

33 W. CORDOVA STREET

VANCOUVER, BC
DE 419 722



RE-ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 01, 2017

OWNER:
BC HOUSING
SUITE 1701- 4555 KINGSWAY
BURNABY, BC V5H 4V8
TEL: 604 433 1711
FAX: 604 439 4722

OWNER:
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FAROUK BABUL
501 - 1067 WEST CORDOVA ST
VANCOUVER, BC V6C 1C7
TEL: 604 685 8986
FAX: 604 893 1708

ARCHITECTURAL:
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VERONICA GILLIES
402 WEST PENDER ST
VANCOUVER, BC V6B 1T6
TEL: 604 687 5681

STRUCTURAL:
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PAT ELISCHER
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VANCOUVER, BC V6H 3X8
TEL: 604 738 0048
FAX: 604 738 1107

ELECTRICAL:
NEMETZ AND ASSOCIATES
STEVEN NEMETZ
2009 WEST 4TH AVE.
VANCOUVER, BC V6J 1N3
TEL: 604 736 6562

MECHANICAL:
REINBOLD ENGINEERING GROUP
JASON EDEY
2009 WEST 4TH AVE.
VANCOUVER, BC V6J 1N3
TEL: 403 509 1039

LANDSCAPE:
HAPA COLLABORATIVE
JOSEPH FRY
403 - 375 WEST 5TH AVENUE
VANCOUVER, BC V5Y 1J6
TEL: 604 909 4150

CODE:
LMDG CONSULTANTS LTD
FRANK MATTIA
4TH FLOOR, 780 BEATTY ST
VANCOUVER, BC V6B 2M1
TEL: 604 682 7146
FAX: 604 682 7149

westbank



BC Housing

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HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

33 W. CORDOVA STREET
VANCOUVER, BC

CONSULTANT

DRAWING TITLE

COVER

DATE	11 AUG 2017	DRAWN	DF
SCALE	N/A	CHECKED	FS
JOB NO	1205		

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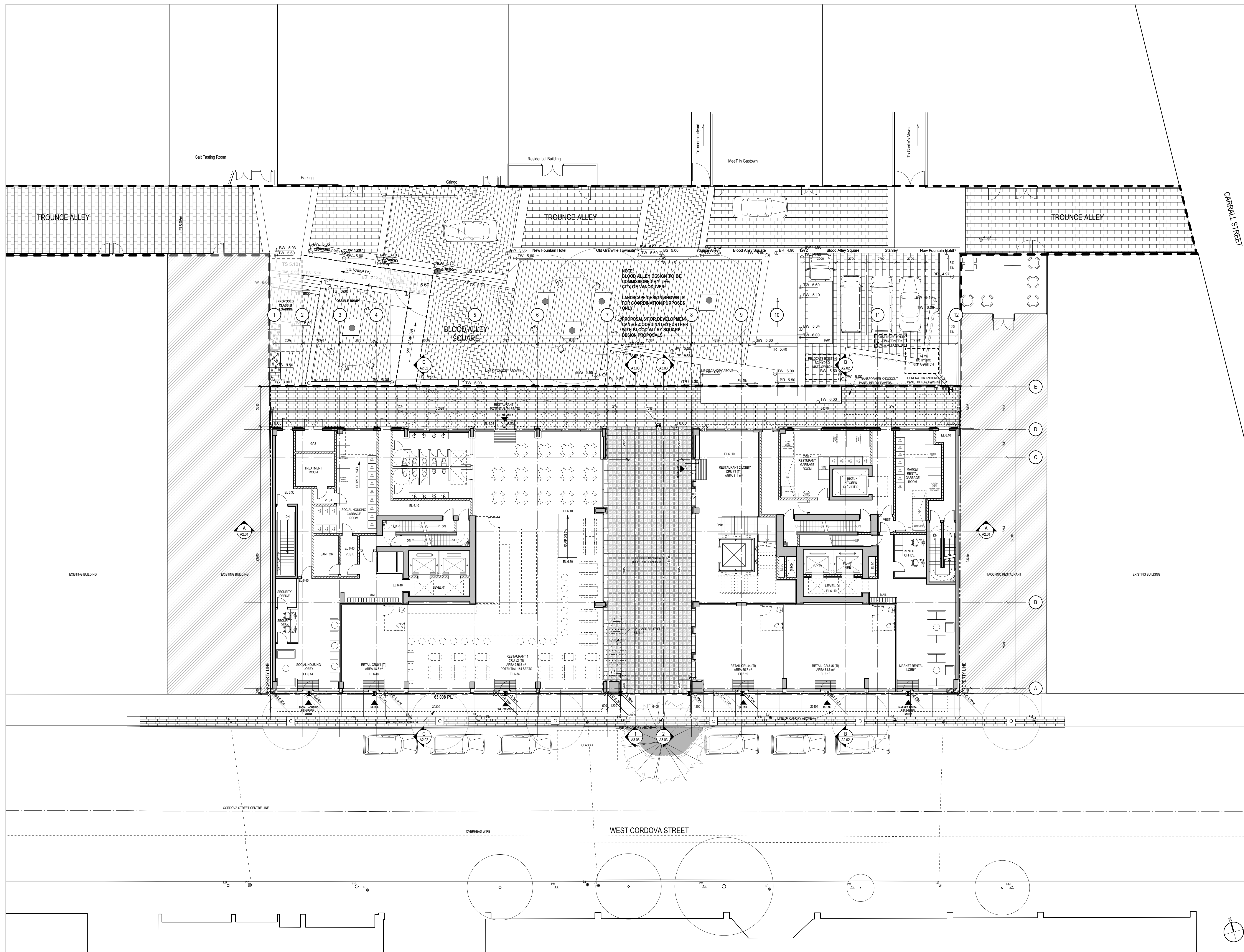
CONSULTANT

DRAWING TITLE

SITE PLAN

DATE	12 JUL 2017	DRAWN	DF
SCALE	1:150	CHECKED	FS
JOB NO	1205		

A1.00

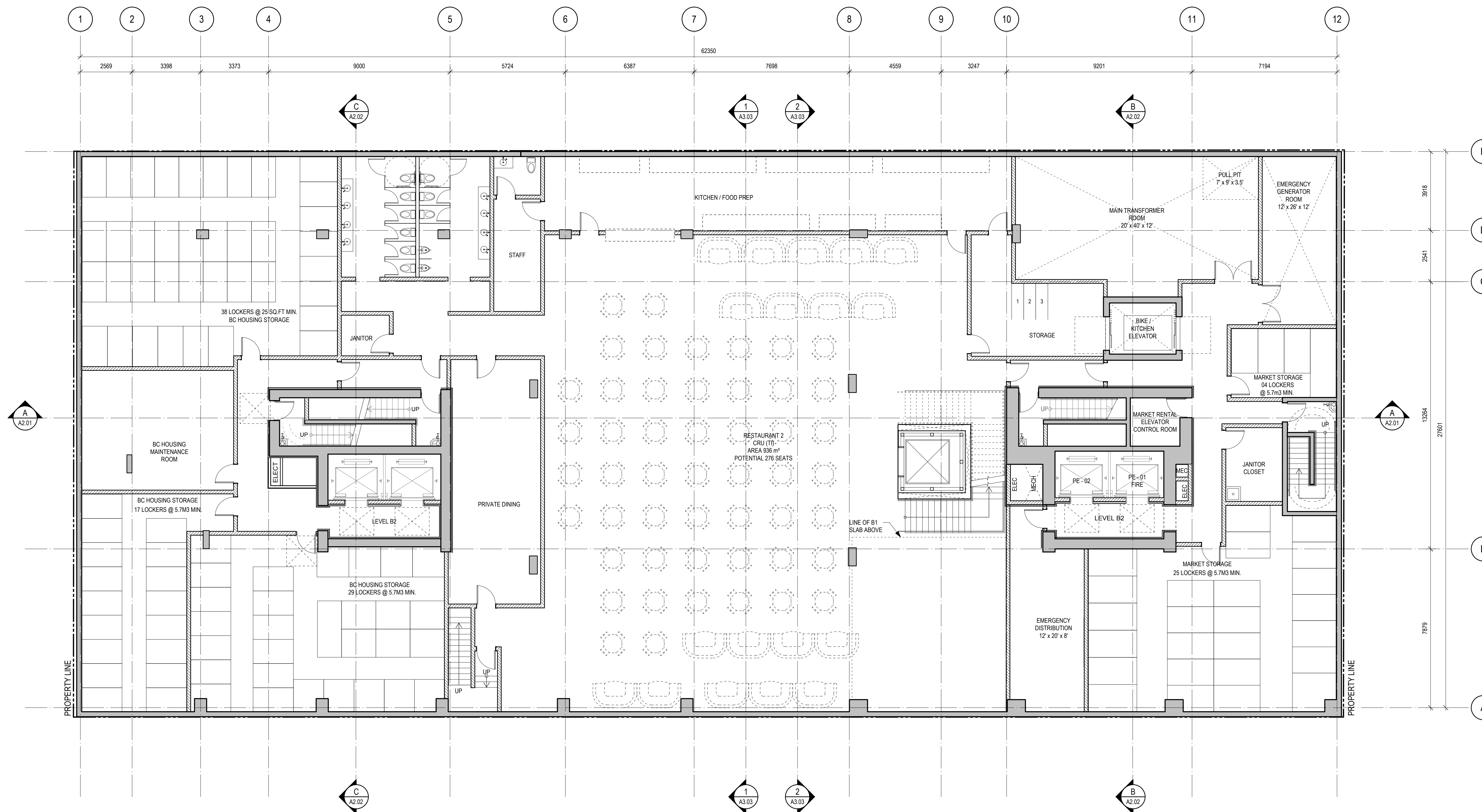




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LEVEL B2 FLOOR PLAN

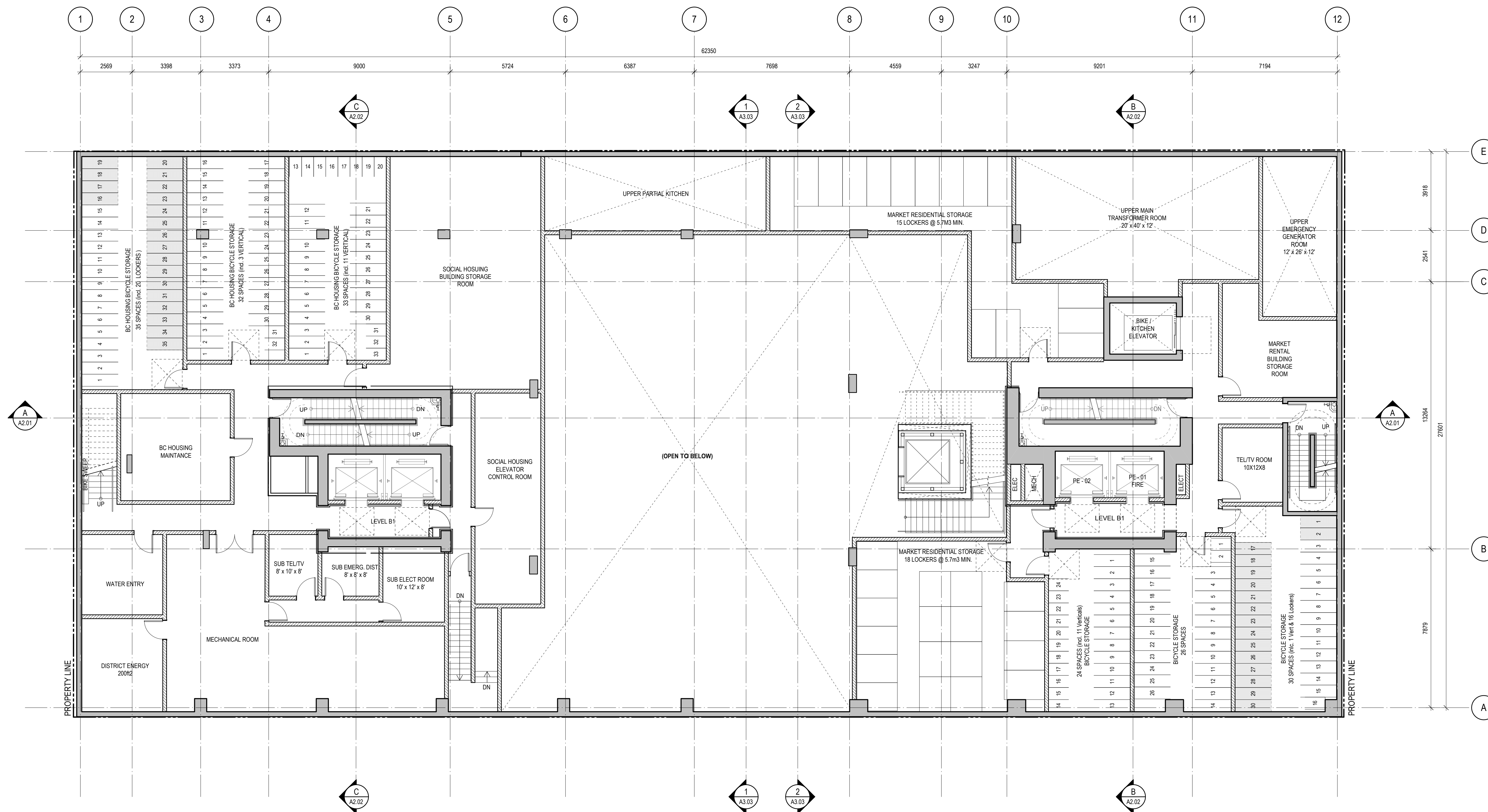
DATE	12 JUL 2017	DRAWN	DF
SCALE	1:100	CHECKED	FS
JOB NO	1205		



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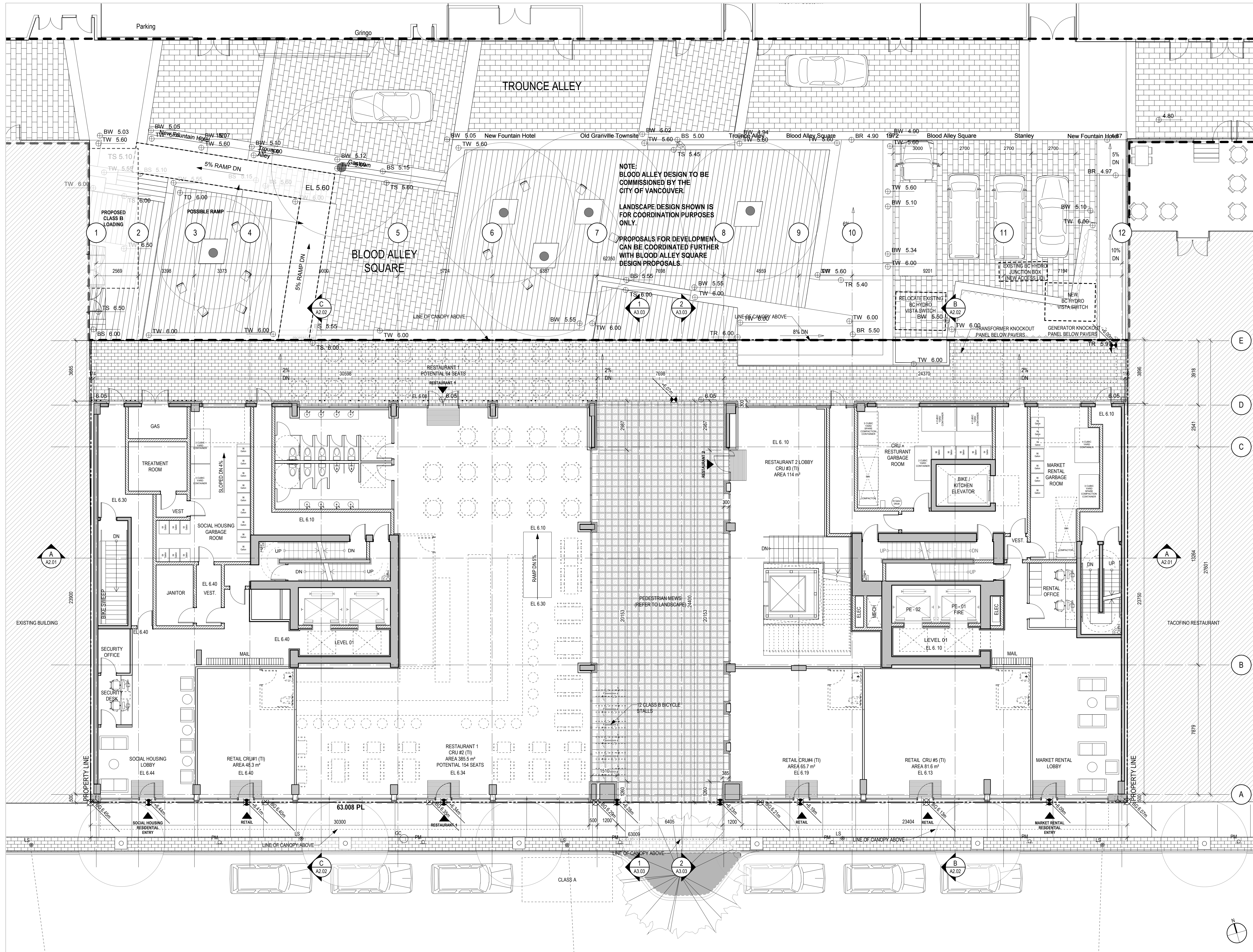
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LEVEL B1 FLOOR PLAN

DATE	12 JUL 2017	DRAWN	DF
SCALE	1:100	CHECKED	FS
JOB NO	1205		

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NOTE:
BLOOD ALLEY DESIGN TO BE
COMMISSIONED BY THE
CITY OF VANCOUVER.
LANDSCAPE DESIGN SHOWN IS
FOR COORDINATION PURPOSES
ONLY.
PROPOSALS FOR DEVELOPMENT
CAN BE COORDINATED FURTHER
WITH BLOOD ALLEY SQUARE
DESIGN PROPOSALS.



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33 W. CORDOVA STREET
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LEVEL 1 FLOOR PLAN

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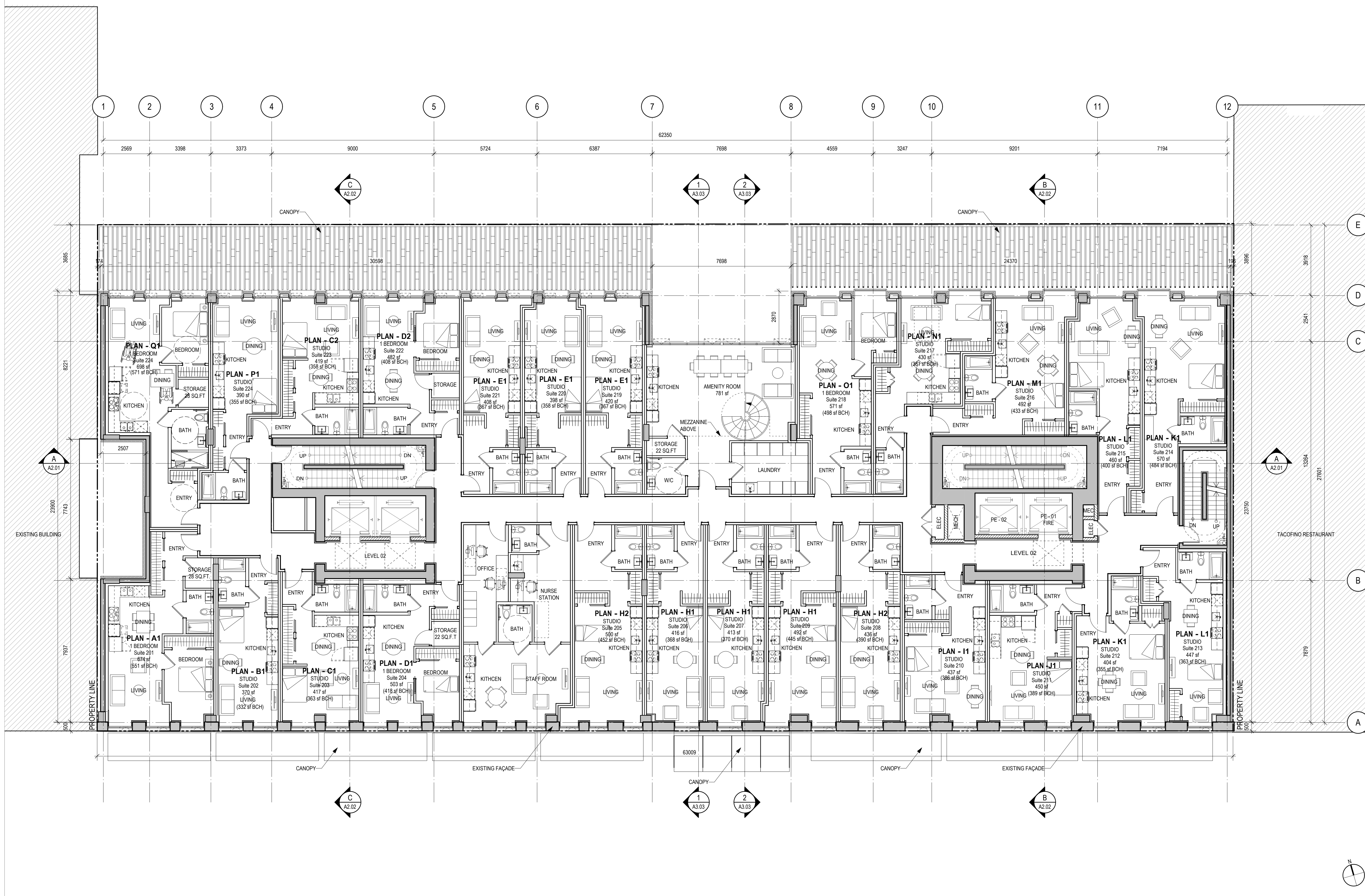
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LEVEL 2 FLOOR PLAN

DATE	12 JUL 2017	DRAWN	DF
SCALE	1:100	CHECKED	FS
JOB NO	1205		

A1.04

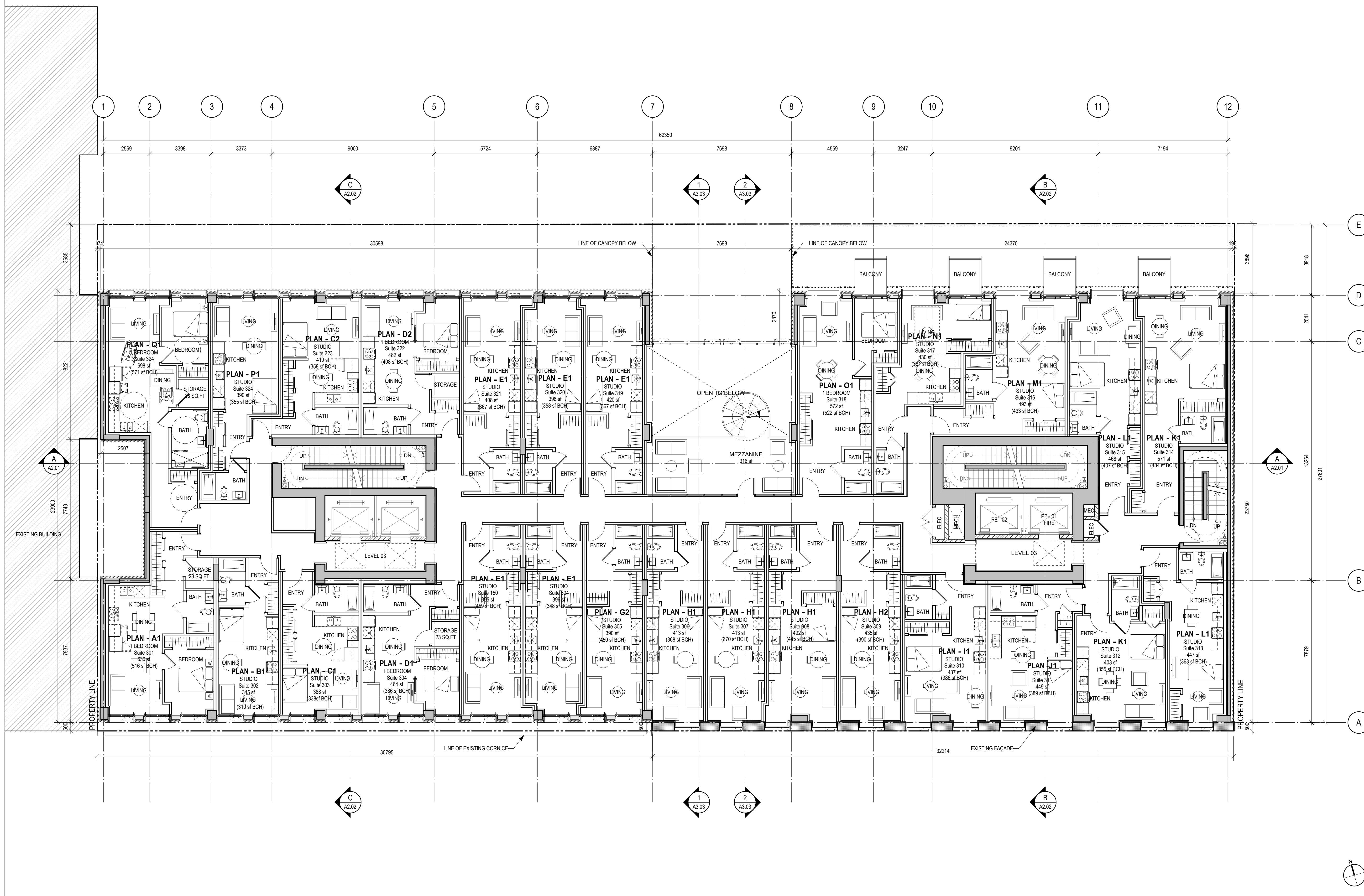




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LEVEL 3 FLOOR PLAN

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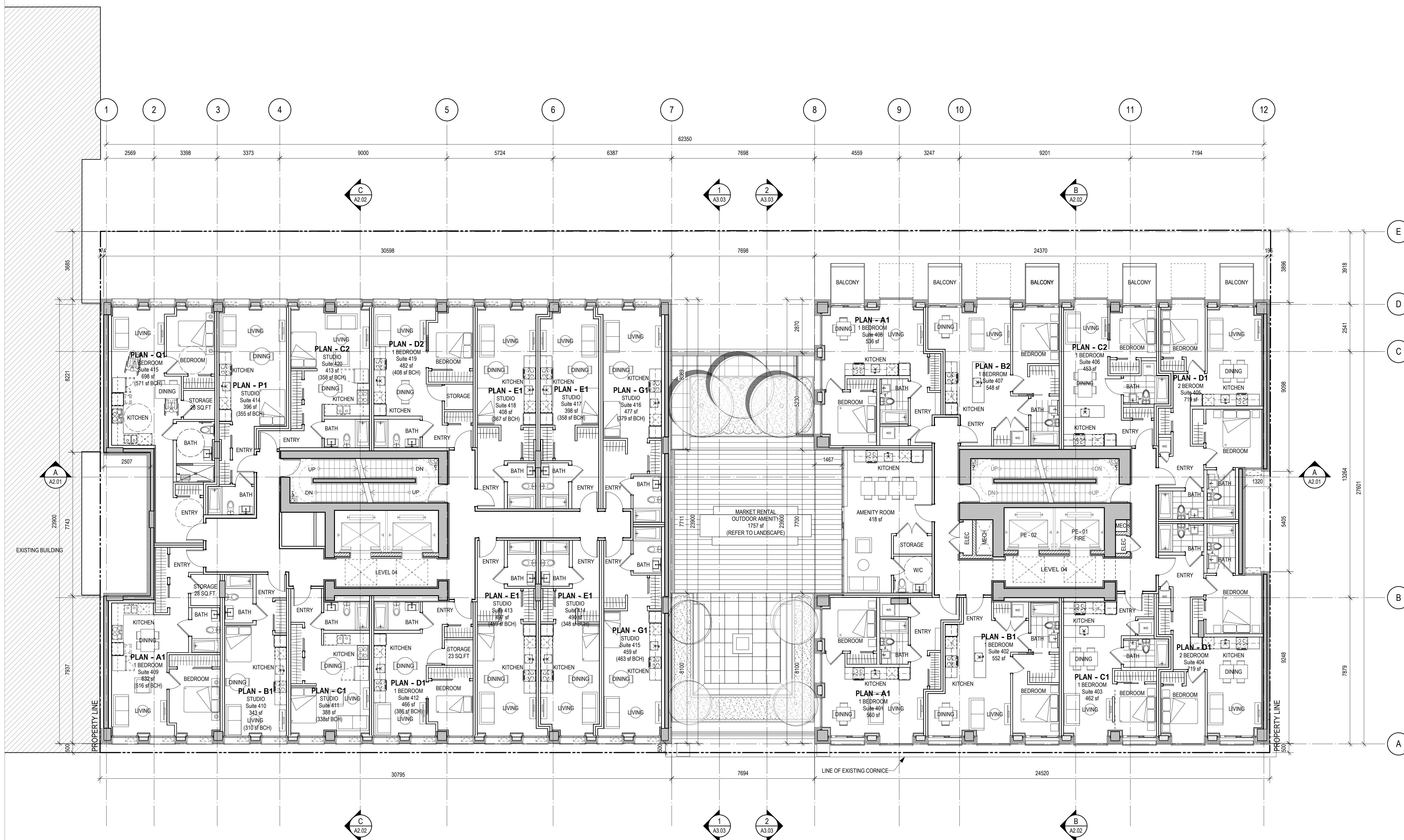
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LEVEL 4 FLOOR PLAN

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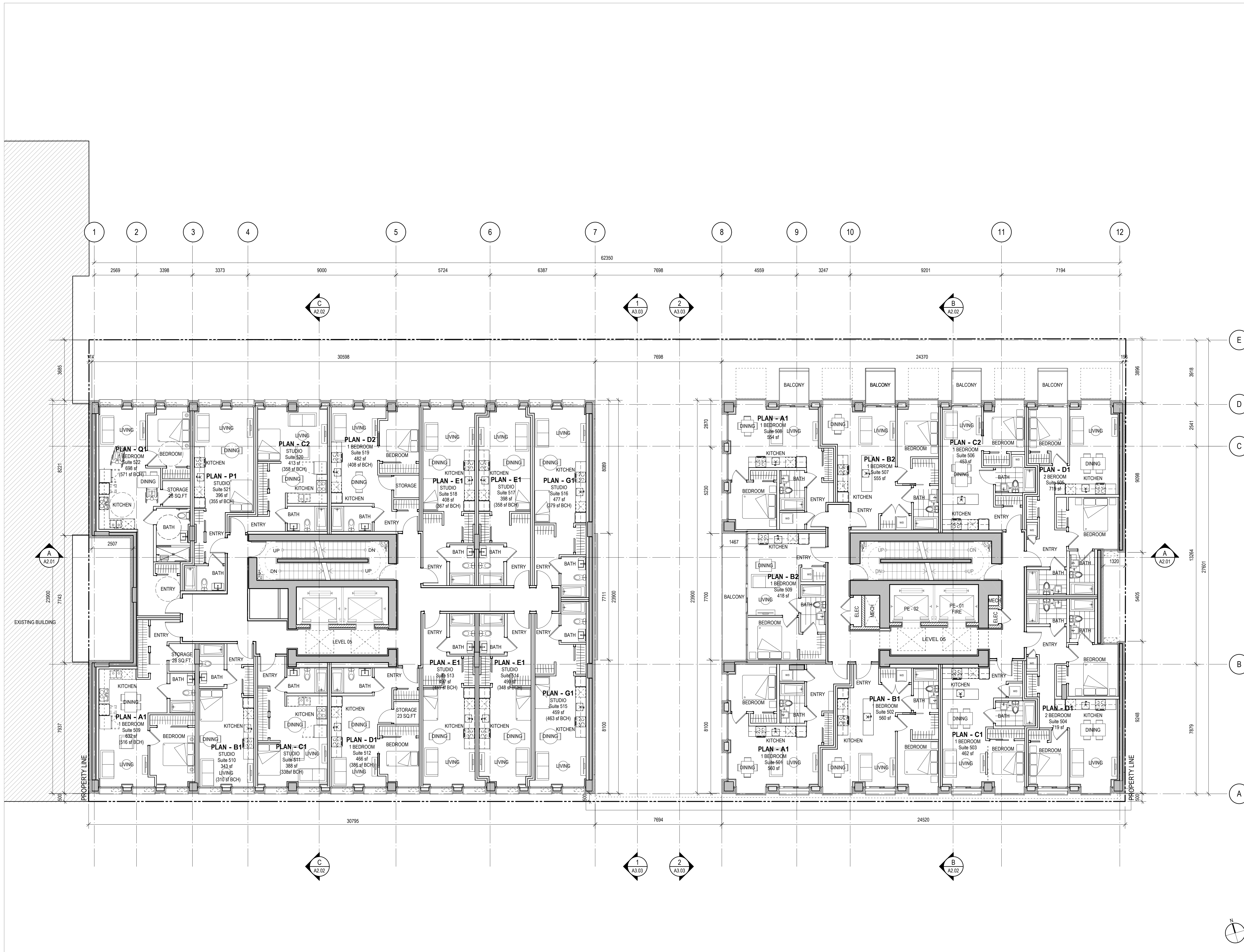
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LEVEL 5 FLOOR PLAN

DATE	12 JUL 2017	DRAWN	DF
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JOB NO	1205		

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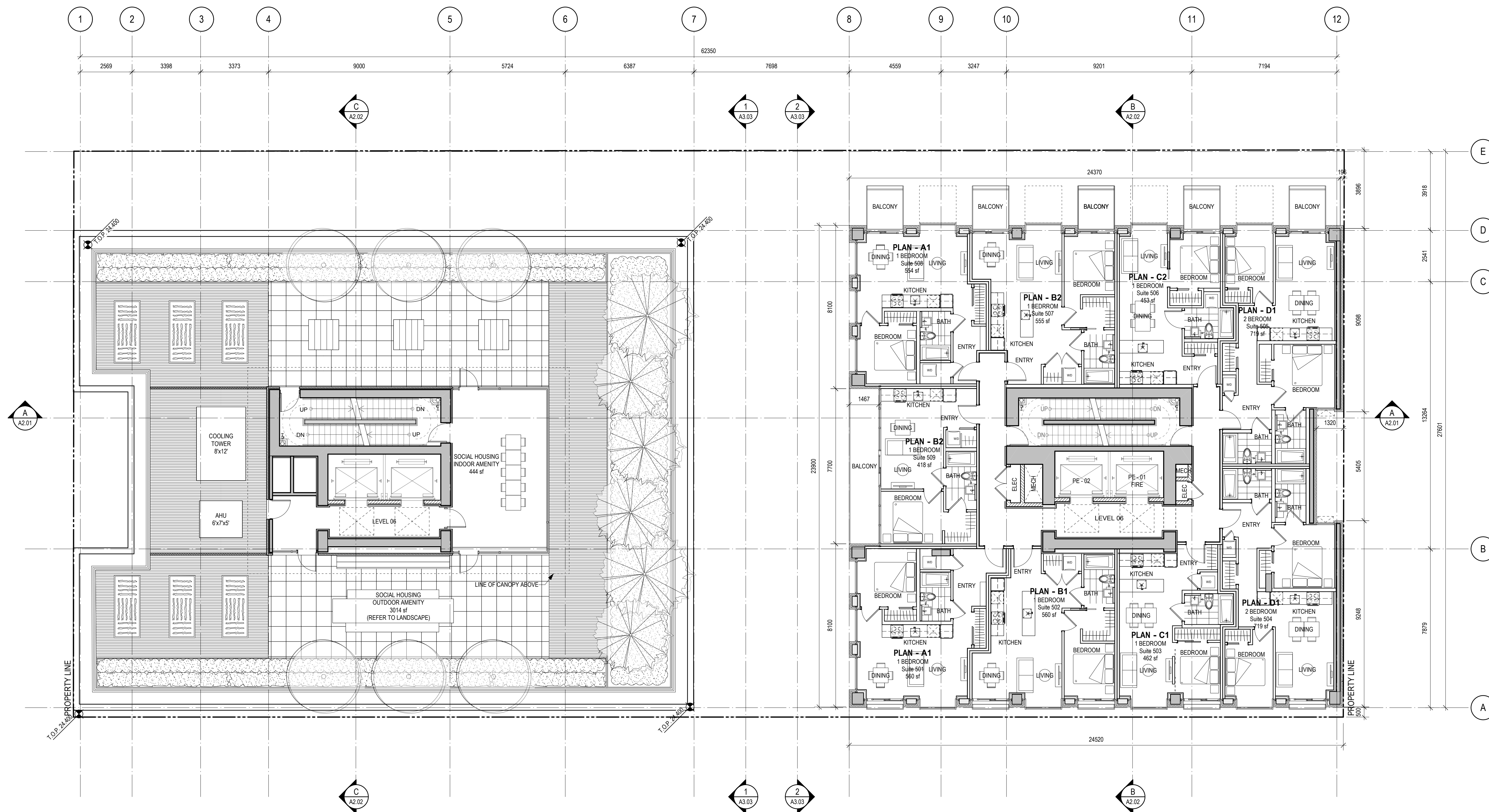




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LEVEL 6 FLOOR PLAN

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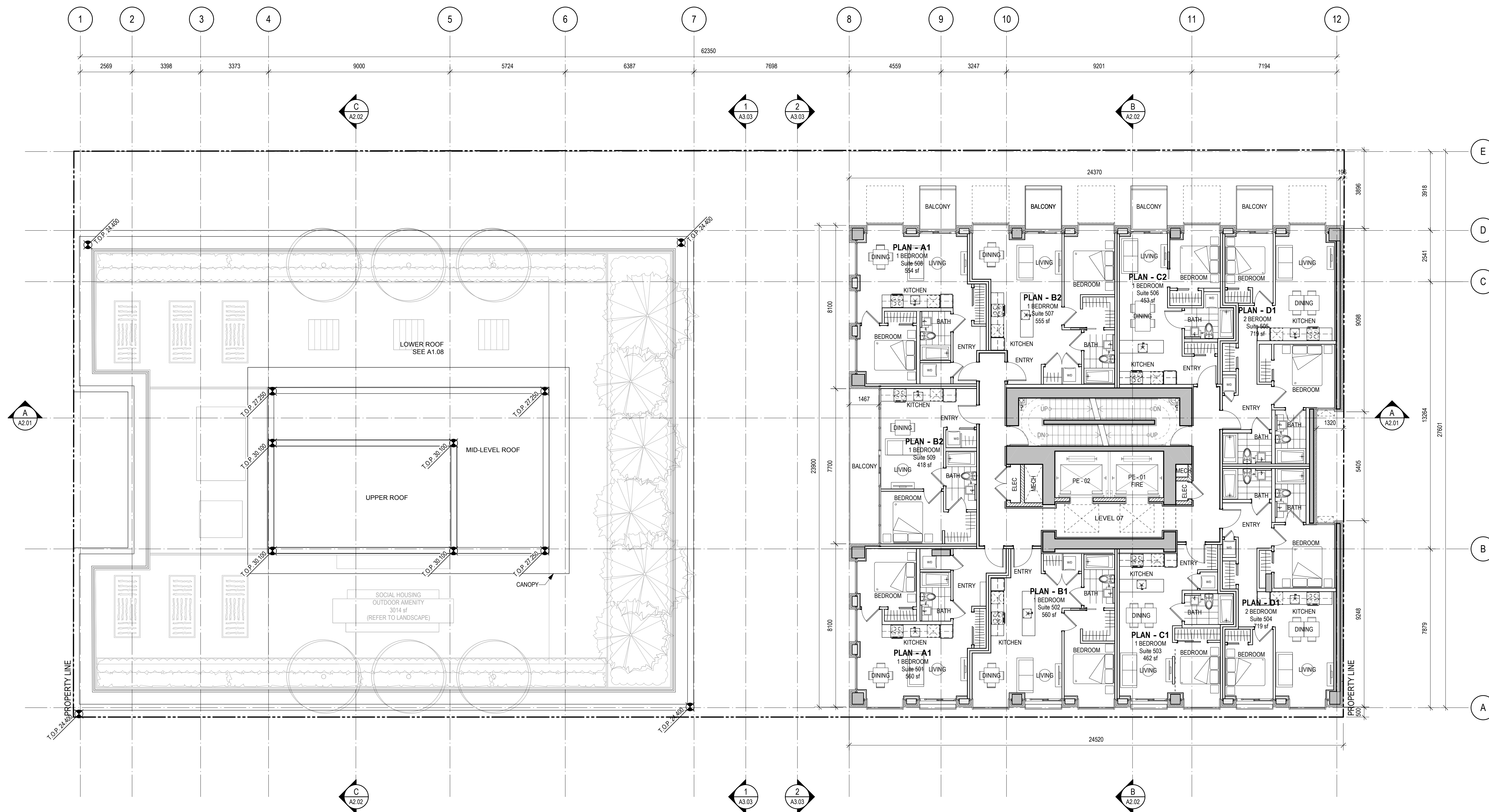
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LEVEL 7 FLOOR PLAN

DATE	12 JUL 2017	DRAWN	DF
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JOB NO	1205		

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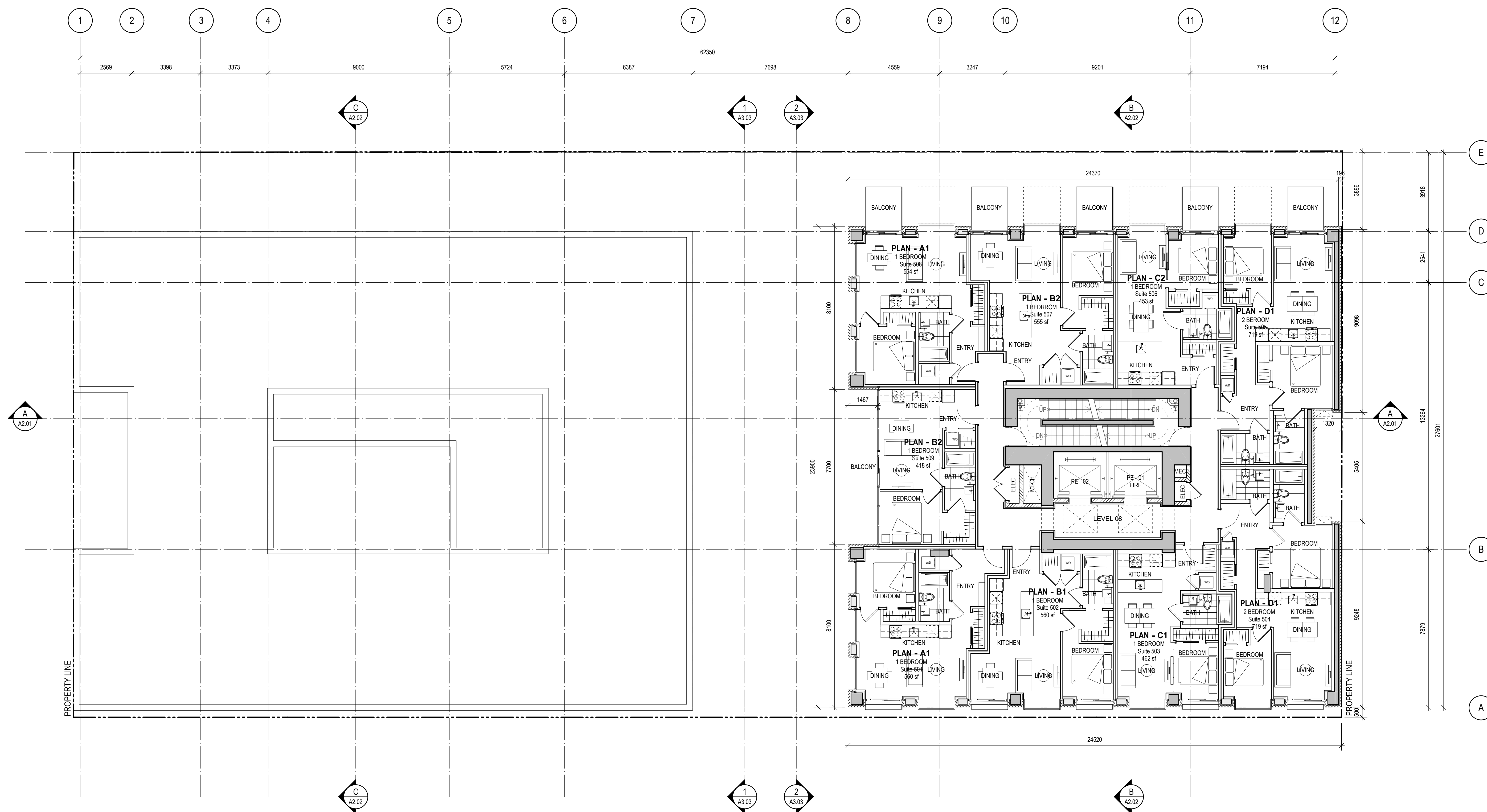




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LEVEL 8 FLOOR PLAN

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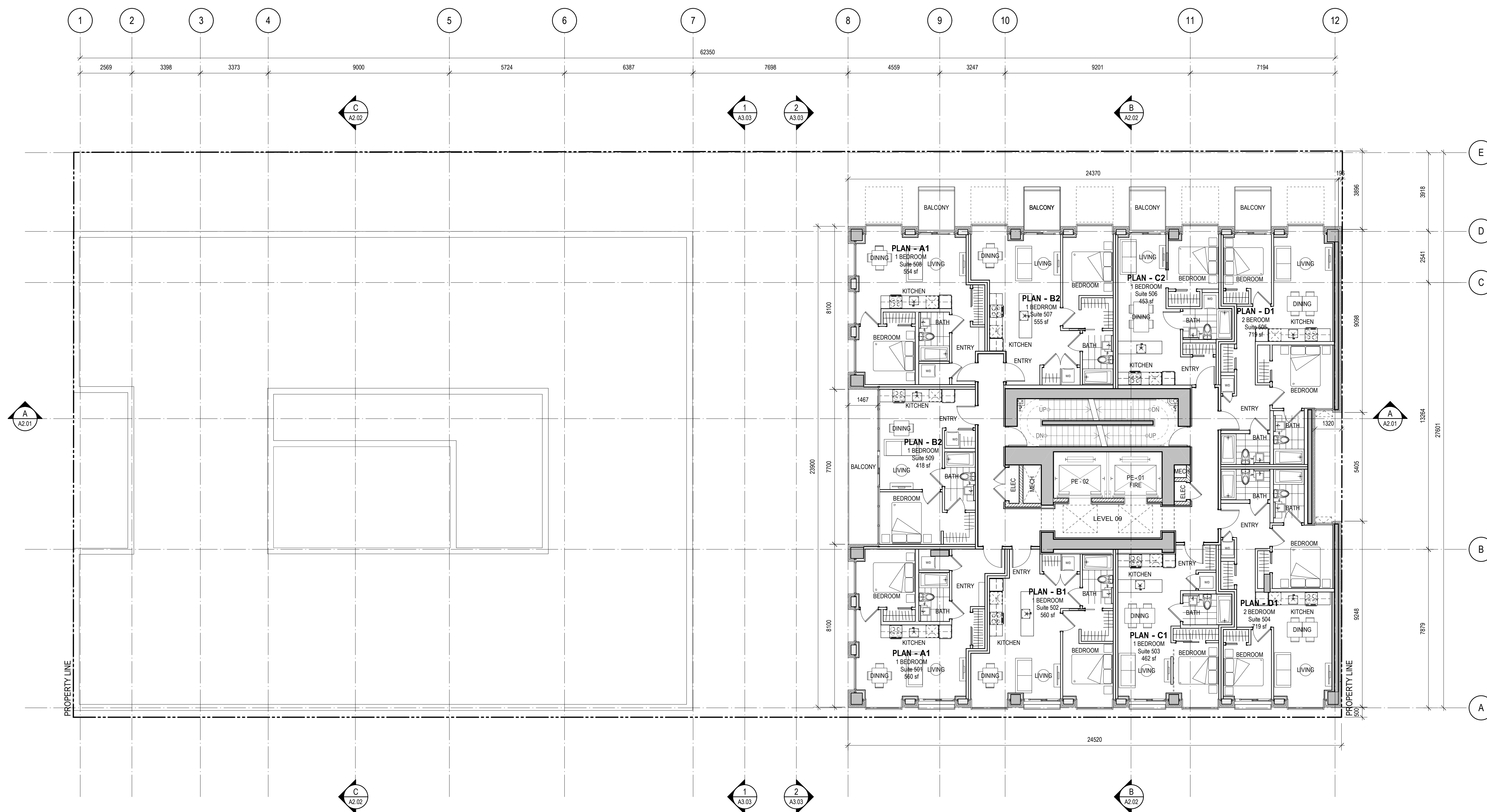
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LEVEL 9 FLOOR PLAN

DATE	12 JUL 2017	DRAWN	DF
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JOB NO	1205		

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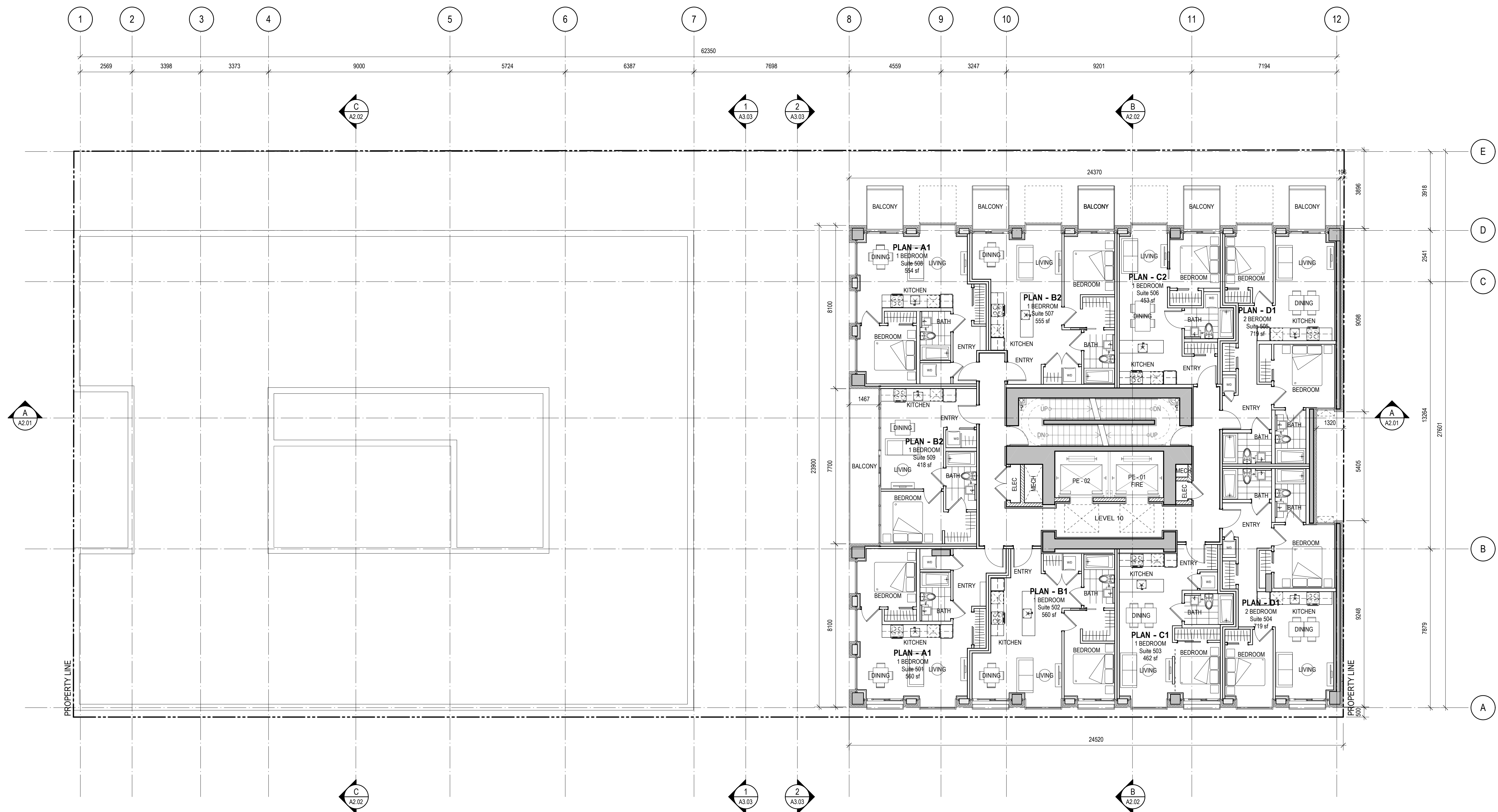




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LEVEL 10 FLOOR PLAN

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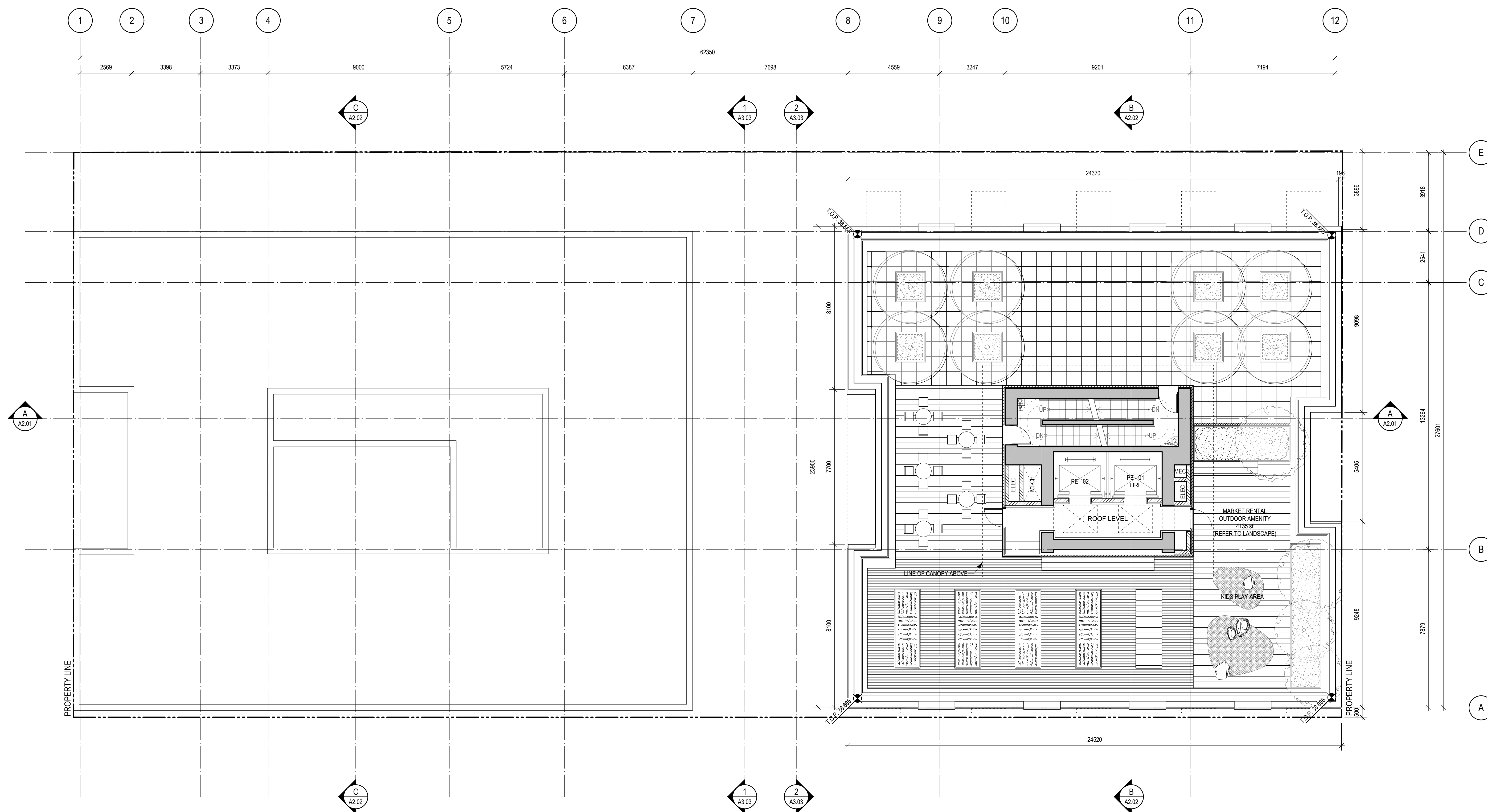
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ROOF PLAN

DATE	12 JUL 2017	DRAWN	DF
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JOB NO	1205		

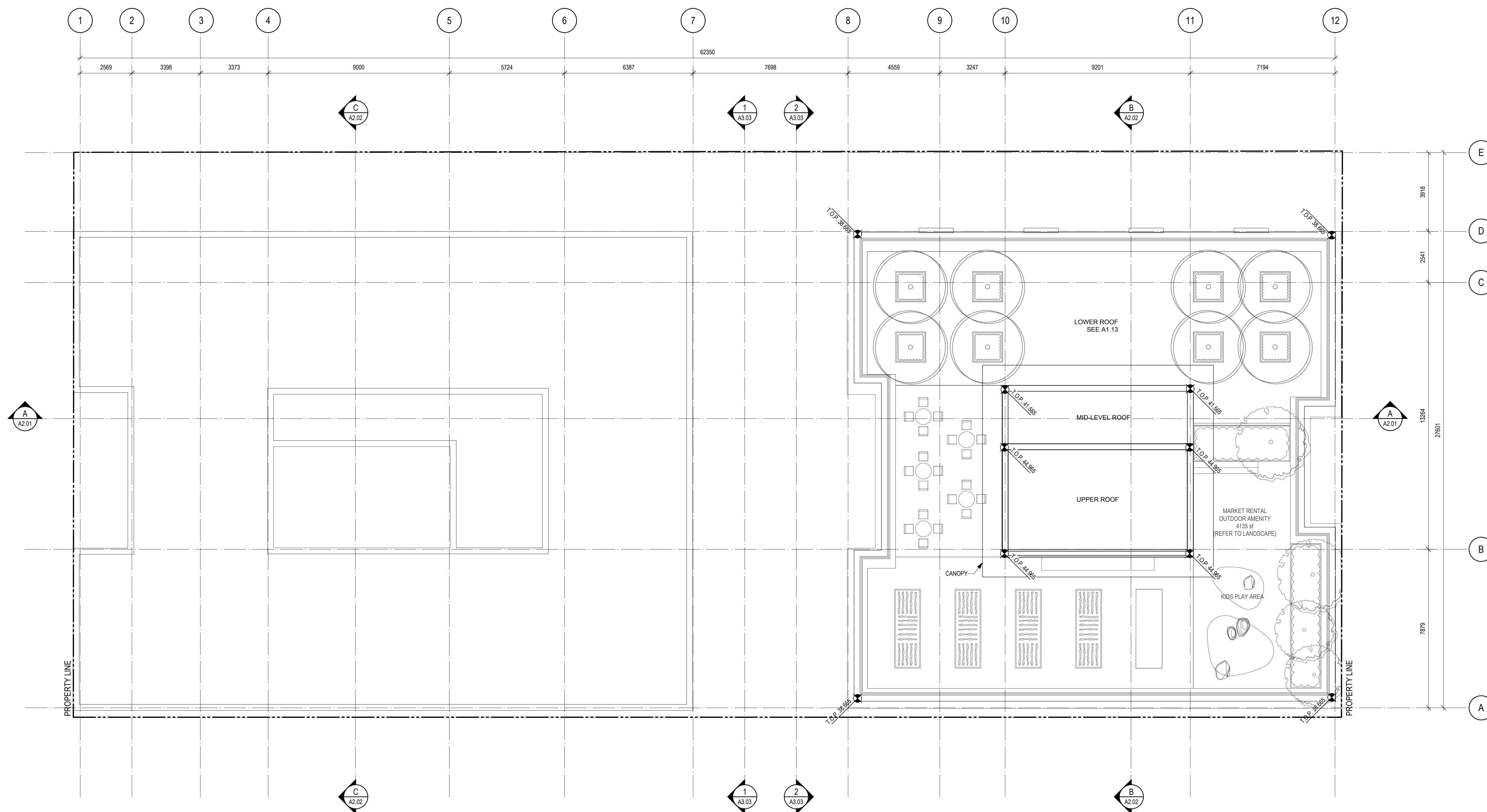
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ELEVATOR ROOF PLAN

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JOB TITLE

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VANCOUVER, BC

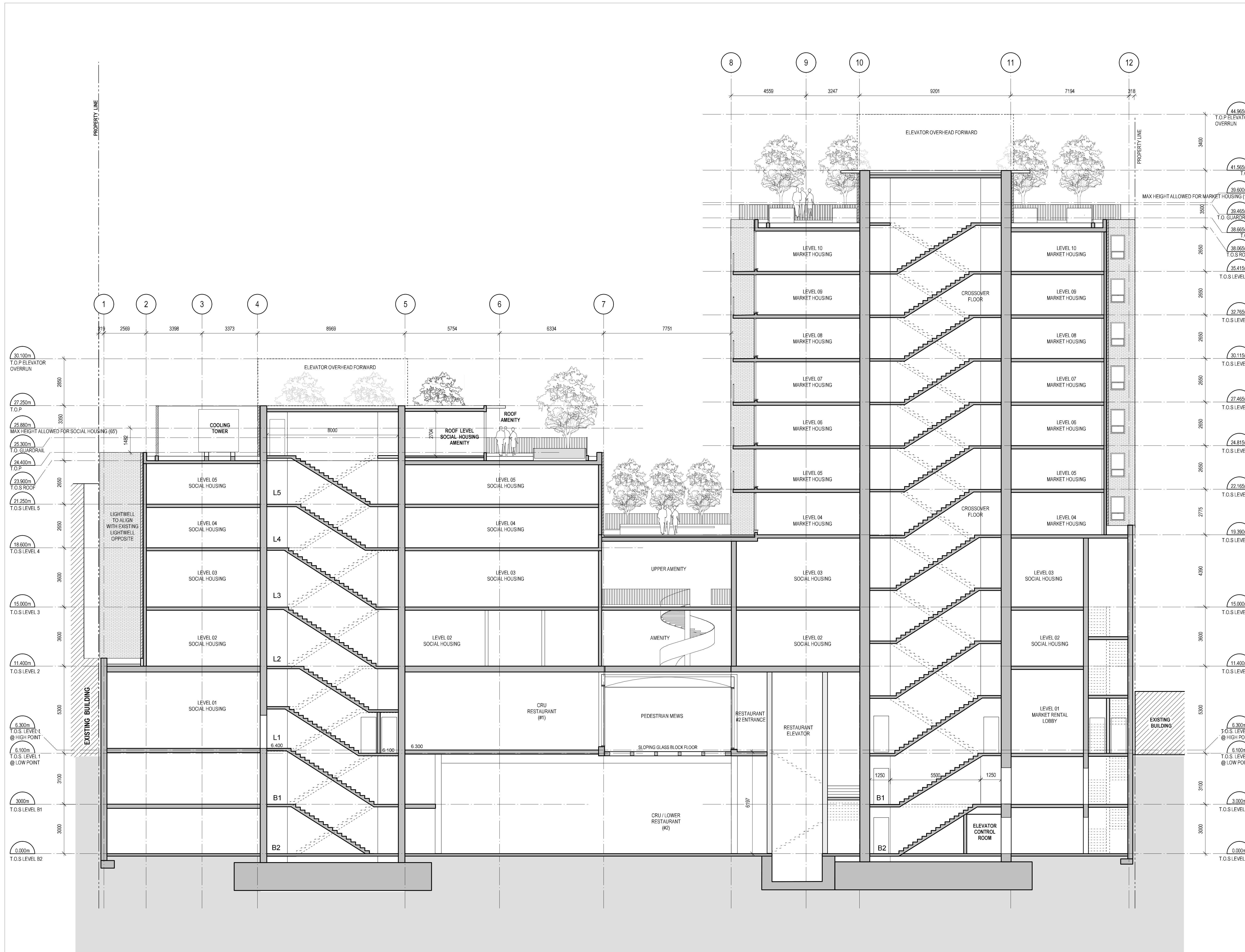
CONSULTANT

DRAWING TITLE

SECTION A-A

DATE	12 JUL 2017	DRAWN	FS
SCALE	1:100	CHECKED	NH
JOB NO.	1205		

A2.01





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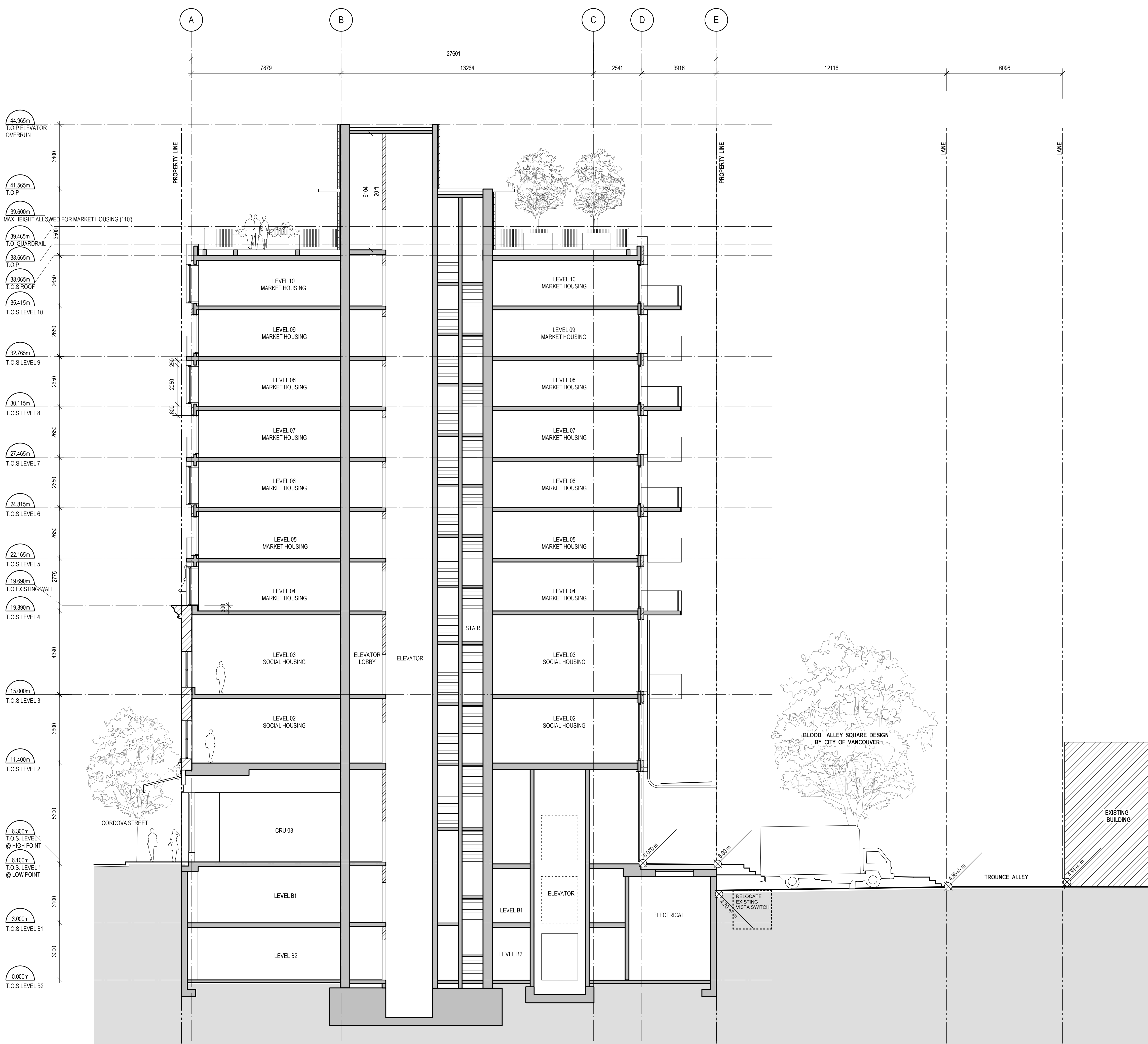
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DRAWING TITLE

SECTION B-B

DATE	12 JUL 2017	DRAWN	FS
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JOB NO	1205		

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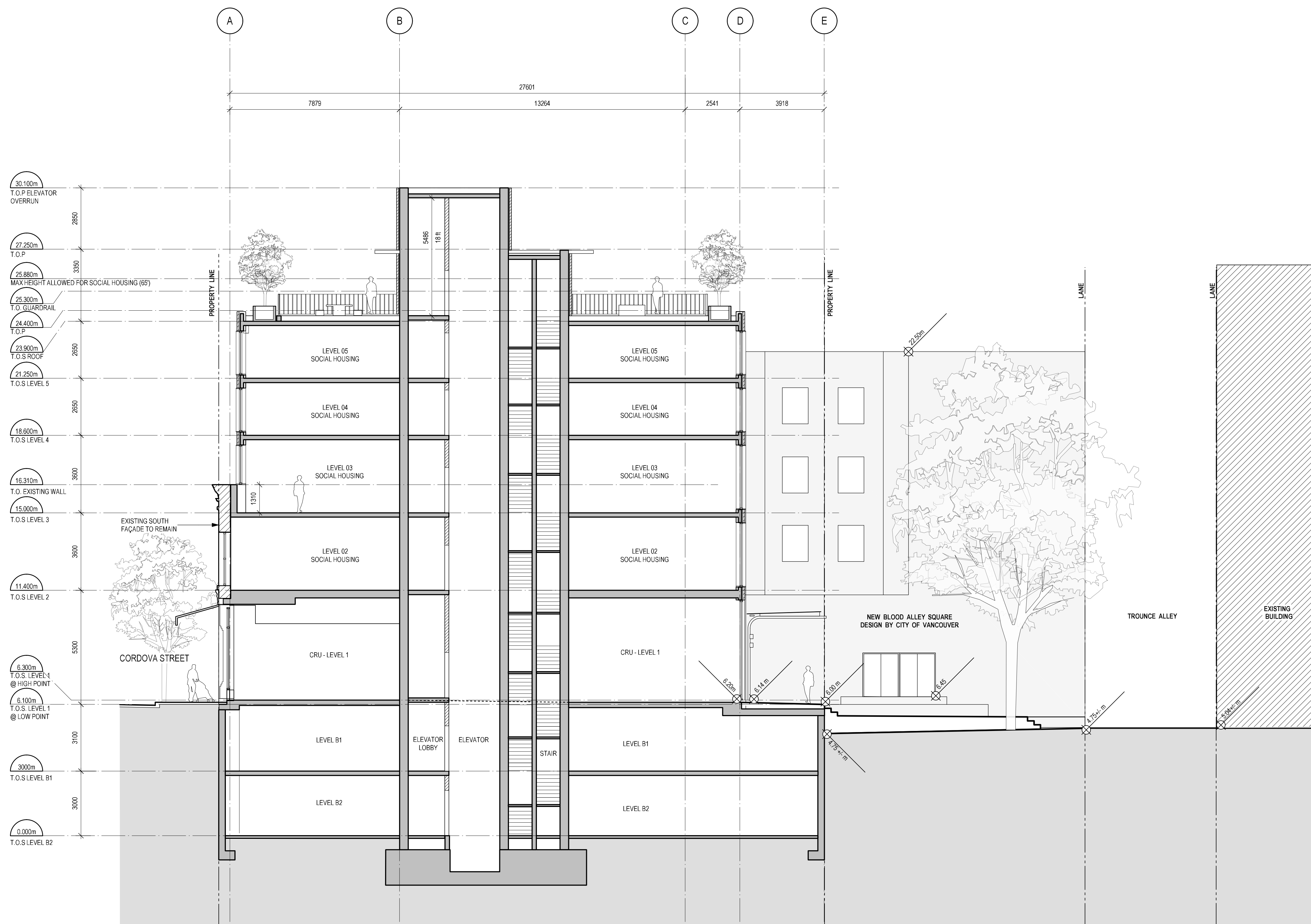
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DRAWING TITLE

SECTION C-C

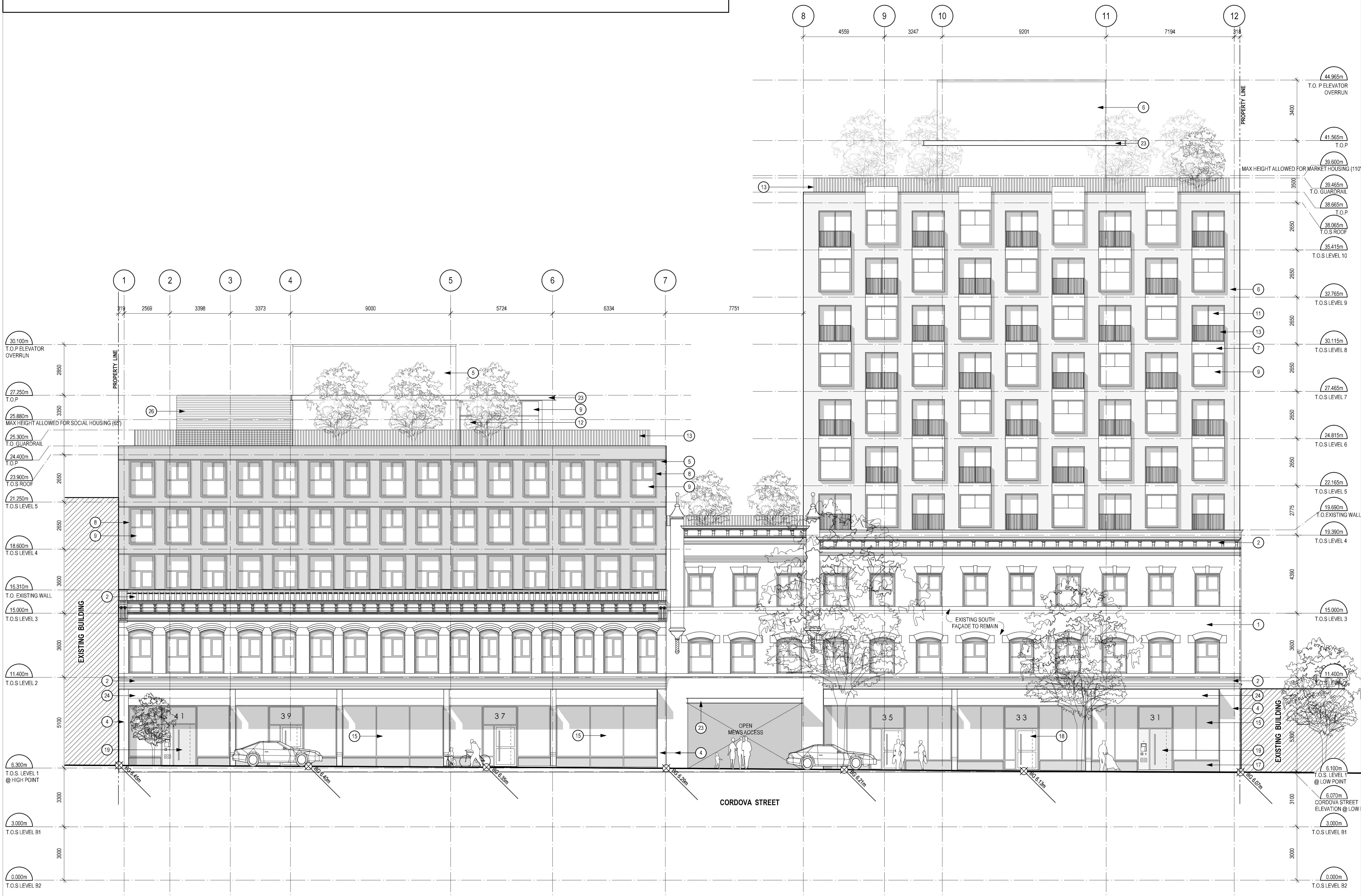
DATE	12 JUL 2017	DRAWN	FS
SCALE	1:100	CHECKED	NH
JOB NO	1205		

A2.03



LEGEND:

- | | | | | |
|---|------------------------------------|-------------------------------|---|--|
| 1 ORIGINAL BRICK HERITAGE FAÇADE | 7 METAL PANEL | 13 PAINTED METAL PICKET GUARD | 19 HARDWOOD PIVOT DOOR | 25 RETRACTABLE GLASS WALL |
| 2 PAINTED CORNICE REHABILITATED AND WILL INCORPORATE PORTIONS OF THE EXISTING PRESSED METAL CORNICE | 8 METAL FRAME | 14 PAINTED STEEL POST | 20 PAINTED ALUMINUM PANEL | 26 PAINTED ALUMINUM ARCHITECTURAL LOUVRE |
| 3 ORIGINAL WOOD DOUBLE-HUNG WINDOWS WILL BE REPLICATED | 9 CLEAR GLAZED WINDOW SYSTEM | 15 CLEAR GLAZED STOREFRONT | 21 PAINTED STEEL ROLLING GATE | |
| 4 NEW BRICK TO MATCH HERITAGE FAÇADE | 10 SPANDREL GLASS | 16 GLASS SWING DOOR | 22 PAINTED STEEL DOOR | |
| 5 BRICK (DARK COLOUR) | 11 GLASS AND ALUMINUM SLIDING DOOR | 17 PAINTED WOOD PANEL | 23 GLASS AND METAL CANOPY | |
| 6 BRICK (LIGHT COLOUR) | 12 GLASS AND ALUMINUM SWING DOOR | 18 GLASS PIVOT DOOR | 24 FABRIC AWNING ON PAINTED STEEL FRAME | |



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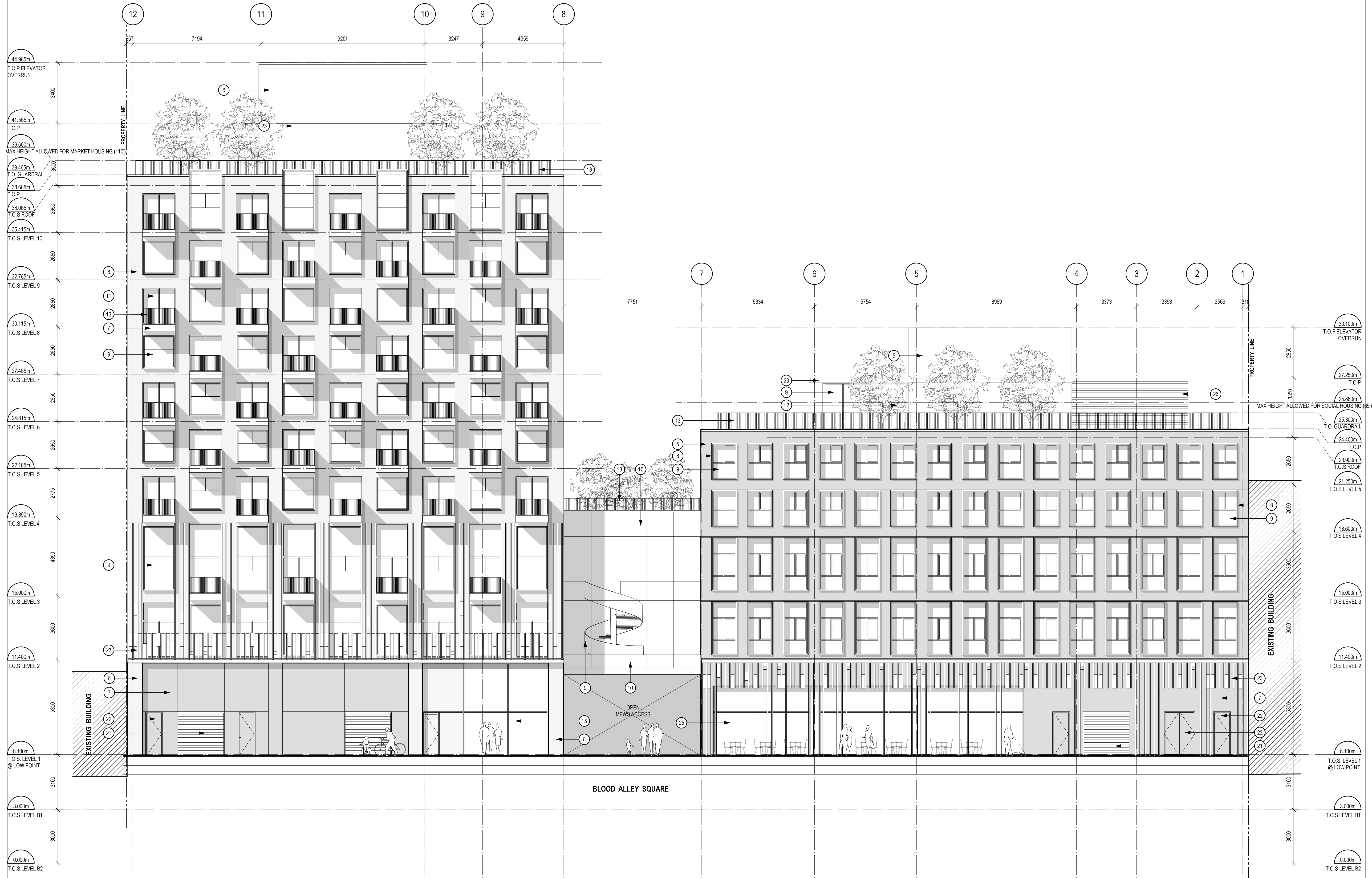
DRAWING TITLE

SOUTH ELEVATION

DATE 12 JUL 2017 DRAWN PA
 SCALE 1:100 CHECKED FS
 JOB NO 1205

LEGEND:

- | | | | | |
|---|------------------------------------|-------------------------------|---|--|
| 1 ORIGINAL BRICK HERITAGE FAÇADE | 7 METAL PANEL | 13 PAINTED METAL PICKET GUARD | 19 HARDWOOD PIVOT DOOR | 25 RETRACTABLE GLASS WALL |
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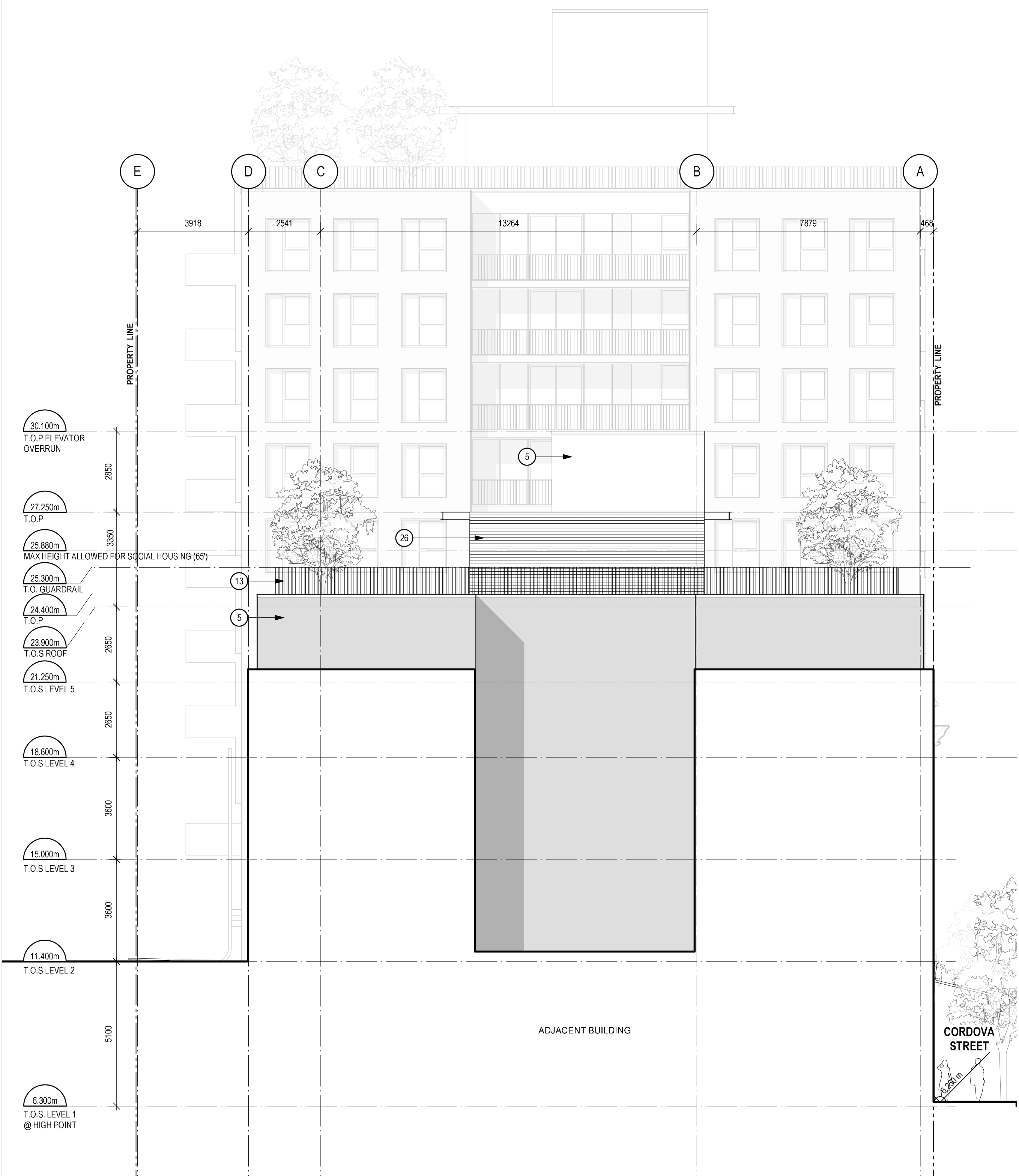
NORTH ELEVATION

DATE 12 JUL 2017 DRAWN PA
 SCALE 1:100 CHECKED FS
 JOB NO 1205

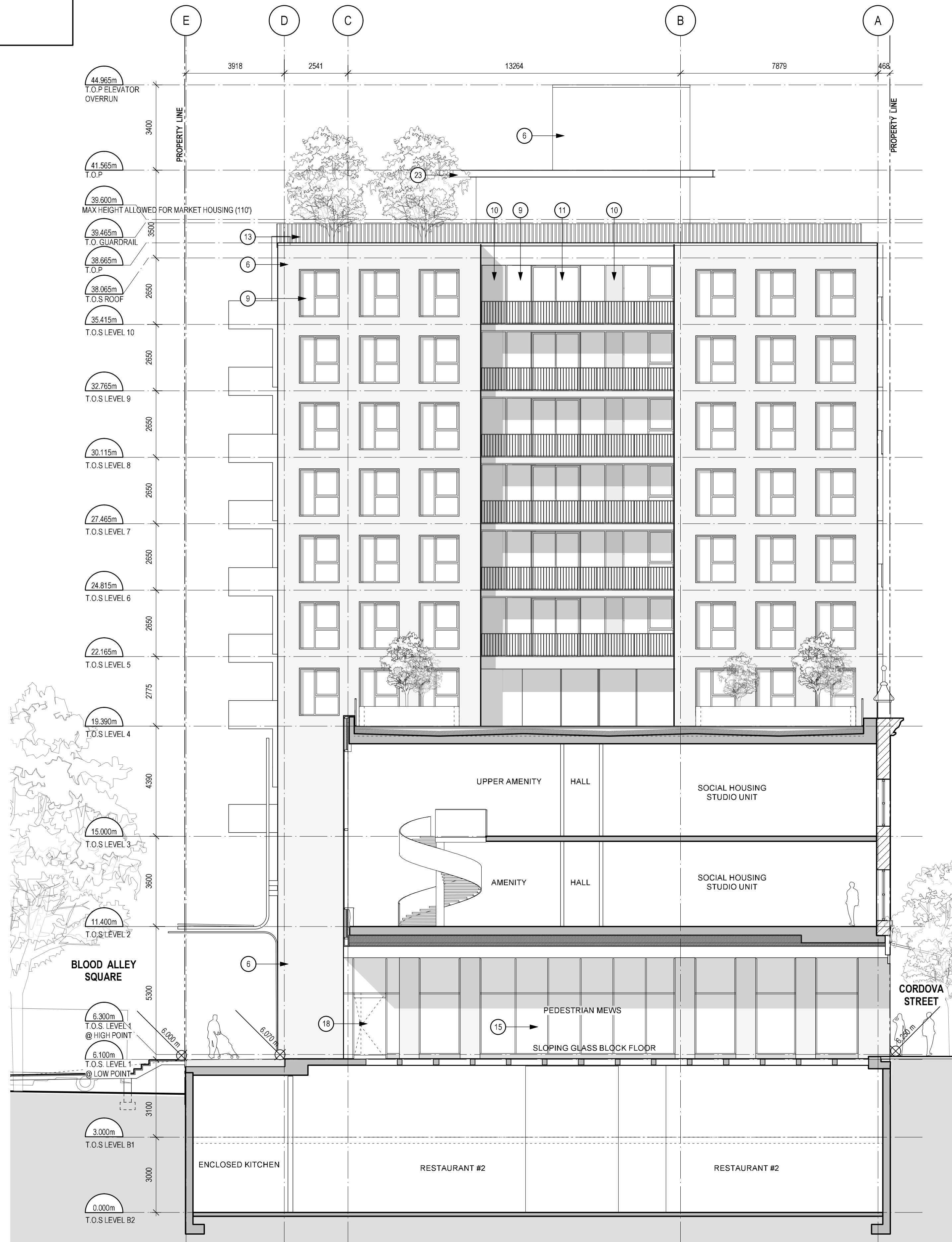
A3.02

LEGEND:

- | | | | | |
|---|------------------------------------|-------------------------------|---|--|
| 1 ORIGINAL BRICK HERITAGE FAÇADE | 7 METAL PANEL | 13 PAINTED METAL PICKET GUARD | 19 HARDWOOD PIVOT DOOR | 25 RETRACTABLE GLASS WALL |
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1 WEST ELEVATION-SOCIAL HOUSING
Scale 1:100



2 WEST ELEVATION- RENTAL MARKET
Scale 1:100



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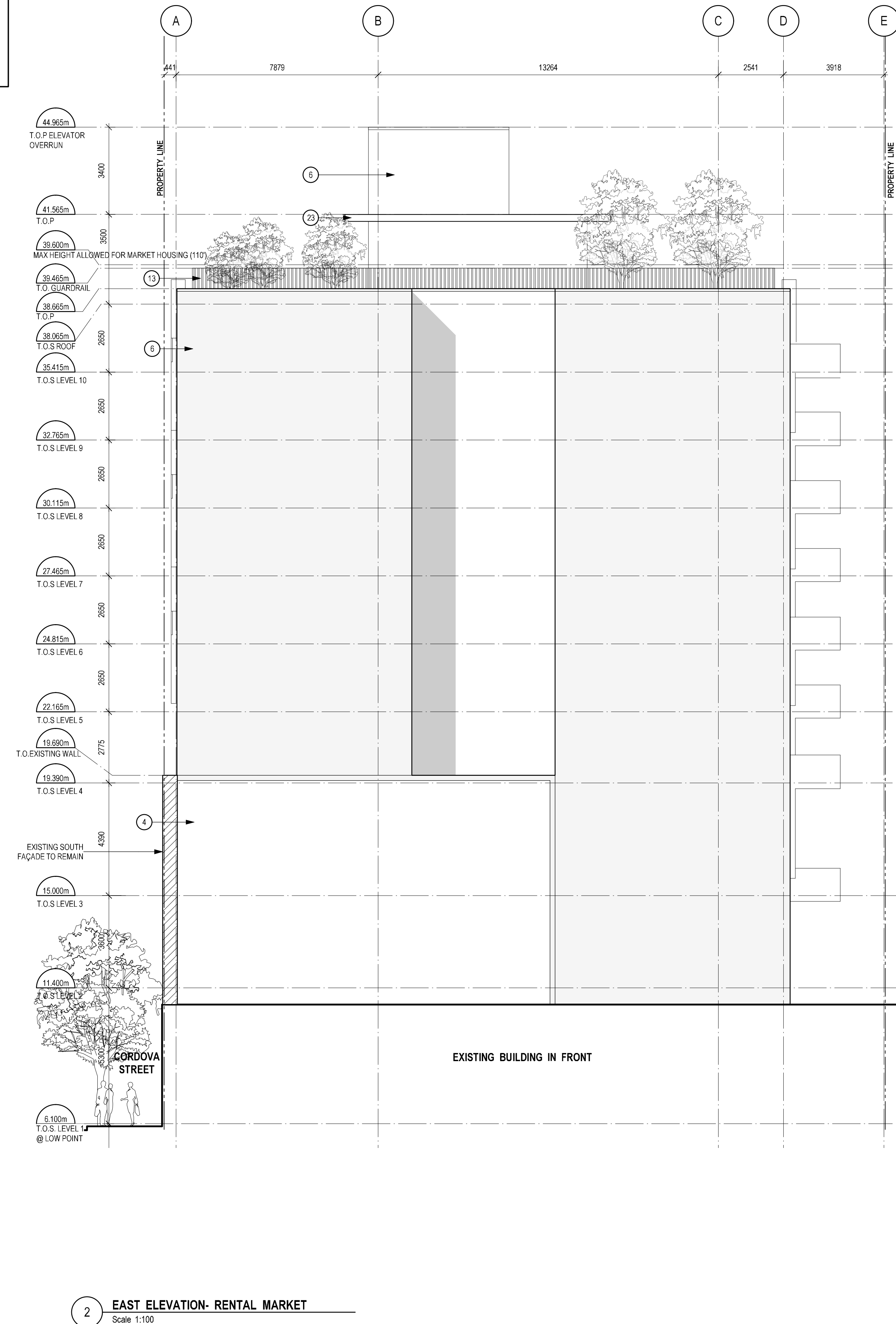
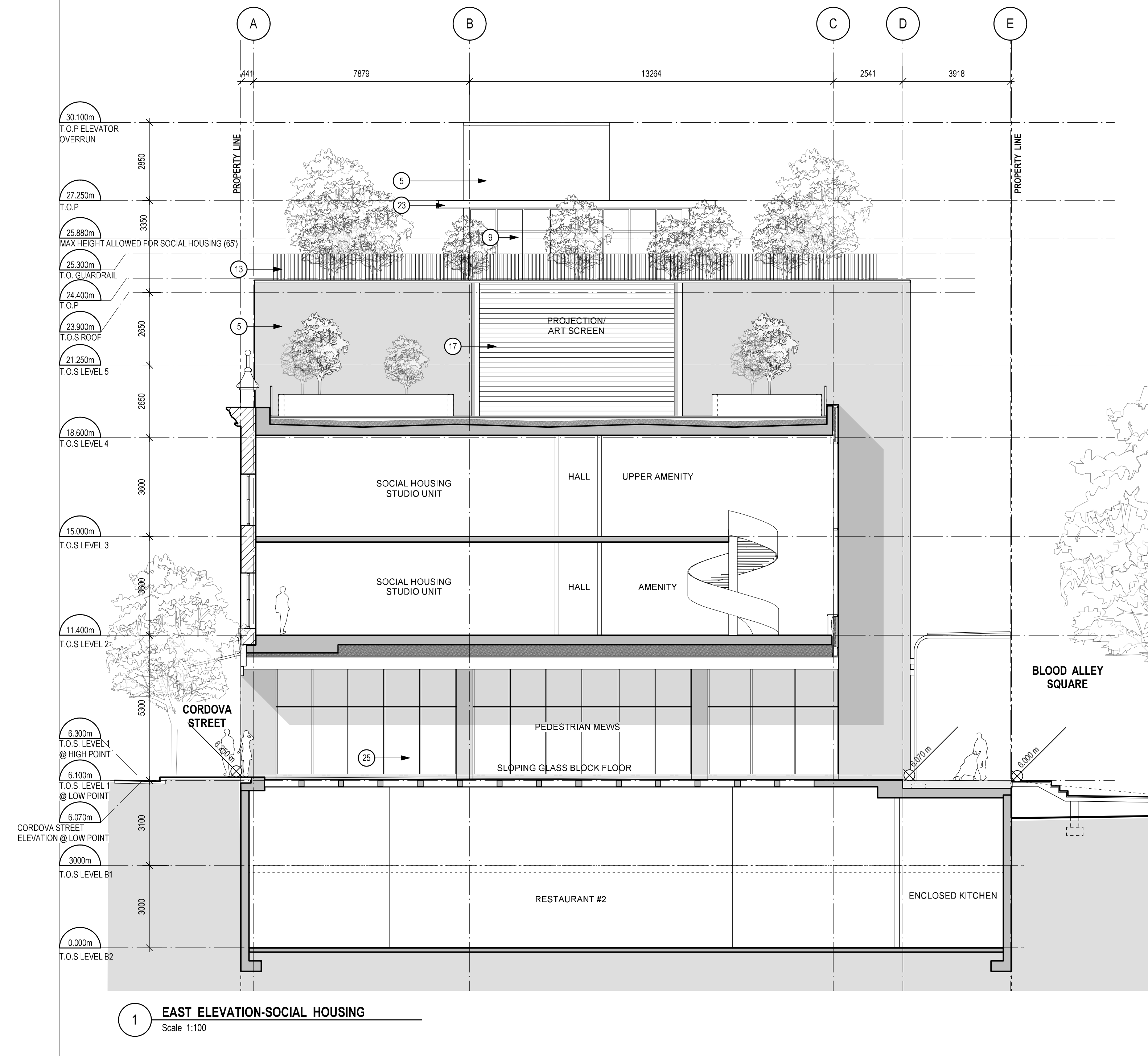
JOB TITLE
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CONSULTANT

DRAWING TITLE
WEST ELEVATIONS

DATE	12 JUL 2017	DRAWN	PA
SCALE	1:100	CHECKED	FS
JOB NO	1205		

LEGEND:				
1 ORIGINAL BRICK HERITAGE FAÇADE	7 METAL PANEL	13 PAINTED METAL PICKET GUARD	19 HARDWOOD PIVOT DOOR	25 RETRACTABLE GLASS WALL
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DRAWING TITLE

EAST ELEVATIONS

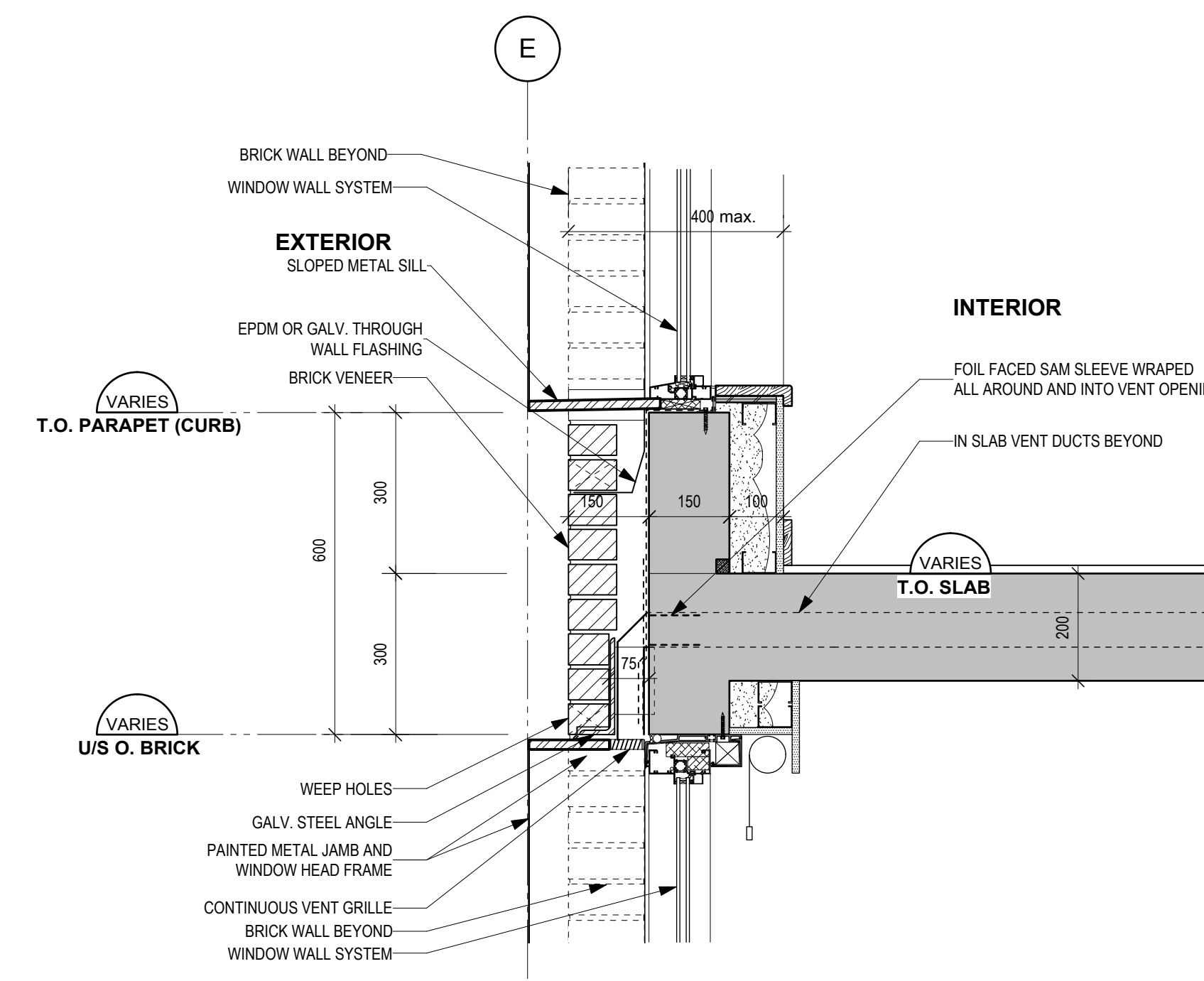
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SCALE	1:100	CHECKED	FS
JOB NO	1205		



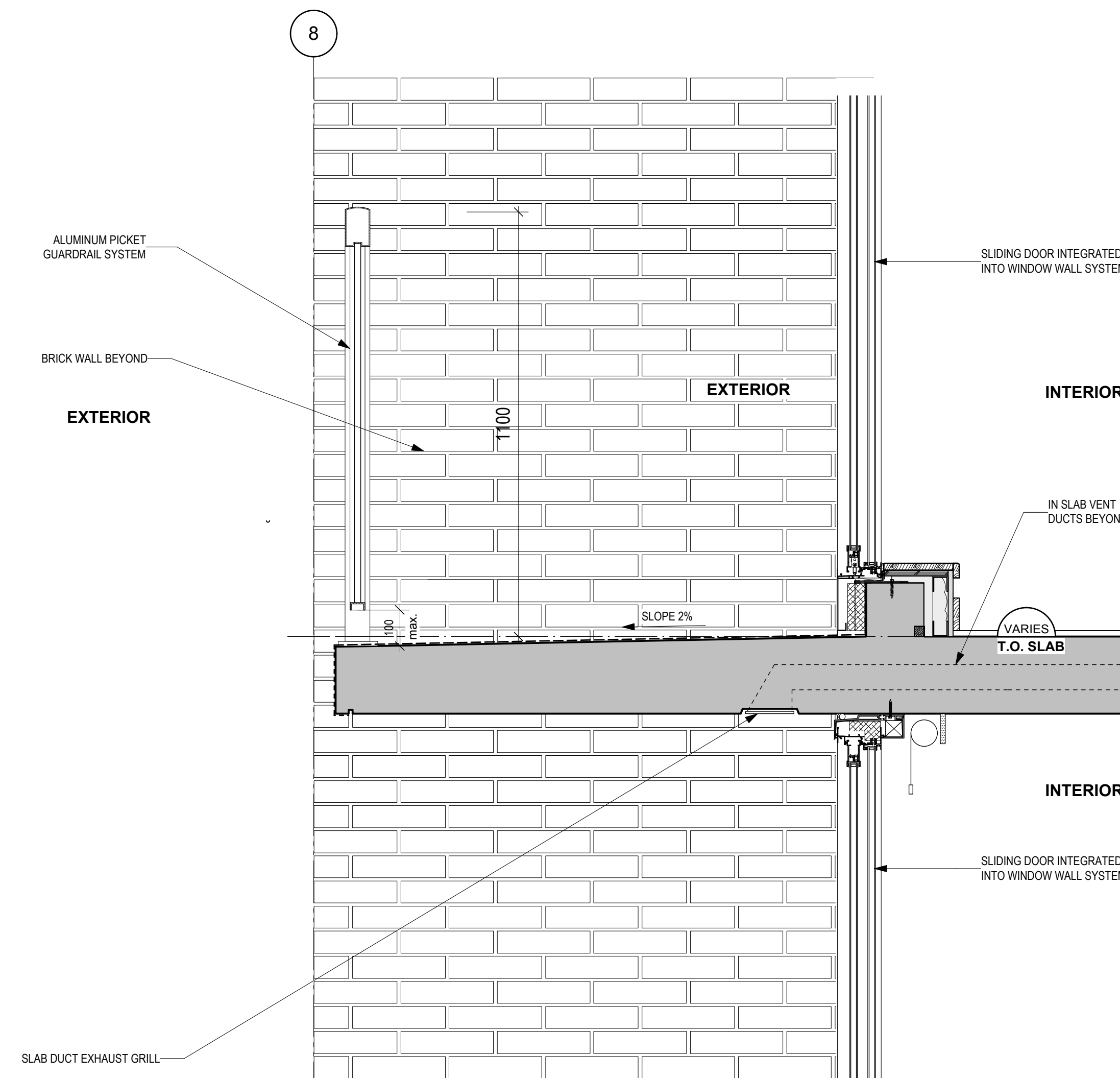
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1 TYP. WINDOW WALL DETAILS @ BRICK VENEER
Scale 1:10



2 SECTION DETAIL @ BALCONY
Scale 1:10

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DRAWING TITLE

TYPICAL DETAILS

DATE	1 SEPT 2017	DRAWN	FS
SCALE	1:100	CHECKED	
JOB NO.	1205		

A4.01



10:00 AM

12:00 PM



2:00 PM

4:00 PM

- Existing Building & Tree Shadows at Grade
- Previous Proposed Scheme Shadows at Grade
- Proposed Incremental Ground Plane Shadows at Grade

1 SHADOW STUDIES-SUMMER SOLSTICE (JUNE 21)
Scale N/A



10:00 AM

12:00 PM



2:00 PM

4:00 PM

- Existing Building & Tree Shadows at Grade
- Previous Proposed Scheme Shadows at Grade
- Proposed Incremental Ground Plane Shadows at Grade

2 SHADOW STUDIES-VERNAL EQUINOX (MARCH 21)
Scale N/A



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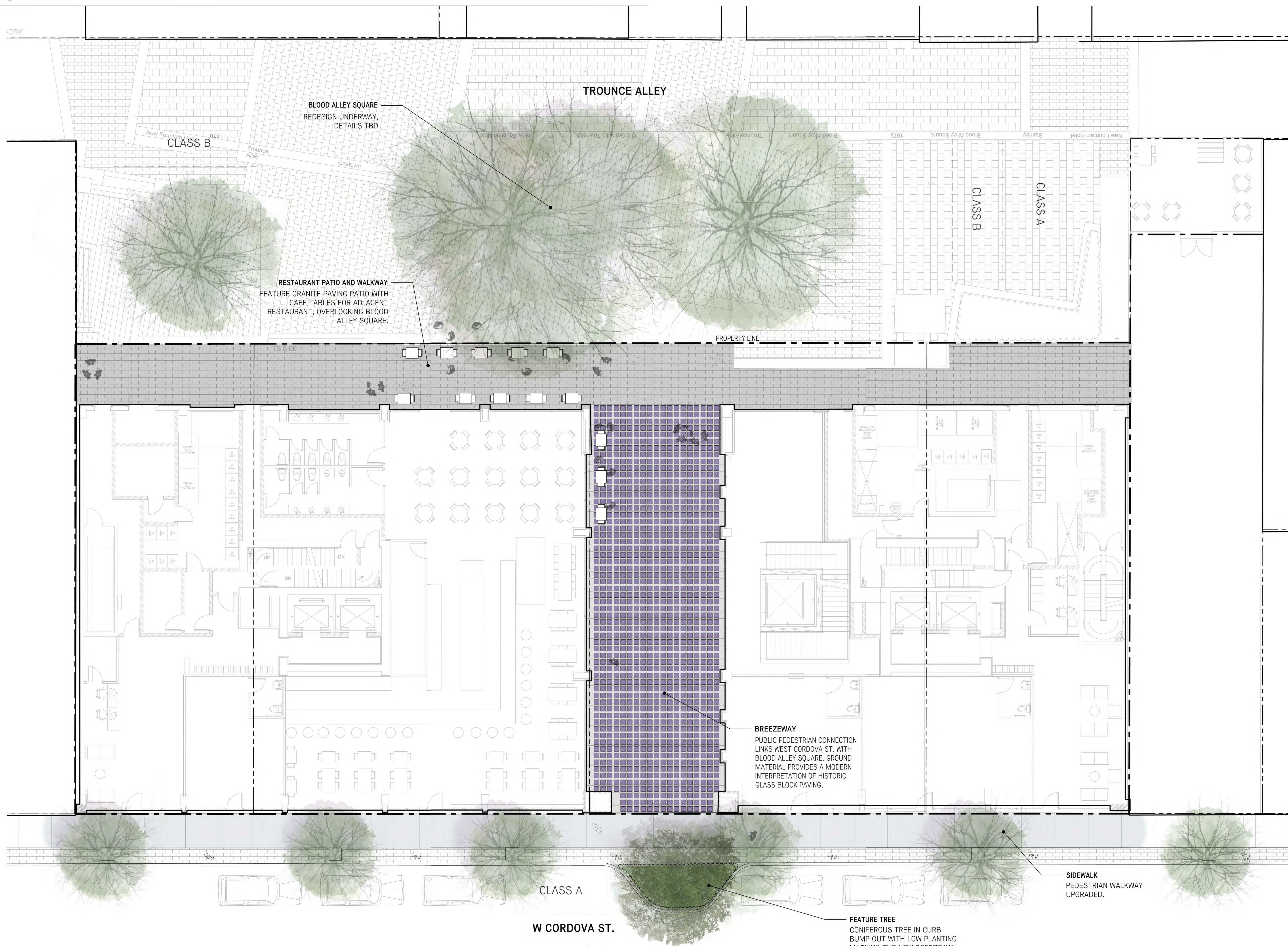
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CONSULTANT

DRAWING TITLE

SOLSTICE - EQUINOX SHADOW STUDIES

DATE	01 SEP 2017	DRAWN	PA
SCALE	-	CHECKED	FS
JOB NO	1205		



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Urban Design
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Vancouver BC, V5Y 1J6
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1	Issued For DP	Apr. 4, 2016

No.	Description	Date
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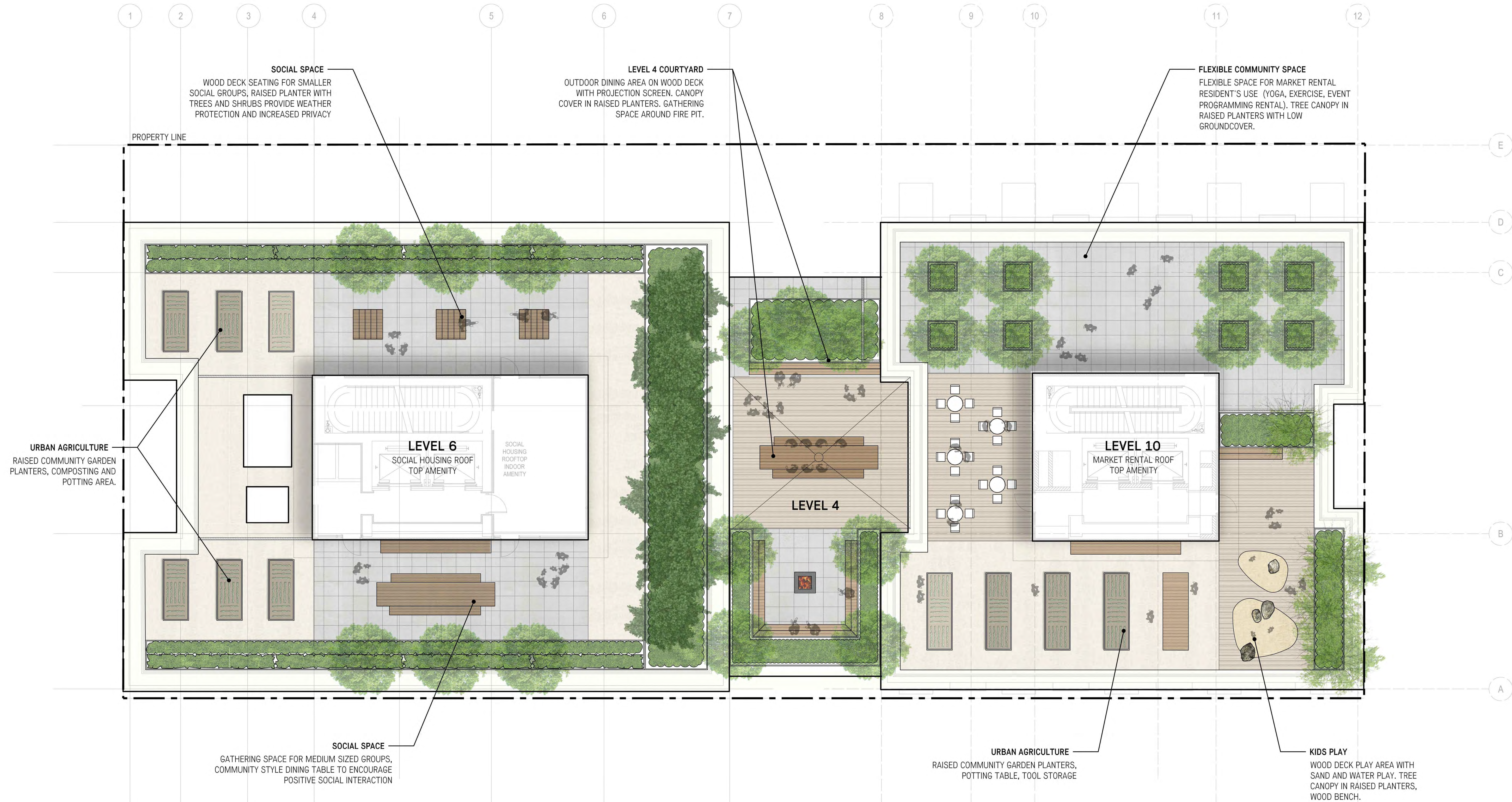
33 West Cordova

Vancouver BC

Concept Plan

Ground Level

Date	August 25, 2017	Drawing Number
Project No.	1722	L1.01
Scale	1:100	
Drawn/Checked	tl LL	



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1	Issued For DP	Apr. 4, 2016

No.	Description	Date
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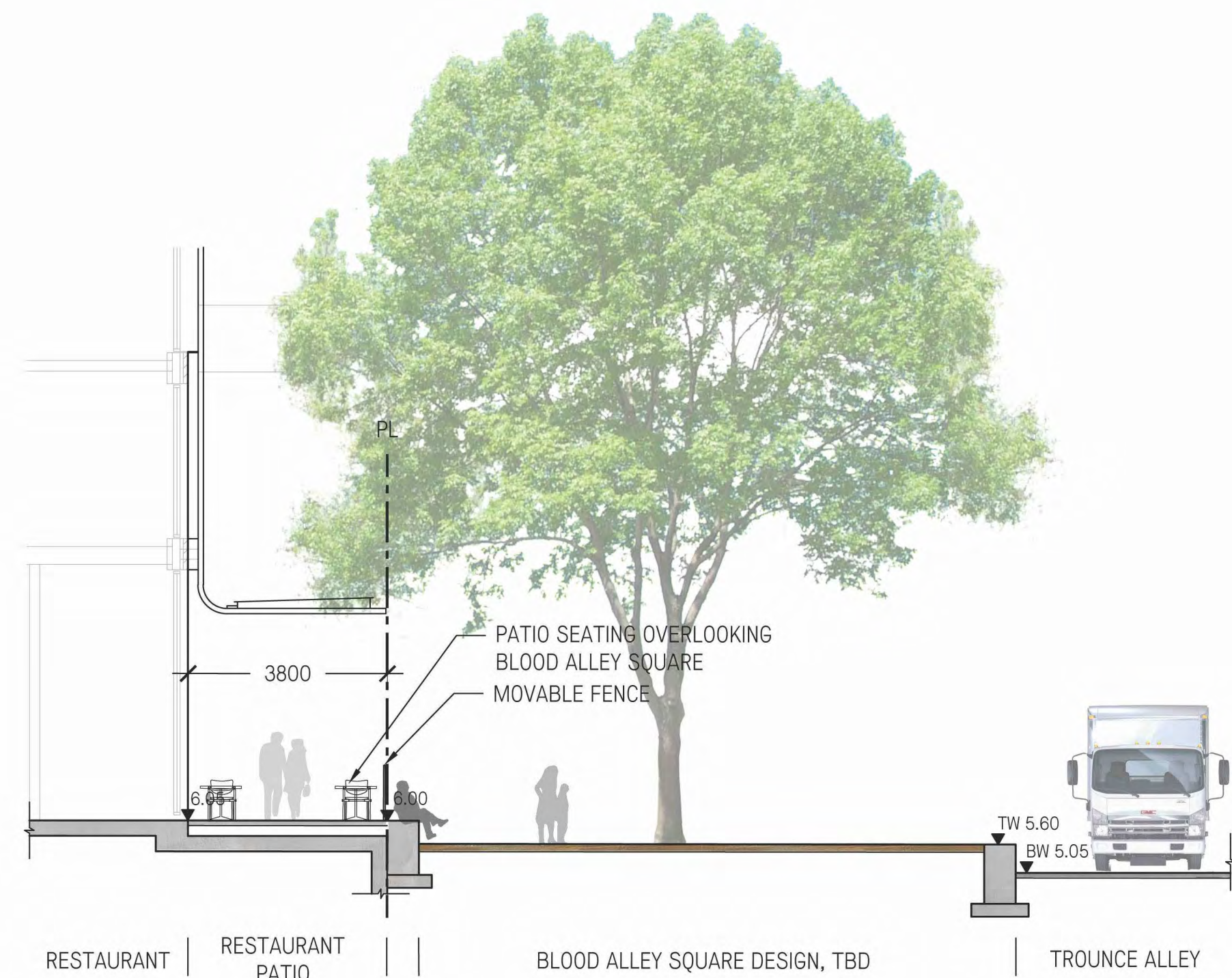
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Vancouver BC

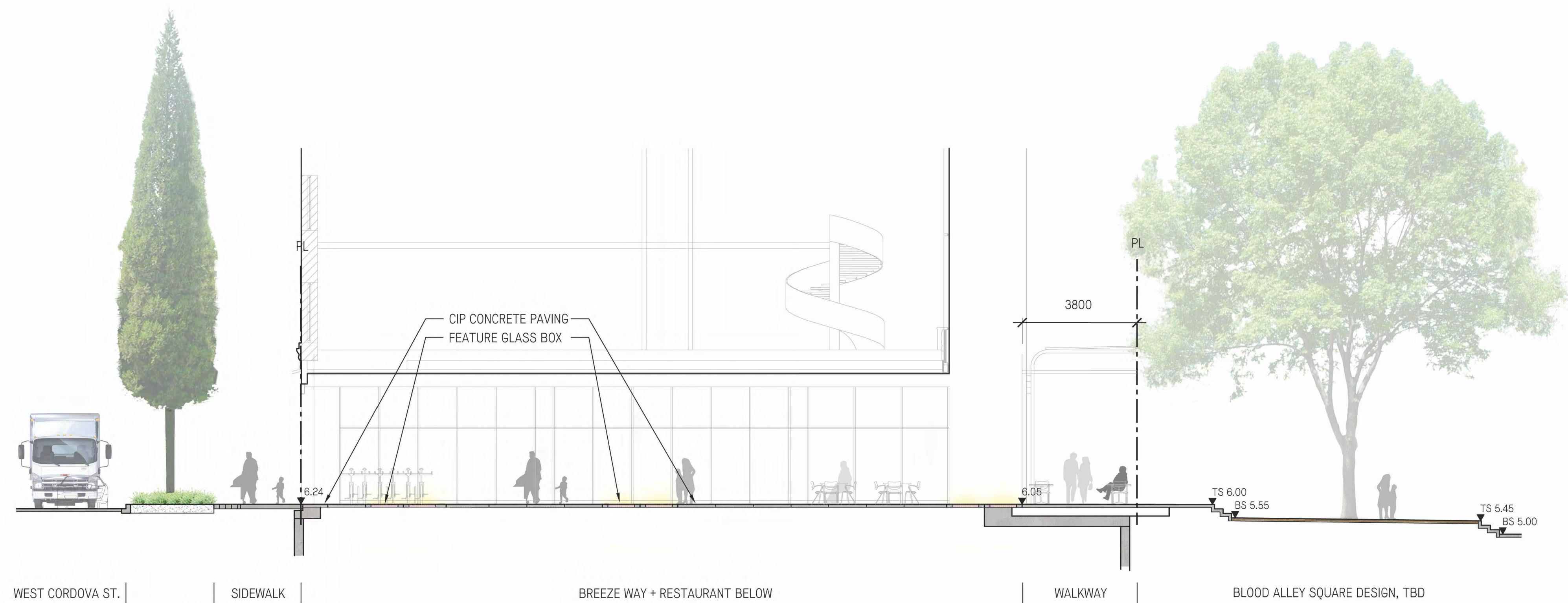
Concept Plan

Level 4, 6 + 10

Date	August 25, 2017	Drawing Number
Project No.	1722	L1.02
Scale	1:100	
Drawn/Checked	tl/LL	



1 Restaurant Patio
L1.03 1:100



2 WEST CORDOVA
L1.03 1:100

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1	Issued For DP	Apr. 4, 2016

No.	Description	Date
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Section + Elevation

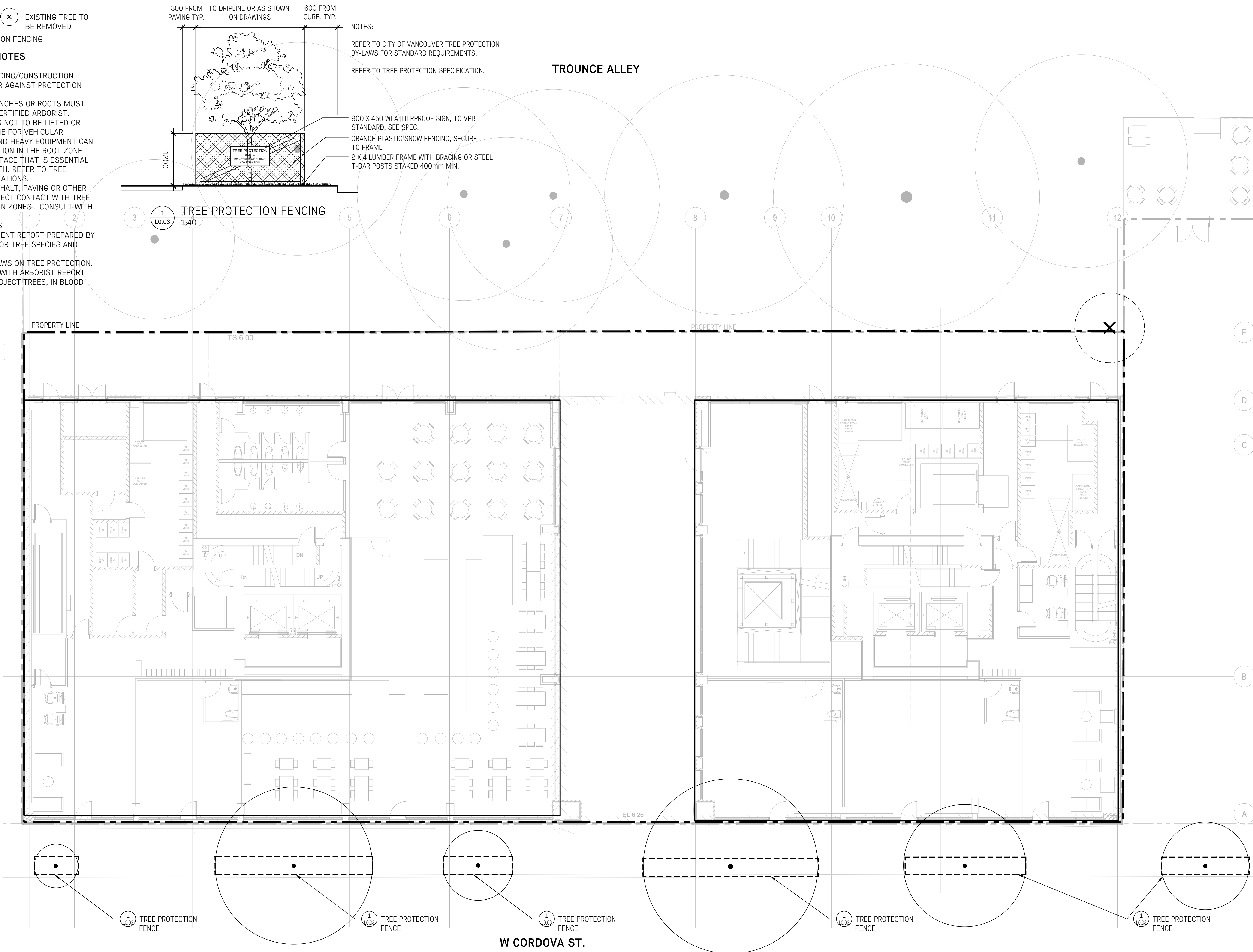
Date	August 25, 2017	Drawing Number
Project No.	1722	
Scale	as shown	L1.03
Drawn/Checked	tl/LL	

LEGEND

- EXISTING TREE
- ⊗ EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

TREE PROTECTION NOTES

1. NO STORAGE OF BUILDING/CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
3. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
4. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS.
5. ADHERE TO COV BYLAWS ON TREE PROTECTION.
6. TO BE COORDINATED WITH ARBORIST REPORT FOR BLOOD ALLEY PROJECT TREES, IN BLOOD ALLEY.



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33 West Cordova

Vancouver BC

Tree Management Plan

Date	August 25, 2017	Drawing Number
Project No.	1722	L1.10
Scale	1:100	
Drawn/Checked	tl LL	

LEGEND

	Section		Detail/Plant Callout
+ .xxx	Proposed Elevation	+ EX .xxx	Existing Elevation
+ TW .xxx	Top of Wall	+ FFE .xxx	Finished Floor Elevation
+ BW .xxx	Bottom of Wall	← 0.0%	Slope
	Planted Area		Existing Tree
	Revision		Existing Tree to be Removed

PLANT SCHEDULE

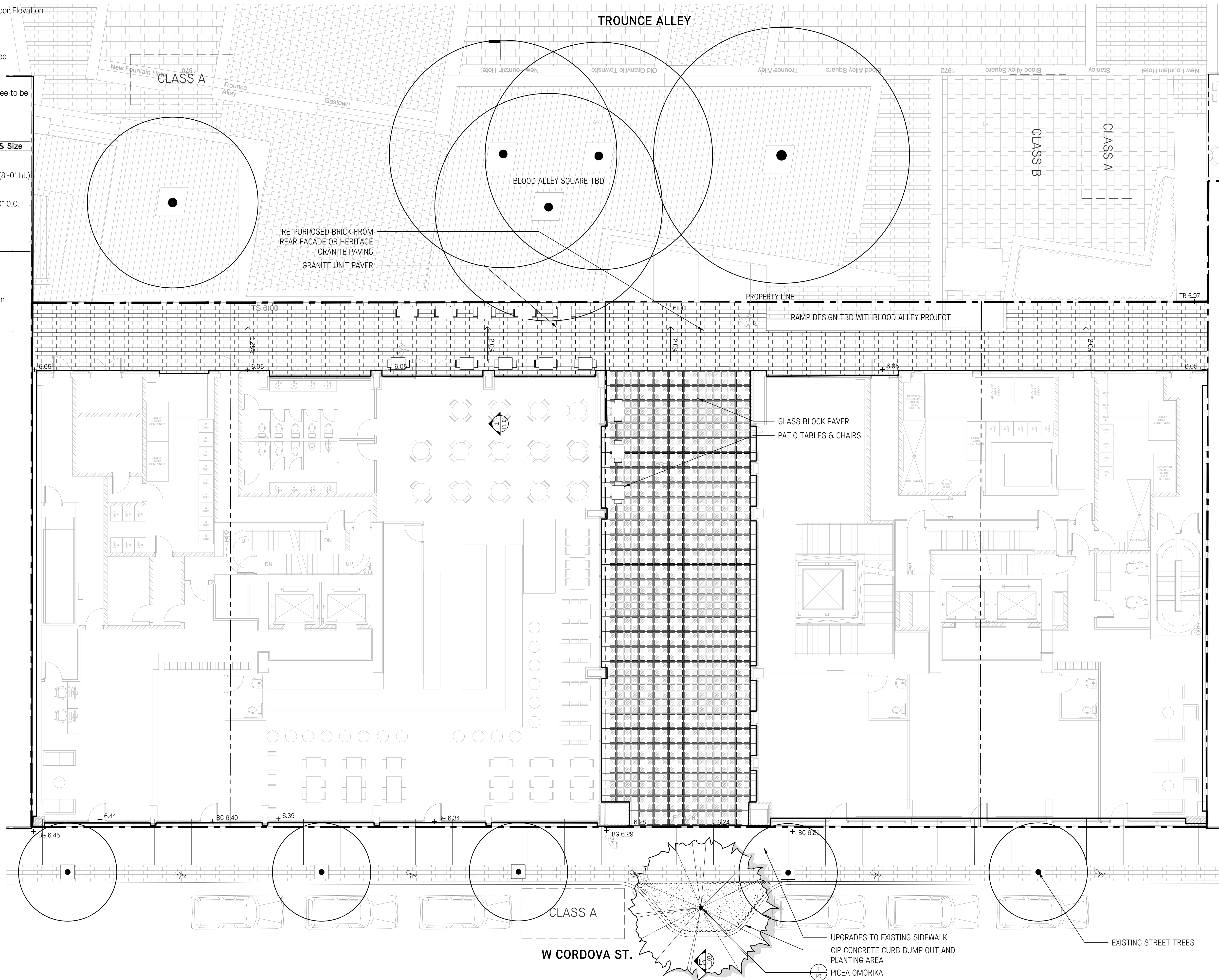
Sym	Qty	Botanical Name	Common Name	Spacing & Size
Trees				
P0	1	Picea omorika	Serbian spruce	2.4 m ht. (8'-0" ht.)
Shrubs				
Lp		Lonicera pileata	privet honeysuckle	#2 pot, 30" O.C.

Notes

1. All plant material to BCNTA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
2. Area of search for plant material: Pacific Northwest including British Columbia, Washington and Oregon.
3. Refer to specification for general conditions, materials and installation requirements.
4. All planted areas to have automatic irrigation.



PICEA OMORIKA



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No.	Description	Date

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Vancouver BC

**Material, Planting & Grading Plan
Ground Level**

Date	August 25, 2017	Drawing Number
Project No.	1722	L1.11
Scale	1:100	
Drawn/Checked	tl/LL	

LEGEND

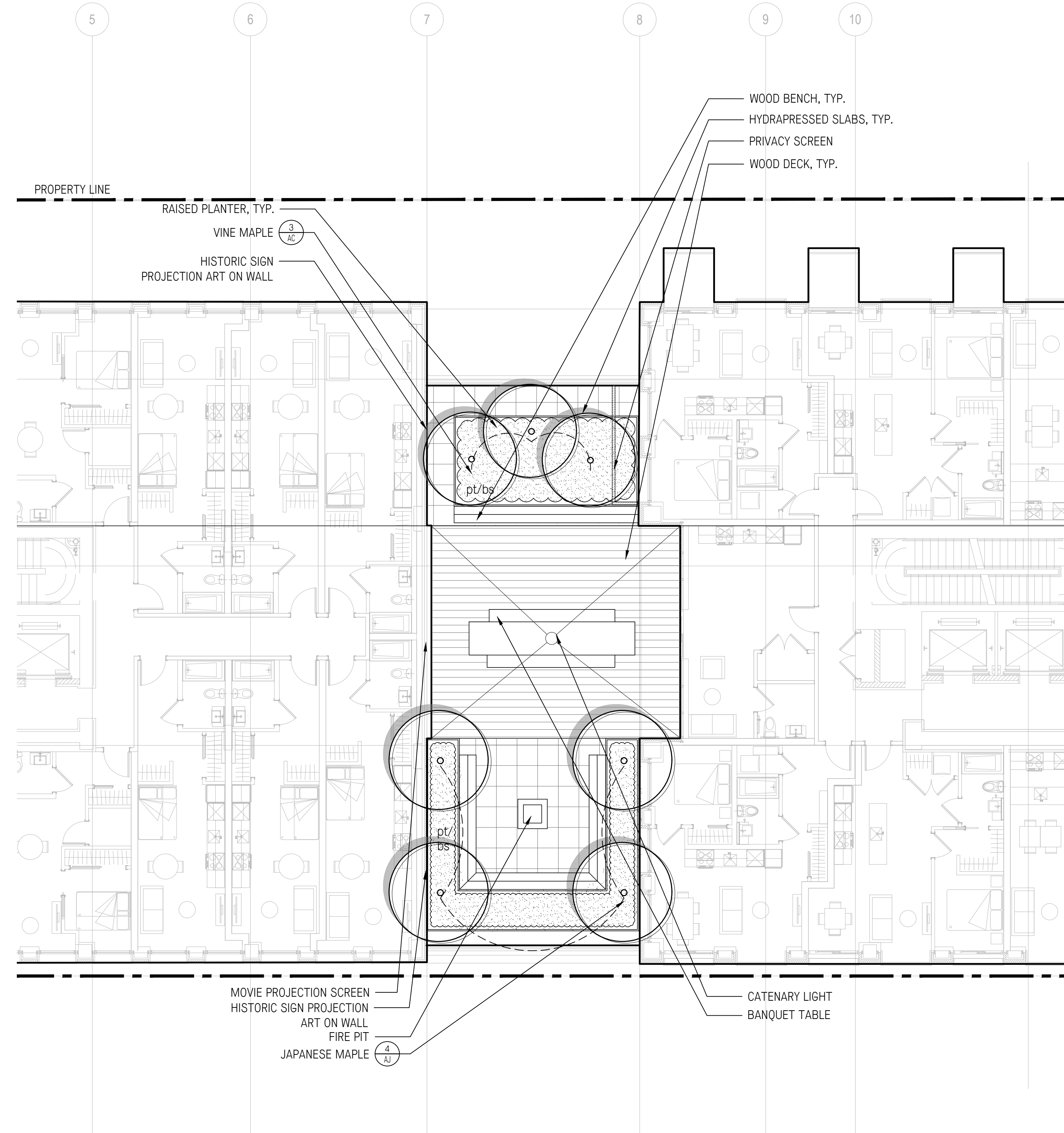
	Section		Detail/Plant Callout
+ X.XX	Proposed Elevation	+ EX X.XX	Existing Elevation
+ TW X.XX	Top of Wall	+ FFE X.XX	Finished Floor Elevation
+ BW X.XX	Bottom of Wall	← 0.0%	Slope
	Planted Area		Existing Tree
	Revision		Existing Tree to be Removed

Plant Schedule

Sym	Qty	Botanical Name	Common Name	Spacing & Size
Trees				
AJ	4	Acer japonicum	Japanese maple	5" cal., B&B
AC	3	Acer circinatum	Vine Maple	2.4 m ht. (8'-0" ht.)
Groundcover				
pt	-	Pachysandra terminalis	Japanese spurge	#1 pot, 12" O.C.
bs	-	Blechnum spicant	deer fern	#1 pot, 38 cm (15")

Notes

1. All plant material to BCNTA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
2. Area of search for plant material: Pacific Northwest including British Columbia, Washington and Oregon.
3. Refer to specification for general conditions, materials and installation requirements.
4. All planted areas to have automatic irrigation.



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33 West Cordova

Vancouver BC

Material, Planting & Grading Plan
Level 4

Date	August 25, 2017	Drawing Number
Project No.	1722	
Scale	as shown	L1.12
Drawn/Checked	tl/LL	

LEGEND

	Section		Detail/Plant Callout
+ .XX	Proposed Elevation	+ EX.XXX	Existing Elevation
+ TW.XXX	Top of Wall	+ FFE.XXX	Finished Floor Elevation
+ BW.XXX	Bottom of Wall	← 0.0%	Slope
	Planted Area		Existing Tree
	Revision		Existing Tree to be Removed

PLANT SCHEDULE

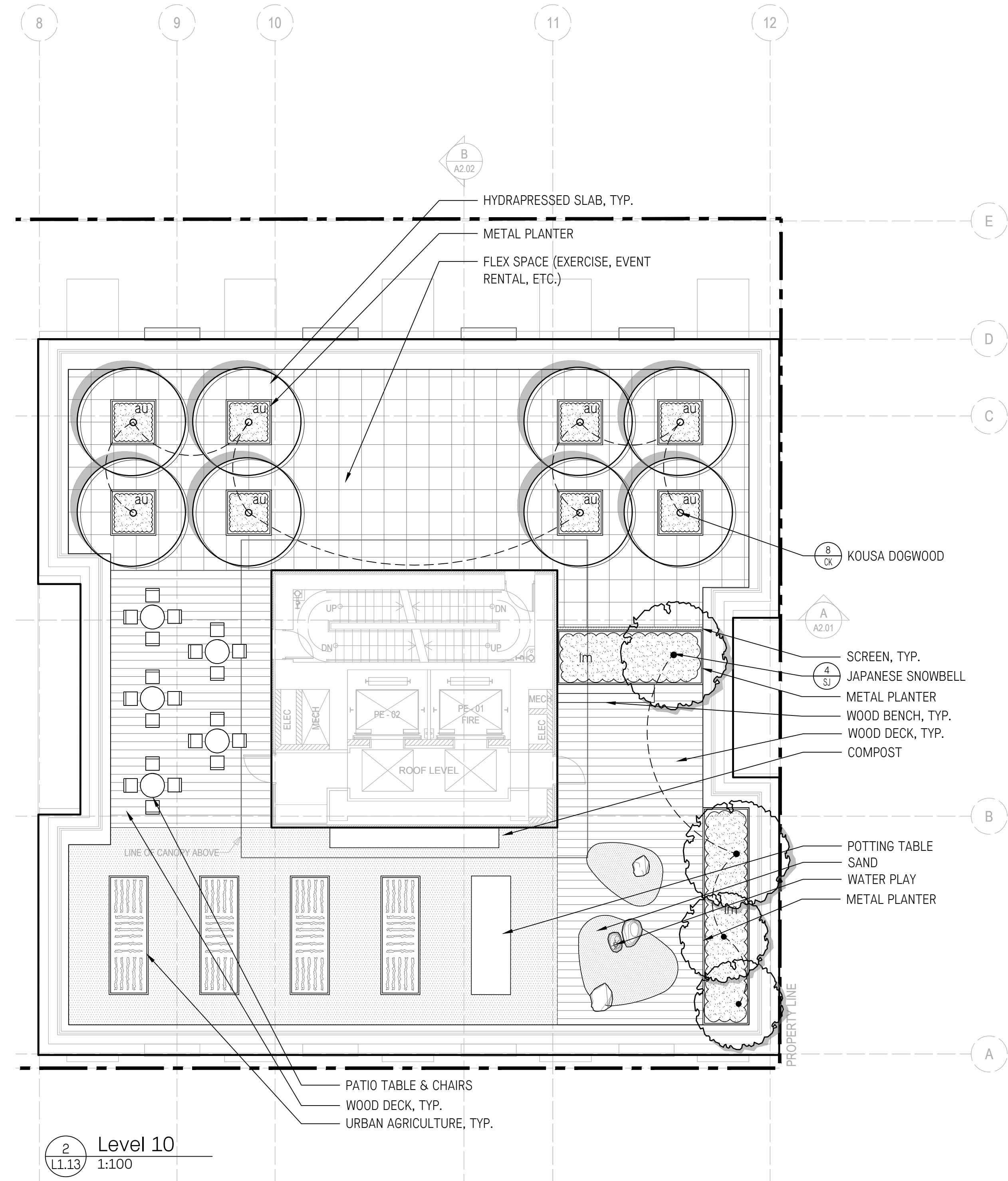
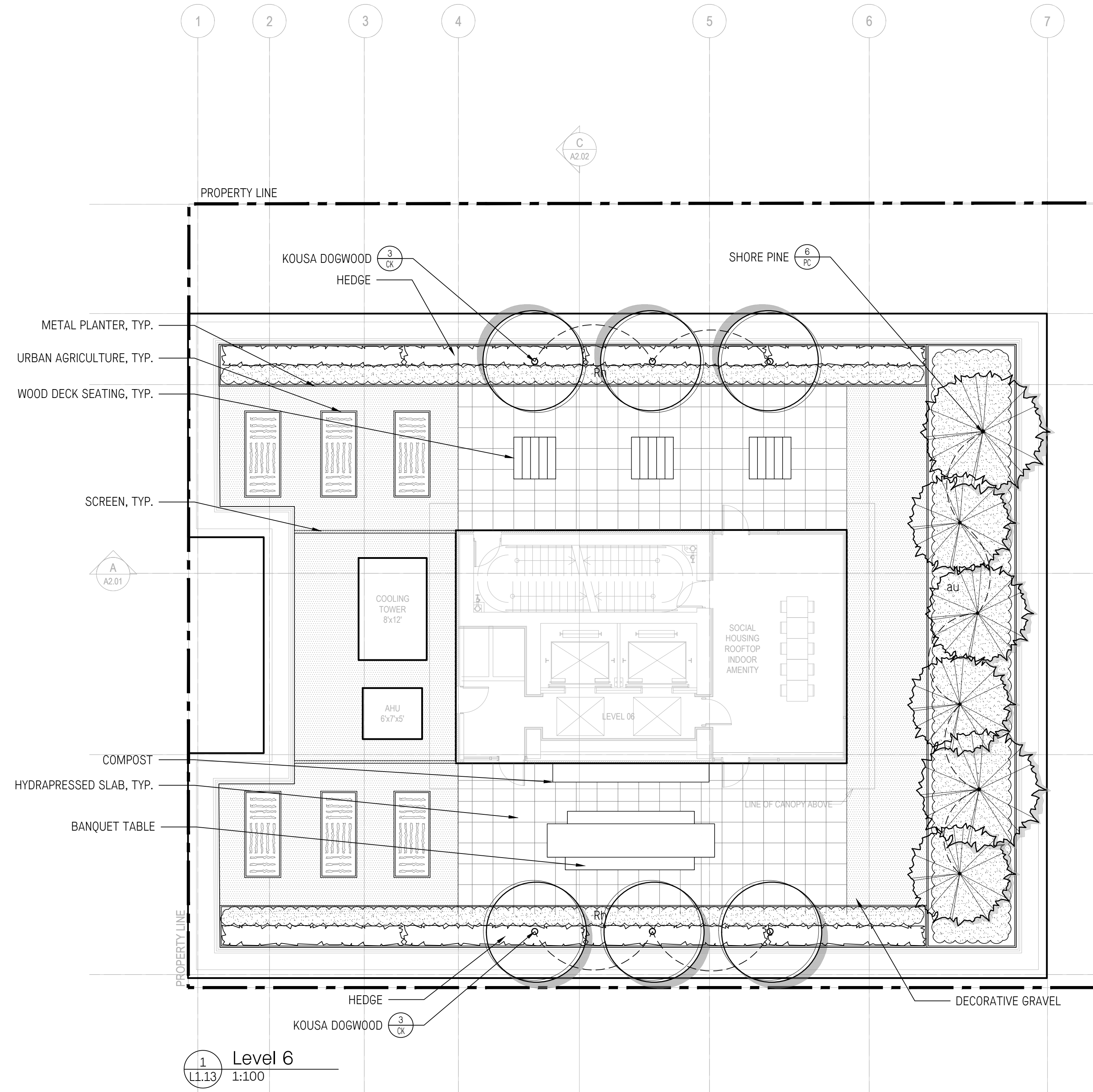
Sym	Qty	Botanical Name	Common Name	Spacing & Size
Trees				
CK	16	Cornus kousa	Kousa Dogwood	5 cm cal. (2" cal.)
SJ	4	Styrax japonicus	Japanese snowbell	2.5' cal., B&B
PC	6	Pinus contorta var. contorta	shore pine	2.4 m ht. (8'-0" ht.)
Shrubs				
Rh	x	Rosa nutkana	Nootka rose	#2 pot, 90cm (36")
Hedges				
PI	x	Prunus laurocerasus	English laurel	#2 pot, 75cm (30")
Perennials				
Im	X	Liriope muscari	lily turf	#1 pot, 12" O.C.
au	x	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot, 38cm (15")

Notes

1. All plant material to BCNTA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
2. Area of search for plant material: Pacific Northwest including British Columbia, Washington and Oregon.
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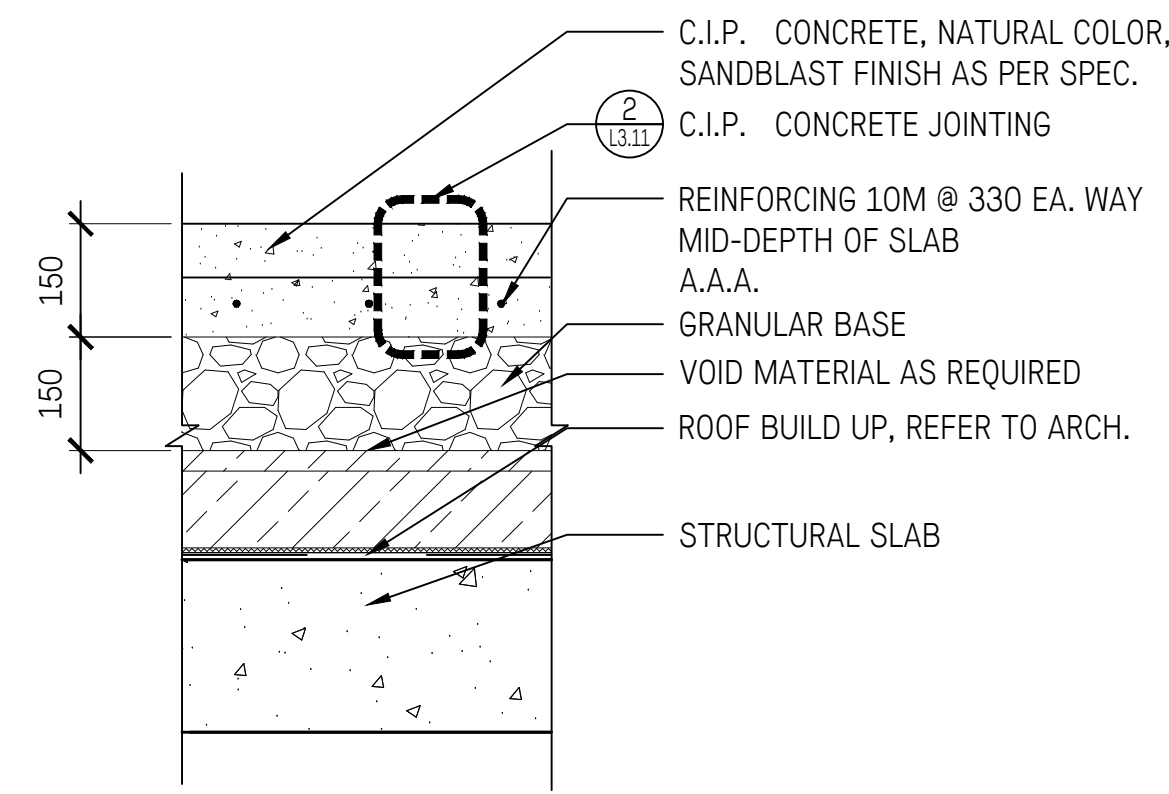
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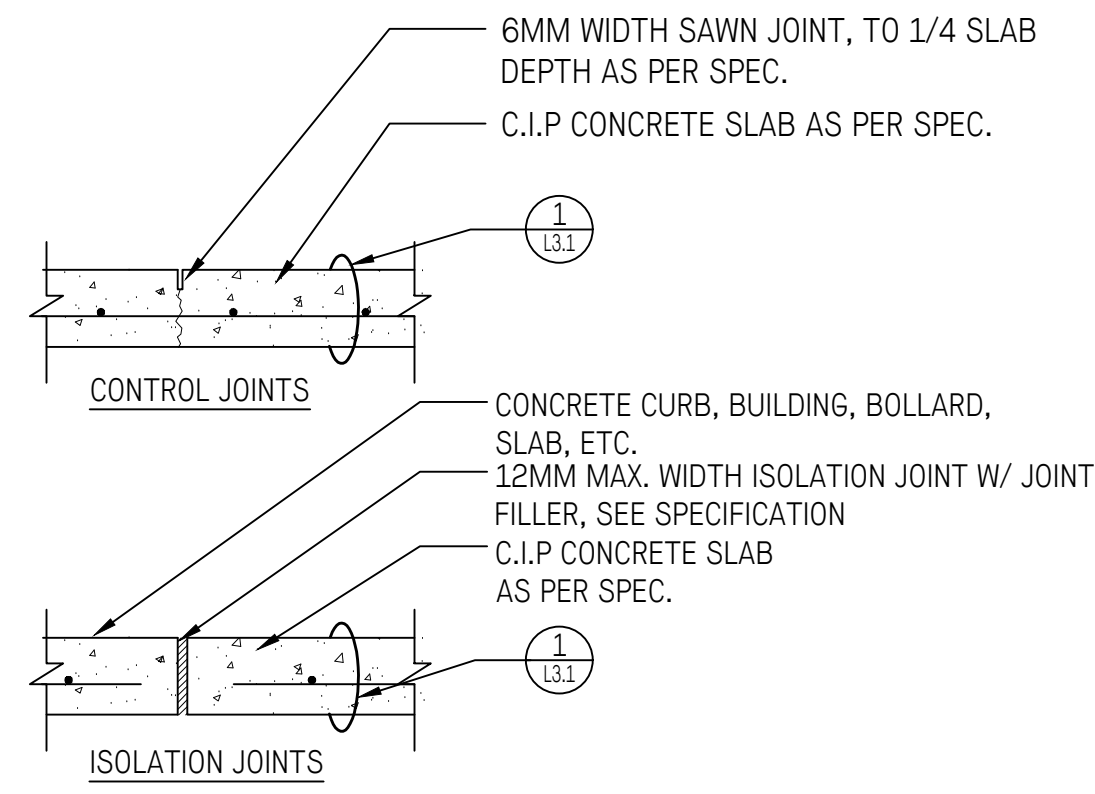
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Material, Planting & Grading Plan
Level 6 + 10

Date	August 25, 2017	Drawing Number
Project No.	1722	
Scale	as shown	L1.13
Drawn/Checked	tl/LL	



1
L2.11 CIP CONCRETE PAVING - ON SLAB
1:10

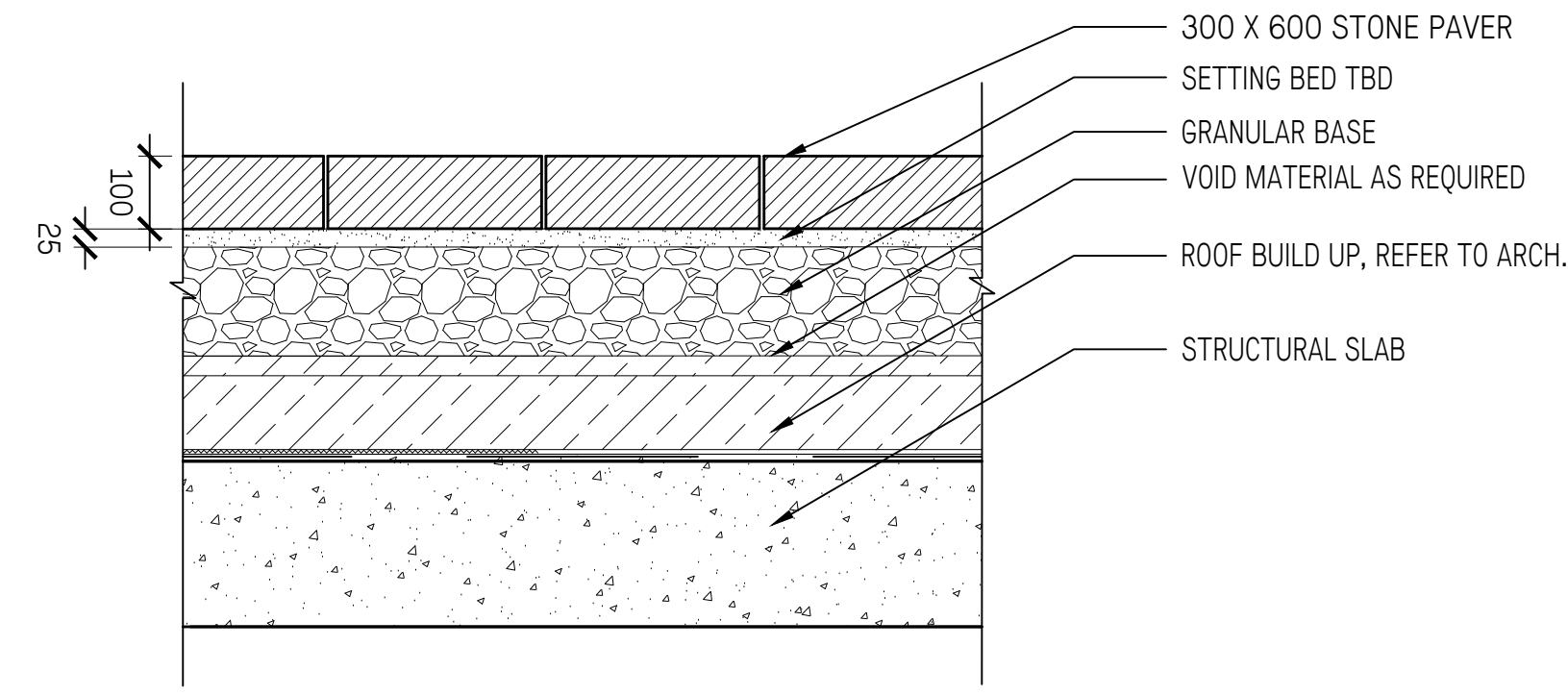


2
L2.11 CONTROL JOINTS TYP.
1:10

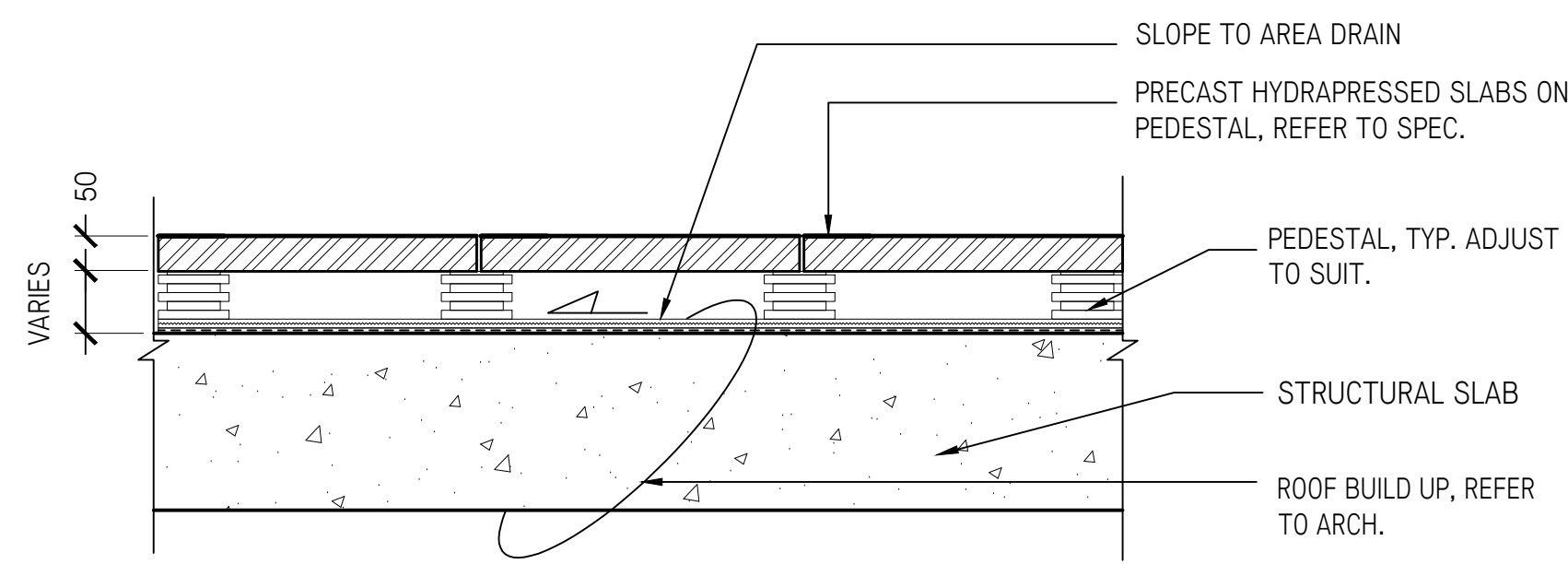
NOTE:
CONSTRUCT ALL CONTROL JOINTS AT
CONSISTENT WIDTH

CUT JOINTS BEFORE RANDOM
CRACKING OCCURS

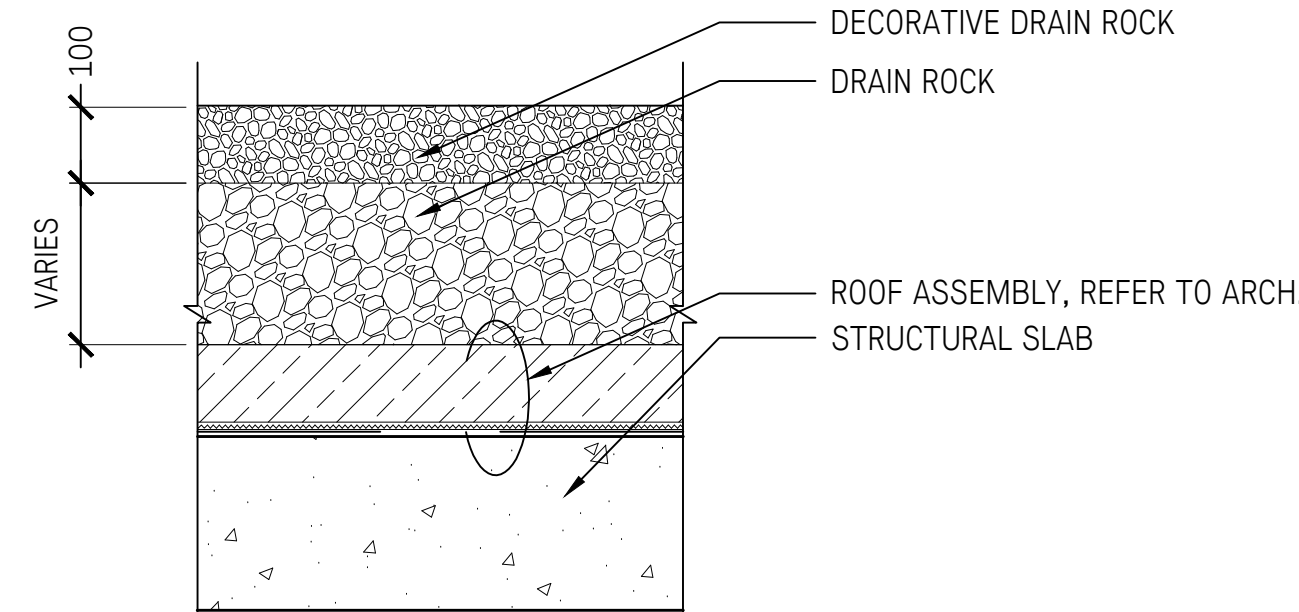
ISOLATION JOINTS AT COLUMNS AND
BUILDING



3
L2.11 GRANITE UNIT PAVER
1:10



4
L2.11 HYDRAPRESSED SLABS
1:10



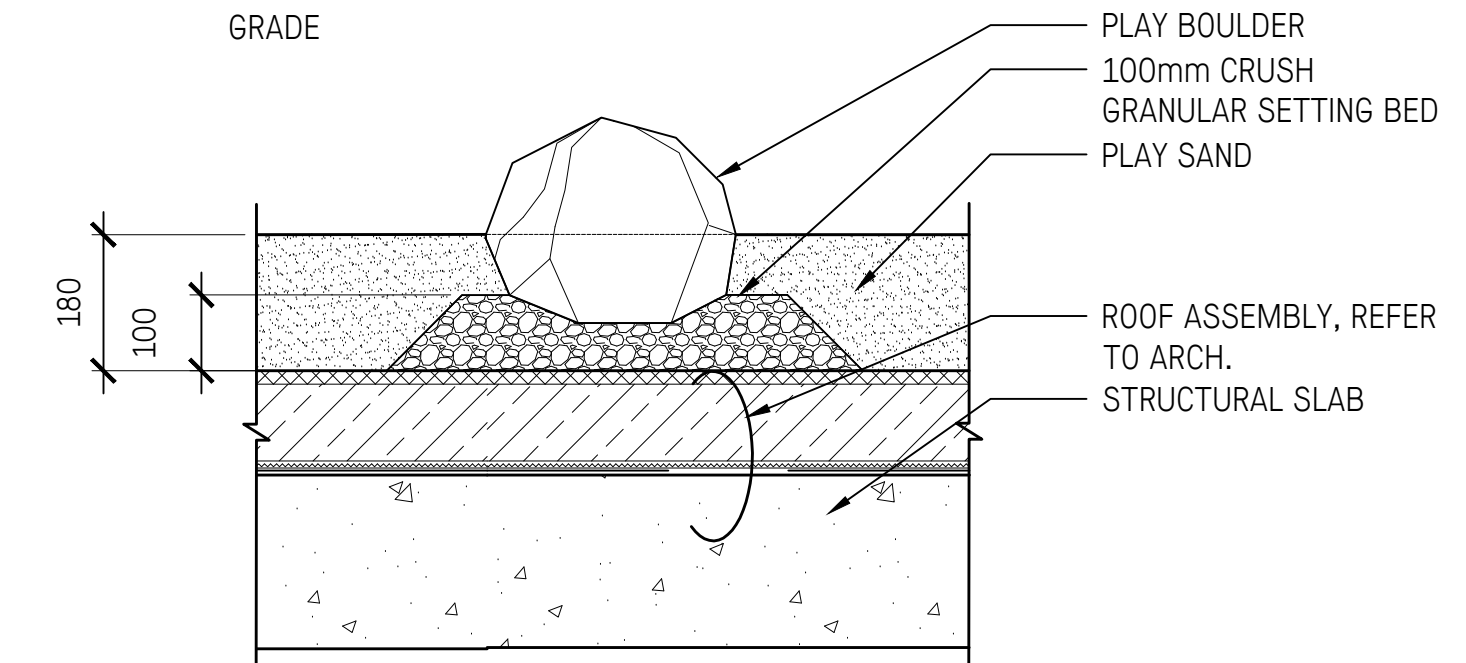
5
L2.11 DECORATIVE GRAVEL
1:10



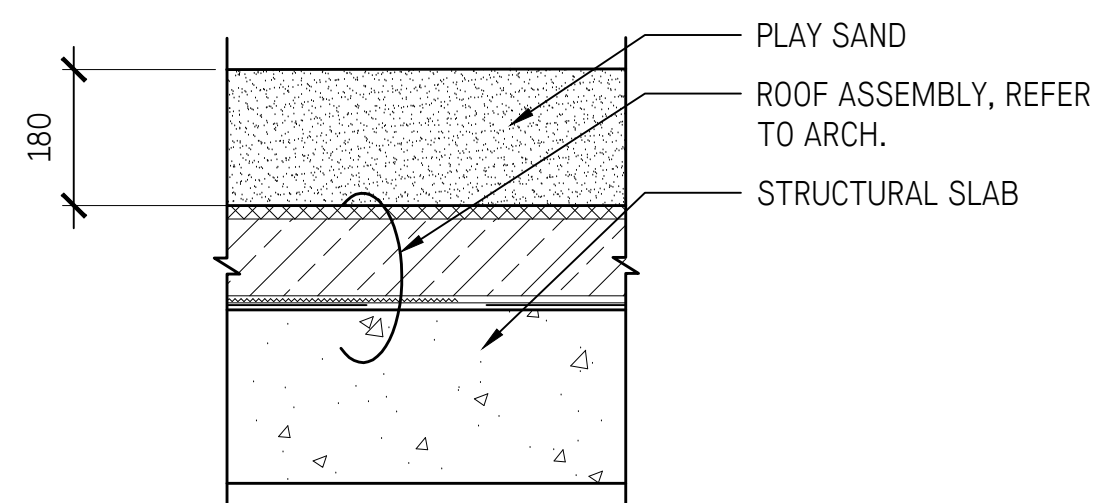
6
L2.11 Glass Block Paving
nts

NOTE: BOULDER SIZES TO VARY :
500-900mm

1. NO CRACKED OR BROKEN EDGES
SHALL BE EXPOSED ABOVE FINISHED
GRADE



7
L2.11 Play Boulder
1:10



8
L2.11 Play Sand
1:10

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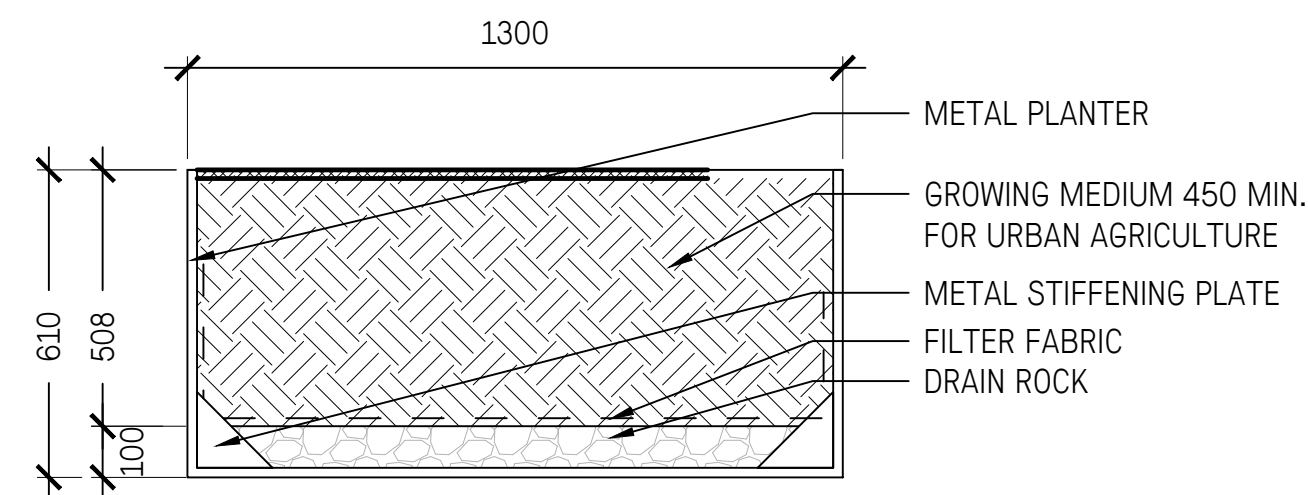
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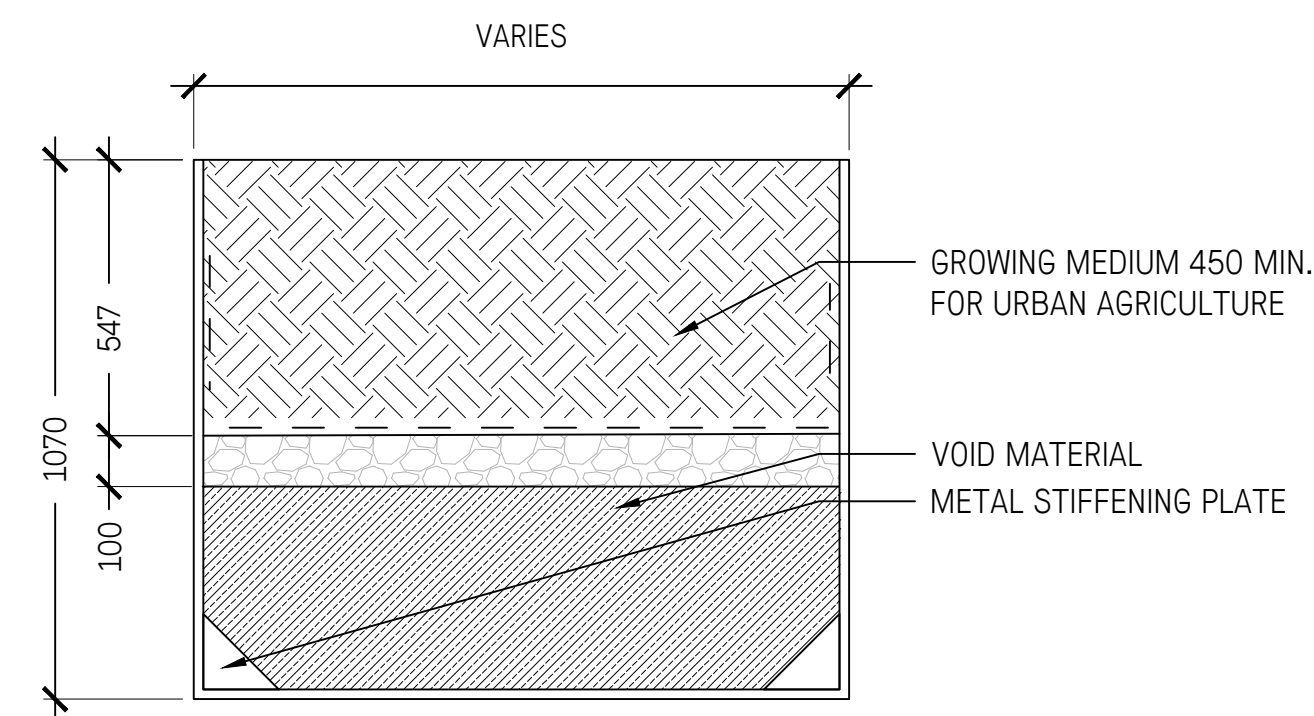
Landscape Details

Date	August 25, 2017	Drawing Number
Project No.	1722	
Scale	as shown	L2.11
Drawn/Checked	tl/LL	



NOTES:
 HOSE BIBS TO BE PROVIDED FOR HAND-WATERING.
 PLANTING TO ABIDE BY COV GUIDELINES FOR URBAN AGRICULTURE PROVISIONS.

1 Urban Agriculture Planter, Typ.
 1:15



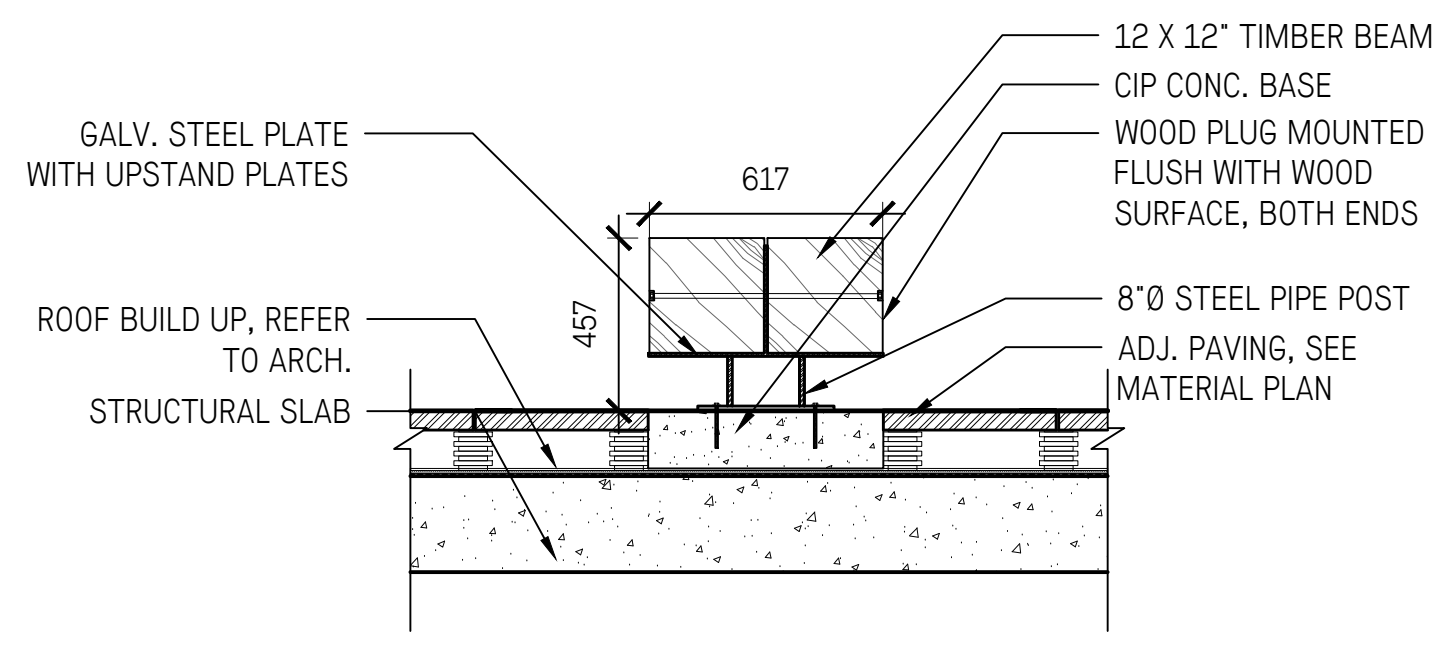
NOTES:
 1. PROVIDE SHOP DRAWINGS
 2. SHIM PLANTERS PLUMB & LEVEL.
 3. ALL PLANTERS TO BE 3/4" THICK PLATE SHELL, POWDER COATED DARK GREY, AS SPECIFIED. REFER TO SPECIFICATIONS FOR MATERIALS & SUGGESTED SUPPLIERS.
 4. ALL PLANTERS C/W DRAIN HOLES WITH MESH COVER EVERY 3 FT O.C. TYP.

2 Metal Planter, Typ.
 1:15



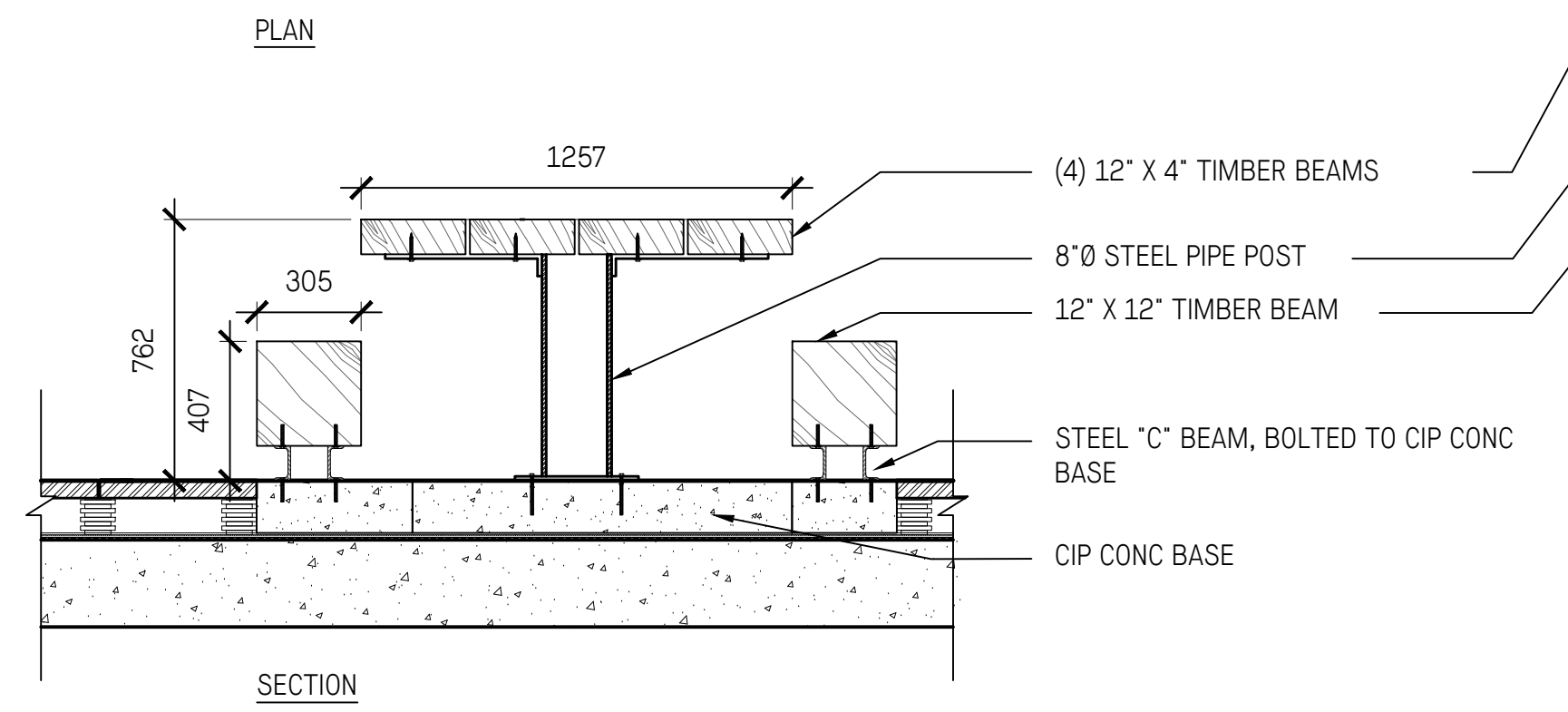
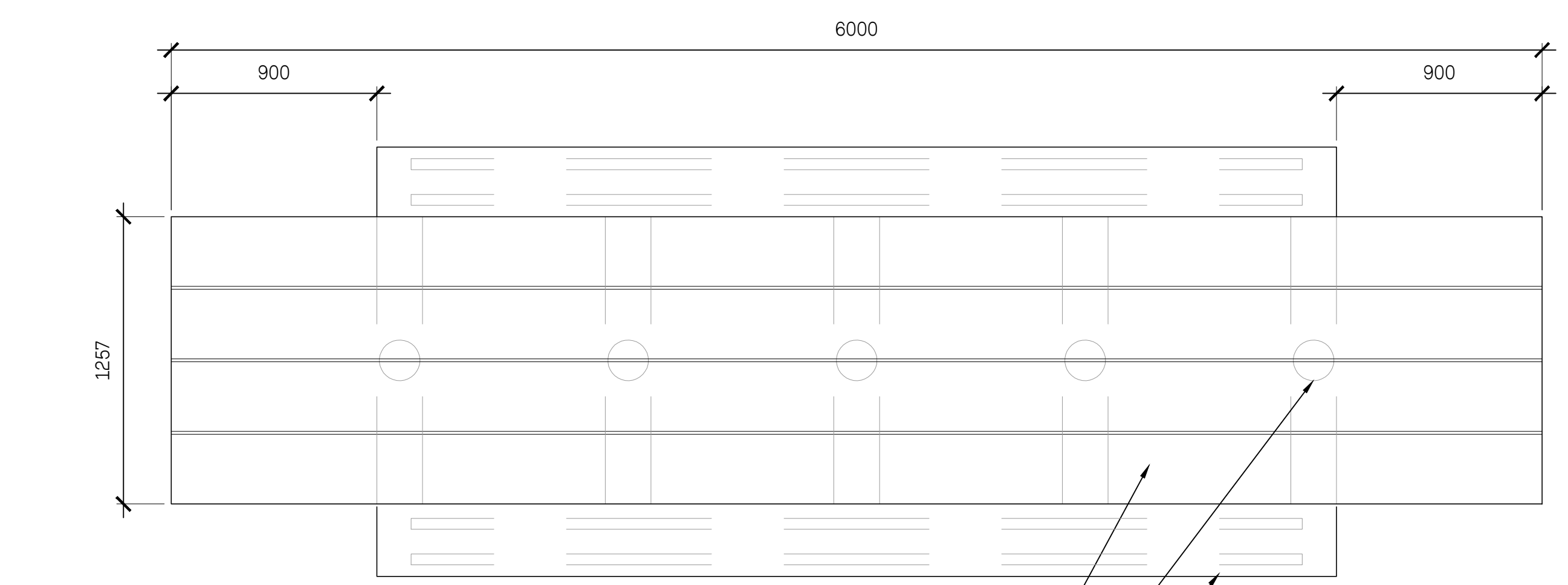
NOTES:
 1. BENTO 42 CONCRETE - ELECTRONIC FROM PALOFORM

3 Fire Pit
 nts



NOTES:
 1. PROVIDE SHOP DRAWINGS FOR BENCH CONSTRUCTION
 2. USE GALVANIZED STEEL FOR ALL HARDWARE UNLESS OTHERWISE NOTED.
 3. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES
 4. CONFIRM REINFORCEMENT WITH STRUCTURAL ENGINEER

4 Wood Bench
 1:20



NOTES:
 1. PROVIDE SHOP DRAWINGS FOR BENCH CONSTRUCTION
 2. USE GALVANIZED STEEL FOR ALL HARDWARE UNLESS OTHERWISE NOTED.
 3. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES
 4. CONFIRM REINFORCEMENT WITH STRUCTURAL ENGINEER

5 Banquet Table
 1:20

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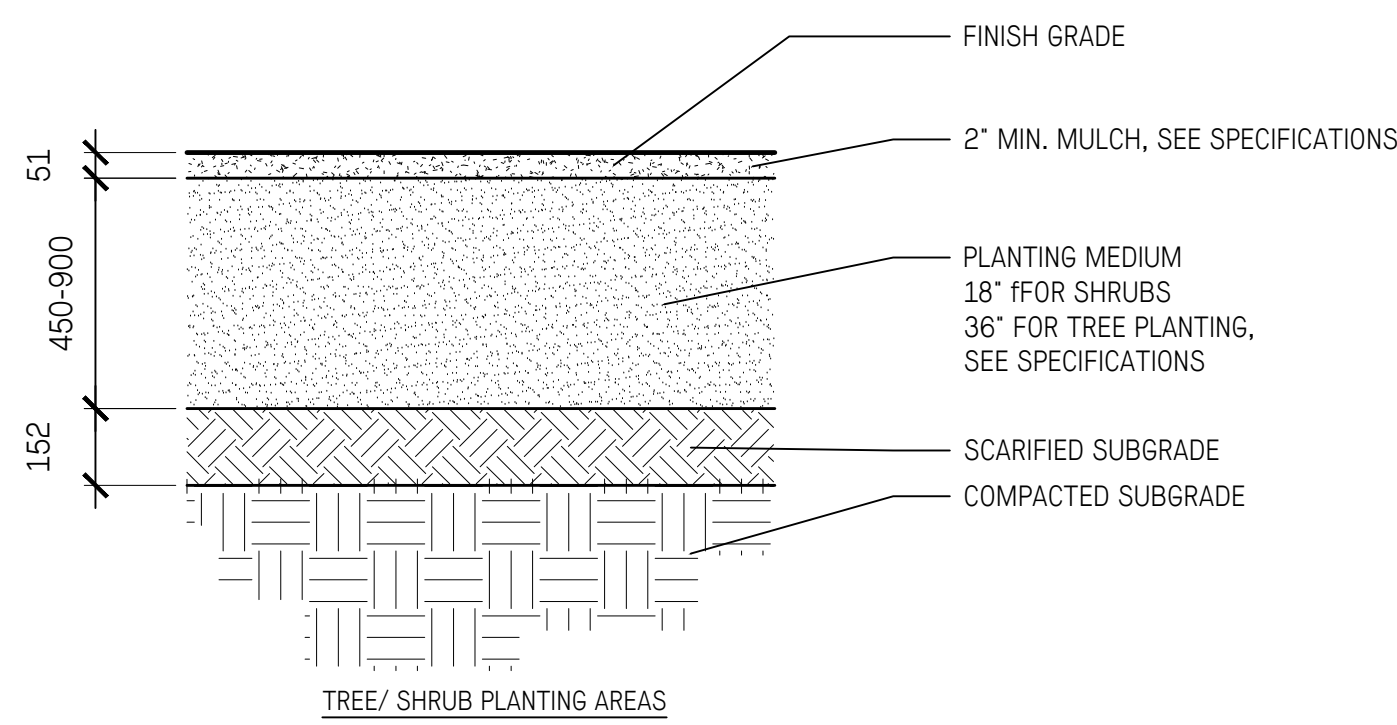
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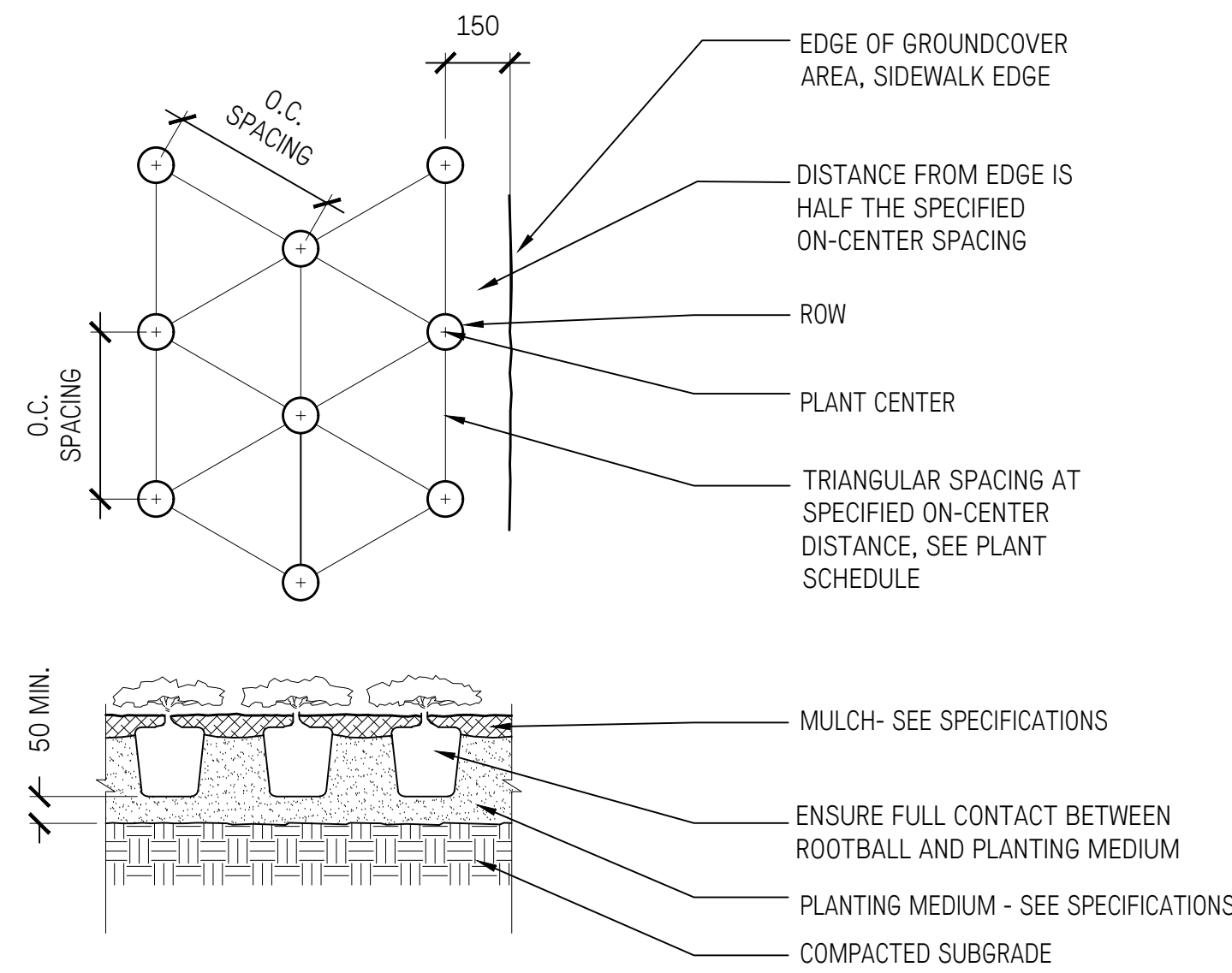
Landscape Details

Date	August 25, 2017	Drawing Number
Project No.	1722	
Scale	as shown	L2.12
Drawn/Checked	tl/LL	

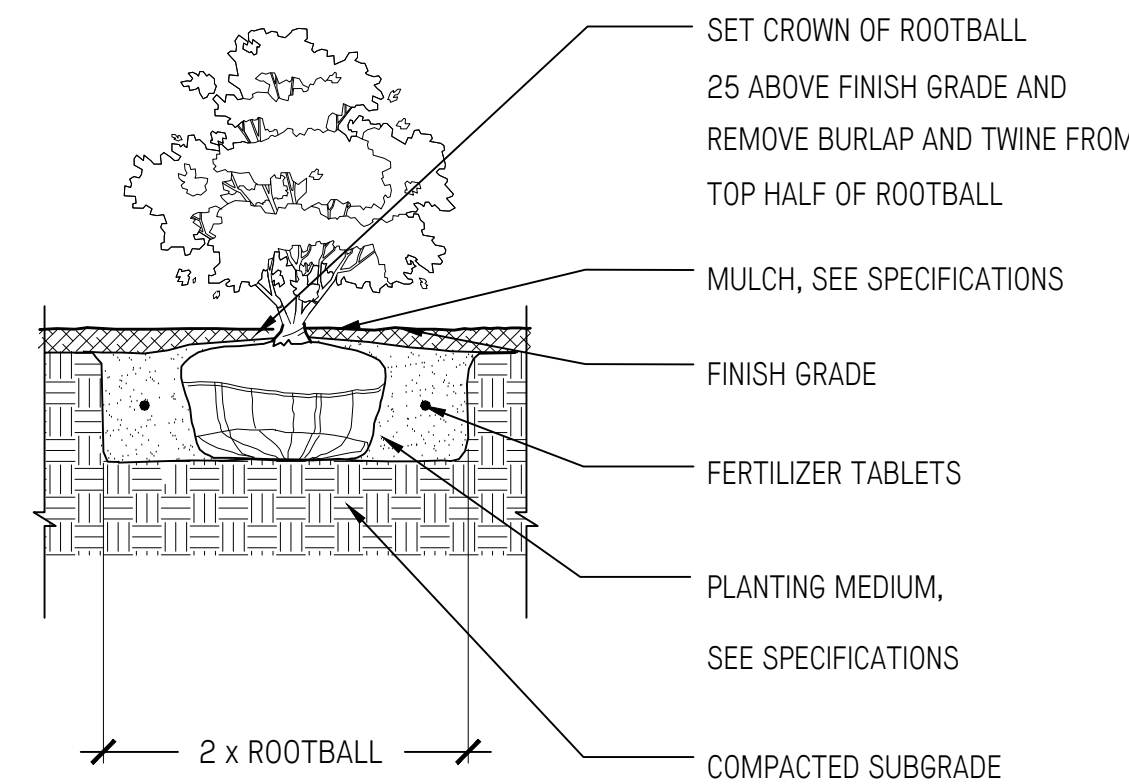
NOTE:
 PLANTING MEDIUM TO MEET STANDARDS PER THE BC LANDSCAPE STANDARD, 6TH EDITION, AS FOLLOWS:
 FOR LAWN AREAS: 1H STANDARD FOR HIGH TRAFFIC LAWN AREAS;
 FOR TREE, SHRUB PERENNIAL AND ORNAMENTAL GRASS AREAS: 1P FOR PLANTING AREAS & PLANTERS



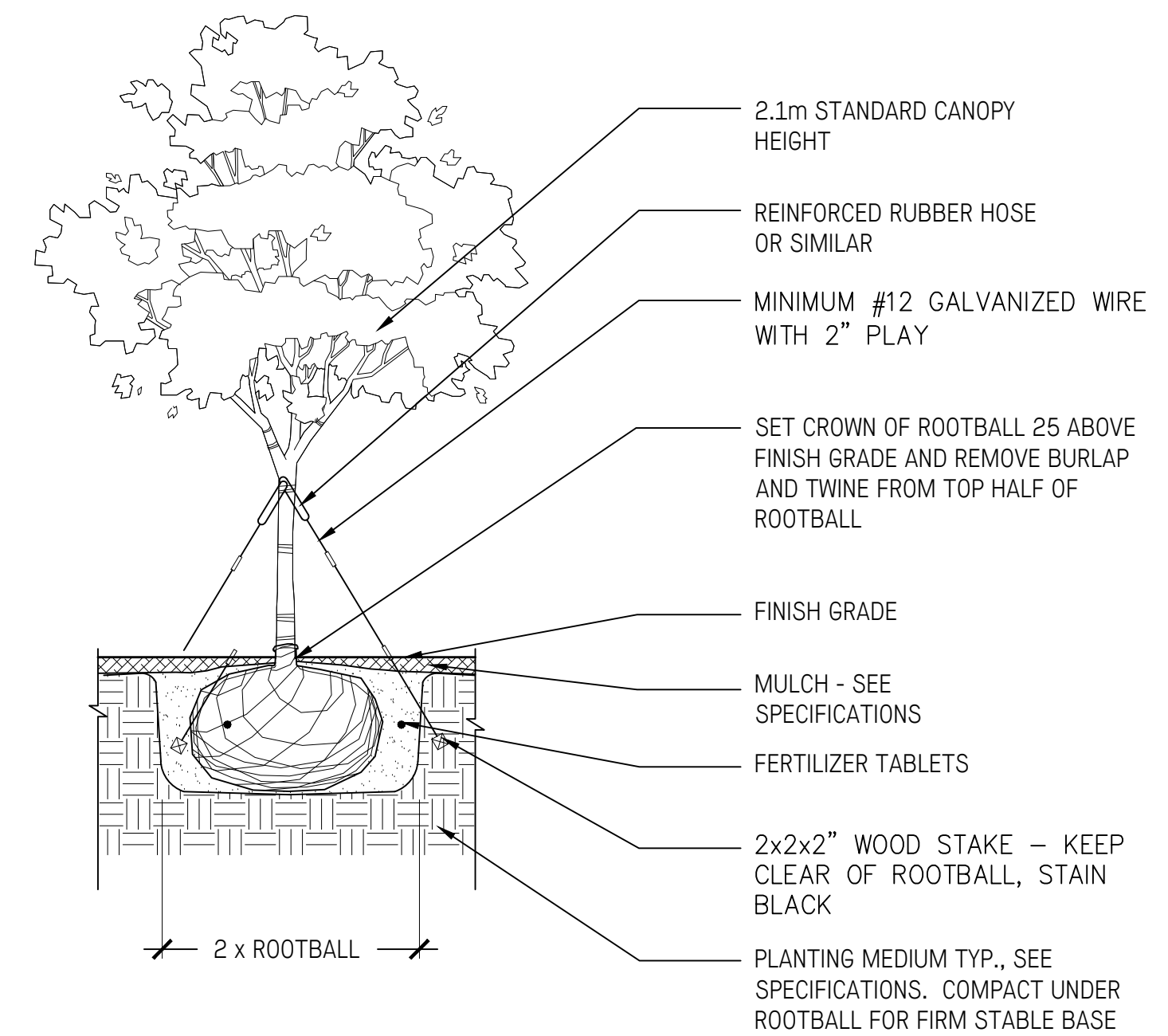
1 Soil Profile
 L2.13 NTS



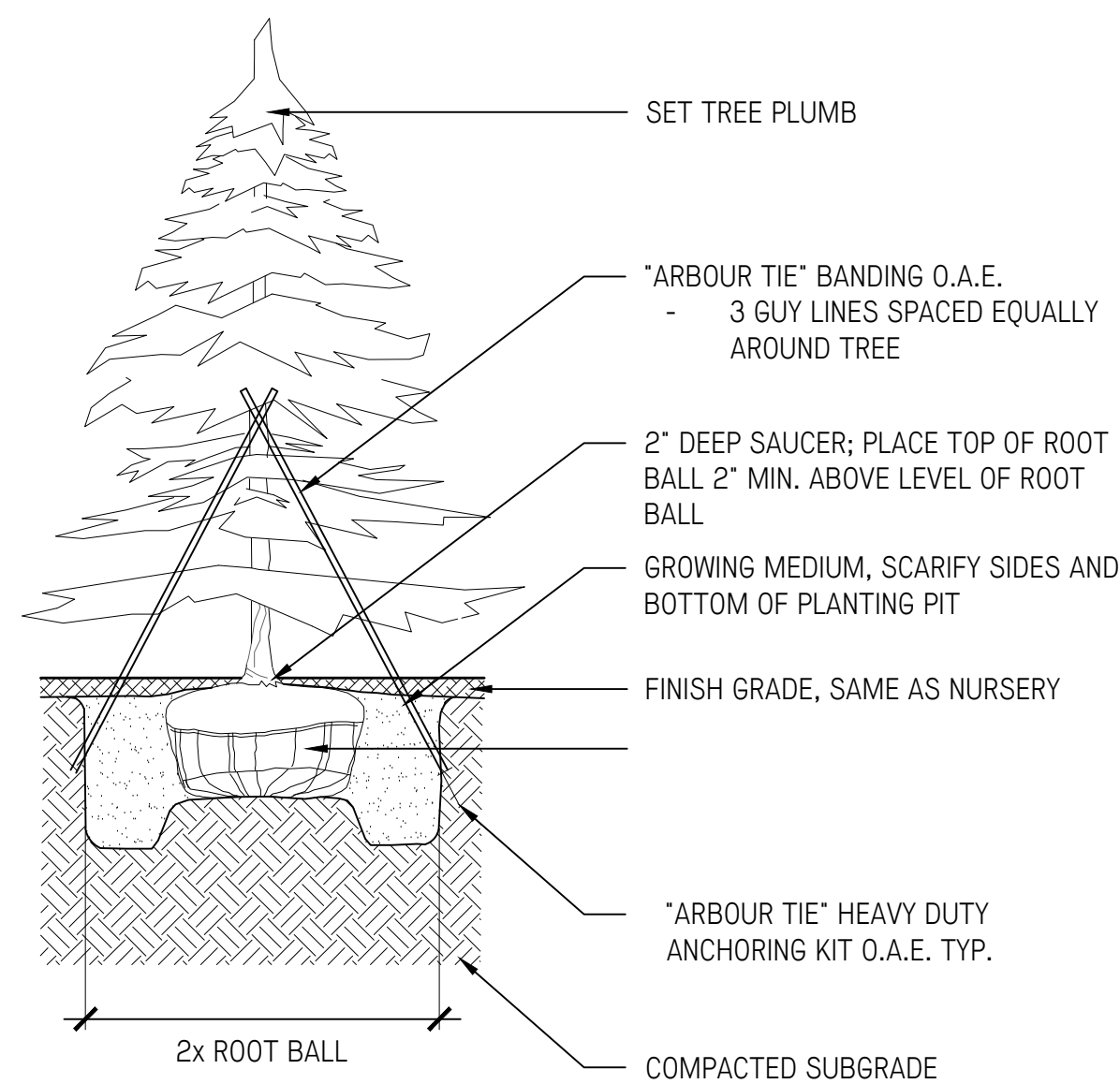
2 Ground Cover Planting, Typ.
 L2.13 NTS



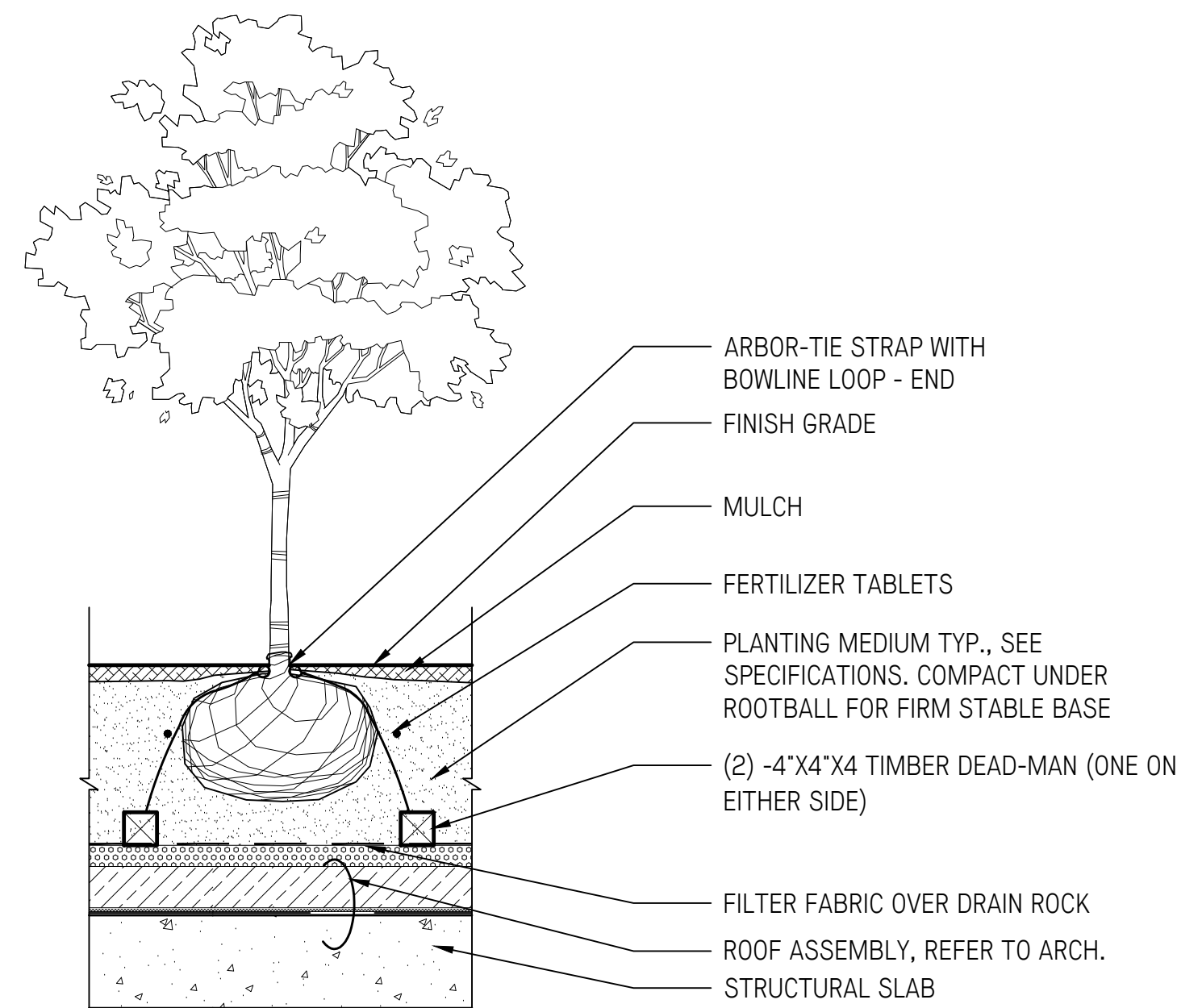
3 Shrub Planting on Grade, Typ.
 L2.13 NTS



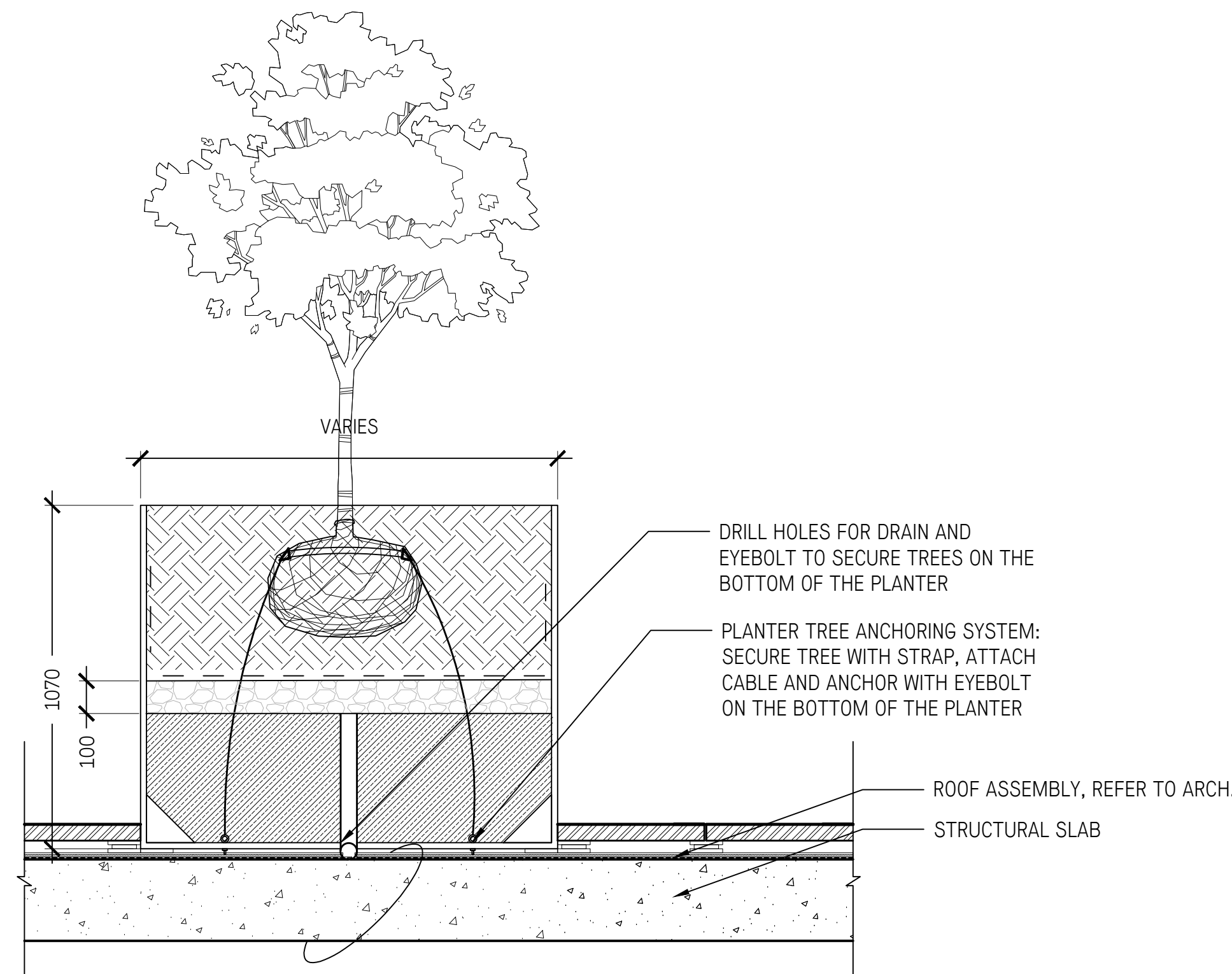
4 Tree Planting on Grade, Typ.
 L2.13 NTS



5 Evergreen Tree Planting, Typ.
 L2.13 NTS



6 Tree Planting on Slab, Typ.
 L2.13 NTS



7 Tree Planting in Metal Planter
 L2.13 1:15

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Landscape Details
 Planting

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