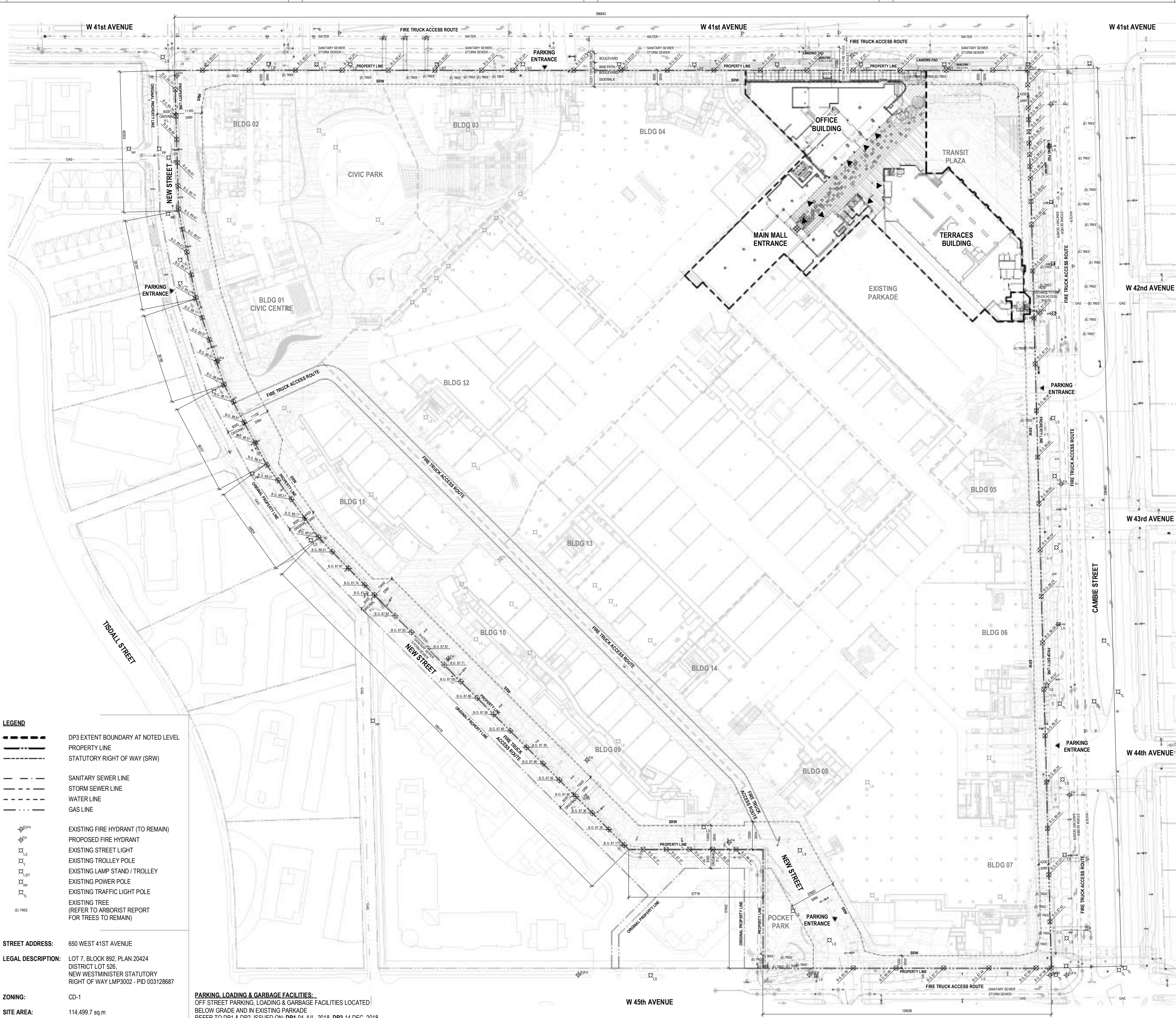


36" x 48" A&E E SHEET SIZE
FILE NAME: OAK-HRA-NE OFFICE BLDG_01.dwg
PLOT DATE: 2019-08-14 13:36:56 PM



LEGEND

- DP3 EXTENT BOUNDARY AT NOTED LEVEL
- PROPERTY LINE
- STATUTORY RIGHT OF WAY (SRW)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- EXISTING FIRE HYDRANT (TO REMAIN)
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING TROLLEY POLE
- EXISTING LAMP STAND / TROLLEY
- EXISTING POWER POLE
- EXISTING TRAFFIC LIGHT POLE
- EXISTING TREE (REFER TO ARBORIST REPORT FOR TREES TO REMAIN)

STREET ADDRESS: 650 WEST 41ST AVENUE

LEGAL DESCRIPTION: LOT 7, BLOCK 892, PLAN 20424
DISTRICT LOT 526,
NEW WESTMINSTER STATUTORY
RIGHT OF WAY LMP3002 - PID 003128687

ZONING: CD-1

SITE AREA: 114,499.7 sq.m

PARKING, LOADING & GARBAGE FACILITIES:
OFF STREET PARKING, LOADING & GARBAGE FACILITIES LOCATED
BELOW GRADE AND IN EXISTING PARKADE
REFER TO DP1 & DP2 ISSUED ON: DP1-04 JUL. 2018, DP2-14 DEC. 2018

PROJECT

OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
westbank QuodReal

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
2.	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1.	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JULY 2019

DRAWING STATUS
NOT FOR CONSTRUCTION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN METRIC.

HENRIQUEZ
Henriquez Partners Architects
5501 49th Avenue, Suite 100
Vancouver, BC V6M 2B1
Tel: 604.261.7000

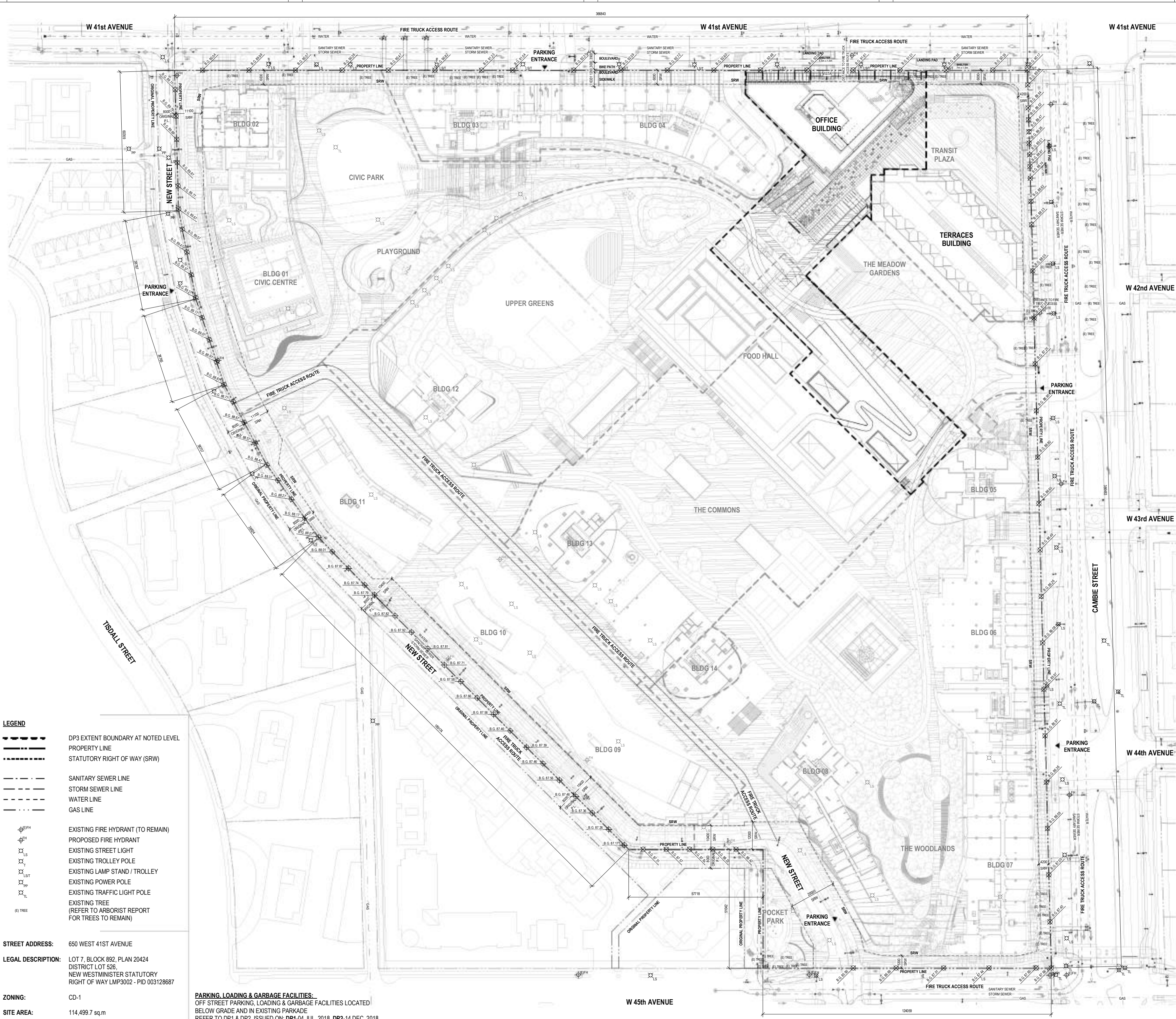
SEAL

NORTH ARROW

DRAWING TITLE
SITE PLAN AT GRADE

DRAWN	SL	CHECKED	DR	
SCALE	1 : 500	DATE	01/17/19	
GRAPHIC SCALE	SCALE IN METERS			
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	01-015		REV NO.	2.

36" x 48" A&E E SHEET SIZE
FILE NAME: OAK-HRA-NE OFFICE BLDG_01.dwg
PLOT DATE: 2019-08-14 3:40:20 PM



LEGEND

- DP3 EXTENT BOUNDARY AT NOTED LEVEL
- PROPERTY LINE
- STATUTORY RIGHT OF WAY (SRW)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- EXISTING FIRE HYDRANT (TO REMAIN)
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING TROLLEY POLE
- EXISTING LAMP STAND / TROLLEY
- EXISTING POWER POLE
- EXISTING TRAFFIC LIGHT POLE
- EXISTING TREE (REFER TO ARBORIST REPORT FOR TREES TO REMAIN)

STREET ADDRESS: 650 WEST 41ST AVENUE

LEGAL DESCRIPTION: LOT 7, BLOCK 892, PLAN 20424
DISTRICT LOT 526,
NEW WESTMINSTER STATUTORY
RIGHT OF WAY LMP3002 - PID 003128687

ZONING: CD-1

SITE AREA: 114,499.7 sq.m

PARKING, LOADING & GARBAGE FACILITIES:
OFF STREET PARKING, LOADING & GARBAGE FACILITIES LOCATED
BELOW GRADE AND IN EXISTING PARKADE
REFER TO DP1 & DP2 ISSUED ON: DP1-04 JUL. 2018, DP2-14 DEC. 2018

PROJECT

OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
westbank QuodReal

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
2.	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1.	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JULY 2019

DRAWING STATUS
NOT FOR CONSTRUCTION

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HENRIQUEZ
Henriquez Partners Architects
5501 49th Avenue, Suite 100
Vancouver, BC V6M 2A1
Tel: 604.271.7000

SEAL

NORTH ARROW

DRAWING TITLE
**SITE PLAN AT PARK LEVEL
ABOVE MALL**

DRAWN SL **CHECKED** DR

SCALE 1 : 500 **DATE** 01/17/19

GRAPHIC SCALE
0 10 20 30m
SCALE IN METERS

PROJECT NO. 1109

BUILDING TP **PHASE** 1N

DRAWING NO. 01-016 **REV NO.** 2.



- LEGEND**
- DP3A EXTENT BOUNDARY AT NOTED LEVEL
 - PROPERTY LINE
 - STATUTORY RIGHT OF WAY (SRW)
 - NOT INCLUDED IN SCOPE OF DP3A APPLICATION
 - PARK FINISHES NOT INCLUDED IN SCOPE OF DP3A APPLICATION
 - EXISTING TERRACES BUILDING SCOPE OF CHANGES LIMITED TO NORTH FACADE & ENTRY

NOTE:
LEVEL P3 PROVIDED FOR REFERENCE OF LOADING LOCATION UNDER DP1
REFER TO SITE PLAN & FLOOR PLAN DRAWINGS FOR SET BACKS & ARCHITECTURAL DESIGN.

PROJECT

OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
westbank QuadReal

KEY PLAN

2. ISSUED FOR DEVELOPMENT PERMIT 19 AUG 2019

1. ISSUED FOR DEVELOPMENT PERMIT 3 31 JUL 2019

DESIGN DEVELOPMENT PROGRESS

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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HENRIQUEZ
Henriquez Partners Architects
580 49 Georgia Street
Vancouver, BC Canada V6E 3A1
T 604 967 9000

SEAL

NORTH ARROW

DRAWING TITLE

DP3a EXTENT AND DIMENSION DIAGRAM LEVEL P3

DRAWN SL CHECKED DR

SCALE 1 : 500 DATE 05/28/19

GRAPHIC SCALE

PROJECT NO. 1109

BUILDING TP PHASE 1N

DRAWING NO. 10-060 REV NO. 2.



LEGEND

- DP3a EXTENT BOUNDARY AT NOTED LEVEL
- PROPERTY LINE
- STATUTORY RIGHT OF WAY (SRW)
- NOT INCLUDED IN SCOPE OF DP3a APPLICATION
- PARK FINISHES NOT INCLUDED IN SCOPE OF DP3a APPLICATION
- EXISTING TERRACES BUILDING SCOPE OF CHANGES LIMITED TO NORTH FACADE & ENTRY

NOTE:
LEVEL P3 PROVIDED FOR REFERENCE OF LOADING LOCATION UNDER DP1
REFER TO SITE PLAN & FLOOR PLAN DRAWINGS FOR SET BACKS & ARCHITECTURAL DESIGN.



OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank 

KEY PLAN



2.	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1.	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
NO.	DESCRIPTION	DATE

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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Henriuez Partners Architects
500-88 Georgia Street
Vancouver, B.C. Canada V6B 3A1
T 604 967 9000

SEAL

NORTH ARROW



DRAWING TITLE

DP3a EXTENT & DIMENSIONS LEVEL P2

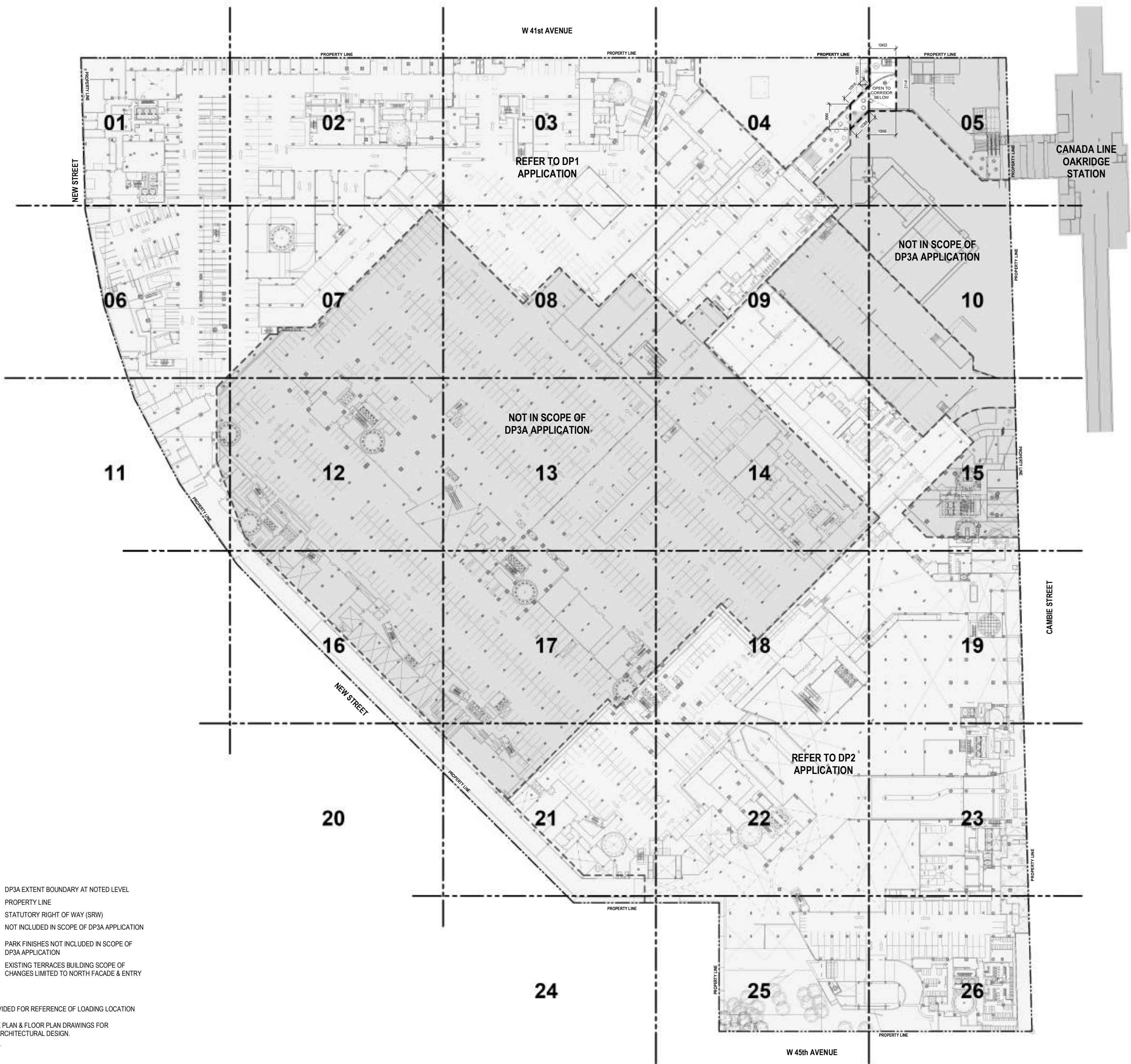
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SCALE	1 : 500	DATE	01/17/19
GRAPHIC SCALE			

PROJECT NO.

1109

BUILDING	TP	PHASE	1N
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DRAWING NO.	10-070	REV NO.	2.
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OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank 

KEY PLAN



NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	2019

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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5801 48th Avenue, Suite 100
Vancouver, BC V6M 2A1
T 604 967 9000

SEAL

NORTH ARROW



DRAWING TITLE

DP3a EXTENT & DIMENSIONS LEVEL P1

DRAWN	SL	CHECKED	DR	
SCALE	1 : 500	DATE	05/28/19	
GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	10-080		REV NO.	2.



- LEGEND**
- DP3A EXTENT BOUNDARY AT NOTED LEVEL
 - PROPERTY LINE
 - STATUTORY RIGHT OF WAY (SRW)
 - NOT INCLUDED IN SCOPE OF DP3A APPLICATION
 - PARK FINISHES NOT INCLUDED IN SCOPE OF DP3A APPLICATION
 - EXISTING TERRACES BUILDING SCOPE OF CHANGES LIMITED TO NORTH FACADE & ENTRY

NOTE:
LEVEL P3 PROVIDED FOR REFERENCE OF LOADING LOCATION UNDER DP1
REFER TO SITE PLAN & FLOOR PLAN DRAWINGS FOR SET BACKS & ARCHITECTURAL DESIGN.

PROJECT

OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
westbank QuodReal

KEY PLAN

2. ISSUED FOR DEVELOPMENT PERMIT 19 AUG 2019
03a

1. ISSUED FOR DEVELOPMENT PERMIT 3 31 JULY 2019
DESIGN DEVELOPMENT PROGRESS

NO. DESCRIPTION DATE

REVISIONS

DRAWING STATUS
NOT FOR CONSTRUCTION

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ALL DIMENSIONS ARE SHOWN IN METRIC.

HENRIQUEZ
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500 40 Georgia Street
Vancouver, BC Canada V6B 3A1
T 604 967 9000

SEAL

NORTH ARROW

DRAWING TITLE
DP3a EXTENT & DIMENSIONS LEVEL 01

DRAWN SL CHECKED DR

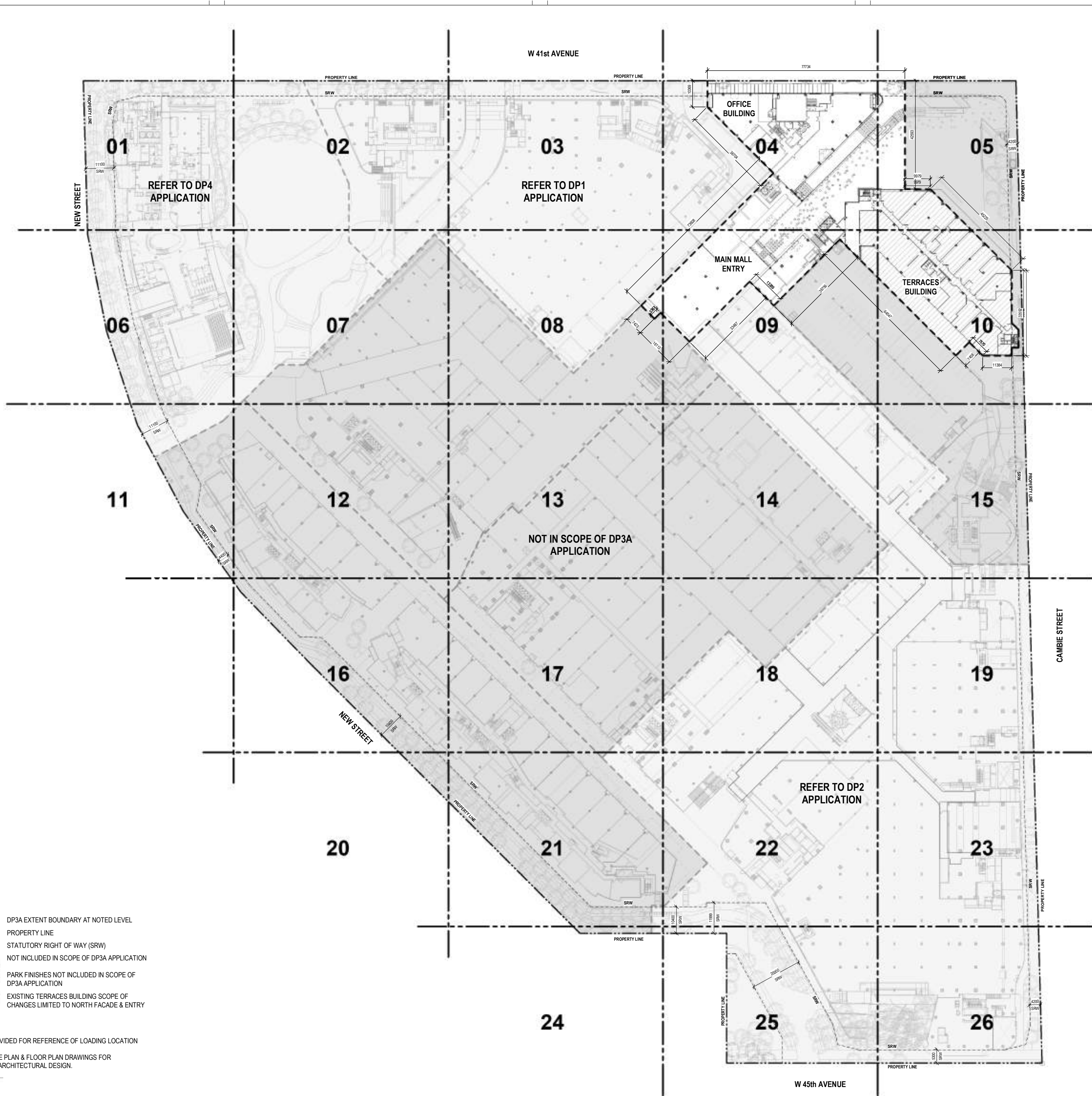
SCALE 1 : 500 DATE 01/17/19

GRAPHIC SCALE
SCALE IN METERS

PROJECT NO. 1109

BUILDING TP PHASE 1N

DRAWING NO. 10-101 REV NO. 2



LEGEND

- DP3a EXTENT BOUNDARY AT NOTED LEVEL
- PROPERTY LINE
- STATUTORY RIGHT OF WAY (SRW)
- NOT INCLUDED IN SCOPE OF DP3a APPLICATION
- PARK FINISHES NOT INCLUDED IN SCOPE OF DP3a APPLICATION
- EXISTING TERRACES BUILDING SCOPE OF CHANGES LIMITED TO NORTH FACADE & ENTRY

NOTE:
LEVEL P3 PROVIDED FOR REFERENCE OF LOADING LOCATION UNDER DP1
REFER TO SITE PLAN & FLOOR PLAN DRAWINGS FOR SET BACKS & ARCHITECTURAL DESIGN.

OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank

KEY PLAN

2.	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1.	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
NO.	DESCRIPTION	DATE

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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Henriuez Partners Architects
500 40 Georgia Street
Vancouver, BC Canada V6E 3A1
T 604 967 9000

SEAL

NORTH ARROW

DRAWING TITLE

DP3a EXTENT & DIMENSIONS NE OFFICE/TERRACES LEVEL 02 + MALL LEVEL 01

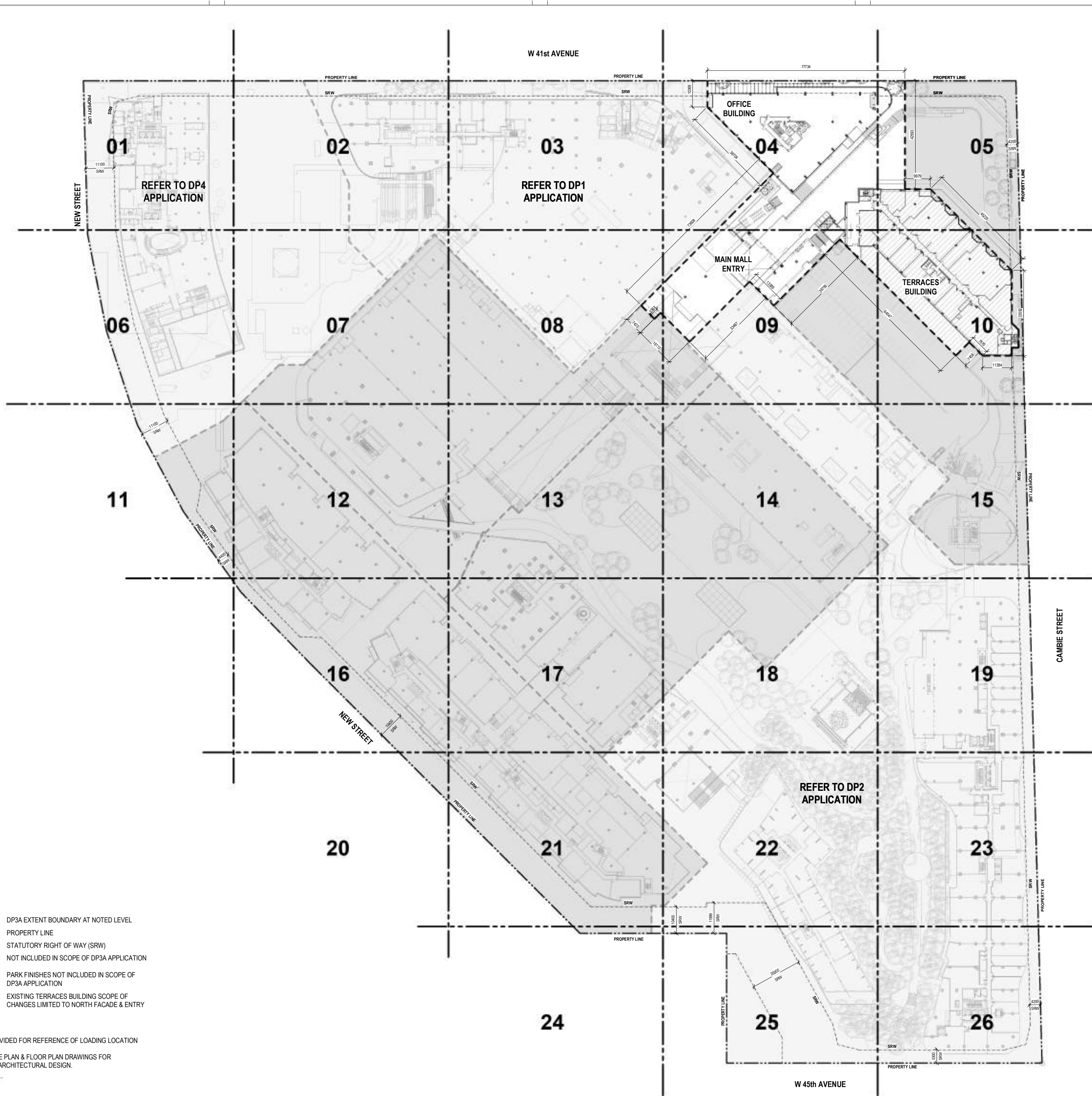
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SCALE		DATE	01/07/19

GRAPHIC SCALE

PROJECT NO.

1109

BUILDING	TP	PHASE	1N
DRAWING NO.	10-102	REV NO.	2.



PROJECT

OAKRIDGE

650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank QuodReal

KEY PLAN

2. ISSUED FOR DEVELOPMENT PERMIT 19 AUG 2019

1. ISSUED FOR DEVELOPMENT PERMIT 3 31 JULY 2019

DESIGN DEVELOPMENT PROGRESS

NO. DESCRIPTION DATE

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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HENRIQUEZ

Henriquez Partners Architects

1000 10th Avenue, Suite 1000

Vancouver, BC V6Z 1A1

T 604 967 9000

SEAL

NORTH ARROW

DRAWING TITLE

DP3a EXTENT & DIMENSIONS

NE OFFICE/TERRACES

LEVEL 03 + MALL LEVEL

02

DRAWN SL CHECKED DR

SCALE 1:500 DATE 01/17/19

GRAPHIC SCALE

0 10 20 30m

SCALE IN METERS

PROJECT NO. 1109

BUILDING TP PHASE 1N

DRAWING NO. 10-103

REV NO. 2.





LEGEND

- DP3a EXTENT BOUNDARY AT NOTED LEVEL
- PROPERTY LINE
- STATUTORY RIGHT OF WAY (SRW)
- NOT INCLUDED IN SCOPE OF DP3a APPLICATION
- PARK FINISHES NOT INCLUDED IN SCOPE OF DP3a APPLICATION
- EXISTING TERRACES BUILDING SCOPE OF CHANGES LIMITED TO NORTH FACADE & ENTRY

NOTE:
LEVEL P3 PROVIDED FOR REFERENCE OF LOADING LOCATION UNDER DP1
REFER TO SITE PLAN & FLOOR PLAN DRAWINGS FOR SET BACKS & ARCHITECTURAL DESIGN.

OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank QuodReal

KEY PLAN

2.	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1.	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
NO.	DESCRIPTION	DATE

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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Henriuez Partners Architects
500 40 Georgia Street
Vancouver, BC Canada V6E 3A1
T 604 967 9000

SEAL

NORTH ARROW

DRAWING TITLE

**DP3a EXTENT & DIMENSION
NE OFFICE LEVEL L5 +
MALL LEVEL L3**

DRAWN	SL	CHECKED	DR
SCALE	1 : 500	DATE	04/16/19
GRAPHIC SCALE			

PROJECT NO. 1109

BUILDING	TP	PHASE	1N
DRAWING NO.	10-105	REV NO.	2.



OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank QuodReal

KEY PLAN

NO.	DESCRIPTION	DATE
2.	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1.	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1.	DESIGN DEVELOPMENT PROGRESS	2019

REVISIONS

NO.	DESCRIPTION	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1.	DESIGN DEVELOPMENT PROGRESS	2019

DRAWING STATUS

NOT FOR CONSTRUCTION

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Henriuez Partners Architects
500 40 Georgia Street
Vancouver, BC Canada V6E 3A1
T 604 967 9000

SEAL

NORTH ARROW

DRAWING TITLE

**DP3a EXTENT & DIMENSIONS
NE OFFICE LEVEL 06 +
MALL LEVEL 04**

DRAWN	SL	CHECKED	DR
SCALE	1 : 500	DATE	04/16/19
GRAPHIC SCALE			
PROJECT NO.	1109		
BUILDING	TP	PHASE	1N
DRAWING NO.	10-106		REV NO.
AH	10-106		2.



OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank

KEY PLAN

2.	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1.	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
NO.	DESCRIPTION	DATE

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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Henriuez Partners Architects
500 40 Georgia Street
Vancouver, BC Canada V6E 3A1
T 604 967 9000

SEAL

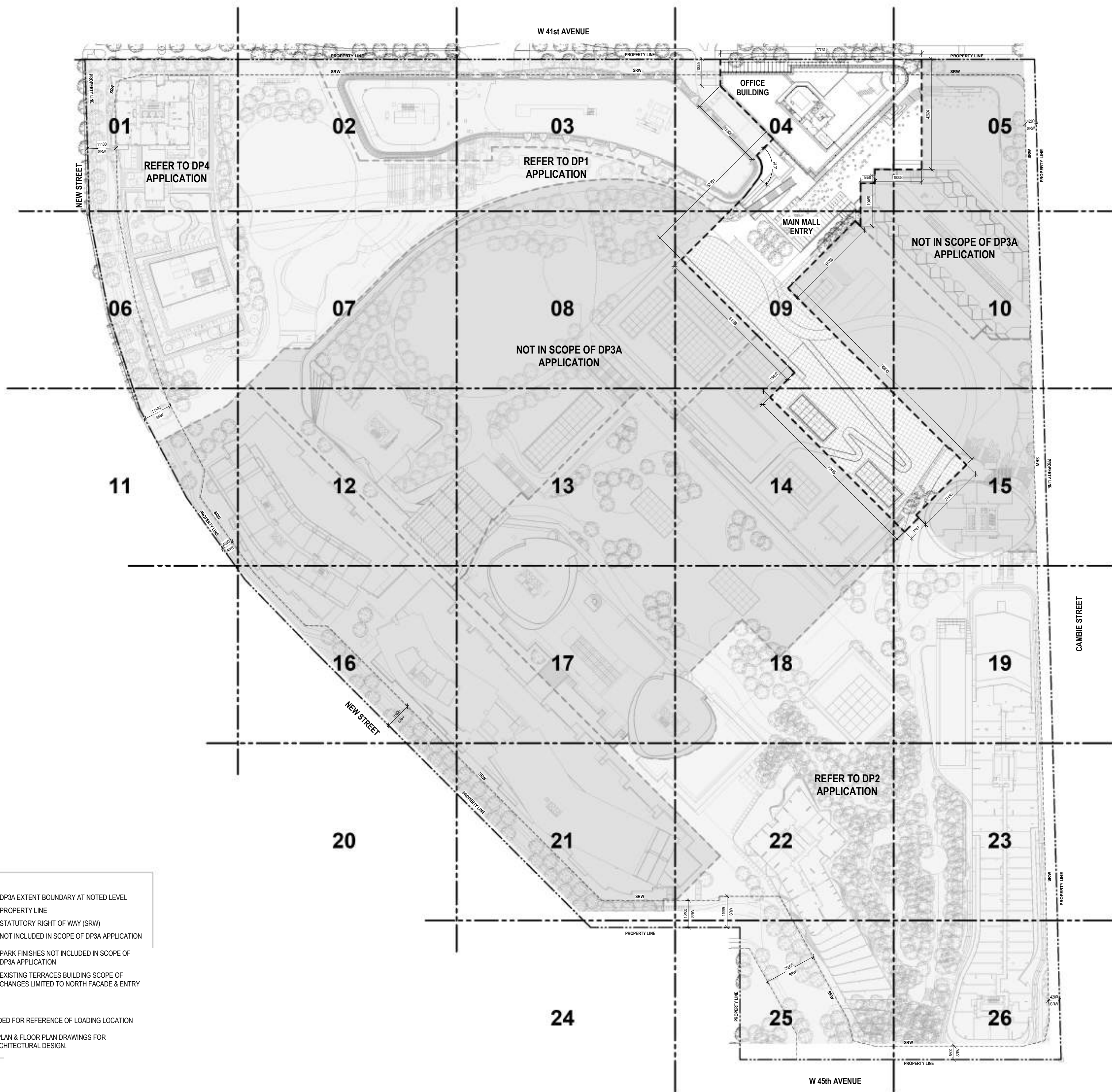
NORTH ARROW

DRAWING TITLE

**DP3a EXTENT & DIMENSIONS
NE OFFICE LEVEL 07 +
MALL ROOF**

DRAWN	SL	CHECKED	DR
SCALE	1 : 500	DATE	04/16/19
GRAPHIC SCALE			

PROJECT NO.	1109		
BUILDING	TP	PHASE	1N
DRAWING NO.	10-107		REV NO.
AH			2.



LEGEND

- DP3a EXTENT BOUNDARY AT NOTED LEVEL
- PROPERTY LINE
- STATUTORY RIGHT OF WAY (SRW)
- NOT INCLUDED IN SCOPE OF DP3a APPLICATION
- PARK FINISHES NOT INCLUDED IN SCOPE OF DP3a APPLICATION
- EXISTING TERRACES BUILDING SCOPE OF CHANGES LIMITED TO NORTH FACADE & ENTRY

NOTE:
LEVEL P3 PROVIDED FOR REFERENCE OF LOADING LOCATION UNDER DP1
REFER TO SITE PLAN & FLOOR PLAN DRAWINGS FOR SET BACKS & ARCHITECTURAL DESIGN.

PROJECT
OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
Westbank QuadReal

KEY PLAN

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 03a	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019

REVISIONS

DRAWING STATUS
NOT FOR CONSTRUCTION

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HENRIQUEZ
Henriquez Partners Architects
505-111 Georgia Street
Vancouver, BC Canada V6B 5A2
T 604 927 9091

SEAL

NORTH ARROW

DRAWING TITLE
DP3a EXTENT & DIMENSIONS ROOF LEVEL


DRAWN	SL	CHECKED	DR
SCALE	1 : 500	DATE	06/20/19
GRAPHIC SCALE			
PROJECT NO.	1109		
BUILDING	TP	PHASE	1N
DRAWING AUTHOR	HAH	DRAWING NO.	10-108
		REV NO.	2.





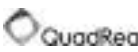




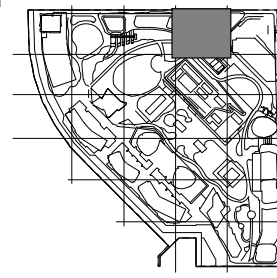


OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank 

KEY PLAN




NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	2019

DRAWING STATUS

NOT FOR CONSTRUCTION

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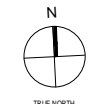
ALL DIMENSIONS ARE SHOWN IN METRIC.



Henri Uez Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
T 604 967 9000

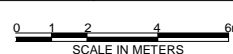
SEAL

NORTH ARROW

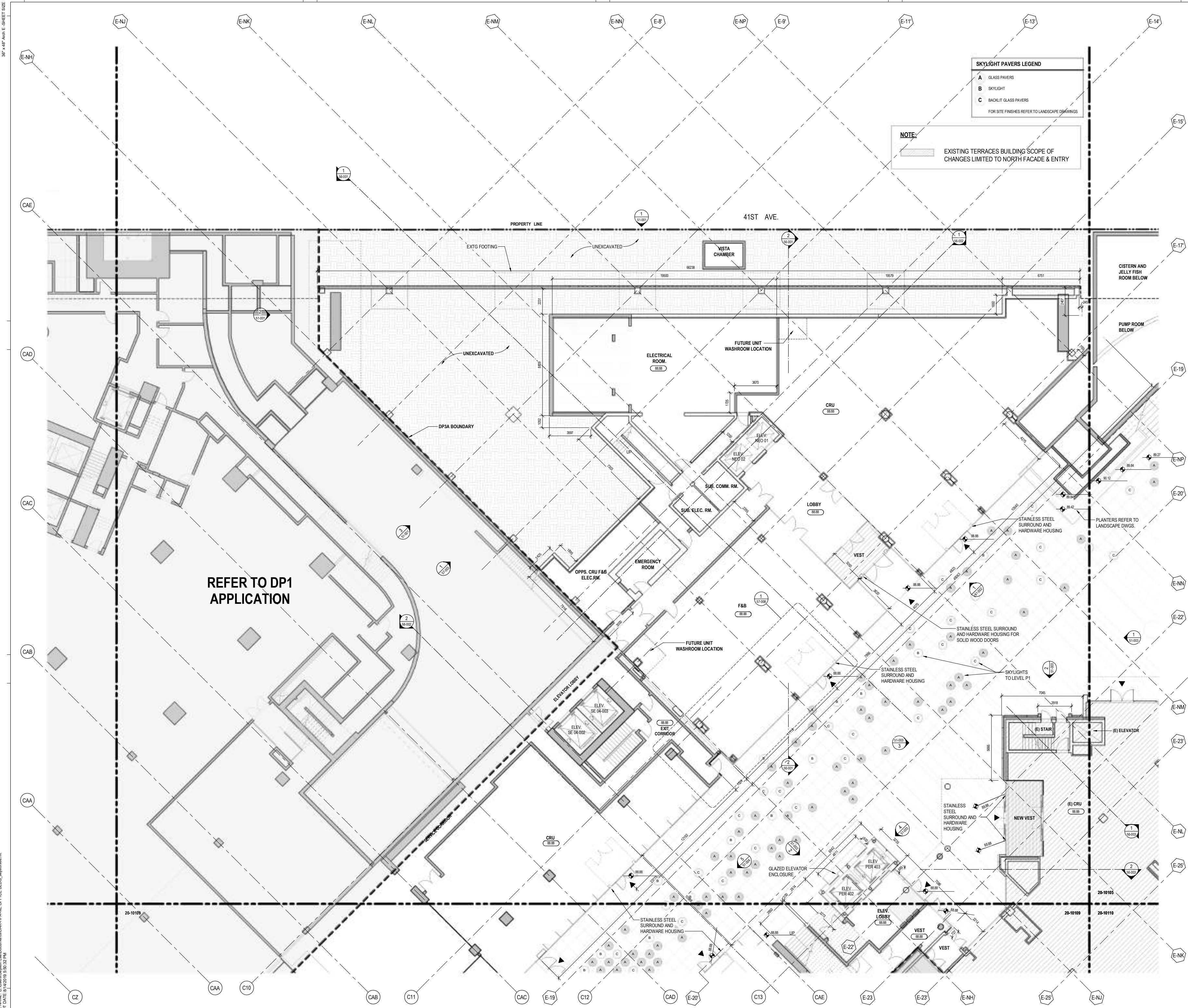


DRAWING TITLE

**LEVEL P1 FLOOR PLAN-
ZONE 4**

DRAWN	Author	CHECKED	Checker	
SCALE	1 : 100	DATE	07/22/19	
GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	20-08004		REV NO.	2.





OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
westbank QuadReal

KEY PLAN

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 038	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JULY 2019

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JULY 2019

DRAWING STATUS
NOT FOR CONSTRUCTION

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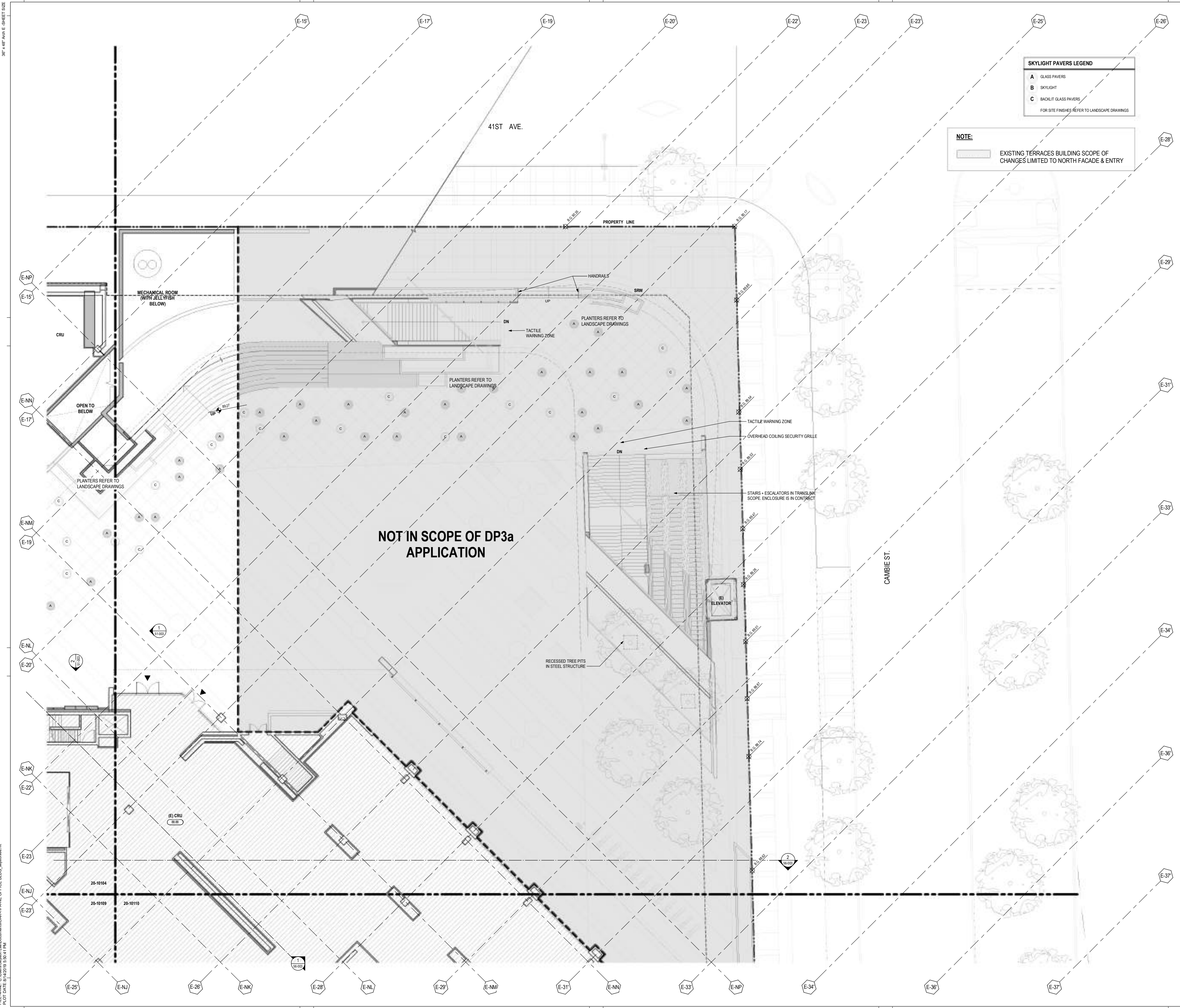
HENRIQUEZ PARTNERS ARCHITECTS
600 W Georgia Street
Vancouver, BC Canada V6B 5A2
T 604 827 9001


SEAL

NORTH ARROW

DRAWING TITLE
LEVEL 01 FLOOR PLAN - ZONE 04

DRAWN	Author	CHECKED	Checker	
SCALE	As indicated	DATE	07/11/19	
GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	20-10104		REV NO.	2.





OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank QuadReal

KEY PLAN




NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
0	DESIGN DEVELOPMENT PROGRESS	2019

DRAWING STATUS

NOT FOR CONSTRUCTION

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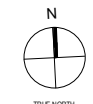
ALL DIMENSIONS ARE SHOWN IN METRIC.



Henri Uez Architects
500 W Georgia Street
Vancouver BC Canada V6B 5A7
T 604 827 9001


SEAL

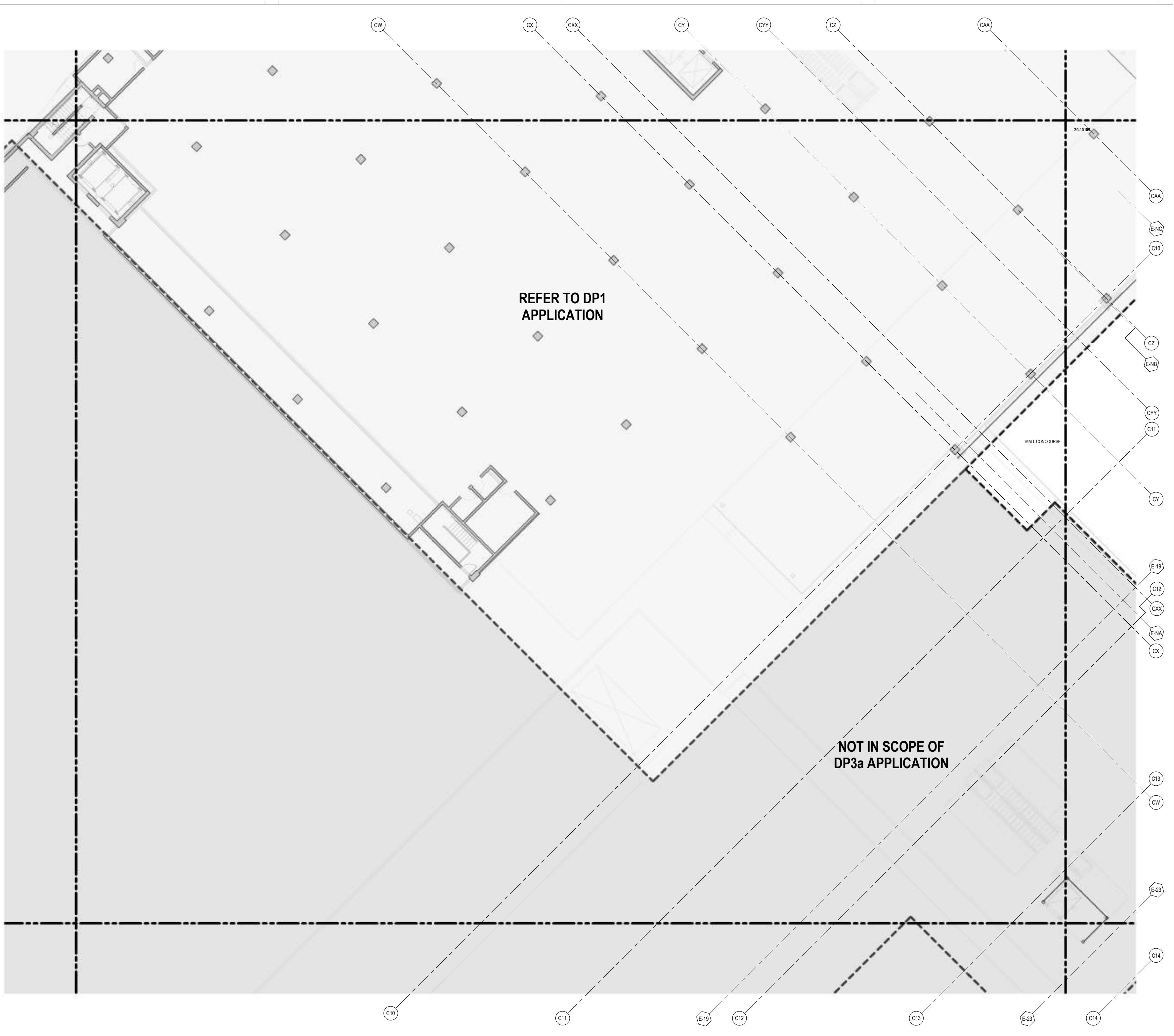
NORTH ARROW

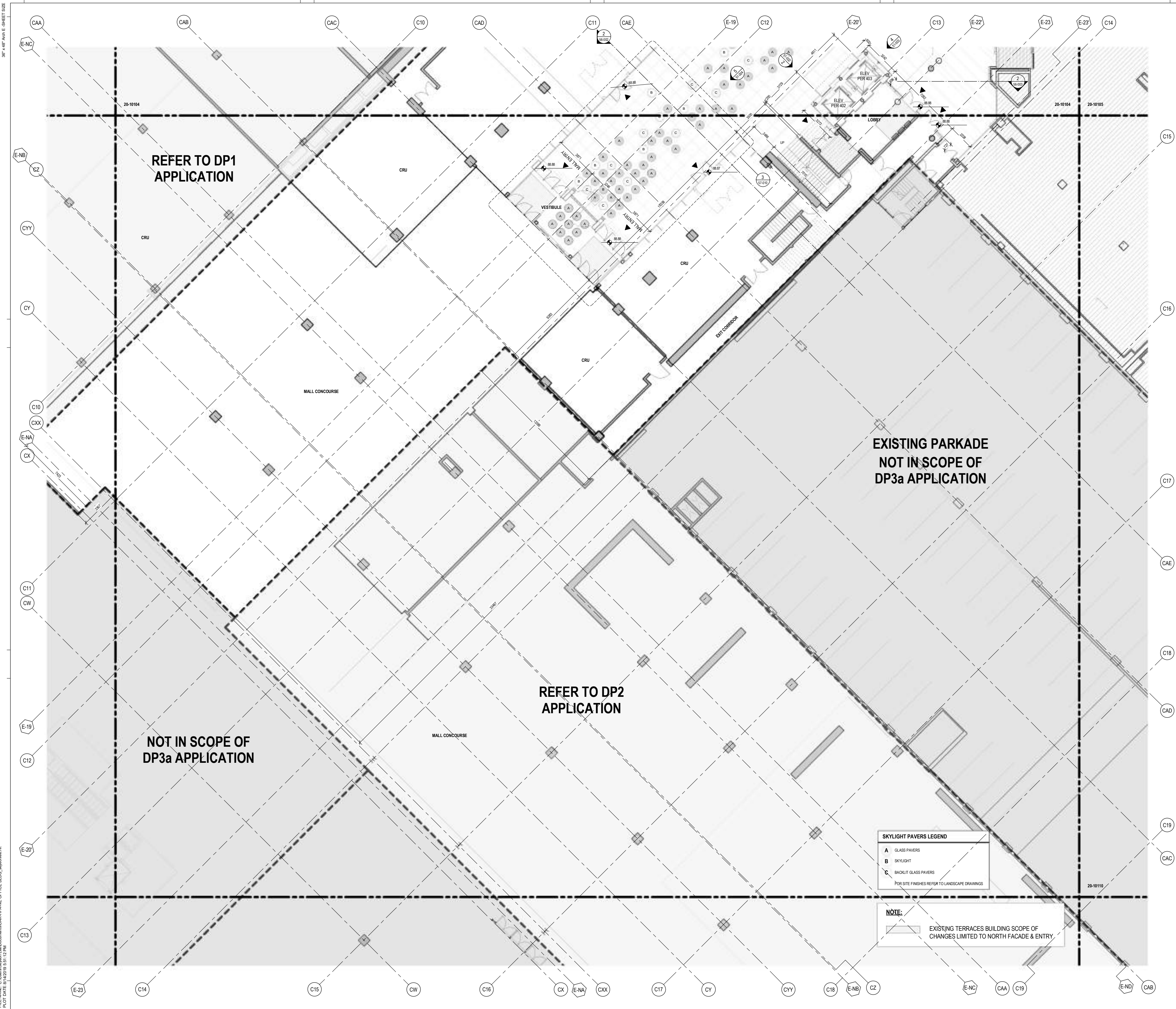


DRAWING TITLE

LEVEL 01 FLOOR PLAN - ZONE 05

DRAWN	Author	CHECKED	Checker	
SCALE	As indicated	DATE	07/11/19	
GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	20-10105		REV NO.	2.





PROJECT
OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
westbank QuadReal

KEY PLAN
[Key Plan Diagram]

REVISIONS

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019

DRAWING STATUS
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HENRIQUEZ
Henriquez Partners Architects
600 W Georgia Street
Vancouver BC Canada V6B 5A2
T 604 867 5001

SEAL
NORTH ARROW
[North Arrow Diagram]

DRAWING TITLE
LEVEL 01 FLOOR PLAN - ZONE 09

DRAWN
Author
As indicated
07/11/19

CHECKED
Checker
07/11/19

SCALE
As indicated

GRAPHIC SCALE
0 2 4 m
SCALE IN METERS

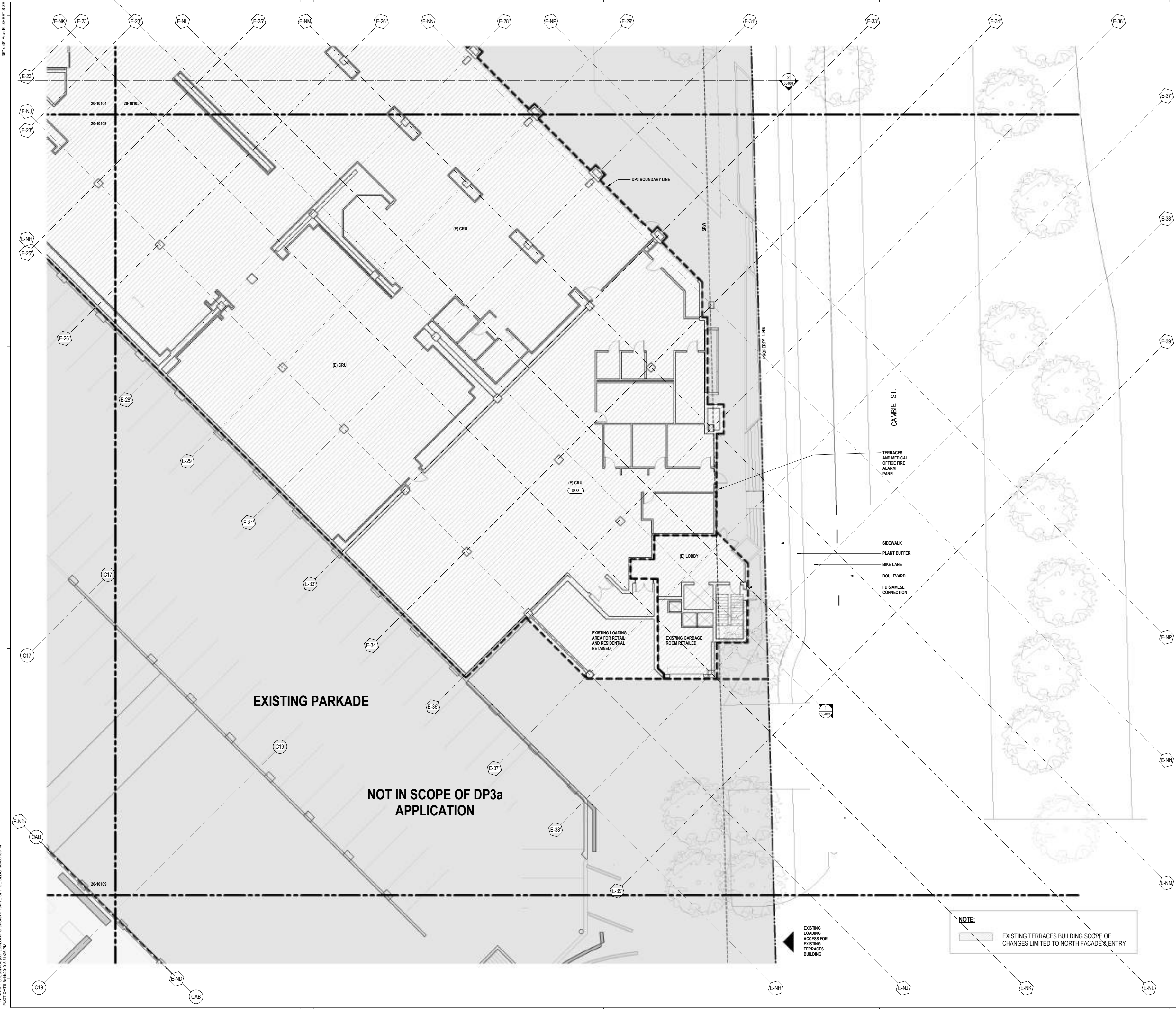
PROJECT NO.
1109

BUILDING
TP

DRAWING NO.
20-10109

PHASE
1N

REV NO.
2



PROJECT

OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
westbank QuadReal

KEY PLAN

2 ISSUED FOR DEVELOPMENT PERMIT 19 AUG 2019
1 ISSUED FOR DEVELOPMENT PERMIT 3 31 JUL 2019
DESIGN DEVELOPMENT PROGRESS

REVISIONS

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Henriquez Partners Architects
600 W Georgia Street
Vancouver BC Canada V6B 4A7
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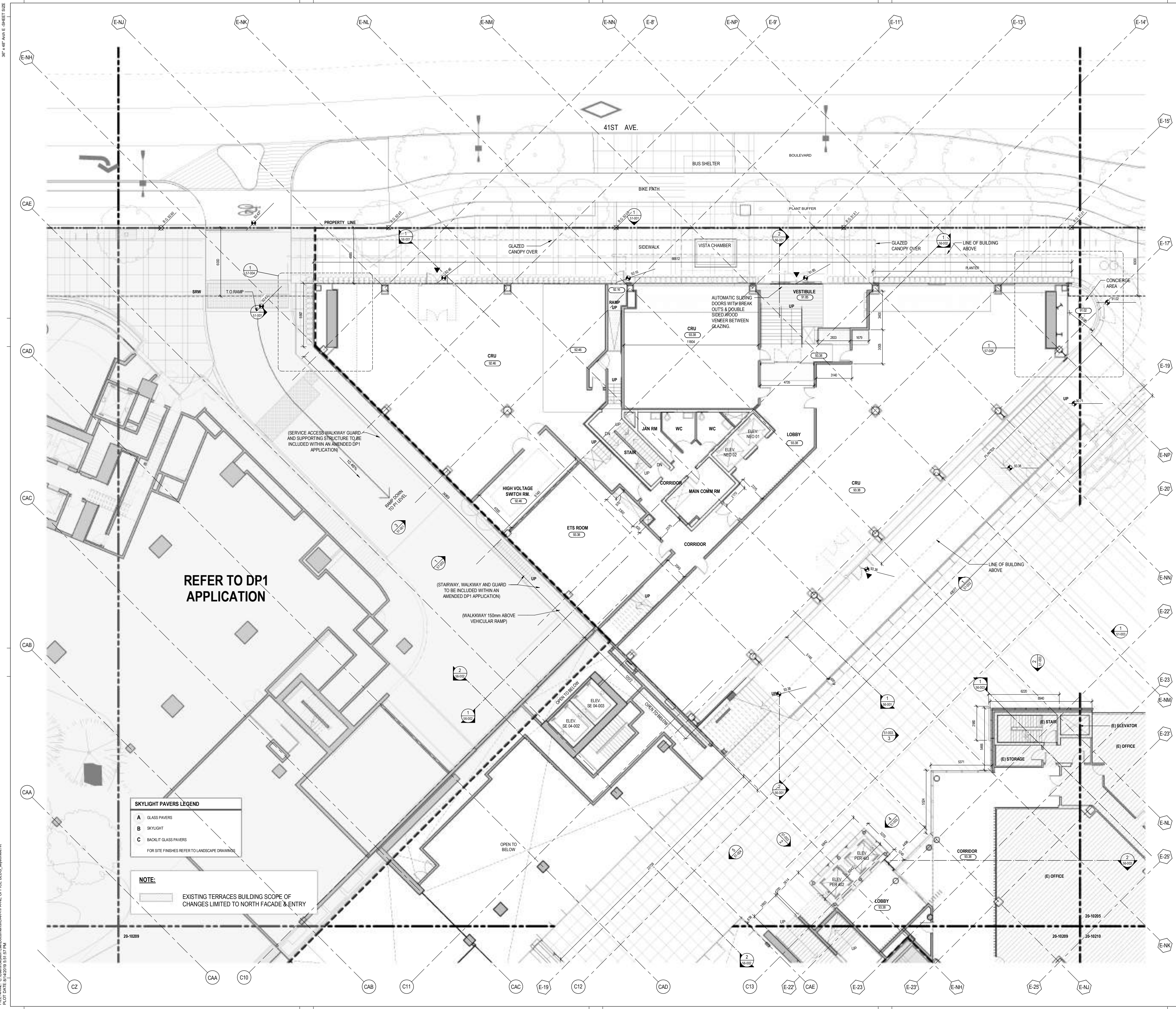
SEAL

NORTH ARROW

DRAWING TITLE
**LEVEL 01 FLOOR PLAN-
ZONE 10**

DRAWN Author CHECKED Checker
SCALE As indicated DATE 01/17/19
GRAPHIC SCALE 0 2 4 m
SCALE IN METERS

PROJECT NO. 1109
BUILDING TP PHASE 1N
DRAWING NO. 20-10110 REV NO. 2



PROJECT
OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
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KEY PLAN
[Key Plan Diagram]

REVISIONS

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JULY 2019

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SKYLIGHT PAVERS LEGEND

Letter	Description
A	GLASS PAVERS
B	SKYLIGHT
C	BACKLIT GLASS PAVERS

FOR SITE FINISHES REFER TO LANDSCAPE DRAWINGS

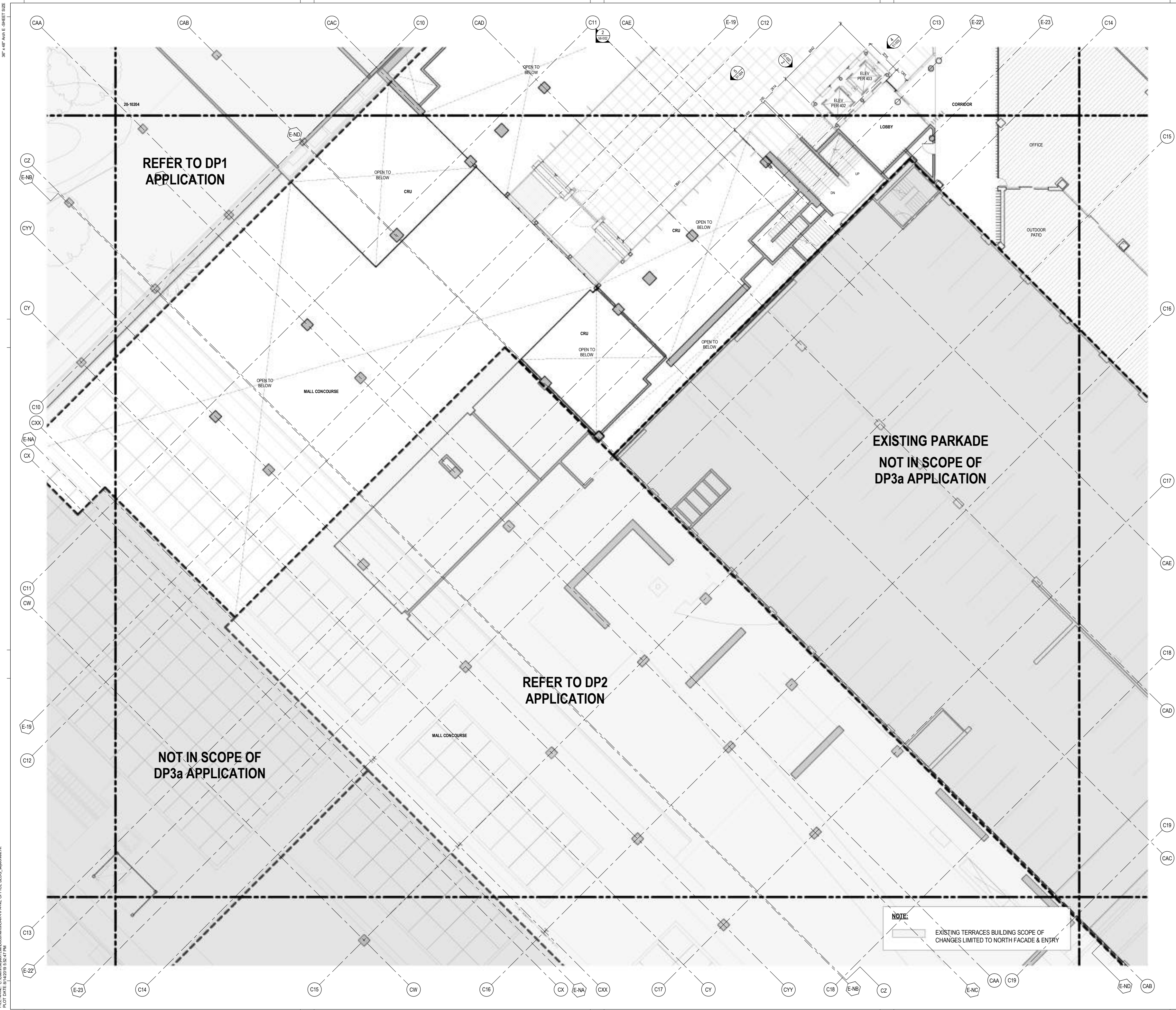
NOTE:
EXISTING TERRACES BUILDING SCOPE OF CHANGES LIMITED TO NORTH FACADE & ENTRY


DRAWING TITLE
(E) BLDG L02 FLOOR PLAN - ZONE 04

DRAWN Author
CHECKED Checker
SCALE As indicated
DATE 07/11/19
GRAPHIC SCALE 0 2 4 m
SCALE IN METERS

PROJECT NO. 1109
BUILDING TP
PHASE 1N
DRAWING NO. AH 20-10204
REV NO. 2







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KEY PLAN


NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 03a	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019

DRAWING STATUS
NOT FOR CONSTRUCTION

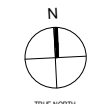
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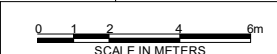


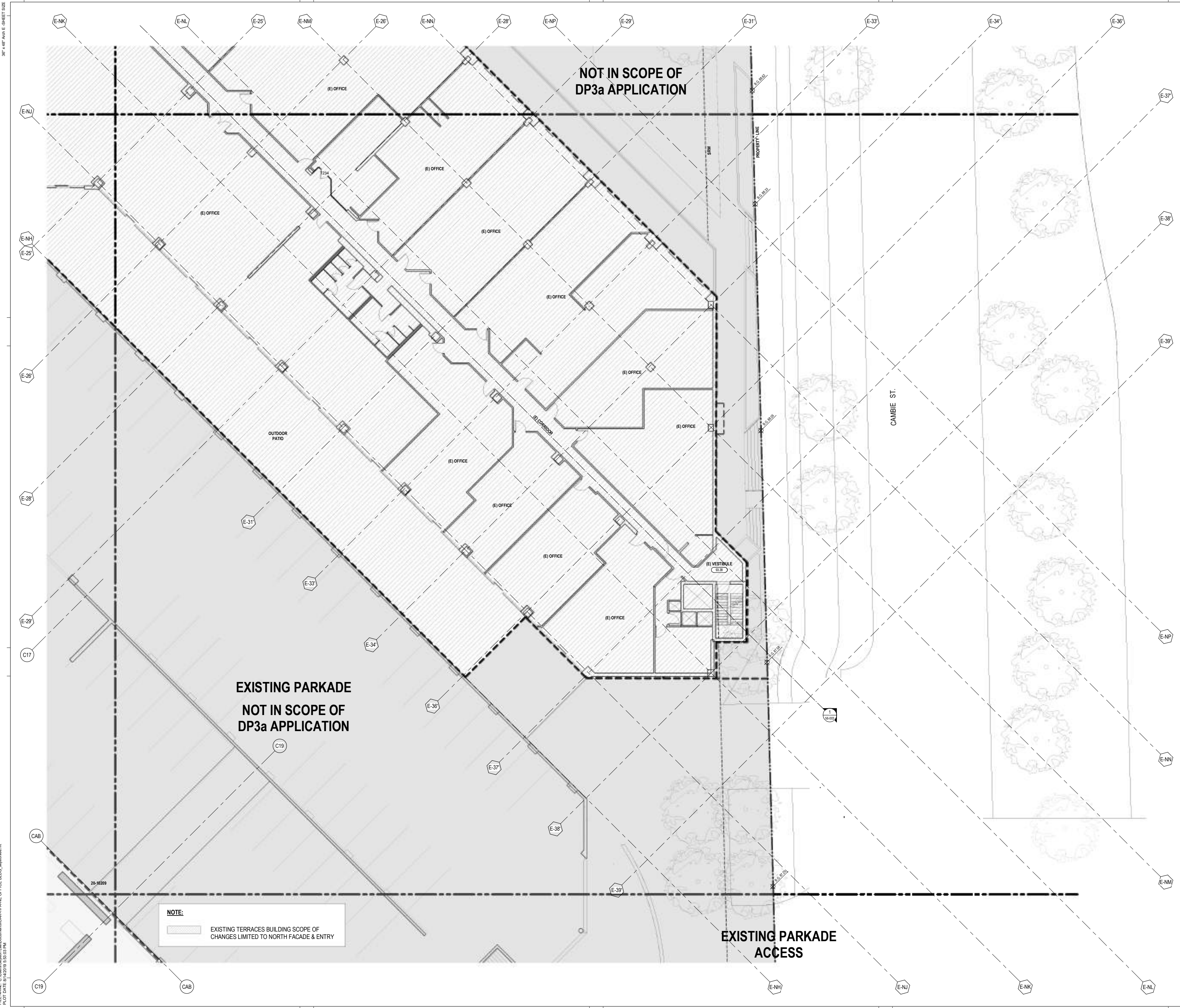
Henri Uez Architects
650 W 41st Avenue, Suite 100
Vancouver, BC Canada V5Z 2M9
T 604 927 9001

SEAL

NORTH ARROW


DRAWING TITLE
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DRAWN	Author	CHECKED	Checker
SCALE	As indicated	DATE	07/11/19
GRAPHIC SCALE			
PROJECT NO.	1109		
BUILDING	TP	PHASE	1N
DRAWING AUTHOR	20-10209	REV NO.	2.





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650 W 41st Avenue, Vancouver, BC V5Z 2M9

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KEY PLAN



NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019

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601 W Georgia St Unit 1
Vancouver BC Canada V6B 6A7
T 604 867 9091

SEAL

NORTH ARROW



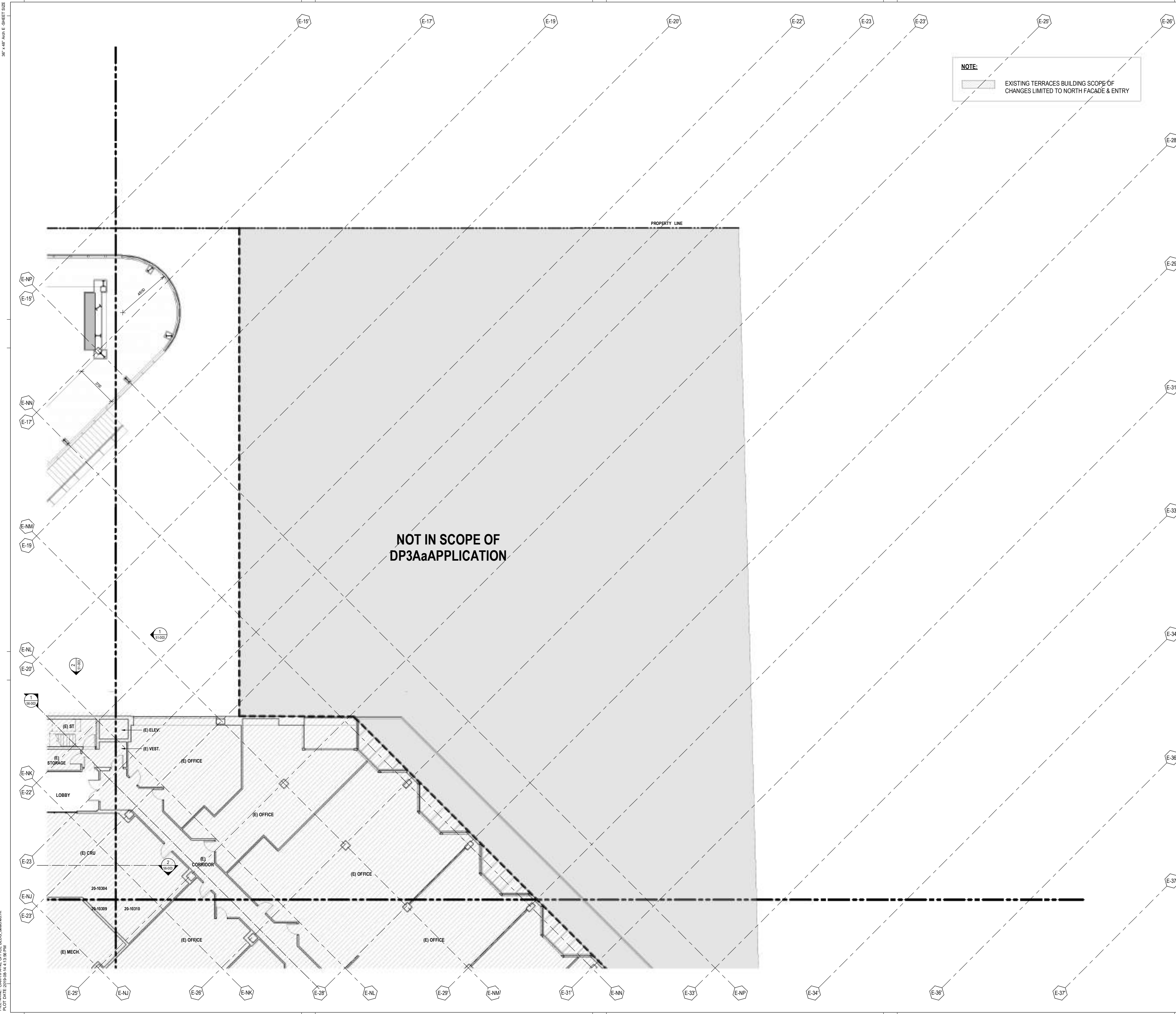
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(E) BLDG L02 FLOOR PLAN - ZONE 10

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SCALE	As indicated	DATE	07/11/19
GRAPHIC SCALE			

PROJECT NO.	1109
BUILDING	TP
DRAWING NO.	20-10210
PHASE	1N
REV NO.	2.





PROJECT
OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

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KEY PLAN
05

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	2019

REVISIONS

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Henriquez Partners Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
T 604 967 9000

SEAL
NORTH ARROW

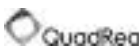
DRAWING TITLE
**(E) BLDG L03 / MALL L02
FLOOR PLAN - ZONE 05**

DRAWN	Author	CHECKED	Checker
SCALE	As indicated	DATE	07/11/19
GRAPHIC SCALE	0 1 2 3 4 m SCALE IN METERS		
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BUILDING	TP	PHASE	1N
DRAWING NO.	20-10305		REV NO.
AH	20-10305		2.

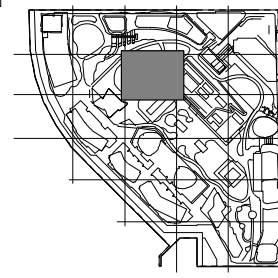


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KEY PLAN



NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 03a	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019


REVISIONS

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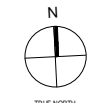
ALL DIMENSIONS ARE SHOWN IN METRIC.



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650 W Georgia Street
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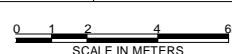
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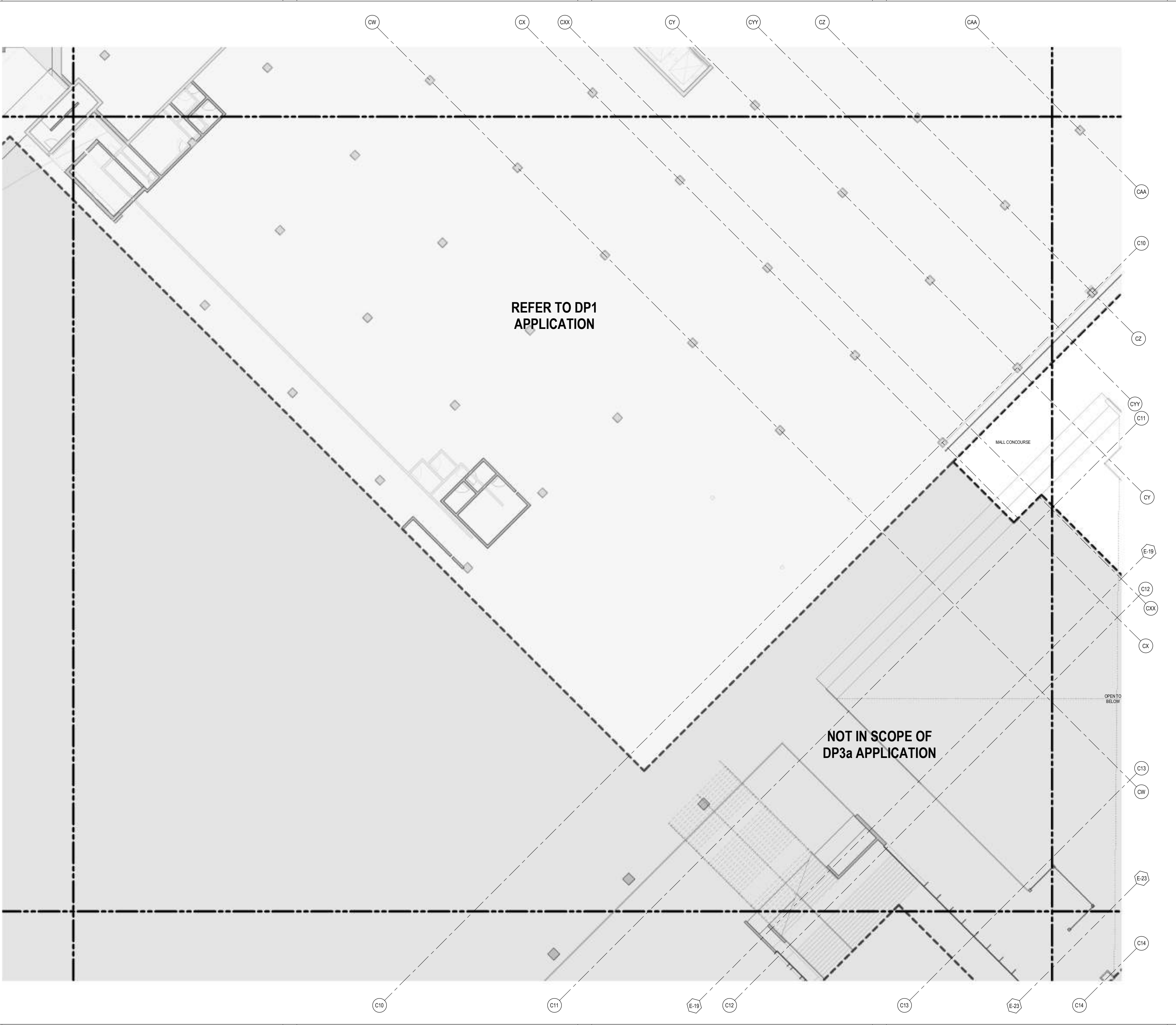
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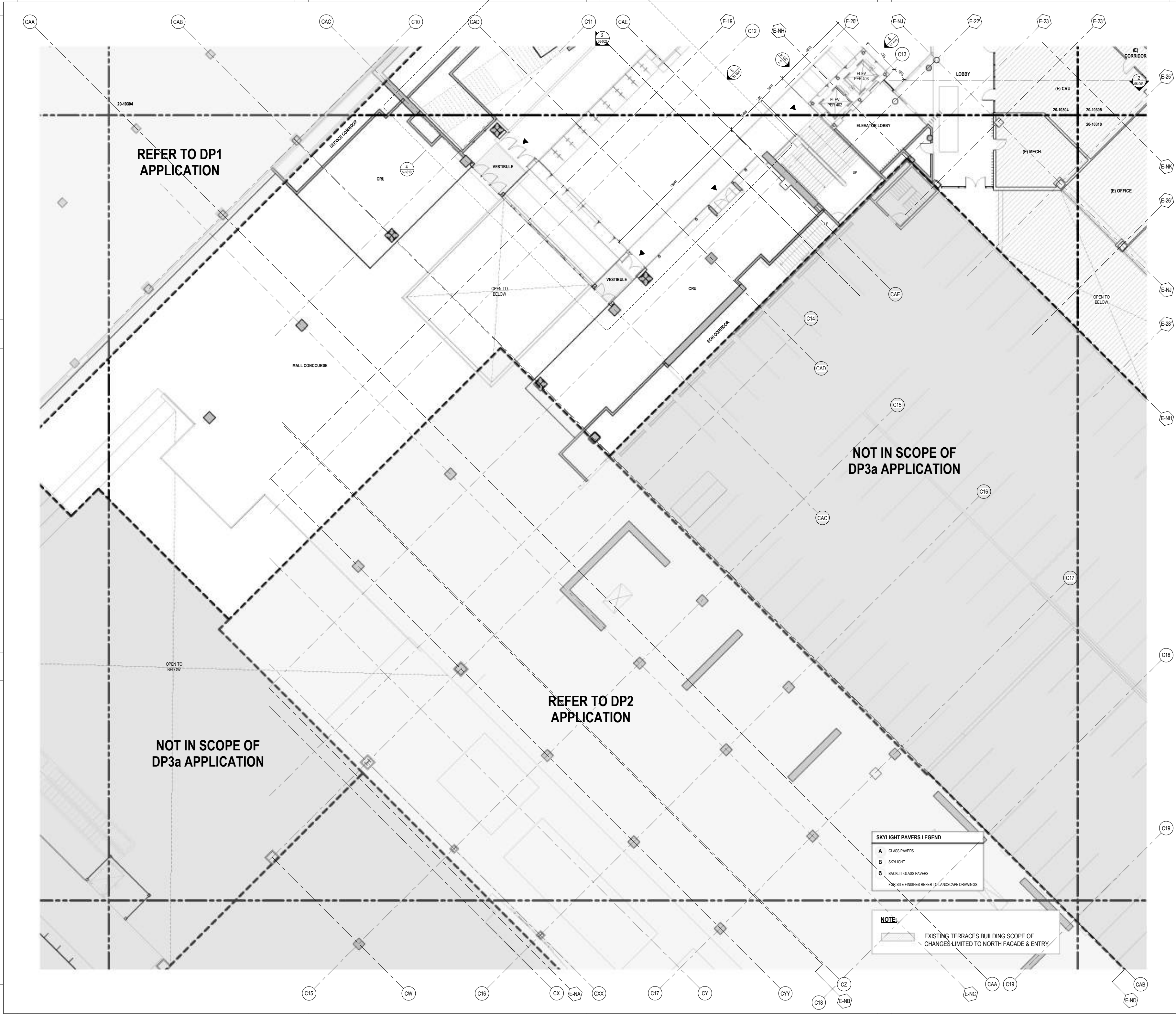
DRAWING TITLE


**(E) BLDG L03/ MALL L02
FLOOR PLAN - ZONE 08**

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GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	20-10308		REV NO.	2.

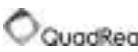


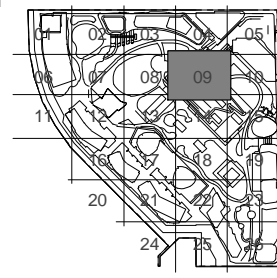
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36" x 48" A3 E SHEET SIZE





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KEY PLAN


NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	


REVISIONS

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	

DRAWING STATUS
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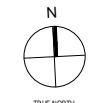
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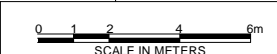


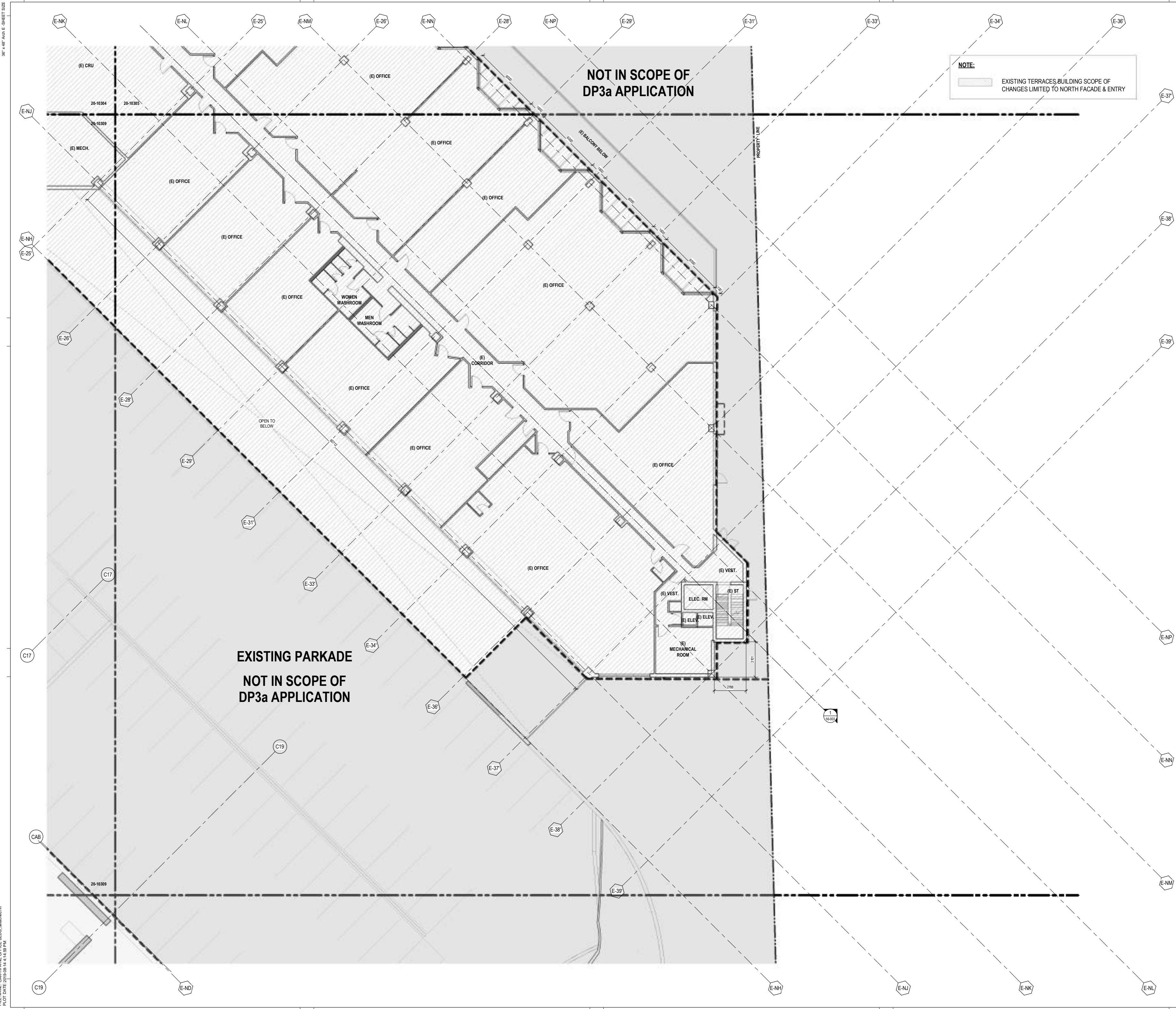
Henri Uez Partners Architects
500-88 Georgia Street
Vancouver, BC Canada V6B 6A1
T 604 967 9000


SEAL

NORTH ARROW


DRAWING TITLE
**(E) BLDG L03 / MALL L02
FLOOR PLAN - ZONE 09**

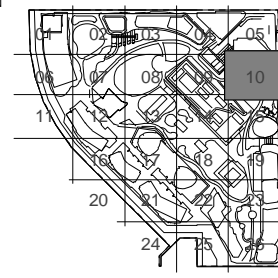
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SCALE	As indicated	DATE	07/11/19	
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PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	20-10309		REV NO.	2.





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KEY PLAN


REVISIONS	
NO.	DESCRIPTION
2	ISSUED FOR DEVELOPMENT PERMIT 03a
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS

DATE	DATE
19 AUG 2019	31 JUL 2019

DRAWING STATUS
NOT FOR CONSTRUCTION

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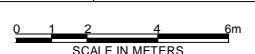
Henri Uez
Henri Uez Architects
1000 4th Avenue, Suite 1000
Vancouver, BC Canada V6E 3A1
T 604 967 9000

SEAL

NORTH ARROW


DRAWING TITLE
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FLOOR PLAN - ZONE 10**

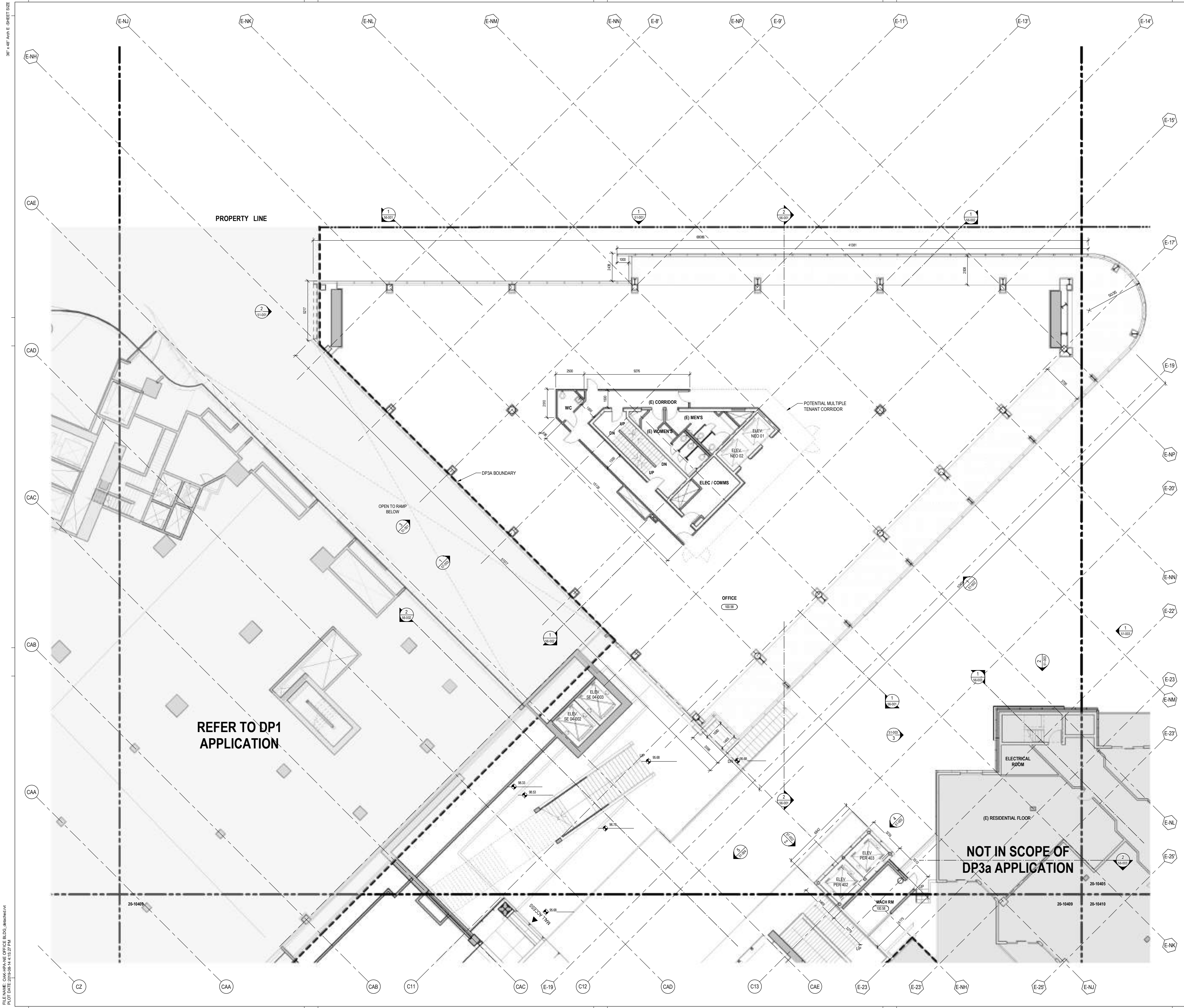
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Author	Checker	Author	Checker
As indicated	DATE	07/11/19	

GRAPHIC SCALE

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PROJECT NO.		PHASE	
1109		1N	

BUILDING		DRAWING NO.		REV NO.	
TP		20-10310		2.	

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36" x 48" A&E SHEET SIZE



PROJECT
OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
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KEY PLAN
04

2. ISSUED FOR DEVELOPMENT PERMIT 19 AUG 2019
1. ISSUED FOR DEVELOPMENT PERMIT 3 31 JULY 2019
DESIGN DEVELOPMENT PROGRESS

REVISIONS

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Henriquez Partners Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
T 604 967 9000

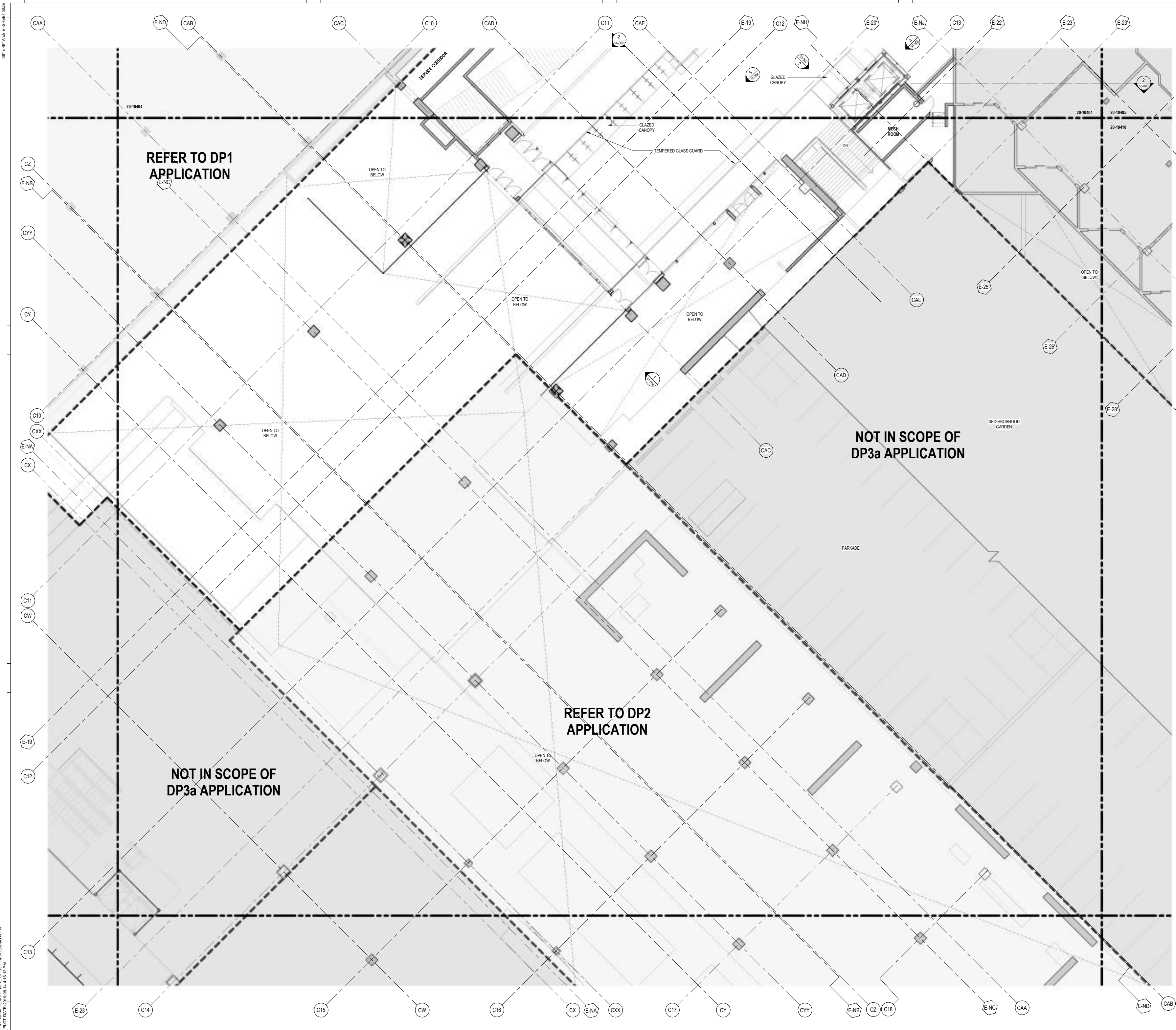
SEAL
NORTH ARROW
N
True North


DRAWING TITLE
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LEVEL 02 FLOOR PLAN -
ZONE 04**

DRAWN Author CHECKED Checker
SCALE 1 : 100 DATE 07/11/19
GRAPHIC SCALE 0 2 4 m
SCALE IN METERS

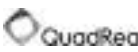
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BUILDING TP PHASE 1N
DRAWING NO. 20-10404 REV NO. 2

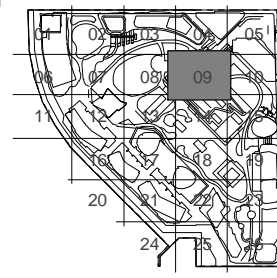
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PLOT DATE: 2019-08-14 11:27 PM





OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

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KEY PLAN


NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019

DRAWING STATUS
NOT FOR CONSTRUCTION

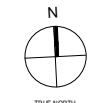
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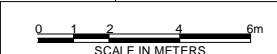


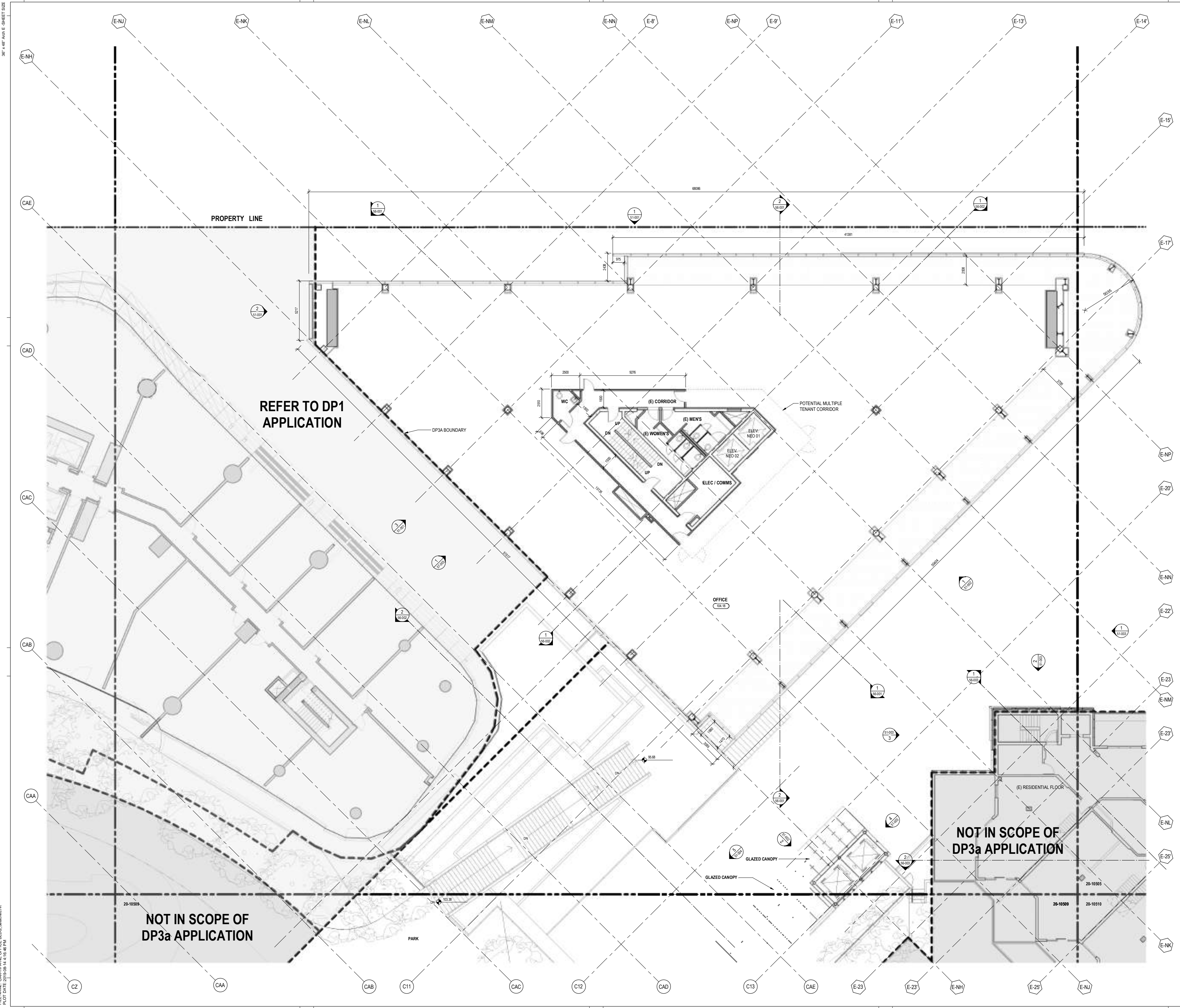
HENRI UEZ
Henri Uez Partners Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
T 604 967 9000

SEAL

NORTH ARROW


DRAWING TITLE
**(E) BLDG L04 FLOOR PLAN
- ZONE 09**

DRAWN	Author	CHECKED	Checker
SCALE	1 : 100	DATE	01/17/19
GRAPHIC SCALE			
PROJECT NO.	1109		
BUILDING	TP	PHASE	1N
DRAWING NO.	20-10409	REV NO.	2.



PROJECT
OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

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KEY PLAN
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2. ISSUED FOR DEVELOPMENT PERMIT 19 AUG 2019
3. ISSUED FOR DEVELOPMENT PERMIT 31 JULY 2019
1. ISSUED FOR DEVELOPMENT PERMIT 31 JULY 2019
NO. DESCRIPTION DATE

REVISIONS

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Henriquez Partners Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
T 604 967 9000

SEAL
NORTH ARROW
N
True North

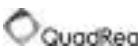
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FLOOR PLAN - ZONE 04**

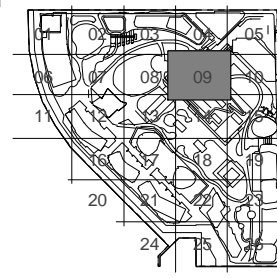
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PROJECT NO. 1109
BUILDING TP PHASE 1N
DRAWING NO. 20-10504 REV NO. 2



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KEY PLAN


NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 038	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019


REVISIONS

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 038	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019

DRAWING STATUS
NOT FOR CONSTRUCTION

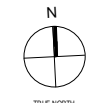
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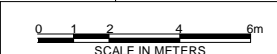


HENRI UEZ
Henri Uez Partners Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
T 604 967 9000

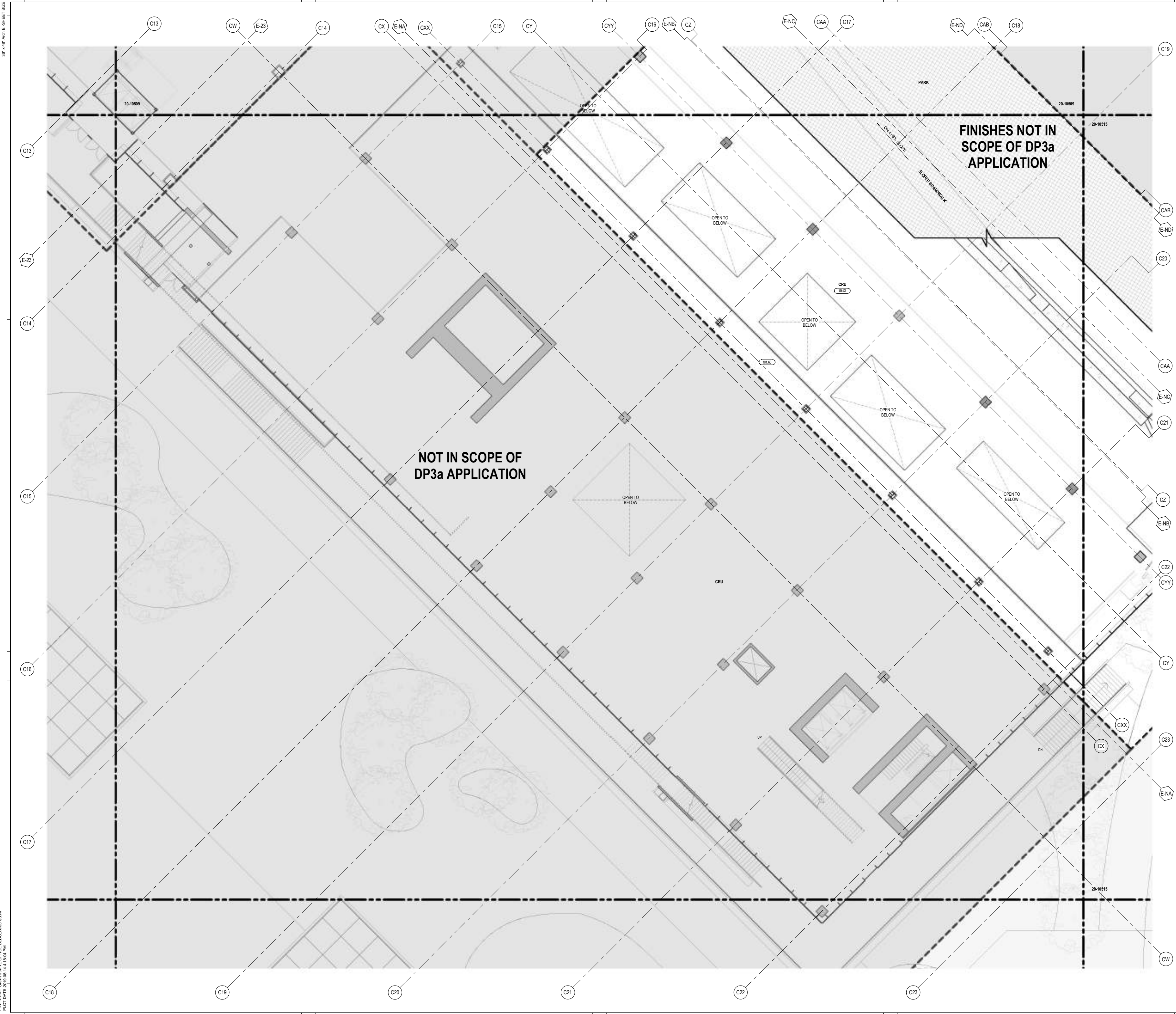
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NORTH ARROW


DRAWING TITLE
**(E) BLDG L05 / MALL L03
FLOOR PLAN - ZONE 09**

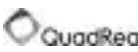
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BUILDING	TP	PHASE	1N
DRAWING NO.	20-10509	REV NO.	2.

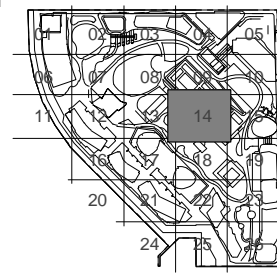






OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

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KEY PLAN


NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 03a	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019


REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

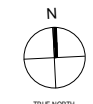
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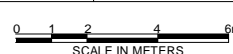
Henri Uez
Henri Uez Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
T 604 967 9000

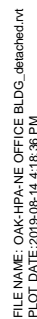
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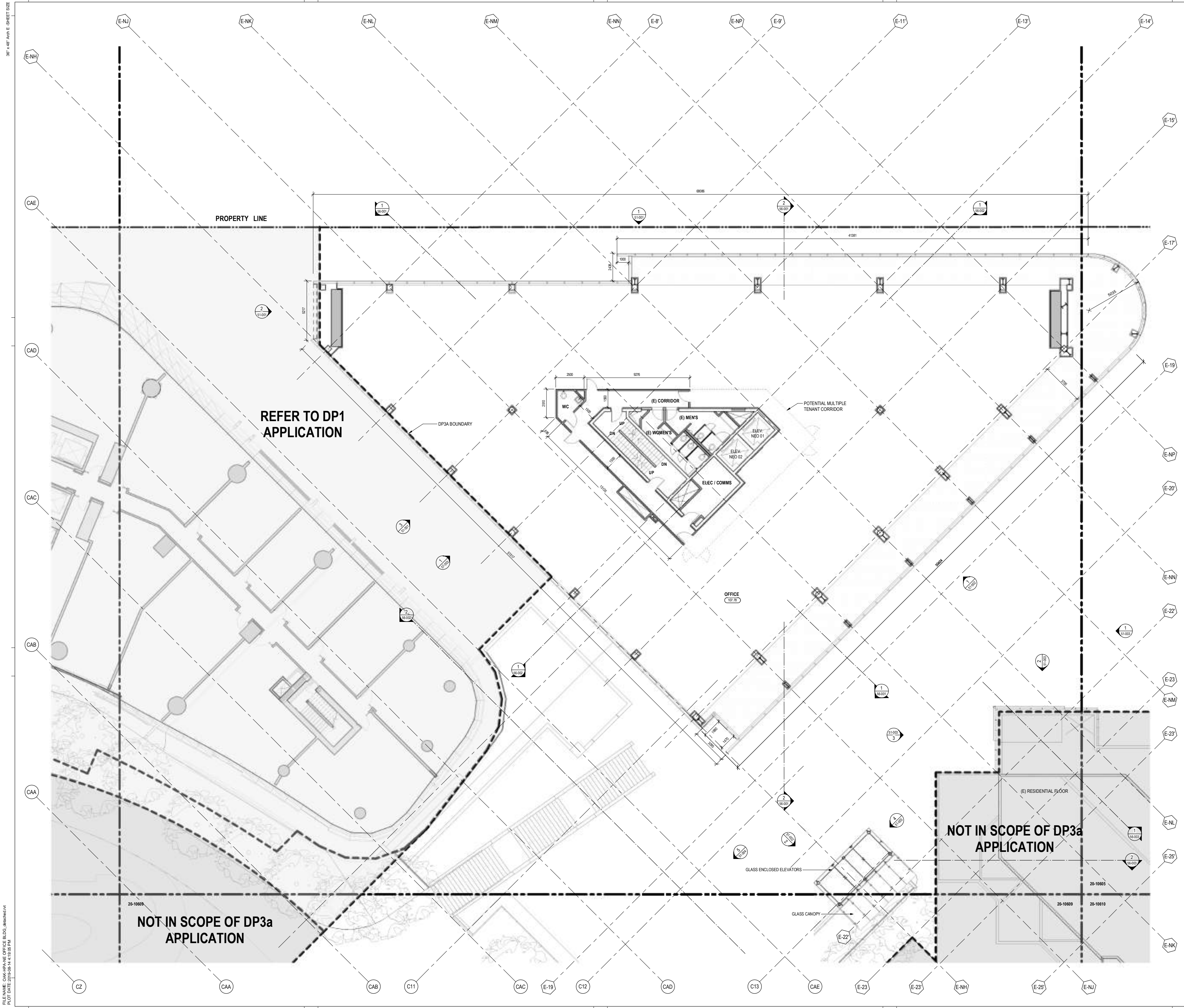
NORTH ARROW



DRAWING TITLE

**(E) BLDG L05 / MALL L03
FLOOR PLAN – ZONE 14**

DRAWN	Author	CHECKED	Checker
SCALE	1 : 100	DATE	01/17/19
GRAPHIC SCALE			
PROJECT NO.	1109		
BUILDING	TP	PHASE	1N
DRAWING NO.	AH 20-10514	REV NO.	2.

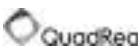




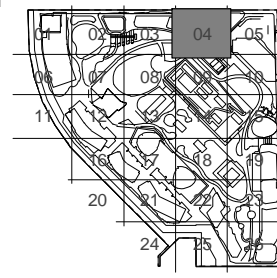


OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

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KEY PLAN



NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JULY 2019
1	DESIGN DEVELOPMENT PROGRESS	2019


REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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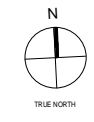
ALL DIMENSIONS ARE SHOWN IN METRIC.



Henri Uez Partners Architects
650 W Georgia Street
Vancouver BC Canada V6E 3A1
T 604 967 9000

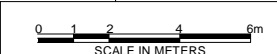
SEAL

NORTH ARROW




DRAWING TITLE

**(E) BLDG L06 / MALL L04
FLOOR PLAN - ZONE 04**

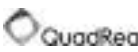
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SCALE	1 : 100	DATE	07/11/19	
GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	20-10604		REV NO.	2.

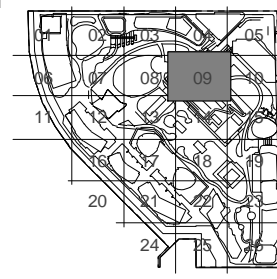
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FILE NAME: OAK-HPA-NE OFFICE BLDG_attachment
PLOT DATE: 2019-08-14 11:05 PM





OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

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KEY PLAN


NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 03a	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019

REVISIONS


NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 03a	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019

DRAWING STATUS

NOT FOR CONSTRUCTION

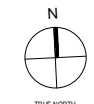
Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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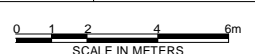
Henri Uez Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
T 604 967 9000

SEAL

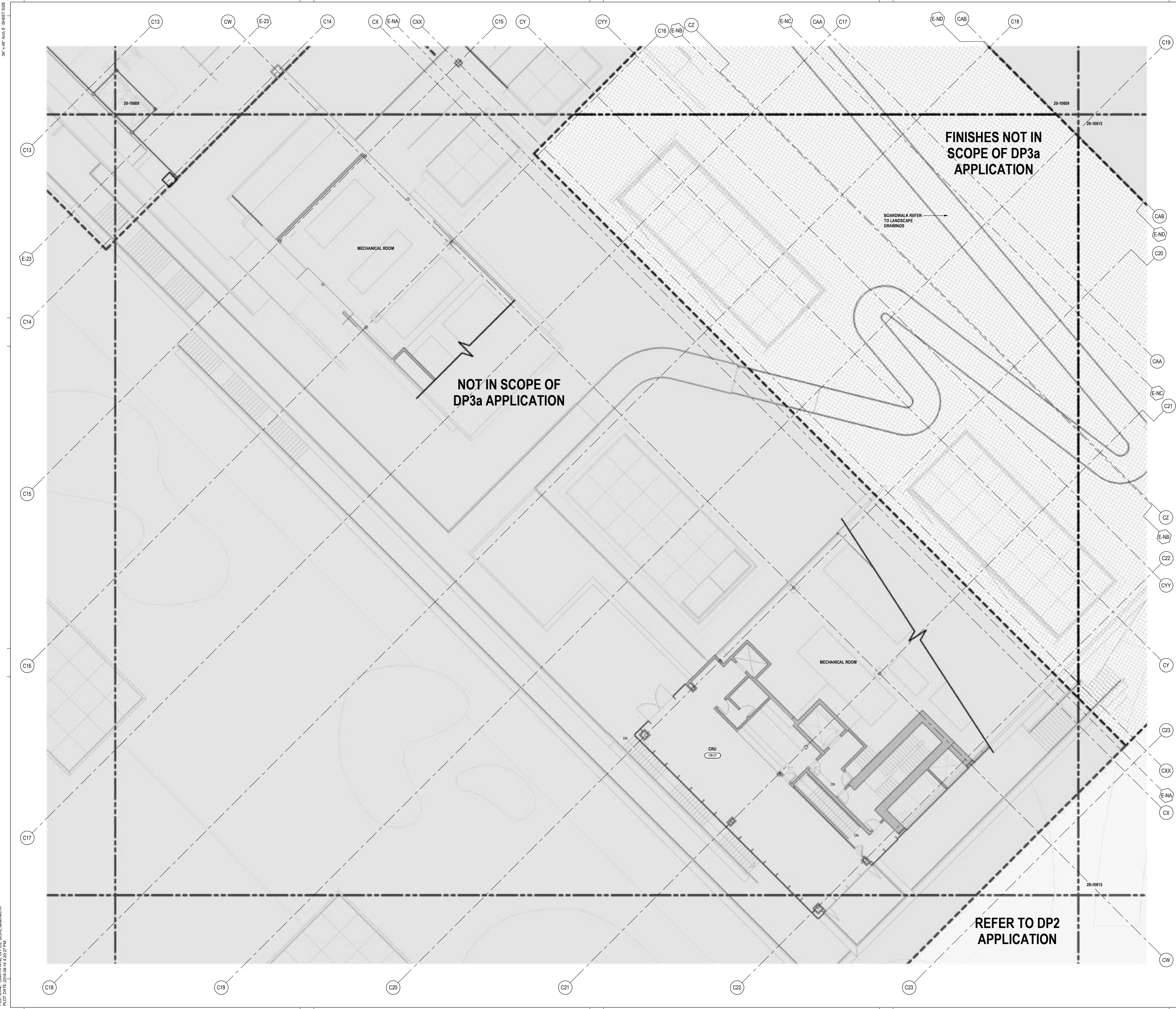
NORTH ARROW


DRAWING TITLE

**(E) BLDG L06 / MALL L04
FLOOR PLAN – ZONE 09**

DRAWN	Author	CHECKED	Checker	
SCALE	1 : 100	DATE	01/17/19	
GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	20-10609		REV NO.	2.

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PLOT DATE: 2019-08-14 11:42 PM



PROJECT
OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

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westbank **QuodReal**

KEY PLAN

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 038	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JUL 2019

REVISIONS

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650 W Georgia Street
Vancouver BC Canada V6E 3A1
T 604 967 9000

SEAL

NORTH ARROW

DRAWING TITLE
(E) BLDG L06 / MALL L04 - ZONE 14

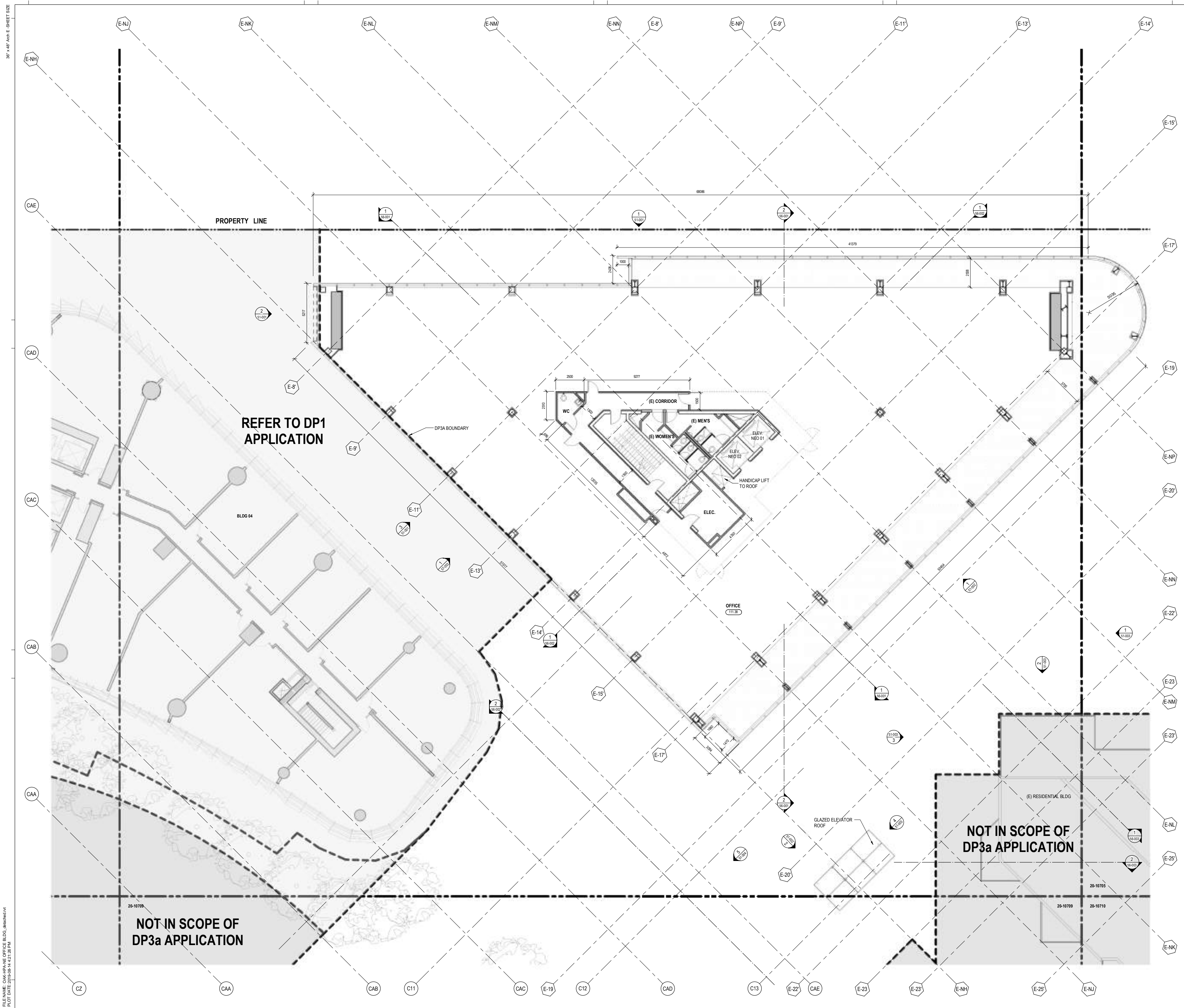
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GRAPHIC SCALE			

PROJECT NO. **1109**

BUILDING **TP** PHASE **1N**

DRAWING NO. **AH 20-10614** REV NO. **2.**







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KEY PLAN



NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	2019

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
2	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	2019

DRAWING STATUS

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SEAL

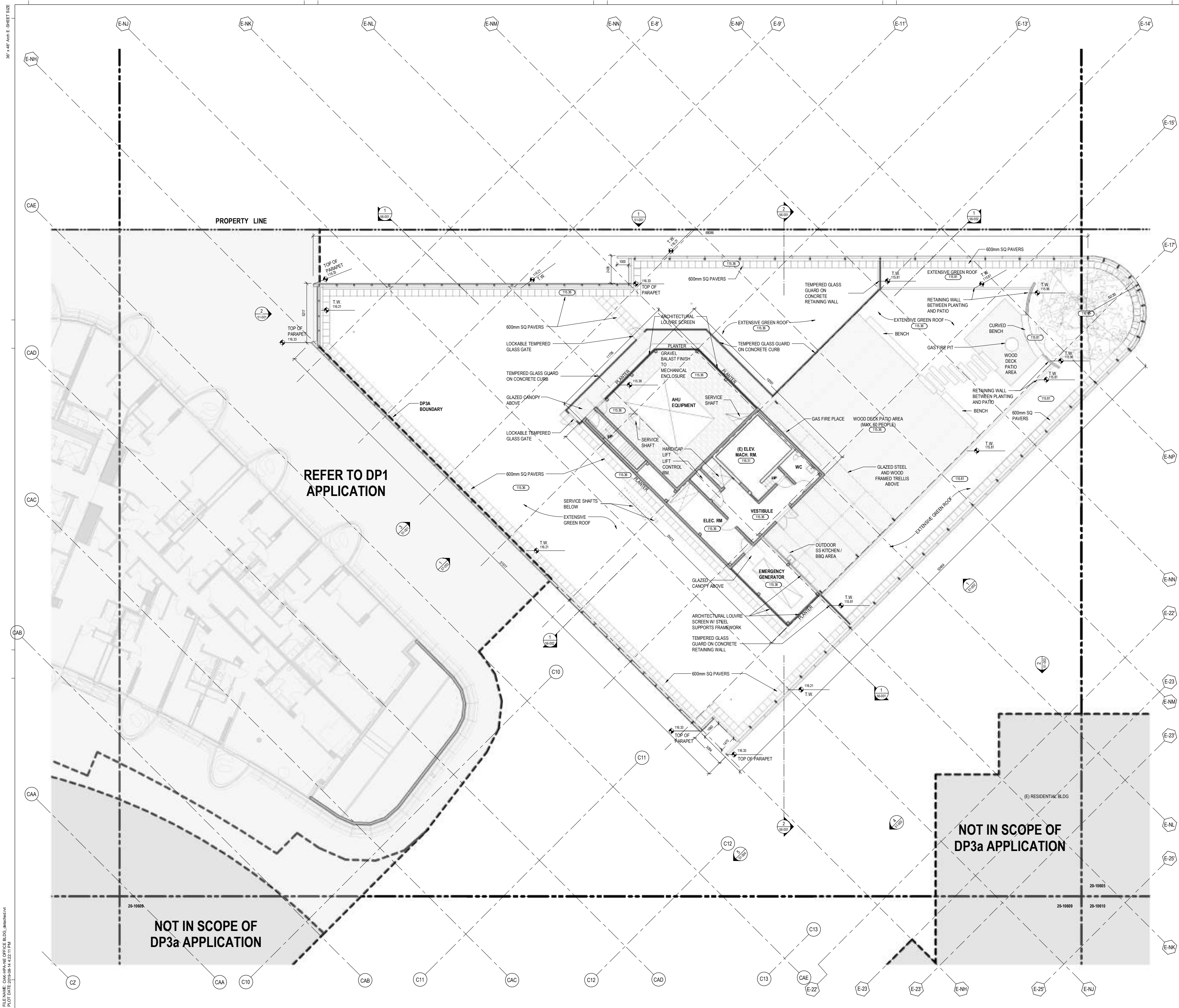
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DRAWING TITLE

(E) BLDG L07 / MALL ROOF FLOOR PLAN - ZONE 04

DRAWN	Author	CHECKED	Checker	
SCALE	1 : 100	DATE	07/11/19	
GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	20-10704		REV NO.	2.



PROJECT
OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

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KEY PLAN
04

REVISIONS

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	2019

DRAWING STATUS
NOT FOR CONSTRUCTION

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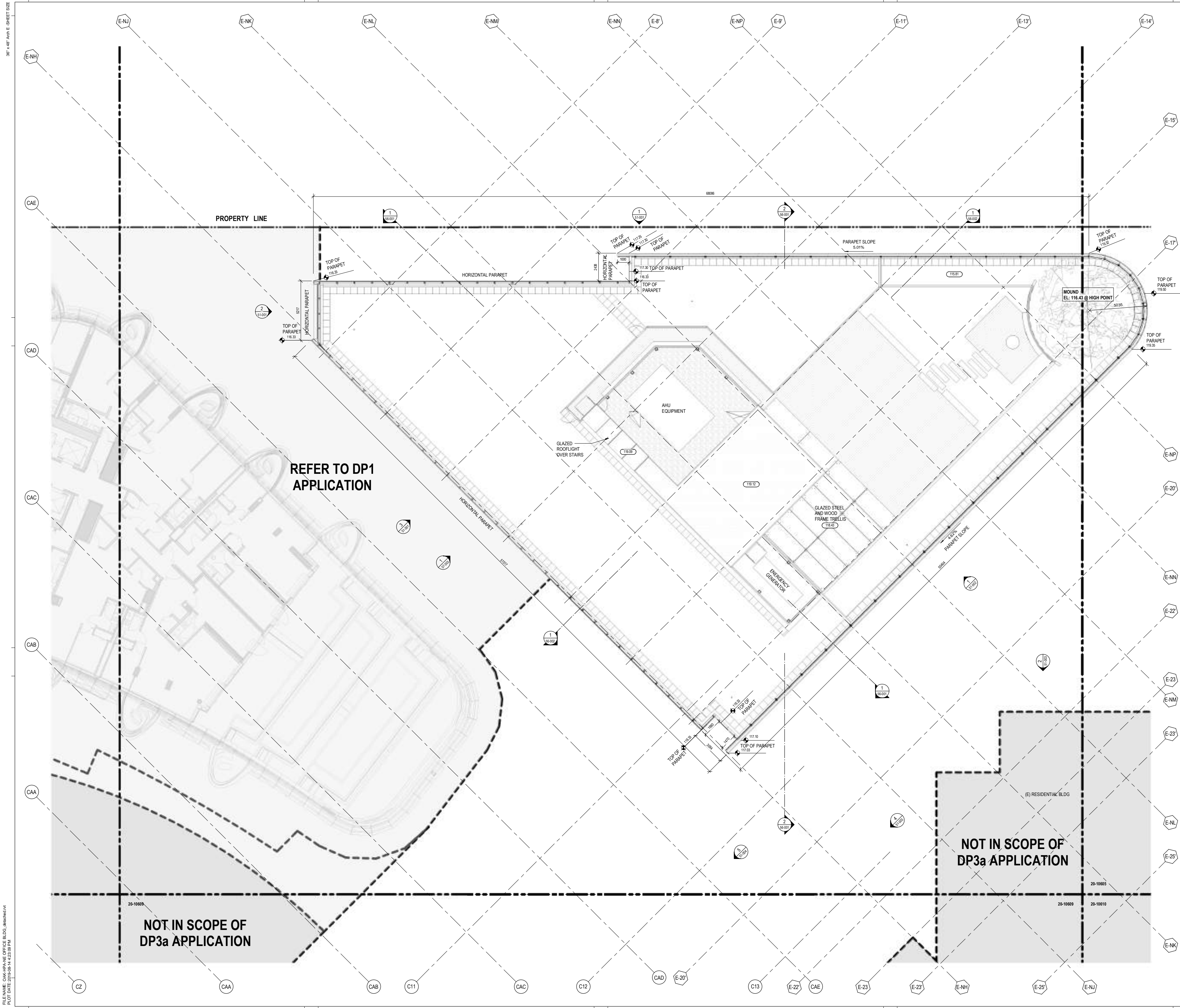
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SEAL
NORTH ARROW

DRAWING TITLE
(E) BLDG ROOF & ELEV. MECH. RM. LEVEL - ZONE 04

DRAWN Author
SCALE 1:100
DATE 07/11/19
GRAPHIC SCALE 0 2 4 6 8 10 m
SCALE IN METERS

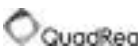
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BUILDING TP
PHASE 1N
DRAWING NO. 20-10804
REV NO. 2



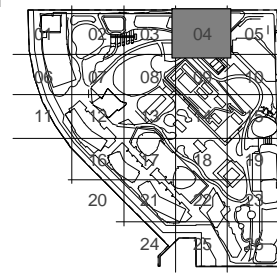


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KEY PLAN



NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	


REVISIONS

DRAWING STATUS

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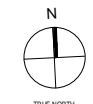
ALL DIMENSIONS ARE SHOWN IN METRIC.



Henri Uez Architects
650 W 41st Avenue, Vancouver, BC V5Z 2M9
Tel: 604 681 1000

SEAL

NORTH ARROW



DRAWING TITLE

(E) BLDG ROOF PLAN - ZONE 04

DRAWN	AUTHOR	CHECKED	CHECKER

SCALE: 1 : 100

DATE: 07/11/19

GRAPHIC SCALE: 0 2 4 m

SCALE IN METERS

PROJECT NO. 1109

BUILDING PHASE 1N

DRAWING NO. 20-10904

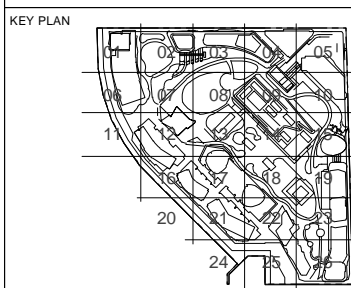
REV NO. 2

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PLOT DATE: 2019-08-14 12:31:09 PM
36" x 48" A&E SHEET SIZE



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2.	ISSUED FOR DEVELOPMENT PERMIT 03a	19 AUG 2019
1.	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JULY 2019
No.	DESCRIPTION	DATE:

DRAWING STATUS
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SEAL NORTH ARROW

DRAWING TITLE
BUILDING ELEVATIONS

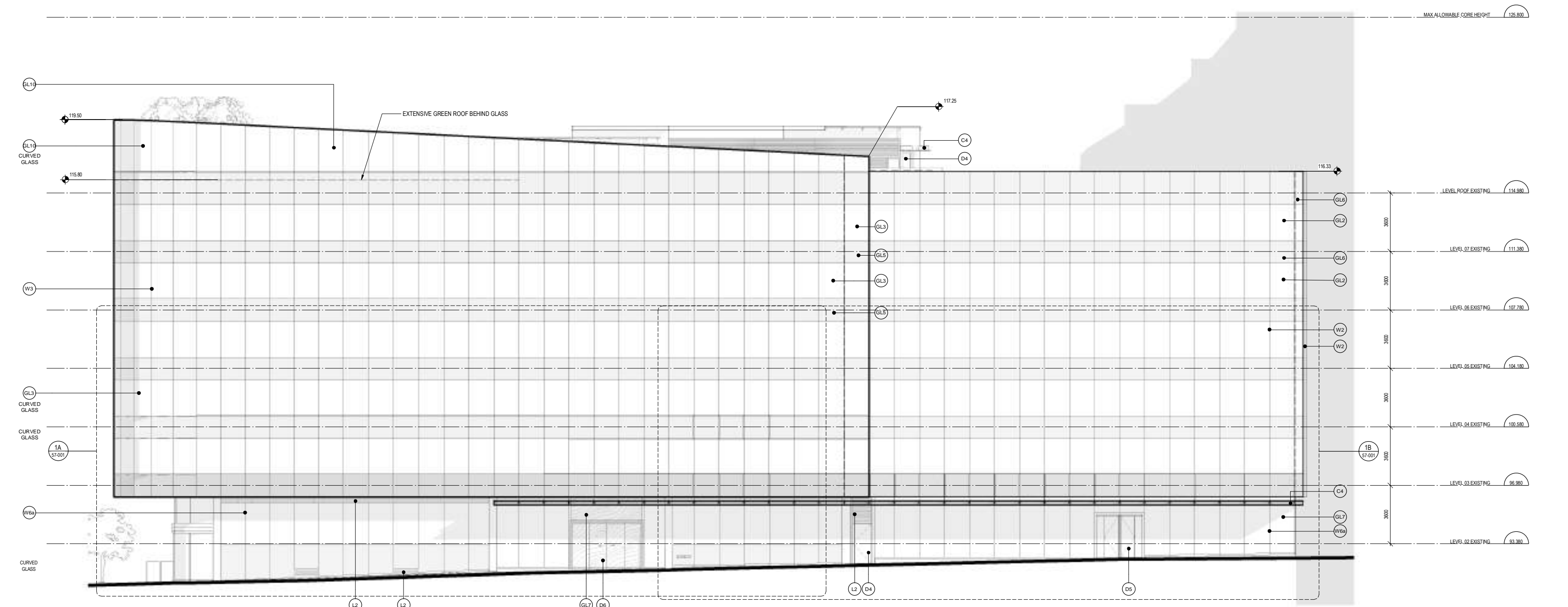
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SCALE	As indicated	DATE	07/26/19

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SCALE IN METERS	

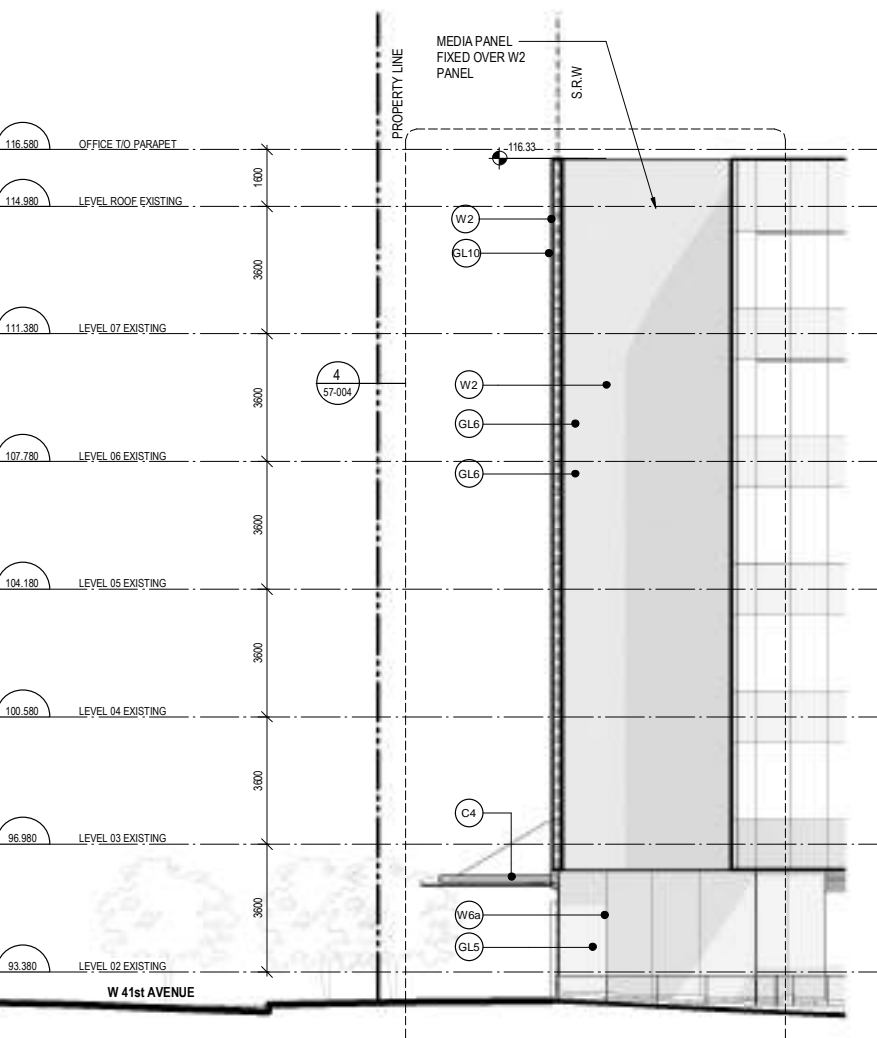
PROJECT NO. **1109**

BUILDING **TP** PHASE **1N**

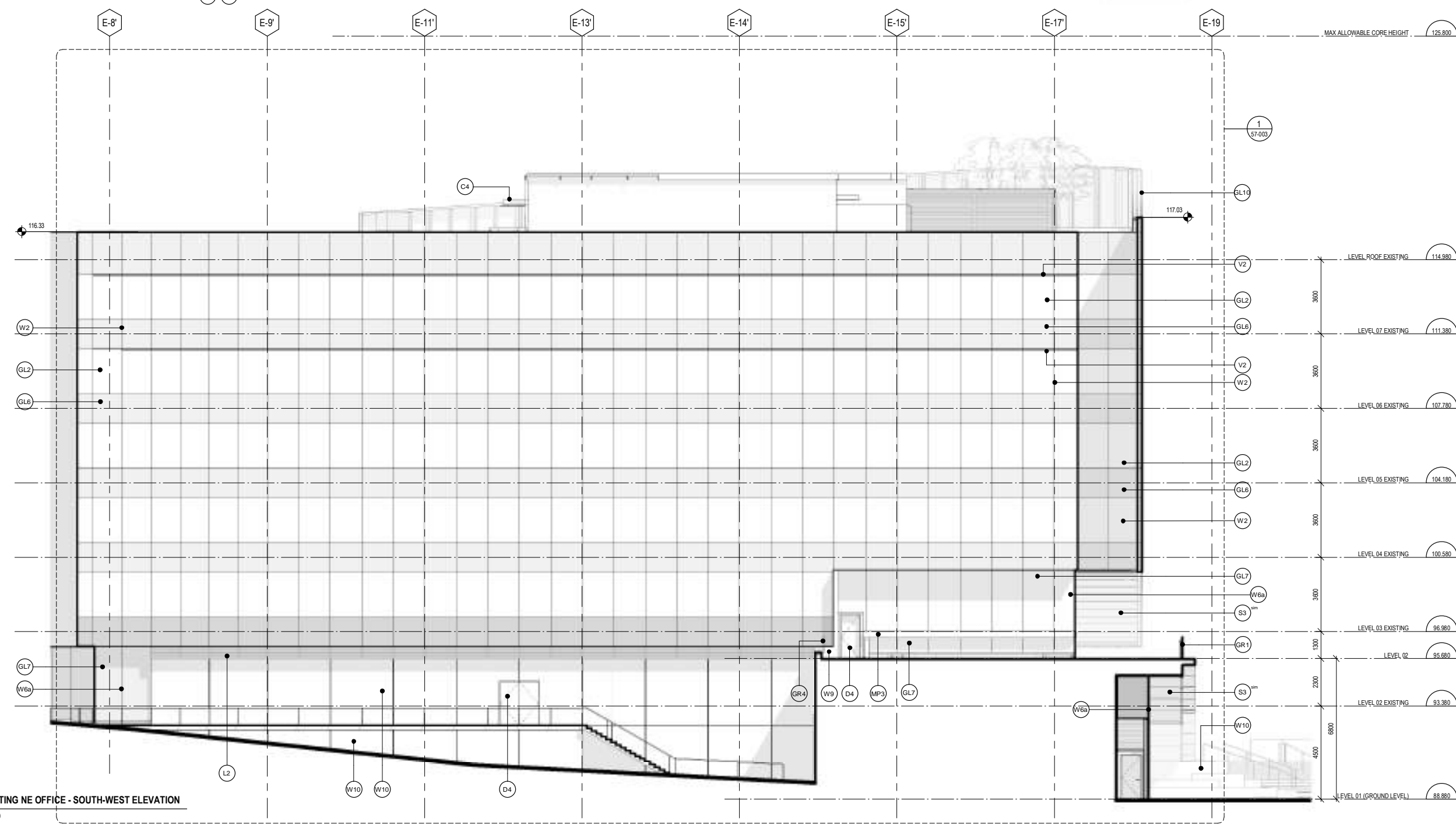
DRAWING NO. **AH 51-001** REV NO. **2**



1 EXISTING NE OFFICE - NORTH ELEVATION
1:100



2 EXISTING NE OFFICE - WEST ELEVATION
1:100

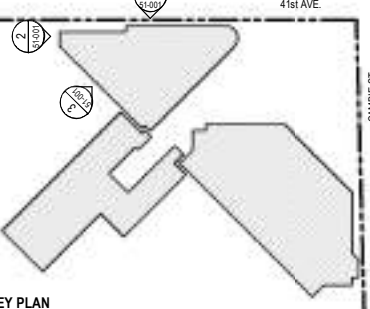


3 EXISTING NE OFFICE - SOUTH-WEST ELEVATION
1:100


MATERIAL LEGEND

W2 - WALLS W2 - UNITIZED CURTAIN WALL - 4 SIDED SSG W3 - UNITIZED CURTAIN WALL - 4 SIDED SSG (PLANAR) W5 - STRUCTURAL GLASS W/FMS - FIXED CONNECTIONS W6 - STRUCTURAL GLASS - BASE LOADED W7 - STRUCTURAL GLASS W/FMS - BASE LOADED W7a - PAINTED METAL PANEL W7b - TITANIUM COATED STAINLESS STEEL METAL PANEL W8 - METAL PANEL W10 - ARCHITECTURAL CONCRETE	GL2 - GLASS (CONTINUED) GL2 - SPANDREL GLASS - DOUBLE GLAZED (WHITE) GL2 - SPANDREL GLASS - DOUBLE GLAZED (CHARCOAL) GL2 - VISION GLASS - DOUBLE GLAZED (STRUCTURAL GLASS) GL2 - VISION GLASS - DOUBLE GLAZED (STRUCTURAL GLASS SUPPORT) GL2 - FL-40 VISION GLASS - SINGLE GLAZED	DR - DOORS (CONTINUED) D6 - AUTOMATIC SLIDING DOOR IN PORTAL D7 - WOOD SWING DOOR D9 - COMMERCIAL ENTRANCE DOOR WITHOUT PORTAL	SL - SKYLIGHT SL1a - FIRE RATED WALKABLE SKYLIGHT SL1b - WALKABLE GLASS SL2 - STRUCTURAL GLASS SKYLIGHT	SR - ROOF R1 - INVERTED UNIT PAVEMENT ROOF R4 - INVERTED DALLAST ROOF R6a - INVERTED INTENSIVE GREEN ROOF R6b - INVERTED INTENSIVE GREEN ROOF R6c - INVERTED SAND SET UNIT PAVEMENT ROOF R11 - INVERTED EXTENSIVE GREEN ROOF R12 - CONVENTIONAL EXTENSIVE GREEN ROOF R13 - CONVENTIONAL INTENSIVE GREEN ROOF	SG - SOFFITS S3 - TITANIUM COATED STAINLESS STEEL METAL SOFFIT S3a - WALKABLE GLASS S3b - STRUCTURAL GLASS SKYLIGHT	GR - GUARDRAILS GR1 - CANTILEVERED GLASS GUARD GR4 - SIZE MOUNTED GLASS GUARD	CS - CANOPIES C3 - GLASS & STEEL CANOPY w/STAND-OFF CONNECTIONS C4 - GLASS & STEEL CANOPY w/STAND-OFF CONNECTIONS
GL3 - GLASS GL1 - VISION GLASS - TRIPLE GLAZED GL2 - VISION GLASS - TRIPLE GLAZED GL3 - VISION GLASS - TRIPLE GLAZED (PLANAR)	MP - METAL PANEL SPANDREL MP1 - METAL PANEL SPANDREL (WHITE) MP2 - METAL PANEL SPANDREL (CHARCOAL) MP3 - STAINLESS STEEL SPANDREL	DL - DOORS D5 - COMMERCIAL ENTRANCE DOOR IN PORTAL	LG - LOUVERS L1 - LOUVRE IN CURTAIN WALL L2 - STAINLESS STEEL LOUVRE IN STAINLESS STEEL L3 - LOUVRE SCREEN				

HATCH LEGEND
NOT INCLUDED IN SCOPE OF DPRA APPLICATION
REFER TO ADAMSON ASSOCIATES ARCHITECTS "100% DESIGN DEVELOPMENT - POOLUM"

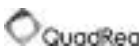


KEY PLAN

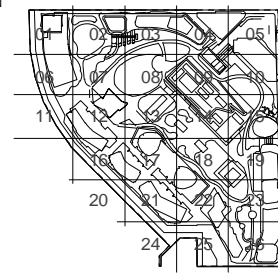


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KEY PLAN



NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3	31 JUL 2019
1	DESIGN DEVELOPMENT PROGRESS	2019


REVISIONS

DRAWING STATUS

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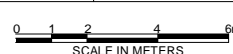
Henri Uez Architects
1000 4th Avenue, Suite 1000
Vancouver, BC V6C 1A1
T 604 967 9000

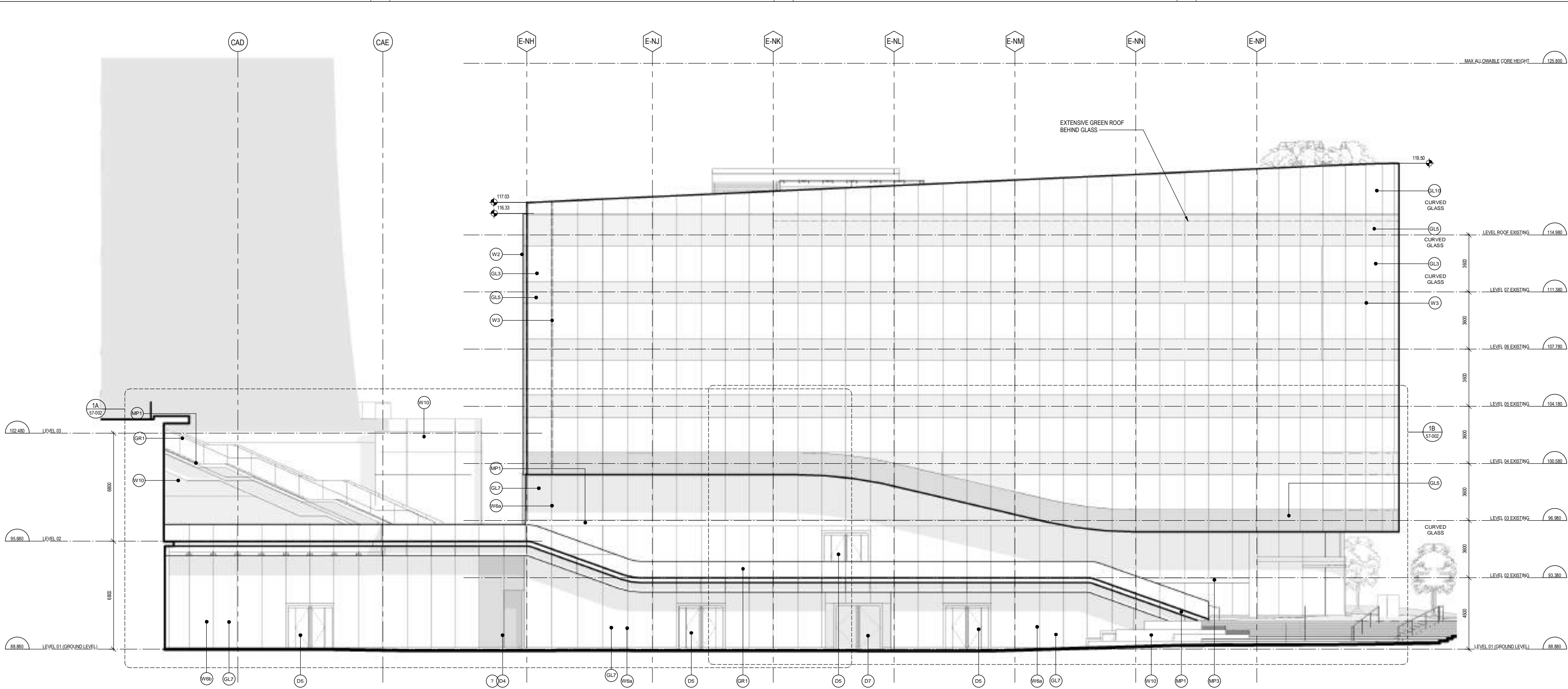
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NORTH ARROW

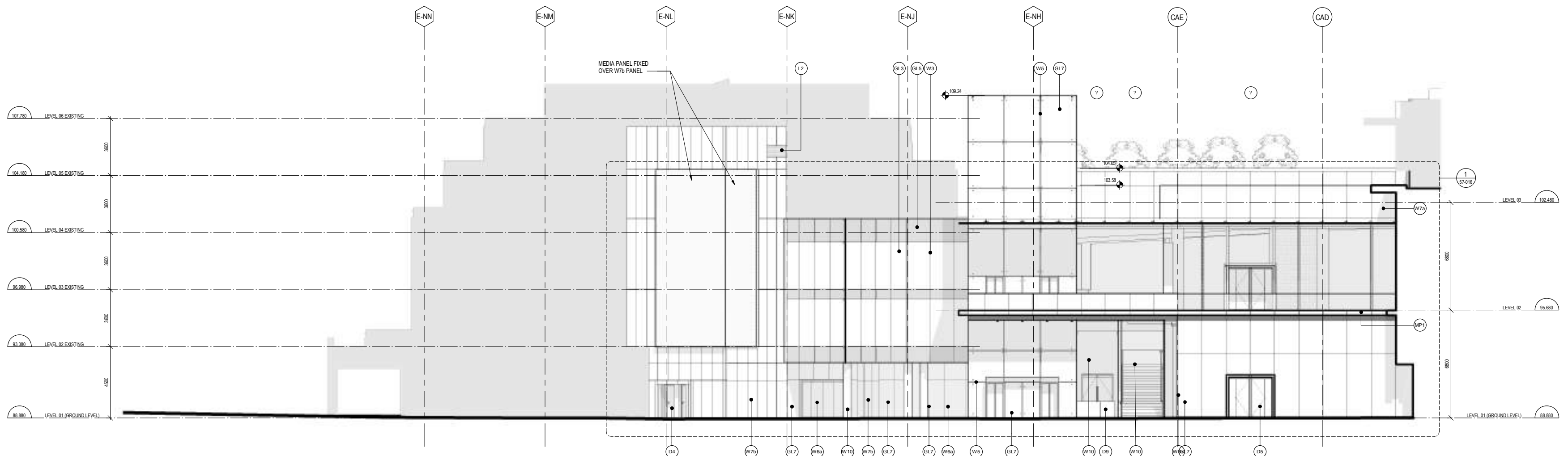
DRAWING TITLE

BUILDING ELEVATIONS

DRAWN	Author	CHECKED	Checker	
SCALE	As indicated	DATE	07/26/19	
GRAPHIC SCALE				
PROJECT NO.	1109			
BUILDING	TP	PHASE	1N	
DRAWING NO.	51-002		REV NO.	2.



1 MALL ENTRY + EXISTING NE OFFICE - SOUTH-EAST ELEVATION
1:100



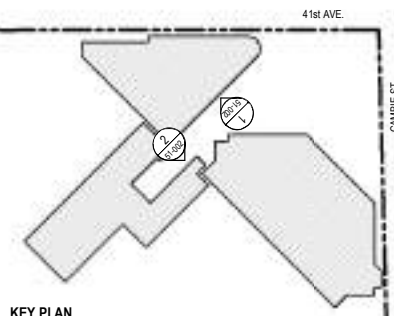
2 MALL ENTRY + EXISTING TERRACES - NORTH-WEST ELEVATION
1:100

MATERIAL LEGEND

WALLS W1 - UNFINISHED CURTAIN WALL - 4 SIDED SSG W2 - UNFINISHED CURTAIN WALL - 4 SIDED SSG (PLANAR) W3 - STRUCTURAL GLASS W/ FINS - FIXED CONNECTIONS W4 - STRUCTURAL GLASS - BASE LOADED W5 - STRUCTURAL GLASS W/ FINS - BASE LOADED W6 - PAINTED METAL PANEL W7 - TITANIUM COATED STAINLESS STEEL METAL PANEL W8 - METAL PANEL W9 - ARCHITECTURAL CONCRETE W10 - ARCHITECTURAL CONCRETE	GLASS GL1 - VISION GLASS - TRIPLE GLAZED GL2 - VISION GLASS - TRIPLE GLAZED (PLANAR) GL3 - VISION GLASS - TRIPLE GLAZED (PLANAR)	GLASS CONTINUED GL4 - SPANDREL GLASS - DOUBLE GLAZED (WHITE) GL5 - SPANDREL GLASS - DOUBLE GLAZED (CHARCOAL) GL6 - VISION GLASS - DOUBLE GLAZED (STRUCTURAL GLASS) GL7 - GLASS FINS (STRUCTURAL GLASS SUPPORT) GL8 - GLASS FINS (STRUCTURAL GLASS SUPPORT) GL9 - FLY BY VISION GLASS - SINGLE GLAZED	METAL SPANDREL MP1 - METAL PANEL SPANDREL (WHITE) MP2 - METAL PANEL SPANDREL (CHARCOAL) MP3 - STAINLESS STEEL SPANDREL	DOORS D1 - STAINLESS STEEL DOORS AND FRAMES D2 - COMMERCIAL ENTRANCE DOOR IN PORTAL	DOORS CONTINUED D3 - AUTOMATIC SLIDING DOOR IN PORTAL D4 - WOOD SWING DOOR D5 - COMMERCIAL ENTRANCE DOOR WITHOUT PORTAL	LOUVERS L1 - LOUVER IN CURTAIN WALL L2 - STAINLESS STEEL LOUVER IN STAINLESS STEEL HOLLOW METAL FRAME L3 - LOUVER SCREEN	SKYLIGHT SK1 - FIRE RATED WALKABLE SKYLIGHT SK2 - WALKABLE GLASS SK3 - STRUCTURAL GLASS SKYLIGHT	ROOF R1 - INVERTED UNIT PAVEMENT ROOF R2 - INVERTED INTENSIVE GREEN ROOF R3 - INVERTED INTENSIVE GREEN ROOF R4 - INVERTED INTENSIVE GREEN ROOF R5 - INVERTED SAND SET UNIT PAVEMENT ROOF R6 - INVERTED SAND SET UNIT PAVEMENT ROOF R7 - INVERTED EXTENSIVE GREEN ROOF R8 - INVERTED EXTENSIVE GREEN ROOF R9 - INVERTED EXTENSIVE GREEN ROOF R10 - INVERTED EXTENSIVE GREEN ROOF R11 - INVERTED EXTENSIVE GREEN ROOF R12 - CONVENTIONAL EXTENSIVE GREEN ROOF R13 - CONVENTIONAL INTENSIVE GREEN ROOF	ROOF CONTINUED R14 - TITANIUM COATED STAINLESS STEEL METAL ROOF R15 - SIDE MOUNTED GLASS GUARD R16 - SIDE MOUNTED GLASS GUARD	CANOPIES C1 - GLASS & STEEL CANOPY W/ STAND-OFF CONNECTIONS C2 - GLASS & STEEL CANOPY W/ STAND-OFF CONNECTIONS C3 - GLASS & STEEL CANOPY W/ STAND-OFF CONNECTIONS C4 - GLASS & STEEL CANOPY W/ STAND-OFF CONNECTIONS
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HATCH LEGEND

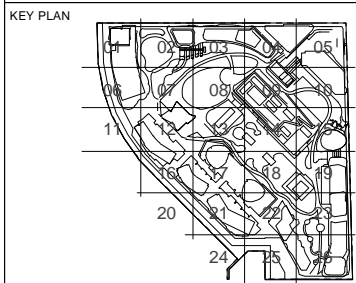
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REFER TO ADAMSON ASSOCIATES ARCHITECTS 100% DESIGN DEVELOPMENT - PODIUM



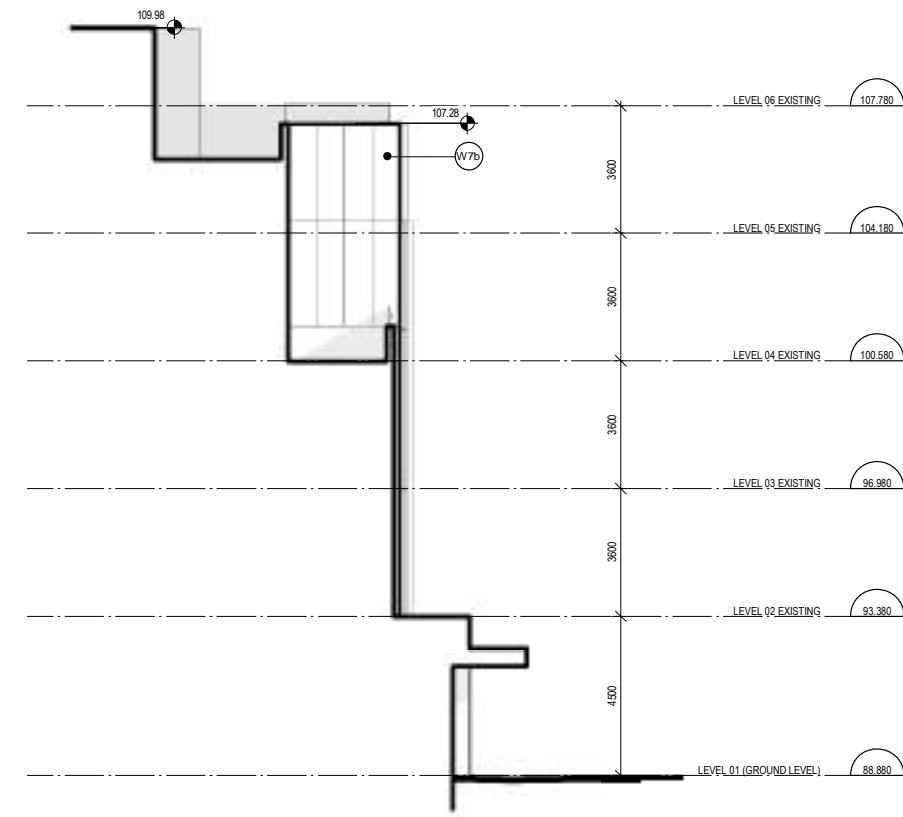


OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

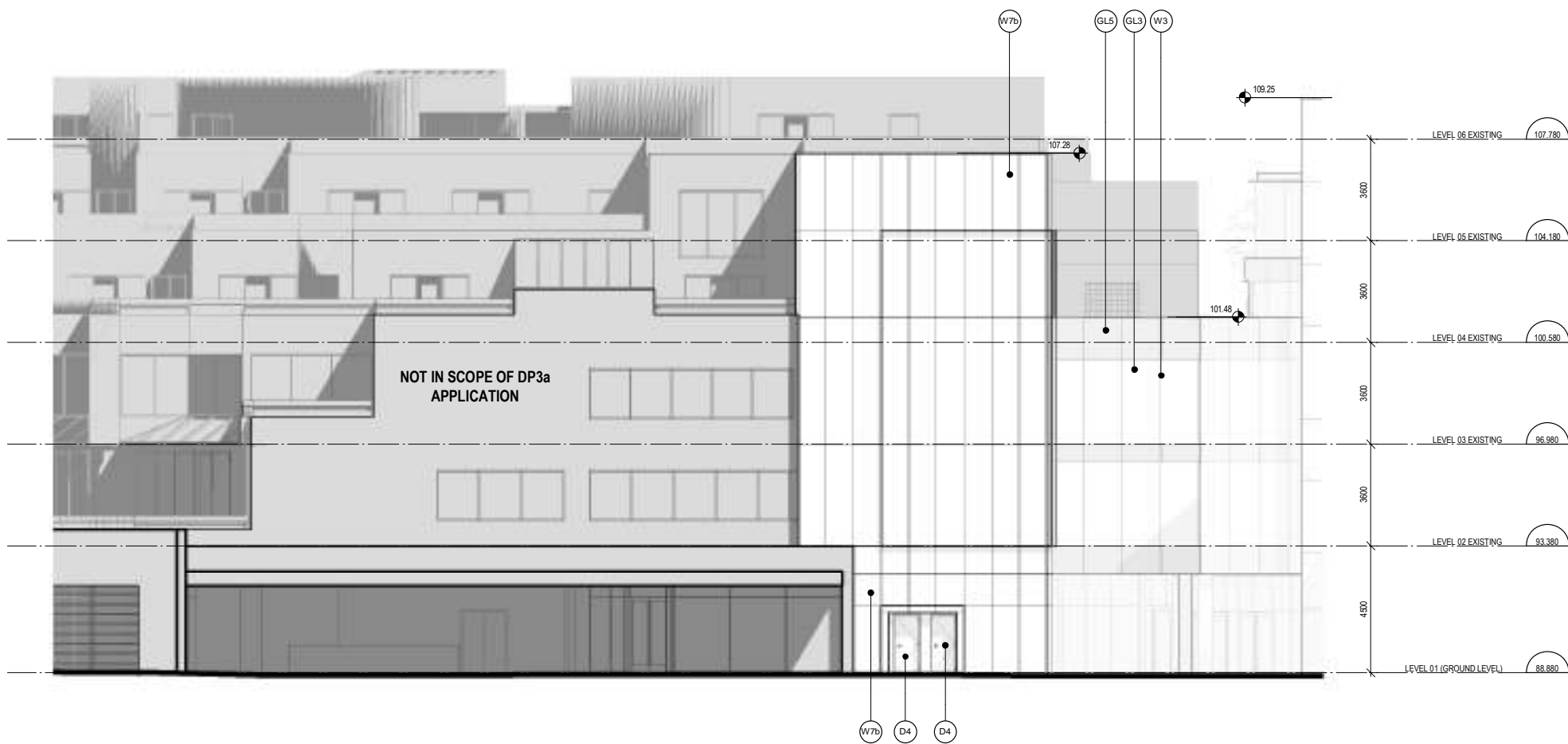
CLIENT
westbank QuodReal



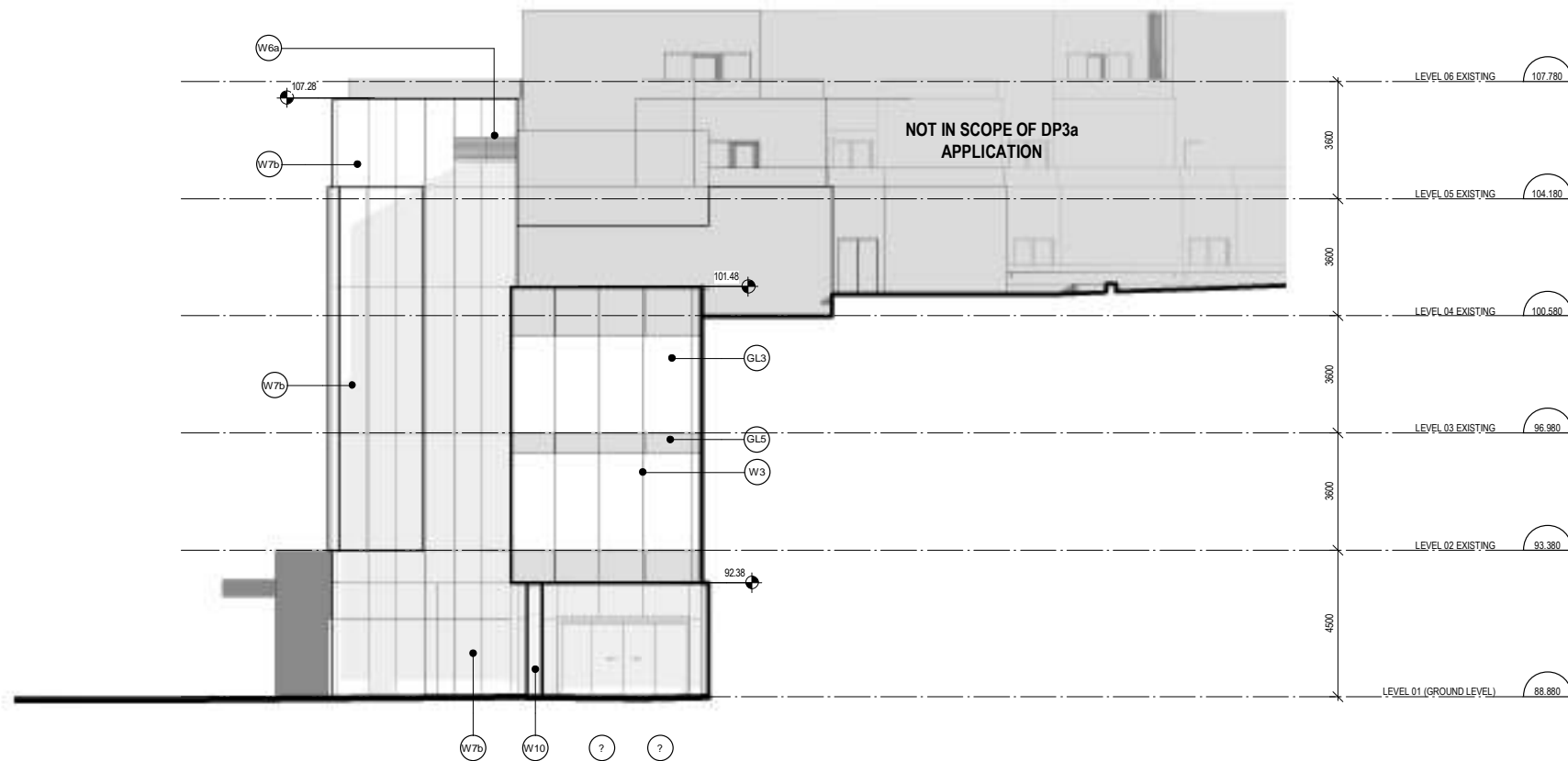
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1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JULY 2019
NO.	DESCRIPTION	DATE
REVISIONS		
DRAWING STATUS		
NOT FOR CONSTRUCTION		
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ALL DIMENSIONS ARE SHOWN IN METRIC.		
SEAL		
NORTH ARROW		
DRAWING TITLE		
BUILDING ELEVATIONS		
DRAWN Author		
CHECKED Checker		
SCALE As indicated		
DATE 07/26/19		
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PROJECT NO. 1109		
BUILDING PHASE 1N		
DRAWING NO. 51-003		
REV NO. 2.		



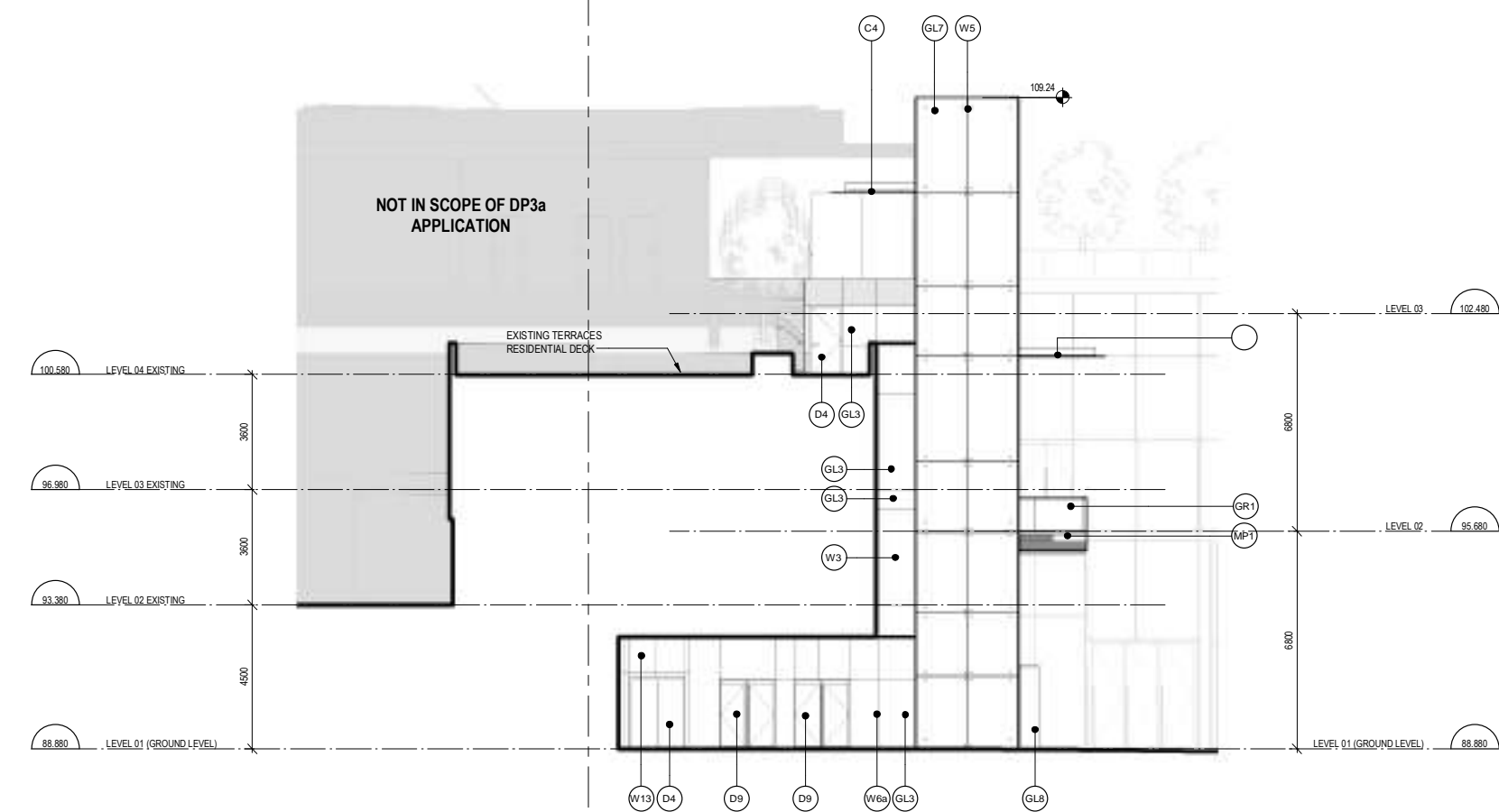
1 EXISTING TERRACES - EAST ELEVATION
1:100



2 EXISTING TERRACES - NORTH ELEVATION
1:100



3 EXISTING TERRACES - WEST ELEVATION
1:100



4 TRANSIT PLAZA - NORTH-EAST ELEVATION
1:100

HATCH LEGEND
NOT INCLUDED IN SCOPE OF DP3a APPLICATION
REFER TO ADAMSON ASSOCIATES ARCHITECTS' 100% DESIGN DEVELOPMENT - PODIUM

MATERIAL LEGEND

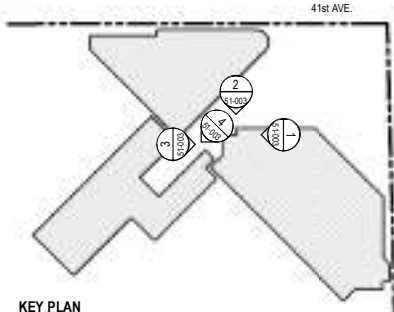
W2 - WALLS	GL8 - GLASS (CONTINUED)	D8 - DOORS (CONTINUED)	SL2 - SKYLIGHT	S3 - SOFFITS
W2 - UNITIZED CURTAIN WALL - 4 SIDED SSG	GL5 - SPANDREL GLASS - DOUBLE GLAZED (WHITE)	D6 - AUTOMATIC SLIDING DOOR IN PORTAL	SL1a - FIRE RATED WALKABLE SKYLIGHT	S3 - TITANIUM COATED STAINLESS STEEL METAL SOFFIT
W3 - UNITIZED CURTAIN WALL - 4 SIDED SSG (PLANAR)	GL6 - SPANDREL GLASS - DOUBLE GLAZED (CHARCOAL)	D7 - WOOD SHING DOOR	SL1b - WALKABLE GLASS	
W5 - STRUCTURAL GLASS W FINS - FIXED CONNECTIONS	GL7 - VISION GLASS - DOUBLE GLAZED (STRUCTURAL GLASS)	D9 - COMMERCIAL ENTRANCE DOOR WITHOUT PORTAL	SL2 - STRUCTURAL GLASS SKYLIGHT	
W6a - STRUCTURAL GLASS - BASE LOADED	GL8 - GLASS FINS (STRUCTURAL GLASS SUPPORT)			
W6b - STRUCTURAL GLASS W FINS - BASE LOADED	GL10 - FLY-BY VISION GLASS - SINGLE GLAZED			
W7a - PAINTED METAL PANEL	MP1 - METAL SPANDREL	V2 - VENTS	R1 - ROOF	GR1 - GUARDRAILS
W7b - TITANIUM COATED STAINLESS STEEL METAL PANEL	MP1 - METAL PANEL SPANDREL (WHITE)	V2 - LINEAR VENT FOR MECHANICAL TERMINATION	R1 - INVERTED UNIT PAVEMENT ROOF	GR1 - GANTLE/INVERTED GLASS GUARD
W7c - TITANIUM COATED STAINLESS STEEL METAL PANEL	MP2 - METAL PANEL SPANDREL (CHARCOAL)	L2 - LOUVRE IN CURTAIN WALL	R4 - INVERTED BALLAST ROOF	GR4 - SIDE MOUNTED GLASS GUARD
W7d - ARCHITECTURAL CONCRETE	MP3 - STAINLESS STEEL SPANDREL	L2 - STAINLESS STEEL LOUVRE IN STAINLESS STEEL HOLLOW METAL FRAME	R8a - INVERTED INTENSIVE GREEN ROOF	
		L3 - LOUVRE SCREEN	R8b - INVERTED INTENSIVE GREEN ROOF	
			R8c - INVERTED SAND SET UNIT PAVEMENT ROOF	
			R11 - INVERTED EXTENSIVE GREEN ROOF	
			R12 - CONVENTIONAL EXTENSIVE GREEN ROOF	
			R13 - CONVENTIONAL INTENSIVE GREEN ROOF	

GL9 - GLASS	D8 - DOORS	SL2 - SKYLIGHT	S3 - SOFFITS
GL1 - VISION GLASS - TRIPLE GLAZED	D4 - STAINLESS STEEL DOORS AND FRAMES	SL1a - FIRE RATED WALKABLE SKYLIGHT	S3 - TITANIUM COATED STAINLESS STEEL METAL SOFFIT
GL2 - VISION GLASS - TRIPLE GLAZED	D5 - COMMERCIAL ENTRANCE DOOR IN PORTAL	SL1b - WALKABLE GLASS	
GL3 - VISION GLASS - TRIPLE GLAZED (PLANAR)		SL2 - STRUCTURAL GLASS SKYLIGHT	

D6 - AUTOMATIC SLIDING DOOR IN PORTAL	D7 - WOOD SHING DOOR	D9 - COMMERCIAL ENTRANCE DOOR WITHOUT PORTAL	V2 - LINEAR VENT FOR MECHANICAL TERMINATION
L2 - STAINLESS STEEL LOUVRE IN STAINLESS STEEL HOLLOW METAL FRAME	L3 - LOUVRE SCREEN		

R1 - INVERTED UNIT PAVEMENT ROOF	R4 - INVERTED BALLAST ROOF	R8a - INVERTED INTENSIVE GREEN ROOF	R8b - INVERTED INTENSIVE GREEN ROOF
R8c - INVERTED SAND SET UNIT PAVEMENT ROOF	R11 - INVERTED EXTENSIVE GREEN ROOF	R12 - CONVENTIONAL EXTENSIVE GREEN ROOF	R13 - CONVENTIONAL INTENSIVE GREEN ROOF

GR1 - GANTLE/INVERTED GLASS GUARD	GR4 - SIDE MOUNTED GLASS GUARD	C2 - CANOPIES	C3 - GLASS & STEEL CANOPY w/STAND-OFF CONNECTIONS
C4 - GLASS & STEEL CANOPY w/STAND-OFF CONNECTIONS			



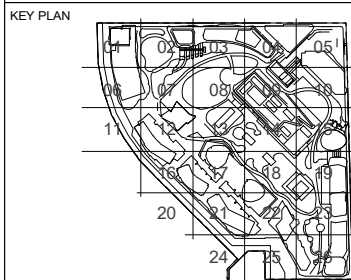
KEY PLAN



OAKRIDGE

650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT
westbank QuadReal



NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT 03a	19 AUG 2019
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JULY 2019

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT 3 DESIGN DEVELOPMENT PROGRESS	31 JULY 2019

DRAWING STATUS
NOT FOR CONSTRUCTION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN METRIC.



SEAL NORTH ARROW

DRAWING TITLE
BUILDING ELEVATIONS

DRAWN Author CHECKED Checker

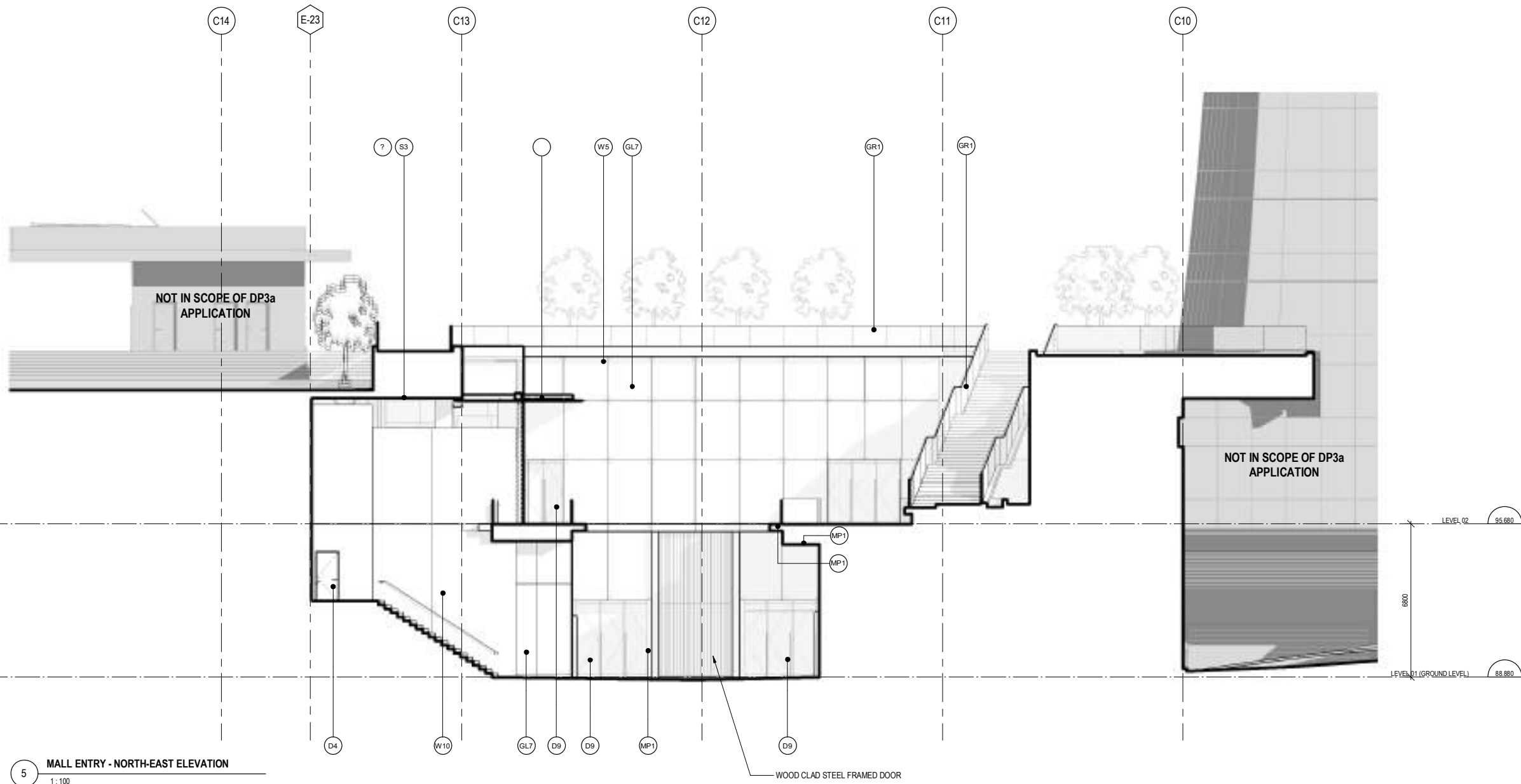
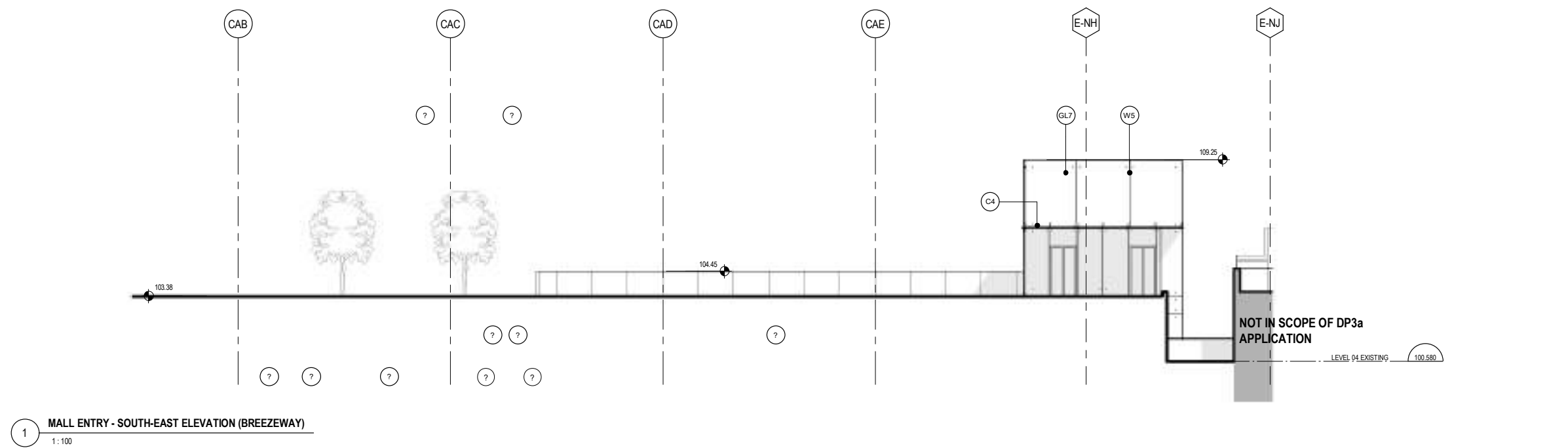
SCALE As indicated DATE 07/26/19

GRAPHIC SCALE 0 2 4 m SCALE IN METERS

PROJECT NO. 1109

BUILDING TP PHASE 1N

DRAWING NO. 51-004 REV NO. 2



MATERIAL LEGEND

WALLS
W1 - UNITIZED CURTAIN WALL - 4 SIDED SSG
W2 - UNITIZED CURTAIN WALL - 4 SIDED SSG (PLANAR)
W3 - STRUCTURAL GLASS w/ FINS - FIXED CONNECTIONS
W4 - STRUCTURAL GLASS - BASE LOADED
W5 - STRUCTURAL GLASS w/ FINS - BASE LOADED
W6 - PAINTED METAL PANEL
W7 - TITANIUM COATED STAINLESS STEEL METAL PANEL
W8 - METAL PANEL
W9 - ARCHITECTURAL CONCRETE

GLASS
GL1 - VISION GLASS - TRIPLE GLAZED
GL2 - VISION GLASS - TRIPLE GLAZED
GL3 - VISION GLASS - TRIPLE GLAZED (PLANAR)

GLASS (CONTINUED)
GL4 - SPANDREL GLASS - DOUBLE GLAZED (WHITE)
GL5 - SPANDREL GLASS - DOUBLE GLAZED (CHARCOAL)
GL6 - VISION GLASS - DOUBLE GLAZED (STRUCTURAL GLASS)
GL7 - GLASS FINS (STRUCTURAL GLASS SUPPORT)
GL8 - FL-61 VISION GLASS - SINGLE GLAZED

MP - METAL SPANDREL
MP1 - METAL PANEL SPANDREL (WHITE)
MP2 - METAL PANEL SPANDREL (CHARCOAL)
MP3 - STAINLESS STEEL SPANDREL

DOORS
D1 - STAINLESS STEEL DOORS AND FRAMES
D2 - COMMERCIAL ENTRANCE DOOR IN PORTAL

DOORS (CONTINUED)
D3 - AUTOMATIC SLIDING DOOR IN PORTAL
D4 - WOOD SWING DOOR
D5 - COMMERCIAL ENTRANCE DOOR WITHOUT PORTAL

VENTS
V1 - LINEAR VENT FOR MECHANICAL TERMINATION

LOUVERS
L1 - LOUVER IN CURTAIN WALL
L2 - STAINLESS STEEL LOUVER IN STAINLESS STEEL HOLLOW METAL FRAME
L3 - LOUVER SCREEN

SKYLIGHT
SL1 - FIRE RATED WALKABLE SKYLIGHT
SL2 - WALKABLE GLASS
SL3 - STRUCTURAL GLASS SKYLIGHT

ROOF
R1 - INVERTED UNIT PAVEMENT ROOF
R2 - INVERTED BALLAST ROOF
R3 - INVERTED INTENSIVE GREEN ROOF
R4 - INVERTED INTENSIVE GREEN ROOF
R5 - INVERTED SAND SET UNIT PAVEMENT ROOF
R6 - INVERTED SAND SET UNIT PAVEMENT ROOF
R7 - INVERTED EXTENSIVE GREEN ROOF
R8 - CONVENTIONAL INTENSIVE GREEN ROOF

SOFFITS
S1 - TITANIUM COATED STAINLESS STEEL METAL SOFFIT

GUARDRAILS
GR1 - CANTILEVERED GLASS GUARD
GR2 - SIDE MOUNTED GLASS GUARD

CANOPIES
C1 - GLASS & STEEL CANOPY w/ STAND-OFF CONNECTIONS
C2 - GLASS & STEEL CANOPY w/ STAND-OFF CONNECTIONS

HATCH LEGEND
NOT INCLUDED IN SCOPE OF DP3a APPLICATION
REFER TO ADAMSON ASSOCIATES ARCHITECTS 100% DESIGN DEVELOPMENT - "ROOM"

