ZONING ANALYSIS

Civic Address	58 West Hastings Street, Vancouver, BC
Legal Description	Lots 5 to 13 & Lot A, Blk 29, D.L. 541, Plan 210
Zoning	Existing: DD Proposed: CD-1
Use	Existing: Vacant Proposed: Mixed Use Development

	required / allowed		proposed
	imperial	metric	imperial	metric
Site Area	32,226.0 sqft	2,993.8 sqm		
Total Gross Area			18,584.9 sf	1726.5 sqm
Total Exemptions			1,128.8 sf	
NET FSR			**6.44**	
Amenity space			364.2 sf	33.8 sqm
Site coverage %				96.1%
Site coverage area			30,980.0 sf	2878.0 sqm
Building Height - Average		10 Storeys	105.0 ft	32.0 m
Setback NORTH (West Hastings St.)			2.00 ft	0.61 m
Setback EAST			0.08 ft	0.02 m
Setback SOUTH (Lane)			0.44 ft	0.13 m
Setback WEST			0.08 ft	0.02 m

CAR PARKING ANALYSIS

		required / allowed	deduction/ addition	proposed
Residential Parking Stalls				
0 for welfare or HILs rate units , 1:6 for LEM units		12 (min.)		14 stalls
H/C Stalls		2 (min.)		2 stalls
Total No. of Stalls Residential				
Commercial Parking Stalls				
(VPB 4.3.1) min. 1 Stall/145 sqm of Gross Floor Area	7,066 sqm	49 (min.)		55 stalls
(VPB 4.3.1) max. 1 Stall/115 sqm of Gross Floor Area	7,066 sqm	64 (max.)		
(VPB 4.8.4) min.H/C 1 Stalls-0.4 Stall for each 1000sqm of Gross Floor Area	7,066 sqm	4 (min.)		4 stalls
Total No. of Stalls Commercial				
(VPB 4.1.8) Small Car Stalls max. 25% of Total Parking Req'd All Uses Combinec	61 stalls	15 (max.)		7 stalls
Total No. of Stalls		**61 (min.)**		**69 stalls**
NOTE: 20% parking stalls must have EV charging		14 (min.)		15 stalls

BICYCLE PARKING ANALYSIS

		required / allowed	deduction/ addition	proposed
Bicycle Parking Residential Class A				
(VPB 6.2.1.2) 1.25 stall per Double Occupancy Unit (micro & studio single occu.)	230 units	189 stalls		190 stalls
Bicycle Parking Residential Class B				
(VPB 6.2.1.2) min. 6 Spaces for Development Over 20 Units		6 stalls		6 stalls
Bicycle Parking Office Class A				
(VPB 6.2.4) min. 1 Space per 500 sqm of Gross Floor Area	6,447.9 sqm	13 stalls		18 stalls
Bicycle Parking Office Class B				
(VPB 6.2.4) min. 6 Spaces for Any Development over 2000 sqm of Gross Floor A	6,447.9 sqm	6 stalls		6 stalls
Bicycle Parking Retail Class A				
(VPB 6.2.5.1) min. 1 Space per 500 sqm of Gross Floor Area	618.1 sqm	1 stalls		5 stalls
Bicycle Parking Retail Class B				
(VPB 6.2.5.1) min. 6 Spaces for Any Development over 1000 sqm of Gross Floor	618.1 sqm	0 stalls		0 stalls
Bicycle Stalls as per VPB 6.3.13 and 6.3.13A				
(VPB 6.3.13) min. 50 % Horizontal Bicycle Stalls		95 stalls		159 stalls
(VPB 6.3.13) max. 30 % Vertical Bicycle Stalls		57 stalls		31 stalls
(VPB 6.3.13A) min. 20 % Bicycle Lockers		38 stalls		82 stalls
(VPBL 6.3.21) NOTE: Each two class A bicycle stall must have EV charging				

LOADING SPACE ANALYSIS

		required / allowed	deduction/ addition	proposed
Residential Loading Space Class A				
(VPB 5.2.1) No Requirement		0 spaces		0 spaces
Residential Loading Space Class B				
(VPB 5.2.1) 1 Space for 100-299 Units	230 units	1 spaces		1 spaces
Clinic Loading Space Class A				
(VPB 5.2.7) 1 Space for 1000-7500 sqm	6447.9 sqm	1 spaces	1 spaces	0 spaces
Clinic Loading Space Class B				
(VPB 5.2.7) min. 2 Spaces for 5000-10000 sqm	6447.9 sqm	2 spaces		2 spaces
Retail Loading Space Class A				
(VPB 5.2.5) No Requirement		0 spaces		0 spaces
Retail Loading Space Class B				
(VPB 5.2.5)min. 1 Space for the First 465 sqm + 1 Space for the Additional 1860	618.1 sqm	1 spaces		1 spaces

UNIT SUMMARY

1 BDR pe			
1BDR	17 Units	7.4 %	469.8 - 563.2 SF
2BDR	54 Units	23.5 %	667.1 - 810.9 SF (incl. 7 accessible units)
MICRO	54 Units	23.5 %	285.7 - 363.3 SF
STUDIO	105 Units	45.7 %	350.9 - 507.4 SF (incl. 7 accessible units)
Total	**230 Units**	**100.0 %**	

FSR CALCULATION / AREA

					Exemptions					
Floor	**Resid'l Gross**	**Retail Gross**	**Clinic/Office Gross**	**Total Gross**	**Amenity**	**Enclosed Balcony**	**Storage**	**Wall Exemption**	**Total Exemptions**	**Net Area**
Floor - 1	3496.0 sf	6653.2 sf	13461.7 sf	23611.3 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	23611.3 sf
Floor - 2	900.0 sf	0.0 sf	29941.6 sf	30841.5 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	30841.5 sf
Floor - 3	913.6 sf	0.0 sf	26003.7 sf	26917.3 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	26917.3 sf
Floor - 4	19606.1 sf	0.0 sf	0.0 sf	19606.1 sf	1741.6 sf	0.0 sf	799.2 sf	0.0 sf	2540.8 sf	17065.3 sf
Floor - 5	19620.2 sf	0.0 sf	0.0 sf	19620.2 sf	360.5 sf	0.0 sf	873.5 sf	0.0 sf	1234.0 sf	18386.2 sf
Floor - 6	19620.2 sf	0.0 sf	0.0 sf	19620.2 sf	360.5 sf	0.0 sf	873.5 sf	0.0 sf	1234.0 sf	18386.2 sf
Floor - 7	19620.2 sf	0.0 sf	0.0 sf	19620.2 sf	360.5 sf	0.0 sf	873.5 sf	0.0 sf	1234.0 sf	18386.2 sf
Floor - 8	19620.2 sf	0.0 sf	0.0 sf	19620.2 sf	360.5 sf	0.0 sf	873.5 sf	0.0 sf	1234.0 sf	18386.2 sf
Floor - 9	19129.5 sf	0.0 sf	0.0 sf	19129.5 sf	360.1 sf	0.0 sf	780.5 sf	0.0 sf	1140.6 sf	17988.9 sf
Floor - 10	18584.9 sf	0.0 sf	0.0 sf	18584.9 sf	364.2 sf	0.0 sf	764.6 sf	0.0 sf	1128.8 sf	17456.1 sf
Total	**141110.9 sf**	**6653.2 sf**	**69407.0 sf**	**217171.4 sf**	**3907.9 sf**	**0.0 sf**	**5838.3 sf**	**0.0 sf**	**9746.2 sf**	**207425.2 sf**

BALCONY SUMMARY

			Exemptions
Floor	**Open Balcony**	**Private Patio**	**Encl. Balcony**
Floor - 1	0.00 sf	0.00 sf	0.00 sf
Floor - 2	0.00 sf	0.00 sf	0.00 sf
Floor - 3	0.00 sf	1,904.10 sf	0.00 sf
Floor - 4	0.00 sf	1,943.90 sf	0.00 sf
Floor - 5	1,303.30 sf	0.00 sf	0.00 sf
Floor - 6	1,303.30 sf	0.00 sf	0.00 sf
Floor - 7	1,303.30 sf	0.00 sf	0.00 sf
Floor - 8	1,303.30 sf	0.00 sf	0.00 sf
Floor - 9	1,303.40 sf	490.70 sf	0.00 sf
Floor - 10	1,665.50 sf	673.50 sf	0.00 sf
Total	**8,182.10 sf**	**5,012.20 sf**	**0.00 sf**
FSR Area		**207,425.21 sf**	
Total Open Balcony		**8,182.10 sf**	**3.94 %**
Total Private Patio		**5,012.20 sf**	**2.42 %**
Total Enclosed Balcony		**0.00 sf**	**0.00 %**

GENERAL NOTES

1. DESIGN OF THE PARKING LEVELS WITH REGARDS TO SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE VANCOUVER PARKING BY-LAW.
2. DESIGN AND CONSTRUCTION OF CLASS A BICYCLE PARKING SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS, AND RACKS) SHALL BE IN ACCORDANCE WITH SECTION 6 OF THE VANCOUVER PARKING BY-LAW.
3. ENCLOSED BALCONIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH COUNCIL-APPROVED ENCLOSED BALCONY GUIDELINES.
4. ACOUSTICAL MEASURES SHALL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION BASED ON THE ACOUSTICAL CONSULTANTS RECOMMENDATIONS AS CONCURRED WITH, OR AMENDED BY, THE MEDICAL HEALTH OFFICER.
5. MECHANICAL EQUIPMENT (INCLUDING VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) SHALL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACT ON THE NEIGHBORHOOD AND TO COMPLY WITH NOISE BY-LAW #6555.
6. THE APPLICABLE BUILDING CODE IS THE 2014 VANCOUVER BUILDING BYLAW (VBBL) AND SUSEQUENT REVISIONS.
7. DIMENSIONS ARE TO FACE OF STUD (INTERIOR) OR FACE OF FINISH (EXTERIOR) UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY DISCREPANCIES FOUND WITHIN THESE DRAWINGS TO THE ARCHITET IN WRITING AS SOON AS THEY ARE DISCOVERED.
9. ALL GUARDS & RAILING SYSTEMS ARE TO BE DESIGNED AND CONSTRUCTED TO COMPLY IN FULL WITH APPLICABLE SECTIONS OF THE VBBL 2014.
10. ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS & SPECIFICATIONS. INFORMATION CONTAINED WITHIN ARCHITECTURAL DRAWINGS THAT PERTAIN TO OTHER DISCIPLINES IS FOR INFORMATION ONLY.
11. COMPLY WITH VBBL SECTION 9.19.1 WITH REGARDS TO ROOF VENTING. VENTING IS TO BE ACHIEVED VIA A COMBINATION OF PARAPET AND ROOF TOP VENTS.

ARCHITECTURAL DRAWING LIST

A1.01	PROJECT DATA	A3.01	NORTH ELEVATION (WEST HASTINGS)
A1.02	CONTEXT PLAN, SITE PLAN, LEED STATEMENT	A3.02	SOUTH ELEVATION (LANE)
A1.03	SHADOW DIAGRAMS	A3.03	WEST & EAST ELEVATIONS
A1.04	NOT USED		
A1.05	STREETSCAPE	A4.01	SECTION 1-1
A1.06	CONTEXT ELEVATION	A4.02	SECTION 2-2
A2.01	PARKING FLOOR PLAN	FSR 1	GROUND FLOOR FSR OVERLAY
A2.02	GROUND FLOOR PLAN	FSR 2	2ND FLOOR FSR OVERLAY
A2.03	2ND FLOOR PLAN	FSR 3	3RD FLOOR FSR OVERLAY
A2.04	3RD FLOOR PLAN	FSR 4	4TH FLOOR FSR OVERLAY
A2.05	4TH FLOOR PLAN	FSR 5	5TH-8TH FLOOR FSR OVERLAY
A2.06	5TH-8TH FLOOR PLAN	FSR 6	9TH FLOOR FSR OVERLAY
A2.07	9TH FLOOR PLAN	FSR 7	10TH FLOOR FSR OVERLAY
A2.08	10TH FLOOR PLAN		
A2.09	ROOF PLAN		
L1.0	TREE MANAGEMENT & PUBLIC REALM PLAN		
L2.0	4TH LEVEL LANDSCAPE PLAN		
L3.0	ROOF LANDSCAPE PLAN		
L4.0	PRECEDENT & PROPOSED PLANT IMAGERY		

PROJECT TEAM

APPLICANT	VANCOUVER CHINATOWN FOUNDATION 127 PENDER STREET E VANCOUVER, BC V6A 1T6 (604) 979 - 8368 *CONTACT: CAROL LEE / HEATHER MCCAULEY*
ARCHITECT	W.T. LEUNG ARCHITECTS, INC. - (604)736-9711 *CONTACT: WING LEUNG / FANG LIU*
LANDSCAPE ARCHITECT	ETA LANDSCAPE ARCHITECTURE - (604) 683-1459 *CONTACT: DARYL TYACKE*
LEED	KANE CONSULTING - (604) 924-0094 *CONTACT: DANIEL ROBERTS*
STRUCTURAL ENGINEER	WEILER SMITH BOWERS - (604) 294-3753 *CONTACT: DARRYL BOWERS*
MECHANICAL ENGINEER	YONEDA & ASSOCIATES - (604) 684-3412 *CONTACT: ALEXIS LAM*
ELECTRICAL ENGINEER	NEMETZ & ASSOCIATES - (604) 736-6562 *CONTACT: RON DEJESUS / BUAN VALAGHOR*
ENVELOPE CONSULTANT	MORRISON HERSHFIELD - (604) 454-0402 *CONTACT: JAMESON VONG*
GEOTECHNICAL ENGINEER	EXP - (604) 874-1245 *CONTACT: DAVE SILVEIRA*
ACOUSTICAL CONSULTANT	BKL CONSULTANTS LTD. - (604) 988-2508 *CONTACT: EDUARDO STEHLING*
APP'S PROJECT MANAGER	URBAN WEST PROJECTS INC. - (604) 763-7678 *CONTACT: LARRY KERR / ANDREW GRAHAM*
CITY'S PROJECT MANAGER	VAHA - (604) 829-4285 *CONTACT: LUKE HARRISON / GREG MITCHELL*

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ISSUE	REVISION	
1	17-0-28	ISSUED FOR REZONING
2	17-4-10	ISSUED FOR UDP
3	17-10-05	RE-ISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L DEVELOPMENT

PROJECT DATA

JOB NO.	13-03
DRAWN	FL
DATE	July 11, 2018
SCALE	
CHECKED	WTL

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DRAWING NO.:

A1.01

58 W Hastings Street (Complete Application)
DP-2018-00630 - CD-1

APPENDIX C

KANE CONSULTING

26 June 2018
SUSTAINABILITY Features

Project: 58 West Hastings, Vancouver
This project has been registered with the US Green Building Council (USGBC) LEED v4 Building Design and Construction: Multifamily Midrise program and has been assigned a USGBC Registration ID# 10001O9316.

We have listed highlights of the prominent sustainable features of this project on the drawings. We have also provided a draft LEED v4 Building Design and Construction: Multifamily Midrise Scorecard. The Scorecard shows the project has incorporated numerous sustainable strategies that would achieve 66 LEED points (60 points are required for Gold) 1 or more Water Efficiency Points and 1 or more Stormwater Management Points. Several more points are potentially available and will be confirmed, as the design is refined. These strategies are consistent with the City of Vancouver Green Building Rezoning Policy. Energy modeling will demonstrate a 22% reduction in energy cost as compared to ASHRAE 90.1 2010.

Yours truly,

Diana Klein

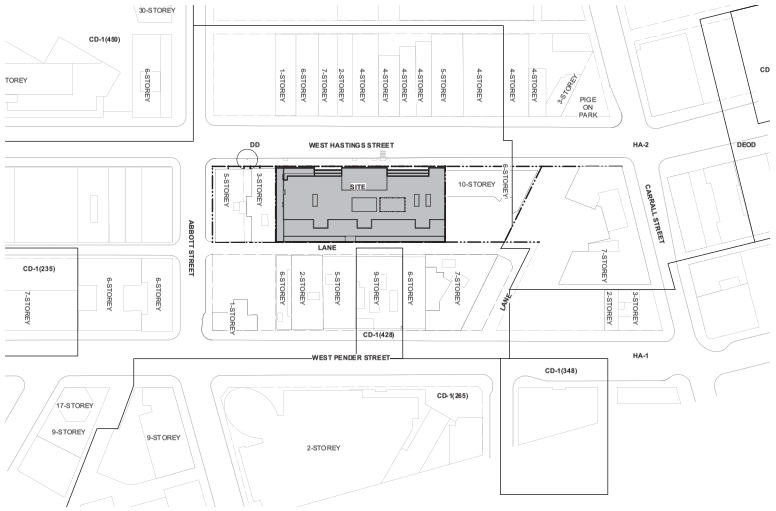
Diana Klein, P. Eng, LEED AP BD+C & Homes, CSBA, Passive House Consultant
Project Manager, Kane Consulting Partnership

13538 Pemberton Avenue, North Vancouver, BC V7P 2R6
604-924-0094

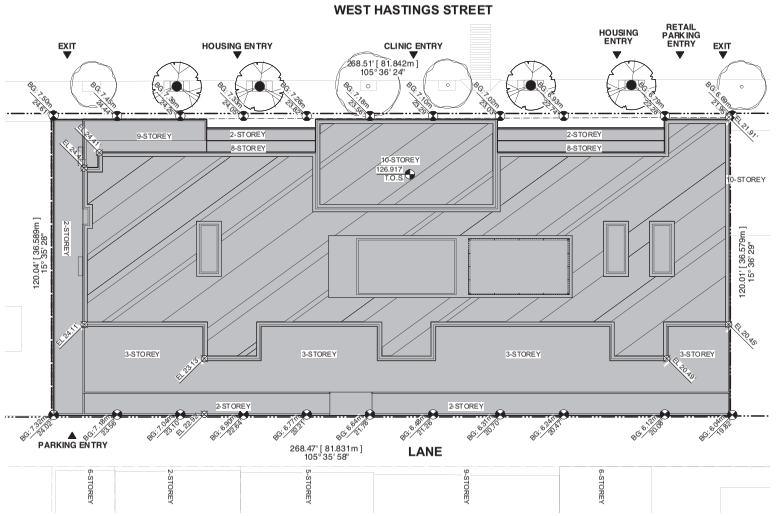
LEED v4 for Building Design and Construction: Multifamily Midrise
Project Checklist
Project Name: 58 West Hastings, Vancouver
Date: June 26th 2018

Y	?	N			
2	0	0	Cert	Integrative Process	2
15	0	0		**Location and Transportation**	15
Y			Prereq	Floodplain Avoidance	Required
				PERFORMANCE PATH	
0	0	15	Cert	LEED for Neighborhood Development Location	15
				PRESCRIPTIVE PATH	
8	0	0	Cert	Site Selection	8
3	0	0	Cert	Compact Development	3
2	0	0	Cert	Community Resources	2
2	0	0	Cert	Access to Transit	2
0	6	1		**Sustainable Sites**	7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
0	1	1	Cert	Heat Island Reduction	2
0	3	0	Cert	Rainwater Management	3
0	2	0	Cert	Non-Toxic Pest Control	2
8	0	4		**Water Efficiency**	12
Y			Prereq	Water Metering	Required
				PERFORMANCE PATH	
0	0	12	Cert	Total Water Use	12
				PRESCRIPTIVE PATH	
4	0	2	Cert	Indoor Water Use	6
4	0	0	Cert	Outdoor Water Use	4
27	3	7		**Energy and Atmosphere**	37
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
26	1	3	Cert	Annual Energy Use	30
0	2	3	Cert	Efficient Hot Water Distribution	5
1	0	1	Cert	Advanced Utility Tracking	2
2	2	5		**Materials and Resources**	9
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1	0	0	Cert	Durability Management Verification	1
1	0.5	3.5	Cert	Environmentally Preferable Products	5
0	1.5	1.5	Cert	Construction Waste Management	3
7	8.5	2.5		**Indoor Environmental Quality**	18
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1	2	0	Cert	Enhanced Ventilation	3
1	0	1	Cert	Contaminant Control	2
1	2	0	Cert	Balancing of Heating and Cooling Distribution Systems	3
0	3	0	Cert	Enhanced Compartmentalization	3
2	0	0	Cert	Enhanced Combustion Venting	2
1	0	0	Cert	Enhanced Garage Pollutant Protection	1
1	0.5	1.5	Cert	Low Emitting Products	3
0	1	0	Cert	No Environmental Tobacco Smoke	1
1	2	3		**Innovation**	6
Y			Prereq	Preliminary Rating	Required
0	2	3	Cert	Innovation	5
1	0	0	Cert	LEED AP Homes	1
4	0	0		**Regional Priority**	4
1	0	0	Cert	Regional Priority: Community Resources	1
1	0	0	Cert	Regional Priority: Compact Development	1
1	0	0	Cert	Regional Priority: Annual Energy Usage	1
1	0	0	Cert	Regional Priority: Durability management verification	1
66	21.5	22.5		**TOTALS** Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110



1 CONTEXT PLAN
1:1000



2 SITE PLAN
1:250

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N

ISSUE	REVISION	
1	17-3-28	ISSUED FOR REZONING
2	17-4-10	ISSUED FOR UDP
3	17-10-06	RE-ISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT
58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L DEVELOPMENT

CONTEXT PLAN
SITE PLAN
LEED STATEMENT

JOB NO.	13-03
DRAWN	FL
DATE	July 11, 2018
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CHECKED	WTL

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DRAWING NO.

A1.02



1 MARCH/SEPTEMBER 21 10AM
NTS



2 MARCH/SEPTEMBER 21 12PM
NTS



3 MARCH/SEPTEMBER 21 2PM
NTS



4 MARCH/SEPTEMBER 21 4PM
NTS

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3	17-10-05	RE-ISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L
DEVELOPMENT

SHADOW DIAGRAMS

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A1.03



1 WEST HASTINGS STREET LOOKING SOUTH
3/64" = 1'-0"



2 WEST HASTINGS STREET LOOKING NORTH
NTS

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3	17-10-05	RE-ISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L
DEVELOPMENT

STREETSCAPE

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A1.05



1 3/64" = 1'-0"
WEST HASTINGS STREET LOOKING SOUTH

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ISSUE/REVISION		
1	13-3-28	ISSUED FOR REZONING
2	114-10	ISSUED FOR UDP
3	15-10-05	RE-ISSUED FOR REZONING
4	16-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L
DEVELOPMENT

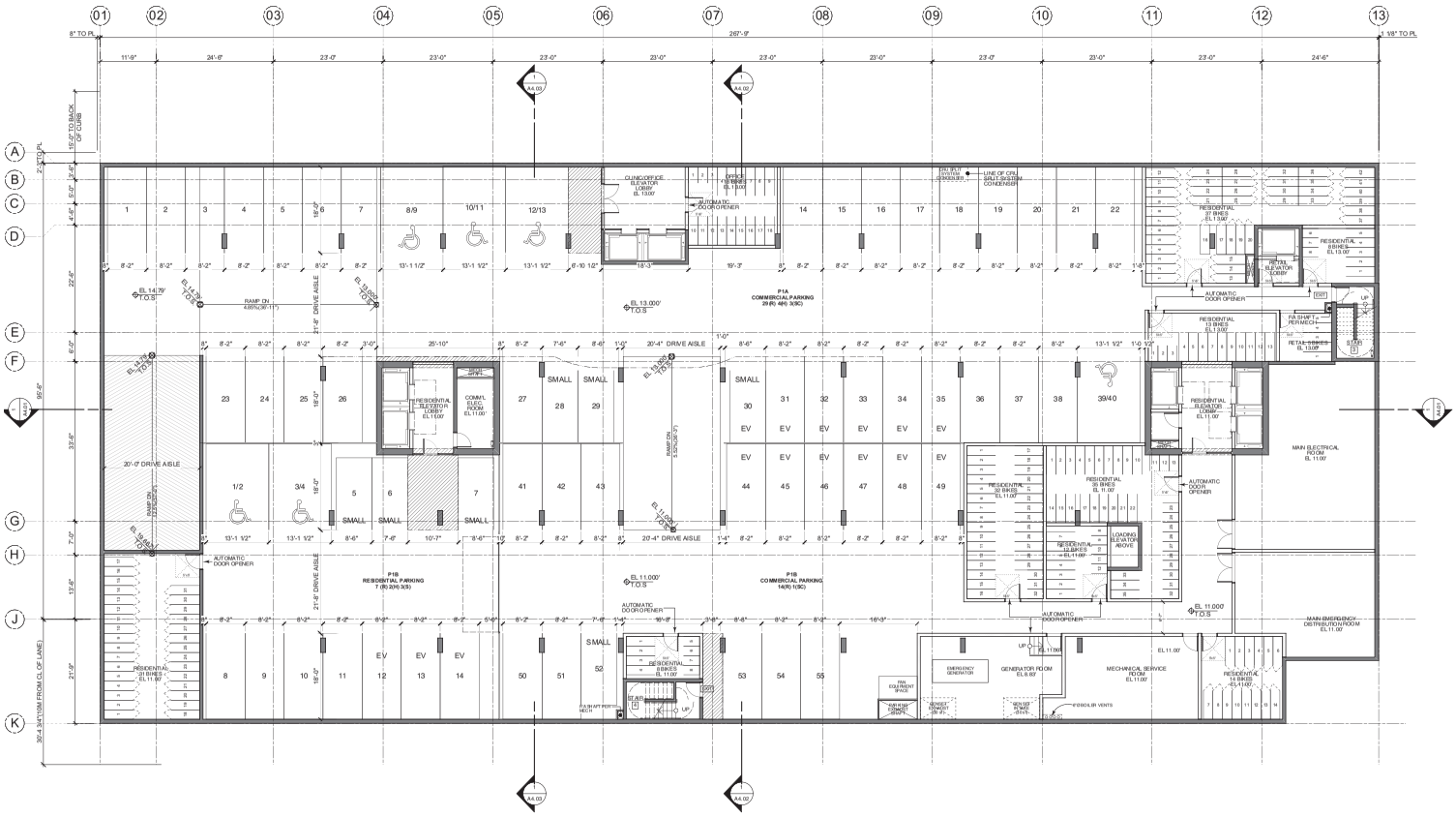
CONTEXT ELEVATION

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DRAWING NO. :

A1.06


01
02
03
04
05
06
07
08
09
10
11
12
13
A
B
C
D
E
F
G
H
J
K
267'-9"
8" TO PL
1 1/8" TO PL
11'-6"
24'-6"
23'-0"
15'-0" TO BACK OF CURB
2" TO PL
95'-6"
39'-4 3/4" (19M FROM CL OF LANE)
A4.03
A4.02
P1A
COMMERCIAL PARKING
29 (6) 4(H) 3(SC)
P1B
RESIDENTIAL PARKING
7 (6) 2(H) 3(S)
P1B
COMMERCIAL PARKING
14(6) 1(SC)
20'-4" DRIVE AISLE
20'-0" DRIVE AISLE
21'-6" DRIVE AISLE
RAMP DN
RAMP UP
SMALL
EV
RESIDENTIAL ELEVATOR LOBBY
EL 11.00'
COMM'L ELEV. LOBBY
EL 11.00'
CLINIC/OFFICE ELEVATOR LOBBY
EL 13.00'
OFFICE 10 BIKES
EL 13.00'
AUTOMATIC DOOR OPENER
RESIDENTIAL 97 BIKES
EL 11.00'
RESIDENTIAL 8 BIKES
EL 13.00'
RETAIL ELEVATOR LOBBY
EL 13.00'
RESIDENTIAL 13 BIKES
EL 11.00'
RESIDENTIAL ELEVATOR LOBBY
EL 11.00'
RETAIL 13 BIKES
EL 13.00'
STOR
MAIN ELECTRICAL ROOM
EL 11.00'
RESIDENTIAL 98 BIKES
EL 11.00'
RESIDENTIAL 12 BIKES
EL 11.00'
LOADING ELEVATOR ABOVE
MAIN EMERGENCY DISTRIBUTION ROOM
EL 11.00'
RESIDENTIAL 21 BIKES
EL 11.00'
RESIDENTIAL 8 BIKES
EL 11.00'
STAIR
EMERGENCY GENERATOR
GENERATOR ROOM
EL 8.83'
MECHANICAL SERVICE ROOM
EL 11.00'
RESIDENTIAL 14 BIKES
EL 11.00'
SPRINKLER ROOM
EL 11.00'
SPRINKLER PUMP
EL 11.00'
WASTE WATER
EL 11.00'
SOLAR VENTS
EL 11.00'
EL 14.79'
T.O.S
EL 13.00'
T.O.S
EL 11.00'
T.O.S
EL 11.000'
T.O.S
EL 11.000'
T.O.S
EL 11.00'
T.O.S
EL 11.00'
T.O.S
EL 11.00

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DESCRIPTION	
1	17.0.28 ISSUED FOR REZONING
2	17.4.10 ISSUED FOR DP
3	17.10.06 ISSUED FOR REZONING
4	18.7.11 ISSUED FOR DP

PROJECT
58 WEST HASTINGS ST
VANCOUVER, BC

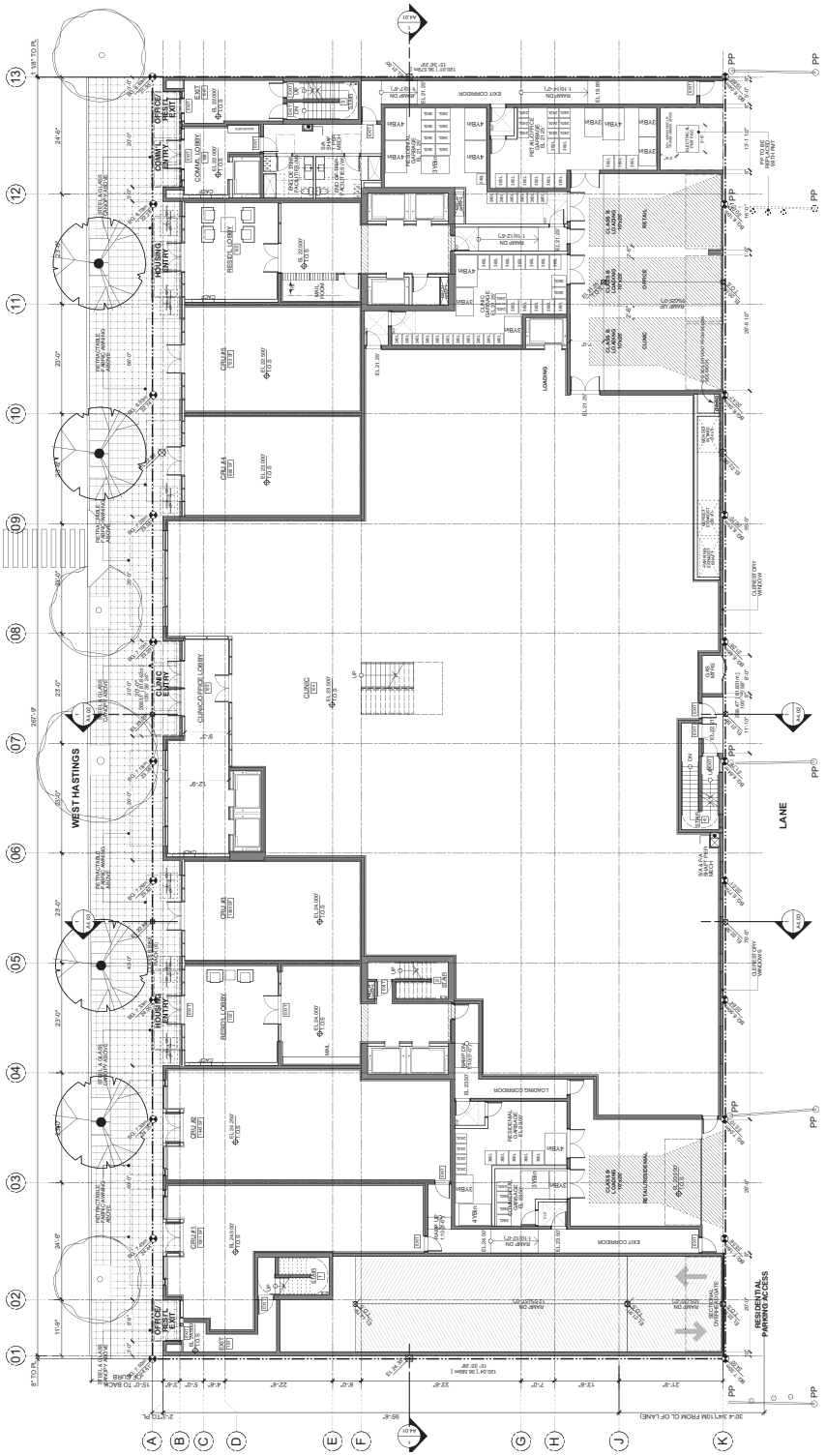
MIXED USE COMM'L/RESID'L DEVELOPMENT

GROUND FLOOR PLAN

JOB NO.	13-03
DRAWN	FL
DATE	July 11, 2018
SCALE	3/32"=1'-0"
CHECKED	WTL

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4	18.7.11 ISSUED FOR DP

PROJECT
58 WEST HASTINGS ST
VANCOUVER, BC

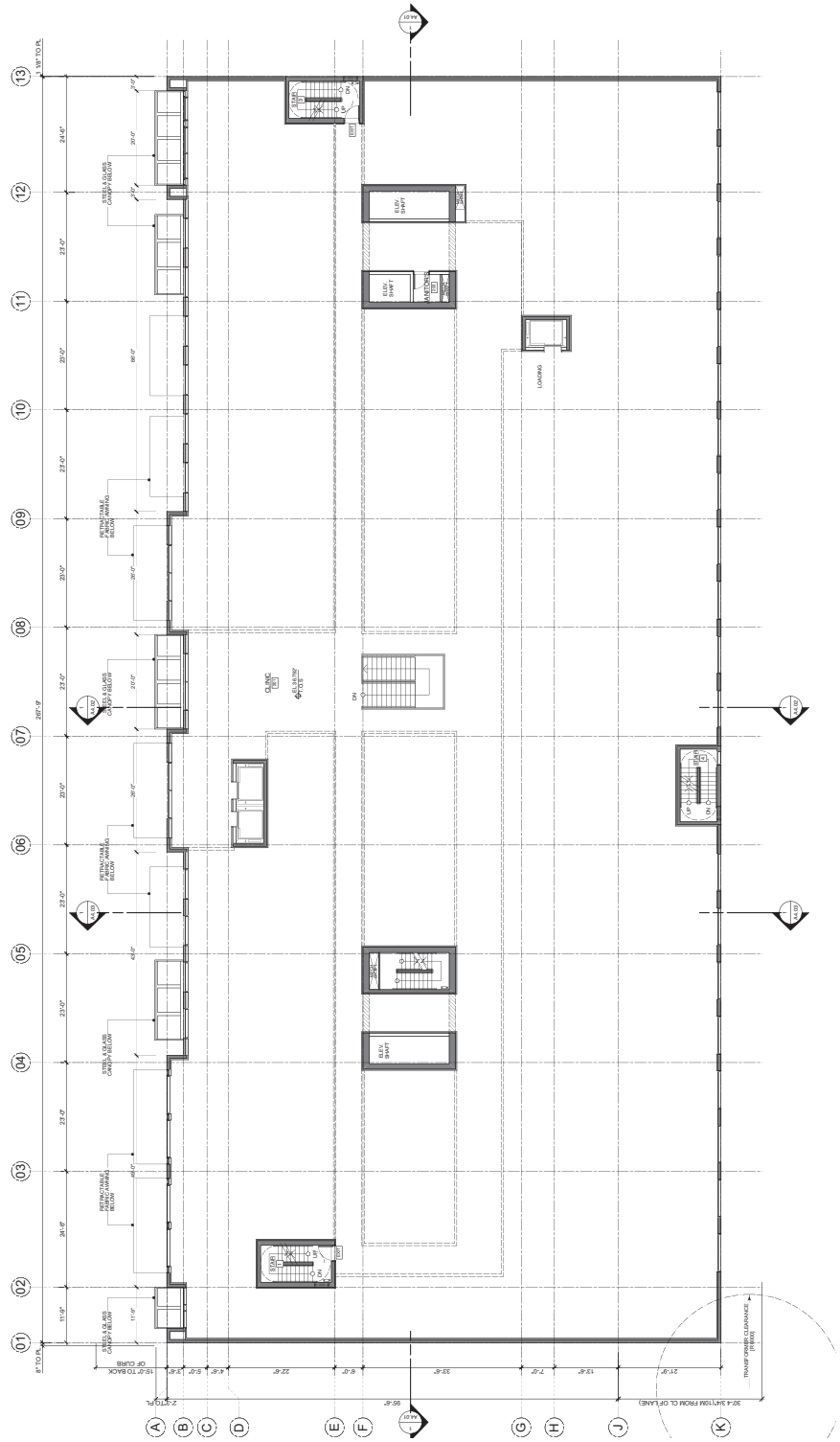
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DEVELOPMENT

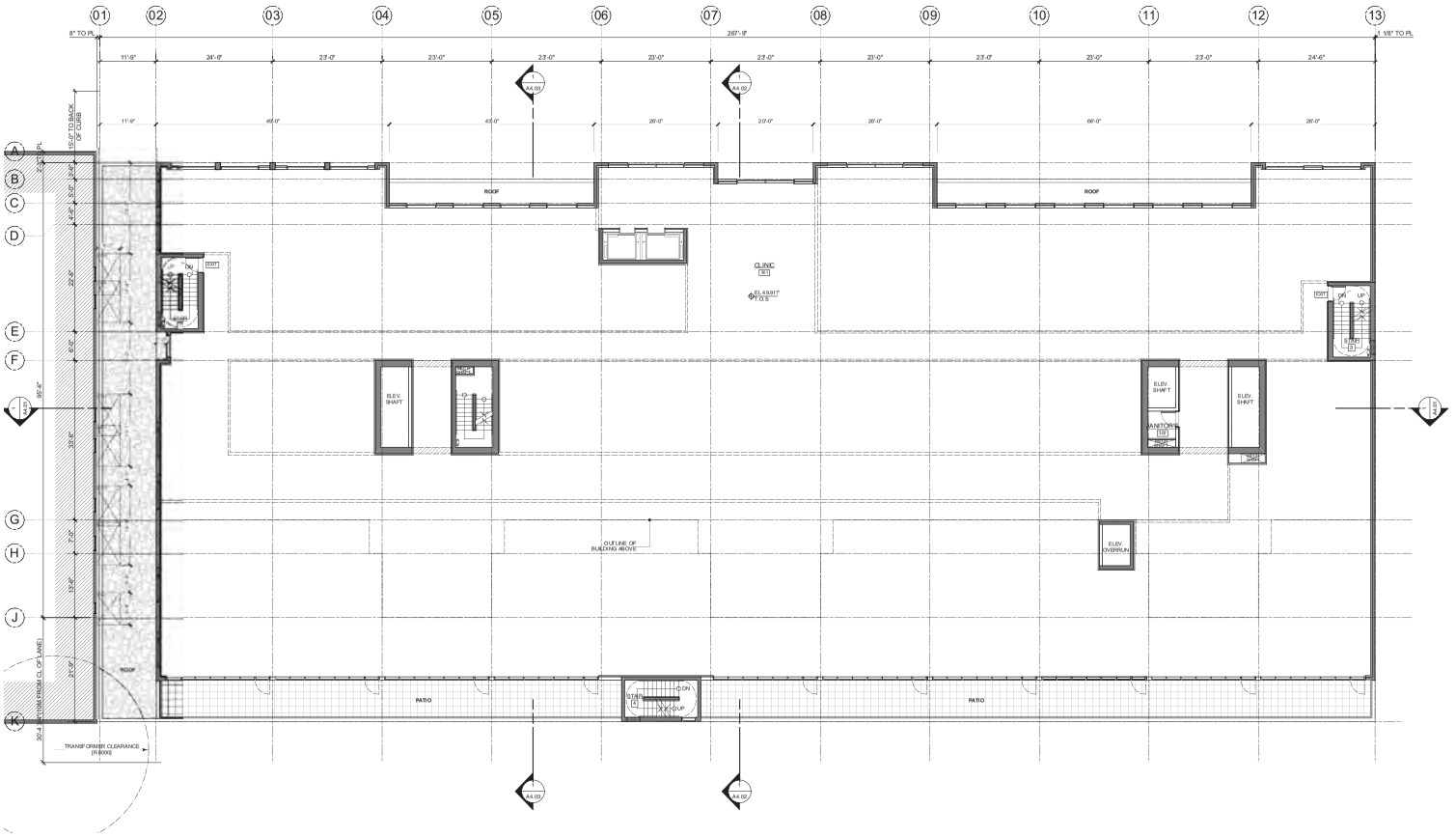
SECOND FLOOR PLAN

JOB NO. 13-03
DRAWN FL
DATE July 11, 2018
SCALE 3/32"=1'-0"
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4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

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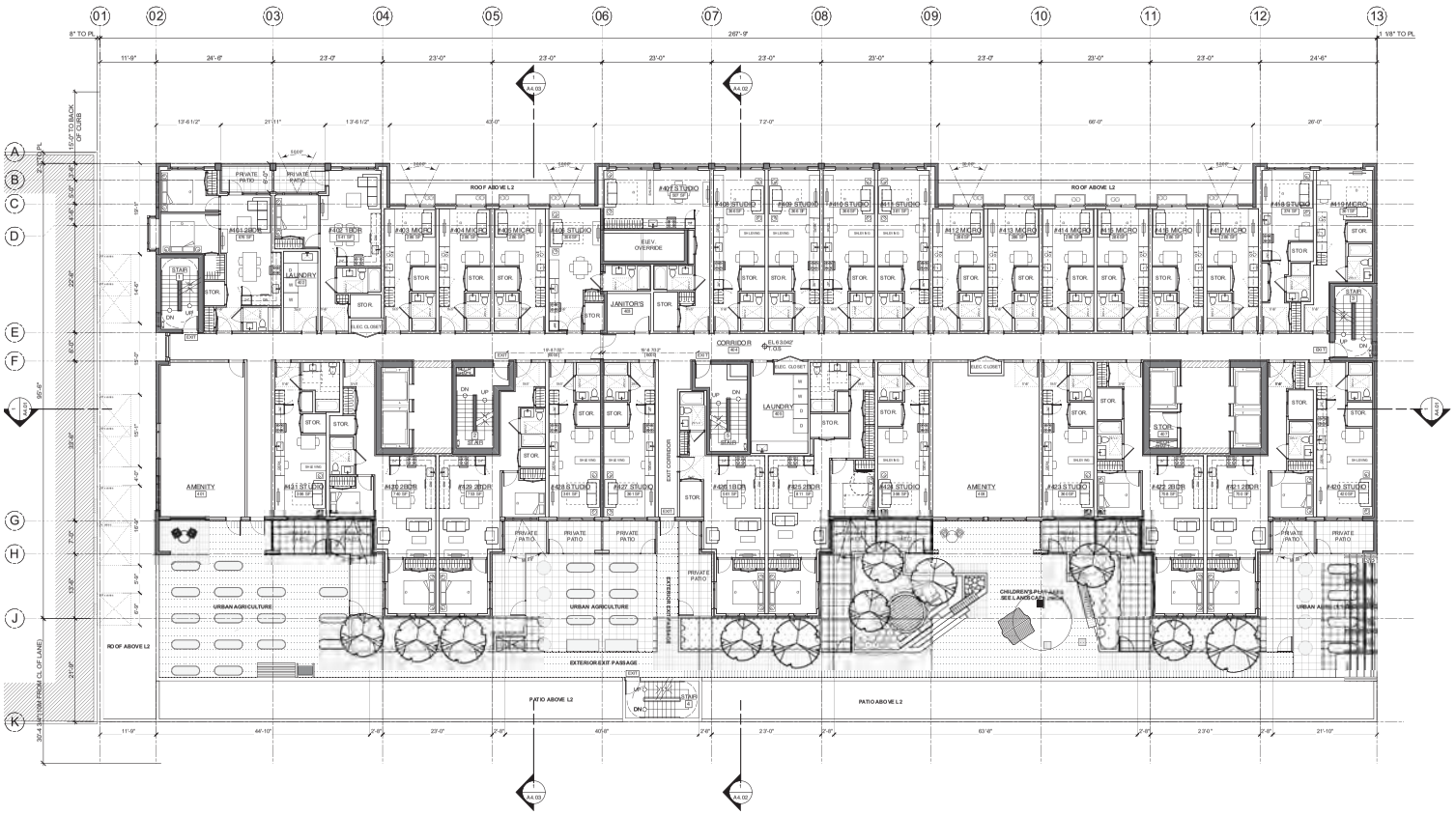
THIRD FLOOR PLAN

JOB NO.	13-03
DRAWN	FL
DATE	July 11, 2018
SCALE	3/32"=1'-0"
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2	17-4-10	ISSUED FOR UDP
3	17-10-05	RE-ISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

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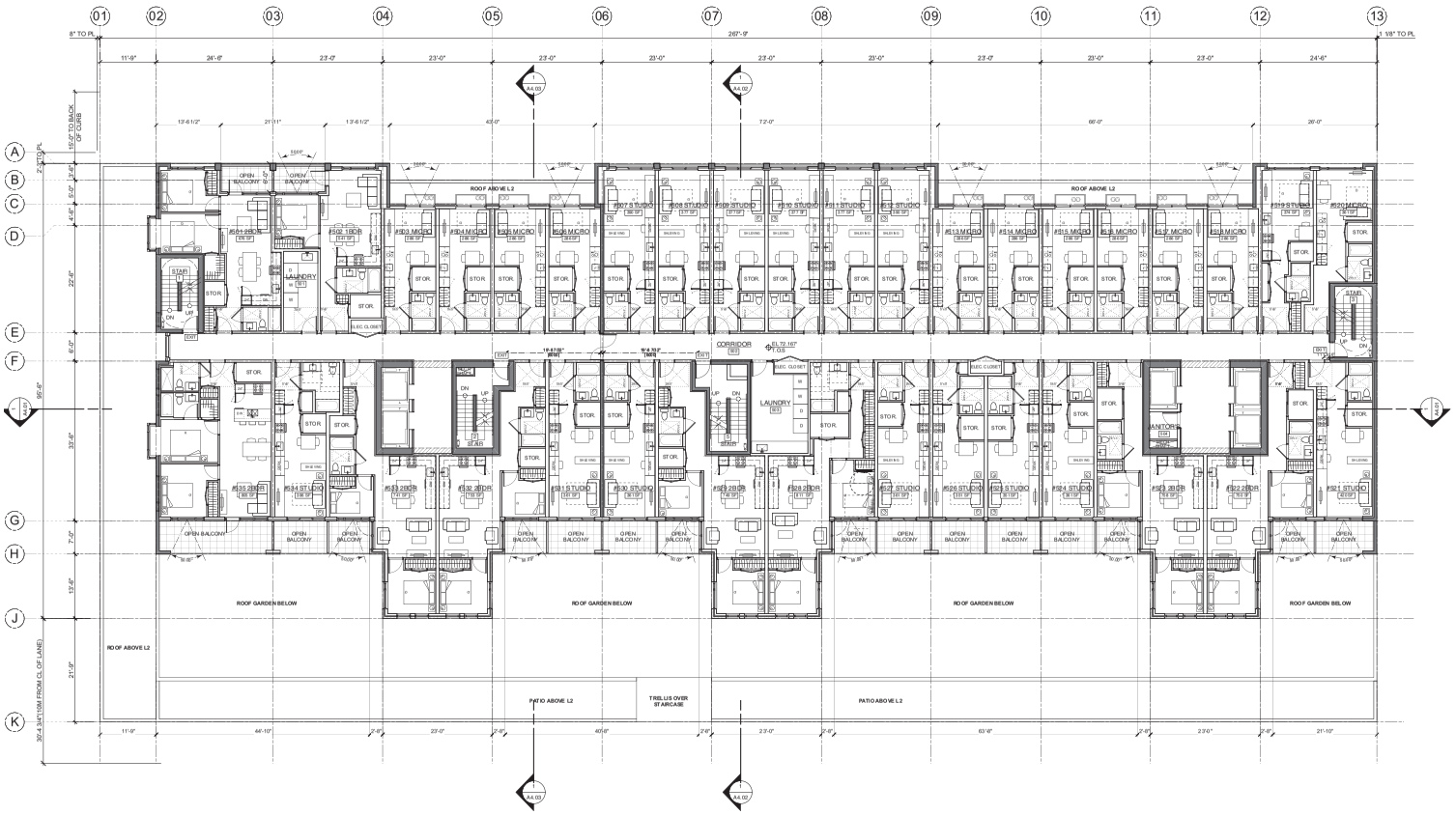
FOURTH FLOOR PLAN

JOB NO.	13-03
DRAWN	FL
DATE	July 11, 2018
SCALE	3/32"=1'-0"
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3	17-10-06	RE-ISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L DEVELOPMENT

5TH-8TH FLOOR PLAN

JOB NO.	13-03
DRAWN	FL
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SCALE	3/32"=1'-0"
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DESCRIPTION	
1	17/3/28 ISSUED FOR REZONING
2	17/4/10 ISSUED FOR DP
3	17/6/30 ISSUED FOR REZONING
4	18/7/11 ISSUED FOR DP

PROJECT
58 WEST HASTINGS ST
VANCOUVER, BC

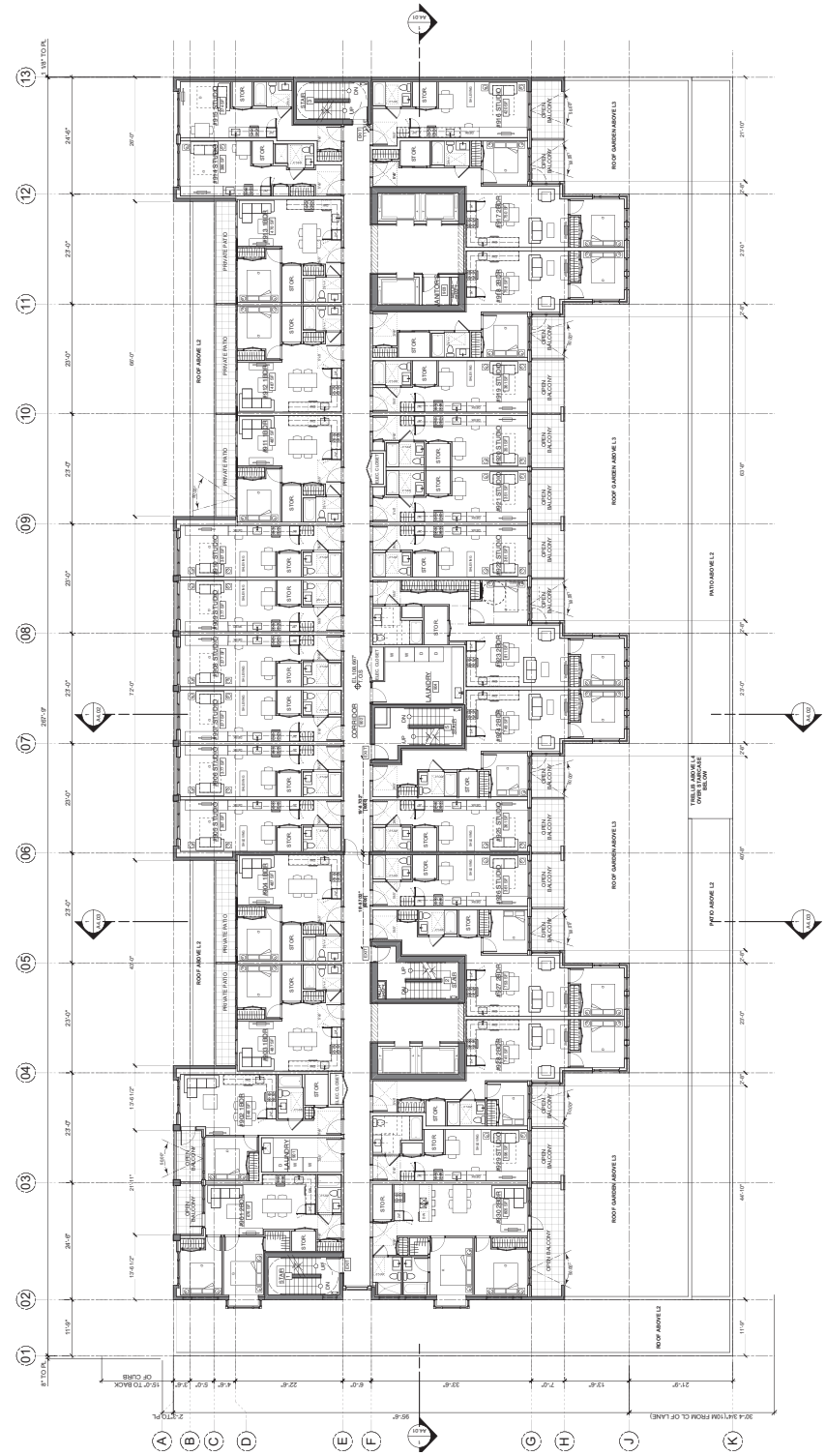
MIXED USE COMM'L/RESID'L DEVELOPMENT

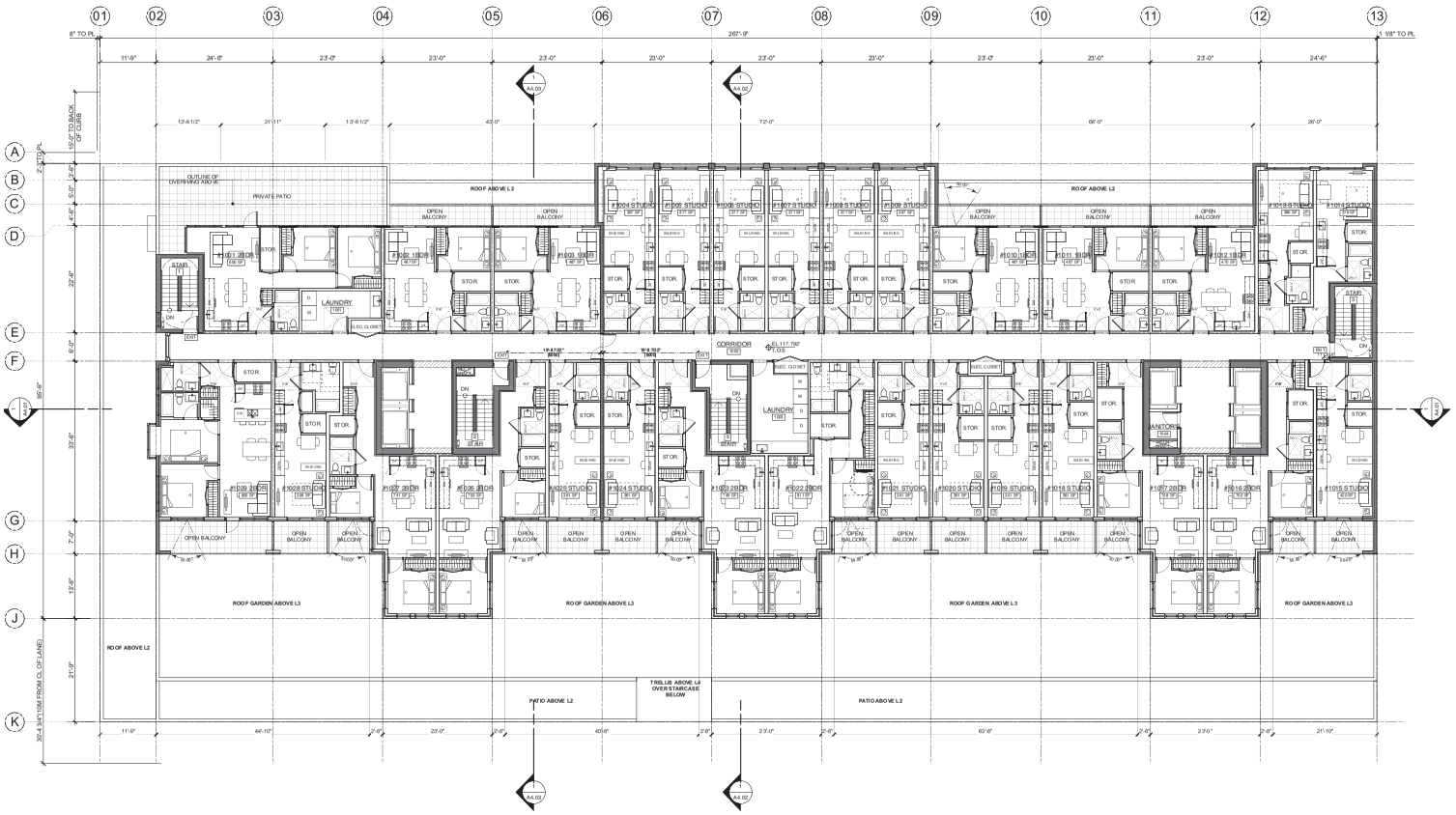
9TH FLOOR PLAN

JOB NO.	13-03
DRAWN	FL
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4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L DEVELOPMENT

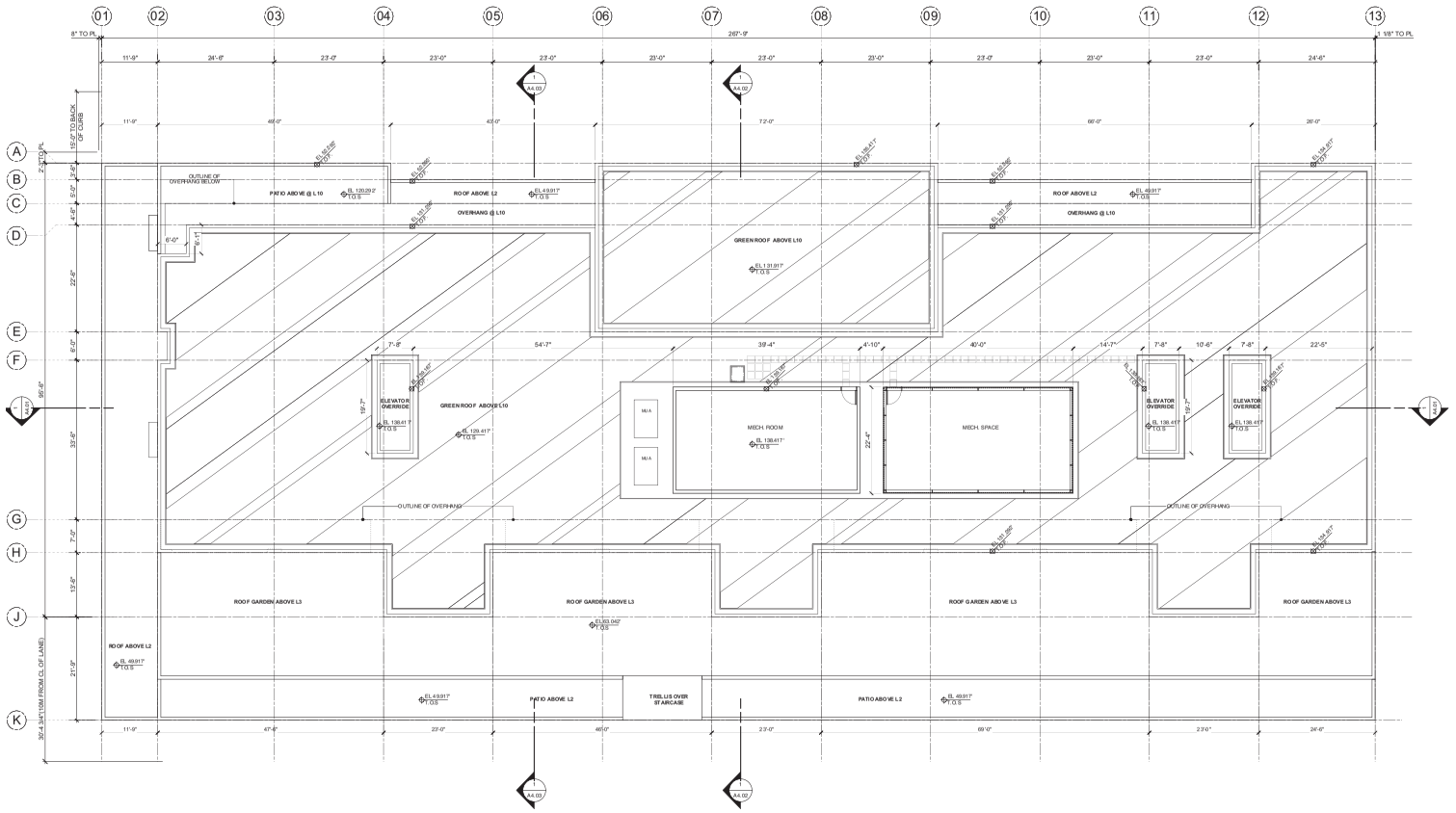
10TH FLOOR PLAN

JOB NO.	13-03
DRAWN	FL
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3	17-10-06	RE-ISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L DEVELOPMENT

ROOF PLAN

JOB NO.	13-03
DRAWN	FL
DATE	July 11, 2018
SCALE	3/32"=1'-0"
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DRAWING NO. :

A2.09



FINISH MATERIAL LEGEND

1. PAINTED ARCHITECTURAL CONCRETE
2. PRE-FINISHED ALUMINUM WINDOW:
   FRAME 1 = CHARCOAL GREY
   FRAME 2 = WHITE
3. METAL PANEL CLADDING:
   COLOR 1 = BM HC-166 "KENDALL CHARCOAL"
   COLOR 2 = BM OC-25 "CLOUD COVER"
4. CLEAR WINDOW GLAZING
5. EXPOSED CONCRETE LINTEL AND SILL (CLEAR SEALED)
6. BRICK VENEER:
   MUTUAL MATERIALS "IMPERIAL RED" MISSION TEXTURE
7. PRE-FINISHED METAL RAILING W/ VERTICAL PICKETS.
   COLOR 1 = WHITE TO MATCH ADJACENT WINDOWS
   COLOR 2 = BM 2021-40 "YELLOW HIGHLIGHTER"
8. METAL & GLASS TRELLIS
   COLOR = WHITE
9. EXPOSED CONCRETE COLUMN BASE (CLEAR SEALED)
10. PAINTED STRUCTURAL STEEL FRAME
    COLOR = WHITE
11. PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM:
    FRAME 1 = CHARCOAL GREY
    FRAME 2 = WHITE
    SPANDREL GLASS = BM HC-166 "KENDALL CHACOAL"
12. FABRIC AWNING
    COLOR 1 = YELLOW
    COLOR 2 = RED
13. METAL & GLASS CANOPY
    COLOR = WHITE
14. ACCENT STONE TILE
15. PRE-FINISHED METAL PRIVACY SCREEN c/w WHITE SAFETY GLAZING. FRAME COLOUR TO MATCH ADJACENT WINDOW FRAME
16. OVERHEAD GATE
    COLOR = BLACK
17. PRE-FINISHED ALUMINUM SUN LOUVER. COLOUR TO MATCH ADJACENT WINDOW FRAME
18. METAL FLASHING. COLOUR TO MATCH PAINTED CONCRETE
19. PRE-FINISHED METAL PANEL TO MATCH ADJACENT WINDOW

PAINT FINISH LEGEND

- P-1 BENJAMIN MOORE OC-25 "CLOUD COVER"
- P-2 BENJAMIN MOORE 2021-40 "YELLOW HIGHLIGHTER"
- P-3 BENJAMIN MOORE HC-166 "KENDALL CHARCOAL"

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2	17-4-10	ISSUED FOR UDP
3	17-10-05	RE-ISSUED FOR REZONING
4	18-07-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST VANCOUVER, BC

MIXED USE COMM'L/RESID'L DEVELOPMENT

ELEVATION NORTH

JOB NO.	13-03
DRAWN	FL
DATE	July 11, 2018
SCALE	3/32"=1'-0"
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DRAWING NO.:

A3.01



FINISH MATERIAL LEGEND

1. PAINTED ARCHITECTURAL CONCRETE
2. PRE-FINISHED ALUMINUM WINDOW:
   FRAME 1 = CHARCOAL GREY
   FRAME 2 = WHITE
3. METAL PANEL CLADDING:
   COLOR 1 = BM HC-166 "KENDALL CHARCOAL"
   COLOR 2 = BM OC-25 "CLOUD COVER"
4. CLEAR WINDOW GLAZING
5. EXPOSED CONCRETE LINTEL AND SILL (CLEAR SEALED)
6. BRICK VENEER:
   MUTUAL MATERIALS "IMPERIAL RED" MISSION TEXTURE
7. PRE-FINISHED METAL RAILING w/ VERTICAL PICKETS.
   COLOR 1 = WHITE TO MATCH ADJACENT WINDOWS
   COLOR 2 = BM 2021-40 "YELLOW HIGHLIGHTER"
8. METAL & GLASS TRELLIS
   COLOR = WHITE
9. EXPOSED CONCRETE COLUMN BASE (CLEAR SEALED)
10. PAINTED STRUCTURAL STEEL FRAME
    COLOR = WHITE
11. PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM:
    FRAME 1 = CHARCOAL GREY
    FRAME 2 = WHITE
    SPANDREL GLASS = BM HC-166 "KENDALL CHACOAL"
12. FABRIC AWNING
    COLOR 1 = YELLOW
    COLOR 2 = RED
13. METAL & GLASS CANOPY
    COLOR = WHITE
14. ACCENT STONE TILE
15. PRE-FINISHED METAL PRIVACY SCREEN c/w WHITE SAFETY GLAZING. FRAME COLOUR TO MATCH ADJACENT WINDOW FRAME
16. OVERHEAD GATE
    COLOR = BLACK
17. PRE-FINISHED ALUMINUM SUN LOUVER. COLOUR TO MATCH ADJACENT WINDOW FRAME
18. METAL FLASHING. COLOUR TO MATCH PAINTED CONCRETE
19. PRE-FINISHED METAL PANEL TO MATCH ADJACENT WINDOW

PAINT FINISH LEGEND

- P-1 BENJAMIN MOORE OC-25 "CLOUD COVER"
- P-2 BENJAMIN MOORE 2021-40 "YELLOW HIGHLIGHTER"
- P-3 BENJAMIN MOORE HC-166 "KENDALL CHARCOAL"

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1	17-3-28	IS SUED FOR REZONING
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4	18-07-11	IS SUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L DEVELOPMENT

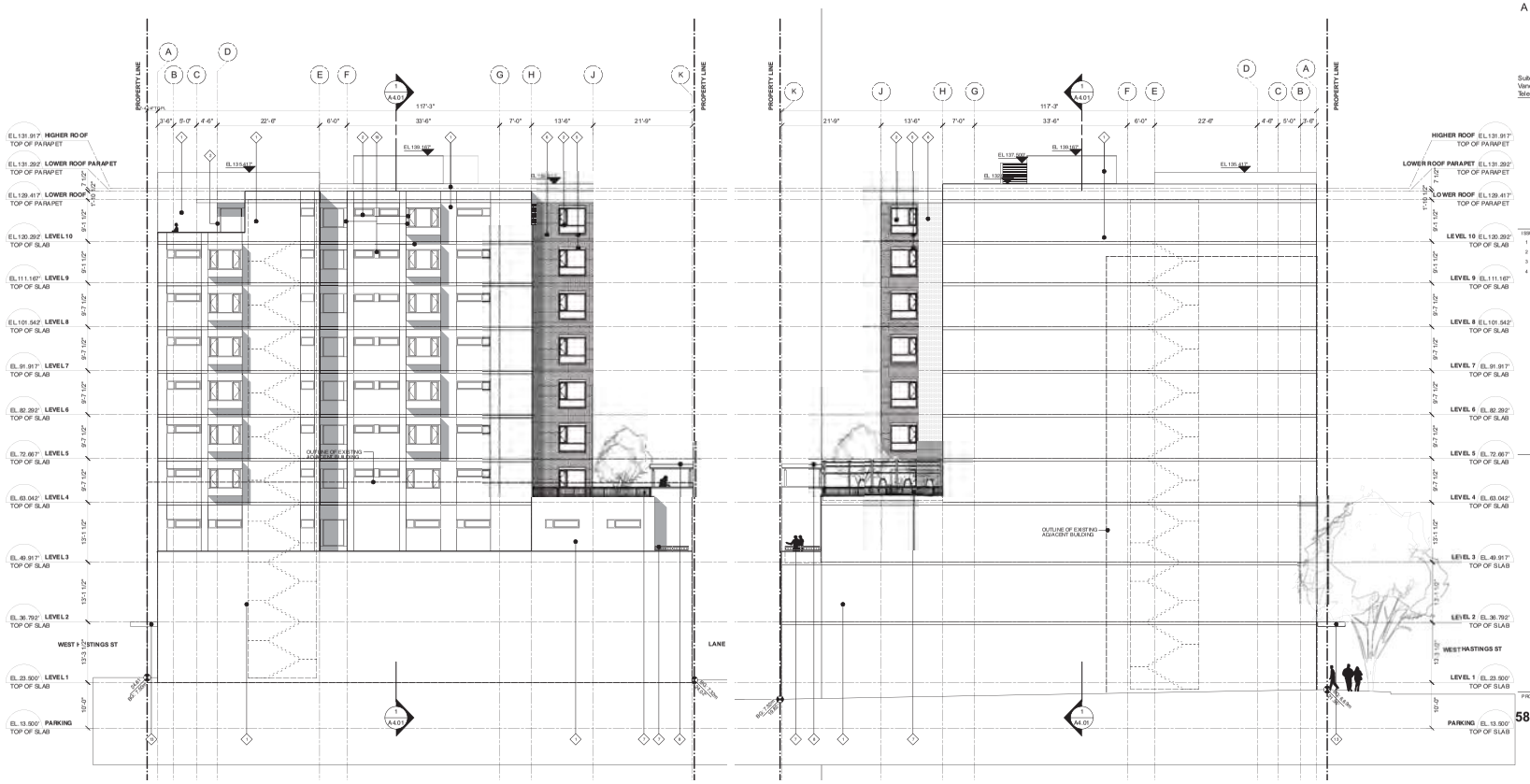
ELEVATION SOUTH

JOB NO.	13-03
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DATE	July 11, 2018
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A3.02



1 WEST ELEVATION
3/32" = 1'-0"

2 EAST ELEVATION
3/32" = 1'-0"

FINISH MATERIAL LEGEND

1. PAINTED ARCHITECTURAL CONCRETE
2. PRE-FINISHED ALUMINUM WINDOW:
   FRAME 1 = CHARCOAL GREY
   FRAME 2 = WHITE
3. METAL PANEL CLADDING:
   COLOR 1 = BM HC-166 "KENDALL CHARCOAL"
   COLOR 2 = BM OC-25 "CLOUD COVER"
4. CLEAR WINDOW GLAZING
5. EXPOSED CONCRETE LINTEL AND SILL (CLEAR SEALED)
6. BRICK VENEER: MUTUAL MATERIALS "IMPERIAL RED" MISSION TEXTURE
7. PRE-FINISHED METAL RAILING w/ VERTICAL PICKETS.
   COLOR 1 = WHITE TO MATCH ADJACENT WINDOWS
   COLOR 2 = BM 2021-40 "YELLOW HIGHLIGHTER"
8. METAL & GLASS TRELLIS *COLOR = WHITE*
9. EXPOSED CONCRETE COLUMN BASE (CLEAR SEALED)
10. PAINTED STRUCTURAL STEEL FRAME
    COLOR = WHITE
11. PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM:
    FRAME 1 = CHARCOAL GREY
    FRAME 2 = WHITE
    SPANDREL GLASS = BM HC-166 "KENDALL CHACOAL"
12. FABRIC AWNING
    COLOR 1 = YELLOW
    COLOR 2 = RED
13. METAL & GLASS CANOPY *COLOR = WHITE*
14. ACCENT STONE TILE
15. PRE-FINISHED METAL PRIVACY SCREEN c/w WHITE SAFETY GLAZING. FRAME COLOUR TO MATCH ADJACENT WINDOW FRAME
16. OVERHEAD GATE *COLOR = BLACK*
17. PRE-FINISHED ALUMINUM SUN LOUVER. COLOUR TO MATCH ADJACENT WINDOW FRAME
18. METAL FLASHING. COLOUR TO MATCH PAINTED CONCRETE
19. PRE-FINISHED METAL PANEL TO MATCH ADJACENT WINDOW

PAINT FINISH LEGEND

P-1 BENJAMIN MOORE OC-25 "CLOUD COVER"
P-2 BENJAMIN MOORE 2021-40 "YELLOW HIGHLIGHTER"
P-3 BENJAMIN MOORE HC-166 "KENDALL CHARCOAL"

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4	18-07-11	ISSUED FOR DP

PROJECT
58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L DEVELOPMENT

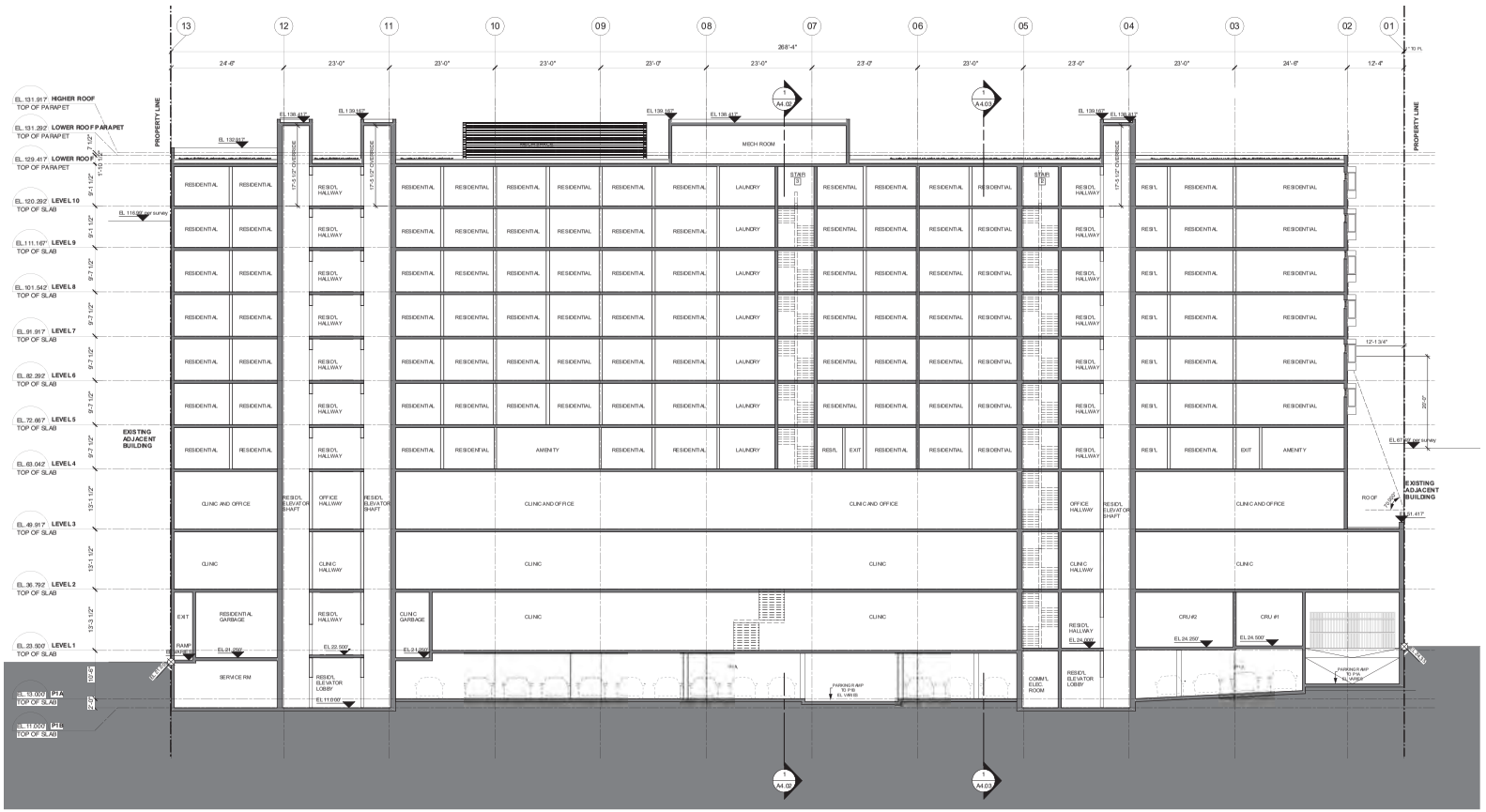
ELEVATIONS

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3	17-1005	RE-ISSUED FOR REZONING
4	18-111	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

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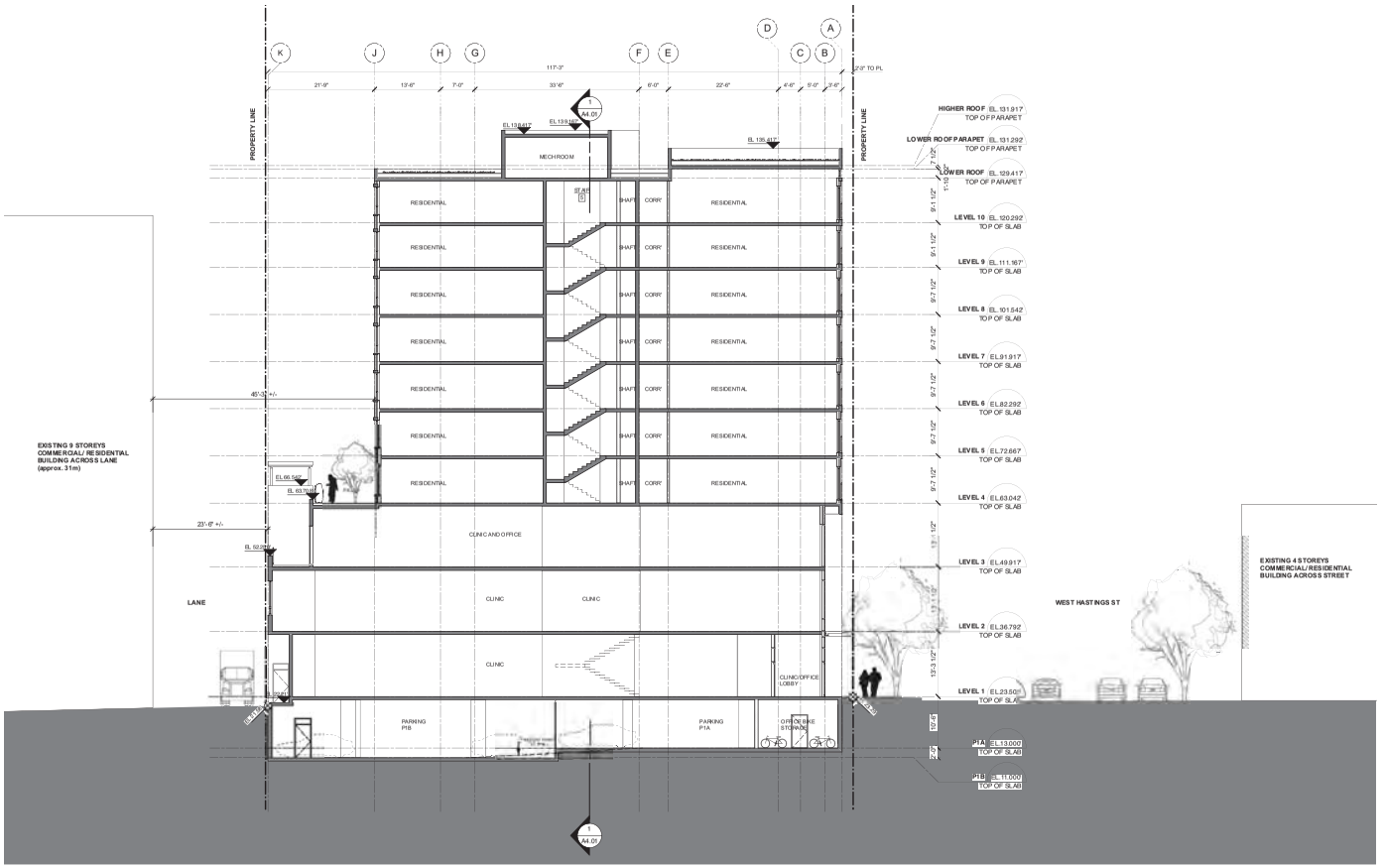
SECTION 1-1

JOB NO.	13-03
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3	13-10-08	RE-ISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

MIXED USE COMM'L/RESID'L
DEVELOPMENT

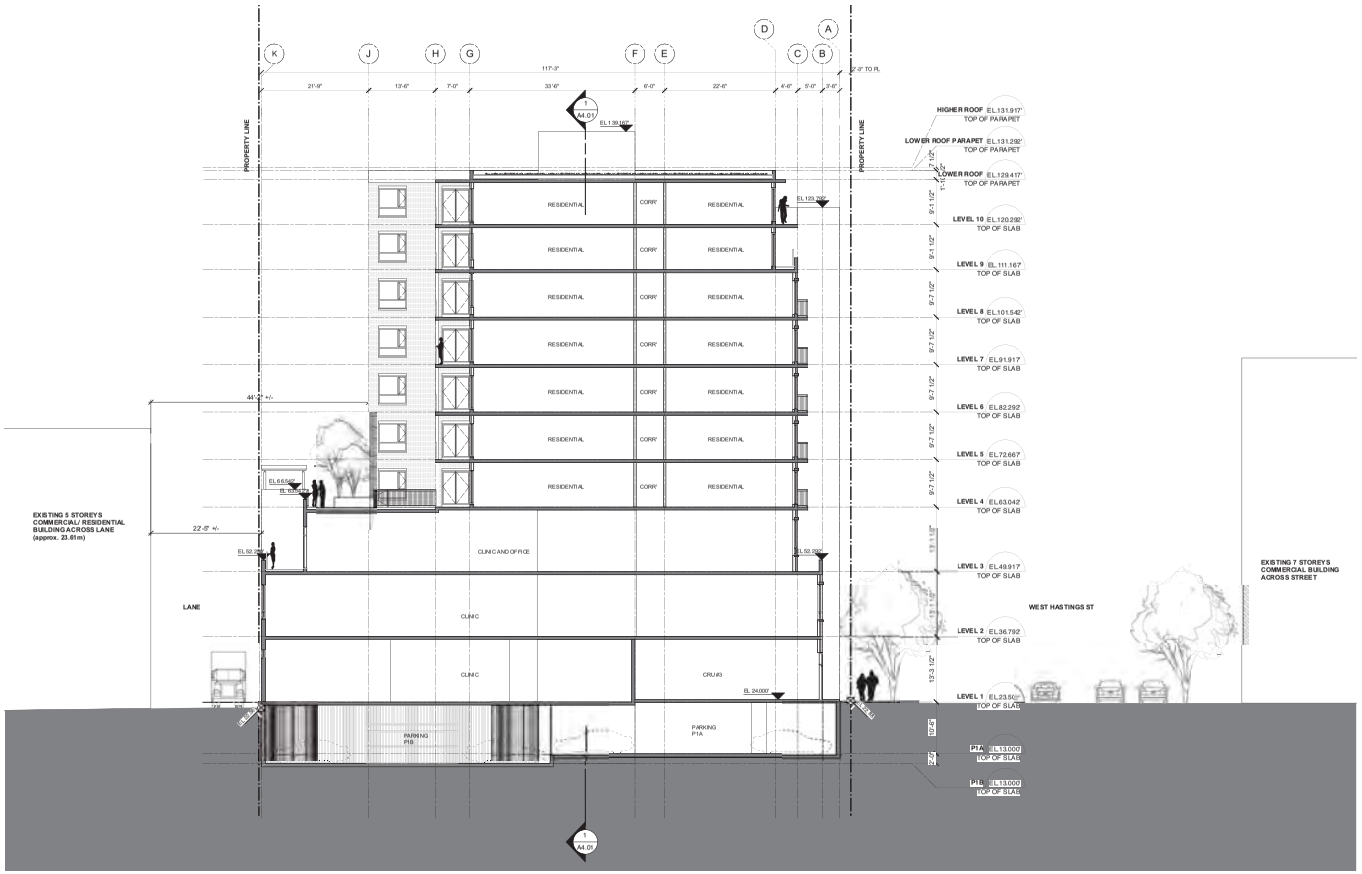
SECTION 2-2

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3	13-10-08	REISSUED FOR REZONING
4	18-7-11	ISSUED FOR DP

PROJECT

58 WEST HASTINGS ST
VANCOUVER, BC

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DEVELOPMENT

SECTION 3-3

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A4.03

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANTS AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (IL IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.
IT SHALL POSSESS THE FOLLOWING QUALITIES.

TEXTURE:
- "COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
- "ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
- "SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
- "SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
- "CLAY (SMALLER THAN 0.002mm): 0-20%
- "CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS, CURRENT EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCRIPANCY.

PLANT LIST - ONSITE						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Bn	11	Betulus nigra	river birch	as shown	3-4m specimen/ B&B	low branching/ vary heights
SHRUBS						
Fa	31	Fragaria x ananassa	strawberry	1'6"	SP4	full/ bushy plants
La	36	Lavendula angustifolia	English Lavander	1'2"	#2 cont.	full/ bushy plants
Of	16	Osmanthus fragrans 'Conger Yellow'	Conger Yellow Sweet Olive	3'0"	#7 cont.	full/ bushy plants
Sh	312	Sarcococca hookeriana	sweet box	1'6"	#2 cont.	Full, bushy plants
Vc	4	Vaccinium corymbosum	blueberry	2'6"	#5 cont.	full/ bushy plants
Vvc	6	Vitis vinifera concord	Concord Grape	0"	#2 cont.	staked
	0			0"		
ROOF SEDUM						
Type 1	2532 ft²					NATS Nursery blend
Type 2	2936 ft²					NATS Nursery blend
LAWN						
		Non-Netted, grown on sand				
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT						
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						

PLANT LIST - OFFSITE						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Pa	4	Platanus acerifolia 'Bloodgood'	London Plane	as shown	7cm cal/ B&B	full crown, 1.8m std
SHRUBS						
LAWN						
		Non-Netted, grown on sand				
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT						
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
1	URBAN AG PLANTER TYPE 1	2' x 2' x 6'	FV-RE226	Behlen Country / Northwest Landscape Supply		Galvanized steel	26
2	URBAN AG PLANTER TYPE 2 RAISED	7' X 2' 7.5"	Custom	Behlen Country / Northwest Landscape Supply		Clear stain	2
3	URBAN AG PLANTER TYPE 3	3' DIA ROUND	FV-R32	Behlen Country / Northwest Landscape Supply		Galvanized steel	8
4	CUSTOM SEWER ROUND DECKING	7' 6" DIA ROUND	Custom	Custom	Cedar	Clear stain	
5	SANTA + COLE NU BACKED BENCH	6' x 19"	Custom	Custom	Cedar	Clear stain	
6	PALISADE BENCH (CUSTOM)	9'6" , 7'2" X 19" (ANGLED)	Custom	Custom	Cedar	Clear stain	12
7	BIKE RACK	14" x 36" x 31"	Loop 35 Collection	Landscape Forms		Powdercoated titanium	6
8	TREE GRATE	4' x 10'	4 Part Conc	City of Vancouver		Unpainted	4
9	BIRD BATH		Contempra	Barkman	custom bubbler	Flagstone	1
10	BIRD HOUSES		Custom	Custom	Cedar	Clear stain	3
11	TOOL STORAGE SHED	6' X 3'	Grand Garden Chalet GG3063-SR	Outdoor Living Today / Home Depot	Cedar	Clear stain	1
12	PLAYHOUSE	6' X 6'7"	Kompan Robinia Village Shop	Kompan		Untreated, green roof	1
13	CUSTOM ARBOUR	6'10" x 27"	Custom	Custom	Cedar	Clear stain	1
14	SMALL DINING TABLE	2'7"	Chipman Dining Table	Landscape Forms		Flambe orange powdercoat	1
15	CHAIRS FOR SMALL DINING TABLE		Chipman Chair	Landscape Forms		Flambe orange powdercoat	2
16	WOOD PLAYGROUND BLOCKS	1'2 X 1'6	Custom	Custom	Cedar	Clear stain	3
17	POTTING TABLE W/ BUILT IN COMPOST	3' X 12'	Custom	Custom	Cedar	Clear stain	1
18	PATIO PRIVACY SCREENING	6'0"					
19	FENCE AND GATE	6'0"					
20	DRAINAGE STRIP						
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
21	PIP RUBBERIZED SURFACING	12'4" DIA ROUND	Landsafe Pour in Place	Marathon		100% red	
22	PAVER A (PUBLIC GATHERING SPACE)		metropolitan	Abbotsford Concrete		charcoal, natural	
23	PAVER B (PUBLIC PATHWAY)	8 7/8" x 4 7/16", 4 7/16" x 4 7/16"	standard	Abbotsford Concrete	stacked bond	charcoal, natural	
24	PAVER C (PRIVATE PATIOS)	18x18	hydrapressed slab	Abbotsford Concrete	Texada	charcoal, natural	
25	BASALT STEPPING STONE	1' W X 1'8", 5'3" (x3), 3'9" (x2)	Bohemian black basalt	Northwest Landscape Supply	flamed surface	black	6
26	CIP CONCRETE BANDING		Custom				
27	CIP CONCRETE STEPS		Custom				
28	RIVER ROCK						
29	CIP CONCRETE PLANTER WALL		Custom				
30	GRAVEL TYPE 1	60mm to 90mm	Ebony black pebbles, 770310	Northwest Landscape Supply		black	
31	GRAVEL TYPE 2	50mm to 75mm	Tequila sunrise pebbles, TSP 2375	Northwest Landscape Supply		mixed	
32	GRAVEL TYPE 3	50mm to 75mm	Mexican red pebbles, MRP 2375	Northwest Landscape Supply		reddish	
33	GRAVEL TYPE 4	50mm to 75mm	Mexican black pebbles, MBP 2375	Northwest Landscape Supply		grey	
34	STANDARD A LIVE ROOF MODULE	-					
35	ROOFSTONE INTEGRATED PAVER	1'W x 2'L x 4"T					
36	DRAIN B: DRAIN APPLICATION						
37	STANDARD ROOF ALUM. EDGING						
LIGHTING							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
38	TREE ACCENT UPLIGHT		Delta Star or approved similar	BK Lighting	black		11
39	RECESSED WALL FEATURE LIGHT		Stainless steel w/ guard, LED or app'd similar	BEGA	black		14
40	DOWNLIGHT - TRELLIS STRUCTURES		Surface ceiling downlight or approved similar	BEGA			12
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.							

58 West Hastings

Civic Address: 58 West Hastings
Legal Address: ***

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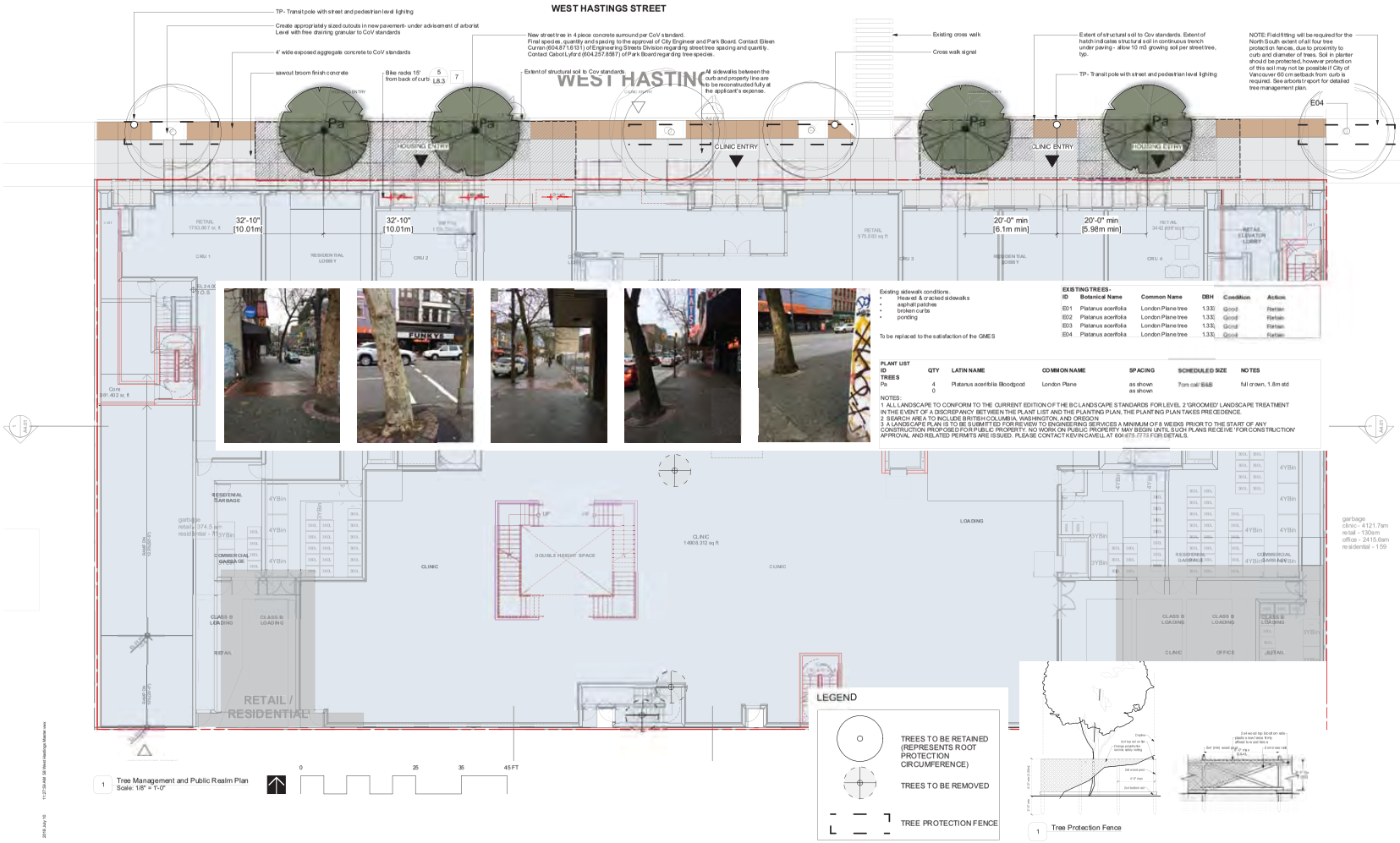
CONSULTANT TEAM

OWNER:	***
ARCHITECT:	W.T. LEUNG ARCHITECTS
STRUCTURAL:	***
MECHANICAL:	***
ELECTRICAL:	***
LANDSCAPE:	ETA LANDSCAPE ARCHITECTURE

ISSUED FOR DP **JULY 11, 2018**

DRAWING LIST

L0 COVER SHEET NOTES AND TABLES
L1.0 TREE MANAGEMENT AND PUBLIC REALM PLAN
L2.0 LEVEL 4 PLAN
L2.1 LEVEL 4 DETAIL AREAS
L3.0 LEVEL 4 MATERIALS PLAN
L4.0 LEVEL 4 LIGHTING PLAN
L5.0 LEVEL 4 PLANTING PLAN
L6.0 ROOF PLAN
L7.0 SECTION ELEVATIONS 1
L7.1 SECTION ELEVATIONS 2
L8.0 LANDSCAPE DETAILS 1
L8.1 LANDSCAPE DETAILS 2
L8.2 LANDSCAPE DETAILS 3
L8.3 LANDSCAPE DETAILS 4
L8.4 LANDSCAPE DETAILS 5
L9.0 PRECEDENT / PLANT IMAGES



Existing sidewalk conditions -
- Heaved & cracked sidewalks
- asphalt patches
- broken curbs
- ponding

To be replaced to the satisfaction of the GMES

EXISTING TREES -

ID	Botanical Name	Common Name	DBH	Condition	Action
E01	Platanus acerifolia	London Plane tree	1.33	Good	Retain
E02	Platanus acerifolia	London Plane tree	1.33	Good	Retain
E03	Platanus acerifolia	London Plane tree	1.33	Good	Retain
E04	Platanus acerifolia	London Plane tree	1.33	Good	Retain

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Pa	4	Platanus acerifolia 'Bloodgood'	London Plane	as shown	7cm cal/ B&B	full crown, 1.8m std
	0			as shown		

NOTES:
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3 A LANDSCAPE PLAN 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 KEVIN CAVELL AT 604 873-7773 FOR DETAILS.

1 Tree Management and Public Realm Plan
Scale: 1/8" = 1'-0"

1 Tree Protection Fence

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ISSUE	REVISION	
1	17-3-8	Issued for Review ing
2	17-9-13	Re-issued for Re-zoning
3	18-7-11	Issued for Development Permit

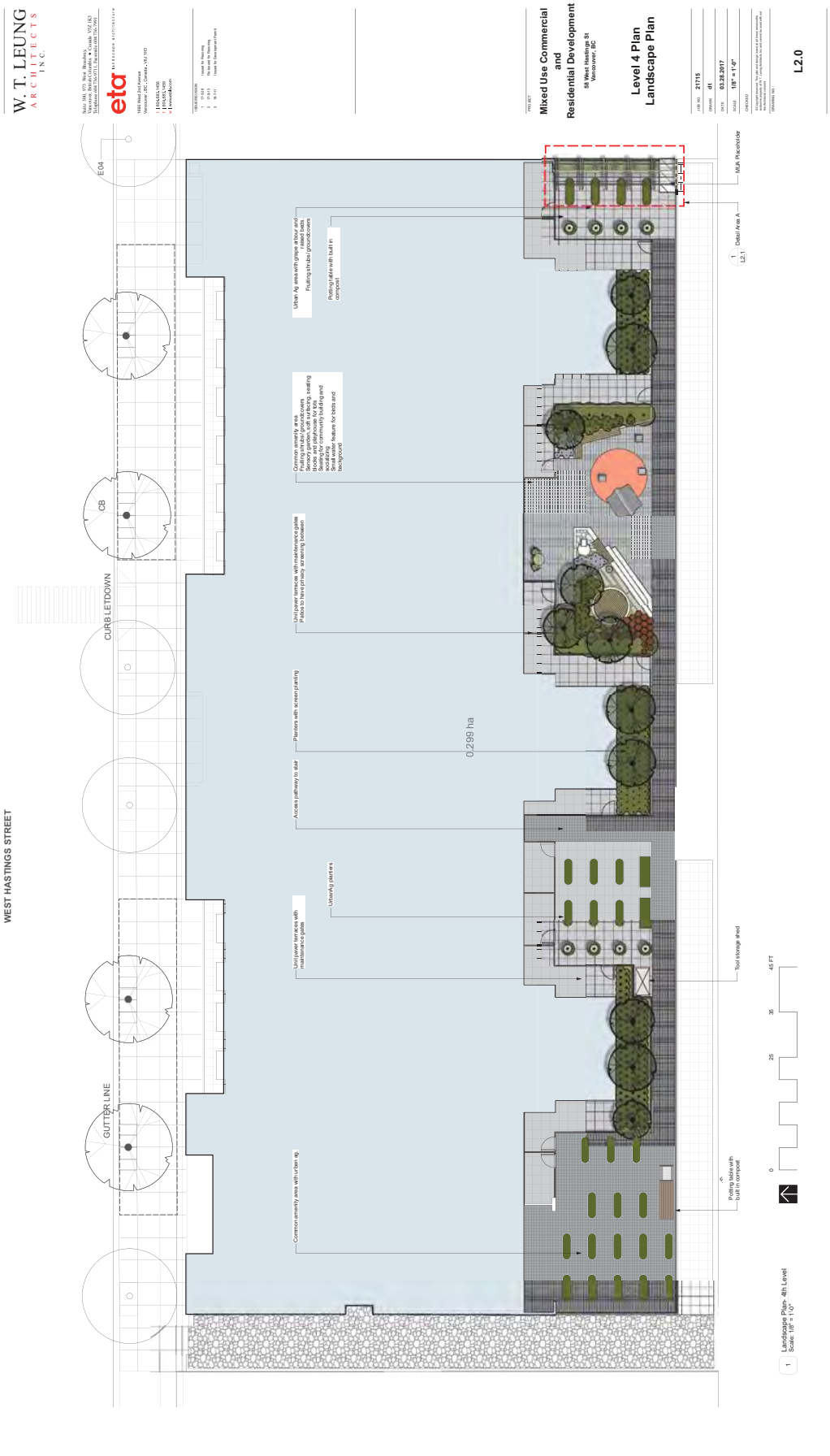
PROJECT
Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC

Tree Management + Public Realm Plan

JOB NO.	21715
DRAWN	dt
DATE	03.28.2017
SCALE	1/8" = 1'-0"
CHECKED	

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DRAWING NO.
L1.0


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Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC
Level 4 Plan
Landscape Plan
L2.0
WEST HASTINGS STREET
GUTTER LINE
CURB LETDOWN
CB
E04
0.299 ha
Urban Ag area with grape arbour and raised beds. Potting tables/ groundcovers
Potting table with built in compost
Common amenity area with children's play, Potting tables/ groundcovers Seating blocks and playhouse for kids Bench seating at community building and Small water feature for birds and beyond
Unit power terraces with maintenance gates Patios to have privacy screening between
Planters with screen planting
Access pathway to stair
Unit power terraces with maintenance gates
Urban Ag planters
Common amenity area with urban ag
Potting table with built in compost
Tool storage shed
MUA Placeholder
1 L2.1 Detail Area A
1 Landscape Plan - 4th Level
Scale: 1/8" = 1'-0"
0
25
35
45 FT

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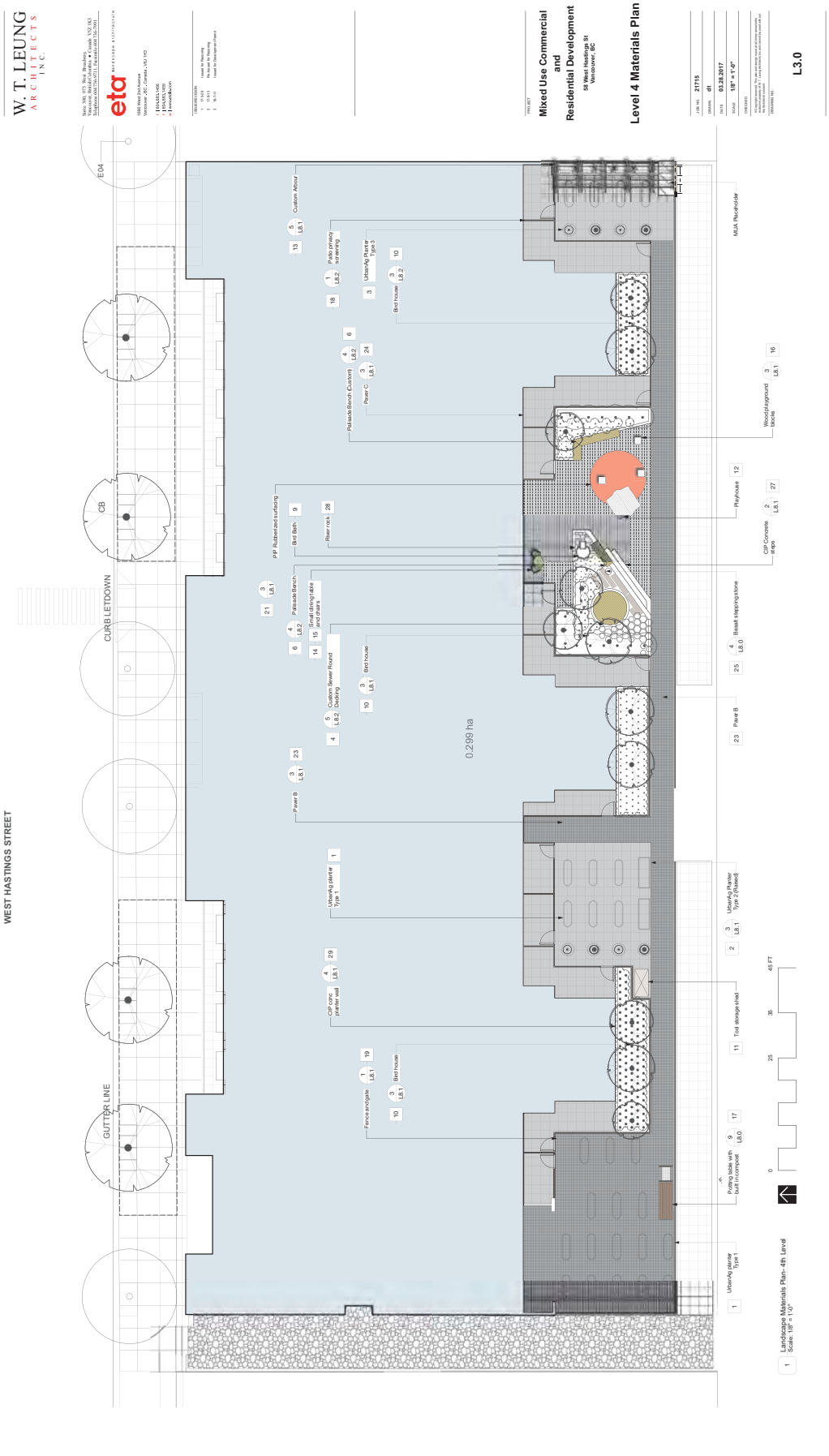
Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC

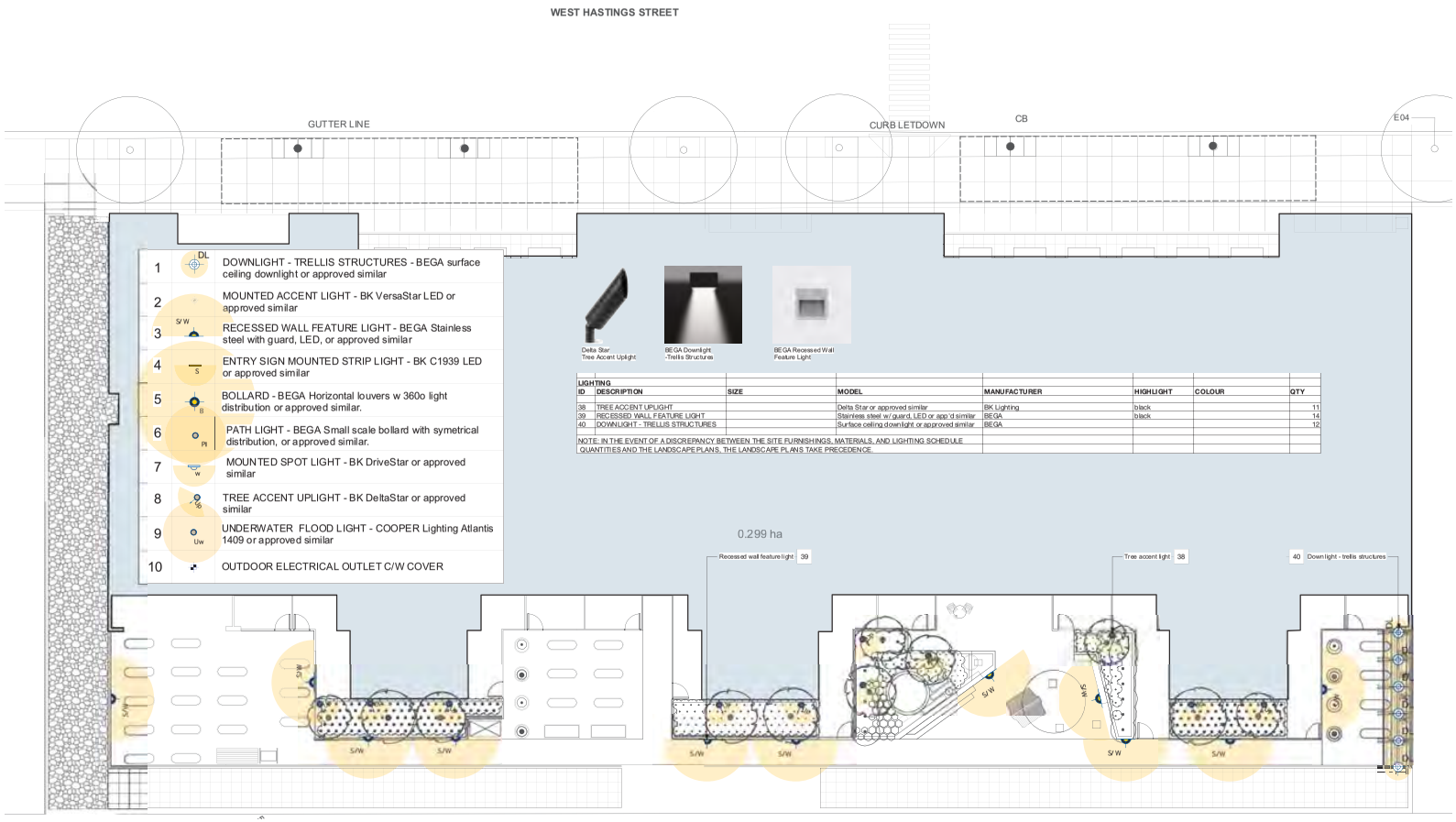
Level 4 Detail Area
Detail Area

JOB NO. 21715
DRAWN dt
DATE 03.28.2017
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CHECKED

L2.1

1 Detail Area A - Custom Arbour
Scale: 1/2" = 1'-0"


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Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC
Level 4 Materials Plan
L3.0
WEST HASTINGS STREET
GUTTER LINE
CURB LETDOWN
CB
E04
0.299 ha
Landscape Materials Plan- 4th Level
Scale: 1/8" = 1'-0"



LIGHTING							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
38	TREE ACCENT UPLIGHT		Delta Star or approved similar	BK Lighting	black		11
39	RECESSED WALL FEATURE LIGHT		Stainless steel w/ guard, LED or app'd similar	BEGA	black		14
40	DOWNLIGHT - TRELLIS STRUCTURES		Surface ceiling downlight or approved similar	BEGA			12
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.							

1 Landscape Lighting Plan- 4th Level
Scale: 1/8" = 1'-0"

0 25 35 45 FT

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ISSUE/REVISION		
1	17-Jul-3	Issued for Rezoning
2	17-Oct-3	Re-issued for Rezoning
3	18-Jul-11	Issued for Development Permit

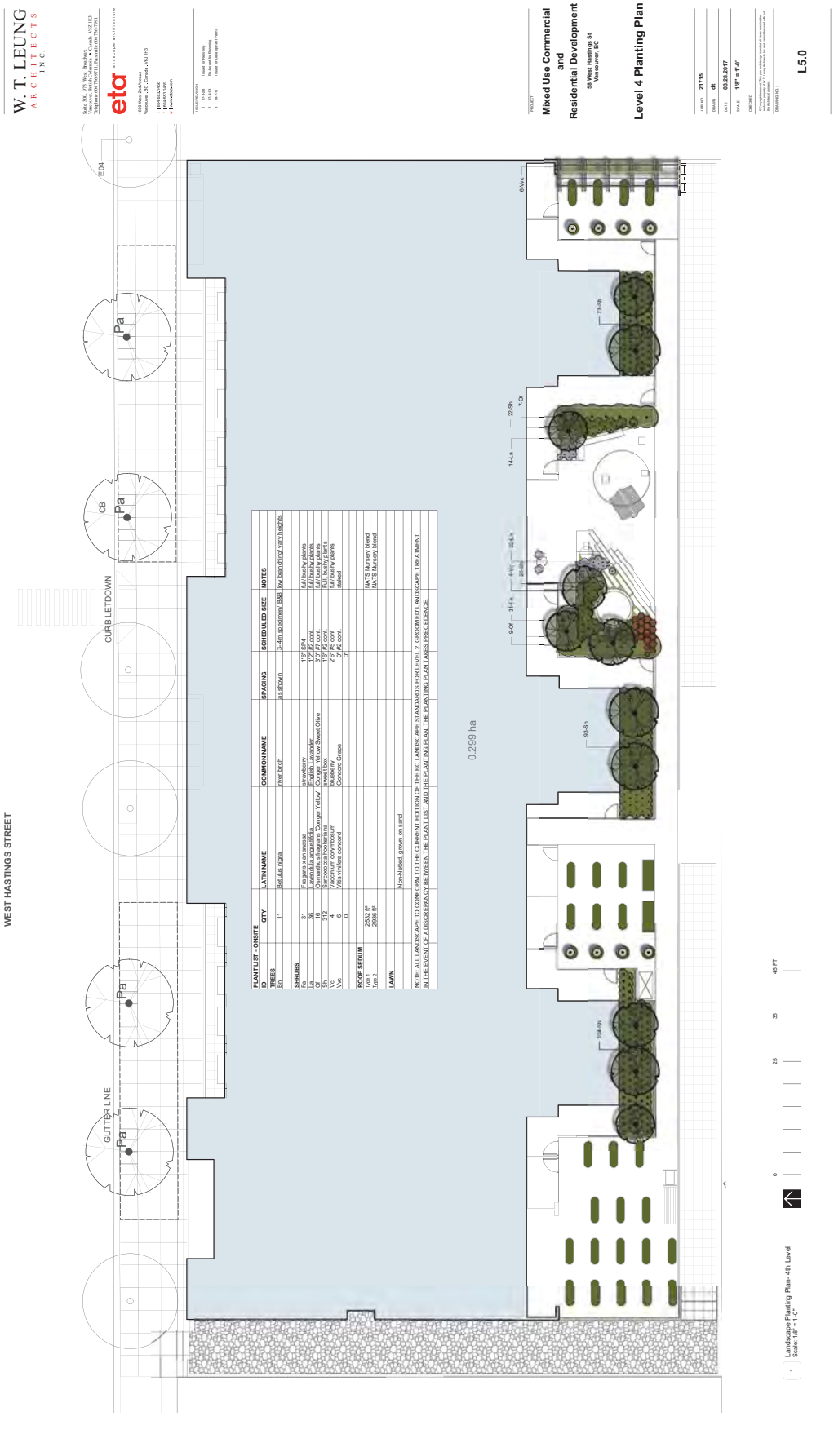
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Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC

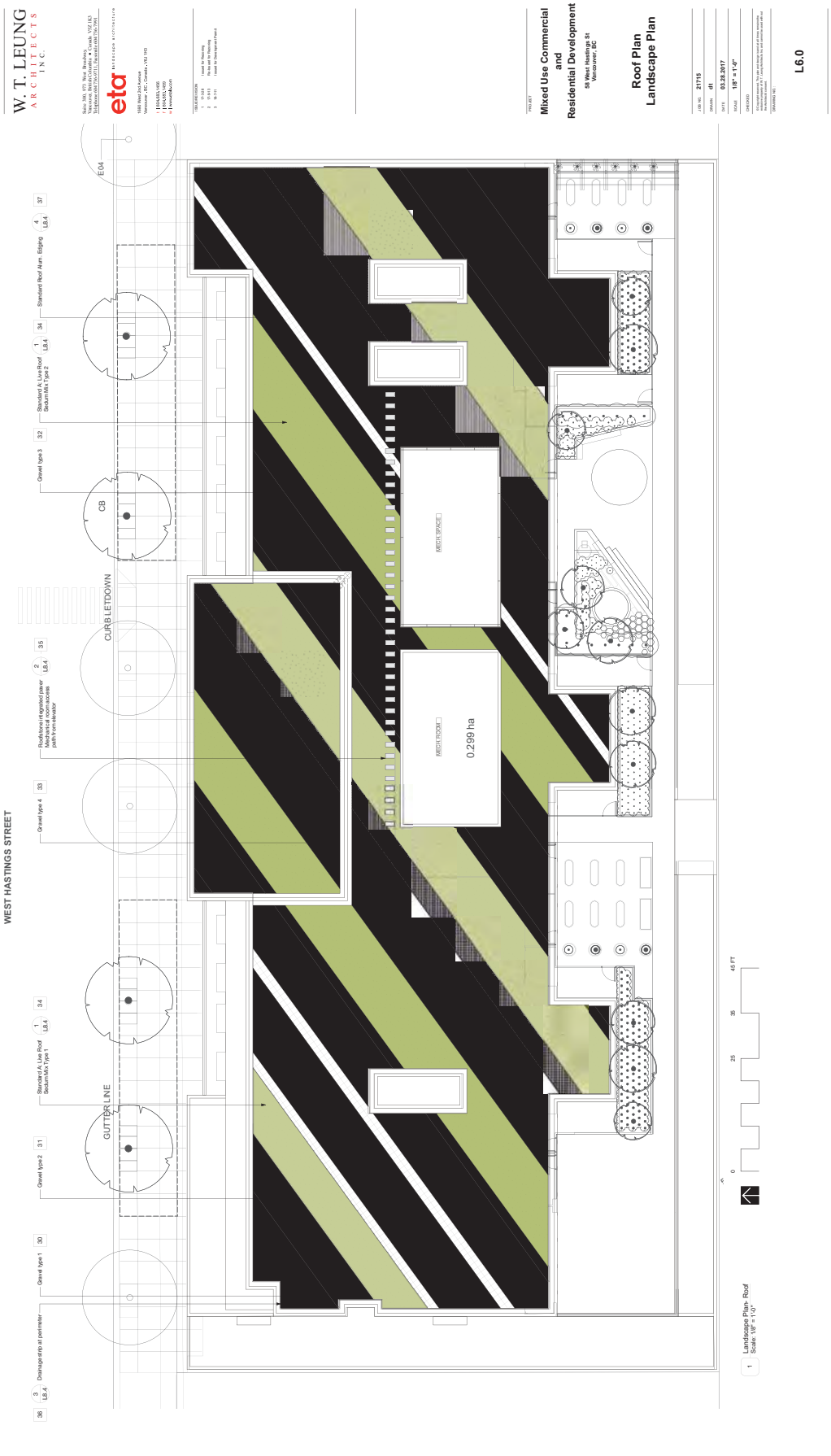
Level 4 Lighting Plan

JOB NO.	21715
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DATE	03.28.2017
SCALE	1/8" = 1'-0"
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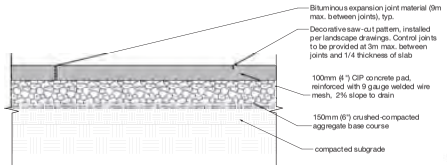
DRAWING NO.
L4.0


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Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC
Level 4 Planting Plan
L5.0
WEST HASTINGS STREET
GUTTER LINE
CURB LETDOWN
0.299 ha
PLANT LIST - ONSITE
TREES
SHRUBS
ROOF SEDUM
LAWN
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 GROOMED LANDSCAPE TREATMENT
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
Landscape Planting Plan- 4th Level
Scale: 1/8" = 1'-0"
0
25
35
45 FT


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Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC
Roof Plan
Landscape Plan
L6.0
WEST HASTINGS STREET
GUTTER LINE
CURB LETDOWN
CB
E04
MECH. SPACE
MECH. ROOM
0.299 ha
Standard A Live Roof Selection A (typ1)
Standard Roof Aum. Edging
Gravel type 3
Gravel type 4
Gravel type 2
Gravel type 1
Drainage strip at perimeter
Roofstone rf integrated paver feature at roof access path from elevator
Landscape Plan- Roof
Scale: 1/8" = 1'-0"
0
25
35
45 FT

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Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC
Section Elevations 1
21715
03.28.2017
1/8" = 1'-0"
L7.0
PROPERTY LINE
9 STORY BUILDING (LOFT 33 CONDOS)
EL.24.61
EL.13.500'
PARKING
TOP OF SLAB
Section 2
Scale: 1/4" = 1'-0"
PROPERTY LINE
LANE
EL.7.38m
24.02
4" wide exposed agg. conc.
sawcut broom finish concrete
EL.13.500'
PARKING
TOP OF SLAB
Section 1
Scale: 1/4" = 1'-0"

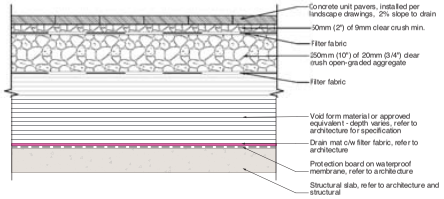
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Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC
Section Elevations 2
L7.1
PROPERTY LINE
9 STORY BUILDING
(PORTLAND HOTEL)
EL.13.500' PARKING
TOP OF SLAB
el 22.500'
el 22.000'
BG 6.79m
22.28
BG 6.69m
21.95
Section 4
Scale: 1/4" = 1'-0"
3 STORY BUILDING
(GRAND UNION
HOTEL)
BG 7.50m
24.61
BG 7.45m
24.44
el 24.500'
Section 3
Scale: 1/4" = 1'-0"



PEDESTRIAN CONCRETE - AT GRADE

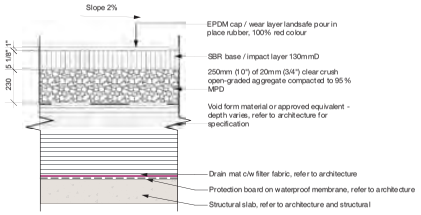
Note:
Concrete joints as per MMCD Standards:
- Expansion joints c/w expansion joint material to be provided 9m MAX. o.c. and where structures such as wall, stairs and curbs meet concrete paving.
- Control joints to be 1/4 thickness of slab provided at 3m MAX o.c.
- Decorative saw-cut pattern to be installed per layout plan.
- Saw-cuts to be completed within 24hrs of pouring the slab.

1 Pedestrian Concrete - At Grade
Scale: 1" = 1'-0"

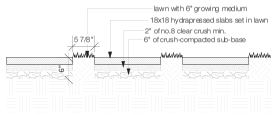


PEDESTRIAN CONCRETE UNIT PAVERS - ON-SLAB NO INSULATION

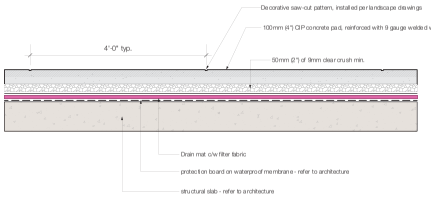
2 Pedestrian Concrete Unit Pavers - on slab no insulation
Scale: 1" = 1'-0"



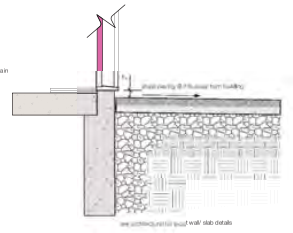
3 Rubberized surfacing
Scale: 1" = 1'-0"



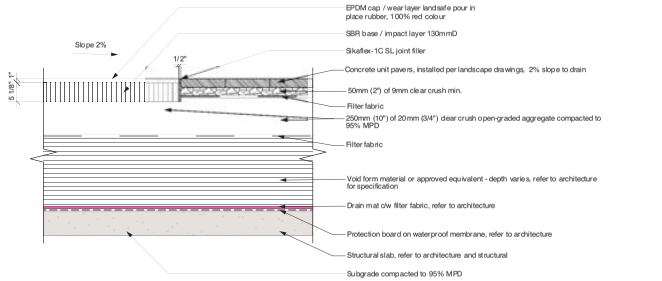
4 Basalt stepping stones in turf
Scale: 1" = 1'-0"



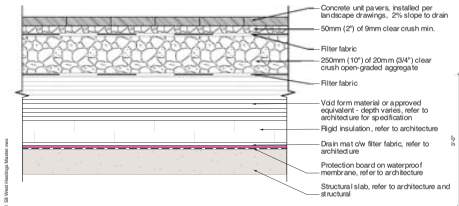
5 CIP Pedestrian Concrete
Scale: 1" = 1'-0"



threshold 6 Concrete paving at threshold
Scale: 1" = 1'-0"

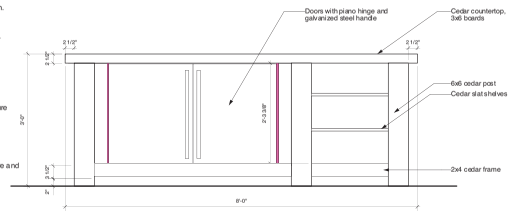


7 Rubberized surfacing at Pedestrian Concrete Unit Pavers - on slab no insulation
Scale: 1" = 1'-0"

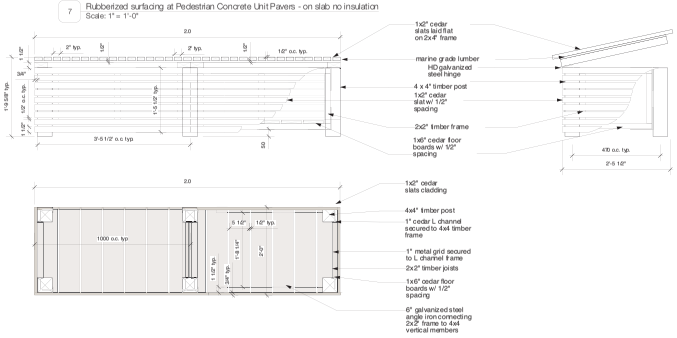


PEDESTRIAN CONCRETE UNIT PAVERS - ON-SLAB ON INSULATION

8 Pedestrian Concrete Unit Pavers - on slab on insulation
Scale: 1" = 1'-0"



9 Combined Compost / Potting Table
Scale: 1" = 1'-0"



10 Tool Storage Bench with Wooden Seat
Scale: 1" = 1'-0"

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ISSUE	REVISION	
1	17-3-28	Issued for Rezoning
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3	18-7-11	Issued for Development Permit

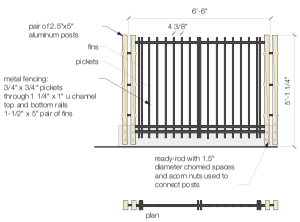
PROJECT
Mixed Use Commercial and Residential Development
58 West Hastings St
Vancouver, BC

Landscape Details 1 Surfacing + Furnishings

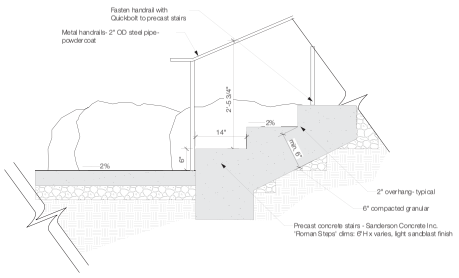
JOB NO.	21715
DRAWN	dt
DATE	03.28.2017
SCALE	1/8" = 1'-0"
CHECKED	

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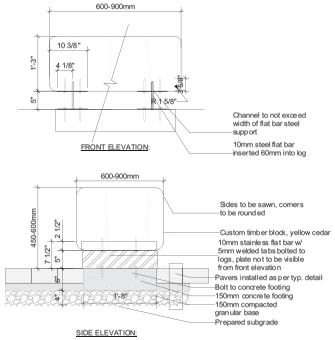
DRAWING NO.
L8.0



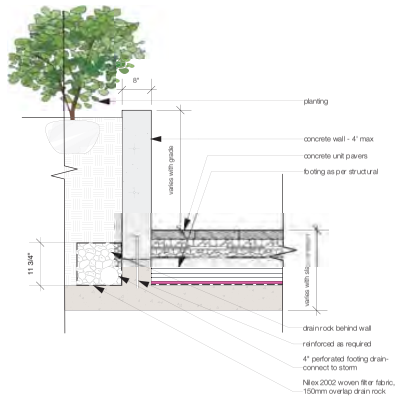
1 Fence and Gate
Scale: 1/2" = 1'-0"



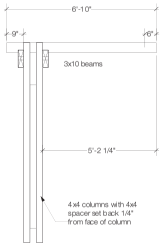
2 Roman steps
Scale: 1" = 1'-0"



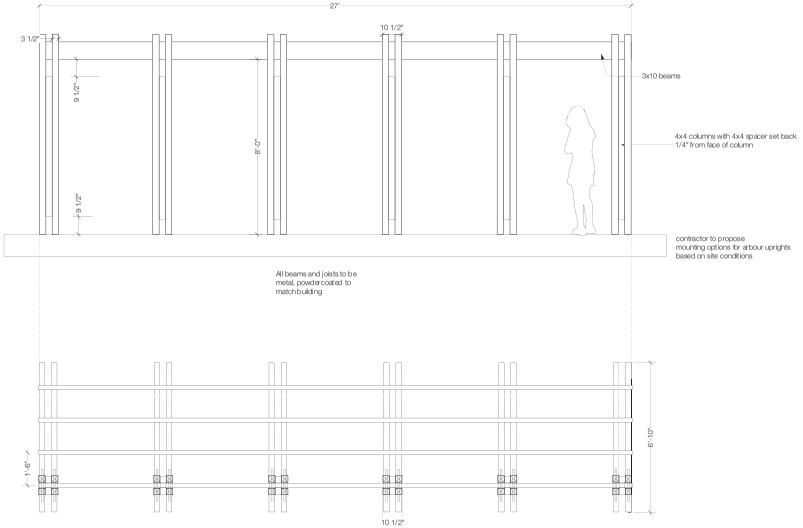
3 Wood Playground Blocks
Scale: 1" = 1'-0"



4 CIP conc planter wall
Scale: 1" = 1'-0"



5 Custom Arbour
Scale: 1/2" = 1'-0"



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1	17-11-28	Issued for Rezoning
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3	17-07-11	Issued for Development Permit

PROJECT

Mixed Use Commercial and Residential Development

58 West Hastings St Vancouver, BC

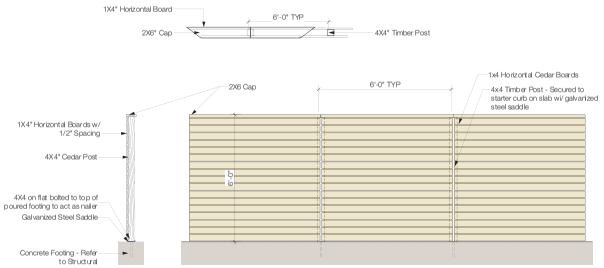
Landscape Details 2 Furnishings + Steps & Walls

JOB NO.	21715
DRAWN	dt
DATE	03.28.2017
SCALE	1/8" = 1'-0"
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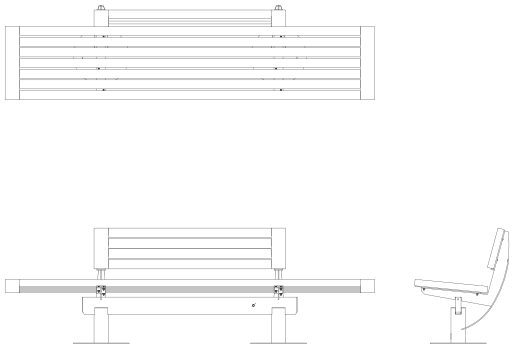
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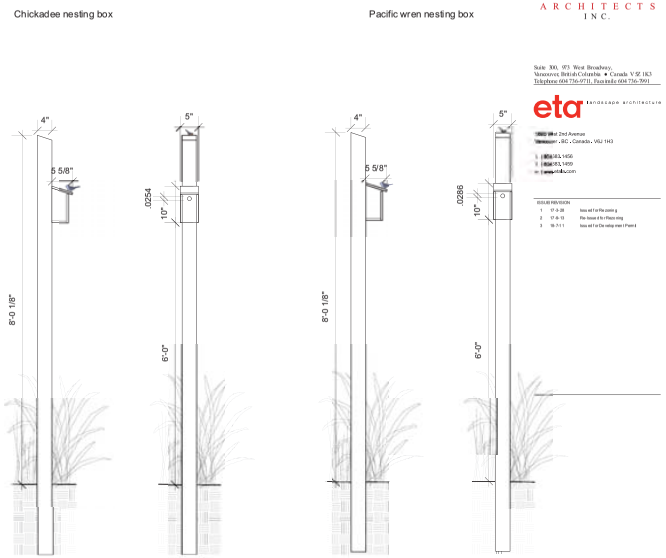
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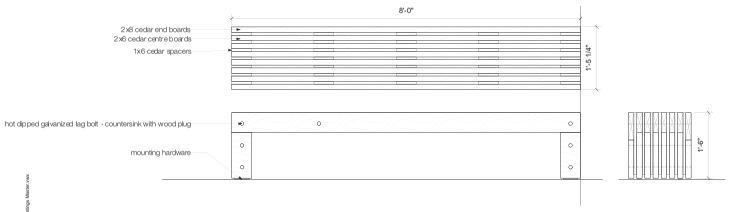
1 Privacy Screening
Scale: 1/2" = 1'-0"



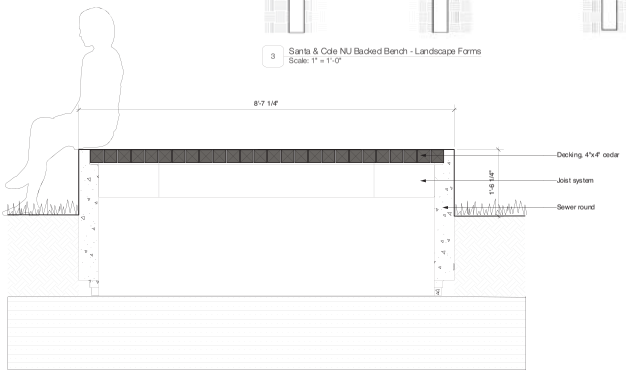
2 Santa & Cole NU Backed Bench - Landscape Forms
Scale: 1" = 1'-0"



3 Santa & Cole NU Backed Bench - Landscape Forms
Scale: 1" = 1'-0"



4 Palisade Bench
Scale: 1" = 1'-0"



5 Custom Sewer Round Decking
Scale: 1" = 1'-0"

2018 July 10 11:23:49 AM 58 West Hastings Master.vwx

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F [redacted] 1409
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ISSUE	REVISION
1	17-9-28 Issued for Rezoning
2	17-9-13 Re-Issued for Rezoning
3	18-7-11 Issued for Development Permit

PROJECT

Mixed Use Commercial and Residential Development

58 West Hastings St
Vancouver, BC

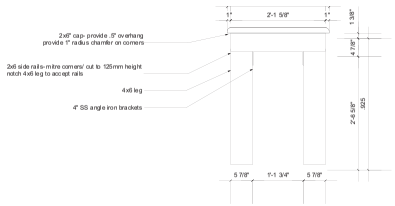
Landscape Details 3 Furnishings

JOB NO.	21715
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DATE	03.28.2017
SCALE	1/8" = 1'-0"
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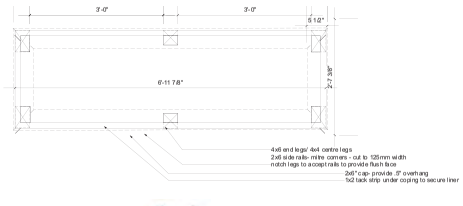
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L8.2

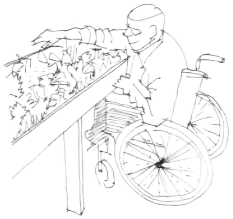


1 Raised Planter Side Elevation and Top View
Scale: 1" = 1'-0"

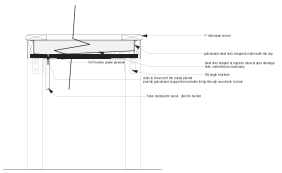




Note:
provide levelling device under each leg



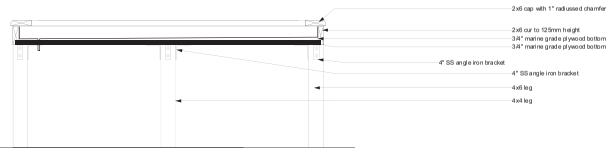
1 Raised Planter Concept sketch



1 Raised Planter cross section
Scale: 1" = 1'-0"

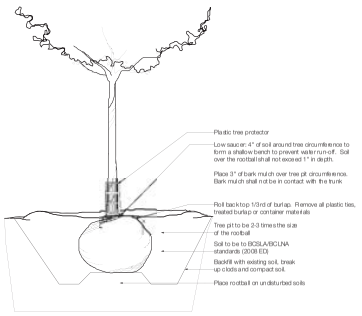


1 Raised Planter Front elevation
Scale: 1" = 1'-0"



1 Raised Planter Section
Scale: 1" = 1'-0"

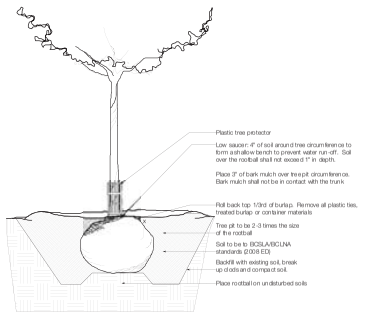
Note:
all wood to be #1 s4s Cedar



All tree pits should be dug by hand as underground sevices may exist near street tree locations

Prune off broken and damaged branches. Do not remove leader.

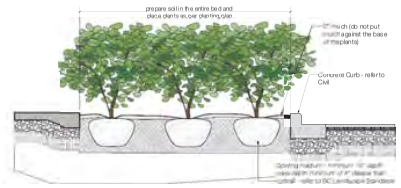
2 Tree at grade
Scale: 1/2" = 1'-0"



All tree pits should be dug by hand as underground sevices may exist near street tree locations

Prune off broken and damaged branches. Do not remove leader.

3 Street Tree Planting in Tree Grate
Scale: 1/2" = 1'-0"



4 Typical shrub planting
Scale: 1/2" = 1'-0"



5 35 Loop Bike Rack by Landscape Forms

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3	18-7-11	Issued for Development Permit

PROJECT

Mixed Use Commercial and Residential Development

58 West Hastings St
Vancouver, BC

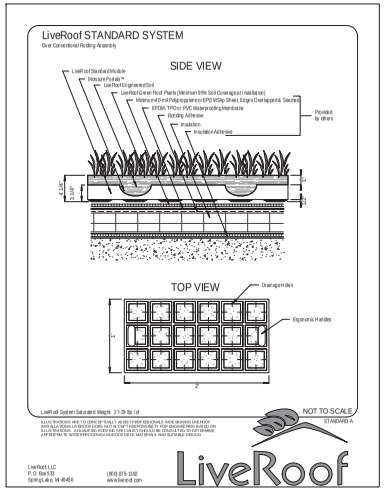
Landscape Details 4 Accessibility Planter + Planting

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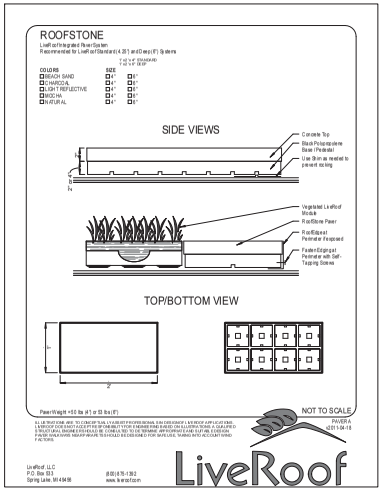
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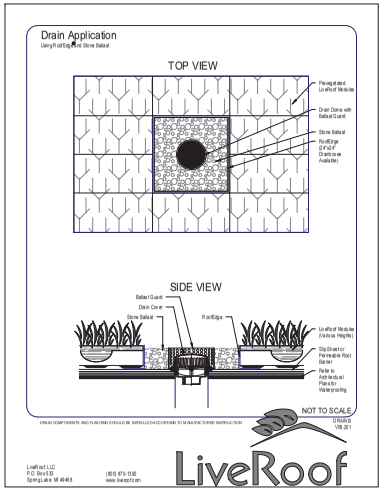
L8.3



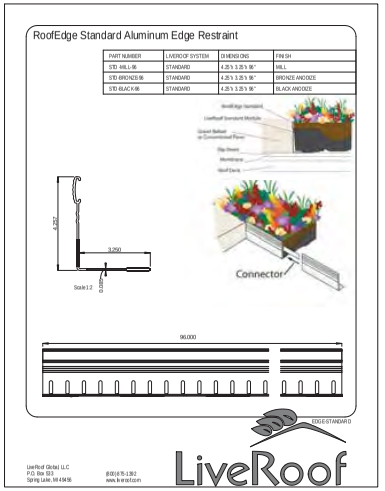
1 Standard A: Live roof standard modules over conventional roof
Scale: 1/2" = 1'-0"



2 Paver A: Roofstone integrated paver
Scale: 1/2" = 1'-0"



3 Drain B: Drain application w/ edging + ballast
Scale: 1/2" = 1'-0"



4 Edge - standard: Standard roof edge aluminum edging
Scale: 1/2" = 1'-0"

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1	17-3-28	Issued for Rezoning
2	17-9-13	Revised set for Rezoning
3	18-2-11	Issued for Development Permit

PROJECT

Mixed Use Commercial and Residential Development

58 West Hastings St
Vancouver, BC

Landscape Details 5 Green Roof

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Mixed Use Commercial
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Residential Development
58 West Hastings St
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Precedent / Plant Image
Proposed
Plant Imagery
21715
dt
03.28.2017
1/8" = 1'-0"
L9.0
PERENNIALS & GROUNDCOVERS
ROSE
OREGANO LAVTUM
BLACK MONDO GRASS
JOAN JAVA ROSE
AVENOSE
PERENNIALS & GROUNDCOVERS
ACTAROSE
SAXIFRAGE
SEDUM
MOSS SAPHIRE
MOUNTAIN FE
TREES & SHRUBS
BETULA NIGRA HERITAGE
ACER RUBRUM
SAPEX
VACCINIUM CORYMBOSUM
KERSEY KOOMARA
SKIMMIA JAPONICA REEVESIANA
GRANDIFLRS PANICKANE
FURNISHINGS AND MATERIALS
LANDSAFE RUBBER SURFACING - KIDS PLAY AREA
CHIPMAN CHAIR
CHIPMAN TABLE
GALVANIZED STEEL PLANTER - 6'
GALVANIZED STEEL PLANTER - 3' DIA ROUND
FURNISHINGS AND MATERIALS
CONTRAST PAVERS AT BASIS OF LAKE PAVERS
HEAVY DUTY - LOW LEVEL LIGHTING
BIKE RACK - STEEL LANDSCAPE FORMS
BIRDBATH
BIRDHOUSES
GRAND GARDEN CHALET TOOL SHED
KOMPAN ROBINIA VILLAGE SHOP