

PWL

PARTNERSHIP

9th Floor, East Asiatic House
1201 West Pender Street, Suite 900, Vancouver, BC V6E 2V2
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www.zwiipartnership.com

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2023-05-05	ISSUED FOR PERMIT
2	2023-11-07	ISSUED FOR PERMIT
3	2023-07-07	ISSUED FOR DD

PROJECT NAME

343 W PENDER STREET

CIVIC ADDRESS

343 W PENDER STREET

LEGAL ADDRESS

Lot A (SEE 3714692U) of Lots 19
and 20 Block 23 District 75
541 Plan 210; The South 75

South 75 Feet of Lot 20 Block

26 District Lot 514 Lot 210

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- L0.01
- L0.02
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- L6.01
- L6.02

COVER

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- TREE MANAGEMENT PLAN
- LANDSCAPE PLANTING AND GRADING PLAN
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- L8 MATERIALS, LIGHTING AND GRADING PLAN
- L8 PLANTING PLAN
- WATER MANAGEMENT PLAN
- WATER PLANTING PLAN
- SECTIONS
- DETAILS

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 Site Inspector for details.



PROJECT
343 W PENDER STREET

ADDRESS
343 W PENDER STREET
Vancouver, British Columbia V6E 2V2
Lot A (SEE 3714692U) of Lots 19 and 20 Block 23 District 75
541 Plan 210; The South 75
South 75 Feet of Lot 20 Block 26 District Lot 514 Lot 210

COVER

COVER

1:100

PROJECT NO.

21057

DATE

2023-08-05

FILE NAME

21057 PLAN V06

PLOTTED

2023-07-07

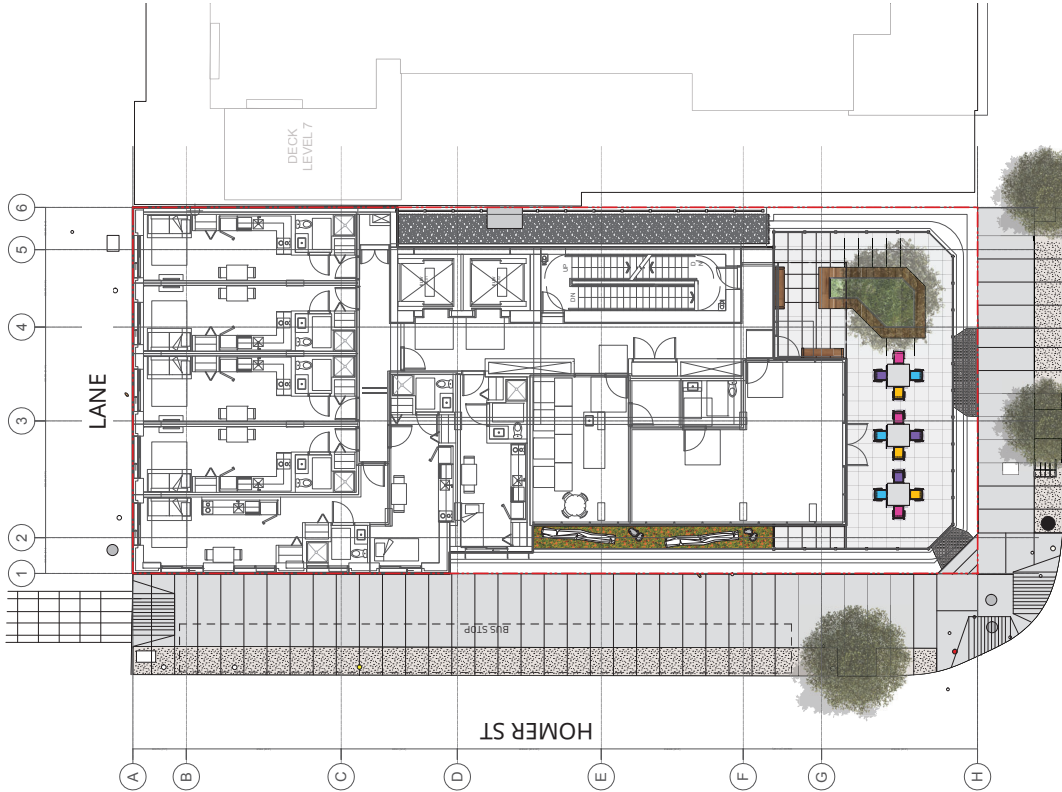
DRAWN

SS

REVIEWED

GB

L0.00



PWL

PARTNERSHIP

9th Floor East Asiatic House
1201 West Pender Street
Vancouver, BC V6E 2V2
T 604.688.6111
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REVISIONS AND ISSUES	
NO.	DATE
1	2021-08-05
2	2021-08-07
3	2021-07-07

DESCRIPTION	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	REVISION FOR PERMIT



343 W PENDER STREET

343 W PENDER STREET

Lot A (Site 3746/25) of Lots 19 and 208/Block 22 District Lot 343
Lot B (Site 3746/25) of Lots 19 and 208/Block 22 District Lot 343
Plan 2107 The Block 75 West of Lot 20 Block 28 District Lot 343
Lot 2107 The Block 75 West of Lot 20 Block 28 District Lot 343

DESIGN RATIONALE
AND PRECEDENTS

Scale

1:1

Project No.

21057

Date

2021-08-05

File Name

21057 PLAN.MXD

Plotted

2021-07-07

Drawn

SS

Reviewed

GB

L0.01

DESIGN RATIONALE

The L1 streetscape adheres to the City of Vancouver paving standards along West Pender Street and Homer Street, retaining the existing street trees and bus stop along Homer Street.

Level 8 provides a private amenity and outdoor gathering place where the at-risk occupants can enjoy views of downtown. This social space includes furnishings such as benches, tables and chairs. A metal planter with built in timber seating frames the space with low planting to retain the heritage building character. The planting palette is selected to generate year round texture and interest with evergreen foliage.

BIRD FRIENDLY STRATEGY

Boulders and snag logs have been placed in planters for drinking, bathing, and habitat creation.

LEVEL 8 - FLEXIBLE OUTDOOR PATIO SPACE

PLANTING



REV	DATE	DESCRIPTION
1	2023-08-05	ISSUED FOR PERMIT
2	2023-10-07	REVISED FOR PERMIT
3	2023-07-07	ISSUED FOR PERMIT



PROJECT
343 W PENDER STREET

ADDRESS
343 W PENDER STREET

PROJECT NO.
21027

DATE
2023-08-05

FILE NAME
21027 PLAN 006

PROJECT
2023-07-07

DRAWN
SS

CHECKED
GB

SCALE
1:100

PROJECT NO.
21027

DATE
2023-08-05

FILE NAME
21027 PLAN 006

PROJECT
2023-07-07

DRAWN
SS

CHECKED
GB

L0.02

1. TREE PROTECTION BARRIER FENCING DETAIL

TREE MANAGEMENT LEGEND:

TREE PROTECTION BARRIER FENCING
REFER TO TREE PROTECTION IN GENERAL
NOTES FOR REQUIREMENTS

EXISTING TREE TO BE RETAINED

TREE PROTECTION GENERAL NOTES

- A. EXCAVATION AROUND TREES**
 - EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 - DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
 - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED AS PER DETAIL #1. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES**
 - HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES**
 - TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
 - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- D. PROTECTION OF EXPOSED ROOTS**
 - DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
DO ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - PROVIDE TEMPORARY EARTH COVER, MAINTAIN MOISTURE.
 - PACK WITH WET PEAT MOSS, MAINTAIN MOISTURE.
 - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP, MAINTAIN MOISTURE.
 - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 - WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

NOTE

TREE PROTECTION PLAN PREPARED BY DIAMOND HEAD RECOMMENDS THAT TREES BE PROTECTED IN ACCORDANCE WITH THE CITY OF VANCOUVER PROTECTION OF TREES BY LAW 9958. FINAL TREE PROTECTION FENCING REQUIREMENTS SHALL BE DETERMINED IN COLLABORATION WITH CITY STAFF AND THE PARK BOARD.

1:100



ADDRESS
343 W PENDER STREET
Lot A15E 3 34.69'21" of Lots 19 and 20 Block 23 District Lot 541
Plan 2 30; The South 75 Feet of Lot 19 Block 26 District Lot 541
Plan 2 30; The South 75 Feet of Lot 20 Block 26 District Lot 514
Lot 2 30

DRAWING TITLE
L1 MATERIALS
LIGHTING AND
GRADING PLAN

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NORTH

1:10

PROJECT NO.	21057
DATE	2021-08-05
FILENAME	21057 PLAN.vwx
PLOTTED	2025-07-07
DRAWN	SS
REVIEWED	GB

L1.01

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR A SLASH ELEVATION. SLASH ELEVATIONS INDICATED ON LANDSCAP DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRM ALL EXISTING GRASSES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM REFERS ON STRUCTURAL SLAB, BUT NOT TO EXCEED THOSE SPECIFIED FOR CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRINKING AND PLANTER SLAB FRAMES ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED, CHAIRS CANNOT BE LAYED ON PLANTED AREAS TO BE INSPECTED WITH INSPECTION. CHAIRS CANNOT BE LAYED ON PLANTED LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARDWARES AND LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED, MAXIMUM SLOPE OF 50% LANDSCAPE AREAS TO BE 1:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED, PROVIDE A MAXIMUM SLOPE OF 40% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CADD DRAWINGS FOR CLEARANCES.
10. IN THE EXISTING ELEVATIONS, EXTENT OF WORK, CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

1. DO NOT SCALE DRAWINGS, AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
4. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. SURVEY AND MATERIALS DRAWINGS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
6. EXISTING LIGHTING SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. EXISTING INFORMATION, FURNISHED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
7. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

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KEY	DESCRIPTION
	PAVING TYPE 1: Concrete Paving per City of Vancouver Standard
	PAVING TYPE 2: Exposed Aggregate Paving per City of Vancouver Standard
	PAVING TYPE 3: Hydrated Wood Sails
	PAVING TYPE 4: Sealed Tiles
	PAVING TYPE 5: Existing Hardscape to be Retained

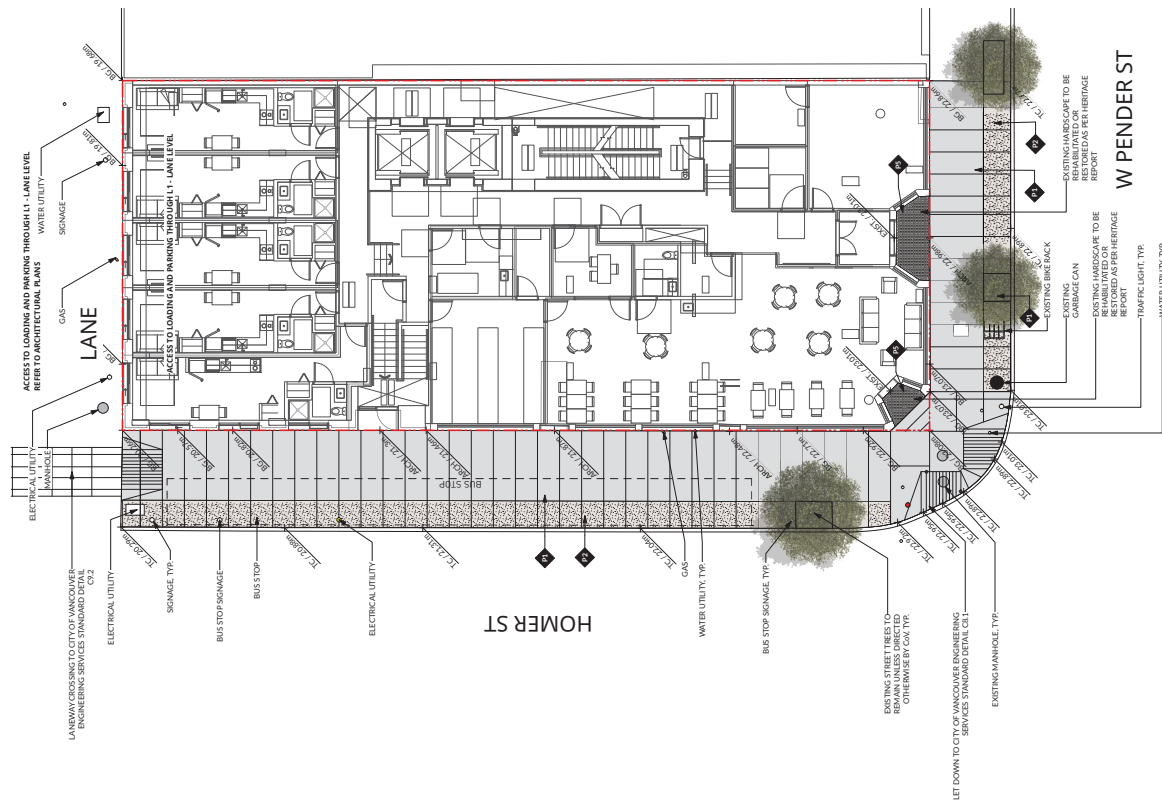
KEY	DESCRIPTION
	HARDESCARE TYPE: Timber Bench
	HARDESCARE TYPE: Maintenance Strip
	HARDESCARE TYPE: Salvaged Log for Bird Habitat
	HARDESCARE TYPE: Boulder Bird Bath
	HARDESCARE TYPE: Boulder

KEY	DESCRIPTION
	FURNISHING TYPE: Wood bench
	FURNISHING TYPE: Metal Planter
	FURNISHING TYPE: Table
	FURNISHING TYPE: Chair

Existing Elevation Proposed Elevation Finished Floor Elevation Proposed Top of Wall Elevation Proposed Bottom of Wall Elevation Building Grade	$\pm 0.00m$ $\pm 0.00m$ $\pm 0.00m$ $\pm 0.00m$ $\pm 0.00m$ $\pm 0.00m$
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NOTE: CONCRETE DRAIN LOCATIONS WITH MECHANICAL CHASE AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.





5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T: 604.681.1111
www.pwlpartnership.com

NO.	DATE	DESCRIPTION
1	2021-09-08	ISSUED FOR DP
2	2022-01-07	ISSUED FOR DP
3	2022-01-07	ISSUED FOR DP



343 W PENDER STREET

343 W PENDER STREET
Vancouver, BC V6E 2V2
The above information is for reference only and does not constitute a contract. The client is responsible for ensuring the accuracy of the information provided.

L3 MATERIALS,
LIGHTING AND
GRADING PLAN

Scale: 1:100



PROJECT NO.	21007
DATE	2021-09-08
FILE NAME	21007 PLAN L3
PROJECTED	2022-07-07
DRAWN	SS
REVIEWED	GB

L1.02

GRADING GENERAL NOTES

- REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- GROWING MEDIUM DEPTHS ON STRUCTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN ARCHITECTURAL PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- SLAB DRAINAGE AND PLANTER SLAB DRAINAGE ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTED CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STREET LEVEL.
- UNLESS OTHERWISE NOTED, MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED, PROVIDE A MAXIMUM SLOPE OF 9% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
- TERMINATE EXISTING ELEVATIONS AT EXTENT OF WORK. CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERING DRAWINGS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

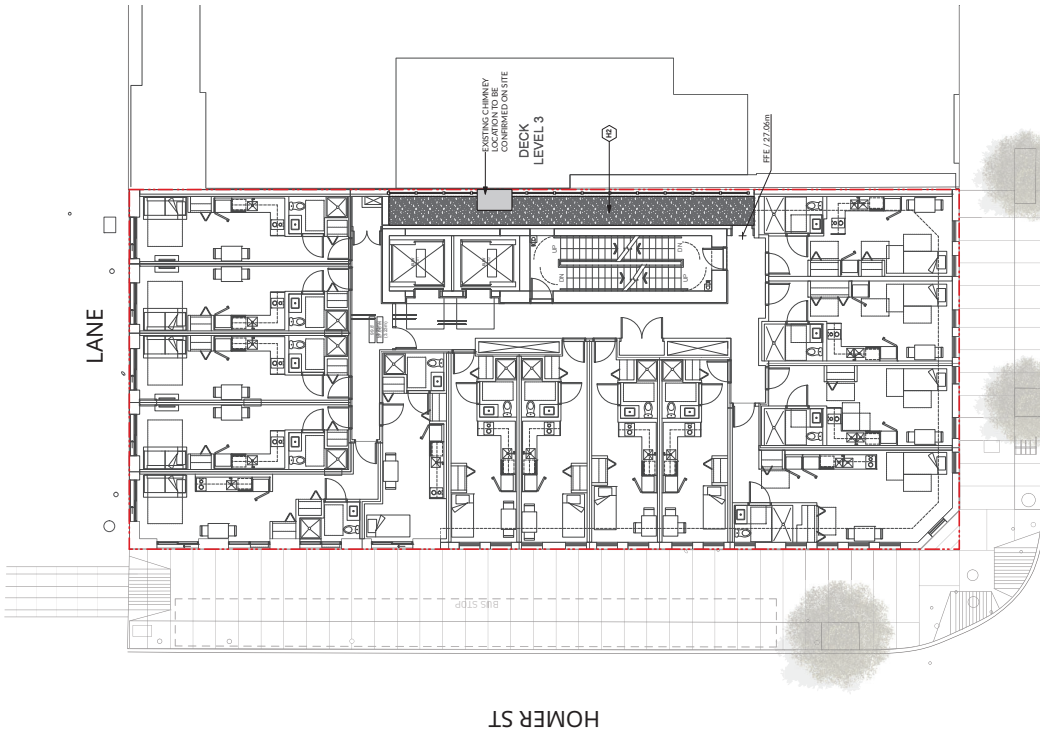
PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
P1	PAVING TYPE: C/P Concrete Paving per City of Vancouver Standard
P2	PAVING TYPE: Exposed Aggregate Paving per City of Vancouver Standard
P3	PAVING TYPE: Hydrated Sals
P4	PAVING TYPE: Sealed Tiles
P5	PAVING TYPE: Existing Hardscape to be retained

HARDSCAPE MATERIALS LEGEND	
KEY	DESCRIPTION
H1	HARDSCAPE TYPE: Timber Bench
H2	HARDSCAPE TYPE: Maintenance Step
H3	HARDSCAPE TYPE: Salvaged Log for Bird Habitat
H4	HARDSCAPE TYPE: Boulder Blind Bath
H5	HARDSCAPE TYPE: Boulder

SITE FURNISHING MATERIALS LEGEND	
KEY	DESCRIPTION
F1	FURNISHING TYPE: Metal Planter
F2	FURNISHING TYPE: Wood Bench
F3	FURNISHING TYPE: Table
F4	FURNISHING TYPE: Chair

GRADING LEGEND	
KEY	DESCRIPTION
G1	Existing Elevation
G2	Proposed Elevation
G3	Finished Floor Elevation
G4	Proposed Top of Wall Elevation
G5	Proposed Bottom of Wall Elevation
G6	Building Grade

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES.



W PENDER ST





ADDRESS
343 W PENDER STREET
Lot A (SEE 374692) of Lots 19 and 20 Block 20 District Lot 541
Plan 220; The South: 75 feet of Lot 19 Block 26 District Lot 541
Plan 220; The South: 75 feet of Lot 20 Block 26 District Lot 541
Lot 220.

DRAWING TITLE
L8 MATERIALS,
LIGHTING AND
GRADING PLAN



PROJECT NO.	21057
DATE	2021-08-05
FILE NAME	21057 PLAN.vwx
PLOTTED	2025-07-07
DRAWN	SS
REVIEWED	GB
DRAWING	

L1.03

1. REFER TO ARCHITECTURAL PLANS, SECTION AND DIMENSIONS FOR TOP OF SLAB ELEVATION. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRMAL DRAINING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. PROVIDE A MINIMUM 1% SLOPE AWAY FROM ANY PLANTED AREAS. REPORT ANY DISCREPANCIES IN SPECIFICATIONS, PERMIT REQUIREMENTS, OR DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE PROVIDED WITH A PAVEMENT CHUTE CHANNEL TO BE INSTALLED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND LANDSCAPE AREAS TO DRAINAGE, PLOT, OR DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED, MAXIMUM SLOPE OF SLOPE LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED, PROVIDE A MAXIMUM SLOPE OF 2% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO DRAININGS FOR DRAINAGE SLOPE.
10. THE SLOPING SURFACES OF EXISTING OR FUTURE WORK, CULM, AND DRAIN TO ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

1. DO NOT SCALE DRAWINGS. LAUOIT AS PER DIMENSIONS NOTED ON LANDSCAPE PLAN. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAUOIT AND MATERIAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING SHALL BE PROVIDED BY THE ELECTRICAL ENGINEER. DRAWINGS TO BE USED IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LOCATION OF ROAD CURBS AND GUTTERS.

PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
	PAVING TYPE: CIP Concrete Paving per City of Vancouver Standard
	PAVING TYPE: Exposed Aggregate Paving Per City of Vancouver Standard
	PAVING TYPE: Hydroseeds Slobs
	PAVING TYPE: Seamed Tiles
	PAVING TYPE: Existing Infrastructure to be Retained

KEY	DESCRIPTION
H1	HARDSCAPE TYPE: Timber Bench
H2	HARDSCAPE TYPE: Maintenance Strip
H3	HARDSCAPE TYPE: Light Sand/Bark it Light Sand/Bark
H4	HARDSCAPE TYPE: Salvaged Log for Bird Habitat
H5	HARDSCAPE TYPE: Boulder Bird Bath
H6	HARDSCAPE TYPE: Boulder

SITE FURNISHING MATERIALS LEGEND	
KEY	DESCRIPTION
	FURNISHING TYPE: Metal Plaster
	FURNISHING TYPE: Wood Bech
	FURNISHING TYPE: Tile
	FURNISHING TYPE: Chair

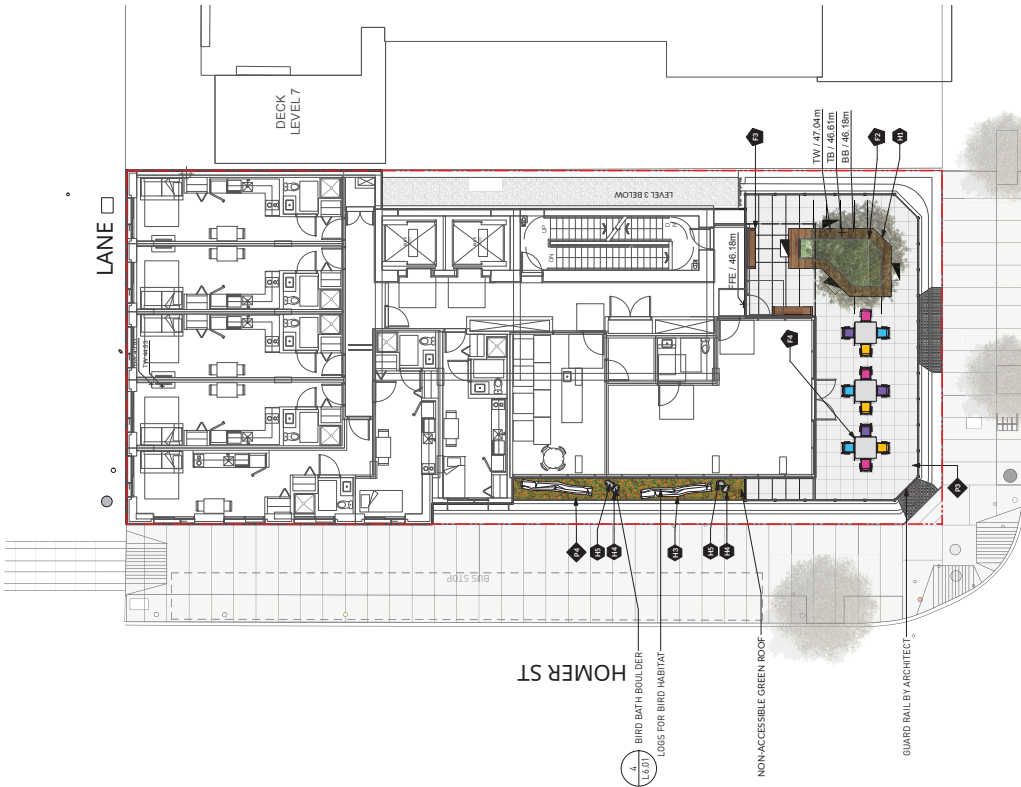
TYPE 1 - WALL LIGHT

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION BETWEEN CONTRACTORS.

Existing Elevation
Proposed Elevation
Finished Floor Elevation
Proposed Top of Wall Elevation
Proposed Bottom of Wall Elevation
Building Grade

EL 0.0 m
FFE 0.0 m
FFE 0.15 m
FFE 0.2 m
BOW 0.15 m
BOW 0.0 m

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL



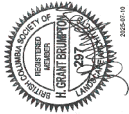
W PENDER ST



NO.	DATE	DESCRIPTION
1	2025-05-07	ISSUED FOR PERMIT
2	2025-05-07	ISSUED FOR PERMIT
3	2025-05-07	ISSUED FOR PERMIT

- PLANTING GENERAL NOTES**
- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND LANDSCAPE NURSERY ASSOCIATION.
 - SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
 - PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
 - PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
 - PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SHALL BE ANALYZED TO THE SITE OF PLANTING PRIOR TO REVIEW BY THE CONSULTANT. THE CONSULTANT WILL BE NOTIFIED.
 - CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 - PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
 - PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF ALL PLANTS SPECIFIED. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

Overall Plant List				
ID	Qty	Botanical Name	Common Name	Remarks
0001	1	Trees		
0002	1	Shrubs		
0003	1	Ground Cover		
0004	1	Ornamental Grasses		
0005	1	Flowers		
0006	1	Perennials		
0007	1	Herbaceous		
0008	1	Woody		
0009	1	Shrub		
0010	1	Shrub		
0011	1	Shrub		
0012	1	Shrub		
0013	1	Shrub		
0014	1	Shrub		
0015	1	Shrub		
0016	1	Shrub		
0017	1	Shrub		
0018	1	Shrub		
0019	1	Shrub		
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0041	1	Shrub		
0042	1	Shrub		
0043	1	Shrub		
0044	1	Shrub		
0045	1	Shrub		
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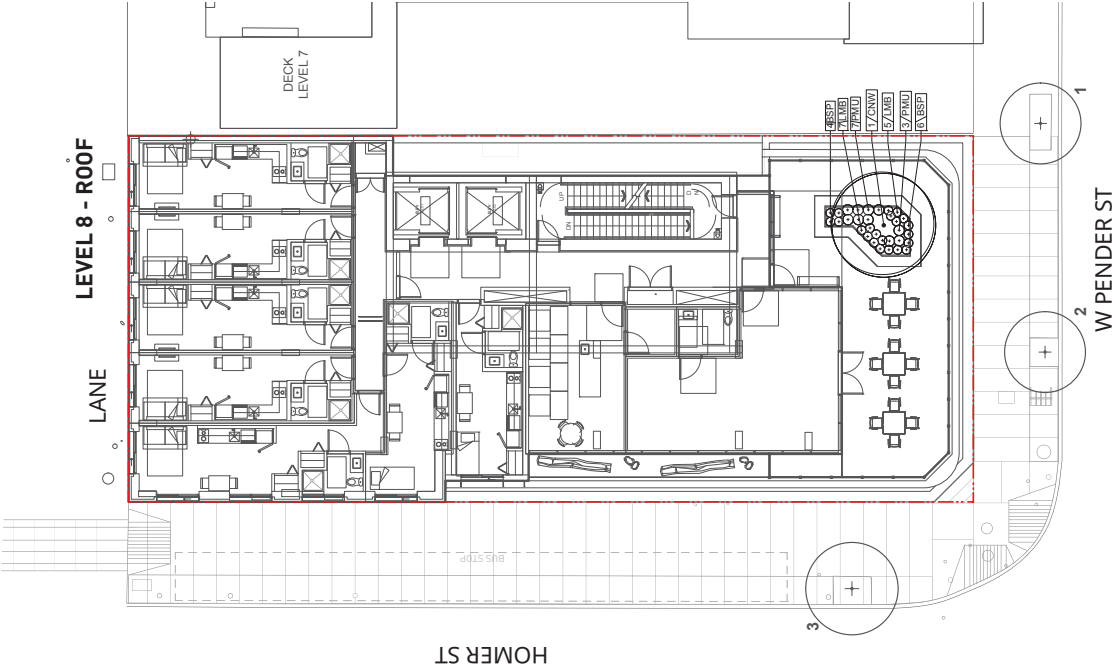
PROJECT
343 W PENDER STREET

PROJECT
343 W PENDER STREET
1st Floor, Bixby Atlantic Building
1201 West Pender Street, Vancouver, BC V6E 2V2
T 604.688.4111
www.pwlpartnership.com

L8 PLANTING PLAN

PROJECT NO.	21057
DATE	2025-05-07
FILE NAME	21057 PLANTING
PLOTTED	2025-07-07
DRAWN	SS
REVIEWED	GB

L2.01



PWL

PARTNERSHIP

5th Floor, Best Atlantic Hotel
1201 West Pender Street, Suite 501
V6C 2Y2
Tel: 604.686.6111
www.pwlpartnership.com

REVISIONS AND ISSUES	
NO.	DATE
1	2025-01-05
2	2025-01-05
3	2025-01-05



343 W PENDER STREET

343 W PENDER STREET

IRRIGATION PLAN

SCALE

1:100

PROJECT NO.

21057

DATE

2021-08-05

FILE NAME

21057 PLAN.WXA

DESIGNED BY

2025-07-07

CHECKED BY

25

DATE

2025-07-07

SCALE

1:100

PROJECT NO.

21057

DATE

2021-08-05

FILE NAME

21057 PLAN.WXA

DESIGNED BY

2025-07-07

CHECKED BY

25

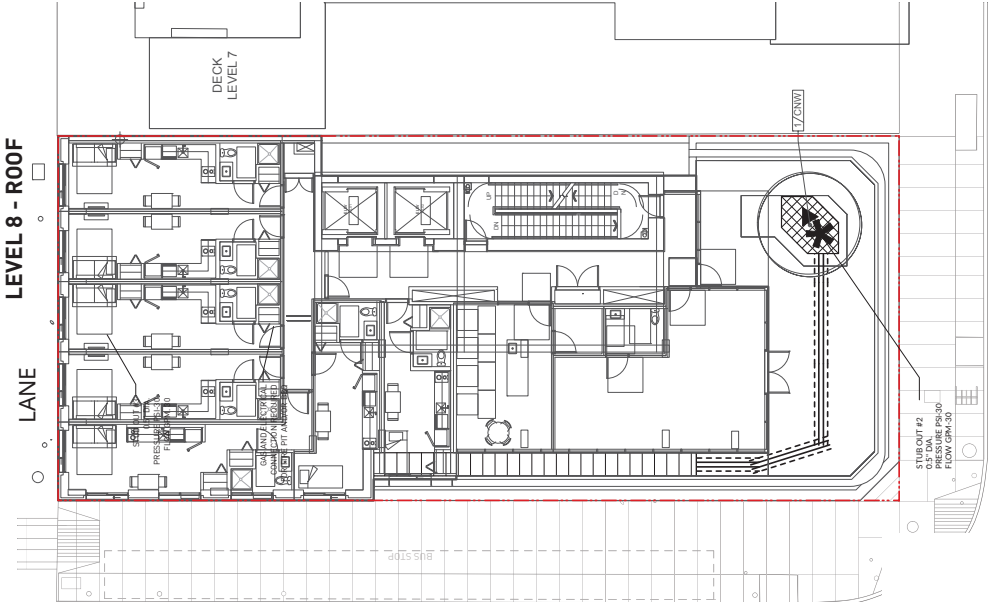
DATE

2025-07-07

L3.01

- DESIGN BUILD IRRIGATION SYSTEM**
- GENERAL NOTES**
- DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS. LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED.
 - AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS.
 - PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS. IRRIGATION INSTALLED PRIOR TO THE REVIEW OF DESIGN BUILD DRAWINGS BY THE CONSULTANT WILL BE REJECTED.
 - LOCATIONS OF IRRIGATION DRAINAGE AREAS TO BE PROVIDED AS SEPARATE. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE IRRIGATION AS LIVES RECORDED AND ASSIGNED TO IRRIGATION DRAINAGE AREAS. CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS.
 - PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE CONDUIT RUNS, SENSING AND MOUNTING LOCATION FOR RAIN SENSOR AS PER SPECIFICATIONS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL RAIN SENSOR LOCATION IS TO BE RECORDED ON THE AS BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
 - IRRIGATION SUB-OUT LOCATIONS NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE CONNECTION TO WATER SUPPLY WITH THE MECHANICAL CONTRACTOR. REFER TO MECHANICAL ENGINEERS DRAWINGS.
 - UNLESS OTHERWISE INDICATED THE IRRIGATION CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM AS PER SPECIFICATIONS. FOR CONTROLLER LOCATION IN MECHANICAL ROOM, SEE MECHANICAL ENGINEERS DRAWINGS.
 - CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEERS DRAWINGS.
 - IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.

IRRIGATION LEGEND	
Note: All planting areas to have high efficiency spray or drip irrigation.	
KEY	DESCRIPTION
	Irrigation - Drip
	Irrigation - Spray
	Irrigation - Sleeve
	PWM Drip Line Loop/tree
	PWM Sub-Out Location



W PENDER ST

HOMER ST



PWL

PARTNERSHIP

343 Pender Street East, Suite 200
Toronto, Ontario M5E 1B3
Tel: 416-468-6111
www.pwlpartnership.com

REVISIONS AND ISSUES	
NO.	DATE
1	2023-07-07
2	2023-07-07
3	2023-07-07

DESCRIPTION	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT



PROJECT
343 W PENDER STREET

PROJECT
343 W PENDER STREET
L4.01: SOIL DEPTH PLAN
DATE: 2023-07-07
DRAWN: SS
CHECKED: GB

SOIL DEPTH PLAN

Scale

1:100

North Arrow

North

PROJECT NO.

21027

DATE

2023-07-07

FILE NAME

21027 PLAN.001

PLotted

2023-07-07

DRAWN

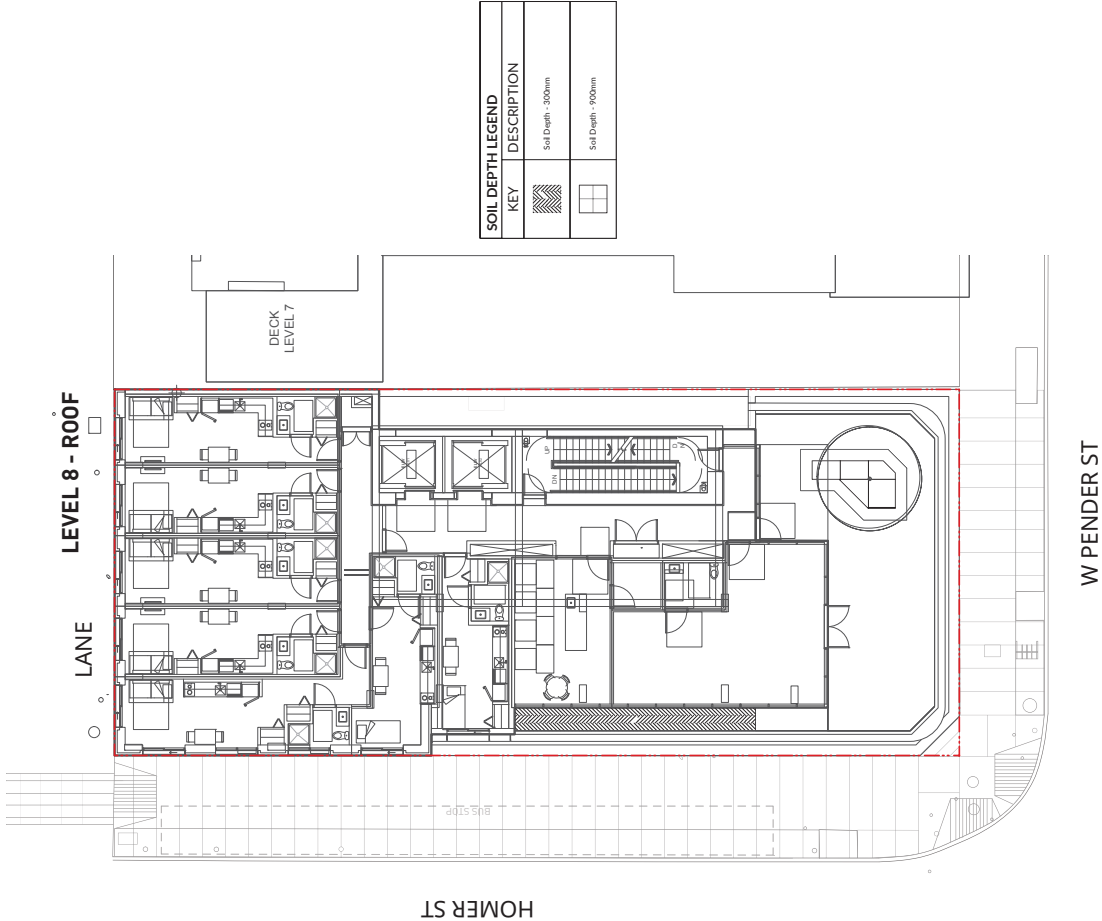
SS

CHECKED

GB



L4.01



SOIL DEPTH LEGEND	
KEY	DESCRIPTION
	Soil Depth - 300mm
	Soil Depth - 600mm

PWL

PARTNERSHIP

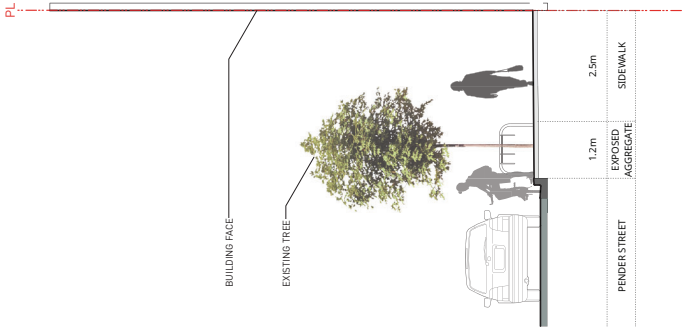
5th Floor East Asiatic House
1201 West Pender Street
V6C 4A6
604.686.4111
www.pwlpartnership.com

REVISIONS AND NOTES

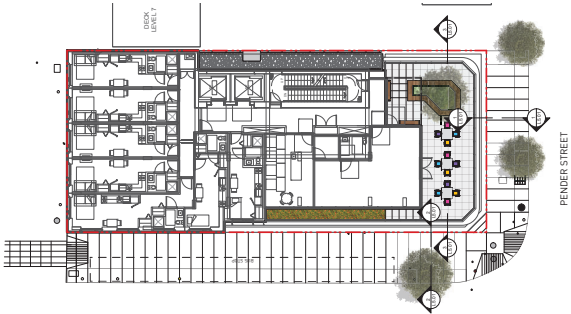
NO.	DATE	DESCRIPTION
1	2021-08-08	ISSUED FOR DP
2	2021-08-12	ISSUED FOR DD
3	2021-02-07	REISSUED FOR DP



2 SECTION THROUGH HOMER STREET FRONTAGE



1 SECTION THROUGH PENDER STREET FRONTAGE



KEY PLAN 1:200

343 W PENDER STREET

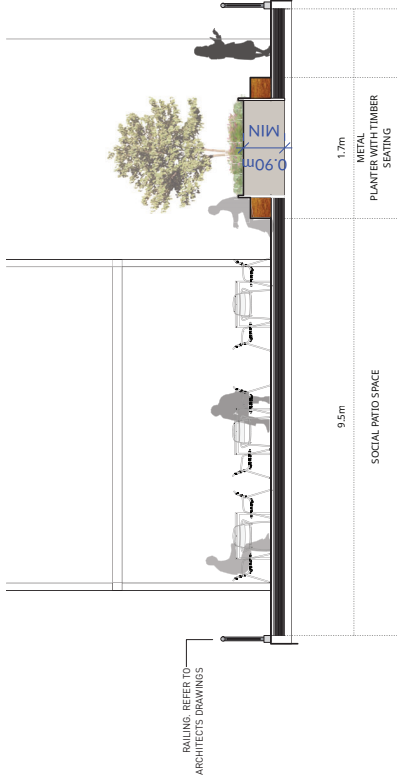
343 W PENDER STREET

5th Floor East Asiatic House
1201 West Pender Street
V6C 4A6
604.686.4111
www.pwlpartnership.com

SECTIONS

PROJECT NO.	21007
DATE	2021-08-12
FILE NAME	21007 SECTIONS.WXA
DESIGNED BY	21007-07-07
CHECKED BY	21007-07-07
SCALE	1:50

L5.01



3 SECTION THROUGH LEVEL 8 AMENITY DECK



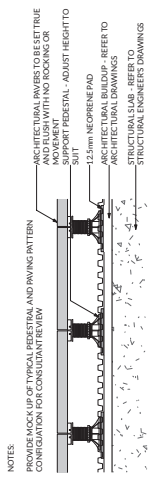
PROJECT
343 W PENDER STREET

ADJACENT
343 W PENDER STREET
Lot A SEE 3764/2/2 of Lots 19 and 20 Block 23 District Lot 541
Plan 2110, The South 75 Feet of Lot 19 Block 26 District Lot 541
Plan 2110, The South 75 Feet of Lot 20 Block 26 District Lot 541
Lot 2110

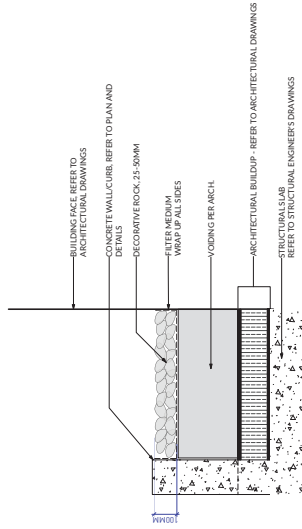
DRAWING TITLE
DETAILS

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 NORTH	SCALE
As Shown	
PROJECT NO. 21037	
DATE 20210810	FILE NAME 21037 DETAILS v00k
PLOTTED 2025-07-07	REVIEWED
DRAWN MC	PROJECT NO.

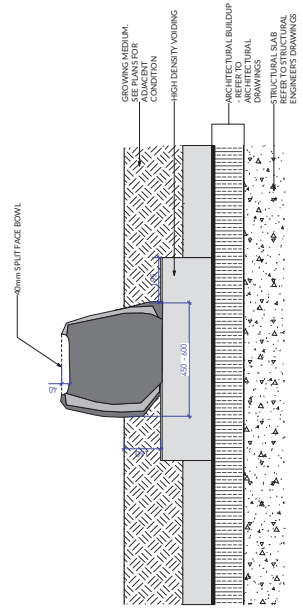
L6.01



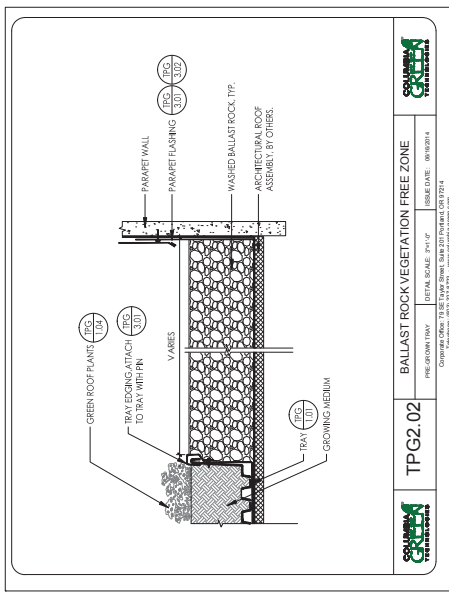
1 PAVERS ON PEDESTALS - ON SLAB
Scale: 1:10



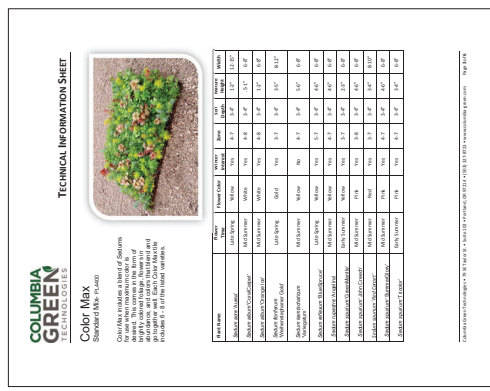
2 MAINTENANCE STRIP AT PLANTER AND BUILDING
Scale: 1:10



4 BIRD BATH BOULDER
Scale: 1:10



3 EXTENSIVE GREEN ROOF - TRAY SYSTEM
Scale: Actual Size



3 EXTENSIVE GREEN ROOF - TRAY SYSTEM
Scale: Actual Size

ADDRESS
343 W BENDER STREET

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	SCALE	
	As Shown	
PROJECT NO.	21057	
DATE	2021-08-10	
FILE NAME	21057 DETAILS vwx	
PLotted	2023-07-07	
DRAWN	MC	REVIEWED
DRAWN BY		

L6.02

