# BURRARD AND NELSON

## VOLUME 1 - ARCHITECTURAL, NEW CONSTRUCTION

## ISSUED FOR DEVELOPMENT PERMIT - AUGUST 25, 2017

REVISIONS

BT | A

BING THOM ARCHITECTS

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DRAWING DATE

Burrard and Nelson

PROJECT

COVER SHEET

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER

A000

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# BURRARD AND NELSON

## ABBREVIATIONS

| | |
|---|---|
| A/C | AIR CONDITIONING |
| AFFL | ABOVE FINISHED FLOOR LEVEL |
| ALT | ALTERNATIVE |
| AHU | AIR HANDLING UNIT |
| ALUM | ALUMINUM |
| ARCH | ARCHITECTURAL/ ARCHITECT |
| BD | BUILDINGS DEPARTMENT |
| BLDG | BUILDING |
| BMU | BUILDING MAINTENANCE UNIT |
| BOH | BACK OF HOUSE |
| BTM | BOTTOM |
| BL | BOUNDARY LINE |
| C/C | CENTER TO CENTER |
| C.C. | CENTER TO CENTER |
| CJ | CONSTRUCTION JOINT |
| CO | CLEAR OPENING |
| CONC | CONCRETE |
| C/S | CEMENT SAND |
| CURT | CURTAIN |
| DIA | DIAMETER |
| DIM | DIMENSION(S) |
| DIS | DISABLED |
| DIV | DIVISION |
| DN | DOWN |
| DWG | DRAWING(S) |
| EA | EACH |
| EAD | EXHAUST AIR DUCT |
| EXP JT | EXPANSION JOINT |
| EL | ELEVATOR |
| ELEC | ELECTRICAL |
| EQ | EQUAL |
| E&M | ELECTRICAL & MECHANICAL |
| FCL | FINISHED CEILING LEVEL |
| FCR | FIRE CONTROL ROOM |
| FE | FIRE EXTINGUISHER |
| FIN | FINISH |
| FFL | FINISHED FLOOR LEVEL |
| FE | FIRE EXTINGUISHER |
| FRR | FIRE RESISTANCE RATING |
| FD | FLOOR DRAIN |
| FL | FLOOR |
| FH | FIRE HYDRANT |
| FTG | FOOTING |
| FOH | FRONT OF HOUSE |
| FRR | FIRE RESISTANCE RATING |
| FS | FIRE SERVICES |
| FSD | FIRE SERVICES DEPARTMENT |
| FSI | FIRE SERVICE INLET |
| GL | GLASS |
| GLG | GLASS GUARDRAILS |
| GMS | GALVANIZED MILD STEEL |
| GYP | GYPSUM |
| H | HEIGHT |
| H/L | HIGH LEVEL |
| HR | HOSE REEL |
| HV | HIGH VOLTAGE |
| INCL | INCLUDING |
| JT | JOINT |
| LAM. | LAMINATED |
| LAV | LAVATORY |
| LEV. | LEVEL |
| L | LENGTH |
| LV | LOW VOLTAGE |
| LTG | LIGHTING |
| M&E | MECHANICAL AND ELECTRICAL |
| MVAC | MECHANICAL VENTILATION & AIR CONDITIONING |
| M-X | MIRROR |
| MAX | MAXIMUM |
| MCC | MOTOR CONTROL ROOM |
| MECH | MECHANICAL |
| MEZZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| MIN. | MINIMUM |
| M.H. | MANHOLE |
| MJ | MOVEMENT JOINT |
| M | METER(S) |
| MM | MILLIMETER(S) |
| MTL | METAL |
| NOM | NOMINAL |
| NO | NUMBER |
| NTS | NOT TO SCALE |
| PA | PUBLIC ADDRESS |
| P/D | PIPE DUCT |
| PS | PARTICULAR SPECIFICATION |
| R | RADIUS |
| RC | REINFORCED CONCRETE |
| REF DWG | REFERENCE DRAWING |
| RCP | REFLECTED CEILING PLAN |
| R.C.D.S. | REFER CONSERVATION DRAWING AND SPEC |
| R.L.D.S. | REFER LANDSCAPE DRAWING AND SPEC |
| REF | REFERENCE |
| RM | ROOM |
| RWO | RAINWATER OUTLET |
| RWP | RAINWATER PIPE |
| SECT | SECTION |
| SFL | STRUCTURAL FLOOR LEVEL |
| SHD | SHADES (SUNCONTROL) |
| SHT | SHEET |
| SIM | SIMILAR |
| S.O. | STRUCTURAL OPENING |
| SOP | SETTING OUT POINT |
| SPEC | SPECIFICATION |
| SUPP | SUPPLY |
| SS | STAINLESS STEEL |
| SSP | STAINLESS STEEL PICKLED |
| SK | SKETCH |
| ST | STAIR |
| STC | SOUND TRANSMISSION CLASSIFICATION |
| STD | STANDARD |
| STL | STEEL |
| STR | STAIR |
| STRUC | STRUCTURAL |
| TBC | TO BE CONFIRMED |
| TBE | TELECOMMUNICATIONS AND BROADCASTING |
| TOW | TOP OF WALL |
| THK | THICK |
| TYP | TYPICAL |
| TX | TRANSFORMER |
| UNO | UNLESS NOTED OTHERWISE |
| VOL | VOLUME |
| (W) | WIDE |
| W/ | WITH |
| WP | WATERPROOFING |
| WT | WEIGHT |
| W/O | WITHOUT |
| WD | WOOD |
| MC | MAIN CONTRACTOR |

## GENERAL REFERENCES

- PROJECT NORTH (NORTH ARROW)
- DETAIL MARK
- SECTION DRAWING REFERENCE (BUILDING SECTIONS)
- SECTION DRAWING REFERENCE (WALL & DETAIL SECTIONS)
- BREAK LINE

## MISCELLANEOUS SYMBOLS

- PROPERTY LINE
- GRID LINE
- ABOVE
- BEYOND
- BREAKLINE
- OPENING ABOVE
- OPENING BELOW
- WORK POINT
- GRID SET UP POINT
- WORK POINT
- STRUCTURAL FLOOR LEVEL
- FINNISH FLOOR LEVEL
- FINNISH FLOOR LEVEL
- STRUCTURAL FLOOR LEVEL
- ROOM NUMBER
- STAIRCASE NUMBER
- LIFT NUMBER
- INTERNAL FLOOR / CEILING FINISHES MARK (CODE LEGEND REFER DWG A104 / A111)
- INTERNAL WALL FINISHES MARK (CODE LEGEND REFER DWG A104/ A111)
- WALL TYPE MARK (CODE LEGEND REFER DWG A105)
- WINDOW MARK
- LOUVRE MARK
- METAL GRILLE MARK
- DOOR MARK
- LIGHTING TYPE (REFER HLB SPEC)

## NOTES

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS, ARCHITECTURAL, CIVIL, E&M AND LANDSCAPE DRAWINGS.
2. USE ONLY FIGURED DIMENSIONS. NO DIMENSIONS SHALL BE OBTAINED BY SCALING FROM THE DRAWINGS.
3. ALL WORKS BY MAIN CONTRACTOR UNLESS NOTED OTHERWISE.
4. ALL LEVELS IN mPD
5. SETTING OUT AND DETAIL OF ALL STRUCTURAL ELEMENTS REFER TO STRUCTURAL DWGS.
6. SETTING OUT OF BLOCKWORK WALLS ARE SHOWN ON ARCHITECTURAL DWGS
7. SETTING OUT OF E&M OPENINGS, PENETRATIONS, PLINTHS, KERBS, BUNDS, LIFTING BEAMS & HOOKS ETC. ARE SHOWN ON STRUC & E&M DWGS.
8. REFER TO BD & FSD APPROVED DWGS AND CONDITIONS, CURRENT BUILDINGS ORDINANCE AND REGULATIONS FOR FIRE SAFETY RELATED REQUIREMENTS.
   GMS SAFETY RAIL AROUND ALL OPENINGS LARGER THAN 500X500MM.

## GENERAL NOTES

**CPTED**

**(I) THEFT IN U/G PARKADE**
THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE. ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(II) RESIDENTIAL BREAK + ENTER**
24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB. FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(III) MAIL THEFT**
THE CONCIERGE MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(IV) MISCHIEF IN ALCOVE AND VANDALISM**
BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

**LIGHTING AND ACOUSTIC IMPACT**

SITE AND FAÇADE LIGHTING WILL BE DESIGNED TO MINIMIZE LIGHT POLLUTION ON NEW AND EXISTING RESIDENCES. THERE WILL BE NO UPLIGHTING ON THE EXTERIOR LANDSCAPES. WHERE ARCHITECTURAL LIGHTING IS BEING PROVIDED FOR EXTERIOR ENHANCEMENT, LUMINAIRES WILL BE GENERALLY DIRECTED INBOARD OF THE PROPERTY LINE TO ILLUMINATE BUILDING SURFACES. WHERE NECESSARY, CUT-OFF LENSES WILL BE PROVIDED TO MITIGATE LIGHT POLLUTION.

TO MITIGATE ACOUSTIC IMPACT, RESIDENTIAL BUILDING ENVELOPES WILL BE DESIGNED WITH SPECIFICATIONS THAT ADHERE TO THE ACOUSTIC ENVIRONMENTAL NOISE CRITERIA OUTLINED IN THE ACOUSTIC REPORT. ACOUSTIC FEATURES SUCH AS SILENCERS WILL BE PROVIDED ON EXTERIOR MECHANICAL EQUIPMENT TO MITIGATE NOISE IMPACTS FOR NEW AND EXISTING RESIDENCES.

REVISIONS

BT | A
BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION
WORK ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION
DESIGN DRAWINGS WITH UNLESS REVISED HEREIN

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| KC | SH | AJ/SM | |

DRAWING DATE

Burrard and Nelson

PROJECT

PROJECT CONTACTS & LEGENDS

TITLE

PROJECT No | ISSUE No
CADD FILE
DRAWING NUMBER

## DRAWING LIST

| SHEET NUMBER | SHEET NAME | Scale |
|---|---|---|
| 000 - Cover Sheet | | |
| (A000) COVER SHEET | | |
| A000 | COVER SHEET | |
| 100 - Site/Context/Schedule | | |
| (A100-119) SITE INFO | | |
| A100 | PROJECT CONTACTS & LEGENDS | NTS |
| A102 | PROJECT DATA & STATS | NTS |
| A103 | URBAN CONTEXT PLAN AND SECTIONS | VARIES |
| A104 | NEIGHBOURHOOD CONTEXT PLAN | 1:500 |
| A105 | STREETSCAPE PHOTOS | NTS |
| A106 | CITY BUILDING GRADES PLAN | NTS |
| A107 | SITE SURVEY PLAN | NTS |
| A108 | BASE PLANE CALCULATIONS | 1:125 |
| A109 | SITE PLAN | 1:125 |
| A110 | BURRARD AND NELSON STREET CONTEXT PLAN/ELEVATION | NTS |
| 200FSR - FSR Overlays | | |
| (A200FSR) PODIUM & CONDO TOWER | | |
| A200FSR | OVERALL PLAN / FSR OVERLAY - LEVEL P7 & P6 | 1:125 |
| A201FSR | OVERALL PLAN / FSR OVERLAY - LEVEL P5 & P4 | 1:125 |
| A202FSR | OVERALL PLAN / FSR OVERLAY - LEVEL P3 & P2 | 1:125 |
| A203FSR | OVERALL PLAN / FSR OVERLAY - LEVEL P1 & 0 | 1:125 |
| A204FSR | OVERALL PLAN / FSR OVERLAY - LEVEL 0 MEZZANINE | 1:125 |
| A205FSR | OVERALL PLAN / FSR OVERLAY - LEVEL 1 | 1:125 |
| A206FSR | OVERALL PLAN / FSR OVERLAY - LEVEL 2 | 1:125 |
| A207FSR | OVERALL PLAN / FSR OVERLAY - LEVEL 3 | 1:125 |
| A208FSR | OVERALL PLAN / FSR OVERLAY - LEVEL 4 | 1:125 |
| A209FSR | OVERALL PLAN / FSR OVERLAY - LEVEL 5 | 1:125 |
| A210FSR | OVERALL PLAN / FSR OVERLAY - RENTAL L1-ROOF | 1:125 |
| A211FSR | OVERALL PLAN / FSR OVERLAY - CONDO L6-L9 (ATYPICALS) | 1:125 |
| A212FSR | OVERALL PLAN - CONDO L10-L13 (ATYPICALS) | 1:125 |
| A213FSR | OVERALL PLAN / FSR OVERLAY - LEVEL 14 - 55 (6/4/2 UNIT FLOORS) | 1:125 |
| A214FSR | OVERALL PLAN / FSR OVERLAY - CONDO PENTHOUSE + ROOF PLANS | 1:125 |
| 200 - Floorplans | | |
| (AP200) PARKADE | | |
| AP200 | ENLARGED FLOOR PLANS - PARKADE LEVEL P7 | 1:75 |
| AP201 | ENLARGED FLOOR PLANS - PARKADE LEVEL P6 | 1:75 |
| AP202 | ENLARGED FLOOR PLANS - PARKADE LEVEL P5 | 1:75 |
| AP203 | ENLARGED FLOOR PLANS - PARKADE LEVEL P4 | 1:75 |
| AP204 | ENLARGED FLOOR PLANS - PARKADE LEVEL P3 | 1:75 |
| AP205 | ENLARGED FLOOR PLANS - PARKADE LEVEL P2 | 1:75 |
| AP206 | ENLARGED FLOOR PLANS - PARKADE LEVEL P1 | 1:75 |
| AP207 | ENLARGED FLOOR PLANS - PARKADE LEVEL 0 | 1:75 |
| AP208 | ENLARGED FLOOR PLANS - PARKADE LEVEL 0 MEZZANINE | 1:75 |
| (AT200) PODIUM & CONDO TOWER | | |
| AT200 | ENLARGED FLOOR PLAN - PODIUM LEVEL 1 | 1:75 |
| AT201 | ENLARGED FLOOR PLAN - PODIUM LEVEL 2 | 1:75 |
| AT202 | ENLARGED FLOOR PLAN - PODIUM LEVEL 3 | 1:75 |
| AT203 | ENLARGED FLOOR PLAN - PODIUM LEVEL 4 | 1:75 |
| AT204 | ENLARGED FLOOR PLAN - PODIUM LEVEL 5 | 1:75 |
| AT205 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 5 (AMENITIES) | 1:75 |
| AT206 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 6 (ATYPICAL FLOOR) | 1:50 |
| AT207 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 7 (ATYPICAL FLOOR) | 1:50 |
| AT208 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 8 (ATYPICAL FLOOR) | 1:50 |
| AT209 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 9 (ATYPICAL FLOOR) | 1:50 |
| AT210 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 10 (ATYPICAL FLOOR) | 1:50 |
| AT211 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 11 (ATYPICAL FLOOR) | 1:50 |
| AT212 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 12 (ATYPICAL FLOOR) | 1:50 |
| AT213 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 13 (ATYPICAL FLOOR) | 1:50 |
| AT214 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 18 - 39 (6-UNIT) | 1:50 |
| AT215 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 40 - 52 (4-UNIT) | 1:50 |
| AT216 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 53, 54, 56 (2-UNIT) | 1:50 |
| AT217 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 55 (2-UNIT CROSSOVER) | 1:50 |
| AT218 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 57 (PENTHOUSE) | 1:50 |
| AT219 | ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 58 (PH ROOF DECK) | 1:50 |
| AT220 | ENLARGED FLOOR PLAN - CONDO TOWER COOLING TOWER ROOF | 1:50 |
| AT221 | ENLARGED FLOOR PLAN - CONDO TOWER OVERALL ROOF | 1:50 |
| 200 - Floorplans | | |
| (AR200) RENTAL | | |
| AR200 | ENLARGED FLOOR PLAN - RENTAL HOUSING LEVEL 01R | 1:50 |
| AR201 | ENLARGED FLOOR PLAN - RENTAL HOUSING LEVEL 02R | 1:50 |
| AR202 | ENLARGED FLOOR PLAN - RENTAL HOUSING LEVEL 03R & 04R | 1:50 |
| AR203 | ENLARGED FLOOR PLAN - RENTAL HOUSING LEVEL 05R - 07R | 1:50 |
| AR204 | ENLARGED FLOOR PLAN - RENTAL HOUSING ROOF DECK & OVERALL ROOF | 1:50 |

## DRAWING LIST

| SHEET NUMBER | SHEET NAME | Scale |
|---|---|---|
| 300 - Building Sections | | |
| (A300) BUILDING SECTIONS | | |
| A300 | BUILDING SECTIONS | 1:200 |
| A301 | BUILDING SECTIONS | 1:200 |
| A302 | BUILDING SECTIONS | 1:200 |
| A310 | BUILDING SECTIONS | 1:125 |
| A311 | BUILDING SECTIONS | 1:125 |
| A312 | BUILDING SECTIONS | 1:125 |
| A313 | BUILDING SECTIONS | 1:125 |
| A314 | BUILDING SECTIONS | 1:125 |
| (AT300) PODIUM & CONDO TOWER | | |
| AT320 | ENLARGED BUILDING SECTIONS - CONDO TOWER | 1:50 |
| AT321 | ENLARGED BUILDING SECTIONS - CONDO TOWER | 1:50 |
| 300 - Building Sections | | |
| (AR300) RENTAL | | |
| AR300 | ENLARGED BUILDING SECTIONS - RENTAL | 1:50 |
| AR301 | ENLARGED BUILDING SECTIONS - RENTAL | 1:50 |
| 400 - Elevations | | |
| (A400) BUILDING ELEVATIONS | | |
| A400 | BUILDING ELEVATIONS - EAST | 1:200 |
| A401 | BUILDING ELEVATIONS - SOUTH | 1:200 |
| A402 | BUILDING ELEVATIONS - WEST | 1:200 |
| A403 | BUILDING ELEVATIONS - NORTH | 1:200 |
| (AT400) PODIUM & CONDO TOWER | | |
| AT400 | ENLARGED BUILDING ELEVATION - PODIUM | 1:75 |
| AT401 | ENLARGED BUILDING ELEVATION - PODIUM | 1:75 |
| AT402 | ENLARGED BUILDING ELEVATION - PODIUM | 1:75 |
| AT403 | ENLARGED BUILDING ELEVATION - PODIUM | 1:75 |
| 400 - Elevations | | |
| (AR400) RENTAL | | |
| AR400 | ENLARGED BUILDING ELEVATION - RENTAL | 1:50 |
| AR401 | ENLARGED BUILDING ELEVATION - RENTAL | 1:50 |
| AR402 | ENLARGED BUILDING ELEVATION - RENTAL | 1:50 |
| 800 - Wall Sections | | |
| (AT800) PODIUM & CONDO TOWER | | |
| AT800 | WALL SECTIONS - PODIUM | 1:50 |
| AT840 | WALL SECTION & ELEVATION CONDO TOWER - SOUTH CUTOUT | 1:50 |
| AT841 | WALL SECTION & ELEVATION CONDO TOWER - EAST CUTOUT | 1:50 |
| AT842 | WALL SECTION & ELEVATION CONDO TOWER WEST CUTOUT | 1:50 |
| D1800 - Exterior Details | | |
| (AT1800+) PODIUM & CONDO TOWER | | |
| AT1861 | EXTERIOR DETAILS - BMU | VARIES |
| LT000 - Lighting | | |
| LT000 LIGHTING | | |
| LT001 | PLAZA LEVEL LANDSCAPE LIGHTING | NTS |
| LT002 | FACADE LIGHTING | NTS |
| LT003 | ROOF LIGHTING | NTS |
| C000 - Civil | | |
| C000 - CIVIL | | |
| C001 | PRELIMINARY STORMWATER MANAGEMENT PLAN | NTS |
| C002 | PRELIMINARY SERVICING PLAN | NTS |

| | | |
|---|---|---|
| 4 | [illegible] | [illegible] |
| 3 | [illegible] | [illegible] |
| 2 | [illegible] | [illegible] |
| 1 | [illegible] | [illegible] |
| No. | [illegible] | [illegible] |

REVISIONS

BT | A

BING THOM ARCHITECTS

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REFERENCE DRAWINGS WITH SUFFIX REVISION NUMBER

[illegible]

| DRAWN BY | CHK | INIT | SCALE |
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| NS | ET | AJSH | |
| | | | DRAWING DATE |
| | | | [illegible] |

Burrard and Nelson

PROJECT

DRAWING INDEX

TITLE

PROJECT No [illegible] | ISSUE No

CADD FILE -

DRAWING NUMBER

A101

**BINGTHOM** ARCHITECTS

FIRST BAPTIST CHURCH PROPERTY

Building Program

## Summary of Gross Area Take-Offs

| Category | | TOTAL GROSS AREA (SF) | EXCLUSIONS (SF) | TOTAL FSI (SF) |
|---|---|---|---|---|
| Above Grade | Total Church - Existing Heritage + Transformed Annex | 38,462 | 700 | 38,462 |
| | Total Church - New Construction | 44,297 | | 44,297 |
| | Total Condo Gross Area | 477,036 | 17,064 | 459,948 |
| | Total CRU Space (At Condo + Heritage) Gross Area | 998 | 0 | 998 |
| | Total Gross Rental Housing | 46,475 | 1,282 | 45,193 |
| | Total Shared Program (Garbage & Loading Area) | 1,588 | 1,588 | 0 |
| Below Grade Parking/Mech. (L0 New Construction + P1+P2.5 Levels) | | 287,806 | 287,806 | 0 |
| TOTAL GROSS AREA (Above Grade) | | 605,788 | | |
| TOTAL GROSS AREA (Above and Below Grade) | | 893,594 | | |
| TOTAL EXCLUSION AREA | | | 20,699 | |
| TOTAL FSR AREA | | | | 585,098 |
| SITE AREA | | | | 51,909 |
| FSR | | | | 11.27 |

* Existing Heritage + Annex GFA area is 38,950 SF.

## BELOW GRADE & PARKING DATA SUMMARY

| LEVEL | GROSS FLOOR AREA (SF) | PARKING STALL | NOTES | | |
|---|---|---|---|---|---|
| LO-M | 17,760 | 0 | | | |
| LO | 33,942 | 96 | Parking Spaces (Tower) Includes | 510 | 1.54 Spaces / Units |
| P1 | 34,547 | 74 | Parking Private Carshare | 3 | |
| P2 | 34,517 | 64 | Reset Charging Stations | 2 | |
| P3 | 34,517 | 66 | Parking Spaces (Rental) | 31 | 0.51 Spaces / Units |
| P4 | 34,517 | 66 | Parking Spaces (Non Residential) | 49 | |
| P5 | 34,517 | 67 | Parking Public Carshare | 2 | |
| P6 | 34,517 | 67 | | | |
| P7 | 25,278 | 72 | Residential Tower FSR / Number of Units | 459,948 / 331 | |
| Total | 287,806 | 562 | Residential Rental FSR / Number of Units | 45,193 / 61 | |

## BIKE DATA SUMMARY

| USE | BIKE STALL Required | Proposed | | DIM. | DI CHARGE / LEVEL |
|---|---|---|---|---|---|
| RESIDENTIAL | 502 | 505 | | | |
| Rental | 76 | 76 | LOR | (Below Grade) | |
| Condo | 414 | 417 | * LOR | (Below Grade) | |
| Private Bike Share | 12 | 12 | | | |
| NON-RESIDENTIAL Daycare, Office | 1 | 16 | LOR | (Below Grade) | |
| Total | 503 | 521 | | | |

* Exceeding the minimum requirements.

## LOADING DATA SUMMARY

| | CLASS A | CLASS B | CLASS C |
|---|---|---|---|
| REQUIRED | 0 | 0 | 0 |

## FBC - PARKING + LOADING + BIKE STORAGE DATA

08.25.2017

### CONDO (Market Residential)

| SCHEMES | PROPOSED | |
|---|---|---|
| FSR AREA | 459,948 | |
| UNIT MIX | | |
| 1-bedroom | 1 | 46 |
| 2-bedroom | 154 | |
| 3-bedroom | 176 | |
| Total | 331 | |
| | REQUIRED | PROVIDED |
| REQUIREMENT: Lesser of 1 per 140 SM or 1 per unit | | |
| CONDO PARKING STALLS | 305 | 510 |
| REQUIREMENT: (1.25 X Units) | | |
| BIKE STALLS - CLASS A | 414 | 417 |
| REQUIREMENT: (6 Per Use) | | |
| BIKE STALLS - CLASS B | 6 | 6 |
| PER GREEN MOBILITY PLAN | | |
| BIKE STALLS - PRIVATE SHARE PROGRAM | | 12 |
| CONDO BIKE STALLS | | 435 |

### RENTAL BLDG (Non-Market Residential)

| SCHEMES | PROPOSED | |
|---|---|---|
| FSR AREA | 45,193 | |
| UNIT MIX | | |
| Bachelor | | 15 |
| 1-bedroom | | 27 |
| 2-bedroom | | 19 |
| 3-bedroom | | 3 |
| Total | | 61 |
| | REQUIRED | PROVIDED |
| REQUIREMENT: Lesser of 1 per 140 SM or 1 per unit | | |
| RENTAL BLDG PARKING STALLS | 31 | 31 |
| REQUIREMENT: (1.25 X No. of Units) | | |
| BIKE STALLS - CLASS A | 76 | 76 |
| REQUIREMENT: (6 Per Use) | | |
| BIKE STALLS - CLASS B | 6 | 6 |
| RENTAL BLDG BIKE STALLS | | 82 |

### FBC - CHURCH (New Non-Residential)

| SCHEMES | PROPOSED | |
|---|---|---|
| FSR AREA | 44,297 | |
| | REQUIRED | PROVIDED |
| REQUIREMENT: (Min. Max/ rate of 140/115 spaces per SM) | | |
| PARKING (MINIMUM) | 28 | |
| PARKING (MAXIMUM) | 36 | |
| FBC - CHURCH PARKING (ALL) | | 49 (TOTAL FBC) |
| REQUIREMENT: (CLASS A - 1.25 X Units) | | |
| BIKE STALLS - CLASS A | 1 | 16 |
| REQUIREMENT: (CLASS B - 6 Per Use) | | |
| BIKE STALLS - CLASS B | 6 | 6 |
| FBC - CHURCH BIKE STALLS (ALL) | | 22 |

### FBC - CHURCH (Heritage+Transformed Annex - HA)

| SCHEMES | PROPOSED | |
|---|---|---|
| FSR AREA | 38,962 | |
| | REQUIRED | PROVIDED |
| REQUIRED (* No Parking Requirement) | | |
| PARKING (MINIMUM) | N/A | |
| PARKING (MAXIMUM) | 28 | See Above |
| FBC - CHURCH | | |
| REQUIREMENT: (*No Bike Stall Requirement) | | |
| BIKE STALLS - CLASS A | N/A | 0 |
| BIKE STALLS - CLASS B | N/A | 0 |

### FBC - CRU (Non-residential)

| SCHEMES | PROPOSED | |
|---|---|---|
| FSR AREA | 998 | |
| | REQUIRED | PROVIDED |
| REQUIRED (Min. Max/ rate of 140/115 spaces per SM) | | |
| PARKING (MINIMUM) | 1 | |
| PARKING (MAXIMUM) | 1 | See Above |
| FBC - CHURCH | | |
| REQUIREMENT: (*No Bike Stall Requirement) | | |
| BIKE STALLS - CLASS A | N/A | 0 |
| BIKE STALLS - CLASS B | N/A | 0 |

### PARKING AND BIKE STORAGE SUMMARY

| SCHEMES | CURRENT PROPOSED |
|---|---|
| BELOW GRADE PARKADE AREA | 287,806 |
| No OF BELOW GRADE STORIES | 2.5 STOREYS PARKING + 1 STOREY MECHANICAL (MEZZ.) |
| TOTAL STOREYS | 3.5 |
| TOTAL PARKING * | 592 |
| CONDO PARKING | 510 |
| Includes: 3 PRIVATE CAR STALLS (per GREEN MOBILITY PLAN) and CHARGED CHARGING STATION | |
| RENTAL PARKING | 31 |
| CHURCH (INSTITUTIONAL) | 49 |
| Includes: | |
| REQ. HERITAGE MAX. | |
| REQ. NEW NON-RESIDENTIAL | |
| REQ. CRU | |
| REQ. DAYCARE PARKING (5 STAFF + 2 VISITOR) | |
| PUBLIC CAR SHARE | 2 |
| * Parking Numbers include required Accessible Stalls counted at 1:1 ratio | |
| TOTAL BIKE STALLS ** (CLASS A + CLASS B) | 539 |
| CLASS A | |
| CONDO BIKE STALLS | 417 |
| RENTAL BIKE STALLS | 76 |
| CHURCH (INSTITUTIONAL) | 16 |
| CLASS B | |
| CONDO BIKE STALLS | 6 |
| RENTAL BIKE STALLS | 6 |
| CHURCH (INSTITUTIONAL) | 6 |
| PRIVATE BIKE SHARE STALLS (CONDO RESIDENTS ONLY - per GREEN MOBILITY) | 12 |

** All Residential Bike Storage will be provided at Below Grade Parkade Mezzanine (Level LO-M)
All Church and Retail bike storage will provide at LO

| SCHEMES | REQUIRED | CURRENT PROPOSED |
|---|---|---|
| LOADING * | | |
| CLASS A | 0 | 0 |
| CLASS B | 4 | 2 |
| CLASS C | 0 | 0 |

* Per Engineering Conditions Response - Church Operations, will have limited loading demand for Class B based on functional requirements, the proposed loading numbers are anticipated to be sufficient to serve the project. Refer to Comments in Engineering Conditions. A Loading Management Plan can be provided as required for DP application

## UNIT MIX - PROPOSED

BUILDING HEIGHT : 556'+30' Appurtenance
No. Of STOREYS : 57

BUILDING HEIGHT: 60'
No. Of STOREYS: 7

| | CONDO | | | | RENTAL | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 130 | 150 | 36 | 331 | 16 | 22 | 19 | 6 | 61 |
| Level | Unit 1B | 2B | 3B+ | Totals | Unit BACH | 1B2 | 2B | 3B+ | Totals |
| 0 | | | | - | | | | | - |
| 1 | | | | - | | | | | - |
| 1M* | | | | - | 1 | - | 3 | 2 | 6 |
| 02 | | | | - | 2 | 2 | - | 1 | 5 |
| 03 | | | | - | 3 | 4 | 2 | 1 | 10 |
| 04 | | | | - | 3 | 4 | 2 | 1 | 10 |
| 05 | 1 | 1 | - | 2 | 2 | 4 | 4 | - | 10 |
| 06 | 4 | 3 | - | 7 | 2 | 4 | 4 | - | 10 |
| 07 | 4 | 3 | - | 7 | 2 | 4 | 4 | - | 10 |
| 08 | 4 | 3 | - | 7 | Roof | - | - | - | - |
| 09 | 4 | 3 | - | 7 | | | | | |
| 10 | 4 | 4 | - | 8 | | | | | |
| 11 | 4 | 4 | - | 8 | | | | | |
| 12 | 4 | 4 | - | 8 | | | | | |
| 13 | 4 | 4 | - | 8 | | | | | |
| 14 | 4 | 4 | - | 8 | | | | | |
| 15 | 4 | 4 | - | 8 | | | | | |
| 16 | 4 | 4 | - | 8 | | | | | |
| 17 | 4 | 4 | - | 8 | | | | | |
| 18 | 4 | 4 | - | 8 | | | | | |
| 19 | 4 | 4 | - | 8 | | | | | |
| 20 | 4 | 4 | - | 8 | | | | | |
| 21 | 4 | 4 | - | 8 | | | | | |
| 22 | 4 | 4 | - | 8 | | | | | |
| 23 | 4 | 4 | - | 8 | | | | | |
| 24 | 4 | 4 | - | 8 | | | | | |
| 25 | 4 | 4 | - | 8 | | | | | |
| 26 | 4 | 4 | - | 8 | | | | | |
| 27 | 4 | 4 | - | 8 | | | | | |
| 28 | 4 | 4 | - | 8 | | | | | |
| 29 | 4 | 4 | - | 8 | | | | | |
| 30 | 4 | 4 | - | 8 | | | | | |
| 31 | 4 | 4 | - | 8 | | | | | |
| 32 | 4 | 4 | - | 8 | | | | | |
| 33 | 4 | 4 | - | 8 | | | | | |
| 34 | 4 | 4 | - | 8 | | | | | |
| 35 | 4 | 4 | - | 8 | | | | | |
| 36 | 4 | 4 | - | 8 | | | | | |
| 37 | 4 | 4 | - | 8 | | | | | |
| 38 | 4 | 4 | - | 8 | | | | | |
| 39 | 4 | 4 | - | 8 | | | | | |
| 40 | - | 2 | 2 | 4 | | | | | |
| 41 | - | 2 | 2 | 4 | | | | | |
| 42 | - | 2 | 2 | 4 | | | | | |
| 43 | - | 2 | 2 | 4 | | | | | |
| 44 | - | 2 | 2 | 4 | | | | | |
| 45 | - | 2 | 2 | 4 | | | | | |
| 46 | - | 2 | 2 | 4 | | | | | |
| 47 | - | 2 | 2 | 4 | | | | | |
| 48 | - | 2 | 2 | 4 | | | | | |
| 49 | - | 2 | 2 | 4 | | | | | |
| 50 | - | 2 | 2 | 4 | | | | | |
| 51 | - | 2 | 2 | 4 | | | | | |
| 52 | - | 2 | 2 | 4 | | | | | |
| 53 | - | - | 2 | 2 | | | | | |
| 54 | - | - | 2 | 2 | | | | | |
| 55 | - | - | 2 | 2 | | | | | |
| 56 | - | - | 2 | 2 | | | | | |
| 57 | - | - | 2 | 2 | | | | | |

## CONDO TOWER PROGRAM

| Level | Stack Type | Total Floor Area (incl. Private Balcony) | Gross Floor Area | Private Balconies* | Stair % Gross | 12% Balcony Addition to FSR | Circulation and Service | Planters at Benchmarks | Roof Deck (Not included in FSR/GFA)* | Amenity Area | Insuite Unit Storage* | FSR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total SM | | 44,316 | 4,508 | | | 494 | 9,770 | 200 | 72 | 920 | 459 | 42,721 |
| Total SF | | 477,038 | 49,172 *** | | | 5,320 | 105,167 | 2,151 | 773 | 10,000 | 4,940 | 459,948 |
| Average | | 8,733 ** | | | 10.3% | | | | | | | 7,796 |
| 0 | | - | - | | | 0 | | | | - | - | - |
| 1 | | 4,480 | 4480 | - | 0.0% | 0 | 4480 | | | - | - | 4,480 |
| 1M | | 390 | 390 | - | 0.0% | 0 | 390 | | | - | - | 390 |
| 02 | | 390 | 390 | - | 0.0% | 0 | 390 | | | - | - | 390 |
| 03 | | 2,623 | 2623 | - | 0.0% | 0 | 382 | | | 1,938 | - | 715 |
| 05 | | 12,808 | 12576 | 0 | 0.0% | 0 | 2210 | 38 | 202 | 8,692 | - | 3,845 |
| 06 | B | 8,750 | 8616 | 329 | 4.1% | 624 | 1993 | 33 | 48 | - | 72 | 7,611 |
| 07 | B | 8,960 | 8124 | 826 | 10.2% | 749 | 1993 | 33 | - | - | 72 | 6,676 |
| 08 | D | 9,182 | 8338 | 844 | 10.1% | 757 | 1997 | 71 | - | - | 72 | 6,195 |
| 09 | B | 9,213 | 8342 | 871 | 10.4% | 750 | 1992 | 33 | - | - | 104 | 6,206 |
| 10 | D | 9,339 | 8460 | 888 | 10.5% | 750 | 1993 | 33 | - | - | 112 | 6,300 |
| 11 | D | 9,369 | 8492 | 907 | 10.5% | 752 | 1997 | 71 | - | - | 72 | 6,506 |
| 12 | B | 9,094 | 8122 | 931 | 10.9% | 702 | 1993 | 33 | - | - | 72 | 6,517 |
| 13 | B | 9,876 | 8716 | 960 | 11.0% | 86 | 2098 | 32 | - | - | - | 6,683 |
| 14 | D | 9,925 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 15 | B | 9,750 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 16 | D | 9,720 | 8751 | 960 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 17 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 18 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 19 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 20 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 21 | D | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 22 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 23 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 24 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 25 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 26 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 27 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 28 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 29 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 30 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 31 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 32 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 33 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 34 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 35 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 36 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 37 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 38 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 2036 | 71 | - | - | 72 | 6,713 |
| 39 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1931 | 33 | - | - | 72 | 6,646 |
| 40 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 41 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 1922 | 71 | - | - | 160 | 6,625 |
| 42 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 43 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 44 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 1922 | 71 | - | - | 160 | 6,625 |
| 45 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 46 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 47 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 1922 | 71 | - | - | 160 | 6,625 |
| 48 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 49 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 50 | D | 9,825 | 8856 | 960 | 10.9% | 94 | 1922 | 71 | - | - | 160 | 6,625 |
| 51 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 52 | B | 9,720 | 8751 | 959 | 11.1% | 81 | 1817 | 33 | - | - | 160 | 6,556 |
| 53 | D | 9,825 | 8856 | 966 | 10.9% | 97 | 1927 | | - | - | 80 | 6,770 |
| 54 | D | 9,825 | 8856 | 966 | 10.9% | 97 | 1927 | | - | - | 80 | 6,770 |
| 55 | D | 9,825 | 8856 | 966 | 10.9% | 97 | 1927 | | - | - | 80 | 6,770 |
| 56 | D | 9,825 | 8856 | 966 | 10.9% | 97 | 1927 | | - | - | 80 | 6,770 |
| 57 | D | 9,825 | 8856 | 966 | 10.9% | 97 | 1949 | | - | - | 80 | 6,776 |
| Roof Deck | D | - | 2160 | - | - | - | | | | - | - | 2,160 |
| Roof Service | D | | 928 | | | | | | | | | 928 |
| | B | | - | | | | | | | | | - |

* GFA includes circulation areas of open garden courts, breezeways
** Podium levels L0-L5 are excluded from the tower overall gross floor area.
*** Private Balcony Areas are not included in Gross Floor Area

| CRU | |
|---|---|
| 93 | 93 |
| 998 | 998 |
| Gross Floor Area | FSR |
| 998 | 998 |
| - | - |

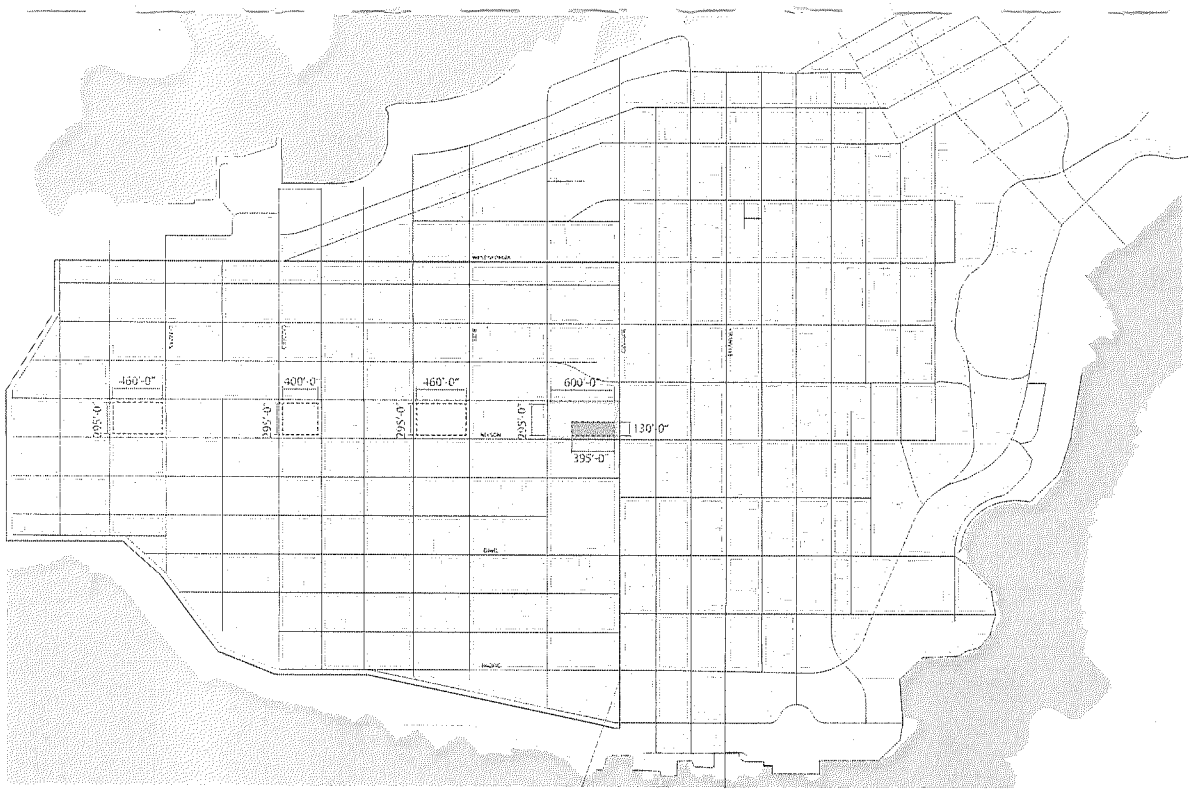
| CHURCH & PODIUM PROGRAM | | |
|---|---|---|
| 7,404 | 69 | 7,336 |
| 70,099 | 720 | 70,960 |
| Gross Floor Area | Service Rooms (Stack & Elev.) | FSR |
| 12494 | 720 | 11,715 |
| 29,968 | | 25,109 |
| 18947 | | 19,947 |
| 10,968 | | 10,968 |
| 7968 **** | | 7,968 |
| 124 | | 124 |

**** Daycare area is 7,793 SF.

| RENTAL PROGRAM | | | | |
|---|---|---|---|---|
| 4,316 | 0 | 58 | 55 | 4,193 |
| 49,475 | 67 | 620 | 596 | 48,193 |
| Gross Floor Area | Service Rooms at Grade | Amenity Area | Insuite Unit Storage* | FSR |
| - | | | | - |
| 6119 | 67 | 620 | 87 | 5,345 |
| 6119 | | | 96 | 6,024 |
| 6719 | | | 85 | 6,634 |
| 6719 | | | 85 | 6,634 |
| 6719 | | | 81 | 6,638 |
| 6719 | | | 81 | 6,638 |
| 6719 | | | 81 | 6,638 |
| 842 | | | - | 842 |

| SHARED AREA | | |
|---|---|---|
| 147 | 147 | |
| 1,588 | 1,588 | - |
| Gross Floor Area | Loading area | FSR |
| 1588 | 1,588 | - |

| TOTAL PROGRAM | |
|---|---|
| 50,280 | 54,357 |
| 605,788 | 585,098 |
| Gross Floor Area | FSR |
| 13,482 | 12,712 |
| 37,296 | 34,504 |
| 29,456 | 26,361 |
| 22,201 | 20,115 |
| 18,711 | 15,310 |
| 19,410 | 16,008 |
| 14,935 | 14,484 |
| 14,845 | 14,058 |
| 8,981 | 8,607 |
| 8,342 | 8,206 |
| 8,450 | 8,305 |
| 8,652 | 8,509 |
| 8,522 | 8,517 |
| 8,719 | 8,083 |
| 8,856 | 8,713 |
| 8,751 | 8,646 |
| 8,751 | 8,646

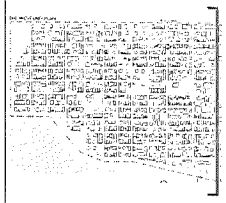


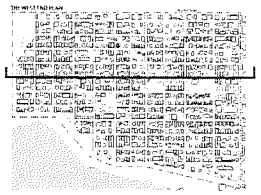

LEGEND

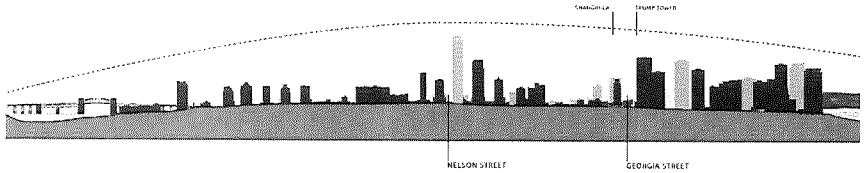
First Baptist Block

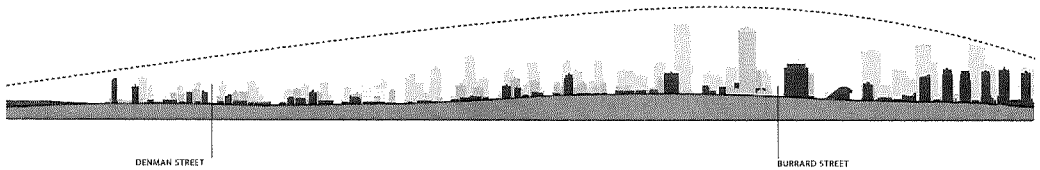
Project Site

West End Boundary








BT | A

BING THOM ARCHITECTS

DRAWN BY | CHK | DIT | SCALE

Author | Checker | Approver

DRAWING DATE

Burrard and Nelson

PROJECT

URBAN CONTEXT PLAN AND SECTIONS

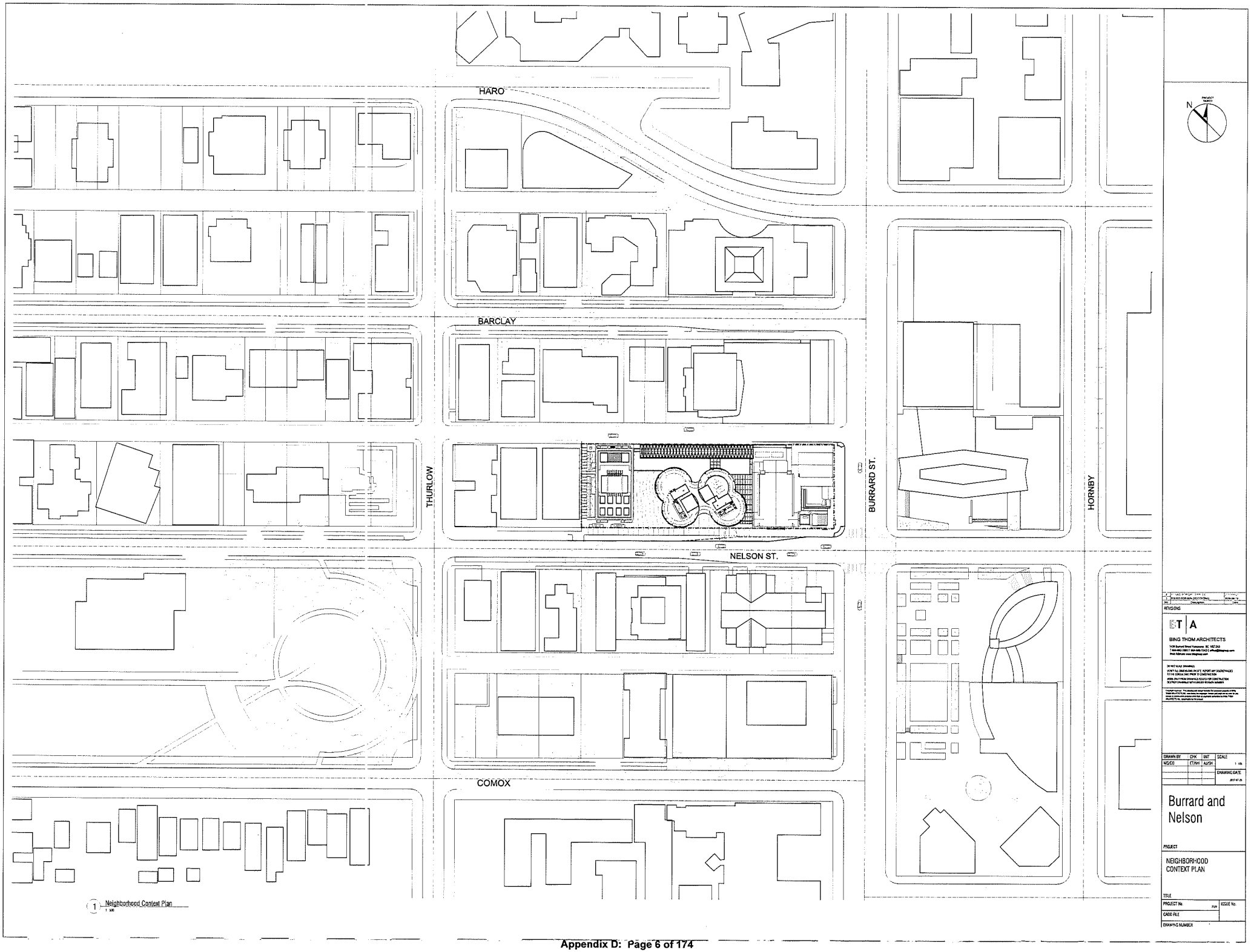
TITLE

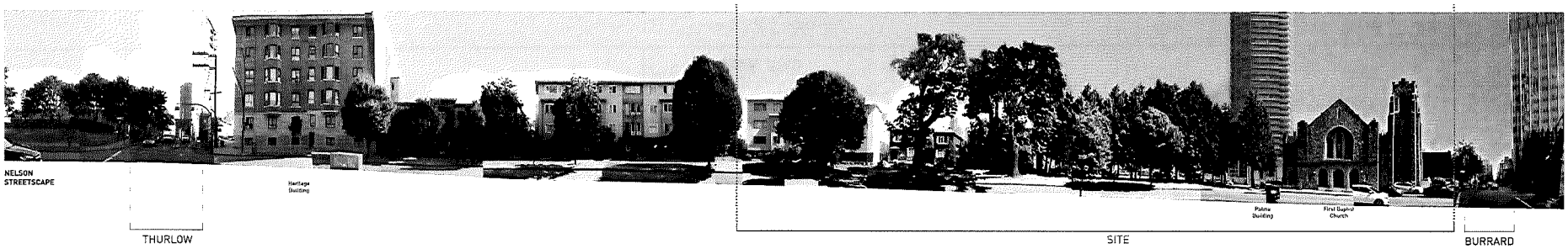
PROJECT No | REVISION No

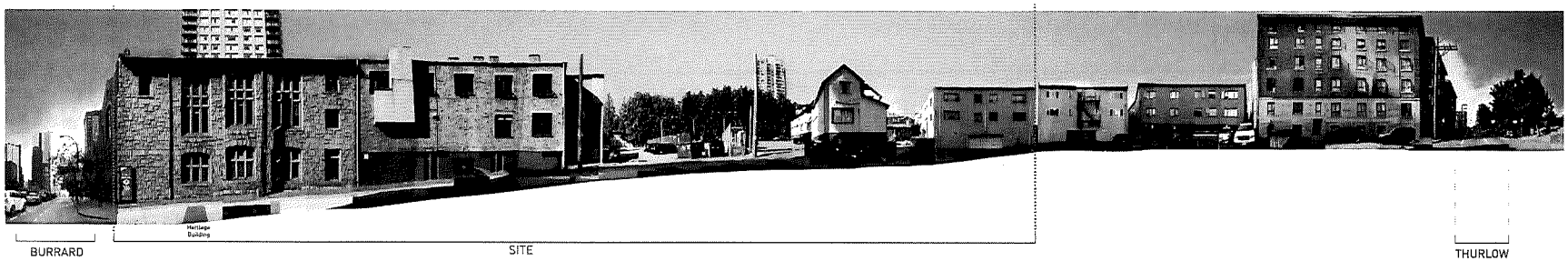
CADD FILE

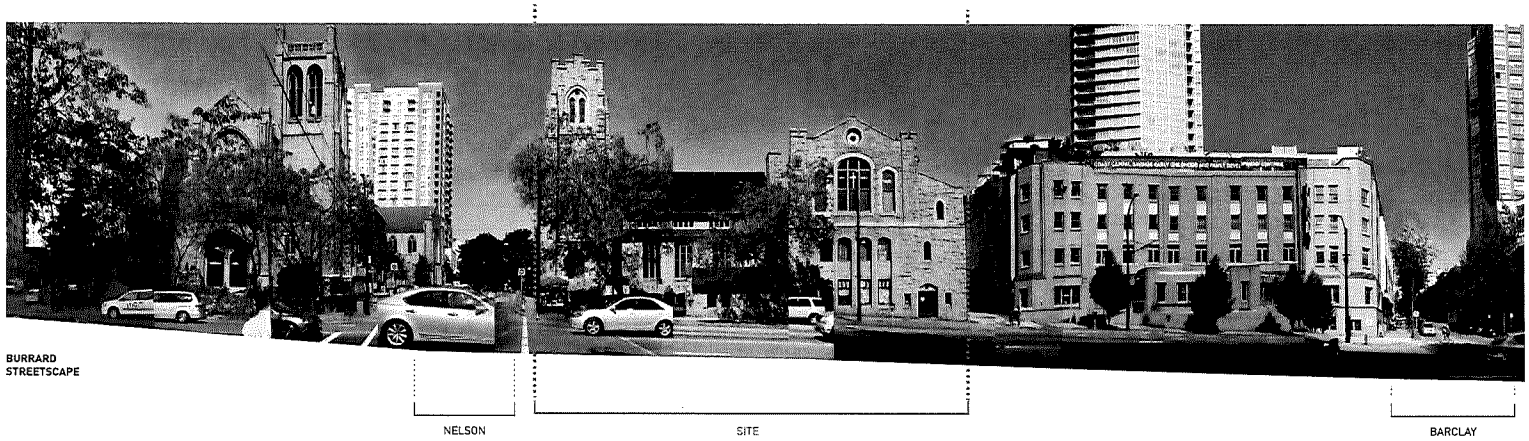
DRAWING NUMBER

A103


HARO
BARCLAY
THURLOW
BURRARD ST.
HORNBY
NELSON ST.
COMOX
N
1 Neighborhood Context Plan
1 : 500
REVISIONS
BING THOM ARCHITECTS
DRAWN BY
CHK
INIT
SCALE
MQ/CO
ET/NH
AJ/SR
DRAWING DATE
Burrard and Nelson
PROJECT
NEIGHBORHOOD CONTEXT PLAN
TITLE
PROJECT No.
CADD FILE
DRAWING NUMBER




REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWING

DRAWN BY: Author | CHK: Christian Applewhite | INIT | SCALE

DRAWING DATE

Burrard and Nelson

PROJECT

STREETSCAPE PHOTOS

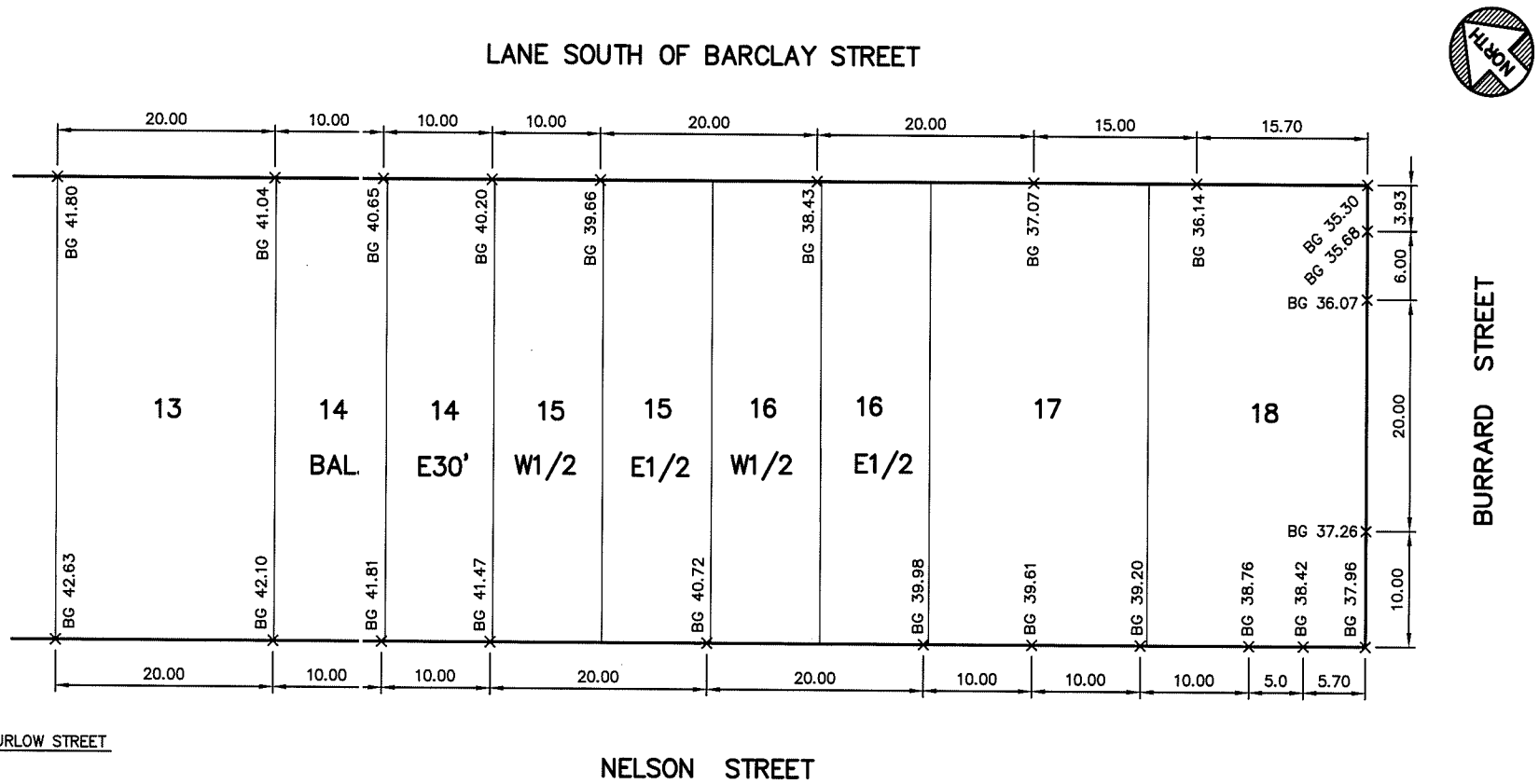
TITLE

PROJECT No. | ISSUE No.

CADD FILE

DRAWING NUMBER

A105




BENCH MARK: ELEVATION: 43.745 DESCRIPTION: SURVEY MONUMENT MARKED V-3513 AT THE NORTH WEST CORNER OF THURLOW STREET AND NELSON STREET.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.

**ATTENTION**

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

| NO. | DATE | REVISION | BY | CHK |
|---|---|---|---|---|
| | | | | |

CITY OF VANCOUVER ENGINEERING SERVICES

DATE: 2014-11-17 | DESIGN: D.P
DWG: A.S. | CHK: B.M.
REF: FILE 140177
PPs 1027, 3742

BUILDING GRADE ELEVATIONS
FOR LOTS 13-18, BLK. 7,
D.L. 185, PLAN 92

SCALE: 1:400
DWG. NO. BG 140177
SHEET / OF
REVISION:

BT | A
BING THOM ARCHITECTS

Burrard and Nelson

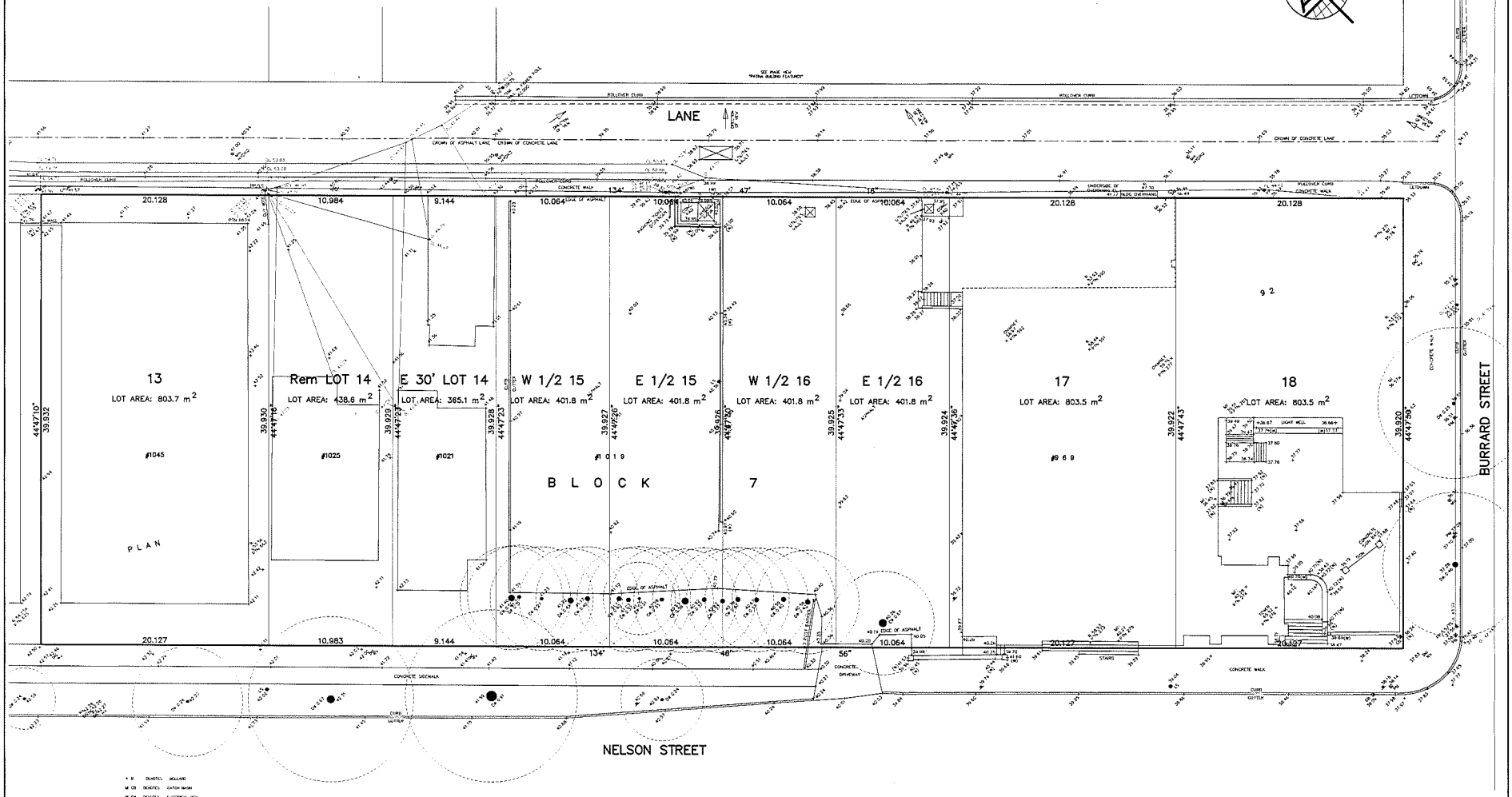
PROJECT

CITY BUILDING GRADES PLAN

TITLE

# SURVEY PLAN OF PART OF BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT

LANDS DEALT WITH:
LOT 18 BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92
LOT 17 BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92
THE EAST 1/2 OF LOT 16 BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92
THE WEST 1/2 OF LOT 16 BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92
THE EAST 1/2 OF LOT 15 BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92
THE WEST 1/2 OF LOT 15 BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92
THE EAST 30 FEET OF LOT 14 BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92
LOT 14, EXCEPT THE EAST 30 FEET , BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92
LOT 13 BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 92




- ● B DENOTES BOLLARD
- CB DENOTES CATCH BASIN
- EB DENOTES ELECTRICAL BOX
- FH DENOTES FIRE HYDRANT
- GV DENOTES GAS VALVE
- IC DENOTES INSPECTION CHAMBER
- LB DENOTES LAWN BASIN
- LS DENOTES LAMP STANDARD
- LS+TS DENOTES LAMP STANDARD AND TRAFFIC SIGNAL
- MH DENOTES MANHOLE
- MW DENOTES MONITORING WELL
- MM DENOTES PARKING METER
- PM DENOTES POWER POLE & LAMP STANDARD
- PM+LS DENOTES POWER POLE & LAMP STANDARD
- PM+LS+TS DENOTES POWER POLE, LAMP STANDARD AND TRAFFIC SIGNAL
- PP DENOTES POWER POLE
- SN DENOTES SIGN
- TS DENOTES TRAFFIC SIGNAL
- WV DENOTES WATER VALVE
- (10) DENOTES ELEVATION TOP OF WALL
- FF DENOTES PARK FLOOR ELEVATION
- R DENOTES ROOF ELEVATION
- G DENOTES OVERHEAD LINE ELEVATION
- PTN DENOTES PHASE POINT NUMBER

TREE SUMMARY

| DENOTES TREE TYPE | | DENOTES TRUNK DIAMETER |
|---|---|---|
| C | DENOTES CEDAR TREE | |
| CW | DENOTES COMPOSITE TREE | |
| D | DENOTES DECIDUOUS TREE | |

SCALE 1:125

DIMENSIONS AND ELEVATIONS ARE IN METRES.

PROPERTY DIMENSIONS ARE DERIVED FROM LEGAL FIELD SURVEYS.

ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY LANDING MONUMENT 1-78-1 LOCATED AT THE SOUTH EAST CORNER OF THE INTERSECTION OF NELSON STREET AND BURRARD STREET.
ELEVATION: 17.467 METRES CVD2002MVD

DECEMBER 12, 2012
DECEMBER 7, 2012
FEBRUARY 18, 2016
SEPTEMBER 23, 2016

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PH 604.270.9331
FAX 604.270.4137
CADFILE 17172-TPG-3.DWG

V-16-17172-TPG-3

| | | | |
|---|---|---|---|
| 1 | 2016-09-23 | [illegible] | [illegible] |
| No. | Description | | Date |

REVISIONS

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BING THOM ARCHITECTS
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|---|---|---|---|
| AUthor | Checker Approver | | |
| | | | DRAWING DATE |
| | | | 8/16/17 |

Burrard and Nelson

PROJECT

SITE SURVEY PLAN

TITLE

| PROJECT No. | JOB | ISSUE No. |
|---|---|---|
| CADD FILE | | - |

DRAWING NUMBER

A107

FORMULA

$$BG\ x = \left[\left(\frac{BG\ high\ -\ BG\ low}{D\ total}\right) x\ D\ low\right] + BG\ low$$

*BG low = Lower Known Elevation*
*BG high = Higher Known Elevation*
*IBG = Interpolated Building Grade*

NOTE FOR TOWER

CONSISTENT WITH WHAT WAS PRESENTED AT REZONING AND APPROVED BY COUNCIL AT A PUBLIC HEARING, THE BASE SURFACE OF THE TOWER COMPONENT HAS BEEN TAKEN FROM THE FOUR CORNERS OF THE NEW CONSTRUCTION BOUNDARY FOR DETERMINING THE HEIGHT AND INTERPOLATED GEODETIC ELEVATION.

TOWER

FORMULA FOR PROVING E3 POINT ON LINE E

IBG (POINT C1) = $\left[\left(\frac{139.86' - 131.17'}{262.47'}\right) x\ 4.47'\right] + 131.17' =$ **+131.32'**

IBG (POINT C2) = $\left[\left(\frac{137.14' - 123.85'}{262.47'}\right) x\ 4.47'\right] + 123.85' =$ **+124.08'**

**NOT BASEPOINT FOR PROJECT**

IBG (POINT C3) = $\left[\left(\frac{131.32' - 124.08'}{131.00'}\right) x\ 99.48'\right] + 124.08' =$ **+129.58'**

IBG (POINT D1) = $\left[\left(\frac{139.86' - 131.17'}{262.47'}\right) x\ 21.81'\right] + 131.17' =$ **+131.89'**

IBG (POINT D2) = $\left[\left(\frac{137.14' - 123.85'}{262.47'}\right) x\ 21.81'\right] + 123.85' =$ **+124.95'**

**NOT BASEPOINT FOR PROJECT**

IBG (POINT D3) = $\left[\left(\frac{131.89' - 124.95'}{131.00'}\right) x\ 72.94'\right] + 124.95' =$ **+128.81'**

IBG (POINT E1) = $\left[\left(\frac{139.86' - 131.17'}{262.47'}\right) x\ 31.13'\right] + 131.17' =$ **+132.20'**

IBG (POINT E2) = $\left[\left(\frac{137.14' - 123.85'}{262.47'}\right) x\ 31.13'\right] + 123.85' =$ **+125.43'**

**BASEPOINT FOR TOWER PROJECT**

IBG (POINT E3) = $\left[\left(\frac{132.20' - 125.43'}{131.00'}\right) x\ 46.91'\right] + 125.43' =$ **+127.85'**

IBG (POINT G1) = $\left[\left(\frac{139.86' - 131.17'}{262.47'}\right) x\ 40.41'\right] + 131.17' =$ **+132.51'**

IBG (POINT G2) = $\left[\left(\frac{137.14' - 123.85'}{262.47'}\right) x\ 40.41'\right] + 123.85' =$ **+125.89'**

**NOT BASEPOINT FOR PROJECT**

IBG (POINT G3) = $\left[\left(\frac{132.51' - 125.89'}{131.00'}\right) x\ 41.31'\right] + 125.89' =$ **+127.97'**

RENTAL

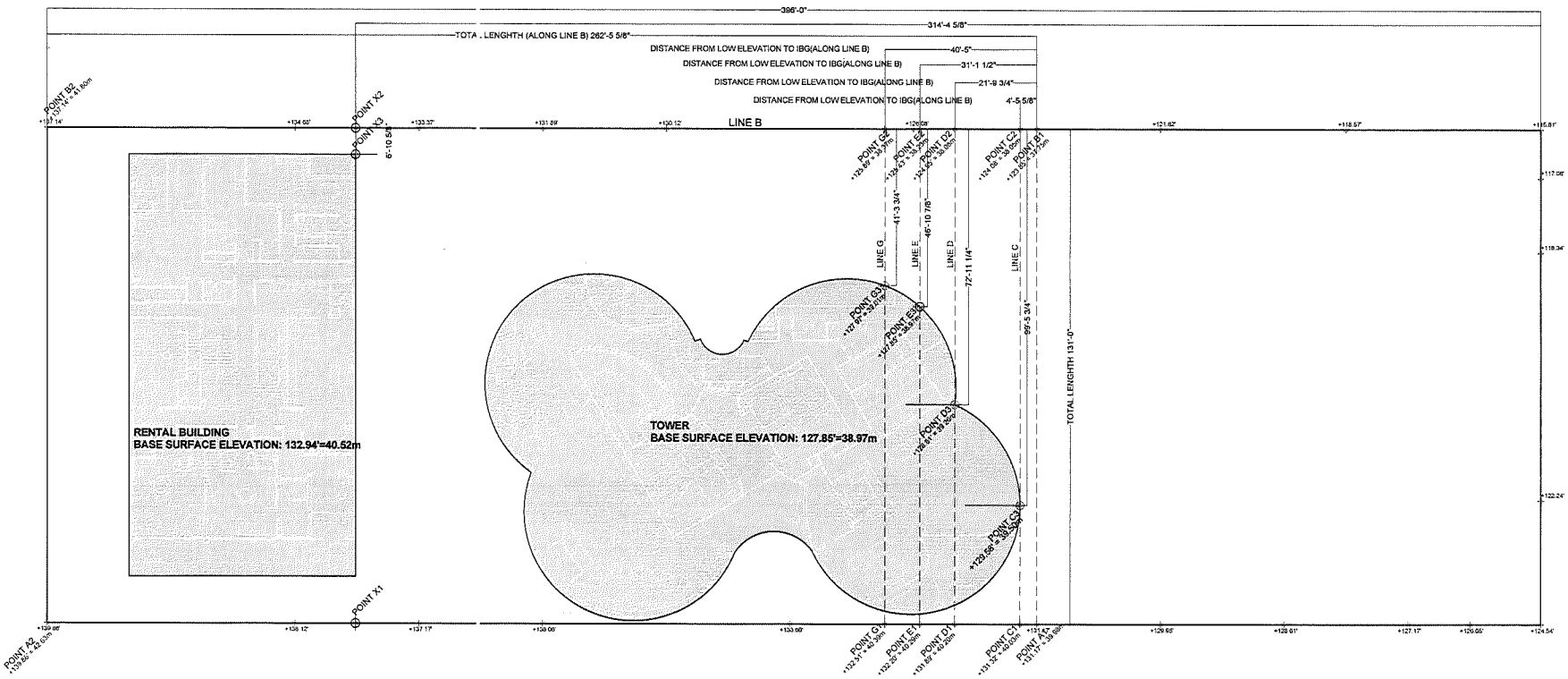
FORMULA FOR X3 POINT

IBG (POINT X1) = $\left[\left(\frac{139.86' - 124.54'}{396'}\right) x\ 314.39'\right] + 124.54' =$ **+136.70'**

IBG (POINT X2) = $\left[\left(\frac{137.14' - 115.81'}{396'}\right) x\ 314.39'\right] + 115.81' =$ **+132.74'**

**BASEPOINT FOR RENTAL PROJECT**

IBG (POINT X3) = $\left[\left(\frac{136.70' - 132.74'}{131'}\right) x\ 6.9'\right] + 132.74' =$ **+132.94'**




1 BASE PLANE CALCULATION

N

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|---|---|---|---|
| MC/CG | ER/MH | AJ/SH | |

DRAWING DATE

Burrard and Nelson

PROJECT

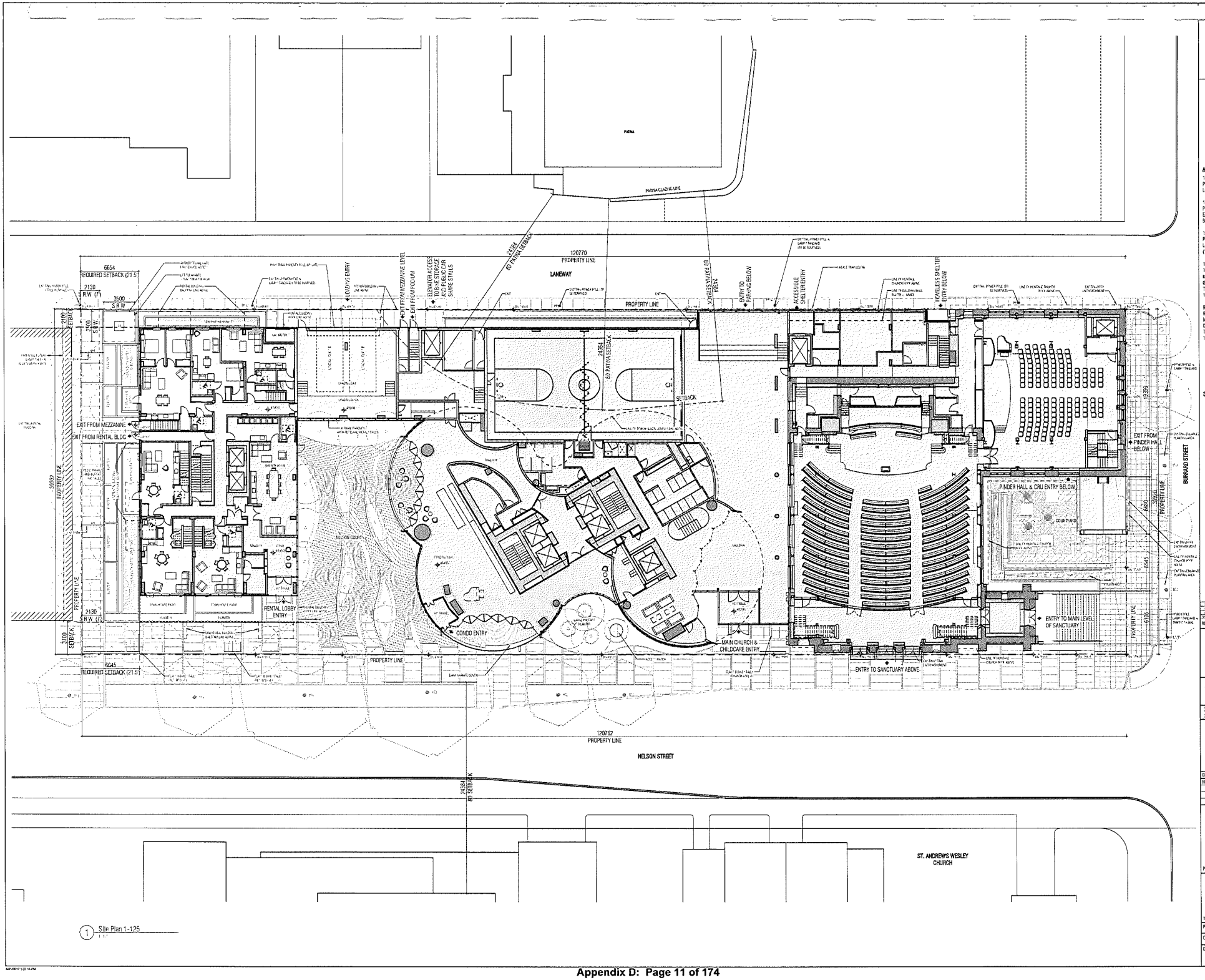
BASE SURFACE

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 Site Plan 1-125

**ADDRESS | LEGAL DESCRIPTION**

1045 Nelson Street, Vancouver, B.C.
PID: 015-749-924, Lot 13 Block 7 District Lot 185 Plan 92, ("Lot 13")

1025 Nelson Street, Vancouver, B.C.
PID: 015-749-932, Lot 14, Except the East 30 Feet, Block 7 District Lot 185 Plan 92, ("Lot 14")

1021 Nelson Street, Vancouver, B.C.
PID: 012-338-311, The East 30 Feet of Lot 14 Block 7 District Lot 185 Plan 92, ("Lot 14 East")

1019 Nelson Street, Vancouver, B.C.
1019 Nelson Street is comprised of two lots, legally described as follow, I. PID: 015-749-959
The East 1/2 of Lot 15 Block 7 District Lot 185 Plan 92, ("Lot 15 East")

969 Burrard Street, Vancouver, B.C.
969 Burrard Street is comprised of four lots, legally described as follows, I. PID: 015-749-975
The East 1/2 of Lot 16 Block 7 District Lot 185 Plan 92, ("Lot 16 East")

**SITE AREA:** 4 822 SM | 51 889 SF (PER SURVEY)

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|---|---|---|---|
| MK-GR | NH | AJ-SH | 1:125 |

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Burrard and Nelson

PROJECT

SITE PLAN

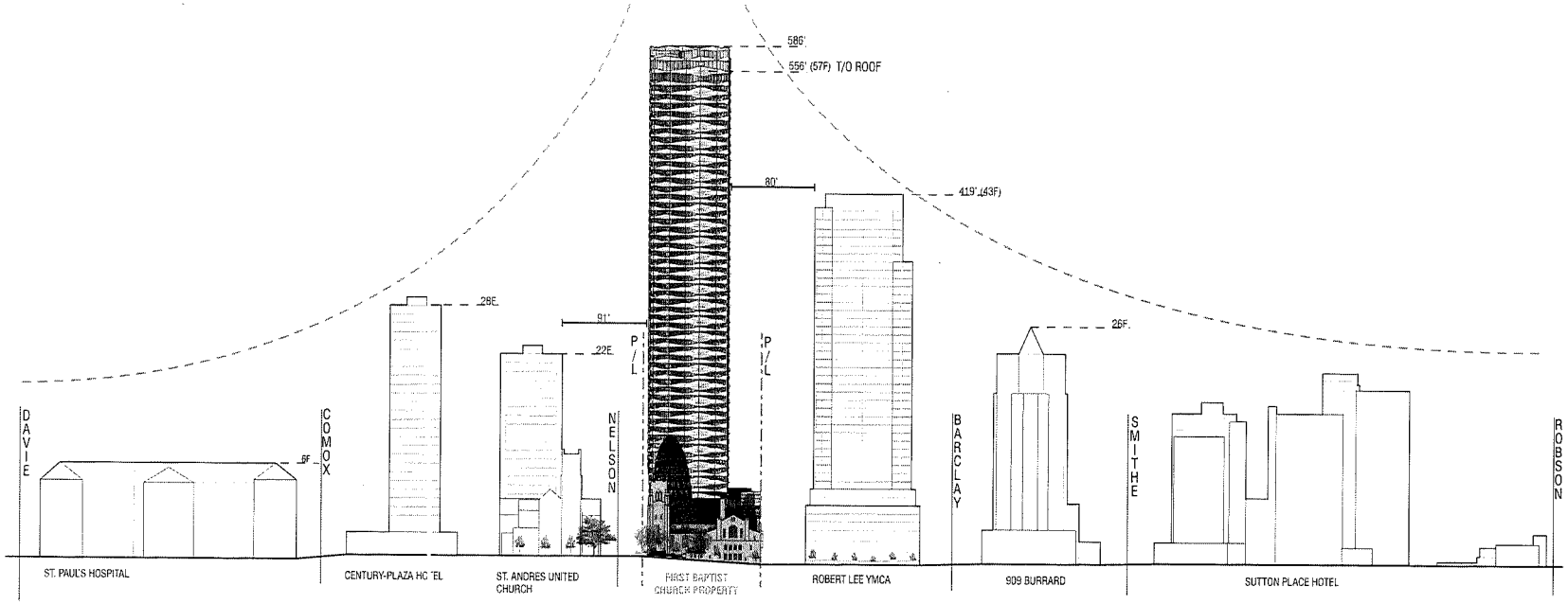
TITLE

PROJECT No | ISSUE No

CADD FILE

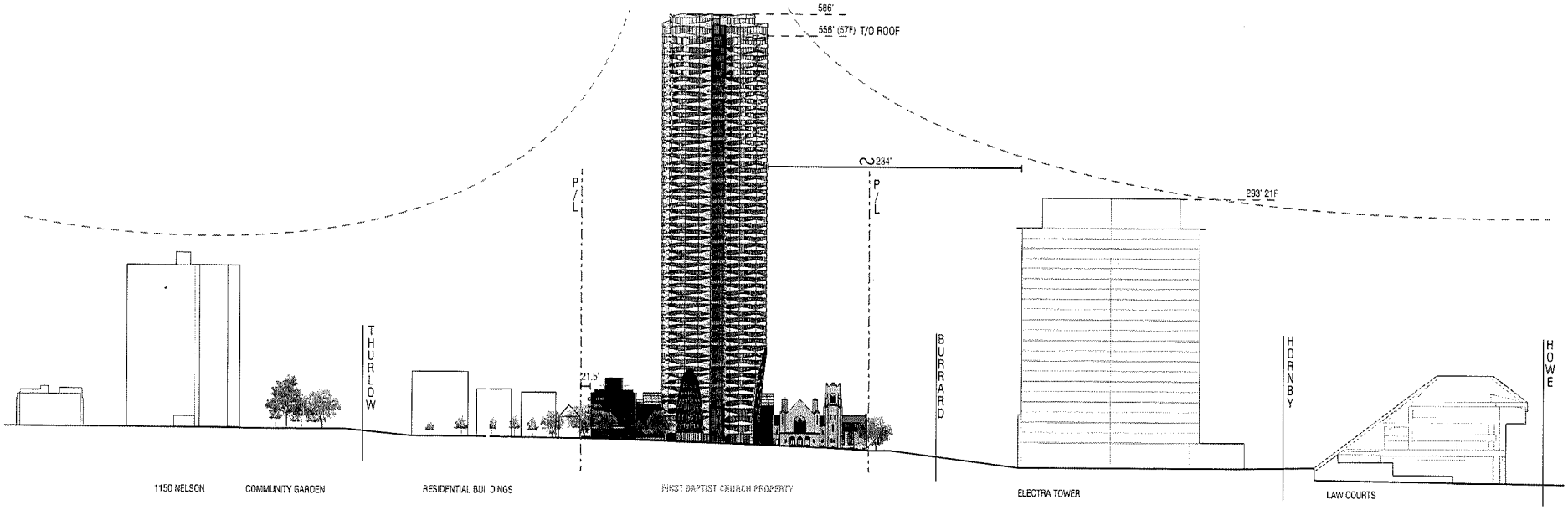
DRAWING NUMBER

A109




01 A111 BURRARD STREET ELEVATION

0 20' 60' 140'




02 A111 NELSON STREET ELEVATION

0 20' 60' 140'

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|---|---|---|---|
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PROJECT

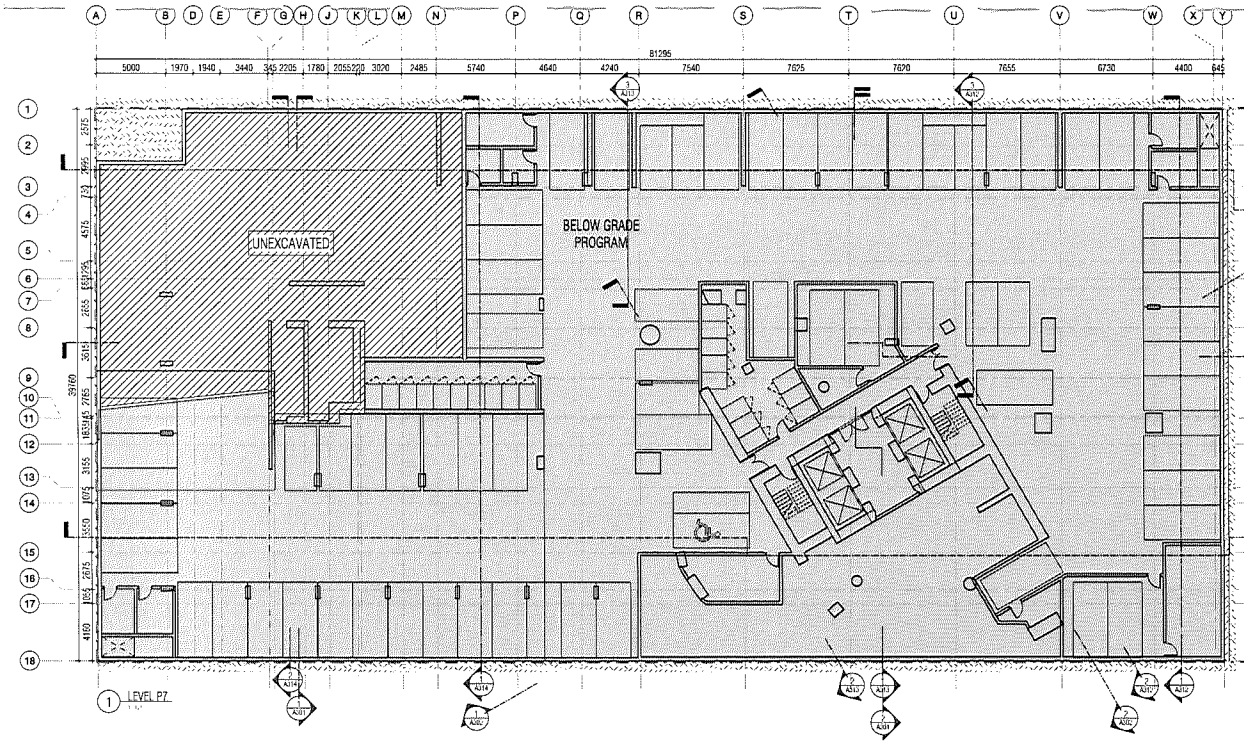
BURRARD & NELSON CONTEXT PLAN/ELEVATION

TITLE

PROJECT No | ISSUE No

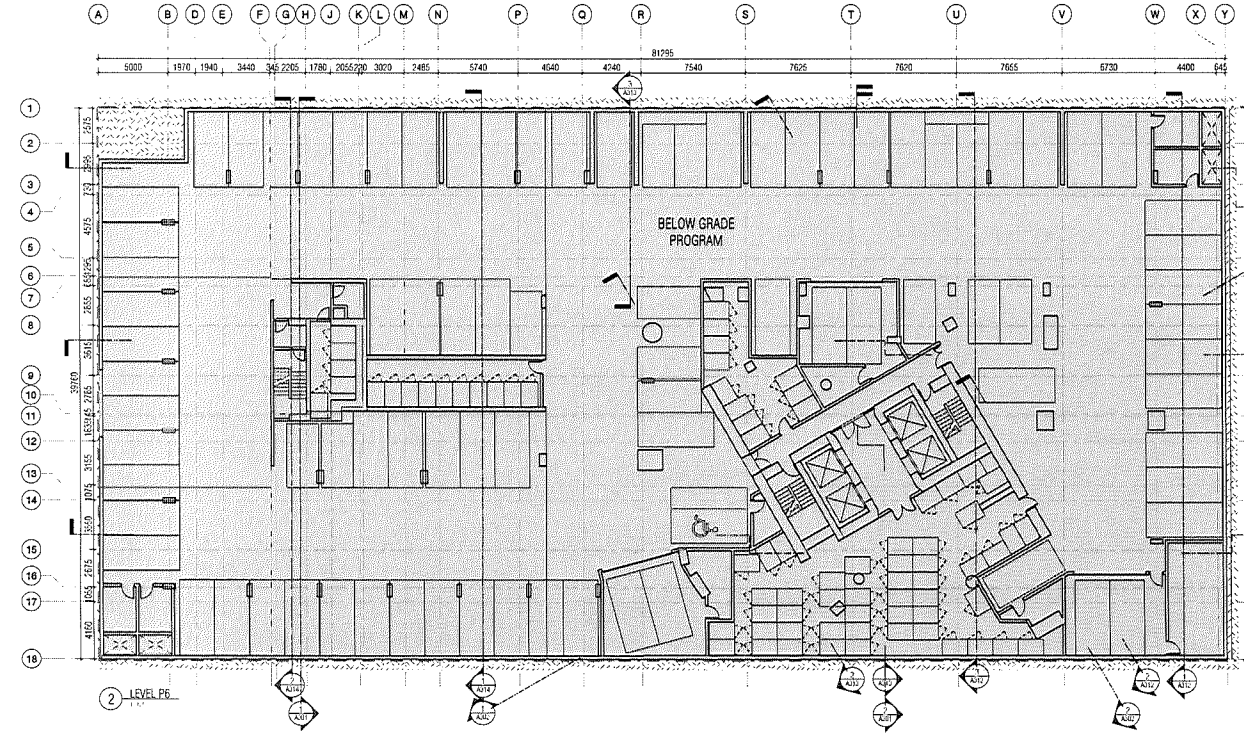
CADD FILE

DRAWING NUMBER




1 LEVEL P7

| P7 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | Area | GFA Area | FSR Area |
| LEVEL P7 | BELOW GRADE PROGRAM | 2692.26 m² | 0.00 m² | 0.00 m² |
| TOTAL | | 2692.26 m² | 0.00 m² | 0.00 m² |




2 LEVEL P6

| P6 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | Area | GFA Area | FSR Area |
| LEVEL P6 | BELOW GRADE PROGRAM | 3209.44 m² | 0.00 m² | 0.00 m² |
| TOTAL | | 3209.44 m² | 0.00 m² | 0.00 m² |

- BELOW GRADE PROGRAM
- CONDO PROGRAM
- STORAGE (EXCLUSION)
- BALCONY (NOT INCLUDED IN GFA)
- PLANTER (EXCLUSION)
- OPEN BREEZEWAY
- CONDO SERVICES
- CONDO AMENITY OVERAGE
- BLDG MAINTENANCE STORAGE
- CHURCH (NEW PROGRAM)
- CHURCH (HERITAGE)
- CRU
- AMENITY (EXCLUSION)
- SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

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|---|---|---|---|
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DRAWING DATE

Burrard and Nelson

PROJECT

OVERALL PLAN / FSR OVERLAY - LEVEL P7 & P6

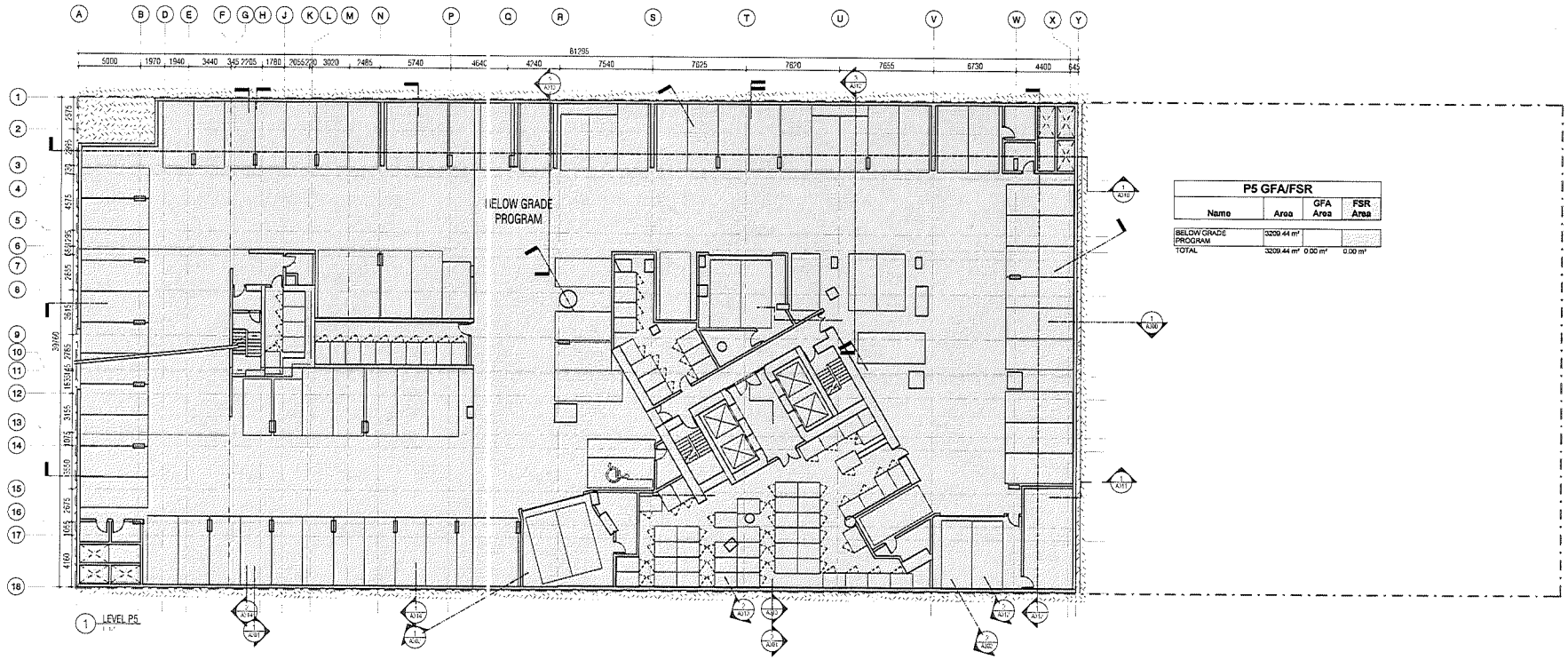
TITLE

PROJECT No | ISSUE No

CADD FILE

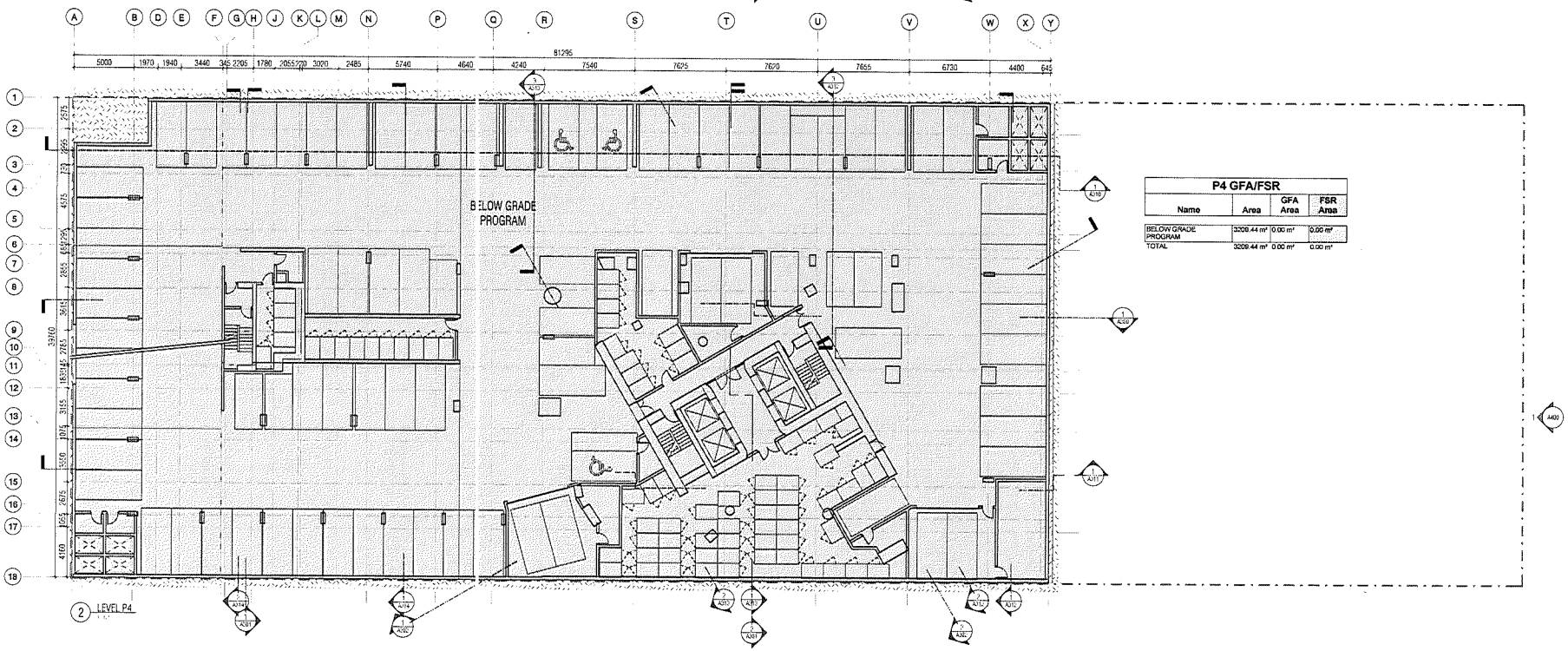
DRAWING NUMBER

A200FSR




1 LEVEL P5

| P5 GFA/FSR | | | |
|---|---|---|---|
| Name | Area | GFA Area | FSR Area |
| BELOW GRADE PROGRAM | 3209.44 m² | | |
| TOTAL | 3209.44 m² | 0.00 m² | 0.00 m² |




2 LEVEL P4

| P4 GFA/FSR | | | |
|---|---|---|---|
| Name | Area | GFA Area | FSR Area |
| BELOW GRADE PROGRAM | 3209.44 m² | 0.00 m² | 0.00 m² |
| TOTAL | 3209.44 m² | 0.00 m² | 0.00 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

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Author | Checker | Approver

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OVERALL PLAN / FSR OVERLAY - LEVEL P5 & P4

TITLE

PROJECT No | ISSUE No

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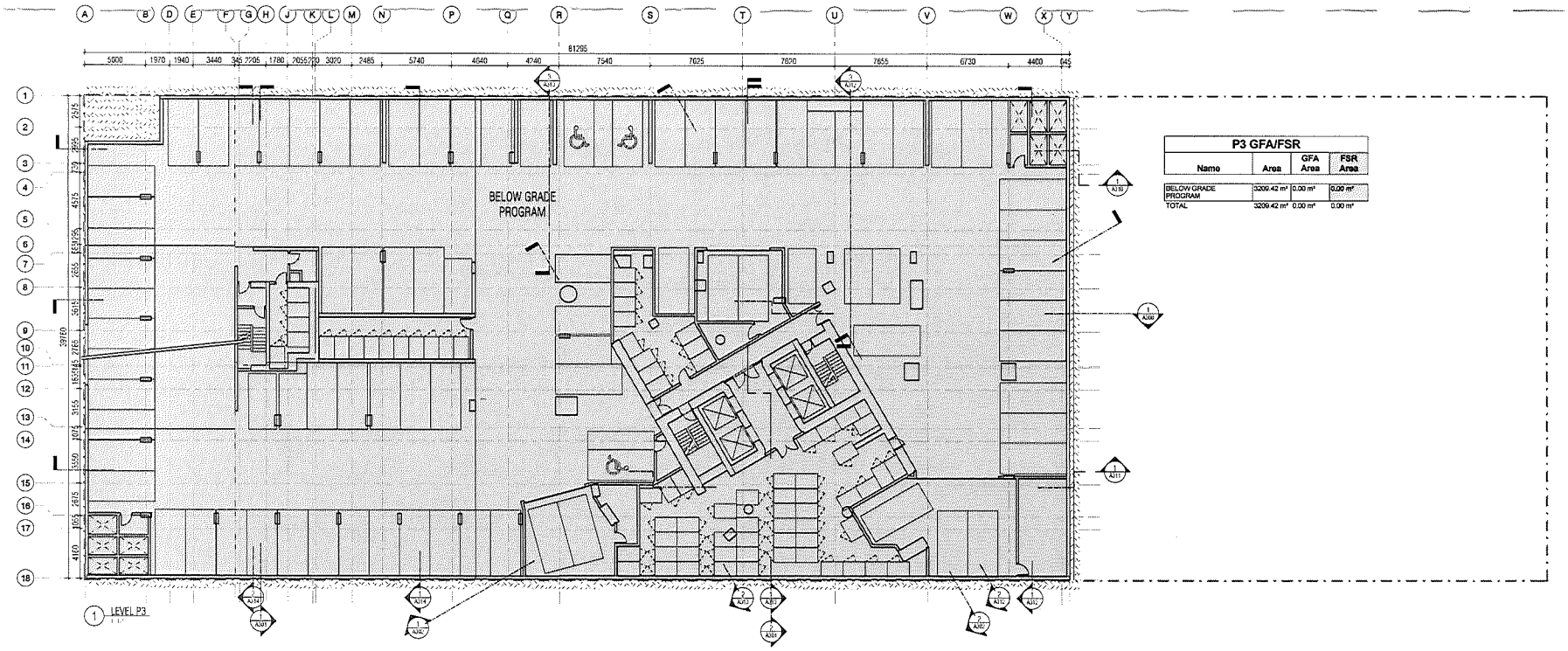
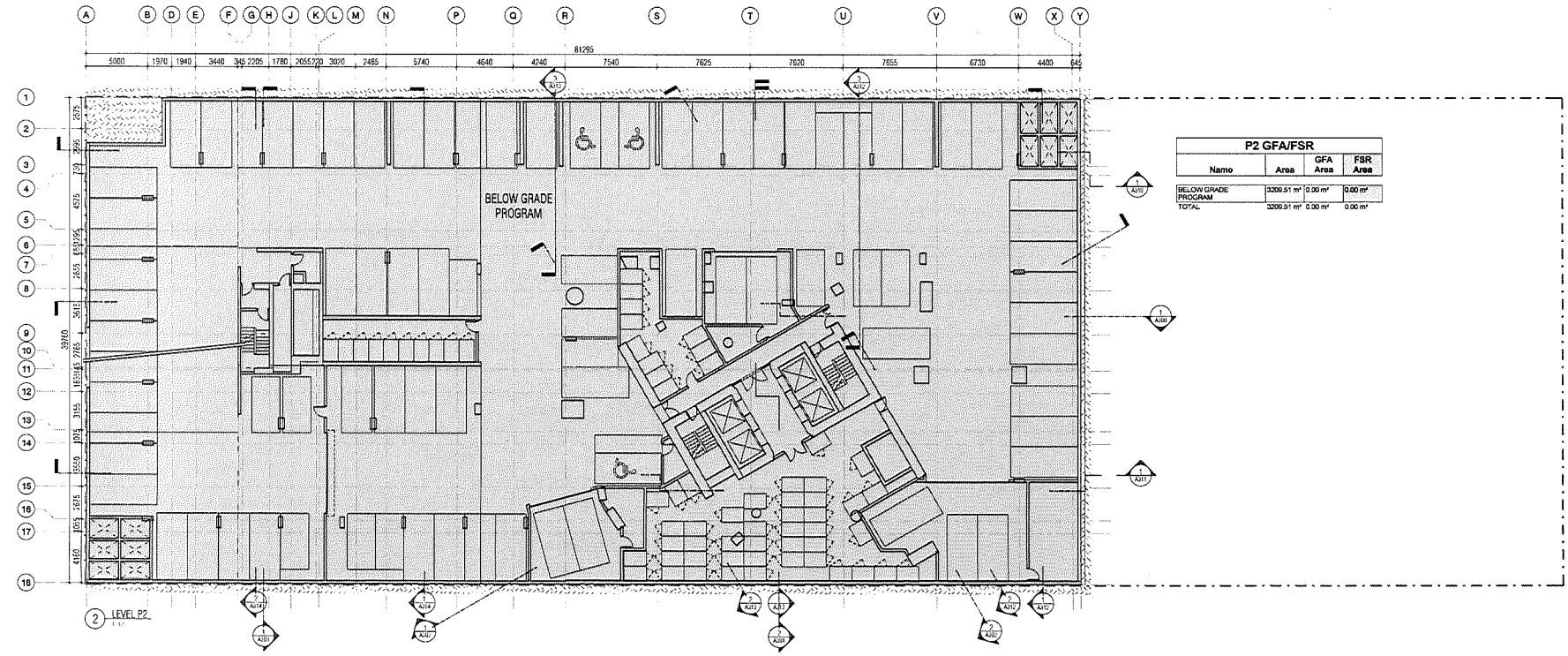
DRAWING NUMBER




| P3 GFA/FSR | | | |
|---|---|---|---|
| Name | Area | GFA Area | FSR Area |
| BELOW GRADE PROGRAM | 3209.42 m² | 0.00 m² | 0.00 m² |
| TOTAL | 3209.42 m² | 0.00 m² | 0.00 m² |




| P2 GFA/FSR | | | |
|---|---|---|---|
| Name | Area | GFA Area | FSR Area |
| BELOW GRADE PROGRAM | 3209.51 m² | 0.00 m² | 0.00 m² |
| TOTAL | 3209.51 m² | 0.00 m² | 0.00 m² |

- BELOW GRADE PROGRAM
- CONDO PROGRAM
- STORAGE (EXCLUSION)
- BALCONY (NOT INCLUDED IN GFA)
- PLANTER (EXCLUSION)
- OPEN BREEZEWAY
- CONDO SERVICES
- CONDO AMENITY OVERAGE
- BLDG MAINTENANCE STORAGE
- CHURCH (NEW PROGRAM)
- CHURCH (HERITAGE)
- CRU
- AMENITY (EXCLUSION)
- SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

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PROJECT

OVERALL PLAN / FSR OVERLAY - LEVEL P3 & P2

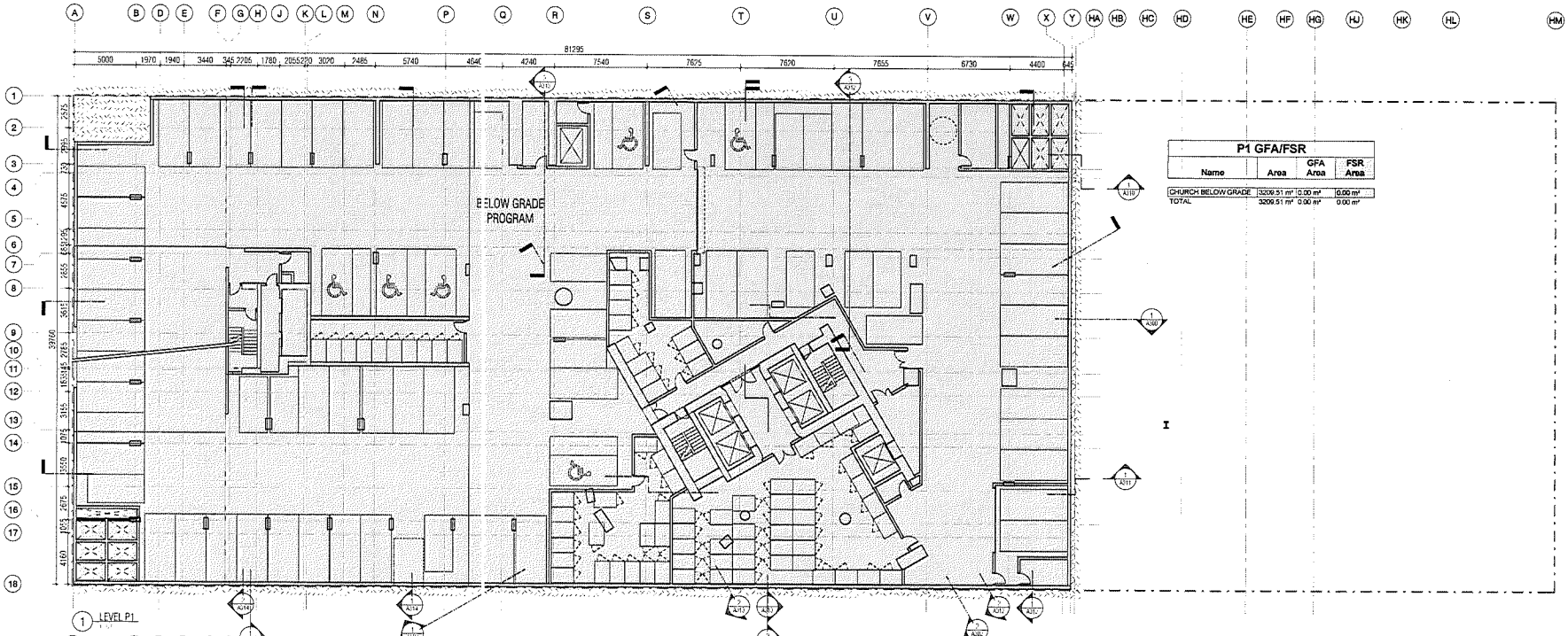
TITLE

PROJECT No | ISSUE No

CADD FILE

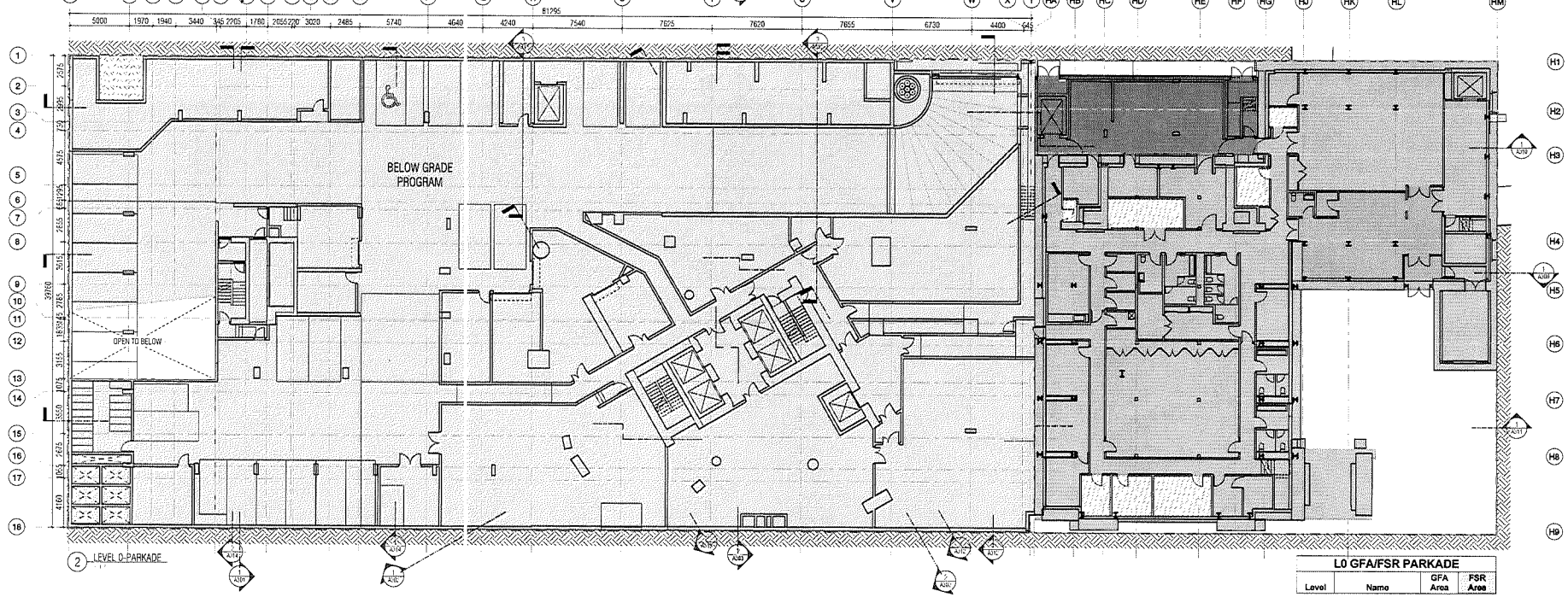
DRAWING NUMBER

A202FSR




1 LEVEL P1

| P1 GFA/FSR | | | |
|---|---|---|---|
| Name | Area | GFA Area | FSR Area |
| CHURCH BELOW GRADE | 3209.51 m² | 0.00 m² | 0.00 m² |
| TOTAL | 3209.51 m² | 0.00 m² | 0.00 m² |




2 LEVEL 0-PARKADE

| L0 GFA/FSR PARKADE | | | |
|---|---|---|---|
| Level | Name | GFA Area | FSR Area |
| LEVEL 0 | BELOW GRADE PROGRAM | 3153.43 m² | 0.00 m² |
| LEVEL 0 | CHURCH CRU | 92.72 m² | 92.72 m² |
| LEVEL 0 | CHURCH HERITAGE PROGRAM | 961.95 m² | 961.95 m² |
| LEVEL 0 | CHURCH PROGRAM | 126.45 m² | 126.45 m² |
| LEVEL 0 | EXC: SERVICE ROOM | 68.82 m² | 0.00 m² |
| | | 1403.16 m² | 1 |

- BELOW GRADE PROGRAM
- CONDO PROGRAM
- STORAGE (EXCLUSION)
- BALCONY (NOT INCLUDED IN GFA)
- PLANTER (EXCLUSION)
- OPEN BREEZEWAY
- CONDO SERVICES
- CONDO AMENITY OVERAGE
- BLDG MAINTENANCE STORAGE
- CHURCH (NEW PROGRAM)
- CHURCH (HERITAGE)
- CRU
- AMENITY (EXCLUSION)
- SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

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| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

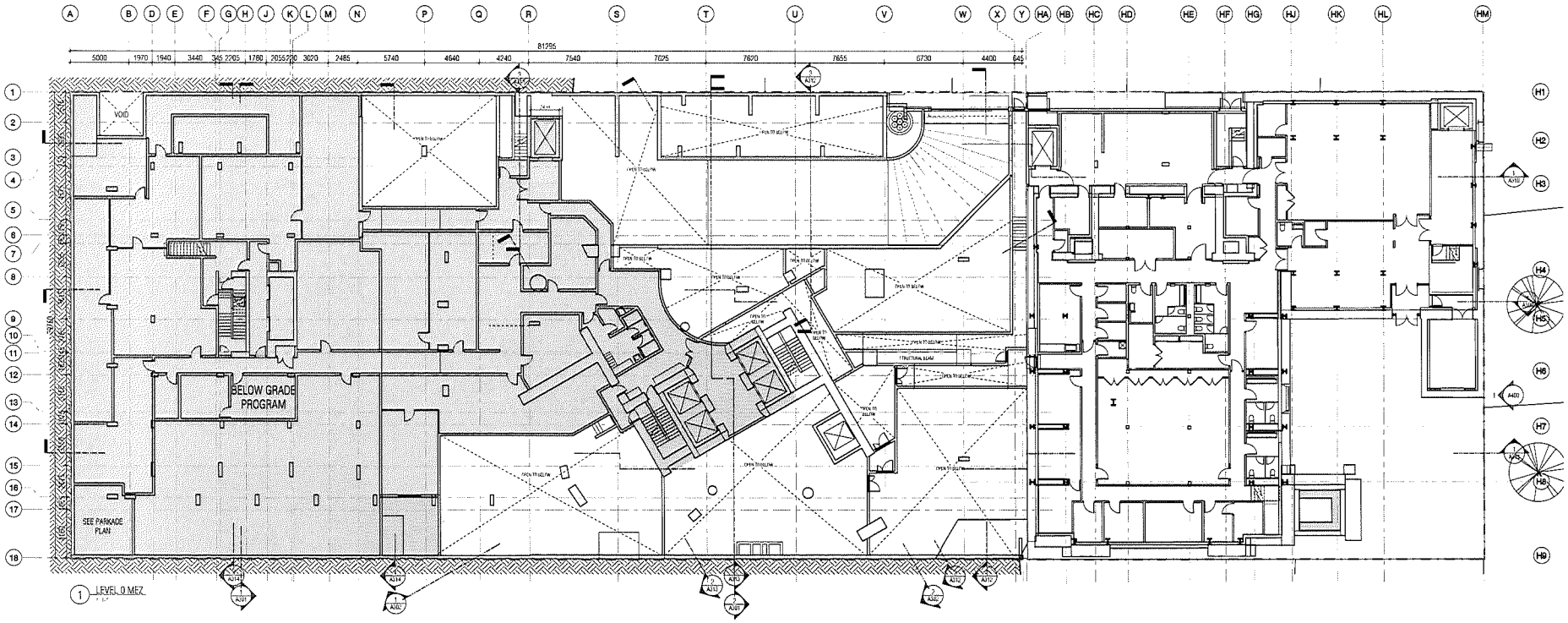
OVERALL PLAN / FSR OVERLAY - LEVEL P1 & 0

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




| L0 MEZ GFA/FSR | | | |
|---|---|---|---|
| Name | Area | GFA Area | FSR Area |
| RENTAL BELOW GRADE | 1649.46 m² | 0.00 m² | 0.00 m² |
| TOTAL | 1649.46 m² | 0.00 m² | 0.00 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

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Author | Checker | Approver

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PROJECT

OVERALL PLAN / FSR OVERLAY - LEVEL 0 MEZZANINE

TITLE

PROJECT No | ISSUE No
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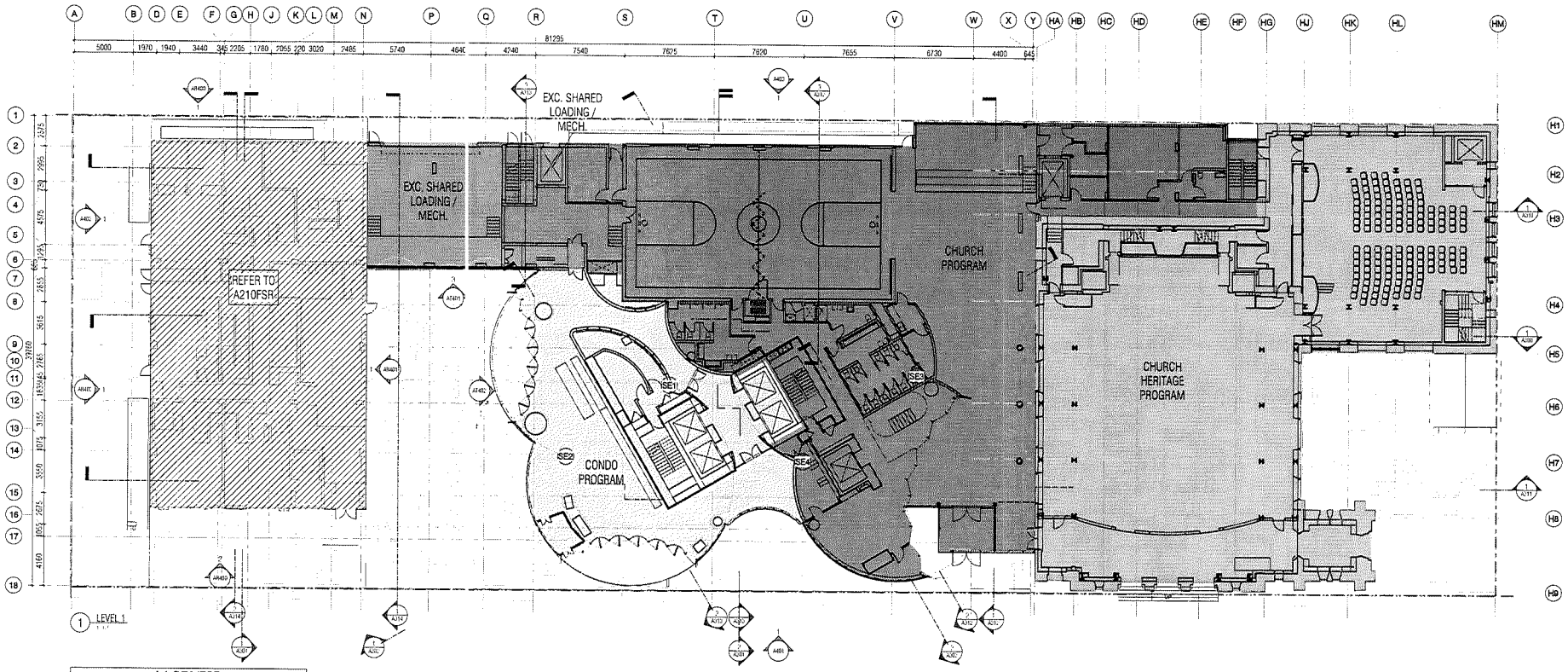
DRAWING NUMBER
A204FSR




| L1 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | N/A | GFA Area | FSR Area |
| LEVEL 1 | CHURCH HERITAGE PROGRAM | 0.00 m² | 1094.66 m² | 1094.66 m² |
| LEVEL 1 | CHURCH PROGRAM | 0.00 m² | 1213.26 m² | 1213.26 m² |
| LEVEL 1 | CONDO PROGRAM | 0.00 m² | 416.25 m² | 416.25 m² |
| LEVEL 1 | EXC. SHARED LOADING / MECH. | 147.49 m² | 147.49 m² | 0.00 m² |
| TOTAL | | 147.49 m² | 2871.66 m² | 2724.17 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

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|---|---|---|---|
| PI-SC | IT | AJSR | |
| | | | DRAWING DATE |

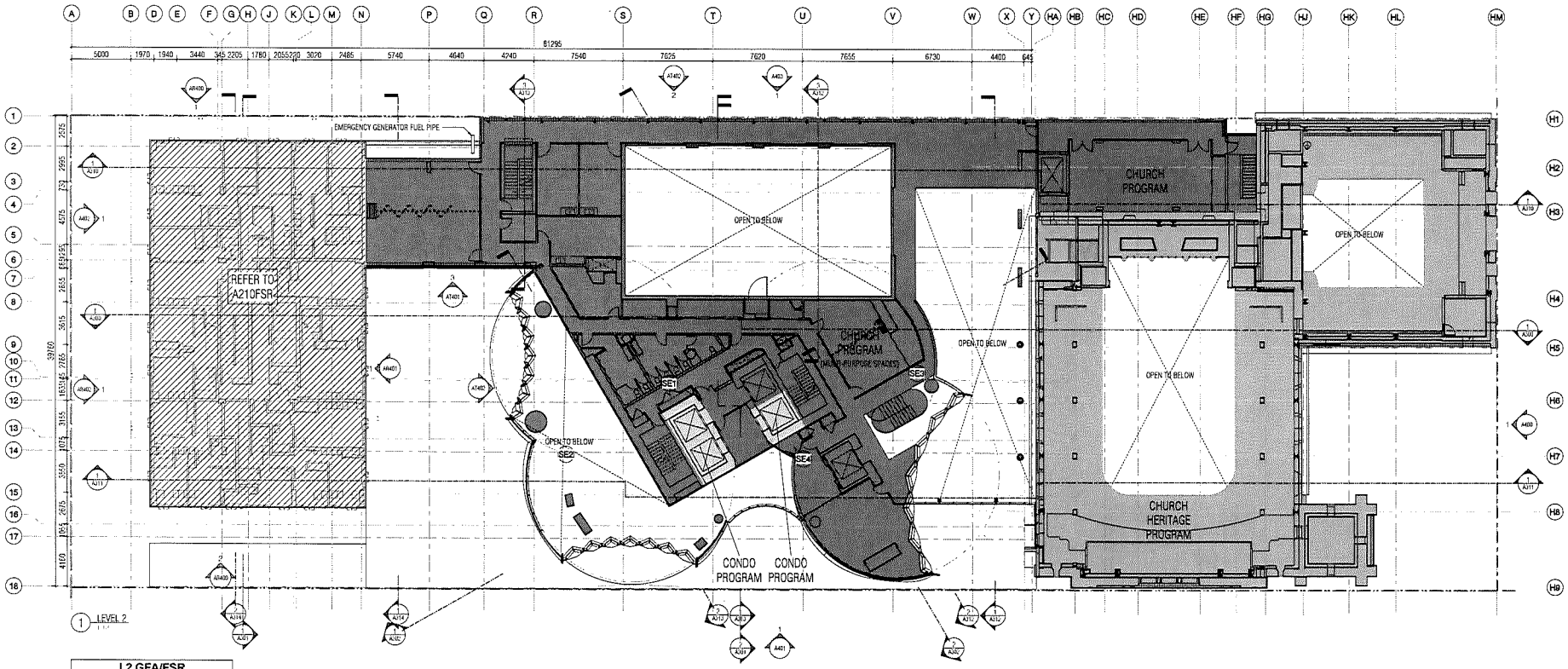
Burrard and Nelson

PROJECT

OVERALL PLAN / FSR OVERLAY - LEVEL 1

TITLE

PROJECT No | ISSUE No
CADD FILE
DRAWING NUMBER




1 LEVEL 2

| L2 GFA/FSR | | |
|---|---|---|
| Name | GFA Area | FSR Area |
| CHURCH HERITAGE PROGRAM | 753.09 m² | 753.09 m² |
| CHURCH PROGRAM | 1007.16 m² | 1007.16 m² |
| CONDO PROGRAM | 36.20 m² | 36.20 m² |
| TOTAL | 1796.44 m² | 1796.44 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

BT | A
BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PF/SC | ET | AJ/GH | |
| | | | DRAWING DATE |

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PROJECT

OVERALL PLAN / FSR OVERLAY - LEVEL 2

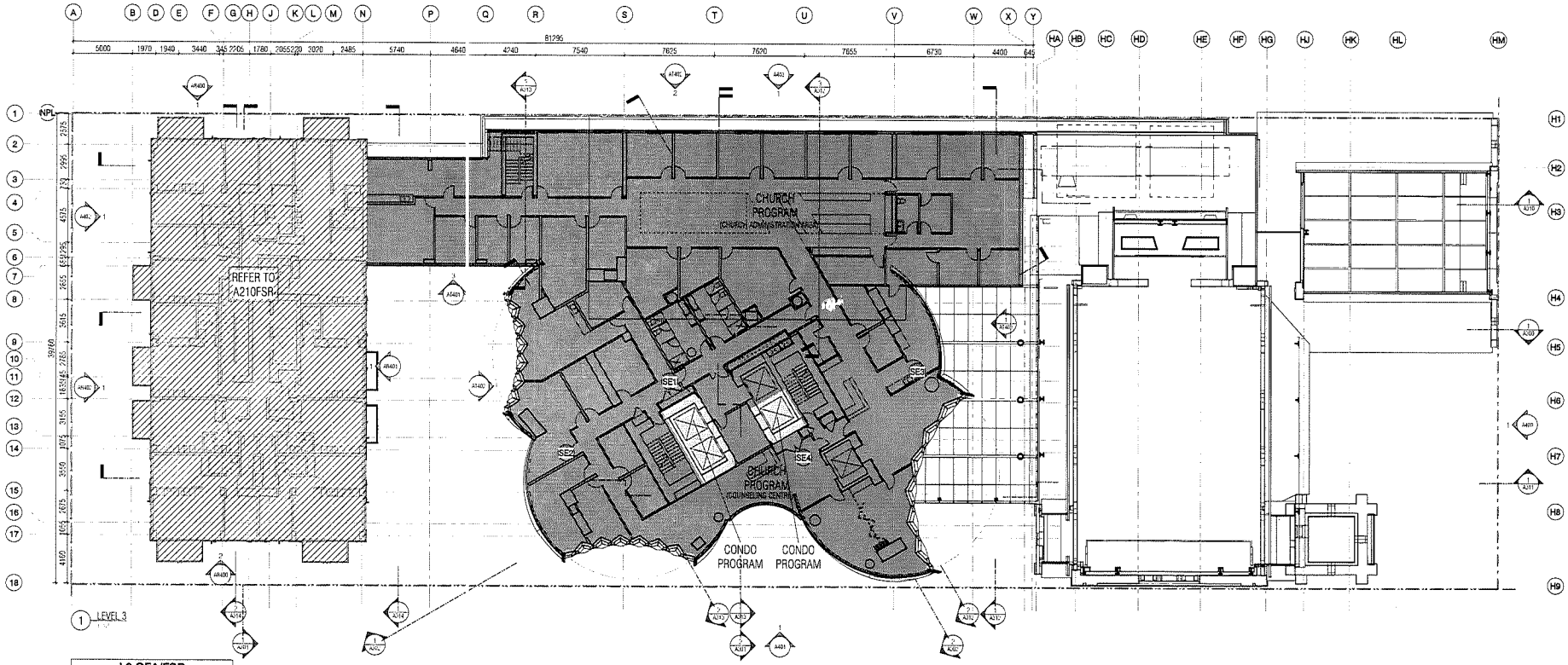
TITLE

PROJECT No | SCALE No

CADD FILE

DRAWING NUMBER

A206FSR




| L3 GFA/FSR | | |
|---|---|---|
| Name | GFA Area | FSR Area |
| CHURCH PROGRAM | 1402.45 m² | 1402.45 m² |
| CONDO PROGRAM | 35.88 m² | 35.88 m² |
| TOTAL | 1438.33 m² | 1438.33 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

BT | A
BING THOM ARCHITECTS

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|---|---|---|---|
| PC/SC | ET | AZSH | |
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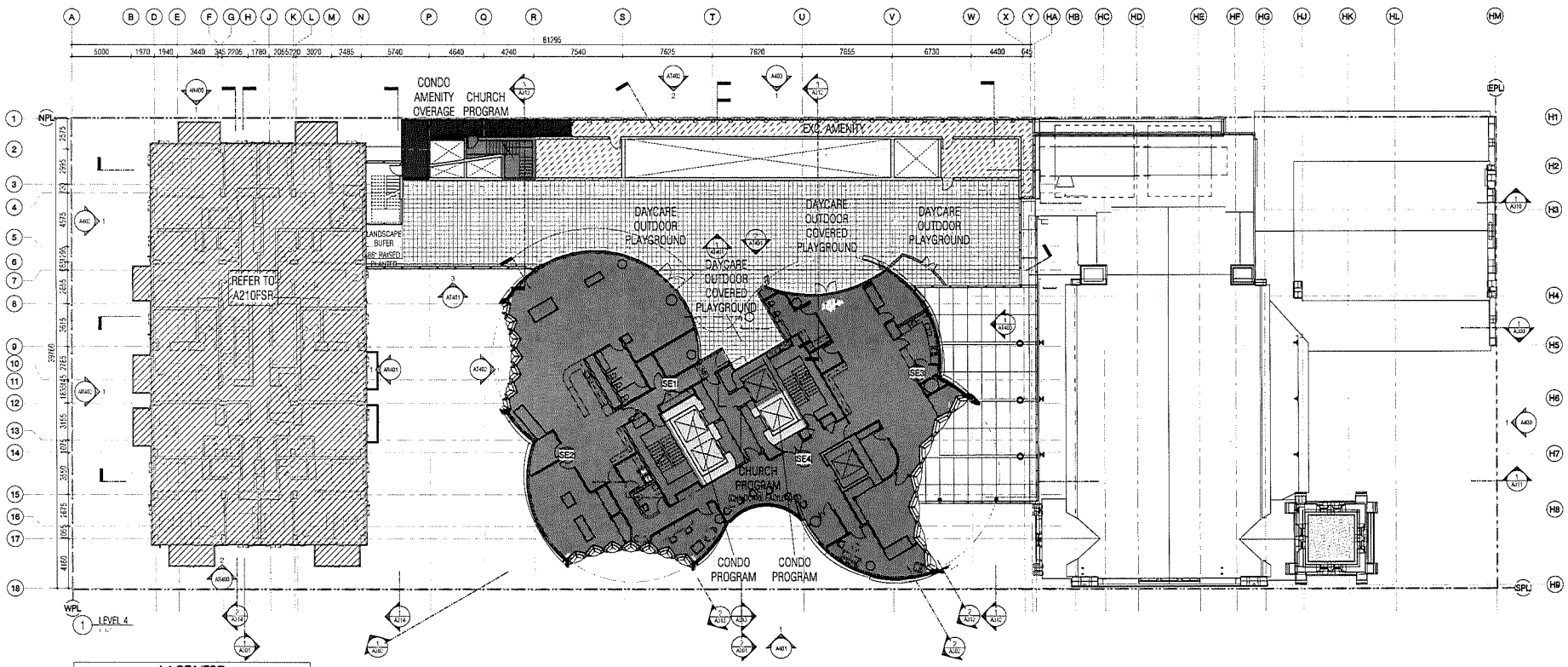
PROJECT

OVERALL PLAN / FSR OVERLAY - LEVEL 3

TITLE

PROJECT No | ISSUE No
CADD FILE
DRAWING NUMBER




| L4 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | N/A | GFA Area | FSR Area |
| LEVEL 4 | CHURCH PROGRAM | 0.00 m² | 740.29 m² | 740.29 m² |
| LEVEL 4 | CONDO AMENITY OVERAGE | 0.00 m² | 32.81 m² | 32.81 m² |
| LEVEL 4 | CONDO PROGRAM | 0.00 m² | 33.61 m² | 33.61 m² |
| LEVEL 4 | DAYCARE OUTDOOR COVERED PLAYGROUND | 153.37 m² | 0.00 m² | 0.00 m² |
| LEVEL 4 | DAYCARE OUTDOOR PLAYGROUND | 311.59 m² | 0.00 m² | 0.00 m² |
| LEVEL 4 | EXC. AMENITY | 0.00 m² | 121.54 m² | 26.92 m² |
| TOTAL | | 464.96 m² | 926.25 m² | 833.64 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

BT | A
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|---|---|---|---|
| PR/SC | ET | AJ/SR | |
| | | | DRAWING DATE |

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PROJECT

OVERALL PLAN / FSR OVERLAY - LEVEL 4

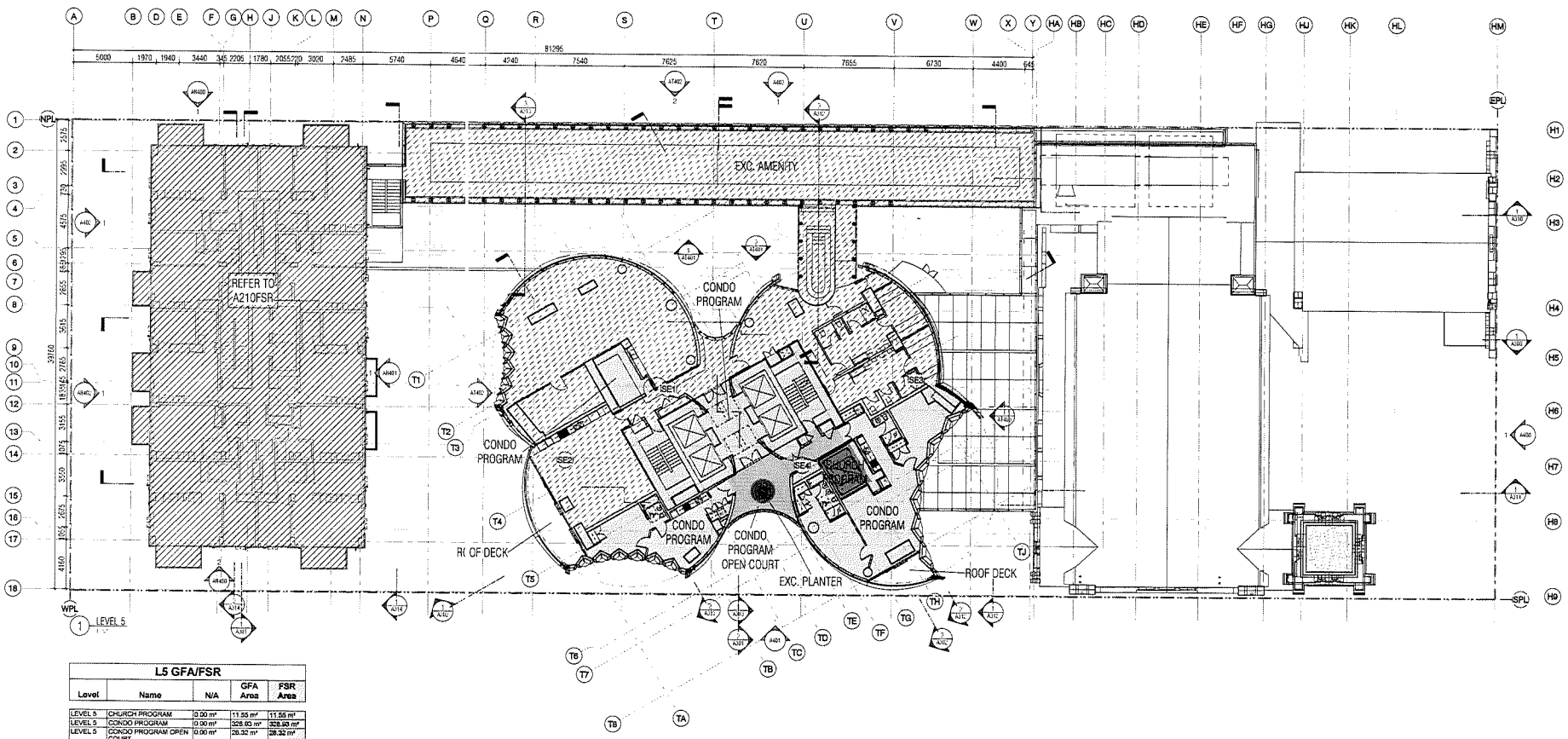
TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER

A208FSR




## L5 GFA/FSR

| Level | Name | N/A | GFA Area | FSR Area |
|---|---|---|---|---|
| LEVEL 5 | CHURCH PROGRAM | 0.00 m² | 11.55 m² | 11.55 m² |
| LEVEL 5 | CONDO PROGRAM | 0.00 m² | 328.03 m² | 328.03 m² |
| LEVEL 5 | CONDO PROGRAM OPEN COURT | 0.00 m² | 26.32 m² | 26.32 m² |
| LEVEL 5 | EXC. AMENITY | 0.00 m² | 808.13 m² | 0.00 m² |
| LEVEL 5 | EXC. PLANTER | 0.00 m² | 3.56 m² | 0.00 m² |
| LEVEL 5 | ROOF DECK | 27.12 m² | 0.00 m² | 0.00 m² |
| TOTAL | | 27.12 m² | 1160.50 m² | 366.80 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

BT | A
BING THOM ARCHITECTS

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| M.C.C. | E1 | AJ/SR | |

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PROJECT

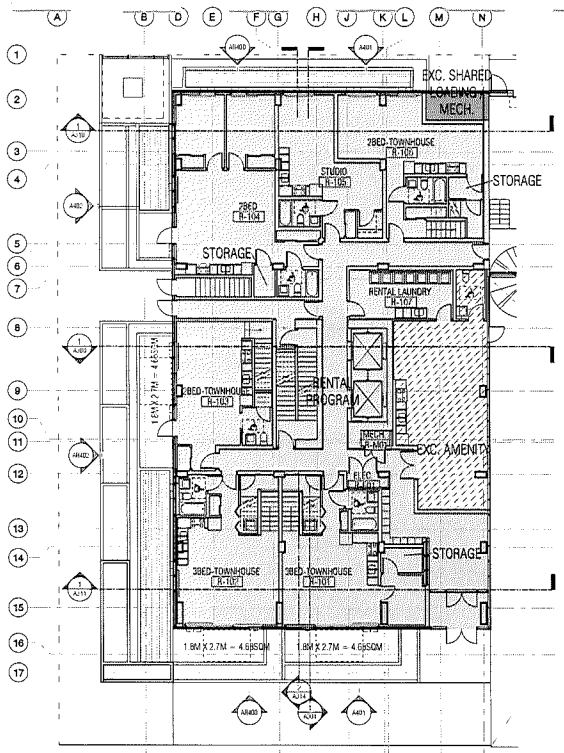
OVERALL PLAN / FSR OVERLAY - LEVEL 5

TITLE

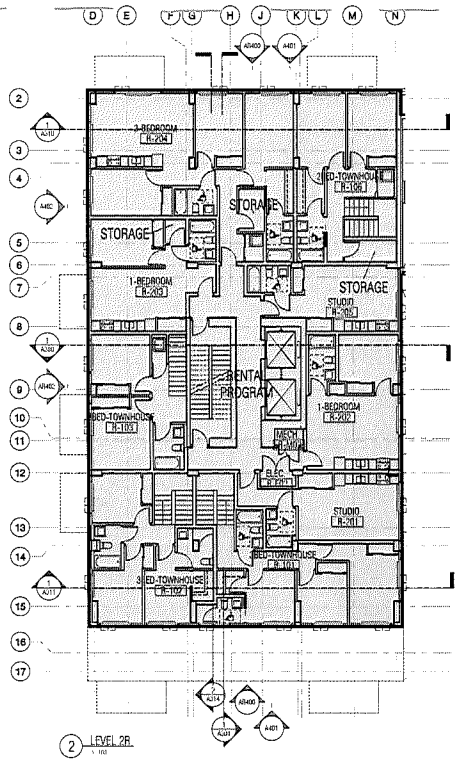
PROJECT No. | ISSUE No.

CADD FILE

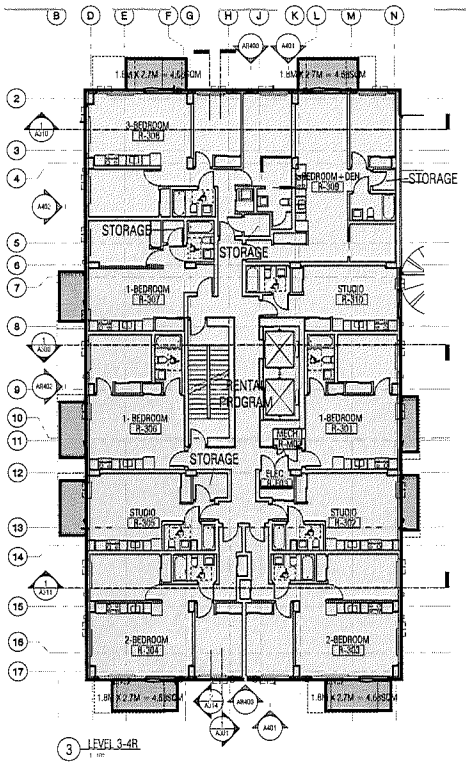
DRAWING NUMBER




1 LEVEL 1R
1 : 100




2 LEVEL 2R
1 : 100




3 LEVEL 3-4R
1 : 100

- BELOW GRADE PROGRAM
- CONDO PROGRAM
- STORAGE (EXCLUSION)
- BALCONY (NOT INCLUDED IN GFA)
- PLANTER (EXCLUSION)
- OPEN BREEZEWAY
- CONDO SERVICES
- CONDO AMENITY OVERAGE
- BLDG MAINTENANCE STORAGE
- CHURCH (NEW PROGRAM)
- CHURCH (HERITAGE)
- CRU
- AMENITY (EXCLUSION)
- SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

**L1R GFA/FSR**

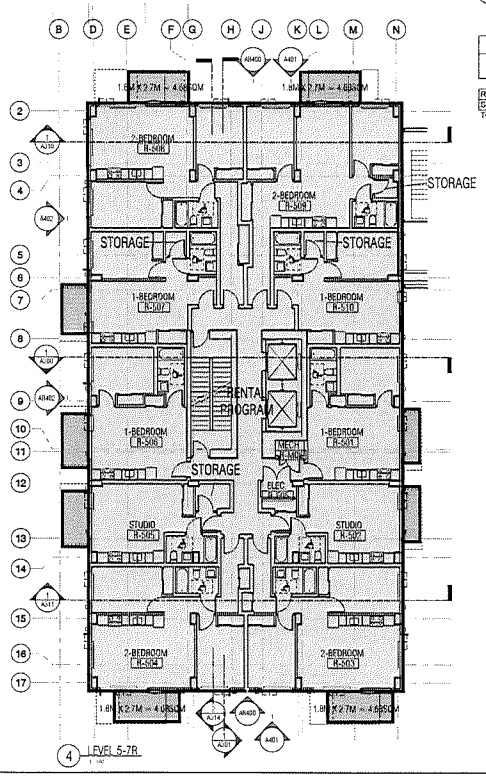
| Name | GFA Area | FSR Area |
|---|---|---|
| EXC. AMENITY | 27.04 m² | 0.00 m² |
| EXC. SHARED LOADING / MECH. | 0.24 m² | 0.00 m² |
| RENTAL PROGRAM | 499.52 m² | 499.52 m² |
| STORAGE | 6.05 m² | 0.00 m² |
| TOTAL | 566.44 m² | 499.52 m² |

**L2R GFA/FSR**

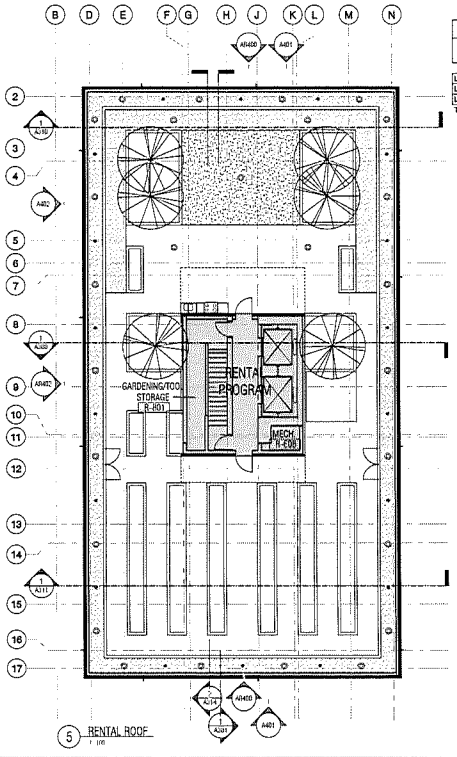
| Name | GFA Area | FSR Area |
|---|---|---|
| RENTAL PROGRAM | 550.64 m² | 550.64 m² |
| STORAGE | 8.80 m² | 0.00 m² |
| TOTAL | 568.44 m² | 550.64 m² |

**L3 & 4 R GFA/FSR**

| Level | Name | N/A | GFA Area | FSR Area |
|---|---|---|---|---|
| LEVEL 3R | RENTAL BALC. | 47.76 m² | 0.00 m² | 0.00 m² |
| LEVEL 3R | RENTAL PROGRAM | 0.00 m² | 618.32 m² | 618.32 m² |
| LEVEL 3R | STORAGE | 0.00 m² | 7.03 m² | 0.00 m² |
| TOTAL | | 47.76 m² | 624.25 m² | 618.32 m² |




4 LEVEL 5-7R
1 : 100




5 RENTAL ROOF
1 : 100

**L5R GFA/FSR**

| Level | Name | N/A | GFA Area | FSR Area |
|---|---|---|---|---|
| LEVEL 5R | RENTAL BALC. | 47.76 m² | 0.00 m² | 0.00 m² |
| LEVEL 5R | RENTAL PROGRAM | 0.00 m² | 616.75 m² | 616.75 m² |
| LEVEL 5R | STORAGE | 0.00 m² | 7.51 m² | 0.00 m² |
| TOTAL | | 47.76 m² | 624.25 m² | 616.75 m² |

**L-RENTAL ROOF GFA/FSR**

| Name | GFA Area | FSR Area |
|---|---|---|
| RENTAL PROGRAM | 59.08 m² | 59.08 m² |
| TOTAL | 59.08 m² | 59.08 m² |

GENERAL NOTE: SEE UNIT PLANS FOR NET SELLABLE AREAS

REVISIONS

BT | A
BING THOM ARCHITECTS
1400 Burrard Street Vancouver BC V6Z 2A1
T 604-683-1881 F 604-688-3243 E office@bingthom.com
Web Address www.bingthom.com

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|---|---|---|---|
| PF | AJ | AJ/SH | As noted |
| | | | DRAWING DATE |

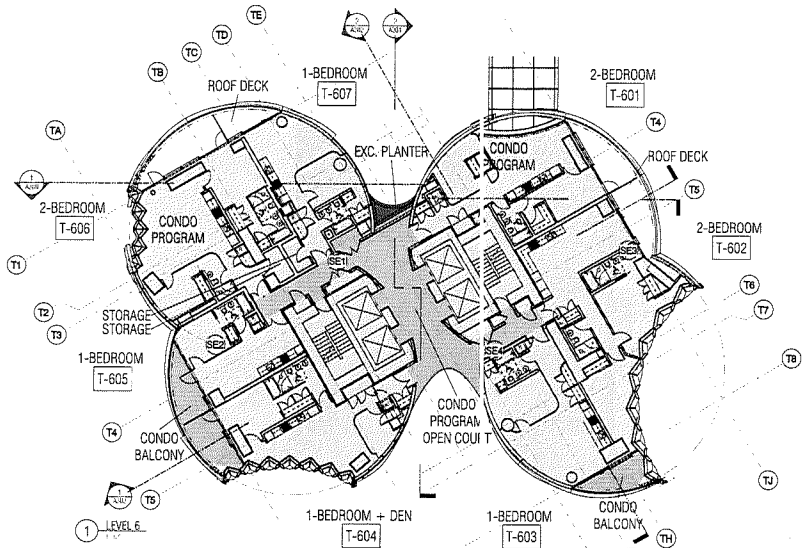
Burrard and Nelson

PROJECT

OVERALL PLAN / FSR OVERLAY - RENTAL L1-ROOF

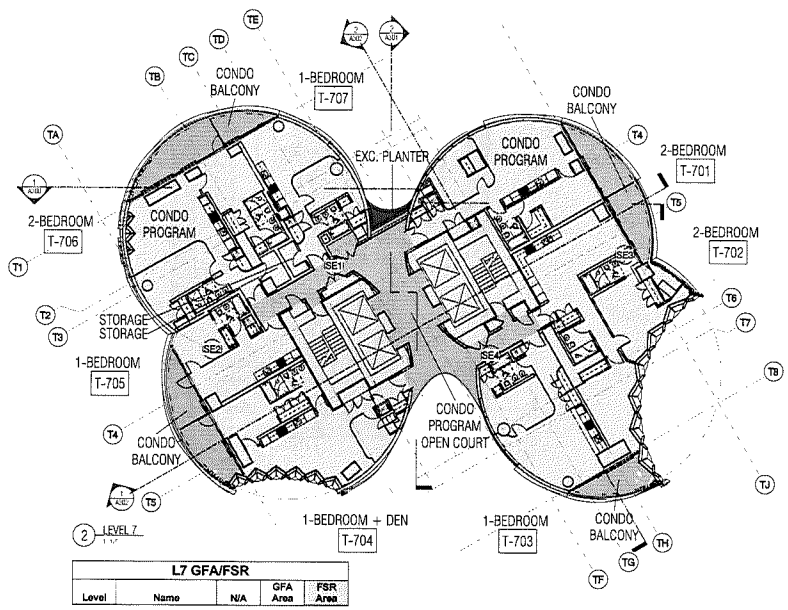
TITLE

PROJECT No | ISSUE No
CADD FILE
DRAWING NUMBER A210FSR



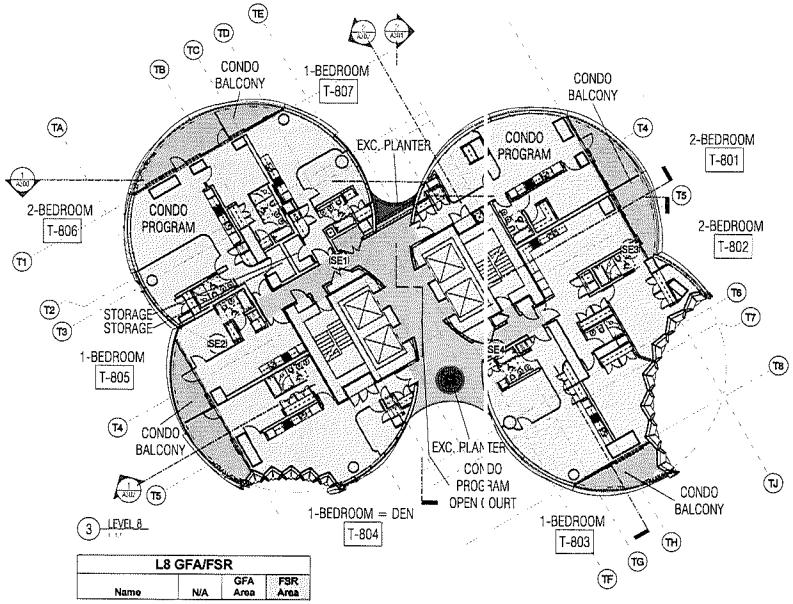

1 LEVEL 6

| L6 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | N/A | GFA Area | FSR Area |
| LEVEL 6 | CONDO BALCONY | 30.24 m² | 0 m² | 0.00 m² |
| LEVEL 6 | CONDO PROGRAM | 0.00 m² | 651.45 m² | 651.45 m² |
| LEVEL 6 | CONDO PROGRAM OPEN COURT | 0.00 m² | 74.07 m² | 74.07 m² |
| LEVEL 6 | EXC. PLANTER | 0.00 m² | 3.04 m² | 0.00 m² |
| LEVEL 6 | ROOF DECK | 44.69 m² | 0 m² | 0.00 m² |
| LEVEL 6 | STORAGE | 0.00 m² | 6.72 m² | 0.00 m² |
| TOTAL | | 74.93 m² | 735.27 m² | 725.51 m² |



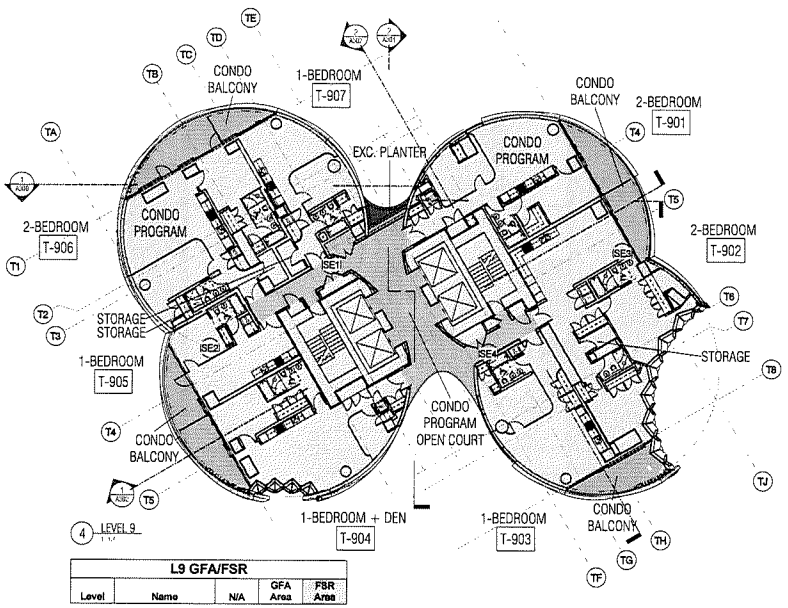

2 LEVEL 7

| L7 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | N/A | GFA Area | FSR Area |
| LEVEL 7 | CONDO BALCONY | 76.78 m² | 0.00 m² | 0.00 m² |
| LEVEL 7 | CONDO PROGRAM | 0.00 m² | 670.64 m² | 670.64 m² |
| LEVEL 7 | CONDO PROGRAM OPEN COURT | 0.00 m² | 74.05 m² | 74.05 m² |
| LEVEL 7 | EXC. PLANTER | 0.00 m² | 3.04 m² | 0.00 m² |
| LEVEL 7 | STORAGE | 0.00 m² | 6.72 m² | 0.00 m² |
| TOTAL | | 76.78 m² | 754.45 m² | 744.69 m² |




3 LEVEL 8

| L8 GFA/FSR | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 78.95 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0.00 m² | 680.48 m² | 680.48 m² |
| CONDO PROGRAM OPEN COURT | 0.00 m² | 80.28 m² | 80.28 m² |
| EXC. PLANTER | 0.00 m² | 6.60 m² | 0.00 m² |
| STORAGE | 0.00 m² | 6.72 m² | 0.00 m² |
| TOTAL | 78.95 m² | 774.07 m² | 760.76 m² |




4 LEVEL 9

| L9 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | N/A | GFA Area | FSR Area |
| LEVEL 9 | CONDO BALCONY | 80.89 m² | 0.00 m² | 0.00 m² |
| LEVEL 9 | CONDO PROGRAM | 0.00 m² | 688.29 m² | 688.29 m² |
| LEVEL 9 | CONDO PROGRAM OPEN COURT | 0.00 m² | 74.06 m² | 74.06 m² |
| LEVEL 9 | EXC. PLANTER | 0.00 m² | 3.04 m² | 0.00 m² |
| LEVEL 9 | STORAGE | 0.00 m² | 9.62 m² | 0.00 m² |
| TOTAL | | 80.89 m² | 775.01 m² | 762.35 m² |

N

- BELOW GRADE PROGRAM
- CONDO PROGRAM
- STORAGE (EXCLUSION)
- BALCONY (NOT INCLUDED IN GFA)
- PLANTER (EXCLUSION)
- OPEN BREEZEWAY
- CONDO SERVICES
- CONDO AMENITY OVERAGE
- BLDG MAINTENANCE STORAGE
- CHURCH (NEW PROGRAM)
- CHURCH (HERITAGE)
- CRU
- AMENITY (EXCLUSION)
- SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

BT | A

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DRAWING DATE

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PROJECT

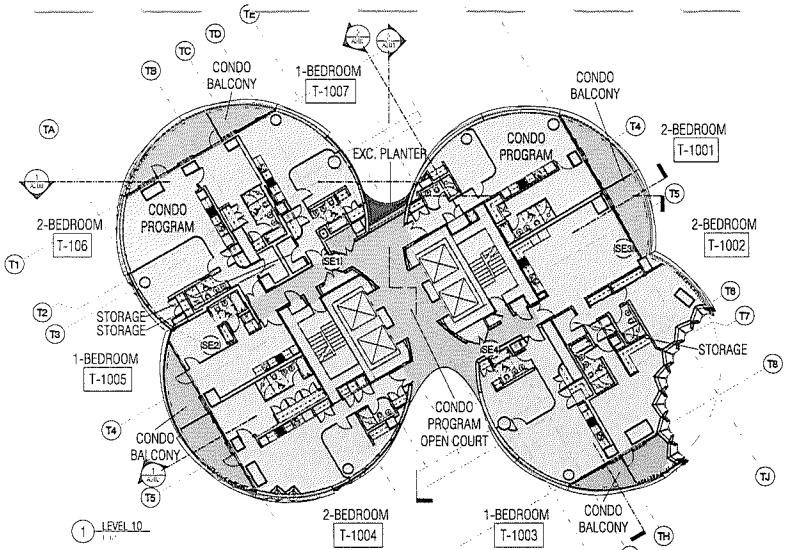
OVERALL PLAN / FSR OVERLAY - CONDO L6-L9 (ATYPICALS)

TITLE

PROJECT No | ISSUE No

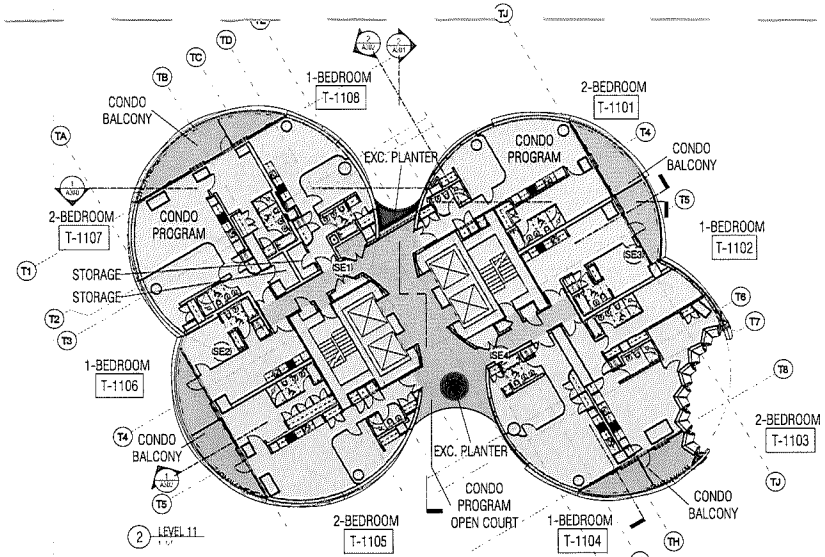
CARD FILE

DRAWING NUMBER



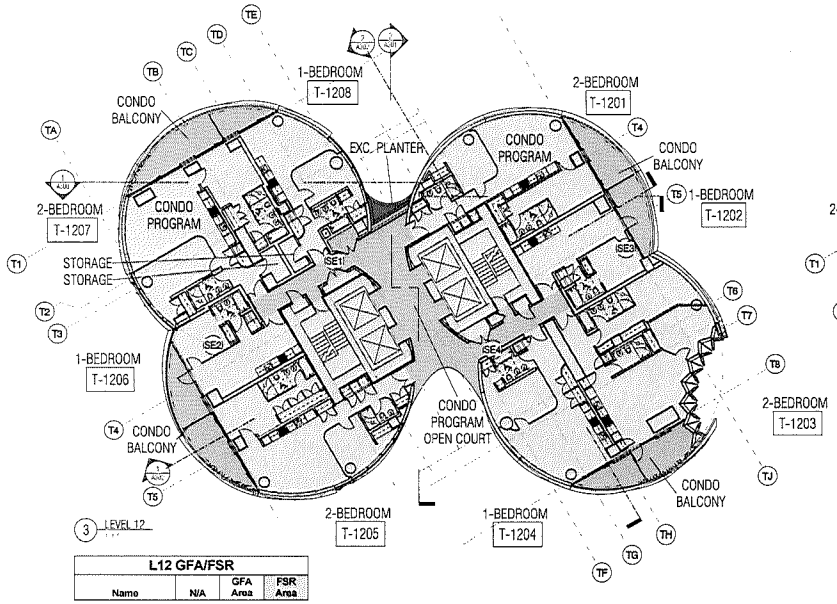

1 LEVEL 10

| L10 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | N/A | GFA Area | FSR Area |
| LEVEL 10 | CONDO BALCONY | 82.51 m² | 0.00 m² | 0.00 m² |
| LEVEL 10 | CONDO PROGRAM | 0.00 m² | 697.95 m² | 697.95 m² |
| LEVEL 10 | CONDO PROGRAM OPEN COURT | 0.00 m² | 73.68 m² | 73.68 m² |
| LEVEL 10 | EXC. PLANTER | 0.00 m² | 3.04 m² | 0.00 m² |
| LEVEL 10 | STORAGE | 0.00 m² | 10.43 m² | 0.00 m² |
| TOTAL | | 82.51 m² | 785.07 m² | 771.60 m² |



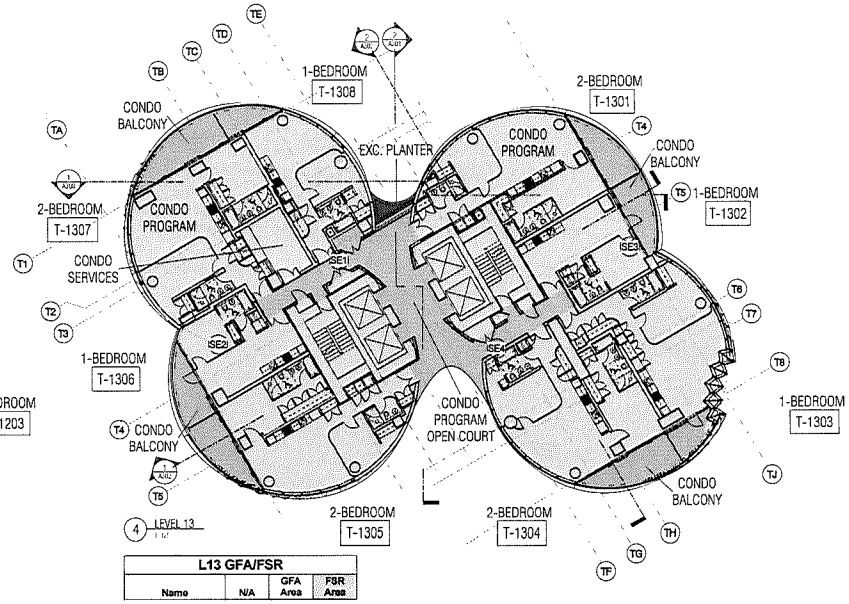

2 LEVEL 11

| L11 GFA/FSR | | | | |
|---|---|---|---|---|
| Level | Name | N/A | GFA Area | FSR Area |
| LEVEL 11 | CONDO BALCONY | 84.24 m² | 0.00 m² | 0.00 m² |
| LEVEL 11 | CONDO PROGRAM | 0.00 m² | 706.58 m² | 706.58 m² |
| LEVEL 11 | CONDO PROGRAM OPEN COURT | 0.00 m² | 83.83 m² | 83.83 m² |
| LEVEL 11 | EXC. PLANTER | 0.00 m² | 6.00 m² | 0.00 m² |
| LEVEL 11 | STORAGE | 0.00 m² | 6.72 m² | 0.00 m² |
| TOTAL | | 84.24 m² | 803.72 m² | 790.41 m² |




3 LEVEL 12

| L12 GFA/FSR | | | | |
|---|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 86.53 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0.00 m² | 714.21 m² | 714.21 m² |
| CONDO PROGRAM OPEN COURT | 0.00 m² | 77.57 m² | 77.57 m² |
| EXC. PLANTER | 0.00 m² | 3.04 m² | 0.00 m² |
| STORAGE | 0.00 m² | 6.72 m² | 0.00 m² |
| TOTAL | 86.53 m² | 801.53 m² | 791.78 m² |




4 LEVEL 13

| L13 GFA/FSR | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 89.22 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0.00 m² | 716.49 m² | 716.49 m² |
| CONDO PROGRAM OPEN COURT | 0.00 m² | 77.28 m² | 77.28 m² |
| CONDO SERVICES | 0.00 m² | 12.90 m² | 12.90 m² |
| EXC. PLANTER | 0.00 m² | 3.04 m² | 0.00 m² |
| TOTAL | 89.22 m² | 809.71 m² | 806.68 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

BT | A
BING THOM ARCHITECTS

DRAWN BY | CHK | UNIT | SCALE
DRAWING DATE

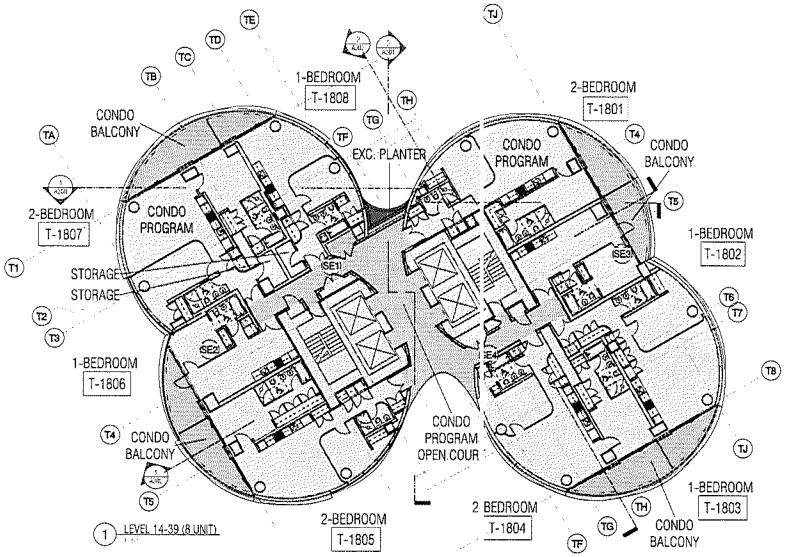
Burrard and Nelson

PROJECT

OVERALL PLAN - CONDO L10-L13 (ATYPICALS)

TITLE

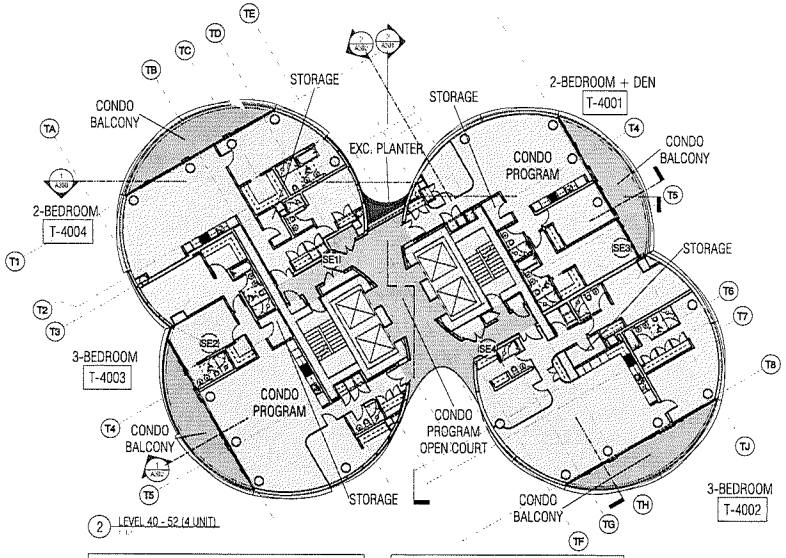
PROJECT No | ISSUE No
CADD FILE
DRAWING NUMBER
A212FSR




1 LEVEL 14-39 (8 UNIT)

| L18 GFA/FSR (TYPE B) | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 90.02 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0.00 m² | 725.36 m² | 725.36 m² |
| CONDO PROGRAM OPEN COURT | 0.00 m² | 77.00 m² | 77.00 m² |
| EXC. PLANTER | 0.00 m² | 3.04 m² | 0.00 m² |
| STORAGE | 0.00 m² | 6.72 m² | 0.00 m² |
| TOTAL | 90.02 m² | 812.71 m² | 802.36 m² |

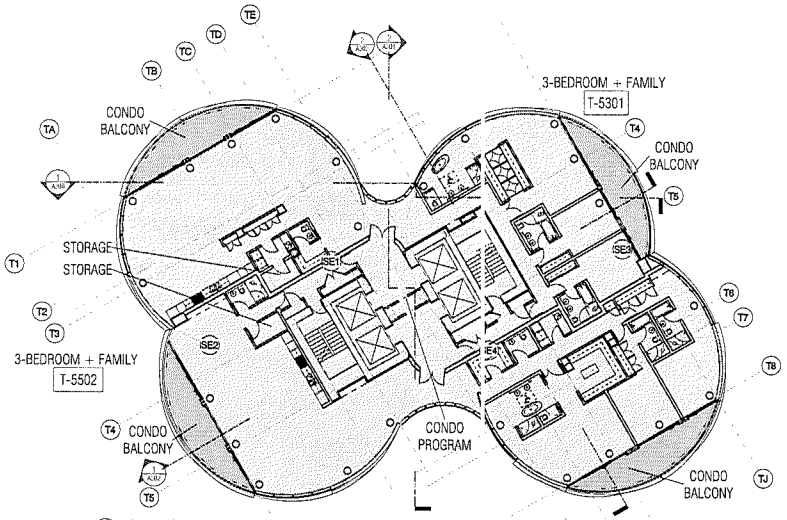
| L20 GFA/FSR (TYPE D) | | | | |
|---|---|---|---|---|
| Name | | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 8 | 88 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0 | 0 m² | 725.76 m² | 725.76 m² |
| CONDO PROGRAM OPEN COURT | 0 | 0 m² | 83.82 m² | 83.82 m² |
| EXC. PLANTER | 0 | 0 m² | 6.60 m² | 0.00 m² |
| STORAGE | 0 | 0 m² | 6.72 m² | 0.00 m² |
| TOTAL | 8 | 88 m² | 822.89 m² | 809.58 m² |




2 LEVEL 40 - 52 (4 UNIT)

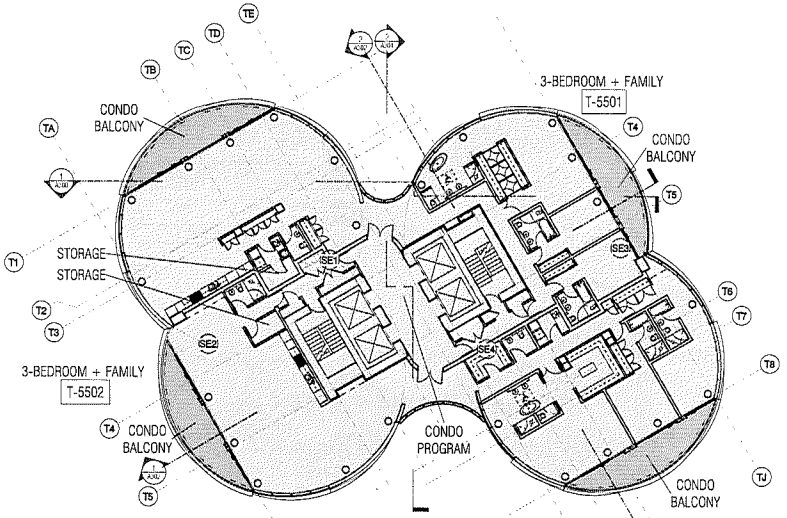
| L40 GFA/FSR (TYPE B) | | | | |
|---|---|---|---|---|
| Level | Name | N/A | GFA Area | FSR Area |
| LEVEL 40 | CONDO BALCONY | 90.02 m² | 0.00 m² | 0.00 m² |
| LEVEL 40 | CONDO PROGRAM | 0.00 m² | 724.14 m² | 724.14 m² |
| LEVEL 40 | CONDO PROGRAM OPEN COURT | 0.00 m² | 70.60 m² | 70.60 m² |
| LEVEL 40 | EXC. PLANTER | 0.00 m² | 3.04 m² | 0.00 m² |
| LEVEL 40 | STORAGE | 0.00 m² | 14.88 m² | 0.00 m² |
| TOTAL | | 90.02 m² | 812.65 m² | 794.73 m² |

| L41 GFA/FSR (TYPE D) | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 89.58 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0.00 m² | 724.56 m² | 724.56 m² |
| CONDO PROGRAM OPEN COURT | 0.00 m² | 76.83 m² | 76.83 m² |
| EXC. PLANTER | 0.00 m² | 6.60 m² | 0.00 m² |
| STORAGE | 0.00 m² | 14.88 m² | 0.00 m² |
| TOTAL | 89.58 m² | 822.89 m² | 801.41 m² |




3 LEVEL 53, 54, 56 (2 UNIT)

| L53 GFA/FSR | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 90.02 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0.00 m² | 818.10 m² | 818.10 m² |
| STORAGE | 0.00 m² | 6.97 m² | 0.00 m² |
| TOTAL | 90.02 m² | 825.07 m² | 818.10 m² |




4 LEVEL 55 (2 UNIT CROSSOVER)

| L55 GFA/FSR | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 87.11 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0.00 m² | 822.26 m² | 822.26 m² |
| STORAGE | 0.00 m² | 6.99 m² | 0.00 m² |
| TOTAL | 87.11 m² | 829.25 m² | 822.26 m² |

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

BT | A
BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION
REFER ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION
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| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| MF/CD | ET | AJ/SH | |

DRAWING DATE

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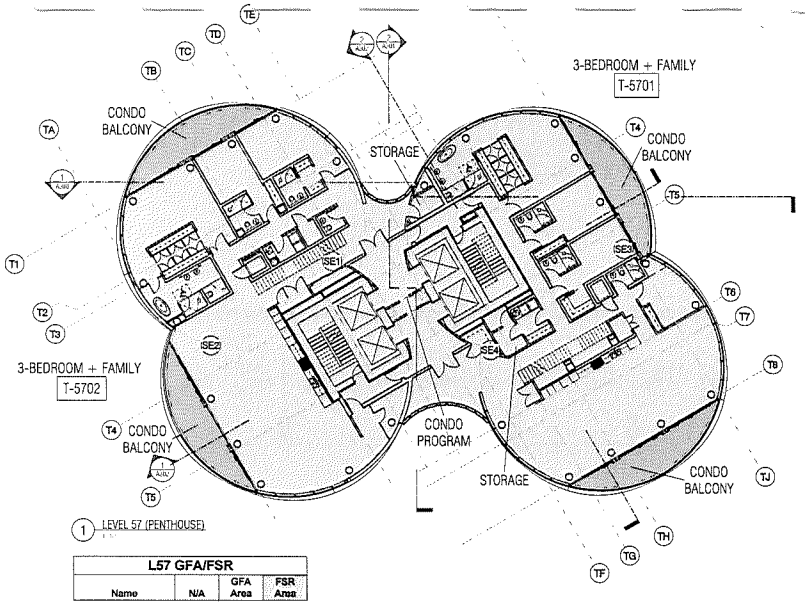
PROJECT

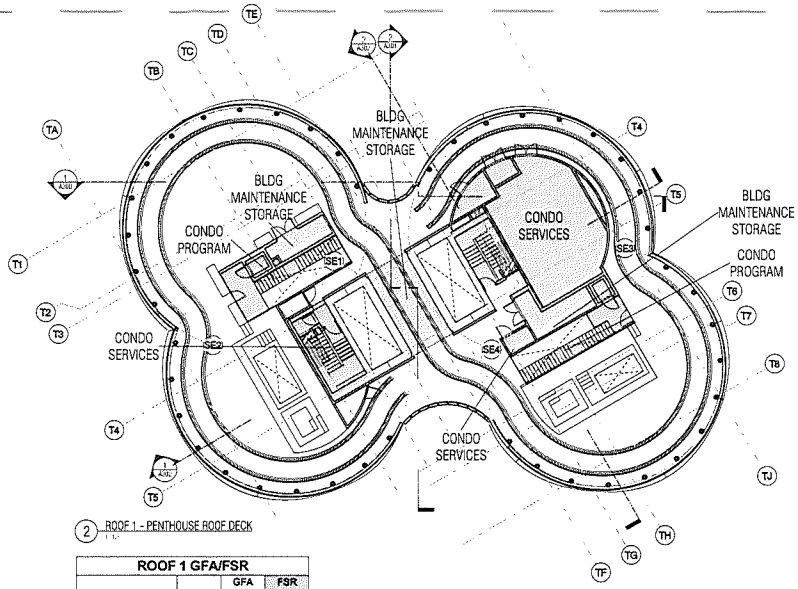
OVERALL PLAN / FSR OVERLAY - LEVEL 14 - 55 (8/4/2 UNIT nFLOORS)

PROJECT No | ISSUE No
CADD FILE
DRAWING NUMBER



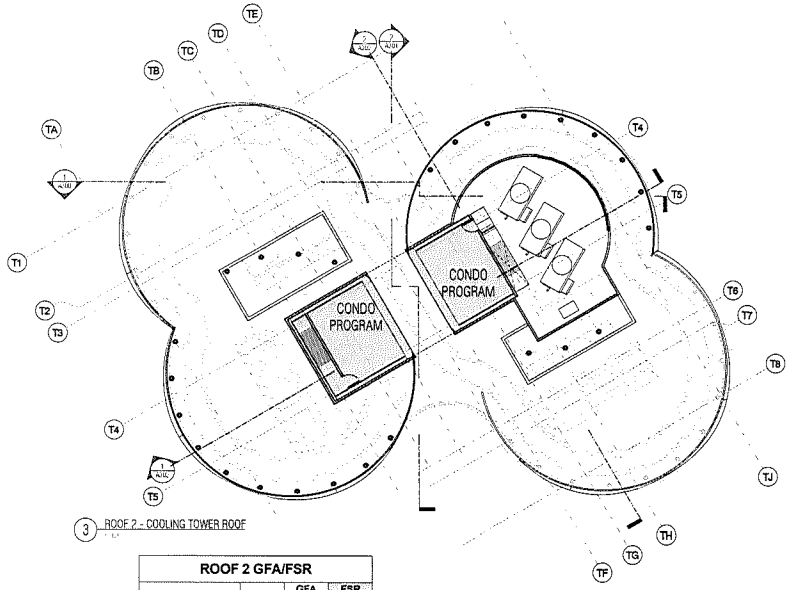

1 LEVEL 57 (PENTHOUSE)

| L57 GFA/FSR | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO BALCONY | 87.11 m² | 0.00 m² | 0.00 m² |
| CONDO PROGRAM | 0.00 m² | 821.80 m² | 821.80 m² |
| STORAGE | 0.00 m² | 7.45 m² | 0.00 m² |
| TOTAL | 87.11 m² | 829.25 m² | 821.80 m² |



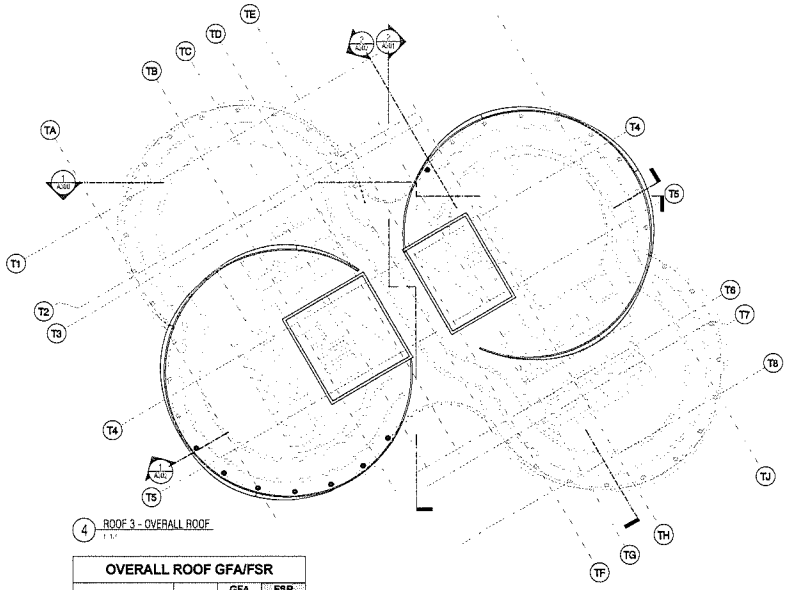

2 ROOF 1 - PENTHOUSE ROOF DECK

| ROOF 1 GFA/FSR | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| BLDG MAINTENANCE STORAGE | 0.00 m² | 42.31 m² | 42.31 m² |
| CONDO PROGRAM | 0.00 m² | 36.13 m² | 36.13 m² |
| CONDO SERVICES | 0.00 m² | 119.72 m² | 119.72 m² |
| TOTAL | 0.00 m² | 198.17 m² | 198.17 m² |




3 ROOF 2 - COOLING TOWER ROOF

| ROOF 2 GFA/FSR | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |
| CONDO PROGRAM | 0.00 m² | 66.20 m² | 66.20 m² |
| TOTAL | 0.00 m² | 66.20 m² | 66.20 m² |



4 ROOF 3 - OVERALL ROOF

| OVERALL ROOF GFA/FSR | | | |
|---|---|---|---|
| Name | N/A | GFA Area | FSR Area |

N

BELOW GRADE PROGRAM
CONDO PROGRAM
STORAGE (EXCLUSION)
BALCONY (NOT INCLUDED IN GFA)
PLANTER (EXCLUSION)
OPEN BREEZEWAY
CONDO SERVICES
CONDO AMENITY OVERAGE
BLDG MAINTENANCE STORAGE
CHURCH (NEW PROGRAM)
CHURCH (HERITAGE)
CRU
AMENITY (EXCLUSION)
SHARED PROGRAM, LOADING/MECHANICAL (EXCLUSION)

REVISIONS

BT | A
BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE, REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION
WORK ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION
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|---|---|---|---|
| MC-CG | ET | AJ-CH | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

OVERALL PLAN / FSR OVERLAY - CONDO PENTHOUSE + ROOF PLANS

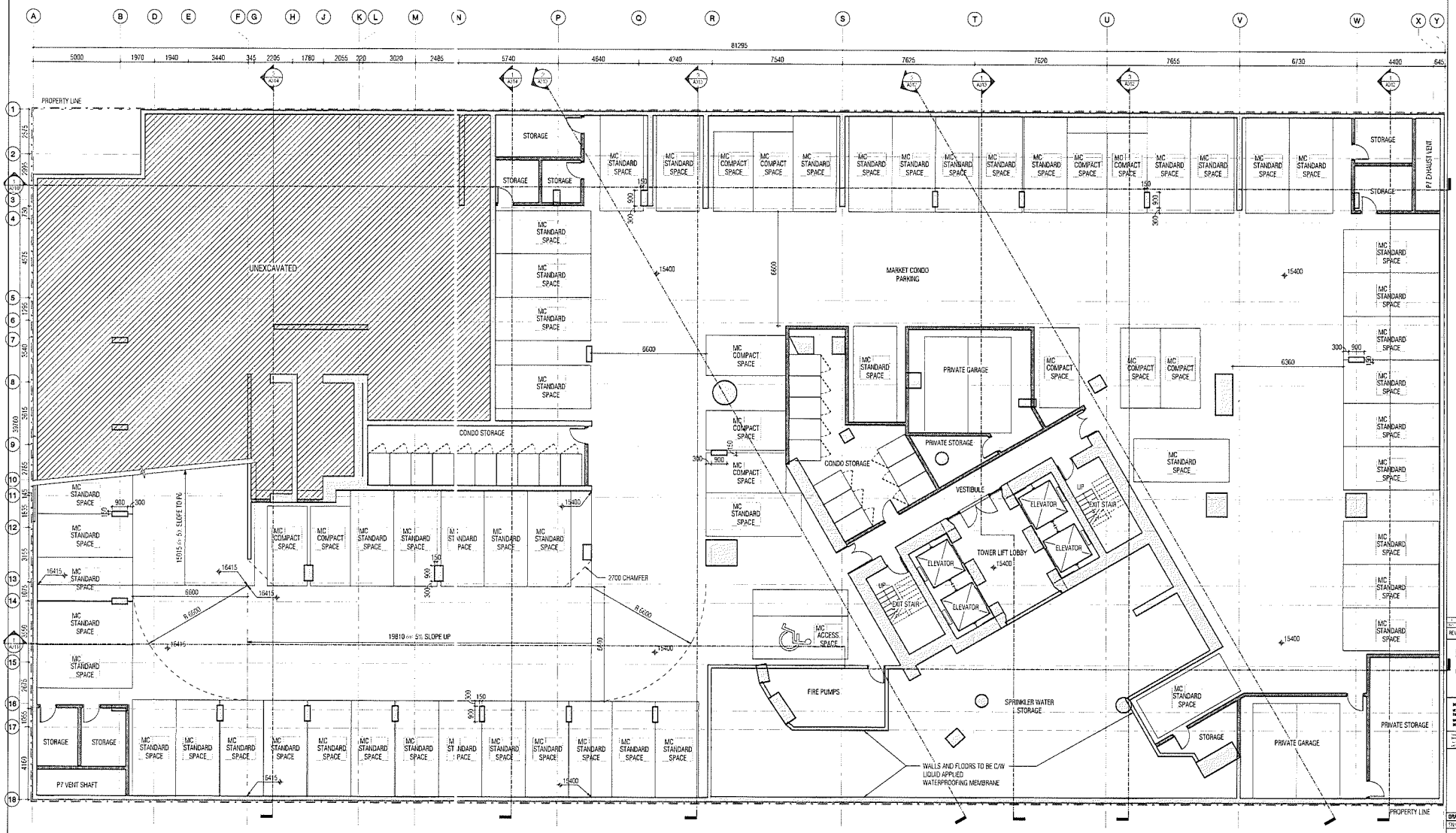
TITLE

PROJECT No. | ISSUE No.

CADD FILE

DRAWING NUMBER

A214FSR




1 PARKADE - LEVEL P7

**CPTED**

**(i) THEFT IN U/G P RKADE**

THE MAIN ENTRY C VTES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(ii) RESIDENTIAL B EAK + ENTER**

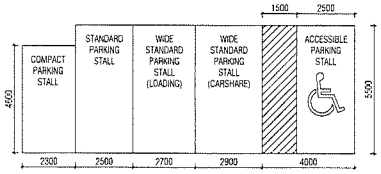
24 HOUR ON-SITE ONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(iii) MAIL THEFT**

THE CONDO MAILB IX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN A CDVE AND VANDALISM**

BUILDING ARRANG EMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATI INS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY. ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING



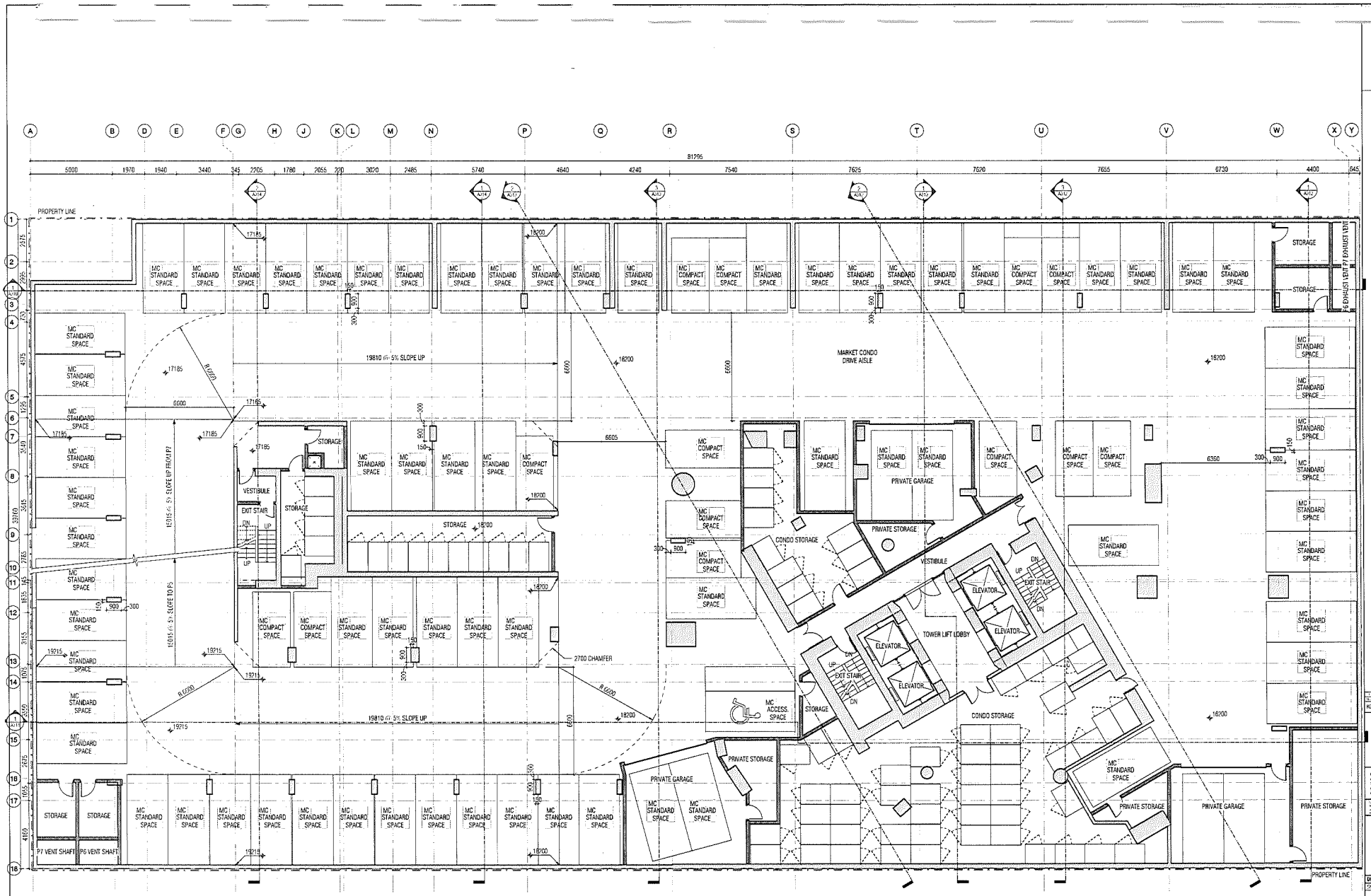

PARKING SPACE LEGEND

| LEVEL P7 PARKING SPACE COUNT | | | |
|---|---|---|---|
| ABBREV. | OWNERSHIP | PARKING SPACE TYPE | TOTAL |
| MC | | ACCESSIBLE - 5500 x 4000 | 1 |
| MC | | COMPACT - 4950 x 2500 | 12 |
| * MC | | STANDARD - 5500 x 2500 | 59 |
| TOTAL PARKING SPACES: | | | 72 |

BT | A
BING THOM ARCHITECTS

Burrard and Nelson

ENLARGED FLOOR PLANS - PARKADE LEVEL P7




1 PARKADE - LEVEL P6

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE, ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(ii) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(iii) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING.

**LEVEL P6 PARKING SPACE COUNT**

| ABBREV. | OWNERSHIP | PARKING SPACE TYPE | TOTAL |
|---|---|---|---|
| MC | | ACCESSIBLE - 5500 x 4000 | 1 |
| MC | | COMPACT - 4600 x 2300 | 13 |
| MC | | STANDARD - 5500 x 2500 | 74 |
| TOTAL PARKING SPACES: | | | 88 |

REVISIONS

BT | A

BING THOM ARCHITECTS

DRAWN BY | CHK | INIT | SCALE

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLANS - PARKADE LEVEL P6

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER

AP201

1 PARKADE - LEVEL P5

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(ii) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE, SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(iii) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

**LEVEL P5 PARKING SPACE COUNT**

| ABBREV. | OWNERSHIP | PARKING SPACE TYPE | TOTAL |
|---|---|---|---|
| MC | | ACCESSIBLE - 5500 x 4000 | 1 |
| MC | | COMPACT - 4600 x 2300 | 13 |
| MC | | STANDARD - 5000 x 2500 | 73 |
| TOTAL PARKING SPACES | | | 87 |

REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE, REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION

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|---|---|---|---|
| CN/CD | BT | AJ/CH | |

DRAWING DATE

Burrard and Nelson

PROJECT

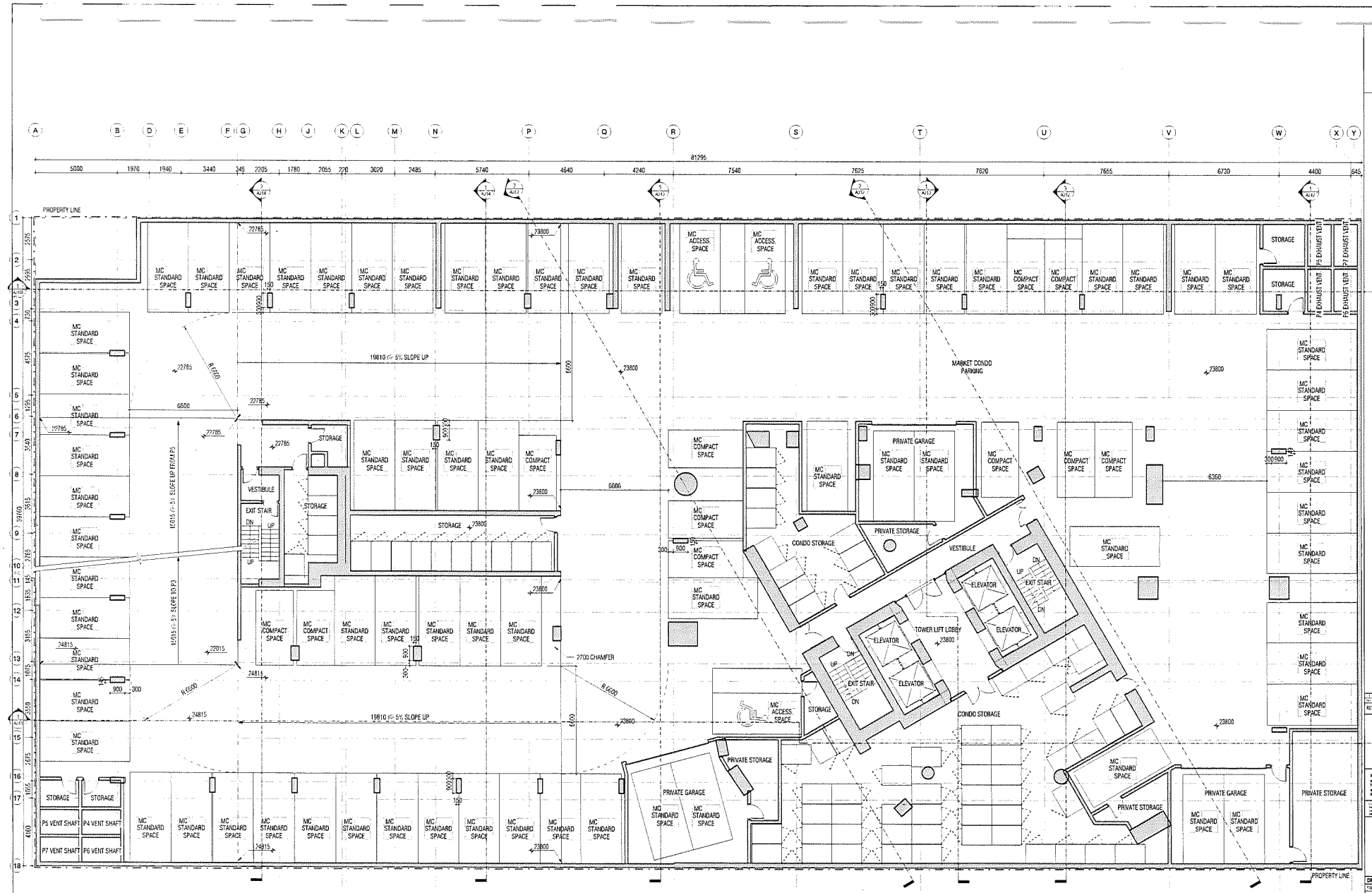
ENLARGED FLOOR PLANS - PARKADE LEVEL P5

TITLE

PROJECT No. | ISSUE No.

CADD FILE

DRAWING NUMBER




1 PARKADE - LEVEL P4

OPTED

(i) THEFT IN U/G PARKADE

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

(ii) RESIDENTIAL BREAK + ENTER

24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB, FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

(iii) MAIL THEFT

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

(iv) MISCHIEF IN ALCOVE AND VANDALISM

BUILDING ARRANGEMENT ALLOWS FOR INCREASED "EYES" ON THE STREET FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES, SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

| LEVEL P4 PARKING SPACE COUNT | | | |
|---|---|---|---|
| ABBREV. | OWNERSHIP | PARKING SPACE TYPE | TOTAL |
| MC | | ACCESSIBLE - 5000 x 4000 | 3 |
| MC | | COMPACT - 4800 x 2300 | 11 |
| MC | | STANDARD - 5500 x 2500 | 72 |
| TOTAL PARKING SPACES: | | | 86 |

REVISIONS

BT | A

BING THOM ARCHITECTS

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DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLANS - PARKADE LEVEL P4

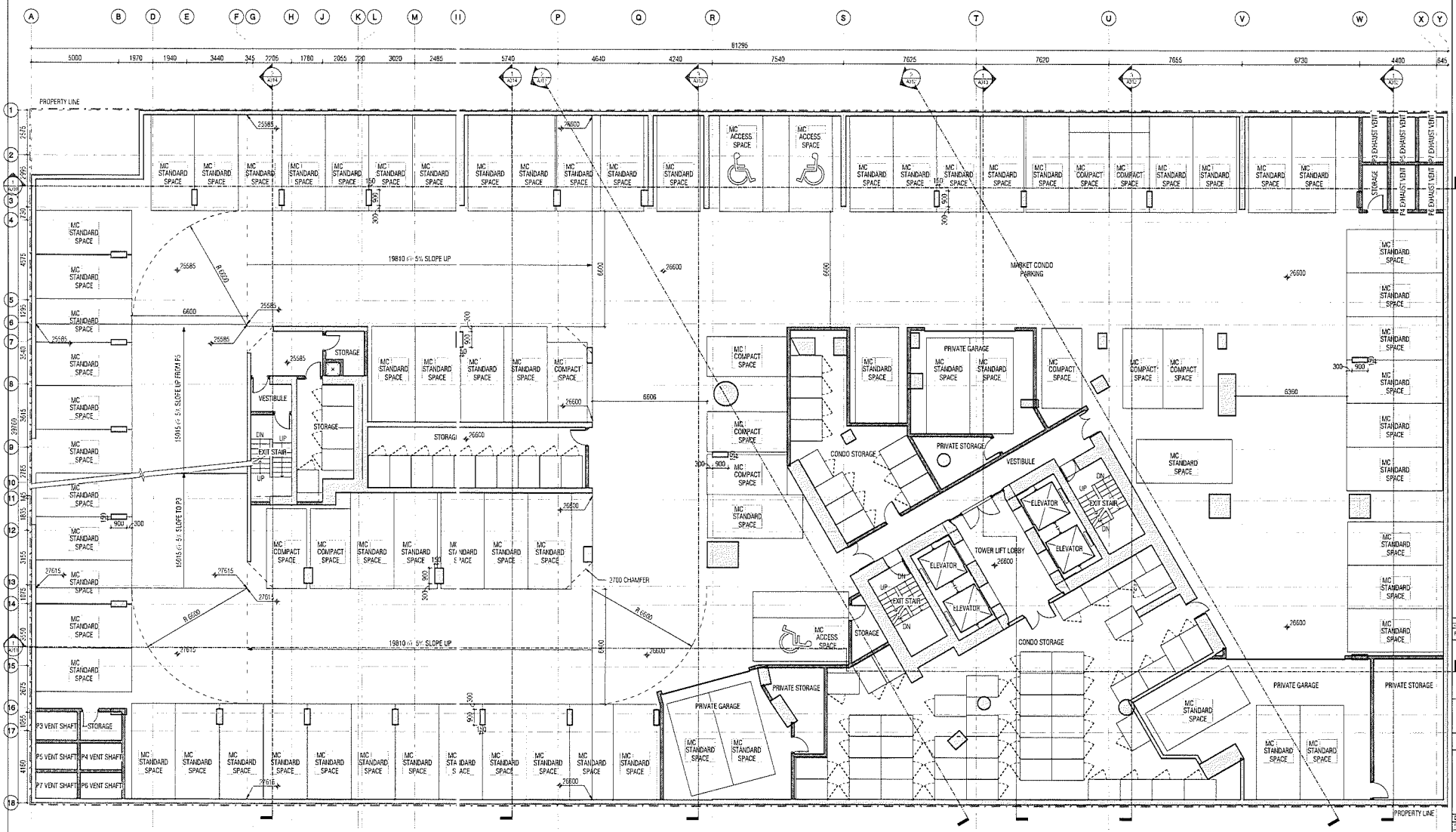
TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER

AP203




1 PARKADE - LEVEL P3

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE, ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(ii) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE, SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS

**(iii) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES, SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY. ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

**LEVEL P3 PARKING SPACE COUNT**

| ABBREV. | OWNERSHIP | PARKING SPACE TYPE | TOTAL |
|---|---|---|---|
| MC | | ACCESSIBLE - 3500 x 4000 | 3 |
| MC | | COMPACT - 4600 x 2300 | 11 |
| MC | | STANDARD - 5500 x 2500 | 72 |
| TOTAL PARKING SPACES: | | | 86 |

REVISIONS

BT | A

BING THOM ARCHITECTS

DRAWN BY: CH/CD | CHK: CT | INIT: AJ/CH | SCALE

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLANS - PARKADE LEVEL P3

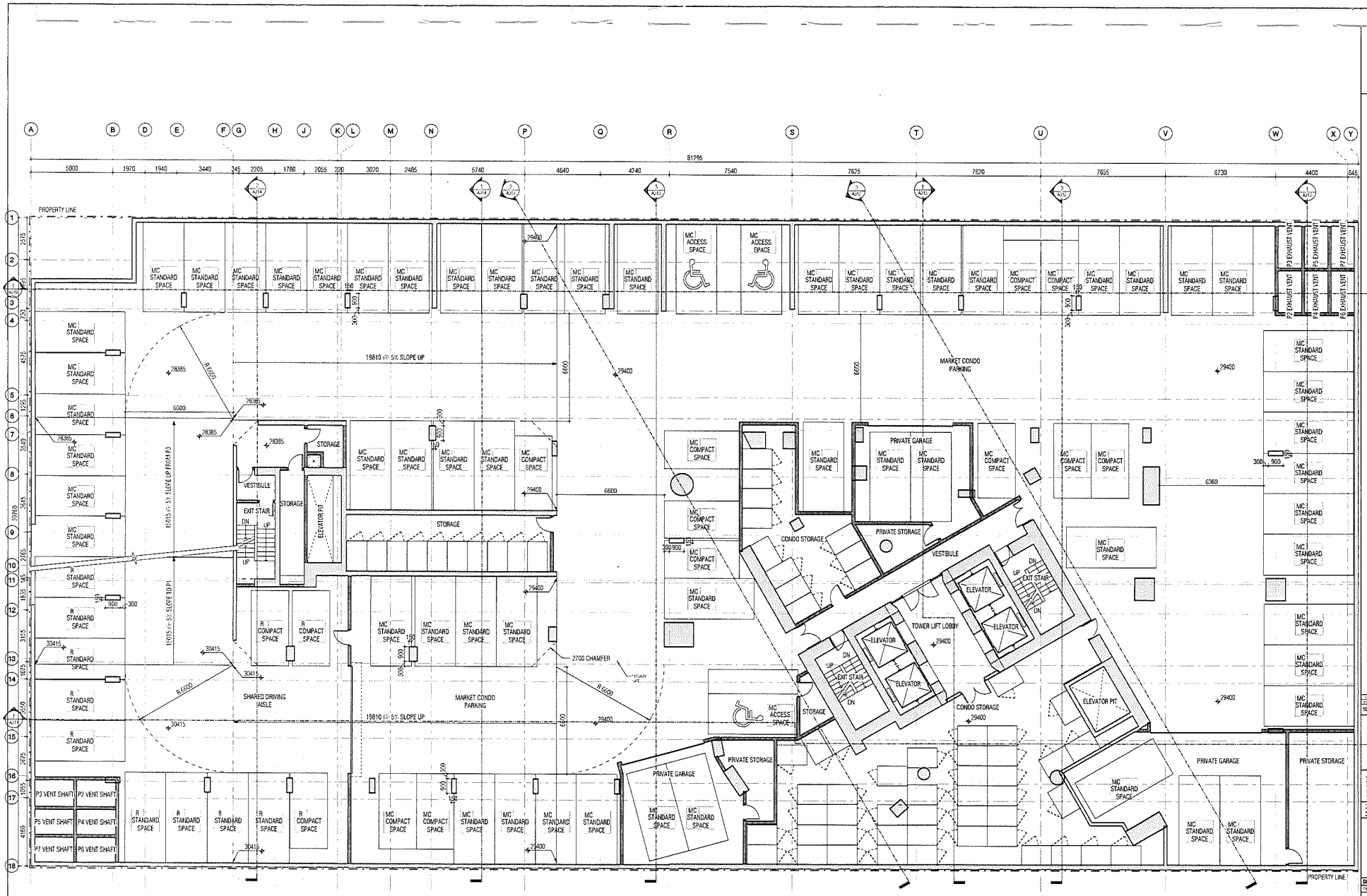
TITLE

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER




1 PARKADE - LEVEL P2

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(ii) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(iii) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

| LEVEL P2 PARKING SPACE COUNT | | | |
|---|---|---|---|
| ABBREV. | OWNERSHIP | PARKING SPACE TYPE | TOTAL |
| MC | | ACCESSIBLE - 5500 x 4000 | 3 |
| | | COMPACT - 4600 x 2300 | 14 |
| | | STANDARD - 5500 x 2500 | 67 |
| | | | 84 |
| TOTAL PARKING SPACES: | | | 84 |

REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE, REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION

WORK ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION

DRAWING NUMBERS WITH LABLES STARTING WITH

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| DAVID | LT | AJ/SH | |

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLANS - PARKADE LEVEL P2

Title

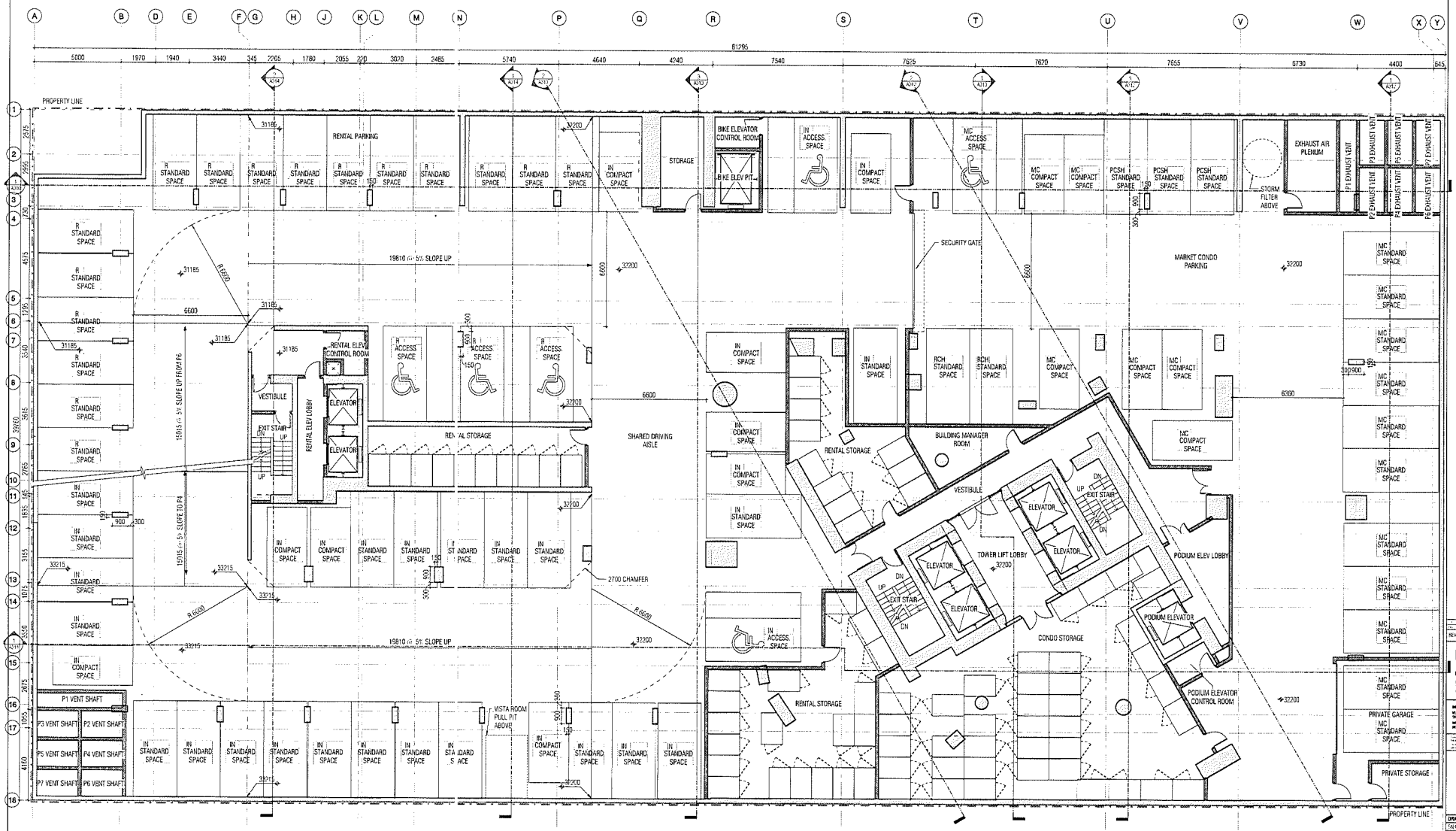
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AP205




1 PARKADE - LEVEL P1

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS. THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM.

**(ii) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE, SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(iii) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY. ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

| LEVEL P1 PARKING SPACE COUNT | | | |
|---|---|---|---|
| ABBREV. | OWNERSHIP | PARKING SPACE TYPE | TOTAL |
| | | ACCESSIBLE - 5500 x 4000 | 8 |
| | | COMPACT - 4600 x 2300 | 15 |
| | | STANDARD - 5500 x 2500 | 54 |
| | | | 75 |
| TOTAL PARKING SPACES: | | | 75 |

REVISIONS

BT | A

BING THOM ARCHITECTS

DRAWN BY TN/CD | CHK ET | INIT AJ/LM | SCALE

DRAWING DATE

Burrard and Nelson

PROJECT

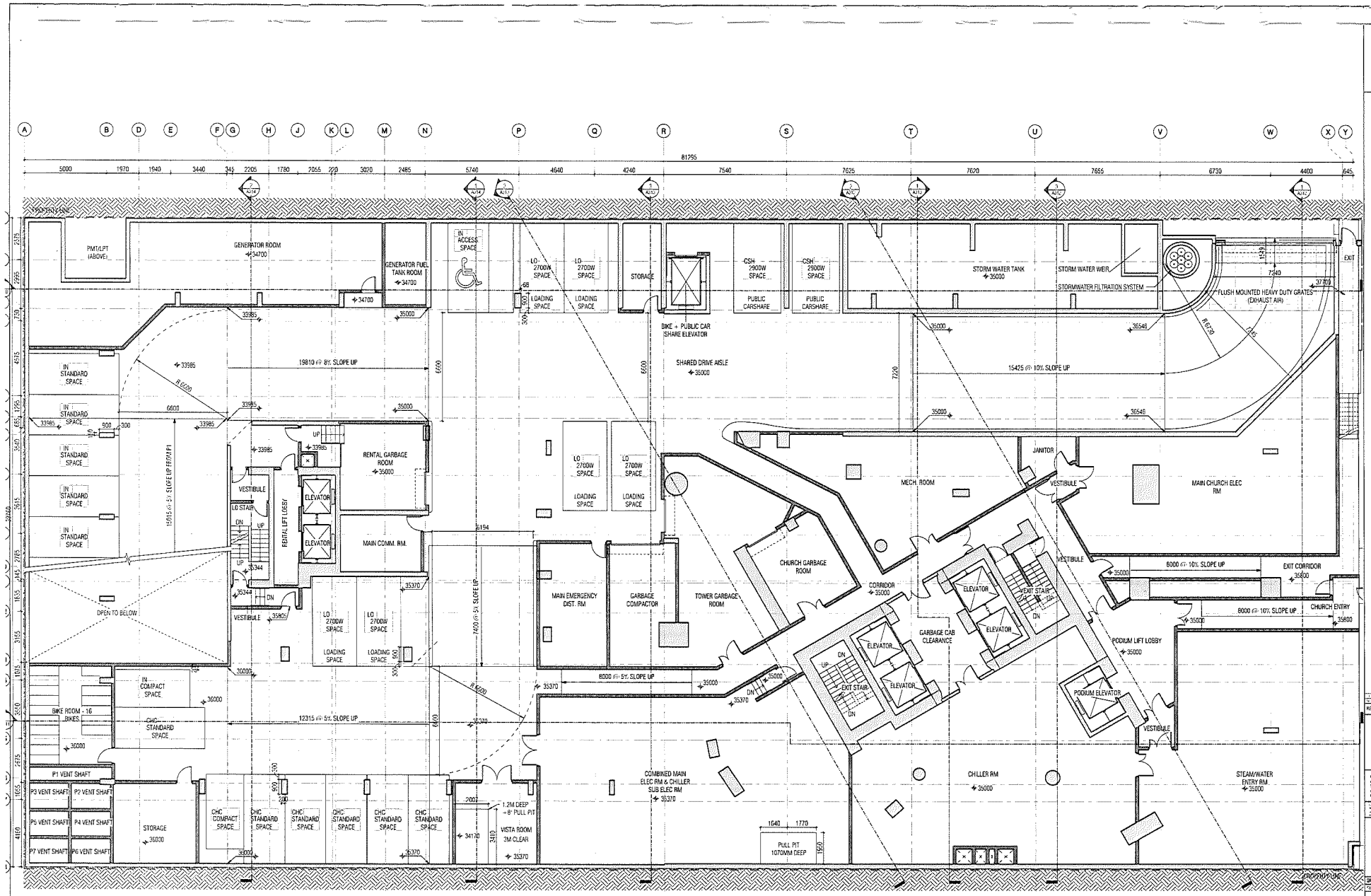
ENLARGED FLOOR PLANS - PARKADE LEVEL P1

TITLE

PROJECT No | ISSUE No

CADD FILE

NUMBER




1 PARKADE - LEVEL 0

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

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**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

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| LEVEL 0 PARKING SPACE COUNT | | | |
|---|---|---|---|
| ABBREV. | OWNERSHIP | PARKING SPACE TYPE | TOTAL |
| IN | | ACCESSIBLE - 5500 x 4000 | 1 |
| CSH | | CARSHARE - 5500 x 2900 | 2 |
| | | COMPACT - 4600 x 2300 | 2 |
| LO | | LOADING - 5500 x 2700 | 8 |
| | | STANDARD - 5500 x 2500 | 5 |
| | | | 18 |
| TOTAL PARKING SPACES: | | | 19 |

BT | A
BING THOM ARCHITECTS

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLANS - PARKADE LEVEL 0

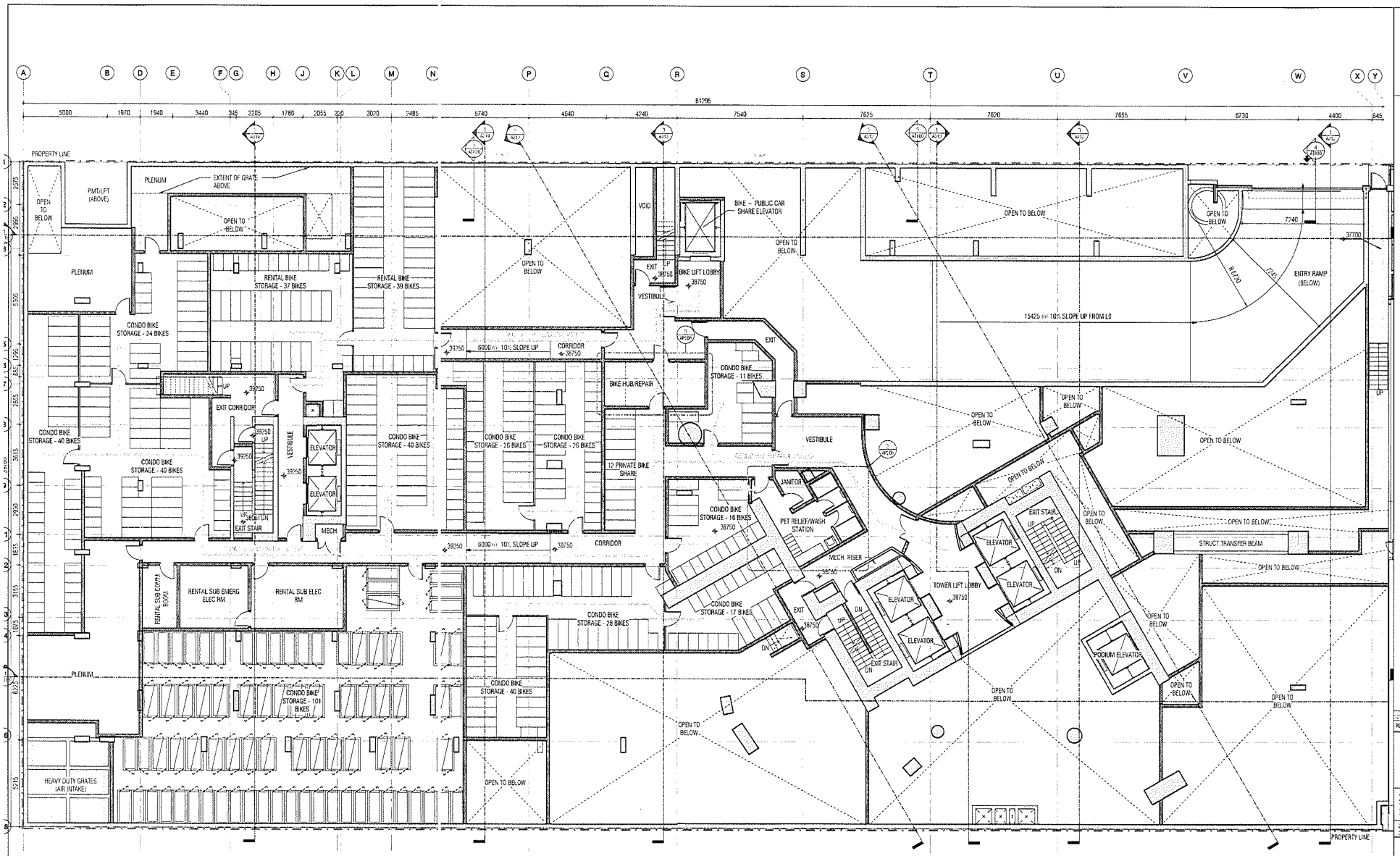
TITLE

PROJECT No

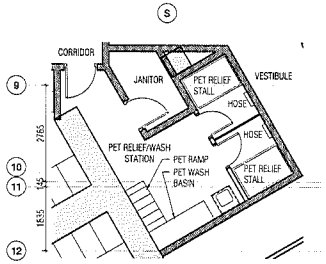
CADD FILE

DRAWING NUMBER

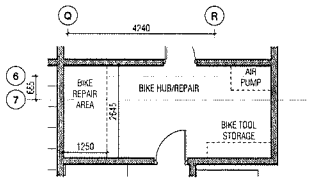
AP207




1 PARKADE - LEVEL 0 MEZZANINE




2 LEVEL 0 MEZZANINE - PET RELIEF/WASH STATION PLAN




3 LEVEL 0 MEZZANINE - BIKE HUB/REPAIR PLAN

**CPTED**

**(I) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(II) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(III) MAIL THEFT**

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**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

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REVISIONS

BT | A
BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| NKCD | IT | AJCM | |

DRAWING DATE

Burrard and Nelson

PROJECT

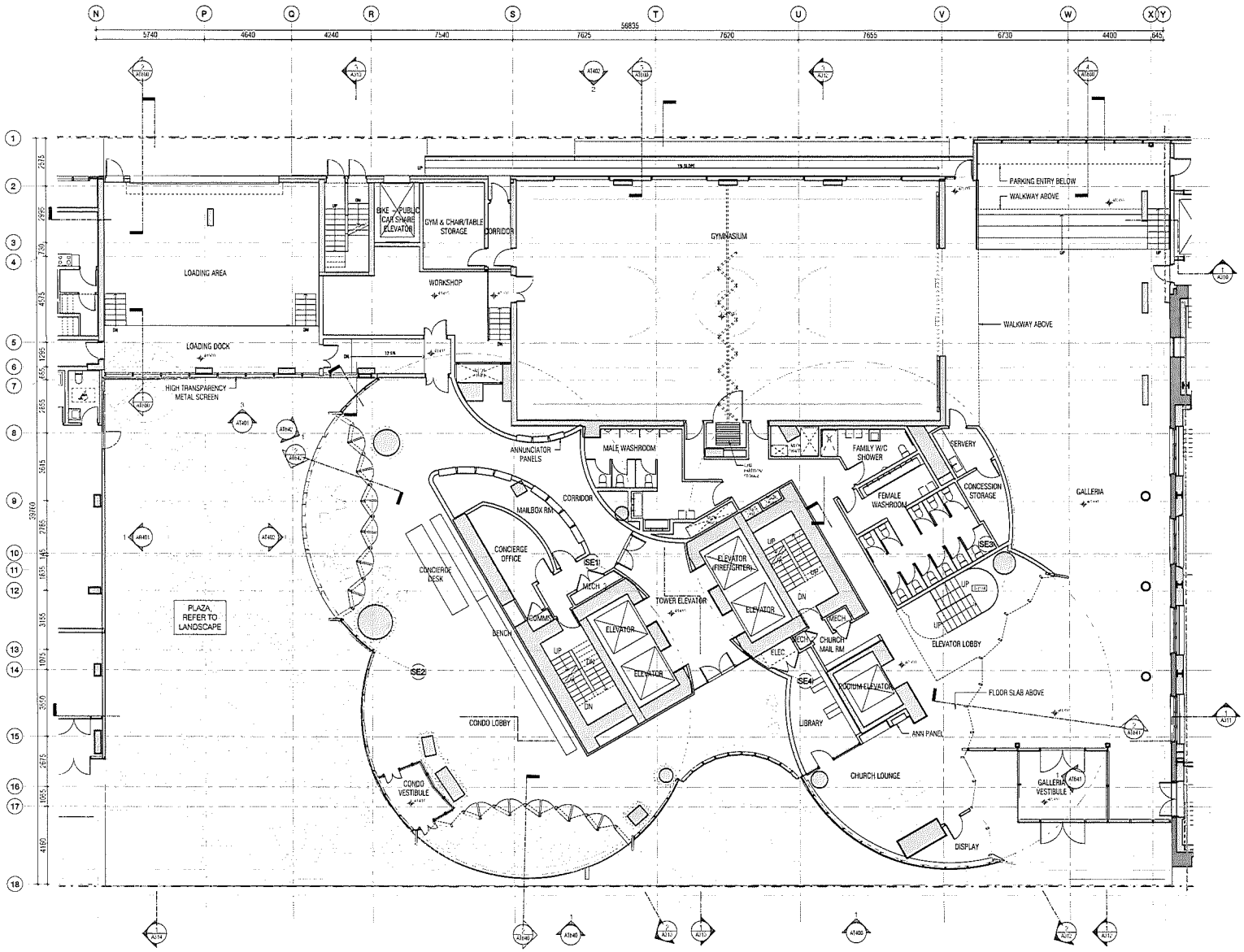
ENLARGED FLOOR PLANS - PARKADE LEVEL 0 MEZZANINE

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 PODIUM - LEVEL 1

**CPTED**

**(I) THEFT IN U/G PARKADE**
THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

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**(IV) MISCHIEF IN ALCOVE AND VANDALISM**
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REVISIONS

BT | A
BING THOM ARCHITECTS

DRAWN BY | CHK | INIT | SCALE
DRAWING DATE

Burrard and Nelson

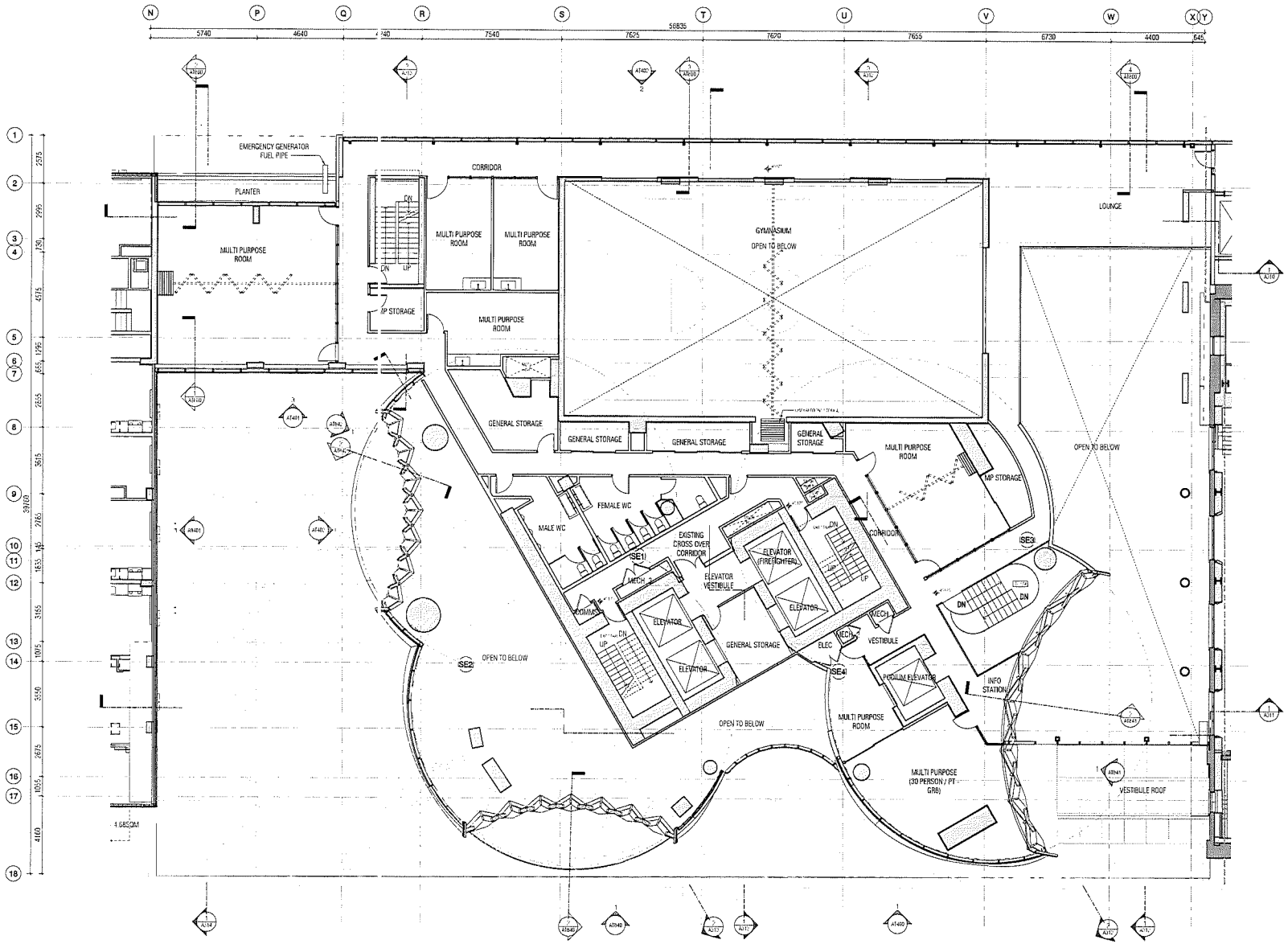
PROJECT

ENLARGED FLOOR PLAN - PODIUM LEVEL 1

TITLE

PROJECT No | ISSUE No
CADD FILE

DRAWING NUMBER
AT200




1 PODIUM - LEVEL 2

**CPTED**

**(I) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS, THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM.

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REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

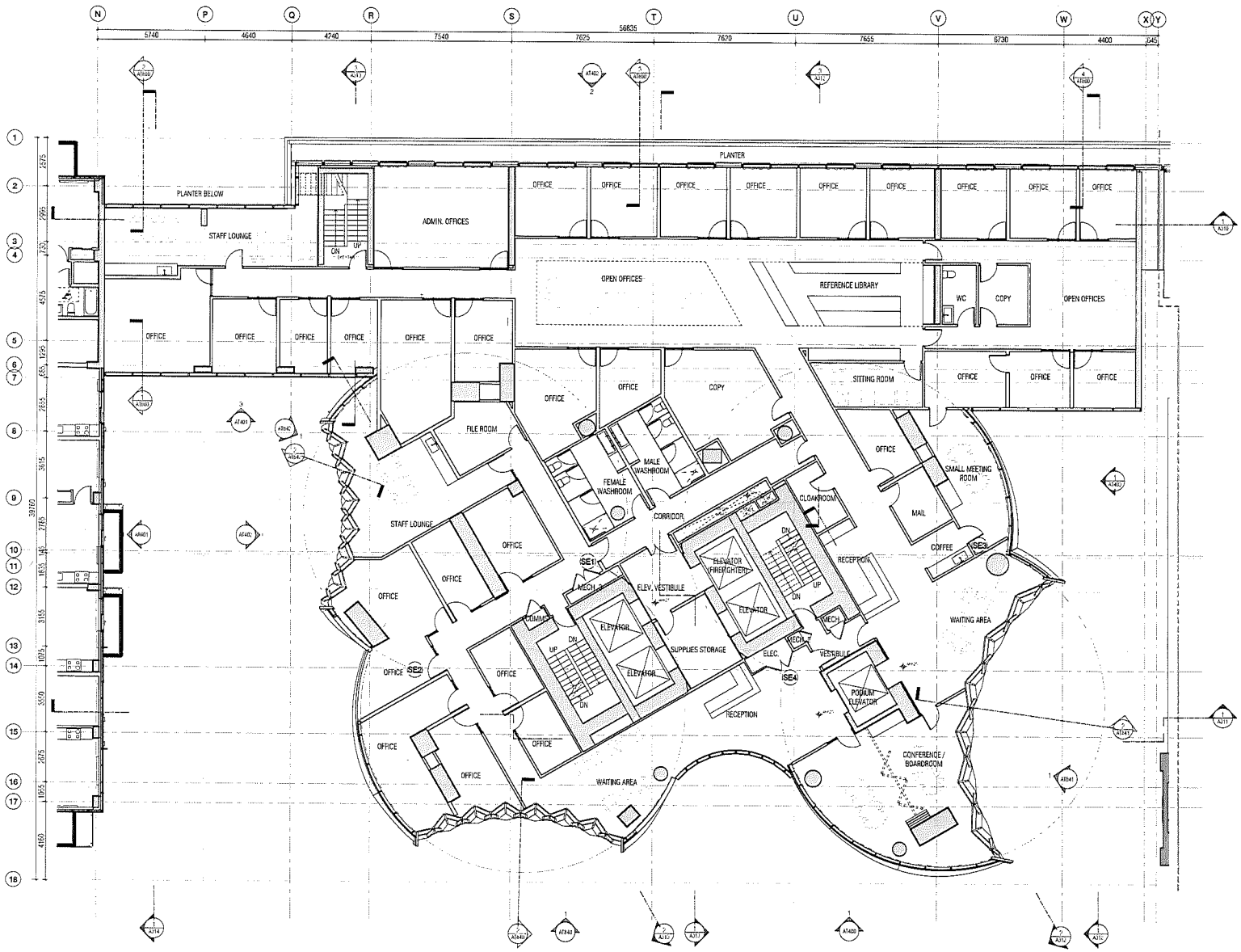
ENLARGED FLOOR PLAN - PODIUM LEVEL 2

TITLE

PROJECT No | ISSUE No

CARD FILE

DRAWING NUMBER




1 PODIUM - LEVEL 3

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS, THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM.

**(ii) RESIDENTIAL BREAK + ENTER**

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BT | A
BING THOM ARCHITECTS

DRAWN BY | CHK | INT | SCALE
DRAWING DATE

Burrard and Nelson

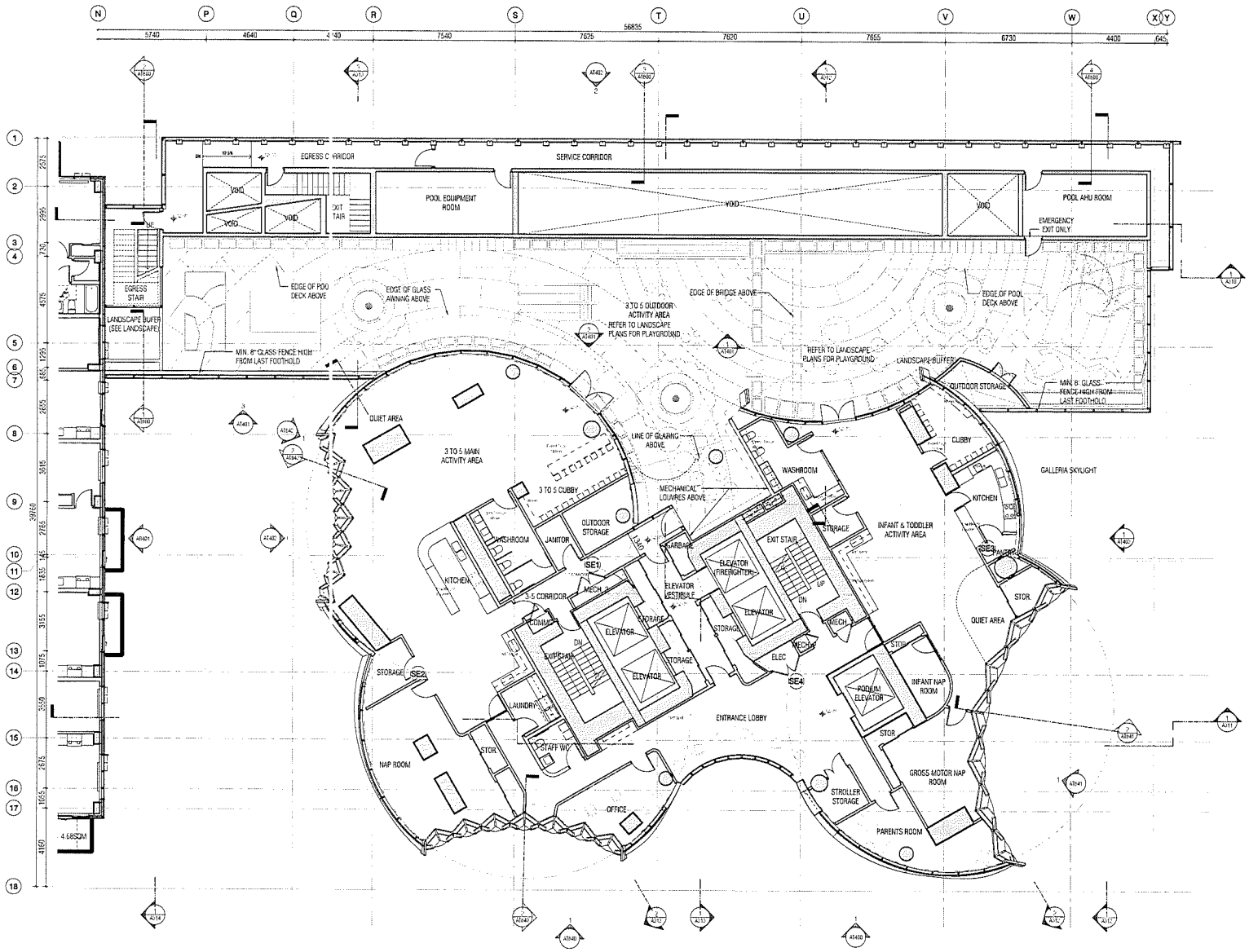
PROJECT

ENLARGED FLOOR PLAN - PODIUM LEVEL 3

TITLE

PROJECT No | ISSUE No
CADD FILE
DRAWING NUMBER

AT202




1 PODIUM - LEVEL 4

**CPTED**

**(i) THEFT IN U/G PARKADE**

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REVISIONS

BT | A

BING THOM ARCHITECTS

DRAWN BY | CHK | INIT | SCALE

DRAWING DATE

Burrard and Nelson

PROJECT

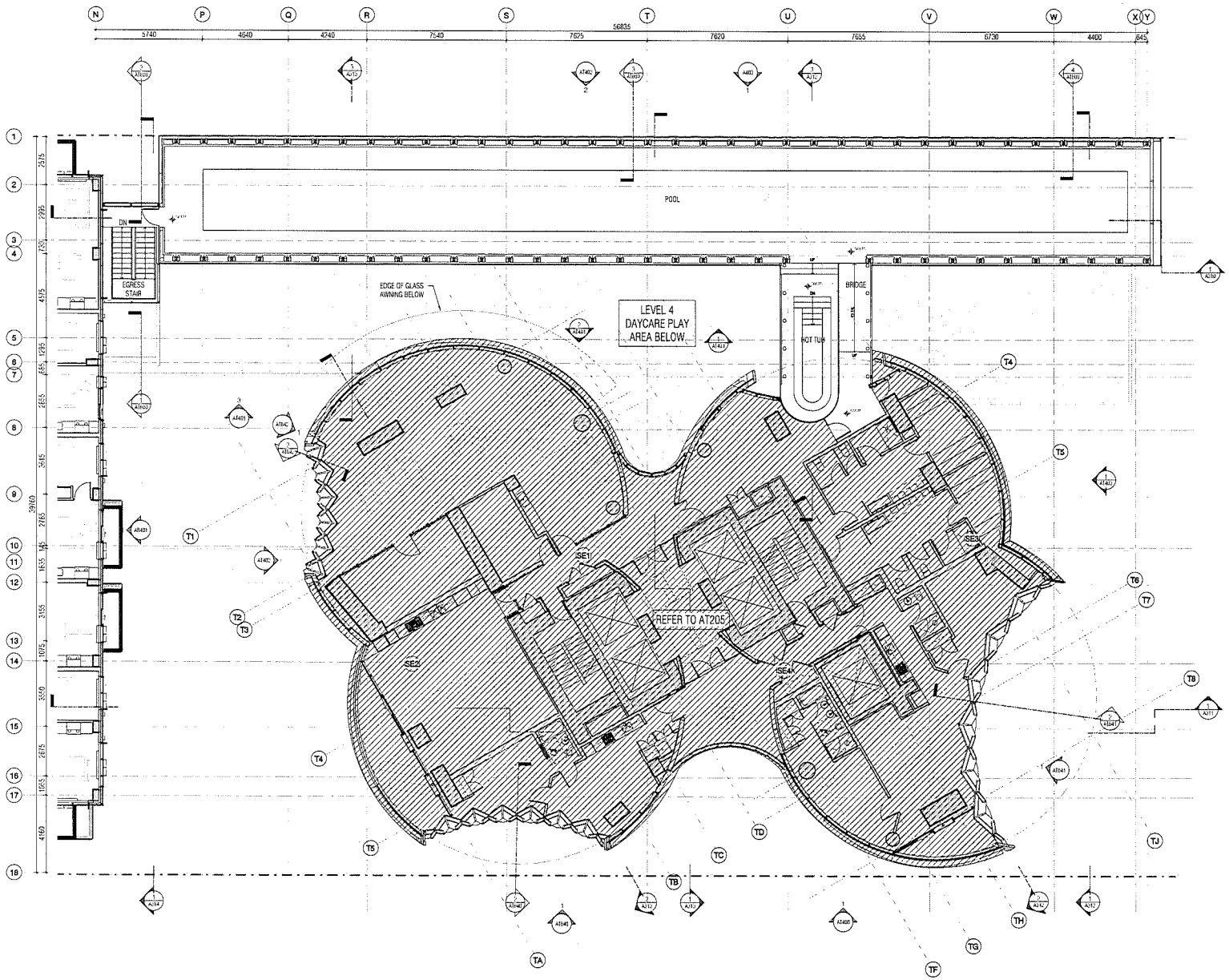
ENLARGED FLOOR PLAN - PODIUM LEVEL 4

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 PODIUM - LEVEL 5 (AMMENITIES FLOOR)

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE, ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

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REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE, REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION

WORK ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION

DESTROY DRAWINGS WITH EARLIER REVISION DATES

| DRAWN BY | CHK | DES'T | SCALE |
|---|---|---|---|
| ET | | ET | AS CH |

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - PODIUM LEVEL 5

TITLE

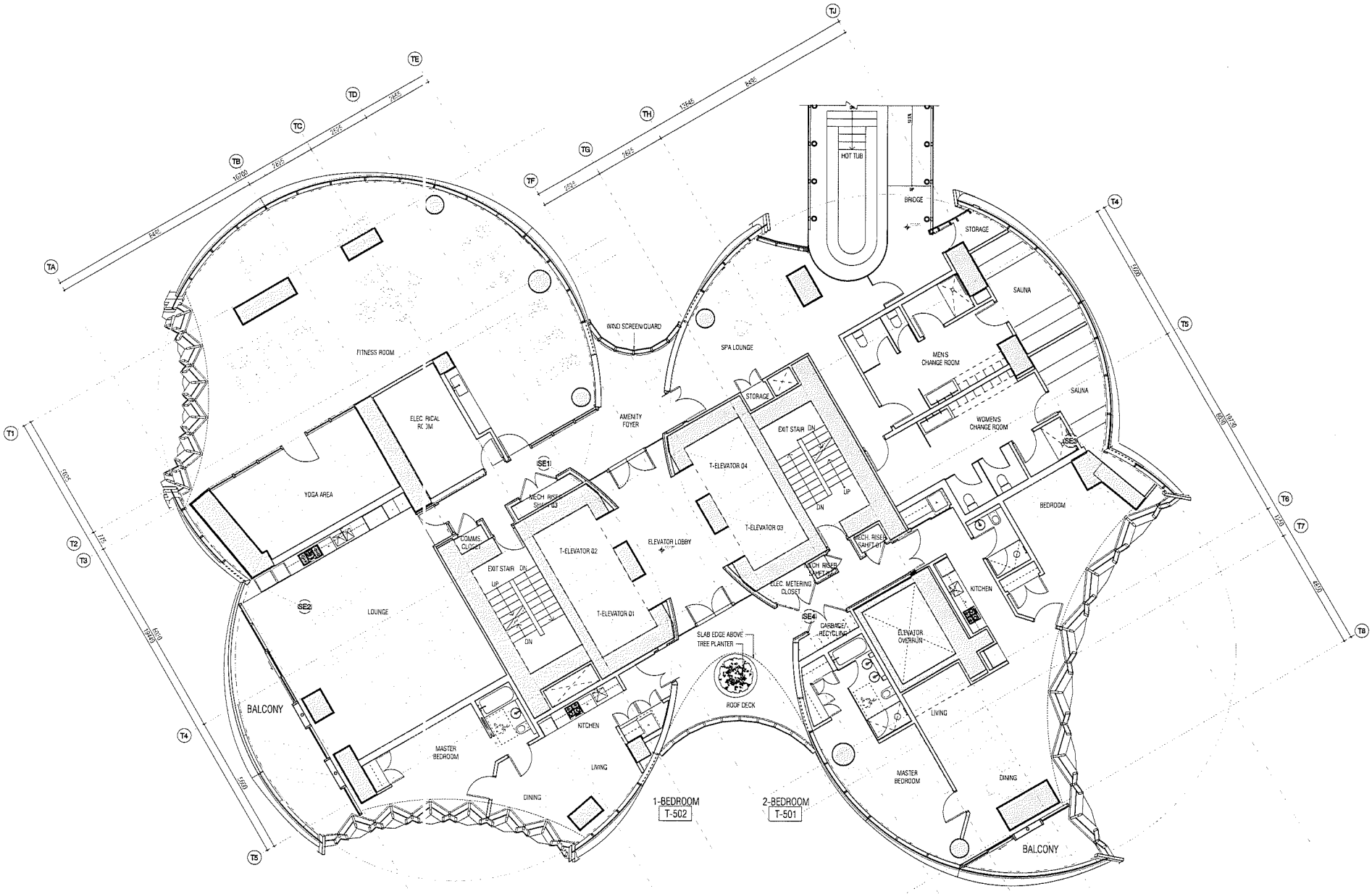
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AT204




1 CONDO TOWER - LEVEL 5 (AMMENITIES FLOOR)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PI SC | ET | AJ/SM | 1:50 |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

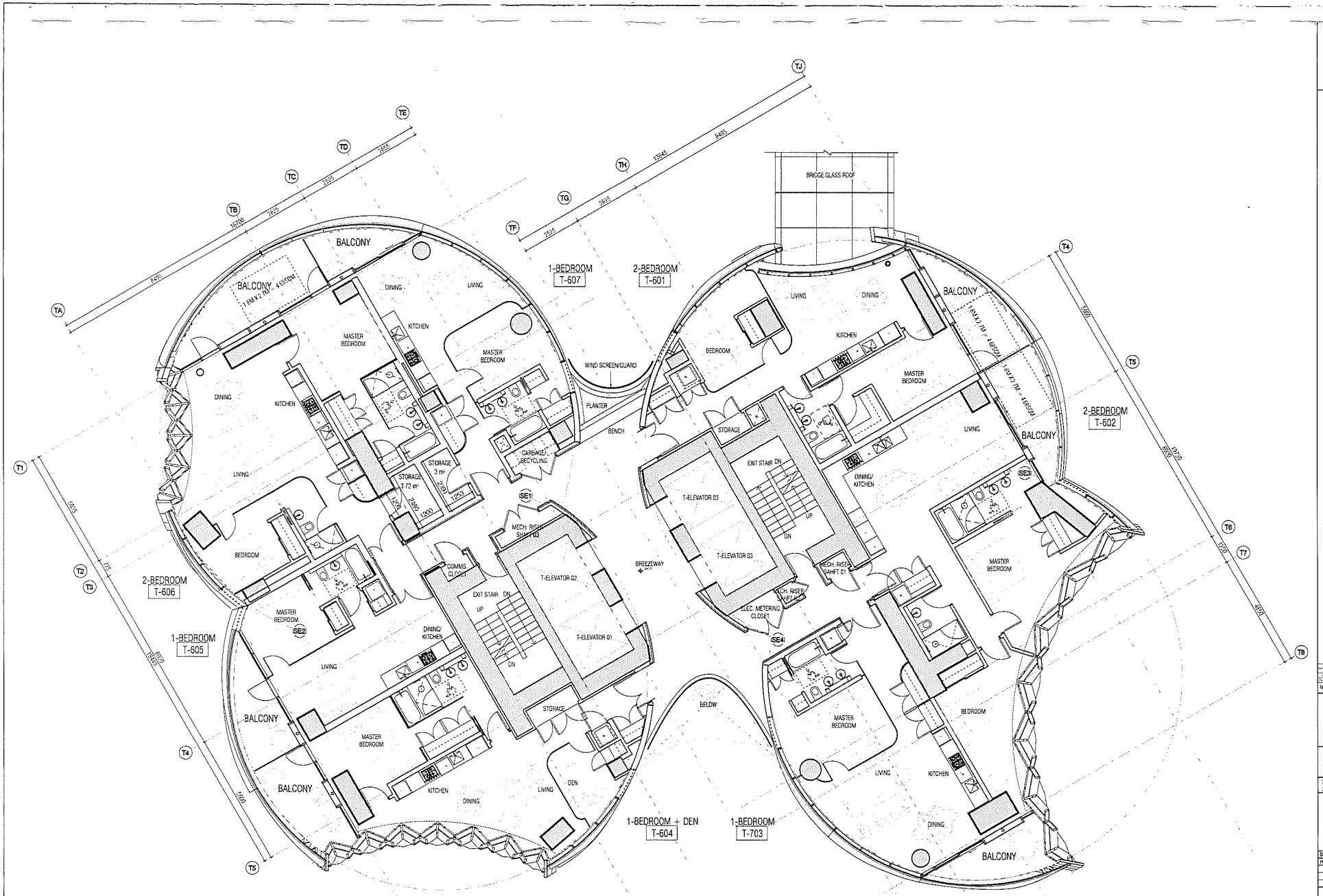
ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 5 (AMENITIES)

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 CONDO TOWER - LEVEL 6 (ATYPICAL FLOOR)

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD +)

REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PK/FC | LT | AJ/CH | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 6 (ATYPICAL FLOOR)

TITLE

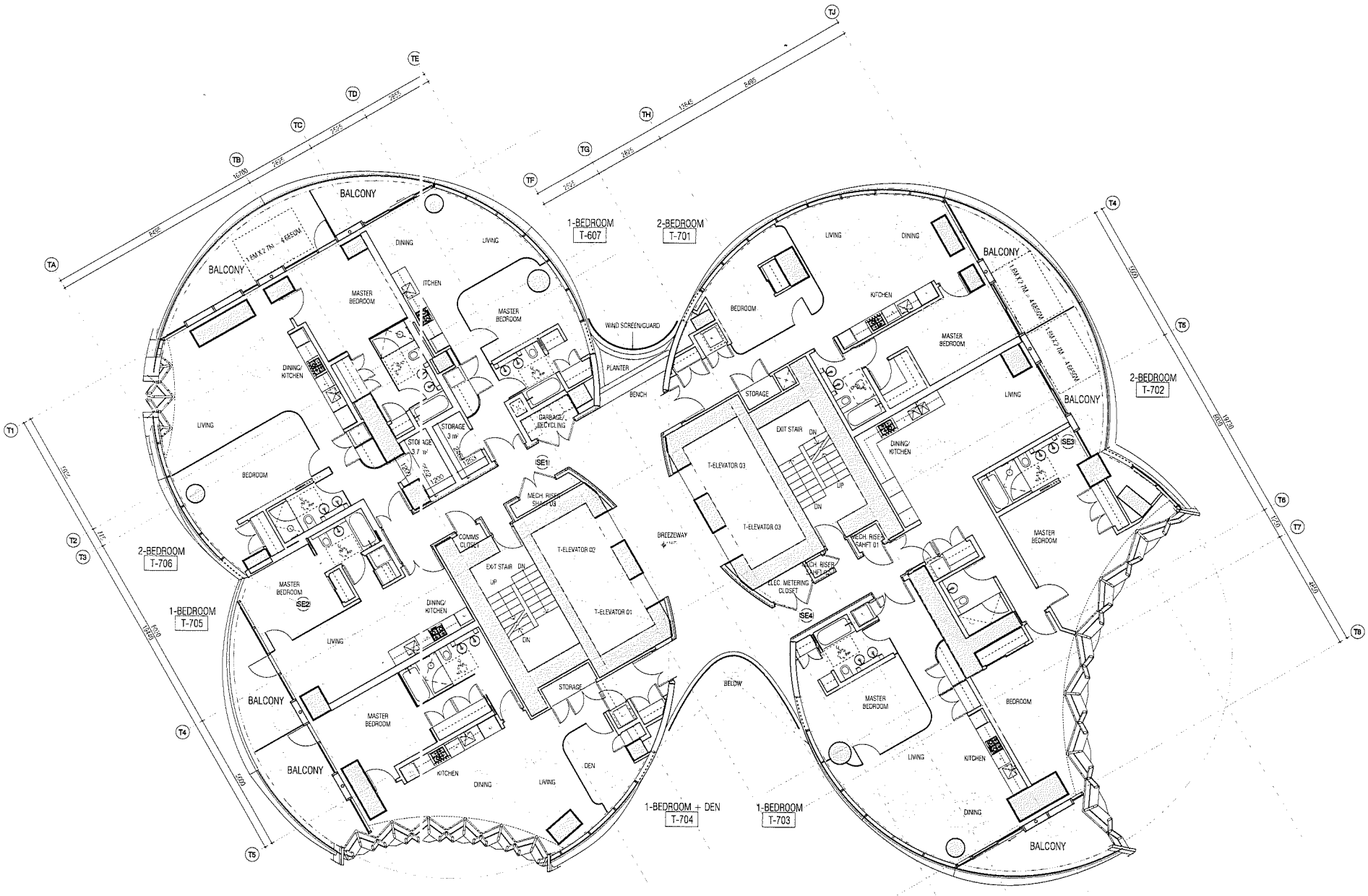
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AT206




1 CONDO TOWER - LEVEL 7 (ATYPICAL FLOOR)

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REV24005

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

WORK ONLY FROM ENGINEERED DRAWINGS FOR CONSTRUCTION

REVIEW DRAWINGS WITH OTHER REVIEWED DRAWINGS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PESC | LT | AJTM | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

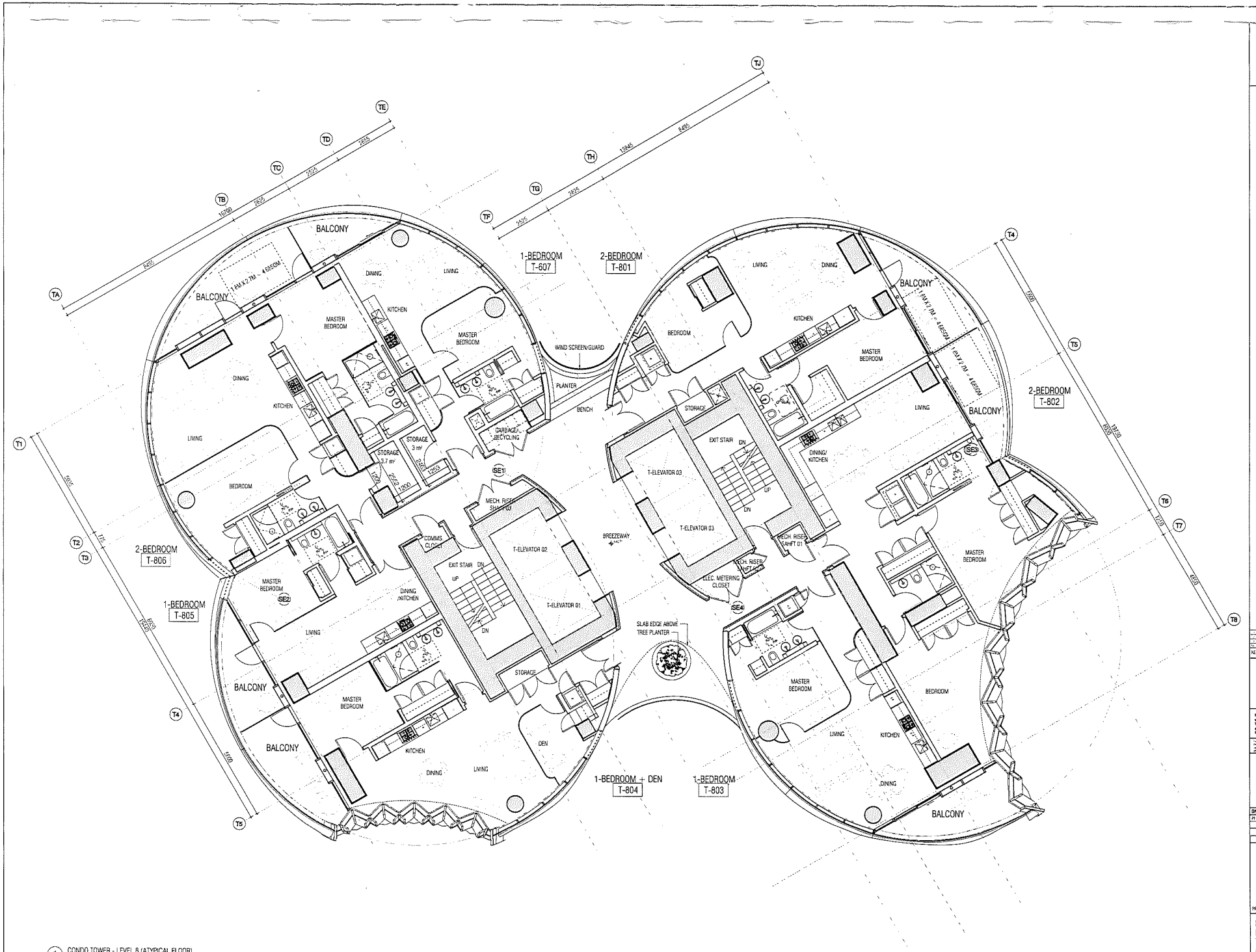
ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 7 (ATYPICAL FLOOR)

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER


1-BEDROOM
T-607
2-BEDROOM
T-801
2-BEDROOM
T-802
2-BEDROOM
T-806
1-BEDROOM
T-805
1-BEDROOM + DEN
T-804
1-BEDROOM
T-803
BALCONY
1.8M X 2.7M = 4.86SQM
MASTER BEDROOM
KITCHEN
DINING
LIVING
BEDROOM
STORAGE
3 m²
STORAGE
3.7 m²
GARBAGE/RECYCLING
WIND SCREEN/GUARD
PLANTER
BENCH
MECH. RISER SHAFT 03
COMMS. CLOSET
EXIT STAIR
DN
UP
T-ELEVATOR 02
T-ELEVATOR 01
T-ELEVATOR 03
BREEZEWAY
DINING/KITCHEN
DEN
SLAB EDGE ABOVE TREE PLANTER
MECH. RISER SHAFT 01
ELEC. METERING CLOSET
SE1
SE2
SE3
SE4
TA
TB
TC
TD
TE
TF
TG
TH
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T1
T2
T3
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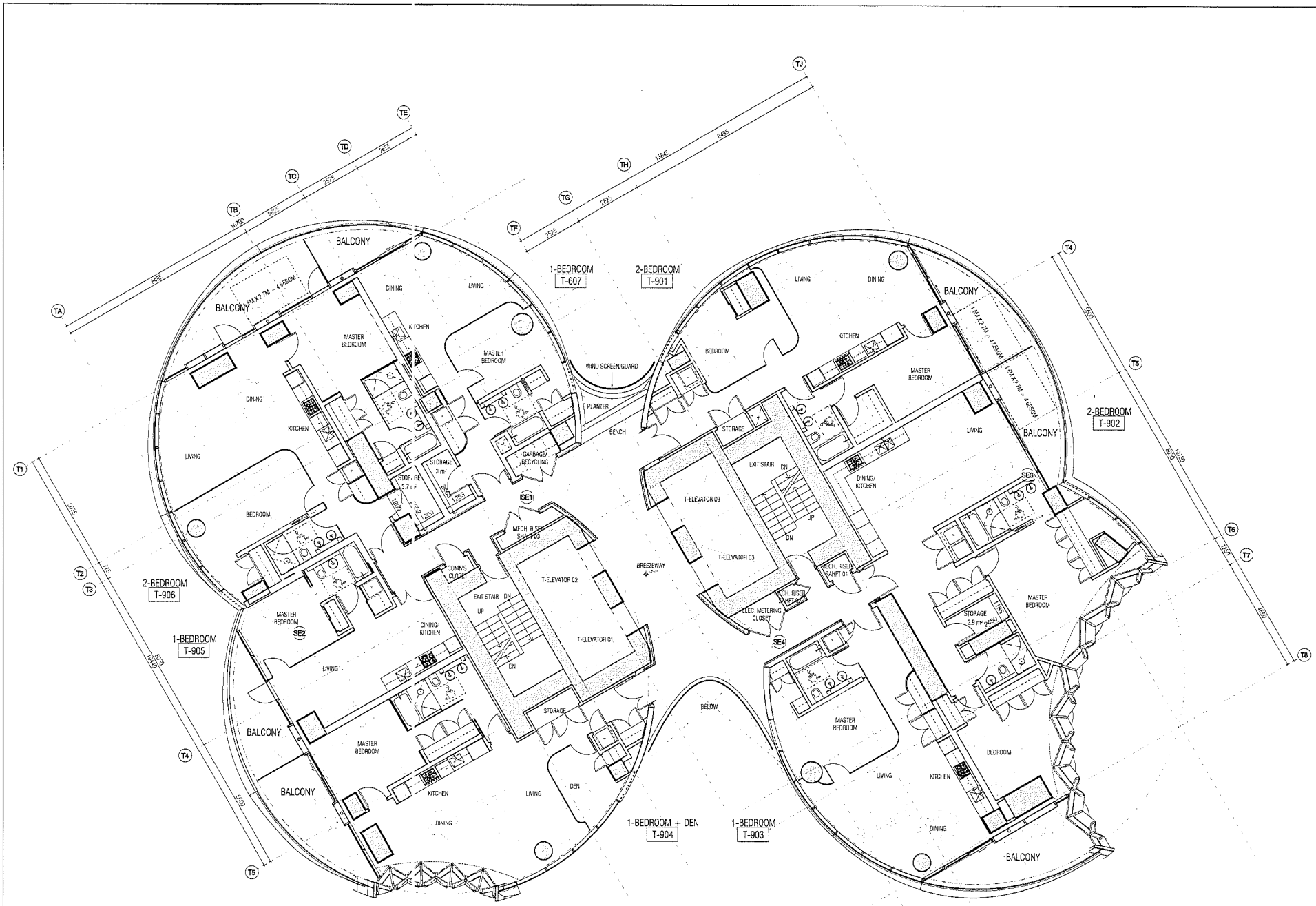



1 CONDO TOWER - LEVEL 9 (ATYPICAL FLOOR)

LEGEND

1.8M X 2.7M = 4.86SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PC/CC | CT | AJCM | 1:50 |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 9 (ATYPICAL FLOOR)

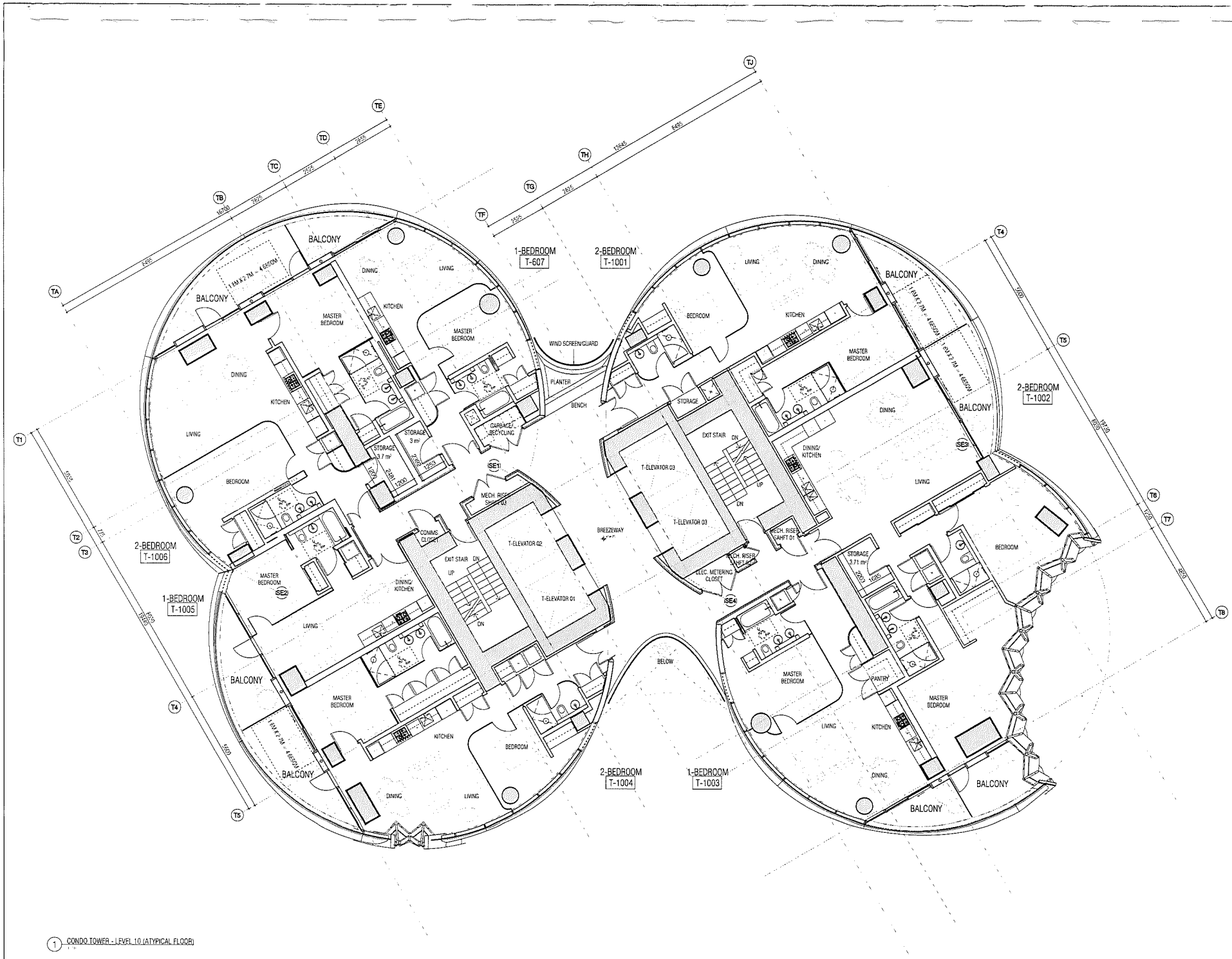
TITLE

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER




1 CONDO TOWER - LEVEL 10 (ATYPICAL FLOOR)

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PC | KJ | AJPR | 1:50 |

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 10 (ATYPICAL FLOOR)

TITLE

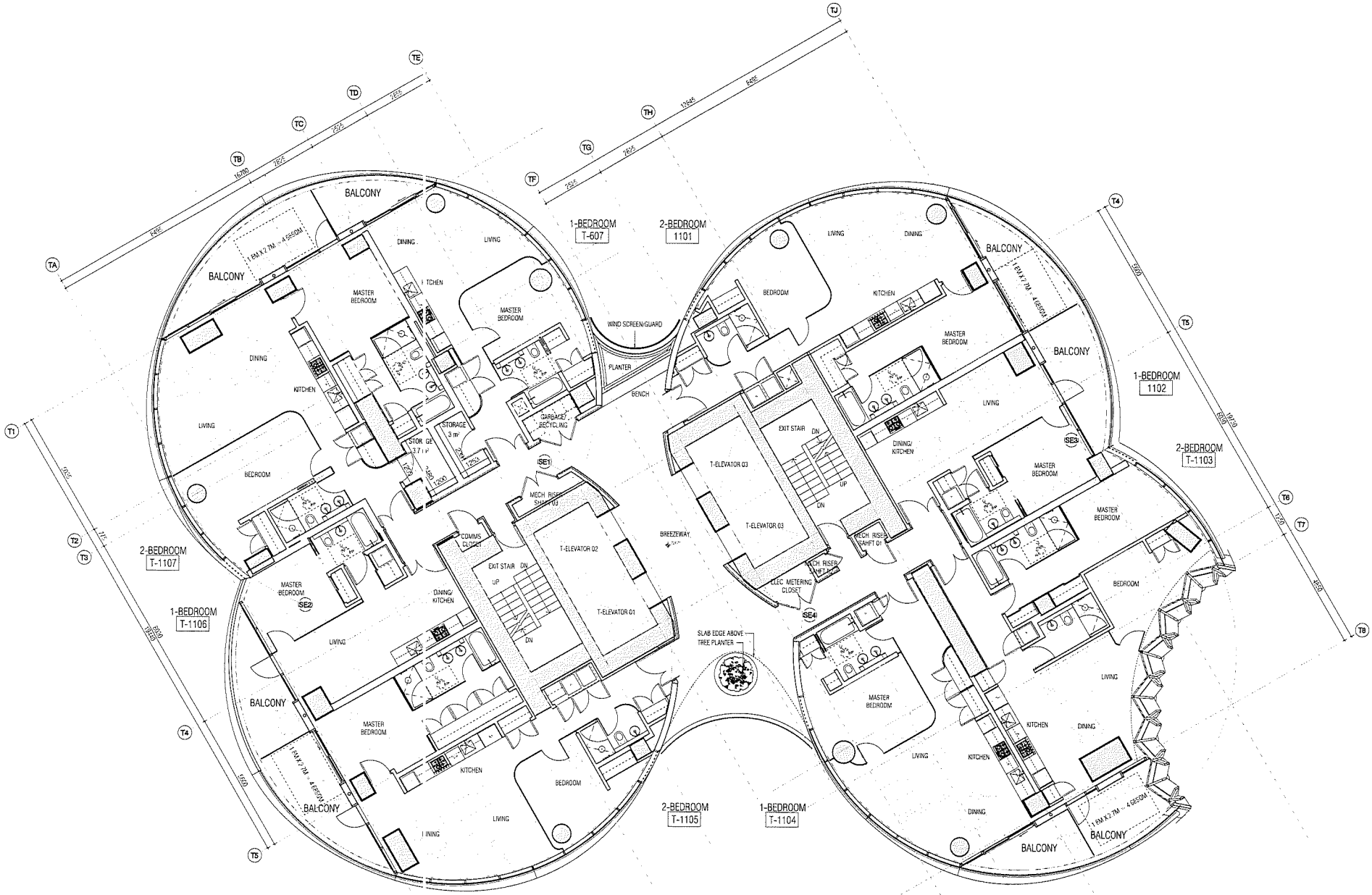
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AT210




1 CONDO TOWER - LEVEL 11 (ATYPICAL FLOOR)

LEGEND

1.6M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| RC | JT | AJSH | |

DRAWING DATE

Burrard and Nelson

PROJECT

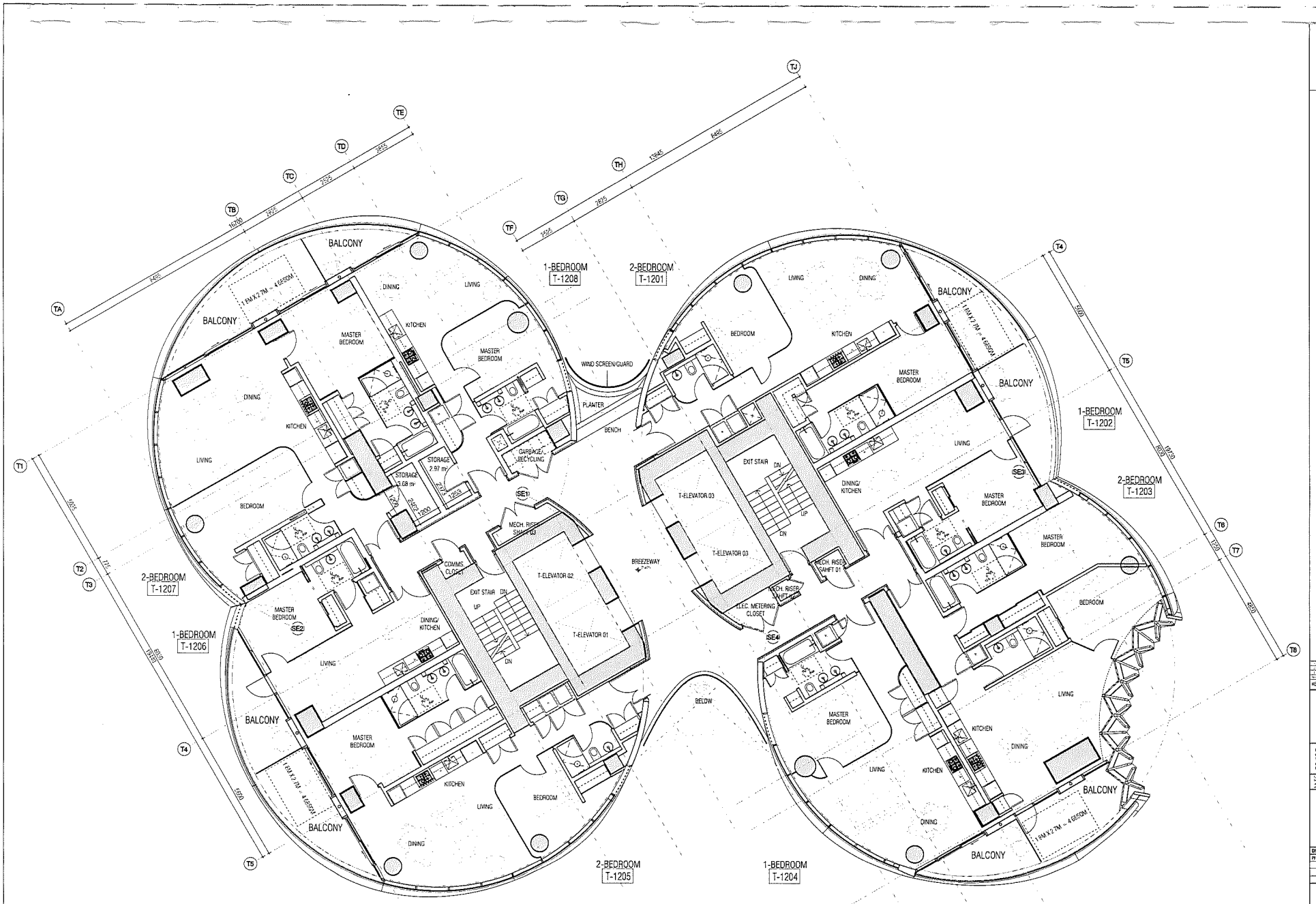
ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 11 (ATYPICAL FLOOR)

TITLE

PROJECT No

ISSUE No

CADD FILE




1 CONDO TOWER - LEVEL 12 (ATYPICAL FLOOR)

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS:

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PV/SC | BT | AJSR | 1:75 |

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 12 (ATYPICAL FLOOR)

TITLE

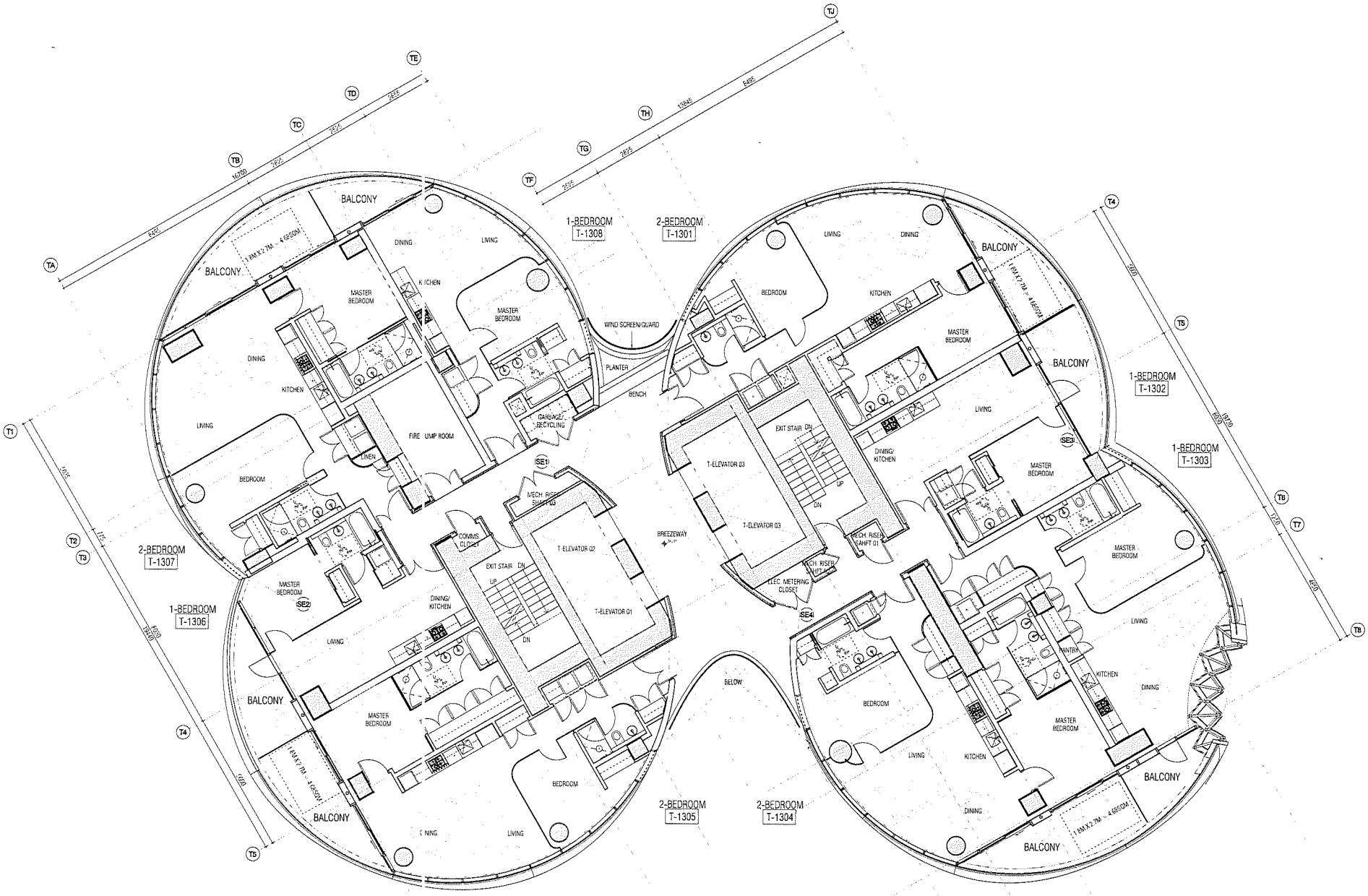
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AT212




1 CONDO TOWER - LEVEL 13 (ATYPICAL / FIRE PUMP FLOOR)

LEGEND

1.8M X 2.7M = 4.86SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD +)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PI/SC | ET | AJ/SR | 1 : 75 |

DRAWING DATE

Burrard and Nelson

PROJECT

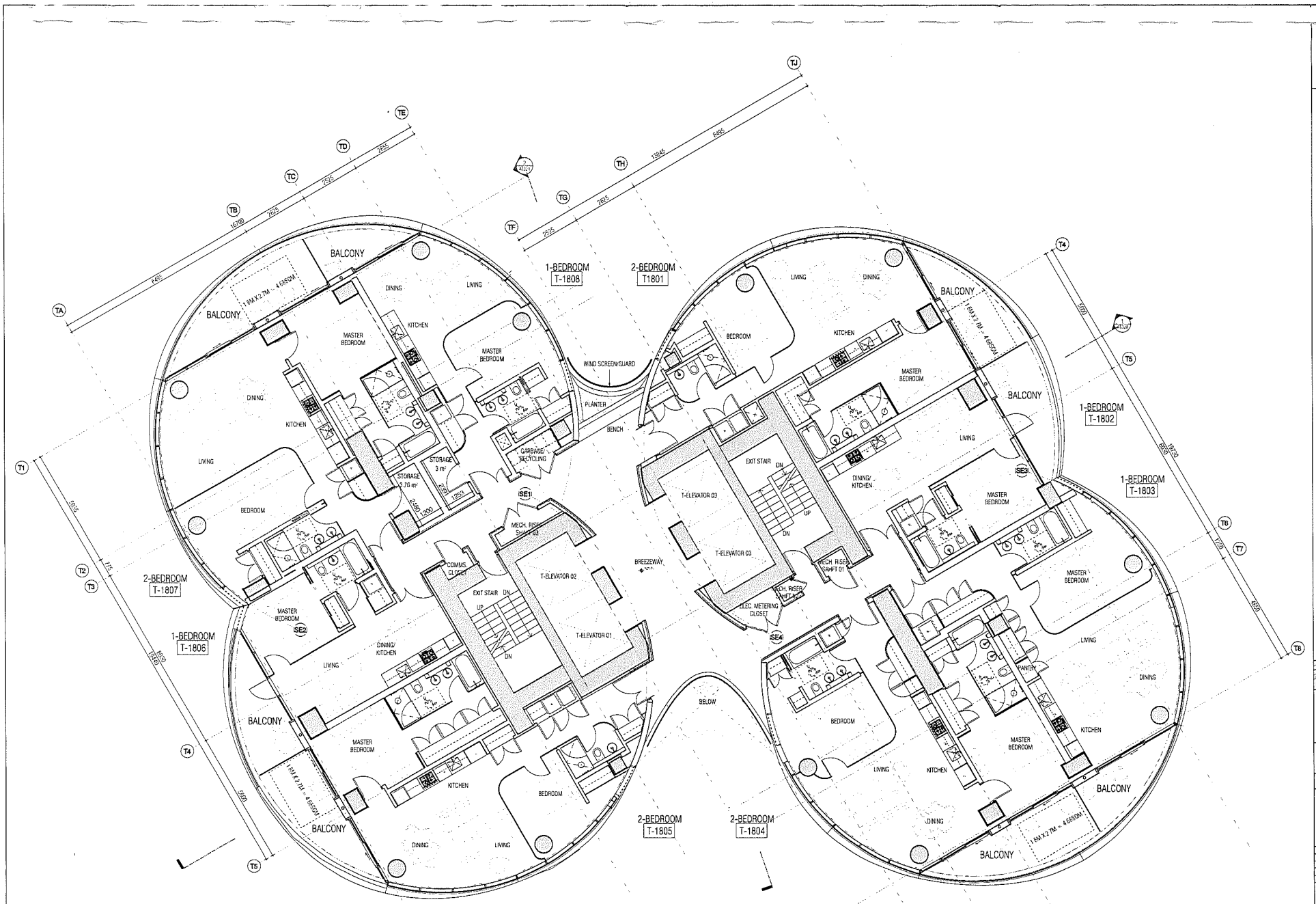
ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 13 (ATYPICAL FLOOR)

TITLE

PROJECT No. | ISSUE No.

CADD FILE

DRAWING NUMBER




1 CONDO TOWER - LEVEL 18 (8 UNIT FLOORS 14-39)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PF/SC | ET | AJ/SR | 1:75 |

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 18 - 39 (8-UNIT)

TITLE

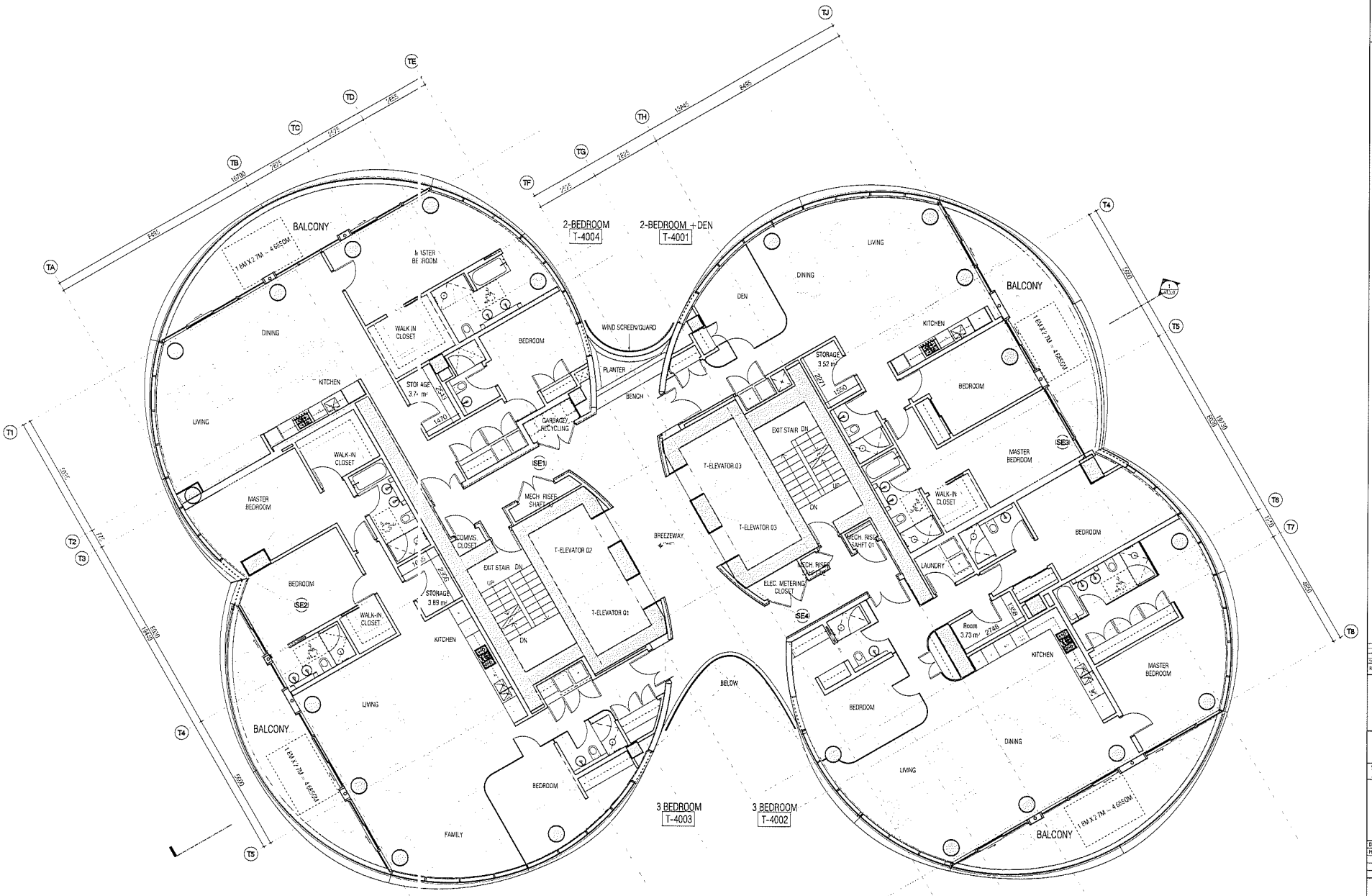
PROJECT No

SCALE file

CADD FILE

DRAWING NUMBER

AT214




1 CONDO TOWER - LEVEL 40 (4 UNIT FLOORS 40-52)

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD +)

REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

WORK ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| R.C. | JT | AJSH | |

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 40 - 52 (4-UNT)

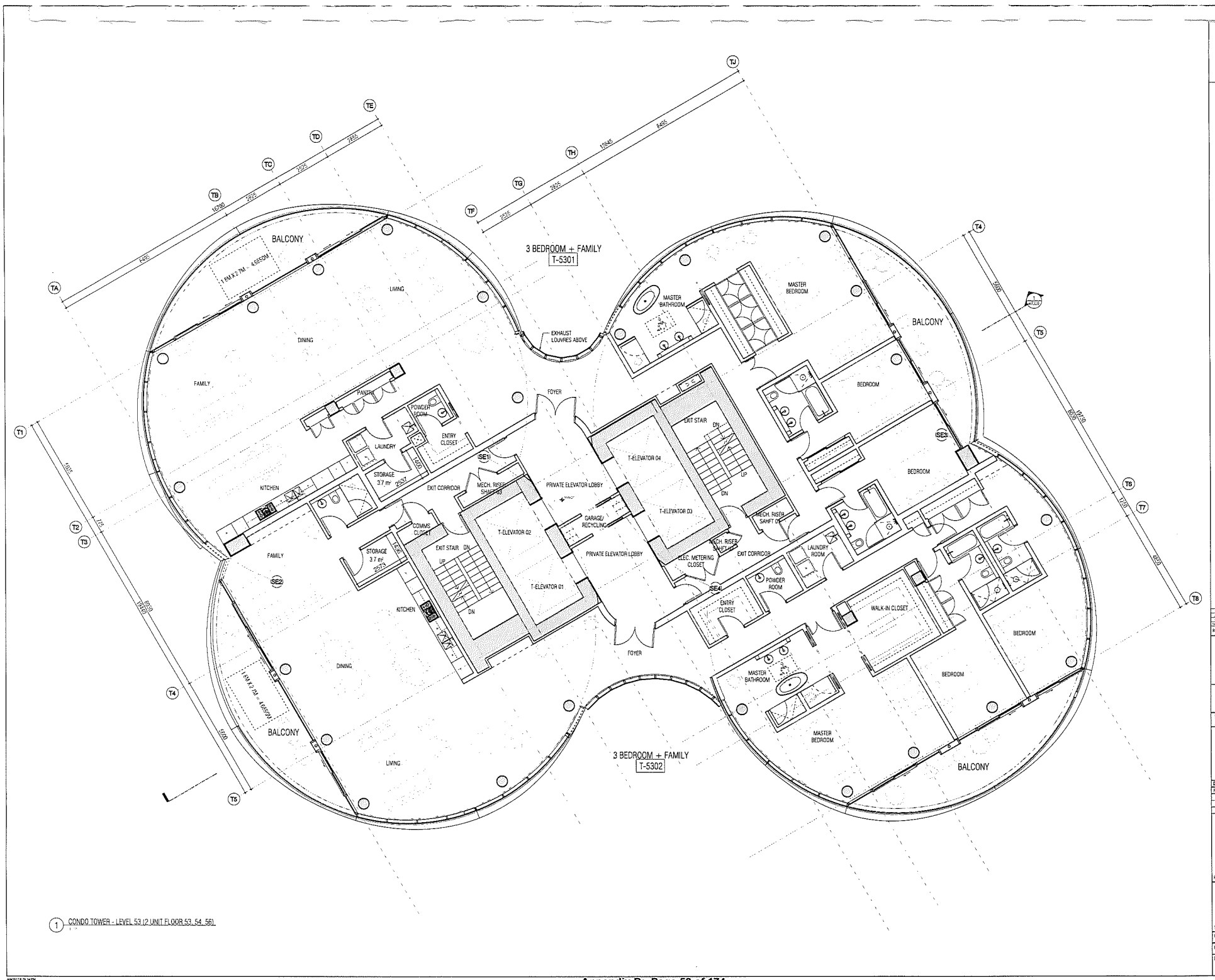
TITLE

PROJECT No

SCALE No

CADD FILE

DRAWING NUMBER




1 CONDO TOWER - LEVEL 53 (2 UNIT FLOOR 53, 54, 56)

N

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS:

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PI/GC | ET | AJ/CH | 1:100 |

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 53, 54, 56 (2-UNIT)

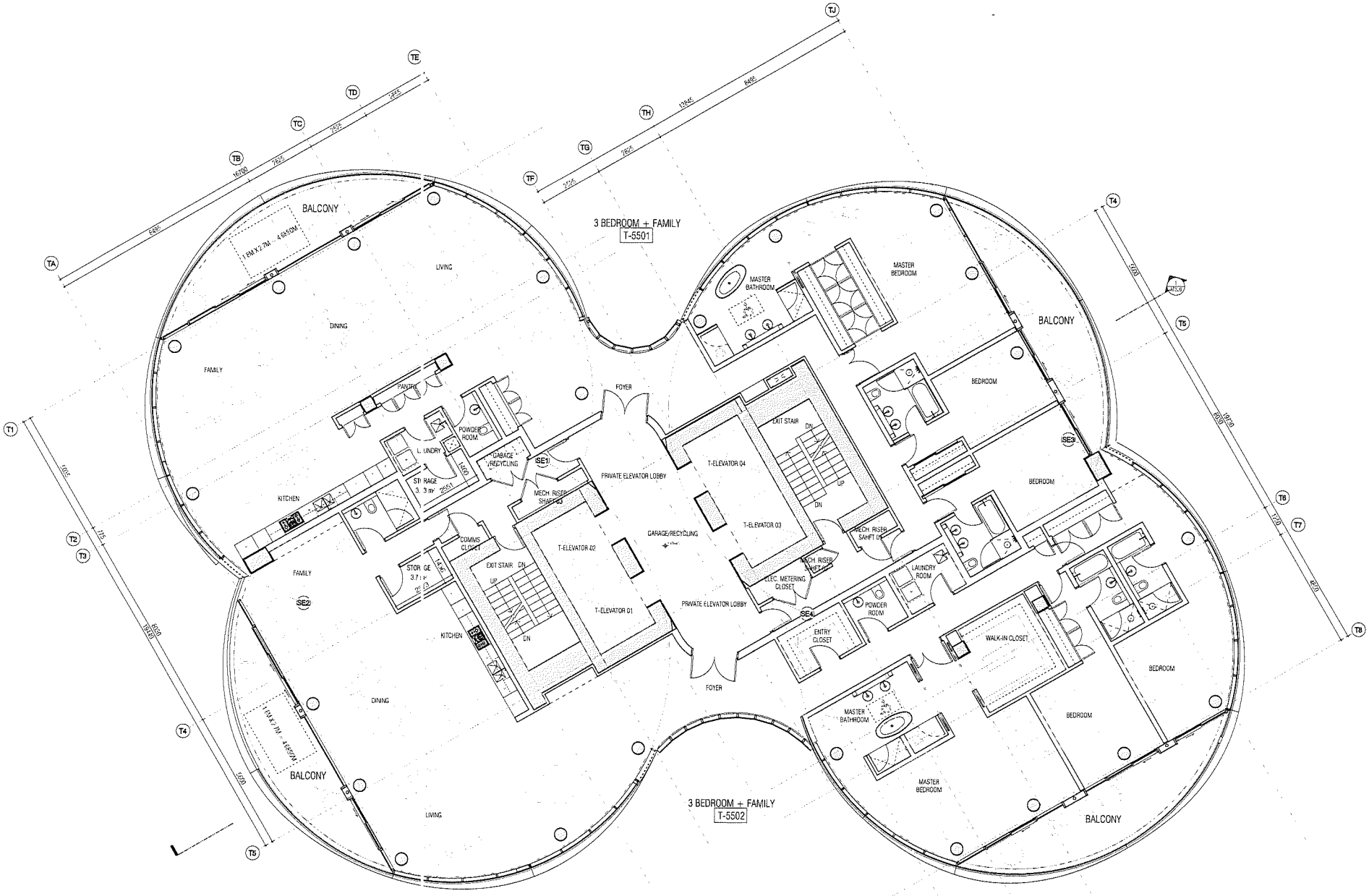
TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER

AT216




1 CONDO TOWER - LEVEL 55 (2 UNIT CROSSOVER)

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION

WORK ONLY FROM ENDORSED ISSUED FOR CONSTRUCTION DESIGN DRAWINGS WITH LATEST REVISION DATE

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| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

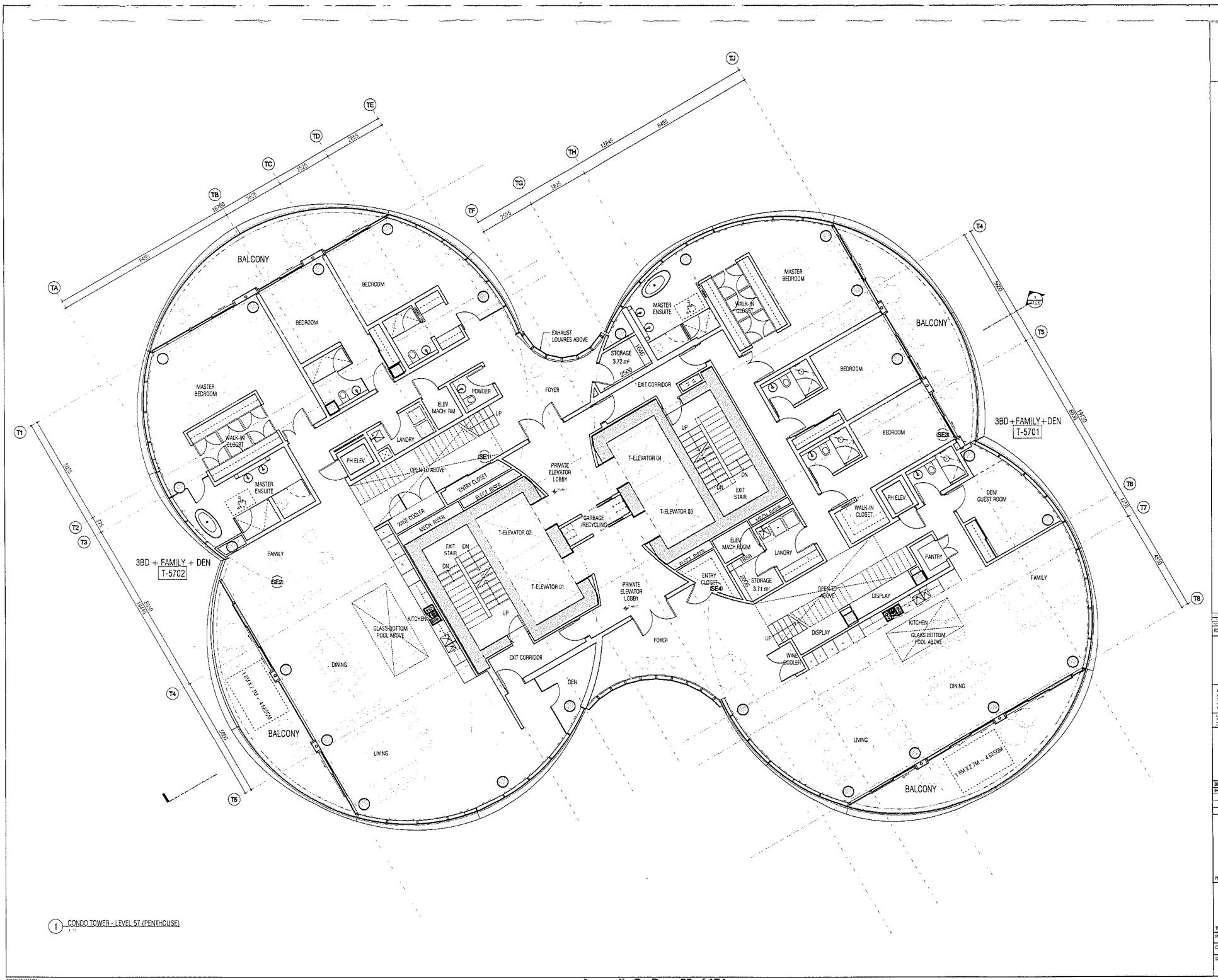
ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 55 (2-UNIT CROSSOVER)

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER




1 CONDO TOWER - LEVEL 57 (PENTHOUSE)

N

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PI/SC | ET | AJ/CH | 1:75 |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 57 (PENTHOUSE)

TITLE

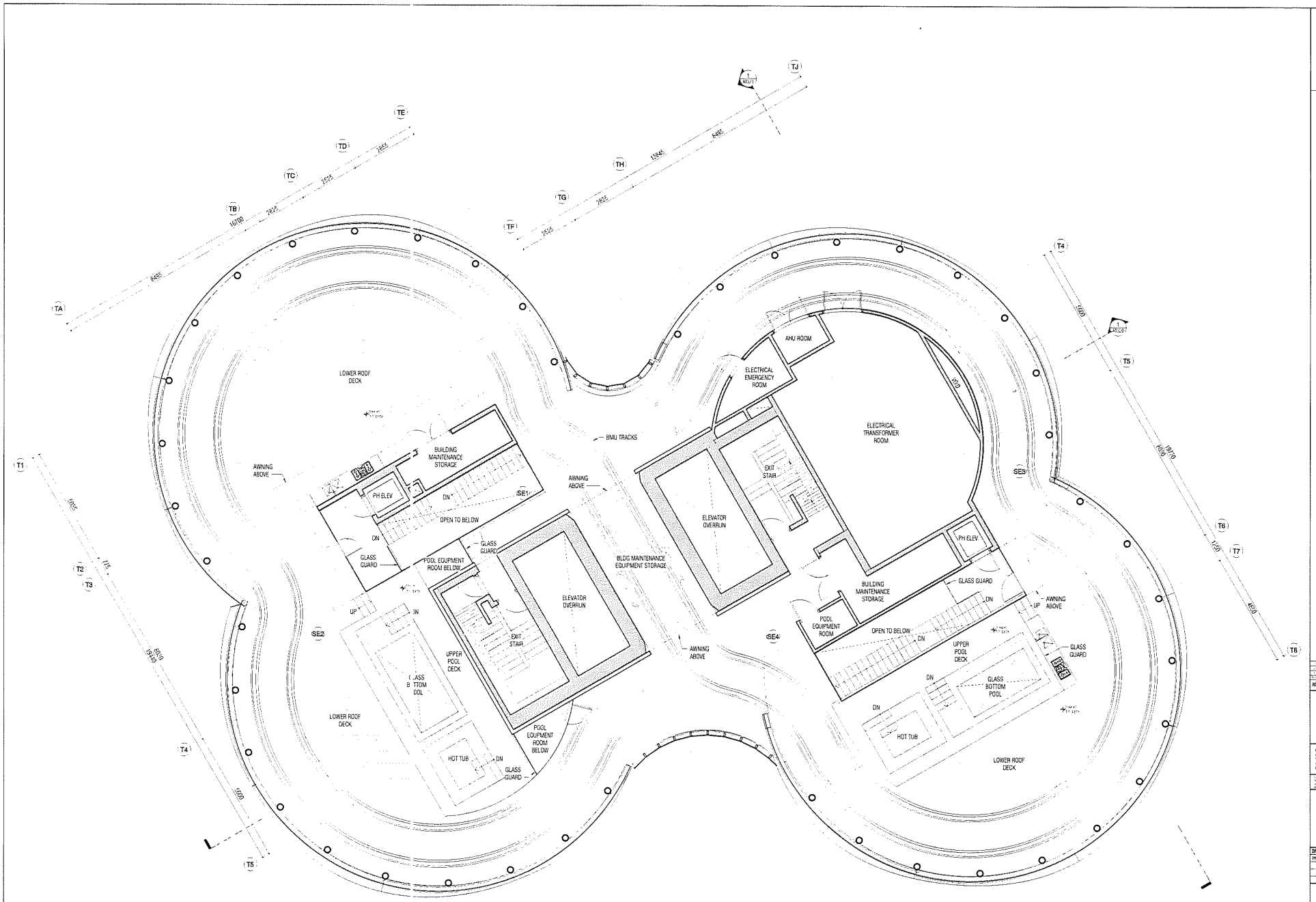
PROJECT No

SCALE No

CADD FILE

DRAWING NUMBER

AT218




1 CONDO TOWER - LEVEL 58 (PENTHOUSE ROOF DECK)

N

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PI/SC | ET | AI/SH | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER LEVEL 58 (PH ROOF DECK)

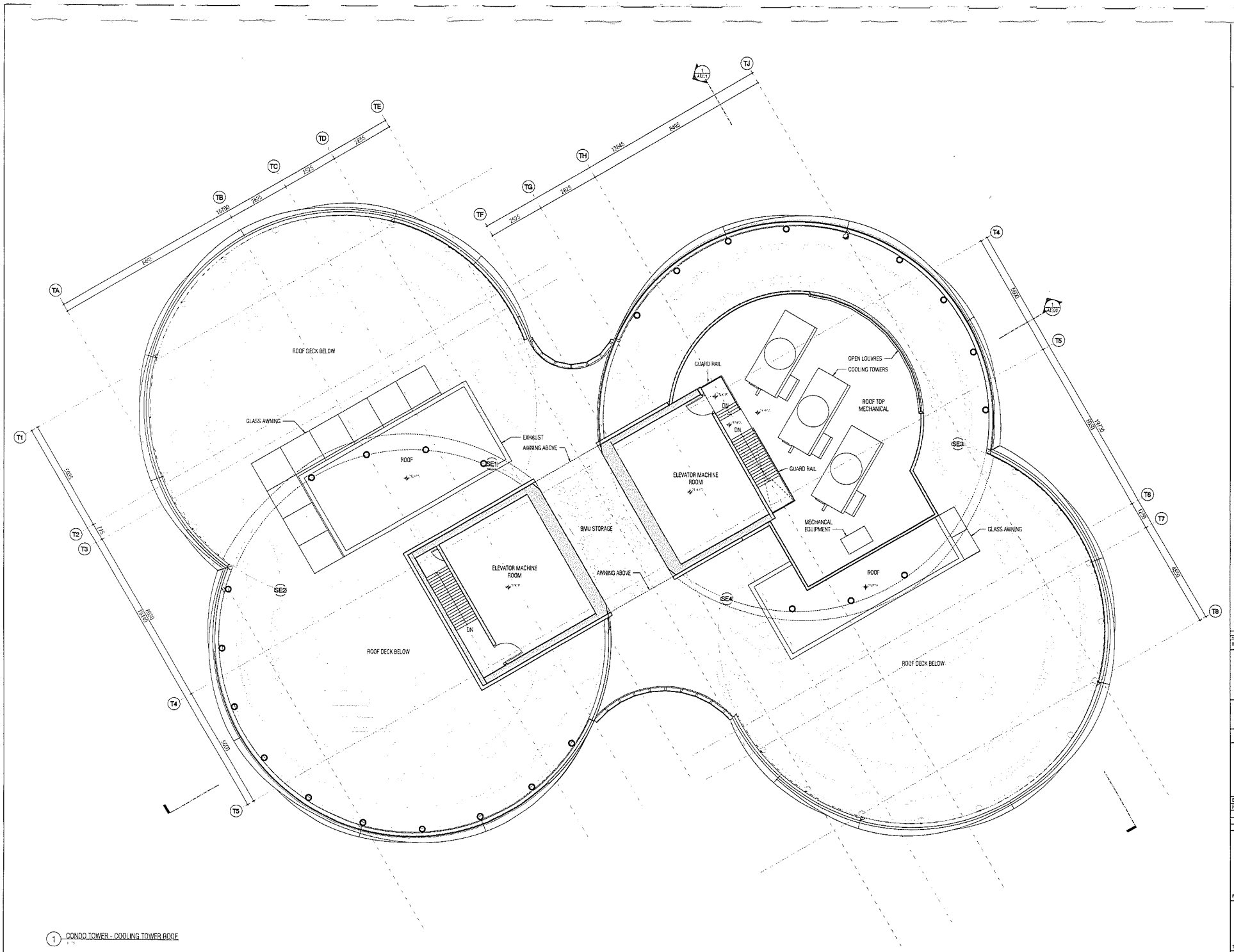
TITLE

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER




1 CONDO TOWER - COOLING TOWER ROOF

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| PLTC | LT | AJ/PR | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - CONDO TOWER COOLING TOWER ROOF

TITLE

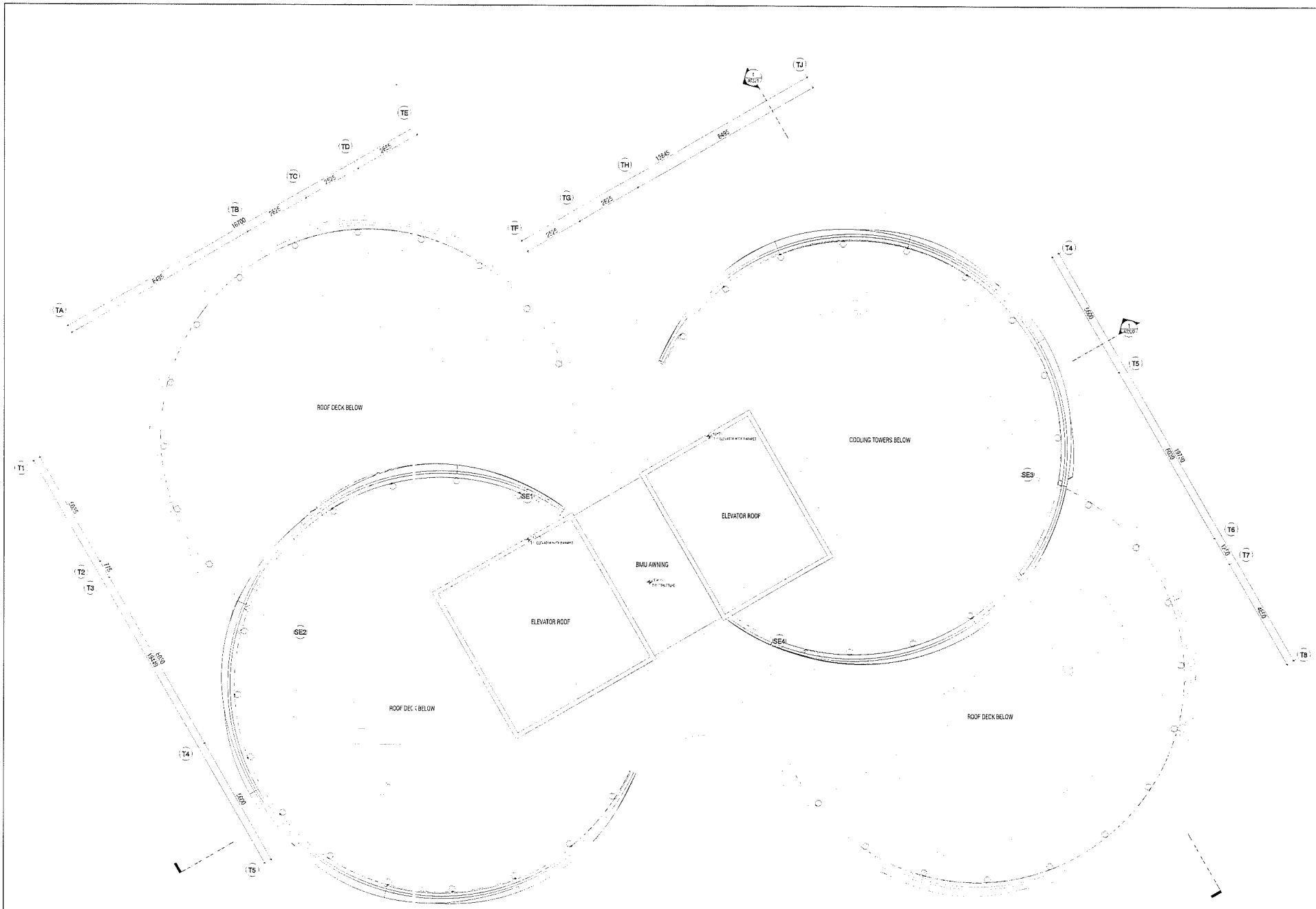
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AT220




1 CONDO TOWER - OVERALL ROOF

N

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE, REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION
WORK ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION
EXISTING DRAWINGS MAY NOT INCLUDE REVISIONS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| RSC | ET | AJCM | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

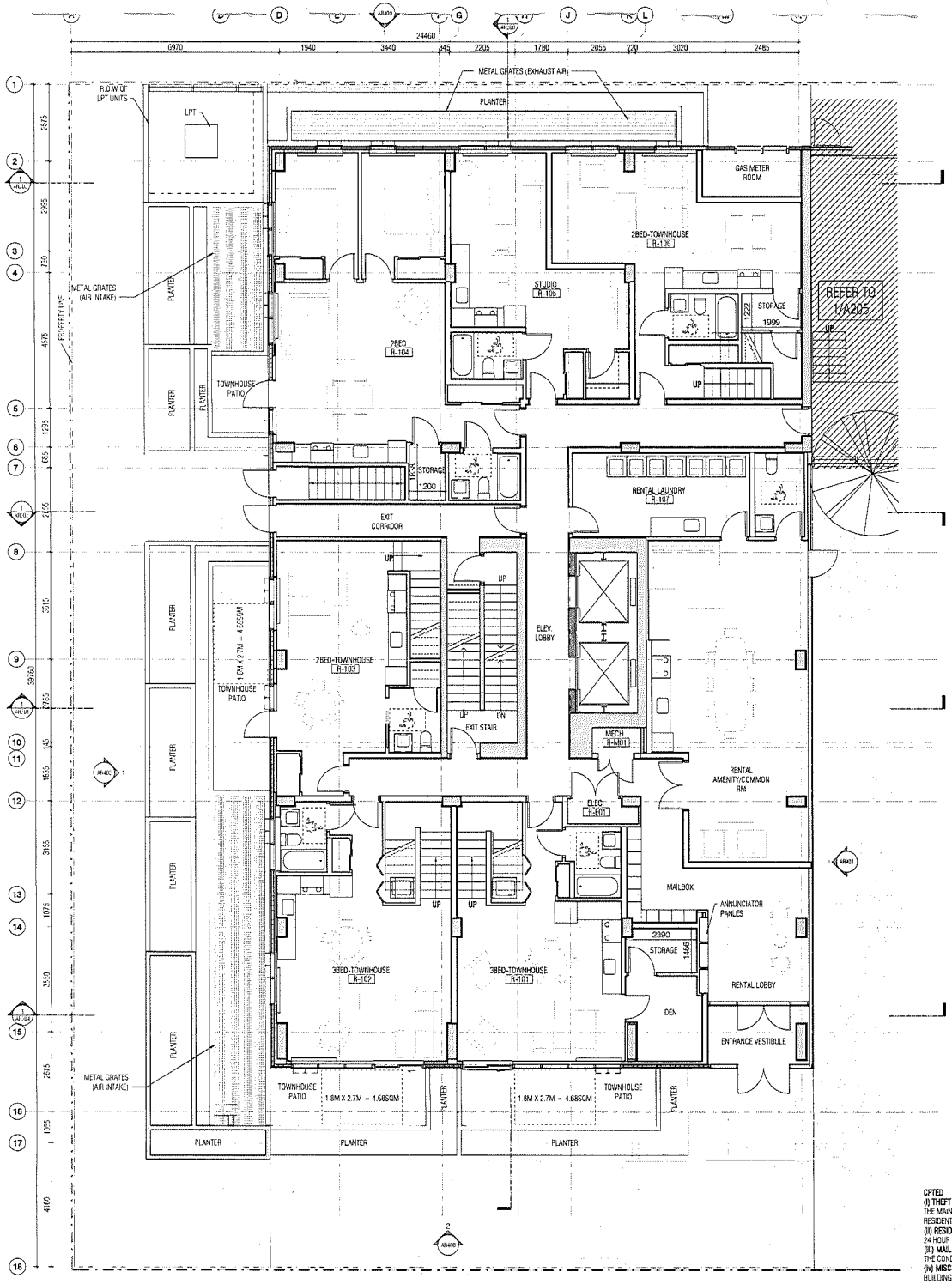
ENLARGED FLOOR PLAN - CONDO TOWER OVERALL ROOF

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 Level 1R - Rental Housing

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(ii) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS

**(iii) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE, REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION

WORK ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION

DESIGN DRAWINGS WITH UNDER PROVIDING SIGNED

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| TAI | SJH | AJCM | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - RENTAL HOUSING LEVEL 01R

TITLE

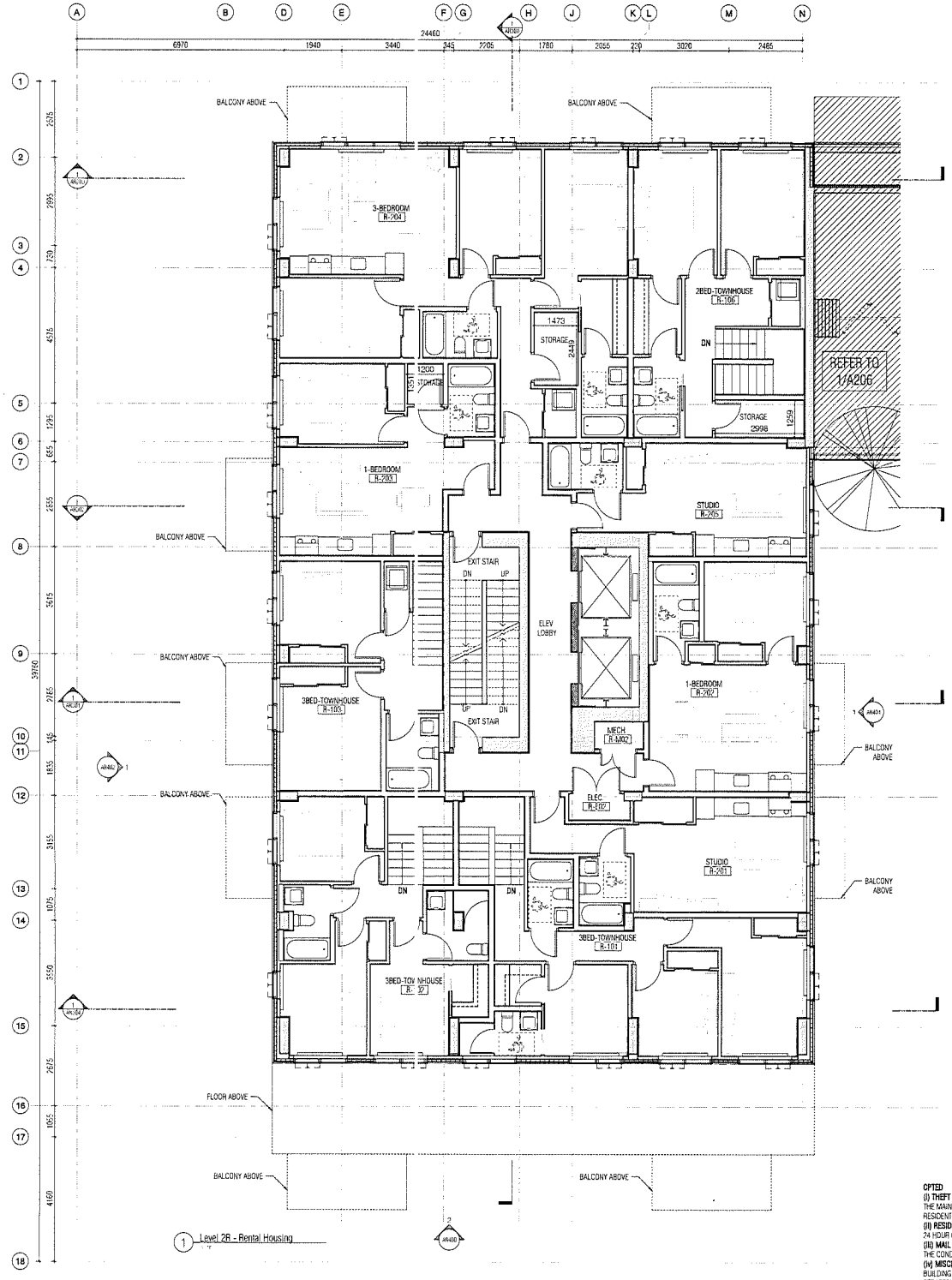
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AR200




1 Level 2R - Rental Housing

LEGEND

1.8M X 2.7M – 4.685QM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

**CPTED**

**(I) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE, ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(II) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(III) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(IV) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

REVISIONS:

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| STJ | NM | AJSR | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - RENTAL HOUSING LEVEL Q2R

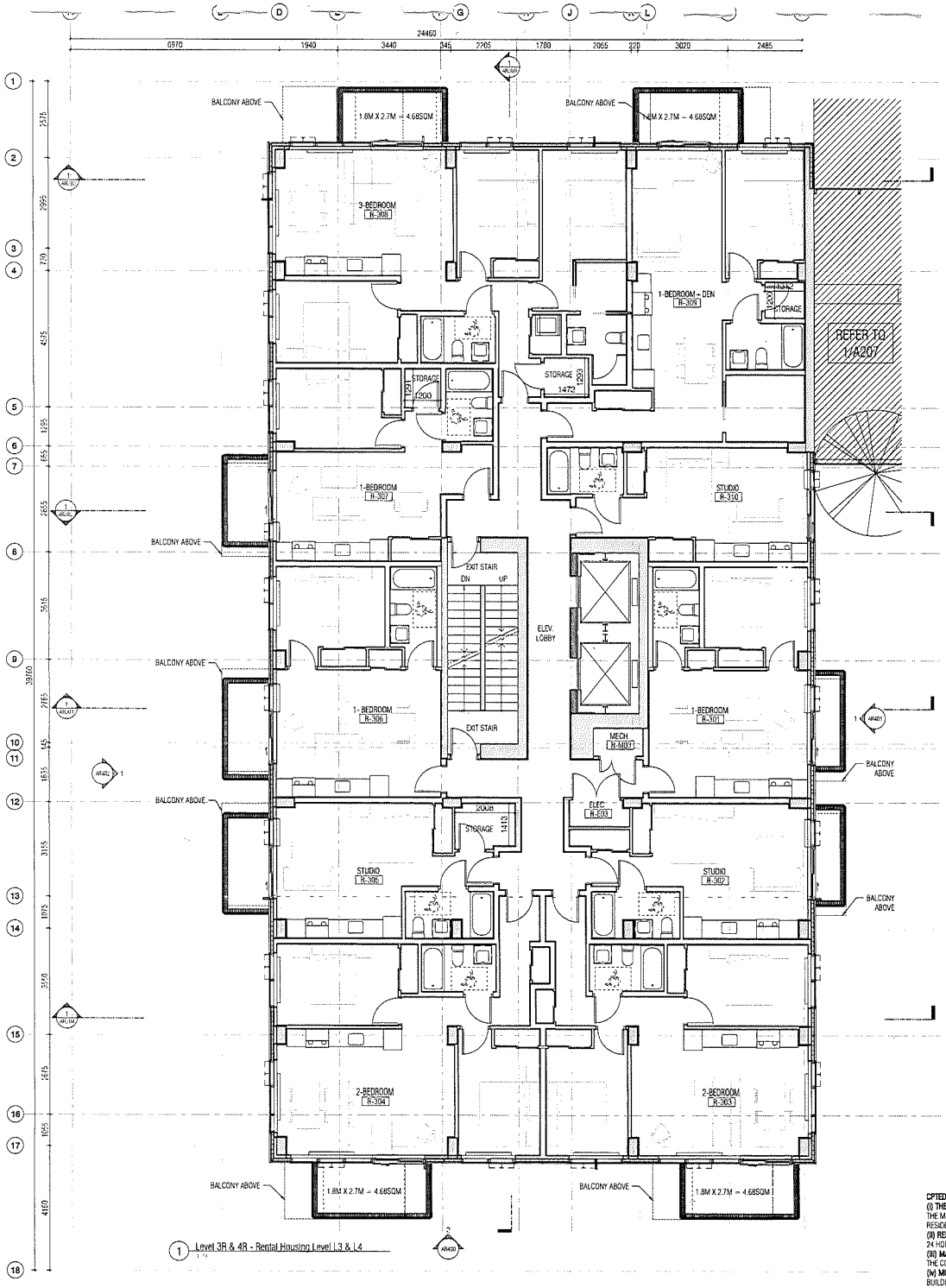
TITLE

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER




1 Level 3R & 4R - Rental Housing Level L3 & L4

**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(II) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(III) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS

BT | A

BING THOM ARCHITECTS

DRAWN BY | CHK | INIT. | SCALE

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - RENTAL HOUSING LEVEL 03R & 04R

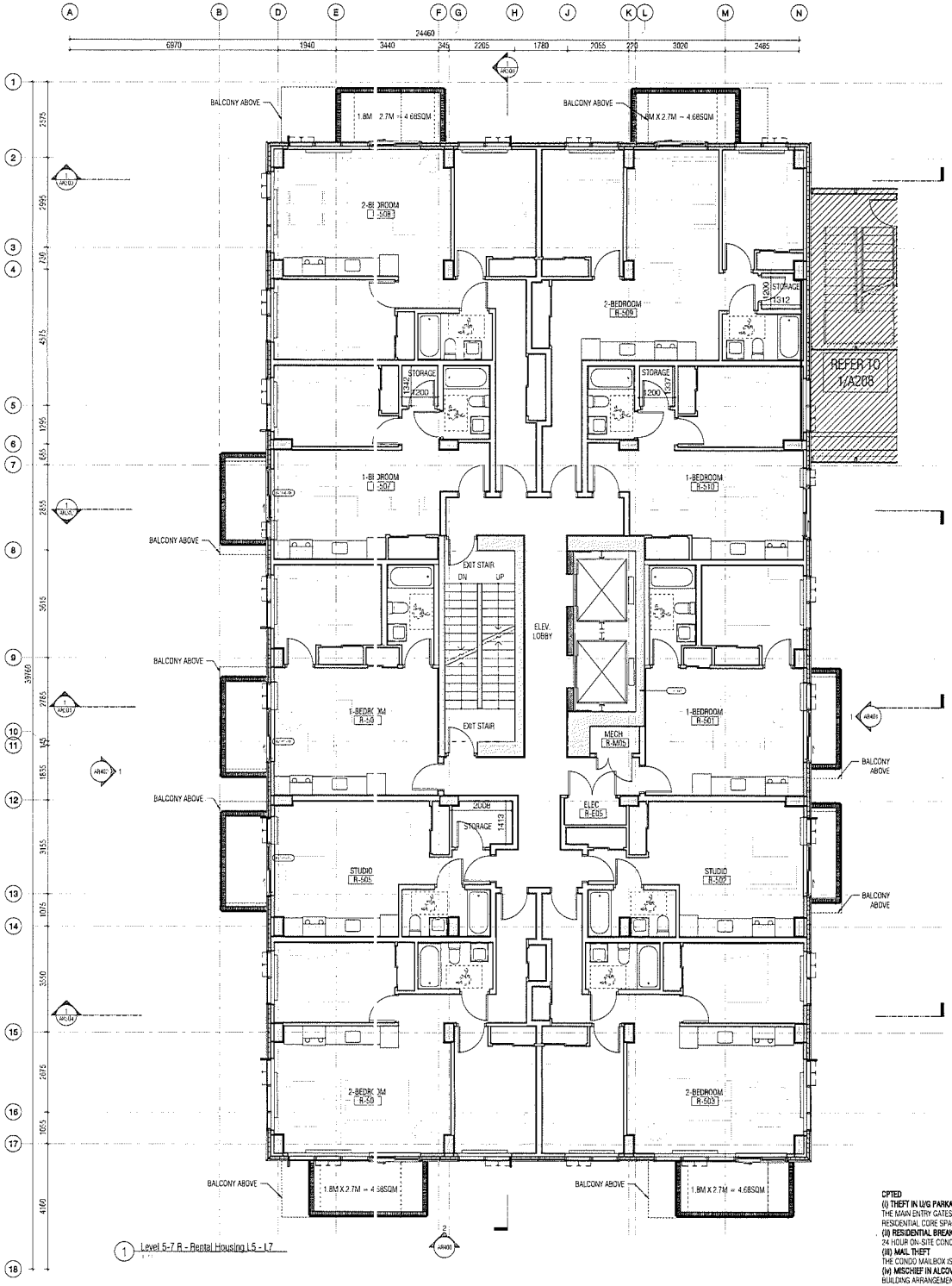
TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER

AR202




**CPTED**

**(i) THEFT IN U/G PARKADE**

THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS, THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE; ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(ii) RESIDENTIAL BREAK + ENTER**

24 HOUR ON-SITE CONDIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB. FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(iii) MAIL THEFT**

THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(iv) MISCHIEF IN ALCOVE AND VANDALISM**

BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES; SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONDIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

N

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD +)

REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE BEFORE ANY UNDERTAKINGS TO THE CONSULTANT PRIOR TO CONSTRUCTION

USE ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION

DESIGN DRAWINGS WITH CADLIB VERSION 16.0.0.0

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| SH | NM | AJSH | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

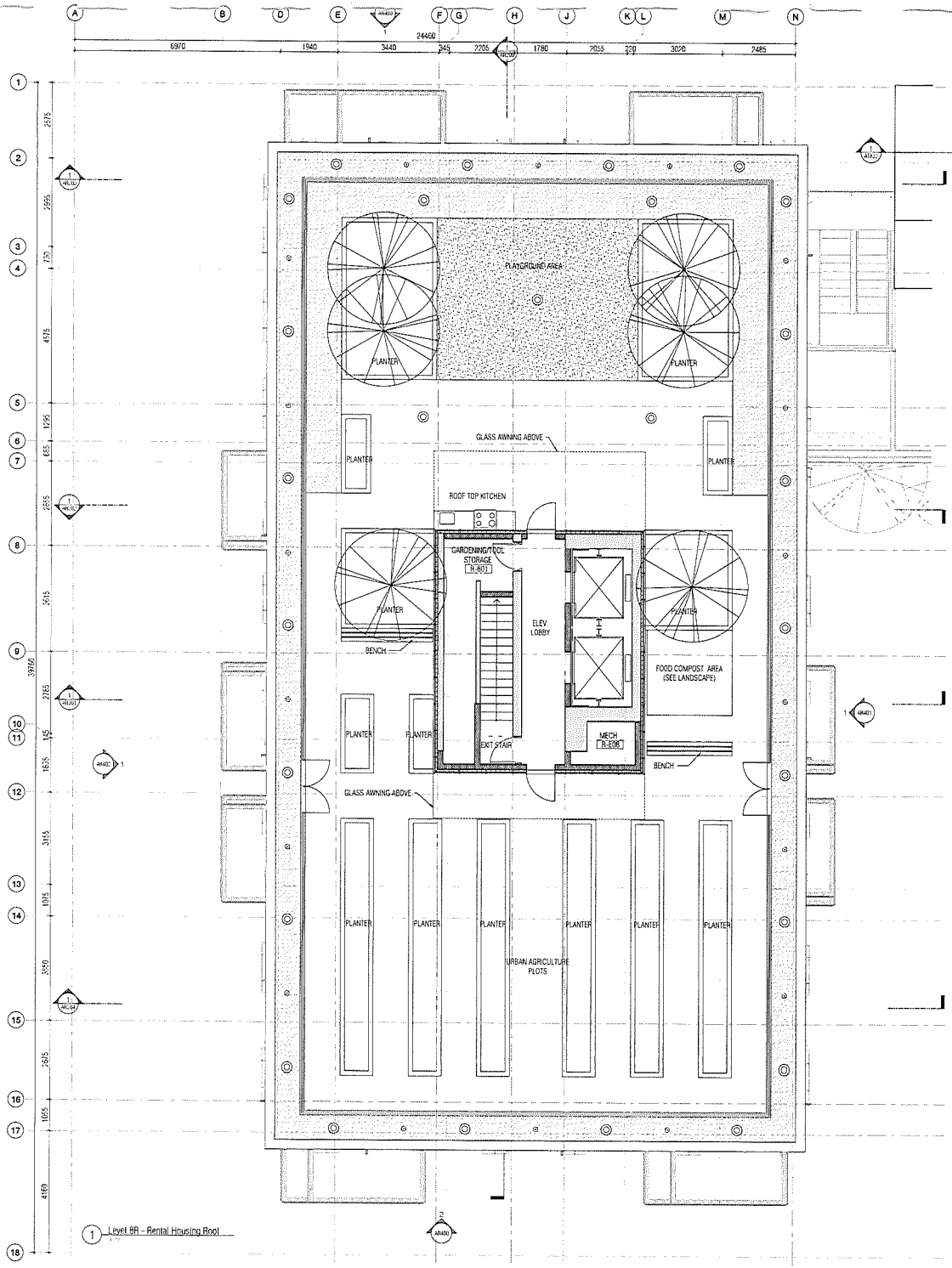
ENLARGED FLOOR PLAN - RENTAL HOUSING LEVEL 05R - 07R

TITLE

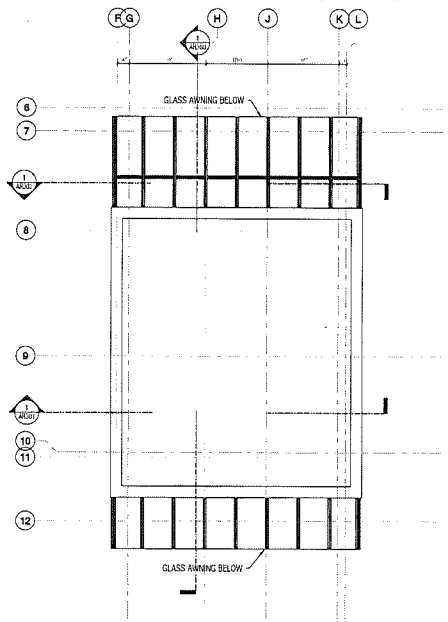
PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 Level 8R - Rental Housing Roof




2 Level 9R - Rental Housing Roof Appurtenance

**CPTED**

**(I) THEFT IN U/G PARKADE**
THE MAIN ENTRY GATES TO UNDERGROUND PARKADE WILL BE CLOSED AFTER HOURS; THERE WILL BE SECURED GATES FOR EACH RESIDENTIAL PARKING USE, ACCESS TO CHURCH AND RESIDENTIAL CORE SPACES, DAYCARE FACILITY, PUBLIC CAR SHARE, BIKE STALLS AND RESIDENTIAL STORAGE WILL BE PROVIDED BY SECURED FOB SYSTEMS AND INTERCOM

**(II) RESIDENTIAL BREAK + ENTER**
24 HOUR ON-SITE CONCIERGE SERVICE; SECURITY CAMERAS WILL BE PROVIDED AT EACH LEVEL AND WITHIN THE ELEVATOR CAB; FOB ACCESS ONLY AVAILABLE TO INDIVIDUAL RESIDENT FLOORS.

**(III) MAIL THEFT**
THE CONDO MAILBOX IS SITUATED IN CLOSE PROXIMITY TO THE 24-HOUR CONCIERGE DESK AND ALSO MONITORED BY SURVEILLANCE CAMERAS.

**(IV) MISCHIEF IN ALCOVE AND VANDALISM**
BUILDING ARRANGEMENT ALLOWS FOR INCREASED 'EYES' ON THE STREET' FROM RESIDENTIAL OUTLOOKS ONTO SEMI-PUBLIC OUTDOOR SPACES. SURVEILLANCE CAMERAS WILL BE PROVIDED IN STRATEGIC LOCATIONS MONITORED BY 24 HOUR CONCIERGE AT THE CONDO LOBBY; ANY EXPOSED CONCRETE AND METAL SURFACES WILL BE TREATED WITH ANTI-GRAFFITI COATING

LEGEND

1.8M X 2.7M = 4.68SQM

MIN. BALCONY AREA FOR FAMILY UNITS (2BD+)

REVISIONS:

BT | A
BING THOM ARCHITECTS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| CG | FJH | AJT/JK | |

DRAWING DATE

Burrard and Nelson

PROJECT

ENLARGED FLOOR PLAN - RENTAL HOUSING ROOF DECK & OVERALL hROOF

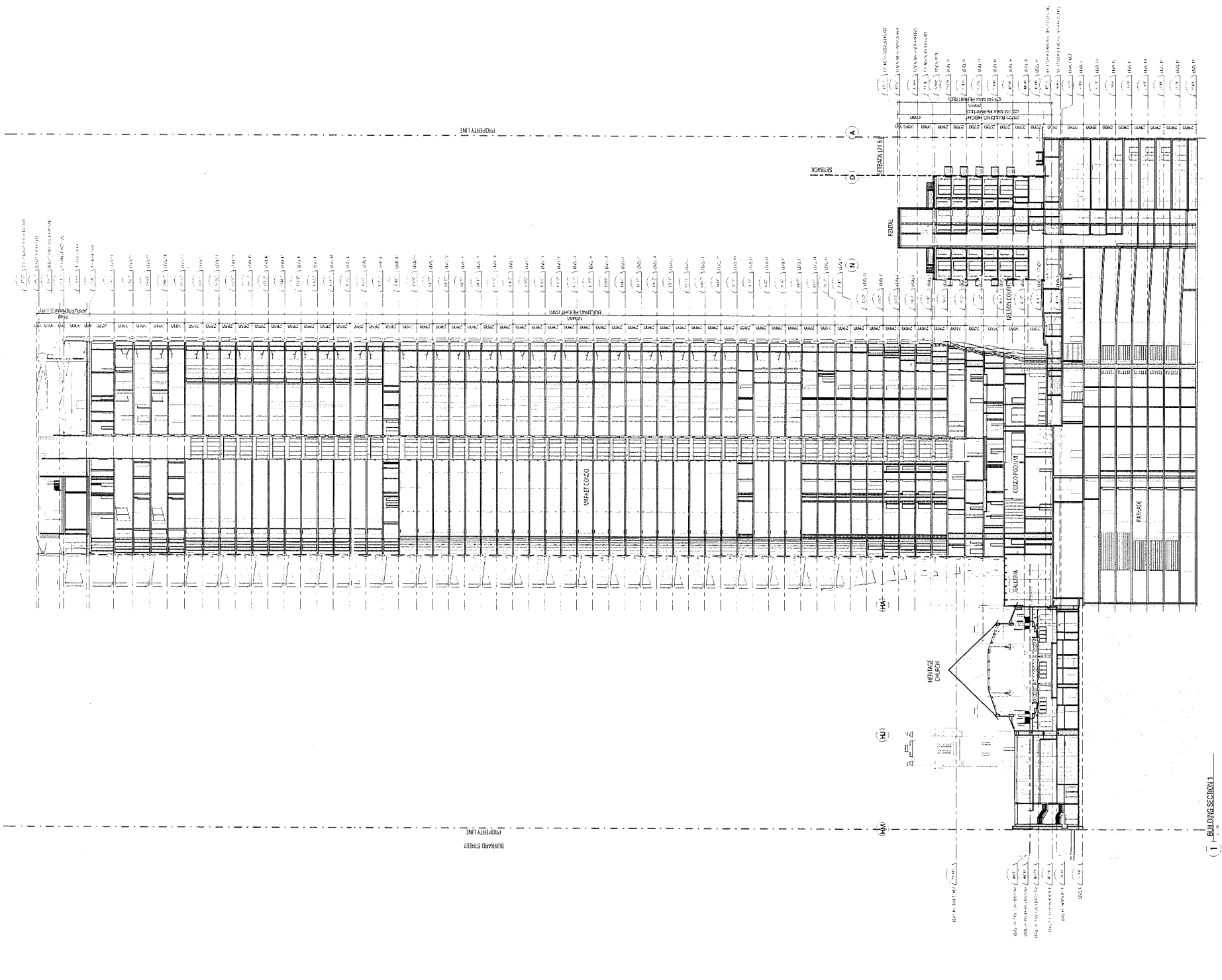
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AR204




REVISIONS

BT | A

BING THOM ARCHITECTS

DO NOT SCALE DRAWINGS
REPORT ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO THE DESIGN TEAM PRIOR TO CONSTRUCTION
WORK ONLY FROM DRAWINGS ISSUED FOR CONSTRUCTION
DESIGN DRAWINGS WITH GAUGE REVISION MARKS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| MC-CO | ET | AJ/SR | 1:200 |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

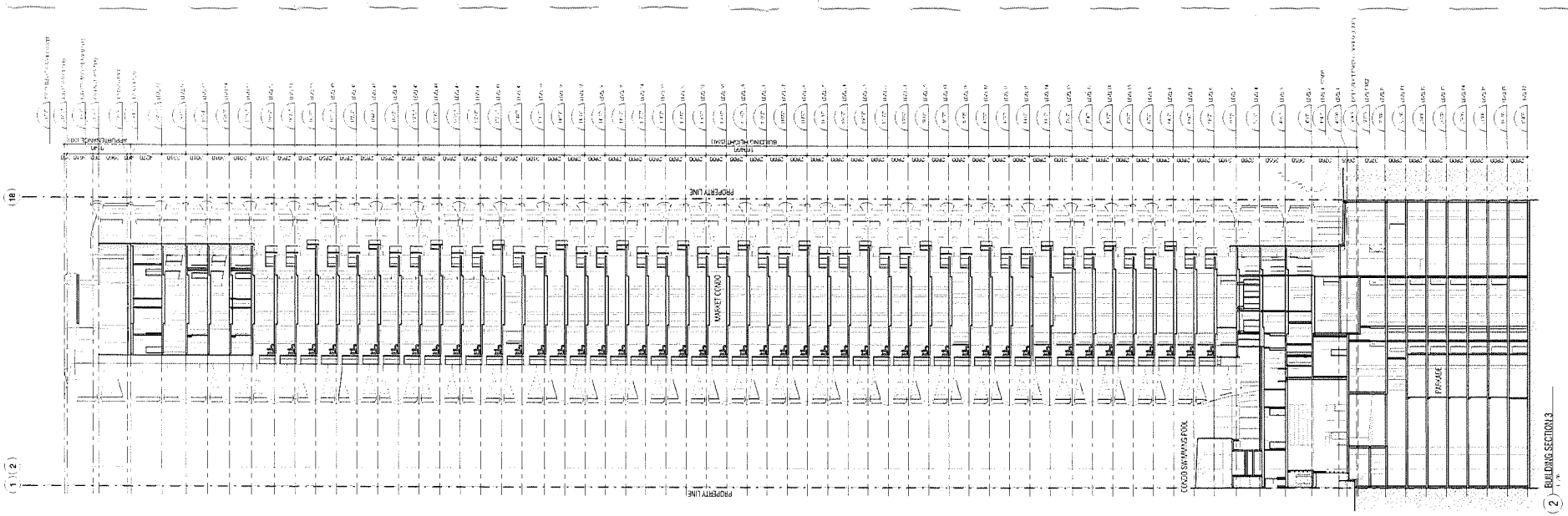
BUILDING SECTIONS

TITLE

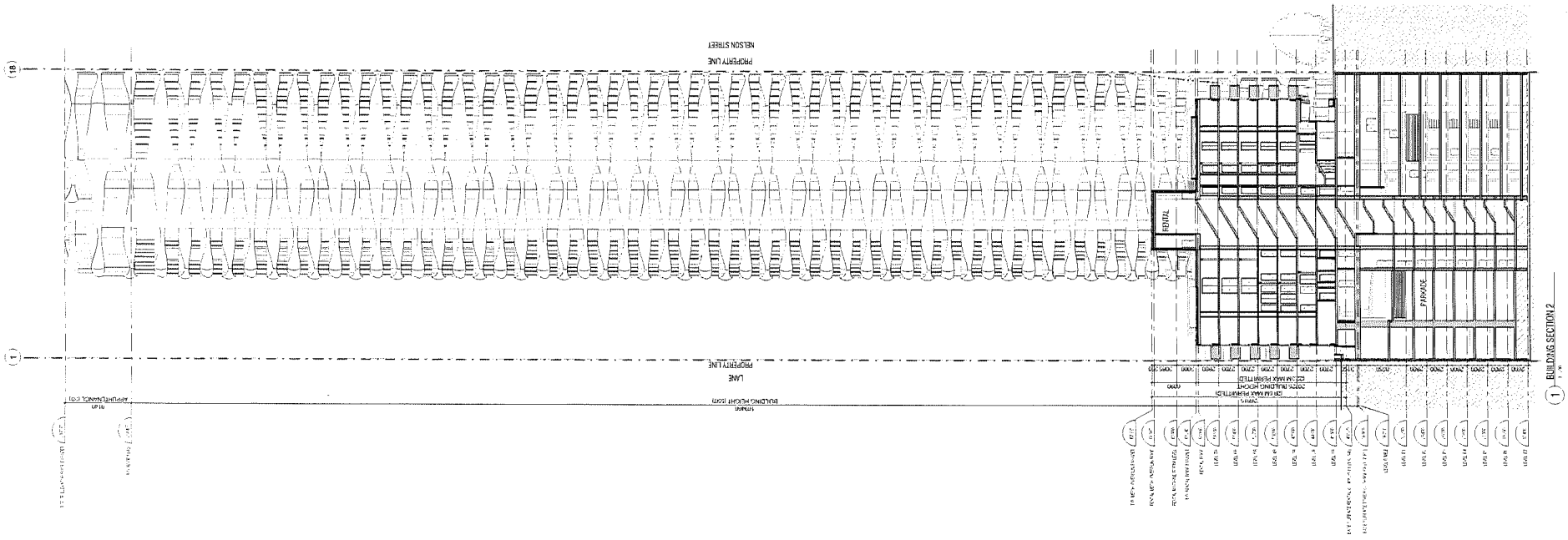
PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




2 BUILDING SECTION 3




1 BUILDING SECTION 2

REVISIONS

BT | A

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WORK ONLY FROM DRAWINGS MARKED FOR CONSTRUCTION
DESIGN DRAWINGS ARE SUBJECT TO REVISION

| DRAWN BY | CHK | INIT | SCALE |
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| AC-CO | CT | AJ/JH | 1 : 200 |
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Burrard and Nelson

PROJECT

BUILDING SECTIONS

TITLE

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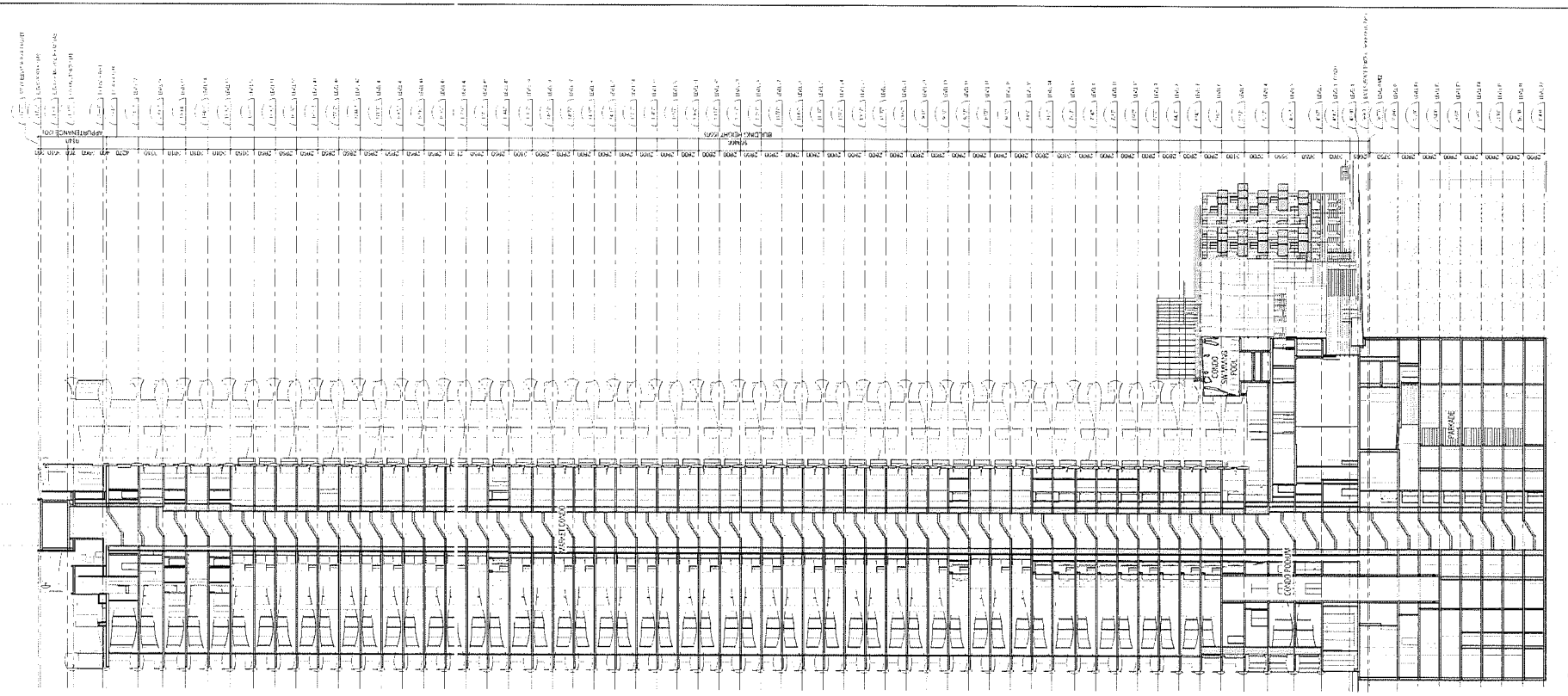
A301

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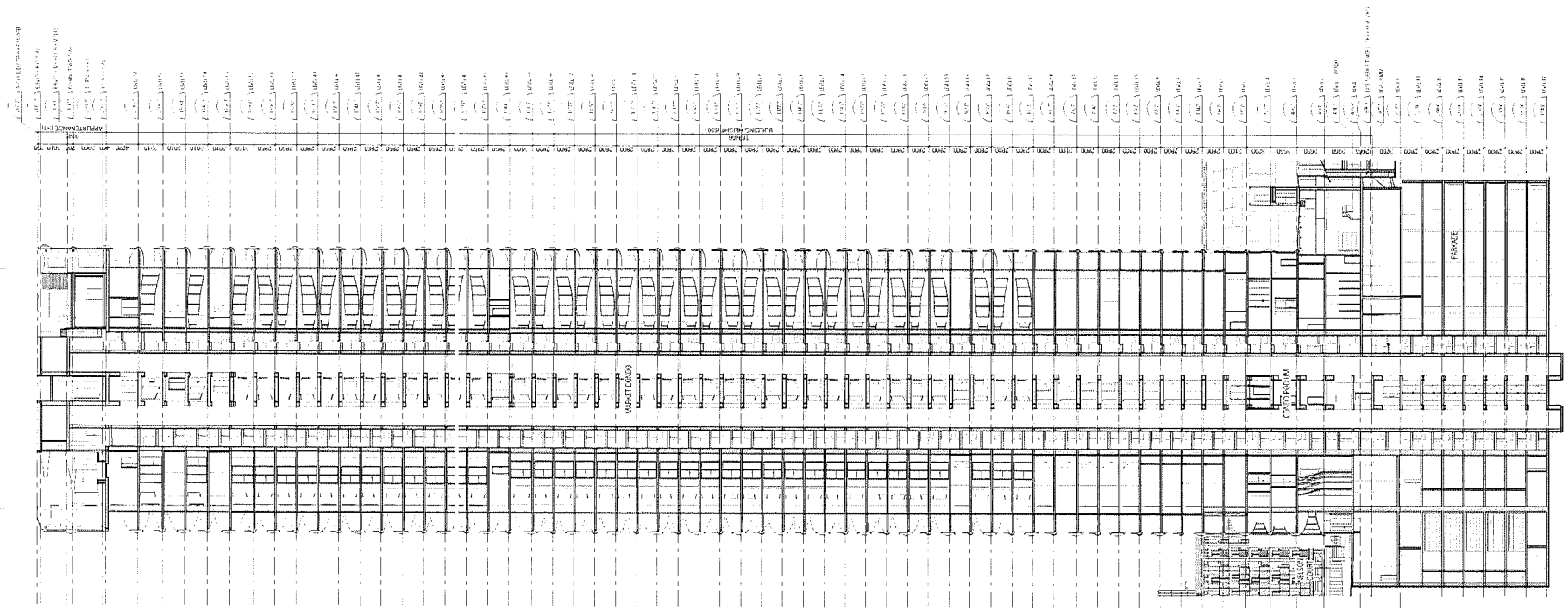


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REVISIONS

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CONTROL DRAWINGS WITH EARLIER REVISION DATES

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PROJECT

BUILDING SECTIONS

TITLE

PROJECT No | ISSUE No

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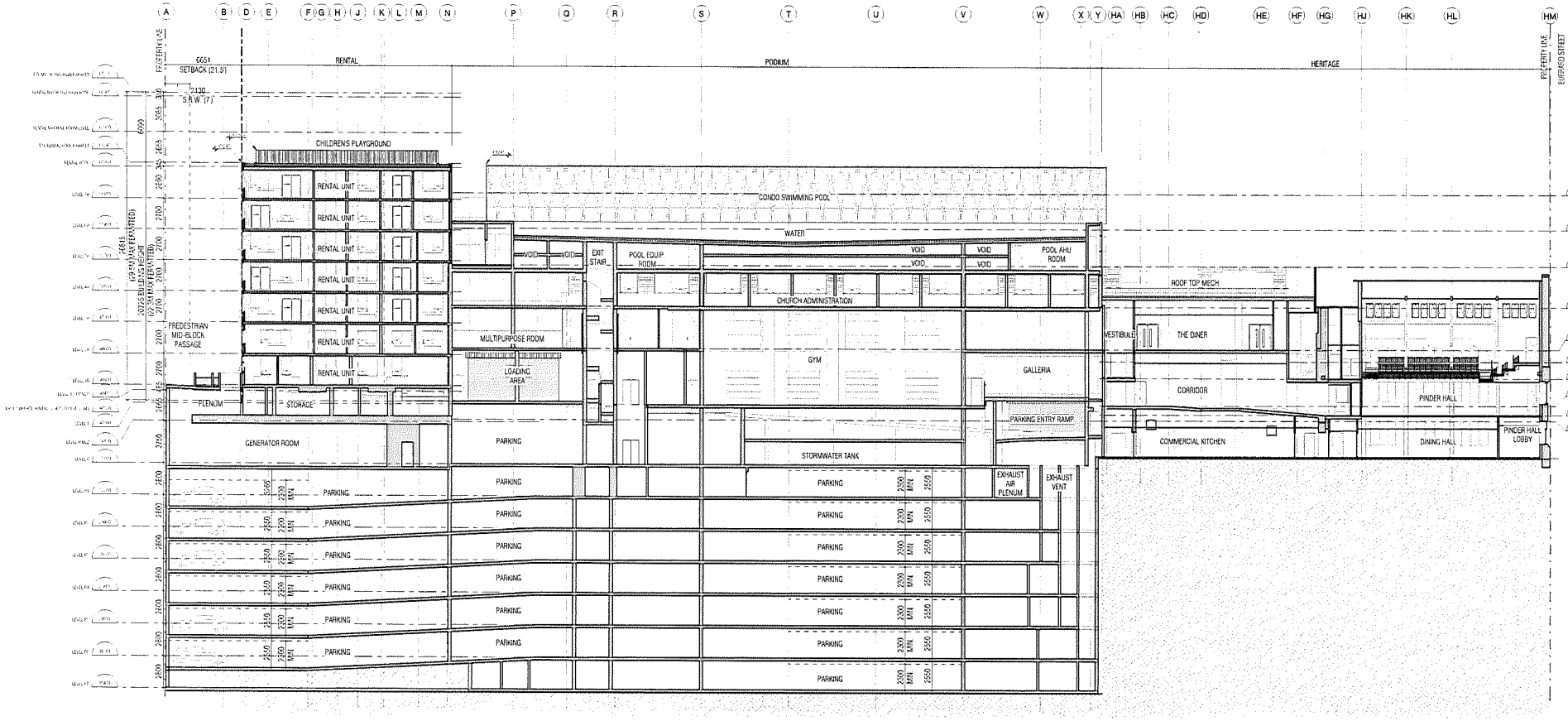


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|---|---|---|---|
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Burrard and Nelson

PROJECT

BUILDING SECTIONS

TITLE

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

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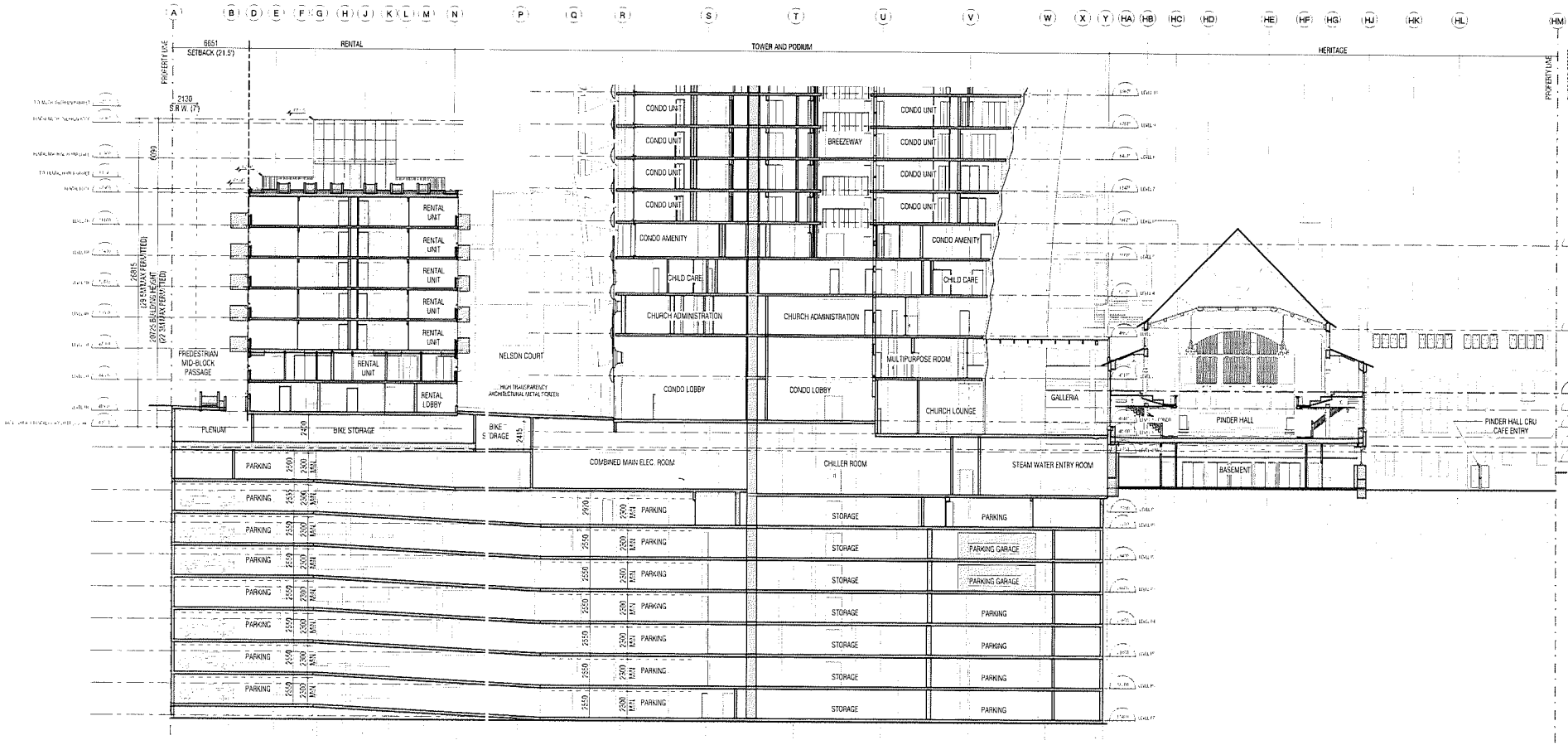


1 BUILDING SECTION 7

BT A

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PROJECT

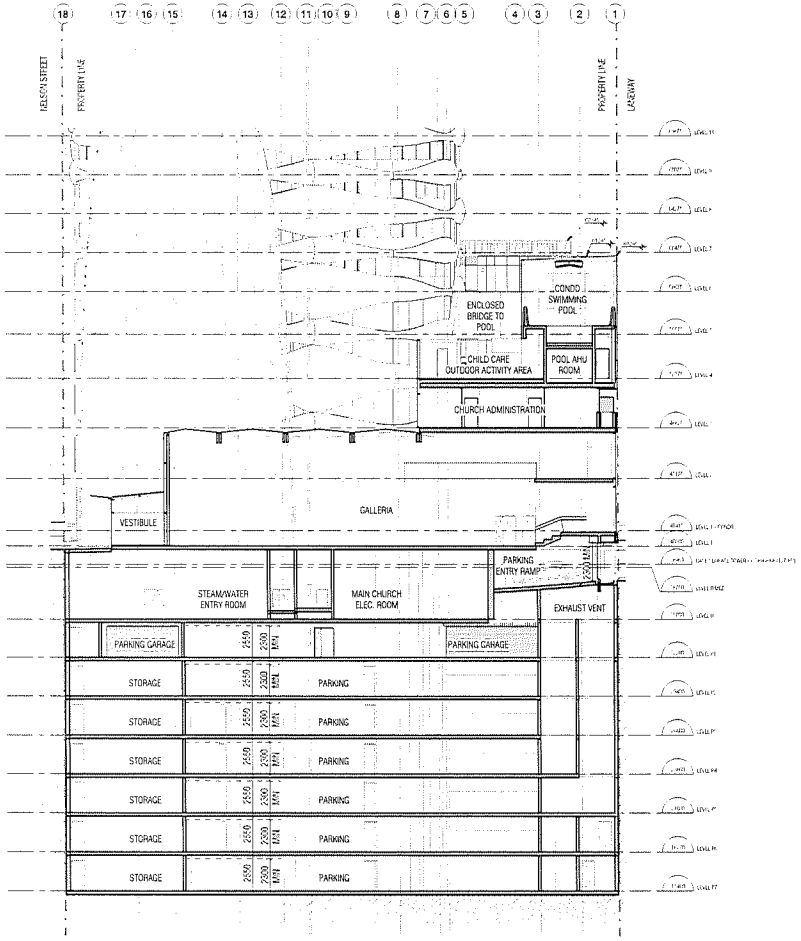
BUILDING SECTIONS

TITLE

PROJECT No. | ISSUE No.

CADD FILE

DRAWING NUMBER

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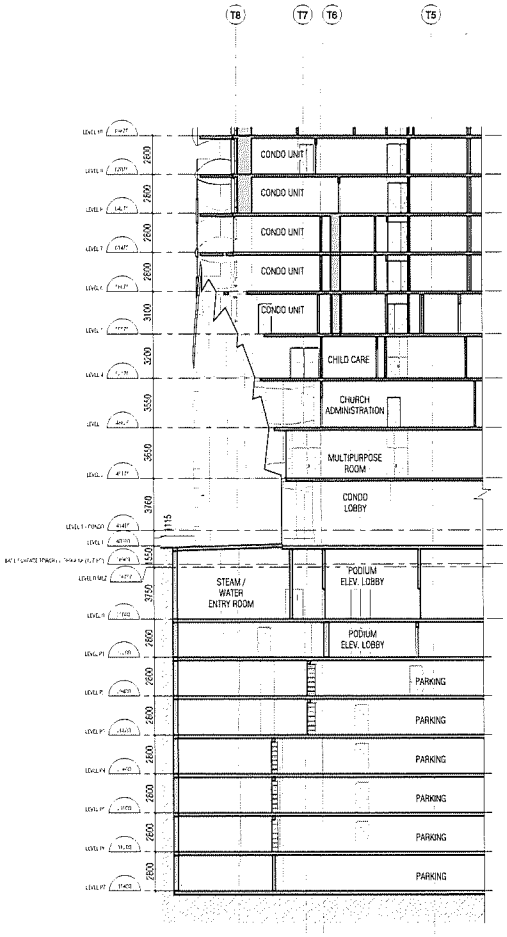


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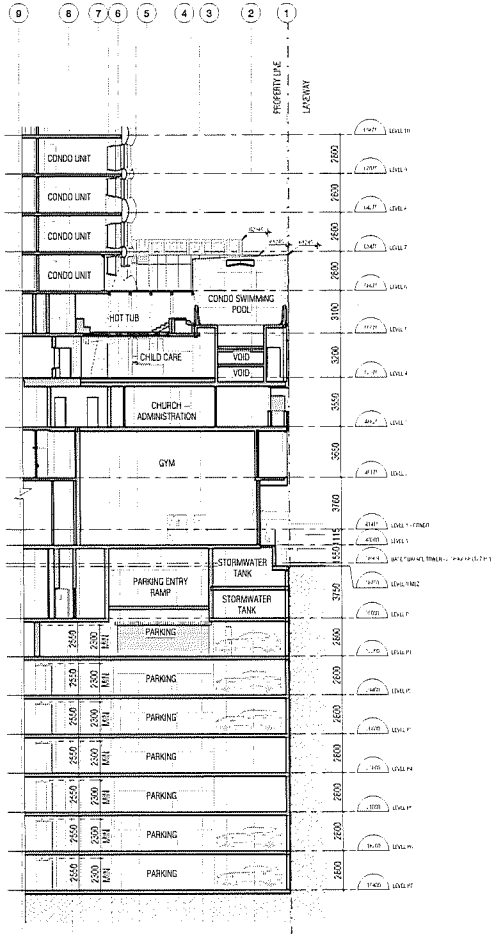


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REVISIONS

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TITLE

PROJECT No | SCALE No

CADD FILE

DRAWING NUMBER

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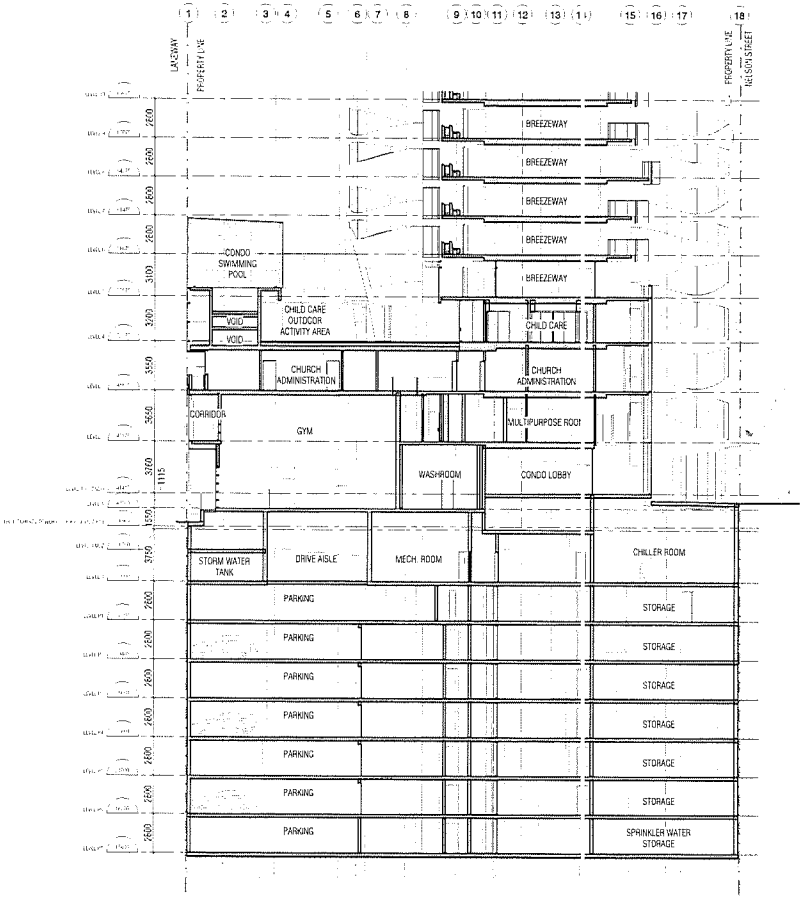


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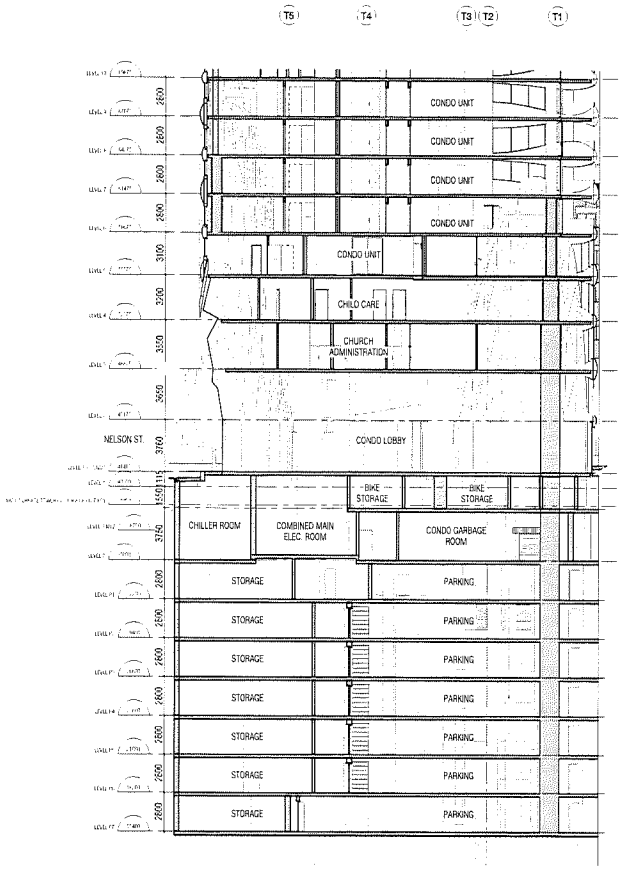


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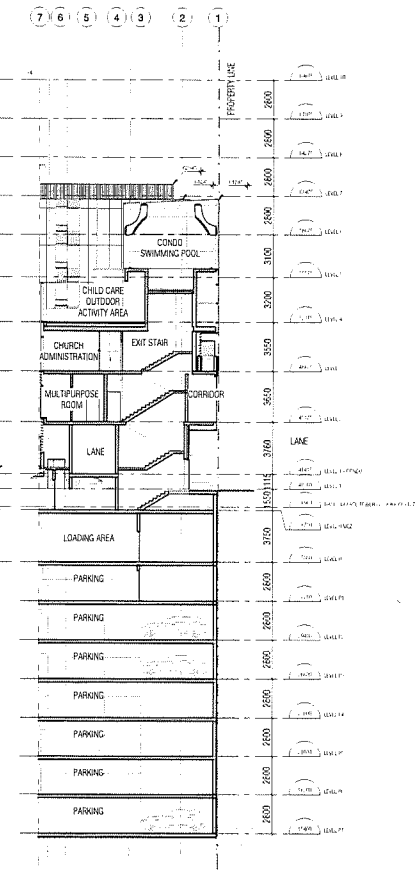


3 BUILDING SECTION 11B

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PROJECT

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TITLE

PROJECT No

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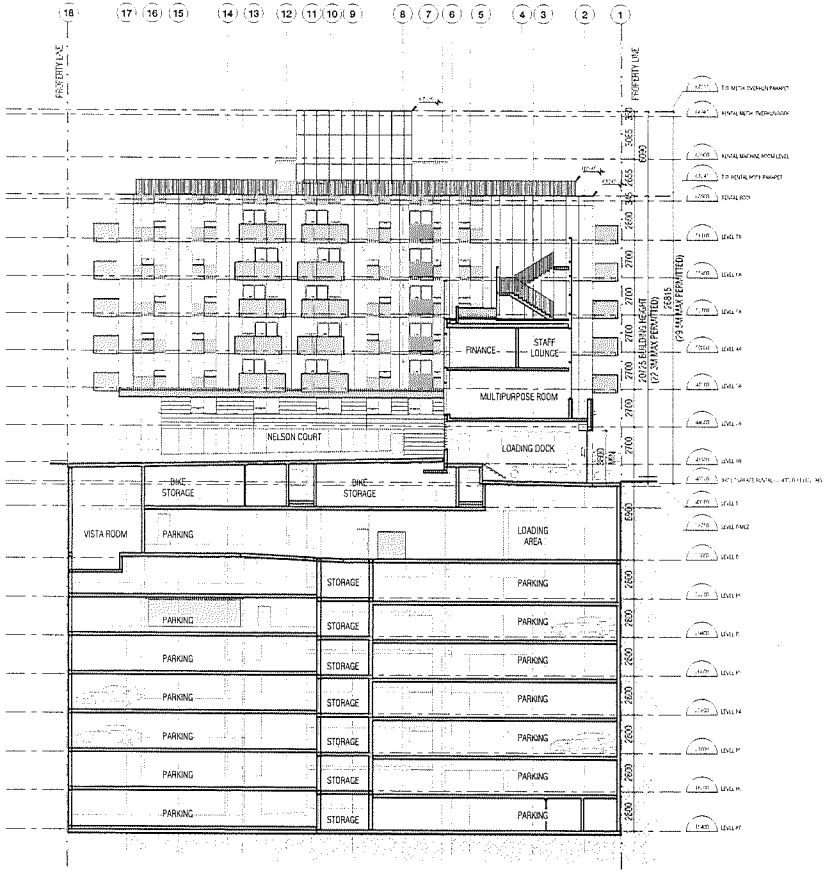
CADD FILE

DRAWING NUMBER

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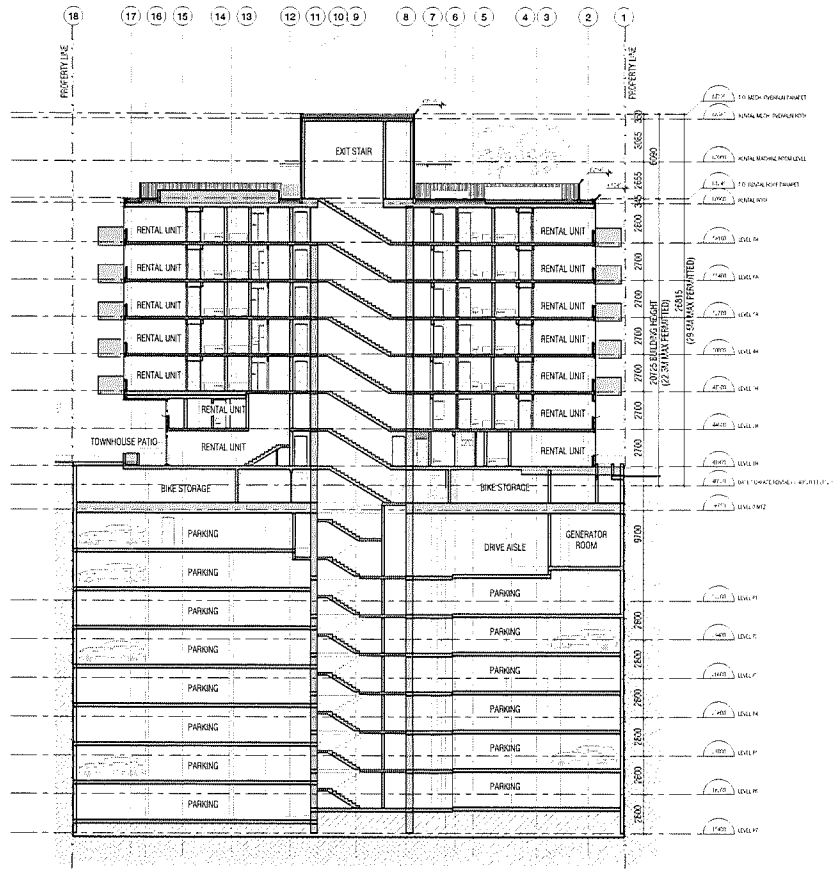


2 BUILDING SECTION 13
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REVISIONS

BT | A
BING THOM ARCHITECTS
1458 Burrard Street Vancouver BC V6Z 2L4
T 604-683-1661 F 604-684-1543 E office@bingthom.com
Web Address www.bingthom.com

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Burrard and Nelson

PROJECT

BUILDING SECTIONS

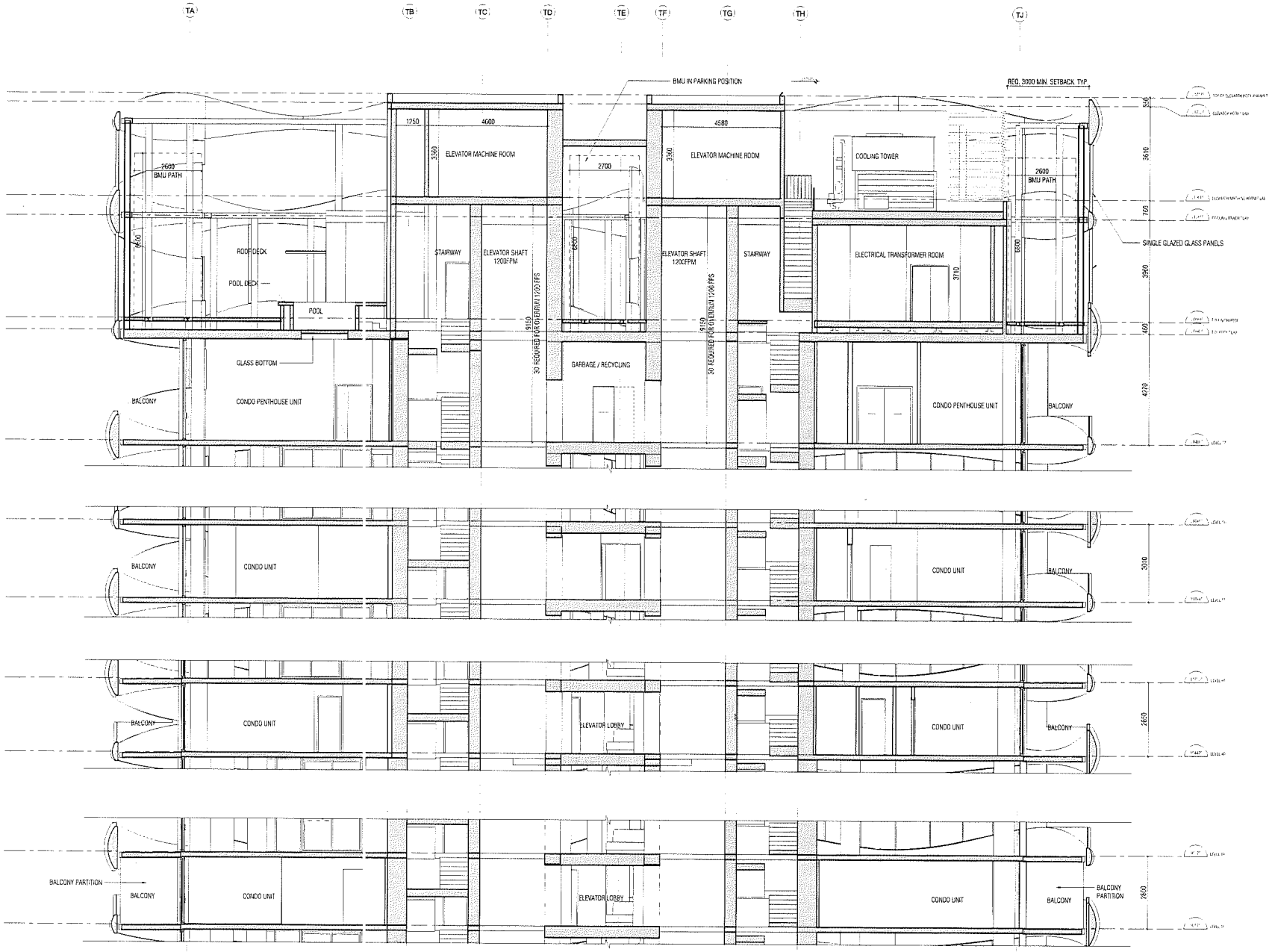
TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER

A314




1 TOWER SECTION 1

REVISIONS

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DRAWING DATE

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PROJECT

ENLARGED BUILDING SECTIONS - CONDO TOWER

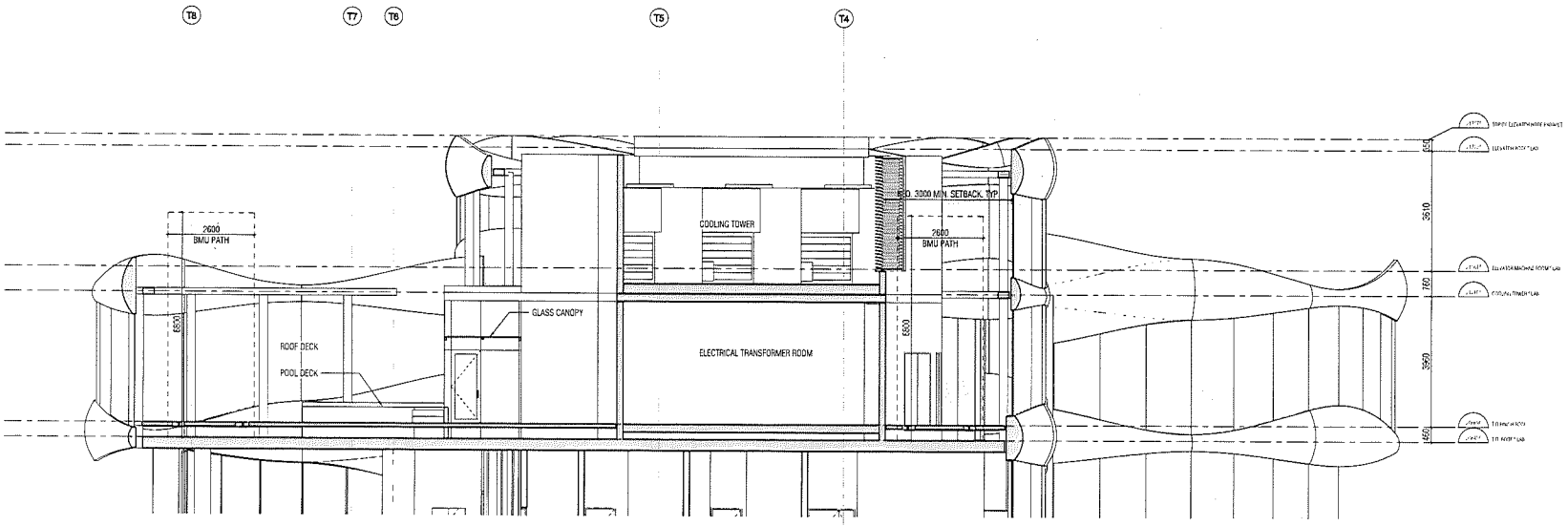
TITLE

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

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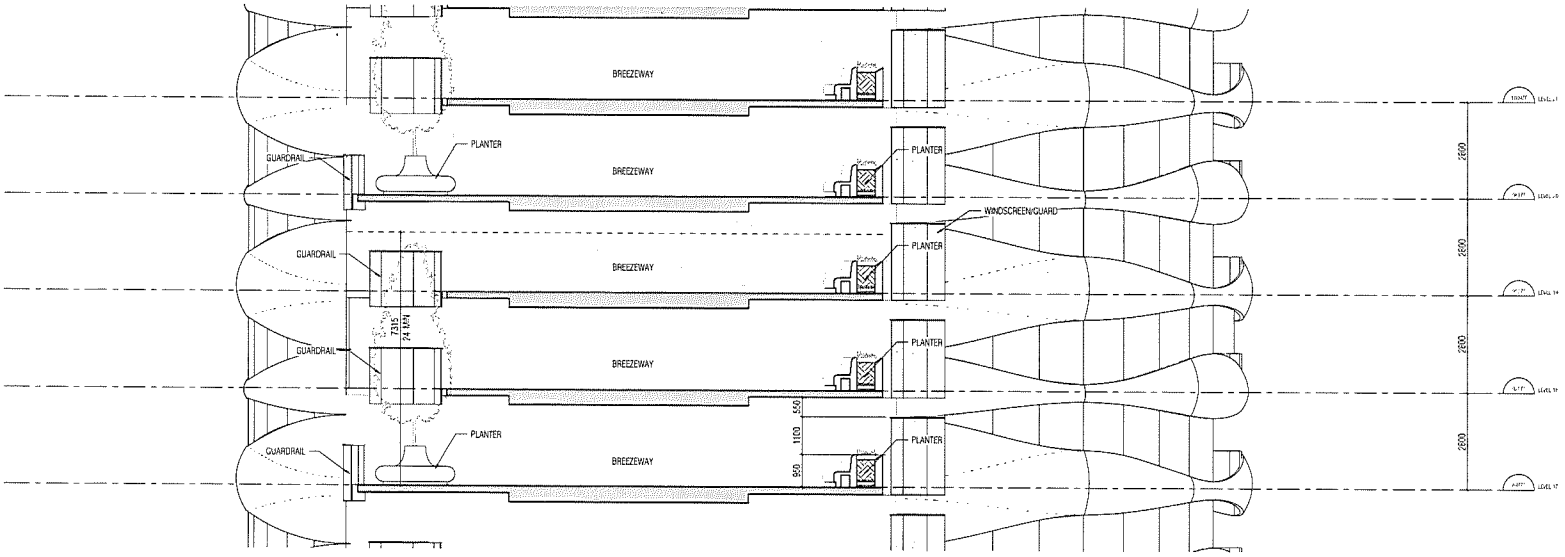


2 TOWER SECTION 3 - BREEZEWAY

REVISIONS

BT | A

BING THOM ARCHITECTS

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PROJECT

ENLARGED BUILDING SECTIONS - CONDO TOWER

TITLE

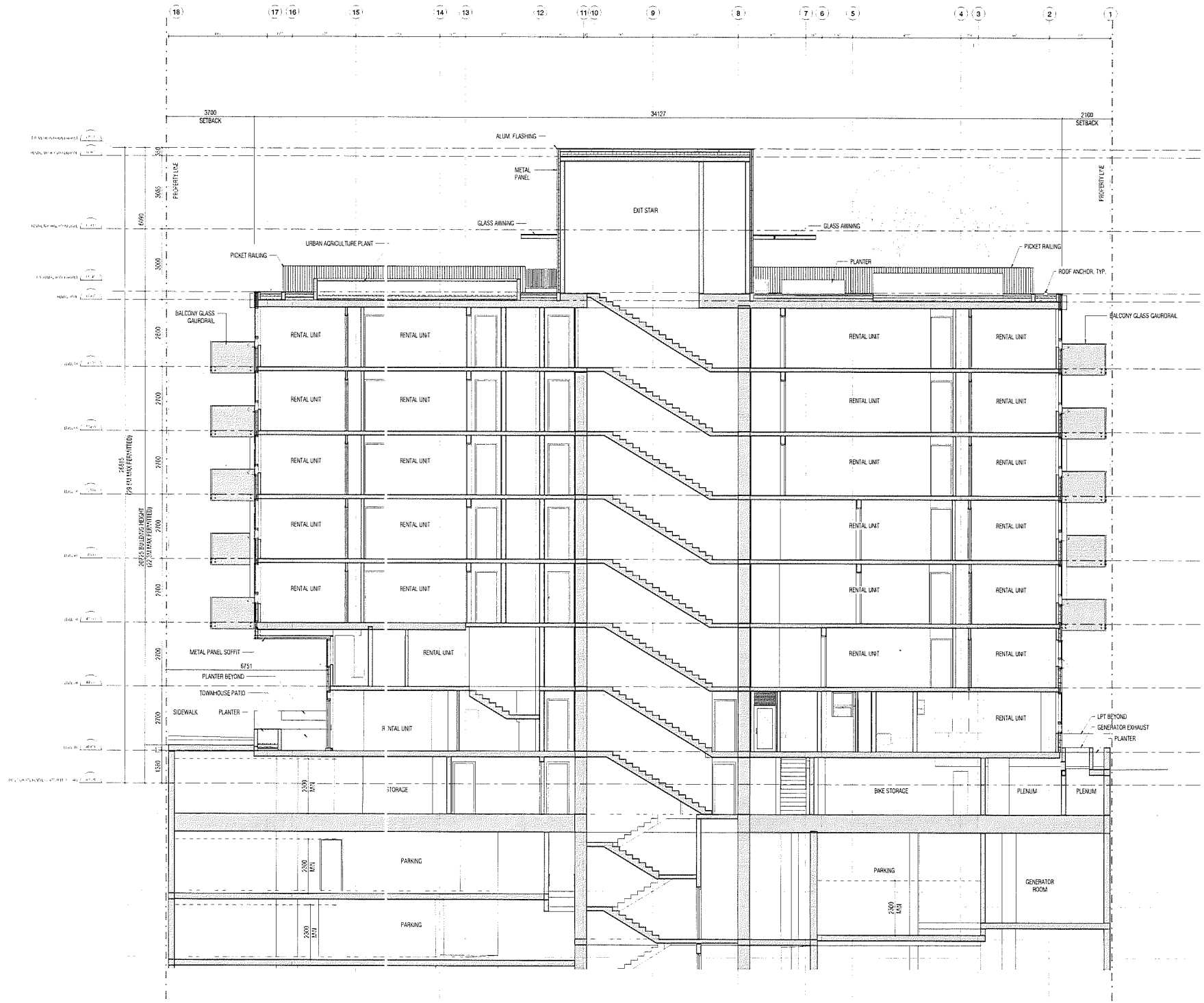
PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AT321




1 RENTAL BUILDING SECTION A

BT | A

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DRAWING DATE

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PROJECT

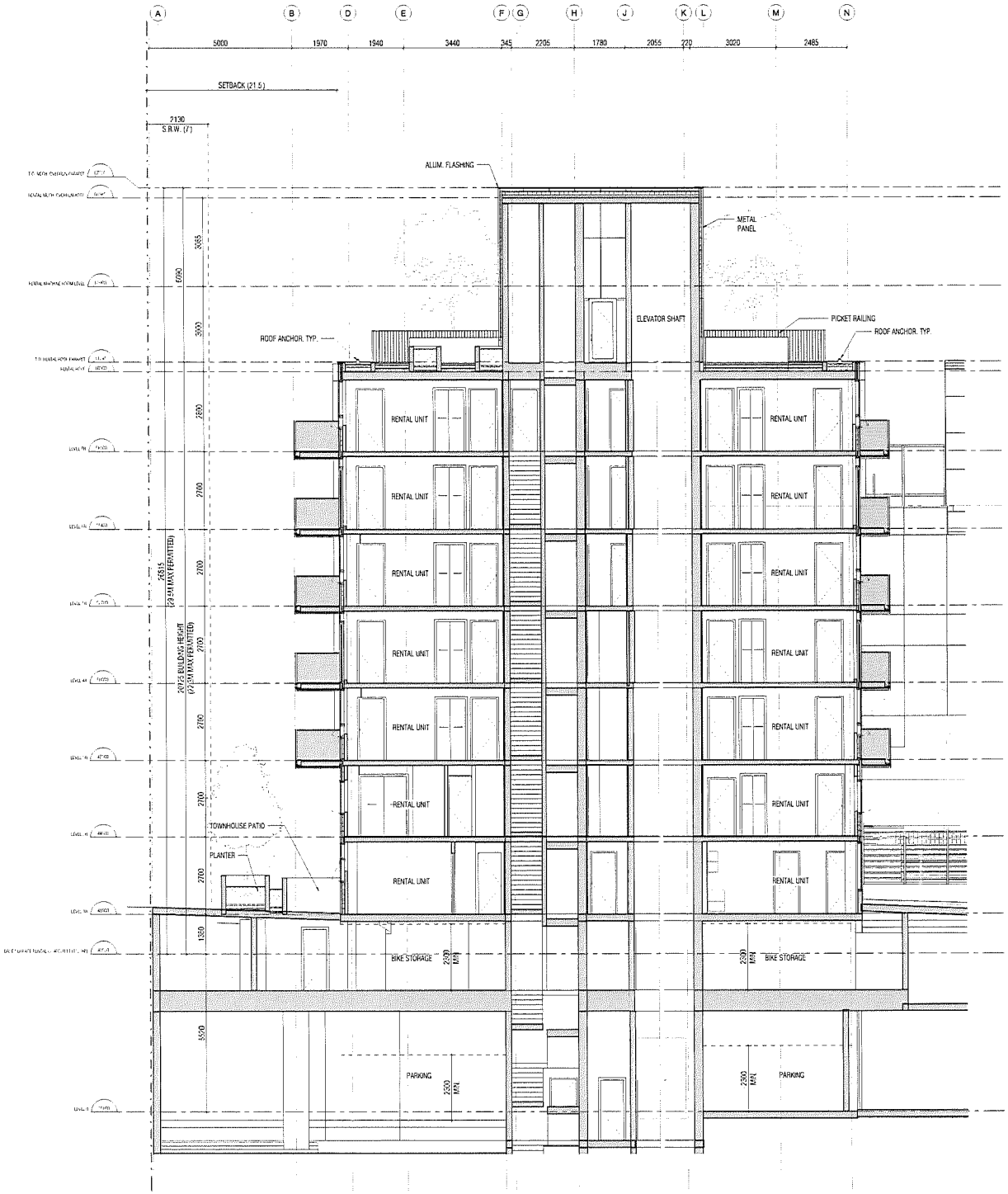
ENLARGED BUILDING SECTIONS - RENTAL

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 RENTAL BUILDING SECTION D

REVISIONS

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PROJECT

ENLARGED BUILDING SECTIONS - RENTAL

TITLE

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

AR301

1 EAST ELEVATION

BUILDING LEGEND

CONDO TOWER
- APPURTENANCE
- BREEZEWAY
- CUT-OUT

PODIUM
- POOL ENCLOSURE
- GALLERIA
- BRIDGE
- DAYCARE PLAY AREA

RENTAL BUILDING
- ROOF GARDEN
- TOWNHOUSE

HERITAGE BUILDING
- SANCTUARY
- PEDIMENTAL
- BELL TOWER
- TRANSFORMED AREA

▲ 1 SANCTUARY ENTRY
▲ 2 RENTAL BUILDING ENTRY
▲ 3 CONDO TOWER ENTRY
▲ 4 CHURCH MAIN ENTRY
▲ 5 HOMELESS SHELTER ENTRY
▲ 6 PARKADE ENTRY
▲ 7 LOADING BAY ENTRY

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PROJECT
BUILDING ELEVATIONS - EAST

TITLE
PROJECTION

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CHK: BT
DATE: 17-05-12
SCALE
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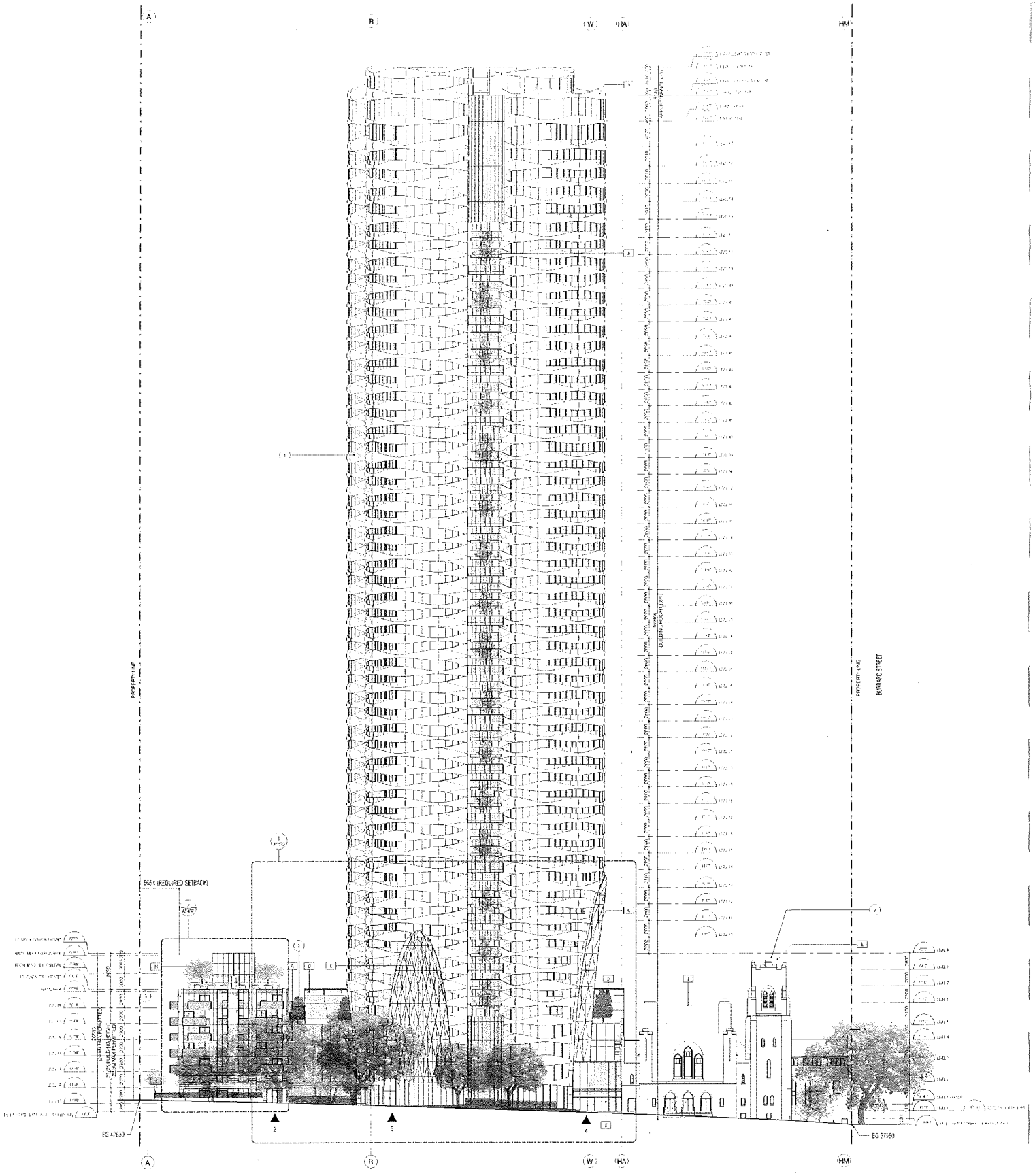
REVISIONS




1 SOUTH ELEVATION

Burrard and Nelson

BT | A

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BUILDING ELEVATIONS - SOUTH

A401

Appendix D: Page 77 of 174

1 WEST ELEVATION

BUILDING LEGEND

(1) CONDO TOWER
- A AFFORDABLE AVE
- B SPEEDWAY
- C CUT-OUT

(2) PODIUM
- D POOL ENCLOSURE
- E GALLERIA
- F BRIDGE
- G DAYCARE PLAY AREA

(3) RENTAL BUILDING
- H ROOF GARDEN
- I TOWNHOUSE

(4) HERITAGE BUILDING
- J SANCTUARY
- K FLNER HALL
- L BELL TOWER
- M TRANSFORMED ANNEX

▲ 1 SANCTUARY ENTRY
▲ 2 RENTAL BUILDING ENTRY
▲ 3 CONDO TOWER ENTRY
▲ 4 CHURCH MAIN ENTRY
▲ 5 HOMELESS SHELTER ENTRY
▲ 6 FAÇADE ENTRY
▲ 7 LOADING BAY ENTRY

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BUILDING ELEVATIONS - WEST

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DATE
SCALE
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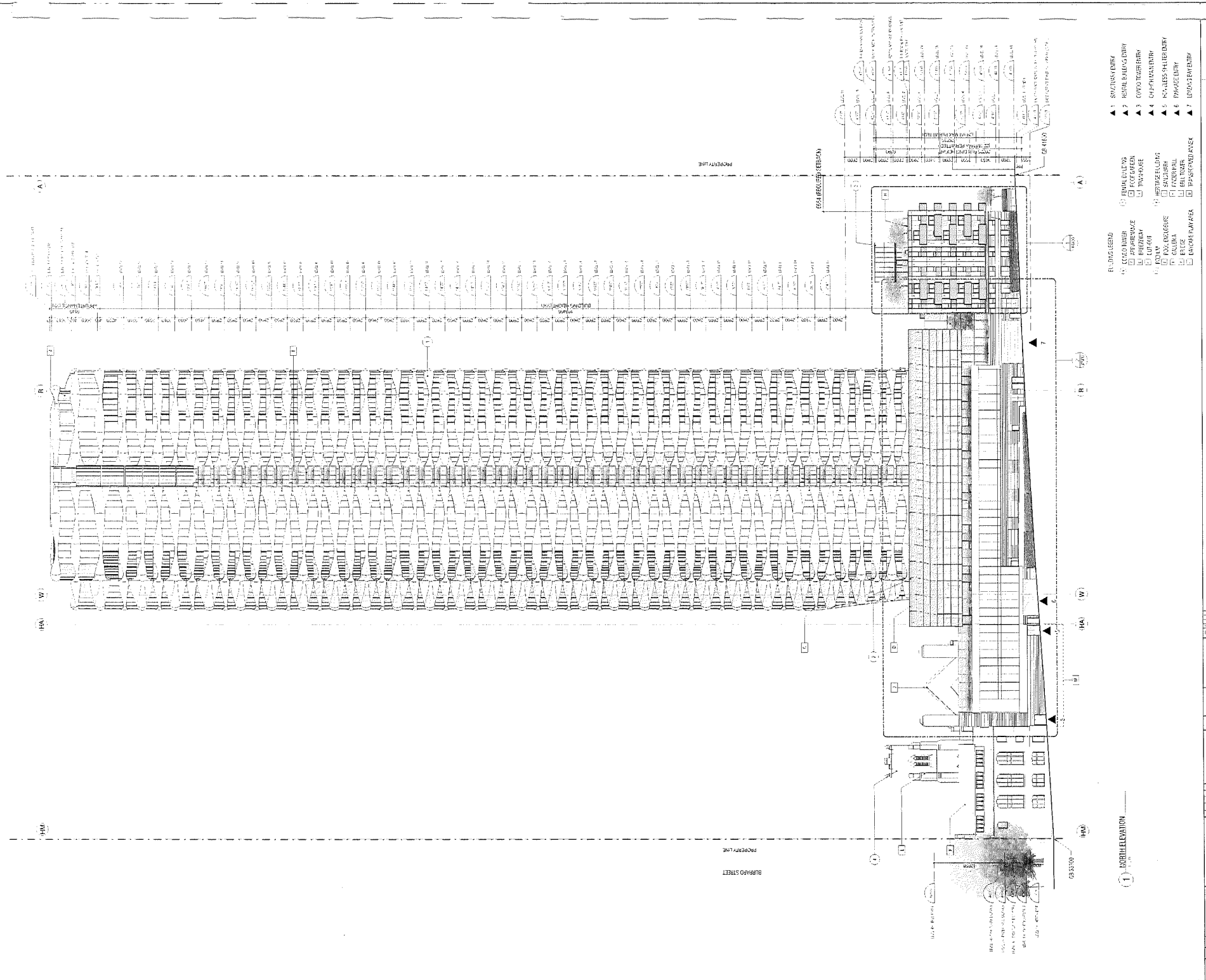
BT | A
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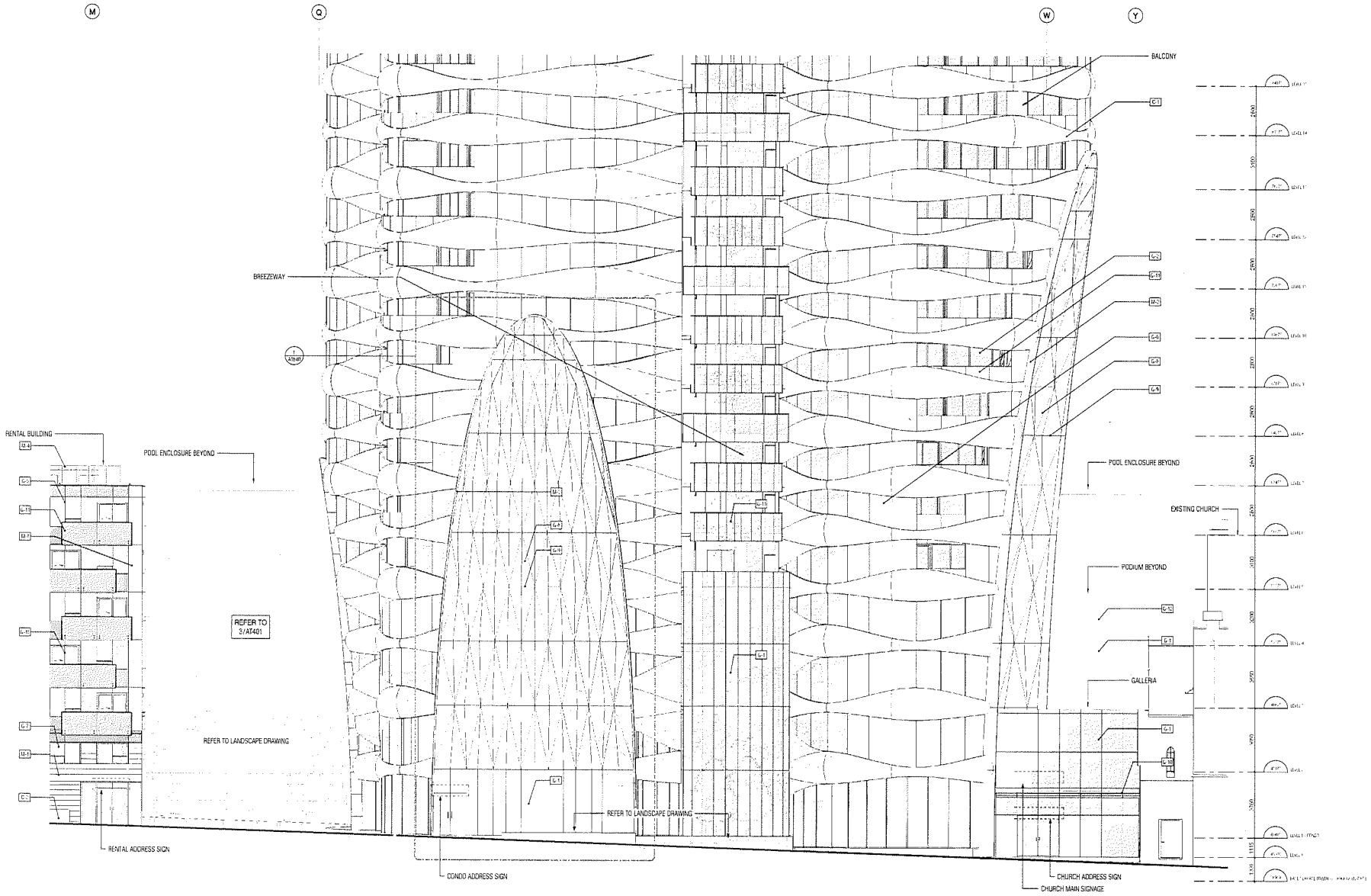
BUILDING ELEVATIONS - NORTH
A403
NORTH ELEVATION
PROPERTY LINE
BURRARD STREET




1 PODIUM - ENLARGED ELEVATION 1 (SOUTH)

MATERIALS LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| M-1 | METAL CLADDING | M-10 | FEATURE METAL CAP | G-1 | DOUBLE GLAZED CURTAIN WALL | G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| M-2 | METAL FASCIA | M-11 | MECH-VENT | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY | G-10 | GLASS AWNING |
| M-3 | METAL SCREEN/LOUVER | C-1 | PRECAST CONCRETE PANEL | G-3 | DOUBLE GLAZED OPERABLE WINDOW | G-11 | GLASS GUARDRAIL |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | C-2 | CONCRETE PLANTER | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION | G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| M-5 | METAL FRAME AND DOOR | C-3 | PAINTED CONCRETE | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW | G-13 | DOUBLE GLAZED SKYLIGHT |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | C-4 | PRECAST PLANTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW | G-14 | GLAZED WIND SCREEN |
| M-7 | METAL GATE | S-1 | ACRYLIC STUCCO | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW | G-15 | DOUBLE GLAZED ALUM SLIDER |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | | | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS | G-16 | GLASS SOFFIT |
| M-9 | METAL SOFFIT | | | | | | |

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Burrard and Nelson

PROJECT

ENLARGED BUILDING ELEVATION - PODIUM

TITLE

PROJECT No | ISSUE No

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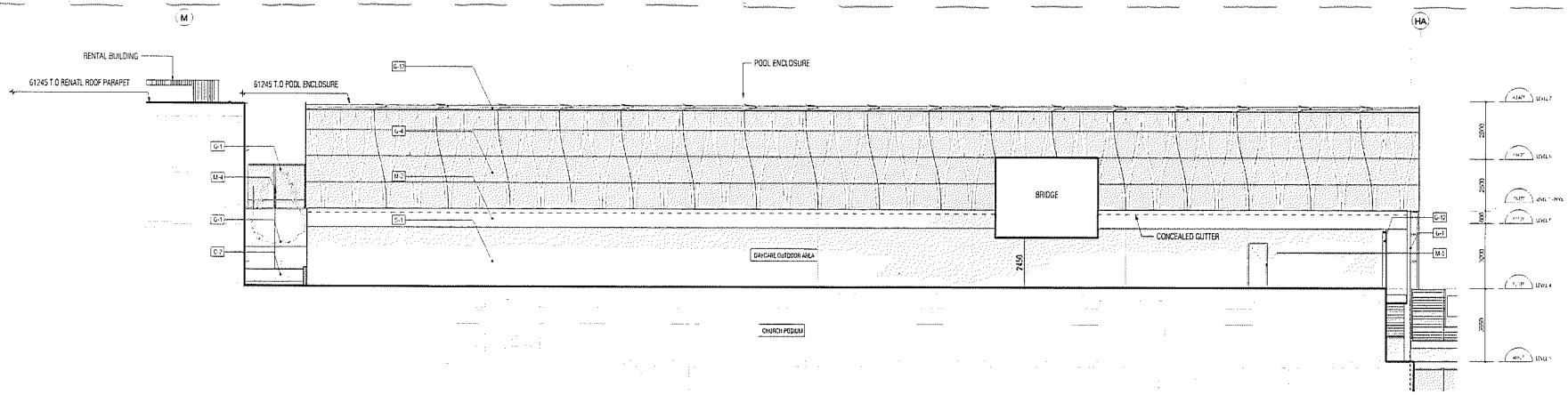
DRAWING NUMBER

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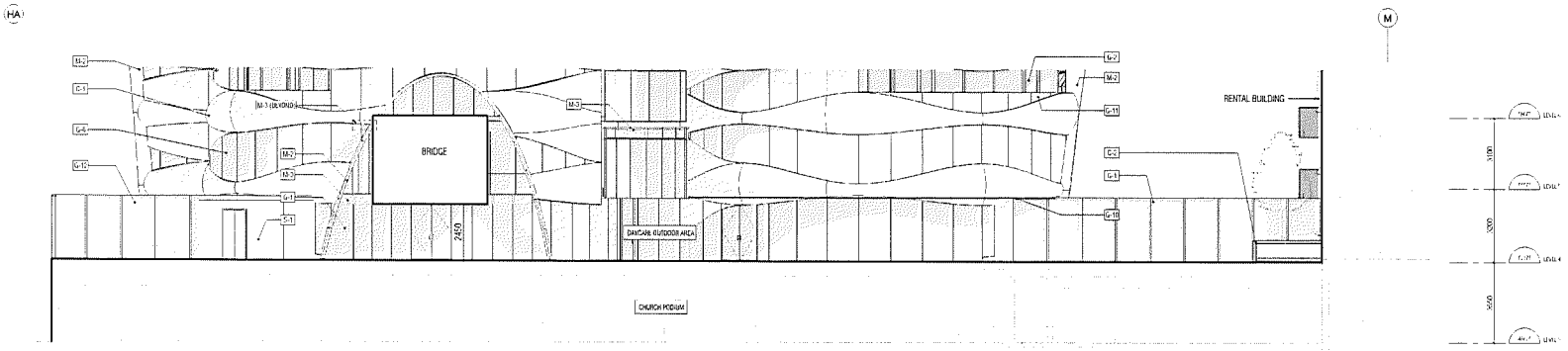


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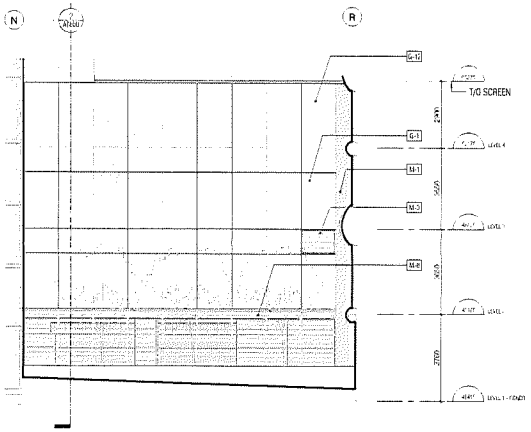


3 PODIUM - ENLARGED ELEVATION 4 (SOUTH)

MATERIALS LEGEND

| | | | | | |
|---|---|---|---|---|---|
| M-1 | METAL CLADDING | M-10 | FEATURE METAL CAP | G-1 | DOUBLE GLAZED CURTAIN WALL |
| M-2 | METAL FASCIA | M-11 | MECH-VENT | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY |
| M-3 | METAL SCREEN/LOUVER | C-1 | PRECAST CONCRETE PANEL | G-3 | DOUBLE GLAZED OPERABLE WINDOW |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | C-2 | CONCRETE PLANTER | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION |
| M-5 | METAL FRAME AND DOOR | C-3 | PAINTED CONCRETE | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | C-4 | PRECAST PLANTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW |
| M-7 | METAL GATE | S-1 | ACRYLIC STUCCO | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | | | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS |
| M-9 | METAL SOFFIT | | | | |

| | | | | | |
|---|---|---|---|---|---|
| G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| G-10 | GLASS AWNING |
| G-11 | GLASS GUARDRAIL |
| G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| G-13 | DOUBLE GLAZED SKYLIGHT |
| G-14 | GLAZED WIND SCREEN |
| G-15 | DOUBLE GLAZED ALUM SLIDER |
| G-16 | GLASS SOFFIT |

REVISIONS

BT | A

BING THOM ARCHITECTS

1400 Burrard Street Vancouver BC V6Z 2A3
T 604-682 1881 F 604-684 1302 E info@bingthom.com
Web Address www.bingthom.com

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Burrard and Nelson

PROJECT

ENLARGED BUILDING ELEVATION - PODIUM

TITLE

PROJECT No | ISSUE No

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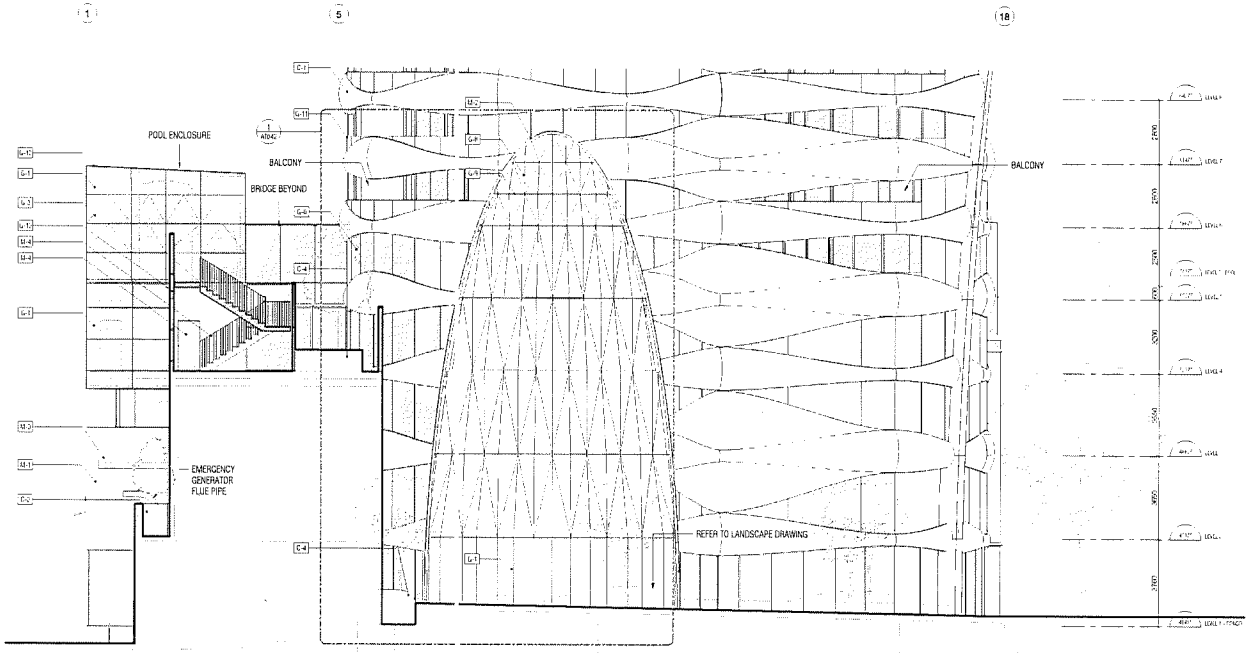
DRAWING NUMBER

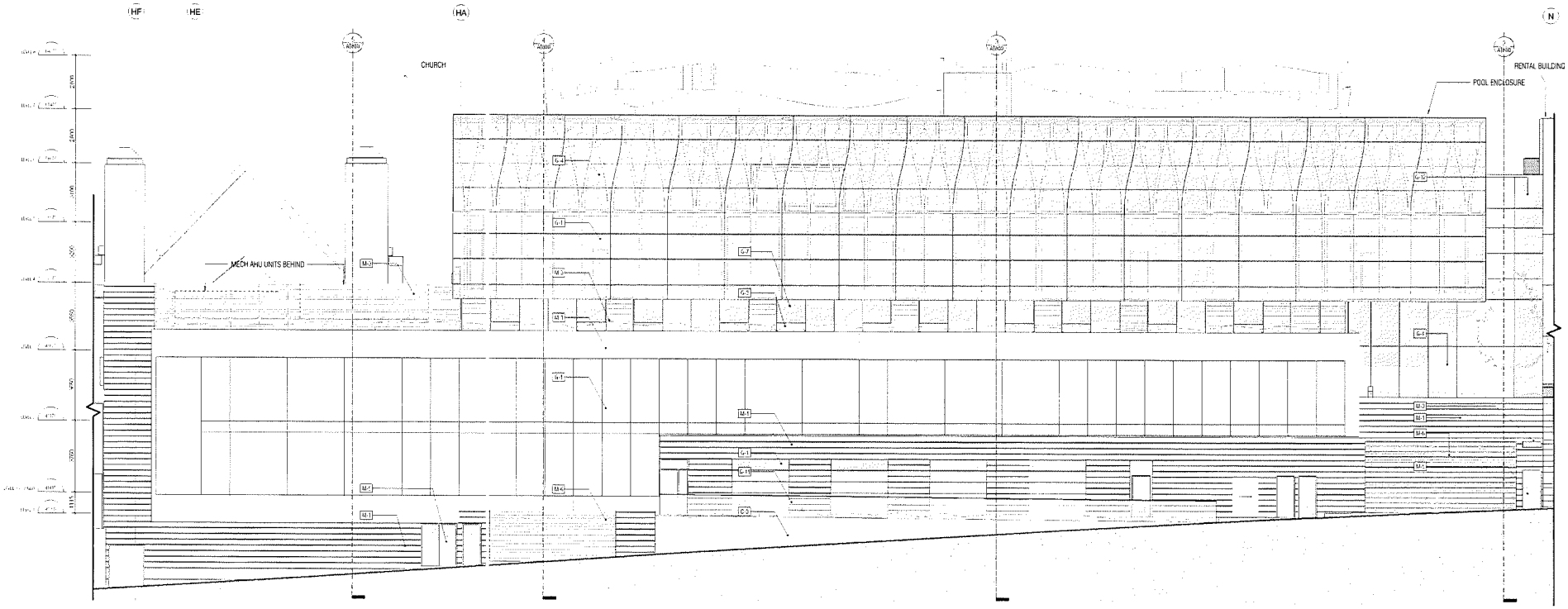
AT401




1 PODIUM - ENLARGED ELEVATION 5 (WEST)

MATERIALS LEGEND

| | | | |
|---|---|---|---|
| M-1 | METAL CLADDING | G-1 | DOUBLE GLAZED CURTAIN WALL |
| M-2 | METAL FASCIA | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY |
| M-3 | METAL SCREEN/LOUVER | G-3 | DOUBLE GLAZED OPERABLE WINDOW |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION |
| M-5 | METAL FRAME AND DOOR | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW |
| | | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW |
| M-7 | METAL GATE | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | | |
| M-9 | METAL SOFFIT | G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| M-10 | FEATURE METAL CAP | G-10 | GLASS AWNING |
| M-11 | MECH-VENT | C-11 | GLASS GUARDRAIL |
| C-1 | PRECAST CONCRETE PANEL | G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| C-2 | CONCRETE PLANTER | G-13 | DOUBLE GLAZED SKYLIGHT |
| C-3 | PAINTED CONCRETE | G-14 | GLAZED WIND SCREEN |
| C-4 | PRECAST PLANTER | G-15 | DOUBLE GLAZED ALUM SLIDER |
| S-1 | ACRYLIC STUCCO | G-16 | GLASS SOFFIT |




2 PODIUM - ENLARGED ELEVATION 6 (NORTH)

REVISIONS:

BT | A
BING THOM ARCHITECTS

DRAWN BY: MS/CD | CHK: ST | INIT: AJ/FM | SCALE | DRAWING DATE

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PROJECT

ENLARGED BUILDING ELEVATION - PODIUM

TITLE

PROJECT No | ISSUE No

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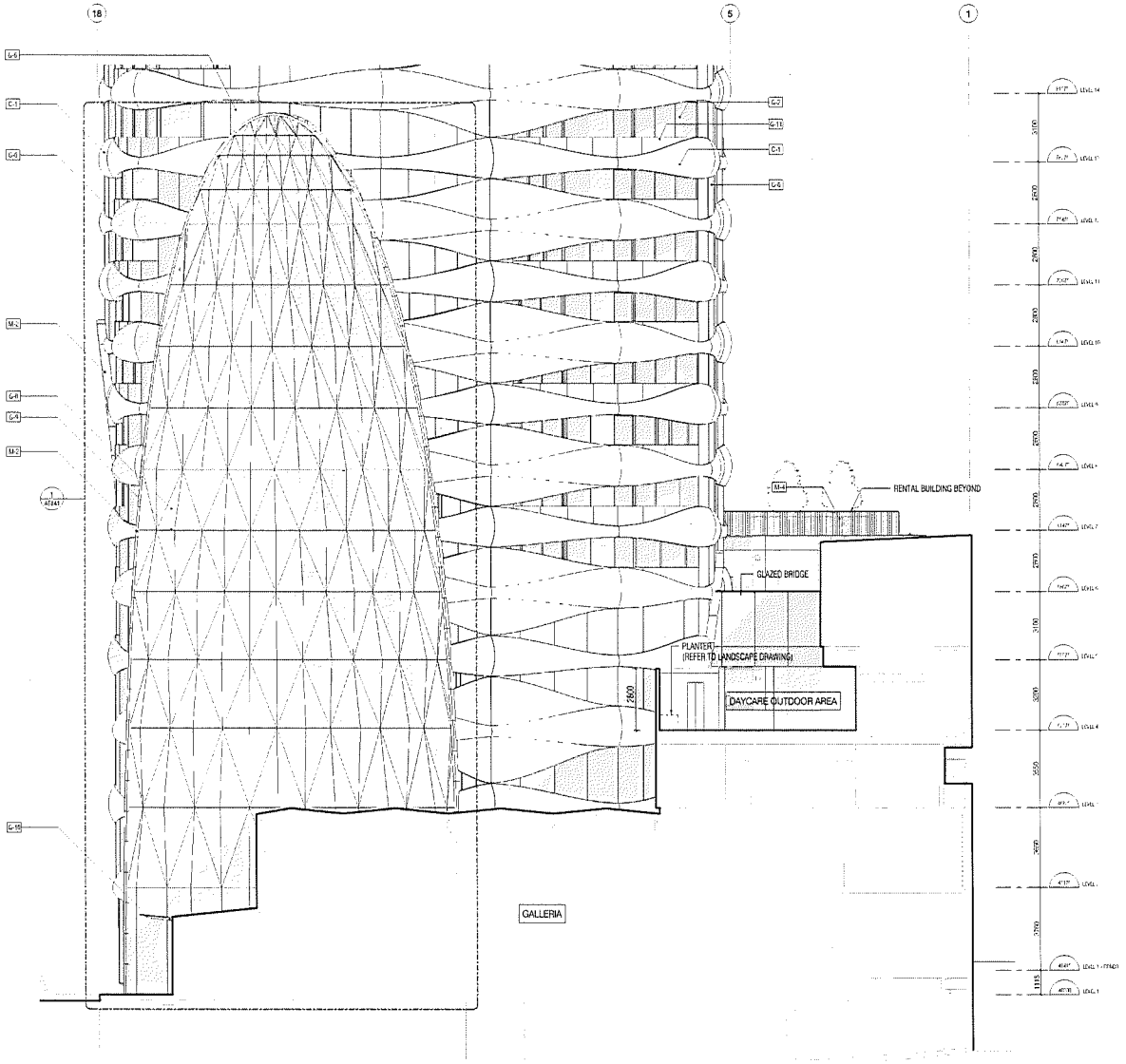


1 PODIUM - ENLARGED ELEVATION 7 (EAST)

MATERIALS LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| M-1 | METAL CLADDING | M-10 | FEATURE METAL CAP | G-1 | DOUBLE GLAZED CURTAIN WALL | G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| M-2 | METAL FASCIA | M-11 | MECH-VENT | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY | G-10 | GLASS AWNING |
| M-3 | METAL SCREEN/LOUVER | C-1 | PRECAST CONCRETE PANEL | G-3 | DOUBLE GLAZED OPERABLE WINDOW | G-11 | GLASS GUARDRAIL |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | C-2 | CONCRETE PLANTER | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION | G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| M-5 | METAL FRAME AND DOOR | C-3 | PAINTED CONCRETE | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW | G-13 | DOUBLE GLAZED SKYLIGHT |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | C-4 | PRECAST PLANTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW | G-14 | GLAZED WIND SCREEN |
| M-7 | METAL GATE | S-1 | ACRYLIC STUCCO | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW | G-15 | DOUBLE GLAZED ALUM SLIDER |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | | | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS | G-16 | GLASS SOFFIT |
| M-9 | METAL SOFFIT | | | | | | |

REVISIONS

BT | A

BING THOM ARCHITECTS

| DRAWN BY | CHK | INT | SCALE |
|---|---|---|---|
| MC/CD | ET | AL/SH | |
| | | | DRAWING DATE |

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PROJECT

ENLARGED BUILDING ELEVATION - PODIUM

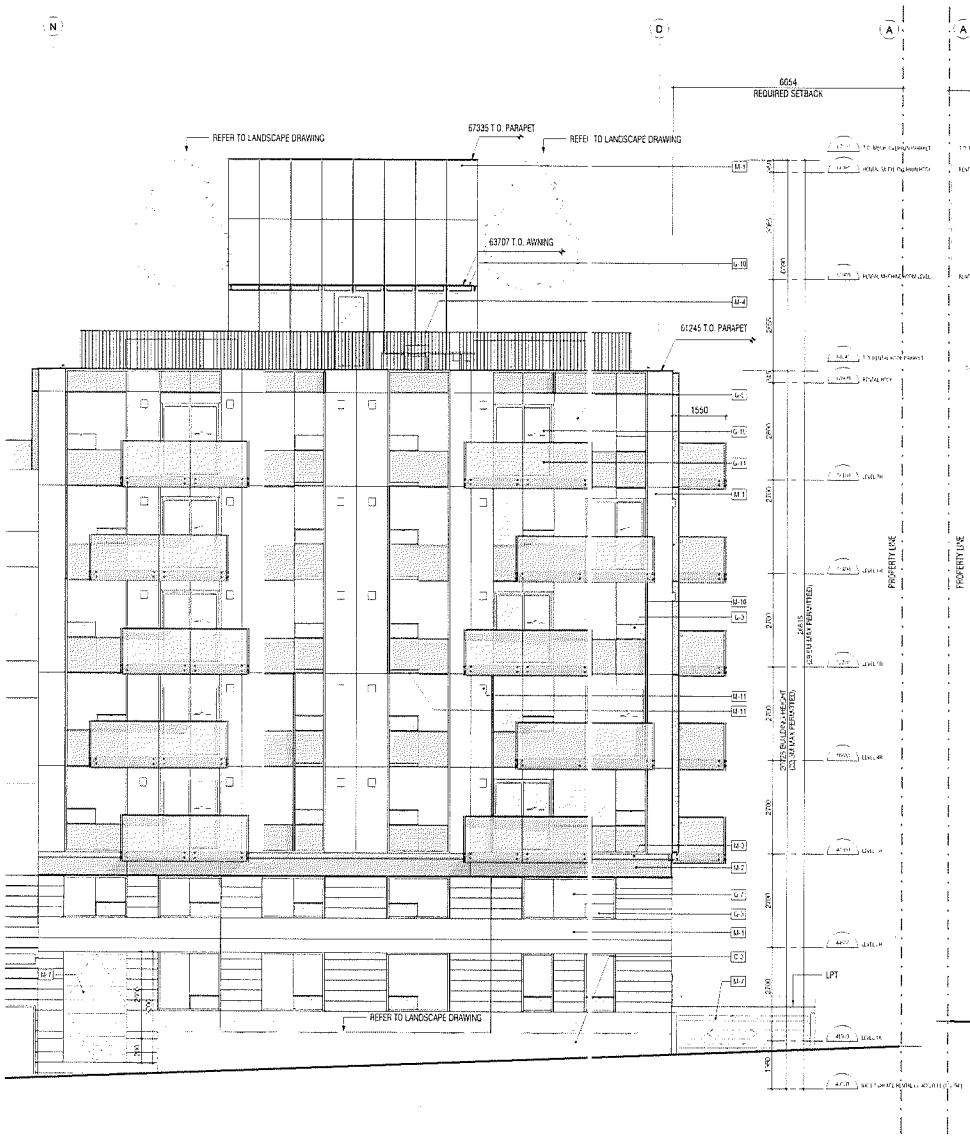
TITLE

PROJECT No | ISSUE No

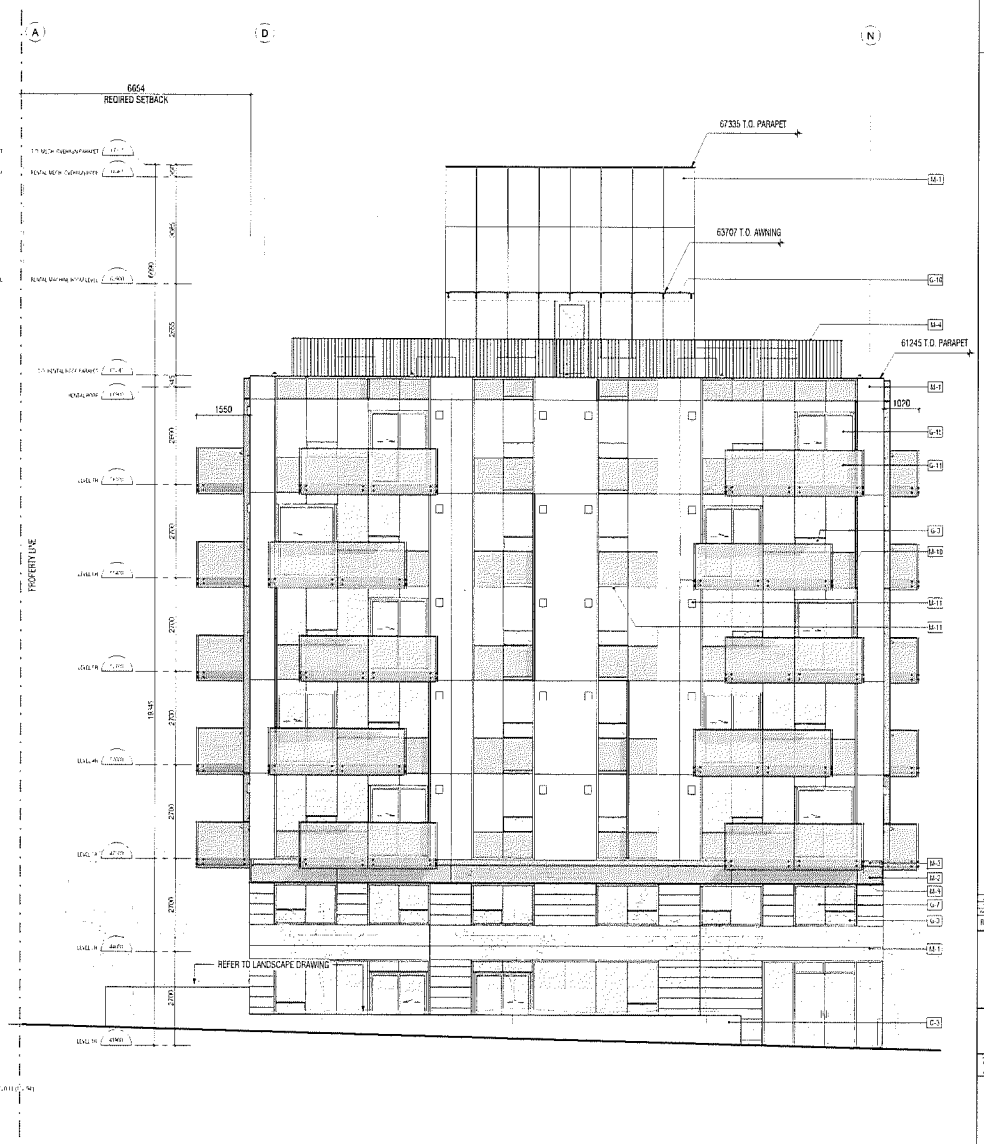
CADD FILE

DRAWING NUMBER

AT403




1 RENTAL - ENLARGED NORTH ELEVATION




2 RENTAL - ENLARGED SOUTH ELEVATION

MATERIALS LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| M-1 | METAL CLADDING | M-10 | FEATURE METAL CAP | G-1 | DOUBLE GLAZED CURTAIN WALL | G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| M-2 | METAL FASCIA | M-11 | MECH-VENT | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY | G-10 | GLASS AWNING |
| M-3 | METAL SCREEN/LOUVER | C-1 | PRECAST CONCRETE PANEL | G-3 | DOUBLE GLAZED OPERABLE WINDOW | G-11 | GLASS GUARDRAIL |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | C-2 | CONCRETE PLANTER | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION | G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| M-5 | METAL FRAME AND DOOR | C-3 | PAINTED CONCRETE | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW | G-13 | DOUBLE GLAZED SKYLIGHT |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | C-4 | PRECAST PLANTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW | G-14 | GLAZED WIND SCREEN |
| M-7 | METAL GATE | S-1 | ACRYLIC STUCCO | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW | G-15 | DOUBLE GLAZED ALUM SLIDER |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | | | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS | G-16 | GLASS SOFFIT |
| M-9 | METAL SOFFIT | | | | | | |

REVISIONS

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| | | | DRAWING DATE |

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PROJECT

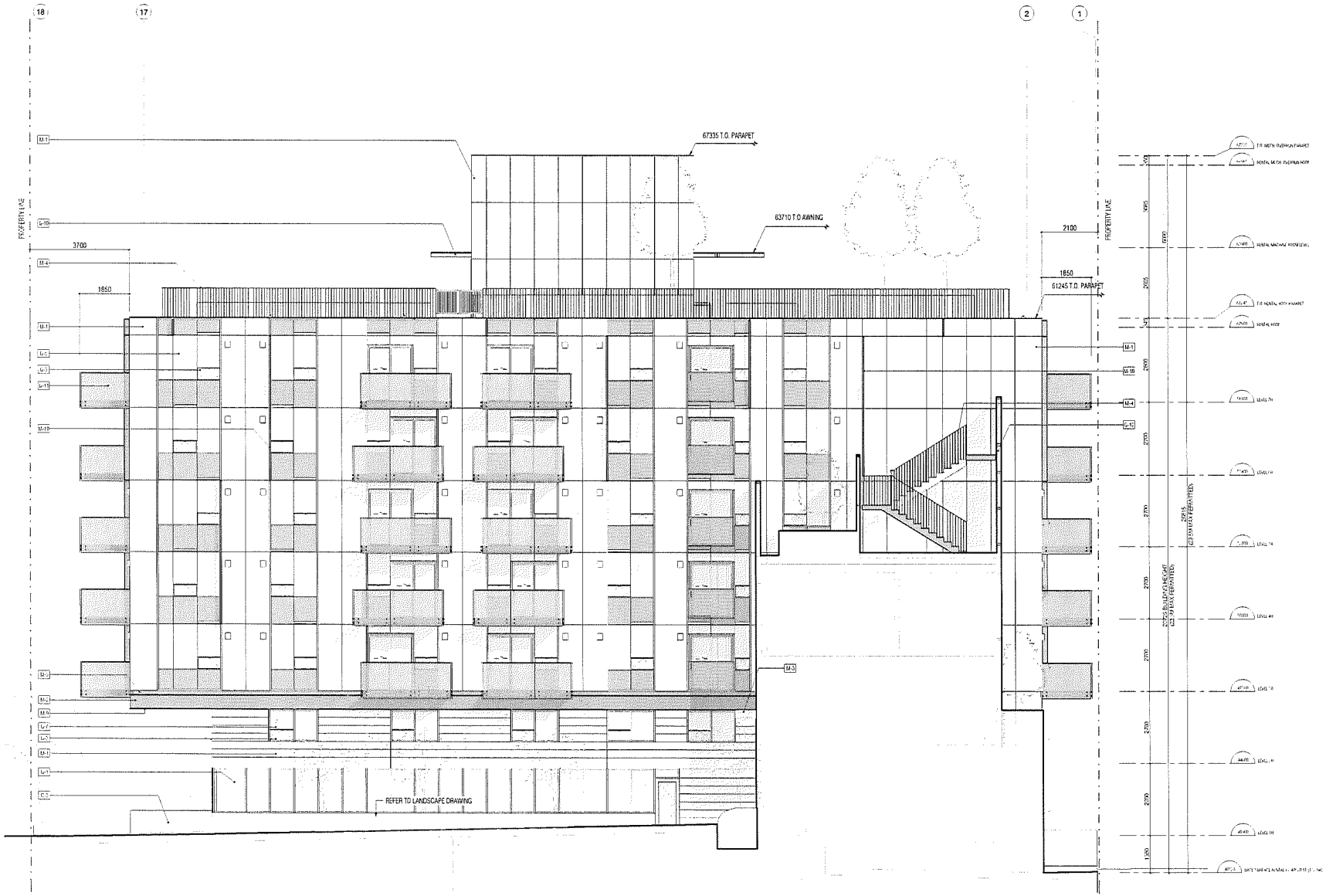
ENLARGED BUILDING ELEVATION - RENTAL

TITLE

PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 RENTAL - ENLARGED EAST ELEVATION

MATERIALS LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| M-1 | METAL CLADDING | M-10 | FEATURE METAL CAP | G-1 | DOUBLE GLAZED CURTAIN WALL | G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| M-2 | METAL FASCIA | M-11 | MECH-VENT | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY | G-10 | GLASS AWNING |
| M-3 | METAL SCREEN/LOUVER | C-1 | PRECAST CONCRETE PANEL | G-3 | DOUBLE GLAZED OPERABLE WINDOW | G-11 | GLASS GUARDRAIL |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | C-2 | CONCRETE PLANTER | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION | G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| M-5 | METAL FRAME AND DOOR | C-3 | PAINTED CONCRETE | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW | G-13 | DOUBLE GLAZED SKYLIGHT |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | C-4 | PRECAST PLANTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW | G-14 | GLAZED WIND SCREEN |
| M-7 | METAL GATE | S-1 | ACRYLIC STUCCO | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW | G-15 | DOUBLE GLAZED ALUM SLIDER |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | | | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS | G-16 | GLASS SOFFIT |
| M-9 | METAL SOFFIT | | | | | | |

REVISIONS

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PROJECT

ENLARGED BUILDING ELEVATION - RENTAL

TITLE

PROJECT No

ISSUE No

CADD FILE

DRAWING NUMBER

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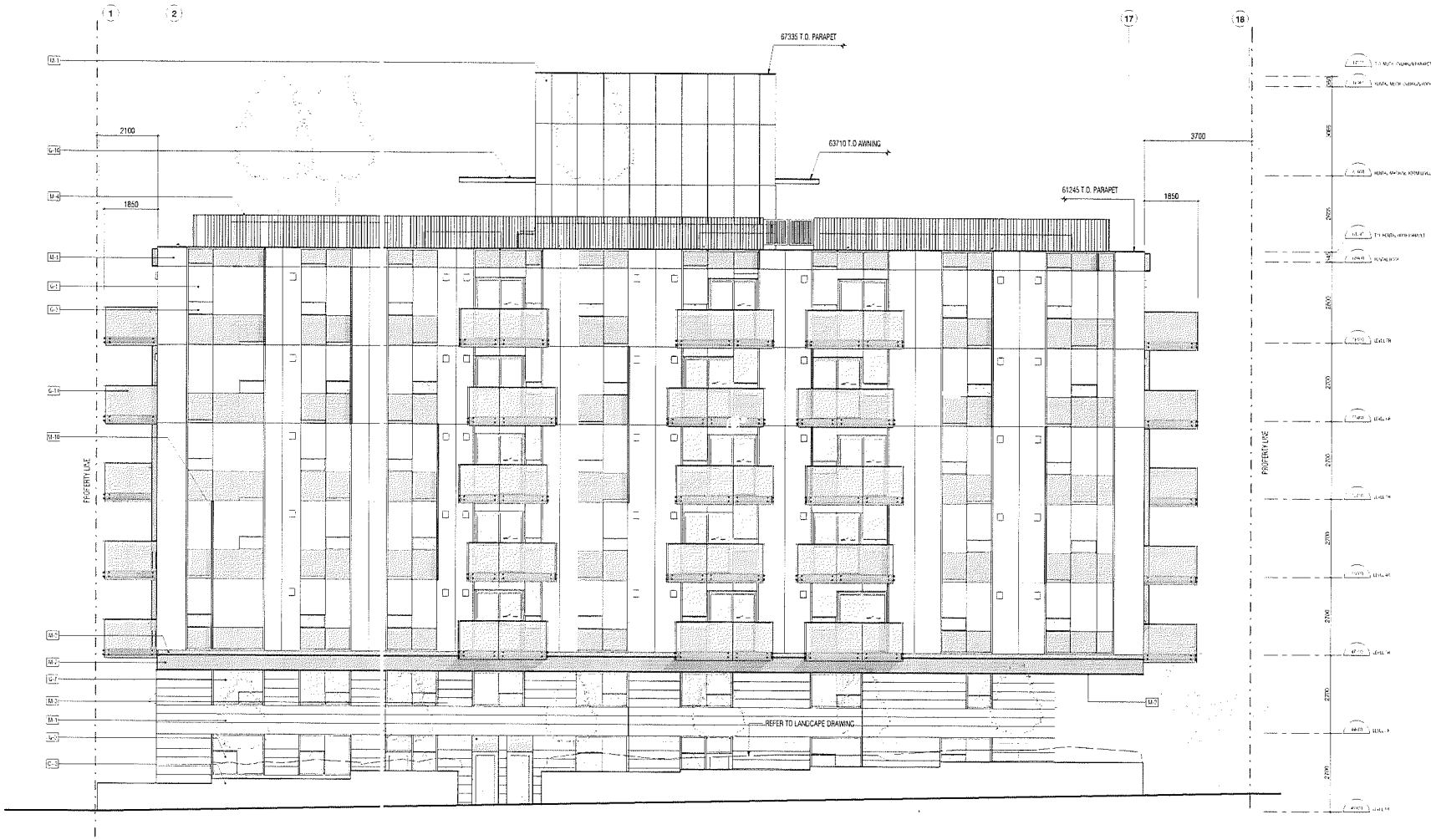


1 RENTAL - ENLARGED WEST ELEVATION

MATERIALS LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| M-1 | METAL CLADDING | M-10 | FEATURE METAL CAP | G-1 | DOUBLE GLAZED CURTAIN WALL | G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| M-2 | METAL FASCIA | M-11 | MECH-VENT | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY | G-10 | GLASS AWNING |
| M-3 | METAL SCREEN/LOUVER | C-1 | PRECAST CONCRETE PANEL | G-3 | DOUBLE GLAZED OPERABLE WINDOW | G-11 | GLASS GUARDRAIL |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | C-2 | CONCRETE PLANTER | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION | G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| M-5 | METAL FRAME AND DOOR | C-3 | PAINTED CONCRETE | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW | G-13 | DOUBLE GLAZED SKYLIGHT |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | C-4 | PRECAST PLANTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW | G-14 | GLAZED WIND SCREEN |
| M-7 | METAL GATE | S-1 | ACRYLIC STUCCO | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW | G-15 | DOUBLE GLAZED ALUM SLIDER |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | | | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS | G-16 | GLASS SOFFIT |
| M-9 | METAL SOFFIT | | | | | | |

REVISIONS

BT | A

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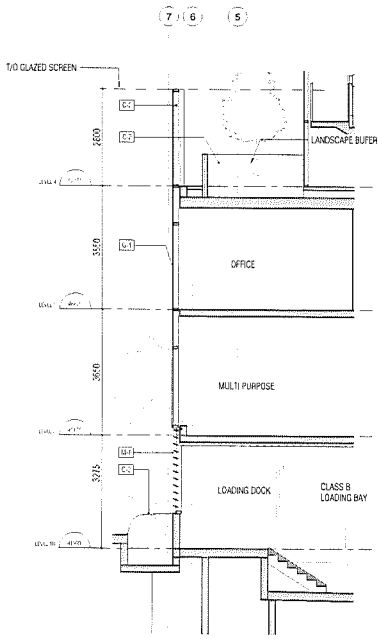
ENLARGED BUILDING ELEVATION - RENTAL

TITLE

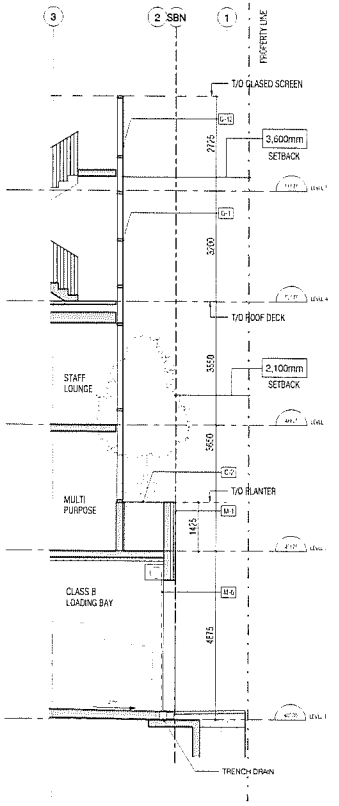
PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




1 WALL SECTION - SOUTH PODIUM - PALAZA INTERSECTION
1 : 75




2 WALL SECTION - NORTH PODIUM - LOADING AREA
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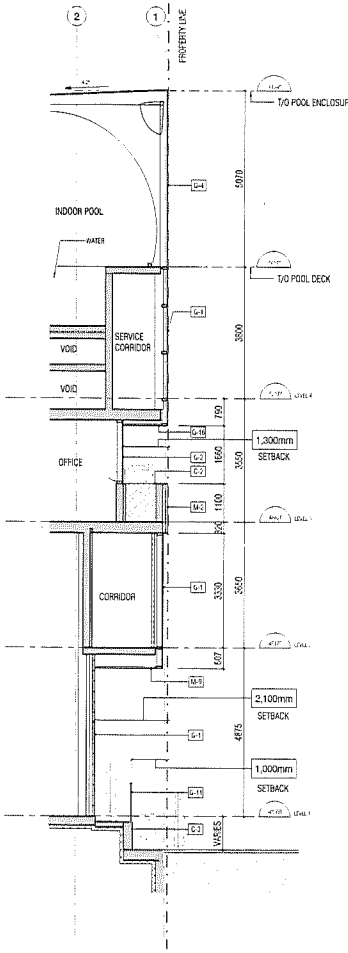
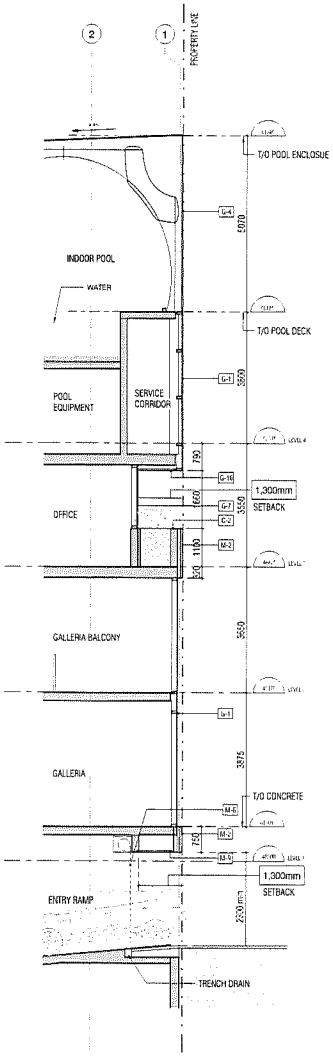



3 WALL SECTION - NORTH PODIUM - GYM
1 : 75




4 WALL SECTION - NORTH PODIUM - PARKADE ENTRY
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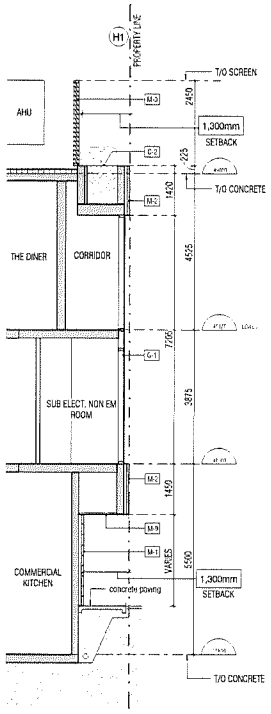


5 WALL SECTION - NORTH PODIUM - ADDITION
1 : 75

MATERIALS LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| M-1 | METAL CLADDING | M-10 | FEATURE METAL CAP | G-1 | DOUBLE GLAZED CURTAIN WALL | G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| M-2 | METAL FASCIA | M-11 | MECH-VENT | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY | G-10 | GLASS AWNING |
| M-3 | METAL SCREEN/LOUVER | C-1 | PRECAST CONCRETE PANEL | G-3 | DOUBLE GLAZED OPERABLE WINDOW | G-11 | GLASS GUARDRAIL |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | C-2 | CONCRETE PLANTER | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION | G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| M-5 | METAL FRAME AND DOOR | C-3 | PAINTED CONCRETE | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW | G-13 | DOUBLE GLAZED SKYLIGHT |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | C-4 | PRECAST PLANTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW | G-14 | GLAZED WIND SCREEN |
| M-7 | METAL GATE | S-1 | ACRYLIC STUCCO | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW | G-15 | DOUBLE GLAZED ALUM SLIDER |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | | | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS | G-16 | GLASS SOFFIT |
| M-9 | METAL SOFFIT | | | | | | |

REVISIONS

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PROJECT

WALL SECTIONS - PODIUM

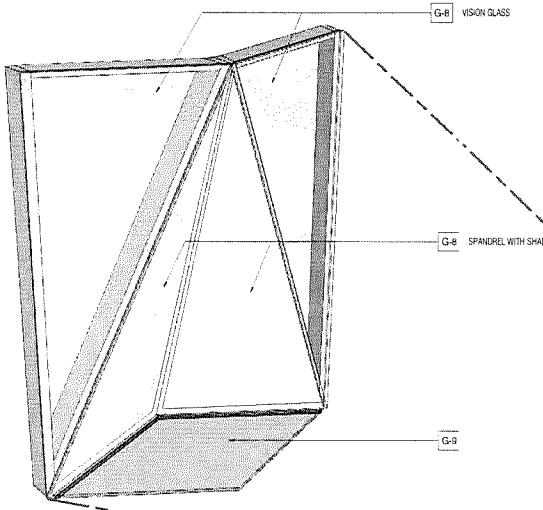
TITLE

PROJECT No | ISSUE No

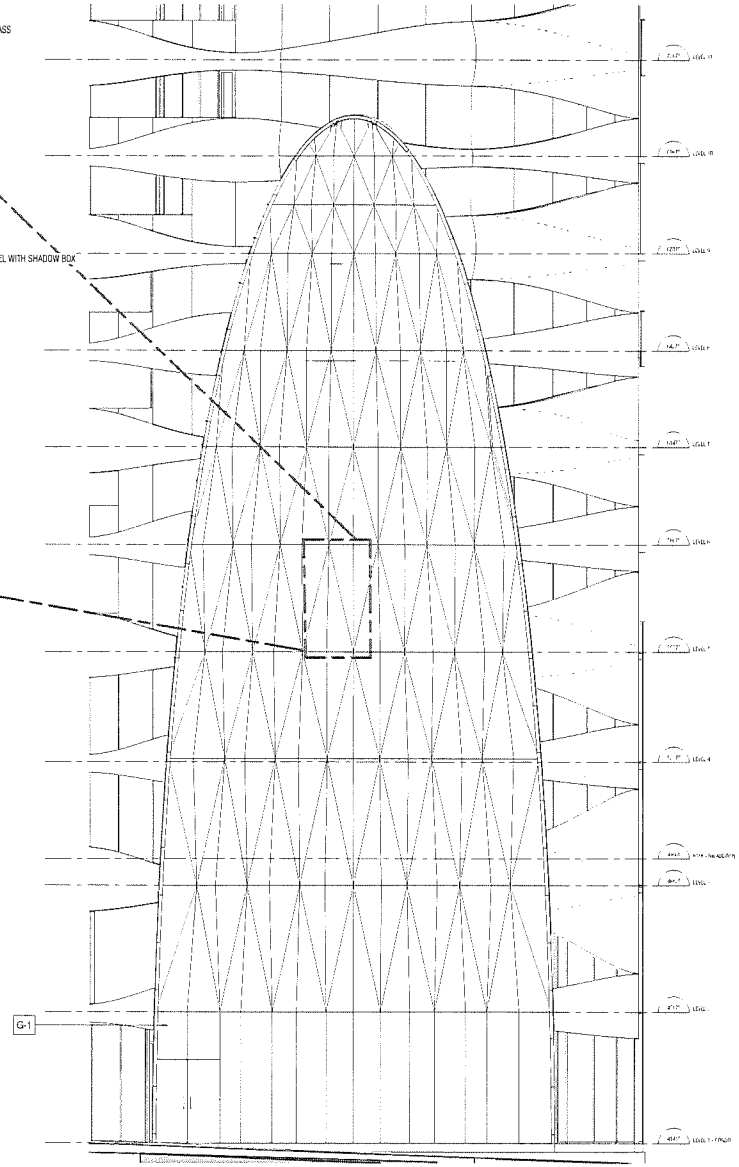
CADD FILE

DRAWING NUMBER

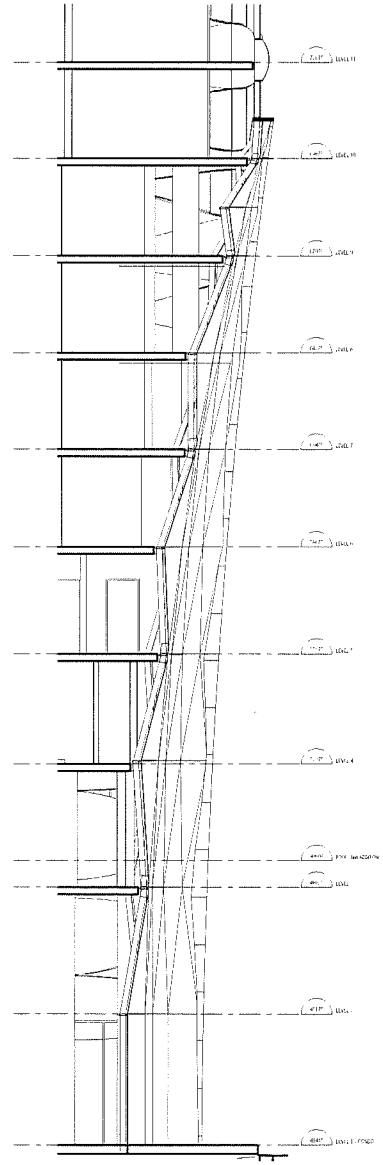
AT800




CUT-OUT GLAZING - TYPICAL BAY IN 3D
(ALSO REFER TO BUILDING LIGHTING CONCEPT [LT002] FOR FACADE CUTOUT)




1 South Cutout Elevation



2 South Cutout Wall Section

MATERIALS LEGEND

| | | | |
|---|---|---|---|
| M-1 | METAL CLADDING | G-1 | DOUBLE GLAZED CURTAIN WALL |
| M-2 | METAL FASCIA | G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY |
| M-3 | METAL SCREEN/LOUVER | G-3 | DOUBLE GLAZED OPERABLE WINDOW |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL | G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION |
| M-5 | METAL FRAME AND DOOR | G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER | G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW |
| M-7 | METAL GATE | G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW |
| M-8 | HIGH TRANSPARENCY METAL SCREEN | G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS |
| M-9 | METAL SOFFIT | G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| M-10 | FEATURE METAL CAP | G-10 | GLASS AWNING |
| M-11 | MECH-VENT | G-11 | GLASS GUARDRAIL |
| C-1 | PRECAST CONCRETE PANEL | G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| C-2 | CONCRETE PLANTER | G-13 | DOUBLE GLAZED SKYLIGHT |
| C-3 | PAINTED CONCRETE | G-14 | GLAZED WIND SCREEN |
| C-4 | PRECAST PLANTER | G-15 | DOUBLE GLAZED ALUM SLIDER |
| S-1 | ACRYLIC STUCCO | G-16 | GLASS SOFFIT |

REVISIONS

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| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| CL | SH | AJ/SH | |
| | | | DRAWING DATE |

Burrard and Nelson

PROJECT

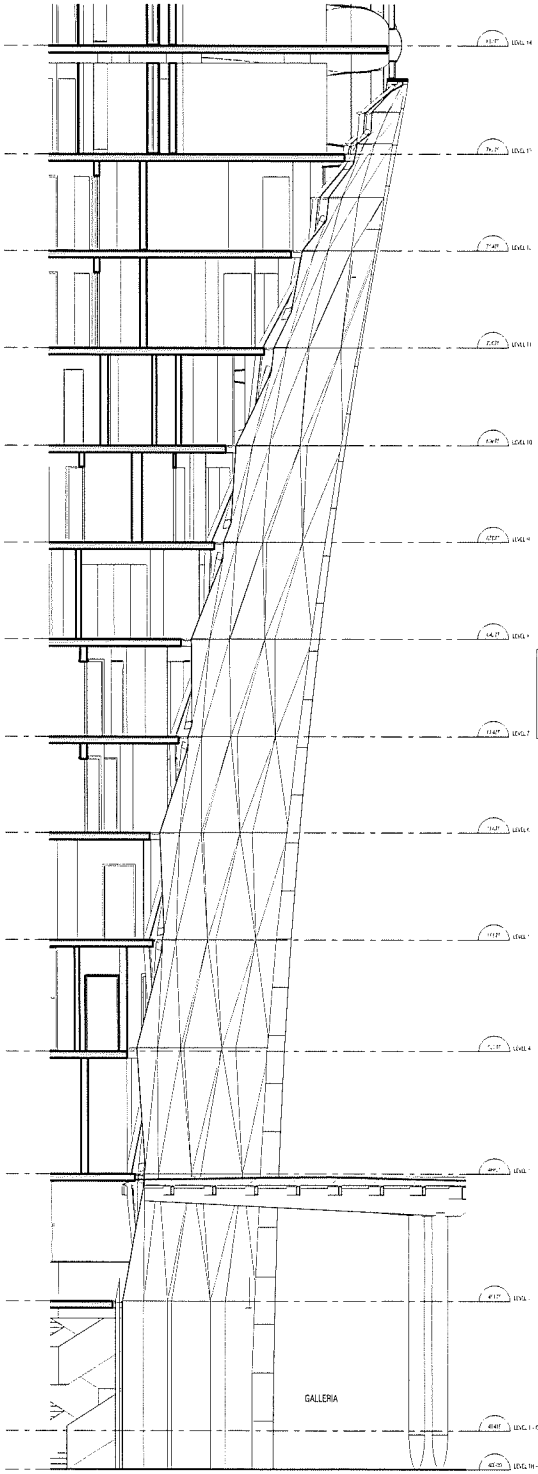
WALL SECTION & ELEVATION CONDO TOWER - SOUTH CUTOUT

TITLE

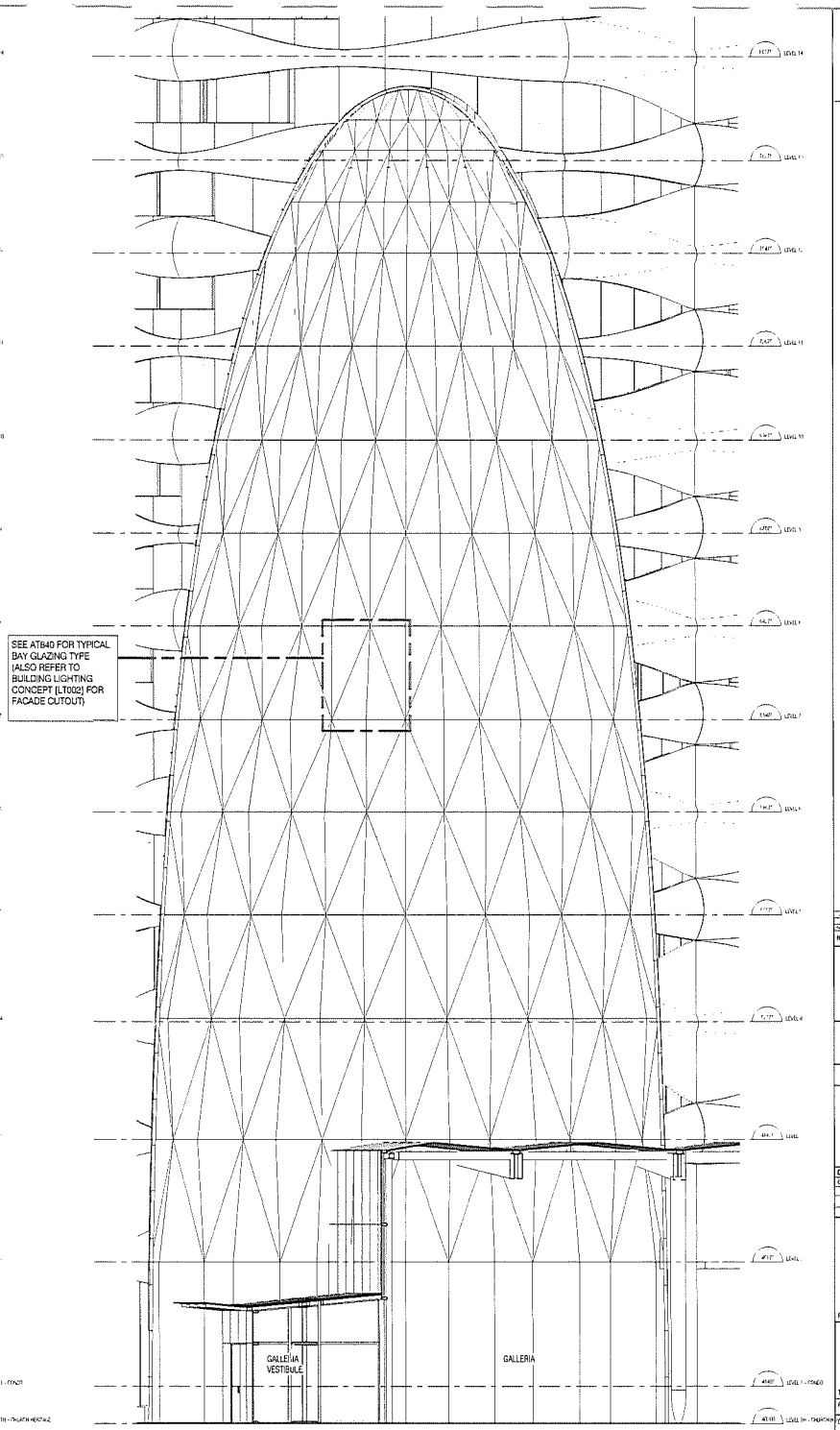
PROJECT No | ISSUE No

CADD FILE

DRAWING NUMBER




2 East Cutout Overall Wall Section




1 East Cutout Elevation

MATERIALS LEGEND

| | |
|---|---|
| M-1 | METAL CLADDING |
| M-2 | METAL FASCIA |
| M-3 | METAL SCREEN/LOUVER |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL |
| M-5 | METAL FRAME AND DOOR |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER |
| M-7 | METAL GATE |
| M-8 | HIGH TRANSPARENCY METAL SCREEN |
| M-9 | METAL SOFFIT |
| M-10 | FEATURE METAL CAP |
| M-11 | MECH-VENT |
| C-1 | PRECAST CONCRETE PANEL |
| C-2 | CONCRETE PLANTER |
| C-3 | PAINTED CONCRETE |
| C-4 | PRECAST PLANTER |
| S-1 | ACRYLIC STUCCO |
| G-1 | DOUBLE GLAZED CURTAIN WALL |
| G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY |
| G-3 | DOUBLE GLAZED OPERABLE WINDOW |
| G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION |
| G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW |
| G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW |
| G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW |
| G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS |
| G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| G-10 | GLASS AWNING |
| G-11 | GLASS GUARDRAIL |
| G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| G-13 | DOUBLE GLAZED SKYLIGHT |
| G-14 | GLAZED WIND SCREEN |
| G-15 | DOUBLE GLAZED ALUM SLIDER |
| G-16 | GLASS SOFFIT |

REVISIONS

BT | A

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Burrard and Nelson

PROJECT

WALL SECTION & ELEVATION CONDO TOWER - EAST CUTOUT

TITLE

PROJECT No | ISSUE No

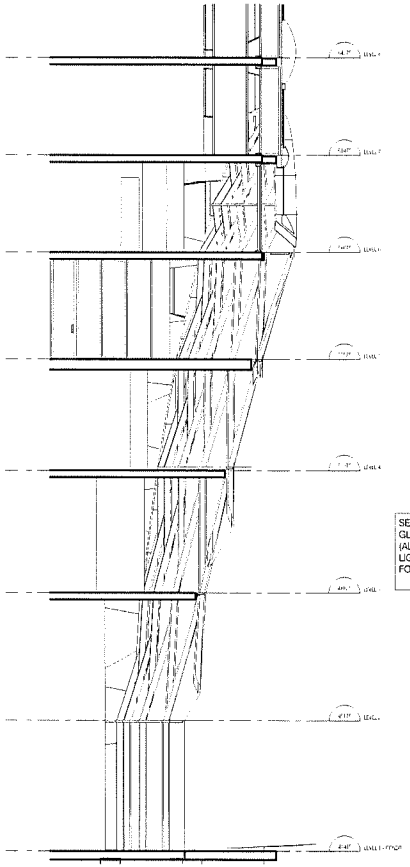
CADD FILE

DRAWING NUMBER

AT841

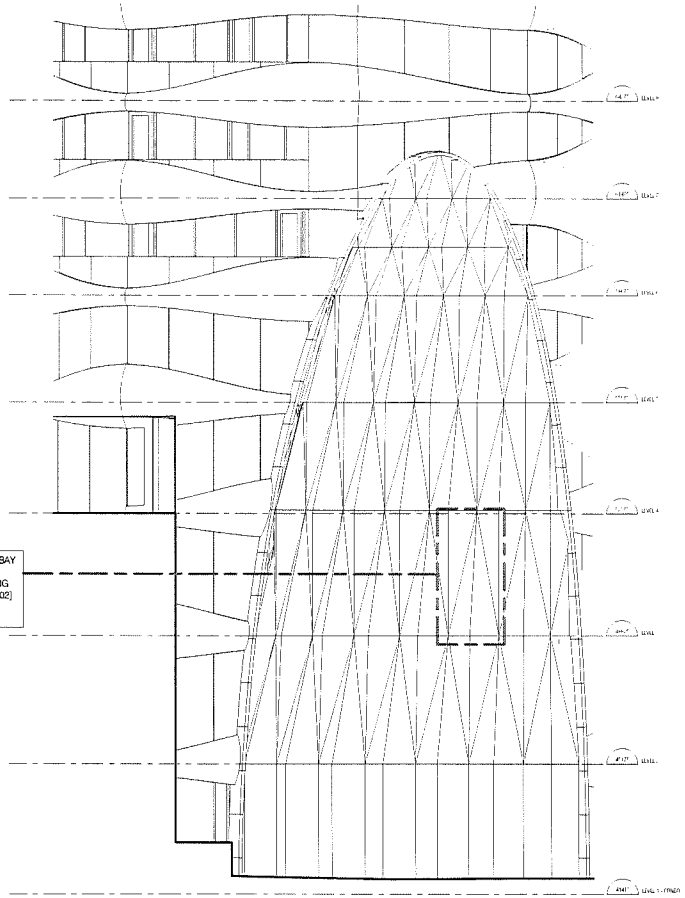
MATERIALS LEGEND

| | |
|---|---|
| M-1 | METAL CLADDING |
| M-2 | METAL FASCIA |
| M-3 | METAL SCREEN/LOUVER |
| M-4 | METAL GUARDRAIL/METAL STAIR AND HANDRAIL |
| M-5 | METAL FRAME AND DOOR |
| M-6 | HIGH TRANSPARENCY METAL ROLLING SHUTTER |
| M-7 | METAL GATE |
| M-8 | HIGH TRANSPARENCY METAL SCREEN |
| M-9 | METAL SOFFIT |
| M-10 | FEATURE METAL CAP |
| M-11 | MECH-VENT |
| C-1 | PRECAST CONCRETE PANEL |
| C-2 | CONCRETE PLANTER |
| C-3 | PAINTED CONCRETE |
| C-4 | PRECAST PLANTER |
| S-1 | ACRYLIC STUCCO |
| G-1 | DOUBLE GLAZED CURTAIN WALL |
| G-2 | DOUBLE GLAZED WINDOW WALL AT BALCONY |
| G-3 | DOUBLE GLAZED OPERABLE WINDOW |
| G-4 | DOUBLE GLAZED WITH STAINLESS STEEL SPIDER CONNECTION |
| G-5 | DOUBLE GLAZED ALUMINUM HYBRID WINDOW |
| G-6 | DOUBLE GLAZED CURVED ALUMINUM RIBBON WINDOW |
| G-7 | DOUBLE GLAZED ALUMINUM RIBBON WINDOW |
| G-8 | CUT-OUT GLAZING IN DOUBLE GLAZED ALUMINUM CURTAIN WALL COMPOSED OF VIEW AND SPANDREL PANELS |
| G-9 | GLASS SHADE IN TEMPERED/LAMINATED GLASS |
| G-10 | GLASS AWNING |
| G-11 | GLASS GUARDRAIL |
| G-12 | GLASS SCREEN IN ALUMINUM FRAME |
| G-13 | DOUBLE GLAZED SKYLIGHT |
| G-14 | GLAZED WIND SCREEN |
| G-15 | DOUBLE GLAZED ALUM SLIDER |
| G-16 | GLASS SOFFIT |



2 West Cutout Wall Section

SEE AT840 FOR TYPICAL BAY GLAZING TYPE (ALSO REFER TO BUILDING LIGHTING CONCEPT [LT002] FOR FACADE CUTOUT)



1 West Cutout Elevation

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Burrard and Nelson

PROJECT

WALL SECTION & ELEVATION CONDO TOWER WEST CUTOUT

TITLE

PROJECT No

ISSUE No

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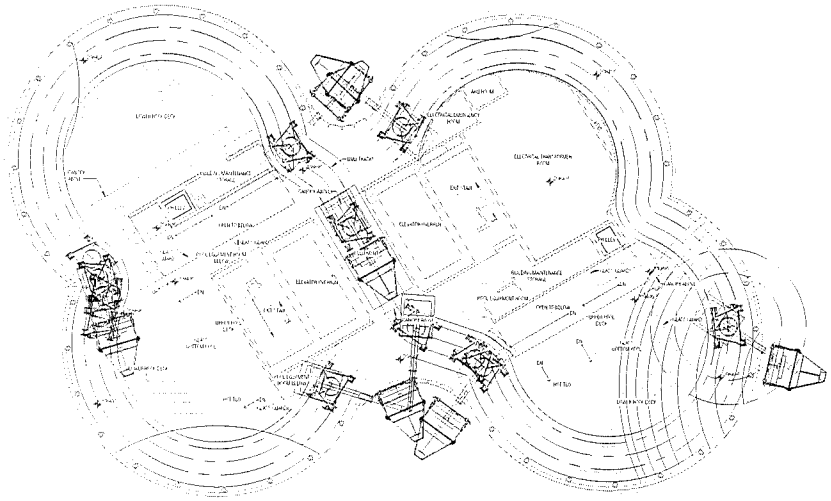
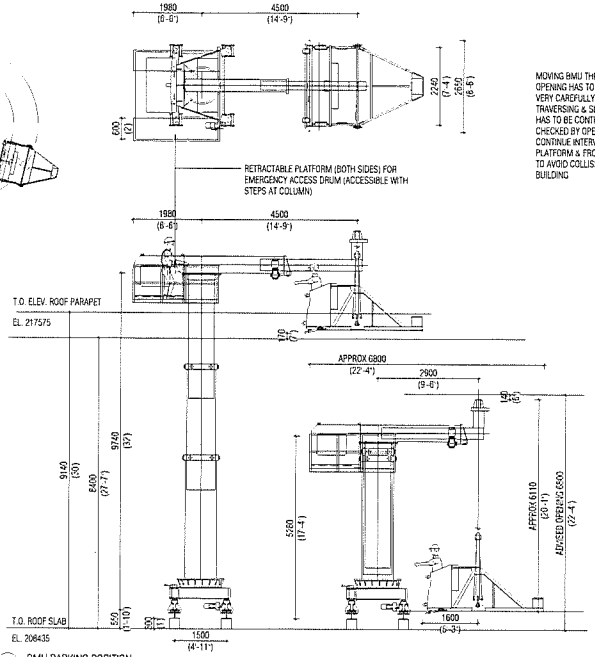
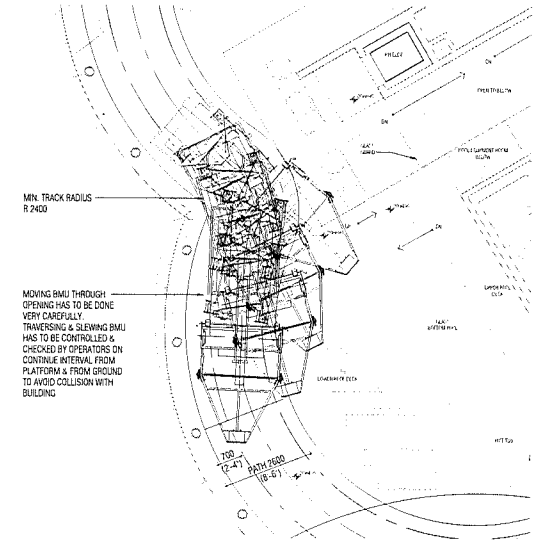


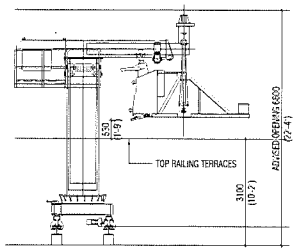
4 TOWER - BMU PLAN



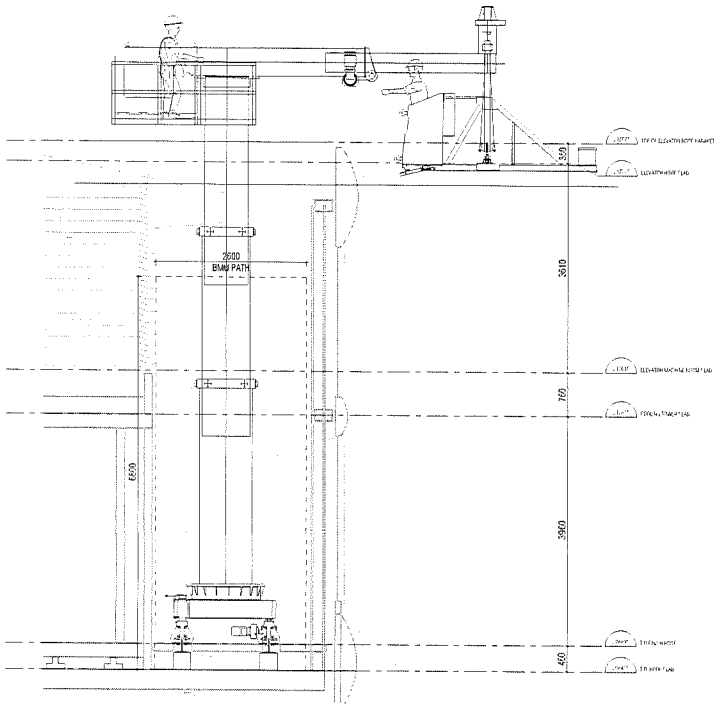

1 BMU PARKING POSITION




5 TOWER - MOVEMENT BMU THROUGH OPENING




2 BMU TRAVERSING POSITION




3 TOWER SECTION 1 - BMU

## TECHNICAL SPECIFICATION

### General BMU Characteristic

| | |
|---|---|
| Model | : T112F-4.5 |
| Safety Standard | : Can CSA B272-10 (2016) |
| Lifting Height | : 160 [m] approx. |
| Total Weight | : 14500 [kg] |
| Safe Working Load | : 250 [kg] |
| Class-Replacement Wire Holding Mechanism | : 1 - [kg] Dimensium |
| Traversing System | : Traversing |
| Lifting System | : Fixed |
| Slewing System | : Motorized |
| Jib Type | : Telescopic |
| Diameter of Wire Ropes | : 8 [mm] |
| Number of Wire Ropes | : 4 [pc] |

### Platform / Cradle

| | |
|---|---|
| Length | : 2400 [mm] |
| Width | : 700 [mm] |
| Height | : 1060 [mm] |
| Anti-Shock Bar | : Yes |
| Facade Rollers | : 4 [pc] |
| Type of pantograph | : Fixed pantograph |
| Maximum Cradle reach | : 1600 [mm] |
| Safe-Rope System | : Yes |

## ELECTRICAL SYSTEM

### General

| | |
|---|---|
| Power Source | : 3Ph. 380 - 415 [V], 50 [Hz] |
| Control Voltage | : 24 [V] |
| Main Control Box | : Yes |
| Cradle Control Box | : Yes |
| Dockin cable length | : 20 [m] |
| Control Type | : E-Wiper |

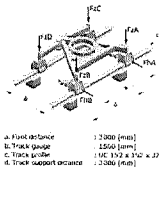
### Brake system

| | |
|---|---|
| Primary | : Electro-magnetic type |
| Secondary | : Mechanical brake type |
| Additional 3rd safety brake | : Over speed governor type |

### Safety Devices

| | |
|---|---|
| Lower limit safety switch | : Included |
| Upper limit safety switch | : Included |
| Emergency stop switch | : Included |
| Traversing safety switch | : Included |
| Loss of power emergency descent control | : Included |
| Over-speed safety device | : Included |
| Broken wire safety device | : Included |
| Lose wire rope safety device | : Included |
| Slewing safety switch | : Included |
| Overload safety device | : Included |
| Power cable limit switch | : Included |
| End of wire rope safety switch | : Included |

### LOADS AND SUPPORTING DISTANCE




| | |
|---|---|
| a. Fixed distance | : 2800 [mm] |
| b. Track gauge | : 1500 [mm] |
| c. Track profile | : UC 152 x 152 x 37 |
| d. Track support distance | : 3300 [mm] |

**Max. vertical loads (ToL x 15%) [kN]**

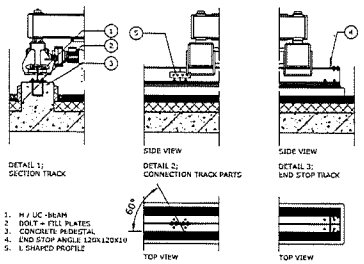
| Jib angle | 0 [°] | 10 [°] | 20 [°] | 27 [°] | Parked |
|---|---|---|---|---|---|
| FAA = | 97.2 | 83.2 | 104.8 | 104.8 | 53.0 |
| FAB = | 94.4 | 38.3 | 49.1 | 64.5 | 63.8 |
| FAC = | 38.5 | 23.6 | 35.4 | 43.4 | 9.2 |
| FAD = | 32.0 | 14.1 | 23.3 | 19.4 | 9.6 |

**Min. vertical loads (ToL x 15%) [kN]**

| | | | | | |
|---|---|---|---|---|---|
| FAA = | -12.1 | 36.9 | 36.1 | 16.8 | -9.2 |
| FAB = | -4.9 | -9.9 | -18.5 | -22.6 | 9.6 |
| FAC = | -42.2 | 56.4 | 51.8 | 55.6 | 53.0 |
| FAD = | 54.7 | 8.7 | 46.9 | 53.8 | 63.8 |

**Max. horizontal loads, perpendicular to rail (ToL x 15%) [kN]**

| | | | | | |
|---|---|---|---|---|---|
| FBA = | 2.4 | 3.3 | 0.0 | 0.0 | 7.4 |
| FBB = | 2.4 | 1.5 | 9.3 | 9.0 | 0.7 |



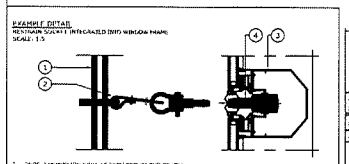

DETAIL 1: SECTION TRACK

DETAIL 2: CONNECTION TRACK PARTS

DETAIL 3: END STOP TRACK

1. H / UC -BEAM
2. BOLT + FILL PLATES
3. CONCRETE PEDESTAL
4. END STOP ANGLE 120X120X10
5. L SHAPED PROFILE

EXAMPLE CONNECTION DETAIL TRACK SUPPORTED AT CONCRETE BEAM




1. ENDS SUSPENSION WIRE AT EACH END OF THE CRADLE
2. RESTRAIN LANYARD
3. WINDOW FRAME
4. SAFE RESTRAINT SOCKET

**XSPlatforms**
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| | | | |
|---|---|---|---|
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| DATE: 09-03-2016 | DRAWN BY: RH | | |

| REV | DATE | DESCRIPTION | INIT. |
|---|---|---|---|
| A | 16-03-2016 | STANDARD GONDOLA SOLUTION | RH |
| B | 23-08-2016 | BMU THROUGH FACADE OPENINGS + MOVEMENT TRACK | RH |

DRAWING NAME: BMU Lay Out
PROJECT: Burrard + Nelson Properties
CUSTOMER: XSP USA
DRAWING NO: 1600082-DWG-BMU01-01-B

REVISIONS

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Burrard and Nelson

PROJECT: EXTERIOR DETAILS - BMU

TITLE

PROJECT No. | ISSUE No.

CADD FILE: -

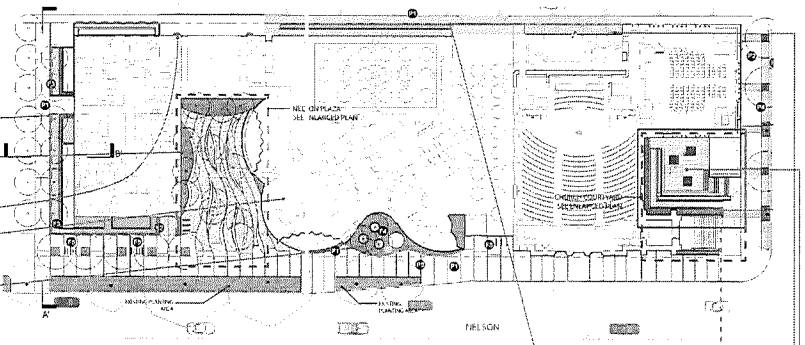
DRAWING NUMBER: AT1861

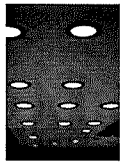
## Plaza Level Landscape

The exterior landscape which includes trees, fountains, hardscape and seating areas will have lighting integrated throughout the design.

Key lighting layers include

1. Step lights recessed in the planters provide lighting along the sidewalk all around residential building.
2. Linear lighting integrated into the planters. See details below.
3. A light will be provided at the exterior of at all entry and egress locations.
4. Surface wall LED luminaire with dual up and down lighting
5. Lighting integrated into the facade will provide some ambient light to the plaza. More details below.
6. Small directional floodlights highlight key landscape features in those planted areas.

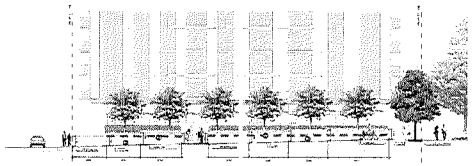


Outdoor rated
Recessed Soffit Lights;
dino, Viabizzuno (7)

Wall Mount Luminaire
with dual up and down
lighting, Bega (4)

Recessed step light,
iGuzzini (1)




6. Lane off of Burrard
There are currently 3 cobrahead light fixtures illuminating the roadway along the length of the block between Burrard and Thurlow. Building recessed soffit lights provide illumination for the street walkways.

7. Church Entry on the Lane off Burrard
This entry area will be lit from overhead where the extension of the church provides a canopy. The illumination in this area will be higher than others in order to naturally guide individuals to the entry.

8. Lighting in the garden of the heritage church is shown below and on the following page.

## Illuminance Criteria

This report outlines the conceptual approach to the typical spaces within Arup's scope of service. There are there are a number of space typologies that either have not been discussed or are not yet developed to a point of conceptual clarity. A narrative for those spaces is provided on this page.

The illumination and energy criteria outlined in the table to the right set the design parameters and targets for the project. Illuminance is based on the Illumination Engineering Society of North America (IESNA) Handbook, 10th edition. Energy criteria listed are taken from ASHRAE 90.1, 2010. Some revisions are made based on code requirements highlighted by Nemetz and the surrounding context.

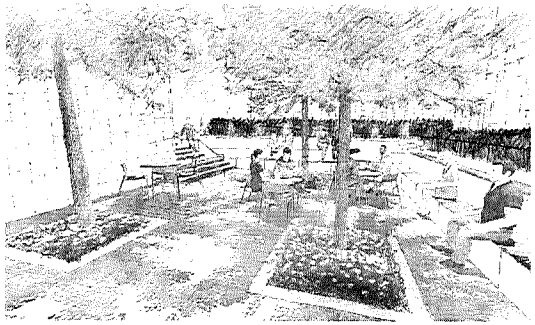
Guidance for emergency egress lighting is also provided by Nemetz, as follows:
Emergency lighting shall be provided to an average level of illumination not less than 1 fc. This is both for BC Building Code (BCBC) and for Vancouver by law (VBBL).

Parkade Entrance and Ramp
Located off the land off Burrard, the parkade entrance ramp will provide sufficient illumination to provide way finding to drivers, however, without the parkade entrance becoming a dominant feature of the north facade of the podium.

| | Horizontal Illuminance Target (fc) | Vertical Illuminance Target (fc) | Max LPD ASHRAE 90.1 2013 (watts / sqm) |
|---|---|---|---|
| **Exterior, Church** | | | |
| Lane at Burrard Street | 0.5 | | 1.7 |
| Courtyard | 0.10 - 1 | 0.1 | 2.2 |
| **Exterior, Tower + Residential** | | | |
| Parkade Entrance | 5 | 2.5 | 2 |
| Rooftop Garden | 0.2 - 0.6 | | 0.54 |
| | *except for egress path | | |
| Entry, Canopy | 0.6 | 0.2 | 4.3 |
| Breezeway, Condo Entrance | 5 | 3 | 4.3 |
| Elevator Entry | 10 | 5 | |
| **Exterior, Landscape and Site** | | | |
| Building Entrances | 5 | 2.5 | 98 (w/lm) |
| Circulation, <3m wide | 0.2 | 0.1 | 3.3 (w/lm) |
| Circulation, >3m wide | 0.2 | 0.1 | 2.2 (w/sm) |
| Stairways | 5 | 0.4 | 10.8 |
| | *10 may be required on egress stairs | | |
| Nelson - Burrard Street | 0.5 | | 0.54 |
| Daycare | 30 | 5 | 13.3 |
| Child Outdoor Play | 15 - 20 | 5 | |
| Landscape, Public Seating | 0.2 | 0.1 | 0.54 |
| **Interior, Church** | | | |
| Corridor | 5 | 3 | 7.3 |
| Entry, Lobby | 10 - day \| 5 - night | 5 - day \| 2 - night | 9.675 |
| Café | 10 | 3 | 7 |
| Rehearsal Hall | 30 | 10 | 6.3 |
| | | | 16.5 |
| Pender Hall, Sanctuary, Chapel | | | |
| Prelpout Worship | 15 | 5 | |
| Sermon | 4 | 2 | |
| Baptistry | 30-May | | 12.9 |
| Galleria | 10 - 25 | 3 - 5 | 7.9 |
| Gym* | 15-100 | 10 | 12.9 |
| **Interior, Tower** | | | |
| | 2.5 - Stalls | | |
| Parkade | 21 - drive | | 2 |
| Elevator Machine Room | 23 | | 10.2 |
| Lobby | 10 - 15 | 3 - 5 | 6.88 |
| Lounge | 10 - 15 | 3 - 5 | |
| Concierge | 15 | 5 | |
| Circulation | 5 | 3 | 7.3 |
| CRU and Piano Lounge | 10 - 15 | 3 - 5 | 6.88 |
| Mailroom | 30 | 10 | 10.1 |
| Fitness Room | 30 | 10 | 7.8 |
| Changing Rooms | 10 | 5 | 8.1 |
| Sauna | 5 30 | | 7.9 |
| Lounge | 4 | 2 | 7.9 |
| Pool | | | 12.9 |
| 30" above water | 15 | | |
| Pool Deck | 30 | | |

** Illuminance criteria depends on anticipated skill level of play*
*Source: IESNA, the Lighting Handbook, Tenth Edition, 2011*
*Visual Ages of Observers 25-65*
*Assumed LZ3 - Medium to high Activity, based on program*
*LPD to meet ASHRAE 90.1-2010 space by space method*

## Church Courtyard



The church courtyard is a tranquil oasis off Burrard and Nelson where pedestrians can visit and relax.

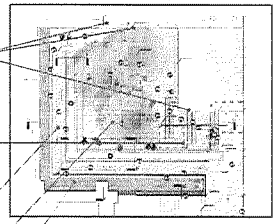
Layers:
To maximize the perception of the scale of the space, the perimeter of the park is lightly highlighted. This is accomplished through the glowing stained glass windows, which is part of the overall facade design, and some uplights along the perimeter.

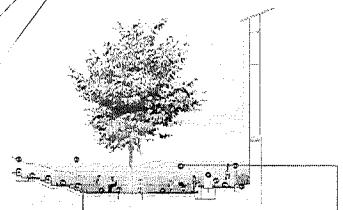
The stepped entry to the garden is also a path of egress, so requires illumination for safety. Step lighting integrated to the wall at the end of the stair provides the necessary illumination.

A key feature in the garden is the fountain. Lights located at each jet highlight the turbulence in the water, lightly glowing at night.

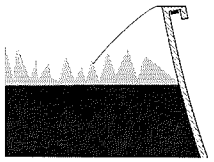
The trees in the space will be highlighted from below with indirect light coming from tree mount downlights.

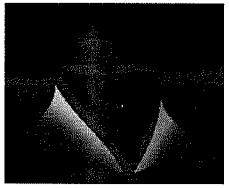
The ramp along the perimeter requires special attention. An integrated led strip light, mounted within a recess along either the planter, or the edge of the fountain, provides low level illumination along the ground.





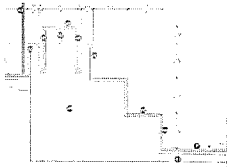
## Bench Lighting Preliminary Detail





Linear side bend small profile LED luminaire is integrated into the outer side of the planter to graze its side wall with light.

## Fountain Lighting Preliminary Detail



## References

## Fixtures

Linear Flexible Exterior rated LED strip, by LEDlinear or Acclaim

Light Pole

Light Bollard

Tree Mount Downlights

REVISIONS

BT | A
BING THOM ARCHITECTS

DRAWN BY | CHK. | APP. | SCALE
ARUP | DRAWING DATE 06/13/2017

First Baptistry Church

PROJECT

Plaza Level Landscape Lighting

TITLE

PROJECT No. | ISSUE No.
CADD FILE
DRAWING NUMBER
L

## Church Facade

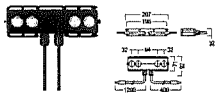
For the night time lighting design of the church facade, we're exploring incorporating both and interior and exterior lighting to complete the look. Additional night time surveys will be required to evaluate the appropriateness of the design and illumination criteria alongside the existing church across the street, the existing street lighting, and other illumination which will impact the perception of the church.

Layers:
1. Subtly highlight the key architectural details and features on the facade, with small exterior integrated fixtures.

2. Glowing stained glass windows: to create a feeling of warmth and welcoming from the church. Lighting incorporated on the interior of the church to highlight the windows, to create a lantern-like effect, where the church glows from within. These would be lights integrated within the interior, at the sill or frame, on a separate control system. Further study is required to define the design.

3. Heritage approved light fixtures at the entry doors which may also be required for emergency egress. Depending on code requirements, an illuminated handrail or additional lighting at the sidewalk may be required.
Allow for special fixtures due to heritage requirements.

Above: reference photo of the First Baptistry facade to show detail.



Above: Zumtobel Elevo - for integration on exterior facade. Tiny sill mounted light has optics designed to highlight architectural features without spilling into the night sky.

Above: reference precedent - Rookery Building, Chicago. Subtle highlight of ornamental details.

Above: reference image, glowing stained glass

Above: reference precedent - Grace Cathedral, San Francisco. Note the glowing rose window

## Galleria

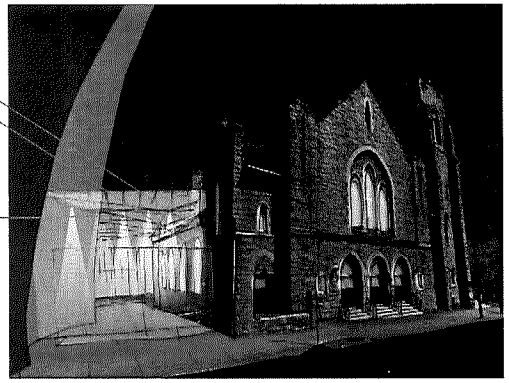
The galleria connects the old church with the new condo tower, and some of the other areas within the church program. The clear glass roof and facades provide both a break between the buildings and a connection between them. It's critical that the church mass reads as whole when viewed from the street, and retains its identity. Illumination of the west facing facade, through a wall wash and through the illumination of the interior stained glass windows, will allow pedestrians and visitors to see into the galleria from outside the glass walls, preserving the understanding of the church perimeter.

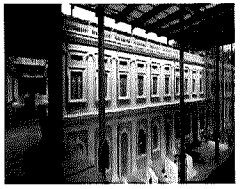
The illumination of the stained glass will be balanced with the illumination of the cut out of the condo facade which face each other.

General illumination through small cylinder spotlights integrated in the beams supporting the clear glass roof structure provide a soft ambient light that supports the varied program requirements and does not distract from the architecture.

The diagram to the right, which includes a rough sketch of the illumination of the church and curve is highly simplified - and meant to indicate hierarchy of brightness and transparency - please refer to individual pages for more detail.

Performance lighting for the galleria stage is shown on a separate page.





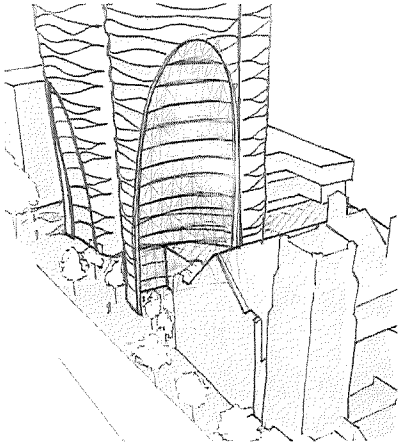
## Tower Facade Cut-outs

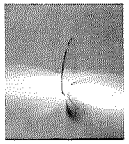
The lighting for the cutouts of the tower facade will balance the luminosity of the windows at the church. These cut outs read at a pedestrian scale, and inviting people into the galleria, and providing a luminous volume of light. The diagrams to the right show three ideas for exploration on the execution of this concept.

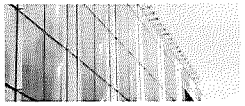
From a light and material standpoint, we find inspiration in the beautiful spread of light and color in the Vancouver sky - and the principle behind the Rayleigh scatter. Reflective coatings provide opportunities for both day and night time lighting effect.

Two narrow beam light fixtures are used to limit light spill inside the apartment.

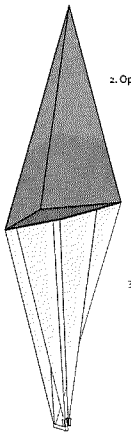
Offset distance from the facade will create a shadow from the colored fin onto the opaque surface.







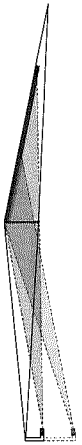
Above: reference precedent: New York Times Building



2. Opaque panel

1. Transparent colored glass

3. Clear glass



Cathedral of Christ the light

Ecosense RISE Spotlight

REVISIONS

BT | A

BING THOM ARCHITECTS

DRAWN BY | CHK | APP | SCALE

ARUP

DRAWING DATE 06/03/2017

First Baptistry Church

PROJECT

Facade Lighting

TITLE

PROJECT No. | ISSUE No.

CADD FILE

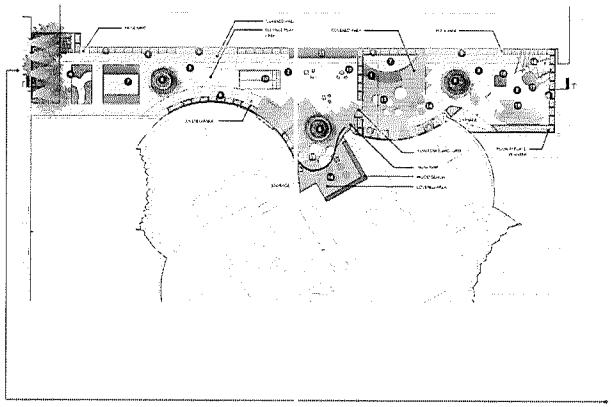
DRAWING NUMBER LT 002

## Daycare

The illumination in the interior and exterior areas should be balanced to facilitate views from outside in and inside out during both day and night time.

All the lighting elements in this area will be dimmable, as light intensity is frequently used by childcare providers to moderate the behavior and attention of children.

On the exterior, fixtures integrated within the structure of the perimeter glass wall enclosure and mounted to the building elements provide general illumination. Lights can also be integrated around the seating around the skylights.



Bega - 33151
5.125" diameter fixed LED

BK lighting - Artistar X
2.25" diameter
adjustable LED.

Bega - 33581
5.125" square profile,
9" long, LED.

Options for building or perimeter wall mounted luminaires

## Residential Roof Garden

The roof garden on the residential tower must consider the quality of light for the individuals who visit, and the impact of the illumination on all of the neighbors adjacent who will look down from above. No uplighting will be used in this area in order to reduce light trespass to the neighboring property.

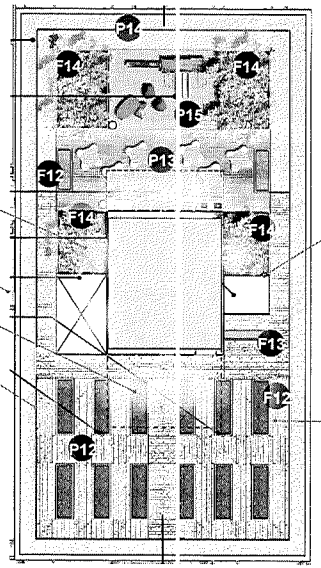
The illumination at the bulk head will be much higher than the garden areas at the perimeter of the building. At the bulkhead, building mounted fixtures are located above the trees, providing pattern of light and shadow along the path, and highlighting the greenery as viewed from above.

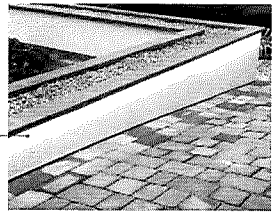
Due to the high footcandle requirement needed for egress lighting, additional light along the perimeter may be required throughout.

Simple exterior cylinder lights provide ambient illumination at the entry ways.

Planter integrated lighting provides light along the path, low to the ground.

Due to the high light level requirement and anticipated partial occupancy throughout the year, the lights on the roof will be controlled by an occupancy sensor, which dims the lights to 10% when the area is unoccupied. These levels are more in keeping with recommended exterior illumination standards.





Above: LEDlinear Varios LED Flex Phobos can be easily integrated in coves or reveals within the planters or parapet.

REVISIONS

BT | A

BING THOM ARCHITECTS

DRAWN BY | CHK | DATE | SCALE

ARUP

DRAWING DATE
05/03/2017

First Baptistry Church

PROJECT

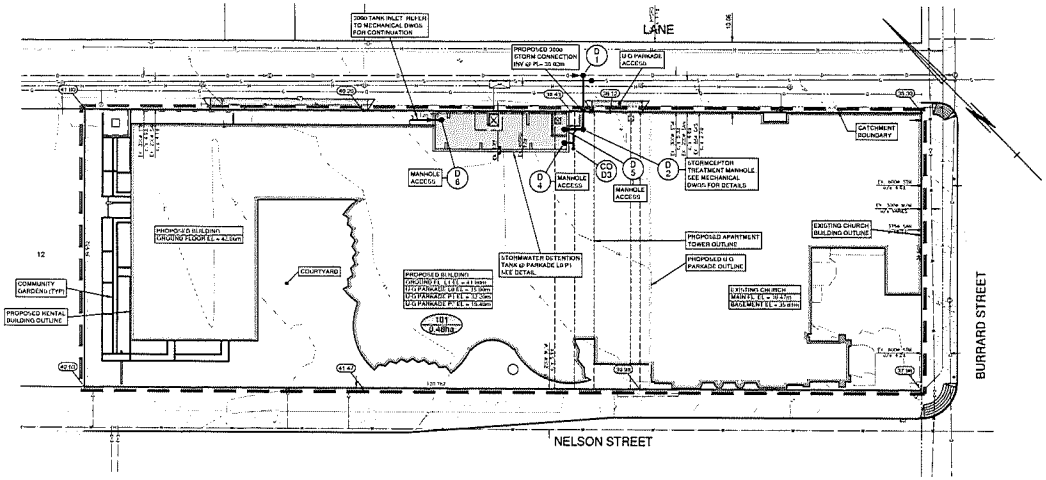
Roof Lighting

TITLE

PROJECT No. | ISSUE No.

CADD FILE

DRAWING NUMBER
L




## STORM WATER CONTROL LEGEND

- CATCHMENT BOUNDARY LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOURS
- PROPOSED FINISHED GROUND SPOT ELEVATION — 01.20
- EXISTING GROUND SPOT ELEVATION — (01.20)
- MANHOLE, CLEANOUT OR HEADWALL NUMBER — MH #, CO #, HW #
- CATCHMENT AREA — CATCHMENT # / AREA (ha.)
- FLOW DIRECTION

## STORMWATER MANAGEMENT FACILITY DESIGN:

CRITERIA 'A' (PER CITY OF VANCOUVER REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS):

- CONTROL 2 YEAR-24 HOUR POST-DEVELOPMENT PEAK RUNOFF RATE AND QUANTITY TO THE 2 YEAR-24 HOUR PRE-DEVELOPMENT PEAK RUNOFF RATE AND QUANTITY
- TREAT 90% OF THE AVERAGE RUNOFF VOLUME, CAPABLE OF PROVIDING 85% TSS REMOVAL

CRITERIA 'B' (PER LEED CREDIT 6.1 & 6.2):

- FOR BUILDING SITES WITH EXISTING IMPERVIOUSNESS GREATER THAN 50%, CONTROL 2 YEAR-24 HOUR POST-DEVELOPMENT PEAK RUNOFF RATE THAT RESULTS IN A 25% DECREASE IN RATE AND VOLUME OF STORMWATER FROM THE 2 YEAR-24 HOUR PEAK DISCHARGE UNDER THE PRE-DEVELOPMENT CONDITION
- TREAT 90% OF THE ANNUAL RAINFALL, CAPABLE OF PROVIDING 60% TSS REMOVAL

★ USE MOST STRINGENT OF ABOVE REQUIREMENTS, ∴ USE CRITERIA 'B' FOR RATE & QUANTITY & CRITERIA 'A' FOR TREATMENT

DESIGN PARAMETERS:

| EFFECTIVE IMPERVIOUS AREA (EIA) CALCULATION | | | |
|---|---|---|---|
| TOTAL SITE AREA = 4524m² | | | |
| PRE-DEVELOPMENT | | | |
| SURFACE TYPE | AREA (m²) | IMP (%) | EIA (m²) |
| BUILDINGS | 2225 | 100 | 2225 |
| PARKING LOTS | 1365 | 100 | 1365 |
| WALKWAYS | 244 | 100 | 244 |
| LANDSCAPED AREAS | 691 | 0 | 0 |
| TOTAL | 4525 | 91.6 | 4129 |
| POST-DEVELOPMENT | | | |
| SURFACE TYPE | AREA (m²) | IMP (%) | EIA (m²) |
| ROOFTOPS | 2750 | 100 | 2750 |
| PATIOS, PLAZAS, FOUNTAIN & WALKWAYS (CONNECTED TO BLDG STORMWATER SYSTEM) | 1677 | 100 | 1677 |
| LANDSCAPED AREAS OVER PARKADE (OVER 750mm ABOVEGRADE LANDSCAPE SOIL) | 192 | 25 | 48 |
| LANDSCAPED AREAS OVER PARKADE (OVER 1000mm ABOVEGRADE LANDSCAPE SOIL) | 332 | 0 | 0 |
| LANDSCAPED AREAS ON GRADE | 73 | 0 | 0 |
| TOTAL | 4524 | 88.7 | 4524 |

FACILITY DESIGN:

DETENTION TANK (STORMWATER RATE & QUANTITY):
2 YEAR-24 HOUR PRE-DEVELOPMENT PEAK RUNOFF RATE = 9.6L/s
2 YEAR-24 HOUR PRE-DEVELOPMENT RUNOFF VOLUME = 325m³

MAX ALLOWABLE 2 YEAR-24 HOUR POST-DEVELOPMENT PEAK RUNOFF
= 0.75 x 9.6L/s = 7.2L/s
MAX ALLOWABLE 2 YEAR-24 HOUR POST-DEVELOPMENT RUNOFF VOLUME
= 0.75 x 325m³ = 243m³

DETENTION TANK CELL 'A' STORAGE VOLUME = 135m³
DETENTION TANK CELL 'B' STORAGE VOLUME = 89m³

CELL 'A' RELEASE RATE = 6.5L/s
CELL 'B' RELEASE RATE = 0.4L/s

TOTAL 2 YEAR-24 HOUR POST-DEVELOPMENT PEAK RUNOFF = 7.1L/s

TOTAL 2 YEAR-24 HOUR POST-DEVELOPMENT RUNOFF VOLUME = 224m³

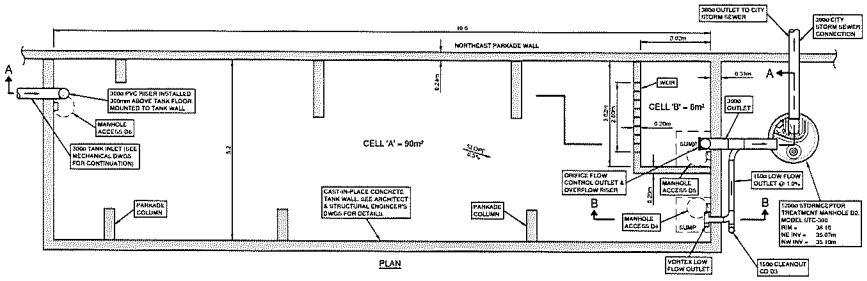
STORMCEPTOR MANHOLE (STORMWATER TREATMENT):
PROPOSED STORMCEPTOR MODEL = STC-300
TSS REMOVAL REQUIRED = 85%
TSS REMOVAL PROVIDED = 90%

## GENERAL NOTES

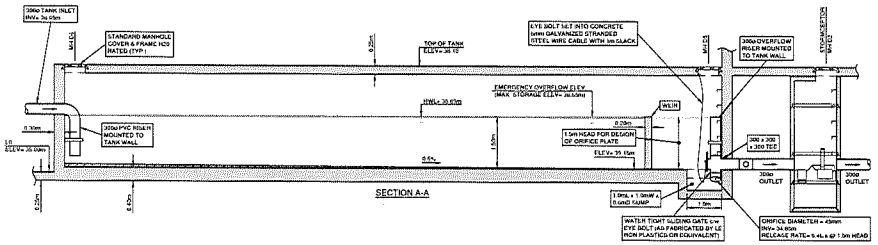
1. ALL THE ON-SITE WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE, THE BRITISH COLUMBIA BUILDING CODE 2012, PART 7 AND MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, AND PASS THE INSPECTION OF ENGINEER AND THE CITY BUILDING DEPARTMENT WHERE APPLICABLE. NO WORKS ARE PERMITTED WITHIN CITY RIGHTS-OF-WAY OR ROAD ALLOWANCES WITHOUT APPROVAL FROM THE CITY. TIE-IN TO THE EXISTING CITY SERVICES MUST BE CONFIRMED THROUGH THE CITY AND MUST PROVIDE 48 HOURS NOTICE OF THE START OF WORK TO PERMIT THE CITY TO ARRANGE FOR INSPECTION OF TIE-IN IF REQUIRED
2. THE CONTRACTOR SHALL ENSURE ALL APPROVALS REQUIRED FOR THE PROPOSED WORK HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO CHECK WITH FORTIS BC PRIOR TO COMMENCING WORK FOR VERIFICATION OF LOCATIONS AND INVERTS OF ALL GAS MAINS.
3. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF ALL LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND SERVICES AS DETERMINED FROM AS CONSTRUCTED DRAWINGS, PROVIDED BY THE CITY. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES, CROSSING AND TIE-IN POINTS PRIOR TO CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS.
4. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR THE EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF THE CITY AND OTHER APPROVING AGENCIES.
5. ANY MATERIAL SUBSTITUTION MUST BE APPROVED BY THE ENGINEER
6. ALL SURVEY MONUMENTS MUST BE PROTECTED AND ANY DAMAGE IS TO BE REPAIRED BY THE CITY AT THE CONTRACTOR'S EXPENSE.
7. ALL EXISTING LANDS IMPACTED BY CONSTRUCTION ARE TO BE RESTORED TO THE SATISFACTION OF THE LAND OWNER AND THE CITY. THE CITY INSPECTOR MAY REQUIRE WRITTEN ACCEPTANCE BY THE AFFECTED PROPERTY OWNERS FOR RESTORATION WORKS PERFORMED BY THE CONTRACTOR
8. BUILDING CORNERS MUST BE POSTED AND OR A LEGAL COORDINATE PLAN MUST BE PRODUCED BY A B.C.L.S. PRIOR TO ANY SERVICING LAYOUT OR CONSTRUCTION TAKING PLACE. ALL ROADS AND UNDERGROUND SERVICES ARE TO BE LAID OUT IN THE FIELD RELATIVE TO THE BUILDING LAYOUT OR BY USE OF THE LEGAL SURVEY COORDINATES.
9. THE CONTRACTOR IS TO CONFIRM WITH THE MECHANICAL ENGINEER PRIOR TO THE START OF CONSTRUCTION, THE LOCATION AND SIZE OF ALL BUILDING CONNECTIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS AND LAYOUT DIMENSIONS AND REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LOCATION OF LANDSCAPING FEATURES AND CONFIRMATION OF FINAL GRADES.

## SANITARY SEWER AND STORM SEWER NOTES

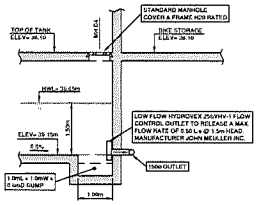
1. STORM SEWER PIPING TO BE PVC SDR 35 FOR 150mmØ TO 375mmØ HAZED PIPE.
2. ALL STORM SERVICE CONNECTIONS ARE TO BE CAPPED 1.0m FROM THE BUILDING.
3. ALL WYES TO BE MANUFACTURED




PLAN




SECTION A-A




SECTION B-B

STORMWATER DETENTION TANK
SCALE 1 : 50


WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-525-4651 | FAX. 604-525-5715
www.wsp.com

BINO THOM ARCHITECTS


REVISIONS

| DRAWN BY | CHK | INIT | SCALE |
|---|---|---|---|
| M.L | J.N | J.N | 1:50 |

DRAWING DATE

Burrard and Nelson

PROJECT

PRELIMINARY STORMWATER MANAGEMENT PLAN

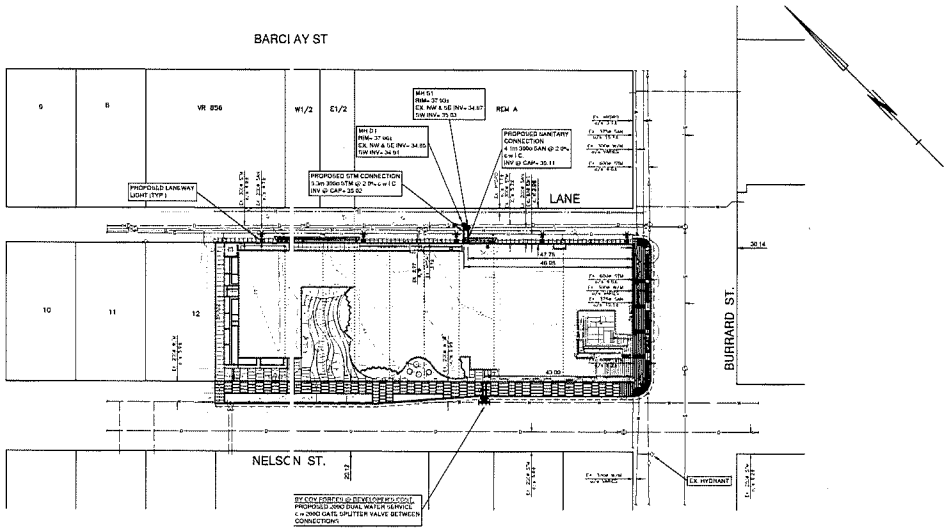
TITLE

PROJECT No. 171-117-00

ISSUE No. 2

CADD FILE

DRAWING NUMBER C001




## CITY GENERAL NOTES

1. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE ENGINEERING DRAWINGS, THE CITY OF VANCOUVER ENGINEERING DEPARTMENT CONSTRUCTION SPECIFICATIONS, AND THE APPLICABLE MASTER MUNICIPAL CONSTRUCTION DOCUMENT SPECIFICATIONS & STANDARD DRAWINGS, AND BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER
2. TIE-IN INTO EXISTING CITY SERVICES MUST BE CONFIRMED THROUGH THE CITY AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE OF THE START OF WORK TO PERMIT THE CITY TO ARRANGE FOR INSPECTION OF THE TIE-IN IF REQUIRED
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENCES PRIOR TO CONSTRUCTION AND ENSURE THAT ALL APPROVALS REQUIRED FOR THE WORK HAVE BEEN OBTAINED. THE CONTRACTOR IS TO CHECK WITH B.C. HYDRO, TERASEN GAS & TELUS PRIOR TO COMMENCING WORK FOR VERIFICATIONS OF LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES.
4. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES. ANY SERVICES DISTURBED ARE TO BE REPLACED AT NO COST TO THE SATISFACTION OF THE CITY
5. THE CONTRACTOR SHALL USE CAUTION WHEN WORKING CLOSE TO EXISTING TREES OR LANDSCAPED AREAS WHICH ARE NOT TO BE DISTURBED
6. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF LOCATIONS & ELEVATIONS OF EXISTING UNDERGROUND SERVICES. LOCATIONS OF EXISTING UNDERGROUND SERVICES DETERMINED FROM THE CITY OF VANCOUVER AS CONSTRUCTED DRAWINGS. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS
7. OPEN TRENCH OPERATION IN EXISTING PAVEMENT SHALL CONFORM TO THE STANDARD DRAWING AND SPECIFICATIONS. ALL PAVEMENTS, BOULEVARDS, ETC. ARE TO BE RESTORED TO ORIGINAL CONDITION WHERE NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT
8. ANY MATERIAL SUBSTITUTION MUST BE APPROVED BY THE ENGINEER
9. ALL SURVEY MONUMENTS, POSTS OR IRON PINS MUST BE PROTECTED AND ANY DAMAGE TO BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE
10. CONTRACTOR WILL BE RESPONSIBLE FOR CORRECT GRADE AND ALIGNMENT OF MAINS TO FACILITATE THE TIE-IN PROCEDURE

## STORM & SANITARY SEWERS NOTES

1. STORM & SANITARY SEWER PIPE UP TO AND INCLUDING 375mm DIAMETER SHALL BE P.V.C. SDR 35 COMPLETE WITH GASKETS. MAINS LARGER THAN 375mm DIAMETER AND UP TO AND INCLUDING 600mm DIAMETER SHALL BE REINFORCED CONCRETE CONFORMING TO ASTM C-76 CLASS III WITH GASKETS
2. CATCH BASIN AND LAWN BASIN LEADS TO BE 150mm DIA. P.V.C. SDR 28 AT MIN. 1.00% CATCH BASINS REQUIRE APPROVED DOGNEY TRAPPING HOODS OVER OUTLETS.
3. ALL MANHOLES TO BE 1050mm MIN. DIAMETER UNLESS OTHERWISE NOTED
4. ALL WYES TO BE MANUFACTURED
5. ALL PIPE BEDDING TO BE TYPE 1 GRANULAR A BACKFILL TO BE PITRUN GRAVEL (100mm MINUS) UNLESS OTHERWISE NOTED
6. THE CONTRACTOR SHALL ACCURATELY RECORD ALL WYE LOCATIONS PRIOR TO BACKFILLING AND SHALL PROVIDE THE INFORMATION TO THE ENGINEER IMMEDIATELY AFTER INSTALLATION

## WATER WORKS NOTES

1. THE DEVELOPER SHALL SUPPLY ALL MATERIALS AND FITTINGS REQUIRED FOR THE TIE-IN OF THE NEW WATER MAINS BY THE CITY
2. TIE-INS TO EXISTING WATER MAINS TO BE PERFORMED BY THE CITY AT THE DEVELOPER'S COST
3. ALL WATERMAIN TO BE DUCTILE IRON (D.I.) CLASS 52 DOUBLE CEMENT MORTAR LINED AND SHALL CONFORM TO THE CITY SPECIFICATIONS
4. ALL BEDDING FOR WATERMAIN TO BE TYPE 1 GRANULAR AND BACK FILL UNDER ROAD TO BE 100mm MINUS GRANULAR BACKFILL
5. MINIMUM COVER ON WATERMAIN TO BE 1.0 METER
6. MINIMUM CLEARANCES TO BE AS FOLLOWS (UNLESS OTHERWISE NOTED)
   - 3.0m WALL TO WALL HORIZONTAL & 1.0m WALL TO WALL VERTICAL CLEARANCE FROM STORM & SANITARY SEWERS
   - 1.0m WALL TO WALL HORIZONTAL & 0.3m WALL TO WALL VERTICAL CLEARANCE FROM OTHER UTILITIES

   WHERE MINIMUM VERTICAL OR HORIZONTAL SEPARATION ARE NOT ACHIEVED RELATIVE TO ANY STORM & SANITARY MAINS & UTILITIES, OR THE WATERMAIN CROSSES UNDER A SEWER MAIN THE WATERMAIN JOINTS ARE TO BE WRAPPED WITH TC ENVIROTAPE (50MIL) MANUFACTURED BY TAPECOAT CANADA INC. OR EQUIVALENT.
7. ALL WATERMAIN DUCTILE IRON PIPE, FITTINGS, AND SERVICES TO BE WRAPPED WITH POLYETHYLENE SHEETING IN ACCORDANCE WITH AWWA C105. TRENCH TO INCLUDE CLEAN SAND IN THE PIPE ZONE TO PREVENT DAMAGE TO THE POLYETHYLENE ENCASEMENT

## LEGEND OF SYMBOLS

EXISTING PROPOSED

- IRON PROPERTY PIN
- BENCH MARK (GEODETIC)
- TEMPORARY BENCH MARK (GEODETIC)
- PAVEMENT & CURBS
- GRAVEL
- SIDEWALK
- ASPHALT SIDEWALK
- SAN. SEWER, MH. & INSPECTION CHAMBER
- STM SEWER, MH., INSPECTION CHAMBER, & SLOTTED LID MH
- CATCH BASIN - SIDE INLET & TOP INLET
- LAWN BASIN (150ø, UNLESS OTHERWISE NOTED)
- DITCH
- SWALE
- WATERMAIN, SERVICE CONN
- HYDRANT, WATER METER
- WATER VALVE, AIR VALVE
- PERMANENT BLOW OFF, TEMPORARY BLOW OFF
- UNDERGROUND TELEPHONE

EXISTING PROPOSED

- UNDERGROUND B.C. HYDRO
- STREET LIGHT & TRAFFIC SIGNAL U.G. DUCTS
- GAS MAIN
- UTILITY POLE; UTILITY POLE WITH LIGHT
- ORNAMENTAL STREET LIGHT - POST TOP
- ORNAMENTAL STREET LIGHT - DAVIT
- ORNAMENTAL STREET LIGHT - DAVIT (LANEWAY)
- JUNCTION BOX
- CONTOURS
- TREE TO BE REMOVED
- 50.5 FINISHED GRADES (M = MEET EXISTING GRADE)
- DIRECTION OF GRADING
- 29.4 MIN. SLAB ELEV. FOR SLAB ON GRADE OR MIN. ELEV. OF UNDERSIDE OF FLOOR JOISTS
- 24.5 / 1.2 STORM AND OR SANITARY INVERT AT PL (PLAN) / DEPTH OF CONNECTION INVERT
- STORM AND OR SANITARY INVERT AT PL (PROFILE)
- OH OVERHEAD HYDRO TEL
- U/G UNDERGROUND HYDRO TEL

**BENCHMARK**
MARVEY MONUMENT #174, INTERSECTION OF NELSON STREET AND BURRARD STREET
EL.= 27.467m

**LEGAL DESCRIPTION**
LOTS 13-19, BLOCK 7, DISTRICT LOT 185, GROUP 1, N.W.D., PLAN 92

| REV. | DATE | | DR. | APP. |
|---|---|---|---|---|
| | | | | |

CLIENT: WESTBANK PROJECTS CORP.
501-1066 WEST CORDOVA STREET, VANCOUVER, BC V6C 1C7
PH: 604-685-8956 FX: 604-683-1708

PROJECT: FIRST BAPTIST CHURCH MIXED-USE DEVELOPMENT
969, 1019/21/25/45 NELSON STREET

DRAWING TITLE: PRELIMINARY OFFSITE SERVICING PLAN

WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P9
TEL 604-525-4651 FAX 604-525-5715
www.wsp.com

TITLE: PRELIMINARY SERVICING PLAN
SCALE: 1:500 | DATE: OCT. 2013 | FILE: PO. | DRAWN: M.L. | CHECKED: | DESIGN: J.N.
PROJECT NO. | DRAWING NO. | SHEET NO. OF | JOB NO: 151-11534-00

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REVISIONS

T | A
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Web Address www.bingthom.com

DRAWN BY: M.L. | CHK: | DWN: J.N. | SCALE: 1/8"
DRAWING DATE:

Burrard and Nelson

PROJECT

PRELIMINARY OFFSITE SERVICING PLAN

TITLE

PROJECT No. | ISSUE No. 1
CADD FILE



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