



600 ROBSON

PERKINS+WILL
APPLICATION SET - DEVELOPMENT PERMIT
2018-12-17



PROJECT TEAM

CLIENT	ARCHITECT	LANDSCAPE ARCHITECT	STRUCTURAL	MECHANICAL	ELECTRICAL	CODE
BONNIS PROPERTIES 300 - 526 GRANVILLE STREET Vancouver, BC, V6C 1W6 CONTACT: KERRY BONNIS PHONE: 604.738.4525	PERKINS + WILL CANADA 1220 HOMER STREET VANCOUVER, BC, V6B 2Y5 CONTACT: DEREK NEWBY PHONE: 604.484.1044	HAPA COLLABORATIVE 403 - 375 WEST FIFTH AVENUE VANCOUVER, BC, V5Y 1J6 CONTACT: JOSEPH FRY PHONE: 604.909.4150	BMZ STRUCTURAL ENGINEERS 510 BURRARD STREET VANCOUVER, BC, V6C 3A8 CONTACT: JOHN MARKULIN PHONE: 604.685.9533	INTEGRAL GROUP 180 - 200 GRANVILLE STREET VANCOUVER, BC, V6C 1S4 CONTACT: CHRIS DOEL PHONE: 604.687.1800	INTEGRAL GROUP 180 - 200 GRANVILLE STREET VANCOUVER, BC, V6C 1S4 CONTACT: BRYAN UEMOTO PHONE: 604.687.1800	CFT ENGINEERING 800 - 1901 ROSSER AVENUE BURNABY, BC, V5C 6R6 CONTACT: MICHAEL LINTON PHONE: 604.999.8465

PROJECT STATISTICS

Legal Description:	Lot 35 Block 63, Plan VAP210, District Lot 541, New Westminster Lot 36 Block 63, Plan VAP210, District Lot 541, New Westminster Lot 37 Block 63, Plan VAP210, District Lot 541, New Westminster Lot 38 Block 63, Plan VAP210, District Lot 541, New Westminster
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Land Use Zoning:	DD		
Site Area:		11,996 ft²	1,114.46 m²
Allowable FSR:	5.5 (5.0 +10% for transfer of heritage density)		
Total Allowable FSR Area:		65,978 ft²	6,129.56 m²
Proposed FSR Areas:			
	Office	61,670.10 ft²	5,729.47 m²
	Retail	43,04.49 ft²	399.90 m²
	Total	65,974.59 ft²	6,129.38 m²

PROPOSED FSR AREAS

FSR O AREA			
F-A10-03	LEVEL 01	OFFICE	265.04 m²
F-A10-04	LEVEL 01 MEZZ	OFFICE	13.98 m²
F-A10-04	LEVEL 02	OFFICE	390.66 m²
F-A10-05	LEVEL 03	OFFICE	667.49 m²
F-A10-05	LEVEL 04	OFFICE	667.49 m²
F-A10-05	LEVEL 05	OFFICE	667.49 m²
F-A10-07	LEVEL 07	OFFICE	488.49 m²
F-A10-07	LEVEL 08	OFFICE	488.49 m²
F-A10-07	LEVEL 09	OFFICE	488.49 m²
F-A10-07	LEVEL 10	OFFICE	488.49 m²
F-A10-07	LEVEL 11	OFFICE	488.49 m²
F-A10-08	LEVEL 12	OFFICE	488.49 m²
F-A10-09	LEVEL 13	OFFICE	126.36 m²
			5729.47 m²

FSR RT AREA			
F-A10-03	LEVEL 01	RETAIL	399.90 m²
			399.90 m²
TOTAL FSR AREA			6129.38 m²

Proposed FSR:	5.5
Proposed Site Coverage:	9,302 ft² / 11,996 ft² = 77.5%
Max. Allowable Building Height:	300' - 0"
Proposed Building Height:	211' - 0" (64.31m)
Height Exclusions:	Building height is expressed as the height measured from the base surface to the top of parapet of the highest occupied floor level excluding elevator overrun, mechanical penthouse and other architectural appurtenances.

Vehicular Parking:	
OFF STREET VEHICLE PARKING REQUIREMENTS	
AS PER PARKING BYLAW 4.3.1 Non-residential Uses - Downtown	MIN : 6129.34m² / 145m² = 42
(a) minimum of one parking space for each 145 m² of gross floor area; and	MAX : 6129.34m² / 115m² = 53
(b) maximum of one parking space for each 115 m² of gross floor area	
ACCESSIBLE PARKING REQUIREMENTS	
AS PER PARKING BYLAW 4.8.4 Required Disability Parking Spaces	1 + 0.4 * (6,129.34m²-500m²) / 1000m² = 3.2 > 4
(b) non-residential uses, there must be at least one disability parking space for each building that contains at least 500 m² of gross floor area and an additional 0.4 parking space for each 1000 m² of gross floor area;	

PARKING SCHEDULE			
LEVEL P1	SMALL CAR - RETAIL		4
LEVEL P1 *	STANDARD - CAPITOL RESIDENCES		2
LEVEL P1	STANDARD - RETAIL		1
LEVEL P1	DISABILITY - RETAIL		1
LEVEL P1: 8			

LEVEL P2	DISABILITY - OFFICE		2
LEVEL P2	SMALL CAR - OFFICE		7
LEVEL P2	STANDARD - OFFICE		12
LEVEL P2: 21			

LEVEL P3	DISABILITY - OFFICE		1
LEVEL P3	SMALL CAR - OFFICE		9
LEVEL P3	STANDARD - OFFICE		13

LEVEL P3: 23
Total Provided: 52
* 2 parking spaces must be provided as required by easement agreement, relocating displaced spaces from Capitol Residences.

Off Street Loading:

RETAIL LOADING REQUIREMENTS	
AS PER PARKING BYLAW 5.2.5 CLASS A: No Requirement. CLASS B: A minimum of one space for the first 465 m ² of gross floor area plus one space for any portion of the next 1860 m ² and one additional space for each additional 2325 m ² .	CLASS A : 0
	CLASS B : 1
OFFICE LOADING REQUIREMENTS	
AS PER PARKING BYLAW 5.2.7 CLASS A: At least one space for 1000 to 7500 m ² of gross floor area CLASS B: At least one space for 500 to 5000 m ² of gross floor area	CLASS A : 1
	CLASS B : 2

OFF STREET LOADING SCHEDULE			
LEVEL 01	STANDARD - CLASS B LOADING		1
LEVEL 01: 1			

LEVEL P1	STANDARD - CLASS A LOADING		2
LEVEL P1: 2			
Total Provided: 3			

Request for Relxations - Off Street Loading

- Retail and Office space to share two Class B loading as project does not anticipate loading to be utilized co-currently during normal operating hours.
- Refer to traffic analysis for detailed information.

	REQUIRED	PROPOSED
CLASS A :	1	2
CLASS B :	3	1

Bicycle Parking:	
RETAIL BICYCLE STORAGE REQUIREMENTS	
AS PER PARKING BYLAW 6.2.5	CLASS A : 399.90m ² / 500m ² = 0.8 < 1
CLASS A: A minimum of 1 space for each 500 m ² of gross floor area	CLASS B : 0
CLASS B: A minimum of 6 spaces for any development containing a minimum of 1,000 m ² of gross floor area.	
OFFICE BICYCLE STORAGE REQUIREMENTS	
AS PER PARKING BYLAW 6.2.4	CLASS A : 5729.43m ² / 500m ² = 11.45 < 12
CLASS A: A minimum of 1 space for each 500 m ² of gross floor area.	CLASS B : 6
CLASS B: A minimum of 6 spaces for any development containing a minimum of 2,000 m ² of gross floor area.	

BICYCLE PARKING SCHEDULE			
LEVEL 01	CLASS B - HORIZONTAL BIKE STALL		6
LEVEL 01: 6			

LEVEL P1	CLASS A - HORIZONTAL BIKE STALL		7
LEVEL P1	CLASS A - VERTICAL BIKE STALL		4
LEVEL P1	CLASS A -BIKE LOCKER		2

LEVEL P1: 13
Total Provided: 19

FSR Exclusion:

1. Exterior Wall

- The proposal will have exterior opaque walls that exceed the performance of the prescriptive minimum and rain screen system.

EXTERIOR WALL EXCLUSION			
WALL	FSR O EXCLUSION		107.78 m²
WALL	FSR RT EXCLUSION		10.86 m²
TOTAL WALL EXCLUSION			118.64 m²

2. Social, Cultural and Recreational Amenities and Facilities

- The proposal includes generous amenity workout space on level 06 for the well-being of the building inhabitants.
- Level 06 proposes an outdoor amenity garden with planted vegetation accessible by all building users, which provides a natural scenery for residents living in the adjacent Capitol Residences building.
- Level 02 proposes an outdoor amenity garden with planted vegetation along the balcony edge accessible by all building users, which enhances the visual experience for pedestrians on street level and the building inhabitants.The existing large oak trees on Robson Street encroach beyond the property line, and the building massing needs to respond to accommodate their continued life on the street.

SOCIAL, CULTURAL AND RECREATIONAL AMENITIES AND FACILITIES	
AS PER DOWNTOWN OFFICIAL DEVELOPMENT PLAN (Section 7): 1. Exclusion from Floor Space Ratio The following ancillary facilities are excluded from the floor area measurement provided that the area of such excluded facilities contained in this section does not exceed 20 percent of allowable floor space ratio or 10,000 square feet, whichever is the lesser.	10,000 sq ft / 929 sm

AMENITY EXCLUSION			
AMENITY	LEVEL 06	FSR O EXCLUSION	255.61 m²
PATIO	LEVEL 06	PATIO COVERED 06.01	198.52 m²
PATIO	LEVEL 02	PATIO COVERED 02.01	116.97 m²
TOTAL AMENITY EXCLUSION			571.10m²

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2018-12-17



600 ROBSON STREET,
VANCOUVER BC

- | | | |
|---|---------------------|------------|
| 1 | DP QC CHECK SET | 2018-09-14 |
| 2 | PRE-APPLICATION SET | 2018-11-02 |
| 3 | DP APPLICATION | 2018-12-17 |

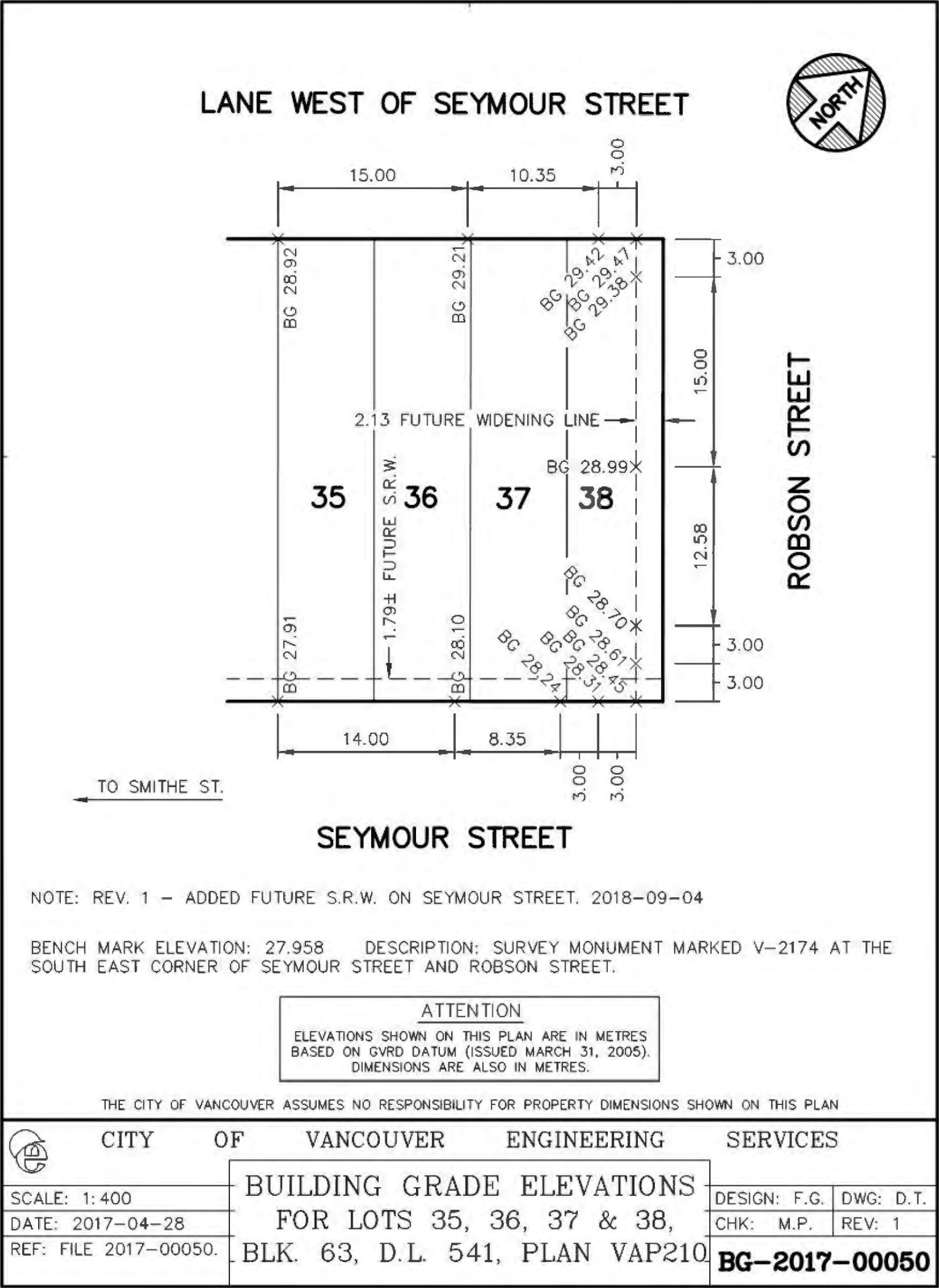
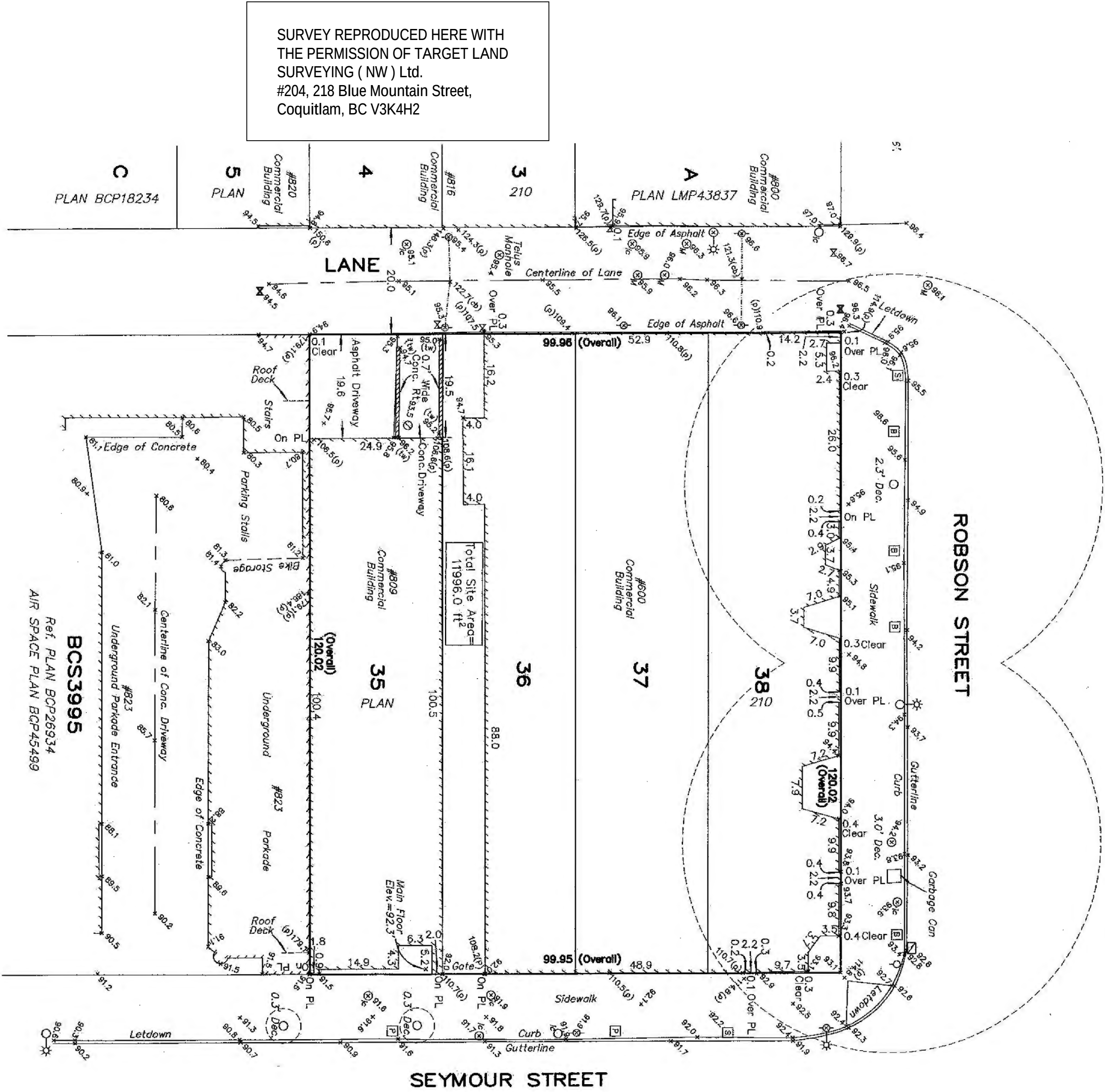
CONTEXT PLAN

A04-00

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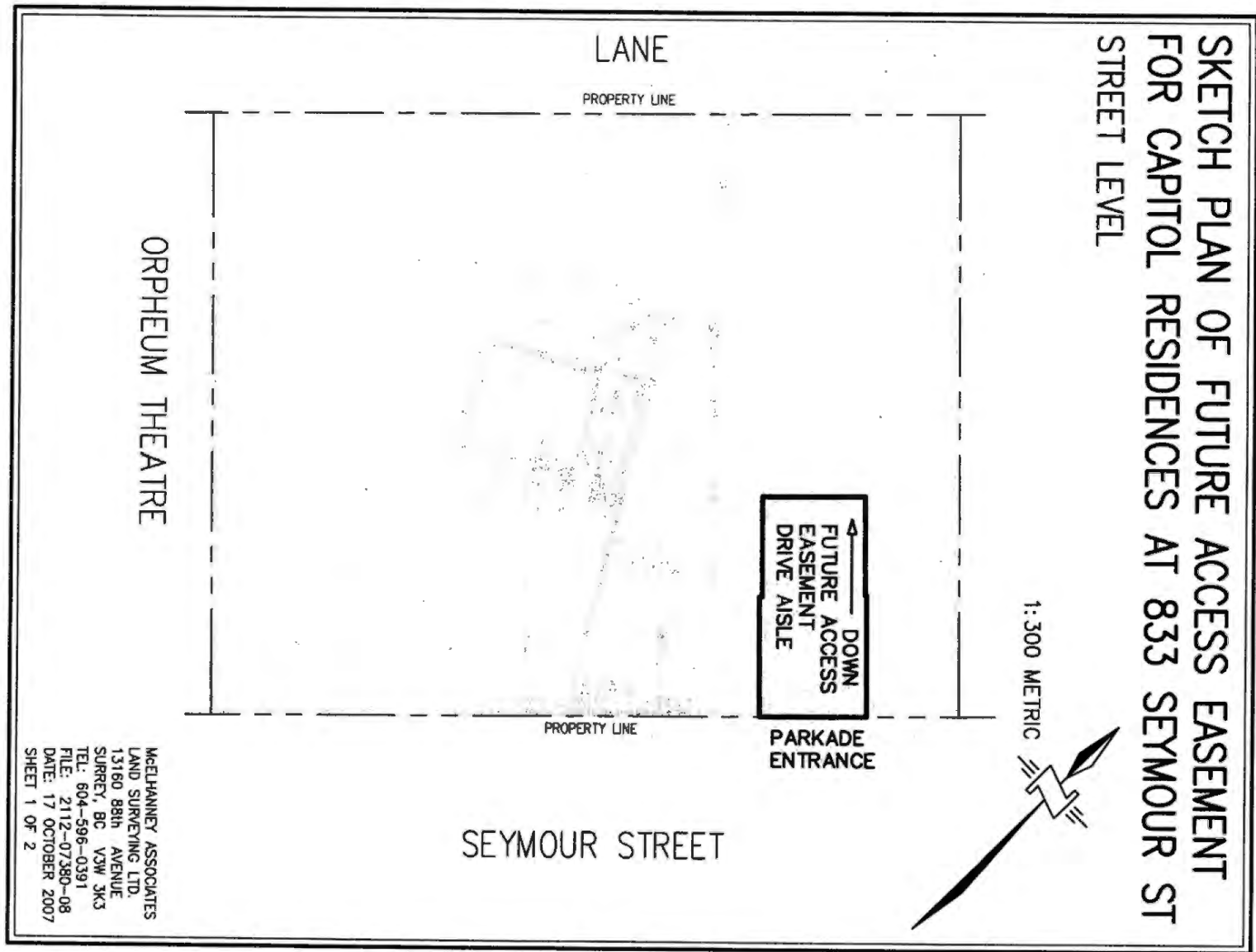
(NW) LTD

These lots are subject to the following non-financial charges on title:
Lot 35: EASEMENT B969651
Lot 36: EASEMENT B969651
Lot 37: EASEMENT B969651
Lot 38: EASEMENT B969651

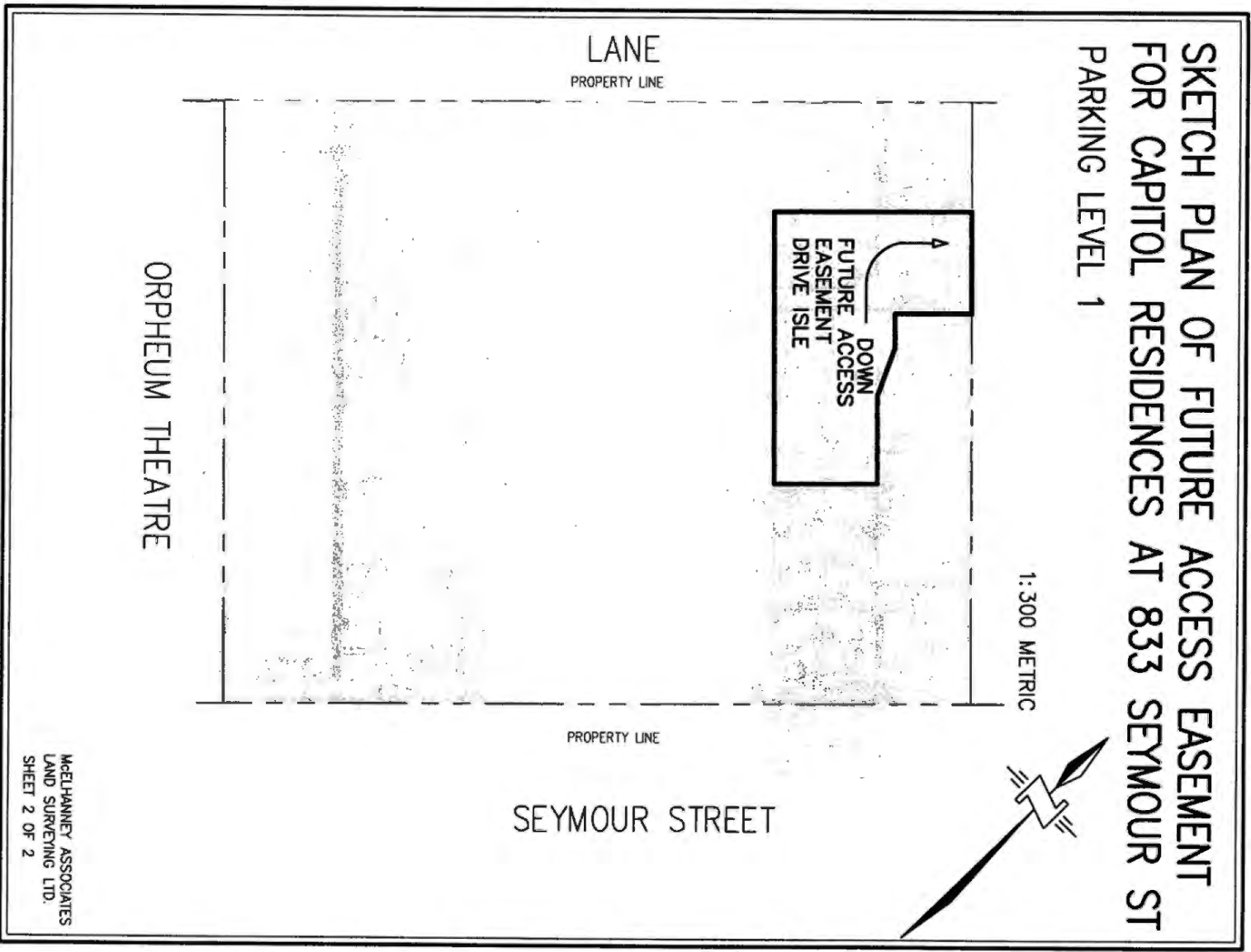


1 SITE SURVEY
1:200

2 BUILDING GRADE ELEVATIONS
NOT TO SCALE



4 ACCESS EASEMENT FOR CAPITOL - STREET LEVEL
NOT TO SCALE



3 ACCESS EASEMENT FOR CAPITOL - PARKING LEVEL P1
NOT TO SCALE

DP APPLICATION
2018-12-17

2018-12-17

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VANCOUVER BC

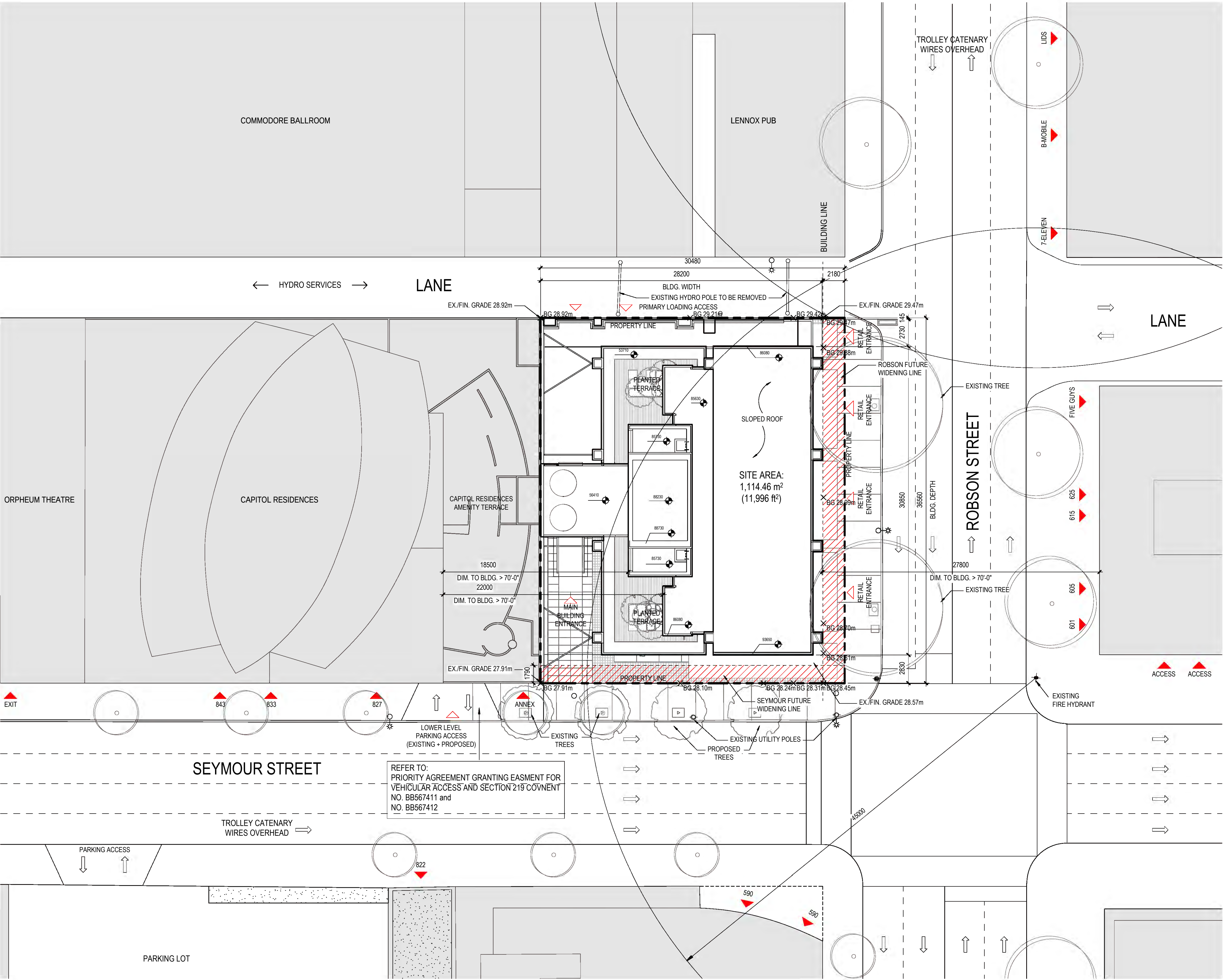
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LEGAL SURVEY AND
BUILDING GRADE

A04-01

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1 SITE PLAN
1:200

- SITE PLAN LEGEND
- EXISTING ENTRANCE
 - PROPOSED NEW ENTRANCE
 - PROPERTY LINE
 - POWER POLE
 - POWER POLE WITH LIGHT
 - STREET LIGHT - DAVIT
 - SRW / BUILDING LINE

LEGAL DESCRIPTION
Lot 35 Block 63, Plan VAP210, District Lot 541, New Westminster
Lot 36 Block 63, Plan VAP210, District Lot 541, New Westminster
Lot 37 Block 63, Plan VAP210, District Lot 541, New Westminster
Lot 38 Block 63, Plan VAP210, District Lot 541, New Westminster

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SITE PLAN

A04-02

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A. SEYMOUR STREET AND ROBSON STREET



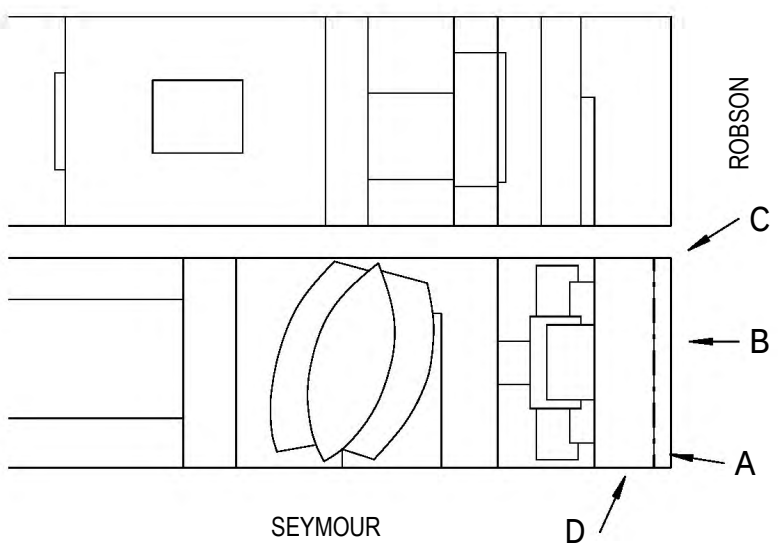
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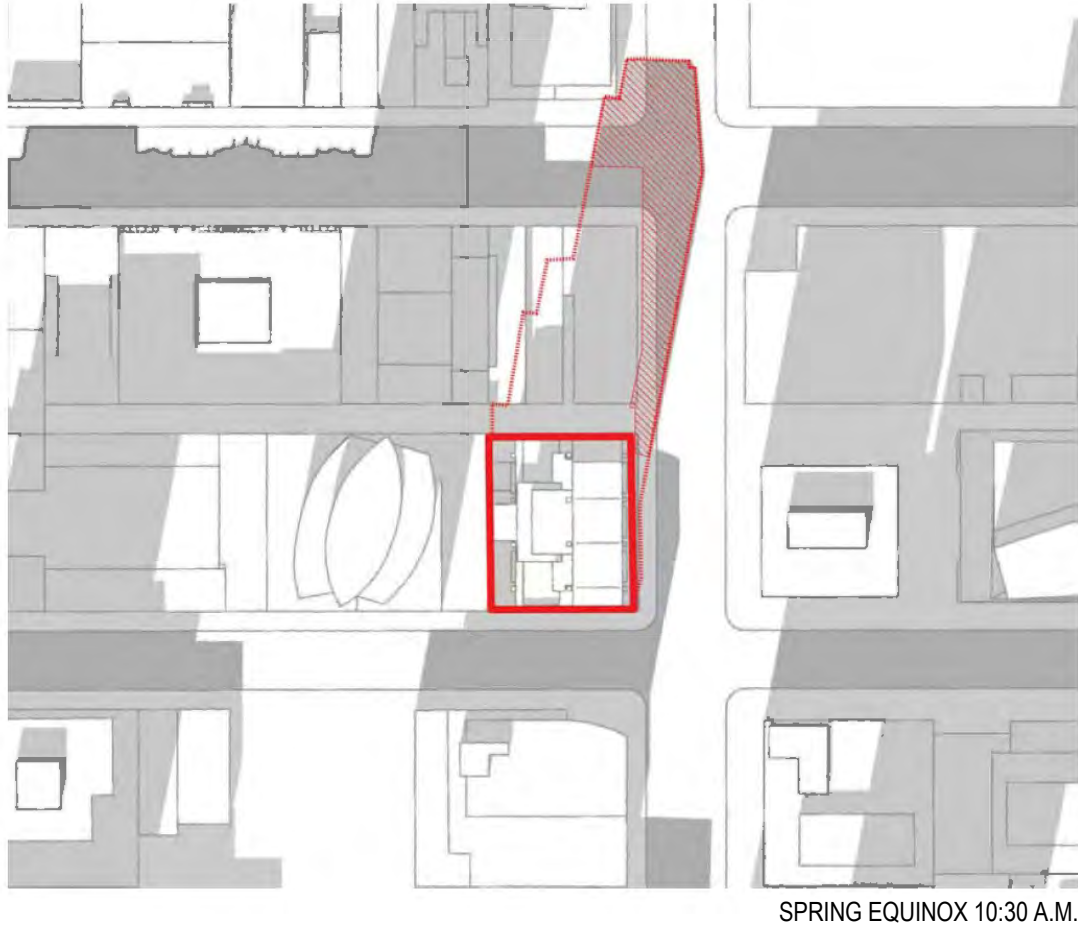
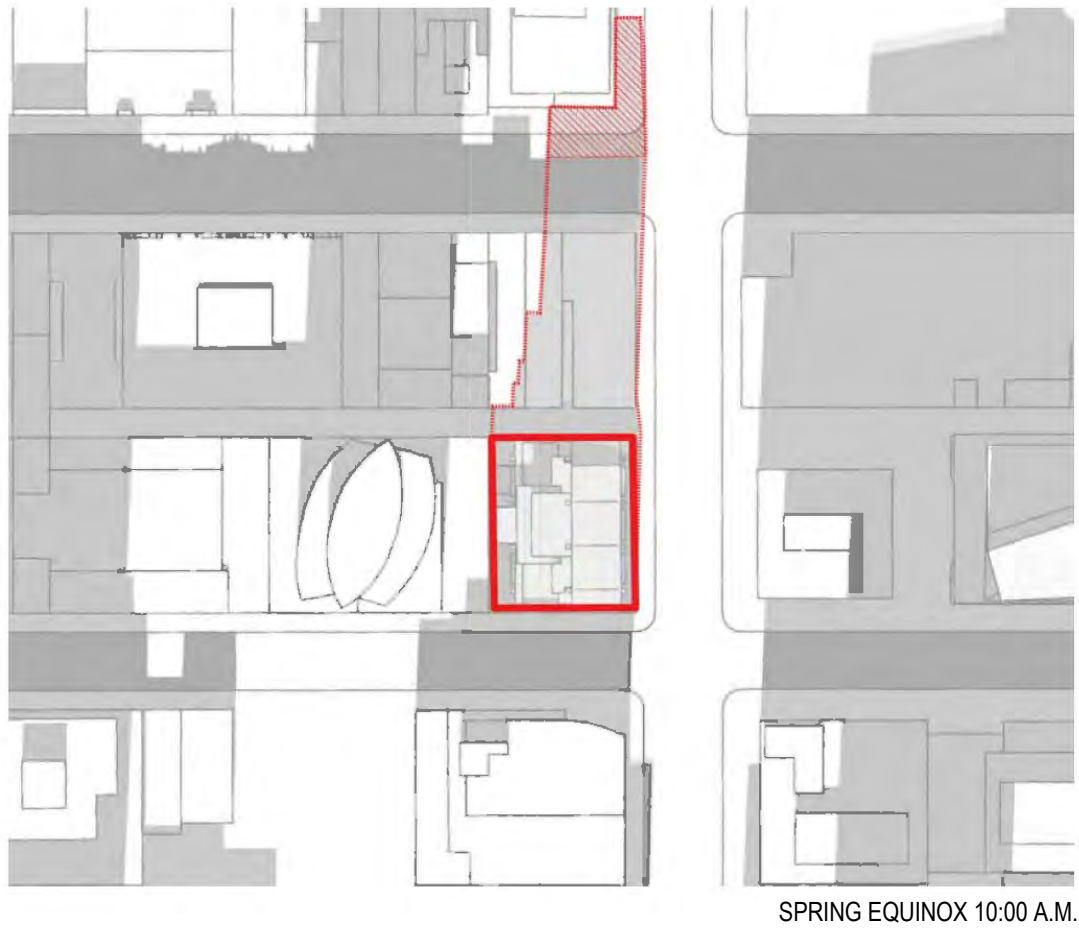
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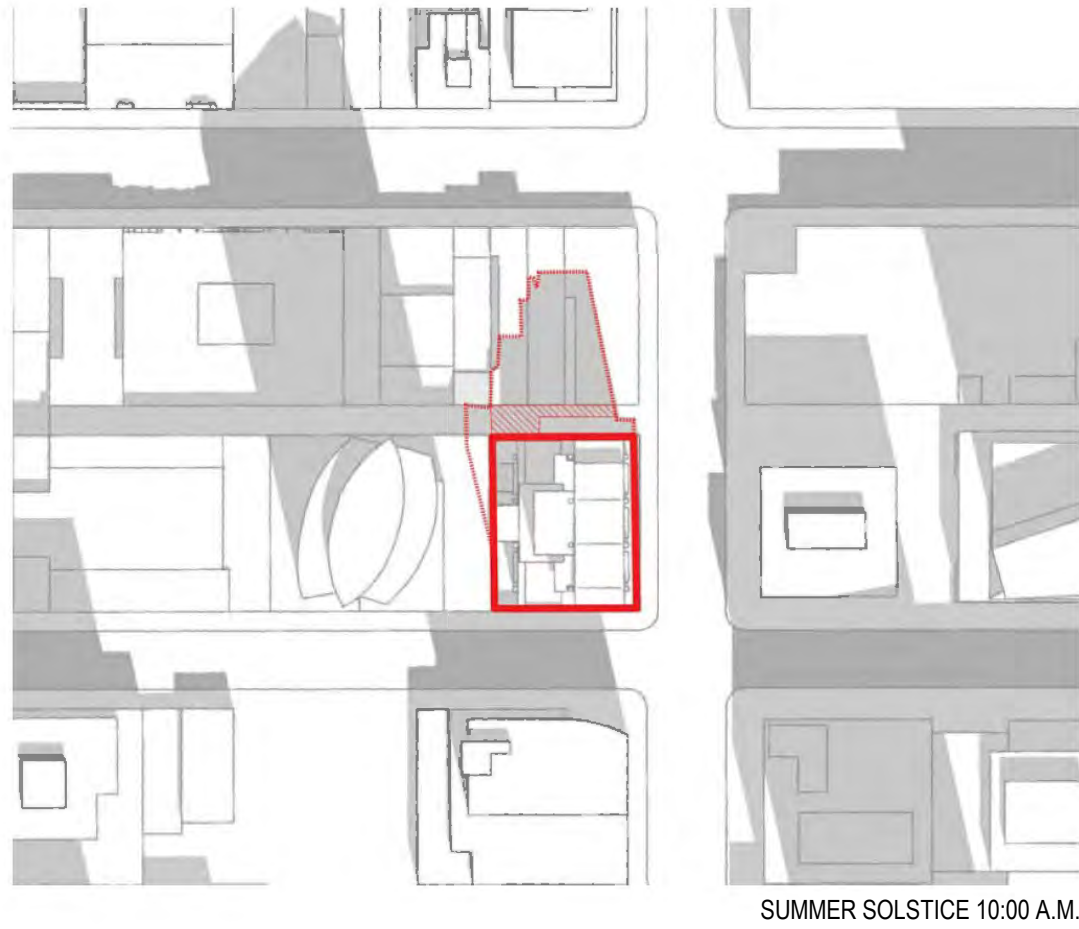
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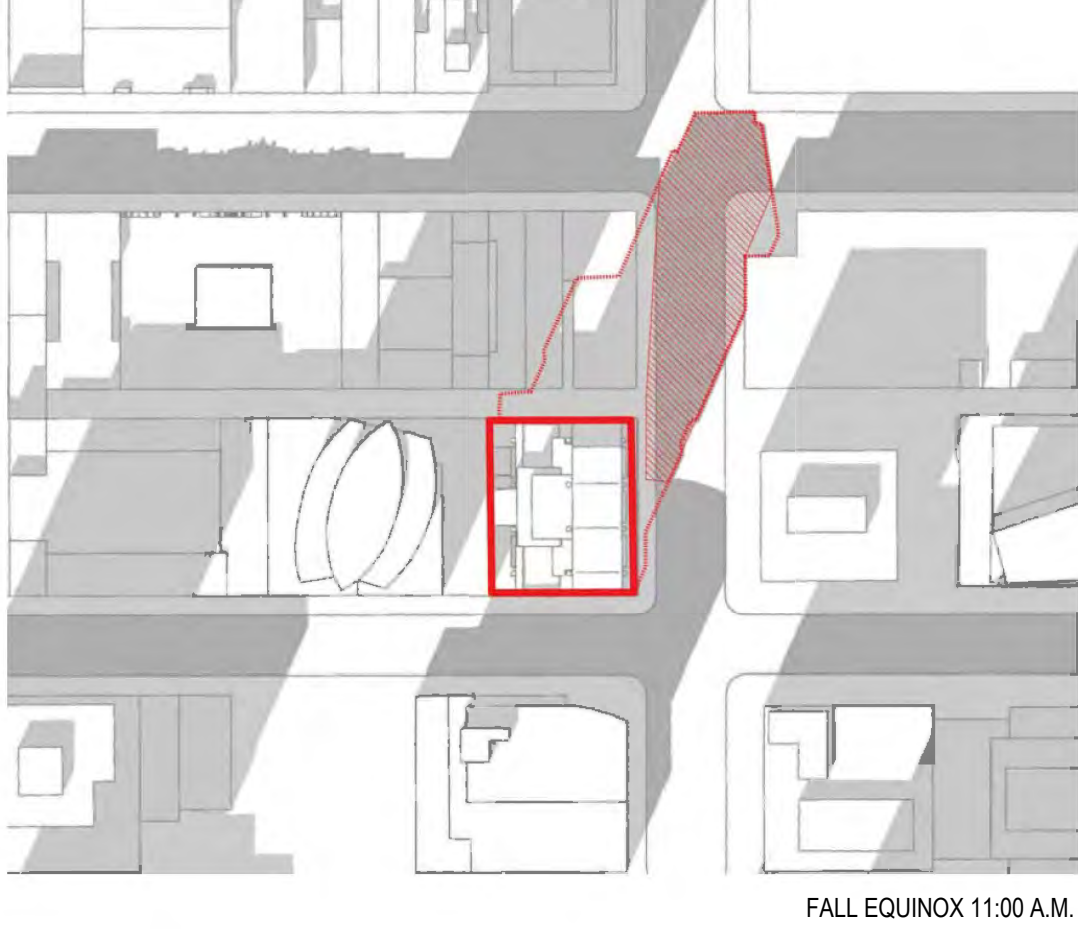
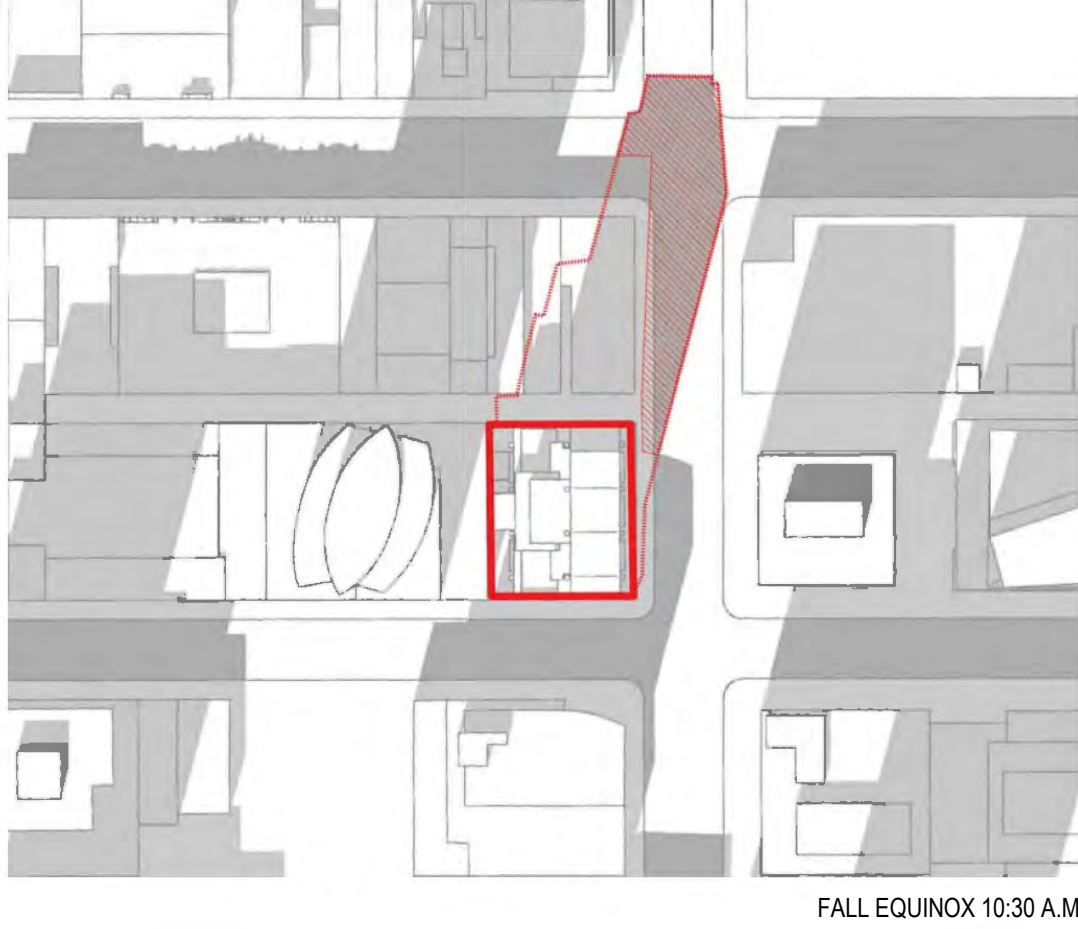
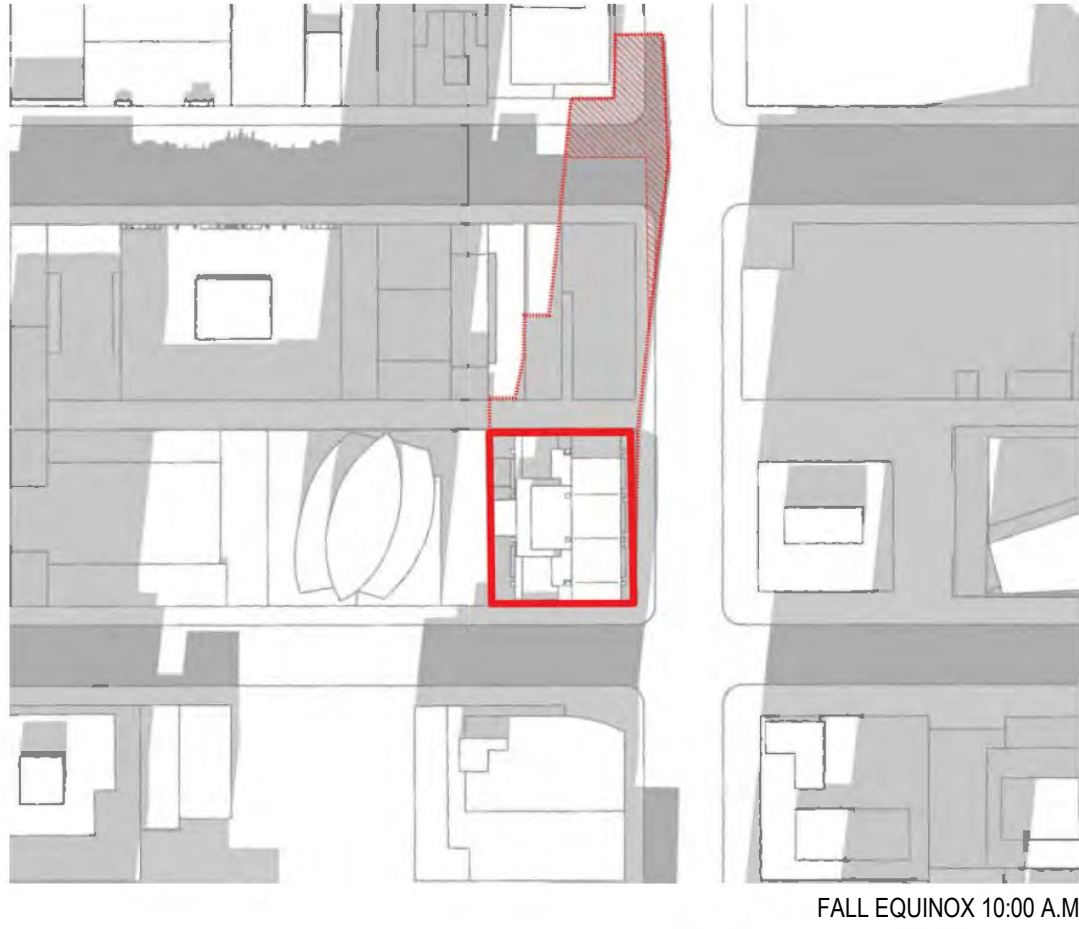
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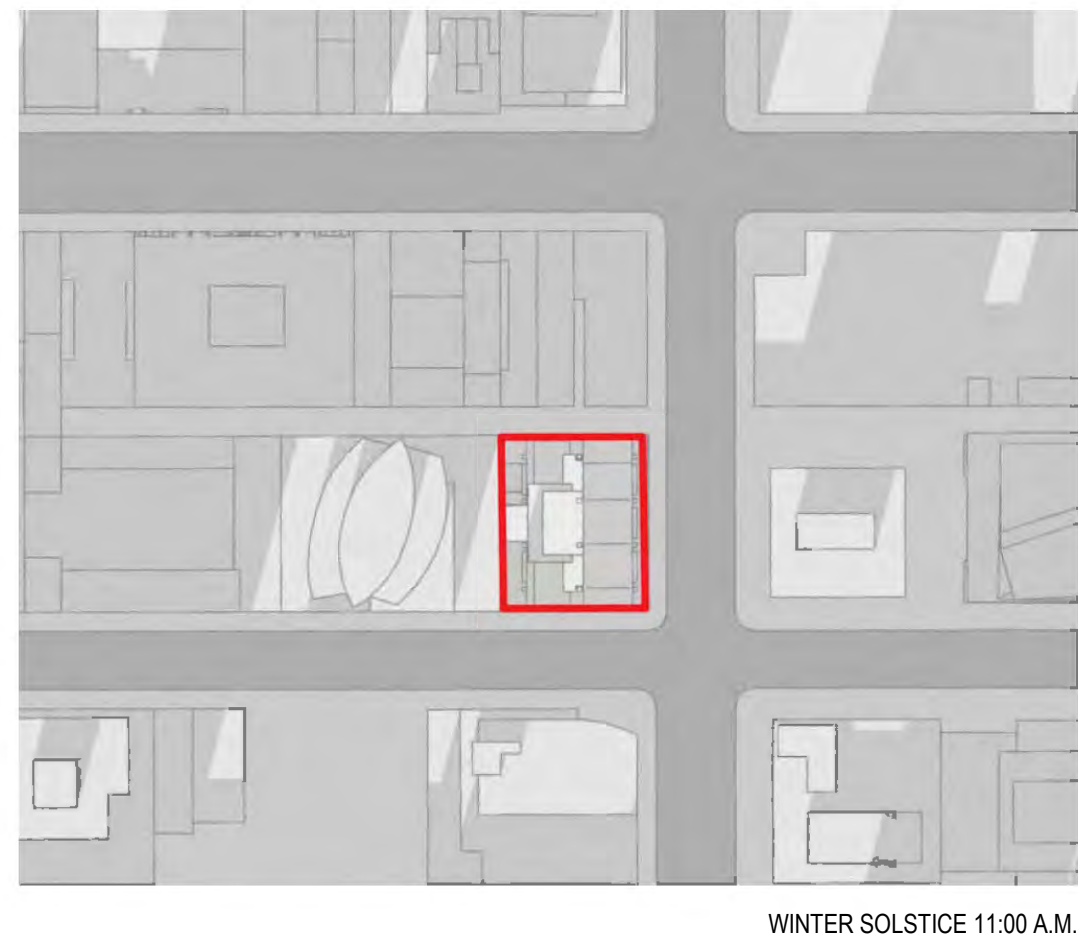
SUMMER



FALL



WINTER



SHADOW STUDY

- SITE
- SHADOW
- INCREMENTAL SHADOW ON GROUND

2018-12-17



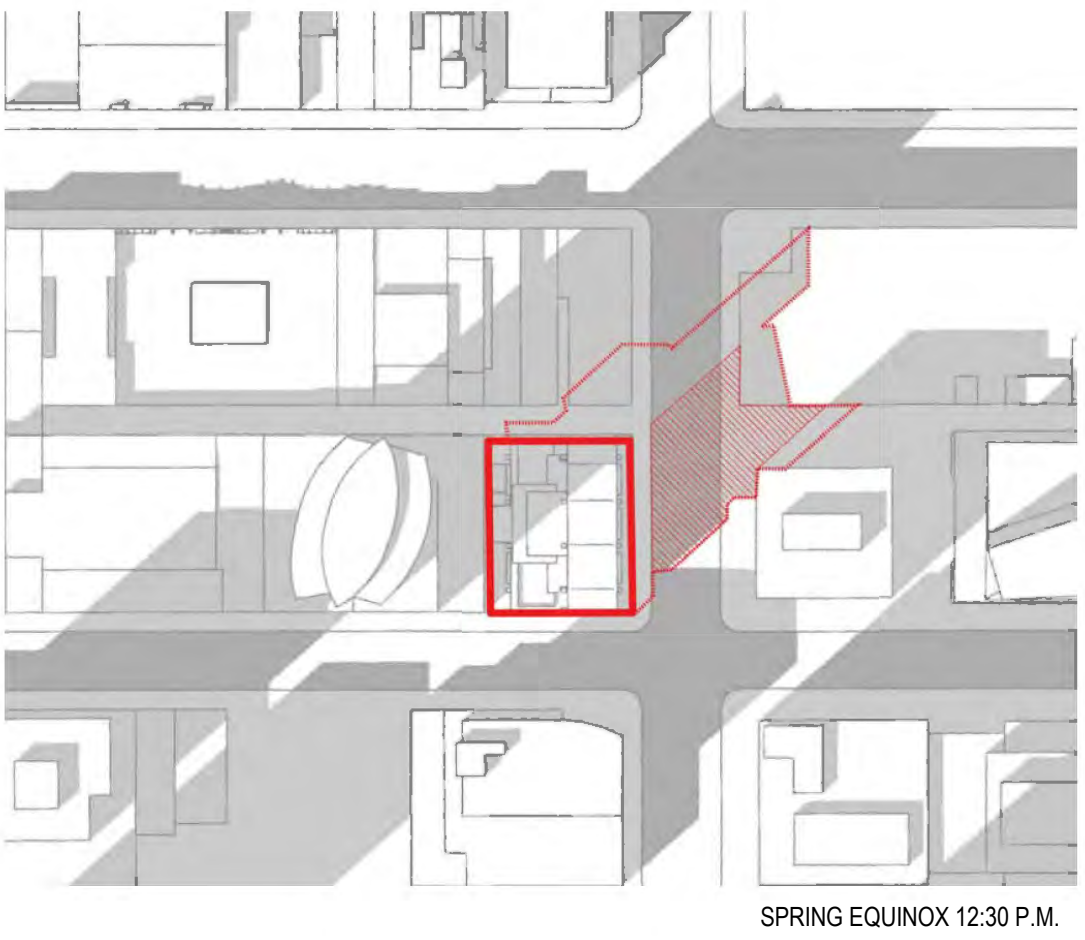
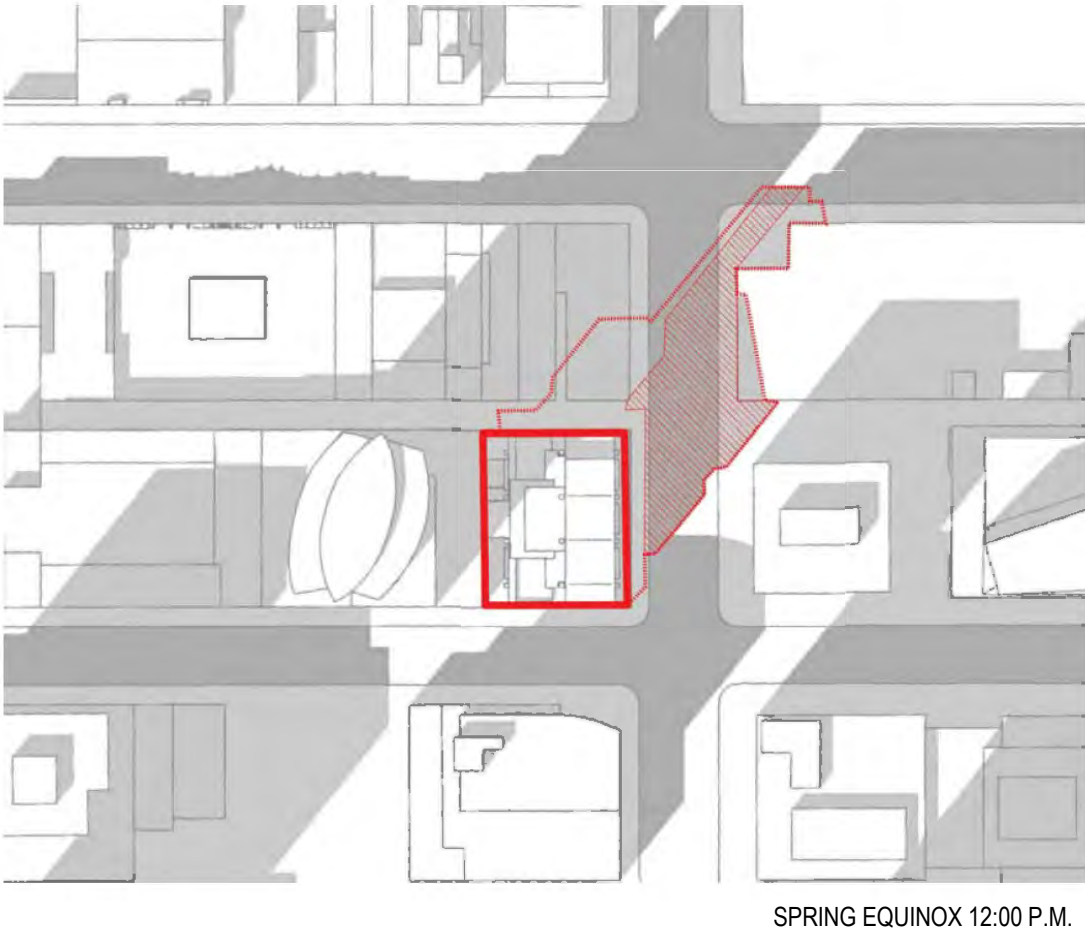
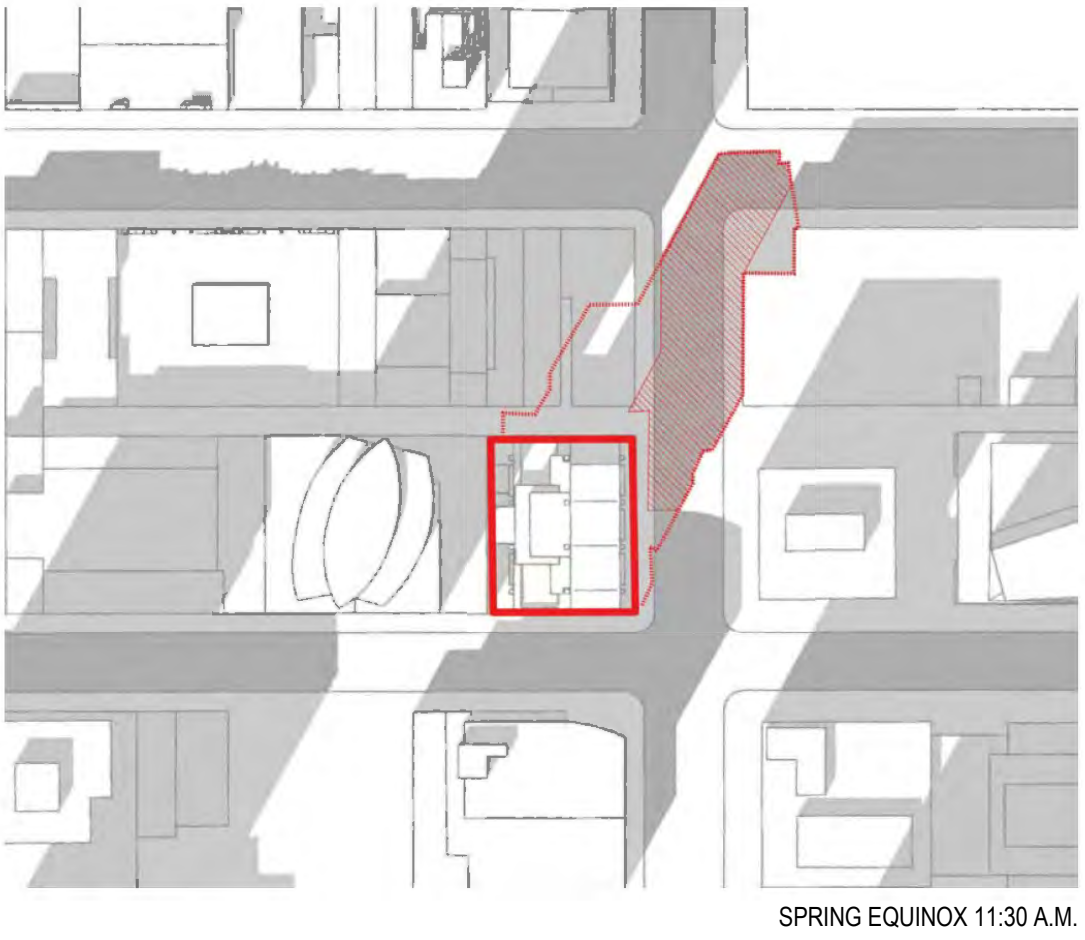
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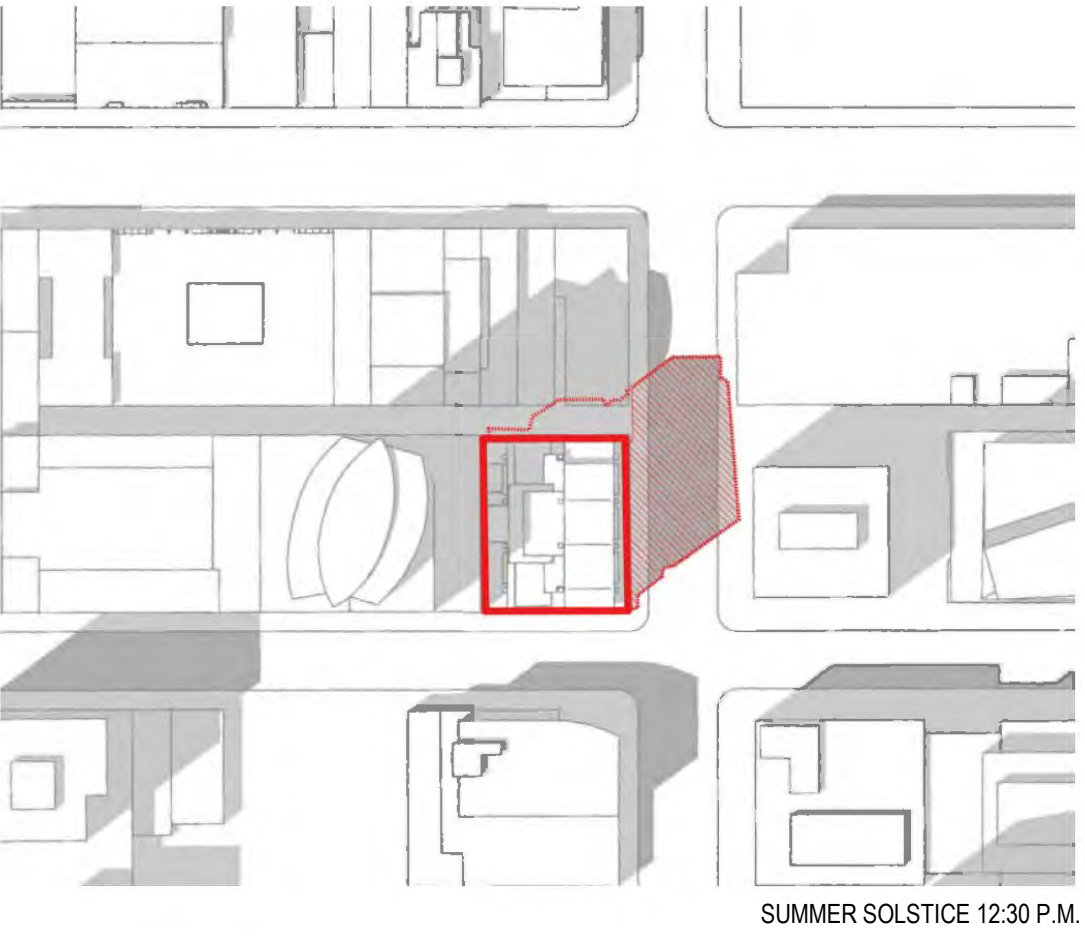
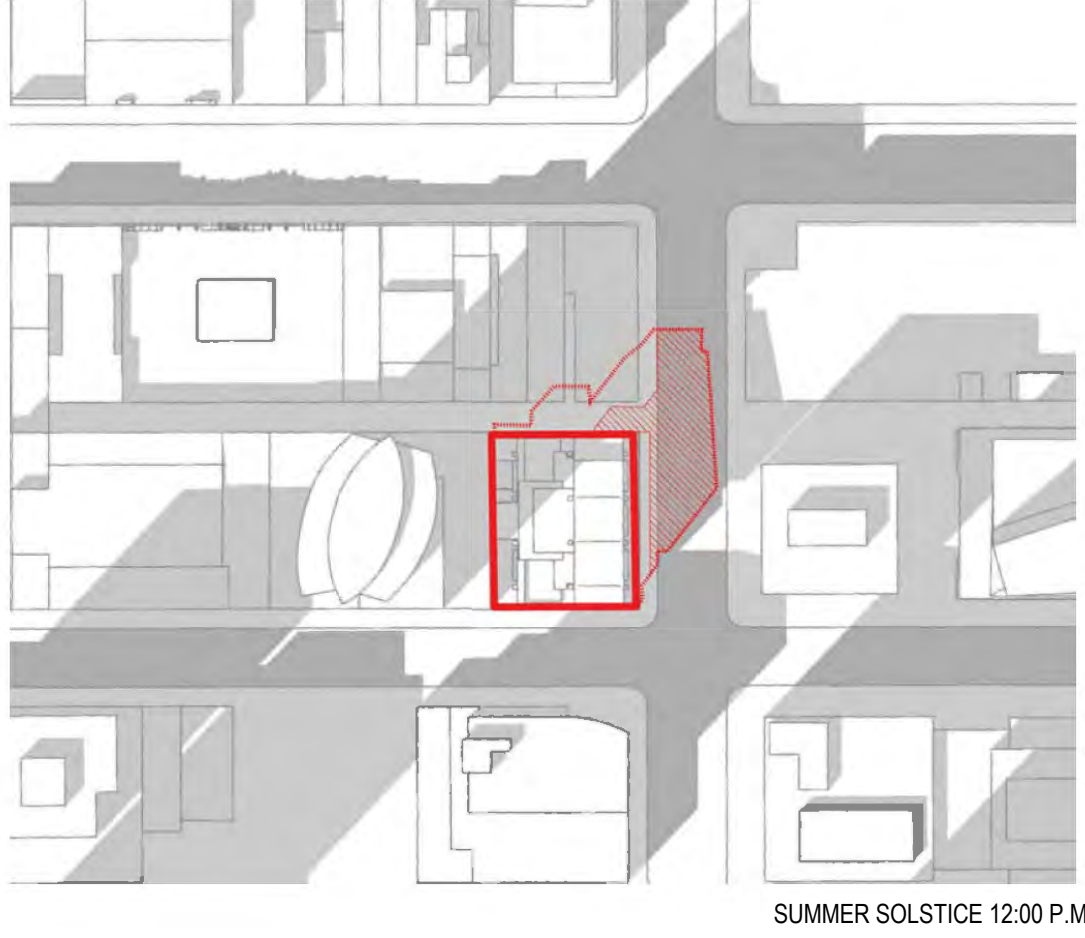
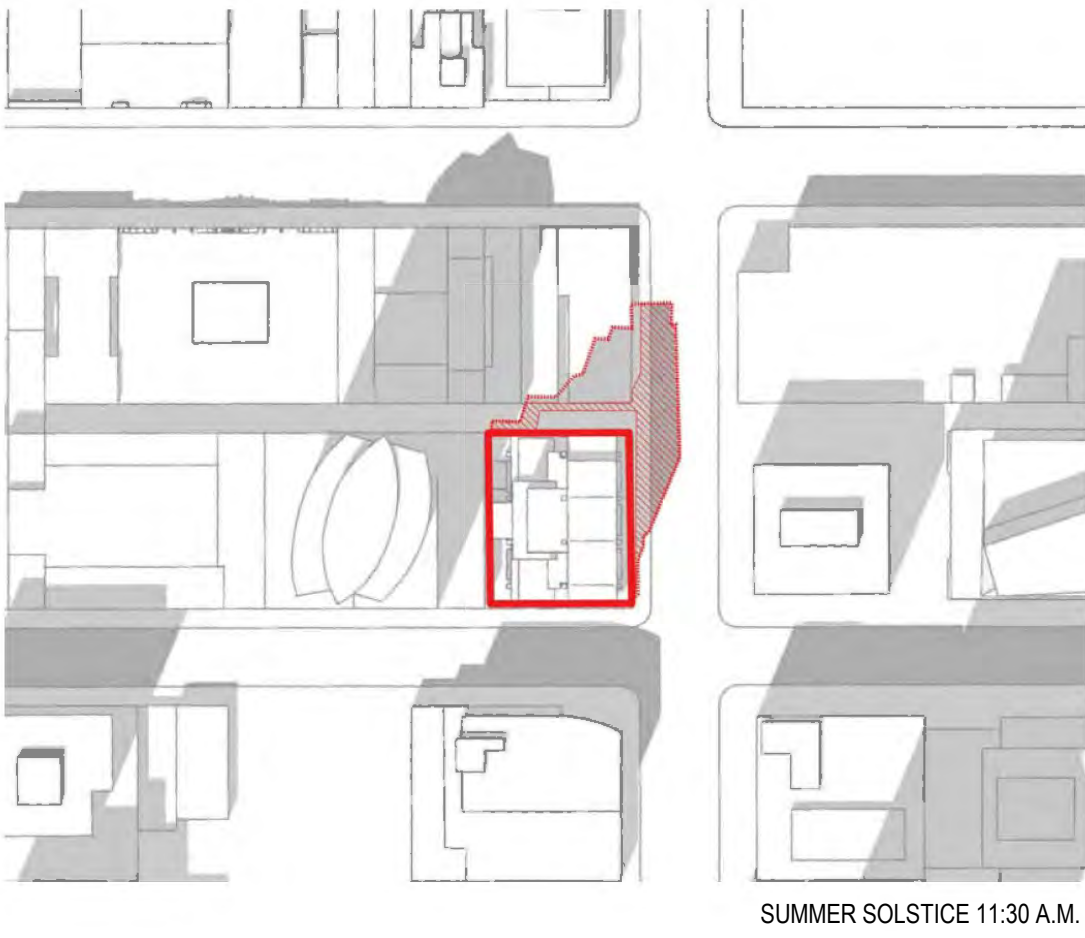
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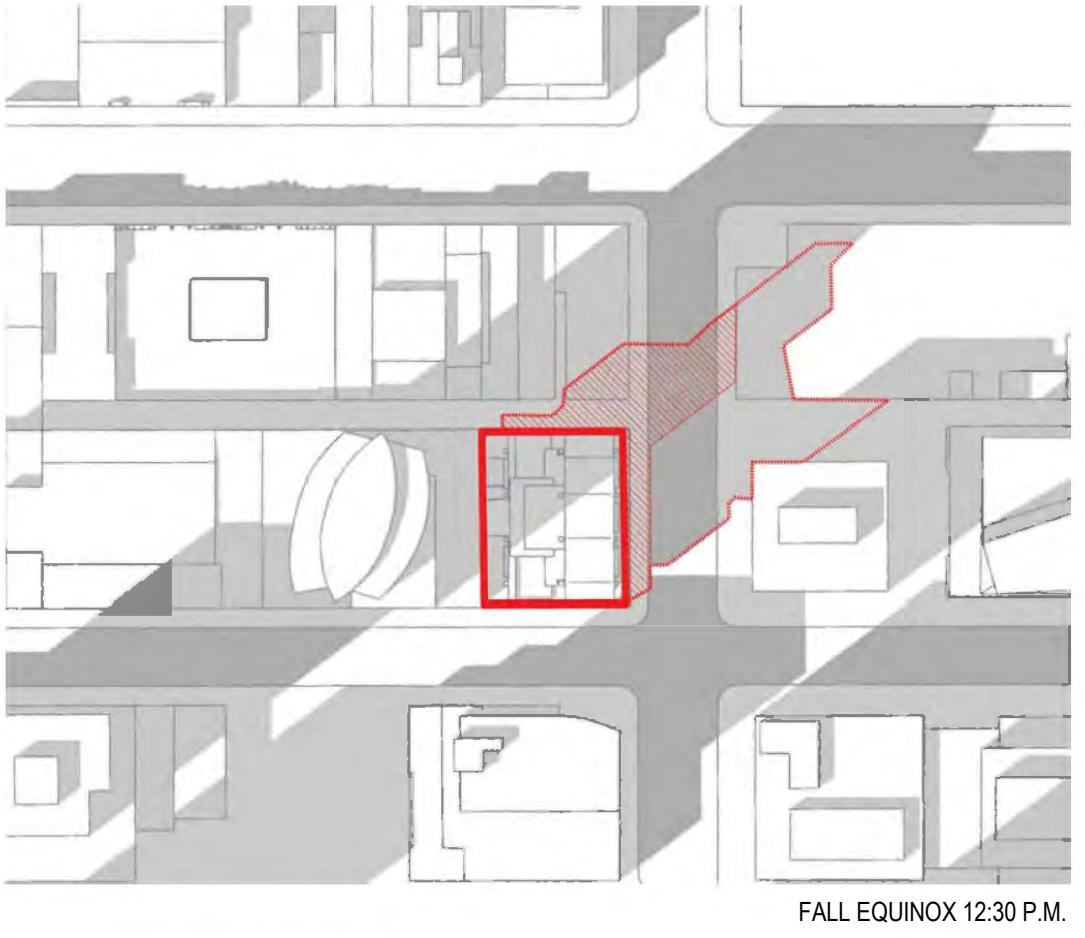
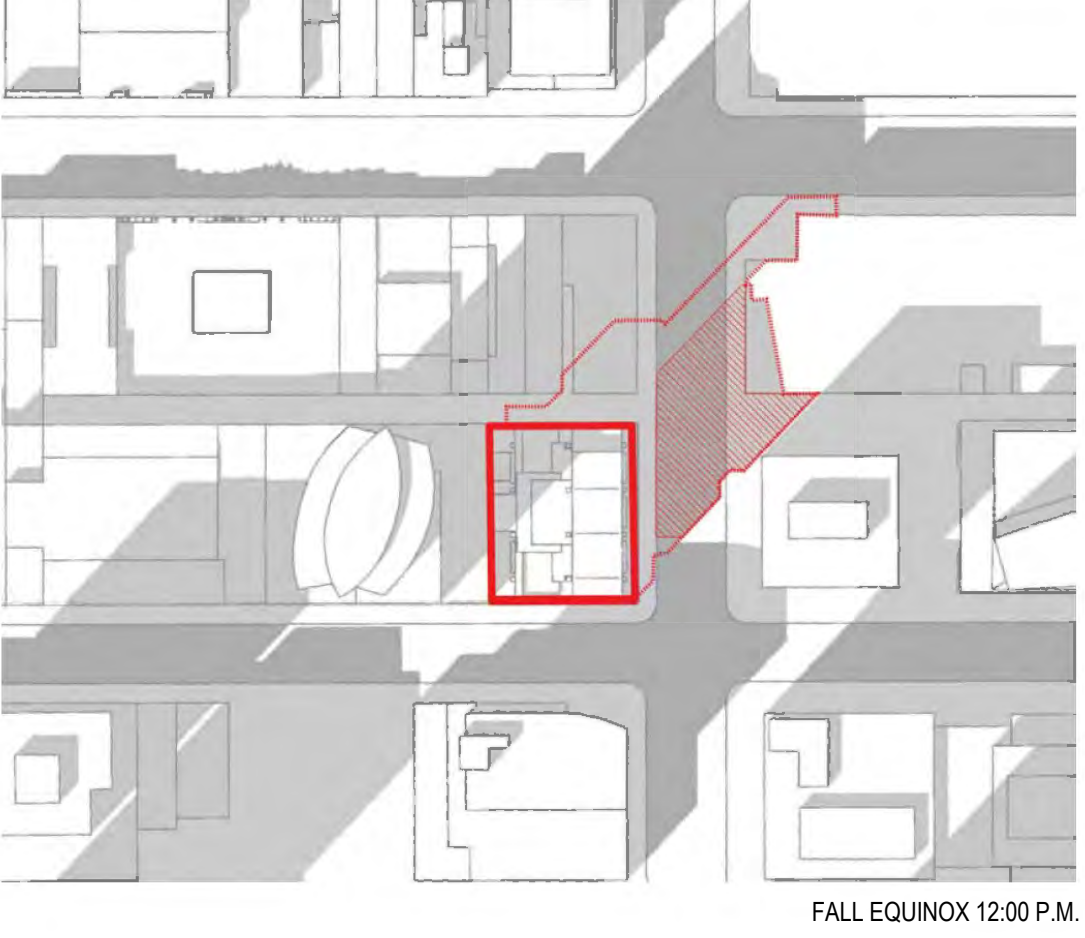
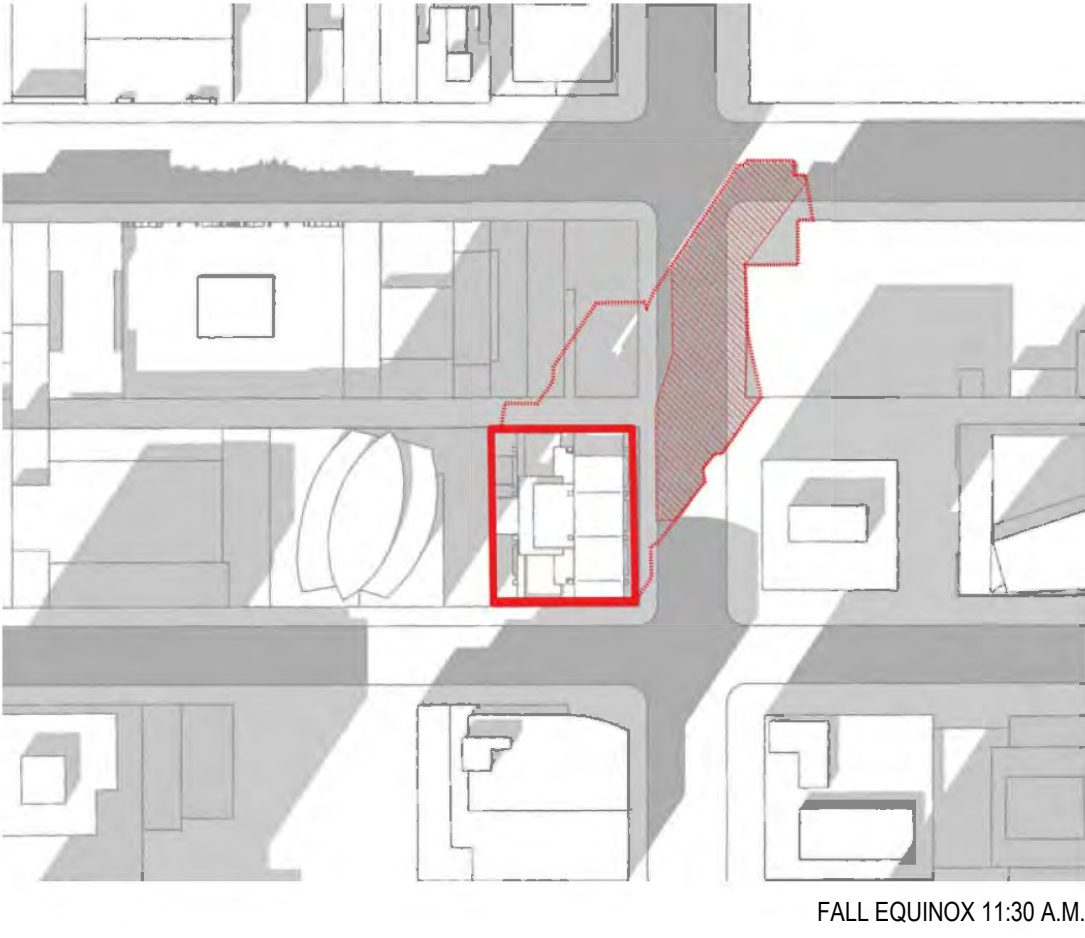
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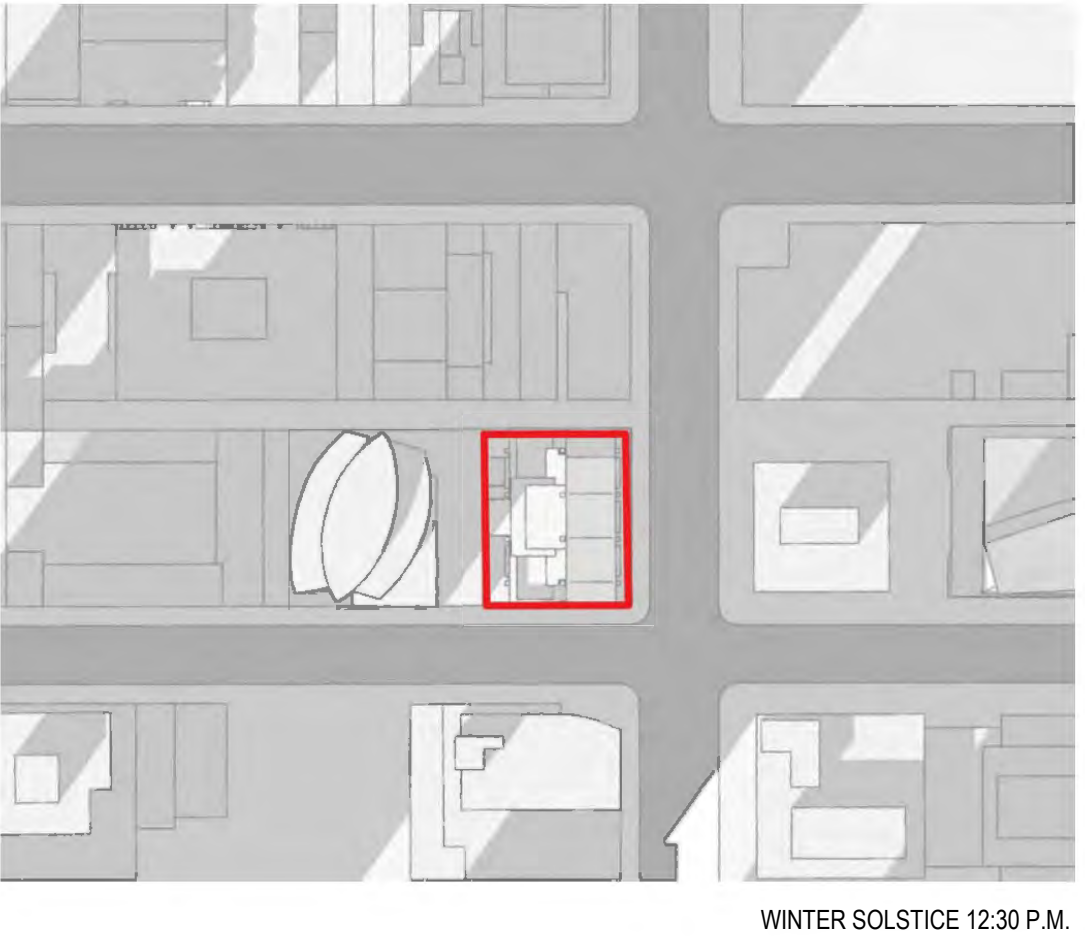
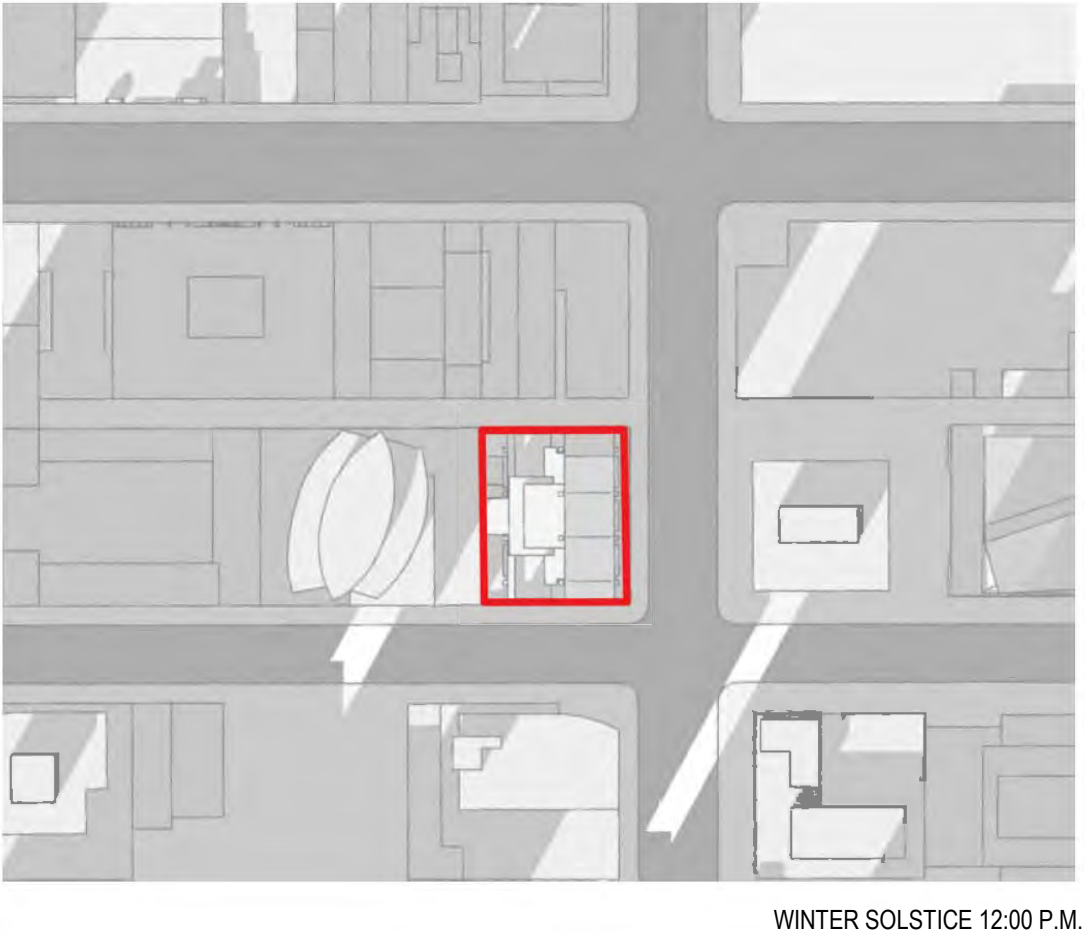
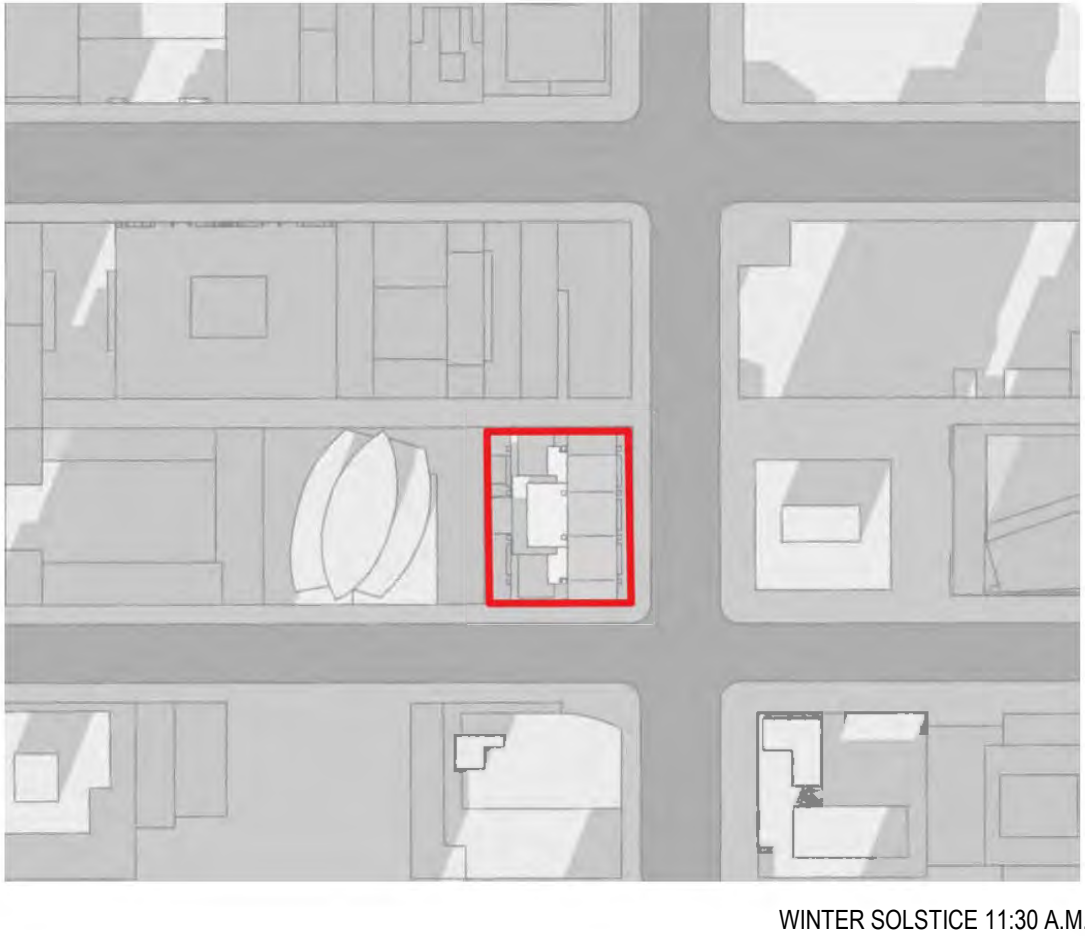
SUMMER



FALL



WINTER



SHADOW STUDY

- SITE
- SHADOW
- INCREMENTAL SHADOW ON GROUND



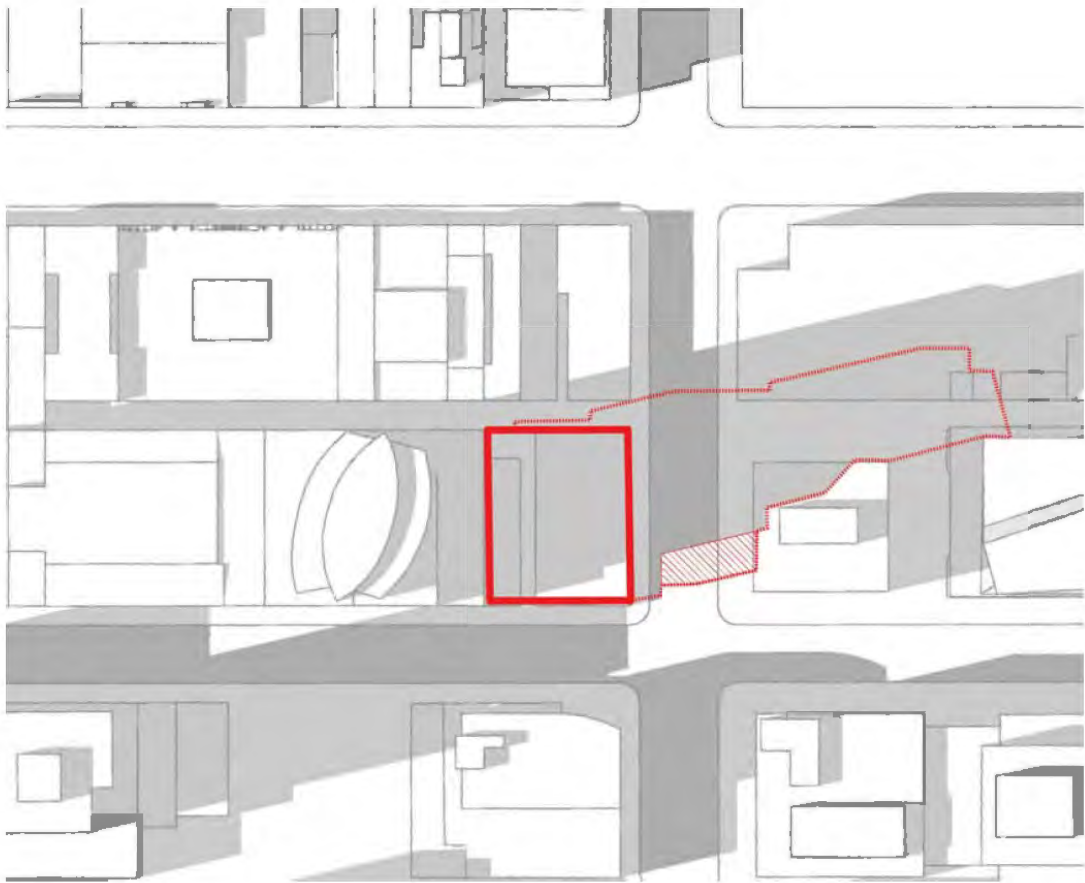
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SPRING EQUINOX 01:30 P.M.

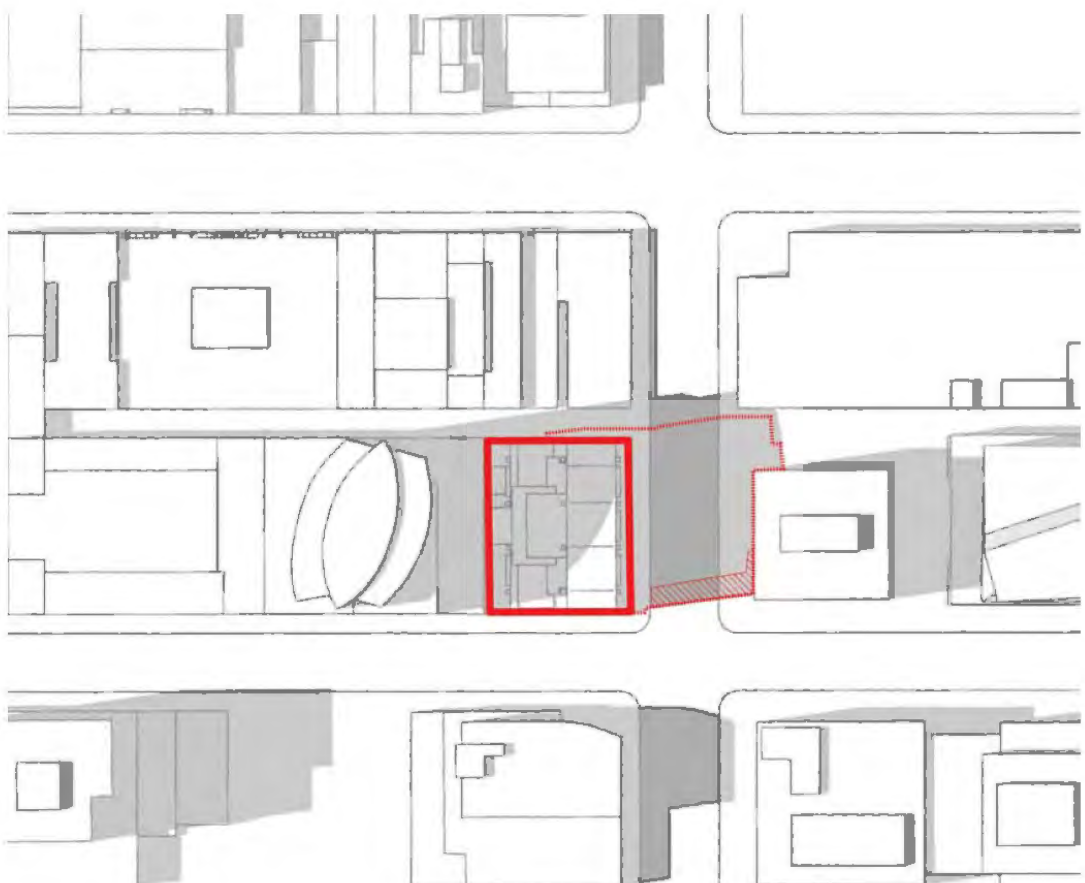


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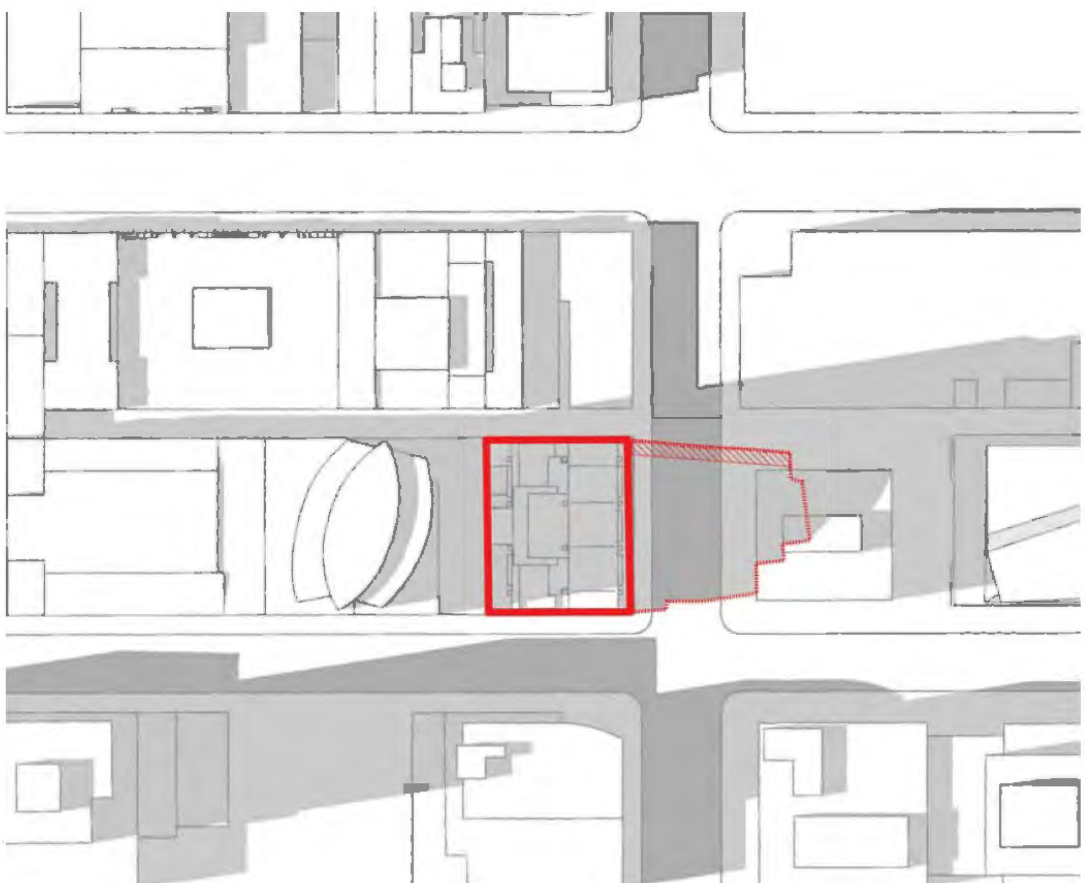
SUMMER



SUMMER SOLSTICE 01:00 P.M.



SUMMER SOLSTICE 01:30 P.M.



SUMMER SOLSTICE 02:00 P.M.

FALL



FALL EQUINOX 01:00 P.M.

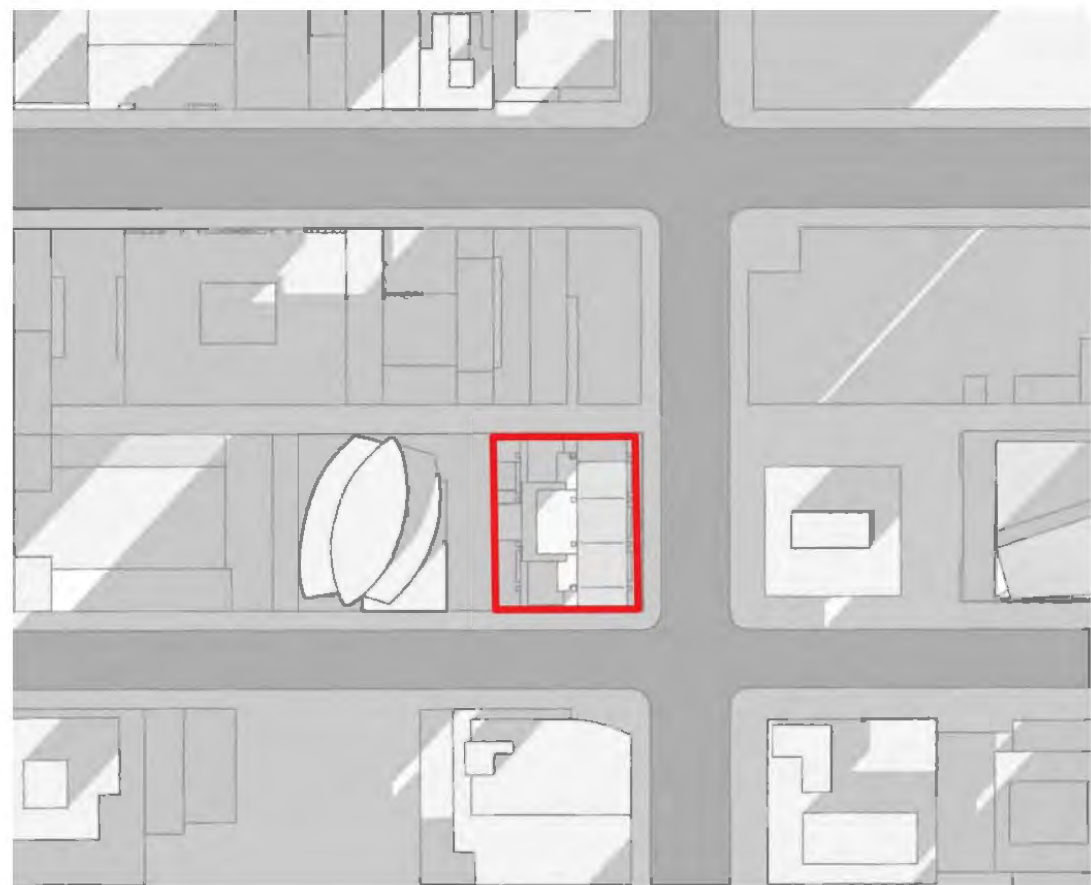


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FALL EQUINOX 02:00 P.M.

WINTER



WINTER SOLSTICE 01:00 P.M.



WINTER SOLSTICE 01:30 P.M.



WINTER SOLSTICE 02:00 P.M.

SHADOW STUDY

- SITE
- SHADOW
- INCREMENTAL SHADOW ON GROUND

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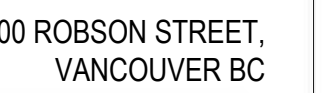
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SHADOW STUDY
01PM-02PM

A04-06

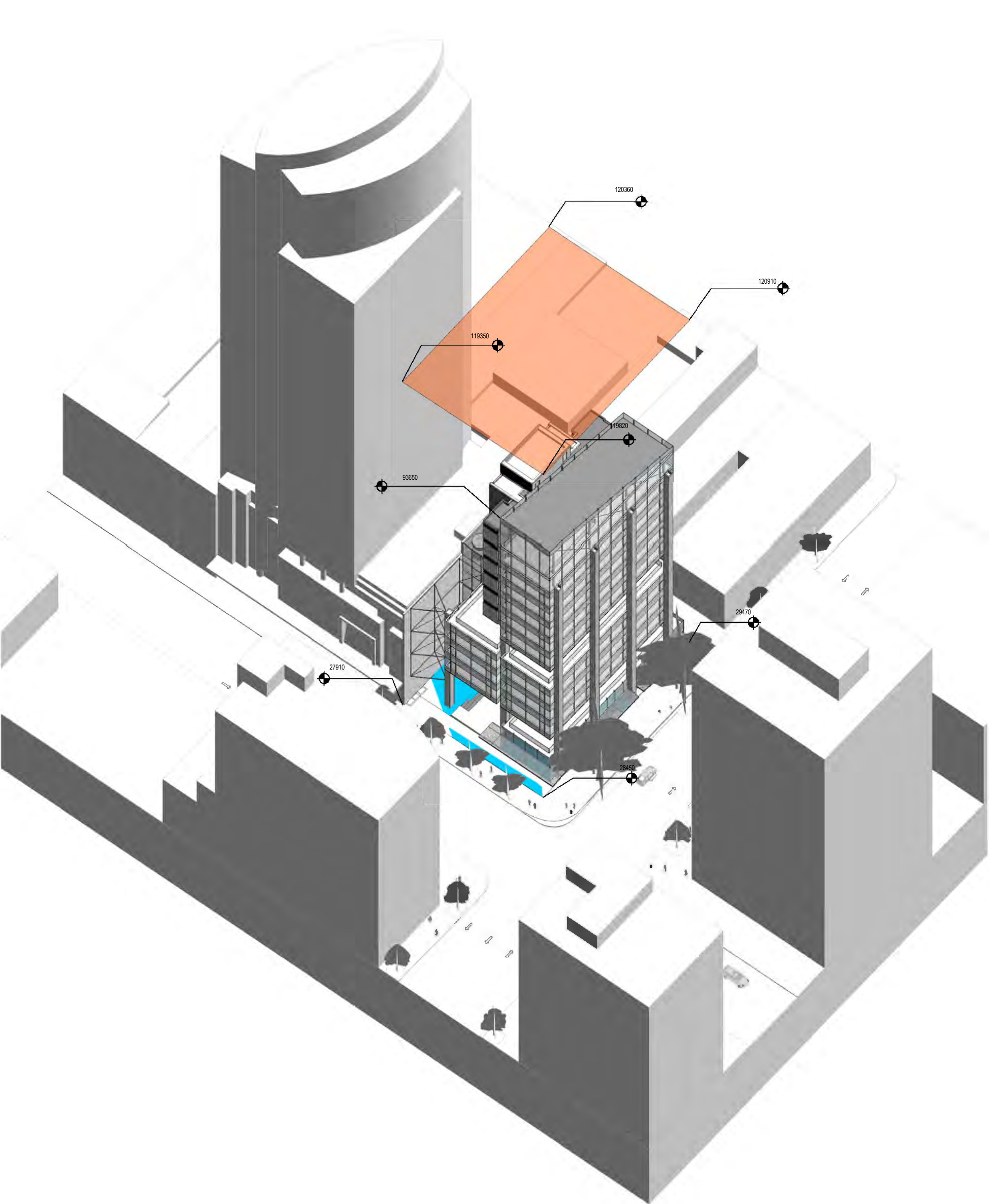
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SRW PLAN

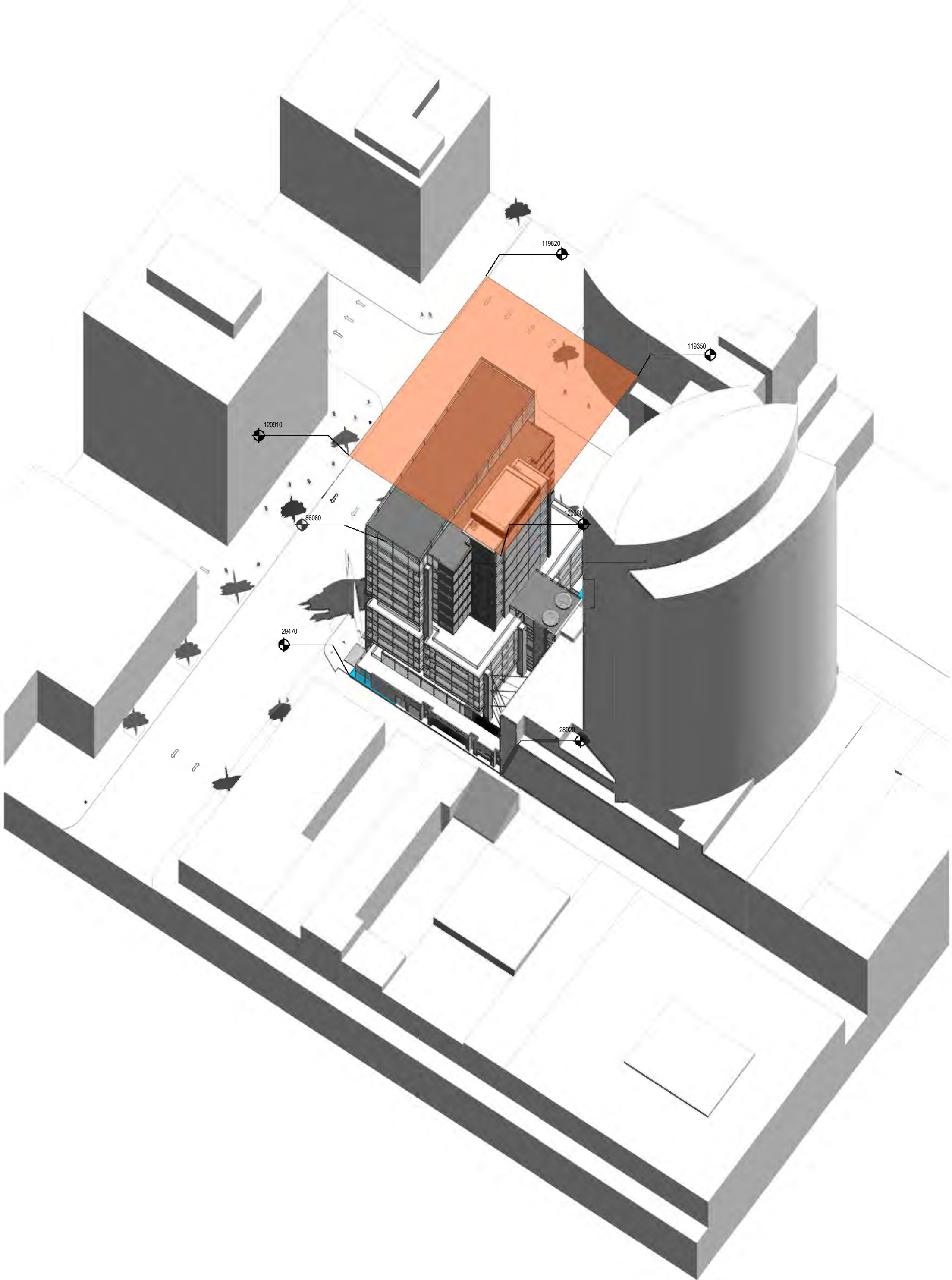
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① 300'-0" MAX. ZONING HEIGHT - OVERALL BASE SURFACE - SOUTH



② 300'-0" MAX. ZONING HEIGHT - OVERALL BASE SURFACE - NORTH

MAXIMUM HEIGHT LEGEND

- 300'-0" MAX. ZONING HEIGHT BOUNDARY
- BASE SURFACE

2018-12-17

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VANCOUVER BC

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MAXIMUM HEIGHT BASE
SURFACE

A04-08

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① SEYMOUR AND ROBSON LOOKING WEST



② ROBSON AND GRANVILLE LOOKING SOUTH

2018-12-17

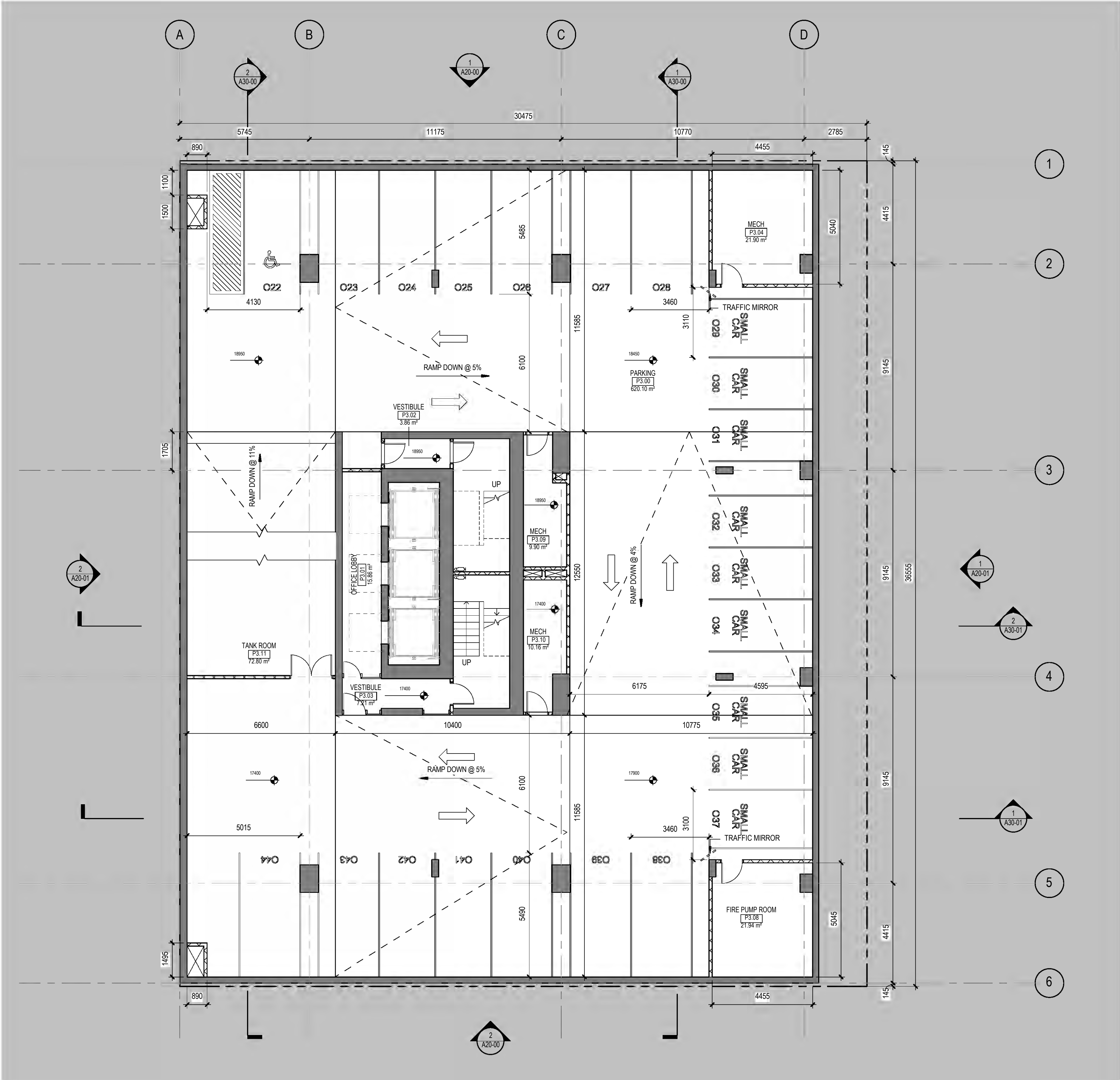
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AXONOMETRICS

A04-09

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1 LEVEL P3
1:100

2018-12-17

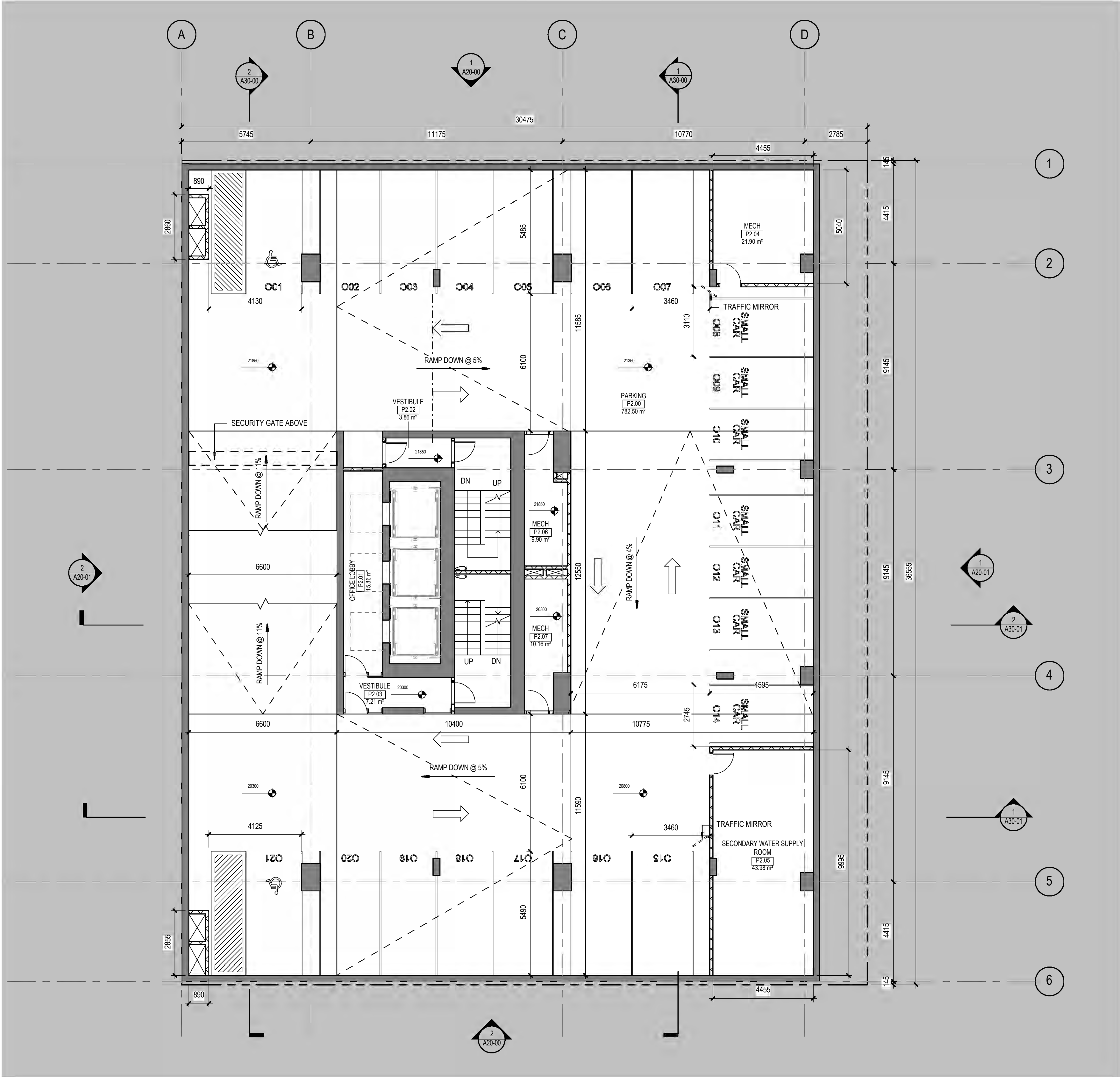
600 ROBSON STREET,
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LEVEL P3 PARKADE
PLAN

A11-01

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① LEVEL P2
1:100

2018-12-17

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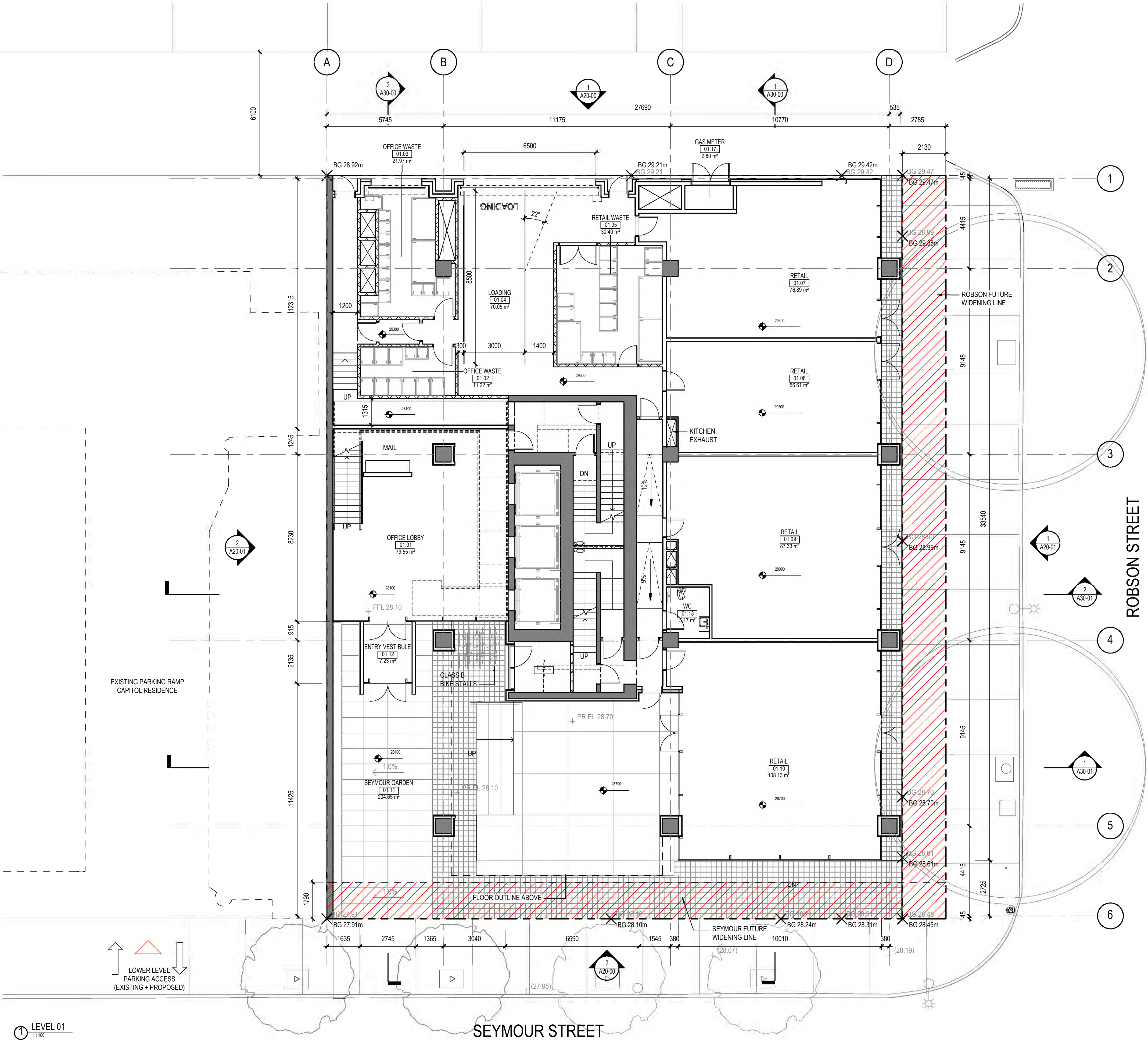
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- 2 PRE-APPLICATION SET 2018-11-02
- 3 DP APPLICATION 2018-12-17

LEVEL P2 PARKADE
PLAN

A11-02

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2018-12-17

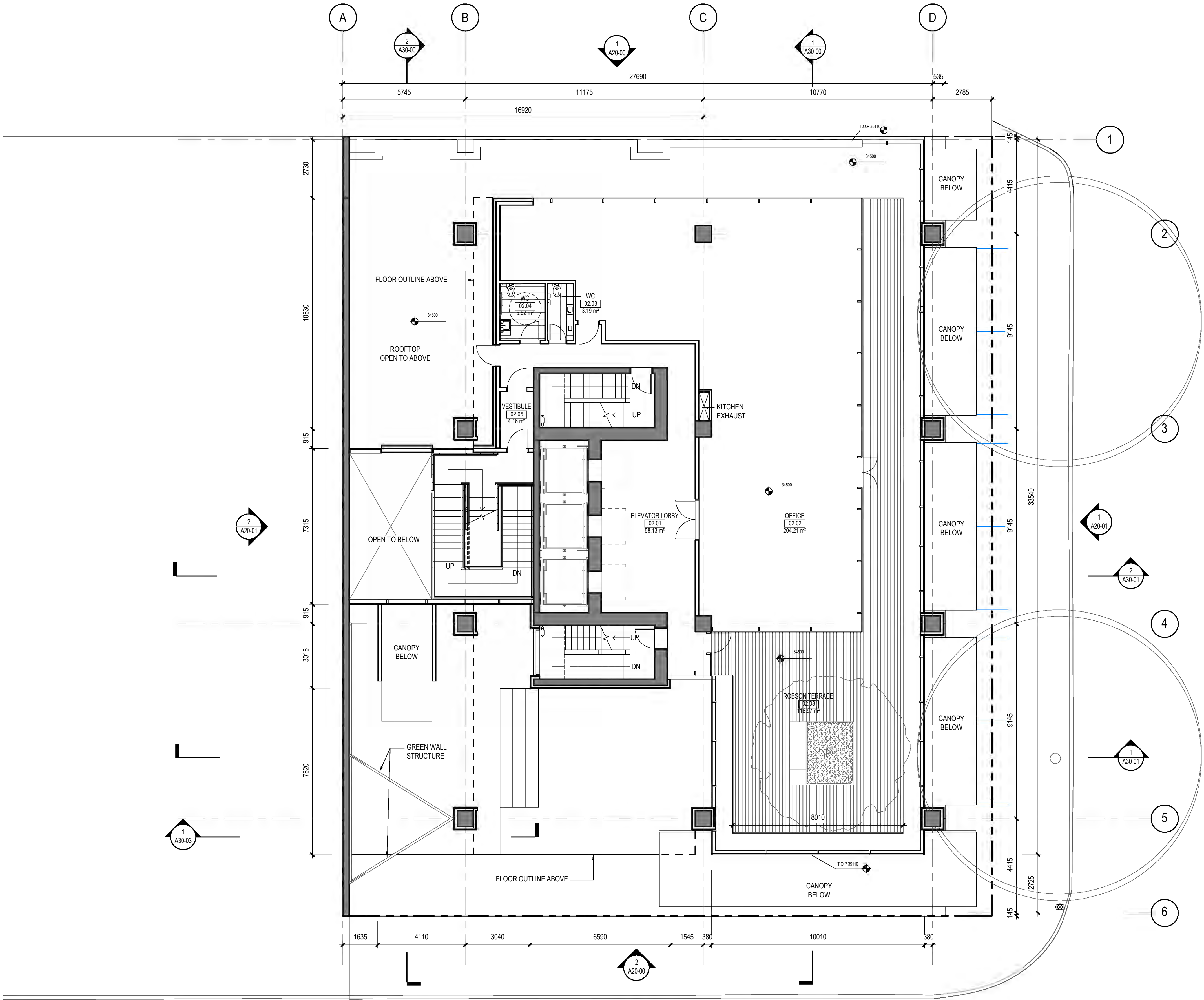
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VANCOUVER BC

1 DP QC CHECK SET 2018-09-14
2 PRE-APPLICATION SET 2018-11-02
3 DP APPLICATION 2018-12-17

LEVEL 01 FLOOR PLAN

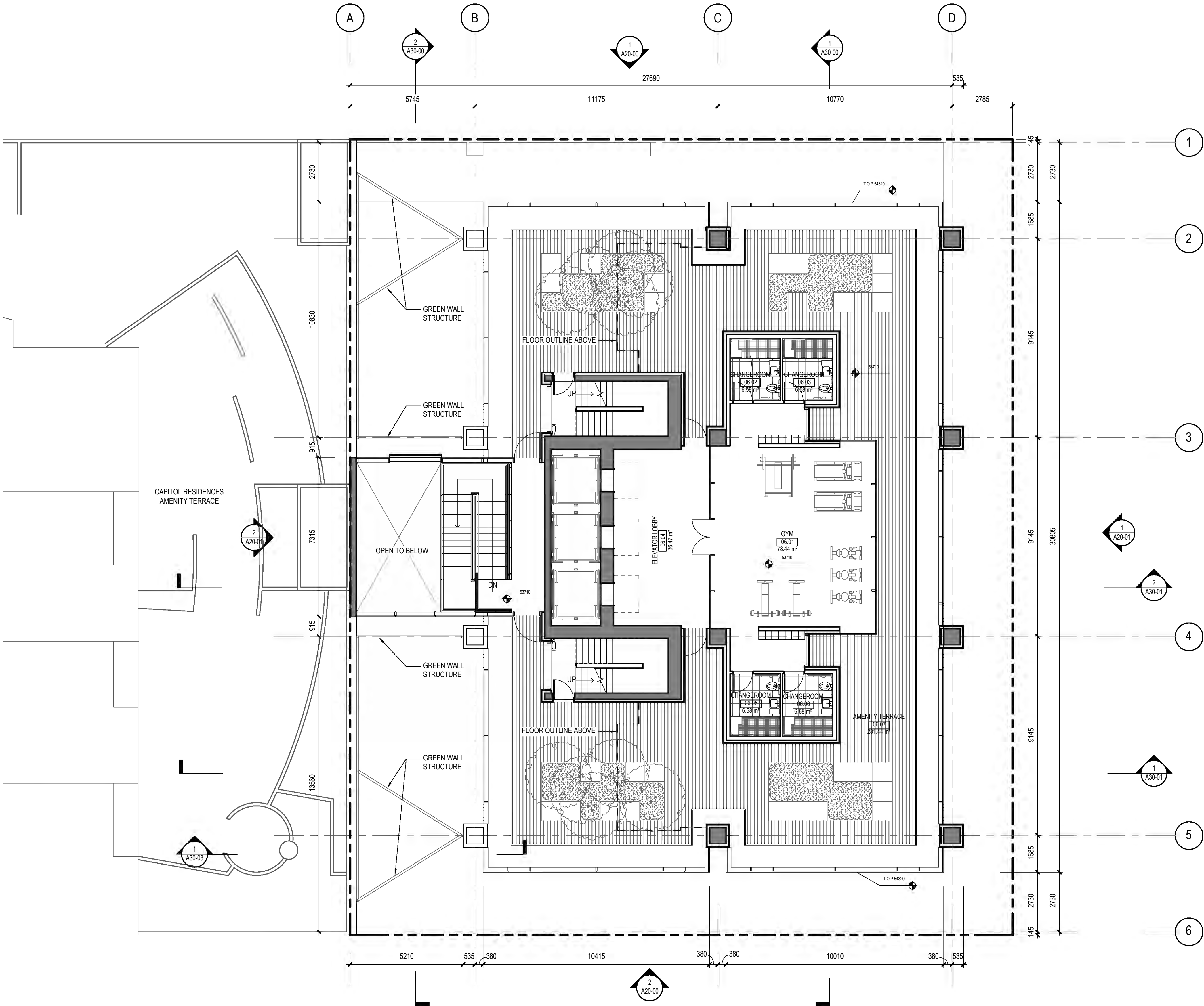
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1 LEVEL 02
1:100





1 LEVEL 06
1:100

2018-12-17

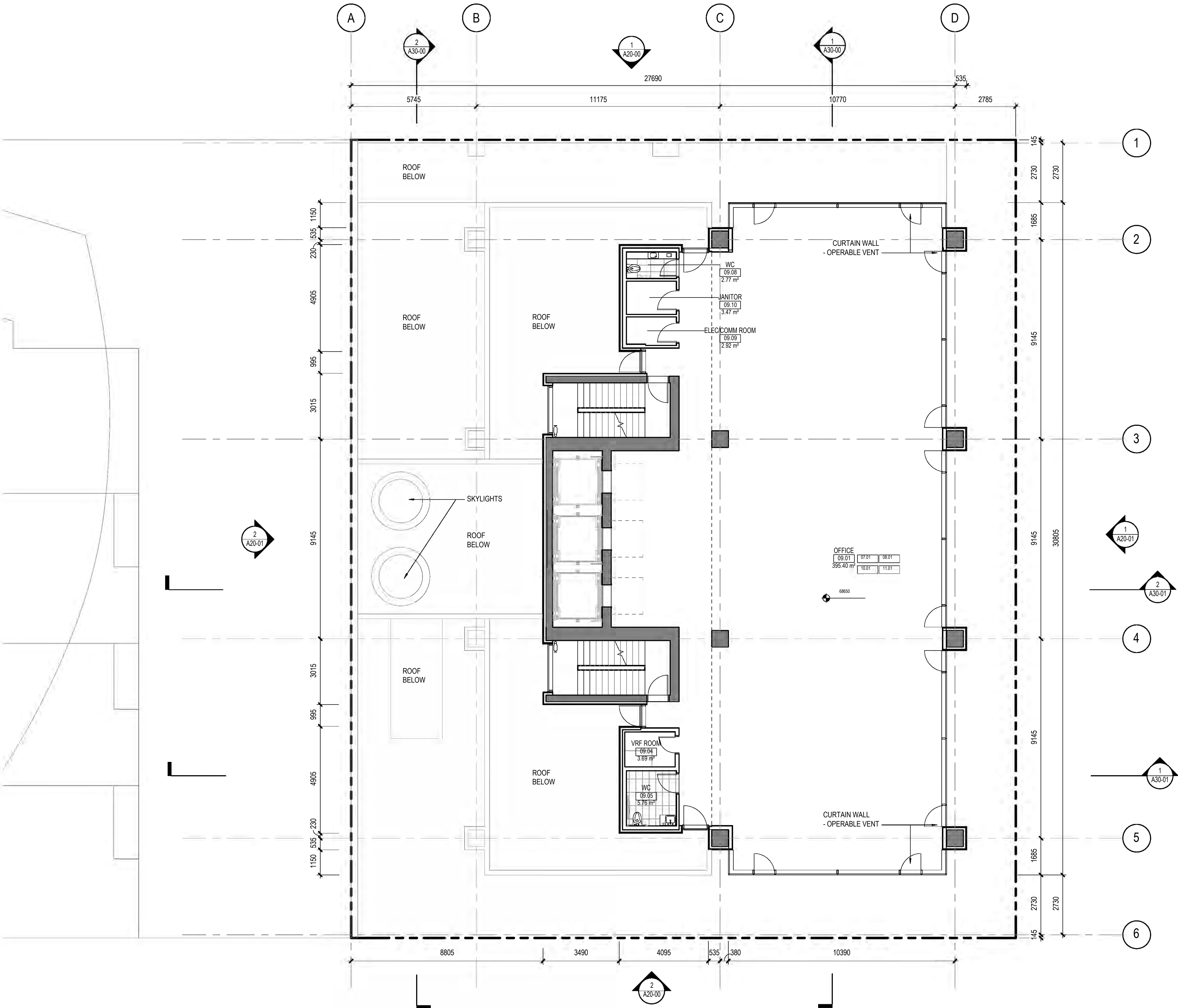
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VANCOUVER BC

- 1 DP DC CHECK SET 2018-09-14
- 2 PRE-APPLICATION SET 2018-11-02
- 3 DP APPLICATION 2018-12-17

LEVEL 06 FLOOR PLAN

A11-07

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1 LEVEL 09
1:100

2018-12-17

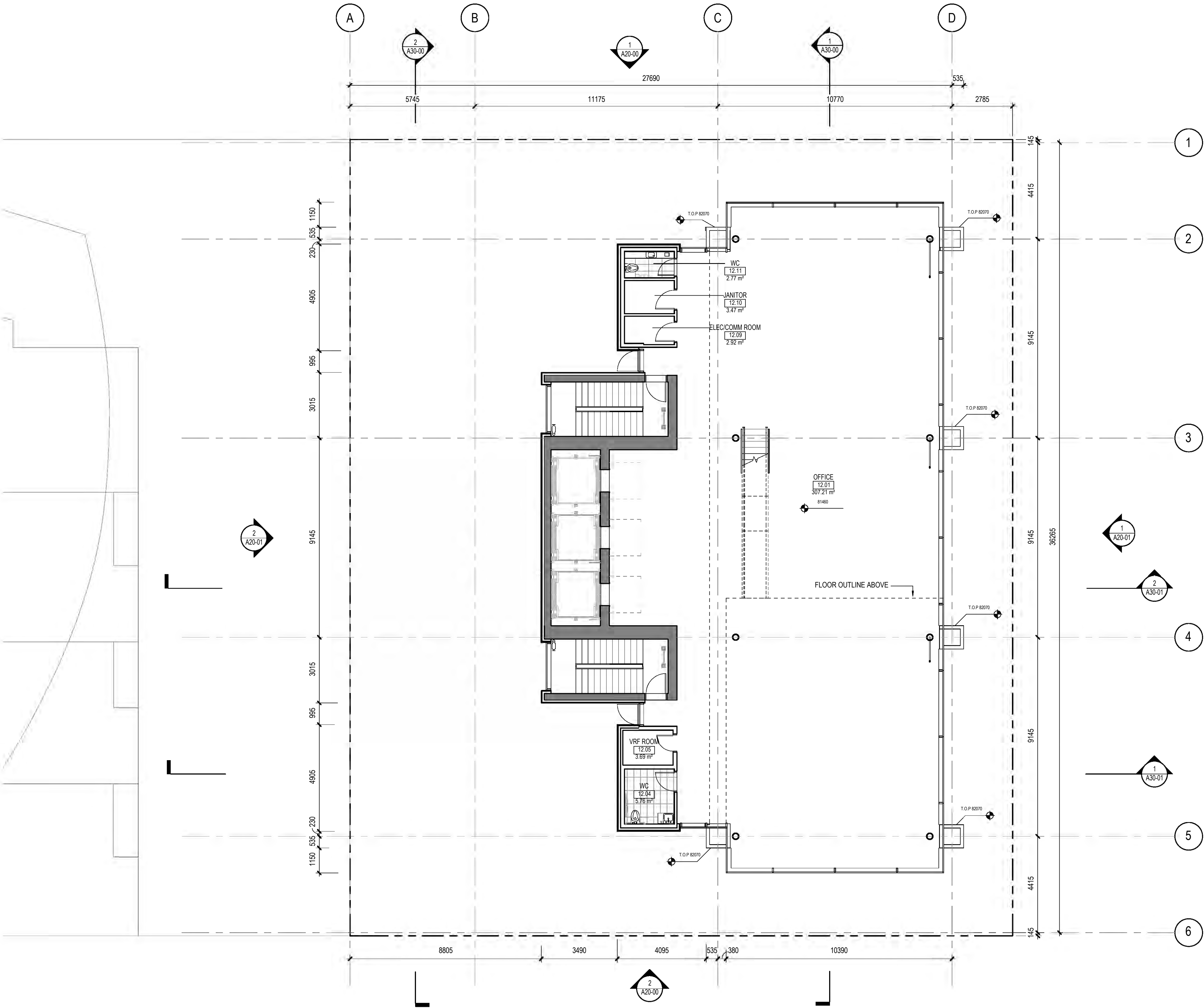
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- 2 PRE-APPLICATION SET 2018-11-02
- 3 DP APPLICATION 2018-12-17

LEVEL 07-11 FLOOR
PLAN

A11-08

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1 LEVEL 12
1:100

2018-12-17

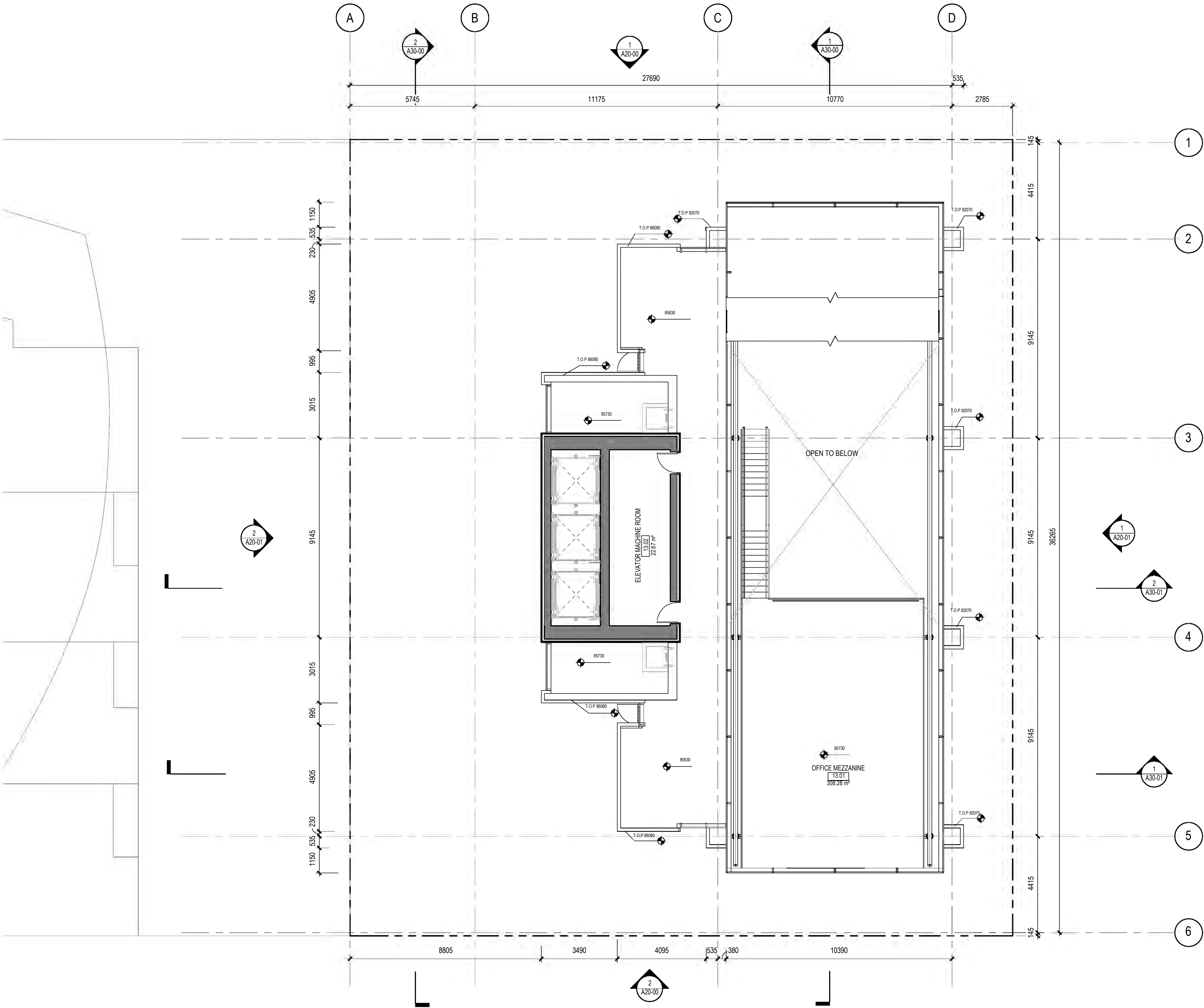
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2 PRE-APPLICATION SET 2018-11-02
3 DP APPLICATION 2018-12-17

LEVEL 12 FLOOR PLAN

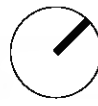
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1 LEVEL 13
1:100

2018-12-17



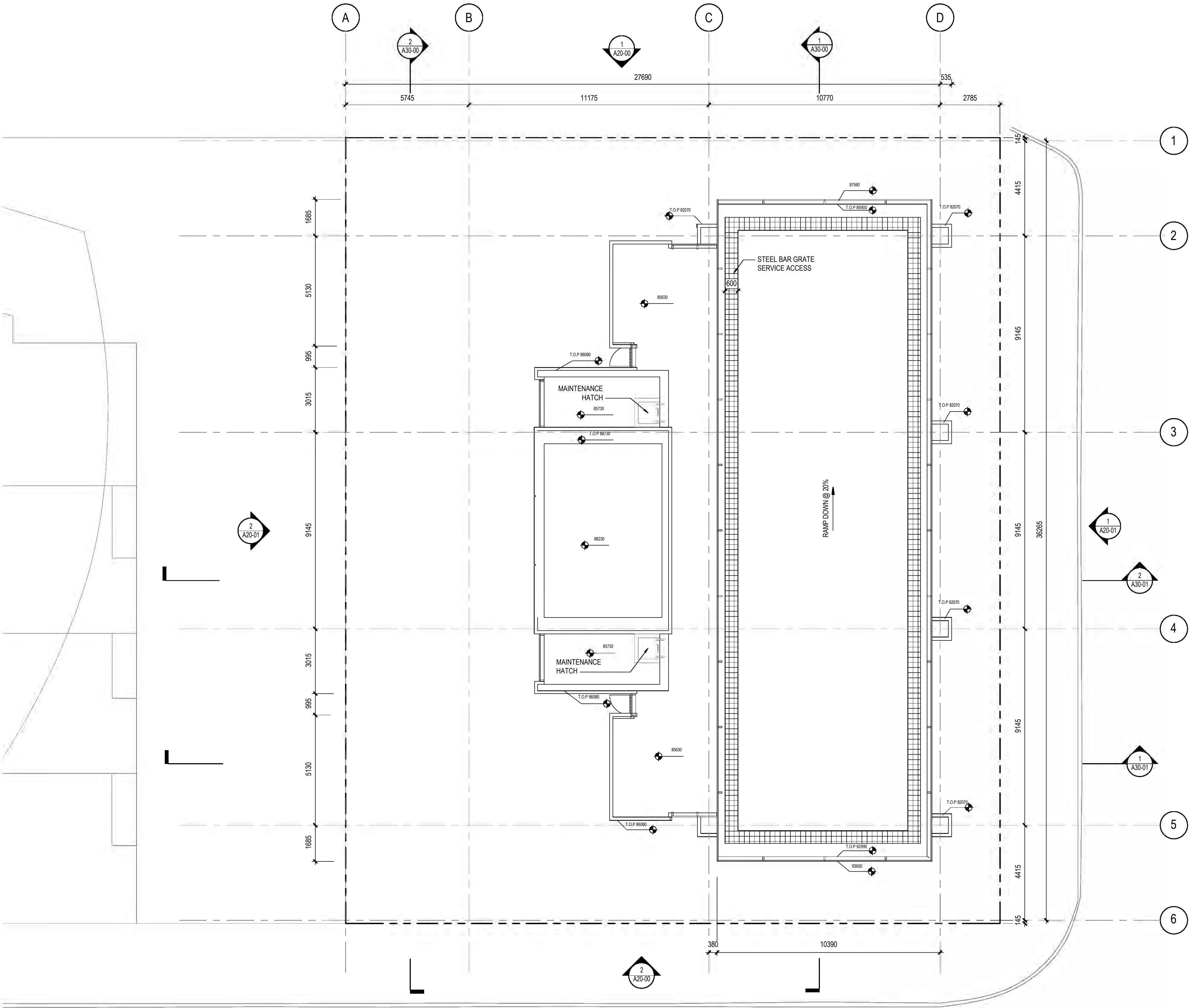
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VANCOUVER BC

1 DP QC CHECK SET 2018-09-14
2 PRE-APPLICATION SET 2018-11-02
3 DP APPLICATION 2018-12-17

LEVEL 13 FLOOR PLAN

A11-10

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1 LEVEL ROOF
1:100

2018-12-17

600 ROBSON STREET,
VANCOUVER BC

1 DP QC CHECK SET 2018-09-14
2 PRE-APPLICATION SET 2018-11-02
3 DP APPLICATION 2018-12-17

LEVEL ROOF FLOOR
PLAN

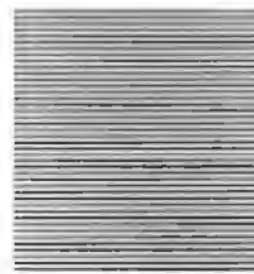
A11-11

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- 

1. CURTAIN WALL - VISION GLASS
- 

2. CURTAIN WALL - SPANDREL GLASS
- 

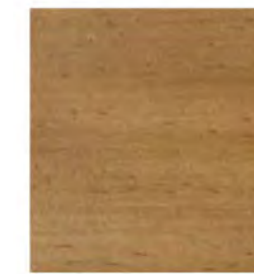
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- 

4. WALL CLADDING - METAL TEXTURED
- 

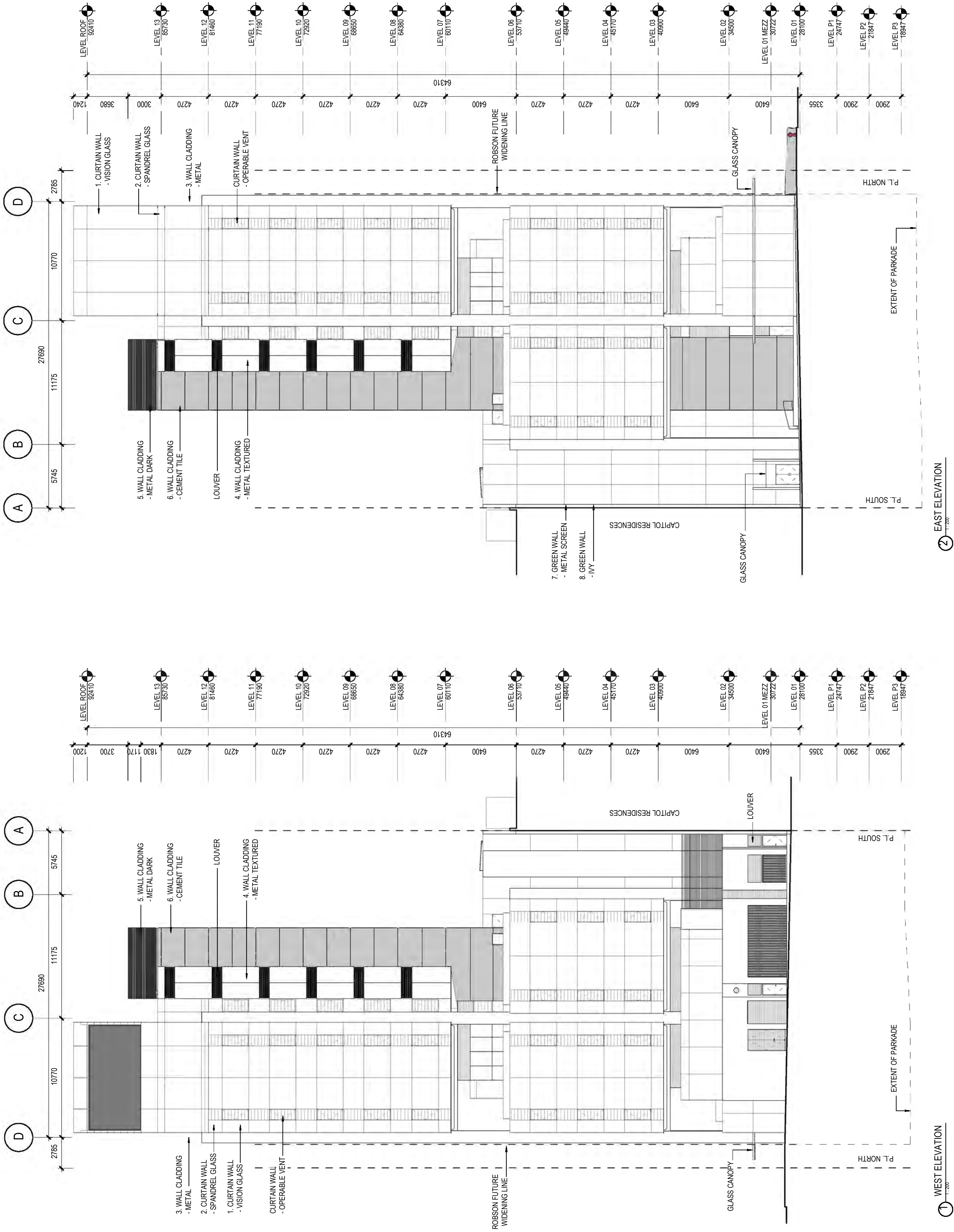
5. WALL CLADDING - METAL DARK
- 

6. WALL CLADDING - CEMENT TILE
- 

7. GREEN WALL - METAL SCREEN
- 

8. GREEN WALL - IVY
- 

9. LOBBY STAIR - WOOD RAILING

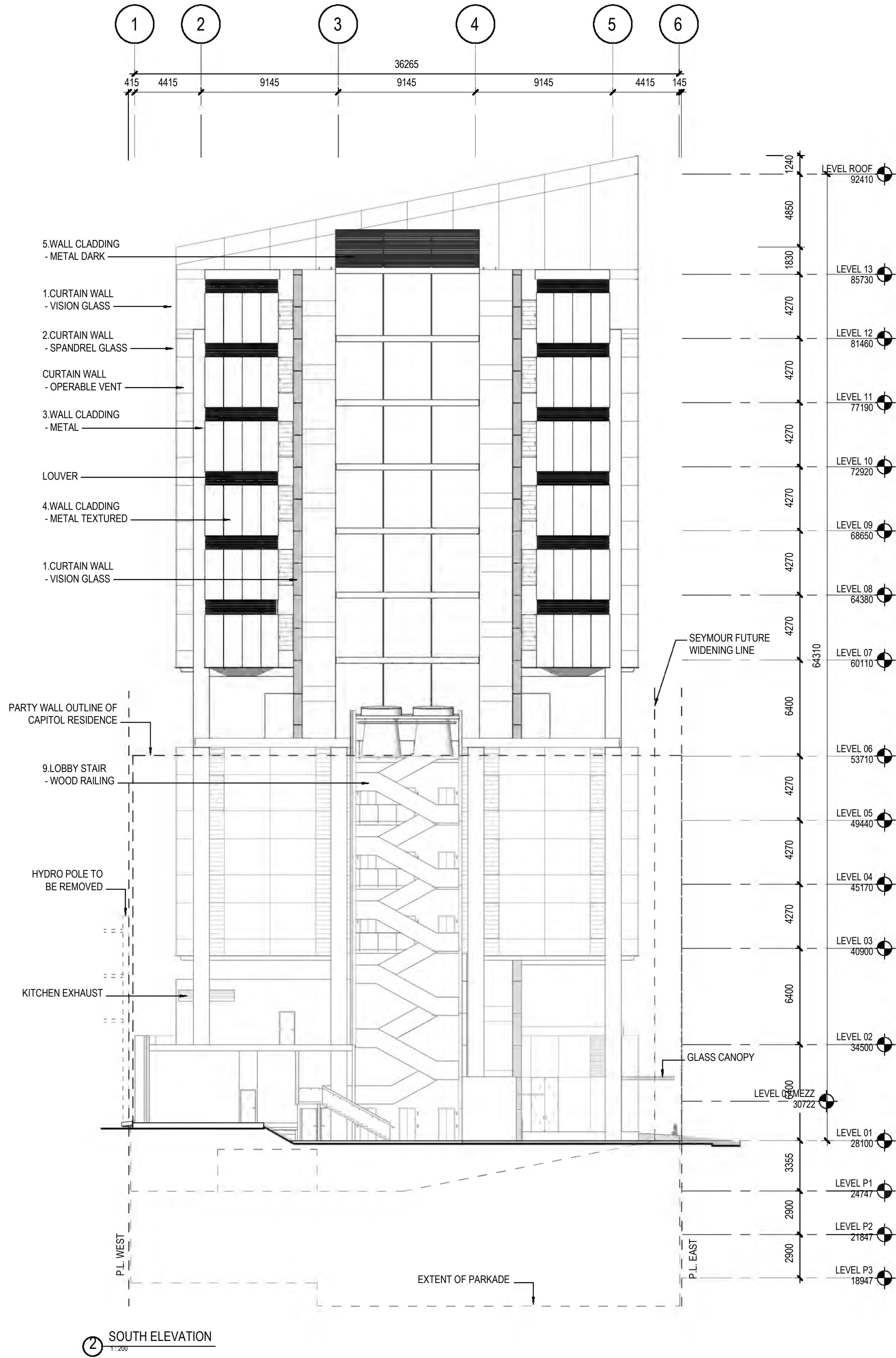
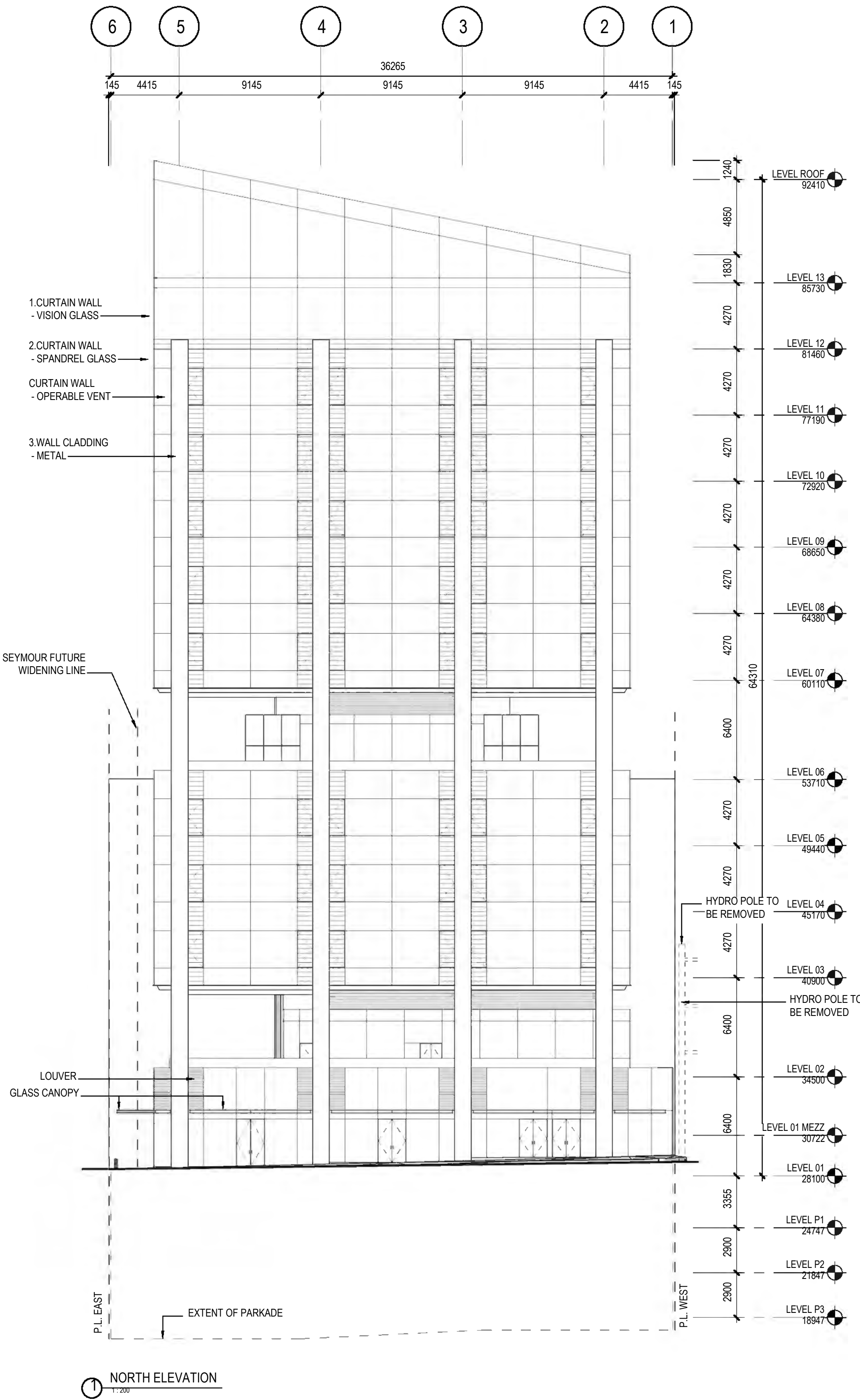


BUILDING ELEVATION

A20-00

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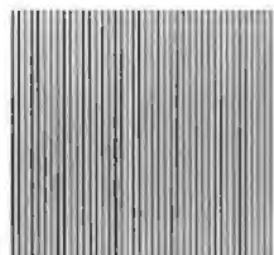
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2. CURTAIN WALL - SPANDREL GLASS



3. WALL CLADDING - METAL



4. WALL CLADDING - METAL TEXTURED



5. WALL CLADDING - METAL DARK



6. WALL CLADDING - CEMENT TILE



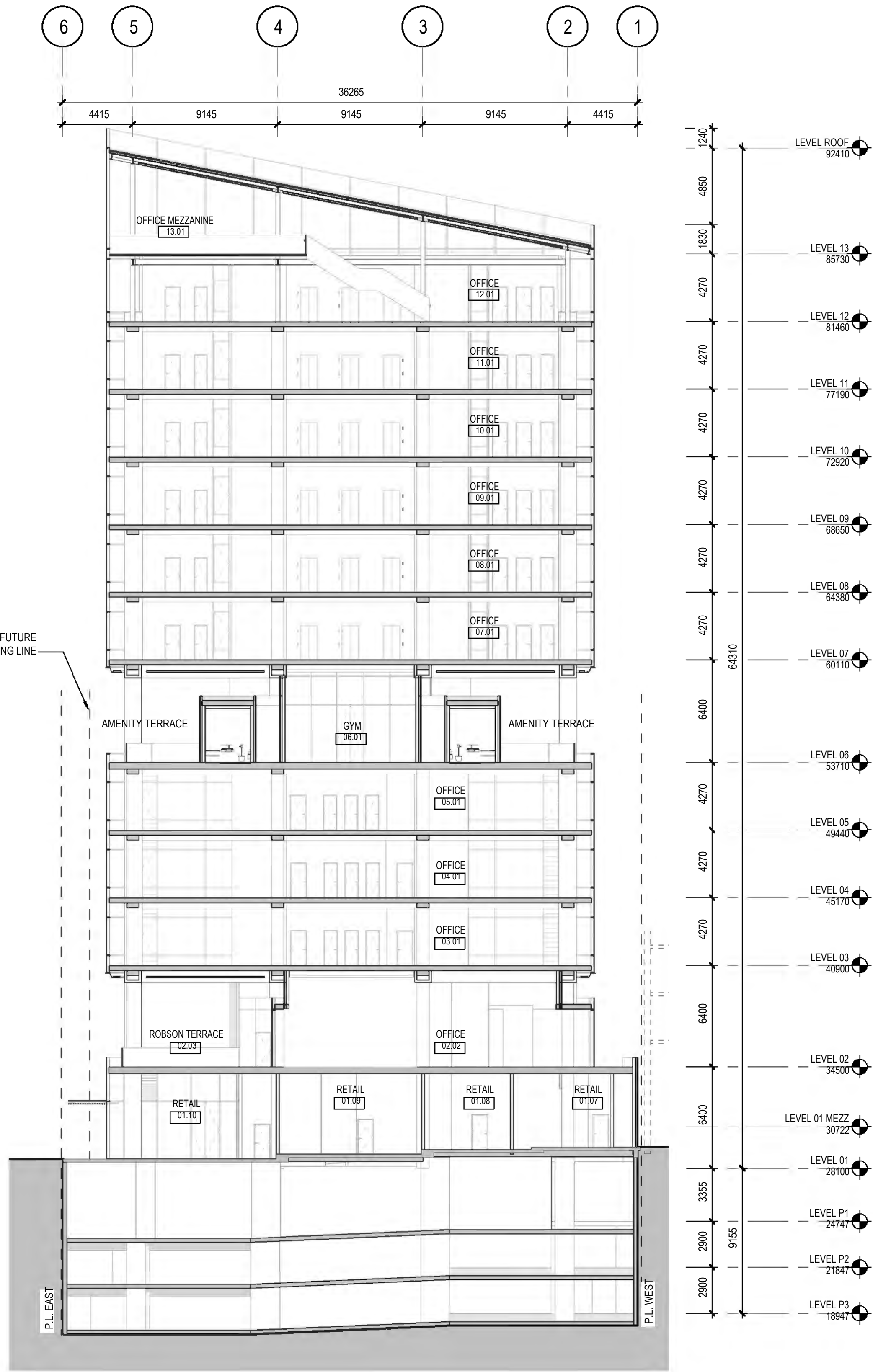
7. GREEN WALL - METAL SCREEN



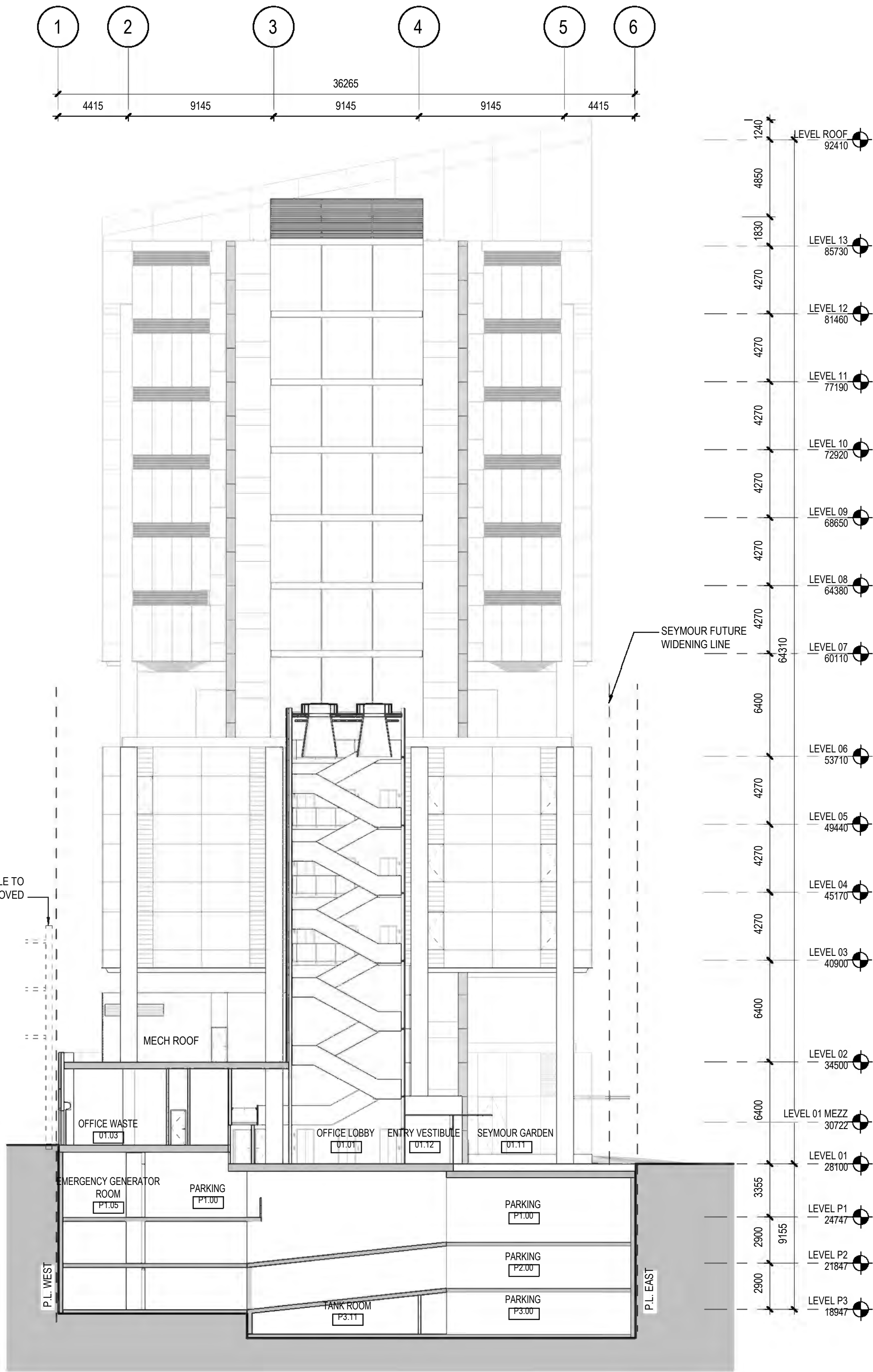
8. GREEN WALL - IVY



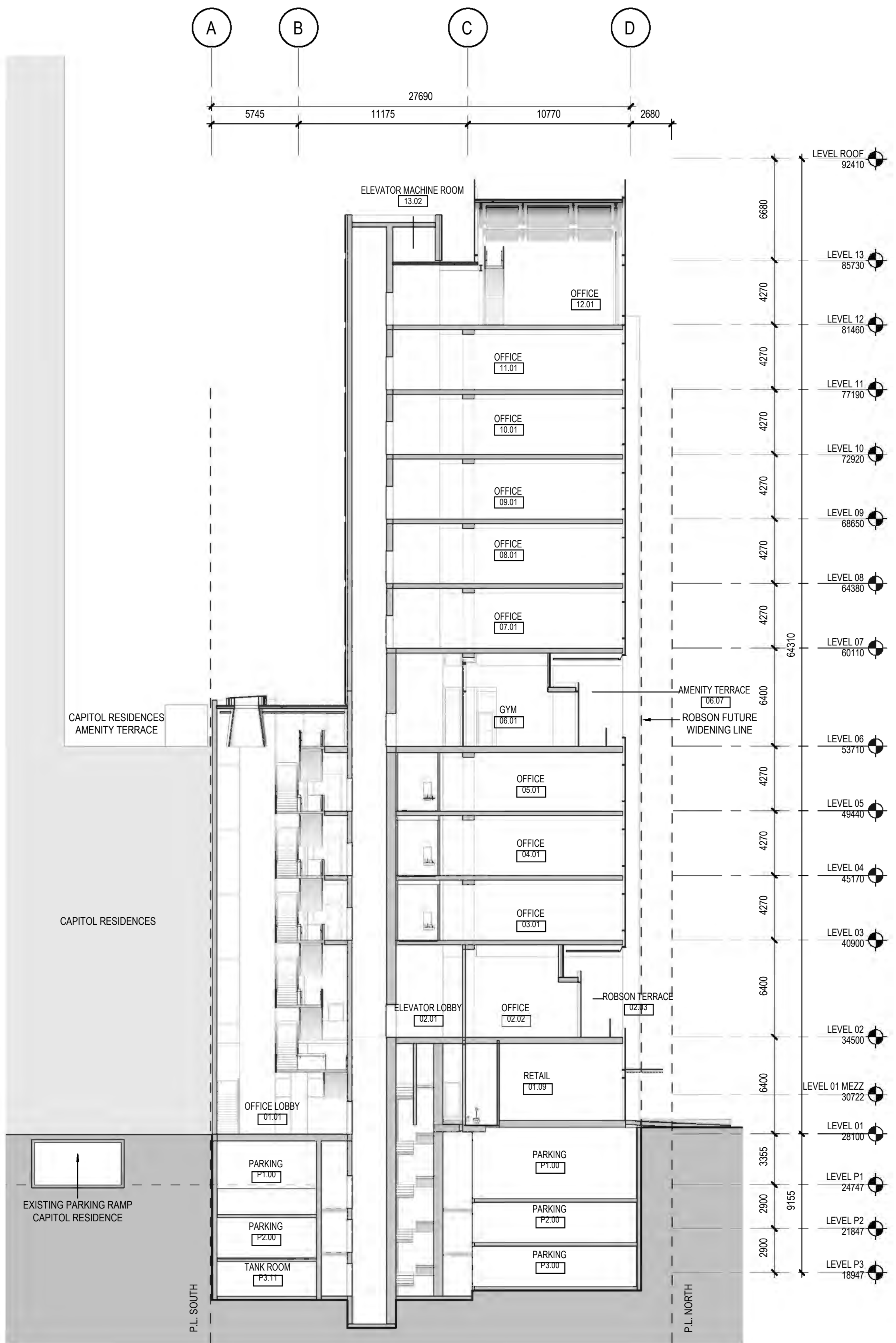
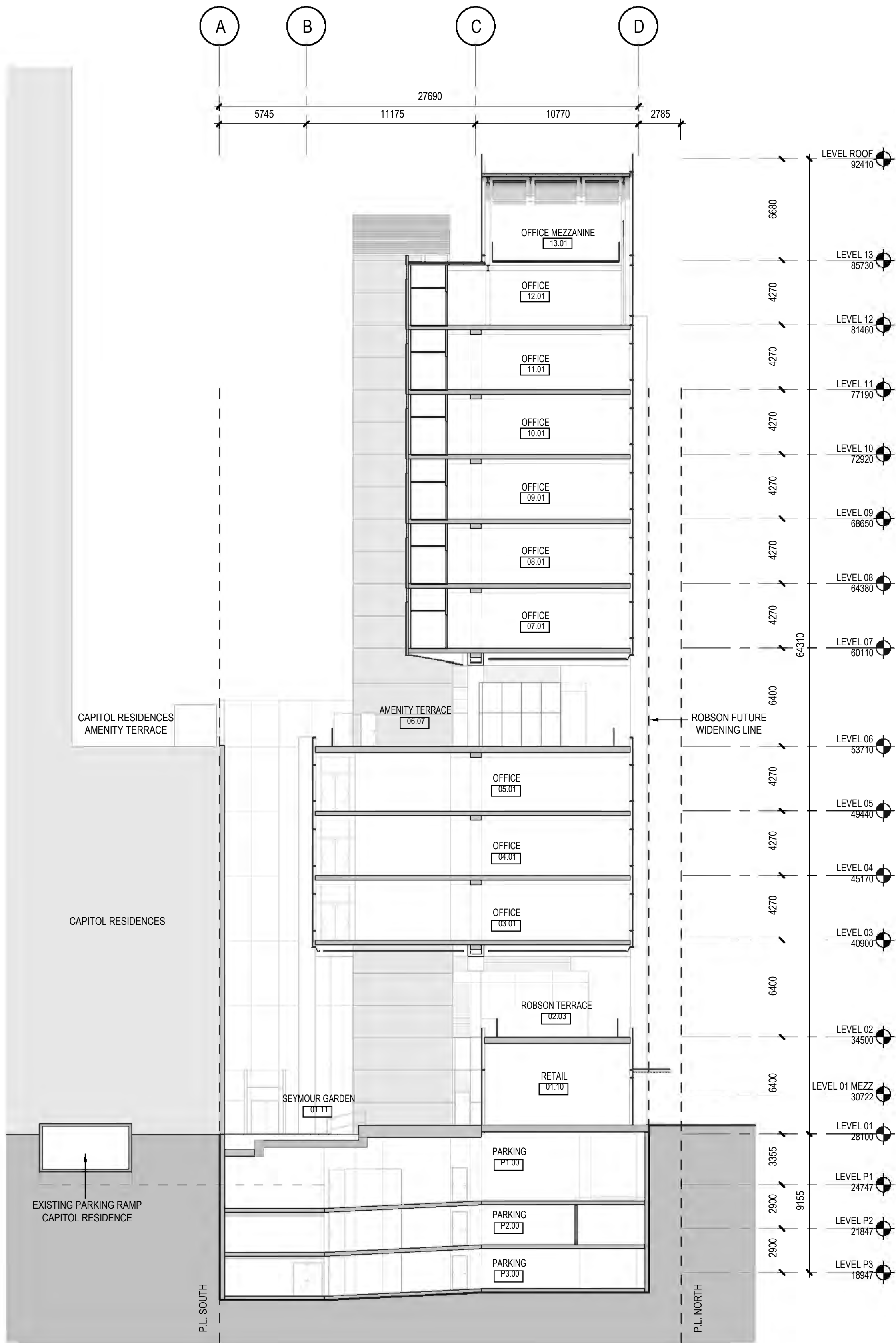
9. LOBBY STAIR - WOOD RAILING

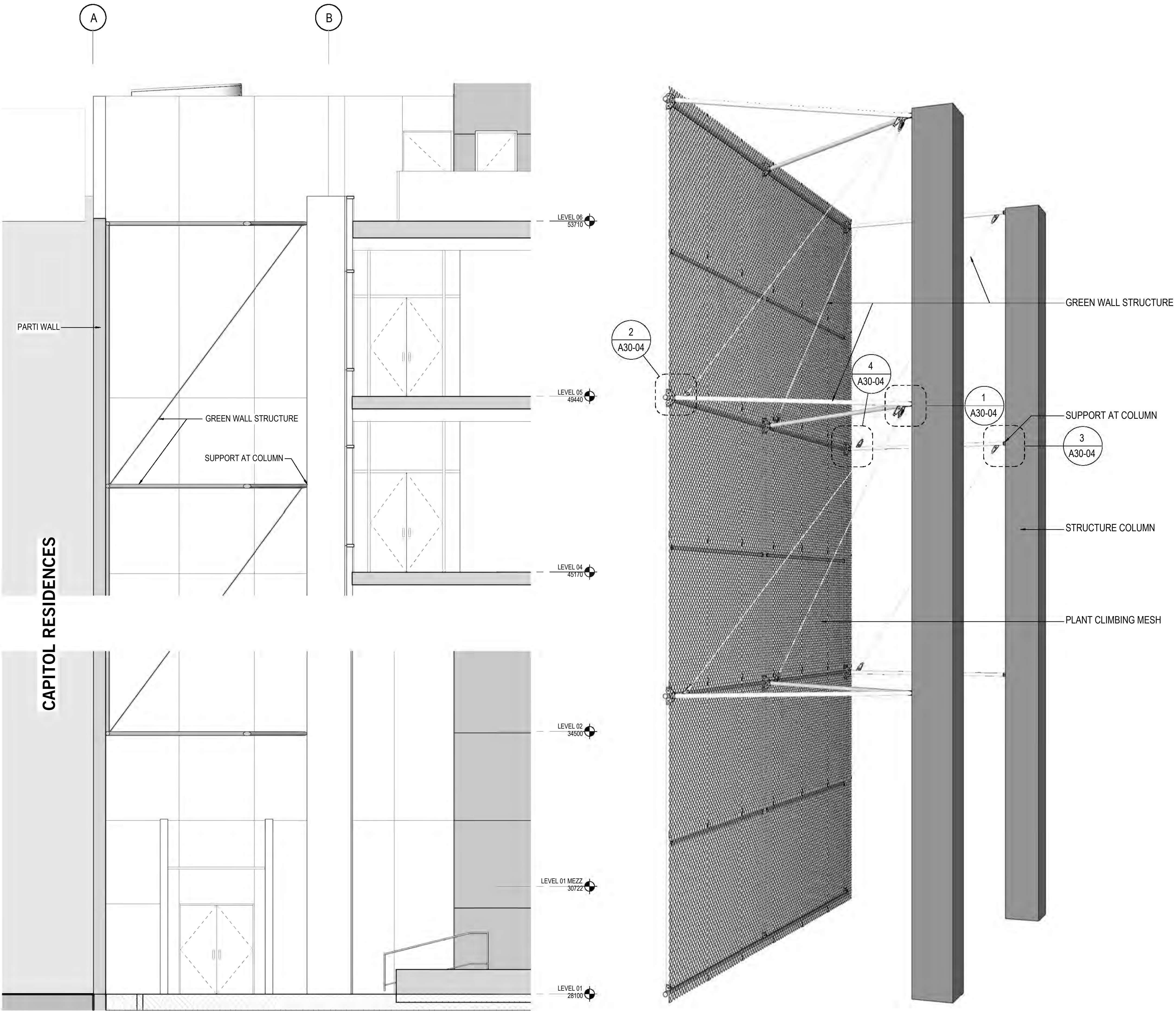


1 OVERALL EAST-WEST SECTION AT OFFICE
1/200

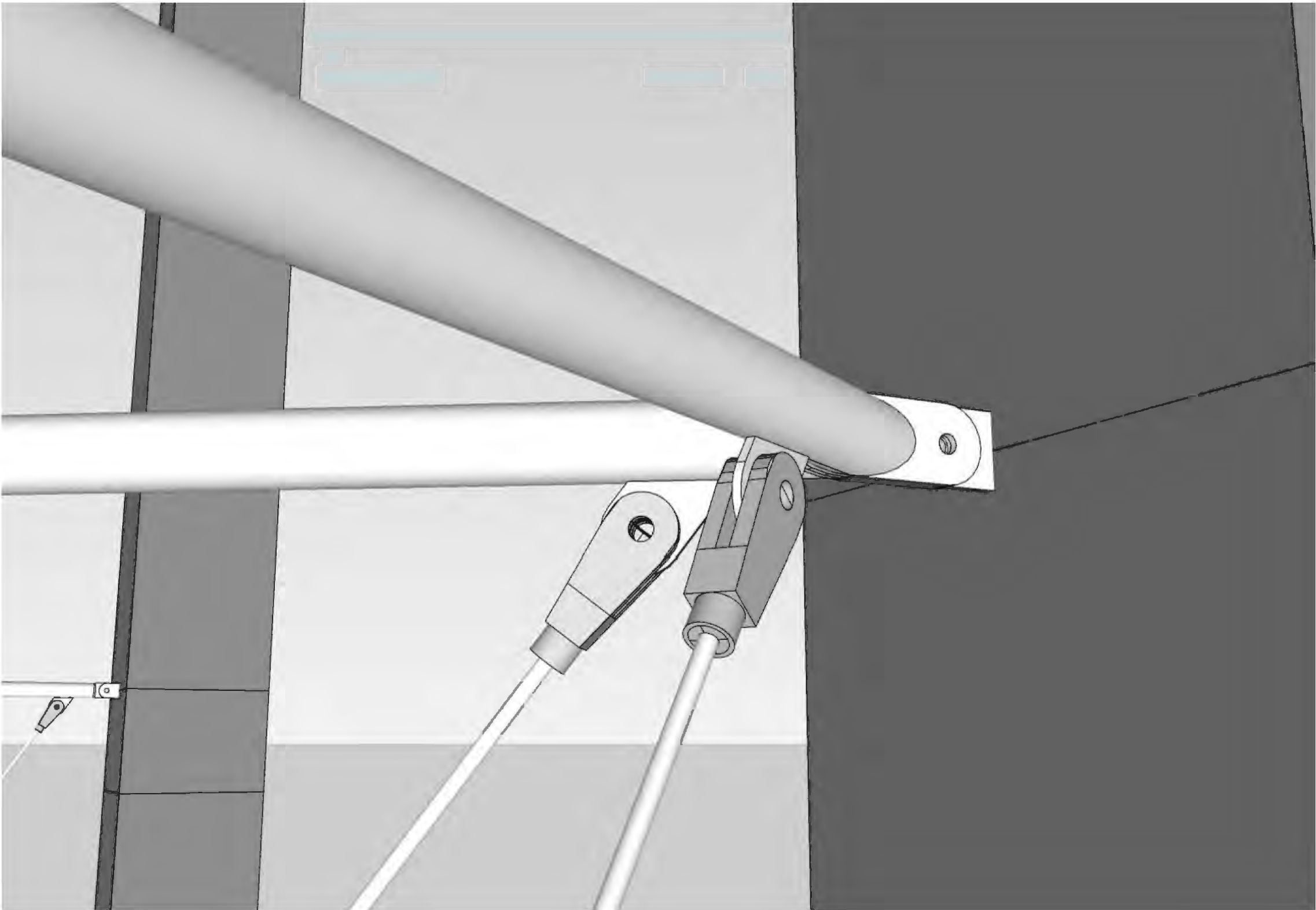


2 OVERALL EAST-WEST SECTION AT ATRIUM
1/200

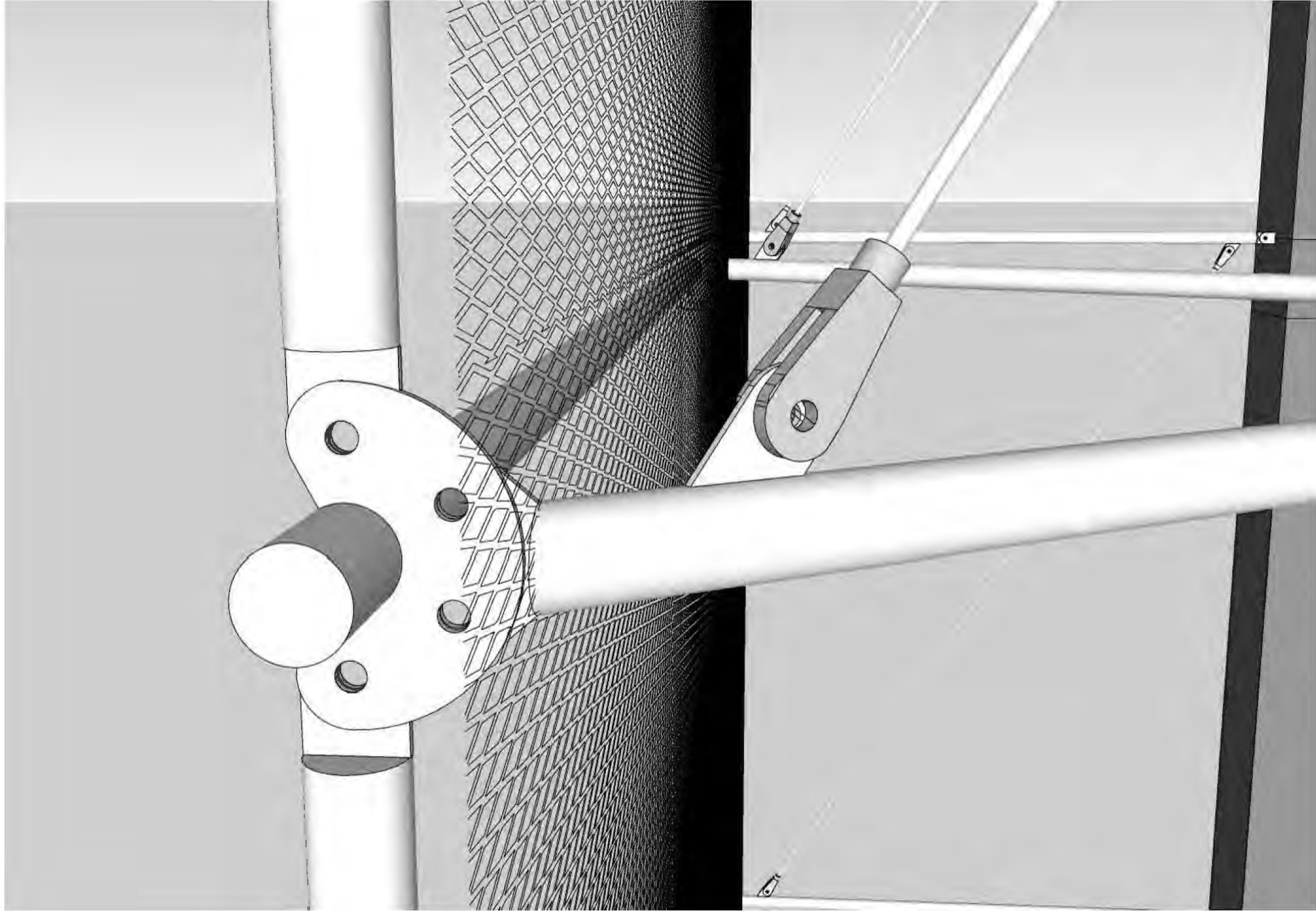




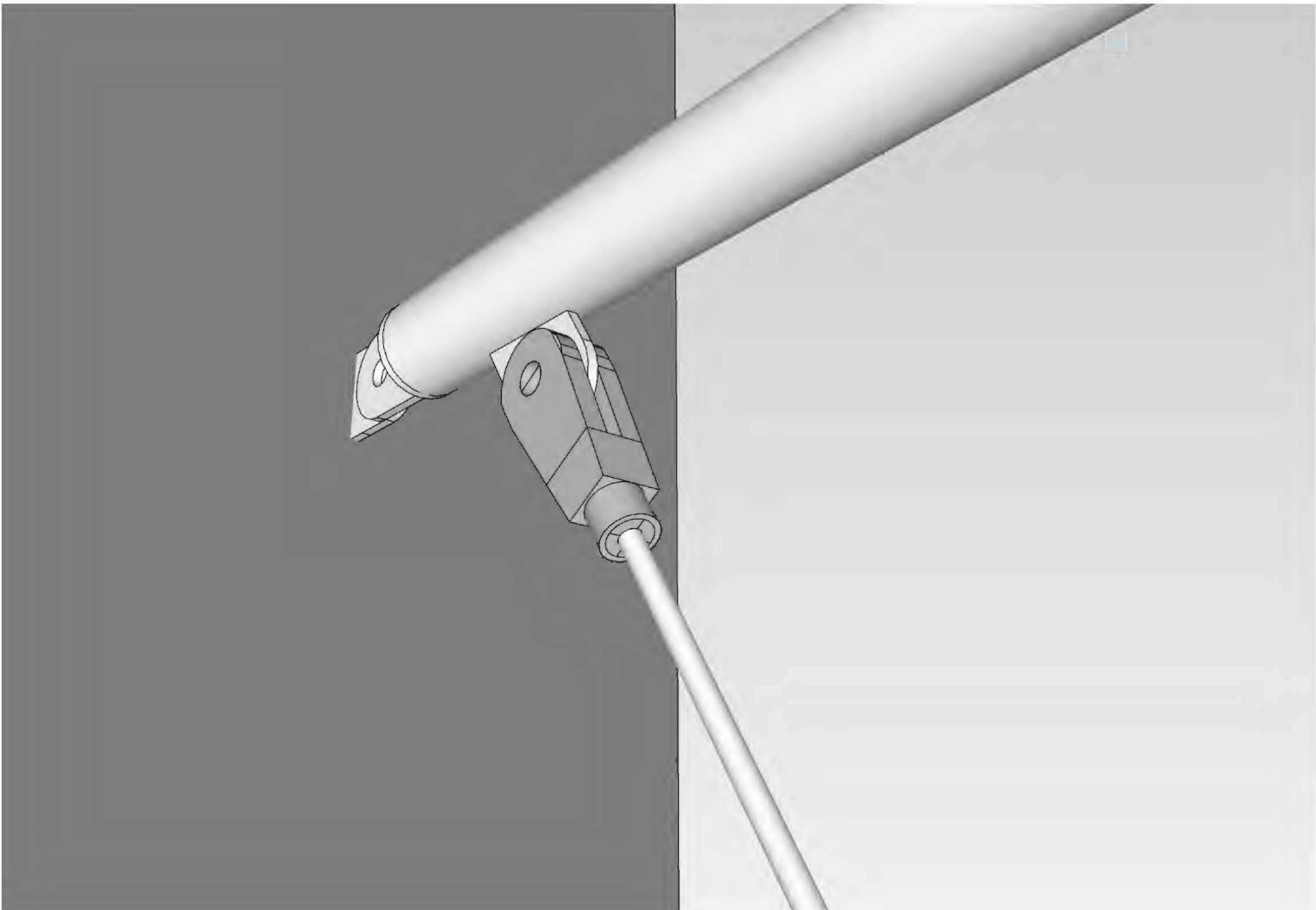
1 GREEN WALL DETAIL
1 : 50



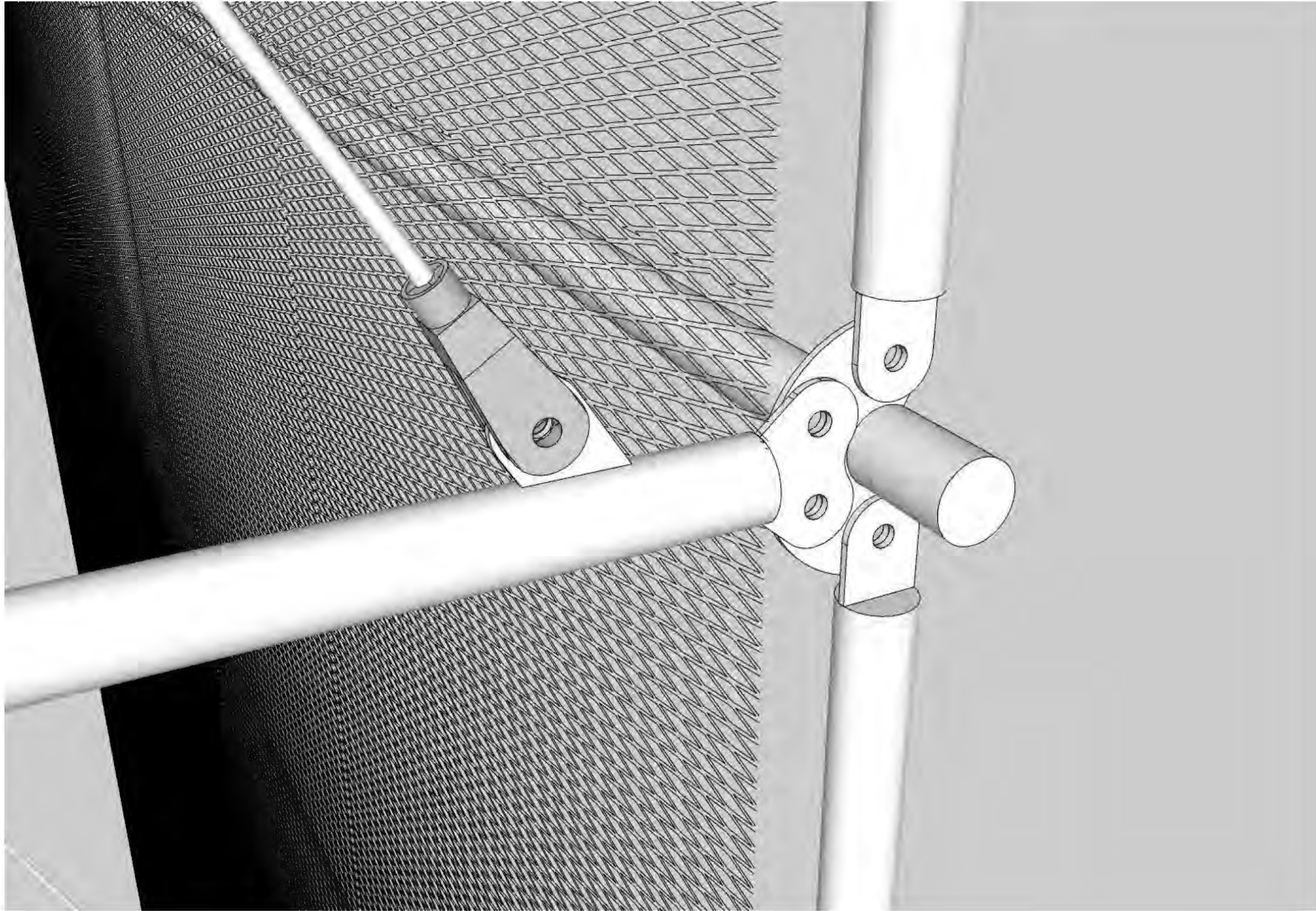
① GREEN WALL DETAIL - JOINT A



② GREEN WALL DETAIL - JOINT B



③ GREEN WALL DETAIL - JOINT C



④ GREEN WALL DETAIL - JOINT D

FSR CALCULATIONS

RETAIL					
EXCLUSIONS					
LEVEL	RETAIL GFA	WALL RT EXCLUSION	MECHANICAL RT EXCLUSION	COVERED PATIO RT EXCLUSION	RETAIL FSR
LEVEL 01	411.92 m²	10.86 m²	1.15 m²	0.00 m²	399.90 m²
LEVEL 01 MEZZ	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 02	1.11 m²	0.00 m²	1.11 m²	0.00 m²	0.00 m²
LEVEL 03	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 04	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 05	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 06	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 07	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 08	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 09	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 10	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 11	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 12	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 13	0.00 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m²
TOTAL	413.03 m²	10.86 m²	2.26 m²	0.00 m²	399.90 m²

OFFICE						
EXCLUSIONS						
LEVEL	OFFICE GFA	WALL O EXCLUSION	MECHANICAL O EXCLUSION	AMENITY O EXCLUSION	OFFICE FSR	UNCOVERED PATIO O NON GFA
LEVEL 01	266.71 m²	1.67 m²	0.00 m²	0.00 m²	265.04 m²	0.00 m²
LEVEL 01 MEZZ	13.98 m²	0.00 m²	0.00 m²	0.00 m²	13.98 m²	0.00 m²
LEVEL 02	518.90 m²	11.27 m²	0.00 m²	116.97 m²	390.66 m²	0.00 m²
LEVEL 03	672.70 m²	5.21 m²	0.00 m²	0.00 m²	667.49 m²	0.00 m²
LEVEL 04	672.70 m²	5.21 m²	0.00 m²	0.00 m²	667.49 m²	0.00 m²
LEVEL 05	672.70 m²	5.21 m²	0.00 m²	0.00 m²	667.49 m²	0.00 m²
LEVEL 06	472.60 m²	18.48 m²	0.00 m²	454.12 m²	0.00 m²	81.75 m²
LEVEL 07	498.62 m²	10.12 m²	0.00 m²	0.00 m²	488.49 m²	0.00 m²
LEVEL 08	498.62 m²	10.12 m²	0.00 m²	0.00 m²	488.49 m²	0.00 m²
LEVEL 09	498.62 m²	10.12 m²	0.00 m²	0.00 m²	488.49 m²	0.00 m²
LEVEL 10	498.62 m²	10.12 m²	0.00 m²	0.00 m²	488.49 m²	0.00 m²
LEVEL 11	498.62 m²	10.12 m²	0.00 m²	0.00 m²	488.49 m²	0.00 m²
LEVEL 12	498.62 m²	10.12 m²	0.00 m²	0.00 m²	488.49 m²	0.00 m²
LEVEL 13	160.49 m²	0.00 m²	34.13 m²	0.00 m²	126.36 m²	0.00 m²
TOTAL	6442.48 m²	107.78 m²	34.13 m²	571.09 m²	5729.47 m²	81.75 m²

FSR SUMMARY

FSR AREA			
PERMITTED		PROVIDED	
FSR		FSR	
OFFICE		OFFICE	5729.47 m²
RETAIL		RETAIL	399.90 m²
TOTAL	6129.56 SM	TOTAL	6129.38 m²

FSR Exclusion:

1. Exterior Wall

- The proposal will have exterior opaque walls that exceed the performance of the prescriptive minimum and rain screen system.

EXTERIOR WALL EXCLUSION		
WALL	FSR O EXCLUSION	107.78 m²
WALL	FSR RT EXCLUSION	10.86 m²
TOTAL WALL EXCLUSION		118.64 m²

2. Social, Cultural and Recreational Amenities and Facilities

- The proposal includes generous amenity workout space on level 06 for the well-being of the building inhabitants.
- Level 06 proposes an outdoor amenity garden with planted vegetation accessible by all building users, which provides a natural scenery for residents living in the adjacent Capitol Residences building.
- Level 02 proposes an outdoor amenity garden with planted vegetation along the balcony edge accessible by all building users, which enhances the visual experience for pedestrians on street level and the building inhabitants.The existing large oak trees on Robson Street encroach beyond the property line, and the building massing needs to respond to accommodate their continued life on the street.

SOCIAL, CULTURAL AND RECREATIONAL AMENITIES AND FACILITIES	
AS PER DOWNTOWN OFFICIAL DEVELOPMENT PLAN (Section 7): i. Exclusion from Floor Space Ratio The following ancillary facilities are excluded from the floor area measurement provided that the area of such excluded facilities contained in this section does not exceed 20 percent of allowable floor space ratio or 10,000 square feet, whichever is the lesser.	10,000 sq ft / 929 sm

AMENITY EXCLUSION			
AMENITY	LEVEL 06	FSR O EXCLUSION	255.61 m²
PATIO	LEVEL 06	PATIO COVERED 06.01	198.52 m²
PATIO	LEVEL 02	PATIO COVERED 02.01	116.97 m²
TOTAL AMENITY EXCLUSION			571.10m²

Request for Relxations:

1. Off Street Loading

- Retail and Office space to share two Class B loading as project does not anticipate loading to be utilized co-currently during normal operating hours.
- Refer to traffic analysis for detailed information.

	REQUIRED	PROPOSED
CLASS A :	1	2
CLASS B :	3	1

2018-12-17

600 ROBSON STREET,
VANCOUVER BC

1 DP QC CHECK SET 2018-09-14
2 PRE-APPLICATION SET 2018-11-02
3 DP APPLICATION 2018-12-17

PROJECT DATA AREA
SUMMARY

F-A00-01

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600 ROBSON STREET

Vancouver, BC

Issued for DP - December 18, 2018

LANDSCAPE DRAWING LIST

L1.01	LANDSCAPE CONCEPT PLAN - LEVEL 01
L1.02	LANDSCAPE CONCEPT PLAN - LEVEL 02
L1.03	LANDSCAPE CONCEPT PLAN - LEVEL 06
L1.10	TREE PROTECTION PLAN
L1.11	MATERIALS, LAYOUT AND GRADING - LEVEL 01
L1.12	MATERIALS, LAYOUT AND GRADING - LEVEL 02
L1.13	MATERIALS, LAYOUT AND GRADING - LEVEL 06
L1.41	PLANTING PLAN - LEVEL 01
L1.42	PLANTING PLAN - LEVEL 02
L1.43	PLANTING PLAN - LEVEL 06
L2.01	LANDSCAPE ELEVATIONS AND SECTIONS
L4.11	LANDSCAPE DETAILS - PAVING
L4.13	LANDSCAPE DETAILS - PLANTING



Landscape Architecture
Urban Design

403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6

604 909 4150
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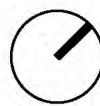
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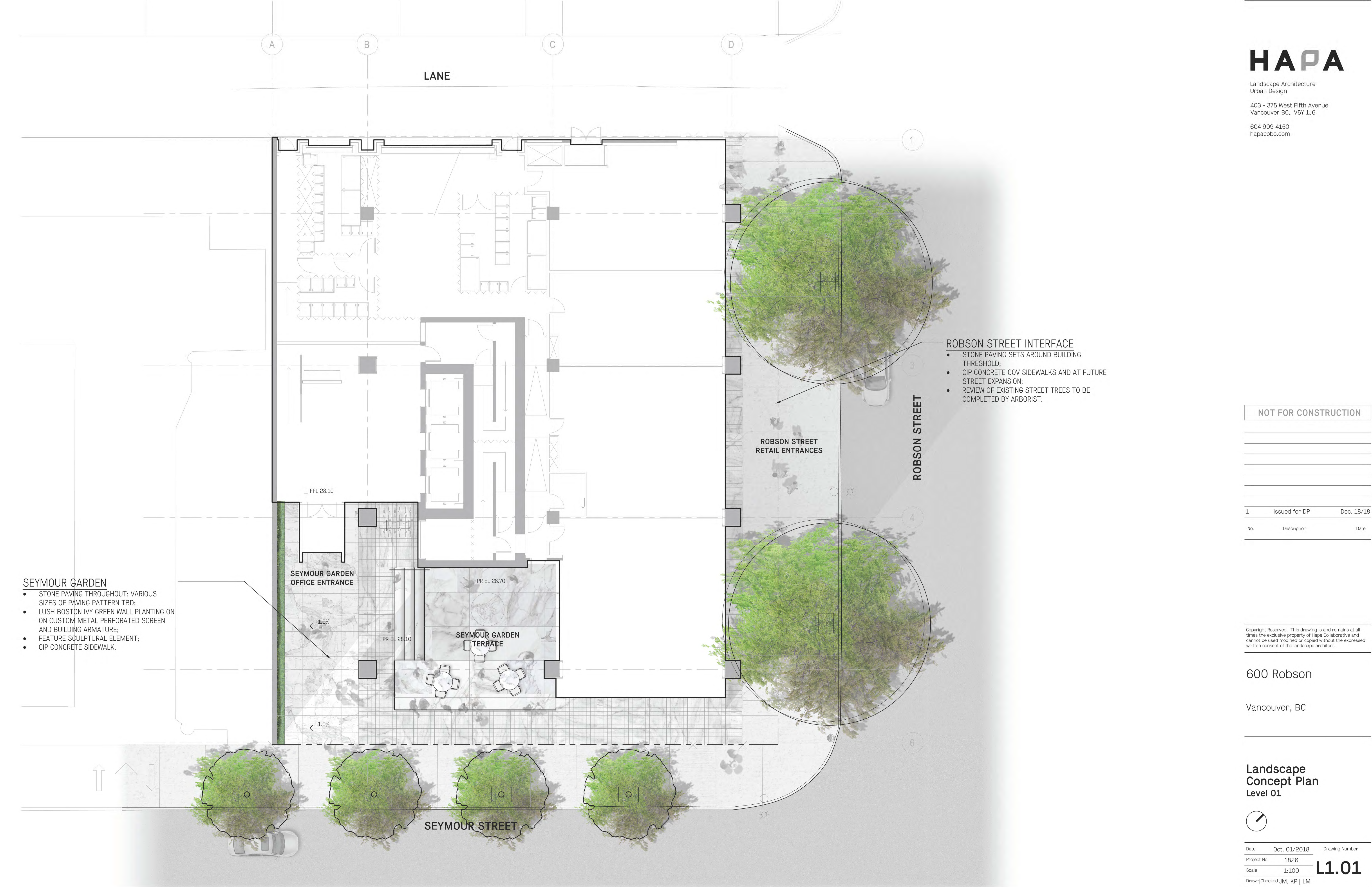
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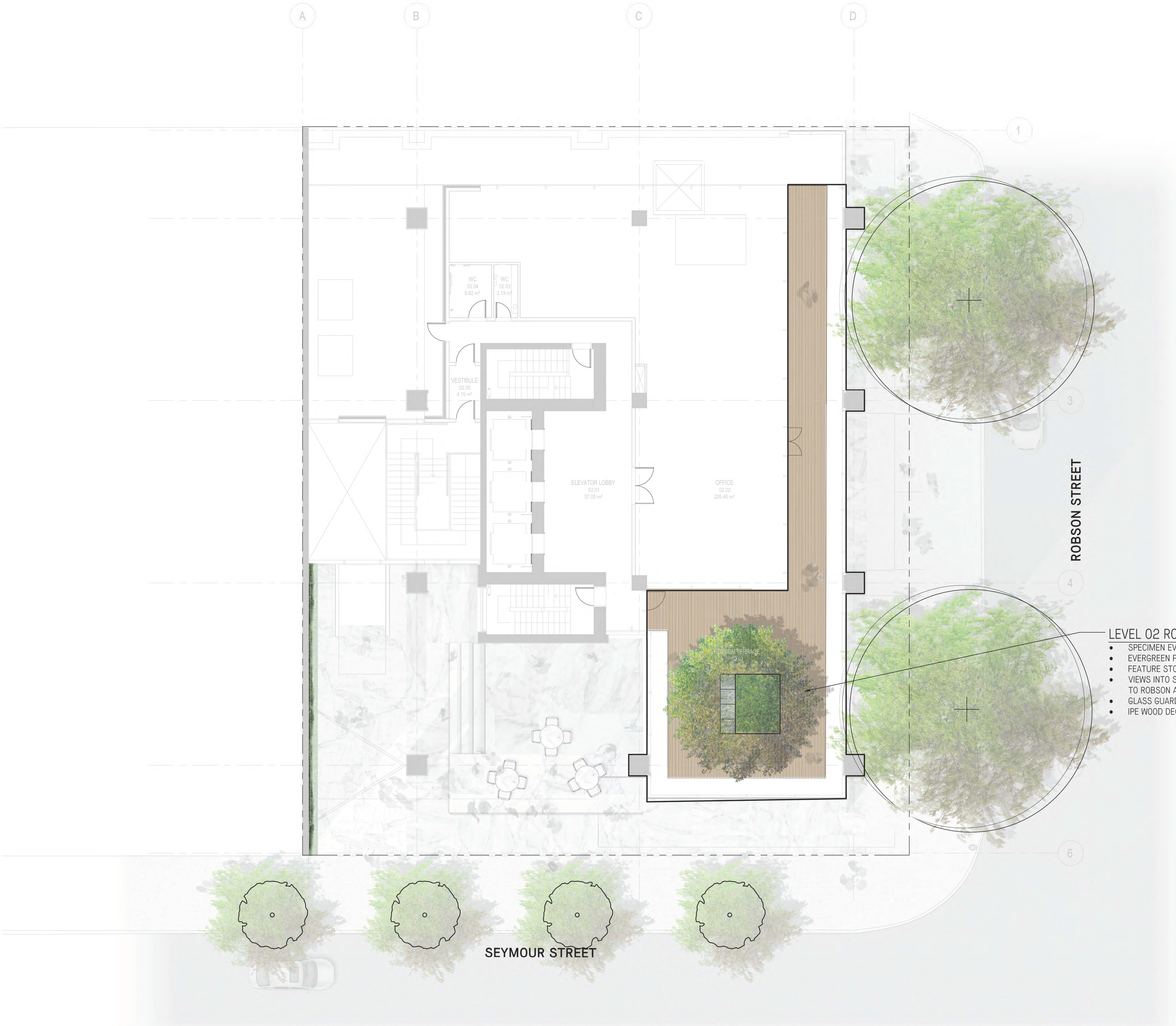
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Cover Page



Date	Oct. 01/2018	Drawing Number
Project No.	1826	
Scale		
Drawn/Checked	JM, KP LM	





Appendix D: Page 34 of 45

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1	Issued for DP	Dec. 18/18
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Vancouver, BC

Landscape
Concept Plan
Level 02



Date	Oct. 01/2018	Drawing Number
Project No.	1826	L1.02
Scale	1:100	
Drawn/Checked	JM, KP LM	



- LEVEL 06 OFFICE TERRACE**
- FOUR FEATURE 'DISPLAY GARDENS' WITH MIXED PLANTING. A COMBINATION OF BIRD FRIENDLY PLANTS WITH SEASONAL INTEREST AND EDIBLE FRUITING SHRUBS INTERPLANTED;
 - IPE WOOD DECKING THROUGHOUT;
 - STONE SEATING
 - DAPPLED SHADE TREES PLANTED WHERE BUILDING IS NOT OVERHANGING;
 - GLASS GUARD AROUND PERIMETER.

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1	Issued for DP	Dec. 18/18
No.	Description	Date

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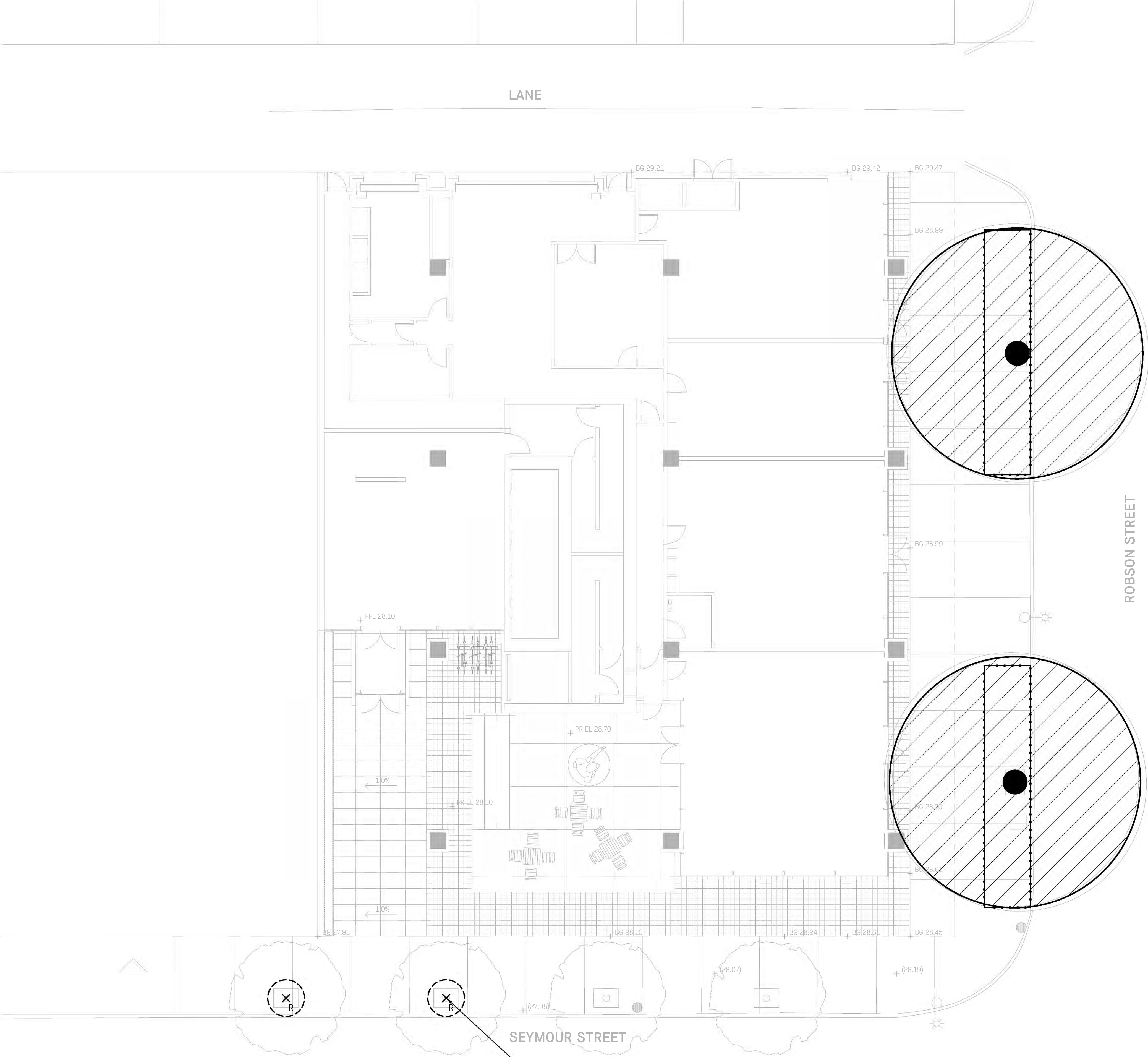
600 Robson

Vancouver, BC

**Landscape
Concept Plan
Level 06**



Date	Oct. 01/2018	Drawing Number
Project No.	1826	L1.03
Scale	1:100	
Drawn/Checked	JM, KP LM	



SEYMOUR STREET

ROBSON STREET

PER DISCUSSION WITH CABOT LYFORD AT PARKS BOARD, WE ARE REQUESTING RELOCATION OF THESE TREES BY PARKS DEPT AND REPLACEMENT BY OWNER WITH HIGHER VALUE SPECIMEN

GENERAL LEGEND

DETAIL NUMBER
SHEET ON WHICH
DETAIL IS SHOWN
REVISION

X
LxX

SECTION
ELEVATION

X
LxX

--- PROPERTY LINE

--- BUILDING OVERHANG

DEMO LEGEND

EXISTING TREE TO REMAIN AND BE PROTECTED
SEE SPECIFICATIONS

X

EXISTING TREE TO BE REMOVED

X_R

EXISTING TREE TO BE REMOVED AND RELOCATED BY
PARKS BOARD

MINIMUM EXTENTS OF TREE PROTECTION FENCING
SEE SPECIFICATIONS

NOTES

- CONTRACTOR MUST AQUIRE TREE REMOVAL PERMIT PRIOR TO CONSTRUCTION;
- NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER;
- ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST;
- PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS;
- WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE;
- REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS.

HAPA

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Urban Design

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Vancouver BC, V5Y 1J6

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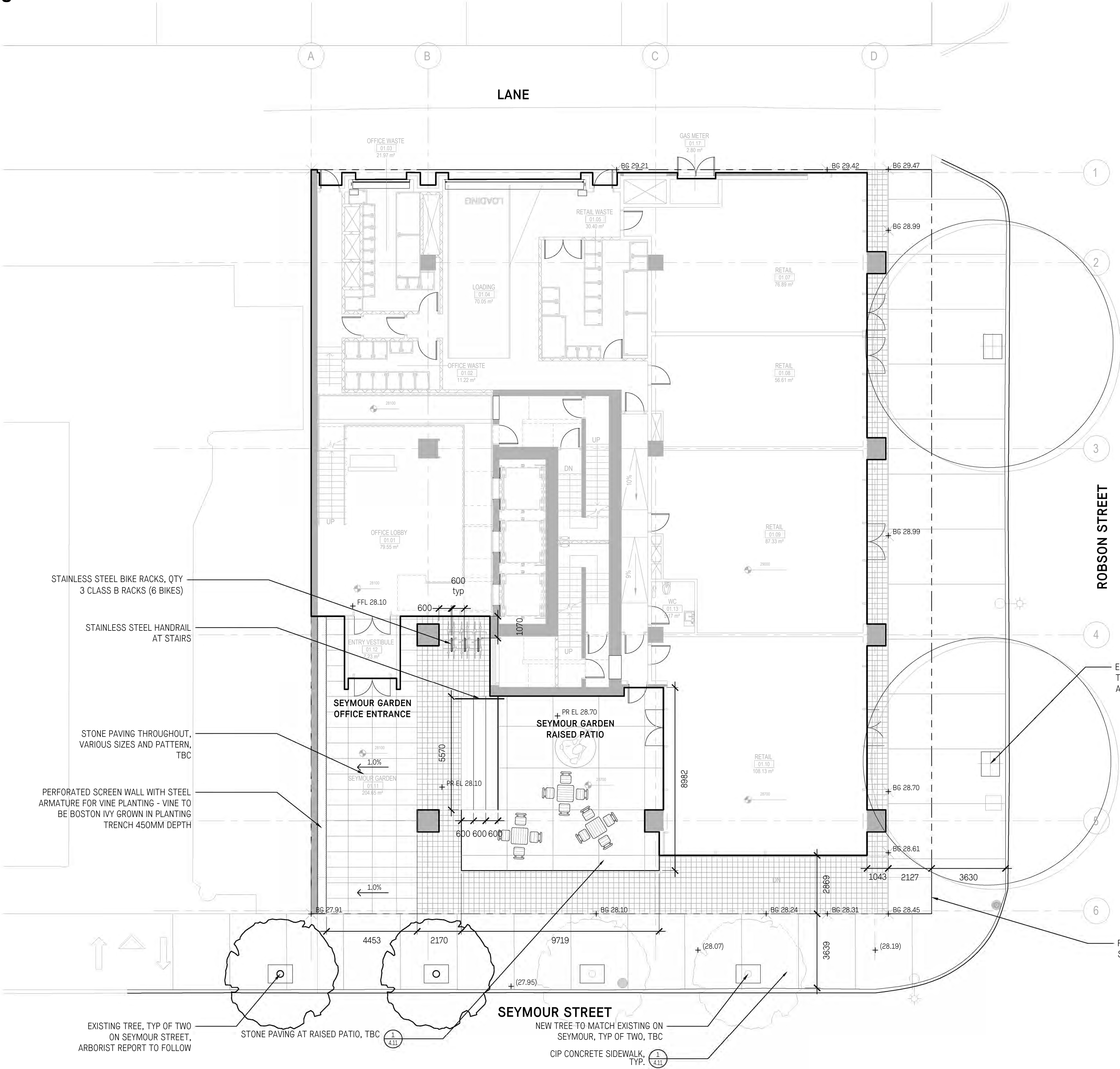
600 Robson

Vancouver, BC

Tree Protection Plan



Date	Oct. 01/2018	Drawing Number
Project No.	1826	
Scale		L1.10
Drawn/Checked	JM, KP LM	



GENERAL LEGEND

DETAIL NUMBER

SHEET ON WHICH
DETAIL IS SHOWN

REVISION

X

LXX

X

LXX

X

LXX

SECTION

ELEVATION

X

LXX

X

LXX

PROPERTY LINE

BUILDING OVERHANG

MATERIALS LEGEND

PROPOSED TREE

EXISTING TREE

HOSE BIB
SEE MECH. DWG. (X)

IPe WOOD DECKING

GROUND COVER PLANTING

SHRUB/PERENNIAL AND
EVERGREEN SHRUB PLANTING

CIP CONCRETE SIDEWALK,
COV STANDARD

BIKE RACKS (REFER TO PLAN)

EXISTING LAMP STANDARD
TO BE RETAINED AND
PROTECTED

EXISTING UTILITY POLE, TO BE
RETAINED AND PROTECTED

- NOTES
1. ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID;

2. REFER TO ARCHITECTURE FOR CIP CONCRETE WALL LOCATIONS AND LAYOUT;

3. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS;

4. REFER TO CITY OF VANCOUVER STANDARDS FOR WORK ON TYPICAL SIDEWALKS;

5. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD;

6. INSTALLATION OF PARKING REGULATORY SIGNAGE ON STREETS ADJACENT THE SITE TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

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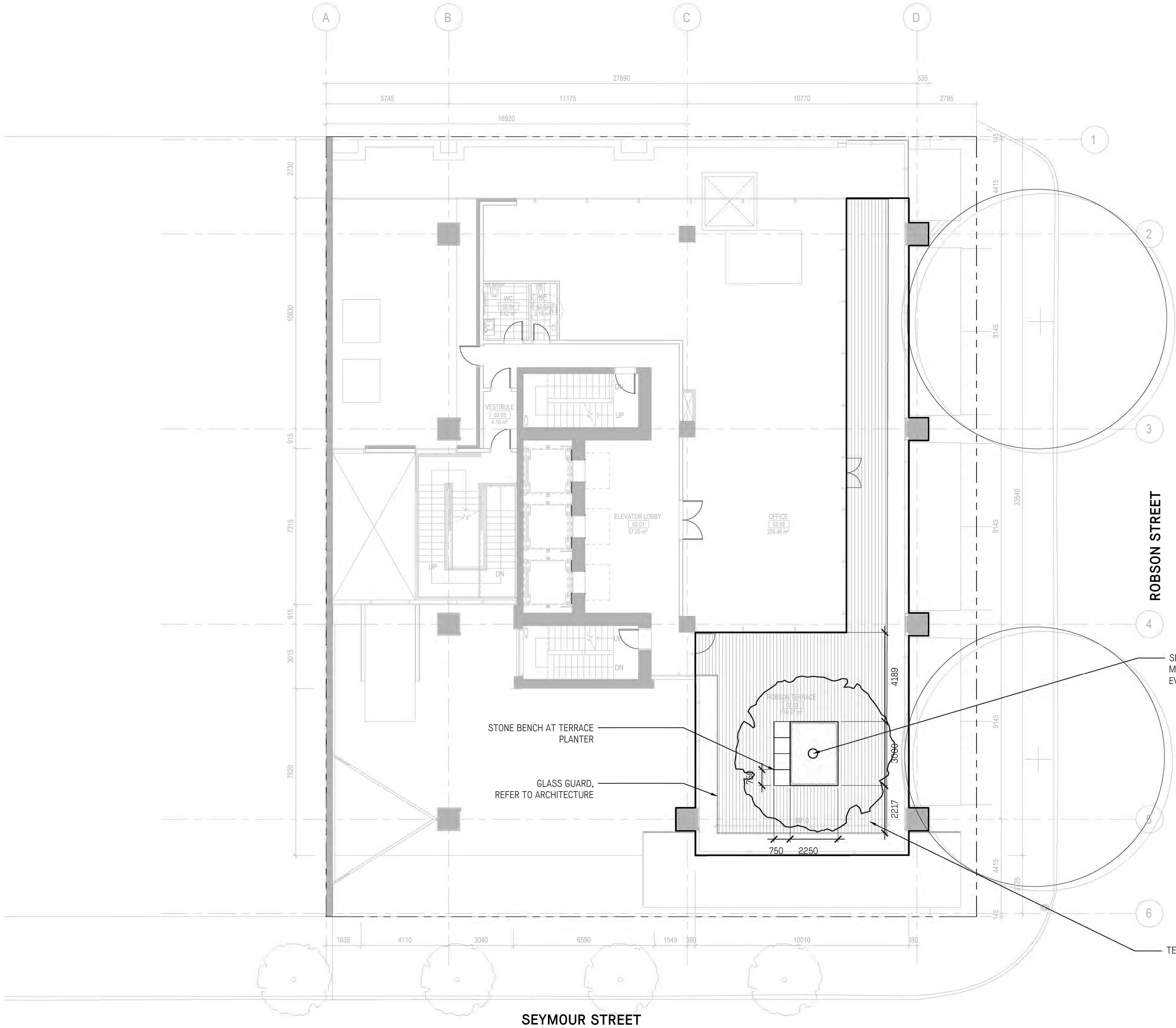
600 Robson

Vancouver, BC

Materials, Layout
and Grading Plan
Level 01



Date	Oct. 01/2018	Drawing Number
Project No.	1826	L1.11
Scale	1:100	
Drawn/Checked	JM, KP LM	



GENERAL LEGEND

DETAIL NUMBER
SHEET ON WHICH
DETAIL IS SHOWN
REVISION

SECTION
ELEVATION

PROPERTY LINE
BUILDING OVERHANG

MATERIALS LEGEND

PROPOSED TREE
EXISTING TREE
HOSE BIB
SEE MECH. DWG. (X)

IPE WOOD DECKING
GROUNDCOVER PLANTING
SHRUB/PERENNIAL AND
EVERGREEN SHRUB PLANTING
CIP CONCRETE SIDEWALK,
COV STANDARD
BIKE RACKS (REFER TO PLAN)
EXISTING LAMP STANDARD
TO BE RETAINED AND
PROTECTED
EXISTING UTILITY POLE, TO BE
RETAINED AND PROTECTED

- NOTES**
- ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID;
 - REFER TO ARCHITECTURE FOR CIP CONCRETE WALL LOCATIONS AND LAYOUT;
 - REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS;
 - REFER TO CITY OF VANCOUVER STANDARDS FOR WORK ON TYPICAL SIDEWALKS;
 - TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD;
 - INSTALLATION OF PARKING REGULATORY SIGNAGE ON STREETS ADJACENT THE SITE TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

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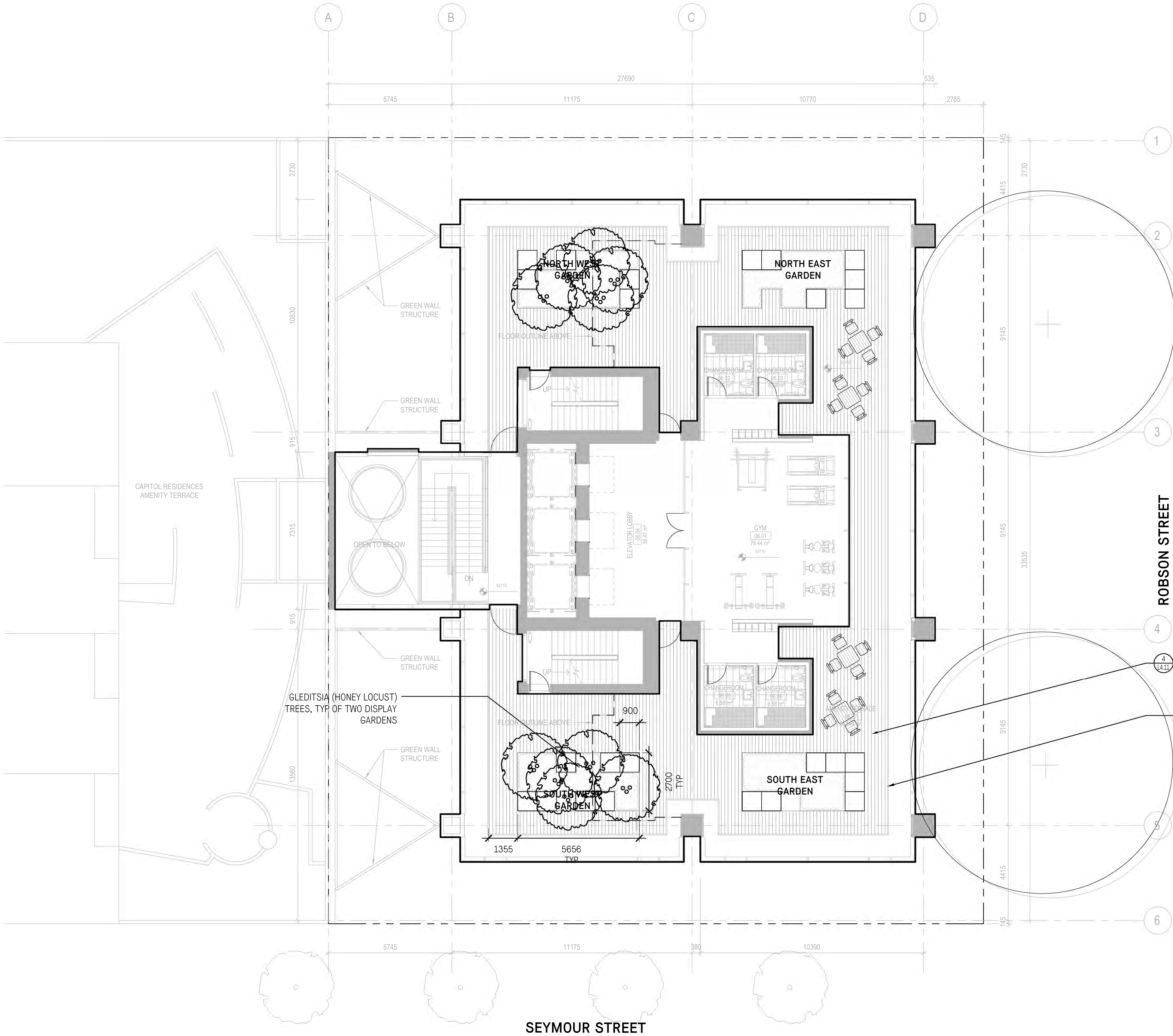
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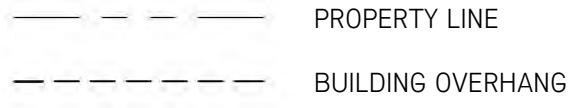
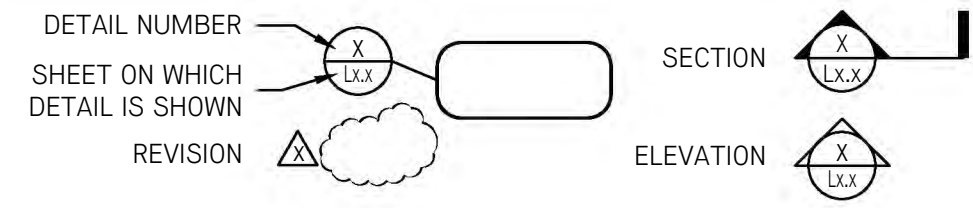
Materials, Layout
and Grading Plan
Level 02



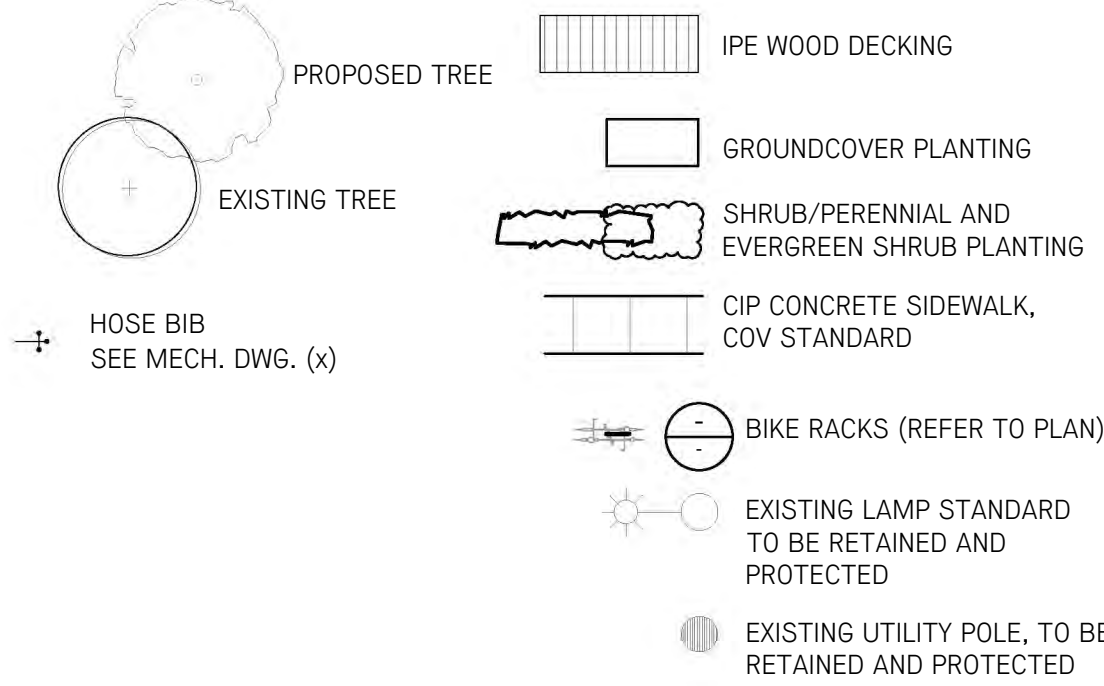
Date	Oct. 01/2018	Drawing Number
Project No.	1826	L1.12
Scale	1:100	
Drawn/Checked	JM, KP LM	



GENERAL LEGEND



MATERIALS LEGEND



NOTES

1. ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID;
2. REFER TO ARCHITECTURE FOR CIP CONCRETE WALL LOCATIONS AND LAYOUT;
3. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS;
4. REFER TO CITY OF VANCOUVER STANDARDS FOR WORK ON TYPICAL SIDEWALKS;
5. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD;
6. INSTALLATION OF PARKING REGULATORY SIGNAGE ON STREETS ADJACENT THE SITE TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

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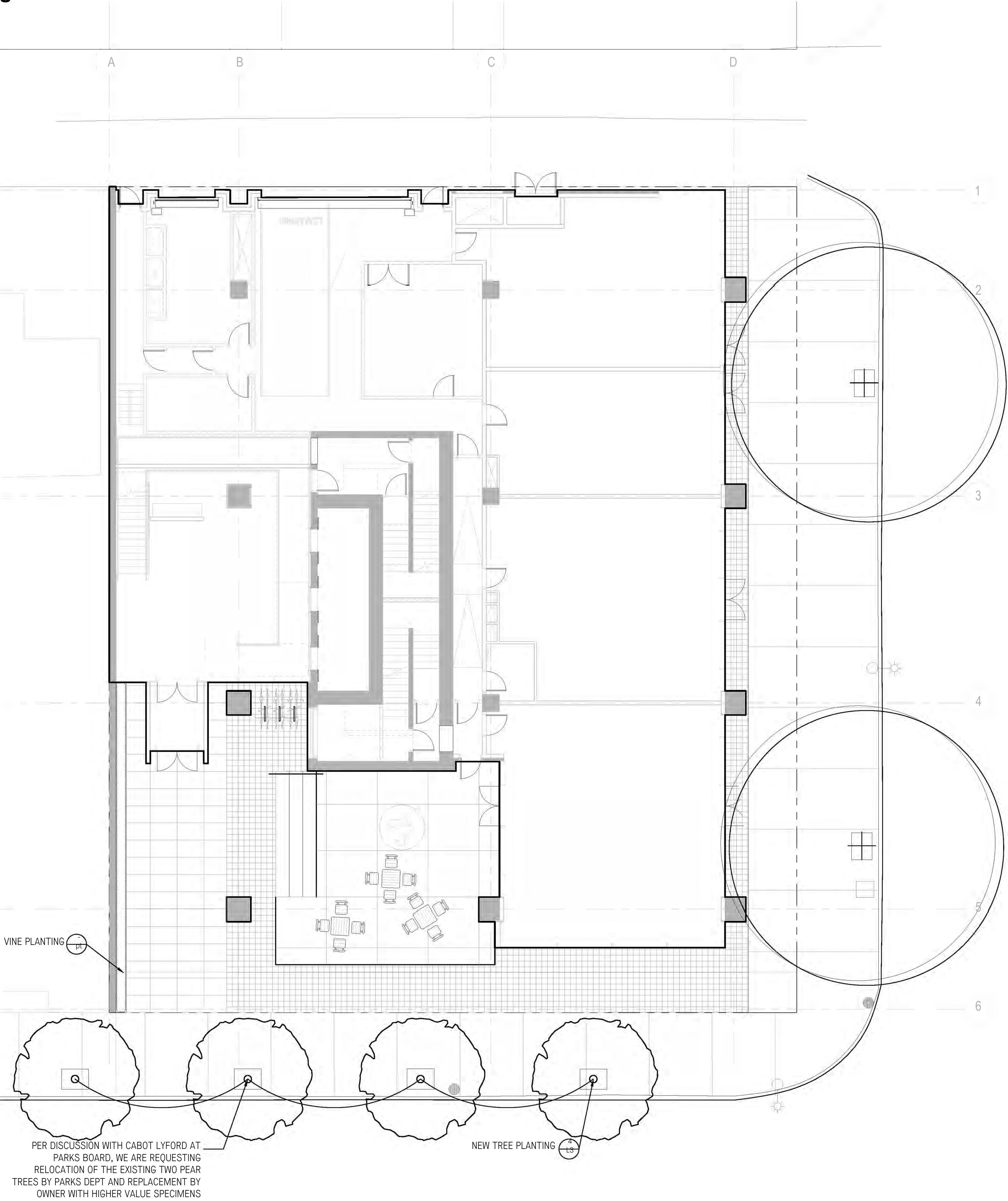
Vancouver, BC

Materials, Layout and Grading Plan
Level 06

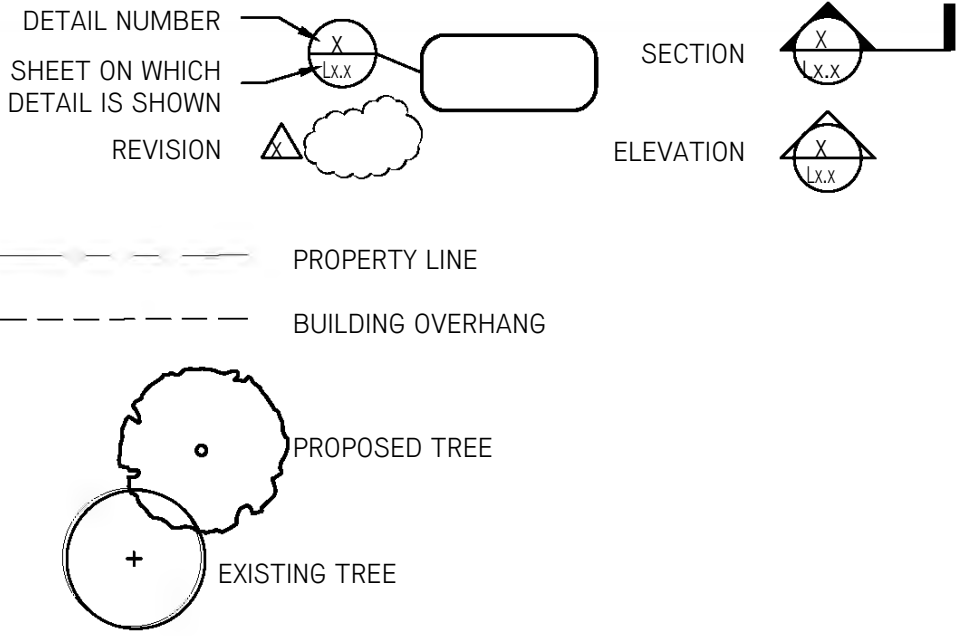


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L1.13



PLANTING PLAN LEGEND



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
LS	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	12cm cal.	As Shown	B&B, Dense Tree
PERENNIAL	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
--	-	PARTHENOCISSUS TRICUSPIDATA/BOSTON IVY	#1 Pot	25cm	Well Established

PLANTING NOTES

- ALL PLANT MATERIAL TO CLNA STANDARDS. REFER TO THE BCSLA LANDSCAPE STANDARD, LATEST EDITION;
- AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON;
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
- ALL ONSITE PLANTED AREAS TO HAVE AUTOMATIC IRRIGATION.

GREEN WALL VINES



Vines with seasonal interest

HAPA

Landscape Architecture
Urban Design
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Vancouver BC, V5Y 1J6
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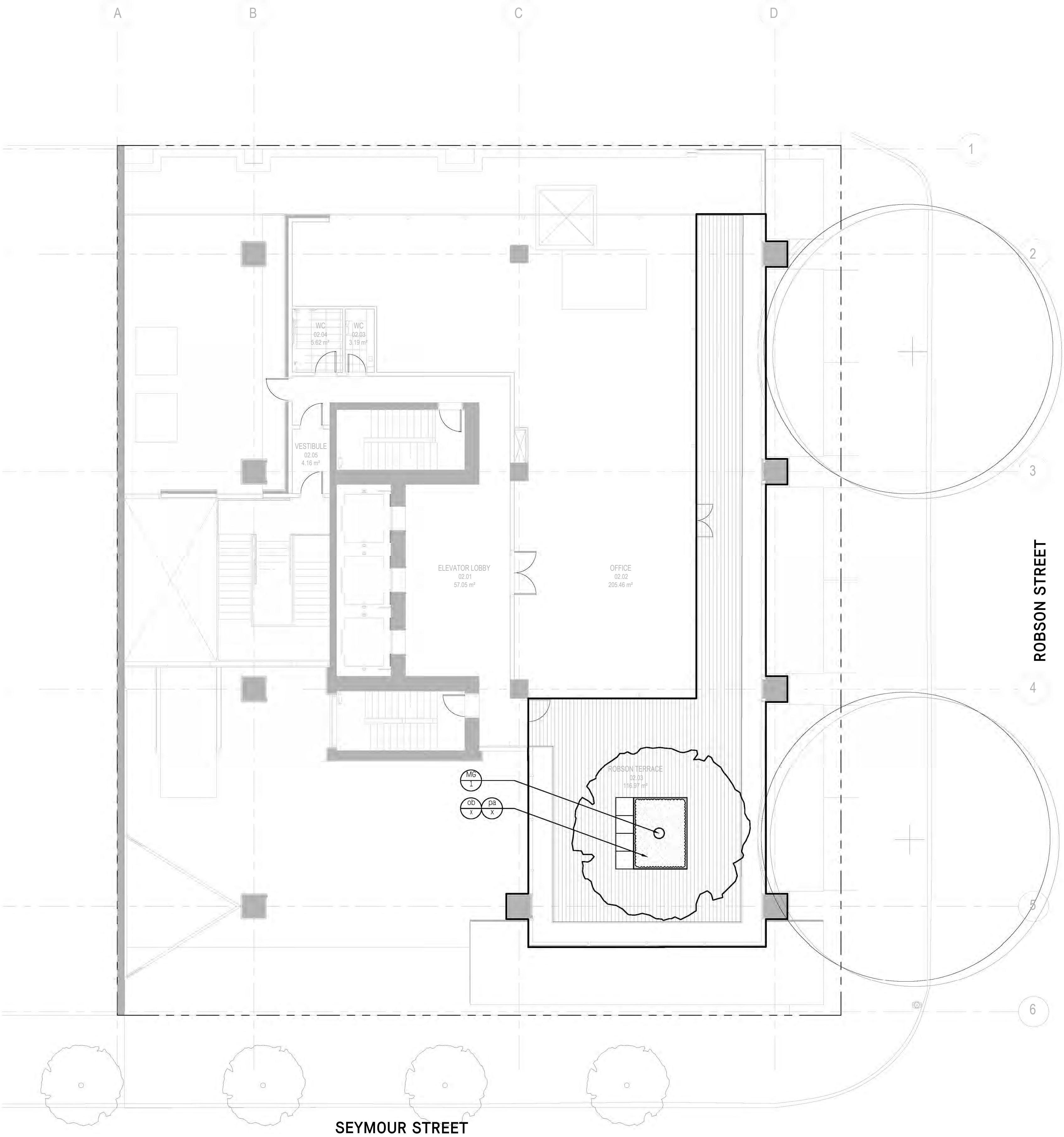
Vancouver, BC

Planting Plan
Level 01



Date Oct. 01/2018 Drawing Number
Project No. 1826
Scale 1:100
Drawn[Checked JM, KP | LM

L1.41



PLANTING PLAN LEGEND

DETAIL NUMBER: X / LXX
 SHEET ON WHICH DETAIL IS SHOWN: X / LXX
 REVISION: X / LXX

SECTION: X / LXX
 ELEVATION: X / LXX

PROPERTY LINE
 BUILDING OVERHANG

PROPOSED TREE
 EXISTING TREE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
MG	1	Magnolia grandiflora / Evergreen Magnolia	7cm cal.	As Shown	B&B Well Branched, Dense Tree

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
od	-	Osmanthus delavayi / Osmanthus	#3 Pot	107cm	Well Established
pa	-	Pennisetum alopecuroides 'Hameln' / Fountain Grass	#1 Pot	60cm	Well Established

PLANTING NOTES

- 1. ALL PLANT MATERIAL TO CLNA STANDARDS. REFER TO THE BCSLA LANDSCAPE STANDARD, LATEST EDITION;
- 2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON;
- 3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
- 4. ALL ONSITE PLANTED AREAS TO HAVE AUTOMATIC IRRIGATION.

PLANT PRECEDENTS



Magnolia grandiflora / Evergreen Magnolia



Osmanthus delavayi / Osmanthus



Pennisetum alopecuroides 'Hameln' / Fountain Grass

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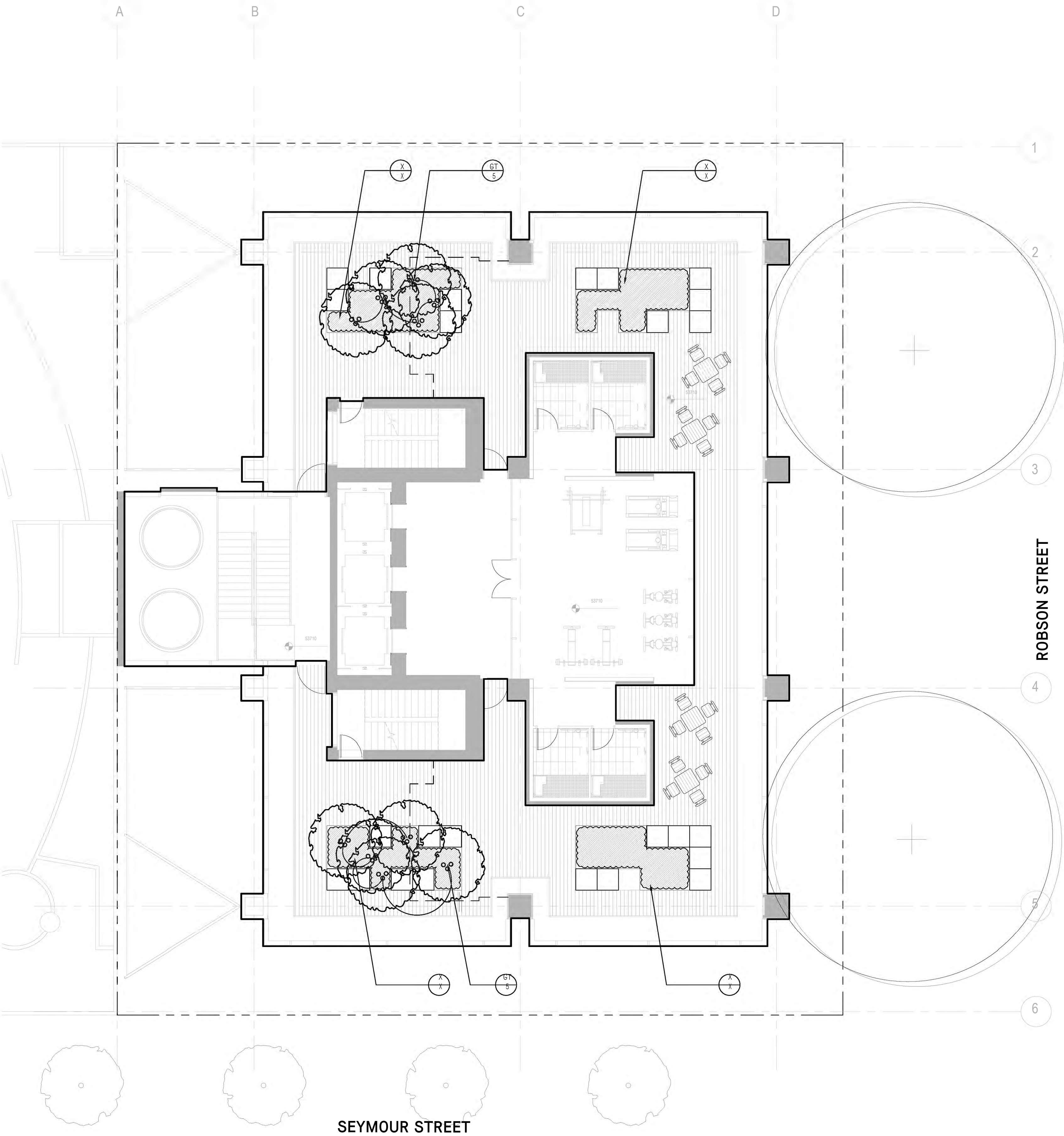
Vancouver, BC

Planting Plan
Level 02

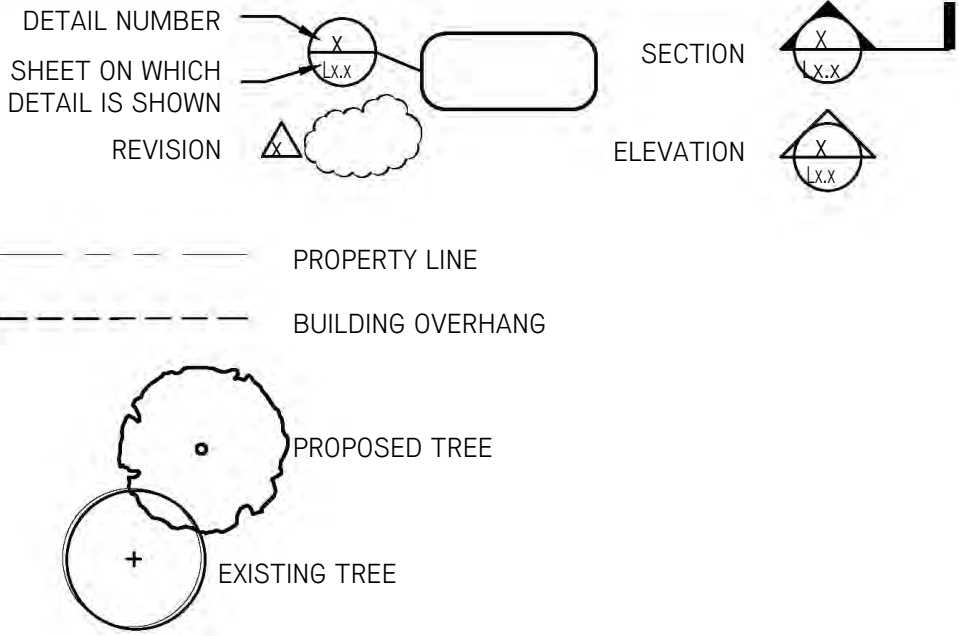


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Scale	1:100	
Drawn	Checked JM, KP LM	

L1.42



PLANTING PLAN LEGEND



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
GT	10	Gleditsia triacanthos 'Sunburst' / Honey Locust	8cm cal.	per plan	-
SHRUBS	-	BOTANICAL NAME / COMMON NAME See plants below	SIZE	SPACE	REMARKS Well Established
PERENNIAL	-	BOTANICAL NAME / COMMON NAME See plants below	SIZE	SPACE	REMARKS Well Establishedd

QUAD 1 NE CORNER - Full Shade

Actaea simplex 'Brunette' / Bugbane	Asarum europaeum / Wild Ginger	Dryopteris lepidopoda / Sunset Fern	Ligularia 'Bottle Rocket' / Leopard Plant	Bergenia omeiensis / Mt Omei Bergenia

QUAD 2 NW CORNER - Partial Shade

Cardamine trifolia / Bittercress	Chasmanthium latifolium 'Little tickler' / Indian woodoats	Symphytum 'Hidcote Blue' / Comfrey	Polystichum tsussimense / Korean Rockfern	Vaccinium ovatum / Evergreen Huckleberry

QUAD 3 SW CORNER - Full Sun

Amsonia hubrichtii / Threadleaf Blue Star	Armeria maritima 'Alba' / Sea Thrift	Rosmarinus officinalis 'prostratus' / Creeping Rosemary	Fragaria chiloensis / Coast Strawberry	Pennisetum thunbergii 'Red Buttons' / Fountain Grass	Santolina chamaecyparissus (Cotton Lavender)

QUAD 4 SE CORNER - Partial Sun

Bouteloua gracilis 'Blonde Ambition' / Blue Grama	Allium sphaerocephalon / Round-headed Leek	Primula denticulata / Drumstick Primrose	Aruncus aethusifolius / Korean Goatsbeard	Vaccinium angustifolium / Lowbush Blueberry

TREES



Gleditsia triacanthos 'Sunburst' / Honey Locust

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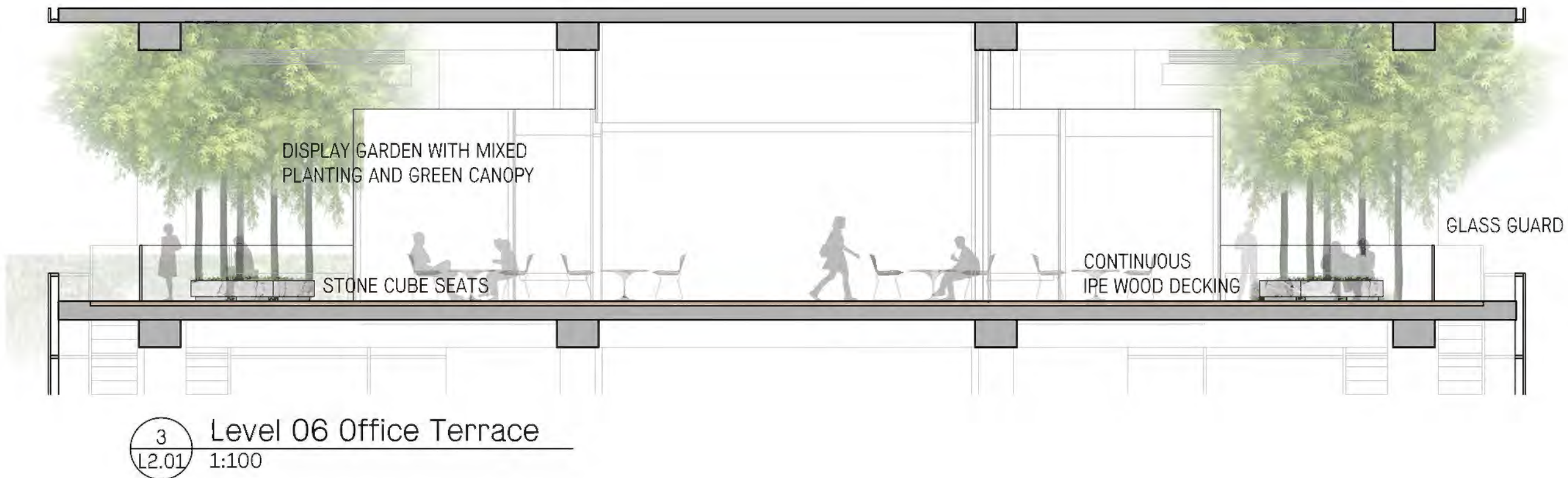
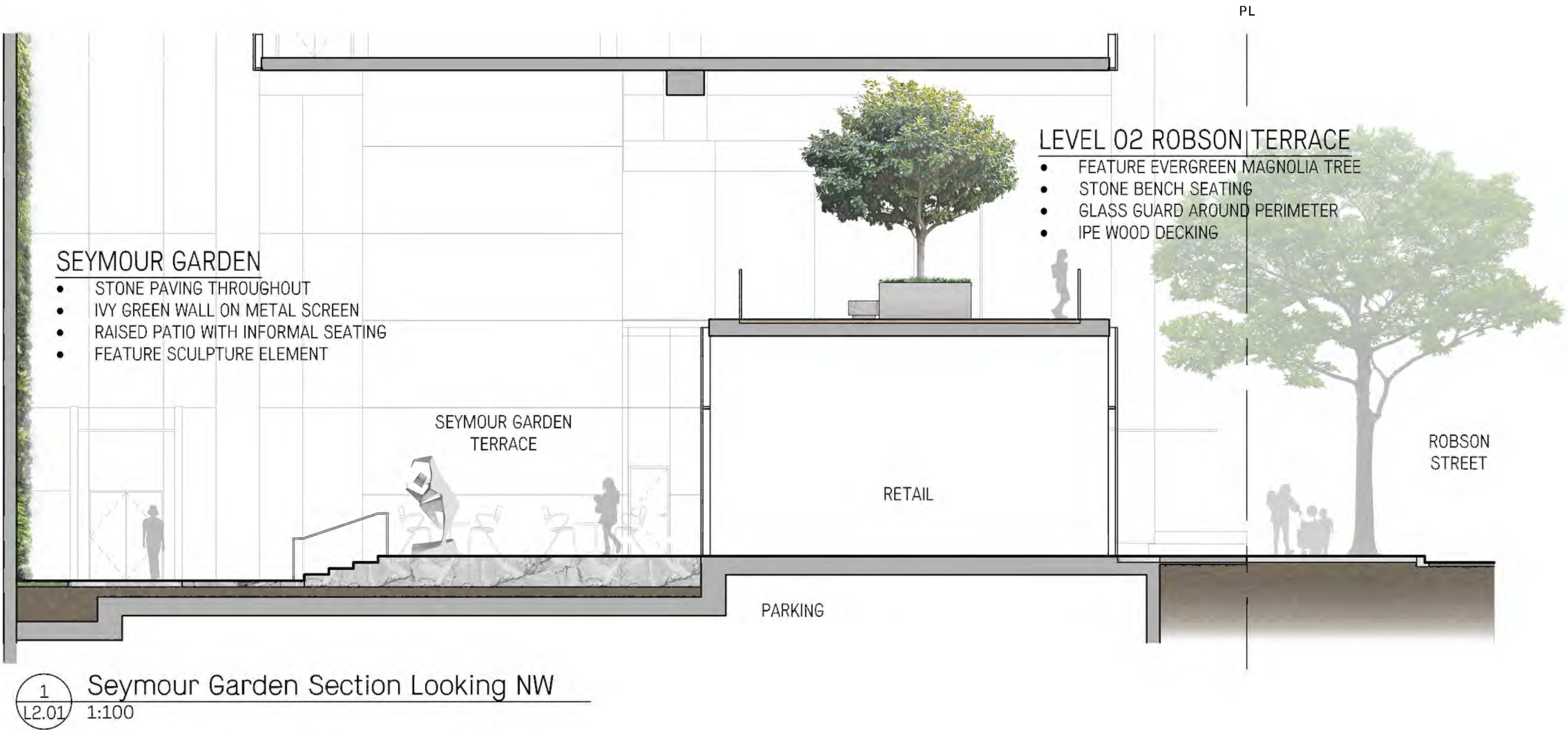
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Planting Plan
Level 06



Date	Oct. 01/2018	Drawing Number
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Landscape Elevations
and Sections

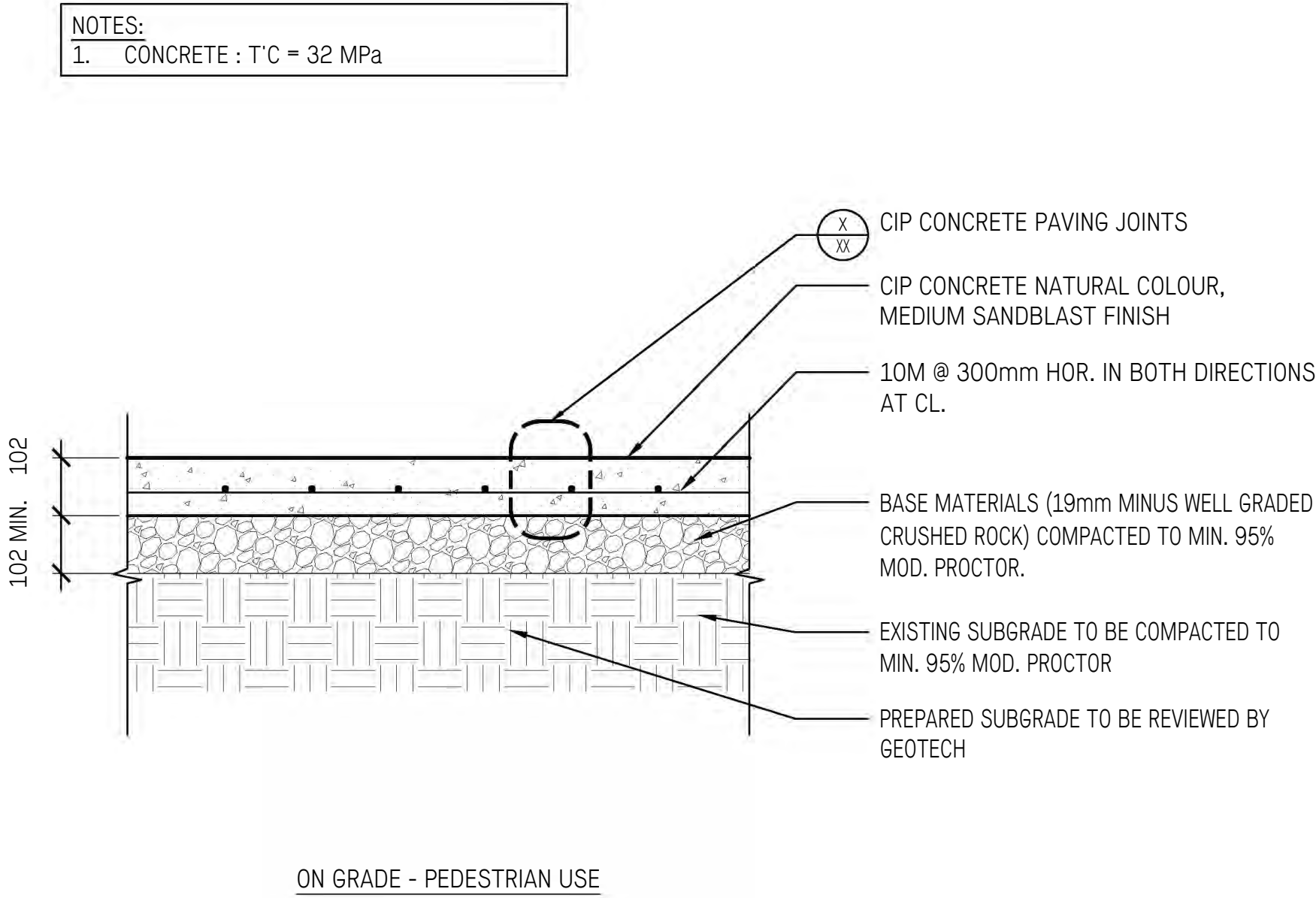
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Project No. 1826

Scale As Shown

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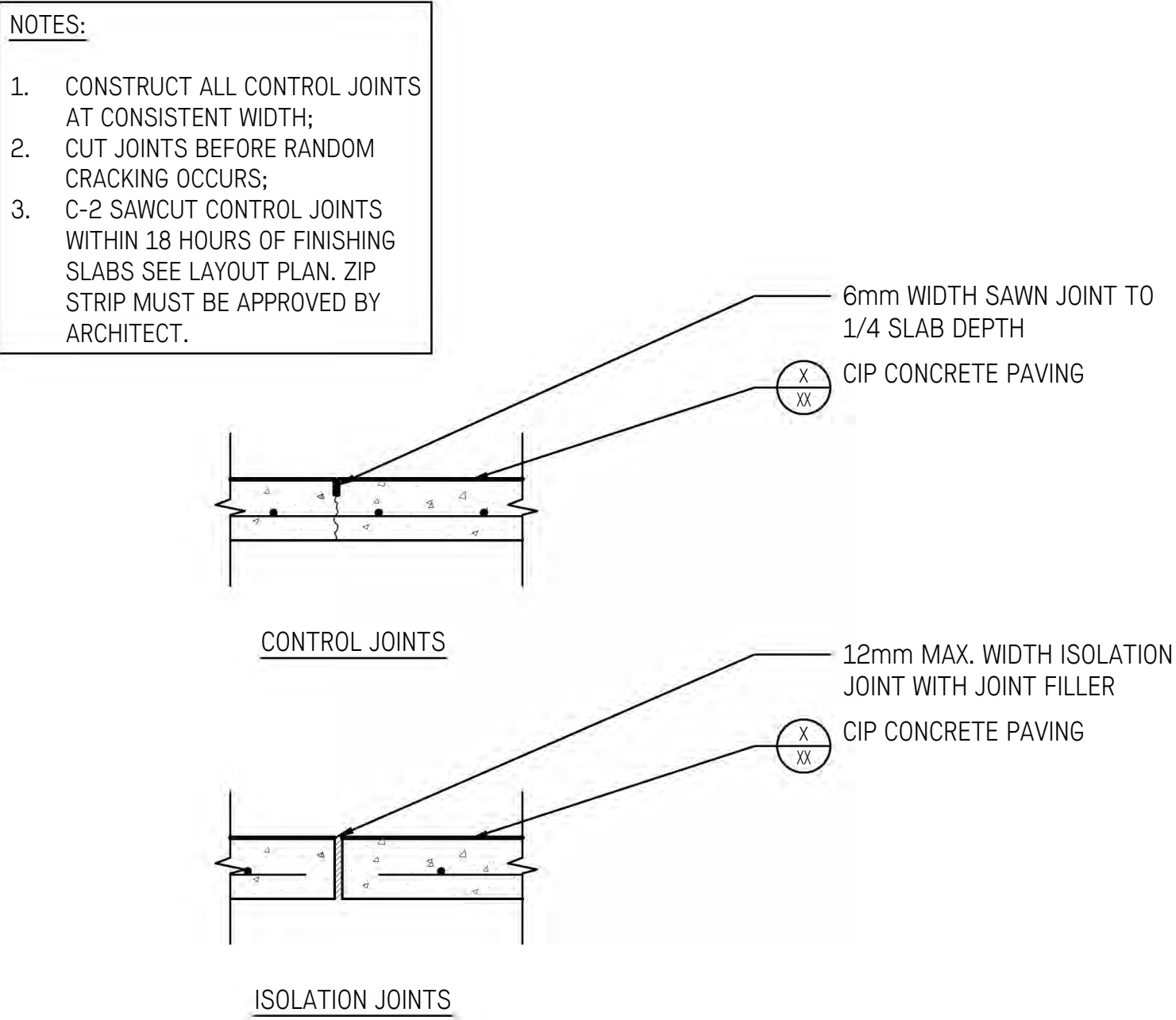
L2.01



1
L4.11

PAVING TYPE 1 - CIP CONCRETE ON GRADE

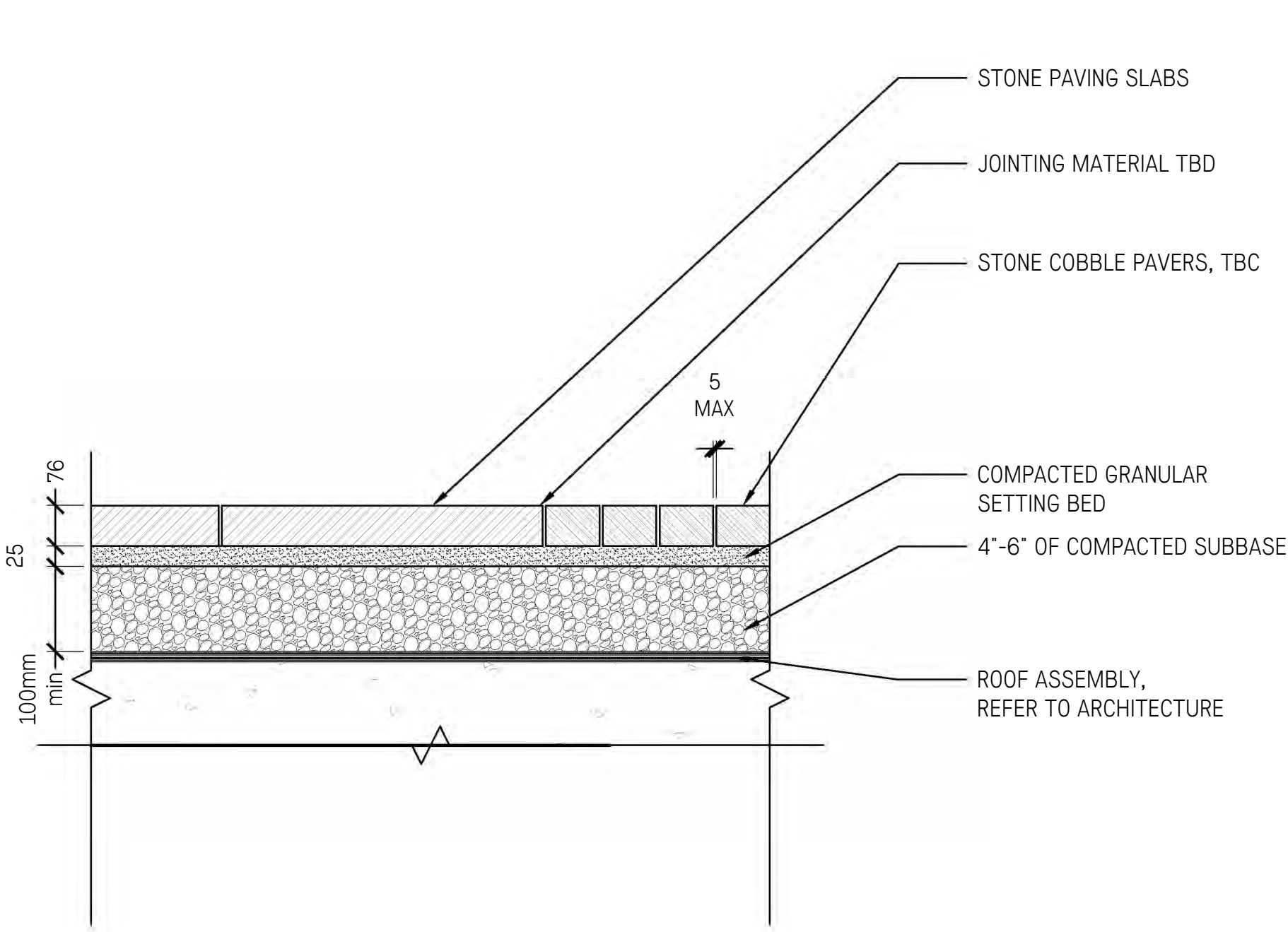
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2
L4.11

CIP CONCRETE PAVING JOINTS

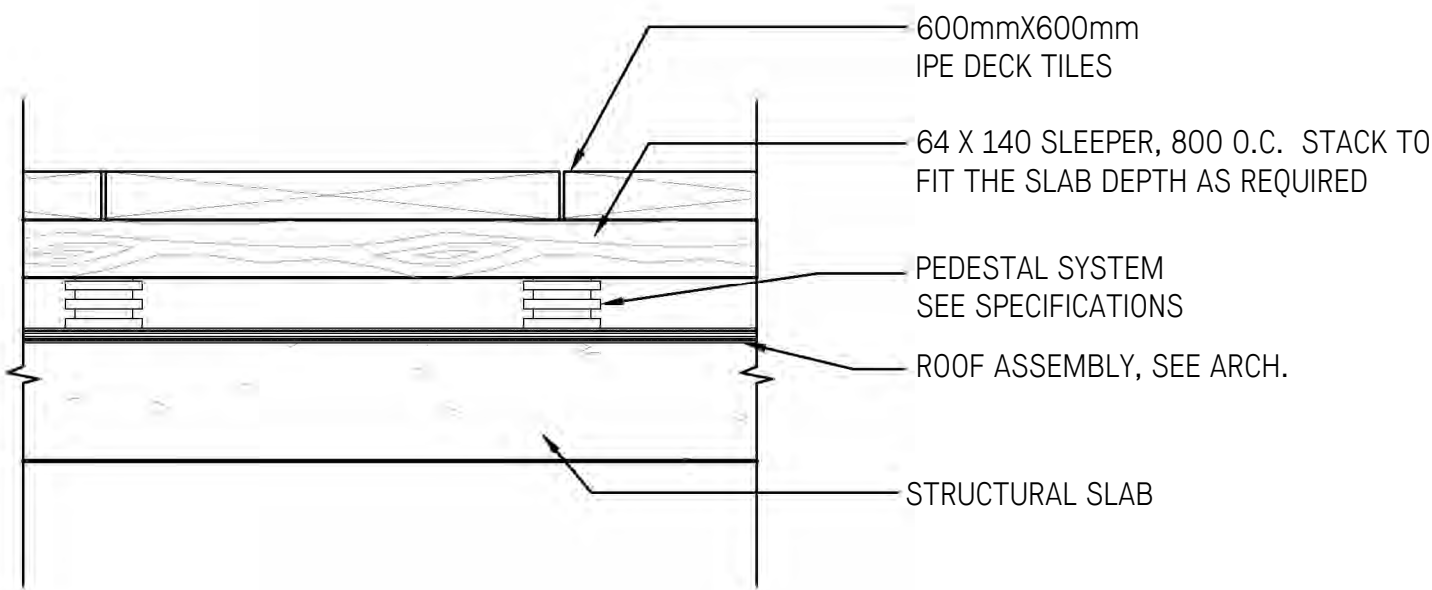
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3
L4.11

PAVING TYPE 2 - SLABS AND GRANITE COBBLE OVER STRUCTURE

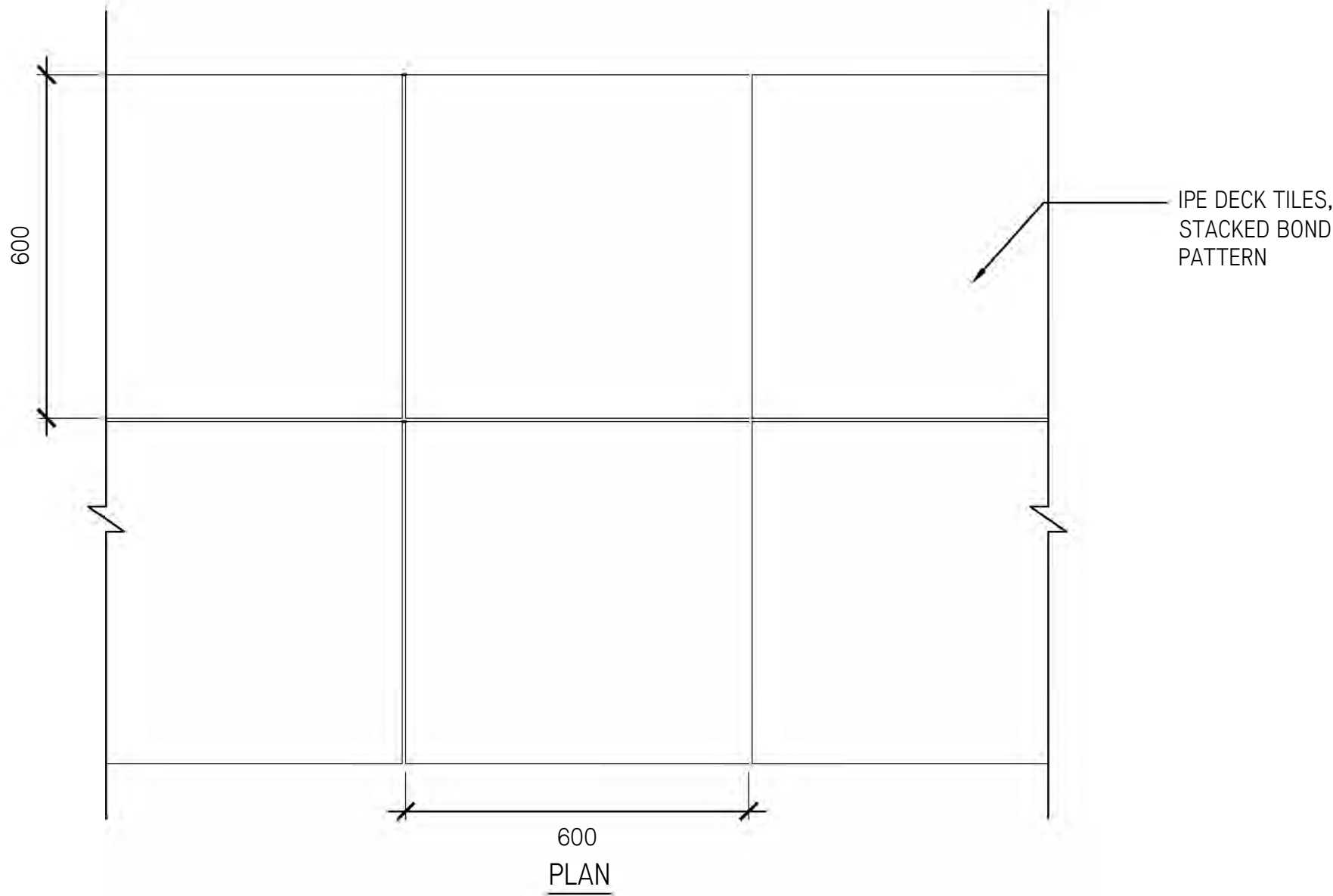
1:10



4
L4.11

PAVING TYPE 3 - WOOD DECK ON PEDESTAL

1:10



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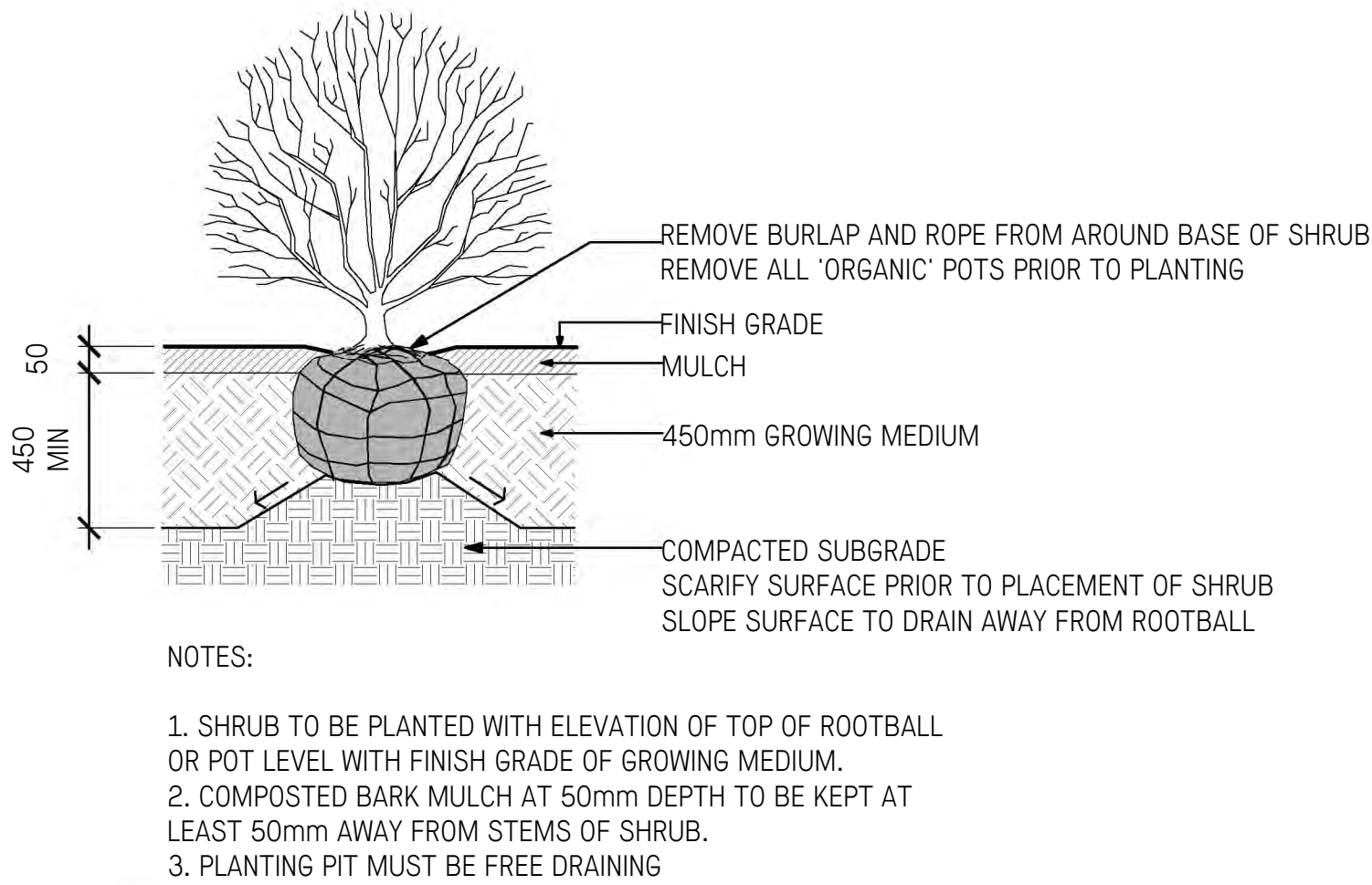
Vancouver, BC

Landscape Details
Paving

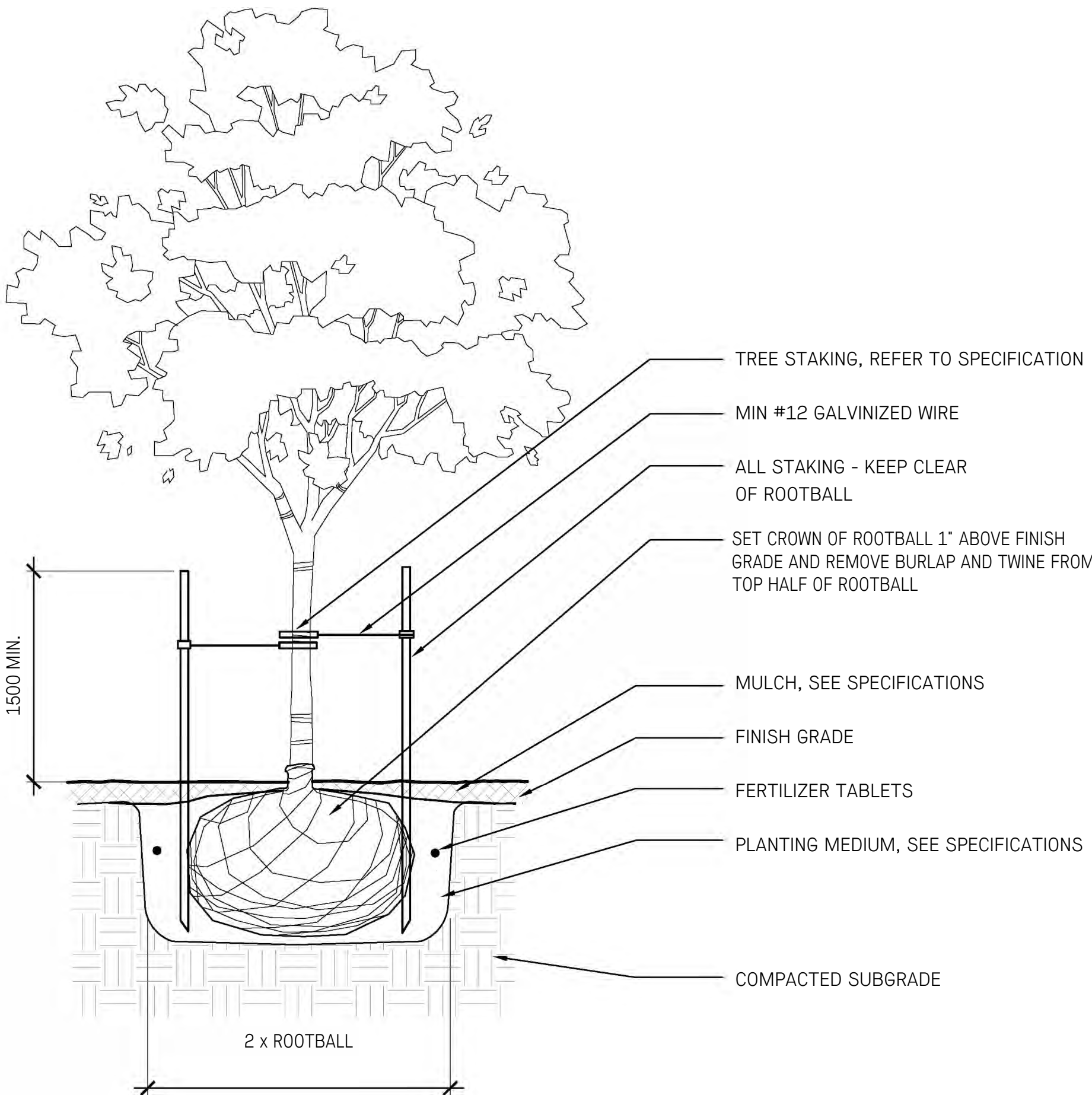


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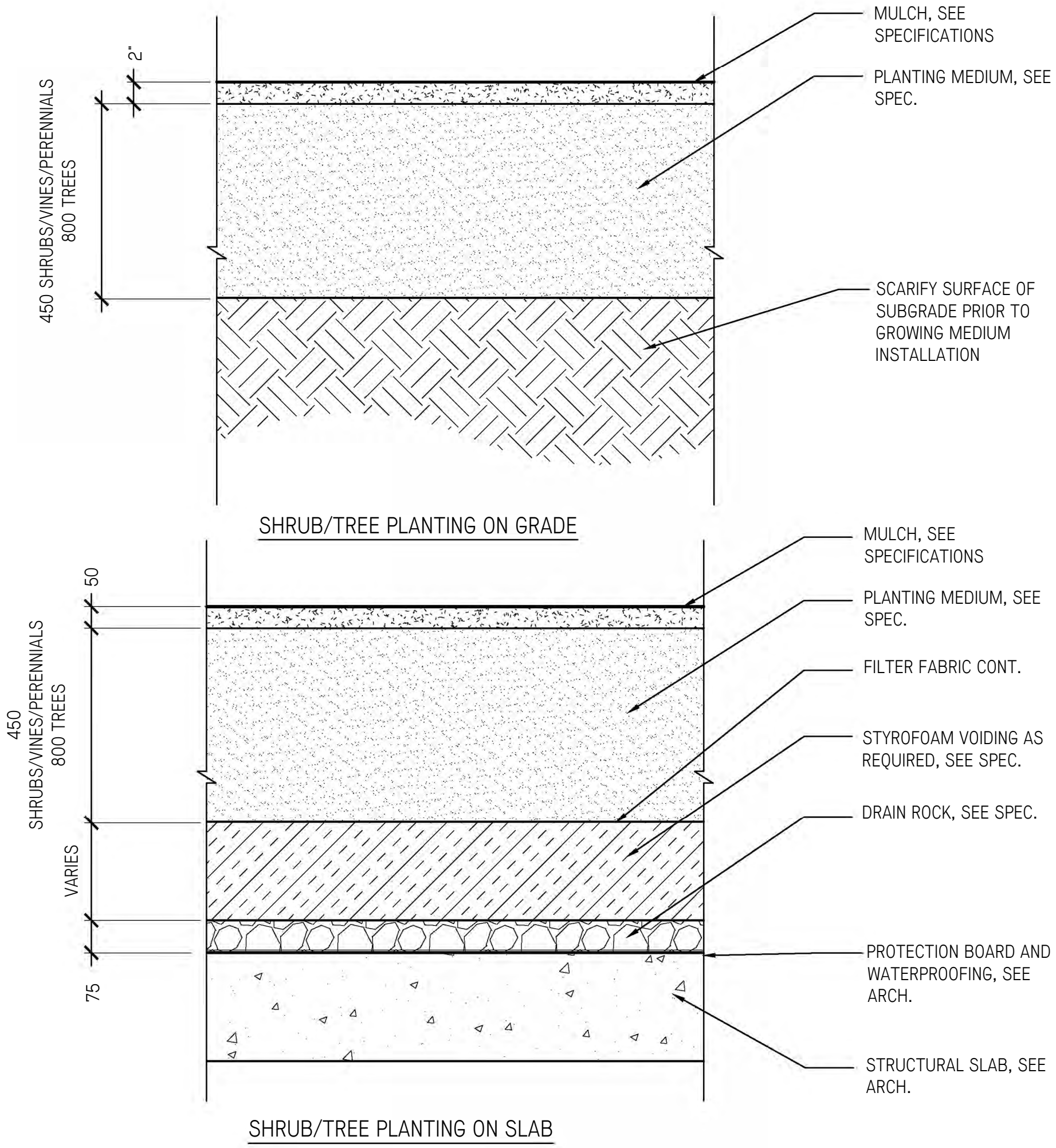
L4.11



1 SHRUB PLANTING
L3.13 1:20



2 TREE PLANTING, TYP.
L3.13 1:30



3 SOIL PROFILES
L3.13 NTS

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Landscape Details
Planting



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L4.13