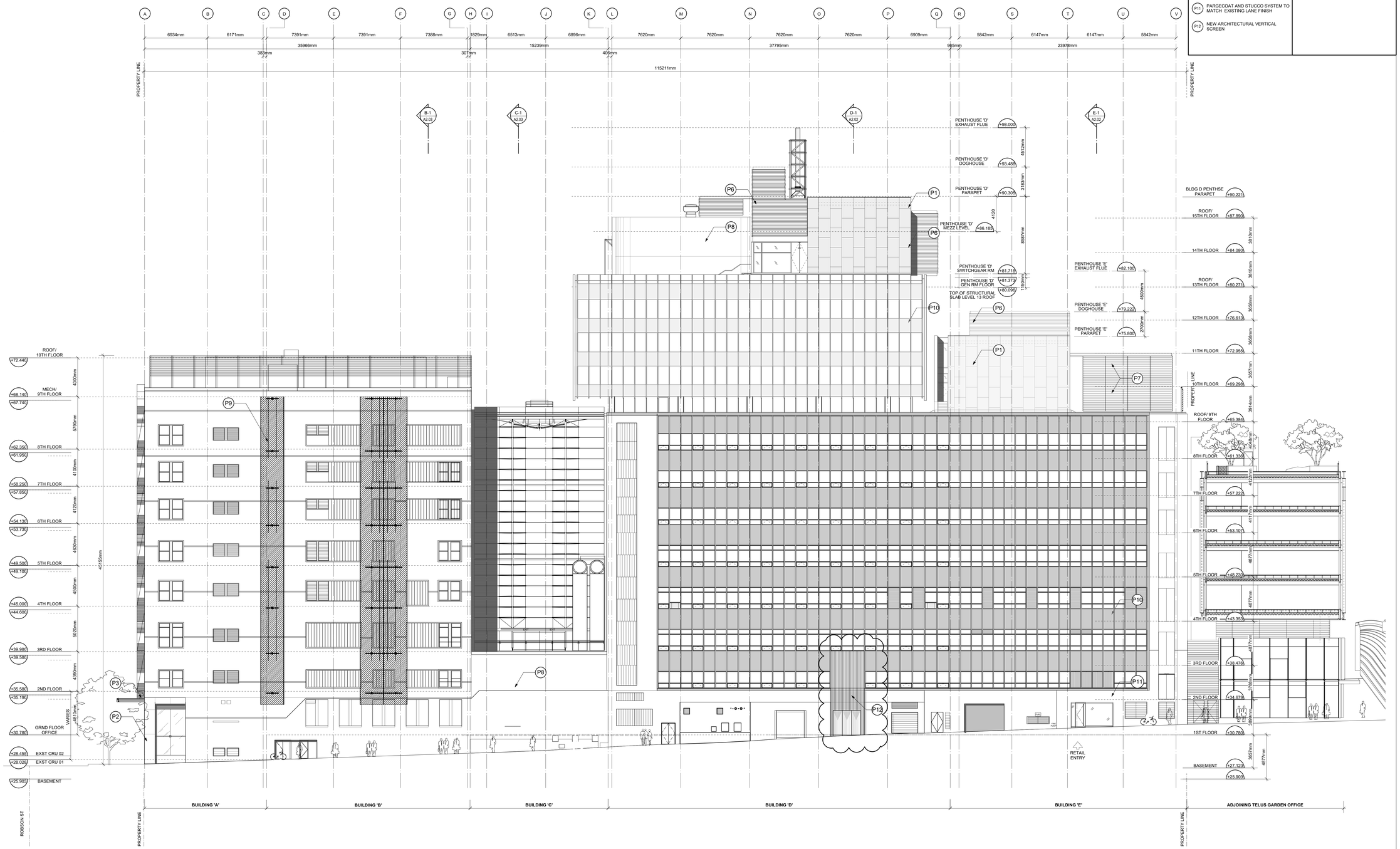


1 **EAST ELEVATION - LANE**
Scale 1:150

***PLEASE NOTE :** Existing conditions and dimensions noted for reference only. All field conditions and dimensions to be verified on site with later measured survey

L E G E N D

PROPOSED NEW MATERIAL FINISHES:

- P1 NEW CLADDING FINISH
- P2 NEW STONE VENEER CLADDING
- P3 NEW GLASS CANOPY
- P4 NEW DOUBLE SKIN FACADE
- P5 NEW TRANSLUCENT INT. ART WALL
- P6 NEW ARCHITECTURAL LOUVRES
- P7 NEW ARCHITECTURAL SCREENING
- P8 NEW PAINTED FINISH
- P9 NEW GREEN WALL
- P10 NEW FILM FINISH TO SPANDRELS
- P11 PARGECOAT AND STUCCO SYSTEM TO MATCH EXISTING LANE FINISH
- P12 NEW ARCHITECTURAL VERTICAL SCREEN

EXISTING MATERIAL FINISHES:

- E1 EXISTING CONC. CLADDING/ FINISH
- E2 EXISTING STONE CLADDING
- E3 EXISTING CANOPIES
- E4 EXISTING DOUBLE SKIN FACADE
- E5 EXISTING CURTAIN WALL
- E6 EXISTING LOUVRES
- E7 EXISTING SCREENING
- E8 EXISTING PARGECOAT FINISH

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NOT FOR CONSTRUCTION

THIS MINOR AMENDMENT TO THE D.P. IS THE SECOND AMENDMENT TO 768 SEYMOUR STREET.

REFER TO DRAWINGS DATED APRIL 29, 2016 FOR THE FIRST AMENDMENT.

THIS AMENDMENT INCORPORATES THOSE CHANGES AND BUBBLES ONLY THE NEW CHANGES.

555 ROBSON STREET IS TREATED SEPARATELY

ISSUED FOR PTR - 2	12 SEPTEMBER 2018
ISSUED FOR DP PRIOR - TO RESPONSE 768 SEYMOUR ST.	11 MAY 2018
ISSUED FOR M.A TO D.P.- 768 SEYMOUR ST.	07 APR, 2017
ISSUED FOR M.A TO D.P.- 768 SEYMOUR ST.	03 JUNE, 2016
RE-ISSUED FOR M.A TO D.P.- 768 SEYMOUR ST.	29 APR, 2016
ISSUED FOR MINOR AMENDMENT TO DP	12 NOV 2015
ISSUED FOR DP PRIOR-TO CONDITIONS RESPONSE	18 AUG 2014
ISSUED FOR DEVELOPMENT PERMIT APPLICATION	03 FEB 2014
ISSUED FOR...	DATE

HENRIQUEZ PARTNERS ARCHITECTS
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Tel. 604.687.5681 Fax 604.687.8530

JOB TITLE

TELUS GARDEN - EXISTING BLDG RENOVATION
768 SEYMOUR STREET

CONSULTANT

DRAWING TITLE

PROPOSED EAST ELEVATION

DATE: FEB 2014	DRAWN: GG
SCALE:	CHECKED: PW / GH
JOB NO.: 1007-3	

A3.02



TELUS GARDEN - OFFICE TOWER

ISSUED FOR PTR -2 - LOADING BAY & GARBAGE ROOM CONVERSION TO CRU A & D - SEPTEMBER 12, 2018

ARCHITECTURAL

TELUS

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ISSUED FOR MA TO THE DP	31 MAR 2017
REISSUED FOR FINAL DESIGN DRAWINGS	3 JULY 2015
ISSUED FOR 4th CONSOLIDATED IFC (SI-330)	12 MARCH 2015
ISSUED FOR 3rd CONSOLIDATED IFC (SI-210)	16 MAY 2014
ISSUED FOR 2nd CONSOLIDATED IFC (SI-100)	4 JUL 2013
ISSUED FOR CONSOLIDATED IFC (SI-035)	22 OCT 2012
ISSUED FOR FULL BUILDING PERMIT	17 SEPT 2012
ISSUED FOR 100% TENDER	20 AUG 2012
FOUNDATION/STRUCTURE TO GRADE IFC	3 JULY 2012
ISSUED FOR RESPONSE TO ENGINEERING CONDITIONS	19 JUN 2012
ISSUED FOR 85% TENDER	1 JUN 2012
ISSUED FOR DP PRIOR TO CONDITIONS	15 MAR 2012
ISSUED FOR 50% CURTAIN WALL TENDER	1 MAR 2012
ISSUED FOR REFERENCE ONLY	1 FEB 2012
ISSUED FOR DEMOLITION PERMIT (D1.01)	25 NOV 2011
ISSUED FOR DEVELOPMENT PERMIT	1 NOV 2011
ISSUED FOR 40% PRICING	5 AUG 2011
ISSUED FOR...	DATE

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598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

TELUS GARDEN OFFICE
510 WEST GEORGIA STREET

LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP50274
BU 453403

CONSULTANT

DRAWING TITLE

TITLE SHEET

DATE: OCT 5, 2016	DRAWN: AW
SCALE: N/A	CHECKED: PW, GH
JOB NO.: 10071	

A0.00



1 **CONTEXT PLAN**
Scale 1:750

DOCUMENTS PREPARED UNDER VANCOUVER BUILDING BY-LAW 2007 EDITION

CONSTRUCTION NORTH

ARCHITECTURAL DRAWING LIST

A0 - GENERAL INFORMATION AND SITE PLANS

A0.00	TITLE SHEET
A0.01	CONTEXT PLAN + DRAWING LIST
A0.02	SITE PLAN + PROJECT INFO

A1 - BUILDING FLOOR PLANS

A1.01	PARKING LEVEL P4 PLAN
A1.02	PARKING LEVEL P3 PLAN
A1.03	PARKING LEVEL P2 PLAN
A1.04	PARKING LEVEL P1 PLAN
A1.05	LEVEL P1 MEZZANINE PLAN
A1.06	GROUND LEVEL PLAN
A1.07	STOREY 2 (FLOOR 2) PLAN
A1.08	STOREY 3 (FLOOR 3) PLAN
A1.09	STOREY 4 (FLOOR 5) PLAN
A1.10	STOREY 5 (FLOOR 6) PLAN
A1.11	STOREY 6 (FLOOR 7) PLAN
A1.12	STOREY 7 (FLOOR 8) PLAN
A1.13	STOREY 8 (FLOOR 9) PLAN
A1.14	STOREY 9 (FLOOR 10) PLAN
A1.15	STOREY 10 & 11 (FLOOR 11 & 12) PLANS
A1.16	STOREY 12 & 13 (FLOOR 14 & 15) PLANS
A1.17	STOREY 14 & 15 (FLOOR 16 & 17) PLANS
A1.18	STOREY 16 & 17 (FLOOR 18 & 19) PLANS
A1.19	STOREY 18 & 19 (FLOOR 20 & 21) PLANS
A1.20	STOREY 20 & 21 (FLOOR 22 & 23) PLANS
A1.21	STOREY 22 (FLOOR 24) & MACHINE ROOM PLANS
A1.22	ROOF PLAN

A2 - BUILDING SECTIONS

A2.01	SECTIONS AA, BB
A2.02	SECTIONS CC, DD, EE, FF, GG, HH
A2.03	SECTIONS JJ, KK

A3 - BUILDING EXTERIOR ELEVATIONS

A3.01	NORTH ELEVATION - W. GEORGIA ST
A3.02	WEST ELEVATION - RICHARDS ST
A3.03	SOUTH ELEVATION
A3.04	EAST ELEVATION

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ISSUED FOR RESPONSE TO ENGINEERING CONDITIONS	19 JUN 2012
ISSUED FOR 85% TENDER	1 JUN 2012
ISSUED FOR DP PRIOR-TO CONDITIONS	15 MAR 2012
ISSUED FOR 50% CURTAIN WALL TENDER	1 MAR 2012
ISSUED FOR REFERENCE ONLY	1 FEB 2012
ISSUED FOR DEVELOPMENT PERMIT	1 NOV 2011
ISSUED FOR 40% PRICING	5 AUG 2011
ISSUED FOR...	DATE

HENRIQUEZ PARTNERS ARCHITECTS
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T 604 687 5681

JOB TITLE

TELUS GARDEN OFFICE
510 WEST GEORGIA STREET

LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP50274
BU 453400

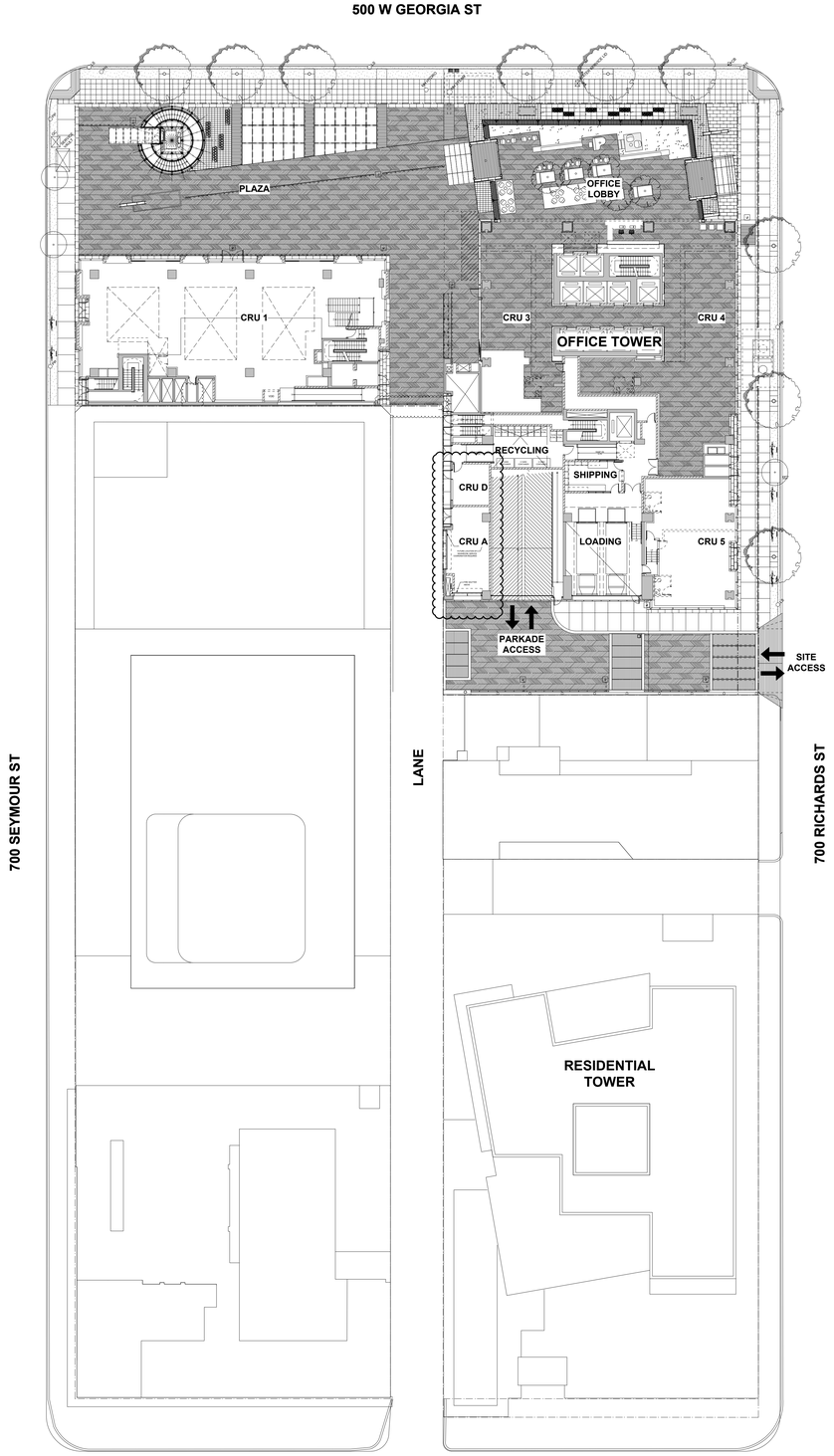
CONSULTANT

DRAWING TITLE

CONTEXT PLAN & DRAWING LIST

DATE	OCT 05, 2016
DRAWN	AW
SCALE	1:750 @ A0
CHECKED	GH, PW
JOB NO.	10071

A0.01



1 **SITE PLAN**
Scale 1:250

CONSTRUCTION NORTH

PROJECT DATA

PROPOSED FSR

	OFFICE	RETAIL / RESTURANT	TOTAL
GROSS AREA	43,954 sm	3,811 sm	47,765 sm
FSR AREA	43,351 sm	3,756 sm	47,107 sm
PERMITTED FSR AREA			47,043 sm
		Difference:	65 sm
SITE AREA			4,000.0 sm

Includes closed off portion of lane as part of new subdivision

PROPOSED FSR 11.78

COMPARATIVE ZONING ANALYSIS

520 WEST GEORGIA STREET: CD-1

Legal Description: Lot A, Block 54, DDistrict Lot 541, Group 1, New Westminster District, Plan BCP50274

Permitted Uses: Hotel; Light Industial; Office Commercial; Other Commercial; Parking Area & Parking Garage; Parks & Open Spaces; Public & Institutional; Retail Commercail; Socail, Recreational & Cultural

	PERMITTED	PROPOSED
Building Height:		90.37m (296'-6") ***
FSR (TEXT AMENDMENT)	11.76 *	11.78 **

* Pre-Subdivision (Does not include Lane)
** Post-Subdivision (Includes Lane)
*** Elevator Machine Room & photovoltaics encroach 7'-6" within the View Cone

Setbacks: Richards Street (S.R.W.) 2400 mm

CAR PARKING

		REQUIRED	PROVIDED
Office	43,351 sm		
Minimum	1 per 145 sm	299	
Maximim	1 per 115 sm	377	303
Non Residential - Retail	3,756 sm		
Minimum	1 per 145 sm	26	
Maximim	1 per 115 sm	33	23
Existing Telus Building			60
Total			
Minimum		325	
Maximim		410	**386**
		(inc. Disability, Car Share & Electric Vechicle stalls)	
Disability Stalls			
First 500sm (1)	500 sm	1	
Every 1000sm (0.4)	46,607 sm	19	20
			(1 space can count as 2)
Car Share Stalls		3	3
			(included in Retail Stall count)
Electric Vehicle Stalls			
3% Total Stalls		12	12

CAR PARKING DETAIL

LEVEL	USE	DISABLED	FULL SIZE *	SMALL CAR	TOTAL
P1*	Office / Retail	6	21	13	40
P2	Office	8	73	35	116
P3	Office	6	78	34	118
P4	Office	0	74	38	112
TOTAL		**20**	**246**	**120**	**386**

Small Car percentage in accordance with 4.1.8.a - Office Use (Disabled Stalls Counted Twice): 29.6%
* Full Size includes 2 Car Share on Level P1

LOADING

		REQUIRED	PROVIDED
CLASS A			
Office Use	43,351 sm		
Min. 4 stalls / 20-28,000 sm	28,000 sm	4	4
Min. 1 stall / portion of additional 7,500 sm	15,399 sm	3	2
Retail Use	3,756 sm		
Proposed substitute for Class B truck		0	2
Proposed substitute for Class B truck in lane		0	2
TOTAL CLASS A LOADING		**7**	**10**
CLASS B			
Office Use	43,351 sm		
Min. 3 stalls / 10-28,000 sm	28,000 sm	3	2
Min. 1 stall / portion of additional 15,000 sm	15,399 sm	2	0
Retail Use	3,756 sm		
First 465sm (1)	465 sm	1	0
Next 1860sm (1)	2,545 sm	2	0
TOTAL CLASS B LOADING		**8**	2

BICYCLES

		REQUIRED	PROVIDED
CLASS A			
Office Use	43,351 sm		
Min. 1 stalls / 500 sm		87	94
Retail Use	3,756 sm		
Min. 1 stalls / 500 sm		8	7
TOTAL CLASS A BICYCLE STALLS		95	**101**
			50 Horizontal / 22 Horizontal Lockers / 29 Vertical
Clothing Lockers	0.7 per Stall sm		
		71	71
		Male 36 (12 x 6' & 24 x 3') & Female 34 (11 x 6' & 24 x 3')	
CLASS B			
Office Use	43,351 sm		
Min. 6 stalls if over 2,000sm	28,000 sm	6	12
Retail Use	3,756 sm		
Min. 6 stalls if over 1,000sm	1,860 sm	6	6
TOTAL CLASS B BICYCLE STALLS		**12**	**18**

SYMBOLS

NAME	SYMBOLS	NAME	SYMBOLS	NAME	SYMBOLS	NAME	SYMBOLS
DRAWING TITLE	1 DRAWING TITLE Scale X:XXX	DETAIL REFERENCE	1 A1.01	DETAIL REFERENCE	1 A0.00	WALL TYPE	W0.0 W0.0 W0.0 F2 W0.0 F2
SECTION MARKER	1 A0.00	GRID LINE	1	ELEVATION MARKER	00.000	BUILDING GRADE	BUILDING GRADE BG 00.000m; INTERPOLATED ELEVATION EL 00.000m
INTERIOR ELEVATION DETAIL REFERENCE	A B C D 1 A0.00	WINDOW SCHEDULE	SW-00 / W 00.A	PLAN ELEVATION MARKER	00.000	ROOM NUMBER	00-000
		REVISION NUMBER	#3	HEIGHT MARKER	375 TOC	ELEVATION MARKER	EL. +32.630
				NOTES	1	NORTH ARROW	

FLOOR PLAN LEGEND

- SPRINKLER STANDPIPE
- WALL MOUNT HOSE BIB
- RECESSED WALL MOUNT HOSE BIB
- GAS CAP OFF
- FLUSH MOUNT SIAMESE CONNECTION
- RECESSED FIRE EXTINGUISHER CABINET

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ISSUED FOR...	DATE

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598 W Georgia Street
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T 604 687 5681

JOB TITLE

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LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP50274
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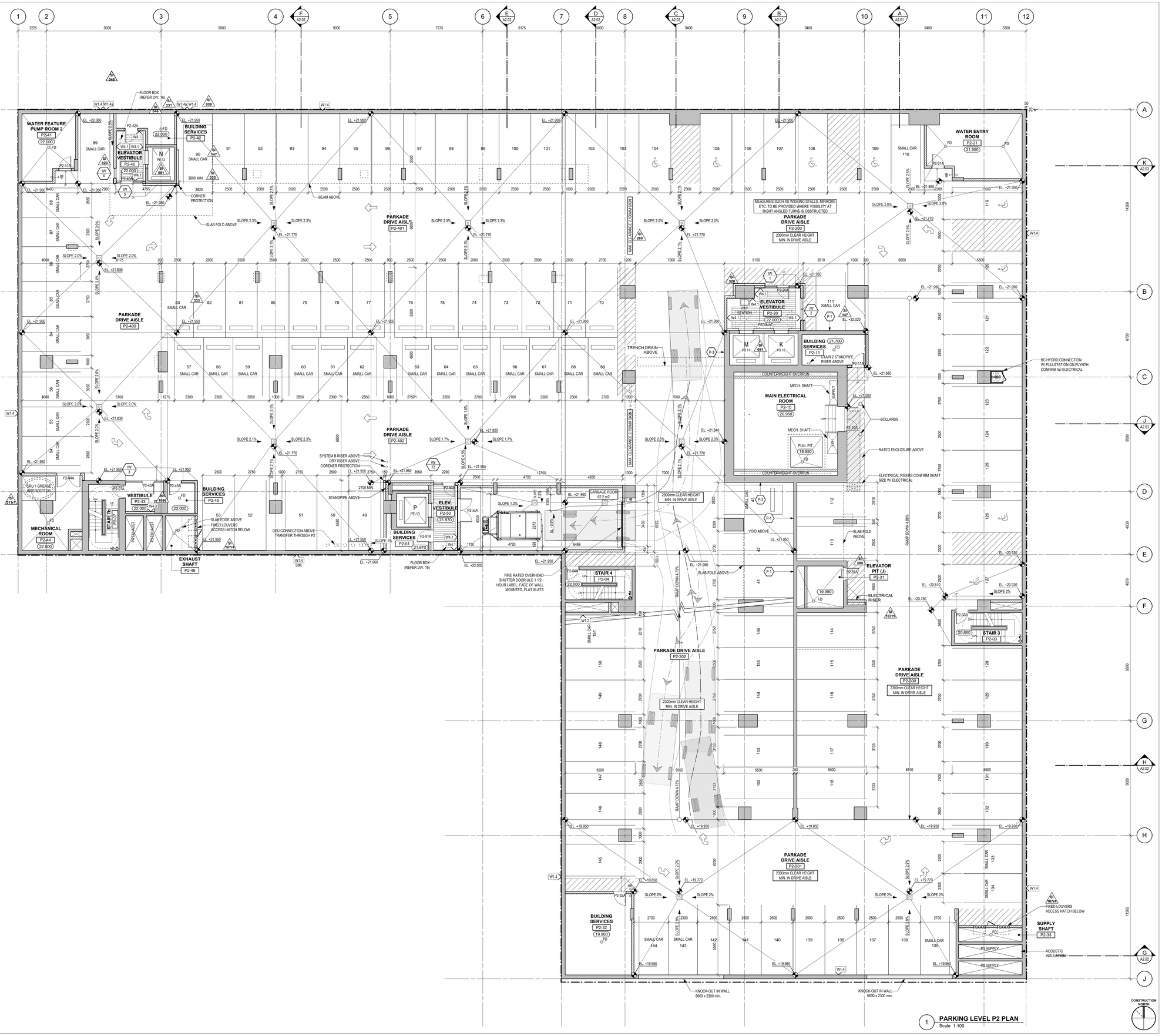
CONSULTANT

DRAWING TITLE

SITE PLAN & PROJECT INFORMATION

DATE	OCT 05, 2016
DRAWN	AW
SCALE	1:750 @ A0
CHECKED	GH, PW
JOB NO.	10071

A0.02



1 **PARKING LEVEL P2 PLAN**
Scale 1:100

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ISSUED FOR 40% PRICING	5 AUG 2011
ISSUED FOR...	DATE

HENRIQUEZ PARTNERS ARCHITECTS
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Vancouver, BC Canada V6B 1T6
Tel. 604.687.5681 Fax 604.687.8530

JOB TITLE

TELUS GARDEN OFFICE
510 WEST GEORGIA STREET
LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP50274
BU 453400

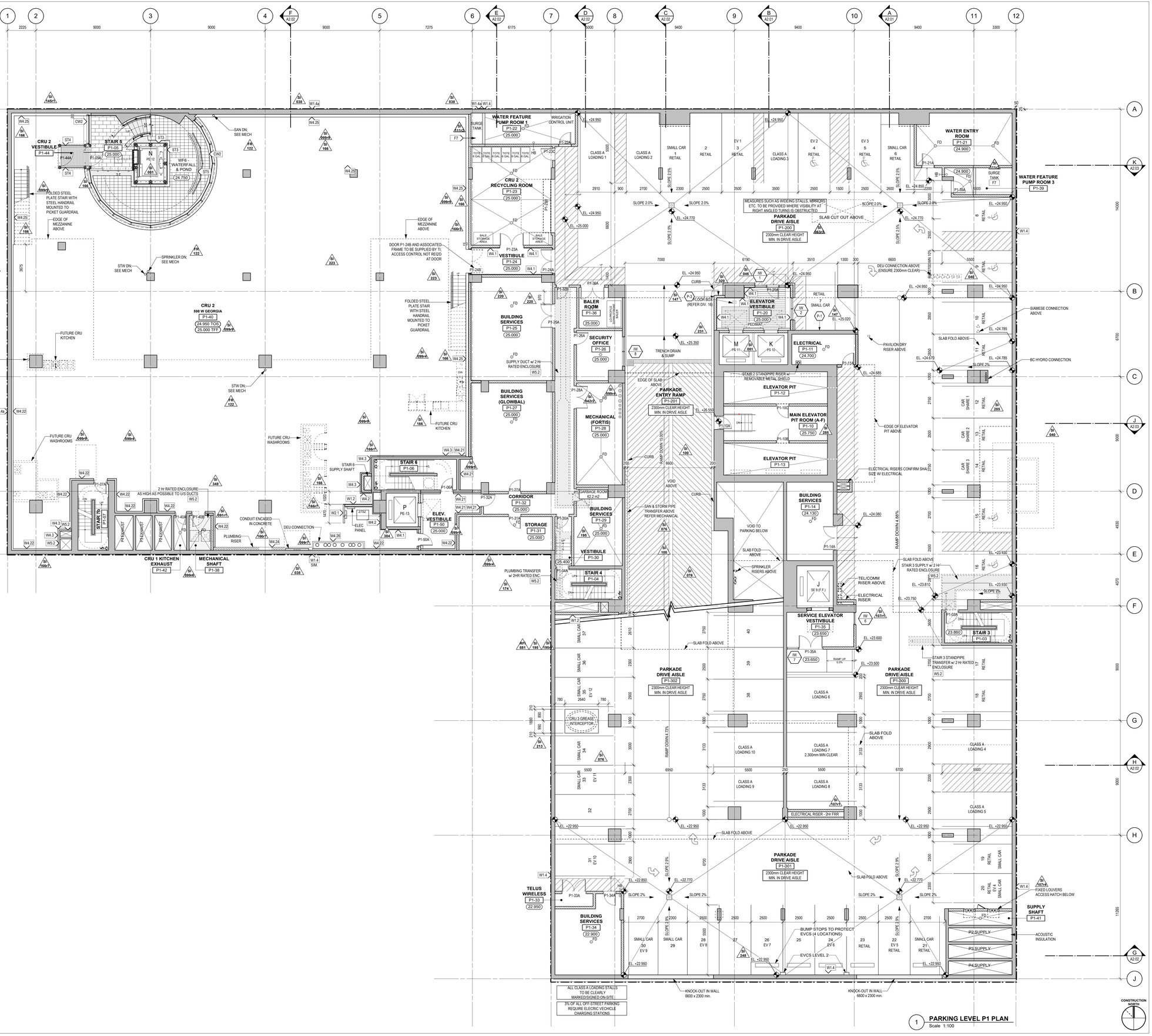
CONSULTANT

DRAWING TITLE

PARKING LEVEL P2 PLAN

DATE: OCT 22, 2012	DRAWN: BR
SCALE: 1:100 @ A0	CHECKED: GH, PW
JOB NO.: 10071	

A1.03



1 **PARKING LEVEL P1 PLAN**
Scale 1:100

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REISSUED FOR FINAL DESIGN DRAWINGS	3 JULY 2015
ISSUED FOR 4th CONSOLIDATED IFC (SI-330)	12 MARCH 2015
ISSUED FOR FIELD REVIEW #122	26 FEBRUARY 2015
ISSUED FOR 3rd CONSOLIDATED IFC (SI-210)	16 MAY 2014
ISSUED FOR SI-099/9	19 FEB 2014
ISSUED FOR 2nd CONSOLIDATED IFC (SI-100)	4 JUL 2013
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Vancouver, BC Canada V6B 1T6
Tel. 604.687.5681 **Fax** 604.687.8530

JOB TITLE

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510 WEST GEORGIA STREET
LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP50274
BU 453400

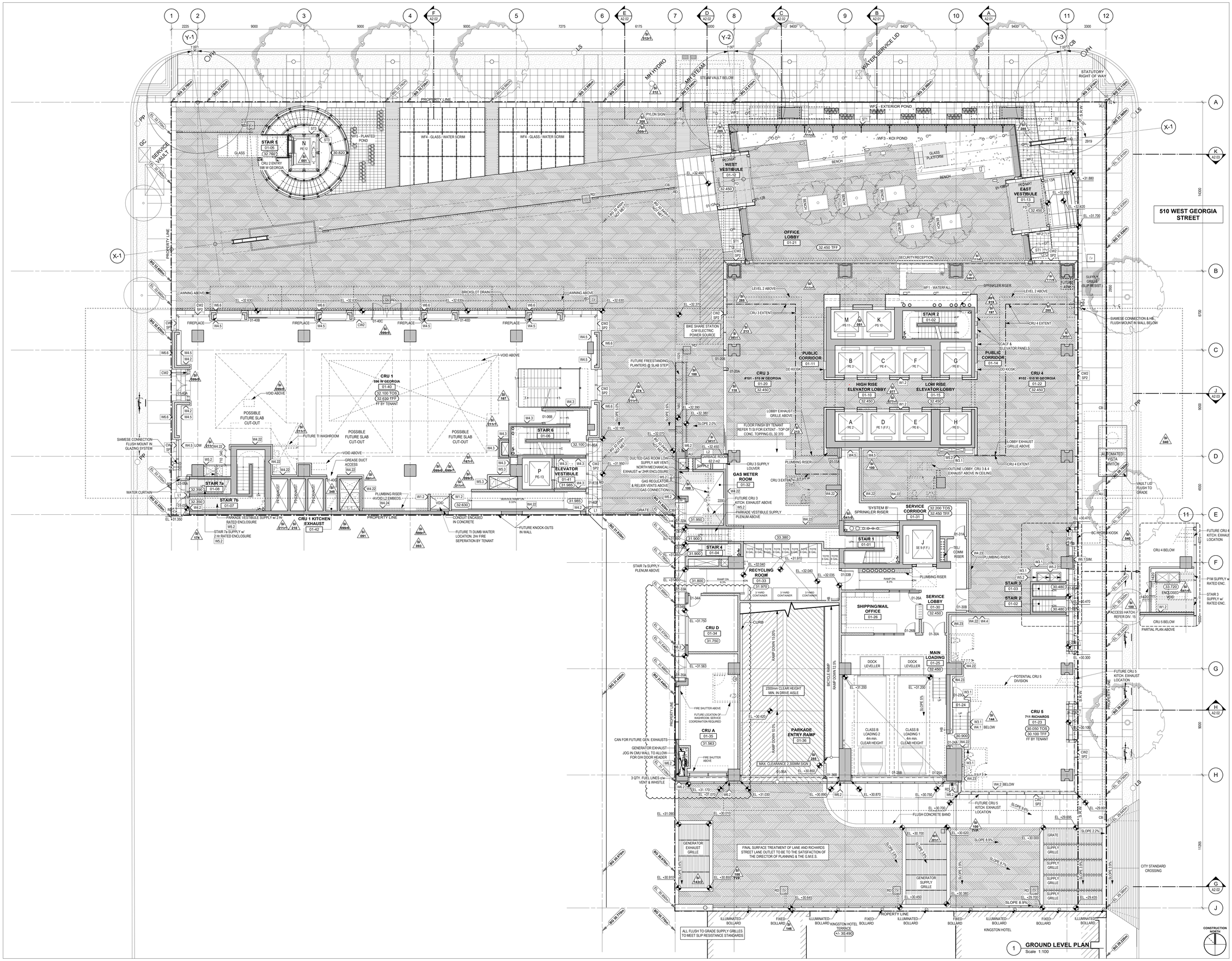
CONSULTANT

DRAWING TITLE

PARKING LEVEL P1 PLAN

DATE	DRAWN
OCT 22, 2012	BR
SCALE	CHECKED
1:100 @ A0	GH, PW
JOB NO.	
10071	

A1.04



1 GROUND LEVEL PLAN
Scale 1:100

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ISSUED FOR 3rd CONSOLIDATED IFC (SI-210)	16 MAY 2014
ISSUED FOR SI-111/2	1 NOV 2013
ISSUED FOR 2nd CONSOLIDATED IFC (SI-100)	4 JUL 2013
ISSUED FOR CONSOLIDATED IFC* (SI-035)	22 OCT 2012
ISSUED FOR FULL BUILDING PERMIT	17 SEPT 2012
ISSUED FOR 100% TENDER	20 AUG 2012
FOUNDATION/STRUCTURE TO GRADE IFC (FOR REFERENCE ONLY)	3 JULY 2012
ISSUED FOR RESPONSE TO ENGINEERING CONDITIONS	19 JUN 2012
ISSUED FOR 85% TENDER	1 JUN 2012
ISSUED FOR DP PRIOR-TO CONDITIONS	15 MAR 2012
ISSUED FOR 50% CURTAIN WALL TENDER	1 MAR 2012
ISSUED FOR REFERENCE ONLY	1 FEB 2012
ISSUED FOR DEVELOPMENT PERMIT	1 NOV 2011
ISSUED FOR 40% PRICING	5 AUG 2011
ISSUED FOR...	DATE

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

TELUS GARDEN OFFICE
510 WEST GEORGIA STREET
LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP50274
EU 453403

CONSULTANT

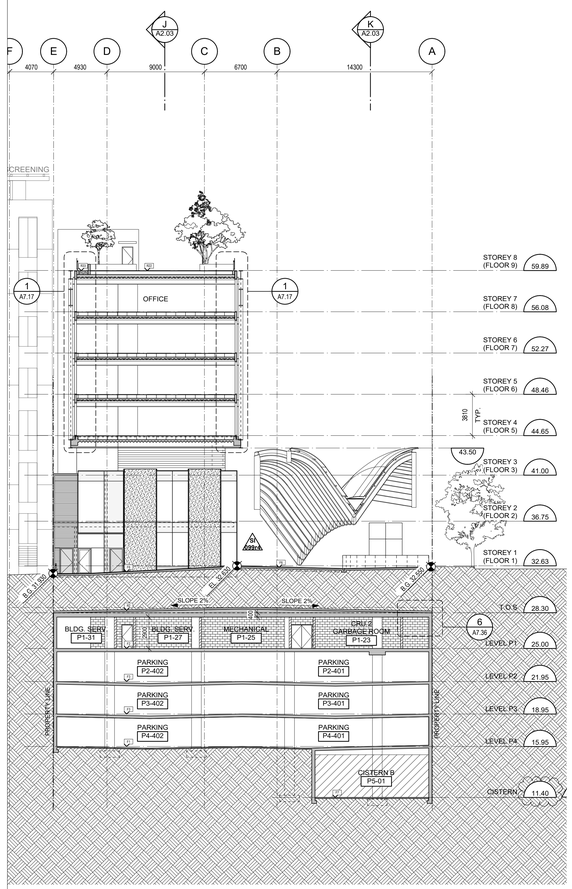
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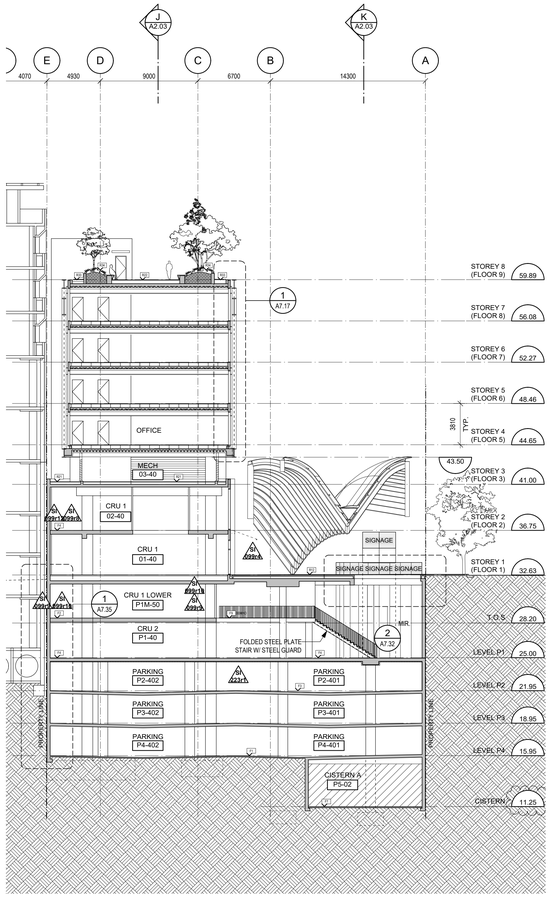
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JOB NO.: 10071	

A1.06

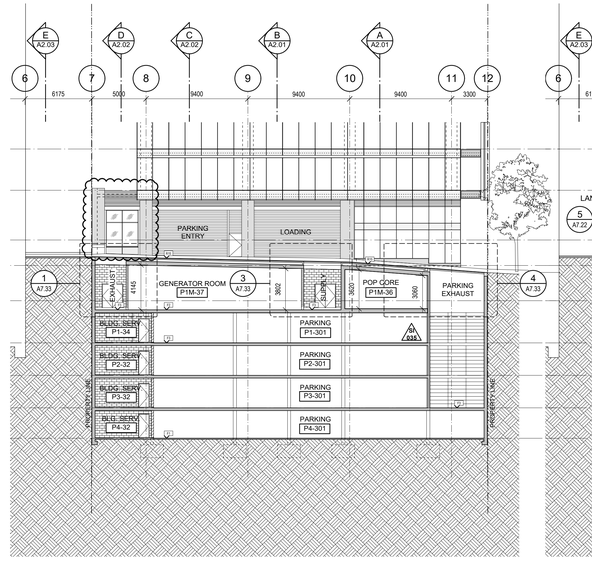
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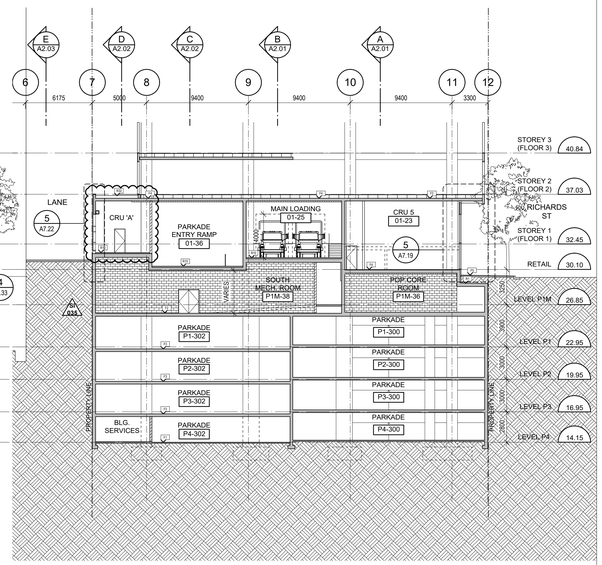
1 **SECTION EE**
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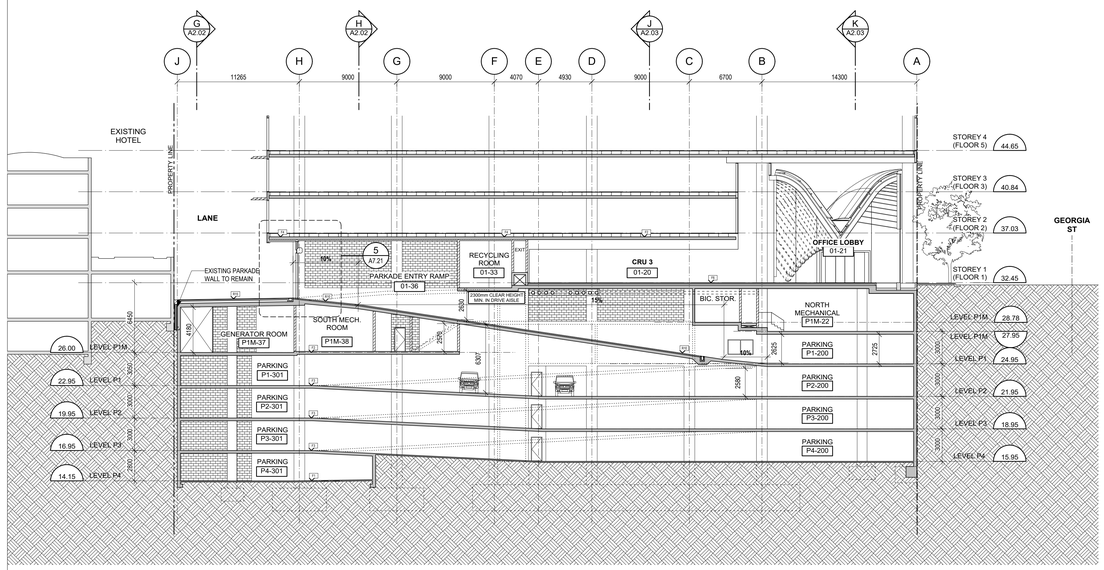
2 **SECTION FF**
Scale 1:200



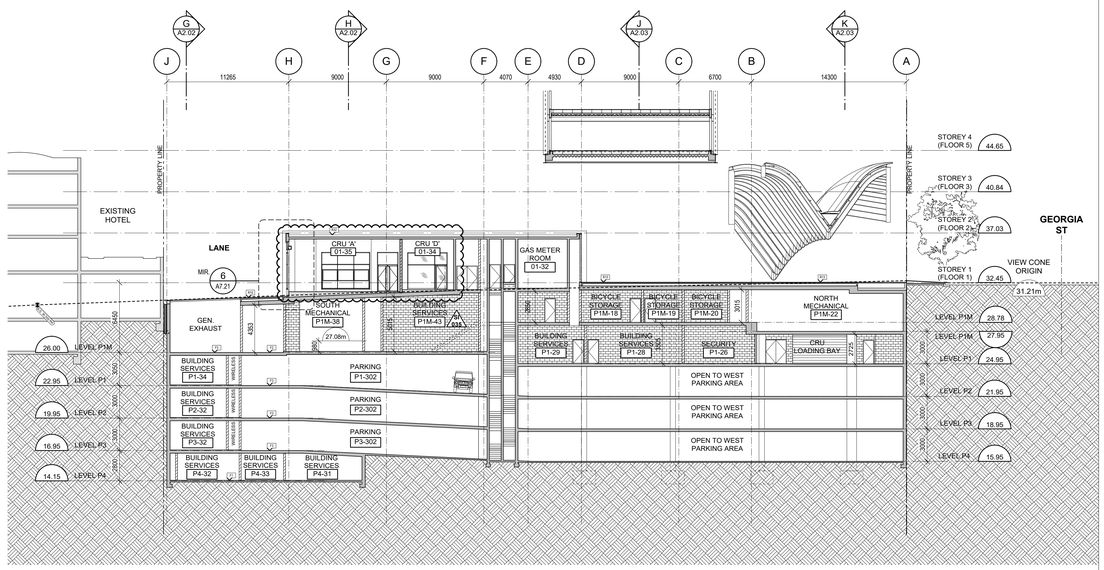
3 **SECTION GG**
Scale 1:200



4 **SECTION HH**
Scale 1:200



5 **SECTION CC**
Scale 1:200



6 **SECTION DD**
Scale 1:200

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ISSUED FOR PTR - 2	12 SEPTEMBER 2018
ISSUED FOR MA TO THE DP	31 MAR 2017
REISSUED FOR FINAL DESIGN DRAWINGS	3 JULY 2015
ISSUED FOR 4th CONSOLIDATED IFC (SI-330)	12 MARCH 2015
ISSUED FOR 3rd CONSOLIDATED IFC (SI-210)	16 MAY 2014
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ISSUED FOR 40% PRICING	5 AUG 2011
ISSUED FOR..	DATE

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

TELUS GARDEN OFFICE
510 WEST GEORGIA STREET
LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP50274
BU #53400

CONSULTANT

DRAWING TITLE

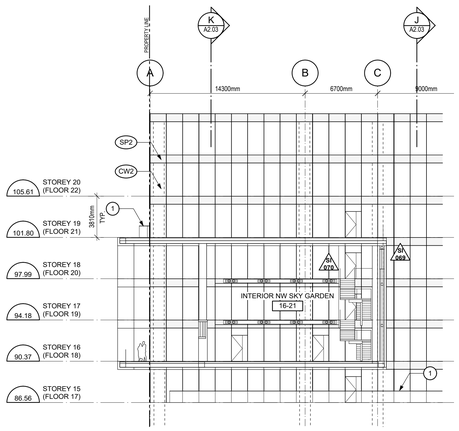
SECTIONS
CC / DD / EE / FF / GG / HH

DATE: OCT 05, 2016	DRAWN: AW
SCALE: 1:200 @ A0	CHECKED: GH, PW
JOB NO.: 10071	

A2.02

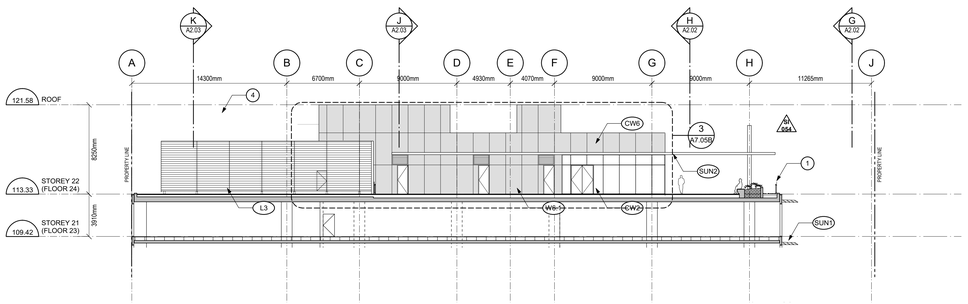


1 **WEST ELEVATION - EXISTING LANE**
Scale 1:200



2 **NW SKY GARDEN - INTERIOR ELEVATION**
Scale 1:200

3 **WEST ELEVATION - SEYMOUR ST**
Scale 1:200



4 **WEST ELEVATION - AMENITY PENTHOUSE DETAIL**
Scale 1:200

LEGEND

REFER TO ENVELOPE SCHEDULE FOR TYPICAL ASSEMBLIES.

1. GLASS GUARDRAIL
2. STONE VENEER
3. GLULAM BEAM
4. PV ARRAY
5. PAINTED STEEL
6. ARCHITECTURAL CONCRETE

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ISSUED FOR 3rd CONSOLIDATED IFC (SI-210)	16 MAY 2014
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ISSUED FOR DP PRIOR-TO CONDITIONS	15 MAR 2012
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ISSUED FOR...	DATE

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598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

TELUS GARDEN OFFICE
510 WEST GEORGIA STREET
LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP50274
BU 402400

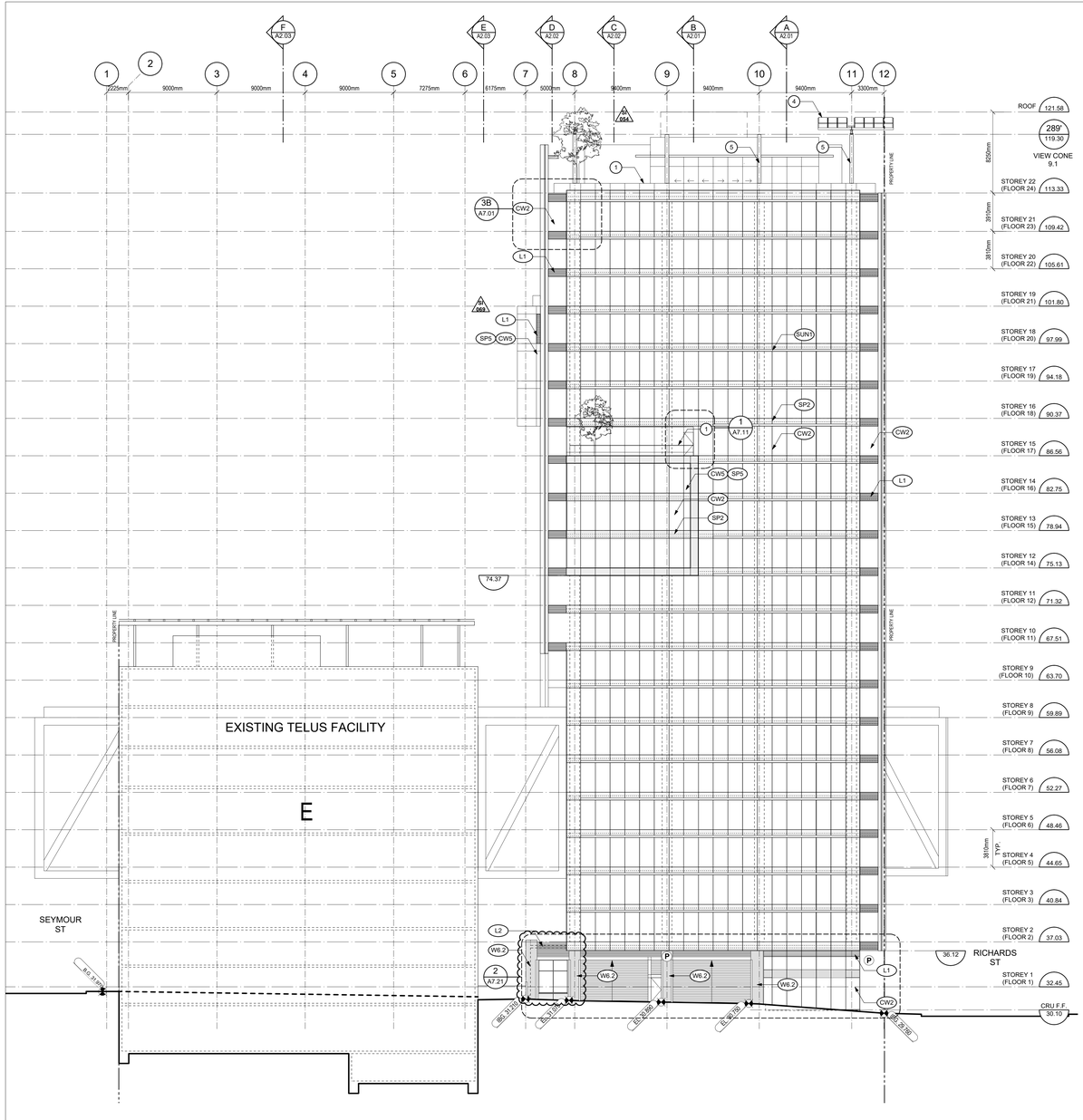
CONSULTANT

DRAWING TITLE

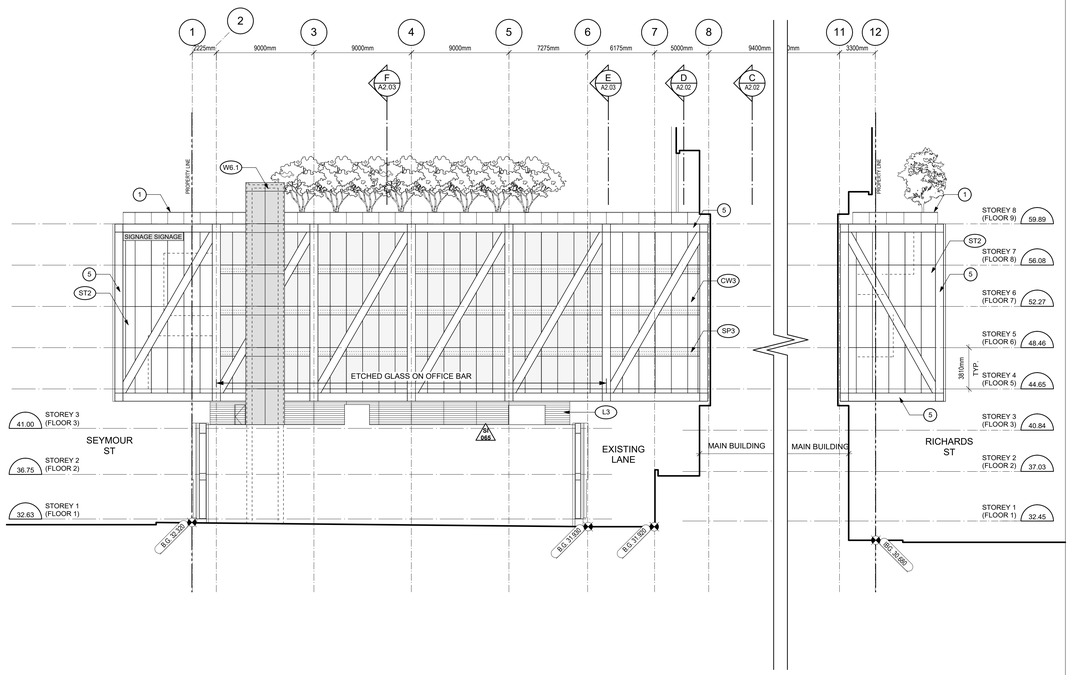
WEST ELEVATION

DATE: OCT 5, 2016	DRAWN: AW
SCALE: 1:200 @ A0	CHECKED: PW, GH
JOB NO: 10071	

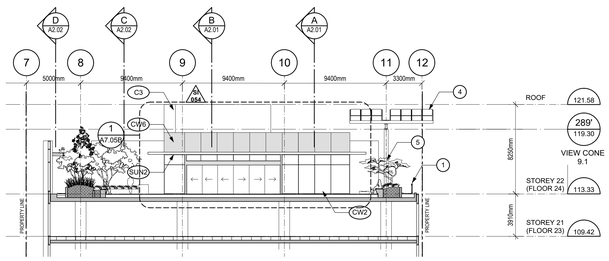
A3.02



1 **SOUTH ELEVATION - PROPOSED LANE**
Scale 1:200



2 **SOUTH ELEVATION - DETAIL**
Scale 1:200



3 **SOUTH ELEVATION - AMENITY PENTHOUSE DETAIL**
Scale 1:200

LEGEND

REFER TO ENVELOPE SCHEDULE FOR TYPICAL ASSEMBLIES.

1. GLASS GUARDRAIL
2. STONE VENEER
3. GLULAM BEAM
4. PV ARRAY
5. PAINTED STEEL
6. ARCHITECTURAL CONCRETE

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ISSUED FOR 85% TENDER	1 JUN 2012
ISSUED FOR DP PRIOR-TO CONDITIONS	15 MAR 2012
ISSUED FOR 50% CURTAIN WALL TENDER	1 MAR 2012
ISSUED FOR REFERENCE ONLY	1 FEB 2012
ISSUED FOR DEVELOPMENT PERMIT	1 NOV 2011
ISSUED FOR 40% PRICING	5 AUG 2011
ISSUED FOR...	DATE

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

TELUS GARDEN OFFICE
510 WEST GEORGIA STREET
LOT A, BLOCK 54, DISTRICT LOT 541, LOT PLAN BCP19274
BU 410400

CONSULTANT

DRAWING TITLE

SOUTH ELEVATION

DATE	OCT 5, 2016
DRAWN	AW
SCALE	1:200 @ A0
CHECKED	PW, GH
JOB NO.	10071

A3.03



TELUS GARDEN - RESIDENTIAL TOWER

ISSUED FOR PTR - 2 - LOADING BAY CONVERSION TO CRU B - SEPTEMBER 12, 2018

ARCHITECTURAL

TELUS

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ISSUED FOR PTR - 2	12 SEPTEMBER 2018
ISSUED FOR MA TO THE DP	31 MAR 2017
ISSUED FOR DP MINOR AMENDMENT (DE 415286)	15 JAN 2015
ISSUED FOR POOL CONSTRUCTION PERMIT	6 JAN 2015
ISSUED FOR 3RD 100% IFC (SI-257)	13 APRIL 2015
ISSUED FOR 2ND 100% IFC (SI-050.4)	4 OCT 2013
ISSUED TO ICON FOR SCHEDULING	9 SEPT 2013
ISSUED FOR PROGRESS	6 SEPT 2013
ISSUED FOR BP REVISION (BU 453395) - DRAFT	5 SEPT 2013
ISSUED FOR PRELIMINARY CURTAIN WALL TENDER	21 JUNE 2013
ISSUED FOR PROGRESS	14 JUNE 2013
ISSUED FOR PROGRESS	21 MAY 2013
ISSUED FOR DP MINOR AMENDMENT	15 APRIL 2013
ISSUED FOR REZONING TEXT AMENDMENT	08 MARCH 2013
ISSUED FOR 100% IFC (SI-020.2)	19 NOV 2012

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

TELUS GARDEN RESIDENTIAL
777 RICHARDS STREET

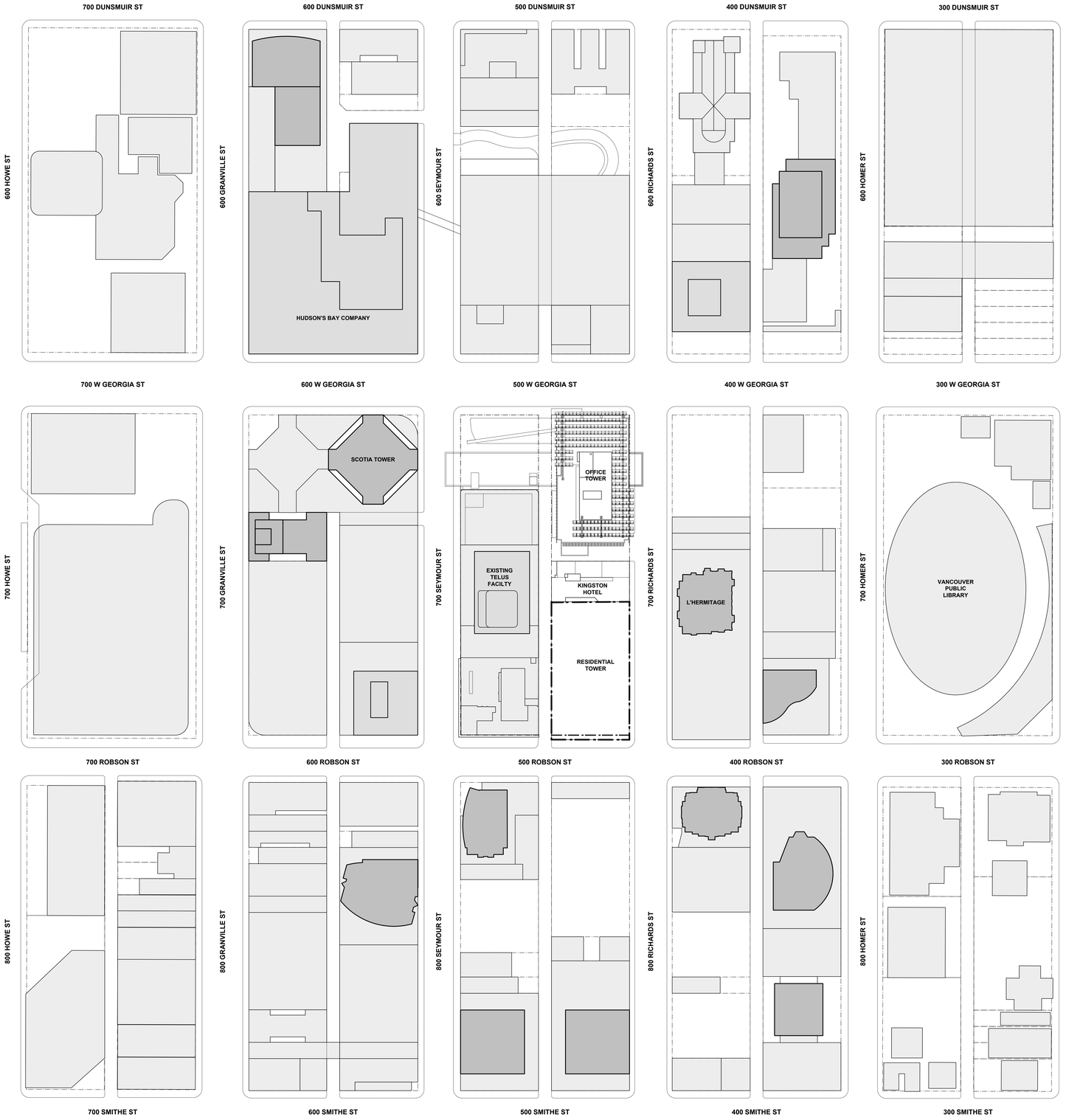
CONSULTANT

DRAWING TITLE

TITLE SHEET

DATE: OCT 5, 2016	DRAWN: AW
SCALE: N/A	CHECKED: GH, PW
JOB NO.: 1007	

A0.00



1 **CONTEXT PLAN**
Scale 1:750

ARCHITECTURAL DRAWING LIST

A0 - GENERAL INFORMATION AND SITE PLANS

A0.00	TITLE SHEET	
A0.01	CONTEXT PLAN & DRAWING LIST	
A0.02	SITE PLAN & DATA SHEET	
A0.20	ROOM & FINISH SCHEDULE	NOT ISSUED
A0.21	WALL & CEILING SCHEDULE	
A0.25	FLOOR & ROOF TYPES	NOT ISSUED
A0.30	ENVELOPE SCHEDULE	NOT ISSUED
A0.40	DOOR & FRAME TYPES, TYPICAL DOOR FRAME DETAILS	NOT ISSUED
A0.41	DOOR SCHEDULE	NOT ISSUED
A0.42	DOOR SCHEDULE	NOT ISSUED
A0.50	FINISH SCHEDULE	NOT ISSUED
A0.51	FINISH SCHEDULE	NOT ISSUED

A1 - BUILDING FLOOR PLANS

A1.01	PARKING STOREY P7 & P6 PLANS	NOT ISSUED
A1.02	PARKING STOREY P5 & P4 PLANS	NOT ISSUED
A1.03	PARKING STOREY P3 & P2 PLANS	NOT ISSUED
A1.04	PARKING STOREY P1 & PLURAL PLANS	NOT ISSUED
A1.05	PARKING STOREY P1 MEZZANINE & STOREY 1 PLANS	NOT ISSUED
A1.06	STOREYS 1 LOADING & 2 PLANS	NOT ISSUED
A1.07	STOREYS 2 & 3 PLANS	NOT ISSUED
A1.08	STOREYS 5 & 6 PLANS	NOT ISSUED
A1.09	STOREYS 7/10/11/14/16/18 & 8/12/15 PLANS	NOT ISSUED
A1.10	STOREYS 9/13/17 & 19 PLANS	NOT ISSUED
A1.11	STOREYS 20 & 21 PLANS	NOT ISSUED
A1.12	STOREYS 22/26 & 23 PLANS	NOT ISSUED
A1.13	STOREYS 24/25 & 27/31 PLANS	NOT ISSUED
A1.14	STOREYS 28/30/32 & 29 PLANS	NOT ISSUED
A1.15	STOREYS 33 & 34 PLANS	NOT ISSUED
A1.16	STOREYS 35 & 36/40 PLANS	NOT ISSUED
A1.17	STOREYS 37/41 & 38/39/42 PLANS	NOT ISSUED
A1.18	STOREYS 43 & 44 PLANS	NOT ISSUED
A1.19	STOREYS 45 & 46 PLANS	
A1.20	STOREY 47 & ROOF PLANS	

A2 - BUILDING SECTIONS

A2.01	SECTIONS AA, BB & CC	NOT ISSUED
A2.02	SECTIONS DD & EE	NOT ISSUED
A2.03	SECTION FF	NOT ISSUED
A2.04	SECTIONS GG & JJ	
A2.05	SECTION HH	NOT ISSUED

A3 - BUILDING EXTERIOR ELEVATIONS

A3.01	WEST ELEVATION - LANE	
A3.02	SOUTH ELEVATION - ROBSON ST	NOT ISSUED
A3.03	EAST ELEVATION - RICHARDS STREET	NOT ISSUED
A3.04	NORTH ELEVATION	

A4 - VERTICAL CIRCULATION

A4.01	STAIR 1 & STAIR 2 DETAIL PLANS	NOT ISSUED
A4.02	STAIR 3 & ELEVATOR CORE DETAIL PLANS	NOT ISSUED
A4.03	STAIR 3, STAIR 4 & STAIR 6 DETAIL PLANS	NOT ISSUED
A4.04	STAIR 4 & STAIR 6 DETAIL PLANS	NOT ISSUED
A4.05	STAIR 4 & STAIR 6 DETAIL PLANS	NOT ISSUED
A4.06	STAIR 4 & STAIR 6 DETAIL PLANS	NOT ISSUED
A4.07	STAIR 4 & STAIR 6 DETAIL PLANS	NOT ISSUED
A4.08	MISC. STAIRS DETAIL PLANS AND SECTIONS	NOT ISSUED
A4.09	STAIR 1 & STAIR 2 DETAIL SECTIONS	NOT ISSUED
A4.10	STAIR 3, STAIR 4 & STAIR 6 DETAIL SECTIONS	NOT ISSUED
A4.11	STAIR 4 & STAIR 6 DETAIL SECTIONS	NOT ISSUED
A4.12	STAIRS 4, 6 & 9 AND LOADING DOCK STAIRS	NOT ISSUED
A4.13	PENTHOUSE 1: STAIR PLAN AND SECTION DETAILS	NOT ISSUED
A4.14	PENTHOUSE 1 & 2: STAIR PLAN AND SECTION DETAILS	
A4.15	PENTHOUSE 2 & 3: STAIR PLAN AND SECTION DETAILS	
A4.16	PENTHOUSE 3: STAIR PLAN AND SECTION DETAILS	
A4.17	PENTHOUSE 3 & 5: STAIR PLAN AND SECTION DETAILS	
A4.18	PENTHOUSE 5 & 6: STAIR PLAN AND SECTION DETAILS	
A4.19	PENTHOUSE 6 & 7: STAIR PLAN AND SECTION DETAILS	NOT ISSUED
A4.20	PENTHOUSE 7 & 8: STAIR PLAN AND SECTION DETAILS	NOT ISSUED
A4.21	PENTHOUSE 8: STAIR PLAN AND SECTION DETAILS	NOT ISSUED
A4.22	PENTHOUSE 9: STAIR PLAN AND SECTION DETAILS	NOT ISSUED
A4.23	PENTHOUSE 9: STAIR SECTION DETAILS	NOT ISSUED

A5 - INTERIOR DETAILS

A5.01	STOREY 5 UNIT PLANS	NOT ISSUED
A5.02	STOREY 6 UNIT PLANS	NOT ISSUED
A5.03	STOREYS 7/10/11/14/16/18 UNIT PLANS	NOT ISSUED
A5.04	STOREYS 8/12/15 UNIT PLANS	NOT ISSUED
A5.05	STOREY 9/13/17 UNIT PLANS	NOT ISSUED
A5.06	STOREY 19 UNIT PLANS	NOT ISSUED
A5.07	STOREY 20	NOT ISSUED
A5.07a	STOREY 21	NOT ISSUED
A5.08	STOREYS 22/26 UNIT PLANS	NOT ISSUED
A5.09	STOREY 23 UNIT PLANS	NOT ISSUED
A5.10	STOREYS 24/25 UNIT PLANS	NOT ISSUED
A5.11	STOREYS 27/31 UNIT PLANS	NOT ISSUED
A5.12	STOREYS 28/30/32 UNIT PLANS	NOT ISSUED
A5.13	STOREY 29 UNIT PLANS	NOT ISSUED
A5.14	STOREY 33 UNIT PLANS	NOT ISSUED
A5.15	STOREY 34 UNIT PLANS	NOT ISSUED
A5.15a	STOREY 35 UNIT PLANS	NOT ISSUED
A5.16	STOREYS 36 & 40 UNIT PLANS	NOT ISSUED
A5.17	STOREYS 37 & 41 UNIT PLANS	NOT ISSUED
A5.18	STOREYS 38/39/42 UNIT PLANS	NOT ISSUED
A5.19	STOREY 43 UNIT PLANS	NOT ISSUED
A5.20	STOREY 44 UNIT PLANS	NOT ISSUED
A5.21	STOREY 45 UNIT PLANS	
A5.22	STOREY 46 UNIT PLANS	
A5.23	STOREY 47 UNIT PLANS	
A5.24	FINISHES LIST & INTERIOR DETAIL PLANS & ELEVATIONS	NOT ISSUED
A5.26	MISCELLANEOUS INTERIOR DETAIL PLANS & ELEVATIONS	NOT ISSUED
A5.27	MISCELLANEOUS INTERIOR DETAIL PLANS & ELEVATIONS	NOT ISSUED
A5.29	TYPICAL STAIR DETAILS	NOT ISSUED
A5.30	TYPICAL INTERIOR DETAILS	NOT ISSUED
A5.31	SHOWER & TUB DETAILS	NOT ISSUED
A5.32	MILLWORK SECTION DETAILS	NOT ISSUED

A6 - REFLECTED CEILING PLANS

A6.00	STOREYS 1 & 2 RCP	NOT ISSUED
A6.01	STOREYS 3 & 4 RCP	NOT ISSUED
A6.02	STOREY 5 & STOREYS 6/9/10/13/15/17 RCPS	NOT ISSUED
A6.03	STOREYS 7/11/14 & STOREYS 8/12/16 RCPS	NOT ISSUED
A6.04	STOREY 18 & STOREY 19 RCPS	NOT ISSUED
A6.05	STOREY 20 & STOREY 21 RCPS	NOT ISSUED
A6.06	STOREYS 22/26 & STOREYS 23/24 RCPS	NOT ISSUED
A6.07	STOREY 25 & STOREYS 27/29/31 RCPS	NOT ISSUED
A6.08	STOREY 28 & STOREY 30 RCPS	NOT ISSUED
A6.09	STOREY 32 & STOREY 33 RCPS	NOT ISSUED
A6.10	STOREY 34 & STOREY 35 RCPS	NOT ISSUED
A6.11	STOREYS 36/40 & STOREYS 37/38/41 RCPS	NOT ISSUED
A6.12	STOREY 39 & STOREY 42 RCPS	NOT ISSUED
A6.13	STOREY 43 & STOREY 44 RCPS	NOT ISSUED
A6.14	STOREY 45 & STOREY 46 RCPS	NOT ISSUED
A6.15	STOREY 47 RCP	NOT ISSUED
A6.16	STOREY 5 UNIT RCP	NOT ISSUED
A6.17	STOREY 6	NOT ISSUED
A6.17a	STOREYS /13/15/17 UNIT RCP	NOT ISSUED
A6.18	STOREY 9 UNIT RCP	NOT ISSUED
A6.19	STOREY 10 UNIT RCP	NOT ISSUED
A6.20	STOREY 7/11/14 UNIT RCP	NOT ISSUED
A6.21	STOREY 8/12/16 UNIT RCP	NOT ISSUED
A6.22	STOREY 18 UNIT RCP	NOT ISSUED
A6.23	STOREY 19 UNIT RCP	NOT ISSUED
A6.24	STOREY 20 UNIT RCP	NOT ISSUED
A6.25	STOREY 21 UNIT RCP	NOT ISSUED
A6.26	STOREY 22/26 UNIT RCP	NOT ISSUED
A6.27	STOREY 23/24 UNIT RCP	NOT ISSUED
A6.28	STOREY 25 UNIT RCP	NOT ISSUED
A6.29	STOREY 27 UNIT RCP	NOT ISSUED
A6.30	STOREY 28 UNIT RCP	NOT ISSUED
A6.31	STOREY 29 UNIT RCP	NOT ISSUED
A6.32	STOREY 30 UNIT RCP	NOT ISSUED
A6.33	STOREY 31 UNIT RCP	NOT ISSUED
A6.34	STOREY 32 UNIT RCP	NOT ISSUED
A6.35	STOREY 33 UNIT RCP	NOT ISSUED
A6.36	STOREY 34 UNIT RCP	NOT ISSUED
A6.37	STOREY 35 UNIT RCP	NOT ISSUED
A6.38	STOREY 36 UNIT RCP	NOT ISSUED
A6.39	STOREY 37/38/41 UNIT RCP	NOT ISSUED
A6.40	STOREY 39 UNIT RCP	NOT ISSUED
A6.41	STOREY 40 UNIT RCP	NOT ISSUED
A6.42	STOREY 42 UNIT RCP	NOT ISSUED
A6.43	STOREY 43 UNIT RCP	NOT ISSUED
A6.44	STOREY 44 UNIT RCP	NOT ISSUED
A6.45	STOREY 45 UNIT RCP	
A6.46	STOREY 46 UNIT RCP	
A6.47	STOREY 47 UNIT RCP	

A7 - DETAILED ENVELOPE SECTIONS

A7.00	EAST ELEVATION & SECTION STOREYS 42-47	NOT ISSUED
A7.01	EAST ELEVATION & SECTION STOREYS 32-36, 26-28	NOT ISSUED
A7.02	EAST ELEVATION & SECTION STOREYS 18-22, 5-6	NOT ISSUED
A7.03	SOUTH ELEVATION & SECTION STOREYS 42-47	NOT ISSUED
A7.04	SOUTH ELEVATION & SECTION STOREYS 32-36, 26-28	NOT ISSUED
A7.05	SOUTH ELEVATION & SECTION STOREYS 18-22, 5-6	NOT ISSUED
A7.06	NORTH ELEVATION & SECTION STOREYS 42-47	
A7.07	NORTH ELEVATION & SECTION STOREYS 32-36, 26-28	NOT ISSUED
A7.08	NORTH ELEVATION & SECTION STOREYS 18-22, 5-6	NOT ISSUED
A7.09	WEST ELEVATION & SECTION STOREYS 42-47	
A7.10	WEST ELEVATION & SECTION STOREYS 32-36, 26-28	NOT ISSUED
A7.11	WEST ELEVATION & SECTION STOREYS 18-22, 5-6	NOT ISSUED
A7.12	SOUTH ELEVATION & SECTION STOREYS 42-47	NOT ISSUED
A7.13	SOUTH ELEVATION & SECTION STOREYS 32-36, 26-28	NOT ISSUED
A7.14	SOUTH ELEVATION & SECTION STOREYS 18-22, 5-6	NOT ISSUED
A7.15	SOUTH ELEVATION & SECTION STOREYS 42-47	NOT ISSUED
A7.16	SOUTH ELEVATION & SECTION STOREYS 32-36, 26-28	NOT ISSUED
A7.17	SOUTH ELEVATION & SECTION STOREYS 18-22, 5-6	NOT ISSUED
A7.17b	MISCELANEOUS ELEVATIONS	NOT ISSUED
A7.18	WEST ELEVATION & SECTION STOREYS 42-47	NOT ISSUED
A7.19	WEST ELEVATION & SECTION STOREYS 43-44, 32-36	NOT ISSUED
A7.20	STOREY 4 PLAN DETAILS	NOT ISSUED
A7.21	POOL SECTION DETAILS	NOT ISSUED
A7.22	POOL SECTION DETAILS	NOT ISSUED
A7.23	POOL SECTION DETAILS	NOT ISSUED
A7.25	PLAN DETAILS AT ROBSON STREET	NOT ISSUED
A7.25S	STR. PLAN DETAILS AT ROBSON STREET	NOT ISSUED
A7.26	PLAN AND ELEVATION DETAILS AT ROBSON STREET	NOT ISSUED
A7.26S	STR. PLAN AND ELEVATION DETAILS AT ROBSON STREET	NOT ISSUED
A7.27	WALL SECTIONS AT RICHARDS AND ROBSON STREET	NOT ISSUED
A7.27S	STR. WALL SECTIONS AT RICHARDS AND ROBSON STREET	NOT ISSUED
A7.28	WALL SECTIONS AT ROBSON STREET AND PLAN DETAILS	NOT ISSUED
A7.28S	STR. WALL SECTIONS AT ROBSON STREET AND PLAN DETAILS	NOT ISSUED
A7.29	WALL SECTIONS, ISOMETRIC AND ELEVATION DETAILS AT ROBSON	NOT ISSUED
A7.29S	STR. WALL SECTIONS AT ROBSON STREET	NOT ISSUED
A7.30	PLAN AND SECTION DETAILS AT RICHARDS STREET	NOT ISSUED
A7.30B	DETAILS AT RICHARDS STREET	NEW SHEET
A7.30S	STR. PLAN AND SECTION DETAILS AT RICHARDS STREET	NOT ISSUED
A7.31	RESIDENTIAL ENTRANCE PLAN DETAILS	NOT ISSUED
A7.32	RESIDENTIAL ENTRANCE WALL SECTIONS	NOT ISSUED
A7.33	RESIDENTIAL ENTRANCE WALL SECTIONS	NOT ISSUED
A7.34	RESIDENTIAL ENTRANCE WALL SECTION	NOT ISSUED
A7.35	DETAILED LANE ELEVATION	NOT ISSUED
A7.36	WALL SECTIONS AT LANE	NOT ISSUED
A7.37	PLAN DETAILS AT LANE	NOT ISSUED
A7.38	OFFICE LOBBY WALL SECTIONS & PLAN DETAILS	NOT ISSUED
A7.38B	OFFICE LOBBY PLAN DETAILS - BACKLIT STRUCTURAL GLASS	NOT ISSUED
A7.39	PARKADE ENTRY RAMP WALL SECTION	NOT ISSUED
A7.40	EAST-WEST WALL SECTIONS	NOT ISSUED
A7.41	EAST-WEST WALL SECTIONS	NOT ISSUED
A7.42	EAST-WEST WALL SECTIONS	NOT ISSUED
A7.43	NORTH-SOUTH WALL SECTIONS	NOT ISSUED
A7.44	NORTH-SOUTH WALL SECTIONS	NOT ISSUED
A7.45	EAST-WEST WALL SECTIONS	NOT ISSUED
A7.46	EAST-WEST WALL SECTIONS	NOT ISSUED
A7.47	EAST-WEST WALL SECTIONS	NOT ISSUED
A7.48	NORTH-SOUTH WALL SECTIONS	NOT ISSUED

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JOB TITLE

TELUS GARDEN RESIDENTIAL
777 RICHARDS STREET

CONSULTANT

DRAWING TITLE

CONTEXT PLAN & DRAWING LIST

DATE: OCT 5, 2016	DRAWN: ER, AW
SCALE: AS NOTED	CHECKED: PLW, GH
JOB NO.: 1007	

A0.01

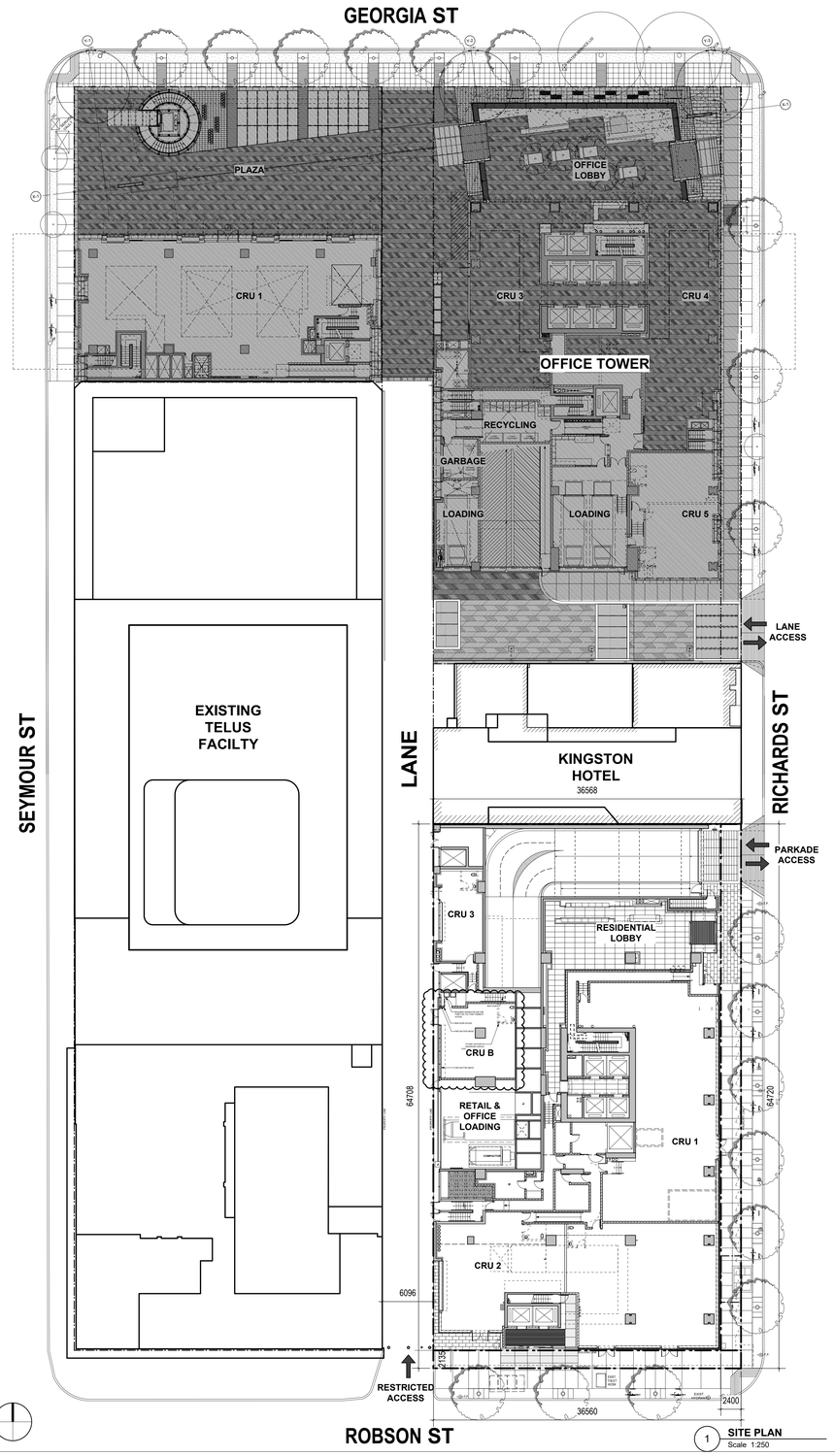
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PROPOSED FSR

	RETAIL	OFFICE	RESIDENTIAL	TOTAL
GROSS AREA	1,664.2 sq.m	5,475.2 sq.m	38,809.1 sq.m	45,948.5 sq.m
FSR AREA	1,020.9 sq.m	5,403.7 sq.m	36,896.0 sq.m	43,320.6 sq.m
SITE AREA				2,367.2 sq.m

TOTAL FSR: 18.30*

*TOTAL COMMERCIAL FSR IS 2.71 (6,424.6 sq.m)



1 SITE PLAN
Scale 1:250

SITE INFORMATION & ZONING ANALYSIS

777 Richards Street - CD-1 (525) - By-Law No. 10433

Legal Description:

LOT 1 BLOCK 54 DISTRICT LOT 541 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP50275

Permitted Uses: Cultural & Recreational Uses; Dwelling Units; Institutional Uses; Office Uses; Retail Uses; Service Uses

Building Height:

Base Surface = 27.81m
Top of Tower Parapet = 164.01m
Tower Height from Base Surface = 164.01m - 27.81m = 136.20m

Top of Scotia Tower View Cone Shadow at Leading Edge of Building = 162.95m

	PERMITTED	PROPOSED
Building Height from Base Surface	136.20	136.20m**

** The Tower encroaches 2' (0.64m) within the View Cone Shadow of the Scotia Tower

Floor Area Computation:

Site Area **2,367.2 sq.m**

	PERMITTED (TEXT AMENDMENT)	PROPOSED
Maximum Floor Area	43,236.2 sq. m.	43,320.6 sq. m.
FSR		18.30

Setbacks:

Lane	0 m	0 m
Kingston Hotel	0 m	0 m
Richards Street	2.4m SRW	2.4m SRW
Robson Street	0 m	0 m

LOADING

		REQUIRED	PROVIDED
CLASS A			
Residential	424 Units		
0.01 per Unit up to 300 Units	300 Units	3	
0.008 per Additional Unit	124 Units	1	
(CD-1 Appendix A)		**4**	**4**
Retail Use			
No requirement		0	0
Office Use			
1 for 1,000 - 7,500 sq. m.	5,404 sq.m	1	**1**
TOTAL CLASS A LOADING		**5**	**5**
CLASS B			
Residential	424 Units		
1 for 100-299 Units		1	
1 for 300-499 Units	424 Units	1	
		2	**1**
Retail Use	1,021 sq.m		
First 465 sq.m	465 sq.m	1	
Next 1860 sq.m.	556 sq.m	1	
		2	**1**
Office Use	5,404 sq.m		
1 for 500 - 5,000 sq. m.	5,000 sq.m	1	
1 for 5,000 - 10,000 sq. m.	404 sq.m	1	
		2	**0**
TOTAL CLASS B LOADING		**6**	2
CLASS C			
Retail Use	1,021 sq.m		
1 for 2000 sq.m. to 5000 sq.m		**0**	**0**

UNIT BREAKDOWN

STOREY	NO. OF STOREYS	1 BEDROOM /FLOOR	1 BEDROOM TOTAL	2 BEDROOM /FLOOR	2 BEDROOM TOTAL	2 BEDROOM & FAMILY /FLOOR	2 BEDROOM & FAMILY TOTAL	3 BEDROOM /FLOOR	3 BEDROOM TOTAL	3 BEDROOM & FAMILY /FLOOR	3 BEDROOM & FAMILY TOTAL	4 BEDROOM /FLOOR	4 BEDROOM TOTAL	UNITS PER FLOOR	TOTAL
5	1	2	2	4	4	0	0	0	0	0	0	0	0	6	6
6-18	13	7	91	5	65	0	0	0	0	0	0	0	0	12	156
19	1	6	6	5	5	0	0	0	0	0	0	0	0	11	11
20-26	7	8	56	4	28	0	0	0	0	0	0	0	0	12	84
27-32	6	6	36	4	24	0	0	1	6	0	0	0	0	11	66
33	1	6	6	5	5	0	0	0	0	0	0	0	0	11	11
34-42	9	0	0	5	45	1	9	2	18	0	0	0	0	8	72
43	1	0	0	0	0	0	0	3	3	2	2	0	0	5	5
44	1	0	0	0	0	0	0	3	3	2	2	0	0	5	5
45	1	0	0	0	0	3	3	0	0	4	4	1	1	8	8
46	1	3 STOREY PH		3 STOREY PH		3 STOREY PH		3 STOREY PH		3 STOREY PH		3 STOREY PH		0	0
47	1	3 STOREY PH		3 STOREY PH		3 STOREY PH		3 STOREY PH		3 STOREY PH		3 STOREY PH		0	0
TOTAL			**197**		**176**		**12**		**30**		**8**		**1**		**424**

CAR PARKING

		REQUIRED	PROVIDED
TOTAL PARKING STALLS			
Non-Residential Retail and Office	6,425 sq.m		
Minimum	1 per 145 sq.m	44	
Maximum	1 per 115 sq.m	56	***46**
*38 Retail / Office Stalls (+ 4 Disability counted twice) (Includes 3 shared stalls with 1 located in TELUS Garden Office)			
Residential	36,891 sq.m		
Minimum	1 per 140 sq.m	264	**334**
		(disability stalls counted as one)	
TOTAL PARKING STALLS:		308	**376**
		(20% of stalls [75 stalls] to have charging receptacles)	
DISABILITY STALLS			
Non-Residential Retail and Office	6425 sq.m		
First 500 sq.m (1)	500 sq.m	1	
Each Additional 1000 sq.m (0.4)	5,925 sq.m	2	
		3	4
Residential	424 Units		
1 Stall for first 7 Units	7 Units	1	
0.034 Stalls Each Additional Unit	417 Units	14	
		15	**16**
TOTAL DISABILITY STALLS:		**18**	20

CAR PARKING DETAIL

STOREY	USE	DISABLED	FULL SIZE	SMALL CAR	TOTAL
P1	Non-Residential	3	15	6	*27
P2	Non-Residential	1	37	17	*56
P3	Residential	4	36	15	55
P4	Residential	4	43	14	61
P5	Residential	4	43	14	61
P6	Residential	4	44	14	62
P7	Residential	0	44	14	58
TOTAL		**20**	**262**	**94**	**376**

*includes Disability Stalls counted twice

BICYCLES

		REQUIRED	PROVIDED
CLASS A			(1 electrical receptacle for every 2 bicycle stalls)
Multiple Dwelling			
Units x 1.25	424 Unit	530	**542** On P1, P1P & P1 Mezz (157 Vertical, 118 Lockers)
Retail Use	1,021 sq.m.		
Min. 1 stall / 500 sq.m		3	**2** (0 Vertical)
Office Use	5,404 sq.m.		
Min. 1 stall / 500 sq.m		11	**10** (2 Vertical)
TOTAL CLASS A BICYCLE STALLS		544	**554**
Horizontal Spaces (Lockers Included)			395
Vertical Spaces (max. 30%)		max. 167	159
Horizontal Lockers (min. 20%)		min. 111	118
CLASS B			
Multiple Dwelling			
Min. 6 stalls if over 20 Units	424 Units	6	**7**
Retail Use			
Min. 6 stalls if over 1,000sm	1,021 sq.m.	6	**7**
Office Use			
Min. 6 stalls if over 2,000sm	5,373 sq.m	6	**7**
TOTAL CLASS B BICYCLE STALLS		18	**21**
CLOTHING LOCKERS			
0.7 per non-res. Class A stall per Gender		16	**16** Min. 4 per gender to be 180cm high

BALCONY AREA

RESIDENTIAL FSR AREA	36,896.0 sq.m
ALLOWABLE BALCONY AREA (12%)	4,427.5 sq.m
PROPOSED BALCONY AREA	4,427.5 sq.m

DOCUMENTS PREPARED UNDER VANCOUVER BUILDING BY-LAW 2008 EDITION

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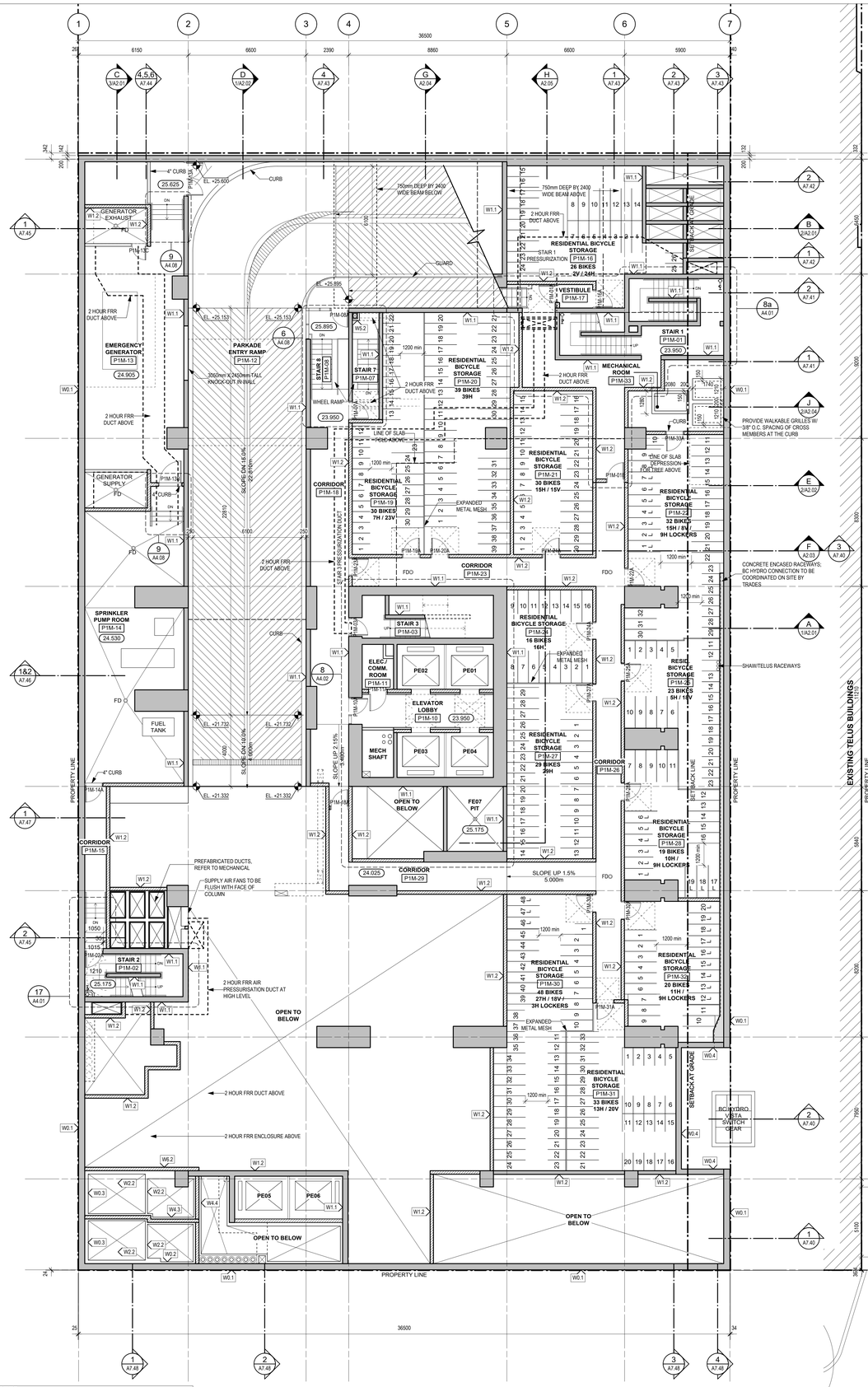
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TELUS GARDEN RESIDENTIAL
777 RICHARDS STREET

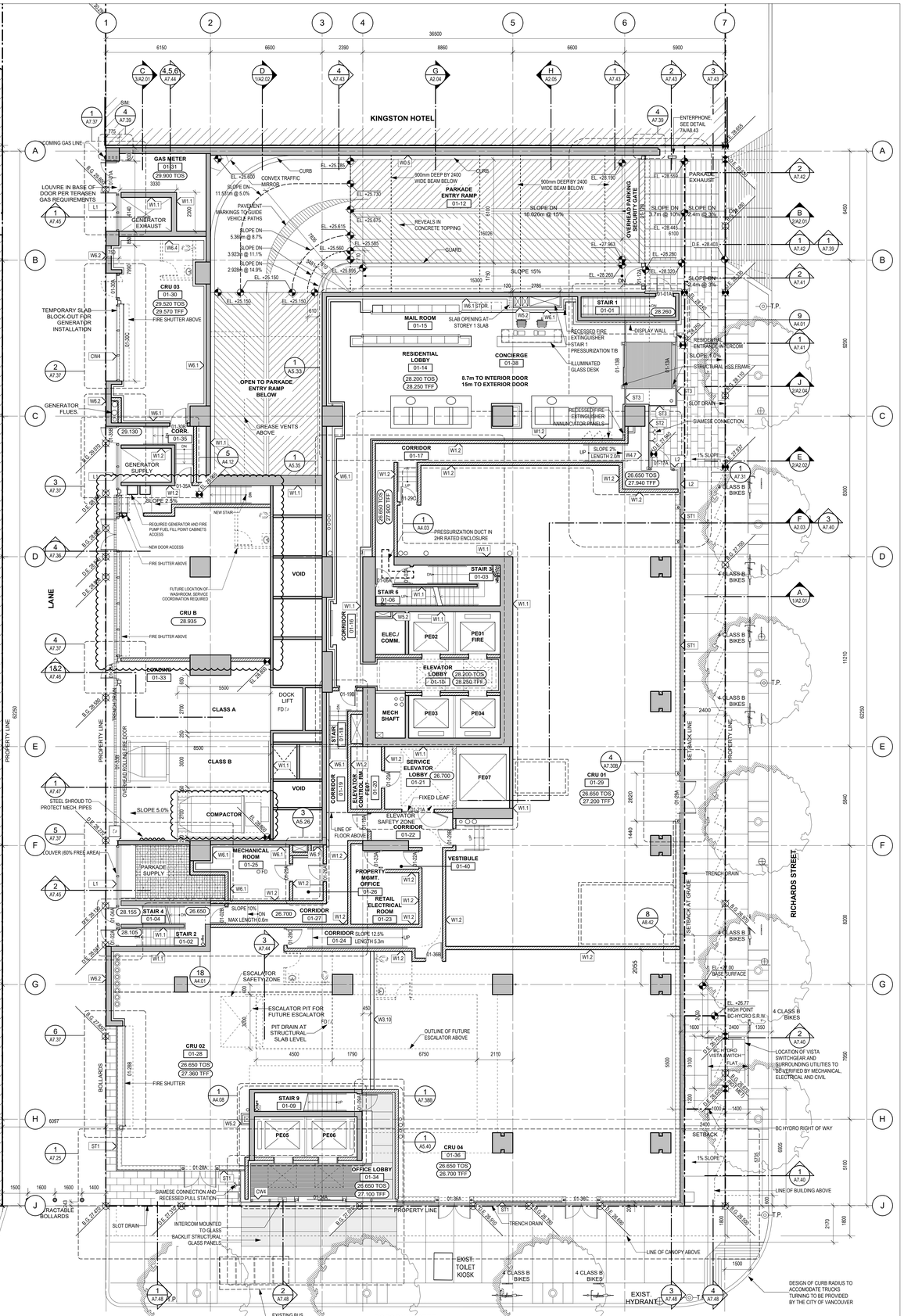
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DRAWING TITLE
SITE PLAN & DATA SHEET

DATE	OCT 5, 2016
DRAWN	AW
SCALE	AS NOTED
CHECKED	PLW, GH
JOB NO.	1007

A0.02





GENERAL NOTES
1. ALL CROSSINGS AND CURB RAMPS TO BE IN ACCORDANCE WITH CITY OF VANCOUVER STANDARDS.
2. THE ACOUSTICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN, BASED ON THE CONSULTANT'S RECOMMENDATIONS AS CONCURRED WITH, OR AMENDED BY, THE MEDICAL HEALTH OFFICER.

1 **PARKING STOREY P1 MEZZANINE PLAN**
Scale 1:100

2 **PODIUM STOREY 1 PLAN**
Scale 1:100

CONSTRUCTION NORTH

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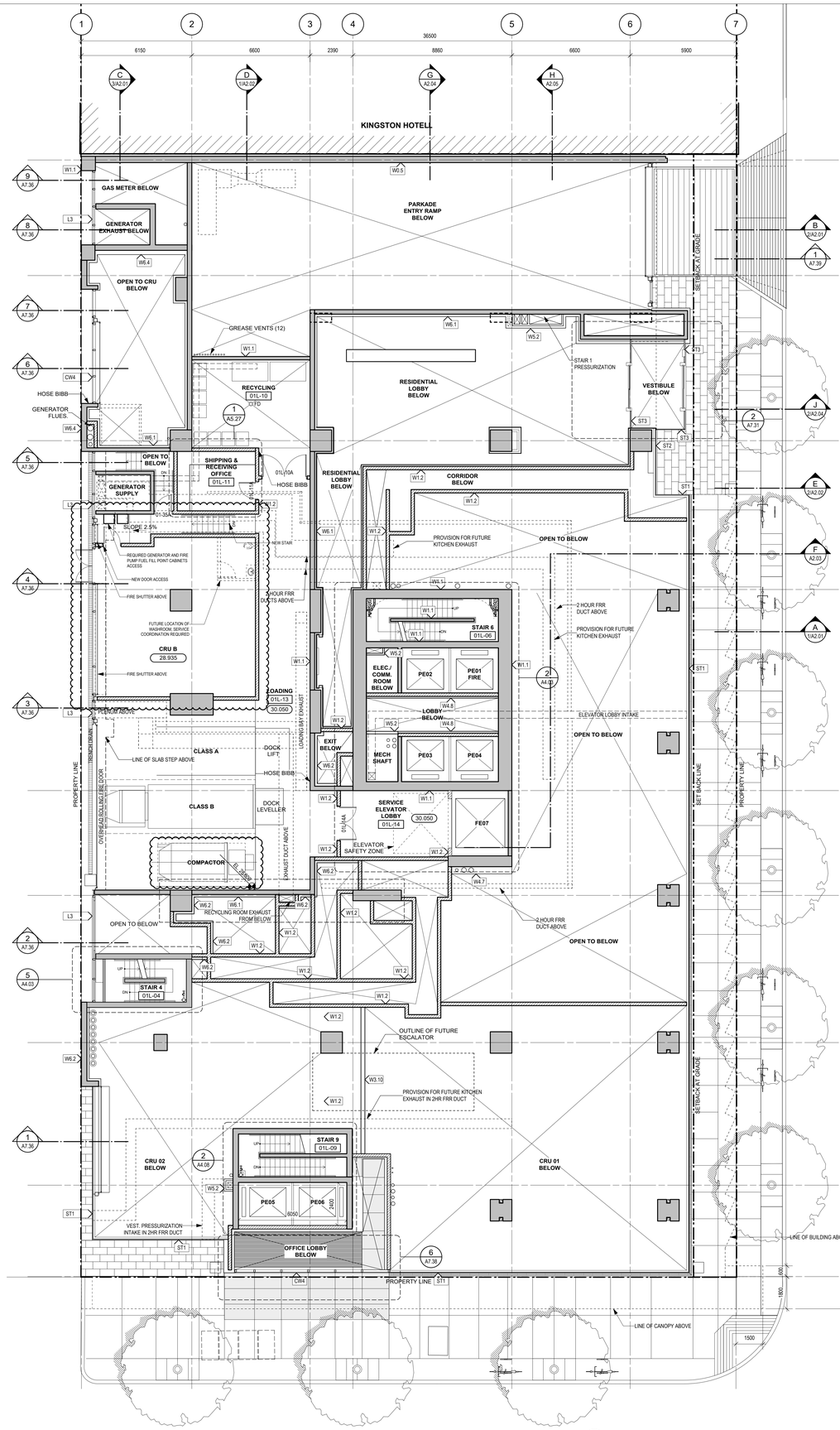
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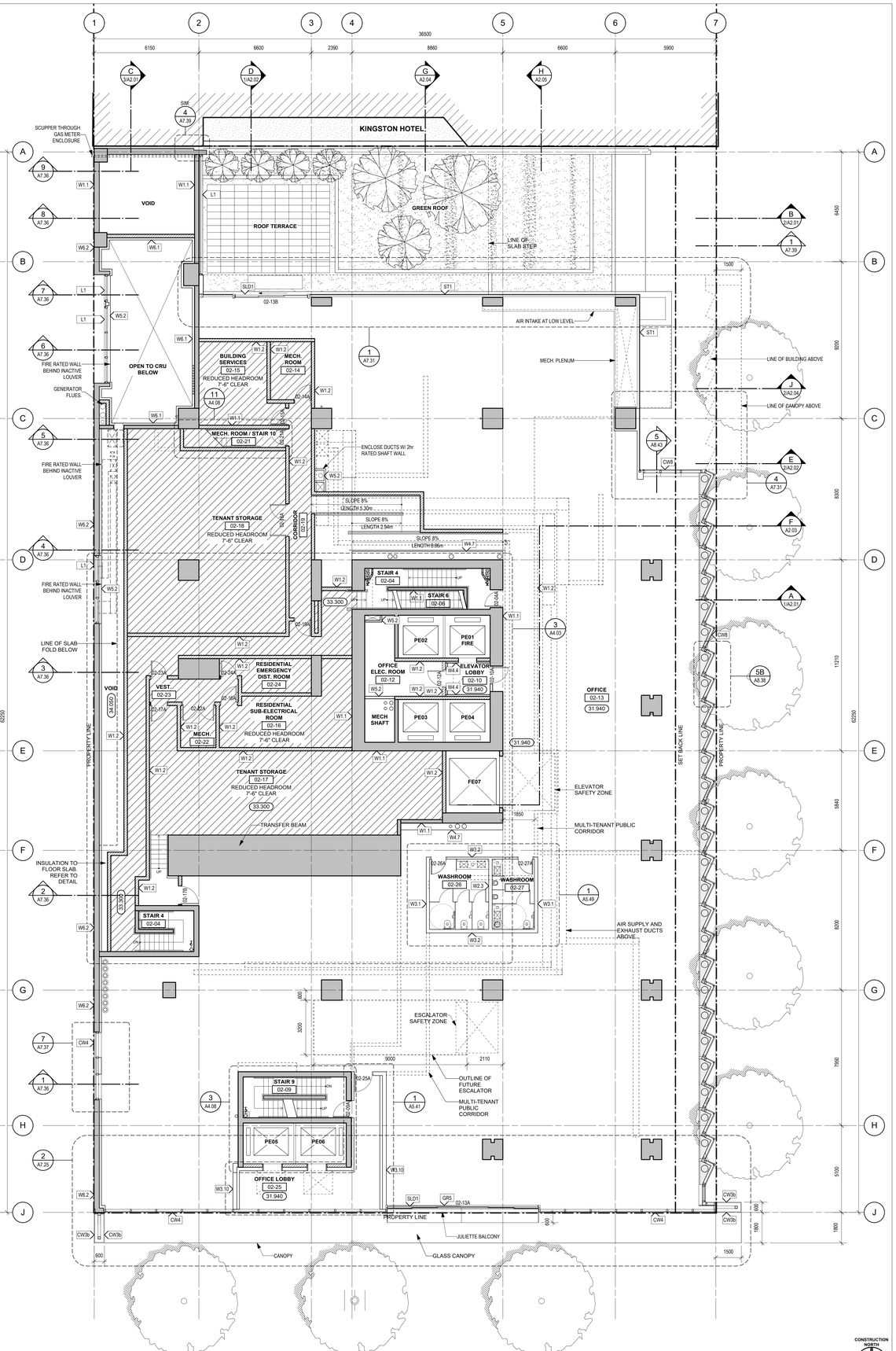
STOREY P1 MEZZANINE & 1 PLANS

DATE OCT 5, 2016	DRAWN AW
SCALE 1:100	CHECKED GH, PW
JOB NO. 1007	

A1.05



1 **PODIUM STOREY 1 LOADING PLAN**
Scale 1:100



2 **PODIUM STOREY 2 PLAN**
Scale 1:100

CONSTRUCTION NORTH

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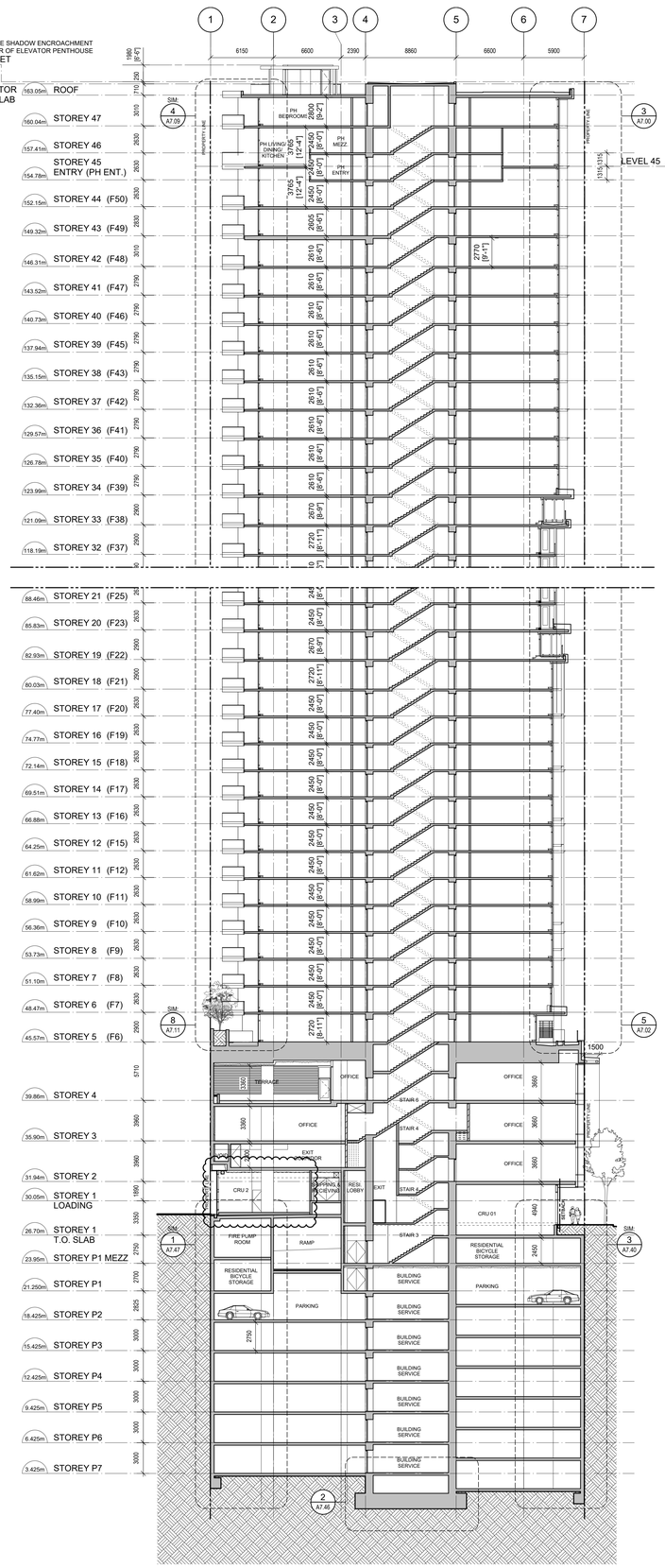
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STOREY 1 LOADING & 2 PLANS

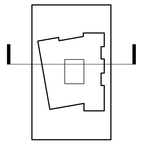
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SCALE	1:100	CHECKED	GH, PW
JOB NO.	1007		

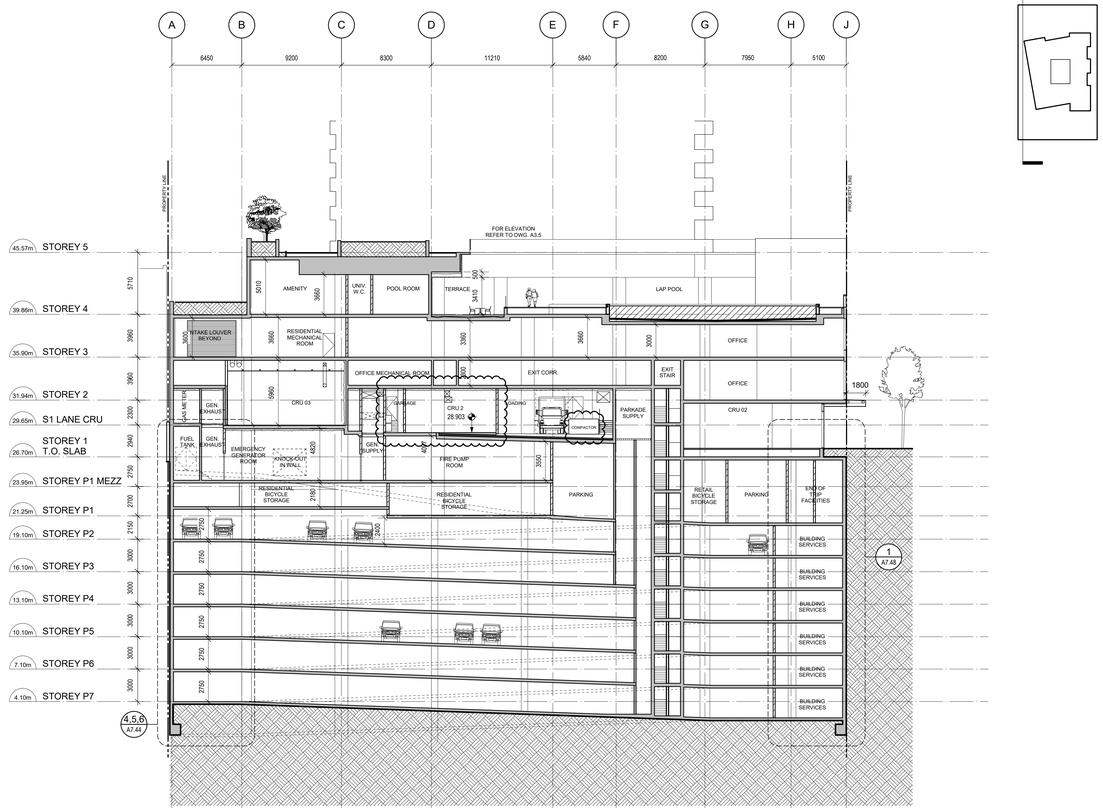
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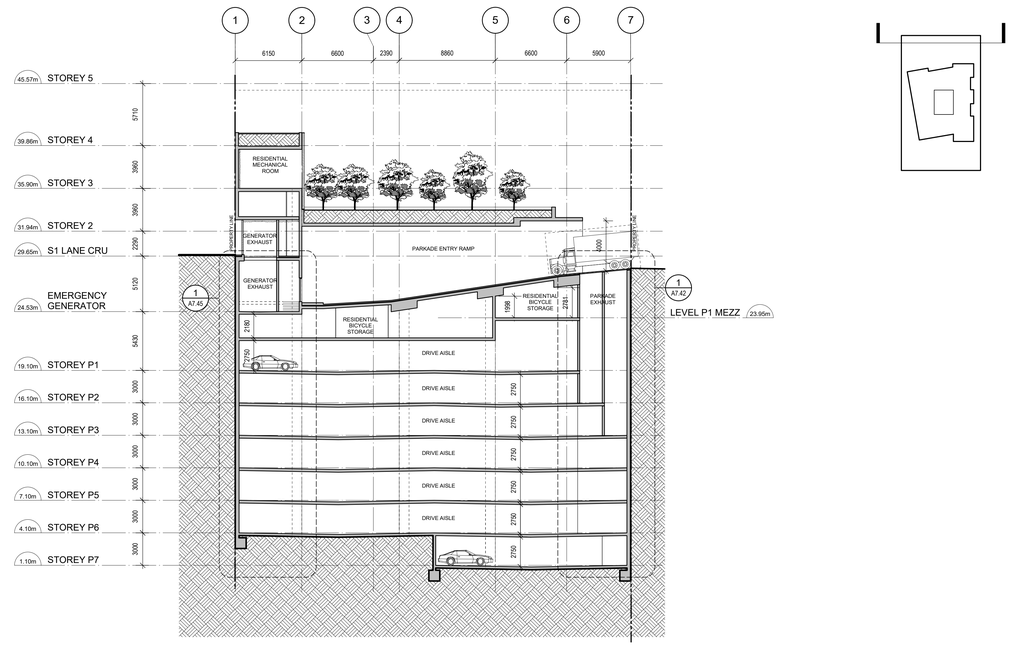


1 **SECTION AA**
Scale 1:200





3 **SECTION CC**
Scale 1:200



2 **SECTION BB**
Scale 1:200

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ISSUED FOR DP MINOR AMENDMENT	15 APRIL 2013
ISSUED FOR REZONING TEXT AMENDMENT	08 MARCH 2013
ISSUED FOR 100% IFC (SI-020.2)	19 NOV 2012

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

TELUS GARDEN RESIDENTIAL
777 RICHARDS STREET

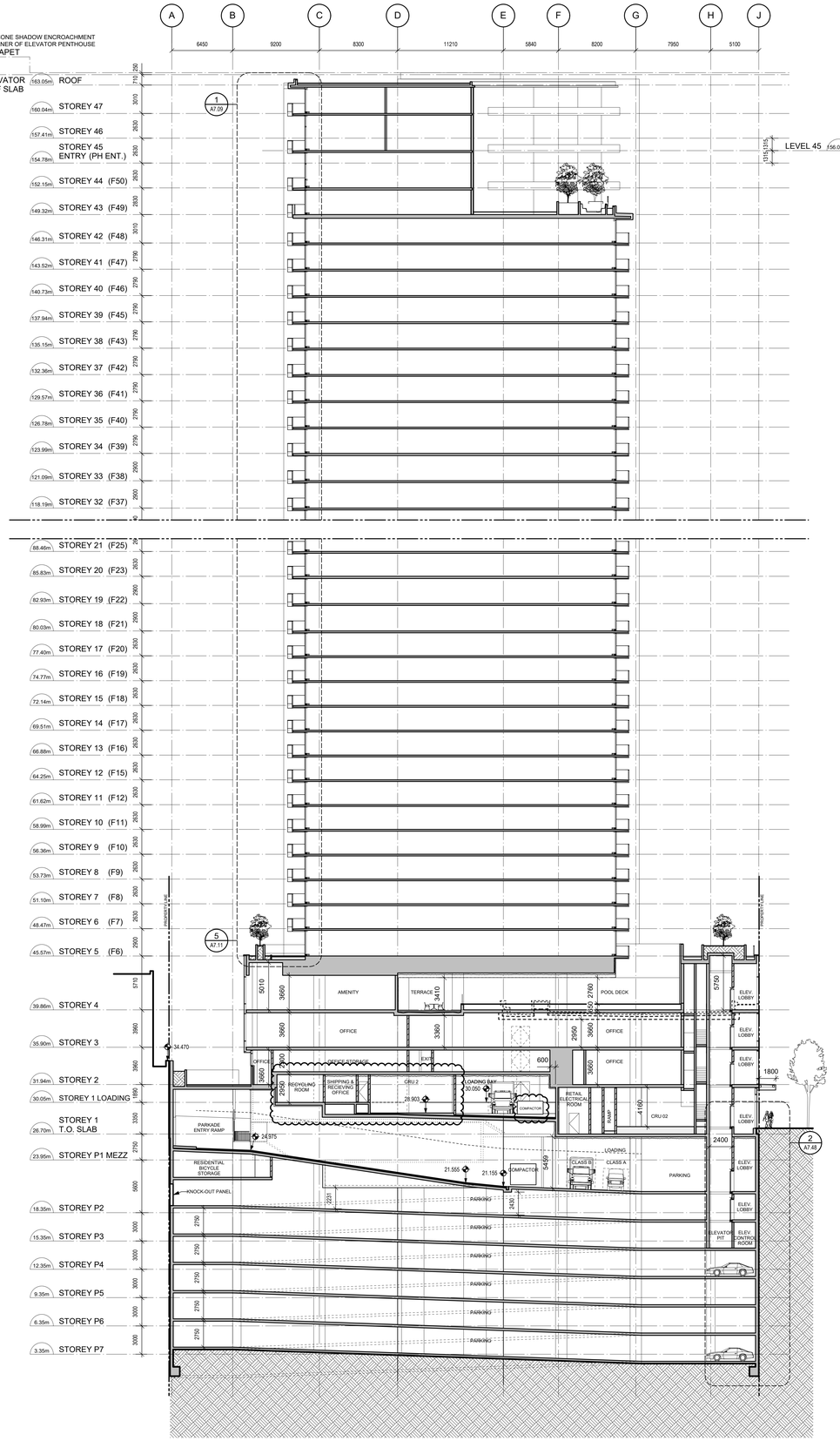
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DRAWING TITLE

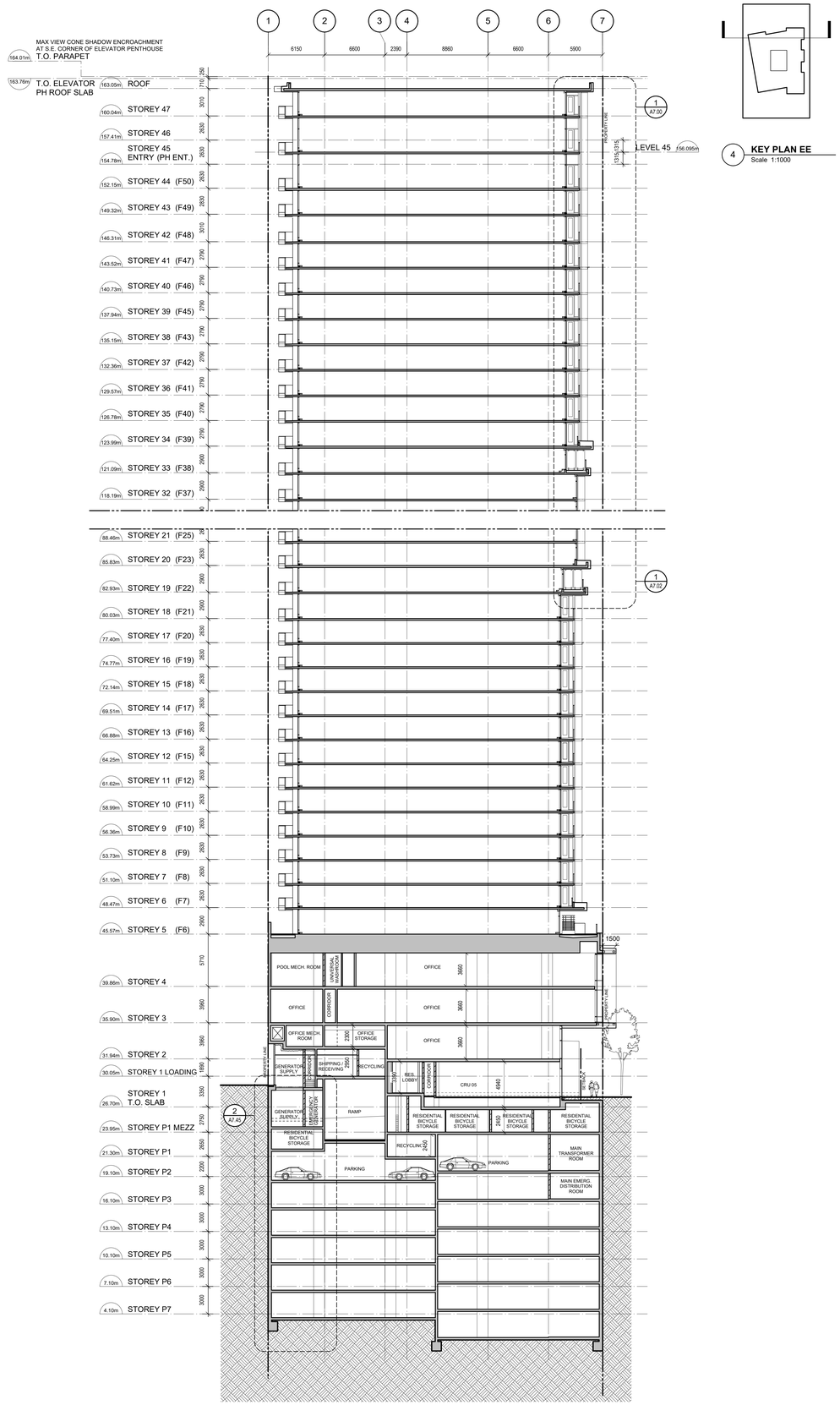
BUILDING SECTIONS

DATE: OCT 5, 2016	DRAWN: AW
SCALE: 1:200 @ A0	CHECKED: GH, PW
JOB NO: 1007	

A2.01



1 **SECTION DD**
Scale 1:200



2 **SECTION EE**
Scale 1:200

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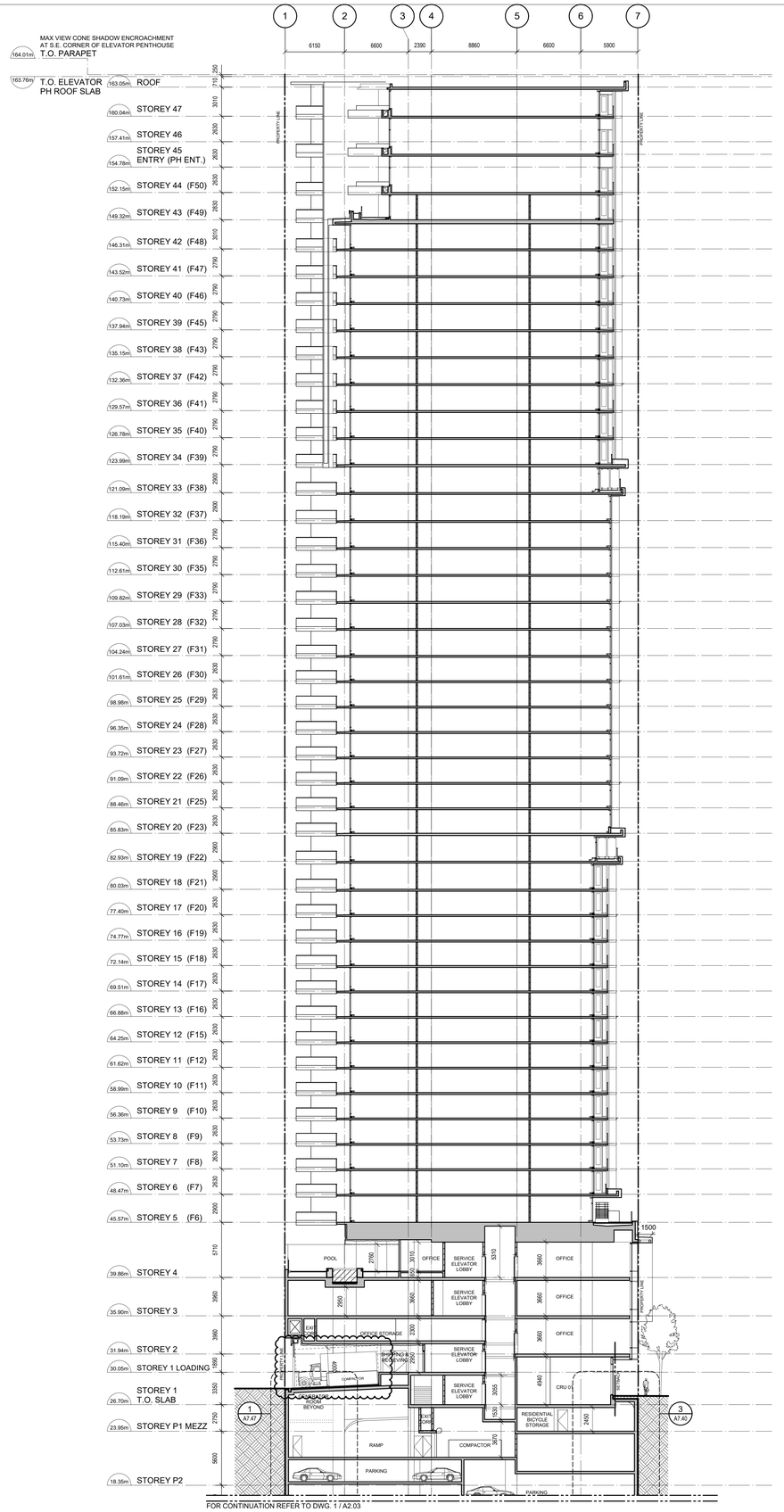
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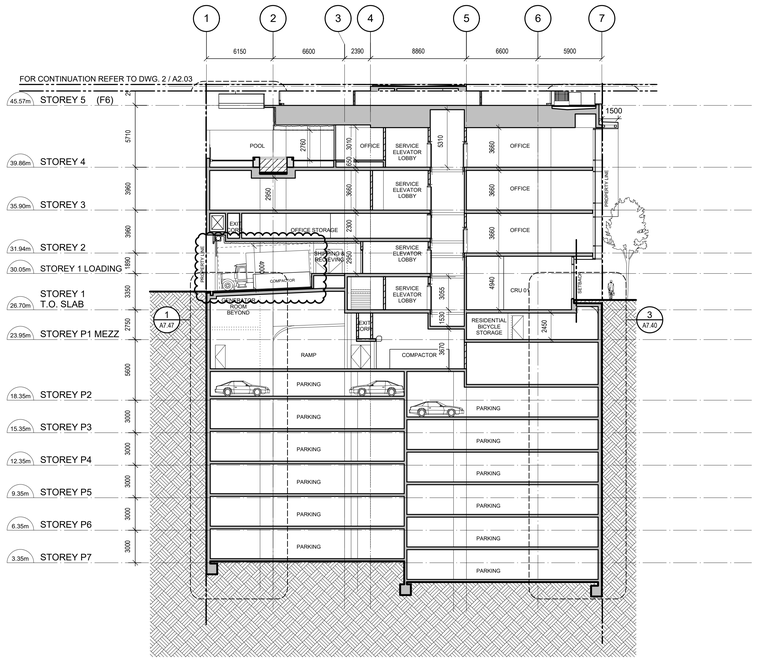
BUILDING SECTIONS

DATE	OCT 5, 2016
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SCALE	1:200 @ A0
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JOB NO.	1007

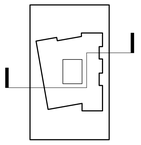
A2.02



2 **SECTION FF - TOP**
Scale 1:200



1 **SECTION FF - BOTTOM**
Scale 1:200



3 **KEY PLAN**
Scale 1:1000

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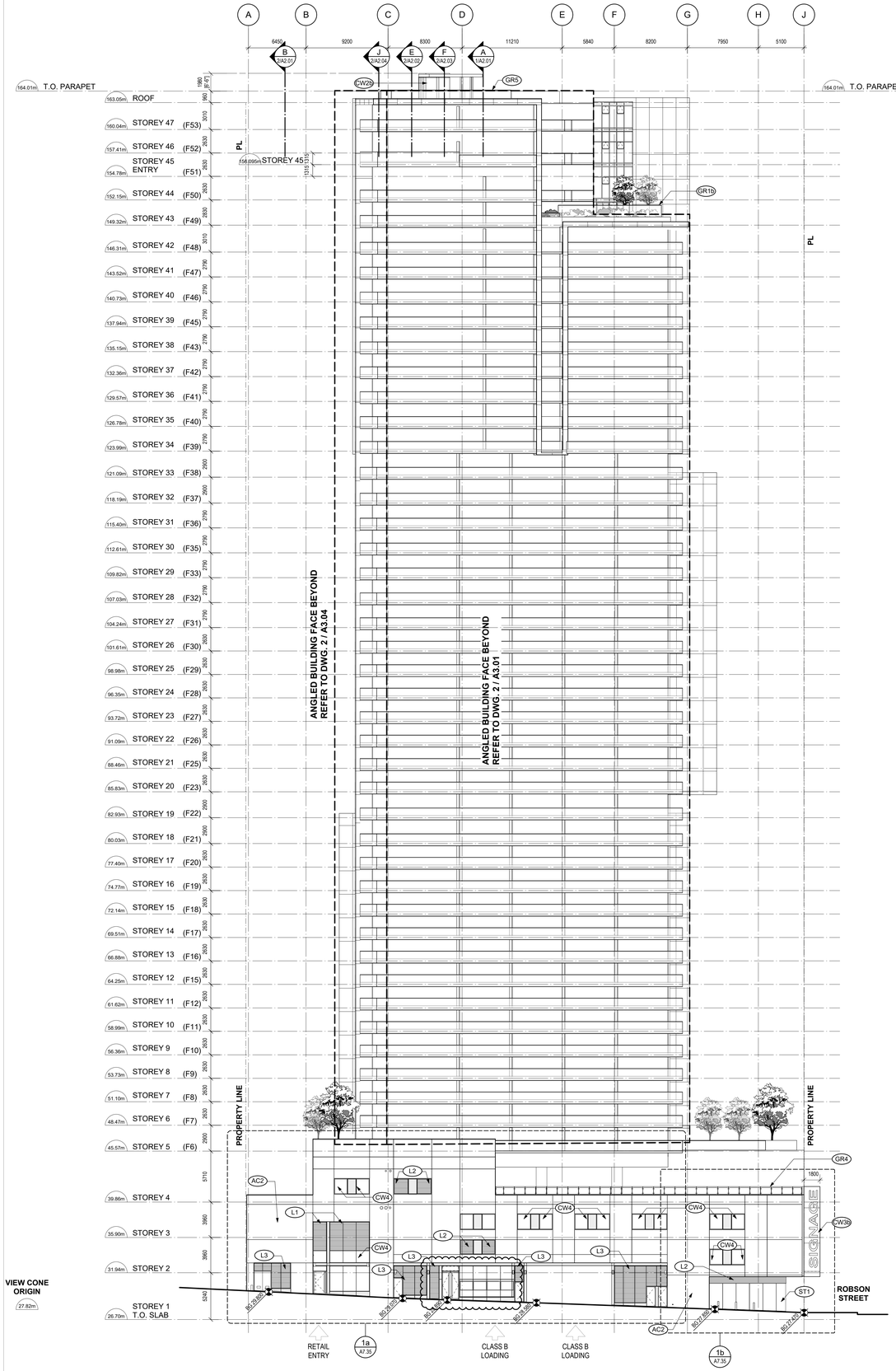
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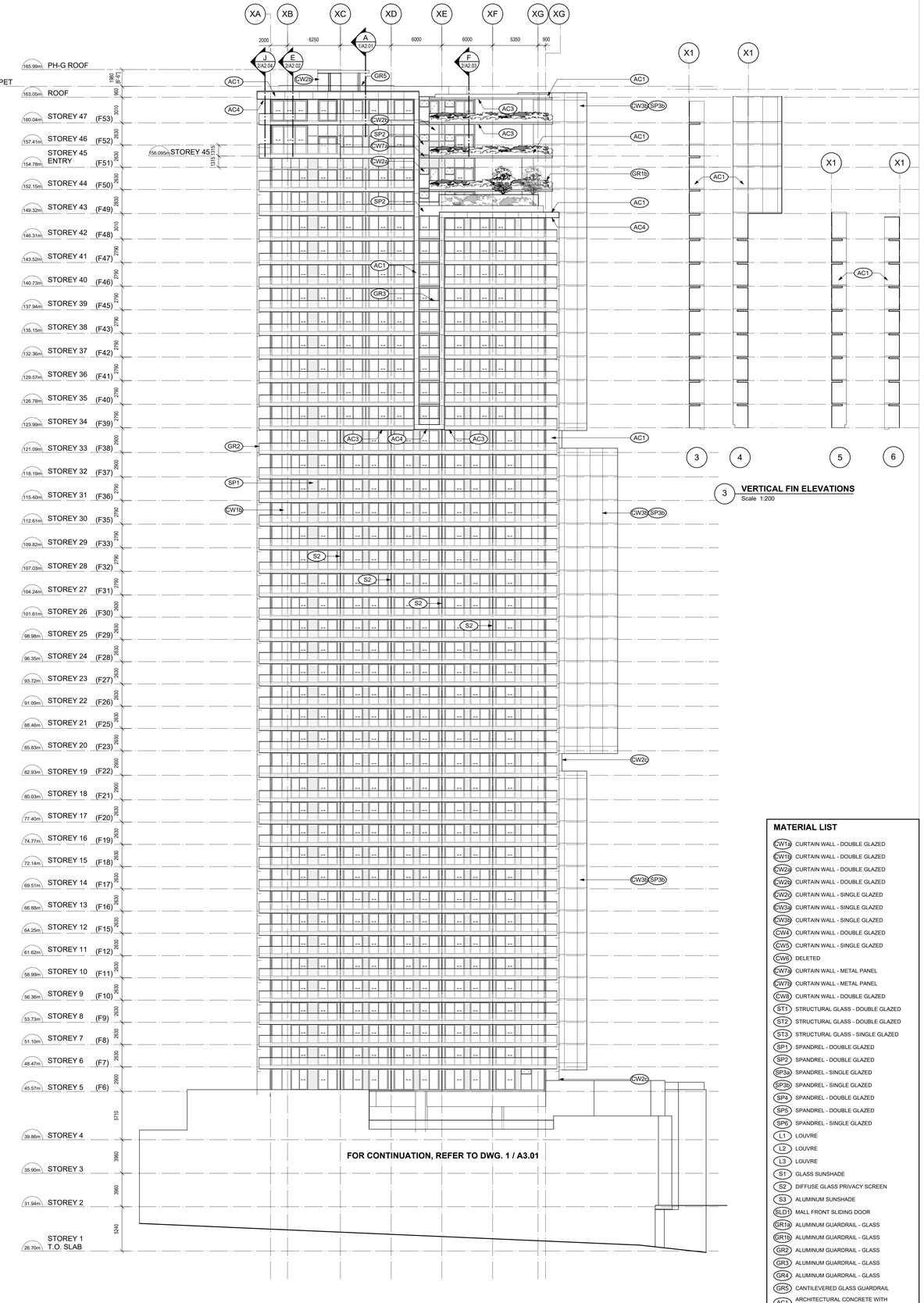
BUILDING SECTIONS

DATE	OCT 5, 2016
DRAWN	AW
SCALE	1:200 @ A0
CHECKED	GH, PW
JOB NO.	1007

A2.03



1 **WEST ELEVATION**
Scale 1:200



2 **PARTIAL WEST ELEVATION**
Scale 1:200

3 **VERTICAL FIN ELEVATIONS**
Scale 1:200

MATERIAL LIST

CW1a	CURTAIN WALL - DOUBLE GLAZED
CW1b	CURTAIN WALL - DOUBLE GLAZED
CW2a	CURTAIN WALL - DOUBLE GLAZED
CW2b	CURTAIN WALL - DOUBLE GLAZED
CW2c	CURTAIN WALL - SINGLE GLAZED
CW3a	CURTAIN WALL - SINGLE GLAZED
CW3b	CURTAIN WALL - SINGLE GLAZED
CW4	CURTAIN WALL - DOUBLE GLAZED
CW5	CURTAIN WALL - SINGLE GLAZED
CW6	DELETED
CW7a	CURTAIN WALL - METAL PANEL
CW7b	CURTAIN WALL - METAL PANEL
CW8	CURTAIN WALL - DOUBLE GLAZED
ST1	STRUCTURAL GLASS - DOUBLE GLAZED
ST2	STRUCTURAL GLASS - DOUBLE GLAZED
ST3	STRUCTURAL GLASS - SINGLE GLAZED
SP1	SPANDREL - DOUBLE GLAZED
SP2	SPANDREL - DOUBLE GLAZED
SP3a	SPANDREL - SINGLE GLAZED
SP3b	SPANDREL - SINGLE GLAZED
SP4	SPANDREL - DOUBLE GLAZED
SP5	SPANDREL - DOUBLE GLAZED
SP6	SPANDREL - SINGLE GLAZED
L1	LOUVRE
L2	LOUVRE
L3	LOUVRE
S1	GLASS SUNSHADE
S2	DIFFUSE GLASS PRIVACY SCREEN
S3	ALUMINUM SUNSHADE
SLD1	MALL FRONT SLIDING DOOR
GR1a	ALUMINUM GUARDRAIL - GLASS
GR1b	ALUMINUM GUARDRAIL - GLASS
GR2	ALUMINUM GUARDRAIL - GLASS
GR3	ALUMINUM GUARDRAIL - GLASS
GR4	ALUMINUM GUARDRAIL - GLASS
GR5	CANTILEVERED GLASS GUARDRAIL
AC1	ARCHITECTURAL CONCRETE WITH ELASTOMERIC COATING
AC2	ARCHITECTURAL CONCRETE WITH WATER-REPELLENT COATING
AC3	ARCHITECTURAL CONCRETE SOFFIT
AC4	PAINTED ARCHITECTURAL CONCRETE SOFFIT

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ISSUED FOR PROGRESS	14 JUNE 2013
ISSUED FOR PROGRESS	21 MAY 2013
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JOB TITLE

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CONSULTANT

DRAWING TITLE

WEST ELEVATION (BACK ALLEY)

DATE: OCT 5, 2016	DRAWN: AW
SCALE: 1:200	CHECKED: PW
JOB NO.: 1007	

A3.01

CITY OF VANCOUVER

DEVELOPMENT, BUILDINGS & LICENSING
Development Services Division
Project Facilitation

December 14, 2018

Mr. Peter Wood
Henriquez Partners Architects
598 W Georgia Street
Vancouver, BC
V6B 2A3

Dear Mr. Wood:

RE: 777 Richards Street – DP-2017-00388
510 W Georgia Street – DP-2017-00387
768 Seymour Street – DP-2017-00433

"Conversion of Loading Spaces to CRUs"

As part of the Development Application review, the Director of Planning seeks input from various departments in the process of determining the approval of an application. For these applications the Engineering Group has assessed the current situation in the lane and along the perimeter streets. Engineering is supportive of the goals to activate the lane but this cannot compromise the loading function of the lane.

The applicant needs to show all of the loading being accommodated off-street, and includes the following:

- Keeping fire lane clear.
- Not causing congestion in the lane
  - Current up to 2 concurrent loading events on Richards, 3 on Georgia, and 3 on Robson.
- Kingston needs to be on board with revised plan, and we need to revise the existing loading agreement.
- Hours of raised bollards are not to be extended as proposed and must maintain the current hours from original encroachment agreement.

If these issues are resolved, Engineering would support the release of a time-limited Development Permit, with performance criteria to be met. For example:

- Annual survey of adjacent streets to observe loading behavior and confirm no loading on-street.

City of Vancouver, Development, Buildings & Licensing
Development Services Division, Project Facilitation
453 West 12th Avenue
Vancouver, British Columbia V5Y 1V4 Canada
tel: 604.873.7611 *fax:* 604.873.7100
website: vancouver.ca

2018 BC's Top Employers

- Maintaining the schedule for bollard closures as a condition of the development permit.
- Provision of documentation from the loading manager for ongoing scheduling efforts.

Please provide information to resolve these items above and we'd proceed with the processing of these applications.

Yours truly,

David Autiero
Manager, Project Facilitation
david.autiero@vancouver.ca
Phone: 604.871.6265

DSA/sg

cc: Gil Kelley, General Manager of Planning, Urban Design & Sustainability
Jerry Dobrovolny, General Manager of Engineering Services
Kaye Krishna, General Manager of Development, Buildings & Licensing
John Greer, Assistant Director of Development Services
Jason Olinek, Assistant Director of Urban Design
John Turecki, Engineering Services