




CONTEXT PLAN

PROJECT CONTACTS	DRAWING LIST
<b>ARCHITECT:</b>  GUSTAVSON WYLIE ARCHITECTS INC. 280-1040 WEST GEORGIA STREET, VANCOUVER, BC V6E 4H1 CONTACT: RON BARON OFFICE: 604.317.5517 E-MAIL: rbaron@gwa.ca	<b>ARCHITECTURAL</b> A000 COVER SHEET A100 CODE ANALYSIS & CONTEXT PLAN A190 DEMOLITION PLAN BAR OSO/ PROVISIONS A200 PARTITION PLAN BAR OSO/ PROVISIONS A201 EXISTING REFLECTED SOFFIT CEILING PLAN BAR OSO/ PROVISIONS A400 EXISTING REFLECTED SOFFIT CEILING PLAN BAR OSO/ PROVISIONS A401 PROPOSED REFLECTED SOFFIT CEILING PLAN BAR OSO/ PROVISIONS A402 EXISTING REFLECTED SOFFIT CEILING PLAN BAR OSO/ PROVISIONS A403 PROPOSED REFLECTED SOFFIT CEILING PLAN BAR OSO/ PROVISIONS A501 PROPOSED EXTERIOR ELEVATIONS A502 EXISTING EXTERIOR ELEVATIONS A503 EXTERIOR EXHAUST SHAFT DETAILS A504 EXTERIOR EXHAUST SHAFT DETAILS

BUILDING INFORMATION	
CIVIC ADDRESS	UNITS 120, 130, 140, & 150 - 4222 VILLAGE SQUARE, WHISTLER, BC
LEGAL DESCRIPTION	STRATA LOT 1, DISTRICT LOT 1902, STRATA PLAN VR.877
ZONING	CC1 ZONE
EXISTING FLOOR AREA (CONSOLIDATED TENANT SPACE)	+/- 3,974 SQ. FT (+/- 369.27 SQ. M)
PROPOSED FLOOR AREA (CONSOLIDATED TENANT SPACE)	+/- 4,041 SQ. FT (+/- 375.42 SQ. M)
EXISTING GROSS FLOOR AREA (PARCEL)	5,405 SQ. M
MAXIMUM GROSS FLOOR AREA (PARCEL)	5,425 SQ. M
NEW STRAIGHT STORE FRONT FACADE TO ADD	+/- 6.15 SQ. M TO THE OVERALL GROSS FLOOR AREA
NEW TOTAL GROSS FLOOR AREA (PARCEL)	5,411.15 SQ. M
EXISTING BAR OSO MAIN FLOOR AREA	+/- 600 SQ. FT (+/- 55.74 SQ. M)
EXISTING BAR OSO BASEMENT FLOOR AREA	+/- 1,650 SQ. FT (+/- 153.29 SQ. M)
EXISTING BAR OSO BASEMENT PUBLIC FLOOR AREA	+/- 1,191 SQ. FT (+/- 110.64 SQ. M)
EXISTING BAR OSO BASEMENT S.O.H. FLOOR AREA	+/- 595 SQ. FT (+/- 55.2 SQ. M)
BUILDING HEIGHT	4 STORES (NO CHANGE)

NOTE: THIS DELEGATED DEVELOPMENT PERMIT APPLICATION COVERS THE FOLLOWING SCOPE:

1 - MINOR ALTERATIONS TO THE EXISTING GROUND LEVEL STOREFRONT GEOMETRY AT UNITS 120, 130, 140 & 150 AS PART OF A PROPOSED CONSOLIDATION OF THOSE SEPARATE UNITS INTO ONE NEW TENANT SPACE. THE NEW TENANT SPACE WILL HAVE A NEW SLIGHTLY RELOCATED MAIN ENTRY AND A MORE UNIFIED FRONT FACADE THAT BETTER RELATES TO THE PROPOSED NEW INTERIOR LAYOUT. NEW WOOD WINDOWS ARE PROPOSED WITHIN THIS ALTERED FRONTAGE (PLACED WITHIN THE OPENINGS OF THE EXISTING WINDOWS). THESE WINDOWS WILL BE OF STAINED WOOD TO MATCH THE EXISTING ADJACENT WINDOWS. THE MAJORITY OF THE EXISTING BRICK UPSTAND WALL IS TO REMAIN (AND WHERE NECESSARY) MINOR NEW INFILL UPSTAND WALL WILL USE EXISTING BRICK AND OR BRICK TO MATCH THE ADJACENT EXISTING.

2- A NEW MECHANICAL DUCT SHAFT ENCLOSURE IS PROPOSED TO HOUSE NEW EXHAUST DUCTING THAT WILL RUN UP THE EAST SIDE OF THE BUILDING. THIS SHAFT WILL BE ENCLOSED WITH A STUCCO FINISH TO MATCH THE EXISTING ADJACENT SIDING.

3 - ONE SMALL NEW VENTILATION LOUVRE IS PROPOSED ON THE EAST FAÇADE - PAINTED TO MATCH THE EXISTING ADJACENT WALL FINISH.

THIS DELEGATED DEVELOPMENT PERMIT APPLICATION HAS BEEN SUBMITTED CONCURRENTLY WITH AN ASSOCIATED BUILDING PERMIT APPLICATION.

THE OVERALL INCREASE TO THE GROSS FLOOR AREA, DUE TO THE MINOR ALTERATION OF THE STOREFRONT AT THE CONSOLIDATED TENANT UNITS IS 6.1 SQUARE METERS.

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3	07/19/21	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
2	06/30/21	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
1	06/04/21	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
NO	MM/DD/YY	ISSUED FOR	BY

DRAWING TITLE
CONTEXT PLAN

PROJECT
TENANT IMPROVEMENTS BAR OSO/ PROVISIONS
120, 130, 140, & 150 - 4222 VILLAGE SQUARE WHISTLER, BC

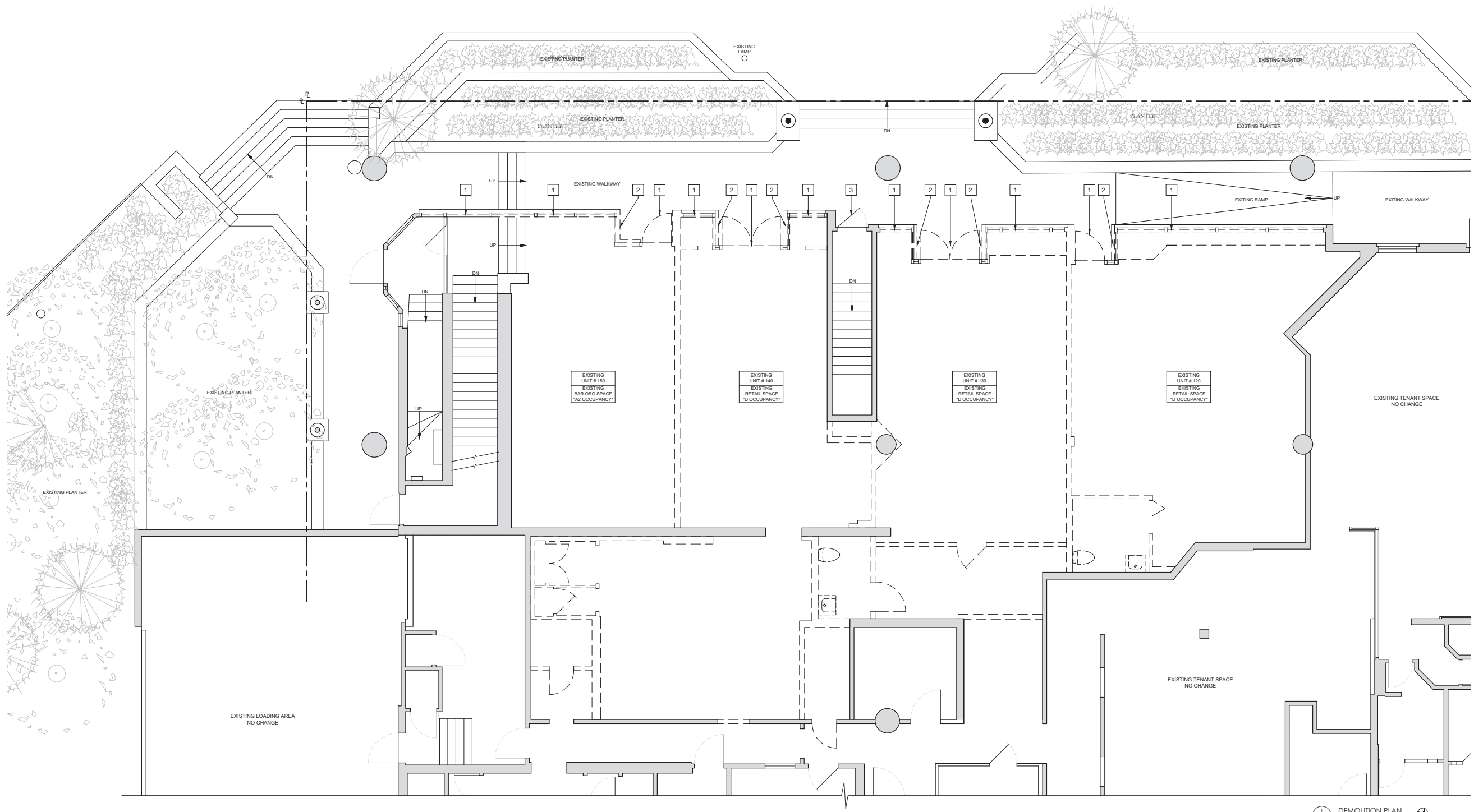


architecture planning interiors

GUSTAVSON WYLIE ARCHITECTS INC.  
SUITE 280 - 1040 WEST GEORGIA STREET  
VANCOUVER, BC CANADA V6E 4H1  
P: 604.317.5517 F: 604.317.4203 www.gwa.ca



SCALE: NTS	SHEET NO.
DRAWN BY: JR	A000
CHECKED BY: RB	
DATE: MAY, 2021	
PROJECT NO.: 21002	



DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	INTERIOR WALLS TO BE REMOVED

- GENERAL NOTES**
- NOTES:**
- THIS DRAWING HAS BEEN PREPARED FROM EXISTING DRAWINGS AND SURVEY INFORMATION. CONTRACTOR TO VERIFY ALL INFORMATION ON SITE.
  - MAINTAIN OPERATIONS OF ALL BUILDING SERVICES INCLUDING DATA, TELEPHONE AND ALARM. ENSURE NO INTERRUPTIONS OF THESE SERVICES OCCUR DUE TO EXECUTION OF THE WORK.
  - CARRY OUT DEMOLITION OUTSIDE OF NORMAL WORK HOURS UNLESS OTHERWISE APPROVED BY TENANT, LANDLORD AND PROPERTY MANAGER.
  - REMOVE AND DISPOSE OF DEMOLISHED MATERIALS, UNLESS OTHERWISE NOTED.
  - MINIMIZE TO THE GREATEST EXTENT POSSIBLE, DAMAGE TO ADJACENT SURFACES DURING DEMOLITION. MAKE GOOD ANY SURFACES OR MATERIALS NOT INTENDED TO BE REMOVED WHICH ARE DAMAGED BY THIS DETERMINE SPECIFICATION AND QUALITY OF SUCH SURFACES OR MATERIALS BY INSPECTION.
  - PROTECT OWN WORK, THE WORK OF OTHERS, AND NEW, EXISTING AND ADJACENT STRUCTURES FROM DAMAGE DURING DEMOLITION. PROTECTION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO WINDOWS, FLOORS, CEILINGS, DEMISING WALLS.
  - REMOVE DEMOLISHED MATERIALS AND DEBRIS FROM THE WORK AREA ON A CONTINUAL BASIS. DO NOT OVERLOAD OR DAMAGE ITEMS OR SURFACES TO REMAIN.
  - PROVIDE ALL NECESSARY AND REQUIRED MEANS FOR BOTH THE REMOVAL AND DISPOSAL OF ALL RUBBISH, DEBRIS, DEMOLISHED FIXTURES AND FITTINGS AND ALL OTHER ITEMS NOT SCHEDULED TO REMAIN AT THE PLACE OF THE WORK, RESULTING FROM THE OPERATIONS OF THIS WORK. PROVIDE ALL NECESSARY AND REQUIRED GARBAGE BINS AND CHUTES.
  - RECYCLE ALL MATERIALS NOT RECLAIMED WHERE FACILITIES EXIST.
  - ALL CUTTING/PATCHING WORK SHALL BE DONE IN A MANNER TO RECEIVE NEW WORK AND FINISHES.
  - LEVEL AND PATCH DAMAGE TO SUB-FLOOR CAUSED BY REMOVAL OF FLOOR FINISHES.
  - MAKE GOOD ALL REQUIRED FIREPROOFING OR FIRE-RESISTANCE RATED ASSEMBLIES DAMAGED OR REMOVED IN THE PERFORMANCE OF THE WORK. FIRE RESISTANCE RATING SHALL MATCH EXISTING.

- DEMOLITION KEYNOTES**
- DEMOLISH ALL EXISTING EXTERIOR WINDOWS AND DOOR SYSTEM AS SHOWN. EXISTING LOW PARTITION WALL AND FINISHES TO REMAIN AS IS UNLESS OTHERWISE NOTED.
  - DEMOLISH EXISTING LOW PARTITION WALL, RETURNS AND FINISHES. PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED.
  - EXISTING EXTERIOR EXIT DOOR TO REMAIN

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**DEMOLITION PLAN  
BAR OSO/ PROVISIONS**

**PROJECT**

TENANT IMPROVEMENTS  
BAR OSO/ PROVISIONS

120, 130, 140, & 150 - 4222  
VILLAGE SQUARE  
WHISTLER, BC



SCALE: 1/4" = 1'-0"

DRAWN BY: JR

CHECKED BY: RB

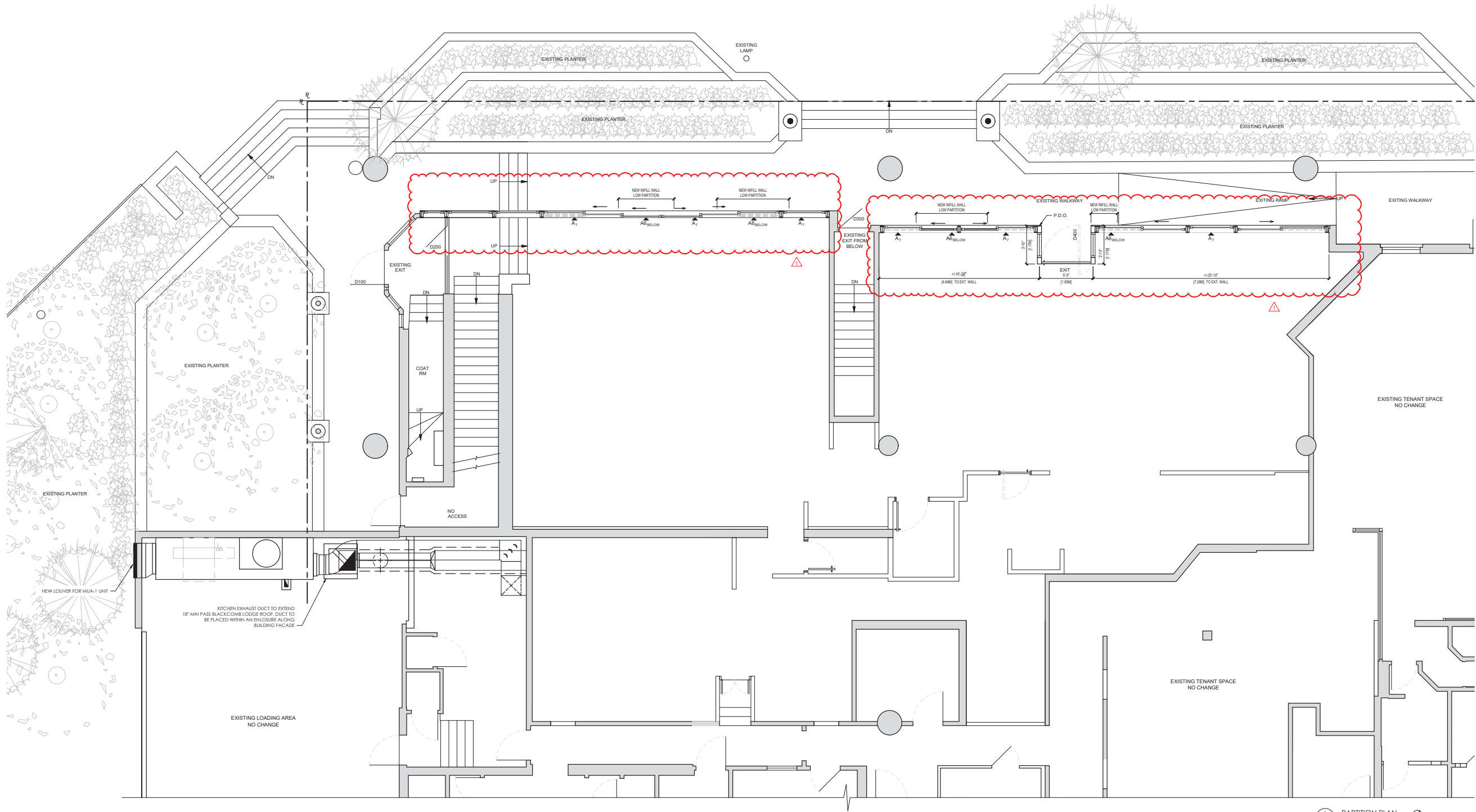
DATE: MAY, 2021

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SHEET NO.

**A100**





1  
-  
PARTITION PLAN  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE					
TAG	TYPE	SIZE	FINISH	LOCATION	REMARKS
D100	EXISTING SINGLE DOOR	EXISTING	EXISTING	EXTERIOR	
D200	EXISTING SINGLE DOOR	EXISTING	EXISTING	EXISTING ENTRANCE	
D300	EXISTING SINGLE DOOR	EXISTING	EXISTING	EXTERIOR FROM BELOW	
D400	NEW ENTRY/EXIT DOOR	CUSTOM	WD	EXTERIOR	

PARTITION LEGEND CONT.	
TAG	DESCRIPTION
A6 ▶	NEW EXTERIOR WALL: LOW PARTITION 5/8" GYPSUM WALL BOARD POLY VAPOUR BARRIER STEEL STUD WALL BATT INSULATION FULL CAVITY DENSGLAS GOLD OR EQUAL SHEATHING TROWEL ON AIR BARRIER MEMBRANE DRAINAGE MAT RE-USED EXISTING BRICK CLADDING OR NEW TO MATCH EXIST
A7 ▶	NEW EXTERIOR GLAZING SYSTEM: NEW OPERABLE WINDOWS WITHIN EXISTING OPENING. FORM AND CHARACTER TO MATCH EXISTING ADJACENT SOLID WOOD. STAINED TO MATCH REDWOOD NATURAL TONE ST-122

SYMBOL LEGEND	
	ELEVATION TAG: REFER TO CORRESPONDING SHEET
D110	DOOR TAG: REFER TO DOOR SCHEDULE
W3 ▶	WALL TYPE: REFER TO WALL TYPE LEGEND
P.D.O	POWER DOOR OPERATION @ 3'-0" A.F.F

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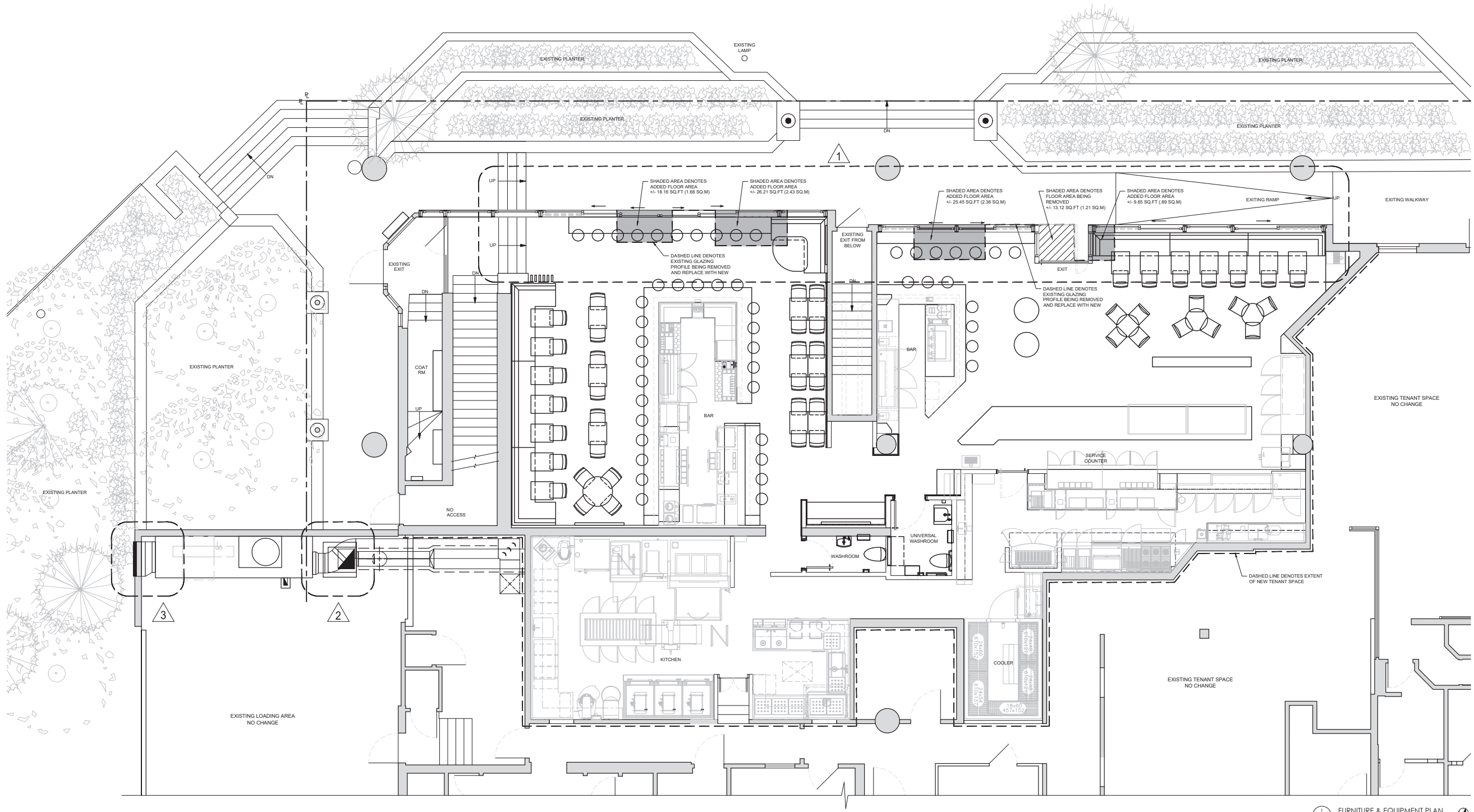
DRAWING TITLE  
**PARTITION PLAN  
BAR OSO/ PROVISIONS**

PROJECT  
**TENANT IMPROVEMENTS  
BAR OSO/ PROVISIONS**  
120, 130, 140, & 150 - 4222  
VILLAGE SQUARE  
WHISTLER, BC

**GWA**  
architecture planning interiors  
GUSTAVSON WILHE ARCHITECTS INC.  
SUITE 200 - 1040 WEST GEORGINA STREET  
VANCOUVER, BC V6H 2M6  
P: 604-687-2511 F: 604-687-4203 www.gwa.ca

SCALE: 1/4" = 1'-0"  
DRAWN BY: JR  
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DATE: MAY, 2021  
PROJECT NO: 21002

SHEET NO.  
**A200**



NOTE: THIS DELEGATED DEVELOPMENT PERMIT APPLICATION COVERS THE FOLLOWING SCOPE:

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#### NOTES

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#### DRAWING TITLE

### FURNITURE AND EQUIPMENT PLAN

#### BAR OSO/ PROVISIONS

PROJECT

TENANT IMPROVEMENTS  
BAR OSO/ PROVISIONS

120, 130, 140, & 150 - 4222  
VILLAGE SQUARE  
WHISTLER, BC



SCALE: 1/4"=1'-0"

DRAWN BY: JR

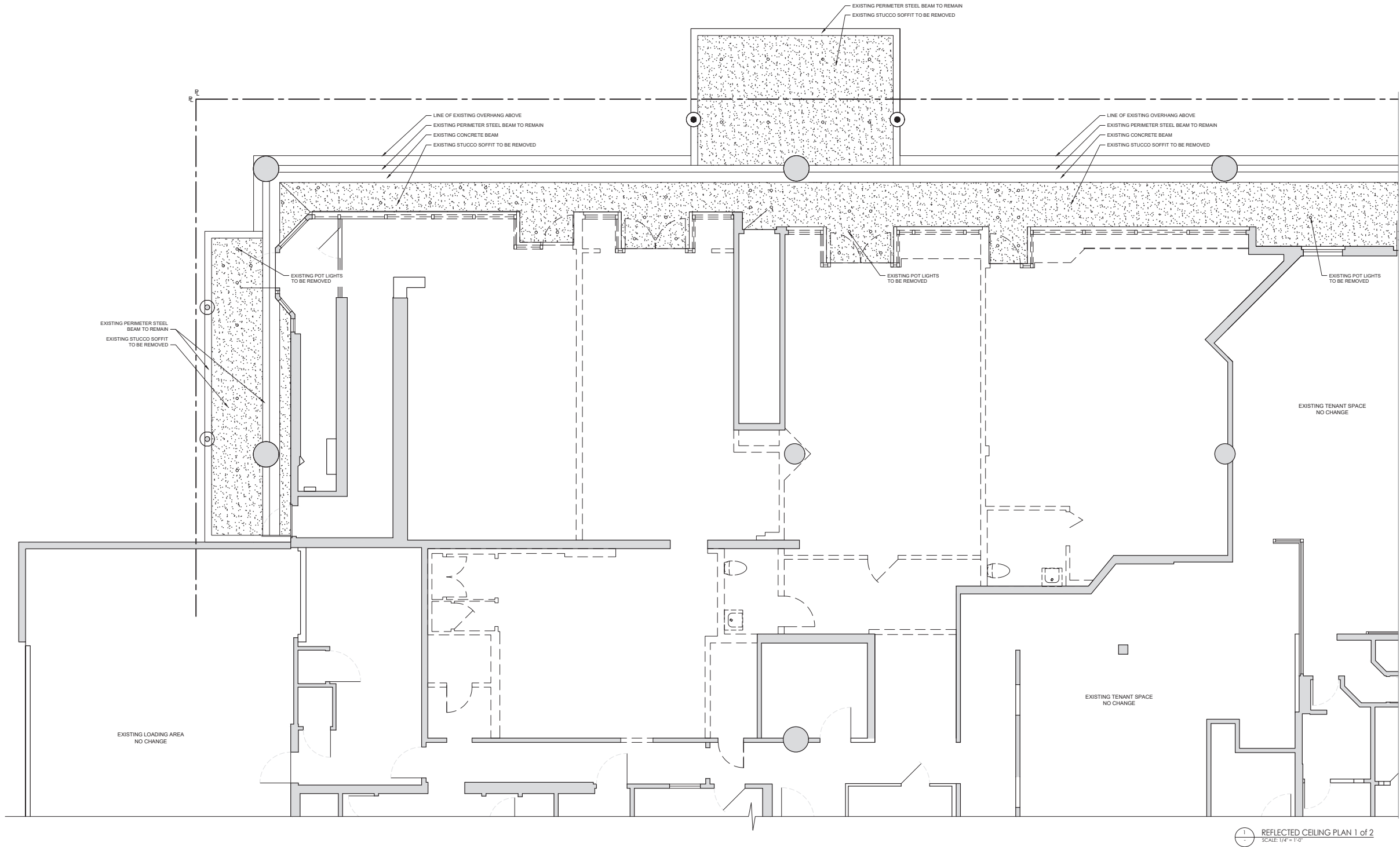
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SHEET NO.

## A300



REFLECTED CEILING PLAN 1 of 2  
SCALE: 1/4" = 1'-0"

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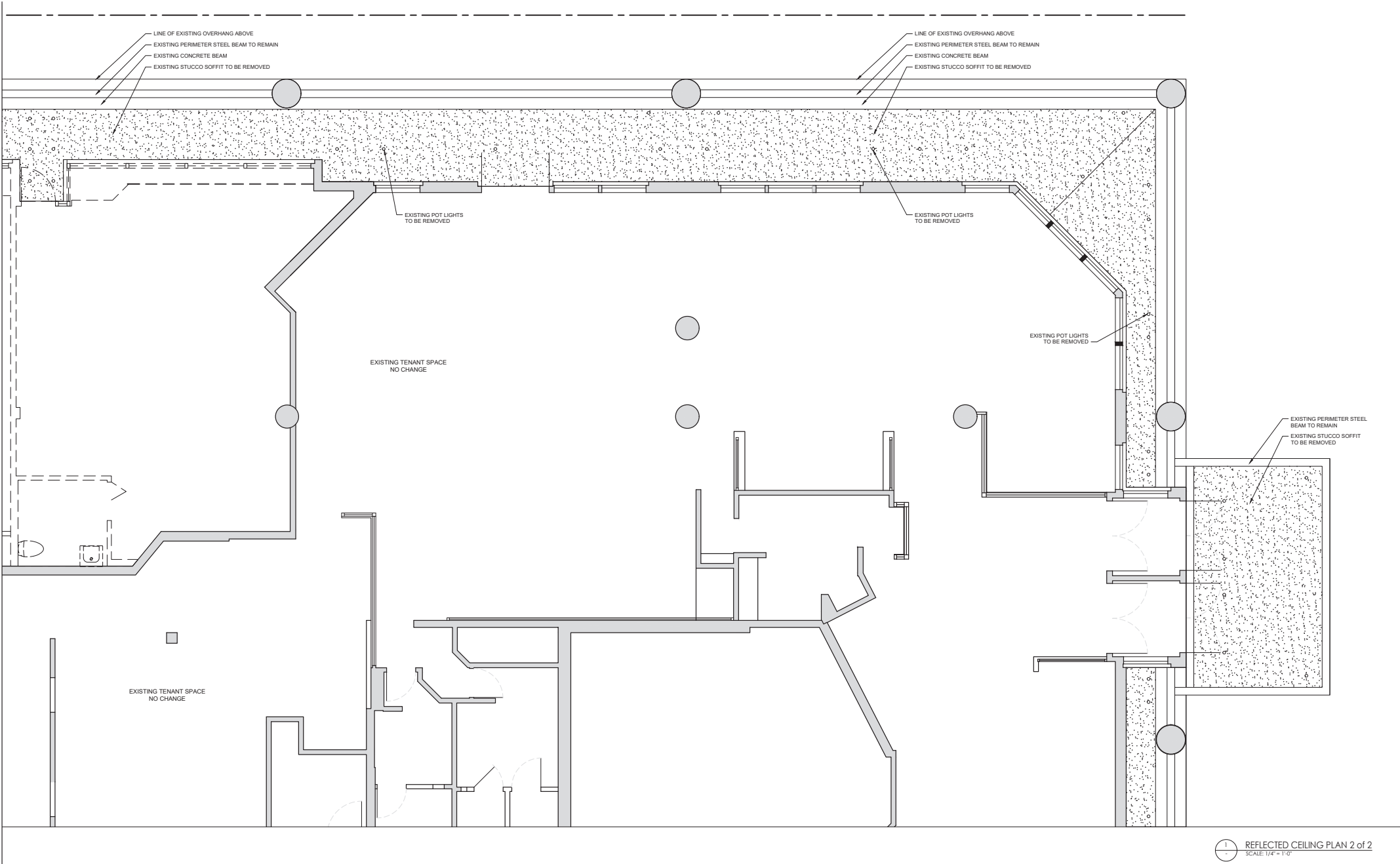
DRAWING TITLE  
**EXISTING REFLECTED  
SOFFIT CEILING PLAN  
BAR OSO/ PROVISIONS**

PROJECT  
**TENANT IMPROVEMENTS  
BAR OSO/ PROVISIONS**  
120, 130, 140, & 150 - 4222  
VILLAGE SQUARE  
WHISTLER, BC



SCALE: 1/4" = 1'-0"  
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**A400**



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EXISTING REFLECTED SOFFIT CEILING PLAN

BAR OSO/ PROVISIONS

PROJECT

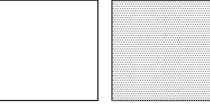
TENANT IMPROVEMENTS

BAR OSO/ PROVISIONS

120, 130, 140, & 150 - 4222

VILLAGE SQUARE

WHISTLER, BC



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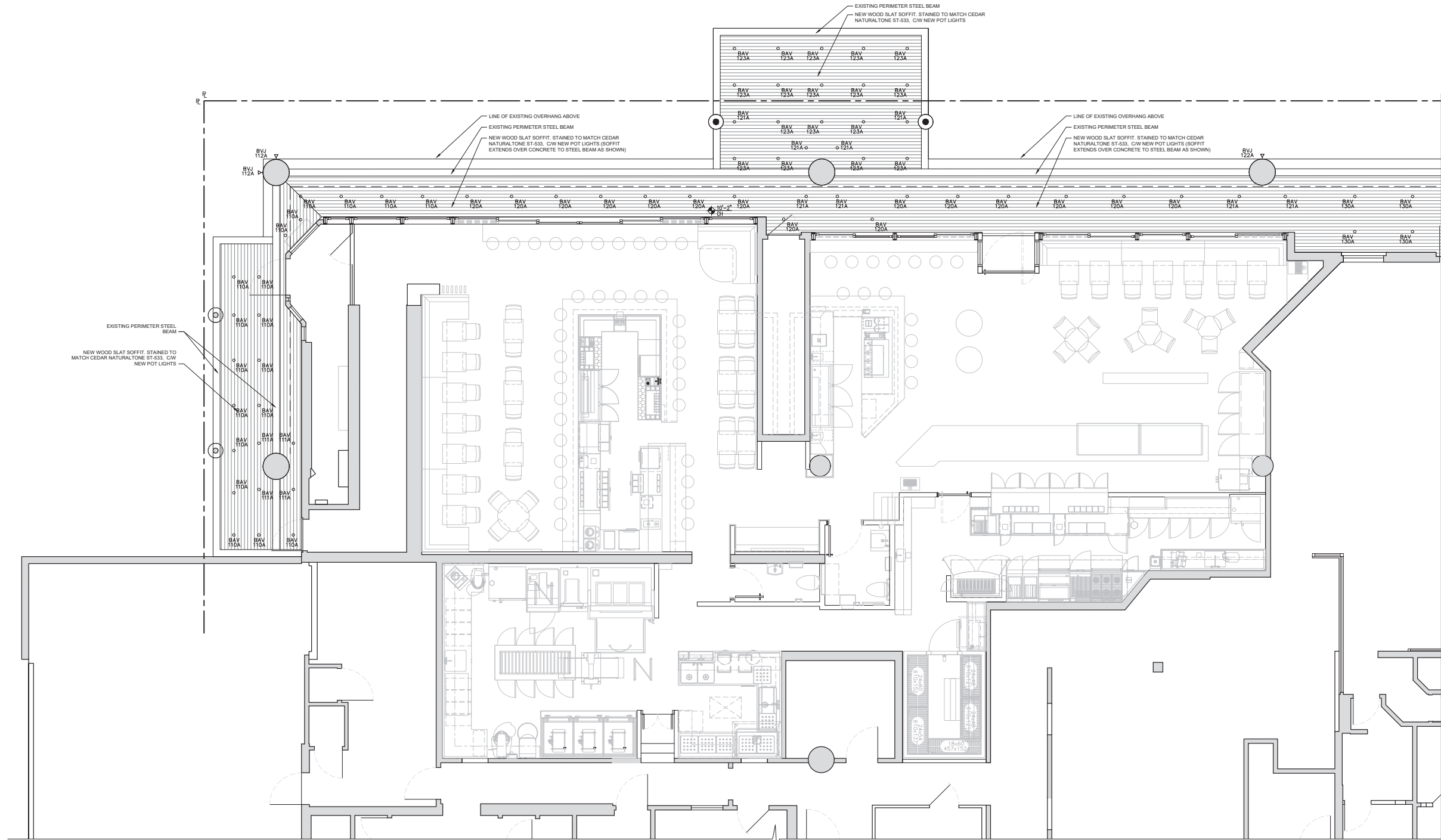
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**PROPOSED REFLECTED SOFFIT CEILING PLAN BAR OSO/ PROVISIONS**

PROJECT

**TENANT IMPROVEMENTS BAR OSO/ PROVISIONS**

120, 130, 140, & 150 - 4222 VILLAGE SQUARE WHISTLER, BC



SCALE: 1/4"=1'-0"

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PROJECT NO.: 21002

SHEET NO.

**A401**

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DRAWING TITLE

PROPOSED REFLECTED  
SOFFIT CEILING PLAN  
BAR OSO/ PROVISIONS

PROJECT

TENANT IMPROVEMENTS  
BAR OSO/ PROVISIONS

120, 130, 140, & 150 - 4222  
VILLAGE SQUARE  
WHISTLER, BC



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SCALE: 3/16" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1" = 1'-0"

DRAWING TITLE

EXISTING EXTERIOR  
ELEVATIONS

**GWA**  
architecture planning interiors  
GUSTAVISON WYLLIE ARCHITECTS INC.  
SUITE 260 - 1040 WEST GEORGIA STREET  
VANCOUVER, BC CANADA V6E 4R7  
P: 604-687-2811 F: 604-687-4253 [www.gwa.ca](http://www.gwa.ca)

SHEET NO.

# A500

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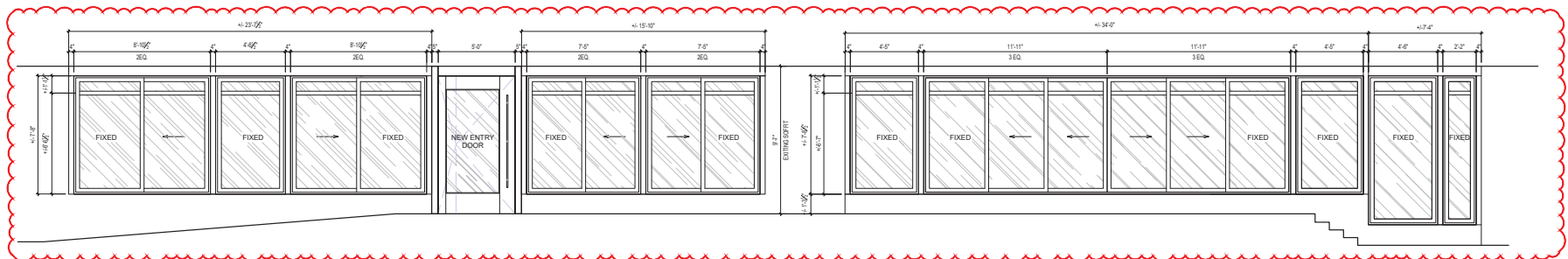
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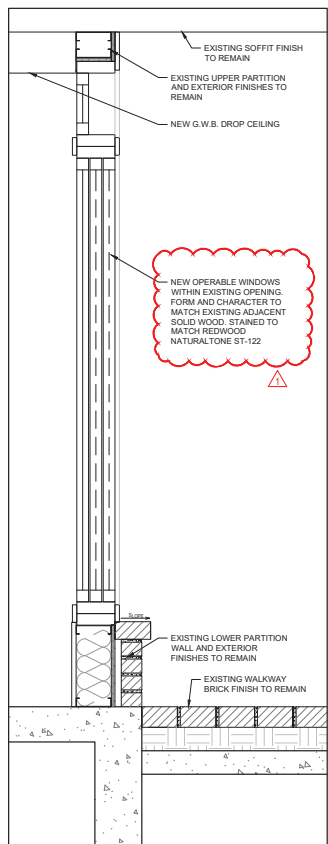
1 PROPOSED VILLAGE STROLL ELEVATION  
SCALE: 3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED WINDOW ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED WINDOW SECTION  
SCALE: 1" = 1'-0"

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**PROPOSED EXTERIOR ELEVATIONS**

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WHISTLER, BC

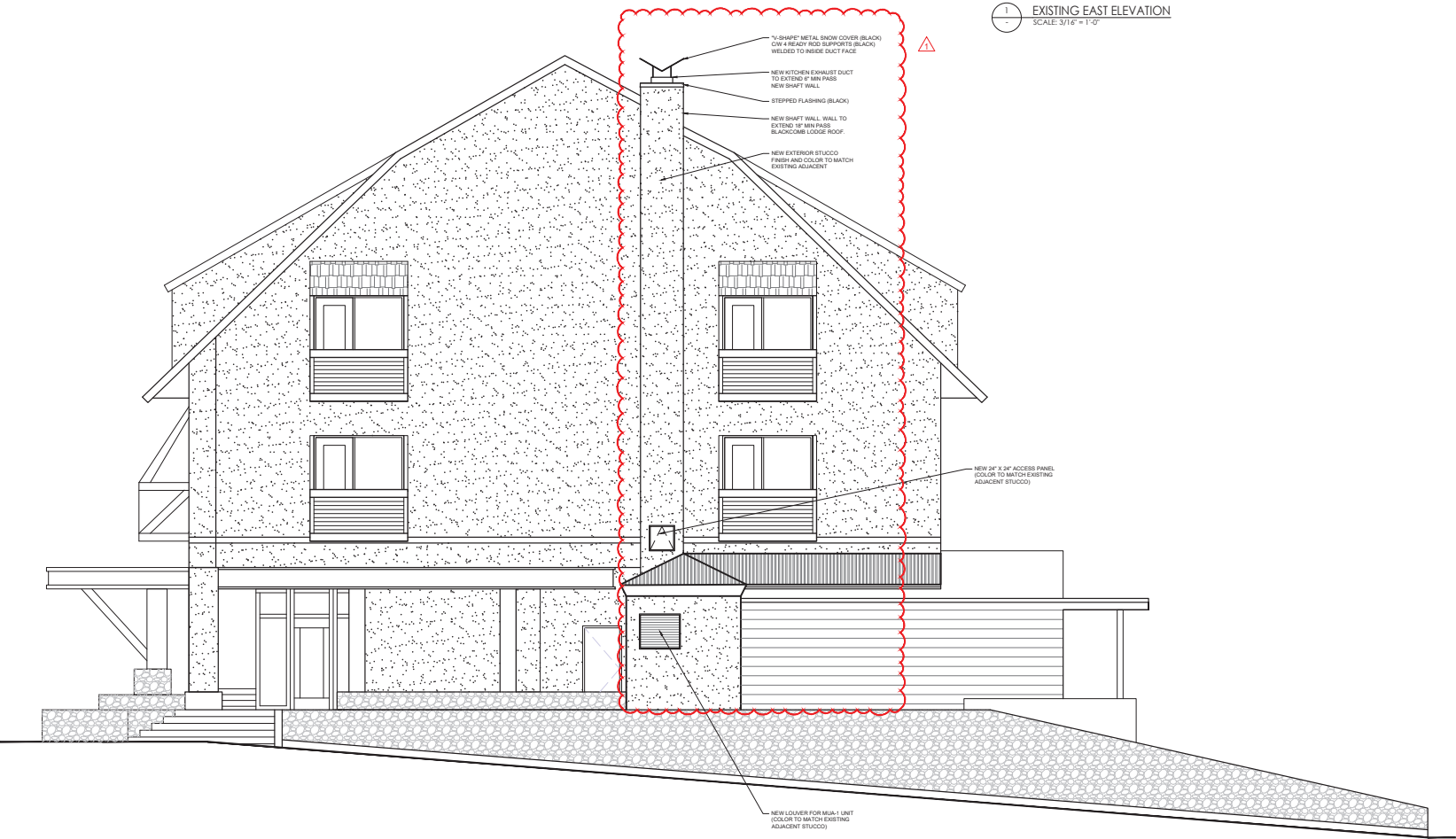
**GWA**  
architecture planning interiors  
GUSTAVSON WYLLIE ARCHITECTS INC.  
SUITE 200 - 1000 WEST GEORGE STREET  
VANCOUVER, BC V6E 4H7  
P: 604-687-2511 F: 604-687-4203 www.gwa.ca

SCALE: AS NOTED  
DRAWN BY: JR  
CHECKED BY: RB  
DATE: MAY, 2021  
PROJECT NO: 21002

SHEET NO.  
**A501**



1 EXISTING EAST ELEVATION  
SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 3/16" = 1'-0"

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WRITTEN PERMISSION.  
THE GENERAL CONTRACTOR SHALL REVIEW  
THE DOCUMENTS FOR CONFORMANCE OF  
CODES AND BY-LAWS AND SHALL ADVISE THE  
ARCHITECTS OF ANY DISCREPANCIES HE MAY  
NOTE. THE GENERAL CONTRACTOR SHALL  
CHECK AND VERIFY ALL DIMENSIONS AND  
REPORT ALL ERRORS AND OMISSIONS TO THE  
DESIGNER. DO NOT SCALE THE DRAWINGS

4	08/31/21	RE-ISSUED FOR DEVELOPMENT PERMIT	JR
3	07/19/21	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
2	06/30/21	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
1	06/04/21	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
NO	MM/DD/YY	ISSUED FOR	BY

DRAWING TITLE  
**EXISTING EXTERIOR  
ELEVATIONS**

PROJECT  
**TENANT IMPROVEMENTS  
BAR OSO/ PROVISIONS**  
120, 130, 140, & 150 - 4222  
VILLAGE SQUARE  
WHISTLER, BC

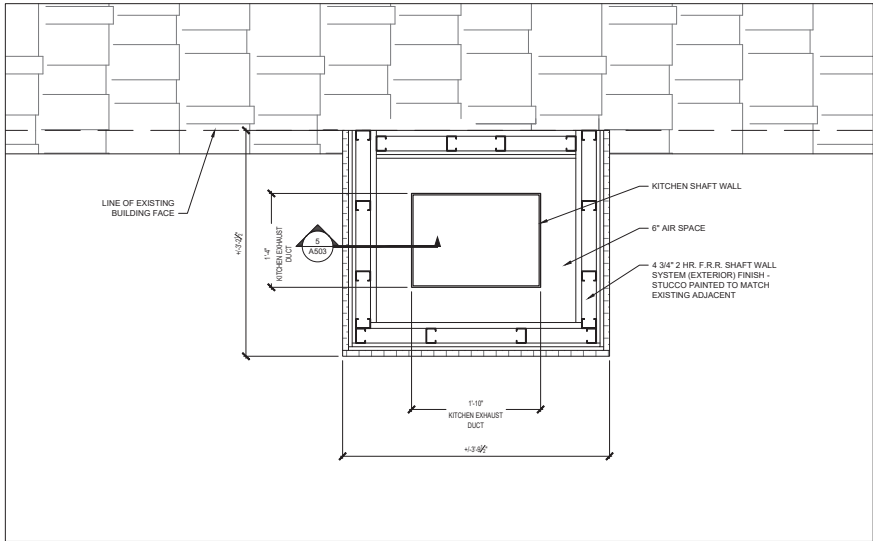
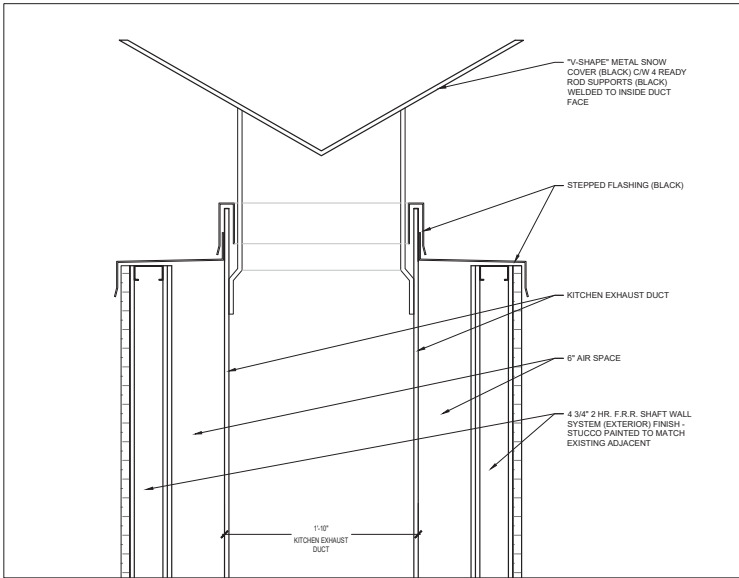
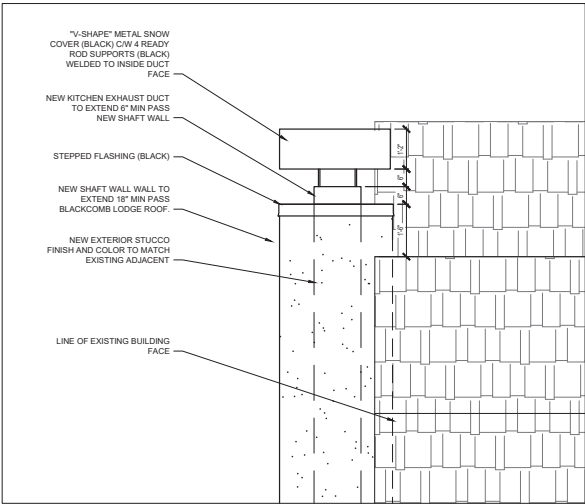
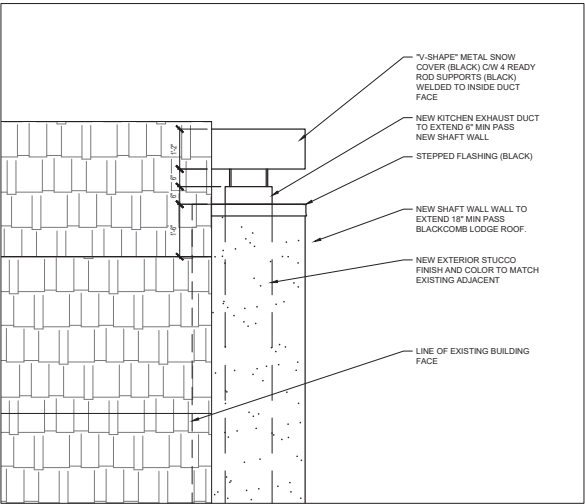
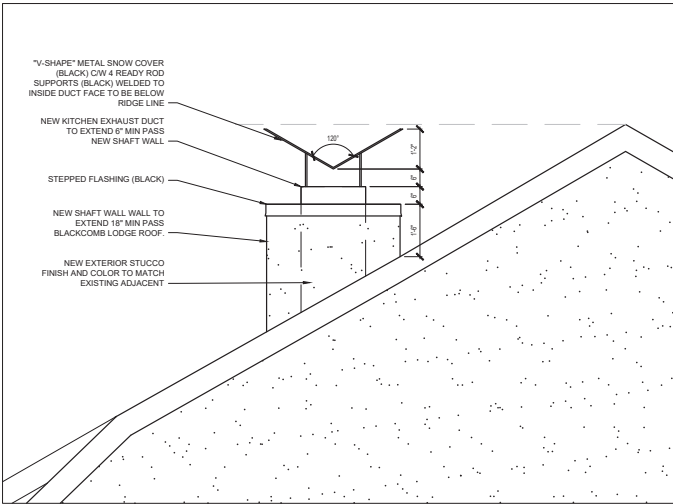
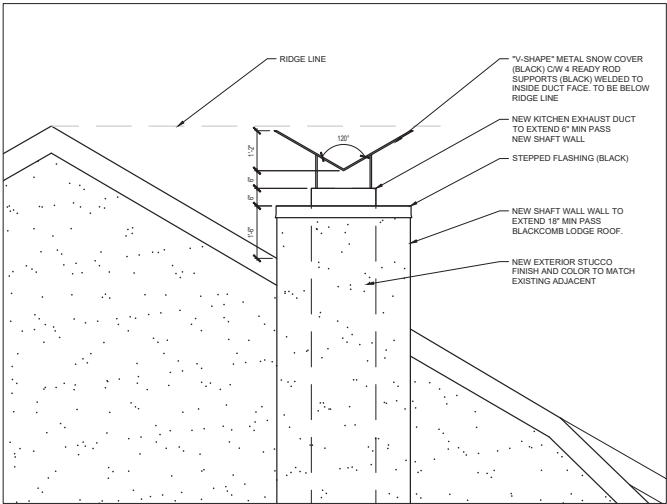


SCALE: **AS NOTED**  
DRAWN BY: **JR**  
CHECKED BY: **JB**  
DATE: **MAY, 2021**  
PROJECT NO.: **21002**

SHEET NO.  
**A502**

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4	08/31/21	RE-ISSUED FOR DEVELOPMENT PERMIT	JR
3	07/19/21	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
2	06/30/21	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
1	06/04/21	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	JR
NO	MM/DD/YY	ISSUED FOR	BY

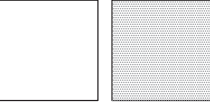
DRAWING TITLE

EXTERIOR SHAFT DETAILS

PROJECT

TENANT IMPROVEMENTS  
BAR OSO/ PROVISIONS

120, 130, 140, & 150 - 4222  
VILLAGE SQUARE  
WHISTLER, BC



SCALE: AS NOTED

DRAWN BY: JR

CHECKED BY: RB

DATE: MAY, 2021

PROJECT NO: 21002