



W BROADWAY

SPRUCE

DP APPLICATION | SEP. 8, 2017

A-0.01	RATIONALE
A-0.02	MATERIALS
A-0.03	STATISTICS
A-0.04	SURVEY & BUILDING GRADES
A-0.05	CONTEXT PLAN & MASSING
A-0.06	SHADOW STUDIES - MAR. / SEP. 21
A-0.07	STREETSCAPE PHOTOS
A-1.00	SITE PLAN
A-1.01	P2
A-1.02	P1
A-1.03	LEVEL 1
A-1.04	LEVEL 2
A-1.05	LEVEL 3
A-1.06	LEVELS 4-8
A-1.07	LEVEL 9
A-1.08	LEVEL 10
A-1.09	ROOF
A-2.01	ELEVATIONS - NORTH
A-2.02	ELEVATIONS - EAST
A-2.03	ELEVATIONS - SOUTH
A-2.04	ELEVATIONS - WEST
A-2.05	LARGE SCALE ELEVATIONS
A-2.06	STREET ELEVATION
A-3.01	SECTIONS
A-3.02	SECTIONS
A-3.03	SECTIONS
A-3.04	SECTIONS
A-3.05	SECTIONS
A-4.01	UNIT PLANS - ONE & TWO BEDROOM
A-4.02	UNIT PLANS - PENTHOUSE

PROJECT TEAM:

OWNER

MINGLIAN HOLDINGS

JASON SU
604-620-3598
jason.su@minglian.ca

RENEE JIANG
604-620-3598
renee@minglian.ca

LANDSCAPE

CONSIDERED DESIGN INC.

ALISON MAGILL
604-715-6384
alison@weareconsidered.com

JULIAN PATTISON
778-386-4414
julian@weareconsidered.com

ARCHITECT

GBL ARCHITECTS INC.

JOEY STEVENS
604-736-1156
joey@gblarchitects.com

EMILY BRETT
604-736-1156
ebrett@gblarchitects.com

ACOUSTIC

BKL CONSULTANTS LTD

ERIC GU
604-988-2508
gu@bkl.ca

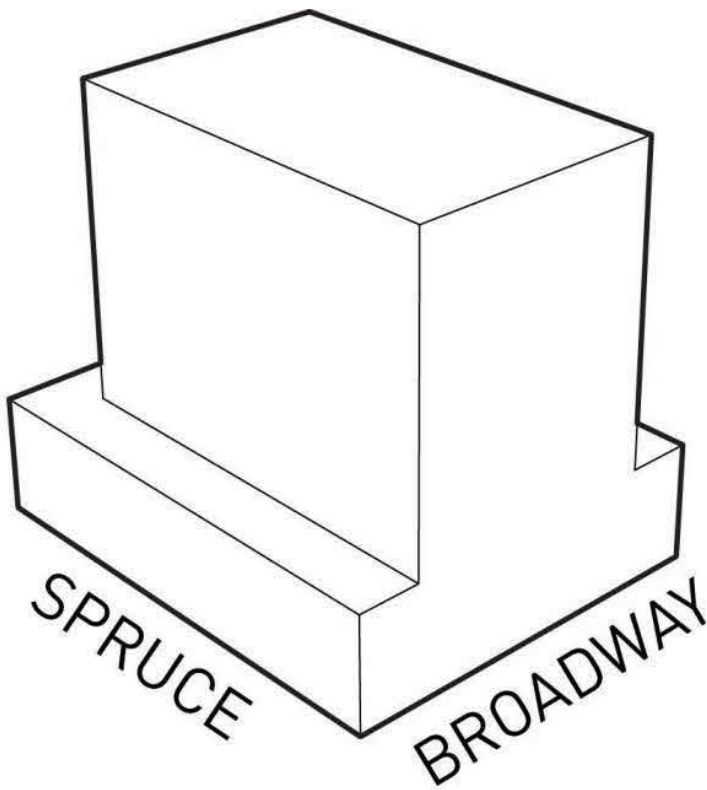
DOUGLAS KENNEDY
604-988-2508
kennedy@bkl.ca

Design Rationale



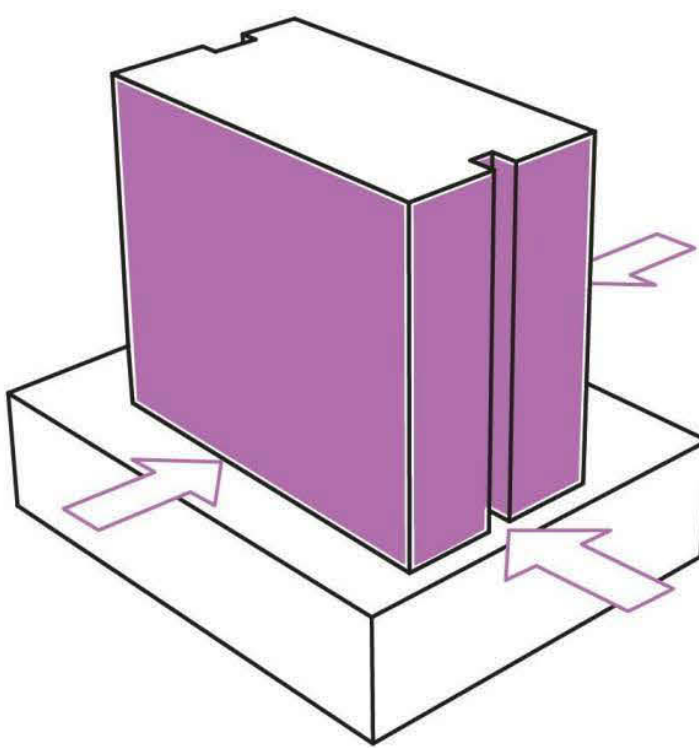
1 C-3A Zoning Volume

- 30 ft. street wall along Broadway
- 120 ft. building height
- Tall slender towers that maximize sun penetration & views north



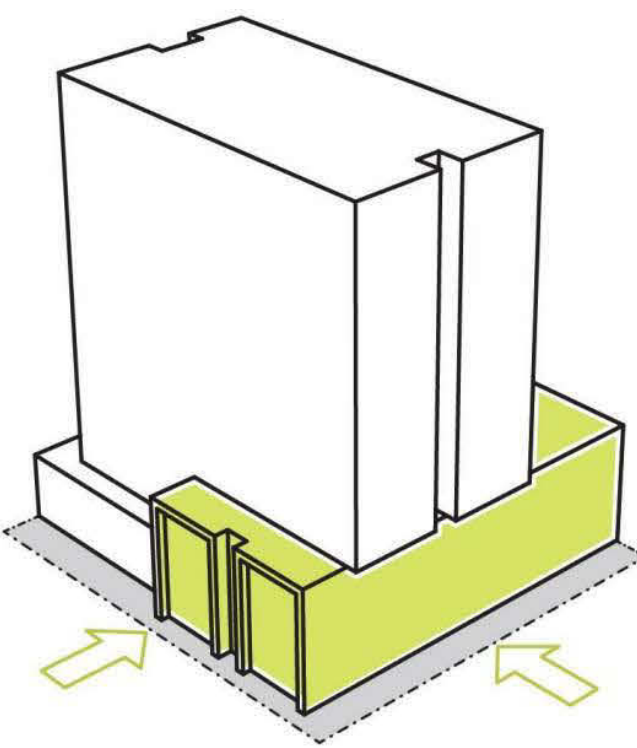
2 Residential Tower

- Tower width reduced to minimize shadow impact on Broadway
- Split into two volumes to emphasize slenderness & improve privacy between units



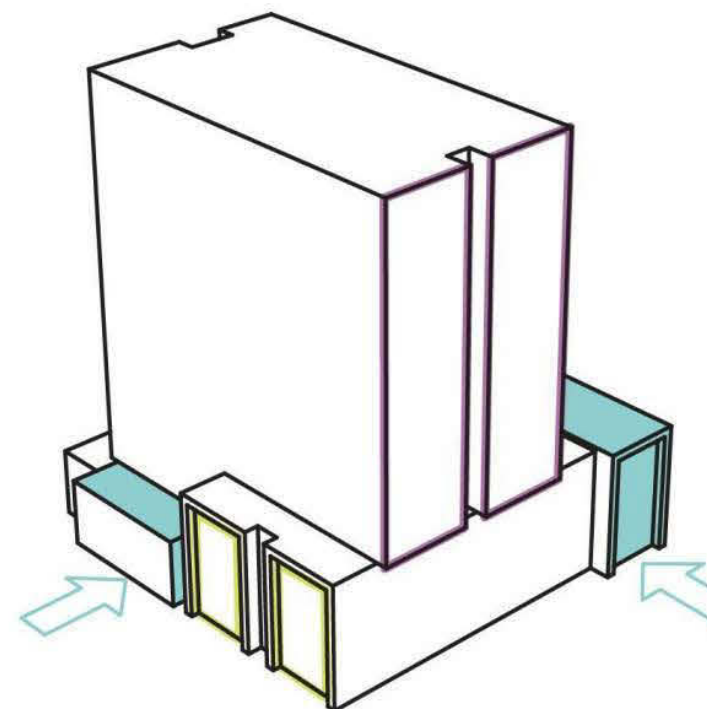
3 Commercial Base

- Increased setbacks along Broadway & Spruce for public realm opportunities
- Spruce frontage split into two volumes to reduce scale & repeat tower proportions



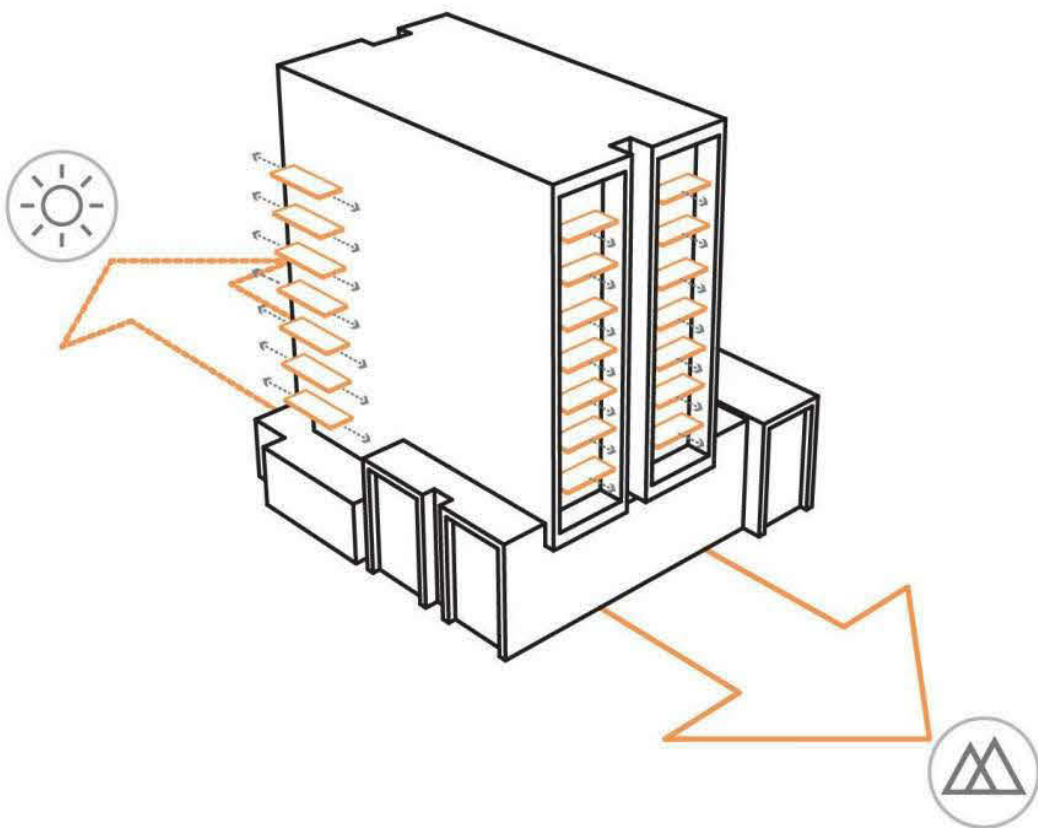
4 Lobbies

- Pairing of slender volumes in tower & base repeated & split to give identity to office & residential lobbies



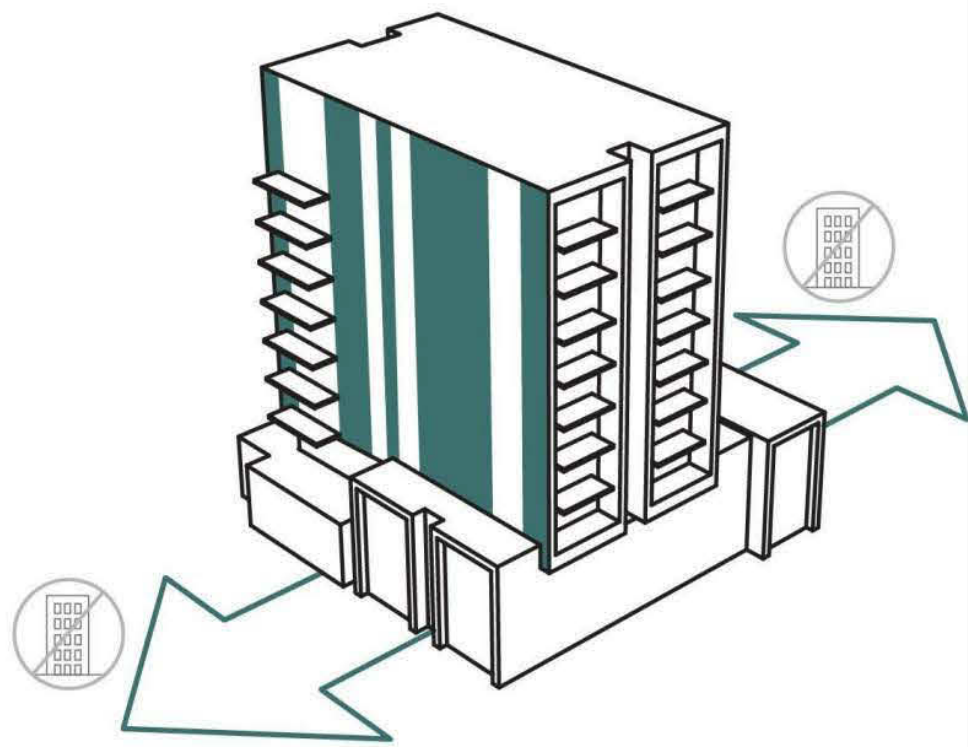
5 N/S Orientation

- Interior views & balconies oriented to maximize north mountain views & south daylight exposure



6 E/W Orientation

- East & west elevations maximize privacy & thermal efficiency through increased solid wall area



Overview

The proposed development is on a compact lot [12,500 sq. ft.] at the south west corner of West Broadway and Spruce Street. The site and surrounding area are all zoned C-3A, providing a mix of commercial, office, and residential towers with a maximum height of 120’ as prescribed under the Central Broadway Urban Design Guidelines. This development proposes two levels of commercial and office with eight storeys of residential on top. With an FSR of 3.3 (3.0 permitted plus a 10% Heritage transfer allowance), this yields approximately 5,000 sq. ft. of commercial / office area and 37 dwellings. There is both indoor and outdoor amenity space for residents and office users at level 3 that has been oriented to the south for good sun exposure. Two levels of underground parking are also provided, with bike and other storage facilities provided both at and below grade.

Design Concept

The compact footprint of the site and the surrounding environmental variables were the basis for the design approach. The north elevation provides great views of downtown and the north shore while the south looks over lower density development with good sun exposure. The east and west frontages are better suited for more solid wall, helping to mitigate overlook to adjacent towers and deflecting noise from heavy traffic travelling east and west on Broadway. These factors led to a very slim tower that expresses a strong contrast between the north / south

and east / west elevations. The north and south are expressed much more openly with large balconies while the east and west incorporate much more solid wall. The tower is split into two narrower volumes to emphasize the slenderness, provide privacy between units, and buffer the east / west traffic on Broadway. Balconies on the south east and south west corners also project out to give the units on these corners both southern and northern views.

The commercial / office base is set at 30’ high to match the existing Broadway street wall with a strong vertical expression fronting Broadway. As it turns the corner onto Spruce Street, the vertical bands of brick wrap to form two slender volumes, replicating the tower treatment and reducing the building scale along Spruce. Two additional slender volumes are expressed in the base – an office lobby facing Broadway that projects out to match the building face of the commercial frontage to the west and a residential lobby facing Spruce that is setback from the commercial corner.

Materials

The simple, repetitive use of slender volumes is intended to emphasize a palette of high quality, elegant materials. The base uses a stacked bond Manganese Ironspot brick as a solid, durable treatment to contrast the open storefronts. The brick finish is varied with a slight

sheen that almost appears metallic.

The tower is mostly glazing on the north and south, while the east and west are clad primarily in vertical white bands of high density fiber cement panel with a linear textured finish. The effect gives a matte stone-like quality to the panels that contrasts well with accent bands of glossy copper panel. The copper is also used at the insets of the brick frames and compliments an occasional rust tint in the brick.

The office and residential lobbies go back to the white panel, differentiating these entry points from the commercial frontage and harmonizing with the main tower.

Landscape

The landscape design is characterized by a simple, pragmatic approach utilizing high quality, resilient materials to both communal and public open space design.

At ground level, a generous building setback allows for an enlarged sidewalk and attractively paved corner plaza suitable for cafe tables and chairs. Split faced stone setts are aligned with the adjacent dark brick wall panels to visually ground the building and provide an attractive deterrent to skateboard activity. Dark charcoal grey,

pigment dyed insitu concrete completes the hardscape and is balanced by soft, textural grasses, scented herbaceous shrub and shade tolerant ground cover planting. At the lane entry on Spruce Street an evergreen Yew hedge and native Amelanchier trees provide screening to the loading area whilst contributing to seasonal interest and increasing important habitat for songbirds and pollinating species.

At the second floor level, a combined commercial and community amenity terrace is proposed. The large stone paved terrace encompasses areas for informal seating, urban agriculture beds and creative, non structured play. Native Amelanchier tree planting is utilized to again provide seasonal interest and increase areas of important habitat for songbirds and pollinating species. Universally accessible urban agriculture beds are provided enabling residents to grow fruit and vegetables along with provision for onsite composting and potting benches. Play space is proposed using internally illuminated abstract seating & play furniture set within an island of colourful poured in-place recycled rubber crumb play surface. As with the second floor, the third floor and rooftop are paved with high albedo stone paving, helping to offset the negative effects of the urban heat island effect. All patios over 100 Sq’ are provided with hose bibs in order to accommodate private residential planting and urban agriculture areas.



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY & SPRUCE
DEVELOPMENT PERMIT
APPLICATION

RATIONALE

DATE	9/8/2017 8:48:06 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	

JOB NUMBER 17003

A-0.01



WHITE FIBRE CEMENT PANELS (2' X 10' PANELS)



COPPER PANELS



MANGANESE IRON SPOT BRICK

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

MATERIALS

DATE	9/8/2017 8:48:08 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	
JOB NUMBER	17003

A-0.02

OVERVIEW

DEVELOPMENT STATISTICS

LEGAL ADDRESS:	LOTS 9, 10 BLOCK 354 PLAN VAP590 DISTRICT LOT 526	
CIVIC ADDRESS:	1100 W Broadway & 2501 Spruce Street Vancouver, BC V6H 2P8	
ZONING:	C-3A	
SITE AREA:	1161.16 SM <i>(12,498.59 SF)</i>	
PROPOSED USES:	Commercial, Office & Residential	
SETBACKS:	Permitted:	Proposed:
FRONT YARD:	0	0
EAST SIDE YARD:	0	5'
WEST SIDE YARD:	0	0
REAR YARD:	0' - 2"	15'
HEIGHT:	120'	120'
HEIGHT EXCLUSIONS:	Mechanical Penthouse	
FSR:	3.0	3.3 <i>(10% Heritage density increase)</i>

PARKING

PARKING REQUIREMENTS

C3-A ZONING

RESIDENTIAL	COMMERCIAL / OFFICE
0.5 x (18 units < 538 SF) = 9 stalls	3 stalls for first 3,229 SF + 1 add'l per 538 SF
0.6 x (19 units > 538 SF) = 11.4 stalls	
<i>16,549 / 2,152.78 (RES. SF / STALL) = 7.7</i>	3 + (5,554 SF - 3,229 SF = 2,325) / 538 = 7.3 stalls
TOTAL = 28.1 stalls	
HC: 1 <i>(up to 7 units)</i> + 0.034 x 30 units = 2	

NET AREA - UNITS GREATER THAN 538 SF	
TYPE	AREA
Residential Unit	16,564 SF
TOTAL	16,564 SF

NET AREA - COMMERCIAL & OFFICE	
TYPE	AREA
Commercial	3,003 SF
Office	2,569 SF
TOTAL	5,572 SF

PROVIDED:

PARKING COUNT - RESIDENTIAL	
TYPE	COUNT
H/C STALL	2
REGULAR CAR STALL	30
SMALL CAR STALL	9
SMALL CAR STALL - VISITOR	1
TOTAL	42

PARKING COUNT - COMMERCIAL	
TYPE	COUNT
H/C STALL - COMMERCIAL	1
REGULAR CAR STALL - COMMERCIAL	8
SMALL CAR STALL - COMMERCIAL	3
TOTAL	12

BICYCLES

RESIDENTIAL:	OFFICE/COMMERCIAL:
37 Units x 1.25 = 46.25 Bike Stalls	Class A: 1 space/500 SM (5382 sq.ft.) GFA
	Class B: 6 spaces for 2,000 SM (10,764 sq.ft.)GFA

PROVIDED:

BICYCLES - RESIDENTIAL	
Type	Count
BICYCLE - CLASS B - RES.	6
BICYCLE - HOR.	17
BICYCLE - LOCKER	17
BICYCLE - VERT.	14
TOTAL	54

35%
N/LC
% BASED ON
TOTAL OF 48

BICYCLES - COMMERCIAL	
Type	Count
BICYCLE - CLASS B - COMM.	6
BICYCLE - HOR. - COMMERCIAL	2
BICYCLE - VERT. - COMMERCIAL	2
TOTAL	10

GROSS AREA

GROSS AREA - BY TYPE	
TYPE	AREA
Amenity	2,000 SF
Circulation	7,897 SF
Commercial	3,003 SF
Commercial Circulation	1,921 SF
Office	2,569 SF
Office Amenity	778 SF
Residential Unit	25,680 SF
Storage	1,116 SF
TOTAL	44,964 SF

FSR BY TYPE

NET AREA - BY TYPE		
TYPE	AREA	FSR
Circulation	7,897 SF	0.63
Commercial	3,003 SF	0.24
Commercial Circulation	1,921 SF	0.15
Office	2,569 SF	0.21
Residential Unit	25,680 SF	2.05
TOTAL	41,071 SF	3.29

FSR BY LEVEL

NET AREA - BY LEVEL		
LEVEL	AREA	FSR
L1	5,536 SF	0.44
L2	3,527 SF	0.28
L3	3,937 SF	0.32
L4	3,937 SF	0.32
L5	3,937 SF	0.32
L6	3,937 SF	0.32
L7	3,937 SF	0.32
L8	3,937 SF	0.32
L9	4,026 SF	0.32
L10	4,065 SF	0.33
ROOF	291 SF	0.02
TOTAL	41,071 SF	3.29

UNIT MIX

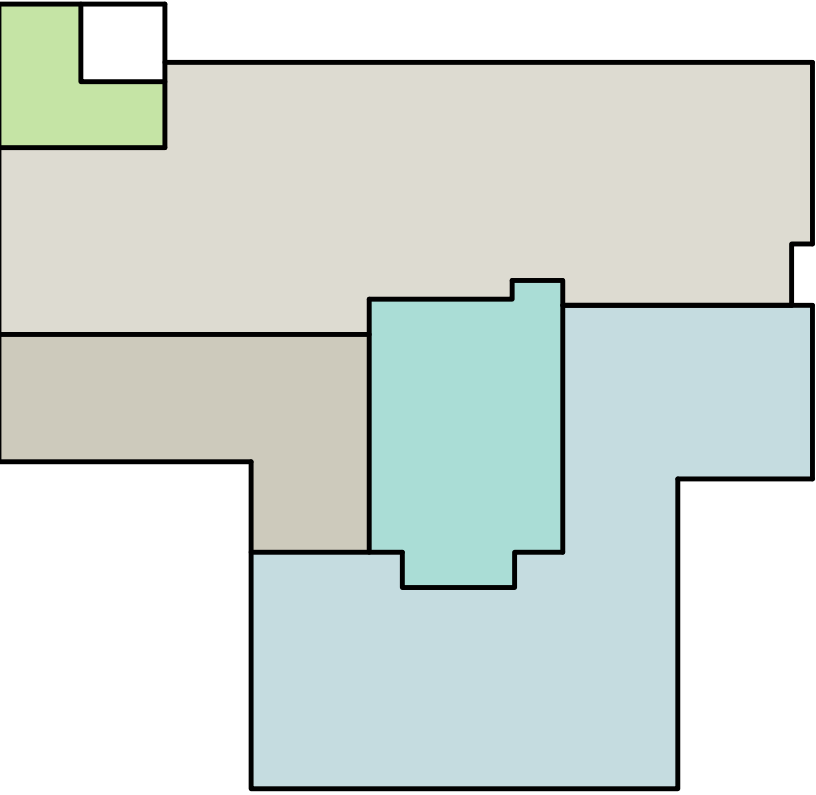
UNIT MIX		
UNIT	AREA COUNT	PERCENTAGE
1 BEDROOM		
A1	12	32%
A2	6	16%
	18	49%
2 BEDROOM		
B1	14	38%
B2	2	5%
B3	1	3%
	17	46%
3 BEDROOM		
C1	1	3%
C2	1	3%
	2	5%
TOTAL	37	100%

BALCONY AREA

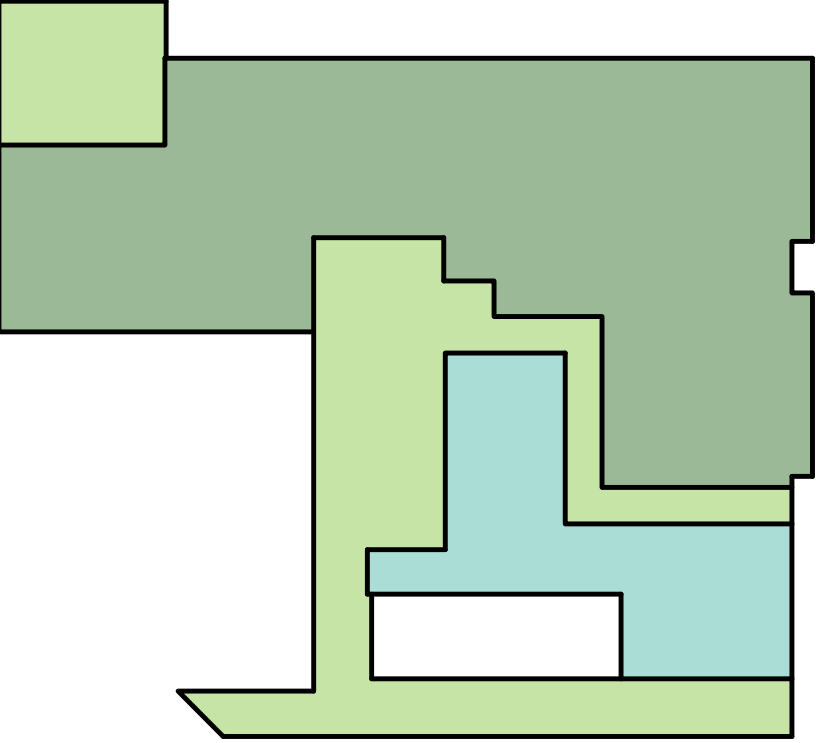
BALCONY AREA - ALLOWED		
TYPE	AREA	BALCONY AREA
Amenity	2,000 SF	160 SF
Circulation	7,897 SF	632 SF
Residential Unit	25,680 SF	2,054 SF
Storage	1,116 SF	89 SF
TOTAL	36,694 SF	2,935 SF

BALCONY AREA - PROVIDED	
TYPE	AREA
Balcony	2,935 SF

LEVEL 2



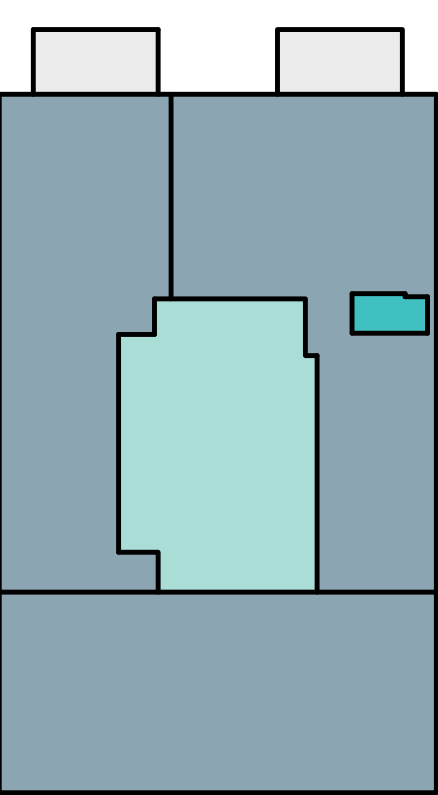
LEVEL 1



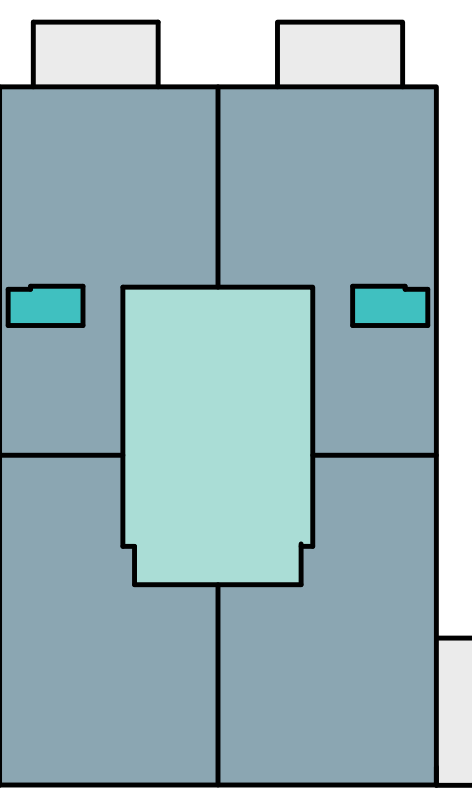
FSR Plan

- Amenity
- Balcony
- Circulation
- Commercial
- Commercial Circulation
- Office
- Office Amenity
- Residential Unit
- Storage

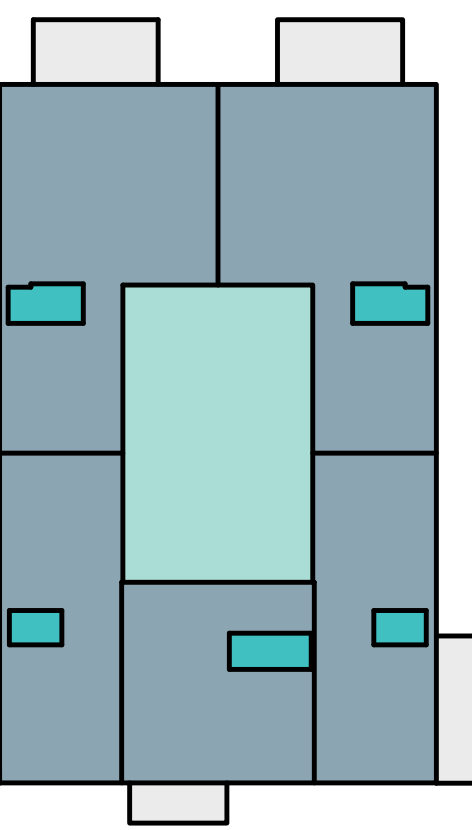
LEVEL 10



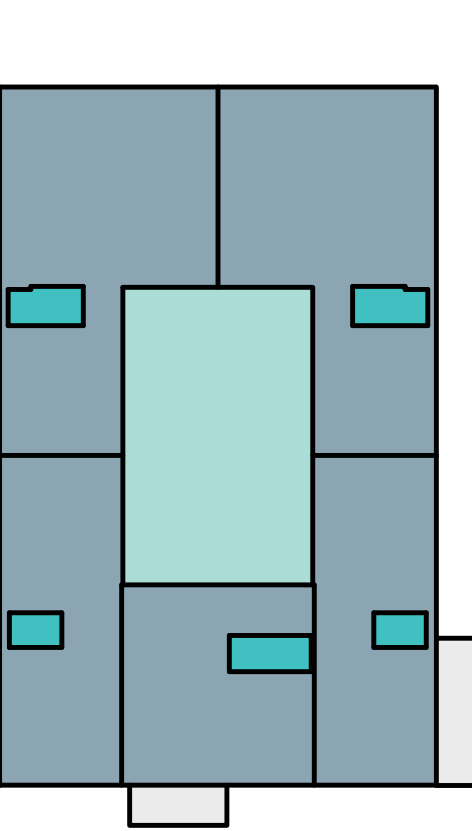
LEVEL 9



LEVEL 4-8



LEVEL 3



gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

STATISTICS

DATE	9/8/2017 8:51:18 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	3/64" = 1'-0"
JOB NUMBER	17003

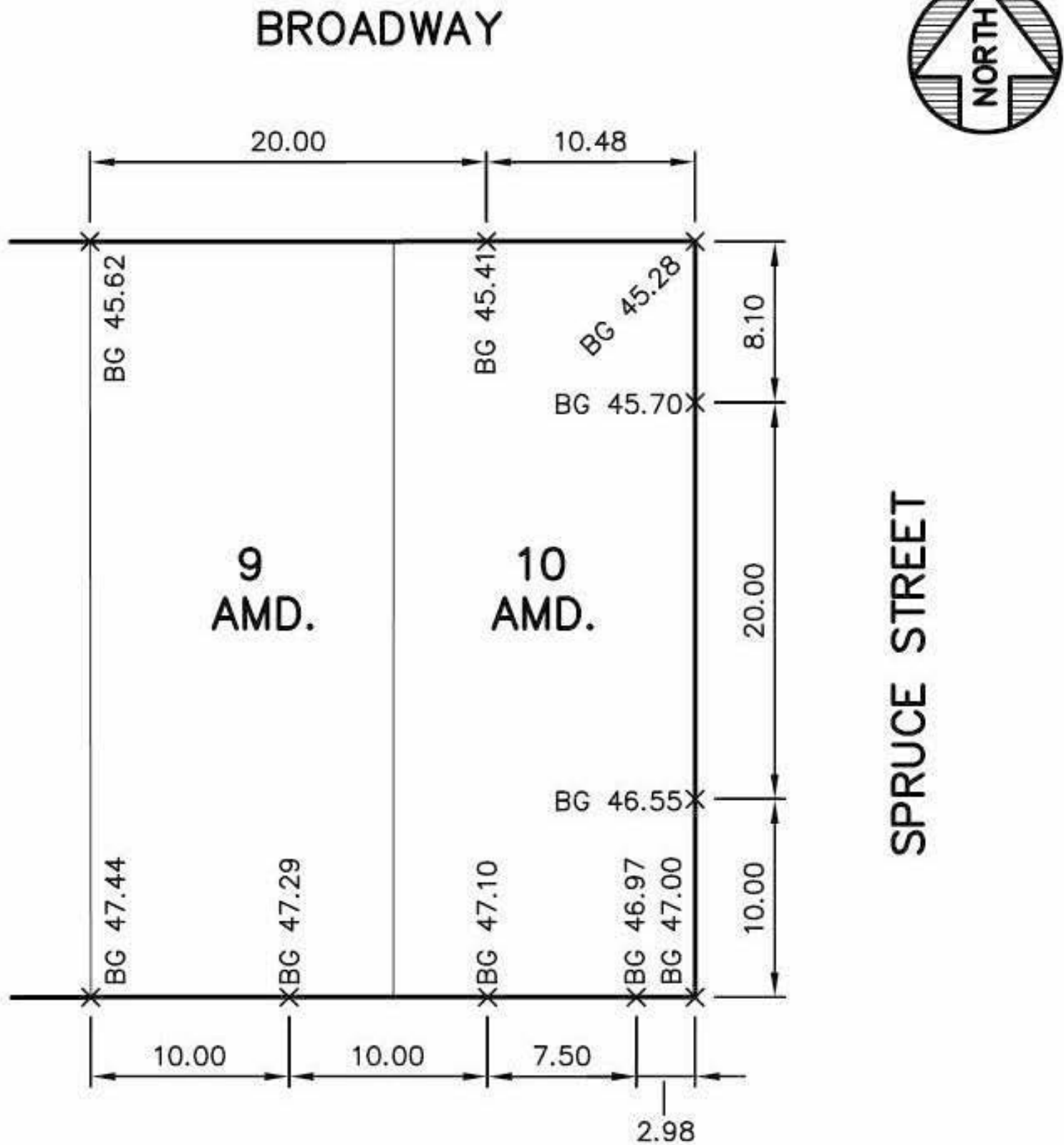
A-0.03

TOPOGRAPHIC PLAN OF AMENDED LOT 9 (SEE 121287L) AND
AMENDED LOT 10 (SEE 121287L) ALL OF BLOCK 354
DISTRICT LOT 526 PLAN 590

SCALE 1:150 DISTANCES ARE IN METRES



DRAWING DATE: 2017-05-03
DATE OF FIELD SURVEY: 2017-01-10
BUTLER SURVEYING
1 - 1080
2000 W. 4TH AVENUE
VANCOUVER, BC V6P 1A1
TEL: 604-683-4555
FAX: 604-683-4556



BENCH MARK ELEVATION: 38.338 DESCRIPTION: SURVEY MONUMENT MARKED V-2293 AT THE
SOUTH WEST CORNER OF EIGHTH AVENUE AND SPRUCE STREET.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
BASED ON GVRD DATUM (ISSUED MARCH 31, 2005).
DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN

CITY OF VANCOUVER		ENGINEERING SERVICES	
SCALE: 1: 400 DATE: 2017-07-25 REF: FILE 2017-00121	BUILDING GRADE ELEVATIONS FOR LOTS 9 AMD. & 10 AMD. BLK. 354, D.L. 526, PLAN VAP590.		DESIGN: B.M. DWG: B.P.
			CHK: F.G REV:
			BG 2017-00121

REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

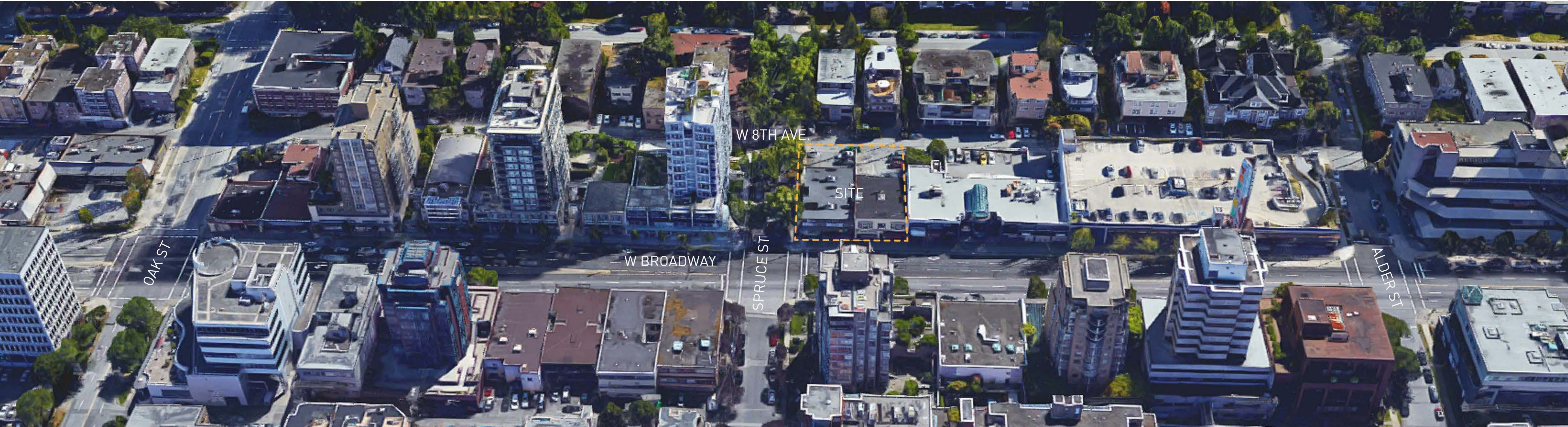
BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

SURVEY & BUILDING
GRADES

DATE 9/8/2017 8:48:14 AM
DRAWN BY -
CHECKED BY -
SCALE

JOB NUMBER 17003

A-0.04



AERIAL VIEW FROM SOUTH



CONTEXT PLAN
1" = 40'-0"

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

CONTEXT PLAN &
MASSING

DATE	9/8/2017 8:48:16 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 40'-0"
JOB NUMBER	17003

A-0.05



gbl

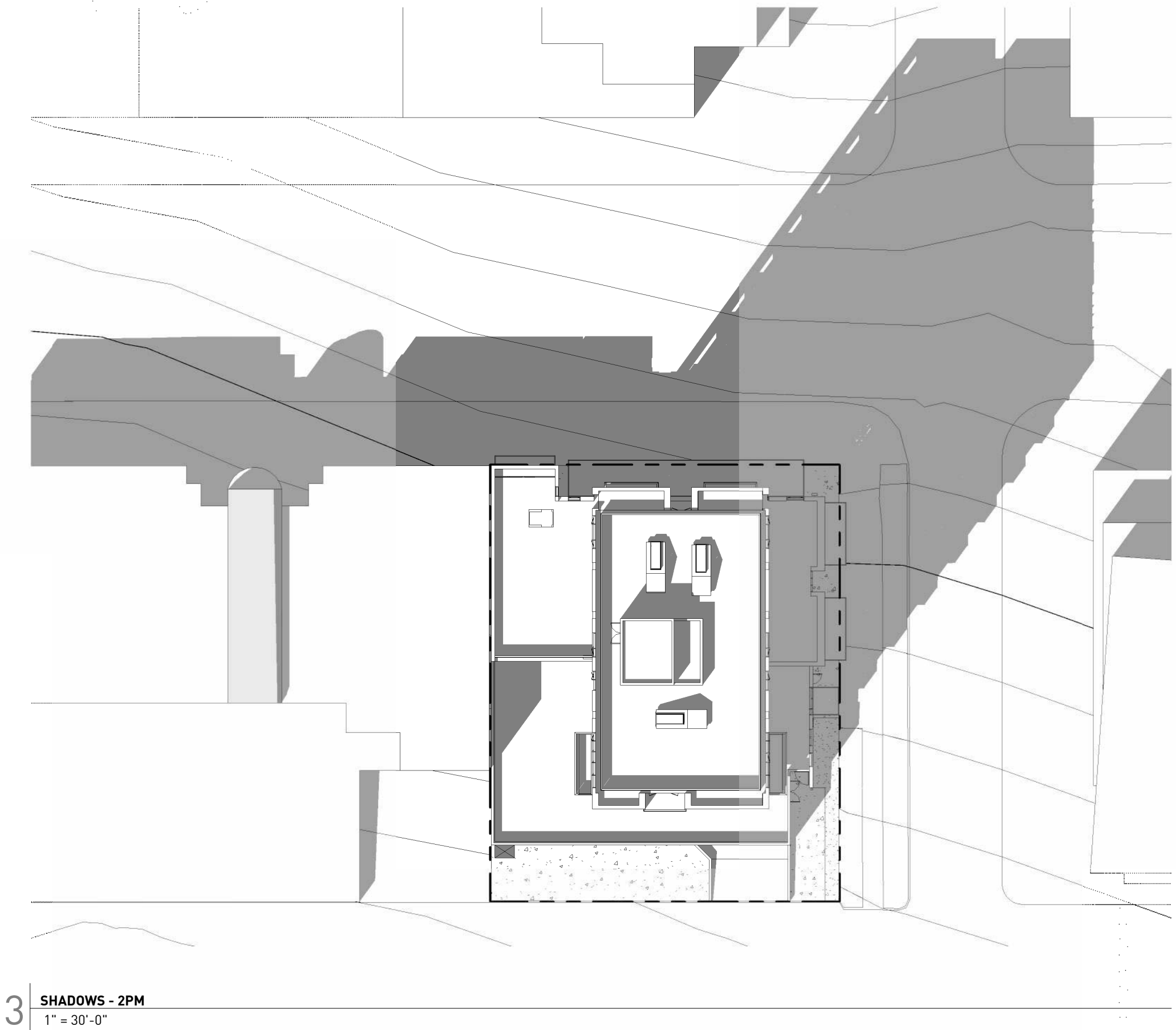
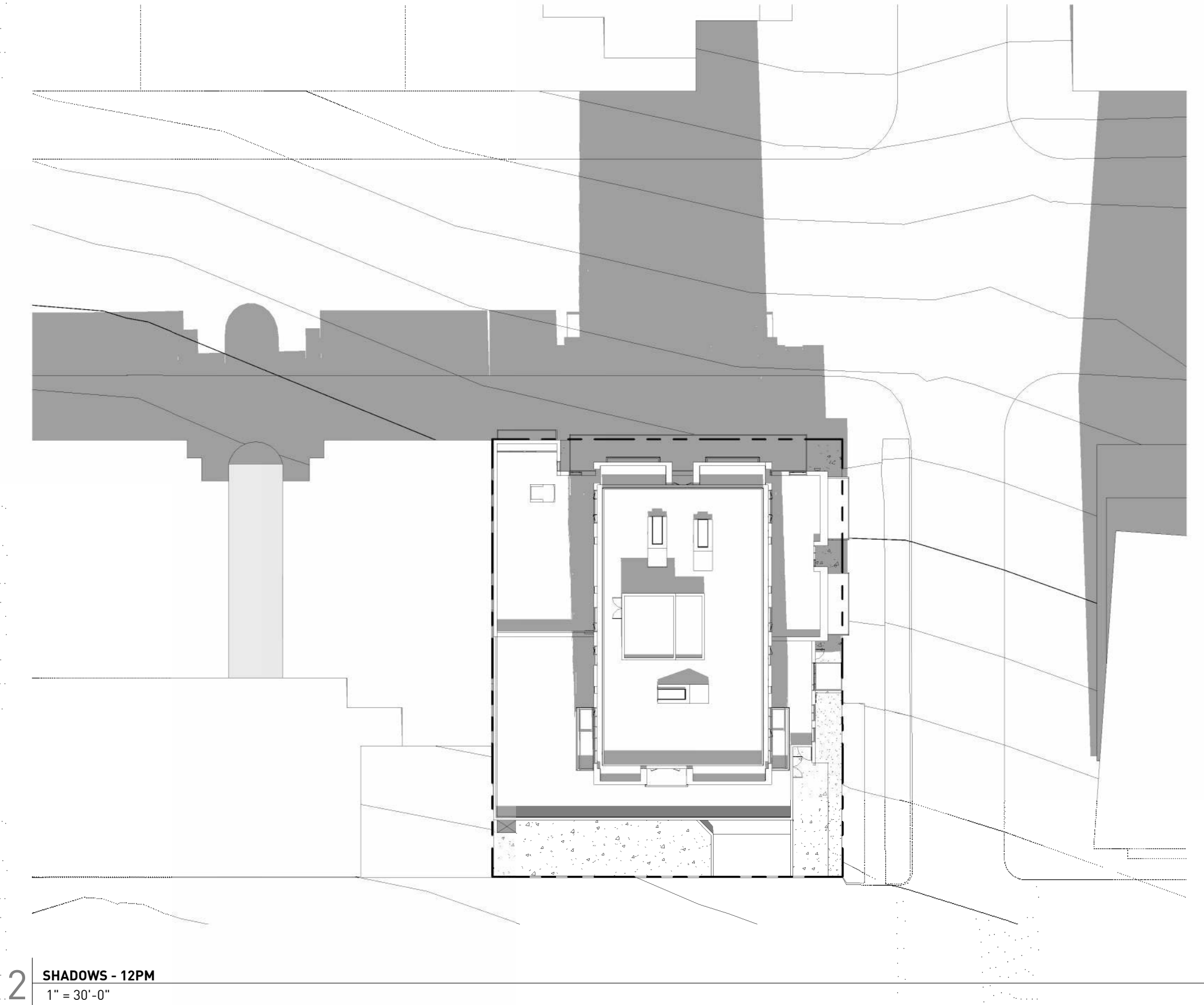
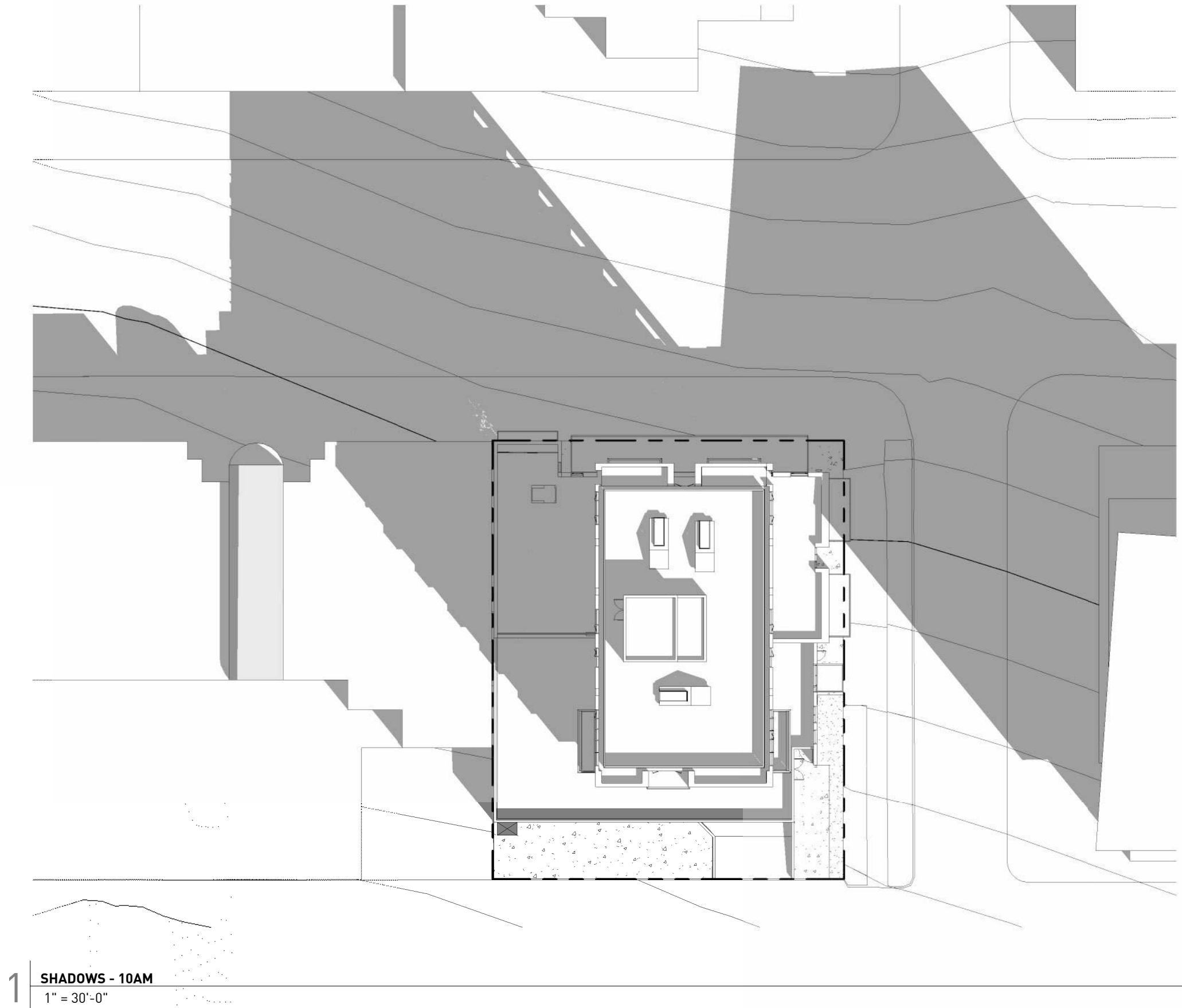
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES



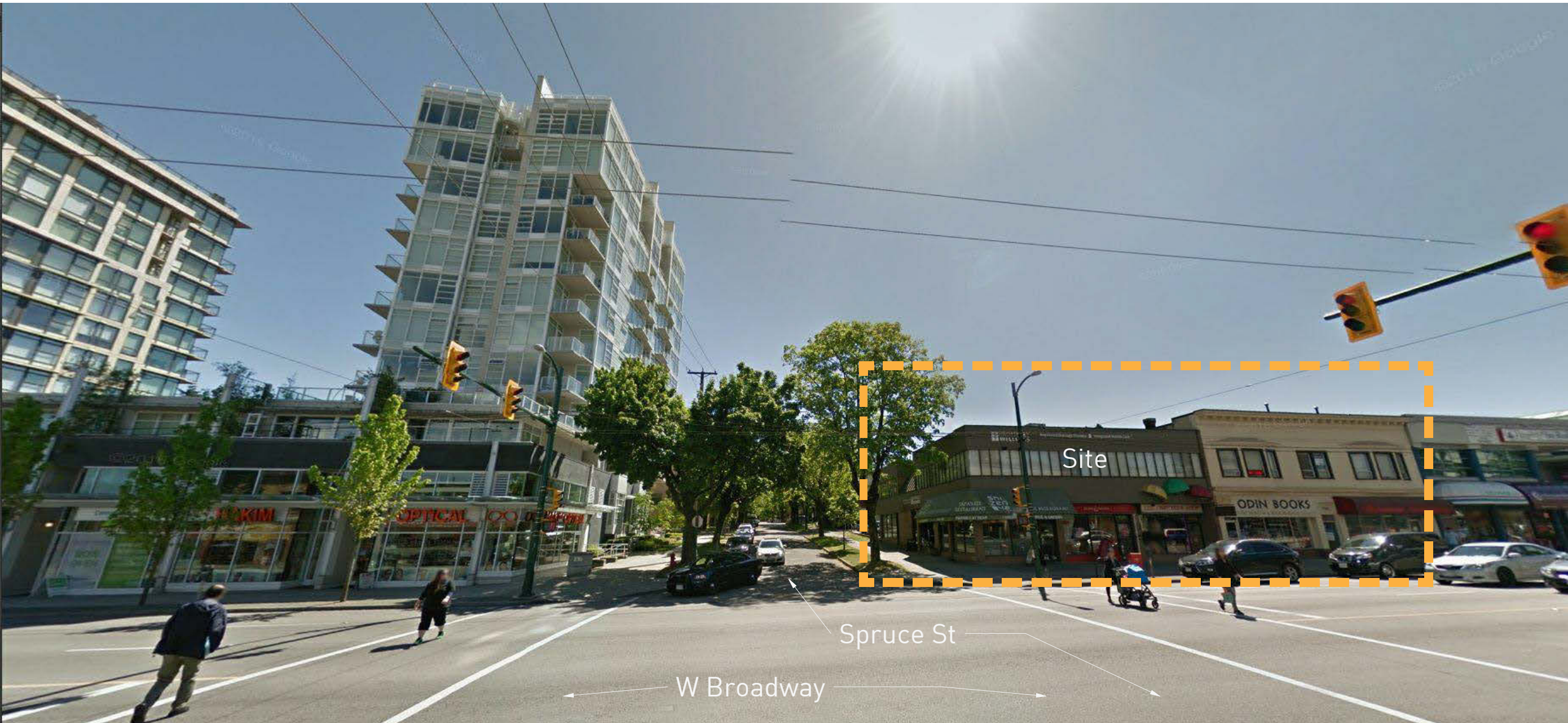
REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

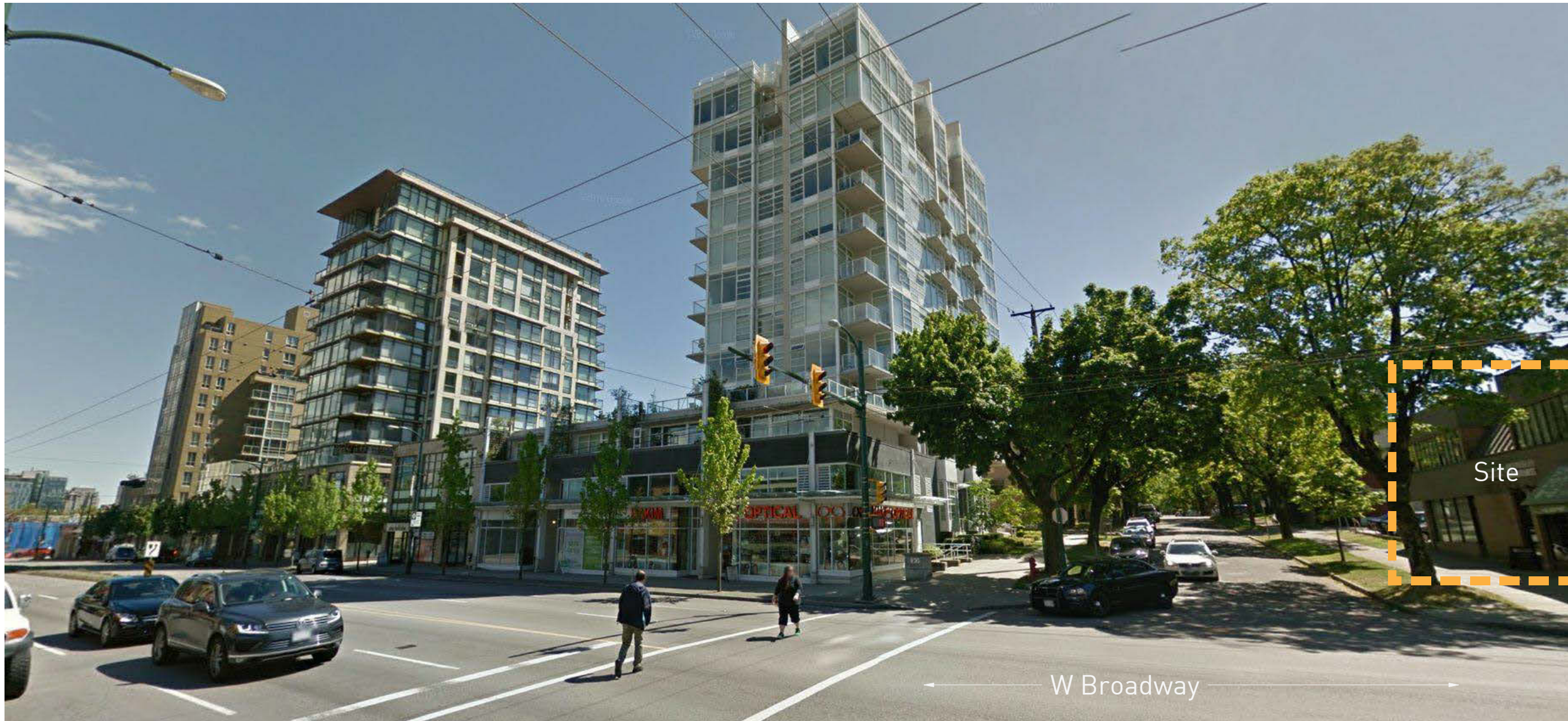
SHADOW STUDIES -
MAR. / SEP. 21

DATE	9/8/2017 8:48:31 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1" = 30'-0"
JOB NUMBER	17003

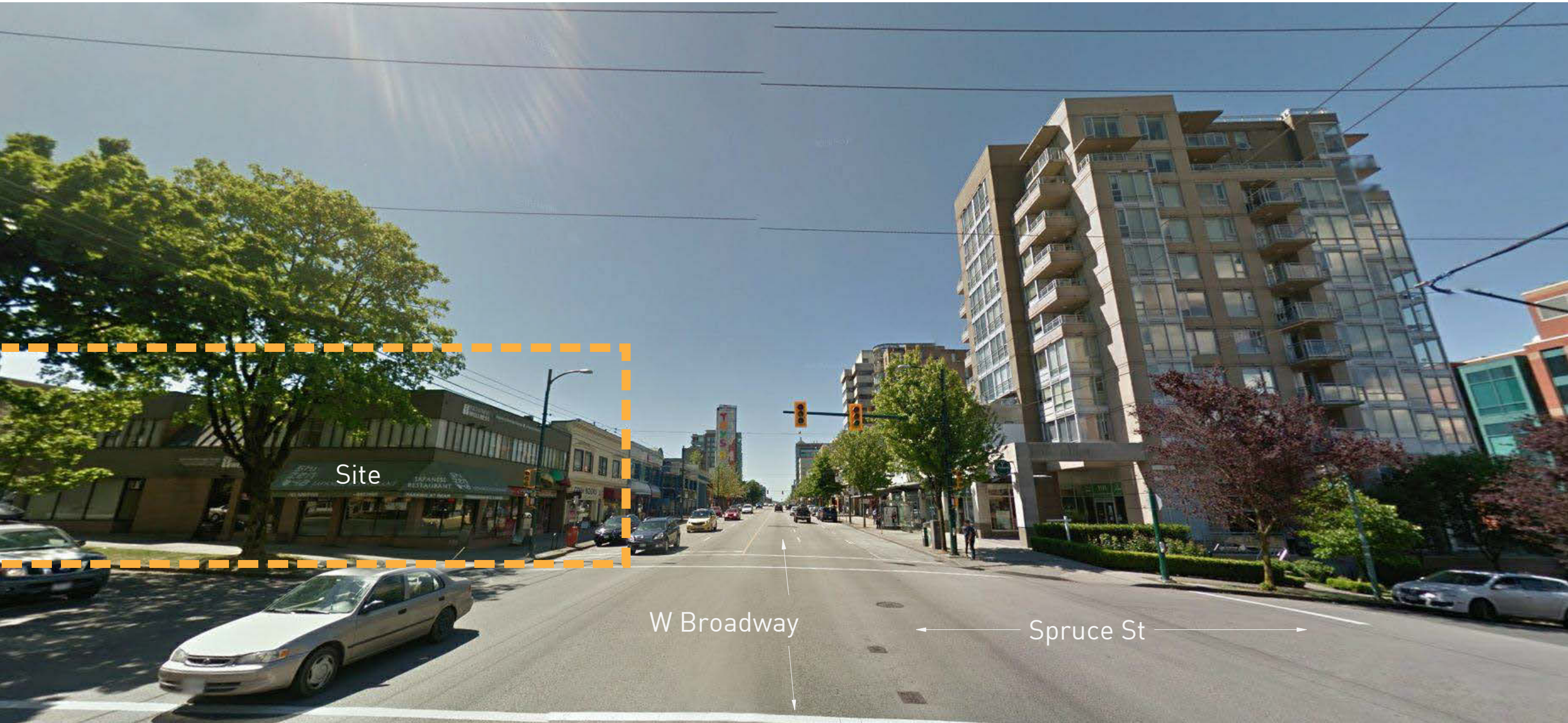
A-0.06



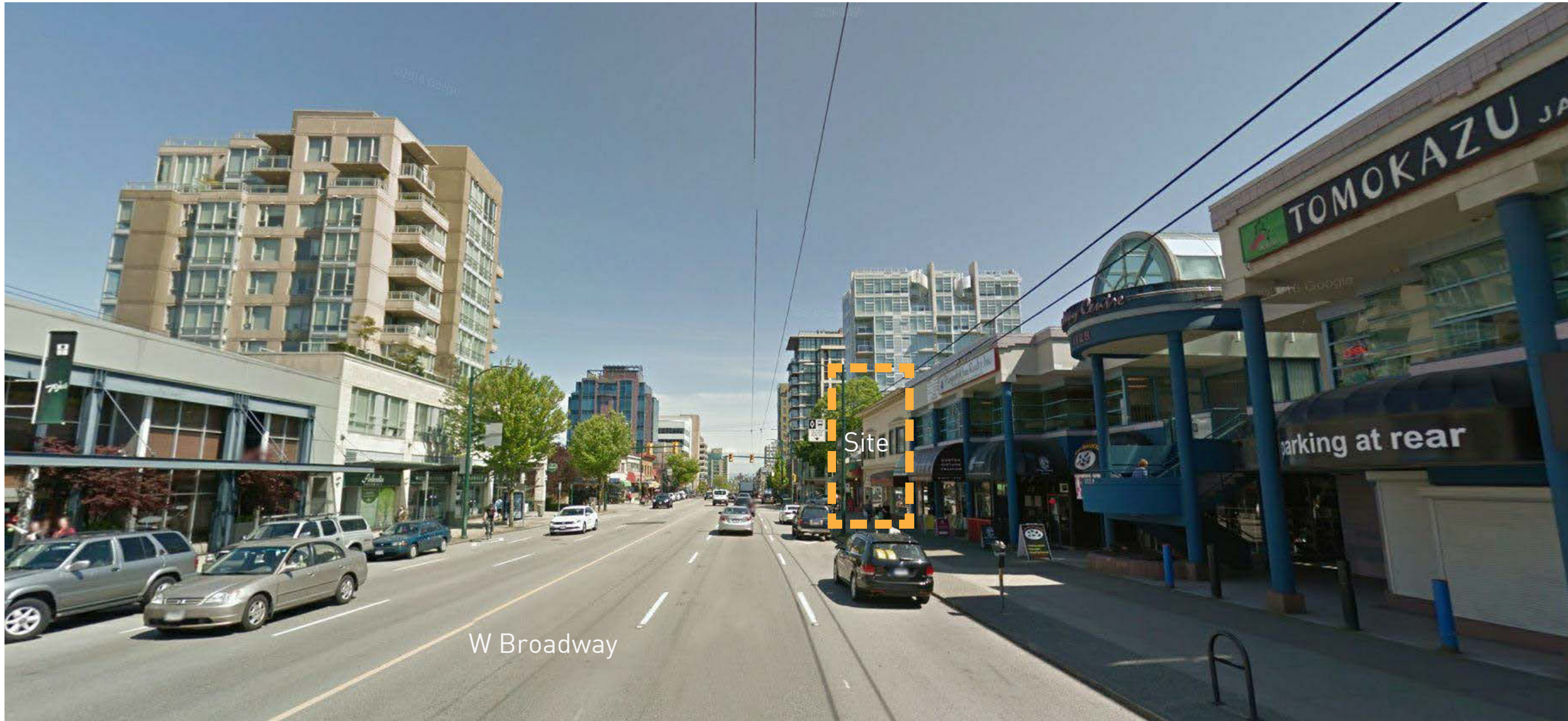
View looking South from W Broadway/Spruce



View looking South/East from W Broadway/Spruce



View looking West from W Broadway/Spruce



View looking East from W Broadway (towards Spruce)

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

STREETSCAPE
PHOTOS

DATE	9/8/2017 8:48:33 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	

JOB NUMBER 17003

A-0.07

gb|

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

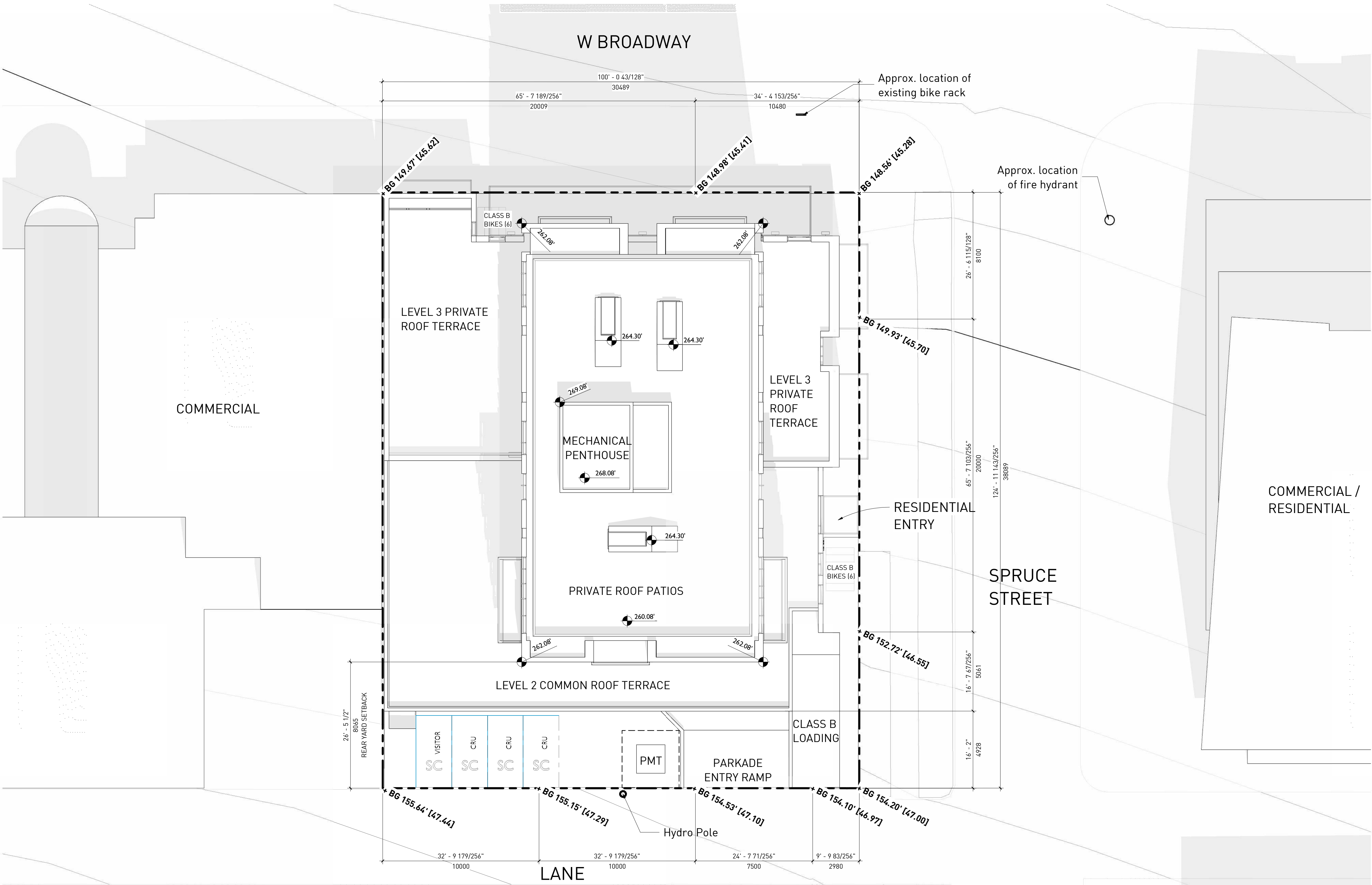
REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

SITE PLAN

DATE	9/8/2017 8:48:40 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	3/32" = 1'-0"
JOB NUMBER	17003

A-1.00



gbl

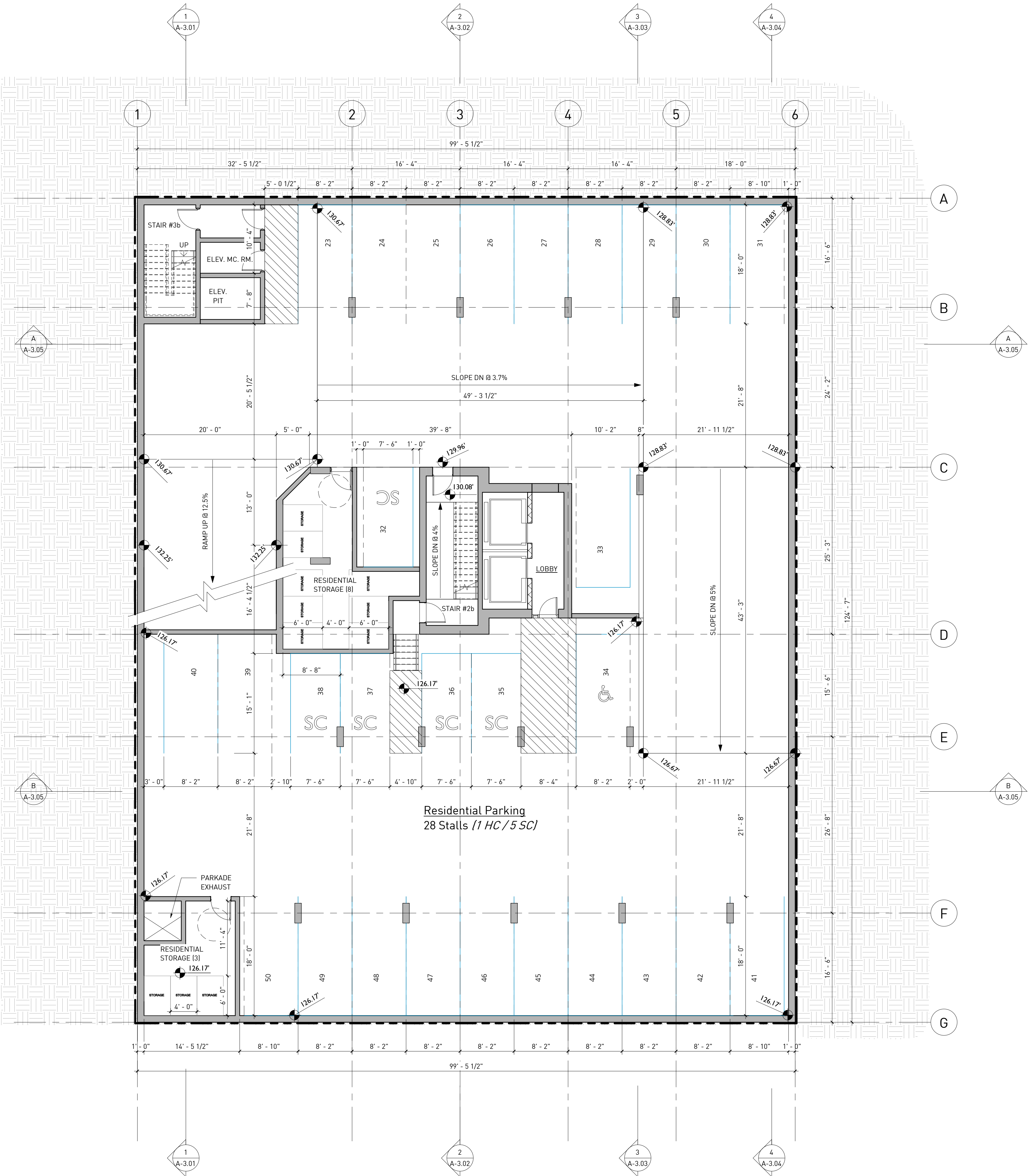
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES



BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

P2

DATE 9/8/2017 8:48:41 AM
DRAWN BY EB
CHECKED BY JS
SCALE 1/8" = 1'-0"
JOB NUMBER 17003

A-1.01

gbl

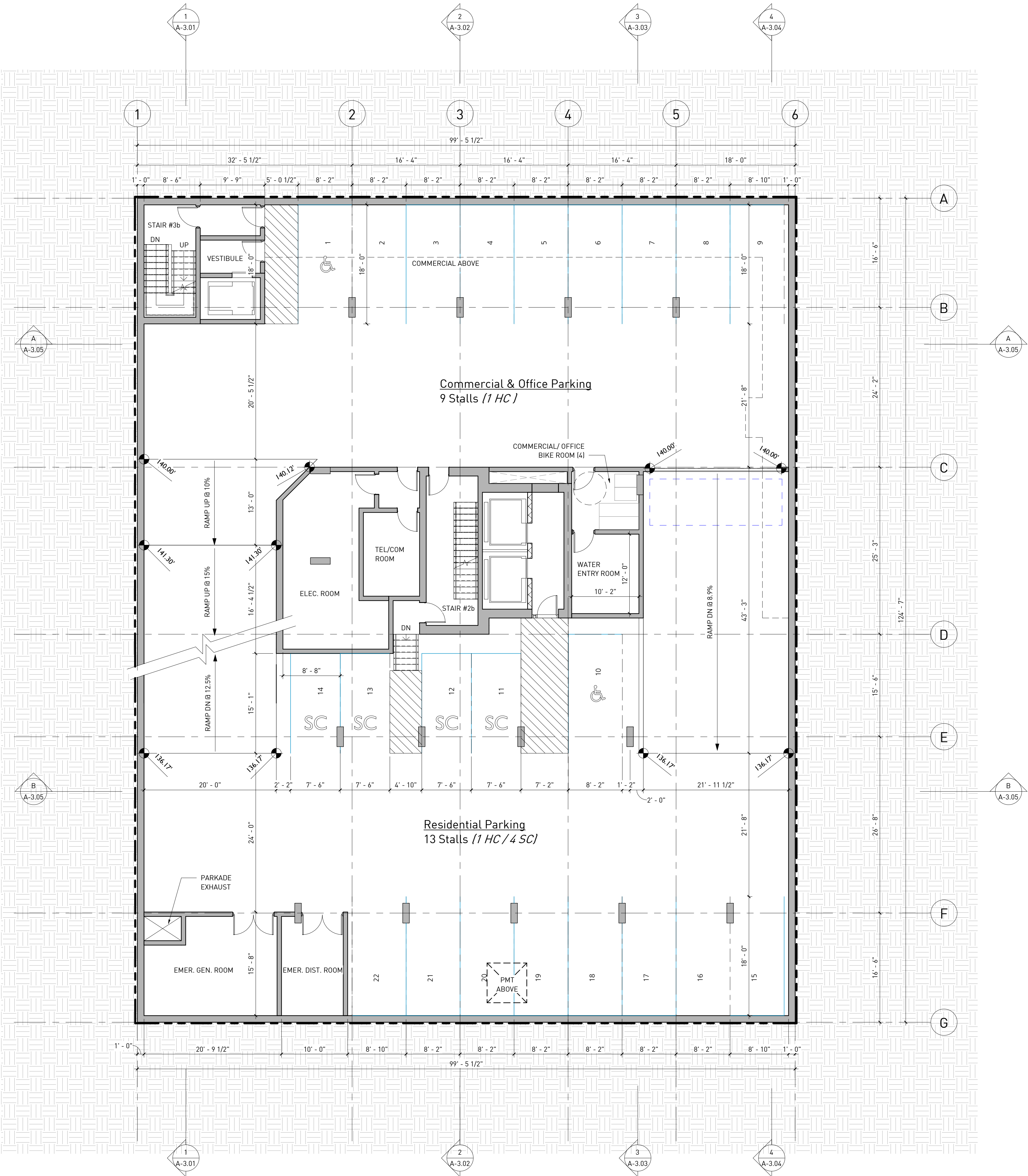
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

P1

DATE	9/8/2017 8:48:42 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-1.02

gb

l

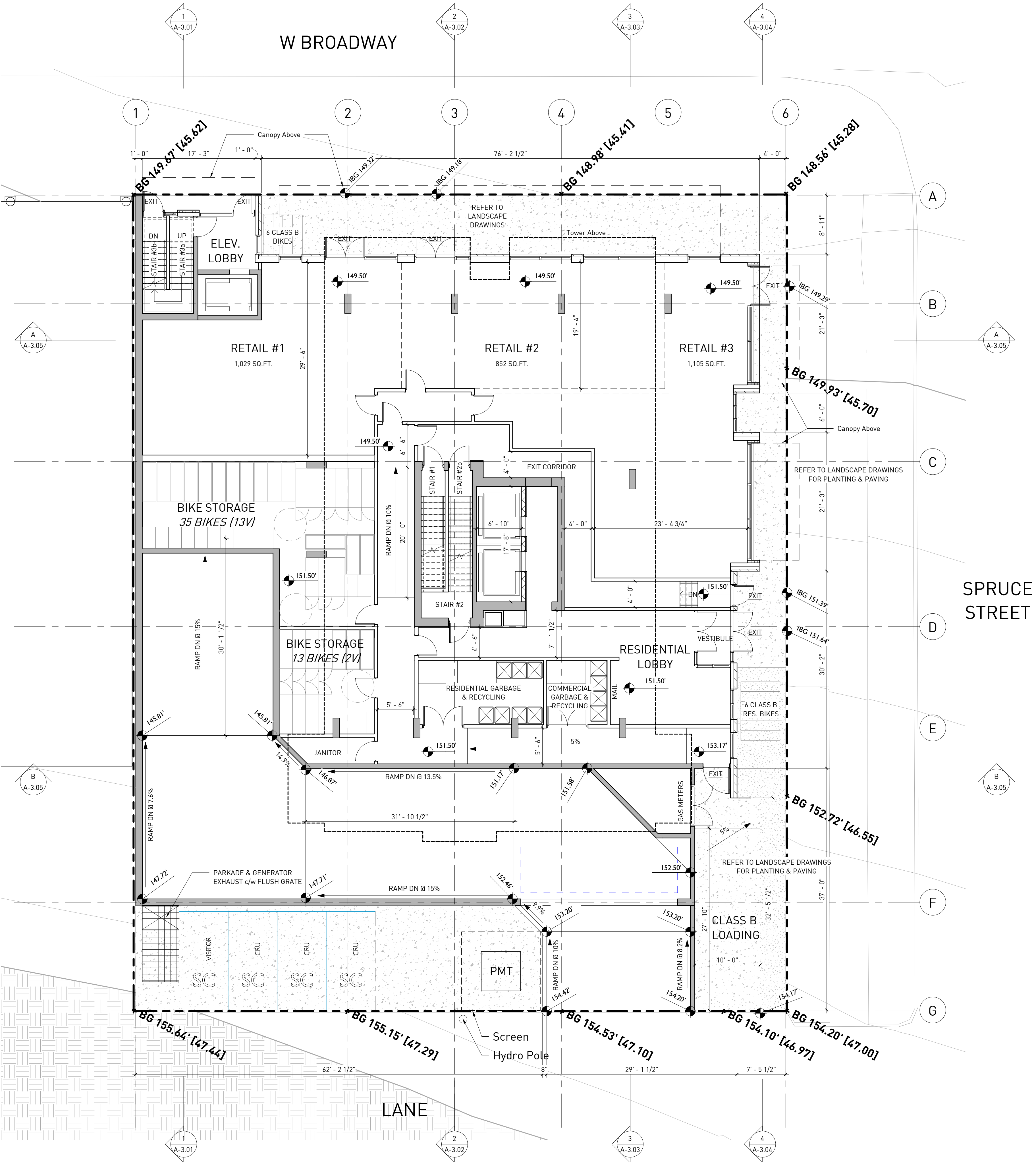
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

LEVEL 1

DATE	9/8/2017 8:48:43 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-1.03

gb

l

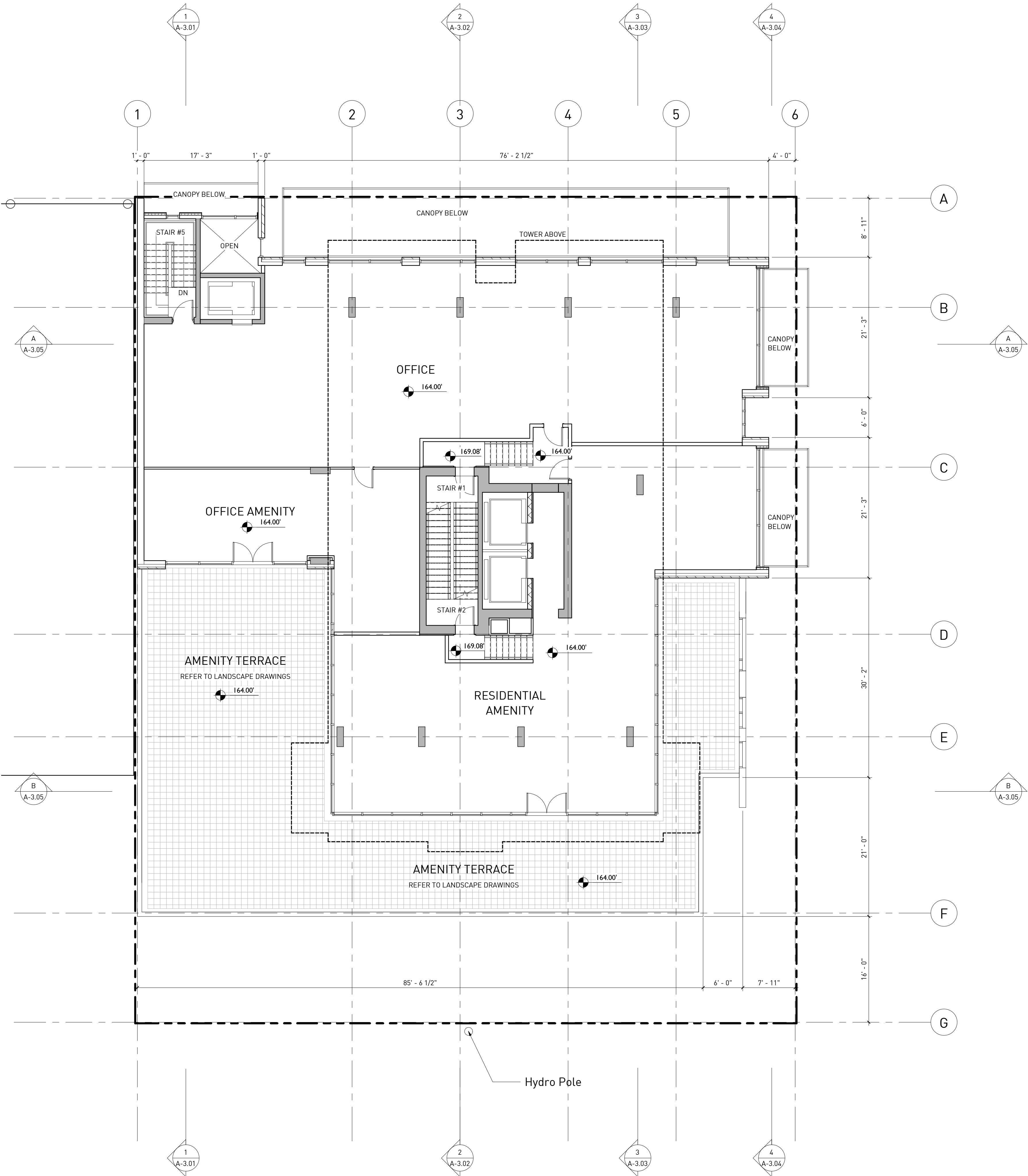
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE
EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR
REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

LEVEL 2

DATE	9/8/2017 8:48:44 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-1.04

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

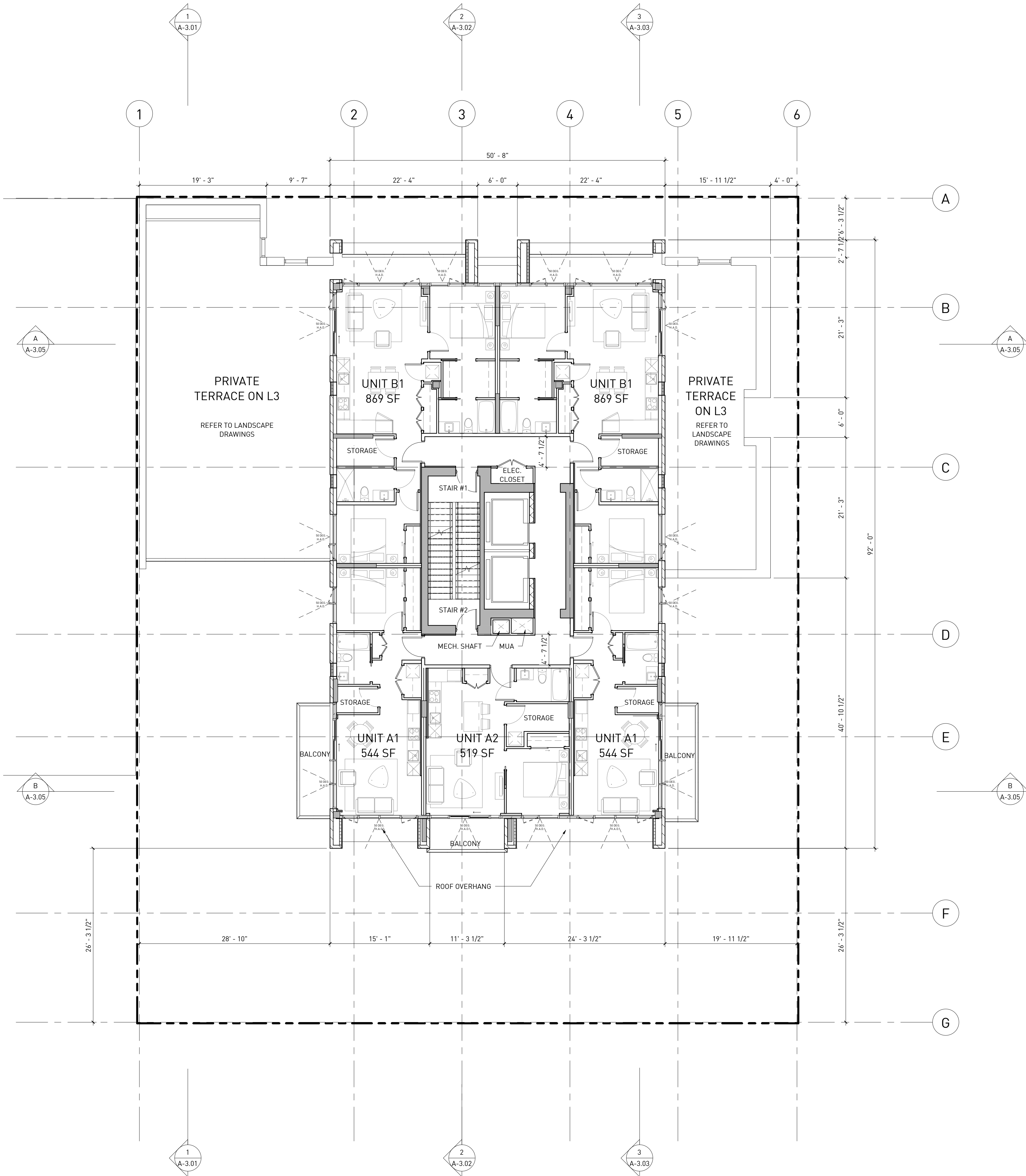
REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

LEVEL 3

DATE	9/8/2017 8:48:45 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-1.05



gb

l

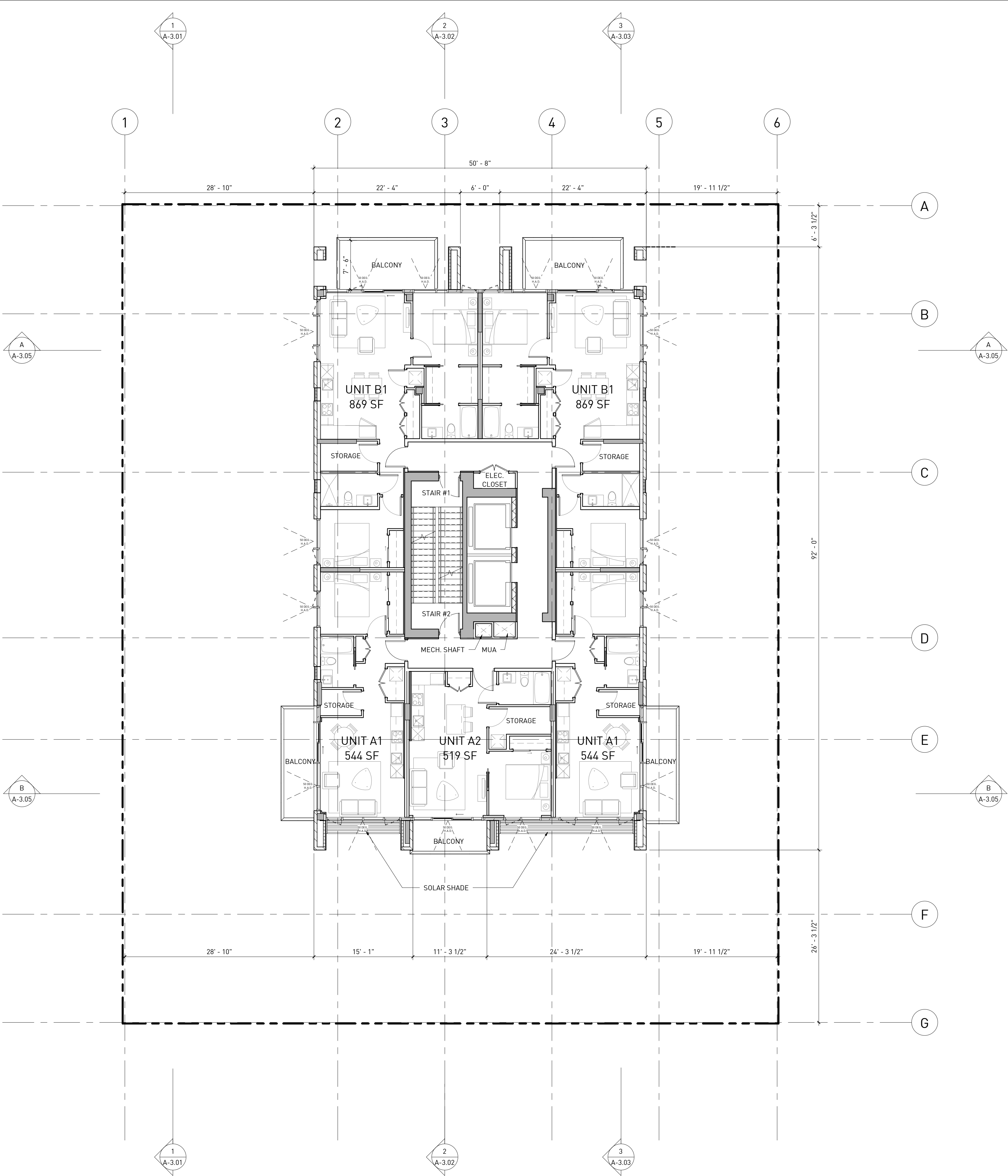
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

LEVELS 4-8

DATE	9/8/2017 8:48:47 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-1.06

gb

l

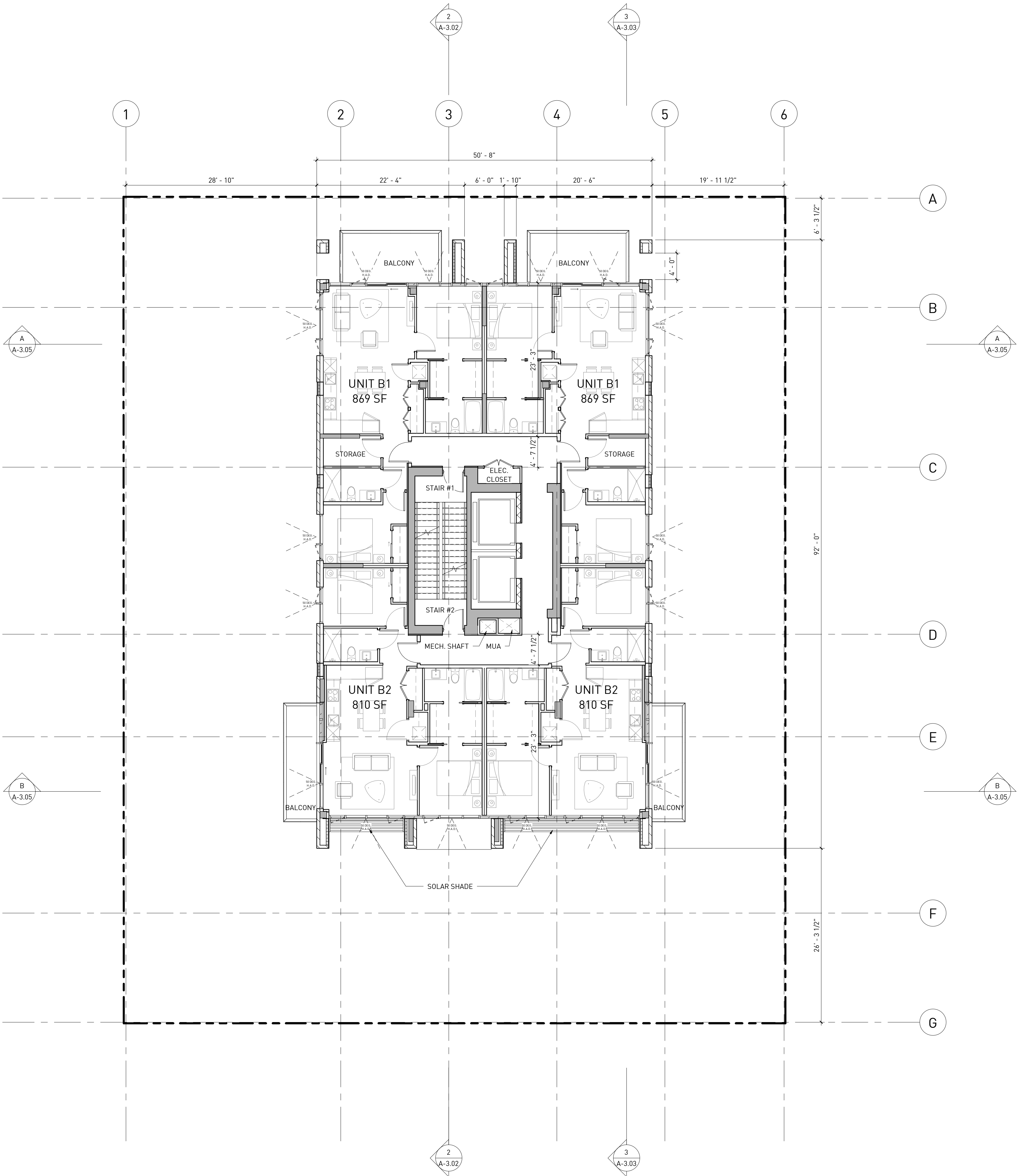
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

LEVEL 9

DATE	9/8/2017 8:48:48 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"

JOB NUMBER 17003

A-1.07

gb

l

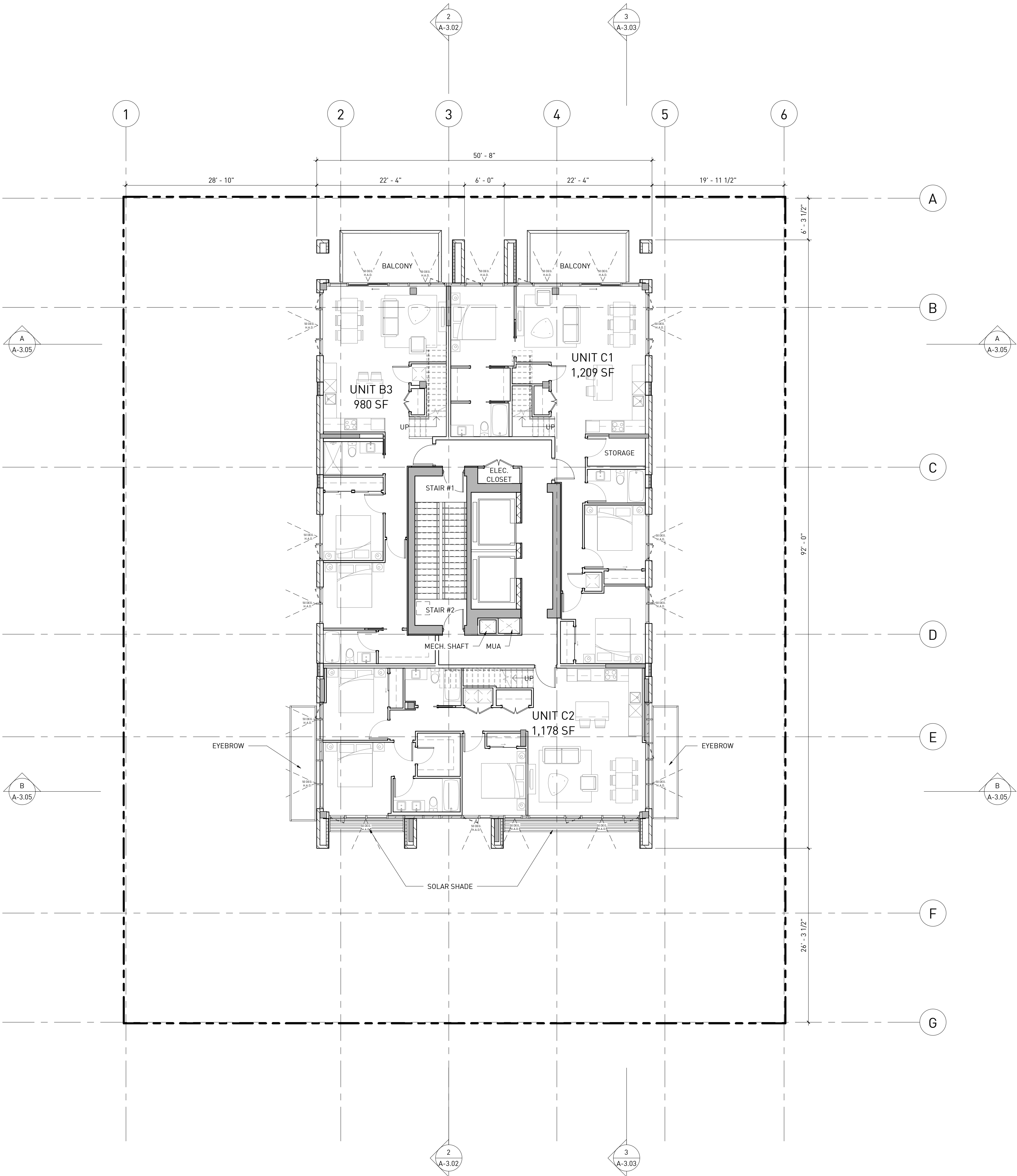
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

LEVEL 10

DATE	9/8/2017 8:48:49 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-1.08



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

REVISIONS

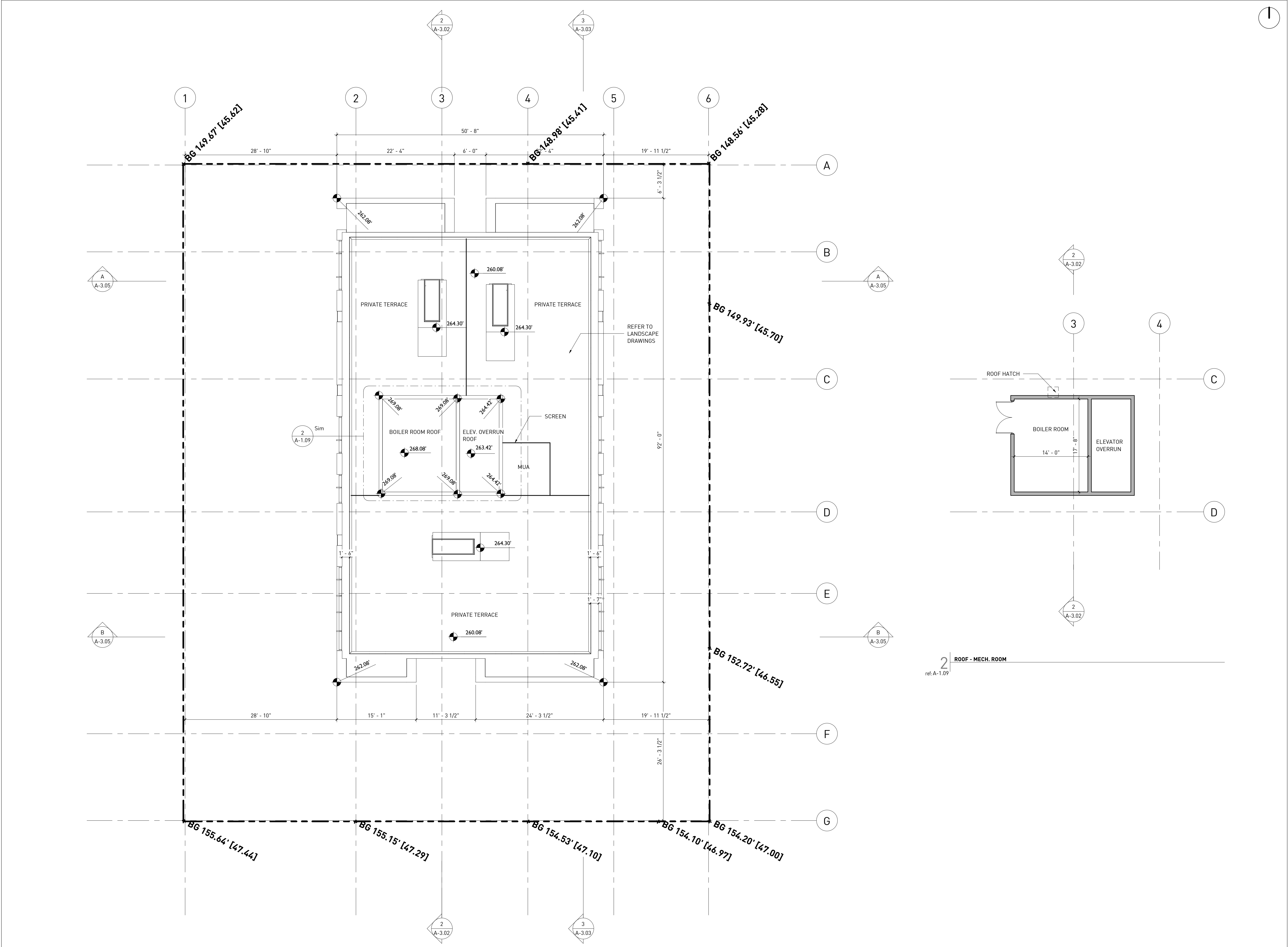
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

ROOF

DATE	9/8/2017 8:48:50 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-1.09





■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

SUSTAINABILITY & BIRD FRIENDLY DESIGN FEATURES	
#	Notes
01	Low Window-to-Wall Ratio on East/West Elevation
02	Vertical solar shades on E/W Elevation
03	Urban agriculture with maximum sun exposure
04	Maximize operable windows in residential and office
05	Horizontal solar shades on south facing windows
06	High albedo roof pavers
07	High efficiency irrigation
08	Bird friendly fruit bearing trees
09	High contrasting copper panels improve bird visibility
10	High efficiency boiler

REVISIONS

NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

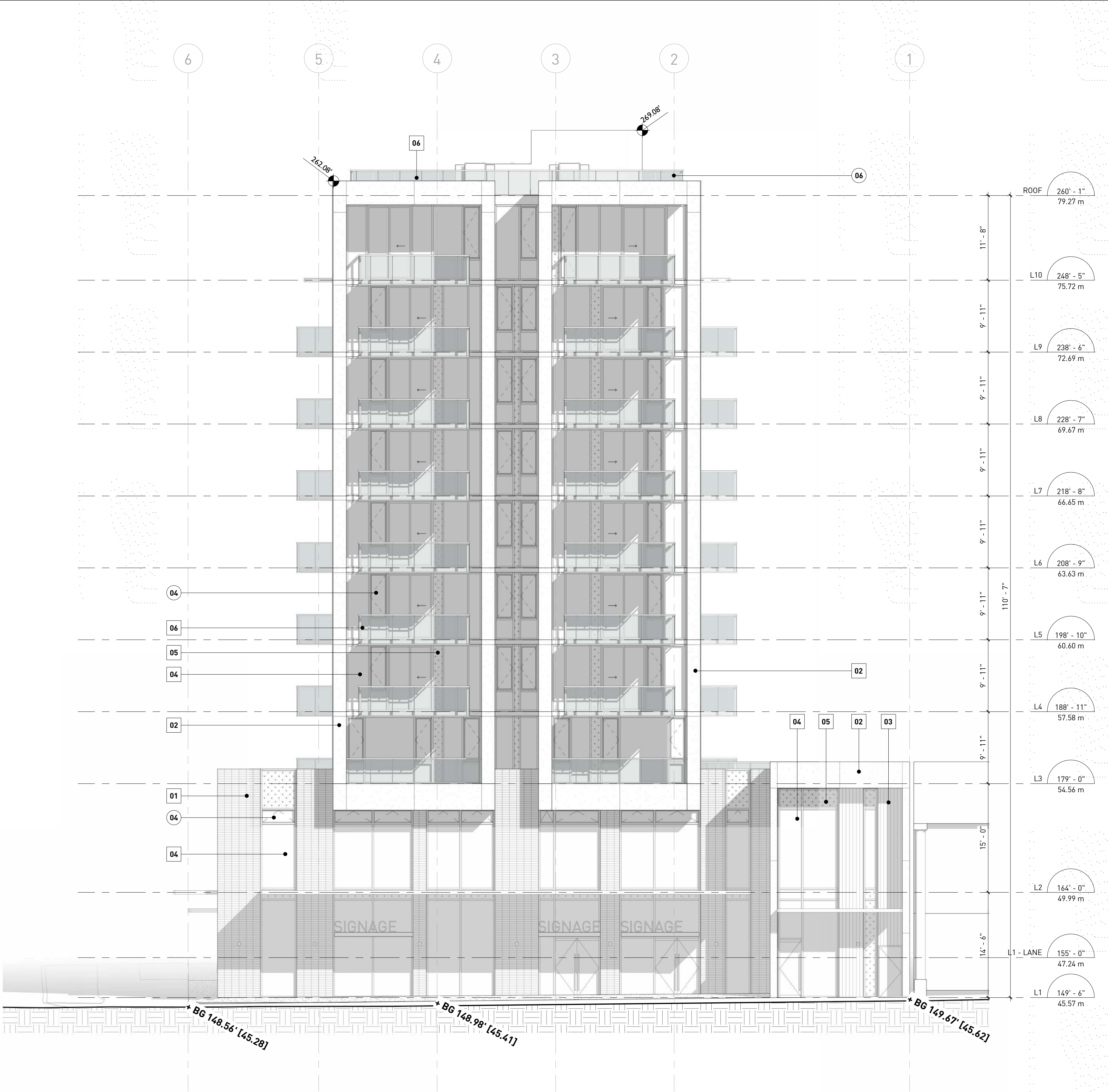
BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

ELEVATIONS -
NORTH

DATE 9/8/2017 8:44:01 AM
DRAWN BY EB
CHECKED BY JS
SCALE 1/8" = 1'-0"

JOB NUMBER 17003

A-2.01



MATERIAL LEGEND			
#	Description	Color	Notes
01	Brick	Manganese Iron Spot	Charcoal Mortar
02	Fibre Cement Panel	White	-
03	Metal Panel	Copper	-
04	Glazing	Clear	Anod. Alum. Frame
05	Spandrel	Charcoal	Anod. Alum. Frame
06	Glazed Guard Rail	Clear	Anod. Alum. Frame
07	Pre-Fin. Alum. Louver	Charcoal	-
08	Painted Concrete	Charcoal	-



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

#	Notes
01	Low Window-to-Wall Ratio on East/West Elevation
02	Vertical solar shades on E/W Elevation
03	Urban agriculture with maximum sun exposure
04	Maximize operable windows in residential and office
05	Horizontal solar shades on south facing windows
06	High albedo roof pavers
07	High efficiency irrigation
08	Bird friendly fruit bearing trees
09	High contrasting copper panels improve bird visibility
10	High efficiency boiler

REVISIONS

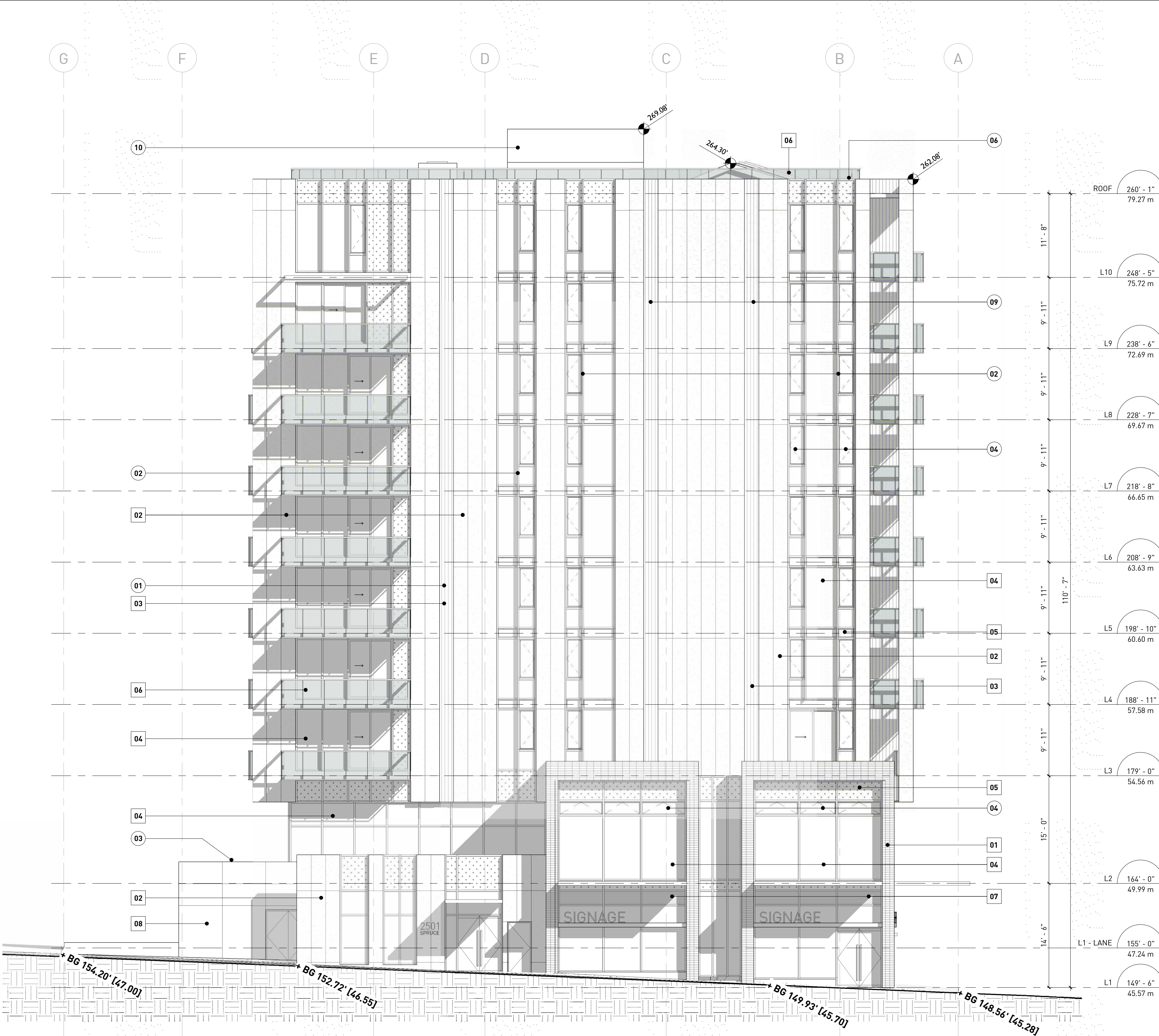
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

ELEVATIONS - EAST

DATE 9/8/2017 8:44:14 AM
DRAWN BY EB
CHECKED BY JS
SCALE 1/8" = 1'-0"
JOB NUMBER 17003

A-2.02



#	Description	Color	Notes
01	Brick	Manganese Iron Spot	Charcoal Mortar
02	Fibre Cement Panel	White	-
03	Metal Panel	Copper	-
04	Glazing	Clear	Anod. Alum. Frame
05	Spandrel	Charcoal	Anod. Alum. Frame
06	Glazed Guard Rail	Clear	Anod. Alum. Frame
07	Pre-Fin. Alum. Louver	Charcoal	-
08	Painted Concrete	Charcoal	-



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

REVISIONS

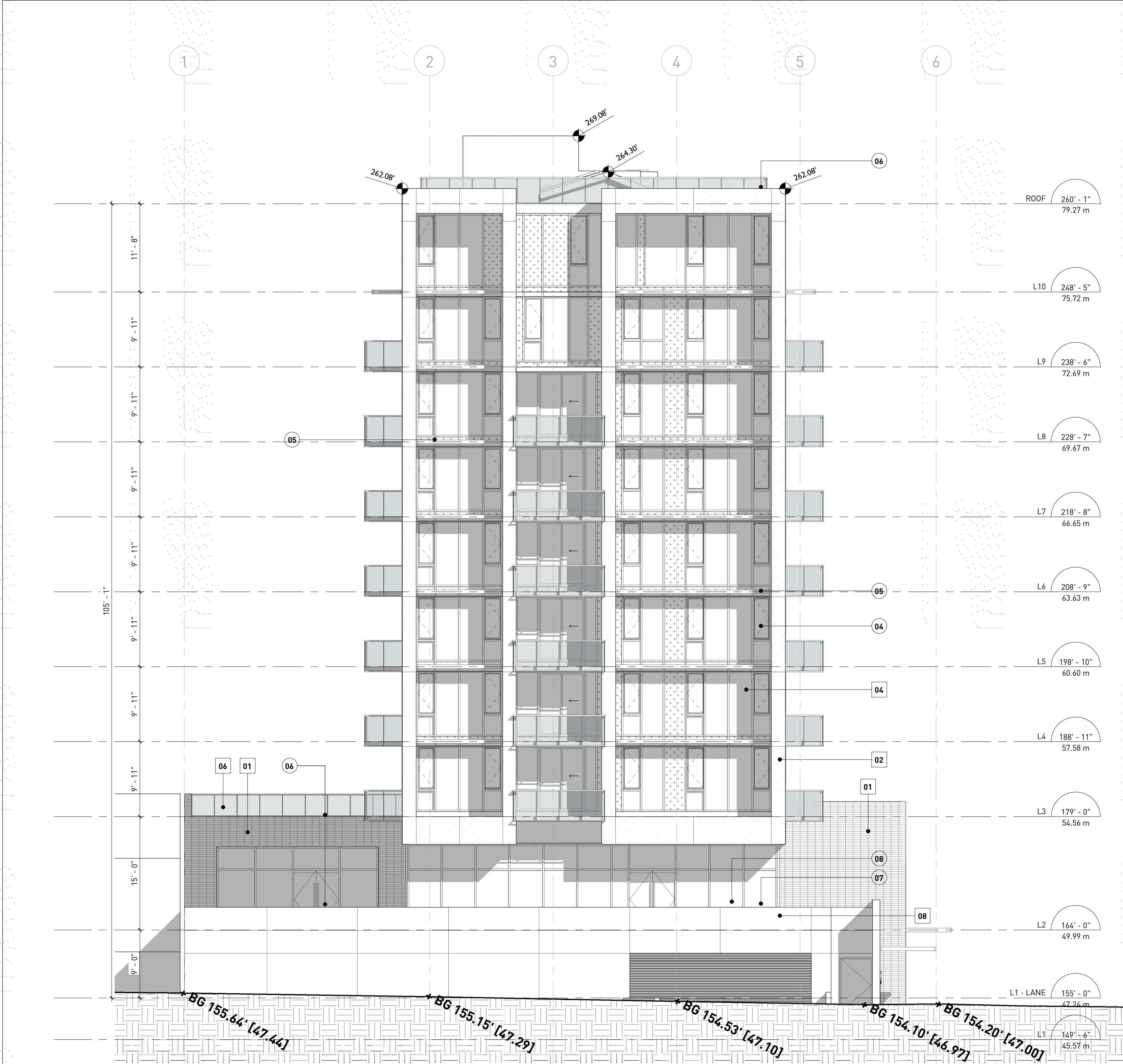
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

ELEVATIONS -
SOUTH

DATE 9/8/2017 8:44:21 AM
DRAWN BY EB
CHECKED BY JS
SCALE 1/8" = 1'-0"
JOB NUMBER 17003

A-2.03



SUSTAINABILITY & BIRD FRIENDLY DESIGN FEATURES	
#	Notes
01	Low Window-to-Wall Ratio on East/West Elevation
02	Vertical solar shades on E/W Elevation
03	Urban agriculture with maximum sun exposure
04	Maximize operable windows in residential and office
05	Horizontal solar shades on south facing windows
06	High albedo roof pavers
07	High efficiency irrigation
08	Bird friendly fruit bearing trees
09	High contrasting copper panels improve bird visibility
10	High efficiency boiler

MATERIAL LEGEND			
#	Description	Color	Notes
01	Brick	Manganese Iron Spot	Charcoal Mortar
02	Fibre Cement Panel	White	-
03	Metal Panel	Copper	-
04	Glazing	Clear	Anod. Alum. Frame
05	Spandrel	Charcoal	Anod. Alum. Frame
06	Glazed Guard Rail	Clear	Anod. Alum. Frame
07	Pre-Fin. Alum. Louver	Charcoal	-
08	Painted Concrete	Charcoal	-



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

SUSTAINABILITY & BIRD FRIENDLY DESIGN FEATURES	
#	Notes
01	Low Window-to-Wall Ratio on East/West Elevation
02	Vertical solar shades on E/W Elevation
03	Urban agriculture with maximum sun exposure
04	Maximize operable windows in residential and office
05	Horizontal solar shades on south facing windows
06	High albedo roof pavers
07	High efficiency irrigation
08	Bird friendly fruit bearing trees
09	High contrasting copper panels improve bird visibility
10	High efficiency boiler

REVISIONS

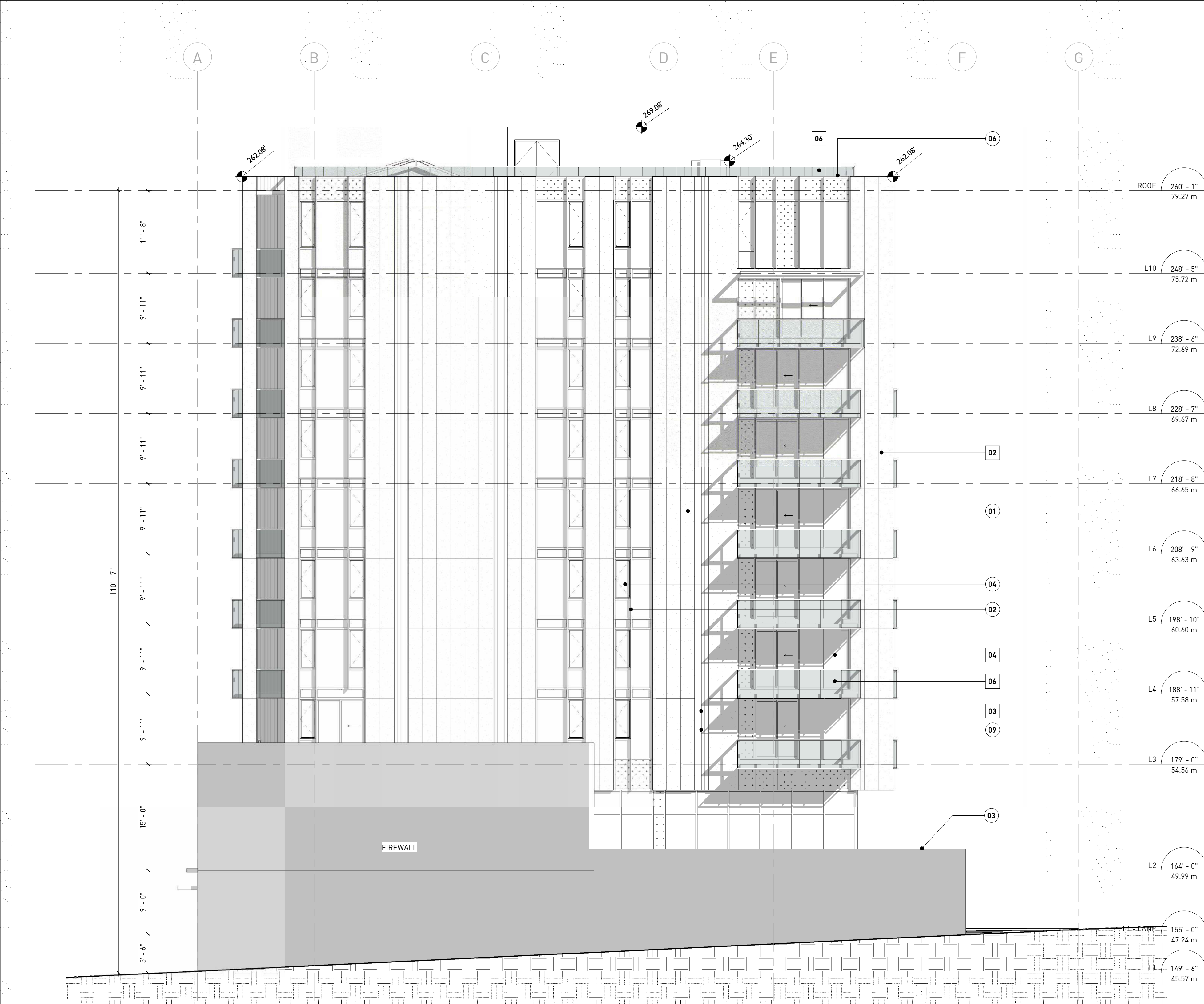
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

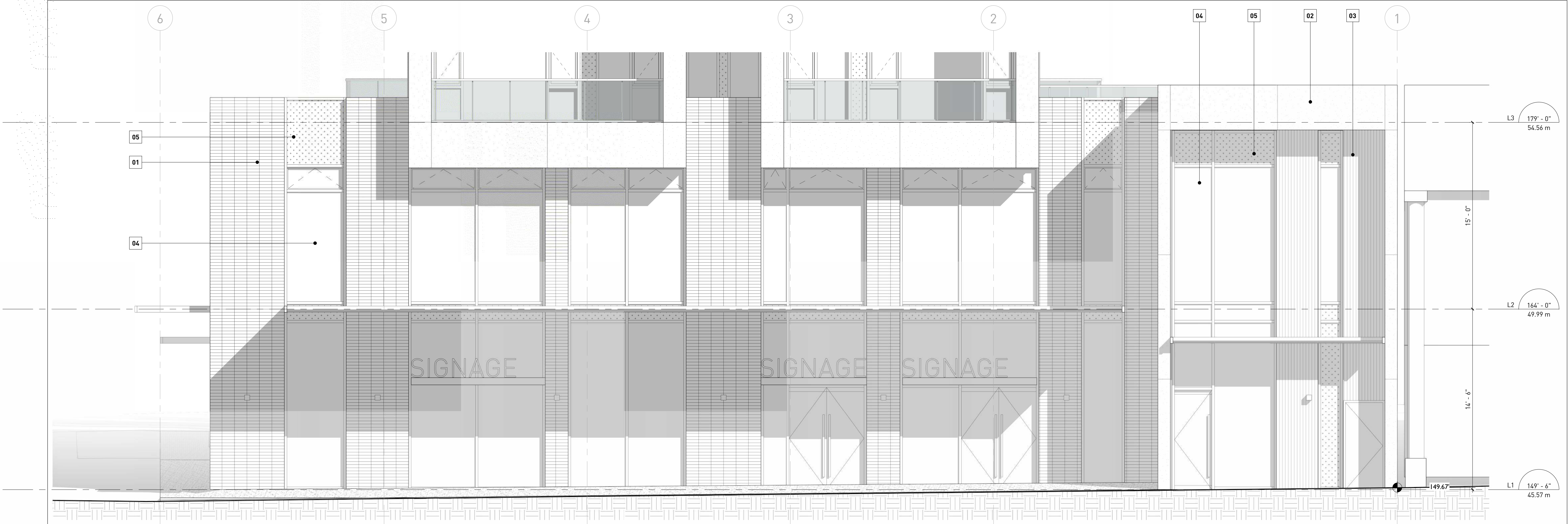
ELEVATIONS - WEST

DATE 9/8/2017 8:44:34 AM
DRAWN BY EB
CHECKED BY JS
SCALE 1/8" = 1'-0"
JOB NUMBER 17003

A-2.04



MATERIAL LEGEND			
#	Description	Color	Notes
01	Brick	Manganese Iron Spot	Charcoal Mortar
02	Fibre Cement Panel	White	-
03	Metal Panel	Copper	-
04	Glazing	Clear	Anod. Alum. Frame
05	Spandrel	Charcoal	Anod. Alum. Frame
06	Glazed Guard Rail	Clear	Anod. Alum. Frame
07	Pre-Fin. Alum. Louver	Charcoal	-
08	Painted Concrete	Charcoal	-



gbl

■ GBL ARCHITECTS INC.

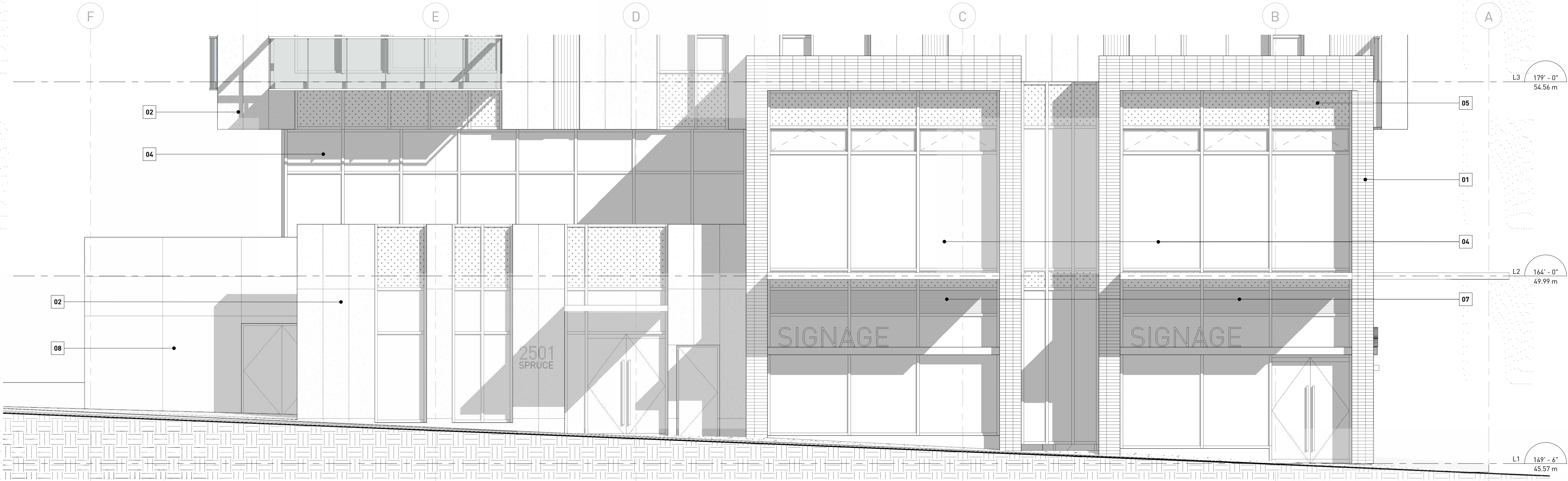
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION



BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

LARGE SCALE
ELEVATIONS

DATE
DRAWN BY
CHECKED BY
SCALE

9/8/2017 8:44:42 AM
EB
JS
1/4" = 1'-0"

JOB NUMBER 17003

A-2.05

gbl

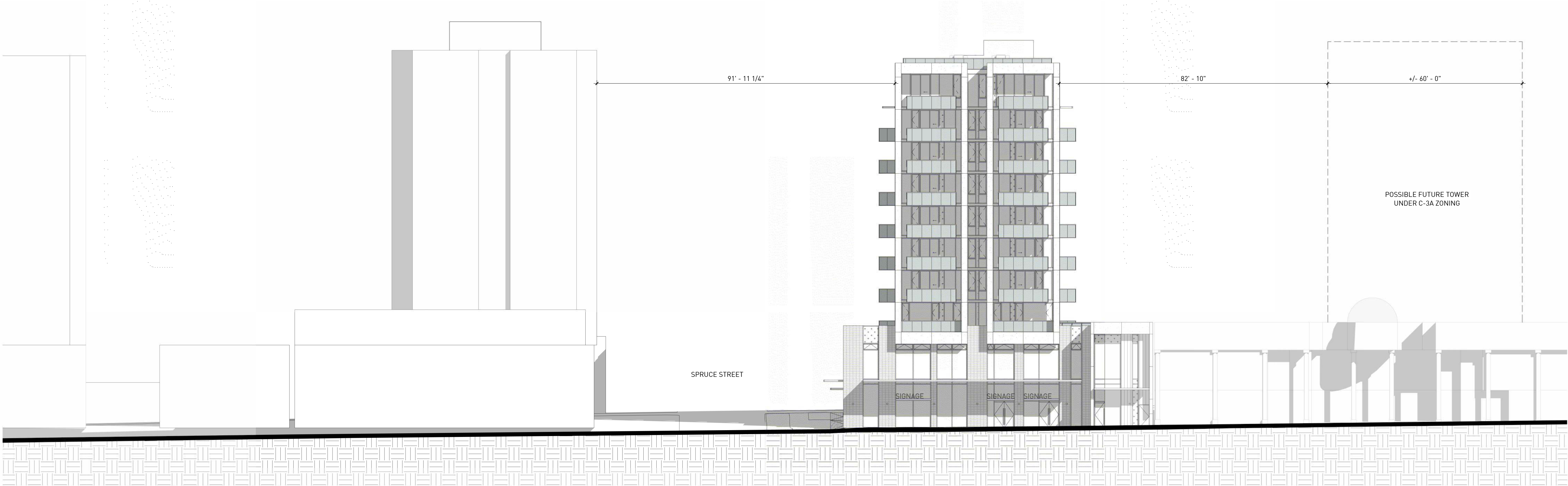
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

STREET ELEVATION

DATE	9/8/2017 8:44:54 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/16" = 1'-0"
JOB NUMBER	17003

A-2.06

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

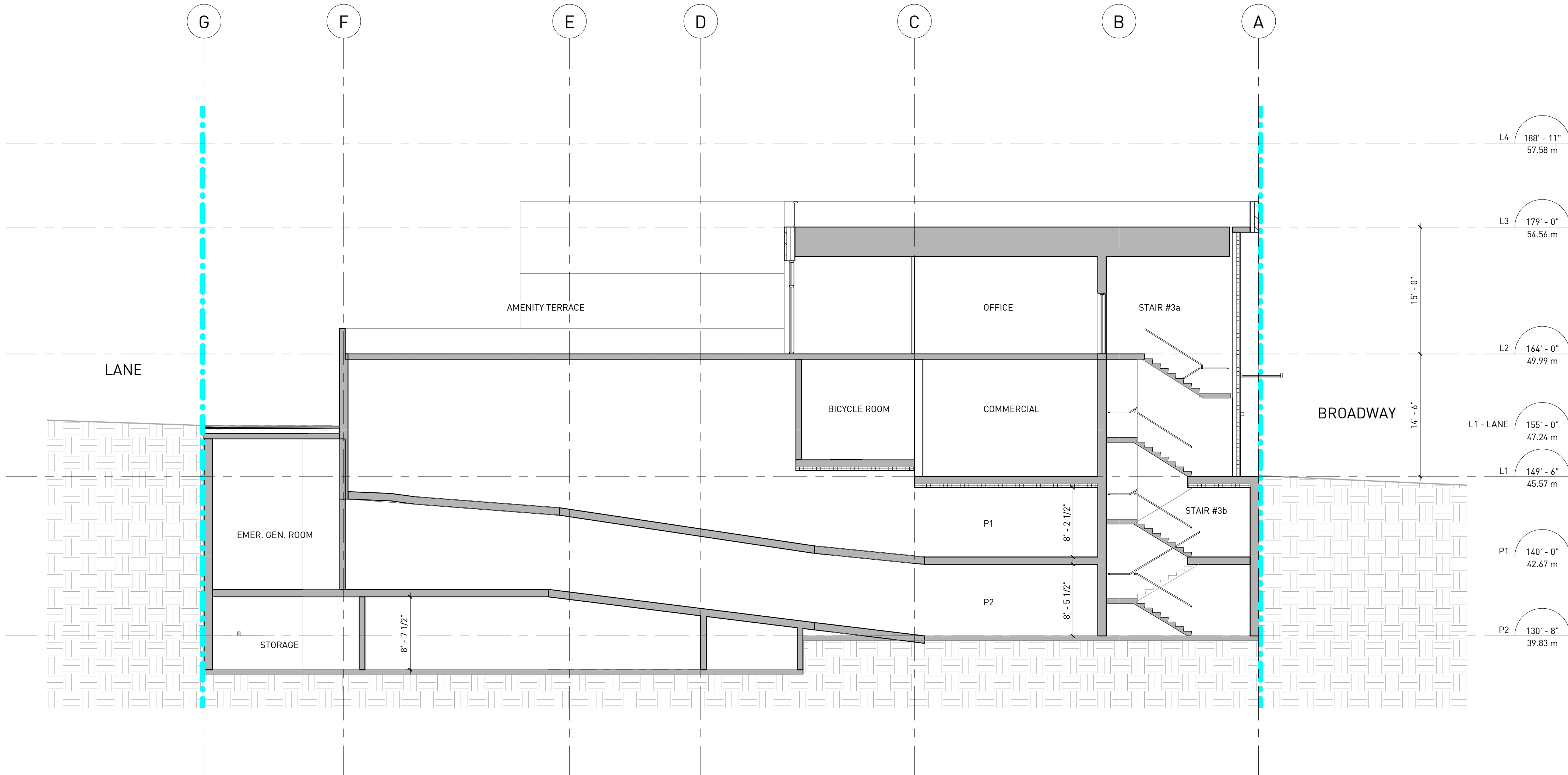
REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

SECTIONS

DATE	9/8/2017 8:44:54 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-3.01



1 SECTION 1

ref: A-1.01

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

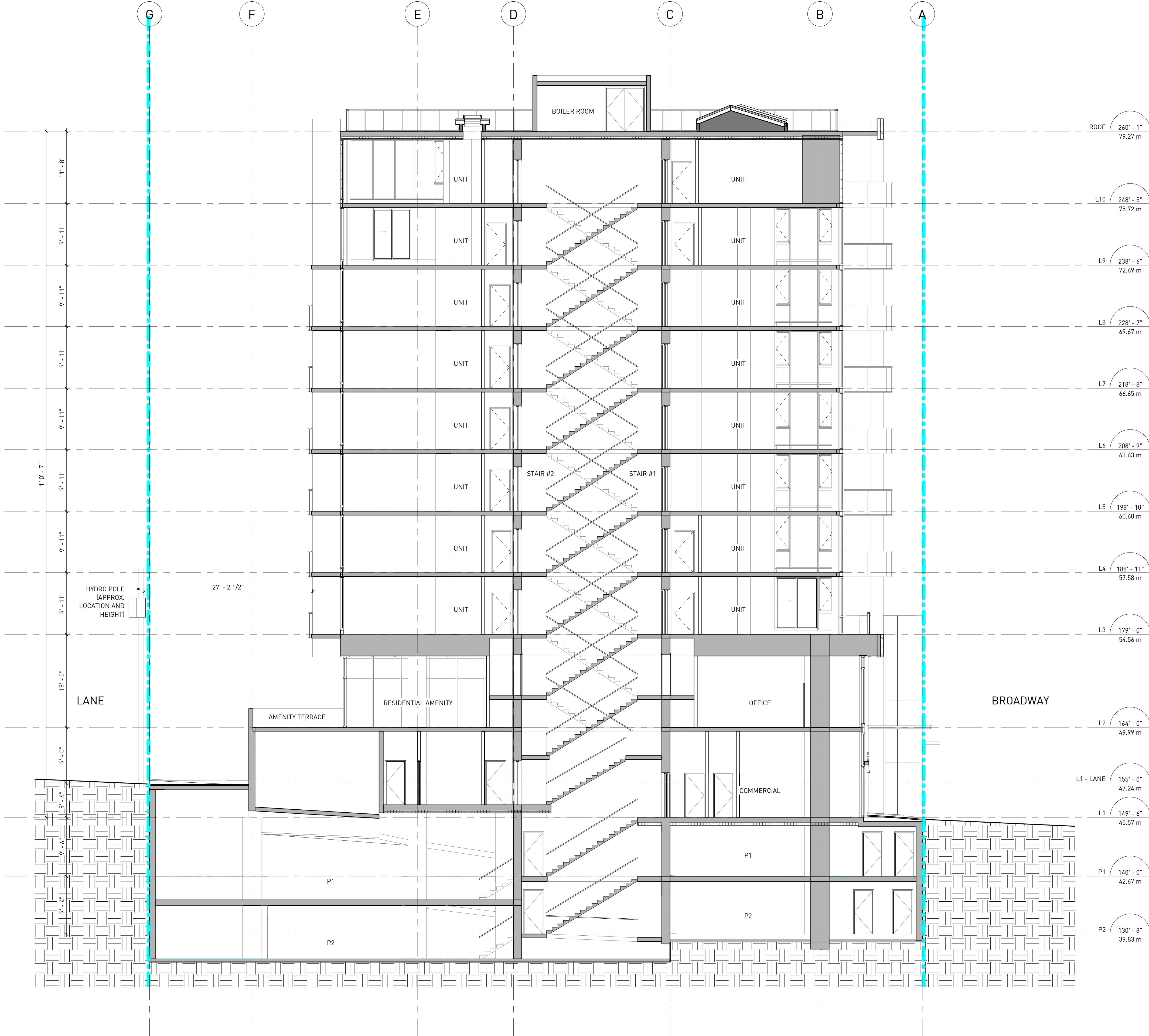
REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

SECTIONS

DATE	9/8/2017 8:44:56 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-3.02



2SECTION 2

ref: A-1.01

gbl

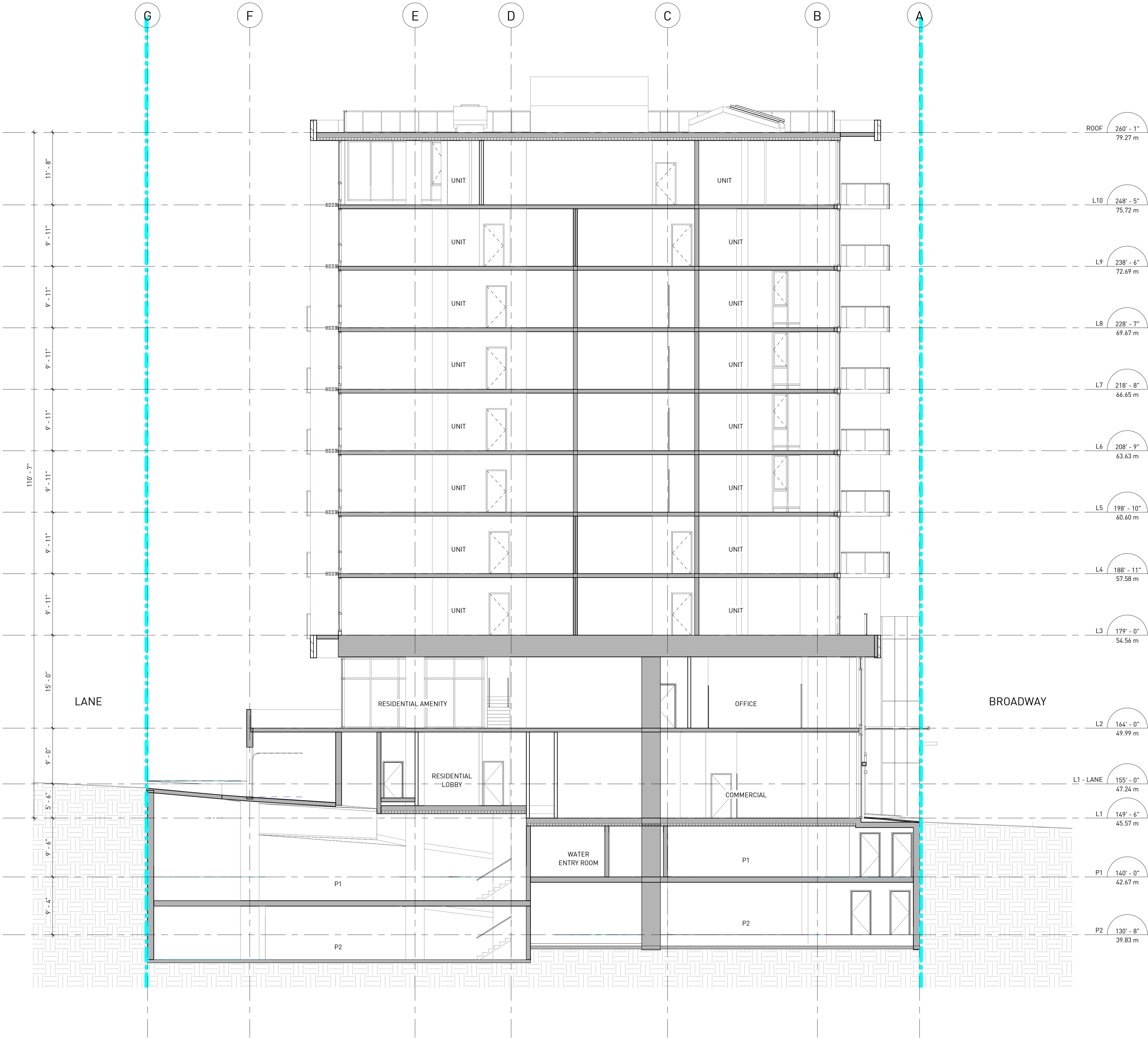
■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

SECTIONS

DATE	9/8/2017 8:44:57 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-3.03

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

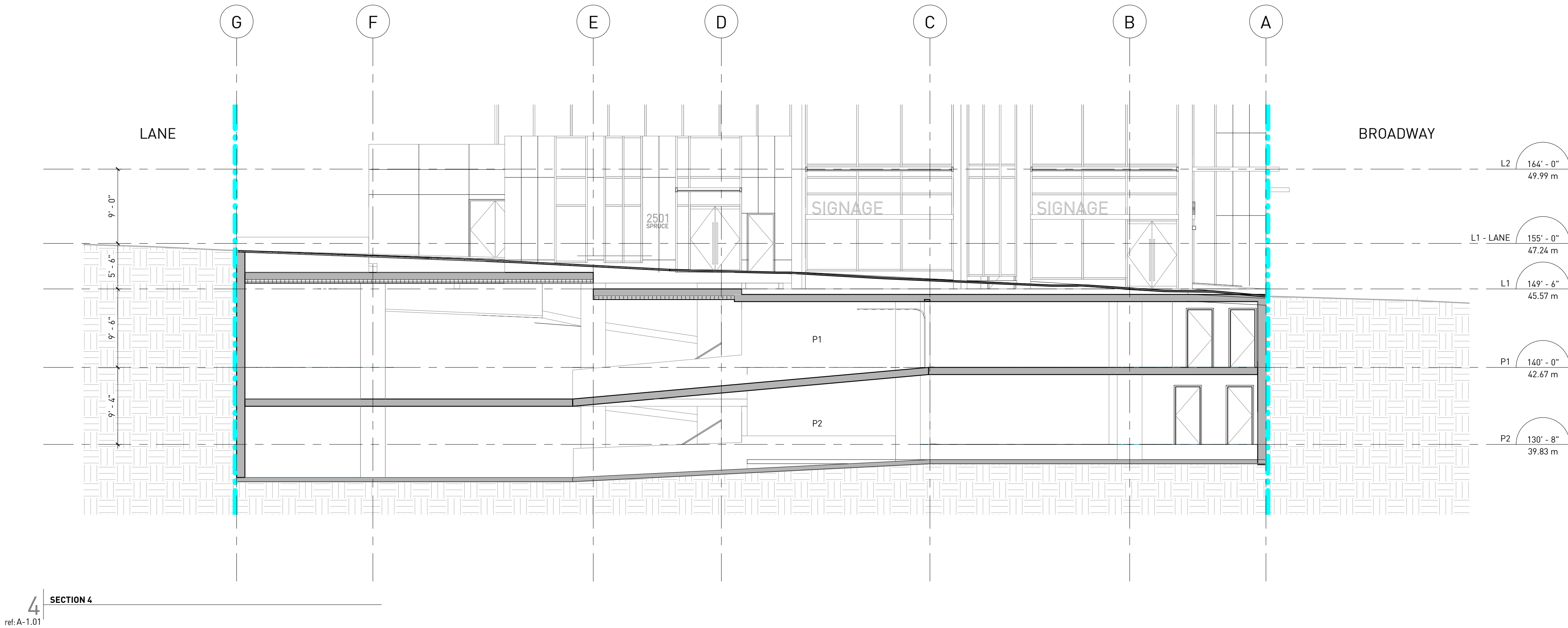
REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

SECTIONS

DATE	9/8/2017 8:44:58 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-3.04



4SECTION 4

ref: A-1.01



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE
EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR
REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

REVISIONS

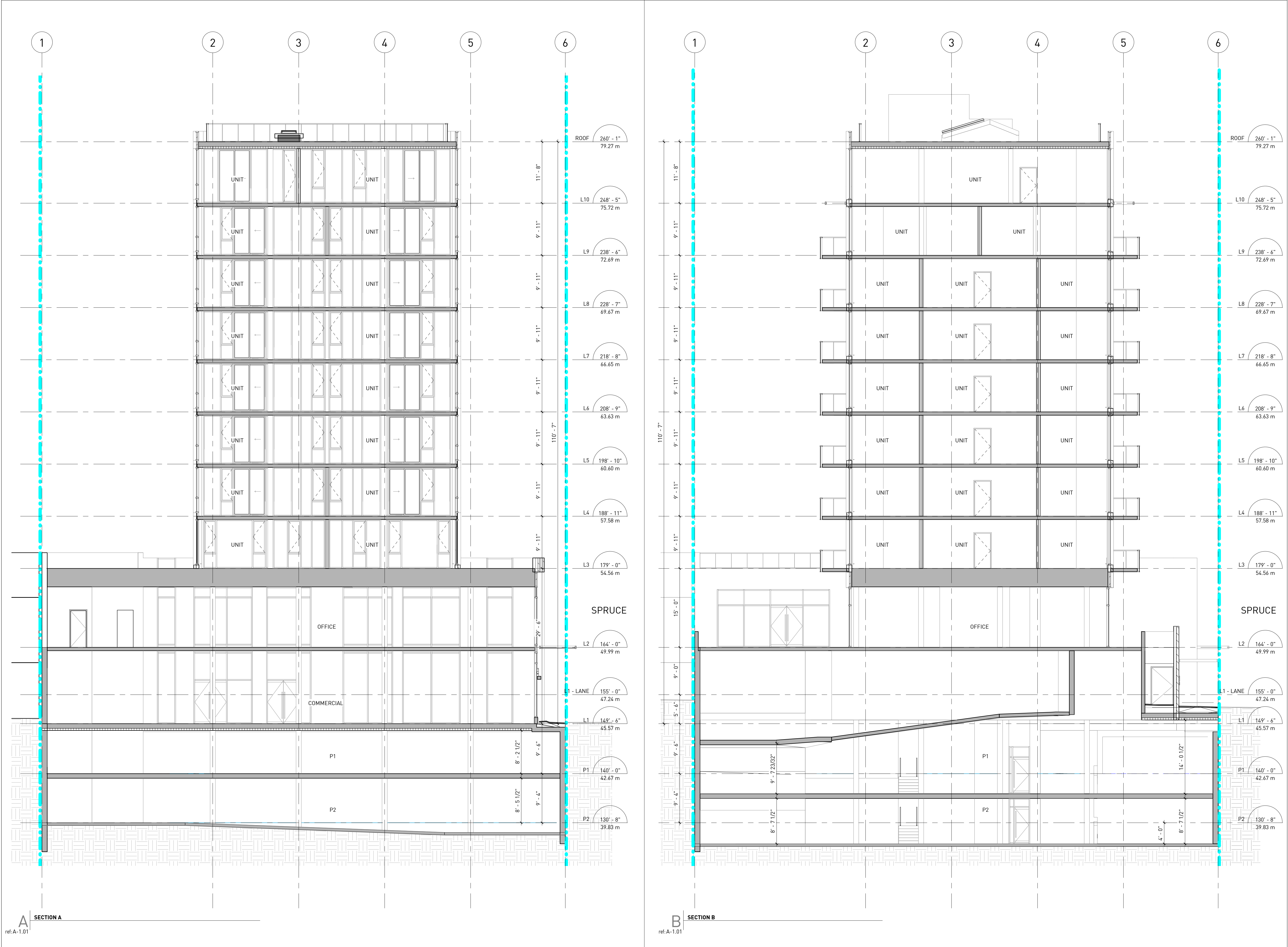
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

SECTIONS

DATE	9/8/2017 8:44:59 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/8" = 1'-0"
JOB NUMBER	17003

A-3.05





■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

REVISIONS

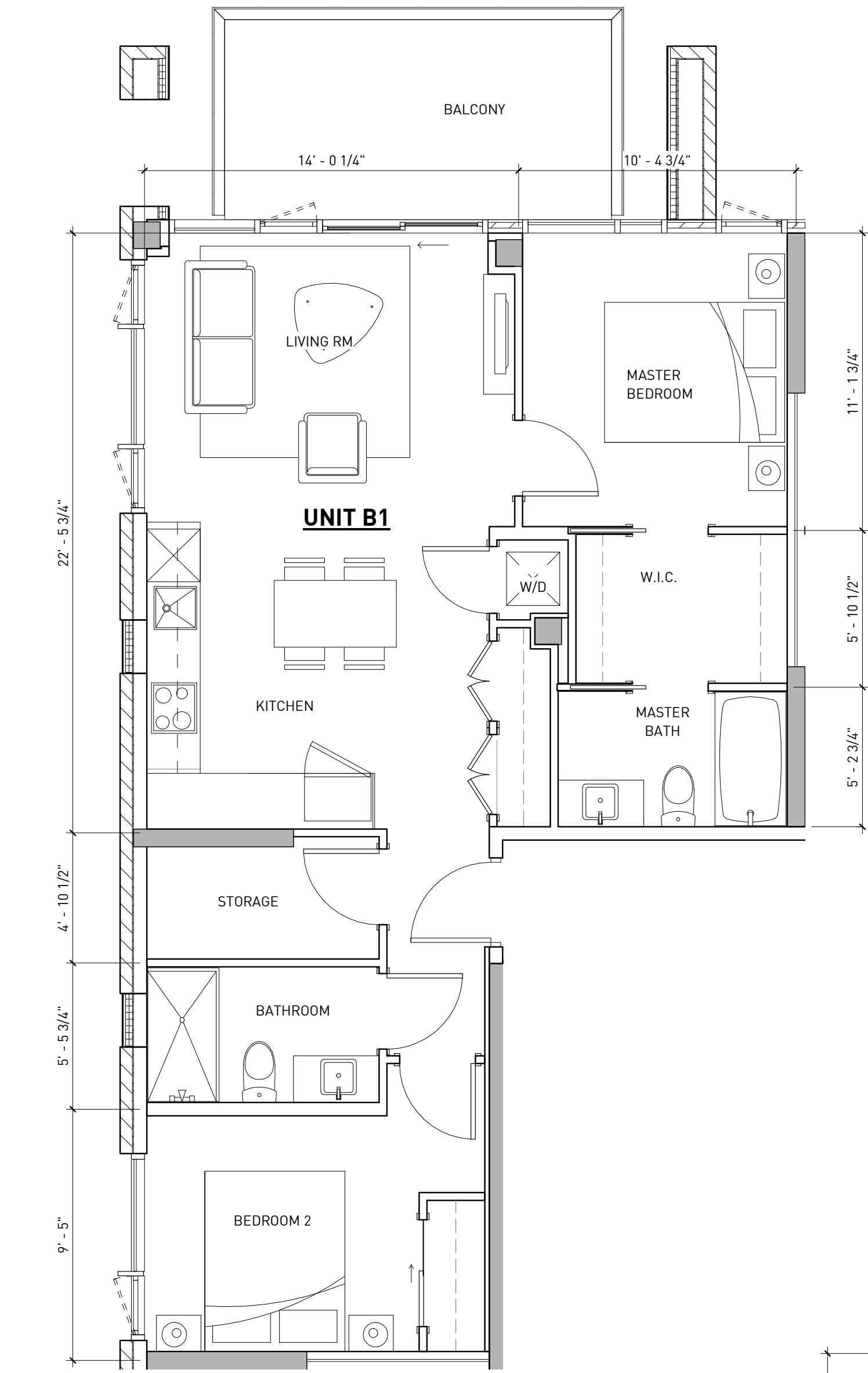
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

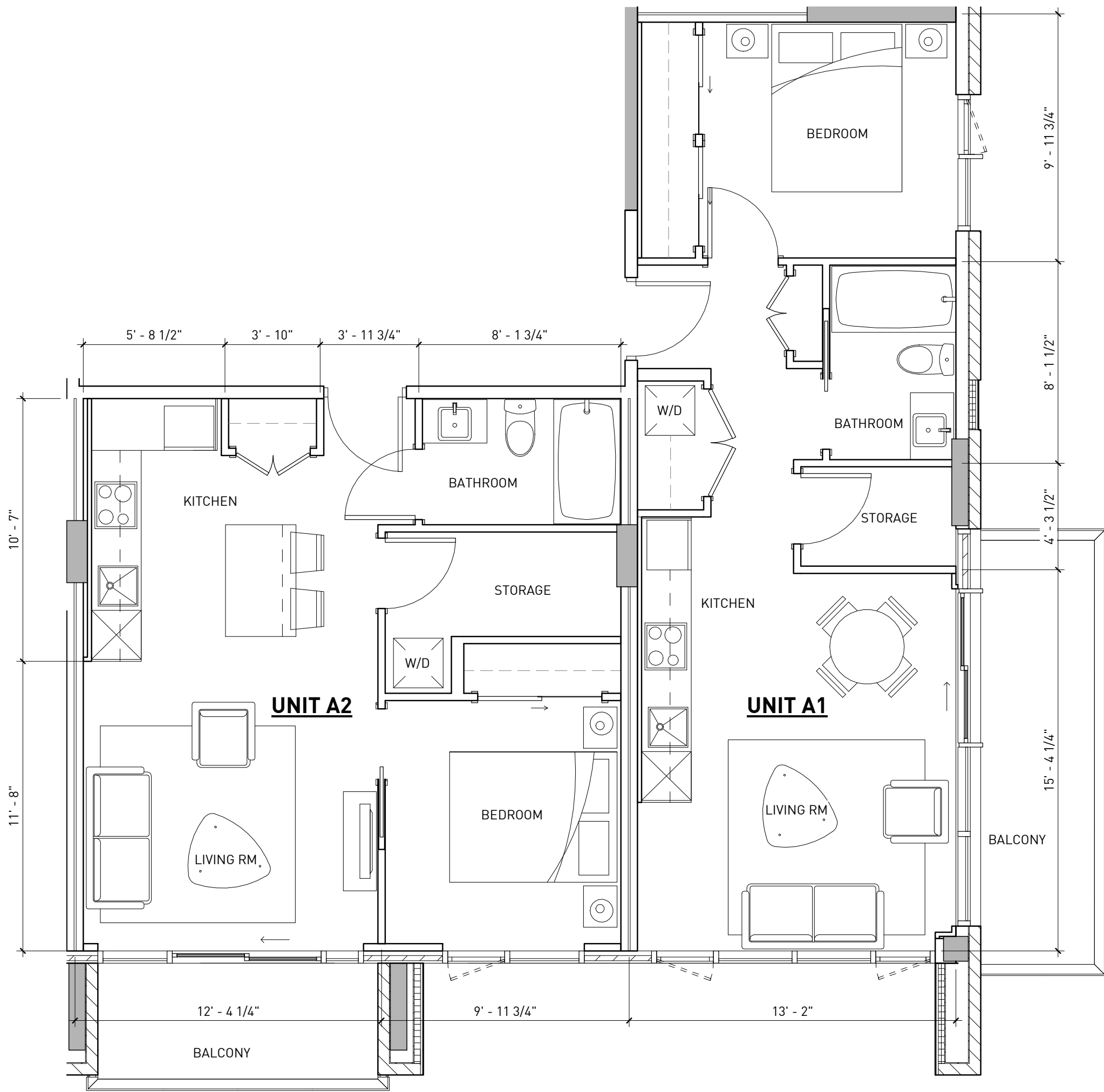
UNIT PLANS - ONE &
TWO BEDROOM

DATE 9/8/2017 8:45:01 AM
DRAWN BY EB
CHECKED BY JS
SCALE 1/4" = 1'-0"
JOB NUMBER 17003

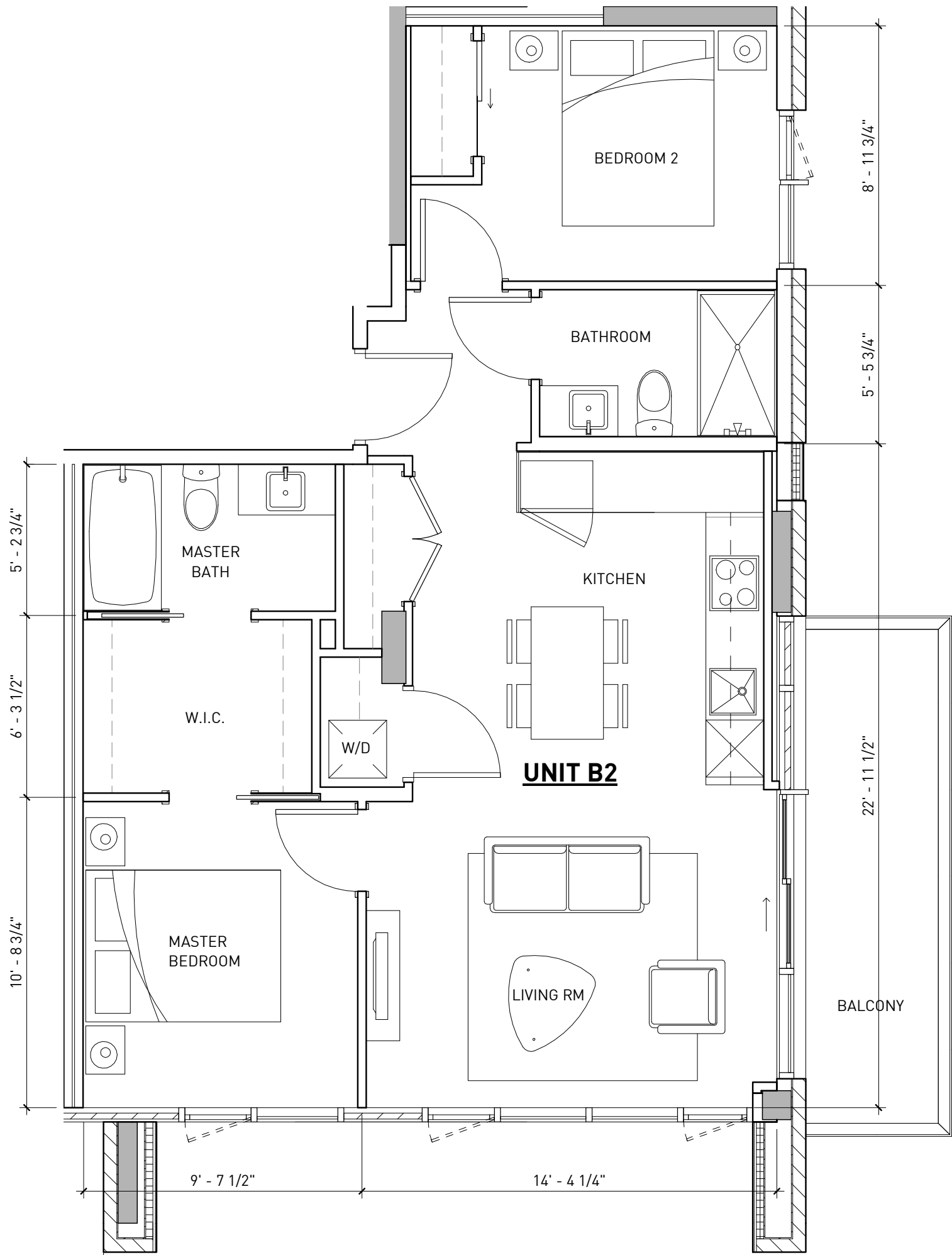
A-4.01



1 UNIT B1



2 UNIT A1 & A2



3 UNIT B2



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

REVISIONS		
NO.	DATE	DESCRIPTION
1	SEP. 8, 2017	DP APPLICATION

BROADWAY &
SPRUCE
DEVELOPMENT PERMIT
APPLICATION

UNIT PLANS -
PENTHOUSE

DATE	9/8/2017 8:45:01 AM
DRAWN BY	EB
CHECKED BY	JS
SCALE	1/4" = 1'-0"
JOB NUMBER	17003

A-4.02

