2538 Birch Street



ARCADIS | JAMESON DEVELOPMENT CORP

Arcadis Architects (Canada) Inc.
On behalf of: Jameson Broadway & Birch LP
Submitted for Rezoning Amendment April 22, 2026

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Basic Information

INQUIRER

Arcadis Architects (Canada) Inc.
700-1285 West Pender Street
Vancouver, BC V6E 4B1
604-683-8797
tony.wai@arcadis.com

On behalf of:
Jameson Development Corp
Tom Pappajohn
604-732-7122
tom@jamesoncorp.ca

PROPERTY ADDRESS

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

LEGAL DESCRIPTION

Lot 1, Block 353, District Lot 526, Group 1.
New Westminster District Plan EPP81033
PID: 030-417-261

Green and Resilient Building Measures

Evoke Buildings Engineering Inc.
250-997 Seymour Street
Vancouver, BC V6B 3M1

April 24, 2026 21-00029

Re: Energy Impacts of Rezoning Amendment for 2538 Birch St.

To Whom it May Concern:

I understand that 2538 Birch St, Vancouver intends to submit a rezoning amendment to change 202 of the 258 residential units to hotel.

The changes to building design are not expected to impact the energy model, based on the provided description by the architect, Arcadis, via email October 14, 2025, as well as in Supplemental Instruction #100. While there are appliance changes on the amenity level, appliance energy savings were not previously claimed, so no model modifications are required for this. There are no revisions to envelope, mechanical systems, lighting, or plumbing hot water flow fixtures.

Anticipated modeled energy performance will continue to remain the same as the original zoning. Note that while no changes to design or performance are anticipated as a result of the change of use, different Green Buildings Policy and energy targets may apply; we would request that given the advanced stage of construction of this project and the social value of the proposed change of use that the residential targets to which the project has been designed and built continue to be considered applicable for this project.

Sincerely,

Evoke Buildings Engineering Inc.

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — A. N. BLUE #40144

Permit to Practice #1000299
2026-04-24

Alex Blue, P.Eng, LEED AP BD+C, BEMP
Managing Principal, Building Energy Specialist

Development Water Demands

CREUS Engineering Ltd

610-EAST TOWER, 221 ESPLANADE W, N. VANCOUVER, BC V7M 3J3
P: 604-987-9070 F: 604-987-9071 www.creus.ca

Civil Engineers & Project Managers

November 27th, 2025 File No. **17277**

City of Vancouver
507 West Broadway
Vancouver, BC
V5Z 0B4

RE: **2538 Birch Street** – WATER DEMAND MEMO

To Whom It May Concern,

The following is in regards to the average day, maximum average day and peak hour domestic water demand calculations produced by Creus Engineering on **2025-11-26.**

Creus Engineering calculated the required average day, maximum day and peak hour water demands using the methodology, formulas, assumptions and values as noted in the City of Vancouver Engineering Design Manual 2018 Section 3.2

The site area, net floor areas, and the Floor Space Ratio has been obtained from the architect, Arcadis.

The calculation spreadsheet has been attached to this memo.

If you have any questions or require any further information, please do not hesitate to contact us.

CREUS Engineering Ltd.

2025-11-27
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
M. C. POS
#53176
Permit to Practice #1001543

Maddy Pos, P.Eng.

Transportation

Memo

SUBJECT
Confirmation of Transportation Study Relevance – 2538 Birch Street, Vancouver, BC
Reference: Birch & Broadway Project – Traffic Impact Assessment dated August 15, 2022

TO
City of Vancouver

DATE
April 24, 2026

OUR REF

DEPARTMENT
-

PROJECT NUMBER
39572

COPIES TO
Mladen Pecanac

NAME
Tony Wai
Arcadis Architects (Canada) Inc.

Arcadis, as the transportation consultant for the Birch & Broadway project, is writing to address recent changes to the proposed building use at 2538 Birch Street, Vancouver, BC. This letter provides our professional opinion regarding the continued validity of the original Traffic Impact Assessment (TIA), dated August 15, 2022, in light of the updated project scope.

Background

- **Original TIA (August 15, 2022):** The TIA was prepared for a proposed development consisting of 258 residential rental units and forecasted fewer than 20 vehicle trips during the peak hours.
- **Proposed Land Use (2024):** The building is now proposed to include 202 Hotel units and 56 Moderate Income (MI) rental units, for a total of 258 units. Hotel units will provide short-term accommodation for individuals and families visiting from outside the city, while MI rental units will serve moderate income residents.
- **Key Operational Assumption:** New tenants are expected not to own or use personal vehicles and will primarily utilize active transportation options. The site is therefore not anticipated to generate significant private vehicle traffic.

Transportation Study Applicability

Our team has reviewed the updated land use information and confirms the following:

- The original TIA assessed traffic impacts based on 258 residential rental units, assuming a typical resident profile with some level of private vehicle ownership, leading to a forecast of fewer than 20 vehicle trips during the peak hours.
- With 202 Hotel units, where occupants are temporary visitors and are not expected to have personal vehicles, the anticipated private vehicle trip generation will be even lower than originally forecasted.
- The 56 MI rental units are expected to generate traffic in line with typical moderate income rental housing, which was addressed in the original TIA assumptions.
- Ancillary traffic such as drop-offs, and pick-ups, is anticipated to be similar to or less than what was previously analyzed
- No changes are proposed to site access and driveway configuration that would alter the original conclusions.

Public Interest and Safety Considerations

The proposed mix of Hotel and MI rental units will not negatively affect public safety or the surrounding neighbourhood. With most tenants unlikely to own vehicles, traffic and parking impacts will be further reduced.

Supporting Documents

Architectural drawings

Conclusion

Based on the above, the change in land use to 202 Hotel units and 56 Moderate Income (MI) rental units (total 258 units) at 2538 Birch Street is not expected to increase traffic impacts compared to the assumptions and findings of the Traffic Impact Assessment dated August 15, 2022. In fact, forecasted traffic volumes are expected to be even lower due to the temporary nature of the Hotel accommodation and the lack of personal vehicle use by these tenants.

Therefore, we confirm that the findings and recommendations of the original TIA remain valid for city review and approvals.

Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,

Enc. [Enclosures]

Arcadis Architects (Canada) Inc.
On behalf of: Jameson Broadway & Birch LP
Submitted for Rezoning Amendment April 22, 2026

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Rezoning Amendment Intent

Please accept our revised text amendment rezoning application for 2538 Birch Street. The proposal is to amend the permitted uses in the CD-1 (708) District By-Law to allow for **Hotel**, **Group Child Care** (2.5 years old to school age), and **Occasional Child Care**.

The purpose of this application is to provide a hotel in the Fairview area, close to Vancouver General Hospital, BC Children's Hospital, BC Women's Hospital, and BC Cancer. The hotel suites provided range from studios to three-bedrooms—all with in-suite laundry and full kitchens—to suit everyone from individuals to families with children and elders.

The hotel will provide amenities, including a fitness room, seating area lounge, party room, outdoor lounge, and Child Care for when parents may need to attend medical appointments without their children. All these amenities will be provided within the building, with outdoor rooftop areas and indoor community spaces.

2538 Birch is conveniently located on West Broadway nearby major rapid transit routes: the 99 B-Line, Canada Line Skytrain, and the future Millenium Line Skytrain station at Granville Street with connections to Downtown.

Key changes from the original rezoning application include:

- Addition of 202 Hotel units;
- Removal of 200 Market Rental units;
- Removal of 2 Moderate Income Rental Units with no reduction to total Moderate Income rental area;
- Approximately 1000 sq.ft. of increased indoor amenity area on Level 2;
- Approximately 300 sq.ft. of decreased retail area on Level 1;
- Increase in FSR from 10.55 to 10.68 because Hotel use amenities are not excluded from FSR calculation; this has no effect on the overall building massing and height
- Relocation of outdoor children's play area from Level 28 to Level 4;
- Parking, bicycle parking changes for new uses.

The following key building components remain **unchanged**:

- 22% of the residential floor area as Secured Moderate Income Rental Units
- 56 Secured Moderate Income Rental Units with 35% family oriented two and three bedroom units;
- Overall exterior building design, height, and density;
- The building is currently under construction and 95% complete.

2026-04-23

FLOOR AREA	(SF)	(SM)
Site Area	18,762	1743.05

Level	Building Total: Gross Area	Building Total: Net Area	Building Total: Exclusions	Retail: Gross Area	Retail Net Area: Retail Saleable Area	Retail Net Area: Retail Common Area	Retail: Exclusions	Office: Gross Area	Office Net Area: Office Saleable Area	Office Net Area: Office Common Area	Office: Exclusions	Potential Child Care: Gross Area	Potential Child Care Net Area: Potential Child Care Area	Potential Child Care Net Area: Potential Child Care Common Area	Potential Child Care: Exclusions
Elev. Machine Room	661	661													
Mechanical	1,248	1,248													
28	3,384	3,384	-												
27	5,174	5,174													
26	5,174	5,174													
25	5,455	5,455													
24	5,456	5,456													
23	5,721	5,721													
22	5,721	5,721													
21	6,327	6,327													
20	6,327	6,327													
19	6,327	6,327													
18	6,570	6,570													
17	6,570	6,570													
16	6,570	6,570													
15	6,846	6,846													
14	6,846	6,846													
13	6,846	6,846													
12	6,847	6,847													
11	6,847	6,847													
10	6,847	6,847													
9	6,834	6,834													
8	9,317	9,245	72												
7	9,317	9,245	72												
6	9,317	9,245	72												
5	9,317	9,281	36												
4	9,588	9,518	70												
3	17,068	17,068						11,806	8,655	3,151		4,626	4,626		
2	3,476	1,210	2,266	387		387		296		296		-			
1	10,974	10,974		9,279	7,800	1,479		40		40		-			
Base Surface															
Sub Total					7,800	1,866			8,655	3,487			4,626	-	
Total	202,972	200,384	2,588	9,666		9,666		12,142		12,142		4,626		4,626	

Level	Hotel: Gross Area	Hotel Net Area: Common Area	Hotel Net Area: Usable Area	Hotel: Exclusion	Hotel: Efficiency	Residential (MIR): Gross Area	Residential Net Area: Common Area	Residential Net Area: Rentable Area	Residential Exclusion: Storage	Residential Exclusion: Amenity	Residential: Efficiency	Balcony
Elev. Machine Room	661	661										
Mechanical	1,248	1,248										
28	3,384	3,384										
27	5,174	986	4,188		80.9%							685
26	5,174	986	4,188		80.9%							588
25	5,455	990	4,465		81.9%							692
24	5,456	994	4,462		81.8%							717
23	5,721	1,012	4,709		82.3%							821
22	5,721	1,012	4,709		82.3%							587
21	6,327	1,027	5,300		83.8%							870
20	6,327	1,027	5,300		83.8%							874
19	6,327	1,027	5,300		83.8%							756
18	6,570	1,048	5,522		84.0%							915
17	6,570	1,049	5,521		84.0%							915
16	6,570	1,044	5,526		84.1%							799
15	6,846	1,047	5,799		84.7%							998
14	6,846	1,047	5,799		84.7%							998
13	6,846	1,047	5,799		84.7%							998
12	6,847	1,037	5,810		84.9%							998
11	6,847	1,037	5,810		84.9%							998
10	6,847	1,037	5,810		84.9%							998
9	6,834	1,070	5,764		84.3%							489
8	-					9,317	1,109	8,136	72		87.3%	1,120
7	-					9,317	1,109	8,136	72		87.3%	1,120
6	-					9,317	1,109	8,136	72		87.3%	1,120
5	-					9,317	1,109	8,172	36		87.7%	1,120
4	8,903	1,102	7,801		87.6%	685	615			70		
3	459	459				177	177					
2	295	295				2,498	232			2,266		
1	837	837				818	818					
Base Surface												
Sub Total		27,510	107,582				6,278	32,580	252	2,336		
Total	135,092		135,092	-		41,446		38,858		2,588		20,176

Total Gross Area	202,972	
Total Net Area		200,384
FSR Achieved		10.68
Height from Base Surface to Top of Parapet	87.83m (Permitted: 88m)	

Rentable & Usable Net Excl. Storage	140,162
MIR Net Excl. Storage	32,580
MIR AREA %	23.24%
Balcony Area / Total Res. Area	11.4%

UNIT MIX

Total Number of Units	MI	56	Hotel	202	258

Level	Studio MI	Studio Hotel	1 Bedroom MI	1 Bedroom Hotel	2 Bedroom MI	2 Bedroom Hotel	3 Bedroom MI	3 Bedroom Hotel	TOTAL MI	TOTAL Hotel
28										
27		1		4		3			0	8
26		1		3		4			0	8
25		1		3		4			0	8
24		1		3		4			0	8
23		1		3		4			0	8
22		1		3		4			0	8
21				6		3			0	9
20				6		3			0	9
19				6		4			0	10
18				9		2			0	11
17				9		2			0	11
16		1		9		2			0	12
15				10		2			0	12
14				10		2			0	12
13				10		2			0	12
12				8		2		1	0	11
11				8		2		1	0	11
10				8		2		1	0	11
9				3		3		3	0	9
8	3		4		4		3		14	0
7	3		4		4		3		14	0
6	3		4		4		3		14	0
5	3		4		4		3		14	0
4		2		5		6		1	0	14
3										
2										
1										
Total	12	9	16	126	16	60	12	7	56	202
% of Total	21.4%	4.5%	28.6%	62.4%	28.6%	29.7%	21.4%	3.5%	21.7%	78.3%

	2 BR	3 BR	36.82%
MI FAMILY %	28.6%	21.4%	50.0%
Hotel FAMILY %	29.7%	3.47%	33.2%

MI Moderate Income Rental
Hotel Hotel

FLOOR AREA	(SF)		
Site Area	18762		
Level	**Residential**		
28	3384		
27	5174	L21-27 TOTAL	L21-27 AVERAGE
26	5174	39026	5575
25	5455		
24	5456		
23	5720		
22	5720		
21	6327		
20	6327	L17-20 TOTAL	L17-20 AVERAGE
19	6327	25794	6449
18	6570		
17	6570		
16	6570	L7-16 TOTAL	L7-16 AVERAGE
15	6846	73117	7312
14	6846		
13	6846		
12	6847		
11	6847		
10	6847		
9	6834		
8	9317		
7	9317		
6	9317	L4-6 TOTAL	L4-6 AVERAGE
5	9317	28222	9407
4	9588		
3		L9-28 TOTAL	L9-28 AVERAGE
2		122687	6134
1		L4-28 TOTAL	L4-28 AVERAGE
		169543	6782

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS

Use	Bylaw	Definition	Required		Achieved
Hotel					
Parking Stalls	N/A				95
Visitor Stalls	N/A				
HC Stalls	Vancouver Parking Bylaw Section 4.1.4 (b)	1 stall for at least 5,382 SF Plus 0.4 stalls per 10,764 SF	Total Hotel Area = 5382 SF = Total Hotel Area - 5382 SF = Above / 10,764 SF = Above x 0.4 = Above + 1 =	138,351 1 132,969 12 5 6	8
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.2	1 space for every 30 dwellings	# dwelling units= Above / 30=	202 7	7
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.2	6 spaces for development over 75 dwelling	# dwelling units= Above is over 75= * Shared with other uses	202 6	0
End-of-Trip Facility (Clothing Lockers)	Vancouver Parking Bylaw Section 6.5.1	Required Class A Bicycle Space x 1.4	Required Class A Bicycle Space = Above x 1.4 = *Shared with Other Uses	7 9	0
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.5.2	Minimum of 1 stall for every 50 units up to maximum 200 units, one additional for each additional 75 units	# dwelling units= 200 units / 50 units= # dwelling units - 200= Above is below 75= Above + 4=	202 4 2 0 4	4
Class C Passenger Loading	Vancouver Parking Bylaw Section 7.2.5.2	Minimum of 1 stall for every 200 units up to maximum 400 units, one additional for each additional 300 units	# dwelling units= 400 units / 200 units= *Shared with Class B Loading	202 2	0
Class A Loading	Vancouver Parking Bylaw Section 5.2.2	Minimum of 1 stall for minimum 150 units up to maximum 249 units	# dwelling units= 1 for units between 150 and 249=	202 1	1
Class B Loading	Vancouver Parking Bylaw Section 5.2.2	Minimum of 2 stall for units 75 units up to maximum 399 units	# dwelling units= 2 for units between 75 and 399= *1 loading provided due to site constraints	202 2	1
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit. (202 units)					202
Moderate Income Rental Residential					
Parking Stalls	Moderate Income Rental Housing Parking Requirement Reduction	Minimum of 1 stall per 1346 SF Less 30% for proximity to major bus routes	Total Residential Area = Above/ 1,346 SF = Above - 30% =	38,185 28 20	20
Visitor Stalls	Moderate Income Rental Housing Parking Requirement Reduction	0.05 per unit	# dwelling units x 0.05% =	3	3
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + 0.034/unit	# dwelling units = 1 for first 7 units = (# of MI units) - 7 = Remainder x 0.034 = 1 + above =	56 1 49 2 3	3
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 700 sq.ft. 2.5/Unit over 700 and under 1130 sq.ft. 3/Unit over 1130 sq.ft.	# units under 700 SF x 1.5 = # units >700SF, <1130SF x 2.5 = sum of two above =	60 40 100	100
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	2 space for 20 dwelling units 1 additional space for additional 20 units	2 for first 20 dwelling units = (# dwelling units - 20 units) / 20 = sum of two above =	2 1 3	3
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	58 dwelling units =	1	1
Class B Loading	Vancouver Parking Bylaw Section 5.2.1	No requirements for less than 100 units	Less than 100 dwelling units =	0	0
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit. (56 units)					56

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS

Use	Bylaw	Definition	Required		Achieved
Retail					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Retail Area = Total Retail Area - 3,122 SF = 3,122 SF / 1,561 SF = Above Area / 753 SF = 2 + above	9,666 6,544 2 9 11	11
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Retail Area = 5382 SF = Total Retail Area - 5382 SF = Above / 10,764 SF = Above x 0.4 = Above + 1 =	9,666 1 4,284 0 0 1	1
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.1	1 space per 3660 SF	Total Retail Area = Above / 3660 SF =	9,666 3	3
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.1	6 spaces for development over 10,764 SF	Total Retail Area = Total area is below 10,764 =	9,666 0	0
End-of-Trip Facility (Clothing Lockers)	Vancouver Parking Bylaw Section 6.5.1	Required Class A Bicycle Space x 1.4	Required Class A Bicycle Space = Above x 1.4 =	3 4	4
Class A Loading	Vancouver Parking Bylaw Section 5.2.5	No requirement	*Two Class A Retail loading spaces provided in lieu of one Class B Retail loading		2
Class B Loading	Vancouver Parking Bylaw Section 5.2.5	1 space for first 5005 SF Plus 1 space for any portion of the next 20,021 SF	Total Retail Area = 5005 SF = Total Retail Area - 5005 SF = 4827 = Above + 1 =	9,666 1 4,661 1 2	1
Office					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Office Area = Total Office Area - 3,122 SF = 3,122 SF / 1,561 SF = Above Area / 753 SF = 2 + above	12,142 9,020 2 12 14	14
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Office Area = 5382 SF = Total Office Area - 5382 SF = Above / 10,764 SF = Above x 0.4 = Above + 1 =	12,142 1 6,760 1 0 1	1
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 1830 SF	Total Office Area = Above / 1830 SF =	12,142 7	7
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	6 spaces for development over 21,527 SF	Total Office Area = Total area is below 21,527 =	12,142 0	0
End-of-Trip Facility (Clothing Lockers)	Vancouver Parking Bylaw Section 6.5.1	Required Class A Bicycle Space x 1.4	Required Class A Bicycle Space = Above x 1.4 =	7 10	11
Class A Loading	Vancouver Parking Bylaw Section 5.2.7	1 space for 10,764 SF to 80,723 SF	Total Office Area = 12,142 SF =	12,142 1	1
Class B Loading	Vancouver Parking Bylaw Section 5.2.7	1 space for first 5,382 SF to 53,820 SF	Total Office Area = 12,142 SF =	12,142 1	1

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS

Use	Bylaw	Definition	Required		Achieved
Potential Child Care					
Child Care Space: 68 Group Child Care (30 Months to School Age) + 7 Occasional Care Required Staff: 3 Educators, 6 Assistants, 2 Responsible Adults			Total Number of Child Care Space = Total Number of Staff =	75 11	
Parking Stalls	N/A				
HC Stalls	Vancouver Parking Bylaw Section 4.1.4 (b)	1 stall for at least 5,382 SF Plus 0.4 stalls per 10,764 SF	Total Potential Child Care Area = 5382 SF = Total Child Care Area - 5382 SF = Above / 10,764 SF = Above x 0.4 = Above + 1 =	4,626 0 -756 0 0 0	0
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.2.6	1 space per every 17 employees	Total Number of Staff = Above / 17 =	11 1	2
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.2.6	1 spaces for every 6 full-time equivalent child care space	Total Number of Child Care Space = Above/6 =	75 13	13
End-of-Trip Facility (Clothing Lockers)	Vancouver Parking Bylaw Section 6.5.1	Required Class A Bicycle Space x 1.4	Required Class A Bicycle Space = Above x 1.4 =	1 2	2
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.2.3	1 space for every 8 full-time equivalent child care spaces	Total Number of Child Care Space = Above / 8 =	75 10	10
Class A/B Loading	N/A				

Potential Child Care

Use	Value	Unit
Child Care Space	68 Group Child Care (30 Months to School Age) + 7 Occasional Care = Total 75 Space	
Required Staff	3 Educators, 6 Assistants, 2 Responsible Adults = Total staff 11	
Indoor Area	4,626	SF
Outdoor Area	2,100	SF

OFF-STREET PARKING REQUIRED & ACHIEVED

Level	Small	Regular	HC	TOTAL
P1				0
P2	3	5	6	14
P3	8	30	2	40
P4	11	33	5	49
P5	14	26	0	40
Total	36	94	13	143
Total Required				54

* Number of small car space allowed is 143 x 0.25 = 36

CLASS A BIKE STORAGE REQUIRED & ACHIEVED

Level	Horizontal	Stacked	Vertical	Oversized	Locker
L2					
L1					
P1	58		10	3	6
P2	10	28		4	
Sub Total	68	28	10	7	6
Total Proposed					119
Total Required					118

* one stacked bike storage equals to 2 bike storages
* 5% of the spaces to be oversized
* No more than 30% may be vertical, no more than 60% may be vertical and stacked
* 10% of the Class A bicycle spaces must be bicycle lockers

CLASS B BIKE RACKS REQUIRED & ACHIEVED

Use	Hotel	MIRHPP	Retail	Office	Child Care	Total
Provided	0	3	0	0	13	16
Required	6	3	0	0	13	22

* Class B Bikes for Hotel are shared with other uses.

LOADING REQUIRED & ACHIEVED

Use		Class A Passenger	Class C Passenger	Class A	Class B	Class C
Hotel	Required	4	2	1	2	
	Proposed	4	0	1	1	
MIRHPP	Required	1				
	Proposed	1				
Retail	Required			0	2	
	Proposed			2	1	
Office	Required			1	1	
	Proposed			1	1	
Child Care	Required	10				
	Proposed	10				
Total Required		15	2	2	5	0
Proposed		15	0	4	3	0

*Two Class A Retail loading spaces provided in lieu of one Class B Retail loading
*Two Class C Passenger and one Class B loading for Hotel couldn't be provided due to the site constraints (One Class B Loading will serve these demands)

STORAGE

Level		
27		2
26		1
25		1
24		1
23		2
22		2
21		2
20		2
19		2
18		1
17		1
16		
15		1
14		1
13		1
12		1
11		1
10		1
9		
8		2
7		2
6		2
5		1
4		7
P1		0
P2		32
P3		41
P4		35
P5		113
Total		258
Total Required		258

Street Setbacks	Permitted	Proposed
Front	-	-
Rear	-	-
Side (Birch St.)	0.8m	1.8m
Side (East)	-	-

Tower Setbacks	Permitted	Proposed
Front	-	-
Rear	4.57m	4.57m
Side (Birch St.)	2.13m	2.13m
Side (East)	13.09m	13.09m

Balcony Area

Level	Open Balcony Area (SF)	Open Balcony Area (SM)
27	685	63.6
26	588	54.6
25	692	64.3
24	717	66.6
23	821	76.3
22	587	54.5
21	870	80.8
20	874	81.2
19	756	70.2
18	915	85.0
17	915	85.0
16	799	74.2
15	998	92.7
14	998	92.7
13	998	92.7
12	998	92.7
11	998	92.7
10	998	92.7
9	489	45.4
8	1120	104.1
7	1120	104.1
6	1120	104.1
5	1120	104.1
Total	20176	1874.4
% of Res. Area	11.4%	

* Must not exceed 12% of Res. Area

Level	Unit Type	Unit Name	Unit Description	Unit Gross Area (SF)	Storage (Exclusions) (SF)	Unit Net Area (SF)	Unit Interior Area (SF)	# of MI	# of Hotel
LEVEL 04									
	Hotel	401	2 BEDROOM	776		776	686	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	402	STUDIO	434		434	386		
	Hotel	403	1 BEDROOM	397		397	352		
	Hotel	404	1 BEDROOM	407		407	364	0	11
	Hotel	405	2 BEDROOM	716		716	629		
	Hotel	406	3 BEDROOM	766		766	675	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	407	STUDIO	384		384	347		
	Hotel	408	1 BEDROOM	513		513	467		
	Hotel	409	1 BEDROOM	500		500	455		
	Hotel	410	1 BEDROOM	479		479	433	0	3
	Hotel	411	2 BEDROOM	614		614	539		
	Hotel	412	2 BEDROOM	584		584	523		
	Hotel	413	2 BEDROOM	603		603	540		
	Hotel	414	2 BEDROOM	627		627	561		
				7800	0	7800	6957		
LEVEL 05									
	MI	501-MI	3 BEDROOM	920		920	827	# of MI Units <700 SF	# of Hotel Units <700 SF
	MI	502-MI	STUDIO	423		423	372		
	MI	503-MI	3 BEDROOM	899		899	815		
	MI	504-MI	STUDIO	410		410	366	10	0
	MI	505-MI	1 BEDROOM	446		446	403		
	MI	506-MI	3 BEDROOM	720		720	635	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	MI	507-MI	STUDIO	384		384	347		
	MI	508-MI	1 BEDROOM	513		513	467		
	MI	509-MI	1 BEDROOM	500		500	456		
	MI	510-MI	1 BEDROOM	479		479	433	4	0
	MI	511-MI	2 BEDROOM	614		614	541		
	MI	512-MI	2 BEDROOM	584		584	522		
	MI	513-MI	2 BEDROOM	606		606	542		
	MI	514-MI	2 BEDROOM	709	36	673	609		
				8207	36	8171	7335		
LEVEL 06									
	MI	601-MI	3 BEDROOM	920	36	884	827	# of MI Units <700 SF	# of Hotel Units <700 SF
	MI	602-MI	STUDIO	423		423	372		
	MI	603-MI	3 BEDROOM	899		899	816		
	MI	604-MI	STUDIO	410		410	366	10	0
	MI	605-MI	1 BEDROOM	446		446	403		
	MI	606-MI	3 BEDROOM	720		720	635	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	MI	607-MI	STUDIO	384		384	347		
	MI	608-MI	1 BEDROOM	513		513	465		
	MI	609-MI	1 BEDROOM	500		500	456		
	MI	610-MI	1 BEDROOM	479		479	433	4	0
	MI	611-MI	2 BEDROOM	614		614	542		
	MI	612-MI	2 BEDROOM	584		584	523		
	MI	613-MI	2 BEDROOM	606		606	542		
	MI	614-MI	2 BEDROOM	709	36	673	609		
				8207	72	8135	7336		
LEVEL 07									
	MI	701-MI	3 BEDROOM	920	36	884	827	# of MI Units <700 SF	# of Hotel Units <700 SF
	MI	702-MI	STUDIO	423		423	372		
	MI	703-MI	3 BEDROOM	899		899	816		
	MI	704-MI	STUDIO	408		408	362	10	0
	MI	705-MI	1 BEDROOM	448		448	401		
	MI	706-MI	3 BEDROOM	721		721	623	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	MI	707-MI	STUDIO	384		384	347		
	MI	708-MI	1 BEDROOM	513		513	467		
	MI	709-MI	1 BEDROOM	500		500	456		
	MI	710-MI	1 BEDROOM	479		479	433	4	0
	MI	711-MI	2 BEDROOM	614		614	541		
	MI	712-MI	2 BEDROOM	584		584	522		
	MI	713-MI	2 BEDROOM	606		606	542		
	MI	714-MI	2 BEDROOM	710	36	674	610		
				8209	72	8137	7319		
LEVEL 08									
	MI	801-MI	3 BEDROOM	920	36	884	827	# of MI Units <700 SF	# of Hotel Units <700 SF
	MI	802-MI	STUDIO	423		423	372		
	MI	803-MI	3 BEDROOM	899		899	816		
	MI	804-MI	STUDIO	408		408	362	10	0
	MI	805-MI	1 BEDROOM	448		448	401		
	MI	806-MI	3 BEDROOM	721		721	623	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	MI	807-MI	STUDIO	384		384	347		
	MI	808-MI	1 BEDROOM	513		513	467		
	MI	809-MI	1 BEDROOM	500		500	456		
	MI	810-MI	1 BEDROOM	479		479	433	4	0
	MI	811-MI	2 BEDROOM	614		614	541		
	MI	812-MI	2 BEDROOM	584		584	522		
	MI	813-MI	2 BEDROOM	606		606	542		
	MI	814-MI	2 BEDROOM	710	36	674	610		
				8209	72	8137	7319		
LEVEL 09									
	Hotel	901	3 BEDROOM	823		823	755	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	902	3 BEDROOM	880		880	780		
	Hotel	903	3 BEDROOM	829		829	752		
	Hotel	904	1 BEDROOM	513		513	467	0	6
	Hotel	905	1 BEDROOM	500		500	456		
	Hotel	906	1 BEDROOM	479		479	433	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	907	2 BEDROOM	614		614	542		
	Hotel	908	2 BEDROOM	541		541	480		
	Hotel	909	2 BEDROOM	584		584	522		
				5763	0	5763	5187	0	3

Level	Unit Type	Unit Name	Unit Description	Unit Gross Area (SF)	Storage (Exclusions) (SF)	Unit Net Area (SF)	Unit Interior Area (SF)	# of MI	# of Hotel
LEVEL 10									
	Hotel	1001	3 BEDROOM	796		796	726	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	1002	1 BEDROOM	418		418	360		
	Hotel	1003	1 BEDROOM	420		420	383		
	Hotel	1004	1 BEDROOM	446		446	383	0	9
	Hotel	1005	1 BEDROOM	473		473	413		
	Hotel	1006	1 BEDROOM	513		513	468	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	1007	1 BEDROOM	500		500	456		
	Hotel	1008	1 BEDROOM	479		479	433		
	Hotel	1009	2 BEDROOM	732		732	620		
	Hotel	1010	1 BEDROOM	423		423	382	0	2
	Hotel	1011	2 BEDROOM	609		609	546		
				5809	0	5809	5170		
LEVEL 11									
	Hotel	1101	3 BEDROOM	796		796	726	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	1102	1 BEDROOM	418		418	360		
	Hotel	1103	1 BEDROOM	420		420	383		
	Hotel	1104	1 BEDROOM	446		446	383	0	9
	Hotel	1105	1 BEDROOM	473		473	413		
	Hotel	1106	1 BEDROOM	513		513	468	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	1107	1 BEDROOM	500		500	456		
	Hotel	1108	1 BEDROOM	479		479	433		
	Hotel	1109	2 BEDROOM	732		732	620		
	Hotel	1110	1 BEDROOM	423		423	382	0	2
	Hotel	1111	2 BEDROOM	609		609	546		
				5809	0	5809	5170		
LEVEL 12									
	Hotel	1201	3 BEDROOM	796		796	726	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	1202	1 BEDROOM	418		418	360		
	Hotel	1203	1 BEDROOM	420		420	383		
	Hotel	1204	1 BEDROOM	446		446	383	0	9
	Hotel	1205	1 BEDROOM	473		473	413		
	Hotel	1206	1 BEDROOM	513		513	468	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	1207	1 BEDROOM	500		500	456		
	Hotel	1208	1 BEDROOM	479		479	433		
	Hotel	1209	2 BEDROOM	732		732	620		
	Hotel	1210	1 BEDROOM	423		423	382	0	2
	Hotel	1211	2 BEDROOM	609		609	546		
				5809	0	5809	5170		
LEVEL 13-15									
	Hotel	1301	1 BEDROOM	412		412	366	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	1302	1 BEDROOM	416		416	358		
	Hotel	1303	1 BEDROOM	420		420	383		
	Hotel	1304	1 BEDROOM	446		446	383	0	33
	Hotel	1305	1 BEDROOM	473		473	413		
	Hotel	1306	1 BEDROOM	513		513	468	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	1307	1 BEDROOM	500		500	456		
	Hotel	1308	1 BEDROOM	479		479	433		
	Hotel	1309	2 BEDROOM	732		732	620		
	Hotel	1310	1 BEDROOM	423		423	382	0	3
	Hotel	1311	2 BEDROOM	584		584	523		
	Hotel	1312	1 BEDROOM	401		401	366		
				5799	0	5799	5151		
LEVEL 16									
	Hotel	1601	1 BEDROOM	412		412	366	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	1602	1 BEDROOM	416		416	358		
	Hotel	1603	1 BEDROOM	420		420	383		
	Hotel	1604	1 BEDROOM	446		446	383	0	12
	Hotel	1605	1 BEDROOM	473		473	413		
	Hotel	1606	1 BEDROOM	514		514	468	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	1607	1 BEDROOM	465		465	418		
	Hotel	1608	STUDIO	399		399	366		
	Hotel	1609	2 BEDROOM	573		573	500		
	Hotel	1610	1 BEDROOM	424		424	376	0	0
	Hotel	1611	2 BEDROOM	584		584	523		
	Hotel	1612	1 BEDROOM	401		401	366		
				5527	0	5527	4920		
LEVEL 17									
	Hotel	1701	1 BEDROOM	412		412	366	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	1702	1 BEDROOM	416		416	358		
	Hotel	1703	1 BEDROOM	420		420	383		
	Hotel	1704	1 BEDROOM	446		446	383	0	10
	Hotel	1705	1 BEDROOM	473		473	414		
	Hotel	1706	1 BEDROOM	513		513	468	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	1707	1 BEDROOM	584		584	487		
	Hotel	1708	2 BEDROOM	724		724	662		
	Hotel	1709	2 BEDROOM	588		588	526		
	Hotel	1710	1 BEDROOM	545		545	484	0	1
	Hotel	1711	1 BEDROOM	401		401	366		
				5522	0	5522	4897		
LEVEL 18									
	Hotel	1801	1 BEDROOM	412		412	366	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	1802	1 BEDROOM	416		416	358		
	Hotel	1803	1 BEDROOM	420		420	383		
	Hotel	1804	1 BEDROOM	446		446	383	0	10
	Hotel	1805	1 BEDROOM	473		473	412		
	Hotel	1806	1 BEDROOM	513		513	468	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	1807	1 BEDROOM	584		584	487		
	Hotel	1808	2 BEDROOM	724		724	662		
	Hotel	1809	2 BEDROOM	588		588	527		
	Hotel	1810	1 BEDROOM	545		545	484	0	1
	Hotel	1811	1 BEDROOM	401		401	366		
				5522	0	5522	4896		

Level	Unit Type	Unit Name	Unit Description	Unit Gross Area (SF)	Storage (Exclusions) (SF)	Unit Net Area (SF)	Unit Interior Area (SF)	# of MI	# of Hotel
LEVEL 19									
	Hotel	1901	1 BEDROOM	412		412	366	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	1902	1 BEDROOM	416		416	358		
	Hotel	1903	1 BEDROOM	417		417	381		
	Hotel	1904	1 BEDROOM	484		484	413	0	9
	Hotel	1905	2 BEDROOM	673		673	561		
	Hotel	1906	2 BEDROOM	766		766	665	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	1907	2 BEDROOM	599		599	539		
	Hotel	1908	2 BEDROOM	587		587	528		
	Hotel	1909	1 BEDROOM	546		546	483		
	Hotel	1910	1 BEDROOM	401		401	366	0	1
				5301	0	5301	4660		
LEVEL 20									
	Hotel	2001	1 BEDROOM	531		531	483	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	2002	1 BEDROOM	571		571	507		
	Hotel	2003	1 BEDROOM	405		405	374		
	Hotel	2004	1 BEDROOM	567		567	486	0	6
	Hotel	2005	1 BEDROOM	538		538	452	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	2006	2 BEDROOM	817		817	713		
	Hotel	2007	2 BEDROOM	725		725	652		
	Hotel	2008	1 BEDROOM	422		422	379		
	Hotel	2009	2 BEDROOM	724		724	651	0	3
				5300	0	5300	4697		
LEVEL 21									
	Hotel	2101	1 BEDROOM	531		531	483	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	2102	1 BEDROOM	571		571	507		
	Hotel	2103	1 BEDROOM	405		405	374		
	Hotel	2104	1 BEDROOM	567		567	486	0	6
	Hotel	2105	1 BEDROOM	538		538	452	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	2106	2 BEDROOM	817		817	713		
	Hotel	2107	2 BEDROOM	725		725	652		
	Hotel	2108	1 BEDROOM	422		422	379		
	Hotel	2109	2 BEDROOM	724		724	651	0	3
				5300	0	5300	4697		
LEVEL 22-23									
	Hotel	2201	2 BEDROOM	715		715	641	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	2202	2 BEDROOM	801		801	695		
	Hotel	2203	STUDIO	431		431	358		
	Hotel	2204	1 BEDROOM	420		420	378	0	10
	Hotel	2205	2 BEDROOM	668		668	582	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	2206	2 BEDROOM	738		738	663		
	Hotel	2207	1 BEDROOM	431		431	388		
	Hotel	2208	1 BEDROOM	505		505	446		
				4709	0	4709	4151	0	6
LEVEL 24									
	Hotel	2401	2 BEDROOM	754		754	658	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	2402	2 BEDROOM	544		544	490		
	Hotel	2403	STUDIO	400		400	344		
	Hotel	2404	1 BEDROOM	409		409	369	0	6
	Hotel	2405	2 BEDROOM	668		668	582	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	2406	2 BEDROOM	738		738	663		
	Hotel	2407	1 BEDROOM	431		431	389		
	Hotel	2408	1 BEDROOM	518		518	451		
				4462	0	4462	3946	0	2
LEVEL 25									
	Hotel	2501	2 BEDROOM	787		787	696	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	2502	1 BEDROOM	426		426	385		
	Hotel	2503	STUDIO	400		400	344		
	Hotel	2504	1 BEDROOM	409		409	368	0	6
	Hotel	2505	2 BEDROOM	668		668	582	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	2506	2 BEDROOM	738		738	663		
	Hotel	2507	1 BEDROOM	429		429	386		
	Hotel	2508	2 BEDROOM	607		607	537		
				4464	0	4464	3961	0	2
LEVEL 26									
	Hotel	2601	2 BEDROOM	548		548	480	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	2602	1 BEDROOM	403		403	363		
	Hotel	2603	STUDIO	400		400	344		
	Hotel	2604	1 BEDROOM	409		409	369	0	7
	Hotel	2605	2 BEDROOM	668		668	582	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	2606	2 BEDROOM	738		738	663		
	Hotel	2607	1 BEDROOM	429		429	386		
	Hotel	2608	2 BEDROOM	592		592	523		
				4187	0	4187	3710	0	1
LEVEL 27									
	Hotel	2701	1 BEDROOM	528		528	423	# of MI Units <700 SF	# of Hotel Units <700 SF
	Hotel	2702	1 BEDROOM	407		407	367		
	Hotel	2703	STUDIO	400		400	344		
	Hotel	2704	1 BEDROOM	409		409	368	0	7
	Hotel	2705	2 BEDROOM	668		668	582	# of MI Units > 700 SF, < 1130 SF	# of Hotel Units > 700 SF, < 1130 SF
	Hotel	2706	2 BEDROOM	738		738	669		
	Hotel	2707	1 BEDROOM	429		429	387		
	Hotel	2708	2 BEDROOM	608		608	538		
				4187	0	4187	3678	0	1

CALCULATIONS FOR BIKE STALLS, TOTAL # UNITS LESS THAN 700SF	40	166
CALCULATIONS FOR BIKE STALLS, TOTAL # UNITS GREATER THAN 700SF, AND LESS THAN 1130 SF	16	36

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#87	2025-06-06
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

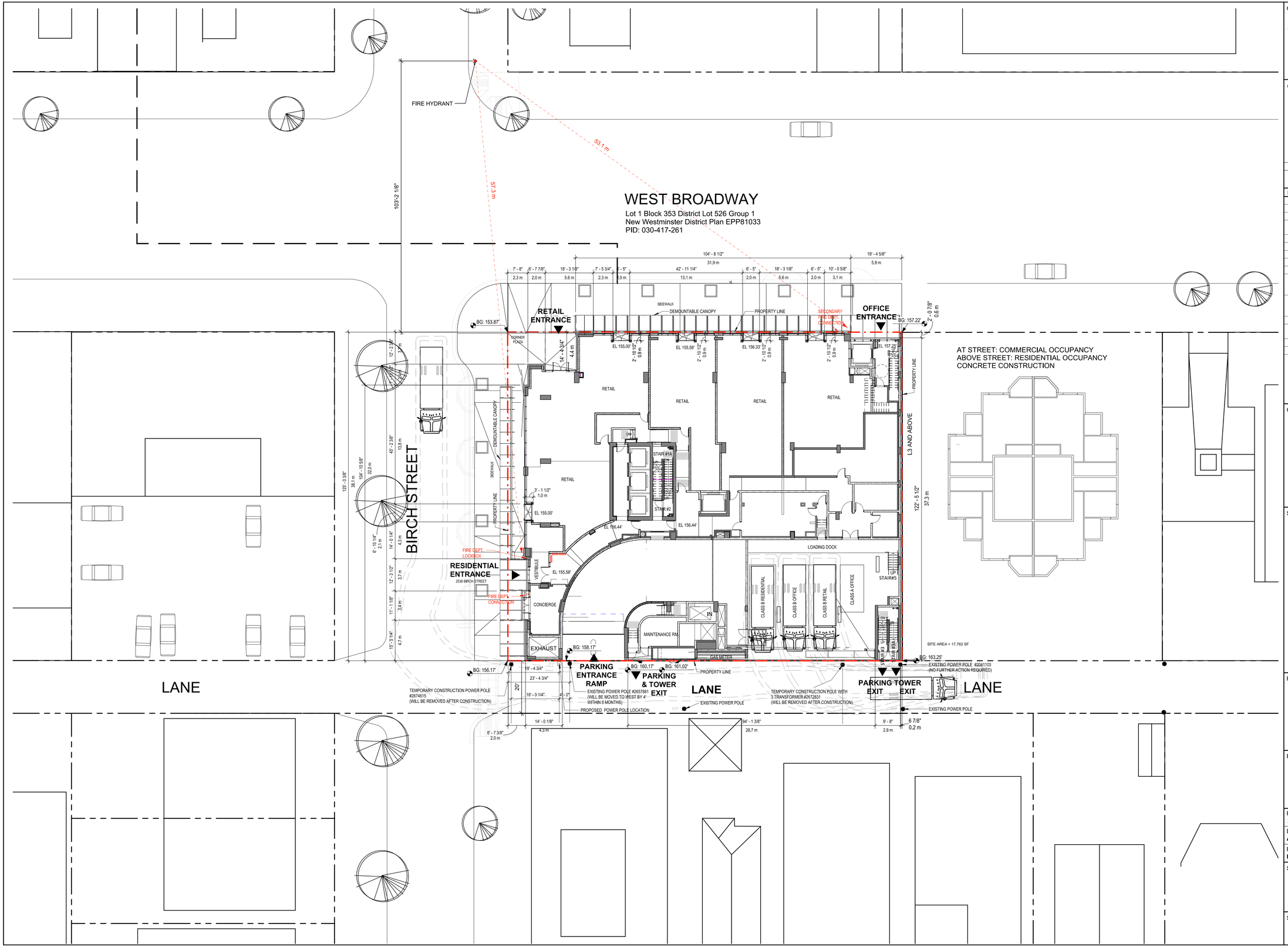
SHEET TITLE
PROJECT STATS

SHEET NUMBER	ISSUE
A0.01	

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

SCALE CHECK 10mm 1 in

2026-04-23 2:24:43 PM



2026-04-22 4:15:45 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

1R	REZONING	2019-08-19

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#35	2024-06-13
	REISSUED FOR CONSTRUCTION	2024-09-25
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

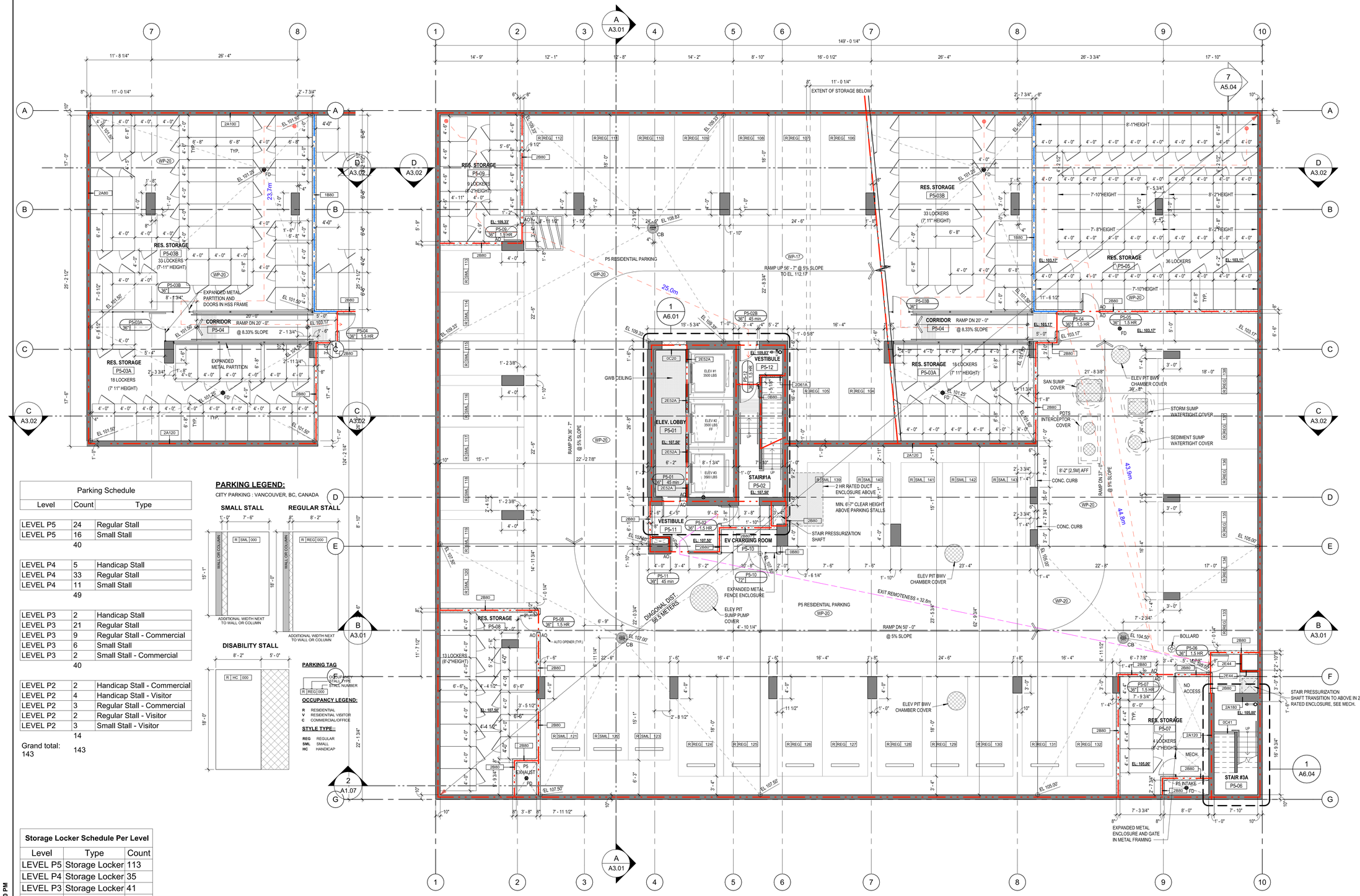
SITE PLAN

SHEET NUMBER A1.01

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBwayy 2024/39572_1296_VBwayy-Central-2024_28_Stories.rvt



Parking Schedule		
Level	Count	Type
LEVEL P5	24	Regular Stall
LEVEL P5	16	Small Stall
	40	
LEVEL P4	5	Handicap Stall
LEVEL P4	33	Regular Stall
LEVEL P4	11	Small Stall
	49	
LEVEL P3	2	Handicap Stall
LEVEL P3	21	Regular Stall
LEVEL P3	9	Regular Stall - Commercial
LEVEL P3	6	Small Stall
LEVEL P3	2	Small Stall - Commercial
	40	
LEVEL P2	2	Handicap Stall - Commercial
LEVEL P2	4	Handicap Stall - Visitor
LEVEL P2	3	Regular Stall - Commercial
LEVEL P2	2	Regular Stall - Visitor
LEVEL P2	3	Small Stall - Visitor
	14	
Grand total: 143	143	

PARKING LEGEND:

CITY PARKING : VANCOUVER, BC, CANADA

SMALL STALL

REGULAR STALL

DISABILITY STALL

PARKING TAG

OCCUPANCY
STALL TYPE
STALL NUMBER

OCCUPANCY LEGEND:

R RESIDENTIAL
V RESIDENTIAL VISITOR
C COMMERCIAL/OFFICE

STYLE TYPE::

REG REGULAR
SML SMALL
HC HANDICAP

Storage Locker Schedule Per Level		
Level	Type	Count
LEVEL P5	Storage Locker	113
LEVEL P4	Storage Locker	35
LEVEL P3	Storage Locker	41
LEVEL P2	Storage Locker	32
		221

2026-04-22 4:16:00 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#02	2023-09-13
	SI#03	2023-10-19
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#107	2026-01-06
	SI#113	2026-02-12
	IFC/ERC/DP	2026-04-XX
CONSULTANT	REZONING AMENDMENT	2026-04-21

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL P5 PLAN

SHEET NUMBER	ISSUE
A1.02	

SCALE CHECK: 10mm, 1 in

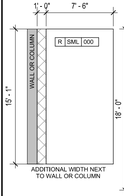
Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

Parking Schedule		
Level	Count	Type
LEVEL P5	24	Regular Stall
LEVEL P5	16	Small Stall
	40	
LEVEL P4	5	Handicap Stall
LEVEL P4	33	Regular Stall
LEVEL P4	11	Small Stall
	49	
LEVEL P3	2	Handicap Stall
LEVEL P3	21	Regular Stall
LEVEL P3	9	Regular Stall - Commercial
LEVEL P3	6	Small Stall
LEVEL P3	2	Small Stall - Commercial
	40	
LEVEL P2	2	Handicap Stall - Commercial
LEVEL P2	4	Handicap Stall - Visitor
LEVEL P2	3	Regular Stall - Commercial
LEVEL P2	2	Regular Stall - Visitor
LEVEL P2	3	Small Stall - Visitor
	14	
Grand total: 143	143	

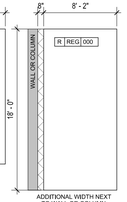
PARKING LEGEND:

CITY PARKING : VANCOUVER, BC, CANADA

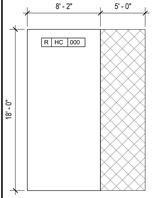
SMALL STALL



REGULAR STALL



DISABILITY STALL



PARKING TAG

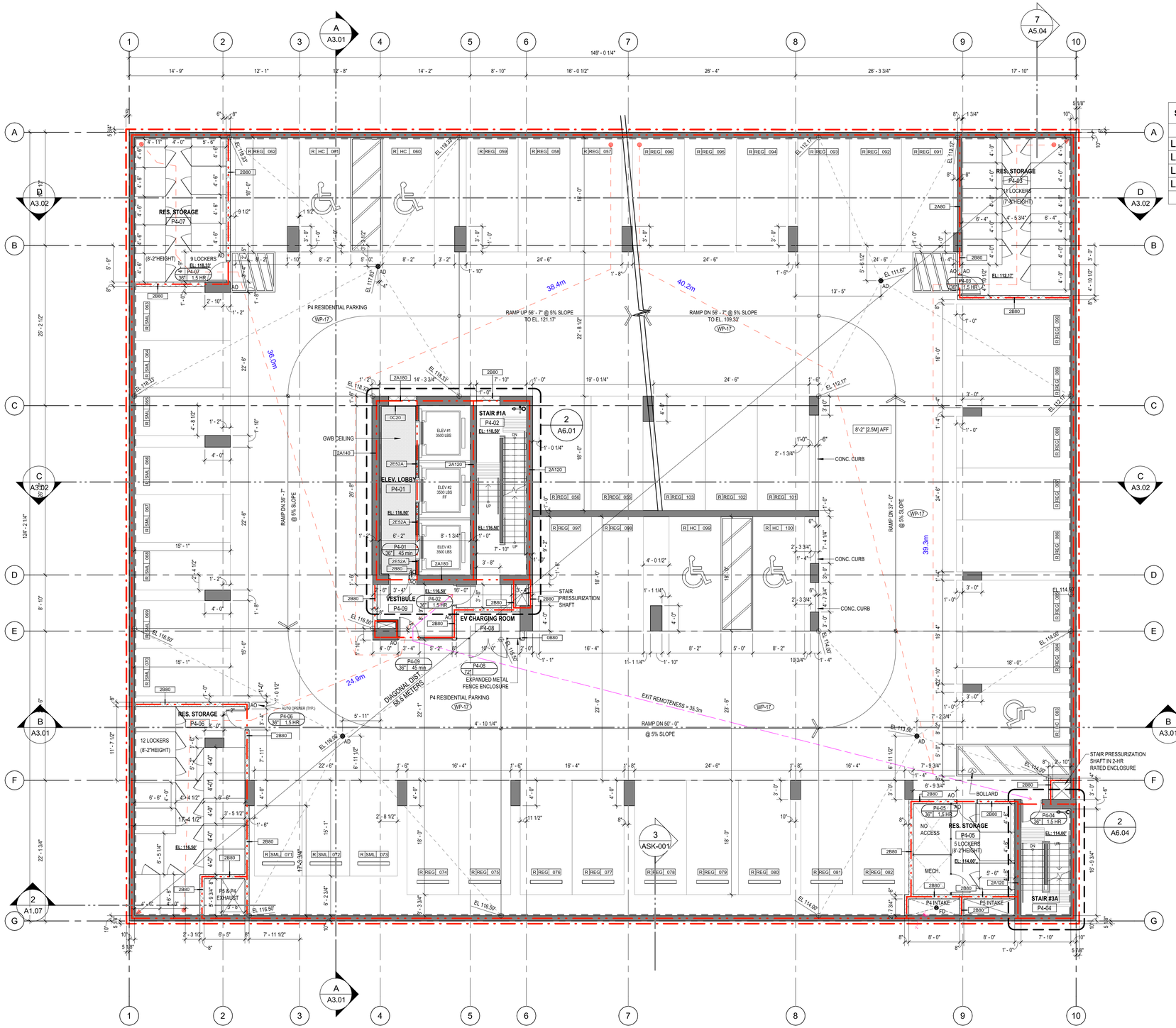


OCCUPANCY LEGEND:

R	RESIDENTIAL
V	RESIDENTIAL VISITOR
C	COMMERCIAL/OFFICE

STYLE TYPE::

REG	REGULAR
SML	SMALL
HC	HANDICAP



Storage Locker Schedule Per Level		
Level	Type	Count
LEVEL P5	Storage Locker	113
LEVEL P4	Storage Locker	35
LEVEL P3	Storage Locker	41
LEVEL P2	Storage Locker	32
		221

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#107	2026-01-06
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL P4 PLAN

SHEET NUMBER	ISSUE
A1.03	

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBreay 2024/39572_1296_WBreay-Central-2024_26_Stories.rvt

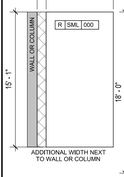
2026-04-22 4:16:10 PM

Parking Schedule		
Level	Count	Type
LEVEL P5	24	Regular Stall
LEVEL P5	16	Small Stall
	40	
LEVEL P4	5	Handicap Stall
LEVEL P4	33	Regular Stall
LEVEL P4	11	Small Stall
	49	
LEVEL P3	2	Handicap Stall
LEVEL P3	21	Regular Stall
LEVEL P3	9	Regular Stall - Commercial
LEVEL P3	6	Small Stall
LEVEL P3	2	Small Stall - Commercial
	40	
LEVEL P2	2	Handicap Stall - Commercial
LEVEL P2	4	Handicap Stall - Visitor
LEVEL P2	3	Regular Stall - Commercial
LEVEL P2	2	Regular Stall - Visitor
LEVEL P2	3	Small Stall - Visitor
	14	
Grand total: 143	143	

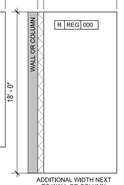
PARKING LEGEND:

CITY PARKING : VANCOUVER, BC, CANADA

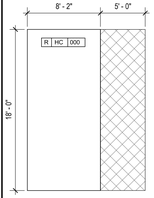
SMALL STALL



REGULAR STALL



DISABILITY STALL



PARKING TAG

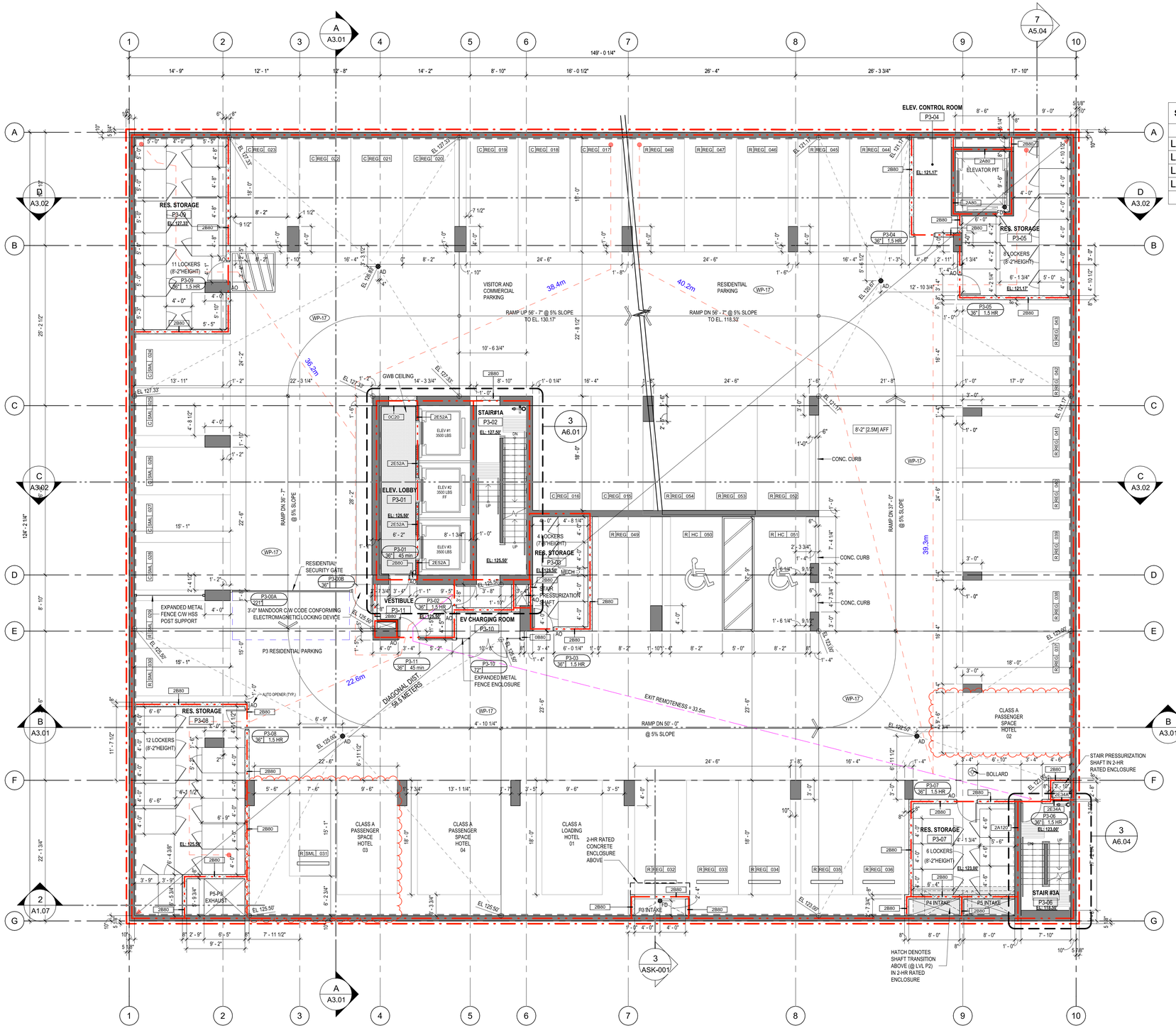


OCCUPANCY LEGEND:

R	RESIDENTIAL
V	RESIDENTIAL VISITOR
C	COMMERCIAL/OFFICE

STYLE TYPE::

REG	REGULAR
SML	SMALL
HC	HANDICAP



Storage Locker Schedule Per Level		
Level	Type	Count
LEVEL P5	Storage Locker	113
LEVEL P4	Storage Locker	35
LEVEL P3	Storage Locker	41
LEVEL P2	Storage Locker	32
		221

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#13	2024-02-08
	SI#14	2024-02-12
	SI#15	2024-02-21
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#107	2026-01-06
	DP/BPMA	2026-03-27
	SI#107R3	2026-04-XX
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT MGR:	APPROVED BY:
Designer	Approver

SHEET TITLE

LEVEL P3 PLAN

SHEET NUMBER A1.04

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBreay-Centrals-2024_28_Stories.rvt

2026-04-22 4:16:20 PM

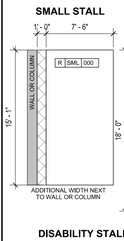
Parking Schedule		
Level	Count	Type
LEVEL P5	24	Regular Stall
LEVEL P5	16	Small Stall
	40	
LEVEL P4	5	Handicap Stall
LEVEL P4	33	Regular Stall
LEVEL P4	11	Small Stall
	49	
LEVEL P3	2	Handicap Stall
LEVEL P3	21	Regular Stall
LEVEL P3	9	Regular Stall - Commercial
LEVEL P3	6	Small Stall
LEVEL P3	2	Small Stall - Commercial
	40	
LEVEL P2	2	Handicap Stall - Commercial
LEVEL P2	4	Handicap Stall - Visitor
LEVEL P2	3	Regular Stall - Commercial
LEVEL P2	2	Regular Stall - Visitor
LEVEL P2	3	Small Stall - Visitor
	14	
Grand total: 143	143	

Parking Schedule - Below Grade Loading		
Level	Count	Type
LEVEL P3	2	Class A Loading
LEVEL P3	1	Class A Passenger Space
LEVEL P3	1	Oversized First Class A Passenger Loading
	4	
LEVEL P2	1	Class A Loading
LEVEL P2	10	Class A Passenger Space
LEVEL P2	2	Oversized First Class A Passenger Loading
	13	
LEVEL P1	1	Class A Loading
	1	
Grand total: 18	18	

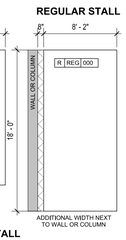
PARKING LEGEND:

CITY PARKING : VANCOUVER, BC, CANADA

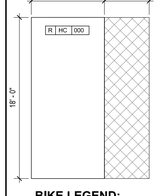
SMALL STALL



REGULAR STALL



DISABILITY STALL



PARKING TAG



OCCUPANCY LEGEND:

R	RESIDENTIAL
V	RESIDENTIAL VISITOR
C	COMMERCIAL/OFFICE

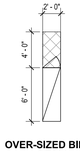
STYLE TYPE::

REG	REGULAR
SML	SMALL
HC	HANDICAP

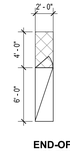
BIKE LEGEND:

CITY : VANCOUVER, BC, CANADA

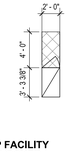
BIKE LOCKER



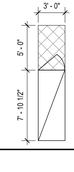
HORIZONTAL/STACKED BIKE STALL



VERTICAL BIKE STALL

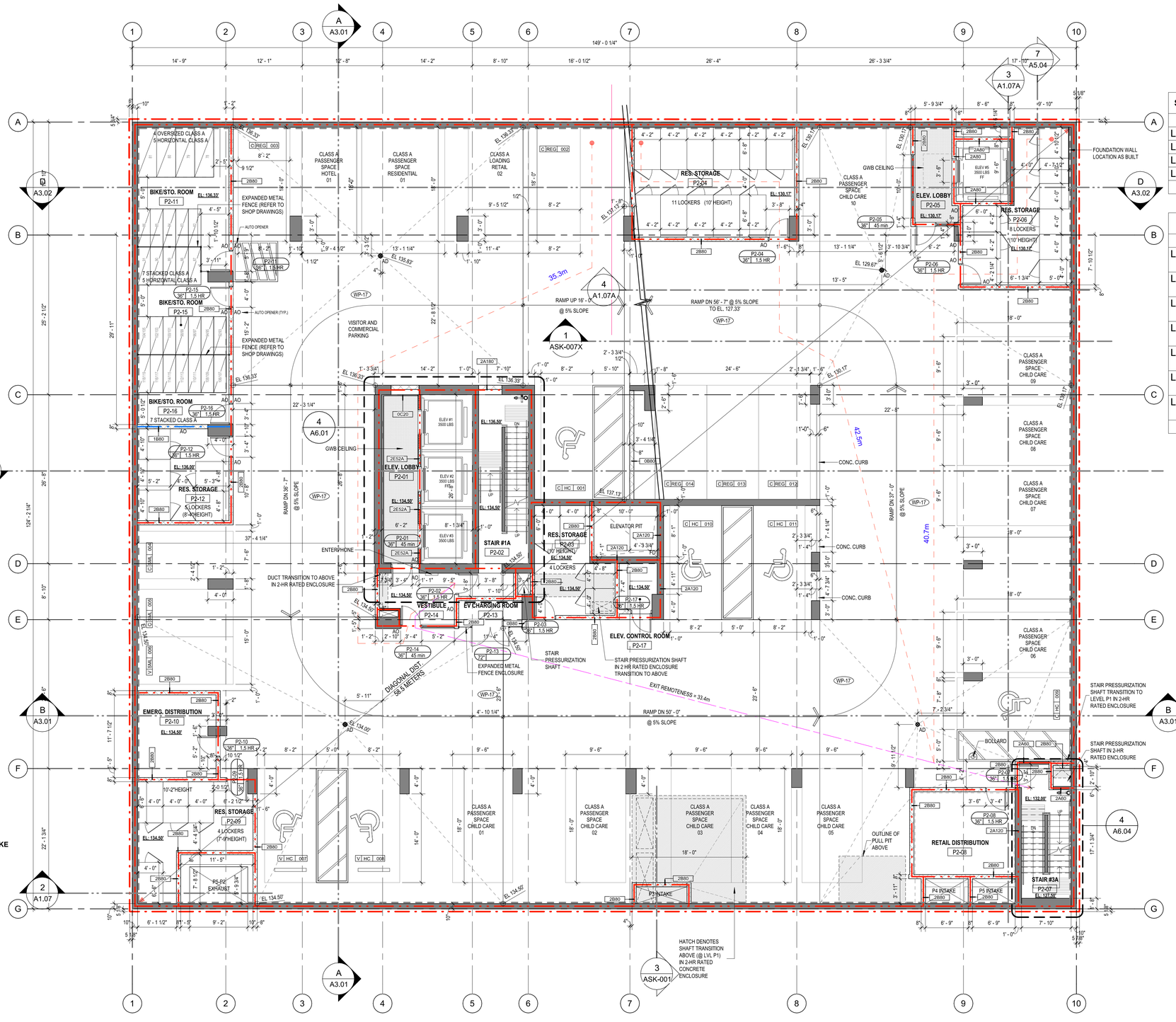


OVER-SIZED BIKE STALL



END-OF-TRIP FACILITY CLOTHING LOCKER





Storage Locker Schedule Per Level

Level	Type	Count
LEVEL P5	Storage Locker	113
LEVEL P4	Storage Locker	35
LEVEL P3	Storage Locker	41
LEVEL P2	Storage Locker	32
		221

Bike Locker Schedule Per Level

Level	Type	Count
LEVEL P2	Horizontal Class A Bike	10
LEVEL P2	Oversized Class A Bike	4
LEVEL P2	Stacked Class A Bike	28
LEVEL P1	Class A Bike Locker	6
LEVEL P1	Horizontal Class A Bike	58
LEVEL P1	Oversized Class A Bike	3
LEVEL P1	Vertical Class A Bike	10
		119

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#12	2024-01-31
	SI#13	2024-02-08
	SI#14	2024-02-12
	SI#13R1	2024-02-12
	SI#16	2024-02-28
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#44	2024-07-09
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#107	2026-01-06
	SI#107R2	2026-03-27
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL P2 PLAN

SHEET NUMBER	ISSUE
A1.05	

SCALE CHECK: 1 in / 10mm

Autodesk Docs://39572-1296_WBwy 2024/39572_1296_WBwayCentral-2024_28_Stories.rvt

2026-04-22 4:16:34 PM

Bike Locker Schedule Per Level		
Level	Type	Count
LEVEL P2	Horizontal Class A Bike	10
LEVEL P2	Oversized Class A Bike	4
LEVEL P2	Stacked Class A Bike	28
LEVEL P1	Class A Bike Locker	6
LEVEL P1	Horizontal Class A Bike	58
LEVEL P1	Oversized Class A Bike	3
LEVEL P1	Vertical Class A Bike	10
		119

BIKE LEGEND:

CITY : VANCOUVER, BC, CANADA

BIKE LOCKER



HORIZONTAL/STACKED BIKE STALL

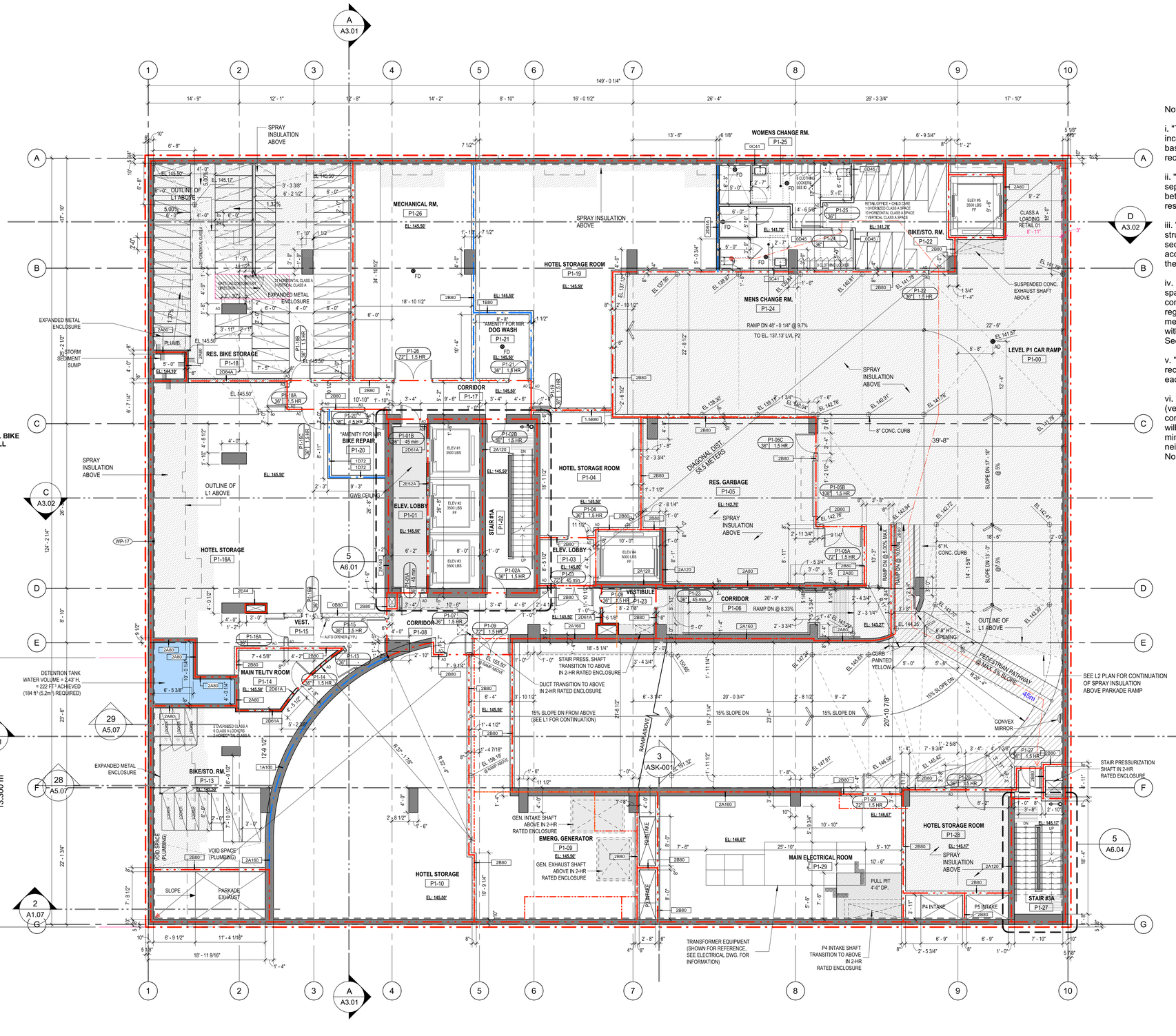


VERTICAL BIKE STALL



OVER-SIZED BIKE STALL

END-OF-TRIP FACILITY CLOTHING LOCKER



Notes as per City of Vancouver:

i. "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations;

ii. "Adequate and effective acoustic separation will be provided between the residential and non-residential portions of the building;

iii. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law;

iv. "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 By-law;

v. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces;

vi. "Mechanical equipment (ventilators, generators, compactors and exhaust systems will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555."

2026-04-22 4:30:05 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	SI#05	2023-11-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	SI#09	2023-12-13
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#11	2024-01-31
	SI#14	2024-02-12
	SI#15	2024-02-21
	SI#16	2024-02-28
	SI#17	2024-03-21
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#44	2024-07-09
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25

CONSULTANTS

	SI#97	2025-06-06
	SI#107	2026-01-06
	SI#107R2	2026-03-27
	SI#107R3	2026-04-XX
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST, VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL P1 PLAN

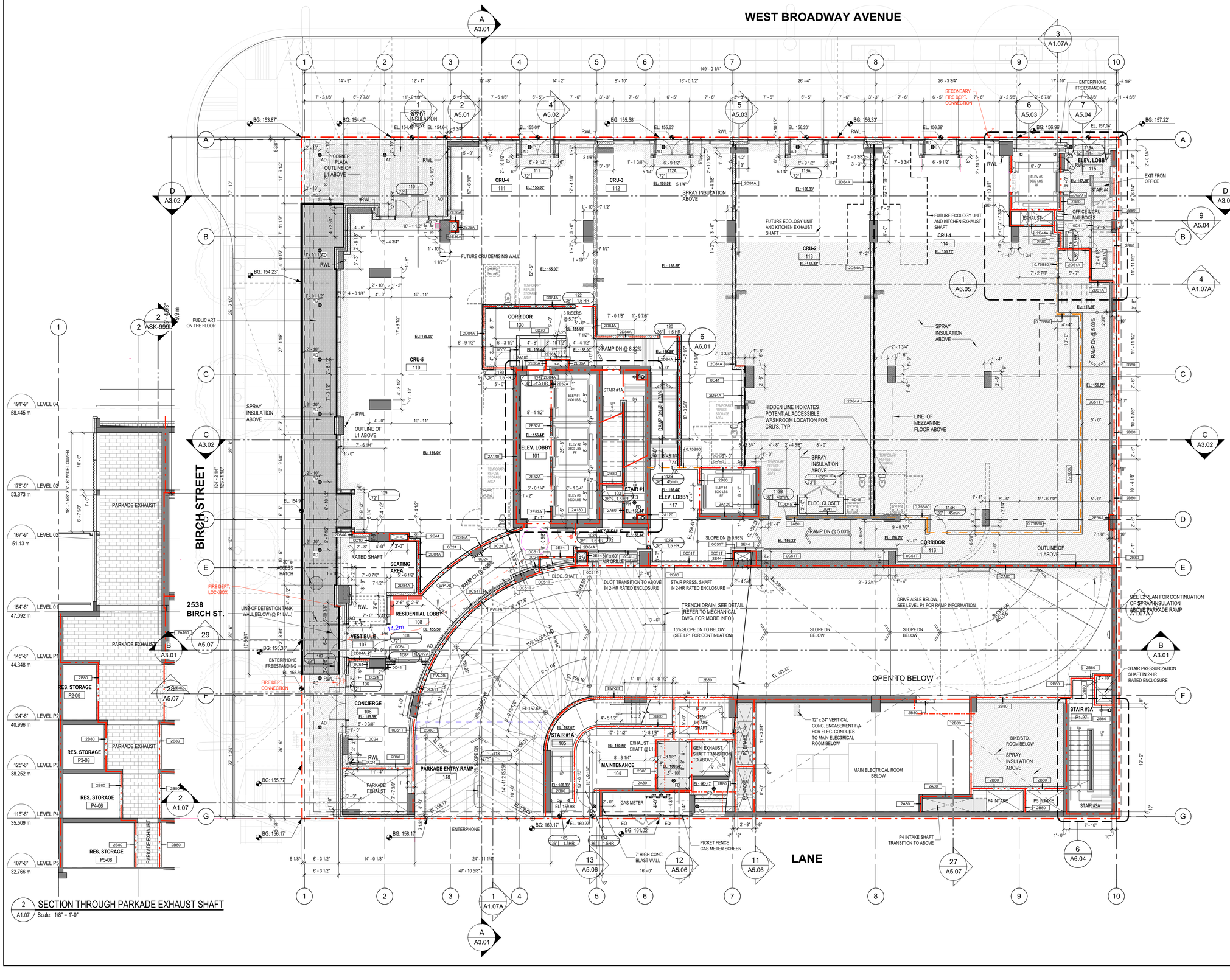
SHEET NUMBER

A1.06

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-129k_VBway 2024/39572_129k_VBway-Central-2024_28_Stories.rvt



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#17	2024-03-21
	SI#19	2024-04-10
	SI#28	2024-04-26
	SI#29	2024-05-02
	SI#28R1	2024-05-06
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#35	2024-06-13
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#64	2024-12-09
	SI#102	2025-10-17
	SI#107R1	2026-03-11
	SI#102R1	2026-04-21
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 1 PLAN

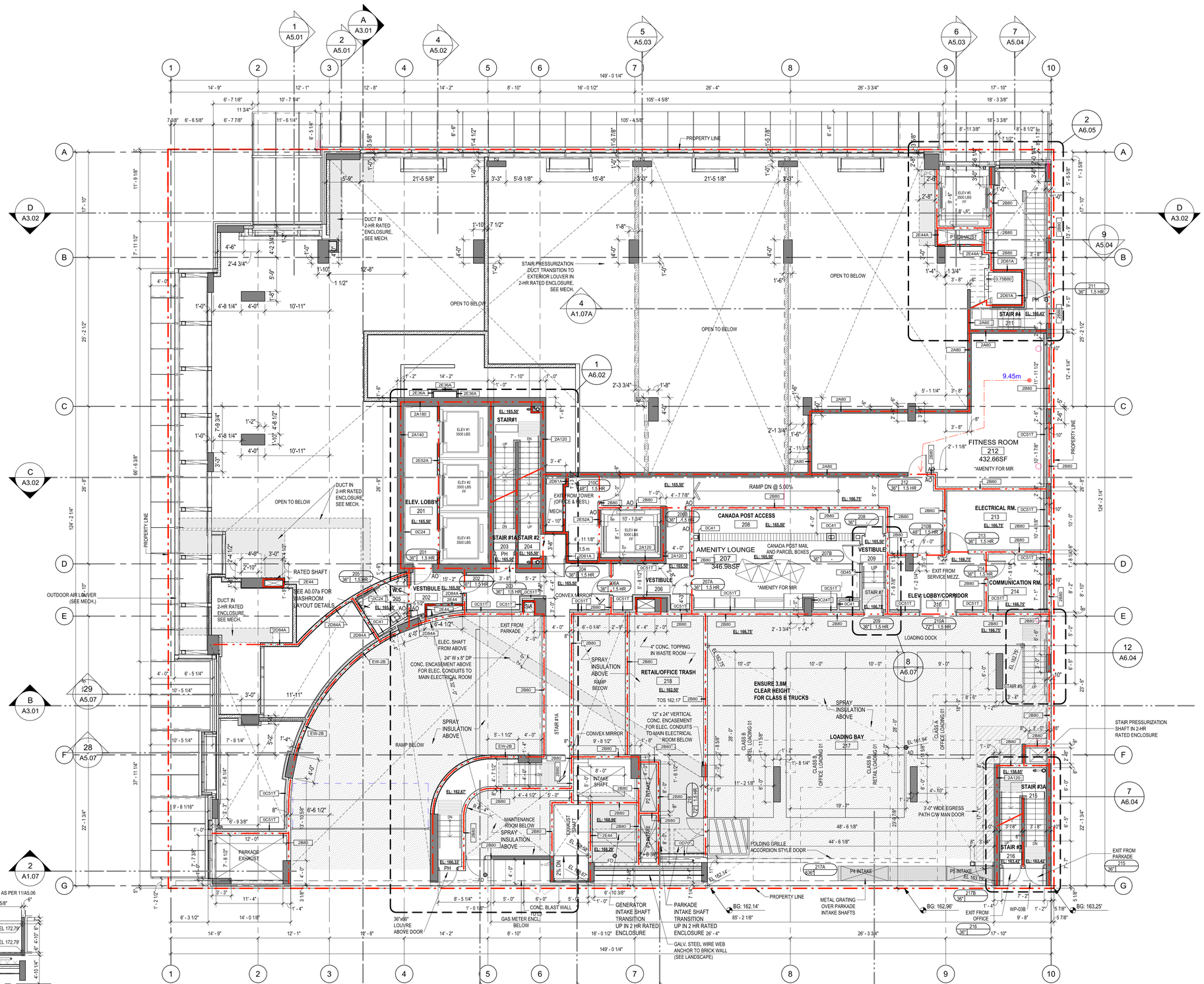
SHEET NUMBER **A1.07**

ISSUE

2026-04-22 4:16:51 PM

Autodesk Docs://39572-12Wk_VBway 2024/39572_12Wk_VBway-Central-2024_28_Stories.rvt

SCALE CHECK 1 in 10mm



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#19	2024-04-10
	SI#21	2024-04-04
	SI#27	2024-04-24
	SI#28	2024-04-26
	SI#28R1	2024-05-06
	SI#30	2024-05-10
	SI#32	2024-05-31
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#40	2024-07-02
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#60	2024-11-12
	SI#74	2024-12-09
	SI#86	2025-05-26
	SI#93	2025-07-25
	SI#102	2025-10-17
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 2 PLAN

SHEET NUMBER **A1.08**

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_Wbway 2024/39572_1296_Wbway-Central-2024_28_Stories.rvt

2026-04-22 4:32:09 PM

WEST BROADWAY AVENUE

2 A1.09 LEVEL 03 - CORE STAIR INTERMEDIATE LANDING
Scale: 1/8" = 1'-0"

CRU A
7221 sf

CRU B
1698 sf

Office Common
2357 sf

Potential Child Care
4626 sf

Children's Washroom
Redundant Area sf

Laundry / Janitor Room
Redundant Area sf

Washroom
44 sf

Washroom
329 sf

MECH. ROOM
311
85.26SF

LANE

GENERAL OFFICE AREA

POTENTIAL FUTURE WASHROOMS

POTENTIAL CHILD CARE AREA

WASHROOM AND CORRIDOR LAYOUT TO BE CONFIRMED IN TENANT IMPROVEMENT SUBMISSION

DOOR TO BE PROVIDED AT THE INTERMEDIATE LANDING ABOVE TO SEPARATE THE OFFICE AND RESIDENTIAL OCCUPANCY, SEE DRAWING 2/A1.09

PERFORATED METAL BANNER SIGN

OPERABLE WINDOWS FOR SMOKE VENTILATION

FUTURE CRU DEMISING WALL

DUCT IN 2-HR RATED ENCLOSURE, SEE MECH.

MECH. EXHAUST SHAFT

ELEC. SHAFT

SUPPLY AIR DUCT F/A (SEE MECH.)

PARKADE EXHAUST SHAFT

GENERATOR INTAKE SHAFT

P1 INTAKE

P2 INTAKE

STRUCTURAL BEAM

GALV. STEEL WIRE WEB ANCHOR TO BRICK WALL (SEE LANDSCAPE)

DOOR C/W GRILLE

STAIR #1 EL. 184.00' / EL. 174.25' / EL. 174.67' / EL. 175.88'

STAIR #2

STAIR #3

STAIR #4

STAIR #8

ELEV. LOBBY

ELEV #1 3500 LBS

ELEV #2 3500 LBS FF

ELEV #3 3500 LBS

ELEV #4 5000 LBS FF

ELEV #5 FF 3500 LBS

ELEV #6 3500 LBS

0.45M DP. (3 X 150MM MODULES) PERMAVOID BELOW

AC PIPE CONNECTING SYSTEM BETWEEN PLANTERS

REMOVE MODULES BELOW PAVERS

OUTLINE OF PERMAVOID BELOW

PERFORATED PIPE UNDER PERMAVOID

FULL HEIGHT LOUVER FOR THE ENTIRE WIDTH OF THE MECH. ROOM

FULL HEIGHT, SIDE-MOUNTED METAL AND GLASS PRIVACY SCREEN (TO BLOCK EXHAUST TO NEIGHBOUR) FOR ENTIRE WIDTH OF MECH. LOUVRE ENSURE 3'-0" MIN CLEAR FROM LOUVRE

ADD TOPPING TO ENSURE +/- 1.5% SLOPE TOWARDS THE NORTH

STAIR PRESSURIZATION SHAFT C/W METAL GRATING & F.D. BELOW

SLAB OPENING

ROOF MAINTENANCE

TOW 180.25

TOW 169.25

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#20	2024-03-27
	SI#29	2024-05-02
	SI#31	2024-05-28
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#53	2024-09-05
	REISSUED FOR CONSTRUCTION	2024-09-25
	ISSUED FOR PRICING	2025-05-08
	SI#86	2025-05-26
	SI#90	2025-06-25
	SI#96	2025-08-22
	SI#109	2026-01-19
	SI#109R1	2026-01-27
	SI#115	2026-03-18
	SI#126	2026-03-27
	SI#109R3	2026-04-XX
	DP/BPMA	2026-04-XX

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST, VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 3 PLAN

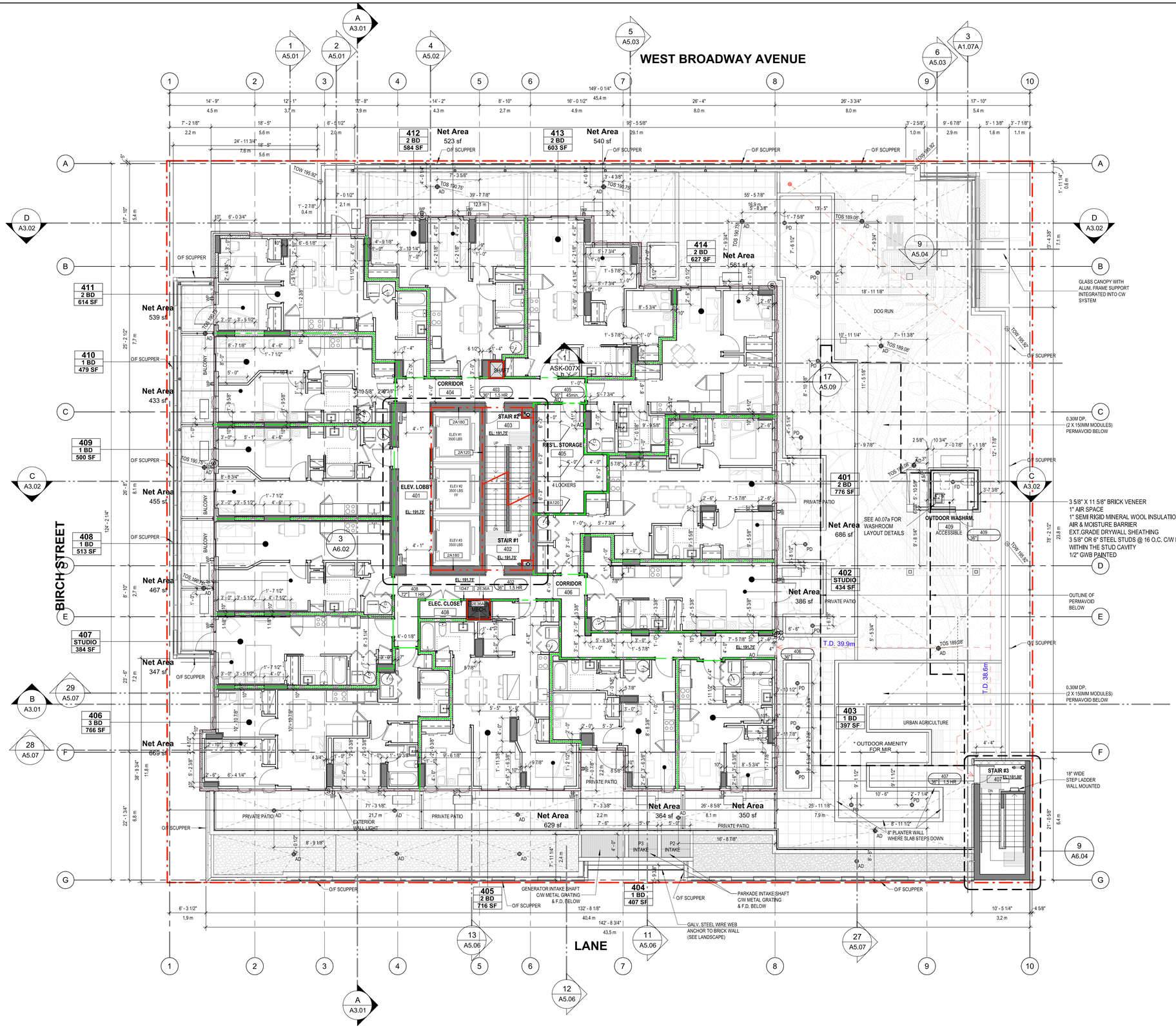
SHEET NUMBER **A1.09**

ISSUE

SCALE CHECK 1 in / 10mm

Autodesk Docs://39572-129k_WBway 2024/39572_129k_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:33:23 PM



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#30	2024-05-10
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#39	2024-06-25
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#83R1	2025-04-28
	SI#86	2025-05-26
	SI#88	2025-06-09
	SI#117	2026-02-27
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT MGR:	APPROVED BY:
Designer	Approver

SHEET TITLE

LEVEL 4 PLAN

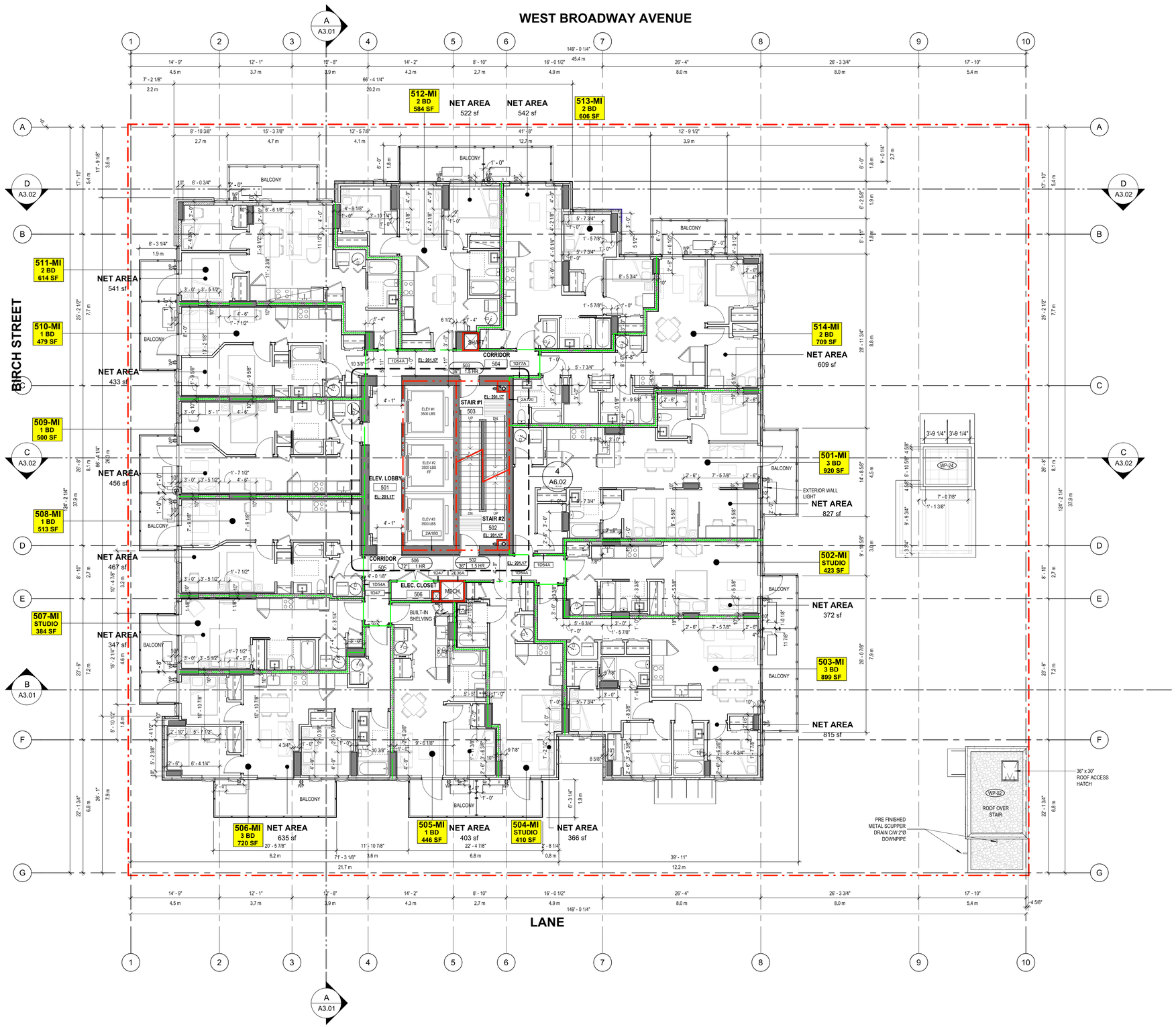
SHEET NUMBER A1.10

ISSUE

SCALE CHECK 100mm 1 in

Autodesk Docs://39572- 1296_WBway 2024/39572_ 1296_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:17:31 PM



2026-04-22 4:17:39 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	SI#30	2024-05-10
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#69	2025-01-23
	SI#88	2025-06-09
	SI#111	2026-01-29
	SI#130	2026-04-10
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 5 PLAN

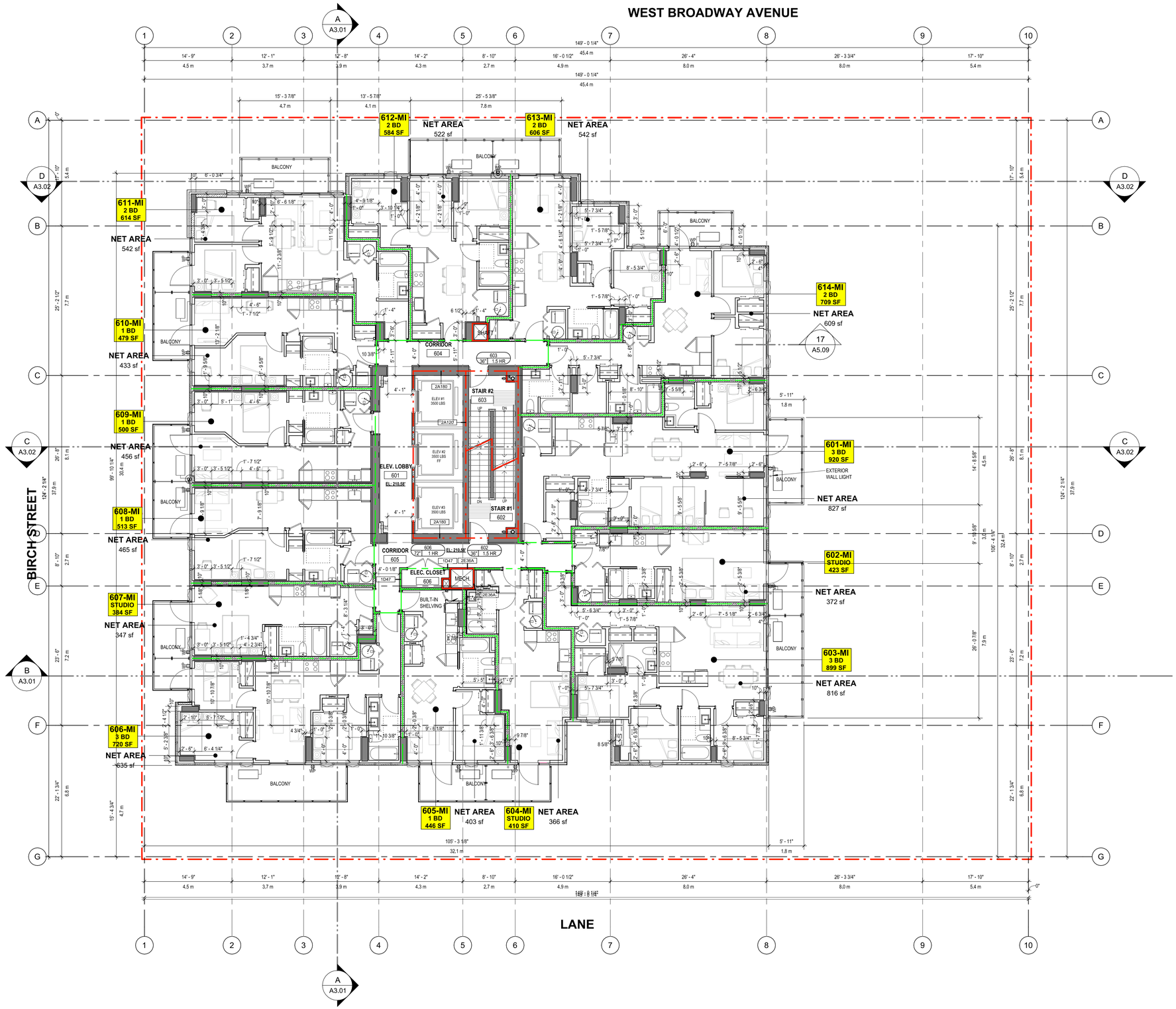
SHEET NUMBER

A1.11

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt



2026-04-22 4:17:46 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#130	2026-04-10
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

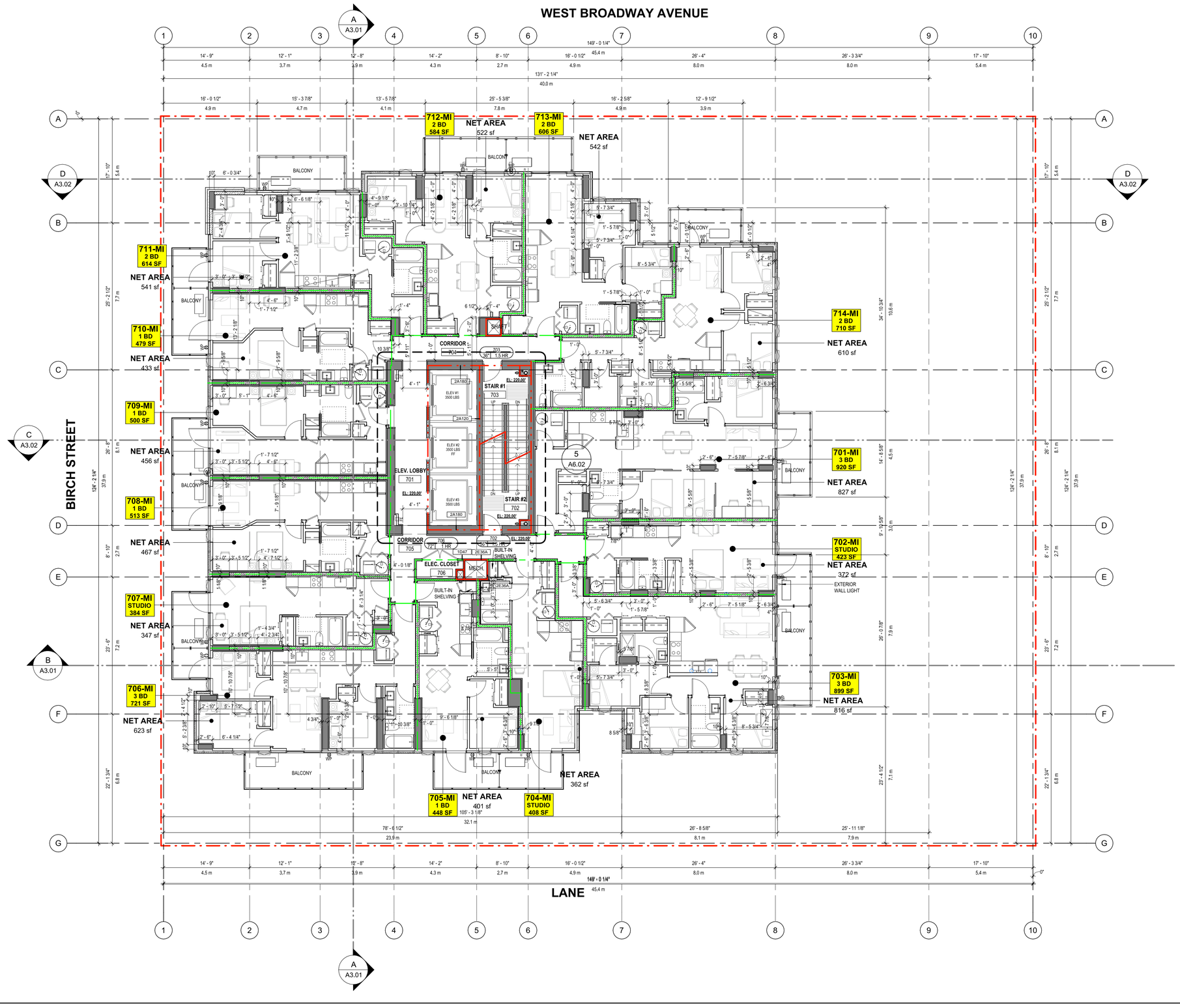
LEVEL 6 PLAN

SHEET NUMBER A1.12

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-12Wj_VBrwsy 2024/39572_ 12Wj_VBrwsy-Central-2024_28_Stories.rvt



2026-04-22 4:17:53 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#130	2026-04-10
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST, VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 7-8 PLAN

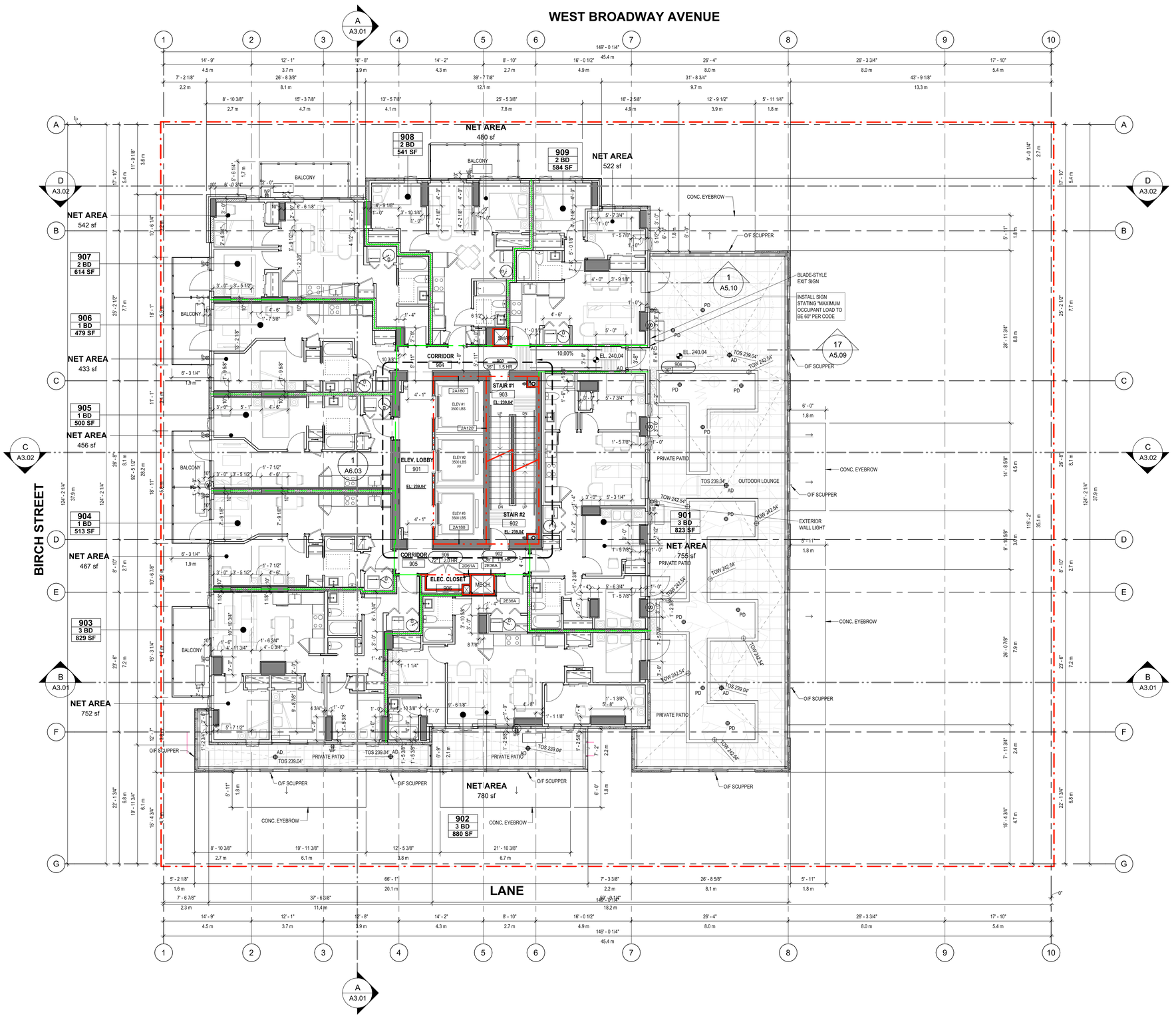
SHEET NUMBER

A1.13

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#71	2025-01-24
	SI#83	2025-04-10
	SI#112 (L9 LSC)	2026-02-02
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 9 PLAN

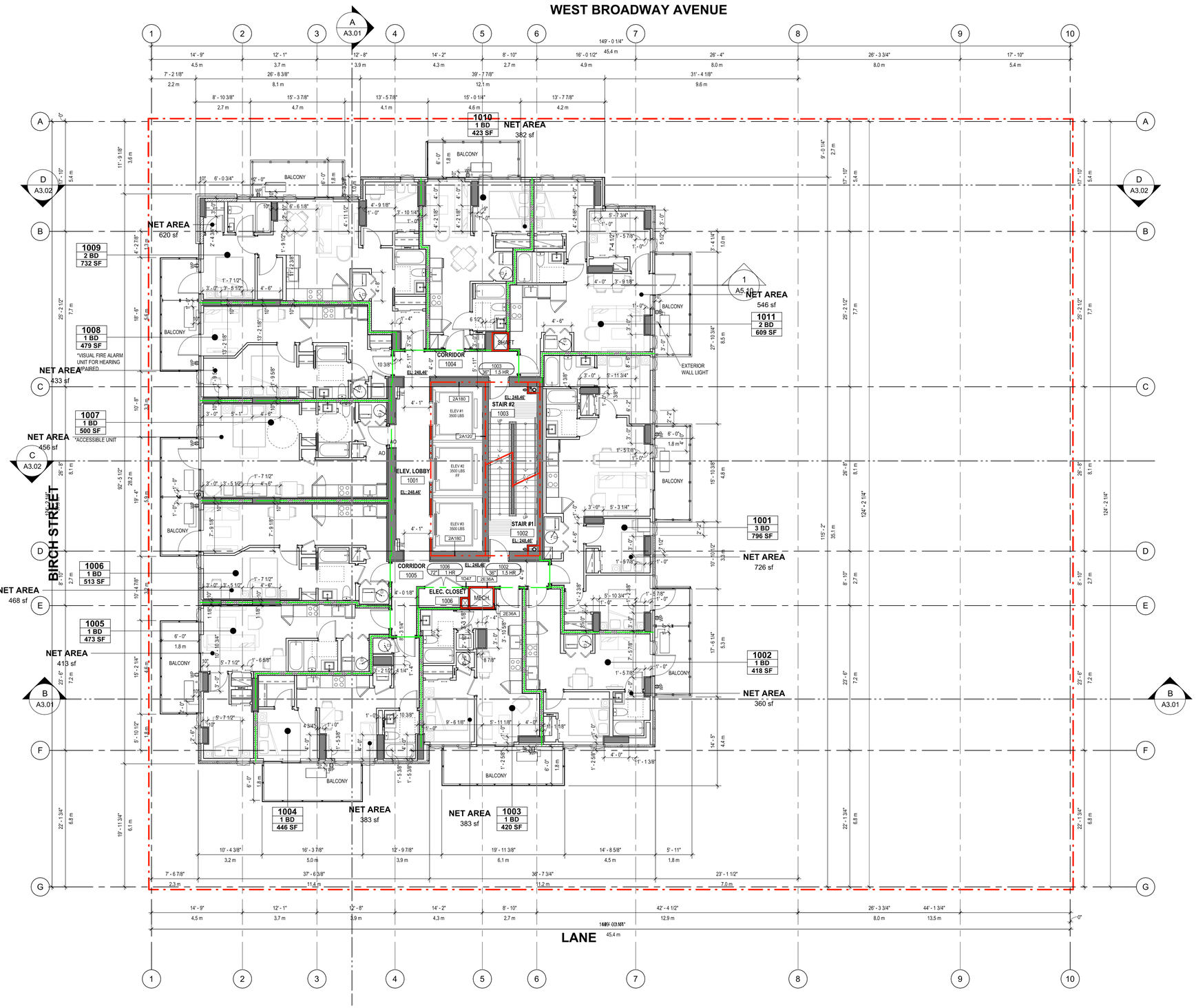
SHEET NUMBER **A1.14**

ISSUE

SCALE CHECK 1 m 10mm

Autodesk Docs://39572-129E_VBway 2024/39572_129E_VBway-Central-2024_28_Stories.rvt

2026-04-22 4:18:00 PM



2026-04-22 4:18:07 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
C	ID markups	2023-02-17
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST, VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

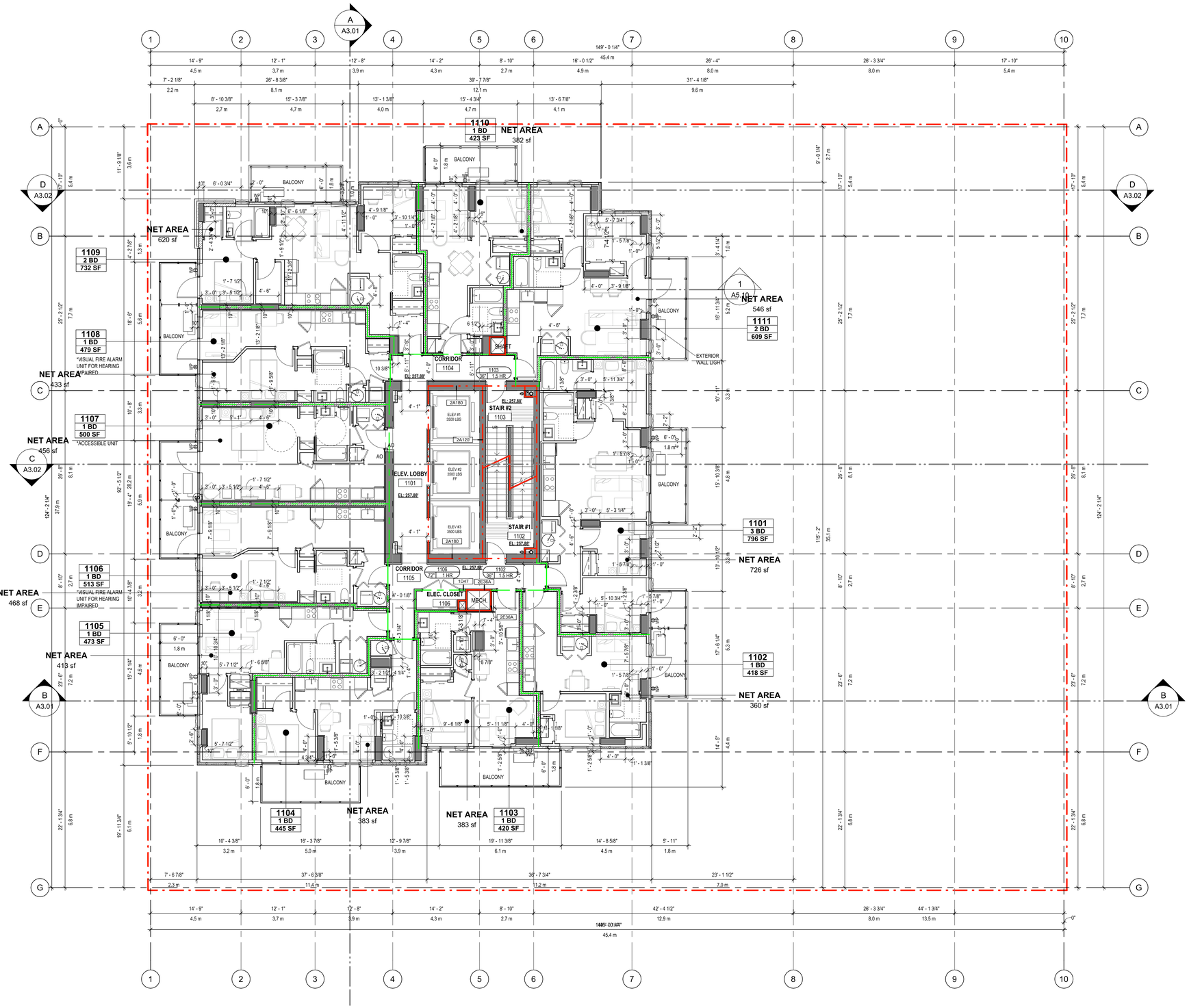
LEVEL 10 PLAN

SHEET NUMBER **A1.15**

ISSUE **C**

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt



2026-04-22 4:18:13 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#114	2026-02-18
	DP/BPMA	2026-04-XX

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

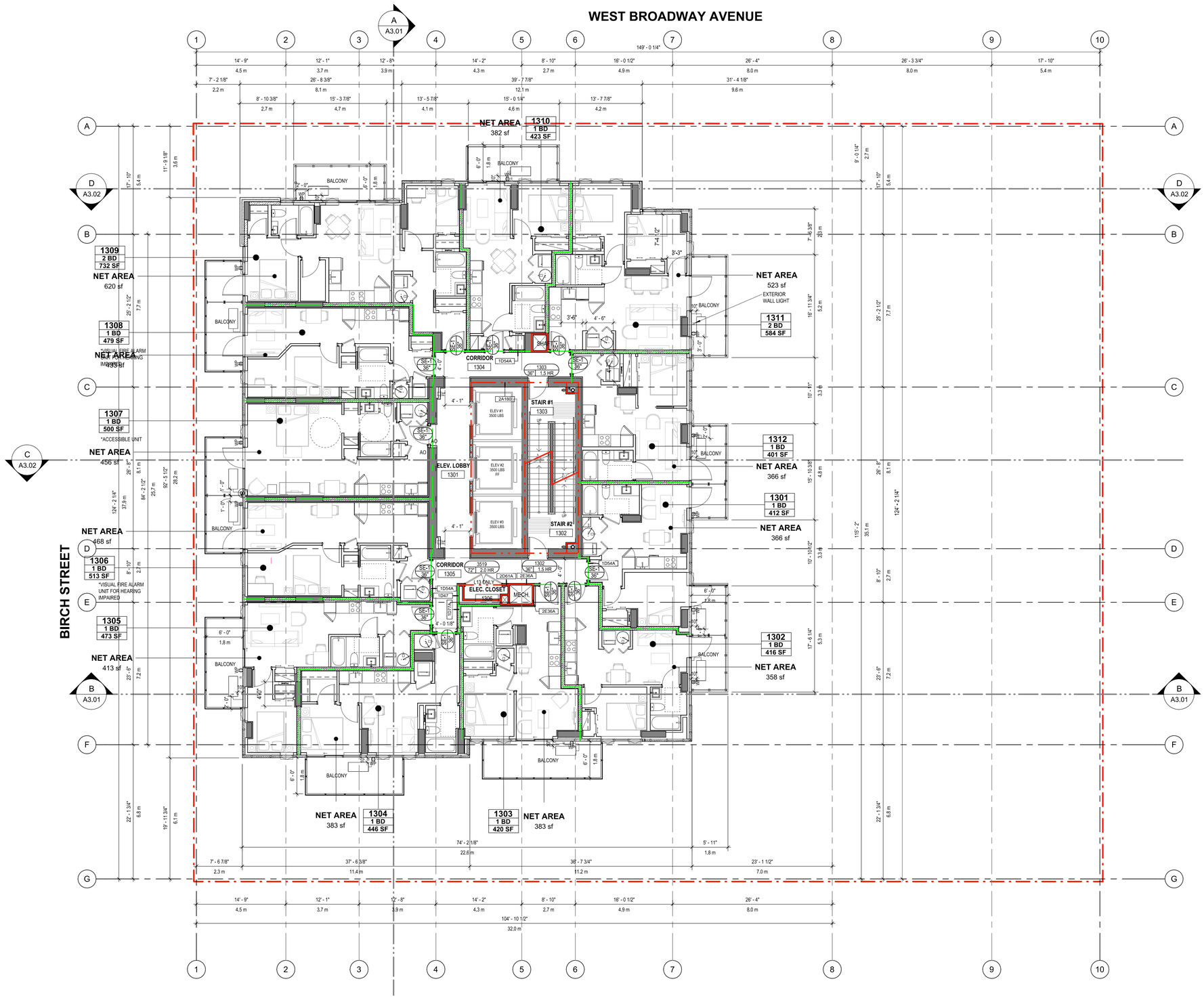
LEVEL 11-12 PLAN

SHEET NUMBER **A1.15a**

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt



2026-04-22 4:18:18 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#45	2024-07-11
	SI#47	2024-07-24
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	SI#114	2026-02-18
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

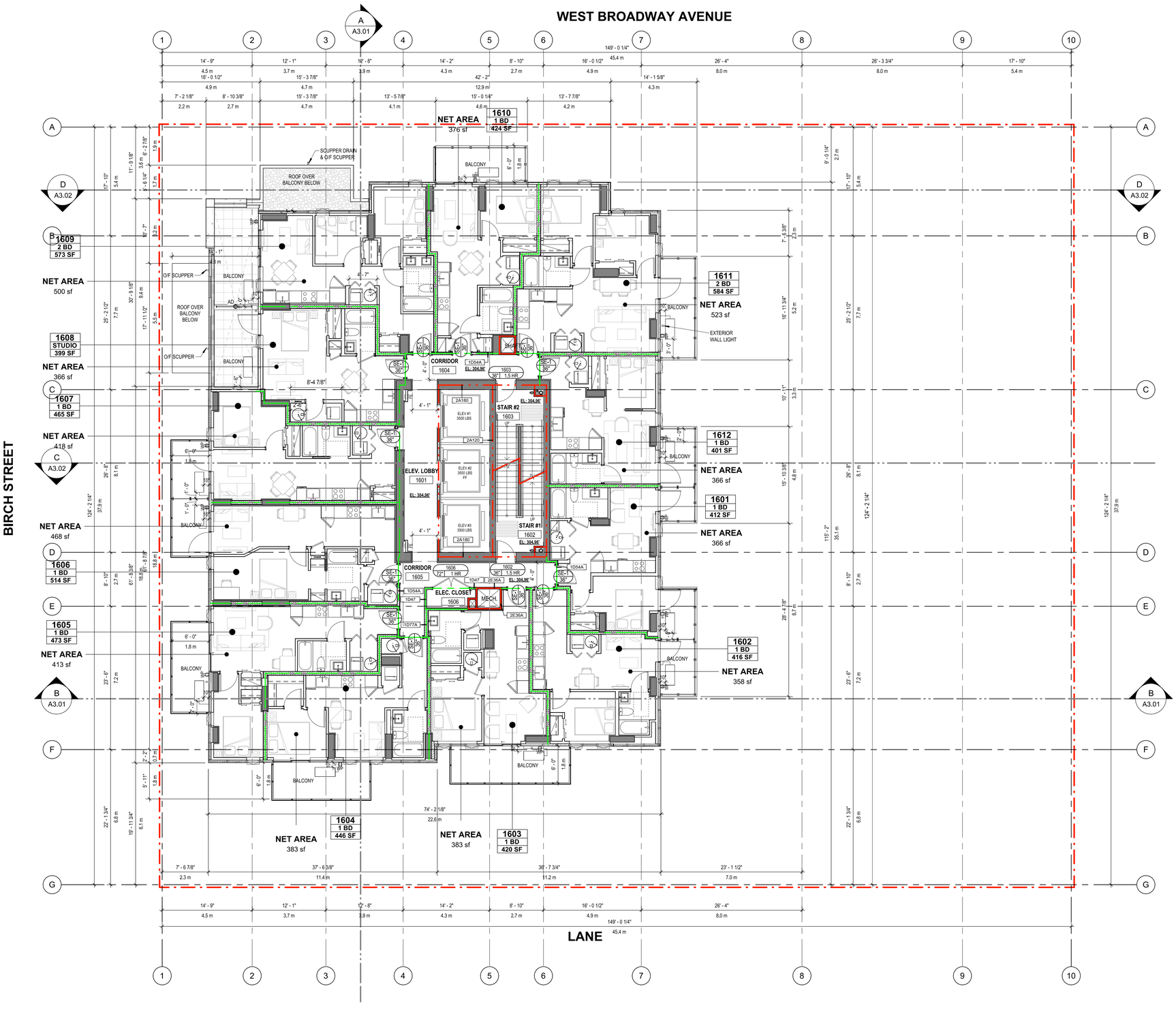
LEVEL 13-15 PLAN

SHEET NUMBER A1.16

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 16 PLAN

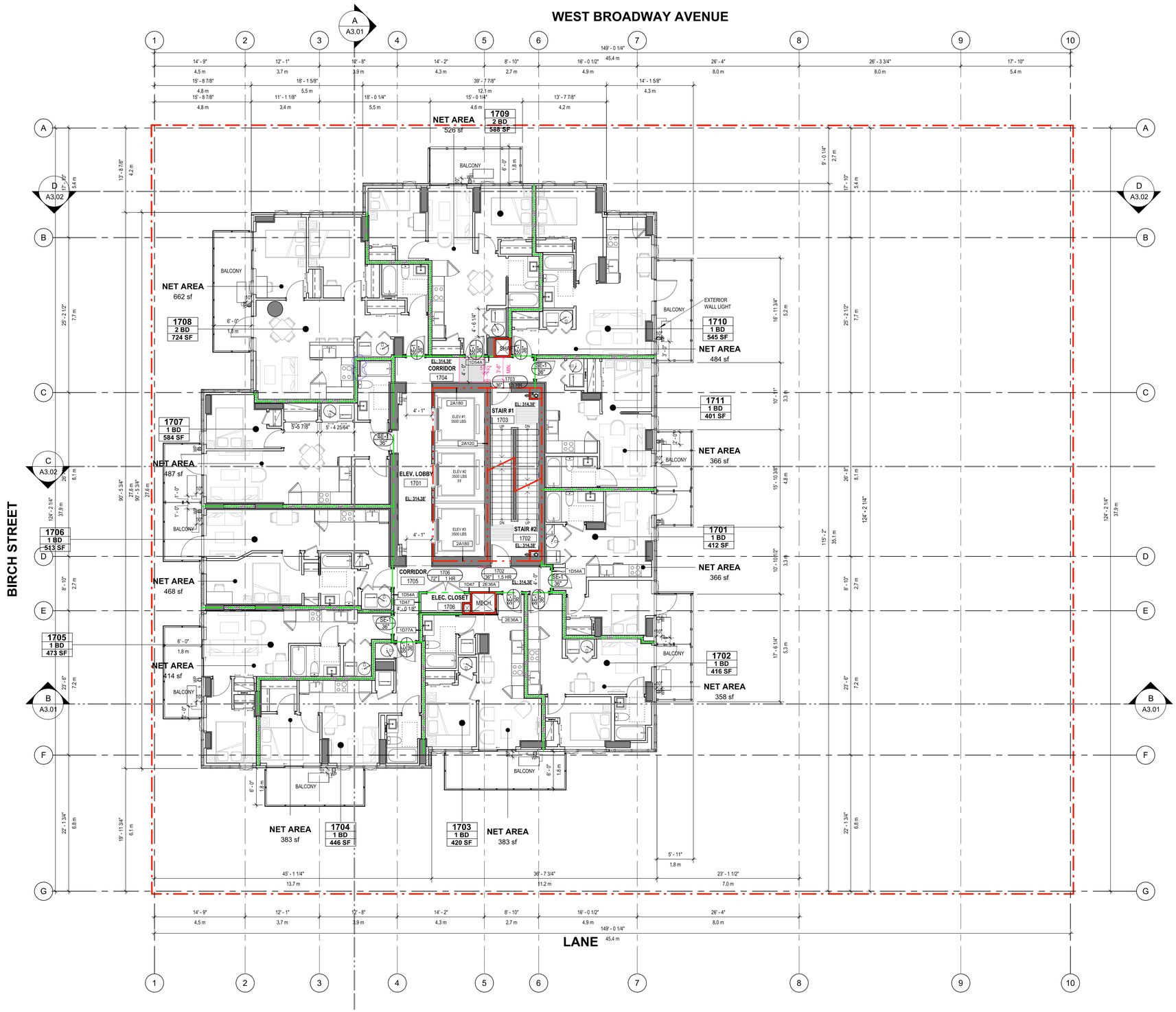
SHEET NUMBER A1.17

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:18:24 PM



2026-04-22 4:18:29 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
D	Condensing Unit	2023-02-27
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

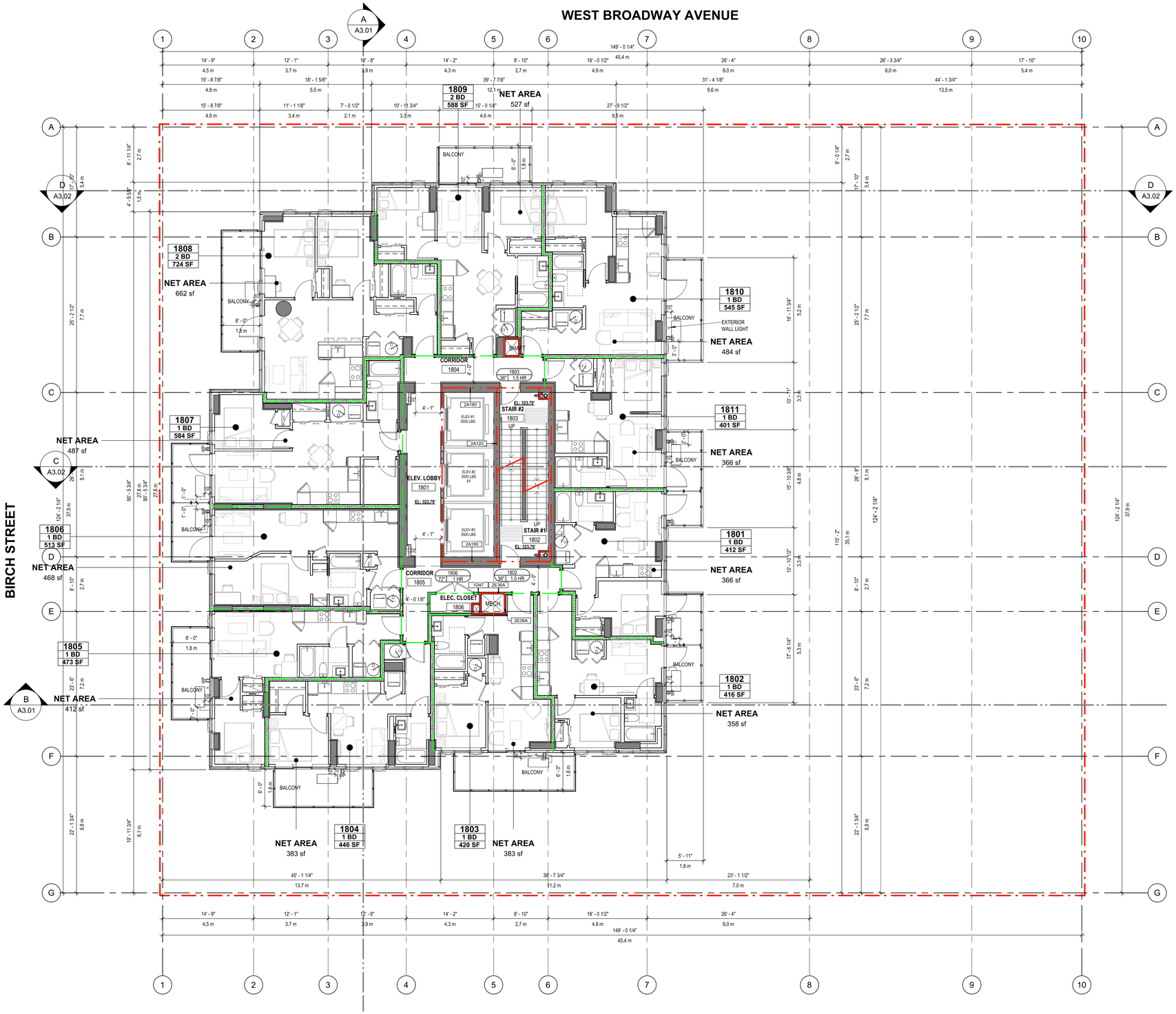
LEVEL 17 PLAN

SHEET NUMBER A1.18

ISSUE D

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt



2026-04-22 4:18:34 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 18 PLAN

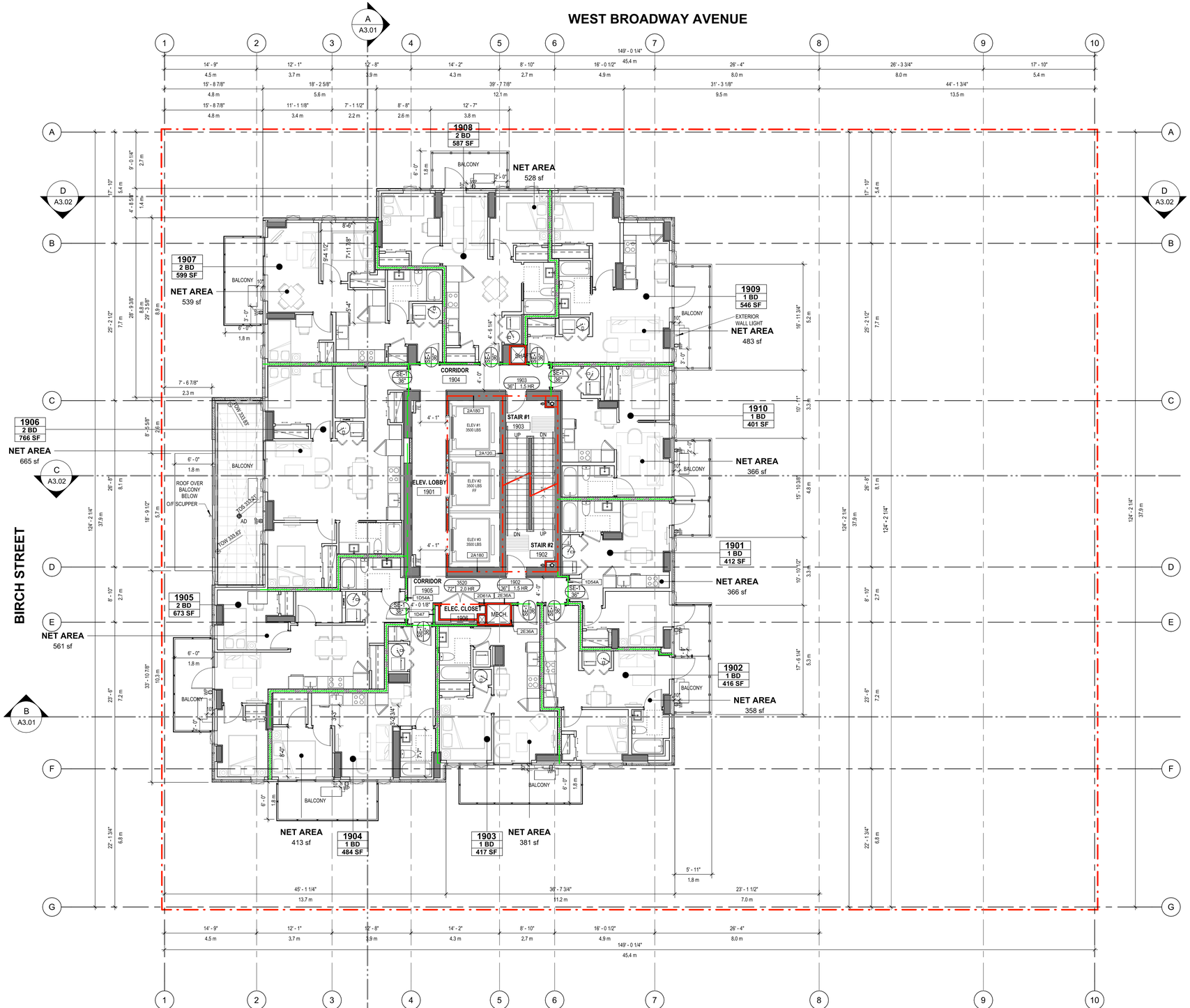
SHEET NUMBER

A1.19

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt



2026-04-22 4:18:40 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#82	2025-03-25
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 19 PLAN

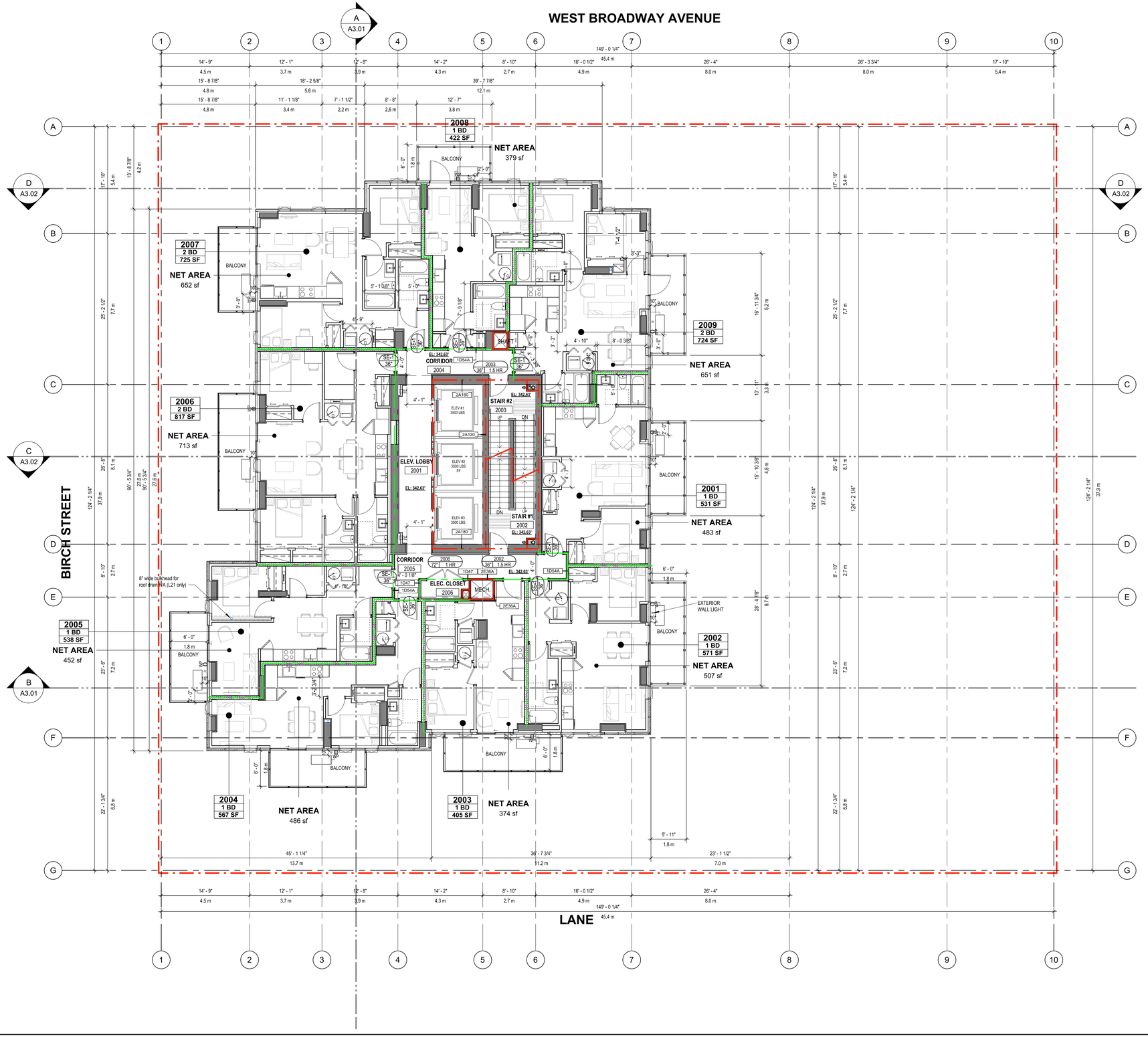
SHEET NUMBER

A1.20

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt



2026-04-22 4:18:46 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 20-21 PLAN

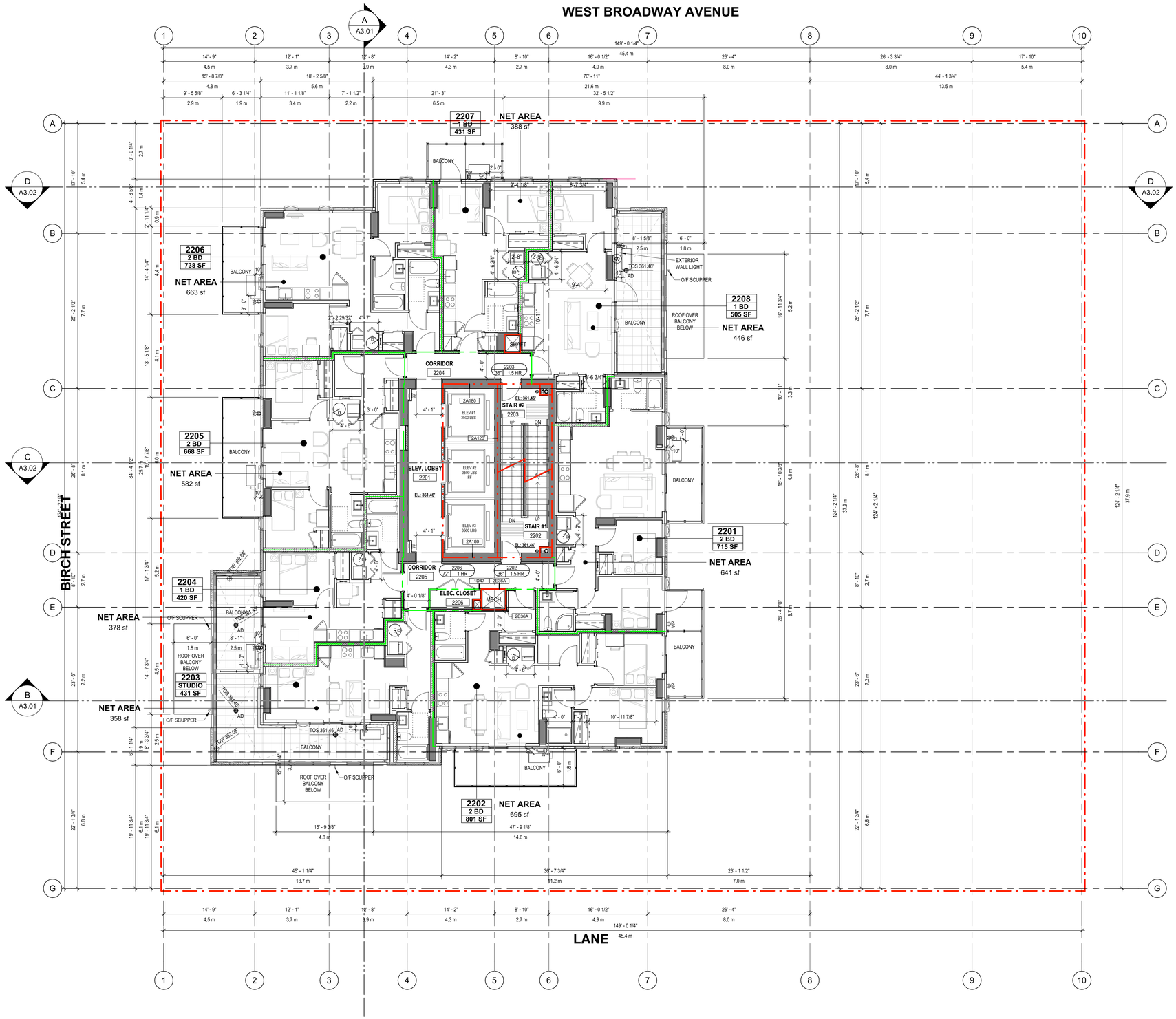
SHEET NUMBER

A1.21

ISSUE

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt

SCALE CHECK 10mm 1 in



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 22 PLAN

SHEET NUMBER

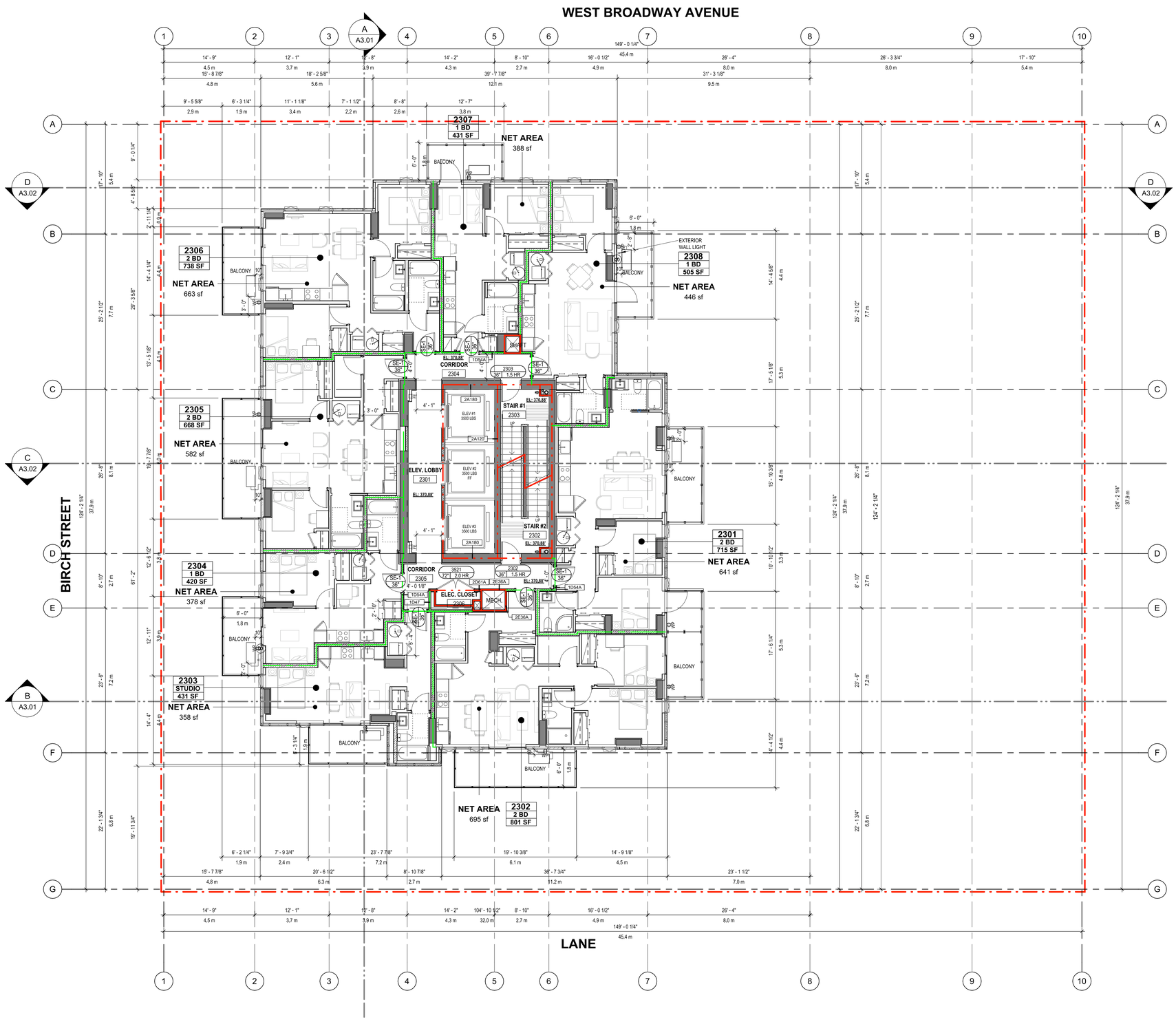
A1.22

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt

2026-04-22 4:18:51 PM



2026-04-22 4:18:56 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

LEVEL 23 PLAN

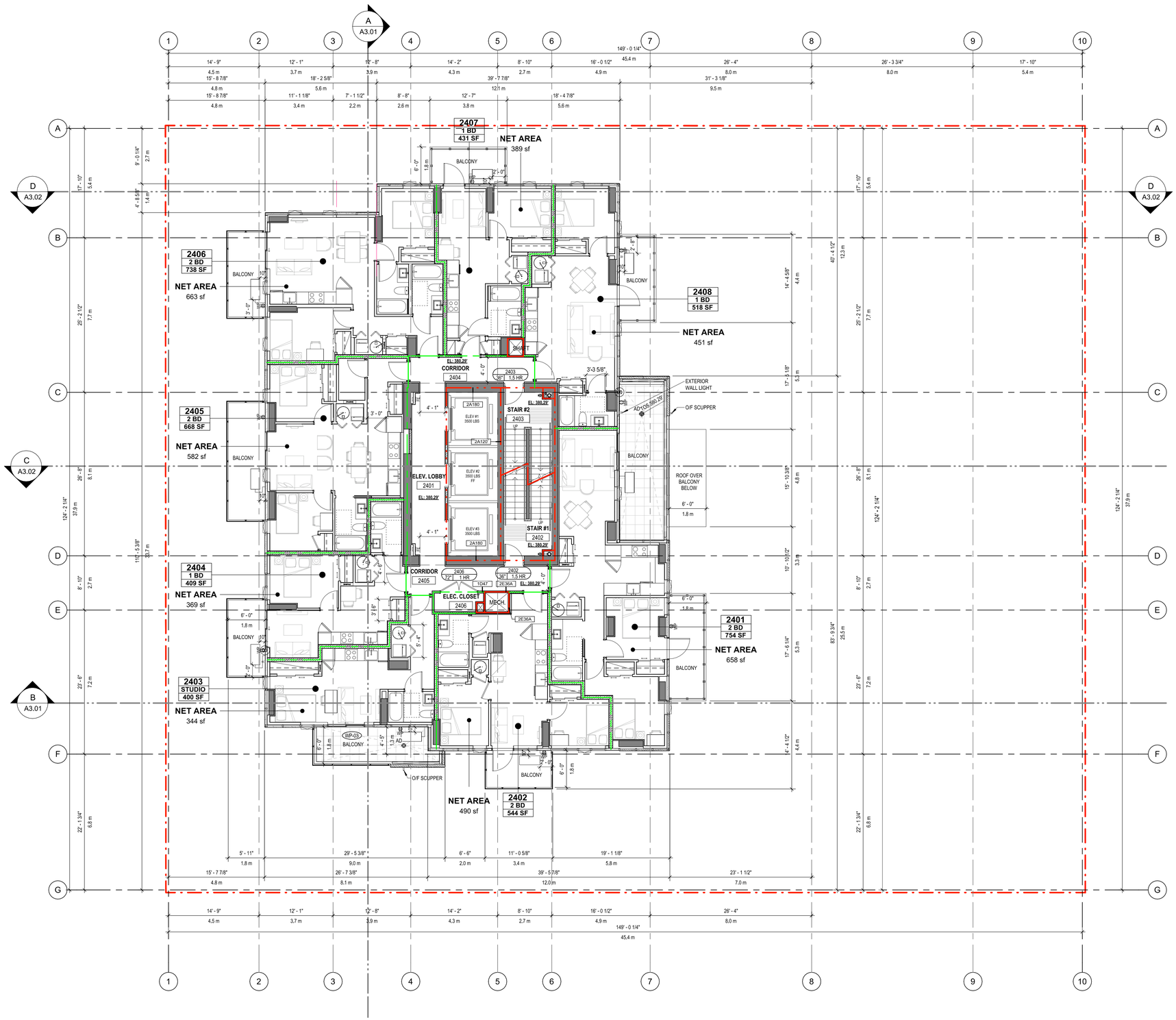
SHEET NUMBER

A1.23

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-129E_WBway 2024/39572_129E_WBway-Central-2024_28_Stories.rvt



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 24 PLAN

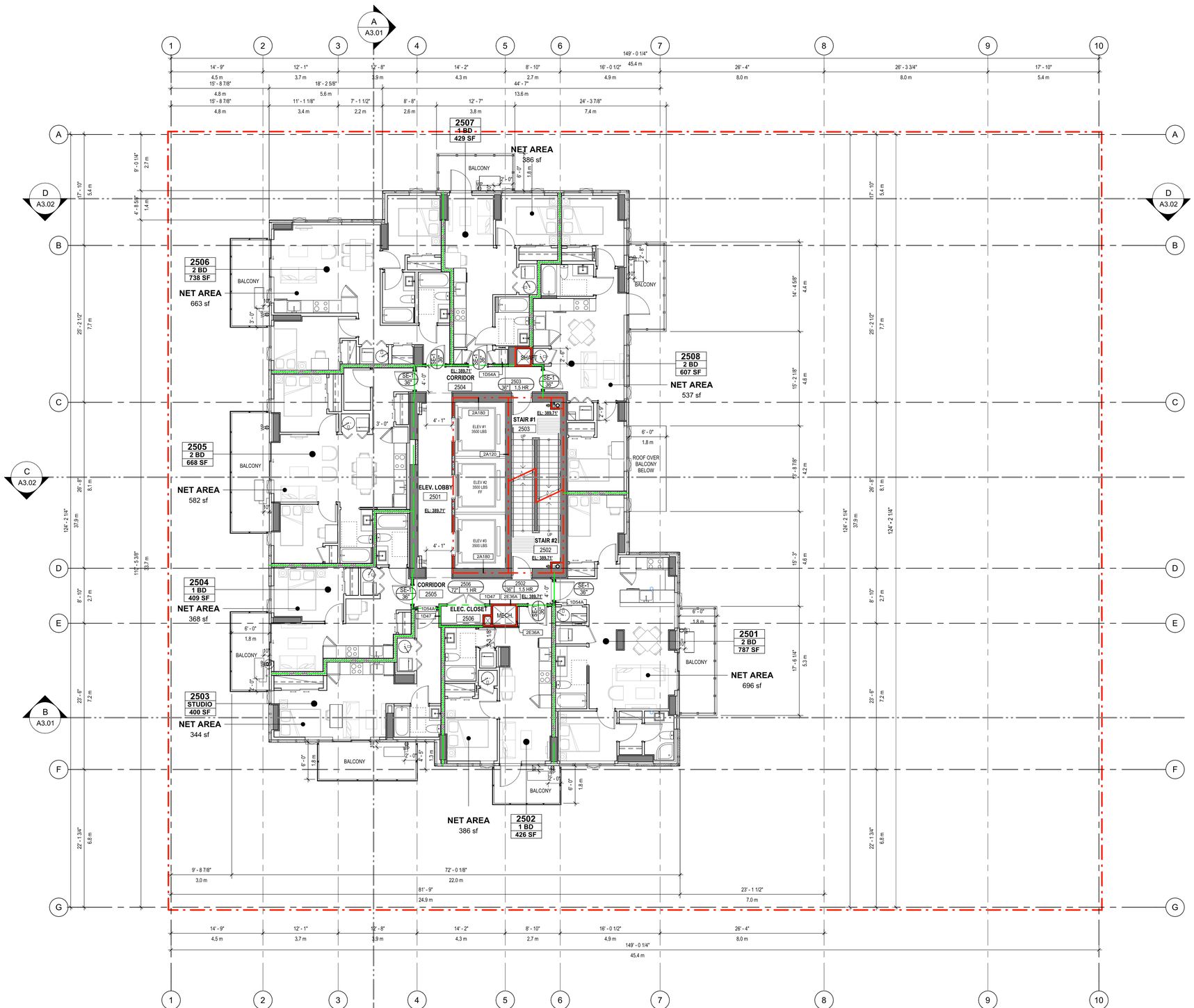
SHEET NUMBER
A1.24

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt

2026-04-22 4:19:02 PM



2026-04-22 4:19:07 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 25 PLAN

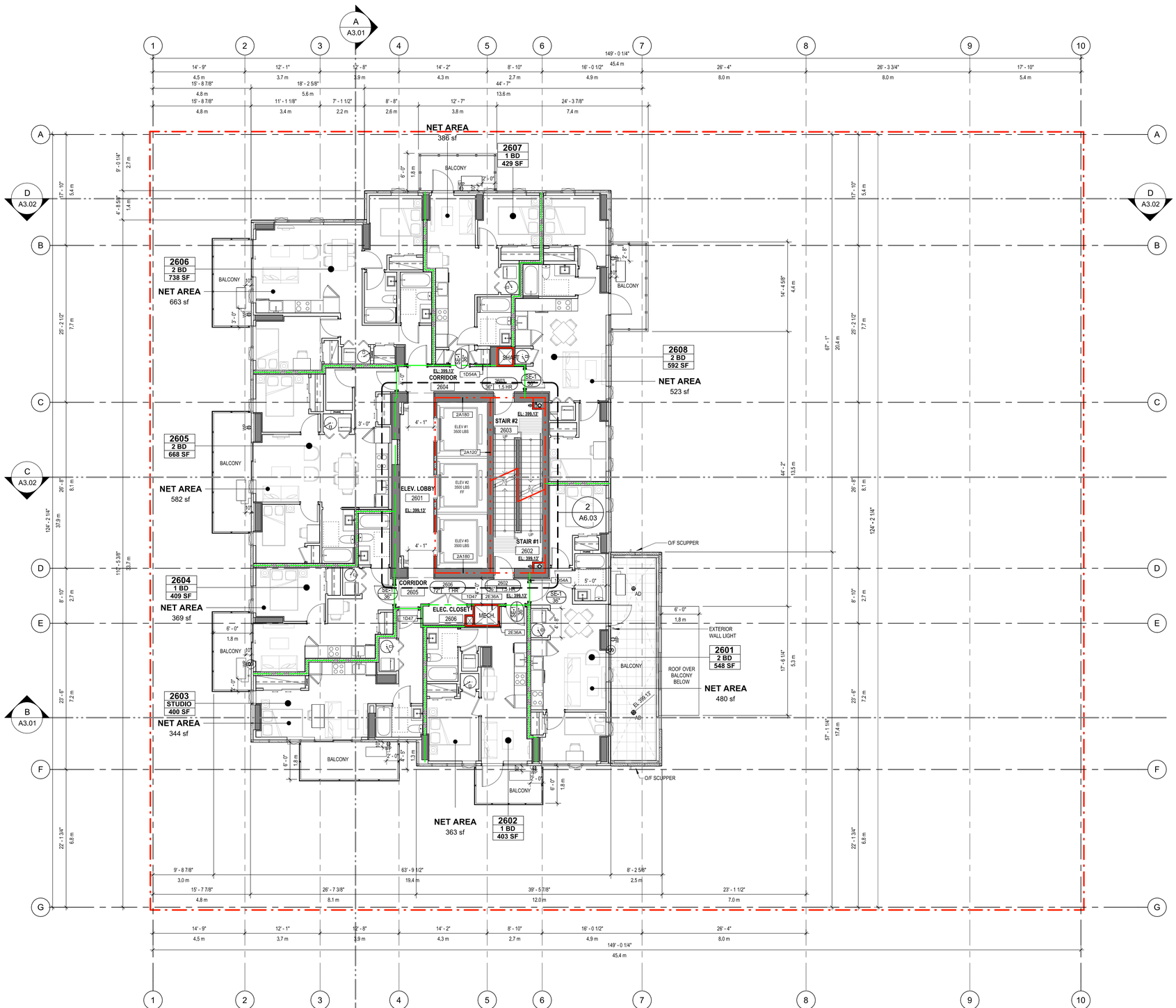
SHEET NUMBER

A1.25

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt



2026-04-22 4:19:12 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 26 PLAN

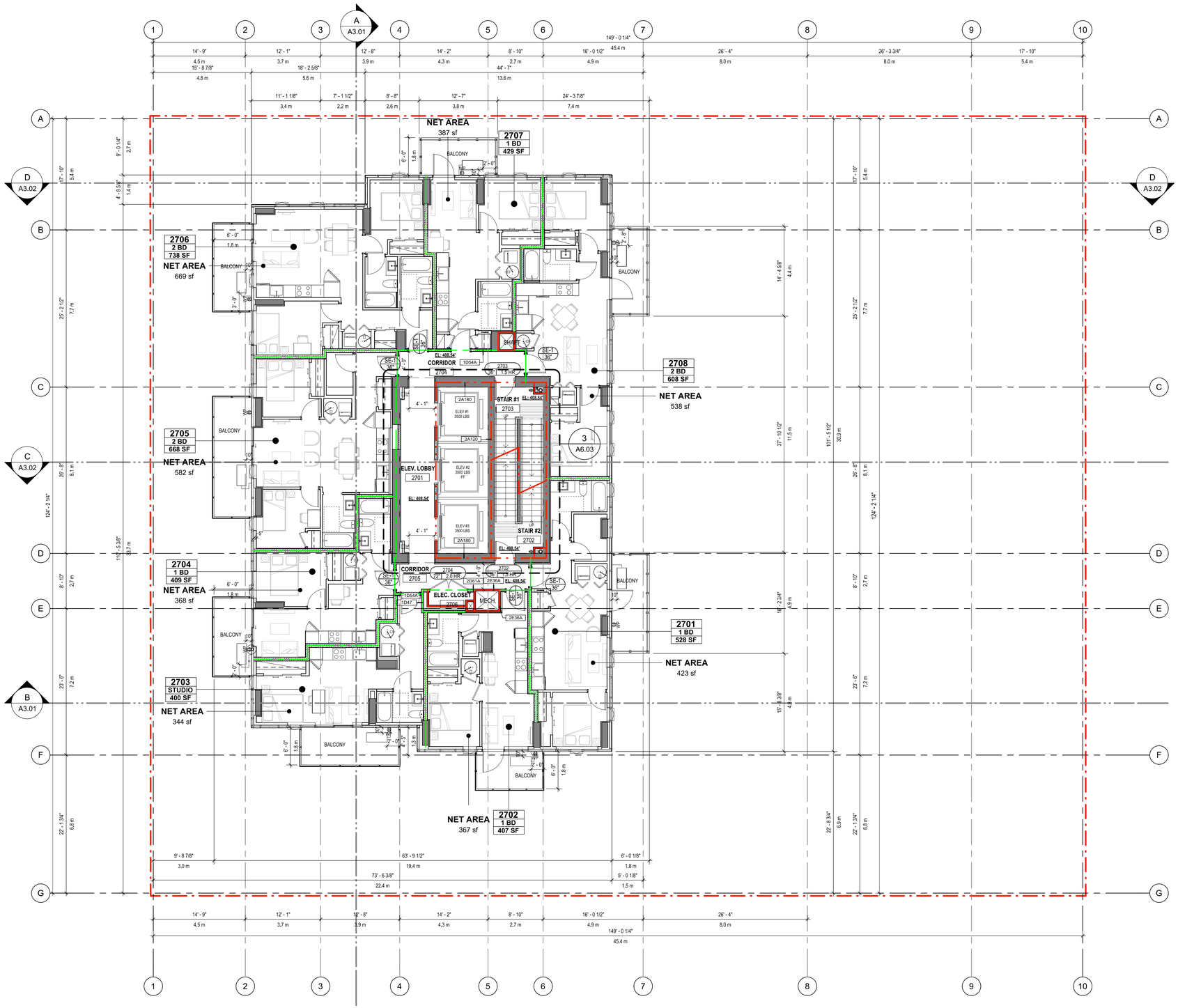
SHEET NUMBER

A1.26

ISSUE

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt

SCALE CHECK 10mm 1 in



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#48	2024-07-31
	SI#50	2024-08-20
	REISSUED FOR CONSTRUCTION	2024-09-25
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

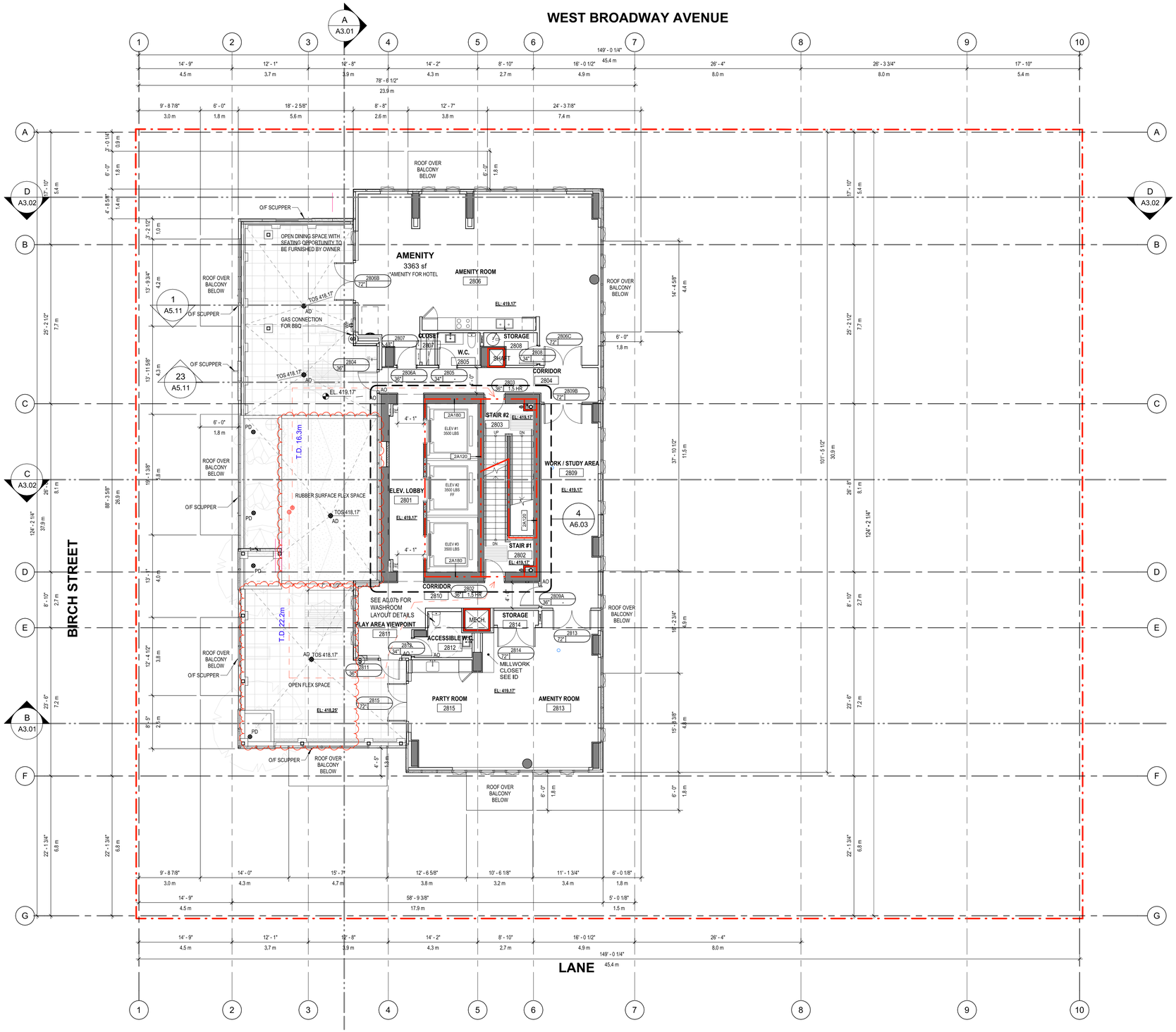
LEVEL 27 PLAN

SHEET NUMBER	ISSUE
A1.27	

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:19:18 PM



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	SI#47	2024-07-24
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#100	2025-09-22
	SI#101	2025-09-23
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21
	NET AREA REVISION (INTERAL USE)	2025-11-06

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

LEVEL 28 AMENITY PLAN

SHEET NUMBER

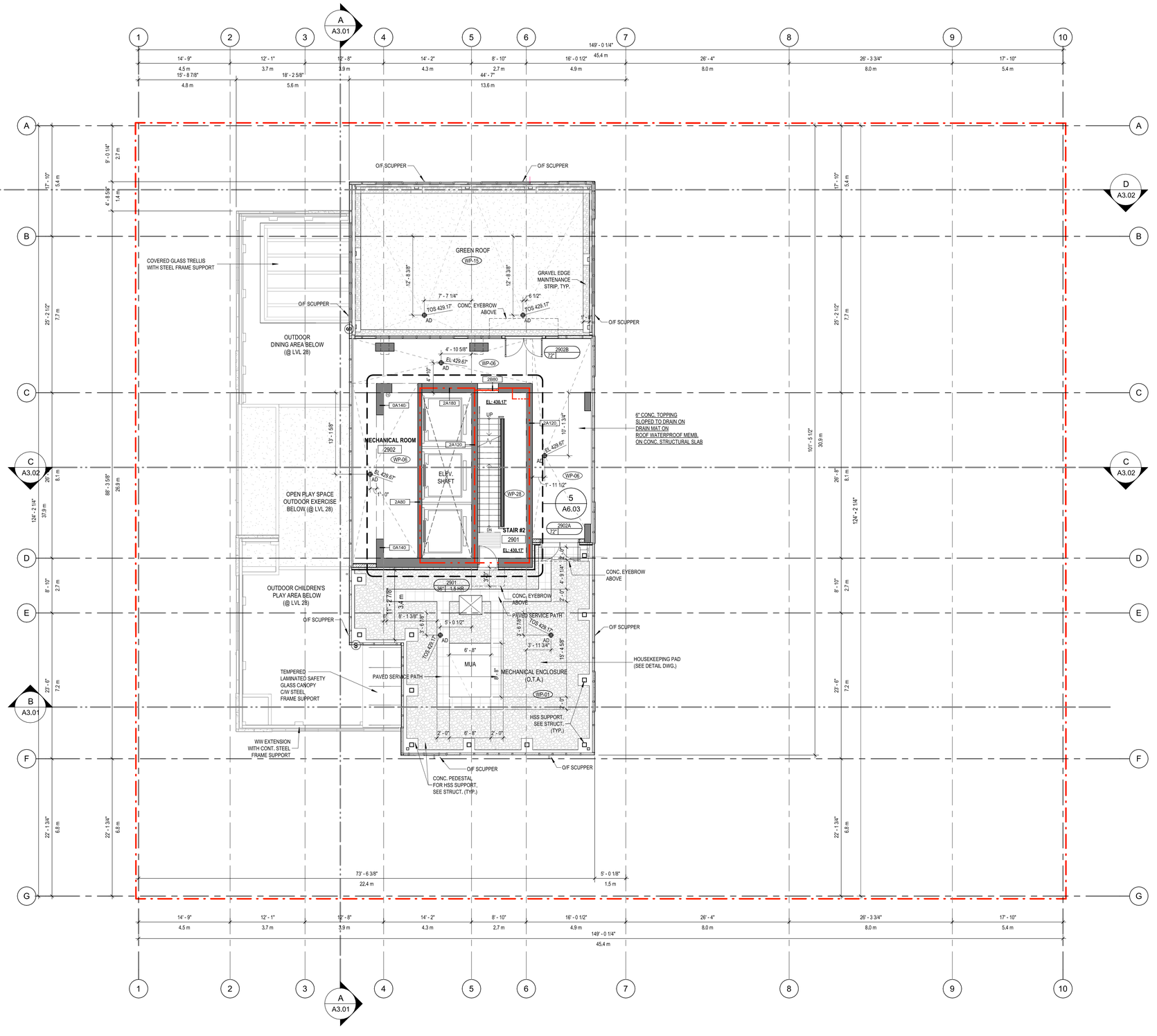
A1.28

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt

2026-04-22 4:19:22 PM



1 A1.29 MECHANICAL
Scale: 1/8" = 1'-0"

2026-04-22 4:19:27 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#67	2025-01-09
	SI#67R1	2025-03-06

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

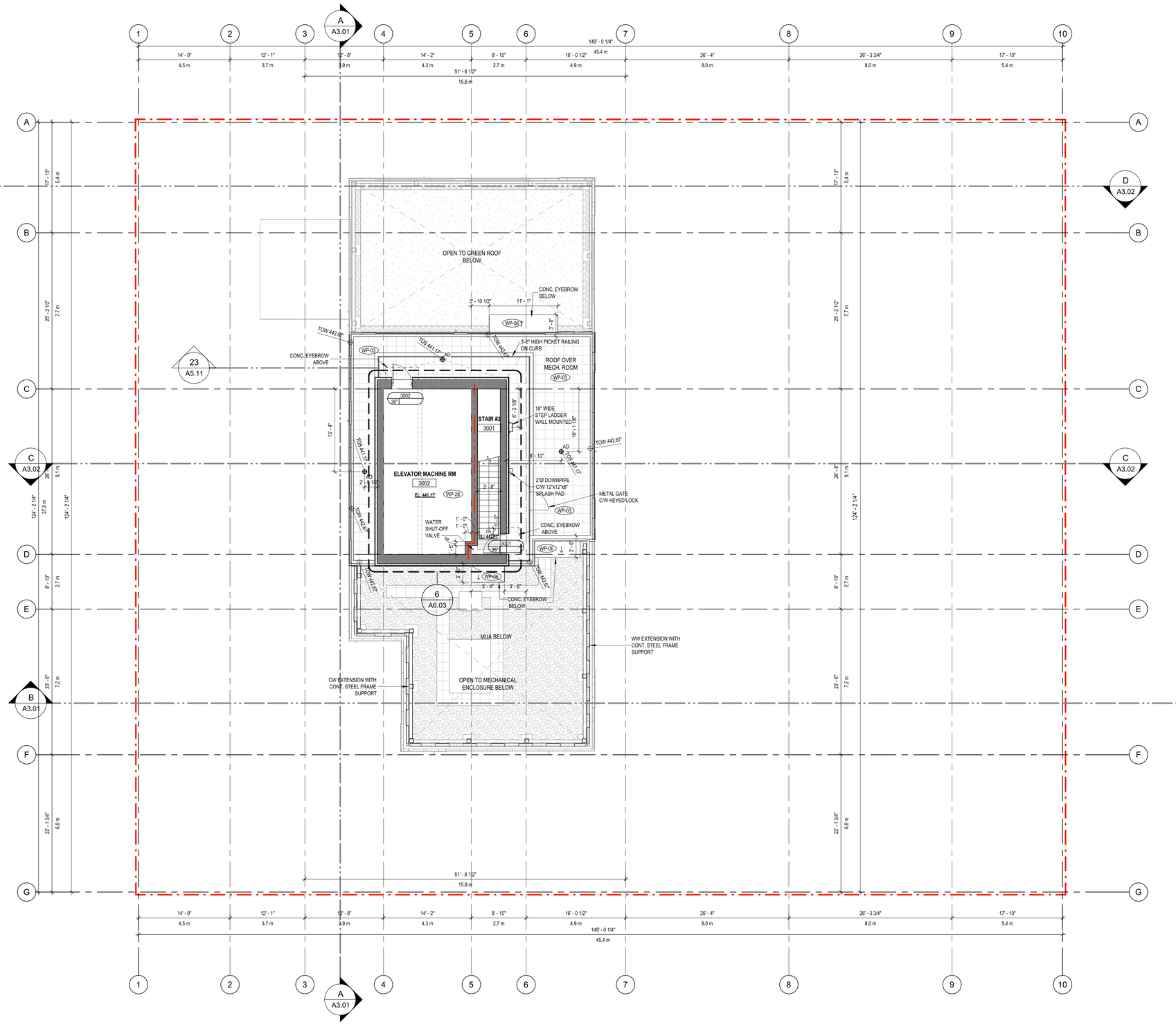
MECHANICAL ROOF PLAN

SHEET NUMBER A1.29

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt



1 A1.30 ELEV. MACH. ROOM
Scale: 1/8" = 1'-0"

2026-04-22 4:19:33 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	SI#67	2025-01-09
	SI#74	2025-02-13
	SI#67R1	2025-03-06

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

ELEVATOR MACHINE ROOM

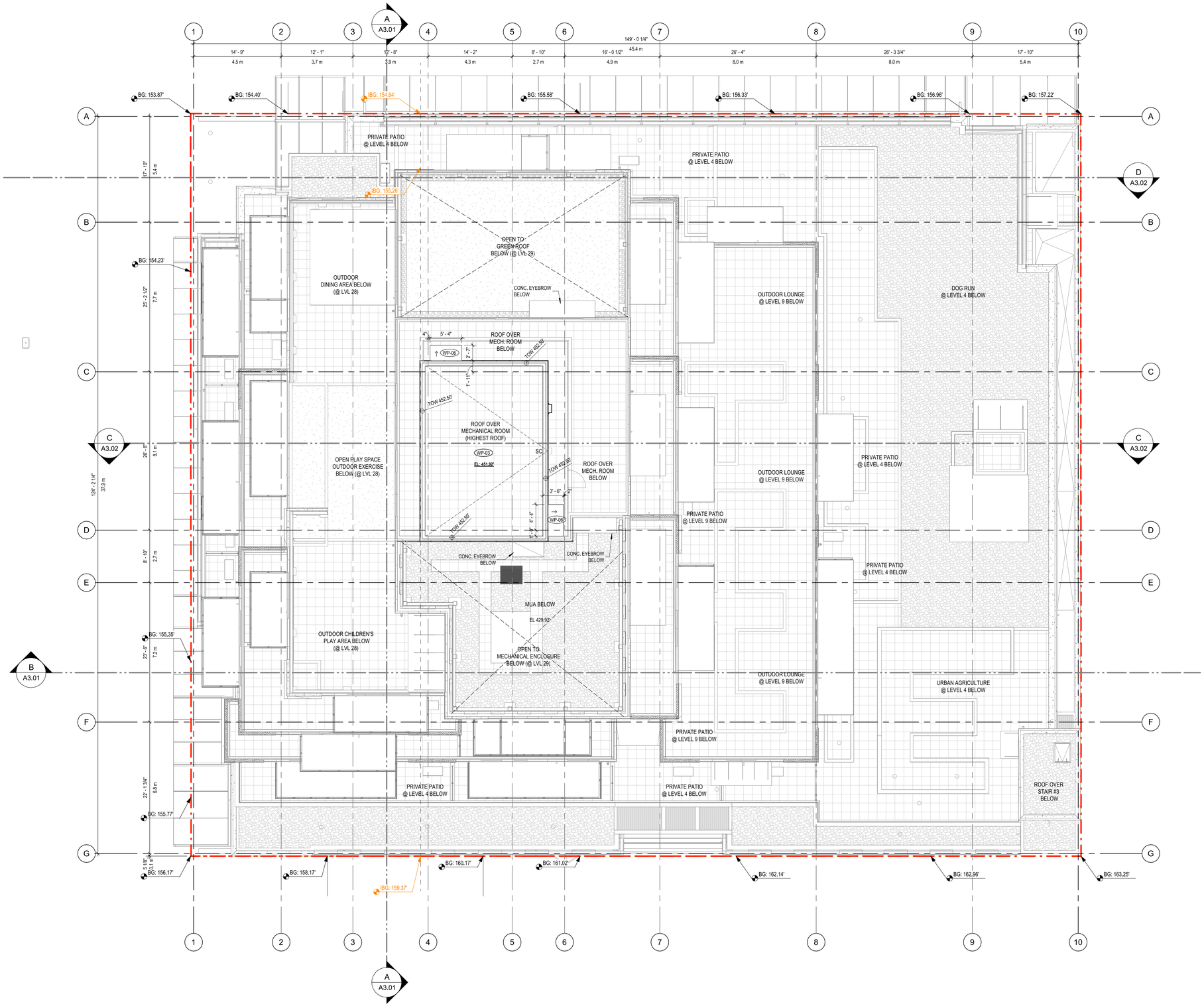
SHEET NUMBER

A1.30

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-129E_VBwsy 2024/39572_129E_VBwsy-Central-2024_28_Stories.rvt



CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

ROOF PLAN

SHEET NUMBER

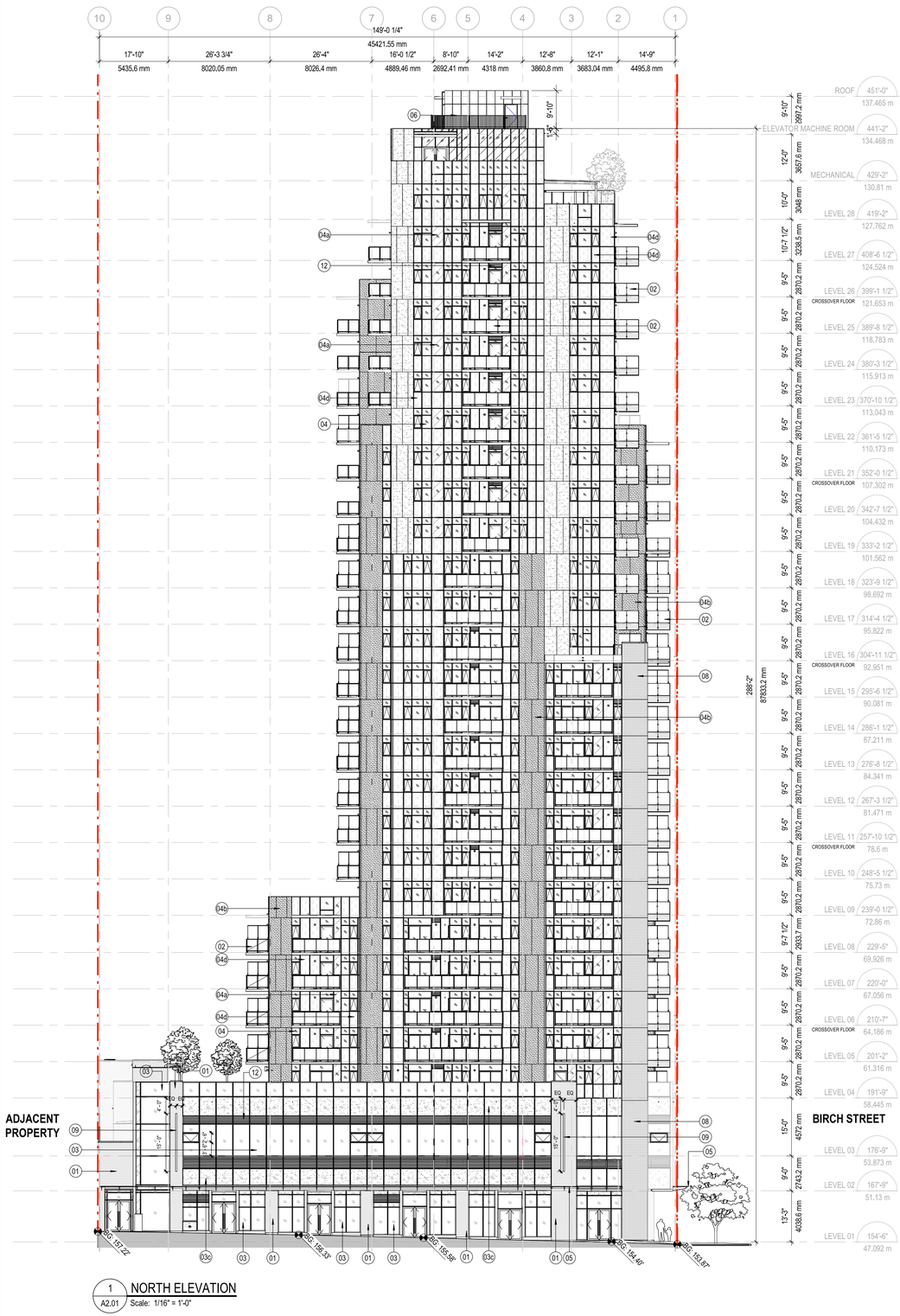
A1.31

ISSUE

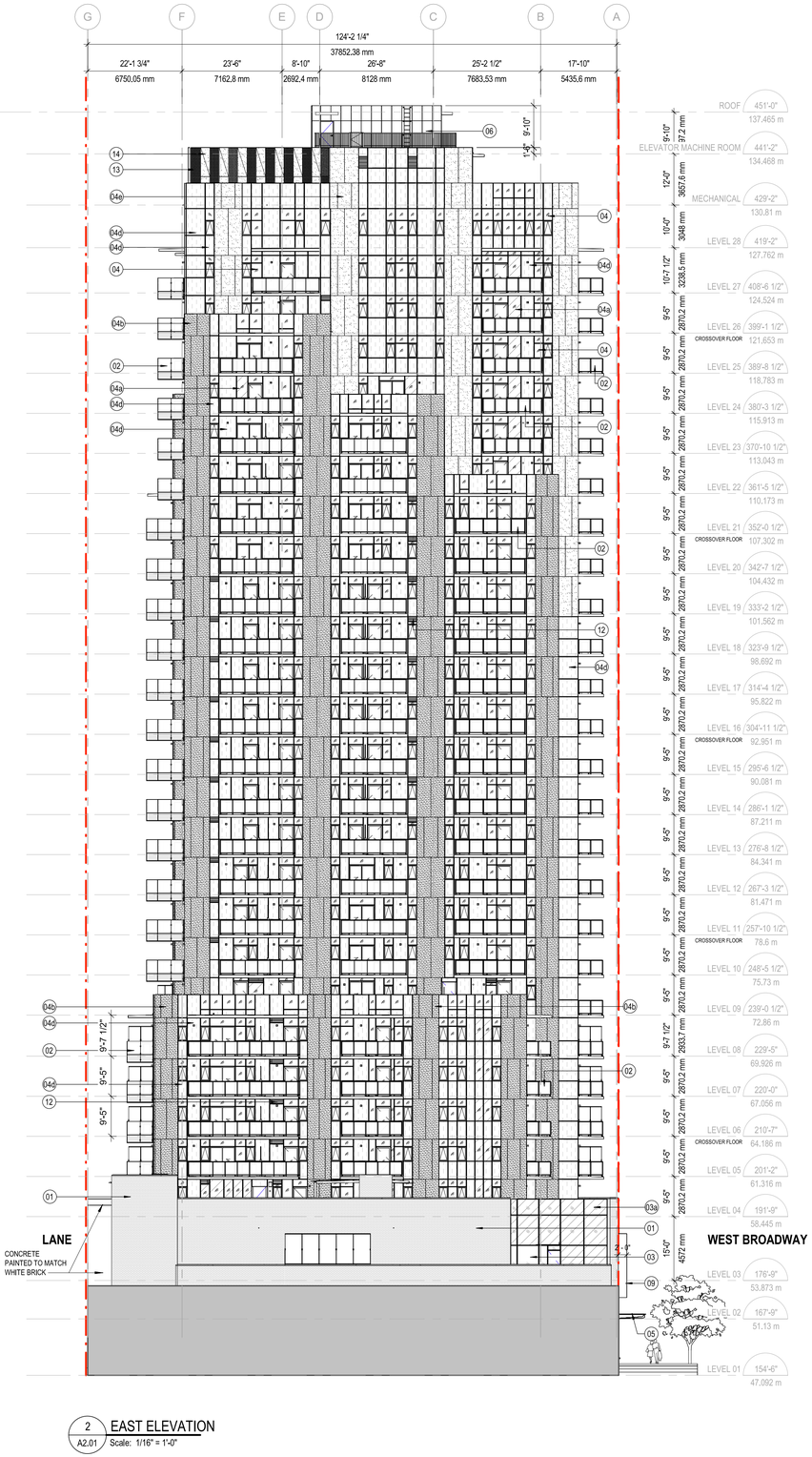
SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_Wbway 2024/39572_1296_Wbway-Central-2024_28_Stories.rvt

2026-04-22 4:19:58 PM



1 A2.01 NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 A2.01 EAST ELEVATION
Scale: 1/16" = 1'-0"

EXTERIOR MATERIALS

KEY	MATERIAL
01	BRICK VENEER - WHITE
02	GLAZED BALCONY GUARDRAIL
03	CURTAIN WALL GLAZING WITH CLEAR GLASS
03a	CURTAIN WALL GLAZING WITH SPANDREL
03c	CURTAIN WALL WITH METAL PANEL (WHITE)
04	WINDOW WALL WITH VISION PANEL (CLEAR GLASS)
04a	WINDOW WALL WITH SPANDREL PANEL (WHITE BACK PAINTED GLASS)
04b	WINDOW WALL WITH METAL PANEL (BLACK)
04d	WINDOW WALL WITH METAL PANEL (LIGHT GRAY)
04e	WINDOW WALL WITH METAL PANEL (WHITE)
05	GLASS CANOPY
06	WHITE HARDIE PANEL
08	PUBLIC ART
09	FUTURE BANNER SIGN
10	GAS METER
11	PLANTER WITH CLIMBING PLANT
12	ARCHITECTURAL LOUVER
13	MECHANICAL SCREEN(PERFORATED)
14	MECHANICAL SCREEN(SOLID)
15	PAINTED CONCRETE (DARK GRAY)

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	S#29	2024-05-02
	S#30	2024-05-10
	EXTERIOR UPDATE	2024-05-XX
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	ISSUED FOR PRICING	2025-05-08
	S#86	2025-05-26
	S#106	2025-12-19
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

NORTH AND EAST ELEVATIONS

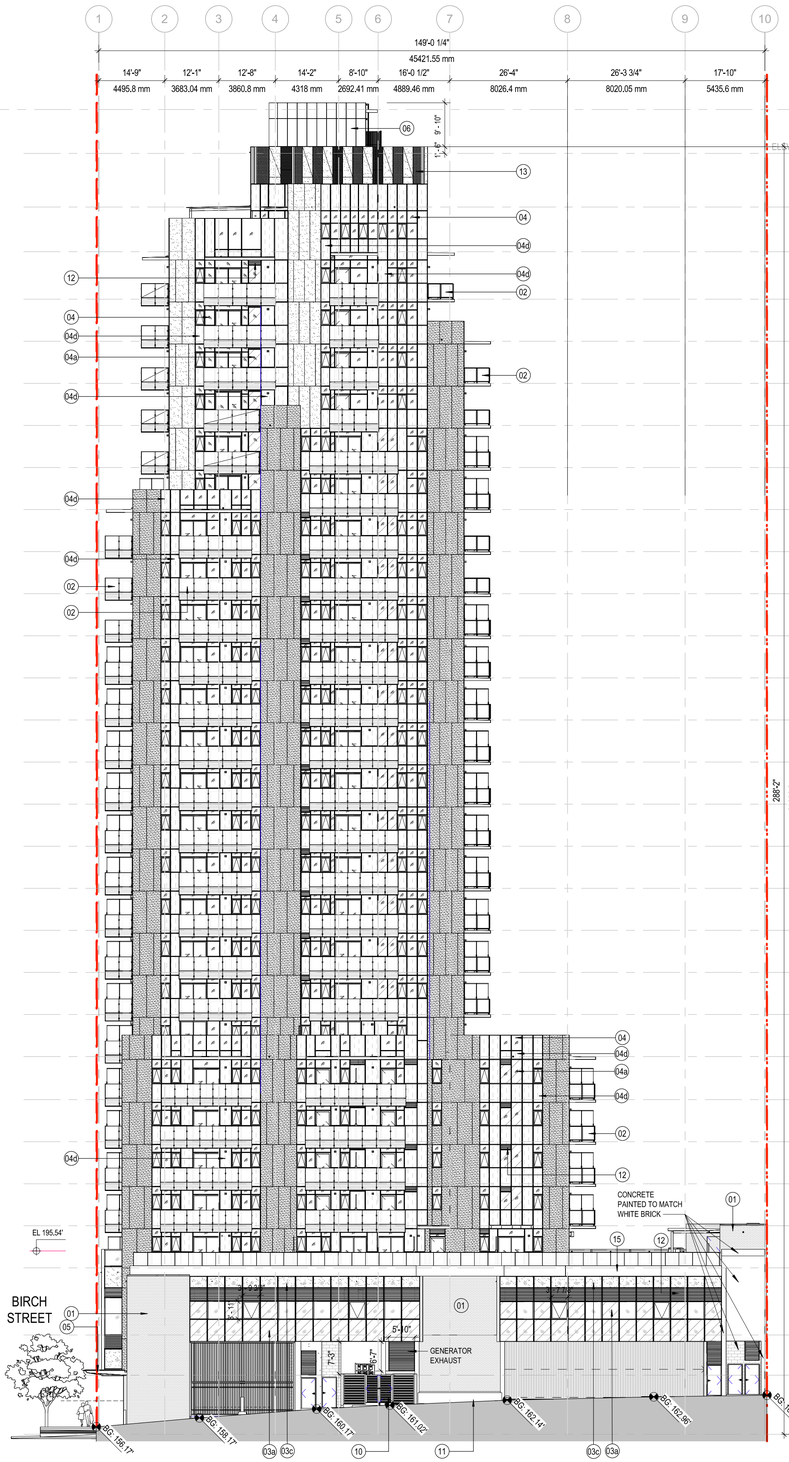
SHEET NUMBER A2.01

ISSUE

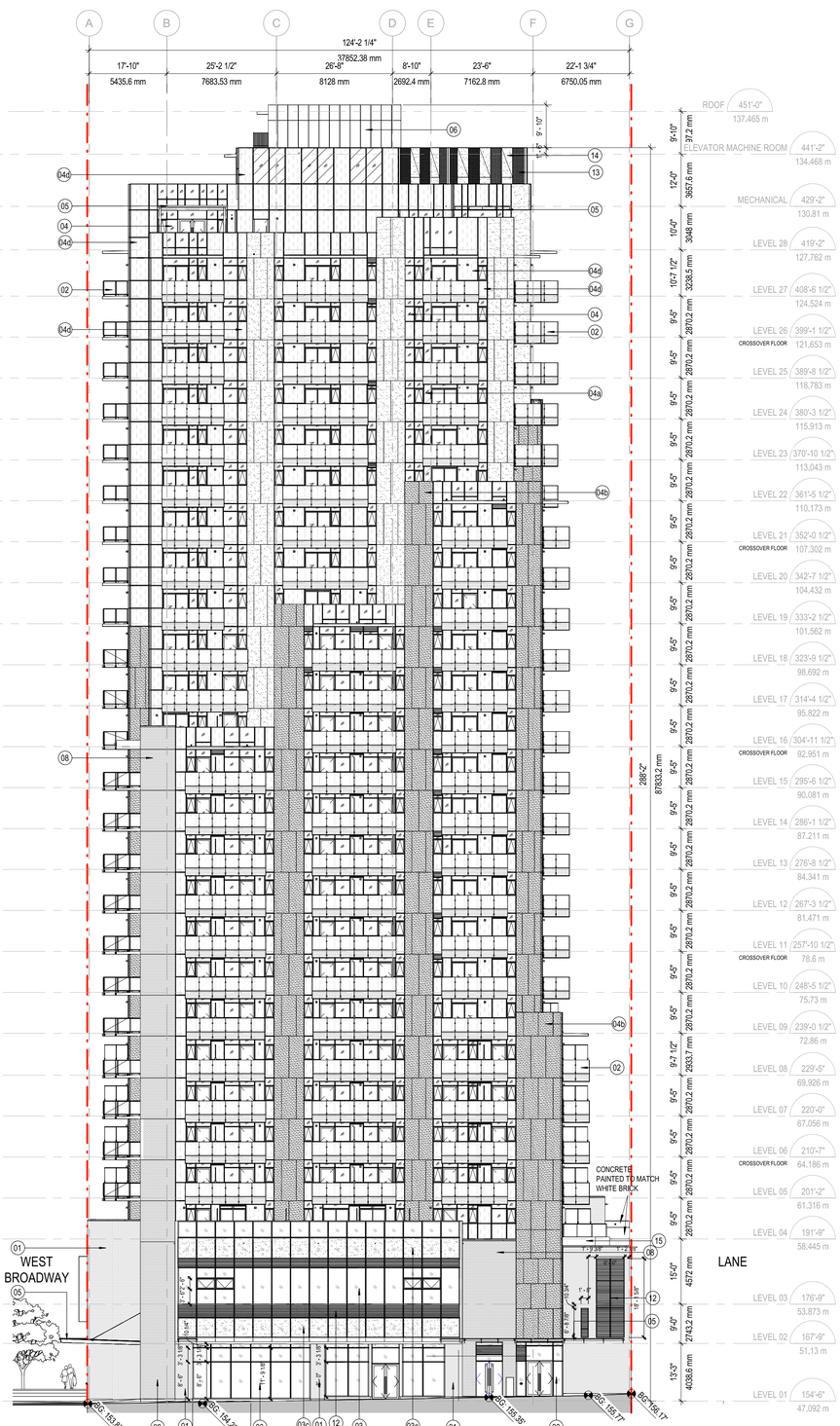
SCALE CHECK: 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

2026-04-20 2:35:18 PM



1 SOUTH ELEVATION
A2.02 Scale: 1/16" = 1'-0"



2 WEST ELEVATION
A2.02 Scale: 1/16" = 1'-0"

EXTERIOR MATERIALS

KEY	MATERIAL
01	BRICK VENEER - WHITE
02	GLAZED BALCONY GUARDRAIL
03	CURTAIN WALL GLAZING WITH CLEAR GLASS
03a	CURTAIN WALL GLAZING WITH SPANDREL
03c	CURTAIN WALL WITH METAL PANEL (WHITE)
04	WINDOW WALL WITH VISION PANEL (CLEAR GLASS)
04a	WINDOW WALL WITH SPANDREL PANEL (WHITE BACK PAINTED GLASS)
04b	WINDOW WALL WITH METAL PANEL (BLACK)
04d	WINDOW WALL WITH METAL PANEL (LIGHT GRAY)
04e	WINDOW WALL WITH METAL PANEL (WHITE)
05	GLASS CANOPY
06	WHITE HARDIE PANEL
08	PUBLIC ART
09	FUTURE BANNER SIGN
10	GAS METER
11	PLANTER WITH CLIMBING PLANT
12	ARCHITECTURAL LOUVER
13	MECHANICAL SCREEN(PERFORATED)
14	MECHANICAL SCREEN(SOLID)
15	PAINTED CONCRETE (DARK GRAY)

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	S#20	2024-03-27
	S#29	2024-05-02
	S#30	2024-05-10
	EXTERIOR UPDATE	2024-05-XX
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	S#86	2025-05-26
	S#126	2026-03-27
	DP/BPMA	2026-04-XX
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

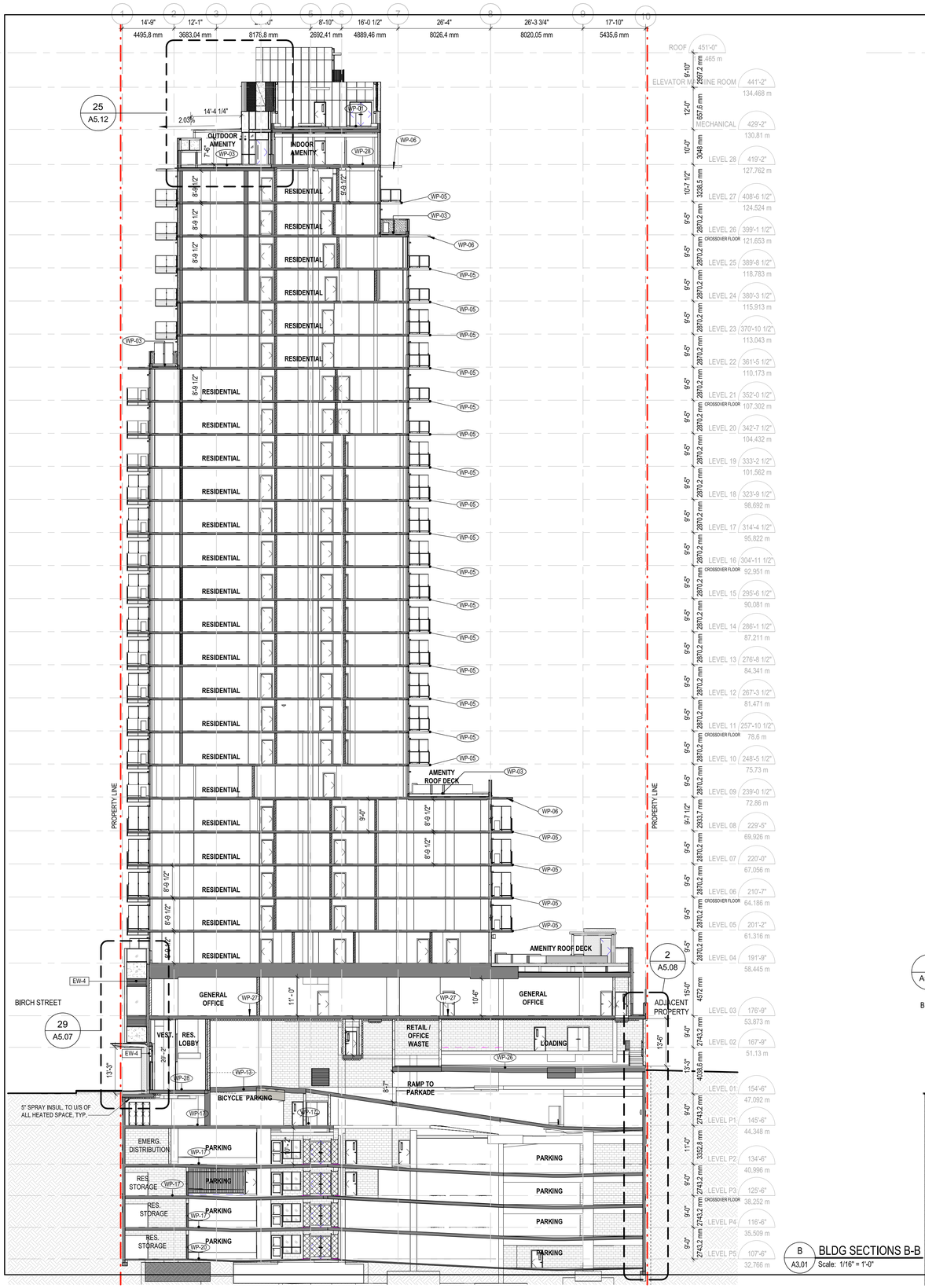
SOUTH AND WEST ELEVATIONS

SHEET NUMBER **A2.02** | ISSUE

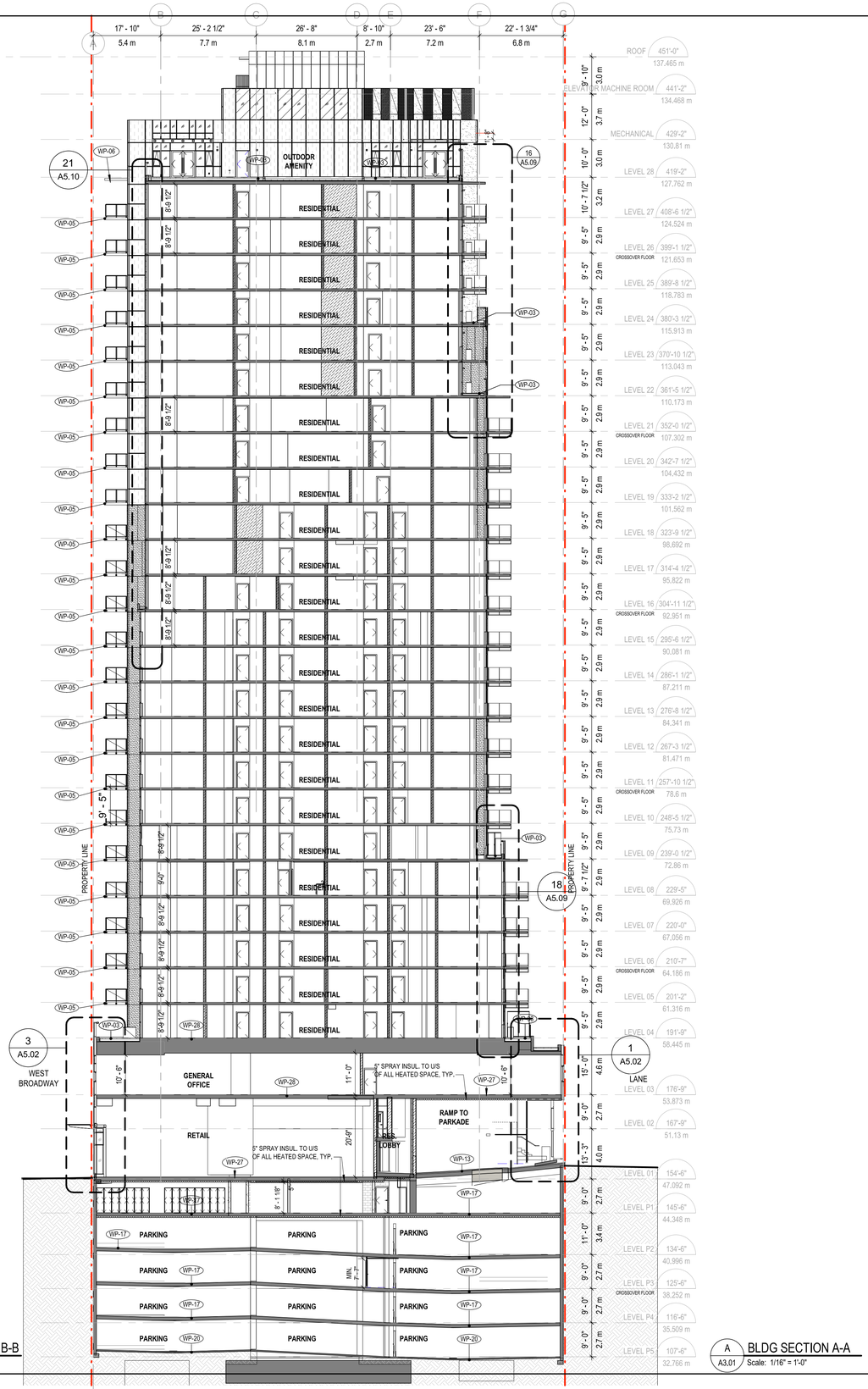
SCALE CHECK 10mm 1 in

Autodesk Docs://39572-129E_VIBway 2024/39572_129E_VIBway-Central-2024_28_Stories.rvt

2026-04-20 2:35:37 PM



B A3.01 BLDG SECTIONS B-B
Scale: 1/16" = 1'-0"



A A3.01 BLDG SECTION A-A
Scale: 1/16" = 1'-0"

2026-04-20 2:35:49 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	S#30	2024-05-10
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	S#64	2024-12-09
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

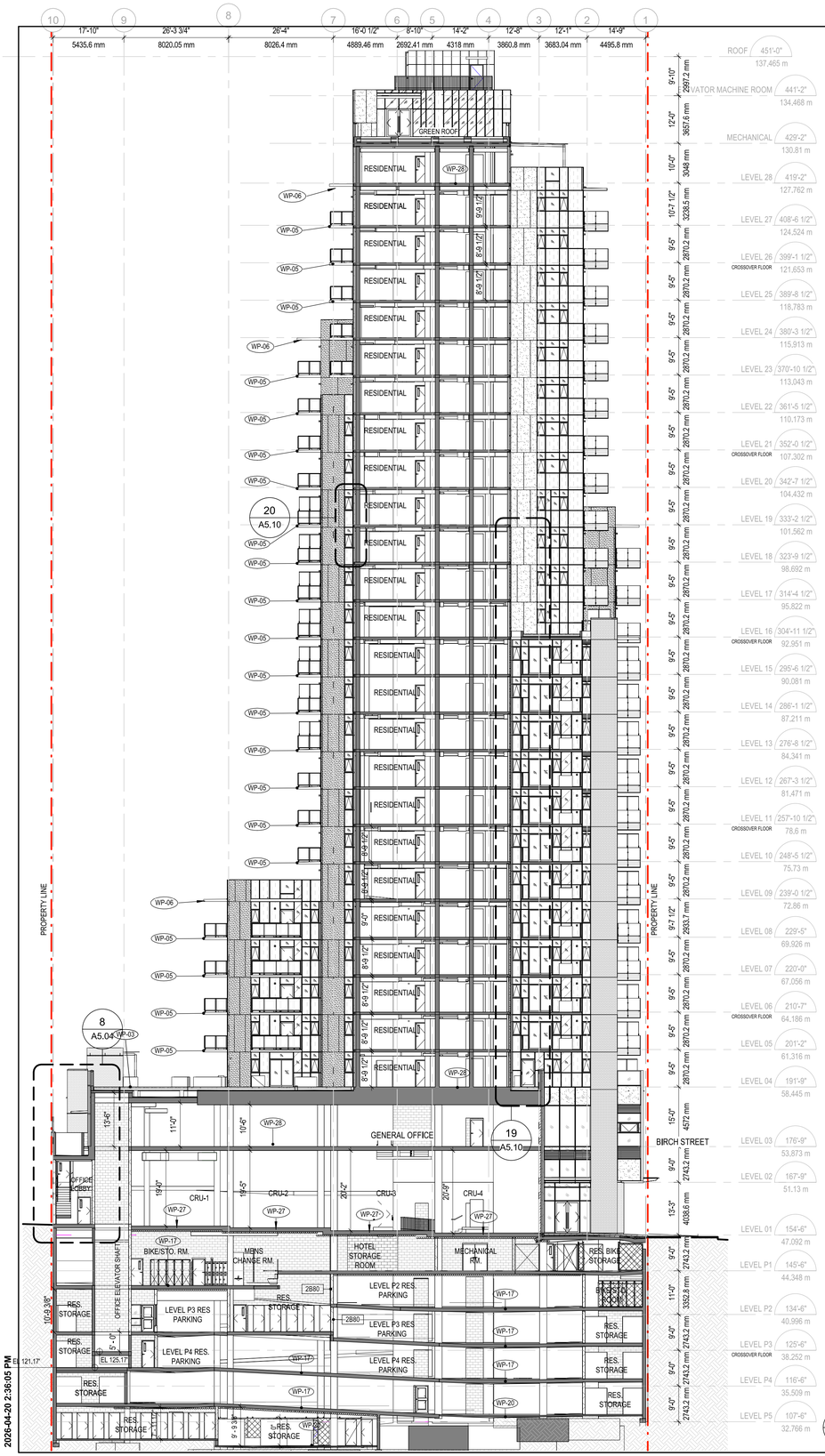
SHEET TITLE
BLDG SECTIONS A-A & B-B

SHEET NUMBER
A3.01

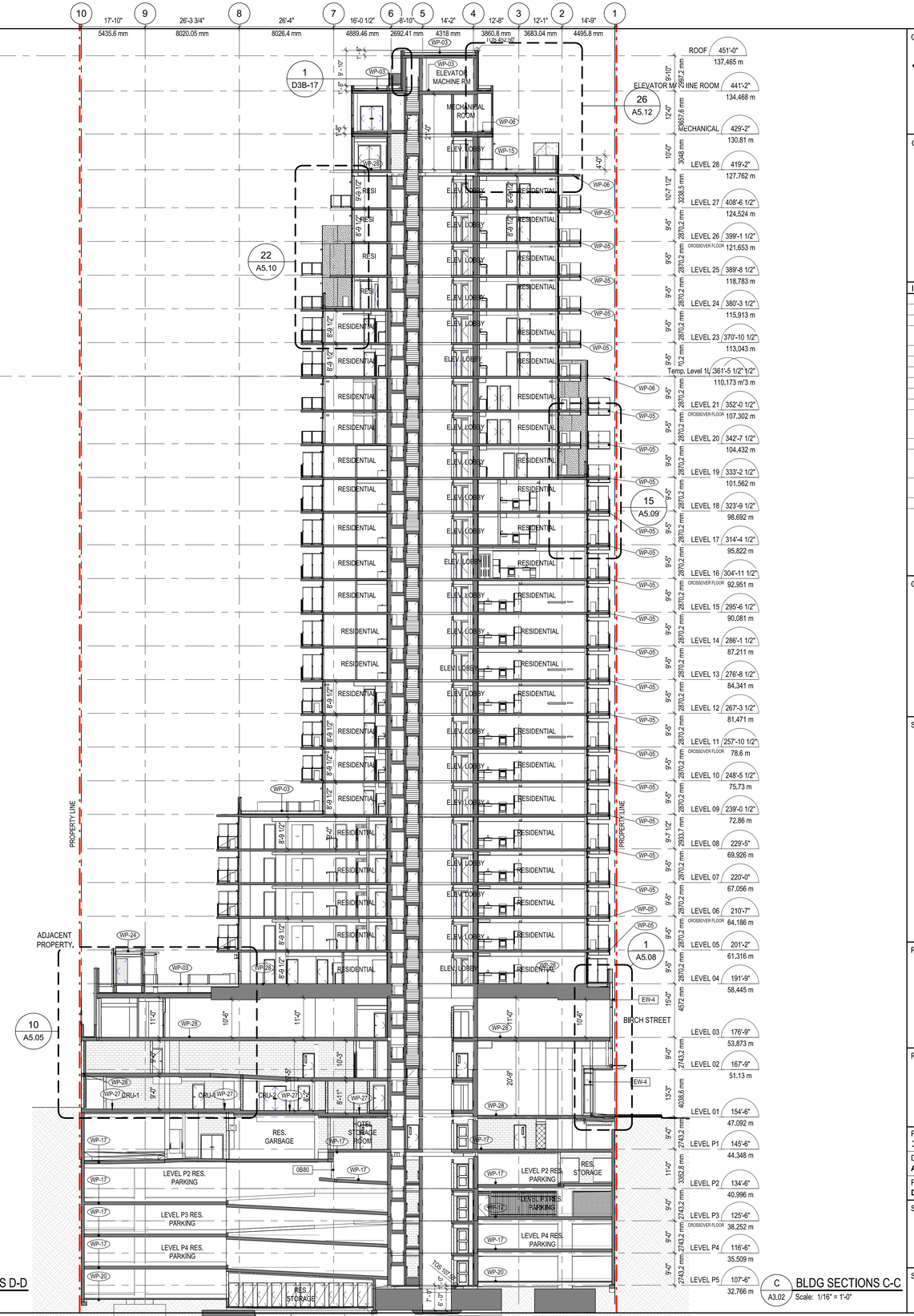
ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt



D BLDG SECTIONS D-D
A3.02 Scale: 1/16" = 1'-0"



C BLDG SECTIONS C-C
A3.02 Scale: 1/16" = 1'-0"

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	BELOW GRADE IFT	2023-03-03
	ISSUED FOR TENDER	2023-04-21
	BELOW GRADE IFC	2023-07-18
	IFT R1	2023-07-18
	ISSUED FOR STAGE 3 BP	2023-12-08
	ISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-01-05
	S#12	2024-01-31
	REISSUED FOR CONSTRUCTION PENDING ISSUANCE OF BP	2024-06-07
	REISSUED FOR CONSTRUCTION	2024-09-25
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
BLDG SECTIONS C-C & D-D

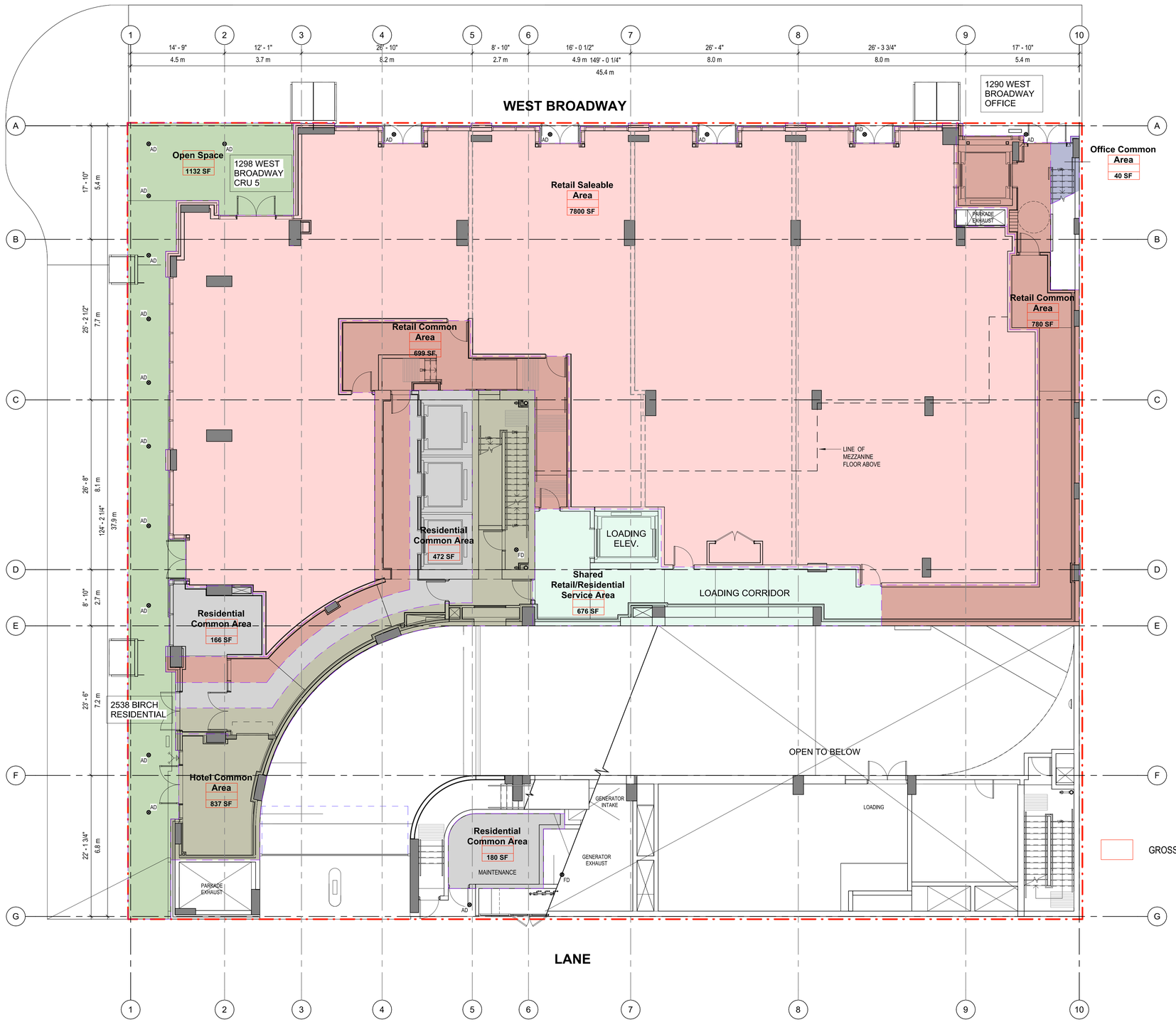
SHEET NUMBER
A3.02

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-129K_VABway 2024/39572_129K_VABway-Central-2024_28_Stories.rvt

2026-04-20 2:36:05 PM



- Open Space
- Office Common Area
- Retail Saleable Area
- Retail Common Area
- Shared Retail/Residential Service Area
- Residential Common Area
- Hotel Common Area

GROSS AREA TAG

FSR - LEVEL 1	
Net Area	
Hotel Common Area	837 SF
Office Common Area	40 SF
Residential Common Area	818 SF
Retail Common Area	1479 SF
Retail Saleable Area	7800 SF
	10975 SF
Exclusions	
Shared Retail/Residential Service Area	676 SF
	676 SF
Gross Area	11651 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 1

SHEET NUMBER

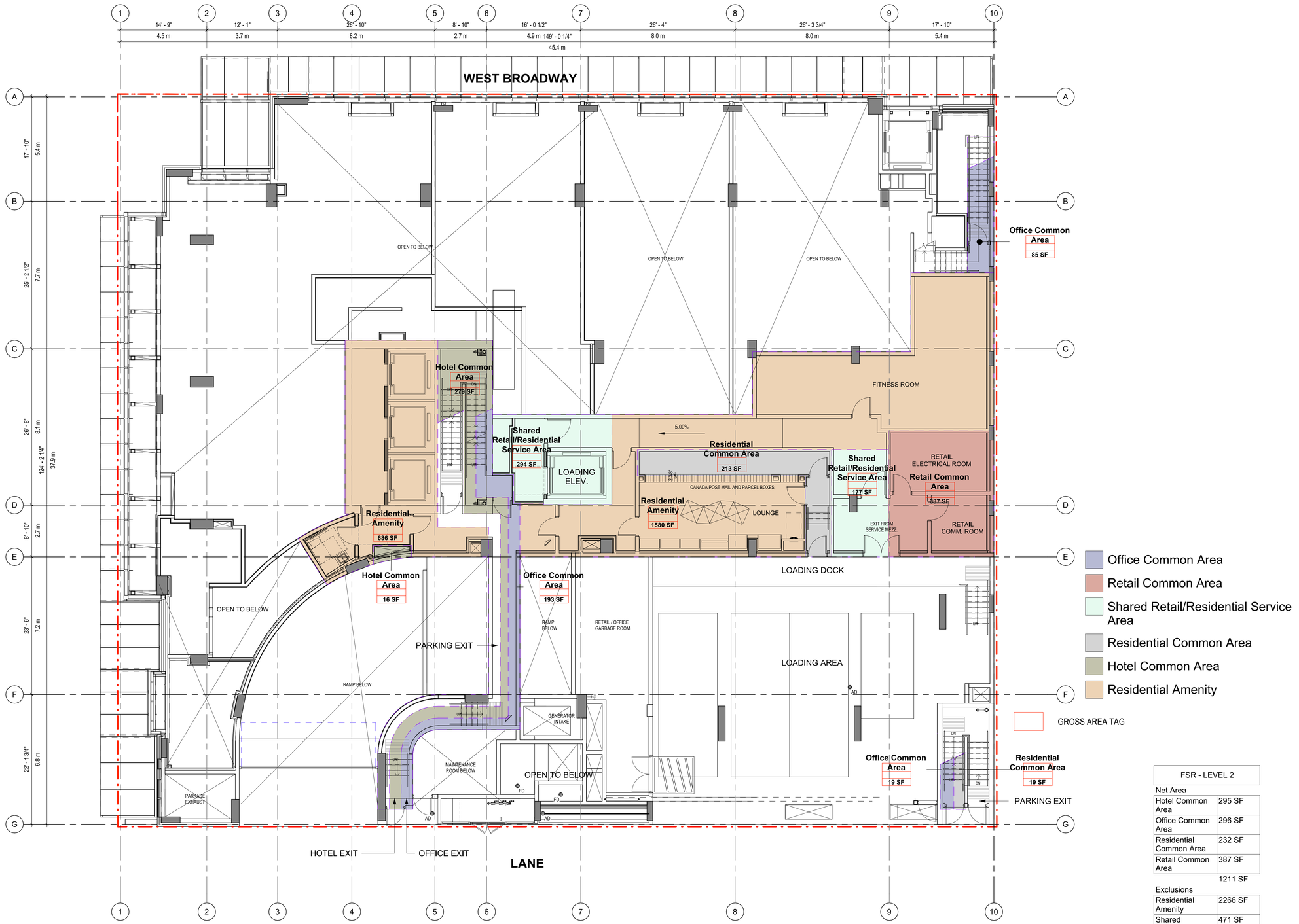
A8.01

ISSUE

SCALE CHECK 100mm 1 in

Autodesk Docs://39572-1296_WBroadway 2024/39572_1296_WBroadway-Central-2024_28_Stories.rvt

2026-04-22 4:42:48 PM



FSR - LEVEL 2	
Net Area	
Hotel Common Area	295 SF
Office Common Area	296 SF
Residential Common Area	232 SF
Retail Common Area	387 SF
	1211 SF
Exclusions	
Residential Amenity	2266 SF
Shared Retail/Residential Service Area	471 SF
	2737 SF
Gross Area	3948 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 2

SHEET NUMBER

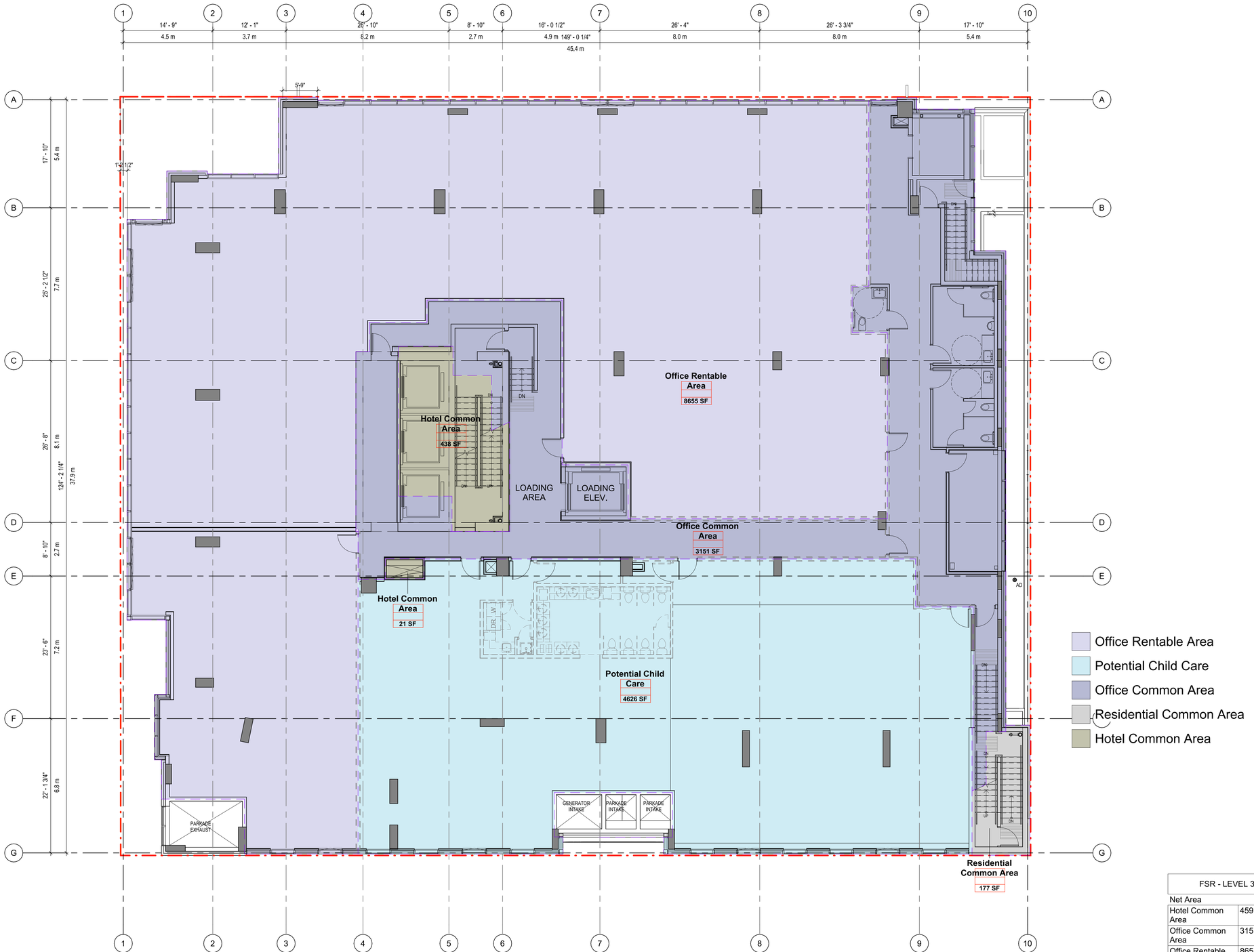
A8.02

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBreay 2024/39572_1296_WBreay-Central-2024_28_Stories.rvt

2026-04-22 4:42:56 PM



FSR - LEVEL 3	
Net Area	
Hotel Common Area	459 SF
Office Common Area	3151 SF
Office Rentable Area	8655 SF
Residential Common Area	177 SF
	12441 SF
Potential Child Care	4626 SF
	4626 SF
Gross Area	17067 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

FSR Overlay Level 3

SHEET NUMBER

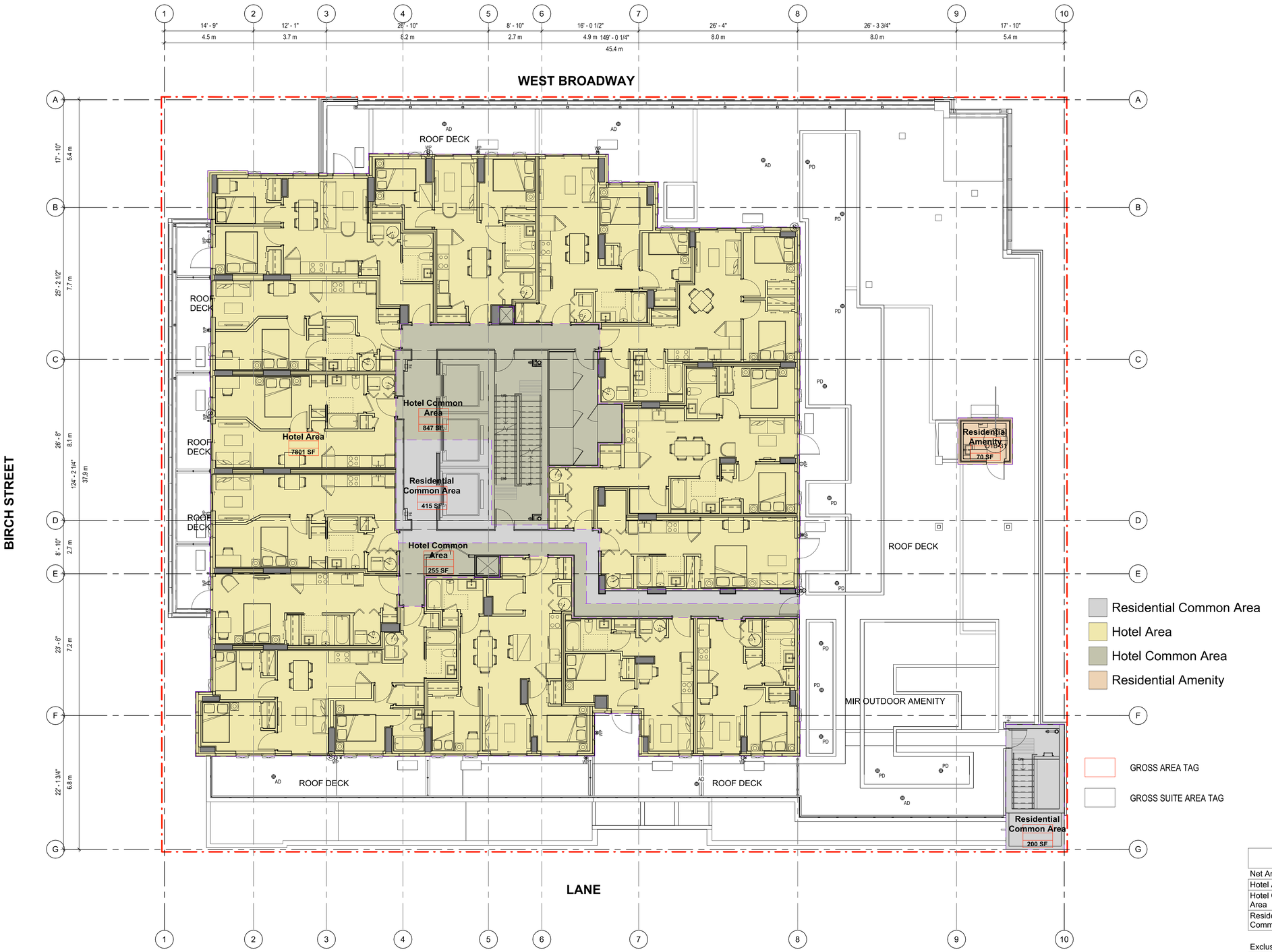
A8.03

ISSUE

SCALE CHECK 1 m 100mm

Autodesk Docs://39572- 1296_WBwy 2024/39572_ 1296_WBwy-Central-2024_28_Stories.rvt

2026-04-22 4:43:02 PM



FSR - LEVEL 4	
Net Area	
Hotel Area	7801 SF
Hotel Common Area	1102 SF
Residential Common Area	615 SF
	9518 SF
Exclusions	
Residential Amenity	70 SF
	70 SF
Gross Area	9587 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 4

SHEET NUMBER

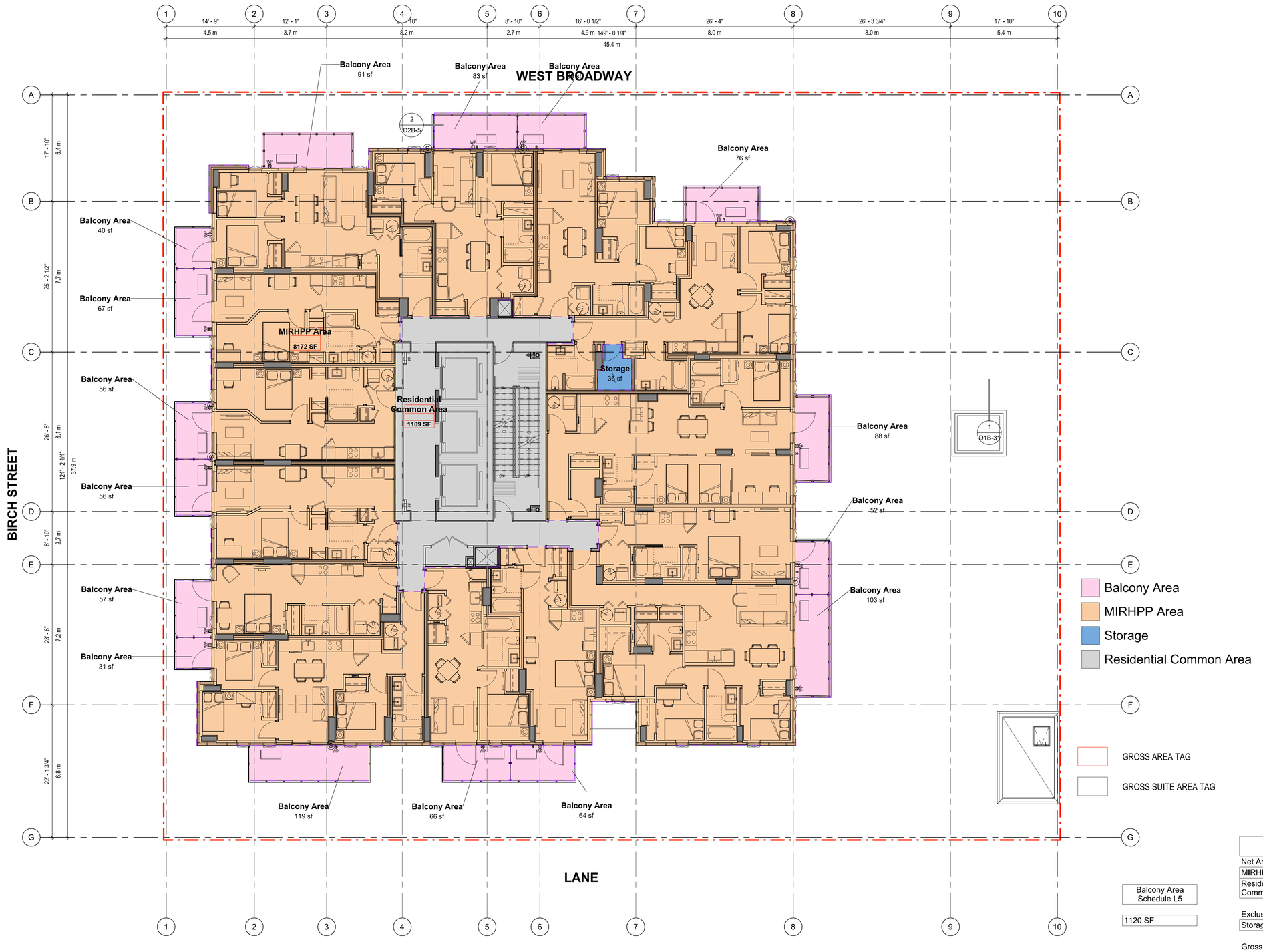
A8.04

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_Wbway 2024/39572_1296_Wbway-Central-2024_28_Stories.rvt

2026-04-22 4:43:13 PM



Balcony Area Schedule L5
1120 SF

FSR - LEVEL 5	
Net Area	
MIRHPP Area	8172 SF
Residential Common Area	1109 SF
	9281 SF
Exclusions	
Storage	36 SF
	36 SF
Gross Area	9317 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 5

SHEET NUMBER

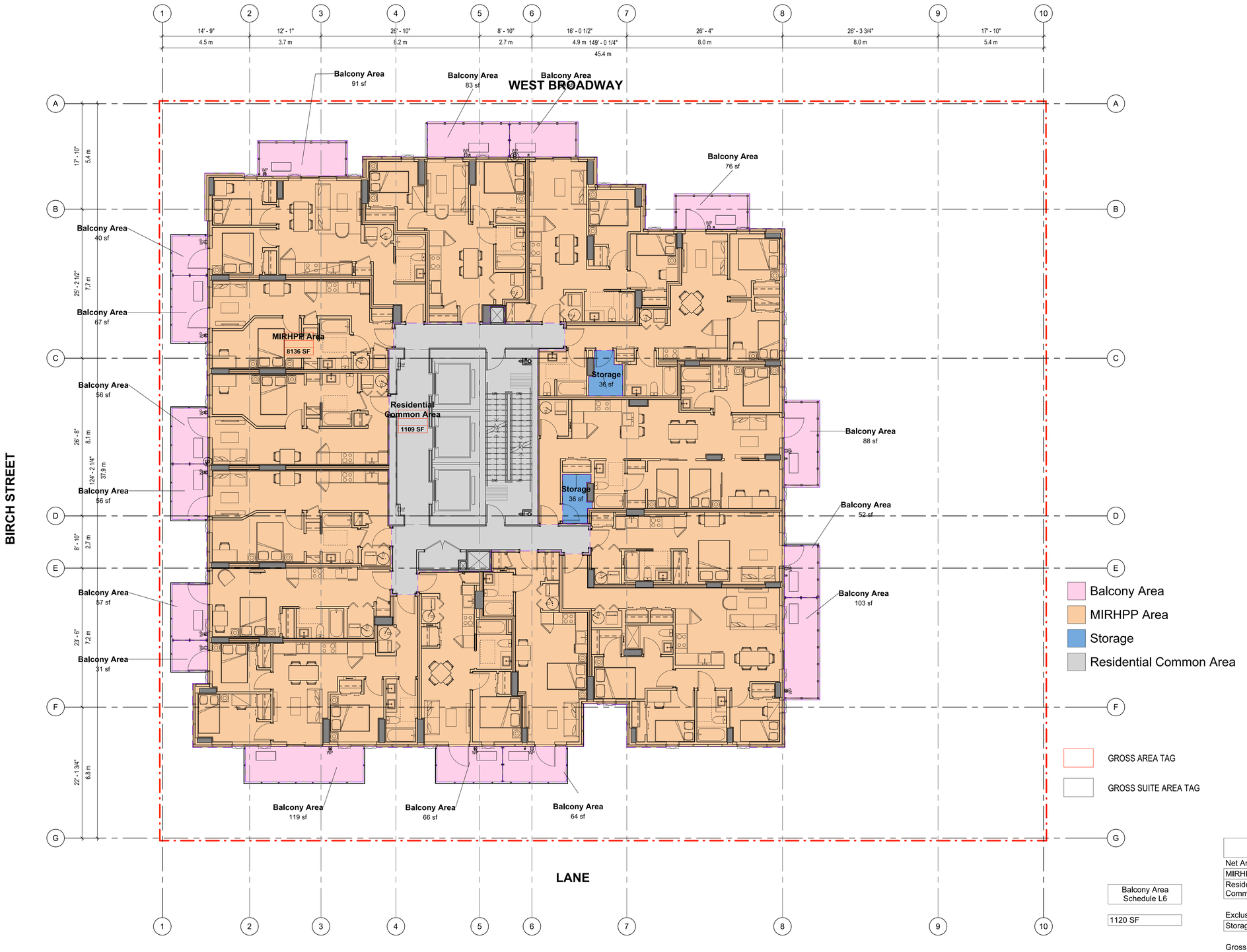
A8.05

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_26_Stories.rvt

2026-04-22 4:43:22 PM



Balcony Area
MIRHPP Area
Storage
Residential Common Area

GROSS AREA TAG

GROSS SUITE AREA TAG

Balcony Area Schedule L6
1120 SF

FSR - LEVEL 6	
Net Area	
MIRHPP Area	8136 SF
Residential Common Area	1109 SF
	9245 SF
Exclusions	
Storage	72 SF
	72 SF
Gross Area	9317 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author** | CHECKED BY: **Checker**

PROJECT MGR: **Designer** | APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 6

SHEET NUMBER

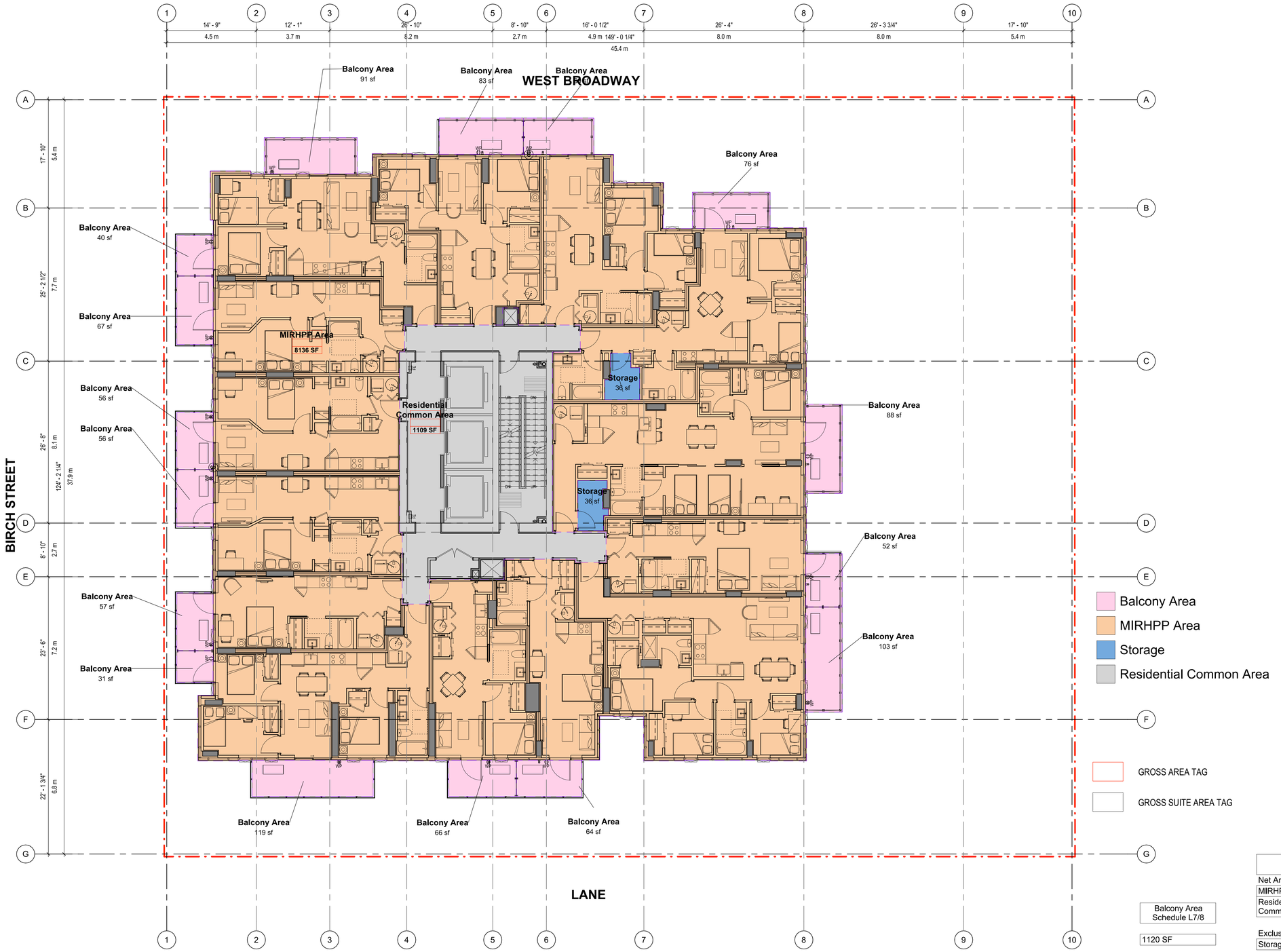
A8.06

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-12th_VBroxy 2024/39572_12th_VBroxy-Central-2024_28_Stories.rvt

2026-04-22 4:43:30 PM



FSR - LEVEL 7	
Net Area	
MIRHPP Area	8136 SF
Residential Common Area	1109 SF
	9245 SF
Exclusions	
Storage	72 SF
	72 SF
Gross Area	9317 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 7

SHEET NUMBER

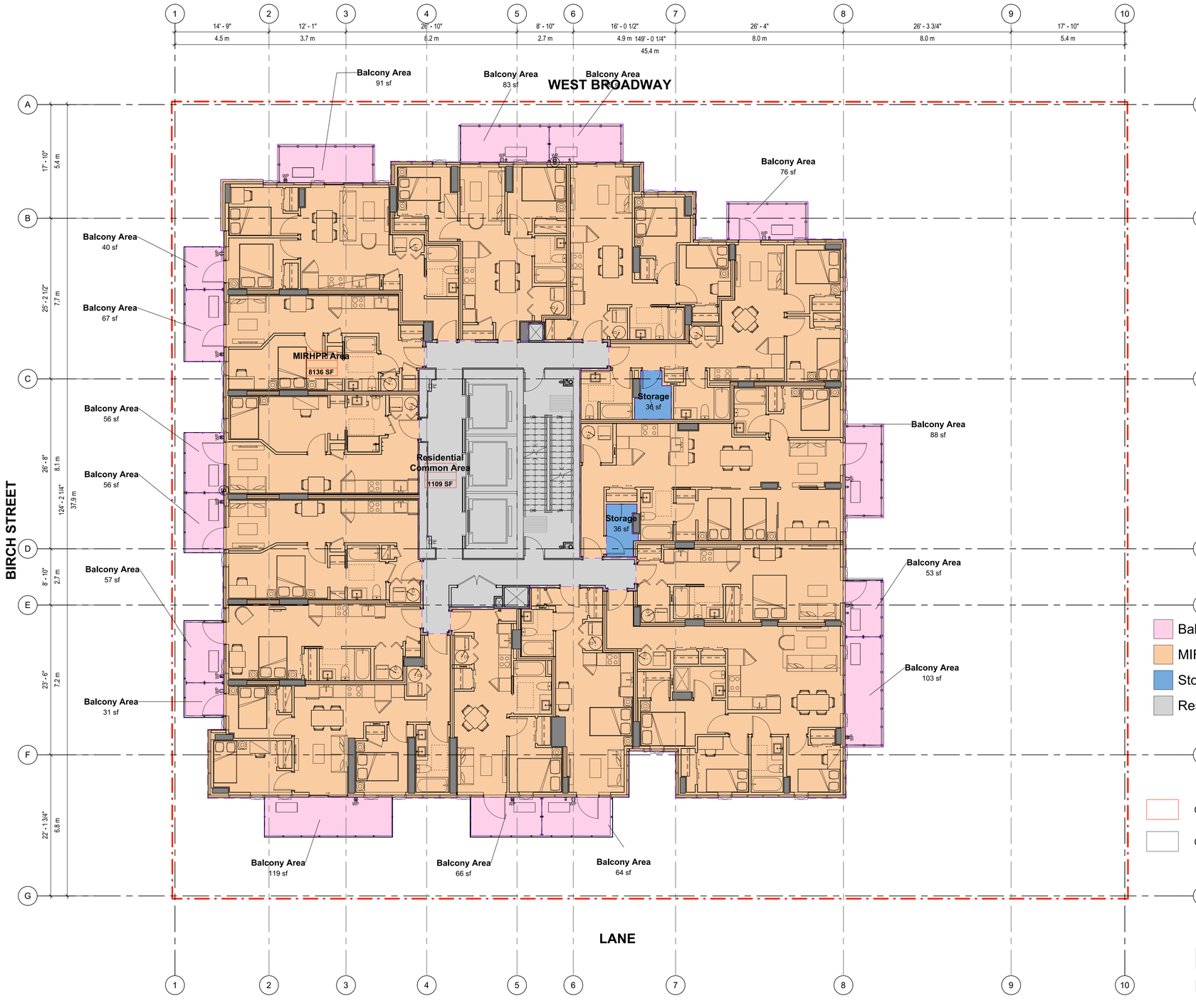
A8.07

ISSUE

2026-04-22 4:43:38 PM

Autodesk Docs://39572-1296_VBeasy-2024/39572_1296_VBeasy-Central-2024_28_Stories.rvt

SCALE CHECK 10mm 1 in



Balcony Area
Schedule L7/8

1120 SF

FSR - LEVEL 8

Net Area	
MIRHPP Area	8136 SF
Residential Common Area	1109 SF
	9245 SF
Exclusions	
Storage	72 SF
	72 SF
Gross Area	9317 SF

2026-04-22 4:43:46 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author** | CHECKED BY: **Checker**

PROJECT MGR: **Designer** | APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 8

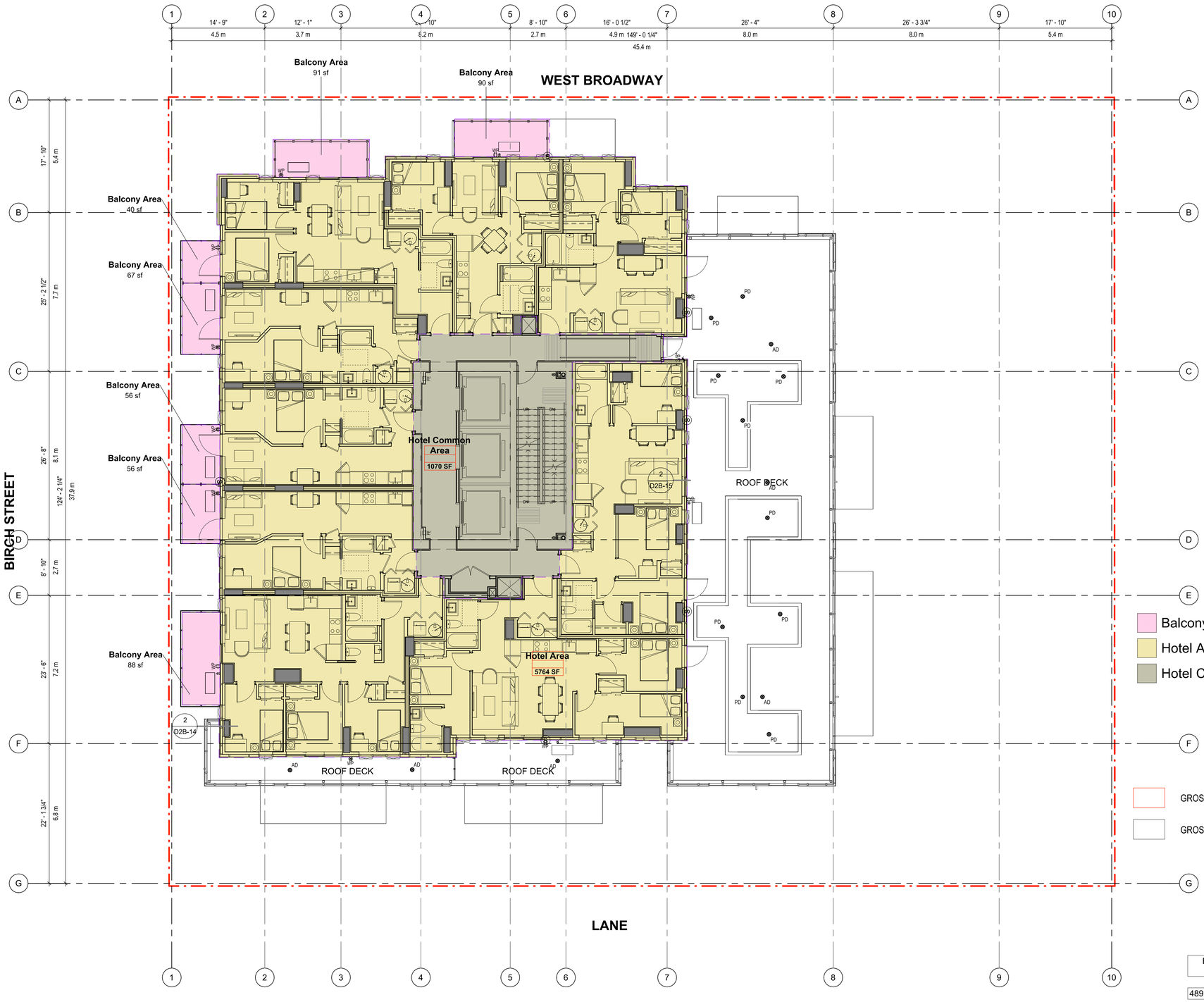
SHEET NUMBER

A8.08

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-12th_VABroxy 2024/39572_12th_VABroxy-Central-2024_28_Stories.rvt



Balcony Area Schedule L9
489 SF

FSR - LEVEL 9	
Net Area	
Hotel Area	5764 SF
Hotel Common Area	1070 SF
	6833 SF
Gross Area	6833 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 9

SHEET NUMBER

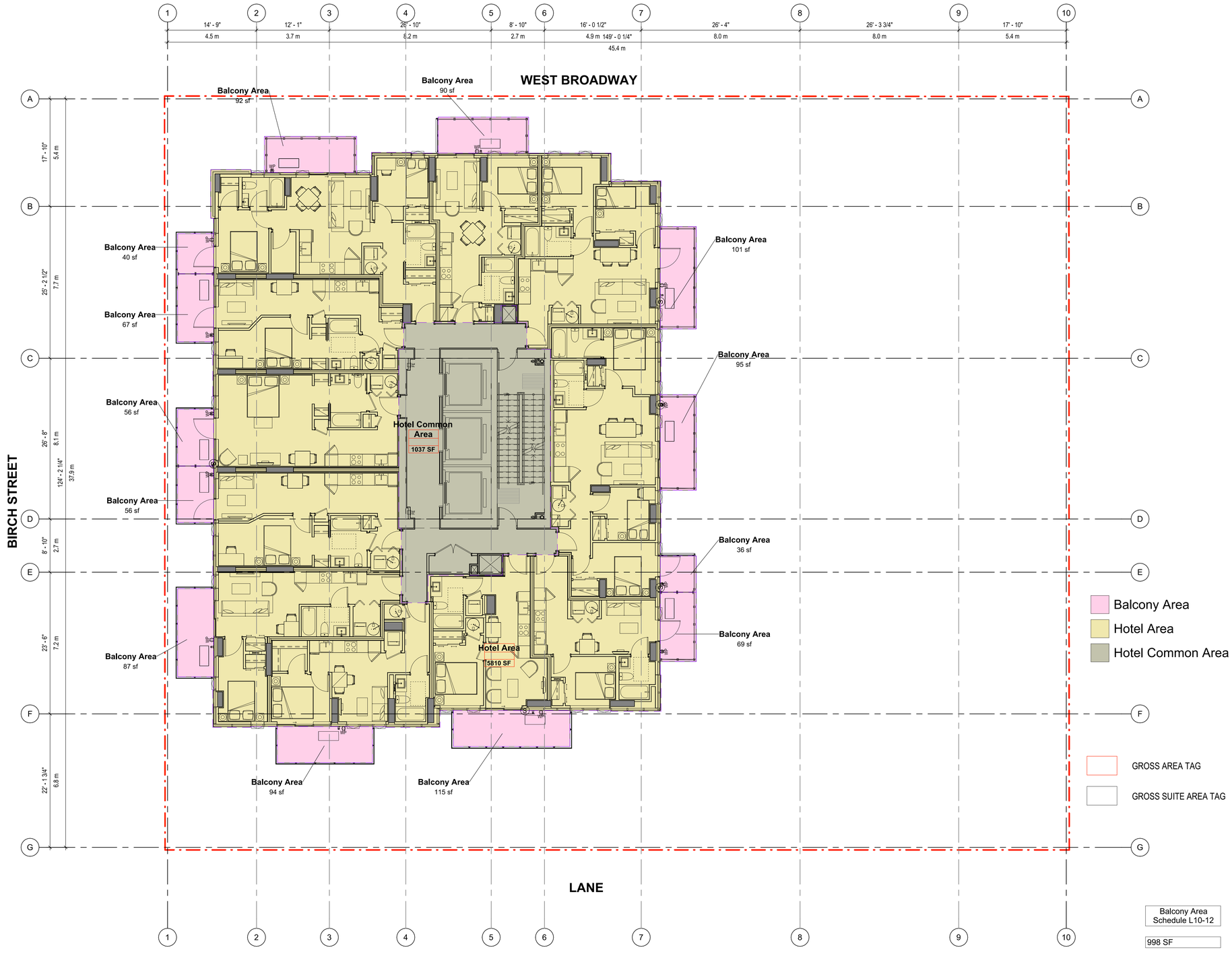
A8.09

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-129E_WBway 2024/39572_-129E_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:43:55 PM



FSR - LEVEL 10	
Net Area	
Hotel Area	5810 SF
Hotel Common Area	1037 SF
	6846 SF
Gross Area	6846 SF

Balcony Area Schedule L10-12
998 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 10

SHEET NUMBER

A8.10

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-129E_WBway 2024/39572_129E_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:44:02 PM



FSR - LEVEL 11	
Net Area	
Hotel Area	5810 SF
Hotel Common Area	1037 SF
	6846 SF
Gross Area	6846 SF

Balcony Area Schedule L10-12
998 SF

2026-04-22 4:44:10 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 11

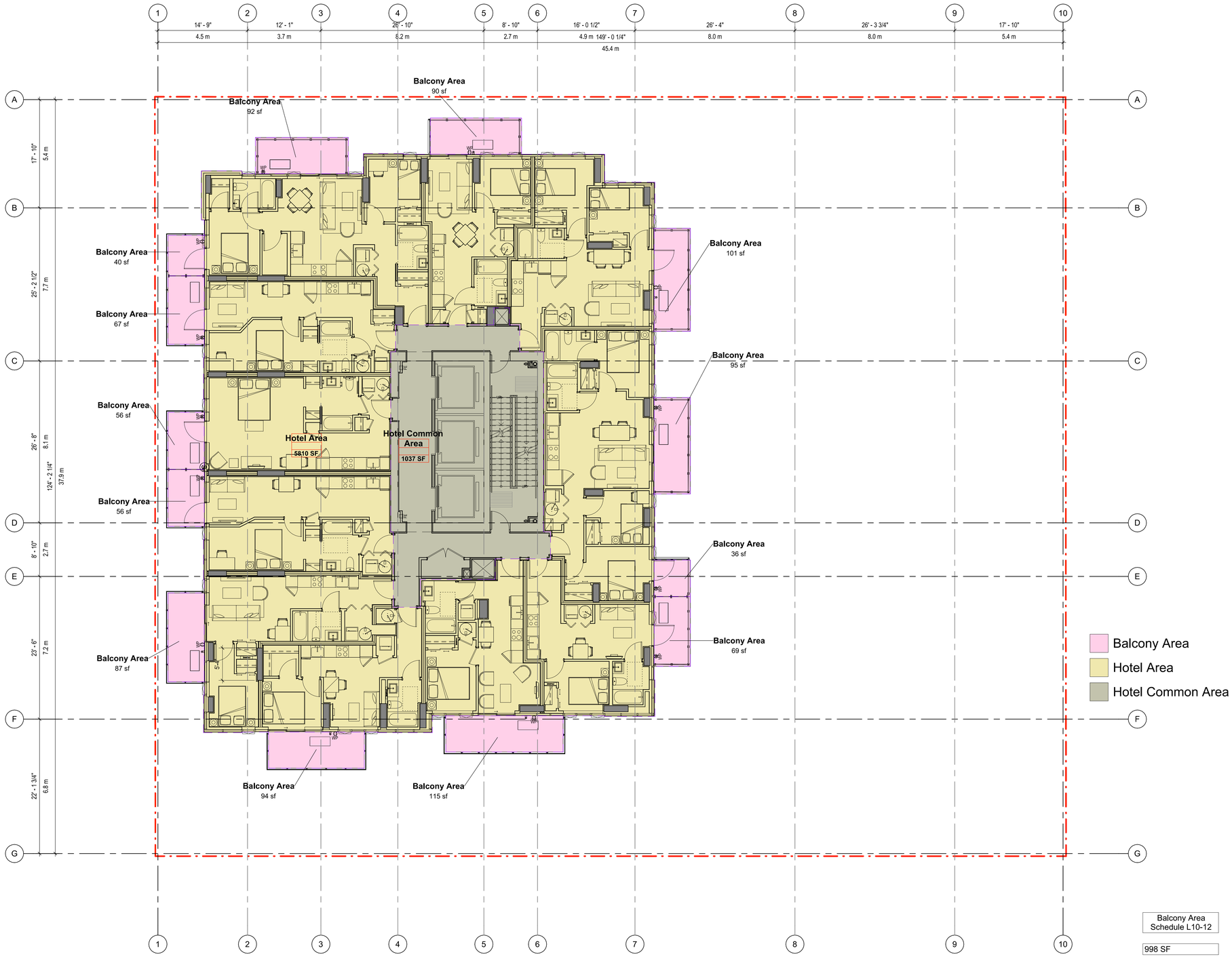
SHEET NUMBER

A8.11

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-129e_WBway 2024/39572_-129e_WBway-Central-2024_28_Stories.rvt



Balcony Area Schedule L10-12

998 SF

FSR - LEVEL 12	
Net Area	
Hotel Area	5810 SF
Hotel Common Area	1037 SF
	6846 SF
Gross Area	6846 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

FSR Overlay Level 12

SHEET NUMBER

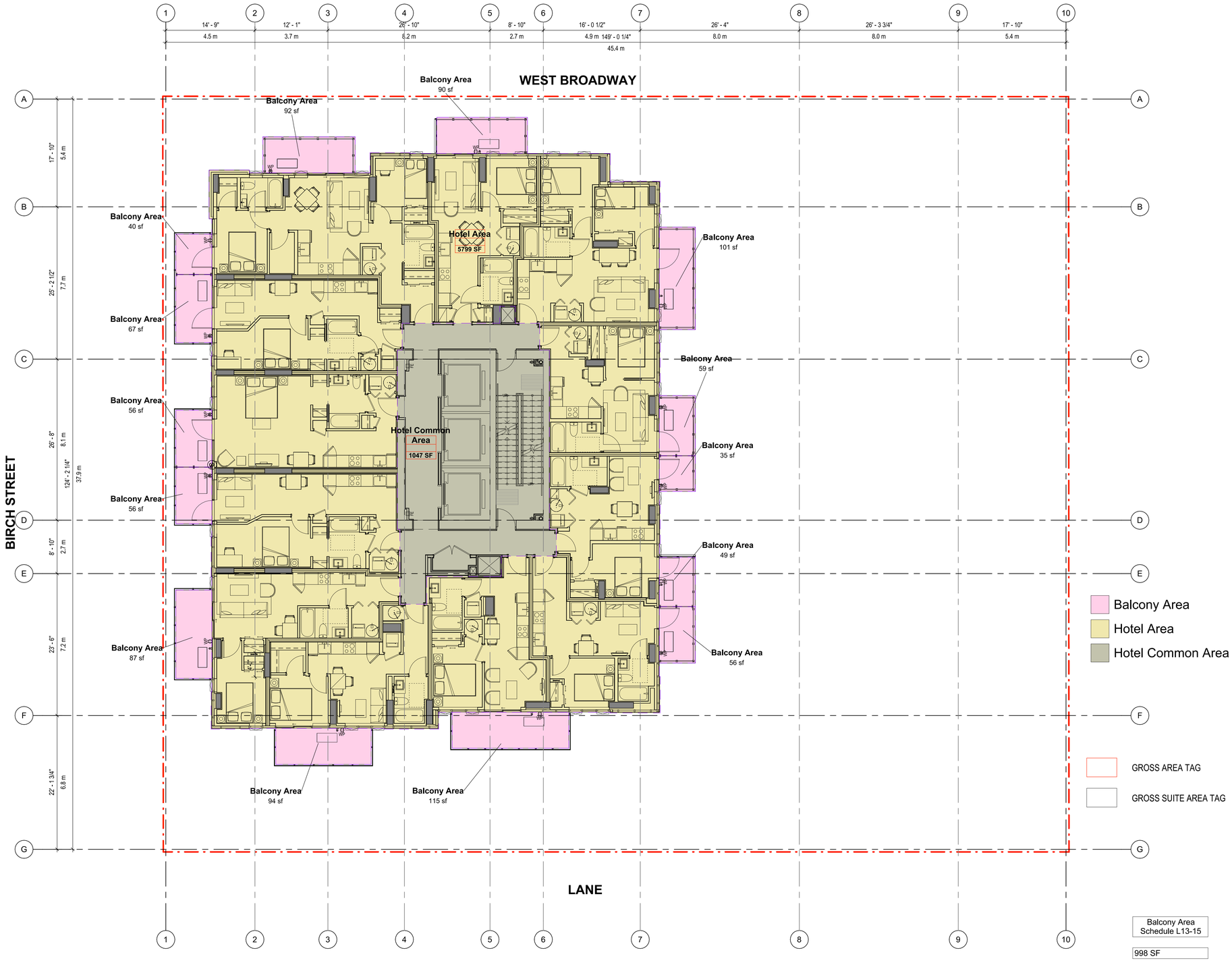
A8.12

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-129e_WBwwy 2024/39572_129e_WBwwy-Central-2024_28_Stories.rvt

2026-04-22 4:44:18 PM



Balcony Area Schedule L13-15

998 SF

FSR - LEVEL 13-15

Net Area	
Hotel Area	5799 SF
Hotel Common Area	1047 SF
	6846 SF
Gross Area	6846 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 13-15

SHEET NUMBER

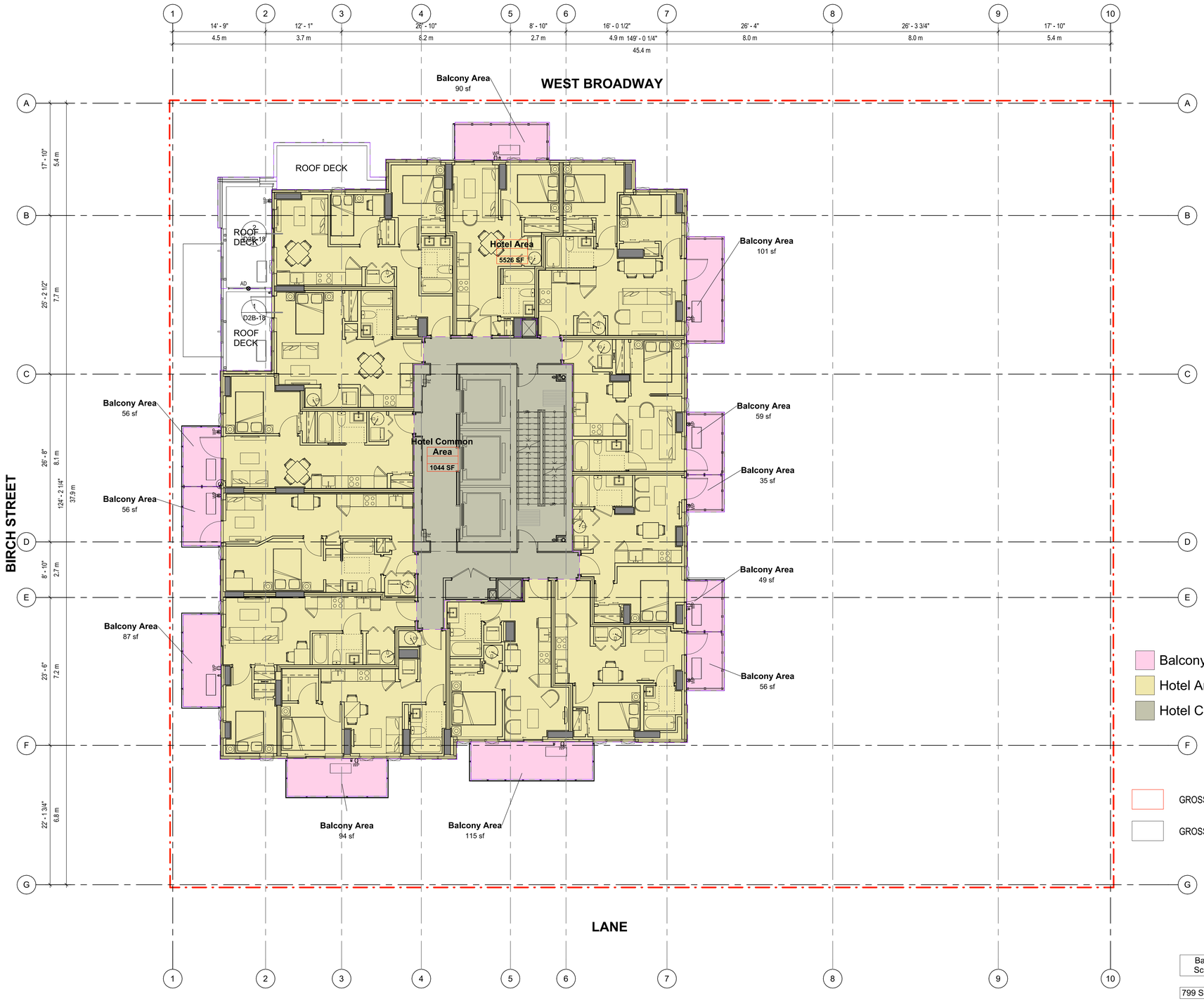
A8.13

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:44:25 PM



Balcony Area Schedule L16

799 SF

FSR - LEVEL 16

Net Area	
Hotel Area	5526 SF
Hotel Common Area	1044 SF
	6570 SF
Gross Area	6570 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 16

SHEET NUMBER

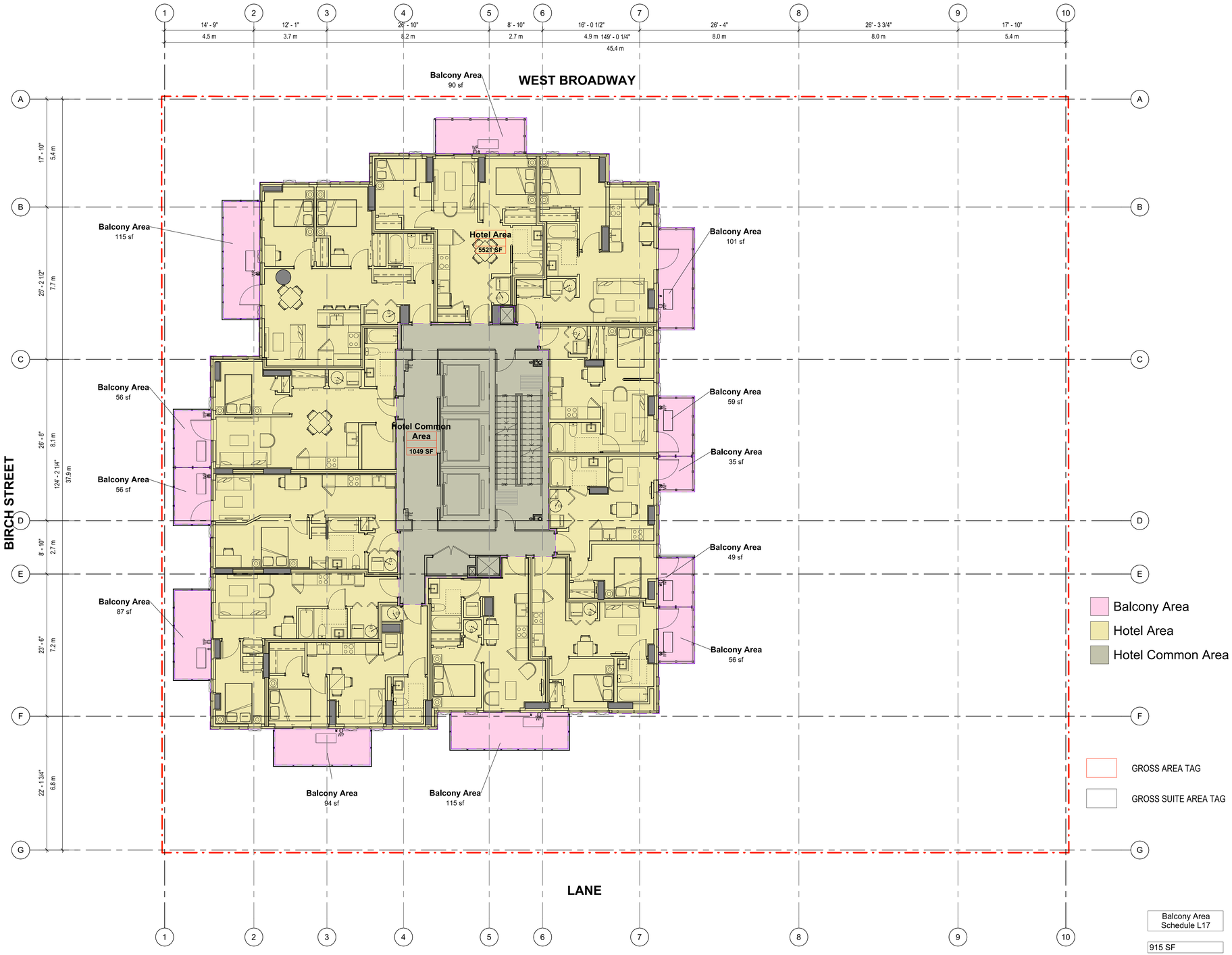
A8.14

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:44:33 PM



Balcony Area Schedule L17

915 SF

FSR - LEVEL 17

Net Area	
Hotel Area	5521 SF
Hotel Common Area	1049 SF
	6570 SF
Gross Area	6570 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 17

SHEET NUMBER

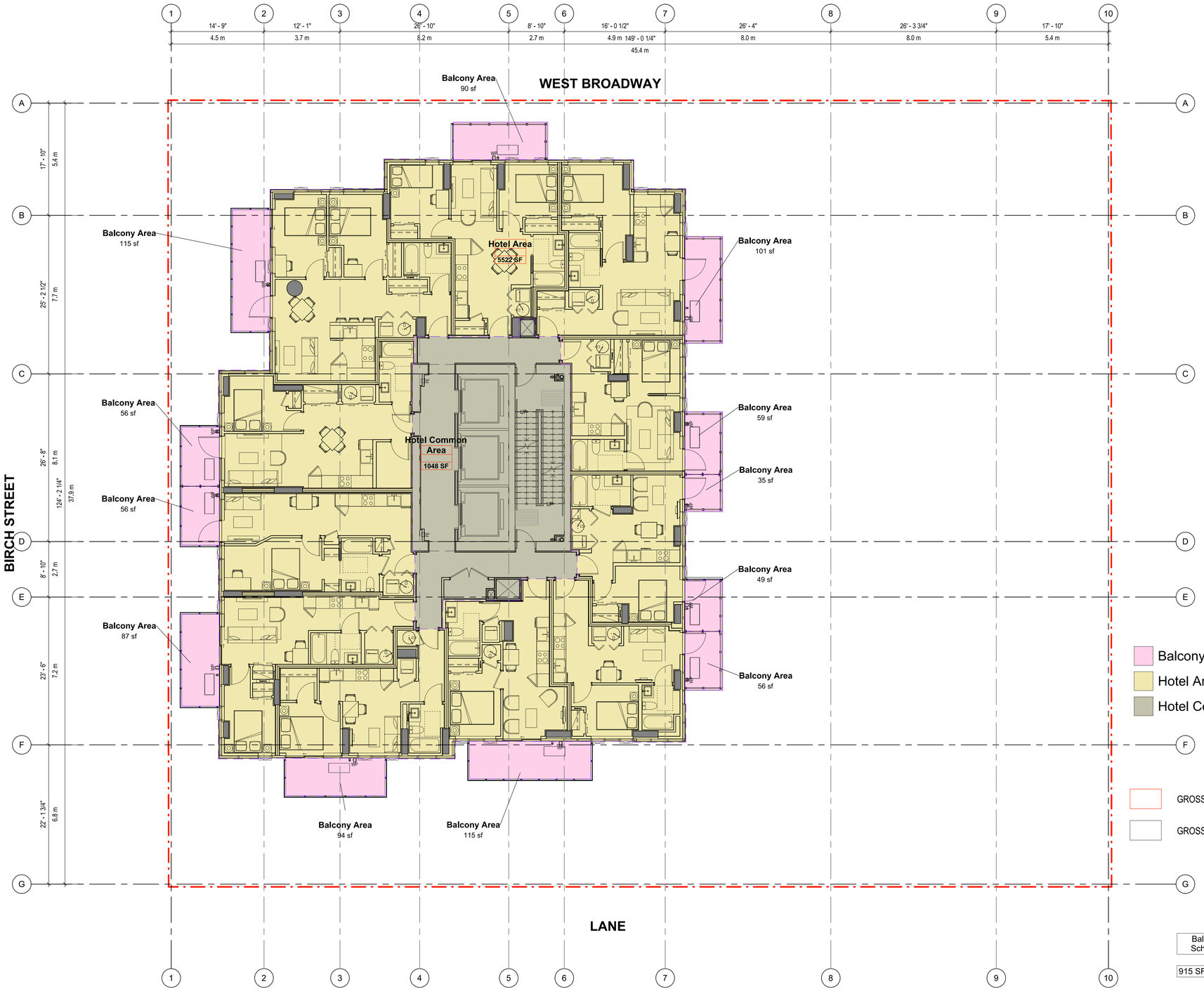
A8.15

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-12We_VABway 2024/39572_12We_VABway-Central-2024_28_Stories.rvt

2026-04-22 4:44:41 PM



Balcony Area Schedule L18

915 SF

FSR - LEVEL 18

Net Area	
Hotel Area	5522 SF
Hotel Common Area	1048 SF
	6570 SF
Gross Area	6570 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 18

SHEET NUMBER

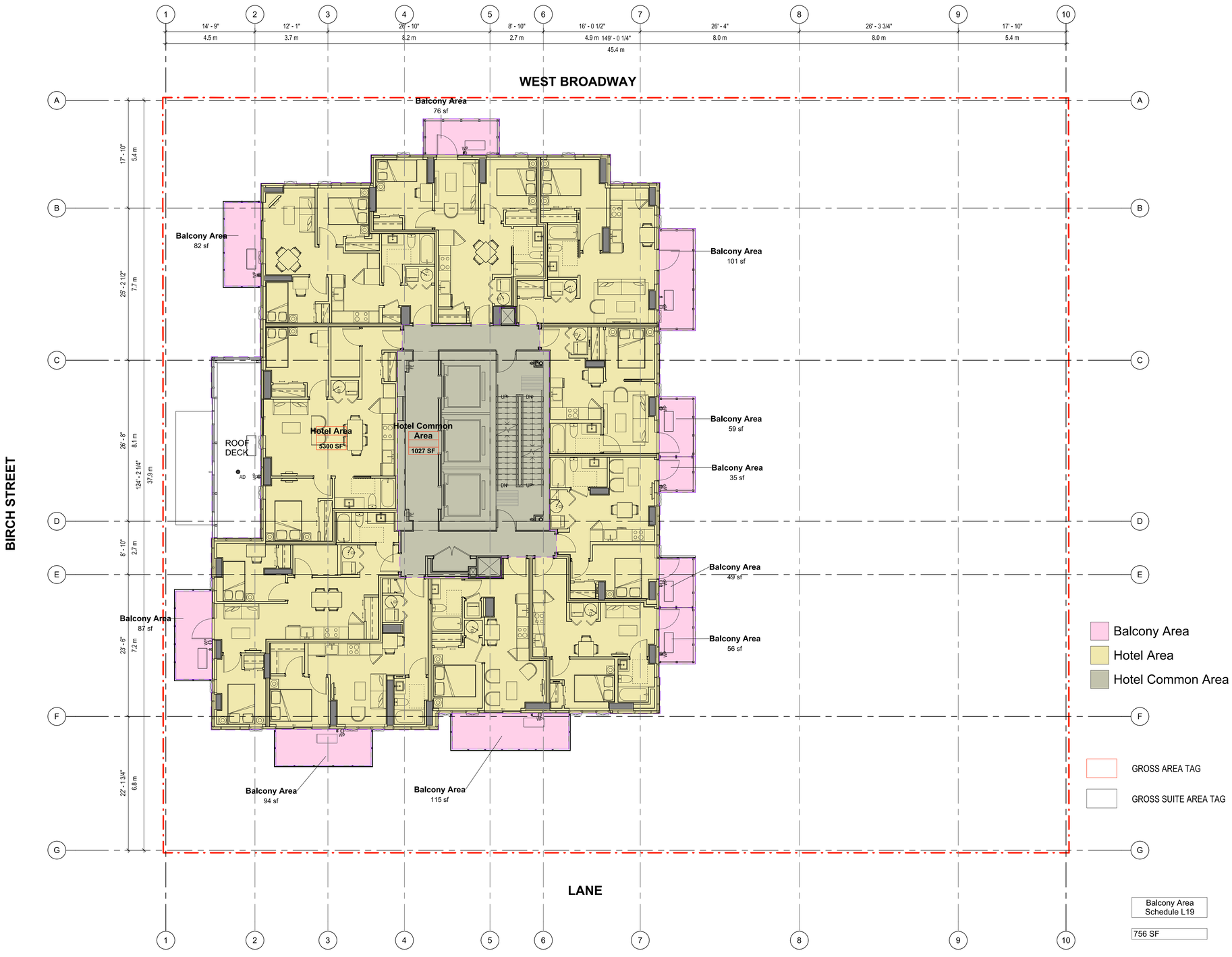
A8.16

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:44:49 PM



Balcony Area Schedule L19

756 SF

FSR - LEVEL 19

Net Area	
Hotel Area	5300 SF
Hotel Common Area	1027 SF
	6327 SF
Gross Area	6327 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 19

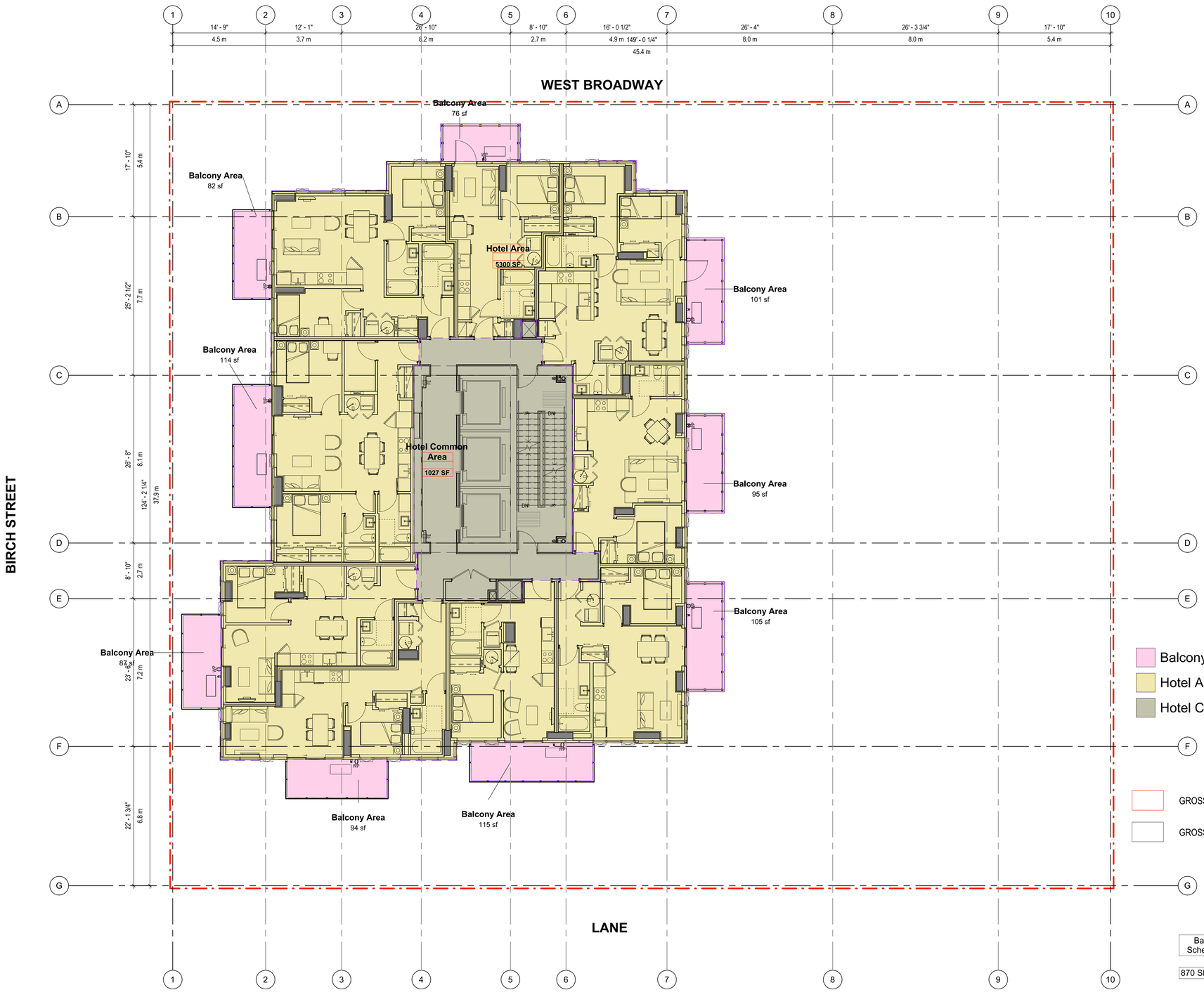
SHEET NUMBER A8.17

ISSUE

SCALE CHECK 1 in / 10mm

Autodesk Docs://39572-12We_WBway 2024/39572_-12We_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:44:57 PM



Balcony Area Schedule L20-21

870 SF

FSR - LEVEL 20-21

Net Area	
Hotel Area	5300 SF
Hotel Common Area	1027 SF
	6327 SF
Gross Area	6327 SF

2026-04-22 4:45:04 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 20-21

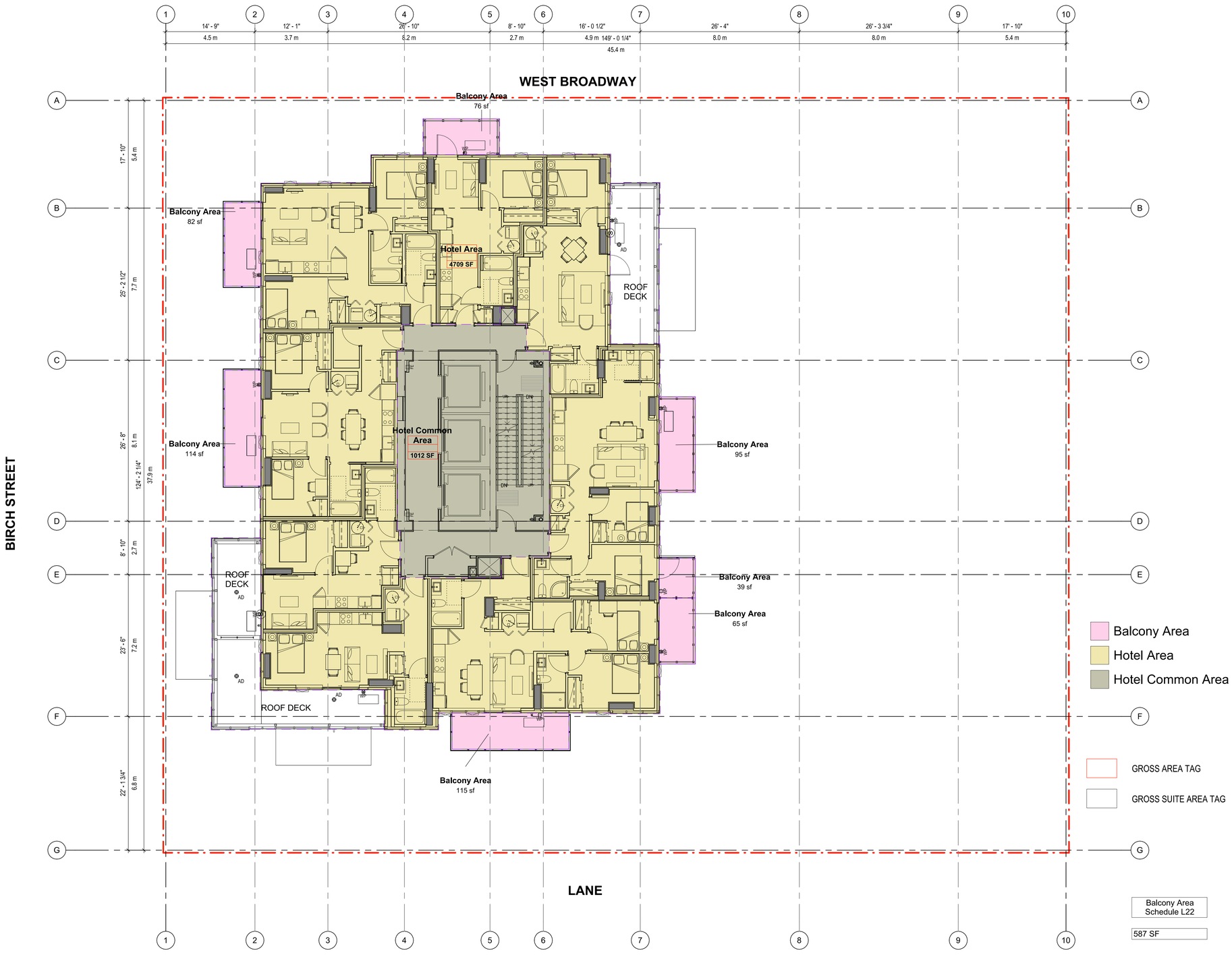
SHEET NUMBER

A8.18

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-129E_WBway 2024/39572_129E_WBway-Central-2024_28_Stories.rvt



Balcony Area Schedule L22
587 SF

FSR - LEVEL 22	
Net Area	
Hotel Area	4709 SF
Hotel Common Area	1012 SF
	5721 SF
Gross Area	5721 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 22

SHEET NUMBER

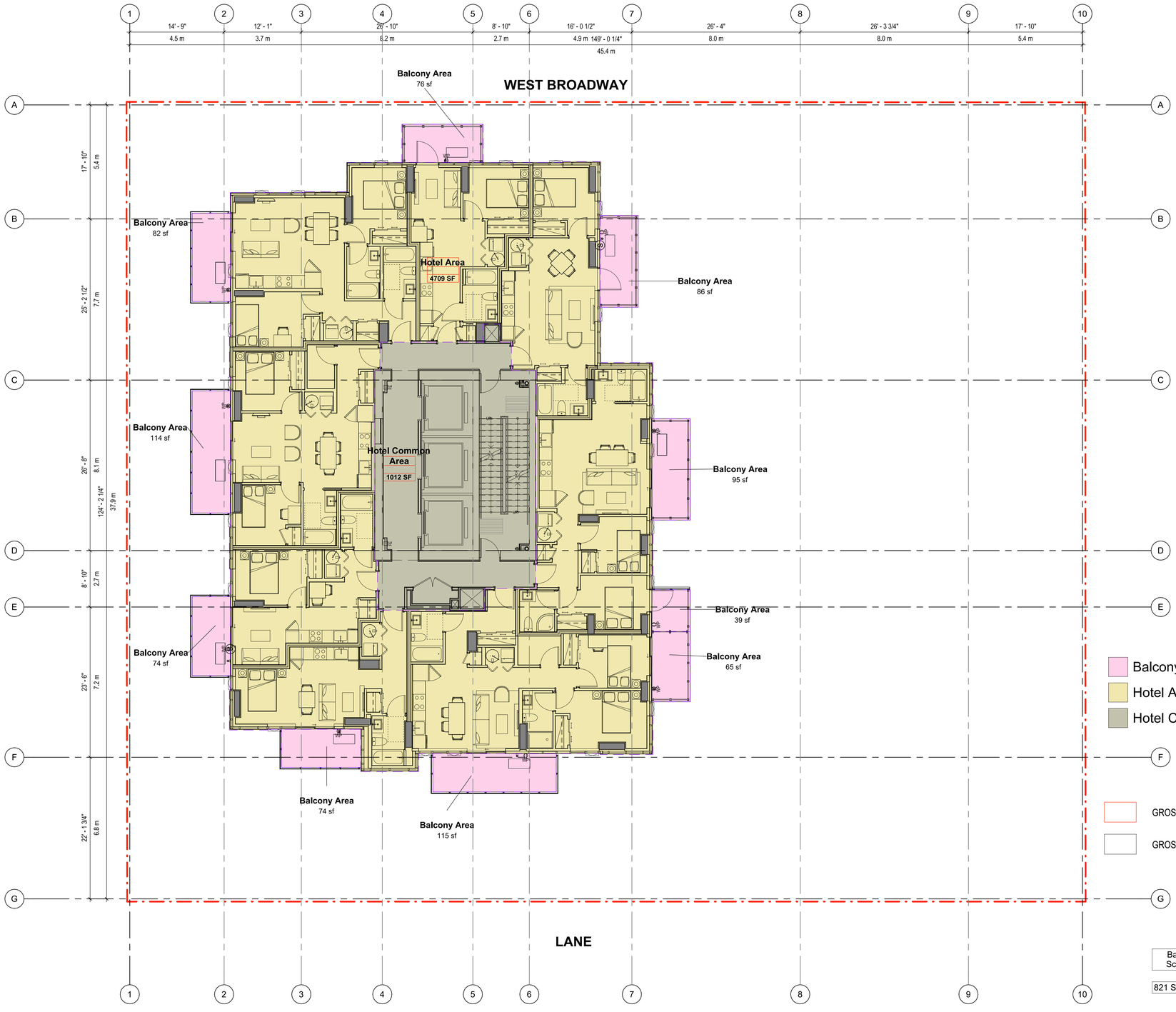
A8.19

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-12We_VABway 2024/39572_12We_VABway-Central-2024_28_Stories.rvt

2026-04-22 4:45:12 PM



Balcony Area Schedule L23
821 SF

FSR - LEVEL 23	
Net Area	
Hotel Area	4709 SF
Hotel Common Area	1012 SF
	5721 SF
Gross Area	5721 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 23

SHEET NUMBER

A8.20

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_WBway 2024/39572_1296_WBway-Central-2024_28_Stories.rvt

2026-04-22 4:45:21 PM



Balcony Area Schedule L24

717 SF

FSR - LEVEL 24

Net Area	
Hotel Area	4462 SF
Hotel Common Area	994 SF
	5456 SF
Gross Area	5456 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 24

SHEET NUMBER

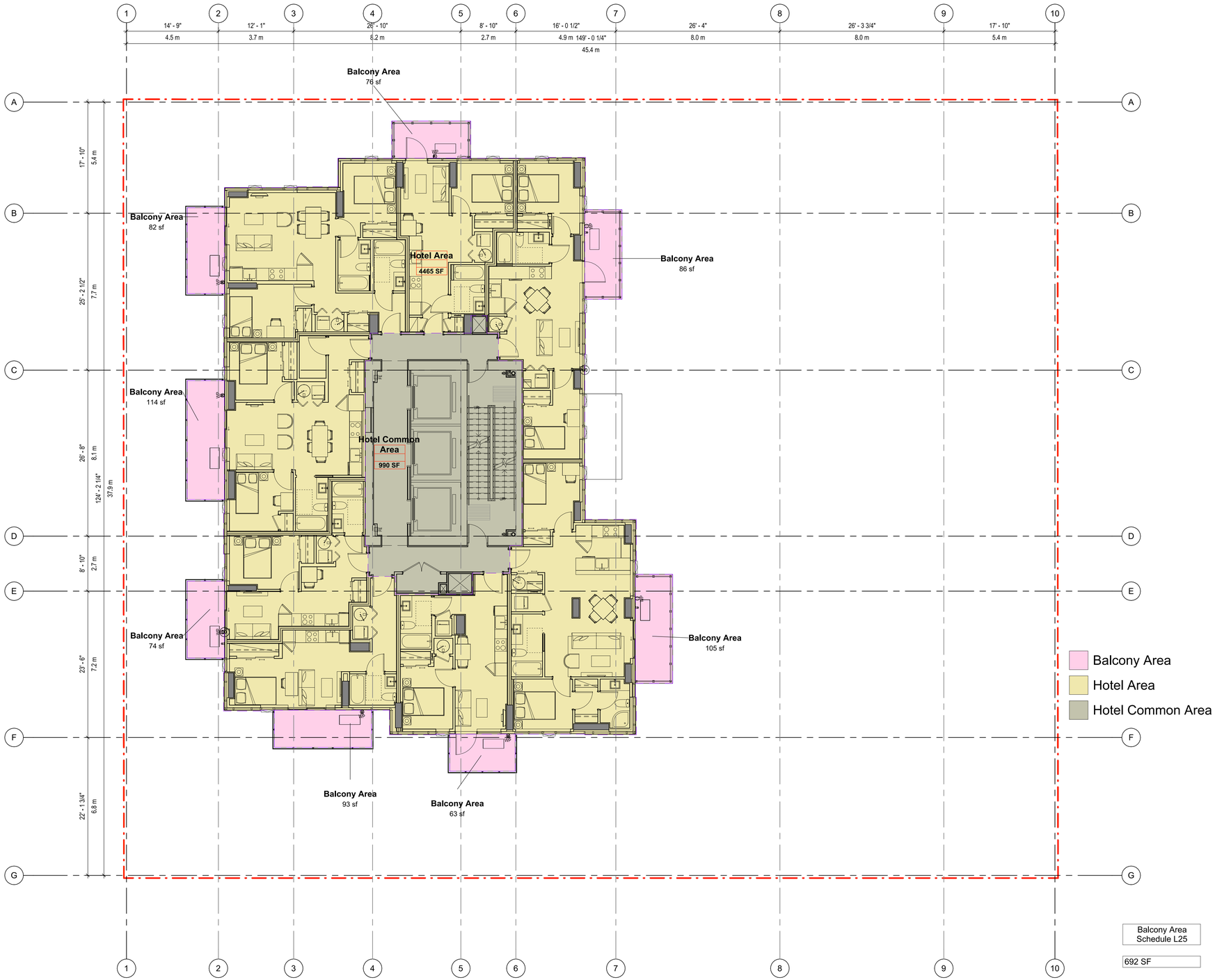
A8.21

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572 - 129th_W Bway 2024/39572_ 129th_W Bway-Central-2024_28_Stories.rvt

2026-04-22 4:45:28 PM



Balcony Area Schedule L25
692 SF

FSR - LEVEL 25	
Net Area	
Hotel Area	4465 SF
Hotel Common Area	990 SF
	5456 SF
Gross Area	5456 SF

2026-04-22 4:45:35 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 25

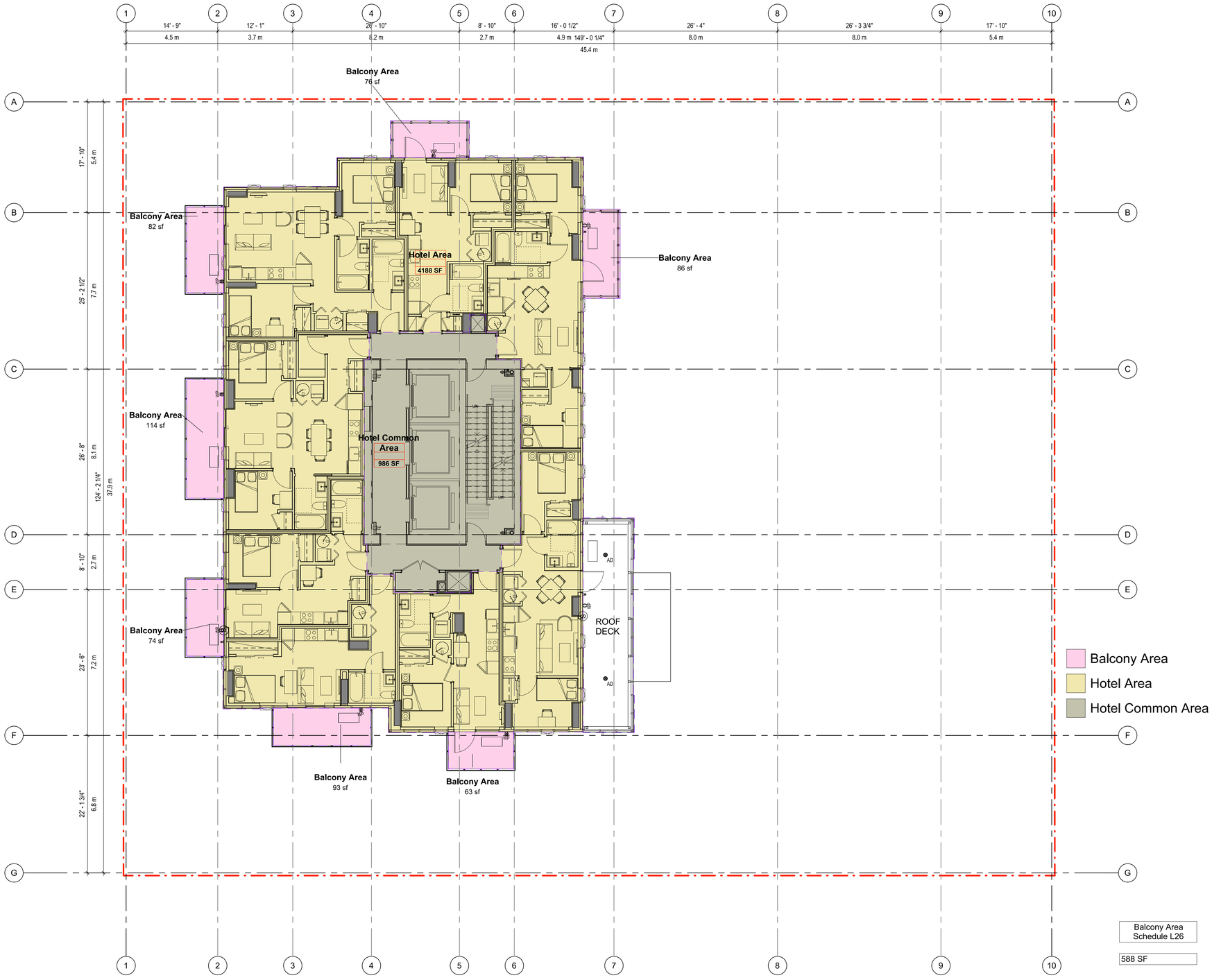
SHEET NUMBER

A8.22

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572 - 12th_W Broadway 2024/39572_ 12th_W Broadway-Central-2024_28_Stories.rvt



Balcony Area Schedule L26
588 SF

FSR - LEVEL 26	
Net Area	
Hotel Area	4188 SF
Hotel Common Area	986 SF
	5173 SF
Gross Area	5173 SF

2026-04-22 4:45:42 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

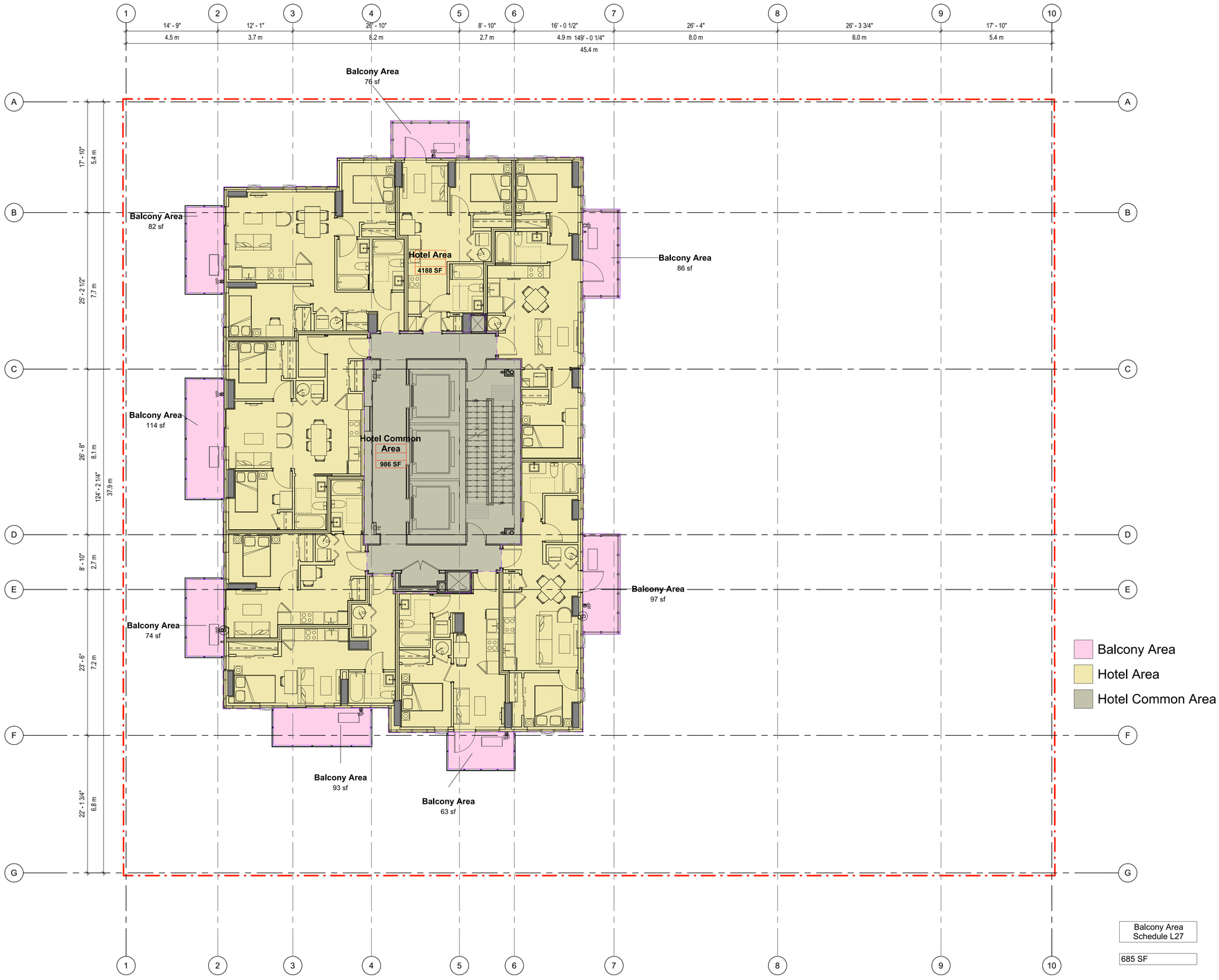
SHEET TITLE

FSR Overlay Level 26

SHEET NUMBER	ISSUE
A8.23	

SCALE CHECK 10mm 1 in

Autodesk Docs://39572 - 129th_W8way 2024/39572_ 129th_W8way-Central-2024_28_Stories.rvt



Balcony Area Schedule L27

685 SF

FSR - LEVEL 27

Net Area	
Hotel Area	4188 SF
Hotel Common Area	986 SF
	5173 SF
Gross Area	5173 SF

2026-04-22 4:45:49 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Level 27

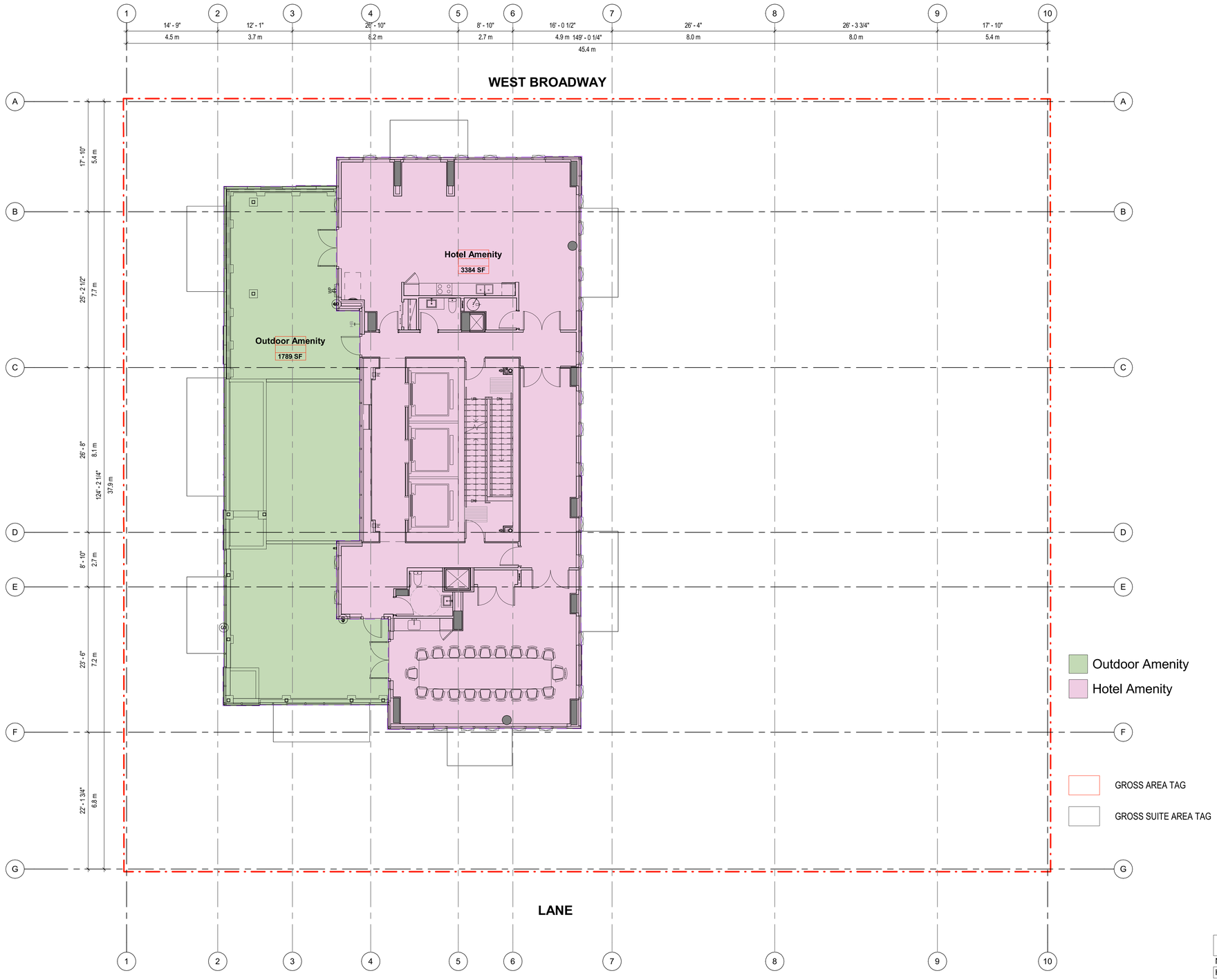
SHEET NUMBER

A8.24

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572 - 12th_W Broadway 2024/39572_ 12th_W Broadway-Central-2024_28_Stories.rvt



FSR - LEVEL 28	
Net Area	
Hotel Amenity	3384 SF
	3384 SF
Gross Area	3384 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21
	REZONING AMENDMENT	2026-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
FSR Overlay Level 28

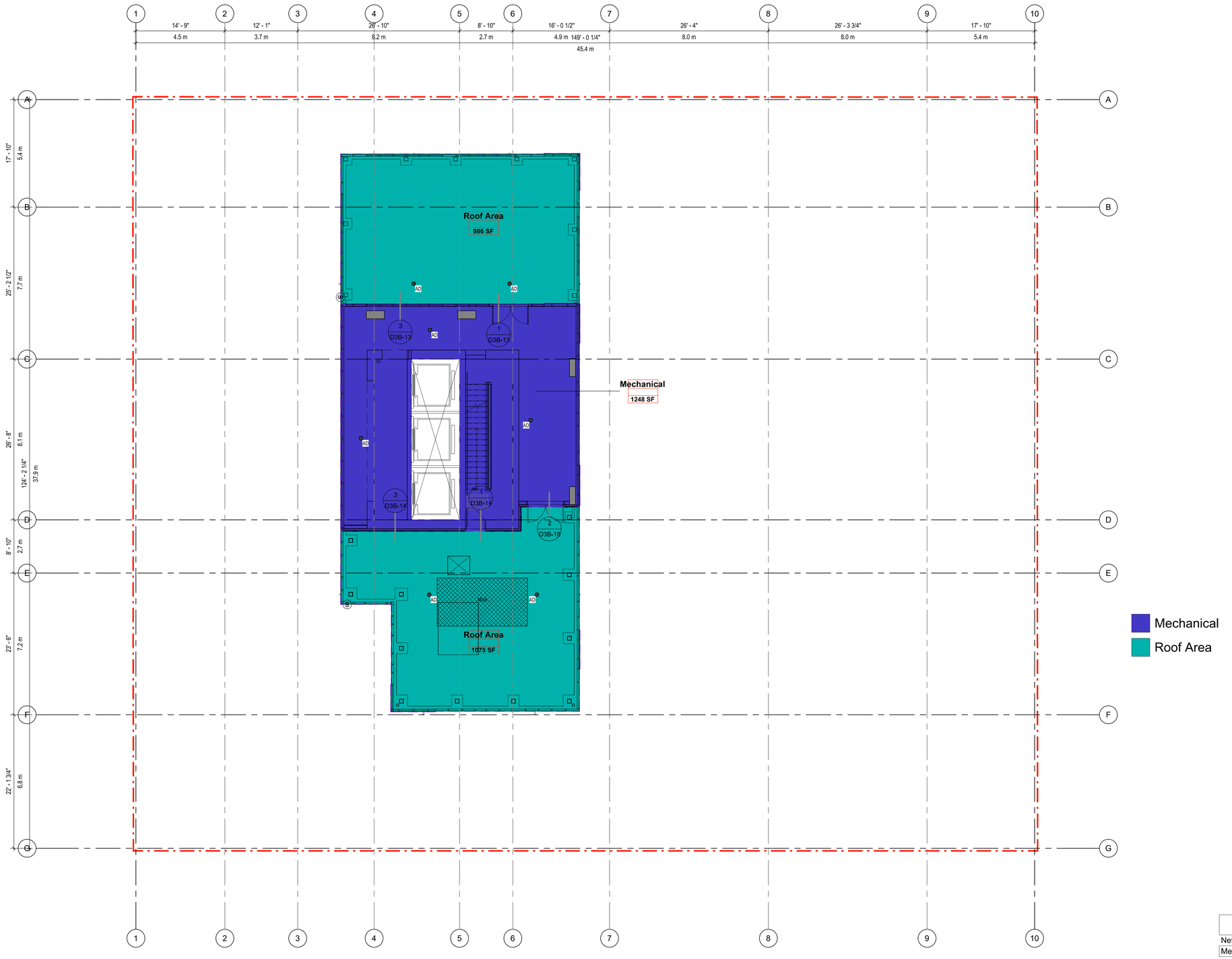
SHEET NUMBER
A8.25

ISSUE

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBeasy-Central-2024_28_Stories.rvt

2026-04-23 1:24:52 PM



FSR - MECHANICAL	
Net Area	
Mechanical	1248 SF
	1248 SF
Gross Area	1248 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

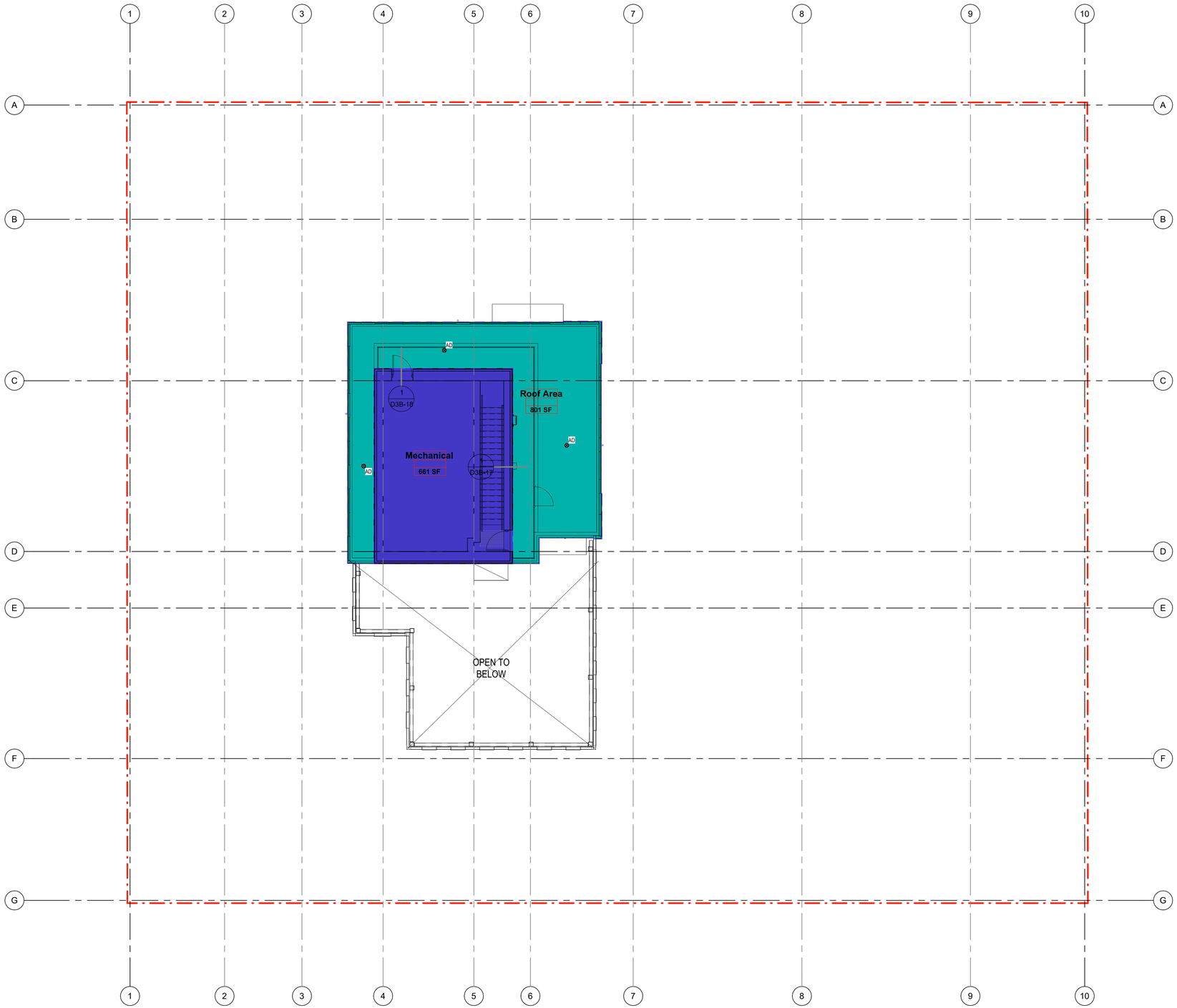
FSR Overlay Mechanical Level

SHEET NUMBER	ISSUE
A8.26	

SCALE CHECK 10mm 1 in

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt

2026-04-22 4:46:00 PM



FSR - ELEV MACH ROOM	
Net Area	
Mechanical	661 SF
	661 SF
Gross Area	661 SF

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST, VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE

FSR Overlay Elevator Machine Room Level

SHEET NUMBER

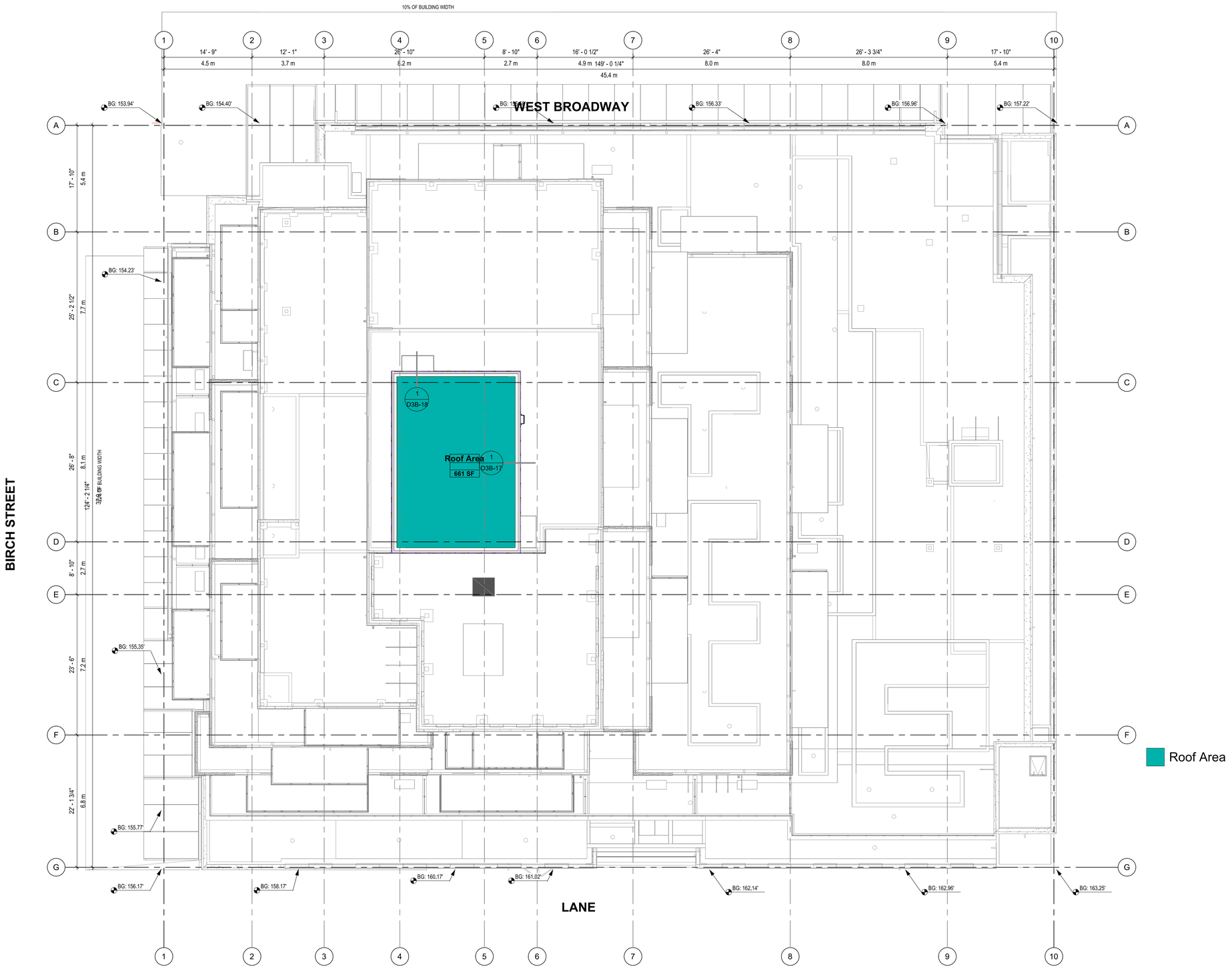
A8.27

ISSUE

SCALE CHECK 1 in 10mm

Autodesk Docs://39572-129&_VBrway 2024/39572_129&_VBrway-Central-2024_28_Stories.rvt

2026-04-22 4:46:06 PM



2026-04-22 4:46:27 PM

CLIENT

JAMESON BROADWAY & BIRCH LP

104 – 1525 West 8th Ave
Vancouver, BC
V6J 1T5

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
	ISSUED FOR REZONING	2019-05-03
	ISSUED FOR DP	2021-07-06
	ISSUED FOR PRELIMINARY TENDER	2021-11-30
	DP PRIOR TO RESPONSE	2022-08-15
	ISSUED FOR TENDER	2023-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

2538 BIRCH STREET

2538 BIRCH ST. VANCOUVER, BC

PROJECT NO: 39572

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

FSR Overlay Roof

SHEET NUMBER

A8.28

ISSUE

SCALE CHECK 1 m 10mm

Autodesk Docs://39572-1296_VBway 2024/39572_1296_VBway-Central-2024_28_Stories.rvt