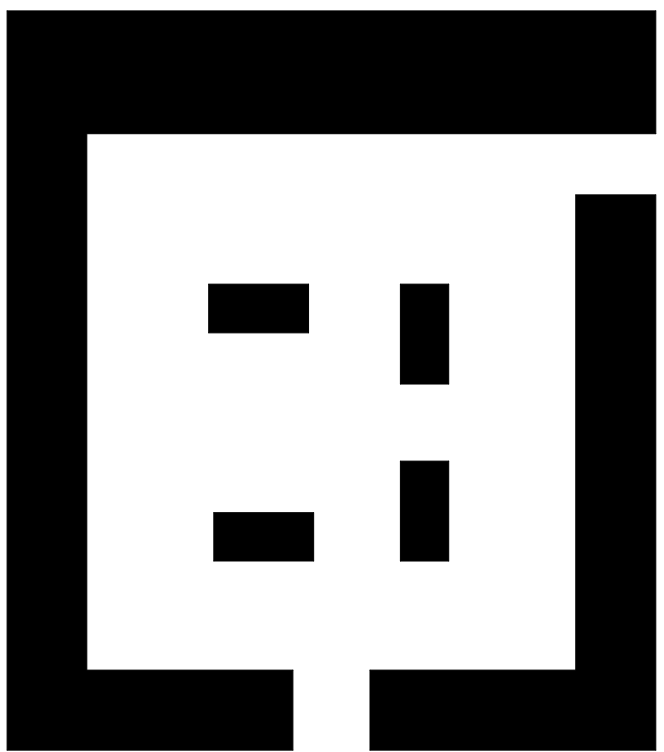


Perkins&Will

VANCOUVER ART GALLERY
688 Cambie Street
Vancouver BC

ISSUED FOR DP SUBMISSION REV 02
December 17, 2021





VANCOUVER ART GALLERY

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NOTES

ISSUE	DESCRIPTION	DATE
A	Development Permit Application	2021.02.22
B	DP Submission Rev 01	2021.07.07
C	DP Submission Rev 02	2021.12.17

KEY

SCALE	
FORMAT	DIN A0 (1189x840)
PROJECT NUMBER	411421
DRAWING TITLE	PROJECT INFORMATION & SHEET LIST
DRAWING NUMBER	G00-01

PROJECT TEAM

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Contact: Stuart Hood
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ELECTRICAL ENGINEER
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SURVEYOR
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GEOTECHNICAL CONSULTANT
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T: 604.439.0922

PASSIVE HOUSE CONSULTANT
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Contact: Monte Paulsen
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PROJECT INFORMATION

ADDRESS 688 CAMBIE STREET

LEGAL ADDRESS BLOCK 48 DISTRICT LOT 541 PLAN 8970

LAND USE ZONING DD (C1)

SITE AREA 130,058 sf (12,082.8sm)

PERMITTED SITE FSR 7.0

PROJECT PORTION OF FSR 2.39

PROJECT PORTION OF FLOOR AREA 28,892.8 sm (311,000 sqft)

PROJECT PROPOSED FSR AREA 28,817.7 sm (310,191 sqft)

PERMITTED BUILDING HEIGHT LIMITATIONS BY DEVELOPMENT BYLAW: 45.7m with possible increase to 137.2m
LIMITATIONS BY VIEW CORRIDOR: restricted to 69.41m at the most stringent point

PROPOSED BUILDING HEIGHT 69.43m MAXIMUM

SETBACKS	REQUIRED	PROPOSED
NORTH (PRIVATE SERVICE LANE)	0m	4.57m proposed surface R.O.W.
EAST (BEATTY STREET)	3.50m surface R.O.W.	3.50m
SOUTH (GEORGIA STREET)	2.24m	2.24m
WEST (CAMBIE STREET)	0m	0m

NORTH SITE

REMAINING FSR (NORTH PARCEL) 4.61

REMAINING PERMITTED (TARGET) FLOOR AREA 55,686.8 sm (599,407 sqft)

SETBACKS	REQUIRED	PROPOSED
NORTH (DUNSMUIR STREET)	3.05mR.O.W.	3.05m
EAST (BEATTY STREET)	3.5m surface R.O.W.	3.5m
SOUTH (PRIVATE SERVICE LANE)	0m	4.57m proposed surface R.O.W.
WEST (CAMBIE STREET)	0m	0m

PARKING AND LOADING

LOADING	REQUIRED	PROPOSED (SEE TRAFFIC REPORT)
CLASS A	0	18 (17@B3, 1 short term @ L1)
CLASS B	10	5 (L1)
CLASS C	2	1 (L1)

PARKING

TOTAL STALL COUNT 251 (maximum permitted)

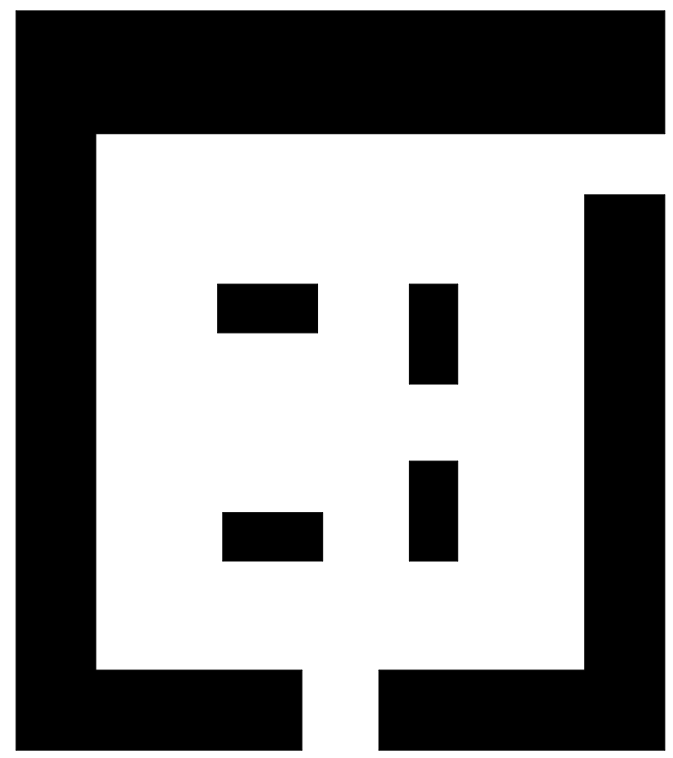
STANDARD STALL	none required	48
STANDARD CAR SHARE	12 as per Transportation Demand Management	12
ACCESSIBLE STALL	12 min.	12
SMALL CAR STALL	28 max.based on 25% of total provided	30
TOTAL BEFORE ELECTRIC	-	101
ELECTRIC STALL	11 min based on 10% of total provided	11
TOTAL ACTUAL COUNT	none required	113

BICYCLE PARKING (see COMPLIANCE OVERLAYS G20-03)

CLASS A	6	40
CLASS B	12	48

INDEX OF DRAWINGS

Sheet Number	Sheet Name
ARCHITECTURE	
G00-00	COVER
G00-01	PROJECT INFORMATION & SHEET LIST
G00-02	SURVEY
G00-03	PARKING BY LAW
G00-04	BUILDING GRADES & SITE EXTENT
G00-05	CONTEXT PLAN
G00-05.5	RENDERED ELEVATIONS
G00-06	STREETSCAPE ELEVATIONS
G00-07	STREETSCAPE ELEVATIONS
G00-08	VIEW ANALYSIS
G00-09	SHADOW ANALYSIS
A04-01	SITE PLAN
A10-01	FLOOR PLAN - LEVEL B3 - OVERALL
A10-01N	FLOOR PLAN - LEVEL B3 - NORTH
A10-01S	FLOOR PLAN - LEVEL B3 - SOUTH
A10-02	FLOOR PLAN - LEVEL B2 - OVERALL
A10-02N	FLOOR PLAN - LEVEL B2 - NORTH
A10-02S	FLOOR PLAN - LEVEL B2 - SOUTH
A10-03	FLOOR PLAN - LEVEL B1 - OVERALL
A10-03N	FLOOR PLAN - LEVEL B1 - NORTH
A10-03S	FLOOR PLAN - LEVEL B1 - SOUTH
A10-04	FLOOR PLAN - LEVEL 1 - OVERALL
A10-04N	FLOOR PLAN - LEVEL 1 - NORTH
A10-04S	FLOOR PLAN - LEVEL 1 - SOUTH
A10-05	FLOOR PLAN - LEVEL 1M PERIMETER - OVERALL
A10-05A	FLOOR PLAN - LEVEL 1M PERIMETER - ENLARGED
A10-06	FLOOR PLAN - LEVEL 1M / LEVEL 2P - OVERALL
A10-06N	FLOOR PLAN - LEVEL 2 PERIMETER - NORTH
A10-06S	FLOOR PLAN - LEVEL 2 PERIMETER - SOUTH
A10-07	FLOOR PLAN - ROOF PERIMETER - OVERALL
A10-07N	FLOOR PLAN - ROOF PERIMETER - NORTH
A10-07S	FLOOR PLAN - ROOF PERIMETER - SOUTH
A10-08	FLOOR PLAN - LEVEL 2
A10-09	FLOOR PLAN - LEVEL 3
A10-10	FLOOR PLAN - LEVEL 3 MEZZ
A10-11	FLOOR PLAN - LEVEL 4
A10-12	FLOOR PLAN - LEVEL 5
A10-13	FLOOR PLAN - LEVEL 6
A10-14	FLOOR PLAN - LEVEL 7
A10-15	FLOOR PLAN - LEVEL 8
A10-16	FLOOR PLAN - LEVEL 9
A10-17	FLOOR PLAN - LEVEL 10
A10-18	ROOF PLAN
A20-01	NORTH ELEVATION
A20-02	EAST ELEVATION
A20-03	SOUTH ELEVATION
A20-04	WEST ELEVATION
A20-06	COURTYARD ELEVATIONS - INTERIOR
A20-07	COURTYARD/ENTRANCE ELEVATIONS - INTERIOR
A30-01	BUILDING SECTION A
A30-02	BUILDING SECTION B
A30-03	BUILDING SECTION BASE
A32-50	TYPICAL EXTERIOR DETAILS
A32-51	TYPICAL EXTERIOR DETAILS
A40-01	ENLARGED DRAWINGS - LANE + PARKING RAMP
COMPLIANCE OVERLAYS	
G10-00	FSR SCHEDULES
G10-01	FSR LEVEL B3
G10-02	FSR LEVEL B2
G10-03	FSR LEVEL B1
G10-10	FSR LEVEL 1
G10-11	FSR LEVEL 1MEZZ PERIMETER
G10-12	FSR LEVEL 1M / LEVEL 2P
G10-20	FSR LEVEL 2
G10-21	FSR LEVEL 3
G10-22	FSR LEVEL 3M
G10-23	FSR LEVEL 4
G10-24	FSR LEVEL 5
G10-25	FSR LEVEL 6
G10-26	FSR LEVEL 7
G10-27	FSR LEVEL 8
G10-28	FSR LEVEL 9
G10-29	FSR LEVEL 10
G20-01	BICYCLE CALCULATIONS LEVEL B3
G20-02	BICYCLE CALCULATIONS LEVEL B2
G20-03	BICYCLE CALCULATIONS LEVEL B1
G20-10	BICYCLE CALCULATIONS LEVEL 1
G20-11	BICYCLE CALCULATIONS LEVEL 1MEZZ PERIMETER
G20-12	BICYCLE CALCULATIONS LEVEL 1M / LEVEL 2P
G20-20	BICYCLE CALCULATIONS LEVEL 2
G20-21	BICYCLE CALCULATIONS LEVEL 3
G20-22	BICYCLE CALCULATIONS LEVEL 3M
G20-23	BICYCLE CALCULATIONS LEVEL 4
G20-24	BICYCLE CALCULATIONS LEVEL 5
G20-25	BICYCLE CALCULATIONS LEVEL 6
G20-26	BICYCLE CALCULATIONS LEVEL 7
G20-27	BICYCLE CALCULATIONS LEVEL 8
G20-28	BICYCLE CALCULATIONS LEVEL 9
G20-29	BICYCLE CALCULATIONS LEVEL 10



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TOPOGRAPHIC SURVEY OF BLOCK 48 DISTRICT LOT 541 PLAN 8970

All distances are in metres and decimals thereof.
The intended plot size of this plan is 9146m in
width by 1218m in height (E 502) when plotted
at a scale of 1:250.

- LEGEND
- denotes monitoring well, 50' elevation
 - denotes catchbasin
 - denotes drain manhole
 - denotes drain cleanout
 - denotes drain inspection chamber
 - denotes sewer manhole
 - denotes sewer cleanout
 - denotes sewer inspection chamber
 - denotes water meter
 - denotes water valve
 - denotes hydrant
 - denotes gas valve
 - denotes hydrant manhole
 - denotes hydrant pole
 - denotes hydrant pole with transformer
 - denotes anchor pole
 - denotes pole anchor
 - denotes junction box
 - denotes streetlight duct
 - denotes lamp pole
 - denotes bollard
 - denotes sign
 - denotes traffic signal pole
 - denotes fence
 - denotes non-mountable curb
 - denotes mountable curb
 - denotes extended asphalt curb
 - denotes edge of pavement
 - denotes spot elevation
 - denotes true dip line
 - denotes Property Line
 - denotes underground Telsa Ducts - see note
 - denotes Level Pipe found
 - denotes Iron Pipe found

Contour Interval=0.5m.

Elevations are to geodetic datum, derived from City of Vancouver geodetic
control monument V-4120 (Feb. 2017). Published Elevation=24.733m.
Location at the intersection of W. Georgia and Hamilton Street.

Location of Telsa ductbank based on as-built records provided
February 22, 2017.

RD 009-860-991
CIVIC ADDRESS: 688 Cambie Street,
Vancouver, BC

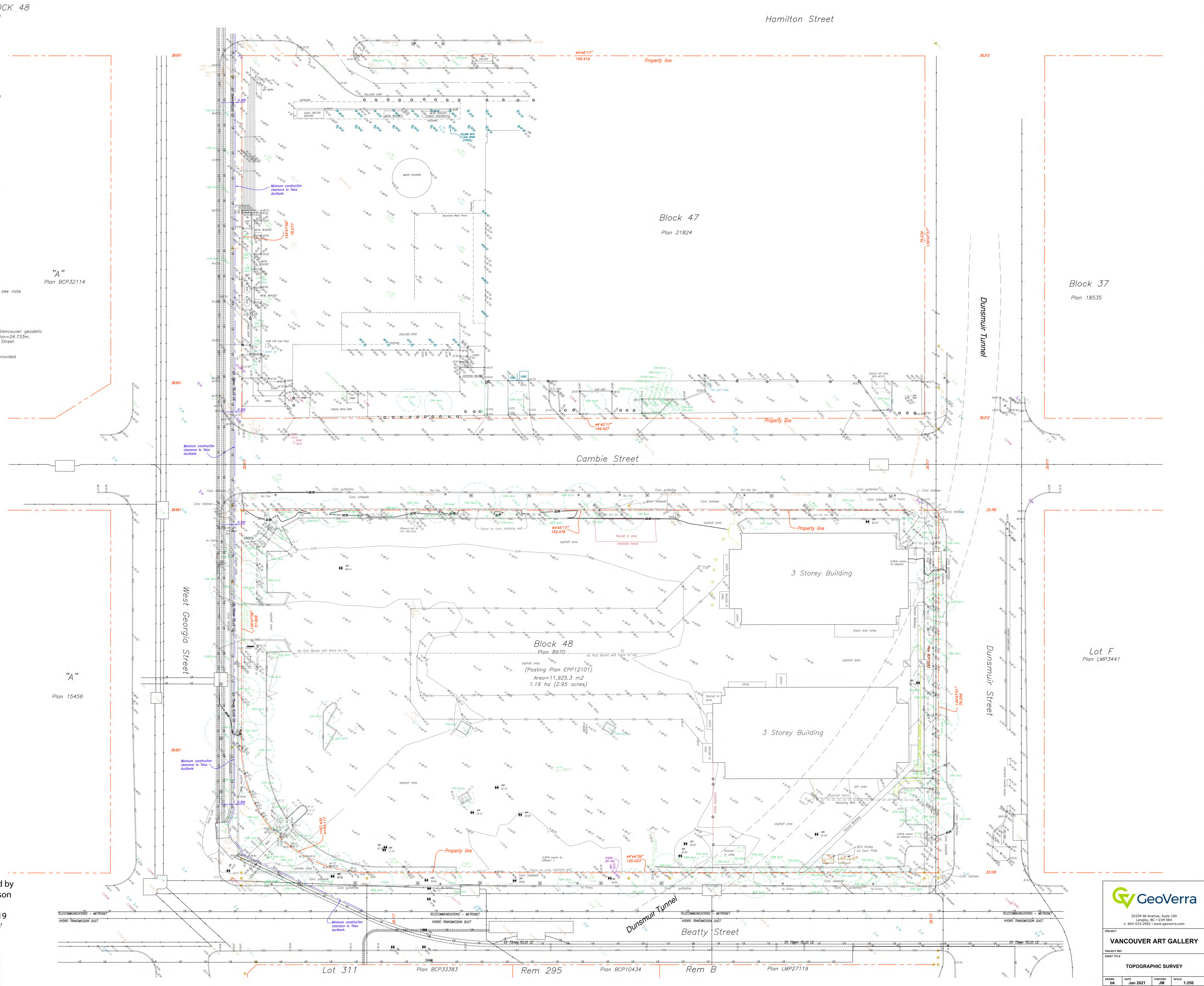
Certified Correct this 18th day of February 2021.

Jeffrey Thompson
Digitally signed by
Jeffrey Thompson
Q81864 Date: 2021.02.19
n QH81864 13:55:12 -08'00'

Jeffrey D. Thompson, BCLS 802

Project No.	Rev No.	Date	Comments
210-0004-00	0	2021-01-15	Issued for survey
01000040	2	2021-02-07	Added data about information
01000040	1	2018-12-27	Added data information in file #2
01000040	0	2018-10-02	Original issue
01000040	0	2018-10-02	Original issue

1 | Site Survey Included for Information Only
1 : 400



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Vancouver, BC V6V 1G1
T: 604-253-2502 • www.geoverra.com

VANCOUVER ART GALLERY

TOPOGRAPHIC SURVEY

Scale: 1:400
Sheet No: 21R-00034-00 TOPO 1

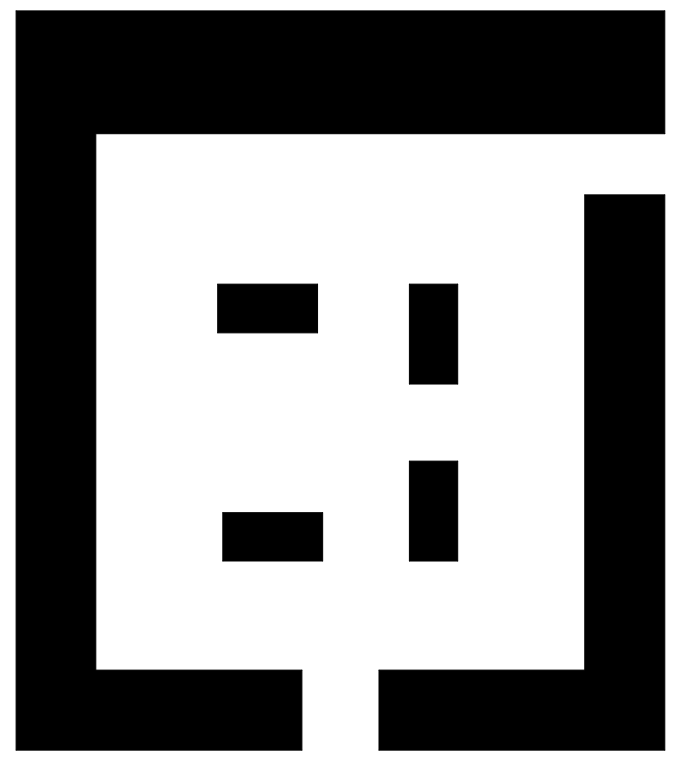
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ISSUE	DESCRIPTION	DATE
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KEY

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PROJECT NUMBER 411421
DRAWING TITLE

SURVEY
DRAWING NUMBER
G00-02



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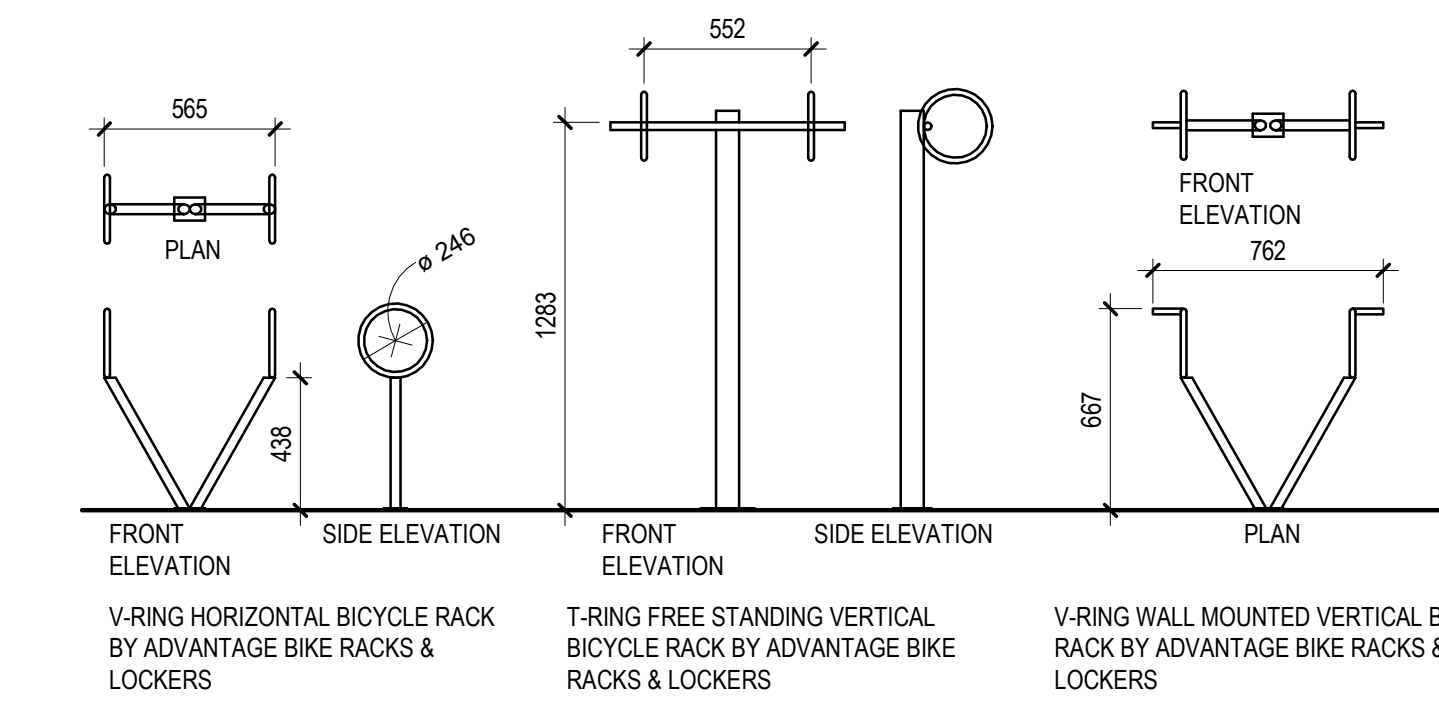
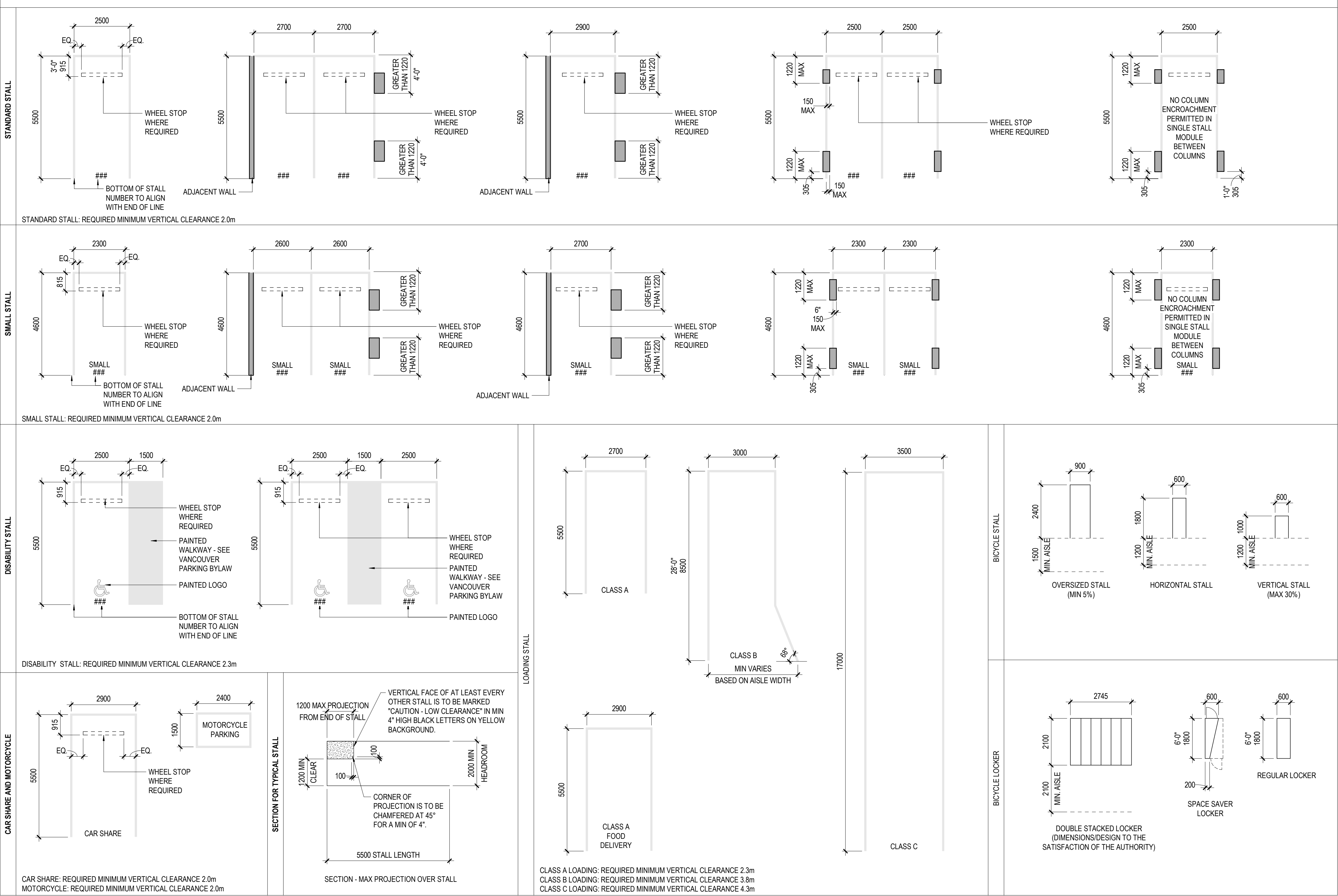
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PROJECT NUMBER	411421
DRAWING TITLE	

PARKING BY LAW

DRAWING NUMBER

G00-03

VANCOUVER PARKING BYLAW - PARKING STALL DIMENSIONS



2 BICYCLE RACK
NOT TO SCALE

1 PARKING STALL REQUIREMENTS
NOT TO SCALE

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NOTES

SUE	DESCRIPTION	DATE
	Development Permit Application	2021.02.22
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1 : 250

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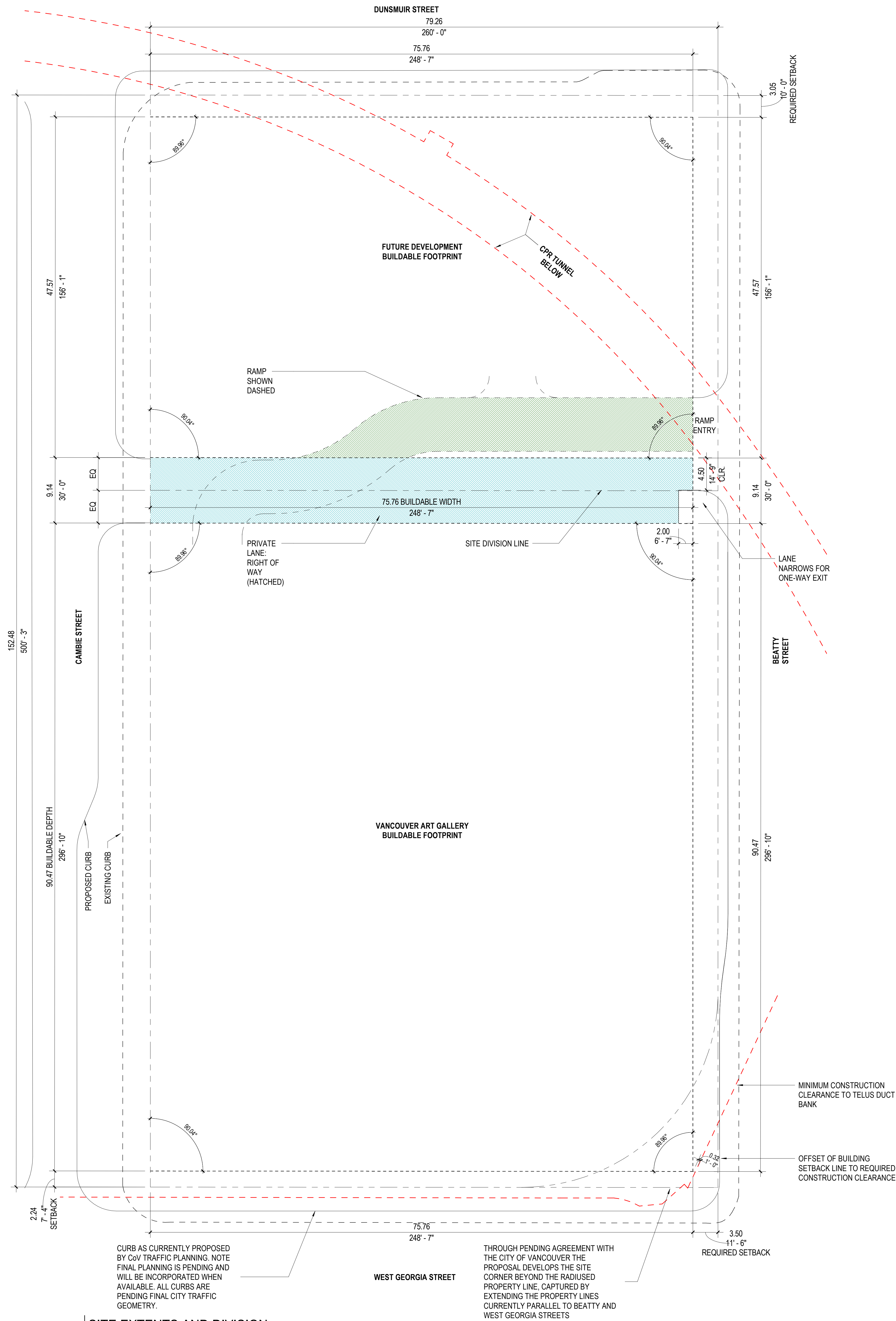
PROJECT NUMBER 411421

**BUILDING GRADES & SITE
EXTENT**

DRAWING NUMBER

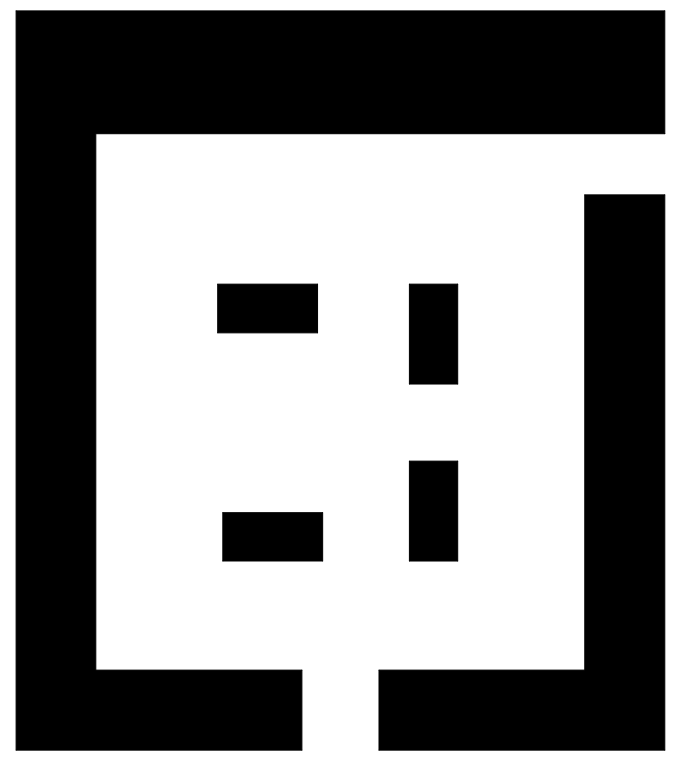
G00-04

2021 Perkins&Will



1 SITE EXTENTS AND DIVISION

1 : 250



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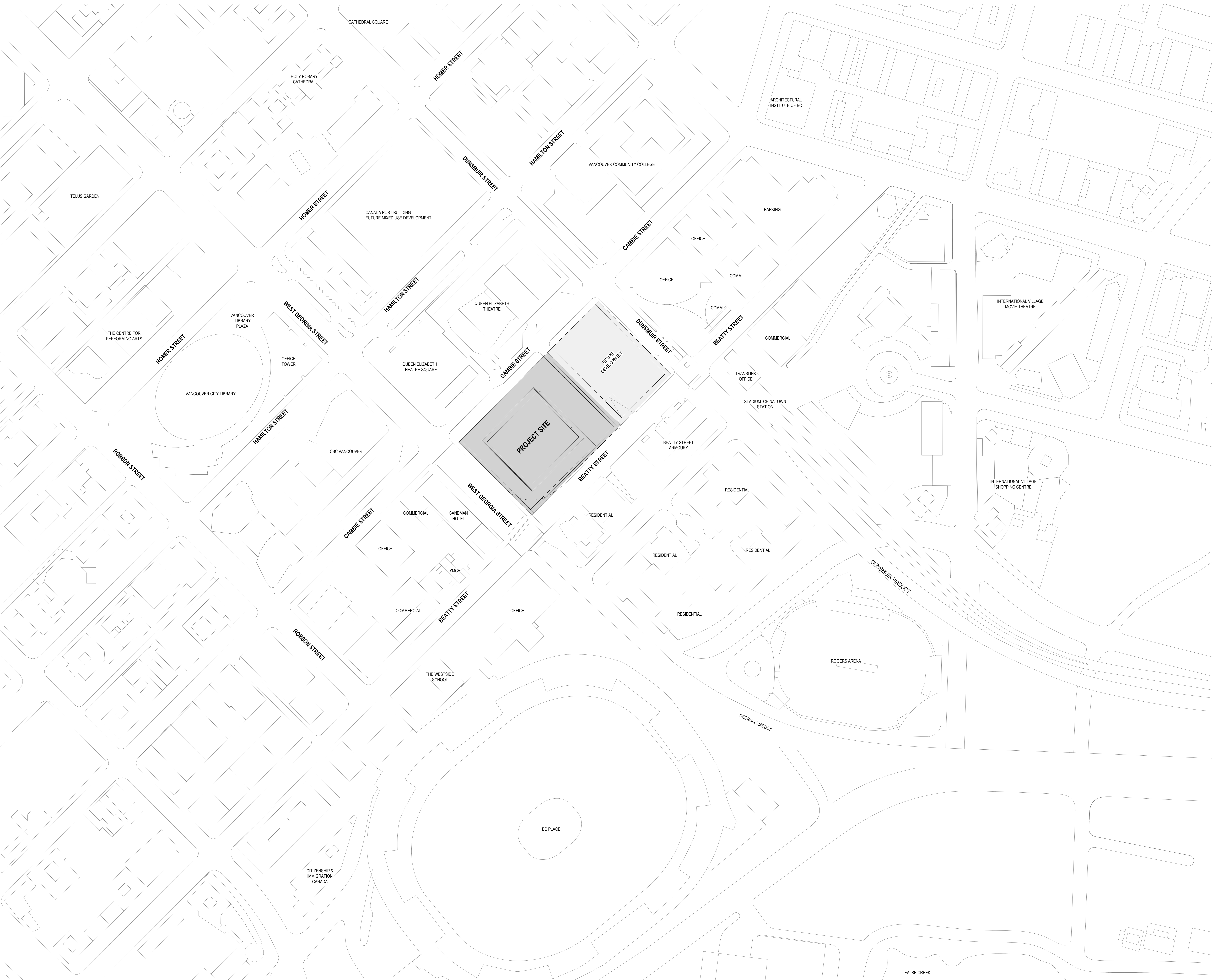
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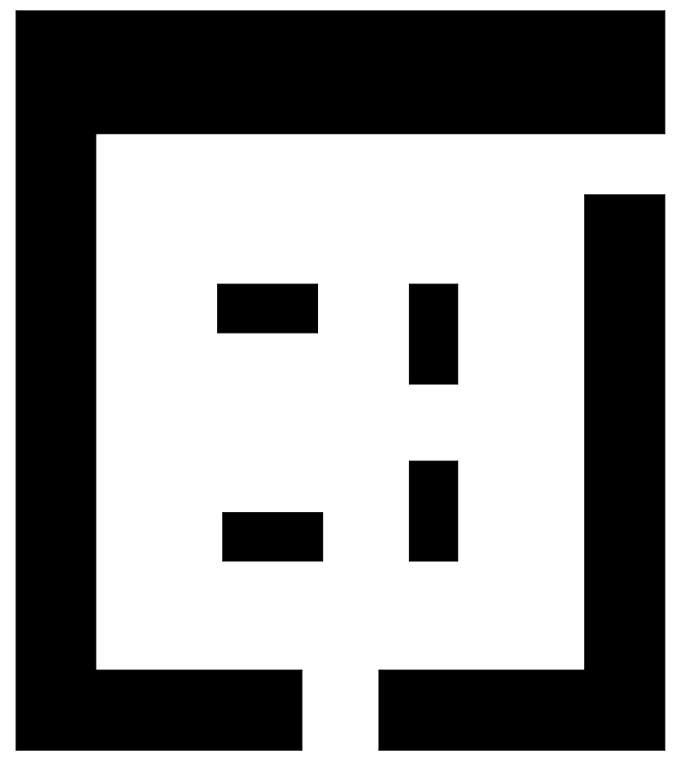
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PROJECT NUMBER	411421
DRAWING TITLE	

CONTEXT PLAN

DRAWING NUMBER

G00-05





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④ BEATTY STREET RENDERED ELEVATION
NOT TO SCALE



③ DUNSMUIR STREET RENDERED ELEVATION
NOT TO SCALE



② CAMBIE STREET RENDERED ELEVATION
NOT TO SCALE



① WEST GEORGIA RENDERED ELEVATION
NOT TO SCALE



NOTES

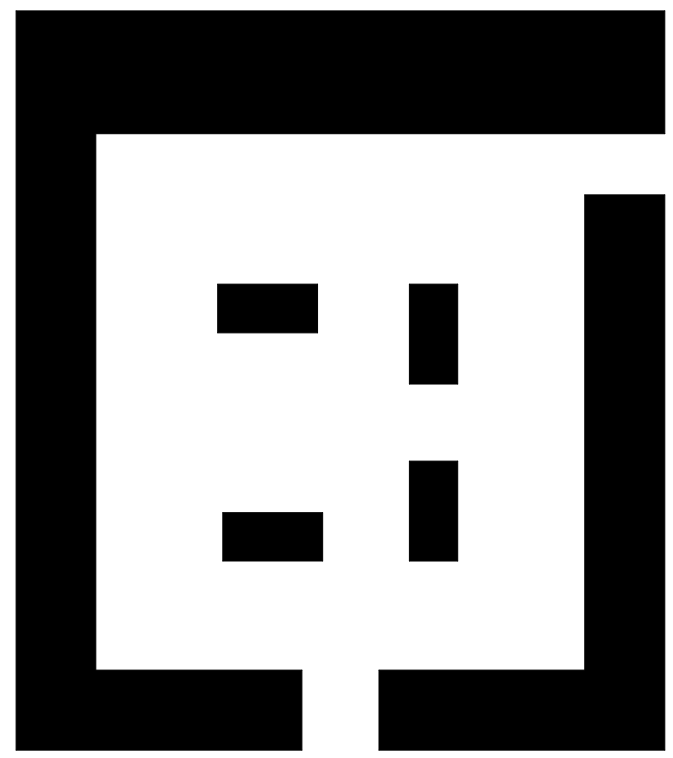
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PROJECT NUMBER	411421
DRAWING TITLE	

RENDERED ELEVATIONS
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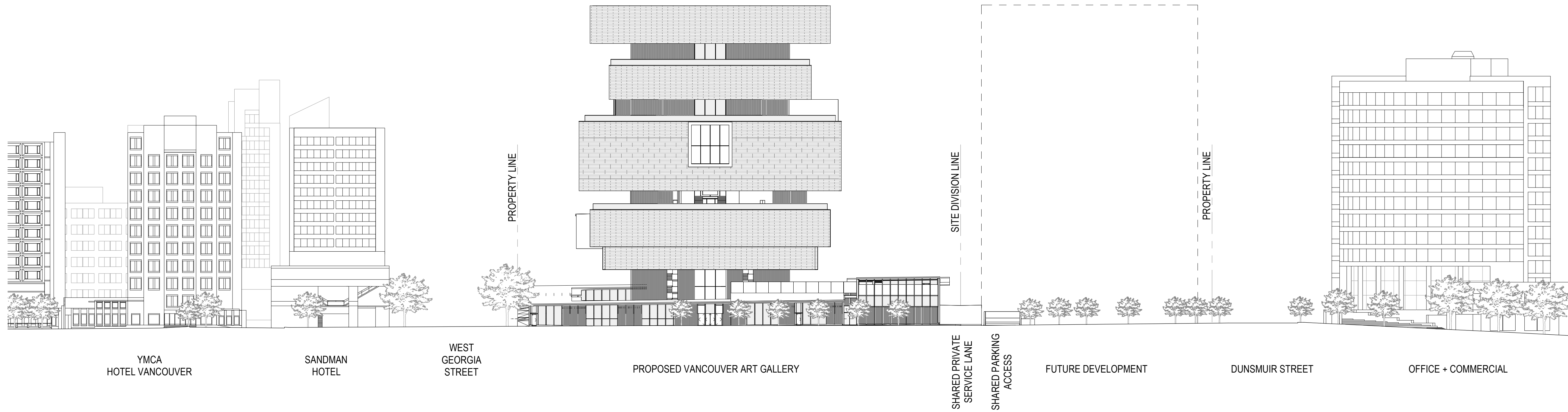
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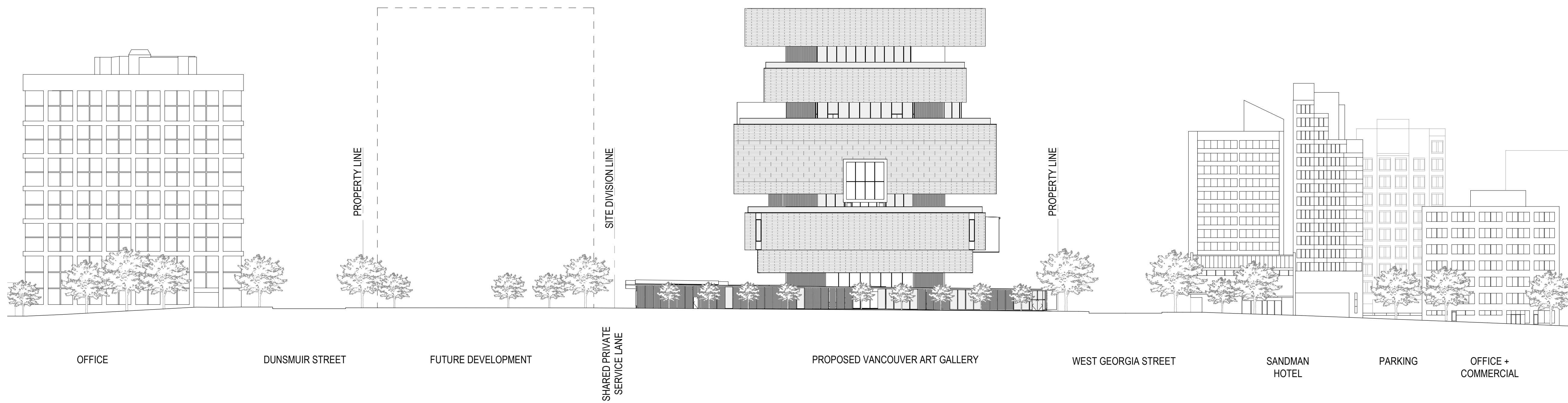
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2 | Beatty Street Elevation
1 : 500



1 | Cambie Street Elevation
1 : 500



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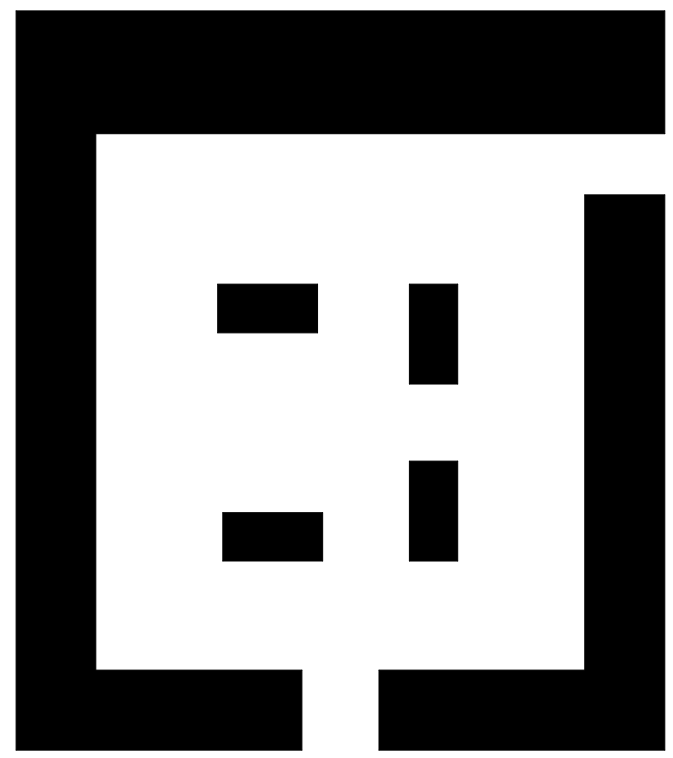
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PROJECT NUMBER	411421
DRAWING TITLE	

STREETSCAPE
ELEVATIONS

DRAWING NUMBER

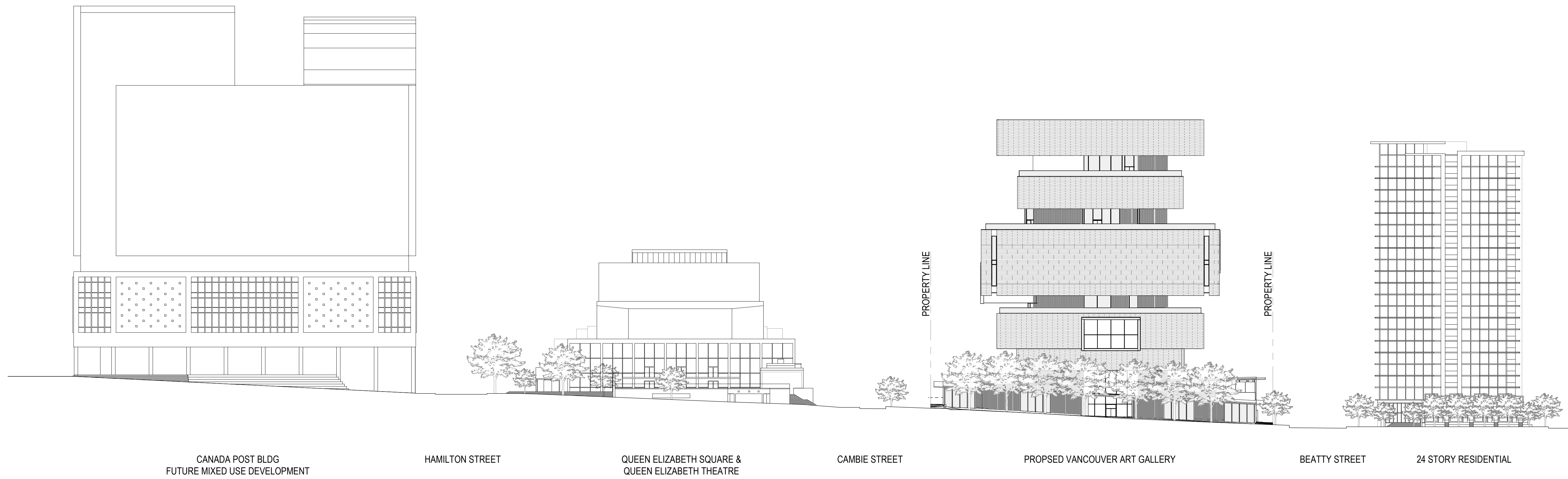
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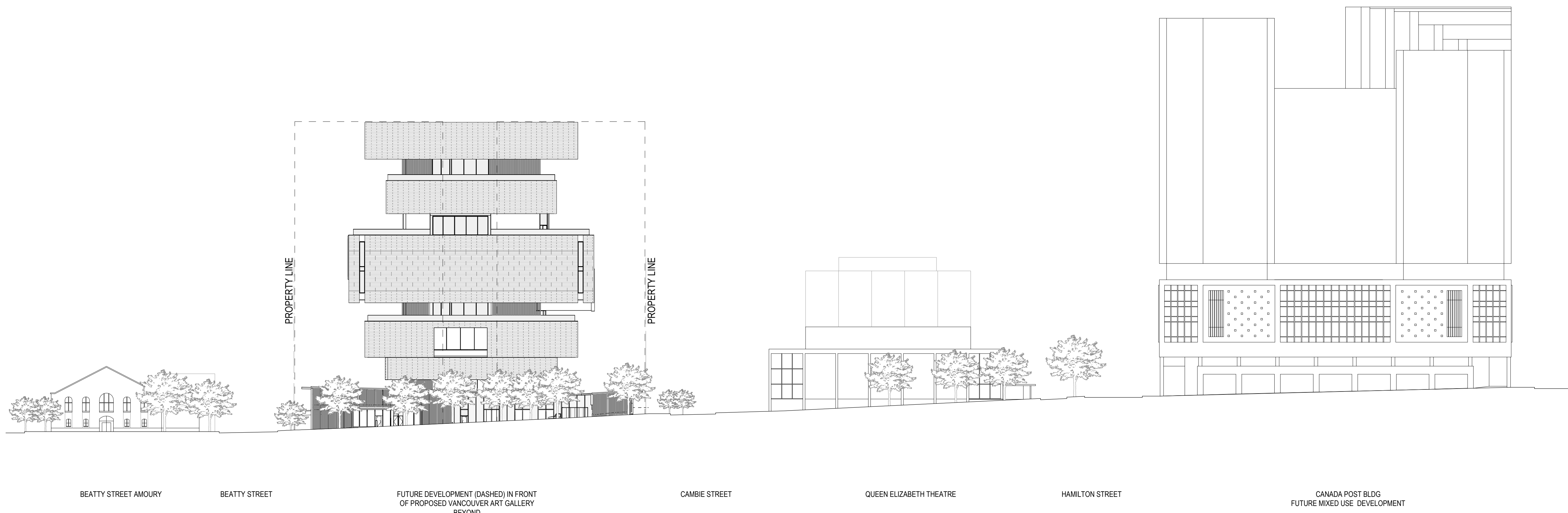
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2 | West Georgia Street Elevation
1 : 500



1 | Dunsmuir Street Elevation
1 : 500



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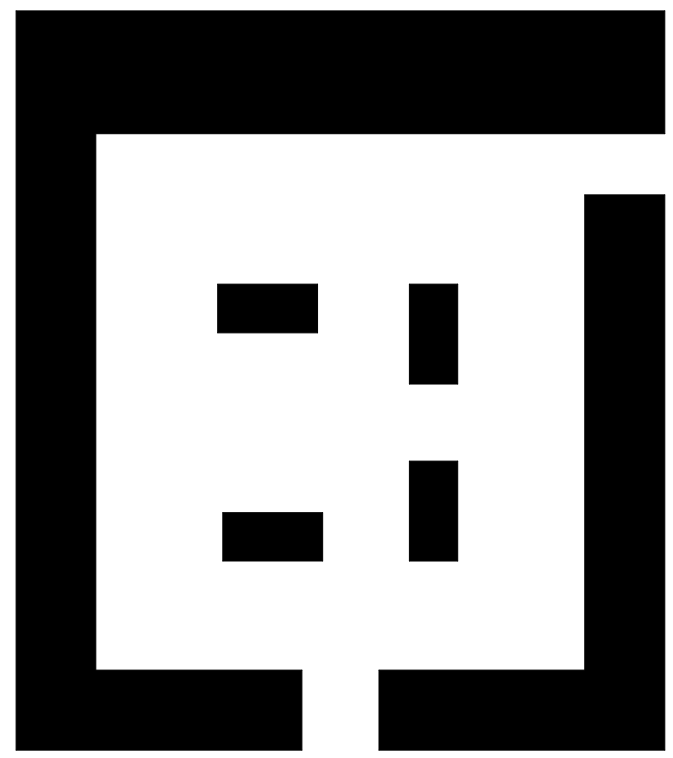
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STREETSCAPE
ELEVATIONS

DRAWING NUMBER

G00-07



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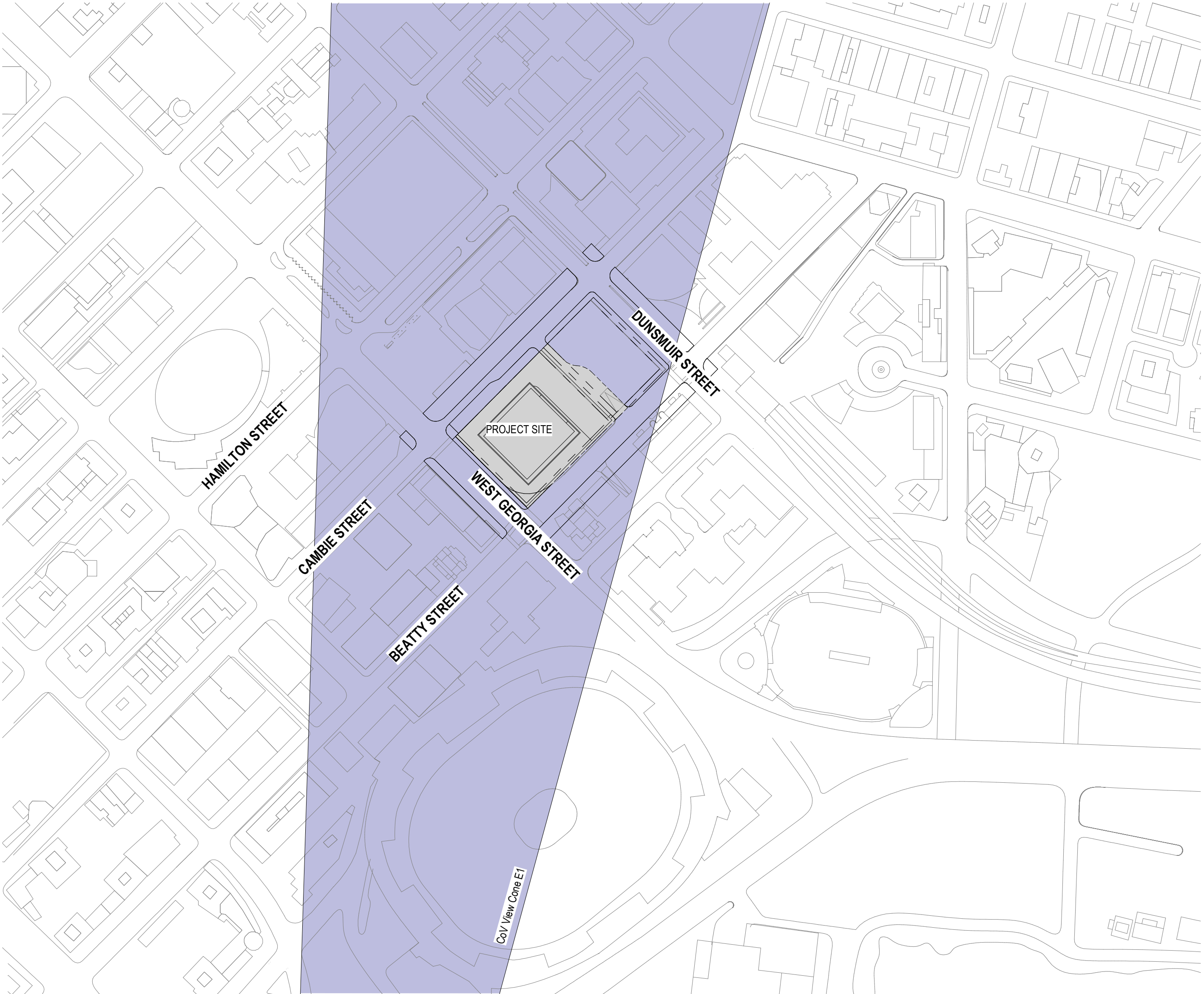
VIEW ANALYSIS

DRAWING NUMBER

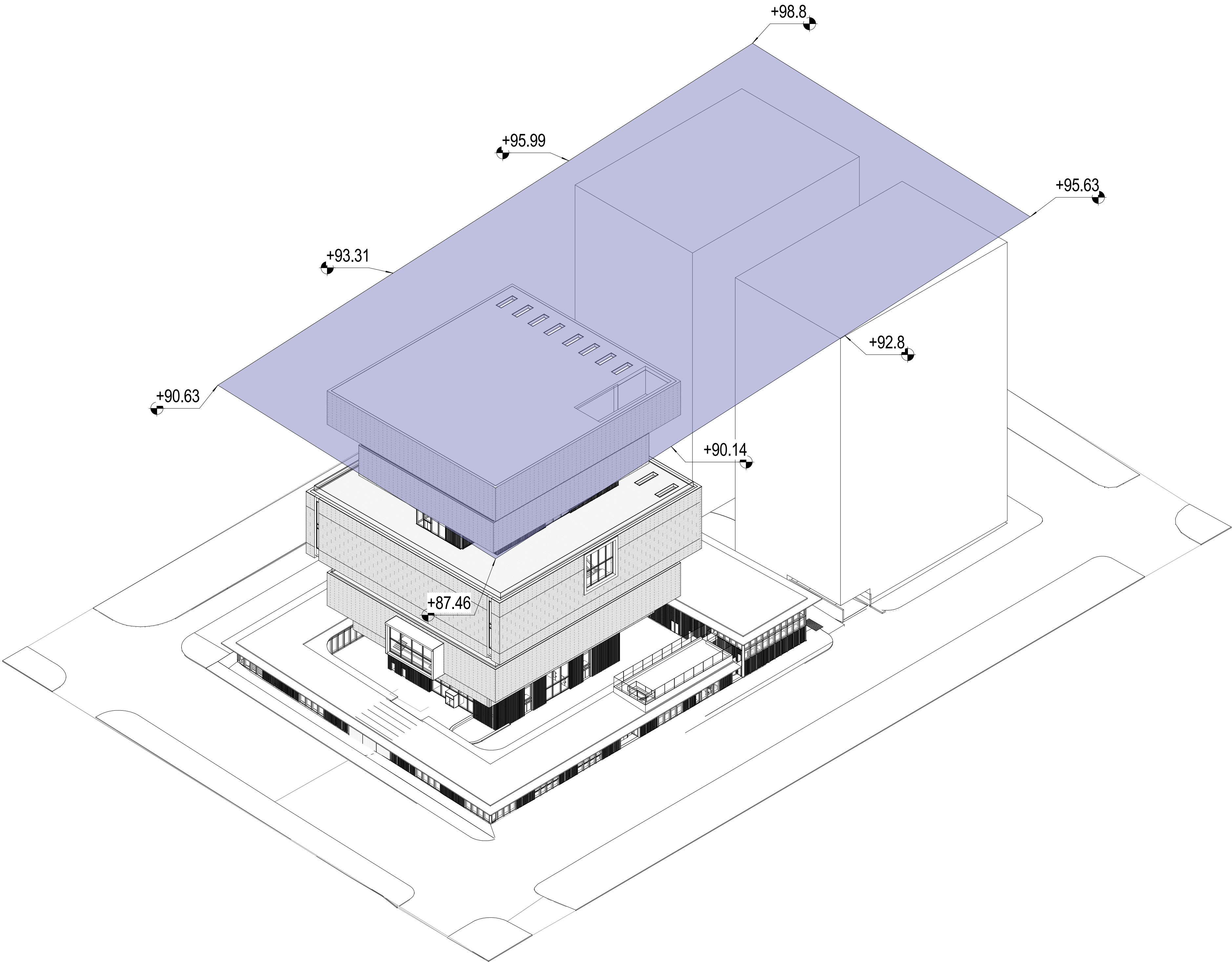
G00-08

NOTE:
MAXIMUM BUILDING HEIGHT IS DETERMINED BY THE
OFFICIAL DEVELOPMENT PLAN AND THE CITY ADOPTED
VIEW CONES - WHICHEVER IS MORE RESTRICTIVE. VIEW
CONE E1 COVERS THE ENTIRE SITE AND IS THE MOST
RESTRICTIVE. DATA PROVIDED BY THE CITY OF
VANCOUVER HAS BEEN INDICATED AS MAXIMUM
GEODETIC ELEVATIONS IN THESE DRAWINGS.

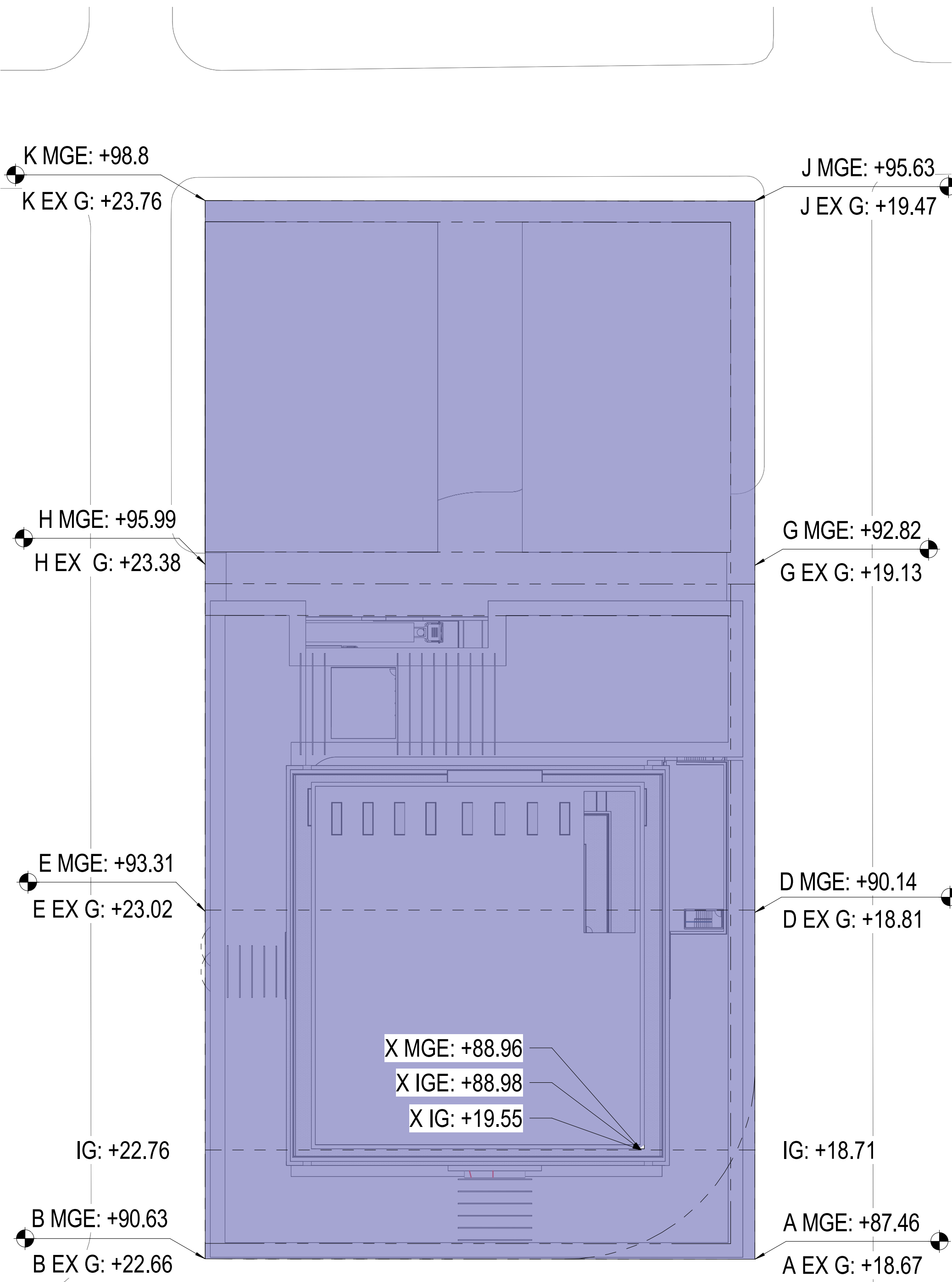
THE VIEW CONE EXTENT HAS BEEN INDICATED AS
SHADED.



2 | VIEW CONE - CONTEXT PLAN
1 : 2500



1 | VIEW CONE - NW AXONOMETRIC
NOT TO SCALE

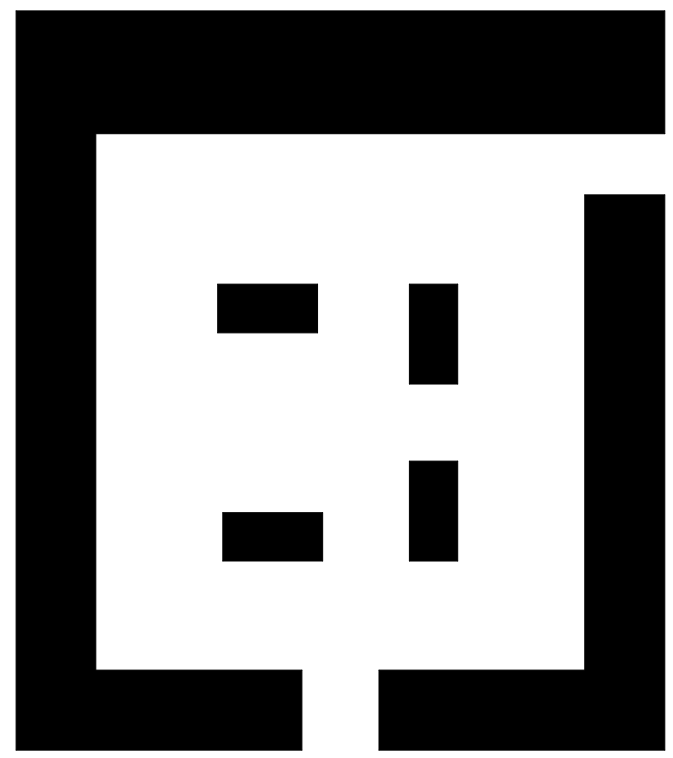


MAXIMUM HEIGHT PERMITTED BY VIEW CONE: 69.41m

NOTE:
POINT 'X' IS THE MOST STRINGENT POINT RESTRICTING THE BUILDING HEIGHT RELATIVE TO THE VIEW CONE LIMIT
POINT 'X' MAXIMUM GEODETIC ELEVATION IS 88.96M, WHICH IS 69.41M ABOVE INTERPOLATED GRADE.
POINT 'X' BUILDING HEIGHT 88.98M GEODETIC ELEVATION, WHICH IS 69.43M ABOVE INTERPOLATED GRADE

- _ MGE: MAXIMUM GEODETIC ELEVATION AS PER VIEW CONE DATA
- _ EX G: EXISTING GRADE AT LOCATION AS PER VIEW CONE DATA
- _ IGE: INTERPOLATED MAXIMUM GEODETIC ELEVATION
- _ IG: INTERPOLATED EXISTING GRADE AT LOCATION

3 | VIEW CONE - SITE PLAN
1 : 500



VANCOUVER
ART GALLERY

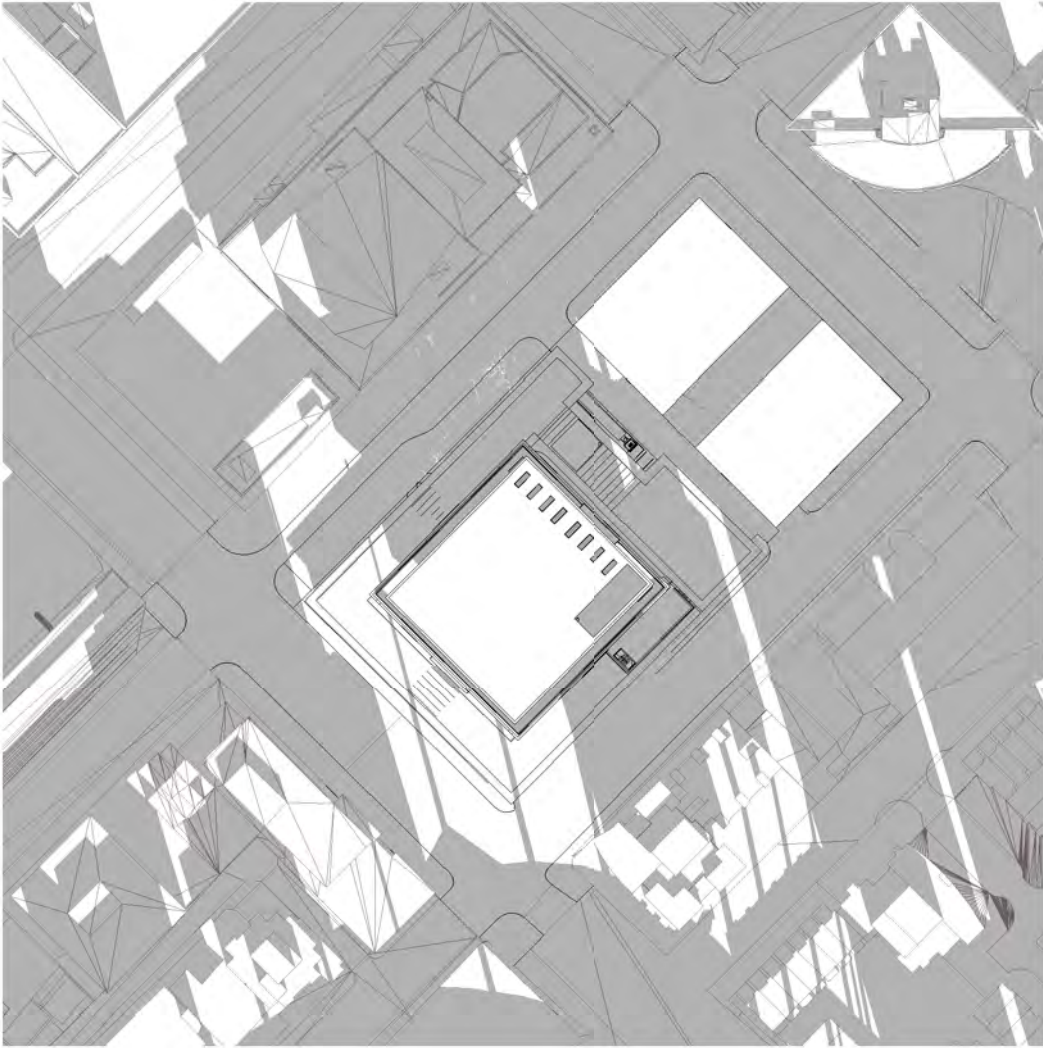
DESIGN CONSULTANT
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EXECUTIVE ARCHITECT
Perkins+Will
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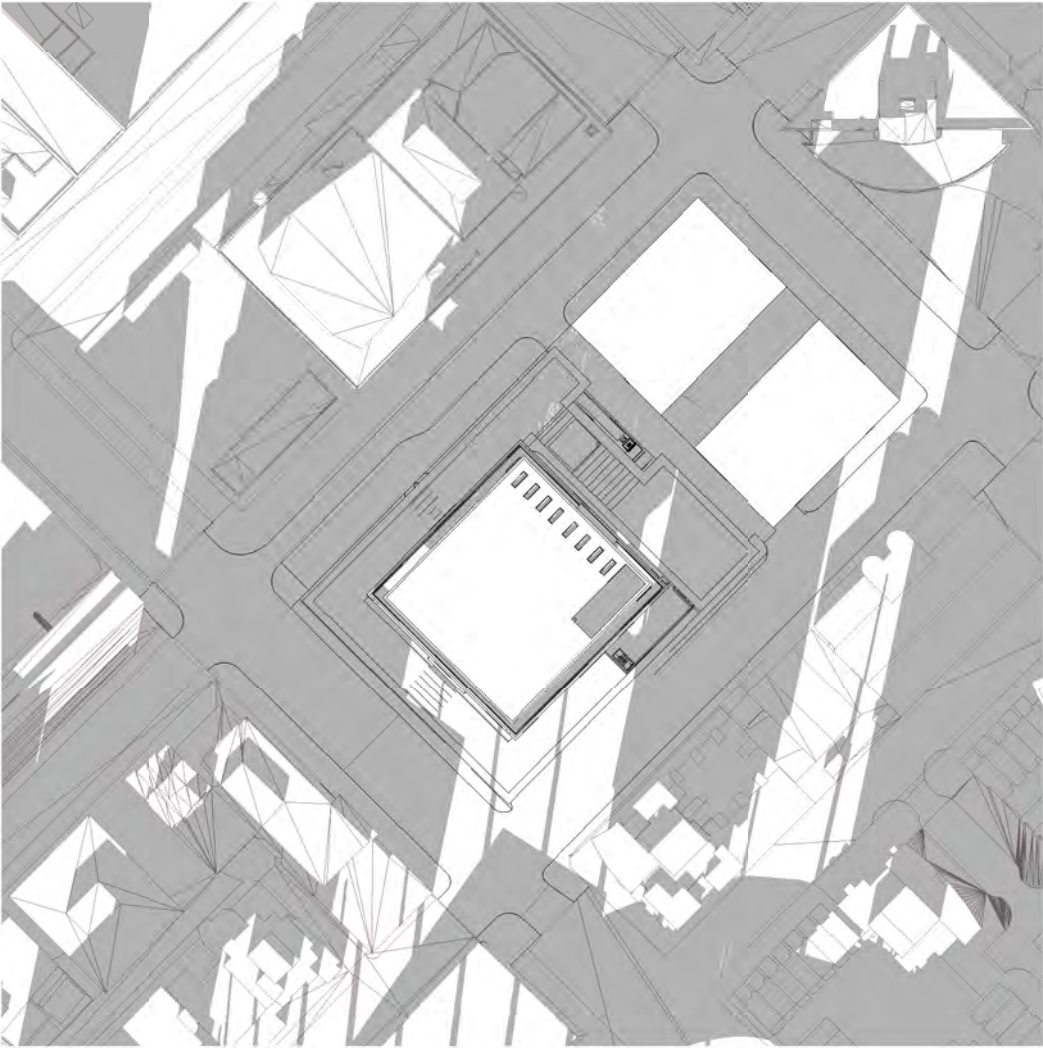
WINTER SOLSTICE
DECEMBER 21



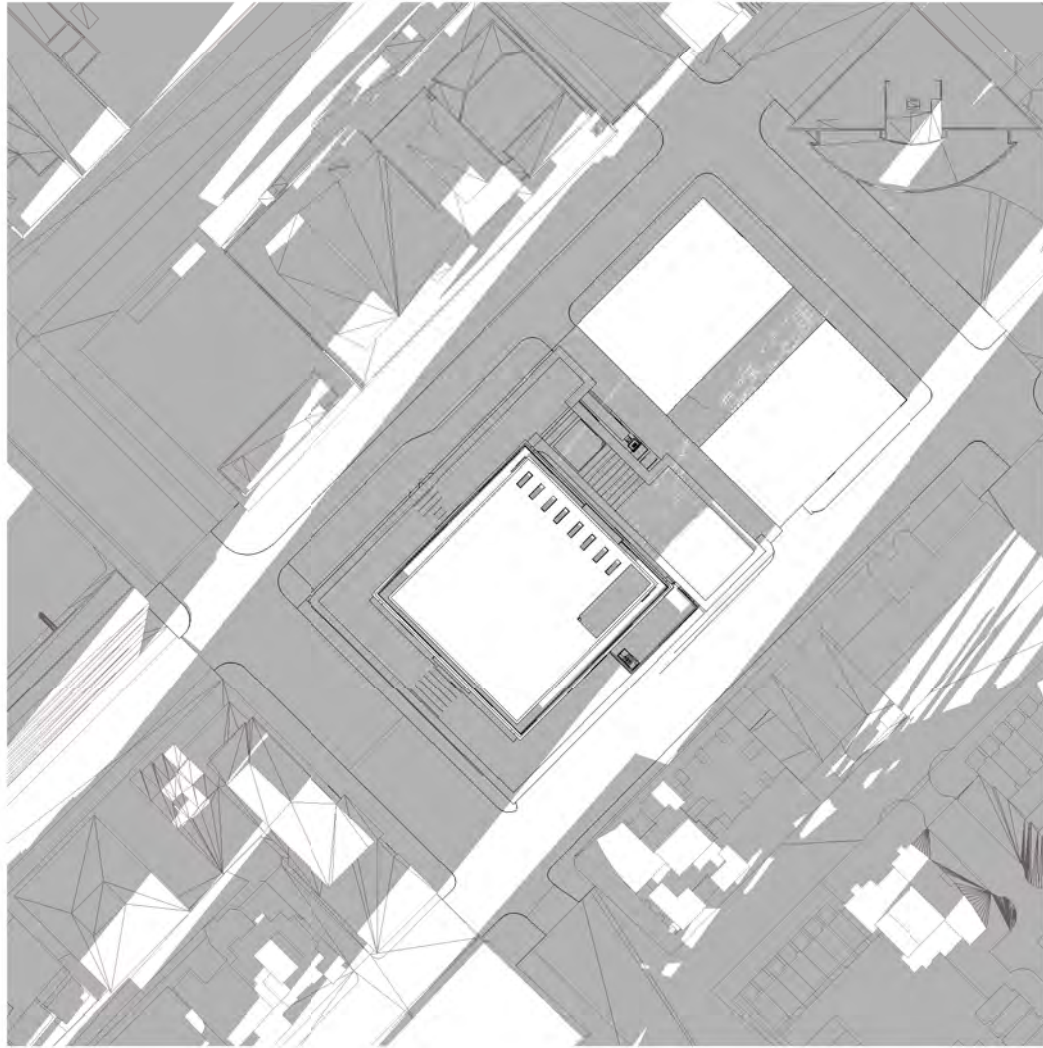
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12 PM



2 PM



4 PM

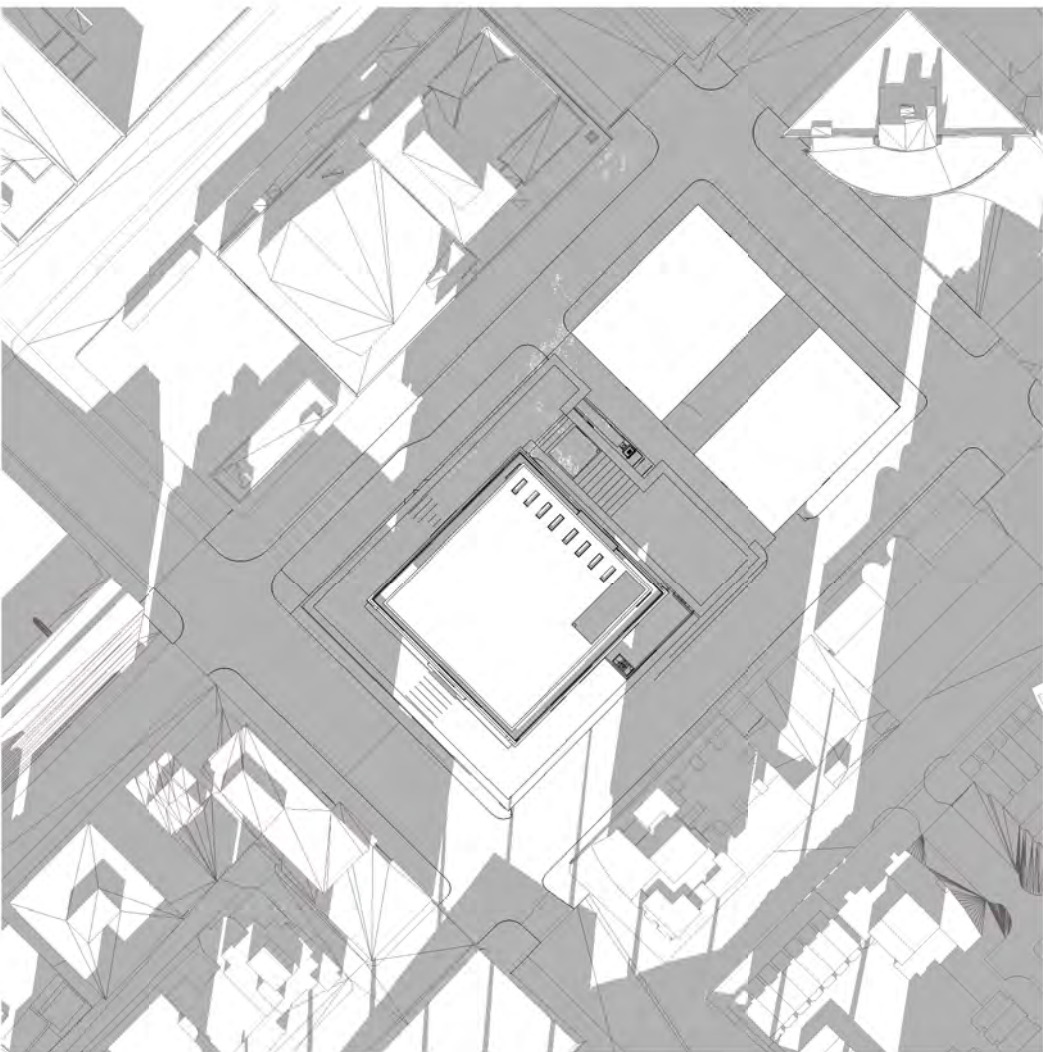
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10 AM



12 PM



2 PM



4 PM

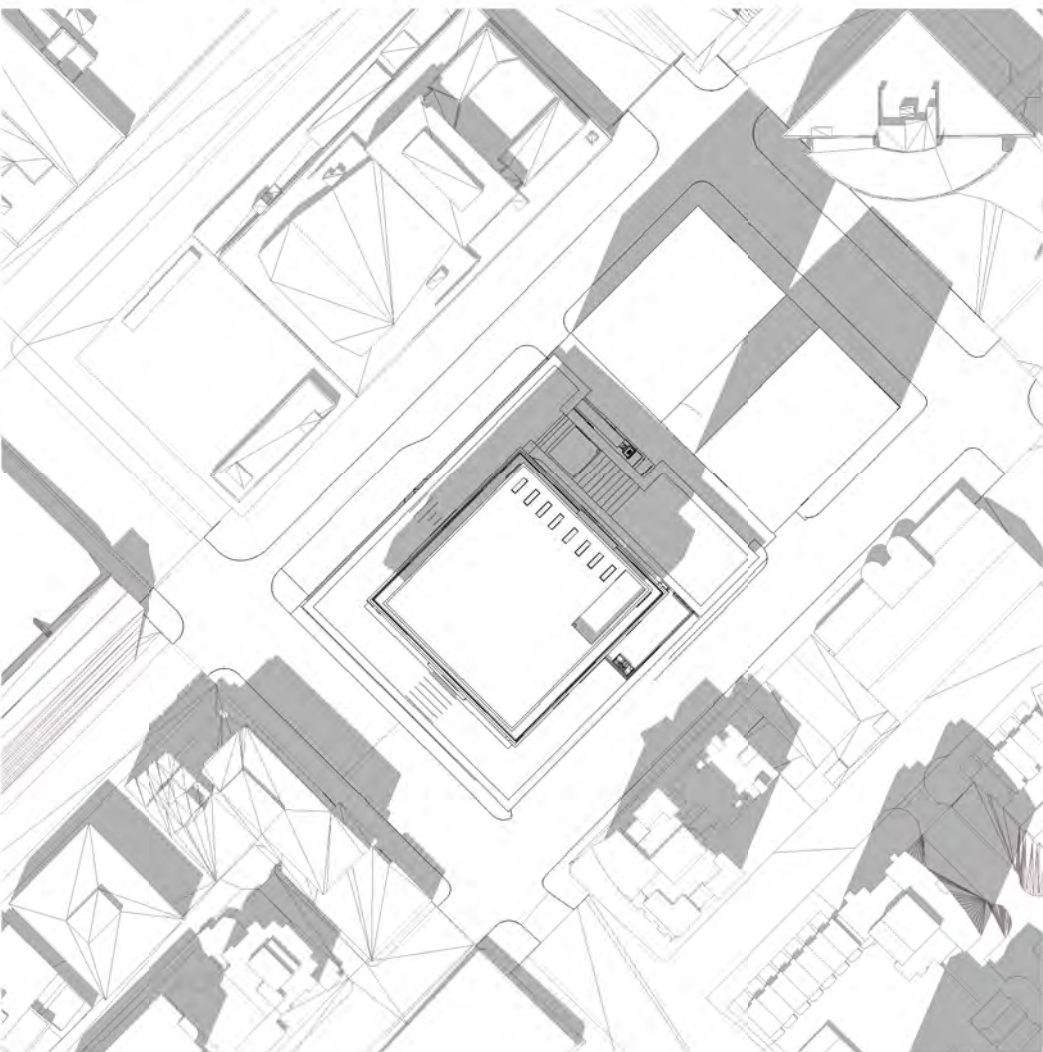
SUMMER SOLSTICE
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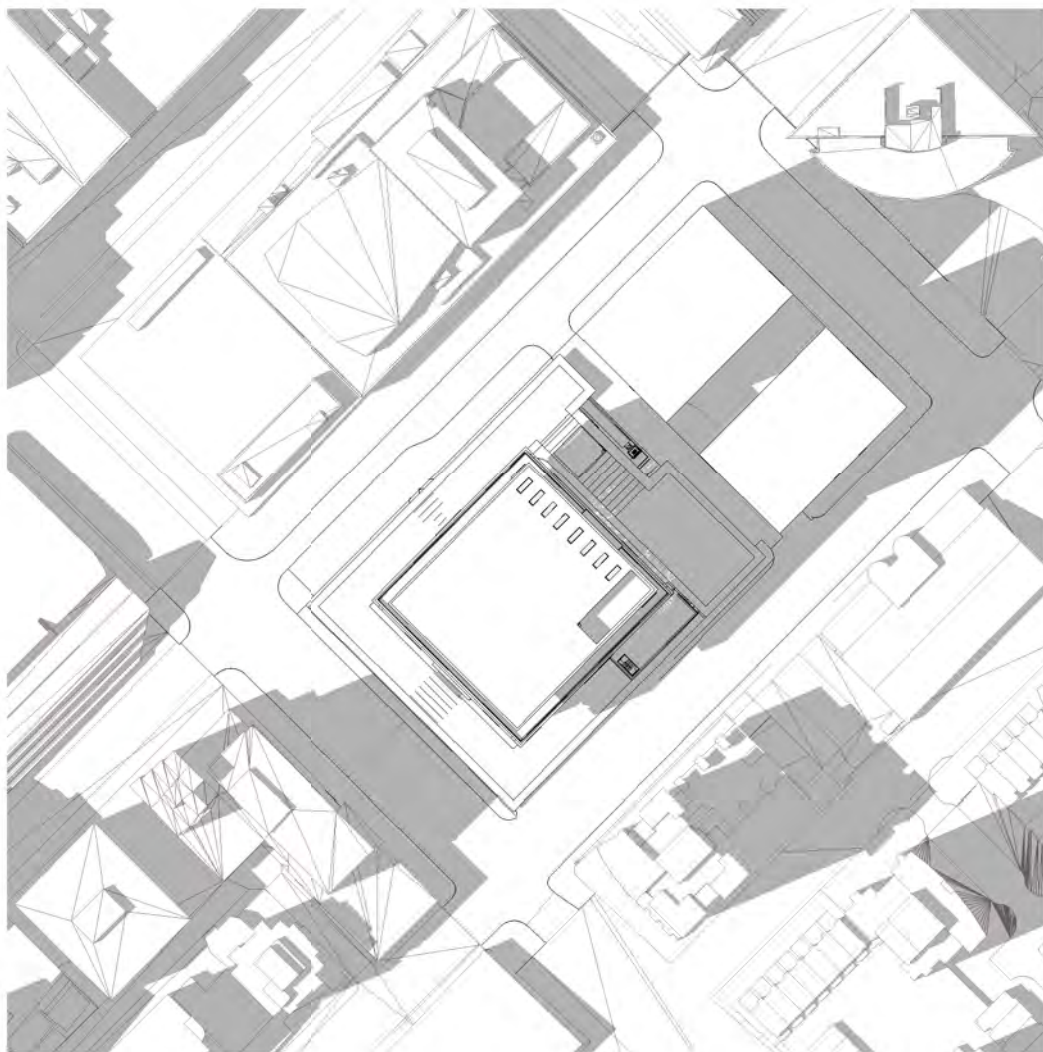
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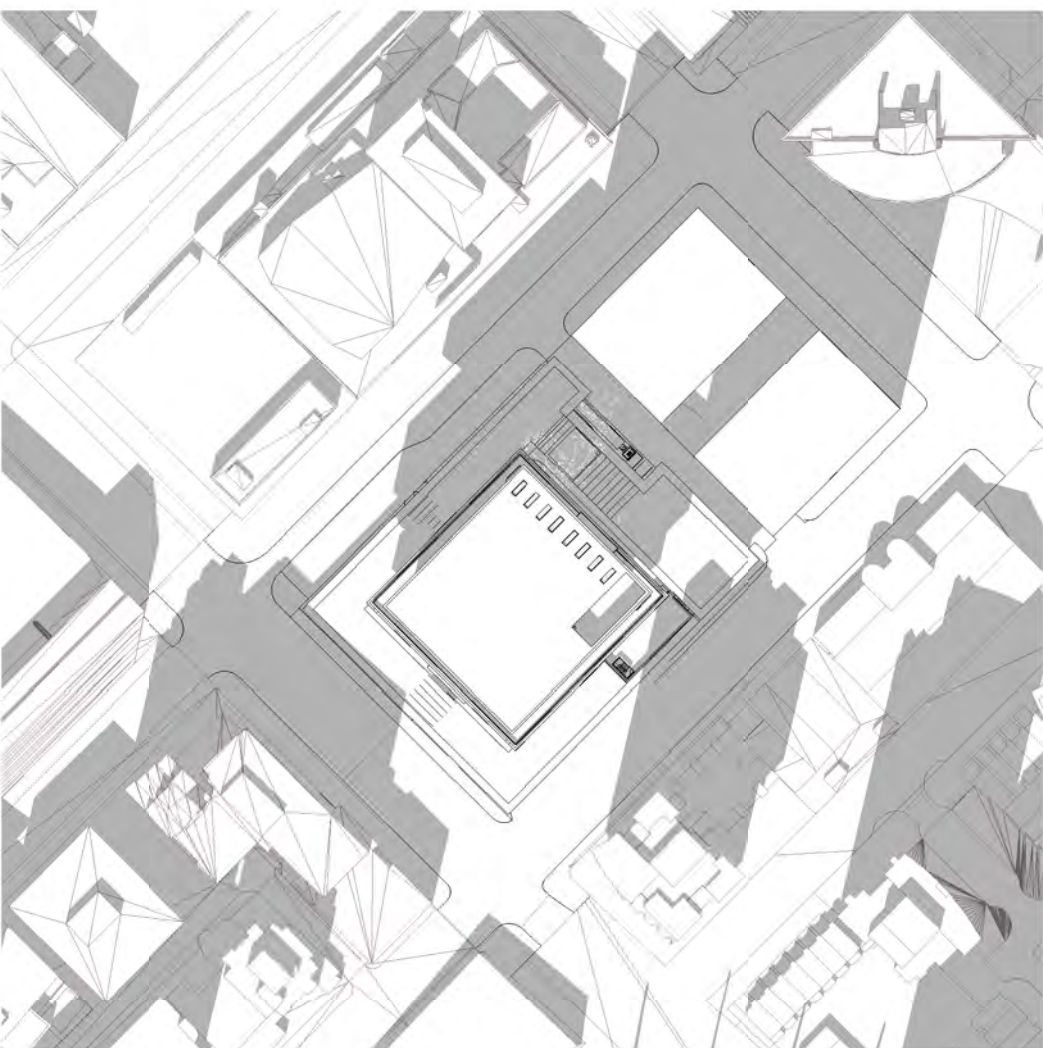
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MARCH 20
SEPTEMBER 22



10 AM



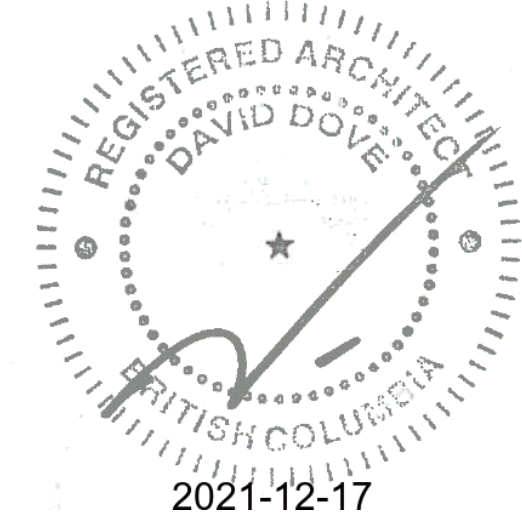
12 PM



2 PM



4 PM



NOTES

ISSUE	DESCRIPTION	DATE
A	Development Permit Application	2021.02.22
B	DP Submission Rev 01	2021.07.07
C	DP Submission Rev 02	2021.12.17

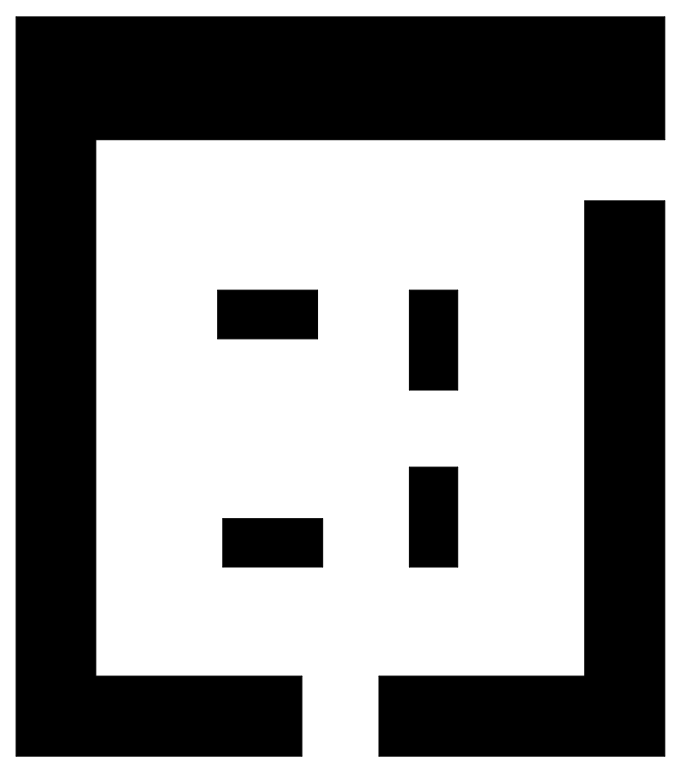
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FORMAT	DIN A0 (1189x840)
PROJECT NUMBER	411421
DRAWING TITLE	

SHADOW ANALYSIS
DRAWING NUMBER

G00-09

NOTE:
TOWERS ON NORTH PORTION OF SITE ARE SHOWN AS POSSIBLE FUTURE
FORMS OF DEVELOPMENT AS DISCUSSED WITH THE CITY OF VANCOUVER.
CURRENT SITE CONTAINS SMALLER TEMPORARY BUILDINGS.



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ADDRESS: 688 CAMBIE STREET
LEGAL DESCRIPTION: BLOCK 48 DISTRICT LOT 541 PLAN 8970
SITE AREA: 130,058 sf (12,082.8sm)

LEGEND

- BG BUILDING GRADE PROVIDED BY THE CITY
- IBG INTERPOLATED BUILDING GRADE
- PG PROPOSED BUILDING GRADE
- ENTRANCE
- EXIT
- HY BC HYDRO POLE
- HY BC HYDRO POLE - TO BE RELOCATED
- ★ FIRE HYDRANT
- ★ LIGHT POLE
- ★ LIGHT POLE - TO BE RELOCATED
- PROPERTY LINE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL POLE - TO BE RELOCATED
- TP TROLLEY POLE
- TP TROLLEY POLE - TO BE RELOCATED
- SAN SANITARY SEWER LINE
- SIAMESE CONNECTION
- SPOT ELEVATION
- STN STORM WATER SEWER LINE
- UTILITY POLE AND TRANSFORMER
- UTILITY POLE AND TRANSFORMER - TO BE RELOCATED
- OUTSIDE OF SCOPE OF DEVELOPMENT PERMIT APPLICATION. ANY DESIGN WORK INDICATED IS A RECOMMENDATION ONLY.
- EXISTING TREE
- PROPOSED TREE - REFER TO LANDSCAPE DRAWINGS
- EXTENT OF SCOPE OF WORK. PROPOSED SCOPE INCLUDES LANE AND ACCESS RAMP CONSTRUCTION IN THE NORTH PARCEL RIGHT OF WAY.

NOTE:
CURB LOCATIONS SHOWN ARE BASED ON THE PROJECT TEAM'S UNDERSTANDING OF RECONFIGURATION OF CITY TRAFFIC PATTERNS. EXACT LOCATIONS TO BE CONFIRMED. SURVEYED POLES IN CONFLICT WITH CITY ROADWORK ARE NOTED AS TO BE RELOCATED BY OTHERS.

THE SITE PLAN INCLUDES A PROPOSAL TO RECOMMEND CHANGES TO THE QUEEN ELIZABETH SQUARE AND MASSING AT THE NORTH SITE. THESE RECOMMENDATIONS ARE BEYOND THE SCOPE OF THIS APPLICATION BUT ARE PROVIDED FOR REFERENCE. RECOMMENDATIONS AT THE QUEEN ELIZABETH INCLUDE REMOVAL OF EXISTING FEATURES AND TOPOGRAPHY, INTRODUCTION OF TERRACED STAIRS, PLANTING AND PAVING MATERIAL CONTINUOUS WITH THE VANCOUVER ART GALLERY PUBLIC REALM. REFER TO LANDSCAPE DRAWINGS FOR FURTHER DESCRIPTION AND EXTENT. SEE LEGEND FOR EXTENT OF SCOPE OF APPLICATION.

NOTE THAT WORK WITHIN THE NORTH PARCEL ONLY INCLUDES ITEMS RELATED TO THE SERVICE LANE AND PARKING ACCESS.

NOTES

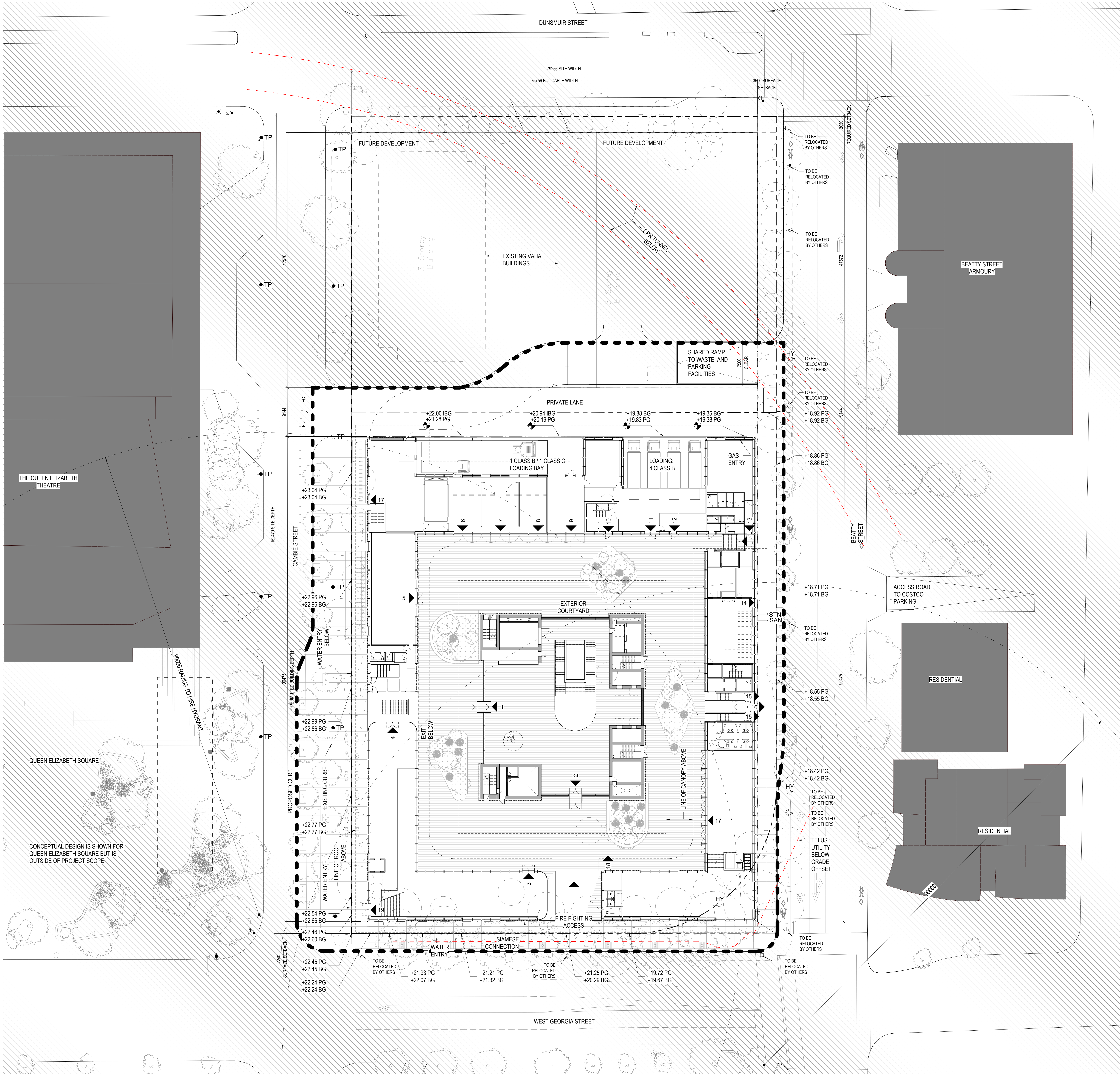
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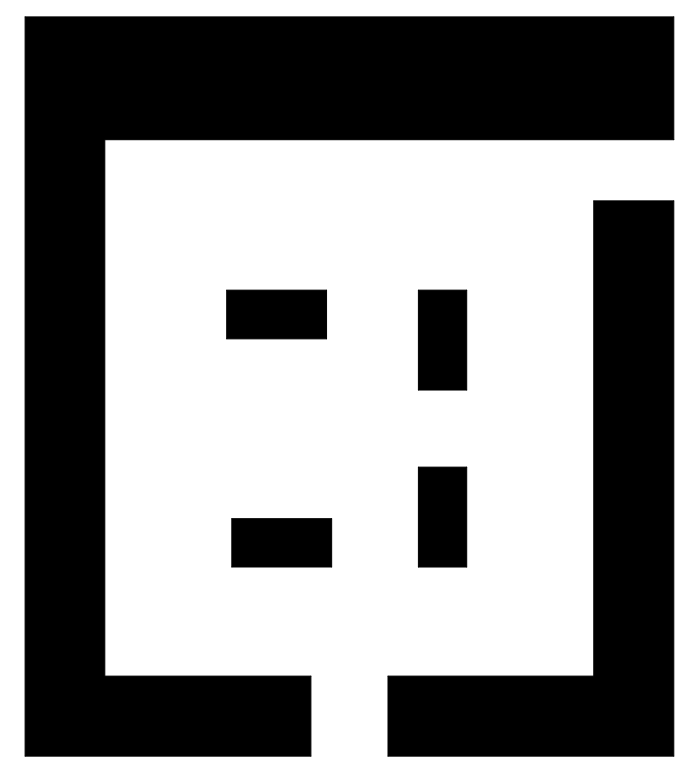
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FORMAT DIN A0 (1189x840)
PROJECT NUMBER 411421
DRAWING TITLE

SITE PLAN
DRAWING NUMBER

A04-01





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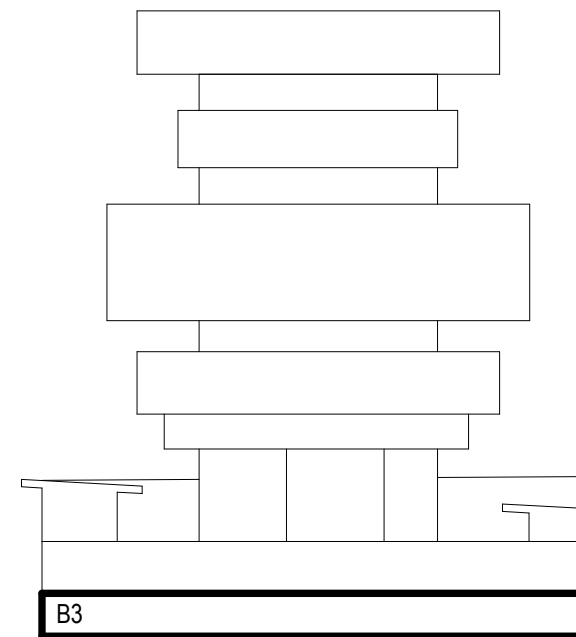


NOTES

- REFER TO G00-03 FOR PARKING TYPES AND DIMENSIONS.
- THE CLEAR HEIGHT FOR ALL SPACES AT B3 LEVEL IS 2750mm BELOW SERVICES, 3350mm BELOW ARCHITECTURAL FINISH.

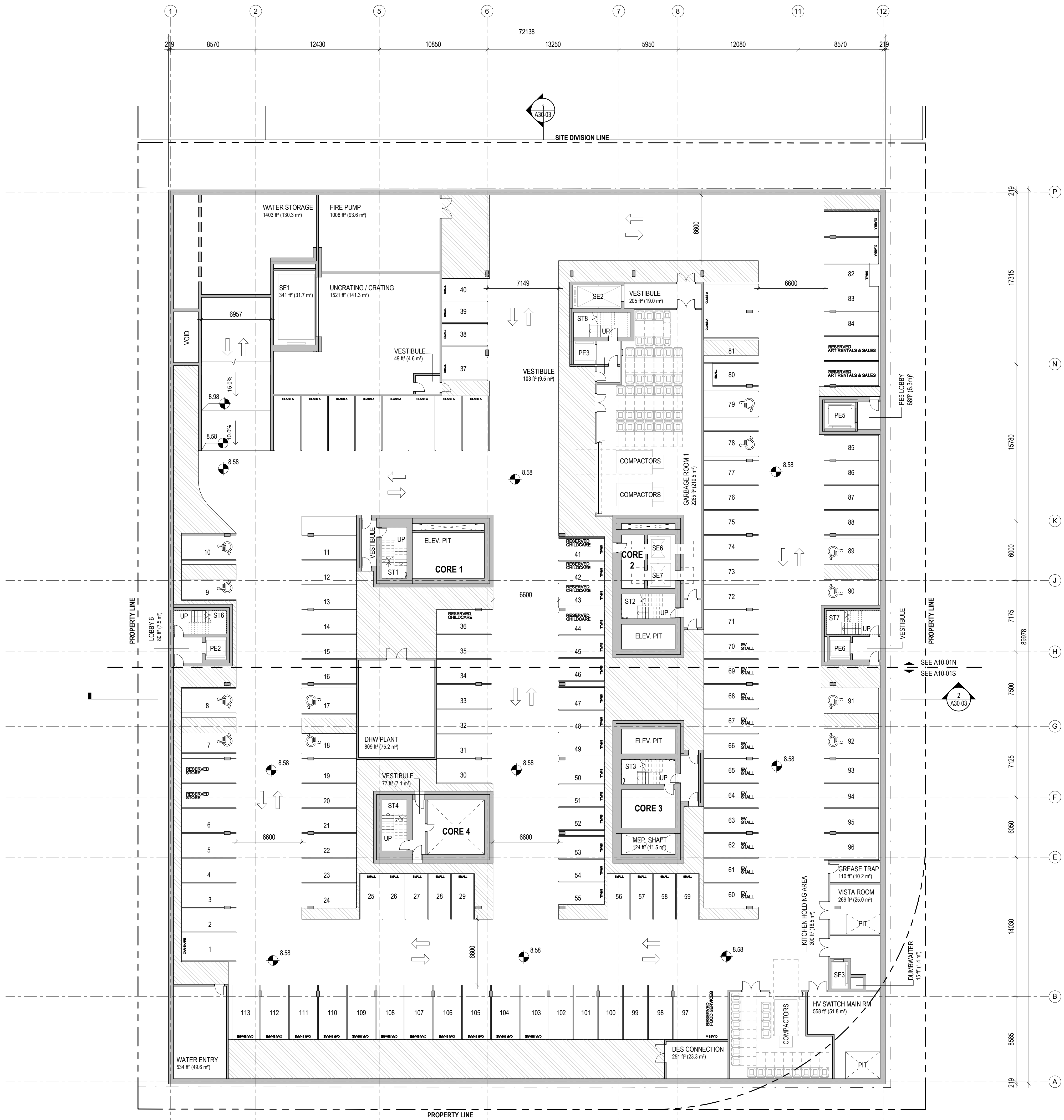
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B	DP Submission Rev 01	2021.07.07
C	DP Submission Rev 02	2021.12.17

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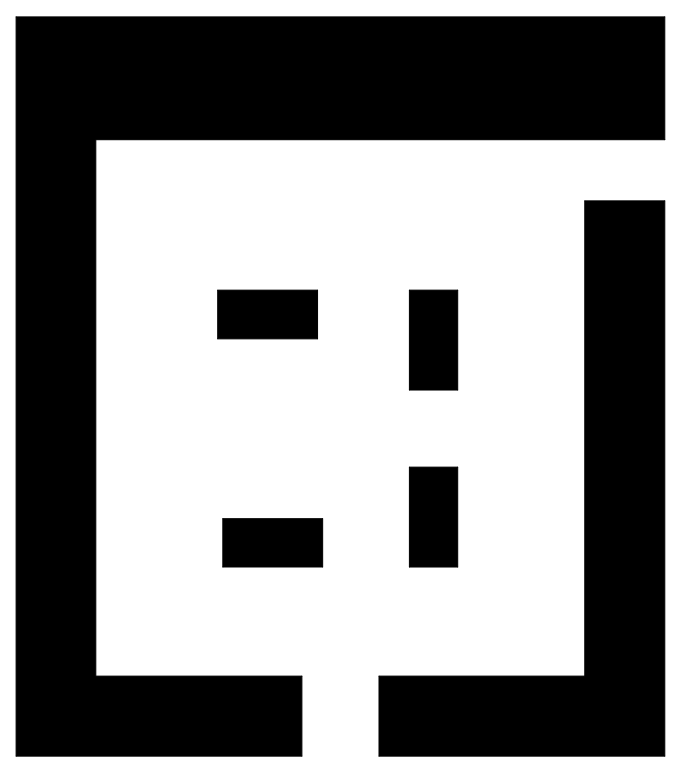
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PROJECT NUMBER 411421
DRAWING TITLE
FLOOR PLAN - LEVEL B3 -
OVERALL
DRAWING NUMBER

A10-01



PARKING SCHEDULE		
STALL TYPE	COUNT	LEVEL
CLASS A	1	Level 1
ACCESSIBLE	12	Level B3
CAR SHARE	12	Level B3
CLASS A	12	Level B3
CLASS A - RESTAURANT	1	Level B3
CLASS A - RETAIL	4	Level B3
ELECTRIC - STANDARD	11	Level B3
SMALL CAR	30	Level B3
STANDARD	48	Level B3
Grand total:	131	

1 LEVEL B3
1 : 200



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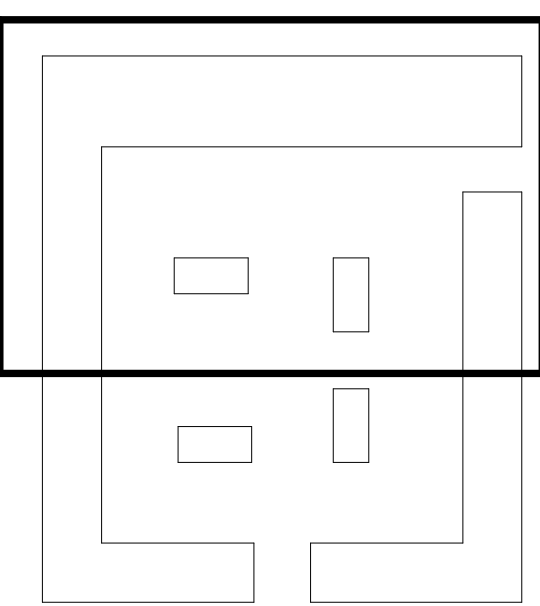
EXECUTIVE ARCHITECT
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- NOTES
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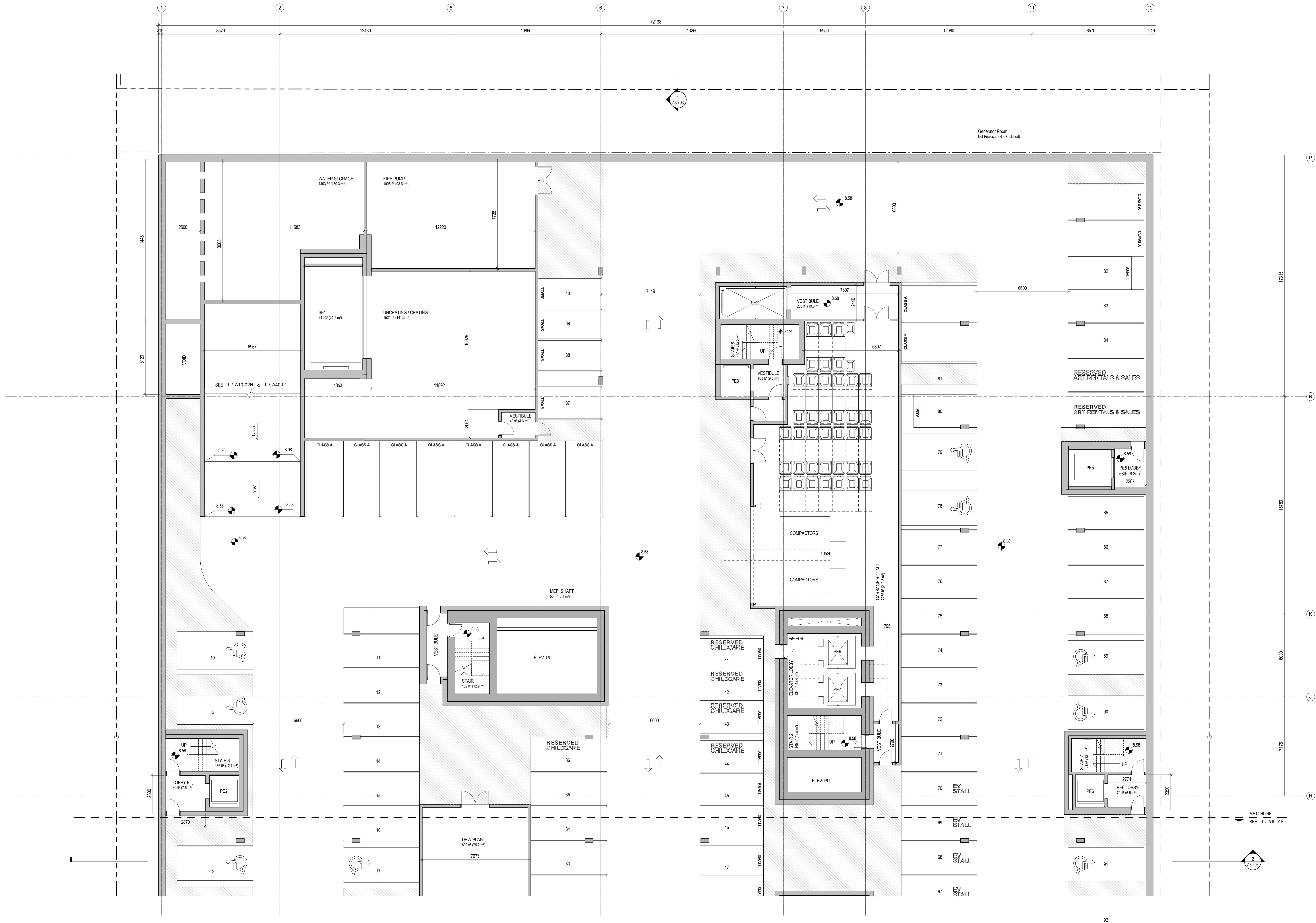
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A	Development Permit Application	2121.02.22
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C	DP Submission Rev 02	2021.12.17

KEY



SCALE 1 : 100
FORMAT DIN A0 (1189x840)
PROJECT NUMBER 411421
DRAWING TITLE
FLOOR PLAN - LEVEL B3 -
NORTH
DRAWING NUMBER

A10-01N



1 LEVEL B3 - NORTH
1 : 100

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- REFER TO G00-03 FOR PARKING TYPES AND DIMENSIONS.
- THE CLEAR HEIGHT FOR ALL SPACES AT B3 LEVEL IS 2750mm BELOW SERVICES, 3350mm BELOW ARCHITECTURAL FINISH.

ISSUE	DESCRIPTION	DATE
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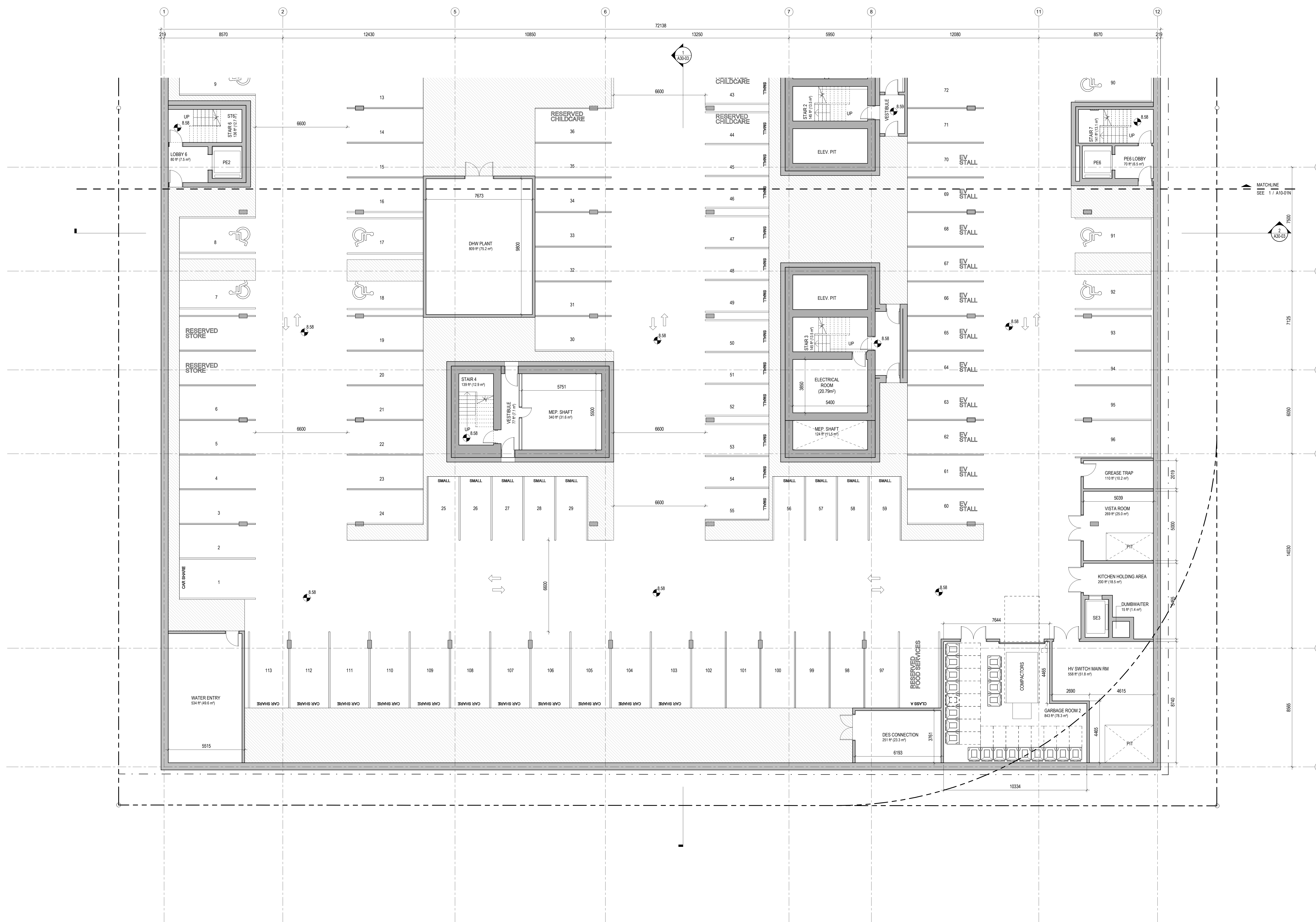
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DRAWING TITLE

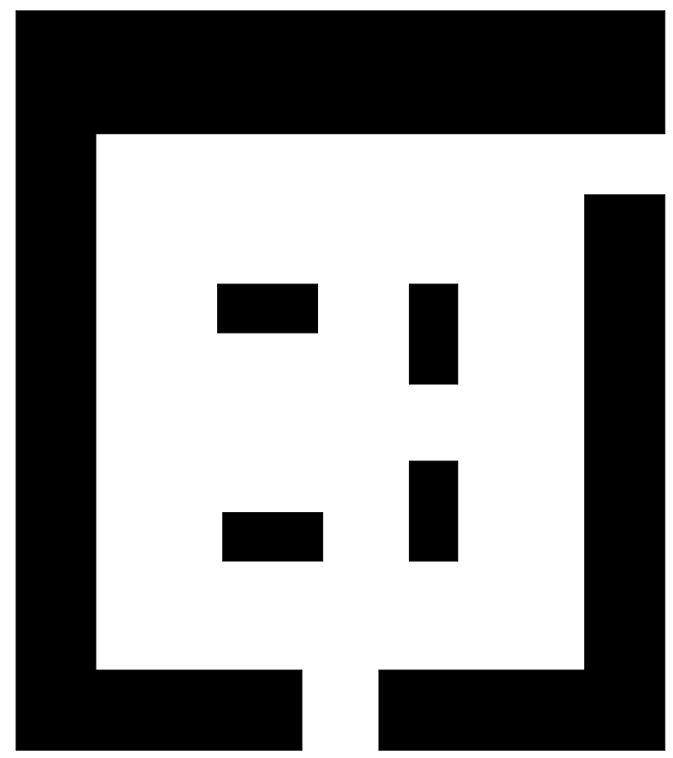
FLOOR PLAN - LEVEL B3 - SOUTH

DRAWING NUMBER

A10-01S



1 | LEVEL B3 - SOUTH
1 : 100



VANCOUVER ART GALLERY

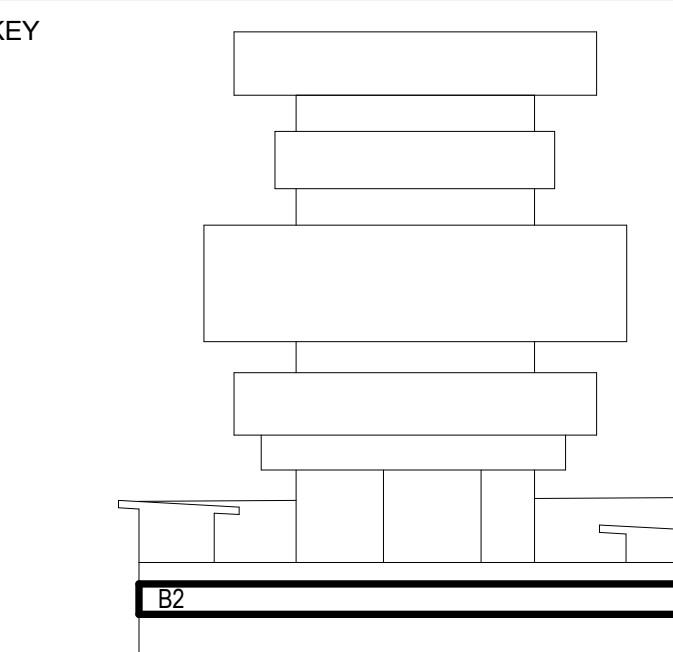
DESIGN CONSULTANT
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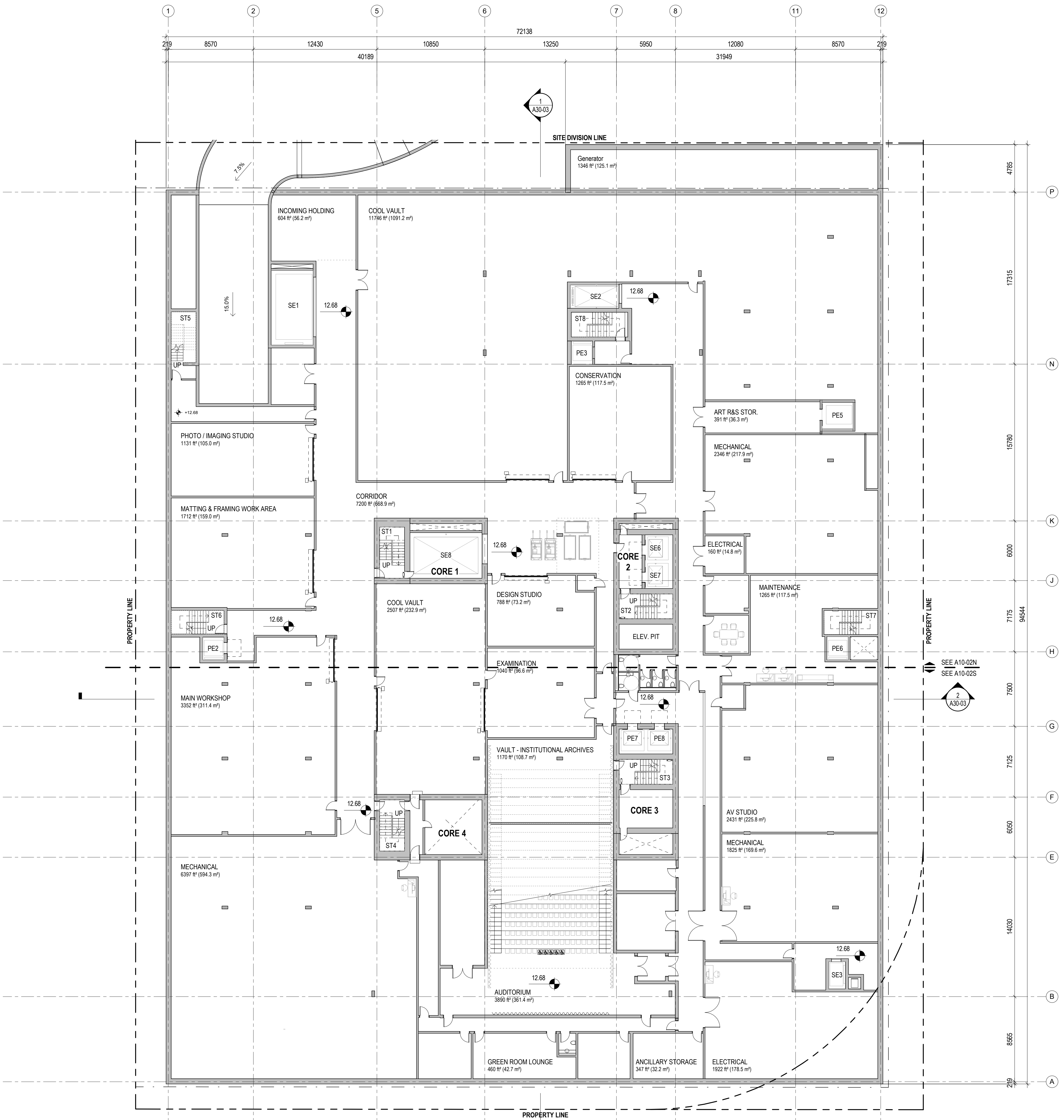
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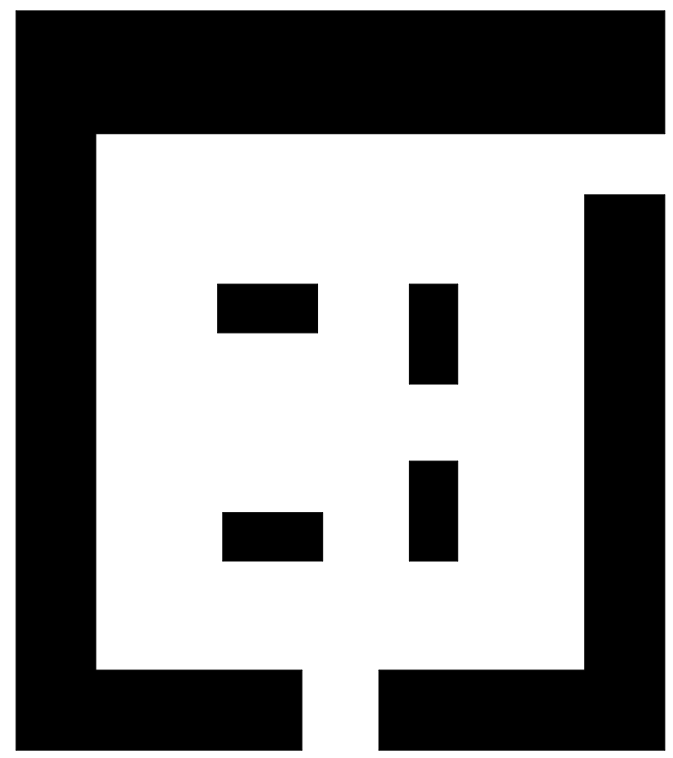
ISSUE	DESCRIPTION	DATE
A	Development Permit Application	2121.02.22
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C	DP Submission Rev 02	2021.12.17



SCALE 1 : 200
FORMAT DIN A0 (1189x840)
PROJECT NUMBER 411421
DRAWING TITLE
FLOOR PLAN - LEVEL B2 -
OVERALL
DRAWING NUMBER

A10-02





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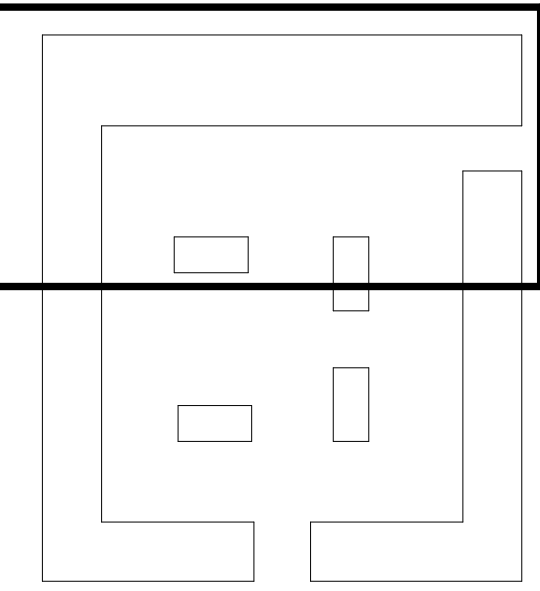
EXECUTIVE ARCHITECT
Perkins+Will
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NOTES

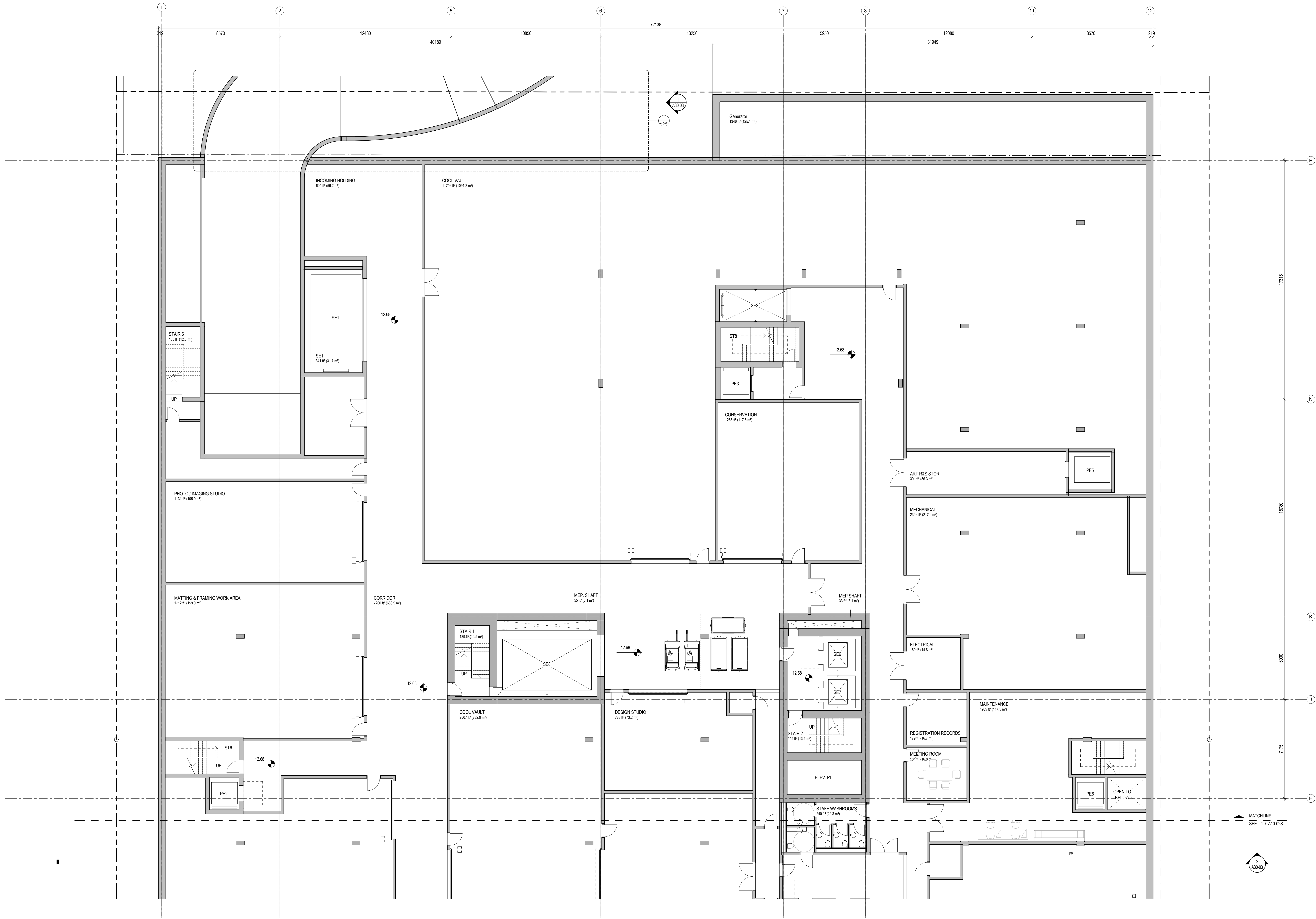
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B	DP Submission Rev 01	2021.07.07
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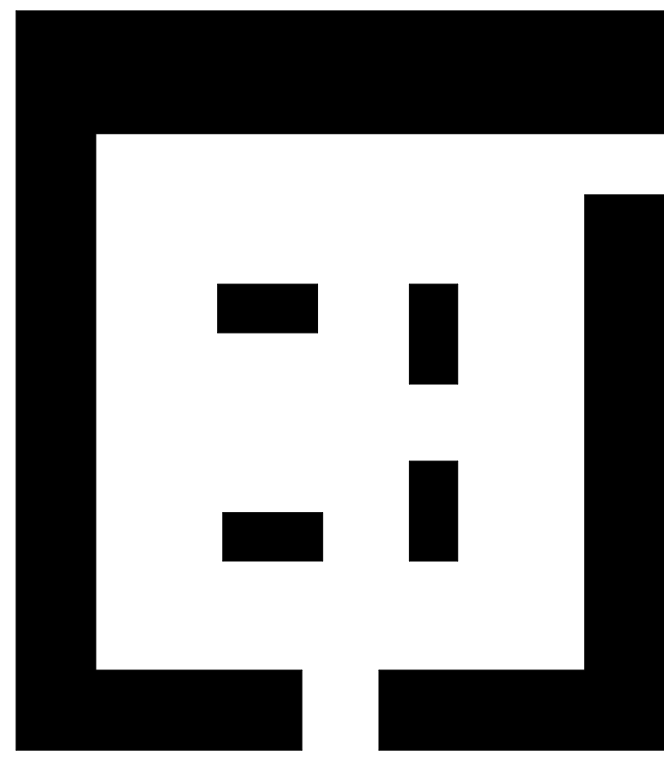


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PROJECT NUMBER 411421
DRAWING TITLE
FLOOR PLAN - LEVEL B2 -
NORTH
DRAWING NUMBER

A10-02N



1 LEVEL B2- NORTH
1 : 100



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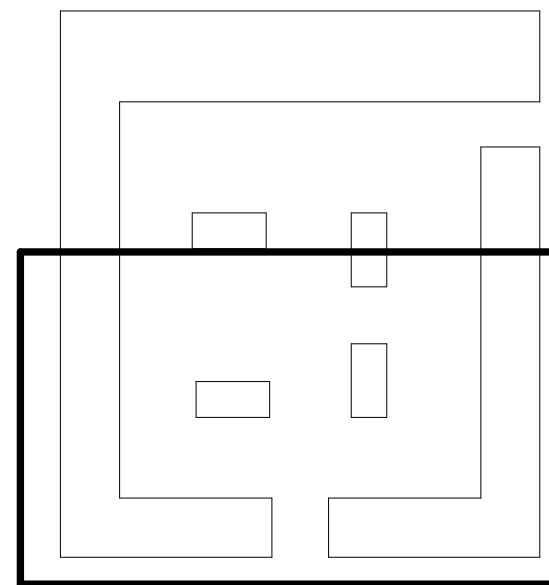
EXECUTIVE ARCHITECT
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NOTES

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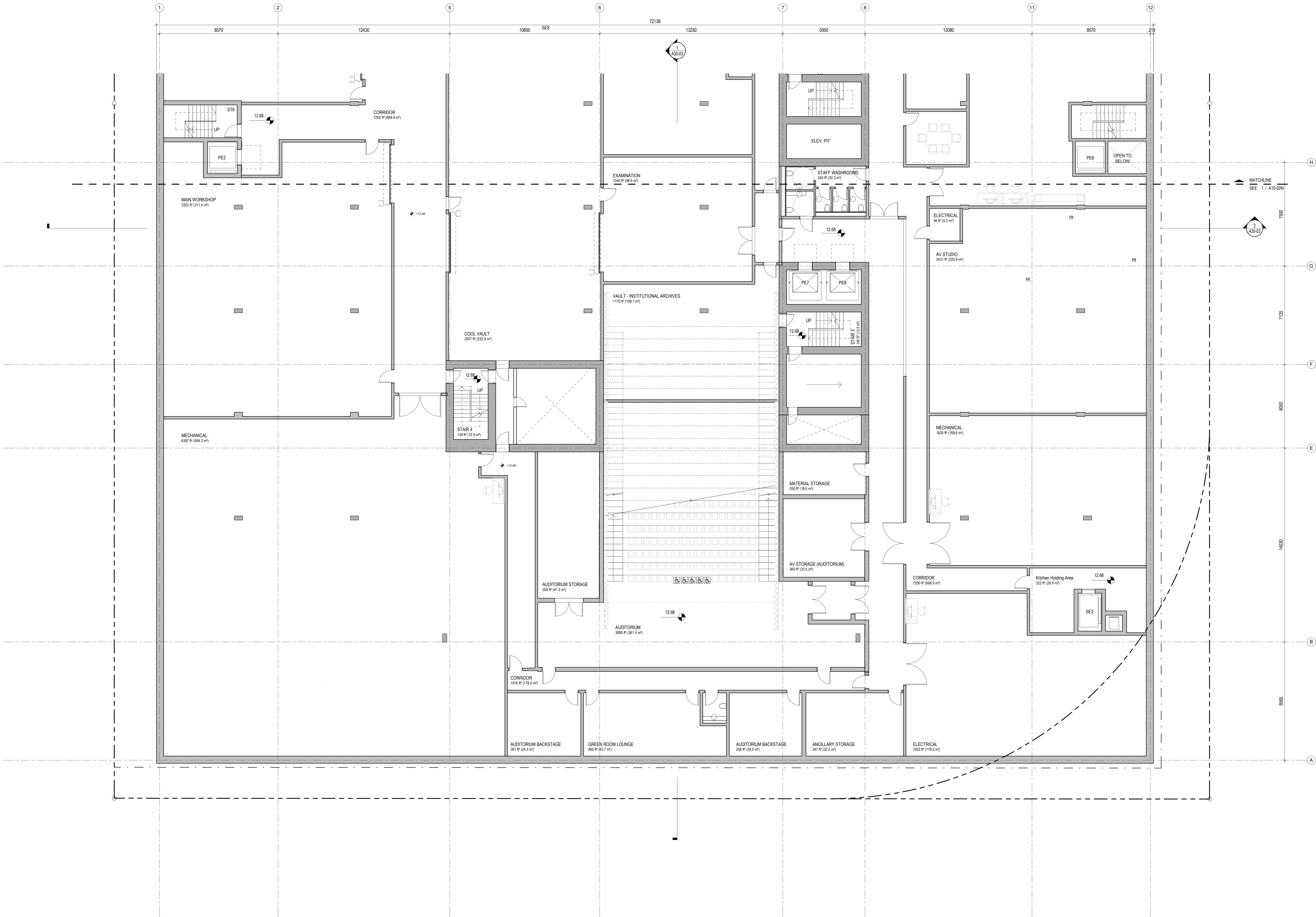
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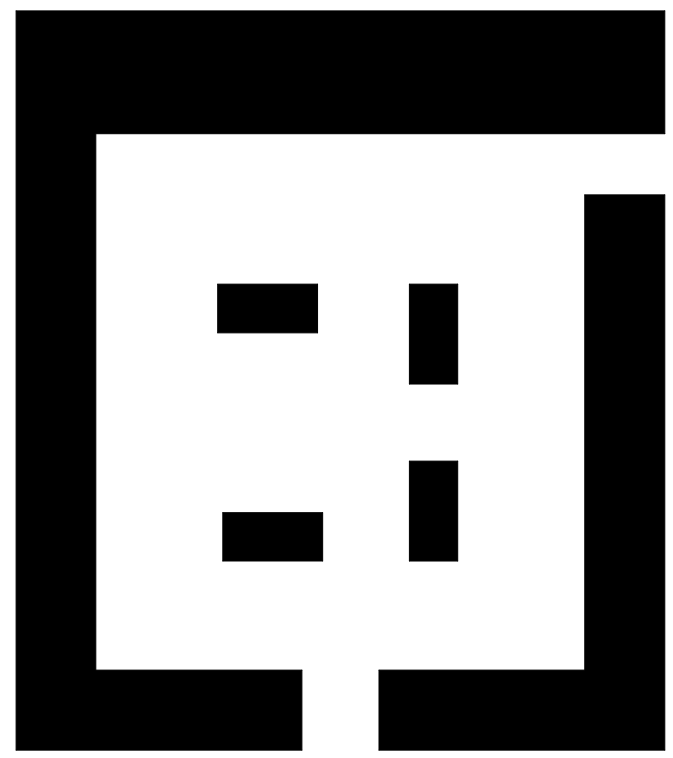
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PROJECT NUMBER 411421
DRAWING TITLE
FLOOR PLAN - LEVEL B2 -
SOUTH

DRAWING NUMBER

A10-02S



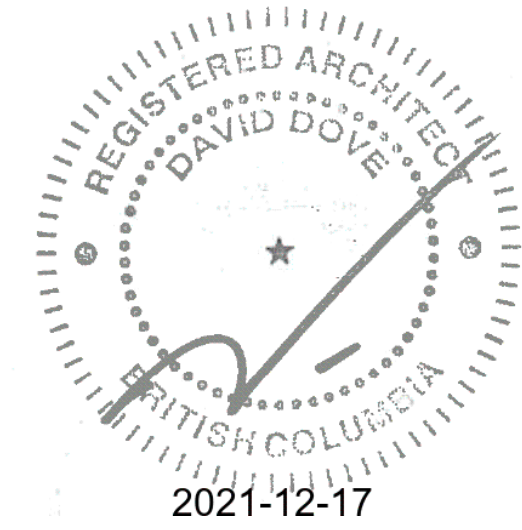
1 LEVEL B2- SOUTH
1 : 100



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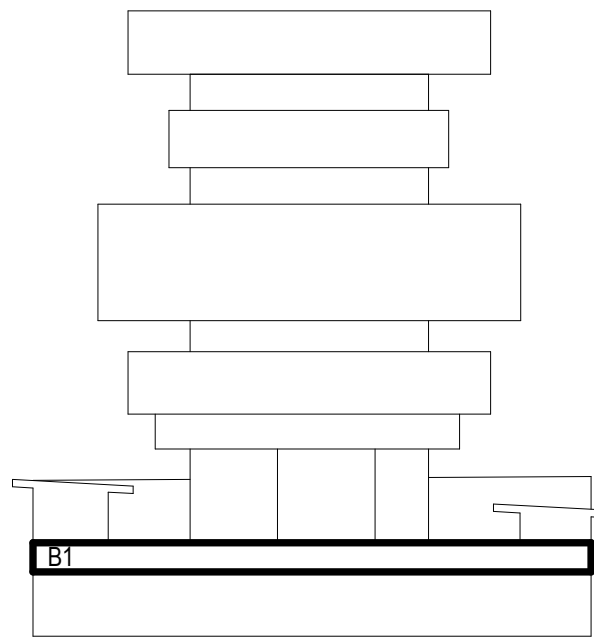
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KEY



SCALE 1 : 200

FORMAT DIN A0 (1189x840)

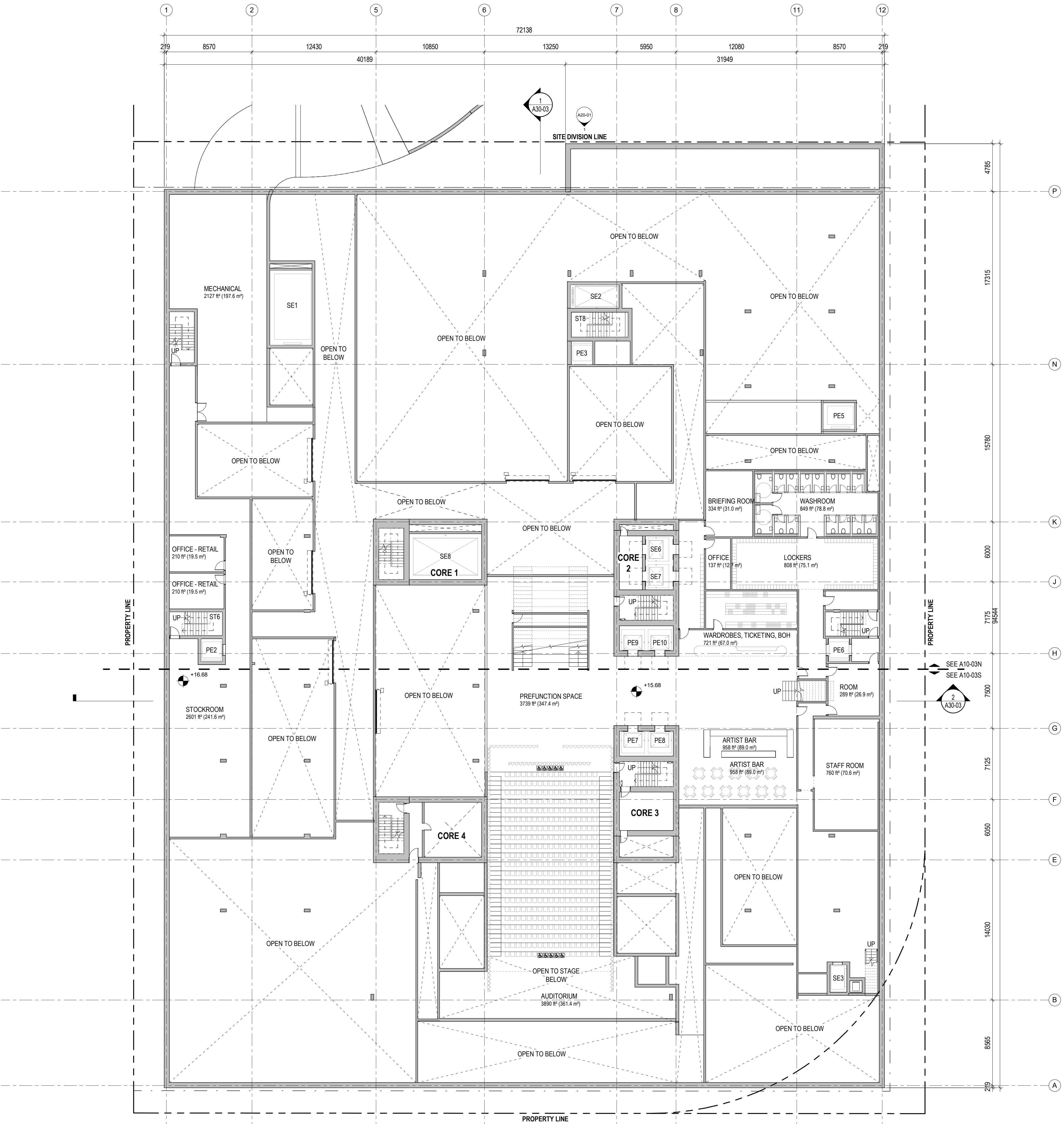
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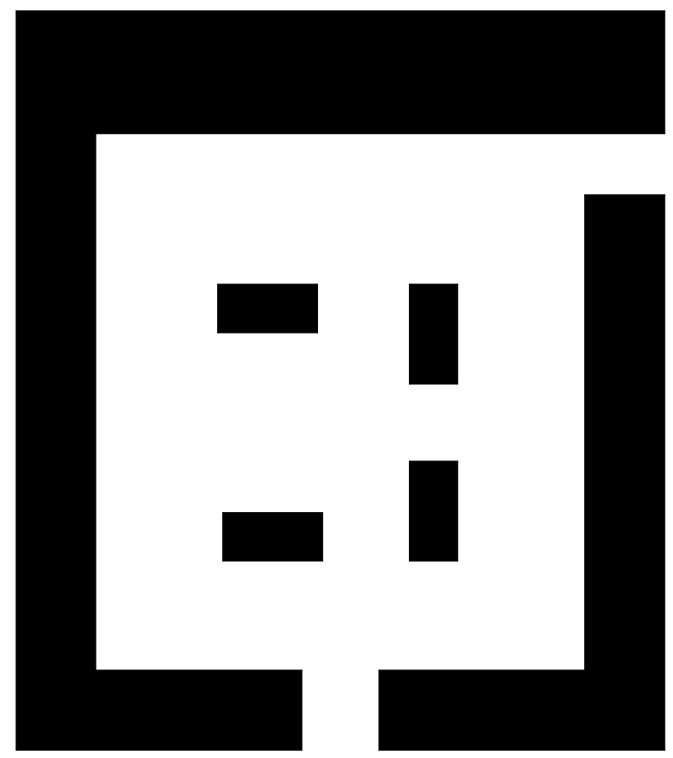
DRAWING TITLE

FLOOR PLAN - LEVEL B1 -
OVERALL

DRAWING NUMBER

A10-03





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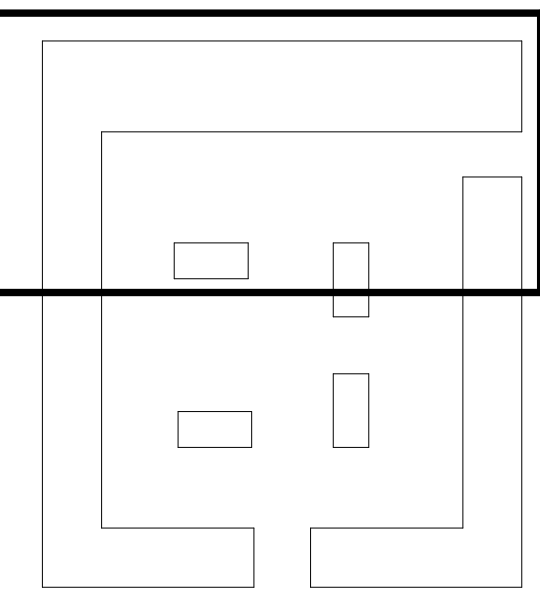
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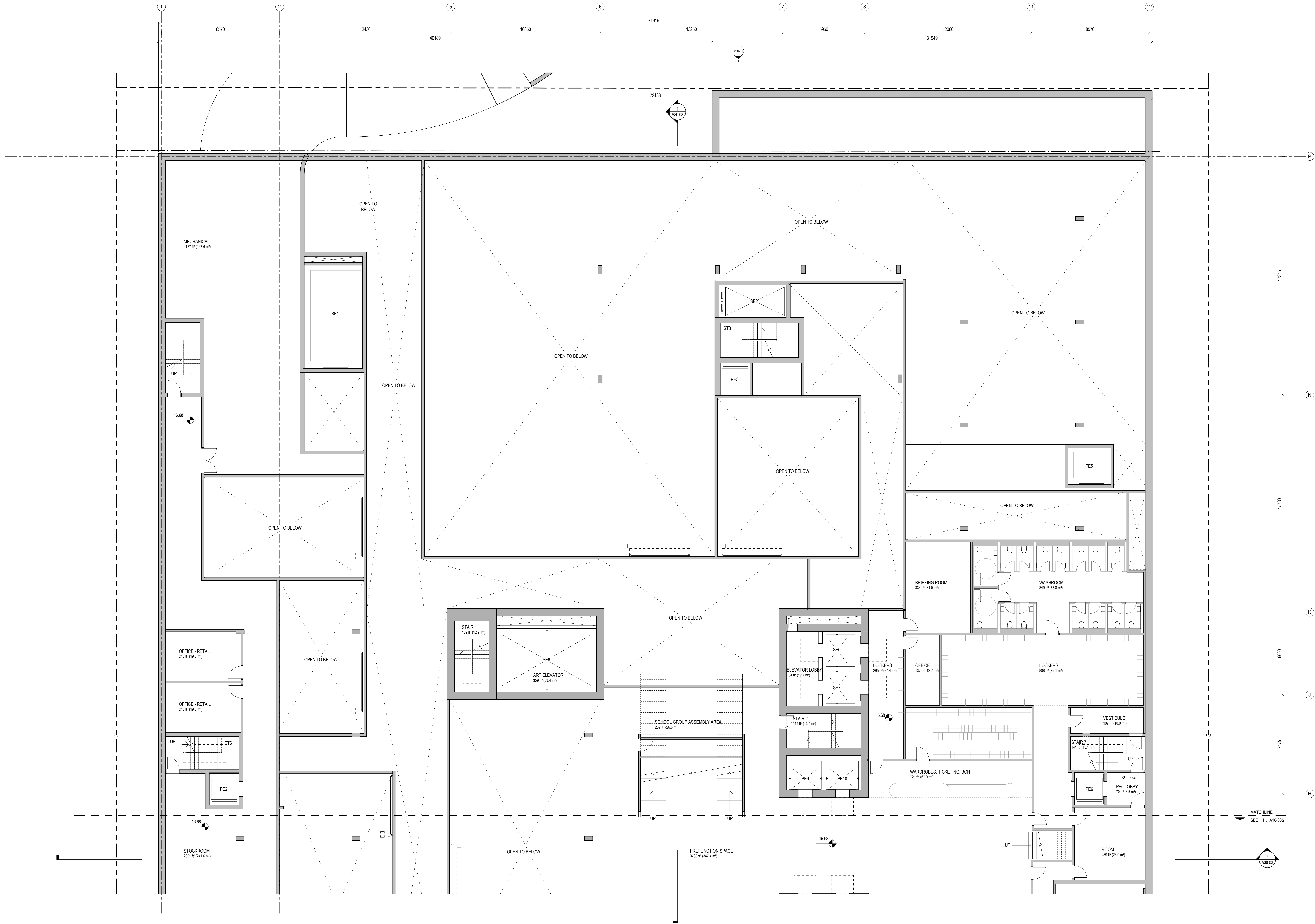
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ISSUE	DESCRIPTION	DATE
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C	DP Submission Rev 02	2021.12.17

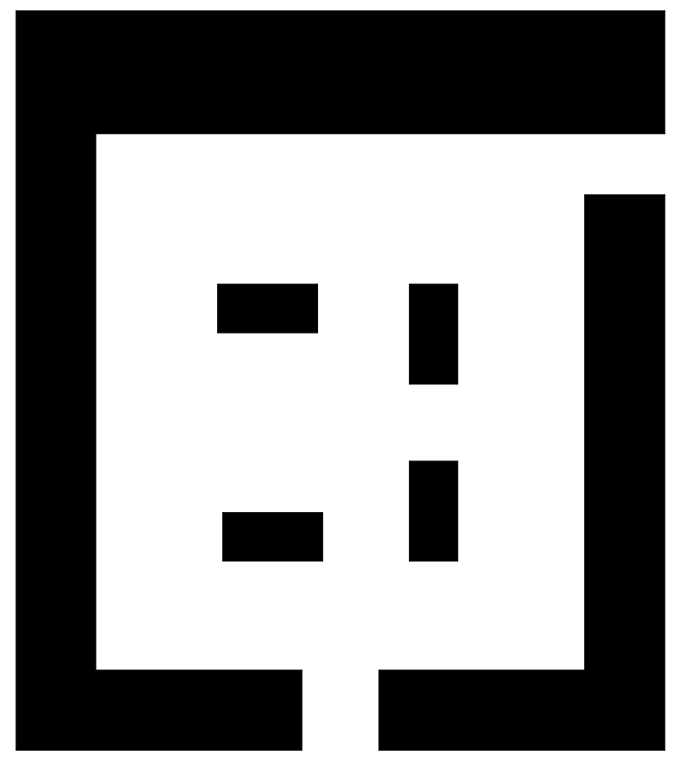
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FORMAT	DIN A0 (1189x840)
PROJECT NUMBER	411421
DRAWING TITLE	FLOOR PLAN - LEVEL B1 - NORTH
DRAWING NUMBER	A10-03N



1 LEVEL B1 - NORTH
1 : 100



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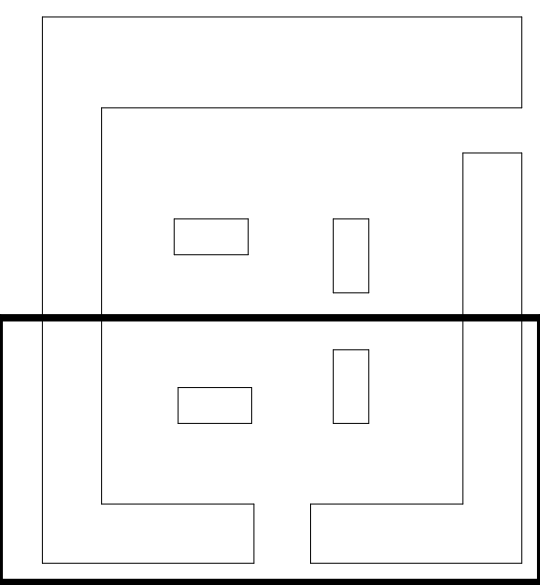
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NOTES

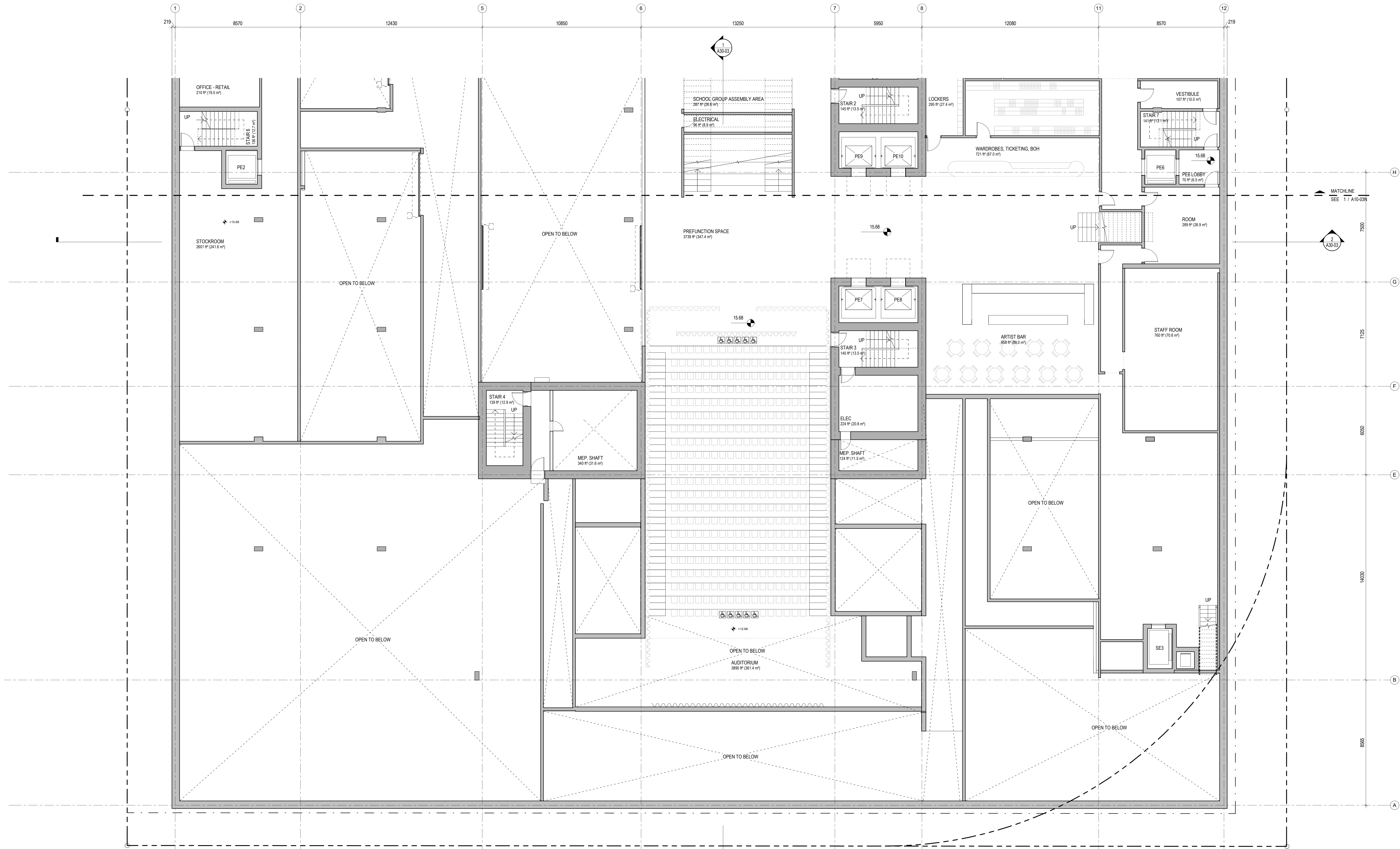
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KEY



SCALE 1 : 100
FORMAT DIN A0 (1189x840)
PROJECT NUMBER 411421
DRAWING TITLE
FLOOR PLAN - LEVEL B1 -
SOUTH
DRAWING NUMBER

A10-03S



1 LEVEL B1 - SOUTH
1 : 100