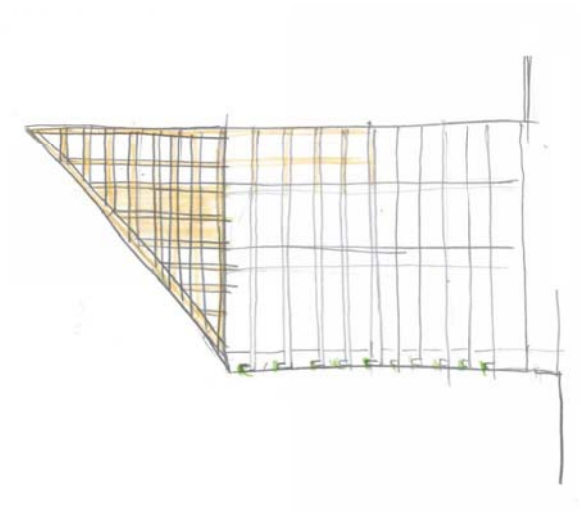


DE420258
APPENDIX C
PAGES 1 - 36



1250 WEST HASTINGS

DEVELOPMENT PERMIT APPLICATION

APRIL 1, 2016

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ARCHITECTURE

Corrado M. G. Gaudenzi, architect
Enzo Gaudenzi Landscape Architects

PROJECT # 1425 ■ SCALE: AS NOTED
DATE: APRIL 1, 2016 PAGE #
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TOTAL # OF FURNITURE		TOTAL DRY CLEANING COST		BEDROOM UNITS	
20	43,344	4,381	2	10	8

- L14 TREE MANAGEMENT PLAN
- L21 EAST TERRACE TYPICAL
- L21 EAST TERRACE TYPICAL
- L22 NORTH TERRACES TYPICAL
- L23 EAST TERRACE ENLARGEMENTS
- L24 PENSER PLAZA DETAILS

1250 W HASTINGS



d) The goal of the Innovative Hybrid & Wood Structure Design (ISD), is to make a prominent and visible gesture, which demonstrates Vancouver's commitment to forward thinking Sustainable Design and the most advanced Timber Engineering and Construction.



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AP APPLICATION	APRIL 1, 2016
DRAWING TITLE:	ARCHITECTURAL NARRATIVE

DRAWING #:
G-003.00
 PROJECT # 1405W SCALE: AS NOTED
 DATE: APRIL 1, 2019 PAGE #:
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1250 W HASTINGS

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DP APPLICATION
DRAWING TITLE
DATE
APRIL 1, 2016

ARCHITECTURAL
NARRATIVE

DRAWING #
G-004.00

PROJECT #
1255 W PENDER ST
DATE
APRIL 1, 2016
AS NOTED
COMPILED BY SHIGERU BAN ARCHITECTS

Systems and Qualitative Goals:

Functionally integrate interior and exterior space. Connect landscape and building, including living spaces and outdoor terraces. Large area exterior sliding windows will allow residents to open interior spaces fully to exterior terraces.

Where possible, extend the period of thermal comfort on the terraces by considering micro-climates and means to enhance comfort during 'shoulder' seasons or times of day. Consider solar and wind control measures.

Fully integrate building systems and architecture. Our intent is to minimize the visual presence of fixtures, devices and equipment to enhance the clean simple quality of the spaces.

The Innovative Structure Design and other exposed structure will require a focused effort to integrate mechanical, electrical and fire protection systems fully with architectural and structural systems.

Employ high quality building with an emphasis on daylighting, and efficient light fixtures. Utilize latest control technology to provide residents with an intuitive, straightforward interface that minimizes energy demand.

City of Vancouver guidelines for High Density Living for Families with Children have been incorporated into the design, although meeting the full scope of the guideline is not a requirement for this development. Private exterior space on terraces or balconies has been provided for every residential unit. In addition common exterior residential space has been provided adjoining the Special Events Amenity Room on the second floor overlooking the main entry on Hastings Street.

Use energy efficient building systems in concert with building envelope performance to minimize in-use operational costs for residents. Consider implementing conservation strategies for domestic and irrigation water.





Faade System Goals:

Use a high performance envelope to minimize reliance on mechanical heating and cooling. Achieve a high level of thermal and acoustical comfort for building occupants.

Exceed ASHRAE 2010 minimum standards.

Provide flexibility for residents to control interior climate and natural day lighting. Limit glare. Provide natural ventilation even during inclement weather.

Maximize primary views to the mountains and harbour to the Northwest through North to the Northeast. Create privacy by controlling direct views to the nearby towers to the Southeast, through South to the West.

Achieve a high level of visual performance in the facade where high Visual Light Transmittance and Color Rendering will be required to connect the interior and exterior visually. (Note Shipuru Ban's GC Osaka Project is a visual precedent to this approach where the wood clad structure is clearly visible through the exterior wall system.)

Team will investigate the use of internal shading devices in combination with colorless low-iron glass and appropriately engineered neutral color low emissivity coatings to meet the visual intent and energy performance requirements.

Premium Quality Interior finishes shall be provided throughout residential suites with an emphasis on durability and serviceability.

Interior Acoustical Design criteria will be set during subsequent phases. A high level of acoustical performance between and within the residences is required. Provide STC 60 or better at unit perimeters, and STC 50 or better between living spaces within residences. See the attached Acoustical Report for Exterior Envelope acoustical performance

1250 W HASTINGS

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OP APPLICATION	APRIL 1, 2016
DRAWING TITLE:	
ARCHITECTURAL NARRATIVE	

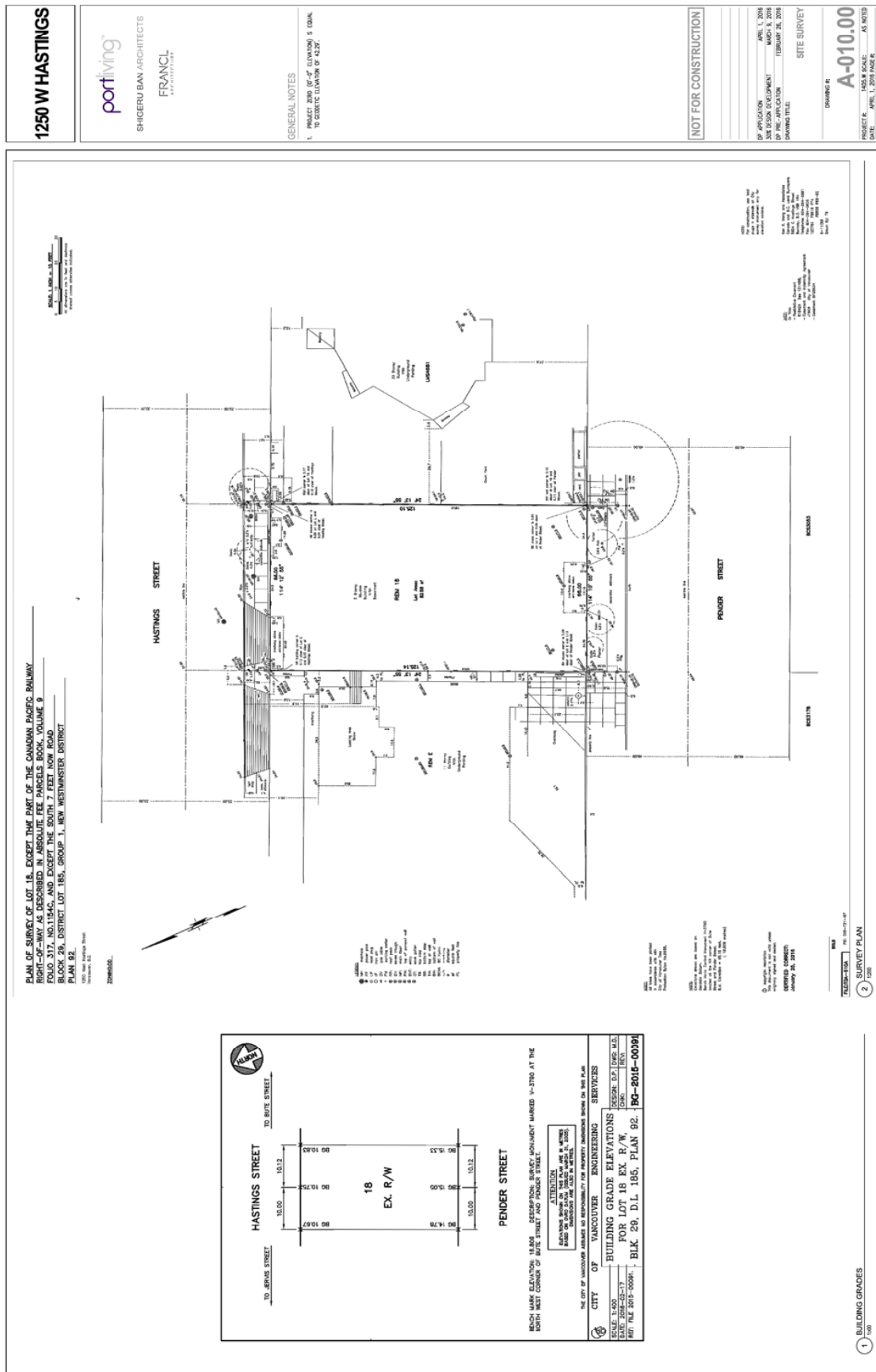
DRAWING #

G-005.00

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1250 W HASTINGS

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DATE: APRIL 1, 2016

DP APPLICATION: FEBRUARY 26, 2016

PRELIMINARY DESIGN REVIEW: MARCH 23, 2016

USE SCHEMATIC DESIGN: NOVEMBER 20, 2015

DATE OF PROGRESS REVIEW: NOVEMBER 17, 2015

DRAWING TITLE: CONTEXT SITE PHOTOS

DRAWING NO: A-011.00

PROJECT NO: 1255 W PENDER ST. W. AS NOTED

DATE: APRIL 1, 2016 BY: SA

CONTRIBUTOR: © 2016 SHIGERU BAN ARCHITECTS

1. VIEW OF SITE FROM NORTHEAST



2. VIEW OF SITE FROM NORTHWEST



3. VIEW OF SITE FROM SOUTHWEST



4. VIEW OF SITE FROM SOUTHEAST



PROJECT #	1405	SCALE:	AS NOTED
DATE:	APRIL 1, 2016 PAGE #:		
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1. AERIAL VIEW OF SITE FROM COAL HARBOUR PARK



2. VIEW OF SITE FROM COAL HARBOUR PARK



3. AERIAL VIEW OF SITE



4. VIEW OF SITE FROM SOUTHEAST

DP APPLICATION	APRIL 1, 2016
DP PRE-APPLICATION	FEBRUARY 26, 2016
100% SCHEMATIC DESIGN	DECEMBER 23, 2015
50% SCHEMATIC DESIGN	NOVEMBER 20, 2015
CONCEPT DESIGN	NOVEMBER 17, 2015

DRAWING TITLE: _____

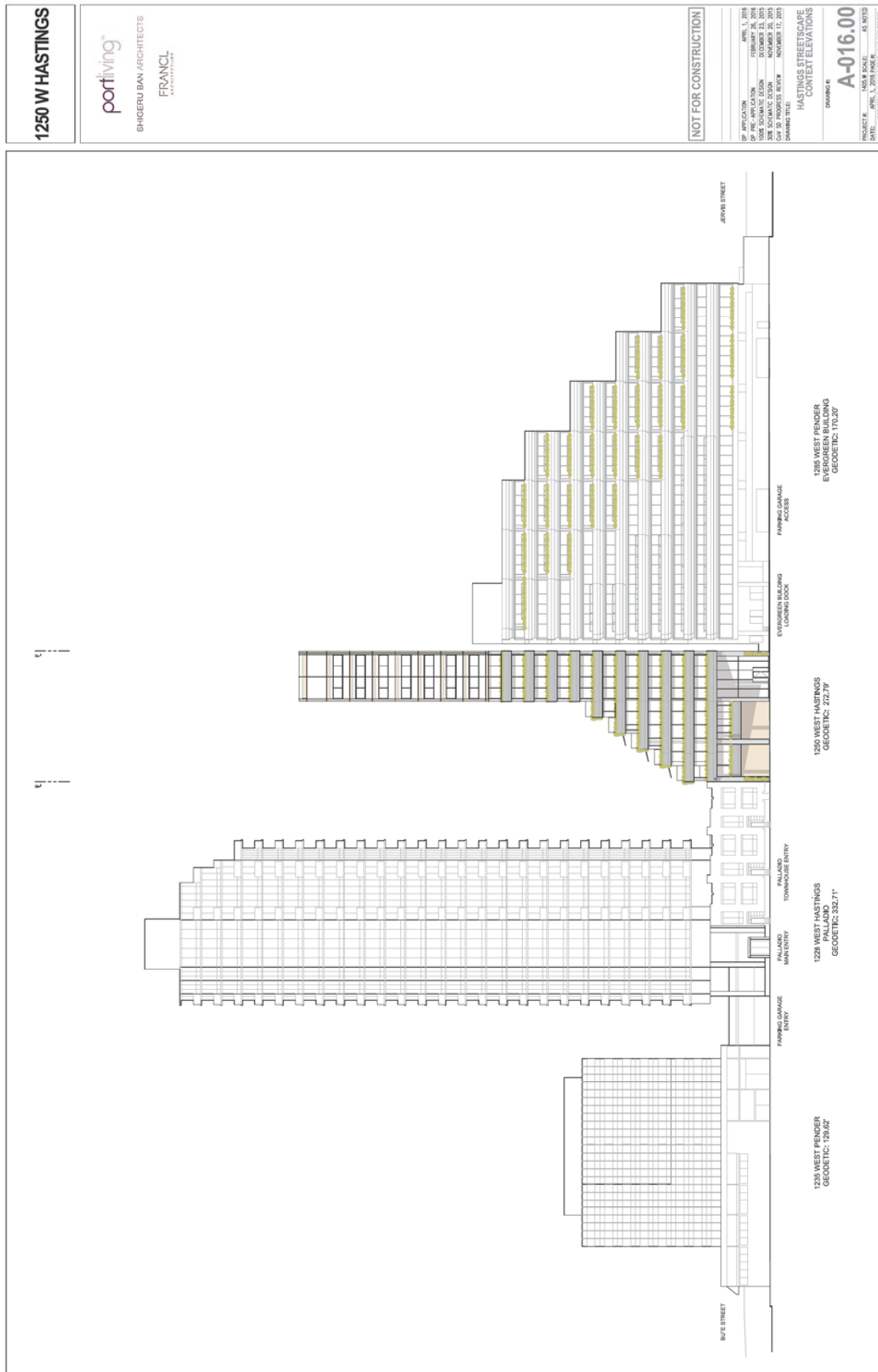
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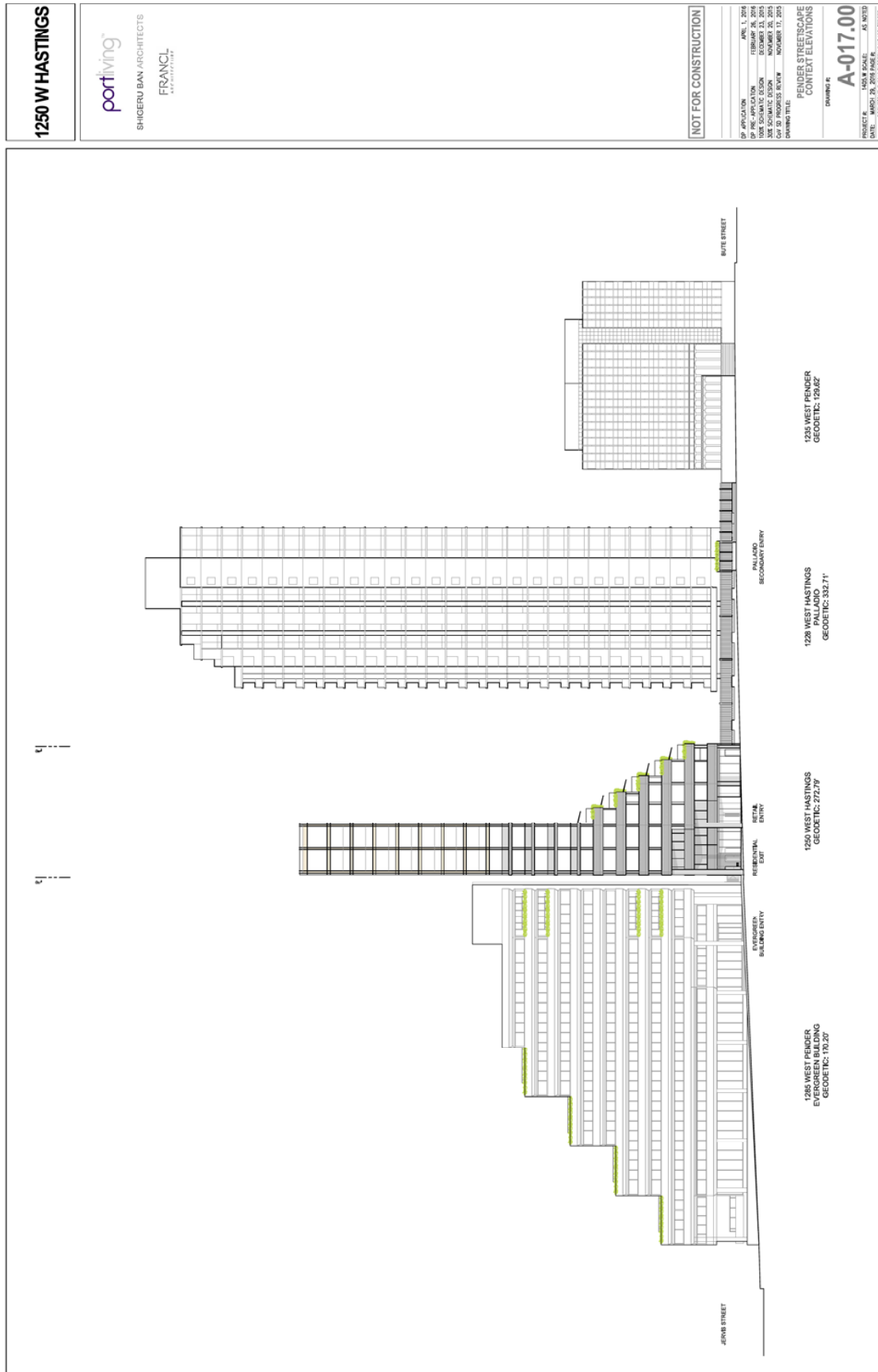
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DATE: APRIL 1, 2016 PAGE: 8

COMPILED BY: 2016 SHANGHAI JIAN ARCHITECTS

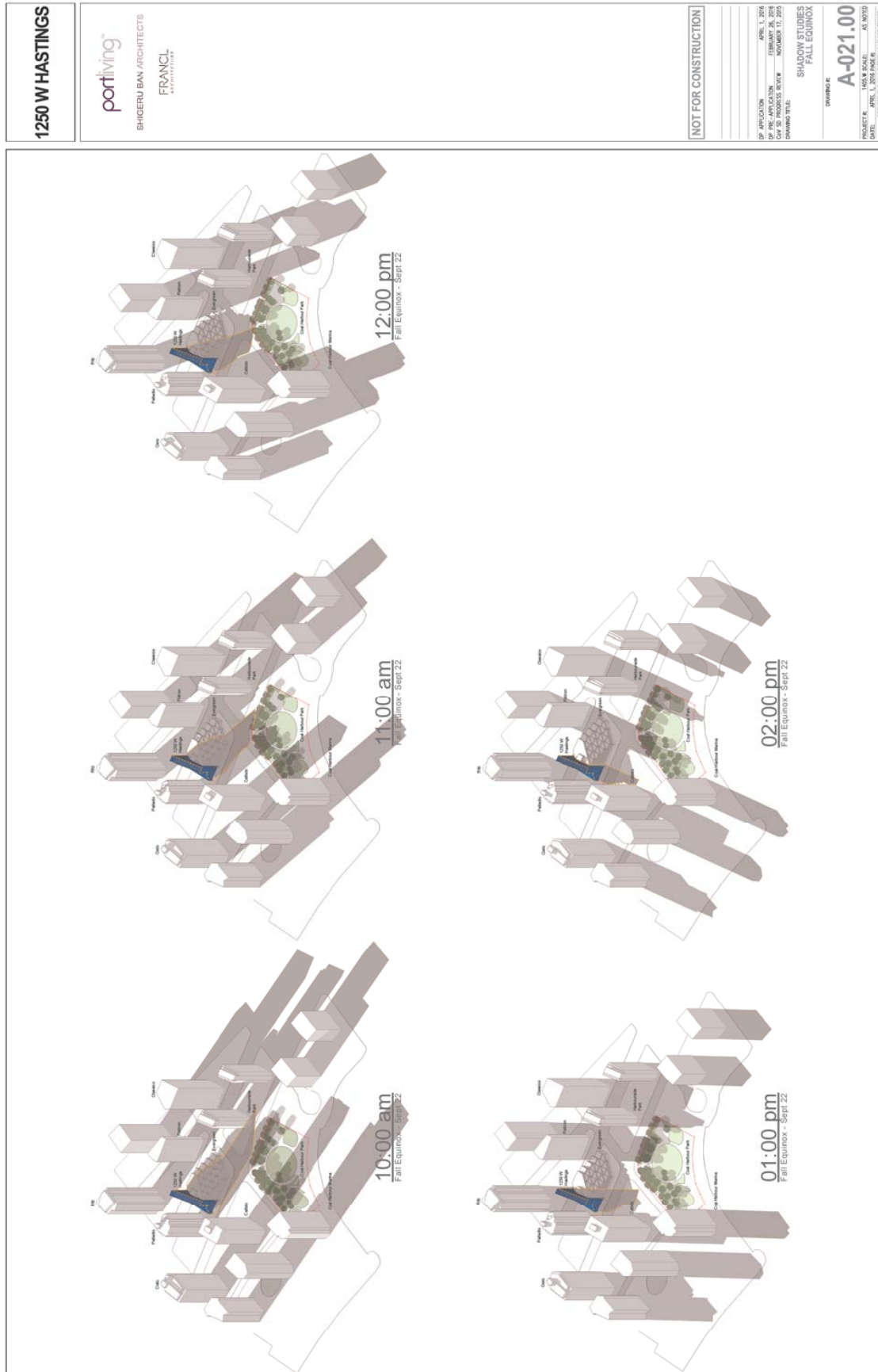








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DP APPLICATION	APRIL 1, 2016
DP PRE-APPLICATION	FEBRUARY 26, 2016
CAV SD PROGRESS REVIEW	NOVEMBER 17, 2015

DRAWING TITLE:

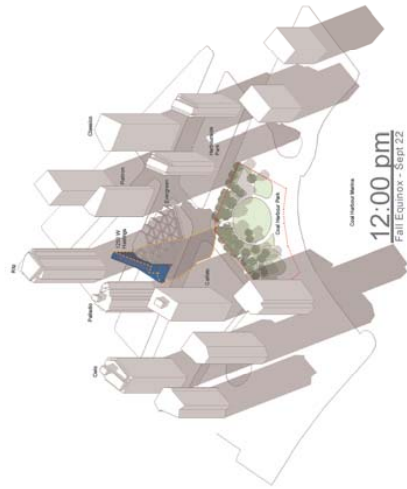
SHADOW STUDIES
PHOTO DOCUMENTATION

SHADOW STUDIES
PHOTO DOCUMENTATION

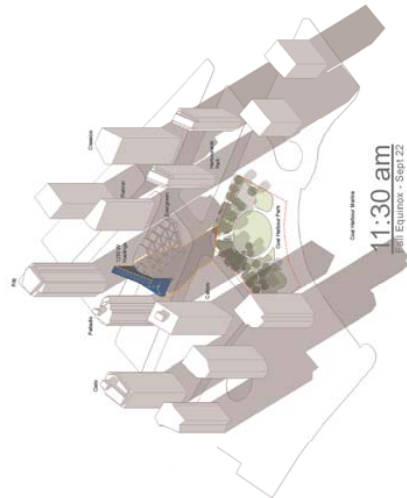
ENG #:

A-022.00

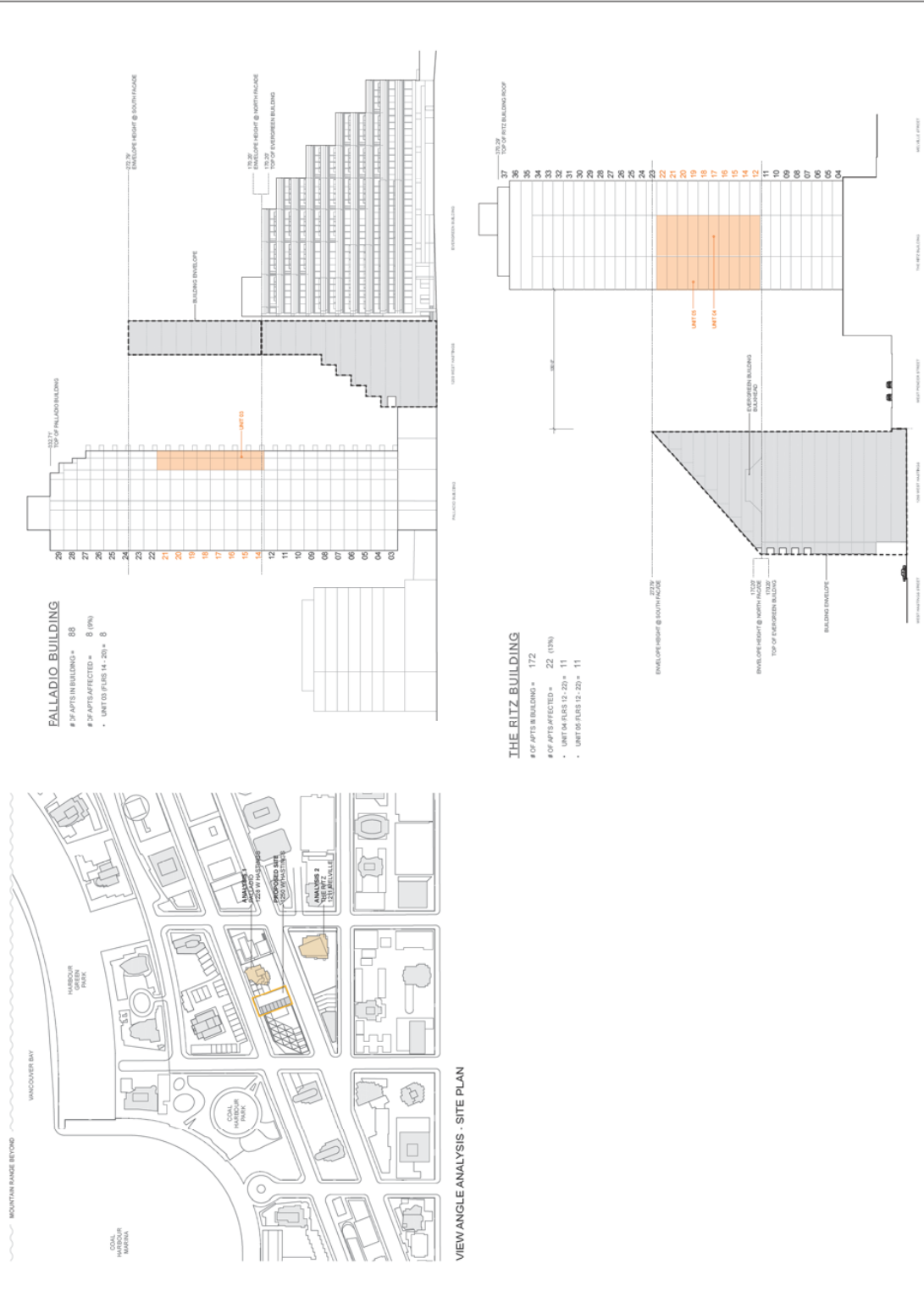
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DATE: APRIL 1, 2016 PAGE #:
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Photograph of Coal Harbour Park with Proposed Shadow at 12:00 pm
* Note: Background Photo taken on 9/22/2015

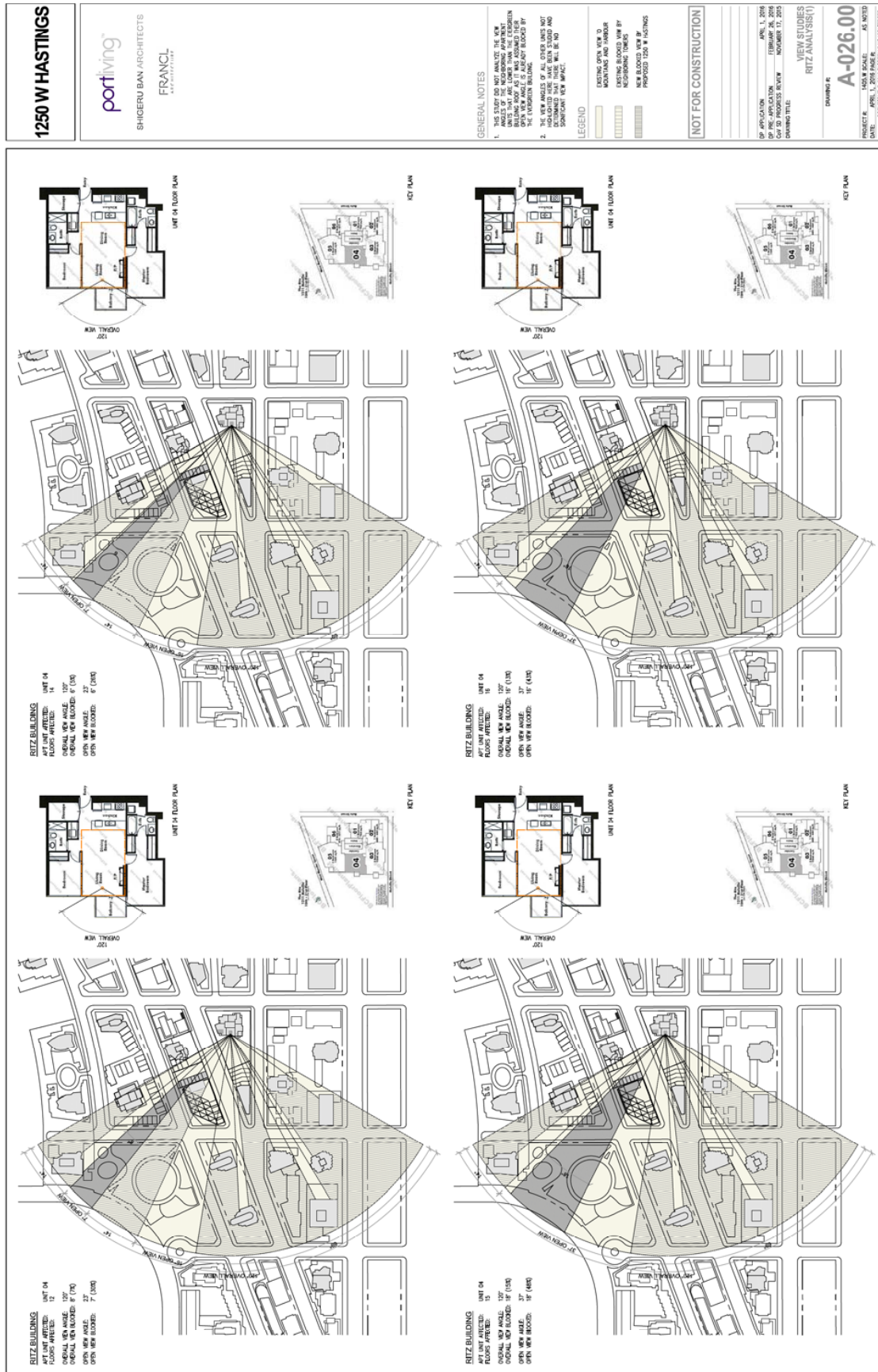


Photograph of Coal Harbour Park with Proposed Shadow at 11:30 am
*Note: Background Photo taken on 9/22/2018



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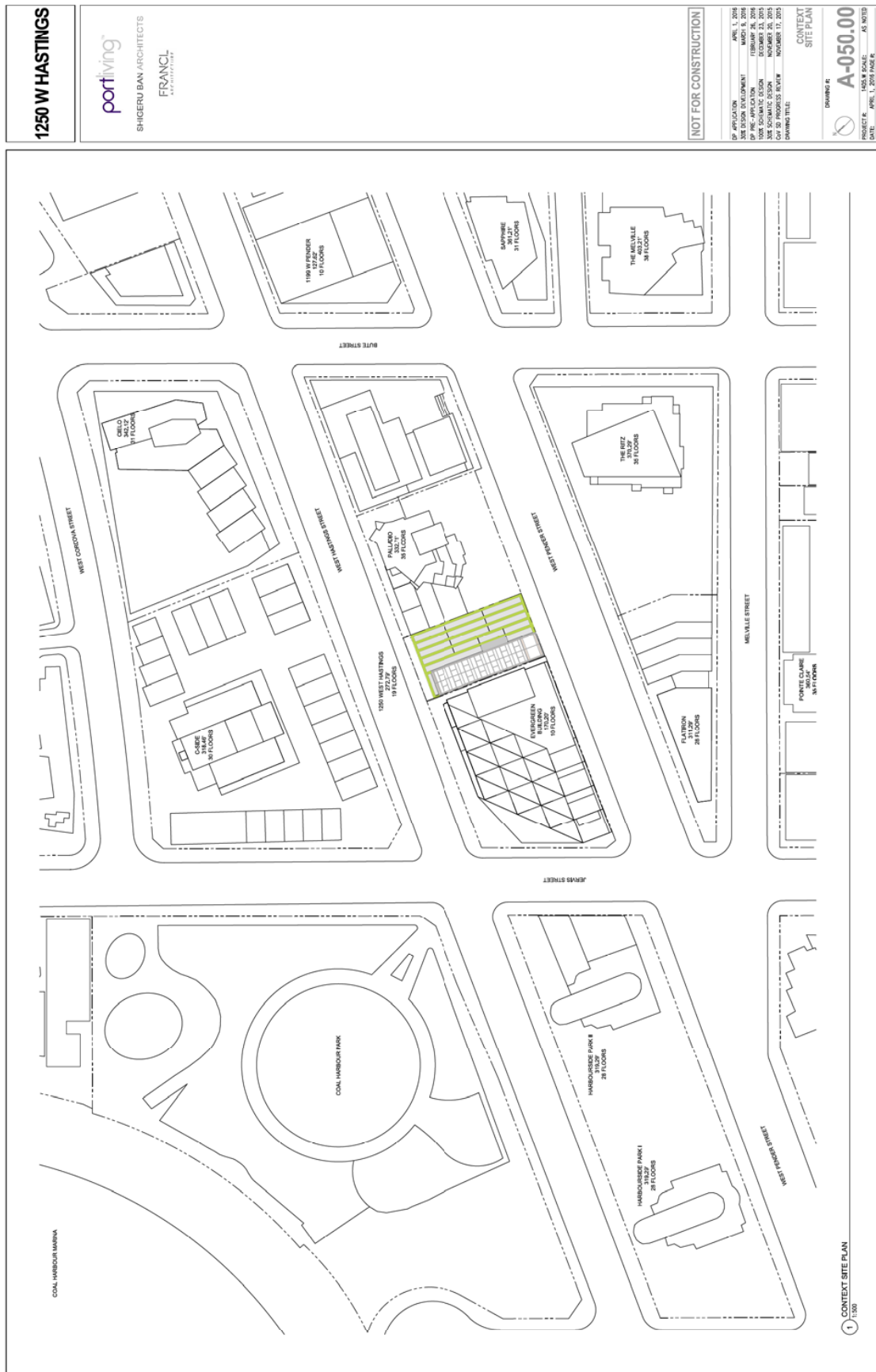
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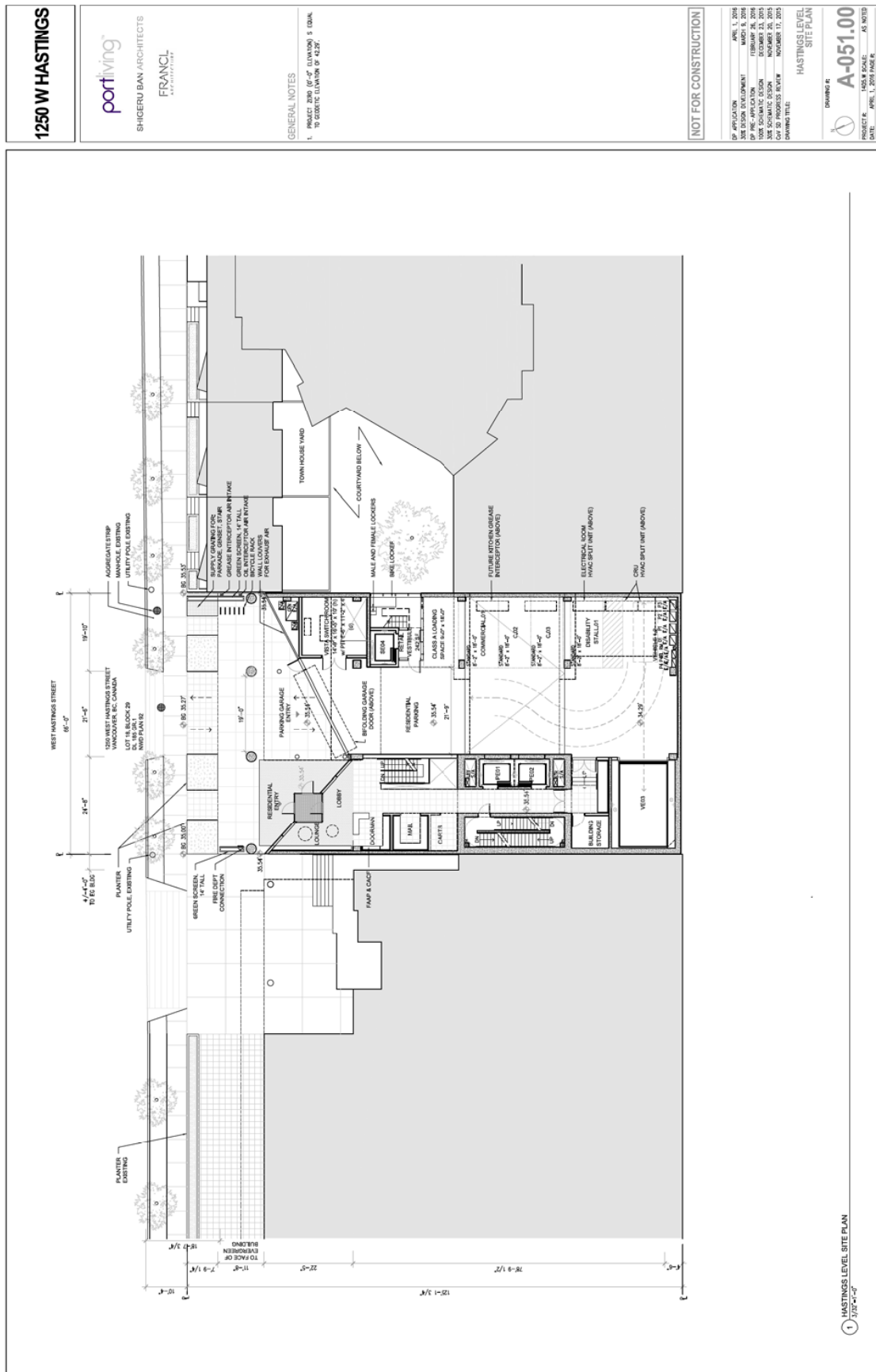


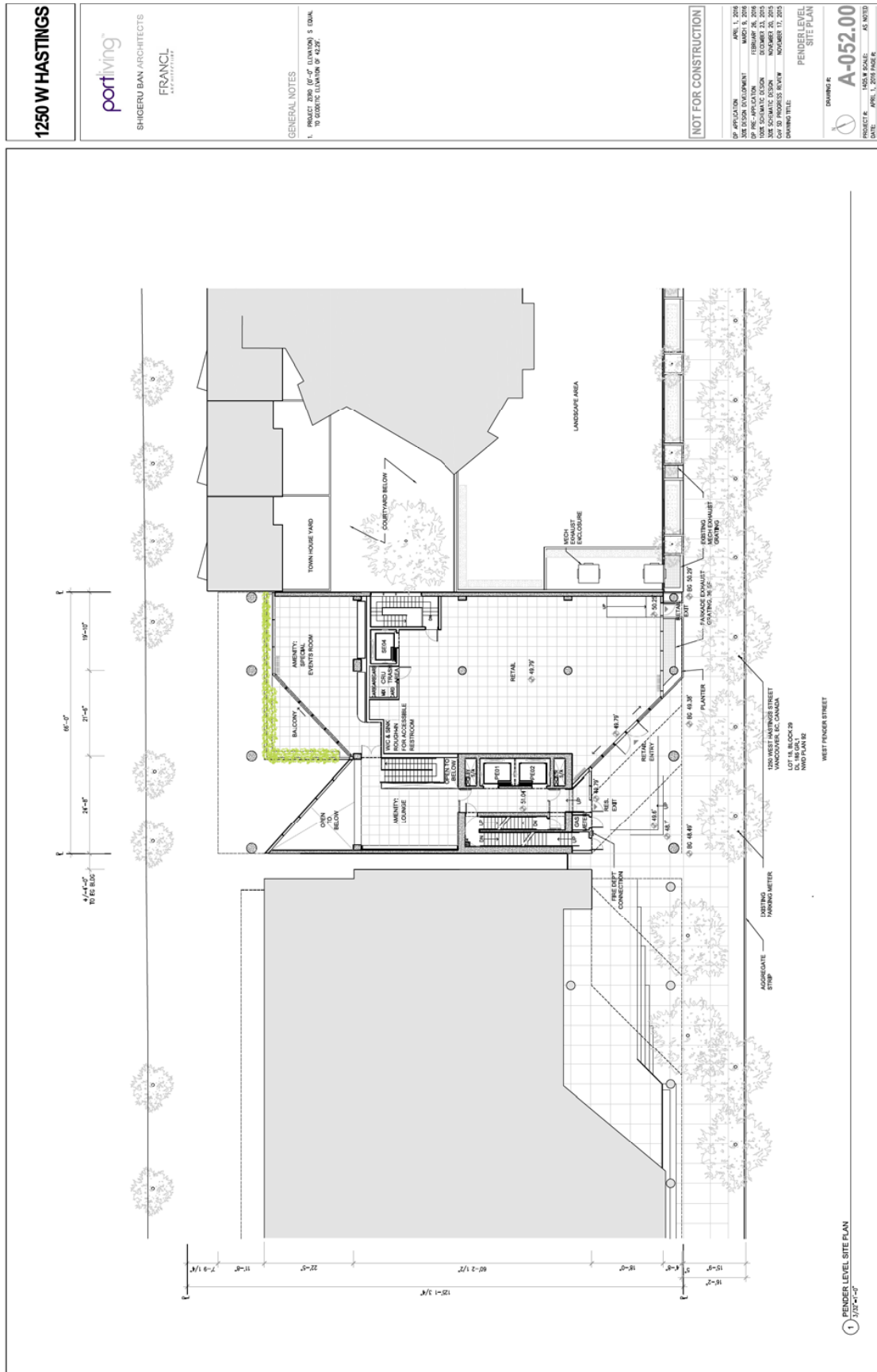
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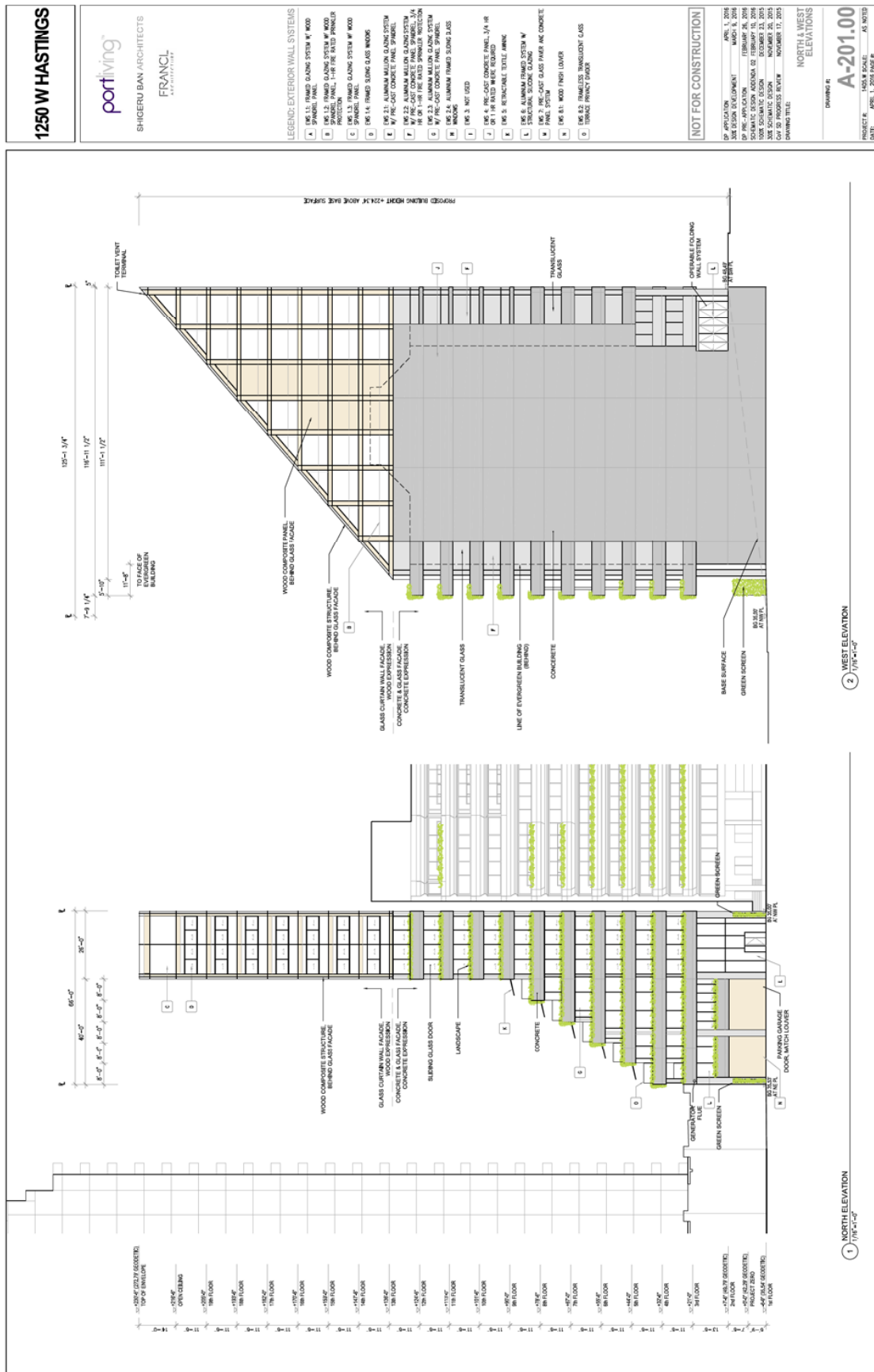
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DATE:	APRIL 1, 2016 PAGE #		

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[illegible]



1 PARTIAL PLAN - 1ST FLOOR
3/8" = 1'-0"

[illegible]



1250 W HASTINGS

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LEGEND: EXTERIOR WALL SYSTEMS

- A DWG 1.5 FRAMED GLAZING SYSTEM W/ WOOD SPANDREL PANEL, 1-HR FIRE RATED PENETRATION DETAIL
- B DWG 1.5 FRAMED GLAZING SYSTEM W/ WOOD SPANDREL PANEL, 1-HR FIRE RATED PENETRATION DETAIL
- C DWG 1.5 FRAMED GLAZING SYSTEM W/ WOOD SPANDREL PANEL
- D DWG 1.4 FRAMED SLIDING GLASS WINDOW
- E DWG 2.1 ALUMINUM MILLION GLAZING SYSTEM W/ PRE-CAST CONCRETE PANEL SPANDREL
- F DWG 2.2 ALUMINUM MILLION GLAZING SYSTEM W/ PRE-CAST CONCRETE PANEL SPANDREL 1-HR OR 1-HR FIRE RATED SPANDREL PROTECTION
- G DWG 2.3 ALUMINUM MILLION GLAZING SYSTEM W/ PRE-CAST CONCRETE PANEL SPANDREL
- H DWG 2.4 ALUMINUM FRAMED SLIDING GLASS WINDOW
- I DWG 3. NOT USED
- J DWG 4. PRE-CAST CONCRETE PANEL 1/4 HR OR 1-HR RATED WINDOW
- K DWG 5. ALUMINUM TRUCK LANE JAMB
- L DWG 6. ALUMINUM FRAMED SYSTEM W/ STRUCTURAL STEEL JOIST
- M DWG 7. PRE-CAST CONCRETE PANEL AND CONCRETE PANEL SYSTEM
- N DWG 8.1 WOOD TRUSS JOIST
- O DWG 8.2 FRAMED GLASS JOIST GLASS
- P DWG 8.3 TRUSS JOIST TRUSS JOIST GLASS
- Q DWG 8.4 TRUSS JOIST TRUSS JOIST GLASS

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DP APPLICATION	APRIL 1, 2016
SITE DESIGN DEVELOPMENT	MARCH 9, 2016
PERMITTING REVIEW	DECEMBER 22, 2015
SCHEMATIC DESIGN APPROVAL	FEBRUARY 16, 2016
100% SCHEMATIC DESIGN	NOVEMBER 23, 2015
100% SCHEMATIC DESIGN	NOVEMBER 23, 2015
DRAWING TITLE:	

PARTIAL ELEVATIONS

DRAWING #2

PROJECT # 1450 W KENNEDY AVE NOTED

DATE: APRIL 1, 2016 PAGE #

A-410.00

3 EAST PARTIAL ELEVATION
1/4"=1'-0"

4 SOUTH PARTIAL ELEVATION
1/4"=1'-0"

2 NORTH PARTIAL ELEVATION
1/4"=1'-0"

1 EAST PARTIAL ELEVATION
1/4"=1'-0"

WOOD COMPOSITE STRUCTURE BEHIND GLASS FACADE

CONCRETE STRUCTURE BEHIND GLASS FACADE

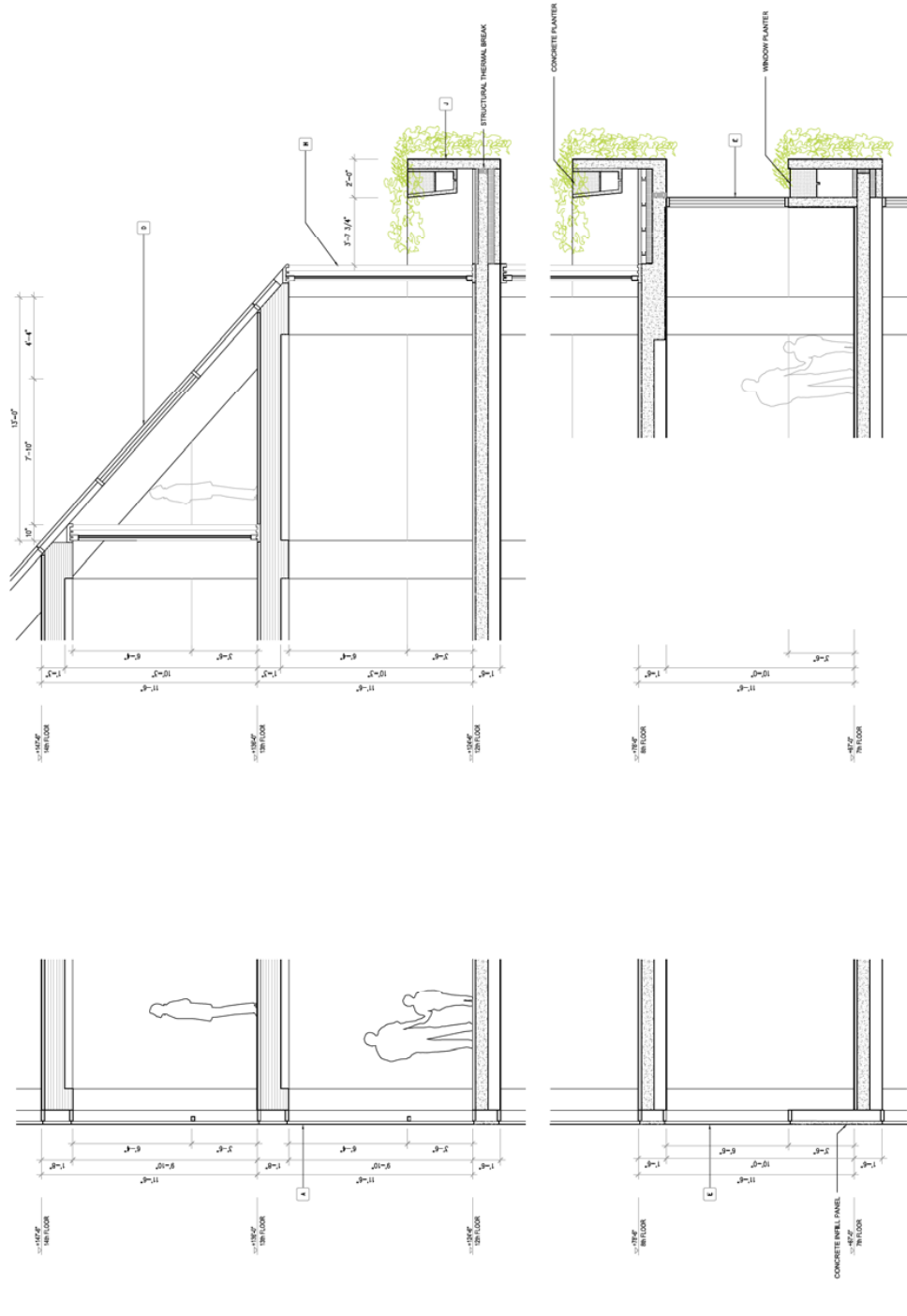
CONCRETE

CONCRETE STRUCTURE BEHIND GLASS FACADE

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2 NORTH FACADE ENLARGED SECTION $\frac{3/8"=1'-0"$

1 SOUTH FAÇADE ENLARGED SECTION
3/16" = 1'-0"