

# First United Church



Location Plan

## Project Team

<b>Street Address</b>	320 East Hastings Street			
<b>Legal Description</b>	LOTS 1,2,3,4 & 4 SALL OF BLOCK 71, DISTRICT LOT T 196, PLAN WAP 196			
<b>Zoning</b>	DEOD (Sub-Area 1 Main/Hastings)			
<b>Current Use</b>	Community Services			
<b>Proposed Use</b>	Social Housing Community Services			
<b>Site Area</b>	1,362 sq.m	(14,660 sq.ft)		
<b>Maximum FSR</b>	7	9,534 sq.m	(102,623 sq.ft)	
<b>Proposed FSR</b>	6.59	8,970 sq.m	(96,551 sq.ft)	
<b>FSR Summary</b>	<b>Area Gross</b>	<b>Area Net</b>	<b>FSR</b>	<b>Percentage</b>
Residential (LuMa)	6,655 sq.m	5,201 sq.m	3.89	59 %
First United	5,076 sq.m	3,669 sq.m	2.69	41 %
<b>Total</b>	<b>12,341 sq.m</b>	<b>8,970 sq.m</b>	<b>6.59</b>	<b>100 %</b>
<b>Maximum Height</b>	36.6 m (120 ft)			
<b>Proposed Height</b>	Varies -36.6m to 38.1m on base building 41.6m at elevator over run for roof deck			
<b>Setbacks</b>				
North	0			
South	0			
East	Light well setback			
West	1.8m S.R.W.			
<b>Required Parking</b>	T.B.D.			
<b>Proposed Parking</b>	Regular	6		
	Small Car	4		
	Accessible	2		
	<b>Total</b>	<b>12</b>	**accessible parking stall count as 2 required stalls	
<b>Required Loading</b>	Two (2) Class B			
<b>Proposed Loading</b>	One (1) Class B (Height relaxation requested)			
<b>Required Bicycle Parking</b>	Residential	First United		
	Class A	105	(Relaxation requested)	
	Class B	6	*6 stall rack at each entrance	
<b>Proposed Bicycle Parking</b>	Residential	First United		
	Class A	40	*maximum 30% vertical	
	Class B	0	6	

<b>Residential Unit Breakdown</b>	<b>Number</b>	<b>Percentage</b>
Studio (Adaptable)	41	39%
Studio (Accessible)	15	14%
1 Bedroom (Adaptable)	42	40%
1 Bedroom (Accessible)	7	7%
<b>Total</b>	<b>105</b>	<b>100%</b>
<b>Residential Unit Area</b>	<b>Area</b>	
Studio (Adaptable)	32.25 sq.m - 34.89 sq.m	
Studio (Accessible)	39 sq.m	
1 Bedroom (Adaptable)	45.5 sq.m - 48.5 sq.m	
1 Bedroom (Accessible)	57 sq.m	
<b>Relaxations Requested</b>		
Parking		
Loading		
Frontage		
Height		
Retail Contiguity		
Bicycle Parking		

<b>Residential Unit Breakdown</b>	<b>Number</b>	<b>Percentage</b>
Studio (Adaptable)	41	39%
Studio (Accessible)	15	14%
1 Bedroom (Adaptable)	42	40%
1 Bedroom (Accessible)	7	7%
<b>Total</b>	<b>105</b>	<b>100%</b>
<b>Residential Unit Area</b>	<b>Area</b>	
Studio (Adaptable)	32.25 sq.m - 34.89 sq.m	
Studio (Accessible)	39 sq.m	
1 Bedroom (Adaptable)	45.5 sq.m - 48.5 sq.m	
1 Bedroom (Accessible)	57 sq.m	
<b>Relaxations Requested</b>		
Parking		
Loading		
Frontage		
Height		
Retail Contiguity		
Bicycle Parking		

## Drawing List

<b>Architectural</b>	<b>Cover Sheet</b>		<b>Landscaping</b>	<b>L0.0</b>	<b>Cover Sheet</b>
A-001	Site Plan	A-301	Elevation North	L0.0	Existing Tree Management Plan
A-002	Context Elevations	A-302	Elevation South	T-01	Level 1 Landscaping Plan
A-004	Shadow Study	A-303	Elevation East	L1.1	Level 2 Landscaping Plan
A-005	Renderings	A-304	Elevation West	L1.2	Level 4 Landscaping Plan
A-007	Building Grades	A-310	Building Section	L1.3	Roof Landscaping Plan
A-008	Lightwell Sections & Survey	FSR-101	FSR Level 01	L2.1	Landscaping Sections
A-101	P1 Parking Plan	FSR-102	FSR Level 02	L3.1	Landscaping Details
A-102	Level 01 Floor Plan	FSR-103	FSR Level 03		
A-103	Level 02 Floor Plan	FSR-104	FSR Level 04		
A-104	Level 03 Floor Plan	FSR-105	FSR Levels 05 & 11		
A-105	Level 04 Floor Plan	FSR-106	FSR Levels 06 - 10		
A-106	Level 05 Floor Plan				
A-107	Levels 05-10 Floor Plans				
A-108	Level 11 Floor Plan				
A-109	Roof Plan				

## Design Rationale

**Preamble**  
First United Church Community Ministry Society is an inner-city ministry of the United Church of Canada located on the unceded, traditional and ancestral lands of the Sellwista? (Tsilil-Waautli), X'mak'kwiyam (Musqueam), & Skwxw7mesh (Squamish) peoples. First United is committed at its heart to the struggle for social justice, offering programs of advocacy, housing and healing in Vancouver's Downtown Eastside (DTEs). First United strives to be a respectful resource to the DTEs and to those who are most in need of a welcoming place to be, to find support, and to feel safe. They have been operating in the DTEs for 135 years, and plan to redevelop their site and to reopen their doors to the neighbourhood as the same First United working towards a neighbourhood where every person's worth is celebrated and all people thrive, with the community they serve continuing to find sanctuary and connection.

First United has undertaken extensive community consultation over the last several years to arrive at the proposed services they plan to offer and the type of building that they and the community needs. The community feedback has affirmed the value of First United's role in the community and provided them with the confidence to move forward with their redevelopment plans. This consultation is ongoing. The site is located at 320 East Hastings Street in Vancouver, BC. A church has been on the corner of East Hastings and Gore since 1992. The existing building on the site was built in 1965. First United has evolved from a worshipping congregation to operating community ministry programs and social services offering a range of structured and unstructured services for the benefit to the DTEs community.

The proposed project consists of an 11-story building with one level of underground parking and service spaces. The first four floors of the building will be comprised of the First United program space including a drop-in space, a large dining room, a commercial kitchen, multipurpose spaces, a day sleeping area, a Sanctuary, and administrative spaces. The upper seven floors include 105 affordable housing units ranging from studios to one-bedroom units plus ancillary support services (laundry and amenity). The residential component will be operated by LuMa Native Housing Society.

**Site**  
The site is located at the corner of East Hastings and Gore. It is bounded by Hastings Street to the north, a two-story mixed-use building to the east, a lane and mixed-use building to the south and Gore Street to the west.

The site is 1362 square metres (14,660 square feet). It slopes down from the east to the west with the highest elevation being in the angle at the southeast corner. The site is roughly square but also is affected by the lane of Gore Avenue on the west.

**Planning**  
The First United component has a complex programme with specific requirements for agencies and users. In order to provide maximum visibility to the community, First United wants their entrance at the corner of Gore and East Hastings. Active uses (dining room, entry hall, community help desk, first aid room and day use drop-in) have been placed at street level.

Above the second level the building is essentially an "L" shape which creates a large deck on the second floor while maximizing the frontage available for the residential units.

The planning also required the resolution of two grids - the orthogonal city grid and the angle of Gore Street. This created a unique opportunity to respond to both in plan and section.

The entrance and vertical circulation for the residential component has been located at the south west corner of the site on Gore so that it maximizes the available contiguous area for the First United components.

**Form and Character**  
The design of the First United redevelopment offered a complex and engaging architectural problem informed not only by its programme but by its context in the DEOD and unceded indigenous territory.

The existing church building with its unique roof expressions is an iconic building in the DTEs. First United wants to ensure that its uniqueness is not lost in the new building. The task as we see it is to respond both to the uniqueness of First United and the existing streetscape and character of the DTEs. We are proposing a modern urban building that avoids over historicism but along Hastings responds to its location with the use of appropriate materials and proportion. Along Gore, a more contemporary panel clad expression has been developed that incorporates not only a more eclectic form for First United, references to indigenous culture, but also a more aggressive climate response with the introduction of solar shading devices.

## Project Team

<b>Client</b>	First United Church Community Ministry Society 320 East Hastings St Vancouver, BC V6A 1P4 (604) 681-8355	<b>Mechanical</b>	Integral Group Suite 180 - 200 Granville Street Vancouver, BC V6C 1S4 (604) 687-1800	<b>Building Envelope/ Energy Modelling</b>	BC Building Science 611 Bent Court New Westminster, BC V3M 1V3 (604) 520-6455	<b>Building Code</b>	TCCP 116 - 119 West Pender Street Vancouver, BC V6B 1S5 (604) 689-8520
<b>Architectural</b>	NSDA Architects 1550 - 1050 West Pender Street 201 - 134 Abbott Street Vancouver, BC V6B 2K4 (604) 689-1926	<b>Electrical</b>	Integral Group Suite 180 - 200 Granville Street Vancouver, BC V6C 1S4 (604) 687-1800	<b>Landscaping</b>	Durante Kneek Landscape Architecture 102 - 1637 West 5th Avenue Vancouver, BC V6J 1N5 (604) 684-461	<b>Traffic</b>	Burt and Associates 1550 - 1050 West Pender Street Vancouver, BC V6B 3S7 (604) 685-6427
<b>Structural</b>	Glotman Simpson 1651 West 5th Avenue Vancouver, BC V6J 1N5 (604) 734-8822	<b>Civil</b>	Binnie 205 - 4946 Canada Way Burnaby BC V5G 4H7 (604) 420-1721	<b>Acoustics</b>	BAP 201A-101 Klahanie Drive Port Moody, BC V3H 0H3 (604) 492-2992	<b>Food Service</b>	SmartDesign Group Suite 102 - 1150 Station Street Vancouver, BC V6A 4C7 (604) 662-7015

320 East Hastings Street, Vancouver, BC

As architects we have strived for an honest, simple, expression that is aware of its contemporary circumstance and its heritage context. To address the goals of developing a welcoming building, transparency is maximized along the street allowing both views into the project's public spaces and views out to the activity on the street. The feature stair connecting the four floors of First United program spaces is also expressed and highly visible along Hastings Street. A large four-storey feature glass wall is placed at the entrance at the corner of Hastings and Gore. This window area connects to the two-storey spaces of the Entry Hall and to the Sanctuary. We intend to work with an artist to develop a design that reflects many of the themes of First United: hope, reconciliation, cultural connection, history in the community.

Although the building is for everyone, we cannot ignore that it is located on the unceded, traditional and ancestral Musqueam, Squamish and Tsilil-Waautli territories and that a significant percentage of the community served by First United are indigenous. It is important to First United that the design incorporate indigenous cultural elements in a culturally respectful and appropriate way, and after consultation with Skwxw7mesh and Hənq̓em̓en speakers as the linguistic consultants. We want any response to be authentic and architecturally coherent. To help guide us, Luugyooj Dr Patrick Stewart, Nigaa architect, and Chief Ian Campbell of the Squamish Nation are consultants to provide additional cultural input into the design. Some measures proposed are:

- The sloping wall of the First United component on Gore has been developed as "copper" wall laid up in horizontal pattern to allude to the traditional plank houses of the West Coast. Copper is an important material to the north west indigenous culture.
- We have added cultural references around the entrance to the indigenous housing. The current design shows concrete and steel pictographs / petroglyphs panels wrapping the base of the building.
- Two Welcome Figures have been placed at the main entrance to the building.
- Vertical sunscreens have been added to our west elevation. These would be custom fabricated panels with indigenous images laser cut into them.
- Colours of the building have been chosen in consultation with our indigenous consultants.

**Sustainability**  
The United Church of Canada are climate leaders within the landscape of Canadian churches and denominations. Beyond its obvious contribution to social sustainability, the project is designed to high environmental standards. Beginning with highly insulated building envelope, we are proposing high efficiency mechanical and electrical systems to meet the City of Vancouver requirements and the 2019 BC Housing Design Guidelines.

**Heritage**  
The existing church, although an iconic structure in the DTEs, is not on the Heritage Registry. However, the history of First United is critical to its future. The existing Vancouver Heritage Foundation memorial plaque on the building will be integrated into the new structure and we are currently investigating the respectful re-use of the existing unique stone tile cladding in the interior of the building.

The proposal reflects and incorporates the four goals of the new Vancouver Heritage Program - March 2020\*

**Requested Relaxations from ODP**  
**Frontage**  
In the DEOD the maximum frontage is 30.5 metres. The site is 38.14 metres along Hastings. We request that this frontage requirement be relaxed as per 4.5.3 all of the units are social housing.

**Height**  
The maximum height on a corner site in Sub-Area 1 is 30.5 metres at the discretion of the Development Permit Board. Due to the sloping site and the desire to articulate the parapets at the corner of Gore and Hastings, we request a height variance beyond that.

**Retail Contiguity**  
Article 4.4. requires retail and other similar uses at the ground floor. We request a relaxation of this requirement as per 4.4A. We have placed all active uses (dining, entry hall and drop in centre) along the street frontages.

**Parking**  
We are proposing a single underground structure for the building. The proposed parking is for twelve (12) vehicles which meets the needs of First United and LuMa Housing as no residents will have cars due to the homeless and homeless-at-risk population.

**Loading**  
We are proposing to provide one (1) class B loading bay with reduced height of 3.5 metres.

**Bicycle Parking**  
We are proposing a reduced number of bicycle parking for the residents as not all residents will be able to afford them and those that can will store them in their units.

Consultants

Date: 2020-09-23

Issue / Revision:  
Issued for ODP



**NSDA ARCHITECTS**  
300-124 Abbott St  
Vancouver, BC  
Canada V6B 2K4  
T: 604.681.1926  
F: 604.683.2341  
info@nsda.bc.ca  
www.nsda.bc.ca

Project: First United Church  
320 East Hastings St, Vancouver, BC  
Sheet Title: Cover Sheet  
Project Number: 18045  
Scale: 1:100  
Sheet Number: A-001

320 E Hastings Street (Complete Application)  
DP-2020-00721 - DEOD SUB AREA 1 MAIN/HASTINGS

APPENDIX C  
Page 1 of 37

2020.09.23 Issued for Development Permit



Streetscape



Context Plan

1:1000

Consultants

Date: 2020-09-23  
 Issues / Revisions: Issued for DP



Seal



**NSDA**  
 ARCHITECTS

201-224-8888  
 Vancouver, BC  
 Canada V6C 2K4  
 T: 604-681-1924  
 F: 604-683-2241  
 info@nsda.bc.ca  
 www.nsda.ca

Copyright Reserved: This plan and design is one of the services of the author and is the property of NSDA Architects and cannot be used for any other project without the author's consent.

Project:  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title:  
 Context/Streetscape

Project Number:  
 18045

Scale:  
 1:100

Sheet Number:  
 A-003

Consultants  
 Date: 2020-09-23  
 Issue / Revision:  
 Issued for CP

Vernal Equinox

Summer Solstice

Autumn Equinox

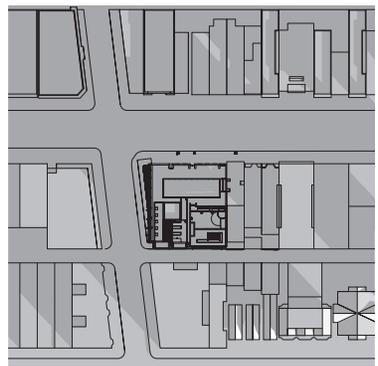
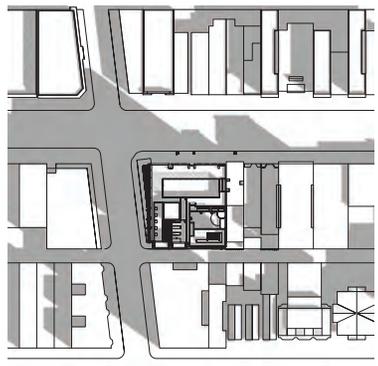
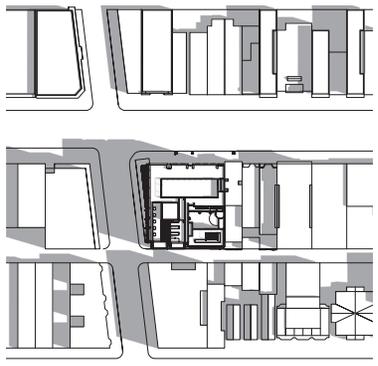
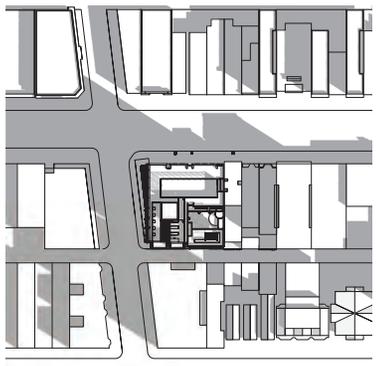
Winter Solstice

March 20, day and night of equal length, marking the start of spring.

June 21, longest day of the year, marking the start of summer.

September 22, day and night of equal length, marking the start of autumn.

December 22, shortest day of the year, marking the start of winter.

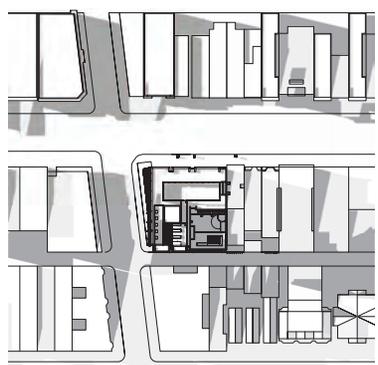
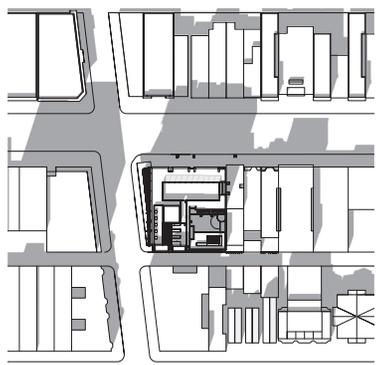
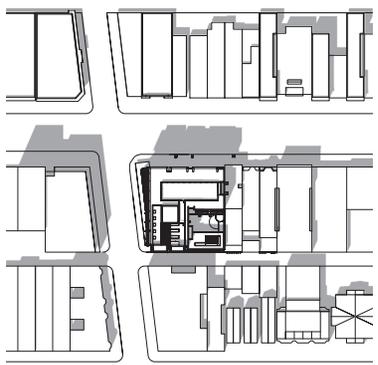
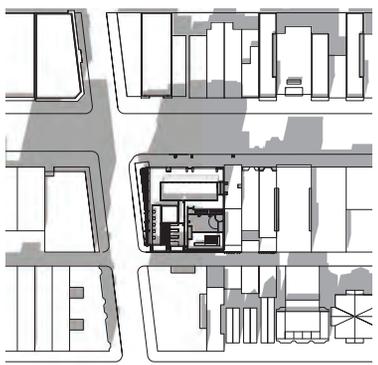


10:00 am

10:00 am

10:00 am

10:00 am



2:00 pm

2:00 pm

2:00 pm

2:00 pm



Seal



**NSDA**  
 ARCHITECTS

200 124 Abbott St  
 Vancouver, BC  
 Canada V6B 2Y4  
 T 604.683.1926  
 F 604.683.2341  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design are the intellectual property of NSDA Architects and cannot be used without the architect's written consent.

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 Shadow Study

Project Number  
 18045

Scale  
 1:100

Sheet Number  
 A-004



Consultants

Date: 2020-09-23  
Issue / Revisions: Issued for DP

2020.09.23 Issued for Development Permit



Seal



**NSDA**  
ARCHITECTS

200-124 Adelaide St  
Vancouver, BC  
Canada V6B 2Y4  
T: 604.683.1726  
F: 604.683.2241  
info@nsda.bc.ca  
www.nsda.bc.ca

Copyright Reserved: This plan and design is used as of the date shown on the drawing. All rights are reserved. All other rights are reserved.

Project:  
First United Church  
320 East Hastings St.  
Vancouver, BC

Sheet Title:  
Perspectives

Project Number:  
18045

Scale:  
1:100

Sheet Number:  
A-005



Consultants

Date: 2020-09-23  
Issue / Revisions: Issued for DP

320 E Hastings Street (Complete Application)  
DP-2020-00721 - DEOD SUB AREA 1 MAIN/HASTINGS  
Issued for Development Permit 2020-09-23



Seal



**NSDA**  
ARCHITECTS

200 124 Abbott St  
Vancouver, BC  
Canada V6B 2N4  
T: 604.683.1926  
F: 604.683.2341  
info@nsda.bc.ca  
www.nsda.bc.ca

Copyright Reserved. This plan and design are not to be used without the architect's written consent.

Project  
First United Church  
320 East Hastings St.  
Vancouver, BC

Sheet Title  
Perspectives

Project Number  
18045  
Scale  
1:100  
Sheet Number  
A-006

December 16, 2020  
Page 6 of 37

Consultants

Date: 2020-09-23  
 Issue / Revisions:  
 Issued for DP



Scale



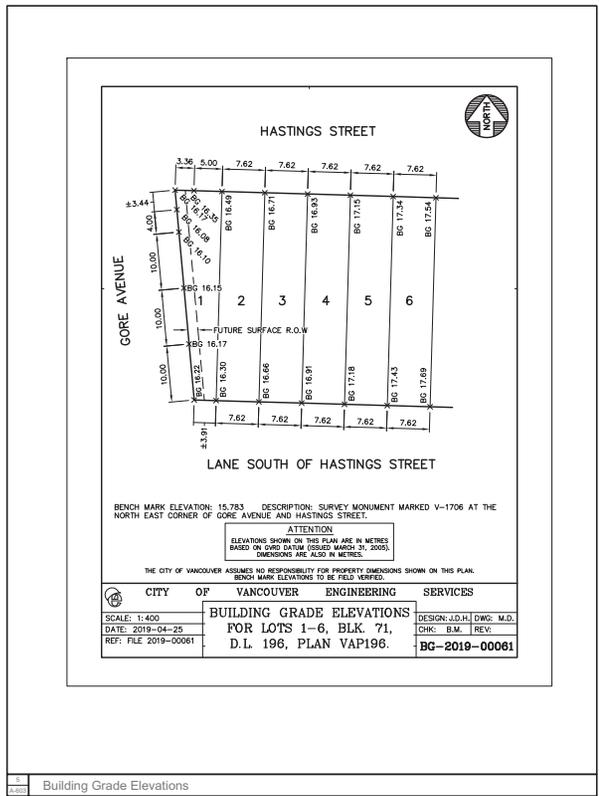
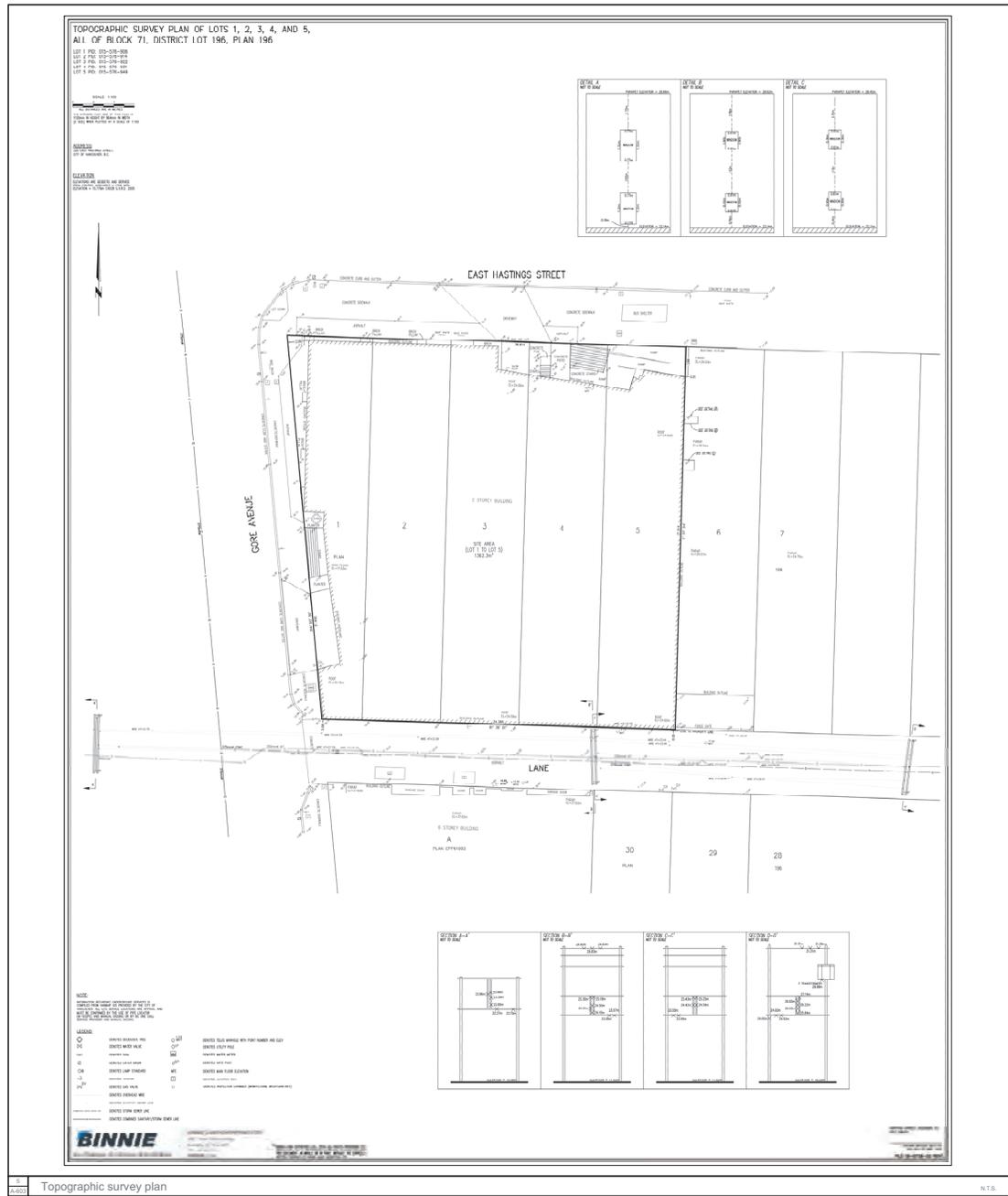
**NSDA**  
 ARCHITECTS

200-134 Abbott St  
 Vancouver BC  
 Canada V6B 2L4  
 T: 604.689.1936  
 F: 604.689.2361  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 Building Grades & Survey

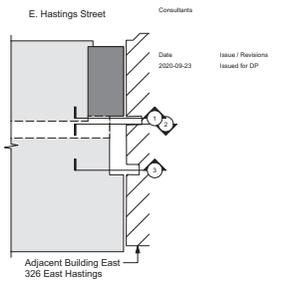
Project Number  
18045  
 Scale  
N.T.S.  
 Sheet Number  
A-007



Building Grade Elevations

Topographic survey plan

N.T.S.



**NSDA**  
 ARCHITECTS

200-134 Abbott St  
 Vancouver BC  
 Canada V6B 2L4  
 T: 604.689.1936  
 F: 604.689.2361  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Registration Number: 10394 and design number 10394 are the exclusive property of NSDA Architects and shall not be used without the architect's written consent.

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 Lightwell Section

Project Number  
 18045

Scale  
 1:100

Sheet Number  
 A-008

1 Lightwell Section A

2 Lightwell Section B

3 Lightwell Section C

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

2020.09.09.23 Issued for Development Permit



Scale



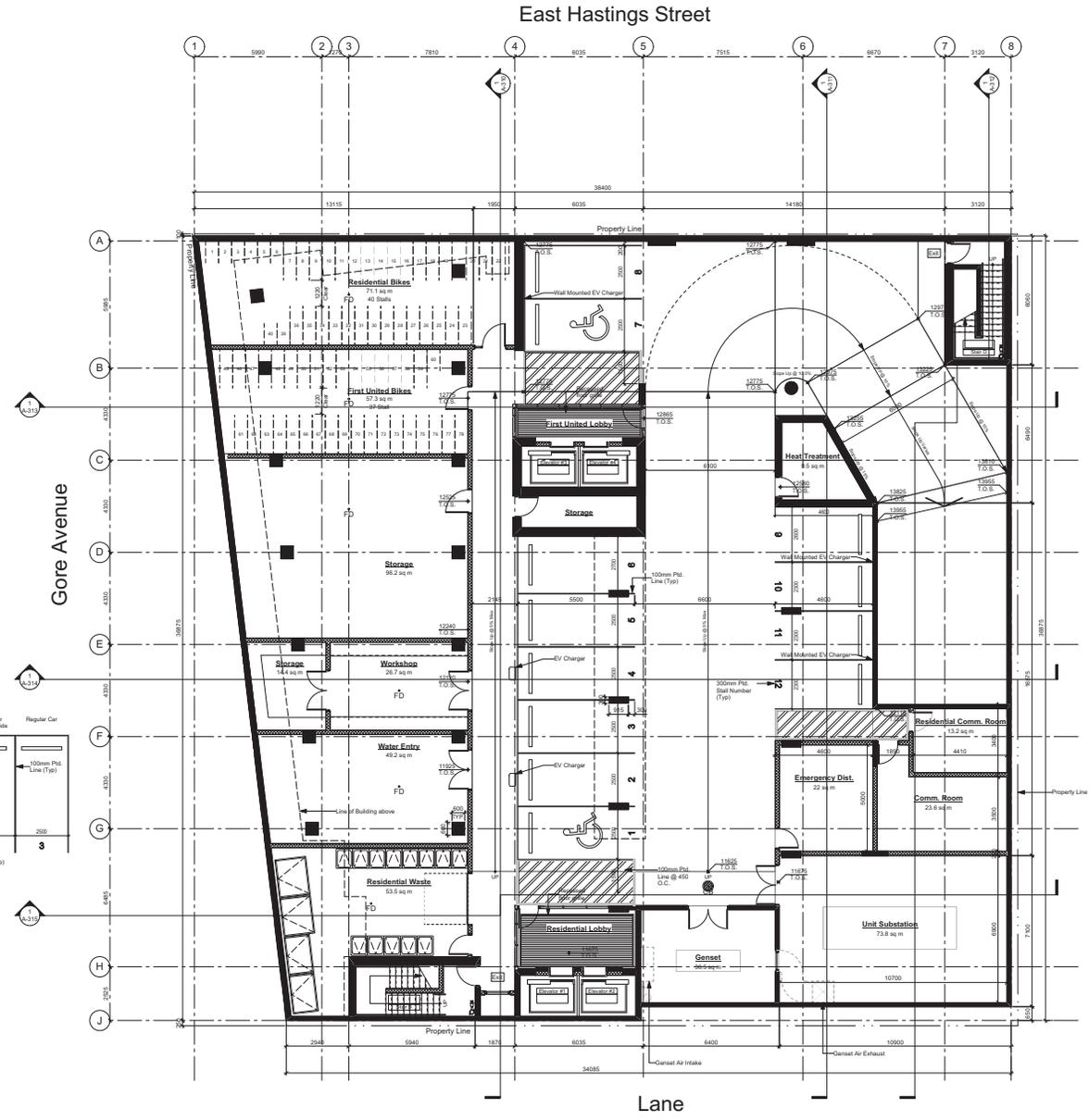
205-224 Abbott St  
 Vancouver BC  
 Canada V6B 2K4  
 T 604.683.1936  
 F 604.683.2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design are all of them reserved the intellectual property of NSDA ARCHITECTS and cannot be used without their written consent.

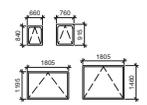
Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 P1 Parking Plan

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 A-101



**Garbage & Recycling Notes**



**General Notes:**

**Parking Slab Elevations**  
 Top of slab elevations for all anchored spaces to be 0.6m higher than adjacent parking slab height.

**Clear Heights**  
 Provide clear height of 2300mm at all accessible stalls and drive aisles providing access to accessible stalls. Provide clear height of 2100mm to all other locations.

**Accessorial Requirements**  
 See accessorial specifications.

**Bicycle Rooms**  
 Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law.

The design of the bicycle rooms (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.

Provide one electrical receptacle per two bicycle spaces for the charging of electric bicycles.

Provide auto door openers for all bicycle rooms.

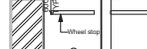
**Horizontal Long Term Bicycle Parking**  
 (1200mm minimum aisle width)  
 (1900mm minimum headroom)



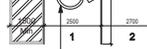
**Vertical Long Term Bicycle Parking**  
 (1200mm minimum aisle width)  
 (1900mm minimum headroom)



Accessible Regular Car  
 2300  
 2000  
 100mm Pit Line (Typ)



Regular Car  
 2300  
 2000  
 100mm Pit Line (Typ)



Small Car  
 2300  
 2000  
 100mm Pit Line (Typ)



Small Car  
 2300  
 2000  
 100mm Pit Line (Typ)



Consultants  
 Date: 2020-09-23 Issue / Revision:  
 based for DP

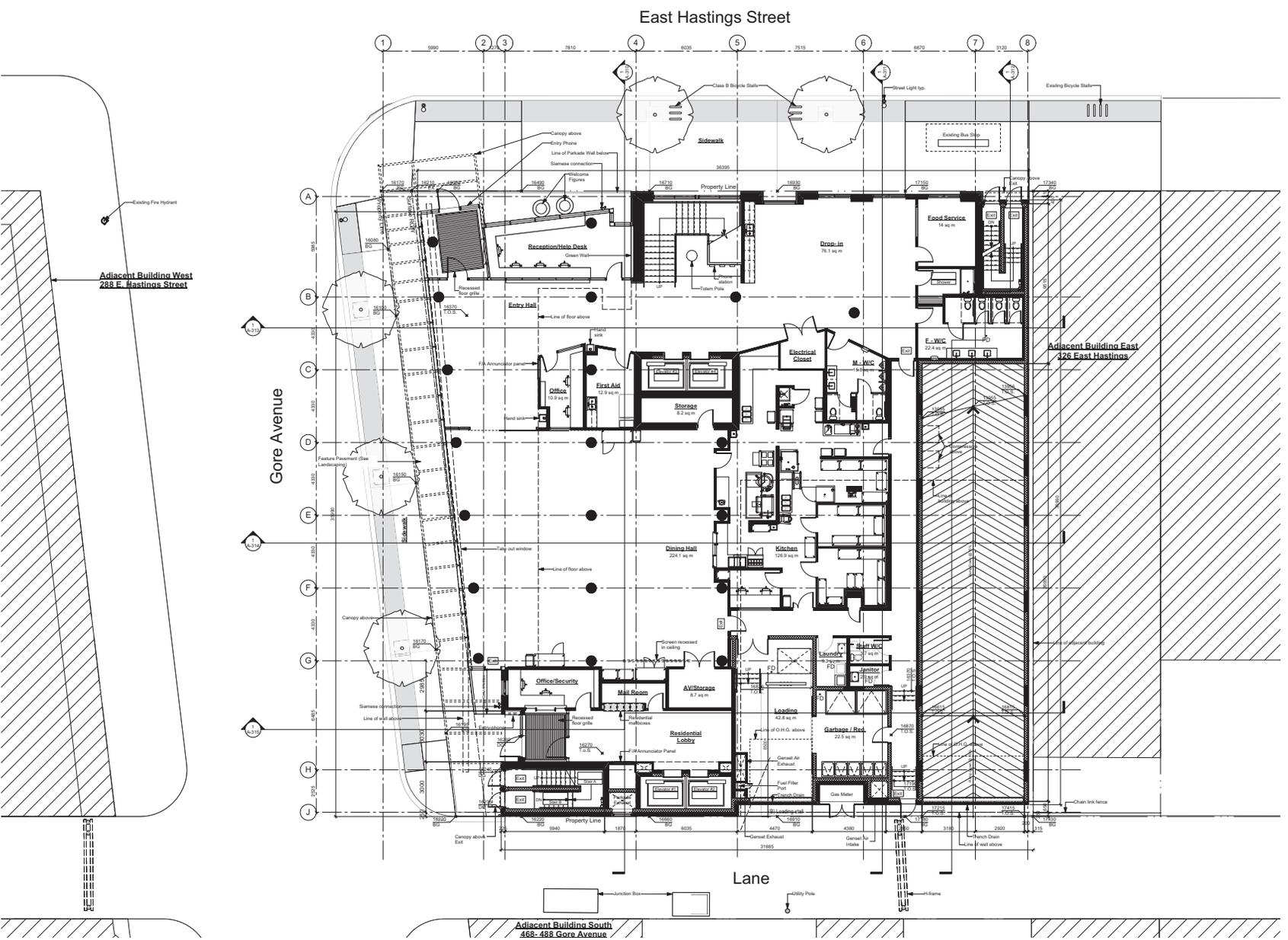
  

  
**NSDA**  
 ARCHITECTS  
 205-134 Abbott St  
 Vancouver, BC  
 Canada V6B 2K4  
 T 604.681.1926  
 F 604.681.2341  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 Level 1 Floor Plan

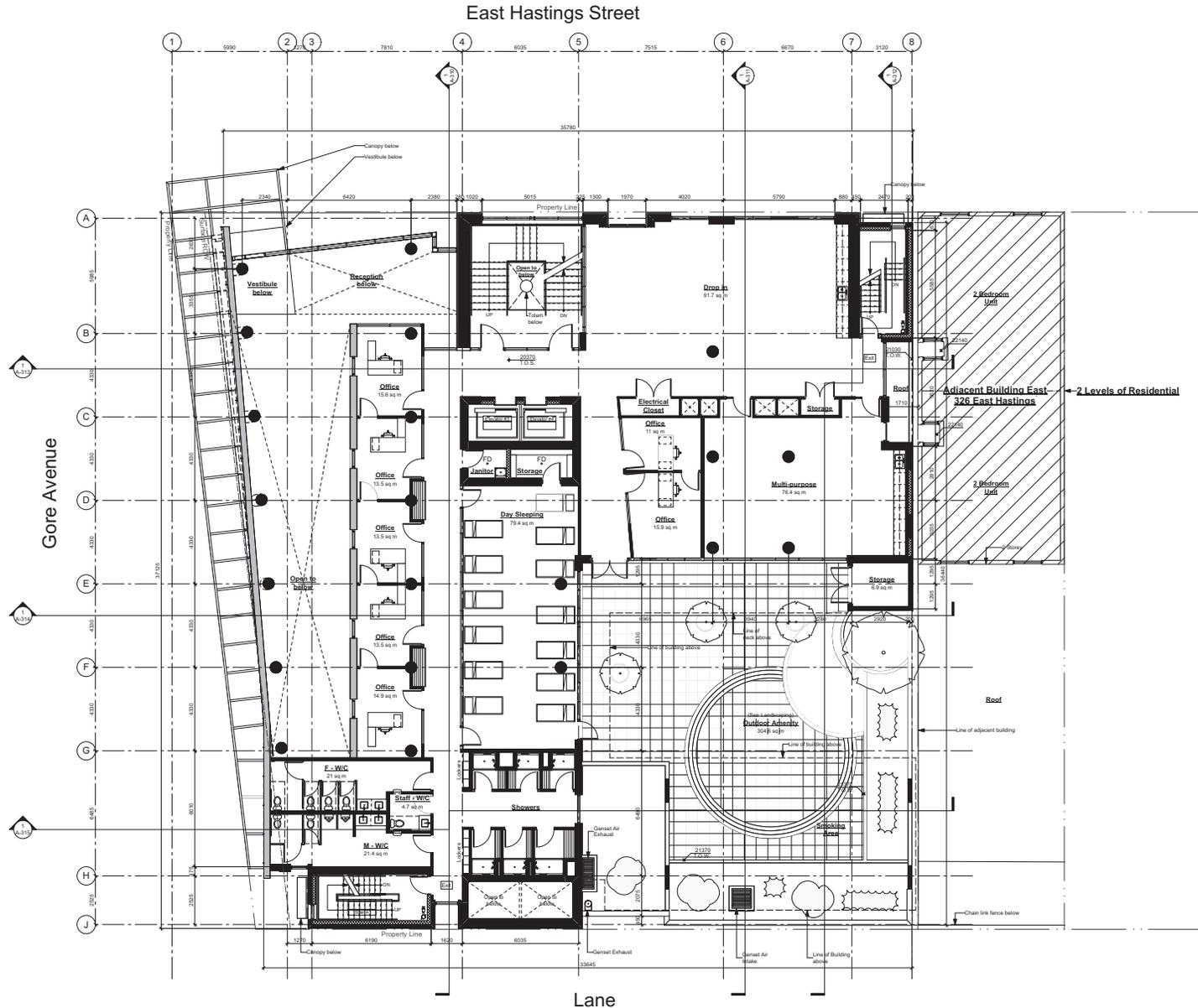
Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 A-102



Consultants

Date  
2020-09-23  
Issue / Revisions  
Issued for DP

2020.09.23 Issued for Development Permit



**NSDA**  
ARCHITECTS

205-124 Abbott St  
Vancouver, BC  
Canada V6B 2K4  
T: 604-683-1106  
F: 604-683-2241  
info@nsda.bc.ca  
www.nsda.bc.ca

Copyright Reserved. This plan and design and all of its contents are the sole property of NSDA Architects and cannot be used for any other purpose without the written consent of NSDA Architects.

Project  
First United Church  
320 East Hastings St.  
Vancouver, BC

Sheet Title  
Level 2 Floor Plan

Project Number  
18045  
Scale  
1:100  
Sheet Number

A-103

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

2020.09.23 Issued for Development Permit



**NSDA**  
 ARCHITECTS

205-124 Abbott St  
 Vancouver, BC  
 Canada V6B 2K4  
 T: 604-683-1106  
 F: 604-683-2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design and all of its contents are the sole property of NSDA Architects and cannot be used for any other purpose.

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

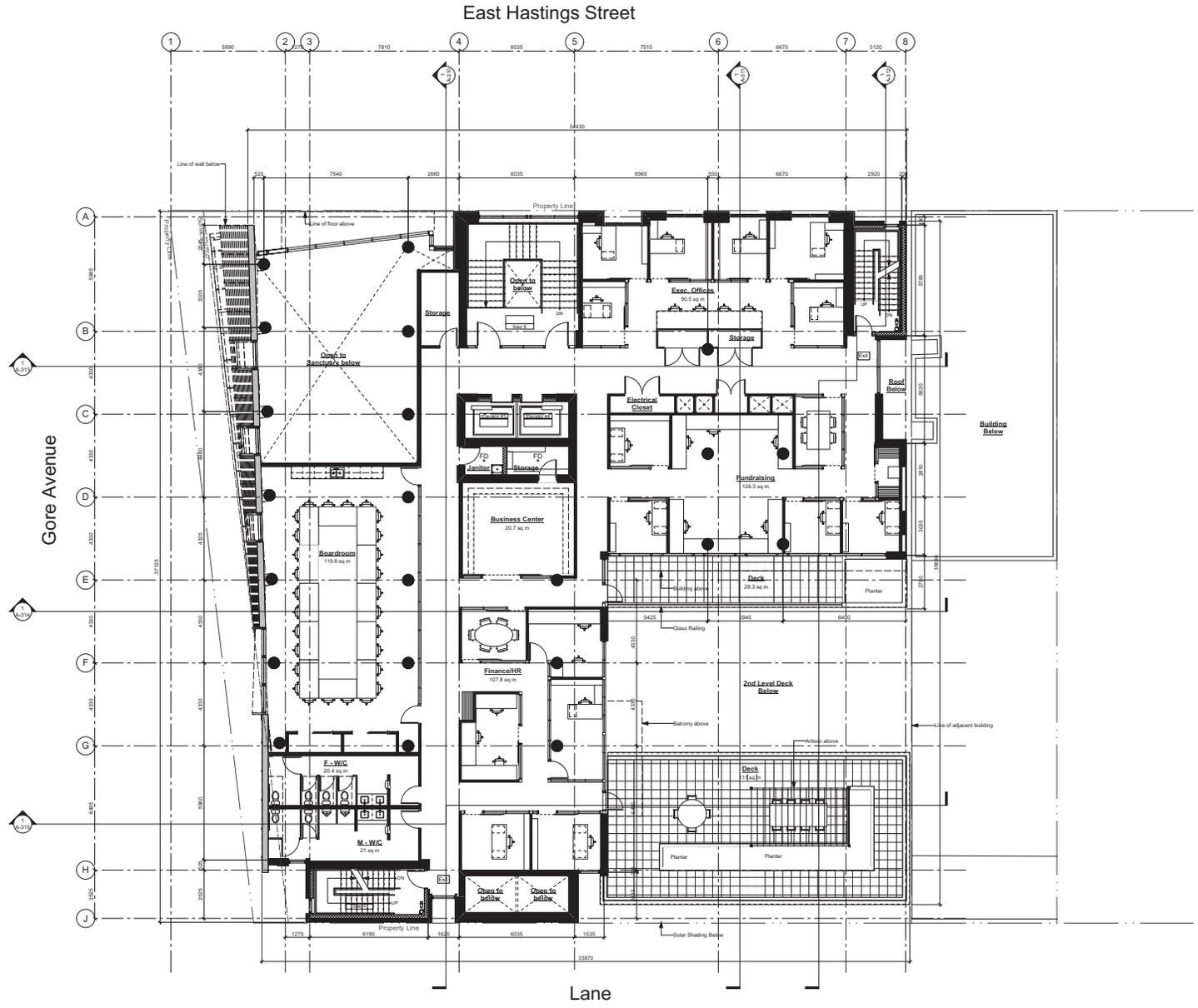
Sheet Title  
 Level 3 Floor Plan

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 A-104

Consultants

Date: 2020-09-23  
 Issue / Revisions: Issued for DP

2020.09.23 Issued for Development Permit



**NSDA**  
 ARCHITECTS

205-124 Abbott St.  
 Vancouver, BC  
 Canada V6B 3K4  
 T: 604-683-1106  
 F: 604-683-2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved: This plan and design and all of its contents are the sole property of NSDA Architects and cannot be reproduced without their written consent.

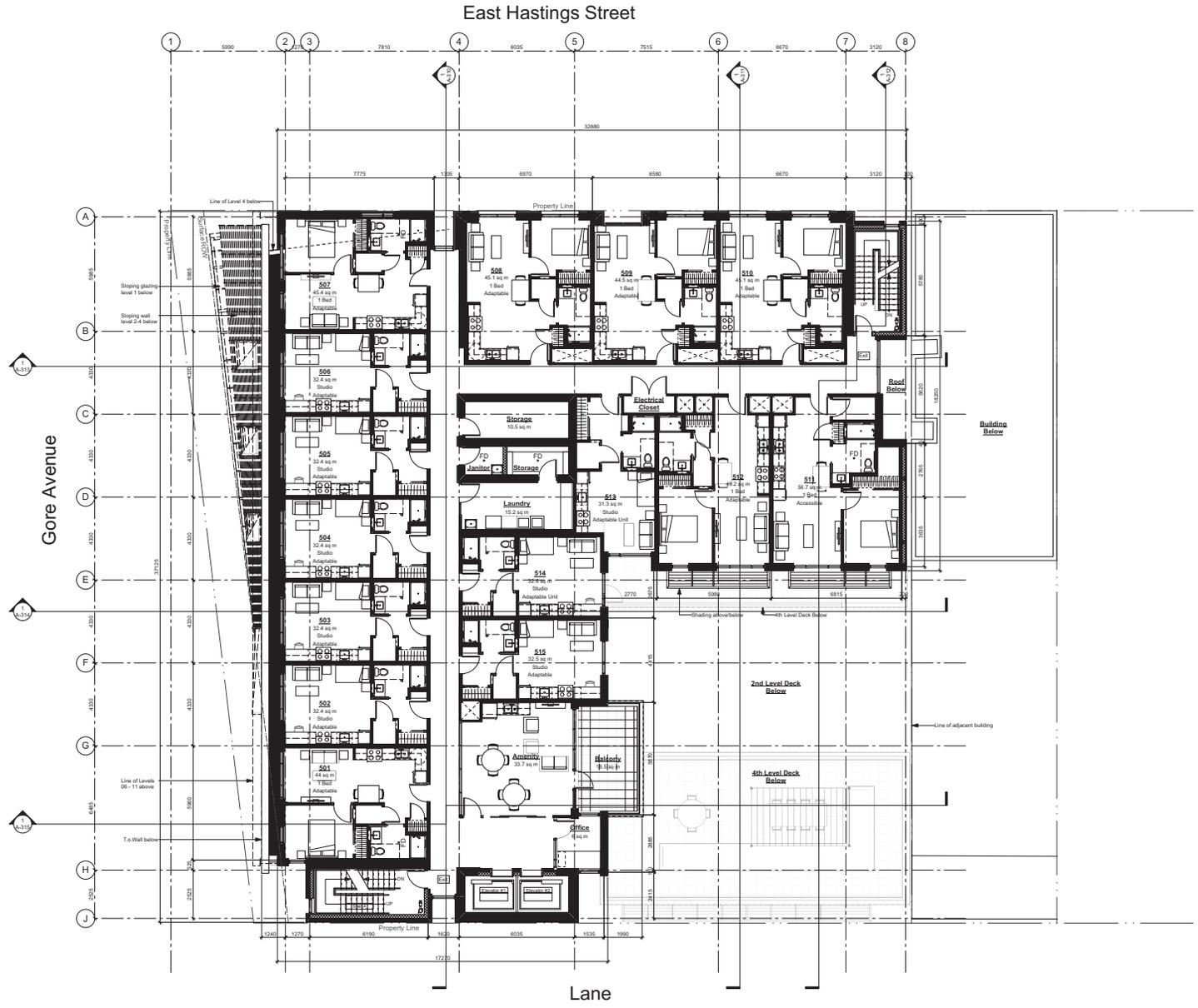
Project:  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title:  
 Level 4 Floor Plan

Project Number:  
 18045  
 Scale:  
 1:100  
 Sheet Number:  
 A-105

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

Is issued for Development Permit 2020.09.09.02.0207



**NSDA ARCHITECTS**

200-124 Abbott St  
 Vancouver BC  
 Canada V6B 2K4  
 T: 604-683-1106  
 F: 604-683-2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design are all of our own creation and we have the property of NSDA Architects and cannot be used for any other purpose.

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 Level 05 Floor Plan

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 A-106

Consultants

Date: 2020-09-23  
 Issue / Revisions: Issued for DP

2020.09.23 Issued for Development Permit



**NSDA**  
**ARCHITECTS**

205-124 Abbott St.  
 Vancouver, BC  
 Canada V6B 2K4  
 T: 604-683-1156  
 F: 604-683-2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved: This plan and design and all of their contents are the sole property of NSDA Architects and cannot be used

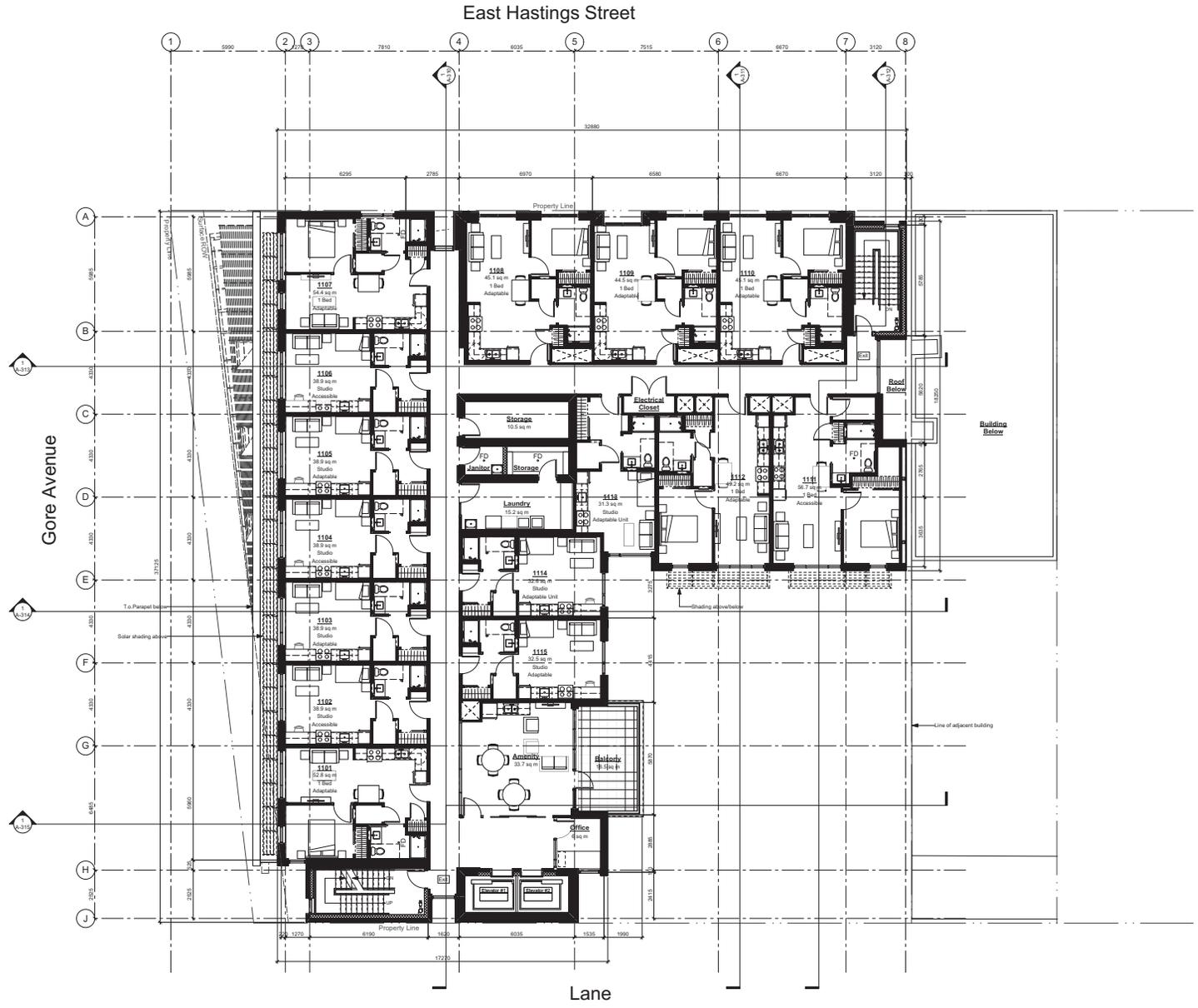
Project:  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title:  
 Levels 06-10 Floor Plans

Project Number:  
 18045  
 Scale:  
 1:100  
 Sheet Number:  
 A-107

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

2020.09.23 Issued for Development Permit



**NSDA ARCHITECTS**

205-124 Abbott St  
 Vancouver, BC  
 Canada V6B 2K4  
 T: 604-683-1106  
 F: 604-683-2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design are the property of NSDA Architects and cannot be used for other projects without the written consent of NSDA Architects.

Project:  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

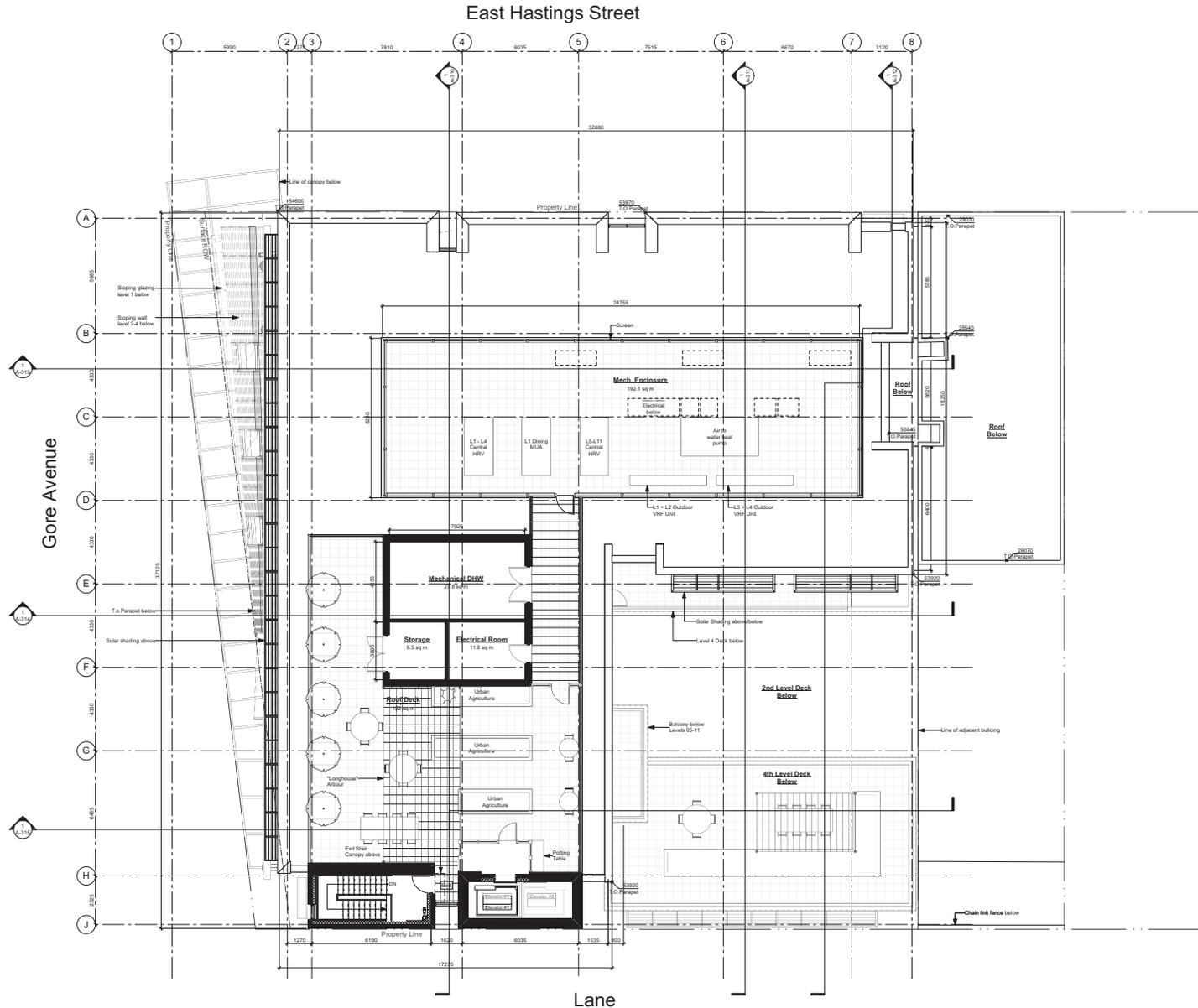
Sheet Title:  
 Level 11 Floor Plan

Project Number:  
 18045  
 Scale:  
 1:100  
 Sheet Number:  
 A-108

Consultants

Date  
2020-09-23  
Issue / Revisions  
Issued for DP

2020.09.23 Issued for Development Permit



200-124 Abbott St.  
Vancouver, BC  
Canada V6B 2Y4  
T: 604-683-1106  
F: 604-683-2241  
info@nsda.bc.ca  
www.nsda.bc.ca

Copyright Reserved: This plan and design and all of its contents are the sole property of NSDA Architects and cannot be used for any other purpose without their written consent.

Project  
First United Church  
320 East Hastings St.  
Vancouver, BC

Sheet Title  
Roof Plan (L12)

Project Number  
18045  
Scale  
1:100  
Sheet Number

A-109



- Legend**
- A Masonry
  - B Cement Fibre Panels
  - C Metal Siding
  - D Clear Glass in Metal Frames
  - E Metal Louvre Markertical Boxes
  - F Metal and Glass Canopy
  - G Metal Sunscreen
  - H Mechanical Vex
  - I Feature Glass Wall

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DF

2020.09.05.23 Issued for Development Permit



Project:  
**First United Church**  
 320 East Hastings St  
 Vancouver, BC

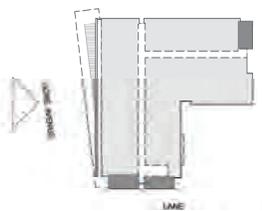
Sheet Title  
 North Elevation

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
**A-301**

Consultants

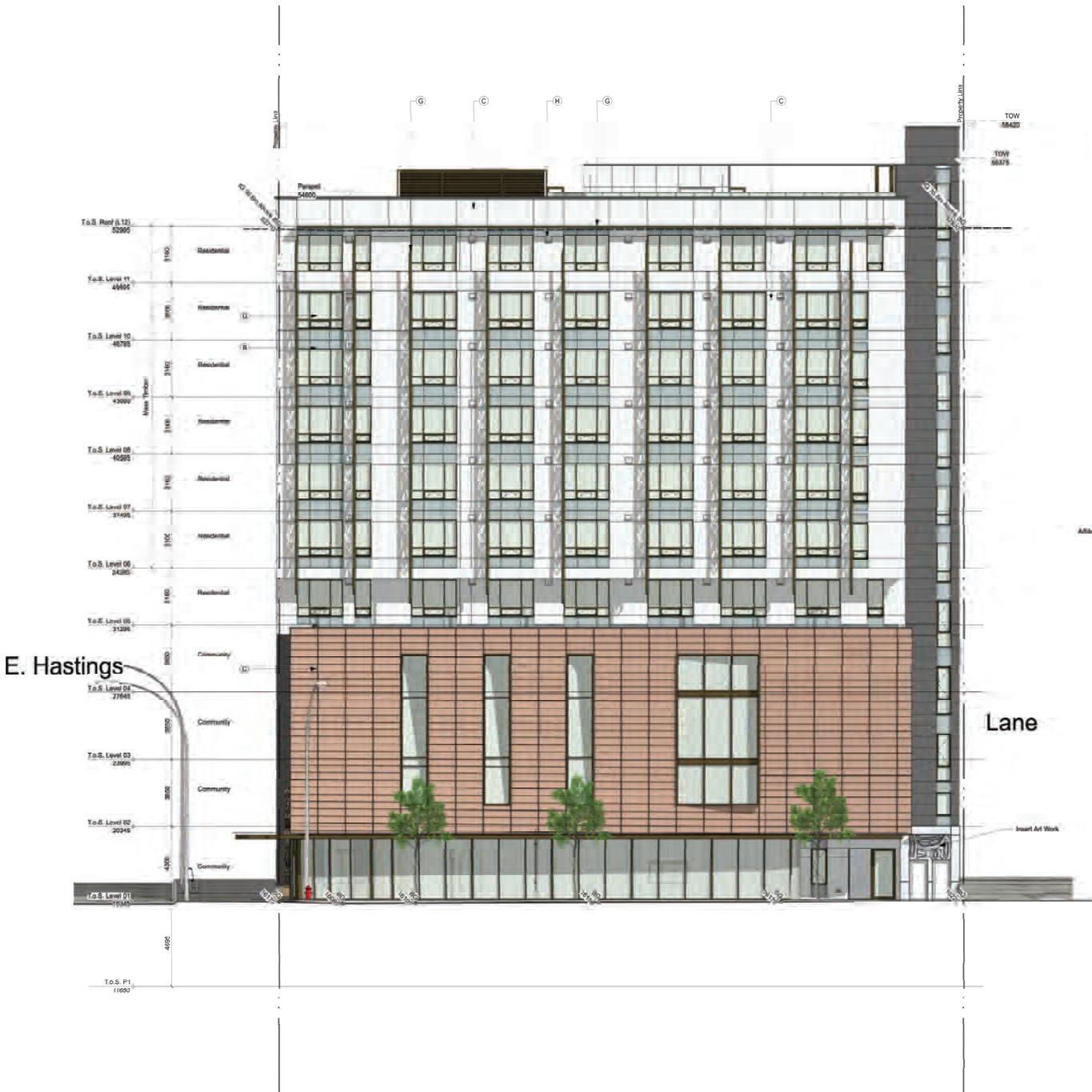
Date: 2020-09-23 Issue / Revision: Issued for DP

EAST HASTINGS



**Legend**

- A Masonry
- B Cement Fibre Panels
- C Metal cladding
- D Clear Glass in Metal Frames
- E Metal Louver Mechanical Screens
- F Metal and Glass Canopy
- G Metal Sunscreen
- H Mechanical Vent
- I Feature Glass Wall



E. Hastings

Lane



**NSDA ARCHITECTS**

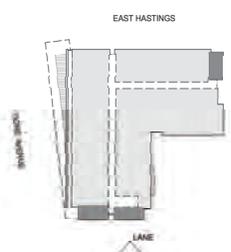
NSDA is a member of the International Architectural Association (IAA) since 2010.  
 1. 400 West 1st Avenue, Suite 1000, Vancouver, BC V6C 1A8  
 2. 400 West 1st Avenue, Suite 1000, Vancouver, BC V6C 1A8  
 3. 400 West 1st Avenue, Suite 1000, Vancouver, BC V6C 1A8  
 4. 400 West 1st Avenue, Suite 1000, Vancouver, BC V6C 1A8

Client: First United Church  
 320 East Hastings St  
 Vancouver, BC

Sheet Title: West Elevation

Project Number: 18045  
 Scale: 1:100  
 Sheet Number: A-302

Consultants  
 Date 2020-09-23 Issue / Revision Issued for DF



- Legend**
- A Masonry
  - B Current Fibre Panel
  - C Metal Siding
  - D Clear Glass in Metal Frame
  - E Metal Louver Mechanical Screen
  - F Metal and Glass Canopy
  - G Metal Sunscreen
  - H Maintenance Veneer
  - I Finishing Glass Wall



**NSDA ARCHITECTS**  
 1234 Main St  
 Vancouver, BC  
 Canada V6B 2C4  
 P: 604.683.1188  
 F: 604.683.1181  
 info@nsda.ca  
 www.nsda.ca

Client  
 First United Church  
 320 East Hastings St  
 Vancouver, BC

Sheet Title  
 South Elevation

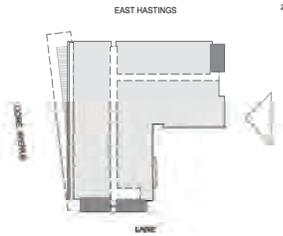
Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 A-303

Gore Avenue

Inset Art Work

Consultants

Date: 2020-09-23 Issue / Revision: Issued for CP



- Legend**
- (A) Masonry
  - (B) Concrete Fibre Panels
  - (C) Metal Slating
  - (D) Clear Glass or Metal Frames
  - (E) Metal / Glass Mechanical Rooms
  - (F) Metal and Glass Canopy
  - (G) Metal Sunscreen
  - (H) Mechanical Vents
  - (I) Feature Glass Wall



**NSDA ARCHITECTS**

100-114 Avenue St.  
 Vancouver, BC  
 Canada V6B 2M1  
 Tel: 604 683-1000  
 Fax: 604 683-1001  
 info@nsda.ca  
 www.nsda.ca

Prepared by:  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title:  
 East Elevation

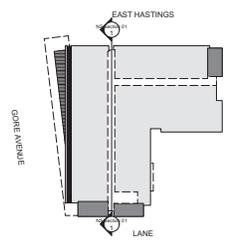
Project Number:  
 18045  
 Scale:  
 1:100  
 Sheet Number:  
 A-304



TO.S. Level 11	45944	Roofline
To.S. Level 10	44725	Roofline
To.S. Level 09	43690	Roofline
To.S. Level 08	42655	Roofline
To.S. Level 07	41495	Roofline
To.S. Level 06	34280	Roofline
To.S. Level 05	31295	Roofline
To.S. Level 04	27643	Roofline
To.S. Level 03	22949	Roofline
To.S. Level 02	20949	Roofline

m:\projects\320east\320east.dwg, 10/1/2020 10:00:00 AM

2020.09.23 Issued for Development Permit



Consultants  
 Date: 2020-09-23  
 Issue / Revisions:  
 Issued for DP



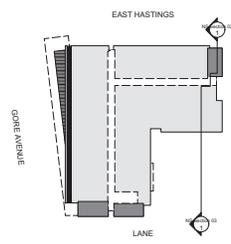
Registered Professional: This plan and design are not to be used without the written approval of NSDA Architects and cannot be used without the architect's written consent.

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

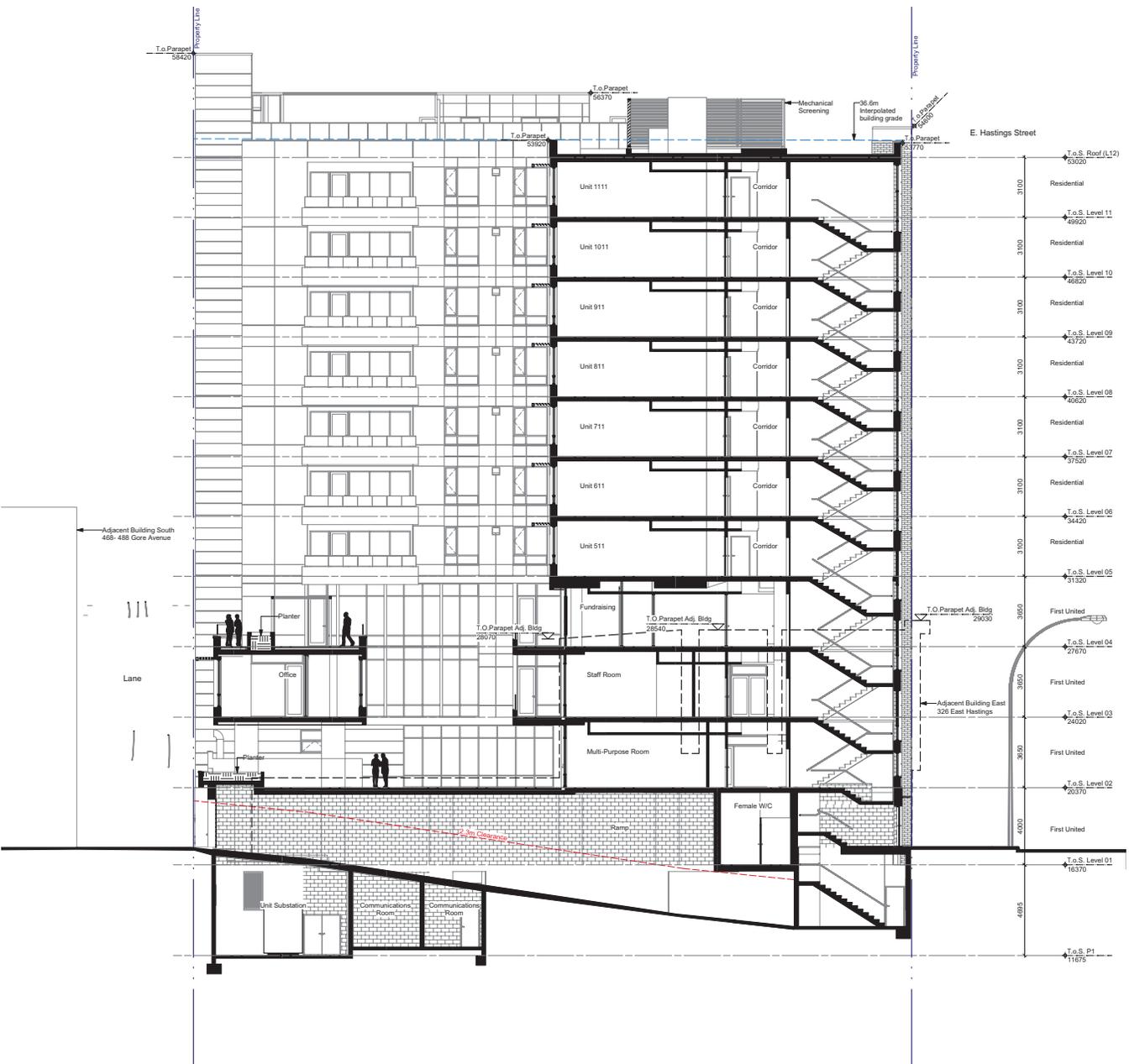
Sheet Title  
 Building Section North - South

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 A-310

2020.09.23 Issued for Development Permit



Consultants  
 Date: 2020-09-23  
 Issue / Revisions:  
 Issued for DP



Seal



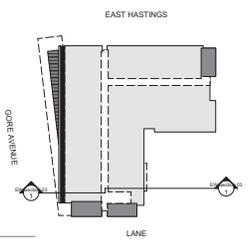
**NSDA ARCHITECTS**  
 205-134 Alburn St  
 Vancouver, BC  
 Canada V6B 2K4  
 T 604.444.1924  
 F 604.483.3241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design are the intellectual property of NSDA Architects and cannot be used without the architect's approval.

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC  
 Sheet Title  
 Building Section North - South

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 A-312

Permit issued for Development Permit 2020.06.02.23



Consultants  
 Date: 2020-09-23  
 Issue / Revisions:  
 Issued for DP



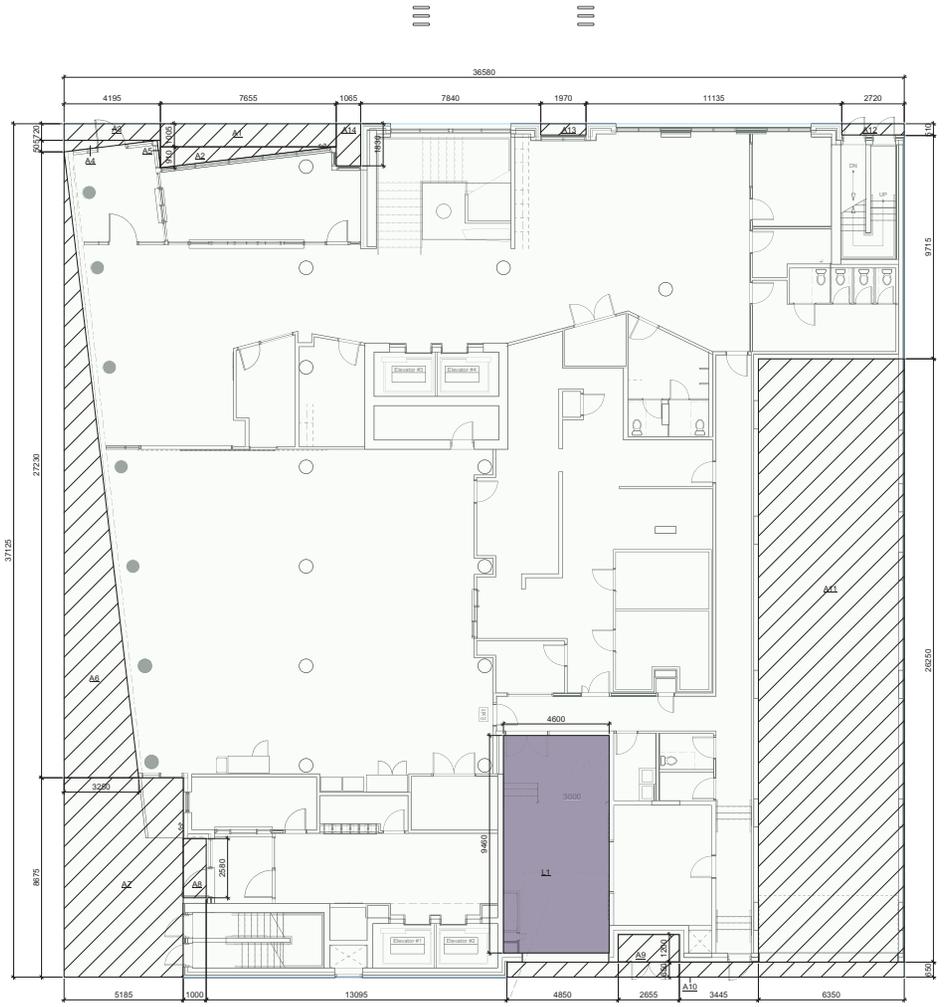
**NSDA ARCHITECTS**  
 200-124 Alouet St  
 Vancouver BC  
 Canada V6B 2K4  
 T 604 689 1926  
 F 604 683 2341  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 Building Section East - West

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 A-315

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP



**Level 01**

Gross Area	Area Dimensions	Area
	37127 x 36582	1358.18 sq.m
<b>Area Exclusions</b>		
A1	7655 x 1005	7.69 sq.m
A2	7655 x 908	3.48 sq.m
A3	4195 x 721	3.02 sq.m
A4	4051 x 503	1.02 sq.m
A5	1192 x 142	0.08 sq.m
A6	27231 x 3248	44.23 sq.m
A7	8673 x 5187	44.98 sq.m
A8	2578 x 1000	2.58 sq.m
A9	2857 x 1200	3.19 sq.m
A10	17301 x 849	11.23 sq.m
A11	20250 x 6350	166.69 sq.m
A12	2720 x 487	1.32 sq.m
A13	1570 x 487	0.96 sq.m
A14	1830 x 1087	1.95 sq.m
<b>Total Exterior Exclusions</b>		<b>292.42 sq.m</b>
<b>Loading Exclusions</b>		
L1	9462 x 4602	43.54 sq.m
<b>Total Loading Exclusions</b>		<b>43.54 sq.m</b>
<b>Total Exclusions</b>		<b>335.97 sq.m</b>
<b>Net Transitional Housing Area</b>		<b>1022.21 sq.m</b>



**NSDA ARCHITECTS**

201-124 Abbott St  
 Vancouver BC  
 Canada V6B 2K4  
 T: 604.689.9706  
 F: 604.683.2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design is part of all items created by the design authority of NSDA Architects and cannot be used without the approval of NSDA Architects and cannot be used

Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

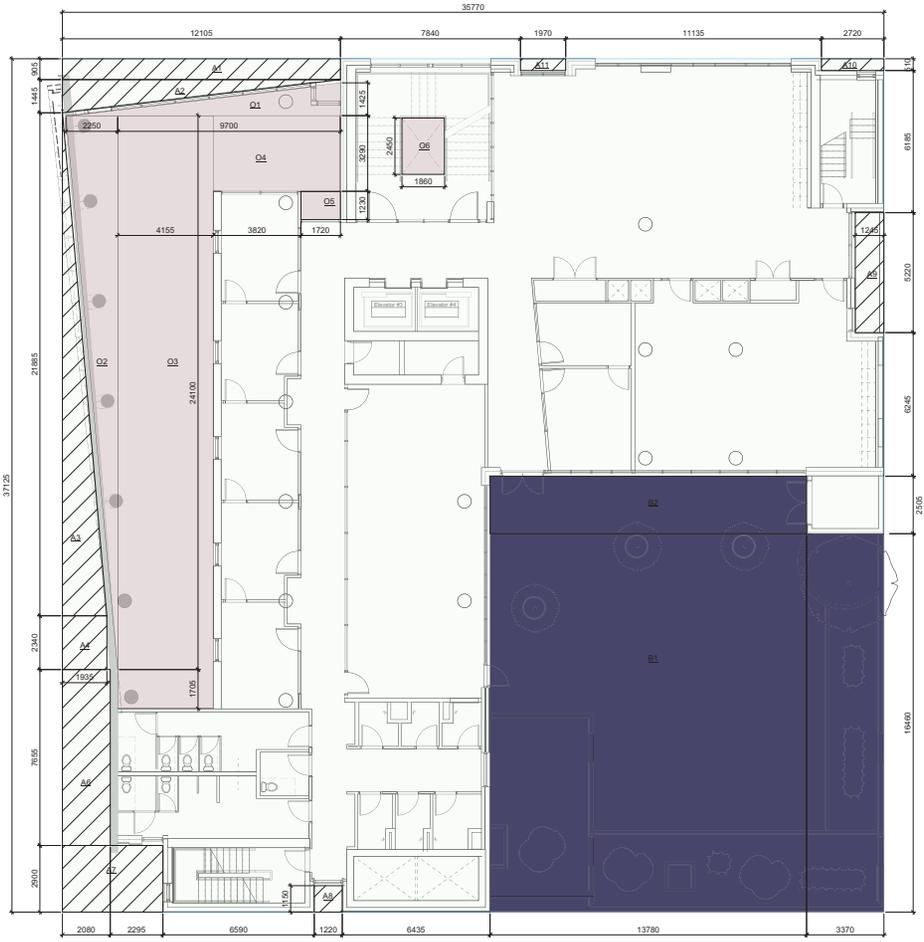
Sheet Title  
 FSR Level 01

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 FSR-101

Issued for Development Permit 2020.09.23

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

Permit Issued for Development Permit



**Level 02**

Gross Area	Area Dimensions	Area
	37127 x 35771	1328.07 sq.m
<b>Area Exclusions</b>		
A1	12104 x 907	10.98 sq.m
A2	12102 x 1445	8.74 sq.m
A3	21883 x 1936	21.18 sq.m
A4	2340 x 1936	4.53 sq.m
A6	7654 x 2083	15.84 sq.m
A7	4378 x 2898	12.68 sq.m
A8	1218 x 1148	1.4 sq.m
A9	5218 x 1547	6.91 sq.m
A10	2720 x 513	1.39 sq.m
A11	1970 x 513	1.01 sq.m
<b>Total Exterior Exclusions</b>		
84.47 sq.m		
<b>Balcony/Roof Deck Exclusions</b>		
B1	17150 x 16462	282.33 sq.m
B2	13782 x 2503	34.50 sq.m
<b>Total Balcony/Roof Deck Exclusions</b>		
316.83 sq.m		
<b>Open to below Exclusions</b>		
C1	11951 x 1426	8.52 sq.m
C2	24101 x 2252	27.14 sq.m
C3	26804 x 4157	107.27 sq.m
C4	8541 x 3292	18.24 sq.m
O5	1720 x 1232	2.12 sq.m
O6	2450 x 1850	4.53 sq.m
<b>Total Balcony Exclusions</b>		
167.83 sq.m		
<b>Total Exclusions</b>		
568.03 sq.m		
<b>Net Transitional Housing Area</b>		759.04 sq.m



Copyright Reserved. This plan and design is and all information is the property of NSDA Architects and cannot be used without the written consent of NSDA Architects and cannot be used.

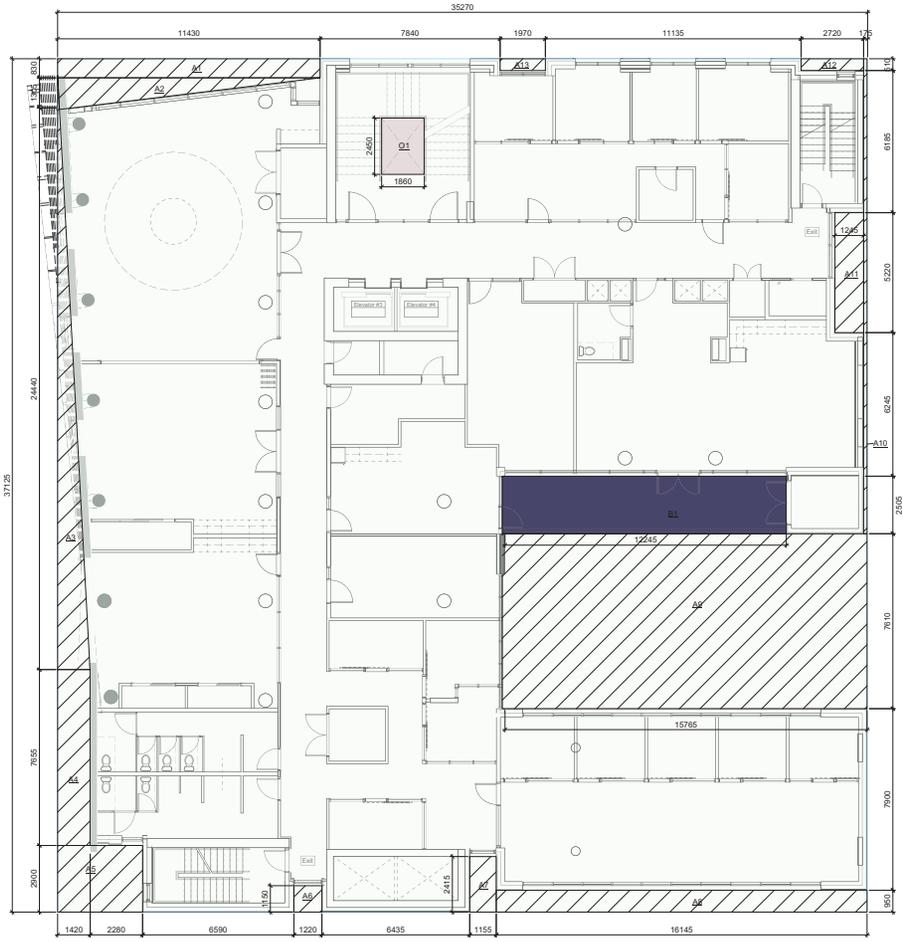
Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 FSR Level 02

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 FSR-102

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

Sheet Title for Development Permit



**Level 03**

Gross Area	Area Dimensions	Area
	37127 x 35245	1308.54 sq.m
<b>Area Exclusions</b>		
A1	11428 x 829	9.47 sq.m
A2	11428 x 1377	7.87 sq.m
A3	25854 x 1411	18.24 sq.m
A4	7854 x 1411	10.8 sq.m
A5	3700 x 2898	10.72 sq.m
A6	1218 x 1148	1.4 sq.m
A7	2415 x 1154	2.79 sq.m
A8	18146 x 850	15.34 sq.m
A9	15882 x 7612	120.9 sq.m
A10	20665 x 150	3.1 sq.m
A11	5219 x 1247	6.51 sq.m
A12	2720 x 513	1.39 sq.m
A13	1970 x 513	1.01 sq.m
<b>Total Exterior Exclusions</b>		
		209.54 sq.m
<b>Balcony/Roof Deck Exclusions</b>		
B1	12364 x 2503	30.95 sq.m
<b>Total Balcony/Roof Deck Exclusions</b>		30.95 sq.m
<b>Open to below Exclusions</b>		
O1	2450 x 1850	4.53 sq.m
<b>Total Exclusions</b>		245.03 sq.m
<b>Net Transitional Housing Area</b>		1063.52 sq.m



**NSDA ARCHITECTS**

20124 Abbots Rd  
 Vancouver BC  
 Canada V8B 2Y4  
 T 604.681.1976  
 F 604.683.2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved: This plan and design is and all other contents the exclusive property of NSDA Architects and cannot be used for any other project without the written consent of NSDA Architects.

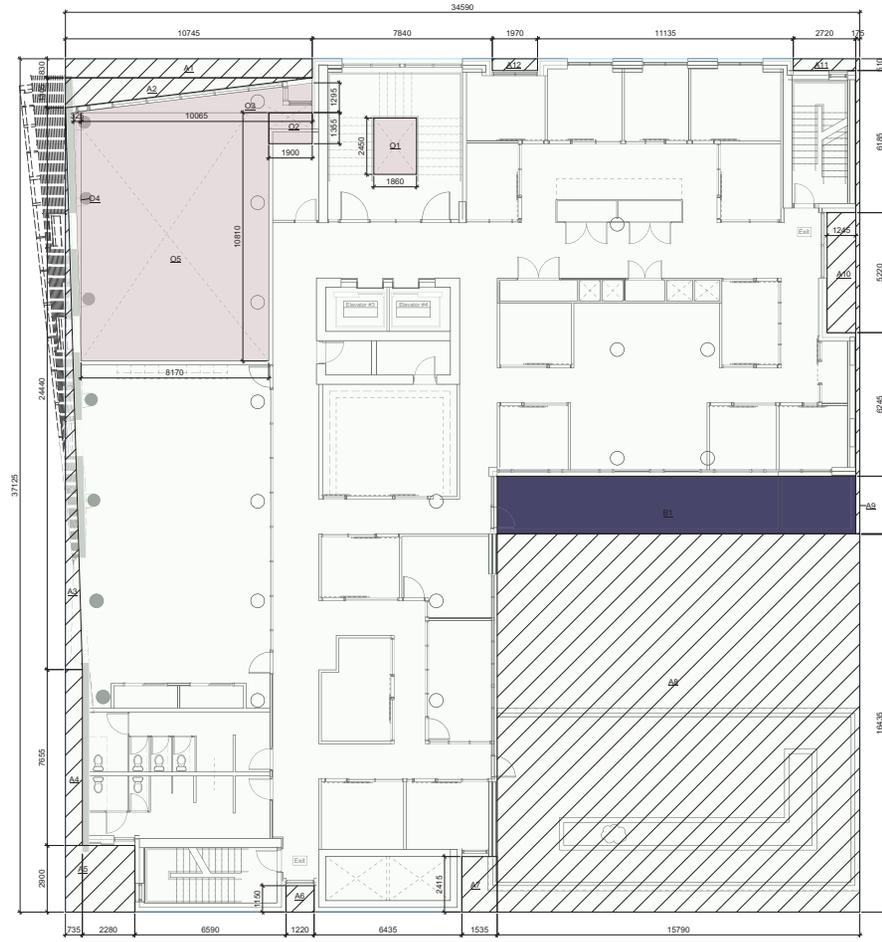
Project  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title  
 FSR Level 03

Project Number  
 18045  
 Scale  
 1:100  
 Sheet Number  
 FSR-103

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

Development Permit for plans 22.5.0.0202



**Level 04**

Gross Area	Area Dimensions	Area
	37127 x 34588	1284.17 sq.m
<b>Area Exclusions</b>		
A1	10747 x 829	8.91 sq.m
A2	10747 x 1304	7.01 sq.m
A3	24442 x 737	9 sq.m
A4	7864 x 737	5.64 sq.m
A5	3018 x 2888	8.75 sq.m
A6	1218 x 1148	1.4 sq.m
A7	2416 x 1537	3.71 sq.m
A8	16462 x 15788	259.81 sq.m
A9	20865 x 175	3.62 sq.m
A10	5219 x 1247	6.51 sq.m
A11	2720 x 513	1.39 sq.m
A12	1970 x 513	1.01 sq.m
<b>Total Exterior Exclusions</b>		
316.86 sq.m		
<b>Balcony/Roof Deck Exclusions</b>		
B1	15613 x 2503	39.08 sq.m
<b>Total Balcony/Roof Deck Exclusions</b>		
39.08 sq.m		
<b>Open to below Exclusions</b>		
O1	2450 x 1860	4.56 sq.m
O2	1898 x 1353	2.57 sq.m
O3	10392 x 1294	6.72 sq.m
O4	10808 x 325	1.76 sq.m
O5	10808 x 8169	88.29 sq.m
<b>Total Exclusions</b>		
459.84 sq.m		
<b>Net Transitional Housing Area</b>		
824.32 sq.m		



**NSDA ARCHITECTS**

320-324 Alouette St.  
 Vancouver, BC  
 Canada V6B 2Y4  
 T: 604.683.1926  
 F: 604.683.2341  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design used in all these documents are the property of NSDA Architects and cannot be used without the written consent of NSDA Architects.

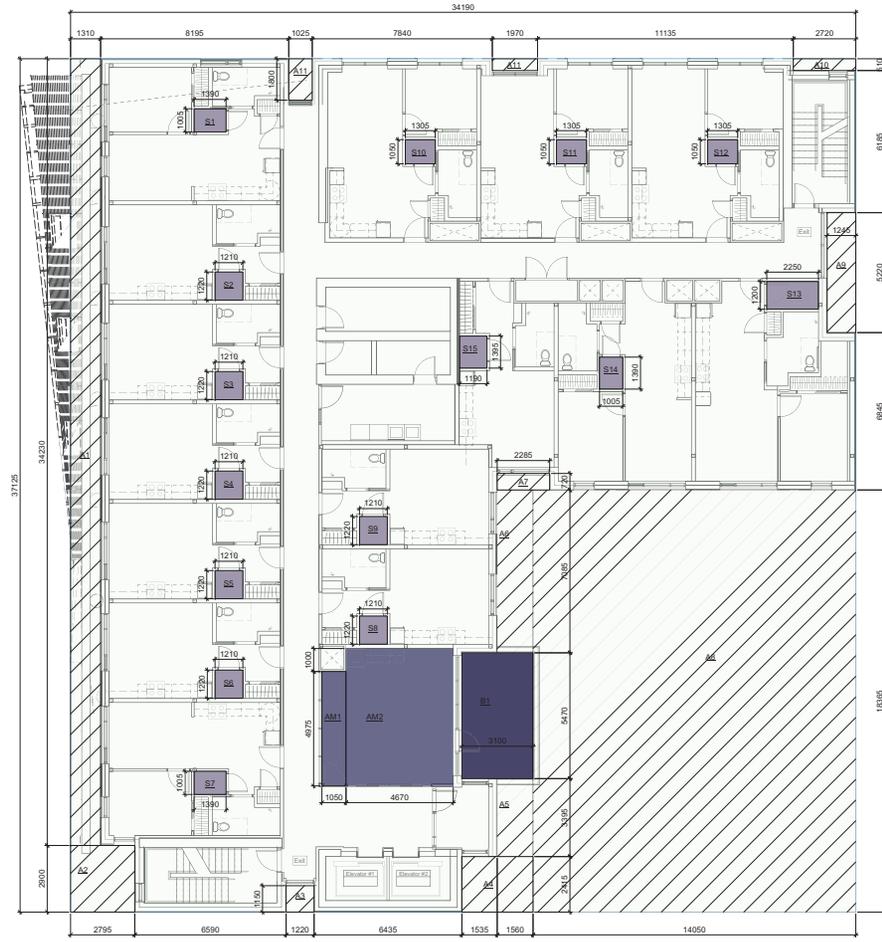
Project:  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title:  
 FSR Level 04

Project Number:  
 18045  
 Scale:  
 1:100  
 Sheet Number:  
 FSR-104

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

Development Permit for panels C2.5.0.2020



**Levels 05 & 11**

Gross Area	Area Dimensions	Area
	37127 x 34190	1269.38 sq.m
<b>Area Exclusions</b>		
A1	34229 x 1308	44.70 sq.m
A2	2888 x 2795	8.1 sq.m
A3	1218 x 1148	1.4 sq.m
A4	3088 x 2415	7.48 sq.m
A5	3393 x 1561	5.3 sq.m
A6	7086 x 1561	11.06 sq.m
A7	2265 x 719	1.64 sq.m
A8	18365 x 14052	258.07 sq.m
A9	5219 x 1247	6.51 sq.m
A10	2720 x 512	1.39 sq.m
A11	1970 x 513	1.01 sq.m
A11	1802 x 1023	1.84 sq.m
<b>Total Exterior Exclusions</b>		<b>348.57 sq.m</b>
<b>Total Amenity Exclusions</b>		
AM2	5976 x 4668	27.90 sq.m
AM1	4977 x 1051	5.23 sq.m
<b>Total Amenity Exclusions</b>		<b>33.13 sq.m</b>
<b>Insuite Storage Exclusions</b>		
S1	1391 x 1007	1.40 sq.m
S2	1222 x 1210	1.48 sq.m
S3	1222 x 1210	1.48 sq.m
S4	1222 x 1210	1.48 sq.m
S5	1222 x 1210	1.48 sq.m
S6	1222 x 1210	1.48 sq.m
S7	1391 x 1007	1.40 sq.m
S8	1222 x 1210	1.48 sq.m
S9	1222 x 1210	1.48 sq.m
S10	1307 x 1049	1.37 sq.m
S11	1307 x 1049	1.37 sq.m
S12	1307 x 1049	1.37 sq.m
S13	2251 x 1200	2.70 sq.m
S14	1391 x 1007	1.40 sq.m
S15	1394 x 1192	1.66 sq.m
<b>Total Insuite Storage Exclusions</b>		<b>23.04 sq.m</b>
<b>Balcony Exclusions</b>		
B1	5472 x 3098	16.99 sq.m
<b>Total Balcony Exclusions</b>		<b>16.99 sq.m</b>
<b>Total Exclusions</b>		<b>421.69 sq.m</b>
<b>Net Transitional Housing Area</b>		<b>847.69 sq.m</b>



**NSDA ARCHITECTS**

320-324 Alberni St.  
 Vancouver, BC  
 Canada V6B 2K4  
 T: 604.683.1926  
 F: 604.683.2341  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design used in all these documents are the property of NSDA Architects and cannot be used without their written consent.

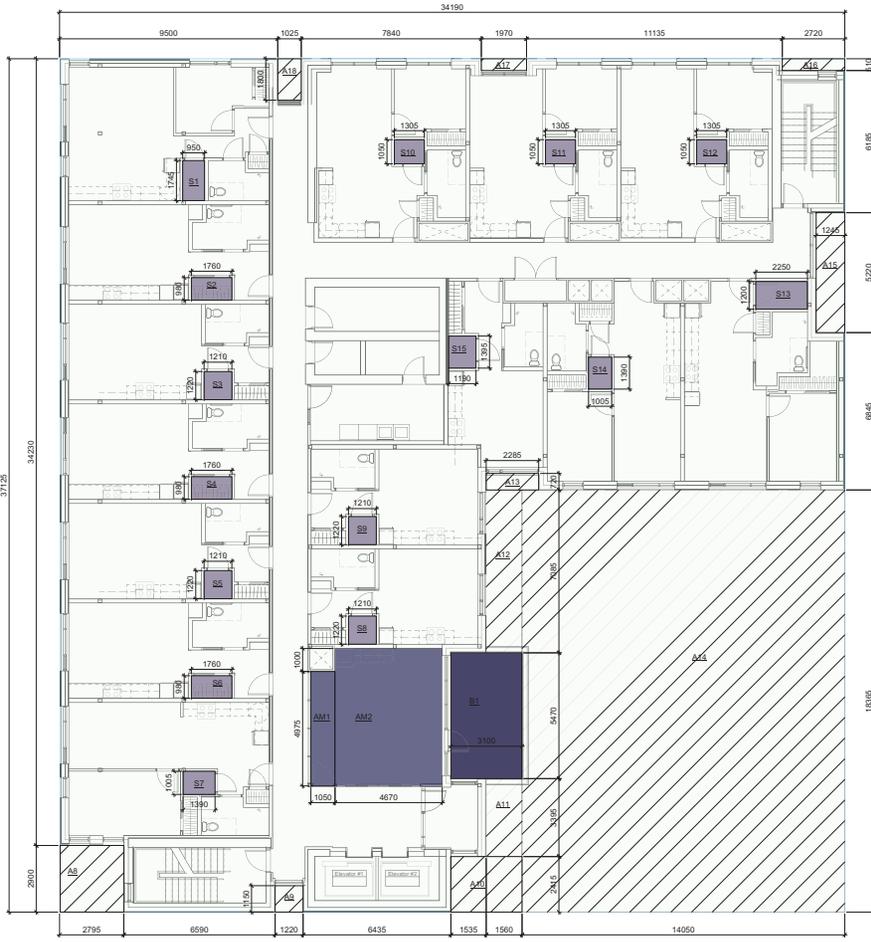
Project:  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title:  
 FSR Levels 05 & 11

Project Number:  
 18045  
 Scale:  
 1:100  
 Sheet Number:  
 FSR-105

Consultants  
 Date 2020-09-23 Issue / Revisions Issued for DP

Development Permit for panels C2.5.0.0202



**Levels 6-10**

Gross Area	Area Dimensions	Area
	37127 x 34165	1268.47 sq.m
<b>Area Exclusions</b>		
A8	2899 x 2771	8.03 sq.m
A9	1218 x 1148	1.4 sq.m
A10	3098 x 2415	7.48 sq.m
A11	3393 x 1561	5.3 sq.m
A12	7086 x 1561	11.06 sq.m
A13	2285 x 719	1.64 sq.m
A14	18355 x 14052	258.07 sq.m
A15	6219 x 1247	6.51 sq.m
A16	2720 x 512	1.39 sq.m
A17	1970 x 513	1.01 sq.m
A18	1892 x 1053	1.84 sq.m
<b>Total Exterior Exclusions</b>		
		303.74 sq.m
<b>Amenity Exclusions</b>		
AM2	5978 x 4668	27.90 sq.m
AM1	4977 x 1051	5.23 sq.m
<b>Total Amenity Exclusions</b>		
		33.13 sq.m
<b>Insuite Storage Exclusions</b>		
S1	1743 x 952	1.66 sq.m
S2	1762 x 978	1.72 sq.m
S3	1222 x 1210	1.48 sq.m
S4	1762 x 978	1.72 sq.m
S5	1222 x 1210	1.48 sq.m
S6	1762 x 978	1.72 sq.m
S7	1391 x 1007	1.40 sq.m
S8	1222 x 1210	1.48 sq.m
S9	1222 x 1210	1.48 sq.m
S10	1307 x 1049	1.37 sq.m
S11	1307 x 1049	1.37 sq.m
S12	1307 x 1049	1.37 sq.m
S13	2251 x 1200	2.70 sq.m
S14	1391 x 1007	1.40 sq.m
S15	1394 x 1152	1.66 sq.m
<b>Total Insuite Storage Exclusions</b>		
		24.02 sq.m
<b>Balcony Exclusions</b>		
B1	5472 x 3098	16.95 sq.m
<b>Total Balcony Exclusions</b>		
		16.95 sq.m
<b>Total Exclusions</b>		
		377.85 sq.m
<b>Net Transitional Housing Area</b>		
		890.62 sq.m



Seal



**NSDA ARCHITECTS**

320-324 Abbott St  
 Vancouver, BC  
 Canada V6B 2Y4  
 T: 604.683.1926  
 F: 604.683.2341  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Copyright Reserved. This plan and design used in all these documents are the property of NSDA Architects and cannot be used without the written consent of NSDA Architects.

Project:  
 First United Church  
 320 East Hastings St.  
 Vancouver, BC

Sheet Title:  
 FSR Levels 06 - 10

Project Number:  
 18045  
 Scale:  
 1:100  
 Sheet Number:  
 FSR-106

LANDSCAPE DRAWING LIST	
L0.0 COVER SHEET	
T-01 EXISTING TREE MANAGEMENT PLAN	
L1.1 LEVEL 1 LANDSCAPE PLAN	
L1.2 LEVEL 2 LANDSCAPE PLAN	
L1.3 LEVEL 4 LANDSCAPE PLAN	
L1.4 ROOF LANDSCAPE PLAN	
L2.1 LANDSCAPE SECTIONS	
L3.1 LANDSCAPE DETAILS	

MATERIALS LEGEND	
	Cast in Place Concrete to COV Standard Finish: light broom finish, Colour: Natural Pattern: Saw cut joints every 1800mm(no trowel edge)
	Cast in Place Concrete to COV Standard Finish: Exposed Aggregate, Pattern: as shown on plan, saw cut joints
	Moduline Series Pavers 101 x 609mm x 101mm thick Colour: Natural and Charcoal, Pattern: to be determined Manufacturer: Expo crete
	Granite Setts - Mortared 101 x 101mm x 76mm thick Finish: Sandblasted colour: Mid-grey - Cambrian granite Supplier: Bedrock
	Hydrapressed Concrete Paving Slabs (50mm thick) as shown Finish: Texada, Colour: Natural, (Size: 610 x 610mm, 457 x 457mm, 457 x 610mm) Manufacturer: Abbotsford Concrete Products -or Valdes Stones - Bedrock
	Perma-deck Innovation Decking, 100% recycled HDPE plastic Colour: Havana Brown, Size: 50 x 100 x 3048mm (gapless installation) Manufacturer: Withbone
	Antimicrobial artificial turf: Coastal Pro Colour: Forest Green Manufacturer: Precision Greens

FURNITURE LEGEND	
	Bike Rack, Colour: Carmine Red Model: Expo Series - Cora W2704 (3-5 spaces), qty: 2
	Custom aluminum planters Size: 914 x 2438 x 609mm ht, qty: 4, Supplier: Green Theory or equivalent alternative
	Aluminum planters, Colour's: TBD Size: 91cm x 32cm high, qty: 6 and 32cm x 45cm high, qty: 5 Supplier: Green Theory or alternative equivalent
	Smoking receptacle, Colour: TBD Model: 300 Series Ash Receptacle, qty: 1 Supplier: Maglin or alternative equivalent
	Smoking receptacle, Colour: as designed Model: Crystal CSP120, qty: 1 Supplier: Mmcite or alternative equivalent

LIGHTING LEGEND	
	Soffit mounted down light, qty: 13
	Lights embedded into granite pavers, qty: 13

PLANT LIST				
STREET TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
	5	Acer rubrum 'Autumn Blaze'	Red Maple	6cm cal. B&B, 10m spacing
*Confirm Street tree cultivar, spacing, and tree guards with City of Vancouver. *May need a columnar variety along Gore street, such as Acer x freemanii 'Armstrong'				
TREES/LARGE SHRUBS				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
	3	Acer palmatum 'Adrian's Compact'	Adrian's Compact Jap. Maple	1m ht. B&B
	1	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3cm cal. B&B
	2	Malus domestica 'Gala'	Semi-Dwarf Apple	1.5m ht. B&B
	3	Stewartia monadelpa	Tall Stewartia	3cm cal. multi-stem, B&B
SHRUBS, GROUNDCOVERS, FERNS, PERENNIALS				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
A	102	Adiantum aleuticum	Western Maidenhair Fern	#1 pot, 50 cm o.c
AZ	21	Rhododendron 'Gumpo Pink'	Gumpo Pink Azalea	#2 pot, 48 cm o.c
F	87	Fuchsia 'Dyng Embes'	Hardy Fuchsia	#1 pot, 30 cm o.c
In	37	Luzula nivea	Snowy Wood Rush	#1 pot, 30 cm o.c
O	167	Oxalis oregana	Redwood Sorrel	#1 pot, 50 cm o.c
Pm	16	*Polystichum munium	Western Sword Fern	#2 pot, 48 cm o.c
R	11	*Rhododendron macrophyllum	Pacific Rhododendron	#3 pot, as shown
vo	18	*Vaccinium ovatum	Evergreen Huckleberry	#3 pot, 64 cm o.c
VI	11	*Vaccinium 'Sunshine Blue'	Highbush Blueberry 'Sun, Blue'	#3 pot, 90 cm o.c
VZ	5	*Vaccinium corymbosum 'P. Sorbet'	Peach Sorbet Blueberry	#3 pot, 90 cm o.c
v	42	Vinca minor	Trailing Periwinkle	#1 pot, 36 cm o.c
Urban Agriculture - Temporary Planting				
	15	Allium schoenoprasum	Chives	10 cm pot, 36 cm o.c
	15	Echinacea purpurea	Echinacea	10 cm pot, 36 cm o.c
	15	Fragaria x ananassa 'Ablon'	Strawberry	10 cm pot, 36 cm o.c
	10	Rosemarinus officinalis	Rosemary	10 cm pot, 36 cm o.c
	15	Salvia nemorosa 'Caradonna'	Caradonna Sage	10 cm pot, 36 cm o.c
	11	Origium vulgare	Oregano	10 cm pot, 36 cm o.c
	15	Salvia officinalis	Sage	10 cm pot, 36 cm o.c

**LANDSCAPE BIRD FRIENDLY STRATEGY**

There are several landscape measures to ensure the proposed development is Bird Friendly. 5 street trees will provide a continuous forest canopy for birds. On various levels of the building, 3 new trees will be provided, along with 3 large shrubs (small trees), further contributing to the canopy.

The proposed landscape planting incorporates canopy/habitat/ vertical stratification with tree and shrub planting, utilizes plants that attract birds, pollinators and insects, and includes native and non-native/non-invasive plants. The planting is distributed on various levels of the building.

**STREET TREE NOTES:**

Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. \*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 2.4 inches (6 cm) caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. (2.4 m) long and 18 inches (46 m). Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion\*.

**GENERAL NOTES**

**Note:**  
 This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.

**Note:**  
 All Work Below Filter Cloth to be as specified by Architect and Envelope Consultants. Pavers to be cut as required to maintain pattern/layout as shown on Layout Plans. Sample Layout to be reviewed and approved by Landscape Architect prior to finalizing installation. Provide 72 hours notice to schedule site review. Refer to Plan and Specifications for layout, type of concrete paving, other materials and finishing.

**GENERAL PLANTING NOTES**

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the current B.C. Landscape Standard Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers these shall be as defined in the BCNITA (ANSI) Standard.
- Sod is to be sand based turf and mesh free. No substitutes.

**IRRIGATION & HOSE BIB NOTES**

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation system, including rain sensor, to IABC Standards.
- Amenity Patios shall be equipped with a hose bib.
- Irrigation is to be designed and constructed by Landscape contractor. Design to be reviewed and approved by Project Landscape Architect
- No irrigation lines to be visible
- Irrigation controller to be located in Mechanical room

IRRIGATION/ MECHANICAL LEGEND	
	Irrigation Stub Out 50 GPM @ 50 PSI
	Hose Bib

1	2020-09-21	DP Submission
no.	date	item
Revisions:		



Project:  
**First United Church**  
**320 East Hastings St.**  
**Vancouver, BC**

Drawn by:	JM
Checked by:	SV
Date:	2020-09-06
Scale:	NIS
Drawing title:	

Cover Sheet

Project No:  
**20035**

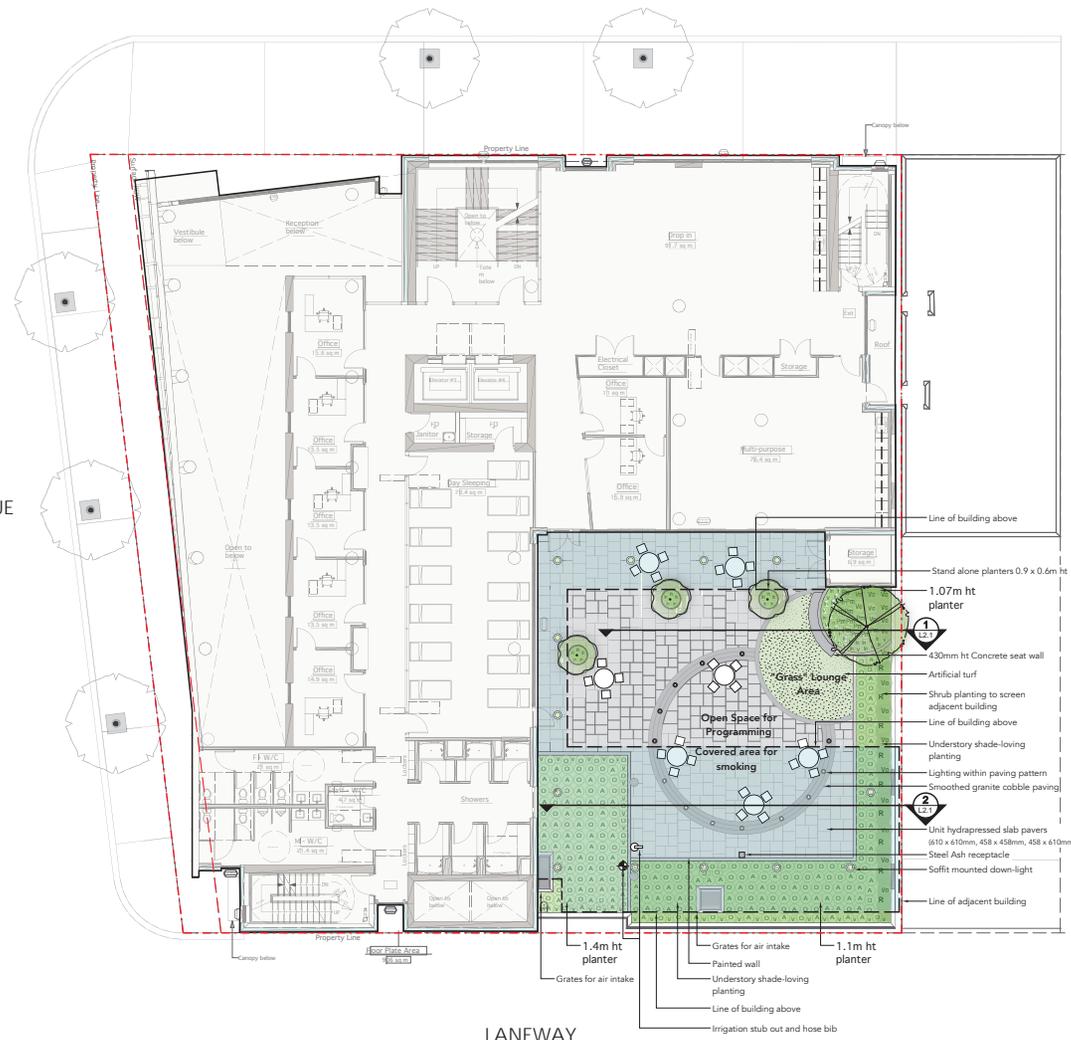
Sheet No:



EAST HASTINGS STREET

GORE AVENUE

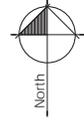
LANEWAY



Inspiration for mural on Courtyard facing side of 1.1m ht planter wall (Richard Tetrault's community-based murals as a precedent)



Precedent Image for Paving Design



1 2020-09-21 DP Submission

Revisions:



Project:  
**First United Church**  
 320 East Hastings St.  
 Vancouver, BC

Drawn by: JM

Checked by: SV

Date: 2020-09-06

Scale: 1:100

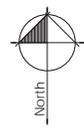
Drawing title:

**Level 2 Landscape Plan**

Project No:  
 20035

Sheet No.:

L 1.2



1 2020-09-21 DP Submission  
 Revisions:  
 Durako Kevik Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N6  
 T: 604 684 4611  
 F: 604 684 0577  
 www.dkp.bc.ca

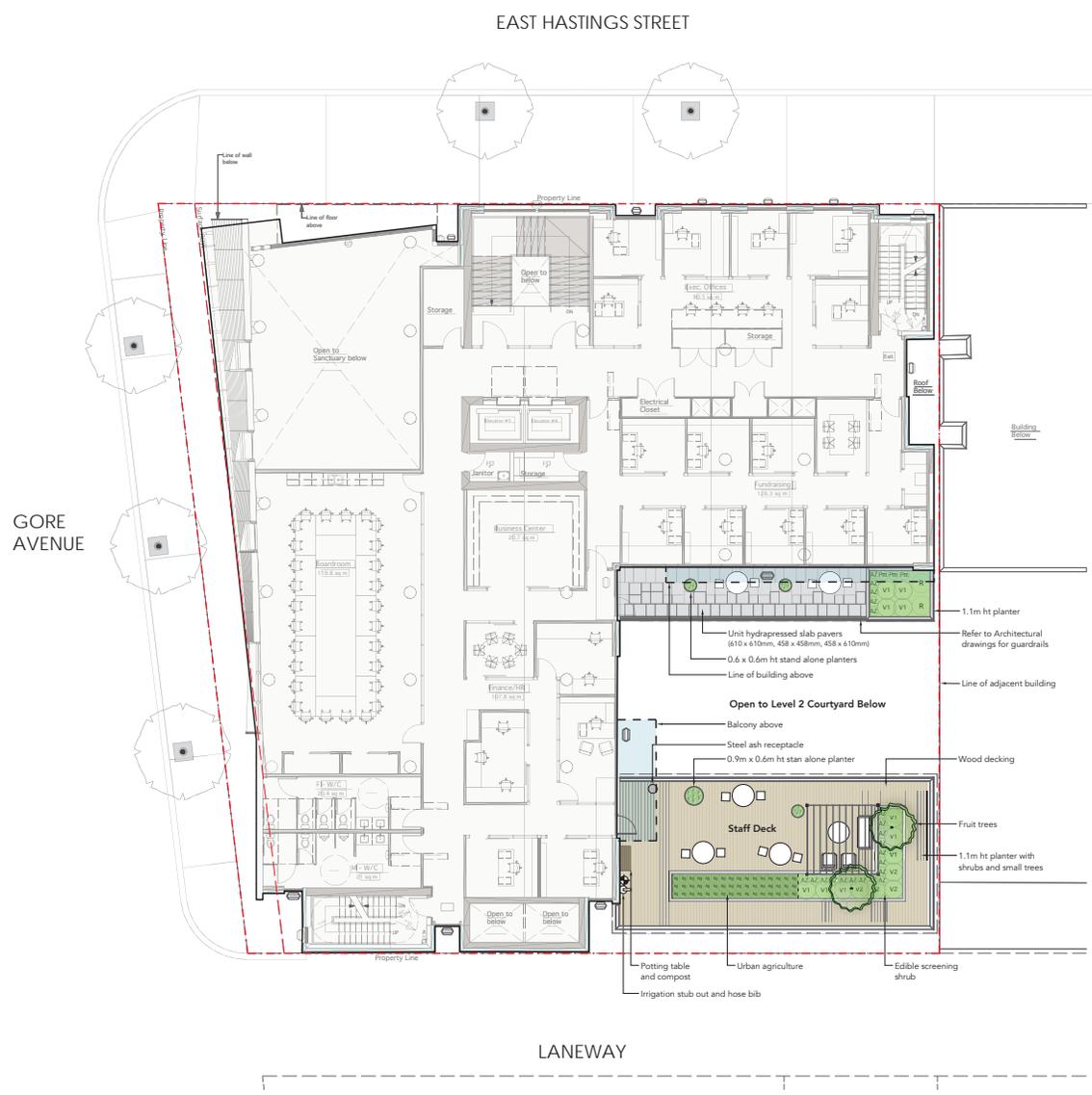
Project:  
**First United Church**  
 320 East Hastings St.  
 Vancouver, BC

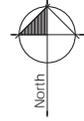
Drawn by: JM  
 Checked by: SV  
 Date: 2020-09-06  
 Scale: 1:100  
 Drawing title:

**Level 4 Landscape Plan**

Project No:  
 20035  
 Sheet No.:

L 1.3





1 2020-09-21 DP Submission

Revisions:



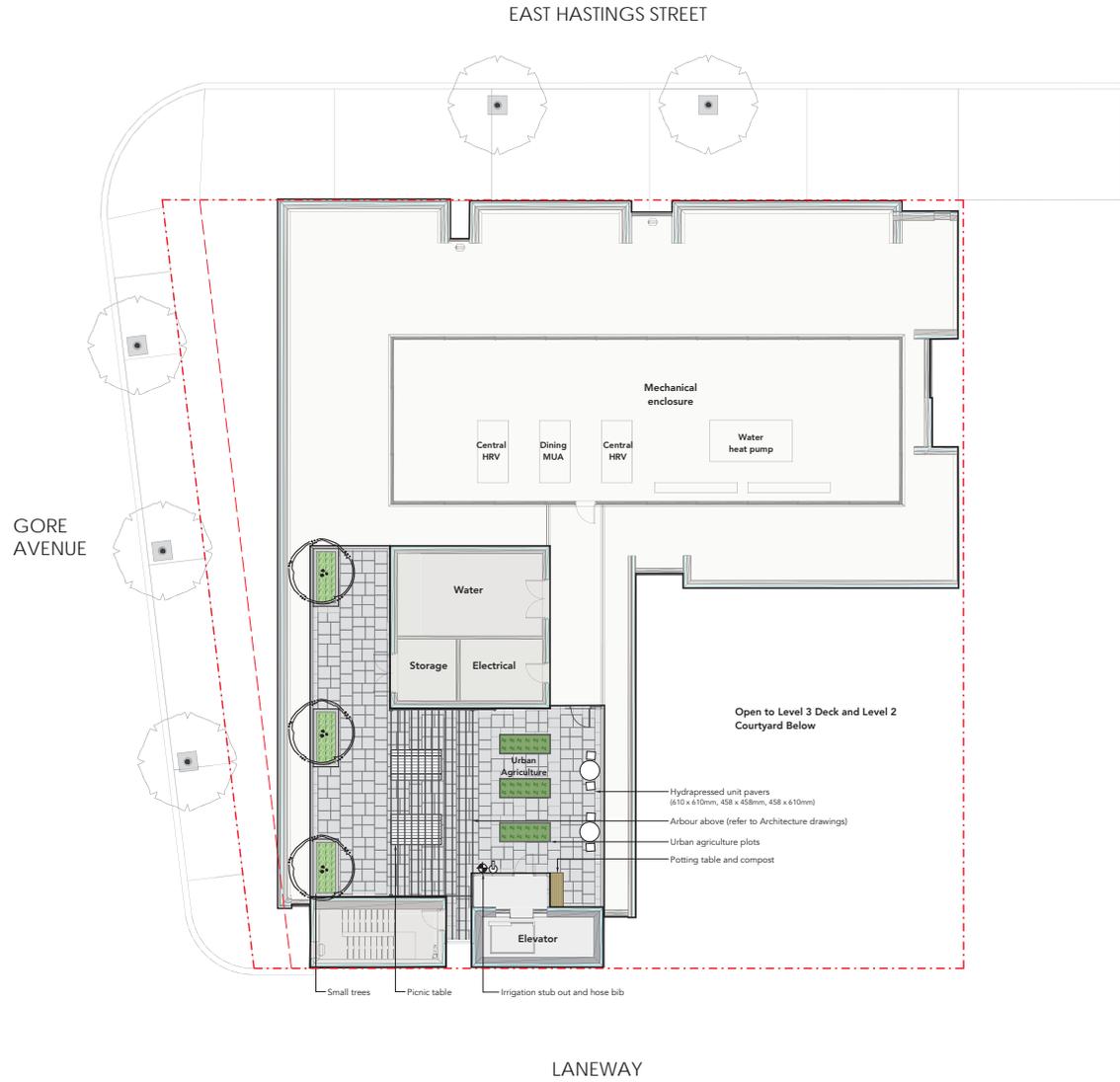
Project:  
**First United Church**  
 320 East Hastings St.  
 Vancouver, BC

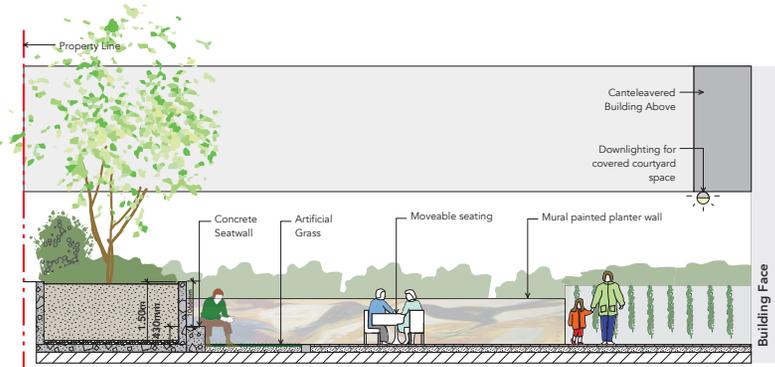
Drawn by: JM  
 Checked by: SV  
 Date: 2020-09-06  
 Scale: 1:100  
 Drawing title:

**Roof Landscape Plan**

Project No:  
 20035  
 Sheet No.:

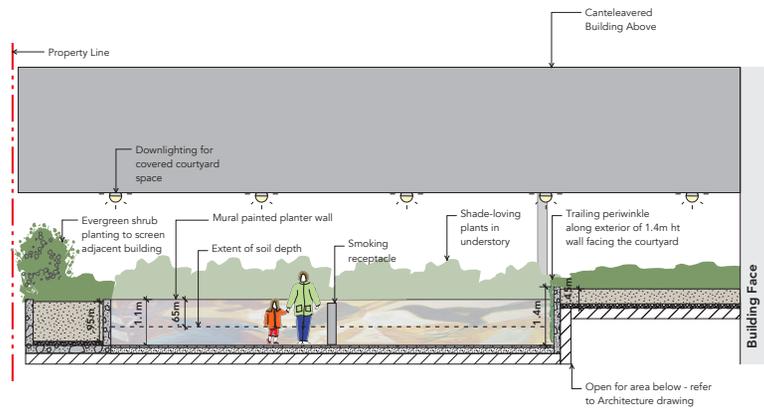
L 1.4





**1 - OPEN COMMUNITY COURTYARD**

LEVEL 2



**2 - COVERED COMMUNITY COURTYARD**

LEVEL 2

1 2020-09-16 Concept Review  
 Revisions:



Project:  
**First United Church**  
 320 East Hastings St.  
 Vancouver, BC

Drawn by: JM  
 Checked by: SV  
 Date: 2020-09-06  
 Scale: 1:50  
 Drawing title:

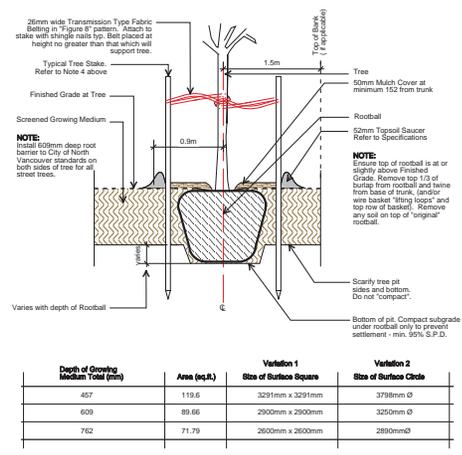
**Landscape Sections**

Project No:  
**20035**

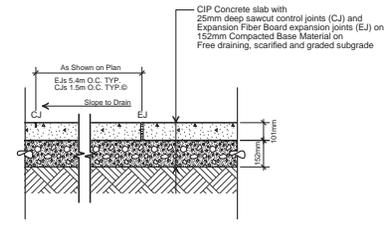
Sheet No.:

L 2.1

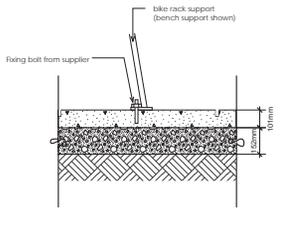
- GENERAL NOTES:**
1. Do not cut Tree Ladder.
  2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
  3. Ensure tree location does not conflict with Underground Services. "Call before digging".
  4. All street trees to be staked with 50' (10mm) x 2.4m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk on tree pit centreline.
  5. Provide min. 10 cubic meters of growing medium per tree.
  6. Refer to Growing Medium Chart above for surface area depth of Growing Medium.



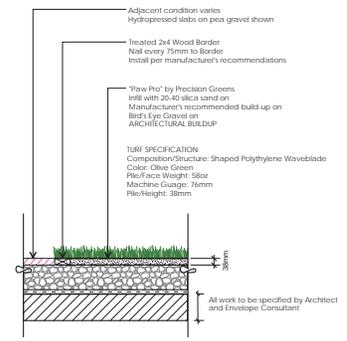
**1 Typical Tree Planting**  
 SCALE: NTS



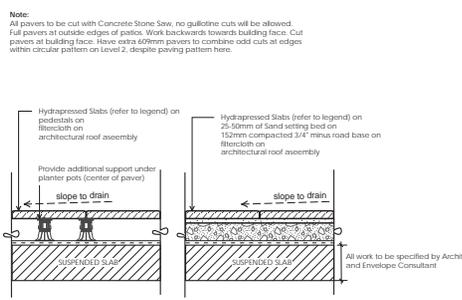
**2 CIP Concrete**  
 SCALE: 1:12



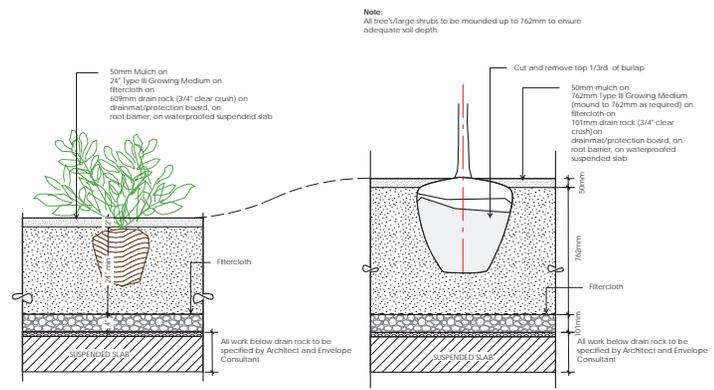
**3 Bike Rack Mounting**  
 SCALE: 1:12



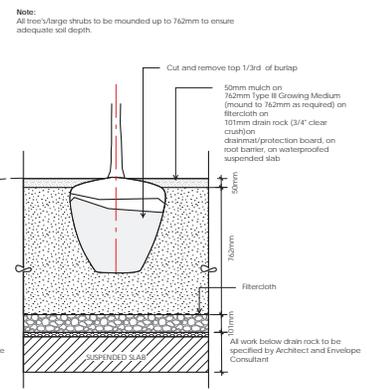
**4 Artificial Lawn - On Slab**  
 SCALE: 1:12



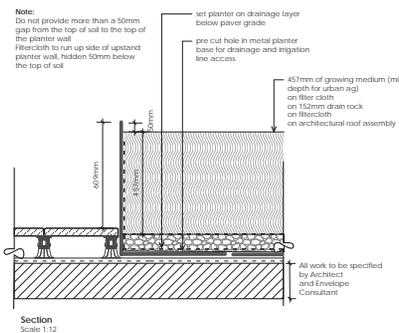
**5 Hydrapressed Paver on Slab**  
 SCALE: 1:12



**6 Shrub Planting on Slab**  
 SCALE: 1:12



**7 Tree Planting on Slab**  
 SCALE: 1:12



**8 Urban Agriculture on Slab**  
 SCALE: 1:12

1 2020-09-21 DP Submission  
 Revisions:



Project:  
**First United Church**  
**320 East Hastings St.**  
**Vancouver, BC**

Drawn by: JM  
 Checked by: SV  
 Date: 2020-09-06  
 Scale: 1:50  
 Drawing title:

**Landscaping Details**

Project No:  
**20035**  
 Sheet No.:

L 3.1