4" opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.	Tree to Remain
17	Red Maple	25cm	Located in the sidewalk adjacent to Dunsuir Street in 4" opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.	Tree to Remain
18	Red Maple	20cm	Located in the sidewalk adjacent to Dunsuir Street in 4" opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size. Topped, very poor form.	Tree to Remain
19	Red Maple	20cm	Located in the sidewalk adjacent to Dunsuir Street in 4" opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.	Tree to Remain
20	Red Maple	30cm	Located in the sidewalk adjacent to Dunsuir Street in 4" opening in the sidewalk. Low vigour due to limited soil volume. Some past pruning to control size.	Tree to Remain
21	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
22	Red Maple	28cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
23	Red Maple	15cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
24	Red Maple	15cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
25	Red Maple	15cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume. Significant foliage distress.	Tree to Remain
26	Red Maple	15cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
27	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
28	Red Maple	25cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
29	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain

30	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
31	Red Maple	28cm	Topped and pruned, in decline, poor vigour. One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
32	Red Maple	20cm	One of twelve similar Maples located in the south patio open space. Good health. Some past pruning that affects tree form. Limited new growth thought to be associated with limited soil volume.	Tree to Remain
33	Norway Maple	8cm	Recent replacement tree in the lower patio area. Different variety of Maple. Good health and form.	Tree to Remain
34	Red Maple	12cm	Relatively recent replacement tree. Located on the upper level of the south patio. Good health.	Tree to Remain
35	Flowering Cherry	18cm	One of four similar cherry trees growing in an open planter under the building overhang. Limited growth due to small soil volume and shading. One sided leaning form.	Tree to Remain
36	Flowering Cherry	35cm	One of four similar cherry trees growing in an open planter under the building overhang. Limited growth due to small soil volume and shading. One sided leaning form.	Tree to Remain
37	Flowering Cherry	35cm	One of four similar cherry trees growing in an open planter under the building overhang. Limited growth due to small soil volume and shading. One sided leaning form.	Tree to Remain
38	Flowering Cherry	20cm	One of four similar cherry trees growing in an open planter under the building overhang. Limited growth due to small soil volume and shading. One sided leaning form.	Tree to Remain
39	Flowering Cherry	18cm	One of two similar Cherries growing in a small concrete planter on either side of a staircase. Small size related to limited soil volume, struggling to survive.	Tree to Remain
40	Flowering Cherry	20cm	One of two similar Cherries growing in a small concrete planter on either side of a staircase. Small size related to limited soil volume, struggling to survive.	Tree to Remain
41	Flowering Cherry	40cm	Part of a row of Cherries along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.	TREE TO BE REMOVED
42	Flowering Cherry	40cm	Part of a row of Cherries along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.	TREE TO BE REMOVED
43	Flowering Cherry	40cm	Part of a row of Cherries along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.	TREE TO BE REMOVED
44	Flowering Cherry	35cm	Part of a row of Cherries along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.	TREE TO BE REMOVED
45	Flowering Cherry	35cm	Part of a row of Cherries along the Homer Street side of the building, growing in an open landscape planter. Good condition, somewhat one sided.	TREE TO BE REMOVED
46	Flowering Cherry	20cm	Part of a row of Cherries along the Homer Street side of the building, growing in a small concrete planter, small size due to limited soil volume.	TREE TO BE REMOVED
47	Flowering Cherry	20cm	Part of a row of Cherries along the Homer Street side of the building, growing in a small concrete planter, small size due to limited soil volume.	TREE TO BE REMOVED
48	Flowering Cherry	20cm	Part of a row of Cherries along the Homer Street side of the building, growing in a small concrete planter, small size due to limited soil volume.	TREE TO BE REMOVED

49	Flowering Cherry	18cm	Part of a row of Cherries along the Homer Street side of the building, growing in a small concrete planter, small size due to limited soil volume.	TREE TO BE REMOVED
50	Red Maple	40cm	One of four larger Maples growing in an open landscape area along the edge of the rear lane. Some pruning for lane clearance. Good open grown form and good health.	TREE TO BE REMOVED
51	Red Maple	45cm	One of four larger Maples growing in an open landscape area along the edge of the rear lane. Some pruning for lane clearance. Good open grown form and good health.	TREE TO BE REMOVED
52	Red Maple	55cm	One of four larger Maples growing in an open landscape area along the edge of the rear lane. Some pruning for lane clearance. Good open grown form and good health. One of the larger trees on the site.	TREE TO BE REMOVED
53	Red Maple	55cm	One of four larger Maples growing in an open landscape area along the edge of the rear lane. Some pruning for lane clearance. Good open grown form and good health. One of the larger trees on the site.	TREE TO BE REMOVED
54	Flowering Cherry	18cm	Small tree in the corner of the open planter along the side of the lane.	TREE TO BE REMOVED
55	Flowering Cherry	50cm	Open grown Cherry located in the open planter near the rear lane. Good health.	TREE TO BE REMOVED
56	London Plane	45cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. One of two plane trees on the site. Somewhat sparse foliage density. Poor form due to shading.	TREE TO BE REMOVED
57	Flowering Cherry	45cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. Good open grown form.	TREE TO BE REMOVED
58	Flowering Cherry	60cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. Good open grown form.	TREE TO BE REMOVED
59	Flowering Cherry	45cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. Good open grown form.	TREE TO BE REMOVED
60	London Plane	45cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. One of two plane trees on the site. Somewhat sparse foliage density. Poor form due to shading. Largest Cherry on the site.	Tree to Remain
61	Flowering Cherry	50cm	Part of a row of trees along the edge of the rear lane, growing in a large open planter. Good open grown form.	Tree to Remain
62	Austrian Pine	35cm	located along the rear lane close to the loading area. Only coniferous tree on the site. Tall and thin upright form due to crowding from other trees. Col dominant main leaders. Good health.	Tree to Remain
63	Flowering Cherry	45cm	One of four Cherries in a group. Growing in a large open planter. Good health and form.	Tree to Remain
64	Flowering Cherry	45cm	One of four Cherries in a group. Growing in a large open planter. Good health, obscured one sided form.	Tree to Remain
65	Flowering Cherry	50cm	One of four Cherries in a group. Growing in a large open planter. Good health and form.	Tree to Remain
66	Flowering Cherry	50cm	One of four Cherries in a group. Growing in a large open planter. Good health and form.	Tree to Remain



2 TREE PRESERVATION SCHEDULE
L101 SCALE: N.T.S.

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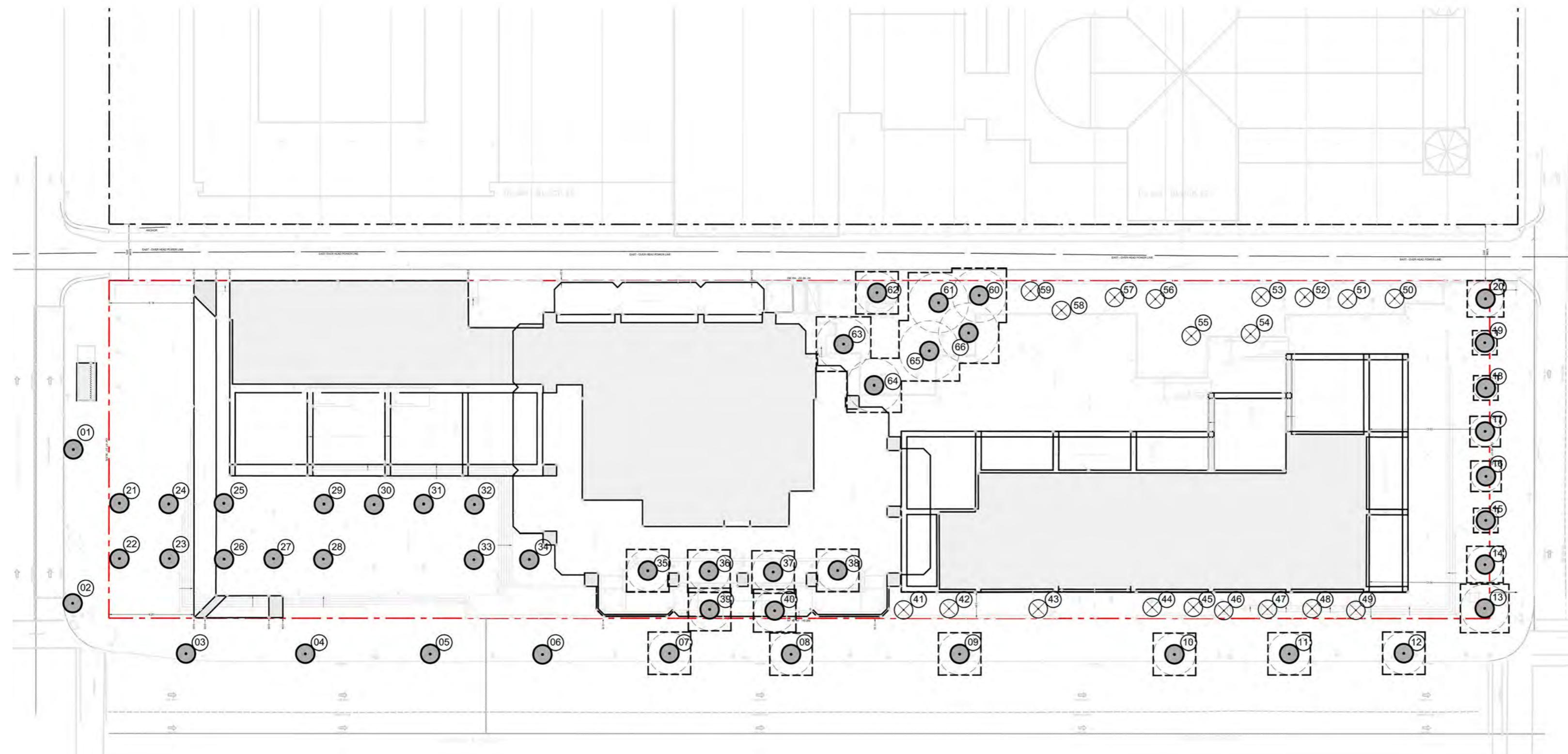
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PROJECT :
401 W. GEORGIA

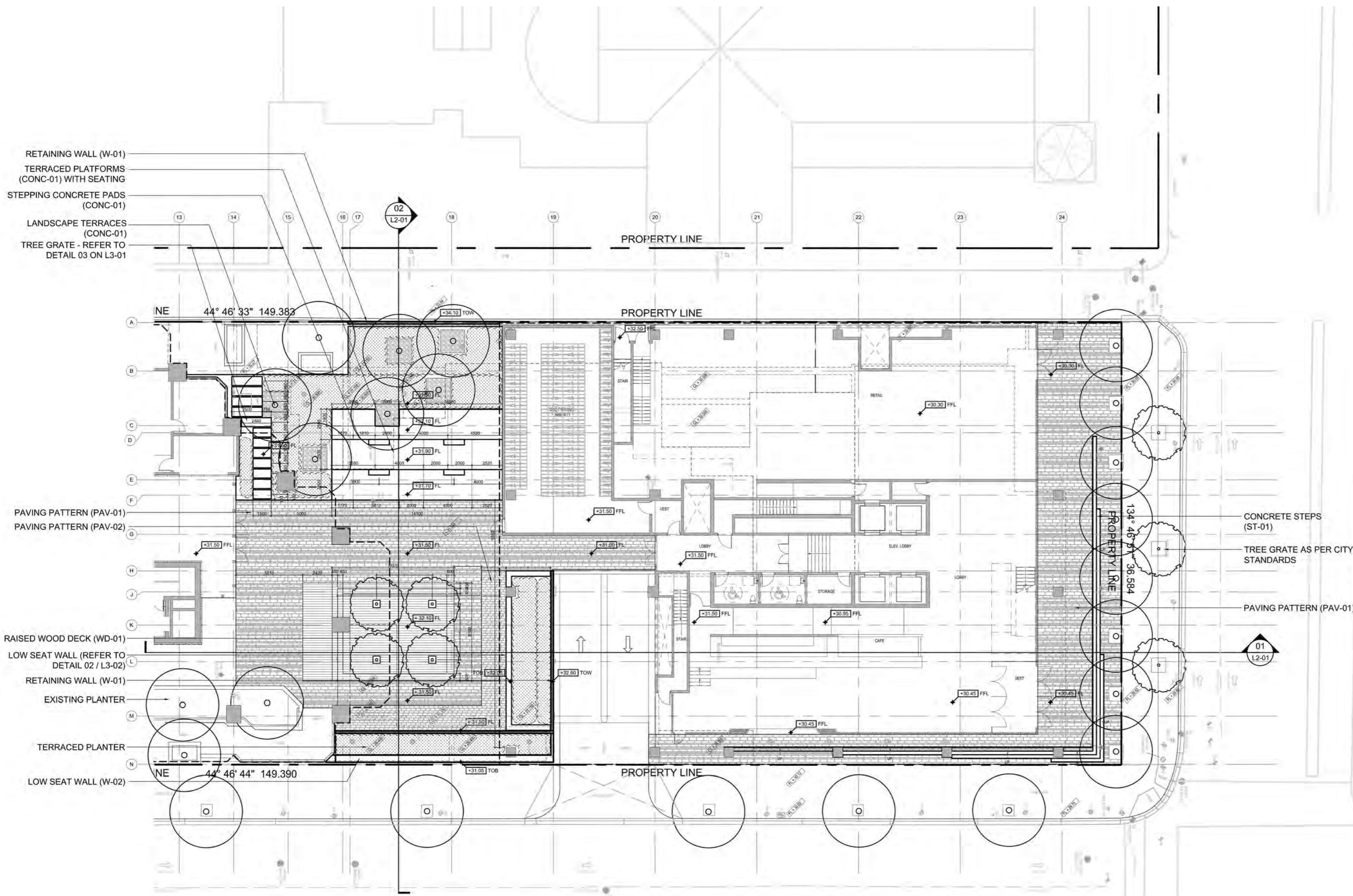
SHEET CONTENTS :
TREE PRESERVATION

PROJECT NUMBER :
1514022
DRAWING SCALE :
N.T.S.

SHEET NO :
L101



1 TREE PRESERVATION PLAN
L101 SCALE: 1 : 400



- RETAINING WALL (W-01)
- TERRACED PLATFORMS (CONC-01) WITH SEATING
- STEPPING CONCRETE PADS (CONC-01)
- LANDSCAPE TERRACES (CONC-01)
- TREE GRATE - REFER TO DETAIL 03 ON L3-01

- PAVING PATTERN (PAV-01)
- PAVING PATTERN (PAV-02)
- RAISED WOOD DECK (WD-01)
- LOW SEAT WALL (REFER TO DETAIL 02 / L3-02)
- RETAINING WALL (W-01)
- EXISTING PLANTER
- TERRACED PLANTER
- LOW SEAT WALL (W-02)

- CONCRETE STEPS (ST-01)
- TREE GRATE AS PER CITY STANDARDS
- PAVING PATTERN (PAV-01)

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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LANDSCAPE PLAN

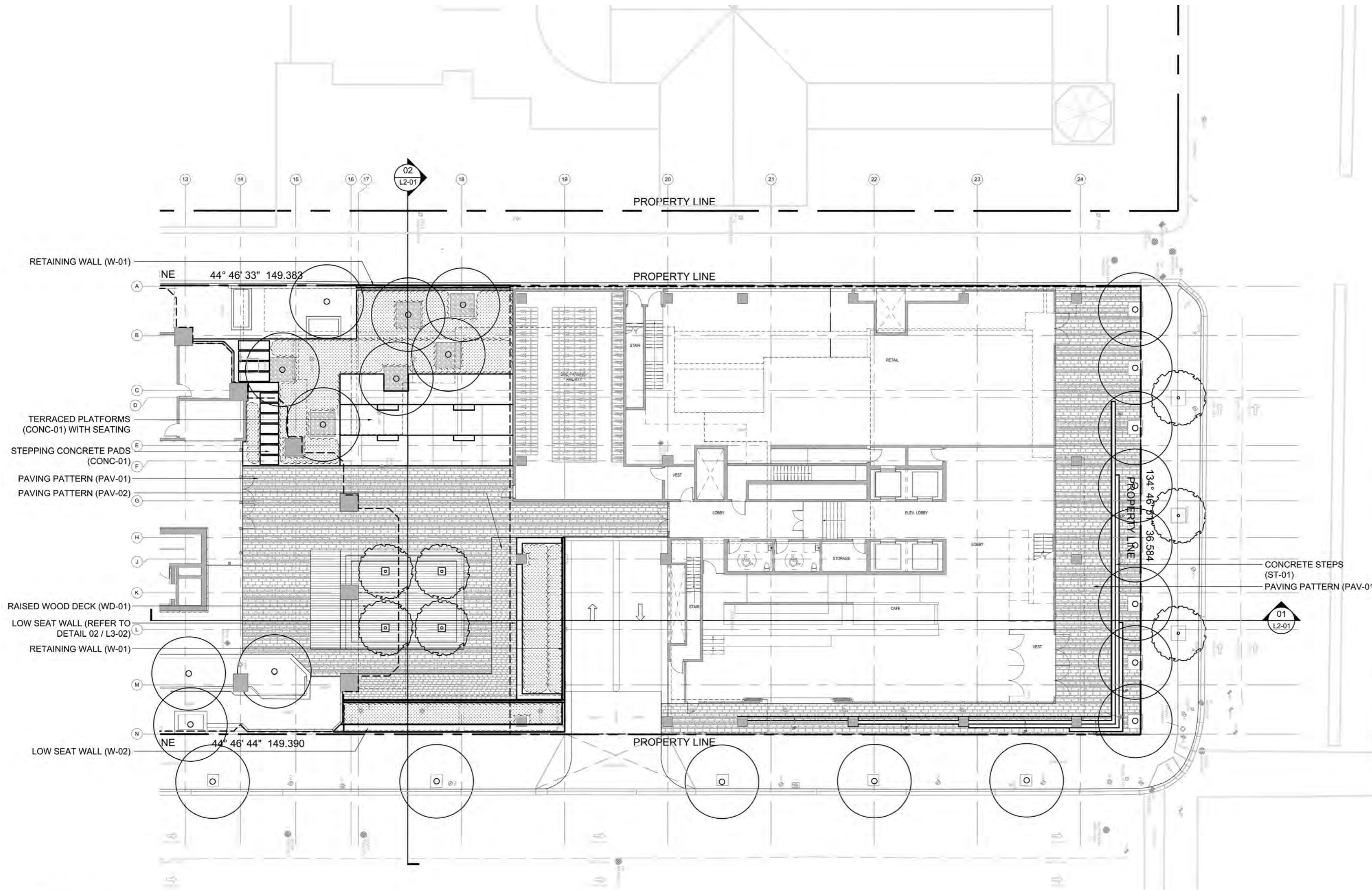
PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 250

SHEET NO :
L111

1 LEVEL 1 - LANDSCAPE PLAN
L111 SCALE: 1 : 250

LEGEND:

- | | | | | | |
|--|--------------------------------------|--|------------------------------|--|----------------------------------|
| | PROPOSED TREES
QUANTITY = 7 TREES | | EXISTING FIRE HYDRANT | | EXISTING SIGNAGE |
| | EXISTING TREES
TO REMAIN | | EXISTING TRAFFIC
STANDARD | | EXISTING ELECTRIC
SERVICE BOX |
| | PLANTING BED | | EXISTING PARK METER | | EXISTING WATER VALVE |
| | | | EXISTING MANHOLE | | |
| | | | EXISTING CATCH BASIN | | |
| | | | EXISTING LIGHT FIXTURE | | |



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LEGEND:

MATERIAL SCHEDULE:

PAVING:	AGGREGATES:		
PAV-01	GR-01	ENGAWA COURTYARD	CHERRY BLOSSOM GARDEN
PAV-02	STAIRS:		
PAV-03	ST-01		
WD-01	ST-02		
	WALLS:		
	W-01		
	W-02		



1 LEVEL 1 - PAVING PLAN
L112 SCALE: 1 : 250

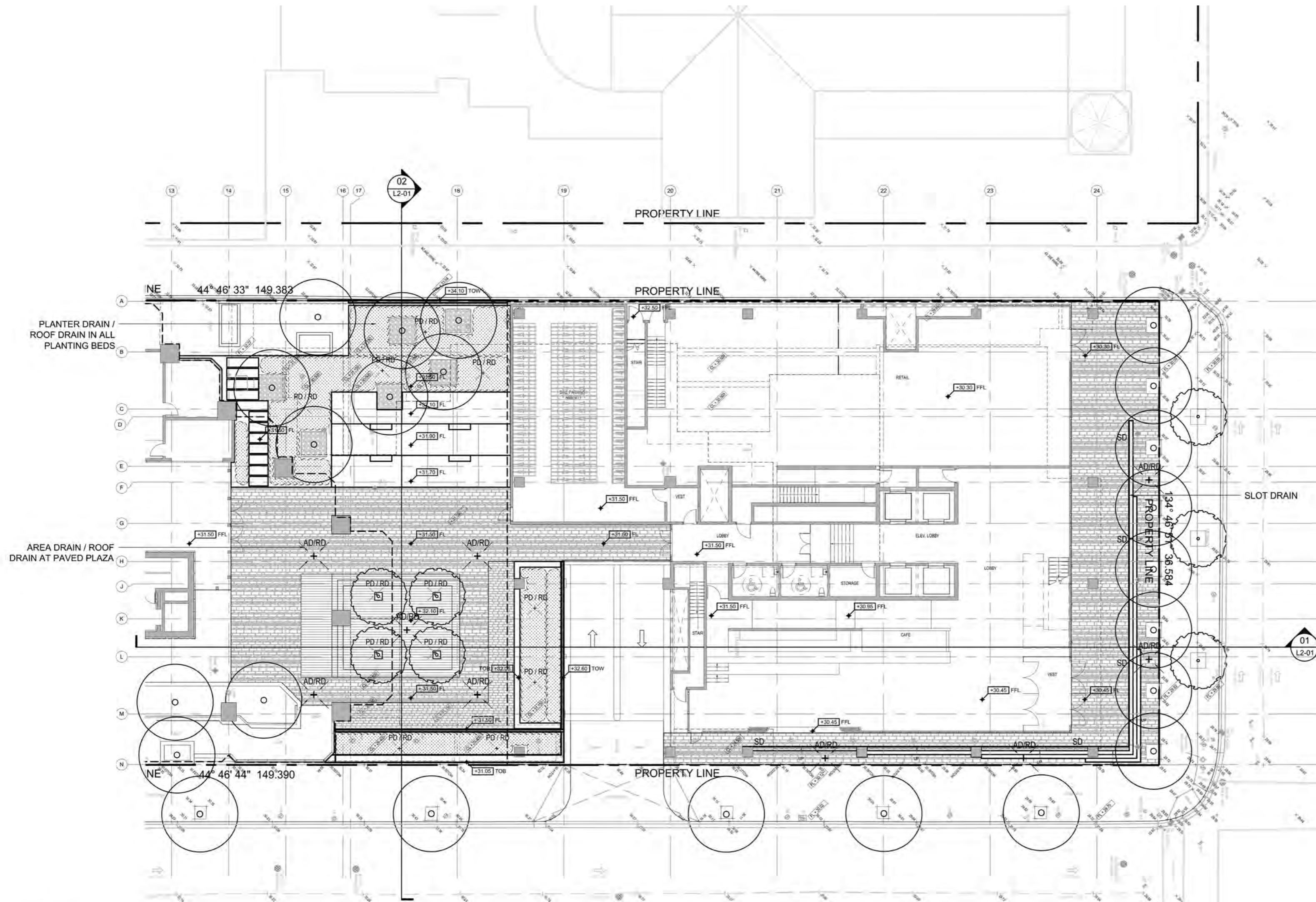
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
PAVING PLAN

PROJECT NUMBER :
1514022

DRAWING SCALE :
1 : 250

SHEET NO :
L112



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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
GRADING PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 250

SHEET NO :
L113

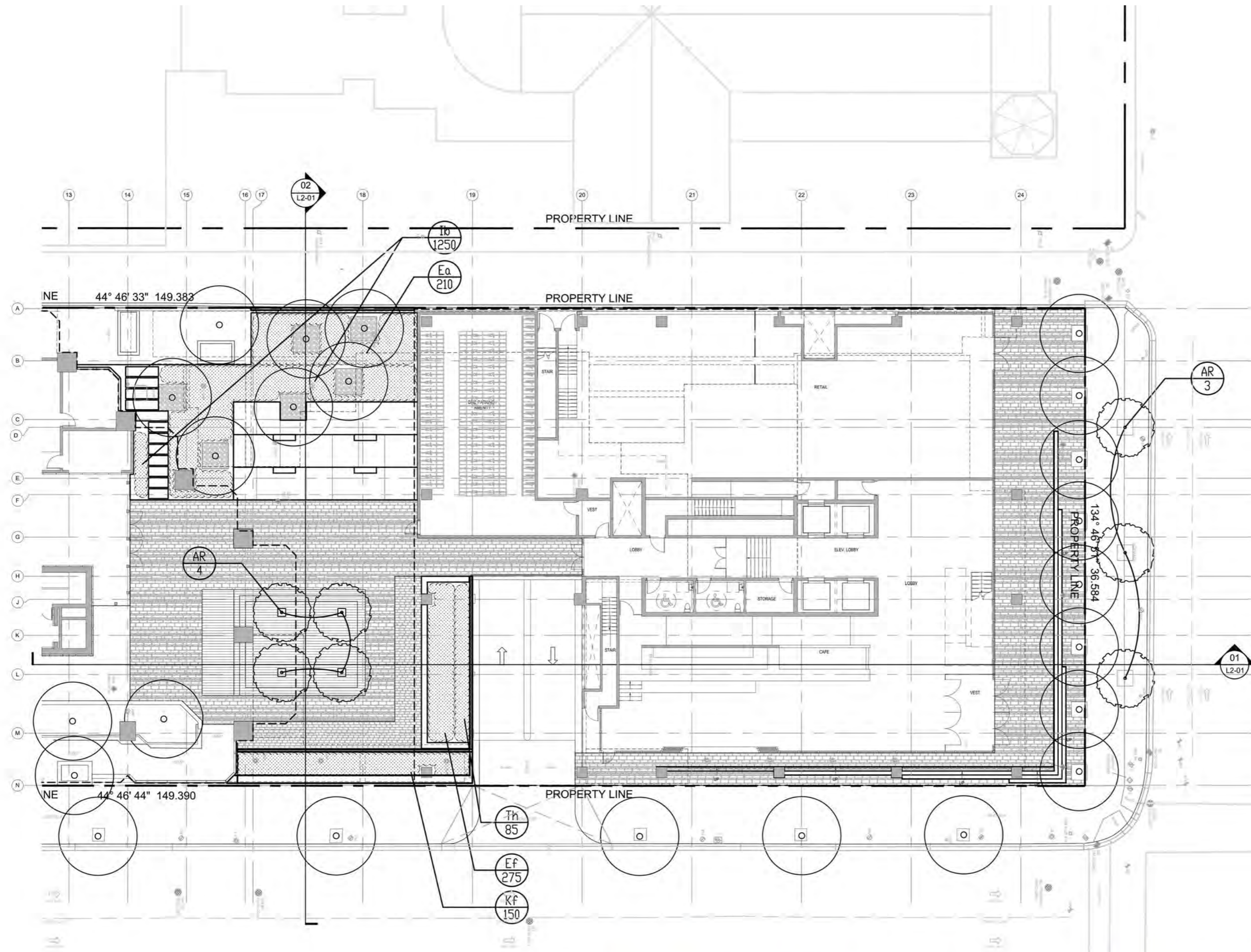
LEGEND:

- FL FINISH LEVEL
- FFL FINISH FLOOR LEVEL
- TOW TOP OF WALL
- TOB TOP OF BENCH
- AD/RD + AD/RD: DOUBLE LEVEL AREA / ROOF DRAIN
- PD/RD + PD/RD: DOUBLE LAYER PLANTER / ROOF DRAIN
- SLOT DRAIN

NOTE :

- AD/RD : DOUBLE LEVEL AREA / ROOF DRAIN
- PD/RD : DOUBLE LAYER PLANTER / ROOF DRAIN (REFER TO DETAILS FOR PLANTER DRAINS)

1 LEVEL 1 - GRADING PLAN
L113 SCALE: 1 : 250



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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
PLANTING PLAN

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 250

SHEET NO :
L114

LEGEND:

-  PROPOSED TREES
QUANTITY = 7 TREES
-  EXISTING TREES
TO REMAIN
-  PLANTING BED

Key	Qty.	Botanical Name	Common Name	Size	Condition
Trees					
AR	7	<i>Acer rubrum</i>	Autumn Blaze Maple	80mm Caliper	
Shrubs					
Th	85	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	40cm	Cont.
Ef	275	<i>Euonymus fortunei 'Coloratus'</i>	Euonymus Coloratus	40cm	Cont.
Ea	210	<i>Euonymus alatus</i>	Burning Bush	40cm	Cont.
Perennials					
lb	1250	<i>Iberis</i>	Candy tufts	1 gal.	Potted
Grasses					
Kf	150	<i>Karl Foerster</i>	Feather Reed Grass	1 gal.	Potted



Autumn Blaze Hicks Yew Euonymus Coloratus Feathered Reed Grass

ENGAWA COURTYARD

- AR Autumn Blaze
- Th Hicks Yew
- Ef Euonymus Coloratus
- Kf Feathered Reed Grass

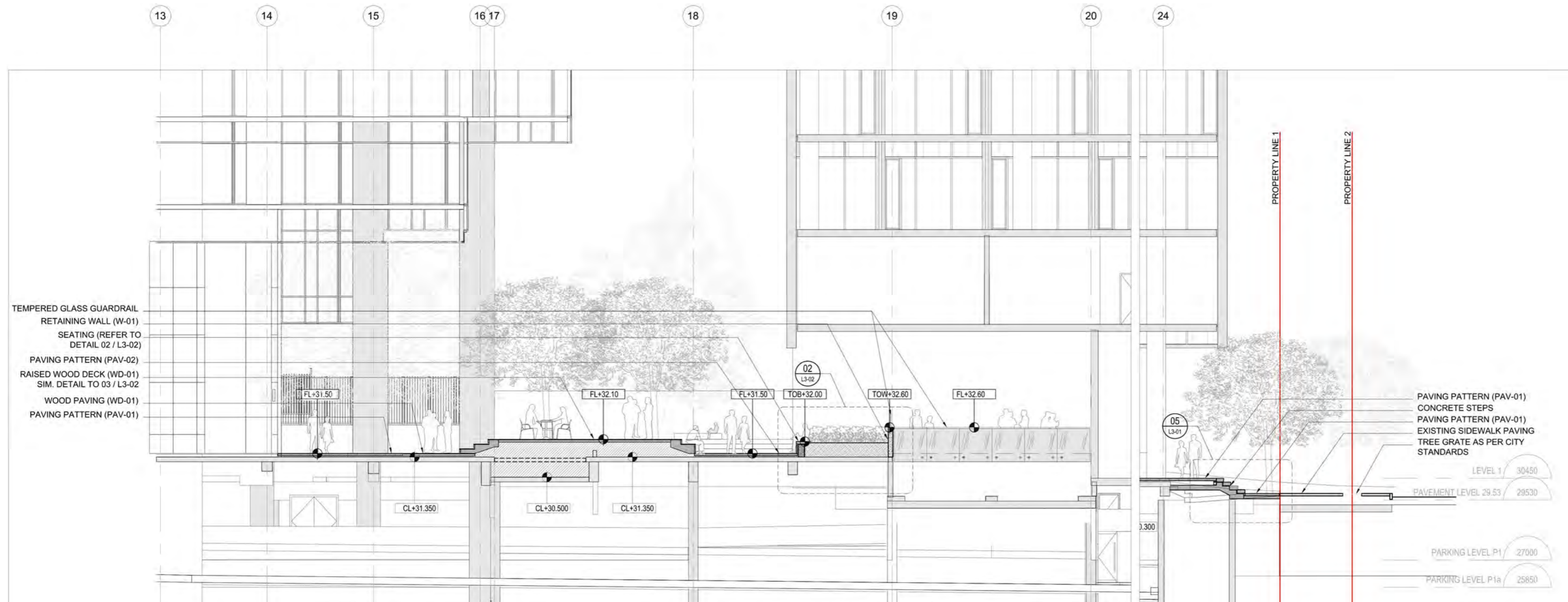


Existing Cherry Trees Burning Bush Candy Tufts

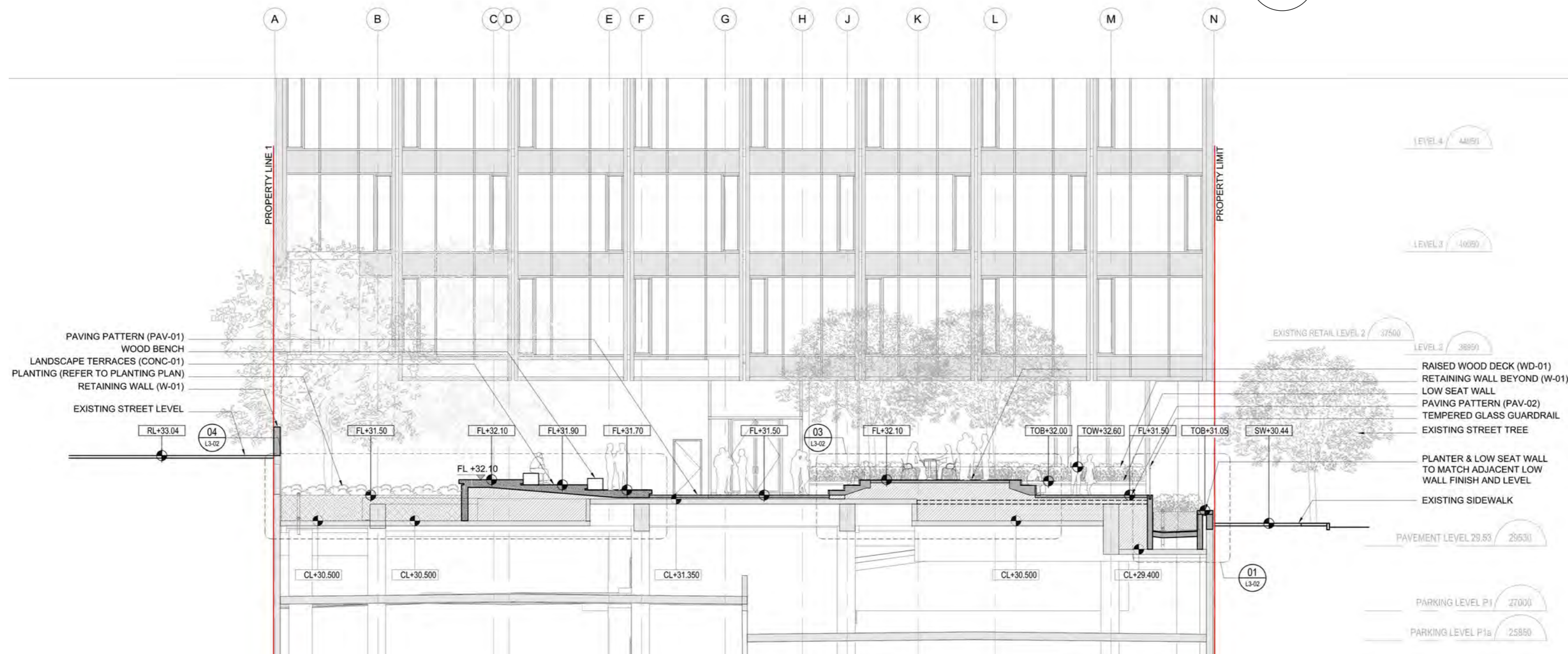
CHERRY BLOSSOM GARDEN

- Ea Burning Bush
- lb Candy Tufts

1 LEVEL 1 - PLANTING PLAN
L114 SCALE: 1 : 250



2 LANDSCAPE SECTION 2
L301 SCALE: 1 : 150



1 LANDSCAPE SECTION 1
L301 SCALE: 1 : 150

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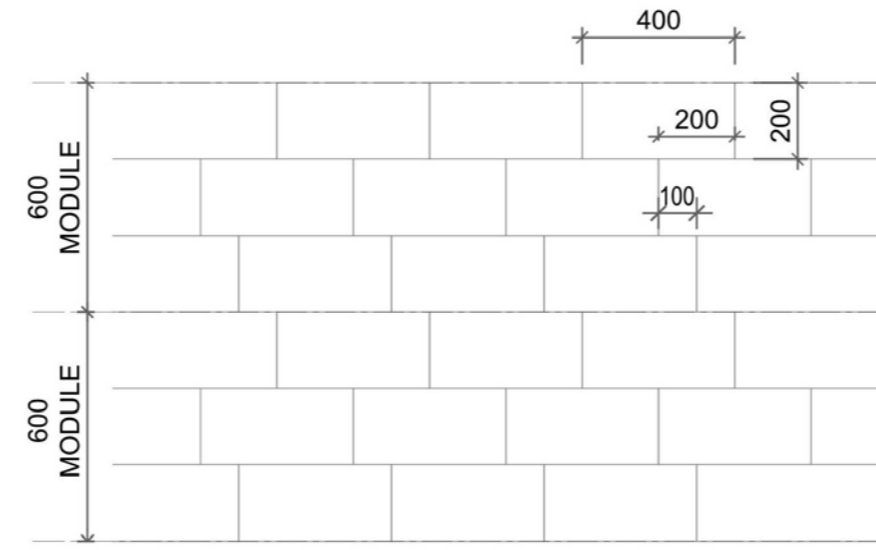
PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LANDSCAPE SECTIONS

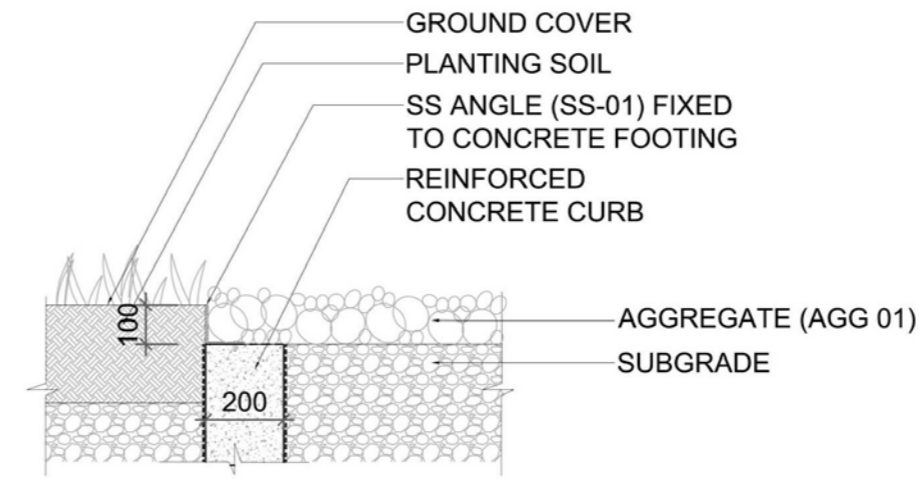
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DRAWING SCALE :
1 : 150

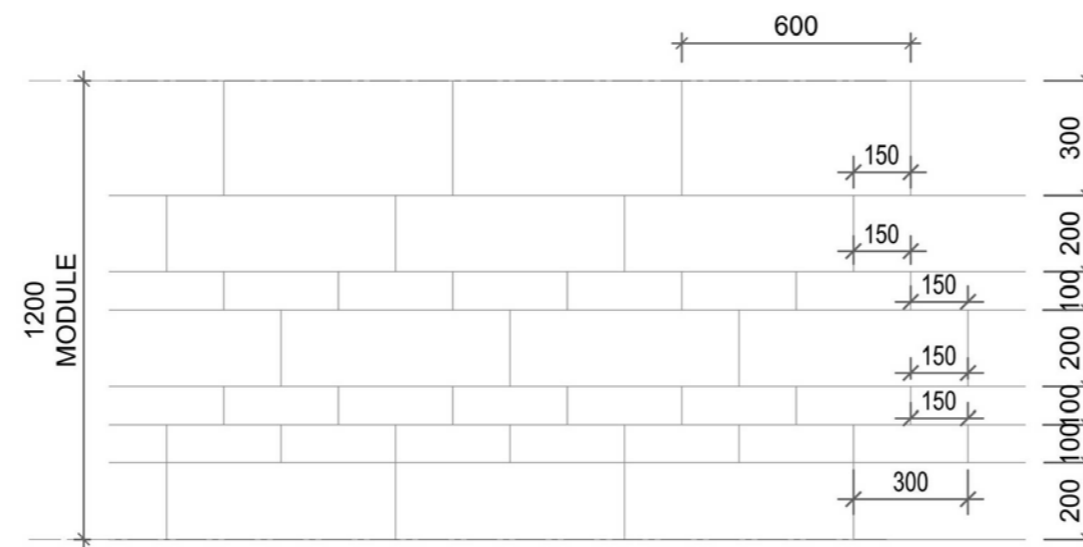
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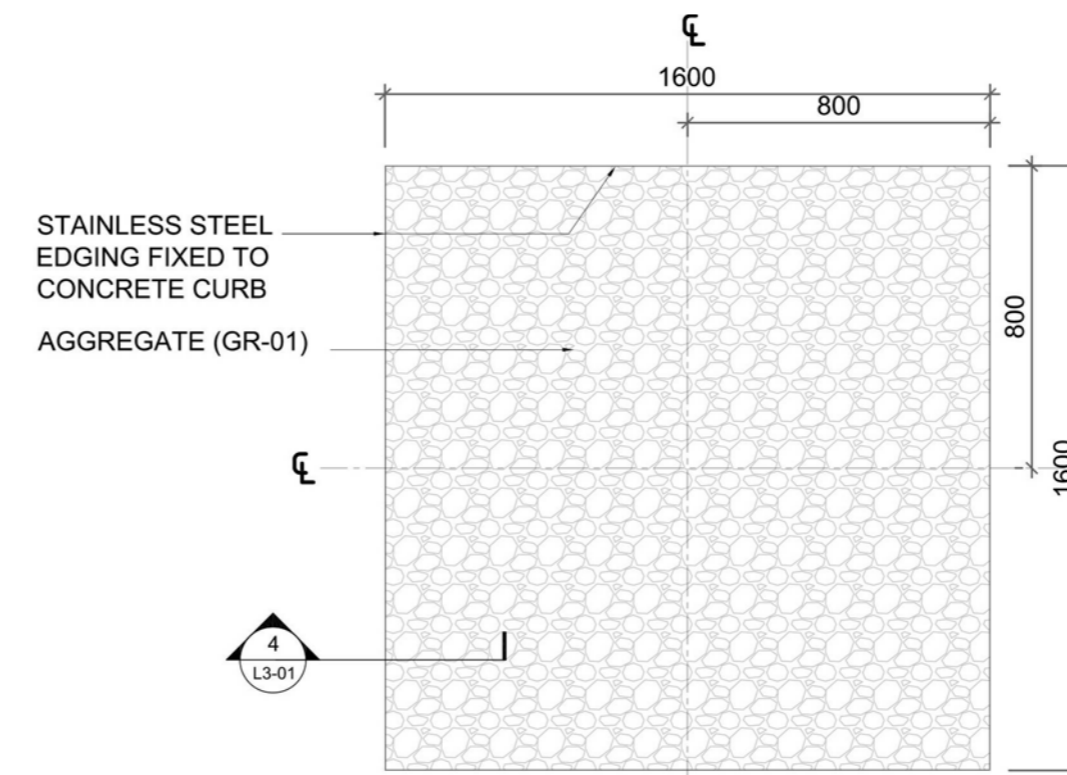
5 PAVING PATTERN (PAV-02)
L501 SCALE: 1 : 20



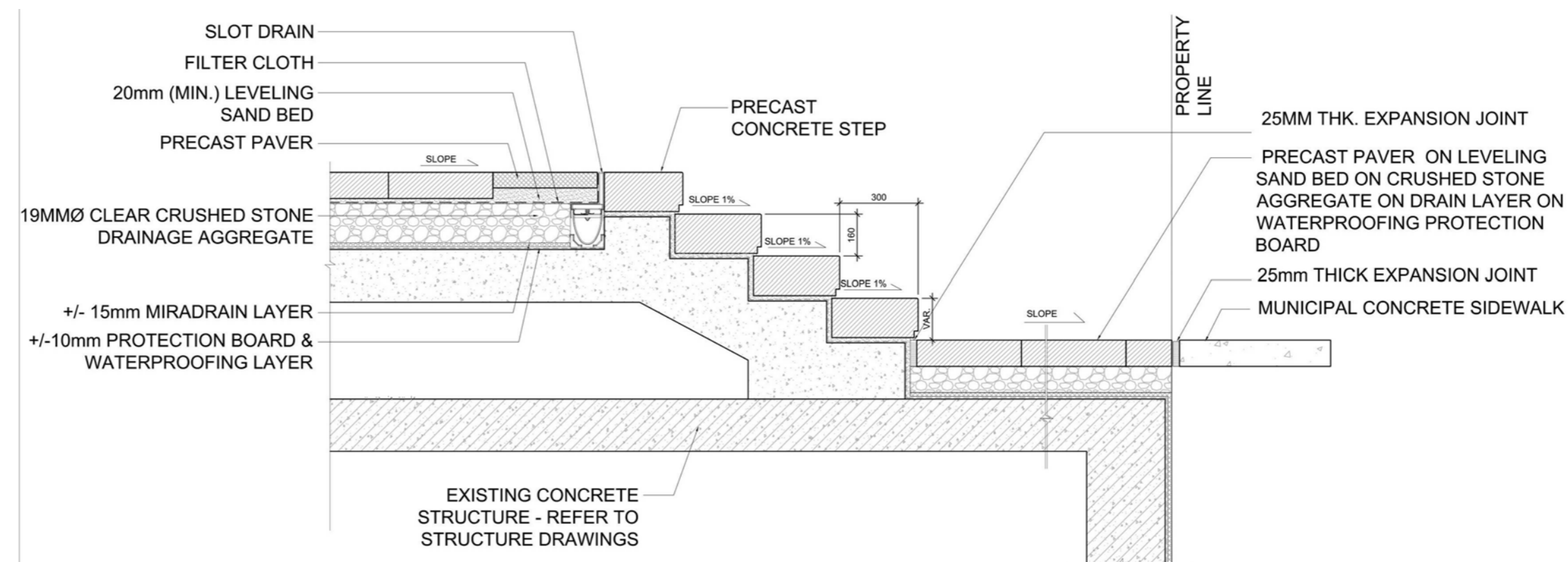
3 TREE GRATE AT CHERRY GARDEN - SECTION
L501 SCALE: 1 : 20



4 PAVING PATTERN (PAV-01)
L501 SCALE: 1 : 20



2 TREE GRATE AT CHERRY GARDEN - PLAN
L501 SCALE: 1 : 20



1 STAIR SECTION DETAIL
L501 SCALE: 1 : 20

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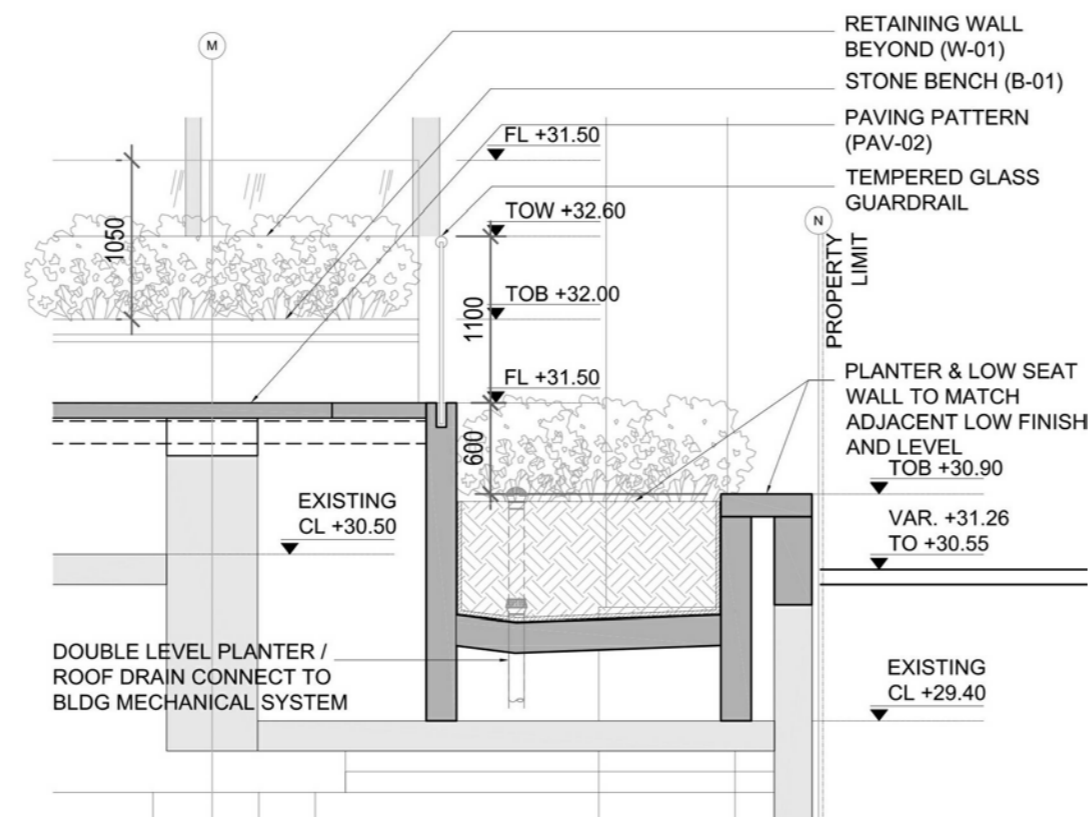
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PROJECT :
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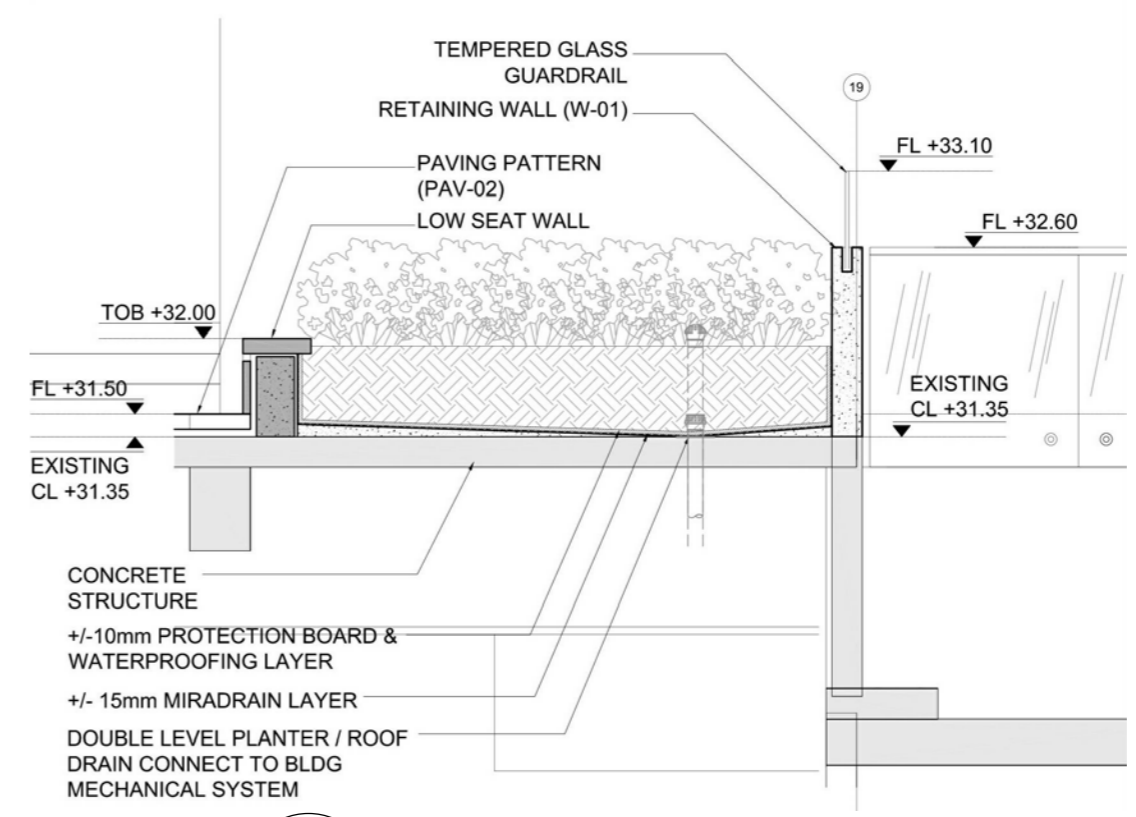
SHEET CONTENTS :
LANDSCAPE DETAILS

PROJECT NUMBER :
1514022
DRAWING SCALE :
1 : 20

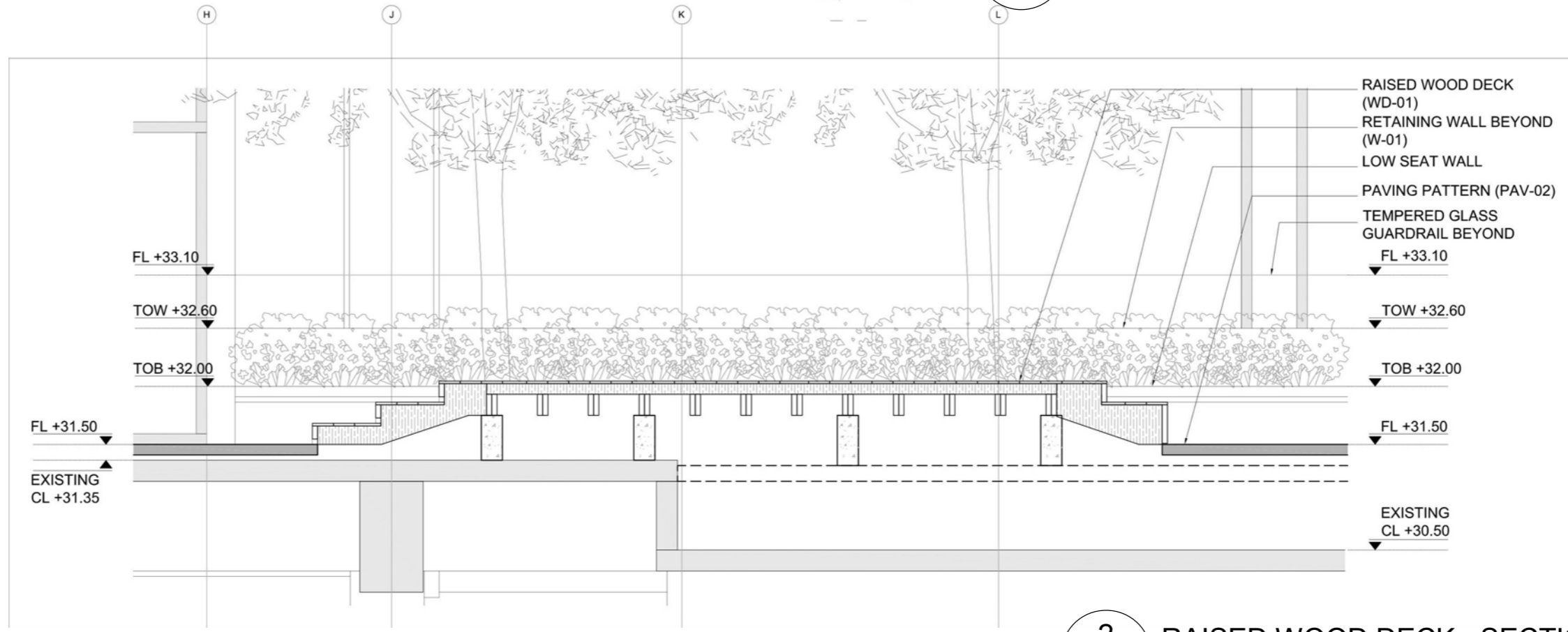
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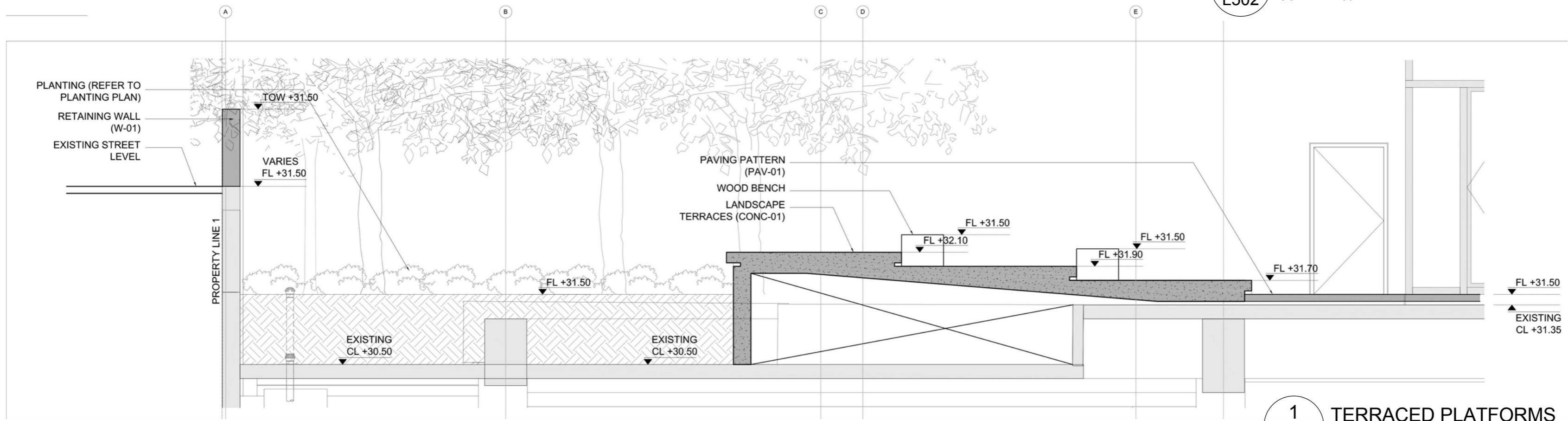
4
L502 **PLANTER / LOW SEAT WALL SECTION**
SCALE: 1 : 50



3
L502 **PLANTER / LOW SEAT WALL SECTION**
SCALE: 1 : 50



2
L502 **RAISED WOOD DECK - SECTION**
SCALE: 1 : 50



1
L502 **TERRACED PLATFORMS**
SCALE: 1 : 50

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PROJECT :
401 W. GEORGIA

SHEET CONTENTS :
LANDSCAPE DETAILS

PROJECT NUMBER :
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DRAWING SCALE :
1 : 50

SHEET NO :
L502