DRAWING LIST

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A0.02	PROJECT STATISTICS
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A0.06a	VIEW IMPACT ANALYSIS
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A0.09	SHADOW ANALYSIS
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A4.07	ENLARGED UNIT PLANS - 2ND FLOOR PLAN
A4.08	ENLARGED UNIT PLANS - 2ND FLOOR PLAN
A4.09	ENLARGED UNIT PLANS - 2ND FLOOR PLAN
A4.10	ENLARGED UNIT PLANS - 2ND FLOOR PLAN
A4.11	ENLARGED UNIT PLANS - 3RD FLOOR PLAN
A4.12	ENLARGED UNIT PLANS - 3RD FLOOR PLAN
A4.13	ENLARGED UNIT PLANS - 3RD FLOOR PLAN
A4.14	ENLARGED UNIT PLANS - 3RD FLOOR PLAN
A4.15	ENLARGED UNIT PLANS - 4TH FLOOR PLAN
A4.16	ENLARGED UNIT PLANS - 4TH FLOOR PLAN
A4.17	ENLARGED UNIT PLANS - 4TH FLOOR PLAN
A4.18	ENLARGED UNIT PLANS - 4TH FLOOR PLAN
A4.19	ENLARGED UNIT PLANS - 5-6TH FLOOR PLAN
A4.20	ENLARGED UNIT PLANS - 5-6TH FLOOR PLAN
A4.21	ENLARGED UNIT PLANS - 5-6TH FLOOR PLAN
A4.22	ENLARGED UNIT PLANS - 5-6TH FLOOR PLAN
A4.23	ENLARGED UNIT PLANS - 7TH FLOOR PLAN
A4.24	ENLARGED UNIT PLANS - 7TH FLOOR PLAN
A4.25	ENLARGED UNIT PLANS - 7TH FLOOR PLAN
A4.26	ENLARGED UNIT PLANS - 7TH FLOOR PLAN
A4.27	ENLARGED UNIT PLANS - 8TH FLOOR PLAN
A4.28	ENLARGED UNIT PLANS - 8TH FLOOR PLAN
A4.29	ENLARGED UNIT PLANS - 8TH FLOOR PLAN
A4.30	ENLARGED UNIT PLANS - 8TH FLOOR PLAN
A4.35	ENLARGED UNIT PLANS - 9TH FLOOR PLAN
A4.36	ENLARGED UNIT PLANS - 10TH FLOOR PLAN
A4.37	ENLARGED UNIT PLANS - 11th FLOOR PLAN
A4.38	ENLARGED UNIT PLANS - 12th FLOOR PLAN
A4.39	ENLARGED UNIT PLANS - 13th FLOOR PLAN
A4.40	ENLARGED UNIT PLANS - 14TH FLOOR PLAN
A4.41	ENLARGED UNIT PLANS - 15TH FLOOR PLAN
A4.42	ENLARGED UNIT PLANS - 16TH FLOOR PLAN
A4.43	ENLARGED UNIT PLANS - 17TH FLOOR PLAN
A4.44	ENLARGED UNIT PLANS - 18TH FLOOR PLAN
A4.45	ENLARGED UNIT PLANS - 19TH FLOOR PLAN
A4.46	ENLARGED UNIT PLANS - 20TH FLOOR PLAN
A4.47	ENLARGED UNIT PLANS - 21ST FLOOR PLAN
A4.48	ENLARGED UNIT PLANS - 22ND FLOOR PLAN
A4.49	ENLARGED UNIT PLANS - 23RD FLOOR PLAN
A4.50	ENLARGED UNIT PLANS - 24TH FLOOR PLAN
A4.51	ENLARGED UNIT PLANS - 25TH FLOOR PLAN
A4.52	ENLARGED UNIT PLANS - 26TH FLOOR PLAN
A4.53	ENLARGED UNIT PLANS - 27TH FLOOR PLAN
A4.54	ENLARGED UNIT PLANS - 28TH FLOOR PLAN
A4.55	ENLARGED UNIT PLANS - 29TH FLOOR PLAN
A4.56	ENLARGED UNIT PLANS - 30TH FLOOR PLAN
A4.57	ENLARGED UNIT PLANS - 31ST FLOOR PLAN
A4.58	ENLARGED UNIT PLANS - 32ND FLOOR PLAN
A4.59	ENLARGED UNIT PLANS - 33RD FLOOR PLAN
A4.60	ENLARGED UNIT PLANS - 34TH FLOOR PLAN
A4.61	ENLARGED UNIT PLANS - 35TH FLOOR PLAN
A4.62	ENLARGED UNIT PLANS - 36TH FLOOR PLAN
A4..63	ENLARGED UNIT PLANS - 37TH FLOOR PLAN
A4.64	ENLARGED UNIT PLANS - 38TH FLOOR PLAN
A4.65	ENLARGED UNIT PLANS - 39TH FLOOR PLAN
A4.66	ENLARGED UNIT PLANS - 40TH FLOOR PLAN
A4.67	ENLARGED UNIT PLANS - 41ST FLOOR PLAN
A4.68	ENLARGED UNIT PLANS - 42ND FLOOR PLAN
A4.69	ENLARGED UNIT PLANS - 43RD FLOOR PLAN
A4.70	ENLARGED UNIT PLANS - 44TH FLOOR PLAN
A4.71	ENLARGED UNIT PLANS - 45TH FLOOR PLAN
A4.72	ENLARGED UNIT PLANS - 46TH FLOOR PLAN
A4.73	ENLARGED UNIT PLANS - 47TH FLOOR PLAN
A4.74	ENLARGED UNIT PLANS - 48TH FLOOR PLAN
A4.75	ENLARGED UNIT PLANS - 49TH FLOOR PLAN
A4.76	ENLARGED UNIT PLANS - 50TH FLOOR PLAN
A4.77	ENLARGED UNIT PLANS - 51ST FLOOR PLAN
A4.78	ENLARGED UNIT PLANS - 52ND FLOOR PLAN
A4.79	ENLARGED UNIT PLANS - 53RD FLOOR PLAN
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A5.02	ROLSTON STREET ELEVATION
A5.03	NORTH ELEVATION
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A6.04	ENLARGED PODIUM SECTION/ELEVATION 1
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A9.01 to A9.55	FSR OVERLAY SET

PINNACLE INTERNATIONAL

PROJECT TEAM:

Design Consultant
JYOM ARCHITECTURE

Architect of Record
GBL ARCHITECTS

Landscape Architect
JANET ROSENBERG & STUDIO

Structural Engineer
GLOTMAN SIMPSON CONSULTING ENGINEERS

Civil Engineer
CREUS ENGINEERING LTD

MEP Engineer
NEMETZ & ASSOCIATES

Envelope + Energy Consultant
BC BUILDING SCIENCE

Geotchnical
GEOPACIFIC CONSULTANTS LTD.

Surveyor
BENNETT SURVEYS

Traffic Consultant
BUNT & ASSOCIATES

Acoustic Engineer
BKL CONSULTANTS LTD.

Sustainability Consultant
KANE CONSULTING PARTINERSHIP

601 BEACH

DEVELOPMENT PERMIT SUBMISSION

June 3, 2022

Notes:

601 BEACH CRESCENT - DP SUBMISSION

LEGAL ADDRESS: 601 BEACH CRESCENT, Vancouver, BC
LEGAL DESCRIPTION: LOT 259, FALSE CREEK, G1, NWD, PLAN LMP43682
MAX HEIGHT ALLOWED: 163m (535 ft.)
HEIGHT PROPOSED 163m (535 ft.)
VIEW CONE: 3.2.1 Queen Elizabeth Park

EXSTING ZONING: CD-1 (366)
PROPOSED ZONING: CD-1

SITE AREA: 62,168 SF 5,775 SM
AREA PROPOSED: 470,193 SF 43,682 SM
FSR PROPOSED: 7.56

| LEVEL | RESIDENTIAL | | |

UNIT COUNT - MARKET HOUSING

NAME and LOCATION		GROSS AREA SF (BCH Net Standards)	NET AREA SF (COV Standards)	NO. PER FLOOR	TOTAL LIVABLE GROSS AREA SF (BCH Standards)	TOTAL LIVABLE NET AREA SF (COV Standards)
1BR						
703	L7	693	610	1	693	610
706	L7	566	495	1	566	495
707	L7	661	592	1	661	592
708	L7	889	798	1	889	798
709	L7	660	579	1	660	579
711	L7	652	564	1	652	564
718	L7	693	610	1	693	610
801	L8	661	591	1	661	591
802	L8	857	769	1	857	769
901	L9-L15	668	599	7	4,676	4,193
906	L9-L15	691	595	7	4,837	4,165
907	L9-L15	604	531	7	4,228	3,717
1601	L16-38	680	611	23	15,640	14,053
1606	L16-32	696	600	17	11,832	10,200
1607	L16-32	618	544	17	10,506	9,248
2704	L27	727	648	1	727	648
2804	L28	700	622	1	700	622
2904	L29	672	594	1	672	594
3004	L30	643	566	1	643	566
3104	L31	617	541	1	617	541
3305	L33-44	696	600	12	8,352	7,200
3306	L33-38	618	544	6	3,708	3,264
3504	L35	803	701	1	803	701
3604	L36	772	671	1	772	671
3704	L37	745	645	1	745	645
3804	L38	716	617	1	716	617
3904	L39	700	601	1	700	601
4004	L40	665	567	1	665	567
4104	L41	681	584	1	681	584
4204	L42	654	555	1	654	555
4304	L43	651	553	1	651	553
4404	L44	662	563	1	662	563
3901	L39-51	708	626	13	9,204	8,138
3906	L39-44	667	584	6	4,002	3,504
TOTAL				139	93,725	82,318

UNIT MIX - SUBTOTAL	
<700 SF	137
700 - 1130 SF	2
>1130 SF	0

NAME and LOCATION		GROSS AREA SF (BCH Net Standards)	NET AREA SF (COV Standards)	NO. PER FLOOR	TOTAL LIVABLE GROSS AREA SF (BCH Standards)	TOTAL LIVABLE NET AREA SF (COV Standards)
2BR						
702	L7	965	871	1	965	871
705	L7	976	879	1	976	879
710	L7	895	799	1	895	799
712	L7	925	820	1	925	820
714	L7	1,104	1,000	1	1,104	1,000
715	L7	865	781	1	865	781
716	L7	966	884	1	966	884
804	L8	1,051	932	1	1,051	932
805	L8	844	754	1	844	754
806	L8	1,104	1,000	1	1,104	1,000
807	L8	865	781	1	865	781
902	L9-L15	892	794	7	6,244	5,558
904	L9	838	750	1	838	750
1004	L10	874	784	1	874	784
1104	L11	889	799	1	889	799
1204	L12	893	803	1	893	803
1304	L13	899	809	1	899	809
1404	L14	899	808	1	899	808
1504	L15	902	811	1	902	811
905	L9	1,028	925	1	1,028	925
1005	L10	1,057	953	1	1,057	953
1105	L11	1,071	967	1	1,071	967
1205	L12	1,081	976	1	1,081	976
1305	L13	1,087	982	1	1,087	982
1405	L14	1,089	984	1	1,089	984
1505	L15	1,093	988	1	1,093	988
1602	L16-23	918	820	8	7,344	6,560
1604	L16	983	894	1	983	894
1704	L17	975	887	1	975	887
1804	L18	969	880	1	969	880
1904	L19	960	871	1	960	871
2004	L20	950	861	1	950	861
2104	L21	945	855	1	945	855
2204	L22	932	842	1	932	842
2304	L23	894	810	1	894	810
2404	L24	874	790	1	874	790
2504	L25	851	767	1	851	767
2604	L26	827	744	1	827	744
1605	L16	1,047	940	1	1,047	940
1705	L17	1,042	936	1	1,042	936
1805	L18	1,036	930	1	1,036	930
1905	L19	1,028	923	1	1,028	923
2005	L20	1,021	915	1	1,021	915
2105	L21	1,011	907	1	1,011	907
2205	L22	1,001	879	1	1,001	879
2305	L23	1,013	904	1	1,013	904
2405	L24	1,005	896	1	1,005	896
2505	L25	990	882	1	990	882
2605	L26	975	867	1	975	867
2705	L27	990	883	1	990	883
2805	L28	971	865	1	971	865
2905	L29	948	843	1	948	843
3005	L30	919	815	1	919	815
3105	L31	894	790	1	894	790
2402	L24-29	916	818	6	5,496	4,908
3002	L30-31	913	815	2	1,826	1,630
3202	L32	906	809	1	906	809
3302	L33-35	896	799	3	2,688	2,397
3602	L36-38	850	753	3	2,550	2,259
3902	L39-41	890	787	3	2,670	2,361
4202	L42-44	892	788	3	2,676	2,364
4502	L45-49	895	792	5	4,475	3,960
5002	L50-51	901	798	2	1,802	1,596
3204	L32	868	765	1	868	765
3304	L33	840	738	1	840	738
3404	L34	810	709	1	810	709
3504	L35	803	701	1	803	701
2703	L27	1,091	983	1	1,091	983
2803	L28	1,054	947	1	1,054	947
2903	L29	1,015	909	1	1,015	909
3003	L30	969	866	1	969	866
3103	L31	925	823	1	925	823
3403	L34	1,282	1,159	1	1,282	1,159
3503	L35	1,210	1,091	1	1,210	1,091
3603	L36	1,144	1,025	1	1,144	1,025
3703	L37	1,091	974	1	1,091	974
3803	L38	1,040	925	1	1,040	925
3903	L39	1,017	902	1	1,017	902
4003	L40	994	879	1	994	879
4103	L41	970	856	1	970	856
4203	L42	958	835	1	958	835
4303	L43	960	847	1	960	847
4403	L44	985	872	1	985	872
4503	L45	1,024	909	1	1,024	909
4603	L46	1,053	939	1	1,053	939
4703	L47	960	847	1	960	847
4505	L45-51	970	872	7	6,790	6,104
4504	L45	1,075	960	1	1,075	960
4604	L46	1,099	983	1	1,099	983
TOTAL				127	121,015	108,166

UNIT MIX - SUBTOTAL	
<700 SF	0
700-1130 SF	127
>1130 SF	0

NAME and LOCATION		GROSS AREA SF (BCH Net Standards)	NET AREA SF (COV Standards)	NO. PER FLOOR	TOTAL LIVABLE GROSS AREA SF (BCH Standards)	TOTAL LIVABLE NET AREA SF (COV Standards)
3BR						
701	L7	1,480	1,328	1	1,480	1,328
704	L7	1,247	1,143	1	1,247	1,143
713	L7	1,261	1,150	1	1,261	1,150
717	L7	1,247	1,143	1	1,247	1,143
719	L7	1,187	1,075	1	1,187	1,075
803	L8	1,308	1,191	1	1,308	1,191
903	L9	1,274	1,162	1	1,274	1,162
1003	L10	1,296	1,182	1	1,296	1,182
1103	L11	1,314	1,199	1	1,314	1,199
1203	L12	1,328	1,213	1	1,328	1,213
1303	L13	1,340	1,225	1	1,340	1,225
1403	L14	1,342	1,226	1	1,342	1,226
1503	L15	1,353	1,237	1	1,353	1,237
1603	L16	1,285	1,173	1	1,285	1,173
1703	L17	1,273	1,161	1	1,273	1,161
1803	L18	1,263	1,151	1	1,263	1,151
1903	L19	1,250	1,139	1	1,250	1,139
2003	L20	1,236	1,126	1	1,236	1,126
2103	L21	1,221	1,111	1	1,221	1,111
2203	L22	1,200	1,091	1	1,200	1,091
2303	L23	1,177	1,068	1	1,177	1,068
2403	L24	1,148	1,040	1	1,148	1,040
2503	L25	1,116	1,010	1	1,116	1,010
2603	L26	1,087	982	1	1,087	982
3203	L32	1,432	1,307	1	1,432	1,307
3303	L33	1,349	1,225	1	1,349	1,225
4803	L48	1,227	1,108	1	1,227	1,108
4804	L48	1,176	1,059	1	1,176	1,059
4903	L49	1,312	1,191	1	1,312	1,191
4904	L49	1,220	1,099	1	1,220	1,099
5003	L50	1,412	1,288	1	1,412	1,288
5004	L50	1,267	1,146	1	1,267	1,146
5103	L51	1,560	1,433	1	1,560	1,433
5104	L51	1,317	1,195	1	1,317	1,195
PH01	L52-53	2,307	2,108	1	2,307	2,108
PH02	L52-53	2,133	1,979	1	2,133	1,979
PH03	L52-53	2,517	2,307	1	2,517	2,307
TOTAL				37	50,462	45,971

UNIT MIX - SUBTOTAL	
<700 SF	0
700- 1130 SF	11
>1130 SF	26

UNIT COUNT - SOCIAL HOUSING

NAME and LOCATION		GROSS AREA SF (BCH Net Standards)	NET AREA SF (COV Standards)	NO. PER FLOOR	TOTAL LIVABLE GROSS AREA SF (BCH Standards)	TOTAL LIVABLE NET AREA SF (COV Standards)
STUDIO						
413,513,613		350	320	3	1,050	960
414,514,614		350	320	3	1,050	960
420,520,620		350	320	3	1,050	960
421,521,621		350	320	3	1,050	960
423		365	331	1	365	331
432,5,UG06,UG07,210,211,212,313		350	320	7	2,450	2,240
TOTAL				20	7,015	6,411
1BR						
302,403,503,603 etc.		570	529	43	24,510	22,747
301,402,502,602		589	541	4	2,356	2,164
308,409,509,609		570	523	4	2,280	2,092
202,203,204,205		582	540	4	2,328	2,160
432,532,632		571	521	3	1,713	1,563
433,533,633		578	524	3	1,734	1,572
422,522,622		669	623	3	2,007	1,869
523,623		570	529	2	1,140	1,058
524,624		575	491	2	1,150	982
310		796	680	1	796	680
TOTAL				69	40,014	36,887
1BR-ACC						
411,511,611		691	602	3	2,073	1,806
208,310		796	680	2	1,592	1,360
426,526,626		615	571	3	1,845	1,713
TOTAL				8	5,510	4,879
2 BR						
401, 501, 601		786	721	3	2,358	2,163
UG09,214,315,416,516,616 etc.		770	719	12	9,240	8,628
419,519,619		875	768	3	2,625	2,304
412,512,612		845	732	3	2,535	2,196
424		778	726	1	778	726
216		940	827	1	940	827
312		774	722	1	774	722
UG04,209,311		770	703	3	2,310	2,109
A202,UG03		866	753	2	1,732	1,506
UG11-ACC		995	883	1		
TOTAL				30	23,292	21,181
3BR						
415,515,615		960	894	3	2,880	2,682
418,518,618		1,110	989	3	3,330	2,967
319,425,525,625		985	927	4	3,940	3,708
UG08,213,314		1,013	897	3	3,039	2,691
207,309,410,510,610		1,077	951	5	5,385	4,755
206		1,075	975	1	1,075	975
UG01		1,121	995	1	1,121	995
UG02		1,020	834	1	1,020	834
A201		1,209	1,067	1	1,121	995
201-ACC		1,017	913	1	1,020	834
317-CHILDCARE		1,165	1,042	1	1,209	1,067
318-CHILDCARE		968	906	1	968	906
TOTAL				25	26,108	23,409

UNIT MIX - SUBTOTAL	
<700 SF	97
700- 1130 SF	55
>1130 SF	0

	TOTAL UNITS	TOTAL LIVABLE GROSS AREA SF (BCH Standards)	TOTAL LIVABLE NET AREA SF (COV Standards)
MARKET HOUSING TOTAL	303	265,202	236,455

	TOTAL UNITS	TOTAL LIVABLE GROSS AREA SF (BCH Standards)	TOTAL LIVABLE NET AREA SF (COV Standards)
SOCIAL HOUSING TOTAL	152	101,939	92,767

UNIT MIX - TOTAL	
<700 SF	137
700-1130 SF	140
>1130 SF	26
	303

PARKING					REQUIRED/ ALLOWED	PROVIDED			SMALL	STANDARD	DISABILITY
MARKET RESIDENTIAL		VPBL 4.2.1.13 / VPBL Updates -T 2040 Actions									
Downtown Zero Parking Minimums					0						
DISABILITY SPACES 1 UP TO 7 UNITS + 0.034 X ADD UNIT (4.8.4 VPBL)					1						
SMALL CARS UP TO 20% OF TOTAL PARKING SPACES											
TOTAL MARKET RESIDENTIAL					**1**	**398**	on 4 levels		**76**	**310**	12
NON-MARKET HOUSING											
Downtown Zero Parking Minimums					0						
DISABILITY SPACES 1 UP TO 7 UNITS + 0.034 X ADD UNIT (4.8.4 VPBL)					1						
SMALL CARS UP TO 20% OF TOTAL PARKING SPACES											
TOTAL NON-MARKET					**1**	**57**			**12**	**39**	6
TOTAL RESIDENTIAL (MARKET + NON-MARKET)					**2**	**455**					
VISITOR PARKING FOR RESIDENTIAL		VPBL 4.3.4									
LESSER OF 0.05 PER UNIT & 5% OF PARKING SPACES					**0**	**0**					
COMMERICAL - RETAIL		VPBL 4.2.5. / VPBL Updates -T 2040 Actions									
Downtown Zero Parking Minimums					0						
DISABILITY SPACES 1 AT LEAST FOR 5,382 SF + 1 ADD 0.04 PER 1076 SF (4.8.4b VPBL)					1						
SMALL CARS UPTO 20% OF TOTAL PARKING SPACES											
TOTAL COMMERCIAL					**1**	**2**					
TOTAL PARKING (COMM + RES+VISITOR)					**3**	**457**					
BICYCLE SPACES					REQUIRED	PROVIDED		HORIZONTAL	VERTICAL 30%MAX	STACKED 60%EVER-ST	LOCKERS 10%MIN
CALSS A BICYCLE SPACES											
MARKET RESIDENTIAL		VPBL 6.2.1.									
1.5 PER UNITS UNDER 700 SF					204						
2.0 PER UNITS OF 700 SF TO 1,130 SF					350						
3 PER UNITS OVER 1,130 SF					78						
TOTAL CLASS A MARKET					**634**	**634**		242	162	138	62
NON-MARKET RESIDENTIAL		VPBL 6.2.1									
1.5 PER UNITS UNDER 700 SF					143						
2.5 PER UNITS OF 700 SF TO 1,130 SF					140						
3 PER UNITS OVER 1,130 SF					0						
TOTAL CALSS A NON-MARKET					**282.5**	**286**		104	72	71	26
TOTAL CLASS A MARKET + NON-MARKET					**916.0**	**920**					
COMMERCIAL - RETAIL		VPBL 6.2.5.									
CLASS A SPACES 1 PER 3,460 SF					1	**9**		3	6		
CLASS B BICYCLE SPACES		VPBL Updates - T 2040 Actions									
2 FOR 20 UNITS					2						
1 PER ADD 20 UNITS					-1						
6 CLASS B FOR COMMERCIAL					6						
TOTAL CLASS B					**7**	**30**			34		
NON-SHARED FACILITIES					REQUIRED	PROVIDED					
COMMERCIAL - RETAIL		VPBL Updates - T 2040 Actions									
1 SHOWER PER 5-10 BIKES +1 PER ADD 40					1	1					
1 WASH BASIN PER 5-10 BIKES + 1 PER ADD 20-50+1 PER ADD 40					1	1					
1 W/C PER 10-50 BIKES + 1 PER 20 -50					1	1					
PASSENGER LOADING					REQUIRED	PROVIDED					
RESIDENTIAL		VPBL Updates - T 2040 Actions									
PASSENGER LOADING CLASS A											
1 PER 50 - 125 UNITS					1						
1 PER ADD 150 UNITS					-1						
TOTAL PASSENGER LOADING CLASS A					**0**	**3**					
PASSENGER LOADING CLASS B					0						
COMMERCIAL - RETAIL		VPBL Updates - T 2040 Actions									
1 FOR EACH 43,056 SF					1						
TOTAL PASSENGER LOADING CLASS A					**1**	**4**					
LOADING					REQUIRED	PROVIDED					
RESIDENTIAL		VPBL 5.2.1.									
CLASS A					0	2					
CLASS B no requirements for <100 units											
1 PER 100 TO 299 UNITS					1						
1 PER ADD 200 UNITS OR PORTION OF					-1						
TOTAL CLASS B RESIDENTIAL					0	**2**					
COMMERCIAL - RETAIL		VPBL 5.2.5.									
CLASS A					0	1	IN LIEU OF 1 CLASS B				
CLASS B						5					
1 PER 5,000 SF					1						
1 PER ADD 20,020 SF OR PORTION OF					1						
1 PER 25,024 SF					0						
TOTAL CLASS B COMMERCIAL					**2**	**1**	CLASS A IN LIEU				
CLASS C											
NONE FOR LESS THAN 21,528 SF					0	0					
1 PER 21,528 SF TO 53,820 SF					1						
TOTAL LOADING CLASS A					0	5					
TOTAL LOADING CLASS B					2	**3**					
STORAGE					REQUIRED	PROVIDED	NON-MARKET	MARKET			
IN-SUITE						193	44	149			
UNDER GIROUND						262	108	154			
TOTAL					455	**455**	**152**	**303**			

Notes:

REV:	DESCRIPTION:	BY:	DATE:
2	DP RESUBMISSION		2022.06.03
1	DP SUBMISSION		2021.03.26

STATUS: ISSUED FOR DP

DESIGN CONSULTANT:
JYOM Architecture
3378 Cambie St.
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604-876-2222

www.JYOMarchitects.com

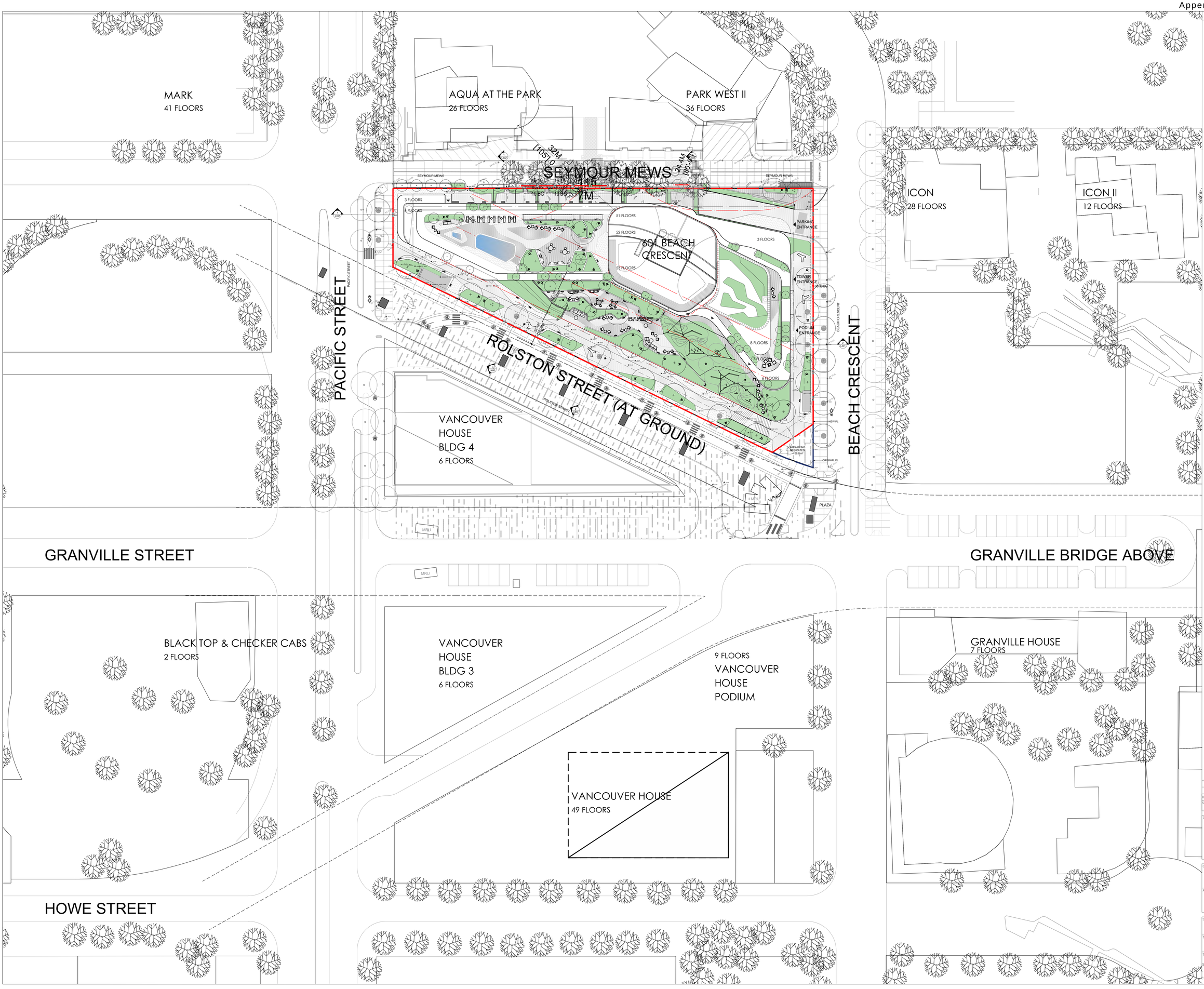
CLIENT:
PINNACLE INTERNATIONAL
#300-911 Homer St.
Vancouver BC
V6B 2W6

ARCHITECT OF RECORD:
GBL ARCHITECTS
139 E 8th AVE
Vancouver BC
V5T 1R8

SITE:
601 Beach Crescent
Vancouver BC, V6Z 3E4

TITLE:
PROJECT STATISTICS

SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
	2022.06.03	PH/AL	KK
PROJECT NO: 17003.80	DRAWING NO: A0.02		REVISION: 2



Notes:

601 BEACH CRESCENT
LOT 259, FALSE CREEK, G1, NWD, PLAN LMP43682
PID: 024-636-282

REV:	DESCRIPTION:	BY:	DATE:
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1	DP SUBMISSION		2021.03.26

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Vancouver BC
V5T 1R8

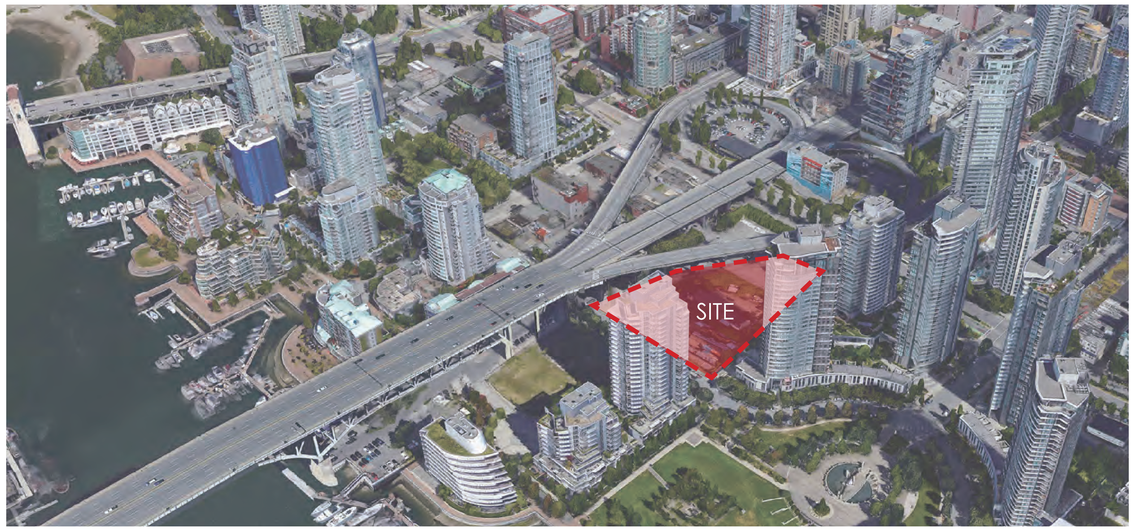
SITE:
601 Beach Crescent
Vancouver BC, V6Z 3E4

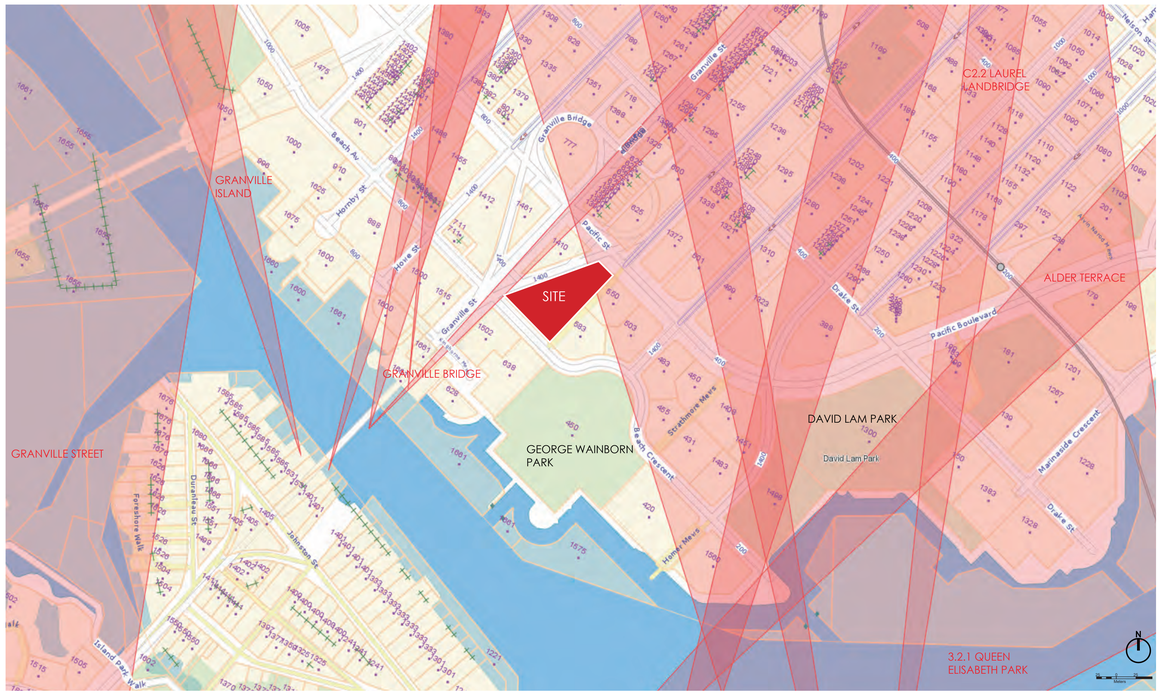
TITLE:
CONTEXT PLAN

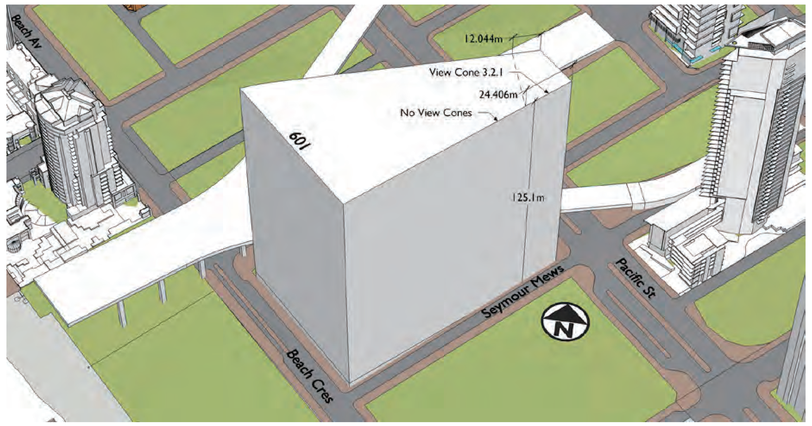
SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
1/32"=1' - 0"	2022.06.03	PH/AL	KK

PROJECT NO:	DRAWING NO:	REVISION:
17003.80	A0.03	2

Notes:







Preserving the ocean and mountain views ensures that Vancouver maintains its connection to nature while promoting density in the downtown area.

The Queen Elizabeth View Cone (originating from Little Mountain) covers the northeast corner of the site. The General Policy for Higher Buildings allows for buildings to exceed the height of this view cone. In order to preserve the view to the North Shore Mountains, the proposed tower is located to the southwest corner of the site, therefore will have no impact on the view cone from QE Park.

VIEW ALONG BEACH CRESCENT STREET

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Vancouver BC
V5T 1R8

SITE:
601 Beach Crescent
Vancouver BC, V6Z 3E4

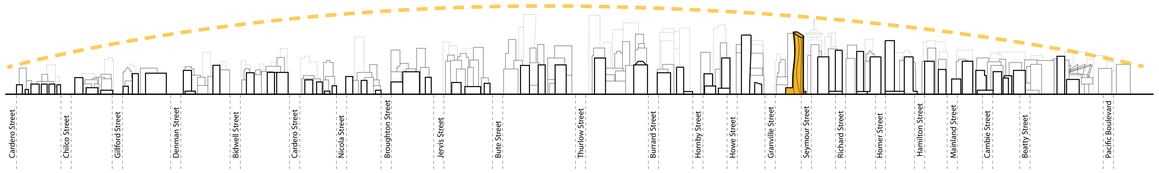
TITLE:
SITE PHOTOS/STREETSCAPE

SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
	2022.06.03	-	-

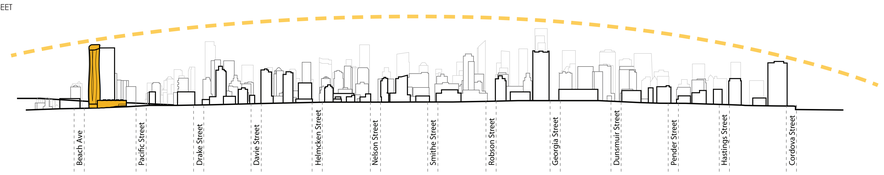
PROJECT NO:	DRAWING NO:	REVISION:
17003.80	A0.04	2

Notes:

SKYLINE ALONG PACIFIC STREET

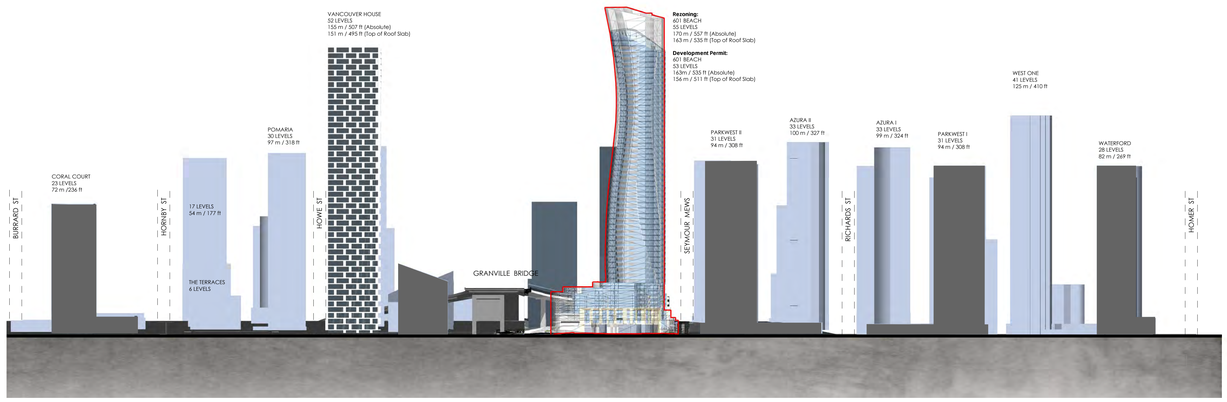


SKYLINE ALONG SEYMOUR STREET



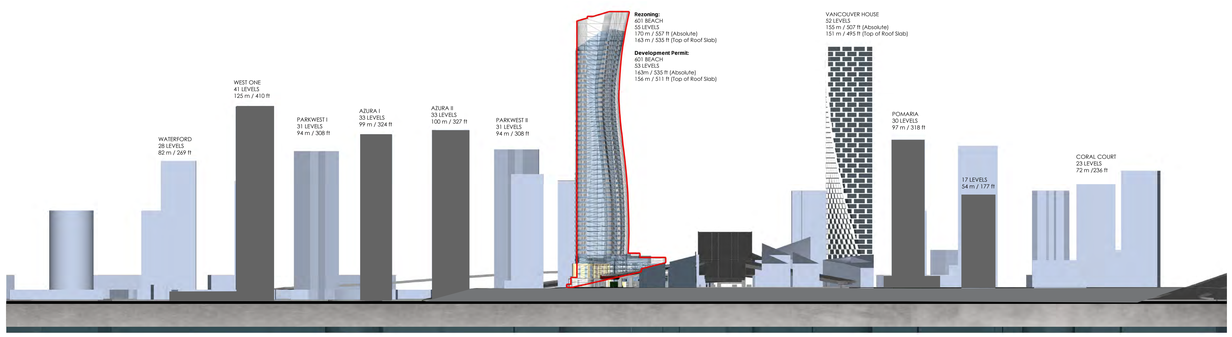
The proposed 601 Beach tower fits nicely into the projected skyline of the City, which has a clear dome shape centred in the core of Downtown.

The continuation of the skyline "dome" along both Pacific Street and Seymour Street is reinforced with the tower being at 163m / 535' high.

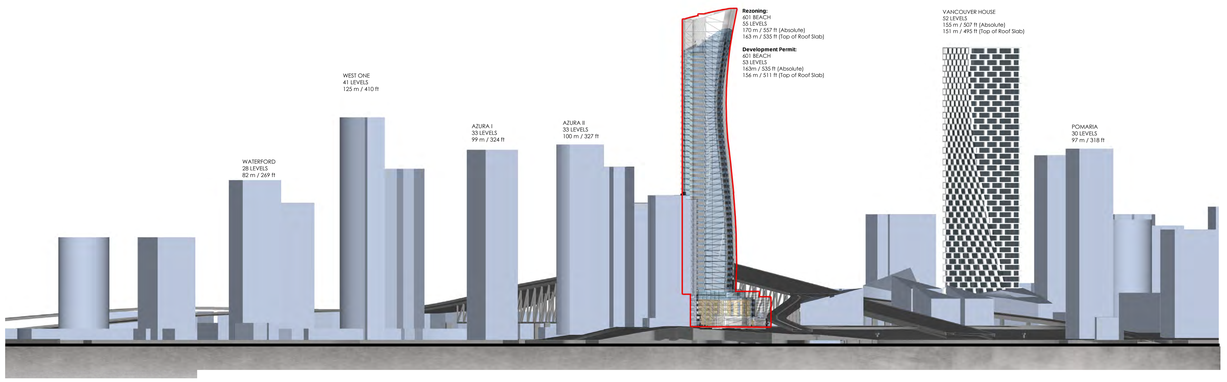


SKYLINE ALONG BEACH CRESCENT STREET

SCALE - METRIC 0 m 10 m 25 m 50 m
SCALE - IMPERIAL 0 20' 50' 100'



SKYLINE ALONG PACIFIC STREET



SCALE - METRIC 0 m 10 m 25 m 50 m
SCALE - IMPERIAL 0 20' 50' 100'

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ARCHITECT OF RECORD:
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139 E 8th AVE
Vancouver BC
V5T 1R8

SITE:
601 Beach Crescent
Vancouver BC, V6Z 3E4

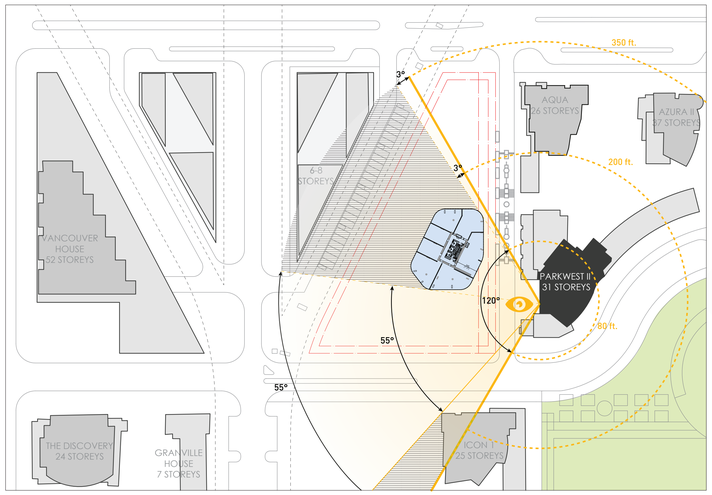
TITLE:
SKYLINE STUDY

SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
	2022.06.03	-	-

PROJECT NO:	DRAWING NO:	REVISION:
17003.80	A0.05	2

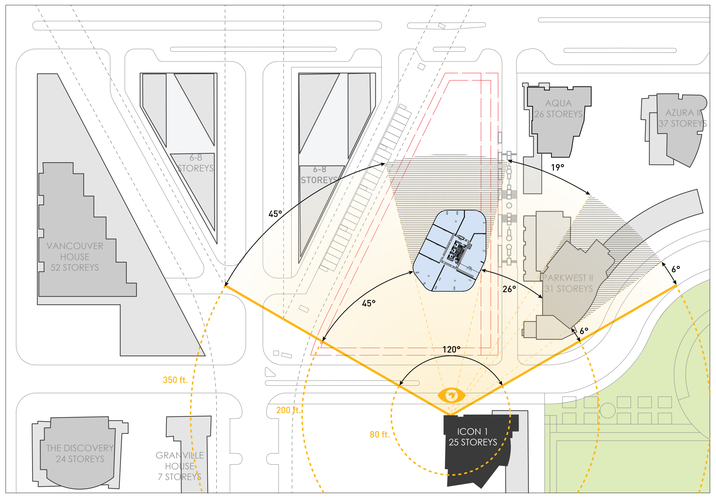
Notes:

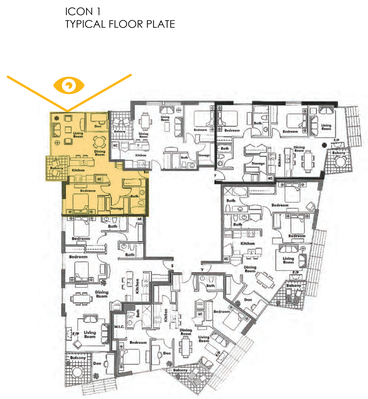
PARK WEST II – VIEW ANALYSIS *- Number of floors in the building: 31/ Angle of view: 120°*



Proposed angle of view at 80ft: 120°
Proposed angle of view at 200ft: 58° (48%)
Proposed angle of view at 350ft: 58° (48%)

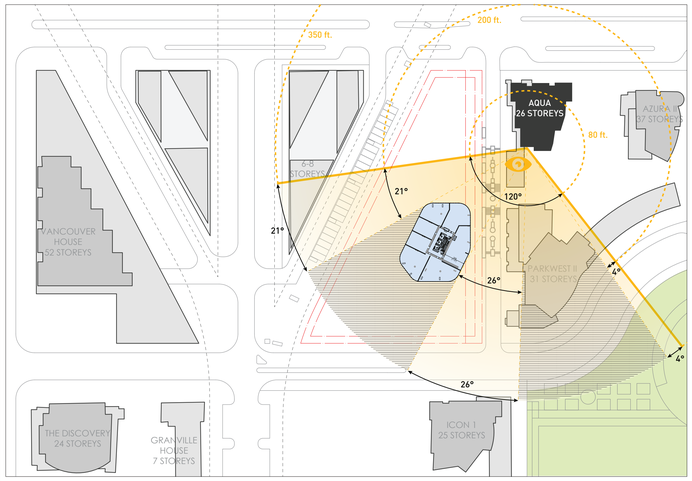
ICON 1– VIEW ANALYSIS *- Number of floors in the building: 25 / Angle of view: 120°*

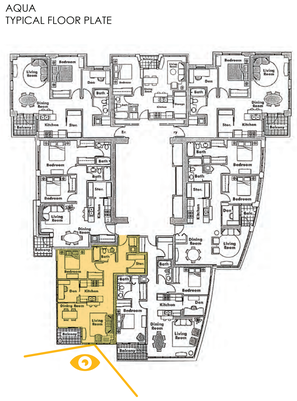




Proposed angle of view at 80ft: 120°
Proposed angle of view at 200ft: 77° (64%)
Proposed angle of view at 350ft: 70° (58%)

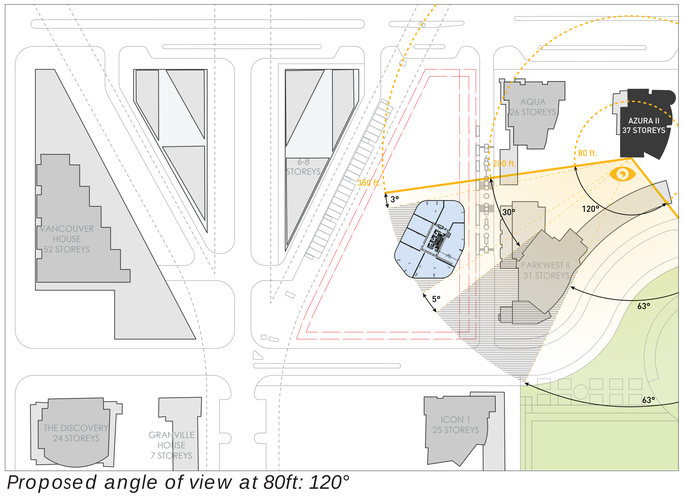
AQUA – VIEW ANALYSIS *- Number of floors in the building: 26 / Angle of view: 120°*

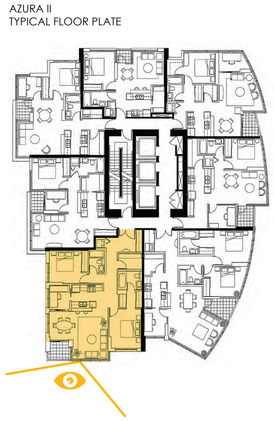




Proposed angle of view at 80ft: 120°
Proposed angle of view at 200ft: 51° (43%)
Proposed angle of view at 350ft: 62° (52%)

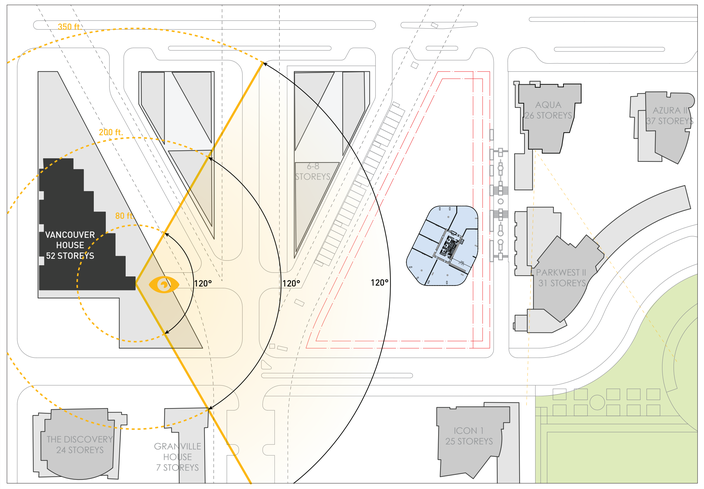
AZURE II – VIEW ANALYSIS *- Number of floors in the building: 33/ Angle of view: 120°*





Proposed angle of view at 80ft: 120°
Proposed angle of view at 200ft: 93° (78%)
Proposed angle of view at 350ft: 71° (59%)

VANCOUVER HOUSE– VIEW ANALYSIS *- Number of floors in the building: 59 / Angle of view: 120°*



Proposed angle of view at 80ft: 120°
Proposed angle of view at 200ft: 120° (100%)
Proposed angle of view at 350ft: 120° (100%)

REV:	DESCRIPTION:	BY:	DATE:
2	DP RESUBMISSION		2022.06.03
1	DP SUBMISSION		2021.03.26

STATUS: ISSUED FOR DP

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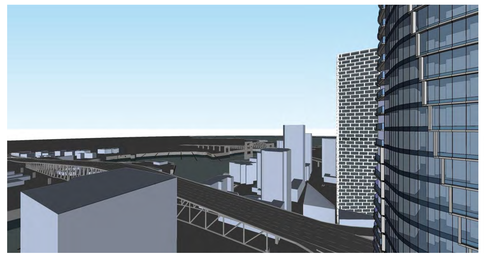
ARCHITECT OF RECORD:
GBL ARCHITECTS
139 E 8th AVE
Vancouver BC
V5T 1R8

SITE:
601 Beach Crescent
Vancouver BC, V6Z 3E4

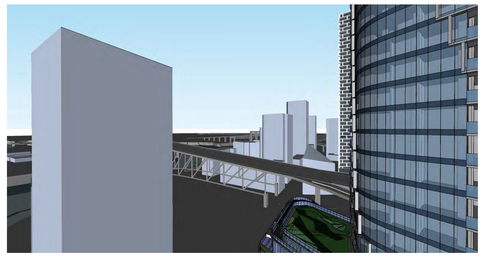
TITLE:
VIEW IMPACT ANALYSIS

SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
-	2022.06.03	-	-
PROJECT NO: 17003.80	DRAWING NO: A0.06		REVISION: 2

Notes:



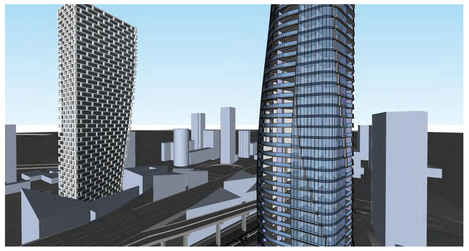
PARK WEST - LEVEL 31



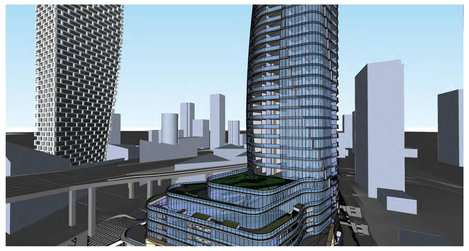
PARK WEST - LEVEL 18

PARK WEST - LEVEL 3

VIEW FROM SOUTH-WEST CORNER UNIT
PARK WEST



ICON I - LEVEL 24

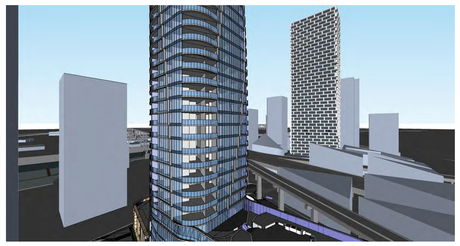


ICON I - LEVEL 15

ICON I - LEVEL 3

VIEW FROM SOUTH-WEST CORNER UNIT - ICON I

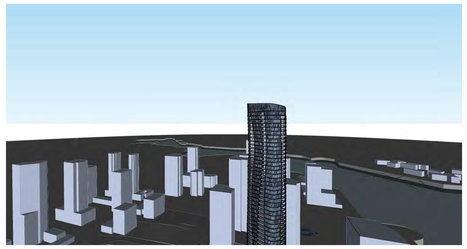
AQUA- LEVEL23



AQUA - LEVEL15

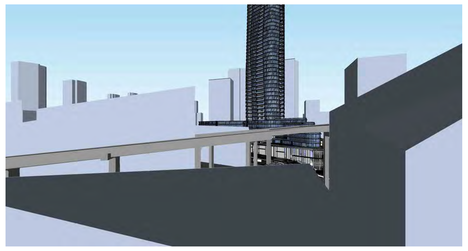
AQUA - LEVEL 3

VIEW FROM SOUTH-WEST
CORNER UNIT-
AQUA AT THE PARK



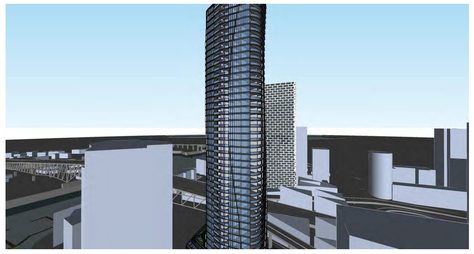
VANCOUVER HOUSE - LEVEL52

VANCOUVER HOUSE - LEVEL26



VANCOUVER HOUSE - LEVEL 7

VIEW FROM SOUTH-EAST
CORNER UNIT-
VANCOUVER HOUSE

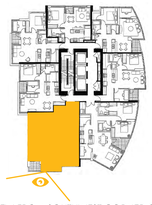


AZURA II - LEVEL 30

AZURA II - LEVEL 15

AZURA II - LEVEL 3

AZURA II
TYPICAL FLOOR PLATE



VIEW FROM SOUTHWEST CORNER OF AZURA II

REV:	DESCRIPTION:	BY:	DATE:
2	DP RESUBMISSION		2022.06.03
1	DP SUBMISSION		2021.03.26

STATUS: ISSUED FOR DP

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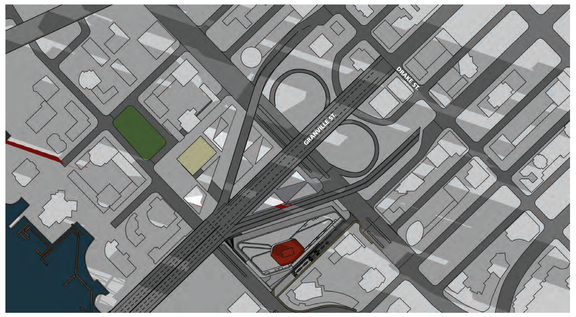
TITLE:
VIEW IMPACT ANALYSIS

SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
-	2022.06.03	-	-
PROJECT NO:	DRAWING NO:		REVISION:
17003.80	A0.06a		2

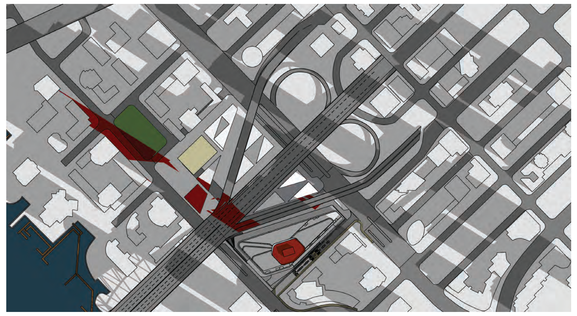
Vernal equinox Project shadows

March 21
09:00 am



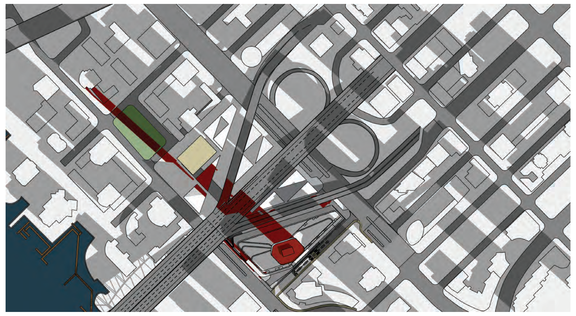
Vernal equinox Project shadows

March 21
10:00 am



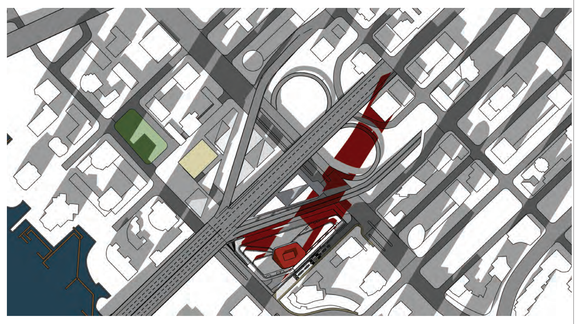
Vernal equinox Project shadows

March 21
10:40 am



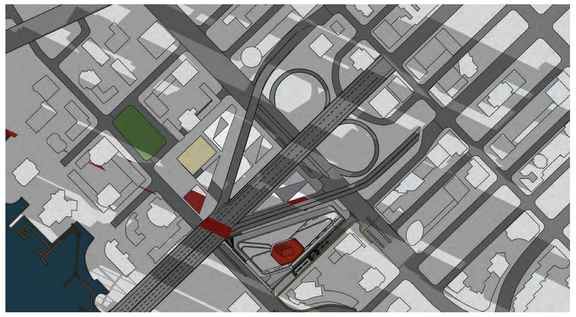
Vernal equinox Project shadows

March 21
03:00 pm



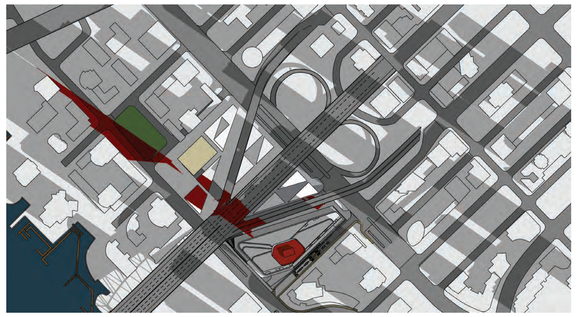
Vernal equinox Project shadows

March 21
09:30 am



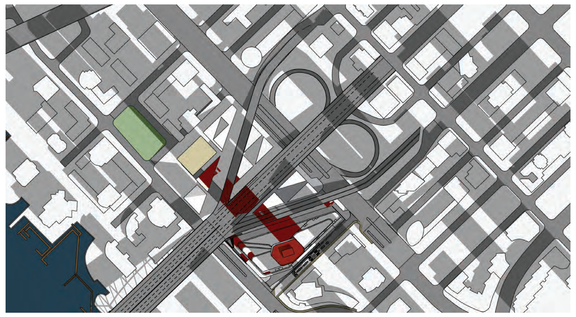
Vernal equinox Project shadows

March 21
10:10 am



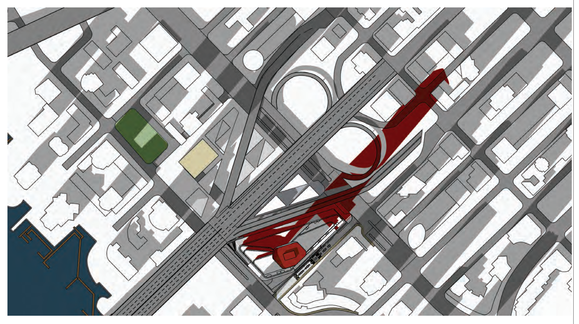
Vernal equinox Project shadows

March 21
11:00 am



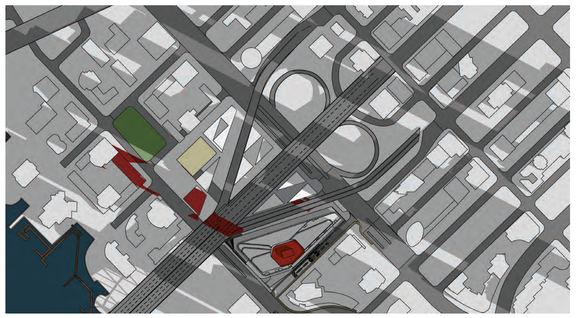
Vernal equinox Project shadows

March 21
03:30 pm



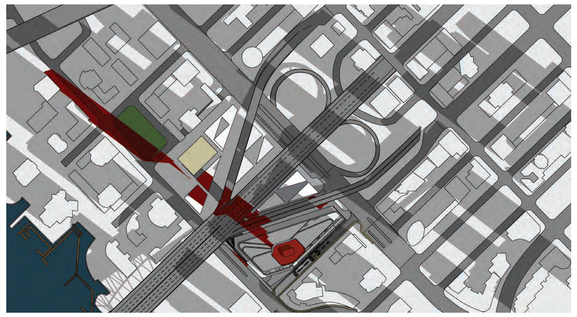
Vernal equinox Project shadows

March 21
09:40 am



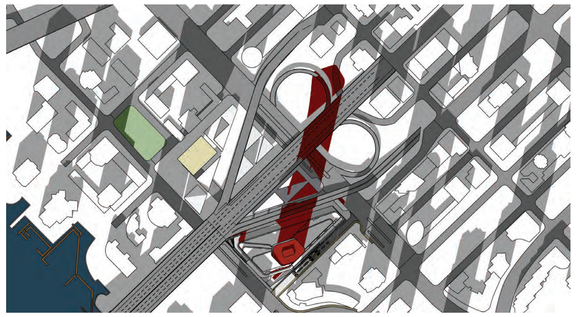
Vernal equinox Project shadows

March 21
10:20 am



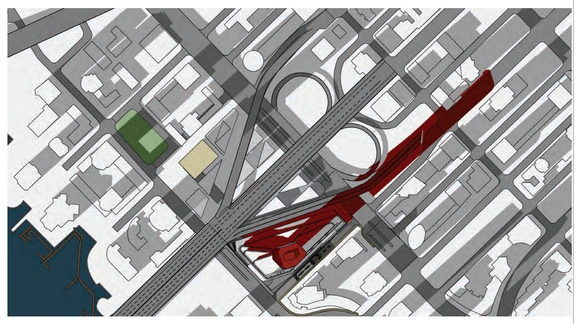
Vernal equinox Project shadows

March 21
02:00 pm



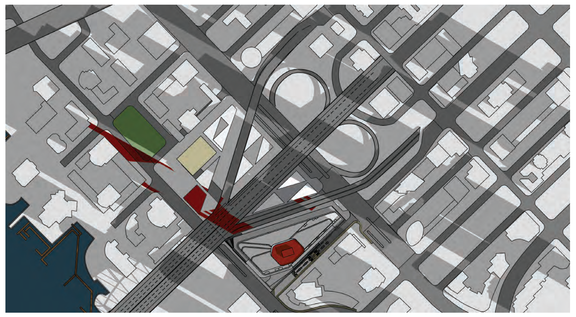
Vernal equinox Project shadows

March 21
04:00 pm



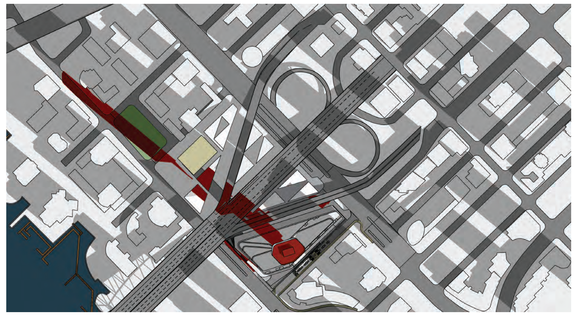
Vernal equinox Project shadows

March 21
09:50 am



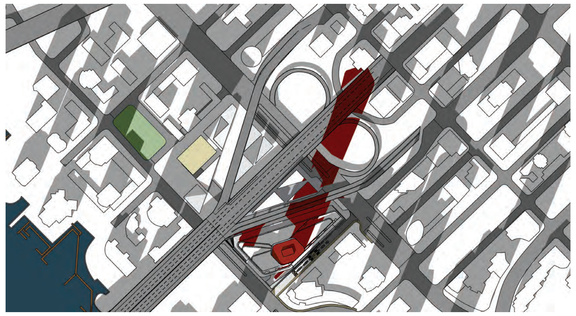
Vernal equinox Project shadows

March 21
10:30 am



Vernal equinox Project shadows

March 21
02:30 pm



Notes:

- May & Lame Brown Park
- Existing shadow over May & Lame Brown Park
- Existing shadow over public spaces
- Additional shadow over public spaces and green roofs

REV:	DESCRIPTION:	BY:	DATE:
2	DP RESUBMISSION		2022.06.03
1	DP SUBMISSION		2021.03.26

STATUS: ISSUED FOR DP

DESIGN CONSULTANT:
JYOM Architecture
3378 Cambie St.
Vancouver BC, V6H 2L2
604-876-2222

www.JYOMarchitects.com

CLIENT:
PINNACLE INTERNATIONAL
#300-911 Homer St.
Vancouver BC
V6B 2W6

ARCHITECT OF RECORD:
GBL ARCHITECTS
139 E 8th AVE
Vancouver BC
V5T 1R8

SITE:
601 Beach Crescent
Vancouver BC, V6Z 3E4

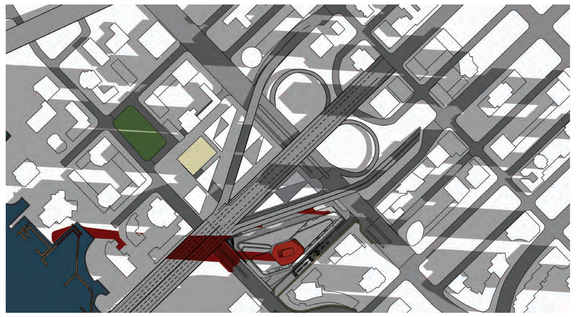
TITLE:
SHADOW ANALYSIS

SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
	2022.06.03	-	-

PROJECT NO:	DRAWING NO:	REVISION:
17003.80	A0.07	2

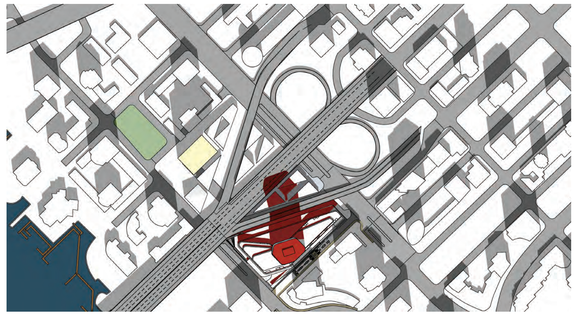
Summer solstice Project shadows

June 21
09:00 am



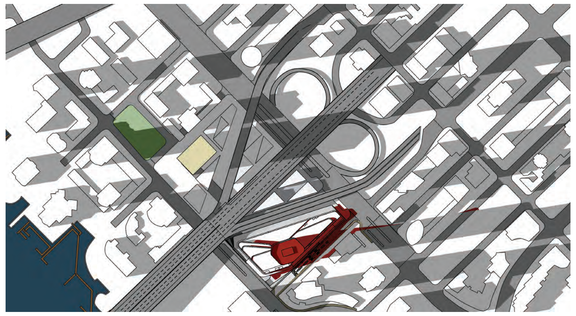
Summer solstice Project shadows

June 21
01:00 pm



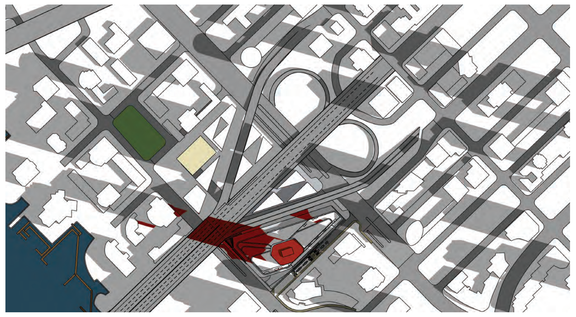
Summer solstice Project shadows

June 21
05:00 pm



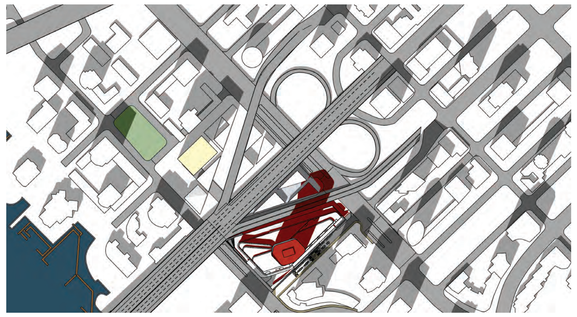
Summer solstice Project shadows

June 21
10:00 am



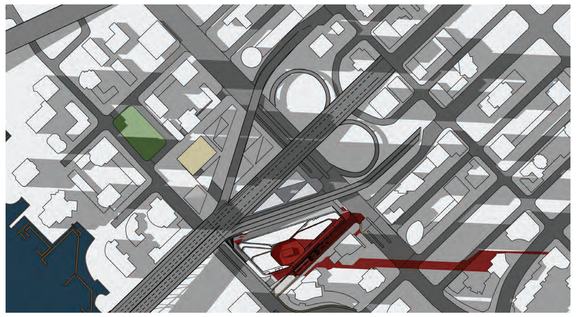
Summer solstice Project shadows

June 21
02:00 pm



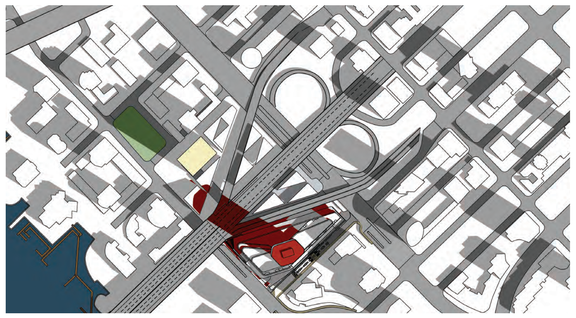
Summer solstice Project shadows

June 21
06:00 pm



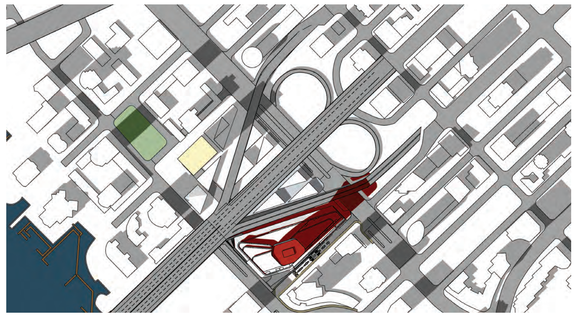
Summer solstice Project shadows

June 21
11:00 am



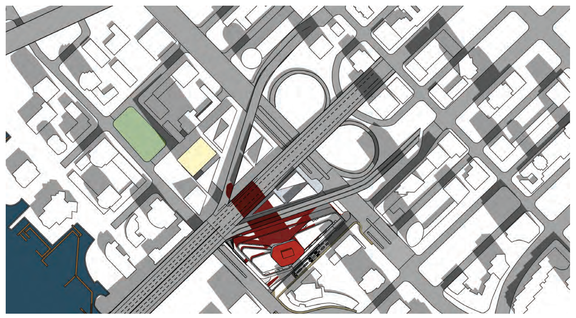
Summer solstice Project shadows

June 21
03:00 pm



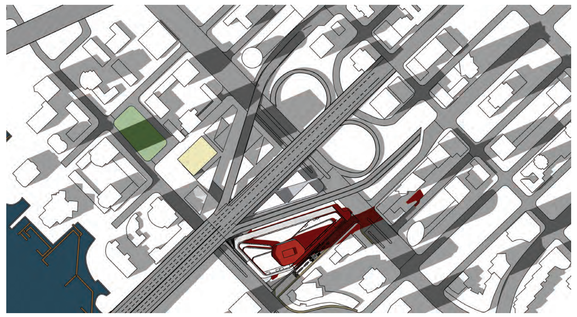
Summer solstice Project shadows

June 21
12:00 pm



Summer solstice Project shadows

June 21
04:00 pm



Notes:

- May & Lame Brown Park
- Existing shadow over May & Lame Brown Park
- Existing shadow over public spaces
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1	DP SUBMISSION		2021.03.26

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www.JYOMarchitects.com

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TITLE:
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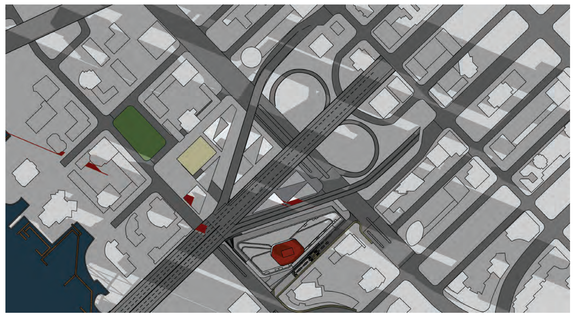
SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
	2022.06.03	-	-

PROJECT NO:	DRAWING NO:	REVISION:
17003.80	A0.08	2

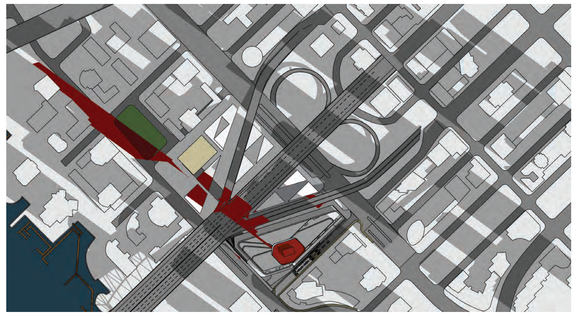
Fall equinox Project shadows

September 23
09:00 am



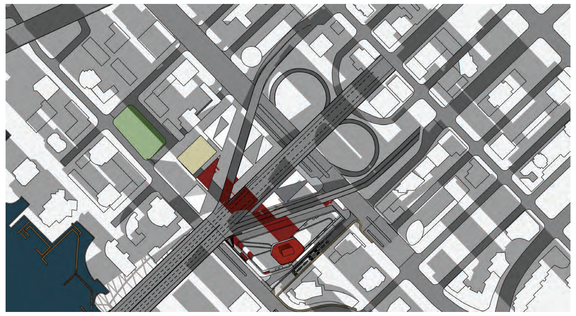
Fall equinox Project shadows

September 23
10:00 am



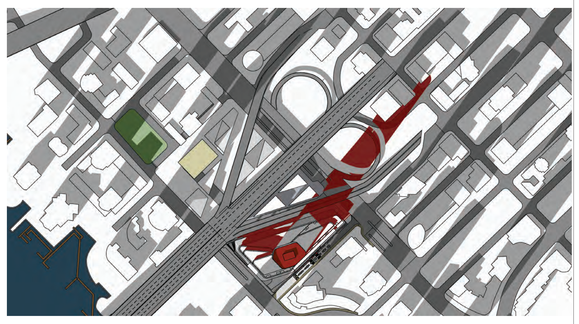
Fall equinox Project shadows

September 23
10:40 am



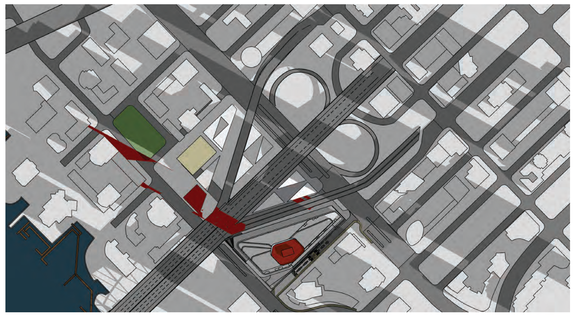
Fall equinox Project shadows

September 23
03:00 pm



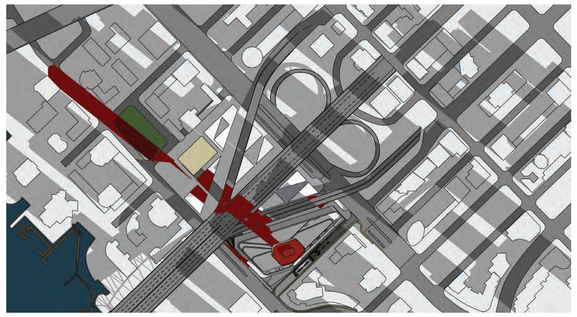
Fall equinox Project shadows

September 23
09:30 am



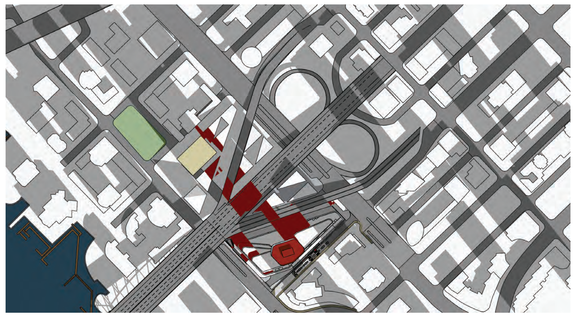
Fall equinox Project shadows

September 23
10:10 am



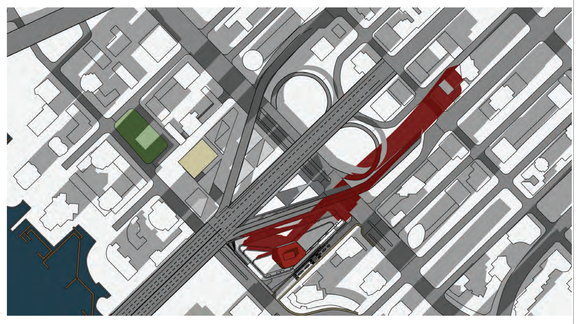
Fall equinox Project shadows

September 23
11:00 am



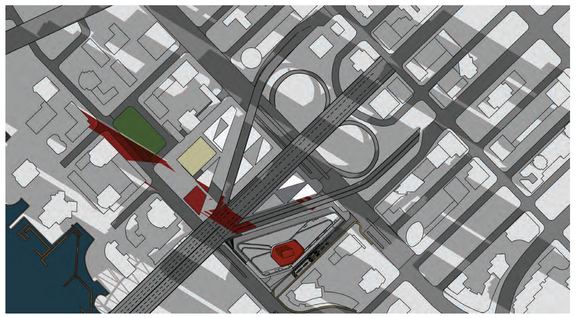
Fall equinox Project shadows

September 23
03:30 pm



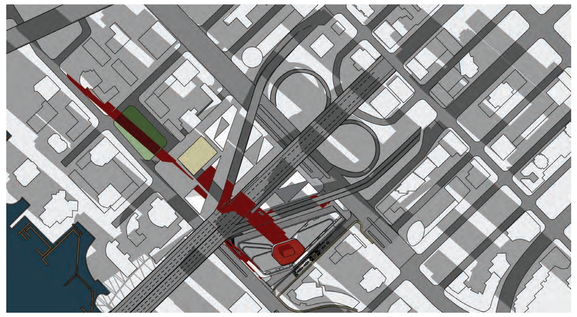
Fall equinox Project shadows

September 23
09:40 am



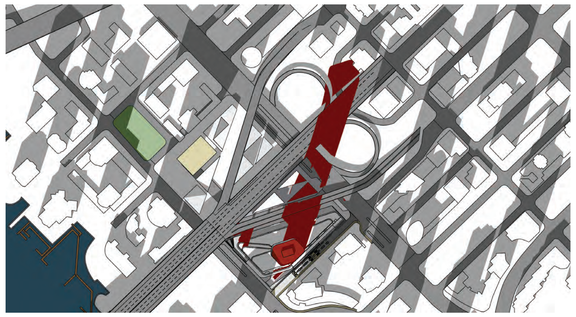
Fall equinox Project shadows

September 23
10:20 am



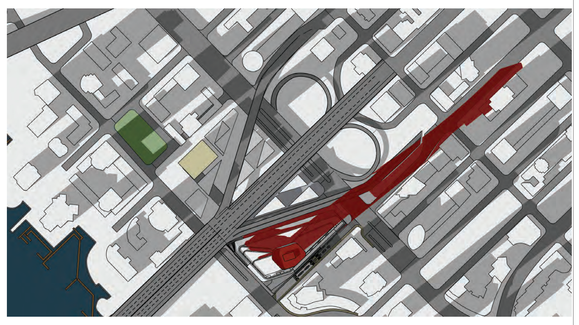
Fall equinox Project shadows

September 23
02:00 pm



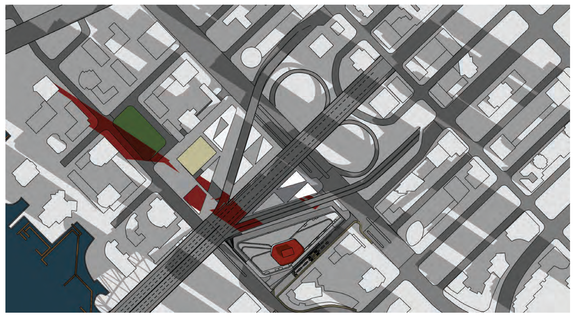
Fall equinox Project shadows

September 23
04:00 pm



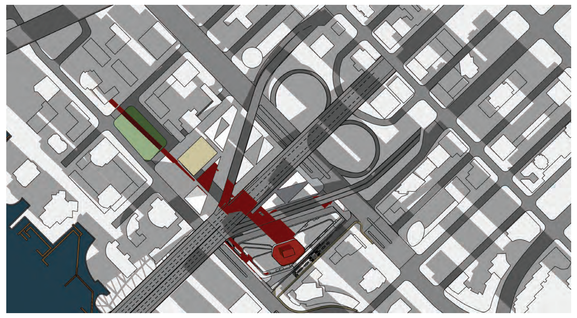
Fall equinox Project shadows

September 23
09:50 am



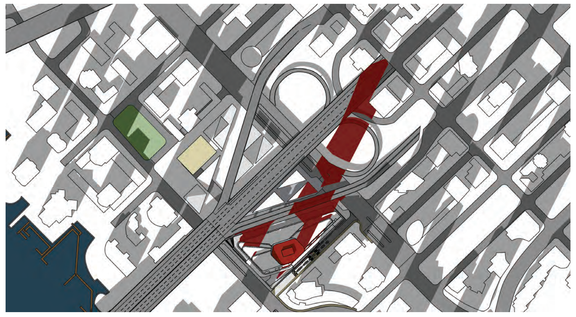
Fall equinox Project shadows

September 23
10:30 am



Fall equinox Project shadows

September 23
02:30 pm



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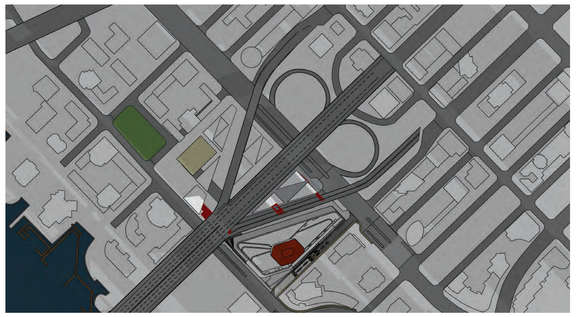
	2022.06.03	-	-

PROJECT NO:	DRAWING NO:	REVISION:
17003.80	A0.09	2

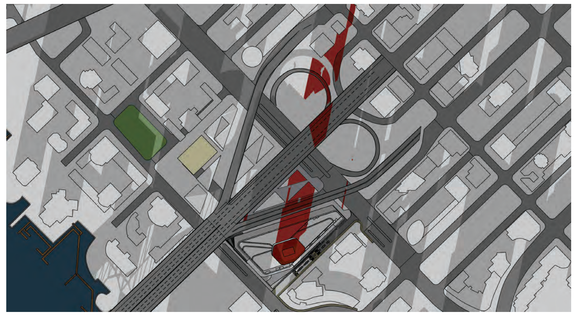
Winter solstice Project shadows

December 21
09:00 am



Winter solstice Project shadows

December 21
01:00 pm

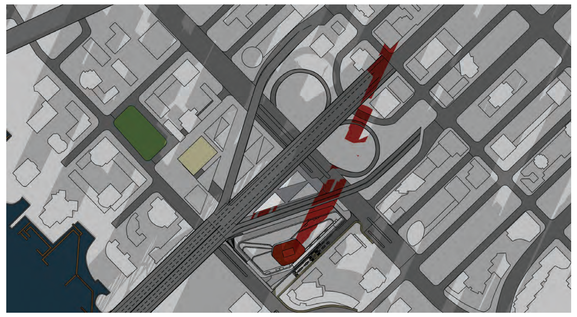


Winter solstice Project shadows

December 21
10:00 am

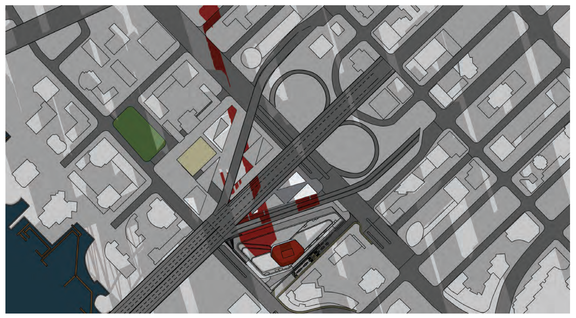
Winter solstice Project shadows

December 21
02:00 pm



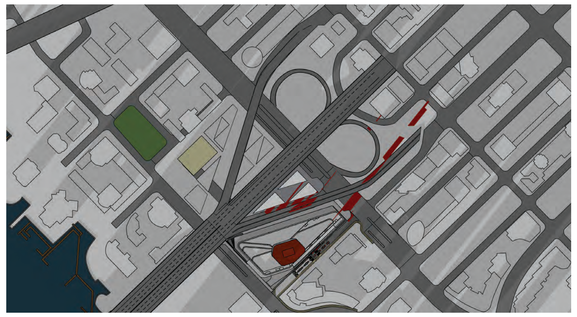
Winter solstice Project shadows

December 21
11:00 am



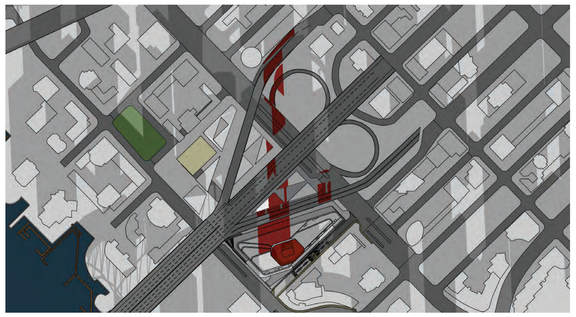
Winter solstice Project shadows

December 21
03:00 pm



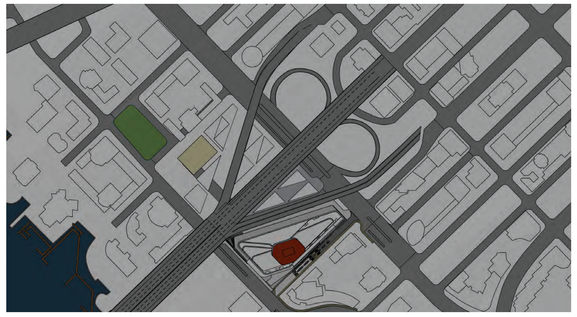
Winter solstice Project shadows

December 21
12:00 pm



Winter solstice Project shadows

December 21
04:00 pm



Notes:

- May & Lame Brown Park
- Existing shadow over May & Lame Brown Park
- Existing shadow over public spaces
- Additional shadow over public spaces and green roofs

REV:	DESCRIPTION:	BY:	DATE:
2	DP RESUBMISSION		2022.06.03
1	DP SUBMISSION		2021.03.26

STATUS: ISSUED FOR DP

DESIGN CONSULTANT:
JYOM Architecture
3378 Cambie St.
Vancouver BC, V6H 2L2
604-876-2222

www.JYOMarchitects.com

CLIENT:
PINNACLE INTERNATIONAL
#300-911 Homer St.
Vancouver BC
V6B 2W6

ARCHITECT OF RECORD:
GBL ARCHITECTS
139 E 8th AVE
Vancouver BC
V5T 1R8

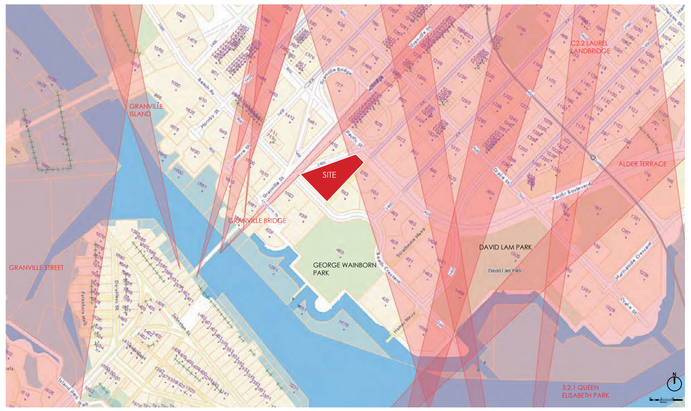
SITE:
601 Beach Crescent
Vancouver BC, V6Z 3E4

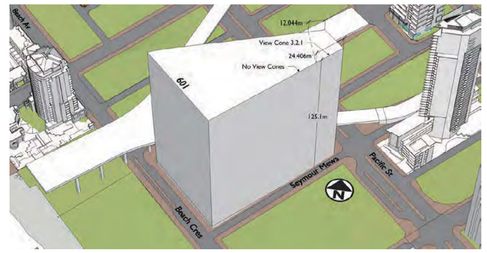
TITLE:
SHADOW ANALYSIS

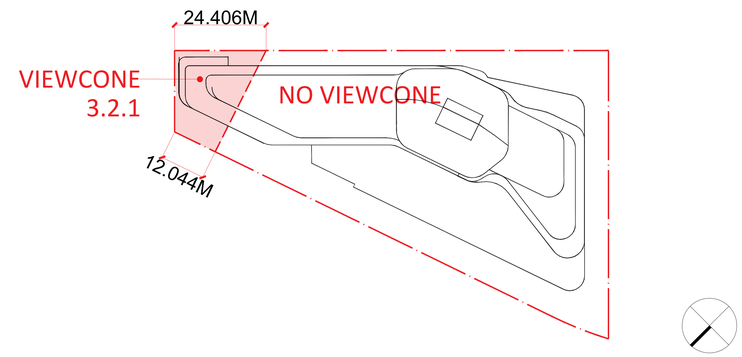
SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
	2022.06.03	-	-

PROJECT NO:	DRAWING NO:	REVISION:
17003.80	A0.10	2

Notes:







Preserving the ocean and mountain views ensures that Vancouver maintains its connection to nature while promoting density in the downtown area.

The Queen Elizabeth View Cone (originating from Little Mountain) covers the northeast corner of the site. The General Policy for Higher Buildings allows for buildings to exceed the height of this view cone. In order to preserve the view to the North Shore Mountains, the proposed tower is located to the southwest corner of the site, therefore will have no impact on the view cone from QE Park.

REV:	DESCRIPTION:	DATE:
2	DP RESUBMISSION	2022.06.03
1	DP SUBMISSION	2021.03.26

STATUS: ISSUED FOR DP

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ARCHITECT OF RECORD:
GBL ARCHITECTS
139 E 8th AVE
Vancouver BC
V5T 1R8

SITE:
601 Beach Crescent
Vancouver BC, V6Z 3E4

TITLE:
VIEW CONES

SCALE AT 36"x48":	DATE:	DRAWN:	CHECKED:
	2022.06.03	PH/AL	KK
PROJECT NO: 17003.80	DRAWING NO: A0.11		REVISION: 2