

APPENDIX C
LEAD PAINT SURVEY RESULTS

**Lead Paint Inspection and Testing Log
Using XRF Instrumentation**

Date: June 1, 2011

Inspector: Kenny Luong

Location: University Club

Project #: 50866P

Lead paint definition: 600 ppm or 50 µg/cm².

Floor	Location Description	Substrate (window, door, wall)	Paint Colour	Result µg/cm²	TCLP Sample Collected (Y or N)	TCLP Sample #	TCLP Result mg/L
1	Front Bar	Wall	White	210	Y	LL3	<0.1
1	Above Bar	Wall	Brown	500	Y	LL8	6.5
1	Metal door frame	Door	White	0	N		
1	Ballroom baseboard	Wood	Brown	500	Y	LL1	1.0
1	Women's washroom stall	Door	Brown	0	N		
1	Women's W/R wall	Wood	Black	0	N		
1	Arched door frames	Wood	White	700	N	LL3	<0.1
1	Fire doors south east area	Door	Beige	0	N		
1	Dumbwaiter door	Door	Beige	260	Y	LL4	0.2
1	Front entrance railings	Railing	Grey	0	N		
1	Stairwell east	Wall	White	100	N	LL5	0.2
1	NE cinderblock wall	Wall	White	1000	Y	LL5	0.5
1	NE window frame	Window	grey	260	Y	LL7	1.8
1	Ballroom windowsill	Sill	Brown	60	N	LL1	1.0
1	Ballroom walls	Wall	Bronze	700	Y	LL6	0.6
1	Ballroom ceiling	Ceiling	Black	500	Y	LL2	<0.1
B	Throughout	Walls	White	1100	Y	LL11	<0.1
B	Bar/lounge/ballroom	Beams	Salmon	60	Y	LL10	<0.1
B	Bar/lounge/ballroom	Walls	Purple	0	N		
B	West hallway	baseboard	Brown	400	N	LL1	1.0
B	Elevator	Door	Beige	30	N		
B	West fire door	Door	Beige	0	N		
B	West exit stairs	Stairs	Grey	700	Y	LL9	<0.1
B	West exit stairs	railing	grey	70	Y	LL9	<0.1
2	Ballroom	Walls	White	700	N	LL5	0.2
2	Ballroom	Window	Brown	210	N	LL1	1.0
2	South walls	Walls	Brown	500	N	LL1	1.0
2	Balcony doors	Door	Beige	1700	Y	LL13	1.3
2	Throughout	walls	white	1000	N	LL5	0.2
1	Fire door front	door	beige	110	N	LL4	0.2
1	Front entrance door	frame	beige	160	N	LL13	1.3

Lead paint definition: 600 ppm or 50 µg/cm².

Floor	Location Description	Substrate (window, door, wall)	Paint Colour	Result µg/cm²	TCLP Sample Collected (Y or N)	TCLP Sample #	TCLP Result mg/L
B	Changing stalls	wall	blue	0	N		
3	SE entrance walls	wall	white	110	N	LL5	0.2
3	Large room	Wall	white	980	N	LL5	0.2
3	Windows north	Window	Brown	700	N	LL1	1.0
3	NW exit	Trim	Beige	150	N	LL13	1.3
3	Fire Doors NW	door	Beige	0	N		
4	Throughout	Walls	white	670	N	LL5	0.2
4	Throughout	Window	Brown	740	N	LL1	1.0
4	Door trim	Trim	Beige	150	N	LL13	1.3
4	Fire doors	Door	Beige	0	N		
Ext	Front	Wall	Beige	280	N	LL13	1.3
Ext	Front	Railings	Black	10	N		
Ext	Rear	Railings	Black	30	N		
ext	Rear	Walls	Beige	320	N	LL13	1.3
B	Mechanical room entrance	door	White	7000	N	LL12	322
	Interior black railings			30	N		
LL4 – represents all beige doors							
LL1 – represents all dark brown trims/baseboards.							
Guinness Tower							
L1	Fitness centre rear exit	wall	gray	1000	Y	LL16	<0.1
Ext	Fitness centre rear exit	door	blue	100	Y	LL15	<0.1
	Parking ramp	ground	yellow	3900	Y	LL14	7.6
	Fire bell cover (entrance ramp)	bell	red	800	Y	LL18	5.4
	Entrance ramp curb	curb	black	900	Y	LL17	<0.1
	Ground/sidewalks	ground	grey	130	Y	LL19	<0.1
	Exit ramp	walls	white	500	Y	LL20	<0.1

APPENDIX D

LEAD PAINT LEACHATE TEST LABORATORY RESULTS

Your Project #: 50886P
Your C.O.C. #: G028918, G028919

Attention: Michael Glassco
Theodor D. Sterling and Associates Ltd.
310-1122 Mainland St
Vancouver, BC
Canada V6B 5L1

Report Date: 2011/06/13

CERTIFICATE OF ANALYSIS

MAXXAM JOB #: B148061
Received: 2011/06/07, 15:25

Sample Matrix: Solid
Samples Received: 20

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Metals - TCLP	17	2011/06/08	2011/06/10	BBY7SOP-00005	Based on EPA 1311
Metals - TCLP	3	2011/06/09	2011/06/13	BBY7SOP-00005	Based on EPA 1311
TCLP pH Measurements	17	N/A	2011/06/09		
TCLP pH Measurements	3	N/A	2011/06/10		

* Results relate only to the items tested.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

LANOY LUANGKHAMDENG, Burnaby Customer Service
Email: L.Luangkhamdeng@maxxam.ca
Phone# (604) 638-2636

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Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

Total cover pages: 1

Maxxam Analytics International Corporation d/b/a Maxxam Analytics Burnaby, 4809 Canada Way V5G 1K5 Telephone: (604) 734-7276 Fax: (604) 731-2386

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ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)

Maxxam ID		AR8162	AR8163	AR8164	AR8165	AR8166	AR8167	AR8168	AR8169		AR8170		
Sampling Date		2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07		2011/06/07		
	Units	50866P - LL1	50866P - LL2	50866P - LL3	50866P - LL4	50866P - LL5	50866P - LL6	50866P - LL7	50866P - LL8	QC Batch	50866P - LL9	RDL	QC Batch
TCLP Extraction Procedure													
Initial pH of Sample	pH Units						9.30			4915743		N/A	
Final pH of Leachate	pH Units	4.98	7.54	6.14	5.37	6.27	6.12	5.11	6.03	4915743	8.31	N/A	4918708
pH of Leaching Fluid	pH Units	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4915743	4.88	N/A	4918708

Maxxam ID		AR8171		AR8172	AR8173	AR8174	AR8175	AR8176	AR8177				
Sampling Date		2011/06/07		2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07				
	Units	50866P - LL10	QC Batch	50866P - LL11	50866P - LL12	50866P - LL13	50866P - LL14	50866P - LL15	50866P - LL16		RDL		QC Batch
TCLP Extraction Procedure													
Initial pH of Sample	pH Units								6.35		N/A		4915743
Final pH of Leachate	pH Units	5.51	4918708	6.60	5.03	6.03	5.47	6.05	5.03		N/A		4915743
pH of Leaching Fluid	pH Units	4.88	4918708	4.89	4.89	4.89	4.89	4.89	4.89		N/A		4915743

Maxxam ID		AR8178		AR8179		AR8180	AR8181						
Sampling Date		2011/06/07		2011/06/07		2011/06/07	2011/06/07						
	Units	50866P - LL17	QC Batch	50866P - LL18	QC Batch	50866P - LL19	50866P - LL20			RDL			QC Batch
TCLP Extraction Procedure													
Initial pH of Sample	pH Units	7.55	4915739			6.16				N/A			4915739
Final pH of Leachate	pH Units	5.13	4915739	5.03	4918708	5.30	5.91			N/A			4915739
pH of Leaching Fluid	pH Units	4.89	4915739	4.88	4918708	4.89	4.89			N/A			4915739

TCLP METALS (SOLID)

Maxxam ID		AR8182	AR8183	AR8184	AR8185	AR8186	AR8187	AR8188	AR8189		AR8170		
Sampling Date		2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07		2011/06/07		
	Units	50866P - LL1	50866P - LL2	50866P - LL3	50866P - LL4	50866P - LL5	50866P - LL6	50866P - LL7	50866P - LL8	QC Batch	50866P - LL9	RDL	QC Batch
Metals													
LEACHATE Lead (Pb)	mg/L	1.0	<0.1	<0.1	0.2	0.2	0.8	1.8	6.5	4919048	<0.1	0.1	4922695

N/A = Not Applicable
RDL = Reportable Detection Limit



Maxxam Job #: B148061
Report Date: 2011/06/13

Theodor D. Sterling and Associates Ltd.
Client Project #: 50866P

TCLP METALS (SOLID)

Maxxam ID		AR8171		AR8172	AR8173	AR8174	AR8175	AR8176		
Sampling Date		2011/06/07		2011/06/07	2011/06/07	2011/06/07	2011/06/07	2011/06/07		
	Units	50866P - LL10	QC Batch	50866P - LL11	50866P - LL12	50866P - LL13	50866P - LL14	50866P - LL15	RDL	QC Batch
Metals										
LEACHATE Lead (Pb)	mg/L	<0.1	4922695	<0.1	322	1.3	7.6	<0.1	0.1	4919048

Maxxam ID		AR8177		AR8178		AR8179		AR8180	AR8181		
Sampling Date		2011/06/07		2011/06/07		2011/06/07		2011/06/07	2011/06/07		
	Units	50866P - LL16	QC Batch	50866P - LL17	QC Batch	50866P - LL18	QC Batch	50866P - LL19	50866P - LL20	RDL	QC Batch
Metals											
LEACHATE Lead (Pb)	mg/L	<0.1	4919048	<0.1	4919048	5.4	4922695	<0.1	<0.1	0.1	4919049

RDL = Reportable Detection Limit

Maxxam Job #: B148061
Report Date: 2011/06/13

Theodor D. Sterling and Associates Ltd.
Client Project #: 50866P

QUALITY ASSURANCE REPORT

QC Batch	Parameter	Date	Matrix Spike		Spiked Blank		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	Units	Value (%)	QC Limits
4915739	Initial pH of Sample	2011/06/09					4.89, RDL=N/A	pH Units	5.4	20
4915739	Final pH of Leachate	2011/06/09					4.89, RDL=N/A	pH Units	1.5	20
4915739	pH of Leaching Fluid	2011/06/09					4.89, RDL=N/A	pH Units	0	20
4915743	Initial pH of Sample	2011/06/09					4.89, RDL=N/A	pH Units	0.6	20
4915743	Final pH of Leachate	2011/06/09					4.89, RDL=N/A	pH Units	1.2	20
4915743	pH of Leaching Fluid	2011/06/09					4.89, RDL=N/A	pH Units	0	20
4916708	Final pH of Leachate	2011/06/10					4.65, RDL=N/A	pH Units	1.6	20
4916708	pH of Leaching Fluid	2011/06/10					4.65, RDL=N/A	pH Units	0	20
4919048	LEACHATE Lead (Pb)	2011/06/10	102	75 - 125	97	75 - 125	<0.1	mg/L	NC	35
4919049	LEACHATE Lead (Pb)	2011/06/10	102	75 - 125	104	75 - 125	<0.1	mg/L	NC	35
4923695	LEACHATE Lead (Pb)	2011/06/13	112	75 - 125	102	75 - 125	<0.1	mg/L	NC	35

N/A = Not Applicable

RDL = Reportable Detection Limit

RPD = Relative Percent Difference

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix to which a known amount of the analyte has been added. Used to evaluate analyte recovery.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (RPD): The RPD was not calculated. The level of analyte detected in the parent sample and its duplicate was not sufficiently significant to permit a reliable calculation.

Validation Signature Page

Maxxam Job #: B148061

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).



TOM SHUM, BBY Scientific Specialist

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

Maxxam

4606 Canada Way, Burnaby, BC Canada V5G 1K5 Ph: 604 734 7276 Toll Free: 1 800 465 8568 Fax: 604 731 2389

CHAIN OF CUSTODY RECORD

Page: 1 of 2

G 028918

Maxxam Job#: B148061

Report To:

Invoice To: Regulate Report? Yes ☒ No ☐
 Company Name: Theodor Sterling Assoc. Company Name:
 Contact Name: M. Glasco Contact Name:
 Address: 310-1122 Mainland Address:
PO V6B 5L1
 Phone / Fax#: Ph: Fax: Phone / Fax#: Ph: Fax:
 E-mail: mglassco@sterling1eq.com E-mail:

PO #:
Quotation #:
Project #: <u>50866P</u>
Proj. Name:
Location:
Sampled by:

REGULATORY REQUIREMENTS SERVICE REQUESTED:

<input type="checkbox"/> CSR	<input checked="" type="checkbox"/> Regular Turn Around Time (TAT)
<input type="checkbox"/> CCME	(5 days for most tests)
<input type="checkbox"/> BC Water Quality	<input type="checkbox"/> RUSH (Please contact the lab)
<input type="checkbox"/> Other	<input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Day <input type="checkbox"/> 3 Day
<input type="checkbox"/> DRINKING WATER	Date Required:

Special Instructions:

Return Cooler ☐ Ship Sample Bottles (please specify) ☐

ANALYSIS REQUESTED

<input type="checkbox"/> METE	<input type="checkbox"/> TDS	<input type="checkbox"/> LEAD	<input type="checkbox"/> CHLORIDE	<input type="checkbox"/> FLUORIDE	<input type="checkbox"/> AMMONIA	<input type="checkbox"/> NITRATE	<input type="checkbox"/> PHOSPHATE	<input type="checkbox"/> BORON	<input type="checkbox"/> SILICA	<input type="checkbox"/> ZINC	<input type="checkbox"/> COBALT	<input type="checkbox"/> MANGANESE	<input type="checkbox"/> CHROMIUM	<input type="checkbox"/> CADMIUM	<input type="checkbox"/> COPPER	<input type="checkbox"/> IRON	<input type="checkbox"/> NICKEL	<input type="checkbox"/> SELENIUM	<input type="checkbox"/> VANADY	<input type="checkbox"/> MURIC	<input type="checkbox"/> MERCURY	<input type="checkbox"/> BARIUM	<input type="checkbox"/> STRONTIUM	<input type="checkbox"/> LITHIUM	<input type="checkbox"/> SODIUM	<input type="checkbox"/> POTASSIUM	<input type="checkbox"/> MAGNESIUM	<input type="checkbox"/> CALCIUM	<input type="checkbox"/> CHLORINE	<input 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Maxxam

4606 Canada Way, Burnaby, BC Canada V5G 1K5 Ph: 604 734 7276 Toll Free: 1 800 965 8556 Fax: 604 731 2380

CHAIN OF CUSTODY RECORD

Page: 2 of 2

G 028919

Maxxam Job#: B148061

Invoice To: Regular Report? Yes ☒ No ☐

Company Name: Theodor Sterling Assoc.
Contact Name: M. Glasco
Address: _____

Company Name: _____
Contact Name: _____
Address: _____

Phone / Fax#: Ph: _____ Fax: _____
E-mail: mglassco@sterling.ug.ca

Report To: _____
Ph: _____ Fax: _____

PO #
Quotation #
Project #
Proj. Name
Location
Sampled By

REGULATORY REQUIREMENTS SERVICE REQUESTED:

<input type="checkbox"/> CSR	<input checked="" type="checkbox"/> Regular Turn Around Time (TAT) (5 days for most tests)
<input type="checkbox"/> CCME	
<input type="checkbox"/> BC Water Quality	<input type="checkbox"/> RUSH (Please contact the lab)
<input type="checkbox"/> Other	<input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Day <input type="checkbox"/> 3 Day
<input type="checkbox"/> DRINKING WATER	Date Required: _____

Special Instructions:

Return Cooler ☐ Ship Sample Bottles (please specify) ☐

ANALYSIS REQUESTED

Sample Identification	Lab Identification	Sample Type	Date/Time Sampled	MTBE	TEH	LEPMH	CCME #1-4 (Plus STEK)	CCME #1-4 (Plus STEK)	CCME STEK (Fraction 1 Plus STEK)	PCB	Phenols by GC/MS	Phenols by GC/MS	TOG	NOG	NOG	Disinfectant Residual	Disinfectant Residual	Total Chlorine	Total Chlorine	Nitrate	Nitrate	Chloride	Fluoride	Sulfate	Total Suspended Solids (TSS)	TDS	pH	Conductivity	Alkalinity	BOC	CCO	Coliform, Total & E.coli	Adenosine	TCUP - lead only	NO	NO
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2 LL14																																				
3 LL15																																				
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12																																				

B148061

*Relinquished by: <u>hjl</u>	Date (YY/MM/DD): <u>11/6/07</u>	Time: <u>15:25</u>	Received by: <u>KYLE RADULKA</u>	Date (YY/MM/DD): <u>11/06/07</u>	Time: <u>15:25</u>	Time Sensitive: <u>N/A</u>	Temperature on Receipt (°C): <u>N/A</u>	Custody Seal Intact on Cooler? <u>N/A</u>
------------------------------	---------------------------------	--------------------	----------------------------------	----------------------------------	--------------------	----------------------------	-----------------------------------------	-------------------------------------------

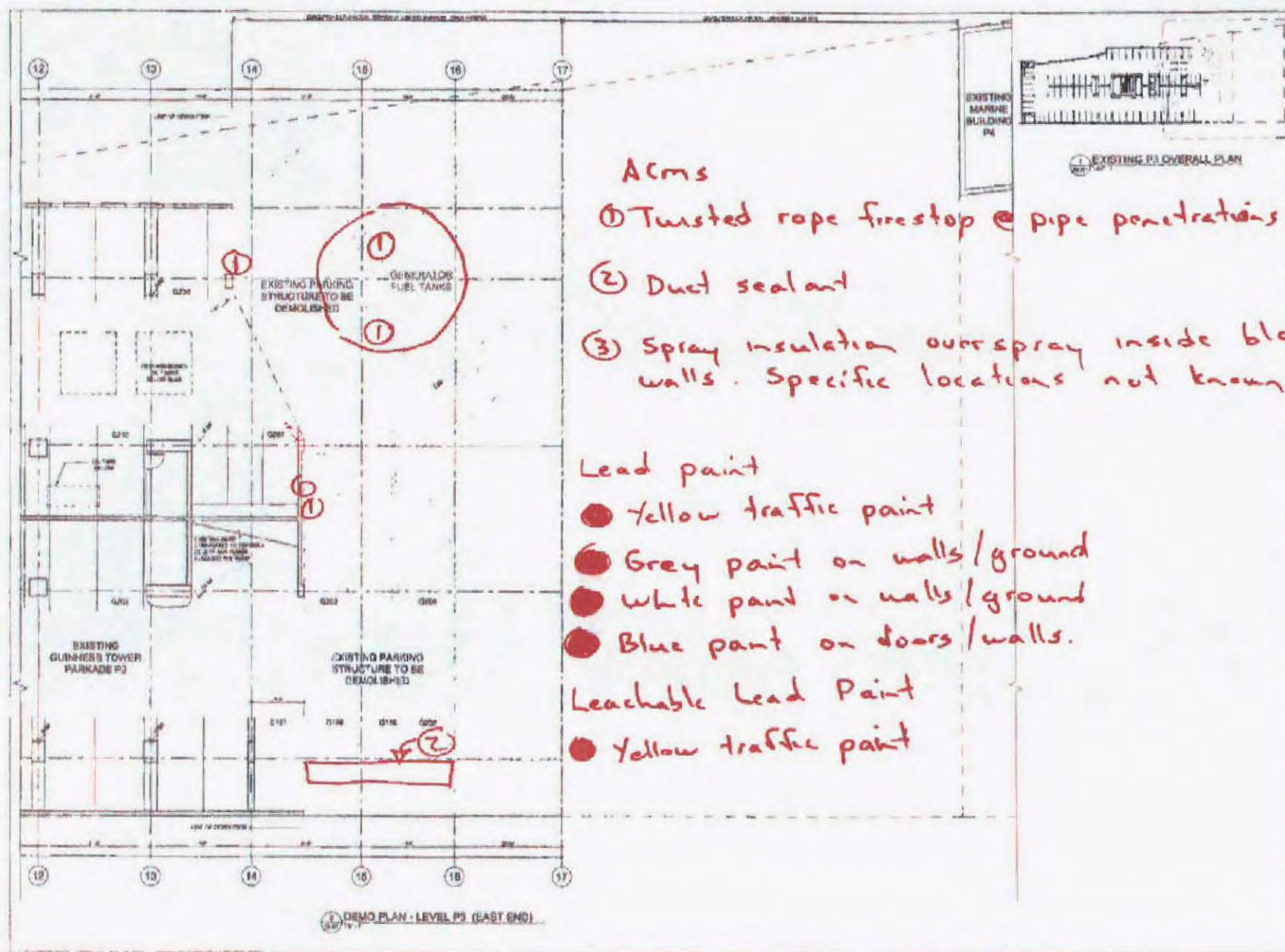
IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY RECORD MAY RESULT IN ANALYTICAL TEST DELAYS.
Maxxam International Corporation aka Maxxam Analytica
Waste: Maxxam Yellow - Client

APPENDIX E

GUINNESS TOWER PLANS SHOWING

ASBESTOS CONTAINING MATERIALS

AND LEAD PAINT



PRINTED
MAY 19 2011

MUSSON
CATTELL
MACKAY
PARTNERSHIP
A SERVICE ASSURANCE FIRM

1021 W. HASTINGS
VANCOUVER, BC V6C 1A5
TEL: 604.681.1111
WWW.MCM-PARTNERSHIP.COM

OFFICE TOWER
1021 W. HASTINGS
DEMO & RENO
1021 W. HASTINGS
VANCOUVER, BC, CANADA

GUINNESS TOWER
LEVEL P3
DEMO PLAN

SCALE	1/8" = 1'-0"
DATE	NOV 2011
DESIGNER	
REVISION	
PROJECT	20080
DATE	05/11

DA 201



- ① Twisted rope firestop @ pipe penetrations
- ② Duct seal
- ③ Spray insulation overspray inside block walls. Specific locations not known.

④ Drywall joint compound

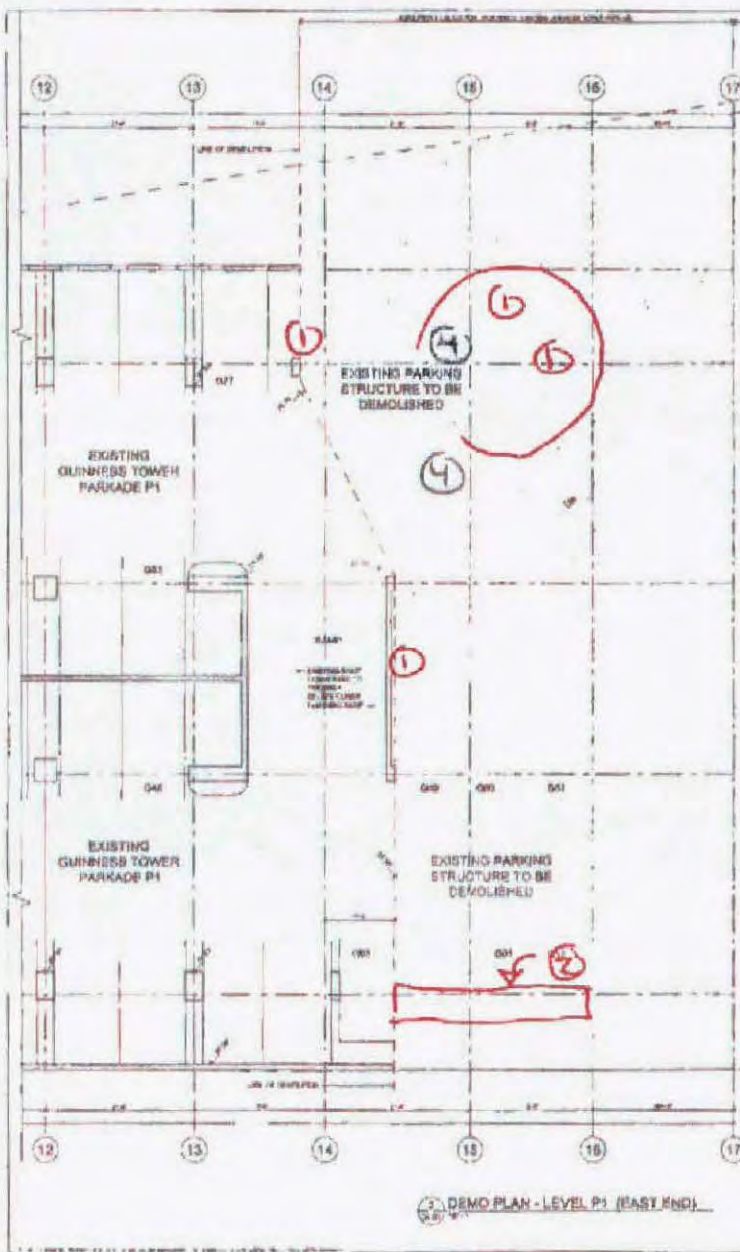
- Yellow traffic paint
- Gray paint on walls/ground
- White paint on walls/ground
- Blue paint on doors/walls

- yellow traffic paint

[illegible]

GUINNESS TOWER
LEVEL P2
DEMO PLAN

DA 202



ACMS

- ① Twisted rope firestop @ pipe penetrations
- ② Duct sealant
- ③ Spray insulation over spray inside block walls. Specific locations not known.

Non-Dens

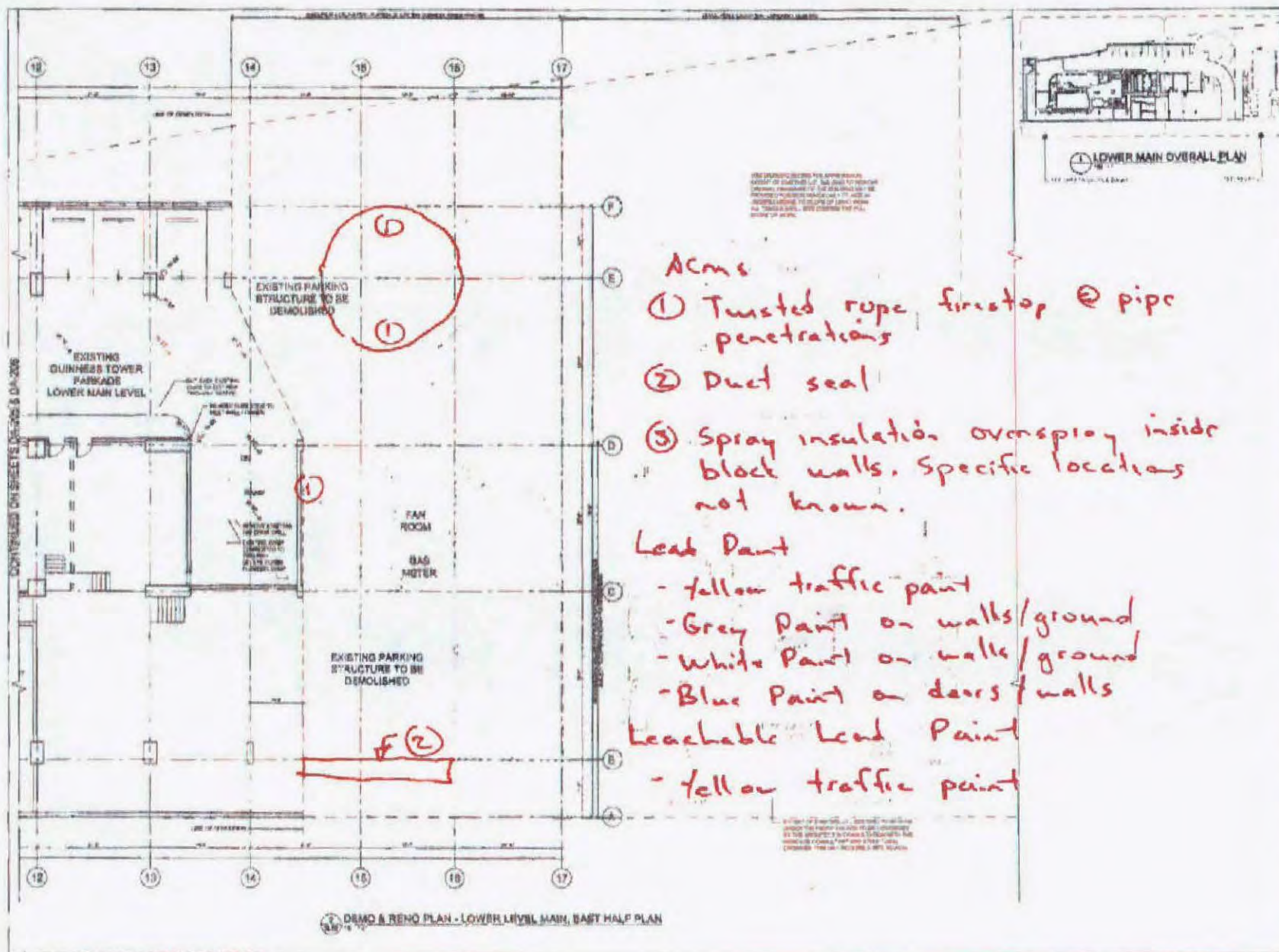
- ④ Drywall joint compound

Lead paint

- yellow traffic paint
- Grey paint on walls / ground
- white paint on walls / ground
- Blue paint on doors / walls

Leachable Lead Paint

- yellow traffic paint



PRINTED
MAY 19 2014

MUSSON
CATELL
MACKAY
PARTNERSHIP
ARCHITECTS ASSOCIATES INC.

OFFICE TOWER
1021 W. HASTINGS
DEMO & RENO
1021 W. HASTINGS
VANCOUVER, BC CANADA

GUINNESS TOWER
LOWER LEVEL MAIN
WEST HALF
DEMO (ONLY) PLAN

SCALE 1/8" = 1'-0"
DATE MAY 2013
DRAWN
CHECKED
APPROVED
PROJECT DA 205

SEE SHEET DA-206 FOR RENO (NEW)
WORK ON LOWER MAIN WEST HALF.

- ACMS
- ① Twisted rope firestop @ pipe penetrations - throughout
 - ② Mech. room - elbows/fittings, duct sealant
 - ③ Elbows / Fittings
 - ④ DWJC
 - ⑤ 12" Floor tile

- T&E to sample DWJC & inspect above ceiling of exercise room for ACMS

Sprayed insulation sampled and not ACMS

- 12" floor tile sample A31 - ACMS

DWJC - ACMS

Lead Paint

- Yellow traffic paint
- Gray Paint on walls/ground - including rear wall on fitness center
- White Paint on walls/ground
- Blue Paint on doors/walls
- Red Paint on fire ball
- Black Paint on parking curb

DEMO PLAN - LOWER LEVEL MAIN WEST HALF PLAN

CHECKSHEET

Page 1 of 5

Property Address: 1055 W HASTINGS ST Checked By: ALISON MIN
 (LOWER MAIN FLOOR)
 Application No.: BU 459994 Date: APR 10/14

1.	PROPOSED WORK	ALTERATION; CHANGE OF USE; ADDITION; NEW	100 %	Table A
	All new work = 100%	Alteration	alteration	rest of bldg
		Alteration: small suite (A2, D, E, F2 showroom & < 60 persons) (1-hr suite sep.)	alteration	suite + means of egress
		Change of Occup: "major" (> 1/2 of one storey if 1 storey bldg or > one of the storeys)	entire bldg	---
		Change of Occup: "minor" (≤ 1/2 of one storey if 1 storey bldg or ≤ one of the storeys)	suite or area of change	rest of bldg
		Change of Occup: small suite (A2, D, E, F2 showroom & < 60 persons) (1-hr suite sep.)	alteration	suite + means of egress
		Addition: Major	entire bldg	---
		Addition: Minor (≤ 10%; ≤ 200 m ² ; not add non-conformity)	addition	rest of bldg
2.	DE (M/A):	REQD / NOT REQD; DWG / CHECKLIST <u>DE417464</u>		✓
		BLDG CODE DATA SHEET; PART 9 RES. STAND. COND'S		✓ JUN 26/14
3.	BLDG. HISTORY	BUILT IN 1969; DE410472 (2000) CH OF USE OFFICE → FITNESS		✓
		BU1428713 (2007): EXPANSION OF FITNESS AREA		
4.	CONSTRUCTION	USE: A2/D/E/F3 BLDG AREA: (3.2.2) / D.C.C) 1270m ²		✓
		# OF STOREYS: 25 # OF STREETS: 2		✓
		PART 3 (3.2.2. B149 157/13): PART 9 (Note: Part 3 for A, B, F1, shafts not entirely within a suite, elevators, tents, transformer vaults [9.10.1.3.(1)&(7)])		✓
		NONCOMB: REQ'D / NOT REQ'D SPRINKLER: REQ'D / NOT REQ'D		✓
		FRR: FLOOR: 2h MEZZ: 1h ROOF: 0		
		MAJOR OCCUPANCY SEPARATION:		
5.	TABLE A or NEW TRIGGERS	CONSTR / ASSESSED VALUE = + =		
	A2/D FITNESS/OFFICE	Category(ies) of Work:	F	S
	↓	MAJOR RENO	2	2
	F3 BIKE STORAGE & LOCKER RM	CH OF MAJ OCCUPANCY	1	2
		Most Restrictive Upgrade Requirement:	2	3
6.	ASSURANCE LETTERS:	CRP / ARCH / STRUC / Concept Review / MECH / PLMB / FIRE / ELECT / GEO (Note: out of province eng's to be registered in BC. / KITCHEN FIRE / CP4		✓
		BLDG ENVELOPE D1 (all C occup. if ≥ 3 d.u.'s & ≥ 3 storeys or > 600 m ² ; other Part 3 occup.'s if exterior framing is wood, light steel, conc blk, or mass wall		A- 5.5.1.3.(1)
7.	OWNER:	OWNER'S UNDERTAKING / LESSEE'S UNDERTAKING / STRATA LTR (Strata letter req'd if changes to bldg envelope or common areas)		✓
8.	NOTIFY NEIGHBOURS:	SNOWDRIFT (bldg within 5m / 16'-5" [4.1.6.2.(8)(c)] &/or EXCAVATION. Can obtain adjacent owner's names from Land Titles Office (not from Tax Roll, per Freedom of Information Act)		
9.	OTHER DEPT.'S:	ADDRESSING / HEALTH / C.C.P.L. / HOUSING / LAW / FACILITIES / SOC PLAN. (CCFL: Mark Ritson 714-5661 / 675-3800)(Housing: Jill Davidson 873-7670) / PLANNING (for daycares: Facilities - Michelle Schouls & Social Planning - Coralys Cuthbert) / TREE PROT. ENVIRON. PROTECT. / MECH. / ENG. / LANDSCAPE / HERITAGE / E.U. FIRE DEPT / PCBB - FIRE / SUBDIVISION (sec. suites req. a covenant to prevent strata titling) ELECT. CLEARANCE: Is building near back lane? No combust's within: 3m clearance from high voltage lines [CEC 33] / 6m clearance from transformers [CEC 26-014] Electr. Plan Examiner's Form / BCPA Transformer Clearance (if not in w/ DE) DCC / DCL / BC Paraplegic Assn 324-3611 / HPO 1-800-407-7757 Bob Maling FX: 646-7051 Contractors: call 646-7066 Propane? FIRE DEPT & GAS SAFETY BRANCH 660-6228 Ed Hurd [CSA B149.2] Archaeology Branch of B.C. (800 Johnson St. Victoria V8V 1X4) Dave Hutchcroft 1-250-387-1812 or Bob Powell 1-250-356-1039		✓ JUN 13/14
10.	DRAWINGS:	FIRE BLKG - STOPPING / ENVELOPE DETAILS / GUARD RAILS IN MECH RM		
		PARKADE MEMBRANE c/w 4" vertical [7.3.10.2] when reinf. conc. or steel floor / for slab on ground - no membrane but 2'-0" vertical sealer [H7.3.11.2 & 7.3.11.2] CSA S413-94		
11.	FILE CHECK:	PRISM (Under Address) / PCBB - DE notes / DOMINO / MICRO FICHE		
12.	EQUIVALENCY	EQUIVALENCY / MINOR RELAX.		✓
13.	OTHER PERMITS	DRAIN TILE / DEMO BU / TR / Special Spk SP DUE		✓

PROPERTY ADDRESS 1055 W HASTINGS ST

SPECIFICS OF PROPERTY ADDRESS LOWER MAIN FLOOR

APPLICATION NO. BU 459994

CHECKED BY ALISON MIN

DATE APR 10/14

ITEM NO.	ITEMS CHECKED	COMMENTS	APP. OR REJ.	ACTION TAKEN	CL'D
14	3.2.2.	REFER TO CHECKLIST FOR DB445074			✓
15	3.1.3.1	MAJ. OCC. SEP	CONCRETE BLDG		✓
		LOBBY / E			
		FB			
16	3.1.17.1	OCC. LOAD CALC			
		- KEY PLAN OR FUR PLAN OF ENTIRE FLOOR			JUN 12/14 ✓
		- LOCKER RM = 226 (# OF LOCKERS)	232		"X" ✓
		BIKE STORAGE = $291.44m^2 / 46 = 6$		233	
		OTHER SPACES → OK. SERVICE RM / STORAGE			
		STORAGE (MAIL & COZZ) = $40.6m^2 / 46 = 1$			
		→ PROPOSED = 233			
17	3.2.3	SPATIAL SEP : N/A			✓
18	3.2.4.	FIRE ALARM : 2 STAGE PULL STATION IN ELEC DWG			✓
19	3.3.1.1.	SUITE SEPARATION : N/A (ENTIRE FUR USED BY BLDG)			
20	3.3.1.3.(4)	MEANS OF EGT			
	3.3.1.5.	• MEN'S LOCKERS 2 ✓ • WOMEN'S : 2 ✓ (OCC. LOAD = 82 > 60) ✓			✓
21	3.3.1.4.	PUB. CORRIDOR SEP			
		(3) • NO FR - W2, W3, & W12			✓
		(4) • NO FIRE SEPARATION (8 SW BIKE STORAGE)			
		(a) TD = 47m < 45m. → 36.4m			"X" ✓
22	3.3.1.19	CORRIDOR : (1) P. CORRIDOR = 5' > 3.6 ✓ (6) WDRY = 3M ✓			✓

PROPERTY
ADDRESSSPECIFICS OF
PROPERTY ADDRESS

APPLICATION NO.

CHECKED BY

DATE

ITEM NO.	ITEMS CHECKED	COMMENTS	APP. OR REJ.	ACTION TAKEN	CL'D
23.	3.3.1.10	HAANDRTER AISLES: $\sim 4' > 3.6'$, FIXTURE SPI?	NOT TO	REDUCE WIDTH	JUN 12/14 <input checked="" type="checkbox"/>
24.	3.3.1.11.(2)	EXIT DOOR SWING: LOCKER RMS \rightarrow	OCC. LOAD 60	\therefore SWING OUT	" <input checked="" type="checkbox"/>
		\rightarrow DOOR DO12 NOT TO REDUCE EXIT WIDTH			JUN 26/14 <input checked="" type="checkbox"/>
		(A) - DOOR C & D: SWING EITHER SIDE			<input checked="" type="checkbox"/>
25.	3.3.1.13	DOORS			
		(1) - EGRESS PASSWAY: @ CORRIDOR = $3'$ ✓, LOCKER RM = $3'$			✓
		BIKE STORAGE = $3'$ WOMEN'S LOCKER DO24 $800\text{mm} \times 862\text{mm}$			" <input checked="" type="checkbox"/>
		(10)(b) - DOOR PROVIDING ACCESS: BIKE ROOMS ✓ SW BIKE RM \checkmark			✓?
		- WOMEN'S LOCKER RM \checkmark , MEN'S LOCKER RM \checkmark (DO12)			" <input checked="" type="checkbox"/>
		DOOR 3			
26.	3.3.5	INDUSTRIAL OCC: BIKE STORAGE ONLY (NOT STORAGE EGR): N/A			✓
27.	3.3.6	BLDET SECURITY			
	3.3.6.B	- WASHRMS: LOCATION OK			✓
28.	3.4.2.1	EXITS: MIN 2 EXITS			✓
29.	3.4.2.3	REMOVEDNESS: DIST BET EXITS $> 9\text{m}$			✓
30.	3.4.2.5	LOCATION OF EXITS			
		(C) \therefore SP & NOT FI. $TD = 45\text{m} \leq 45\text{m} \times$ (PER A1.5)			JUN 9/14 <input checked="" type="checkbox"/>
31.	3.4.3.2.(1)	EXIT WIDTH. TOTAL OCC. LOAD = 293 ✓			✓
		- 4' EXITS INC. INTERCONNECTED STAIRS (OK w/ 3.2.8.2.(b))			" <input checked="" type="checkbox"/>
		$\therefore 293/2 = 146.5 \times 9.1 = 1.056\text{m} < 1.5\text{m}$ STAIR ✓			$(293 - 16)/3 = 39 \times 6.1 = 238\text{mm} < 31'$ ✓
32.	3.4.4.1	FIRE SEPARATION: = 2h PER 3.2.2 (A2 & E ABOVE)			" <input checked="" type="checkbox"/>

 \rightarrow EXISTING PARTITION

EXIT CORRIDOR @ DOOR

FPR = 1.5h FPR

PROPERTY
ADDRESSSPECIFICS OF
PROPERTY ADDRESS

APPLICATION NO.

CHECKED BY

DATE

ITEM NO.	ITEMS CHECKED	COMMENTS	APP. OR REJ.	ACTION TAKEN	CL'D
33.	3.4.4.2.	EXITS THRU LOBBY → N/A PER	KELLY	ON APR 14/14	✓
34.	3.4.6.11	EXIT DOOR SWING: BOTH SWING OUT			✓
35.	3.4.6.12	SELF-CLOSING: TO INDICATE			✓
36.	3.4.6.15.	DOOR RELEASE HARDWARE: NOT AZ OR FI, → ∴ N/A		NO EXIT LOBBY OR EXT. EXIT PR	✓
37.	3.4.5.	EXIT SIGN: IN ELECT. DWG.			✓
38.	3.6.2.1.	SERVICE RM.: IN FRM → N/A PER LETTER FROM M. ENH & ARCH			✓
39.	3.6.2.6	SERVICE RM DOOR SWING: MECH RM - SWING OUT OTHER SERVICE ROOM: SWING OUT ✓		OTHER SERV. RM NOT IN SCOPE	✓
40.	3.6.2.7	ELECT. VAULT: EXISTING TRANSFORMER REMAINS ∴ N/A			✓
41.	3.6.4.2.	F. SEP FOR HORIZ SERV. SPACE: FIRE DAMPERS (PM M-5)			✓
42.	3.7.2.2.C.	W/C IN F3 TOTAL OCC. LOAD = 232 20 PERSONS FROM E (DB 445074) → BUT MAY NOT ENOUGH FOR ENTIRE FLOOR → SUFFICIENT FOR BKE FACILITY. PER 3.7.2.11 &		INC OTHER RM 6 5 F 1 UNIV EAST WASHROOMS EXISTING	✓
43.	3.7.2.3	LAVATORIES: OK			✓
44.	3.7.2.10	ACCESSIBLE WASHRM (2) • TOILET COMPARTMENT: (a) 5'x5' SIZE ✓		(b) MEN: TO W/C 5'7" x WOMEN: TO W/B = 6'5" x	✓

PROPERTY
ADDRESSSPECIFICS OF
PROPERTY ADDRESS

APPLICATION NO.

CHECKED BY

DATE

ITEM NO.	ITEMS CHECKED	COMMENTS	APP. OR REJ.	ACTION TAKEN	CL'D
		(c) MIN DOOR OP: 2.62' (800mm) ✓ NOTED		JUN 24/14	✓
	3.7.2.10. (9)	• UNIV WASHRM: (a) SWINET IN: DIM 75.9" ✓ AREA = 4.32m ² > 4.0m ² ✓			✓
	(3) (a)	- W/C - 16.5" ~ 18.9" TO CL TO G.B. SIDE →	COMP 18" ✓	UNIV 18" ✓	✓
		- MIN. 40" OTHER SIDE →	COMP ✓	UNIV ✓	✓
	(b)	- TOILET SEAT. 16.9" ~ 18.9" →	COMP 18" ✓	UNIV 18" ✓	✓
	(4) (a) (iv)	- GRAB BAR 33" ~ 36" FR FUR →	COMP 33" ✓	UNIV 33" ✓	✓
	(5) (a) (i)	- W/B - MIN 18" TO CL →	UNIV 24" ✓		✓
		- RIM MAX 34" →	COMP 34" ✓	UNIV < 34" ✓	✓
		- VERT CLEARANCE			
		③ FRONT MIN 29" : 29" ✓	COMP ✓	UNIV > 29" ✓	✓
		④ 10" BEHIND MIN 27" : 27" NOTED ✓ ~ 1" > 27" ✓			✓
	(9)	- MIRROR - MAX 39" : 39" ✓	COMP 39" ✓	UNIV 39" ✓	✓
45.	3.7.2.10. (ii)	ACCESSIBLE SHOWER: (a) 5' x 3' ✓	(b) 3' CLEAR M BROW W ✓		✓
		(c) USABLE AT SEATED ✓ (d) FOLDING SEAT: 1'5" ~ 1'7" ✓	NOTED		✓
		(e) TELEPHONE TYPE ✓ (f) NO DOOR ✓	(i) GRAB BAR: 30" HIGH ✓		✓
46.	3.7.2.11.	BICYCLE PARKING FACILITIES			
	(3)	123 SP : 4 SHOWER STALLS PER SEX → 5M 5F			✓
		# W/C & W/B ✓			✓
	(4)	GROOMING STATIONS SEPARATED FROM W/B			✓
		MEN: 8 x 600mm = 4.8m = 15.74' < 16' ✓			
		WOMEN: 5 x 600mm = 3m = 9.84' < 10' ✓	OUTLET ✓	DEPTH 10" ✓	
47.	3.8.2.	ACCESSIBILITY: OK			✓
48.	4.1.5.2.	LOADS : FITNESS & OFFICE = 4.8KPa → STORAGE = 4.8KPa TOILET = 2.4KPa			✓
49.	DWG & OTHER	• CORRECT LEGAL DESCR		NOTED	✓
		• CONT BL		MAY 06/14	✓
		• REFER TO UBC 2007 & ASHRAE 90.1-2007		JUN 12/14	✓
		(ARCH, MECH, ELECT)			
		• PROJECT VALUE = \$450,000 → \$114,500			

CITY OF VANCOUVER

DATE ISSUED SEPTEMBER 28, 2011		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 549531	
LEGAL DESCRIPTION LT D BLK 1 PL 92 DL 185 REF PL VOL PLAN 92 (cont'd)					ADDRESS 1055 W HASTINGS ST		
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST					SPECIFICS		
APPLICATION DATE SEP 27, 2011	PURPOSE	PROJECT VALUE \$35,000	ASSESSED VALUE	PLANS NO	METRIC	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES			SUBTYPE		
APPLICANT CONTRACTOR BRIDGE ELECTRIC CORP					CONTACT 2 SITE CONTACT RON MACNEIL		
11091 HAMMERSMITH GATE RICHMOND BC V7A 5E6					VANCOUVER BC		
TEL 604-273-2744	BUS.LICENSE 306259	TEL 778-878-3102	BUS.LICENSE	TEL	BUS.LICENSE		
FAX 604-273-4814	CERTIFICATE 10546	FAX	CERTIFICATE	FAX	CERTIFICATE		

PROJECT DESCRIPTION:

RENOVATION OF EXISTING GUINNESS TOWER PARKING RAMP. INCLUDES NEW 125 AMP 3 PHASE 120/208 V TEMPORARY POWER.

PERMIT CONDITIONS AND NOTES:

- 005 All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA.
- 006 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.
- THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.
- 007 All electrical equipment, mechanical equipment, and/or venting installed or altered under this permit must comply with the provisions of the City of Vancouver Noise Control By-law No. 6555.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC D	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
E30 GENERAL OFFICE							
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
1001 NEW SERVICE	600	200	AMP	1010 BRANCH/APPL CCTS			
1006 GROUNDING/BONDING				1012 TRSFMR/CAPTR/WLDR			

RELATED PERMITS: DB437364 ALTER 1055 W HASTINGS ST

APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : EI07 ELECTRICAL INSPECT BRUCE SPARGO 604-873-7856

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	BRIDGE ELECTRIC CORP
400 ELECTRICAL FEE	1,219.00			DATE	SEE APPLICATION
				ISSUED BY	C BAWN
				FOR THE	CITY ELECTRICIAN
INVOICE : 641024		TOTAL		\$1,219.00	

BUILDING PERMIT COMPLETION LIST

Permit Number: BU459994
Address: 1055 W Hastings St (Lower Main Floor)
Date: April 14, 2014

Note:

- Project Scope: *use*
Interior alterations and change of major ~~occupancies~~ *within A2* from fitness area and office to bike facilities including bike lockers, bike racks, washrooms, lockers and showers on lower main level of the existing commercial building. This facilities shared by this existing building tower (Guinness Tower) and new tower at 1021 W Hastings St. (MNP tower)
- Correct Legal Description: Lot 1 Block 1 District Lot 185 Plan EPP17924
- Items in bold are major issues.

The following comments are in order to identify issues which do not comply with Vancouver Building Bylaw #9419 as amended (VBBL 2007) and clarify information in the submitted documentations and drawings. All items have to be addressed before the issuance of any permits:

update: A1.1, A1.5

DRAWINGS, DOCUMENTS, AND OTHER ISSUES

1. Planning clearance is pending due to inconsistency between DE and BU drawings. Please contact Alvin Leung at 604-871-6009.
2. Adjusted building permit fee based on revised value (\$1,114,580): \$2,693.25
3. Updated building permit data sheet (See enclosed.)
4. The drawings are to be updated to correct the followings:
 - a. All new work shall conform to VBBL 2007 and ASHRAE 90.1-2007 (notation on architectural, mechanical & electrical drawings).
 - b. Existing/demo floor plan
 - c. Please provide a full floor plan or update site plan (AG010) with entire floor layout including all exit locations and their sizes, uses of all rooms and spaces, and existing wall ratings. (See item 7 & 8.)
 - d. More dimensions and details for accessible toilet compartments, universal washrooms, and accessible shower stalls. (See item 12 & 13). *NOTED*
 - e. On page AG001, the drawing matrix does not match with the submitted drawings, and some of the general notes are not applicable for this permit.
 - f. Mechanical drawings:
 - ✓ The grill schedule shall include R-2. *→ DE-1*
 - ✓ Please confirm if CU-2 on page M-3.2 is the outdoor unit OU-2 on page M-6.2.

A1.5 to update

BUILDING BYLAW REQUIREMENTS

5. Because the occupant load of women's locker room is great than 60, two egress doorways are required as per VBBL 3.3.1.5.
6. Smoke separation (fire separation with 0 FRR) is required between SW bike storage and the public corridor as per VBBL 3.3.1.4.(3) & (4). *OK T.D < 45m.*
7. Please verify FRR of the fire separation of the north exit corridor and FPR of the doors in the separation. Because the travel distance ends there, it must have 2h FRR as per VBBL 3.4.4.1 & 3.2.2.
8. Please demonstrate that the occupant load of the proposed area is not increased; otherwise, exit capacity calculation of the floor shall be provided.
9. Please indicate SP1 and confirm it doesn't reduce the required aisle width.
10. All exit doors shall be self-closing.
11. Service rooms shall be fire separated from the rest of the floor VBBL 3.4.6.12. *3.6.2.1. MECH. ENGR'S LTR.*
12. Accessible toilet compartments shall conform to VBBL 3.7.2.10.(2) and the universal washroom to VBBL 3.7.2.10.(9). *men's w/c min 5'7"*
13. The folding seat in the accessible shower compartments shall conform to VBBL 3.7.2.10.(11).(d).
14. Grooming stations shall be provided and shall be no less than 1 for each shower provided and separated from water basin in conformance to VBBL 3.7.2.11.(4). Its details are to be submitted.
15. *WOMEN'S LOCKER DOOR DO24 min 862mm door. (to have 800mm DOOR. 5'X5' clearance outside or power operated. clear opening)*

If you have any questions, please give me a call or email.

Please indicate the address and permit number on the subject of your incoming mails and emails to the city. Your resubmission will be on the queue for recheck.

Allison Min
Project Coordinator
City of Vancouver
T: 604.871.6705
F: 604.873.7060
E: allison.min@vancouver.ca

Encl. (1)

DATE ISSUED JUNE 26, 2014		PERMIT TYPE BUILDING PERMIT		PERMIT NUMBER P BU 459994	
LEGAL DESCRIPTION LOT 1 BLOCK 1 DISTRICT LOT 185 PLAN EPP17924				ADDRESS 1055 W HASTINGS ST	
ADDITIONAL ADDRESS INFORMATION RELATO PROJ 1075 W HASTINGS (#10 & #20 TO BE CANCELLED)				SPECIFICS LOWER MAIN FLOOR	
APPLICATION DATE JAN 02, 2014	PURPOSE ALTER	PROJECT VALUE \$1,114,580	ASSESSED VALUE	PLANS 5	METRIC NO
HERITAGE DESIGNATION		HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES		PLACE NAME GUINNESS TOWER
				SUBTYPE	
				CO-ORDINATE 590-119-55-0000	
APPLICANT CO-ORDINATING PROF MICHAEL WATTS 1600 - TWO BENTALL CENTRE 555 BURNARD ST BOX 264 VANCOUVER BC V7X 1M9		(MAIL TO) PROPERTY OWNER GUINNESS TOWER HOLDINGS LTD C/O OXFORD PROPERTIES GROUP 1680 - 1055 W HASTINGS ST VANCOUVER BC V6E 2E9		CONTACT 3 CONTRACTOR GEORGE THOMSON LEDCOR CONSTRUCTION LIMITED 500-1055 W HASTINGS ST VANCOUVER BC V6E 2E9	
TEL 604-687-2990	BUS. LICENSE CERTIFICATE	TEL	BUS. LICENSE CERTIFICATE	TEL 604-681-7500	BUS. LICENSE 556672
FAX		FAX		FAX 604-681-7303	CERTIFICATE

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

Interior alterations, change of use, and change of major occupancies from fitness area and office to bike facilities including bike lockers, bike racks, washrooms, lockers and showers on lower main level of the existing commercial building. This facilities shared by this existing building tower (Guinness Tower) and new tower at 1021 W Hastings St. (MNP tower)

Related to DE417464.

Max occupant load = 233 persons (locker rooms & bike storage)

Processing Centre-Building Note: Directinal signs from elevator lobby to accessible door of men's and women's locker rooms shall be provided.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 51 Door when open and/or eaves or other appendages shall not project beyond any property line.
- 50 This permit has been issued without a mechanical plans examination on the basis of the professional assurances provided by the design professionals responsible for code compliance of the mechanical systems. The City may audit the design and conduct field inspections at their discretion.
- 537 All new work shall comply with the Vancouver Building By-Law (No. 9419 and amendments) and all its referenced standards, including ASHRAE Standard 90.1-2007.
- 553 Three sets of plumbing plans shall be submitted and accepted prior to the issuance of a Plumbing Permit.
- 554 Three sets of sprinkler working plans shall be submitted and accepted prior to the issuance of a sprinkler permit.
- 558 This is a complex project and therefore requires monthly field review reports to be submitted by Co-ordinating Registered Professional.
- 566 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 591 All work to the satisfaction of the District Building Inspector.
- 910 Construction must be carried out in compliance with the provisions of Noise Control By-law No. 6555
- 950 Directinal signs from elevator lobby to accessible door of men's and women's locker rooms shall be provided.
- 989 Fire Safety Plan and or Operations Manual to be updated to show alterations. Plans to be submitted to Fire Prevention office for approval prior to occupancy.
- Evacuation plans for occupants to be updated.
- A separate occupant load permit is required by fire if occupancy exceeds 60 patrons.
- Existing fire protection equipment not to be compromised by new alterations.

✓

COMMENTS :

(CONTINUED)

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	BUILDING INSP
300 BUILDING FEE	4,797.75			ATTENTION	BUILDING INSPECTOR
				REASON	PERMIT INSPECTION
				GROUP	60 : BUILDING INSPECTN
INVOICE : 740374 754977		TOTAL	\$4,797.75	DISTRICT	01 : CALVIN WANG 7170

DATE ISSUED JUNE 26, 2014		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 459994	
LEGAL DESCRIPTION LOT 1 BLOCK 1 DISTRICT LOT 185 PLAN EPP17924					ADDRESS 1055 W HASTINGS ST		
ADDITIONAL ADDRESS INFORMATION RELATO PROJ 1075 W HASTINGS (#10 & #20 TO BE CANCELLED)					SPECIFICS LOWER MAIN FLOOR		
APPLICATION DATE JAN 02, 2014	PURPOSE ALTER	PROJECT VALUE \$1,114,580	ASSESSED VALUE	PLANS 5	METRIC NO	PLACE NAME GUINNESS TOWER	
HERITAGE DESIGNATION		HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES		SUBTYPE		
					CO-ORDINATE 590-119-55-0000		
APPLICANT CO-ORDINATING PROF MICHAEL WATTS 1600 - TWO BENTALL CENTRE 555 BURRARD ST BOX 264 VANCOUVER BC V7X 1M9		(MAIL TO) PROPERTY OWNER GUINNESS TOWER HOLDINGS LTD C/O OXFORD PROPERTIES GROUP 1680 - 1055 W HASTINGS ST VANCOUVER BC V6E 2E9		CONTACT 3 CONTRACTOR GEORGE THOMSON LEDCOR CONSTRUCTION LIMITED 500-1055 W HASTINGS ST VANCOUVER BC V6E 2E9			
TEL 604-687-2990 FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE	TEL 604-681-7500 FAX 604-681-7303	BUS.LICENSE 556672 CERTIFICATE		

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
B02 STRUCT FRAMING			B11 FORMS			771 REQUEST FOR INFO		
B03 POLY UNDER SLAB			B12 YARDS					
B04 INSUL/VAP BARR			B13 FIELD PLANCHHECK					
B07 INTERIOR LAYOUT			B24 RAIN SCREEN					
B10 FOOTINGS			770 GIVE INFO / ADVICE			990 FINAL INSPECTION		

PERMITTED USE E30 GENERAL OFFICE S70 RESTAURANT - (1)	SPECIFICS/LOCATION	AREA (SF)	OCC D A2	PERMITTED USE R70 RETAIL STORE	SPECIFICS/LOCATION	AREA (SF)	OCC E
-------------------------------------------------------------	--------------------	-----------	----------------	-----------------------------------	--------------------	-----------	----------

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
0001 PLACE/BLDG NAME	GUINNESS TOWER		0040 PROCESSED THROUGH	42 PROC CTR -BLDG NCP	
0036 LOT TYPE	03 INSIDE/DOUBLEFRONT		0050 TIPS STATUS	02 FULLY SPRINKLERED	
0037 LOT WIDTH	IRREGULAR		0080 ZONE	2062 DD	
0038 LOT DEPTH	IRREGULAR		0375 HPO EXEMPTIONS	30 NON-RESIDNTL BLDG	

RELATED PERMITS: DB445074 ALTER 1055 W HASTINGS ST DE417464 ALTER 1055 W HASTINGS ST
EL575260 1055 W HASTINGS ST

PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL FIRE ALARM
ELECTRICAL
GAS FITTING
OCCUPANCY
PLUMBING
SPRINKLER

APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : BI01 BUILDING INSPECTN CALVIN WANG 604-873-7170

CONTACT 4 : DESIGN PROF MICHAEL WATTS -MCMPT ARCHITECTS 1600 - TWO BENTALL CENTRE 555 BURRARD ST BOX 264
VANCOUVER BC TEL: 604-646-4560 FAX: BUSLIC: CER:
CONTACT 5 : INVOICE REFERENCE J. MOORCROFT - MCM PARTNERSHIP 1600 - TWO BENTALL CENTRE 555 BURRARD ST BOX 264
VANCOUVER BC V7X 1M9 TEL: 604-687-2990 FAX: BUSLIC: CER:

PROCESSED BY: APPLICATION TAKEN BY A MIN APPLICATION TYPED BY A MIN
PERMIT AUTHORIZED BY K ANDERSON.... APPLICATION REVIEWED BY A MIN
PERMIT ISSUED BY A MIN
PROC CNTR DEV REVIEW BY A LEUNG PROC CNTR BLDG REVIEW BY A MIN

ADDITIONAL NOTES:
915 To book an inspection call 3-1-1 from within Vancouver or 604-873-7000 from outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Building Inspections booking request message line is 604-873-7058. For information on how to use it, please contact the 3-1-1 Centre.

COMMENTS:

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	BUILDING INSP
300 BUILDING FEE	4,797.75			ATTENTION	BUILDING INSPECTOR
				REASON	PERMIT INSPECTION
				GROUP	60 : BUILDING INSPECTN
				DISTRICT	01 : CALVIN WANG 7170

INVOICE : 740374 754977 TOTAL \$4,797.75

CITY OF VANCOUVER



LICENCES AND INSPECTIONS

Additional Information Required for Facsimile Applications

PIN Number 1954

Credit Card Number _____

Check one: Visa ☒ MasterCard ☐

Expiry Date _____ Amount \$ _____

Signature _____

(Authorized Signatory of Contractor)

APPLICATION FOR
ELECTRICAL PERMIT

DATE 13 / 01 / 07

YY MM DD

PERMIT # EL 549.531

APPLICANT <u>BRIDGE ELECTRIC CORP.</u> CONTRACTOR/OWNER		BLDG/SIGN PERMIT # <u>BU 452834</u>
MAILING ADDRESS <u>11091 HAMMERSMITH GATE</u>		INSTALLATION ADDRESS <u>1055 W. HASTINGS</u>
CITY <u>RICHMOND</u>	POSTAL CODE <u>V6A 5E6</u>	SPECIFICS <u>GUINNESS TOWER</u>
TELEPHONE: <u>604 273 2744</u>	FAX: <u>604 273 4814</u>	OWNER/ TENANT
CITY OF VANCOUVER BUSINESS ACCOUNT # <u>306259</u>		SIZE CONTACT <u>JAY BRAY SHAW</u>
DECLARATION: I declare that I or a member of my Company will be doing the electrical work applied for on this application form. If I am the owner/occupier of the premises, I declare that I will personally be doing such electrical work or the qualified person whose name and qualification particulars follow will assist me without remuneration.		TELEPHONE: <u>778-836-8232</u> FAX: _____
Full Name _____		INSTALLATION DETAIL
Trade Qualification Detail		<input type="checkbox"/> 1000 Existing Service <input type="checkbox"/> 1001 New Service <input type="checkbox"/> 1002 Relocate Service <input type="checkbox"/> 1003 Increase Service
As owner or owners, agent, I have verified that the information contained within this document and associated documents and plans is correct, and describes a use, building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.		VOLTS <u>12.5 KV</u> AMPS <u>150</u> @ <u>3, 3</u> WIRE
I have confirmed the supply service electrical characteristics and the pole location with BC Hydro. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		SIZE & MATERIAL OF SERVICE CONDUCTOR: _____
Owner/ Contractor <u>[Signature]</u>		SIZE OF GROUNDING CONDUCTOR: _____
Permit authorized by _____ for City Electrician		IF APPLICABLE: TRANSFORMER KVA _____
CONTRACTOR CERTIFICATION		AVAILABLE FAULT CURRENT _____ kA
EC <u>10546</u>	EXPIRES <u>12 03 31</u>	SERVICE BOX INTERRUPTING CAPACITY _____ kA
Contr. Reg. #	YY MM DD	<input type="checkbox"/> 1004 Main Distribution/Electrical Room <input type="checkbox"/> 1006 Grounding/Bonding <input type="checkbox"/> 1010 Branch/Appliance Circuits <input type="checkbox"/> 1012 Transformer/Capacitors/Welder <input type="checkbox"/> 1014 Motors/Machinery <input type="checkbox"/> 1016 Fixtures/Fittings <input type="checkbox"/> 1018 Deck/Underground <input type="checkbox"/> 1020 Pool/Spa/Hot Tub <input type="checkbox"/> 1022 Heating Ccts. Please specify _____ <input type="checkbox"/> 1028 Air Conditioning Units <input type="checkbox"/> 1052 Sprinkler Heat Tracing <input type="checkbox"/> 1060 Fire Alarm System <input type="checkbox"/> 1061 Electromagnetic Locks on Exit Doors <input type="checkbox"/> 1062 Emergency Lighting <input type="checkbox"/> 1066 Emergency Generator/Transfer Switch <input type="checkbox"/> 1068 Fire Pump/Transfer Switch <input type="checkbox"/> 1080 Temporary Power <input type="checkbox"/> 1082 Sign Power Supply <input type="checkbox"/> 1086 Class 2 Circuits (extra-low voltage: Intercom, security-prewire) <input type="checkbox"/> 1087 Complete security alarm system <input type="checkbox"/> 1088 Movie Set <input type="checkbox"/> 1089 Booster Pump for a sprinkler system in a SFD <input type="checkbox"/> 1090 Other _____
AR _____	AR's Reg. # _____	AR's Class Code <u>A</u>
Signature of authorized signing officer <u>[Signature]</u>		Please specify _____
Please Print Name _____		<input type="checkbox"/> NEW CONST. <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION TYPE OF CONST: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE
DESCRIPTION OF ELECTRICAL INSTALLATION <u>10217</u> <u>yes new</u> <u>PLEASE AMEND TO INCLUDE</u> <u>HIGH VOLTAGE SWITCH GEAR</u>		OCCUPANCY: _____
<u>PREVIOUS VALUE \$35,000</u> <u>PAID \$1219.-</u> <u>insulation of stn and</u> <u>to new Bldg</u>		SFD, Multi-family, Industrial, Commercial, Office, Retail, Retail Store, Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify _____
TOTAL VALUE OF INSTALLATION \$ <u>65,000</u> INCLUDING COST OF MATERIAL & LABOUR)		<input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE PLEASE SPECIFY _____ Gas station, Spraybooth, etc.
		PERMIT FEE \$ <u>706.-</u>

DATE ISSUED NOVEMBER 03, 2011		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 452713	
LEGAL DESCRIPTION LOT D BLOCK 1 DISTRICT LOT 185 PLAN 92						ADDRESS 1055 W HASTINGS ST	
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST						SPECIFICS P1 - P3	
APPLICATION DATE NOV 01, 2011	PURPOSE ALTER	PROJECT VALUE \$140,000	ASSESSED VALUE \$67,482,000	PLANS 2	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT MARK 604-830-9784						CO-ORDINATE 590-119-45-0000	
CONTRACTOR MCR MECHANICAL LTD. MARIO IORIO 772 SPROULE AV COQUITLAM BC V3J 4L5		(MAIL TO) CONTACT 2 PROPERTY OWNER GUINNESS TOWER HOLDINGS LTD ROYAL BANK PLAZA IN TOWER 900-200 BAY ST TORONTO ON MJ5 2J2		CONTACT 3			
TEL 604-939-8258	BUS LICENSE 380400	TEL	BUS LICENSE	TEL	BUS LICENSE		
FAX 604-632-3351	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

Interior alterations to move a fuel tank in P3 to a storage room and to provide new venting and fill lines to existing generator, in this existing commercial building.

Note: No exterior alterations being proposed.

OK for OTC per K. Vogt.

B1/B2 Letters of Assurance submitted by W.W. Neumamaier, P.Eng - 604.685.9381

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector. DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.
- 566 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 1 All work to the satisfaction of the District Building Inspector.
- 2.0 Construction must be carried out in compliance with the provisions of Noise Control By Law No. 6555

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
B02 STRUCT FRAMING	12 02 20		B11 FORMS			771 REQUEST FOR INFO		
B03 POLY UNDER SLAB			B12 YARDS			FIRE SEPARATIONS	12 02 20	
B04 INSUL/VAP BARR			B13 FIELD PLANCHCK					
B07 INTERIOR LAYOUT			B24 RAIN SCREEN					
B10 FOOTINGS			770 GIVE INFO / ADVICE			990 FINAL INSPECTION	12 02 20	
PERMITTED USE P10 PARKING AREA	SPECIFICS/LOCATION P1 - P3		AREA (SF) OCC F3	PERMITTED USE		SPECIFICS/LOCATION		AREA (SF) OCC
ITEM 0036 LOT TYPE 0037 LOT WIDTH 0038 LOT DEPTH 0040 PROCESSED THROUGH	SPECIFICS/REFERENCE 03 INSIDE/DOUBLEFRONT IRREGULAR IRREGULAR ENQ CTR -OTC		QTY/AMT	ITEM 0050 TIPS STATUS 0080 ZONE 0375 HPO EXEMPTIONS		SPECIFICS/REFERENCE 02 FULLY SPRINKLERED 2062 DD 30 NON-RESIDENTIAL BLDG		QTY/AMT
PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE :				ELECTRICAL				
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				B101 BUILDING INSPECTN ART BURCH 604-871-6056				
PROCESSED BY: APPLICATION TAKEN BY K VOGT				APPLICATION TYPED BY E GHELESEL				

(CONTINUED)

COMMENTS: ~~11 11 08~~ 11 11 08 - FRAMING - PARTIAL FOR SHAFT WALLS

1. RELOCATE FUEL STORAGE ROOM CLEAR OF SUPPLY MR DUETQ P3.

2. REDUCE GAPS AT EDGES OF CORE BOARD WITH 5/8" STRIPS G.W.B.

3. SHAFT WALL PENETRATING SLAB IN PARKADE P2 LEAVE TO BE

4. IMMEDIATELY HIGHLIGHT + COVER 2 SHARP CORNERS OF FRAMING IN PARKING SPACES.

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	BUILDING INSP
300 BUILDING FEE	844.00	ON CONCRETE UPS TAND.		ATTENTION	BUILDING INSPECTOR
				REASON	PERMIT INSPECTION
				GROUP	60 : BUILDING INSPECTN
				DISTRICT	01 : ART BURCH 6056
INVOICE : 645372		TOTAL		\$844.00	

DATE ISSUED NOVEMBER 03, 2011		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 452713	
LEGAL DESCRIPTION LOT D BLOCK 1 DISTRICT LOT 185 PLAN 92					ADDRESS 1055 W HASTINGS ST		
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST					SPECIFICS P1 - P3		
APPLICATION DATE NOV 01, 2011	PURPOSE ALTER	PROJECT VALUE \$140,000	ASSESSED VALUE \$67,482,000	PLANS 2	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
					CO-ORDINATE 590-119-45-0000		
APPLICANT CONTRACTOR MCR MECHANICAL LTD. MARIO IORIO 772 SPROULE AV COQUITLAM BC V3J 4L5		(MAIL TO) PROPERTY OWNER GUINNESS TOWER HOLDINGS LTD ROYAL BANK PLAZA IN TOWER 900-200 BAY ST TORONTO ON MJ5 2J2		CONTACT 3			
TEL 604-939-8258	BUS LICENSE 380400	TEL	BUS LICENSE	TEL	BUS LICENSE		
FAX 604-632-3351	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		
PROCESSED BY: APPLICATION REVIEWED BY K VOGT PERMIT ISSUED BY E GHELESEL							
ADDITIONAL NOTES: 901 VBBL change requires carbon monoxide detectors in residences. Refer to COV Bulletin 2007-007-BU/EL for details. 910 Applicant to contact the 24 hour Inspection Request Line at 604-873-7000 or locally to the 3-1-1 Centre for an inspection before starting work. 915 To book an inspection call 3-1-1 from within Vancouver or 604-873-7000 from outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Building Inspections booking request message line is 604-873-7058. For information on how to use it, please contact the 3-1-1 Centre.							
<p>11 11 23 - SHAFT WALL PARTIAL ACCEPTANCE.</p> <p>✓ CONCRETE CURBS AT SLAB TO COME (X3)</p> <p>✓ CEILING OF FUEL STORAGE TO COME. 7</p>							
COMMENTS:							
FEE		AMOUNT	FEE	AMOUNT	DEPARTMENT	BUILDING INSP	
300 BUILDING FEE		844.00			ATTENTION	BUILDING INSPECTOR	
					REASON	PERMIT INSPECTION	
					GROUP	60 : BUILDING INSPECTN	
					DISTRICT	01 : ART BURCH 6056	
INVOICE : 645372			TOTAL		844.00		

SCHEDULE BForming Part of Subsection 2.2.7, Div. C of the
Building By-law**BU 465365**Building Permit No.
(For Building Official's use)**ASSURANCE OF PROFESSIONAL DESIGN AND
COMMITMENT FOR FIELD REVIEW**

- Notes: (i) This letter must be submitted prior to the commencement of *construction* activities of the components identified below. A separate letter must be submitted by each registered professional of record.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C.
- (iii) In this letter the words in italics have the same meaning as in the Building By-law.

To: *The Chief Building Official*Re: **Fire Pump Feeder Upgrade**

Name of Project (Print)

1055 West Hastings Street, Vancouver, B

Address of Project (Print)

002-512-645, Parcel "D", Ref. Plan 9463, Block 1, DL185, Plan 9

Legal Description of Project (Print)

The undersigned hereby gives assurance that the design of the
(Initial those of the items listed below that apply to this *registered professional*
of record. All the disciplines will not necessarily be employed on every project.)

_____ **ARCHITECTURAL**

_____ **STRUCTURAL**

_____ **MECHANICAL**

_____ **PLUMBING**

MSH **FIRE SUPPRESSION SYSTEMS**

_____ **ELECTRICAL**

_____ **GEOTECHNICAL — temporary**

_____ **GEOTECHNICAL — permanent**



(Professional's Seal and Signature)

06/05/2015

Date

components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building permit* as outlined below substantially comply with the Building By-law and other applicable enactments respecting safety except for *construction* safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during *construction* as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

 A handwritten signature in blue ink, which appears to be "CRP".

CRP's Initials

Schedule B - Continued

BU 465365

Building Permit No.
(for Building Official's use)

1055 W. Hastings St, Van. B.C.

Project Address

Electrical

Discipline

The undersigned also undertakes to notify the *Chief Building Official* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during *construction*.

I certify that I am a *registered professional* as defined in the Building By-law.

Michael Hart, P.Eng.

Registered Professional's Name (Print)

1045 Howe St., Suite 700

Address (Print)

Vancouver, B.C. V6Z 2A9

(604) 685-9381

Phone No.


 (Professional's Seal and Signature)

06/05/2015

Date

(If the *Registered Professional of Record* is a member of a firm, complete the following.)

I am a member of the firm MMM Group Limited
and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The Building By-law defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

Schedule B - Continued

BU 465365

Building Permit No.
(for Building Official's use)

1055 W. Hastings St, Van. B.C.

Project Address

Electrical

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for firefighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building envelope, Part 10 requirements



(Professional's Seal and Signature)

06/05/2015

Date

STRUCTURAL

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 Structural aspects of *deep foundations*
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction

MECHANICAL

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical systems, Part 10 requirements

CRP's Initial

Schedule B - Continued

BT 465365

Building Permit No.
(for Building Official's use)

1055 W. Hastings St, Van. B.C.

Project Address

Electrical

Discipline

PLUMBING

- 4.1 Roof *drainage systems*
- 4.2 Site and foundation *drainage systems*
- 4.3 *Plumbing systems* and devices
- 4.4 Continuity of *fire separations* at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for *plumbing systems*
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing systems, Part 10 requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of *occupancy*
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of *fire separations* at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from *buildings* of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical systems, Part 10 requirements

GEOTECHNICAL — Temporary

- 7.1 *Excavation*
- 7.2 *Shoring*
- 7.3 *Underpinning*
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of *deep foundations*
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



(Professional's Seal and Signature)

06/05/2015

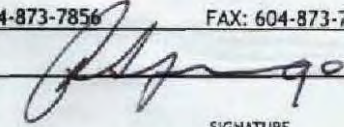
Date

CRP's Initials

PERMIT NUMBER	EL 549531
IA	
DATE	12 / 11 / 30

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 1021 W. HASTINGS ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input checked="" type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: 604-873-7856 FAX: 604-873-7100				INSPECTOR 			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		<input checked="" type="checkbox"/>
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: YY | MM | DD and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
15	slab OK - P3 SOUTH	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the
Vancouver Building By-law

BU 459994

Building Permit No.

CALVIN WANG
Dist. Bldg. Insp.ASSURANCE OF PROFESSIONAL FIELD REVIEW
AND COMPLIANCE

DEC 05 2014

- Notes: (i) This letter must be submitted after completion of the project but prior to final inspection by the authority having jurisdiction. A separate letter must be submitted by each registered professional.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in italics have the same meaning as in the Vancouver Building By-law.

To: The Chief Building Official
City of Vancouver

Name of Jurisdiction (Print)

Re: Electrical - Seismic

Discipline (e.g. Architectural, etc.) (Print)

Guiness Tower Common Amenity Improvement

Name of Project (Print)

1055 West Hastings Street

Address of Project (Print)

Legal Description of Project (Print)

(Each registered professional shall complete the following:)

Jason L. Bell, P. Eng

Name (Print)

1260 West King Edward Avenue

Address (Print)

Vancouver, BC V6H 1Z7

604-732-0577

Phone No.



November 7, 2014

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for field review as outlined in Subsection 2.2.7, Division C of the Vancouver Building By-law and in the previously submitted Schedule B-1, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and Schedule B-2, "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS," and
- (b) those components of the project opposite my initials in Schedule B-2 substantially comply in all material respects with
- (i) the applicable requirements of the Vancouver Building By-law and other applicable enactments respecting safety, not including construction safety aspects, and
- (ii) the plans and supporting documents submitted in support of the application for the building permit,
- (c) I am a registered professional as defined in the Vancouver Building By-law.

(If the registered professional is a member of a firm, complete the following:)

I am a member of the firm Bell Consulting Engineers Ltd.

and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a registered professional. The Vancouver Building By-law defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials



E 1321238

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL 549531
IA	
DATE	16' 04' 12

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the Electrical Wiring in these Premises has been Inspected as Noted Hereunder:

ELECTRICAL CONTRACTOR / OWNER				ADDRESS 1055 W Hastings			
TYPE OF INSPECTION <input type="checkbox"/> U/G <input type="checkbox"/> SLAB <input type="checkbox"/> R/W <input type="checkbox"/> SERVICE <input type="checkbox"/> FINAL <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> CO-ORDINATED <input type="checkbox"/> WWOP <input type="checkbox"/> TEMP <input type="checkbox"/> OTHER				SPECIFICS			
				INSPECTOR Rob Palmer			
				OFFICE HOURS: 8:30 - 9:30 am / 3:00 - 4:00 pm			
				PHONE #: 604-873-7857 FAX: 604-873-7100			
				EMAIL: rob.palmer@vancouver.ca			
				INSPECTOR			
				SIGNATURE			
ITEM		ACC	REJ	ITEM		ACC	REJ
1	SERVICE V A Ph			17	AUTHORIZATION FORM RCVD / POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			18	MOVIE SET and GENERATOR		
3	GROUNDING- Plate / Rods / Ufer / in situ			19	EM GEN / TRANSFER SWITCH / FIRE PUMP		
4	BONDING- Water/Gas /Waste /El Equip /Tel /Cable			20	EXIT SIGNS / EMERGENCY LIGHTING		
5	SLAB / UNDERGROUND			21	FIRE ALARM SYSTEM / APPNDX C RCVD		
6	CONDUIT / RACEWAYS / PVC / RIGID STEEL / ENT / DB2			22	FIXTURE AND FITTINGS		
7	TRSFMR. KVA CAPTR. KVAR			23	SECURITY WIRING / EXTRA LOW VOLTAGE		
8	BRANCH / APPLIANCE CIRCUITS			24	WIRING OK TO COVER		
9	FURNACE / BOILER CCT			25	OK TO ENERGIZE- Subject to BCH Approval		
10	HEATING CCTS			26	Partial Occupancy (See remarks)		
11	POOL / SPA / HOT TUB			27	OCCUPANCY PERMIT		
12	MOTORS / PUMPS / RES. SPRINKLER PUMP			28	PERMIT FINAL		
13	RESIDENTIAL CO/SMOKE ALARM						
14	AIR CONDITIONING UNITS / ROOF TOP UNITS						
15	PHOTOVOLTAIC SYSTEM /VEHICLE CHARGING CCT.						
16	OTHER (see remarks)						

The following deficiencies shall be rectified before: ____YY____MM____DD and must be left accessible for re-inspection. Please call 311 or 604-873-7000 (7 AM to 10PM, 7 Days a week) when the work is ready for re-inspection and the applicable fee has been paid.

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #

WHITE COPY - TO FILE

YELLOW - SAFETY OFFICER

PINK - SITE COPY

DO NOT REMOVE OR DESTROY THIS CERTIFICATE



Read Jones Christoffersen
Consulting Engineers

Suite 300
1285 West Broadway
Vancouver, BC V6H 3X8
Canada

604 738-0048
Fax 604 738-1107
www.rjc.ca



April 5, 2012

Musson Cattell Mackey Partnership
1600 - Two Bentall Centre
555 Burrard Street, Box 264
Vancouver, BC V7X 1M9

Attention: Mr. Bill Reid

Dear Mr. Reid:

RE: 1055 W. Hastings

Guinness Parkade Renovations

ALSO FILE UNDER
BU452834 - 1021 W.
HASTINGS

-BU 454109

RJC No.: VAN.102579.0002

Further to the e-mail dated March 29, 2012 from Matthew Lam of City of Vancouver, Read Jones Christoffersen Ltd. (RJC) confirms as follows regarding the structural design:

1) Permanent Seismic Condition:

The seismic capacity of the basement walls removed as part of the demolition at 1055 W. Hastings (Guinness Parkade) will be replaced by a series of new basement walls along the edge of the modified parkade. These replacement walls have been detailed in accordance with the 2007 Vancouver Building By-Law. The strength of the replacement walls exceeds that of the existing walls that will be removed. A seismic upgrade of the existing building is not required for this project; however, care has been taken in the design to ensure the existing building is made no worse by this renovation.

Note that there is a seismic gap provided between the existing Guinness Parkade and the parkade of the new 1021 W. Hastings structure to the east. However, at the footings, this joint is discontinued and a shared foundation has been provided along the juncture of these two buildings. This detail has been carefully considered, and in RJC's opinion, is the preferred solution from both a gravity and seismic perspective. This detail does not present any additional risk to the 1021 W. Hastings structure in the event the Guinness Parkade were to collapse during a seismic event.

2) Temporary Conditions:

Gravity Shoring Loads:

RJC has specified gravity shoring loads that are required for this project. Where the east end of the Guinness Parkade is demolished, the Contractor is required to temporarily support the existing structure until the permanent supports are fully constructed and have reached full design strength. Design of the temporary supports is the Contractor's responsibility.

Temporary Seismic Capacity:

Temporary seismic supports have not been specified by RJC for this project. RJC has reviewed the temporary conditions and is of the opinion that temporary removal of the east basement wall does not materially increase the seismic risk for the structure.

We trust the above addresses the City's inquiries. Please contact us if there are any questions regarding the above.

Yours truly,

Read Jones Christoffersen Ltd.



Robert Neville, P.Eng., Struct. Eng.
Principa

RN/dlw





Building Permit Data Sheet - New Construction (excluding 1 & 2 Family Dwellings)

Property Address	1055 West Hastings St	Building Permit Application No.	BU 459994
Specific Address	Lower Lobby Common Amenity <i>main floor</i>		

Project Description (include whether scope of work is shell only) :
Existing Guinness Tower fire alarm panel relocation and system wide verification will be executed.
The Emergency Generator (located on the roof) will be replaced in accordance with new requirements.

RECEIVED

JAN 10 2014

COMMUNITY CONSULT

When professional design is required, the Building Permit Data Sheet is to be completed by the Coordinating Registered Professional or Certified Professional and submitted with the building permit application(s).

Governing Code (Part 3 or Part 9) :	Part 3	Neighborhood Classification
City of Vancouver Building By-Law Edition :	2007	A2 D F3 E

Construction Area	Floor	Mezz	Roof	Construction	Provided	Space - Room	Use	Subsidiary to
	#N/A	#N/A	#N/A	#N/A				

Building Area (sq.m.) :	1276.12	Is storage garage a separate building?	No
Number of Streets :	2	Firewall Fire-Resistance Rating (FRR) :	2 hour
Grade Elevation (m) :	14.82m	Number of mezzanines :	N/A
Building Height - Storeys Above Grade :	24	Are any floors interconnected?	Yes
- Storeys Below Grade :	4	Fire suppression standard required :	NFPA13
Occupant Load :		Standpipe system class required :	Class I
		Fire pump provided?	Yes
		Fire alarm system type :	2 Stage

Seismic Separation Summary (show most restrictive of various faces)				
Dist.	Existing Building Faces (mm Required)			Location of Calculations
	Construction Type	Cladding Type	FRR	

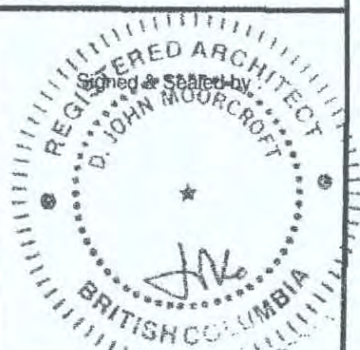
Is a fire alarm annunciator provided?	Yes
Central station monitoring :	Yes
Is an emergency generator provided?	Yes
Emergency Power Supply Duration (hrs):	
Is commercial kitchen exhaust pre-shafted?	No
Importance Category {4.1.2.1} :	Normal

Energy Use Criteria for environmental Separation	
Commercial	ASHRAE

Geotechnical conditions :	N/A
Are any Alternative Solutions required?	No

Additional Project Notes / Explanations:

Prepared By:	
Company Name:	Musson Catell Mackey Partnership Architects Designers, Planners
Company Address:	1600 - Two Bentall Centre/ 555 Burrard St., Box 264/ Vancouver, B.C.
Name:	D. John Moorcroft, AIBC
Title:	Architect, Principal
Phone:	604.687.2990
Fax:	
Email:	jmoorcroft@mcmaparchitects.com



SCHEDULE B-1Forming Part of Subsection 2.2.7, Div. C of the
Vancouver Building By-law**B145273**
Building Permit No.¹**ASSURANCE OF PROFESSIONAL DESIGN AND
COMMITMENT FOR FIELD REVIEW**

- Notes: (i) This letter must be submitted along with Schedule B-2 before issuance of a *building* permit. A separate letter must be submitted by each *registered professional*.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in *italics* have the same meaning as in the Vancouver Building By-law.

To: *The Chief Building Official*Re: Guinness Tower Generator Replacement

Name of Project (Print)

1055 West Hastings Street, Vancouver, BC V6E 2E9

Address of Project (Print)

Parcel Identifier: 002-512-645, Parcel 'D' (Reference Plan 9463),Legal Description of Project (Print) Block 1, District Lot 185, Plan 92

The undersigned hereby gives assurance that the design of the
(Initial those of the items listed below that apply to this *registered professional*.
All the disciplines will not necessarily be employed on every project.)

~~ARCHITECTURAL~~
~~STRUCTURAL~~
 XXX ~~MECHANICAL~~
~~PLUMBING~~
~~FIRE SUPPRESSION SYSTEMS~~
~~ELECTRICAL~~
~~GEOTECHNICAL — temporary~~
~~GEOTECHNICAL — permanent~~

10/27/2011

Date

components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building* permit as outlined on the attached Schedule B-2 substantially comply with the Vancouver Building By-law and other applicable enactments respecting safety except for *construction* safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during *construction* as indicated on the attached "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" (SCHEDULE B-2).

CRP's Initials¹ For Building Official's use only

VANCOUVER BUILDING BY-LAW 2007

Schedule B-1 - Continued

BU 452713

Building Permit No.¹

1055 West Hastings Street, Vancouver, BC

Project Address

Mechanical

Discipline

The undersigned also undertakes to notify the *Chief Building Official* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during *construction*.

I certify that I am a *registered professional* as defined in the Vancouver Building By-law.

Wolfgang Neumaier, P.Eng., P.E., MBA

Registered Professional's Name (Print)

Suite 700 - 1045 Howe Street

Address (Print)

Vancouver, BC V6Z 2A9

(604) 685-9381

Phone No.



(Professional's Seal and Signature)

October 27th, 2011

Date

(If the *Registered Professional* is a member of a firm, complete the following.)

I am a member of the firm MMM Group Limited

and I sign this letter on behalf of the firm

(Print name of firm)

Note: The above letter must be signed by a *registered professional*. The Vancouver Building By-law defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

¹ For Building Official's use only

CRP's Initials

SCHEDULE B-2Forming Part of Subsection 2.2.7, Division C of the
Vancouver Building By-law**BU 452713**
Building Permit No. 1**SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS**

- Notes: (i) This letter must be submitted along with Schedule B-1 before issuance of a *building permit*.
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
(iii) In this letter the words in *italics* have the same meaning as in the Vancouver Building By-law.

Registered Professional's Name (Print) Wolfgang Neumaier, P.Eng., P.E., MBAName of Project (Print) Guinness Tower Generator ReplacementAddress of Project (Print) 1055 West Hastings Street, Vancouver, BC V6E 2E9

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Thermal insulation systems, including condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)



(Professional's Seal and Signature)

October 27th, 2011

Date

STRUCTURAL

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 Structural aspects of *deep foundations*
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction
- 2.5 Verification of the satisfactory completion of an in-house check of the structural design
- 2.6 Verification of the satisfactory completion of an independent Concept Review, including a general overview of the design calculations

MECHANICAL

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings

¹ For Building Official's use only

Schedule B-2 - Continued

BU 452713
Building Permit No. 1

Address of Project (Print) 1055 West Hastings Street, Vancouver, BC

Registered Professional's Name (Print) Wolfgang Neumaier, P.Eng., P.E., MBA

PLUMBING

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Functional testing of fire suppression systems and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings

GEOTECHNICAL — Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



October 27th, 2011

Date

CRP's Initials

1 For Building Official's use only



Note: To be submitted with the application for a Building Permit

CITY OF VANCOUVER BUILDING BY-LAW

"OWNER'S UNDERTAKING"

The Chief Building Official
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4



DEC 10 2013
Date (Month Day Year)

Dear Sir:

RE: Property Address CLOWER MAIN FLOOR
1055 West Hastings Street, Vancouver B.C.
Building Permit Application No. BU459994

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:

☒ That I am the owner of the above property, or

(b) If a corporation is the owner of the property,

() That Omers Realty Corporation
Guinness Tower Holdings Ltd. and
2073393 Ontario Inc. is the owner of the above property.
(Name of Corporation)

2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1A.1.1.2. and Article 1A.3.4.1. of Division C of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind which may result from negligence or from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

.../over

Property Address. 1055 West Hastings Street Vancouver B.CBuilding Permit No. BU459994

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver.

This Owners' Undertaking is executed by the owner this 10th day of December, 2013.
(Day) (Month) (Year)

1. Where owner is an individual

Signed and delivered in the presence of:

Owner's Signature _____

Witness's Signature _____

Owner's Name _____

Witness's Name _____

(PRINT)

(PRINT)

Witness's Address _____

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation Omars Realty Corporation
Guinness Tower Holdings Ltd.
Per: and 2073393 Ontario Inc.

Witness's Signature _____

Authorized Signatory _____

Witness's Name _____

Name _____

(PRINT)

(PRINT)

Derek L. Page

Director, Real Estate Management

Steve Patrick

Property Manager

Witness's Address _____

1850, 1055 West Hastings St.
Vancouver

3. Where owner is a partnership

Signed, sealed and delivered in the presence of:

Name of Partnership _____

Per _____

Witness's Signature _____

Authorized Signatory _____

Witness's Name _____

Name _____

(PRINT)

(PRINT)

Witness's Address _____

Vancouver Building By-law Article 1A.1.1.2. This By-law is enacted to set standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the City of Vancouver, the *Chief Building Official* or any employee of the City of Vancouver to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any *permit*, including an *occupancy permit*, is not a representation, warranty or statement that the By-law has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words defining the responsibilities and authority of the *Chief Building Official* shall be construed to be internal administrative directions and not as creating a duty.

Article 1A.3.4.1. The granting of a *permit*, the approval of the drawings and specifications or the making of inspections by the *Chief Building Official* shall not in any way relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law including ensuring that the *occupancy* of the building, or any part thereof, is in accordance with terms of the *occupancy permit*, and including compliance with any special conditions made under the provision of Article 1A.6.1.4.



Ledcor Construction Limited
500, 1055 West Hastings Street
Vancouver, British Columbia
Canada V6E 2E9

Musson Cattell Mackey Partnership
1600 – Two Bentall Center
555 Burrard Street
Box 264, Vancouver BC,
V7X 1M9

April 3, 2012

BU 454109



Attention: Bill Reid

1055
RE: 1021 West Hastings Temporary Conditions

In order to commence construction of the 1021 West Hastings project, removal of the Guinness Tower (GT) parkade exit must be complete. Prior to demolishing the Guinness Tower parkade exit numerous temporary conditions will be in place. Temporary timber shoring, temporary shoring post barricades and sprinkler coverage on the inboard side of GT parkade demolition outline will be installed and operational in advance of full-scale GT parkade exit demolition.

Temporary timber shoring:

In order to provide temporary support to the parkade through the demolition process, timber shoring posts will be installed from the Lower Main to P3 levels adjacent to the demolition cut line. As these are timber shoring posts, they will be subject to the effects of fire. To ensure that the posts' shoring capacity is maintained through a fire event a rated assembly will be installed. Alternatively, based on char rates provided by LMDG each shoring post will be sized so that their capacity is maintained through a 2-hour fire condition.

Temporary Shoring Post Barricades:

Since the temporary shoring posts are immediately adjacent to the GT parkade traffic paths, vehicles could contact the shoring posts and potentially reduce their capacity. In order to maintain the shoring posts locations & capacity, precast concrete barriers will be installed between shoring posts on the in-board side of the GT along the demolition cut line. Please refer to the attached 3rd party engineered anchorage and placement design.



Sprinkler Coverage at the Demolition Cutline:

As part of the GT parkade demolition scope of work, all sprinkler service that spanned the cutline and into the demolition area was disconnected in advance of gross demolition. Sprinkler coverage was "cut-back" and reinstalled on the in-board side of the GT parkade levels cut-line areas. Sprinkler coverage will be maintained at all times in the GT parkade occupied areas.

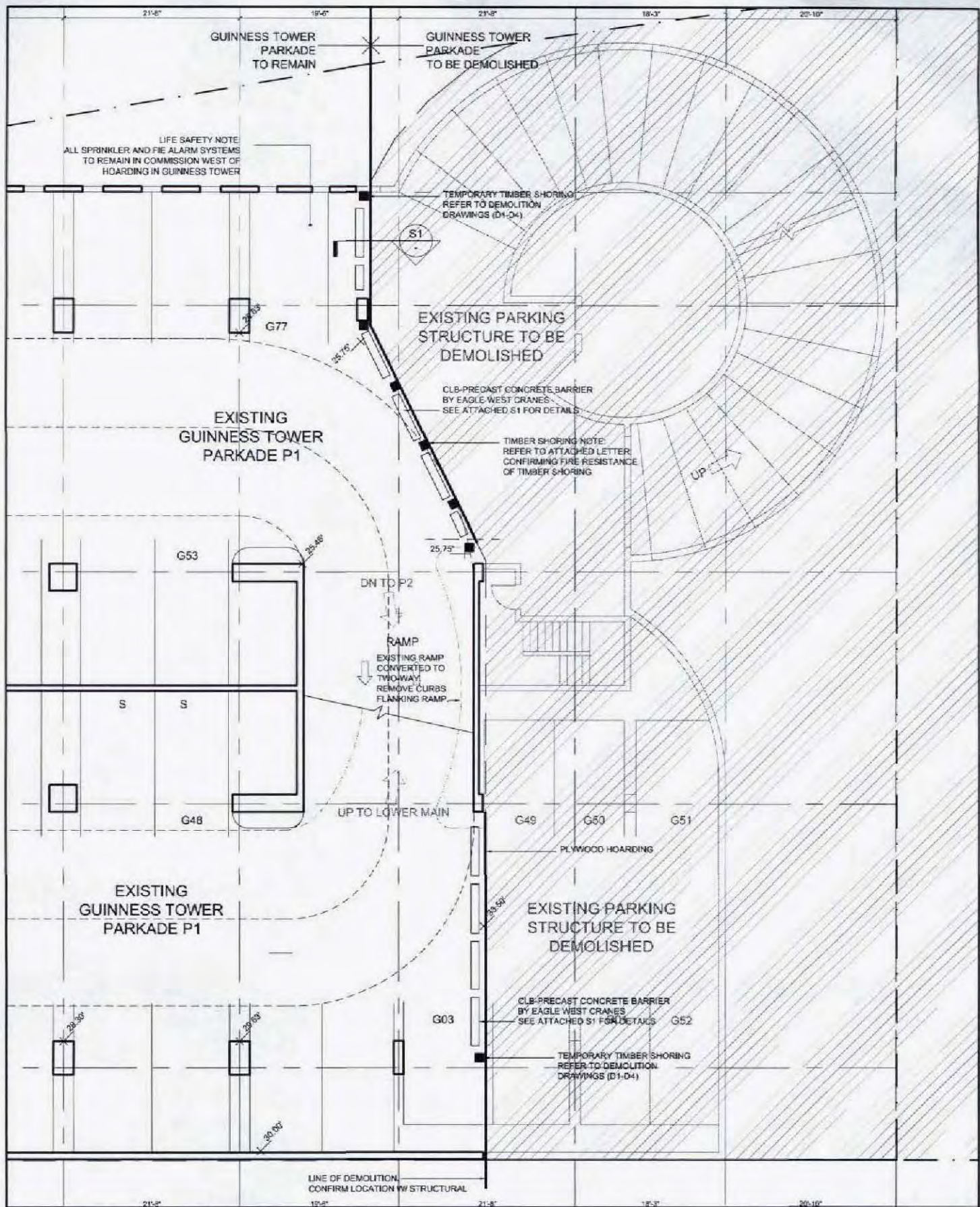
We trust the above is satisfactory.

Sincerely,

Murray Demchuk, P.Eng.

Project Manager
Ledcor Construction Limited





1021 WEST HASTINGS

209050 - 1021 WEST HASTINGS STREET, VANCOUVER, BC

MCM

MUSSON CATTELL MACKAY PARTNERSHIP

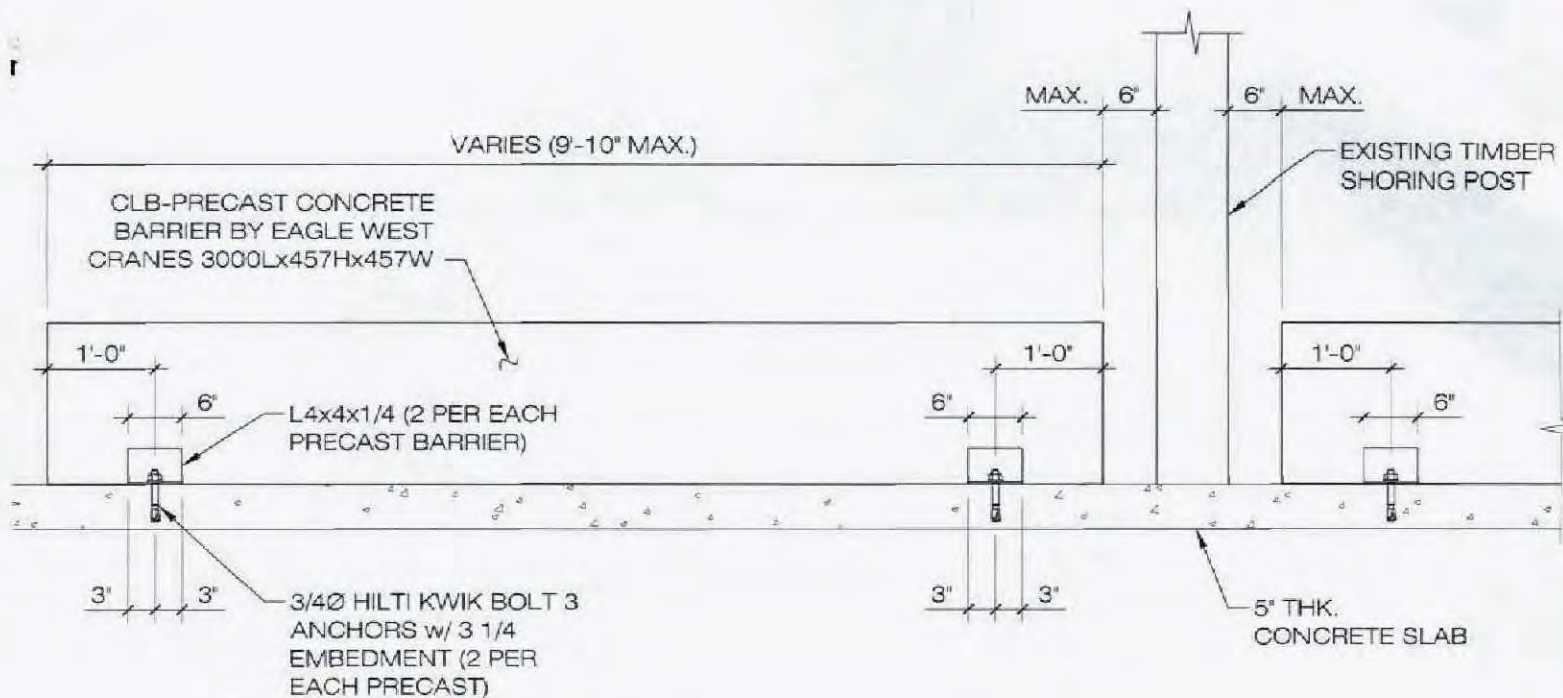
ARCHITECTS DESIGNERS PLANNERS

SCALE: 1/16"=1'0"

DATE: APR. 3, 2012

PROJECT: 1931.01

SHEET: ASK-DA

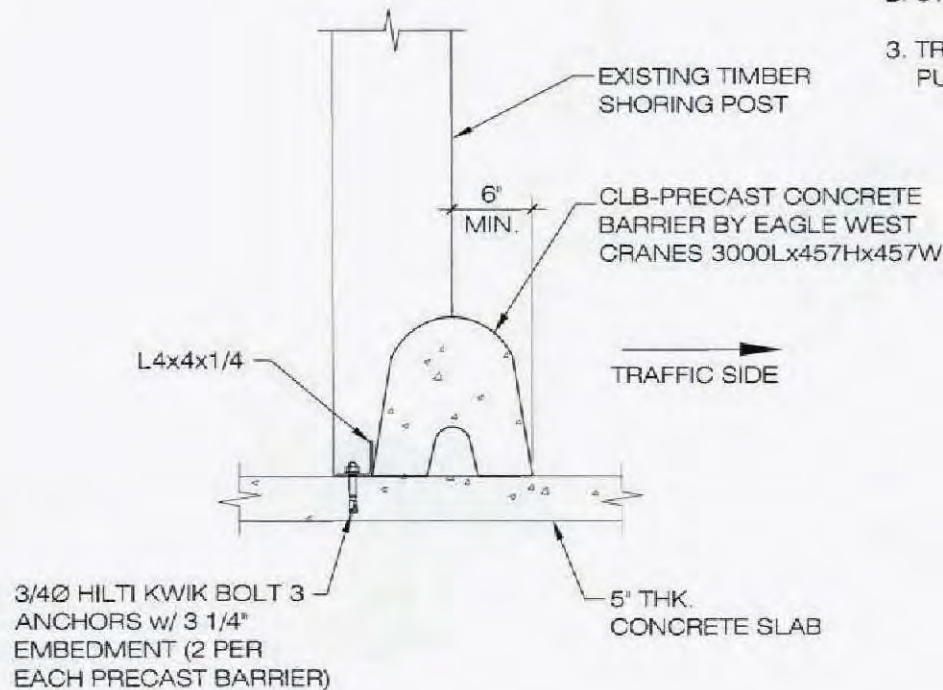


1 ELEVATION

1/2 = 1'-0"

NOTE:

1. DESIGN OF ANGLE AND FASTENERS INTENDED FOR PASSENGER CARS OF MAXIMUM 15 KPH SPEED, WITH MAXIMUM IMPACT FORCE OF 5000 LBS.
2. STRENGTH OF CONCRETE SLAB OF 3000 KSI MIN.
3. TRAFFIC BARRIERS DESIGNED FOR TEMPORARY PURPOSES AND NOT FOR PERMANENT USE.



2 SECTION

1/2 = 1'-0"

ECT:

JOB No: 12177

DRAWING TITLE:

21 WEST HASTINGS, VANCOUVER. B.C.

City of Vancouver File 2020-611 Page 14 of 31

SCHEDULE C-B

Farming Part of Subsection 2.2.7, Division C of the
Vancouver Building By-law

BU 459994

Building Permit No.

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

CALVIN WANG
Dist. Bldg. Insp.

DEC 05 2014

- Notes: (i) This letter must be submitted after completion of the project but prior to final inspection by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional*.
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
(iii) In this letter the words in italics have the same meaning as in the Vancouver Building By-law.

To: The Chief Building Official
CITY OF VANCOUVER

Name of Jurisdiction (Print)

Re: STRUCTURAL CAPACITY FULL HEIGHT STUD WALLS,
SEISMIC RESTRAINT T-BAR CEILINGS (5 ROOMS)

Discipline (e.g. Architectural, etc.) (Print)

GUINNESS TOWER - LOWER MAIN FLOOR

Name of Project (Print)

1055 WEST HASTINGS STREET, VANCOUVER

Address of Project (Print)

LOT 1 BLOCK 1 DISTRICT LOT 185 PLAN EPP17924

Legal Description of Project (Print)

(Each *registered professional* shall complete the following:)

KEITH TAYLOR

Name (Print)

205 - 1062 AUSTIN AVENUE

Address (Print)

COQUITLAM

(604) 931-5559

Phone No.

(Professional's Seal and Signature)

11/25/2014

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the Vancouver Building By-law and in the previously submitted Schedule B-1, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and Schedule B-2, "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS," and
(b) those components of the project opposite my initials in Schedule B-2 substantially comply in all material respects with
(i) the applicable requirements of the Vancouver Building By-law and other applicable enactments respecting safety, not including construction safety aspects, and
(ii) the plans and supporting documents submitted in support of the application for the *building permit*,
(c) I am a *registered professional* as defined in the Vancouver Building By-law.

(If the *registered professional* is a member of a firm, complete the following:)I am a member of the firm K G TAYLOR ENGINEERING LTD.

and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional*. The Vancouver Building By-law defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
(b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.



CRP's Initials

DATE ISSUED DECEMBER 19, 2011		PERMIT TYPE DEVELOPMENT PERMIT		PERMIT NUMBER P DE 414163	
LEGAL DESCRIPTION LOTS D & E BLOCK 1 DISTRICT LOT 185 PLAN 92				ADDRESS 1075 W HASTINGS ST	
ADDITIONAL ADDRESS INFORMATION PROJFL PROJECT FILE / CONSR 1021 & 1055 W HASTINGS ST				SPECIFICS	
APPLICATION DATE AUG 24, 2010	PURPOSE CONSTRUCT	PROJECT VALUE	ASSESSED VALUE	PLANS 13	METRIC NO
HERITAGE DESIGNATION	HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES		SUBTYPE	
COMPLEXITY 043 DP BOARD W/O PRELIM				CO-ORDINATE 590-119-75-0000	
APPLICANT DESIGN PROF PETER ODEGAARD MUSSON CATTELL MACKAY 1600 - TWO BENTALL CENTRE VANCOUVER BC V7X 1M9		CONTACT 1 INVOICE REFERENCE OXFORD PROPERTIES GROUP OXFORD TOWER SUITE 1100 130 ADELAIDE STREET TORONTO ON M5H 3P5		CONTACT 3	
TEL 604-687-2950 FAX	BUS.LICENSE CERTIFICATE	TEL 416-865-8300 FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE

THIS DEVELOPMENT PERMIT WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING ONLY:

Proposed 35 storey office tower to be constructed on the existing University Club site at 1021 W Hastings. University Club facade to be retained with retail and restaurant spaces constructed on the ground floor. New construction to integrate parking and services with the existing Guinness parking structure below grade.

including the assurance letter of June 3, 2011 submitted by Robert Neville, P. Eng., of Read Jones Christoffersen Ltd.

Address Note:

Building 1 - (proposed 35 storey office tower incorporating the heritage facade of the building at 1021 W Hastings St)
Building 2 - 1055 W Hastings St (existing bldg retained on site)

Buildings will be interconnected at various levels (underground parking levels P1, P2 & P3 and the lower main floor)

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 029 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.
- 034 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- 490 The following conditions (1, 2, and 3) are to be completed to the satisfaction of the City Engineer prior to issuance of an occupancy permit:

1) arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for any proposed encroachments onto city property prior to issuance of the building's occupancy permit;

Note to Applicant: Plan A207 indicates that there may be minimal encroachment onto Hastings Street from the heritage facade. After the improvements have been completed, a BC Land Surveyor's Building Location Certificate is needed to verify if encroachments exist. If so, an application to the City Surveyor will be required. For general information see the Encroachment Guide.

(<http://vancouver.ca/commvcs/developmentservices/subreg/pdf/bldgencroach.pdf>).

2) provision of details of the crossing on Cordova Street and arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for modifications to the viaduct structure;

Note to Applicant: As this crossing is on structure, the applicant is to ensure that all design drawings related to the crossing preparation and installation have been reviewed and approved by the Engineer of Record of the Cordova street structure (Sandwell Engineering). The details are to be superimposed on the appropriate viaduct as-built detail/section. Once completed, as-built drawings will be required for the improvement. An encroachment agreement or modifications to any applicable existing agreement will be required to reflect the changes.

(CONTINUED)

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE		AMOUNT		FEE		AMOUNT	
170 DEV SCHED 6 (A)		102,300.00					
296 SITE PROFILES		100.00					
INVOICE: 594203				TOTAL \$102,400.00			
SIGNED BY				PETER ODEGAARD			
DATE				SEE INFORMATION SHEET			
ISSUED BY				S BARKER			
FOR THE				DIRECTOR OF PLANNING			

City of Vancouver - FOI 2020-611 - Page 147 of 311

PSD2000.01 REVISED FEB/08

DATE ISSUED DECEMBER 19, 2011		PERMIT TYPE DEVELOPMENT PERMIT		PERMIT NUMBER P DE 414163	
LEGAL DESCRIPTION LOTS D & E BLOCK 1 DISTRICT LOT 185 PLAN 92				ADDRESS 1075 W HASTINGS ST	
ADDITIONAL ADDRESS INFORMATION PROJFL PROJECT FILE / CONSPR 1021 & 1055 W HASTINGS ST				SPECIFICS	
APPLICATION DATE AUG 24, 2010	PURPOSE CONSTRUCT	PROJECT VALUE	ASSESSED VALUE	PLANS 13	METRIC NO
HERITAGE DESIGNATION B: SIGNIFICANT		TEMPORARY USE DATES		SUBTYPE	
COMPLEXITY 043 DP BOARD W/O PRELIM				CO-ORDINATE 590-119-75-0000	
APPLICANT DESIGN PROF PETER ODEGAARD MUSSON CATTELL MACKEY 1600 - TWO BENTALL CENTRE VANCOUVER BC V7X 1M9		CONTACT 2 INVOICE REFERENCE OXFORD PROPERTIES GROUP OXFORD TOWER SUITE 1100 130 ADELAIDE STREET TORONTO ON M5H 3P5		CONTACT 3	
TEL 604-687-2950 FAX	BUS.LICENSE CERTIFICATE	TEL 416-865-8300 FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES: (CONT'D)

3) Design development of the landscape work and arrangements, to the satisfaction of the General Manager of Engineering Services, for modifications to the viaduct structure;

Note to Applicant: The applicant must ensure that proposed landscaping and related improvements fall within acceptable bridge design loading. Review by the Engineer of Record for the viaduct is required. Design of landscape shall be superimposed on appropriate viaduct drawing and once construction is complete an as-built drawing will be required. In addition, an encroachment agreement or modifications to an appropriate existing agreement will be required.

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
R30 GENERAL OFFICE		285925.0	D	R70 RETAIL STORE		1196.0	E
S70 RESTAURANT - (1)		12109.0	A2				

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
0040 PROCESSED THROUGH	02 DEV PERMIT BOARD		0160 TOTAL PARKING		391 SP
0041 BY-LAW PROVISION	C CONDITIONAL		0170 TOTAL LOADING		15 SP
0080 ZONE	Z062 DD		0171 LOADING	02 STANDARD	3 SP
0122 TOTAL PSR		12.10 PSR	0171 LOADING	04 COURIER	12 SP
0125 TOTAL FLOOR AREA		299222.0 SF	0175 BICYCLE	02 CLASS - B	6 SP

RELATED PERMITS:	BU452834 CONSTRUCT	1021 W HASTINGS ST	TR423508 TREE DEVEL	1021 W HASTINGS ST
PROCESSED BY:	PROC CNTR BLDG REVIEW BY R CHEUNG DEVELOPMENT PLANNER IS R SEGAL LANDSCAPE REVIEW BY M WILLIAMS PROJECT FACILITATOR D AUTIERO SOCIAL PLANNING REVIEW BY K MCNANNEY		PROC CNTR DEV REVIEW BY B MAH HERITAGE PLANNER IS Y MCNEILL ENGINEERING CLEARANCE BY K CAVELL ENV PROTECTION REVIEW BY D POPE URBAN DESIGN PANEL REVIEW R SYDENHAM	

ADDITIONAL NOTES:

510 For information on Appeals, see Section 573 of the Vancouver Charter, The Board of Variance By-Law, and Section 11.1 of the Building By-Law.

532 Please note that additional addresses will be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be submitted prior to Building Permit issuance and shown on drawings submitted with Building Permit application. For information please contact Mrs. R. Foster at 604 873-7784.

601 Erosion Sediment Control Plan is required at the Building application stage for Environmental Protection Branch's review and acceptance.

603 Environmental Protection Branch review and acceptance is required at the building permit application stage. Plans and reports may be required.

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE		AMOUNT		FEE		AMOUNT	
170 DEV SCHED 6 (A)		102,300.00					
296 SITE PROFILES		100.00					
INVOICE: 594203				TOTAL \$102,400.00			
SIGNED BY				PETER ODEGAARD			
DATE				SEE INFORMATION SHEET			
ISSUED BY				S BARKER			
FOR THE				DIRECTOR OF PLANNING			

SCHEDULE C-BForming Part of Subsection 2.2.7, Division C of the
Building By-law

BU465365

Building Permit No.

**ASSURANCE OF PROFESSIONAL FIELD REVIEW
AND COMPLIANCE**

- Notes: (i) This letter must be submitted after completion of the project but prior to final inspection by the *Chief Building Official*. A separate letter must be submitted by each *registered professional of record*.
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C.
(iii) In this letter the words in *italics* have the same meaning as in the Building By-law.

To: *The Chief Building Official*

Re: Electrical

Discipline (e.g. Architectural, etc.) (Print)

Fire Pump Feeder Upgrade

Name of Project (Print)

1055 West Hastings Street, Vancouver, B.C.

Address of Project (Print)

002-512-645, Parcel "D", Ref. Plan 9463, Block 1, DL 185, Plan 92

Legal Description of Project (Print)

(Each *registered professional of record* shall complete the following:)

Michael Hart, P. Eng.

Name (Print)

1045 Howe Street, Suite 700

Address (Print)

Vancouver, B.C. V6Z 2A9

604 676 1540 Extension 4119

Phone No.

JAN 12 2016



(Professional's Seal and Signature)

January 06, 2016

Date

SAUL SCHWEBS DBI
PERMIT #BU465365

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the Building By-law and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW, and
(b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
(i) the applicable requirements of the Building By-law and other applicable enactments respecting safety, not including construction safety aspects, and
(ii) the plans and supporting documents submitted in support of the application for the *building permit*,
(c) I am a *registered professional of record* as defined in the Building By-law.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm

MMM Group Limited

and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The Building By-law defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
(b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

April 6, 2011

Musson Cattell Mackey Partnership
Attention: Peter Odegaard
1600 - Two Bentall Centre
Vancouver, BC
V7X 1M9

Dear Mr. Odegaard:

RE: 1075 WEST HASTINGS STREET
Development Application Number DE414163

Your application was considered by the Development Permit Board at its meeting of April 4, 2011, and it was resolved THAT the Board APPROVE Development Application No. DE414163 as submitted the plans and information forming a part thereof, thereby permitting the development of a 35-storey mixed use office/retail tower to be constructed with a 10% heritage bonus on the existing 'University Club' site at 1021 West Hastings Street. The 'University Club' facade is to be retained and the new construction will integrate the parking and services of the existing Guinness parking with the structures below grade, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings, sealed and signed, and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1** design development to further refine the detailing of all tower facade details to be consistent with the design intent of mullion details, glass color, transparency, fritting and energy performance as portrayed in the drawings and samples submitted and dated February 9, 2011;

Note to Applicant: Superior detailing and precise execution of the facades details are critical to achieving the proposed building aesthetic. Large format (approx. 3' x 3') glass samples along with full performance specifications are required. The differentiation of the east facade from the southwest shall be maintained and where possible enhanced.

- 1.2** provision of a green wall treatment on the west wall of the 'University Club' with continuation into the new building lobby;

Note to Applicant: Careful testing and selection of species that will thrive in the two microclimates (interior and exterior) will be required including submission of large scale (1/4" or 1:50) section of green wall planter and the lower part of stainless steel cabling system as well as a long-term maintenance regime. The planter should be large enough to support the vines for the full three storey height as shown on the architectural West Elevation (Dwg A302) and should have irrigated to ensure robust plant growth.

- 1.3** design development to provide continuous weather protection along the full length of the building face through the plaza (from Hastings St to Cordova St) to protect pedestrians from rain and potential wind downdraft;

Note to Applicant: The opportunity to design a highly sculpted, varied and/or "floating" canopy will add visual interest to the Public Realm.

- 1.4 provision of the activation of the lobby and adjacent plaza in various ways, including by maintaining the three doors sets as indicated on plan A-206, and these doors to remain operable during business hours;

Note to Applicant: Provide permanent seating, public art and/or other elements of activation and delight, as well as movable tables and chairs of approximately the same number as shown on Landscape Plan L-1. The design should provide at least one lobby level food and beverage outlet.

- 1.5 design refinement of the planter/edge between the Cordova driveway and the plaza, to shorten and/or soften the appearance considering safety and pedestrian desire paths to the entrance;

- 1.6 design development to provide high quality materials and a consistent design treatment to extend down the new ramp walls and ceiling that are visible from the adjacent sidewalk.

- 1.7 design development and necessary widening of the parking ramp to the west of the existing Guinness Building to address the following:

- i) design refinement of the existing parking cap and seat wall shall be worked into the ramp widening;
- ii) provide new high quality materials and a consistent design treatment along both walls of this modified parking ramp;
- iii) improve the visual character and pedestrian experience;

Note to Applicant: This parking ramp is integral to the revised parking circulation and viability of the tower, and is highly visible from the sidewalk and surrounding plaza overlooks. The existing parking cap is a dark mass projecting into a sidewalk view of Burrard inlet. Minimize the vertical walls and visual bulk of the entire existing cap, and consider new, lighter materials, rather than expanding the bulk of the existing design.

- 1.8 re-use and rehabilitation of the existing lobby fireplace and the 'Ship Medallion' in the interior of shell portion of 'The University Club', and consideration to retain the timber trusses in the existing dining room of 'The University Club', and the Lobby painted beams, for re-use in the project in an appropriate way, including the possibility of using them in an interpretive manner.

Note to Applicant: regarding the timber trusses and painted beams, if these elements cannot be re-used, then it is recommended that the Vancouver Heritage Foundation be contacted with regard to the sale or re-use of the elements elsewhere as salvage. In this respect these elements should be retained and protected during any interim period.

- 1.9 maximize retention of the existing material of the west façade of 'The University Club', including within the interior of the new tower if viable, to maximize opportunities for building retention and to allow the corner of the heritage building to read more as a complete structure and further, maximized retention of the existing east wall of 'The Quadra Club' if viable;

Note to Applicant: provide a report and details of the condition of the existing east and west walls and the strategy for their greater retention, and revise the plans accordingly. If retention of the west wall is not viable, then provide the analysis in this regard. If the west wall cannot be retained, the new wall should compliment the retained southern façade and minimize the visual perception of the fact that only this portion is retained.

- 1.10 clarification of changes to the floor configuration behind the secondary doors at the east end of the front façade of 'University Club';
- Note to Applicant:** the interior ramp is shown descending to the first door but not the second, which has a threshold at the same level. The existing doors in both locations are to be retained. Therefore, the lower landing should be extended across to the easternmost door. Consideration may be given to reconfigure the stairs so that they abut the eastern wall to allow for possible window display area at the front windows, noting that their aperture is quite restricted.
- 1.11 consider and anticipate future restaurant exhaust venting requirements, per city standards, and incorporate necessary chases, venting routes and exhaust locations at suitable points on the 4 storey 'University Club' structures roof and/or perimeter; (See Standard Condition A.1.7)
- 1.12 identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED;
- Note to Applicant:** Provide a LEED® checklist confirming LEED® equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set
- 1.13 arrangements shall be made, to the satisfaction of the Director of Planning and Director of Legal Services, for a right of way for public use over the plaza public realm.
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

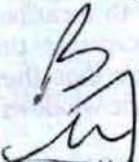
Appendix C - Processing Centre - Building Comments is also attached for your information.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

We are making improvements to the way we process responses to "prior-to" conditions so that we can serve you better. Our objective is to increase efficiency and to reduce process time. As a first step, we have changed our method of receiving "prior-to" responses. We will now meet with you when you submit your response. The purpose of our meeting will be to complete a preliminary review of your submission and to schedule the review process. As in the past, your submission must include your revised drawings and a written explanation describing how you have addressed each of the conditions. To arrange a meeting, please contact David Autiero at 604-871-6265 from 9:00 a.m. to 4:00 p.m., Monday to Friday. Please do not mail, drop off or courier your response because this will delay the processing of your application. Thank you for your cooperation in helping us help you.

This letter is based on the minutes of the Development Permit Board meeting of April 4, 2011, which have not yet been adopted by the Board. If any amendments to this approval are made by the Board at its next meeting, you will be advised immediately.

Yours truly,



Benny Mah
Project Coordinator
Development Services
Community Services
benny.mah@vancouver.ca
Phone: 604.873.7717

BM\lmh

cc:

Central Property File

City Building Inspector
Development Planner, G. Papers
Project Facilitator, D. Autiero
Project Assistant, A. Kwan
Engineering Services, W. Memon
Engineering Services, K. Cavell

Oxford Properties Group
Oxford Tower Suite 1100
130 Adelaide Street
Toronto, Ontario
M5H 3P5

**APPENDIX A
STANDARD CONDITIONS**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 compliance with Section 4.8.4 (Required Disability Parking Spaces) of the Parking By-law;

Note to Applicant: Based on floor area of the new tower, a total of 12 disability parking spaces is required. Although the Project Statistics indicate 12 disability parking spaces are provided, there are actually only 11 disability parking spaces identified on the overall lower main floor plan (A-205a).

A.1.2 compliance with Section 6.5 (Clothing Lockers) of the Parking By-law;

Note to Applicant: Based on the required number of Class A bicycle parking spaces, 80 clothing lockers are required for each gender.

A.1.3 confirmation of the total proposed FSR;

Note to Applicant: Set of FSR sheets must be sealed and signed. Clarify all floor levels and subtle variations of the changing floorplates (FSR-103) with dimensions on the new tower and provide confirmation of the existing floor area of the Guinness Building. Clarify if the gray shaded structures (columns, walls) are included in FSR. Clarify the change of use of the lower main floor in the existing Guinness Tower and storage rooms in parking level P-4 under the new tower. Delete new property line and show existing property line.

A.1.4 provision of layout and dimensions of the bicycle parking spaces and maneuvering aisles in the bicycle storage rooms located on parking levels P-2 and P-3 and three additional electrical outlets;

Note to Applicant: Dimensions of the bicycle parking spaces and maneuvering aisles are also required in the bicycle rooms located on the lower main floor plan (A-205 and A-205a). An electrical outlet is required for each two Class A bicycle spaces. Update the actual and correct number of vertical spaces, lockers and electrical outlets in the bike storage summary on overall parking levels 1 to 3 and the lower main floor. Bicycle rooms shall be located no lower than the first complete parking level below grade and shall have direct access to outside. There shall be no stairs on the access route, except that the Director of Planning may allow stairs provided a wheel ramp with a minimum width of six inches is provided without cutting into the stair treads.

A.1.5 clarification of the number of small car spaces on parking level P-2, P-3 and P-4;

Note to Applicant: Correct numbering of parking spaces starting at #157 on parking level P-3.

A.1.6 clarification of access to the parking, loading and bicycle parking spaces and amenity space for each building on the two separate sites;

Note to Applicant: Consolidation of the two sites would resolve this condition.

A.1.7 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

Standard Landscape Conditions

- A.1.8 design development to the plaza paving design to integrate the new building's aesthetics, as well as the patterns of the existing Guinness plaza and Cordova Street and illustrate on the Landscape Plan of the plaza paving design (including materials) extending from the plaza through the interior lobby;

Note to Applicant: The same pattern and materials should continue on both sides of the lobby glass in order to clearly express the transparency of the plaza and lobby design. The repeating squares motif reflects the 1960's style of the adjacent Guinness building. Perhaps a transformed or staggered pattern would better suit the new plaza.

- A.1.9 design development to create a more visually open landscape ramp, with less channeled walls;

Note to Applicant: This can be achieved by reducing the northern wall of the ramp to a 6" - 18" undulating curb. The southern ramp wall can retain a higher undulating profile, but no taller than shown on L-3, Elevation 3. The curved curb of the north wall at the sidewalk entrance should be pulled south to align with the wood seating wall opposite, in order to reduce the tripping hazard for sidewalk pedestrians.)

- A1.10 provision of a large scale (1/4"=1' or 1:50) section through the Level 3 deck;

Note to Applicant: The section should illustrate the planting depths for the proposed trees. The BCSLA Landscape Standard requires a planting depth of 24 to 36" for large shrubs and small trees.)

- A.1.11 location of all landscape sections on the Landscape Plan;

- A.1.12 provision of a notation on the Landscape Plan of the use of Ipe wood for the plaza benches, as described in the Open Space Landscape section of the development permit application booklet;

- A.1.13 provision of a high efficiency irrigation system for the entry plaza, the plaza green wall planter and the Level 3 terrace planter;

Note to Applicant: Hose bibs or individual irrigation lines should be provided for the large pots on the Level 4 amenity deck. Notations to that effect should be added to the drawings. (Note to applicant: The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines)

- A.1.14 provision of details and typical drawings of the new "proposed exit stair", "concrete planter", and "seat wall with wood bench top", indicated in the plaza west of the Guinness Building on landscape plan L-1;

Note to Applicant: Any other surface modifications required by the revised parking will need to be provided. (See Condition 1.8)

- A.1.15 in order to maintain a consistent rhythm of street trees along Cordova, investigation of the possibility of retaining the most easterly of the two street trees that are proposed for removal adjacent to the West Cordova parkade entrance;

Note to Applicant: Consideration should be made to narrowing the throat of the curb crossing to avoid conflict with the tree branches.

Standard Heritage Conditions

- A.1.16 Council can and does approve the municipal heritage designation of 'The Quadra Club' façade and that the associated Designation By-law is enacted by Council;

A.1.17 arrangements shall be made, to the satisfaction of the Director of Planning and Director of Legal Services, that the owner enters into a side agreement (219 Covenant) which requires the protection and timely completion of the designated portions of 'The Quadra Club' during construction and that the owner agrees that due compensation has been provided by the City and that the owner will not come forward in the future for further compensation, to the, and that the agreement is registered in the Land Titles Offices, to the satisfaction of the Director of Legal Services, prior to issuance of this permit;

A.1.18 provision of an "Assurance of Retention of Existing Portions of Buildings" letter (copy attached) and colour-coded detailed elevation drawings from a Registered Architect or Engineer are to be submitted with regard to 'The Quadra Club' façade;

Note to Applicant: Documentation to be provided in triplicate, verifying that the portions of the existing structure shown as being retained can in fact be retained, and that he/she will supervise the construction to ensure the retention occurs.

Notes are to appear on the retention drawings indicating the following:

- (i) that all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time, unless specifically approved otherwise;
- (ii) that 'retained wall' means the retention of the existing wall structure, sheathing (if applicable), and masonry;

In addition, three copies of a letter signed by the Registered Architect or Engineer, indicating the sequence of construction, are to be submitted, in order to ensure that the construction is carried out in a manner that retains the building on the site at all times. A copy of the approved retention drawings and will form part of any approved Building Permit drawings.

A.1.19 provision of a final colour scheme for applicable portions of 'The Quadra Club' façade as recommended by the Heritage Consultant;

A.1.20 provision of a letter from the owner which supports bringing forward the addition of 'The Guinness Tower' at 1055 West Hastings to the Vancouver Heritage Register;

A.1.21 provision of the final version of the Conservation Plan for 'The Quadra Club' and the Statement of Significances (SOS's) for 'The Quadra Club', 'The Guinness Tower' and 'The Marine Building' from the Heritage Consultant, incorporating any changes, and that all are provided as separate documents for inclusion in City records;

Note to Applicant: Provide electronic copies of the SOS's (pdf's in addition to the requirements above.)

Crime Prevention Through Environmental Design (CPTED)

A.1.22 provision of graffiti protection and anti-skateboard reveals for planters, steps, railings and walls within the plaza area;

A.1.23 provision of theft & mischief in underground parking: provision of doors or gates at exit stairs, recessed to not visually or physically intrude onto plazas or sidewalks, and well lit.

A.2 Standard Engineering Conditions

A.2.1 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of the two sites;

Note to Applicant: Consolidation of the two sites would resolve cross-boundary issues with regard to access to the underground parking from the neighbouring Guinness site, underground

shared facilities including showers, bicycle parking, loading spaces, access corridors and garbage facilities and of the common plaza between the two buildings;

- A.2.2 clarification if the pedestrian link shown on page A206, between the site and the Marine Building, is a requirement to meet the Vancouver Building By-Law;

Note to Applicant: An easement will be required if this is a Vancouver Building By-law requirement.

- A.2.3 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for any proposed encroachments onto city property prior to issuance of the building's occupancy permit;

Note to Applicant: Plan A207 indicates that there may be minimal encroachment onto Hastings Street from the heritage façade. After the improvements have been completed, a BC Land Surveyor's Building Location Certificate is needed to verify if encroachments exist. If so, an application to the City Surveyor will be required. For general information see the Encroachment Guide.

(<http://vancouver.ca/commsvcs/developmentservices/subreg/pdf/bldgencroach.pdf>).

- A.2.4 provision of written consent from the General Manager of Engineering Services for the proposed building structure within the Cordova Street Viaduct Works right of way area (as delineated on Plan BCP9732);

Note to Applicant: Indicate right of way plan BCP9732 on drawings.

- A.2.5 provision of details of the crossing on Cordova Street and arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for modifications to the viaduct structure;

Note to Applicant: As this crossing is on structure, the applicant is to ensure that all design drawings related to the crossing preparation and installation have been reviewed and approved by the Engineer of Record of the Cordova Street structure (Sandwell Engineering). The details are to be superimposed on the appropriate viaduct as-built detail/section. Once completed, as-built drawings will be required for the improvement. An encroachment agreement or modifications to any applicable existing agreement will be required to reflect the changes.

- A.2.6 provision of a bridge monitoring strategy, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The applicant is to develop a monitoring strategy for the viaduct to track movements during construction and establish reporting and stop-work thresholds. A \$10,000 deposit will be required for the City to retain the engineer of record to review the monitoring strategy and the results of the monitoring during the critical phases of construction.

Written confirmation is required at Development Permit issuance and payment of the deposit is required prior to Building Permit issuance.

- A.2.7 design development of the landscape work and arrangements, to the satisfaction of the General Manager of Engineering Services, for modifications to the viaduct structure;

Note to Applicant: The applicant must ensure that proposed landscaping and related improvements fall within acceptable bridge design loading. Review by the Engineer of Record for the viaduct is required. Design of landscape shall be superimposed on appropriate viaduct drawing and once construction is complete an as-built drawing will be required. In addition, an encroachment agreement or modifications to an appropriate existing agreement will be required.

A.2.8 provision of additional and corrected design grades as noted:

- on Hastings; (Sheet A102), elevation (46.73) at 4' driveway widening should read 47.48;
- show DE 52.52 and 53.70 on PL at centre of stairs on Hastings (A-206).

A.2.9 design development of the parking layout:

Note to Applicant: At minimum, this should include the following:

- a) reposition parking spaces 7 & 8 on the lower main floor;
- b) provide additional parking stall width for parking spaces adjacent walls including parking spaces 27, 62, 75, 99, 112, G03, G80, G112, G143, G157, G189 and G223;
- c) rotate parking spaces 144/143 on P4, 101/102 on P3, 64/65 on P2 and 29/30 on P1 to face north and convert the easterly parking space to a small car space to improve two-way vehicle passage; and
- d) redesign disability parking space 19 on parking level P1 to improve functionality.

A.2.10 design development of the service corridor between the proposed loading facility and the adjacent Guinness Tower to reduce corners and to provide ramps rather than stairs;

A.2.11 provision of a security gate and section drawing clearly demonstrating provision of a minimum 3.8 m unobstructed vertical clearance on the loading access ramp at the building line and also within the loading area;

Note to Applicant: The section drawing must show the vertical clearance at the building line to the underside of the required security gate when raised, and also within the entire area to be used for loading and manoeuvring of trucks.

A.2.12 provision of design elevations on both sides of the top of the ramp leading into the loading area;

A.2.13 provision of a loading management plan to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The plan shall include a profile of anticipated daily deliveries for the fully-developed two-tower site, including types of delivery and service vehicles, purpose, duration and accumulation. This shall be developed with benefit of further studies of the existing Guinness Tower and other existing buildings, if necessary. Such studies must cover peak loading demands during a typical week under typical conditions, including locations used (whether on-site, off-site, or on-street). The plan must identify sufficient measures to ensure that the on-site loading space provisions prove sufficient without any on-street loading activity occurring for the site. The measures may include such actions as employing a full-time Loading Manager, scheduling deliveries/reserving loading spaces, combining service providers, changing delivery vehicle sizes, and/or creating a Loading and Servicing Committee, as well as any other measures deemed necessary to ensure that the loading doesn't impact City street.

A.2.14 confirmation of the functionality of solid waste operations;

Note to Applicant: The applicant must confirm that a waste hauler can access and pick up from the location shown. The applicant is required to consult with a hauler and confirm their ability to service the site as reflected on the plans. The applicant has suggested that the garbage storage/compacter location may change to the parking area - if this is the case, overhead clearance becomes critical, as does potential manoeuvring space. Please ensure this aspect of the garbage pick up operation is well studied to ensure smooth operations.

A.2.15 clarification of the pattern on the Cordova Street sidewalk immediately east of the east property line;

Note to Applicant: The crossing and ramp design may require adjustment if a standard sidewalk treatment is not provided.

- A.2.16 provision of written confirmation that all utilities will be underground and within private property;

Note to Applicant: The General Manager of Engineering Services will require all utility services to be underground for "conditional" developments. All electrical services to the site must be primary with all electrical transformers located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. Contact Bill Moloney at 604.873.7373 for further information.

The site must be served by an interconnected water service and the meter room must be located to the satisfaction of the General Manager of Engineering Services. Contact Engineering Waterworks Design at 604-873-7325 for details.

- A.2.17 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the consolidation of the two sites;

Note to Applicant: Consolidation of the two sites would resolve cross-boundary issues with regard to access to underground parking from the neighbouring Guinness site, underground shared facilities including shower facilities, bicycle parking, loading spaces, access corridors, garbage facilities and for the common plaza between the two buildings.

- A.2.18 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a canopy application;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Submit site and elevation drawings of the proposed canopy directly to Engineering Services for review.

- A.2.19 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a crossing application;

Note to Applicant: Submit a crossing application and 2 copies of the site plan directly to Engineering Services for review and design. Confirmation of viaduct modifications to accommodate tree removals/landscaping and crossing installation are required.

- A.2.20 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the encroachments of the proposed landscaping on the Cordova Street Viaduct; and

- A.2.21 consideration of the modification of the air supply ductwork on parking level P3 and P2 to allow for the creation of a standard and small car space in the adjacent area.

Note to Applicant: There appears to be opportunity to provide additional angled parking spaces through realignment of the ductwork.

APPENDIX B

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated March 23, 2011. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **November 6, 2011**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.4 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.5 Amenity spaces (fitness facility, lounge and kitchen) of 7,847 ft.² and excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents and occupants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents and users of this building complex.

- B.2.6 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.7 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor at 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.8 In the event that retention of portions of the heritage building which are to be retained cannot occur as shown on the approved plans, all construction work must cease. Construction must stop as the work is no longer in compliance with the approved permit and the permit would now be considered to be invalid. Replication or replacement of existing portions of the building that were to be retained does not comply where retention is a condition of the permit. Planning staff must be contacted to discuss options including the possibility of new permits in the event the building cannot be retained as shown on the approved plans.
- B.2.9 All windows and doors are as approved on the drawings and any substitutions or changes require the approval of the Director of Planning before any changes are made. Regarding the heritage building, unless noted otherwise, "existing" means the existing window retained and refurbished in place or removed and refurbished and re-installed, as per the approved Conservation Plan.
- B.2.10 Regarding the heritage building, any new trims and wood elements are to be sanded and painted (textured or combed products are not approved) unless specifically approved otherwise.
- B.2.11 All work is to be consistent with the approved Conservation Plan provided by Robert Lemon Architect Inc. dated September 21, 2010, and forming a part of this permit.
- B.2.12 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.

APPENDIX C

Processing Centre - Building comments

The following comments are based on the preliminary drawings prepared by MCMP Architecture dated February 3, 2011 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. *The property is being subdivided - the existing building (Guinness Tower) is required to be fully upgraded per Part 10 of the VBBL. A separate building permit will be required for the Guinness Building.
2. *Firewall or two exterior walls required at the new property line.
 - a) Exit facilities from the existing Guinness Building is required to be fully upgraded.
 - b) Firewall must be continuous vertically from foundation, through the basement levels, up to roof.
3. Fire door required in the existing Marine building which opens into new building. A separate building permit will be required for the Marine Building.
4. * Existing façade to be incorporated into the new building shall be fully upgraded.
5. * Spatial separation requirements on the West and East elevations do not comply- the amount of unprotected openings, windows, is over the limit. The amount of unprotected openings at the existing Guinness Building is now over the limit. Guinness Building is required to be fully upgraded.
6. Building construction is required to be noncombustible.
7. Highrise building and VBBL 3.2.6. requirements for high buildings apply.
8. * The building must be separated from adjacent buildings by measures to limit smoke movement between the Guinness building and the Marine Building.
9. Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
10. * Principle entrance is not within 15 m of the fire access route.
11. * The building is required to provide access to persons with disabilities to all public areas, common areas, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
12. * All entrances, exits, drive aisles and other access to offstreet disability parking spaces, and egress therefrom must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
13. * At least 2 exits are required from the retail/restaurant floor areas.
14. * At least 2 accessible paths of travel to 2 separate exits are required from the parking floors containing stalls for persons with disability.
15. * Additional exit may be required from storage garage where security gate is provided.
16. Storage garage security shall conform to 3.3.6.7.
17. * Distance between exits are not sufficiently remote from each other. Level P4; 3rd floor.
18. * Exit lobby is required to have a fire separation between it and floor areas containing an occupancy.
19. * Dead end public corridors exceed 6 m in length. 2nd floor.
20. * A fire pump with sufficient space inside a service room located halfway up the tower will be needed.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

RECEIVED

APR 04 2014

TRADES COUNTER

CITY OF
VANCOUVER

LICENCES AND INSPECTIONS

Additional Information Required for Facsimile Applications

PIN Number 195H
 Credit Card Number _____
 Check one: Visa ☒ MasterCard ☐
 Expiry Date _____ Amount \$ _____
 Signature _____
 (Authorized Signatory of Contractor)

APPLICATION FOR
ELECTRICAL PERMITDATE 14, 07, 03
YY MM DDPERMIT # EL 575260

APPLICANT <u>BRIDGE ELECTRIC CORP.</u> CONTRACTOR/OWNER (PLEASE PRINT)		BLDG/SIGN PERMIT # <u>Revised 4</u>
MAILING ADDRESS <u>11091 HAMMERSMITH GATE</u>		INSTALLATION ADDRESS <u>1055 W. HASTINGS - Apt 4</u>
CITY <u>RICHMOND BC</u>	POSTAL CODE <u>V7A 5E6</u>	SPECIFICS <u>GUINNESS TOWER</u>
TELEPHONE: <u>604-273-2744</u>	FAX: <u>604-273-4814</u>	OWNER/ TENANT <u>Removed loc/s</u>
CITY OF VANCOUVER BUSINESS ACCOUNT # _____		SITE CONTACT <u>JAY BRAYSHAW</u>
DECLARATION: I declare that I or a member of my Company will be doing the electrical work applied for on this application form. If I am the owner/occupier of the premises, I declare that I will personally be doing such electrical work or the qualified person whose name and qualification particulars follow will assist me without remuneration.		TELEPHONE: <u>778-836-8232</u> FAX: _____
Full Name _____		INSTALLATION DETAIL
Trade Qualification Detail As owner or owner's agent, I have verified that the information contained within this document and associated documents and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations. I have confirmed the supply service electrical characteristics service equipment and the pole location with BC Hydro. YES <input type="checkbox"/> NO <input type="checkbox"/> Owner/ Contractor <u>Jay Brayshaw</u> Signature _____		<input checked="" type="checkbox"/> 1000 Existing Service <input type="checkbox"/> 1001 New Service <input type="checkbox"/> 1002 Relocate Service <input type="checkbox"/> 1003 Increase Service
Permit authorized by _____ for City Electrician		VOLTS <u>12.5 KV</u> AMPS <u>150</u> # <u>3, 3</u> WIRE
CONTRACTOR CERTIFICATION		SIZE & MATERIAL OF SERVICE CONDUCTOR: _____
EC <u>10546</u> CONTR. REG. #	EXPIRES <u>14 03 31</u> YY MM DD	SIZE OF GROUNDING CONDUCTOR: _____
FSR <u>41136</u> FSR REG. #	FSR Class Code <u>A</u>	IF APPLICABLE: TRANSFORMER KVA _____
Signature of authorized signing officer <u>JAY BRAYSHAW</u> Please Print Name		AVAILABLE FAULT CURRENT _____ KA
DESCRIPTION OF ELECTRICAL INSTALLATION		SERVICE BOX INTERRUPTING CAPACITY _____ KA
<u>RENOV OF EXISTING AMENITY</u>		<input checked="" type="checkbox"/> 1004 Main Distribution/Electrical Room <input type="checkbox"/> 1005 M/T Raceway/Green Home <input type="checkbox"/> 1006 Grounding/Bonding <input checked="" type="checkbox"/> 1010 Branch/Appliance Circuits <input type="checkbox"/> 1012 Transformer/Capacitor/Welder <input type="checkbox"/> 1014 Motors/Machinery <input type="checkbox"/> 1016 Fixtures/Fittings <input type="checkbox"/> 1018 Deck/Underground <input type="checkbox"/> 1020 Pool/Spa/Hot Tub <input type="checkbox"/> 1022 Heating Ccts. Please specify _____ <input type="checkbox"/> 1028 Air Conditioning Units <input type="checkbox"/> 1052 Sprinkler Heat Tracing <input checked="" type="checkbox"/> 1060 Fire Alarm System <input type="checkbox"/> 1061 Electromagnetic Locks on Exit Doors <input type="checkbox"/> 1062 Emergency Lighting <input type="checkbox"/> 1066 Emergency Generator/Transfer Switch <input type="checkbox"/> 1068 Fire Pump/Transfer Switch <input type="checkbox"/> 1080 Temporary Power <input type="checkbox"/> 1081 Seismic Support of Electrical Equipment <input type="checkbox"/> 1082 Sign Power Supply <input type="checkbox"/> 1086 Class 2 Circuits (extra-low voltage: intercom, security-prewire) <input type="checkbox"/> 1087 Complete security alarm system <input type="checkbox"/> 1088 Movie Set <input type="checkbox"/> 1089 Booster Pump for a sprinkler system in a SFD <input type="checkbox"/> 1090 Other _____ Please specify _____
<u>SPACE in GUINNESS TOWER - LOWER</u>		<input type="checkbox"/> NEW CONST. <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION
<u>ADDITION OF (1) 20/208V PANEL</u>		<input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION
<u>CHANGES TO BRANCH CIRCUITING</u>		TYPE OF CONST: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE
<u>*See attached sheet for fire alarm</u>		OCCUPANCY: _____
TOTAL VALUE OF INSTALLATION \$ <u>110,000</u> (INCLUDING COST OF MATERIAL & LABOUR)		SFD, SFD/Sec Suite, Laneway House, Multi-family, Industrial, <u>Commercial</u> (Office, Retail, Retail Store), Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify _____
		<input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE
		PLEASE SPECIFY _____ Gas station, Spraybooth, etc.
		PERMIT FEE \$ <u>2725.-</u>


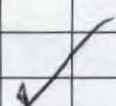
E 1324446

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL 575260
IA	
DATE	14 ' 08 ' DD 15

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the Electrical Wiring in these Premises has been Inspected as Noted Hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 W HASTINGS ST			
				SPECIFICS LOWER MAIN			
TYPE OF INSPECTION <input type="checkbox"/> U/G <input type="checkbox"/> SLAB <input checked="" type="checkbox"/> R/W <input type="checkbox"/> SERVICE <input type="checkbox"/> FINAL <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> CO-ORDINATED <input type="checkbox"/> WWOP <input type="checkbox"/> TEMP <input type="checkbox"/> OTHER				INSPECTOR Bruce Spargo			
				OFFICE HOURS: 8:30 - 9:30 am / 3:00 - 4:00 pm			
				PHONE #: 604-873-7856 FAX: 604-873-7100			
				EMAIL: bruce.spargo@vancouver.ca			
				INSPECTOR  SIGNATURE			
ITEM		ACC	REJ	ITEM		ACC	REJ
1	SERVICE V A Ph			17	AUTHORIZATION FORM RCVD / POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			18	MOVIE SET and GENERATOR		
3	GROUNDING- Plate / Rods / Ufer / in situ			19	EM GEN / TRANSFER SWITCH / FIRE PUMP		
4	BONDING- Water/Gas /Waste /El Equip /Tel /Cable			20	EXIT SIGNS / EMERGENCY LIGHTING		
5	SLAB / UNDERGROUND			21	FIRE ALARM SYSTEM / APPNDX C RCVD		
6	CONDUIT / RACEWAYS / PVC / RIGID STEEL / ENT / DB2			22	FIXTURE AND FITTINGS		
7	TRSFMR. KVA CAPTR. KVAR			23	SECURITY WIRING / EXTRA LOW VOLTAGE		
8	BRANCH / APPLIANCE CIRCUITS			24	WIRING OK TO COVER 		
9	FURNACE / BOILER CCT			25	OK TO ENERGIZE- Subject to BCH Approval		
10	HEATING CCTS			26	Partial Occupancy (See remarks)		
11	POOL / SPA / HOT TUB			27	OCCUPANCY PERMIT		
12	MOTORS / PUMPS / RES. SPRINKLER PUMP			28	PERMIT FINAL		
13	RESIDENTIAL CO/SMOKE ALARM						
14	AIR CONDITIONING UNITS / ROOF TOP UNITS						
15	PHOTOVOLTAIC SYSTEM /VEHICLE CHARGING CCT.						
16	OTHER (see remarks)						

The following deficiencies shall be rectified before: YY MM DD and must be left accessible for re-inspection. Please call 311 or 604-873-7000 (7 AM to 10PM, 7 Days a week) when the work is ready for re-inspection and the applicable fee has been paid.

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
24	ceiling - mens washroom	

WHITE COPY - TO FILE

YELLOW - SAFETY OFFICER

PINK - SITE COPY

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CITY OF VANCOUVER

(THIS IS NOT A PERMIT)

PERMIT TYPE		BUILDING PERMIT APPLICATION				APPLICATION NUMBER A BU 465365	
LEGAL DESCRIPTION LOT 1 BLOCK 1 DISTRICT LOT 185 PLAN EPP17924						ADDRESS 1055 W HASTINGS ST	
ADDITIONAL ADDRESS INFORMATION RELATO PROJECT 1075 W HASTINGS ST						SPECIFICS P1 & 13TH FLOOR	
APPLICATION DATE JUN 17, 2015	PURPOSE ALTER	PROJECT VALUE \$60,000	ASSESSED VALUE	PLANS 2	METRIC NO	PLACE NAME GUINNESS TOWER	
HERITAGE DESIGNATION	HERITAGE STATUS B: SIGNIFICANT	TEMPORARY USE DATES				SUBTYPE FIELD REVIEW	
APPLICANT DESIGN PROF MICHAEL WATTS 1600-TWO BENTALL CENTRE 555 BURRARD ST BOX 264 VANCOUVER BC V7X 1M9						CONTACT 3 CONTRACTOR AINSWORTH INC. #104 - 17741 - 65A AVENUE SURREY BC V3S 1Z8	
TEL 604-687-2990	BUS.LICENSE CERTIFICATE	TEL 604-893-3244	BUS.LICENSE CERTIFICATE	TEL 778-571-3560	BUS.LICENSE 494685	TEL 604-576-1355 CERTIFICATE 11371	

THIS APPLICATION IS SUBMITTED WITH PLANS TO:

Interior alterations to enclose the fire pump feeder in a 2 hour rated enclosure where the existing conduits do not travel in a rated shaft to the P1 level and 13th floor of this existing Vancouver Heritage Register "B" commercial building.

Proposed installation to meet the applicable requirements of Article 3.2.7.10 of the 2014 VBBL.

OK for field review as per Ian Mackie, Jun 17/15

Note: Energy upgrade exempted for Project - Minor Alterations/Voluntary Upgrade.

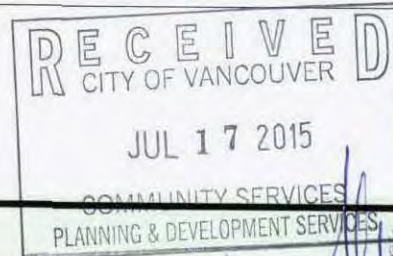
Schedule A & Schedule B (Architectural): Michael Watts 604.687.2990

Schedule B (Electrical): Michael Hart 604.685.9381

PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC D	PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
B30 GENERAL OFFICE	P1 & 13TH FLOOR						
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0001 PLACE/BLDG NAME	GUINNESS TOWER			0040 PROCESSED THROUGH	28 ENQ CTR -FLD RV		
0036 LOT TYPE	03 INSIDE/DOUBLEFRONT			0050 TIPS STATUS	02 FULLY SPRINKLERED		
0037 LOT WIDTH	IRREGULAR			0080 ZONE	Z062 DD		
0038 LOT DEPTH	IRREGULAR			0375 HPO EXEMPTIONS	30 NON-RESIDNTL BLDG		
RELATED PERMITS:	EL553890	1055 W HASTINGS ST		IA411980 SPRINKLERS	1055 W HASTINGS ST		
CLEARANCES REQD DURING APPLICATION	STAG INCLUDE	PLAN REGISTRY		BI01 BUILDNG FIELD INSP	SAUL SCHWEBS	604-873-7040	
PROCESSED BY:	APPLICATION TAKEN BY E JEON.	APPLICATION REVIEWED BY I MACKIE		APPLICATION TYPED BY E JEON			

ADDITIONAL NOTES:

410 Arrange for a Field Review Appointment by contacting 3-1-1 from within Vancouver or 604-873-7000 for outside Vancouver. The 3-1-1 Centre is open 7 days a week from 7AM to 10PM, 365 days a year. Also, our 24 hour Building Inspections booking request message line is 604-873-7058. For information on how to use it, please contact the 3-1-1 Centre.



COMMENTS:

OK TO ISSUE
Saul
19 NOV 2015

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	BUILDING INSP
300 BUILDING FEE	527.00			ATTENTION	BUILDING INSPECTOR
				REASON	APPLICATION REVIEW
				GROUP	38 : BUILDNG FIELD INSP
				DISTRICT	01 : SAUL SCHWEBS
INVOICE: 782347		TOTAL	\$527.00		

PERMIT NUMBER	EL 549531
IA	
DATE	12 / 11 / 21 YY MM DD

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 1021 W HASTINGS ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input checked="" type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: 604-873-7856 FAX: 604-873-7100				INSPECTOR [Signature]			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		<input checked="" type="checkbox"/>
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: **YY** | **MM** | **DD** and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
15-	Level P4 - grounding seen (picked up ground rods + columns) (to be extended)	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

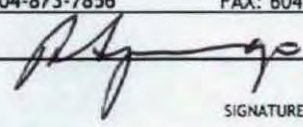
File: _____
Referred: _____
Supervisor: _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

PERMIT NUMBER EL 549531
IA
DATE 13 '01 '15

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 W HASTINGS ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input checked="" type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS 1021 W. HASTINGS ST			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: 604-873-7856 FAX: 604-873-7100				INSPECTOR  SIGNATURE			
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		<input checked="" type="checkbox"/>
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: YY | MM | DD and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
15	slab - P2 north	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

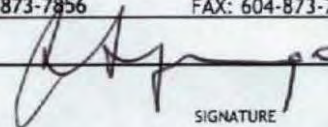
File: _____
Referred: _____
Supervisor: _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

PERMIT NUMBER	EL 549531
IA	
DATE	12 ' 09 ' 04

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 W. HASTINGS ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input checked="" type="checkbox"/> OTHER TEMP POWER				SPECIFICS			
				INSPECTOR Bruce Spargo			
				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
				PHONE #: 604-873-7856 FAX: 604-873-7100			
				INSPECTOR  SIGNATURE			
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE	✓		14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR	✓		18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: **YY** | **MM** | **DD** and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
2.	power for temporary crane service	

WHITE COPY - TO FILE

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE



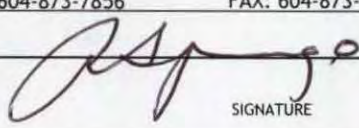
E 1126103

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL 549531
IA	
DATE	12' 06' 18

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER BRIDGE ELECTRIC				ADDRESS 1055 W. HASTINGS ST			
TYPE OF INSPECTION <input checked="" type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS			
INSPECTOR Bruce Spargo				OFFICE HOURS: 8:30-9:15 AM / 1:00-1:45 PM			
PHONE #: 604-873-7856 FAX: 604-873-7100				INSPECTOR 			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
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5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
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7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

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OTHER INSPECTOR=S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
2.	temporary construction trailers	

WHITE COPY - TO FILE

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PINK - SITE COPY

File: _____
Referred: _____
Supervisor: _____