

## DRAWING LIST

DRAWING NUMBER	DRAWING TITLE	SCALE	REVISION NUMBER
<b>GENERAL</b>			
A000	COVER SHEET	N/A	0
A001	PROJECT STATE	N/A	0
A002	SITE SURVEY	1/8" = 1'-0" (1/16")	0
A003	CONTEXT PLAN	1/32" = 1'-0"	0
<b>P&amp;E COMPLIANCE</b>			
P0001	CONCEPT PLAN	1/8" = 1'-0"	0
P0002	CONCEPT PLAN	1/8" = 1'-0"	0
P0003	CONCEPT PLAN	1/8" = 1'-0"	0
P0004	TYPICAL FLOOR PLAN	1/8" = 1'-0"	0
P0005	LEVEL 7 ROOF AMENITY PLAN	1/8" = 1'-0"	0
P0006	ROOF PLAN	1/8" = 1'-0"	0
<b>FLOOR PLANS</b>			
A101	PARKING P1 PLAN	1/8" = 1'-0"	0
A102	PARKING P2 PLAN	1/8" = 1'-0"	0
A103	GROUND FLOOR PLAN	1/8" = 1'-0"	0
A103 (E)	GROUND FLOOR PLAN (EXPANDED)	3/32" = 1'-0"	0
A104	LEVELS 2-5 TYPICAL FLOOR PLAN	1/8" = 1'-0"	0
A105 (E)	LEVELS 2-5 TYPICAL FLOOR PLAN (EXPANDED)	1/8" = 1'-0"	0
A106 (E)	LEVELS 2-5 TYPICAL FLOOR PLAN (EXPANDED)	1/8" = 1'-0"	0
A107	LEVELS 6-7 TYPICAL FLOOR PLAN	1/8" = 1'-0"	0
A108	ROOF PLAN	1/8" = 1'-0"	0
<b>ELEVATIONS</b>			
A201	SOUTHEAST ELEVATION (GRANVILLE ST.)	1/8" = 1'-0"	0
A202	SOUTHWEST ELEVATION (DAVE ST.)	1/8" = 1'-0"	0
A203	NORTHWEST ELEVATION (LANE)	1/8" = 1'-0"	0
A204	NORTHEAST ELEVATION	1/8" = 1'-0"	0
A205	STREETSCAPE - GRANVILLE & DAVE ST.	1/32" = 1'-0"	0
<b>SECTIONS</b>			
A301	BUILDING SECTION AA	1/8" = 1'-0"	0
A302	BUILDING SECTION BB	1/8" = 1'-0"	0
A303	BUILDING SECTION CC	1/8" = 1'-0"	0
A304	LANDSCAPE	1/8" = 1'-0"	0
L01	LANDSCAPE PLAN	1/8" = 1'-0"	0
L02	PAINTING PLAN	1/8" = 1'-0"	0
L03	LANDSCAPE SECTION	1/8" = 1'-0"	0

## PROJECT DIRECTORY

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**Architect**  


**Musson  
Cattell  
Mackey  
Partnership**

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 2009 WEST 4th AVENUE  
 VANCOUVER, BC V6J 1N3  
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 UNDERHILL GEOMATICS LTD.  
 210A-3430 BRIGHTON AVENUE  
 BURNABY, BC V5A 3H4  
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 400-6400 ROBERTS STREET  
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CREATED BY: Floor  
 2013/03/07/10  
 REVISIONS  
 1/11/14/10/10

Scale  
**1193 GRANVILLE  
RESIDENTIAL  
BUILDING**

3183 Conville Street  
 Vancouver, BC V6Z 1M1  
 Project

### COVER SHEET

Drawing  
 Date  
 Project  
 209008

Sheet  
**A 000**

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# DEVELOPMENT PERMIT APPLICATION INFORMATION

## LOCATION MAP



## PROJECT INFO AND STATISTICS

**CIVIC ADDRESS**  
1193, 1183, 1175, 1171, 1167  
GRANVILLE STREET  
VANCOUVER, BC V6Z 1M1

**LEGAL ADDRESS**  
LOTS 20, 21, 22, 23, 24, 25  
BLOCK 92, DISTRICT LOT 541, PLAN 210

**ZONING**  
DD (K3) **PERMITTED DENSITY**  
3.5

**NUMBER OF STOREYS**  
6 **HEIGHT**  
61'-10" (18.9 m)  
7 71'-10" (21.9 m)

**LOT DIMENSIONS**  
120 ft x 150 ft = 18,000 ft<sup>2</sup>  
36.58 m x 45.72 m = 1,672 m<sup>2</sup>

**MAXIMUM PERMITTED FSR**  
SITE AREA x FSR 3.5 = 63,000 ft<sup>2</sup>  
18,000 ft<sup>2</sup> x 3.5 = 63,000 ft<sup>2</sup>

63,000 ft<sup>2</sup> + 6,300 ft<sup>2</sup> (10% HERITAGE)  
**TOTAL:** 69,300 ft<sup>2</sup> **6,438 m<sup>2</sup>**

**PROPOSED FSR**  
69,300 ft<sup>2</sup> **6,438 m<sup>2</sup>**

**TOTAL PARKING REQUIRED**

RESIDENTIAL (1)	minimum	total spaces
1 space/140m <sup>2</sup> (1507 ft <sup>2</sup> )		8
RETAIL (2)	1 space/145m <sup>2</sup> (1560 ft <sup>2</sup> )	39
<b>TOTAL REQUIRED</b>		<b>47</b>
<b>TOTAL PARKING PROVIDED</b>		<b>47</b>

(42 spaces ± 5 accessible parking spaces)

**MINIMUM REQUIRED ACCESSIBLE PARKING (3)**

RESIDENTIAL	minimum	total spaces
1 space/first 7 units		4
0.034 space/each additional unit		
1 space first 500m <sup>2</sup>		
0.4 space/each remaining 1,000m <sup>2</sup>		1
<b>TOTAL REQUIRED</b>		<b>5</b>
<b>TOTAL ACCESSIBLE PARKING PROVIDED</b>		<b>5</b>

**MINIMUM REQUIRED BICYCLE SPACES (4)**

CLASS A	minimum	total spaces
1.25 spaces/unit		117.5
CLASS B	6 spaces for any development containing min. of 20 units	6
<b>TOTAL REQUIRED</b>		<b>123.5</b>
<b>TOTAL BICYCLE SPACES PROVIDED</b>		<b>123.5</b>

(119 Class A spaces + 6 Class B spaces)

**LOADING SPACES REQUIRED (5)**

CLASS A	minimum	total spaces
no requirement		-
CLASS B	1 space/first 465m <sup>2</sup>	2
	1 space/next 1,860 m <sup>2</sup>	2
<b>TOTAL REQUIRED</b>		<b>2</b>
<b>TOTAL LOADING SPACES PROVIDED</b>		<b>2</b>

- (1) City of Vancouver, Parking by Law, Section 4.3.6
- (2) City of Vancouver, Parking by Law, Section 4.3.1
- (3) City of Vancouver, Parking by Law, Section 4.8.4(a)(b)
- (4) City of Vancouver, Parking by Law, Section 6.2.1.2
- (5) City of Vancouver, Parking by Law, Section 5.2.1 & 5.2.5

## FSR SUMMARY

LEVEL	GFA (SF)	EXCLUSIONS (SF)*	FSR DENSITY (SF)	1 BED UNIT	2 BED UNIT	TOTAL
LEVEL P2	6,565	6,565	0	-	-	-
LEVEL P1	18,000	18,000	0	-	-	-
GROUND	15,205	800	14,405	-	-	-
LEVEL 2	11,214	899	10,315	15	3	18
LEVEL 3	11,214	899	10,315	15	3	18
LEVEL 4	11,214	899	10,315	15	3	18
LEVEL 5	11,214	899	10,315	15	3	18
LEVEL 6	11,214	899	10,315	15	3	18
LEVEL 7 - ROOF UNITS	3,075	215	2,860	4	4	8
LEVEL 7 - ROOF AMENITY	3,115	3,115	0	-	-	-
ROOF	460	0	460	-	-	-
<b>TOTAL AREA (SF)</b>	<b>102,490</b>	<b>33,190</b>	<b>69,300</b>	<b>75</b>	<b>19</b>	<b>94</b>

\* calculations excludes the area of the external walls exceeding 152 mm (6") in thickness according to City of Vancouver Official Development Plan By-laws Section 3.6 [e] (If we are to include this, the total density is 70,200 sf)



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CREATED BY: Floor 2015101710  
REVISION: 1770.144.000

Site:  
**1193 GRANVILLE  
RESIDENTIAL  
BUILDING**  
1193 Granville Street  
Vancouver, BC V6Z 1M1

Project:  
**STATISTICS**

Drawing:  
Date:  
Project:  
20200000

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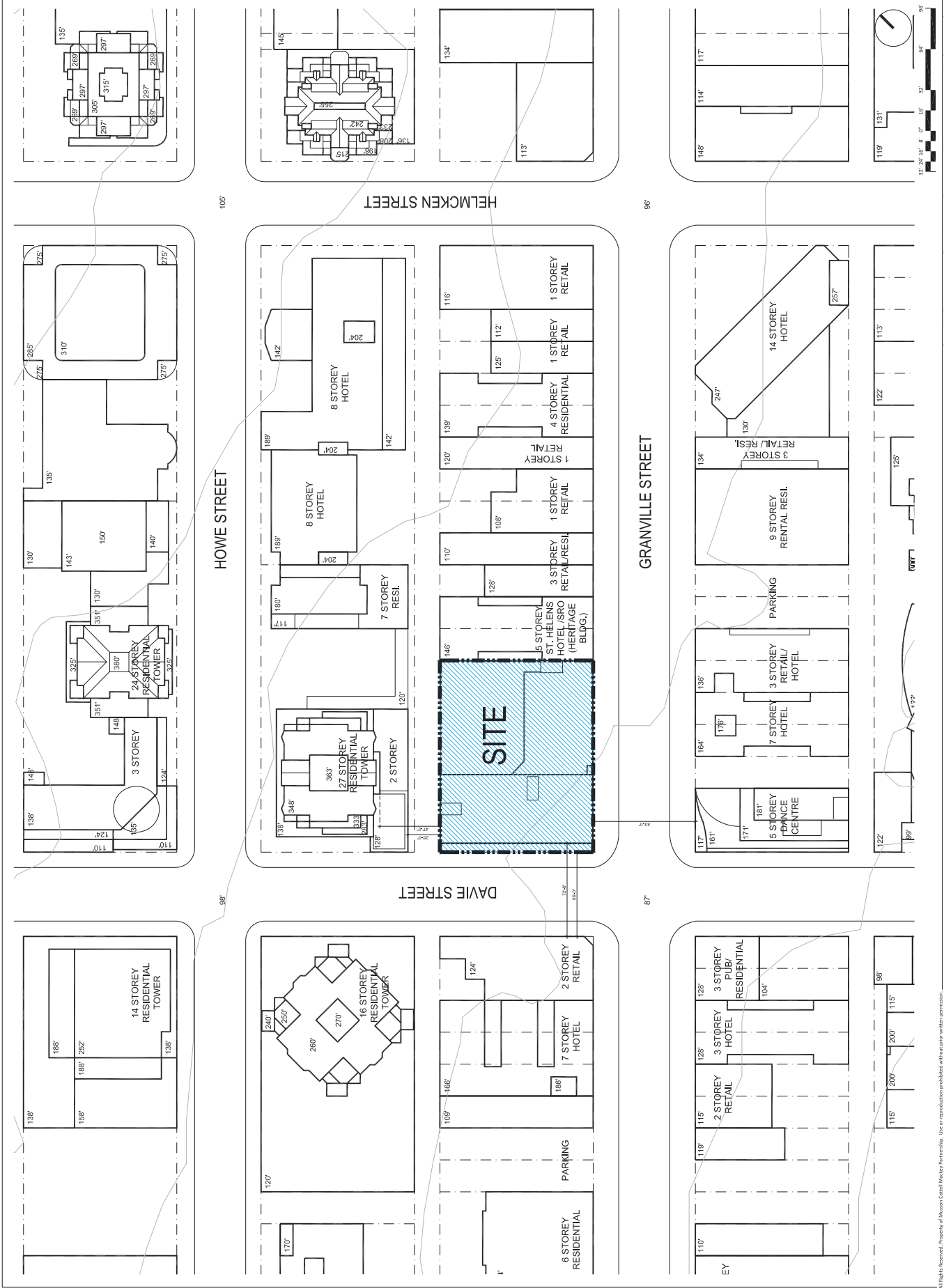
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Drawn: [Name] / Floor: [Level] / 2013/07/10  
Revision: [Number] / 17/01/14/10

Sheet  
1193  
GRANVILLE ST  
Project  
CONTEXT PLAN

Quantity  
Date: 1/22/14  
Project: 200008  
Sheet: A 004



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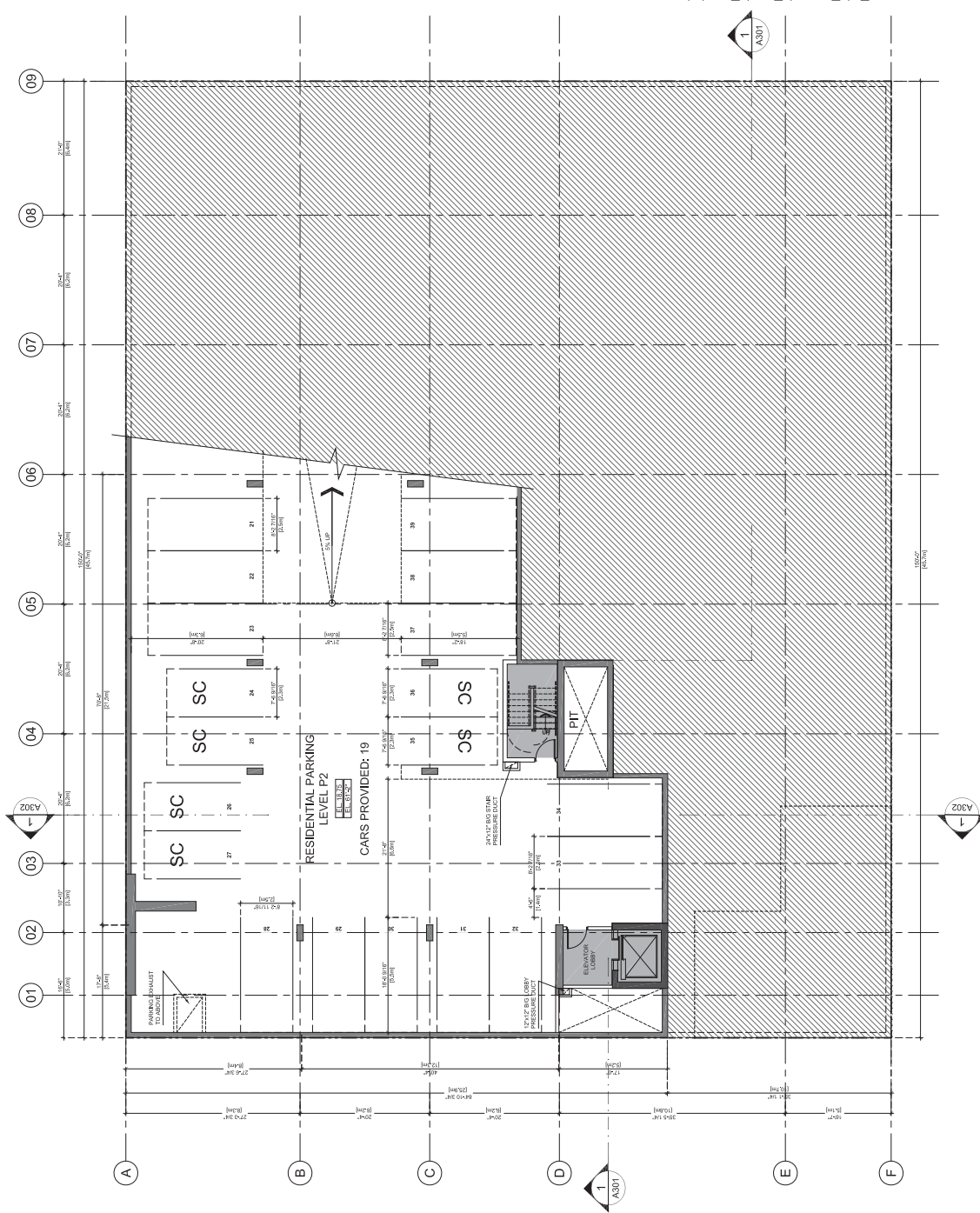


PROJECT: 2013030700  
Revision: 1000-00

1193  
GRAINVILLE ST

Project:  
PARKING P2

Quantity  
Date: 10/21/14  
Project: 2013030700  
Sheet: A 101



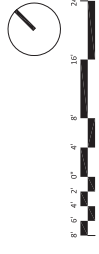
TOTAL CARS REQUIRED: 47  
TOTAL CARS PROVIDED: 47

Residential: 39 cars  
1 space/140 sqm (1507 sf)

Retail: 8 cars  
1 space/145sqm (1561 sf)

BIKES STORAGE REQUIRED: 118  
1.25/unit (94 units)  
BIKES STORAGE PROVIDED: 118

TOTAL PARKING P2 AREA:  
6,565 sf [610 m<sup>2</sup>]







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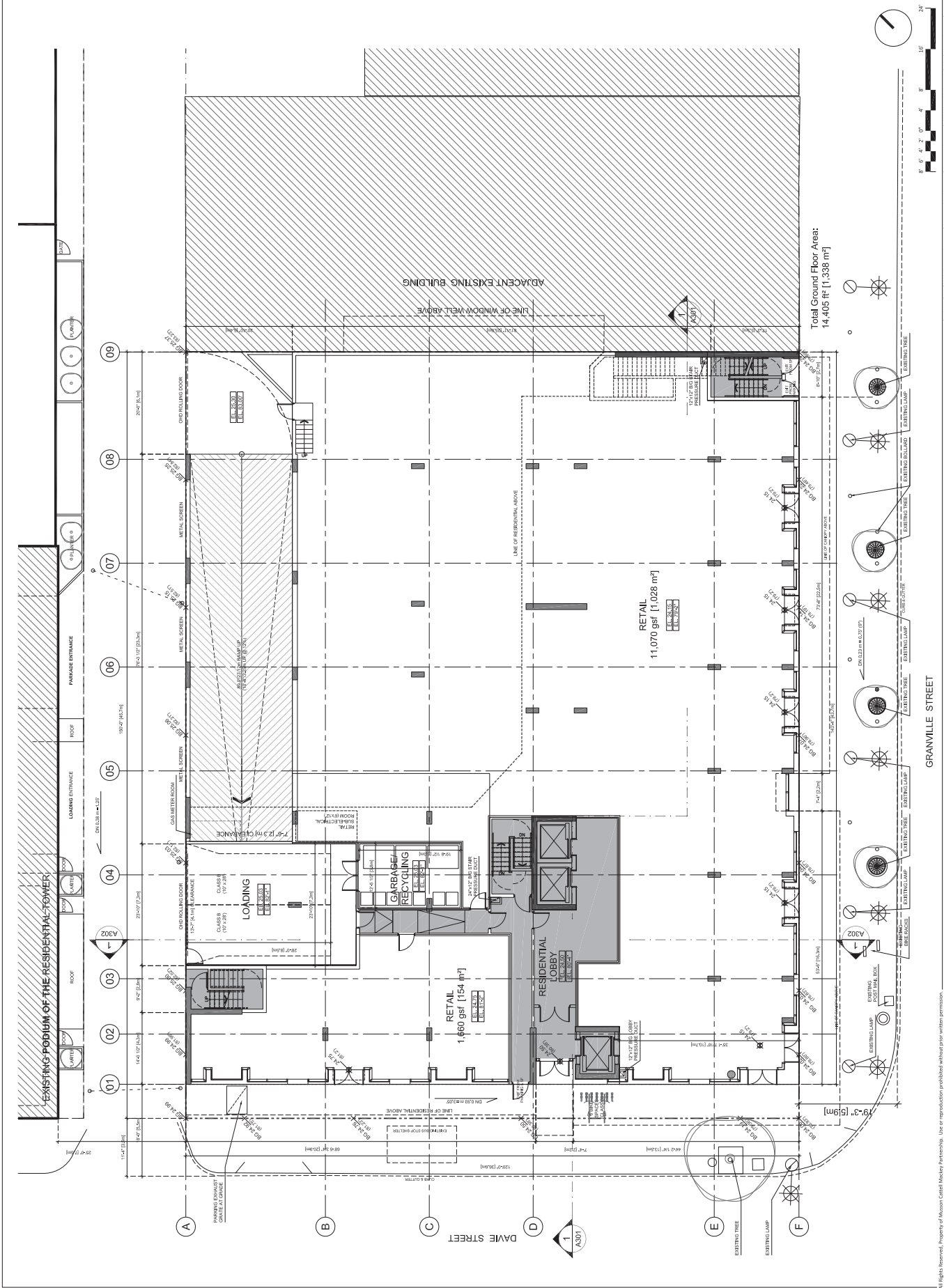
DATE: 08/08/2008  
PROJECT: 1193 GRANVILLE ST  
REVISION: 11/11/10

Total  
1193  
GRANVILLE ST

Project  
GROUND FLOOR

Quantity  
Scale  
Project  
1/8" = 1'-0"  
200808

Sheet  
A 103



Total Ground Floor Area:  
14,405 sq ft [1,338 m²]



APPENDIX C Page 7 of 24



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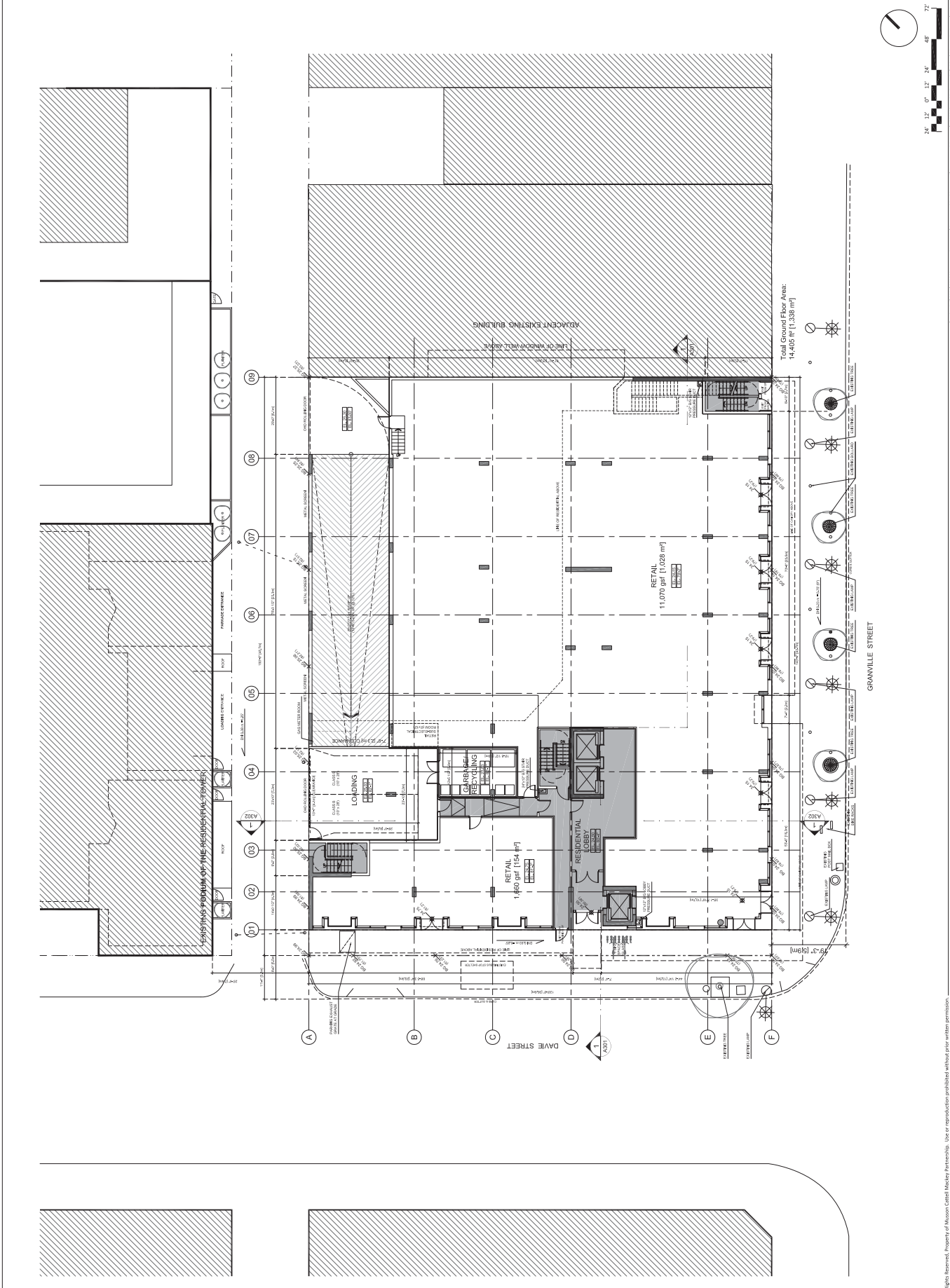
DATE: 2013/07/10  
PROJECT: 1193 GRANVILLE ST  
REVISION: 11/11/10

Scale  
**1:193**  
GRANVILLE ST

Project  
**GROUND FLOOR  
(EXPANDED)**

Drawing  
Date: 2013/11/10  
Project: 2010008

Sheet  
**A 103 (2)**



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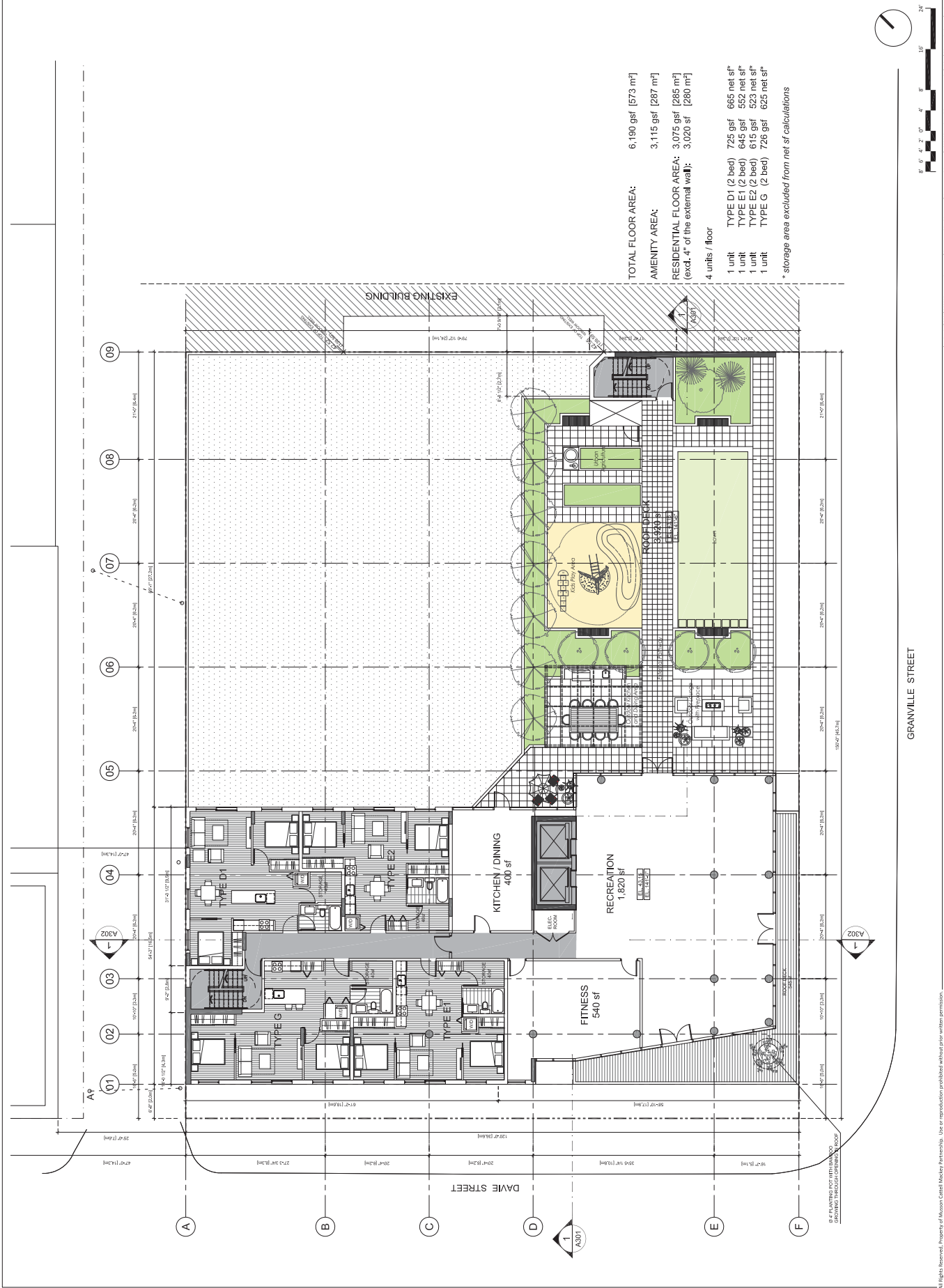
DATE: 08/15/2018  
PROJECT: 1193 GRANVILLE ST  
REVISION: 11/11/2018

1193  
GRANVILLE ST

Project  
ROOF AMENITY

Quantity  
Scale  
Project  
Sheet

108' 11 1/2"  
200008  
A 105



TOTAL FLOOR AREA: 6,190 gsf [573 m<sup>2</sup>]  
AMENITY AREA: 3,115 gsf [287 m<sup>2</sup>]  
RESIDENTIAL FLOOR AREA: 3,075 gsf [285 m<sup>2</sup>]  
(excl. 4" of the external wall): 3,020 gsf [280 m<sup>2</sup>]  
4 units / floor  
1 unit TYPE D1 (2 bed) 725 gsf 665 net sf  
1 unit TYPE E1 (2 bed) 645 gsf 552 net sf  
1 unit TYPE E2 (2 bed) 615 gsf 523 net sf  
1 unit TYPE G (2 bed) 726 gsf 625 net sf  
\* storage area excluded from net sf calculations

GRANVILLE STREET

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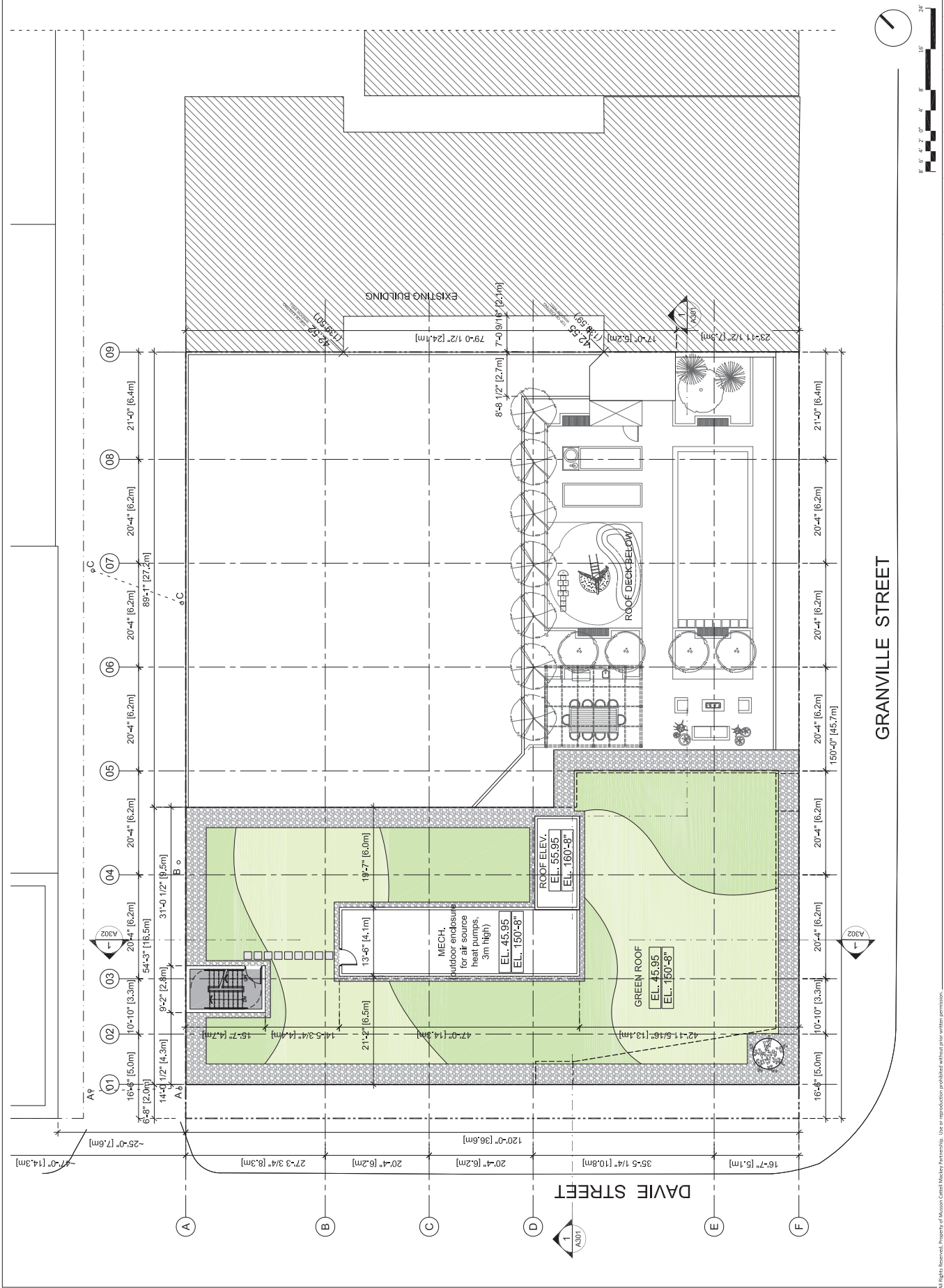
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Sheet  
**1193**  
**GRANVILLE ST**

Project  
**ROOF PLAN**

Quantity  
Date  
Project  
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**A 106**



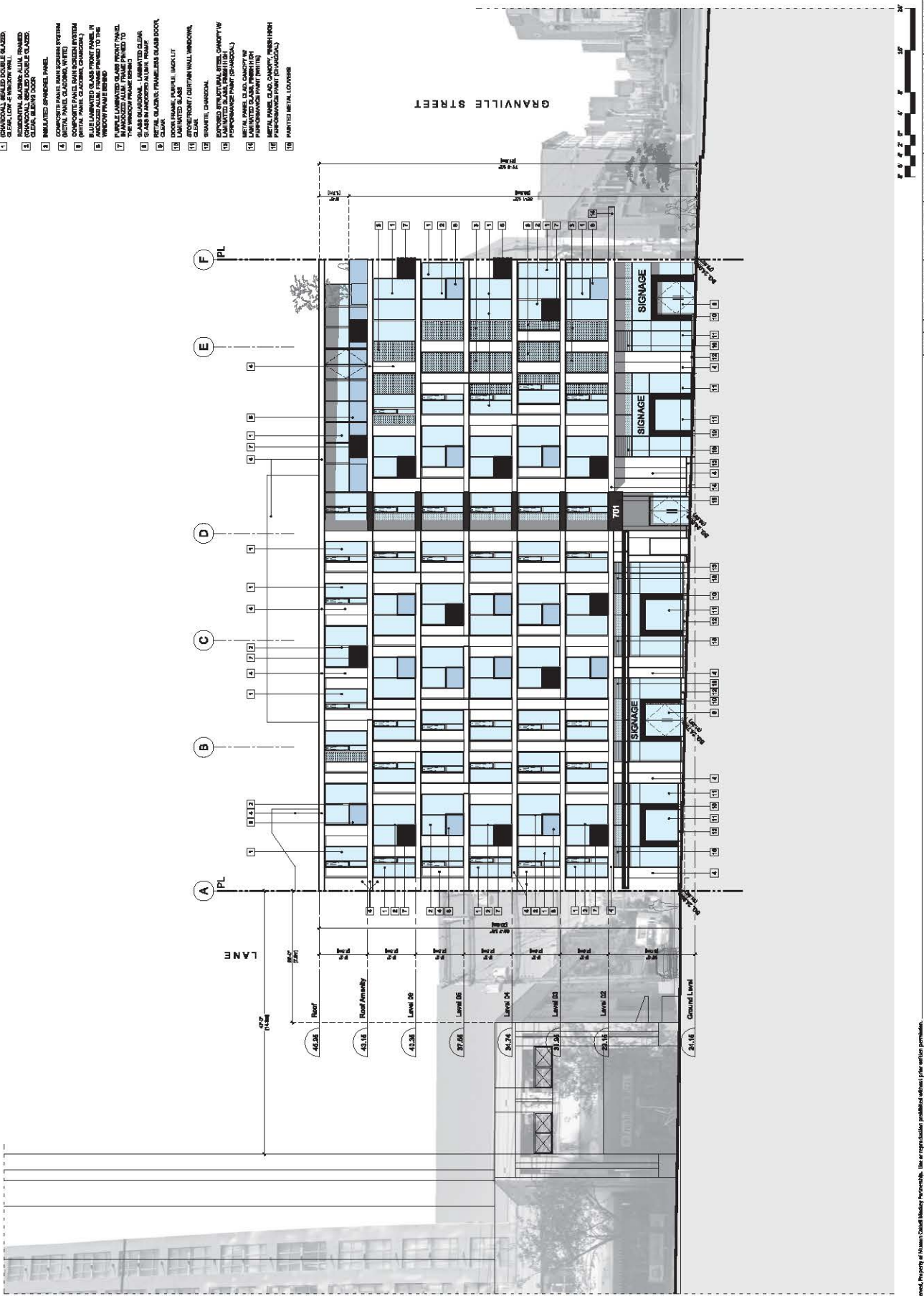
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**MATERIAL LEGEND**

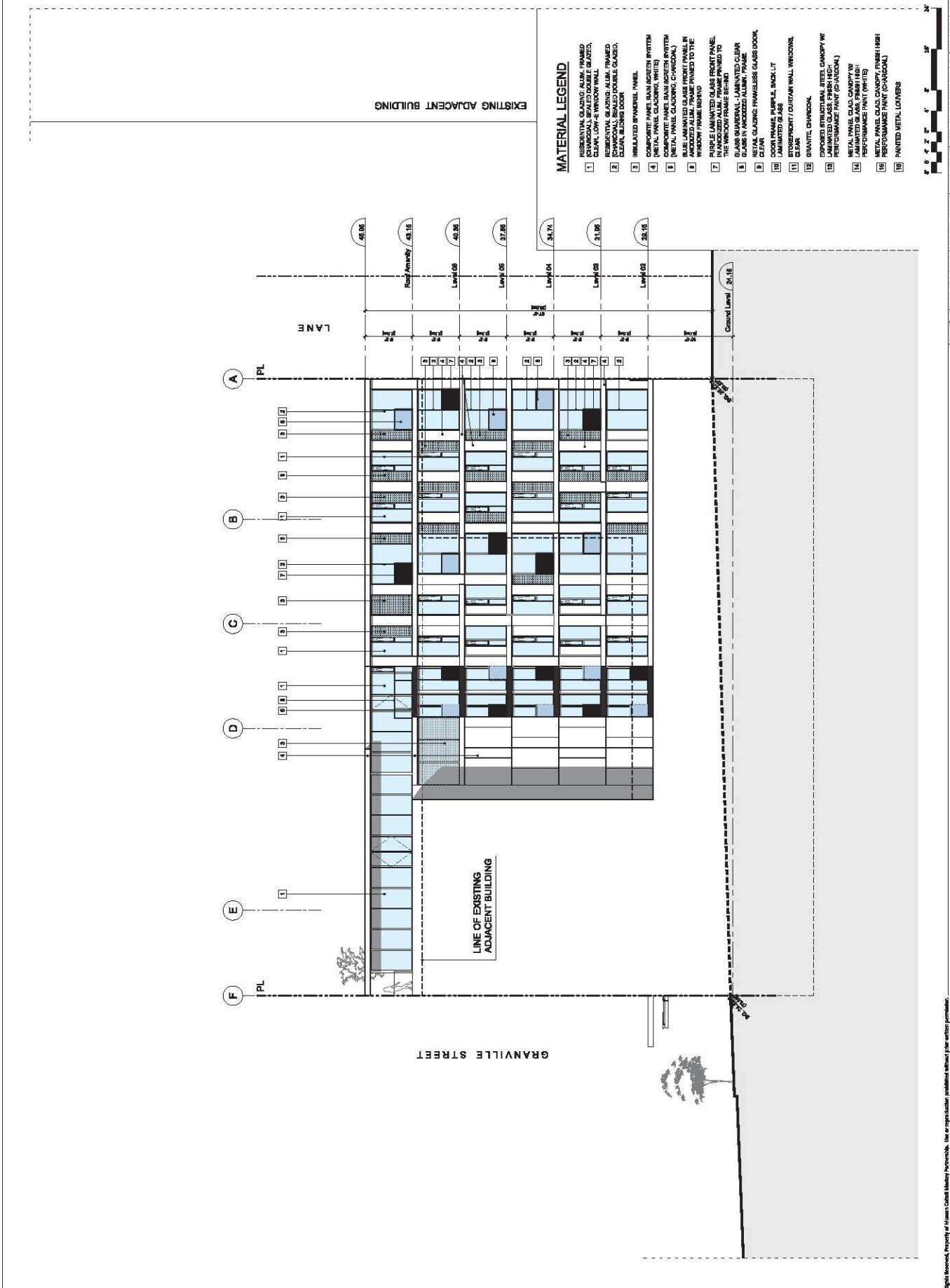
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- 87 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 88 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 89 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 90 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 91 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 92 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 93 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 94 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 95 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 96 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 97 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 98 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 99 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR
- 100 HORIZONTAL BRASS ALUM. FINISHED SLASH LOW E WINDOW DOOR



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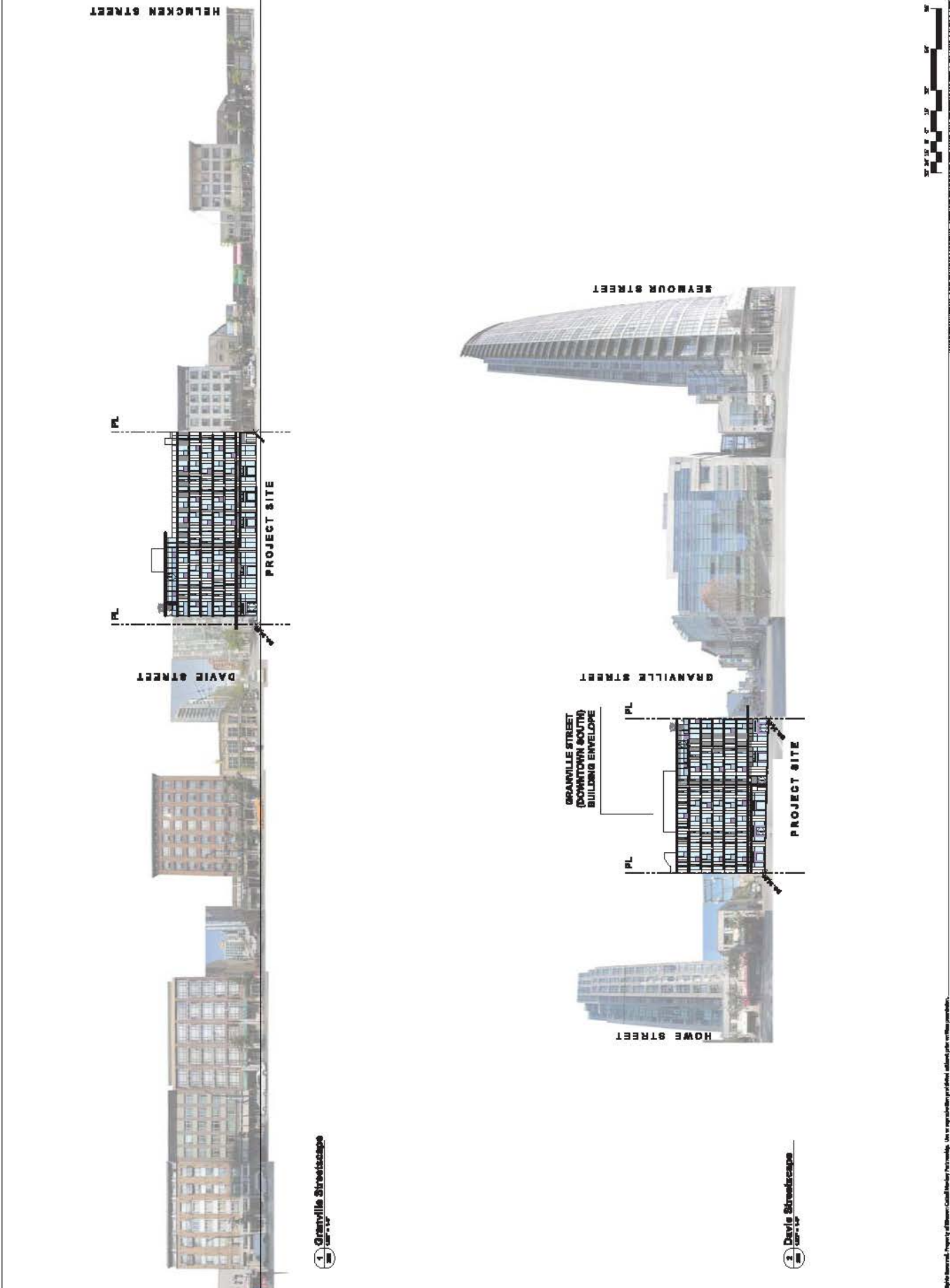






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1 Granville Streetscape

2 Davie Streetscape





**Musson  
Cattell  
Mackay  
Partnership**

Architectural Designers Planners  
1100 - Two Central Centre  
235 Berrard Street, Box 264  
Calgary, Alberta, Canada  
T 403-242-2999  
F 403-242-2999  
MCMPartnership.com



DATE: 2016/07/18  
PROJECT: 1183 GRANVILLE ST  
DRAWN BY: [unintelligible]

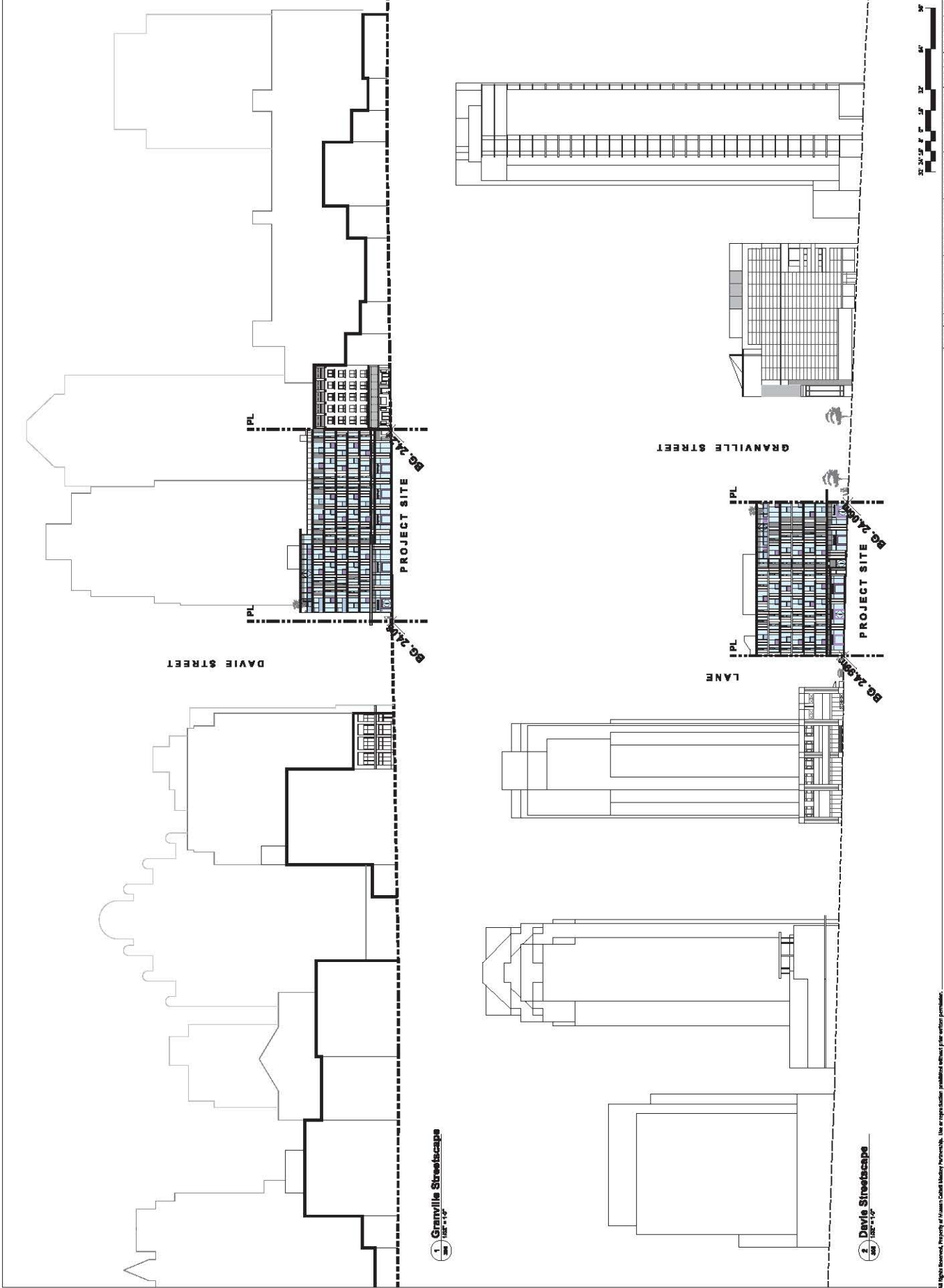
Sheet  
**1183  
GRANVILLE ST**

Project  
**STREETSCAPE**

Scale  
1:250 = 1" = 4'

Project  
201607

Sheet  
**A 205(2)**



**1 Granville Streetscape**  
1/8" = 1'-0"

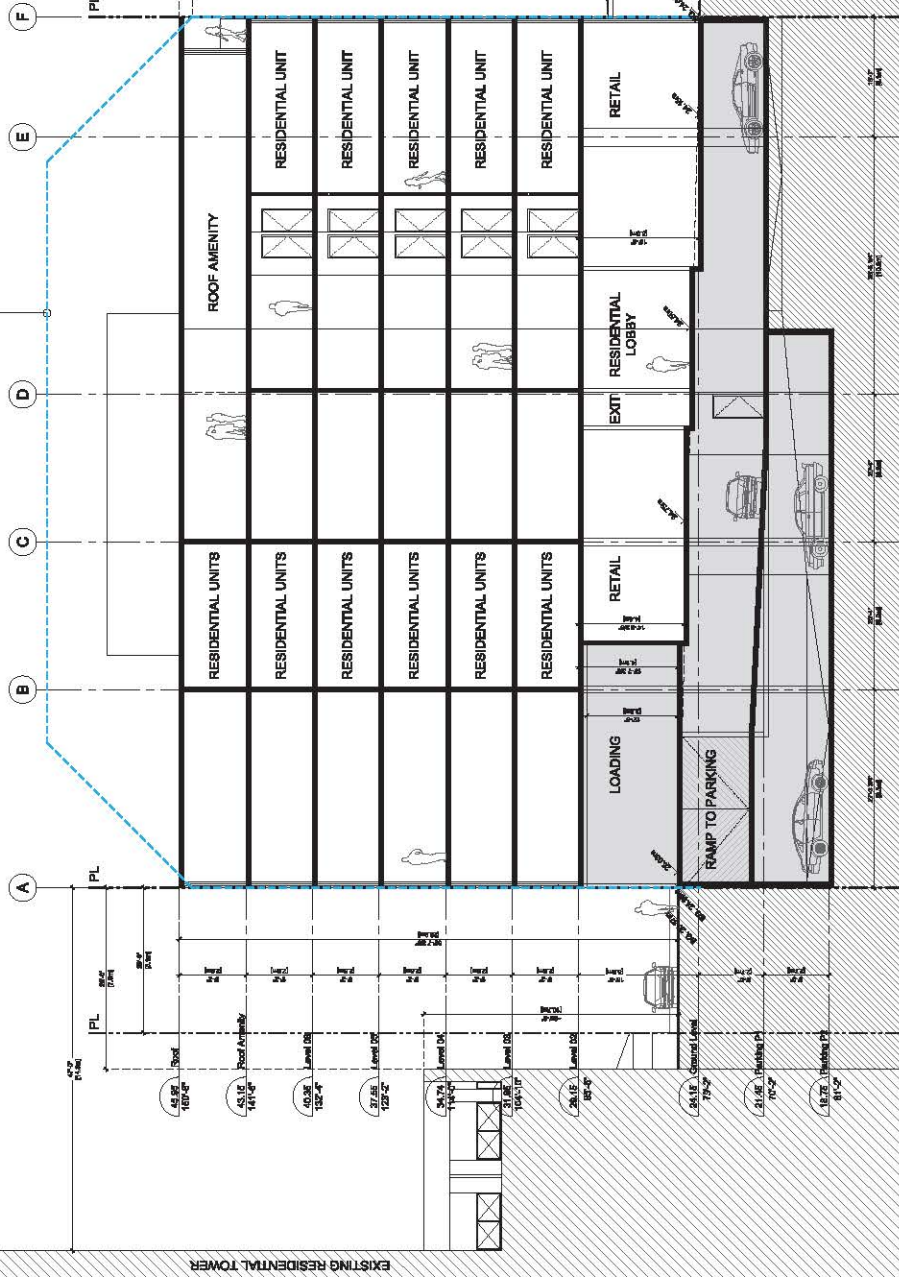
**2 Davie Streetscape**  
1/8" = 1'-0"

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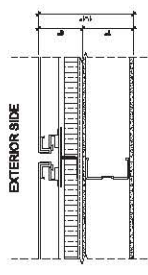


GRANVILLE STREET (DOWNTOWN SOUTH)  
BUILDING ENVELOPE #4.4 (b)



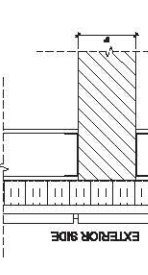
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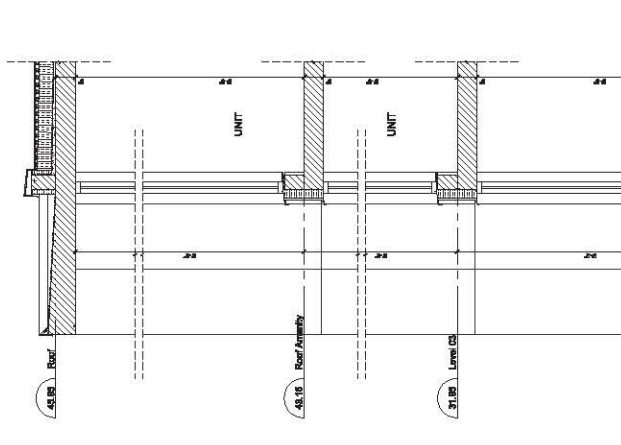
EXTENSION WALL - METAL PANEL WALL ASSEMBLY  
• PREPARED METAL PANEL ON  
WOOD SUBSTRATE ONLY - REPORTS  
• SELF ADHESIVE WATERPROOF MEMBRANE  
• 50% DRY GROUT JOINT SEALING  
• 100% GROUT JOINT SEALING  
(DIMENSIONS ARE IN MILLIMETERS)

4 Typical Exterior Wall (Horizontal Section)  
1:100

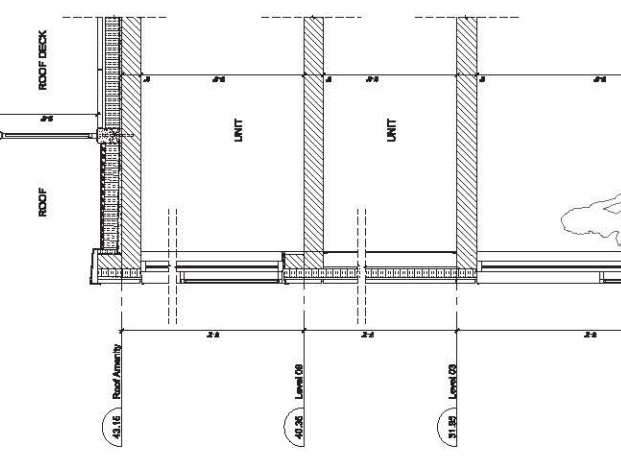


EXTENSION WALL - METAL PANEL WALL ASSEMBLY  
• PREPARED METAL PANEL ON  
WOOD SUBSTRATE ONLY - REPORTS  
• SELF ADHESIVE WATERPROOF MEMBRANE  
• 50% DRY GROUT JOINT SEALING  
• 100% GROUT JOINT SEALING  
(DIMENSIONS ARE IN MILLIMETERS)

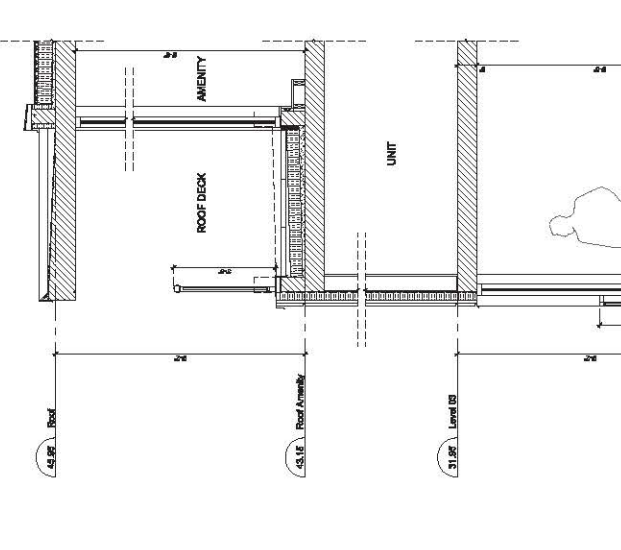
5 Typical Exterior Wall (Vertical Section)  
1:100



1 Wall Section - Retail Entrance & Corner Canopy  
1:100



2 Wall Section - Typical Retail Front and Wall Section  
1:100



3 Wall Section - Residential entrance and canopy  
1:100



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### MATERIAL LEGEND AND DRAWING KEY

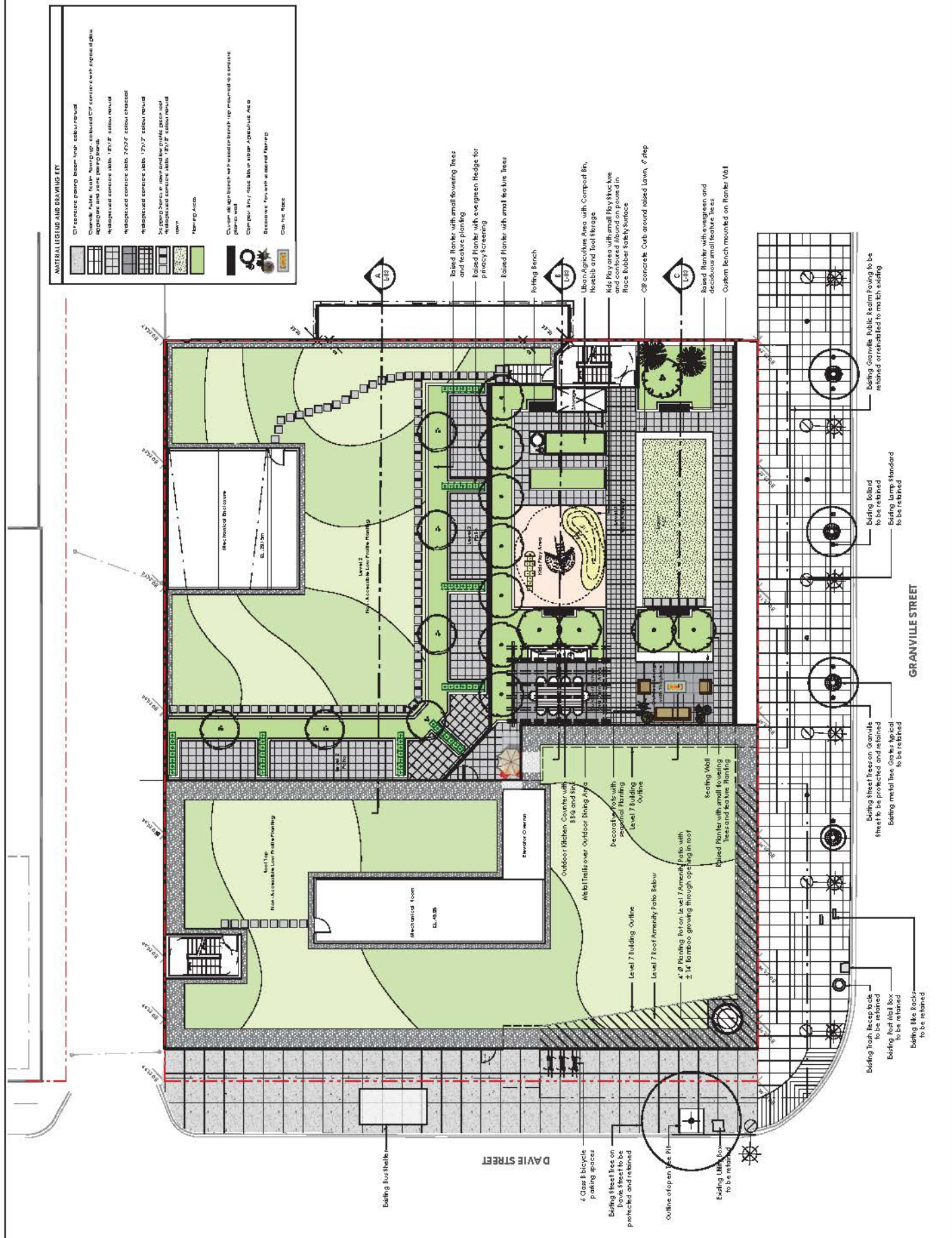
	Concrete paving block, 60x60x40mm
	Grass, 180mm high, 100mm wide, 50mm deep
	Rubber safety surface, 100mm thick
	Composite bench, 1800x300x90mm
	Planting bed, 100mm deep
	Concrete slab, 100mm thick
	Decking, 25mm thick
	Concrete curb, 100mm high
	Paving stone, 300x300x40mm
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep
	Planting bed, 100mm deep



1152 GRANVILLE STREET,  
VANCOUVER

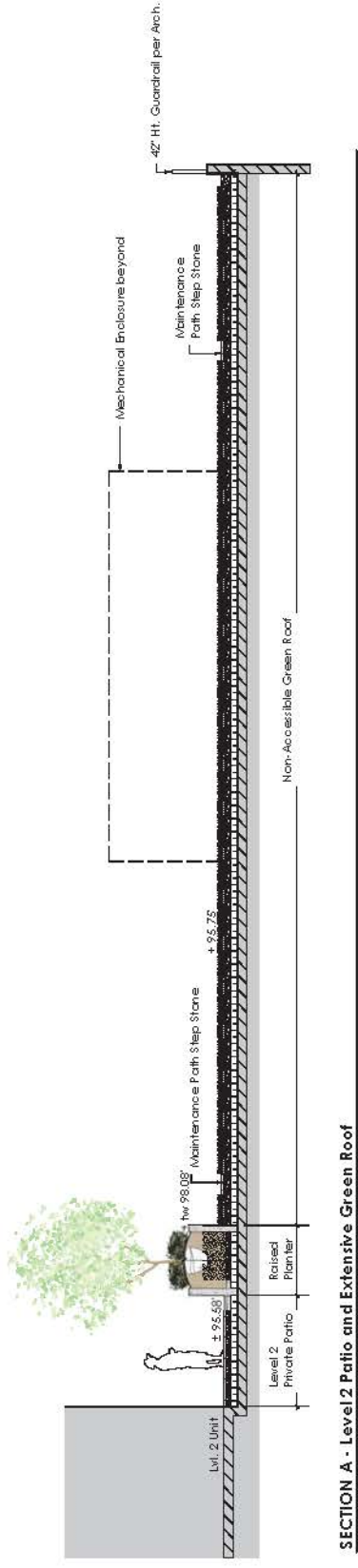
Project No. 14110  
Date: 10/20/13  
Scale: 1/8" = 1'-0"

1152 GRANVILLE STREET  
VANCOUVER  
V6Z 2P8  
Tel: 604.271.1111  
Fax: 604.271.1112  
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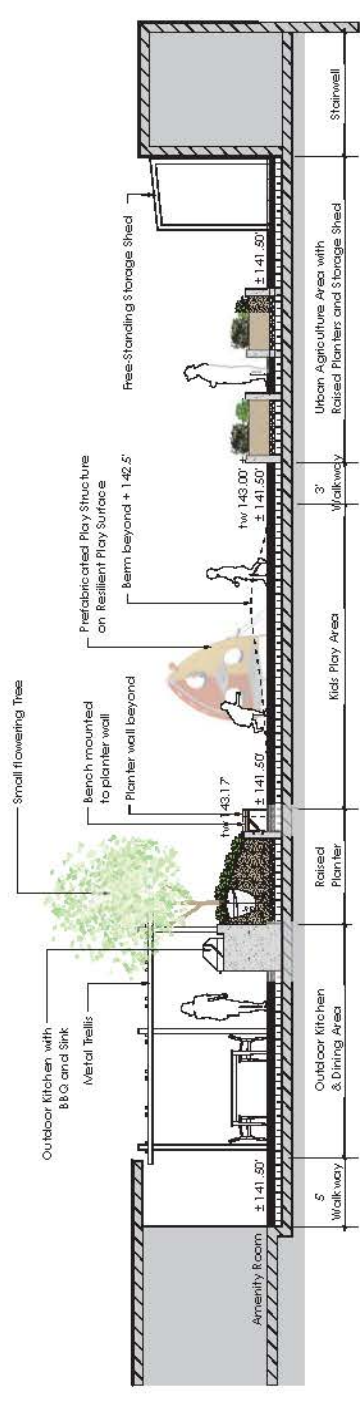




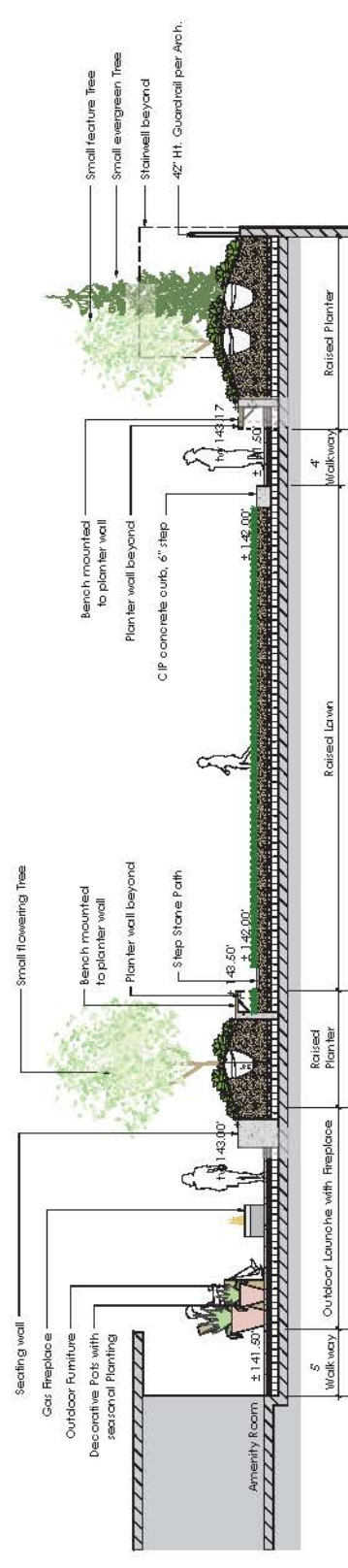




**SECTION A - Level 2 Patio and Extensive Green Roof**  
Scale 1/4" = 1'-0"



**SECTION B - Level 7 Roof Amenity**  
Scale 1/4" = 1'-0"



**SECTION C - Level 7 Roof Amenity**  
Scale 1/4" = 1'-0"



DATE	DESCRIPTION
12/15/2013	ISSUED FOR PERMIT
01/14/2014	REVISED
02/11/2014	REVISED
03/11/2014	REVISED
04/11/2014	REVISED
05/11/2014	REVISED
06/11/2014	REVISED
07/11/2014	REVISED
08/11/2014	REVISED
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03/11/2015	REVISED
04/11/2015	REVISED
05/11/2015	REVISED
06/11/2015	REVISED
07/11/2015	REVISED
08/11/2015	REVISED
09/11/2015	REVISED
10/11/2015	REVISED
11/11/2015	REVISED
12/11/2015	REVISED



BURNS & MCDONNELL  
ARCHITECTS INC.  
102 - 101 West 4th Avenue  
Vancouver, BC V6C 2G7  
Tel: 604-681-4011  
Fax: 604-681-4012  
www.burnsmcd.com

PROJECT:  
**1193 GRANVILLE STREET,  
VANCOUVER**

Drawn By:	11/13/14
Checked By:	N
Date:	08/27/2013
Scale:	1/4" = 1'
Drawn File:	

**Landscape Sections**

Sheet No.:	14110
Sheet No.:	