

2777 OAK STREET HOTEL, VANCOUVER, B.C

ISSUED FOR REZONING APPLICATION _ REVISION 1



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REVISION		
NO.	DATE	DESCRIPTION
A	28/10/2025	Issued for Rezoning Application
B	06/02/2026	Issued for Rezoning Application, Rev 1

B+H B+H Architects Inc
400-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
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OWNER:
MARQUEE GROUP

Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
COVER SHEET

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 1
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A000 REV: B

PROJECT STATISTICS

LEGAL ADDRESS:	2777 OAK STREET, VANCOUVER, B.C
LEGAL DESCRIPTION:	LOT 1 PLAN EPP72229 DISTRICT LOT 526 MID GROUP 1
EXISTING ZONING:	RM-3
PROPOSED ZONING:	CD-1
TOTAL SITE AREA:	0.174 ha 1,742 m ² 18,750 SF
SITE COVERAGE:	70% (Ground level gross floor area: 1025 sf / 11,035 SF)
BUILDING HEIGHT:	PROPOSED 26
HEIGHT:	93.8 m / 307' 8.12" (measured from BS 51.31m to top of parapet)
FLOOR AREA:	PROPOSED (m ²) 21,822.3
GROSS FLOOR AREA:	PROPOSED (m ²) 222,740
FBR EXCLUSIONS:	493.4
NET FLOOR AREA:	21,111.9
FBR:	12.12
HOTEL UNITS	154 UNITS
EXTENDED STAY HOTEL:	196 UNITS
TOTAL:	344 UNITS

¹ As suggested in the "Hotel Community Impact Assessment" by Destination Vancouver, below is an illustrative FBR calculation based on the inclusion of back of house operational spaces and service revenue floor directly calculation.

FLOOR AREA:	PROPOSED (m ²)	PROPOSED (m ²)
NET FLOOR AREA:	21,111.9	222,740
ADDITIONAL EXCLUSION AREA:	1,372.3	14,775
NET AREA:	19,739.1	212,470
FBR:	11.33	

GROSS FLOOR AREA		
LEVEL	AREA (m ²)	AREA (SF)
LEVEL 01	1,026.1 m ²	11,036 SF
EXPRESS MEZANINE	488.7 m ²	5,267 SF
LEVEL 02	1,342.7 m ²	14,450 SF
LEVEL 03	1,342.7 m ²	14,450 SF
LEVEL 04	1,342.7 m ²	14,450 SF
LEVEL 05	882.4 m ²	9,500 SF
LEVEL 06	762.0 m ²	8,275 SF
LEVEL 07	762.0 m ²	8,275 SF
LEVEL 08	762.0 m ²	8,275 SF
LEVEL 09	762.0 m ²	8,275 SF
LEVEL 10	762.0 m ²	8,275 SF
LEVEL 11	762.0 m ²	8,275 SF
LEVEL 12	762.0 m ²	8,275 SF
LEVEL 13	762.0 m ²	8,275 SF
LEVEL 14	762.0 m ²	8,275 SF
LEVEL 15	762.0 m ²	8,275 SF
LEVEL 16	762.0 m ²	8,275 SF
LEVEL 17	762.0 m ²	8,275 SF
LEVEL 18	762.0 m ²	8,275 SF
LEVEL 19	762.0 m ²	8,275 SF
LEVEL 20	762.0 m ²	8,275 SF
LEVEL 21	762.0 m ²	8,275 SF
LEVEL 22	762.0 m ²	8,275 SF
LEVEL 23	762.0 m ²	8,275 SF
LEVEL 24	762.0 m ²	8,275 SF
LEVEL 25	762.0 m ²	8,275 SF
LEVEL 26	588.9 m ²	6,340 SF
ROOF	584.4 m ²	6,293 SF
TOTAL	21,822.3 m ²	232,740 SF

FBR EXCLUSIONS		
LEVEL	AREA (m ²)	AREA (SF)
LEVEL 03	103.8 m ²	1,118 SF
LEVEL 04	103.8 m ²	1,118 SF
LEVEL 26	138.8 m ²	1,490 SF
ROOF	584.4 m ²	6,293 SF
TOTAL	816.8 m ²	8,819 SF

NET FLOOR AREA		
LEVEL	AREA (m ²)	AREA (SF)
LEVEL 01	1,026.1 m ²	11,036 SF
EXPRESS MEZANINE	488.7 m ²	5,267 SF
LEVEL 02	1,342.7 m ²	14,450 SF
LEVEL 03	1,248.9 m ²	13,440 SF
LEVEL 04	1,248.9 m ²	13,440 SF
LEVEL 05	882.4 m ²	9,500 SF
LEVEL 06	762.0 m ²	8,275 SF
LEVEL 07	762.0 m ²	8,275 SF
LEVEL 08	762.0 m ²	8,275 SF
LEVEL 09	762.0 m ²	8,275 SF
LEVEL 10	762.0 m ²	8,275 SF
LEVEL 11	762.0 m ²	8,275 SF
LEVEL 12	762.0 m ²	8,275 SF
LEVEL 13	762.0 m ²	8,275 SF
LEVEL 14	762.0 m ²	8,275 SF
LEVEL 15	762.0 m ²	8,275 SF
LEVEL 16	762.0 m ²	8,275 SF
LEVEL 17	762.0 m ²	8,275 SF
LEVEL 18	762.0 m ²	8,275 SF
LEVEL 19	762.0 m ²	8,275 SF
LEVEL 20	762.0 m ²	8,275 SF
LEVEL 21	762.0 m ²	8,275 SF
LEVEL 22	762.0 m ²	8,275 SF
LEVEL 23	762.0 m ²	8,275 SF
LEVEL 24	762.0 m ²	8,275 SF
LEVEL 25	762.0 m ²	8,275 SF
LEVEL 26	495.1 m ²	5,345 SF
TOTAL	21,111.9 m ²	222,740 SF

SERVICE / BACK OF HOUSE AREA		
LEVEL	AREA (m ²)	AREA (SF)
LEVEL 01	301.8 m ²	3,245 SF
LEVEL 02	39.2 m ²	420 SF
LEVEL 03	87.8 m ²	939 SF
LEVEL 04	87.8 m ²	939 SF
LEVEL 05	39.2 m ²	420 SF
LEVEL 06	39.2 m ²	420 SF
LEVEL 07	39.2 m ²	420 SF
LEVEL 08	39.2 m ²	420 SF
LEVEL 09	39.2 m ²	420 SF
LEVEL 10	39.2 m ²	420 SF
LEVEL 11	39.2 m ²	420 SF
LEVEL 12	39.2 m ²	420 SF
LEVEL 13	39.2 m ²	420 SF
LEVEL 14	39.2 m ²	420 SF
LEVEL 15	39.2 m ²	420 SF
LEVEL 16	39.2 m ²	420 SF
LEVEL 17	39.2 m ²	420 SF
LEVEL 18	39.2 m ²	420 SF
LEVEL 19	39.2 m ²	420 SF
LEVEL 20	39.2 m ²	420 SF
LEVEL 21	39.2 m ²	420 SF
LEVEL 22	39.2 m ²	420 SF
LEVEL 23	39.2 m ²	420 SF
LEVEL 24	39.2 m ²	420 SF
LEVEL 25	39.2 m ²	420 SF
LEVEL 26	46.9 m ²	505 SF
TOTAL	1,072.8 m ²	14,775 SF

HOTEL - UNIT COUNT	
LEVEL	COUNT
LEVEL 18	16
LEVEL 17	16
LEVEL 16	16
LEVEL 15	16
LEVEL 14	16
LEVEL 13	16
LEVEL 12	16
LEVEL 11	16
LEVEL 10	16
LEVEL 09	16
LEVEL 08	16
LEVEL 07	16
LEVEL 06	16
LEVEL 05	16
LEVEL 04	16
LEVEL 03	16
LEVEL 02	16
LEVEL 01	16
TOTAL UNITS:	196

EXTENDED STAY HOTEL - UNIT COUNT	
LEVEL	COUNT
LEVEL 02	4
LEVEL 03	16
LEVEL 04	16
LEVEL 05	12
LEVEL 06	12
LEVEL 07	12
LEVEL 08	12
LEVEL 09	12
LEVEL 10	12
LEVEL 11	12
LEVEL 12	12
LEVEL 13	12
LEVEL 14	12
LEVEL 15	12
TOTAL UNITS:	154

NOTE: ALL UNITS ARE CURRENTLY SHOWN AS PHYSICAL LAYOUTS. UPON BUILDING CODE APPROVAL, THE REQUIRED NUMBER OF ACCESSIBLE UNITS WILL BE CONFIRMED AND THE DESIGNING WILL BE ADJUSTED ACCORDINGLY FOR COMPLIANCE.

OFF-STREET PARKING REQUIREMENT

Notes: Rytheon Vancouver carparking12016.pdf
REQUIRED UNDER COV BYLAW SECTION 4

REQUIRED PARKING SPACES (6.1.5)

- NO PARKING SPACES ARE REQUIRED FOR THE OFF-STREET PARKING OF MOTOR VEHICLES ACCESSORY TO ANY DEVELOPMENT IN THE CITY, EXCEPT FOR THE FOLLOWING: VISITOR PARKING SPACES AND ACCESSIBLE PARKING SPACES.

ACCESSIBLE STALLS (6.1.4) (b)

- FOR NON-RESIDENTIAL USES IN BUILDINGS THAT CONTAIN AT LEAST 90 M² OF GROSS FLOOR AREA, A MIN. OF 1-3 SPACES PLUS AN ADDITIONAL 0.4 SPACES FOR EACH 100 M² OF GROSS FLOOR AREA.

THE FIRST ACCESSIBLE PARKING SPACE PROVIDED, PLUS EVERY TENTH ACCESSIBLE PARKING SPACE PROVIDED, MUST BE A MIN. ACCESSIBLE PARKING SPACE.

MAX. PERMITTED ACCESSORY PARKING SPACES (6.2.5)

- 1 SPACE FOR EACH 40.3 M² OF GROSS FLOOR AREA.

ACCESSIBLE PARKING REQ ¹		
AREA	REQUIRED	PROVIDED
17,124 M ² (21,624 GSS)	1	1
TOTAL	1	1

OFF-STREET BICYCLE REQUIREMENT

Notes: Rytheon Vancouver carparking12016.pdf
REQUIRED UNDER COV BYLAW SECTION 6

HOTEL (2.2.5.2)

- CLASS A**
MIN. 1 SPACE FOR EVERY 30 UNITS
- CLASS B**
MIN. 6 SPACES FOR A MIN. 75 UNITS
- NO REQUIREMENT**
- CLASS C**
MIN. 1 SPACE FOR EVERY 200 UNITS UP TO MAX. 400 UNITS

HOTEL BICYCLE PARKING REQ ¹		
CLASS A PARKING		
UNITS	REQUIRED	PROVIDED
124	10	13
TOTAL	10	13
CLASS B PARKING		
UNITS	REQUIRED	PROVIDED
174	6	6
TOTAL	6	6

END OF TRIP FACILITIES REQUIREMENT

Notes: Rytheon Vancouver carparking12016.pdf
REQUIRED UNDER COV BYLAW SECTION 6

- CLOTHING LOCKERS (6.5.1)**
14 CLOTHING LOCKERS FOR MIN. REQUIRED CLASS A BICYCLE SPACES
- WATER CLOSETS (TABLE 6.5B)**
2 WATER CLOSETS FOR EVERY 4-29 REQUIRED CLASS A BICYCLE SPACES
- WASH BASINS (TABLE 6.5B)**
2 WASH BASINS FOR EVERY 4-29 REQUIRED CLASS A BICYCLE SPACES
- SHOWERS (TABLE 6.5B)**
2 SHOWERS FOR EVERY 4-29 REQUIRED CLASS A BICYCLE SPACES
- ORCROWING STATION (6.5.5)**
1 ORCROWING STATION PER SHOWER PROVIDED

OFF-STREET PASSENGER REQUIREMENT

Notes: Rytheon Vancouver carparking12016.pdf
REQUIRED UNDER COV BYLAW SECTION 7

HOTEL (2.2.5.2)

- CLASS A**
MIN. 1 SPACE FOR EVERY 50 UNITS UP TO MAX. 200 UNITS AND 1 ADDITIONAL SPACE FOR EVERY ADDITION 75 UNITS
- CLASS B**
NO REQUIREMENT
- CLASS C**
MIN. 1 SPACE FOR EVERY 200 UNITS UP TO MAX. 400 UNITS

HOTEL PASSENGER PARKING REQ ¹		
CLASS A PARKING		
UNITS	REQUIRED	PROVIDED
220	4	
174 (174-200)	1	
TOTAL	5	5
CLASS C PARKING		
UNITS	REQUIRED	PROVIDED
214	2	
TOTAL	2	2

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KEY PLAN		
REVISION		
NO.	DATE	DESCRIPTION
A	28/10/2025	Issued for Planning Application
B	06/02/2026	Issued for Rezoning Application, Rev 1



37 Company

B+H Architects Inc

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OWNER:

MARQUEE GROUP

Client Address

PROJECT:

2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC

SHEET CONTENTS:

PROJECT STATISTICS

PROJECT NUMBER:

2414077

DRAWING SCALE:

1 : 1

DRAWN BY:

CHECKED BY:

DATE:

DATE:

DATE:

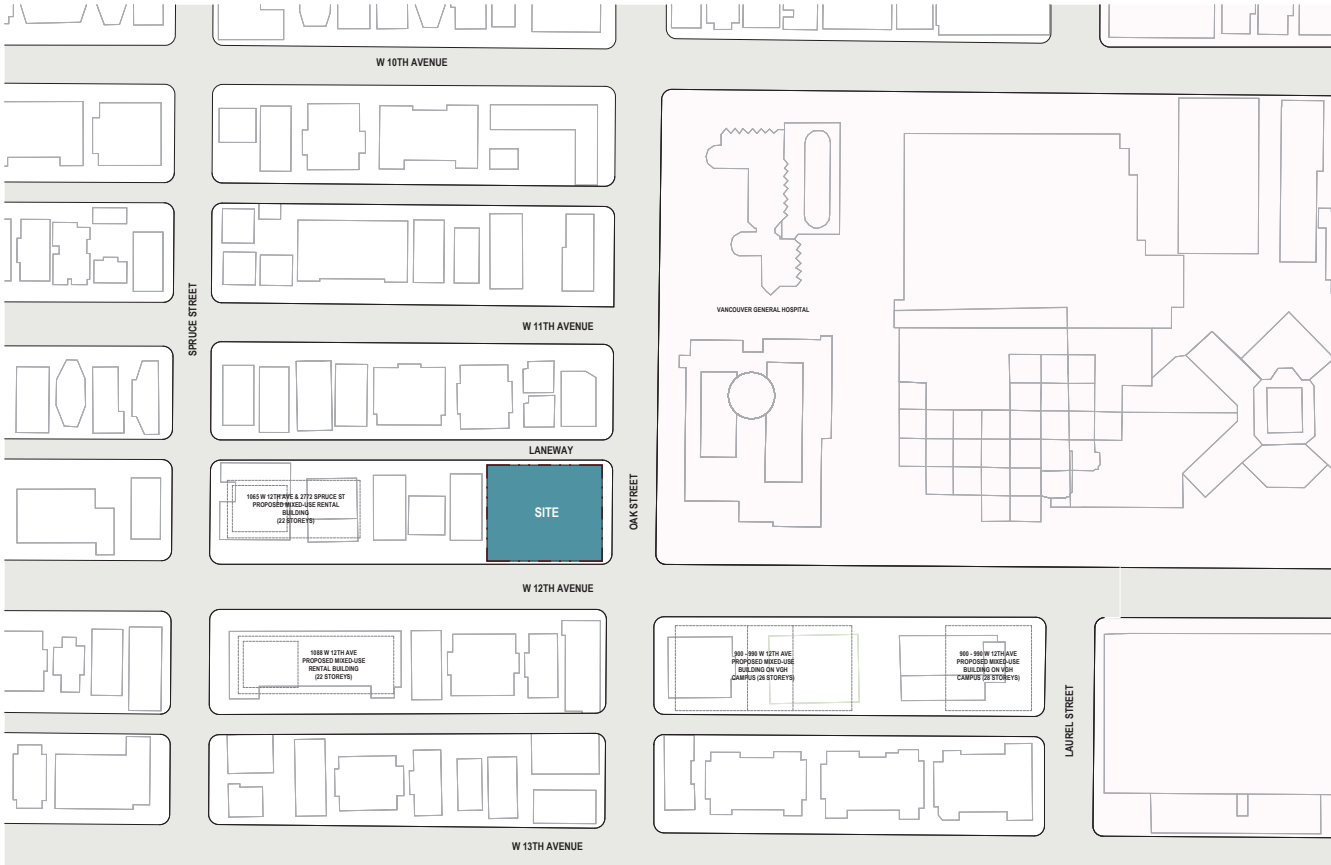
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SHEET NO:

A001

REV:

B



1 CONTEXT PLAN
1:750

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NO.	DATE	DESCRIPTION
A	28/10/2025	Issued for Planning Application
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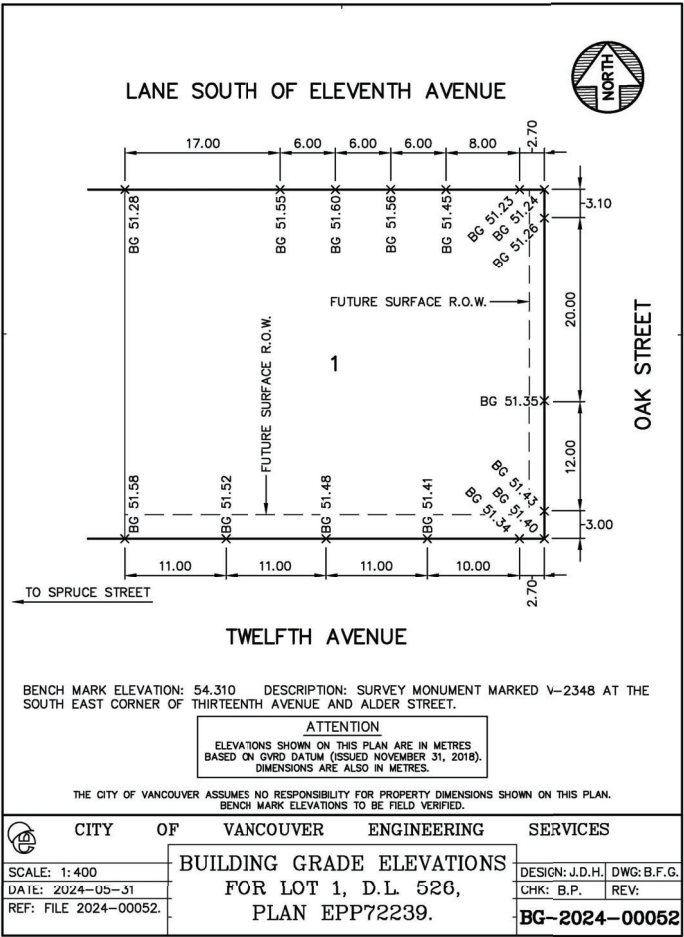


OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
CONTEXT PLAN

PROJECT NUMBER:
2414077
DRAWING SCALE:
1:750
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
REV: B



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KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025	Issued for Planning Application	
B	06/02/2026	Issued for Planning Application, Rev 1	

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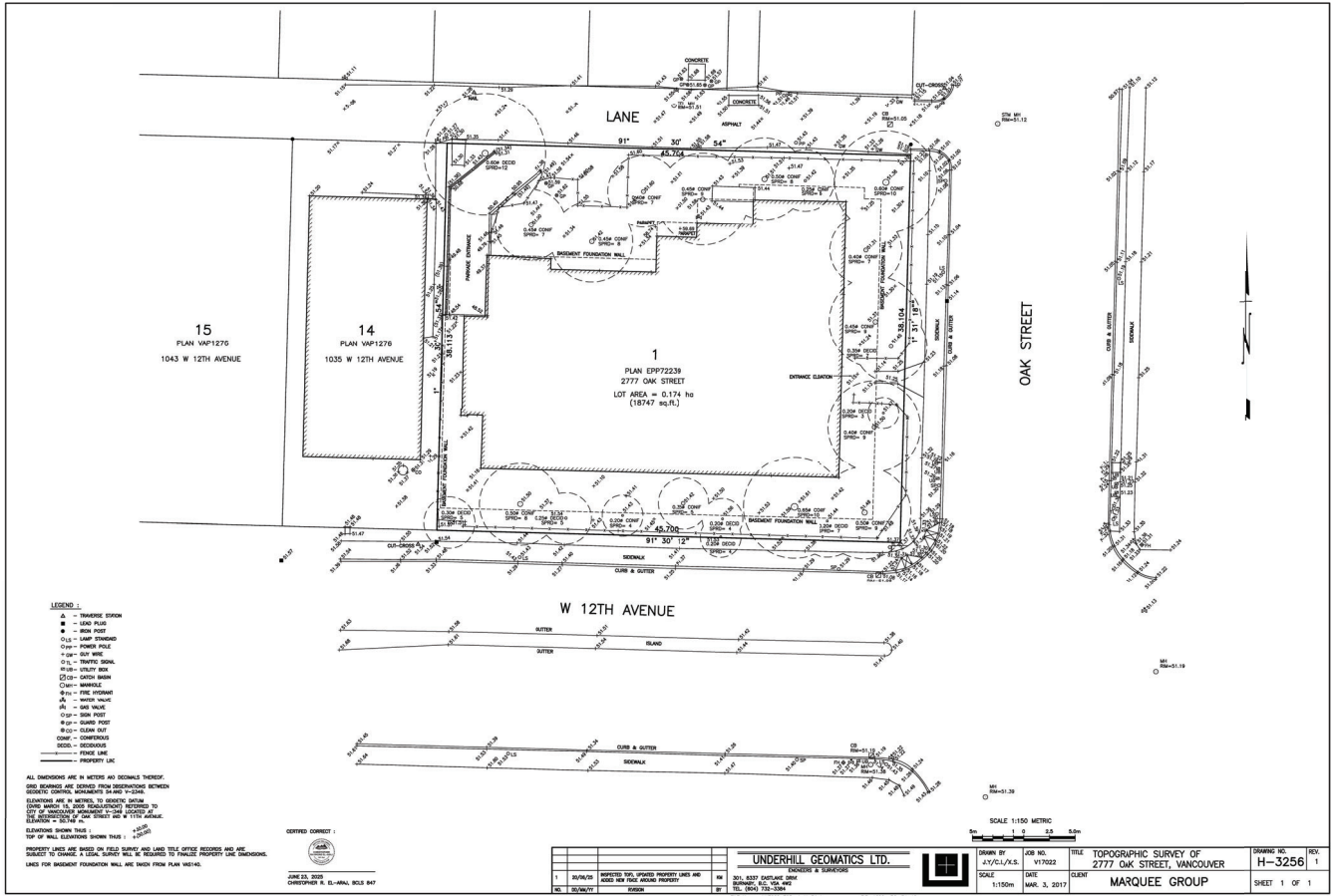


OWNER:
MARQUEE GROUP
Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
BUILDING GRADES

PROJECT NUMBER:
2414077
DRAWING SCALE:

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A011 REV: B



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NO.	DATE
A	28/10/2025
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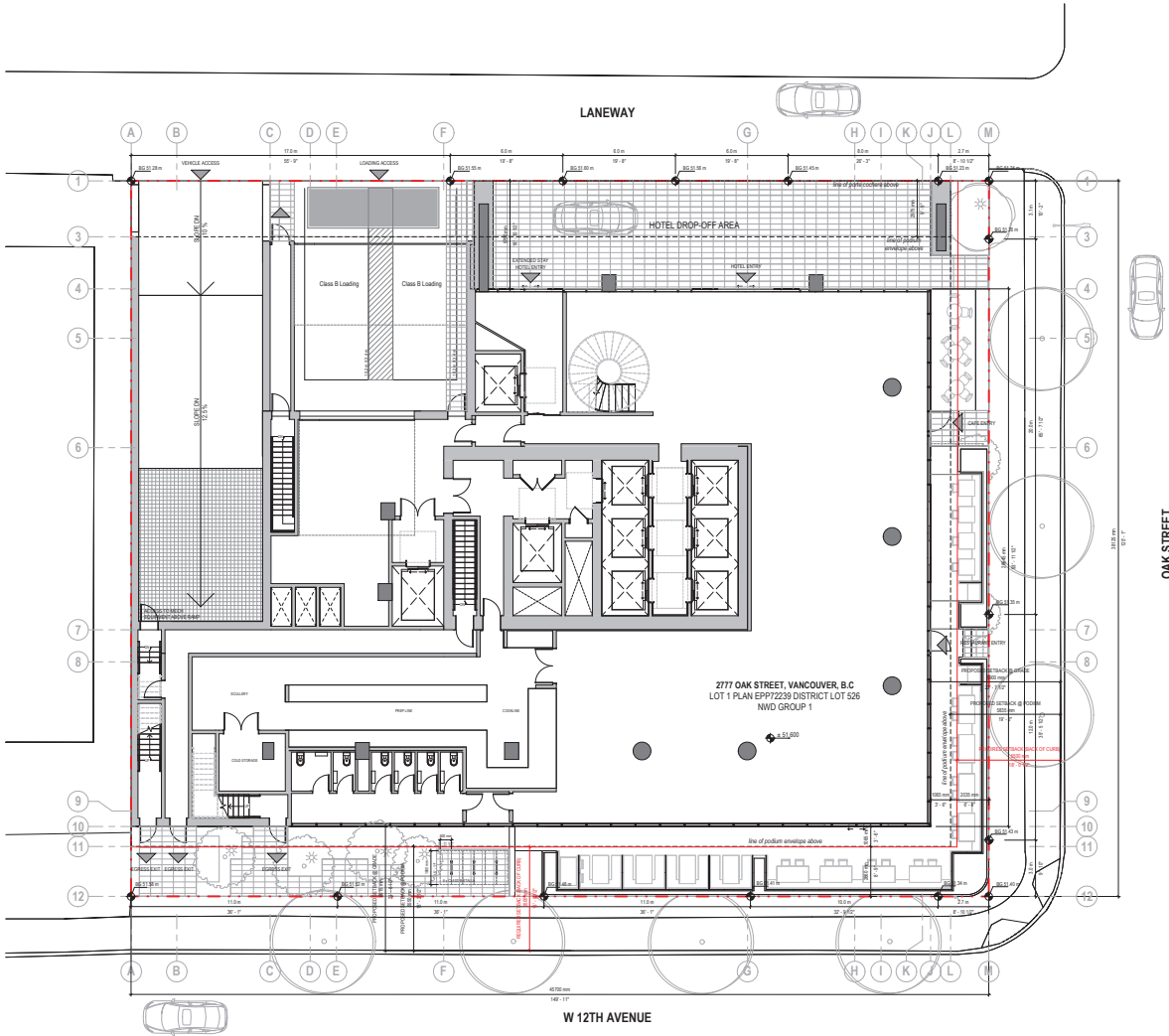
Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
SURVEY PLAN

PROJECT NUMBER:
2414077
DRAWING SCALE:
SHEET 1 OF 1

DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
REV: 1

A012 B



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KEY PLAN	
NO.	REVISION
A	DATE: 28/10/2025
B	DESCRIPTION: Issued for Planning Application
	Issued for Planning Application, Rev 1

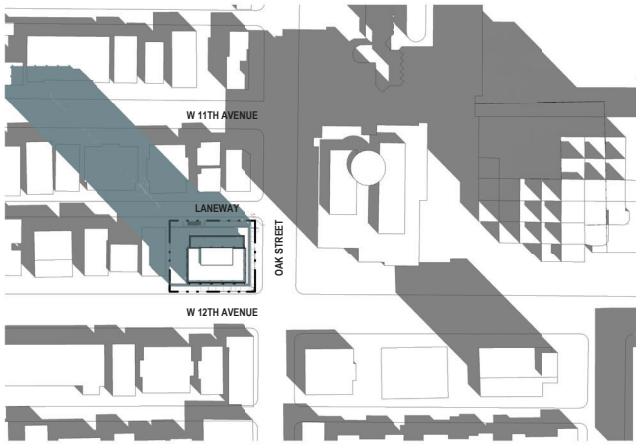
B+H B+H Architects Inc.
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311 company
SEAL:



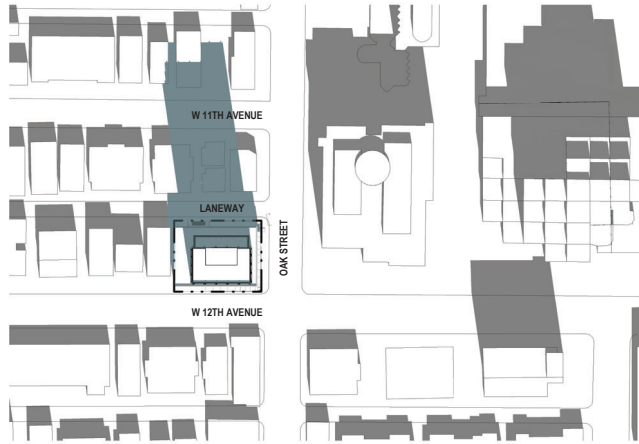
OWNER:
MARQUEE GROUP
Client Address:
MARQUEE Group
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
SITE PLAN

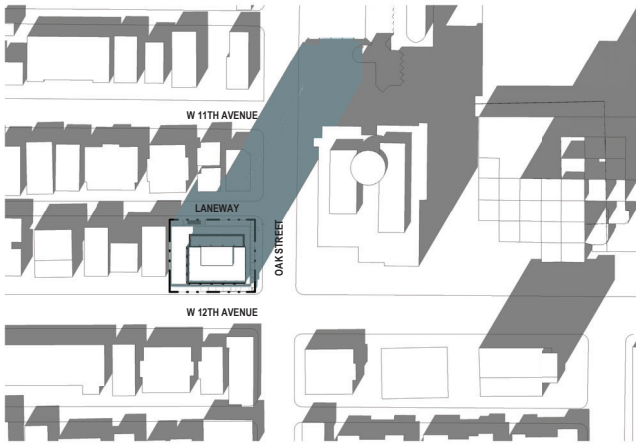
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2414077
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DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A013
REV: B



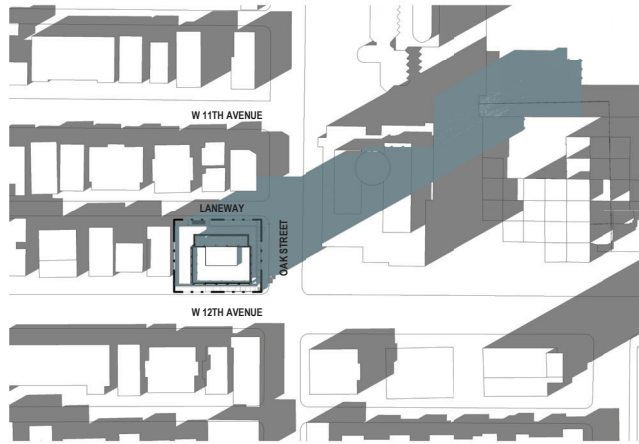
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2 MAR 21 @ 12 PM
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3 MAR 21 @ 2 PM
1:1000



4 MAR 21 @ 4 PM
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A	28/10/2025	Issued for Planning Application
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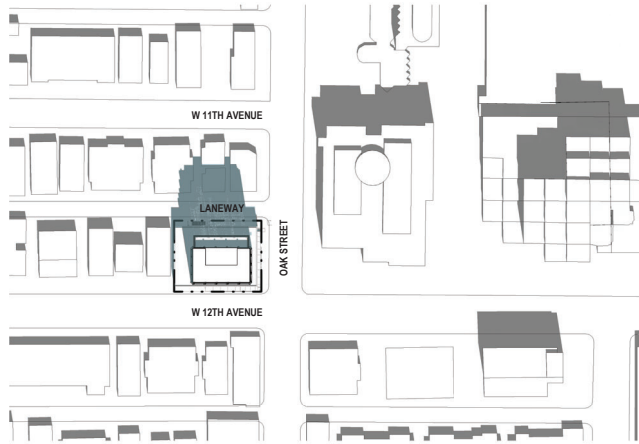


OWNER:
MARQUEE GROUP
MARQUEE
Group
Client Address
PROJECT:
2777 OAK STREET HOTEL

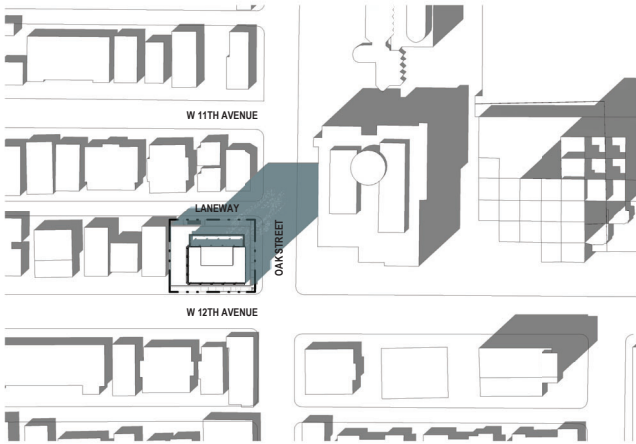
2777 Oak Street, Vancouver BC
SHEET CONTENTS:
SHADOW STUDY - SPRING
EQUINOX
PROJECT NUMBER:
2414077
DRAWING SCALE:
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DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
REV: 1
SHEET NO: A014
B



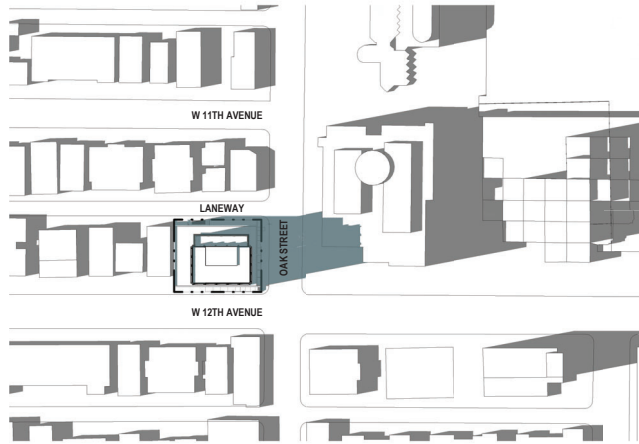
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2 JUN 20 @ 12 PM
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3 JUN 20 @ 2 PM
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4 JUN 20 @ 4 PM
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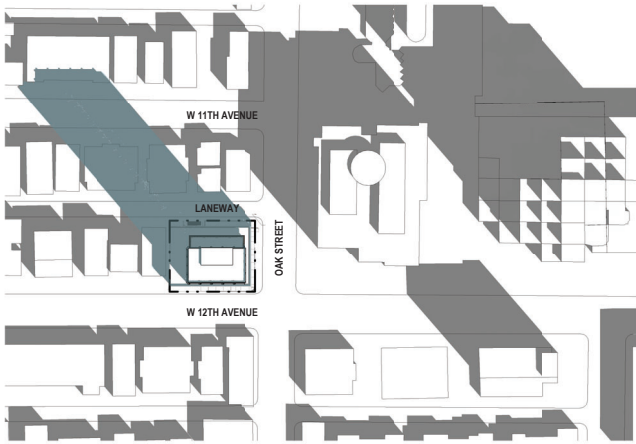
KEY PLAN		
NO.	DATE	DESCRIPTION
A	20/10/2025	Issued for Planning Application
B	06/02/2026	Issued for Planning Application, Rev 1

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OWNER:
MARQUEE GROUP
MARQUEE
Group
Client Address
PROJECT:
2777 OAK STREET HOTEL

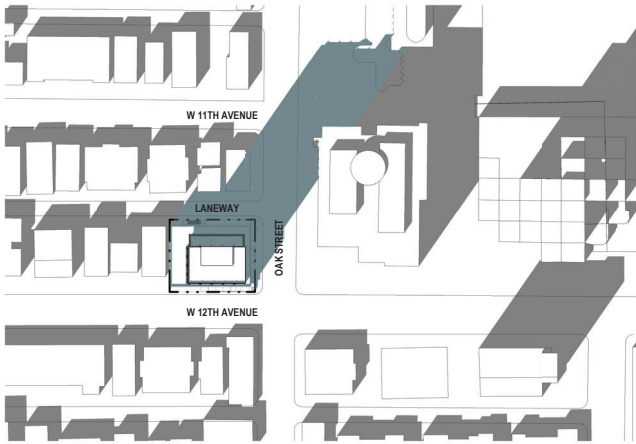
2777 Oak Street, Vancouver BC
SHEET CONTENTS:
SHADOW STUDY - SUMMER
SOLSTICE
PROJECT NUMBER:
2414077
DRAWING SCALE:
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DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A015
REV: B



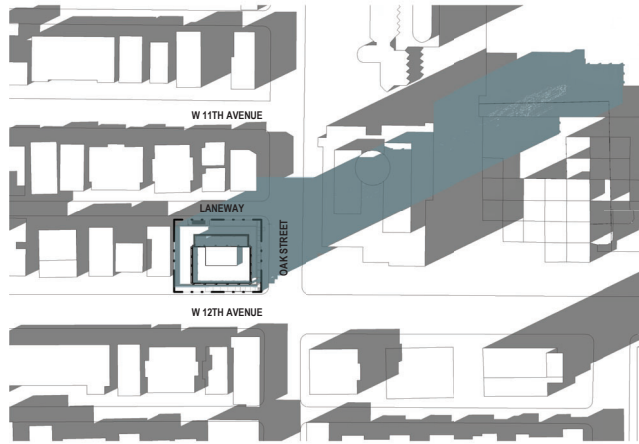
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2 SEP 22 @ 12 PM
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3 SEP 22 @ 2 PM
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4 SEP 22 @ 4 PM
1:1000

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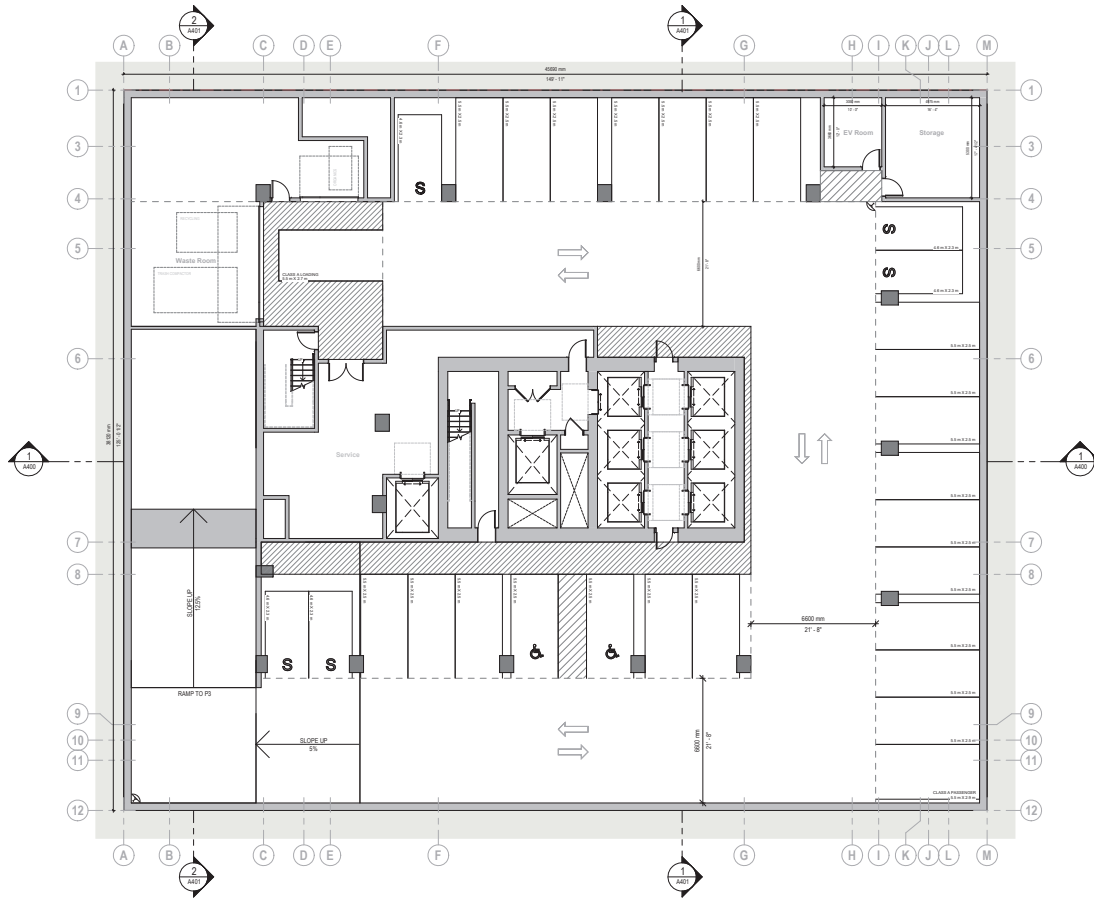
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SEAL



OWNER:
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PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
SHADOW STUDY - FALL
EQUINOX
PROJECT NUMBER:
2414077
DRAWING SCALE:
1:1000
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A016 REV: B

P4 PARKING COUNT	
TYPE	COUNT
GVV - 4000 x 2500mm Small Stall	5
GVV - 6000 x 2500mm Typ. Stall	21
GVV - 6000 x 2700mm Class A Loading	1
GVV - 6000 x 2500mm Class A Passenger	1
Loading	2
GVV - 5000 x 4000mm Accessible Stall	3
	33



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN	
NO.	DATE
A	28/10/2025
B	06/02/2026
REVISION	
DESCRIPTION	
Issued for Planning Application	
Issued for Planning Application, Rev 1	

B+H B+H Architects Inc.
400-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



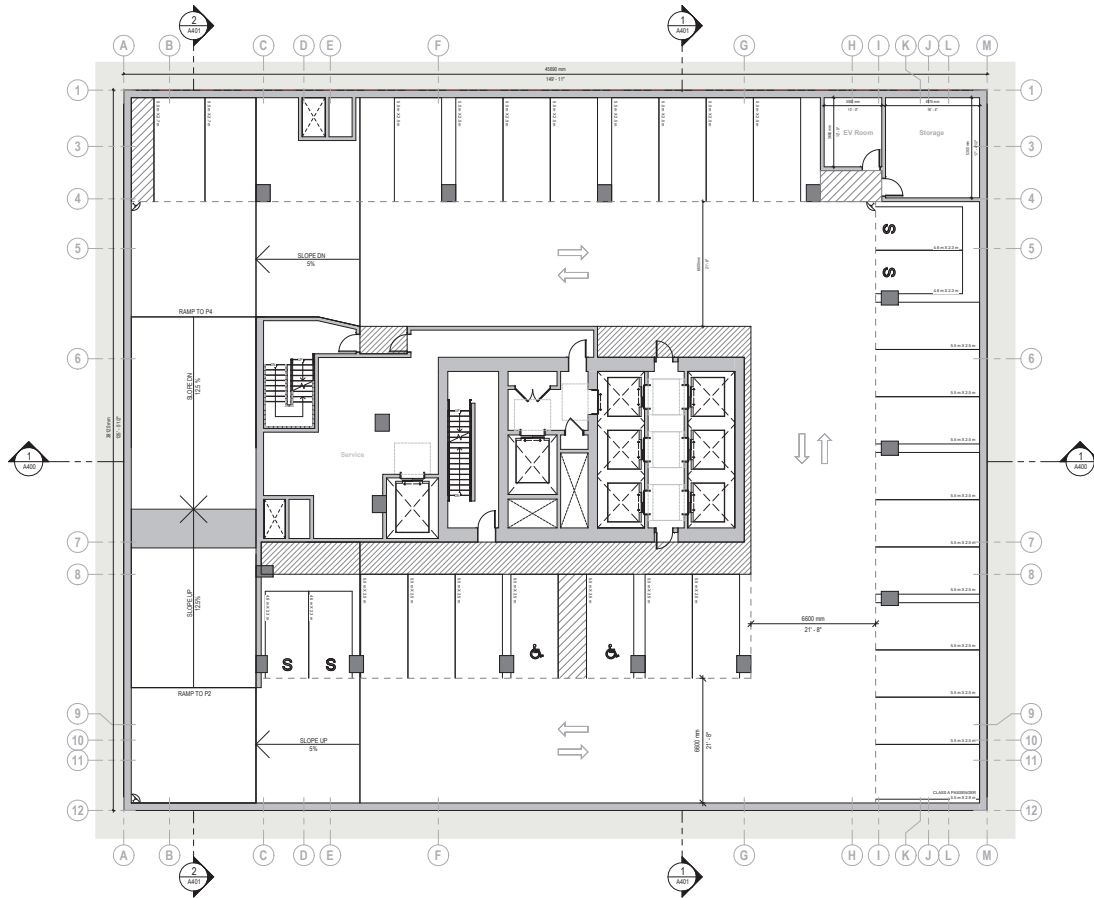
OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - P4

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A100
REV: B

P3 PARKING COUNT		
TYPE		COUNT
GVV - 4000 x 2500mm Small Stall		4
GVV - 6000 x 2500mm Typ. Stall		23
GVV - 6000 x 2700mm Typ. Stall		2
GVV - 6000 x 2500mm Class A Passenger Loading		1
GVV - 5000 x 4000mm Accessible Stall		2
		32



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KEY PLAN		
NO.	DATE	REVISION
A	28/10/2025	Issued for Planning Application
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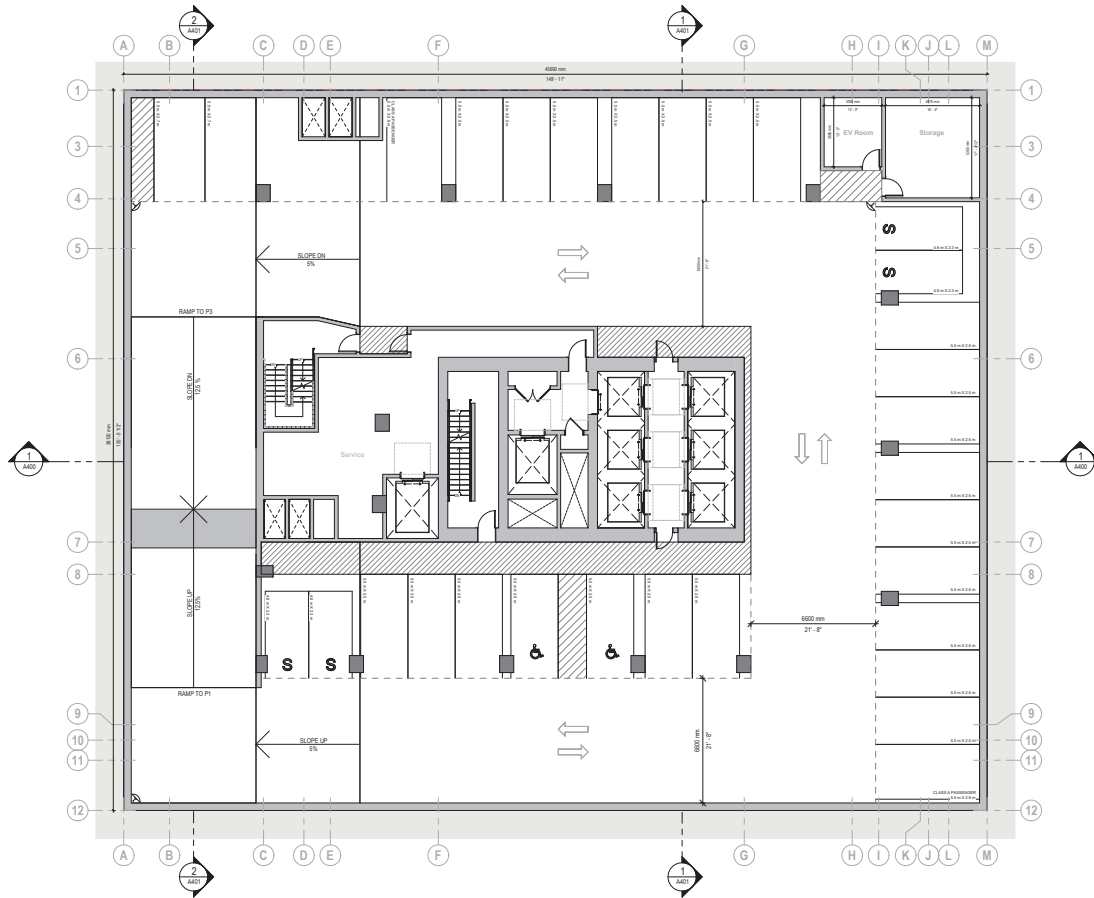
OWNER:
MARQUEE GROUP
Client Address:
MARQUEE Group

PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - P3

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A101 REV: B

P2 PARKING COUNT	
TYPE	COUNT
GVV - 4000 x 2500mm Small Stall	5
GVV - 6000 x 2500mm Typ. Stall	21
GVV - 6000 x 2700mm Typ. Stall	2
GVV - 6000 x 2500mm Class A Passenger Loading	2
GVV - 5000 x 4000mm Accessible Stall	2
	32



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KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
A	28/10/2025	Issued for Planning Application
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PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - P2

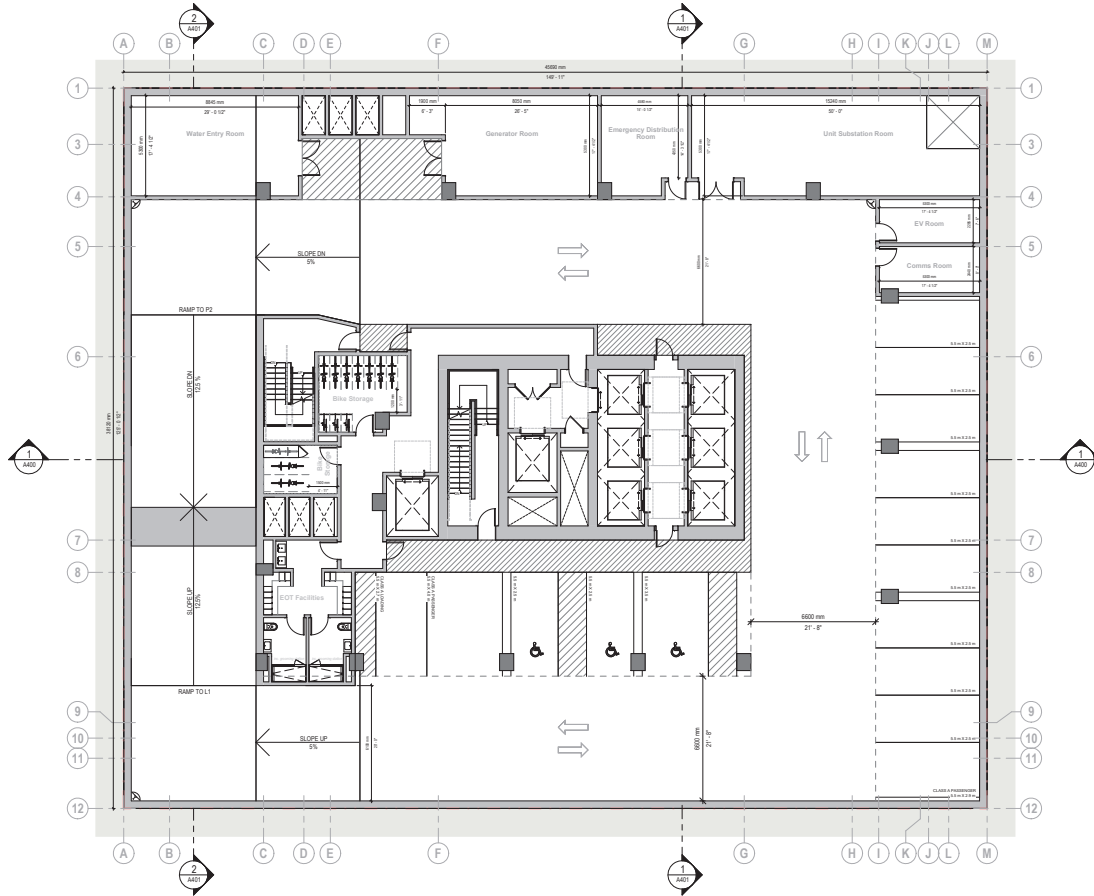
PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 100

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25

SHEET NO: A102 REV: B

P1 PARKING COUNT		
TYPE		COUNT
GVV - 1000 x 600 mm Bike Vertical Stall		3
GVV - 1000 x 600 mm Bike Horizontal Stall		2
GVV - 2000 x 500mm Bike Overhead Stall		2
GVV - 5000 x 2000mm Typ. Stall		9
GVV - 5000 x 2700mm Class A Loading		1
GVV - 5000 x 2900mm Class A Passenger Loading		1
GVV - 5000 x 4000 mm Class A Passenger Loading		1
GVV - 5000 x 4000mm Accessible Stall		2
GVV - 5000 x 2000mm Van Accessible Stall		1
GVV - Bike Locker		28



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KEY PLAN	
NO.	DESCRIPTION
A	28/10/2025 Issued for Planning Application
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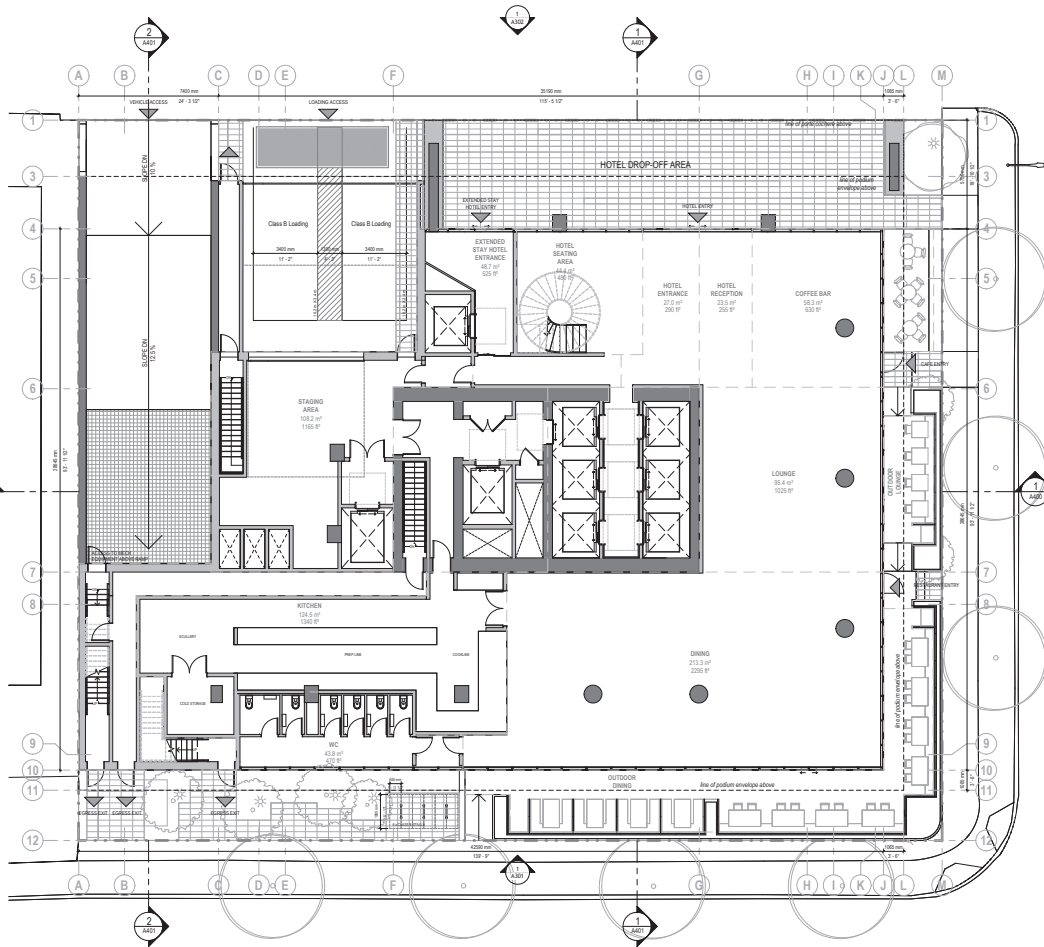
Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - P1

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A103 REV: B

NOTES:
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• CENTER LINE OF DEMISING WALLS
• OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY
ASSEMBLY / OUTSIDE FACE OF GLAZING
• OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
• OUTSIDE FACE OF CORE WALLS

GFA - GROUND LEVEL		
Name	AREA (sqm)	AREA(ft)
BACK OF HOUSE	68.9 sqm	740 sq
BACK OF HOUSE 1	68.9 sqm	740 sq
COFFEE BAR	58.3 sqm	630 sq
COFFEE BAR 1	58.3 sqm	630 sq
DINING	213.3 sqm	2,295 sq
DINING 1	213.3 sqm	2,295 sq
ESPRESSO	78.9 sqm	850 sq
ESPRESSO 1	78.9 sqm	850 sq
ESPRESSO 2	11.7 sqm	125 sq
ESPRESSO 3	96.7 sqm	1,045 sq
ELEV LOBBY	78.4 sqm	845 sq
ELEV LOBBY 1	78.4 sqm	845 sq
EXTENDED STAY HOTEL ENTRANCE	48.7 sqm	525 sq
EXTENDED STAY HOTEL ENTRANCE 1	48.7 sqm	525 sq
HOTEL ENTRANCE	27.0 sqm	290 sq
HOTEL ENTRANCE 1	27.0 sqm	290 sq
HOTEL RECEPTION	23.5 sqm	253 sq
HOTEL RECEPTION 1	23.5 sqm	253 sq
HOTEL SEATING AREA	44.4 sqm	480 sq
HOTEL SEATING AREA 1	44.4 sqm	480 sq
KITCHEN	134.5 sqm	1,450 sq
KITCHEN 1	134.5 sqm	1,450 sq
LOUNGE	95.4 sqm	1,025 sq
LOUNGE 1	95.4 sqm	1,025 sq
STAGING AREA	108.2 sqm	1,165 sq
STAGING AREA 1	108.2 sqm	1,165 sq
WC	43.8 sqm	470 sq
WC 1	43.8 sqm	470 sq
TOTAL AREA	1,095.1 sqm	11,695 sq



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KEY PLAN	
NO.	REVISION
A	DATE: 28/10/2025 DESCRIPTION: Issued for Planning Application
B	DATE: 06/02/2026 DESCRIPTION: Issued for Planning Application, Rev 1

B+H B+H Architects Inc.
3710 Company
460-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP

Client Address
MARQUEE Group

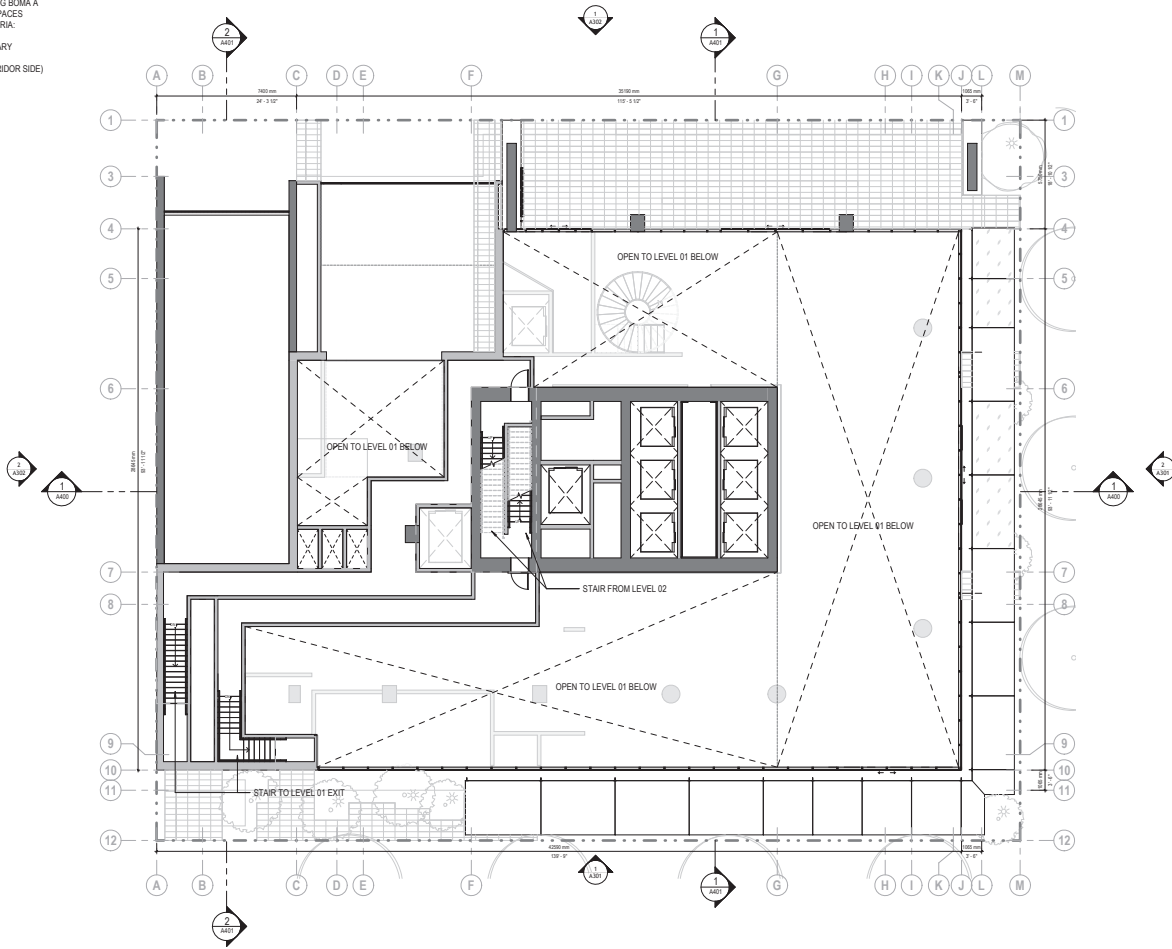
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - LEVEL 01

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A104
REV: B

NOTES:
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ASSEMBLY / OUTSIDE FACE OF GLAZING
• OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
• OUTSIDE FACE OF CORE WALLS

GFA - EGRESS MEZZANINE LEVEL		
Name	AREA (sqm)	AREA(sq)
EGRESS	113.1 sqm	1,216 sq'
EGRESS 1	113.1 sqm	1,216 sq'
STAIR	33.6 sqm	360 sq'
STAIR 1	33.6 sqm	360 sq'
TOTAL AREA	146.7 sqm	1,576 sq'



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REVISION	
NO.	DATE
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B	06/02/2026

Issued for Planning Application
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405-1708 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
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Client Address
PROJECT:
2777 OAK STREET HOTEL

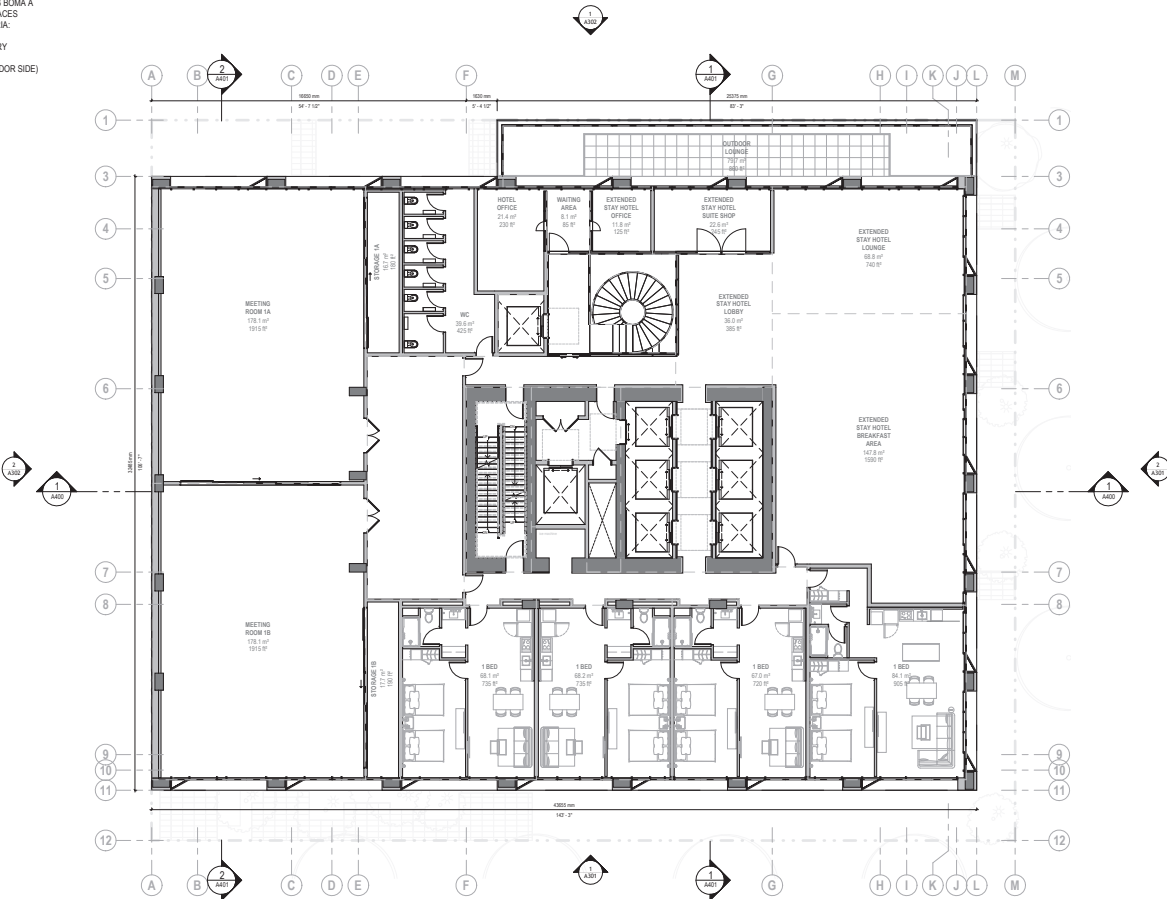
2777 Oak Street, Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - EGRESS
MEZZANINE LEVEL

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A105
REV: B

NOTES:
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ASSEMBLY / OUTSIDE FACE OF GLAZING
• OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
• OUTSIDE FACE OF CORE WALLS

GFA - LEVEL 02		
Name	AREA (sqm)	AREA(sq)
1 BED	68.1 sq'	735 sq'
1 BED	68.2 sq'	735 sq'
1 BED	67.2 sq'	725 sq'
1 BED	64.1 sq'	690 sq'
1 BED - 4	267.4 sq'	2,898 sq'
BACK OF HOUSE	39.2 sq'	420 sq'
BACK OF HOUSE 1	39.2 sq'	420 sq'
CIRCULATION	54.1 sq'	580 sq'
CIRCULATION	36.3 sq'	390 sq'
CIRCULATION 2	50.4 sq'	540 sq'
ELEV LOBBY	74.4 sq'	800 sq'
ELEV LOBBY 1	74.4 sq'	800 sq'
EXTENDED STAY HOTEL BREAKFAST AREA	147.8 sq'	1,590 sq'
EXTENDED STAY HOTEL BREAKFAST AREA 1	147.8 sq'	1,590 sq'
EXTENDED STAY HOTEL LOBBY	36.0 sq'	385 sq'
EXTENDED STAY HOTEL LOBBY 1	36.0 sq'	385 sq'
EXTENDED STAY HOTEL LOUNGE	68.8 sq'	740 sq'
EXTENDED STAY HOTEL LOUNGE 1	68.8 sq'	740 sq'
EXTENDED STAY HOTEL OFFICE	11.8 sq'	125 sq'
EXTENDED STAY HOTEL OFFICE 1	11.8 sq'	125 sq'
EXTENDED STAY HOTEL SUITE SHOP	22.6 sq'	245 sq'
EXTENDED STAY HOTEL SUITE SHOP 1	22.6 sq'	245 sq'
HOTEL OFFICE	21.4 sq'	230 sq'
HOTEL OFFICE 1	21.4 sq'	230 sq'
MEETING ROOM 1A	178.1 sq'	1,915 sq'
MEETING ROOM 1A.1	178.1 sq'	1,915 sq'
MEETING ROOM 1B	178.1 sq'	1,915 sq'
MEETING ROOM 1B.1	178.1 sq'	1,915 sq'
MEETING ROOM PREFUNCTION	65.9 sq'	700 sq'
MEETING ROOM PREFUNCTION 1	65.9 sq'	700 sq'
STAIR	33.5 sq'	360 sq'
STAIR 1	33.5 sq'	360 sq'
STORAGE 1A	16.7 sq'	180 sq'
STORAGE 1A.1	16.7 sq'	180 sq'
STORAGE 1B	17.7 sq'	190 sq'
STORAGE 1B.1	17.7 sq'	190 sq'
WAITING AREA	8.1 sq'	85 sq'
WAITING AREA 1	8.1 sq'	85 sq'
WC	38.8 sq'	415 sq'
WC 1	38.8 sq'	415 sq'
TOTAL AREA	1,342.7 sq'	14,450 sq'

NOTE: ALL UNITS ARE CURRENTLY SHOWN IN TYPICAL LAYOUTS. UPON
BUILDING CODE APPROVAL, THE REQUIRED NUMBER OF ACCESSIBLE UNITS
WILL BE CONFIRMED AND THE DESIGN WILL BE UPDATED ACCORDINGLY FOR
COMPLIANCE.



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REVISION	
NO.	DATE
A	28/10/2025
B	06/02/2026

Issued for Planning Application, Rev 1

B+H B+H Architects Inc
375 Company 400-1708 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973
SEAL



OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - LEVEL 02

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A106
REV: B

GFA - LEVEL 05			
Name	AREA (sqm)	AREA(sq)	
1 BED	74.54	800.07	
2 BED	66.22	602.97	
3 BED	69.23	739.95	
4 BED	68.23	728.95	
5 BED	65.23	697.95	
6 BED	56.44	602.97	
7 BED	55.23	602.97	
8 BED	61.23	728.95	
9 BED	56.44	602.97	
10 BED	72.23	782.95	
11 BED	55.23	602.97	
12 BED	55.23	602.97	
13 BED	55.23	602.97	
14 BED	55.23	602.97	
15 BED	55.23	602.97	
16 BED	55.23	602.97	
17 BED	55.23	602.97	
18 BED	55.23	602.97	
19 BED	55.23	602.97	
20 BED	55.23	602.97	
21 BED	55.23	602.97	
22 BED	55.23	602.97	
23 BED	55.23	602.97	
24 BED	55.23	602.97	
25 BED	55.23	602.97	
26 BED	55.23	602.97	
27 BED	55.23	602.97	
28 BED	55.23	602.97	
29 BED	55.23	602.97	
30 BED	55.23	602.97	
31 BED	55.23	602.97	
32 BED	55.23	602.97	
33 BED	55.23	602.97	
34 BED	55.23	602.97	
35 BED	55.23	602.97	
36 BED	55.23	602.97	
37 BED	55.23	602.97	
38 BED	55.23	602.97	
39 BED	55.23	602.97	
40 BED	55.23	602.97	
41 BED	55.23	602.97	
42 BED	55.23	602.97	
43 BED	55.23	602.97	
44 BED	55.23	602.97	
45 BED	55.23	602.97	
46 BED	55.23	602.97	
47 BED	55.23	602.97	
48 BED	55.23	602.97	
49 BED	55.23	602.97	
50 BED	55.23	602.97	
51 BED	55.23	602.97	
52 BED	55.23	602.97	
53 BED	55.23	602.97	
54 BED	55.23	602.97	
55 BED	55.23	602.97	
56 BED	55.23	602.97	
57 BED	55.23	602.97	
58 BED	55.23	602.97	
59 BED	55.23	602.97	
60 BED	55.23	602.97	
61 BED	55.23	602.97	
62 BED	55.23	602.97	
63 BED	55.23	602.97	
64 BED	55.23	602.97	
65 BED	55.23	602.97	
66 BED	55.23	602.97	
67 BED	55.23	602.97	
68 BED	55.23	602.97	
69 BED	55.23	602.97	
70 BED	55.23	602.97	
71 BED	55.23	602.97	
72 BED	55.23	602.97	
73 BED	55.23	602.97	
74 BED	55.23	602.97	
75 BED	55.23	602.97	
76 BED	55.23	602.97	
77 BED	55.23	602.97	
78 BED	55.23	602.97	
79 BED	55.23	602.97	
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81 BED	55.23	602.97	
82 BED	55.23	602.97	
83 BED	55.23	602.97	
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86 BED	55.23	602.97	
87 BED	55.23	602.97	
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95 BED	55.23	602.97	
96 BED	55.23	602.97	
97 BED	55.23	602.97	
98 BED	55.23	602.97	
99 BED	55.23	602.97	
100 BED	55.23	602.97	
101 BED	55.23	602.97	
102 BED	55.23	602.97	
103 BED	55.23	602.97	
104 BED			

PROJECT NUMBER :
2414077

DRAWING SCALE :
1 : 100

DRAWN BY :
JLI

CHECKED BY :
WSC

DATE :
28/10/25

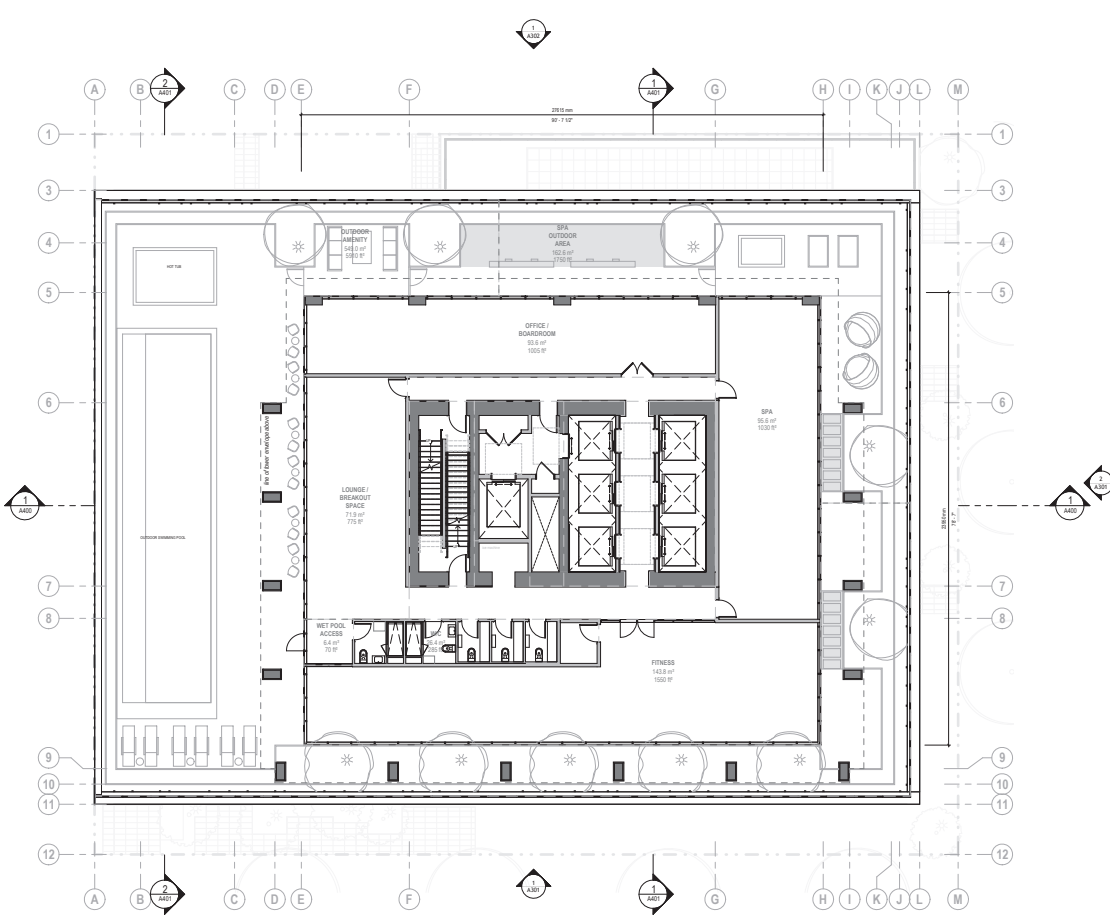
SHEET NO :
A107

REV :
B

3

NOTES:
AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A
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ASSEMBLY / OUTSIDE FACE OF GLAZING
• OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
• OUTSIDE FACE OF CORE WALLS

GFA - LEVEL 05		
Name	AREA (sqm)	AREA(SF)
BACK OF HOUSE	39.2 m²	420 SF
BACK OF HOUSE 1	39.2 m²	420 SF
CIRCULATION	25.8 m²	275 SF
CIRCULATION 1	25.8 m²	275 SF
CIRCULATION 2	38.2 m²	409 SF
ELEV LOBBY 1	78.4 m²	845 SF
ELEV LOBBY 1	78.4 m²	845 SF
FITNESS	143.8 m²	1,550 SF
FITNESS 1	143.8 m²	1,550 SF
FITNESS STORAGE	5.2 m²	55 SF
FITNESS STORAGE 1	5.2 m²	55 SF
LOUNGE / BREAKOUT SPACE	71.9 m²	775 SF
LOUNGE / BREAKOUT SPACE 1	71.9 m²	775 SF
OFFICE / BOARDROOM	53.5 m²	1,000 SF
OFFICE / BOARDROOM 1	53.5 m²	1,000 SF
SPA	95.8 m²	1,030 SF
SPA 1	95.8 m²	1,030 SF
STAIR	33.5 m²	360 SF
STAIR 1	33.5 m²	360 SF
WC	26.4 m²	285 SF
WC 1	26.4 m²	285 SF
WET POOL ACCESS	6.4 m²	70 SF
WET POOL ACCESS 1	6.4 m²	70 SF
TOTAL AREA	689.4 m²	7,390 SF



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REVISION	
NO.	DESCRIPTION
A	28/10/2025 Issued for Planning Application
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B+H B+H Architects Inc
3750 Company 400-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973
SEAL: [Signature]



OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT:
2777 OAK STREET HOTEL

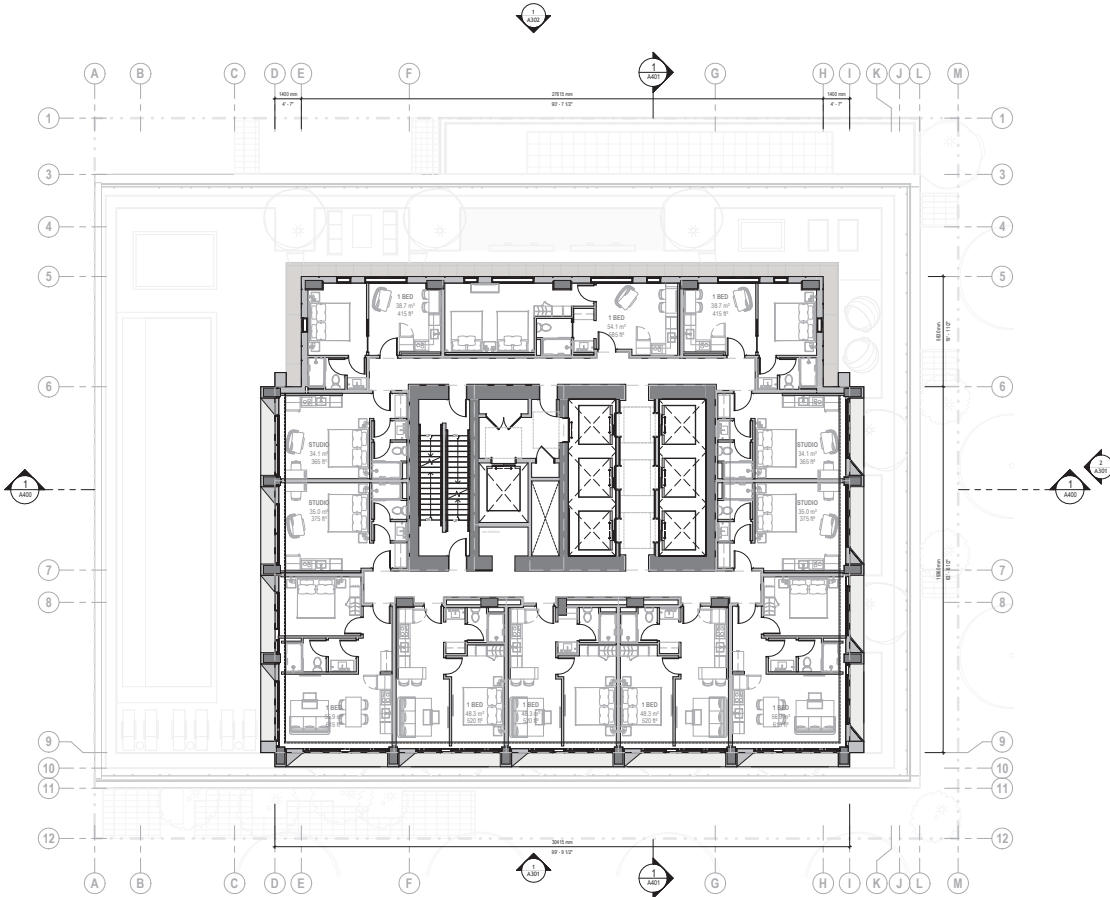
2777 Oak Street Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - LEVEL 05

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A108 REV: B

NOTES:
AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A
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ASSEMBLY / OUTSIDE FACE OF GLAZING
• OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
• OUTSIDE FACE OF CORE WALLS

GFA - EXTENDED STAY HOTEL LEVEL		
Name	AREA (m²)	AREA (ft²)
1 BED	48.3 m²	520 ft²
1 BED	36.9 m²	400 ft²
1 BED	36.9 m²	400 ft²
1 BED	38.7 m²	418 ft²
1 BED	38.7 m²	418 ft²
1 BED	48.3 m²	520 ft²
1 BED	48.3 m²	520 ft²
1 BED	48.3 m²	520 ft²
1 BED	36.9 m²	400 ft²
BACK OF HOUSE	39.2 m²	423 ft²
BACK OF HOUSE 1	39.2 m²	423 ft²
CIRCULATION	30.9 m²	334 ft²
CIRCULATION	34.4 m²	370 ft²
CIRCULATION 2	70.3 m²	756 ft²
ELEV LOBBY	78.4 m²	846 ft²
ELEV LOBBY 1	78.4 m²	846 ft²
STAIR	33.8 m²	363 ft²
STAIR 1	33.8 m²	363 ft²
STUDIO	35.0 m²	376 ft²
STUDIO	34.1 m²	367 ft²
STUDIO	34.1 m²	367 ft²
STUDIO	35.0 m²	376 ft²
STUDIO 4	138.2 m²	1485 ft²
TOTAL AREA	750.8 m²	8119 ft²

NOTE: ALL UNITS ARE CURRENTLY SHOWN AS TYPICAL LAYOUTS. UPON
BUILDING CODE APPROVAL, THE REQUIRED NUMBER OF ACCESSIBLE UNITS
WILL BE DETERMINED AND THE DESIGN WILL BE UPDATED ACCORDINGLY FOR
COMPLIANCE.



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK
AND REPORT ANY DISCREPANCY TO THE CONSULTANT. THIS DRAWING IS NOT TO BE USED
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CONSULTANT.

REVISION	
NO.	DATE
A	28/10/2025
B	06/02/2026

DESCRIPTION
Issued for Planning Application
Issued for Planning Application, Rev 1

B+H B+H Architects Inc
3750 Company
400-1700 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973
SEAL



OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - LEVEL 06-15
(TYP. EXTENDED STAY HOTEL)

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100

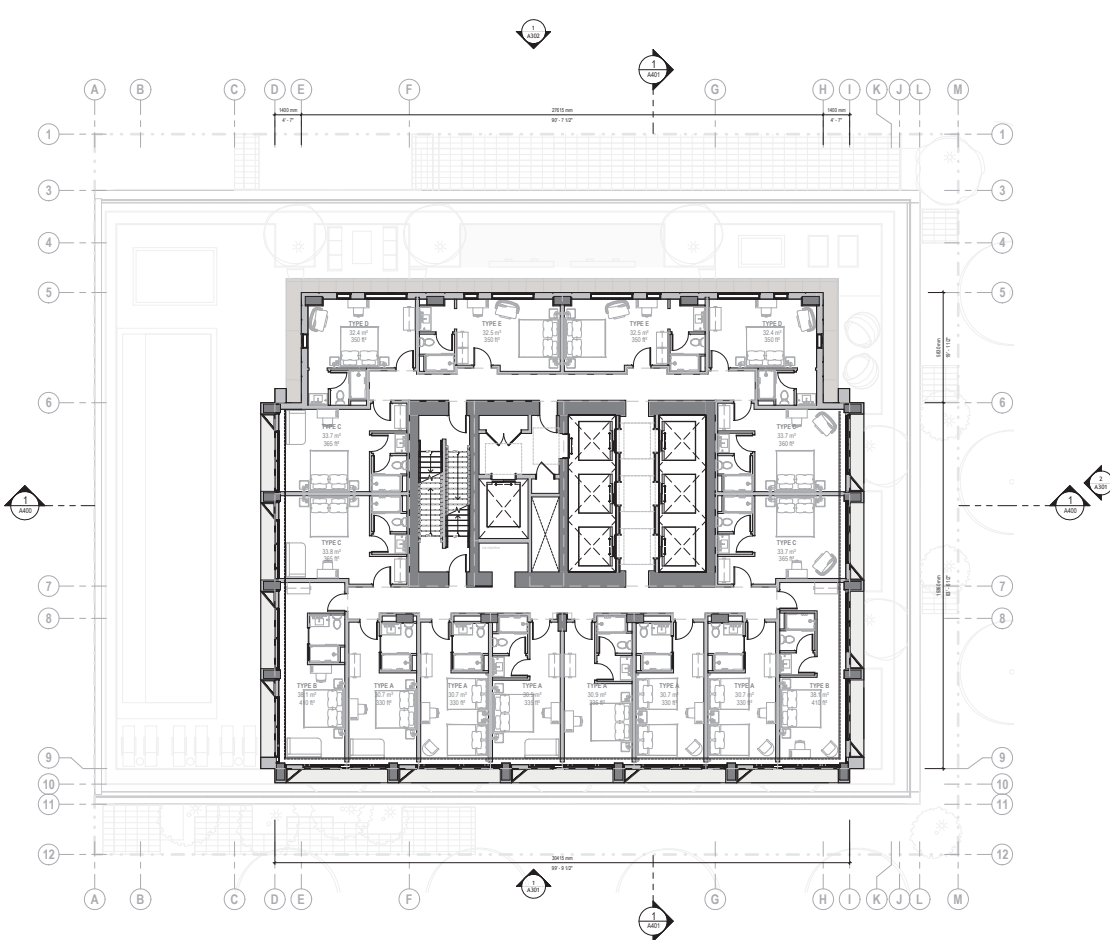
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
REV: 1

SHEET NO: A109
B

NOTES:
AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:
• CENTER LINE OF DEMISING WALLS
• OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
• OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
• OUTSIDE FACE OF CORE WALLS

GFA - STANDARD HOTEL LEVEL		
Name	AREA (m²)	AREA (ft²)
BACK OF HOUSE	39.2 m²	420 ft²
BACK OF HOUSE 1	39.2 m²	420 ft²
CIRCULATION	31.2 m²	336 ft²
CIRCULATION 1	42.1 m²	452 ft²
CIRCULATION 2	73.1 m²	785 ft²
ELEV LOBBY	78.4 m²	845 ft²
ELEV LOBBY 1	78.4 m²	845 ft²
STAR	33.6 m²	360 ft²
STAR 1	33.6 m²	360 ft²
TYPE A	36.7 m²	395 ft²
TYPE A	36.7 m²	395 ft²
TYPE A	36.8 m²	396 ft²
TYPE A	36.8 m²	396 ft²
TYPE A	36.7 m²	395 ft²
TYPE A	36.7 m²	395 ft²
TYPE A 6	98.1 m²	1,059 ft²
TYPE B	38.1 m²	410 ft²
TYPE B	38.1 m²	410 ft²
TYPE B 2	76.2 m²	820 ft²
TYPE C	33.7 m²	362 ft²
TYPE C	33.7 m²	362 ft²
TYPE C	33.8 m²	363 ft²
TYPE C	33.7 m²	362 ft²
TYPE C 4	134.8 m²	1,452 ft²
TYPE D	32.4 m²	349 ft²
TYPE D 2	64.8 m²	698 ft²
TYPE E	32.5 m²	350 ft²
TYPE E 2	65.0 m²	699 ft²
TOTAL AREA	750.0 m²	8,075 ft²

NOTE: ALL UNITS ARE CURRENTLY SHOWN AS TYPICAL LAYOUTS. UPON BUILDING CODE APPROVAL, THE REQUIRED NUMBER OF ACCESSIBLE UNITS WILL BE CONFIRMED AND THE DESIGN WILL BE UPDATED ACCORDINGLY FOR COMPLIANCE.



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KEY PLAN	
NO.	DATE
A	28/10/2025
B	06/02/2026

Issued for Planning Application
Issued for Planning Application
Application, Rev 1

B+H B+H Architects Inc
3710 Company
400-1700 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
FLOOR PLAN - LEVEL 16-25
(TYP. HOTEL)

PROJECT NUMBER:
2414077

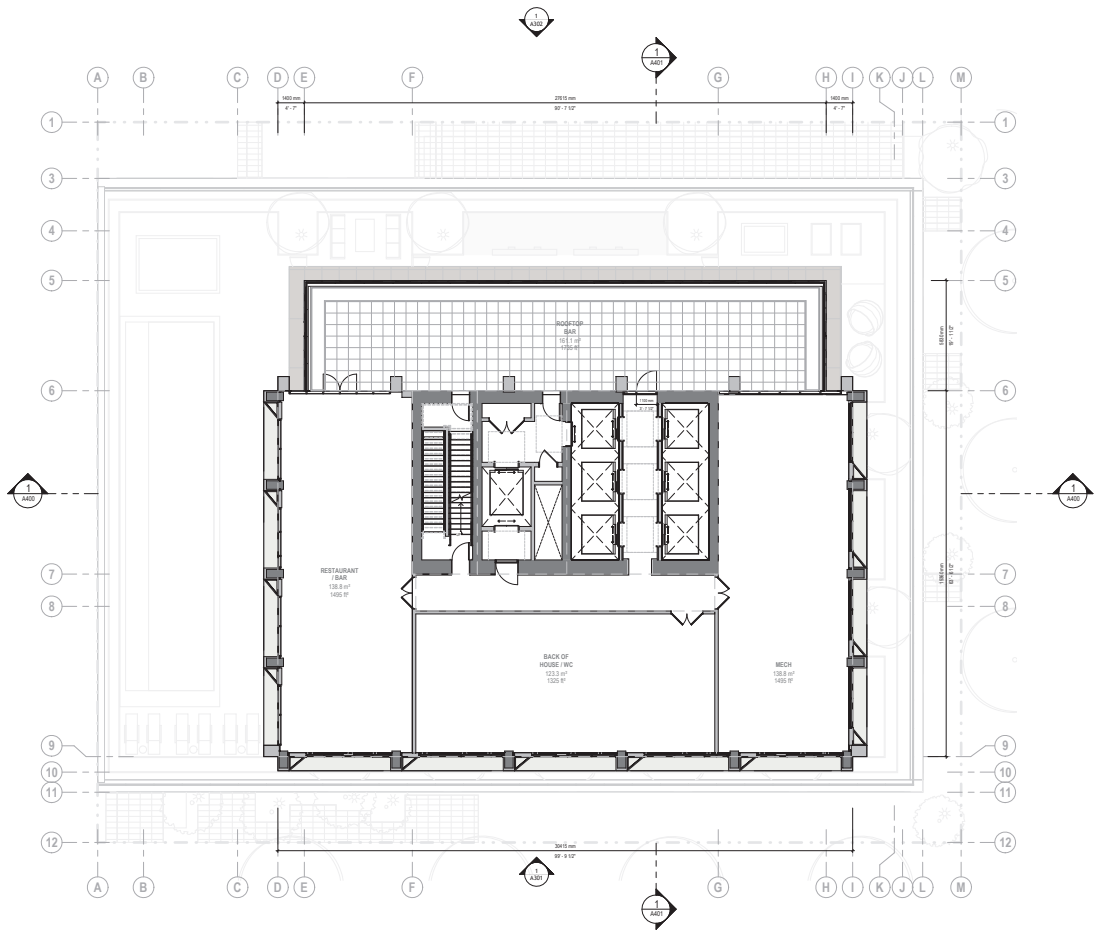
DRAWING SCALE:
1 : 100

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25

SHEET NO: A110 REV: B

NOTES:
AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A
GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES
HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:
• CENTER LINE OF DEMISING WALLS
• OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY
ASSEMBLY / OUTSIDE FACE OF GLAZING
• OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
• OUTSIDE FACE OF CORE WALLS

GFA - ROOF		
Name	AREA (sqm)	AREA (sq)
BACK OF HOUSE	45.9 sq	495 sq
BACK OF HOUSE 1	45.9 sq	495 sq
BACK OF HOUSE / INC	123.3 sq	1,329 sq
BACK OF HOUSE / INC 1	123.3 sq	1,329 sq
CIRCULATION	35.9 sq	389 sq
CIRCULATION 1	35.9 sq	389 sq
ELEV LOBBY	77.8 sq	839 sq
ELEV LOBBY 1	77.8 sq	839 sq
MECH	138.8 sq	1,492 sq
MECH 1	138.8 sq	1,492 sq
RESTAURANT / BAR	138.8 sq	1,492 sq
RESTAURANT / BAR 1	138.8 sq	1,492 sq
STAIR	33.4 sq	360 sq
STAIR 1	33.4 sq	360 sq
TOTAL AREA	588.9 sq	6,342 sq



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REVISION		
NO.	DATE	DESCRIPTION
A	28/10/2025	Issued for Planning Application
B	06/02/2026	Issued for Planning Application, Rev 1

B+H B+H Architects Inc
405-1708 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973
371 Company



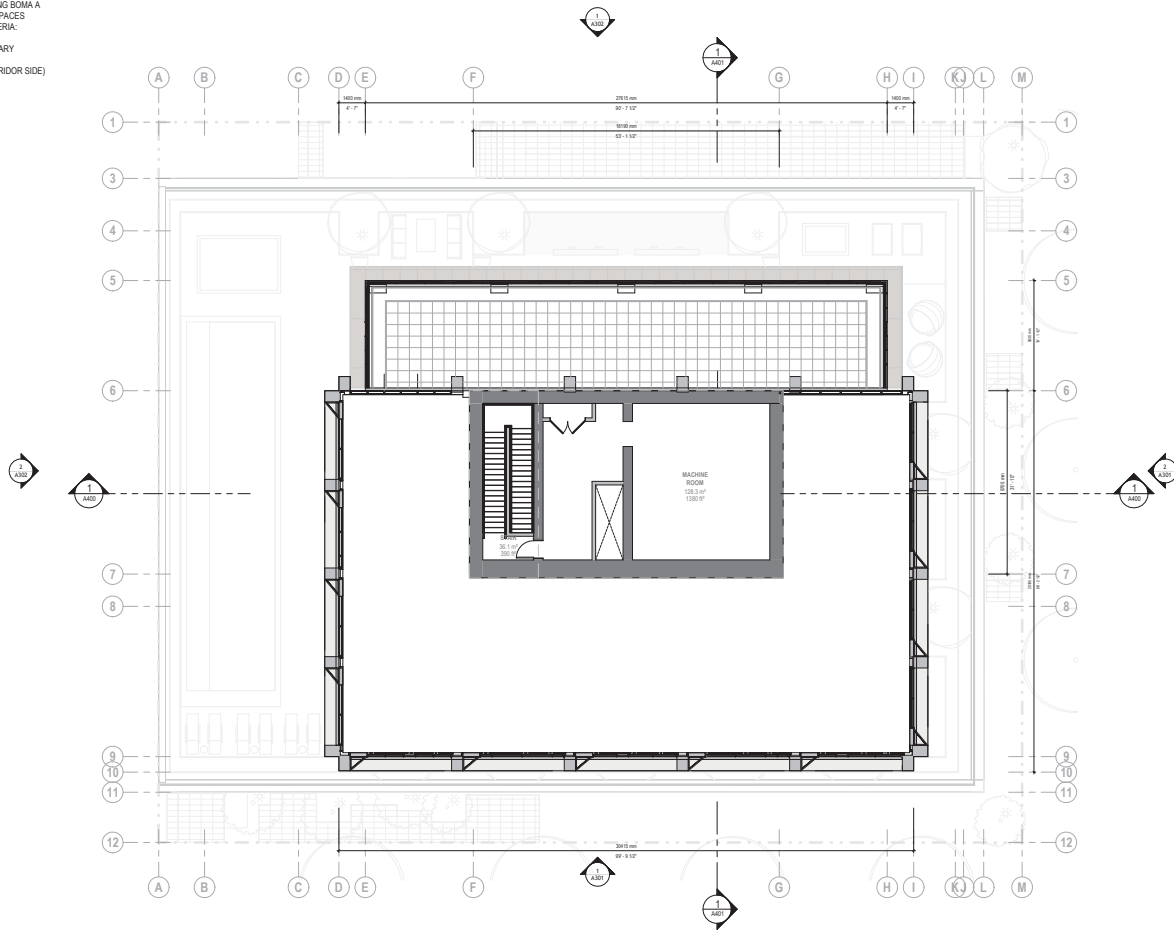
OWNER:
MARQUEE GROUP
MARQUEE
Group
Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
AMENITY ROOFTOP PLAN

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A111 REV: B

NOTES:
AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A
GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES
HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:
• CENTER LINE OF DEMISING WALLS
• OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY
ASSEMBLY / OUTSIDE FACE OF GLAZING
• OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
• OUTSIDE FACE OF CORE WALLS

GFA - ELEV. MACHINE ROOM		
Name	AREA (sqm)	AREA(SF)
MACHINE ROOM	128.3 sqm	1,380 SF
MACHINE ROOM 1	128.3 sqm	1,380 SF
STAIR	35.1 sqm	380 SF
STAIR 1	35.1 sqm	380 SF
TOTAL AREA	163.4 sqm	1,760 SF



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KEY PLAN		
NO.	DATE	REVISION
A	28/10/2025	Issued for Planning Application
B	06/02/2026	Issued for Planning Application, Rev 1

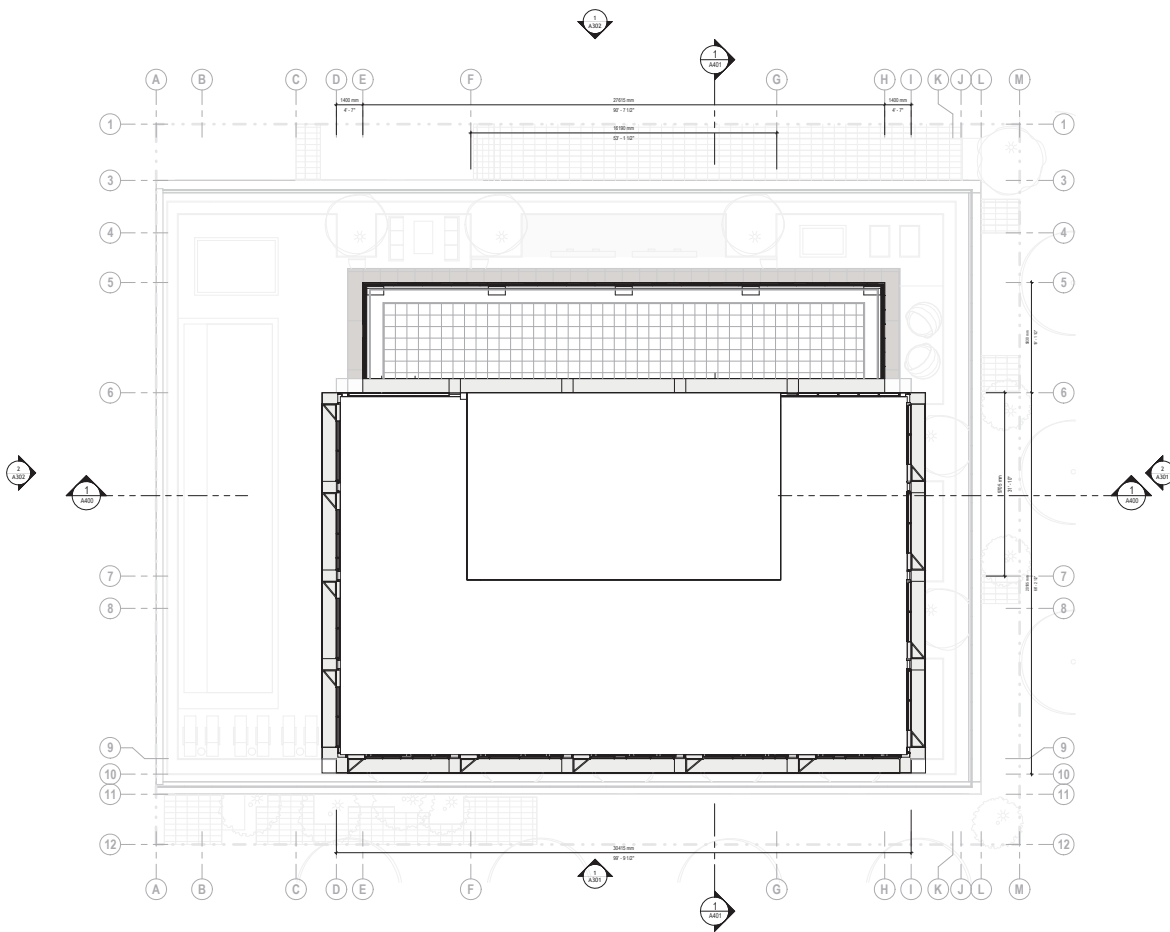
B+H B+H Architects Inc
405-1708 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
**ELEVATOR MACHINE ROOM
PLAN**

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI CHECKED BY: WSC DATE:
28/10/25
SHEET NO: **A112** REV: **B**



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	DESCRIPTION
A	28/10/2025	Issued for Planning Application
B	06/02/2026	Issued for Planning Application, Rev 1

B+H B+H Architects Inc
 405-1708 West 1st Avenue
 Vancouver, BC, Canada V6J 0E4
 T 604.695.9973



OWNER:
MARQUEE GROUP
 Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
ROOF PLAN

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A113** REV: **B**

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF BUILDING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING)
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTERIOR OUTLET LIMITS OF THE BUILDING; AND

(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

(A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:

(B) PATIOS ARE ROOF DECKS, TERRACES AND

(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FIR EXCLUSIONS KEYNOTE

MECHANICAL SPACES FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / BACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

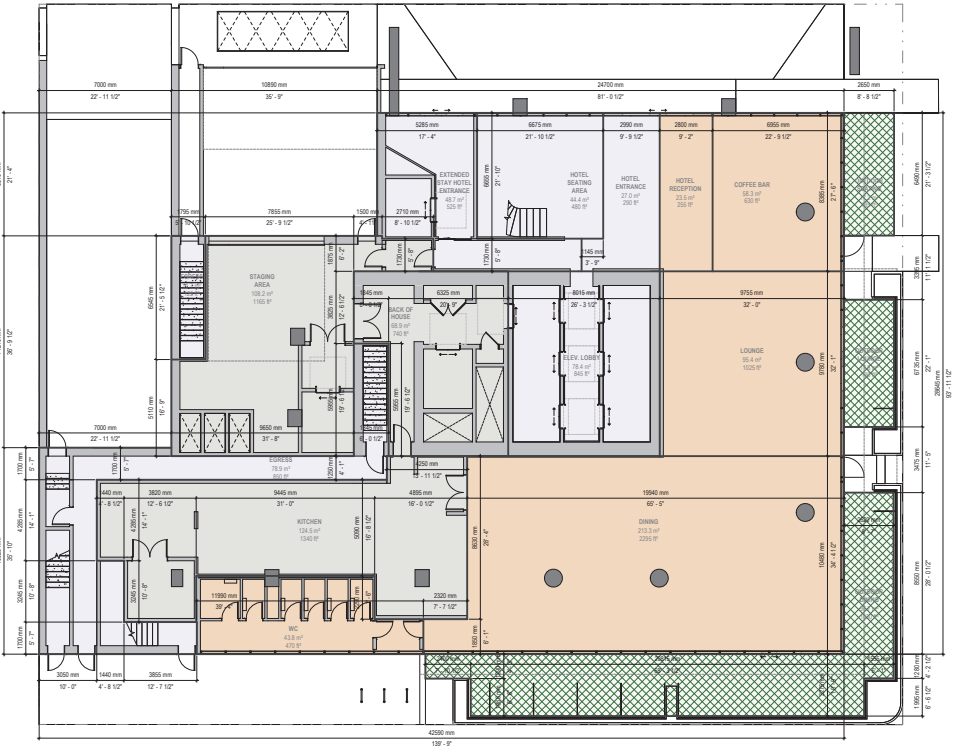
LEVEL 01 - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
DINING	213.3 m²	2,291 ft²
KITCHEN	124.8 m²	1,349 ft²
STAGING AREA	108.2 m²	1,165 ft²
LOUNGE	78.4 m²	845 ft²
LOBBY	78.9 m²	850 ft²
LOBBY LOBBY	78.4 m²	845 ft²
BACK OF HOUSE	68.9 m²	742 ft²
COFFEE BAR	58.3 m²	627 ft²
EXTENDED STAY HOTEL	48.7 m²	524 ft²
HOTEL SEATING AREA	44.4 m²	476 ft²
WC	43.8 m²	470 ft²
HOTEL ENTRANCE	27.5 m²	295 ft²
HOTEL RECEPTION	23.5 m²	253 ft²
EGRESS	11.7 m²	126 ft²
TOTAL	1,565 m²	1,698 ft²

LEVEL 01 - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
DINING	213.3 m²	2,291 ft²
KITCHEN	124.8 m²	1,349 ft²
STAGING AREA	108.2 m²	1,165 ft²
LOUNGE	78.4 m²	845 ft²
LOBBY	78.9 m²	850 ft²
LOBBY LOBBY	78.4 m²	845 ft²
BACK OF HOUSE	68.9 m²	742 ft²
COFFEE BAR	58.3 m²	627 ft²
EXTENDED STAY HOTEL	48.7 m²	524 ft²
ENTRANCE	44.4 m²	476 ft²
HOTEL SEATING AREA	43.8 m²	470 ft²
WC	27.5 m²	295 ft²
HOTEL RECEPTION	23.5 m²	253 ft²
EGRESS	11.7 m²	126 ft²
TOTAL	1,565 m²	1,698 ft²

area exclusions are not applicable on this level (GFA equals NFA)

LEVEL 01 - OUTDOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
OUTDOOR DINING	85.7 m²	923 ft²
OUTDOOR LOUNGE	17.8 m²	191 ft²
OUTDOOR SEATING	12.2 m²	132 ft²
TOTAL	115.7 m²	1,246 ft²

outdoor areas do not compute towards the proposed FSR



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KEY PLAN		
NO.	DATE	REVISION
A	06/02/2026	Issued for Planning Application, Rev 1

B+H B+H Architects Inc.
405-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
AREA PLANS OVERLAY - LEVEL 01

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 06/02/26
SHEET NO: **A120** REV: **A**

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE, PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

EGRESS MEZZANINE - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
EGRESS	113.1 m²	1,215 ft²
TOTAL	33.8 m²	363 ft²
TOTAL	146.7 m²	1,580 ft²

EGRESS MEZZANINE - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
EGRESS	113.1 m²	1,215 ft²
TOTAL	33.8 m²	363 ft²
TOTAL	146.7 m²	1,580 ft²

area exclusions are not applicable on this level (GFA equals NFA)

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND

(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

(A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:

(B) PATIOS AND ROOF DECKS, TERRACES, AND

(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

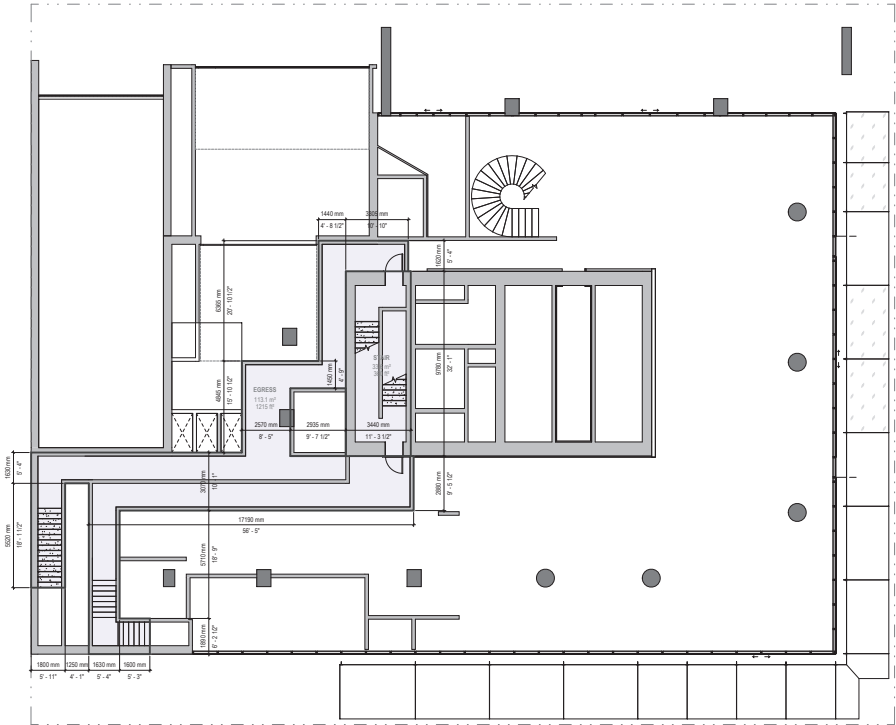
FOR EXCLUSIONS KEYNOTE

MECHANICAL SPACES FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECT'S GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)



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B+H B+H Architects Inc.
405-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
MARQUEE Group
Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
AREA PLANS OVERLAY -
EGRESS MEZZANINE

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 06/02/26
SHEET NO: A121
REV: A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSSE MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

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COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

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- (B) PATIOS ARE ROOF DECKS, TERRACES, AND
- (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FIR EXCLUSIONS KEYNOTE
MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

LEVEL G2 - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
MEETING ROOM 1A	178.1 m²	1,915 ft²
MEETING ROOM 1B	178.1 m²	1,915 ft²
EXTENDED STAY HOTEL BREAKFAST AREA	147.8 m²	1,590 ft²
1 BED	84.1 m²	905 ft²
ELEV LOBBY	78.4 m²	845 ft²
EXTENDED STAY HOTEL LOUNGE	68.8 m²	740 ft²
1 BED	68.2 m²	735 ft²
1 BED	68.1 m²	735 ft²
1 BED	67.2 m²	726 ft²
MEETING ROOM PRESCRIPTION	66.9 m²	720 ft²
CIRCULATION	54.1 m²	582 ft²
HIC	35.6 m²	425 ft²

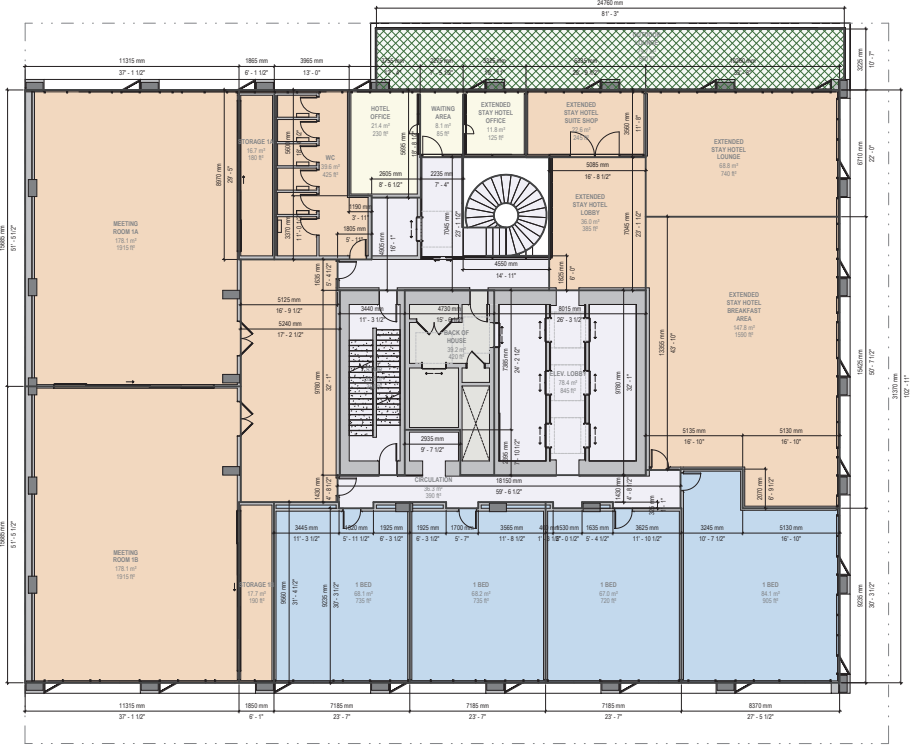
LEVEL G2 - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
BACK OF HOUSE	39.2 m²	423 ft²
CIRCULATION	36.3 m²	390 ft²
EXTENDED STAY HOTEL LOBBY	35.0 m²	376 ft²
STAIR	33.6 m²	362 ft²
EXTENDED STAY HOTEL SUITE SHOP	23.4 m²	251 ft²
HOTEL OFFICE	21.4 m²	230 ft²
STORAGE 1A	19.2 m²	207 ft²
STORAGE 1B	16.7 m²	180 ft²
EXTENDED STAY HOTEL OFFICE	11.8 m²	127 ft²
WAITING AREA	5.1 m²	55 ft²
TOTAL	1,342.7 m²	14,458 ft²

LEVEL G2 - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
MEETING ROOM 1A	178.1 m²	1,915 ft²
MEETING ROOM 1B	178.1 m²	1,915 ft²
EXTENDED STAY HOTEL BREAKFAST AREA	147.8 m²	1,590 ft²
1 BED	84.1 m²	905 ft²
ELEV LOBBY	78.4 m²	845 ft²
EXTENDED STAY HOTEL LOUNGE	68.8 m²	740 ft²
1 BED	68.2 m²	735 ft²
1 BED	68.1 m²	735 ft²
1 BED	67.2 m²	726 ft²
MEETING ROOM PRESCRIPTION	66.9 m²	720 ft²
CIRCULATION	54.1 m²	582 ft²
HIC	35.6 m²	425 ft²

LEVEL G2 - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
BACK OF HOUSE	39.2 m²	423 ft²
CIRCULATION	36.3 m²	390 ft²
EXTENDED STAY HOTEL LOBBY	35.0 m²	376 ft²
STAIR	33.6 m²	362 ft²
EXTENDED STAY HOTEL SUITE SHOP	23.4 m²	251 ft²
HOTEL OFFICE	21.4 m²	230 ft²
STORAGE 1A	19.2 m²	207 ft²
STORAGE 1B	16.7 m²	180 ft²
EXTENDED STAY HOTEL OFFICE	11.8 m²	127 ft²
WAITING AREA	5.1 m²	55 ft²
TOTAL	1,342.7 m²	14,458 ft²

LEVEL G2 - OUTDOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
OUTDOOR LOUNGE	75.7 m²	818 ft²
TOTAL	75.7 m²	818 ft²

outdoor areas do not compute towards the proposed FSR



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REVISION	
NO.	DESCRIPTION
A	06/02/2026 Issued for Planning Application, Rev 1

B+H B+H Architects Inc
405-1708 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC
SHEET CONTENTS:
AREA PLANS OVERLAY -
LEVEL 02

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI CHECKED BY: DATE: 06/02/26
SHEET NO: A122 REV: A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTERIOR OUTLET LIMITS OF THE BUILDING; AND

(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

(A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:

(B) PATIOS AND ROOF DECKS, TERRACES AND

(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FIR EXCLUSIONS KEYNOTE

MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR ROOF SPACES DESIGNATED FOR MECHANICAL USE

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

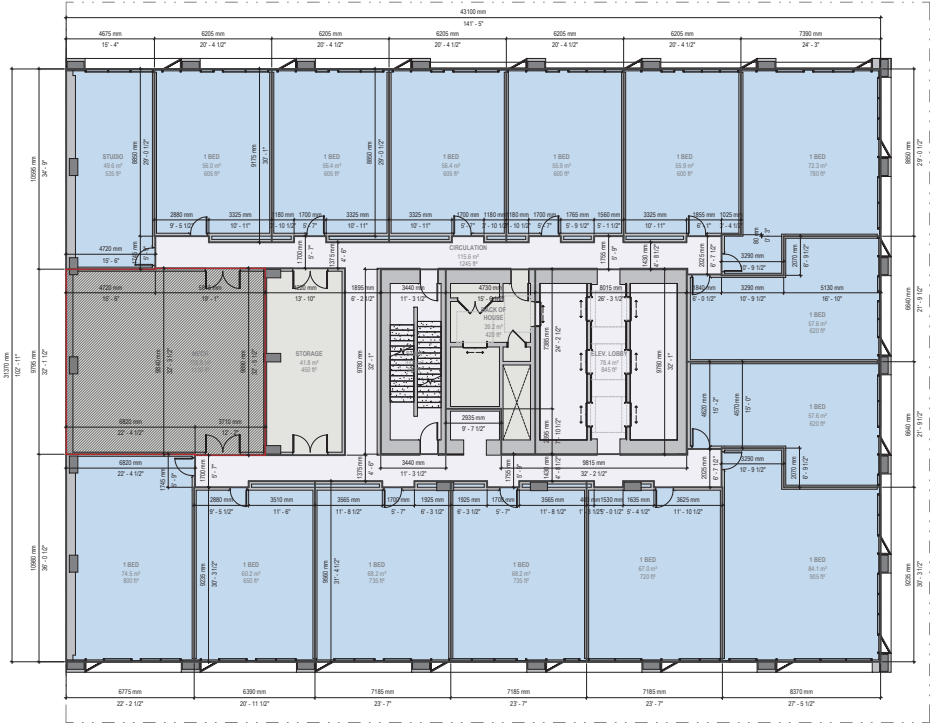
AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

LEVEL 03 - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
CIRCULATION	115.6 m²	1,245 ft²
MECH	103.8 m²	1,119 ft²
1 BED	84.1 m²	905 ft²
ELV LOBBY	78.4 m²	845 ft²
1 BED	74.5 m²	802 ft²
1 BED	72.3 m²	780 ft²
1 BED	68.2 m²	735 ft²
1 BED	67.2 m²	725 ft²
1 BED	62.2 m²	670 ft²
1 BED	57.6 m²	620 ft²
1 BED	57.6 m²	620 ft²
1 BED	56.4 m²	605 ft²
1 BED	56.4 m²	605 ft²
1 BED	55.9 m²	600 ft²
1 BED	55.9 m²	600 ft²
1 BED	55.9 m²	600 ft²
STORAGE	43.8 m²	469 ft²
BACK OF HOUSE	39.2 m²	423 ft²
STAIR	33.6 m²	361 ft²
TOTAL	1,382.1 m²	14,855 ft²

LEVEL 03 - FIR EXCLUSIONS		
PROGRAM	AREA (m²)	AREA (ft²)
MECH	103.8 m²	1,119 ft²
TOTAL	103.8 m²	1,119 ft²

LEVEL 03 - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
CIRCULATION	115.6 m²	1,245 ft²
1 BED	84.1 m²	905 ft²
ELV LOBBY	78.4 m²	845 ft²
1 BED	74.5 m²	802 ft²
1 BED	72.3 m²	780 ft²
1 BED	68.2 m²	735 ft²
1 BED	67.2 m²	725 ft²
1 BED	62.2 m²	670 ft²
1 BED	57.6 m²	620 ft²
1 BED	57.6 m²	620 ft²
1 BED	56.4 m²	605 ft²
1 BED	56.4 m²	605 ft²
1 BED	55.9 m²	600 ft²
1 BED	55.9 m²	600 ft²
1 BED	55.9 m²	600 ft²
STORAGE	43.8 m²	469 ft²
BACK OF HOUSE	39.2 m²	423 ft²
STAIR	33.6 m²	361 ft²
TOTAL	1,168.3 m²	12,540 ft²



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

REVISION	
NO.	DATE
A	06/02/2026
Issued for Planning Application, Rev 1	

B+H B+H Architects Inc
405-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP

Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
AREA PLANS OVERLAY - LEVEL 03

PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 100

DRAWN BY: JLI CHECKED BY: JLI DATE: 06/02/26

SHEET NO: **A123** REV: **A**

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:
(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

MECHANICAL SPACES: FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR

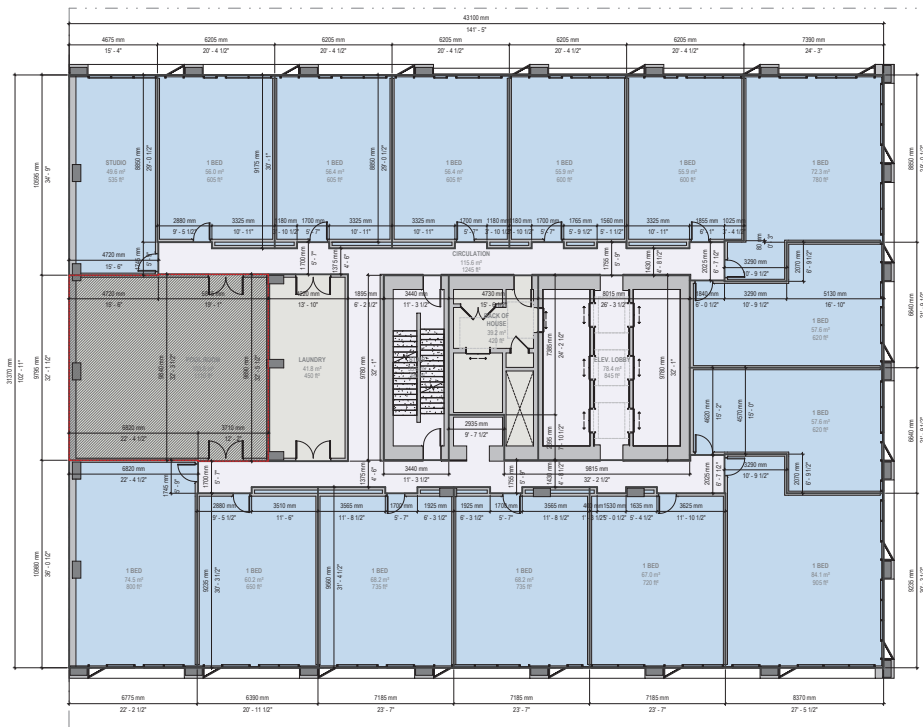
NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS, AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / BACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

LEVEL 04 - GROSS FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
CIRCULATION	115.6 m ²	1,245 ft ²
POOL ROOM	103.6 m ²	1,115 ft ²
1 BED	84.1 m ²	905 ft ²
ELEV LOBBY	78.4 m ²	845 ft ²
1 BED	80.9 m ²	869 ft ²
1 BED	72.3 m ²	780 ft ²
1 BED	68.2 m ²	735 ft ²
1 BED	68.2 m ²	735 ft ²
1 BED	67.5 m ²	729 ft ²
1 BED	60.2 m ²	650 ft ²
1 BED	57.6 m ²	620 ft ²
1 BED	57.6 m ²	620 ft ²
1 BED	56.4 m ²	605 ft ²
1 BED	56.4 m ²	605 ft ²
1 BED	56.0 m ²	600 ft ²
1 BED	55.3 m ²	597 ft ²
1 BED	55.3 m ²	597 ft ²
STUDIO	49.6 m ²	535 ft ²
LAUNDRY	41.8 m ²	450 ft ²
BACK OF HOUSE	39.2 m ²	420 ft ²
TOTAL	301.9 m ²	3261 ft ²
GRAND TOTAL	1,382.1 m ²	14,855 ft ²

LEVEL 04 - FSR EXCLUSIONS		
PROGRAM	AREA (m ²)	AREA (ft ²)
POOL ROOM	103.6 m ²	1,115 ft ²
TOTAL	103.6 m²	1,115 ft²

LEVEL 04 - NET FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
CIRCULATION	118 m ²	1,285 ft ²
1 BED	84.1 m ²	905 ft ²
ELEV LOBBY	78.4 m ²	846 ft ²
1 BED	74.5 m ²	800 ft ²
1 BED	72.3 m ²	780 ft ²
1 BED	68.2 m ²	735 ft ²
1 BED	68.2 m ²	735 ft ²
1 BED	67.3 m ²	720 ft ²
1 BED	60.2 m ²	650 ft ²
1 BED	57.6 m ²	620 ft ²
1 BED	57.6 m ²	620 ft ²
1 BED	56.4 m ²	605 ft ²
1 BED	56.4 m ²	605 ft ²
1 BED	55.3 m ²	600 ft ²
1 BED	55.3 m ²	600 ft ²
1 BED	55.3 m ²	600 ft ²
STAIR	49.6 m ²	535 ft ²
LAUNDRY	41 m ²	450 ft ²
BACK OF HOUSE	39.2 m ²	420 ft ²
STAIR	33.8 m ²	360 ft ²
TOTAL	1,348.5 m²	13,440 ft²



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REVISION			KEY PLAN
NO.	DATE	DESCRIPTION	
A	06/02/2026	Issued for Rezoning Application_Rev 1	

B+H B+H Architects Inc
400-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.685.9913



OWNER :
MARQUEE GROUP

 MARQUEE
Group

Client Address

PROJECT :
2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC.

SHEET CONTENTS :
AREA PLANS OVERLAY -
LEVEL 04

PROJECT NUMBER :
2414077

DRAWING SCALE :
1 : 100

DRAWN BY: _____ CHECKED BY: _____ DATE: _____

JLI WSC 06/02/26

SHEET NO : _____ REV : _____

A124 A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSSE MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE, PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

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(B) PATIOS AND ROOF DECKS, TERRACES, AND
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FIR EXCLUSIONS KEYNOTE

MECHANICAL SPACES FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / BACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

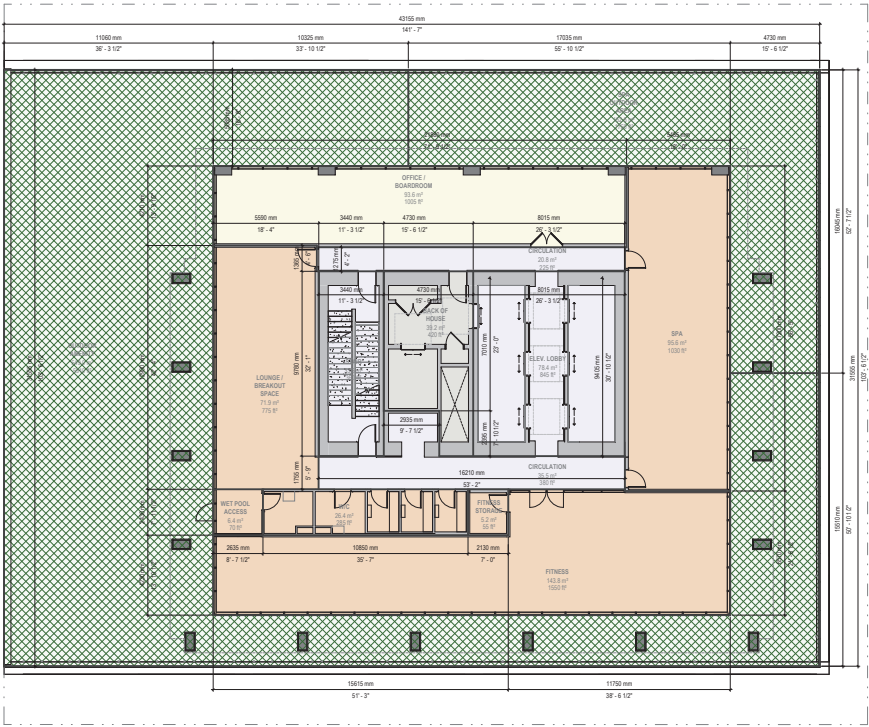
LEVEL 00 - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
FITNESS	143.8 m²	1,550 ft²
SPA	36.4 m²	393 ft²
OFFICE / BOARDROOM	10.8 m²	1,165 ft²
SLU / LOBBY	78.4 m²	845 ft²
LOUNGE / BREAKOUT	71.9 m²	775 ft²
SPACE		
BACK OF HOUSE	39.2 m²	423 ft²
CIRCULATION	35.5 m²	383 ft²
STAIR	33.6 m²	361 ft²
WIC	26.4 m²	285 ft²
CIRCULATION	20.8 m²	225 ft²
WET POOL ACCESS	6.4 m²	70 ft²
FITNESS STORAGE	5.2 m²	56 ft²
TOTAL	650.4 m²	7,000 ft²

LEVEL 00 - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
FITNESS	143.8 m²	1,550 ft²
SPA	36.4 m²	393 ft²
OFFICE / BOARDROOM	10.8 m²	1,165 ft²
SLU / LOBBY	78.4 m²	845 ft²
LOUNGE / BREAKOUT	71.9 m²	775 ft²
SPACE		
BACK OF HOUSE	39.2 m²	423 ft²
CIRCULATION	35.5 m²	383 ft²
STAIR	33.6 m²	361 ft²
WIC	26.4 m²	285 ft²
CIRCULATION	20.8 m²	225 ft²
WET POOL ACCESS	6.4 m²	70 ft²
FITNESS STORAGE	5.2 m²	56 ft²
TOTAL	650.4 m²	7,000 ft²

area exclusions are not applicable on this level (GFA equals NFA)

LEVEL 00 - OUTDOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
SPA OUTDOOR AREA	142.8 m²	1,539 ft²
OUTDOOR AMENITY	348.5 m²	3,755 ft²
TOTAL	711.8 m²	7,660 ft²

outdoor areas do not compute towards the proposed FSR



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KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	06/02/2026	Issued for Planning	Application, Rev 1

B+H B+H Architects Inc
400-1700 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP

Client Address
MARQUEE
Group

PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
AREA PLANS OVERLAY -
LEVEL 00

PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 100

DRAWN BY: JLI CHECKED BY: DATE: 06/02/26

SHEET NO: A125 REV: A

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

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- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:
(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

MECHANICAL SPACES: FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR

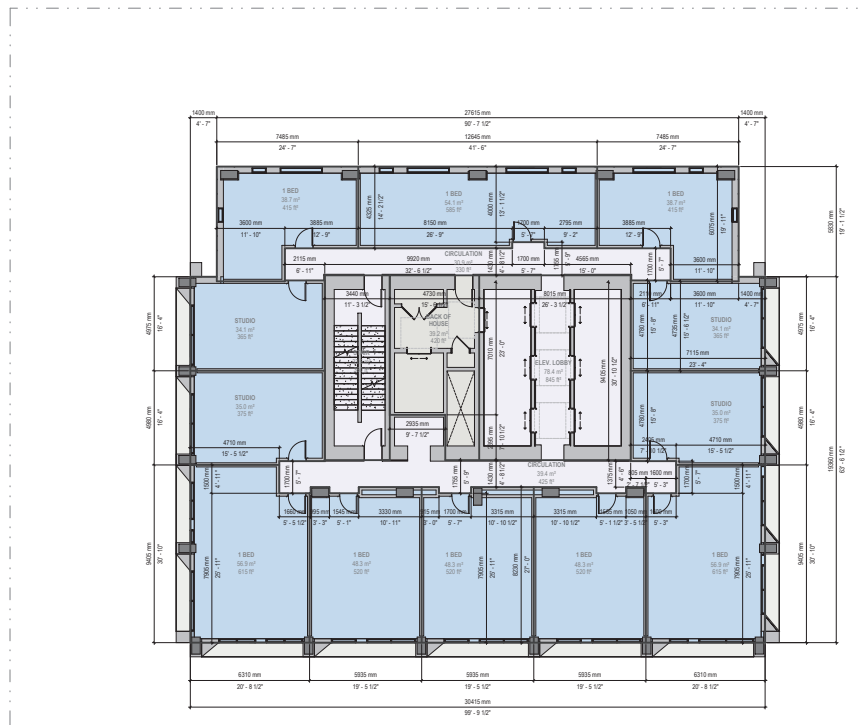
NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS, AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

 STANDARD HOTEL SUITES
 EXTENDED STAY HOTEL SUITES
 CIRCULATION
 HOTEL AMENITY
 ADMIN
 SERVICE / BACK OF HOUSE
 MECHANICAL (EXCLUDED)
 OUTDOOR AMENITY (NOT COMPUTED)

EXTENDED STAY - GROSS FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
ELEV. LOBBY	78.4 m ²	845 ft ²
1 BED	96.9 m ²	615 ft ²
1 BED	96.9 m ²	615 ft ²
1 BED	94.1 m ²	585 ft ²
1 BED	49.3 m ²	530 ft ²
1 BED	49.3 m ²	530 ft ²
1 BED	49.3 m ²	530 ft ²
CIRCULATION	39.4 m ²	425 ft ²
BACK OF HOUSE	39.7 m ²	429 ft ²
1 BED	38.7 m ²	415 ft ²
1 BED	38.7 m ²	415 ft ²
STUDIO	35.0 m ²	375 ft ²
STUDIO	35.0 m ²	375 ft ²
STUDIO	34.1 m ²	365 ft ²
STUDIO	34.1 m ²	365 ft ²
STAR	33.6 m ²	360 ft ²
CIRCULATION	30.9 m ²	333 ft ²
TOTAL	759.9 m²	8,215 ft²

EXTENDED STAY - NET FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
ELEV LOBBY	78.4 m ²	845 ft ²
1 BED	56.9 m ²	615 ft ²
1 BED	56.9 m ²	615 ft ²
1 BED	54.1 m ²	585 ft ²
1 BED	49.3 m ²	530 ft ²
1 BED	49.3 m ²	530 ft ²
1 BED	48.3 m ²	520 ft ²
CIRCULATION	39.4 m ²	425 ft ²
BACK OF HOUSE	39.2 m ²	420 ft ²
1 BED	38.7 m ²	415 ft ²
1 BED	38.7 m ²	415 ft ²
STUDIO	35.0 m ²	375 ft ²
STUDIO	35.0 m ²	375 ft ²
STUDIO	34.1 m ²	365 ft ²
STUDIO	34.1 m ²	365 ft ²
STAR	33.6 m ²	360 ft ²
CIRCULATION	30.9 m ²	335 ft ²
TOTAL	758.0 m²	8,075 ft²

and exclusions are not applicable on this level (GFA equals NFA)



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REVISION		KEY PLAN
NO.	DATE	DESCRIPTION
A	06/02/2026	Issued for Rezoning Application_Rev 1

B+H B+H Architects Inc
400-1706 West 1st Avenue
Vancouver, BC, Canada V6J 1
T 604.685.9913



OWNER :
MARQUEE GROUP

 **MARQUEE**
Group

Client Address

PROJECT :
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC

SHEET CONTENTS :

AREA PLANS OVERLAY - TYP.

EXTENDED STAY HOTEL

(LEVEL 06-15)

PROJECT NUMBER :

2414077

DRAWING SCALE :

1 : 100

DRAWN BY :	CHECKED BY :	DATE:
JLI	WSC	06/02/26

SHEET NO: **A126** REV: **A**

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.9M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND

(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

(A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:

(B) PATIOS ARE ROOF DECKS, TERRACES AND

(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FOR EXCLUSIONS KEYNOTE

MECHANICAL SPACES FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE

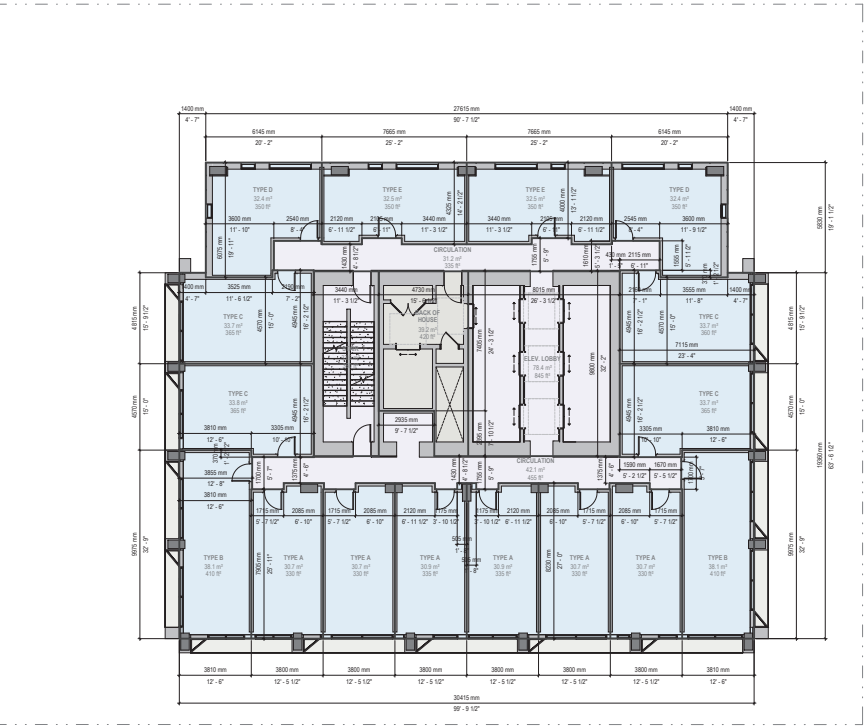
NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

HOTEL - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
ELEV. LOBBY	78.4 m²	845 ft²
CIRCULATION	42.1 m²	453 ft²
BACK OF HOUSE	39.2 m²	423 ft²
TYPE B	38.1 m²	410 ft²
TYPE B	38.1 m²	410 ft²
TYPE C	33.8 m²	363 ft²
TYPE C	33.7 m²	362 ft²
TYPE C	33.7 m²	362 ft²
STAR	33.6 m²	361 ft²
TYPE E	32.5 m²	350 ft²
TYPE E	32.5 m²	350 ft²
TYPE D	32.4 m²	349 ft²
TYPE D	32.4 m²	349 ft²
CIRCULATION	31.2 m²	335 ft²
TYPE A	30.9 m²	333 ft²
TYPE A	30.9 m²	333 ft²
TYPE A	30.7 m²	332 ft²
TYPE A	30.7 m²	332 ft²
TYPE A	30.7 m²	332 ft²
TOTAL	736.8 m²	7,975 ft²

HOTEL - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
ELEV. LOBBY	78.4 m²	845 ft²
CIRCULATION	42.1 m²	453 ft²
BACK OF HOUSE	39.2 m²	423 ft²
TYPE B	38.1 m²	410 ft²
TYPE B	38.1 m²	410 ft²
TYPE C	33.8 m²	363 ft²
TYPE C	33.7 m²	362 ft²
TYPE C	33.7 m²	362 ft²
STAR	33.6 m²	361 ft²
TYPE E	32.5 m²	350 ft²
TYPE E	32.5 m²	350 ft²
TYPE D	32.4 m²	349 ft²
TYPE D	32.4 m²	349 ft²
CIRCULATION	31.2 m²	335 ft²
TYPE A	30.9 m²	333 ft²
TYPE A	30.9 m²	333 ft²
TYPE A	30.7 m²	332 ft²
TYPE A	30.7 m²	332 ft²
TYPE A	30.7 m²	332 ft²
TOTAL	736.8 m²	7,975 ft²



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KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	06/02/2026		Issued for Planning Application, Rev 1

B+H B+H Architects Inc
400-1700 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
AREA PLANS OVERLAY - TYP.
HOTEL (LEVEL 16-25)

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 06/02/26
REV: 1

A127 A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING)
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND

(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

(A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:

(B) PATIOS AND ROOF DECKS, TERRAZZES, AND

(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FIR EXCLUSIONS KEYNOTE

MECHANICAL SPACES FLOOR AREA EXCLUSIONS FOR ROOF SPACES DESIGNATED FOR MECHANICAL USE

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECT'S GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

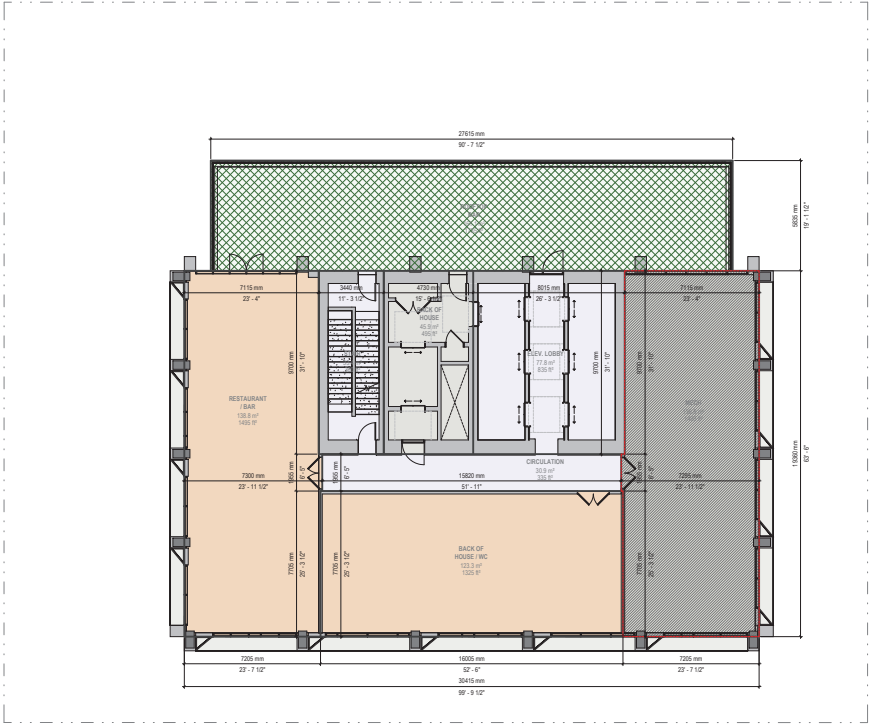
ROOFTOP - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
MECH	138.8 m²	1,486 ft²
RESTAURANT / BAR	138.8 m²	1,486 ft²
BACK OF HOUSE / BIC	123.3 m²	1,325 ft²
ELEV. LOBBY	77.8 m²	839 ft²
BACK OF HOUSE	46.9 m²	505 ft²
STAIR	33.4 m²	360 ft²
CIRCULATION	33.9 m²	364 ft²
TOTAL	588.9 m²	6,340 ft²

ROOFTOP - FIR EXCLUSIONS		
PROGRAM	AREA (m²)	AREA (ft²)
MECH	138.8 m²	1,486 ft²
TOTAL	138.8 m²	1,486 ft²

ROOFTOP - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
RESTAURANT / BAR	138.8 m²	1,486 ft²
BACK OF HOUSE / BIC	123.3 m²	1,325 ft²
ELEV. LOBBY	77.8 m²	839 ft²
BACK OF HOUSE	46.9 m²	505 ft²
STAIR	33.4 m²	360 ft²
CIRCULATION	33.9 m²	364 ft²
TOTAL	486.1 m²	5,240 ft²

ROOFTOP - OUTDOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
ROOFTOP BAR	181.1 m²	1,958 ft²
TOTAL	181.1 m²	1,958 ft²

Outdoor areas do not compute towards the proposed FDR



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	06/02/2026	Issued for Planning	Application, Rev 1

B+H B+H Architects Inc.
402-1708 West 1st Avenue
Vancouver, BC, Canada V6U 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
AREA PLANS OVERLAY -
ROOFTOP (LEVEL 26)

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100

DRAWN BY: JLI
CHECKED BY: WSC
DATE: 06/02/26
SHEET NO: A128
REV: A

AREAS SHOWN IN PUG HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

ELEV. MACHINE ROOM - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
MACHINE ROOM	128.3 m²	1,380 ft²
STAIR	36.1 m²	390 ft²
TOTAL	164.4 m²	1,770 ft²

ELEVATOR MACHINE ROOM - FSR EXCLUSIONS		
PROGRAM	AREA (m ²)	AREA (ft ²)
MACHINE ROOM	128.3 m ²	1,380 ft ²
STAIR	36.1 m ²	390 ft ²
TOTAL	164.4 m²	1,770 ft²

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:
(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

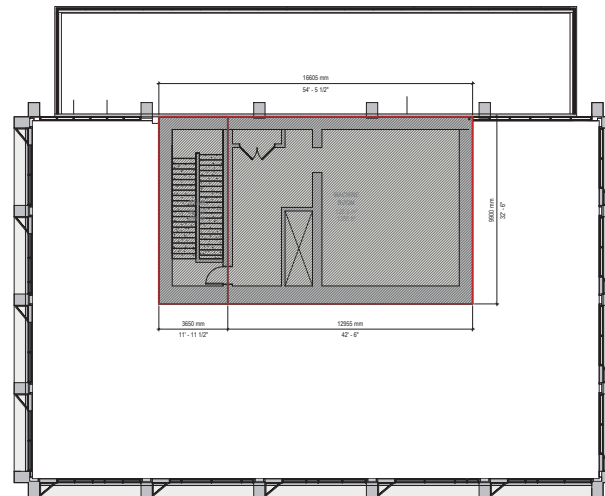
COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

- (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
(B) PATIOS AND ROOF DECKS / TERRACES; AND
(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR
DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND
MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

MECHANICAL SPACES: FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS, AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / BACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)



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REVISION		KEY PLAN
NO.	DATE	DESCRIPTION
A	06/02/2026	Issued for Rezoning Application_Rev 1

B+H B+H Architects Inc
400-1706 West 1st Avenue
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T 604.685.9913
an  company



OWNER :
MARQUEE GROUP



Client Address _____
PROJECT :
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC

AREA PLANS OVERLAY -
ELEVATOR MACHINE ROOM

PROJECT NUMBER :
2414077

DRAWING SCALE :
1 : 100

DRAWN BY: JLI CHECKED BY: WSC DATE: 06/02/26

SHEET NO: **A129** REV: **A**

A129 A

GENERAL NOTES

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- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND

(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

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(A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
(B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:
(A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
(B) PATIOS AND ROOF DECKS / TERRACES; AND
(C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE

MECHANICAL SPACES: FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS, AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE

AREA OVERLAYS COLOUR KEYNOTE

	STANDARD HOTEL SUITES
	EXTENDED STAY HOTEL SUITES
	CIRCULATION
	HOTEL AMENITY
	ADMIN
	SERVICE / BACK OF HOUSE
	MECHANICAL (EXCLUDED)
	OUTDOOR AMENITY (NOT COMPUTED)

GROSS FLOOR AREA		
LEVEL	AREA (m ²)	AREA (ft ²)
LEVEL 15	750.0 m ²	8,075 ft ²
LEVEL 16	750.0 m ²	8,075 ft ²
LEVEL 17	750.0 m ²	8,075 ft ²
LEVEL 18	750.0 m ²	8,075 ft ²
LEVEL 19	750.0 m ²	8,075 ft ²
LEVEL 20	750.0 m ²	8,075 ft ²
LEVEL 21	750.0 m ²	8,075 ft ²
LEVEL 22	750.0 m ²	8,075 ft ²
LEVEL 23	750.0 m ²	8,075 ft ²
LEVEL 24	750.0 m ²	8,075 ft ²
LEVEL 25	750.0 m ²	8,075 ft ²
LEVEL 26	580.9 m ²	6,340 ft ²
ROOF	164.4 m ²	1,761 ft ²
	21,624.3 m²	232,740 ft²

NET FLOOR AREA		
LEVEL	AREA (m²)	AREA (m²)
LEVEL 01	1.025 1 m²	11.035 81
GRASS MEZZANINE	146 7 m²	1.580 18
LEVEL 02	1.342 7 m²	14.450 81
LEVEL 03	1.248 1 m²	13.440 37
LEVEL 04	1.248 1 m²	13.440 37
LEVEL 05	802 4 m²	7.200 18
LEVEL 06	750 0 m²	8.075 81
LEVEL 07	750 0 m²	8.075 81
LEVEL 08	750 0 m²	8.075 81
LEVEL 09	750 0 m²	8.075 81
LEVEL 10	750 0 m²	8.075 81
LEVEL 11	750 0 m²	8.075 81
LEVEL 12	750 0 m²	8.075 81
LEVEL 13	750 0 m²	8.075 81

NET FLOOR AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 14	750.0 m²	8,075 ft²
LEVEL 15	750.0 m²	8,075 ft²
LEVEL 16	750.0 m²	8,075 ft²
LEVEL 17	750.0 m²	8,075 ft²
LEVEL 18	750.0 m²	8,075 ft²
LEVEL 19	750.0 m²	8,075 ft²
LEVEL 20	750.0 m²	8,075 ft²
LEVEL 21	750.0 m²	8,075 ft²
LEVEL 22	750.0 m²	8,075 ft²
LEVEL 23	750.0 m²	8,075 ft²
LEVEL 24	750.0 m²	8,075 ft²
LEVEL 25	750.0 m²	8,075 ft²
LEVEL 26	451.9 m²	4,845 ft²
	21,111.9 m²	227,245 ft²

HOTEL SUITES AREA		
LEVEL	AREA (m ²)	AREA
LEVEL 16	525.4 m ²	5,65
LEVEL 17	525.4 m ²	5,65
LEVEL 18	525.4 m ²	5,65
LEVEL 19	525.4 m ²	5,65
LEVEL 20	525.4 m ²	5,65
LEVEL 21	525.4 m ²	5,65
LEVEL 22	525.4 m ²	5,65
LEVEL 23	525.4 m ²	5,65
LEVEL 24	525.4 m ²	5,65
LEVEL 25	525.4 m ²	5,65
	5,254.0 m ²	56,50

CIRCULATION AREA		
LEVEL	AREA (m ²)	AREA (ft ²)
LEVEL 01	280.2 m ²	3,115 ft ²
GRESS MEZZANINE	146.7 m ²	1,580 ft ²
LEVEL 02	202.4 m ²	2,180 ft ²
LEVEL 03	227.6 m ²	2,450 ft ²
LEVEL 04	227.6 m ²	2,450 ft ²
LEVEL 05	168.3 m ²	1,810 ft ²
LEVEL 06	182.3 m ²	1,965 ft ²
LEVEL 07	182.3 m ²	1,965 ft ²
LEVEL 08	182.3 m ²	1,965 ft ²
LEVEL 09	182.3 m ²	1,965 ft ²
LEVEL 10	182.3 m ²	1,965 ft ²
LEVEL 11	182.3 m ²	1,965 ft ²
LEVEL 12	182.3 m ²	1,965 ft ²
LEVEL 13	182.3 m ²	1,965 ft ²

SERVICE / BACK OF HOUSE AREA		
LEVEL	AREA (m ²)	AREA (ft ²)
EL 01	301.6 m ²	3,245 ft ²
EL 02	39.2 m ²	420 ft ²
EL 03	81.0 m ²	870 ft ²
EL 04	81.0 m ²	870 ft ²
EL 05	39.2 m ²	420 ft ²
EL 06	39.2 m ²	420 ft ²
EL 07	39.2 m ²	420 ft ²
EL 08	39.2 m ²	420 ft ²
EL 09	39.2 m ²	420 ft ²
EL 10	39.2 m ²	420 ft ²
EL 11	39.2 m ²	420 ft ²
EL 12	39.2 m ²	420 ft ²
EL 13	39.2 m ²	420 ft ²
EL 14	39.2 m ²	420 ft ²

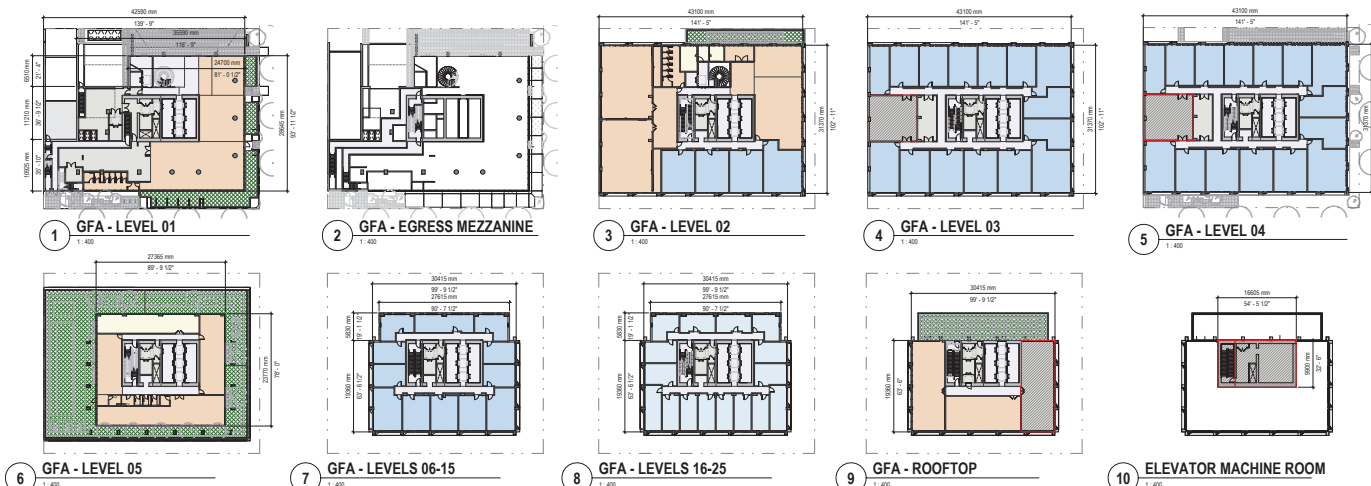
OUTDOOR AMENITY AREA		
LEVEL	AREA (sq')	AREA (sq')
LEVEL 01	130.7 sq'	1,405 sq'
LEVEL 02	79.7 sq'	860 sq'
LEVEL 05	711.6 sq'	7,660 sq'
LEVEL 26	981.1 sq'	1,735 sq'
	1,983.2 sq'	11,660 sq'

INDOOR AMENITY AREA		
LEVEL	AREA (sq')	AREA (sq')
LEVEL 01	434.2 sq'	4,675 sq'
LEVEL 02	772.3 sq'	8,315 sq'

MECHANICAL AREA		
LEVEL	AREA (m ²)	AREA
LEVEL 03	103.6 m ²	1.11
LEVEL 04	103.6 m ²	1.11
LEVEL 26	138.8 m ²	1.49
ROOF	164.4 m ²	1.77
	510.4 m ²	5.48

EL 14	39.2 m ³	420 t ³
EL 15	39.2 m ³	420 t ³
EL 16	39.2 m ³	420 t ³
EL 17	39.2 m ³	420 t ³
EL 18	39.2 m ³	420 t ³
EL 19	39.2 m ³	420 t ³
EL 20	39.2 m ³	420 t ³
EL 21	39.2 m ³	420 t ³
EL 22	39.2 m ³	420 t ³
EL 23	39.2 m ³	420 t ³
EL 24	39.2 m ³	420 t ³
EL 25	39.2 m ³	420 t ³
EL 26	45.9 m ³	495 t ³
	1 122.8 m ³	14 725.0 t ³

ADMIN AREA		
LEVEL	AREA (m ²)	AREA (ft ²)
LEVEL 02	41.3 m ²	445 ft ²
LEVEL 05	93.6 m ²	1,005 ft ²
	134.9 m²	1,450 ft²



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REVISION		KEY PLAN
NO.	DATE	DESCRIPTION
A	28/10/2025	Issued for Rezoning Application
B	06/02/2026	Issued for Rezoning Application, Rev. 1

B+H B+H Architects Inc
400-1706 West 1st Avenue
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T 604.685.9913



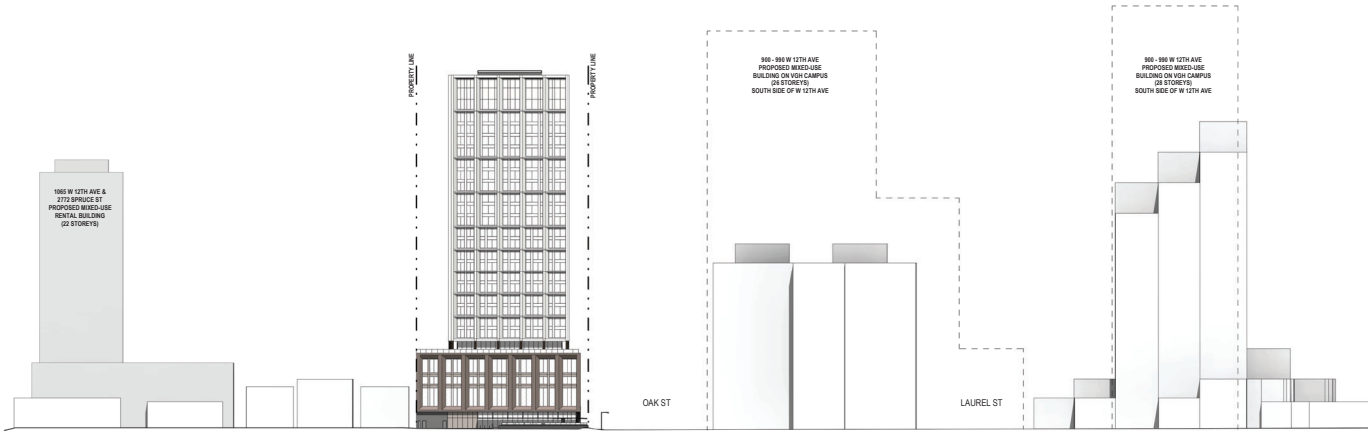
OWNER :
MARQUEE GROUP

 MARQUEE
Group

Client Address
PROJECT :
2777 OAK STREET HOTEL

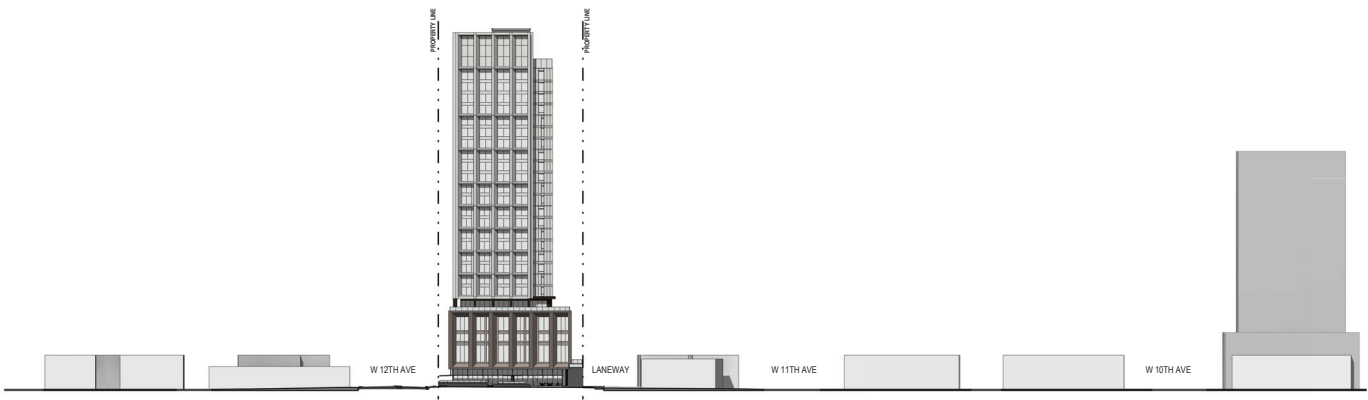
2777 Oak Street, Vancouver BC
SHEET CONTENTS :
**AREA PLANS OVERLAYS -
SUMMARY**

PROJECT NUMBER :		
2414077		
DRAWING SCALE :		
As indicated		
DRAWN BY :	CHECKED BY :	DATE :
JLI	WSC	06/02/26
SHEET NO :		REV
A130		B



1 STREET ELEVATION - W 12TH AVE

1:500



2 STREET ELEVATION - OAK STREET

1:500

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KEY PLAN

REVISION	
NO.	DATE
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DESCRIPTION	
Issued for Planning Application	
Issued for Planning Application	
Application, Rev 1	

B+H B+H Architects Inc
405-1706 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
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30 Company

SEAL



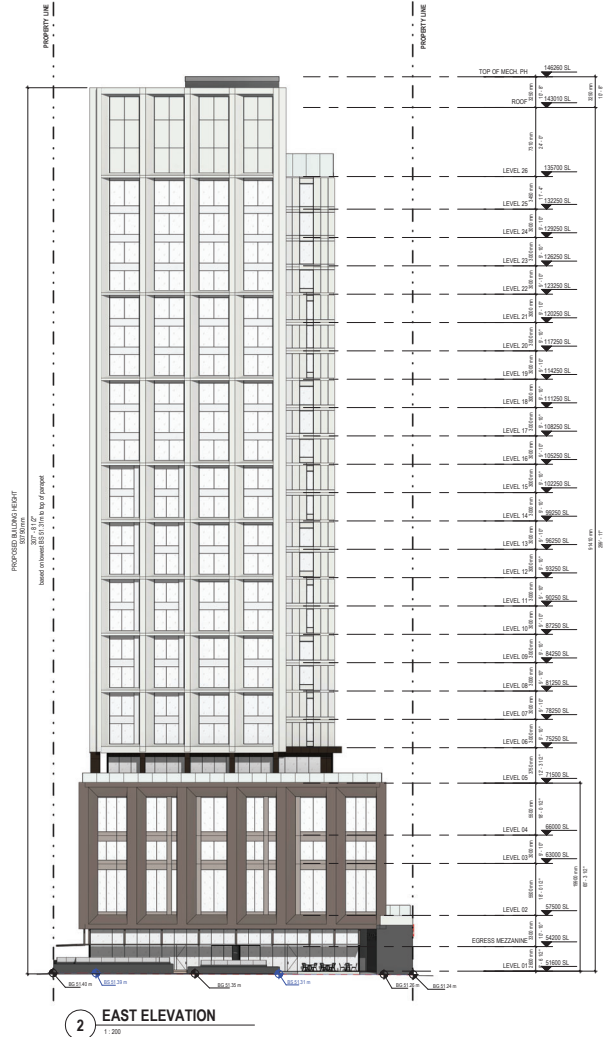
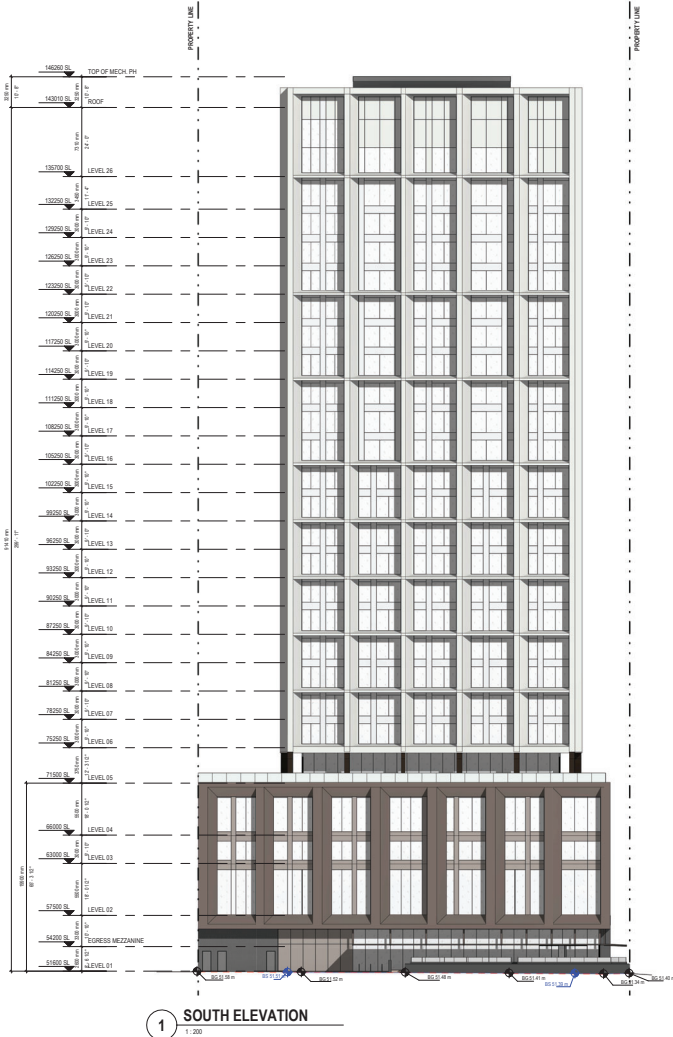
OWNER:
MARQUEE GROUP



Client Address:
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
STREET ELEVATIONS

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 500
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A300 REV: B



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B+H B+H Architects Inc
405-1708 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
Client Address
MARQUEE Group

PROJECT:
2777 OAK STREET HOTEL

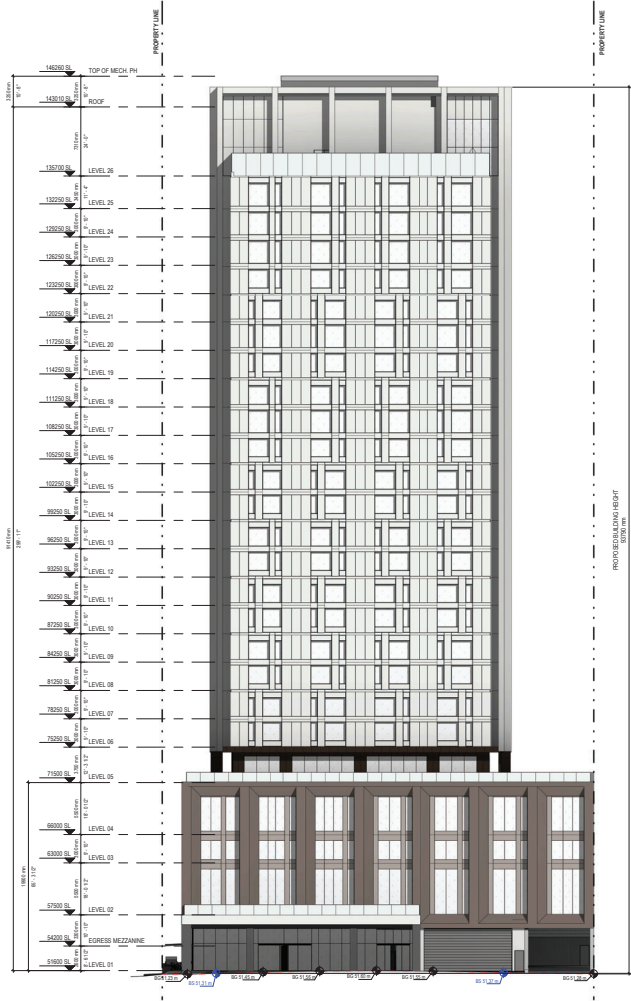
2777 Oak Street, Vancouver BC
SHEET CONTENTS:
BUILDING ELEVATIONS - SOUTH & EAST

PROJECT NUMBER:
2414077

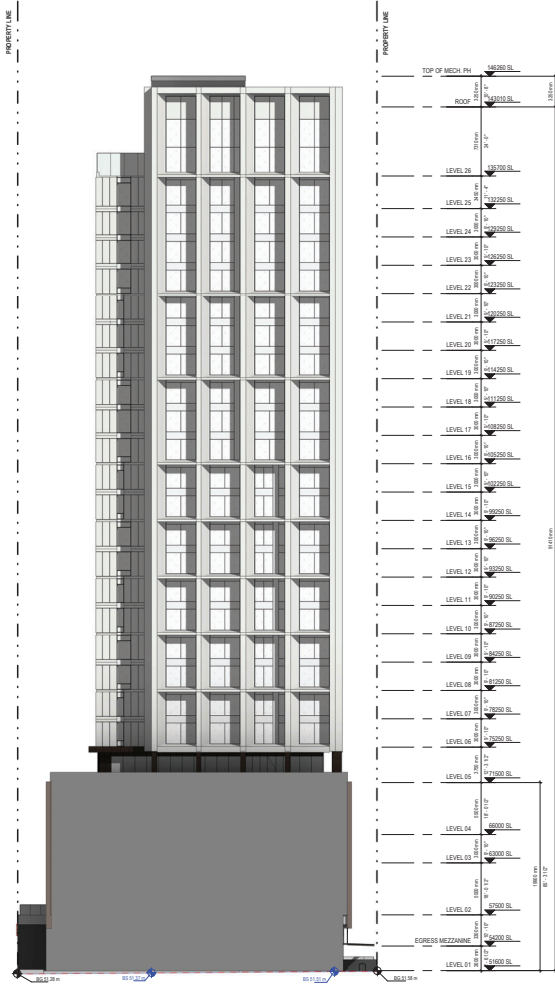
DRAWING SCALE:
1:200

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25

SHEET NO: A301 REV: B



1 NORTH ELEVATION
1:200



2 WEST ELEVATION
1:200

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Vancouver, BC, Canada V6J 0E4
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OWNER:
MARQUEE
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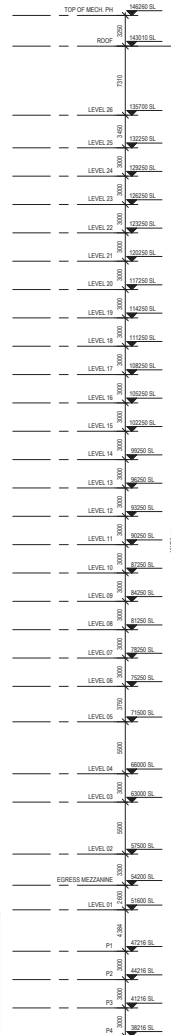
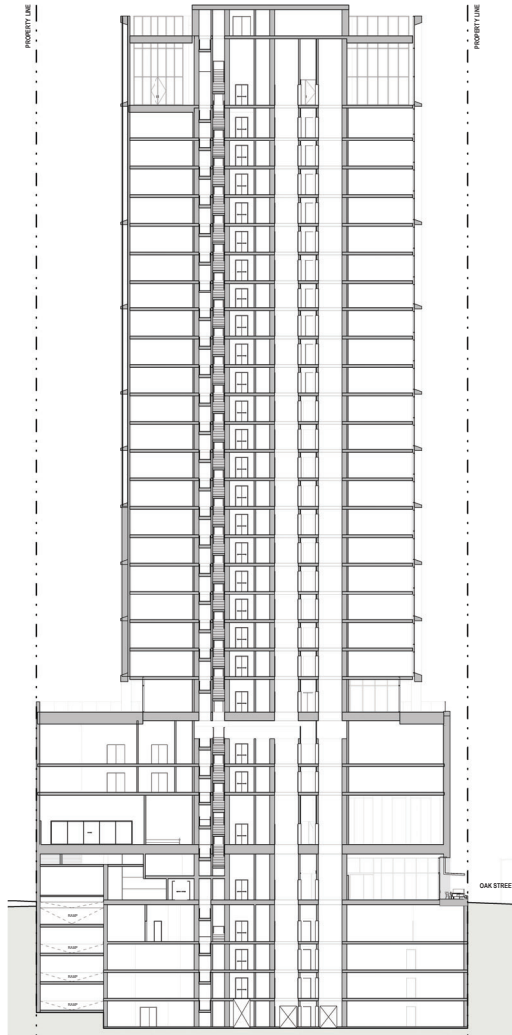
Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
BUILDING ELEVATIONS -
NORTH & WEST

PROJECT NUMBER:
2414077

DRAWING SCALE:
1:200

DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A302
REV: B



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.

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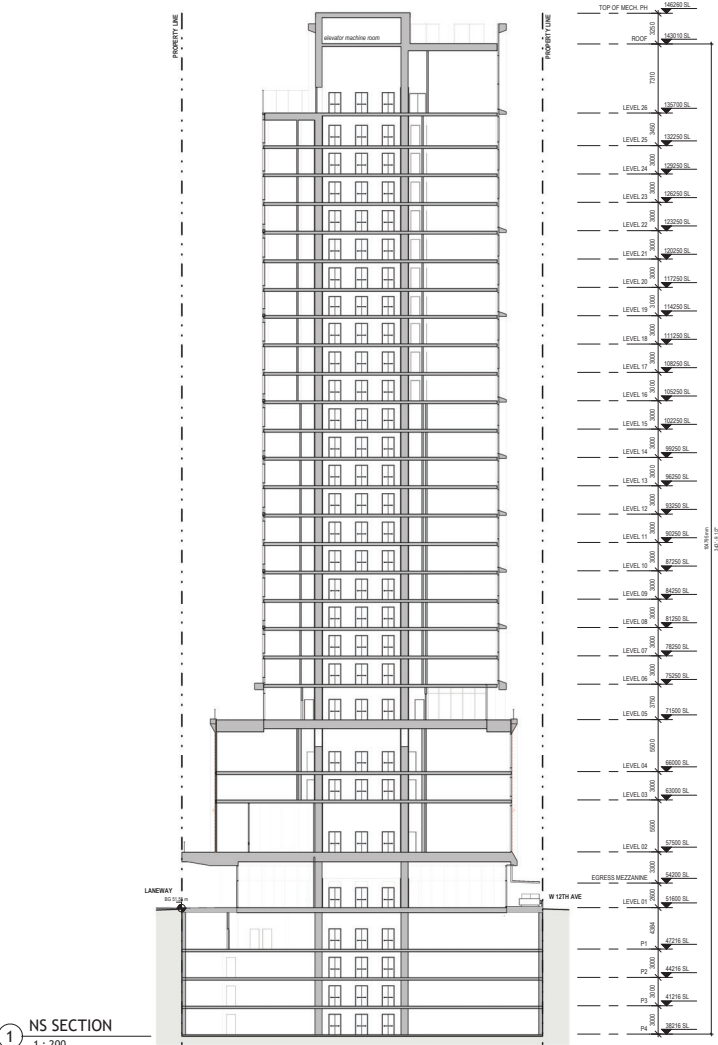
B+H B+H Architects Inc
405-1708 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9973



OWNER:
MARQUEE GROUP
Client Address
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
EW SECTION

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 200
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: **A400** REV: **B**



1 NS SECTION
1 : 200



2 RAMP SECTION
1 : 200

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2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC
SHEET CONTENTS:
NS SECTION

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 200
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: **A401** REV: **B**



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK
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CONSULTANT.

KEY PLAN

REVISION		
NO.	DATE	DESCRIPTION
A	28/10/2025	Issued for Planning Application
B	06/02/2026	Issued for Planning Application, Rev 1

B+H B+H Architects Inc
405-1788 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
T 604.695.9979



OWNER:
MARQUEE GROUP
Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
**ARCHITECTURAL
VISUALIZATIONS**

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 1
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: **A900** REV: **B**



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KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025	Issued for Planning Application	
B	06/02/2026	Issued for Planning Application, Rev 1	

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IN **BC** company

SEAL



OWNER:
MARQUEE GROUP



Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
ARCHITECTURAL
VISUALIZATIONS

PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 1

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25

SHEET NO: A901 REV: B