

PROJECT INFORMATION

PROJECT ADDRESS 1275 HORNBY STREET
LEGAL ADDRESS Lot G Block 100 District Lot 541 Group 1 New Westminster District Plan EPP44019 ("Lot G")
ZONING CD-1 (568)
FRONTAGE Tower A (Phase 1A) Full Site Tower A & C (Phase 1A & 2C)

SITE AREA Tower A (Phase 1A) 27,011.05
Tower C (Phase 2C) 44,888.85
Total 71,900.90

PERMITTED DENSITY FSR Area 114,845.1
Metric 10,998.8
FSR Ratio 17.29

Commercial FSR Area (Permitted Max) 114,845.1
Commercial FSR Area (Achieved) 99,048.1
Tower A (Phase 1A) 45,398.9
Tower C (Phase 2C) 4,217.7
Total 114,444.7

Residential FSR Area (Permitted Max) 426,588.7
Tower A (Phase 1A) 182,183.5
Tower C (Phase 2C) 614,772.2
Total 814,722.2

FSR Area (Permitted Max) Tower A (Phase 1A) 475,369.9
Tower C (Phase 2C) 250,413.8
Total 725,813.7

FSR Area (Achieved) Tower A (Phase 1A) 491,488.3
Tower C (Phase 2C) 217,559.0
Total 719,047.3

Achieved FSR Ratio 17.13
Amenity Area Exclusion (Permitted Max) 19,999.3
Amenity Area Exclusion (Achieved) 19,788.3

Residential Rental FSR Area (Permitted Min. for Phase 1A & 2C) 49,284.7
Residential Rental FSR Area (Achieved) 32,100.7

HEIGHT OF BUILDINGS (MEASURED FROM BASE PLANE) Tower A (Phase 1A) 160.58
Tower C (Phase 2C) 107.54

HEIGHT OF BUILDINGS (HEIGHT ENTERING INTO VIEW CONES MEASURED FROM VIEW CONE SITE ELEVATION) Tower A (Phase 1A) 132.00
Tower C (Phase 2C) 112.17

FLOOR PLATE SIZE Tower C (Phase 2C) 9,140 TO MAX OF 9,263

GROSS AREA BREAKDOWN Tower C (Phase 2C)
USE MARKET RESIDENTIAL 174,187.8
RENTAL RESIDENTIAL 18,134.1
TOTAL RESIDENTIAL 192,321.9

BALCONY SUMMARY Tower C (Phase 2C)
TYPE ENCLOSED BALCONY 9,900
OPEN BALCONY 5,436

UNIT COUNT # of Rental Units Required 87
of Rental Units Achieved 77

UNIT COUNT BREAK DOWN (Tower C (Phase 2C)) PHASE TYPE STUDIO 1 BR 2 BR 3 BR TOTAL
Tower C (Phase 2C) MARKET UNITS 16 105 100 1 206
RENTAL UNITS 16 11 100 1 213

STORAGE TOWER C (Phase 2C) LEVEL NUMBER
P1 206
P2 206
P3 206
P4 206
P5 206
P6 206
P7 206
P8 206
SUBTOTAL 1,650
TOTAL 1,650

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Tower C (Phase 2C) PARKING REQUIRED

VALUES FOR TABULATING PARKING & LOADING COUNTS
Tower A (Phase 1A) Tower C (Phase 2C) Tower B (Phase 1B)
Commercial Gross Area - OFFICE 70,298 6,530.85 45,372.0
- RETAIL 12,056 1,120.03 5,120.0

REQUIRED TOTAL PARKING Section 4.3.1 Non-Residential Uses Downward
(a) Min. one per 145m2 of gross floor area and
(b) max one per 115m2 of gross floor area

REQUIRED HANDICAP PARKING Section 4.8.4 Required Disability
For each: (a) multiple dwelling or live-work use, there must be at least one disability parking space for each building that contains at least seven residential units

REQUIRED PARKING TABULATION
Tower A (Phase 1A) Tower C (Phase 2C) TOTAL
Min. Retail Parking 8 3 11
Min. Office Parking 39 26 64

REQUIRED HANDICAP PARKING TABULATION
Tower A (Phase 1A) Tower C (Phase 2C) TOTAL
Multiple Dwelling Handicap Stalls 10 9 25
Commercial Handicap Stalls 3 2 5

REQUIRED LOADING Section 5.2.1 Loading Required (Dwelling Use)
Class A - Class A loading is required at a rate of 0.01 spaces for each dwelling unit up to 300 dwelling units, and at a rate of 0.008 spaces for each unit in excess of 300.

REQUIRED LOADING TABULATION
Tower A (Phase 1A) Tower C (Phase 2C) TOTAL
Multiple Dwelling Handicap Stalls 10 9 25
Commercial Handicap Stalls 3 2 5

REQUIRED LOADING Section 5.2.5 Loading Required (Retail Uses)
Class A - No requirement /
Class B - No for less than 100sm, min. one for first 485 sm of gross area + one for next 1,860sm and one for each 2325sm after that.

REQUIRED LOADING TABULATION
TYPE OF LOADING CLASS OF AREA Tower A (Phase 1A) Tower C (Phase 2C) Tower B (Phase 1B) TOTAL
CLASS A RESIDENTIAL 3 - - - 3

REQUIRED LOADING Section 6.2.1.2 Multiple Dwelling
Class A: A minimum of 1.25 spaces for every dwelling unit.
Class B: A minimum of 6 spaces for any development containing a minimum of 2,000 square metres of gross floor area.

REQUIRED LOADING Section 6.2.5 Retail and Service Uses
Class A: A minimum of 1 space for each 500 square metres of gross floor area.
Class B: A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.

REQUIRED LOADING Section 6.3.13 Horizontal and Vertical Bicycle Spaces
A minimum of 50 percent of the required Class A bicycle spaces shall provide for the bicycles to be placed horizontally on the floor or ground.

REQUIRED LOADING Section 6.3.21 Electrical outlets
Each two Class A bicycle spaces must have an electrical outlet.

REQUIRED LOADING Section 6.5.1 Clothing Lockers
Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 0.7 times the minimum number of required Class A spaces shall be provided for each sex.

REQUIRED LOADING Section 3.7.2.11 of the Building By-law Shower & Change Facilities
4-29 CLASS A bike spaces require 1 watercloset/1wash basin/1 shower for each sex.

REQUIRED BICYCLE TABULATION
Tower A (Phase 1A) Tower C (Phase 2C) TOTAL
CLASS A RESIDENTIAL 555 292 847
COMMERCIAL (OFFICE) 11 8 19
COMMERCIAL (RETAIL) 3 1 4

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Tower C (Phase 2C) PARKING PROVIDED

PARKING PROVIDED
USER TYPE # OF STALLS
Commercial 32 INC. HANDICAP STALLS
Residential 343 INC. HANDICAP STALLS
Total 375 INC. HANDICAP STALLS

Note: 20 Handicap Stalls provided (These are included in the count above)
Note: Plug In Recepticals (Electric Cars) 20% of vehicles stalls 99 stalls

LOADING PROVIDED
Tower A (Phase 1A) Tower B (Phase 1B) Tower C (Phase 2C) TOTAL
CLASS A 6 5 2 13
CLASS B 5 2 2 9
CLASS C - 1 - - 1

Note: Please see Letter from Traffic Engineer outlining rationale for reduced service
Note: Tower A (Phase 1A) & Tower B (Phase 1B) are separate submissions values shown for reference only.

BICYCLE PARKING PROVIDED
Class # OF STALLS
CLASS A RESIDENTIAL 292
COMMERCIAL (OFFICE) 8
COMMERCIAL (RETAIL) 7

HORIZONTAL (60% Min) 151
VERTICAL (30% Max) 91
LOCKERS (20% Min) 60

CLOTHING LOCKERS 14
SHOWER & CHANGING ROOM 2
Plug In (for each 2 Class A) 151

PARKING AND LOADING STALLS PROVIDED | FLOOR BY FLOOR BREAKDOWN
LEVEL REGULAR SMALL HANDICAP TOTAL PROVIDED LOADING CLASS A LOADING CLASS B
L1 - - - - 2 2
P1 10 3 2 15 - -

PARKING STALLS PROVIDED | USE BREAKDOWN
USE REGULAR SMALL HANDICAP TOTAL SMALL CAR RATIO
OFFICE 20 7 1 28 28
RETAIL 2 1 1 4 4

BICYCLE STALLS PROVIDED | FLOOR BY FLOOR BREAKDOWN
CLASS A CLASS B HORIZONTAL VERTICAL LOCKERS
L01 - 12 - - -
P1 74 - 46 12 16

BICYCLE STALLS PROVIDED | USE BREAKDOWN
USE CLASS A CLASS B HORIZONTAL VERTICAL LOCKERS
COMMERCIAL 10 6 6 2 2
RESIDENTIAL 292 6 144 90 58

ELECTRICAL VEHICLE
Commercial 6
Residential 68
Total 74

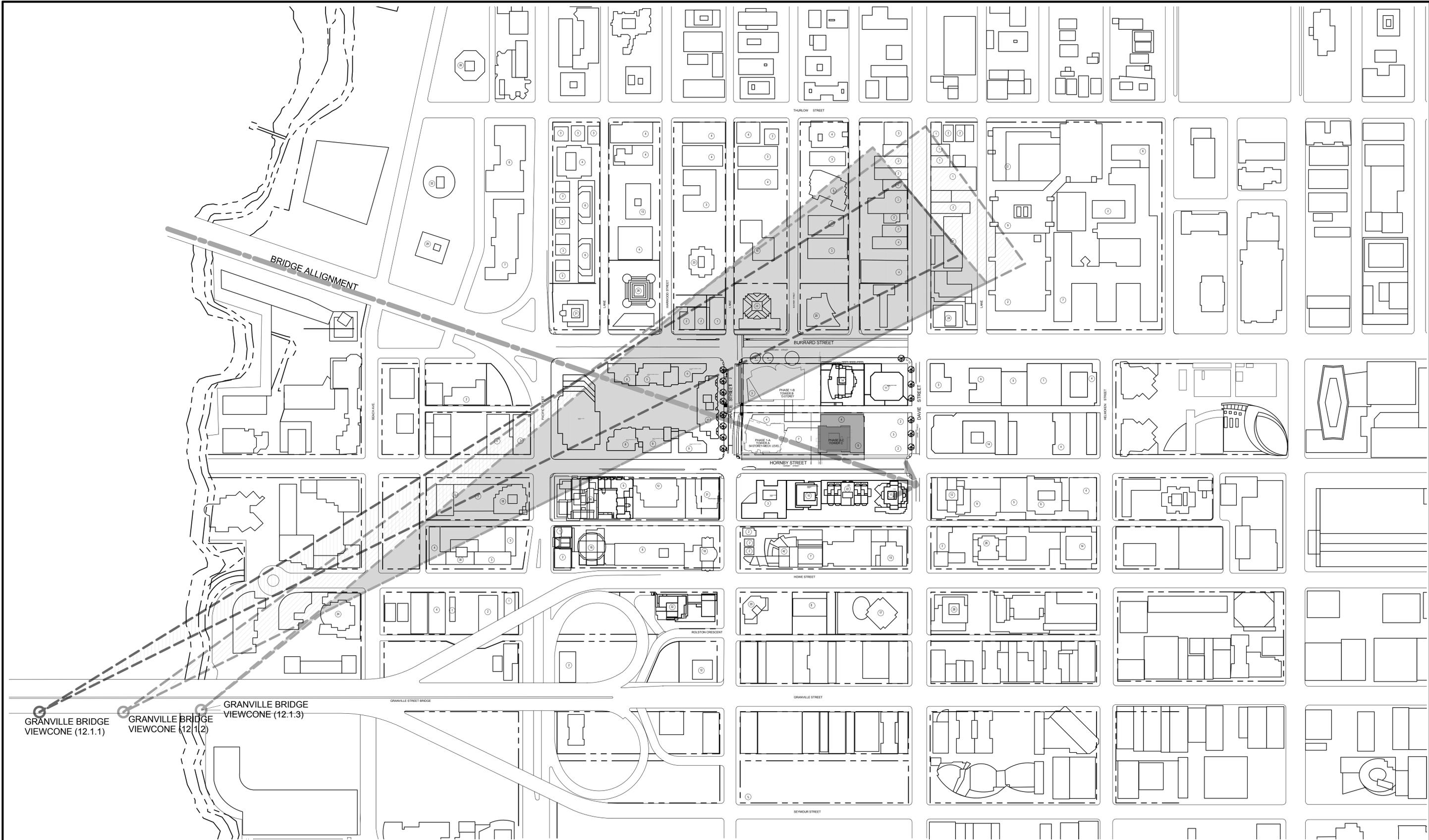
CLOTHING LOCKERS SHOWERS AND CHANGING ROOMS
Clothing Lockers 14
Showers and Changing Rooms 2

Note: 154 Electric Outlet have been provided for bike rooms. 1 plug for every 2 class A Bike Stall.

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DESIGN ARCHITECT NMDA
CLIENT RELIANCE PROPERTIES
PROJECT TITLE BURRARD GATEWAY TOWER C
PRIME CONSULTANT IBI GROUP ARCHITECTS (CANADA) INC.

SHEET TITLE STATISTICAL ANALYSIS
SHEET NUMBER A0.01
REV
PROJECT NO. 109200
DRAWN BY: MS/BS
CHK'D BY: JC
SCALE:
DATE: ISSUE DATE

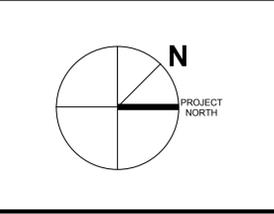


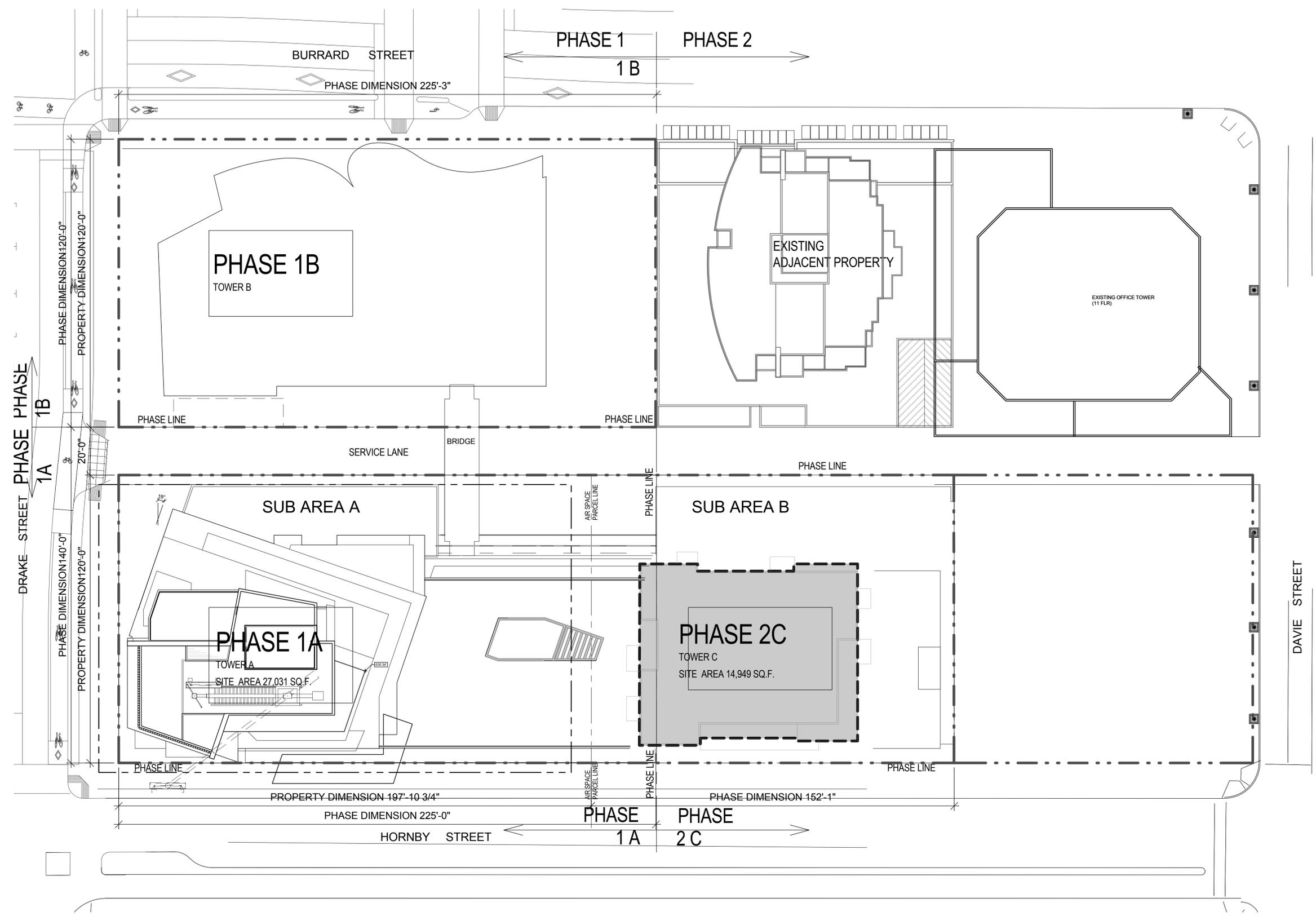
GRANVILLE BRIDGE VIEWCONE (12.1.1)
 GRANVILLE BRIDGE VIEWCONE (12.1.2)
 GRANVILLE BRIDGE VIEWCONE (12.1.3)

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 NEIL M. DENARI ARCHITECT 4335 West Adams Blvd, Second Floor Los Angeles, CA, USA 90018 tel 310 390 3033 denari.co		 RELIANCE PROPERTIES THE JIM PATTISON GROUP	
PROJECT TITLE		PRIME CONSULTANT	
BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC		 IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com	
PROJECT NO: 109260		SHEET TITLE	
DRAWN BY: MS/BS		CONTEXT PLAN	
CHKD BY: JC		SHEET NUMBER	
SCALE:		A1.01	
DATE: ISSUE DATE		REV	



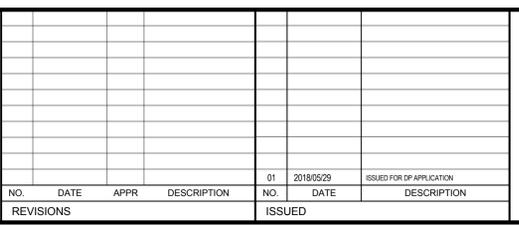


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THE JIM PATTON GROUP

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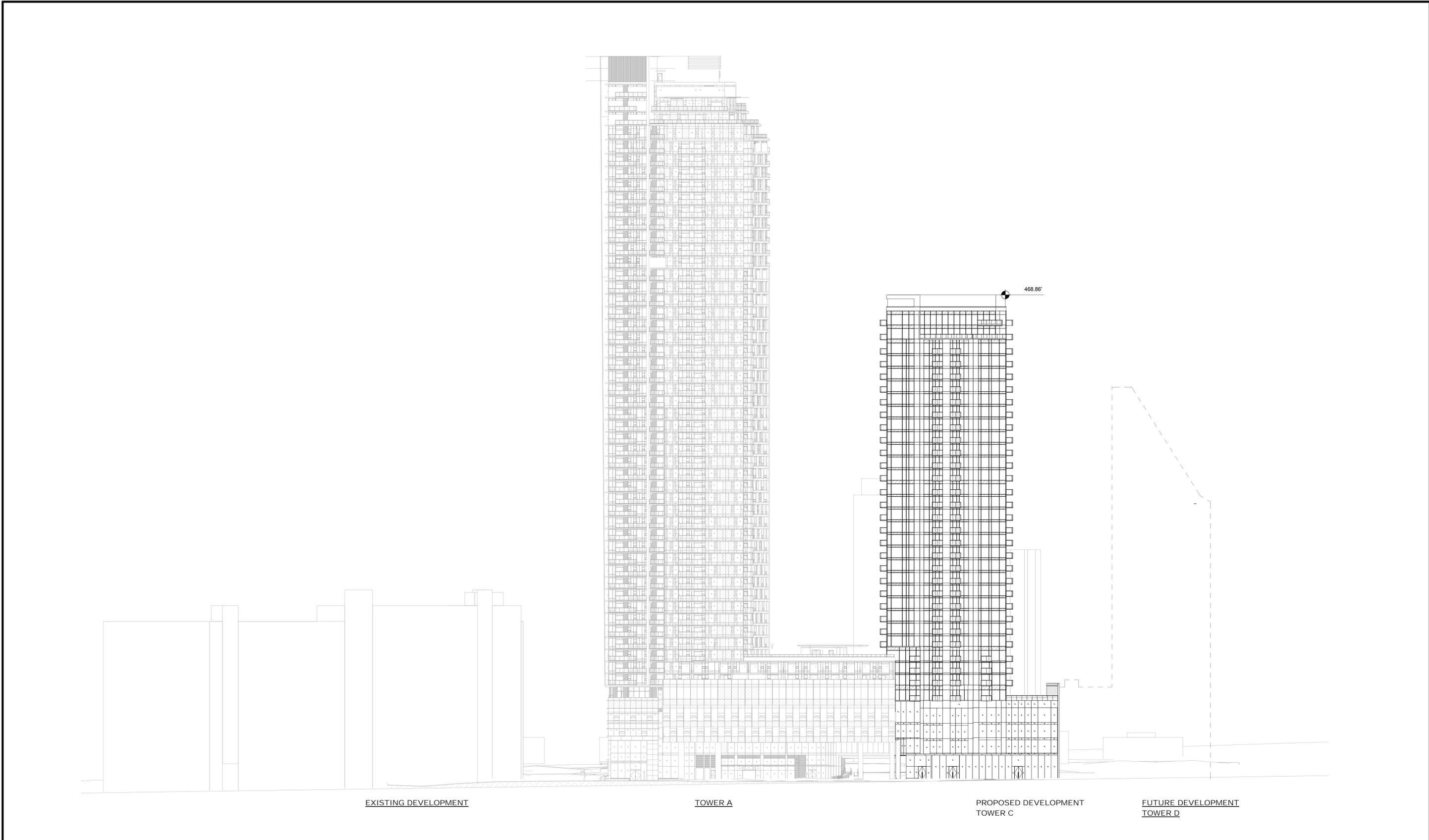
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SHEET TITLE
PHASING DIAGRAM

SHEET NUMBER
A1.02

REV



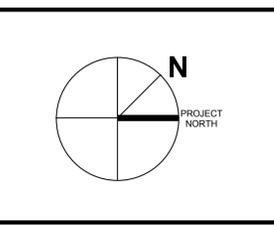
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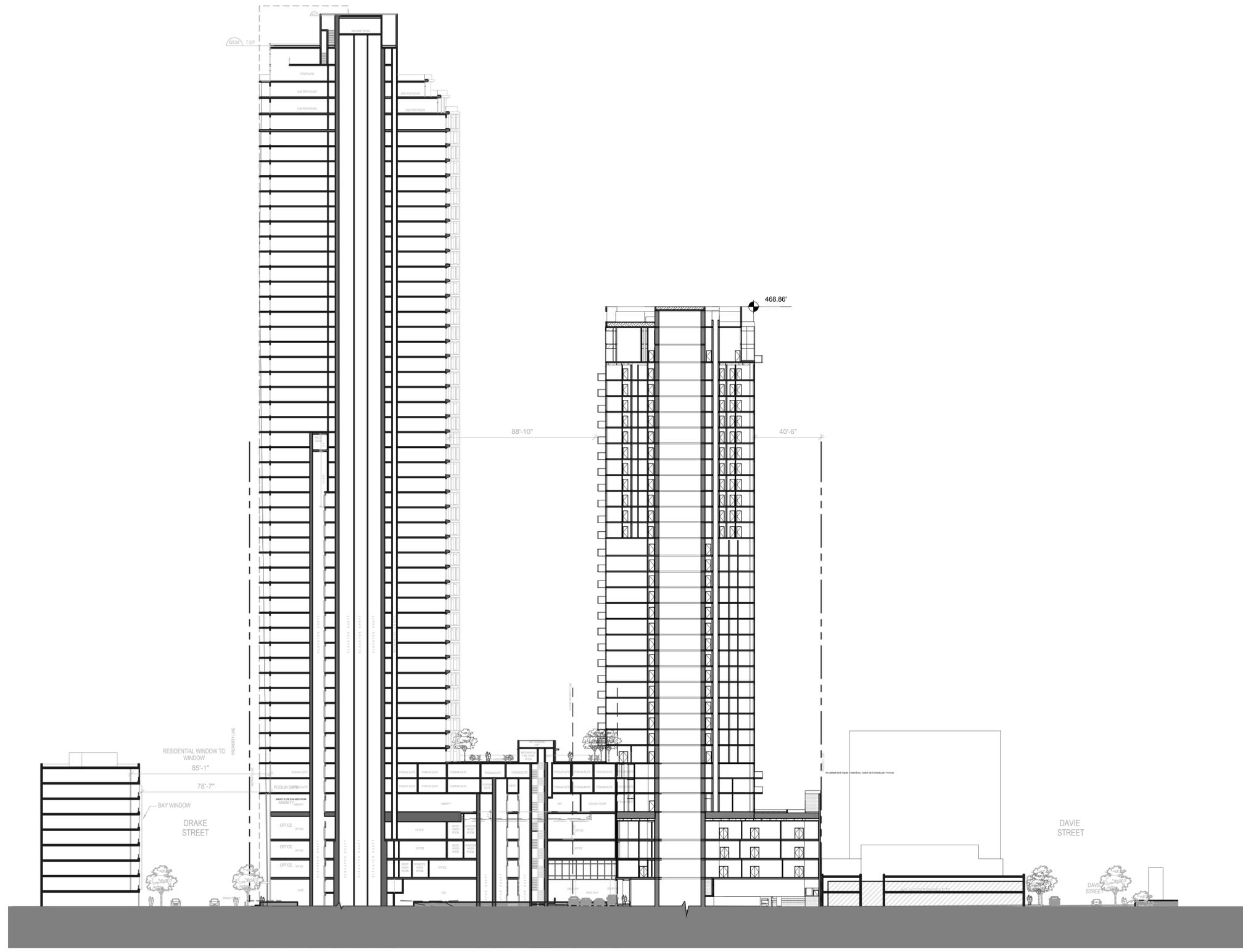
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CHKD BY: Checker
SCALE: 1/32" = 1'-0"
DATE: 06/22/17

SHEET TITLE

STREET ELEVATION - HORNBY ST.

SHEET NUMBER
A1.05

REV



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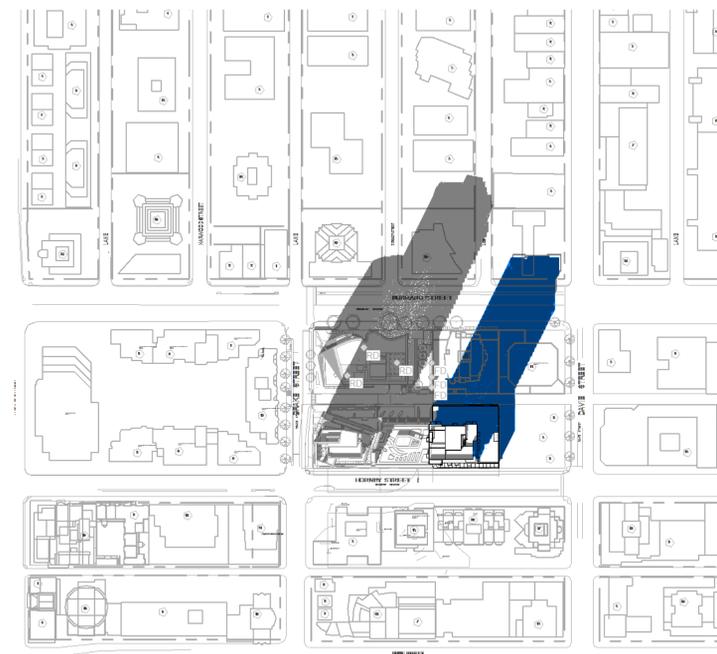
SHEET TITLE
STREET SECTION - HORNBY ST.

SHEET NUMBER
A1.06

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VERNAL EQUINOX MARCH 21ST - 10 AM



VERNAL EQUINOX MARCH 21ST - 12 PM



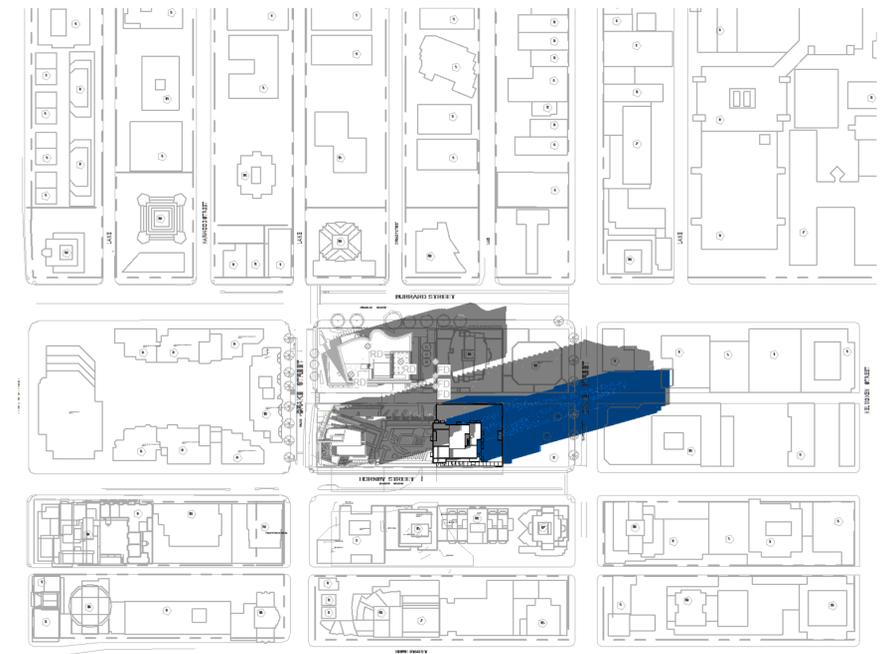
VERNAL EQUINOX MARCH 21ST - 2 PM



AUTUMNAL EQUINOX SEPTEMBER 21ST - 10 AM



AUTUMNAL EQUINOX SEPTEMBER 21ST - 12 PM



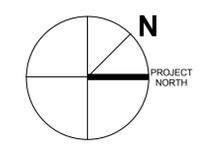
AUTUMNAL EQUINOX SEPTEMBER 21ST - 2 PM

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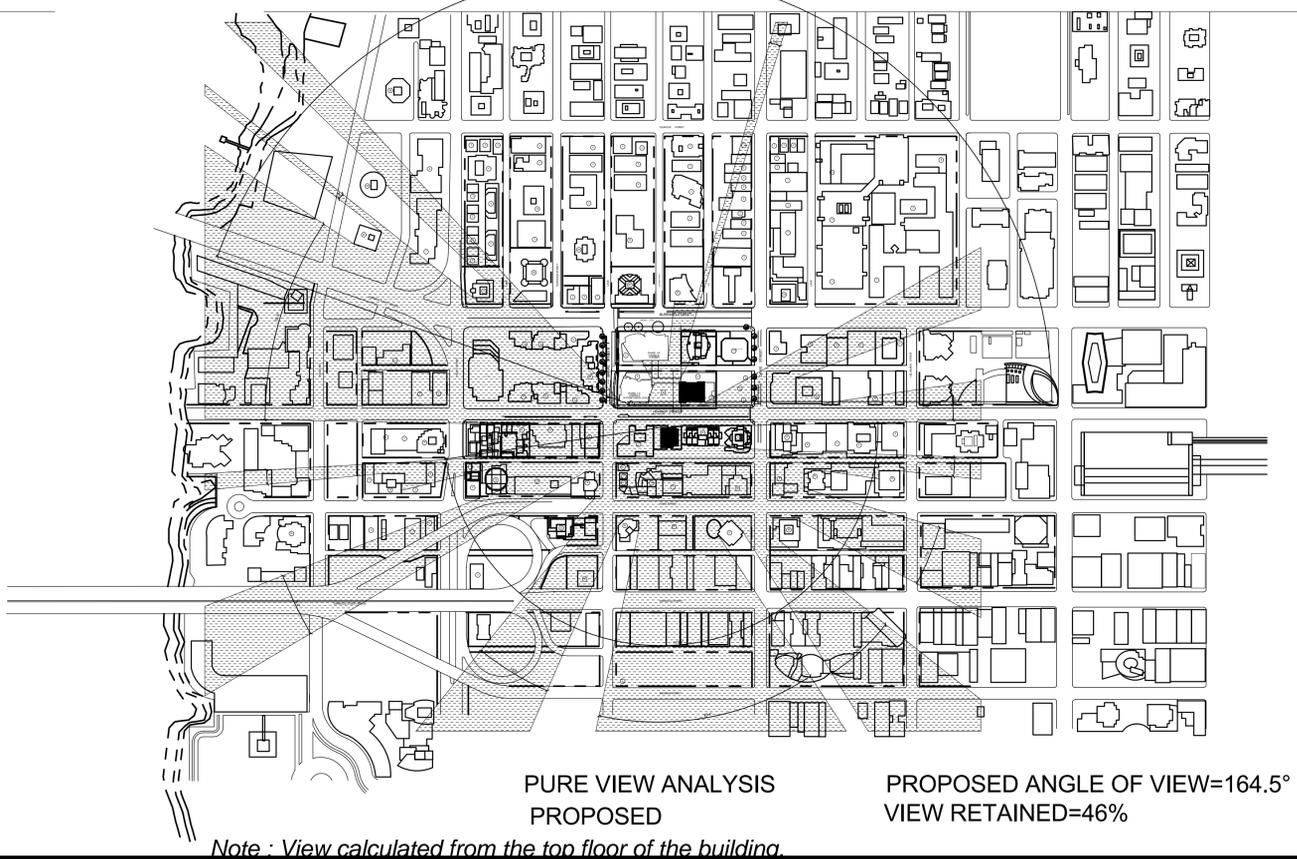
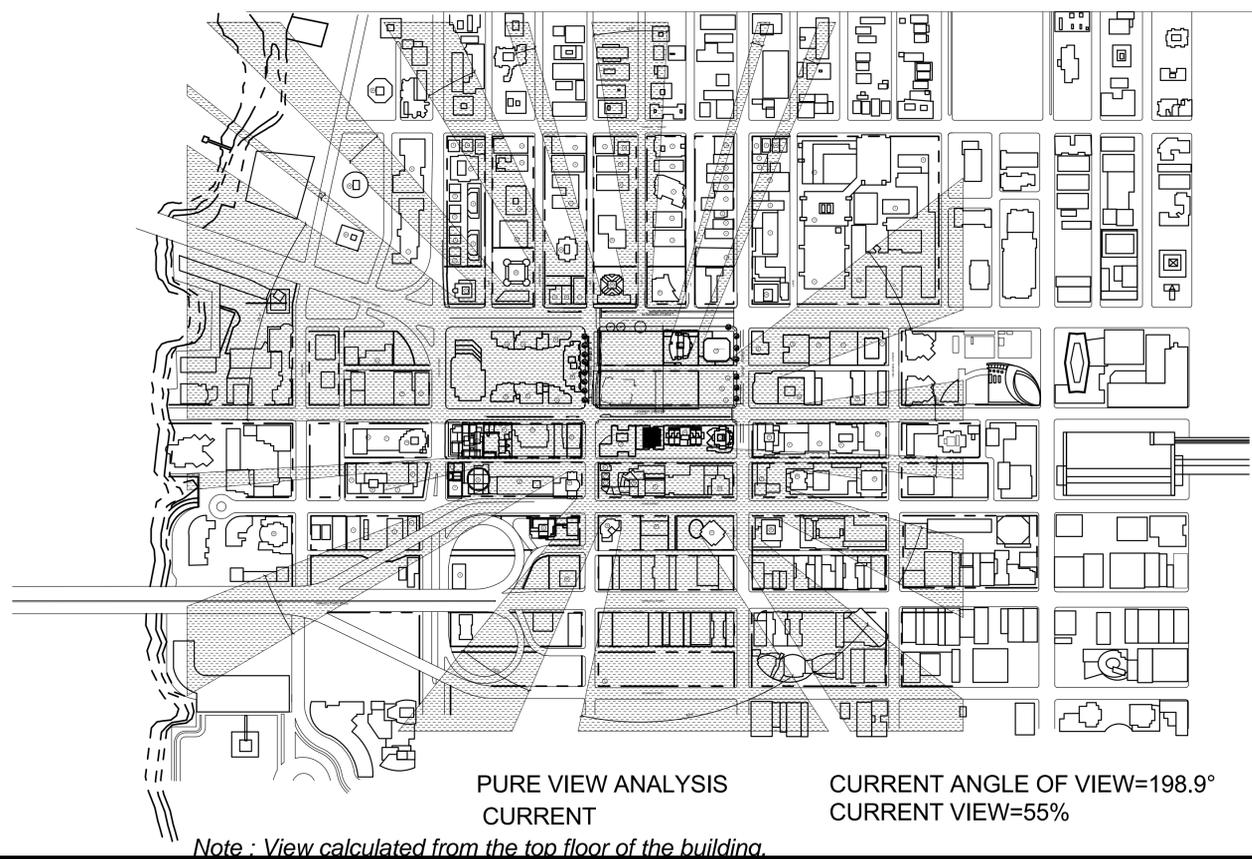
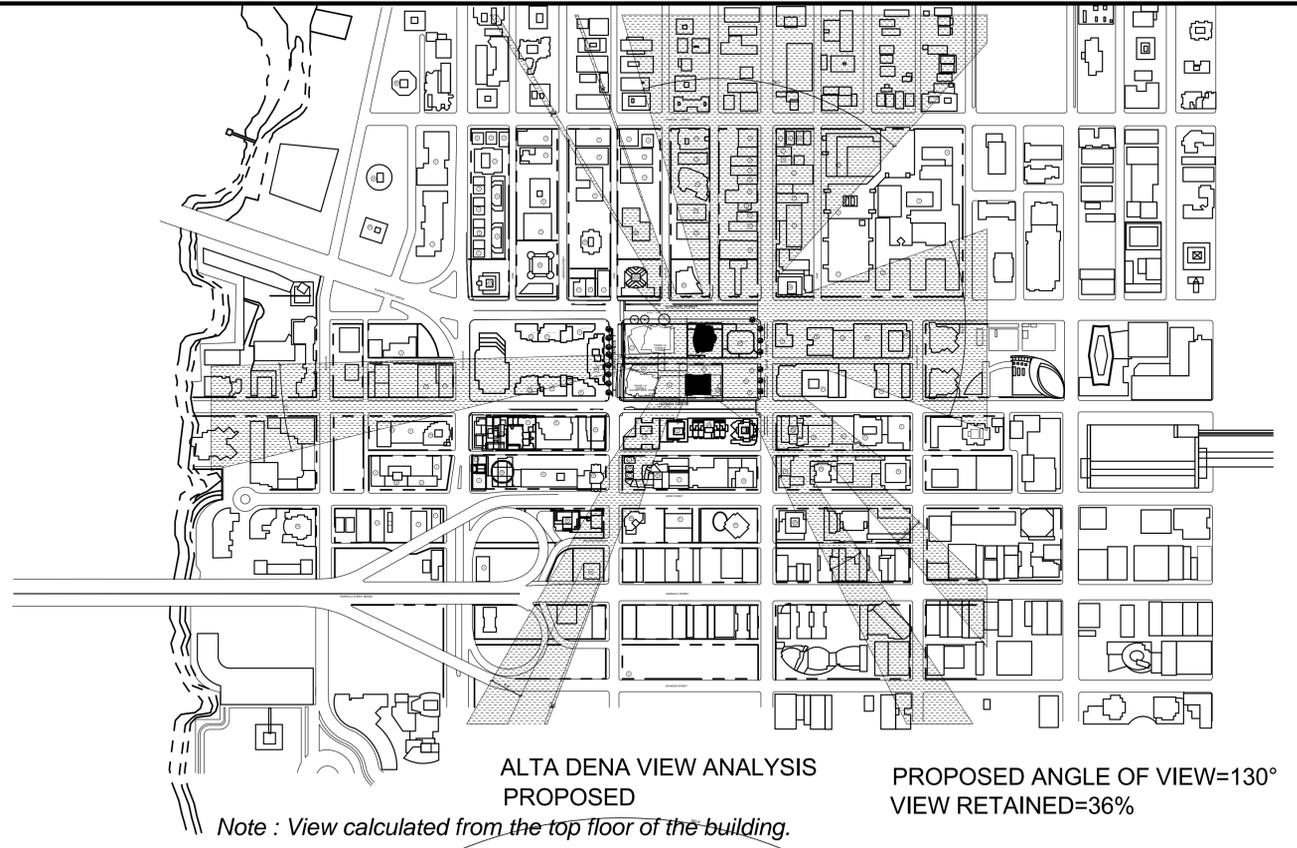
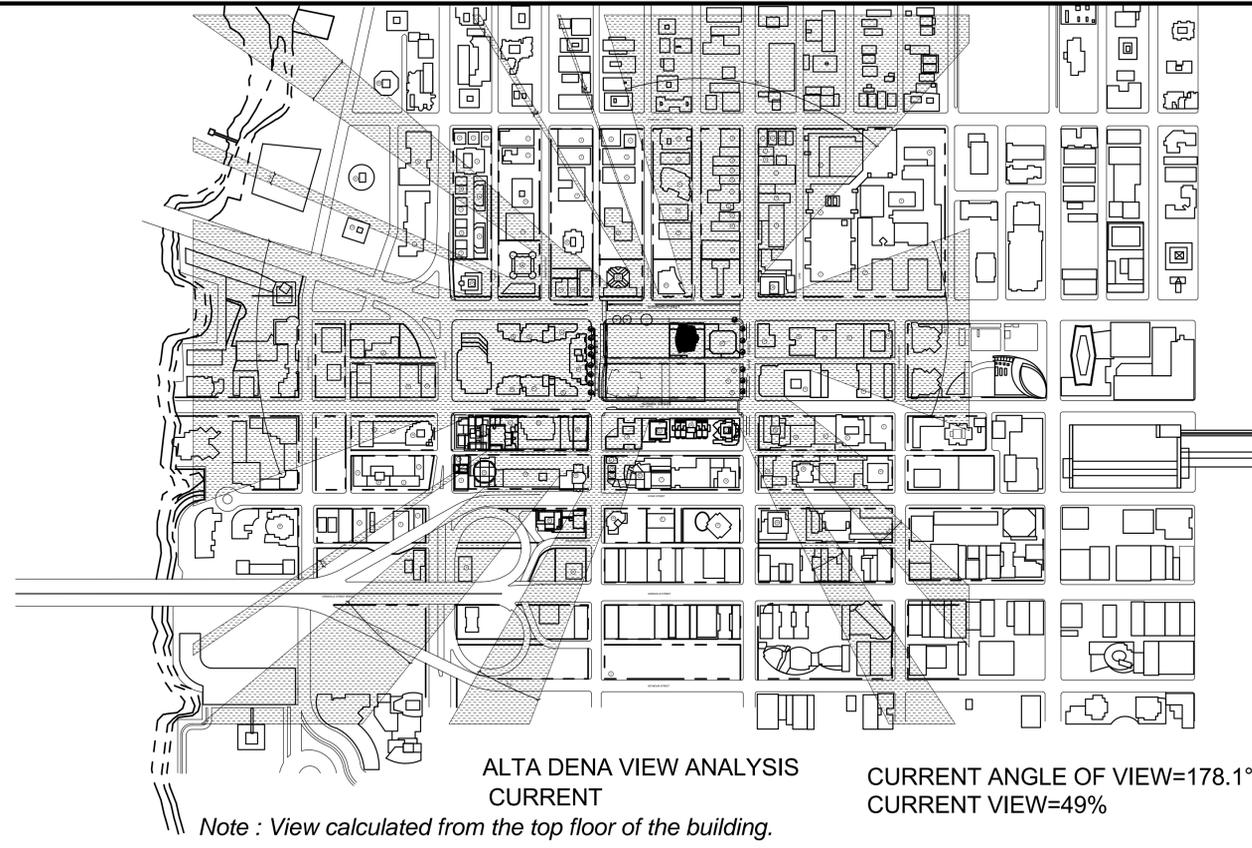
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SHEET TITLE
SHADOW STUDY

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A1.07

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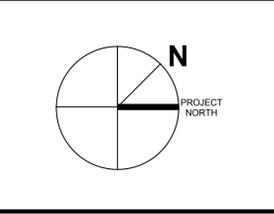


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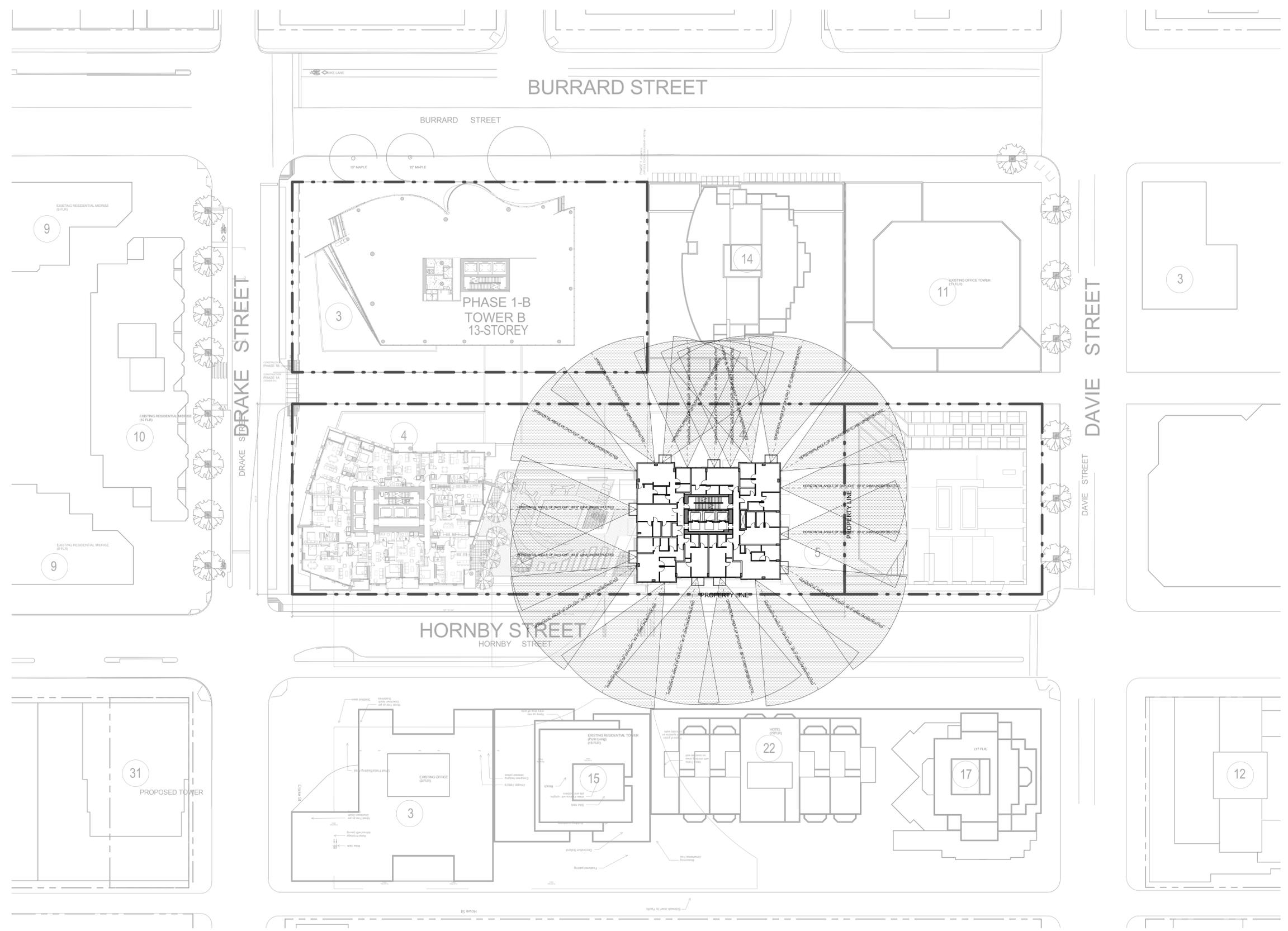
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SHEET TITLE VIEW ANALYSIS	
SHEET NUMBER	REV
A1.08	

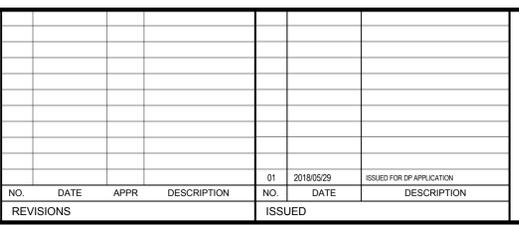


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THE JIM PATTON GROUP

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PROJECT NO: 109260
DRAWN BY: MS/BS
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SCALE:
DATE: ISSUE DATE

SHEET TITLE
HORIZONTAL ANGLE OF DAYLIGHT - LEVEL 10-22

SHEET NUMBER
A1.09

REV



Burrard Place - Tower C
LEED 2009 NC Progress Report
Last update: May 23, 2018

KANE CONSULTING

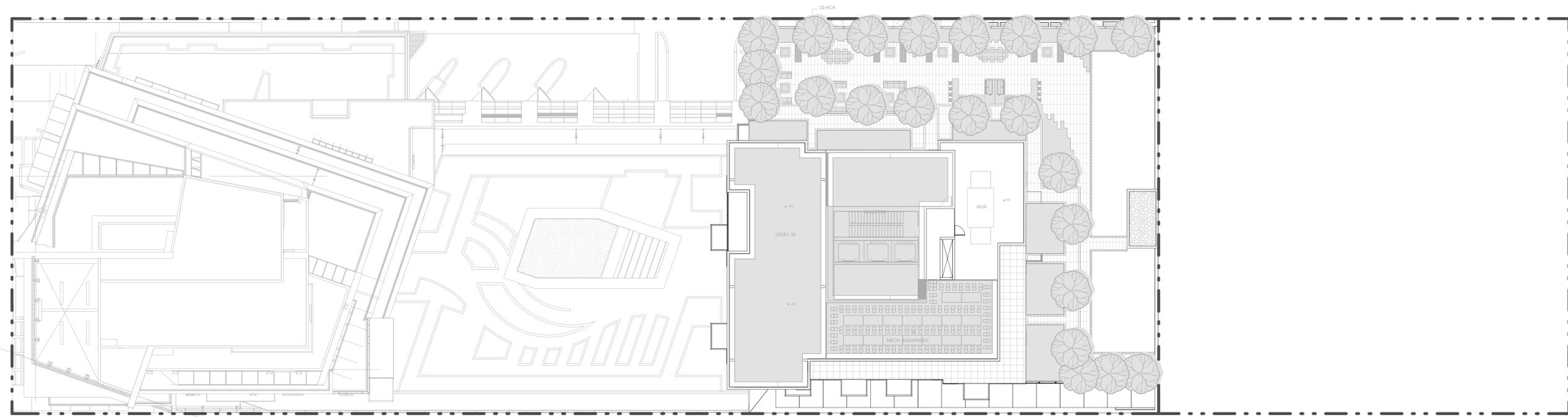


Y	Y?	N?	N	Total Project Score & Rating		GOLD		Possible Points
63	3	5	39	Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points				110
				Sustainable Sites		Possible Points		26
18	1	1	6					14
Y	Y?	N?	N					
1				Prereq 1	Construction Activity Pollution Prevention			
1				Credit 1	Site Selection	1		
5				Credit 2	Development Density and Community Connectivity	3,5		
			1	Credit 3	Brownfield Redevelopment	1	2	
6				Credit 4.1	Alternative Transportation, Public Transportation Access	3,6		
1				Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1	1	1
3				Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	3	1	1
			2	Credit 4.4	Alternative Transportation, Parking Capacity	2		1
			1	Credit 5.1	Site Development, Protect and Restore Habitat	1		
			1	Credit 5.2	Site Development, Maximize Open Space	1		
1				Credit 6.1	Stormwater Design, Quantity Control	1		
1				Credit 6.2	Stormwater Design, Quality Control	1		
1				Credit 7.1	Heat Island Effect, Non-Roof	1		
			1	Credit 7.2	Heat Island Effect, Roof	1		
			1	Credit 8	Light Pollution Reduction	1		
				Water Efficiency		Possible Points		10
4	1	5						
Y	Y?	N?	N					
2				Prereq 1	Water Use Reduction			
2				Credit 1	Water Efficient Landscaping, Reduce by 50%, No Potable Water Use	2,4		
			2	Credit 2	Innovative Wastewater Technologies	2		
2			1	Credit 3	Water Use Reduction, 30%, 35%, 40% Reduction	2-4		
				Energy and Atmosphere		Possible Points		35
15	1	19						
Y	Y?	N?	N					
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems			
Y				Prereq 2	Minimum Energy Performance			
Y				Prereq 3	Fundamental Refrigerant Management			
8	1	10		Credit 1	Optimize Energy Performance	1-19		
			7	Credit 2	On-site Renewable Energy	1-7		
2				Credit 3	Enhanced Commissioning	2		
			2	Credit 4	Enhanced Refrigerant Management	2		
3				Credit 5	Measurement & Verification	3		
2				Credit 6	Green Power	2		
				Materials and Resources		Possible Points		14
5	1	1	7					
Y	Y?	N?	N					
Y				Prereq 1	Storage and Collection of Recyclables			
1				Credit 1.1	Building Reuse, Maintain Existing Walls, Floor and Roof	1-3		
			1	Credit 1.2	Building Reuse, Maintain Interior Non-Structural Elements	1		
			2	Credit 2	Construction Waste Management, Divert 50% , 75%	1-2		
			2	Credit 3	Materials Reuse, 5%, 10%	1-2		
1	1			Credit 4	Recycled Content, 10%, 20%	1-2		
1	1	1		Credit 5	Regional Materials, 20%, 30%	1-2		
			1	Credit 6	Rapidly Renewable Materials	1		
1				Credit 7	Certified Wood	1		
				Indoor Environmental Quality		Possible Points		15
11	2	2						
Y	Y?	N?	N					
Y				Prereq 1	Minimum IAQ Performance			
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control			
			1	Credit 1	Outdoor Air Delivery Monitoring	1		
1				Credit 2	Increased Ventilation	1		
1				Credit 3.1	Construction IAQ Management Plan, During Construction	1		
1				Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1		
1				Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1		
1				Credit 4.2	Low-Emitting Materials, Paints and Coatings	1		
1				Credit 4.3	Low-Emitting Materials, Flooring Systems	1		
			1	Credit 4.4	Low-Emitting Materials, Composite Wood and Agrifiber	1		
1				Credit 5	Indoor Chemical & Pollutant Source Control	1		
			1	Credit 6.1	Controllability of Systems, Lighting	1		
1				Credit 6.2	Controllability of Systems, Thermal Comfort	1		
1				Credit 7.1	Thermal Comfort, Design	1		
1				Credit 7.2	Thermal Comfort, Verification	1		
			1	Credit 8.1	Daylight & Views, Daylight: 75% of Spaces	1		
1				Credit 8.2	Daylight & Views, Views for 90% of Spaces	1		
				Innovation & Design Process		Possible Points		6
6								
Y	Y?	N?	N					
1				Credit 1.1	Innovation in Design: Exemp SSc7.1 - 100% U/G Parking	1		
1				Credit 1.2	Innovation in Design: Exemp SSc4.1 - Public Transportation	1		
1				Credit 1.3	Innovation in Design: Exemp EAc6 - Green Power	1		
1				Credit 1.4	Innovation in Design: Green Cleaning	1		
1				Credit 1.5	Innovation in Design: TPM	1		
1				Credit 2	LEED™ Accredited Professional	1		
				Regional Priority		Possible Points		4
4								
Y	Y?	N?	N					
1				Credit 1	Durable Building	1		
1				Credit 2.1	Regional Priority: SSc2	1		
1				Credit 2.2	Regional Priority: WEc3	1		
1				Credit 2.3	Regional Priority: MRC2	1		

Legend

█	Credit Complete
█	Credit Incomplete
█	Not Attempting
█	Prerequisite (Must Achieve)

LEED Analysis by: Kane Consulting



TOWER A

TOWER C

TOWER D

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								PROJECT NO: 109260 DRAWN BY: MS/BS CHKD BY: JC SCALE: DATE: ISSUE DATE

$$BG_x = \left[\left(\frac{BG_{high} - BG_{low}}{D_{total}} \right) \times D_{low} \right] + BG_{low}$$

BG_{low} = LOWER KNOWN ELEVATION
 BG_{high} = HIGHER KNOWN ELEVATION
 IBG = INTERPOLATED BUILDING GRADE

FORMULA FOR PROVING IBG POINT F3 ON LINE F

$$IBG (POINT F1) = \left[\left(\frac{100.92 - 99.93}{350.01} \right) \times 218.07 \right] + 99.93 = 100.55'$$

$$IBG (POINT F2) = \left[\left(\frac{106.23 - 104.36}{350.01} \right) \times 218.07 \right] + 104.36 = 105.53'$$

BUILDING GRADE FOR PROJECT

$$IBG (POINT F3) = \left[\left(\frac{105.53 - 100.55}{119.95} \right) \times 7.34 \right] + 100.55 = 100.86'$$

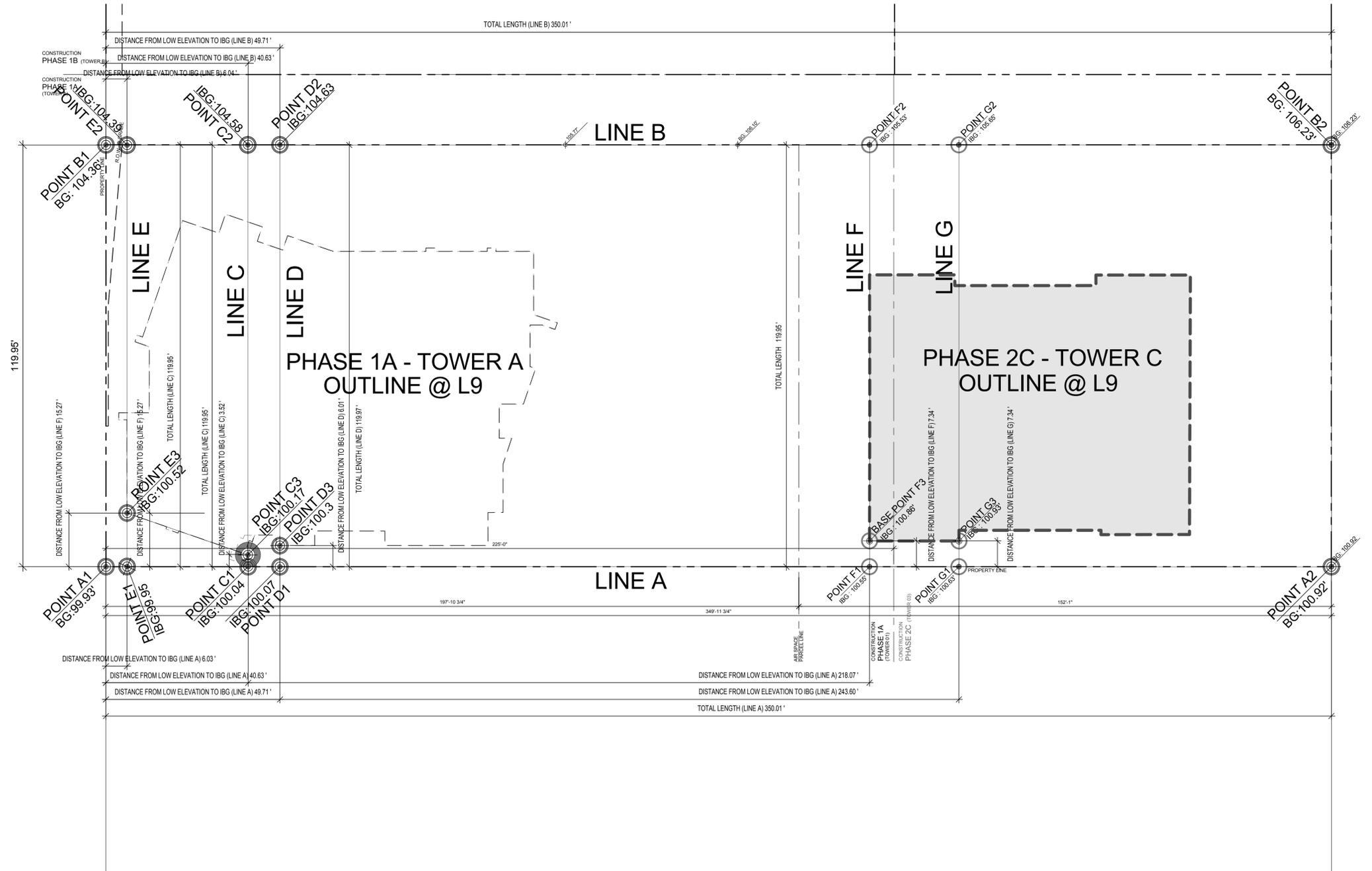
FORMULA FOR PROVING IBG POINT G3 ON LINE G

$$IBG (POINT G1) = \left[\left(\frac{100.92 - 99.93}{350.01} \right) \times 243.60 \right] + 99.93 = 100.62'$$

$$IBG (POINT G2) = \left[\left(\frac{106.23 - 104.36}{350.01} \right) \times 243.60 \right] + 104.36 = 105.66'$$

NOT BUILDING GRADE

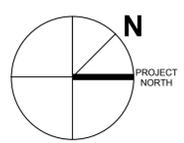
$$IBG (POINT G3) = \left[\left(\frac{105.66 - 100.62}{119.95} \right) \times 7.34 \right] + 100.62 = 100.93'$$



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 PROJECT NORTH	
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THE JIM PATTON GROUP

PROJECT TITLE

BURRARD GATEWAY TOWER C
1275 HORNBY STREET
VANCOUVER, BC

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ibigroup.com

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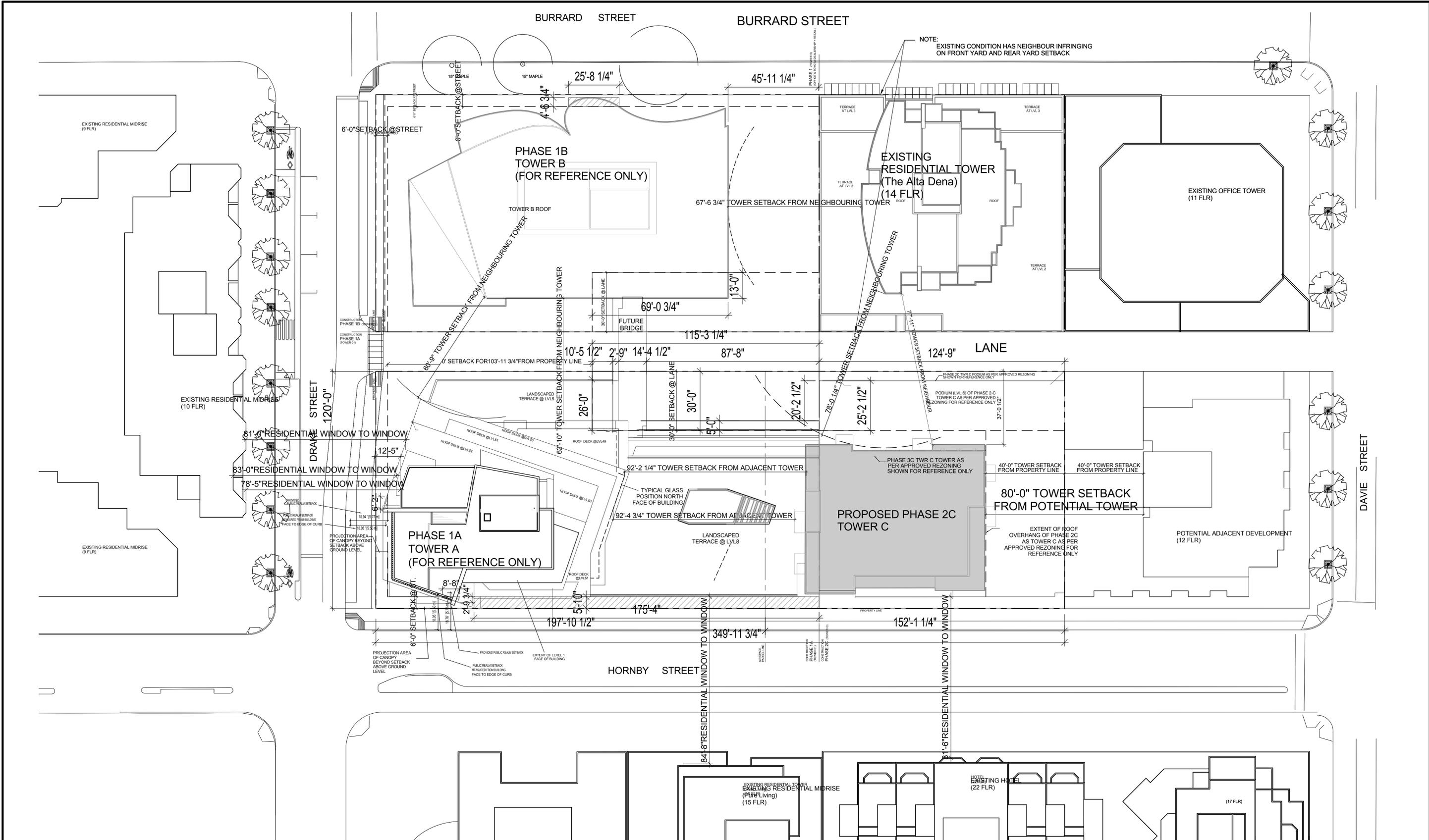
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BASE PLANE DIAGRAM

SHEET NUMBER

A1.12

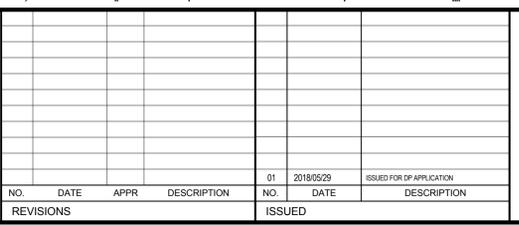
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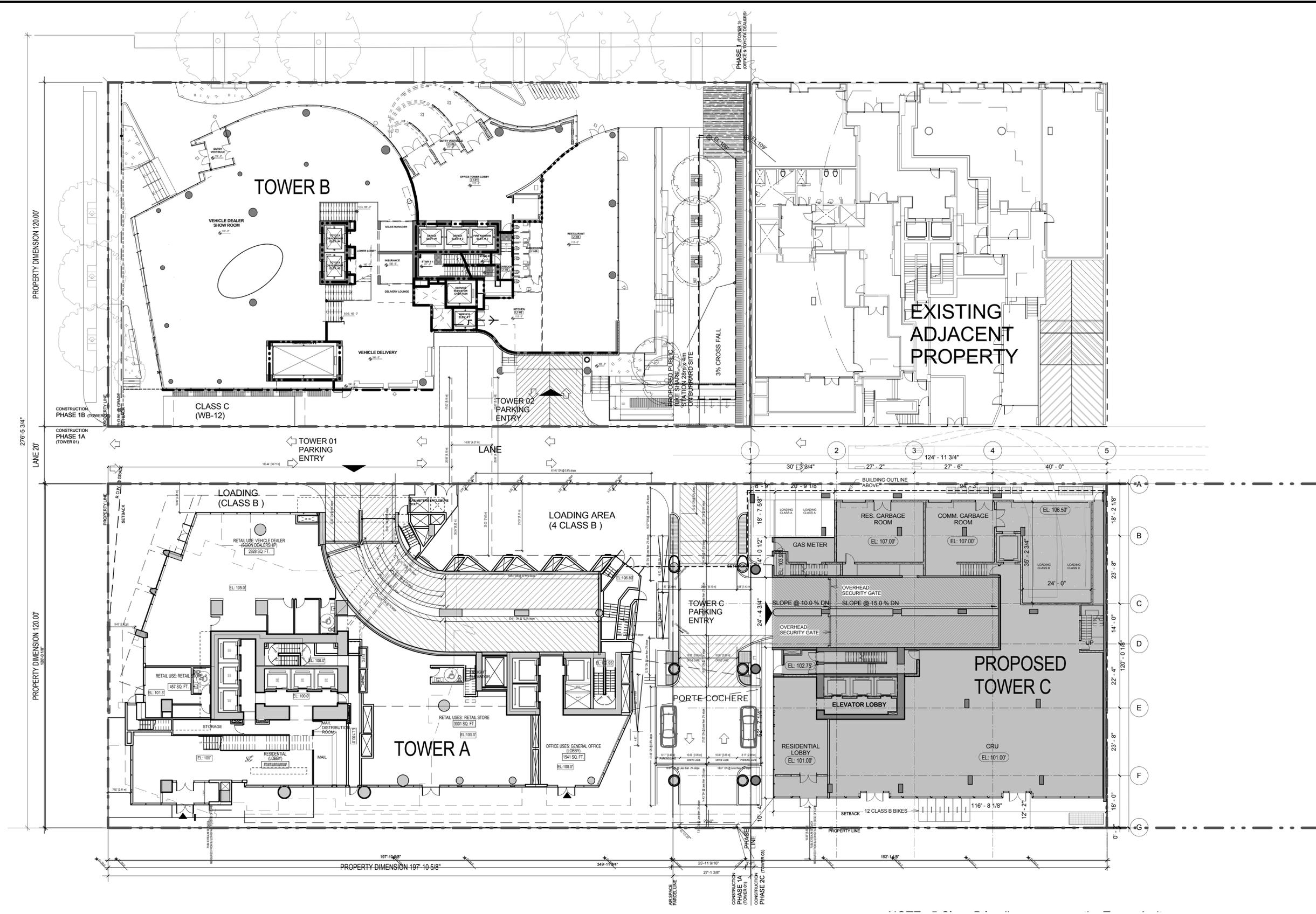
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SETBACK DIAGRAM

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A1.30

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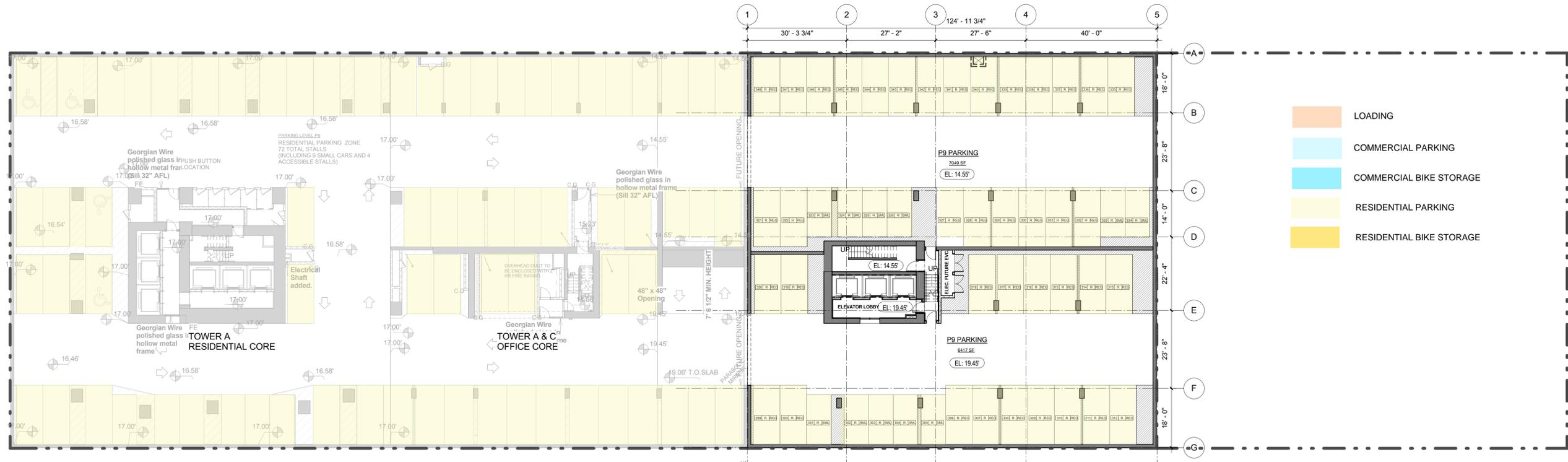
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SHEET TITLE
SITE PLAN

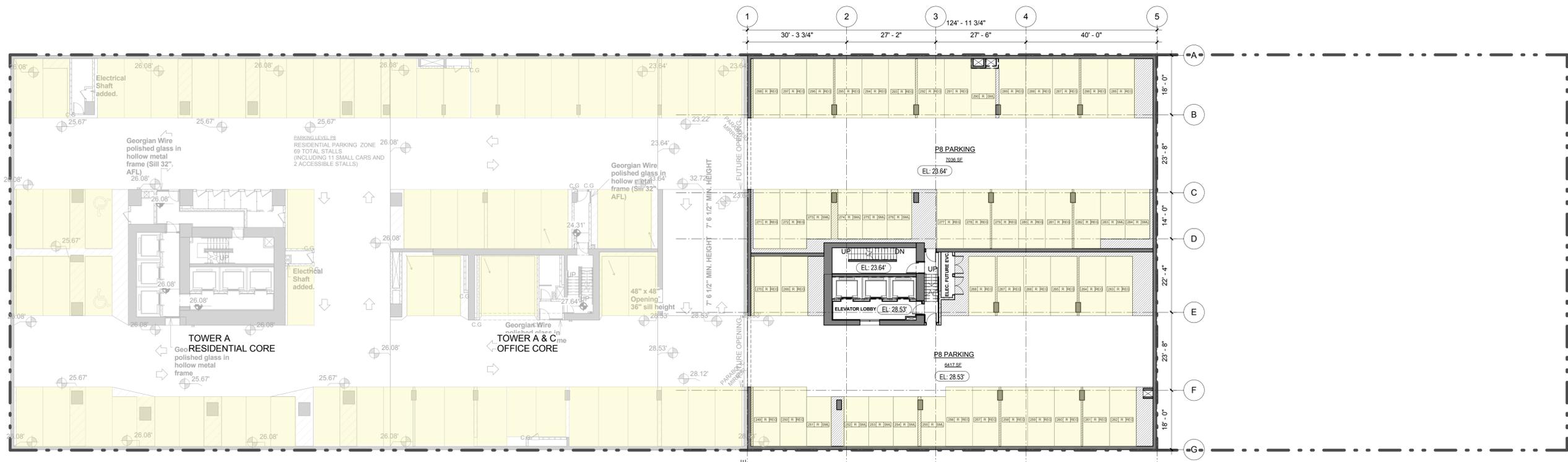
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A2.00

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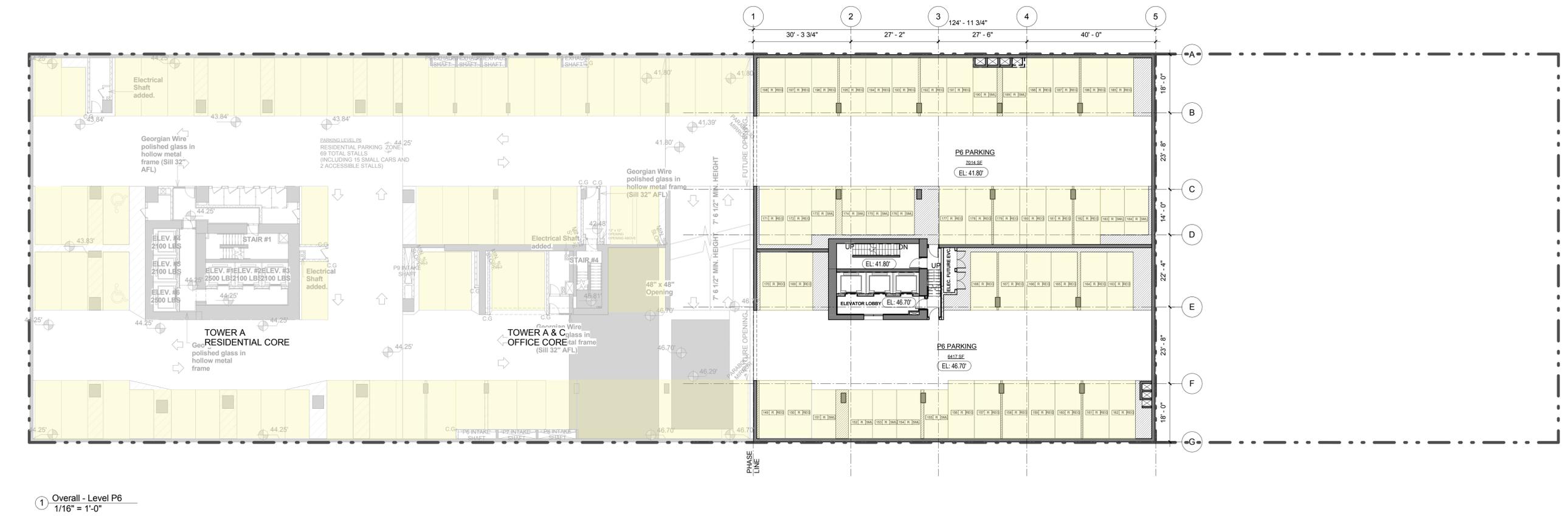
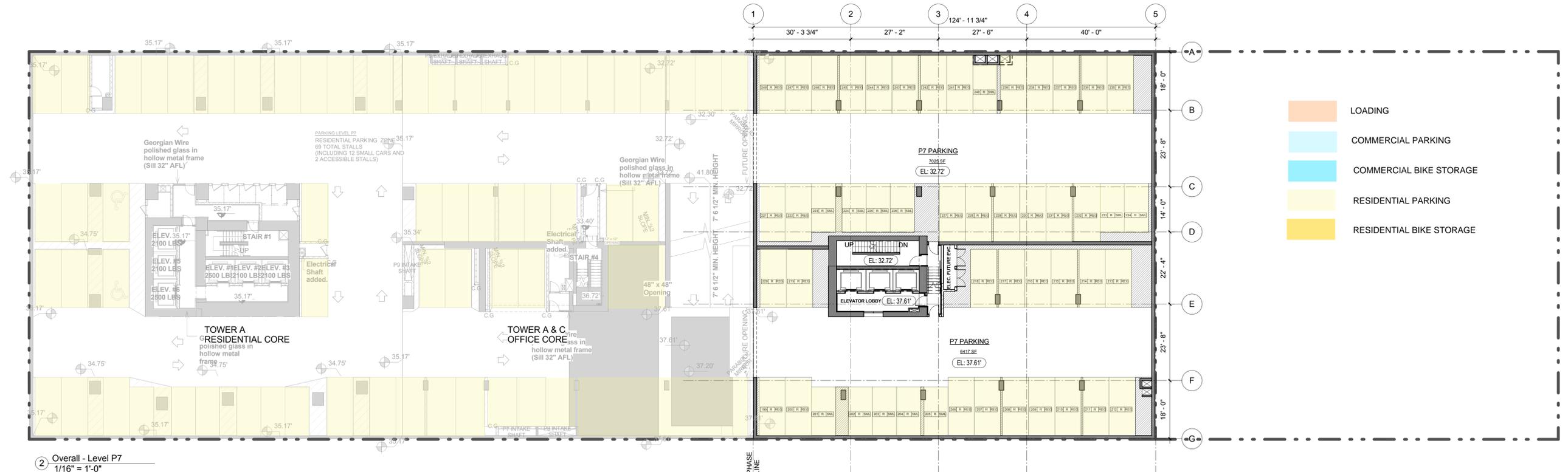


1 Overall - Level P9
1/16" = 1'-0"



2 Overall - Level P8
1/16" = 1'-0"

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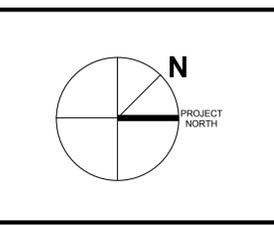


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THE JIM PATTON GROUP

PROJECT TITLE
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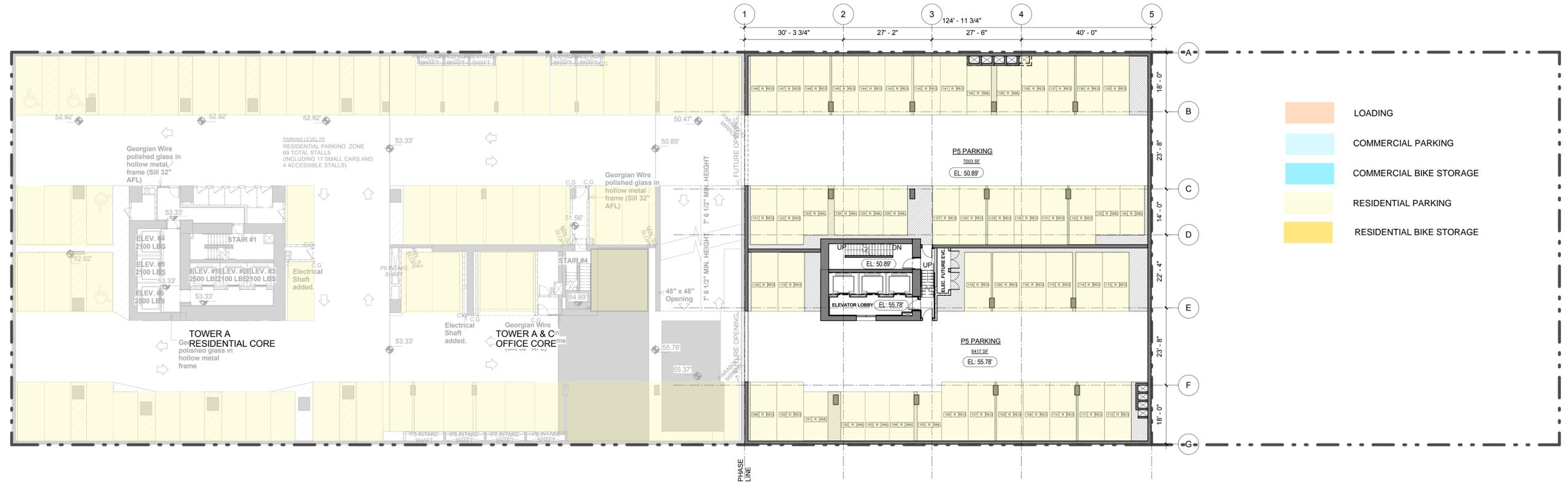
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ibigroup.com

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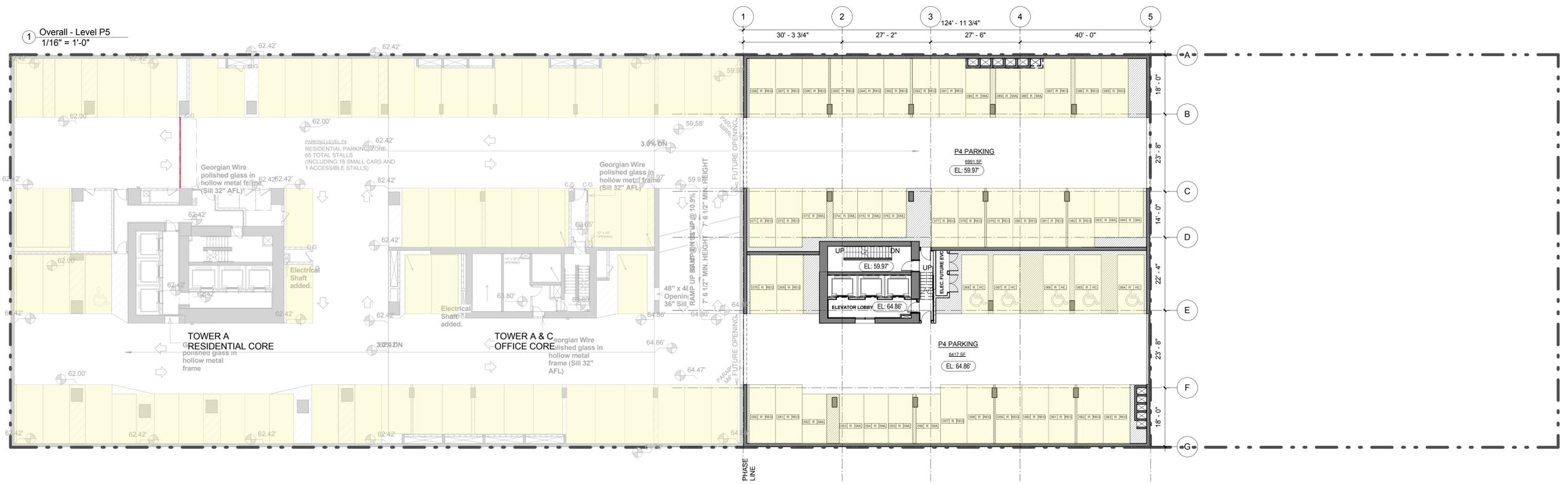
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OVERALL LEVEL P6 & P7 PLAN

SHEET NUMBER
A2.02

REV



- LOADING
- COMMERCIAL PARKING
- COMMERCIAL BIKE STORAGE
- RESIDENTIAL PARKING
- RESIDENTIAL BIKE STORAGE



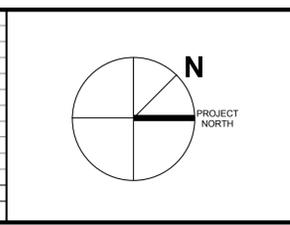
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THE JIM PATTON GROUP

PROJECT TITLE

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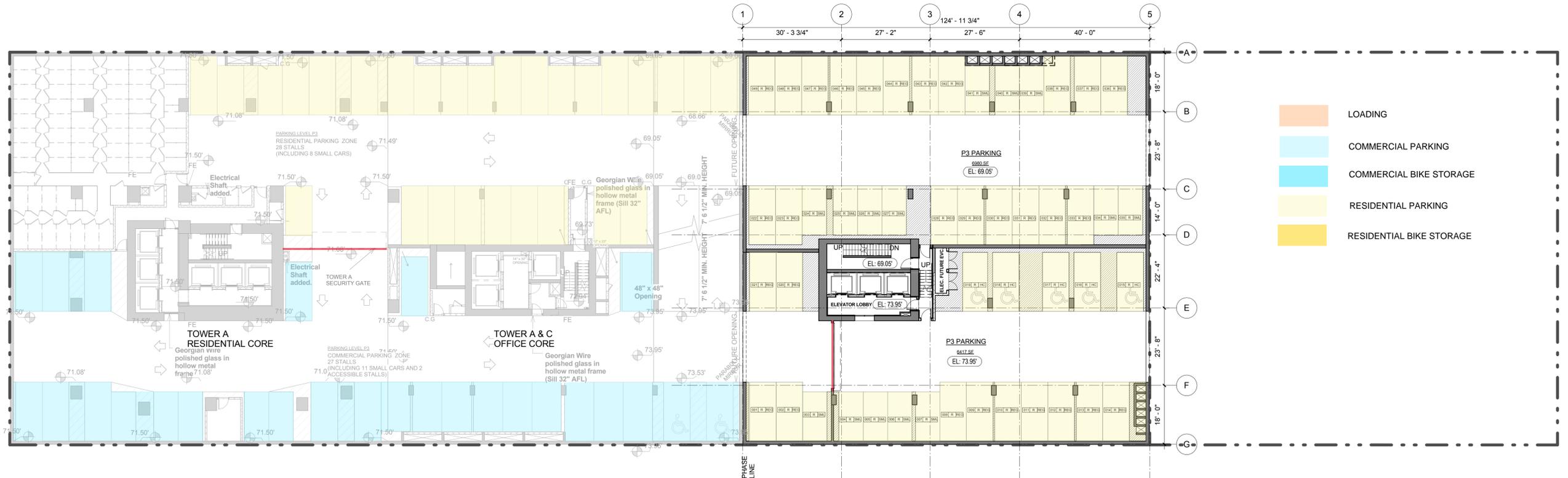
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OVERALL LEVEL P4 & P5 PLAN

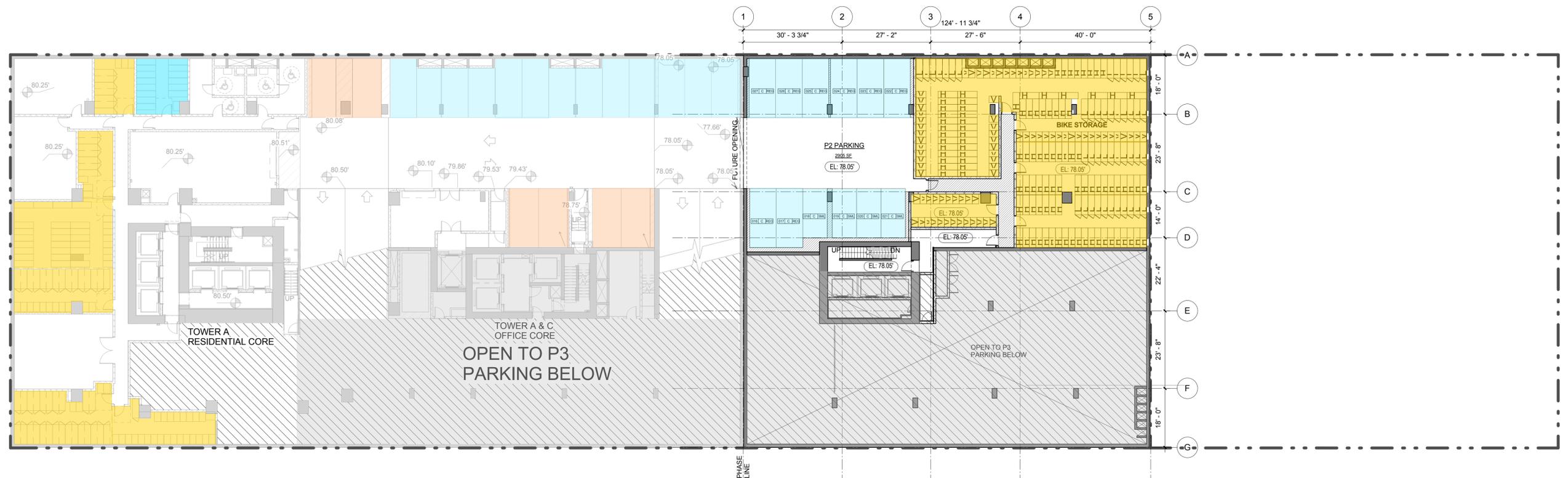
SHEET NUMBER

A2.03

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① Overall - Level P3
1/16" = 1'-0"



② Overall - Level P2
1/16" = 1'-0"

- LOADING
- COMMERCIAL PARKING
- COMMERCIAL BIKE STORAGE
- RESIDENTIAL PARKING
- RESIDENTIAL BIKE STORAGE

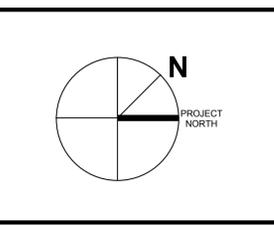
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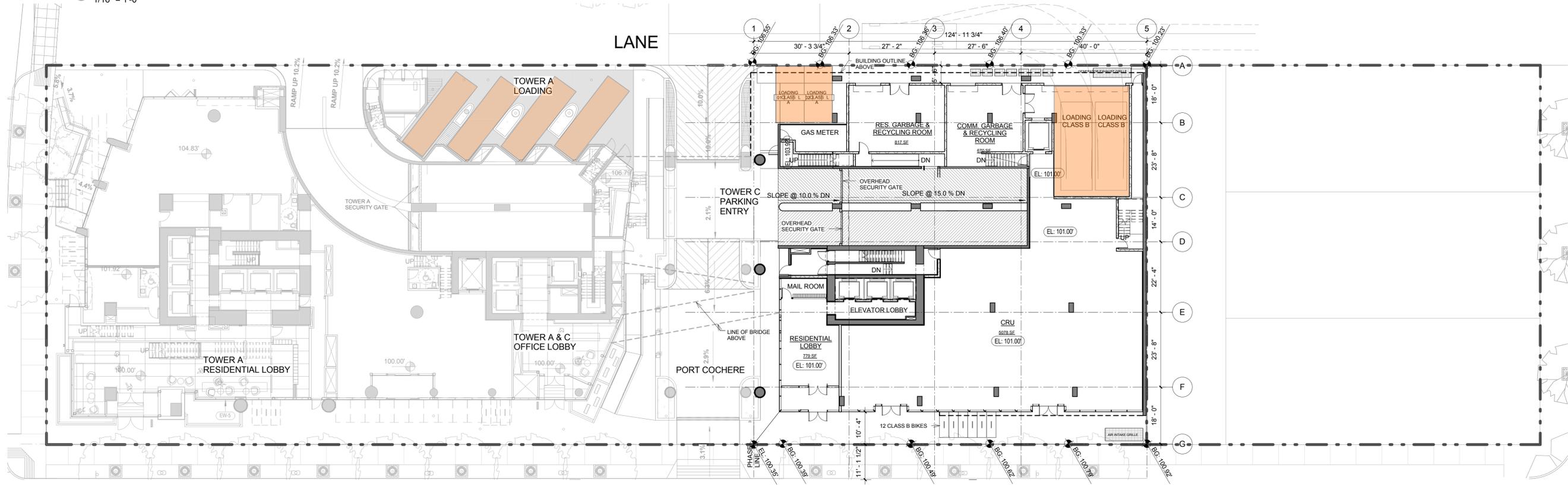
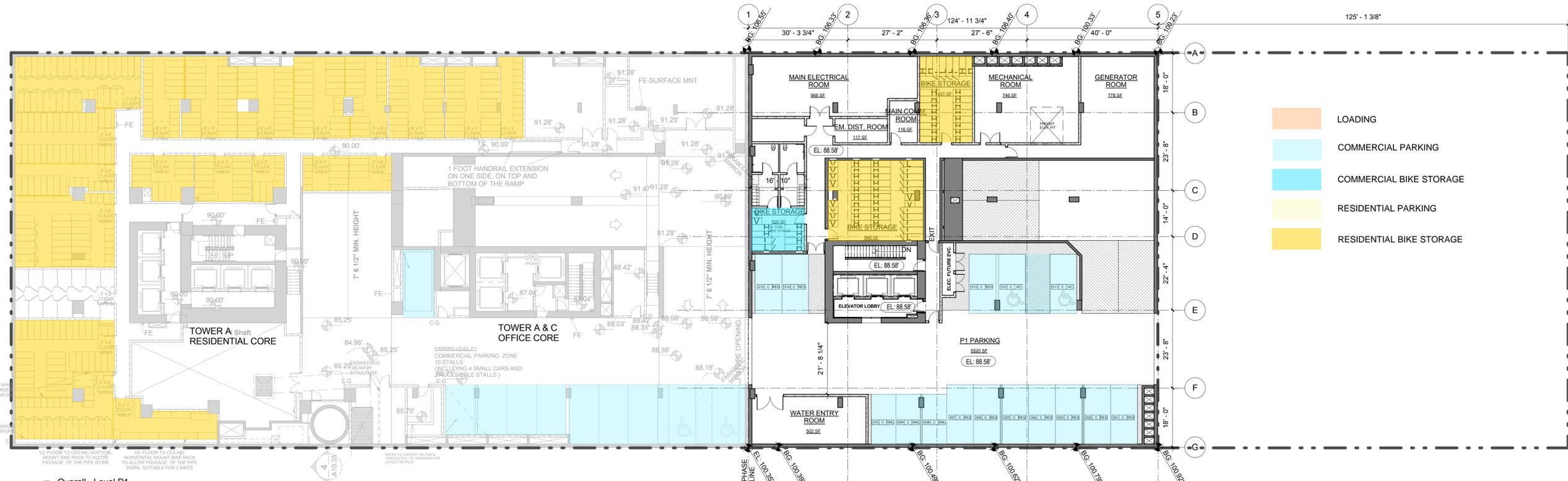
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ISSUED						

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NYDA NEIL M. DENARI ARCHITECT 4335 West Adams Blvd, Second Floor Los Angeles, CA, USA 90018 tel 310 390 3033 denari.co	RELIANCE PROPERTIES THE JIM PARTISON GROUP	BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC	IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com	OVERALL LEVEL P2 & P3 PLAN
			PROJECT NO: 109260	SHEET NUMBER
			DRAWN BY: MS/BS	A2.04
			CHKD BY: JC	REV
			SCALE: 1/16" = 1'-0"	1
			DATE: ISSUE DATE	



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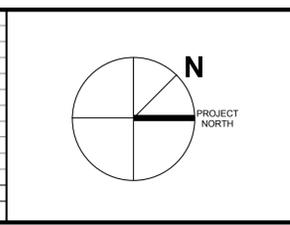
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THE JIM PATTON GROUP

PROJECT TITLE

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PROJECT NO: 109260
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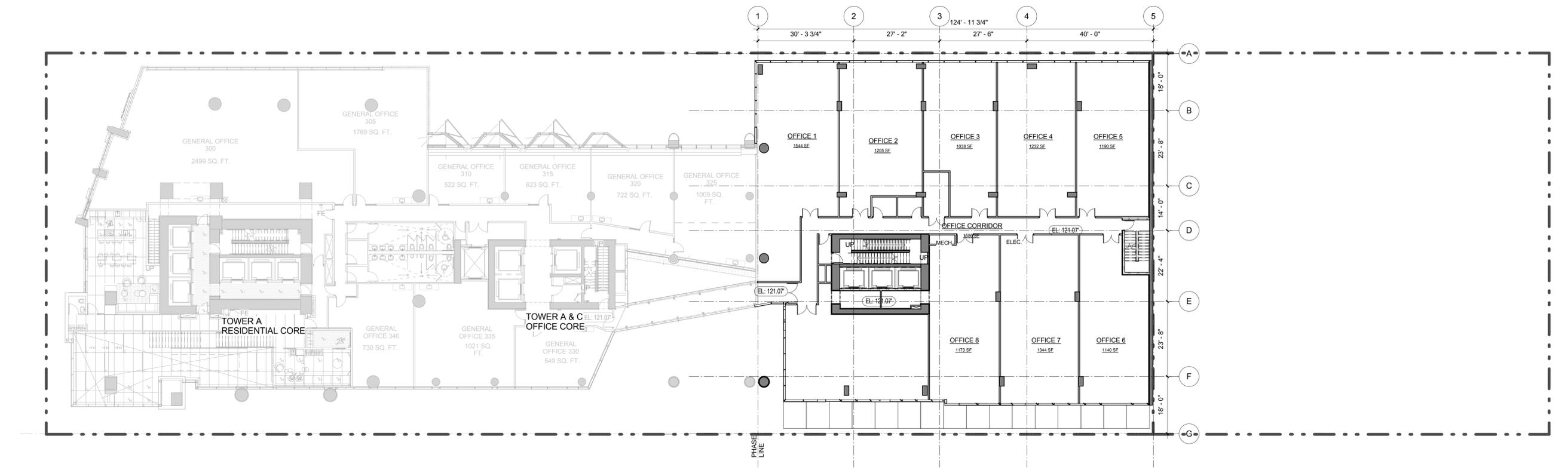
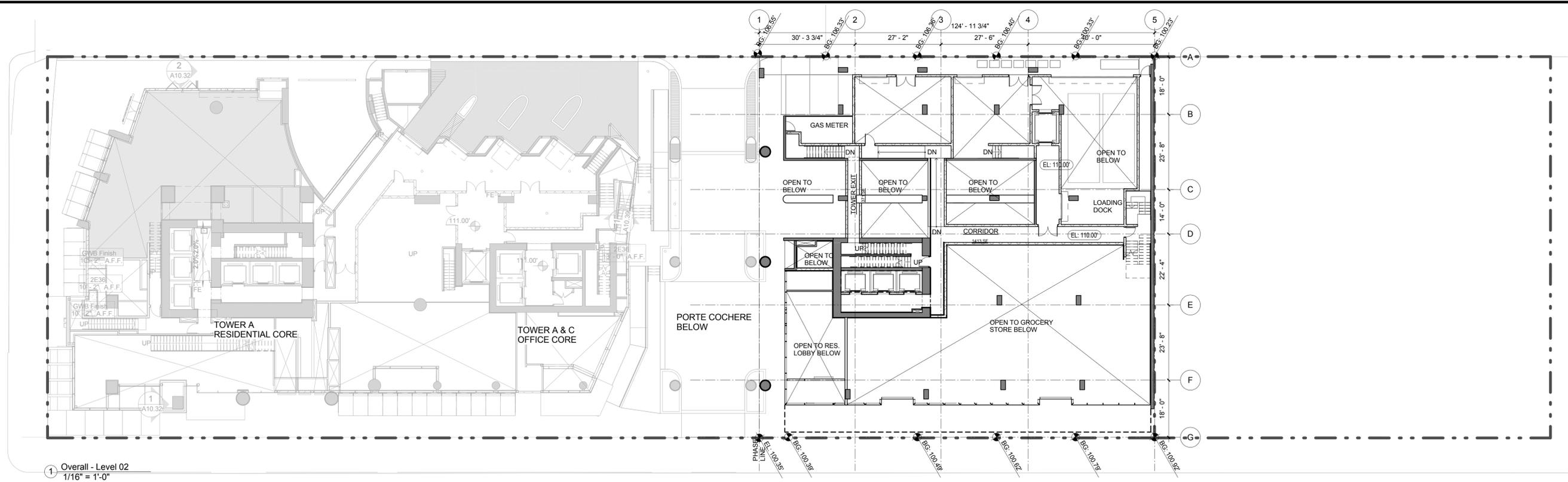
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OVERALL LEVEL P1 & LEVEL 01 PLAN

SHEET NUMBER

A2.05

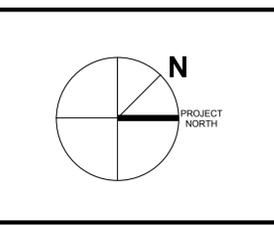
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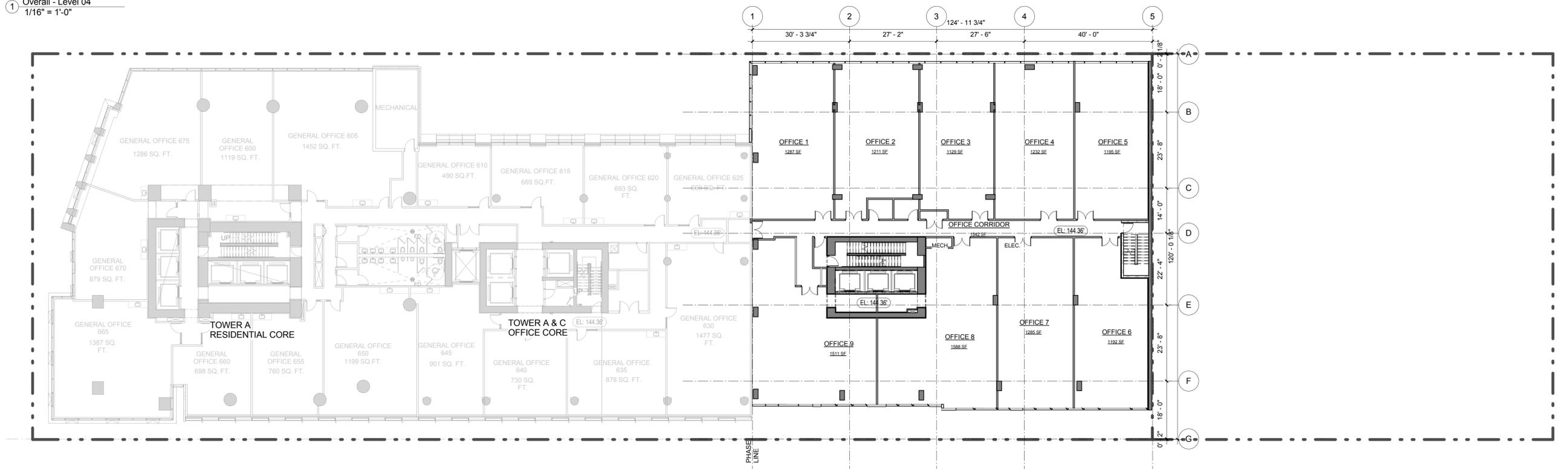
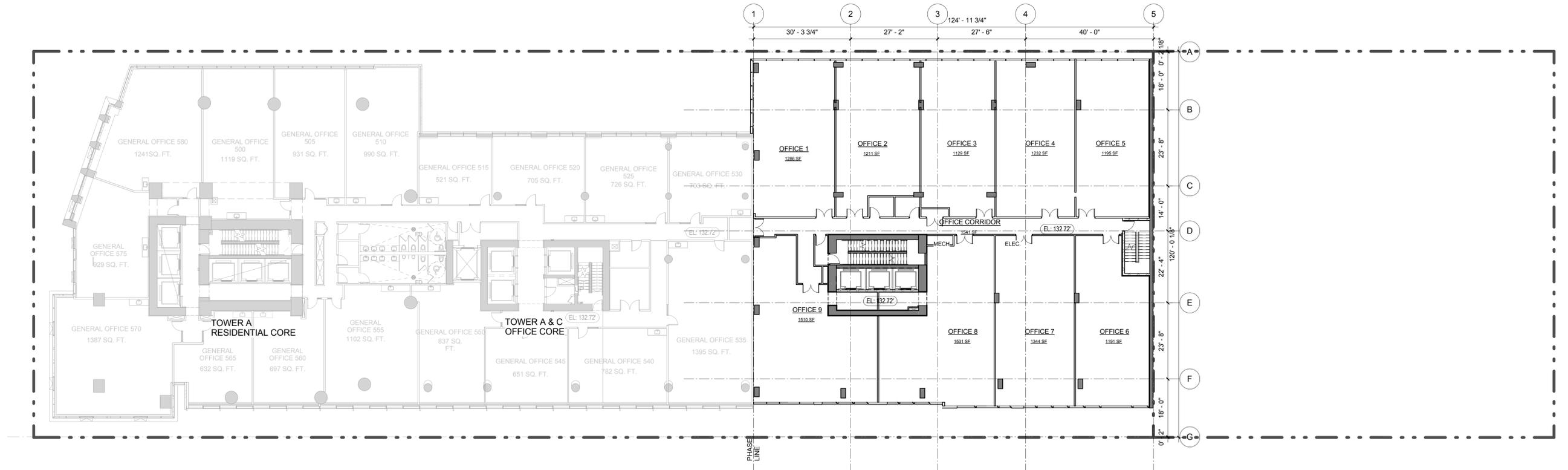
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OVERALL LEVEL 02 & 03 PLAN

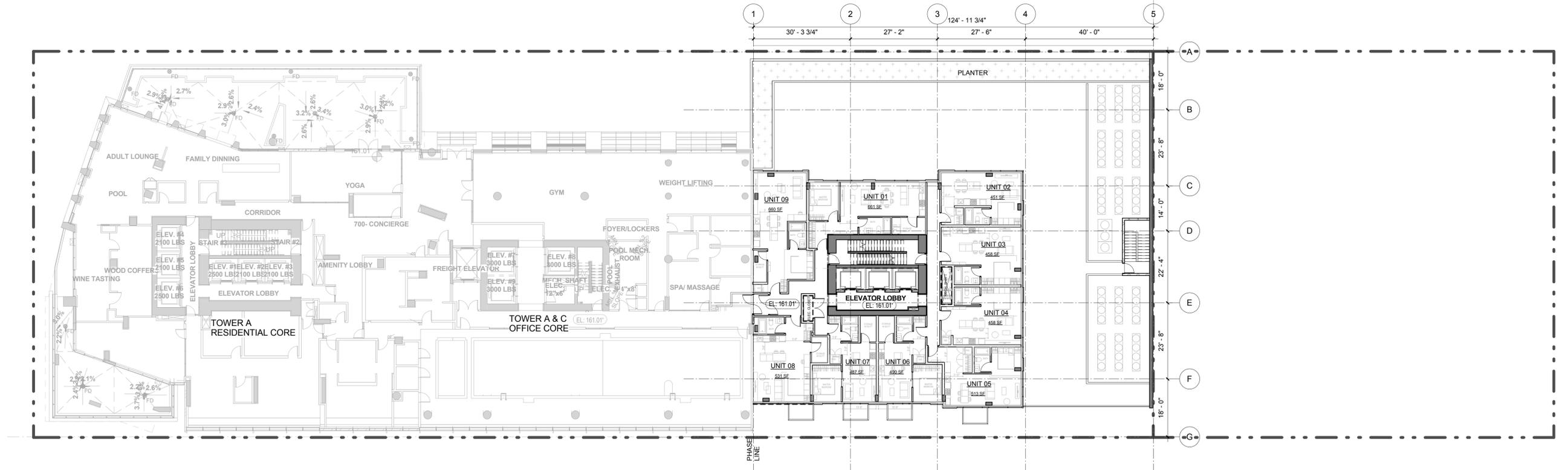
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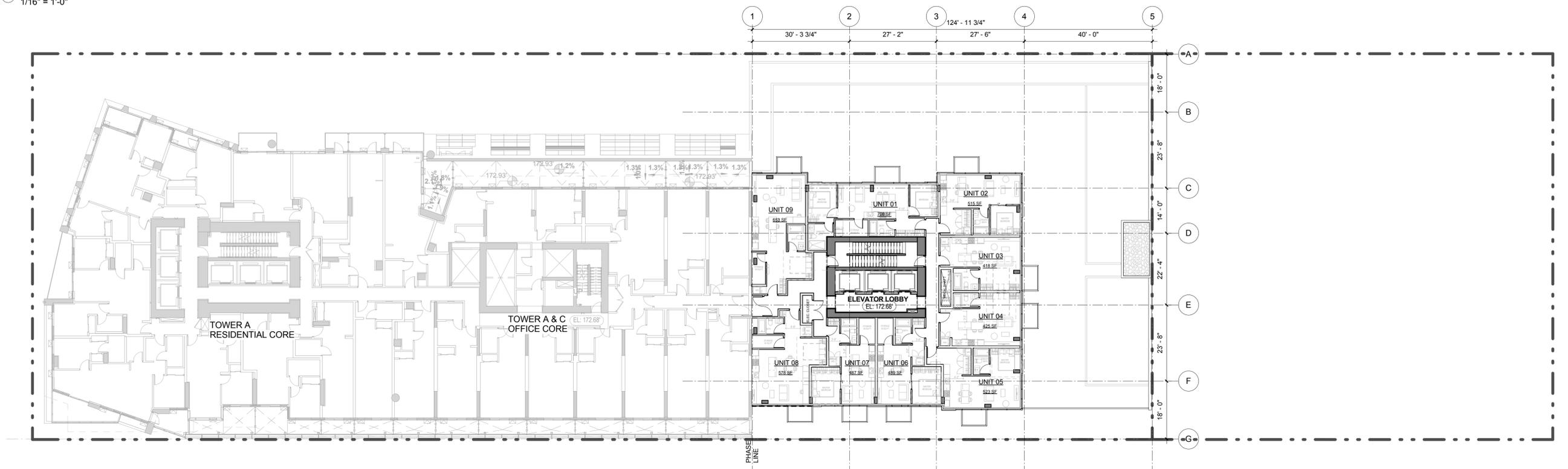
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		NO.	DATE	APPR	DESCRIPTION	NO.	DATE	DESCRIPTION														
01	2018/05/29		ISSUED FOR DP APPLICATION																			
PROJECT NO: 109260 DRAWN BY: MS/BS CHKD BY: JC SCALE: 1/16" = 1'-0" DATE: ISSUE DATE																						

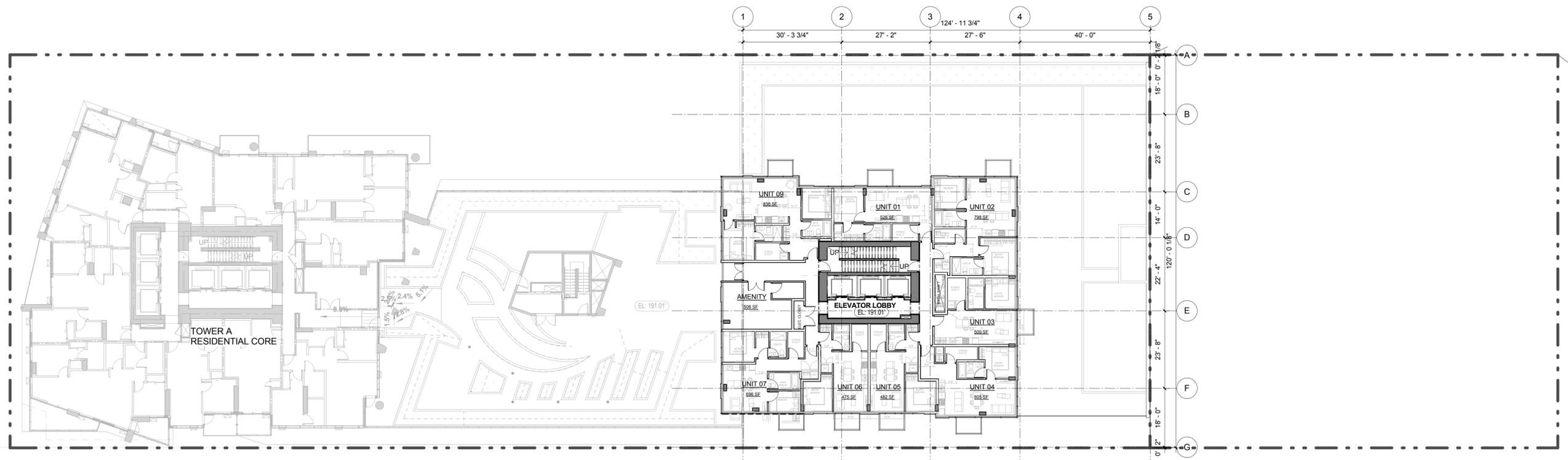


① Overall - Level 06
1/16" = 1'-0"



② Overall - Level 07 & 08
1/16" = 1'-0"

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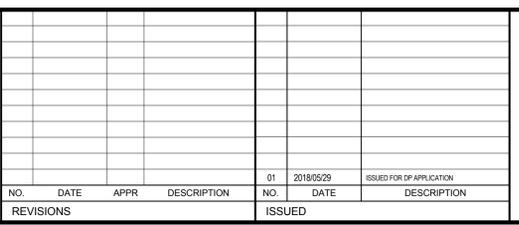


② Overall - Level 09
1/16" = 1'-0"

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SEAL

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				01	2018/05/29	ISSUED FOR DP APPLICATION
REVISIONS			ISSUED			



DESIGN ARCHITECT
NVDA
NEIL M. DENARI ARCHITECT
4335 West Adams Blvd, Second Floor
Los Angeles, CA, USA 90018
tel 310 390 3033
denari.co

CLIENT
RELIANCE PROPERTIES
THE JIM PATTON GROUP

PROJECT TITLE
BURRARD GATEWAY TOWER C
1275 HORNBY STREET
VANCOUVER, BC

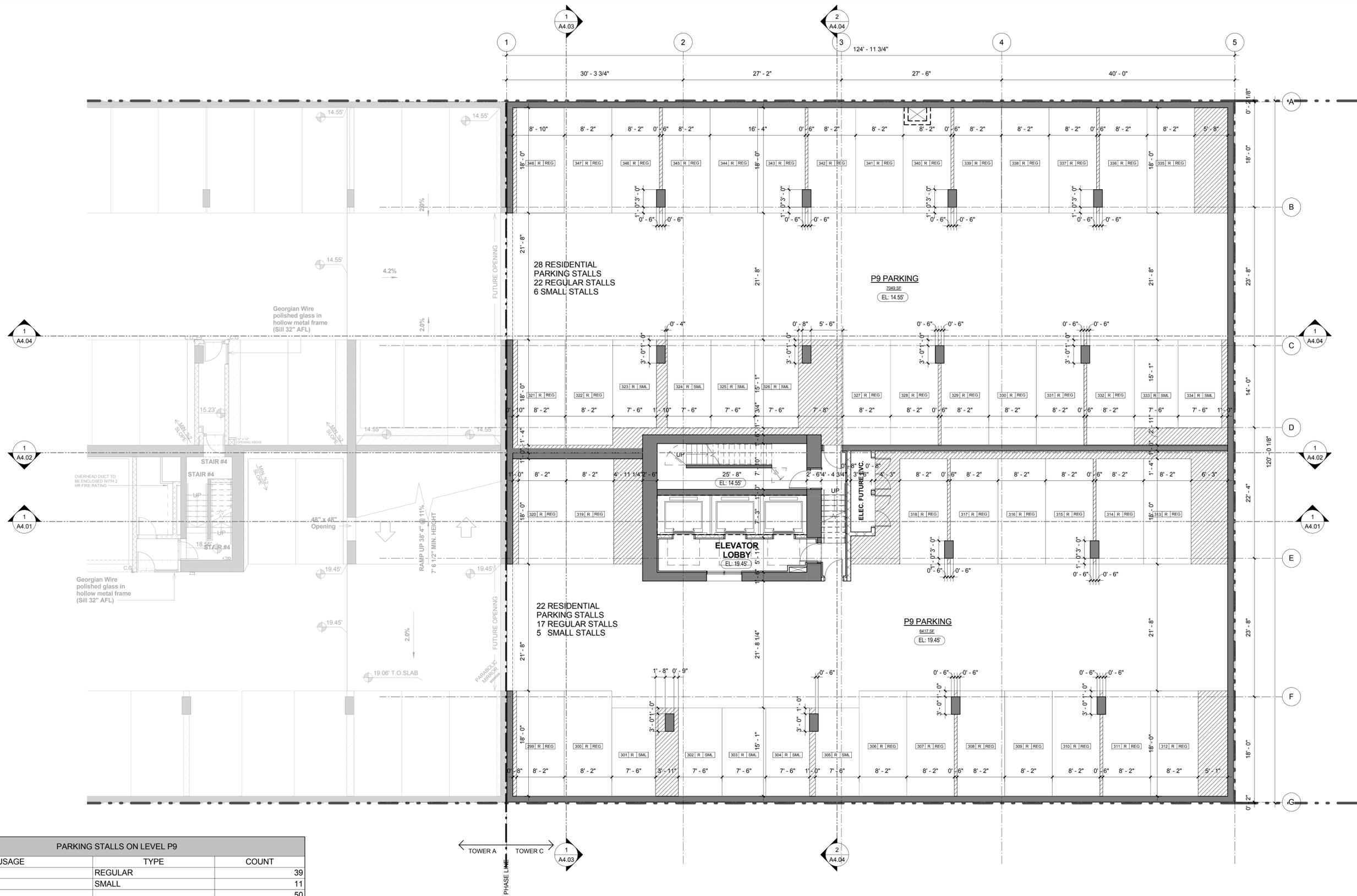
PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT NO: 109260
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SHEET TITLE
OVERALL LEVEL 09 PLAN

SHEET NUMBER
A2.09

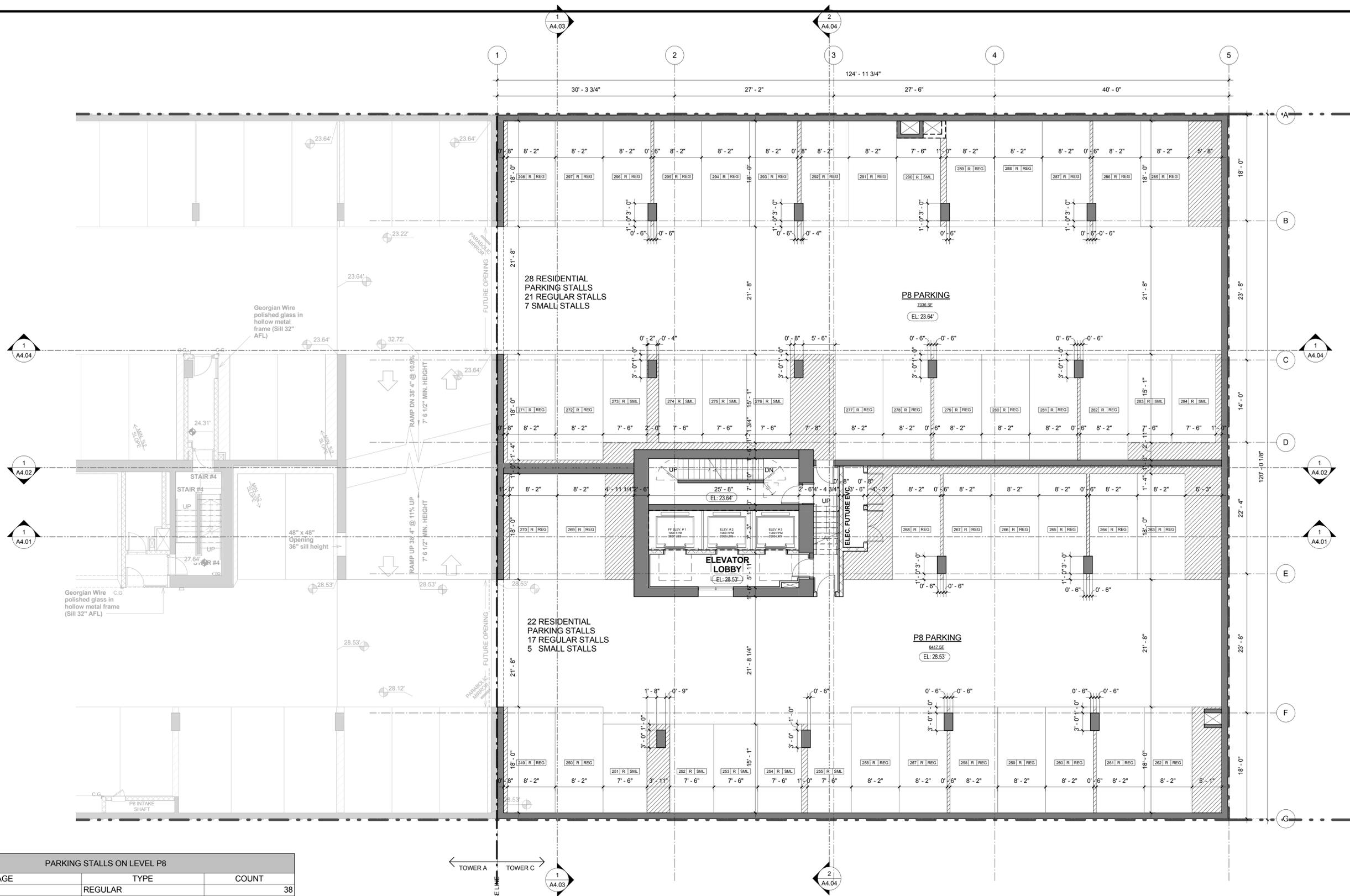
REV



PARKING STALLS ON LEVEL P9		
USAGE	TYPE	COUNT
RESIDENTIAL	REGULAR	39
RESIDENTIAL	SMALL	11
TOTAL		50

The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw.
 The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw.
 A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

SUB-CONSULTANT SEAL IBI GROUP ARCHITECTS (CANADA) INC. is a member of IBI Group of companies	DESIGN ARCHITECT NMDA NEIL M. DENARI ARCHITECT 4335 West Adams Blvd, Second Floor Los Angeles, CA, USA 90018 tel 310 390 3033 denari.co	CLIENT RELIANCE PROPERTIES THE JIM PARTISON GROUP	PROJECT TITLE BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC	PRIME CONSULTANT IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com	SHEET TITLE LEVEL P9 PLAN
				PROJECT NO.: 109260 DRAWN BY: MS/BS CHKD BY: JC SCALE: 1/8" = 1'-0" DATE: ISSUE DATE	SHEET NUMBER A2.21
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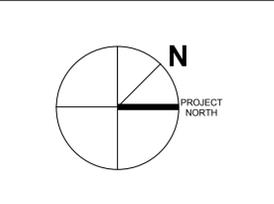
PARKING STALLS ON LEVEL P8		
USAGE	TYPE	COUNT
RESIDENTIAL	REGULAR	38
RESIDENTIAL	SMALL	12
TOTAL		50

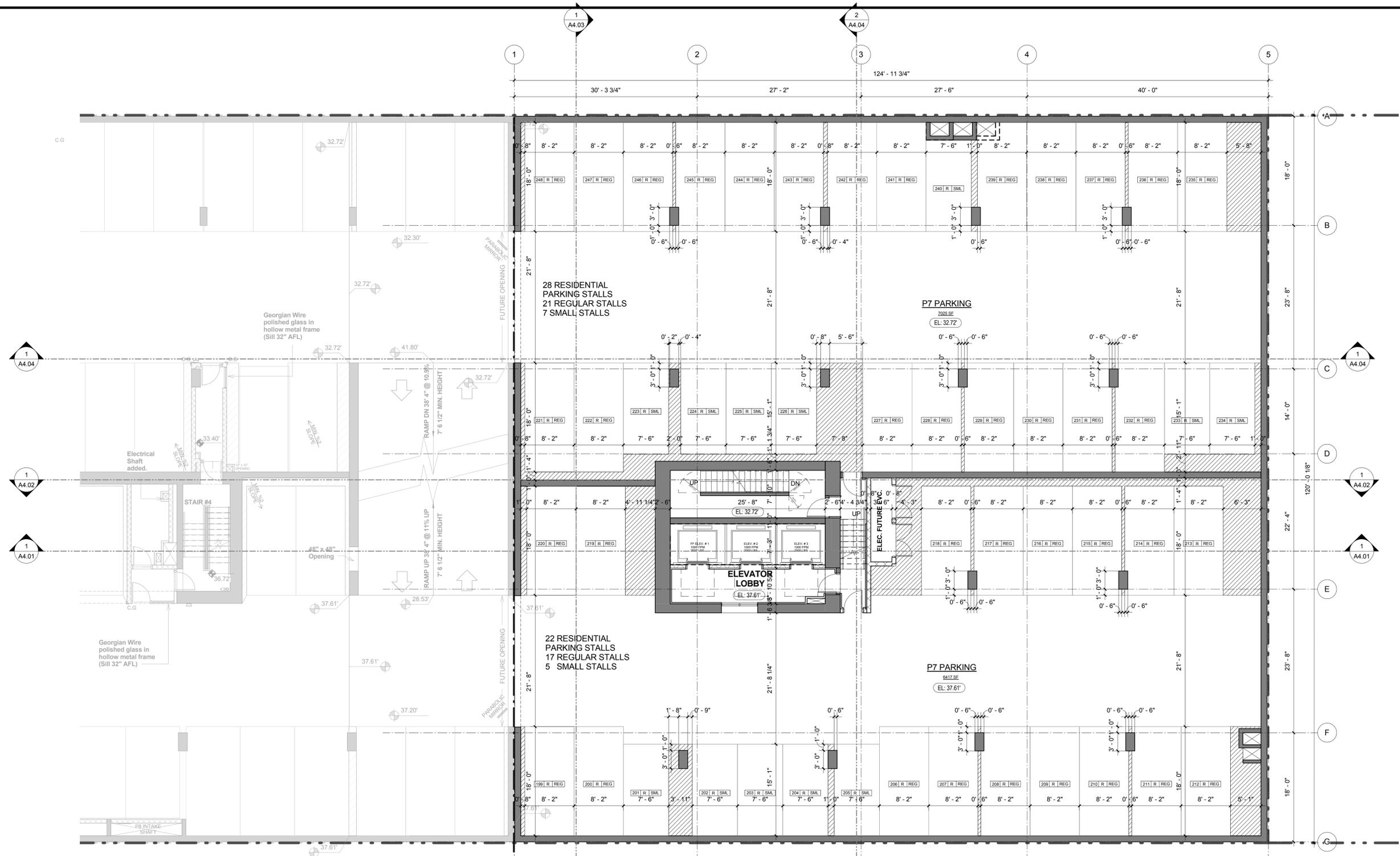
The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw. The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw. A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

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DESIGN ARCHITECT	CLIENT	PROJECT TITLE	PRIME CONSULTANT	SHEET TITLE
NYDA NEIL M. DENARI ARCHITECT 4335 West Adams Blvd, Second Floor Los Angeles, CA, USA 90018 tel 310 390 3033 denari.co	RELIANCE PROPERTIES THE JIM PARTISON GROUP	BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC	IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com	LEVEL P8 PLAN
PROJECT NO: 109260			DRAWN BY: MS/BS	SHEET NUMBER
CHKD BY: JC			SCALE: 1/8" = 1'-0"	A2.22
DATE: [blank]			ISSUE DATE	REV

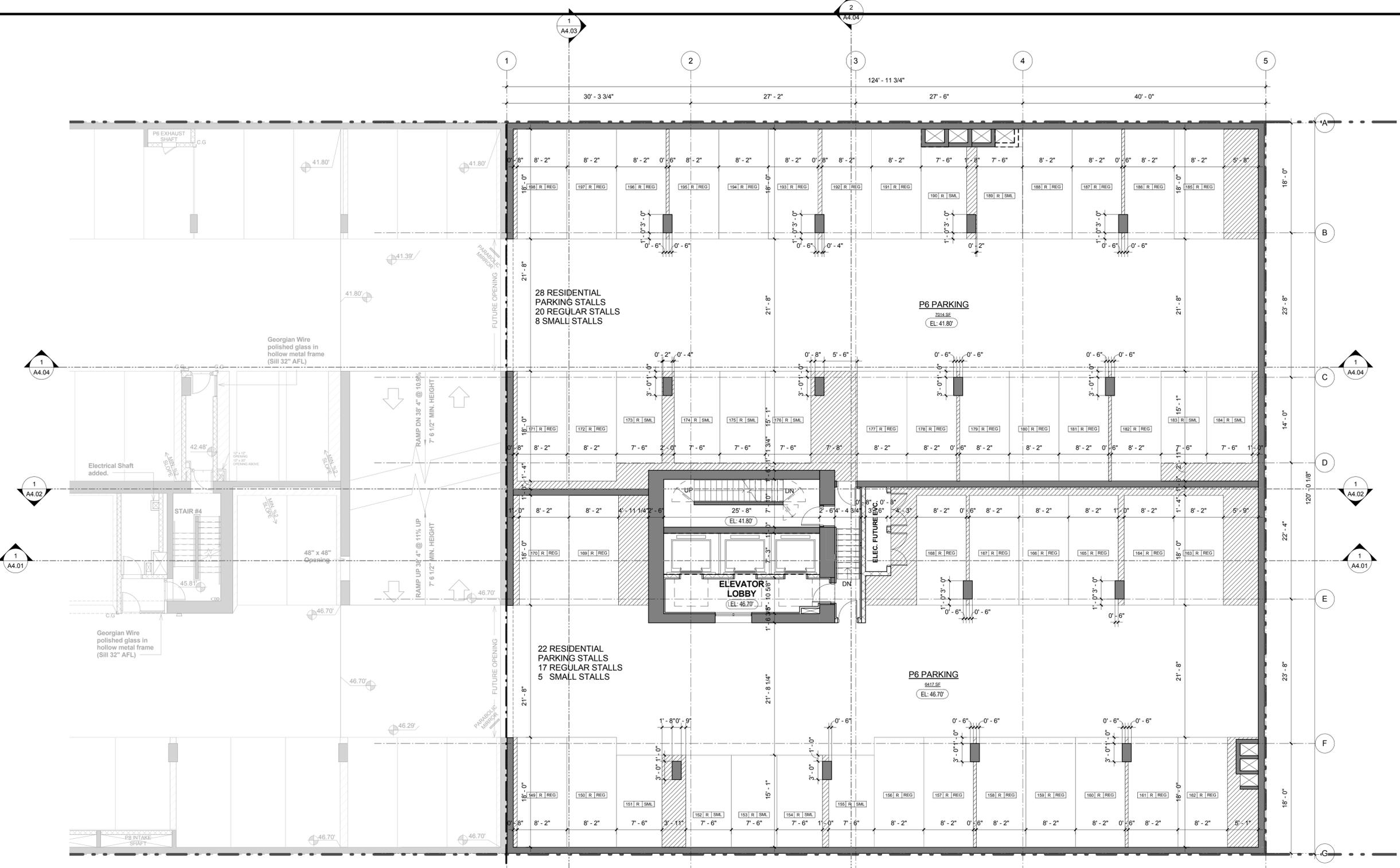




PARKING STALLS ON LEVEL P7		
USAGE	TYPE	COUNT
RESIDENTIAL	REGULAR	38
RESIDENTIAL	SMALL	12
TOTAL		50

The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw. The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw. A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

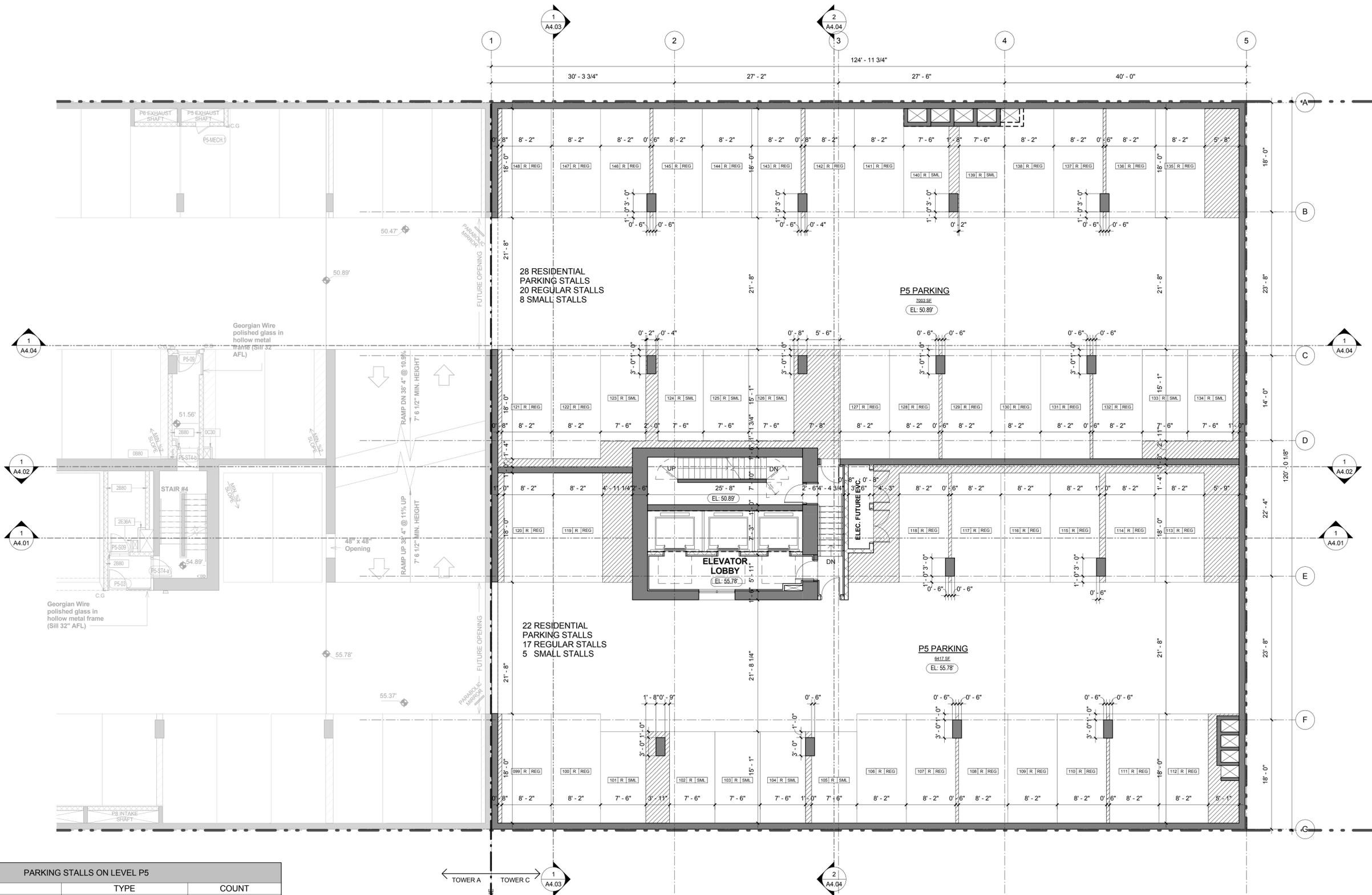
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					PROJECT NO: 109260 DRAWN BY: MS/BS CHKD BY: JC SCALE: 1/8" = 1'-0" DATE: ISSUE DATE	SHEET NUMBER A2.23



PARKING STALLS ON LEVEL P6		
USAGE	TYPE	COUNT
RESIDENTIAL	REGULAR	37
RESIDENTIAL	SMALL	13
TOTAL		50

The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw. The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw. A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

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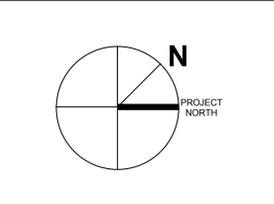
PARKING STALLS ON LEVEL P5		
USAGE	TYPE	COUNT
RESIDENTIAL	REGULAR	37
RESIDENTIAL	SMALL	13
TOTAL		50

The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw. The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw. A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

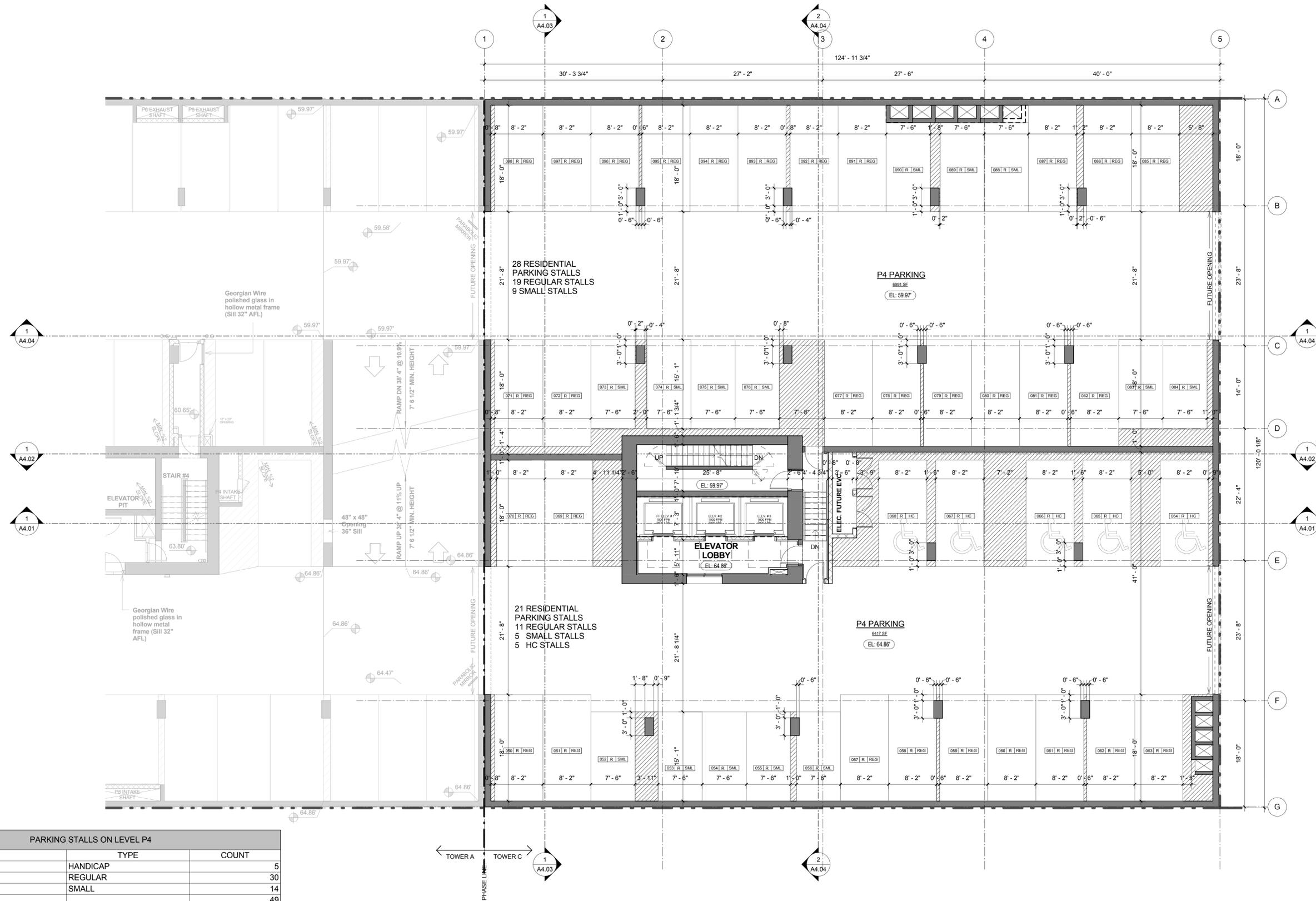
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NMDA NEIL M. DENARI ARCHITECT 4335 West Adams Blvd, Second Floor Los Angeles, CA, USA 90018 tel 310 390 3033 denari.co	RELIANCE PROPERTIES THE JIM PARTISON GROUP	BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC	IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com	LEVEL P5 PLAN
			PROJECT NO: 109260	SHEET NUMBER
			DRAWN BY: MS/BS	A2.25
			CHKD BY: JC	REV
			SCALE: 1/8" = 1'-0"	
			DATE: ISSUE DATE	



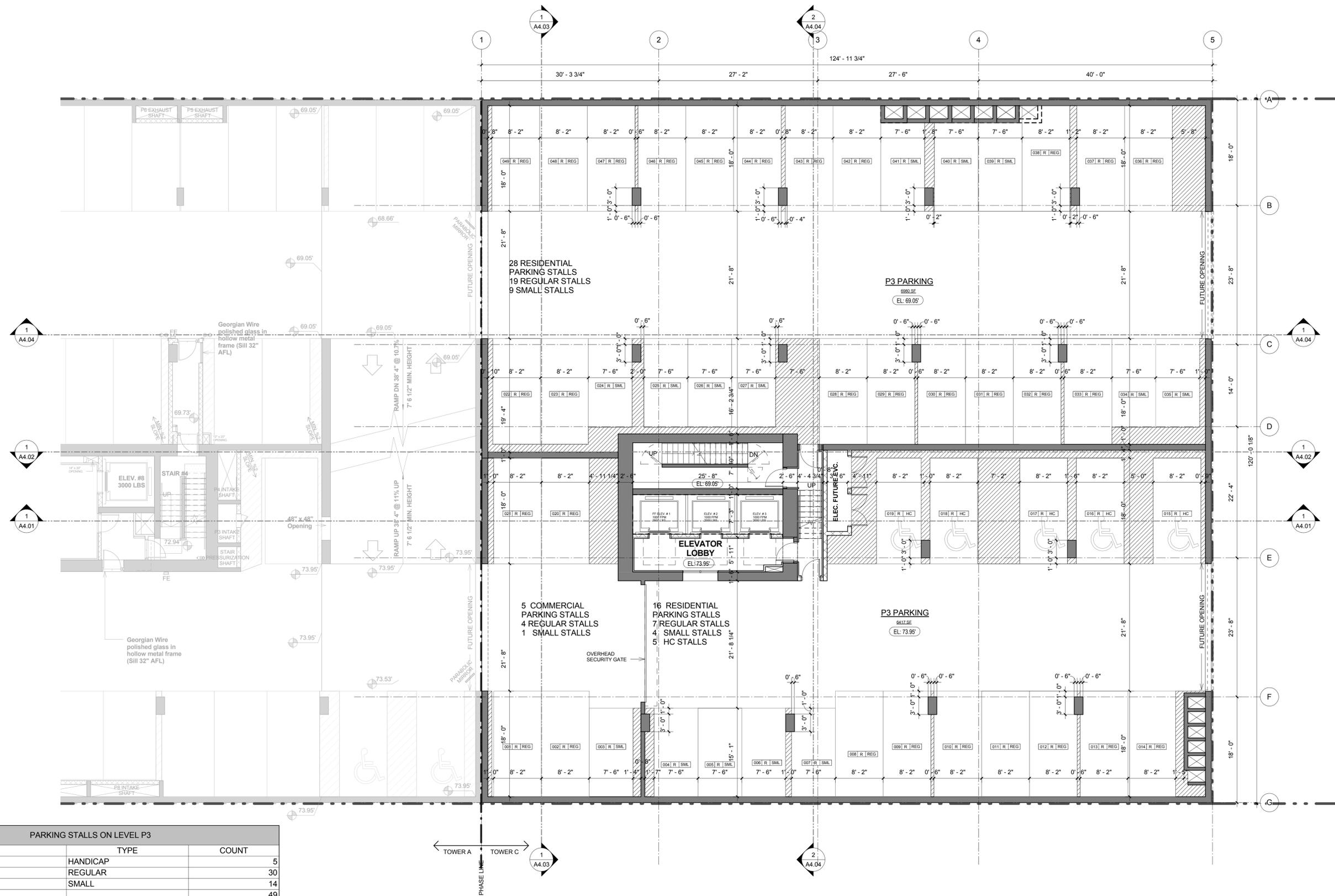
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PARKING STALLS ON LEVEL P4		
USAGE	TYPE	COUNT
RESIDENTIAL	HANDICAP	5
RESIDENTIAL	REGULAR	30
RESIDENTIAL	SMALL	14
TOTAL		49

The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw. The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw. A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

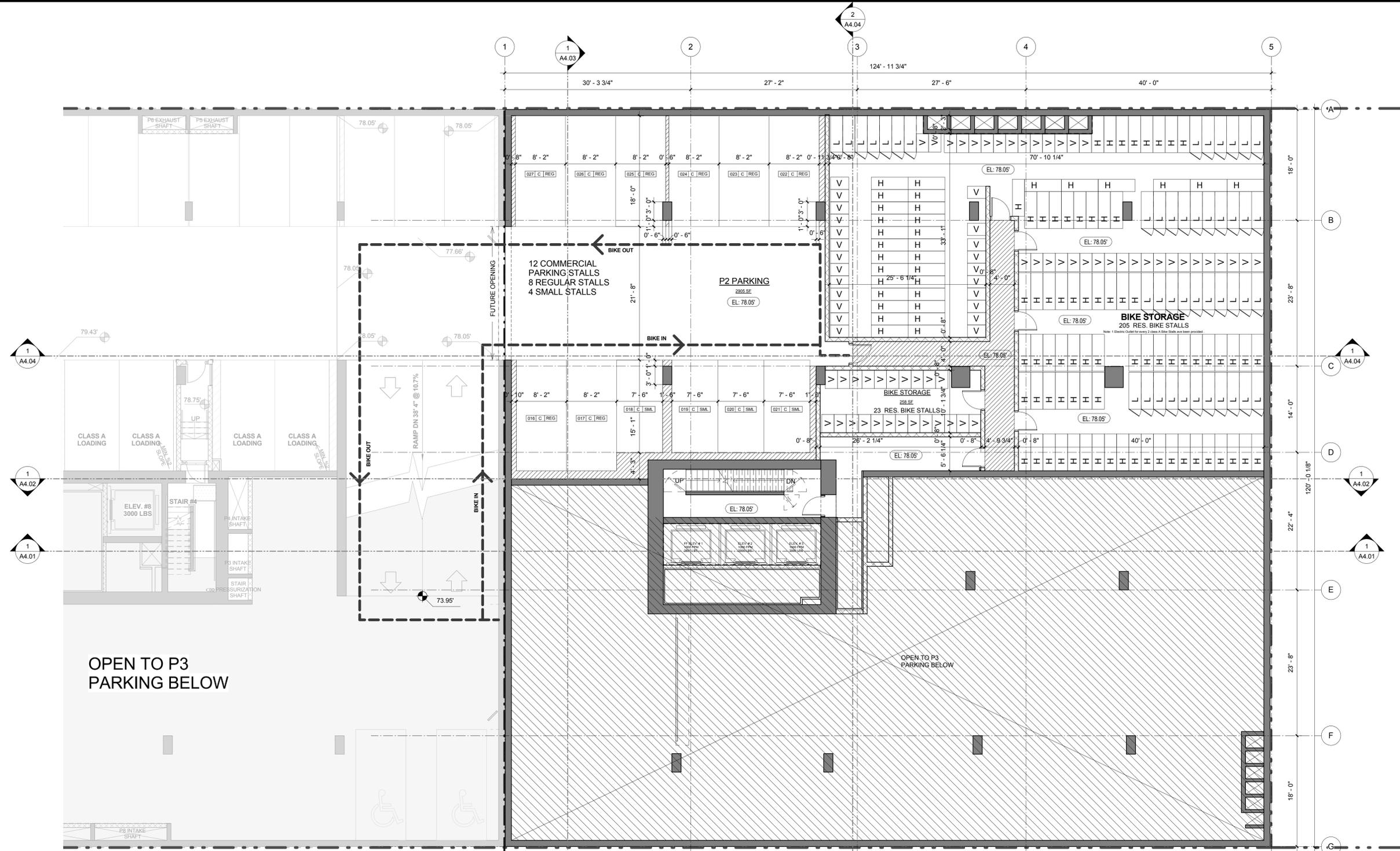
SUB-CONSULTANT SEAL IBI GROUP ARCHITECTS (CANADA) INC. <small>is a member of IBI Group of companies</small>	DESIGN ARCHITECT NMDA NEIL M. DENARI ARCHITECT 4335 West Adams Blvd, Second Floor Los Angeles, CA, USA 90018 tel 310 390 3033 denari.co	CLIENT RELIANCE PROPERTIES THE JIM PARTISON GROUP	PROJECT TITLE BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC	PRIME CONSULTANT IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com	SHEET TITLE LEVEL P4 PLAN														
				PROJECT NO.: 109260 DRAWN BY: MS/BS CHKD BY: JC SCALE: 1/8" = 1'-0" DATE: ISSUE DATE	SHEET NUMBER A2.26	REV 1													
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NO.	DATE	APPR	DESCRIPTION	NO.	DATE	DESCRIPTION													
1	08/05/2018		Code Revision	01	2018/05/29	ISSUED FOR DP APPLICATION													



PARKING STALLS ON LEVEL P3		
USAGE	TYPE	COUNT
RESIDENTIAL	HANDICAP	5
RESIDENTIAL	REGULAR	30
RESIDENTIAL	SMALL	14
TOTAL		49

The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw. The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw. A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

SUB-CONSULTANT SEAL IBI GROUP ARCHITECTS (CANADA) INC. is a member of IBI Group of companies	DESIGN ARCHITECT NMDA NEIL M. DENARI ARCHITECT 4335 West Adams Blvd, Second Floor Los Angeles, CA, USA 90018 tel 310 390 3033 denari.co	CLIENT RELIANCE PROPERTIES THE JIM PARTISON GROUP	PROJECT TITLE BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC	PRIME CONSULTANT IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com	SHEET TITLE LEVEL P3 PLAN														
					PROJECT NO.: 109260	SHEET NUMBER A2.27													
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NO.	DATE	APPR	DESCRIPTION	NO.	DATE	DESCRIPTION													
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PROJECT TITLE BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC		PRIME CONSULTANT IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com		SHEET TITLE LEVEL P3 PLAN															
PROJECT NO.: 109260		SHEET NUMBER A2.27		REV 1															
DRAWN BY: MS/BS CHKD BY: JC SCALE: 1/8" = 1'-0" DATE: ISSUE DATE																			



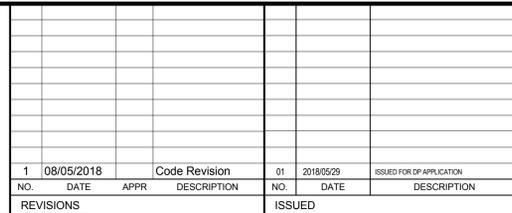
The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw.
 The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw.
 A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

PARKING STALLS ON LEVEL P2		
USAGE	TYPE	COUNT
COMMERCIAL	REGULAR	8
COMMERCIAL	SMALL	4
TOTAL		12

BICYCLE LOCKER ON LEVEL P2		
TYPE	COUNT	PHASE
CLASS A - BIKE LOCKER	44	1
CLASS A - HORIZONTAL	104	
CLASS A - VERTICAL	80	
TOTAL	228	

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 NEIL M. DENARI ARCHITECT
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 Los Angeles, CA, USA 90018
 tel 310 390 3033
 denari.co

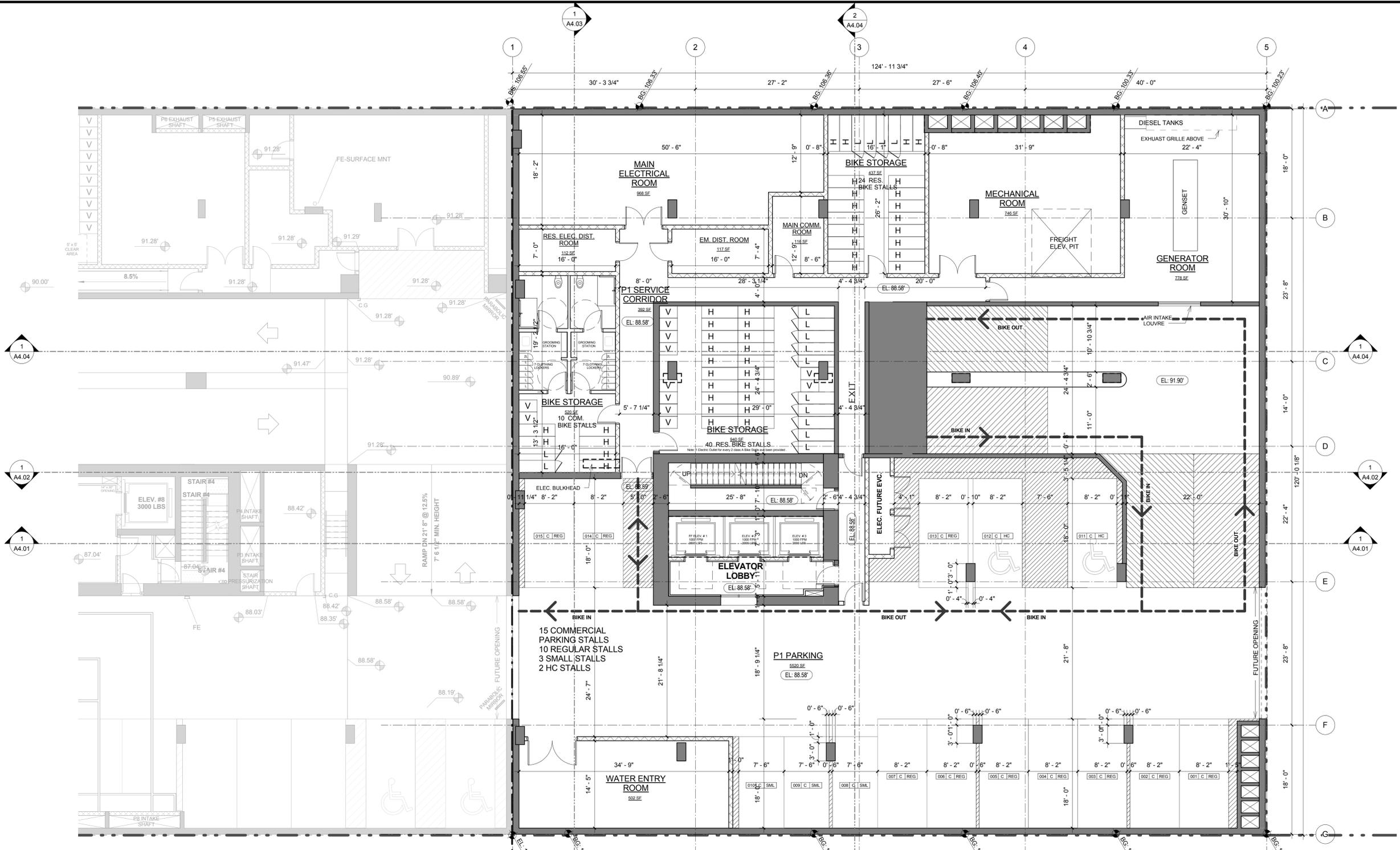
CLIENT
RELIANCE PROPERTIES
THE JIM PARTISON GROUP

PROJECT TITLE
BURRARD GATEWAY TOWER C
 1275 HORNBY STREET
 VANCOUVER, BC

PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
 700 - 1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com

SHEET TITLE
LEVEL P2 PLAN

SHEET NUMBER	REV
A2.28	1



The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw.
 The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw.
 A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.

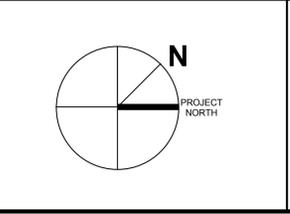
PARKING STALLS ON LEVEL P1		
USAGE	TYPE	COUNT
COMMERCIAL	HANDICAP	2
COMMERCIAL	REGULAR	10
COMMERCIAL	SMALL	3
TOTAL		15

LOCKER, BICYCLE LOCKER ON LEVEL P1		
TYPE	COUNT	PHASE
CLASS A - BIKE LOCKER	16	1
CLASS A - HORIZONTAL	46	A4.03
CLASS A - VERTICAL	12	
CLOTHING LOCKER	12	
TOTAL	86	

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NO.	DATE	APPR	DESCRIPTION	NO.	DATE	ISSUED	DESCRIPTION



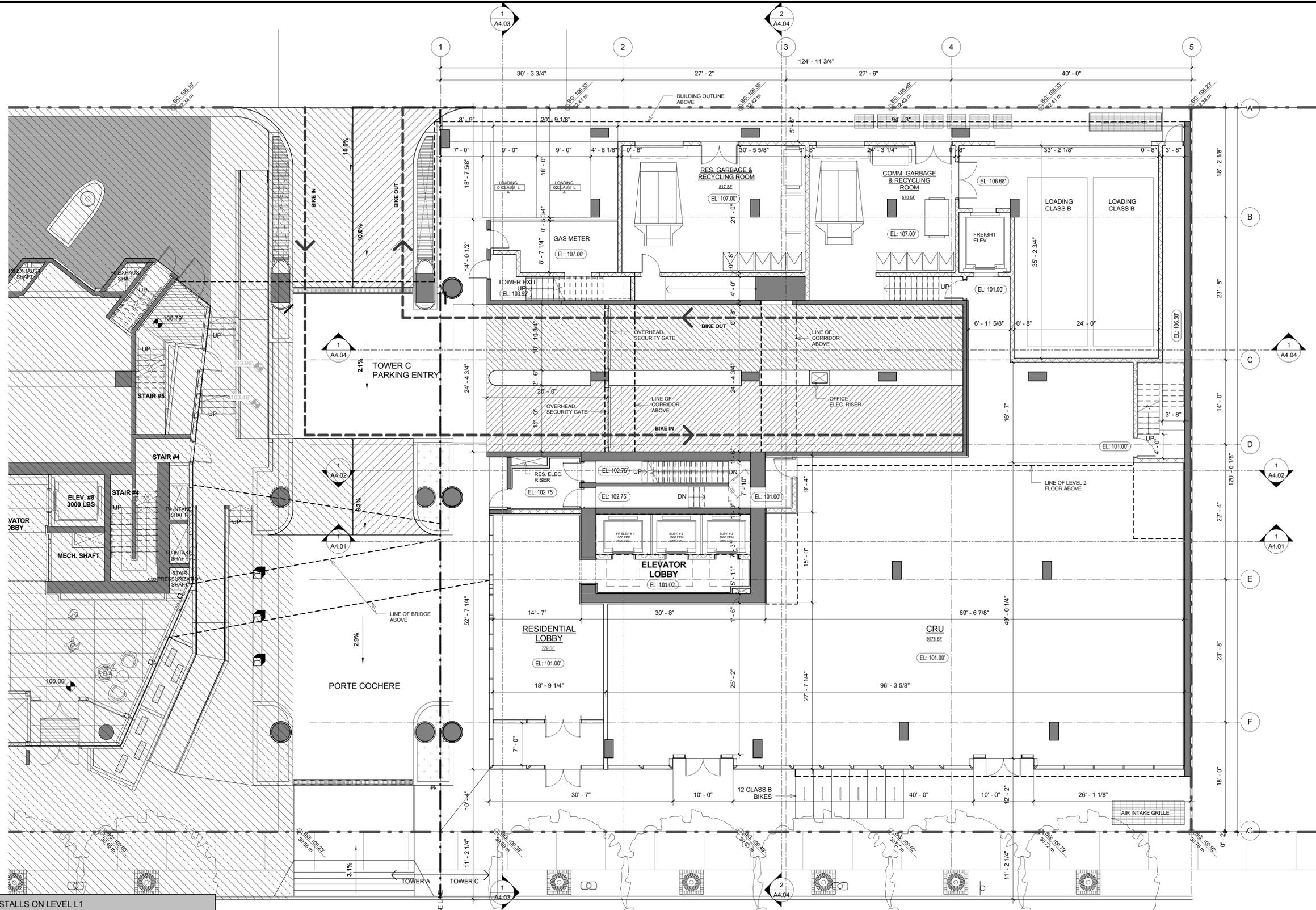
NDMA
 NEIL M. DENARI ARCHITECT
 4335 West Adams Blvd, Second Floor
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 tel 310 390 3033
 denari.co

RELIANCE PROPERTIES
THE JIM PARTISON GROUP

BURRARD GATEWAY TOWER C
 1275 HORNBY STREET
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 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com

LEVEL P1 PLAN
A2.29
 SHEET NUMBER
 REV 1



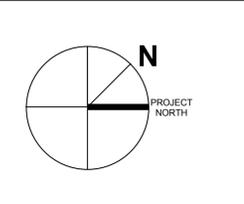
PARKING STALLS ON LEVEL L1		
USAGE	TYPE	COUNT
COMMERCIAL	LOADING - CLASS B	2
COMMERCIAL	LOADING - CLASS A	2
TOTAL		4

SUB-CONSULTANT
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Los Angeles, CA, USA 90018
tel 310 390 3033
denari.co

CLIENT
RELIANCE PROPERTIES
THE JIM PATTON GROUP

PROJECT TITLE
BURRARD GATEWAY TOWER C
1275 HORNBY STREET
VANCOUVER, BC

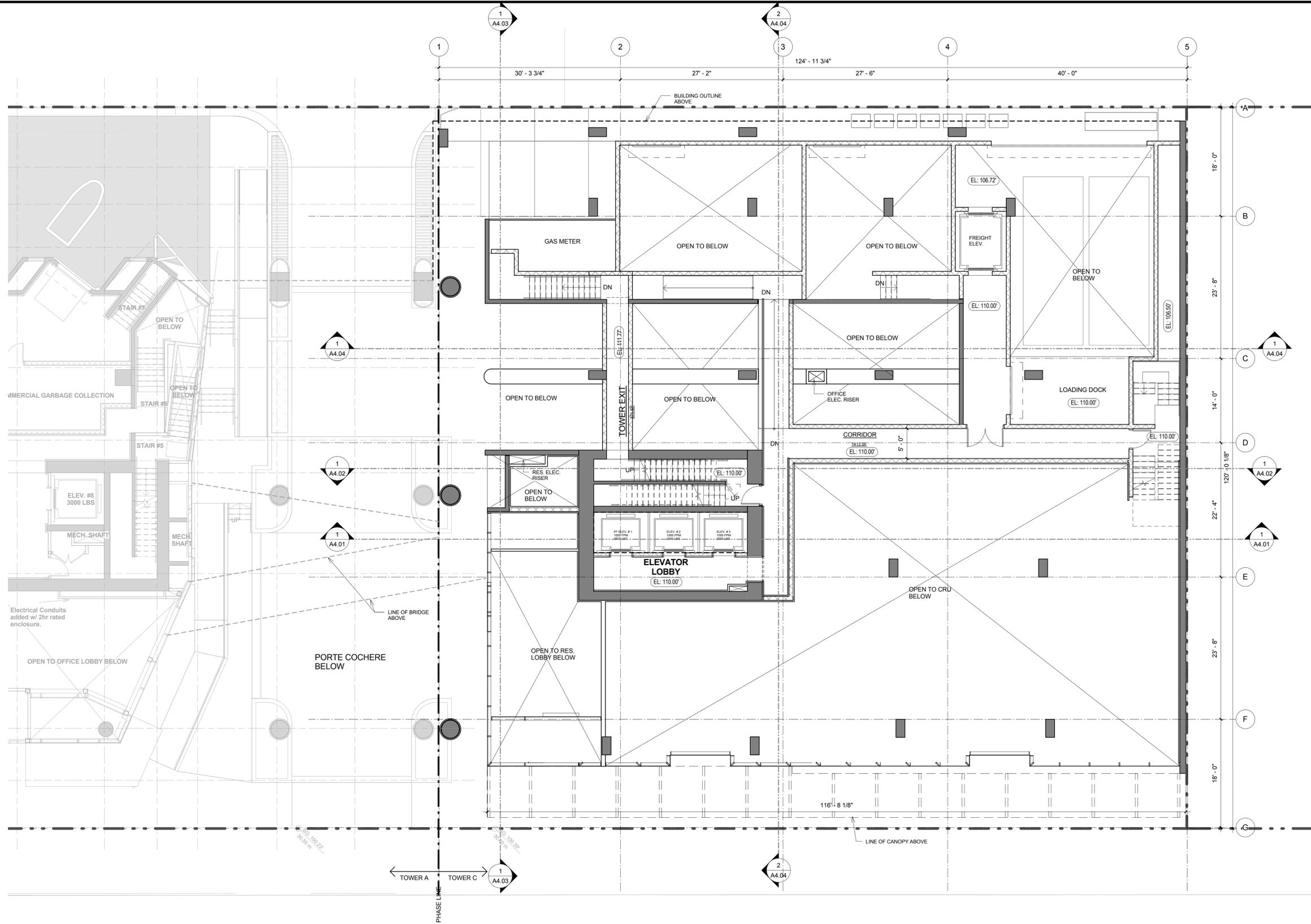
PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT NO: 109260
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CHKD BY: JC
SCALE: 1/8" = 1'-0"
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SHEET TITLE
LEVEL 01 PLAN

SHEET NUMBER
A2.30

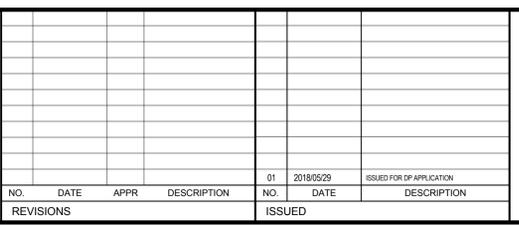
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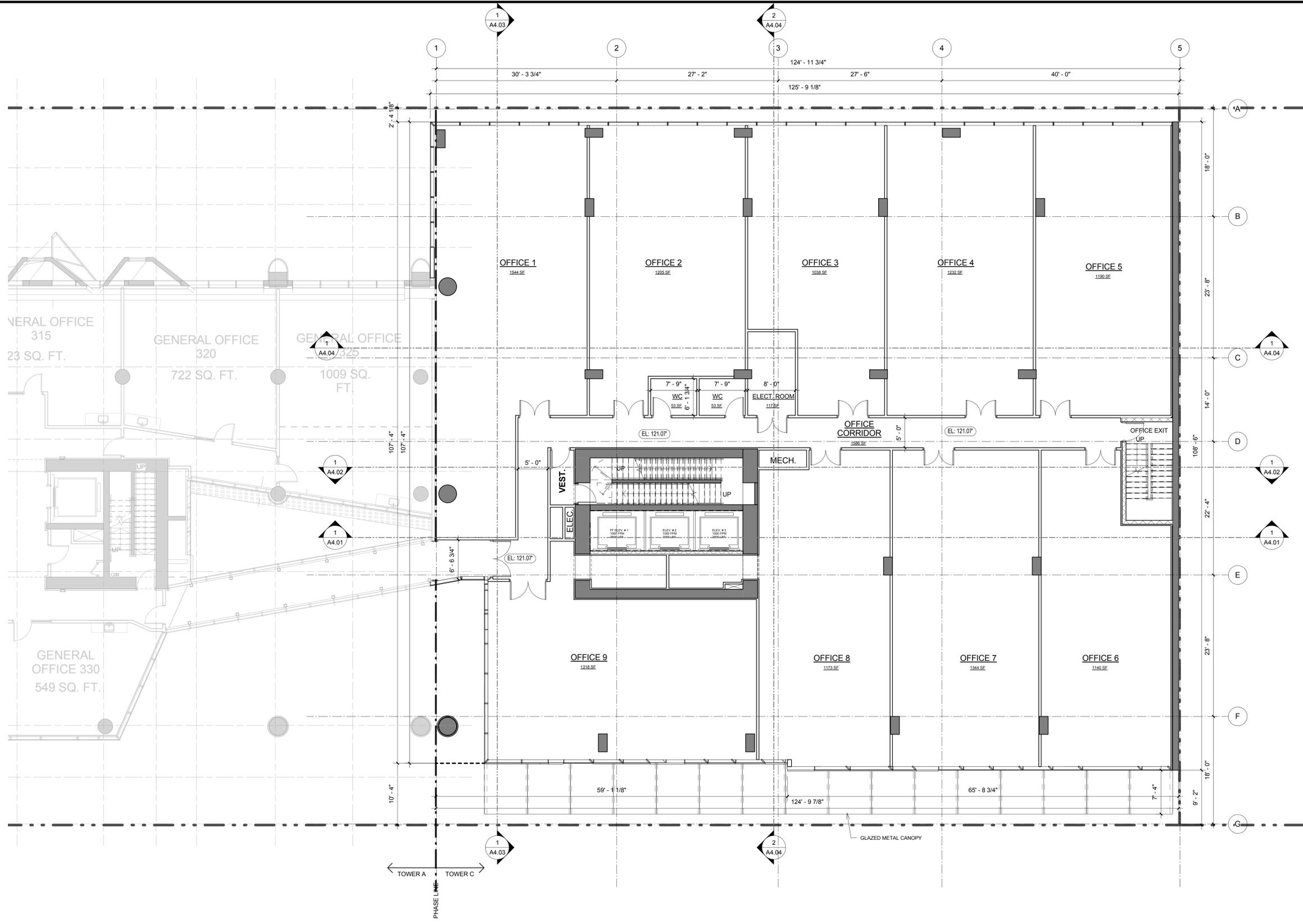
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SHEET TITLE
LEVEL 02 PLAN

SHEET NUMBER
A2.31

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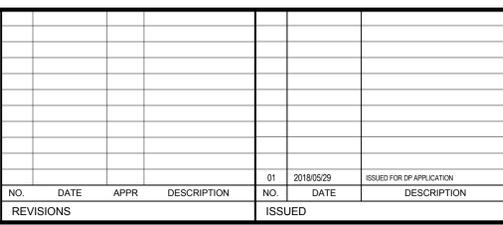


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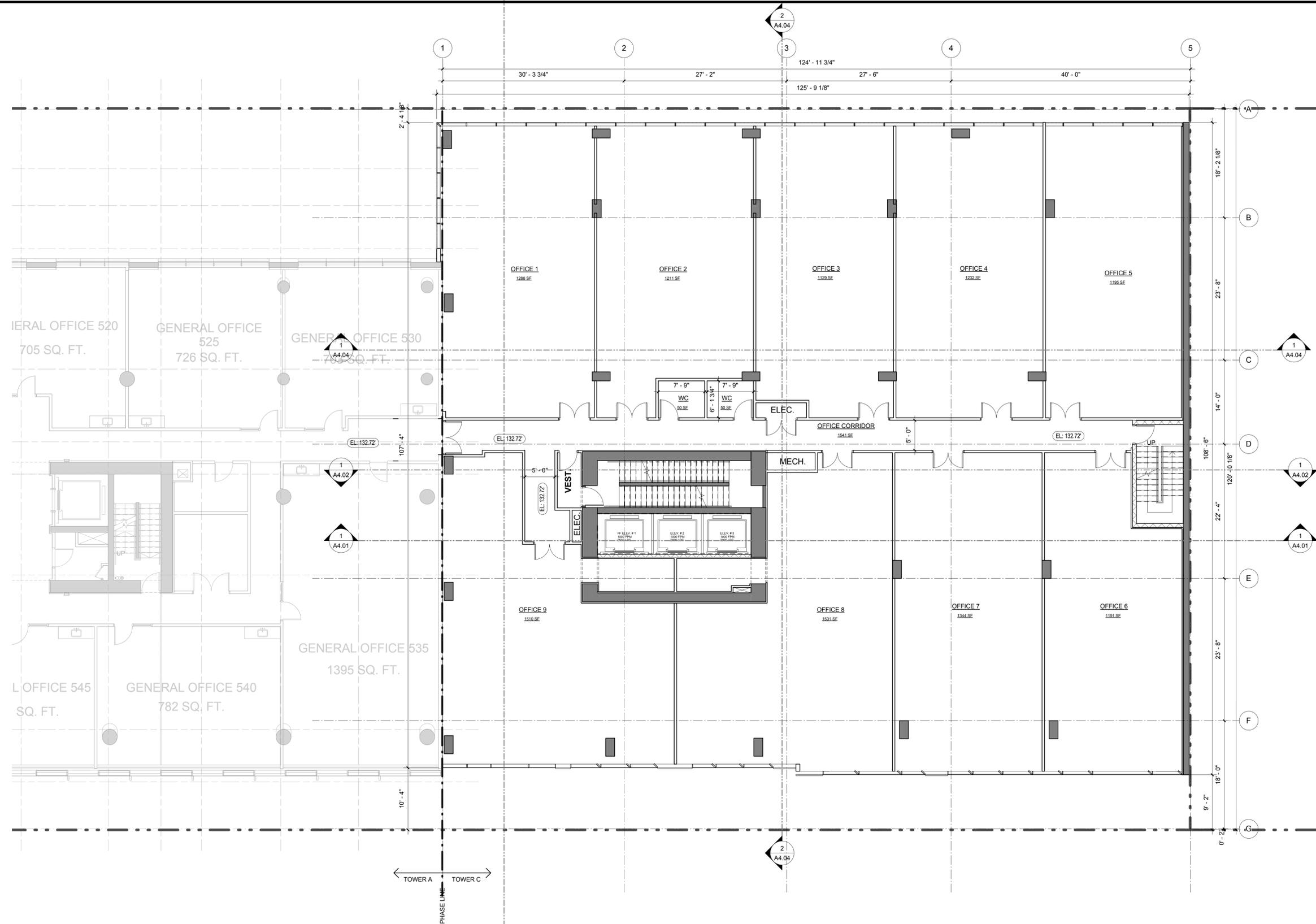
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SHEET TITLE
LEVEL 03 PLAN

SHEET NUMBER
A2.32

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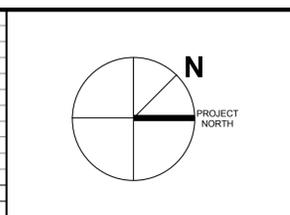
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 NEIL M. DENARI ARCHITECT 4335 West Adams Blvd, Second Floor Los Angeles, CA, USA 90018 tel 310 390 3033 denari.co		 RELIANCE PROPERTIES THE JIM PATTISON GROUP		BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC		 IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com		LEVEL 04 PLAN SHEET NUMBER <h1>A2.33</h1> REV	



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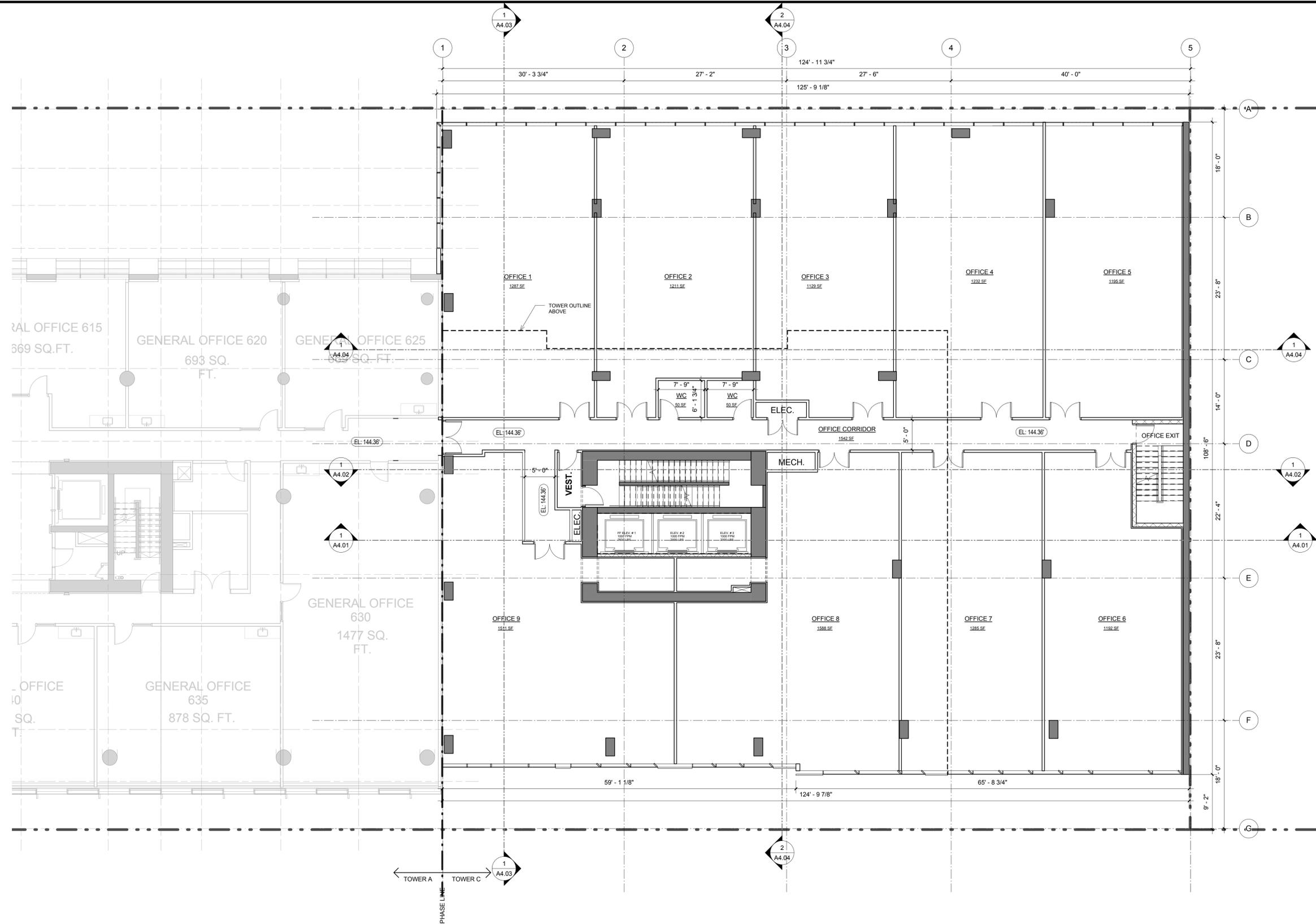
SHEET TITLE

LEVEL 04 PLAN

SHEET NUMBER

A2.33

REV

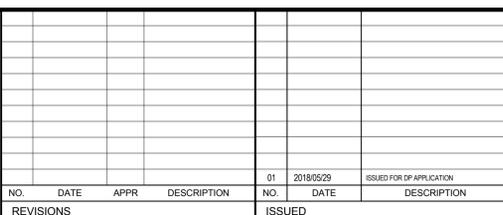


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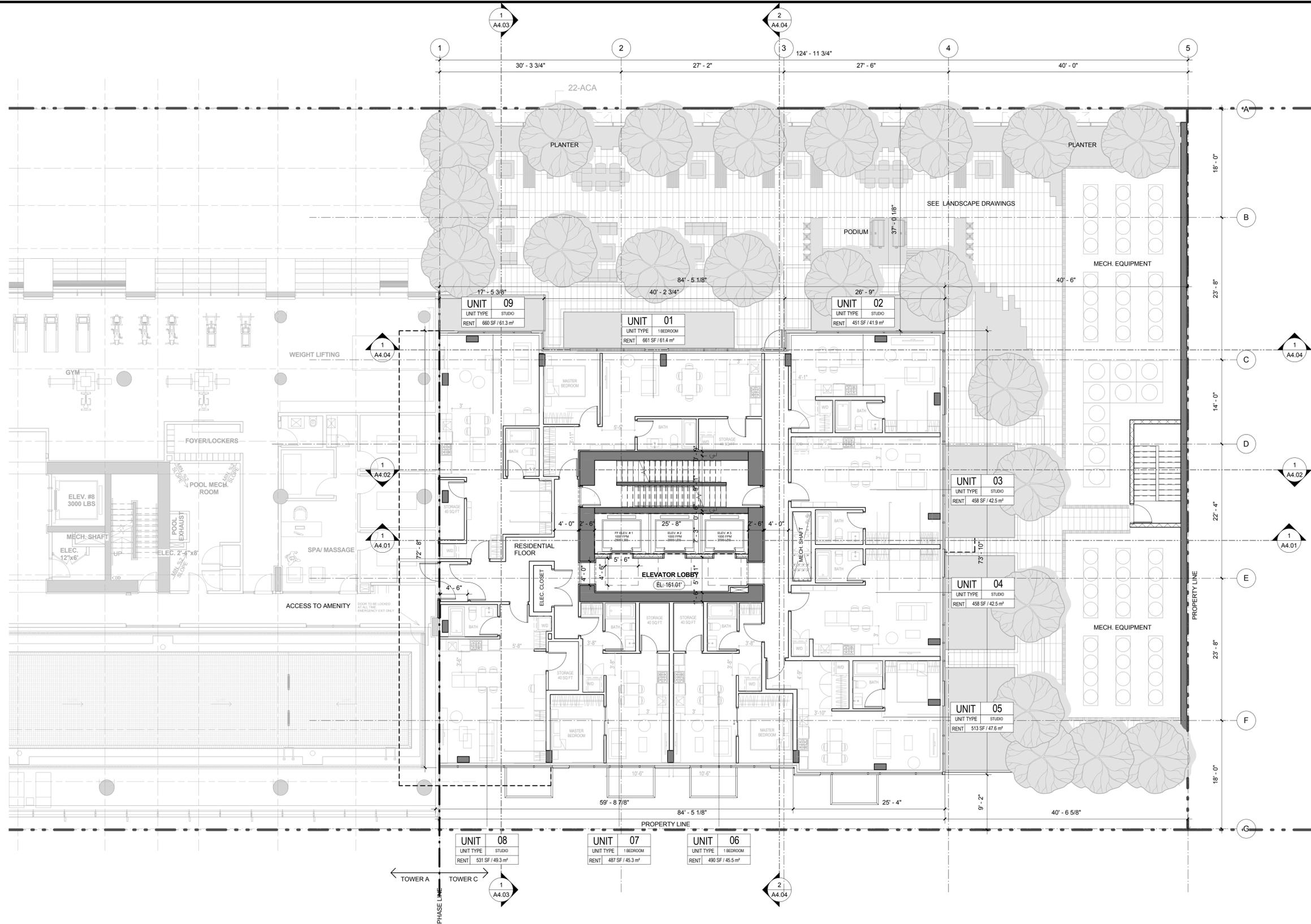
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SHEET TITLE
LEVEL 05 PLAN

SHEET NUMBER
A2.34

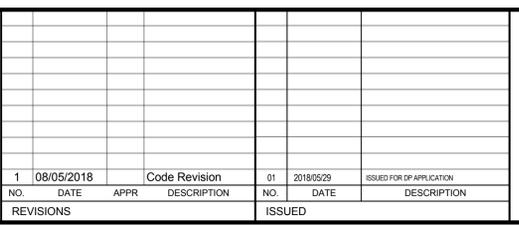
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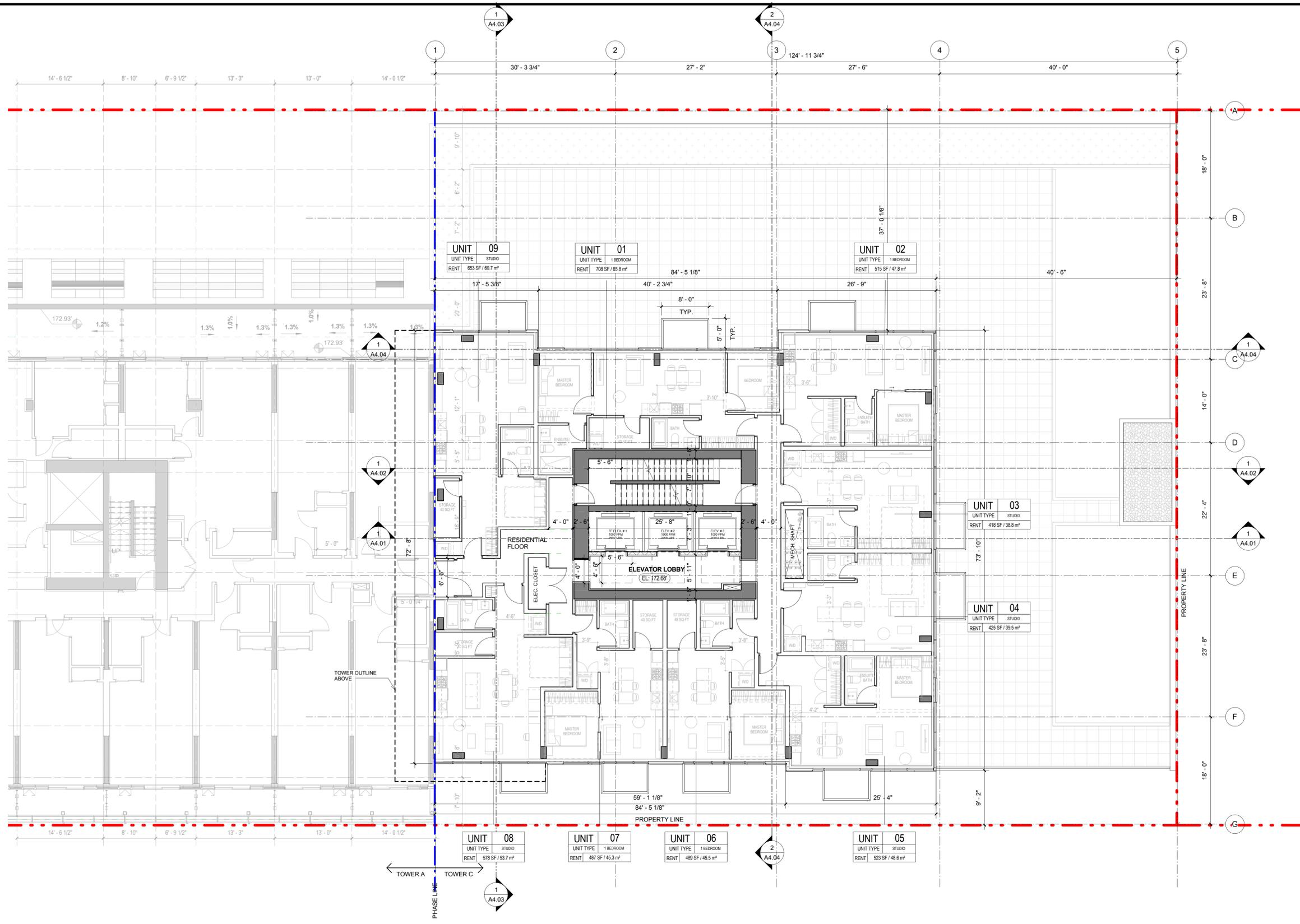
PROJECT TITLE
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1275 HORNBY STREET
VANCOUVER, BC

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SHEET TITLE
**LEVEL 06 PLAN
RES. RENTAL UNITS**

PROJECT NO: 109260
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SHEET NUMBER	REV
A2.35	1



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PROJECT TITLE
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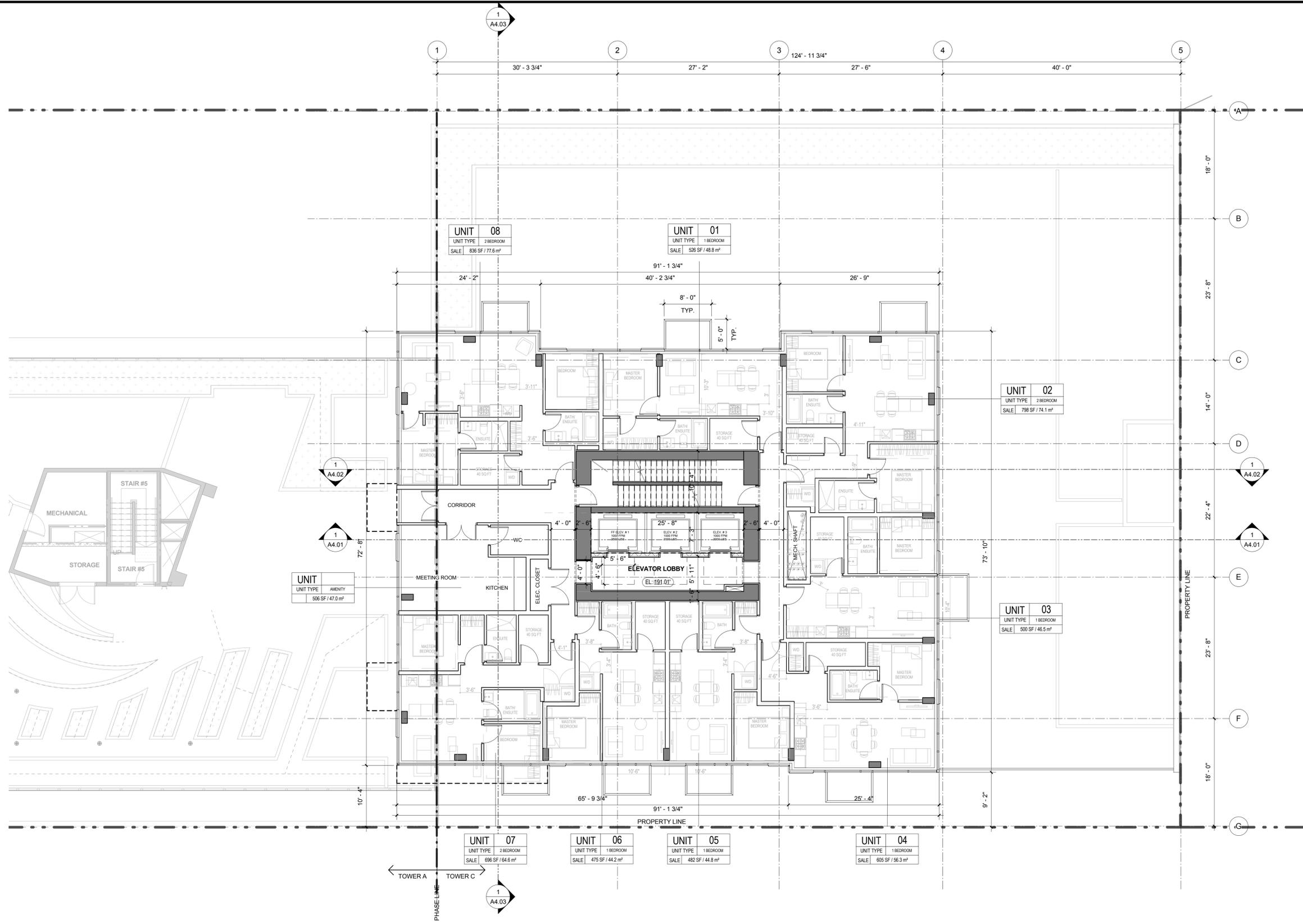
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SHEET TITLE
LEVEL 07 & 08 PLAN
RES. RENTAL UNITS

SHEET NUMBER
A2.36

REV
1



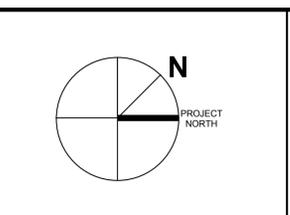
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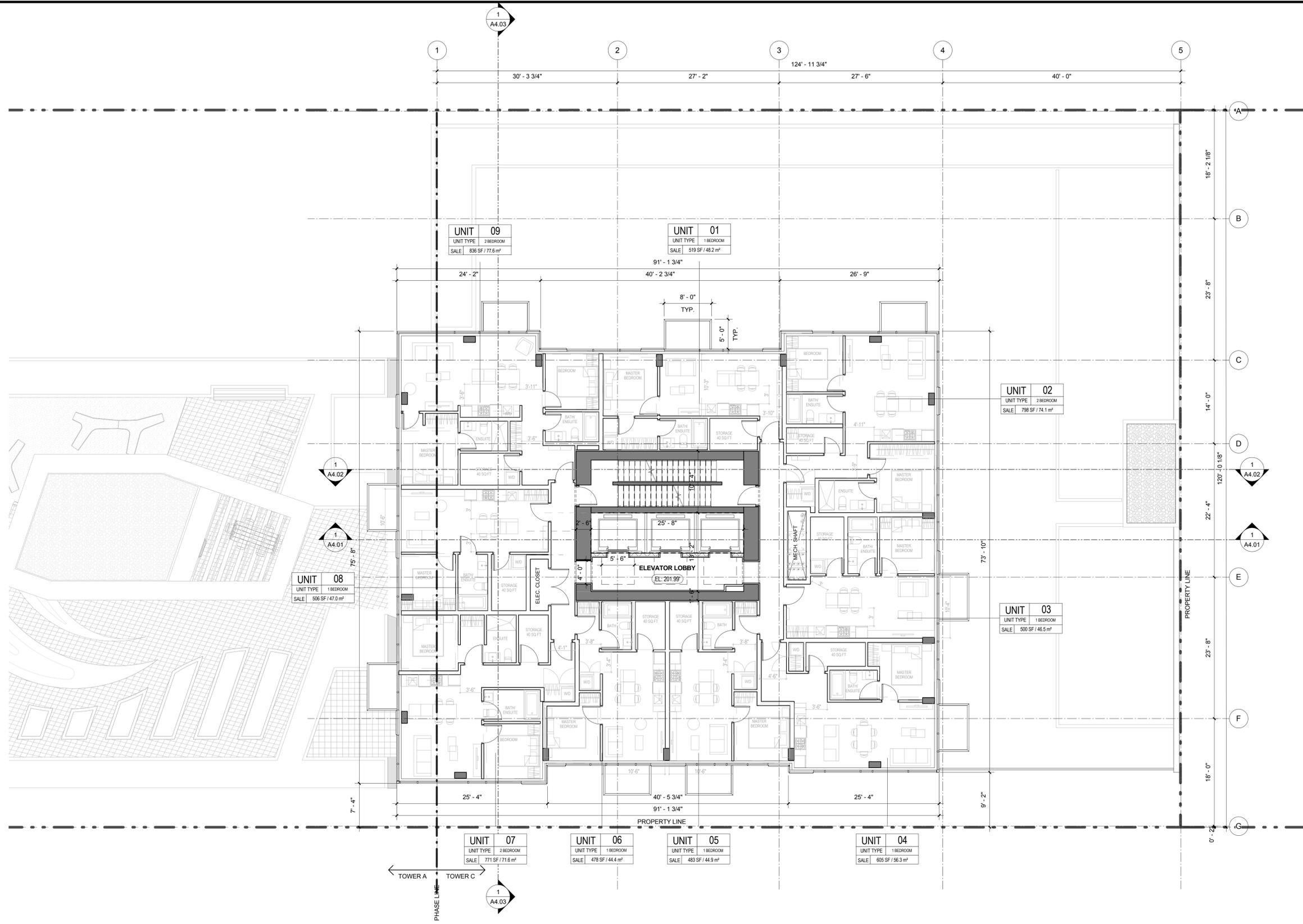
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Vancouver BC V6E 4B1 Canada
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PROJECT NO: 109260
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SHEET TITLE
LEVEL 9 PLAN

SHEET NUMBER
A2.37

REV



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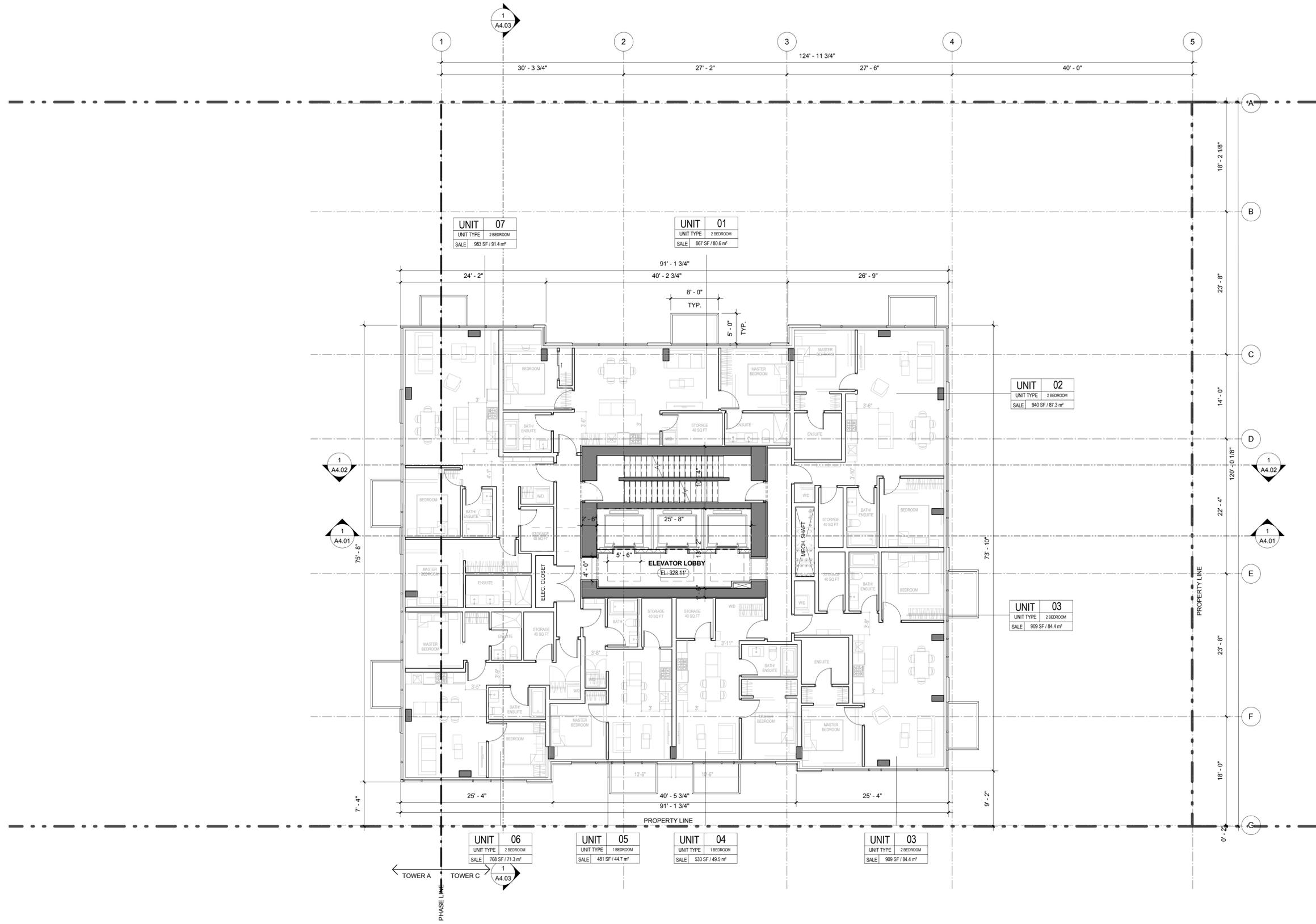
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SHEET TITLE
LEVELS 10-22 PLAN

PROJECT NO: 109260
DRAWN BY: MS/BS
CHKD BY: JC
SCALE: 1/8" = 1'-0"
DATE: ISSUE DATE

SHEET NUMBER	REV
A2.38	

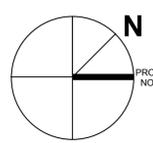


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 <p>N PROJECT NORTH</p>	
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<p>CLIENT</p> <p>RELIANCE PROPERTIES</p> <p>THE JIM PATTON GROUP</p>	
<p>PROJECT TITLE</p> <p>BURRARD GATEWAY TOWER C 1275 HORNBY STREET VANCOUVER, BC</p>	
<p>PRIME CONSULTANT</p> <p>IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com</p>	
<p>SHEET TITLE</p> <p>LEVELS 23-33 PLAN</p>	
<p>SHEET NUMBER</p> <p>A2.39</p>	
<p>REV</p>	

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VANCOUVER, BC

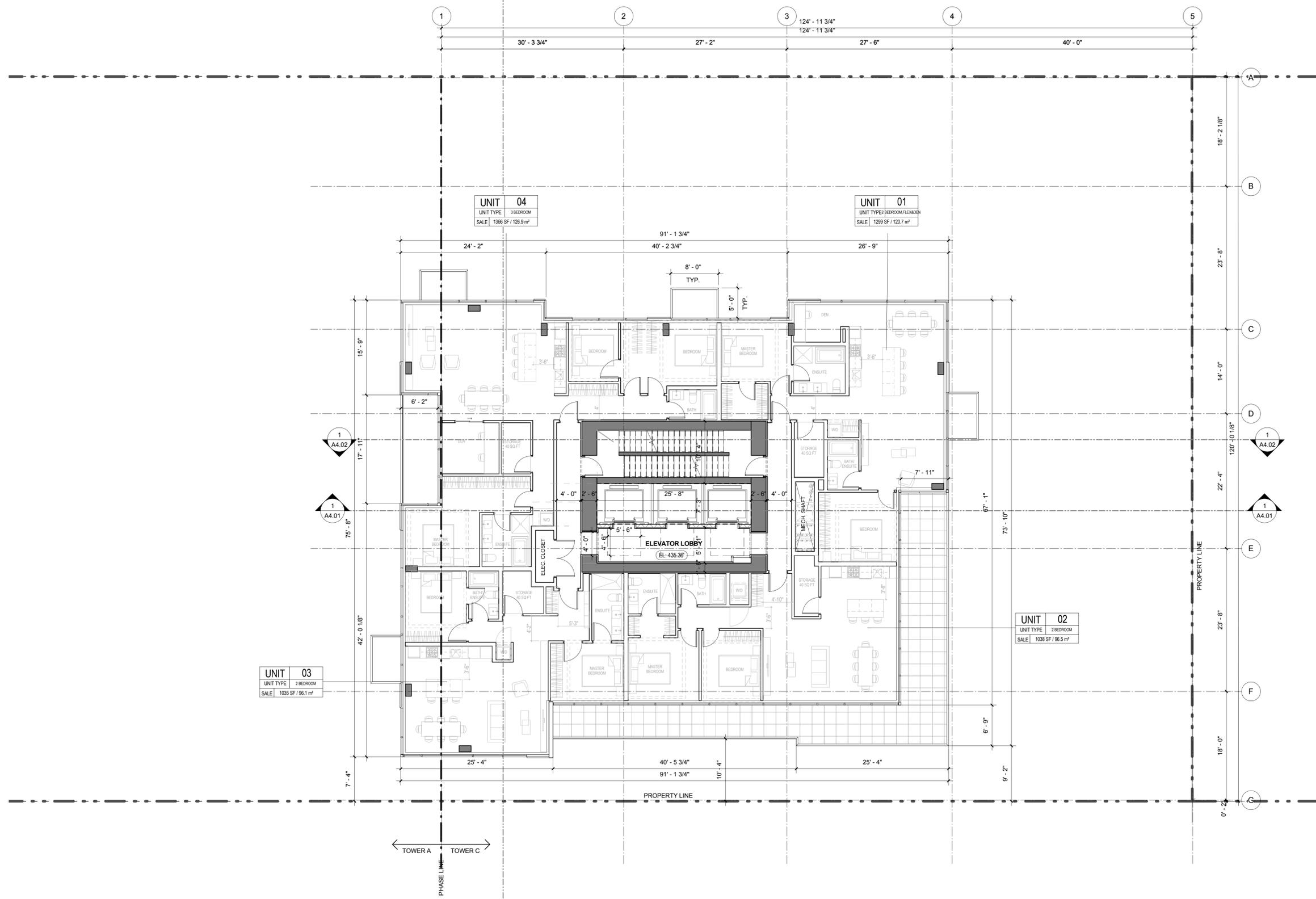
SHEET TITLE

LEVELS 23-33 PLAN

SHEET NUMBER

A2.39

REV



UNIT 04
 UNIT TYPE 3 BEDROOM
 SALE 1366 SF / 126.9 m²

UNIT 01
 UNIT TYPE 2 BEDROOM/CLUBHOUSE
 SALE 1299 SF / 120.7 m²

UNIT 03
 UNIT TYPE 2 BEDROOM
 SALE 1035 SF / 96.1 m²

UNIT 02
 UNIT TYPE 2 BEDROOM
 SALE 1036 SF / 96.5 m²

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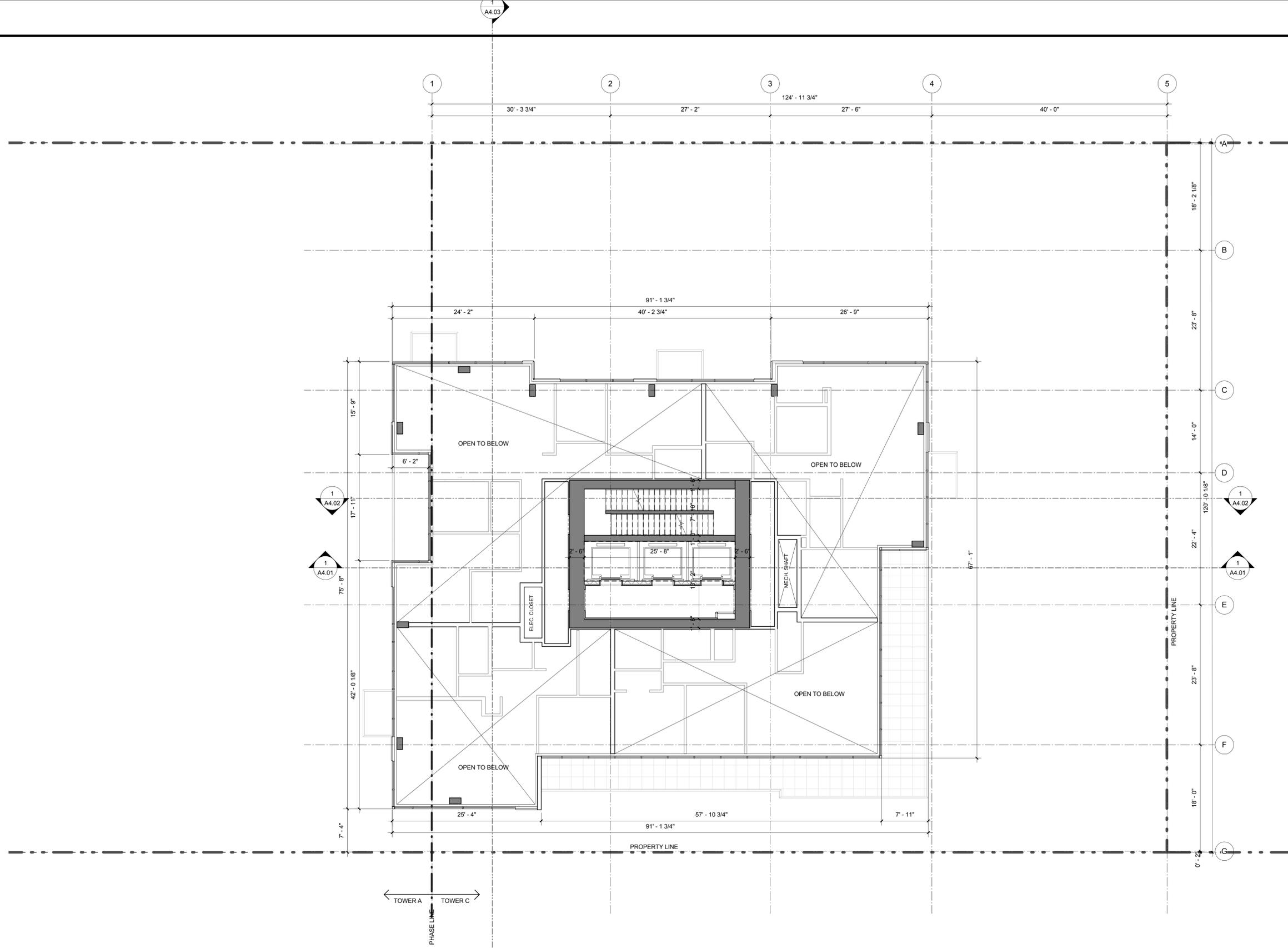
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PROJECT TITLE
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PROJECT NO:	109260
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SHEET TITLE LEVEL 34 (PH) PLAN	
SHEET NUMBER A2.40	REV



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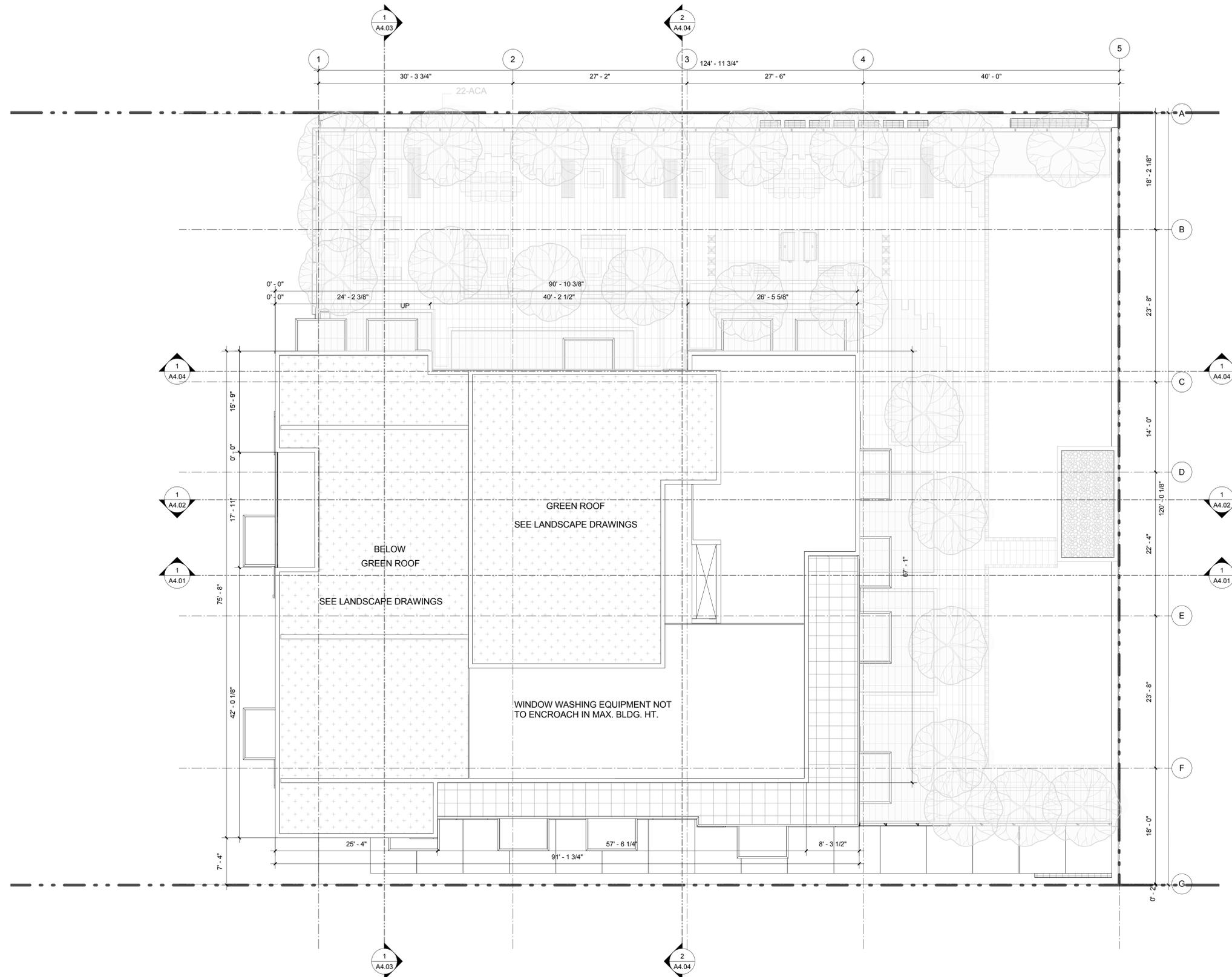
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SHEET TITLE
LEVEL 35 PLAN

PROJECT NO: 109260
DRAWN BY: MS/BS
CHKD BY: JC
SCALE: 1/8" = 1'-0"
DATE: ISSUE DATE

SHEET NUMBER
A2.41

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1 ROOF
1/8" = 1'-0"

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PROJECT NORTH		SHEET TITLE	
		ROOF PLAN	
		SHEET NUMBER	
		A2.43	
		REV	

PROJECT NORTH	

PROJECT TITLE	
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ROOF PLAN	
SHEET NUMBER	
A2.43	
REV	

SHEET TITLE	
ROOF PLAN	
SHEET NUMBER	
A2.43	
REV	

SHEET TITLE	
ROOF PLAN	
SHEET NUMBER	
A2.43	
REV	