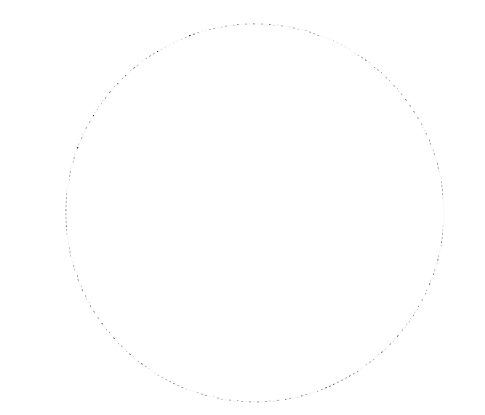




Drawing List

#	Title
A000	Cover Sheet
A001	3D Views - Building + Laneway Activation
A010	Zoning Review
A011	FSR Overlay - Basement
A012	FSR Overlay - Ground
A013	FSR Overlay - Level 2
A014	FSR Overlay - Levels 3 + 4
A015	FSR Overlay - Levels 5 + 6
A016	Elevations - Volumetric Constraints
A030	Context Plan
A031	Streetscape Analysis
A050	Demolition Plan - Basement
A051	Demolition Plan - Ground Floor
A052	Demolition Plan - Level 2
A053	Demolition Plan - Roof
A060	Demolition Elevation - East (Beatty St)
A061	Demolition Elevation - North (Side Lane)
A062	Demolition Elevation - West (Rear Lane)
A063	Demolition Elevation - South
A065	Existing Sections
A100	Plan - Site Plan at Basement
A101	Plan - Site Plan at Ground Floor
A102	Plan - Level 2
A103	Plan - Level 3
A104	Plan - Level 4
A105	Plan - Level 5
A106	Plan - Level 6
A107	Plan - Roof
A115	Enlarged Plan - Rear Lane at Basement
A200	Elevation - East (Beatty St)
A201	Elevation - North (Side Lane)
A202	Elevation - West (Rear Lane)
A203	Elevation - South
A210	Elevation - Rooftop
A300	Section - North South
A301	Section - East West
A302	Section - East West
A303	Section - Basement Entrances

© 2020 omb all rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.



#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT

837 BEATTY STREET - REHABILITATION + ADDITION

RELIANCE PROPERTIES

837 Beatty Street Proposed Lot A, Formerly Lots 11, 12, 13 and 14
Vancouver, BC, V6B 2M6 Block 68, District Lot 541, Group 1, New Westminster

DEVELOPMENT PERMIT

2020.07.09

PROJECT TEAM

OWNER	ARCHITECT	HERITAGE	LANDSCAPE	TRANSPORTATION	CODE & CP	STRUCTURAL	MECHANICAL	ELECTRICAL	FIRE PROTECTION	GEOTECHNICAL	SUSTAINABILITY
Reliance Properties Ltd. 305 - 111 Water St Vancouver, BC V6B 1A7 604.683.2404 Contact Rob Leshgold rob@relianceproperties.ca	office of mcfarlane biggar architects + designers 301 - 1825 Quebec St Vancouver, BC V6T 2Z3 604.558.6344 Contact Steve McFarlane smcfarlane@officemb.ca	Donald Luxton & Associates 1030 - 470 Granville St Vancouver, BC V6C 1V5 604.688.1216 Contact Donald Luxton donald@donaldluxton.com	Amy Tsang Landscape Architect 566 Windsor Road West North Vancouver, BC V7N 2N6 604.307.8876 Contact Amy Tsang amy@atlandscapearch.com	Bunt & Associates Transportation Planning & Engineering 1550 - 1050 W Pender St Vancouver, BC V6E 3S7 604.685.6427 Contact Christophen Cheng ccheng@bunterg.com	GHL Consultants Building Codes & Fire Science 950 - 409 Granville St Vancouver, BC V6C 1T5 604.689.4449 Contact Andrew Harmsworth ah@ghl.ca	Fast + Epp 201 - 1872 W 1st Ave Vancouver, BC V6J 1G1 604.731.7412 Contact Nick Bovalacqua nbovalacqua@fastepp.com	MCW Consultants Ltd. 1400 - 1111 W Georgia St Vancouver, BC V6E 4M3 604.687.1821 Contact Willie Perez wperez@mcw.com	MCW Consultants Ltd. 1400 - 1111 W Georgia St Vancouver, BC V6E 4M3 604.687.1821 Contact Willie Perez wperez@mcw.com	MCW Consultants Ltd. 1400 - 1111 W Georgia St Vancouver, BC V6E 4M3 604.687.1821 Contact Willie Perez wperez@mcw.com	GeoPacific Consultants Ltd. 1779 W 75th Ave Vancouver, BC V6P 3T1 604.439.0922 Contact Matt Kokan kokan@geopacific.ca	Kane Consulting Partnership 408 - 535 Thurlow Street Vancouver, BC V6E 3L2 604.924.0094 Contact Daniel Roberts dan@kane-consulting.ca

**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

Cover Sheet

NTS

A000



VIEW FROM BEATTY STREET LOOKING NORTH



VIEW FROM TERRY FOX PLAZA



VIEW OF REAR ELEVATION FROM SIDE LANE



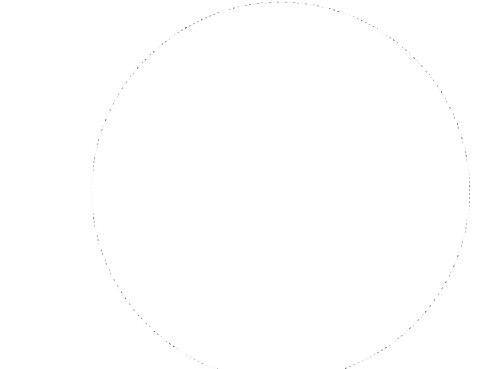
INTERIOR VIEW AT FOURTH FLOOR



VIEW FROM THE REAR LANE LOOKING NORTH TOWARD THE LANEWAY ACTIVATION AND STAIR CONNECTION



VIEW FROM BEATTY STREET AT ENTRANCE TO THE SIDE LANE LOOKING WEST TO THE LANEWAY ACTIVATION AND STAIR CONNECTION ENTRANCE



#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT

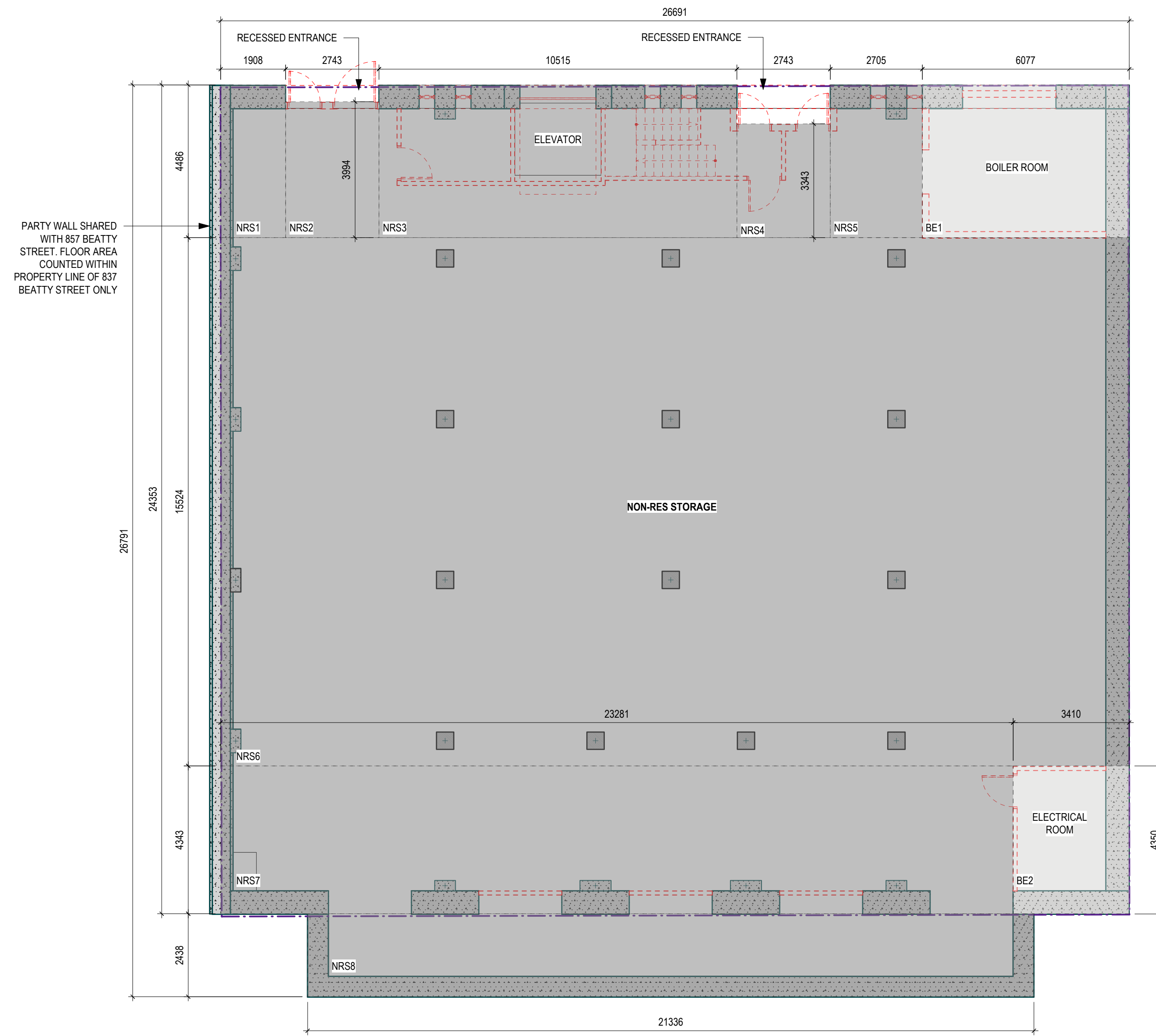
PLEASE SEE THE LANEWAY ACTIVATION STUDY DOCUMENT FOR ADDITIONAL INFORMATION, DRAWINGS AND 3D VIEWS

837 Beatty Street Rehabilitation + Addition
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

3D Views - Building + Laneway Activation
NTS

A001

© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.



1 Existing Basement
1:100

Floor Area - Existing - Basement

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length	x	Width	/	=	Area
Non-Residential Storage	NRS1	4.486	1.908	1			8.559
	NRS2	3.994	2.743	1			10.956
	NRS3	10.515	4.486	1			47.17
	NRS4	3.343	2.743	1			9.17
	NRS5	4.486	2.705	1			12.135
	NRS6	26.691	15.524	1			414.351
	NRS7	23.281	4.343	1			101.109
	NRS8	21.336	2.438	1			52.017
Subtotal Non-Residential Storage							655.5
Total Floor Area							655.5
Bylaw Excluded Areas							
Utilities	BE1	6.077	4.486	1			27.261
	BE2	3.410	4.343	1			14.81
Subtotal Utilities							42.1
Total Bylaw Excluded Areas							42.1
Gross Area (Floor Area + Bylaw Excluded Areas)							697.5



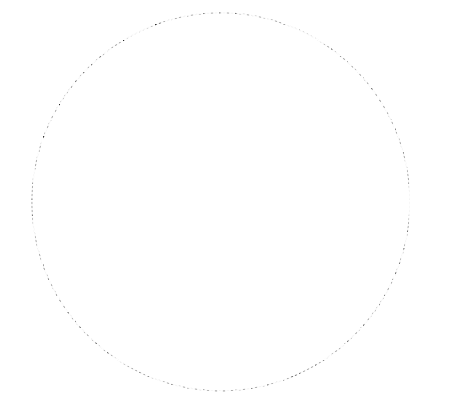
2 Proposed Basement
1:100

Floor Area - Proposed - Basement

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length	x	Width	/	=	Area
Retail	R1	9.285	2.216	1			20.576
	R2	10.252	9.512	1			97.517
	R3	8.546	2.472	1			21.126
Subtotal Retail							139.2
Shared Area	S1	9.701	1.532	1			14.862
	S2	11.461	1.602	1			18.361
	S3	7.640	6.427	1			49.102
	S4	4.817	1.704	1			8.208
Subtotal Shared Area							90.5
Total Floor Area							229.8
Bylaw Excluded Areas (per Downtown ODP)							
Utilities, Loading and Bicycle Storage	BE1	1.958	0.903	1			1.768
Per ODP 3.6 (c)	BE2	23.449	1.958	1			45.913
	BE3	7.213	2.694	1			19.432
	BE4	24.734	6.535	1			161.637
	BE5	21.336	2.438	1			52.017
	BE6	8.117	3.511	1			28.499
	BE7	7.431	1.971	1			14.647
	BE8	7.399	1.529	1			11.313
	BE9	8.085	1.866	1			15.087
	BE10	7.181	1.100	1			7.899
	BE11	7.118	0.322	1			2.292
	BE12	0.967	0.538	1			0.520
	BE13	3.195	2.472	1			7.898
	BE14	11.741	5.094	1			59.809
	BE15	6.644	1.672	1			11.109
	BE16	6.427	3.821	1			24.558
Subtotal							464.4
Total Bylaw Excluded Areas							464.4
Gross Area (Floor Area + Bylaw Excluded Areas)							694.1

Note: Due to millimeter rounding, total values are only accurate to 0.1

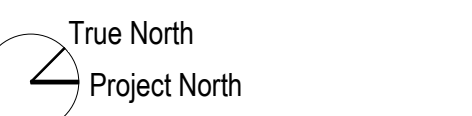


#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT

FSR Summary		
Permitted	Existing	Proposed
5.0 + 0.5 = 5.5	3.0	5.5

FSR Overlay Legend

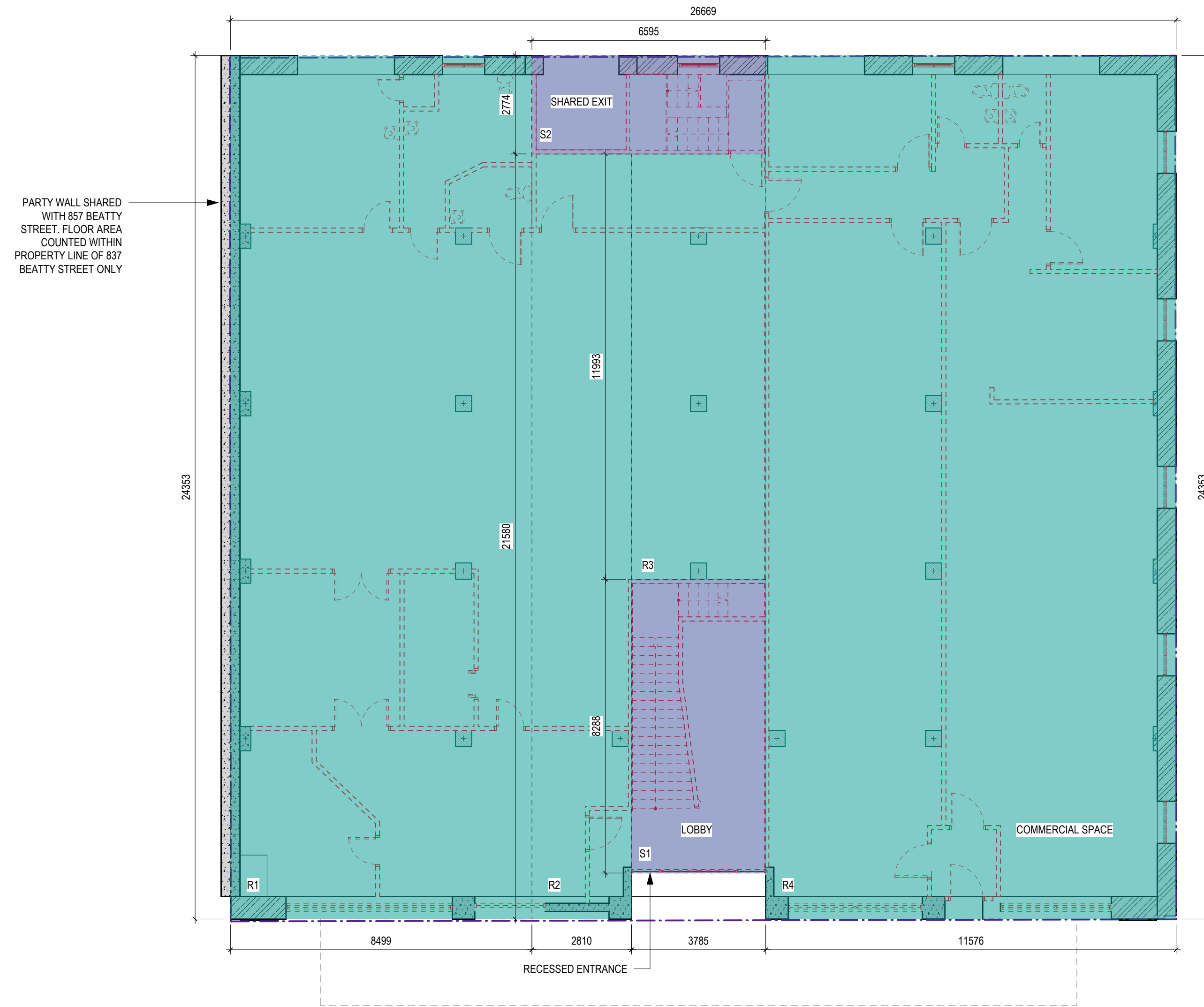
- Retail
- Office
- Shared Area
- Non-Residential Storage (Not Excludable)
- Bylaw Excluded Areas



**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

**FSR Overlay -
Basement**
1:100

A011



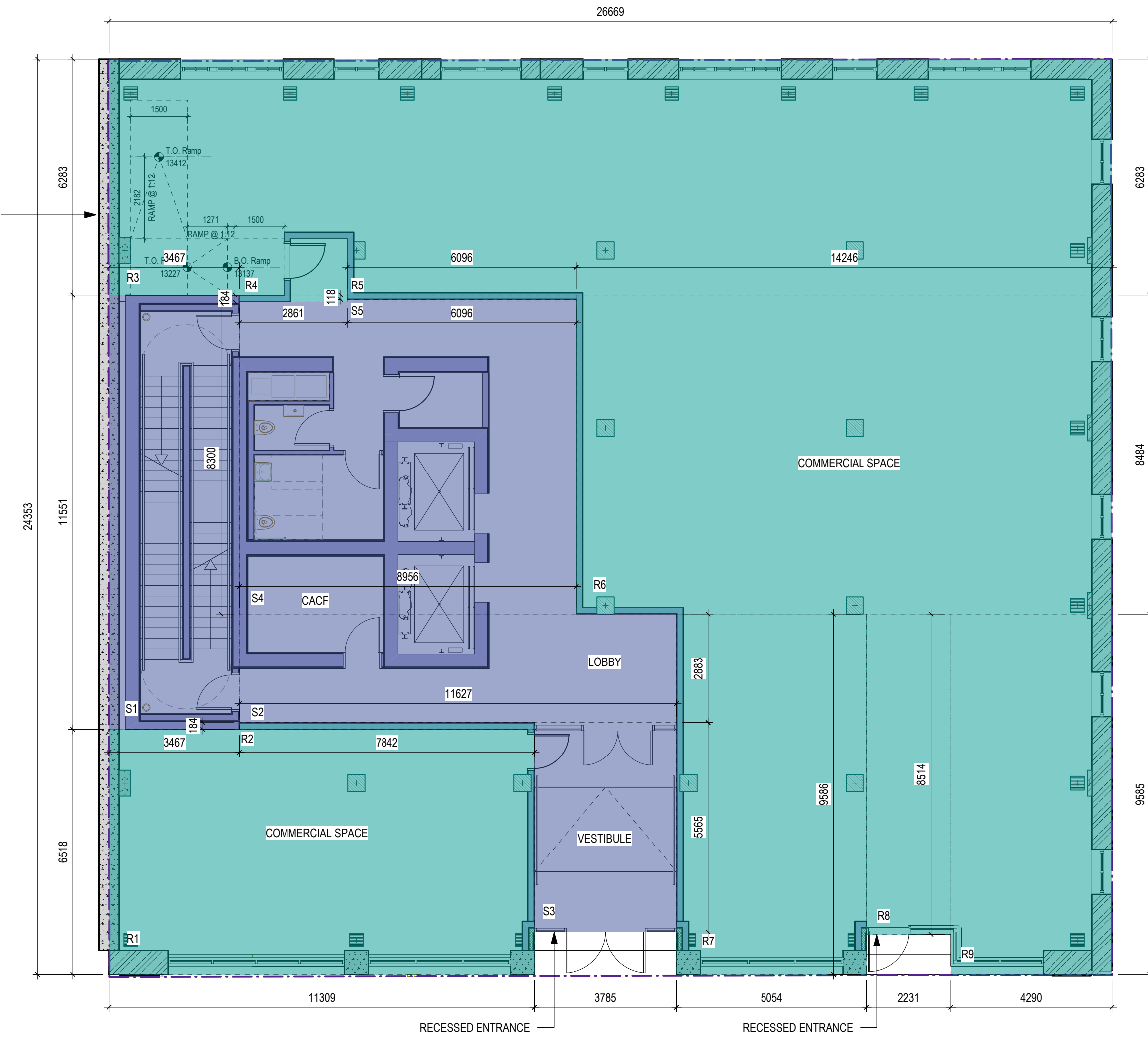
1 Existing Ground Floor
1:100

Floor Area - Existing - Ground Floor

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length	x	Width	/ =	Area
Retail	R1	24.353		8.499	1	206.976
	R2	21.58		2.81	1	60.64
	R3	11.993		3.785	1	45.394
	R4	24.353		11.576	1	281.910
Subtotal Retail						594.9
Shared Area	S1	8.288		3.785	1	31.370
	S2	6.595		2.774	1	18.295
Subtotal Shared Area						49.7
Total Floor Area						644.6
Bylaw Excluded Areas						
N/A						
Subtotal						0.0
Total Bylaw Excluded Areas						0.0
Gross Area (Floor Area + Bylaw Excluded Areas)						644.6

Note: Due to millimeter rounding, total values are only accurate to 0.1



2 Proposed Ground Floor
1:100

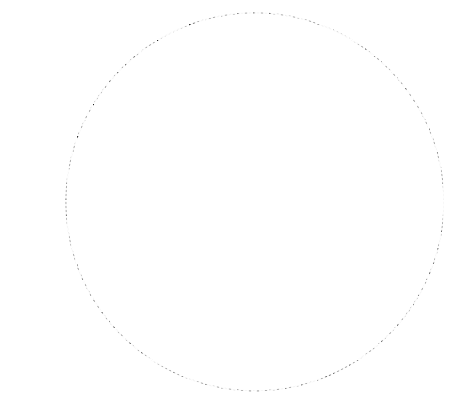
Floor Area - Proposed - Ground Floor

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length	x	Width	/ =	Area
Retail	R1	11.309		6.518	1	73.712
	R2	7.842		0.184	1	1.443
	R3	26.669		6.283	1	167.561
	R4	2.861		0.184	1	0.526
	R5	6.096		0.118	1	0.719
	R6	14.246		8.484	1	120.863
	R7	9.586		5.054	1	48.448
	R8	8.514		2.231	1	18.995
	R9	9.585		4.29	1	41.120
Subtotal Retail						473.4
Shared Area	S1	11.551		3.467	1	40.047
	S2	11.627		2.883	1	33.521
	S3	5.565		3.785	1	21.064
	S4	8.956		8.300	1	74.335
	S5	6.096		0.118	1	0.719
Subtotal Shared Area						169.7
Total Floor Area						643.1
Bylaw Excluded Areas (per Downtown ODP)						
N/A						
Subtotal						0.0
Total Bylaw Excluded Areas						0.0
Gross Area (Floor Area + Bylaw Excluded Areas)						643.1

Note: Due to millimeter rounding, total values are only accurate to 0.1

© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents. Drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.

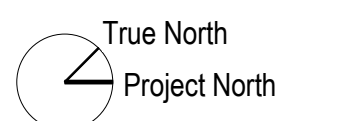


#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT

FSR Summary		
Permitted	Existing	Proposed
5.0 + 0.5 = 5.5	3.0	5.5

FSR Overlay Legend

- Retail
- Office
- Shared Area
- Non-Residential Storage (Not Excludable)
- Bylaw Excluded Areas



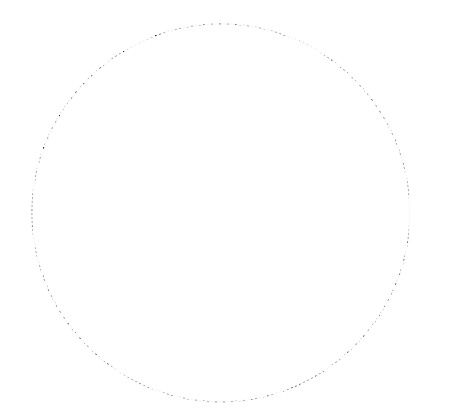
**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

FSR Overlay - Ground

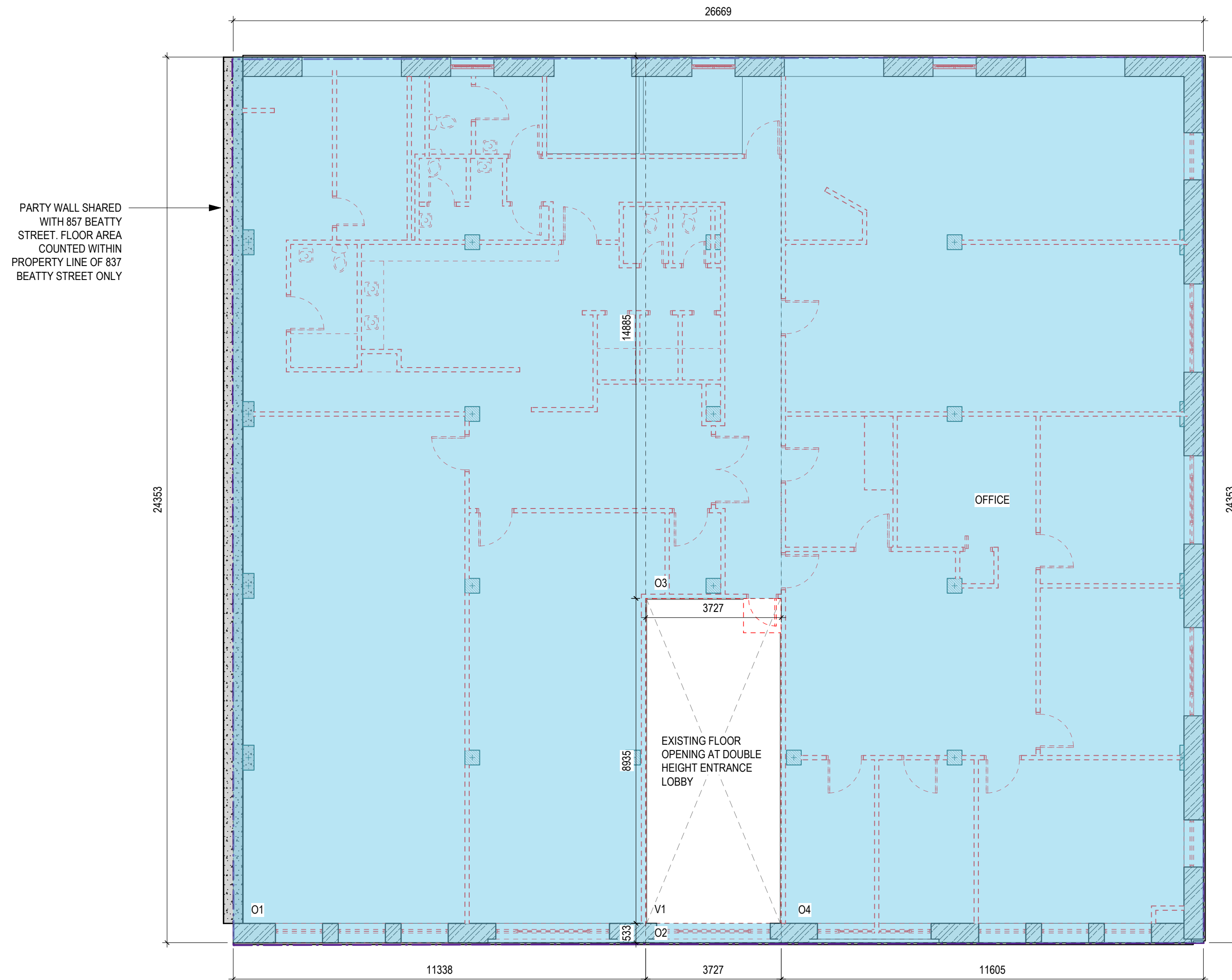
1:100

A012

© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.



#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT



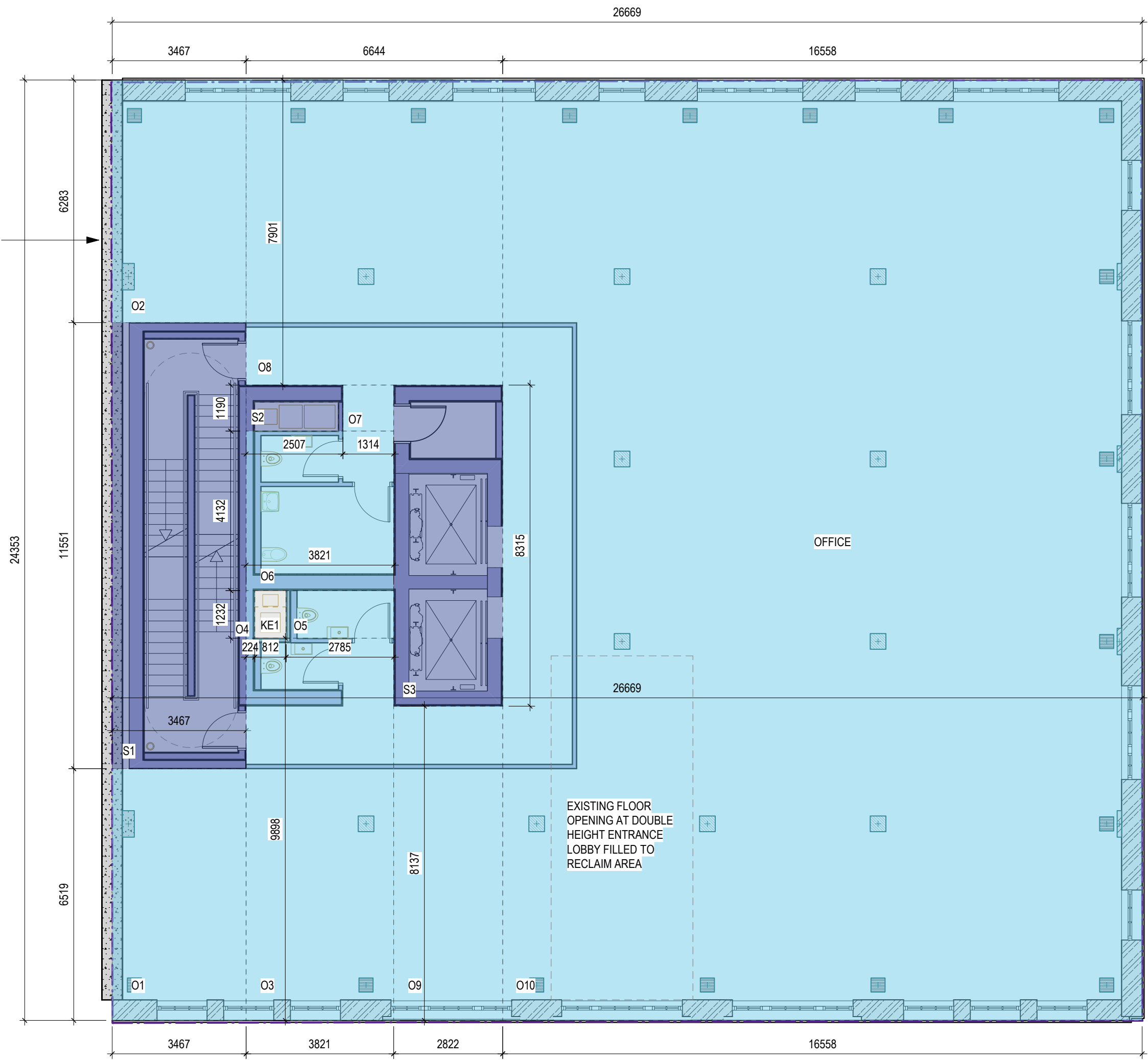
1 Existing Level 2
1:100

Floor Area - Existing - Level 2

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length	x	Width	/	=	Area
Office	O1	24.353		11.338	1		276.114
	O2	3.727		0.533	1		1.986
	O3	14.885		3.727	1		55.476
	O4	24.353		11.605	1		282.617
Subtotal Office							616.2
Total Floor Area							616.2
Bylaw Excluded Areas							
Existing Floor Opening (Void)	V1	8.935		3.727	1		33.301
Subtotal							33.3
Total Bylaw Excluded Areas							33.3
Gross Area (Floor Area + Bylaw Excluded Areas)							649.5

Note: Due to millimeter rounding, total values are only accurate to 0.1



2 Proposed Level 2
1:100

Floor Area - Proposed - Level 2

All dimensions in meters. All areas in square meters.

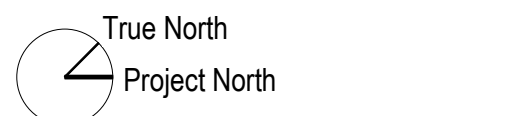
Floor Area	Code	Length	x	Width	/	=	Area
Office	O1	6.519		3.467	1		22.601
	O2	6.283		3.467	1		21.783
	O3	9.898		3.821	1		37.82
	O4	1.232		0.224	1		0.276
	O5	2.785		1.232	1		3.431
	O6	4.132		3.821	1		15.788
	O7	1.314		1.19	1		1.564
	O8	7.901		6.644	1		52.494
	O9	8.137		2.822	1		22.963
	O10	24.353		16.558	1		403.237
Subtotal Office							582.0
Shared Area	S1	11.551		3.467	1		40.047
	S2	2.507		1.19	1		2.983
	S3	8.315		2.822	1		23.465
Subtotal Shared Area							66.5
Total Floor Area							648.5
Bylaw Excluded Areas (Per Downtown ODP)							
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232		0.812	1		1.000
Subtotal							1.0
Total Bylaw Excluded Areas							1.0
Gross Area (Floor Area + Bylaw Excluded Areas)							649.5

Note: Due to millimeter rounding, total values are only accurate to 0.1

FSR Summary		
Permitted	Existing	Proposed
5.0 + 0.5 = 5.5	3.0	5.5

FSR Overlay Legend

- Retail
- Office
- Shared Area
- Non-Residential Storage (Not Excludable)
- Bylaw Excluded Areas

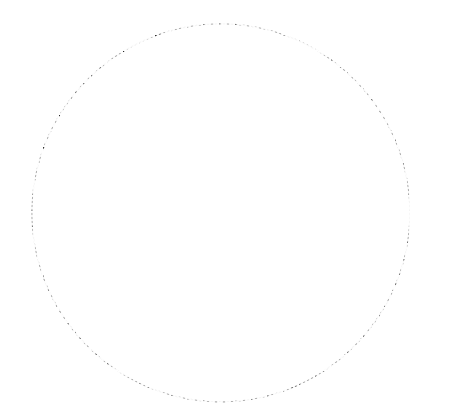


**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

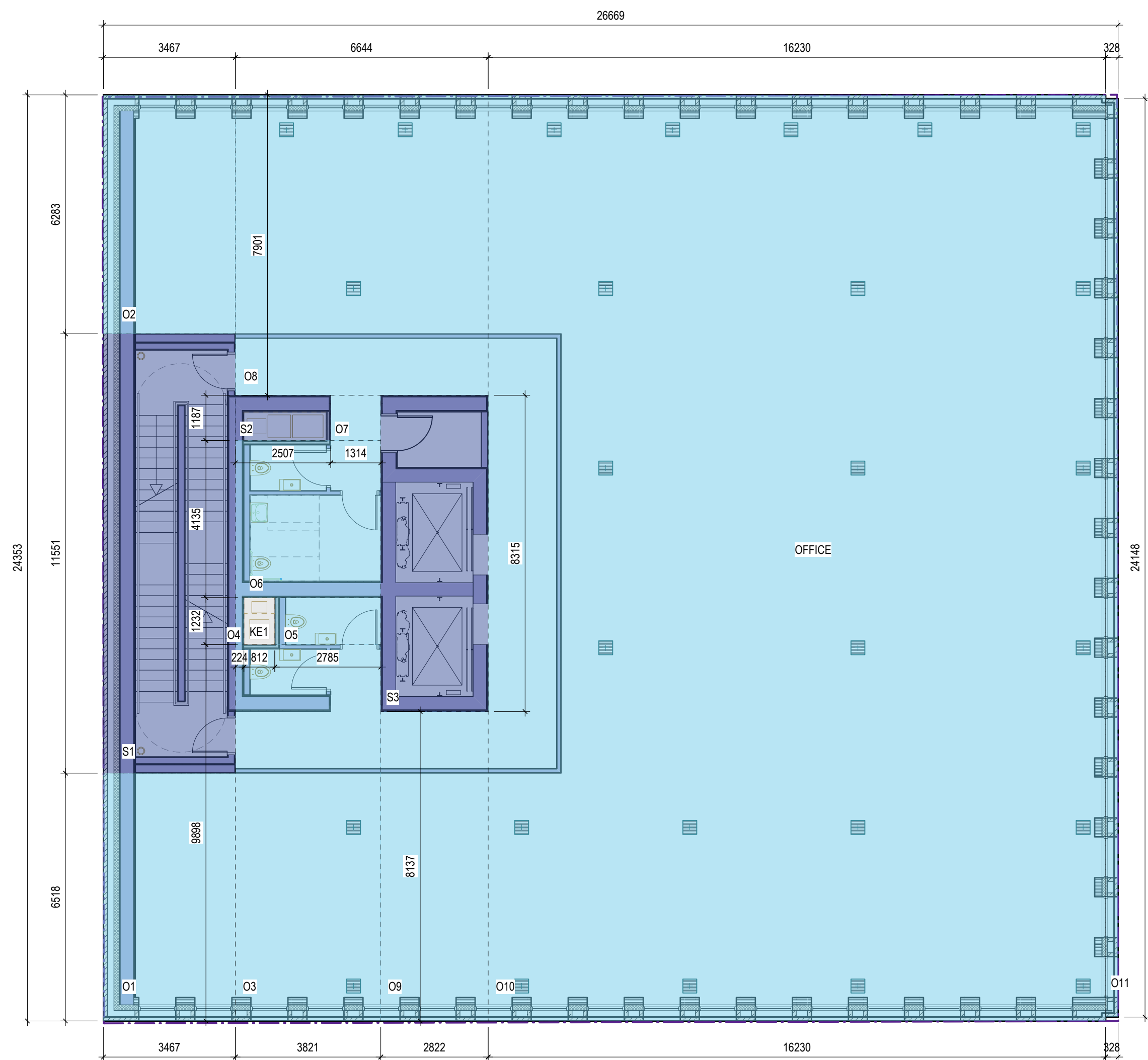
FSR Overlay - Level 2

1:100

© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.



#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT



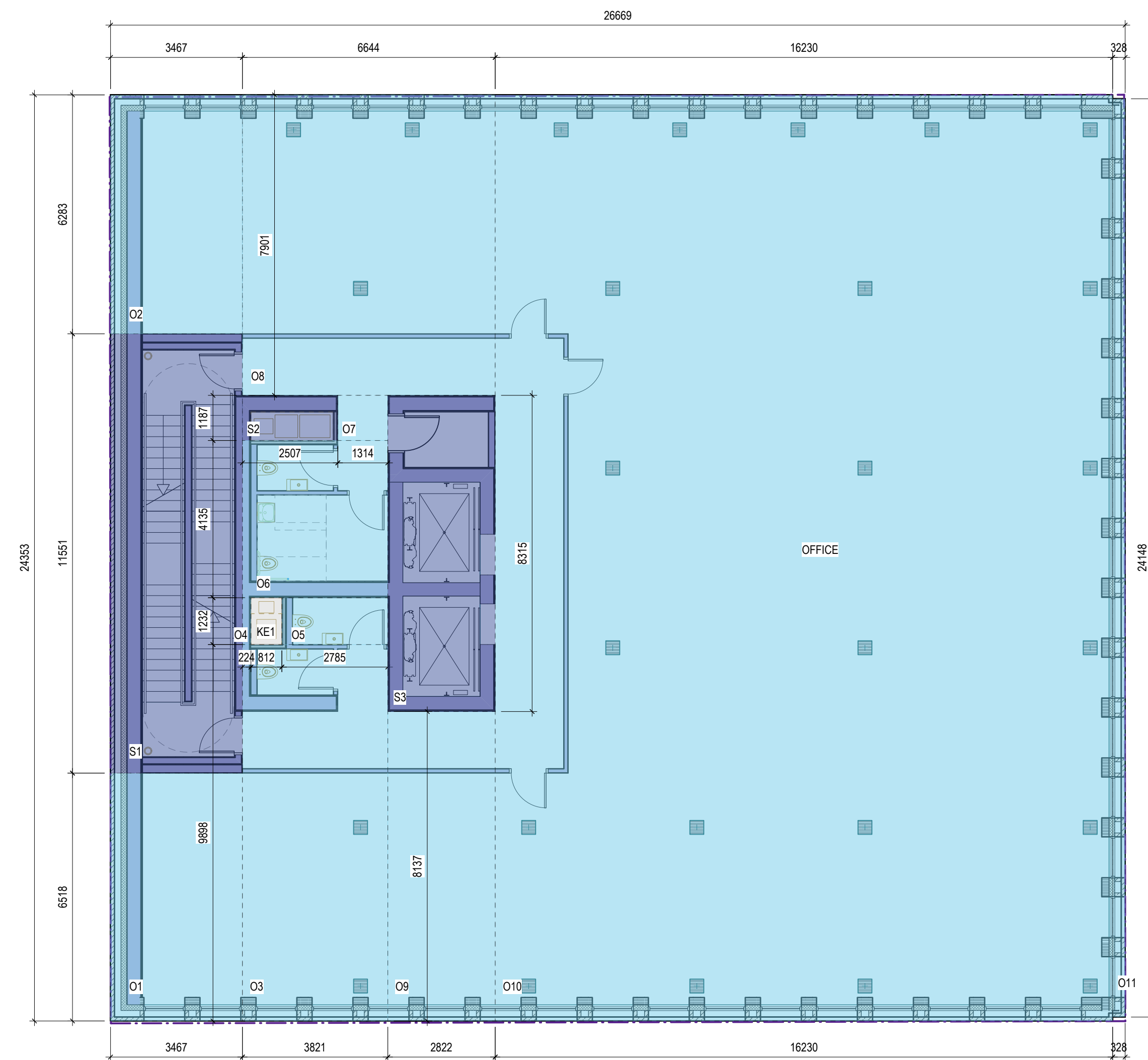
1 Proposed Level 3
1:100

Floor Area - Proposed - Level 3

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length	x	Width	/	=	Area
Office	O1	6.517		3.467	1		22.594
	O2	6.283		3.467	1		21.783
	O3	9.898		3.821	1		37.82
	O4	1.232		0.224	1		0.276
	O5	2.785		1.232	1		3.431
	O6	4.135		3.821	1		15.800
	O7	1.314		1.187	1		1.560
	O8	7.901		6.644	1		52.494
	O9	8.137		2.822	1		22.963
	O10	24.353		16.23	1		395.249
	O11	24.148		0.328	1		7.921
Subtotal Office							581.9
Shared Area	S1	11.551		3.467	1		40.047
	S2	2.507		1.187	1		2.976
	S3	8.315		2.822	1		23.465
Subtotal Shared Area							66.5
Total Floor Area							648.4
Bylaw Excluded Areas (Per Downtown ODP)							
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232		0.812	1		1.000
Subtotal							1.0
Total Bylaw Excluded Areas							1.0
Gross Area (Floor Area + Bylaw Excluded Areas)							649.4

Note: Due to millimeter rounding, total values are only accurate to 0.1



2 Proposed Level 4
1:100

Floor Area - Proposed - Level 4

All dimensions in meters. All areas in square meters.

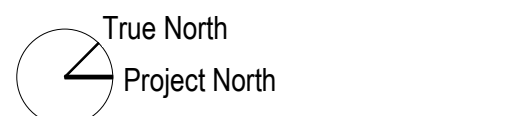
Floor Area	Code	Length	x	Width	/	=	Area
Office	O1	6.517		3.467	1		22.594
	O2	6.283		3.467	1		21.783
	O3	9.898		3.821	1		37.82
	O4	1.232		0.224	1		0.276
	O5	2.785		1.232	1		3.431
	O6	4.135		3.821	1		15.800
	O7	1.314		1.187	1		1.560
	O8	7.901		6.644	1		52.494
	O9	8.137		2.822	1		22.963
	O10	24.353		16.23	1		395.249
	O11	24.148		0.328	1		7.921
Subtotal Office							581.9
Shared Area	S1	11.551		3.467	1		40.047
	S2	2.507		1.187	1		2.976
	S3	8.315		2.822	1		23.465
Subtotal Shared Area							66.5
Total Floor Area							648.4
Bylaw Excluded Areas (Per Downtown ODP)							
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232		0.812	1		1.000
Subtotal							1.0
Total Bylaw Excluded Areas							1.0
Gross Area (Floor Area + Bylaw Excluded Areas)							649.4

Note: Due to millimeter rounding, total values are only accurate to 0.1

FSR Summary		
Permitted	Existing	Proposed
5.0 + 0.5 = 5.5	3.0	5.5

FSR Overlay Legend

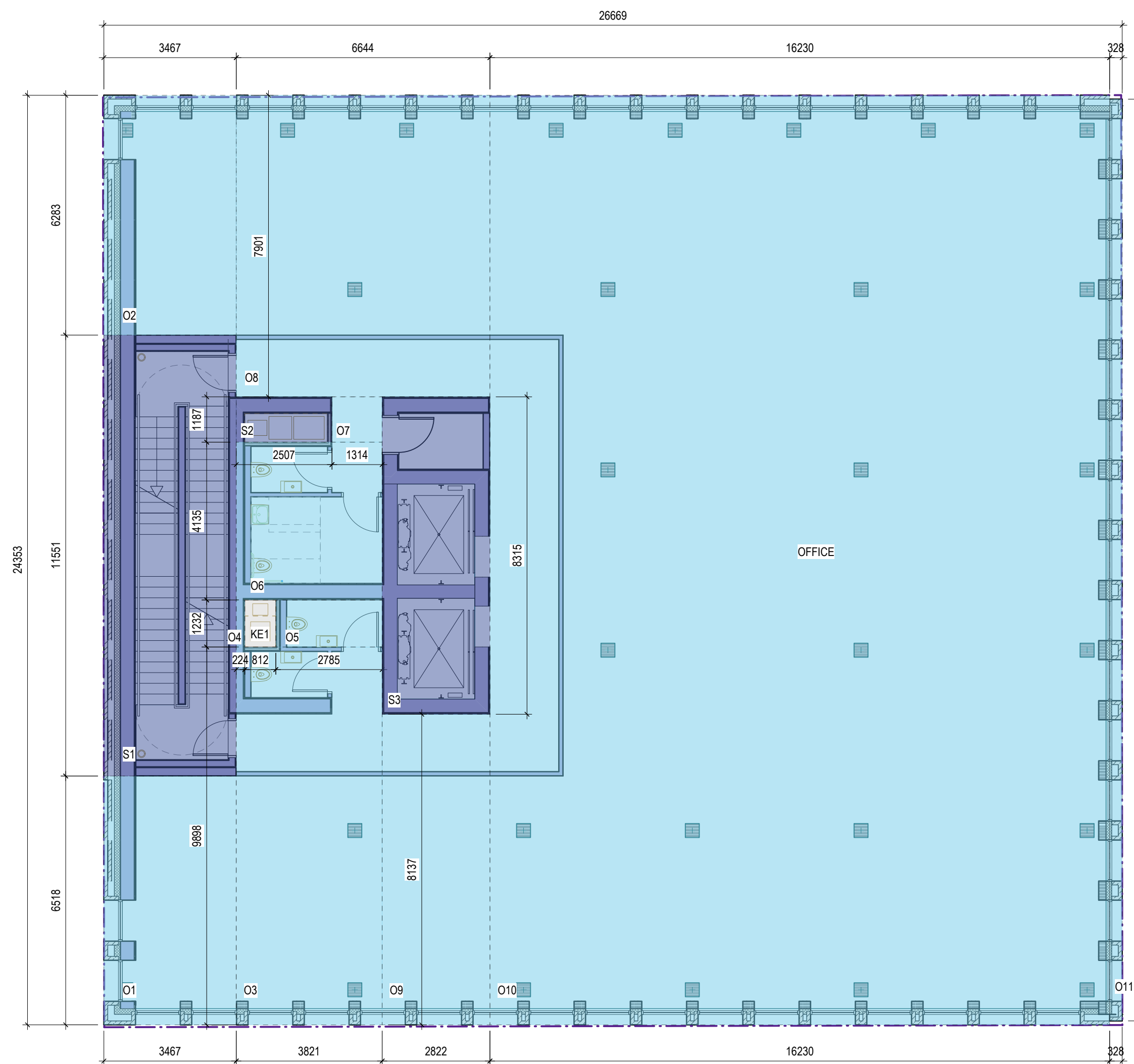
- Retail
- Office
- Shared Area
- Non-Residential Storage (Not Excludable)
- Bylaw Excluded Areas



**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

FSR Overlay - Levels 3
+ 4
1:100

© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.



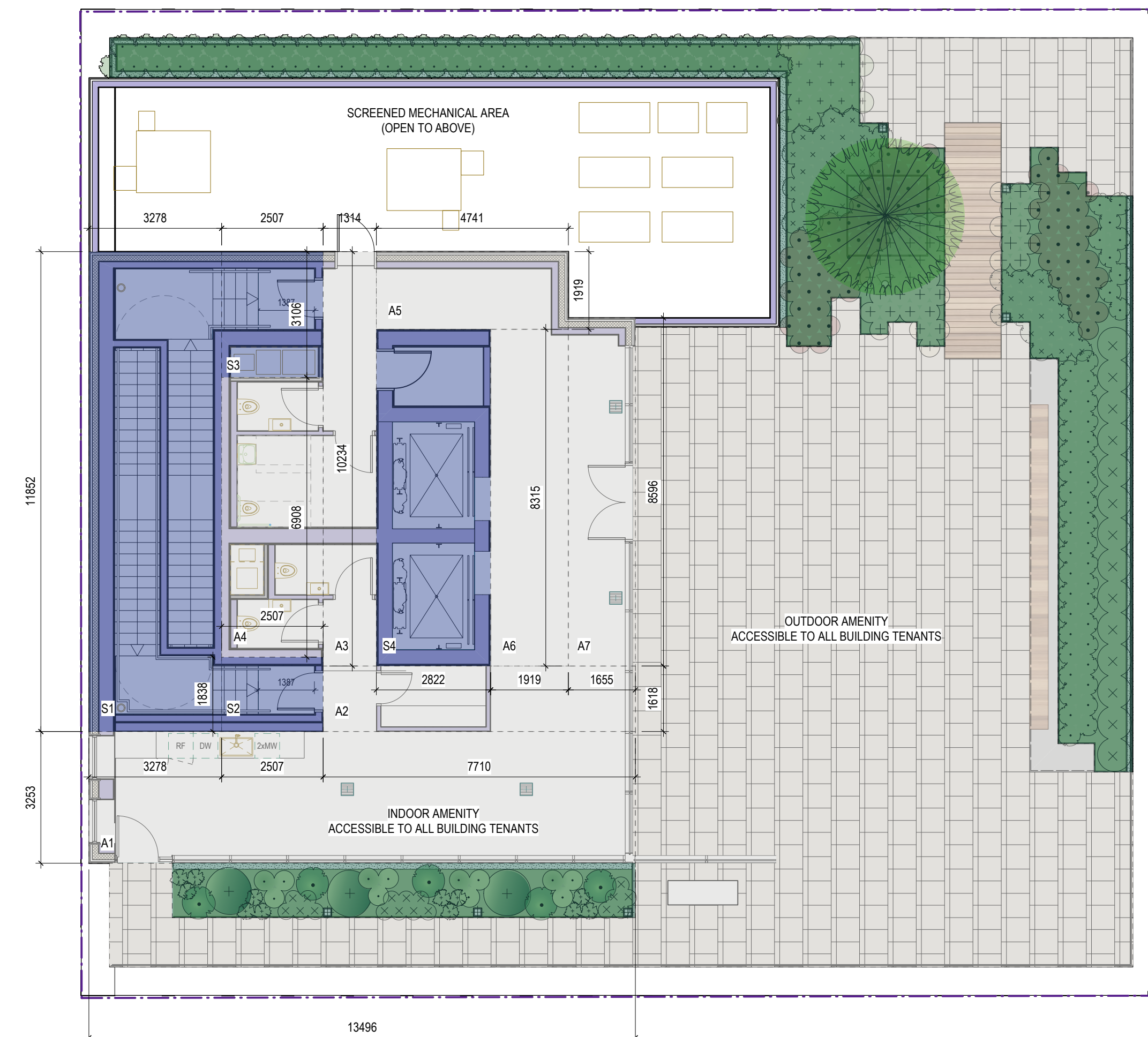
1 Proposed Level 5
1:100

Floor Area - Proposed - Level 5

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length	x	Width	/	=	Area
Office	O1	6.517		3.467	1		22.594
	O2	6.283		3.467	1		21.783
	O3	9.898		3.821	1		37.82
	O4	1.232		0.224	1		0.276
	O5	2.785		1.232	1		3.431
	O6	4.135		3.821	1		15.800
	O7	1.314		1.187	1		1.560
	O8	7.901		6.644	1		52.494
	O9	8.137		2.822	1		22.963
	O10	24.353		16.23	1		395.249
	O11	24.148		0.328	1		7.921
Subtotal Office							581.9
Shared Area	S1	11.551		3.467	1		40.047
	S2	2.507		1.187	1		2.976
	S3	8.315		2.822	1		23.465
Subtotal Shared Area							66.5
Total Floor Area							648.4
Bylaw Excluded Areas (Per Downtown ODP)							
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232		0.812	1		1.000
Subtotal							1.0
Total Bylaw Excluded Areas							1.0
Gross Area (Floor Area + Bylaw Excluded Areas)							649.4

Note: Due to millimeter rounding, total values are only accurate to 0.1



2 Proposed Level 6
1:100

Floor Area - Proposed - Level 6

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length	x	Width	/	=	Area
Shared Area	S1	11.852		3.278	1		38.851
	S2	2.507		1.838	1		4.608
	S3	3.106		2.507	1		7.787
	S4	8.315		2.822	1		23.465
Subtotal Shared Area							74.7
Total Floor Area							74.7
Bylaw Excluded Areas (Per Downtown ODP)							
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232		0.812	1		1.000
Subtotal							1.0
Amenity per ODP 3.6 (b)							
A1	13.496		3.253	1			43.902
A2	7.71		1.618	1			12.475
A3	10.234		1.314	1			13.447
A4	6.908		2.507	1			17.318
A5	4.741		1.919	1			9.098
A6	8.315		1.919	1			15.956
A7	8.596		1.655	1			14.226
Subtotal Amenity							126.4
Total Bylaw Excluded Areas							127.4
Gross Area (Floor Area + Bylaw Excluded Areas)							202.1

Note: Due to millimeter rounding, total values are only accurate to 0.1

Proposed - Outdoor Amenity Area

All dimensions in meters. All areas in square meters.

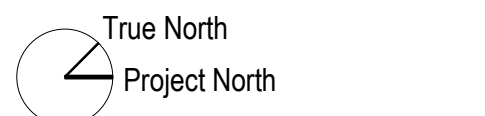
Outdoor Amenity Area	Area
Terrace	217.833
Landscape	88.170
Excluded per Downtown ODP 3.6 (b)	
Total Outdoor Amenity Area	306.0

#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT

FSR Summary		
Permitted	Existing	Proposed
5.0 + 0.5 = 5.5	3.0	5.5

FSR Overlay Legend

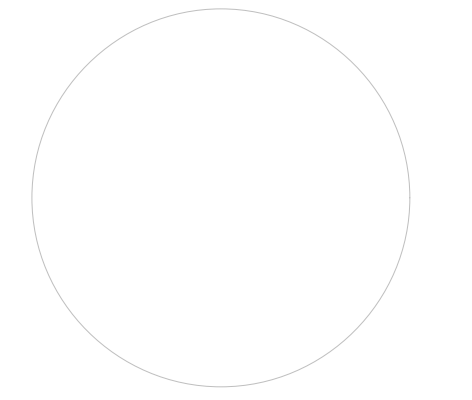
- Retail
- Office
- Shared Area
- Non-Residential Storage (Not Excludable)
- Bylaw Excluded Areas



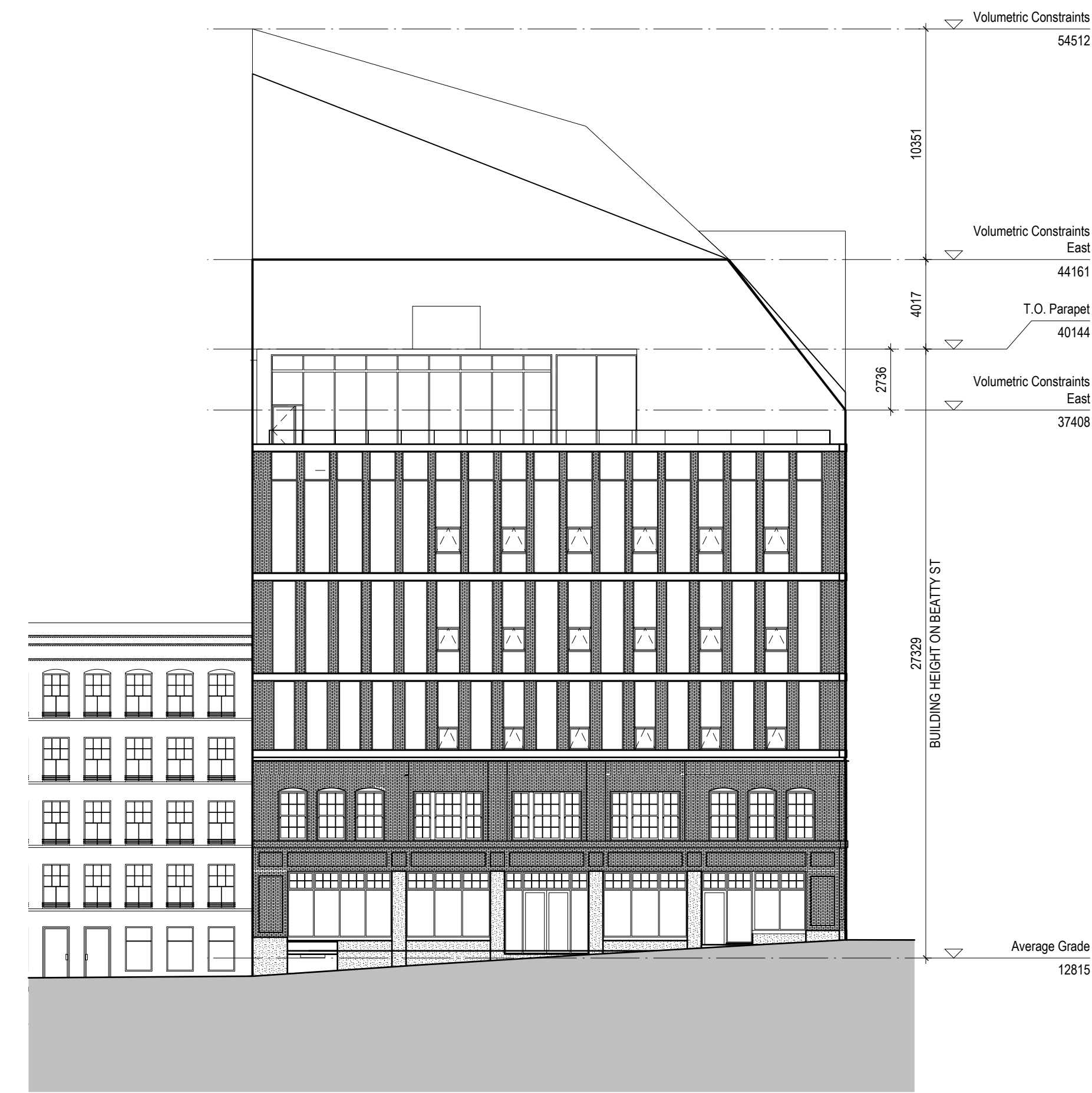
**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

FSR Overlay - Levels 5
+ 6
1:100

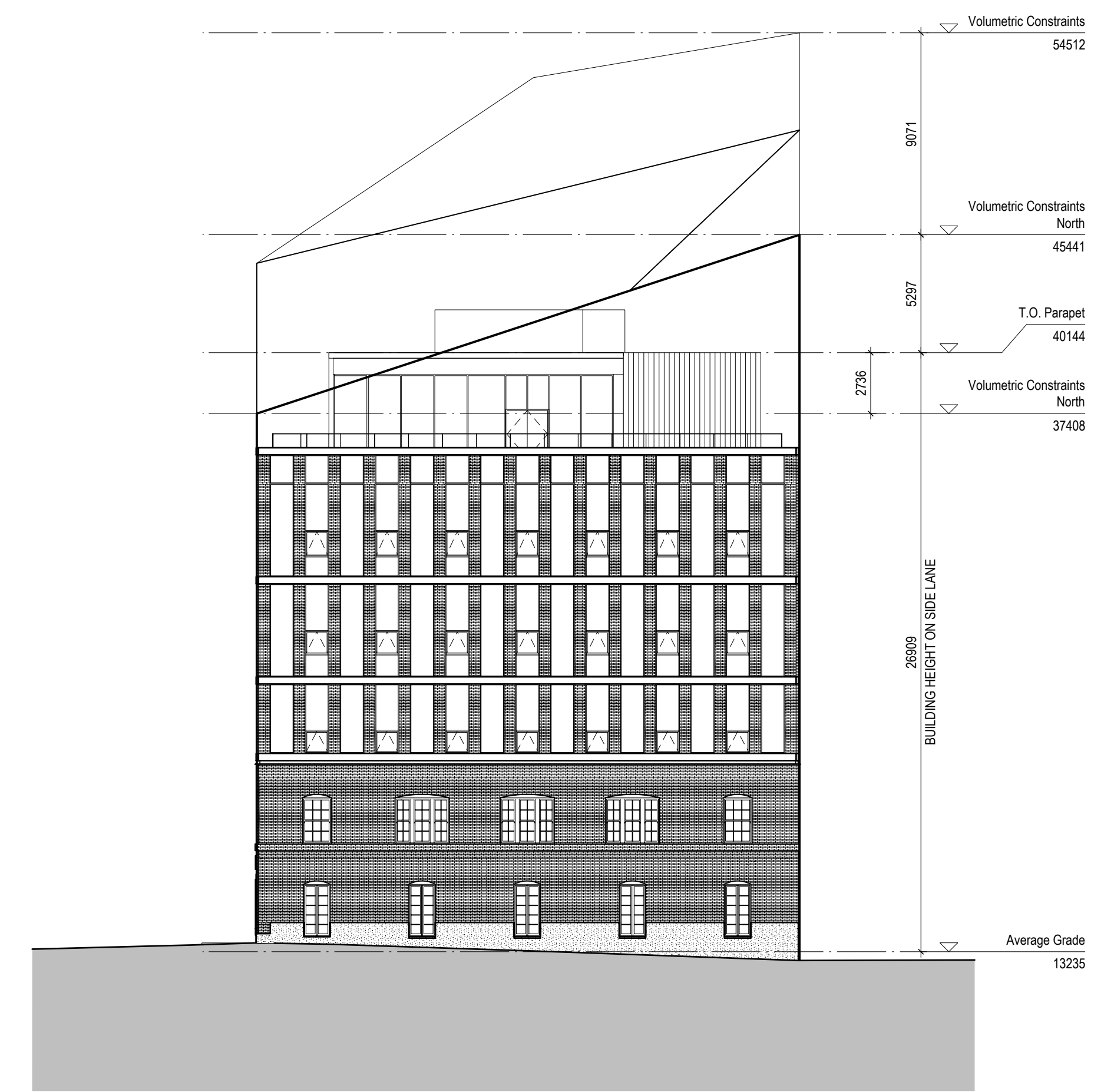
© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.



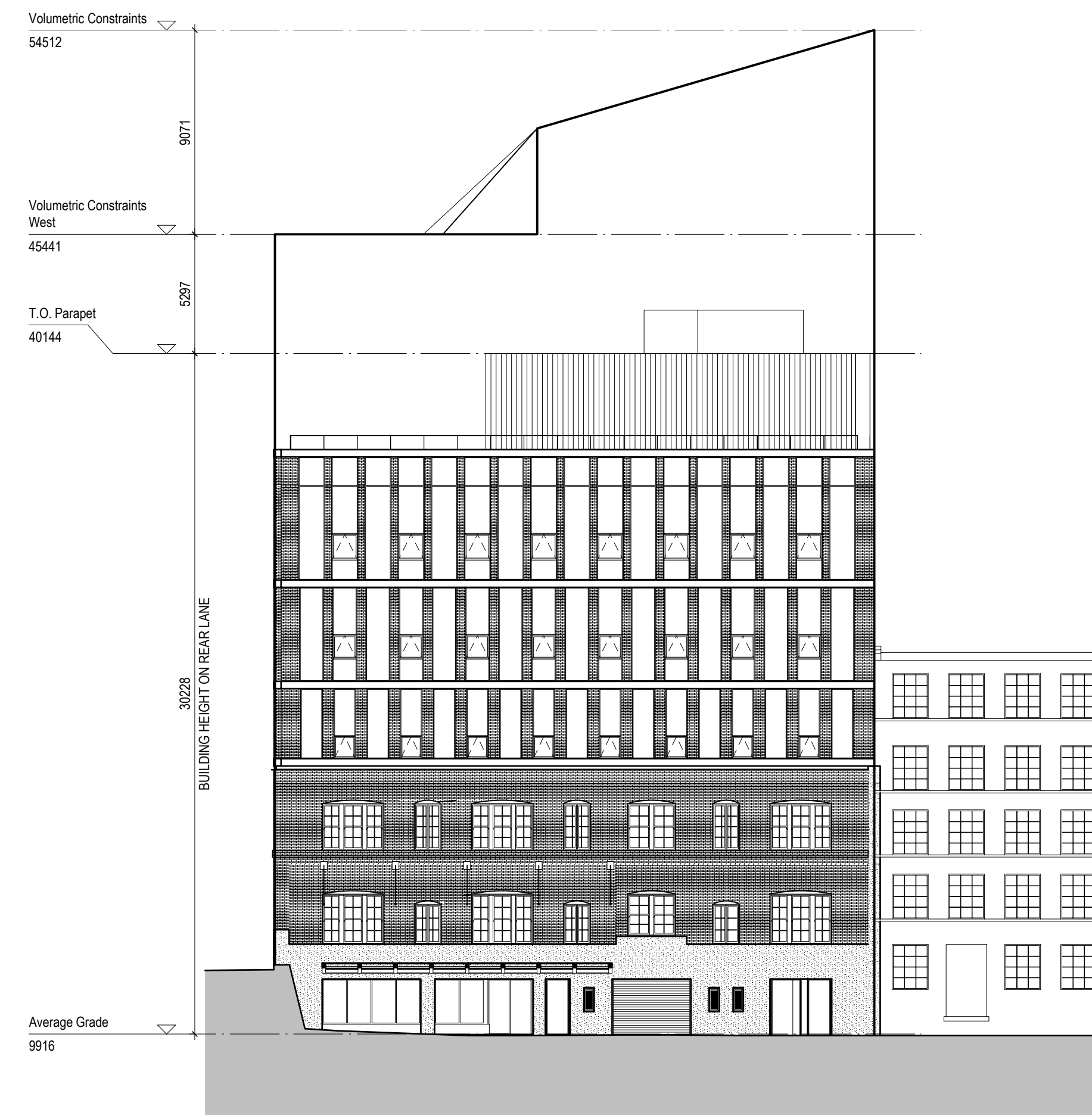
#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT



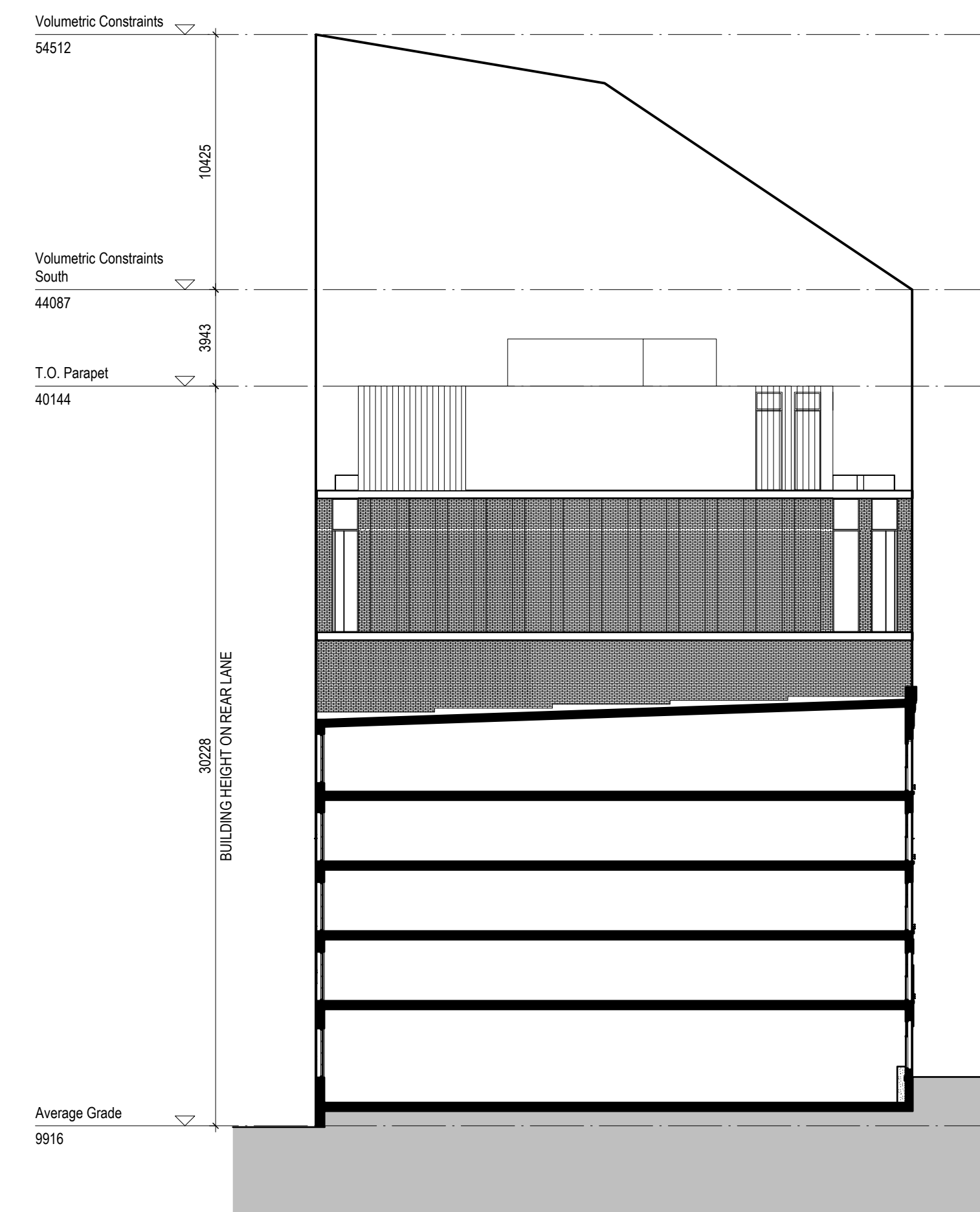
1 Elevation - East (Beatty St)
1:200



2 Elevation - North (Side Lane)
1:200

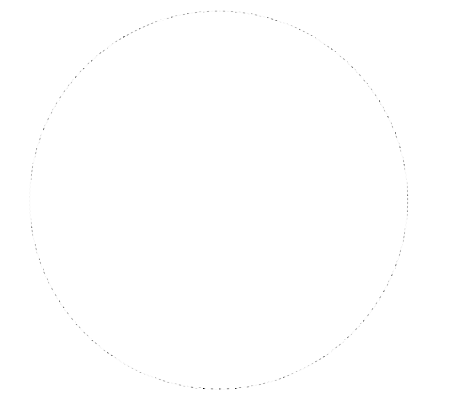


3 Elevation - West (Rear Lane)
1:200



4 Elevation - South
1:200

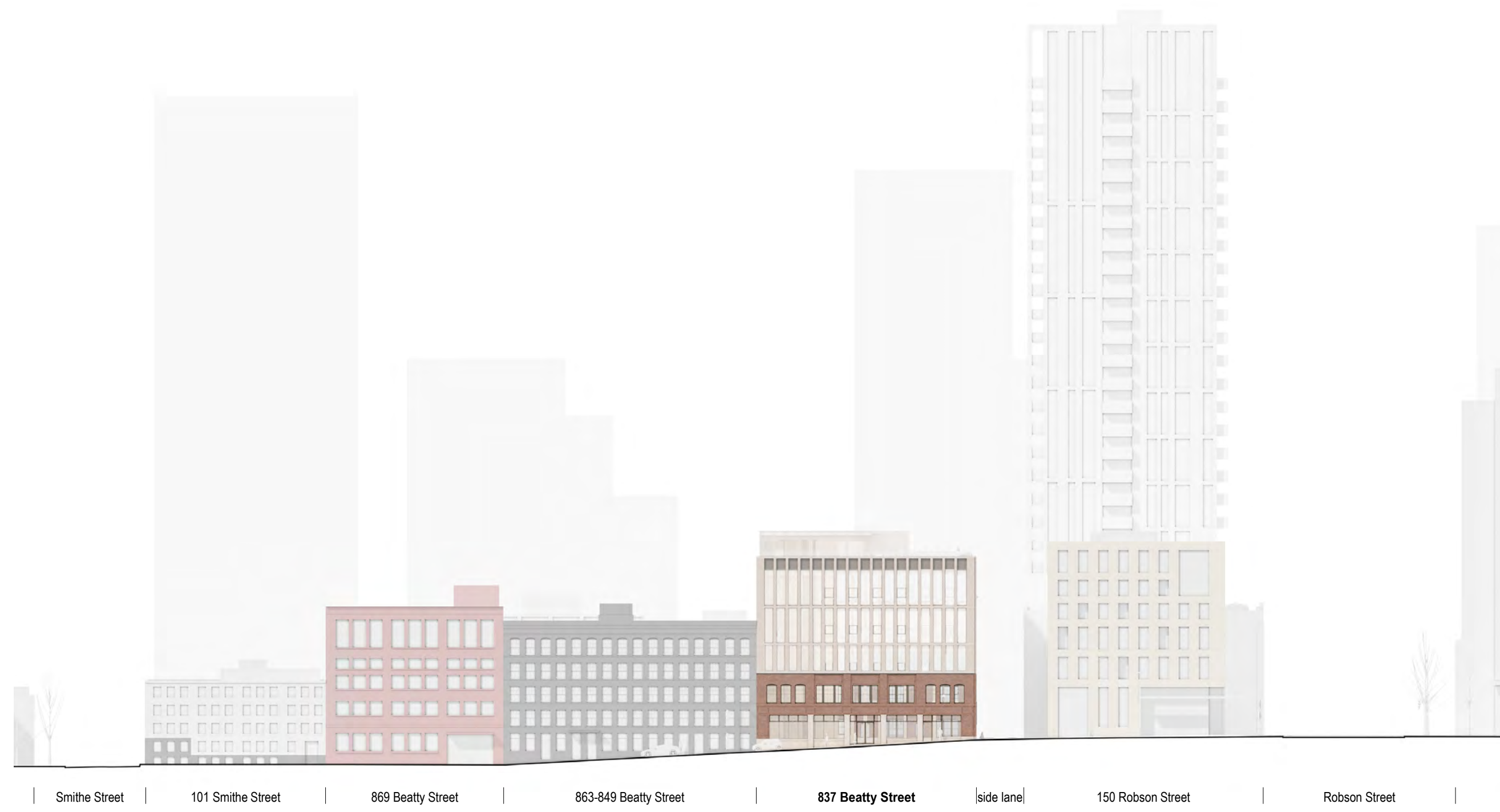
© 2020 omb all rights reserved. The documents and design are an instrument of service and all at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be used in conjunction with the Contract Documents.



#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT

BEATTY STREET ANALYSIS

Block 68 of Beatty Street is characterized by historic masonry warehouses built at the turn of the twentieth century. 837 Beatty Street is one such site. Each facade participating in the streetscape is defined by deep, rectangular recesses for glazing. This can be seen in the original Edwardian-vernacular architecture, as well as in the recently approved development at 150 Robson (which terminates at the north end of Block 68). The addition to 837 Beatty Street proposes to continue the grid of the street-wall to establish compatibility with the block, while remaining distinguishable through its contemporary design.



BEATTY STREET ELEVATION

REAR LANE ANALYSIS

Originally used as a rail spur to load and offload goods within Block 68, the rear lane is wider than most laneways found in Vancouver. Since the train tracks were removed, the rear lane has become a place for parking and garbage-bin storage. A grade change at the terminus of the rear lane prevents it from intersecting with the side lane (which runs adjacent to the subject site). The street-wall on either side of the lane continues the same grid-like language from Beatty Street, however with less ornament and order. The proposal aims to continue the street-wall grid, while creating a vertical pedestrian connection to the side lane. An outdoor patio will activate the rear laneway, thereby improving the pedestrian experience and lessening the vehicular focus.



REAR LANE ELEVATION

SIDE LANE ANALYSIS

The side lane, running between Beatty Street and Cambie Street, is characteristic of lanes typically found in Vancouver. Used more as a thoroughfare, there are no moments of activation in its existing form. Currently, the lack of outdoor lighting and glazing along the facades means this is a relatively dark space throughout the day. The proposal will brighten and enhance the experience in the side lane through the use of outdoor lighting and larger window openings at grade. The vertical pedestrian connection to the (lower) rear lane will improve pedestrian access and experience.



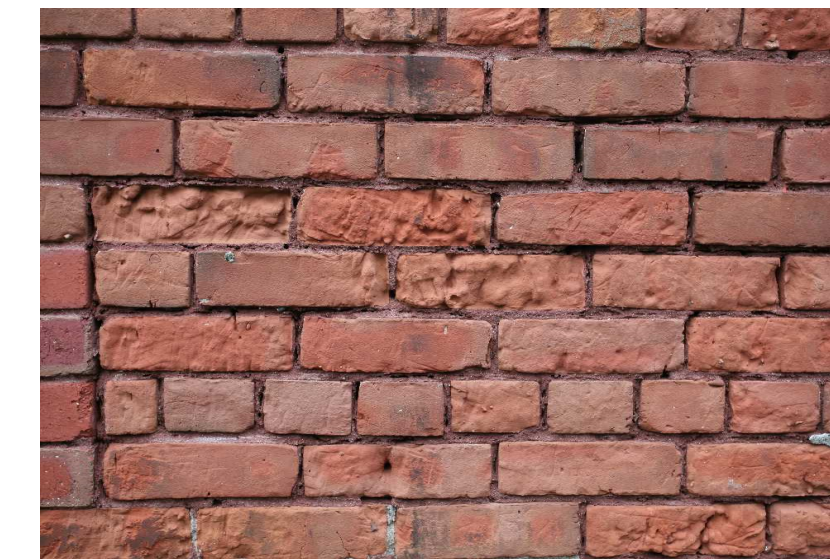
SIDE ALLEY ELEVATION



STREET GRID

Neighbouring buildings on Beatty Street apply a simple facade grid to each level above grade. Windows typically sit deep in the envelope, emphasizing the grid. Each building has different elements that vary the grain of the grid, such as brick arches above the uppermost windows or changes in the spacing of openings.

MATERIALS AND TEXTURE OF BLOCK 68



RED BRICK AFTER PAINT REMOVAL TEST ON SUBJECT SITE



GRID OF WINDOWS IN NEIGHBOURING BUILDING (863-849 BEATTY STREET)



LOCK ROCK RETAINING WALL SEPARATING (LOWER) REAR LANE FROM (UPPER) SIDE LANE



REAR LANE EXISTING CONDITION

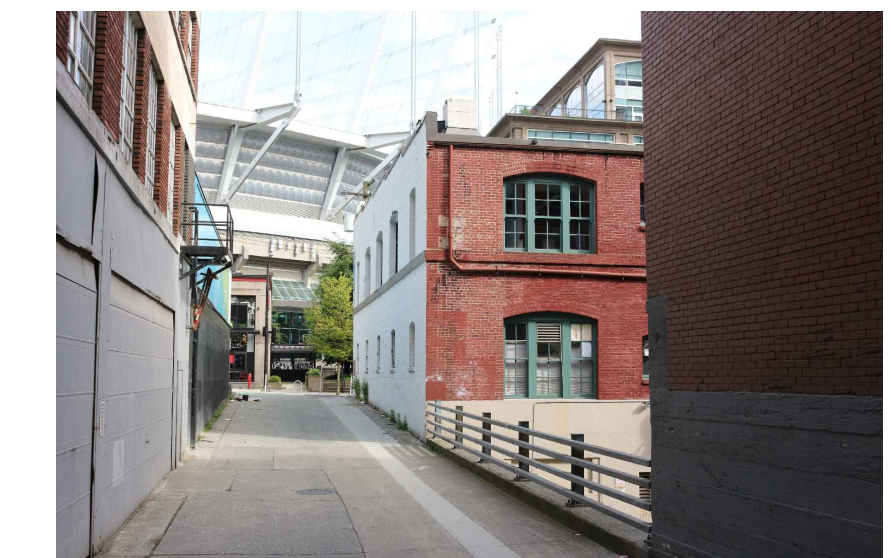
SITE CONDITIONS



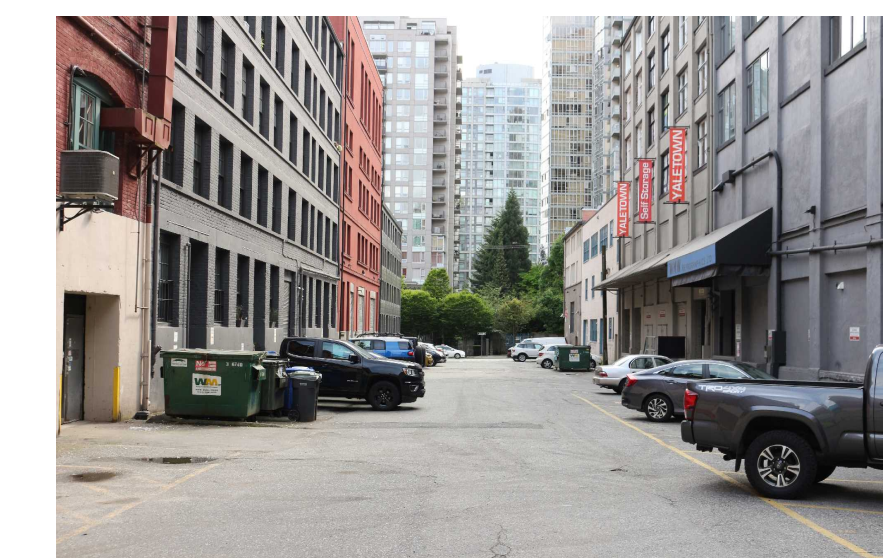
PERSPECTIVE LOOKING TOWARDS 837 BEATTY STREET FROM TERRY FOX PLAZA



PERSPECTIVE FROM 837 BEATTY STREET LOOKING TOWARDS TERRY FOX PLAZA



PERSPECTIVE FROM SIDE LANE LOOKING TOWARDS 837 BEATTY STREET



PERSPECTIVE FROM REAR LANE LOOKING TOWARDS SMITHE STREET

**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

Streetscape Analysis

NTS

A031

GENERAL NOTES - DEMOLITION

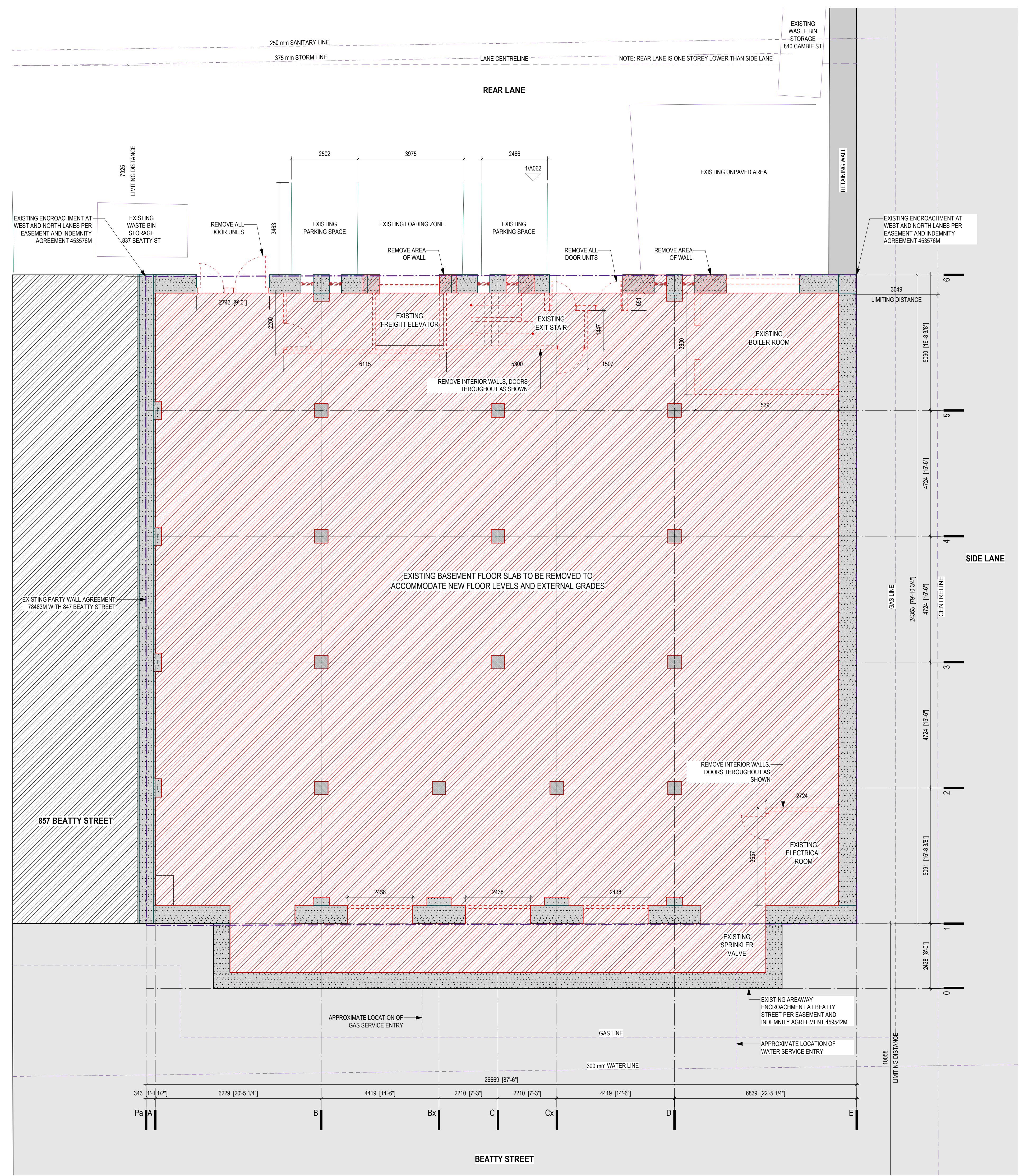
- MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.
- REFER TO CIVIL DRAWINGS FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE
- REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.
- REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL & ELECTRICAL DEMOLITION OR MODIFICATIONS.
- EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.
- MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.
- MAJOR WORKS BELOW GRADE: REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL WORKS.
- ANY UNFORESEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.
- WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.
- ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

GENERAL NOTES - HERITAGE RETENTION

- ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME.
- RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE
- RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR
- RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE, DECK AND SHEATHING
- RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.
- ALL TRIPLE ROW LOCK ARCHES AT WINDOWS WILL BE RETAINED IN PLACE.
- BRICK QUOINING WILL BE RETAINED.

LEGEND - DEMOLITION

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING TO BE REMOVED
- EXISTING AREA TO BE PRESERVED AND REUSED
- EXISTING TO BE PRESERVED AND RESTORED



© 2020 omb all rights reserved. The documents and design are an instrument of service and as such remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.

#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT



**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

Demolition Plan -
Basement
1:75

A050

GENERAL NOTES - DEMOLITION

MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.

REFER TO CIVIL DRAWINGS FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL & ELECTRICAL DEMOLITION OR MODIFICATIONS.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE: REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL WORKS.

ANY UNFORESEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

GENERAL NOTES - HERITAGE RETENTION

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE, DECK AND SHEATHING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

ALL TRIPLE ROW LOCK ARCHES AT WINDOWS WILL BE RETAINED IN PLACE.

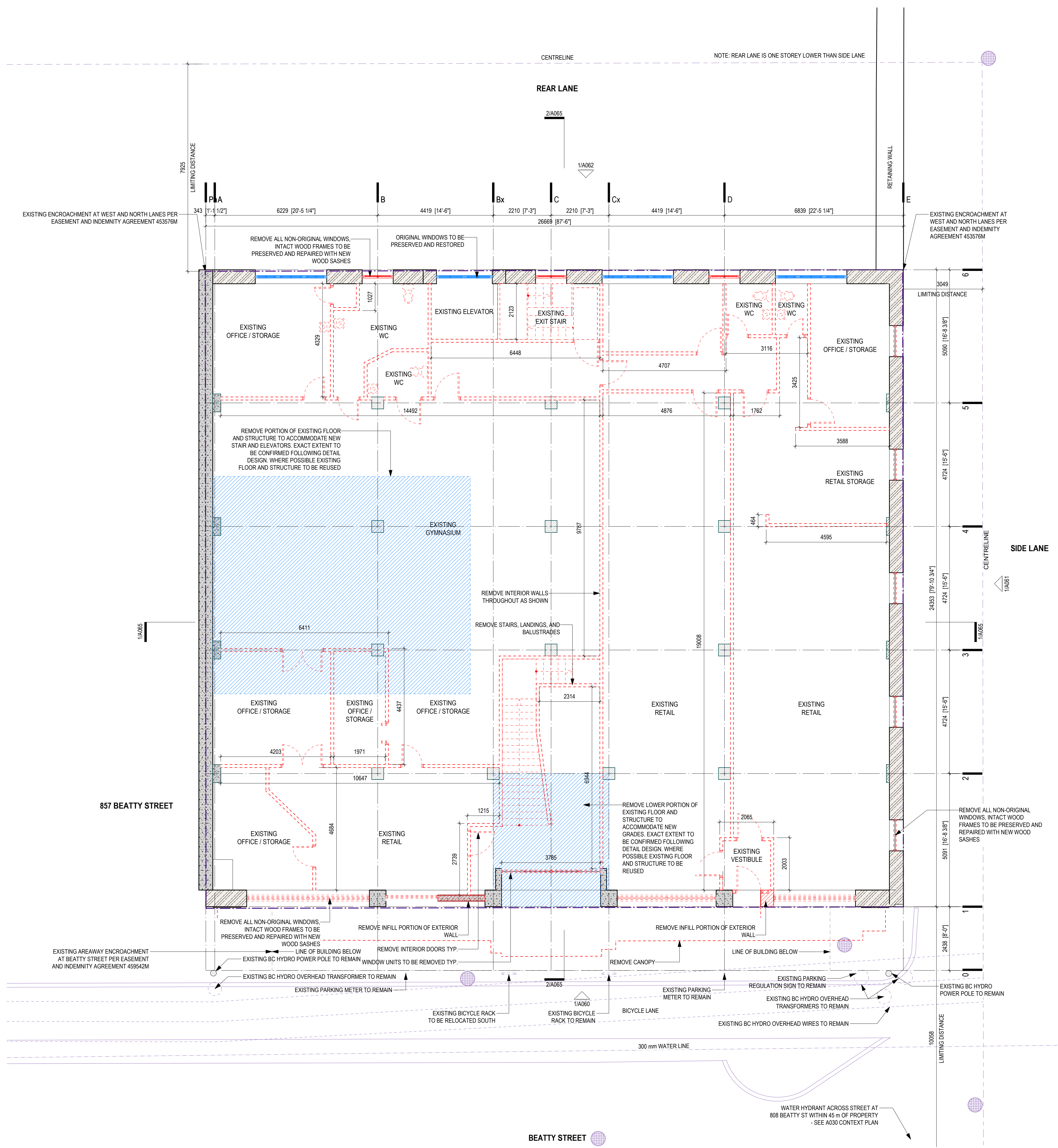
BRICK QUOINING WILL BE RETAINED.

LEGEND - DEMOLITION

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING TO BE REMOVED
- EXISTING AREA TO BE PRESERVED AND REUSED
- EXISTING TO BE PRESERVED AND RESTORED

© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.

#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT



GENERAL NOTES - DEMOLITION

MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.

REFER TO CIVIL DRAWINGS FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL & ELECTRICAL DEMOLITION OR MODIFICATIONS.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE: REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL WORKS.

ANY UNFORESEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.

GENERAL NOTES - HERITAGE RETENTION

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR





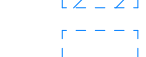
RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE, DECK AND SHEATHING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

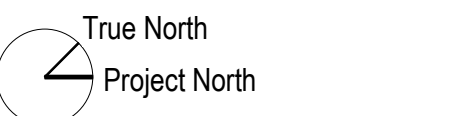
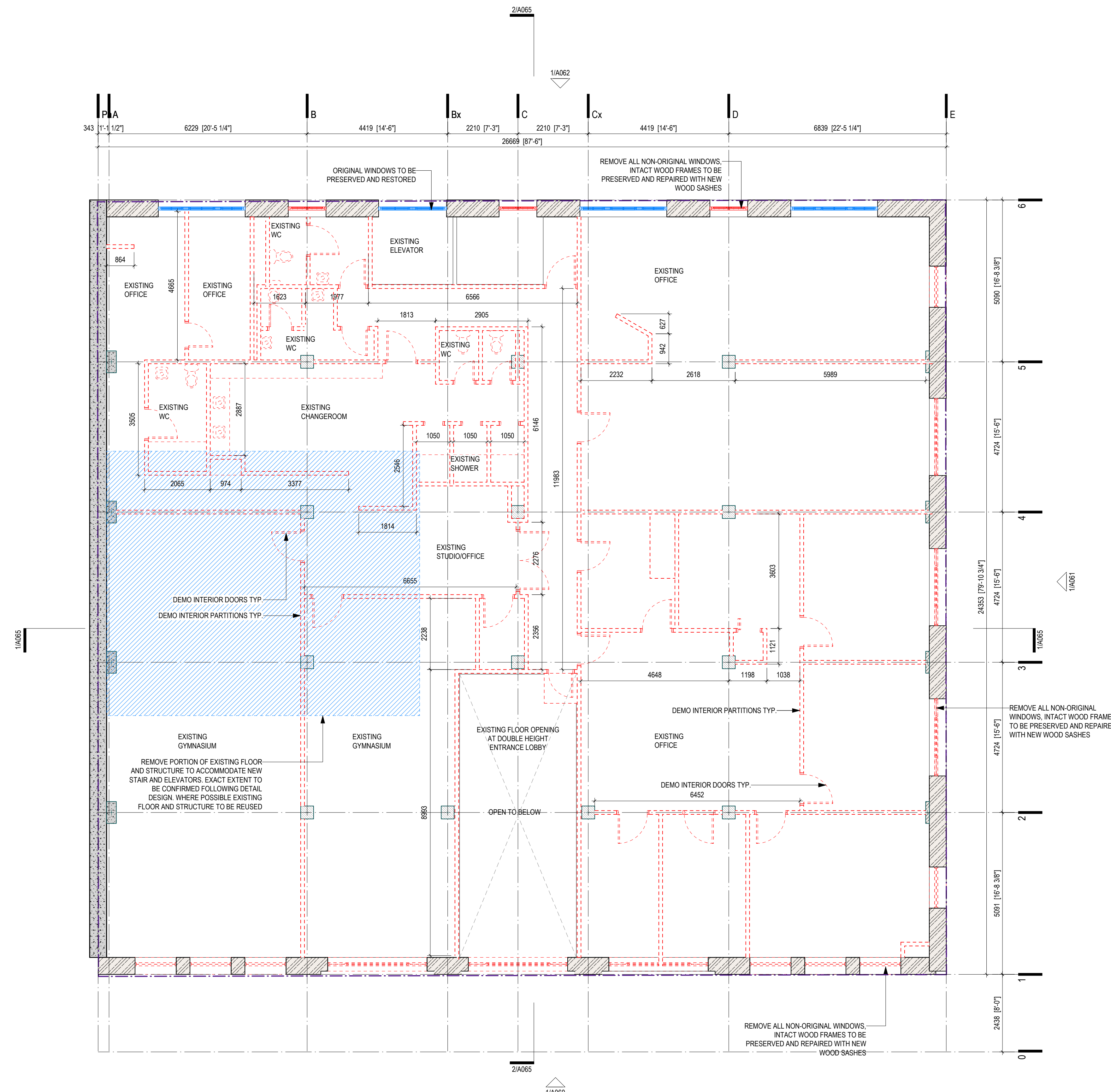
ALL TRIPLE ROW LOCK ARCHES AT WINDOWS WILL BE RETAINED IN PLACE.

BRICK QUOINING WILL BE RETAINED.

LEGEND - DEMOLITION

-  EXISTING TO BE RETAINED
-  EXISTING AREA TO BE REMOVED
-  EXISTING TO BE REMOVED
-  EXISTING AREA TO BE PRESERVED AND REUSED
-  EXISTING TO BE PRESERVED AND RESTORED

#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT



**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

Demolition Plan - Level 2
1:75

A052

GENERAL NOTES - DEMOLITION

MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.

REFER TO CIVIL DRAWINGS FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTINGS, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL & ELECTRICAL DEMOLITION OR MODIFICATIONS.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL WORKS.

ANY UNFORESEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

GENERAL NOTES - HERITAGE RETENTION

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE, DECK AND SHEATHING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

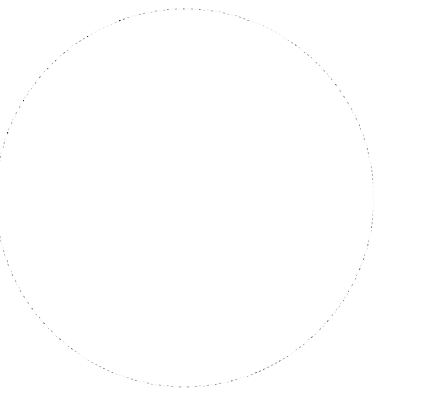
ALL TRIPLE ROW LOCK ARCHES AT WINDOWS WILL BE RETAINED IN PLACE.

BRICK QUOINING WILL BE RETAINED.

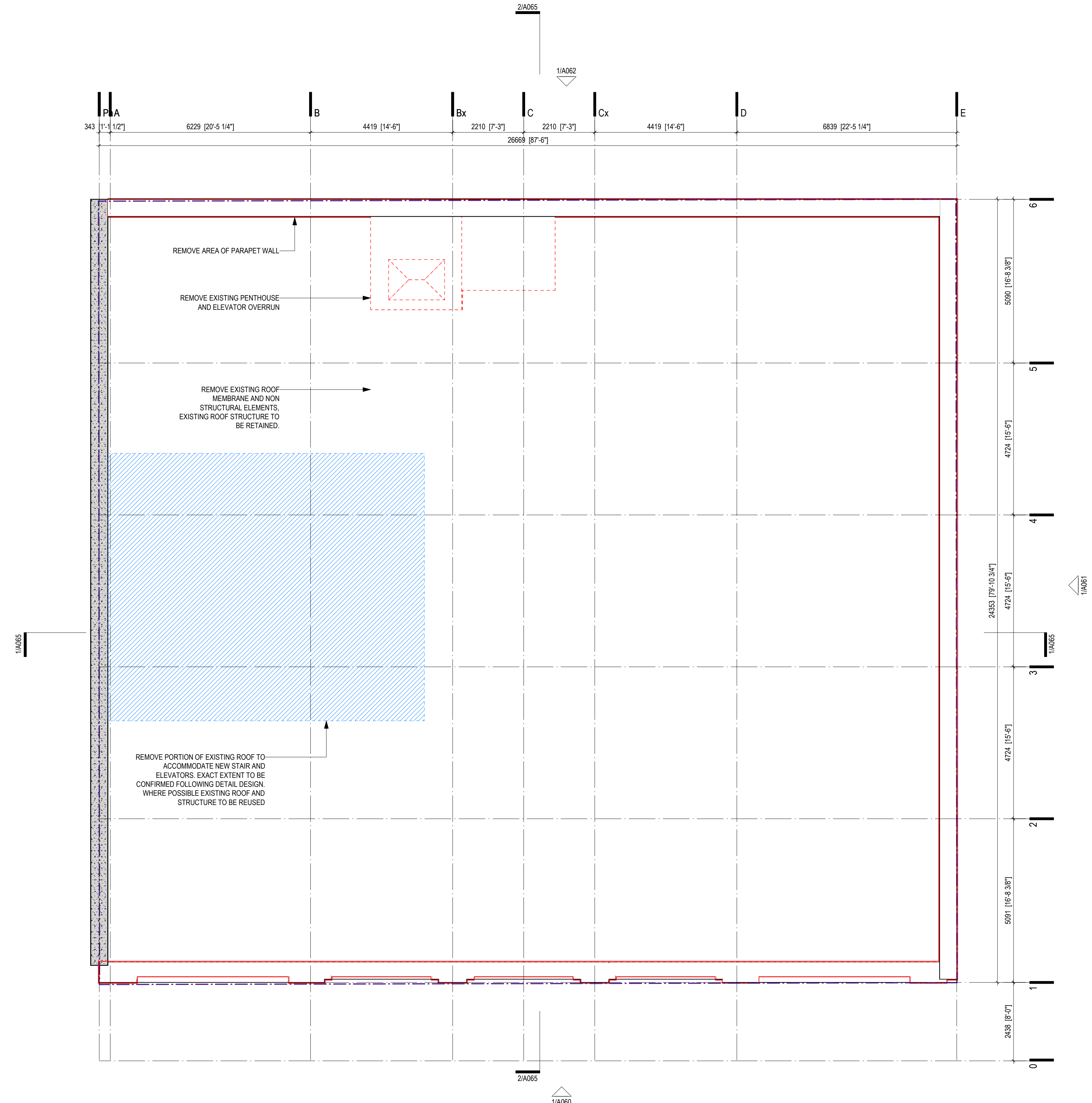
LEGEND - DEMOLITION

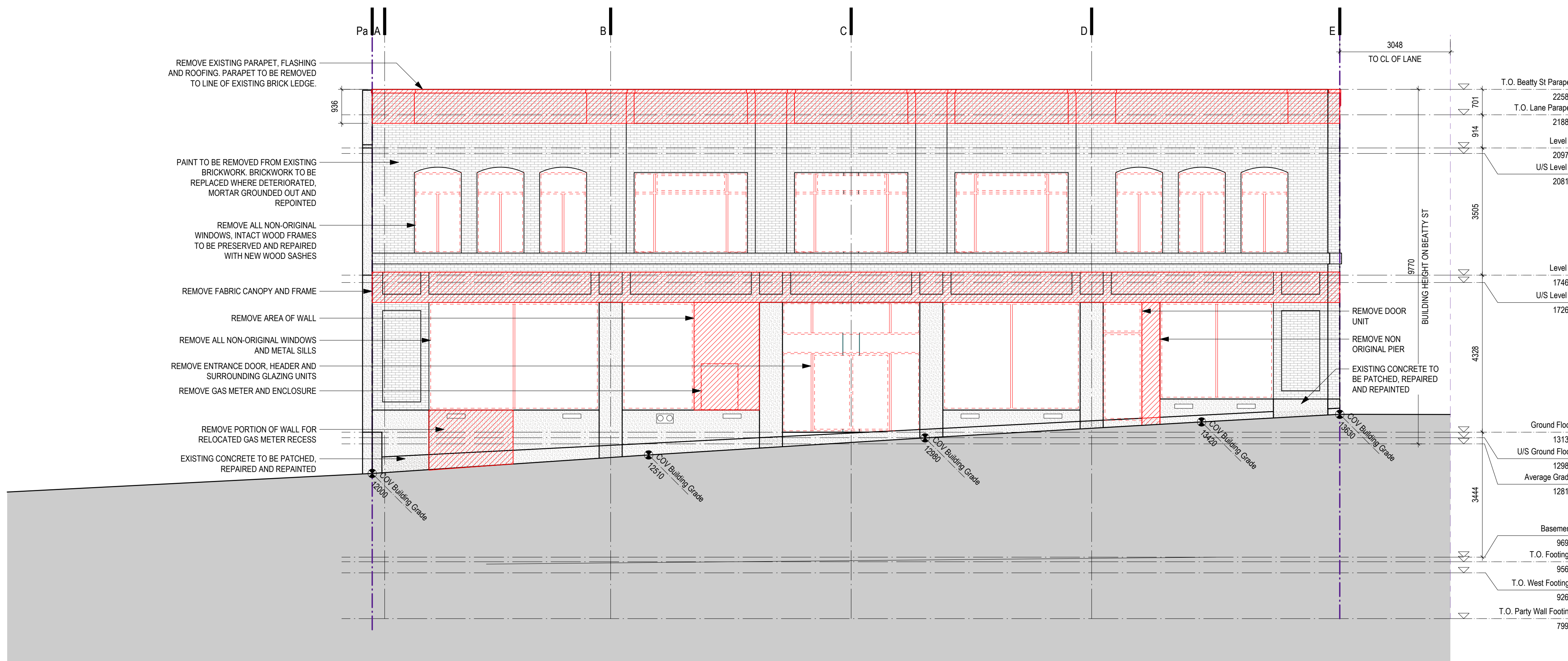
- EXISTING TO RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING TO BE REMOVED
- EXISTING AREA TO BE PRESERVED AND REUSED
- EXISTING TO BE PRESERVED AND RESTORED

© 2020 omb all rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.



#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT





2 Demolition Elevation - East (Beatty St)
1:75

GENERAL NOTES - DEMOLITION

MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.
REFER TO CIVIL DRAWINGS FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE
REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTINGS, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.
REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL & ELECTRICAL DEMOLITION OR MODIFICATIONS.
EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.
MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.
MAJOR WORKS BELOW GRADE: REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL WORKS.
ANY UNFORESEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.
WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.
ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

GENERAL NOTES - HERITAGE RETENTION

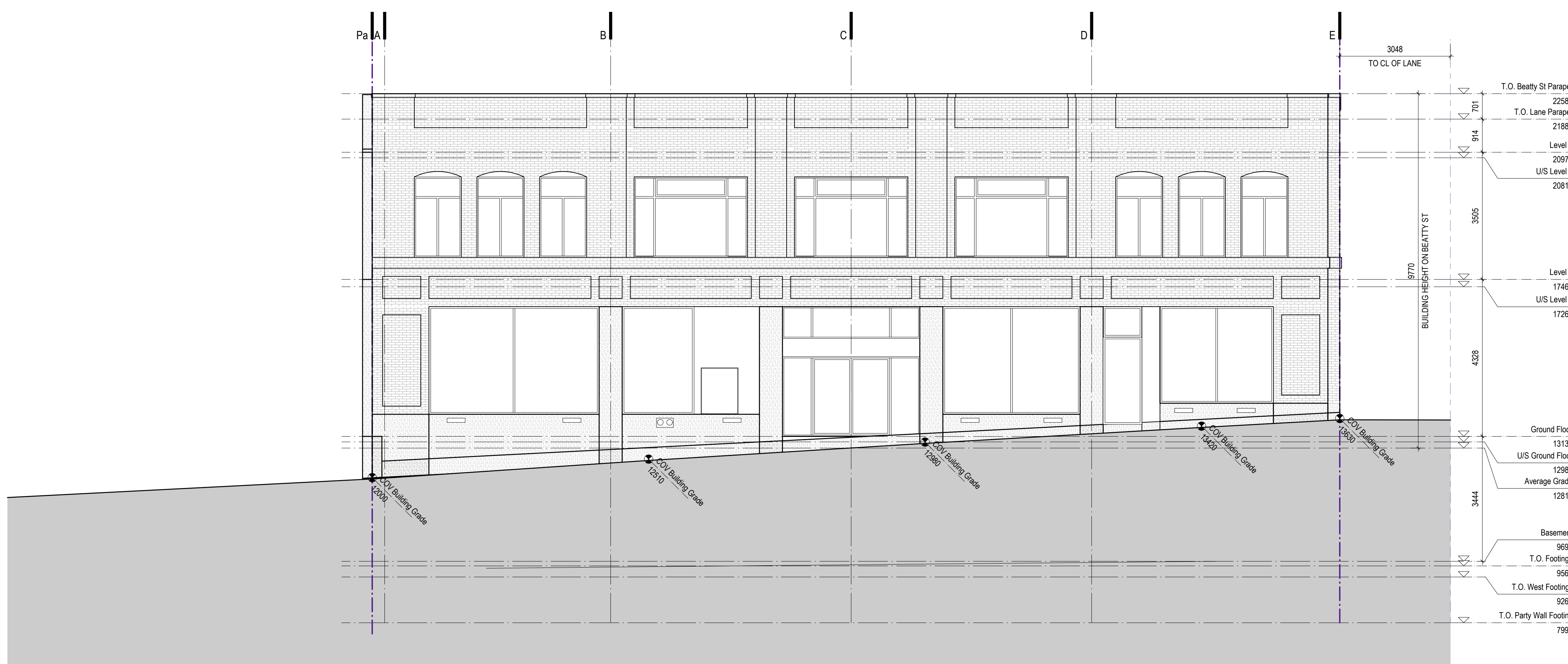
ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME.
RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE
RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR
RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE, DECK AND SHEATHING
RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.
ALL TRIPLE ROW LOCK ARCHES AT WINDOWS WILL BE RETAINED IN PLACE.
BRICK QUOINING WILL BE RETAINED.

LEGEND - DEMOLITION

- EXISTING TO RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING TO BE REMOVED
- EXISTING AREA TO BE PRESERVED AND REUSED
- EXISTING TO BE PRESERVED AND RESTORED

© 2020 omb all rights reserved. The documents and design are an instrument of service and all at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein. Any person using this drawing shall be responsible for verifying all existing dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.

#	DATE	DESCRIPTION
1	2020-07-09	DEVELOPMENT PERMIT



1 Existing Elevation - East (Beatty St)
1:75

**837 Beatty Street
Rehabilitation + Addition**
837 Beatty Street
Vancouver BC V6B 2M6
2019-031

Demolition Elevation - East (Beatty St)
1:75

A060