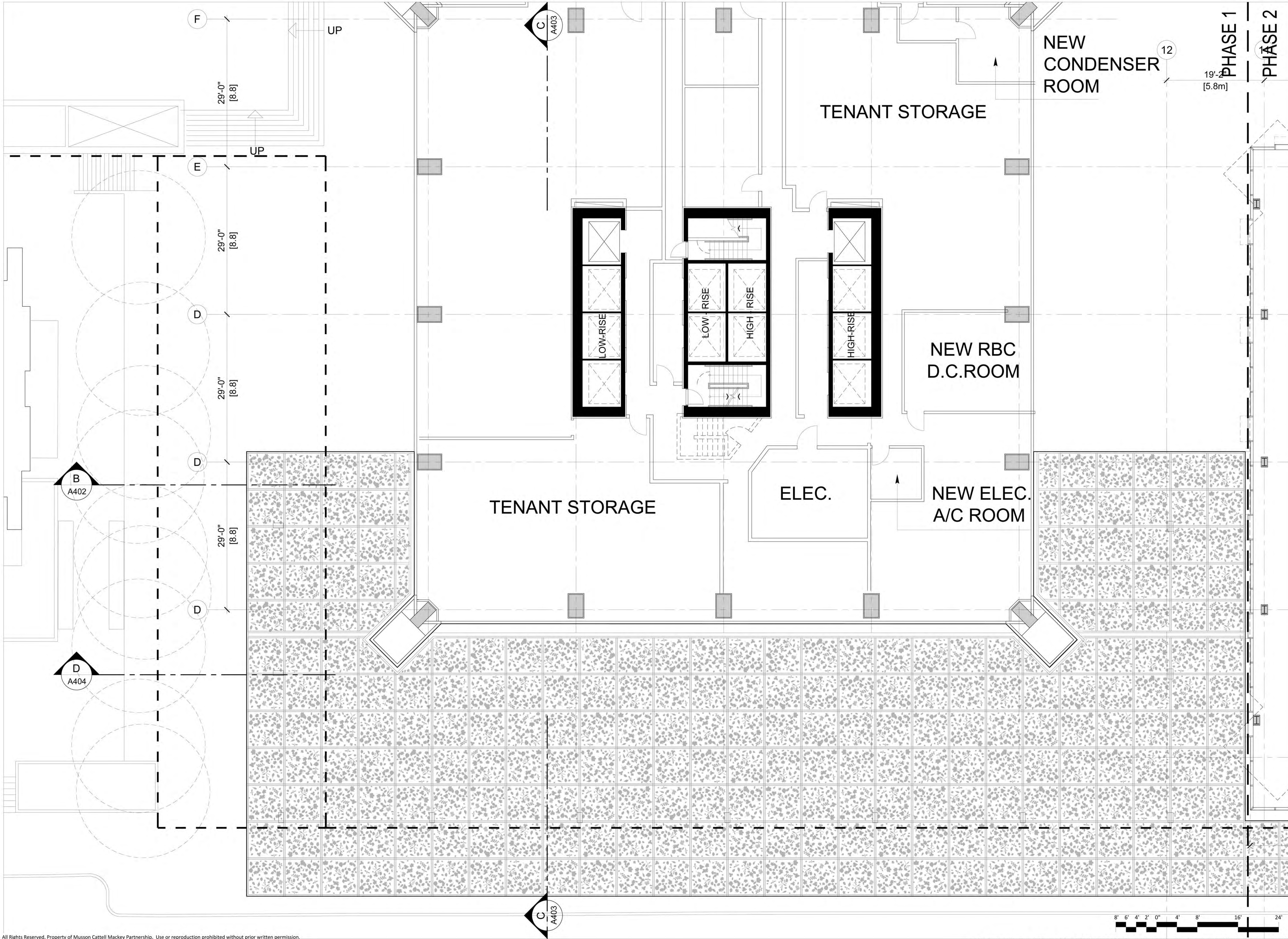
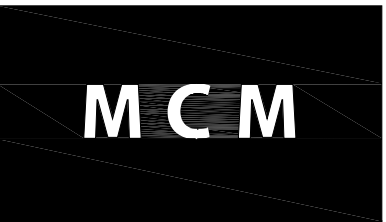
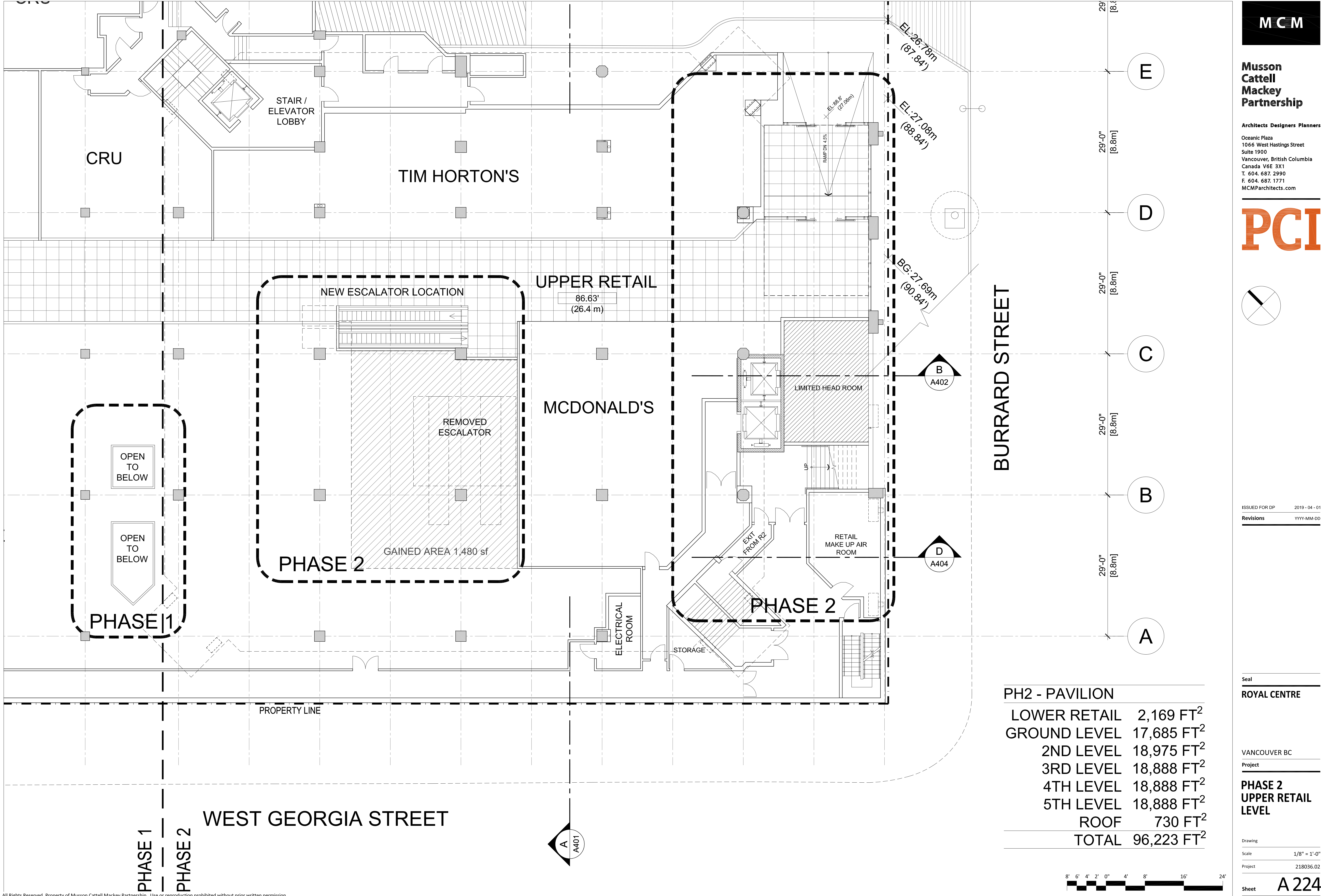
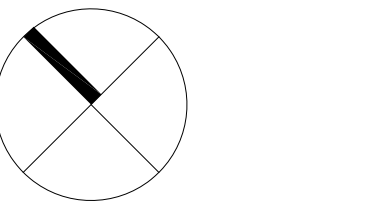






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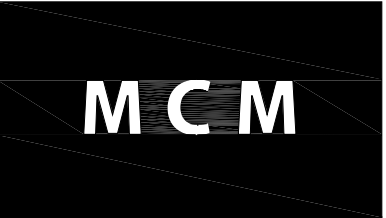
ISSUED FOR DP	2019 - 04 - 01
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Seal
ROYAL CENTRE

VANCOUVER BC
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**PHASE 2
UPPER RETAIL
LEVEL**

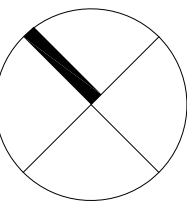
Drawing
Scale 1/8" = 1'-0"
Project 218036.02
Sheet **A 224**



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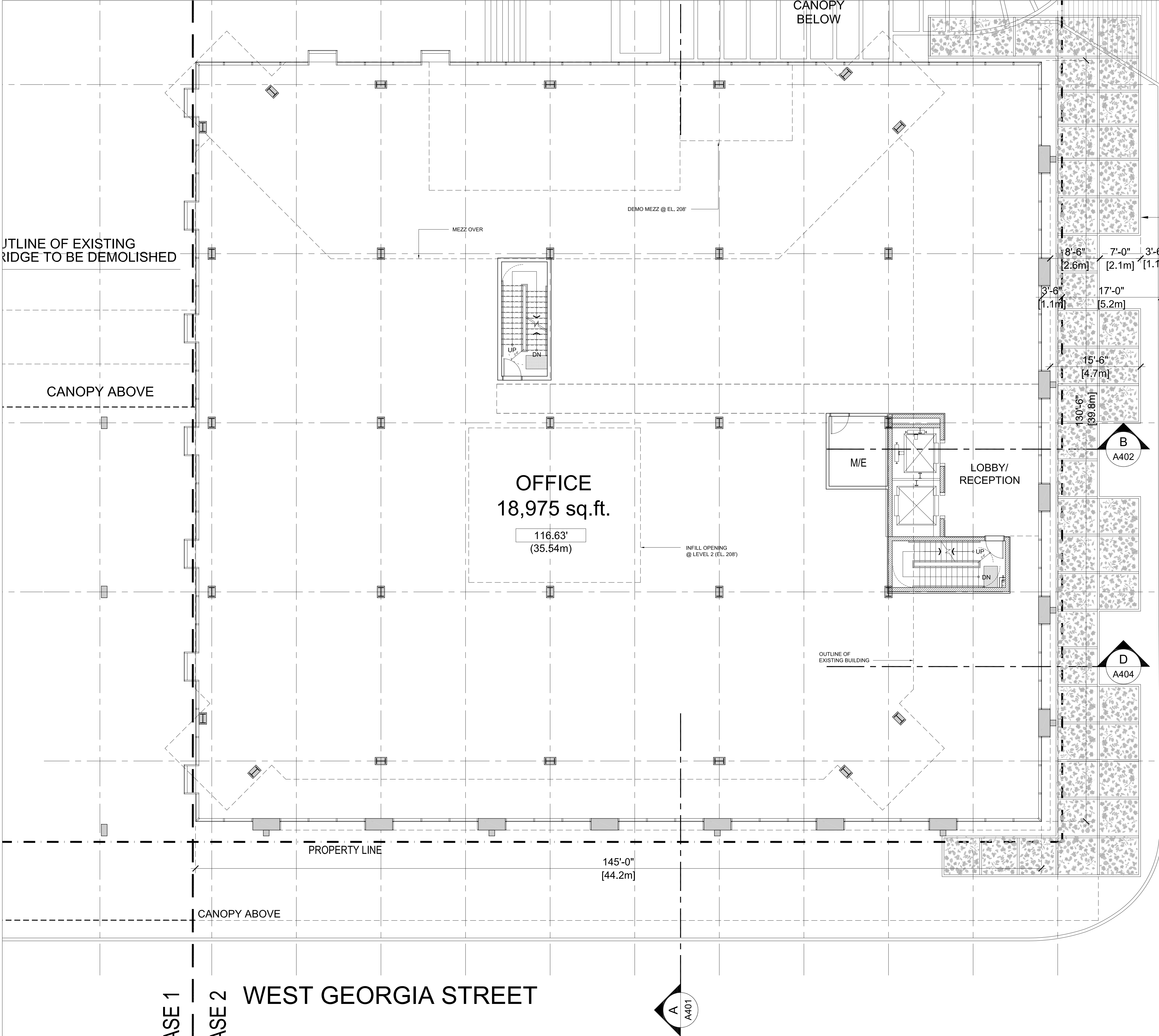
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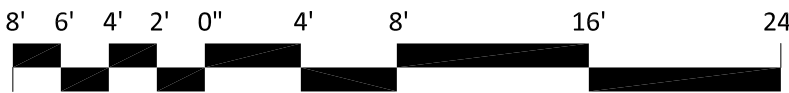
PHASE 2
LEVEL 2

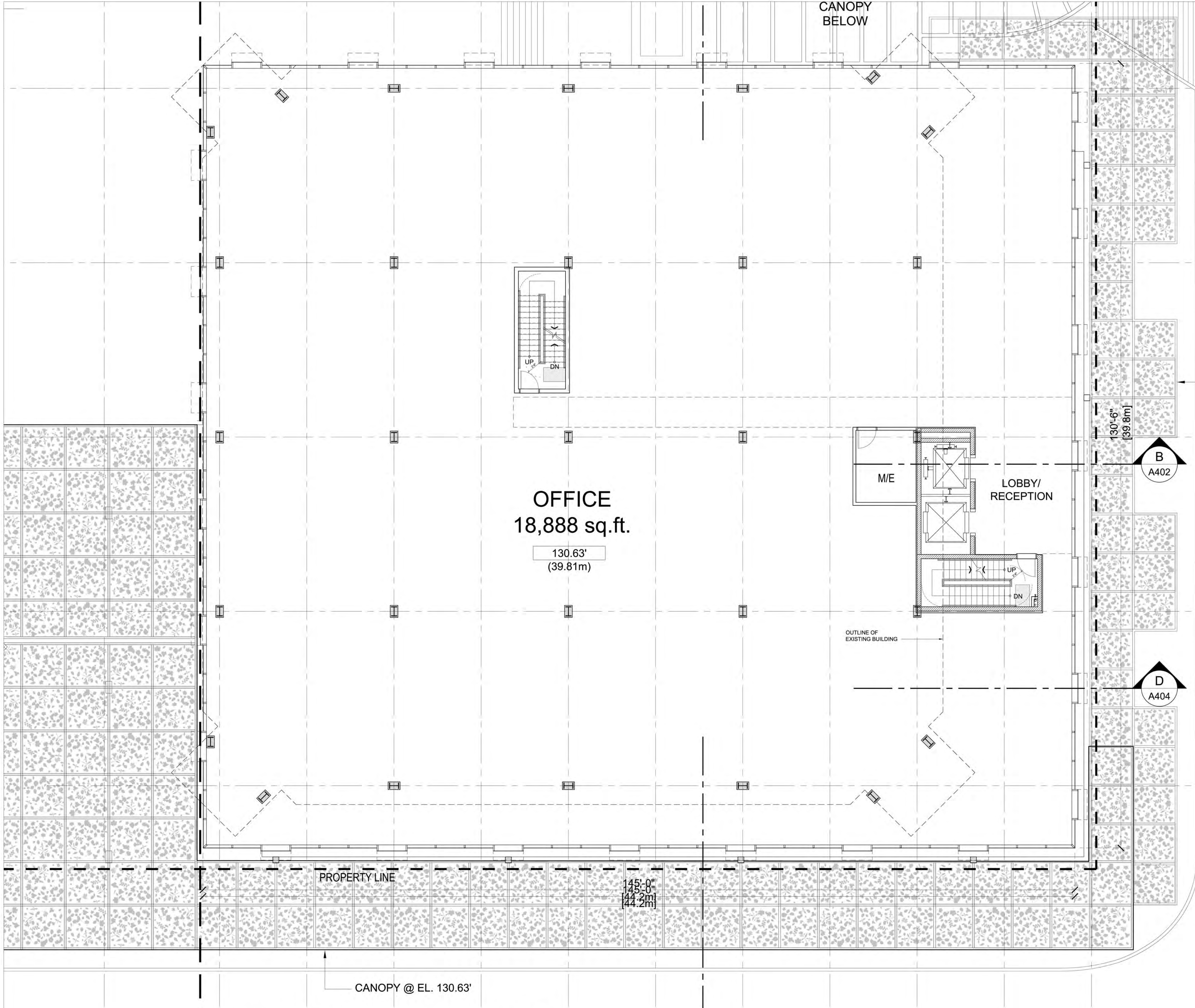
Drawing
Scale 1/8" = 1'-0"
Project 218036.02
Sheet A 226



PH2 - PAVILION

LOWER RETAIL	2,169 FT ²
GROUND LEVEL	17,685 FT ²
2ND LEVEL	18,975 FT ²
3RD LEVEL	18,888 FT ²
4TH LEVEL	18,888 FT ²
5TH LEVEL	18,888 FT ²
ROOF	730 FT ²
TOTAL	96,223 FT ²





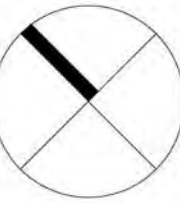
OFFICE
18,888 sq.ft.
130.63'
(39.81m)

PH2 - PAVILION	
LOWER RETAIL	2,169 FT ²
GROUND LEVEL	17,685 FT ²
2ND LEVEL	18,975 FT ²
3RD LEVEL	18,888 FT ²
4TH LEVEL	18,888 FT ²
5TH LEVEL	18,888 FT ²
ROOF	730 FT ²
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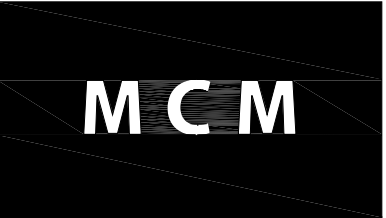
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ROYAL CENTRE

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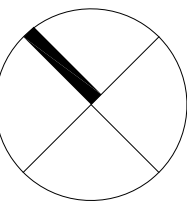
PHASE 2
LEVEL 3

Drawing	
Scale	1/8" = 1'-0"
Project	218036.02
Sheet	A 227



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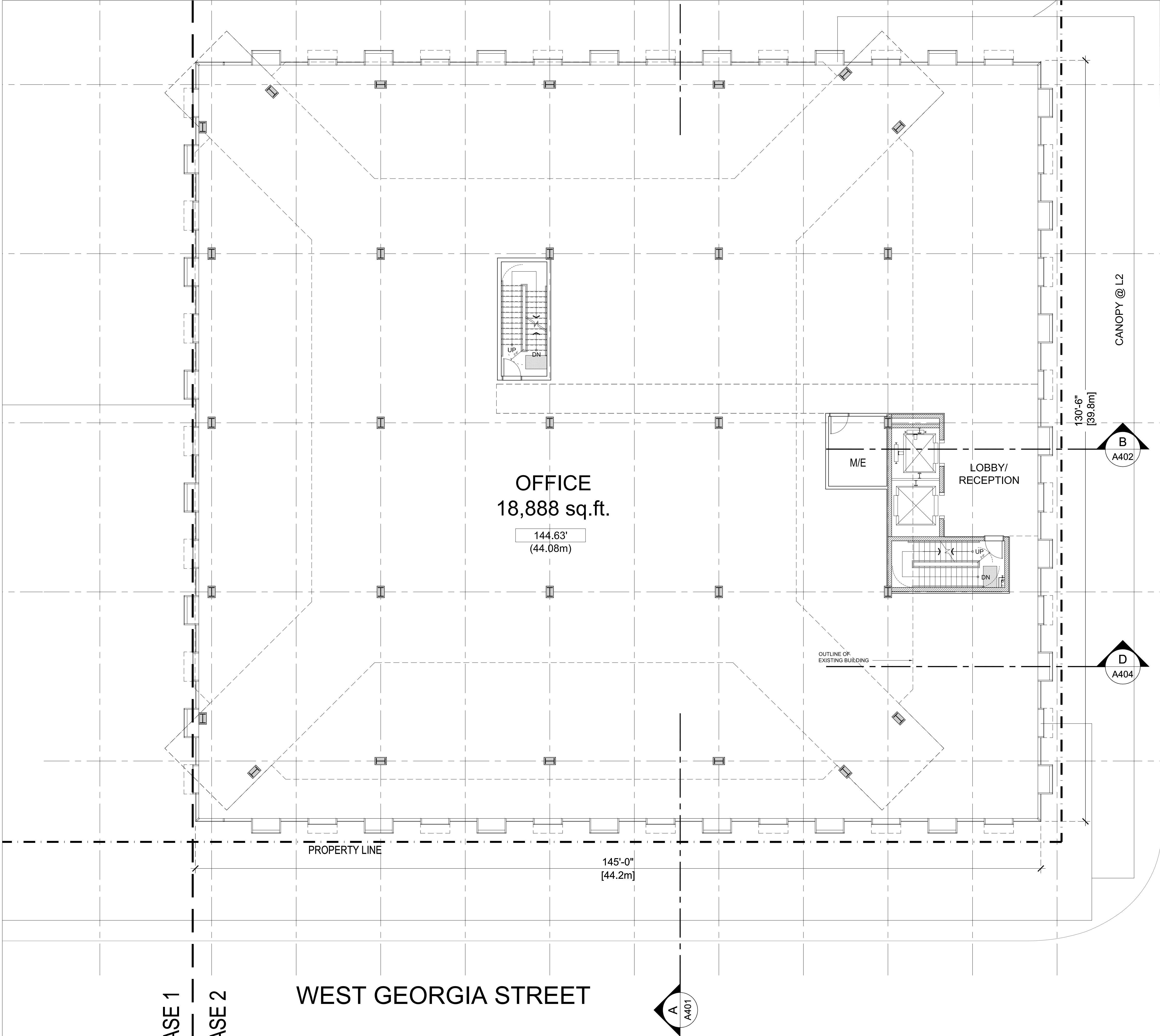
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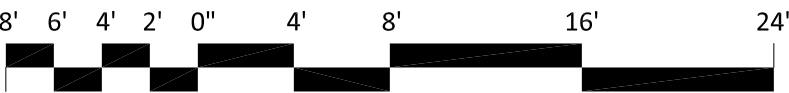
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LEVEL 4

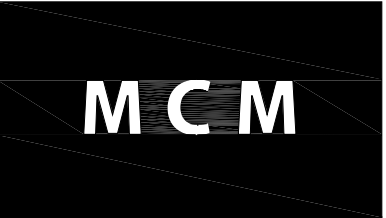
Drawing	
Scale	1/8" = 1'-0"
Project	218036.02
Sheet	A 228



PH2 - PAVILION

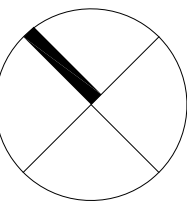
LOWER RETAIL	2,169 FT ²
GROUND LEVEL	17,685 FT ²
2ND LEVEL	18,975 FT ²
3RD LEVEL	18,888 FT ²
4TH LEVEL	18,888 FT ²
5TH LEVEL	18,888 FT ²
ROOF	730 FT ²
TOTAL	96,223 FT ²





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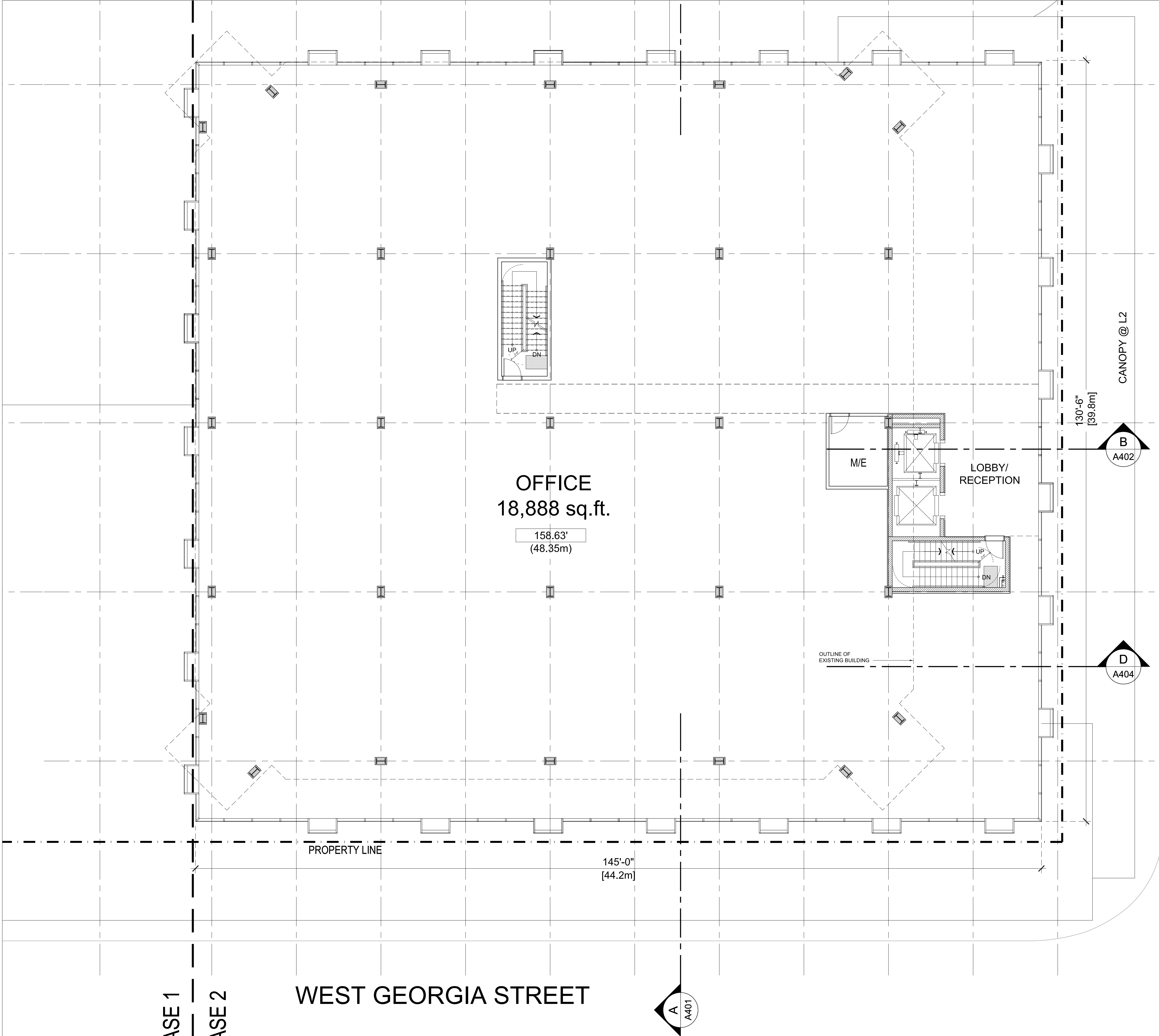
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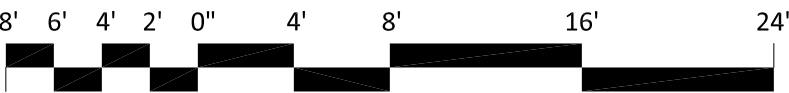
PHASE 2
LEVEL 5

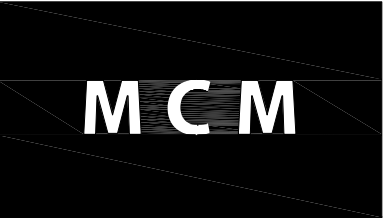
Drawing
Scale 1/8" = 1'-0"
Project 218036.02
Sheet A 229



PH2 - PAVILION

LOWER RETAIL	2,169 FT ²
GROUND LEVEL	17,685 FT ²
2ND LEVEL	18,975 FT ²
3RD LEVEL	18,888 FT ²
4TH LEVEL	18,888 FT ²
5TH LEVEL	18,888 FT ²
ROOF	730 FT ²
TOTAL	96,223 FT ²



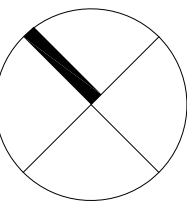


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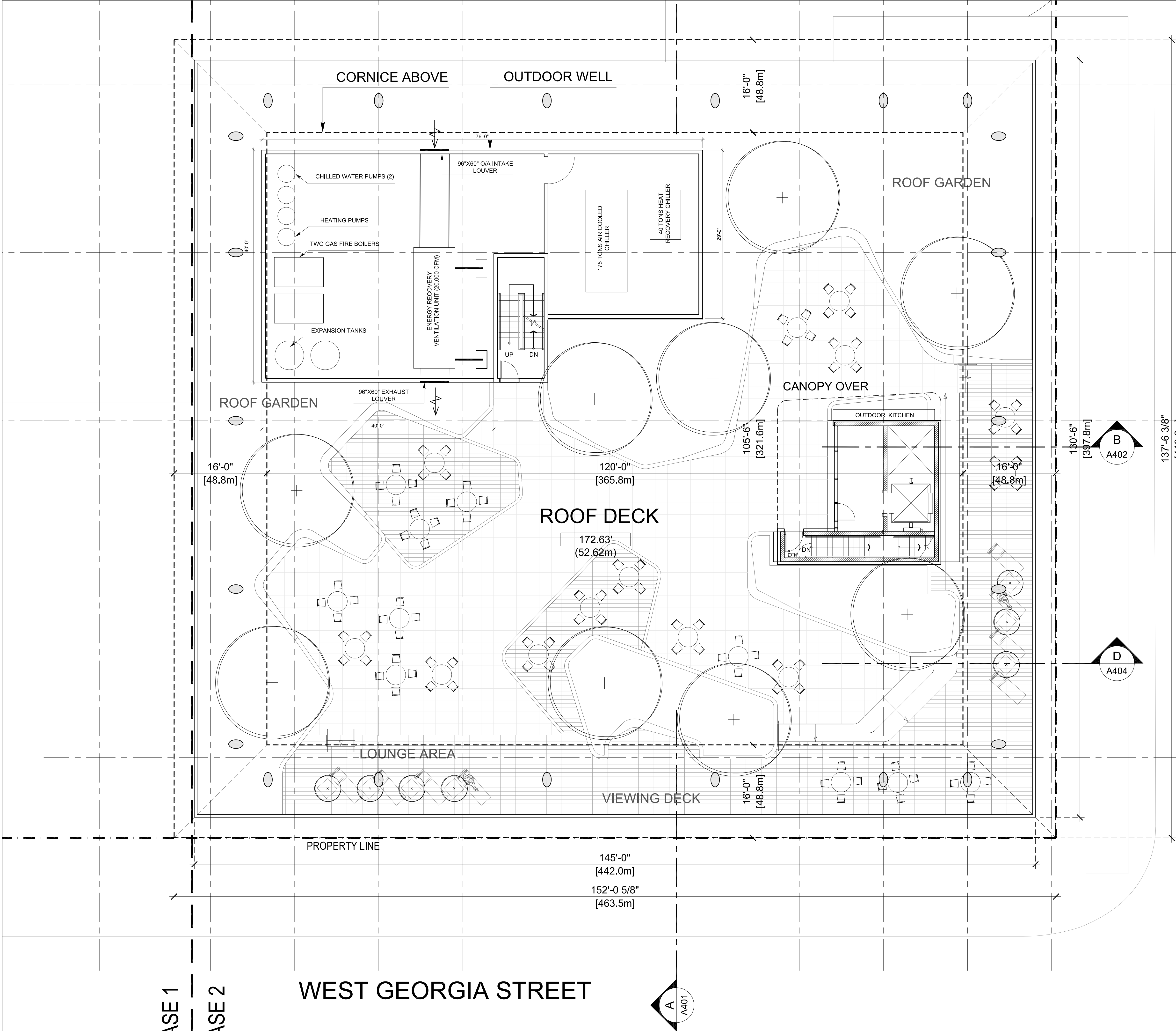
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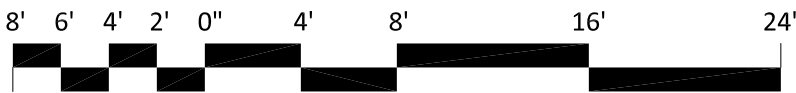
PHASE 2
ROOF LEVEL
OUTDOOR
AMENITY

Drawing
Scale 1/8" = 1'-0"
Project 218036.02
Sheet A 230



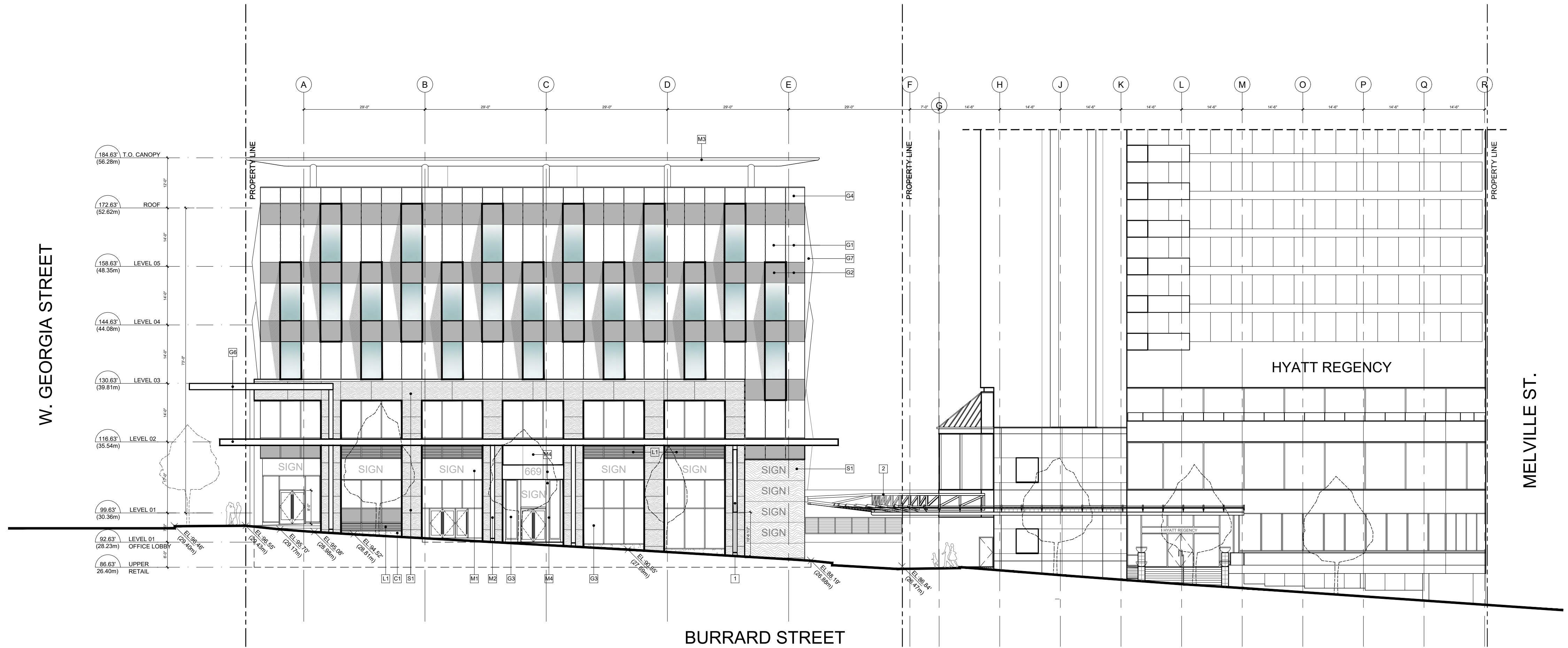
PH2 - PAVILION

LOWER RETAIL	2,169 FT ²
GROUND LEVEL	17,685 FT ²
2ND LEVEL	18,975 FT ²
3RD LEVEL	18,888 FT ²
4TH LEVEL	18,888 FT ²
5TH LEVEL	18,888 FT ²
ROOF	730 FT ²
TOTAL	96,223 FT ²





1 SW ELEVATION - WEST GEORGIA STREET
A301 1/16" = 1'-0"



2 SE ELEVATION - BURRARD STREET
301 1/16" = 1'-0"

MATERIAL LEGEND

Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
G2	CLEAR DOUBLE GLAZED SPANDREL PANEL W/ SHADOW BOX BACK PAN PAINTED
G3	CLEAR DOUBLE GLAZED CURTAINWALL - ALUM. FRAME
G4	CLEAR STRUCTURAL GLAZED GUARDRAIL
G5	CLEAR STRUCTURAL TEMPERED GLASS
G6	CLEAR STRUCTURAL LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT
G7	CURTAINWALL FEATURE PANEL
L1	ARCHITECTURAL LOUVERS
M1	SIGNAGE BAND - COMPOSITE METAL PANEL COLOR TO MATCH MULLION
M2	PAINTED STRUCTURAL STEEL COLUMN
M3	METAL PANEL #1 - ROOF CORNICE
M4	METAL PANEL #2 - 669 LOBBY ENTRY
M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING

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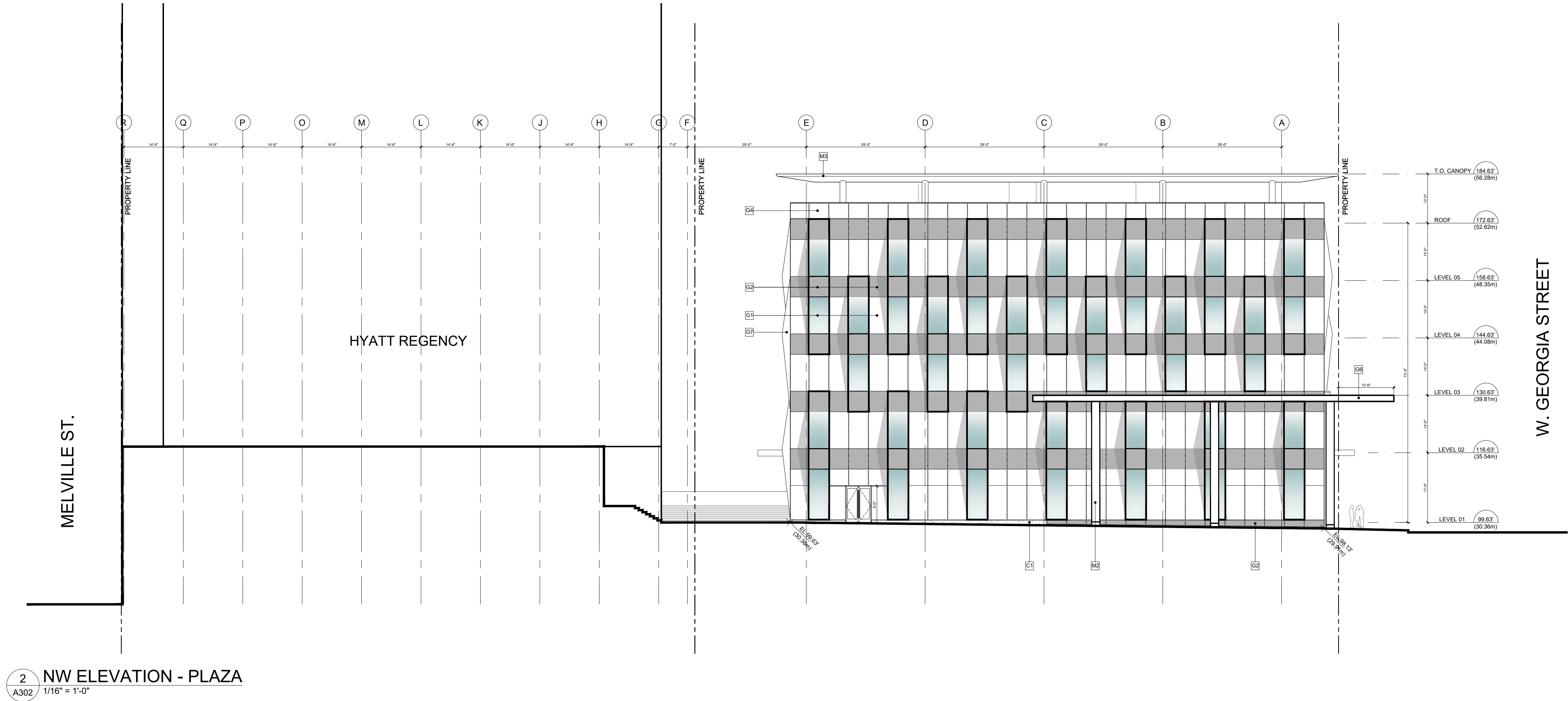
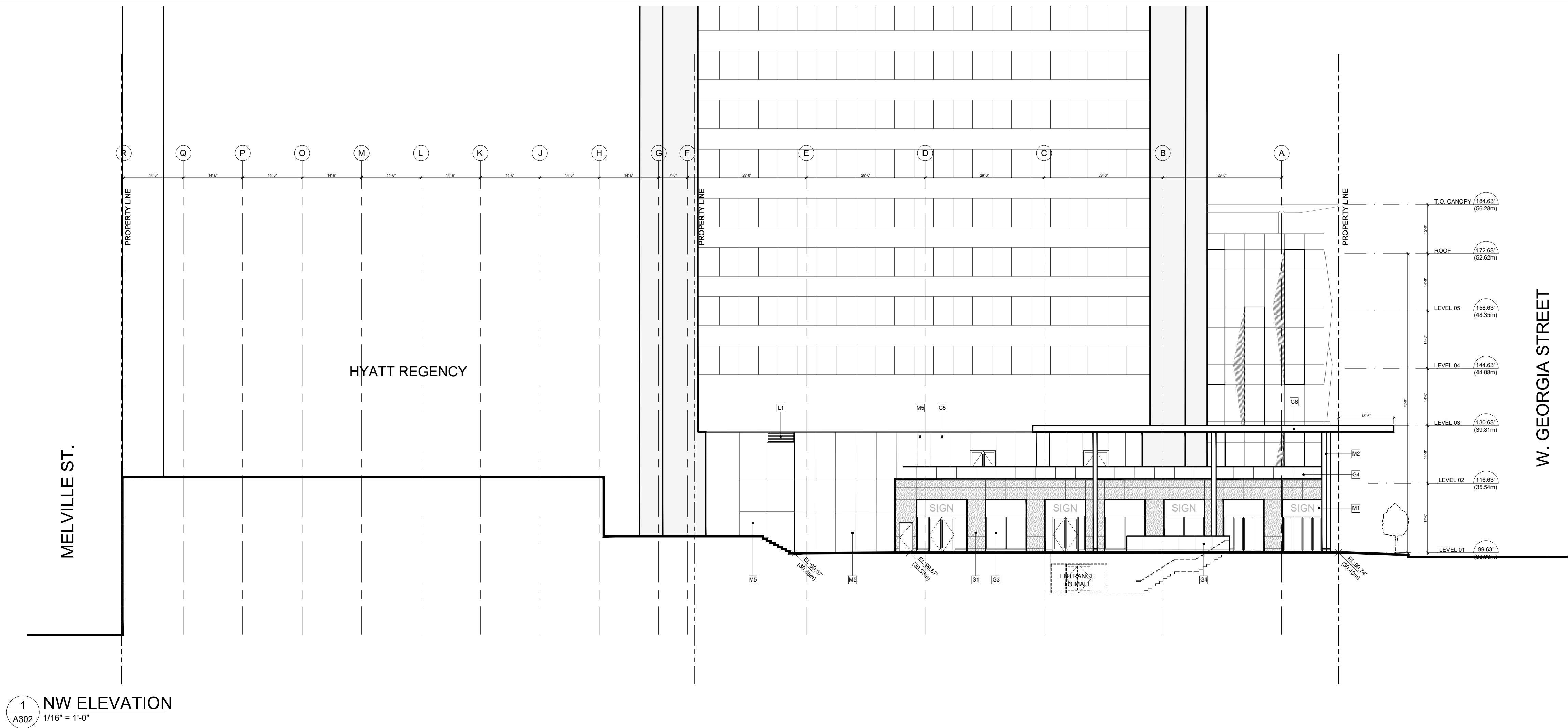
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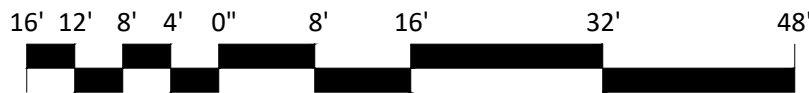
BUILDING
ELEVATIONS

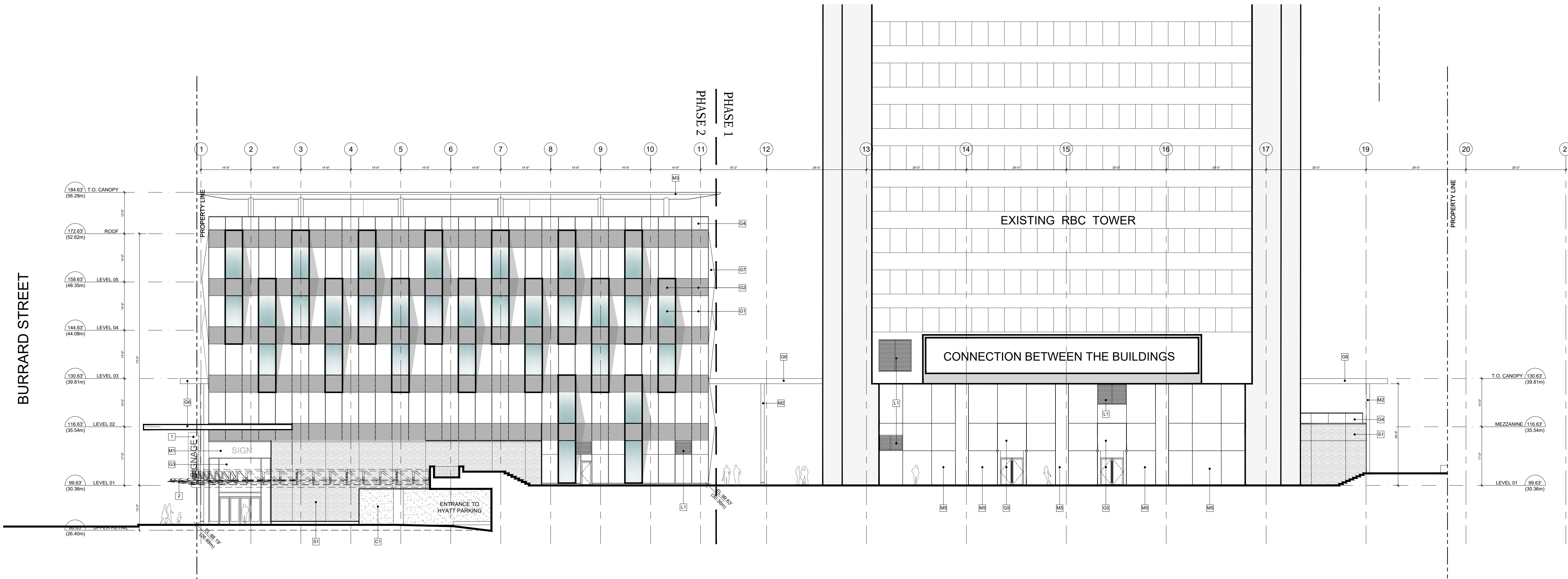
Drawing
Scale 1/16" = 1'-0"
Project 218036.02
Sheet A 301



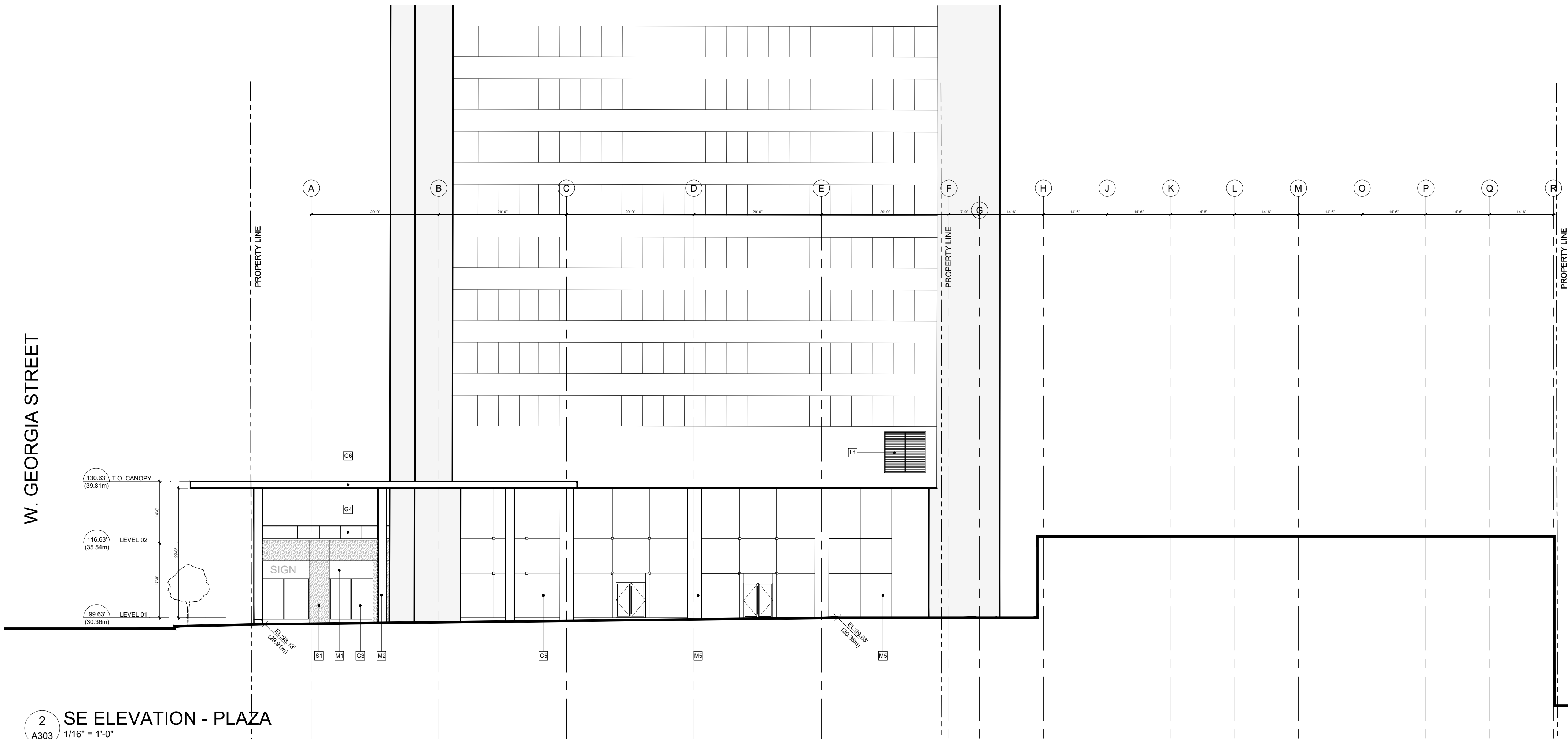
MATERIAL LEGEND

Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
G2	CLEAR DOUBLE GLAZED SPANDREL PANEL W/ SHADOW BOX BACK PAN PAINTED
G3	CLEAR DOUBLE GLAZED CURTAINWALL - ALUM. FRAME
G4	CLEAR STRUCTURAL GLAZED GUARDRAIL
G5	CLEAR STRUCTURAL TEMPERED GLASS
G6	CLEAR STRUCTURAL LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT
G7	CURTAINWALL FEATURE PANEL
L1	ARCHITECTURAL LOUVERS
M1	SIGNAGE BAND - COMPOSITE METAL PANEL COLOR TO MATCH MULLION
M2	PAINTED STRUCTURAL STEEL COLUMN
M3	METAL PANEL #1 - ROOF CORNICE
M4	METAL PANEL #2 - 669 LOBBY ENTRY
M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING
1	BLADE SIGN
2	EXISTING GLASS CANOPY





1 NE ELEVATION
A303 1/16" = 1'-0"



2 SE ELEVATION - PLAZA
A303 1/16" = 1'-0"

MATERIAL LEGEND

Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
G2	CLEAR DOUBLE GLAZED SPANDREL PANEL W/ SHADOW BOX BACK PAN PAINTED
G3	CLEAR DOUBLE GLAZED CURTAINWALL - ALUM. FRAME
G4	CLEAR STRUCTURAL GLAZED GUARDRAIL
G5	CLEAR STRUCTURAL TEMPERED GLASS
G6	CLEAR STRUCTURAL LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT
G7	CURTAINWALL FEATURE PANEL
L1	ARCHITECTURAL LOUVERS
M1	SIGNAGE BAND - COMPOSITE METAL PANEL COLOR TO MATCH MULLION
M2	PAINTED STRUCTURAL STEEL COLUMN
M3	METAL PANEL #1 - ROOF CORNICE
M4	METAL PANEL #2 - 669 LOBBY ENTRY
M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING
1	BLADE SIGN
2	EXISTING GLASS CANOPY

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ROYAL CENTRE

VANCOUVER BC

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BUILDING
ELEVATIONS

Drawing

Scale 1/16" = 1'-0"

Project 218036.02

Sheet A 303

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VANCOUVER BC
Project

WEST GEORGIA
STREETSCAPE

Drawing	
Scale	1/32" = 1'-0"
Project	218036.02
Sheet	A 304

RBC TOWER
1055 WEST GEORGIA STREET

HYATT REGENCY
655 BURRARD STREET

PROPOSED
RBC PAVILION
1025 WEST GEORGIA STREET

CHRIST CHURCH CATHEDRAL
690 BURRARD STREET

PARK PLACE
666 BURRARD STREET

CATHEDRAL PLACE BUILDING
925 WEST GEORGIA STREET

RBC TOWER
1075 WEST GEORGIA STREET

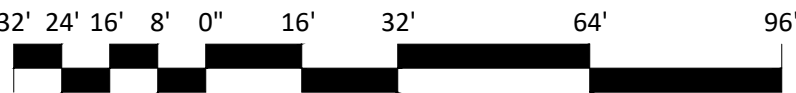
THURLOW STREET

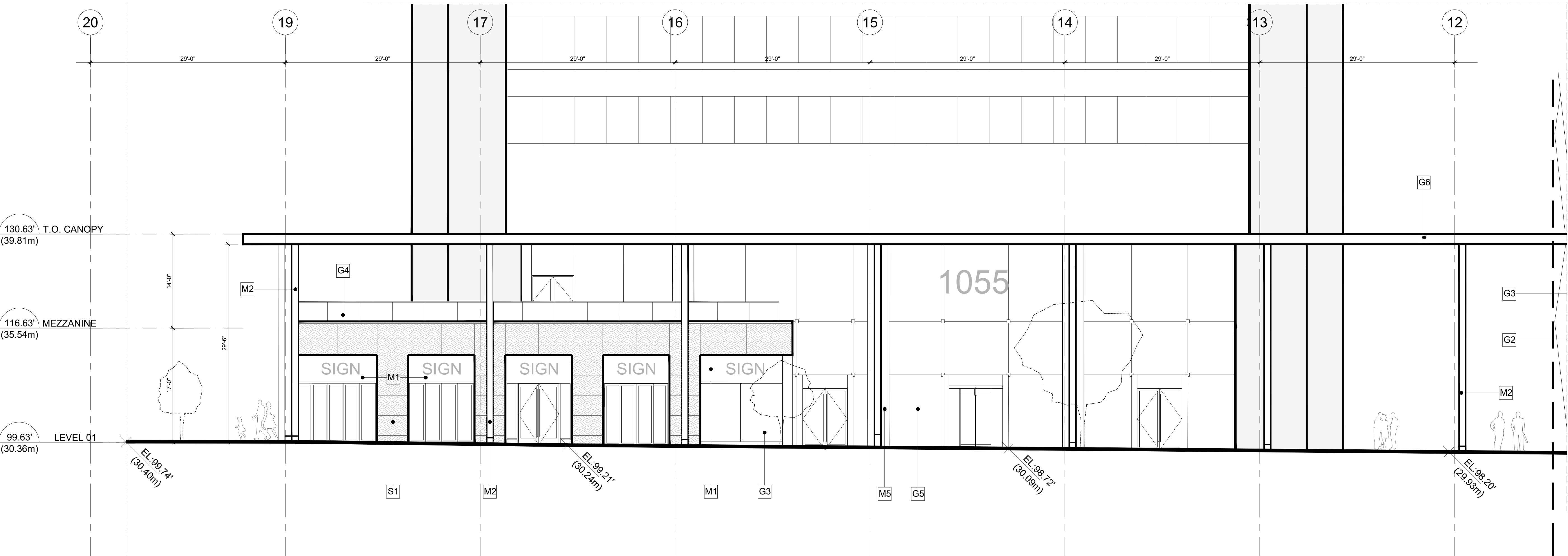
BURRARD STREET

SITE

WEST GEORGIA STREET

1 WEST GEORGIA STREETSCAPE
A303 1/32" = 1'-0"





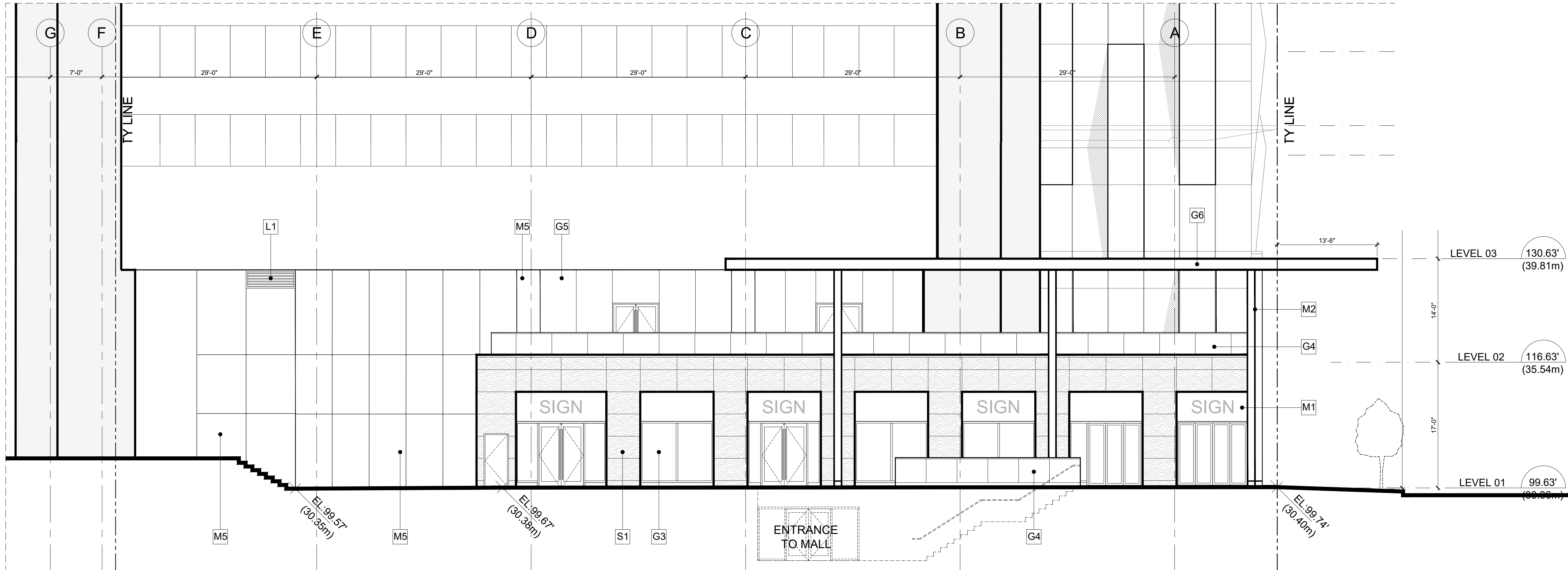
1 SW ELEVATION - WEST GEORGIA STREET
A305 1/8" = 1'-0"

MATERIAL LEGEND

Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
G2	CLEAR DOUBLE GLAZED SPANDREL PANEL W/ SHADOW BOX BACK PAN PAINTED
G3	CLEAR DOUBLE GLAZED CURTAINWALL - ALUM. FRAME
G4	CLEAR STRUCTURAL GLAZED GUARDRAIL
G5	CLEAR STRUCTURAL TEMPERED GLASS
G6	CLEAR STRUCTURAL LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT
G7	CURTAINWALL FEATURE PANEL
L1	ARCHITECTURAL LOUVERS
M1	SIGNAGE BAND - COMPOSITE METAL PANEL COLOR TO MATCH MULLION
M2	PAINTED STRUCTURAL STEEL COLUMN
M3	METAL PANEL #1 - ROOF CORNICE
M4	METAL PANEL #2 - 669 LOBBY ENTRY
M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING

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2 NW ELEVATION
A305 1/8" = 1'-0"

Seal

ROYAL CENTRE

VANCOUVER BC

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PHASE 1
OFFICE LOBBY/
RESTAURANT
ELEVATIONS

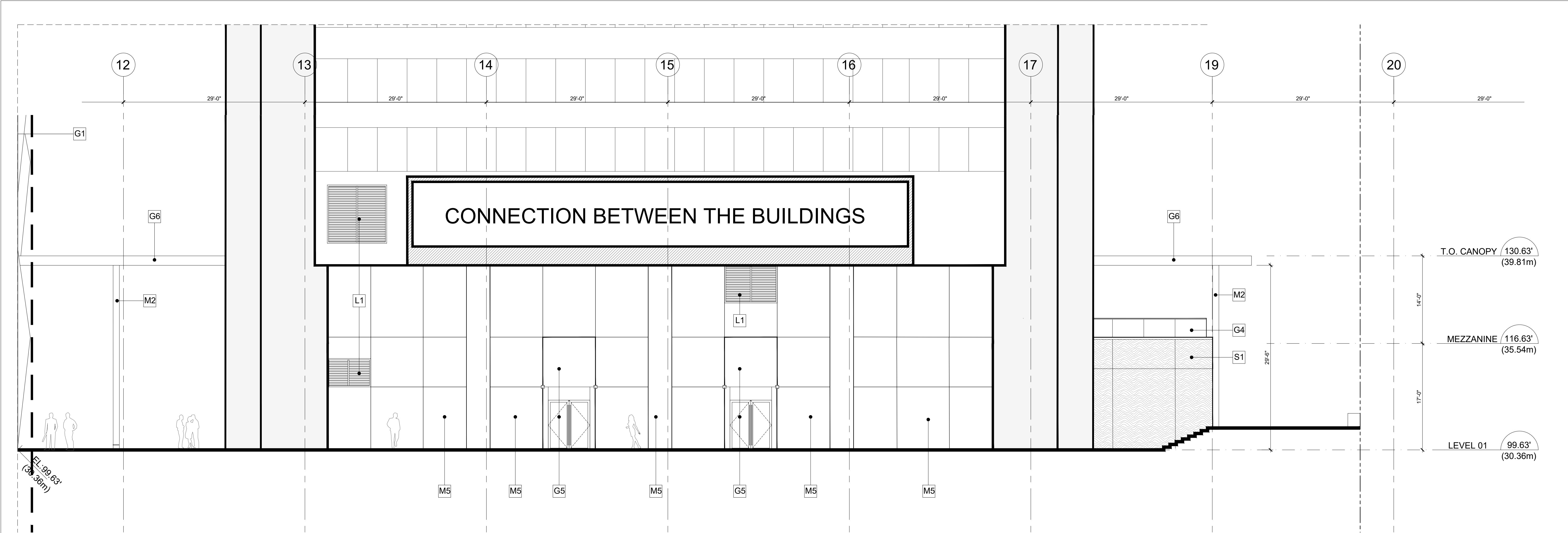
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Scale 1/8" = 1'-0"

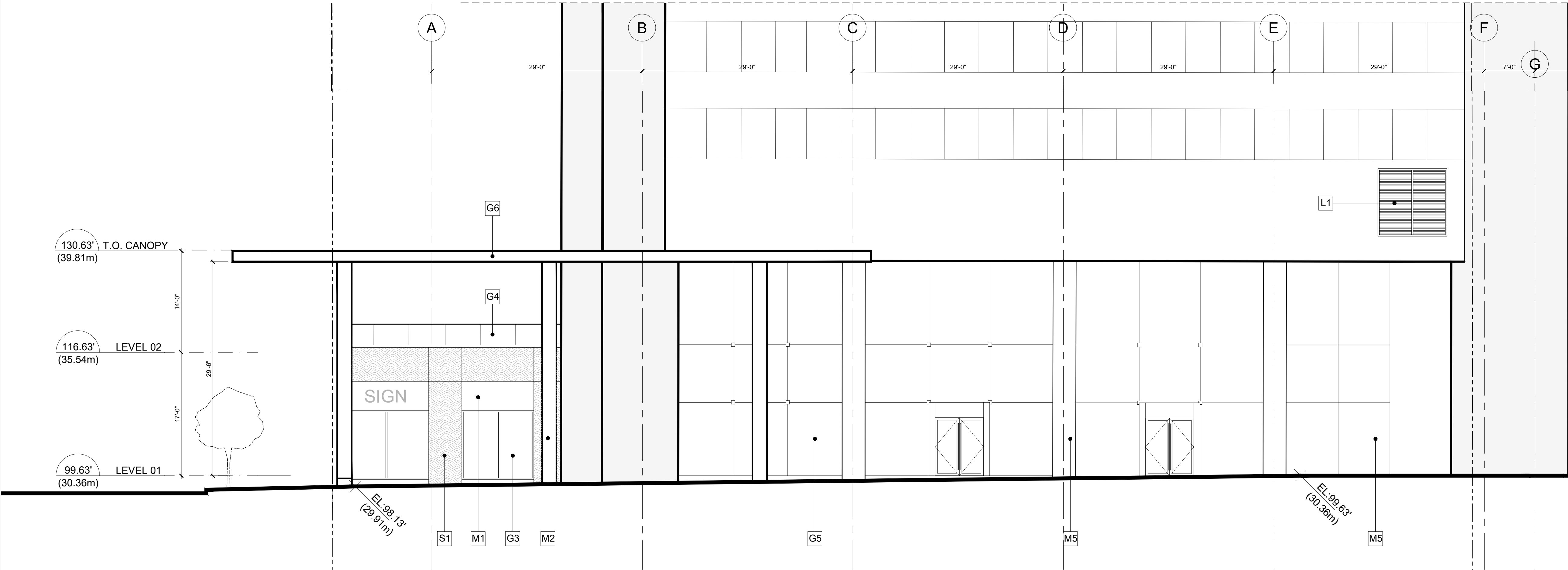
Project 218036.02

Sheet

A 305



1 NE ELEVATION
A306 1/8" = 1'-0"



2 SE ELEVATION - PLAZA
A306 1/8" = 1'-0"

Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
G2	CLEAR DOUBLE GLAZED SPANDREL PANEL W/ SHADOW BOX BACK PAN PAINTED
G3	CLEAR DOUBLE GLAZED CURTAINWALL - ALUM. FRAME
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G5	CLEAR STRUCTURAL TEMPERED GLASS
G6	CLEAR STRUCTURAL LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT
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M1	SIGNAGE BAND - COMPOSITE METAL PANEL COLOR TO MATCH MULLION
M2	PAINTED STRUCTURAL STEEL COLUMN
M3	METAL PANEL #1 - ROOF CORNICE
M4	METAL PANEL #2 - 669 LOBBY ENTRY
M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING
1	BLADE SIGN
2	EXISTING GLASS CANOPY

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PHASE 1
OFFICE LOBBY/
RESTAURANT
ELEVATIONS

Drawing

Scale 1/8" = 1'-0"

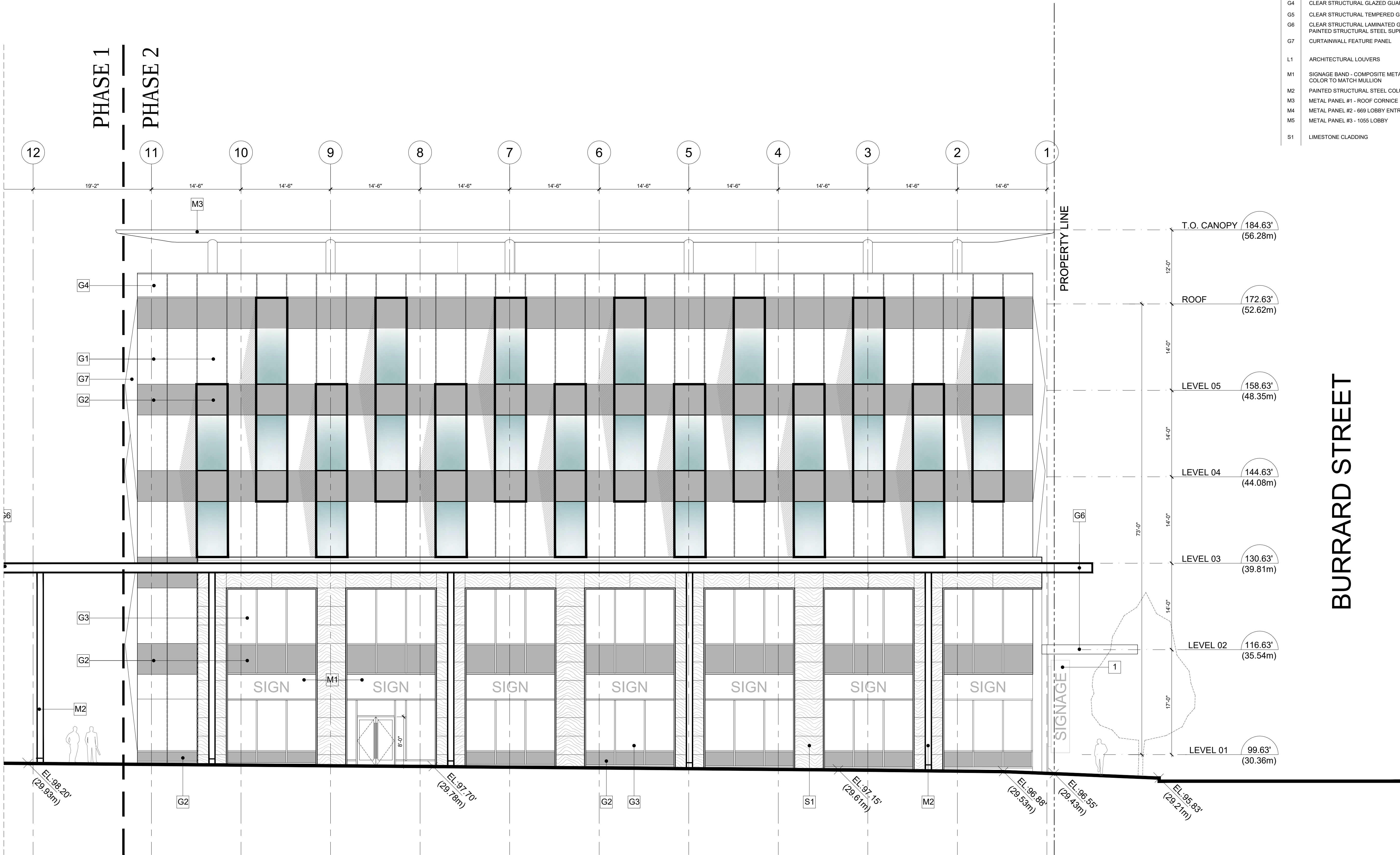
Project 218036.02

Sheet

A 306

MATERIAL LEGEND

Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
G2	CLEAR DOUBLE GLAZED SPANDREL PANEL W/ SHADOW BOX BACK PAN PAINTED
G3	CLEAR DOUBLE GLAZED CURTAINWALL - ALUM. FRAME
G4	CLEAR STRUCTURAL GLAZED GUARDRAIL
G5	CLEAR STRUCTURAL TEMPERED GLASS
G6	CLEAR STRUCTURAL LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT
G7	CURTAINWALL FEATURE PANEL
L1	ARCHITECTURAL LOUVERS
M1	SIGNAGE BAND - COMPOSITE METAL PANEL COLOR TO MATCH MULLION
M2	PAINTED STRUCTURAL STEEL COLUMN
M3	METAL PANEL #1 - ROOF CORNICE
M4	METAL PANEL #2 - 609 LOBBY ENTRY
M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING



1 SW ELEVATION - WEST GEORGIA STREET
A307 1/8" = 1'-0"

WEST GEORGIA STREET

BURRARD STREET

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PHASE 2
PAVILION
SW ELEVATION

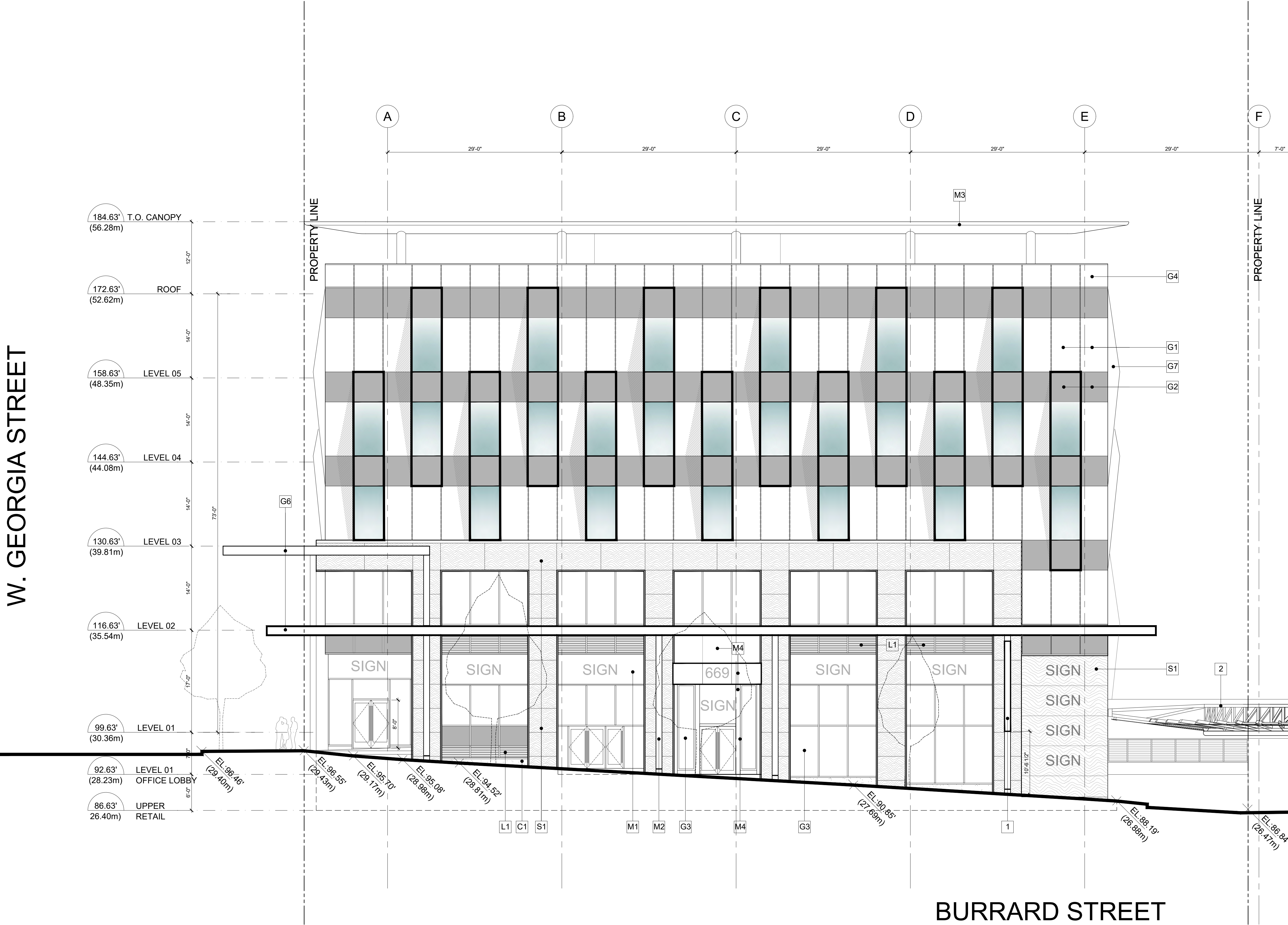
Drawing

Scale 1/16" = 1'-0"

Project 218036.02

Sheet A 307

W. GEORGIA STREET



Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
G2	CLEAR DOUBLE GLAZED SPANDREL PANEL W/ SHADOW BOX BACK PAN PAINTED
G3	CLEAR DOUBLE GLAZED CURTAINWALL - ALUM. FRAME
G4	CLEAR STRUCTURAL GLAZED GUARDRAIL
G5	CLEAR STRUCTURAL TEMPERED GLASS
G6	CLEAR STRUCTURAL LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT
G7	CURTAINWALL FEATURE PANEL
L1	ARCHITECTURAL LOUVERS
M1	SIGNAGE BAND - COMPOSITE METAL PANEL COLOR TO MATCH MULLION
M2	PAINTED STRUCTURAL STEEL COLUMN
M3	METAL PANEL #1 - ROOF CORNICE
M4	METAL PANEL #2 - 669 LOBBY ENTRY
M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING



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PHASE 2
PAVILION
SE ELEVATION

Drawing	
Scale	1/8" = 1'-0"
Project	218036.02
Sheet	A 308

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Seal
ROYAL CENTRE

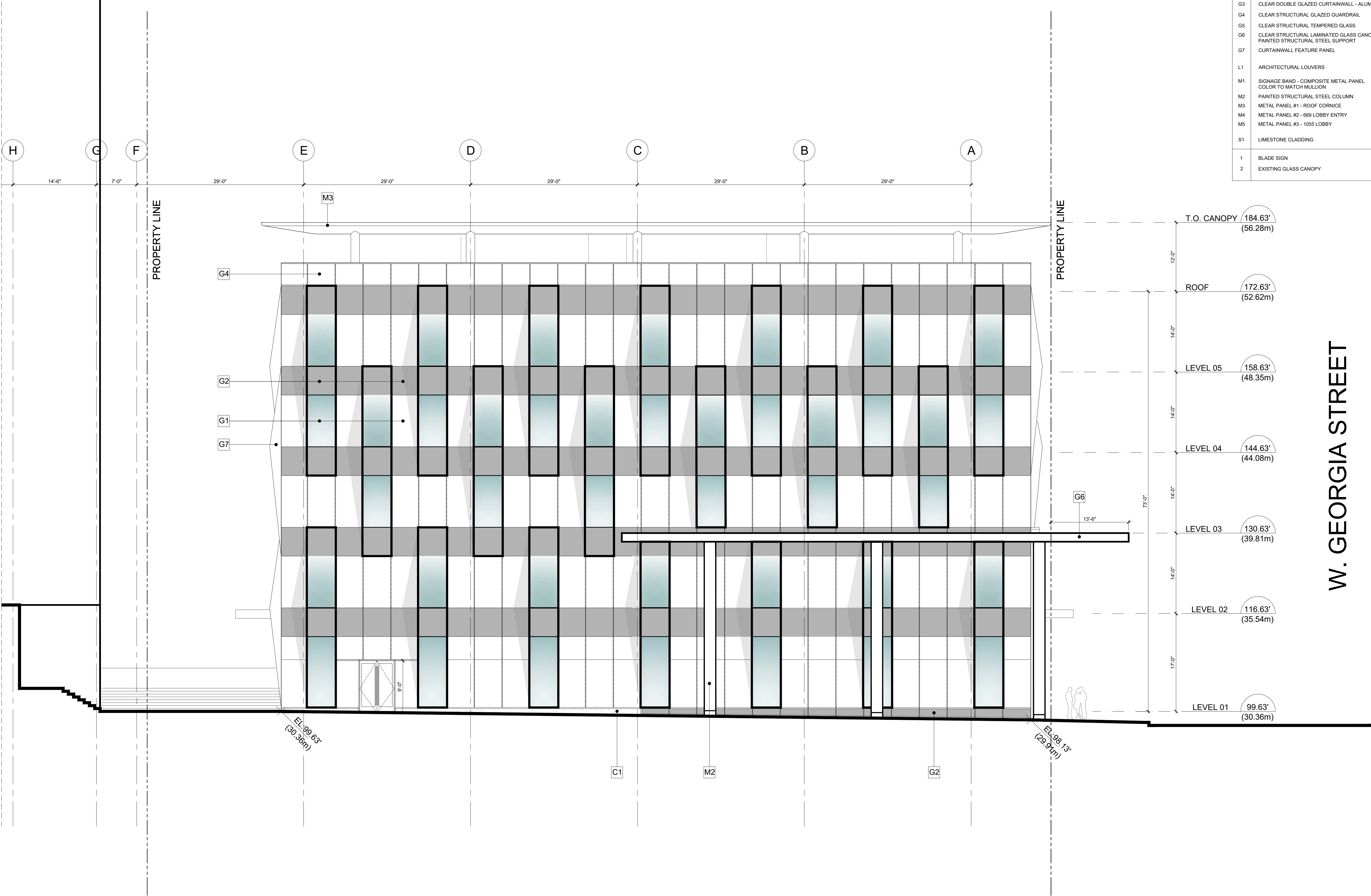
VANCOUVER BC
Project

PHASE 2
PAVILION
NW ELEVATION

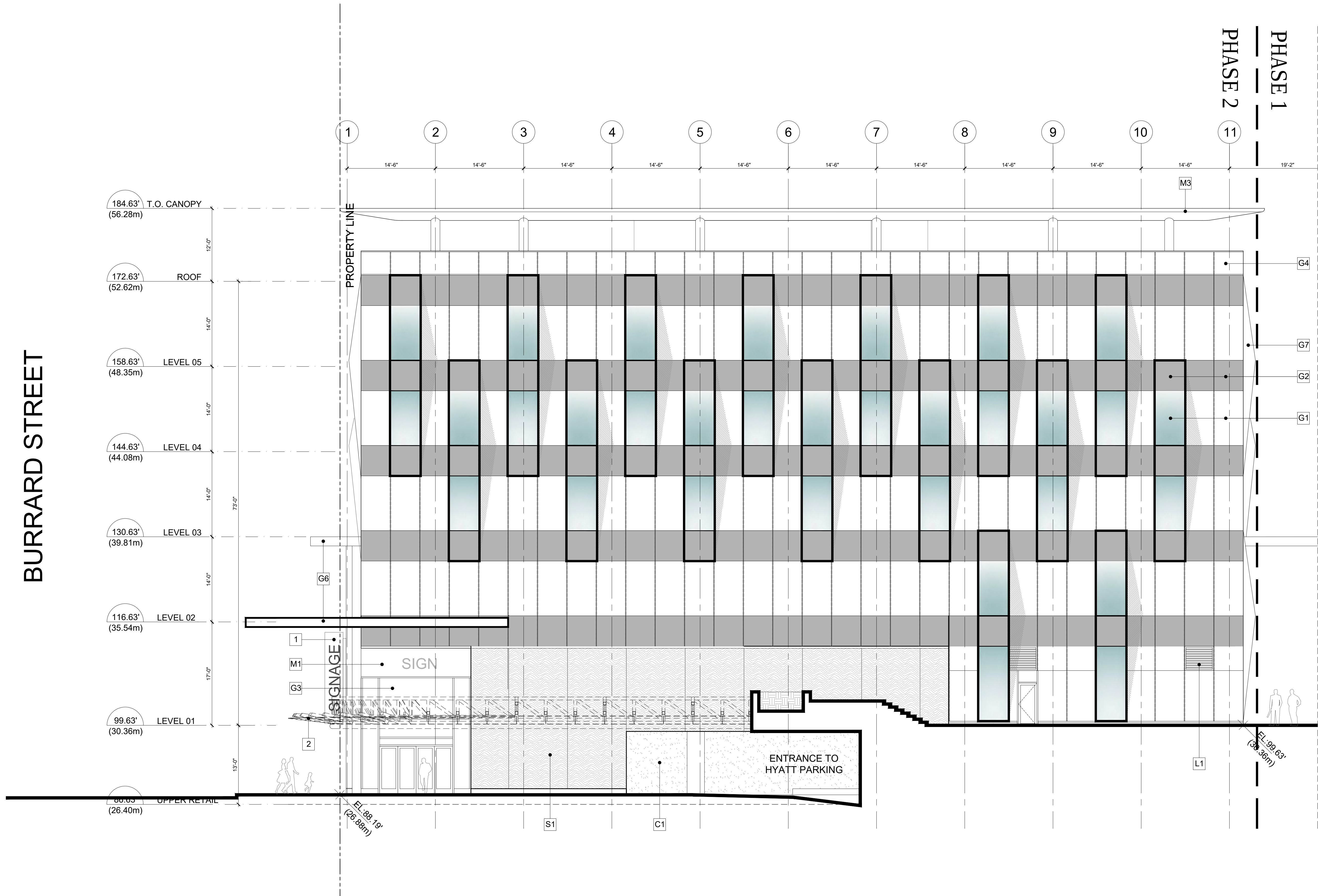
Drawing
Scale 1/8" = 1'-0"
Project 218036.02
Sheet A 309

MATERIAL LEGEND

Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
G2	CLEAR DOUBLE GLAZED SPANDREL PANEL W/ SHADOW BOX BACK PAN PAINTED
G3	CLEAR DOUBLE GLAZED CURTAINWALL - ALUM. FRAME
G4	CLEAR STRUCTURAL GLAZED GUARDRAIL
G5	CLEAR STRUCTURAL TEMPERED GLASS
G6	CLEAR STRUCTURAL LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT
G7	CURTAINWALL FEATURE PANEL
L1	ARCHITECTURAL LOUVERS
M1	SIGNAGE BAND - COMPOSITE METAL PANEL COLOR TO MATCH MULLION
M2	PAINTED STRUCTURAL STEEL COLUMN
M3	METAL PANEL #1 - ROOF CORNICE
M4	METAL PANEL #2 - 869 LOBBY ENTRY
M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING
1	BLADE SIGN
2	EXISTING GLASS CANOPY



BURRARD STREET



MATERIAL LEGEND	
Key	Description
C1	C.I.P. CONCRETE
C2	PAINTED ARCHITECTURAL CONCRETE W/ REVEAL LINES
G1	CLEAR TRIPLE GLAZED SSG CURTAINWALL
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M5	METAL PANEL #3 - 1055 LOBBY
S1	LIMESTONE CLADDING
1	BLADE SIGN
2	EXISTING GLASS CANOPY

M C M

Musson
Cattell
Mackey
Partnership

Architects Designers Planners

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MCMPartnerts.com

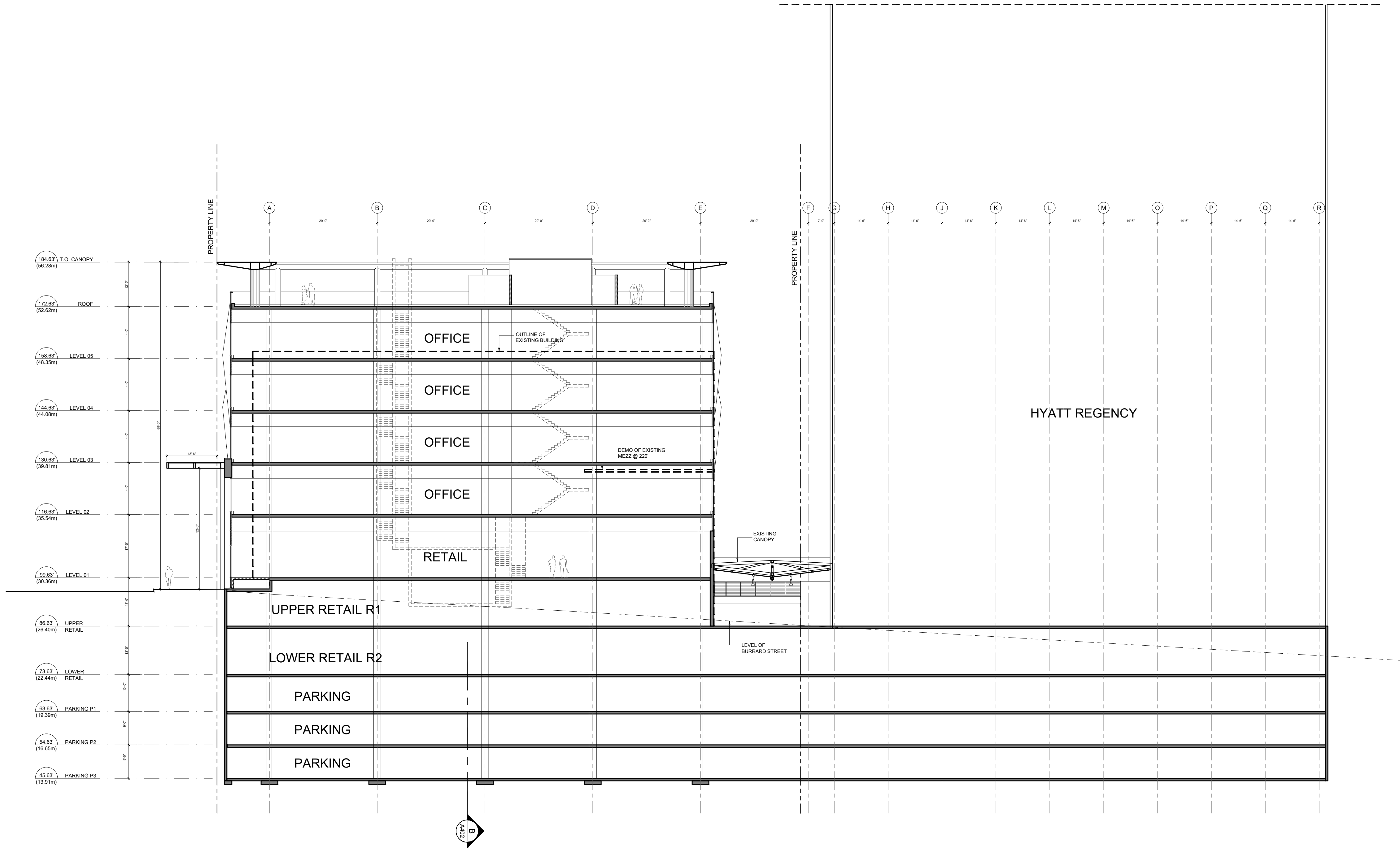
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ISSUED FOR DP	2019 - 04 - 01
Revisions	YYYY-MM-DD

Seal
ROYAL CENTRE

VANCOUVER BC
Project
PHASE 2
PAVILION
NE ELEVATION

Drawing
Scale 1/8" = 1'-0"
Project 218036.02
Sheet A 310



1 OVERALL SITE SECTION A-A
A401 1/16" = 1'-0"

ISSUED FOR DP	2019 - 04 - 01
Revisions	YYYY-MM-DD

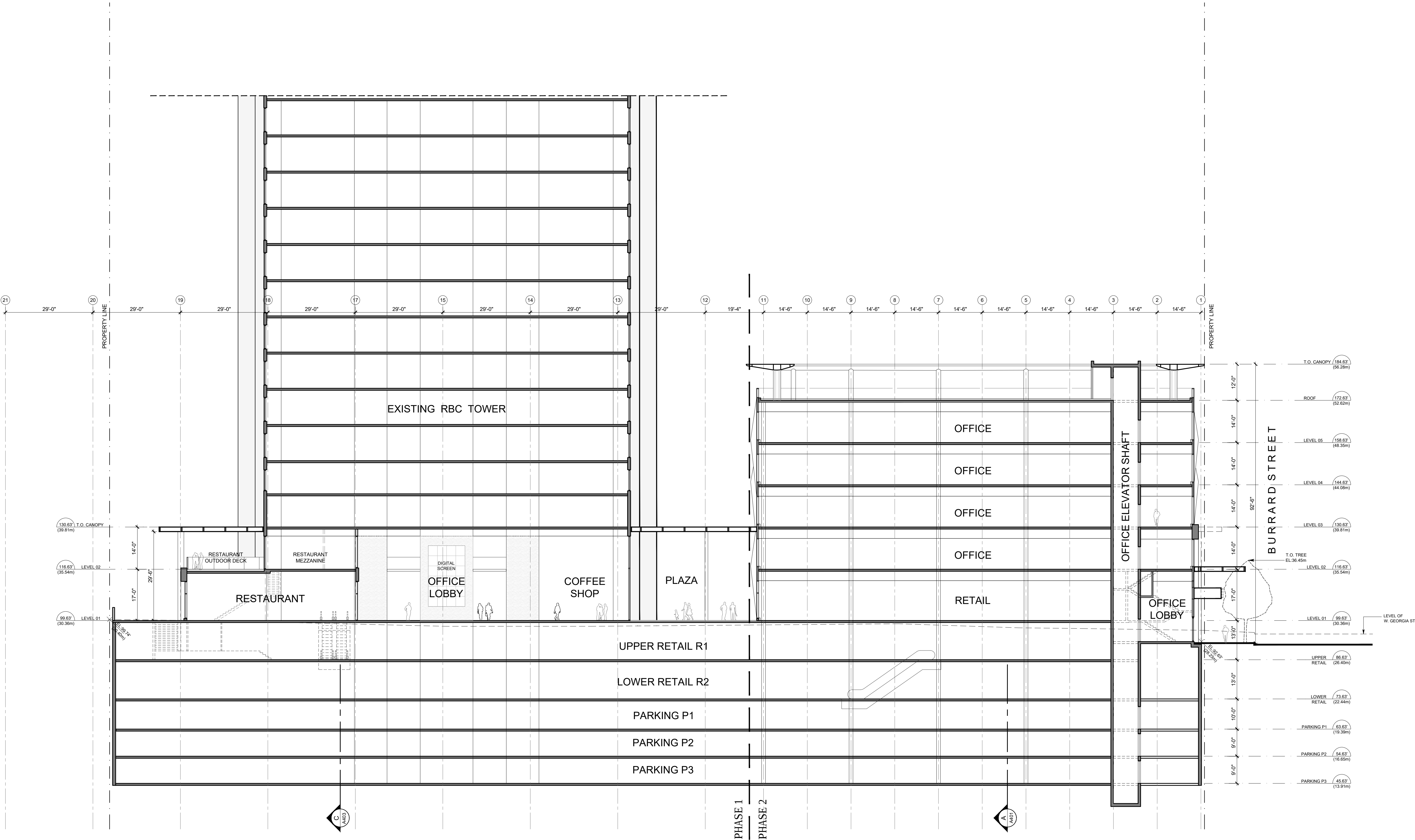
Seal
ROYAL CENTRE

VANCOUVER BC
Project

OVERALL SITE
SECTION A-A

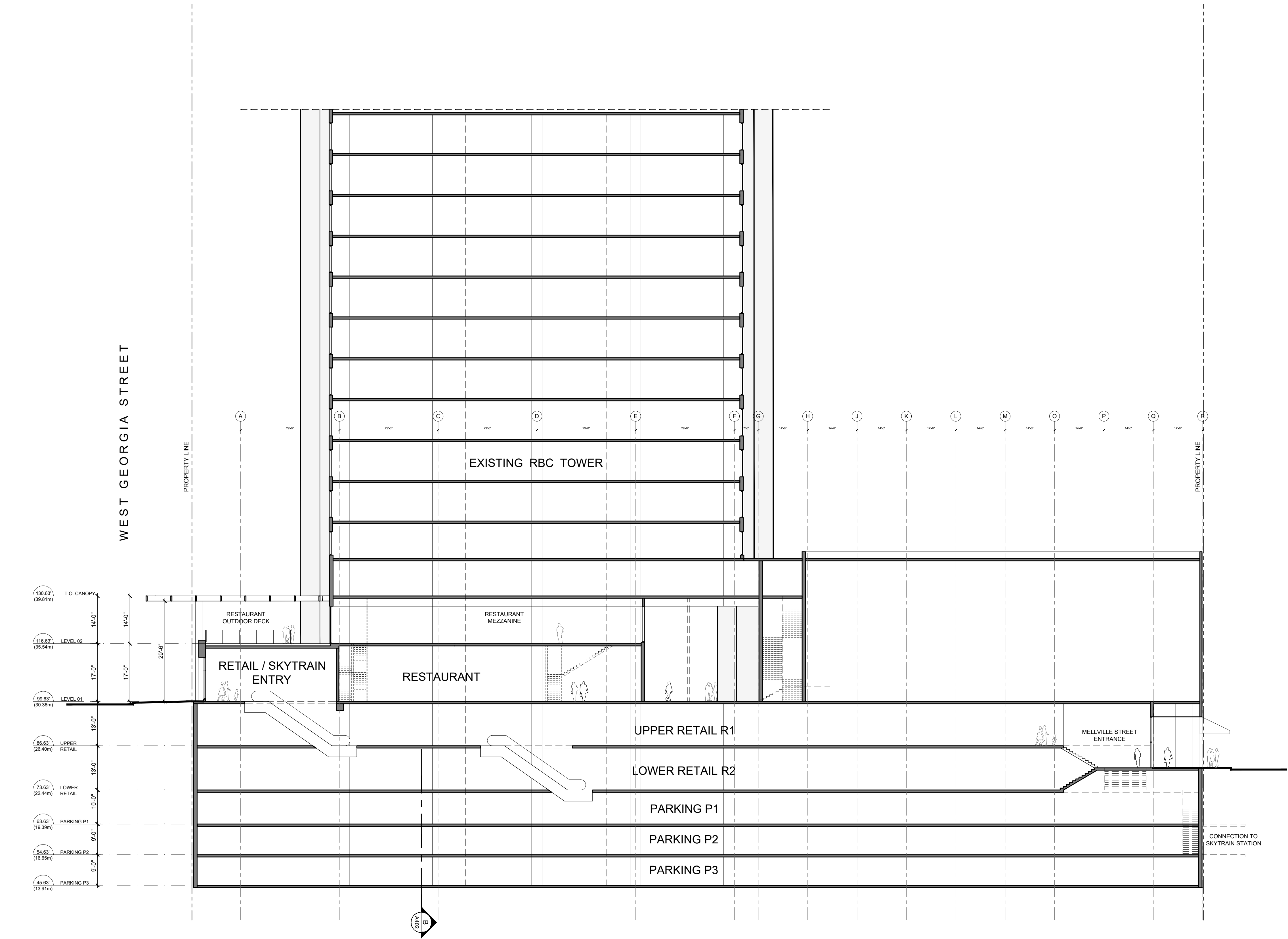
Drawing	
Scale	1/16" = 1'-0"
Project	218036.02
Sheet	A 401





1 OVERALL SITE SECTION B-B
A402 1/16" = 1'-0"





1 OVERALL SITE SECTION C-C
A403 1/16" = 1'-0"

ISSUED FOR DP 2019 - 04 - 01

Revisions YYYY-MM-DD

Seal

ROYAL CENTRE

VANCOUVER BC

Project

OVERALL SITE
SECTION C-C

Drawing

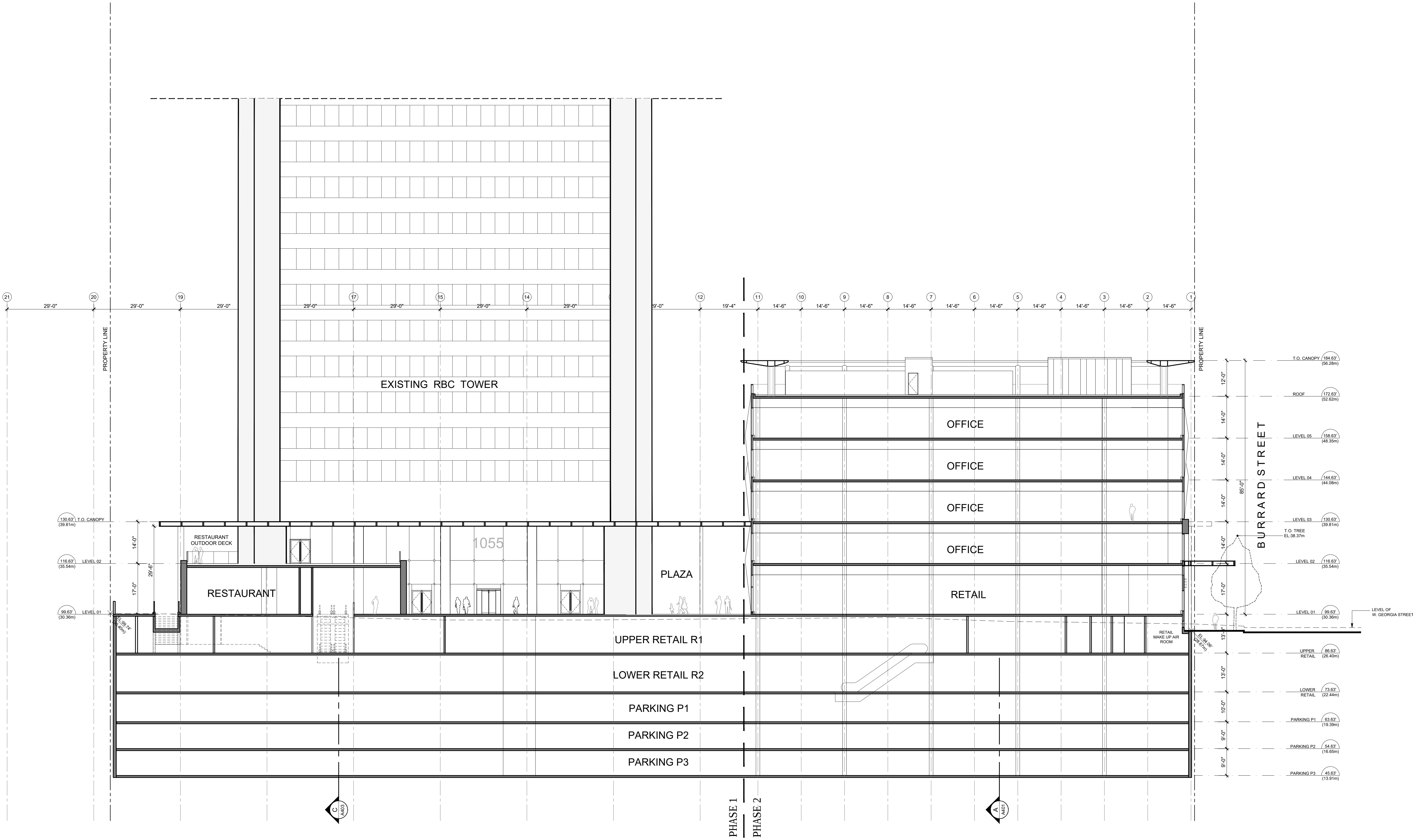
Scale 1/16" = 1'-0"

Project 218036.02

Sheet

A 403





1 OVERALL SITE SECTION D-D
A404 1/16" = 1'-0"

ISSUED FOR DP 2019 - 04 - 01

Revisions YYYY-MM-DD

Seal

ROYAL CENTRE

VANCOUVER BC

Project

OVERALL SITE
SECTION D-D

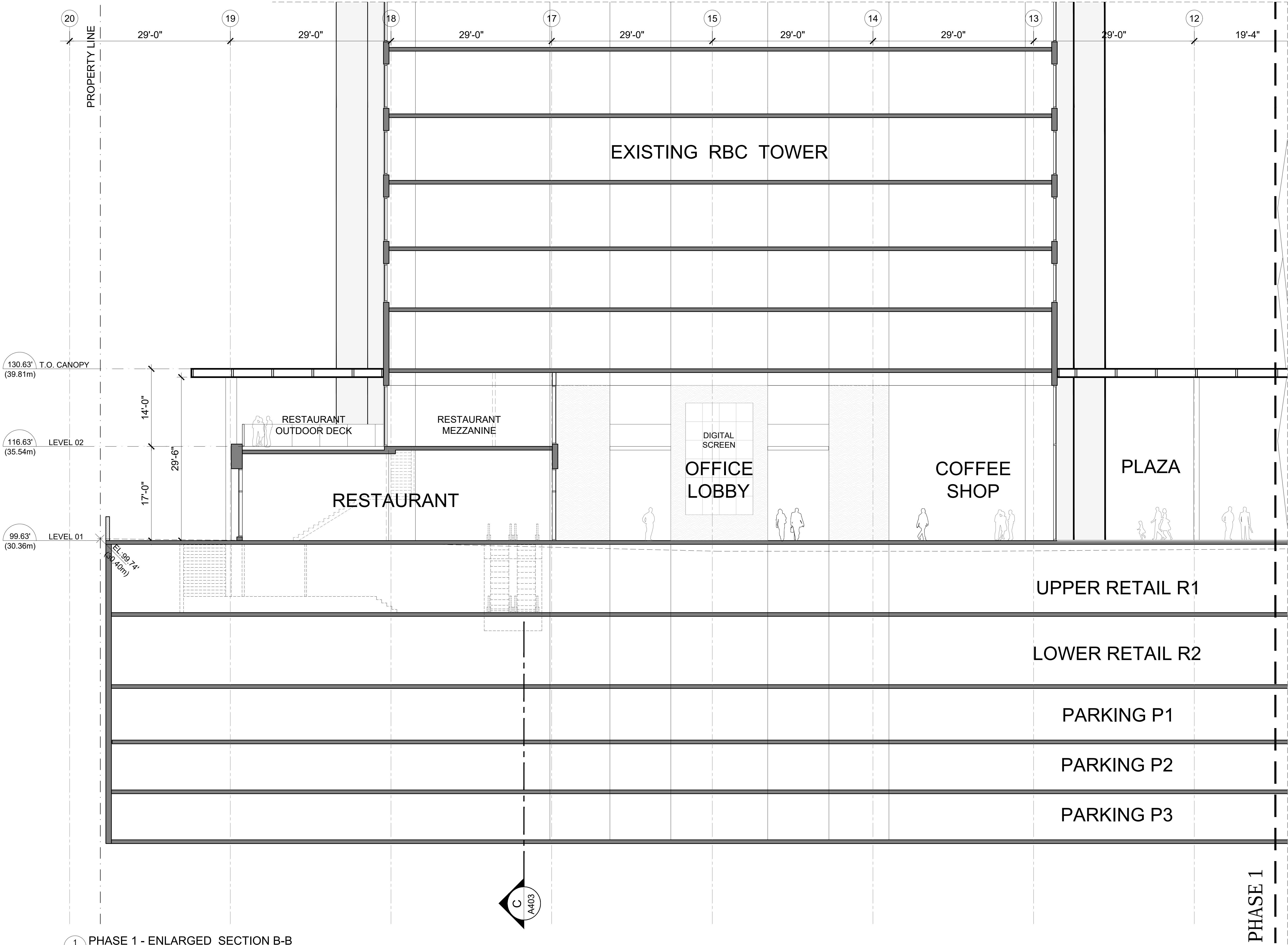
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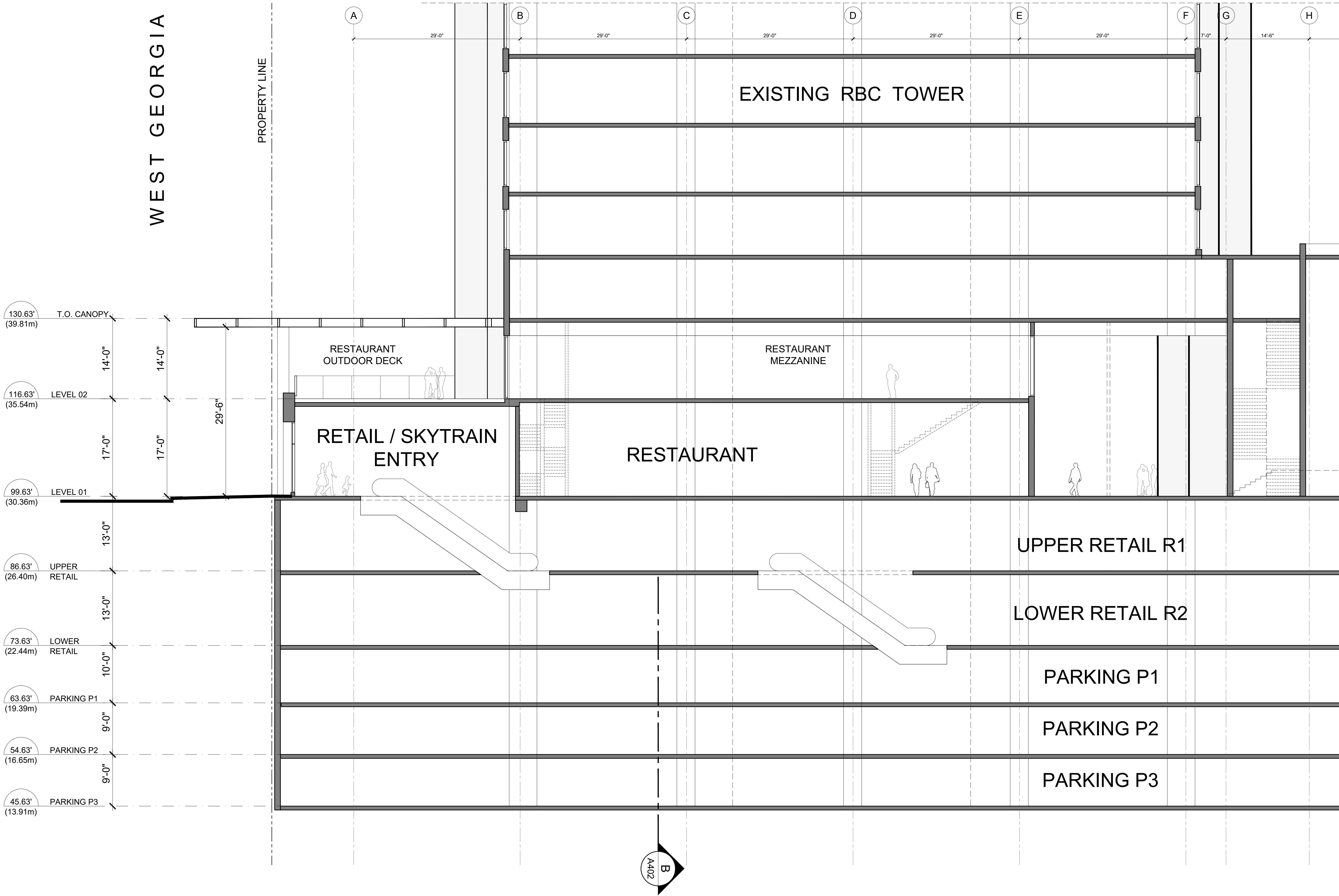
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Project 218036.02

Sheet

A 404





1 PHASE 1 - ENLARGED SECTION C-C
A406 1/8" = 1'-0"

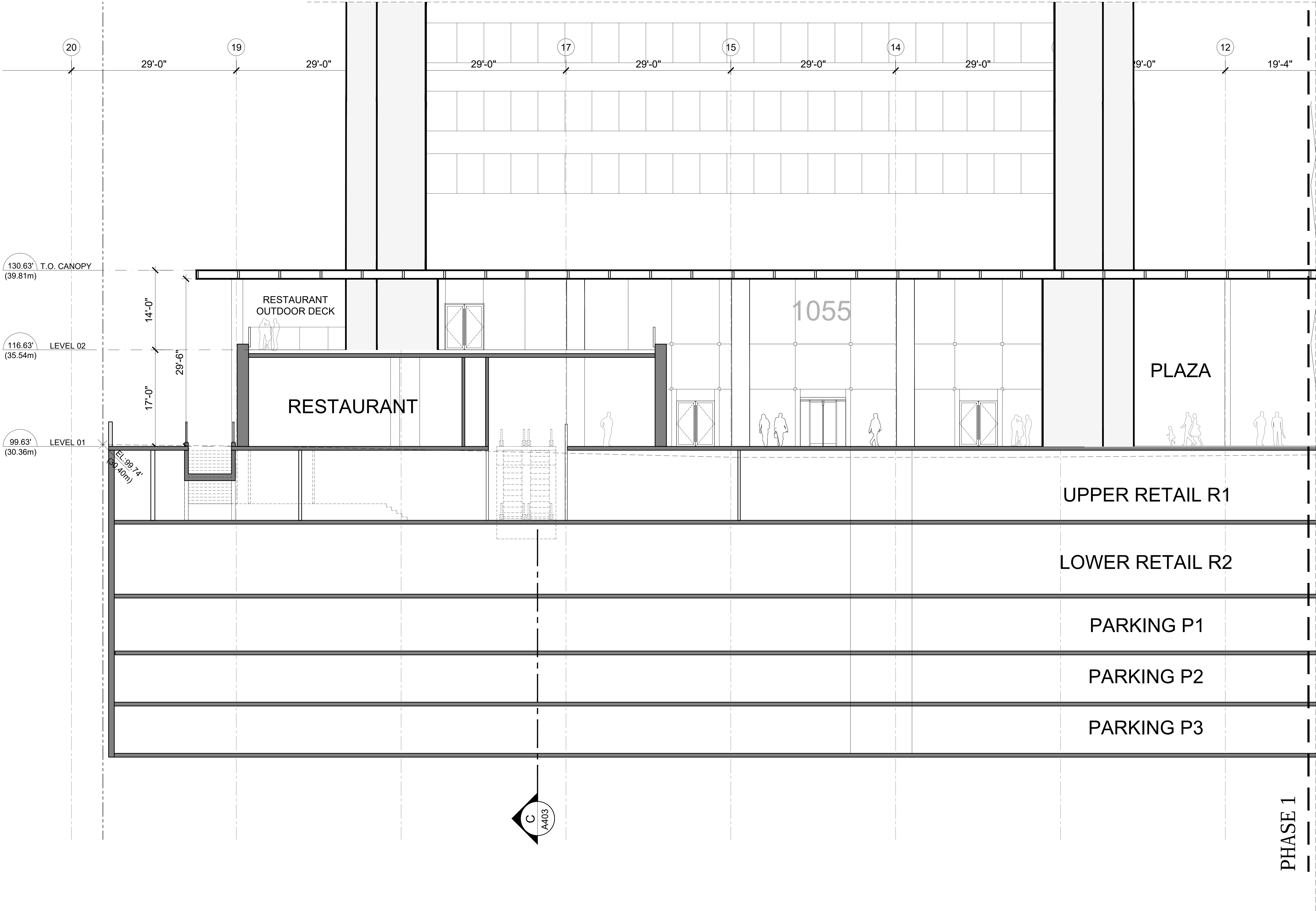
ISSUED FOR DP	2019 - 04 - 01
Revisions	YYYY-MM-DD

Seal
ROYAL CENTRE

VANCOUVER BC
Project

PHASE 1
ENLARGED
SECTION C-C

Drawing
Scale 1/16" = 1'-0"
Project 218036.02
Sheet A 406



1 PHASE 1 - ENLARGED SECTION D-D
A407 1/8" = 1'-0"

ISSUED FOR DP	2019 - 04 - 01
Revisions	YYYY-MM-DD

Seal
ROYAL CENTRE

VANCOUVER BC
Project

PHASE 1
ENLARGED
SECTION D-D

Drawing
Scale 1/8" = 1'-0"
Project 218036.02
Sheet A 407



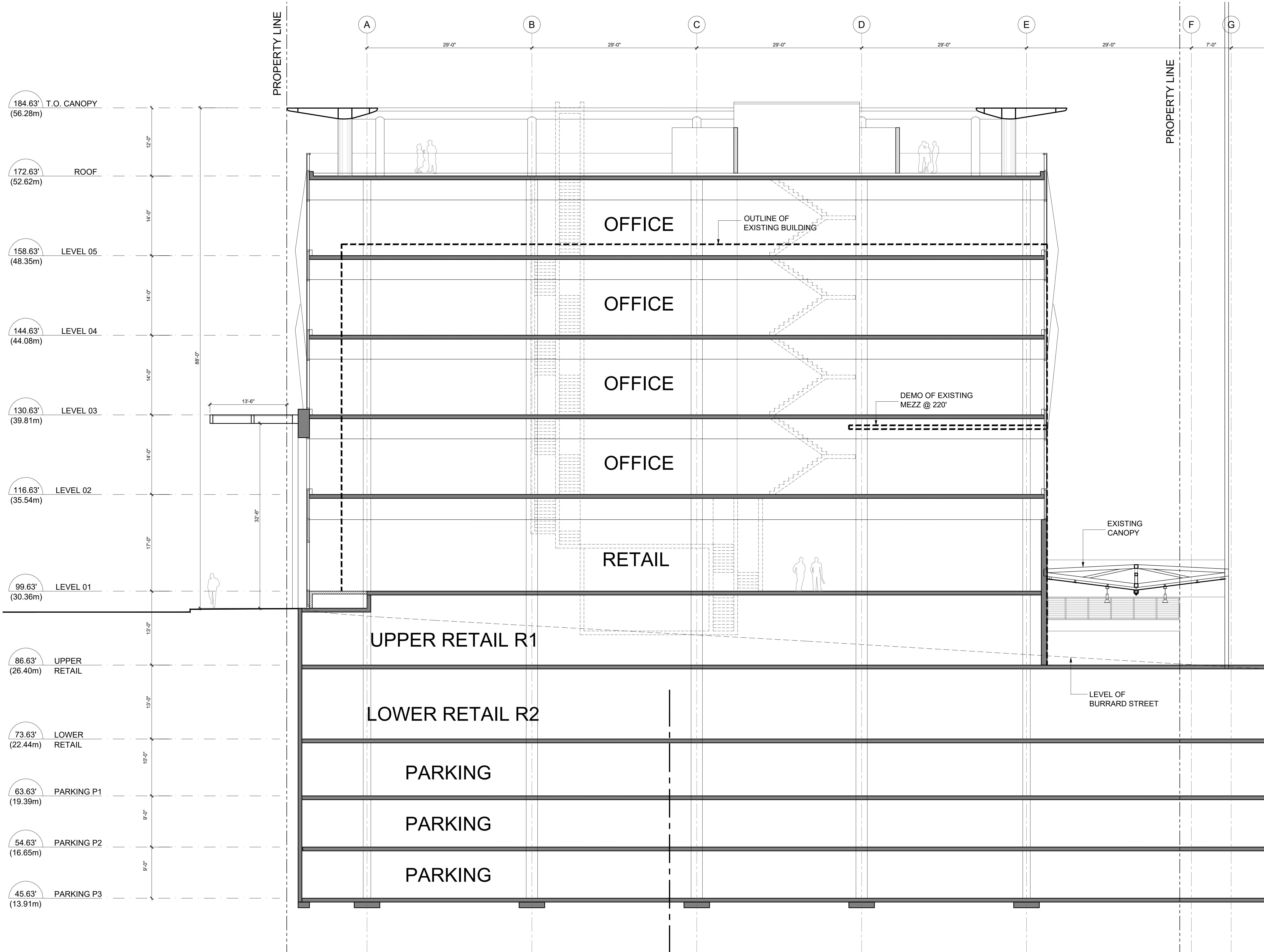
ISSUED FOR DP	2019 - 04 - 01
Revisions	YYYY-MM-DD

Seal
ROYAL CENTRE

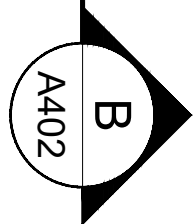
VANCOUVER BC
Project

PHASE 2
ENLARGED
SECTION A-A

Drawing	
Scale	1/8" = 1'-0"
Project	218036.02
Sheet	A 408



1 PHASE 2 - ENLARGED SECTION A-A
A408 1/8" = 1'-0"



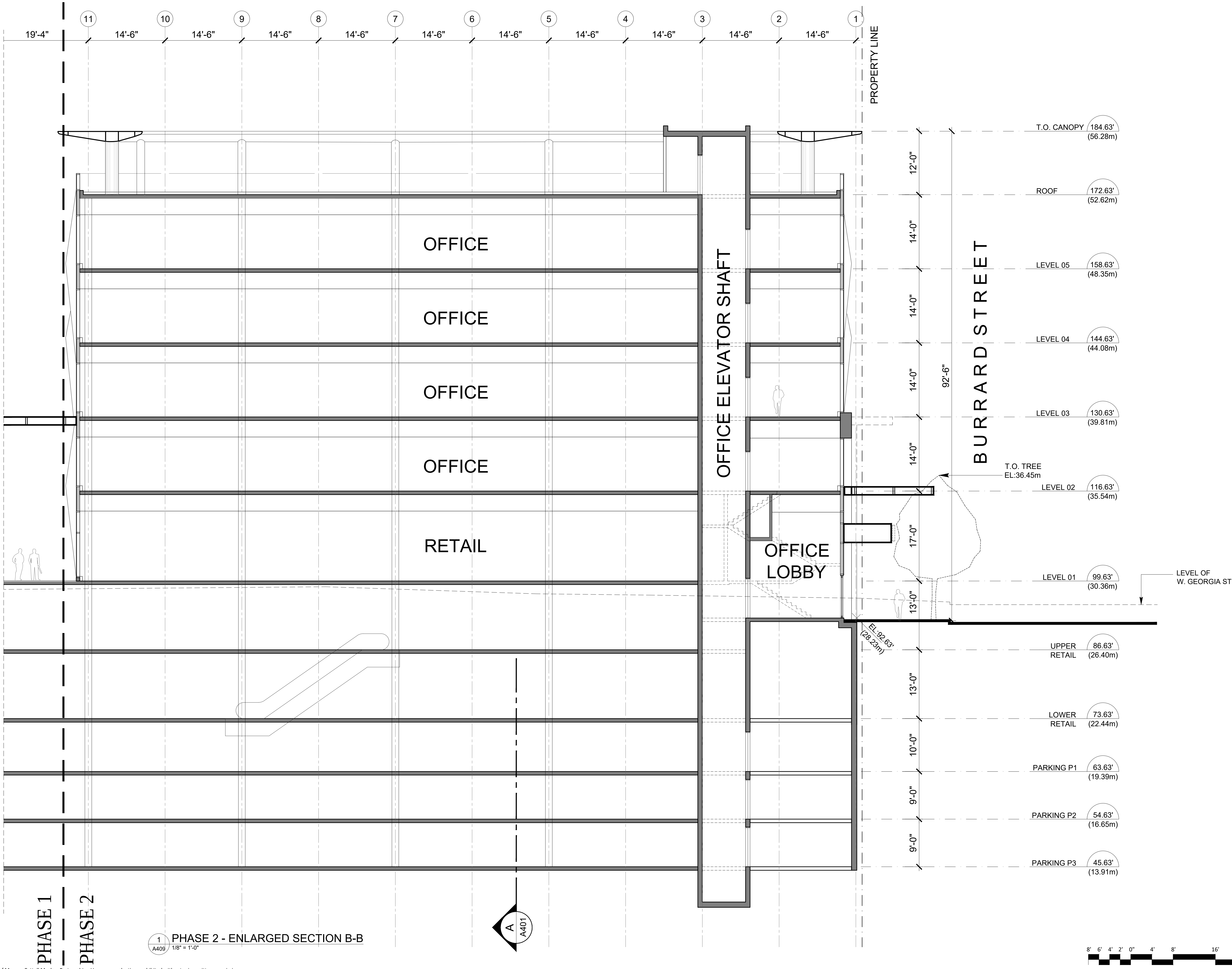
ISSUED FOR DP	2019 - 04 - 01
Revisions	YYYY-MM-DD

Seal
ROYAL CENTRE

VANCOUVER BC
Project

PHASE 2
ENLARGED
SECTION B-B

Drawing	
Scale	1/8" = 1'-0"
Project	218036.02
Sheet	A 409



ISSUED FOR DP	2019 - 04 - 01
Revisions	YYYY-MM-DD

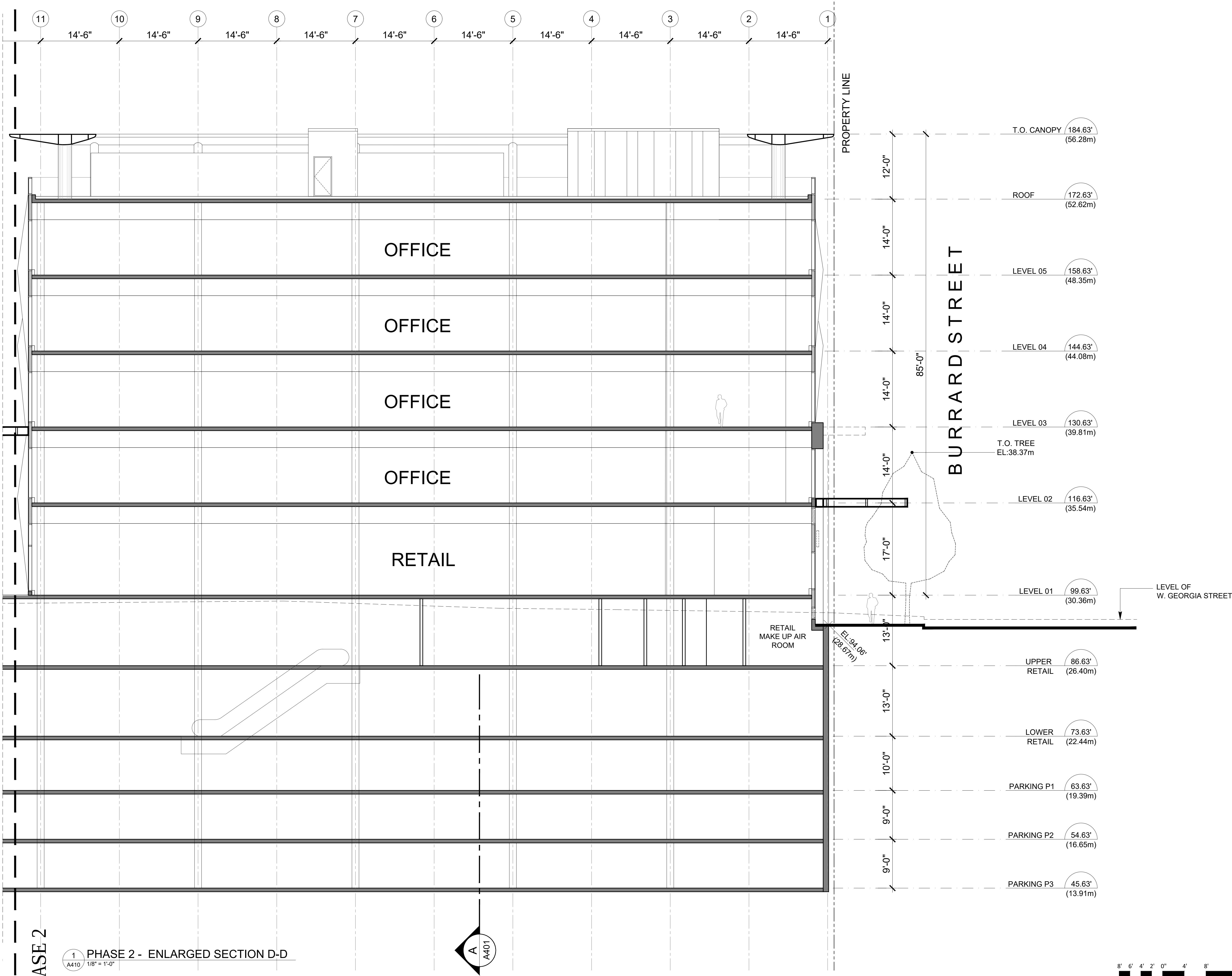
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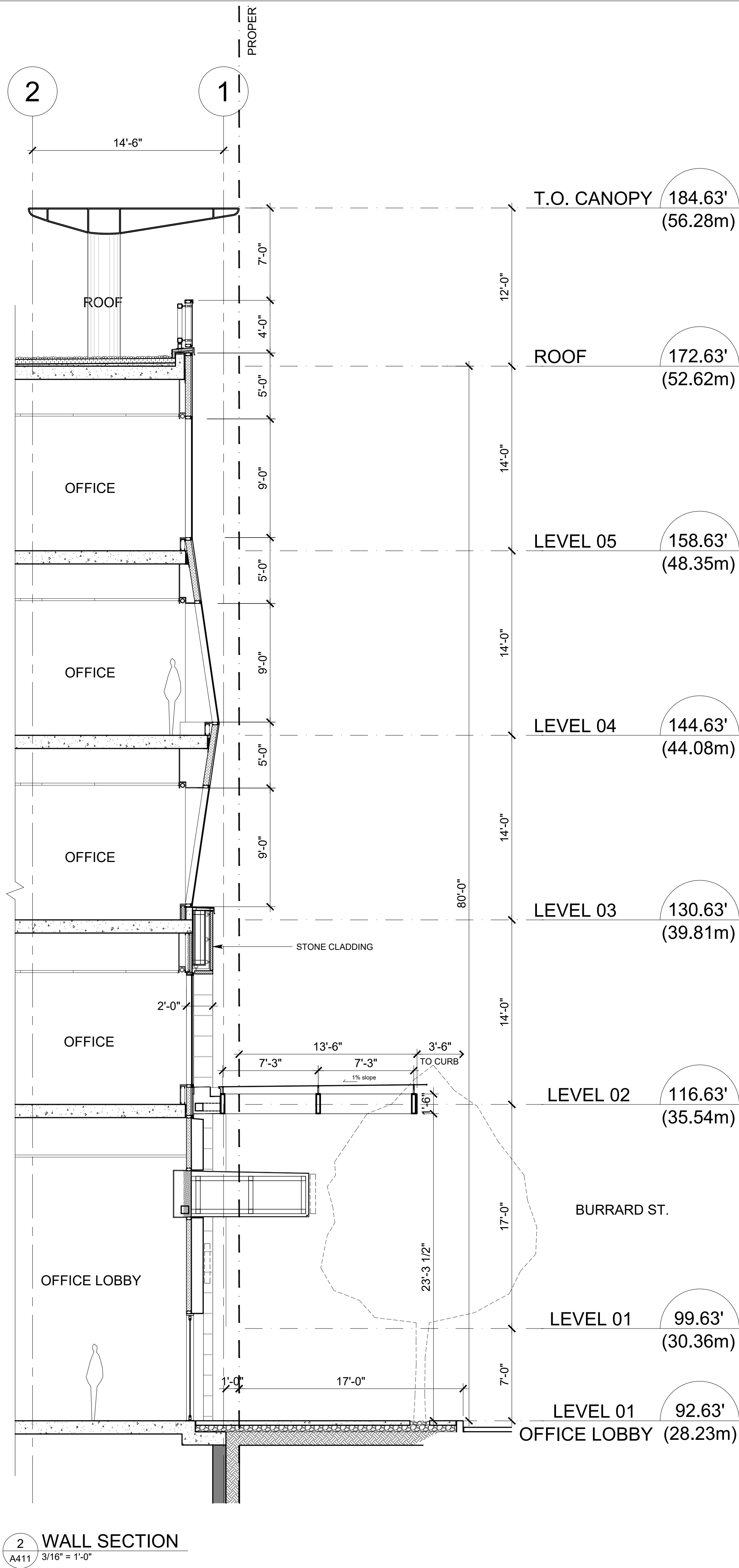
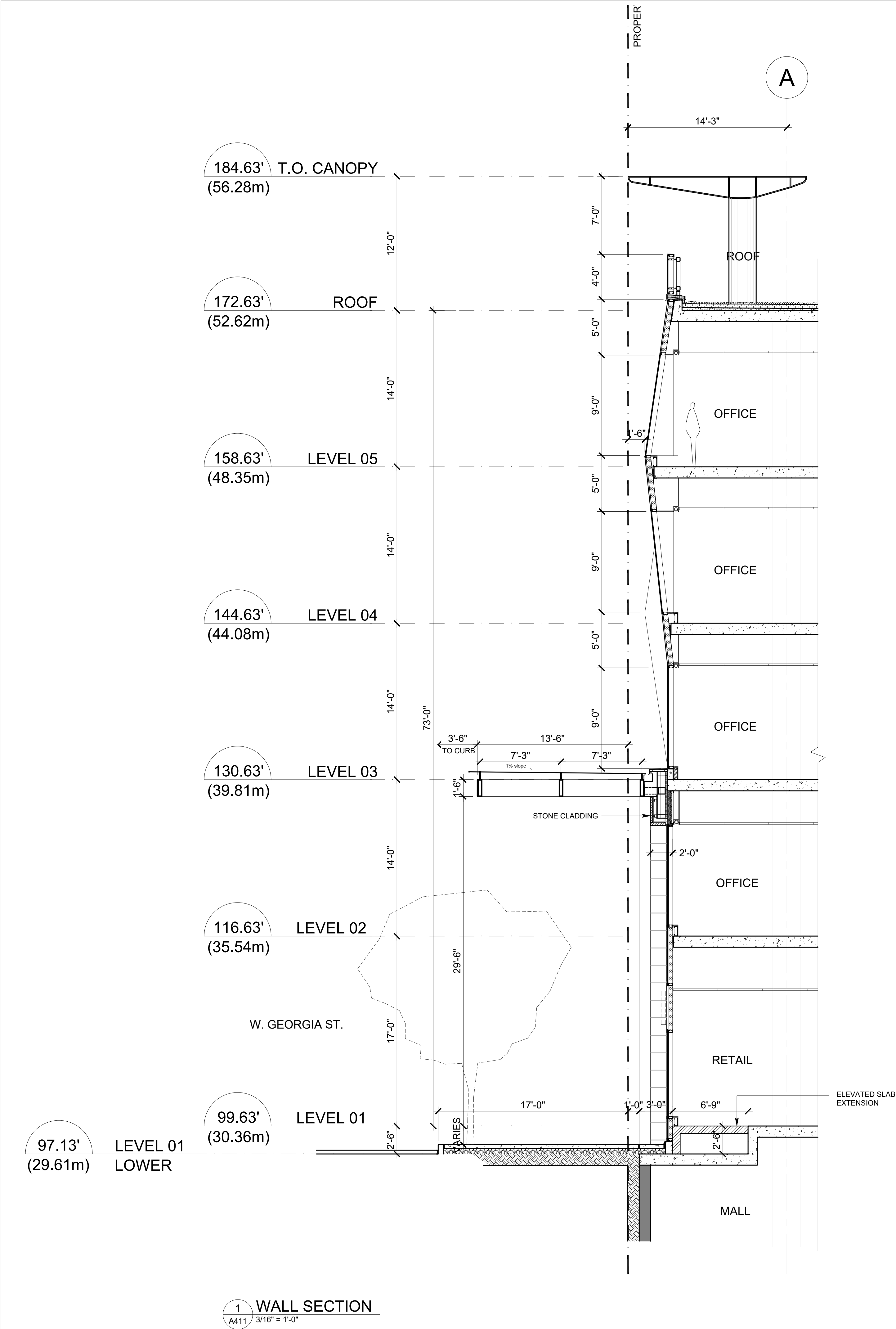
ROYAL CENTRE

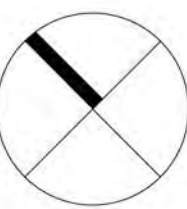
VANCOUVER BC
Project

PHASE 2
ENLARGED
SECTION D-D

Drawing	
Scale	1/8" = 1'-0"
Project	218036.02
Sheet	A 410







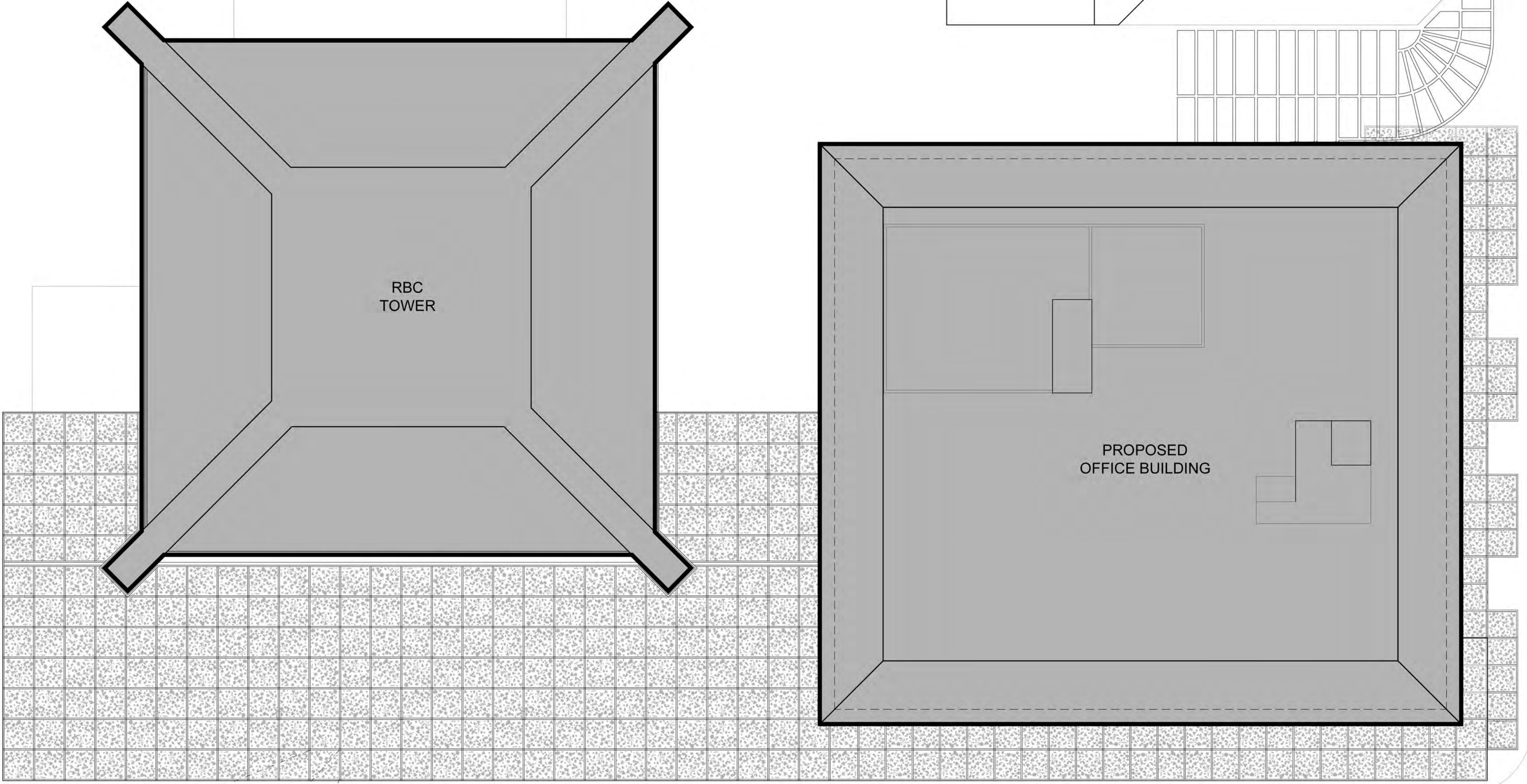
ISSUED FOR DP	2019 - 04 - 01
Revisions	YYYY-MM-DD

Seal
ROYAL CENTRE

VANCOUVER BC
Project

CANOPY
PATTERN

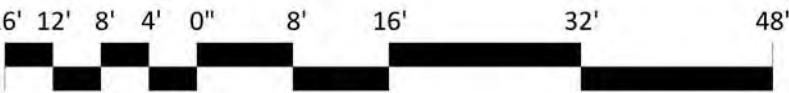
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Project	218036
Sheet	A 500



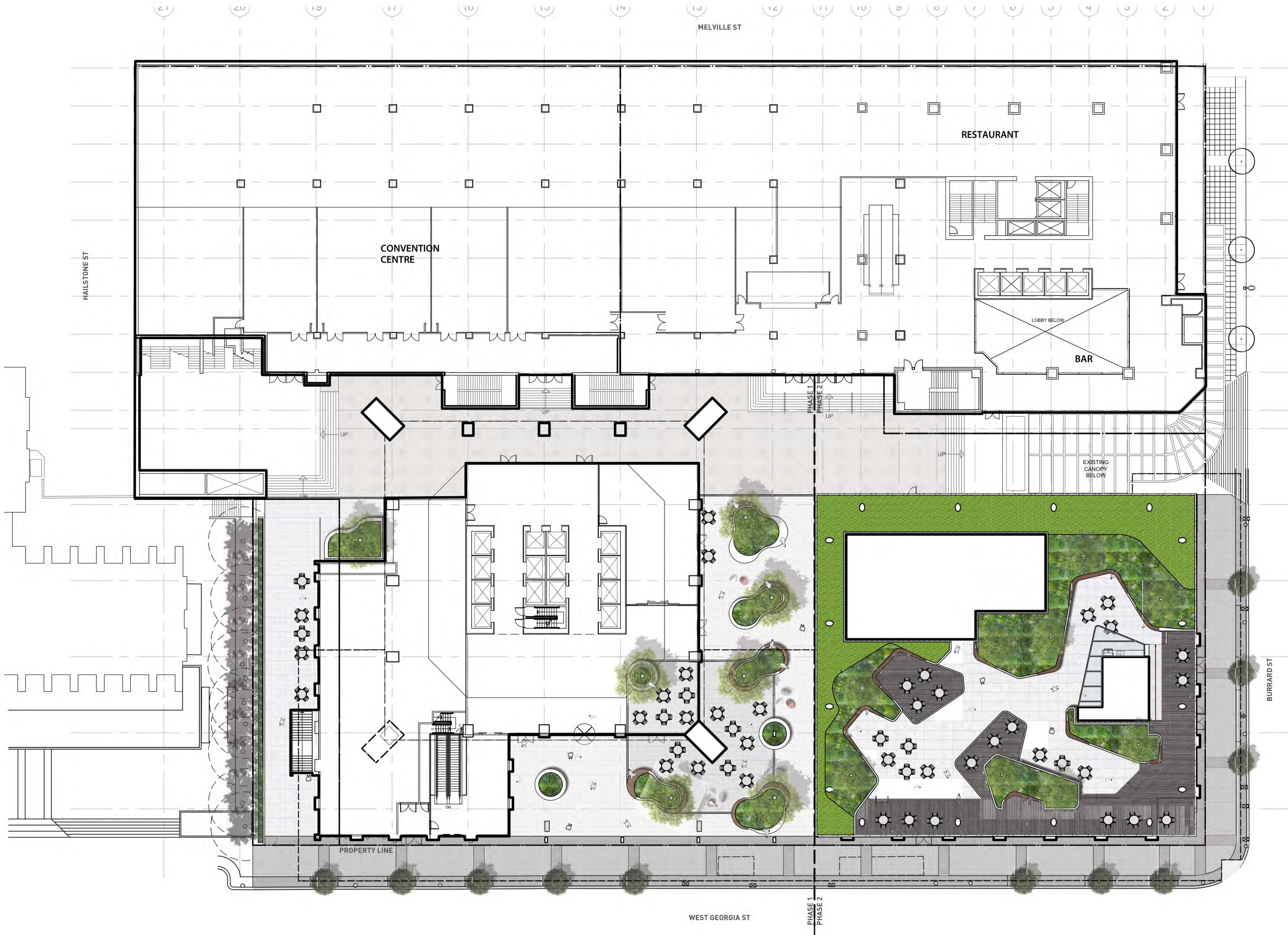
AUTUMNAL LEAF PATTERN
50% COVERAGE



PRECEDENT - MANCHESTER TRAM STATION



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2019-4-01	Issued for Development Permit



PROJECT NAME
ROYAL CENTRE PLAZA

CIVIC ADDRESS
1055 WEST GEORGIA STREET
VANCOUVER BC

DRAWING CONTENTS

L0.00	Cover
L0.01	Precedent Images
L0.02	Tree Management Plan
L0.03	Legends
L1.01	Layout and Materials Plan - Ground Level
L1.02	Layout and Materials Plan - Roof Level
L2.01	Grading Plan - Ground Level
L2.02	Grading Plan - Roof Level
L3.01	Planting Plan - Ground Level
L3.02	Planting Plan - Roof Level
L4.01	Soil Loading Plan - Ground Level
L4.02	Soil Loading Plan - Roof Level
L5.01	Irrigation Plan - Ground Level
L5.02	Irrigation Plan - Roof Level
L6.01	Sections
L6.02	Sections
L6.03	Sections
L7.01	Details
L7.02	Details
L7.03	Details
L7.04	Details
L7.05	Details
L7.06	Details
L7.07	Details

PROJECT
Royal Centre Plaza
Restoration

ADDRESS
1055 West Georgia St
Vancouver, BC

DRAWING TITLE
Cover

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NORTH	SCALE
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PROJECT NO.	18064		
DATE	14th March 2019		
FILE NAME	18064 PLAN.vwx		
PLOTTED	19-3-25		
DRAWN	AE	REVIEWED	DL
DRAWING			

DRAWING

L0.00