



PROJECT TEAM

OWNER
 ASIA STANDARD INTERNATIONAL GROUP LTD.
 30F ASIA ORIENT TOWER, NO.33 LOCKHART ROAD
 WANCHAI HONG KONG
 T: 852-5972-6871

ARCHITECT
 MUSSON CATTILL MACKAY PARTNERSHIP
 1800 - TWO BENTALL CENTRE
 555 BURNARD STREET VANCOUVER BC V7X 1M9
 T: 1-604-687-2890

DESIGN ARCHITECT
 POP LONDON ARCHITECTS
 HONG KONG STUDIO
 807 YU YUET LAI BUILDING, 43-55 WYNDHAM STREET
 CENTRAL HONG KONG
 T: 852-2899-2909

LANDSCAPE ARCHITECT
 PFS STUDIO
 1777 WEST 3RD AVENUE VANCOUVER BC V6J 1K7
 T: 1-604-738-5158

STRUCTURAL
 READ JONES CHRISTOFFERSEN LTD.
 1285 WEST BROADWAY SUITE 300
 VANCOUVER BC V6H 3X8
 T: 1-604-738-0048

MECHANICAL
 MCW CONSULTANTS LTD.
 1400 - 1155 WEST GEORGIA STREET
 VANCOUVER BC V6E 4E6
 T: 1-604-687-1821

ELECTRICAL
 NEMETZ (SIA) & ASSOCIATES
 2009 WEST 4TH AVENUE
 VANCOUVER BC V6J 1N3
 T: 1-604-736-5582

LAND SURVEYOR
 BUTLER SUNDWICK & ASSOCIATES
 4-10289 BATH AVENUE
 SURREY BC V4N 3S4
 T: 604-513-9011

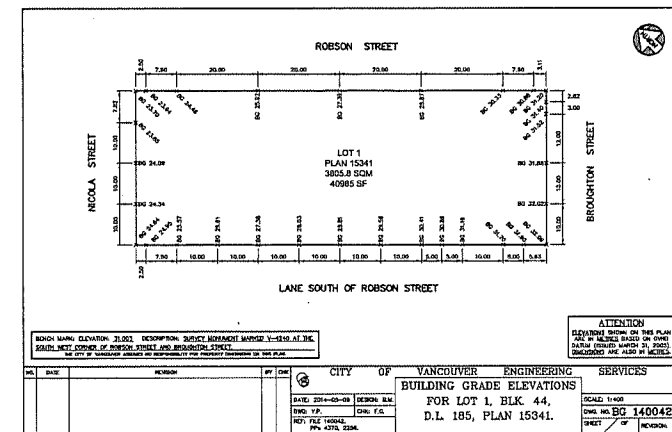
ARBORIST
 DIAMOND HEAD CONSULTING LTD.
 3541 COMMERCIAL STREET
 VANCOUVER BC V6N 4E8
 T: 1-604-733-6888

DRAWING LIST

ARCHITECTURAL
 A001 COVER PAGE
 A002 PROJECT DATA
 A003 DESIGN RATIONALE
 A004 DESIGN RATIONALE
 A005 SITE PLAN
 A101 CONTEXT PLAN
 A102 STREETScape (PDP)
 A103 STREETScape (PDP)
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 A108 VIEW IMPACT ANALYSIS
 A109 VIEW IMPACT ANALYSIS
 A110 VIEW IMPACT ANALYSIS
 A111 VIEW IMPACT ANALYSIS
 A201 P3 LOWER PARKING PLAN
 A202 P3 PARKING PLAN
 A203 P2 PARKING PLAN
 A204 P1 PARKING PLAN
 A205 L1 LOWER FLOOR PLAN
 A206 L1 UPPER FLOOR PLAN
 A207 L2 FLOOR PLAN
 A208 L3 FLOOR PLAN
 A209 L3 UPPER FLOOR PLAN
 A210 L4 FLOOR PLAN
 A211 L6 FLOOR PLAN
 A212 L8 FLOOR PLAN
 A213 L7 FLOOR PLAN
 A214 L8-L19 FLOOR PLAN
 A215 L20-BELOW SPH FLOOR PLAN
 A216 SPH FLOOR PLAN
 A217 PH FLOOR PLAN
 A218 LOWER ROOF DECK FLOOR PLAN
 A219 UPPER ROOF DECK FLOOR PLAN
 A220 ROOF PLAN
 A301 SECTION
 A302 SECTION
 A401 ELEVATION (PDP)
 A402 ELEVATION (PDP)
 A403 ELEVATION (PDP)
 A404 ELEVATION (PDP)

LANDSCAPE
 L1.0 GROUND LEVEL LANDSCAPE SITE PLAN
 L1.1 LEVEL 3 LANDSCAPE PLAN
 L1.2 LEVEL 4 LANDSCAPE PLAN
 L1.3 LEVEL 5 LANDSCAPE PLAN
 L1.4 LEVEL 6 LANDSCAPE PLAN
 L1.5 LEVEL 7 LANDSCAPE PLAN
 L2.0 GROUND LEVEL PLANTING PLAN
 L2.1 LEVEL 3 PLANTING PLAN
 L2.2 LEVEL 4 PLANTING PLAN
 L2.3 LEVEL 5 PLANTING PLAN
 L2.4 LEVEL 6 PLANTING PLAN
 L2.5 LEVEL 7 PLANTING PLAN
 L3.0 LANDSCAPE SECTIONS
 L3.1 LANDSCAPE SECTIONS
 L4.0 LANDSCAPE DETAILS
 L4.1 LANDSCAPE DETAILS

BUILDING GRADES



MCM

**Musson
Cattell
Mackey
Partnership**

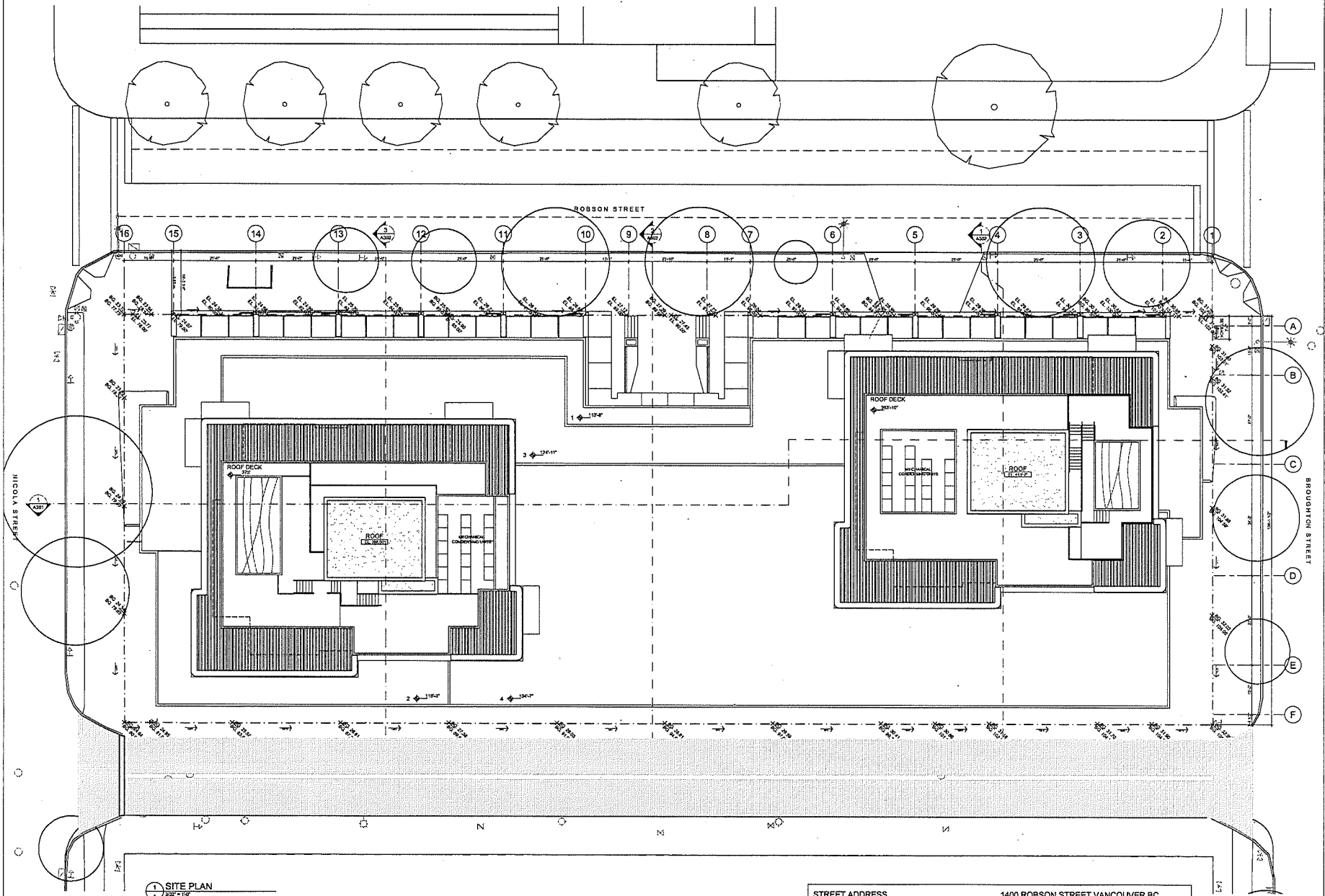
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4	17 JUL 2017	REVISION 30-APPLICATION
3	06 OCT 2016	REVISION 29-APPLICATION
2	18 APR 2016	REVISION 28-APPLICATION
1	11 JULY 2016	REVISION 27-APPLICATION
Revisions		001/000/000/000

Rev
 EMPIRE LANDMARK
 REDEVELOPMENT

VANCOUVER BC
 Project
 COVER PAGE

Drawing
 Scale
 Project
 Sheet
 A001



1 SITE PLAN
Scale = 1/8" = 1'-0"

STREET ADDRESS	1400 ROBSON STREET VANCOUVER BC	
LEGAL DESCRIPTION	LOT 1 BLOCK 44 PLAN 15341 DISTRICT LOT 185	
ZONING	C6	
SITE AREA	3805.8 SM	40,965 SF

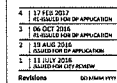
4 17 FEB 2017
12 OCT 2016 2016 2016 2016 2016
8 06 OCT 2016
12 OCT 2016 2016 2016 2016 2016
2 19 AUG 2016
12 OCT 2016 2016 2016 2016 2016
1 11 FEB 2016
12 OCT 2016 2016 2016 2016 2016

Revisions

Scale
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
SITE PLAN

Drawn
Date 2017-11-14
Project 212301
Sheet A006



Revisions

See)

**EMPIRE LANDMARK
REDEVELOPMENT**

MANCOURT, BC

Vancomycin
100 mg/100 mL
Baxter

CONTEXT PLAN

2000

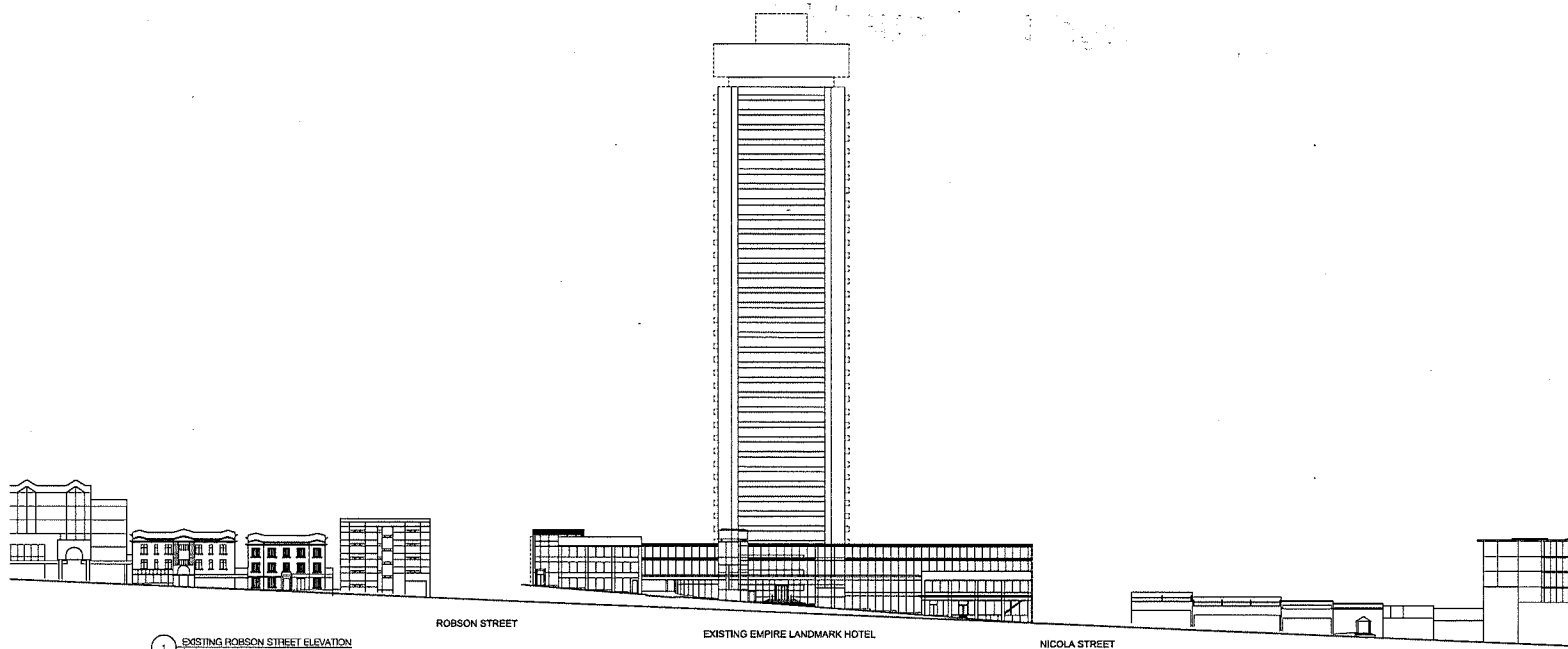
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Project 21504

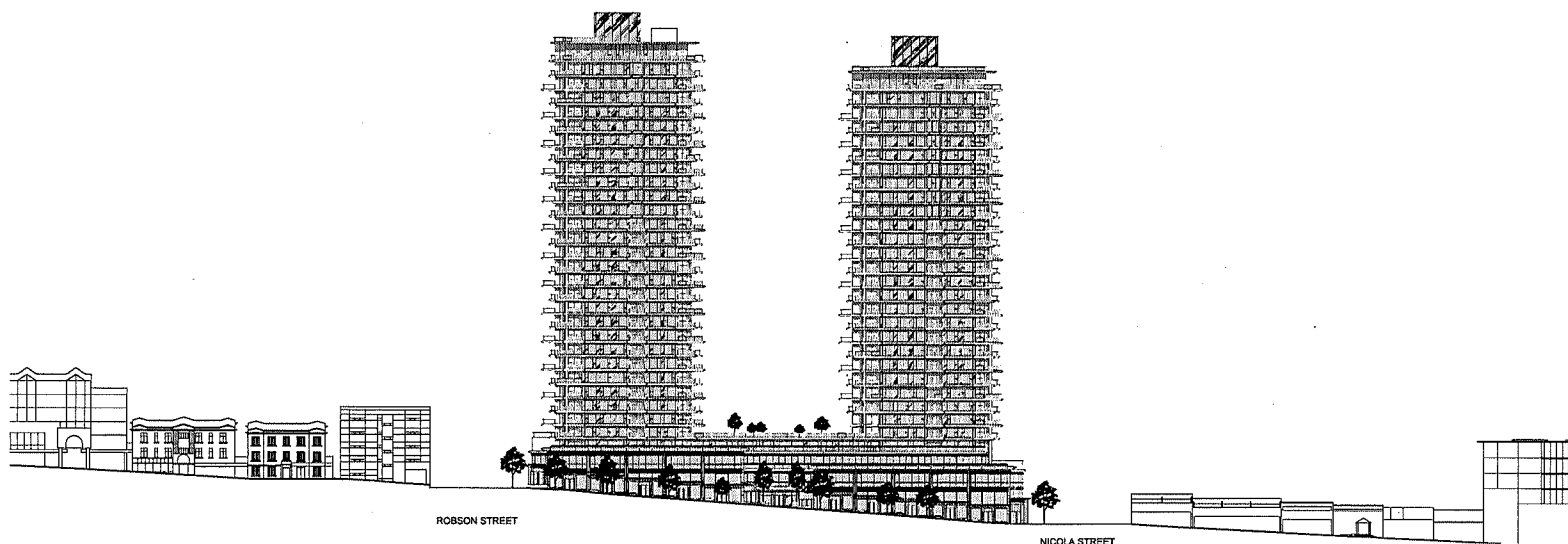
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Sheet A101

Appendix D; page 4 of 54



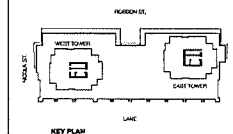
1 EXISTING ROBSON STREET ELEVATION
Scale 1/32" = 1'-0" @ A1



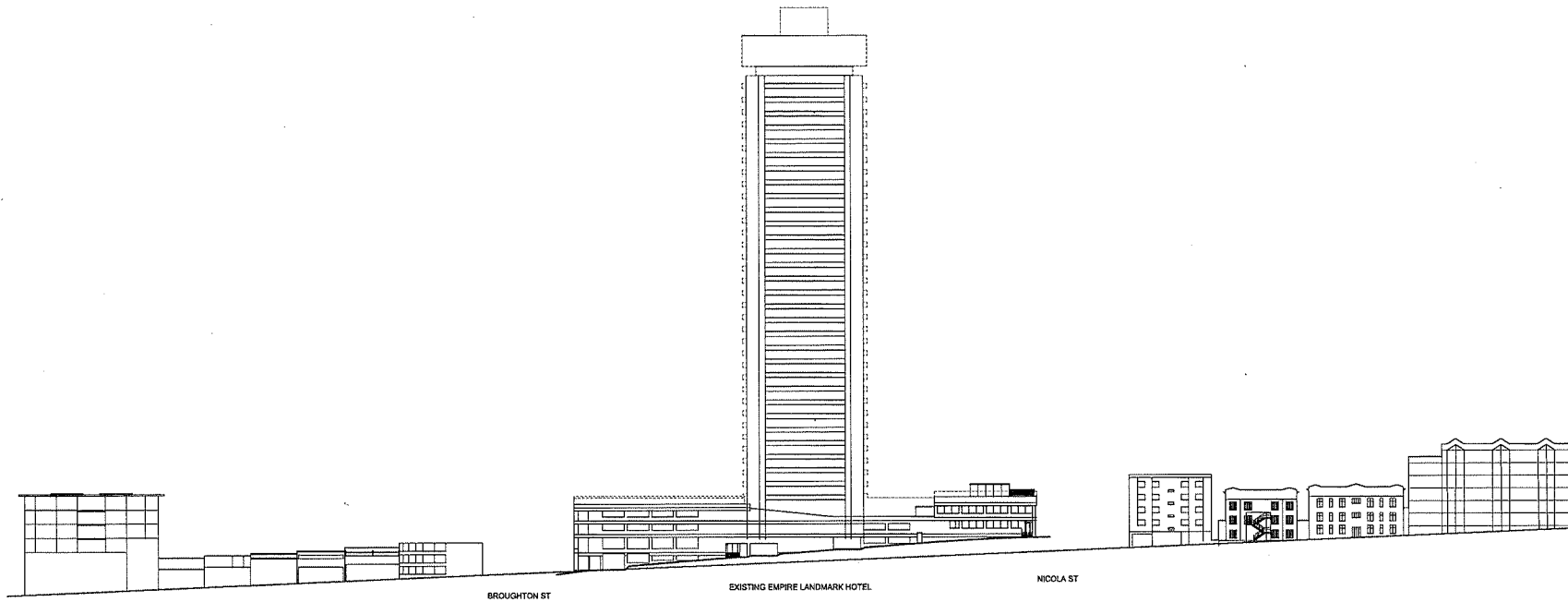
2 PROPOSED ROBSON STREET ELEVATION
Scale 1/32" = 1'-0" @ A1

Appendix D ; page 5 of 54

GENERAL NOTES:
All dimensions to be checked on site prior to commencement of any work, and/or preparation of any shop drawings. Size of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions. Size of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions. This drawing to be read in conjunction with all relevant contract drawings, specifications and other Consultant information.
DO NOT SCALE FROM THIS DRAWING.



Project No.	6002 A102	Revision	A
Drawing Title	Existing and Proposed Robson Street Elevation	Scale	1/32" = 1'-0" @ A1
Drawn By	EL	Check By	EL
Date	11/01/2018	Project Manager	EL
Client	Empire Real Estate Development	Architect	LDN



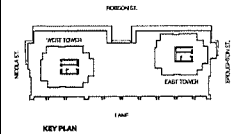
1 EXISTING LANE ELEVATION
Scale 1/32" = 1'-0" @ A1



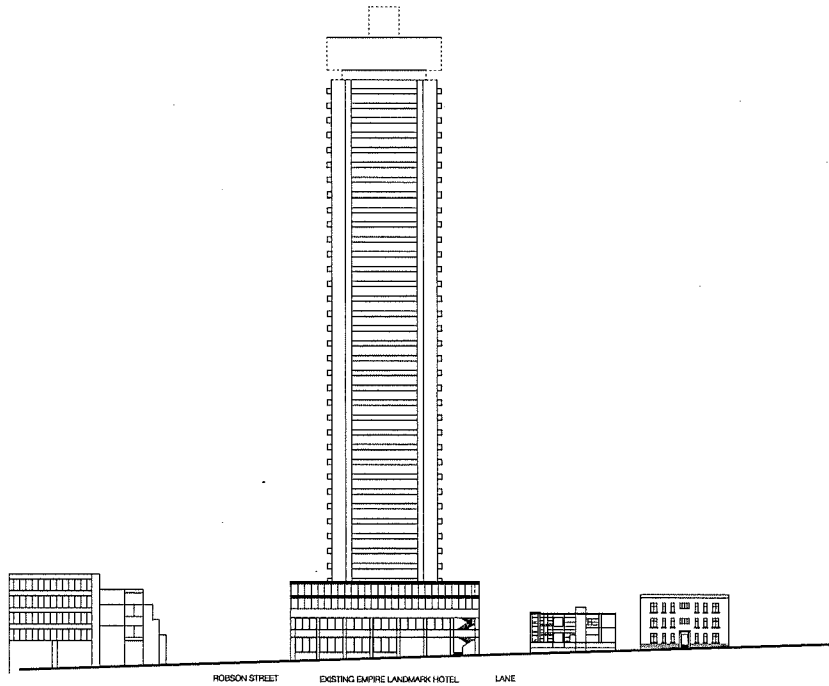
2 PROPOSED LANE ELEVATION
Scale 1/32" = 1'-0" @ A1

Appendix D; page 6 of 54

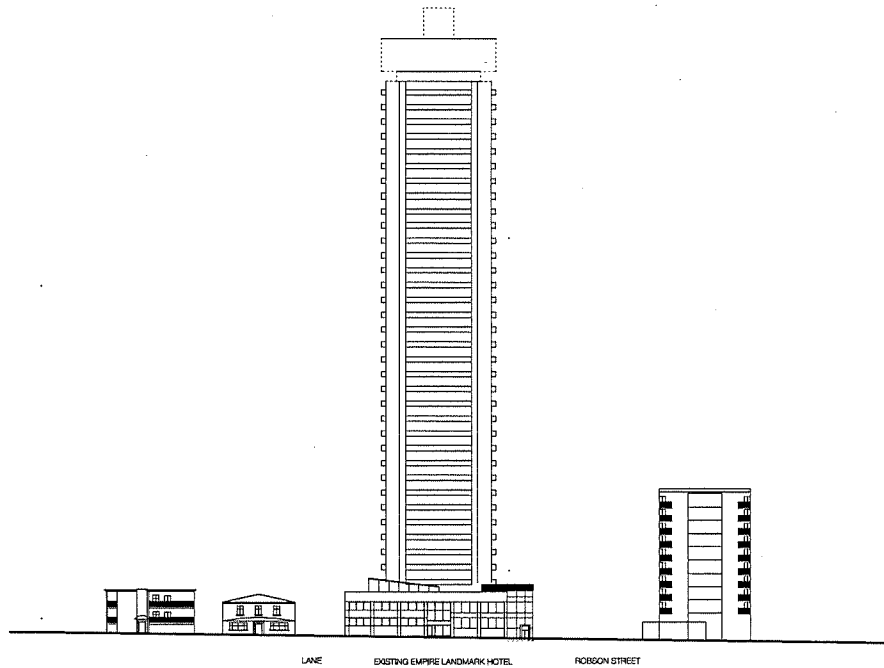
GENERAL NOTES:
All drawings to be checked on site prior to commencement of any works, and any proportion of any work drawings, shall be and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions. Some of all dimensions of any service elements are indicative only. See service engineers drawings for actual sizes and dimensions. This drawing to be read in conjunction with all relevant Architects drawings, specifications and other Consultants information.
DO NOT SCALE FROM THIS DRAWING.



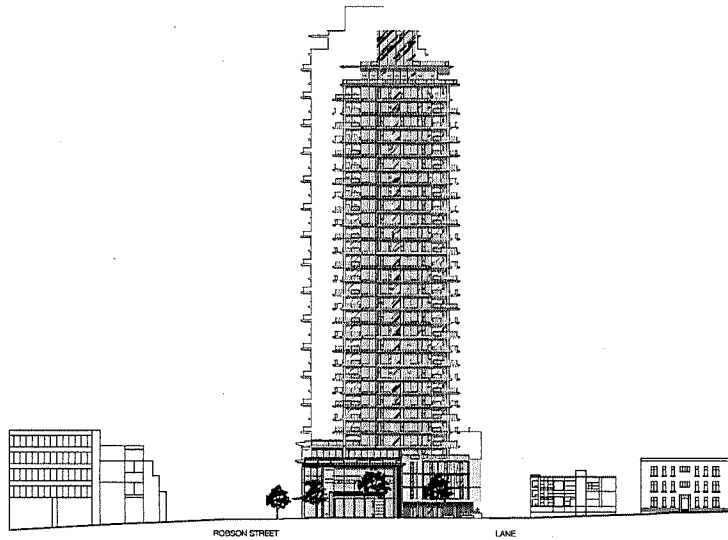
Revision	Drawn by	Date	Scale
DP SUBMISSION			
Project No.	Drawing No.	Revision	Scale
6002 A103	A	1/32" = 1'-0" @ A1	1/32" = 1'-0" @ A1
Drawing Title	Existing and Proposed Lane Elevation	Date	16/02/2017
Project	Empire State Development Corporation		
Client	Axis Standard International		
PDP	LDN	Architects	



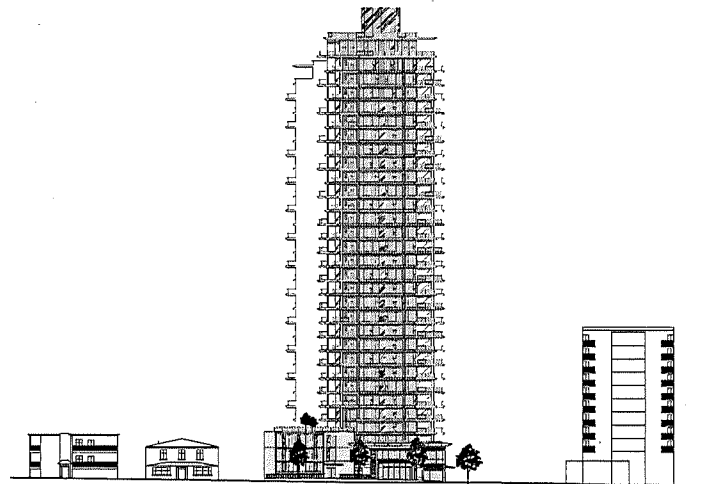
1 EXISTING NICOLA STREET ELEVATION
Scale 1/32" = 1'-0" @ A1



3 EXISTING BROUGHTON STREET ELEVATION
Scale 1/32" = 1'-0" @ A1

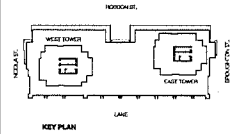


2 PROPOSED NICOLA STREET ELEVATION
Scale 1/32" = 1'-0" @ A1



4 PROPOSED BROUGHTON STREET ELEVATION
Scale 1/32" = 1'-0" @ A1

GENERAL NOTES:
All dimensions to be checked on site prior to commencement of any work, and/or preparation of any shop drawings. Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other Consultants' information.
DO NOT SCALE FROM THIS DRAWING.



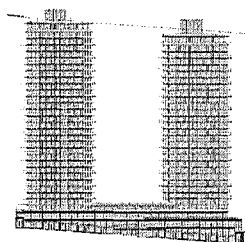
Project No.	6002 A104	Revision	A
Project Name	Existing and Proposed Broughton + Nicola Street Elevations	Date	13.03.2017
Project	Empire Redevelopment Vancouver	Author	BB
Client	Asia Standard International	Check	BB
DP SUBMISSION 6002 A104 A 13.03.2017 BB BB			
PDP LDN Architect			

SHADOW STUDIES

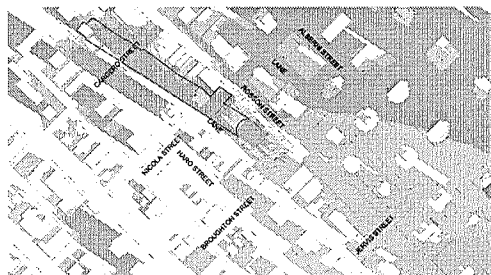
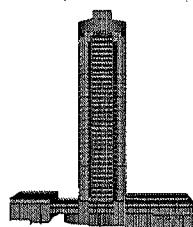
The building massing is set back in several steps from street to minimize the shadowing impact on the surrounding. Outdoor play areas of this project are situated to maximize sunlight access. There are more than 2 hours of sunlight between the hours of 10am and 5pm on December 21st

■ EXISTING CONTEXT SHADOW

■ PROPOSED BUILDING



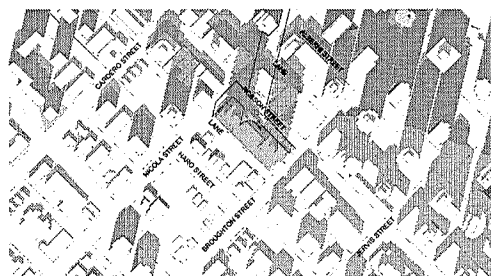
■ EXISTING TOWER SHADOW



EQUINOX - MARCH 20 10AM



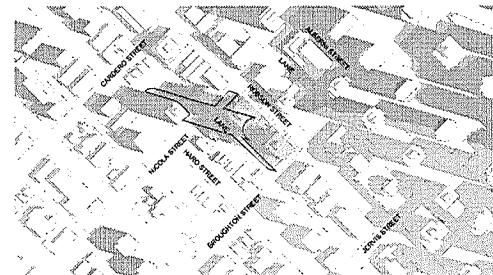
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EQUINOX - MARCH 20 2PM



EQUINOX - MARCH 20 4PM



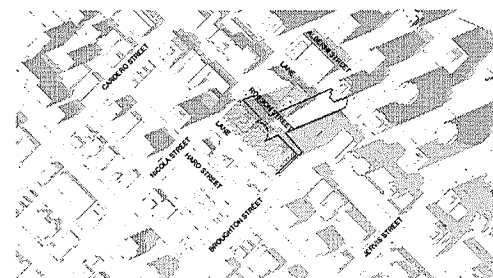
SUMMER SOLSTICE - JUNE 21 10AM



SUMMER SOLSTICE - JUNE 21 12PM



SUMMER SOLSTICE - JUNE 21 2PM



SUMMER SOLSTICE - JUNE 21 4PM

4	17 FEB 2017	REVISION
3	06 OCT 2016	REVISION
2	19 AUG 2016	REVISION
1	11 JULY 2016	REVISION

Revisions

Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC

Project

SHADOW STUDIES

Drawing

Scale

Project

Sheet

A105

SHADOW STUDIES

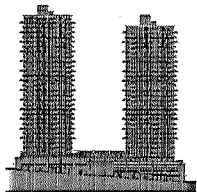
The building massing is set back in several steps from street to minimize the shadowing impact on the surrounding. Outdoor play areas of this project are situated to maximize sunlight access. There are more than 2 hours of sunlight between the hours of 10am and 5pm on December 21st

■ EXISTING SHADOW

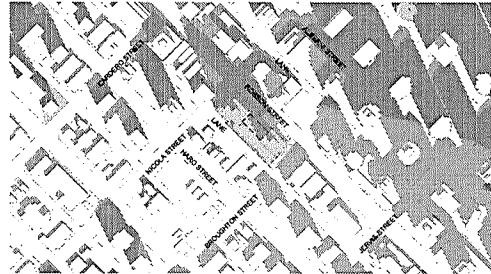
■ SHADOW MADE BY GUIDELINE CONFORMING MASSING

INCLUDING

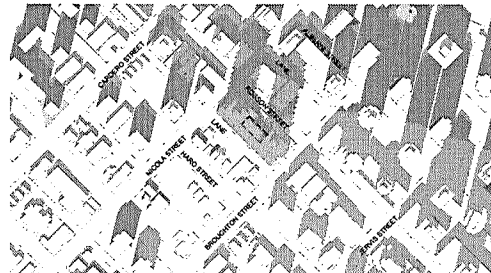
■ INCREMENTAL SHADOW MADE BY PROPOSED MASSING



EQUINOX - MARCH 20 10AM



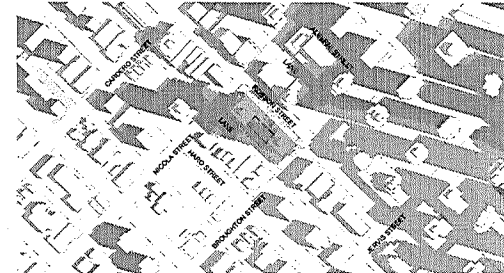
EQUINOX - MARCH 20 12PM



EQUINOX - MARCH 20 2PM



EQUINOX - MARCH 20 4PM



SUMMER SOLSTICE - JUNE 21 10AM



SUMMER SOLSTICE - JUNE 21 12PM



SUMMER SOLSTICE - JUNE 21 2PM



SUMMER SOLSTICE - JUNE 21 4PM

1	17 FEB 2017	REVISION OF APPLICATION
2	08 OCT 2016	REVISION OF APPLICATION
3	18 AUG 2016	REVISION OF APPLICATION
4	11 MAY 2016	REVISION OF APPLICATION
5	11 MAY 2016	REVISION OF APPLICATION

Revisions: (See Revision History)

Seal
EMPIRE LANDMARK
REDEVELOPMENT

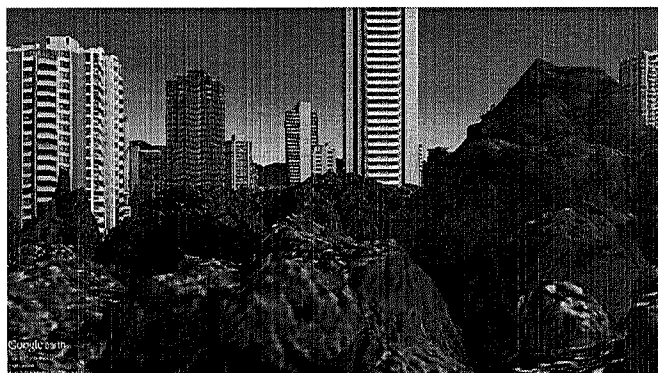
VANCOUVER BC
Project
SHADOW STUDIES

Drawing
Date: 2016
Project: 213045
Sheet: A106

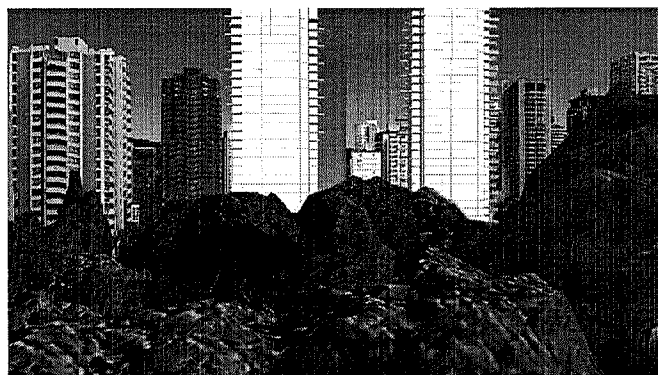
VIEW IMPACT ANALYSIS

Barclay Properties, 1460 Barclay St

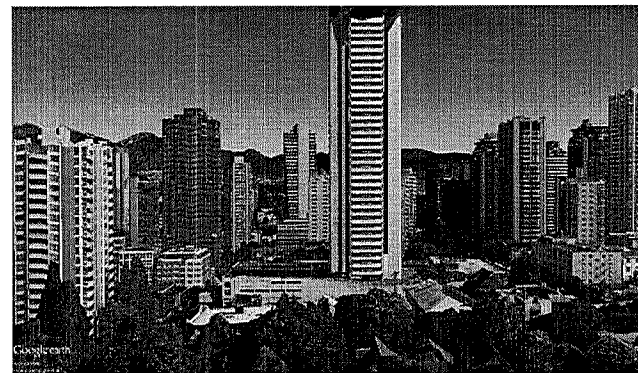
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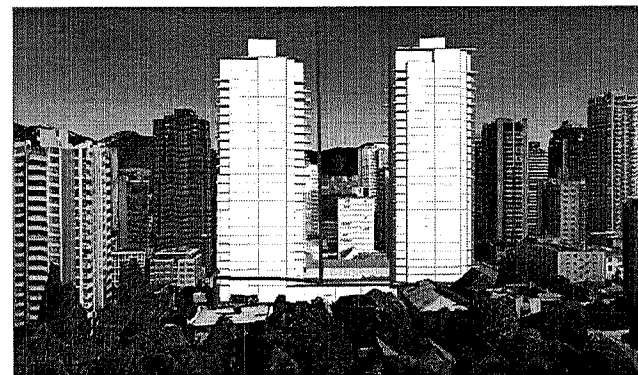
EXISTING VIEW FROM 6TH STOREY



VIEW FROM 6TH STOREY WITH PROPOSED MASSING



EXISTING VIEW FROM TOP STOREY



VIEW FROM TOP STOREY WITH PROPOSED MASSING

MCM

Musson
Cattell
Mackey
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4 | 17 FEB 2017
3 | 06 OCT 2016
2 | 10 AUG 2016
1 | 13 JULY 2016
Revisions: 100 words text

Seal
EMPIRE LANDMARK
REDEVELOPMENT

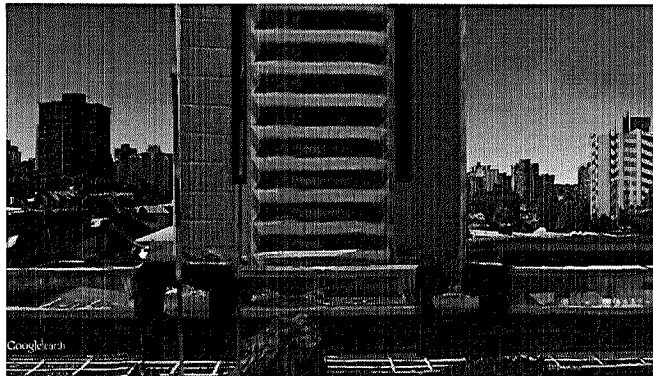
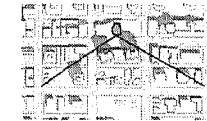
VANCOUVER BC
Project
VIEW IMPACT
ANALYSIS

Sheet
A107

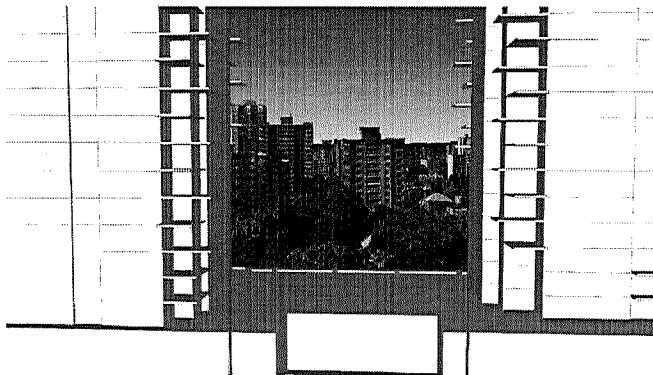
VIEW IMPACT ANALYSIS

Riviera Hotel, 1431 Robson St

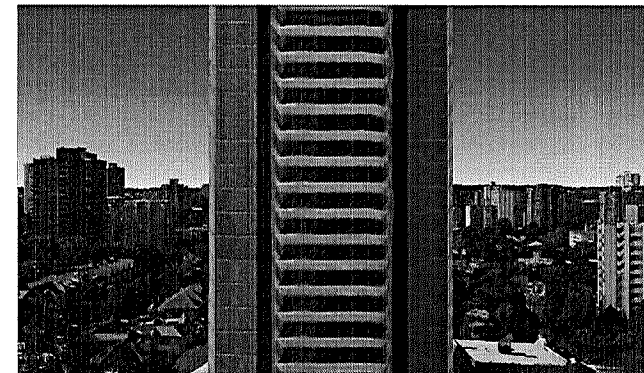
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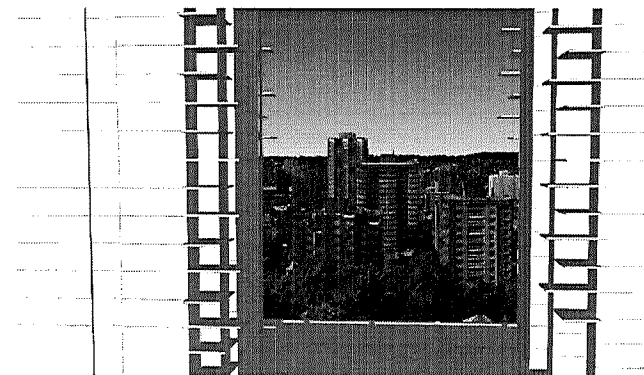
EXISTING VIEW FROM 6TH STOREY



VIEW FROM 6TH STOREY WITH PROPOSED MASSING



EXISTING VIEW FROM TOP STOREY



VIEW FROM TOP STOREY WITH PROPOSED MASSING

MCM

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4 | 17th & 20th
3 | 16th & 19th
2 | 15th & 18th
1 | 14th & 17th
Revisions: 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 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VIEW IMPACT ANALYSIS

Tropicana Suite Hotel, 1361 Robson St

EXISTING TOWER



EXISTING VIEW FROM 6TH STOREY



EXISTING VIEW FROM TOP STOREY



VIEW FROM 6TH STOREY WITH PROPOSED MASSING



VIEW FROM TOP STOREY WITH PROPOSED MASSING

MCM

Musson
Cattell
Mackey
Partnership

Architects Designers Planners
1600 - Two Burrell Centre
555 Burrard Street, Box 264
Vancouver, British Columbia
Canada V7B 1M5
T: 604.547.2992
F: 604.687.3775
MCMPartnership.com

4 | 17 FEB 2017
3 | 16 OCT 2016
2 | 15 AUG 2016
1 | 14 JUL 2016
Revisions: 000 Initial Plan

Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
VIEW IMPACT
ANALYSIS

Drawing
Scale: 1/8"=1'-0"
Project: 713045
Sheet: A109

VIEW IMPACT ANALYSIS

Barclay Properties, 1460 Barclay St

View Height: 8th Storey
Incremental View Impact by Towers: 9.8°

The view blockage caused by adding two new towers is mitigated by the view gained from removing the existing tower.

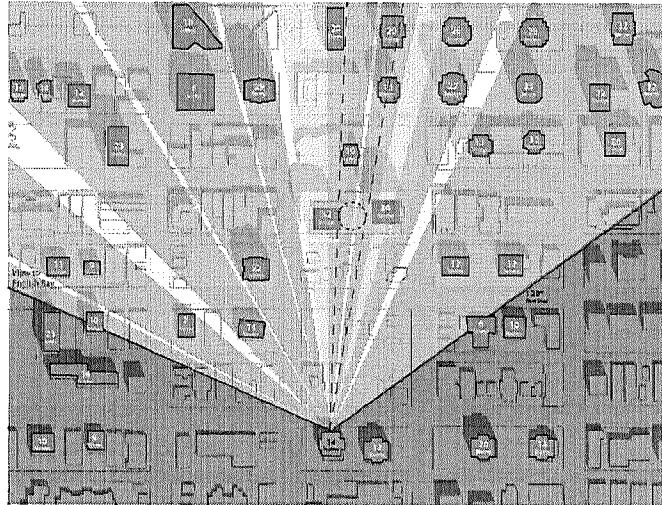
Current Sightline: 19%
Proposed Sightline: 11%

Current View Blockage: 81%
Proposed View Blockage: 59%

NO DIFFERENCE IN VIEW IMPACT BETWEEN GUIDELINE CONFORMING MASSING AND PROPOSED MASSING

57% View Maintained

GUIDELINE CONFORMING MASSING



Barclay Properties, 1460 Barclay St

View Height: 8th Storey
Incremental View Impact by Towers: 9.8°

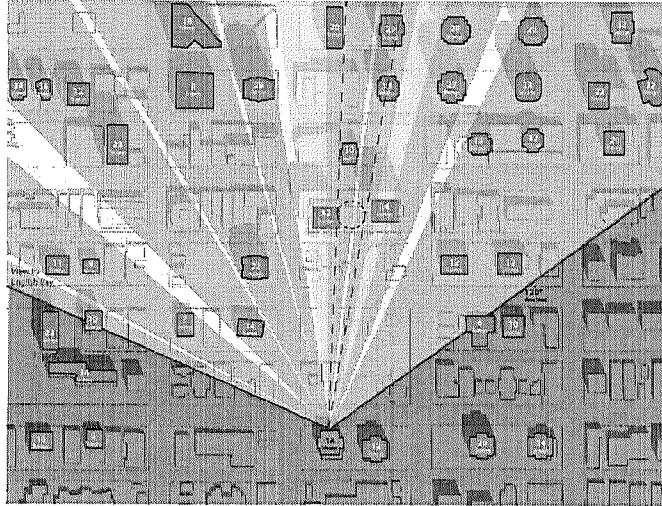
The view blockage caused by adding two new towers is mitigated by the view gained from removing the existing tower.

Current Sightline: 19%
Proposed Sightline: 11%

Current View Blockage: 81%
Proposed View Blockage: 59%

57% View Maintained

PROPOSED MASSING



Riviera Hotel, 1431 Robson St

View Height: 6th Storey
Incremental View Impact by Towers: 4.8°

The view blockage caused by adding two new towers is mitigated by the view gained from removing the existing tower.

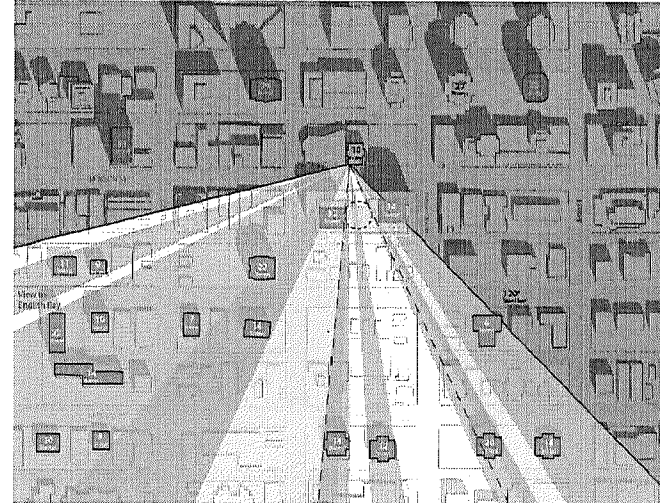
Current Sightline: 23%
Proposed Sightline: 23%

Current View Blockage: 77%
Proposed View Blockage: 52%

NO DIFFERENCE IN VIEW IMPACT BETWEEN GUIDELINE CONFORMING MASSING AND PROPOSED MASSING

84% View Maintained

GUIDELINE CONFORMING MASSING



Riviera Hotel, 1431 Robson St

View Height: 8th Storey
Incremental View Impact by Towers: 4.8°

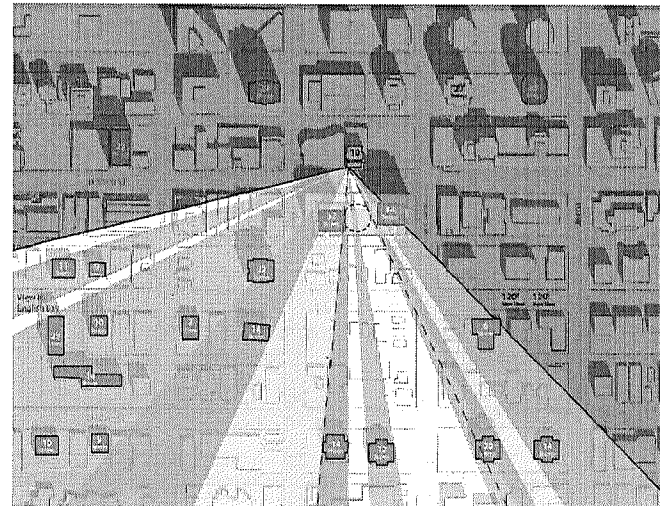
The view blockage caused by adding two new towers is mitigated by the view gained from removing the existing tower.

Current Sightline: 23%
Proposed Sightline: 20%

Current View Blockage: 77%
Proposed View Blockage: 80%

84% View Maintained

PROPOSED MASSING



MCM

Musson
Cattell
Partnership

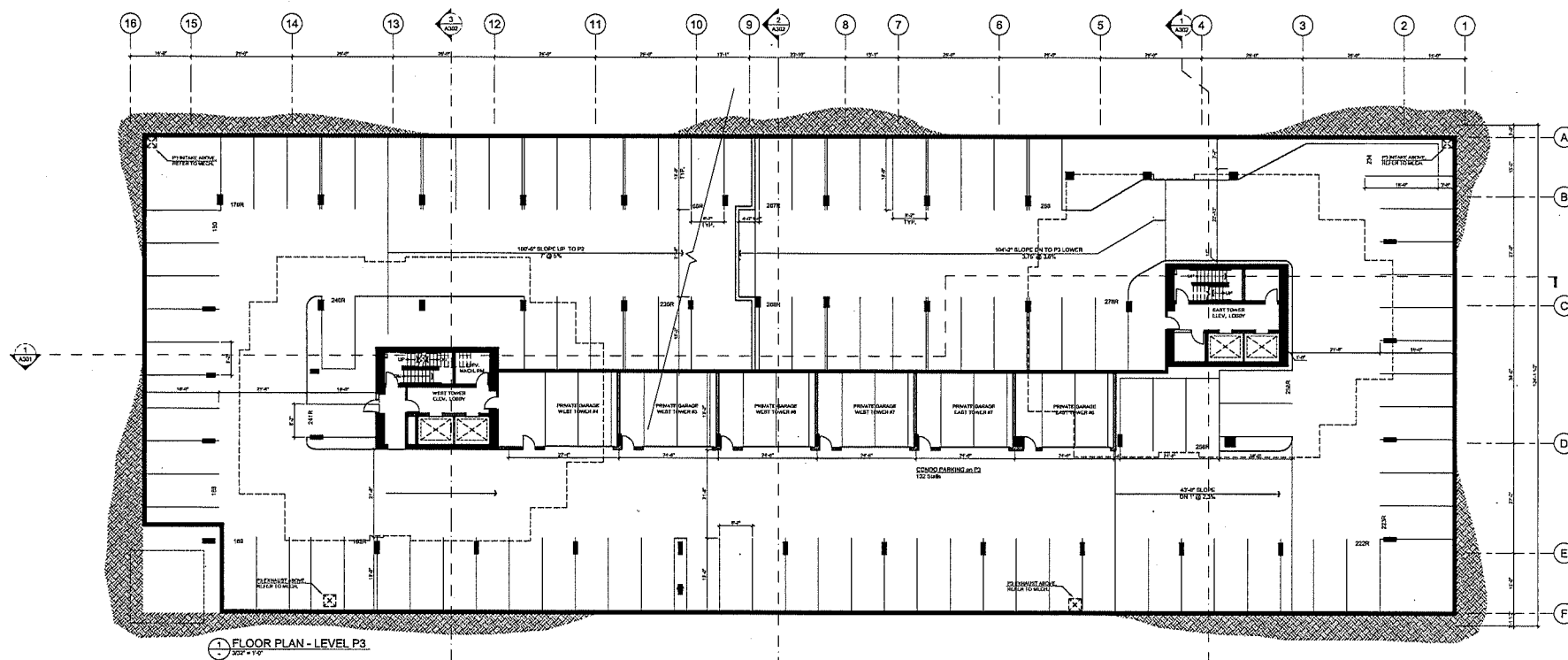
Architects Designers Planners
1600 - Two Bantel Centre
555 Burrard Street, Box 264
Vancouver, British Columbia
Canada V7X 1M5
T: 604-687-2700
F: 604-687-1773
MCMfranchise.com

4 17 FEB 2017
1600 - TWO BANTEL CENTRE
3 06 OCT 2016
2 18 AUG 2016
1 11 JULY 2016
REVISIONS
REVISIONS 000 LINDSEY WOLF

Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
VIEW IMPACT
ANALYSIS

Drawn
Scale
Project
Sheet
A110

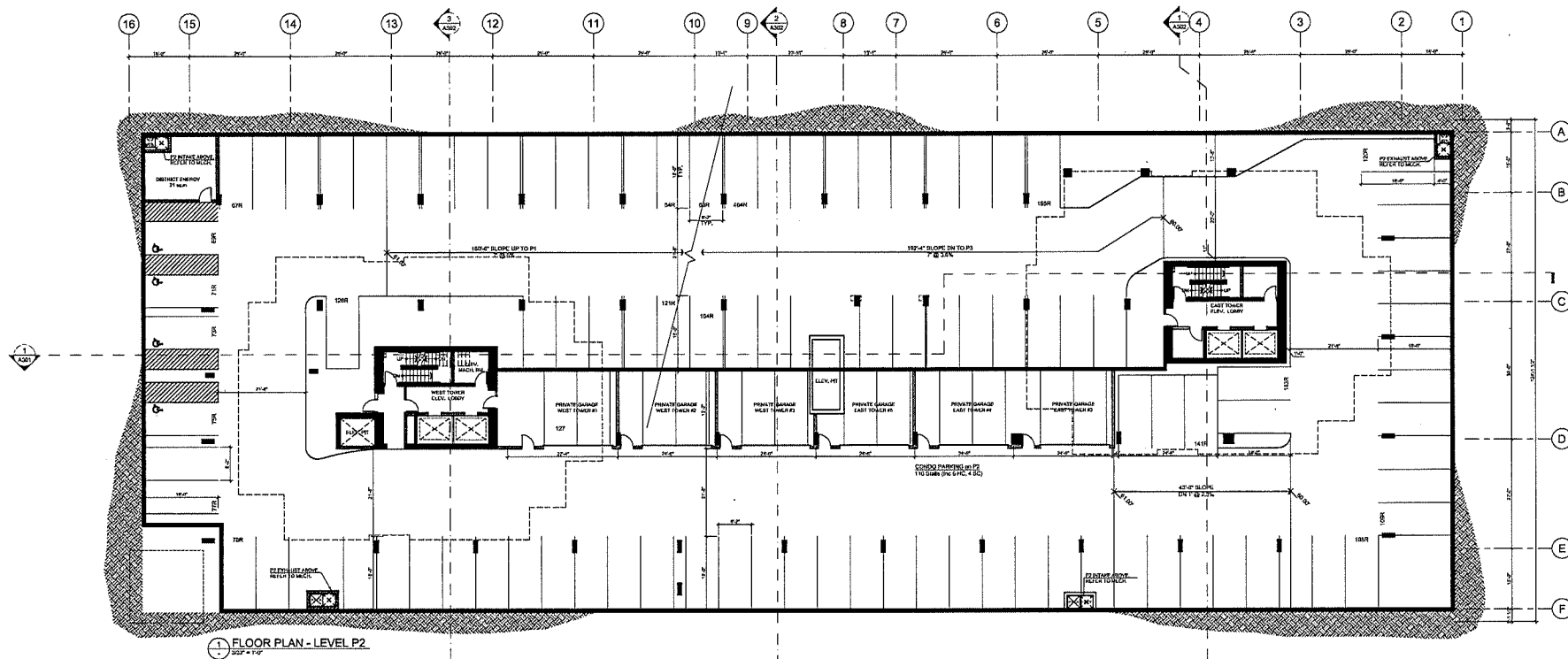


4	17 FEB 2017 RE-ISSUED FOR DP APPLICATION
3	06 OCT 2016 RE-ISSUED FOR DP APPLICATION
2	19 AUG 2016 ISSUED FOR DP APPLICATION
1	11 JULY 2016 ISSUED FOR CITY REVIEW
Revisions	

**EMPIRE LANDMARK
REDEVELOPMENT**

VANCOUVER BC
Project
PARKING P3
FLOOR PLAN

Drawing
Scale 3/32" = 1'-0"
Project 213045
Sheet A202



- | | | |
|---|--------------|------------------------------|
| 4 | 17 FEB 2017 | RE-ISSUED FOR DP APPLICATION |
| 3 | 06 OCT 2016 | RE-ISSUED FOR DP APPLICATION |
| 2 | 19 AUG 2016 | ISSUED FOR DP APPLICATION |
| 1 | 11 JULY 2016 | ISSUED FOR CITY REVIEW |
- Revisions DP 54061 1777

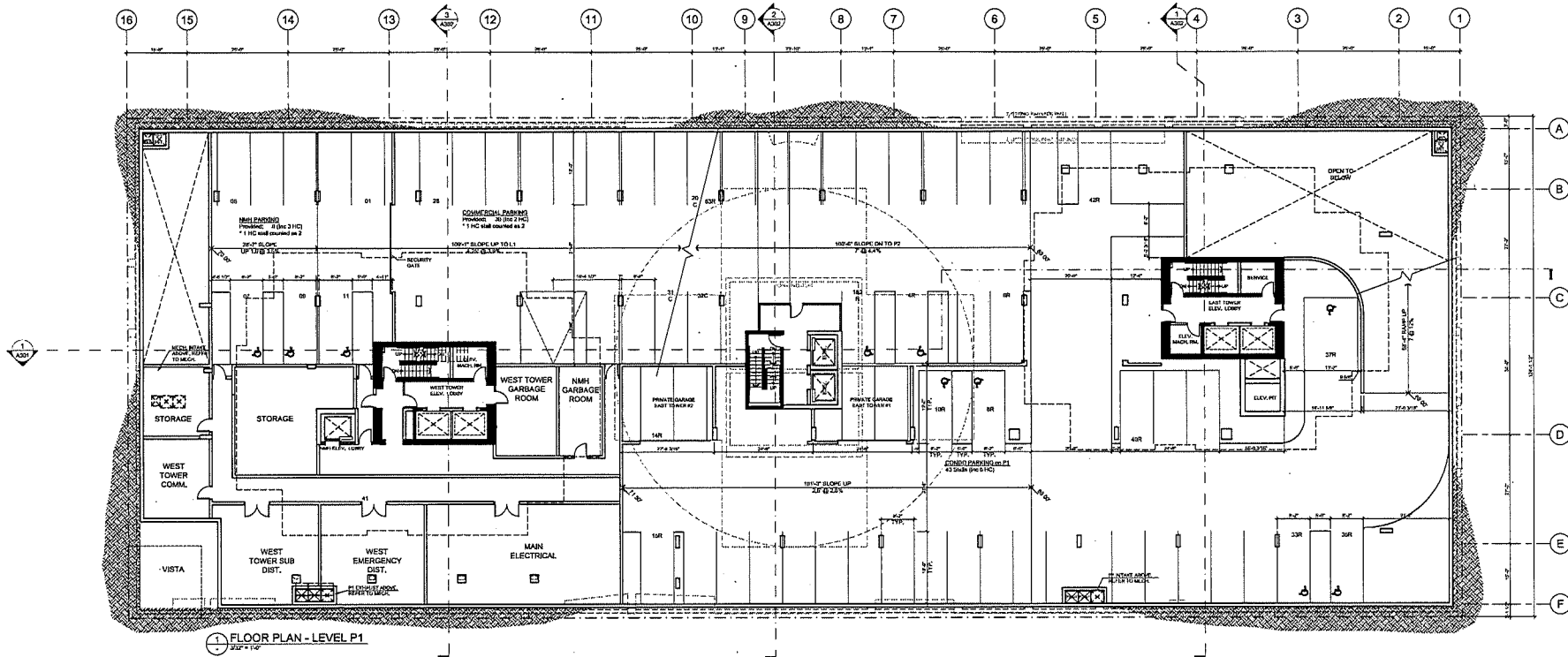
Revisions: 2014/01/17

SEAL

EMPIRE LANDMARK REDEVELOPMENT

VANCOUVER BC
Project
**PARKING P2
FLOOR PLAN**

Drawing _____
Scale 3/32" = 1'-0"
Project 211045
Sheet **A203**

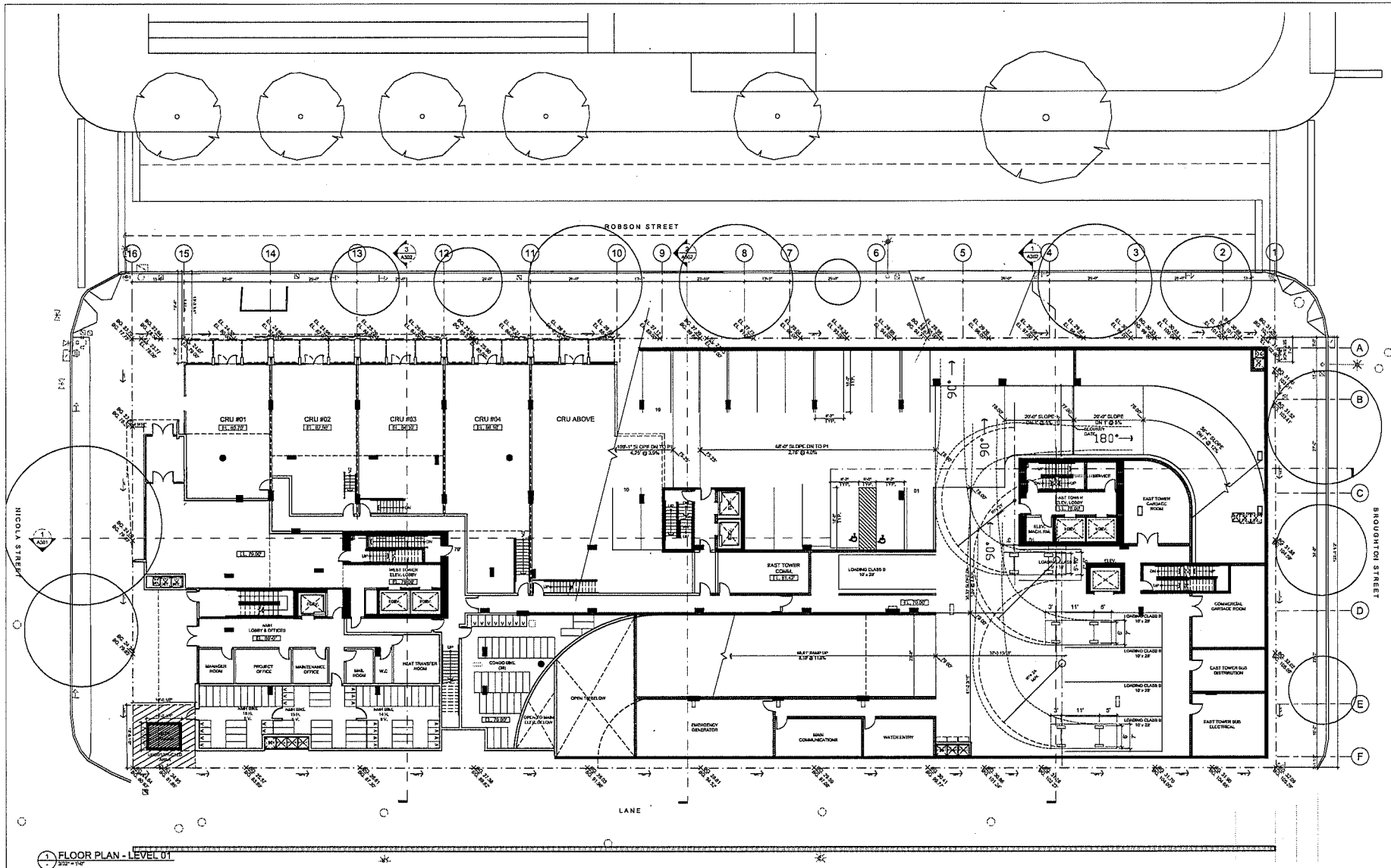


4	17 JUL 2012	BY APPLICATION
3	06 OCT 2011	BY APPLICATION
2	18 AUG 2011	BY APPLICATION
1	11 JUL 2011	BY APPLICATION
Revisions	000000000000	000000000000

Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
**PARKING P1
FLOOR PLAN**

Drawing
Scale 3/22' = 1" = 0'
Project 3133045
Sheet **A204**


 1 FLOOR PLAN - LEVEL 01
 1/8" = 1'-0"

- 4 | 17 FEB 2017
 3 | 28 OCT 2016
 2 | 19 AUG 2015
 1 | 17 MAY 2015
- Revisions: 06 (initial issue)

 Seal
**EMPIRE LANDMARK
REDEVELOPMENT**

 VANCOUVER BC
 Project

**LEVEL 01
FLOOR PLAN**

 Drawing: 302" x 147"
 Date: 23/04/15
 Project: A205
 Sheet:

LOGO		
	N.M.H	 CONDO  AMENITY
	RETAIL	 OFFICE

Appendix D ; page 18 of 54



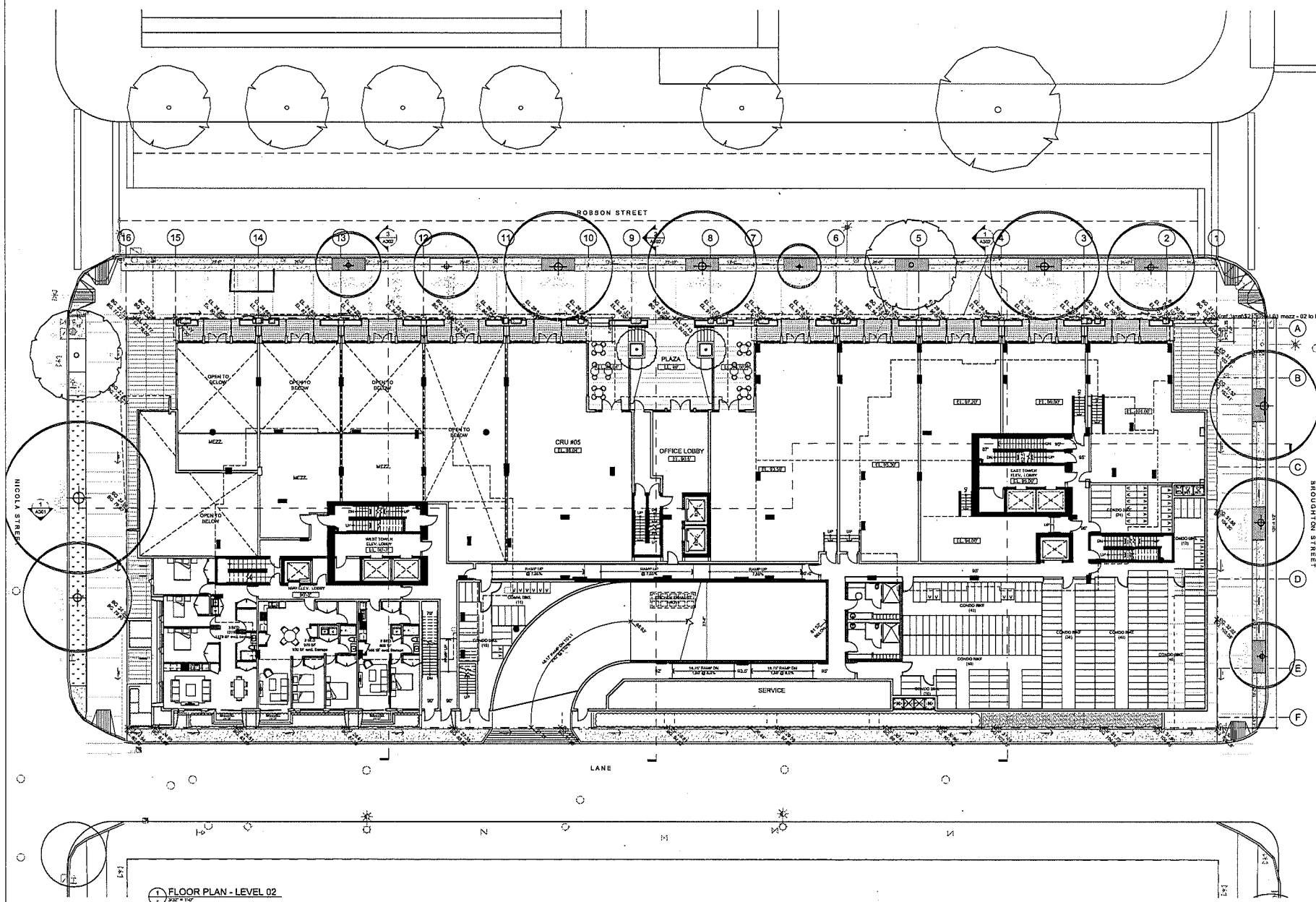
4	17 FEB 2017 RE-ASKED FOR OP APPLICATION
3	06 OCT 2016 RE-ASKED FOR OP APPLICATION
2	19 AUG 2016 GASITION OP APPLICATION
1	13 JULY 2016 ENVIRONMENT CITY REVIEW

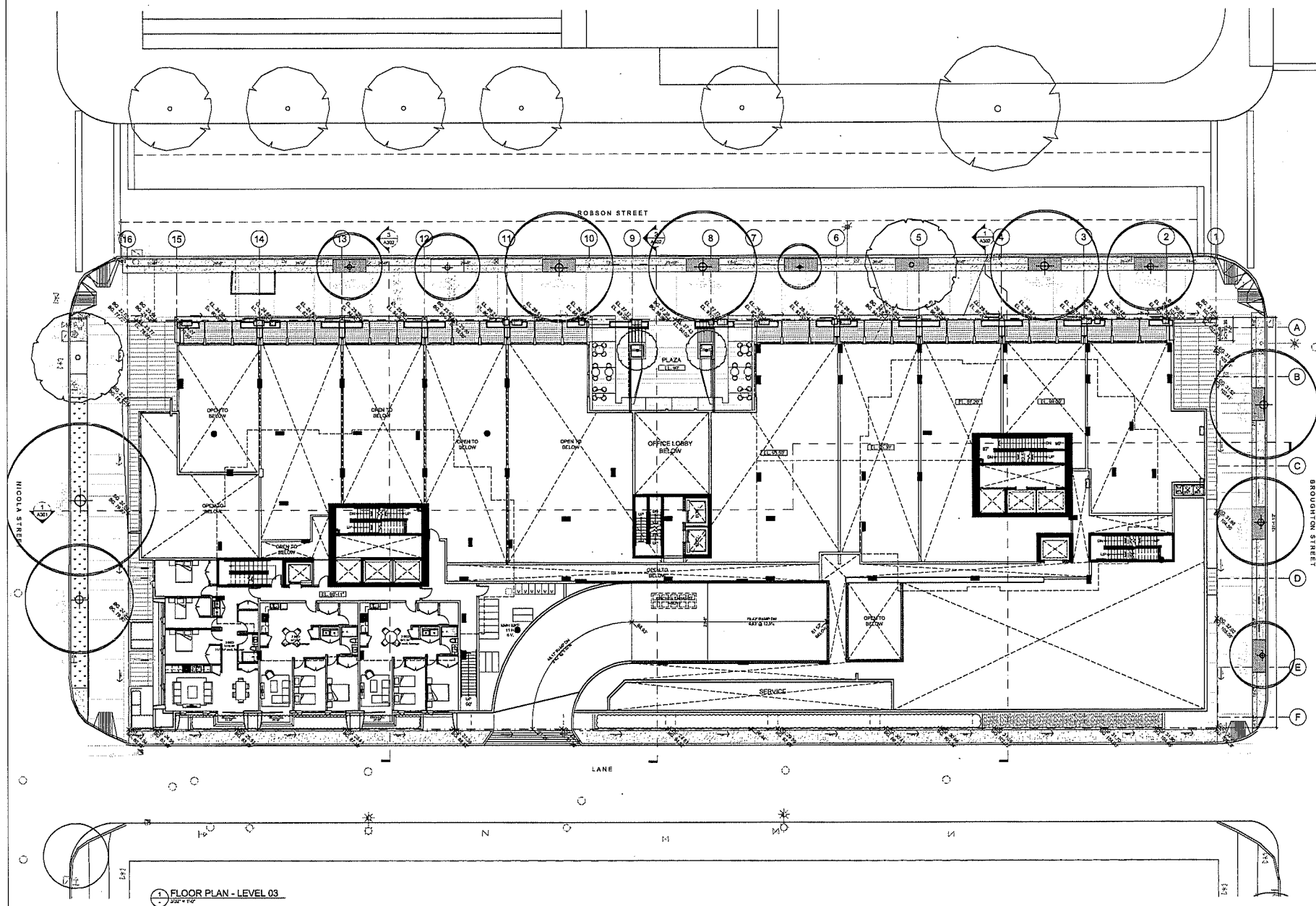
Revisions DO: 00000000

SEAL

VANCOUVER BC
Project
LEVEL 02
FLOOR PLAN

Drawing
Scale 30" = 1'-0"
Project 213043
Sheet A206





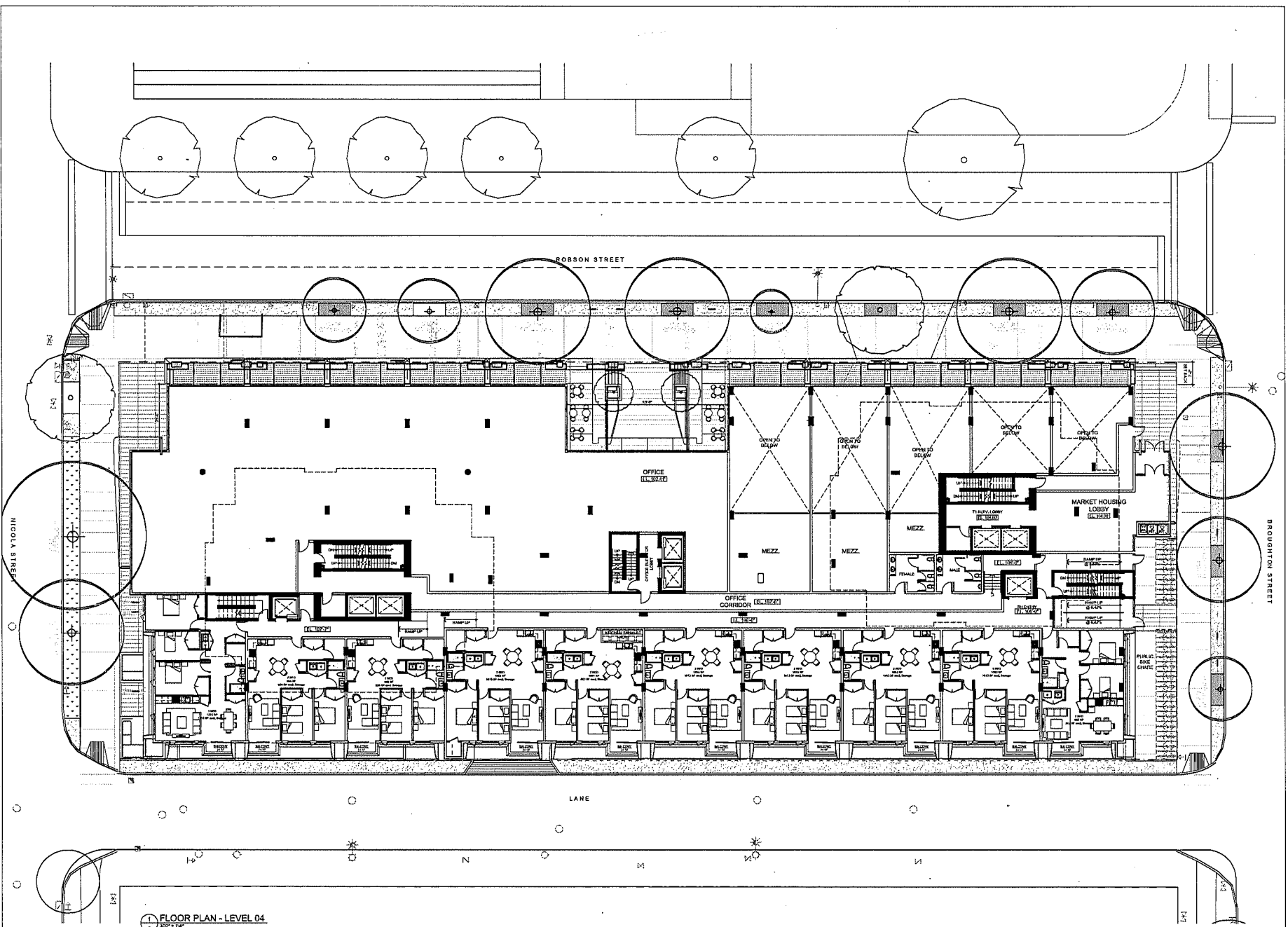
- | | |
|---|---|
| 4 | 17 FEB 2017
RE-ISSUED FOR DP APPLICATION |
| 3 | 06 OCT 2016
RE-ISSUED FOR DP APPLICATION |
| 2 | 19 AUG 2016
ISSUED FOR DP APPLICATION |
| 1 | 17 JULY 2016
ISSUED FOR CITY REVIEW |
- Revisions

Seal

EMPIRE LANDMARK REDEVELOPMENT

VANCOUVER BC
Project
**LEVEL 03
FLOOR PLAN**

Drawing _____
 Scale $3/32" = 1'$
 Project 21304
 Sheet A207

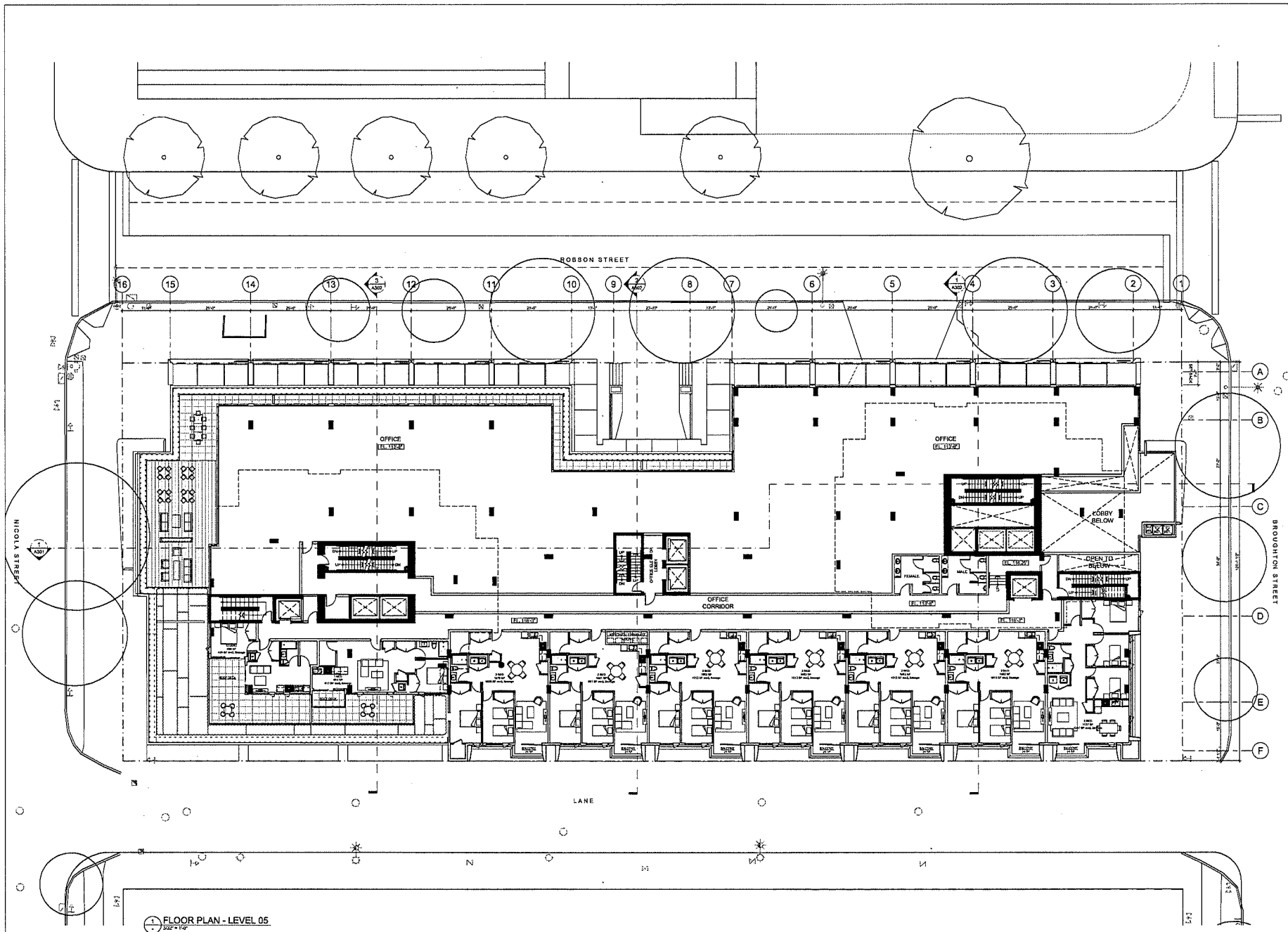


4	17 FEB 2012	REVISED TO REFLECT APPROVED
3	06 OCT 2010	REVISED TO REFLECT APPROVED
2	15 MAR 2010	REVISED TO REFLECT APPROVED
1	11 MAY 2009	REVISED TO REFLECT APPROVED
Revisions	DRAWN BY: [Name]	

Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
LEVEL 04
FLOOR PLAN

Drawing
Scale
3/32" = 1'-0"
Date
2/2/2012
Page
A208



1	17 FEB 2017	BY: MCM FOR GRANT APPLICATION
2	09 OCT 2016	BY: MCM FOR GRANT APPLICATION
3	15 AUG 2016	BY: MCM FOR GRANT APPLICATION
4	31 JULY 2016	BY: MCM FOR GRANT APPLICATION

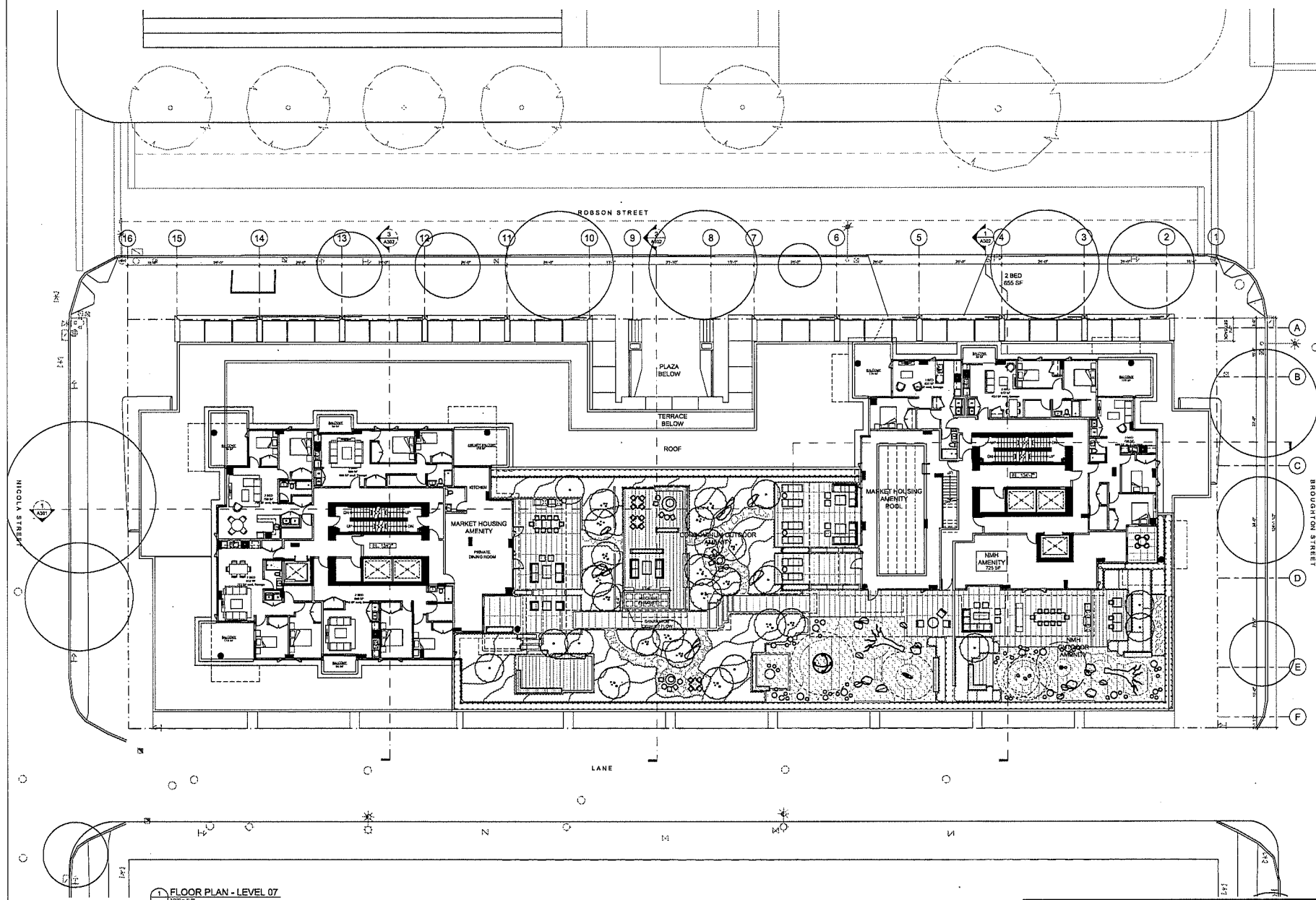
Revisions: 0000000000

Seal
**EMPIRE LANDMARK
REDEVELOPMENT**

VANCOUVER BC
Project
**LEVEL 05
FLOOR PLAN**

Drawing
Scale: 3/32" = 1'-0"
Project: 233063
Sheet: **A209**





1 FLOOR PLAN - LEVEL 07
300' x 150'

LOGO

N.M.H.	CONDO	AMENITY
RETAIL	OFFICE	

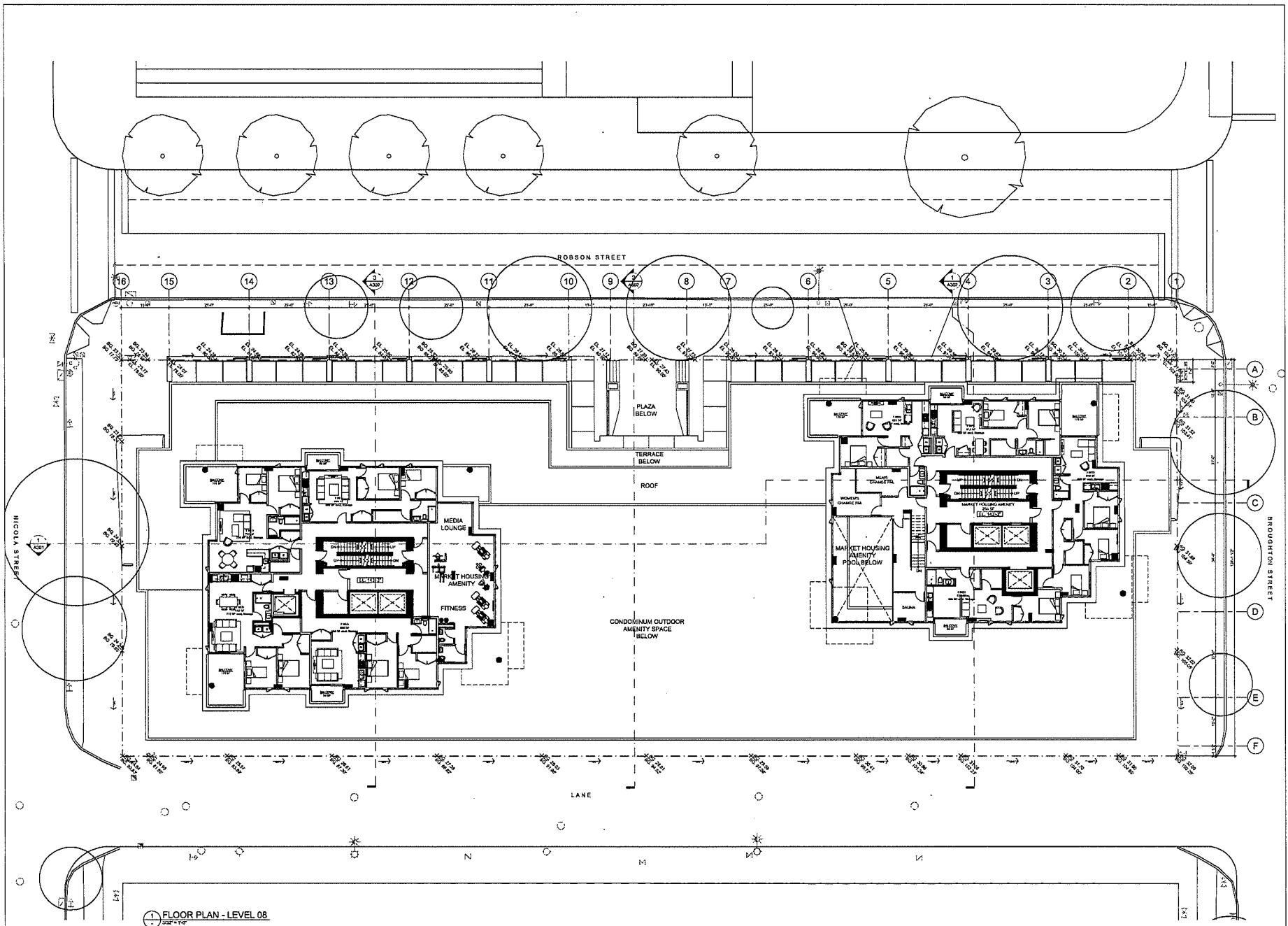
4	17 FEB 2007	REVISED FROM AMENDMENT
3	06 OCT 2006	REVISED FROM AMENDMENT
2	19 AUG 2006	REVISED FROM AMENDMENT
1	11 MAY 2006	REVISED FROM AMENDMENT

Revisions: 0000000000

Seal
**EMPIRE LANDMARK
REDEVELOPMENT**

VANCOUVER BC
Project
**LEVEL 07
FLOOR PLAN**

Drawing
Scale: 3/32" = 1'-0"
Project: 213041
Sheet: **A211**

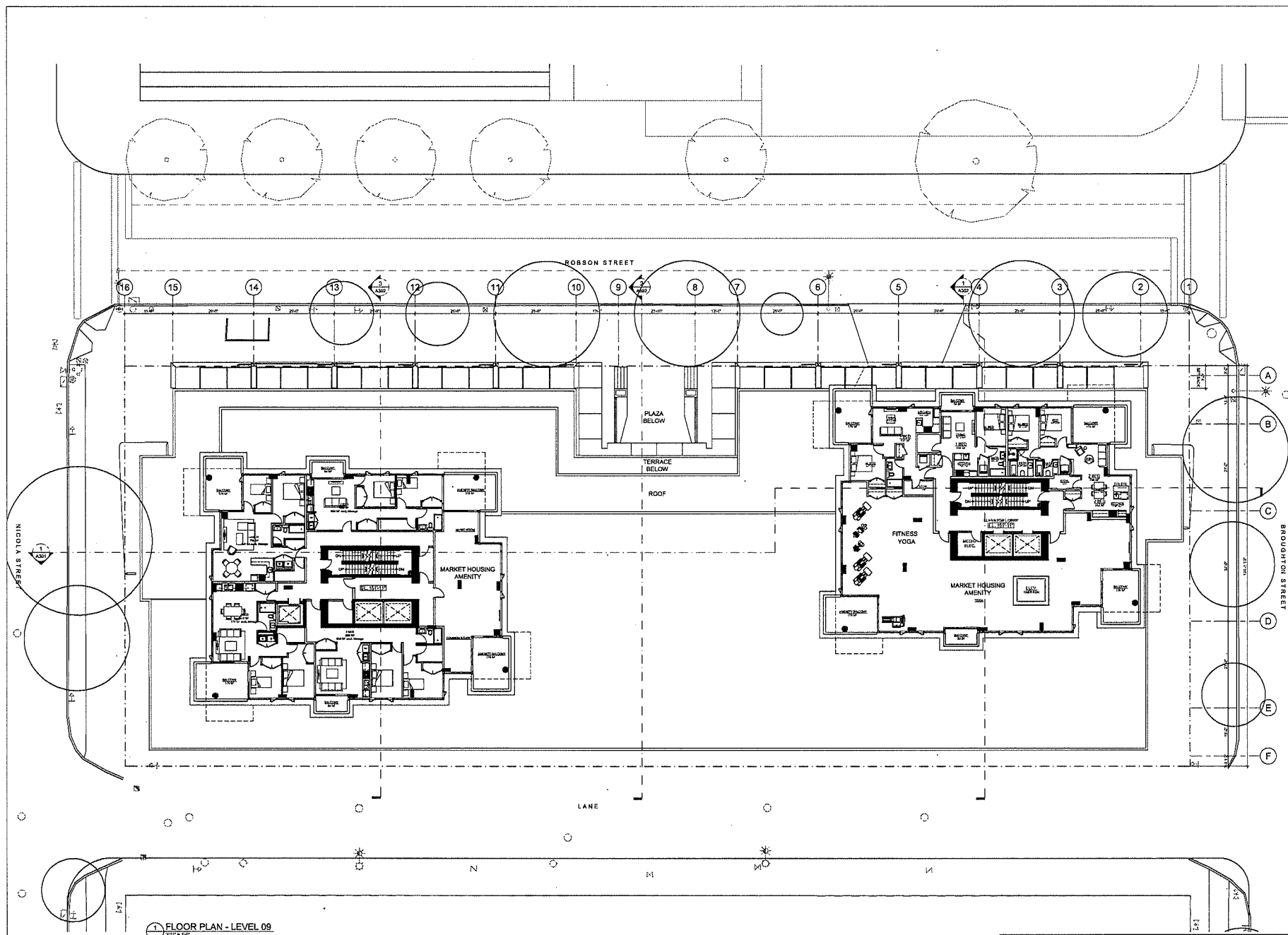


4	17 JUL 2017	1st round of application
3	06 OCT 2016	2nd round of application
2	18 AUG 2016	3rd round of application
1	13 JUL 2015	4th round of application
Revisions	06 JUL 2017	

Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
LEVEL 08
FLOOR PLAN

Drawing
Scale 3/32" = 1'-0"
Name 223045
Sheet A212



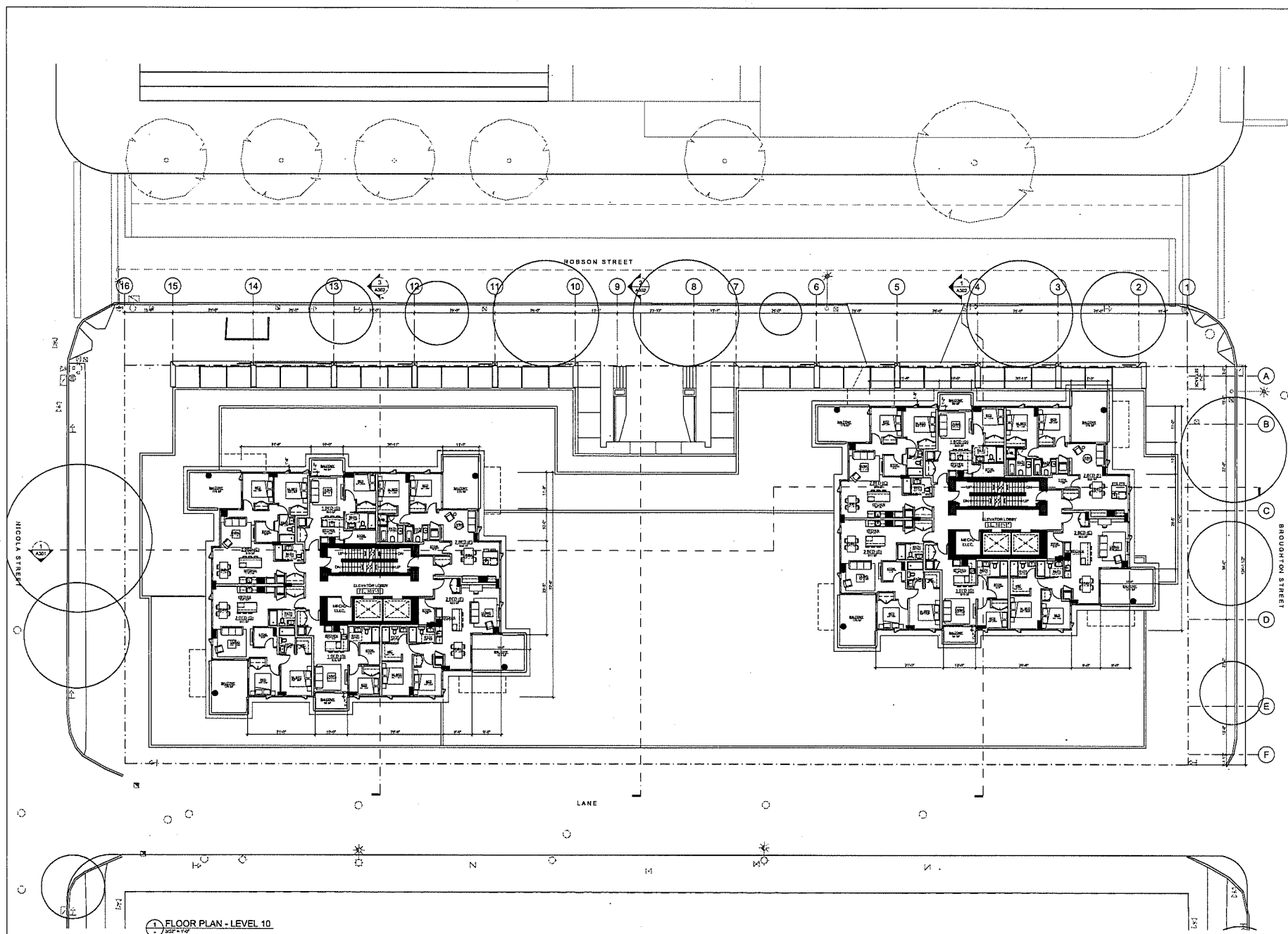
4 | 17 FEB 2017
1 | 06 OCT 2016
2 | 18 AUG 2016
3 | 11 JULY 2015

Revisions: 000-0000-0000

Seal
**EMPIRE LANDMARK
REDEVELOPMENT**

VANCOUVER BC
Project
**LEVEL 09
FLOOR PLAN**

Drawing
Scale: 3/32" = 1'-0"
Project: 213060
Sheet: **A213**



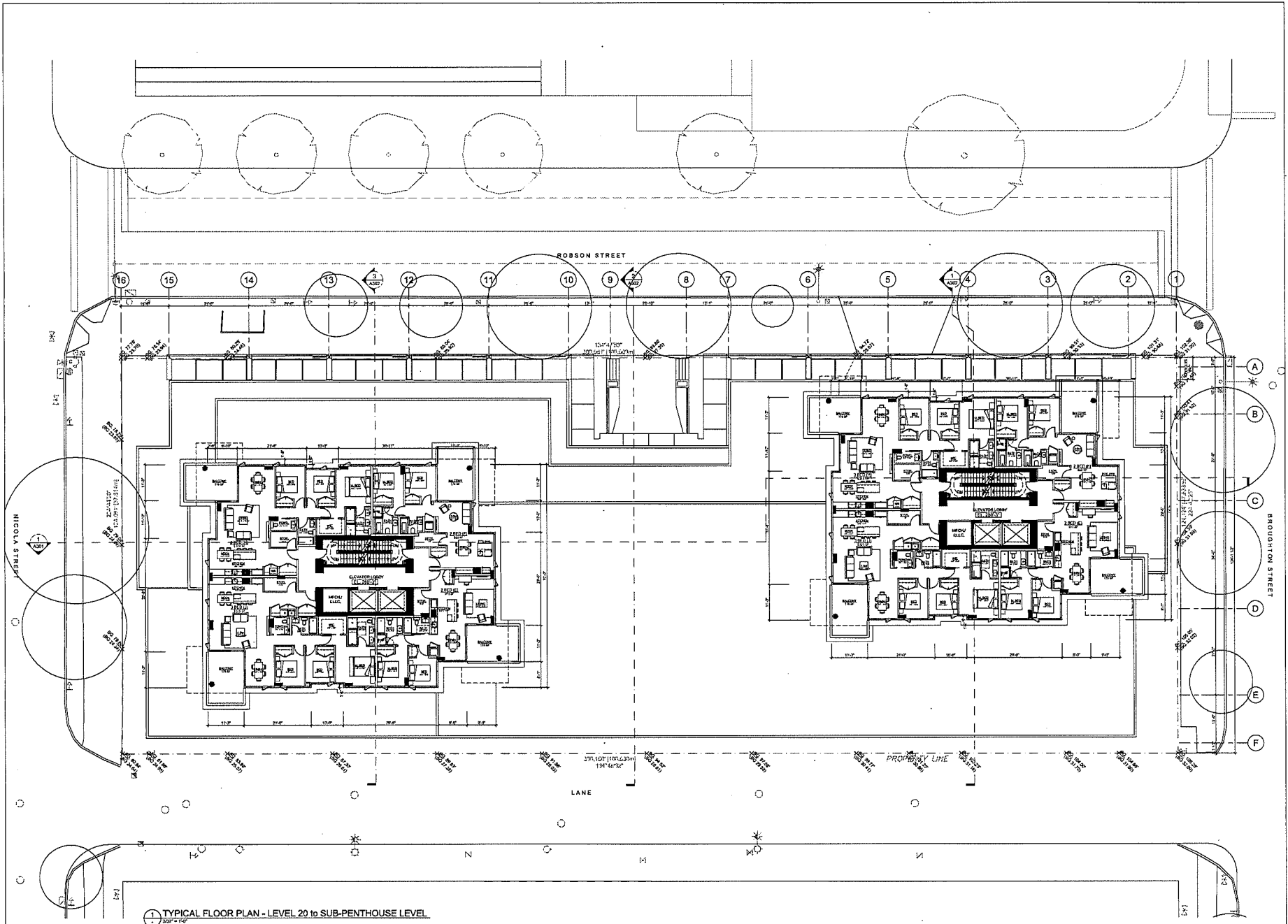


SEAL

EMPIRE LANDMARK REDEVELOPMENT

VANCOUVER BC
Project
**LEVEL 11 - 22
FLOOR PLAN**

Drawing
 Scale 3/32" = 1'-0"
 Project 21304
 Sheet A215



1 TYPICAL FLOOR PLAN - LEVEL 20 to SUB-PENTHOUSE LEVEL
Scale = 1/8"

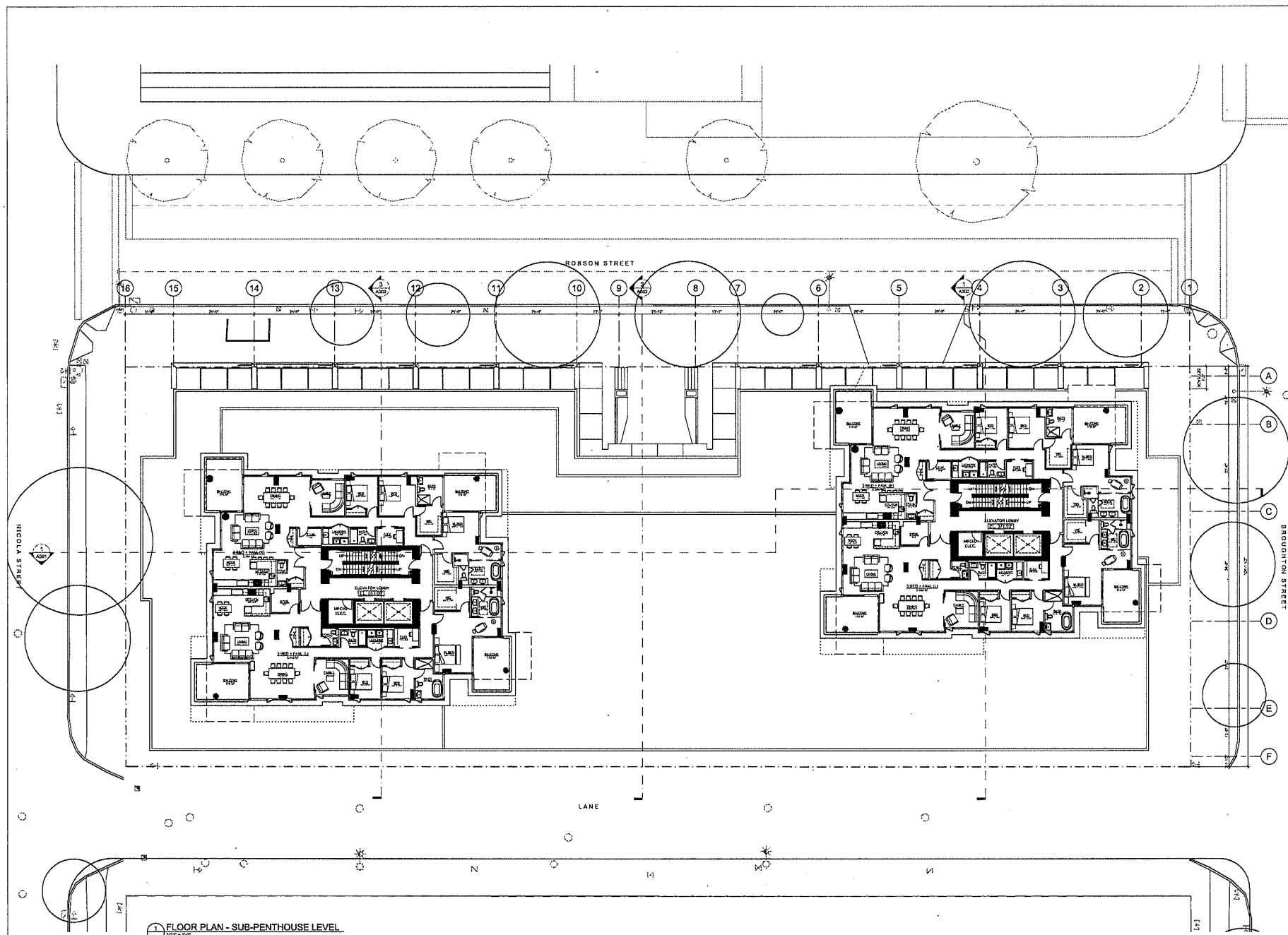
4	17 FEB 2012	FOR COUNCIL REVIEW APPLICATION
3	16 OCT 2011	FOR COUNCIL REVIEW APPLICATION
2	18 AUG 2011	FOR COUNCIL REVIEW APPLICATION
1	11 MAY 2011	FOR COUNCIL REVIEW APPLICATION

Revisions: 06/06/11/11/11

Site:
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project:
LEVEL 23 - U/SPH
FLOOR PLAN

Drawing:
Scale: 3/32" = 1'-0"
Project: 213045
Sheet: A216



4	17 FEB 2017	REVISED FOR SUBMITTAL
3	06 OCT 2016	REVISED FOR SUBMITTAL
2	15 AUG 2016	REVISED FOR SUBMITTAL
1	11 MAY 2016	ISSUED FOR PERMIT

Revisions: 30 (max) 1000

Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
SPH
FLOOR PLAN

Drawing
Scale: 1/32" = 1'-0"
Project: 217083
Sheet: A217

4	17 FEB 2017 RE-ISSUED FOR OP APPLICATION
3	06 OCT 2016 RE-ISSUED FOR OP APPLICATION
2	19 AUG 2016 ISSUED FOR OP APPLICATION
1	11 JULY 2016 ISSUED FOR CITY REVIEW

Revisions DO NOT USE YYY

SEAL

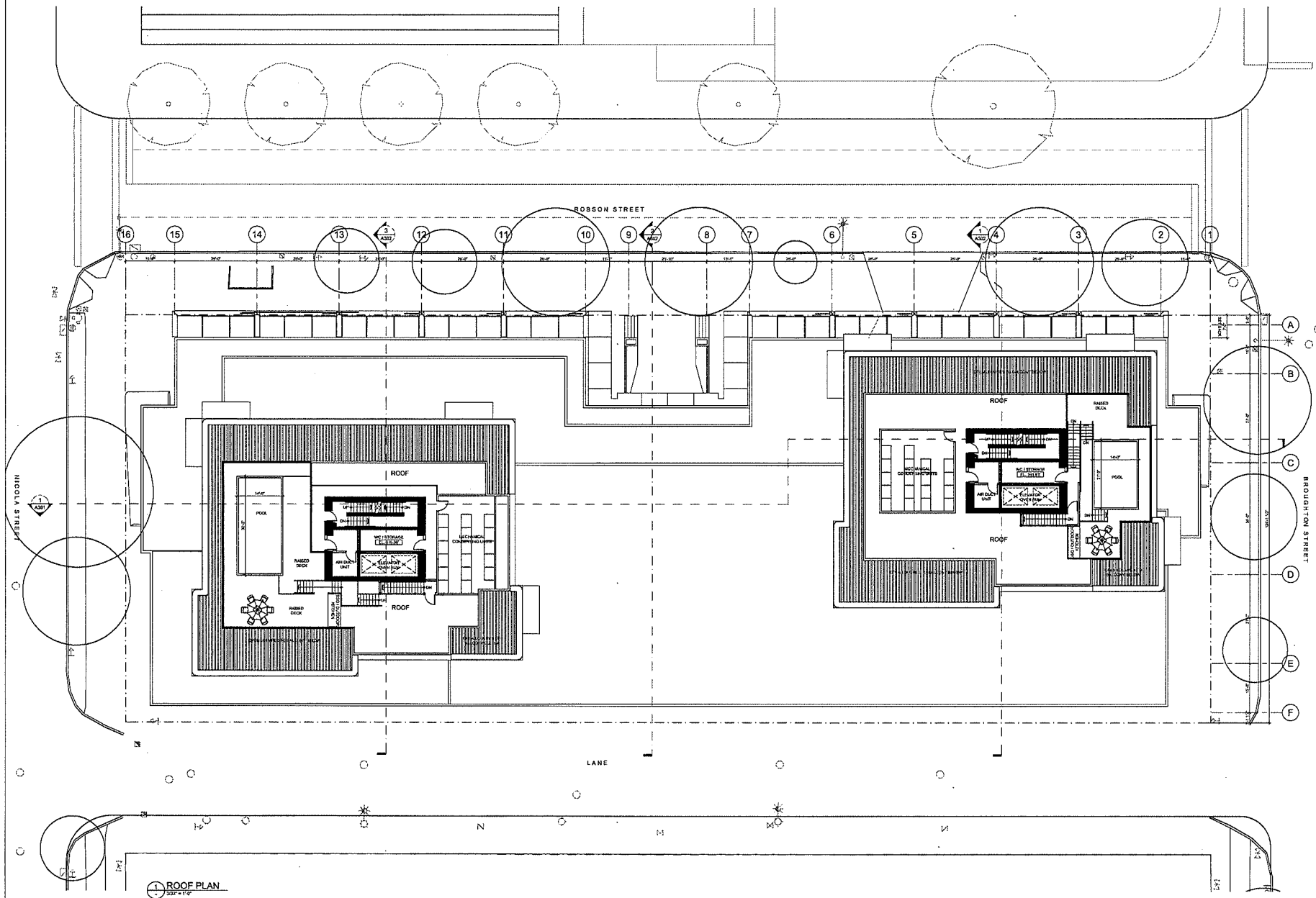
VANCOUVER BC

Project

PH PLAN

Drawing
Scale 303" = 1'-0"
Project 233045
Sheet A218

1 FLOOR PLAN - PENTHOUSE LEVEL
302' x 150'



1 ROOF PLAN
1/8" = 1'-0"

4	17 FEB 2017	BY: [REDACTED] FOR: [REDACTED]
3	09 OCT 2016	BY: [REDACTED] FOR: [REDACTED]
2	30 AUG 2016	BY: [REDACTED] FOR: [REDACTED]
1	11 JUL 2016	BY: [REDACTED] FOR: [REDACTED]

Revisions: 00 00000000

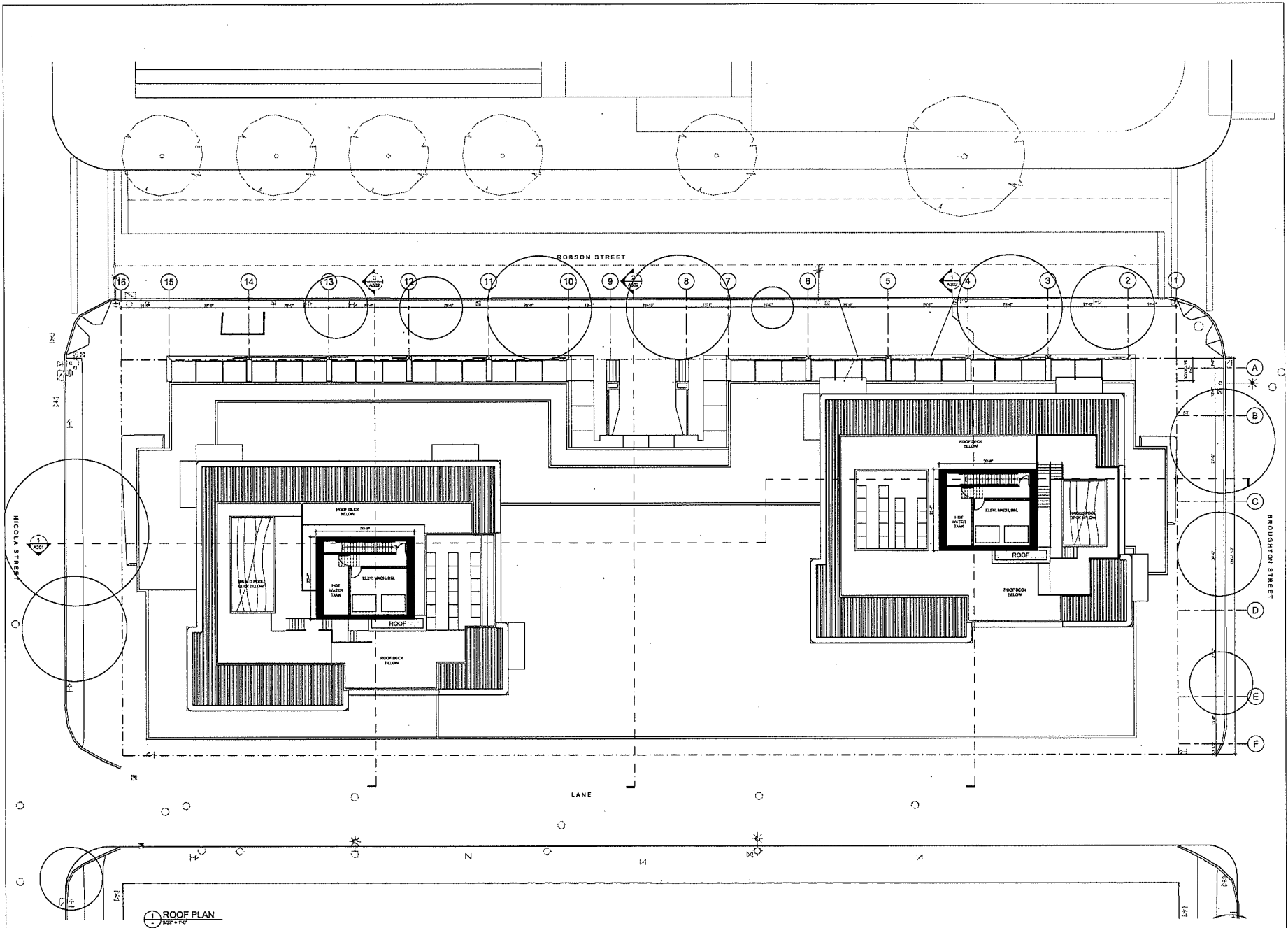
Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC

Project

LOWER ROOF DECK
FLOOR PLAN

Drawing
Scale 1/8" = 1'-0"
Print 213045
Sheet A218



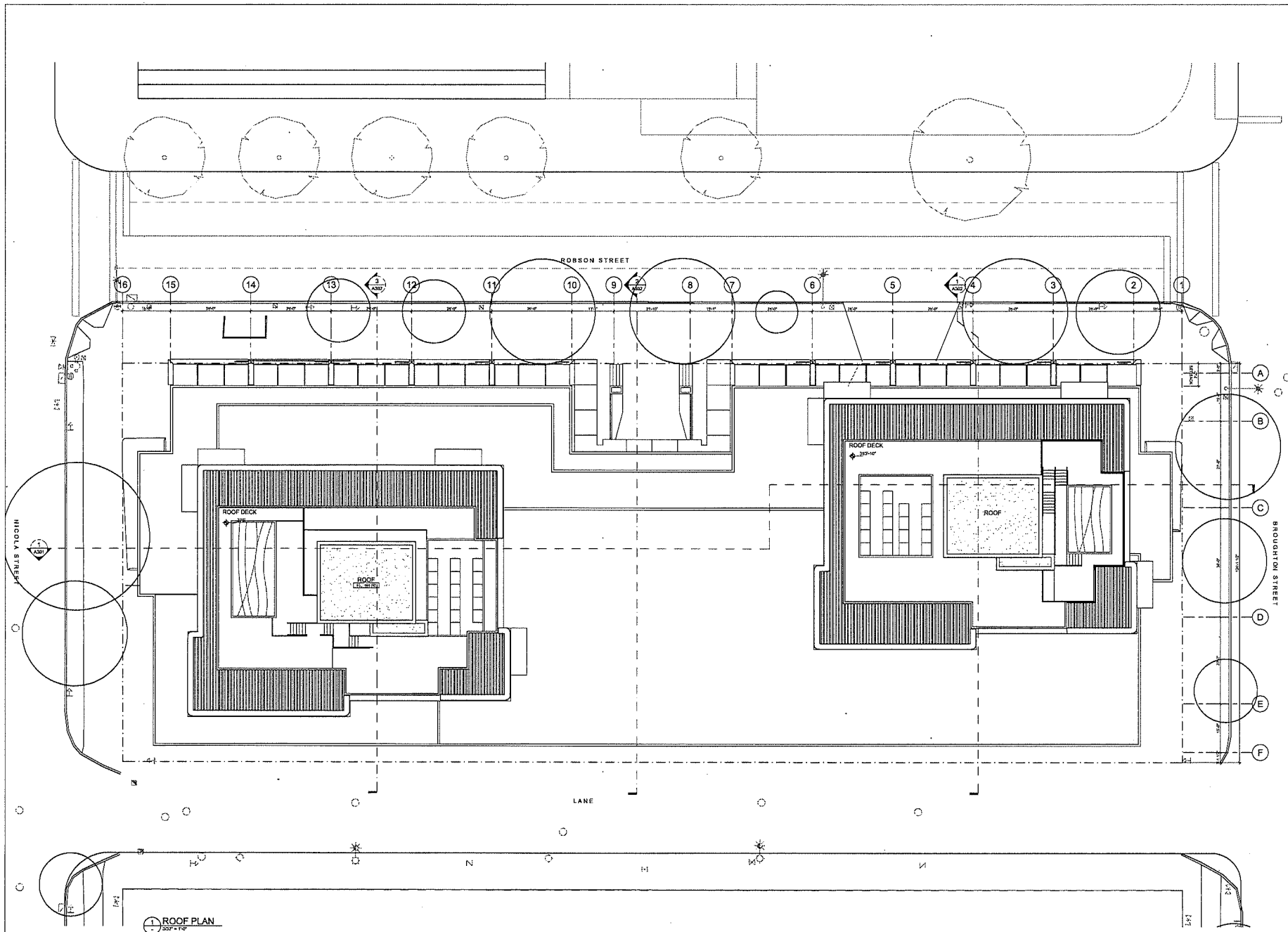
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2	19 APR 2010	REVISED FOR APPLICATION
1	11 JAN 2010	REVISED FOR APPLICATION

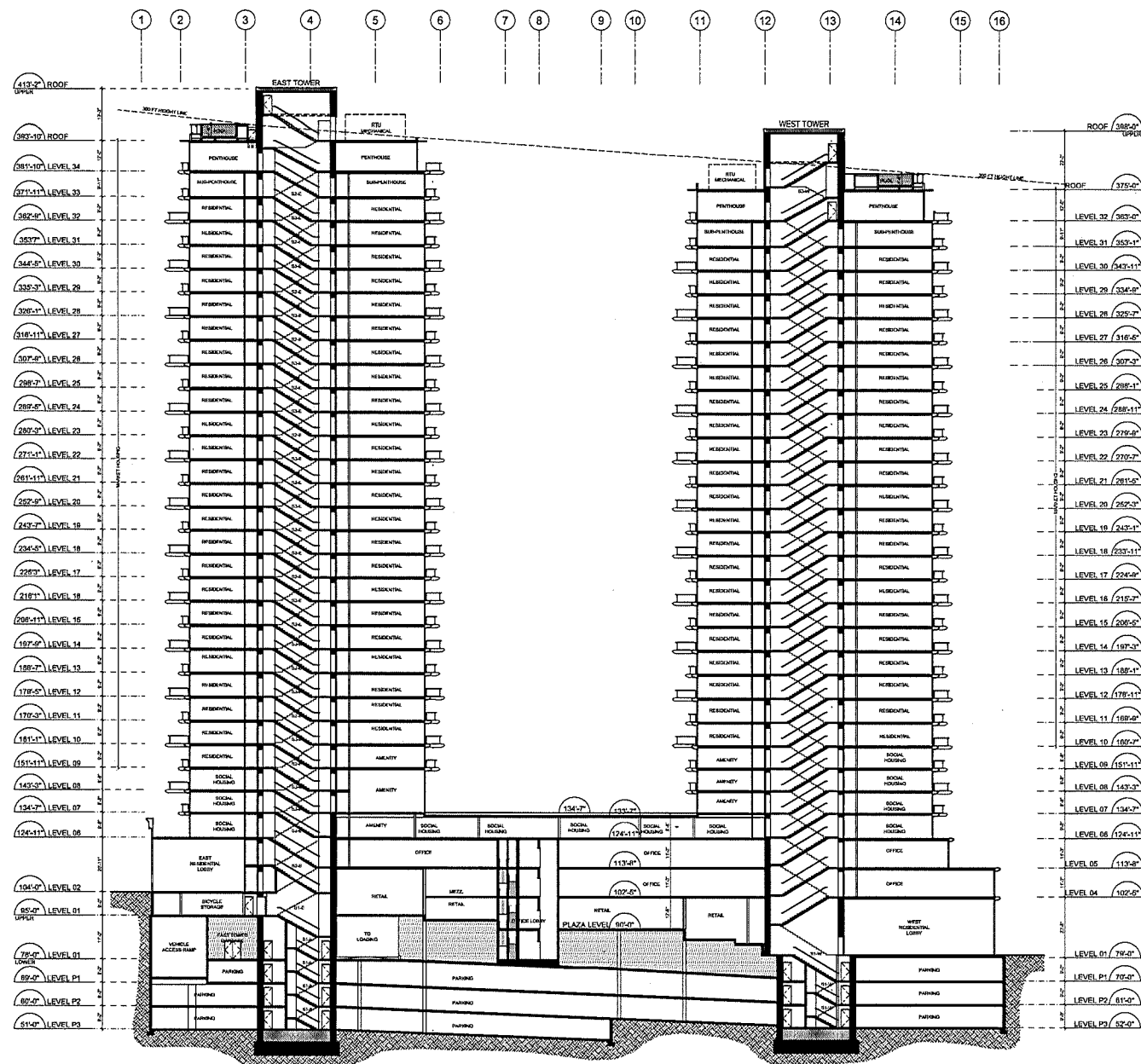
Revisions

Scale
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
**UPPER ROOF DECK
FLOOR PLAN**

Drawing
Scale 3/32" = 1'-0"
Project 213045
Sheet **A219**





SECTION 01
1/16" = 1'-0"

4	17 FEB 2012	REVISED SET OF APPLICATION
3	06 OCT 2011	REVISED SET OF APPLICATION
2	10 AUG 2010	REVISED SET OF APPLICATION
1	11 JULY 2010	REVISED SET OF APPLICATION

Revisions: 00-0000-0000

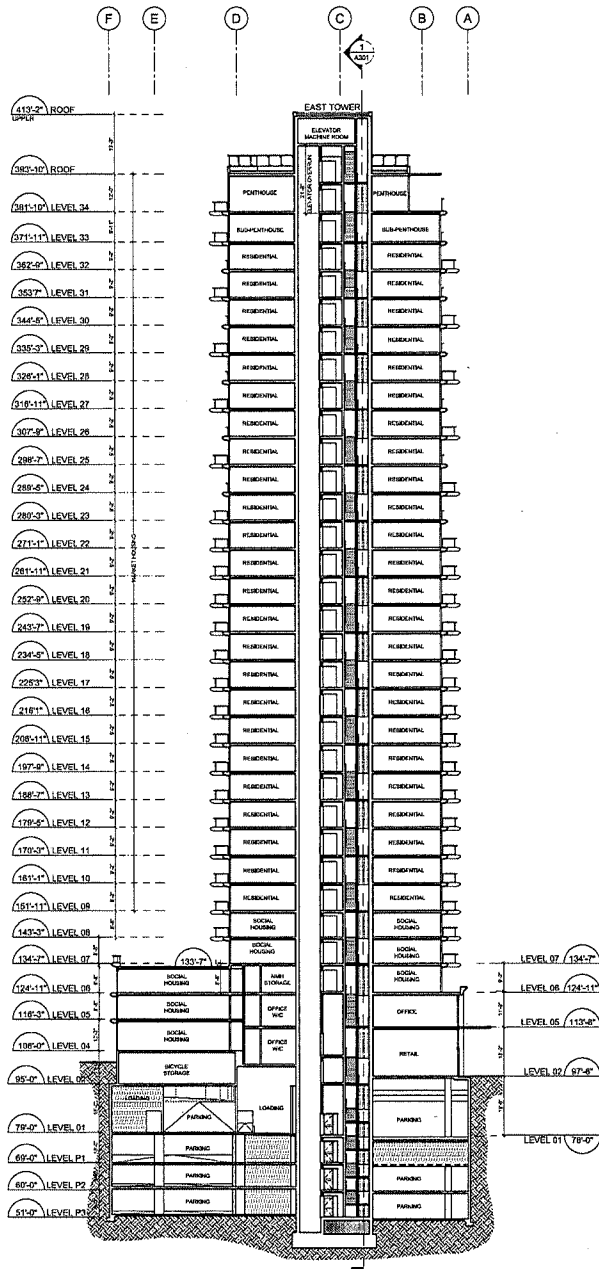
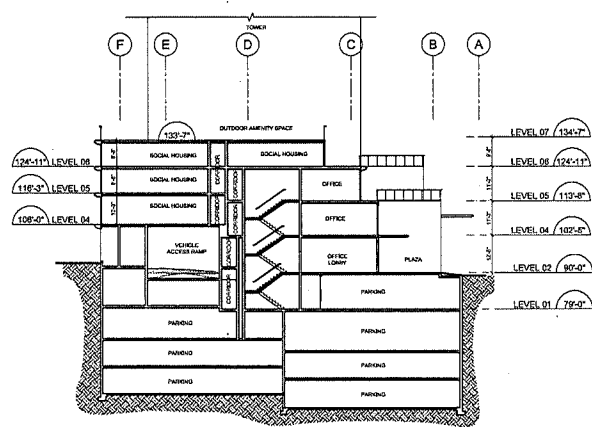
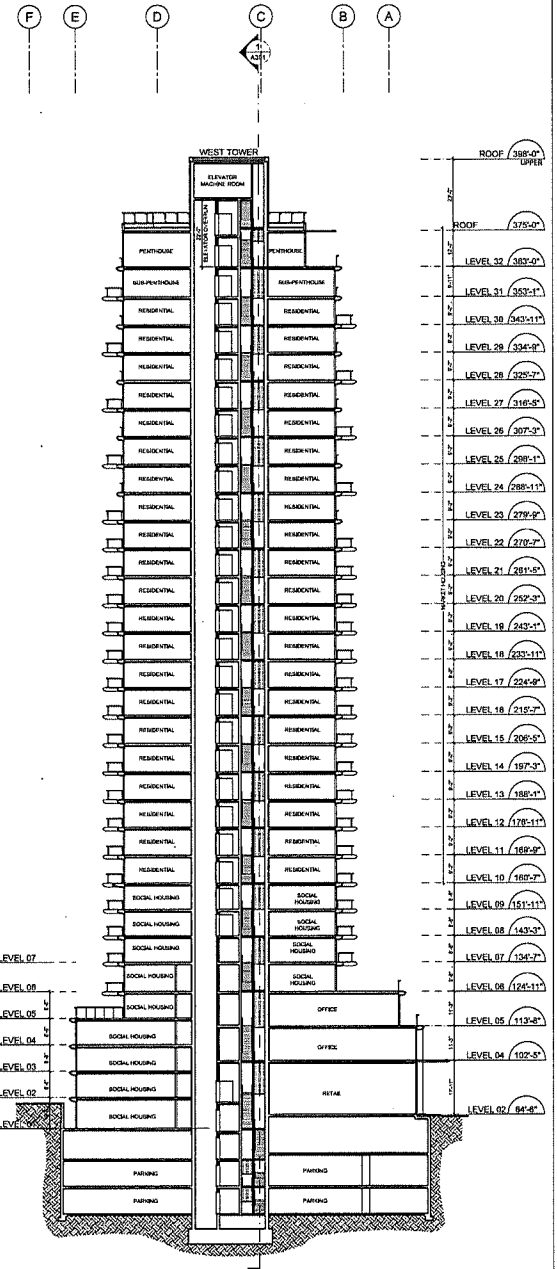
Seal
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC

Project

SECTIONS

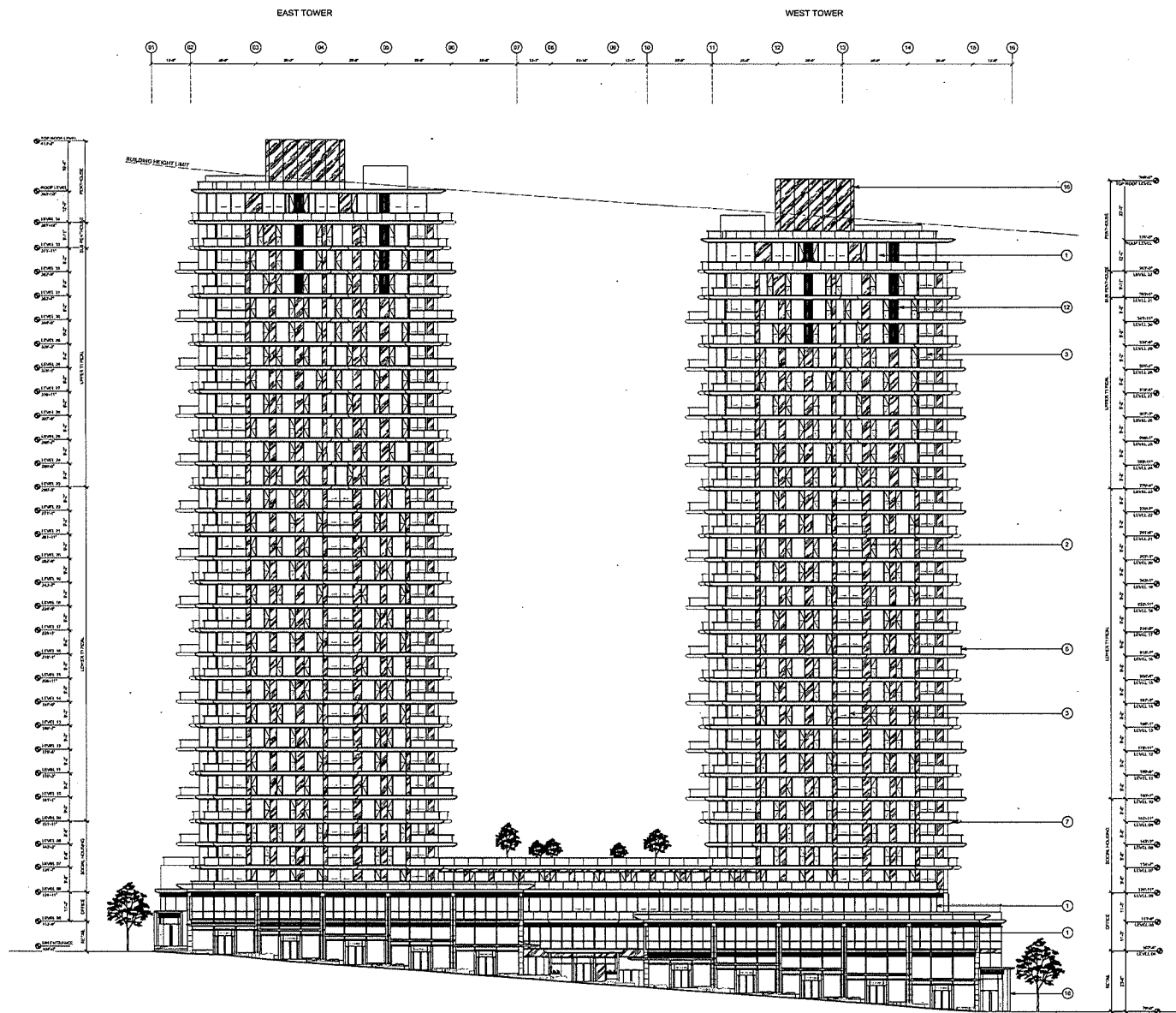
Drawing
Scale
Project
Sheet
A301

1 EAST TOWER
302' 110" x 14"2 SECTION 02
100' x 10"3 WEST TOWER
302' 110" x 14"

1	17 FEB 2017	REVISED PER COMMENTS
2	06 OCT 2016	REVISED PER COMMENTS
3	10 AUG 2016	REVISED PER COMMENTS
4	11 MAY 2016	REVISED PER COMMENTS

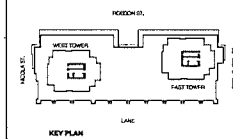
Revisions: 00 00000000

Seal
EMPIRE LANDMARK
REDEVELOPMENTVANCOUVER BC
Project
SECTIONSDrawing
Scale: 1/8" = 1'-0"
Sheet: 233060
A302



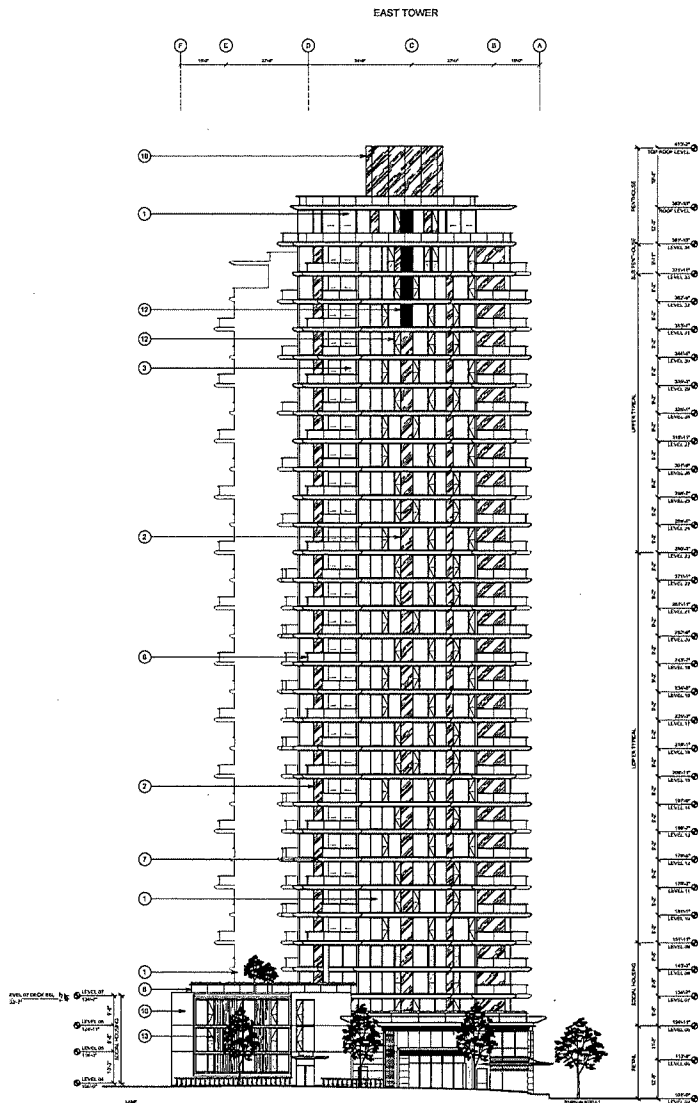
GENERAL NOTES:
All dimensions to be checked on site prior to commencement of any work, and/or preparation of any shop drawings. Sizes of and dimensions to any structural elements are indicated only. Shop drawings for actual sizes / dimensions. Sizes of and dimensions to any service elements are indicated only. Shop drawings for actual sizes and dimensions. This drawing is to be used in conjunction with all relevant Architect's drawings, specifications and other Contract Documents.
DO NOT SCALE FROM THIS DRAWING.

- LEGEND:
- 1 CLEAR GLAZING
 - 2 GLASS WINDOW SPANDREL
 - 3 GLASS AND ALUMINIUM SLIDING DOOR
 - 4 GLASS BYING DOOR
 - 5 GLASS AND METAL CANOPY
 - 6 GLASS AND METAL CLAMP
 - 7 GLASS EDGE PROFILE
 - 8 STONE
 - 9 PLANTING
 - 10 PAINTED METAL PANEL
 - 11 PAINTED STEEL DOOR
 - 12 METAL PROFILE / LOUVER
 - 13 THINCH EFFECT PANEL
 - 14 SKRANCE
 - 15 EXTRACT / INTAKE GRILLE
 - 16 PLANT SCREEN
 - 17 GLAZED TILE
 - 18 METAL ENTRANCE CANOPY

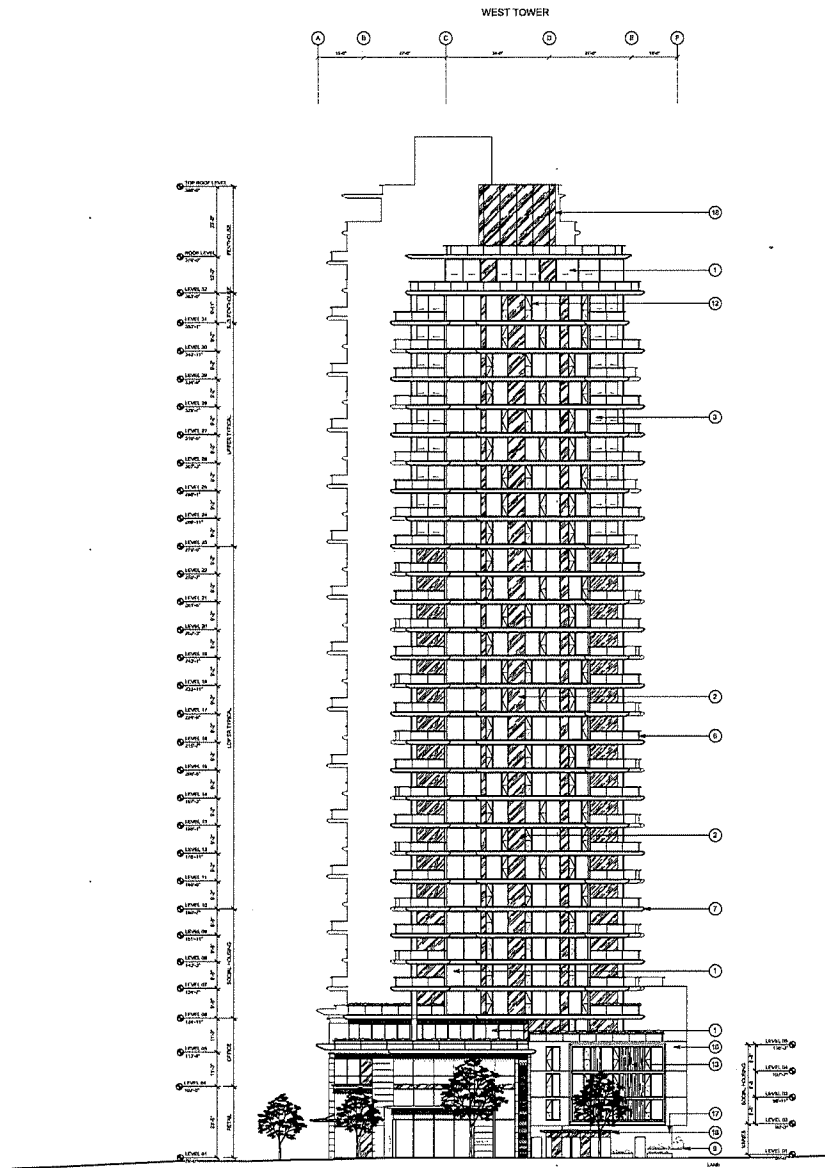


Appendix D; page 37 of 54

Project Name		Client	
DP SUBMISSION			
Project No.	Drawing No.	Revision	Date
6002 A401 b/w	A		10/11/17
Drawing Title		Date	
Robert Street Extension Rev		10/11/17	
Author			
Elinor Macdonald			
Check			
Alec Macdonald			
PDP		LDN	
Architects		10/11/17	



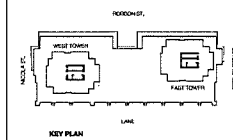
01 BRIGHTON STREET ELEVATION
Scale: 1/16" = 1'-0" @ A1



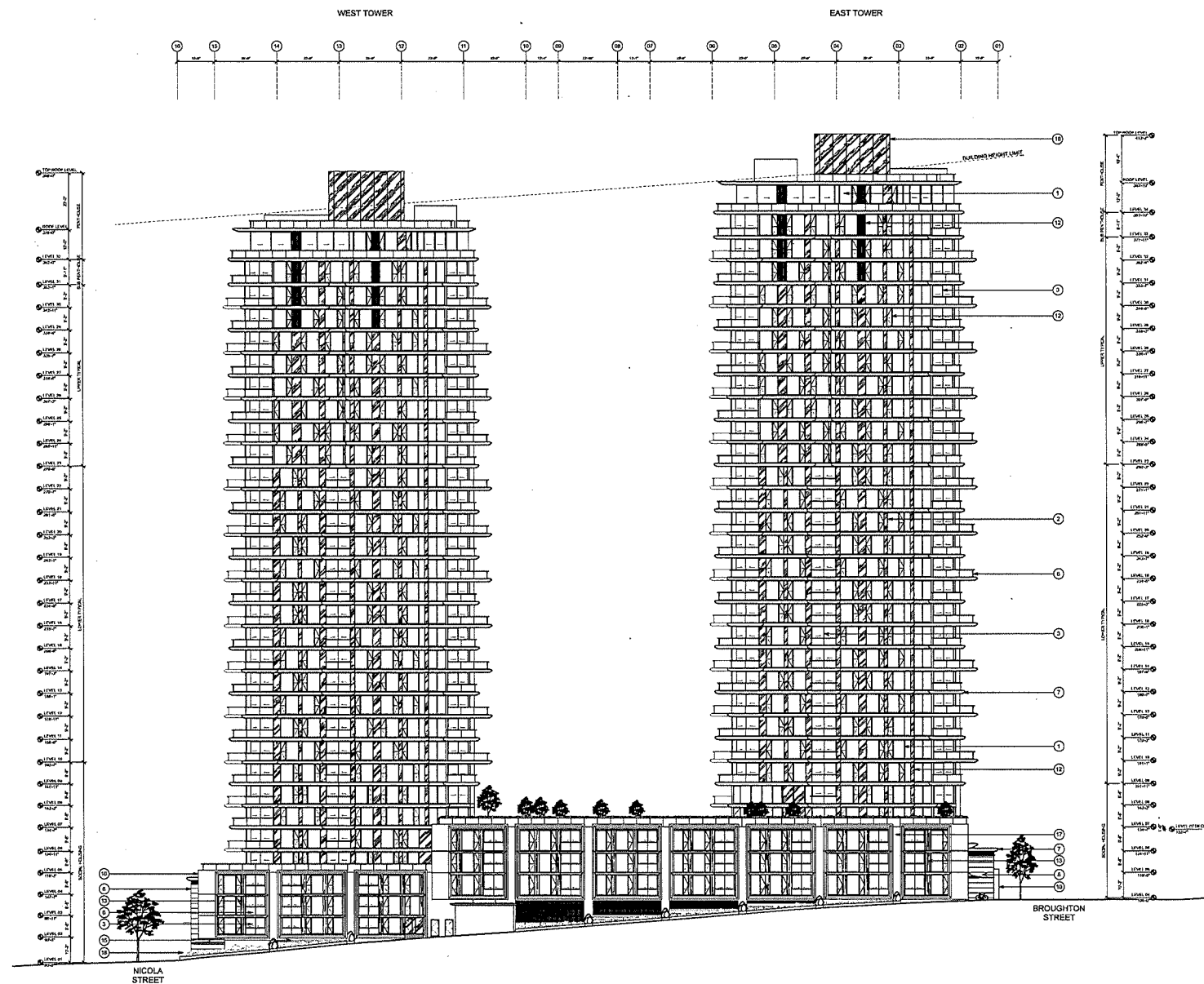
02 NICOLA STREET ELEVATION
Scale: 1/16" = 1'-0" @ A1

GENERAL NOTES:
All dimensions to be checked on site prior to commencement of any work, and/or preparation of any shop drawings. Sizes of and dimensions to any structural elements are indicative only. See structural engineering drawings for actual sizes and dimensions. Sizes of any dimensions of any service elements are indicative only. See service engineering drawings for actual sizes and dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other Consultant's information.
DO NOT SCALE FROM THIS DRAWING.

- LEGEND:
- 1 CLEAR GLAZING
 - 2 GLAZED WINDOW SPANDREL
 - 3 GLAZED AND ALUMINUM SLIDING DOOR
 - 4 GLAZED BY WIND DOOR
 - 5 GLAZED AND METAL CANOPY
 - 6 GLASS AND METAL CLAMP
 - 7 GLASS EDGE PROFILE
 - 8 STONE
 - 9 PLANTING
 - 10 PAINTED METAL PANEL
 - 11 PAINTED STEEL DOOR
 - 12 METAL PROFILE / LOUVER
 - 13 TIMBER EFFECT PANEL
 - 14 SIGNAGE
 - 15 EXTRACT / INTAKE GRILLE
 - 16 PLANT GREEN
 - 17 GLAZED TILE
 - 18 METAL ENTRANCE CANOPY



Revision	Description	Date	Drawn
Drawing Date			
DP SUBMISSION			
Project No.	Drawing No.	Revision	Scale
6002 A402 b/w			
Drawing Title	Broughton + Nicola Street Elevations b/w		
Project	Empire Redevelopment Variation		
Client	Aldi Standard International		
Drawn	PDP LDN Architects		

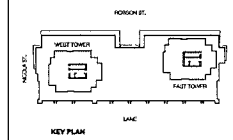


01 LANE ELEVATION
Scale: 1/16" = 1'-0" @ A1

Appendix D ; page 39 of 54

GENERAL NOTES:
All dimensions to be checked on site prior to commencement of any work, and/or prior to any shop drawings. Sizes of and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes and dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes and dimensions. This drawing to be used in conjunction with all relevant Architect's drawings, specifications and other Consultant's information.
DO NOT SCALE FROM THIS DRAWING.

- LEGEND:
- 1 CLEAR GLAZING
 - 2 GLASS WINDOW SPANDREL
 - 3 GLASS AND ALUMINUM GLAZING DOOR
 - 4 GLASS SWING DOOR
 - 5 GLASS AND METAL CANOPY
 - 6 GLASS AND METAL CANOPY
 - 7 GLASS AND METAL CANOPY
 - 8 GLASS AND METAL CANOPY
 - 9 GLASS AND METAL CANOPY
 - 10 GLASS AND METAL CANOPY
 - 11 GLASS AND METAL CANOPY
 - 12 GLASS AND METAL CANOPY
 - 13 GLASS AND METAL CANOPY
 - 14 GLASS AND METAL CANOPY
 - 15 GLASS AND METAL CANOPY
 - 16 GLASS AND METAL CANOPY



DP SUBMISSION

6002 A403 b/w A

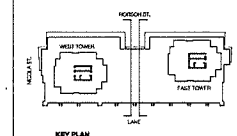
Drawing Title: Lane Elevation b/w

Project: Empire Redevelopment

Client: PDP LND Architects

LEUNID:

- (1) CLEAR GLAZING
- (2) GLAZES WINDOW SPANREL
- (3) GLAZES AND ALUMINUM SLIDING DOOR
- (4) GLAZES SLIDING DOOR
- (5) GLAZES AND METAL CANOPY
- (6) GLAZES AND METAL GLAZING
- (7) SLAB EDGE PROFILE
- (8) STONE
- (9) PLANTING
- (10) PAINTED METAL PANEL
- (11) PAINTED STEEL DOOR
- (12) METAL PROFILE / LAMINATE
- (13) THICKEN LUTECT PANEL
- (14) SKINWIDE
- (15) EXTRACT / INTAKE GRILLE
- (16) PLANT SCREEN
- (17) GLAZED TILE
- (18) METAL ENTRANCE CANOPY



Name	Description	Date	Price
DP SUBMISSION			
Project No.	Drawing No.	Revisions	Scale
6002 A404 b/w	A	V107 = 1/8" x 11" V107' = 1/8" x 11"	AS-3 A-3
Drawing Title	East & West Street Elevations One		Date: MAY/2007
Project	Empire State Development Corporation		Version: 001, revised -
Client	Asia Standard International		

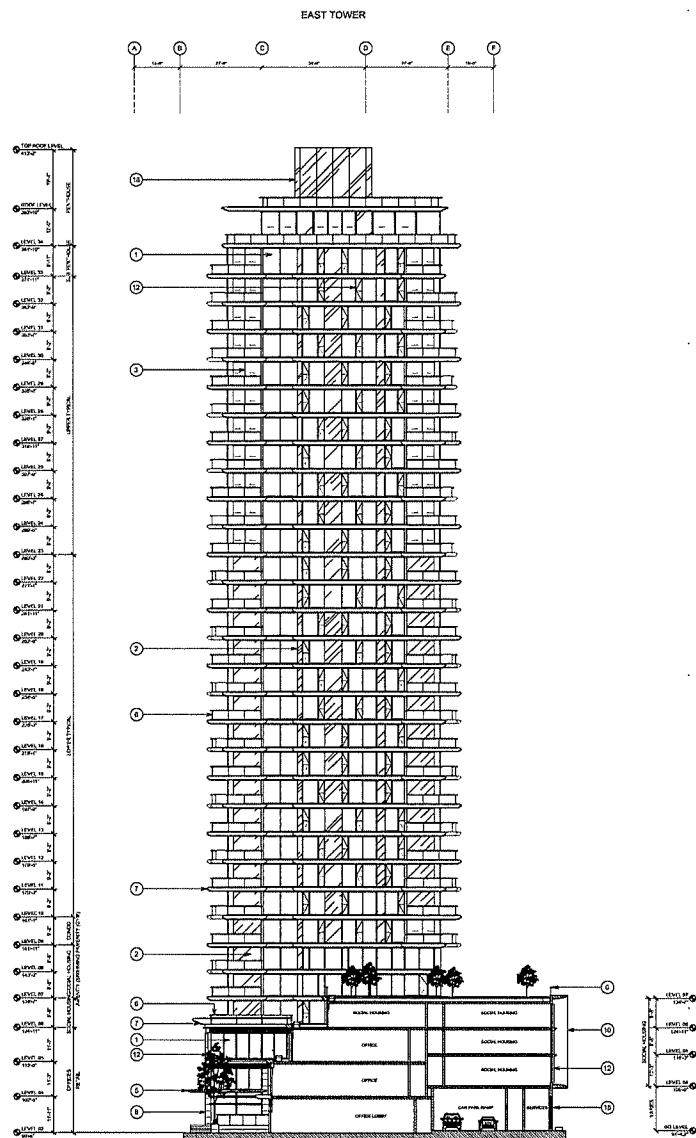
PDP

Architecte

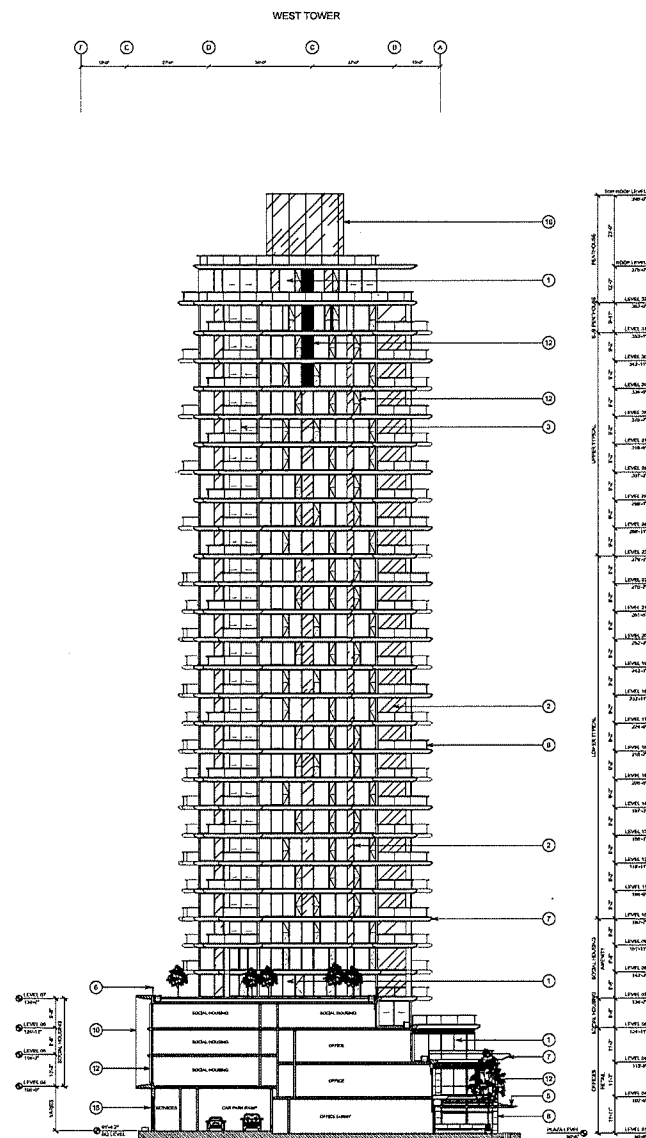
LDN

Architecture

9877 The Portland Building
Portland, Oregon 97208
Contact: Dong Ding
Tel: 503.222.8888
Fax: 503.222.8889
<http://www.pdparch.com>



01 EAST TOWER PODIUM GARDEN ELEVATION
Scale 1/16" = 1'-0" @ A1



02 WEST TOWER PODIUM GARDEN ELEVATION
Scale 1/16" = 1'-0" @ A1



Sheet No.	Sheet Title
1	1.1
2	2.1
3	3.1
4	4.1
5	5.1
6	6.1
7	7.1
8	8.1
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100	100.1

- L1.0 GROUND LEVEL LANDSCAPE PLAN
- L1.1 LEVEL 5 LANDSCAPE PLAN
- L1.2 LEVEL 6 LANDSCAPE PLAN
- L1.3 LEVEL 7 LANDSCAPE PLAN
- L2.0 GROUND LEVEL PLANTING PLAN
- L2.1 LEVEL 5 PLANTING PLAN
- L2.2 LEVEL 6 PLANTING PLAN
- L2.3 LEVEL 7 PLANTING PLAN
- L3.0 LANDSCAPE SECTIONS
- L3.1 LANDSCAPE SECTIONS
- L3.2 LANDSCAPE SECTIONS
- L4.0 LANDSCAPE DETAILS
- L4.1 LANDSCAPE DETAILS



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PFS STUDIO

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Vancouver BC V6J 1G7
604.734.5144
phs@phs.bc.ca
www.phs.bc.ca



RE-INSURED FOR DP	17 FEB 2017
RE-INSURED FOR DP	16 OCT 2016
REVENUE TO LEVEL 4 & 5	01 OCT 2016
ISSUED FOR DP APPLICATION	05 AUG 2016
ISSUED FOR CITY PAYMENT	26 JUL 2016
ISSUED FOR CITY PAYMENT	11 JUL 2016
Revisions	DD MMYY

SEAL

VANCOUVER BC

Project

Drawing

Scale

Project	15072
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Sheet



REVISED FOR DP	17 FEB 2010
REVISED FOR DP	16 OCT 2010
REVISED TO LEVEL 4 & 5	10 OCT 2010
ISSUED FOR DP APPLICATION	26 AUG 2010
ISSUED FOR CITY REVIEW	19 JUL 2010
ISSUED FOR CITY REVIEW	19 JUL 2010
Revisions	DO NOT REPLY

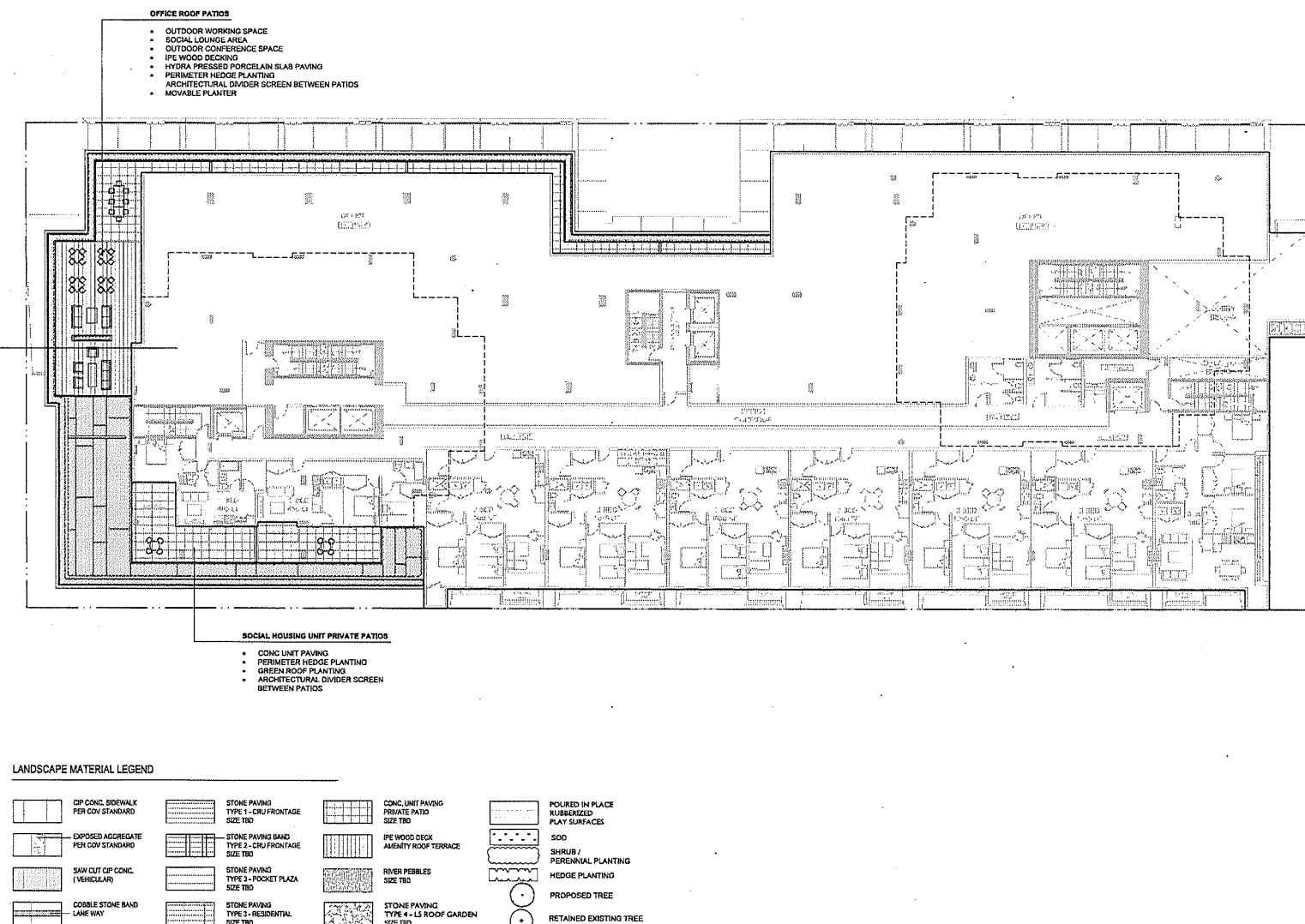
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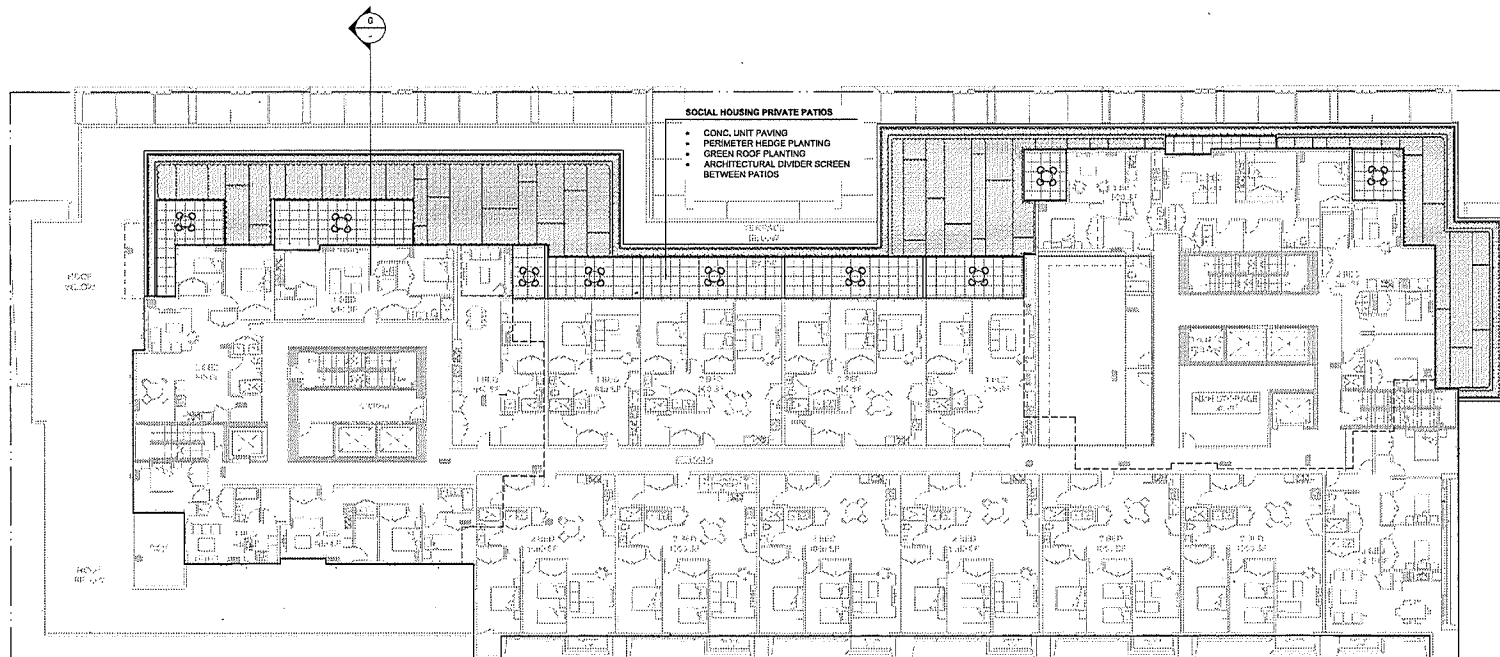
VANCOUVER BC

Vancouver BC
<http://www.vancouver.ca>
Frederic

**LEVEL 5
LANDSCAPE PLAN**

Drawing
 Scale 3/32" = 1'-0"
 Project 15072
 Sheet L1.1





LANDSCAPE MATERIAL LEGEND

	CIP CONC. SIDEWALK PER COV. STANDARD		STONE PAVING TYPE 1 - CRU FRONTAGE SIZE TBD		CONC. UNIT PAVING PRIVATE PATIO SIZE TBD		POLURED IN PLACE RUBBERIZED PLAY SURFACES
	EXPOSED AGGREGATE PER COV. STANDARD		STONE PAVING BAND TYPE 2 - CRU FRONTAGE SIZE TBD		IPE WOOD DECK AMENITY ROOF TERRACE		SOD
	SAW CUT CIP CONC. (VEHICULAR)		STONE PAVING TYPE 3 - POCKET PLAZA SIZE TBD		RIVER PEBBLES SIZE TBD		SHRUB / PERENNIAL PLANTING
	CORBLE STONE BAND LANE WAY		STONE PAVING TYPE 3 - RESIDENTIAL SIZE TBD		STONE PAVING TYPE 4 - LS ROOF GARDEN SIZE TBD		HEDGE PLANTING
							PROPOSED TREE
							RETAINED EXISTING TREE

RE-DESIGN/CONCEPT	STUDY 201
SC-DESIGN/CONCEPT	201/202
REVIEW/DESIGN/CONCEPT	202/203
REVIEW/DESIGN/CONCEPT	203/204
REVIEW/DESIGN/CONCEPT	204/205
REVIEW/DESIGN/CONCEPT	205/206
REVIEW/DESIGN/CONCEPT	206/207
REVIEW/DESIGN/CONCEPT	207/208
REVIEW/DESIGN/CONCEPT	208/209
REVIEW/DESIGN/CONCEPT	209/210
REVIEW/DESIGN/CONCEPT	210/211

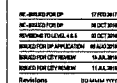
EMPIRE LANDMARK
REDEVELOPMENT

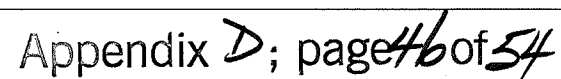
VANCOUVER BC

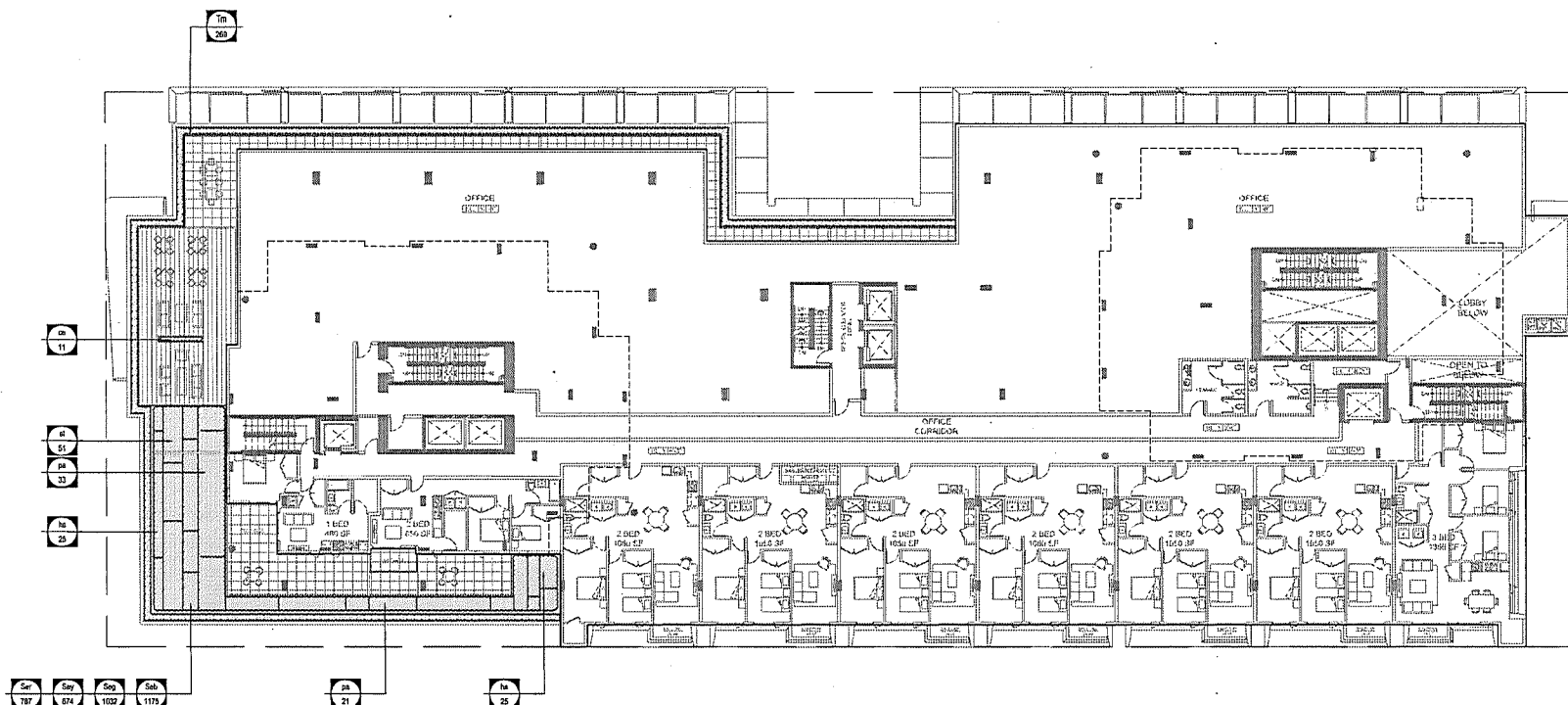
Project

**LEVEL 6
LANDSCAPE PLAN**

Drawing
Scale 1/32" = 1'-0"
Project 15072
Sheet **L1.2**





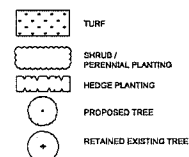


LEVEL 5 PLANT LIST

KEY	QTY	BOTANICAL/COMMON NAME	SIZE/CONDITION
HEDGES			
Tm	289	TAXUS X MEDIA H.M. 'EDDIE' / EDDIE YEW	0.9 m HL, FULL @ 0.45M O.C.
GRASSES			
ca	11	CAREX ELATA 'AUREA' / BOWLES' GOLDEN SEDGE	#2 POT, FULL @ 0.30M O.C.
ha	50	HELICTOTRICHON SEHPERVIRENS / BLUE OAT GRASS	#2 POT, FULL @ 0.45M O.C.
pa	54	PENNISETUM ALOPECUROIDES 'HAMBLY' / DWARF FOUNTAIN GRASS	#2 POT, FULL @ 0.45M O.C.
st	51	STIPA TENUISSIMA / MEXICAN FEATHER GRASS	#2 POT, FULL @ 0.30M O.C.

KEY	QTY	BOTANICAL/COMMON NAME	SIZE/CONDITION
SEDUMS (GREEN ROOF)			
sab	1175	SEDUM BLUE MIX SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / SPOON-LEAFED STONECROP SEDUM REFLEXUM 'BLUE SPRUCE' / BLUE SPRUCE STONECROP SEDUM REFLEXUM 'GREEN SPRUCE' / GREEN SPRUCE STONECROP	4" POT, 6" O.C., FULL
spx	1032	SEDUM GREEN MIX SEDUM H. 'THIMMERGRÜNCHEN' / LITTLE EVERGREEN STONECROP SEDUM HEDENDORFIIANUM DIFFUSUM / HEDENDORF STONECROP SEDUM TETRACETUM 'COAL REEF' / CHINESE STONECROP	4" POT, 6" O.C., FULL
sor	787	SEDUM RED MIX SEDUM SPURSUM 'DRAGON'S BLOOD' / DRAGON'S BLOOD STONECROP SEDUM ALBUM 'CORAL CARPET' / CORAL CARPET STONECROP SEDUM SPURSUM 'COCCINEUM' / COCCINEUM STONECROP	4" POT, 6" O.C., FULL
soy	674	SEDUM YELLOW MIX SEDUM ACRE / GOLD MOSS SEDUM TAKESHIENSIS 'GOLDEN CARPET' / GOLDEN CARPET STONECROP SEDUM KAMTSCHATCUM / ELLAGOMIBANUM STONECROP	4" POT, 6" O.C., FULL

PLANTING MATERIAL LEGEND



REVISIONS	DATE
1. REVISIONS	11/01/2011
2. REVISIONS	11/01/2011
3. REVISIONS	11/01/2011
4. REVISIONS	11/01/2011
5. REVISIONS	11/01/2011
6. REVISIONS	11/01/2011
7. REVISIONS	11/01/2011
8. REVISIONS	11/01/2011
9. REVISIONS	11/01/2011
10. REVISIONS	11/01/2011

EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC

Project

LEVEL 5
PLANTING PLAN

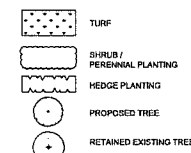
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Project 15073

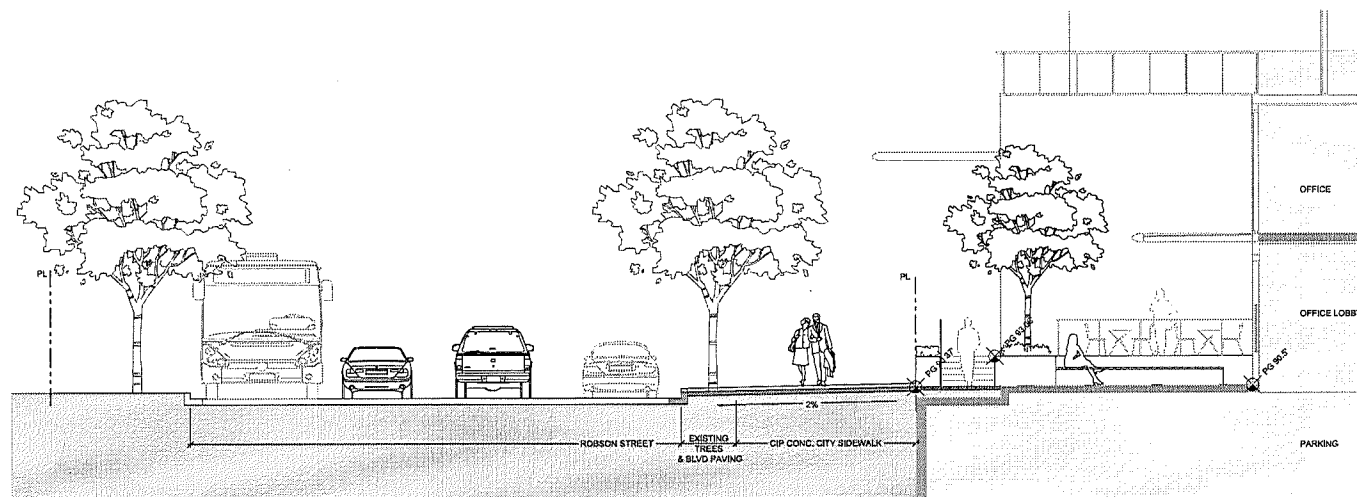
Sheet L2.1

Appendix D ; page 47 of 54



ac	180	ASARUM CANADENSE/ WILD GINGER	#1 POT./FULL @ 0.03M O.C.
au	50	ARCTOSTAPHYLOS-ALBA -JUNIS/VANCOUVER JADE	#1 POT./FULL @ 0.45M O.C.
cbr	41	CAREX BENTHOIDES/ALBA VAR/CATY/ BROAD-LEAF SEDGE	#1 POT./FULL @ 0.98M O.C.
jb	117	JUNIPER BLUE CHIP/ BLUE CHIP CHIRPING JUNIPER	#1 POT./FULL @ 0.40M O.C.
lm	156	URIPOE MUGSAR/ VAR/EGATED URIPOE	#1 POT./FULL @ 0.31M O.C.
pt	198	PACHYSTANDRA TERMINALIS/ LARSEN/ BURNING BUSH	#1 POT./FULL @ 0.35M O.C.

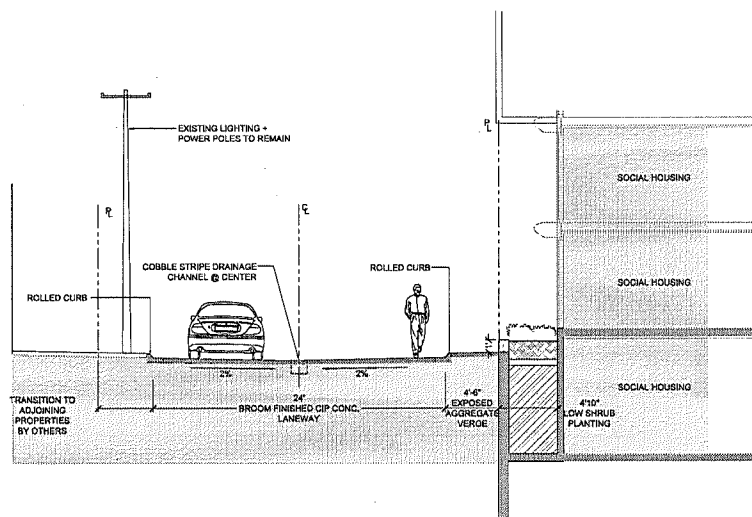
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Scale 1/2" = 1'-0"
Project 15072
Sheet L23



NOTE: SEE KEYS ON ANNOTATED LANDSCAPE PLAN

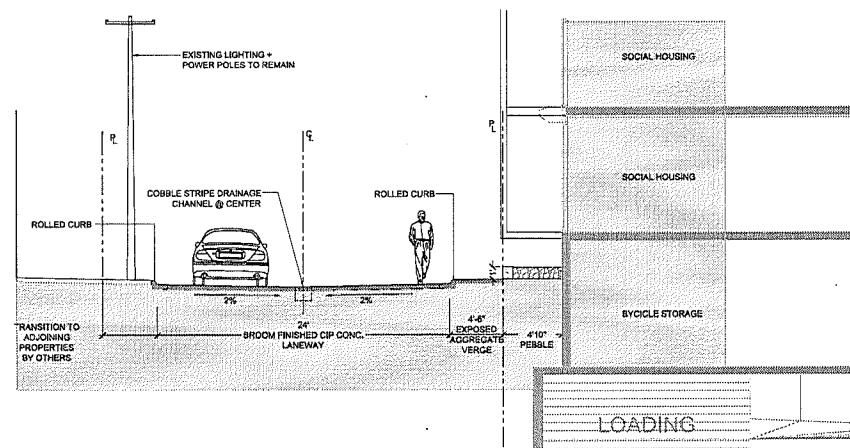
SECTION A - POCKET PLAZA @ ROBSON STREET

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



SECTION B - RAISED PLANTER @ LANE WAY

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



 SECTION C - LANE WAY

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

RE-DESIGNED FOR DP	17 JUL 20
RE-DESIGNED FOR DP	28 OCT 20
PROCESSED TO LEVEL 4 & 5	30 OCT 20
ISSUED FOR DP APPLICATION	26 AUG 20
ISSUED FOR CITY REVIEW	13 JUL 20
ISSUED FOR CITY REVIEW	11 JUL 20
Revisions	ED: WMM/Y

SEAL

VANCOUVER BC

Project

LANDSCAPE
SECTIONS

Drawing

Figure 1

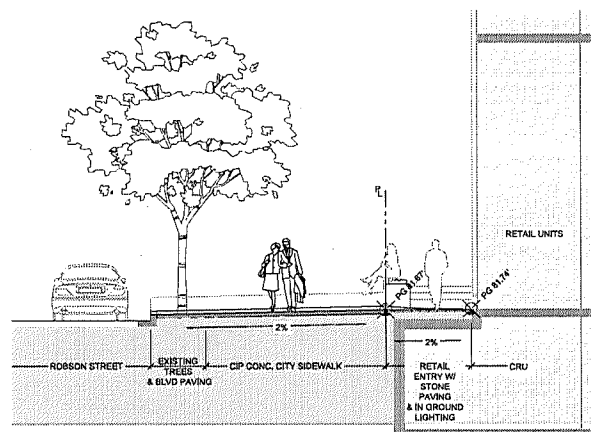
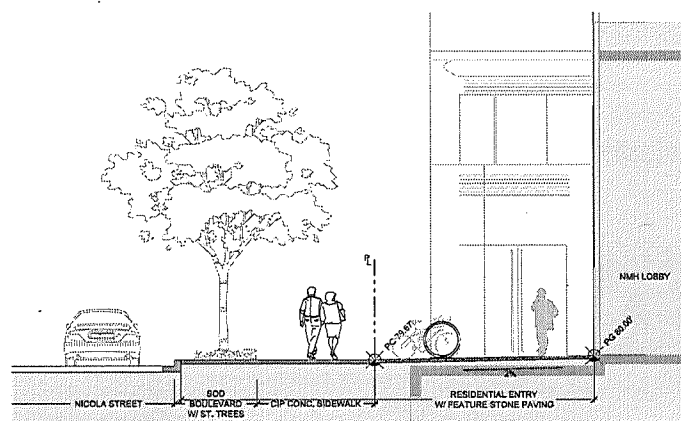
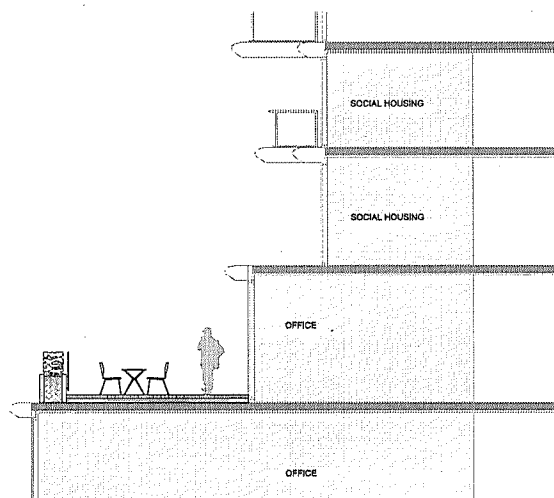
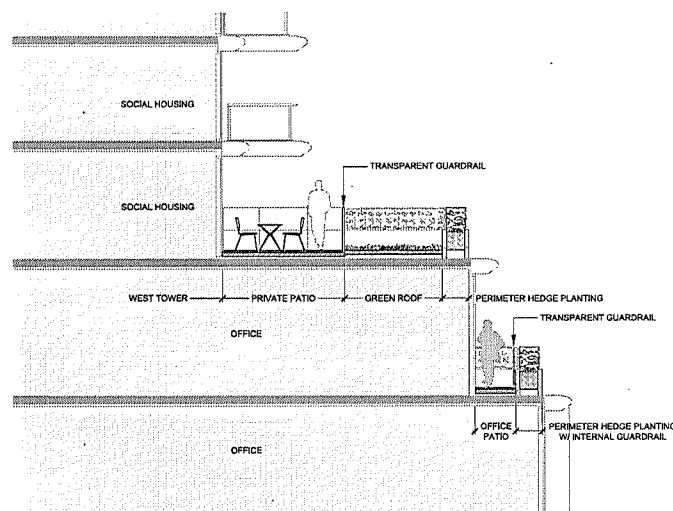
Prospect

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L3.0



NOTE: SEE KEYS ON ANNOTATED LANDSCAPE PLAN

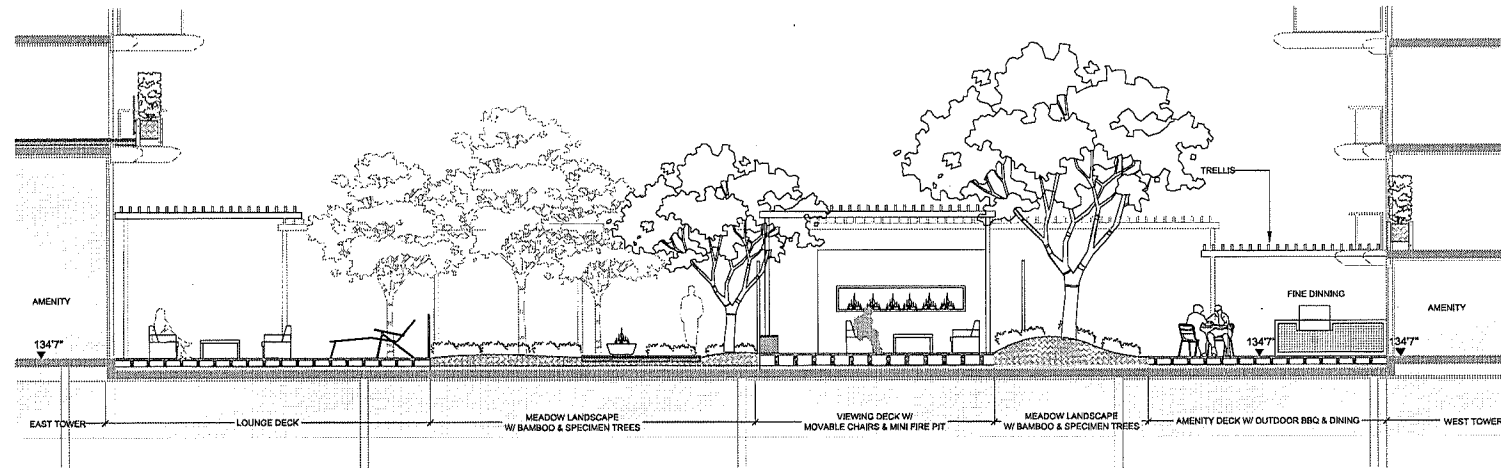
SECTION D - RETAIL ENTRY @ ROBSON STREET
SCALE: 1/4" = 1'-0"SECTION E - RESIDENTIAL ENTRY @ NICOLA STREET
SCALE: 1/4" = 1'-0"SECTION F - OFFICE PATIO @ LEVEL 3
SCALE: 1/4" = 1'-0"SECTION G - LEVEL 3 & 4 PRIVATE PATIOS
SCALE: 1/4" = 1'-0"

REVISED PLAN	17/08/2017
REVISED PLAN	06/07/2016
REVISED PLAN	06/07/2016
REVISED PLAN	06/07/2016
REVISED PLAN	06/07/2016
REVISED PLAN	06/07/2016
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REVISED PLAN	06/07/2016

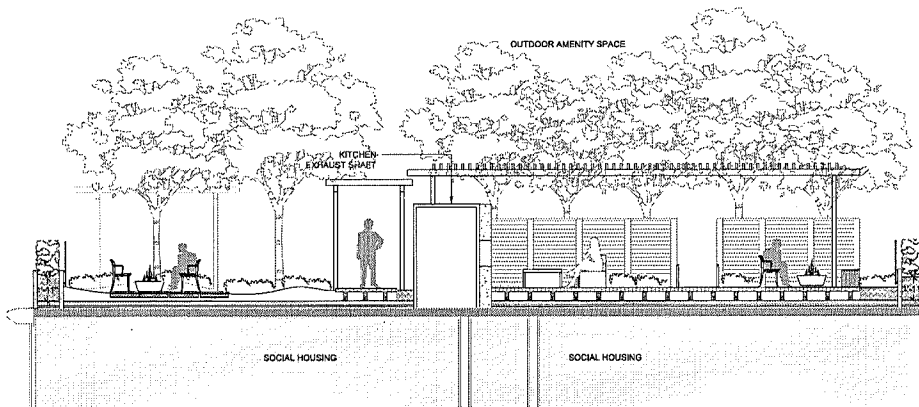
Scale
EMPIRE LANDMARK
REDEVELOPMENT

VANCOUVER BC
Project
LANDSCAPE
SECTIONS

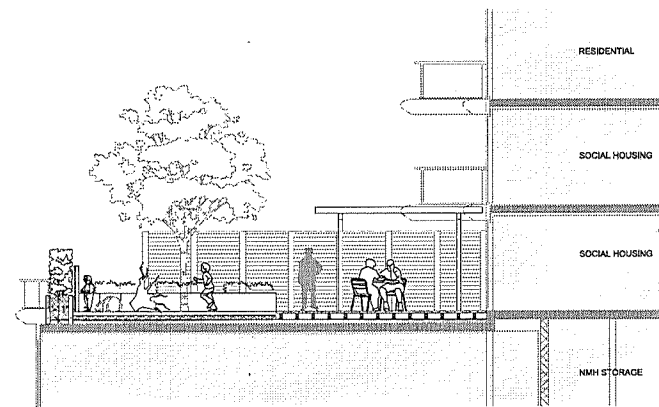
Drawing
Scale
Project
Sheet
L3.1



SECTION H - LEVEL 5 AMENITY ROOF GARDEN
SCALE: 3/8" = 1'-0"



SECTION I - LEVEL 5 AMENITY ROOF GARDEN
SCALE: 3/8" = 1'-0"



SECTION J - LEVEL 5 AMENITY ROOF GARDEN
SCALE: 3/8" = 1'-0"

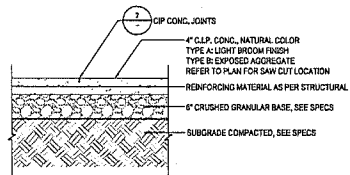
RE-DEVELOPMENT	17 FEB 2017
RE-DEVELOPMENT	10 OCT 2016
RE-DEVELOPMENT	10 OCT 2016
RE-DEVELOPMENT	10 OCT 2016
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RE-DEVELOPMENT	10 OCT 2016

Set
EMPIRE LANDMARK
REDEVELOPMENT

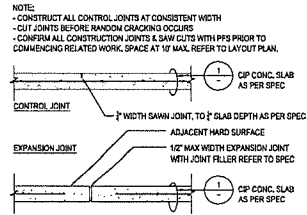
VANCOUVER BC
Project

LANDSCAPE
SECTIONS

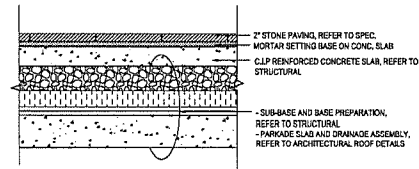
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L3.2



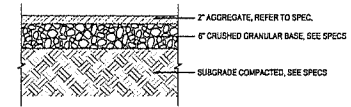
1 C.I.P. CONC. ON GRADE TYP.
 SCALE: 1" = 1'-0"



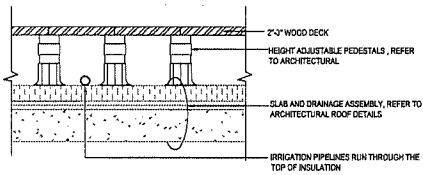
2 C.I.P. CONC. JOINTS TYP.
 SCALE: 1" = 1'-0"



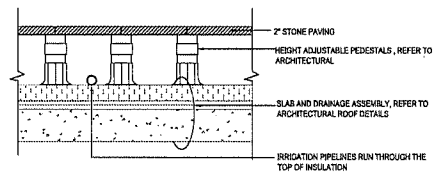
3 STONE PAVING ON SLAB
 SCALE: 1" = 1'-0"



4 AGGREGATE PAVING ON GRADE
 SCALE: 1" = 1'-0"



5 WOODDECK ON PEDESTAL
 SCALE: 1" = 1'-0"



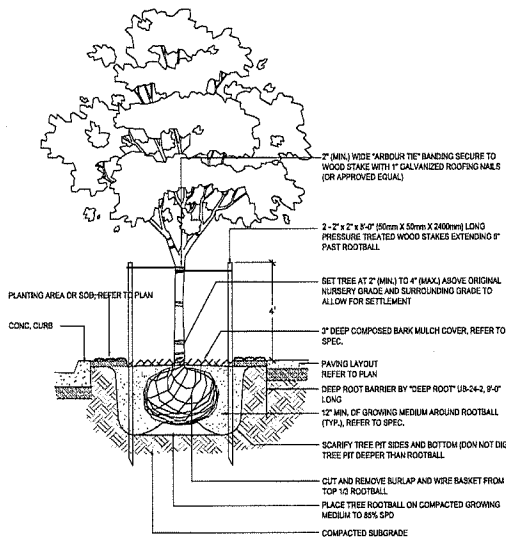
6 STONE PAVING ON PEDESTAL
 SCALE: 1" = 1'-0"

REVISION FOR DP	17 FEB 2017
REVISION FOR DP	16 OCT 2016
REVISION FOR DP	16 OCT 2016
REVISION FOR DP	16 OCT 2016
REVISION FOR DP	16 OCT 2016
REVISION FOR DP	16 OCT 2016
REVISION FOR DP	16 OCT 2016
REVISION FOR DP	16 OCT 2016
REVISION FOR DP	16 OCT 2016
REVISION FOR DP	16 OCT 2016

Scaled
**EMPIRE LANDMARK
 REDEVELOPMENT**

VANCOUVER BC
 Project
**LANDSCAPE
 DETAILS**

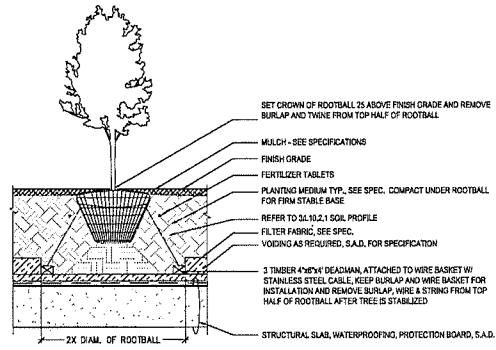
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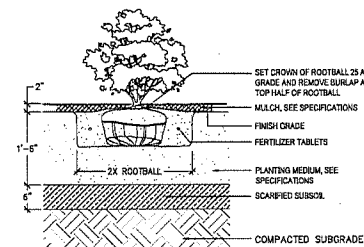
NOTES:

- TREE STAKES TO BE REMOVED AFTER ONE FULL YEAR FROM TIME OF SUBSTANTIAL COMPLETION.
- REMOVE TREE WRAP, PACKAGING AND TAGS AT TIME OF STAKING.
- REMOVE ONLY DEAD OR BROKEN BRANCHES.
- DO NOT CUT LEADER.
- WATER TO SATURATION, REMOVE AIR SPACE WITH SOIL PORES.

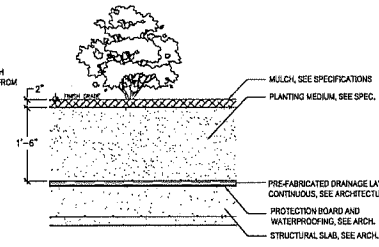
1 STREET TREE PLANTING
SCALE: 1"=1'-0"



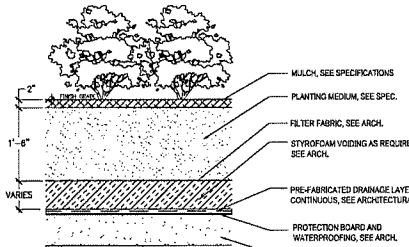
2 STREET TREE ON SLAB
SCALE: 1"=1'-0"



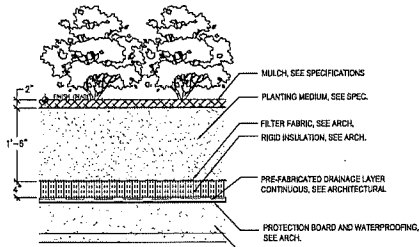
SHRUB PLANTING ON GRADE



SHRUB PLANTING ON SLAB, MINIMUM DEPTH

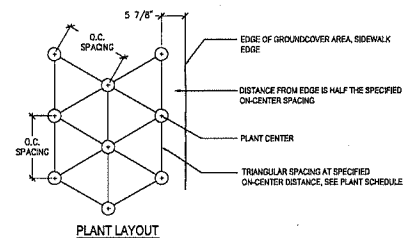


SHRUB PLANTING ON SLAB, WITH VOIDING



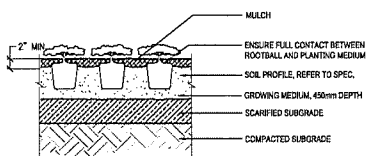
SHRUB PLANTING ON INSULATED SLAB

3 SHRUB PLANTING
SCALE: 1"=1'-0"



PLANT LAYOUT

4 GROUND COVER PLANTING
SCALE: 1"=1'-0"



REV. 000001 FOR DP	17 FEB 2017
REV. 000002 FOR DP	18 OCT 2016
REV. 000003 FOR LSA	18 OCT 2016
REV. 000004 FOR APPLICATION	18 OCT 2016
REV. 000005 FOR CITY REVIEW	18 JUL 2016
REV. 000006 FOR CITY REVIEW	11 JUL 2016
Revisions	001-0006-0007

URBAN DESIGN RATIONALE

The proposed massing is a direct response to the principles outlined in the C6a zoning and guidelines, which limit tower footprints to 5,500 sq ft and encourage tower separation. The two towers are set back from the podium, which steps to provide pedestrian scale.

Pedestrian oriented retail predominately on Robson Street, combined with landscape strategies are employed to allow maximum permeability on a steeply sloping site. The other major uses each have individual entries appropriate to their use - the office component on Robson (mid_block) and the residential components on Nicola and Broughton, reinforcing the residential nature of these streets.



RETAIL

The retail massing breaks down the scale to provide permeability to the sloping site and the scale of the retail entries enhance the pedestrian experience.

Residential uses and landscape elements at grade are used to reinforce the vision, outlined in the West End Plan, of the lane system as a mews street.

The elevational treatment and materials selection reinforce an integrated approach to unify each use within the development and provide solar control. Landscape Design will provide passive and active areas for each use while contributing to the project's environmental performance.



OFFICE

The office setbacks from the retail massing to create interest and reduce the scale of the podium.

The Lower Robson Corridor is undergoing a transition triggered by the new vision embodied within the West End Plan including a mix of uses and a spectrum of residential opportunities. This proposal for the redevelopment of the Empire Landmark Site aims to take its appropriate place within that transition and make a major contribution to the safety, vitality and viability of Lower Robson.



SOCIAL HOUSING

The social housing massing is further set back to provide the transition between the commercial massing and residential towers.



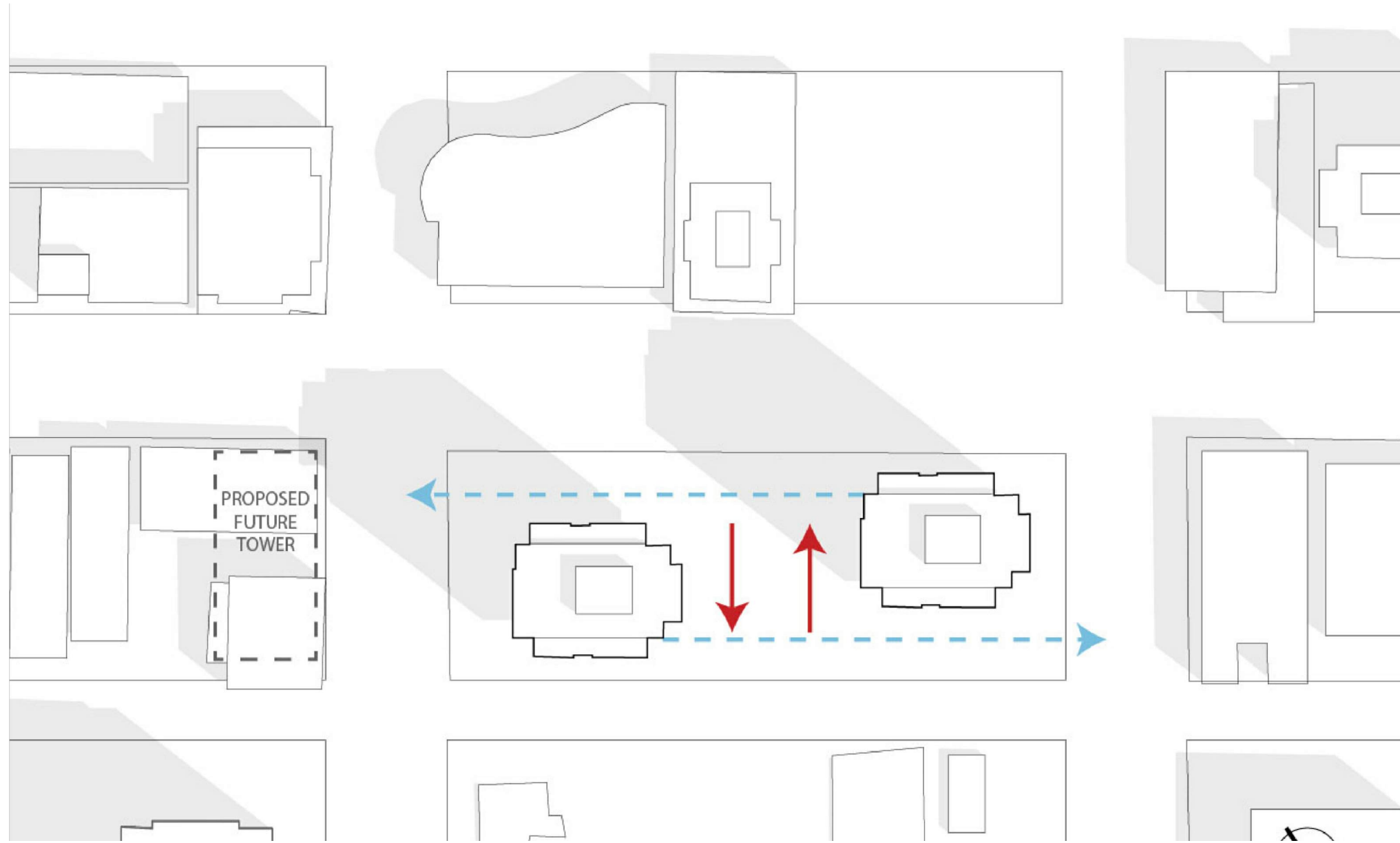
MARKET HOUSING

The towers extend down to the ground and reinforce the identity of their massing. The built form of the towers is identified by the alternating balconies



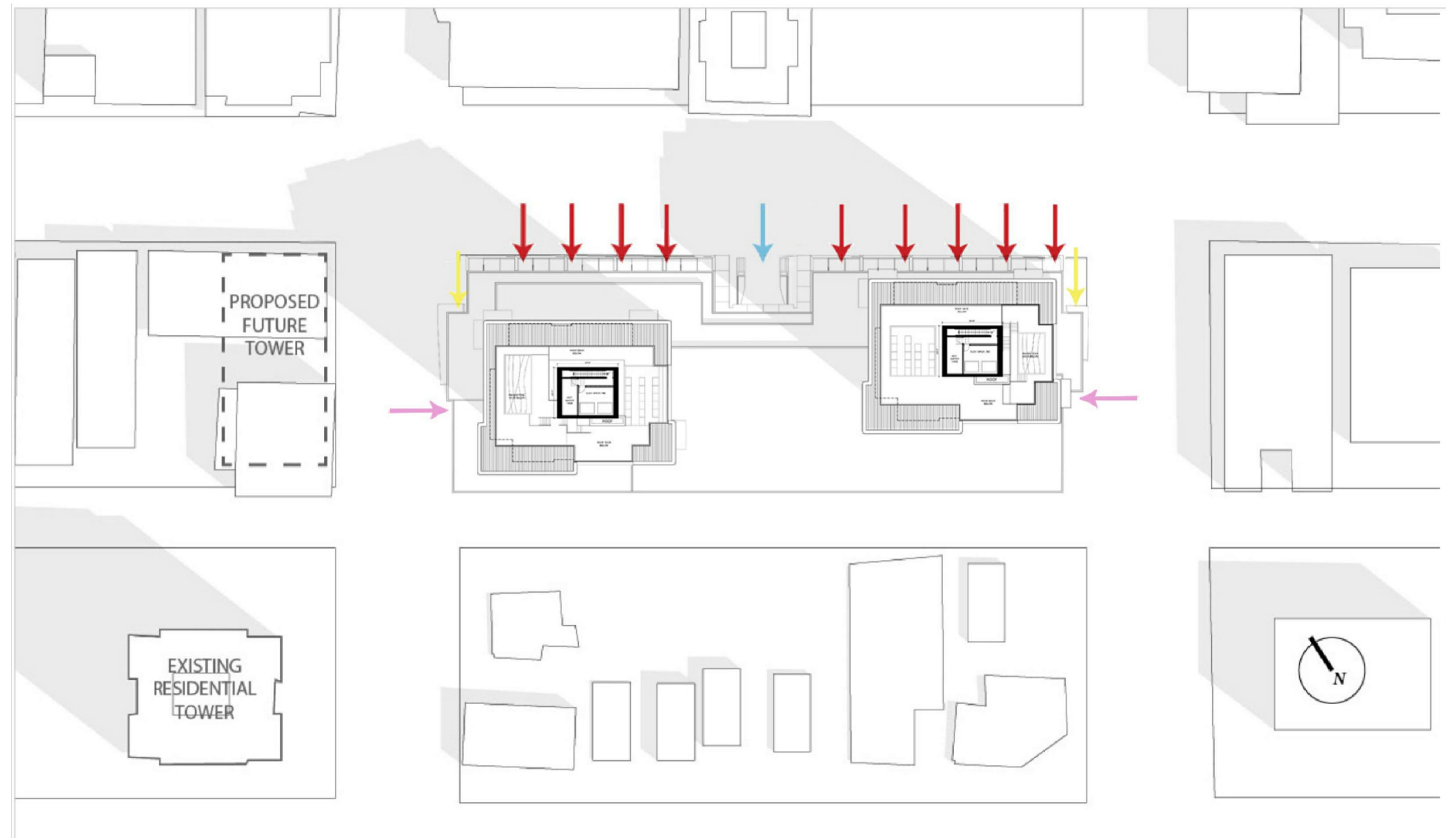
TOWER SEPARATION

The proposed towers are set to provide more than 80ft separation to adjacent buildings and each other to provide livability.



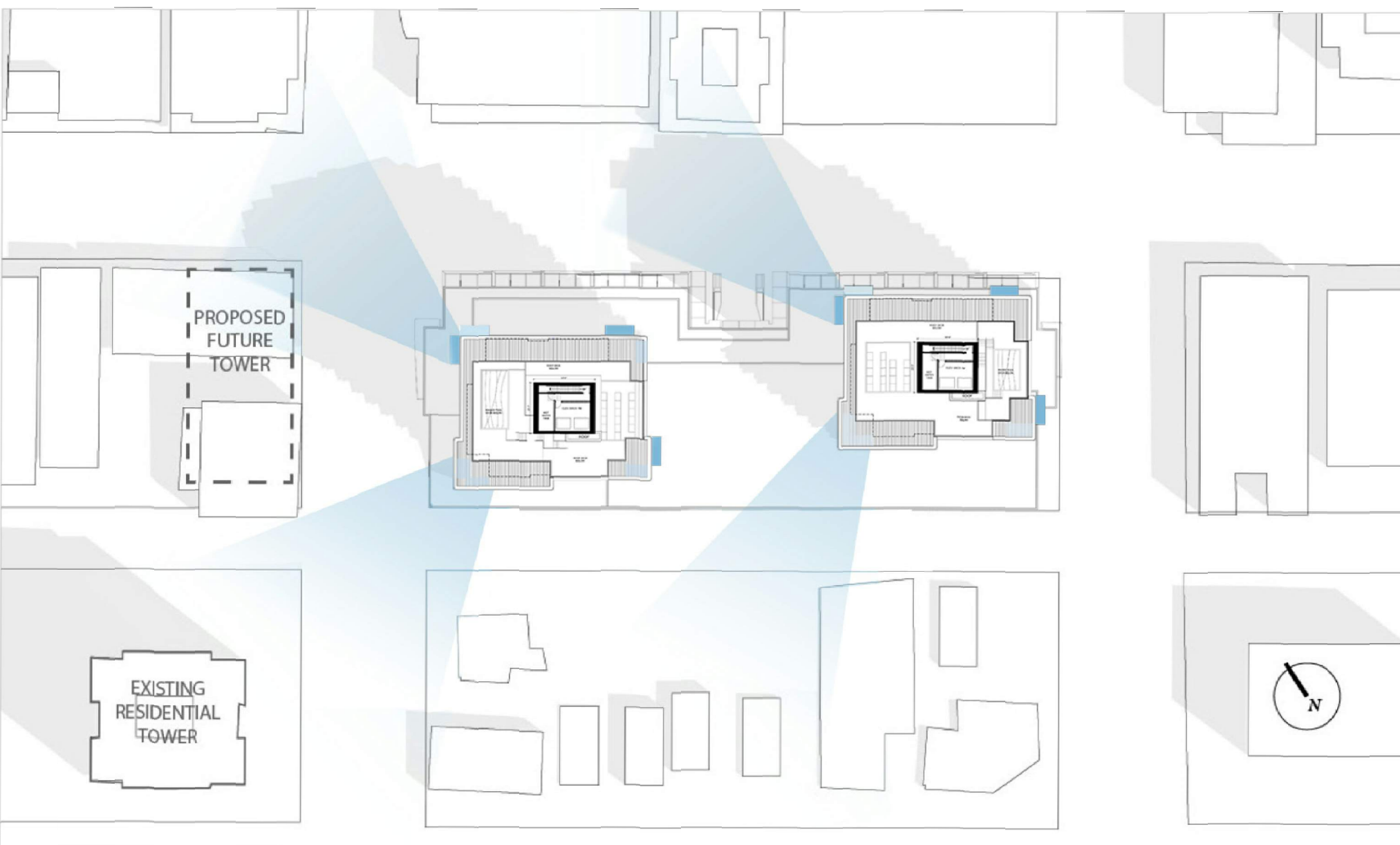
OFFSET

The proposed towers are offset to allow view exposure to bypass each other and create an articulated skyline.



ENTRANCES

The retail predominately on Robson Street break down the scale of entrances to respond to the pedestrian experience. Other major uses each have individual entries appropriate to their use - the office component on Robson (mid-block) and the residential components on Nicola and Broughton, reinforcing the residential nature of these streets.



VIEW AND ALTERNATING BALCONIES

Balconies are located at the four corners of each tower alternating in orientation on every floor to further optimize view exposure. This alternating balcony expression allows part of each to have double storey clearance and admits additional light to the balconies themselves and into the interior.



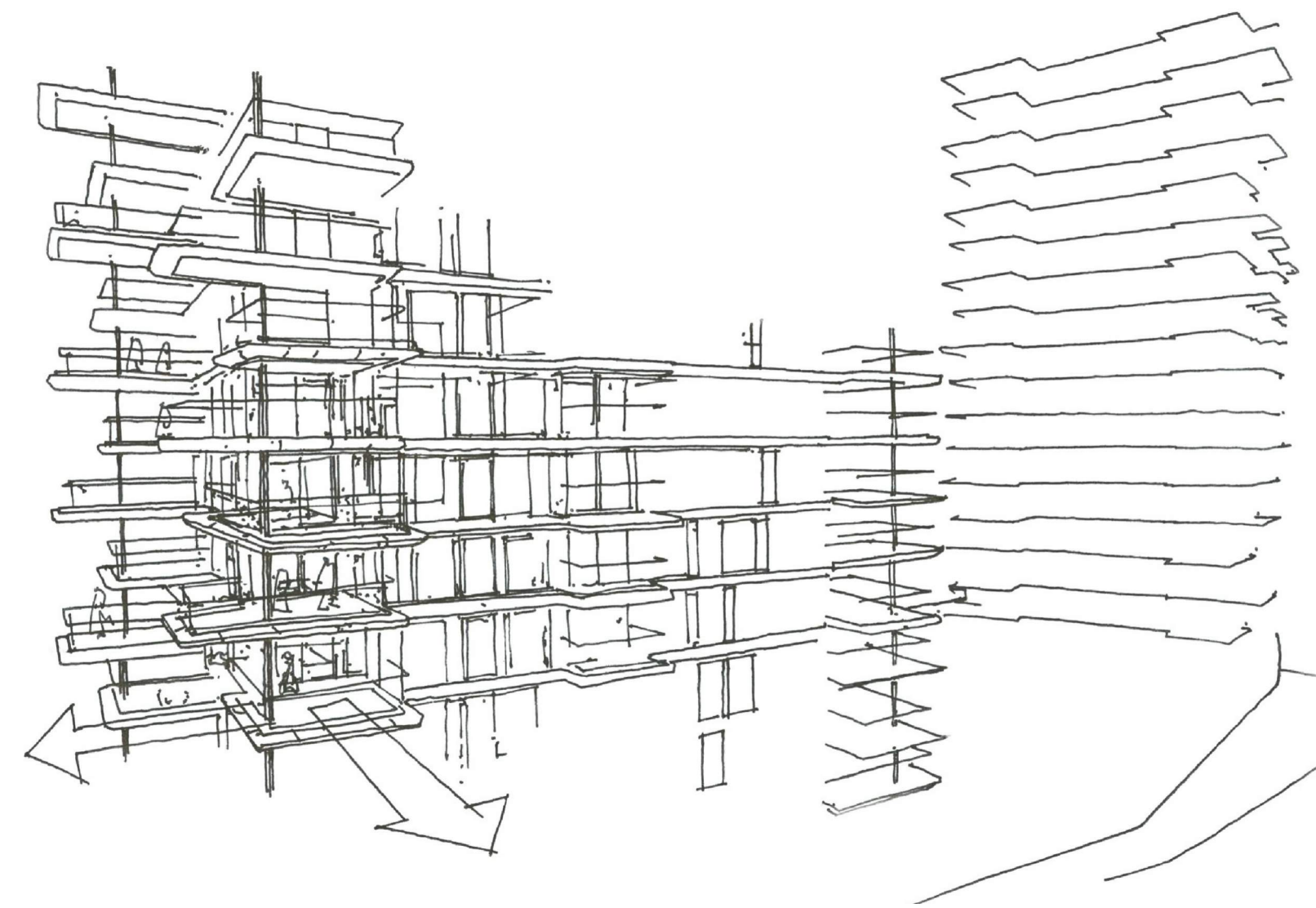
TERRACES - LANDSCAPE OPPORTUNITIES

The podium massing is set back in several steps from street to minimize shadowing impact on the surroundings and provide terraces for landscape and amenity opportunities. This landscape reduces the urban heat island effect and provides visual enjoyment for the proposed towers above and surrounding buildings.

4	17 FEB 2017	RE-ISSUED FOR DP APPLICATION
3	06 OCT 2016	RE-ISSUED FOR DP APPLICATION
2	19 AUG 2016	ISSUED FOR DP APPLICATION
1	11 JULY 2016	ISSUED FOR CITY REVIEW
Revisions		DD MMM YYYY

BUILDING DESIGN RATIONALE

A clean contemporary design to the entire scheme with the various elements resolved to a functional simplicity.
A focus on refined detailing at all scales.
A language of form and detail that is applied consistently across the whole scheme.
An aesthetic that is residential in character



THE TOWERS

The towers are conceived as beginning above the podium level and so do not appear to extend down to ground level. The towers have a clear horizontal articulation in the emphasis of the slab edge at every floor by means of a curved profile projecting feature. The choice of a curved profile for this edge profile is to soften the articulation of the building and aims to contribute to the towers looking unmistakably residential in their character. The projection also provides a degree of solar shading.

Large projecting balconies are located at the four corners of each tower alternating in orientation on every floor (and on lower floors at intermediate locations). This alternating plan of the balconies allows part of each to have double storey clearance and so admits additional light to the balconies themselves and into the plan of the unit. It also creates a modulating rhythm to the façade. The projecting floor edge profile extends to the balconies to further articulate the façade. The balconies are designed with structurally glazed balustrades with a bronze handrail cap. The soffits to the balconies are finished in a timber effect aluminium panel giving a warm colour when viewed from the street.

The façade of the general residential floors are designed with floor to ceiling glazed panels with the appearance of the supporting frame minimised by bonding the glazing directly to the face of the supporting frame. Opening windows are proposed as full height panels with glazed screens located directly behind the openings creating small Juliet balconies. In areas where it suits the internal planning better to have a non-glazed element the façade is clad with a solid panel with a glazed panel to the outer face. The overall appearance is intended to be clean and minimal whilst also being practical for the residential units behind.

At roof level, the roof line extends beyond the building envelope to create shade to the penthouse balconies and to conceal the roof plant enclosures. At roof level the edge profile feature changes to bronze.

The material palette for the towers is composed of dark coloured steel / aluminium framing to windows and cladding panels, bronze to balcony handrails and trims to windows, and painted concrete (in situ or pre-cast) for the slab edge profile.



GENERAL MASSING & ORIENTATION

- 1. Towers positioned on the podium to maximise views and privacy.
- 2. Balconies positioned at four corners of both towers.
- 3. Projecting roof feature to both towers.
- 4. Podium as distinct element to towers.
- 5. Retail units facing Robson Street.
- 6. Office units above retail units.
- 7. Non-market housing with landscaped terrace.
- 8. Residential entrances to either end of development.
- 9. Office entrance to centre of Robson Street elevation dividing retail into two elements.



TOWER GENERAL FEATURES

- 1. Corner projecting balconies alternate in orientation on each floor.
- 2. Timber effect soffit to balcony.
- 3. Floor to ceiling glazing panels with integrated opening panels.
- 4. Opaque cladding panels in certain locations.
- 5. Glazed balustrade.
- 6. Curved profile horizontal feature to slab edge.



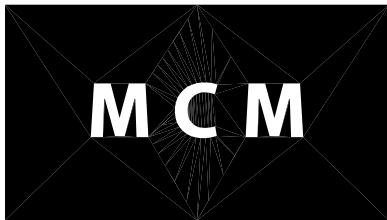
TOWER FACADE DETAILS

- 1. Projecting continuous curved slab edge detail.
- 2. Floor to ceiling glazing units with opening panels
- 3. Bronze colour decorative fins.



TOWER UPPERMOST FLOORS

- 1. Projecting roof feature completes tower and provides shelter to uppermost floor.



**Musson
Cattell
Mackey
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4	17 FEB 2017	RE-ISSUED FOR DP APPLICATION
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Revisions		DD MMM YYYY

Seal

**EMPIRE LANDMARK
REDEVELOPMENT**

VANCOUVER BC

Project

DESIGN RATIONALE

Drawing

Scale

Project 213045

Sheet **A004**

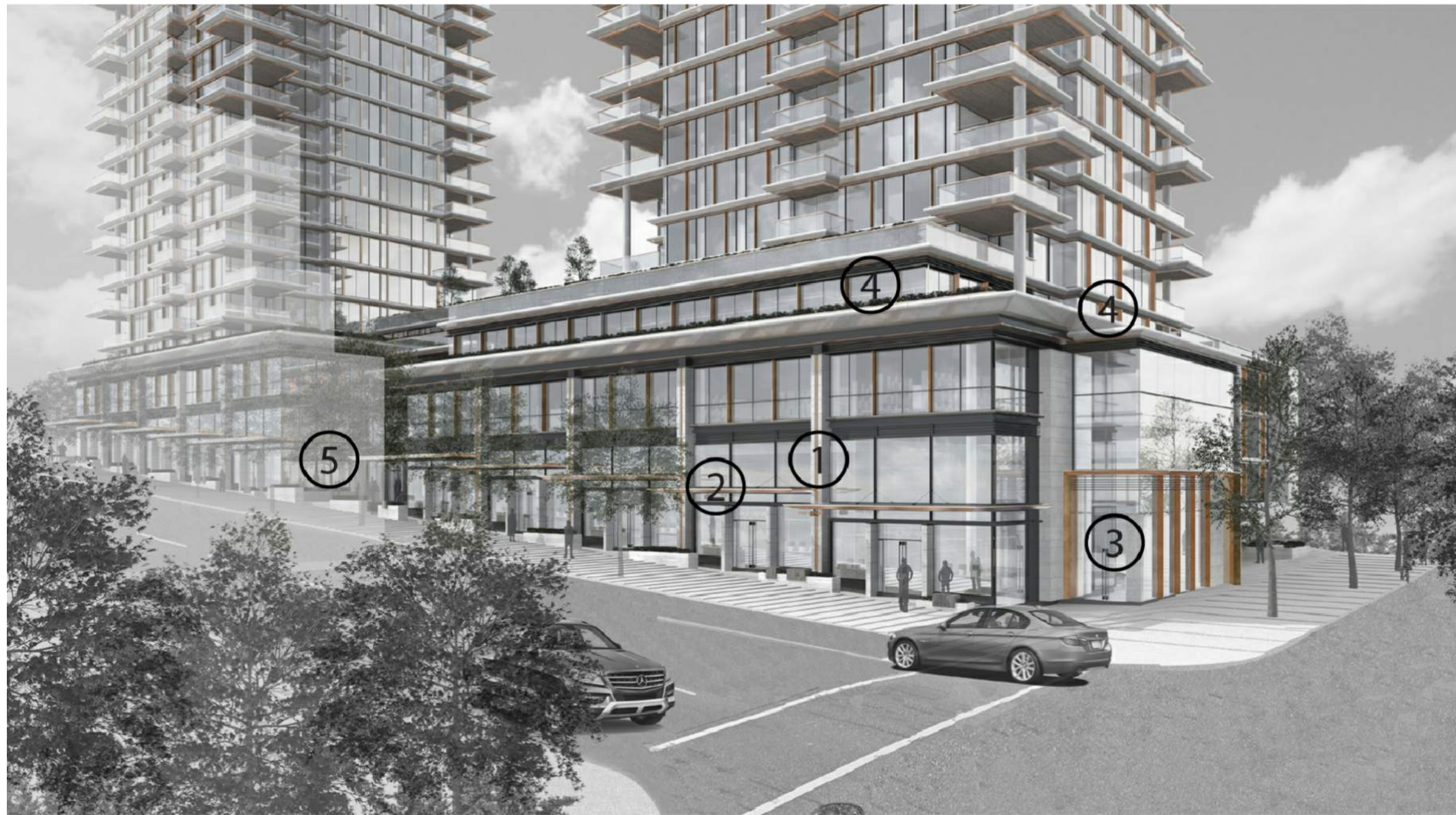
THE PODIUM - ROBSON STREET

The podium is designed as a three storey element so as to be of a scale in keeping with the retail scale of Robson Street. Above this level the façade recedes from the general building line.

The retail units are designed to match the prevailing width of small units on Robson Street to blend in with cityscape and preserve the character of Robson Street as a small to medium scale retail area.

The façade is broken up along its length by the various residential and office lobbies further helping to maintain the scale and rhythm of the street.

The materials proposed to the Robson Street Elevation are light coloured stone panels of either limestone or granite to the solid elements such as structure and division walls between retail units. The remainder is predominantly glazed with dark coloured metalwork as framing and the bronze finished canopy element as mentioned.



THE PODIUM - ROBSON STREET

- 1. Retail units with stone clad column elements creating small scale street retail frontage.
- 2. Individual canopies to retail units to reinforce individual retail identity.
- 3. Residential entrance set back at corner of development.
- 4. Terraces to office units.
- 5. Office entrance to centre of Robson Street elevation.



THE PODIUM - ROBSON STREET

- 1. Retail units with stone clad column elements creating small scale street retail frontage.
- 2. Individual canopies to retail units to reinforce individual retail identity.
- 3. Residential entrance set back at corner of development.

THE PODIUM - LANE

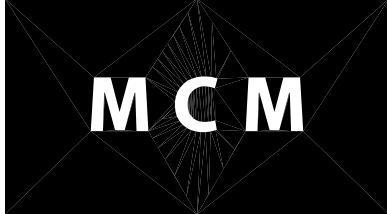
This is where the majority of the non-market residential units are located. The façade of these elements is detailed in the same manner as the towers with a composition of projecting features and groups of large glazed panels. The scale of the façade is broken down into smaller elements by vertical divisions at intervals along the street. The scale of this façade reflects the character of the predominantly small to medium residential street pattern that spreads out in the adjacent area behind Robson Street.

The materials proposed to this façade are intended to be similar to the towers above.



THE PODIUM - LANE

- 1. Non-market housing units
- 2. Planters as buffer spaces
- 3. Vehicular access.



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Revisions		DD MMM YYYY

Seal
EMPIRE LANDMARK
REDEVELOPMENT

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Project
DESIGN RATIONALE

Drawing
Scale
Project 213045
Sheet A005