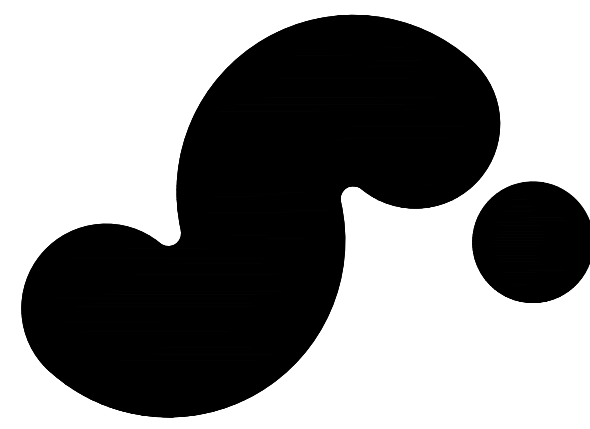




# 720 BEATTY STREET, VANCOUVER, BC ISSUED FOR DEVELOPMENT PERMIT DOCUMENTS January 15th, 2021

SHEET #	TITLE
L-100	COVER PAGE
L-101	GROUND FLOOR - LAYOUT AND MATERIALS PLAN
L-102	GROUND FLOOR - GRADING PLAN
L-102A	GROUND FLOOR - MATERIAL AND GRADING PLAN (EXISTING STREET CONDITION)
L-103	GROUND FLOOR - PLANTING PLAN
L-104	GROUND FLOOR - LIGHTING PLAN
L-111	LEVEL 4 - LAYOUT, MATERIALS AND GRADING PLAN
L-201	ROOF LEVEL - LAYOUT AND MATERIALS PLAN
L-202	ROOF LEVEL - GRADING PLAN
L-203	ROOF LEVEL - PLANTING PLAN

L-204	ROOF LEVEL - LIGHTING PLAN
L-301	SITE SECTIONS
L-302	SITE SECTIONS
L-303	STREETSCAPE ELEVATION
L-401	TYPICAL DETAILS
L-402	STREETSCAPE DETAILS
L-403	TIMBER GARDEN DETAILS



## 720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT

WESTBANK

1007 WEST CORDOVA ST., SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8885

DESIGN CONSULTANT

**BIG**

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN

675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 727 0007

MECHANICAL ENGINEER

REINBOLD ENGINEERING GROUP

1580 W BROADWAY, #400  
VANCOUVER, BC V6J 3K5 CANADA  
T +1 604 277 2253

ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.

2008 W 4TH AVE  
VANCOUVER, BC V6J 1N3 CANADA  
T +1 604 736 6622

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M5V 1P9 CANADA  
T +1 416 594 8910

CODE

LMIG BUILDING CODE

CONSULTANTS LTD.

720 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 2M1 CANADA  
T +1 604 882 7146

BJARKE INGELS GROUP

45 MAIN ST., SUITE 800  
BROOKLYN, NY 11201, USA  
T +1 347 584 5447

STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.

1285 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6B 3K5 CANADA  
T +1 604 728 2048

MECHANICAL ENGINEER STEAM PLANT

FOSDICK & HILMER, INC.

525 VINE STREET, SUITE 1100  
CINCINNATI, OHIO 45202 USA  
T +1 513 521 1860

TRANSPORTATION

BUNT & ASSOCIATES ENGINEERING LTD.

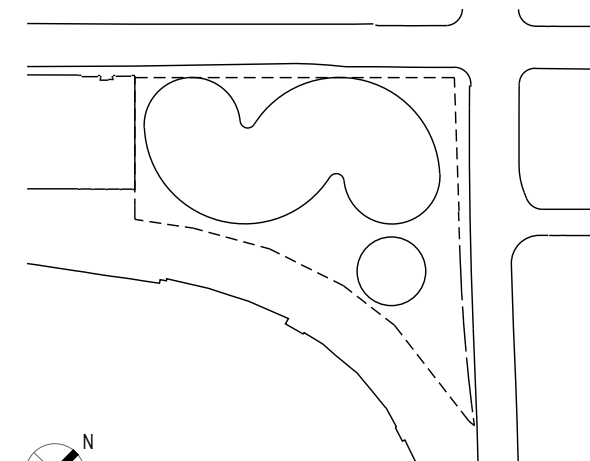
1020 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 685 6627

CIVIL ENGINEER

CITWEST

9030 KING GEORGE BLVD  
SURREY, BC V3V 7Y3 CANADA  
T +1 604 887 2213

KEY PLAN (N/S)



01/15/2021

DEVELOPMENT PERMIT

11/22/2019

DEVELOPMENT PERMIT

11/22/2019

100% DESIGN DEVELOPMENT

08/30/2019

50% DESIGN DEVELOPMENT

05/31/2019

100% SCHEMATIC DESIGN

DATE

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SHEET NAME

**COVER PAGE**

PROJECT NO

14527

SHEET NO

DOB NO

9059

SCALE

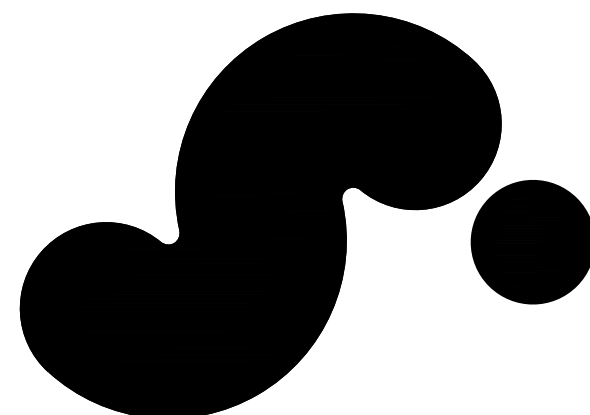
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FORMAT

ARCH D

**L100**





## 720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT

WESTBANK

1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8805

DESIGN CONSULTANT

**BIG**

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN

675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 727 2253

MECHANICAL ENGINEER

REINBOLD ENGINEERING GROUP

1580 W BROADWAY, #400  
VANCOUVER, BC V6B 3S5 CANADA  
T +1 604 727 2253

ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.

2008 W 4TH AVE  
VANCOUVER, BC V6B 1N5 CANADA  
T +1 604 727 2253

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M5V 1P9 CANADA  
T +1 416 594 8910

CODE

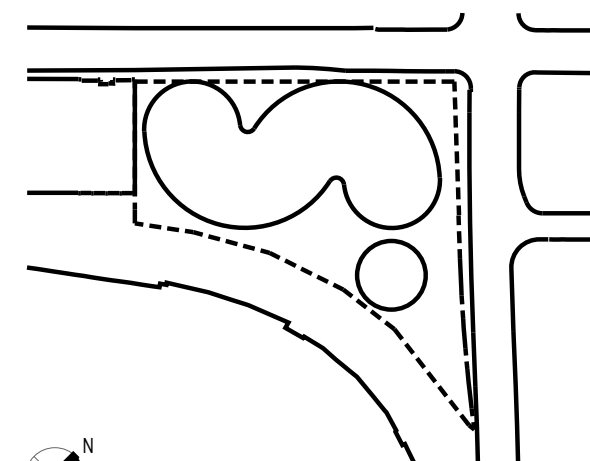
LMIG BUILDING CODE

CONSULTANTS LTD.

700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 3M1 CANADA  
T +1 604 682 7146

CONSULTANTS LTD.

KEY PLAN (N.T.S.)



N

01/15/2021

DEVELOPMENT PERMIT

11/22/2019

DEVELOPMENT PERMIT

11/22/2019

100% DESIGN DEVELOPMENT

08/30/2019

50% DESIGN DEVELOPMENT

05/31/2019

100% SCHEMATIC DESIGN

DATE

ISSUE

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**NOT FOR CONSTRUCTION**

SHEET NAME

**GROUND FLOOR  
LAYOUT AND  
MATERIALS PLAN**

PROJECT NO

14527

COB NO

5050

SCALE

1 : 250

FORMAT

ARCH D

**L101**





DESIGN CONSULTANT

**BIG**

**BJARKE INGELS GROUP**  
45 MAIN ST, SUITE 900  
BROOKLYN, NY 11201, USA  
T +1 347 549 4141

MECHANICAL ENGINEER <b>REINBOLD ENGINEERING GROUP</b> 1580 W BROADWAY, #400 VANCOUVER, BC V6J 5K9 CANADA T: +1 604 232 7363	MECHANICAL ENGINEER STEAM PLANT <b>FOSDICK &amp; HILMER, INC.</b> 525 VINE STREET, SUITE 1100 CINCINNATI, OHIO 45202 USA T: +1 513 241 9680
---	---

T +1 604 / 36 6962	T +1 604 660 9427
LANDSCAPE	CIVIL ENGINEER
<b>PUBLIC WORK</b>	<b>CITIWEST</b>
317 ADELAIDE STREET WEST, SUITE 802 TORONTO, ON M5V 1P9 CANADA	9030 KING GEORGE BLVD SURREY, BC V3V 7Y3 CANADA

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DATE	ISSUE
SEAL	

PUBLIC WORK office for urban  
design & landscape architecture

**NOT FOR CONSTRUCTION**

SHEET NAME

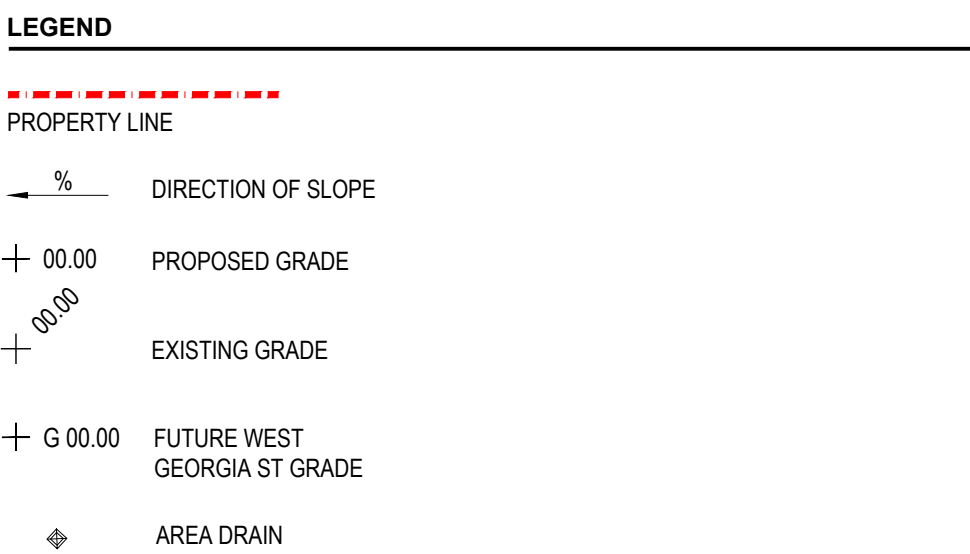
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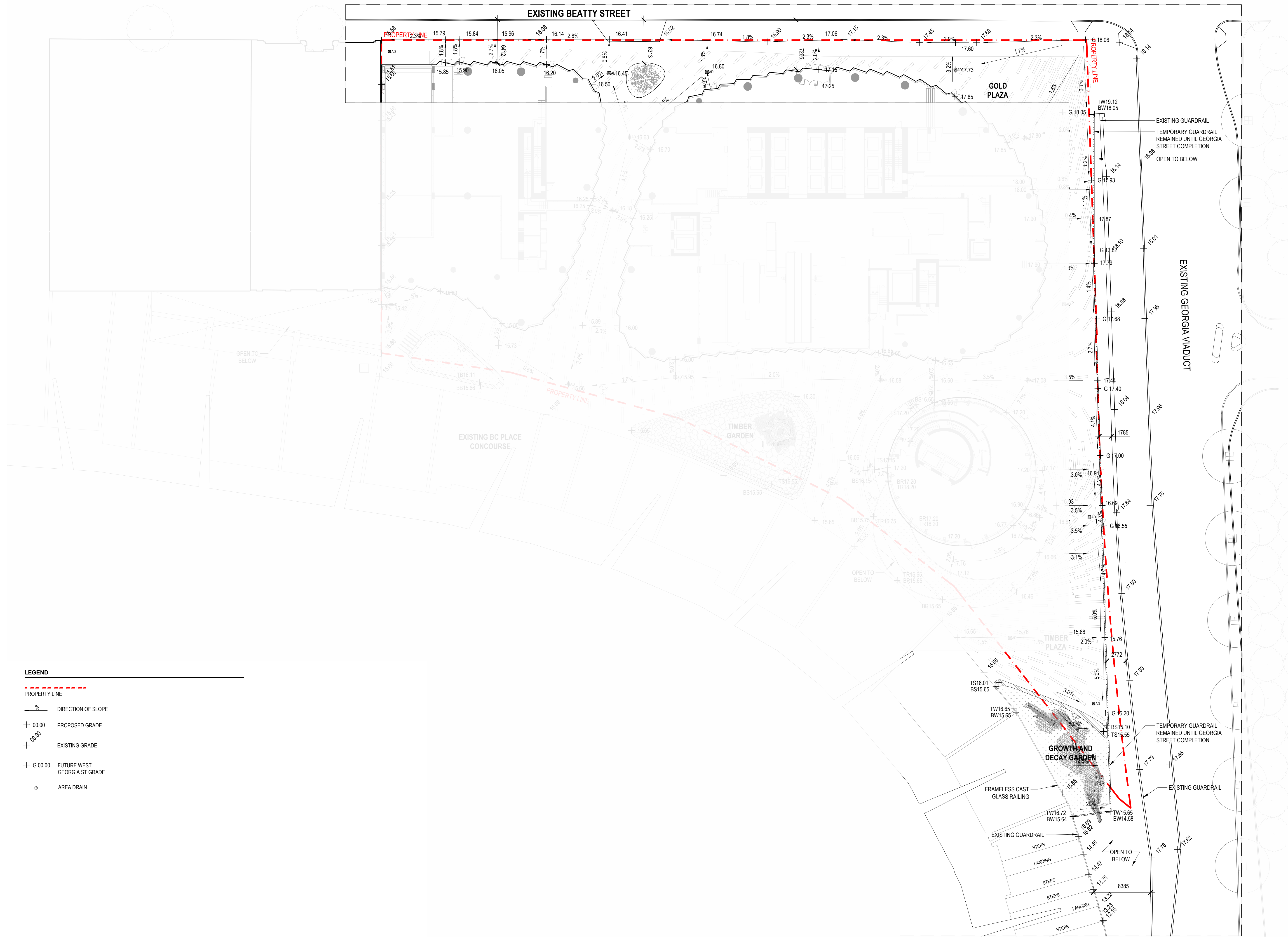
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FORMAT  
ARCH D

**L102**







**LEGEND**

--- PROPERTY LINE

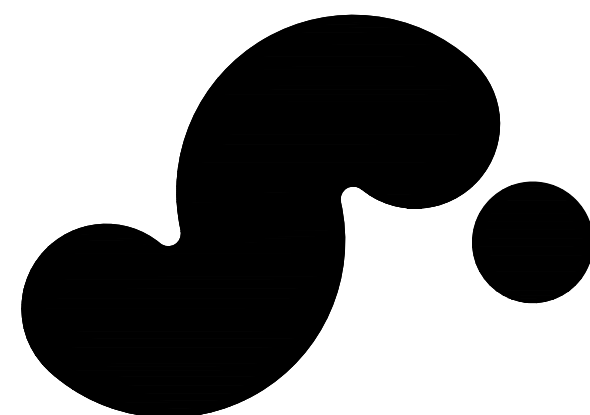
→ % DIRECTION OF SLOPE

+ 00.00 PROPOSED GRADE

+ 00.00 EXISTING GRADE

+ G 00.00 FUTURE WEST GEORGIA ST GRADE

◆ AREA DRAIN



**720 BEATTY STREET**  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT  
**WESTBANK**  
1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 689 8865

DESIGN CONSULTANT  
**BIG**  
45 MAIN ST. SUITE 200  
BROOKLYN, NY 11201, USA  
T +1 347 361 5811

ARCHITECT OF RECORD  
**HOMA ARCHITECTURE + DESIGN**  
675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 732 6000

STRUCTURAL ENGINEER  
**READ JONES CHRISTOFFERSEN LTD.**  
1200 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6B 3A5 CANADA  
T +1 604 738 3948

MECHANICAL ENGINEER  
**REINBOLD ENGINEERING GROUP**  
1580 W BROADWAY, #400  
VANCOUVER, BC V6J 3S5 CANADA  
T +1 604 277 7553

MECHANICAL ENGINEER STEAM PLANT  
**FOSDICK & HILMER, INC.**  
532 VINE STREET, SUITE 1100  
CINCINNATI, OHIO 45202 USA  
T +1 513 331 1960

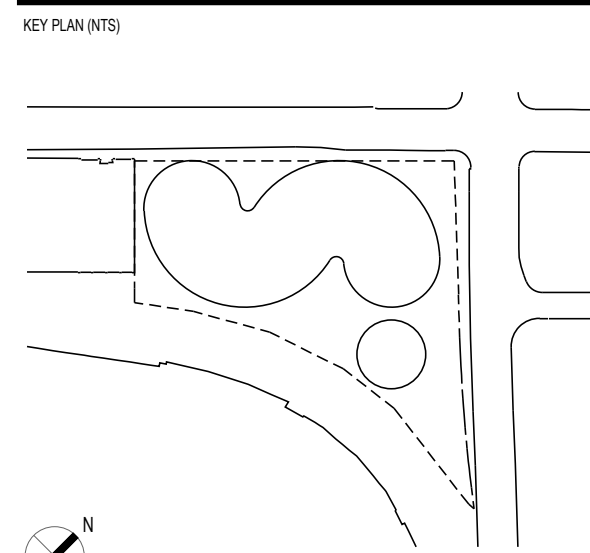
ELECTRICAL ENGINEER  
**NEMETZ (SIA) & ASSOCIATES LTD.**  
2003 W 4TH AVE  
VANCOUVER, BC V6J 1N5 CANADA  
T +1 604 738 6902

TRANSPORTATION  
**BUNT & ASSOCIATES ENGINEERING LTD.**  
1000 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 686 8627

LANDSCAPE  
**PUBLIC WORK**  
317 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M5V 1P9 CANADA  
T +1 416 341 8100

CIVIL ENGINEER  
**CITWEST**  
9300 KING GEORGE BLVD  
SURREY, BC V3V 7Y3 CANADA  
T +1 604 887 2213

CODE  
**LMDO BUILDING CODE CONSULTANTS LTD.**  
780 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 3M1 CANADA  
T +1 604 882 7146



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11/22/2019	DEVELOPMENT PERMIT
11/22/2019	100% DESIGN DEVELOPMENT
08/30/2019	50% DESIGN DEVELOPMENT
05/31/2019	100% SCHEMATIC DESIGN

SEAL

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PUBLIC WORK office for urban design & landscape architecture

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**NOT FOR CONSTRUCTION**

SHEET NAME

**GROUND FLOOR MATERIAL AND GRADING PLAN (EXISTING STREET CONDITION)**

PROJECT NO  
**14527**

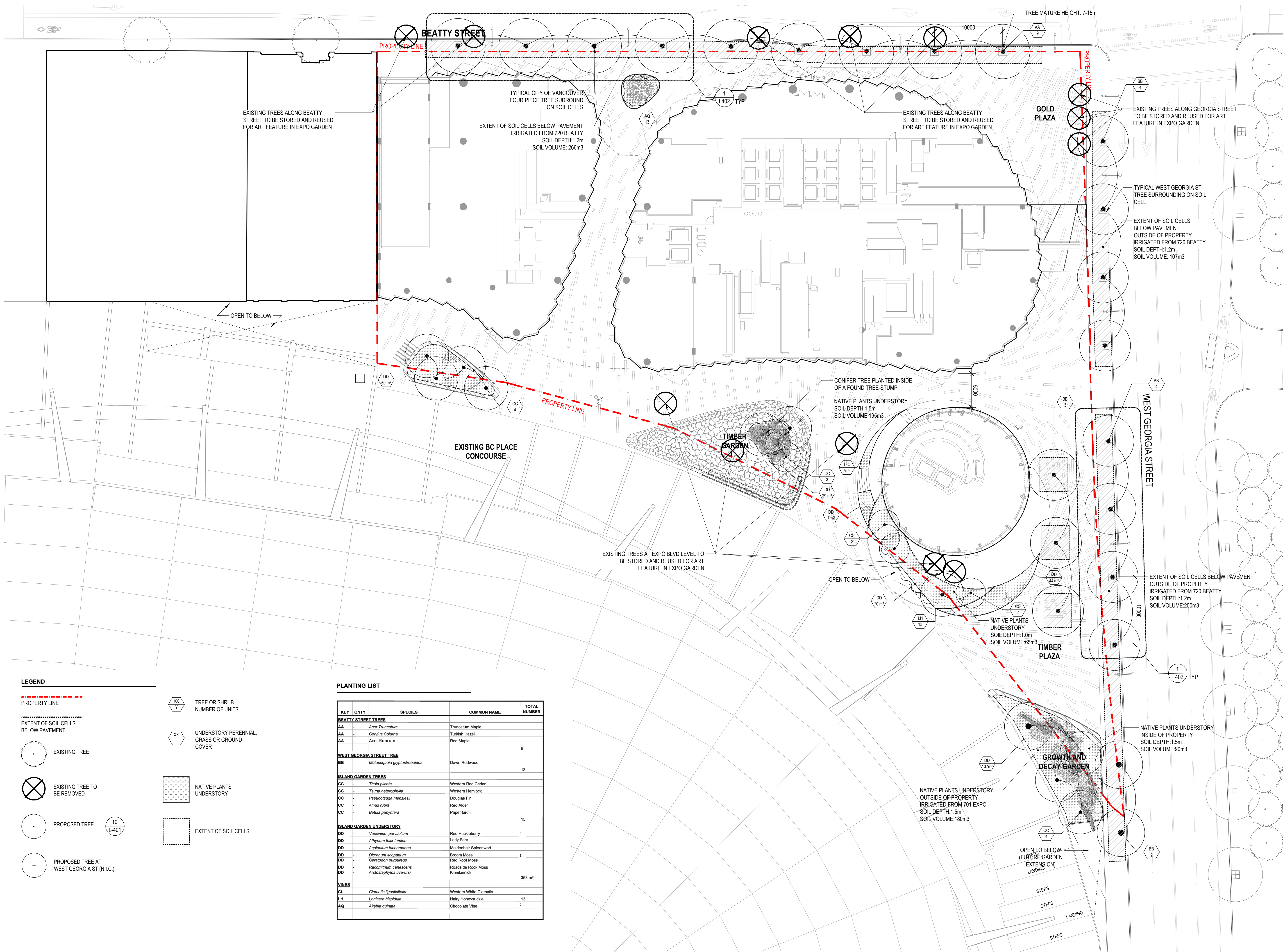
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**9659**

SCALE  
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FORMAT  
**ARCH D**

**L102A**



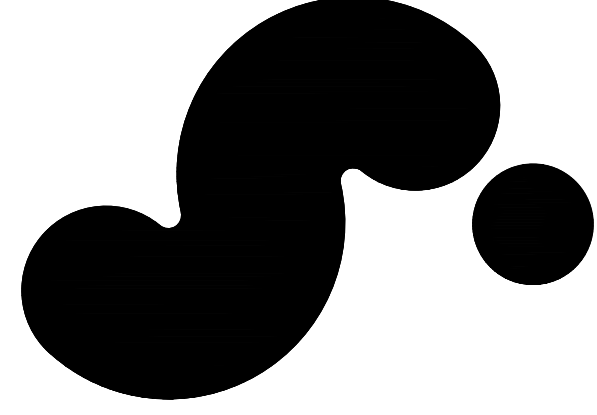


LEGEND

- PROPERTY LINE
- ..... EXTENT OF SOIL CELLS BELOW PAVEMENT
- EXISTING TREE
- ⊗ EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED TREE AT WEST GEORGIA ST (N.I.C.)
- XX Y TREE OR SHRUB NUMBER OF UNITS
- XX UNDERSTORY PERENNIAL, GRASS OR GROUND COVER
- Native Plants Understory
- Extent of Soil Cells

PLANTING LIST

KEY	QNTY.	SPECIES	COMMON NAME	TOTAL NUMBER
<strong>BEATTY STREET TREES</strong>				
AA	-	Acer Truncatum	Truncatum Maple	
AA	-	Corylus Columa	Turkish Hazel	
AA	-	Acer Rubrum	Red Maple	9
<strong>WEST GEORGIA STREET TREE</strong>				
BB	-	Metasequoia gelyostroboides	Dawn Redwood	13
<strong>ISLAND GARDEN TREES</strong>				
CC	-	Thuja plicata	Western Red Cedar	
CC	-	Tsuga heterophylla	Western Hemlock	
CC	-	Pseudotsuga menziesii	Douglas Fir	
CC	-	Alnus rubra	Red Alder	
CC	-	Betula papyrifera	Paper Birch	15
<strong>ISLAND GARDEN UNDERSTORY</strong>				
DD	-	Vaccinium parvifolium	Red Huckleberry	9
DD	-	Adiantum falcifolium	Lady Fern	
DD	-	Asplenium trichomanes	Maidenhair Spleenwort	
DD	-	Dicranum scoparium	Broom Moss	3
DD	-	Ceratodon purpureus	Red Roof Moss	
DD	-	Racomitrium canescens	Roadside Rock Moss	
DD	-	Arctostaphylos uva-ursi	Kinnikinnick	
				353 m²
<strong>VINES</strong>				
CL	-	Clematis ligusticifolia	Western White Clematis	-
LH	-	Lonicera hispidula	Hairy Honeysuckle	13
AQ	-	Akebia quinata	Chocolate Vine	2



720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT  
**WESTBANK**  
1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8885

DESIGN CONSULTANT  
**BIG**  
45 MAIN ST. SUITE 200  
BROOKLYN, NY 11201, USA  
T +1 347 561 6141

ARCHITECT OF RECORD  
**HOMA ARCHITECTURE + DESIGN**  
675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 720 6000

STRUCTURAL ENGINEER  
**READ JONES CHRISTOFFERSEN LTD.**  
1285 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6H 3A5 CANADA  
T +1 604 720 3548

MECHANICAL ENGINEER  
**REINBOLD ENGINEERING GROUP**  
1580 W BROADWAY, #400  
VANCOUVER, BC V6L 3S5 CANADA  
T +1 604 727 7253

MECHANICAL ENGINEER STEAM PLANT  
**FOSDICK & HILMER, INC.**  
532 VINE STREET, SUITE 1100  
CINCINNATI, OH 45202 USA  
T +1 513 371 1842

ELECTRICAL ENGINEER  
**NEMETZ (SIA) & ASSOCIATES LTD.**  
2009 W 4TH AVE  
VANCOUVER, BC V6L 1N5 CANADA  
T +1 604 726 6622

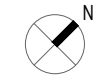
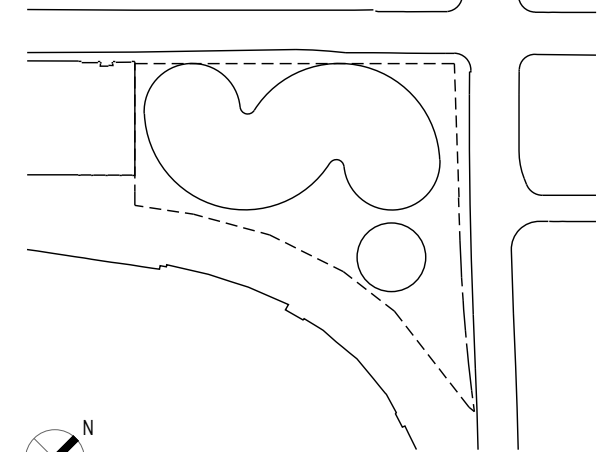
TRANSPORTATION  
**BUNT & ASSOCIATES ENGINEERING LTD.**  
1020 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 681 4527

LANDSCAPE  
**PUBLIC WORK**  
317 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M5V 1P9 CANADA  
T +1 416 341 8610

CIVIL ENGINEER  
**CITWEST**  
9030 KING GEORGE BLVD  
SURREY, BC V3V 7Y3 CANADA  
T +1 604 887 2213

CODE  
**LMDO BUILDING CODE CONSULTANTS LTD.**  
700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 2M1 CANADA  
T +1 604 682 7146

KEY PLAN (N.T.S.)



01/15/2021	DEVELOPMENT PERMIT
11/22/2019	DEVELOPMENT PERMIT
11/22/2019	100% DESIGN DEVELOPMENT
08/30/2019	50% DESIGN DEVELOPMENT
05/31/2019	100% SCHEMATIC DESIGN
DATE	ISSUE

SEAL

PUBLIC WORK

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NOT FOR CONSTRUCTION

SHEET NAME

GROUND FLOOR PLANTING PLAN

PROJECT NO  
14527

DOB NO  
9059

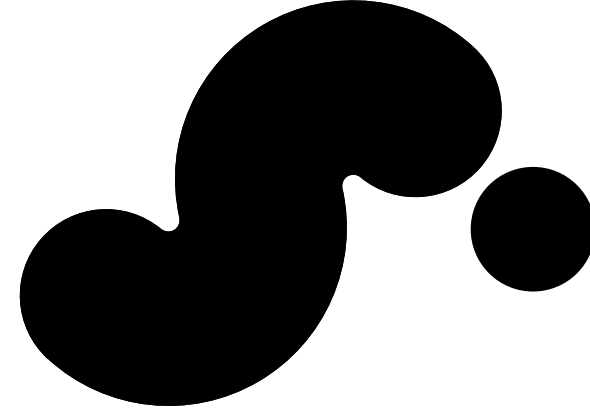
SCALE  
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FORMAT  
ARCH D

SHEET NO

**L103**





## 720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT  
**WESTBANK**

1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8505

DESIGN CONSULTANT  
**BIG**

45 MAIN ST. SUITE 200  
BROOKLYN, NY 11201, USA  
T +1 347 361 5614

ARCHITECT OF RECORD  
**HOMA ARCHITECTURE + DESIGN**

675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 721 6200

MECHANICAL ENGINEER  
**REINHOLD ENGINEERING GROUP**

1580 W BROADWAY, #400  
VANCOUVER, BC V6J 3S5 CANADA  
T +1 604 277 2333

ELECTRICAL ENGINEER  
**NEMETZ (SIA) & ASSOCIATES LTD.**

2009 W 4TH AVE  
VANCOUVER, BC V6J 1N3 CANADA  
T +1 604 726 6622

LANDSCAPE  
**PUBLIC WORK**

3117 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M6P 1P9 CANADA  
T +1 416 594 8910

STRUCTURAL ENGINEER  
**READ JONES CHRISTOFFERSEN LTD.**

1285 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6H 3A5 CANADA  
T +1 604 726 3546

MECHANICAL ENGINEER STEAM PLANT  
**FOSDICK & HILMER, INC.**

532 VINE STREET, SUITE 1100  
CINCINNATI, OH 45202 USA  
T +1 513 531 1842

TRANSPORTATION  
**BUNT & ASSOCIATES ENGINEERING LTD.**

1050 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 681 4527

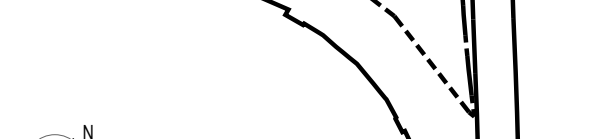
CIVIL ENGINEER  
**CITWEST**

9030 KING GEORGE BLVD  
SURREY, BC V3V 7Y3 CANADA  
T +1 604 857 2213

CODE  
**LMIG BUILDING CODE**

CONSULTANTS LTD.  
700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 2H1 CANADA  
T +1 604 682 7146

KEY PLAN (N.T.S.)



DATE	ISSUE
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05/31/2019	100% SCHEMATIC DESIGN

SEAL

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design & landscape architecture

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PROJECT BY OTHERS.

**NOT FOR CONSTRUCTION**

SHEET NAME

**GROUND FLOOR  
LIGHTING PLAN**

PROJECT NO  
**14527**

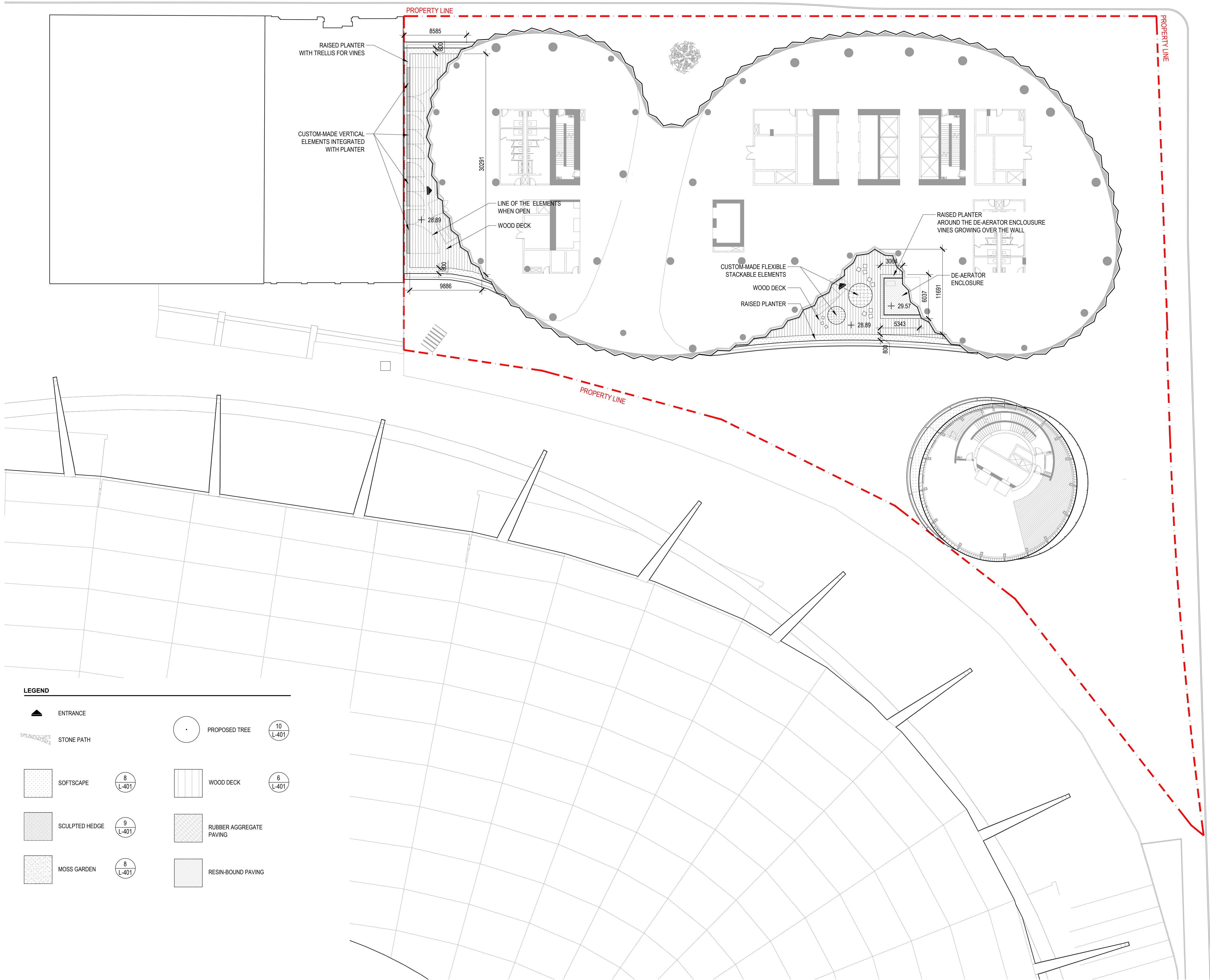
DATE  
**2020**

SCALE  
**1 : 250**

FORMAT  
**ARCH D**

SHEET NO  
**L104**





LEGEND

- ENTRANCE

STONE PATH

SOFTSCAPE

SCULPTED HEDGE

MOSS GARDEN
- PROPOSED TREE

WOOD DECK

RUBBER AGGREGATE PAVING

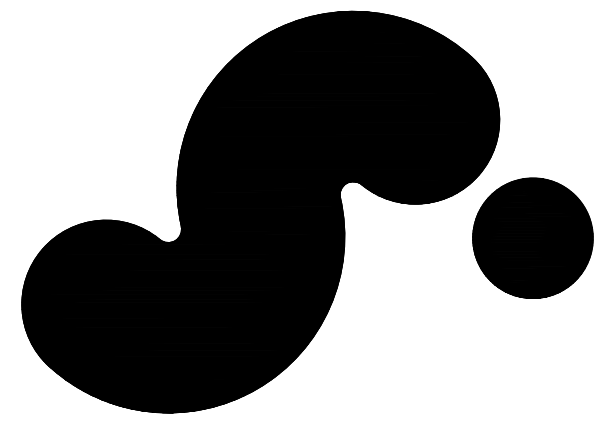
RESIN-BOUND PAVING
- 10  
L-401

8  
L-401

9  
L-401

8  
L-401

6  
L-401



720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT

WESTBANK

1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8800

DESIGN CONSULTANT

**BIG**

BJARKE INGELS GROUP

45 MAIN ST. SUITE 200  
BROOKLYN, NY 11201, USA  
T +1 347 361 5614

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN

675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 721 6202

STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.

1285 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6H 3A5 CANADA  
T +1 604 728 3546

MECHANICAL ENGINEER

REINBOLD ENGINEERING GROUP

1580 W BROADWAY, #400  
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MECHANICAL ENGINEER STEAM PLANT

FOSDICK & HILMER, INC.

525 VINE STREET, SUITE 1100  
CINCINNATI, OHIO 45202 USA  
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ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.

2008 W 4TH AVE  
VANCOUVER, BC V6J 1N3 CANADA  
T +1 604 728 6622

TRANSPORTATION

BUNT & ASSOCIATES ENGINEERING LTD.

1020 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 685 8427

LANDSCAPE

PUBLIC WORK

3117 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M6V 1P9 CANADA  
T +1 416 341 8100

CIVIL ENGINEER

CITYWEST

9030 KING GEORGE BLVD  
SURREY, BC V2V 7Y3 CANADA  
T +1 604 887 2213

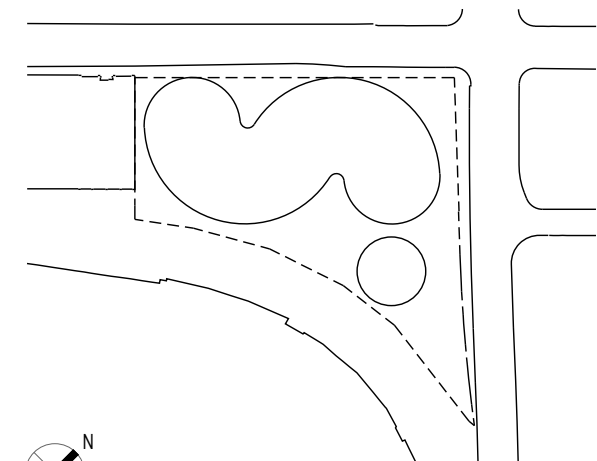
CODE

LMDO BUILDING CODE

CONSULTANTS LTD.

720 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 3A1 CANADA  
T +1 604 682 7146

KEY PLAN (N.T.S.)



01/15/2021	DEVELOPMENT PERMIT
11/22/2019	DEVELOPMENT PERMIT
11/22/2019	100% DESIGN DEVELOPMENT
08/30/2019	50% DESIGN DEVELOPMENT
05/31/2019	100% SCHEMATIC DESIGN

DATE	ISSUE
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SEAL

PUBLIC WORK

PUBLIC WORK office for urban  
design & landscape architecture

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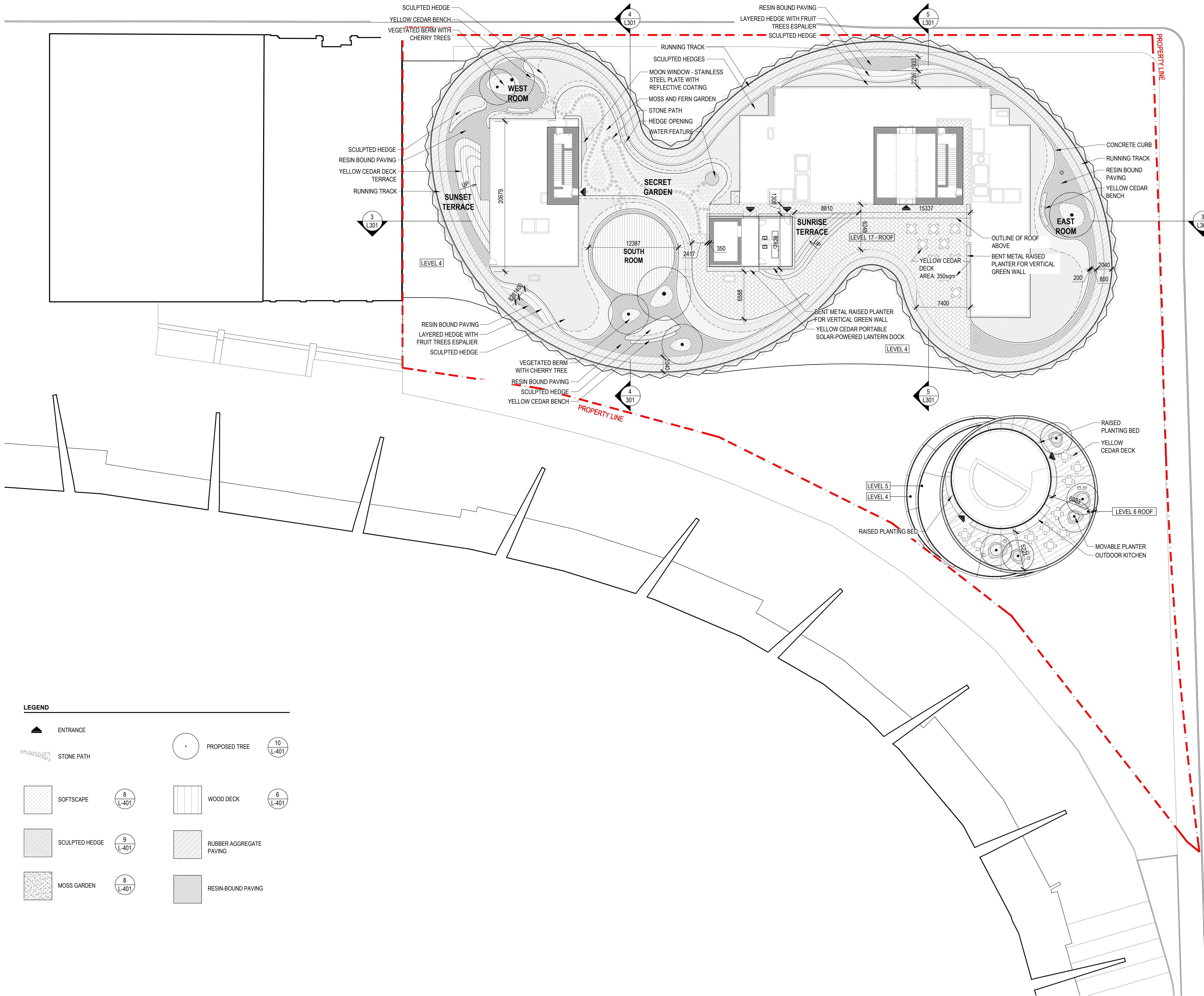
SHEET NAME

LEVEL 4  
LAYOUT, MATERIALS  
AND GRADING PLAN

PROJECT NO 14527	SHEET NO
DOB NO 9059	
SCALE 1 : 250	
FORMAT ARCH D	

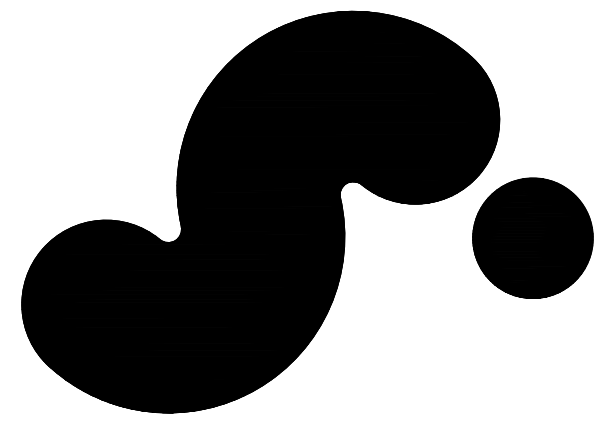
L111





LEGEND

	ENTRANCE		PROPOSED TREE		10 L-401
	STONE PATH		8 L-401		6 L-401
	SOFTSCAPE		9 L-401		
	SCULPTED HEDGE		8 L-401		
	MOSS GARDEN				



720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT

WESTBANK

1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8885

DESIGN CONSULTANT

**BIG**

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN  
675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 721 2253

MECHANICAL ENGINEER

REINBOLD ENGINEERING GROUP  
1580 W BROADWAY, #400  
VANCOUVER, BC V6J 3K5 CANADA  
T +1 604 727 2253

ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.  
2008 W 4TH AVE  
VANCOUVER, BC V6J 1N3 CANADA  
T +1 604 728 6622

LANDSCAPE

PUBLIC WORK  
3117 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M6P 1P9 CANADA  
T +1 416 594 8910

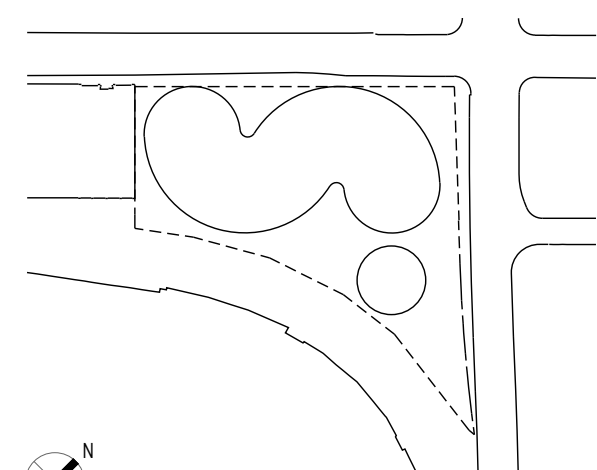
CODE

LMIG BUILDING CODE  
CONSULTANTS LTD.  
700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 2M1 CANADA  
T +1 604 682 7146

CONSULTANTS LTD.

700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 2M1 CANADA  
T +1 604 682 7146

KEY PLAN (N/S)



01/15/2021

DEVELOPMENT PERMIT

11/22/2019

DEVELOPMENT PERMIT

11/22/2019

100% DESIGN DEVELOPMENT

08/30/2019

50% DESIGN DEVELOPMENT

05/31/2019

100% SCHEMATIC DESIGN

DATE

ISSUE

SEAL

PUBLIC WORK

PUBLIC WORK office for urban

design & landscape architecture

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NOT FOR CONSTRUCTION

SHEET NAME

PROJECT NO

14527

DOB NO

9059

SCALE

1 : 250

FORMAT

ARCH D

SHEET NO

L201

PROJECT NO

14527

DOB NO

9059

SCALE

1 : 250

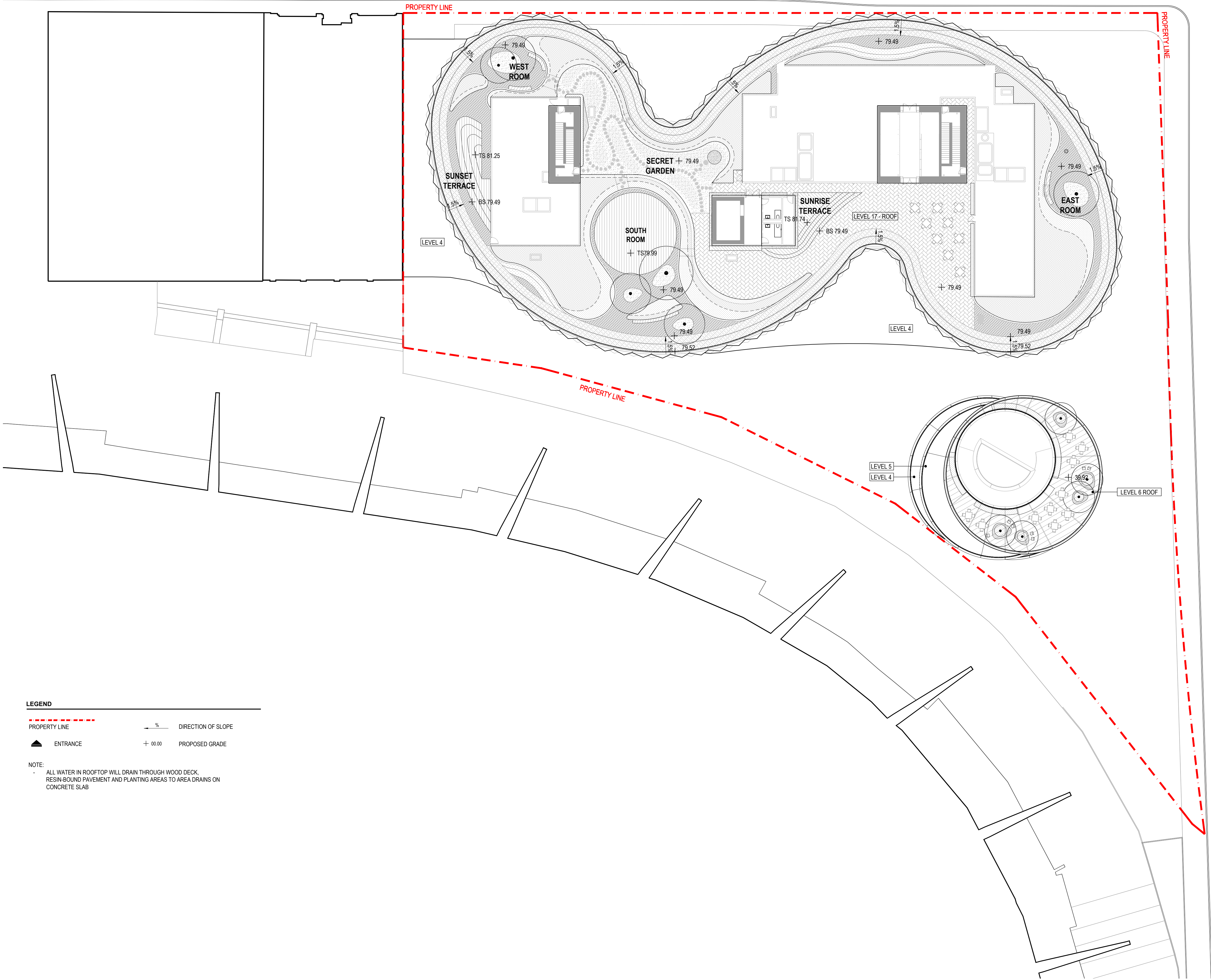
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ARCH D

SHEET NO

L201

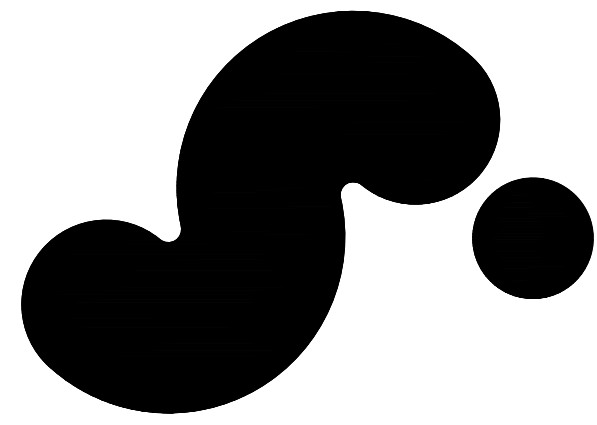




LEGEND

PROPERTY LINE  
ENTRANCE  
DIRECTION OF SLOPE  
PROPOSED GRADE

NOTE:  
- ALL WATER IN ROOFTOP WILL DRAIN THROUGH WOOD DECK, RESIN-BOUND PAVEMENT AND PLANTING AREAS TO AREA DRAINS ON CONCRETE SLAB



720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT

WESTBANK

1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 688 8885

DESIGN CONSULTANT

**BIG**

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN  
675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 721 2253

MECHANICAL ENGINEER

REINHOLD ENGINEERING GROUP  
1580 W BROADWAY, #400  
VANCOUVER, BC V6J 3K5 CANADA  
T +1 604 277 2253

ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.  
2009 W 4TH AVE  
VANCOUVER, BC V6J 1N3 CANADA  
T +1 604 721 2253

LANDSCAPE

PUBLIC WORK  
3117 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M6P 1P9 CANADA  
T +1 416 594 8610

CODE

LMDC BUILDING CODE  
CONSULTANTS LTD.  
700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 2M1 CANADA  
T +1 604 682 7146

BJARKE INGELS GROUP

45 MAIN ST, SUITE 200  
BROOKLYN, NY 11201, USA  
T +1 347 361 6141

STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.  
1285 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6H 3K5 CANADA  
T +1 604 721 2253

MECHANICAL ENGINEER STEAM PLANT

FOSDICK & HILMER, INC.  
532 VINE STREET, SUITE 1100  
CINCINNATI, OHIO 45202 USA  
T +1 513 521 1840

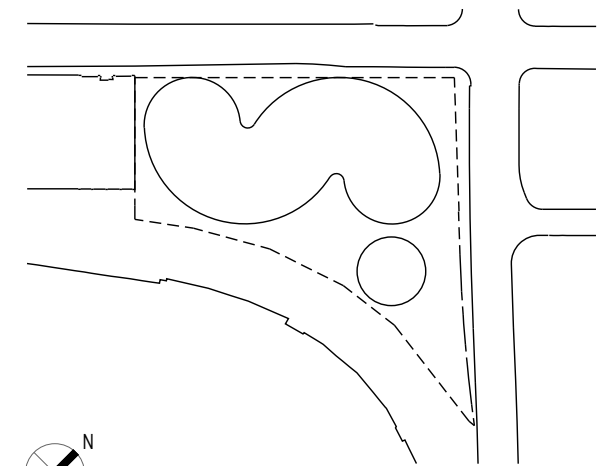
TRANSPORTATION

BUNT & ASSOCIATES ENGINEERING LTD.  
1020 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 685 4527

CIVIL ENGINEER

CITWEST  
9030 KING GEORGE BLVD  
SURREY, BC V2V 7Y3 CANADA  
T +1 604 887 2213

KEY PLAN (NTS)



DATE

ISSUE

DATE	ISSUE
01/15/2021	DEVELOPMENT PERMIT
11/22/2019	DEVELOPMENT PERMIT
11/22/2019	100% DESIGN DEVELOPMENT
08/30/2019	50% DESIGN DEVELOPMENT
05/31/2019	100% SCHEMATIC DESIGN

SEAL

PUBLIC WORK

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NOT FOR CONSTRUCTION

SHEET NAME

ROOF LEVEL GRADING PLAN

PROJECT NO

14527

DOB NO

9059

SCALE

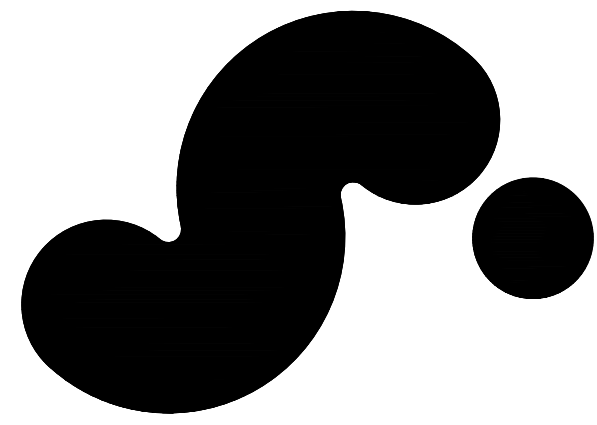
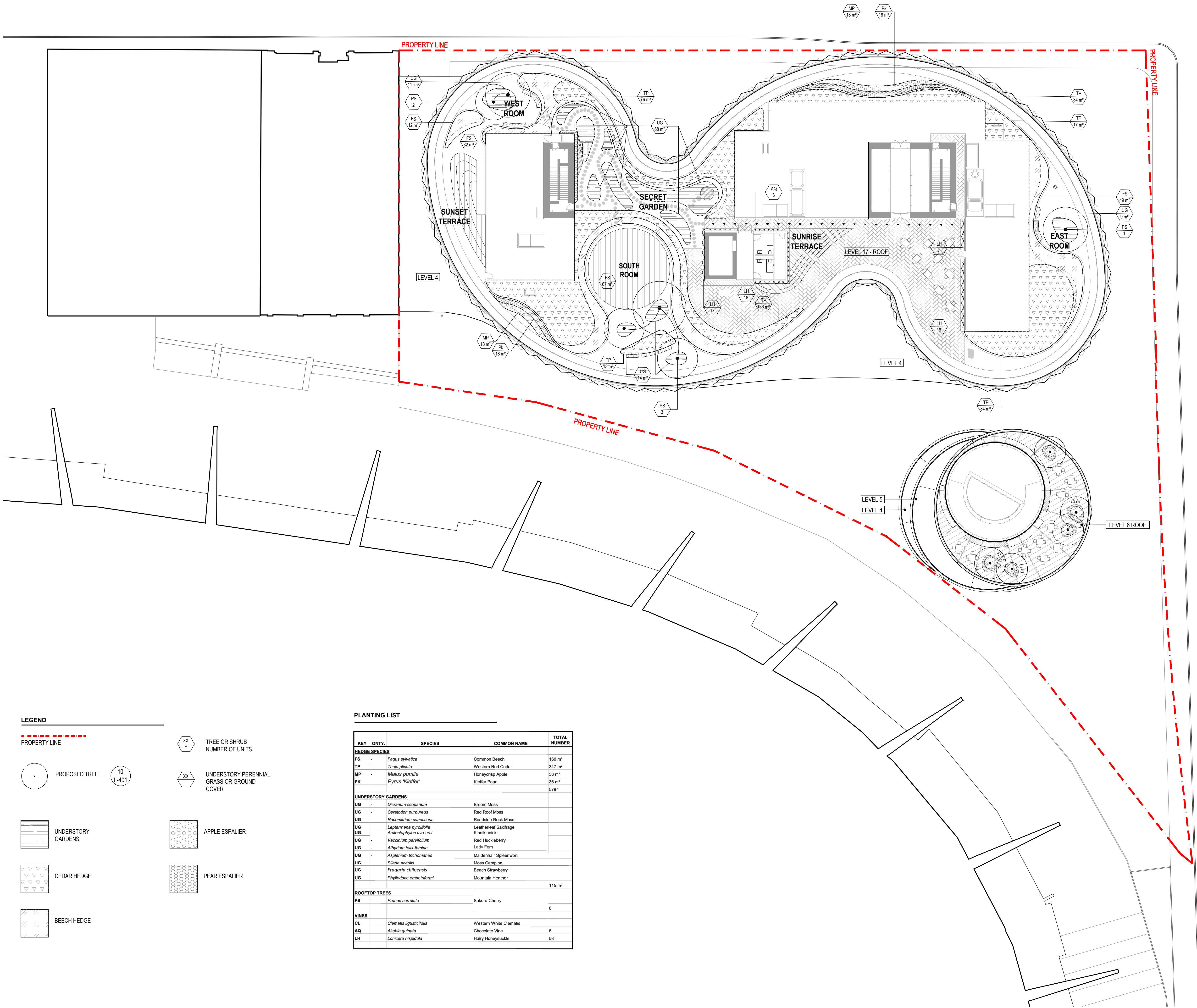
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FORMAT

ARCH D

L202





## 720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT

### WESTBANK

1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8865

DESIGN CONSULTANT

**BIG**

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN

675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 727 2253

MECHANICAL ENGINEER

REINBOLD ENGINEERING GROUP

1580 W BROADWAY, #400  
VANCOUVER, BC V6J 3K5 CANADA  
T +1 604 277 2253

ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.

2008 W 4TH AVE  
VANCOUVER, BC V6J 1N5 CANADA  
T +1 604 728 6622

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M5V 1P9 CANADA  
T +1 416 594 8919

CODE

LMDO BUILDING CODE

CONSULTANTS LTD.

700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 3H1 CANADA  
T +1 604 682 7146

BLARKE INGELS GROUP

45 MAIN ST, SUITE 200  
BROOKLYN, NY 11201, USA  
T +1 347 561 6411

STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.

1285 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6H 3K5 CANADA  
T +1 604 728 2048

MECHANICAL ENGINEER STEAM PLANT

FOSDICK & HILMER, INC.

525 VINE STREET, SUITE 1100  
CINCINNATI, OHIO 45202 USA  
T +1 513 331 1842

TRANSPORTATION

BUNT & ASSOCIATES ENGINEERING LTD.

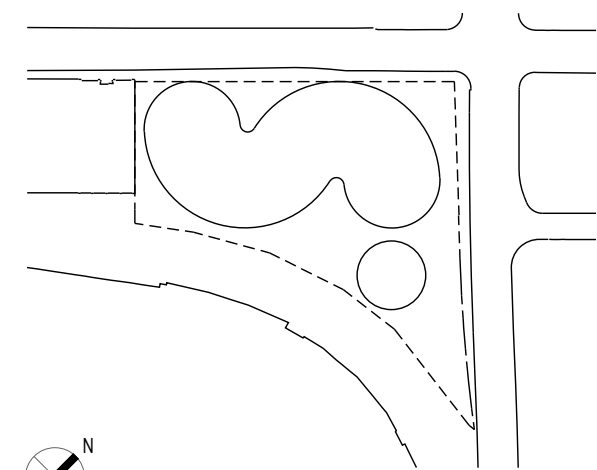
1000 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 685 8427

CIVIL ENGINEER

CITWEST

9030 KING GEORGE BLVD  
SURREY, BC V2V 7Y3 CANADA  
T +1 604 887 2213

KEY PLAN (N/S)



01/15/2021

DEVELOPMENT PERMIT

11/22/2019

DEVELOPMENT PERMIT

11/22/2019

100% DESIGN DEVELOPMENT

08/30/2019

50% DESIGN DEVELOPMENT

05/31/2019

100% SCHEMATIC DESIGN

DATE

ISSUE

SEAL

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## NOT FOR CONSTRUCTION

SHEET NAME

## ROOF LEVEL PLANTING PLAN

PROJECT NO

14527

SHEET NO

DOB NO

9059

SCALE

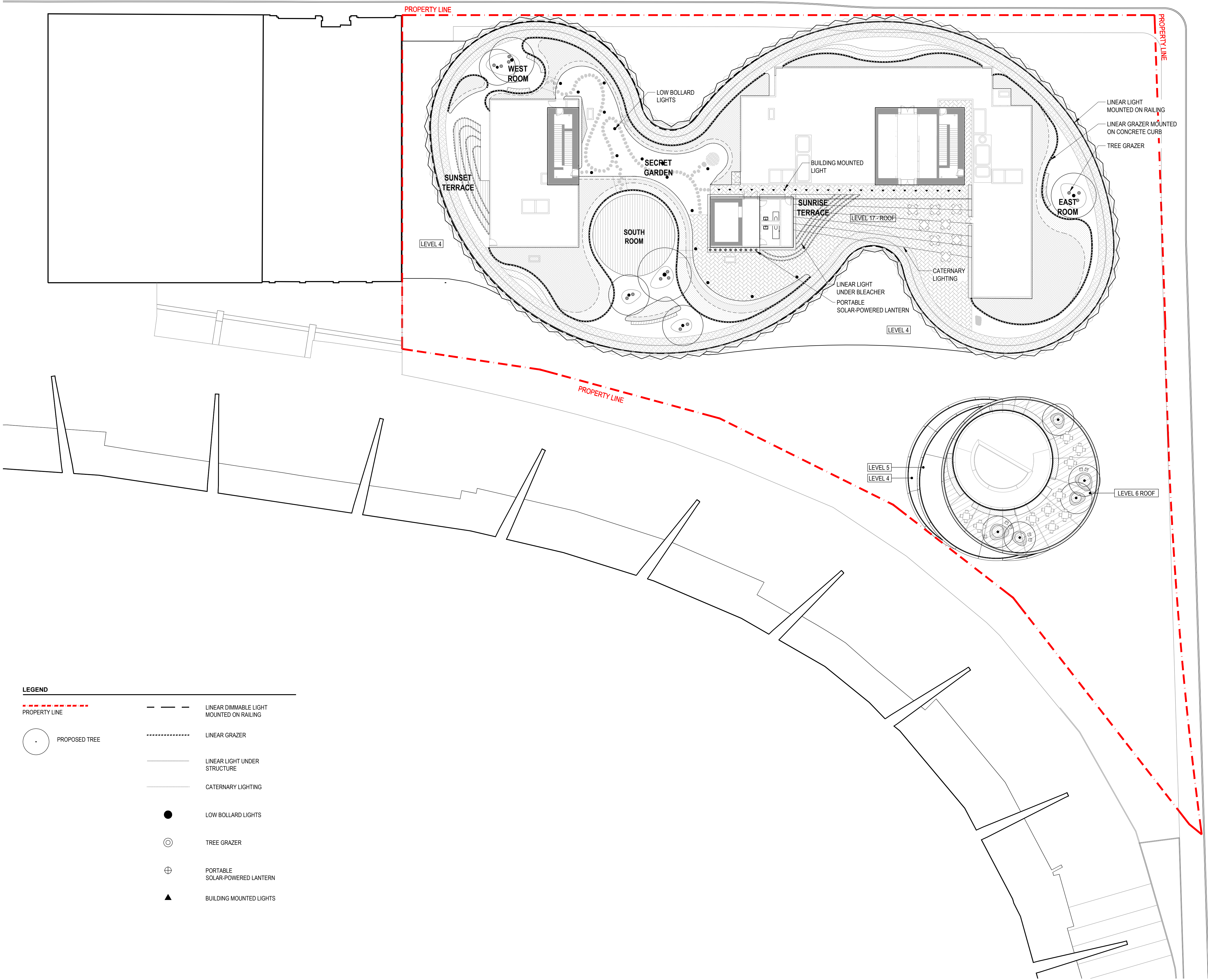
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FORMAT

ARCH D

## L203





LEGEND

PROPERTY LINE

PROPOSED TREE

LINEAR DIMMABLE LIGHT MOUNTED ON RAILING

LINEAR GRAZER

LINEAR LIGHT UNDER STRUCTURE

CATERNARY LIGHTING

LOW BOLLARD LIGHTS

TREE GRAZER

PORTABLE SOLAR-POWERED LANTERN

BUILDING MOUNTED LIGHTS

720 BEATTY & 701 EXPO

VANCOUVER, BRITISH COLUMBIA CANADA	
CLIENT	
WESTBANK	
1007 WEST CORDOVA ST., SUITE 501 VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA T +1 604 685 8865	
DESIGN CONSULTANT	
<b>BIG</b>	
ARCHITECT OF RECORD	
HOMA ARCHITECTURE + DESIGN	
675 W HASTINGS ST #400 VANCOUVER, BC V6B 1N2 CANADA T +1 604 721 2203	
MECHANICAL ENGINEER	
REINHOLD ENGINEERING GROUP	
1580 W BROADWAY, #400 VANCOUVER, BC V6J 3K5 CANADA T +1 604 727 2203	
ELECTRICAL ENGINEER	
NEMETZ (SIA) & ASSOCIATES LTD.	
2009 W 4TH AVE VANCOUVER, BC V6J 1N3 CANADA T +1 604 728 6862	
LANDSCAPE	
PUBLIC WORK	
317 ADELAIDE STREET WEST, SUITE 802 TORONTO, ON M5V 1P9 CANADA T +1 416 594 8610	
CODE	
LMIG BUILDING CODE CONSULTANTS LTD.	
700 BEATTY STREET, 4TH FLOOR VANCOUVER, BC V6B 2M1 CANADA T +1 604 682 7146	
BJARKE INGELS GROUP	
45 MAIN ST., SUITE 200 BROOKLYN, NY 11201, USA T +1 347 361 6411	
STRUCTURAL ENGINEER	
READ JONES CHRISTOFFERSEN LTD.	
1285 WEST BROADWAY, SUITE 300 VANCOUVER, BC V6H 3K5 CANADA T +1 604 728 2048	
MECHANICAL ENGINEER STEAM PLANT	
FOSDICK & HILMER, INC.	
525 VINE STREET, SUITE 1100 CINCINNATI, OHIO 45202 USA T +1 513 371 1840	
TRANSPORTATION	
BUNT & ASSOCIATES ENGINEERING LTD.	
1020 WEST PENDER STREET VANCOUVER, BC V6E 3S7 CANADA T +1 604 685 4527	
CIVIL ENGINEER	
CITWEST	
9030 KING GEORGE BLVD SURREY, BC V2V 7Y3 CANADA T +1 604 887 2213	

KEY PLAN (N/S)

01/15/2021	DEVELOPMENT PERMIT
11/22/2019	DEVELOPMENT PERMIT
11/22/2019	100% DESIGN DEVELOPMENT
08/30/2019	50% DESIGN DEVELOPMENT
05/31/2019	100% SCHEMATIC DESIGN
DATE	ISSUE

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NOT FOR CONSTRUCTION

SHEET NAME

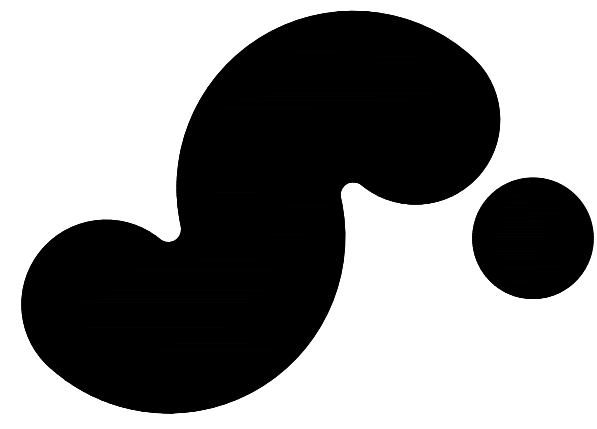
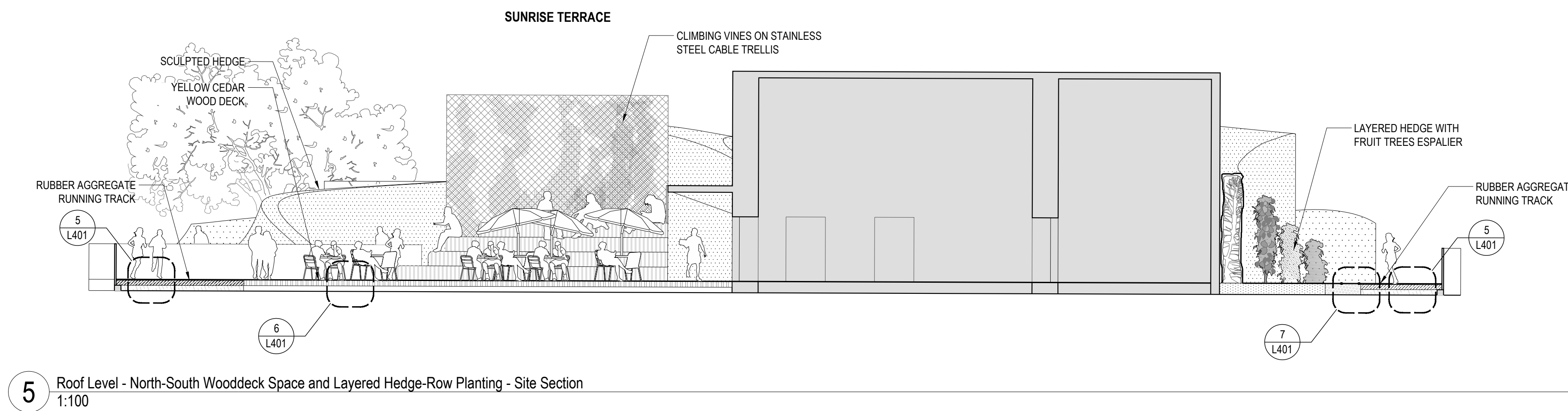
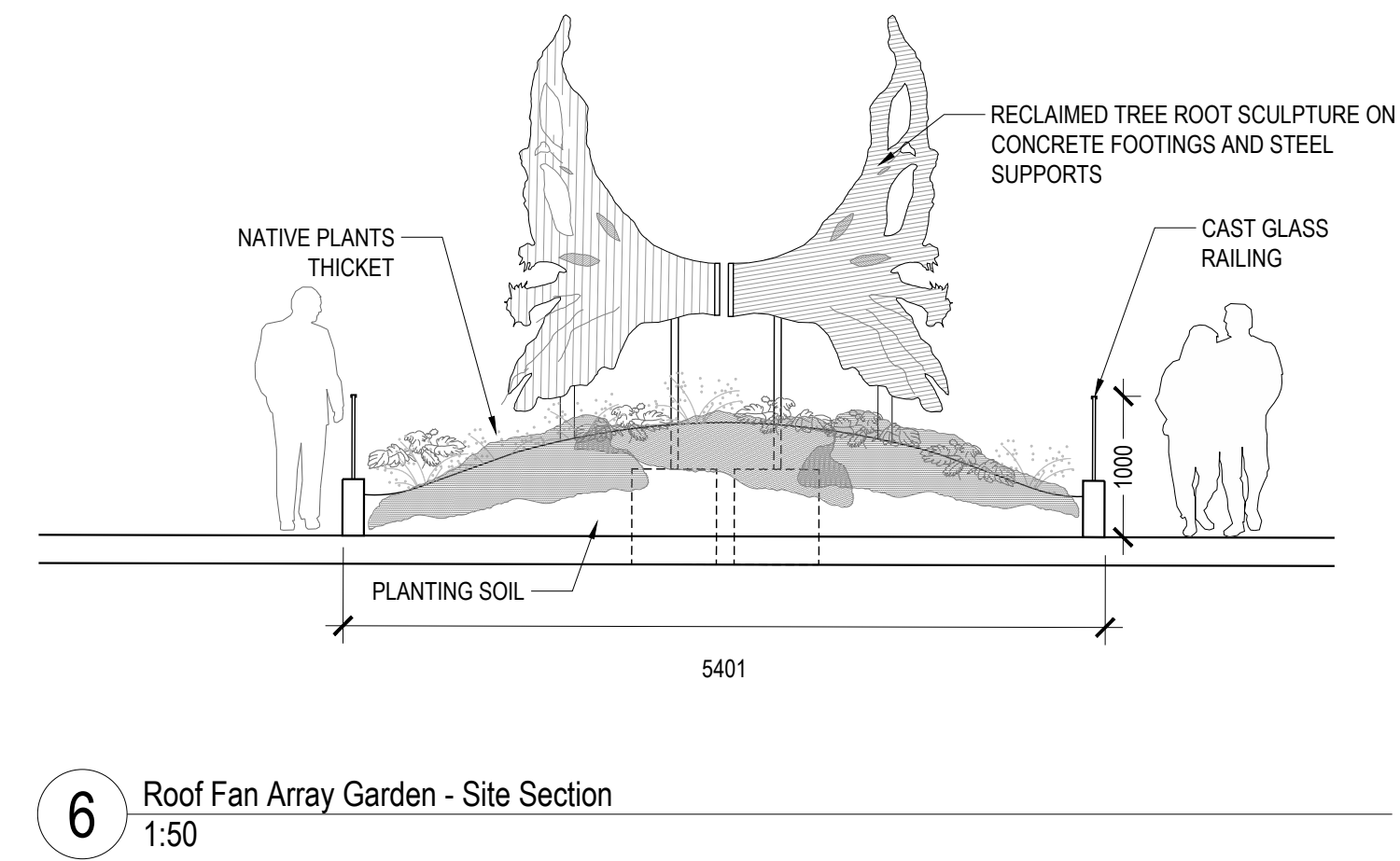
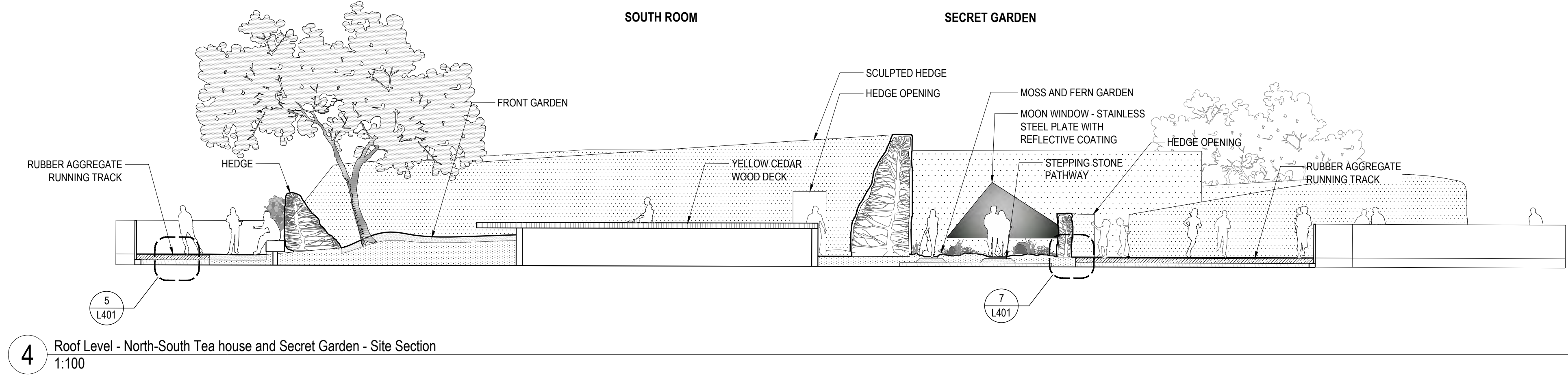
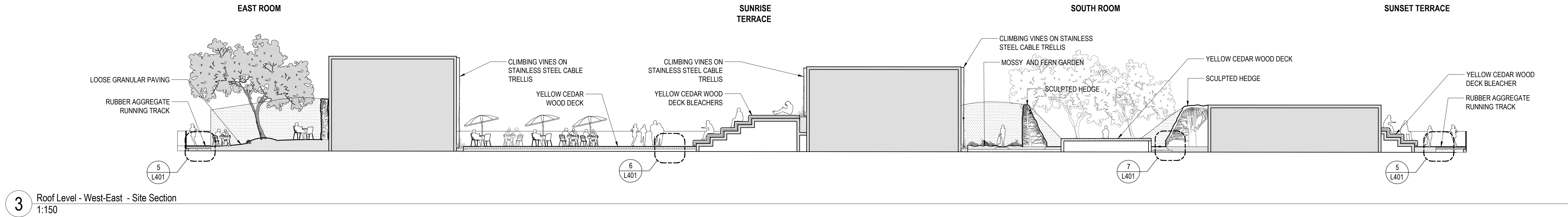
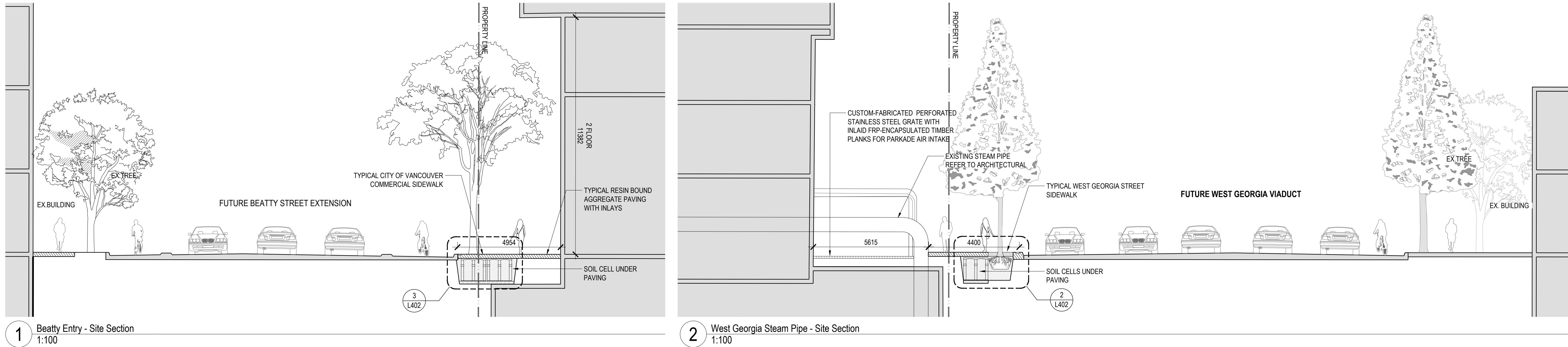
ROOF LEVEL LIGHTING PLAN

PROJECT NO	SHEET NO
14527	
DOB NO	
9059	
SCALE	
1 : 250	
FORMAT	
ARCH D	

L201

Appendix E: Page 11 of 17





## 720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT

WESTBANK

1007 WEST CORDOVA ST., SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8885

DESIGN CONSULTANT

BIG

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN

675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 727 2253

MECHANICAL ENGINEER

REINHOLD ENGINEERING GROUP

1580 W BROADWAY, #400  
VANCOUVER, BC V6J 3N5 CANADA  
T +1 604 277 2253

ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.

2009 W 4TH AVE  
VANCOUVER, BC V6J 1N5 CANADA  
T +1 604 728 6622

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M5V 1P9 CANADA  
T +1 416 594 8910

CODE

LMOG BUILDING CODE

CONSULTANTS LTD.

700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 2M1 CANADA  
T +1 604 682 7146

STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.

1205 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6B 3N5 CANADA  
T +1 604 728 3546

MECHANICAL ENGINEER STEAM PLANT

FOSDICK & HILMER, INC.

532 VINE STREET, SUITE 1100  
CINCINNATI, OH 45202 USA  
T +1 513 371 1842

TRANSPORTATION

BUNT & ASSOCIATES ENGINEERING LTD.

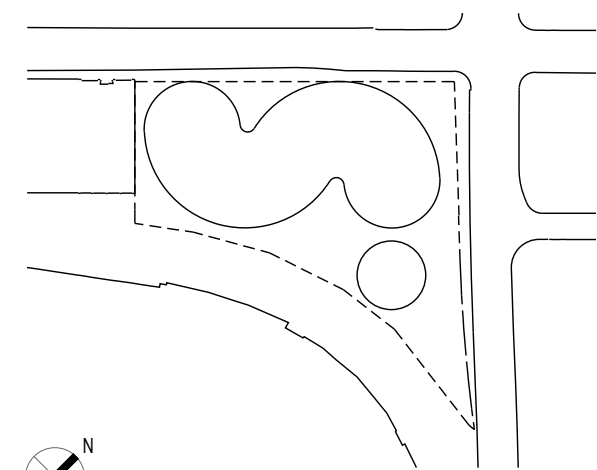
1000 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 685 4527

CIVIL ENGINEER

CITWEST

9000 KING GEORGE BLVD  
SURREY, BC V3V 7Y3 CANADA  
T +1 604 887 2213

KEY PLAN (N/S)



N

DATE	ISSUE
01/15/2021	DEVELOPMENT PERMIT
11/22/2019	DEVELOPMENT PERMIT
11/22/2019	100% DESIGN DEVELOPMENT
08/30/2019	50% DESIGN DEVELOPMENT
05/31/2019	100% SCHEMATIC DESIGN

SEAL

PUBLIC WORK

PUBLIC WORK office for urban

design & landscape architecture

NOT FOR CONSTRUCTION

SHEET NAME

PROJECT NO

14527

SHEET NO

9059

SCALE

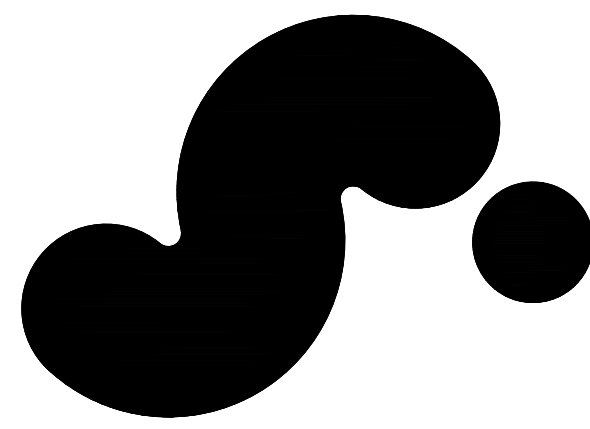
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FORMAT

ARCH D

1301





## 720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

CLIENT

WESTBANK

1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8885

DESIGN CONSULTANT

**BIG**

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN

675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 727 2203

MECHANICAL ENGINEER

REINHOLD ENGINEERING GROUP

1500 W BROADWAY, #400  
VANCOUVER, BC V6J 3K5 CANADA  
T +1 604 277 2203

ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.

2009 W 4TH AVE  
VANCOUVER, BC V6J 1N3 CANADA  
T +1 604 726 6622

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802  
TORONTO, ON M5V 1P9 CANADA  
T +1 416 594 8910

CODE

LMIG BUILDING CODE

CONSULTANTS LTD.

700 BEATTY STREET, 4TH FLOOR  
VANCOUVER, BC V6B 2M1 CANADA  
T +1 604 882 7146

BLARKE INGELS GROUP

45 MAIN ST, SUITE 200  
BROOKLYN, NY 11201, USA  
T +1 347 584 1411

STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.

1205 WEST BROADWAY, SUITE 300  
VANCOUVER, BC V6B 3K5 CANADA  
T +1 604 726 2046

MECHANICAL ENGINEER STEAM PLANT

FOSDICK & HILMER, INC.

532 VINE STREET, SUITE 1100  
CINCINNATI, OH 45202 USA  
T +1 513 521 1840

TRANSPORTATION

BUNT & ASSOCIATES ENGINEERING LTD.

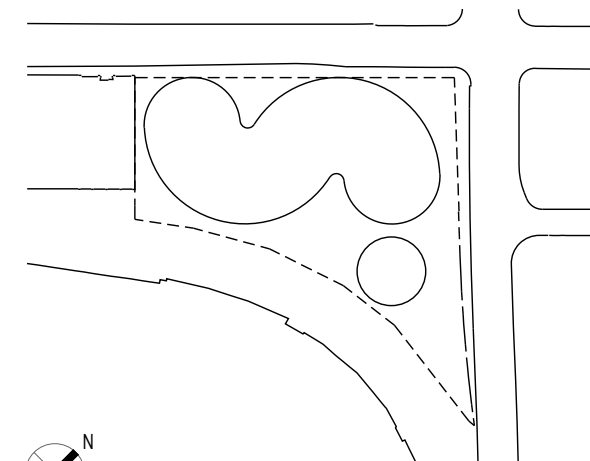
1020 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 685 8427

CIVIL ENGINEER

CITWEST

9030 KING GEORGE BLVD  
SURREY, BC V3V 7Y3 CANADA  
T +1 604 887 2213

KEY PLAN (N/S)



01/15/2021

DEVELOPMENT PERMIT

11/22/2019

DEVELOPMENT PERMIT

11/22/2019

100% DESIGN DEVELOPMENT

08/30/2019

50% DESIGN DEVELOPMENT

05/31/2019

100% SCHEMATIC DESIGN

DATE

ISSUE

SEAL

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design & landscape architecture

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**NOT FOR CONSTRUCTION**

SHEET NAME

**SITE SECTIONS**

PROJECT NO

14527

SHEET NO

DOB NO

9059

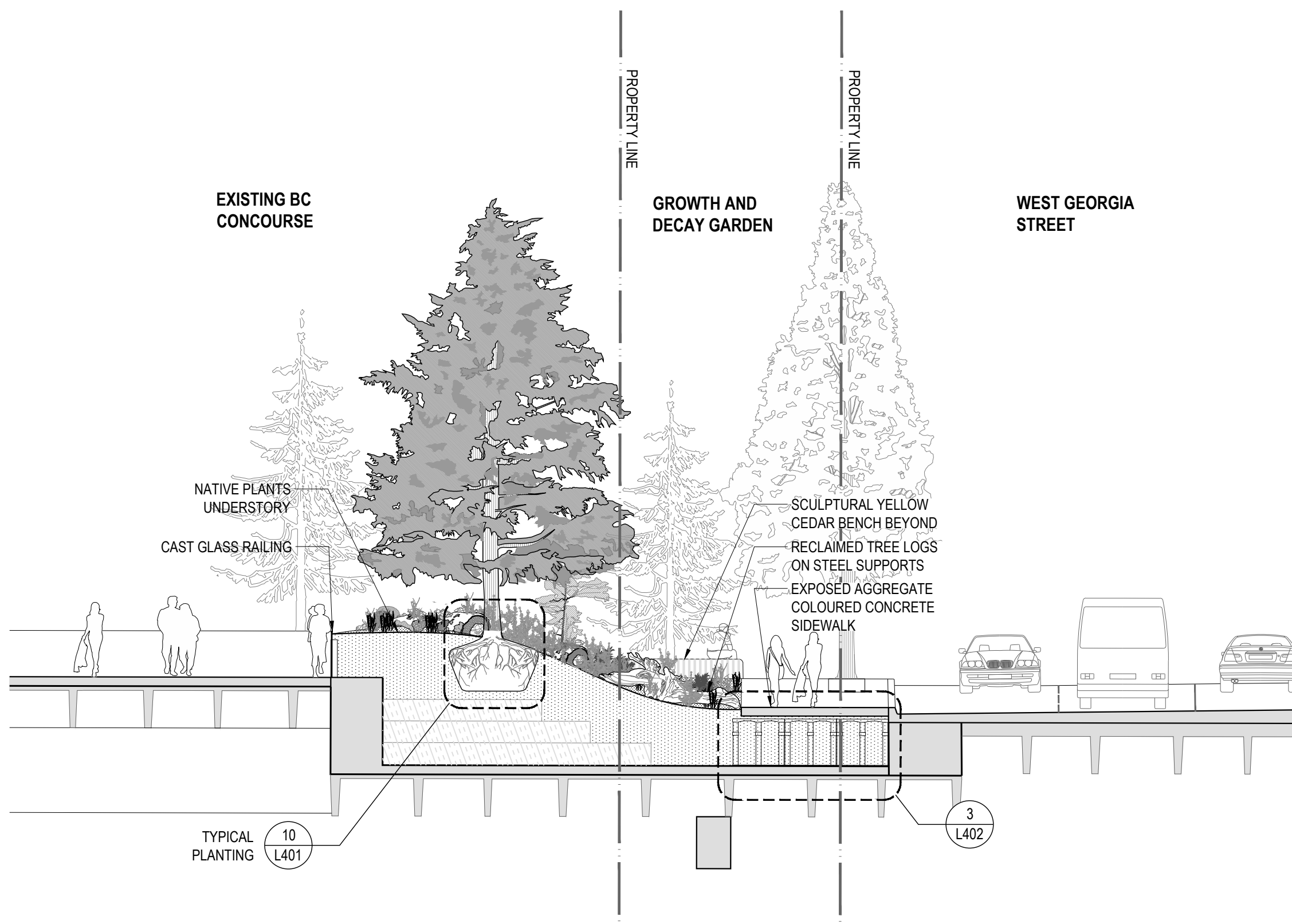
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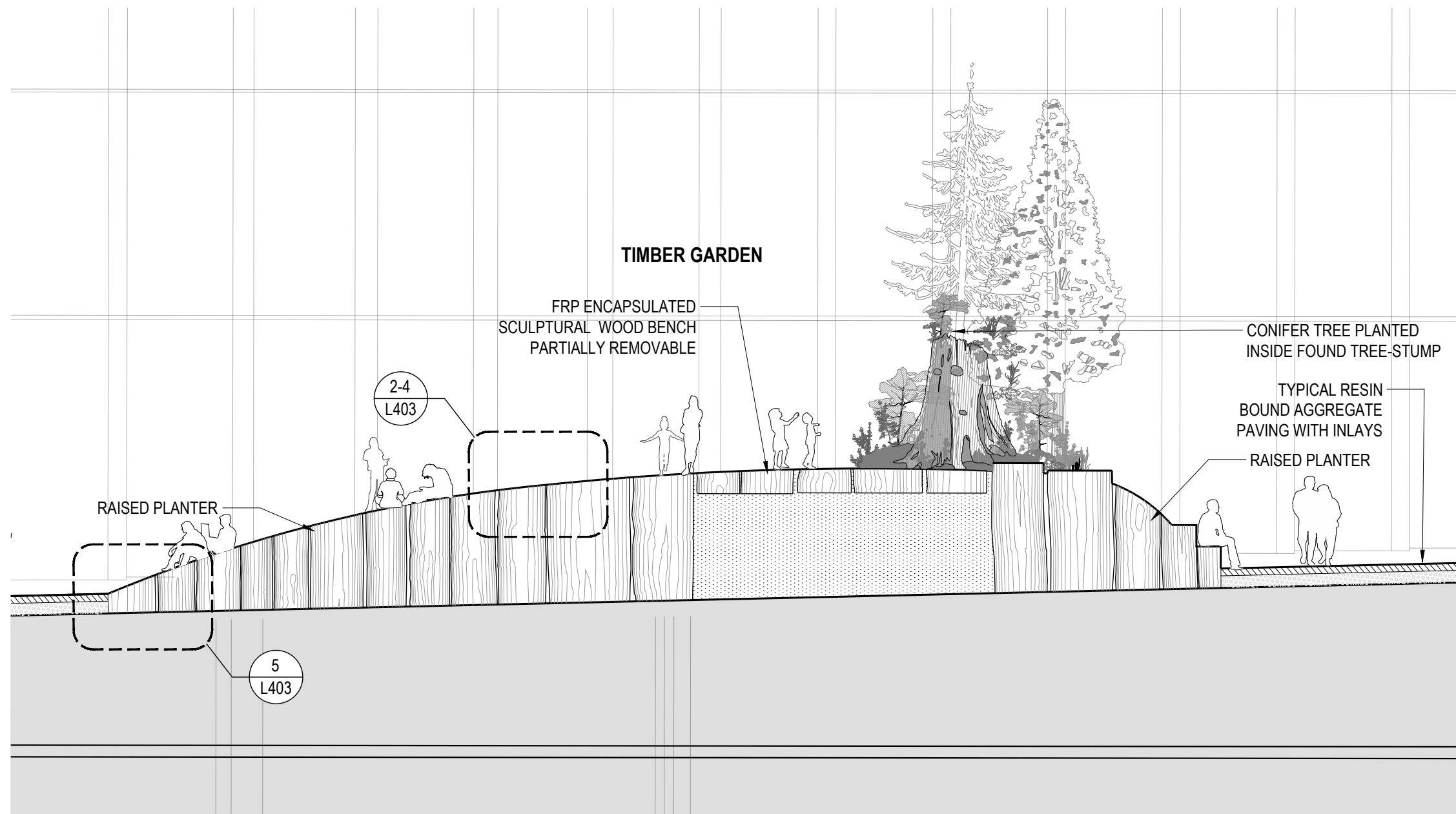
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ARCH D

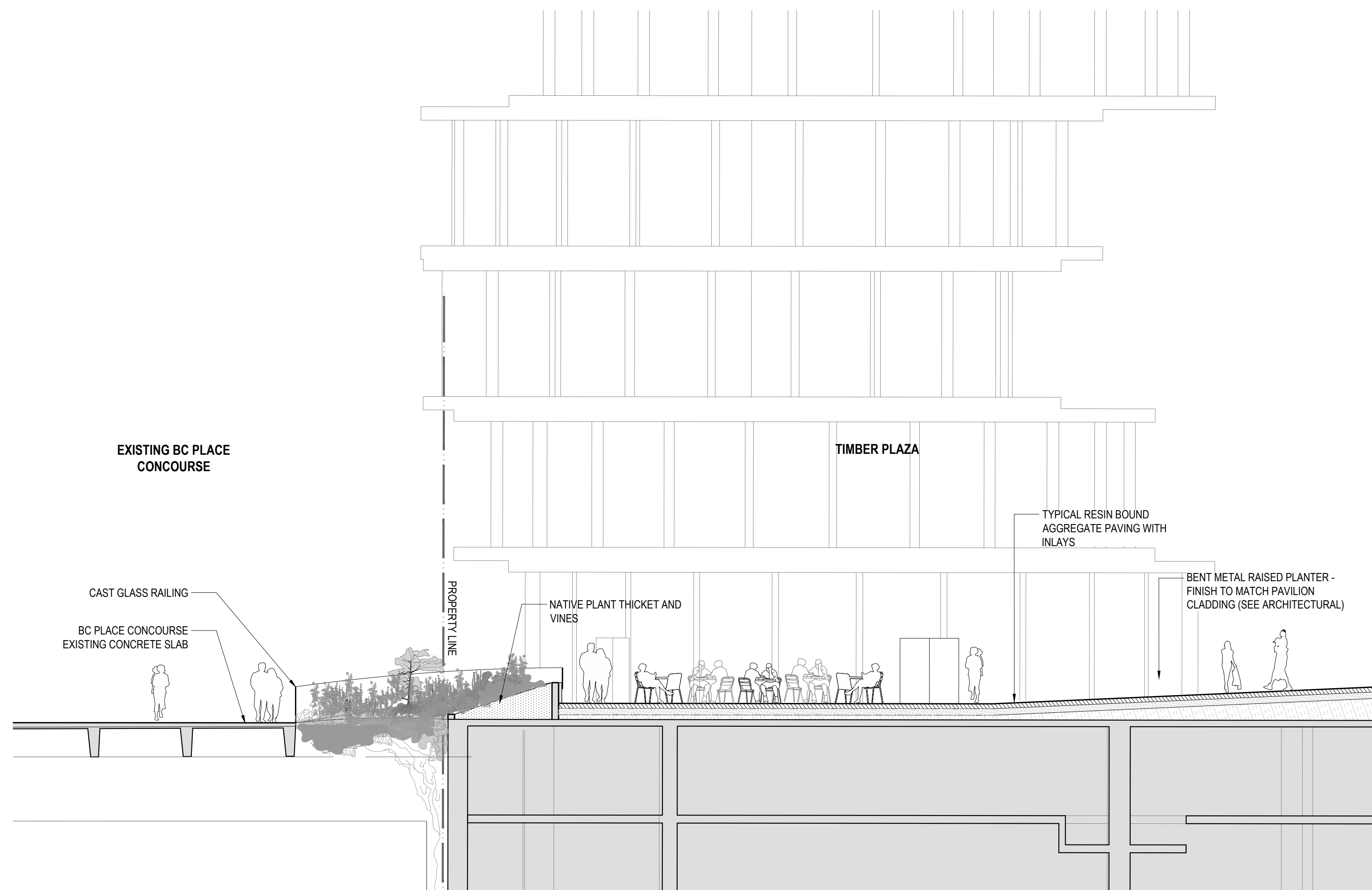
**L302**



**1** GROWTH AND DECAY GARDEN  
1:100

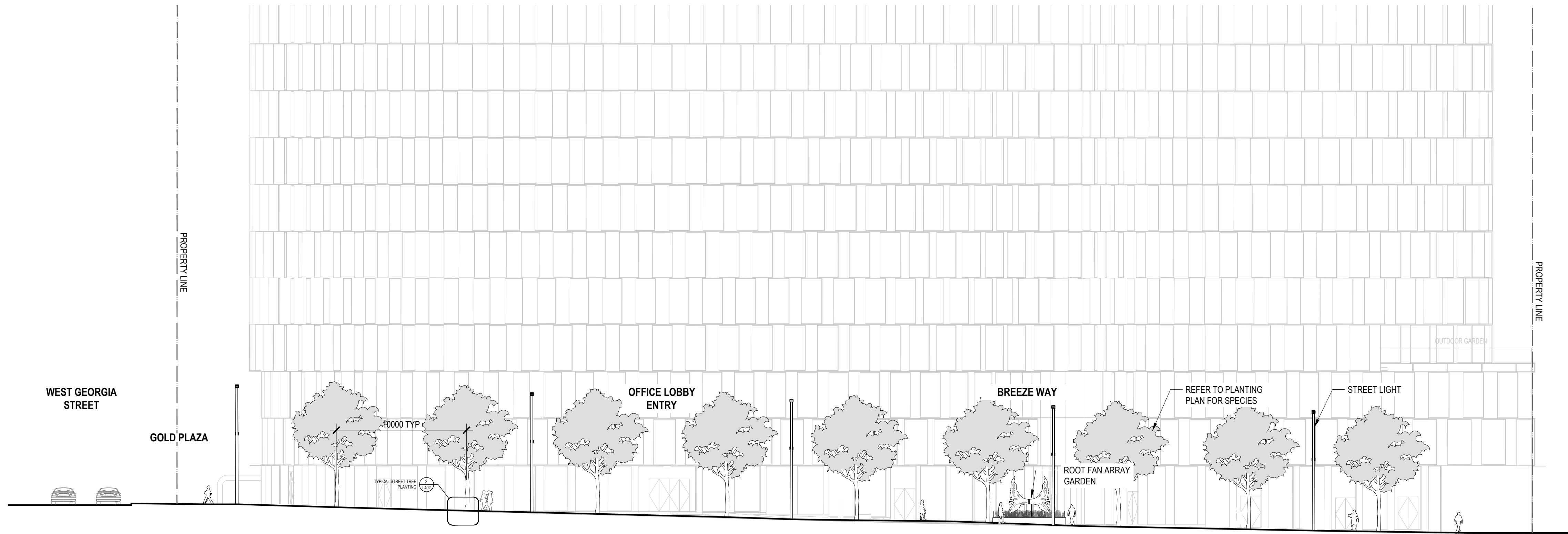


**3** TIMBER GARDEN  
1:100



**2** TIMBER PLAZA  
1:100

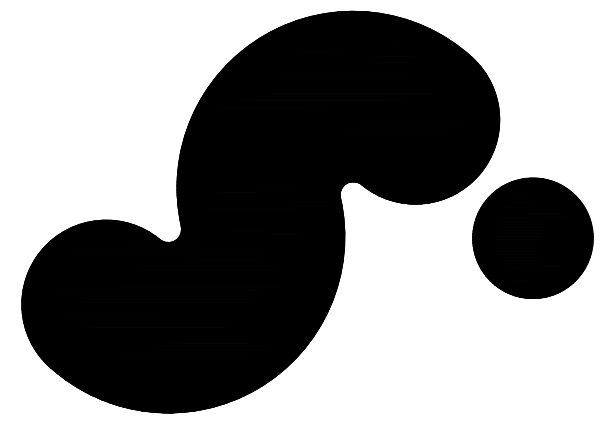




1 BEATTY STREET ELEVATION  
1:200



2 WEST GEORGIA STREET ELEVATION  
1:200



## 720 BEATTY STREET

720 BEATTY STREET  
VANCOUVER, BRITISH COLUMBIA  
CANADA

### CLIENT

**WESTBANK**  
1007 WEST CORDOVA ST. SUITE 501  
VANCOUVER, BRITISH COLUMBIA, V6C 1C7 CANADA  
T +1 604 685 8895

### DESIGN CONSULTANT

**BIG**  
45 MAIN ST. SUITE 200  
BROOKLYN, NY 11201, USA  
T +1 347 561 6141

### ARCHITECT OF RECORD

**HOMA ARCHITECTURE + DESIGN**  
675 W HASTINGS ST #400  
VANCOUVER, BC V6B 1N2 CANADA  
T +1 604 721 6201

### MECHANICAL ENGINEER

**REINBOLD ENGINEERING GROUP**  
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### ELECTRICAL ENGINEER

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**FOSDICK & HILMER, INC.**  
525 VINE STREET, SUITE 1100  
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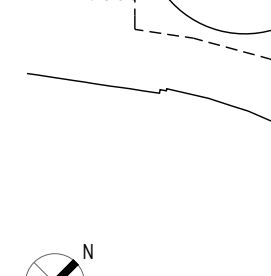
### TRANSPORTATION

**BUNT & ASSOCIATES ENGINEERING LTD.**  
1020 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7 CANADA  
T +1 604 685 8427

### CIVIL ENGINEER

**CITWEST**  
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### SHEET NAME

### PROJECT NO

### SHEET NO

### DOB NO

### SCALE

### FORMAT

### ARCH D

### 14527

### 9059

### 1: 250

### ARCH D

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### 9059

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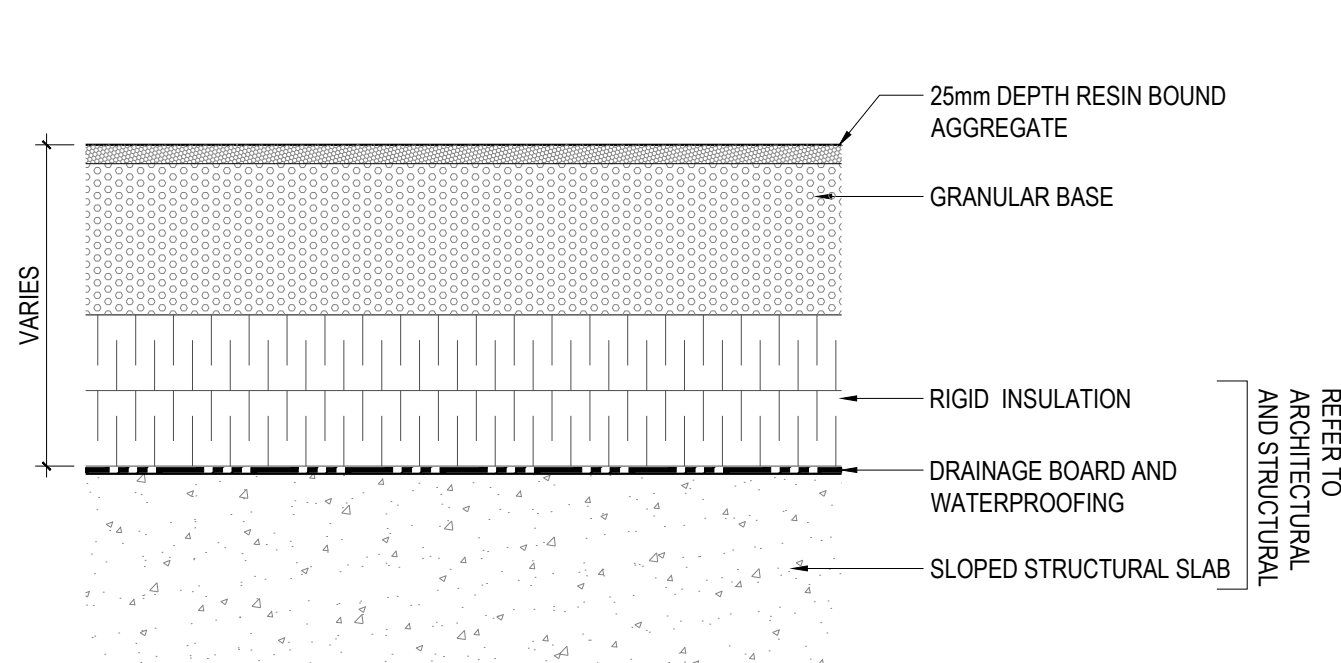
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### 9059

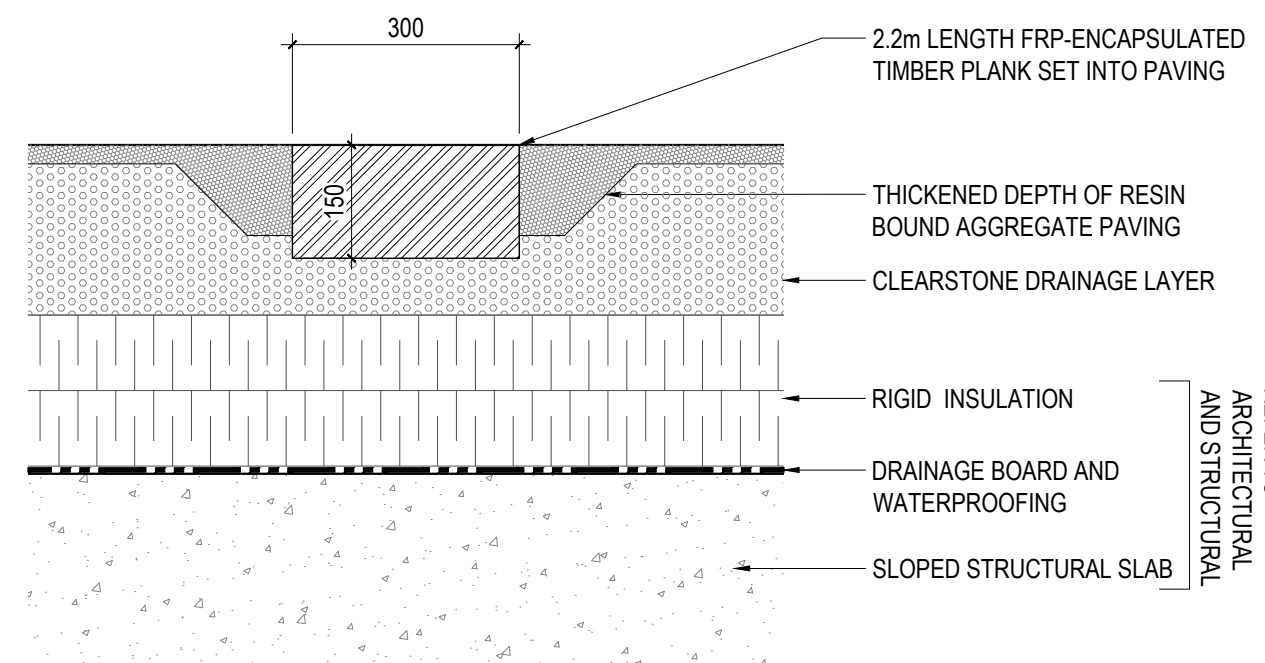
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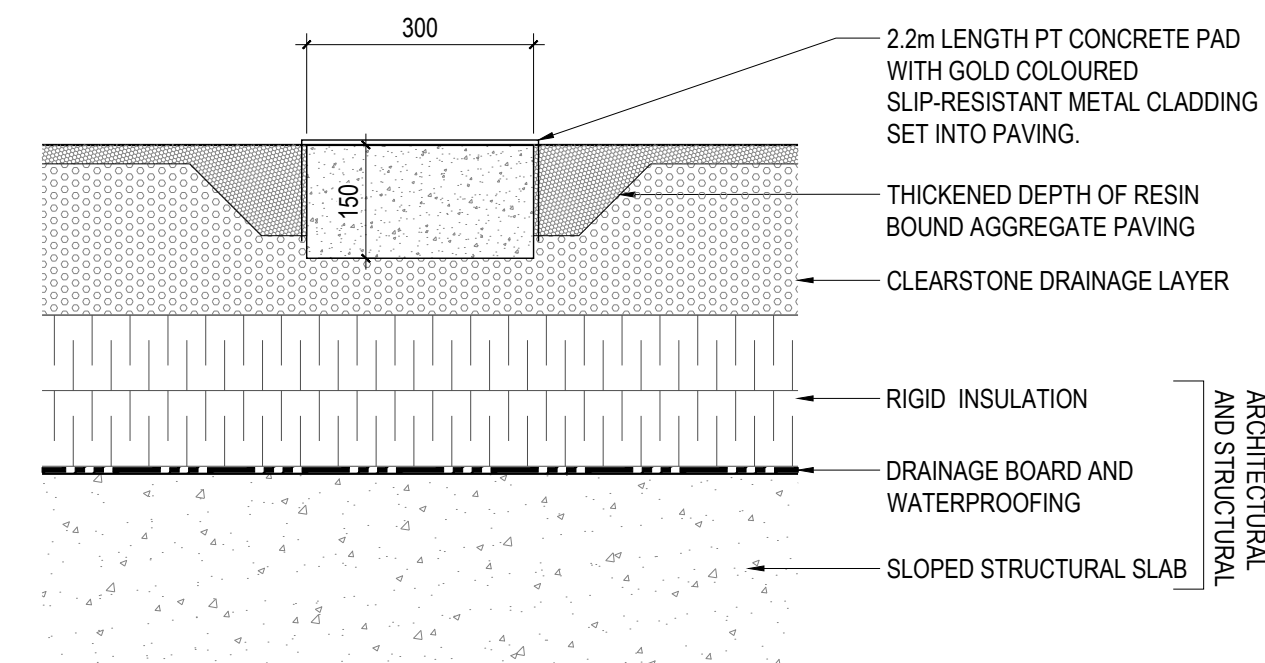




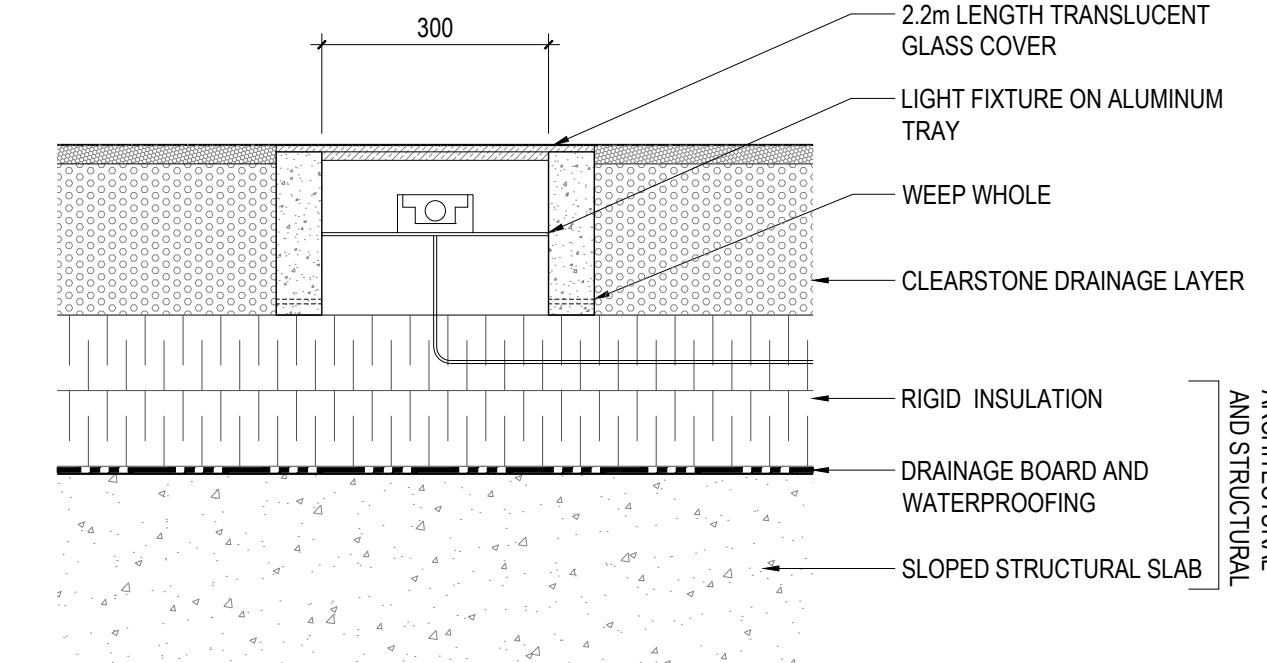
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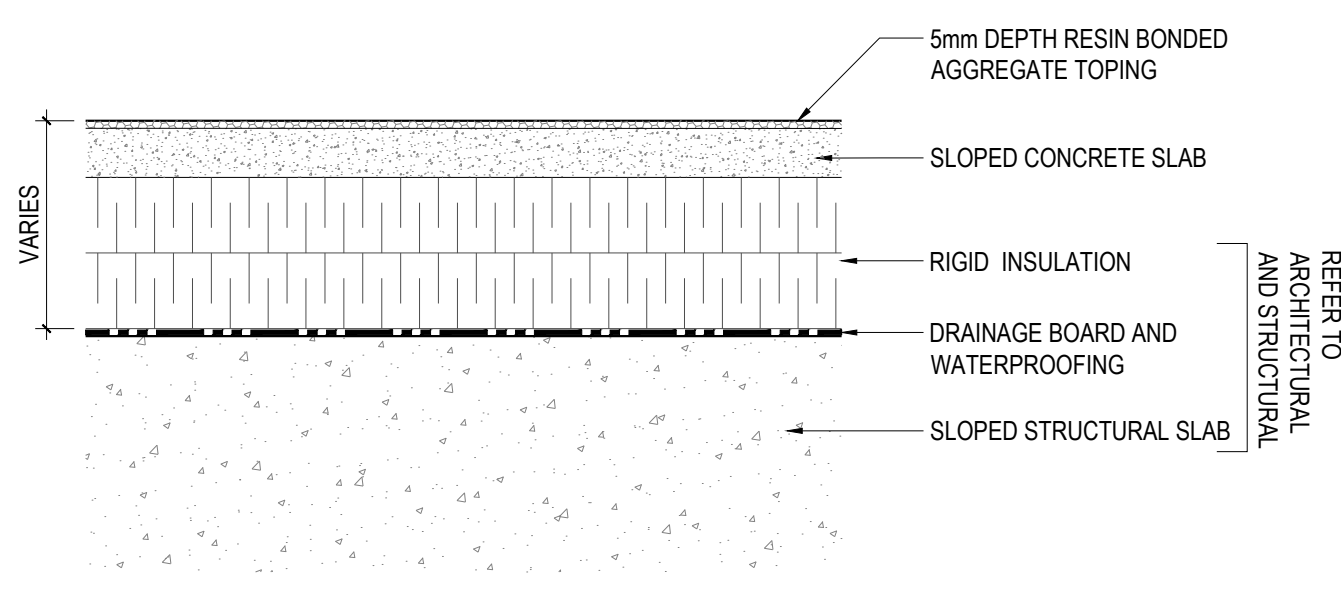
2 TYPICAL WOOD PLANK INLAY  
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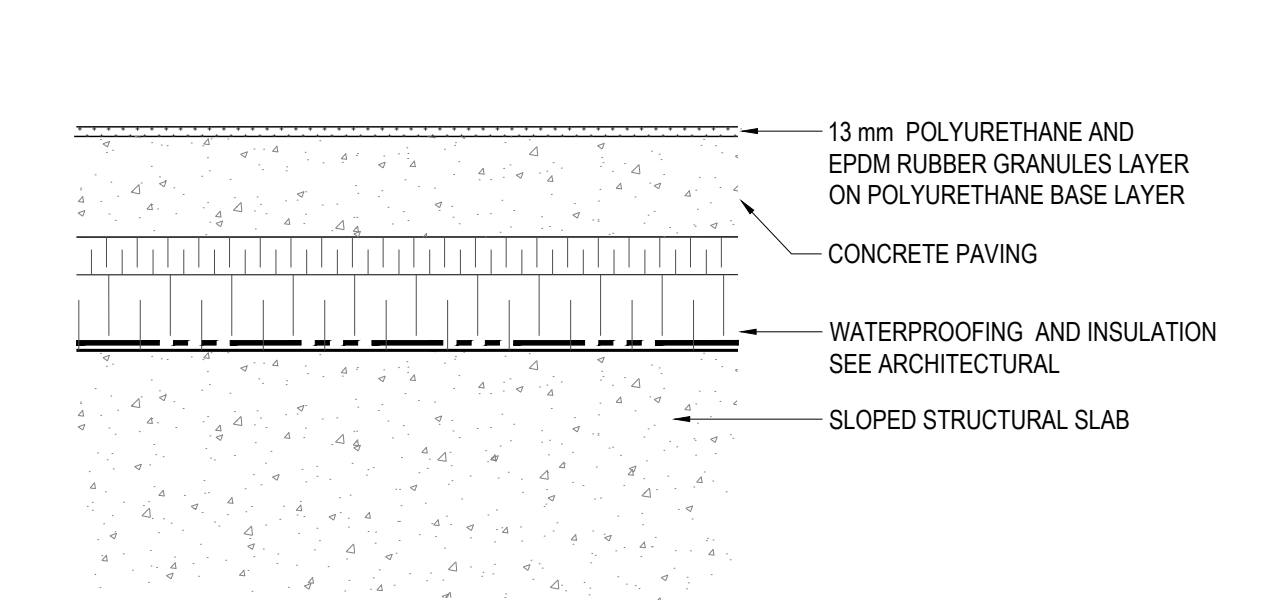
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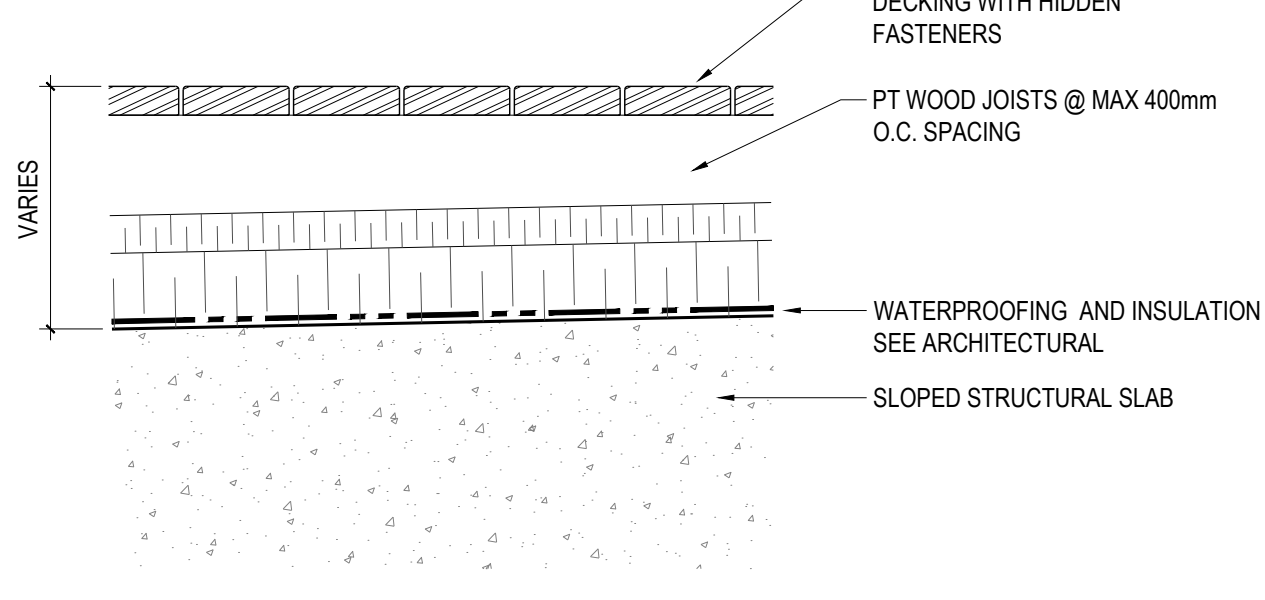
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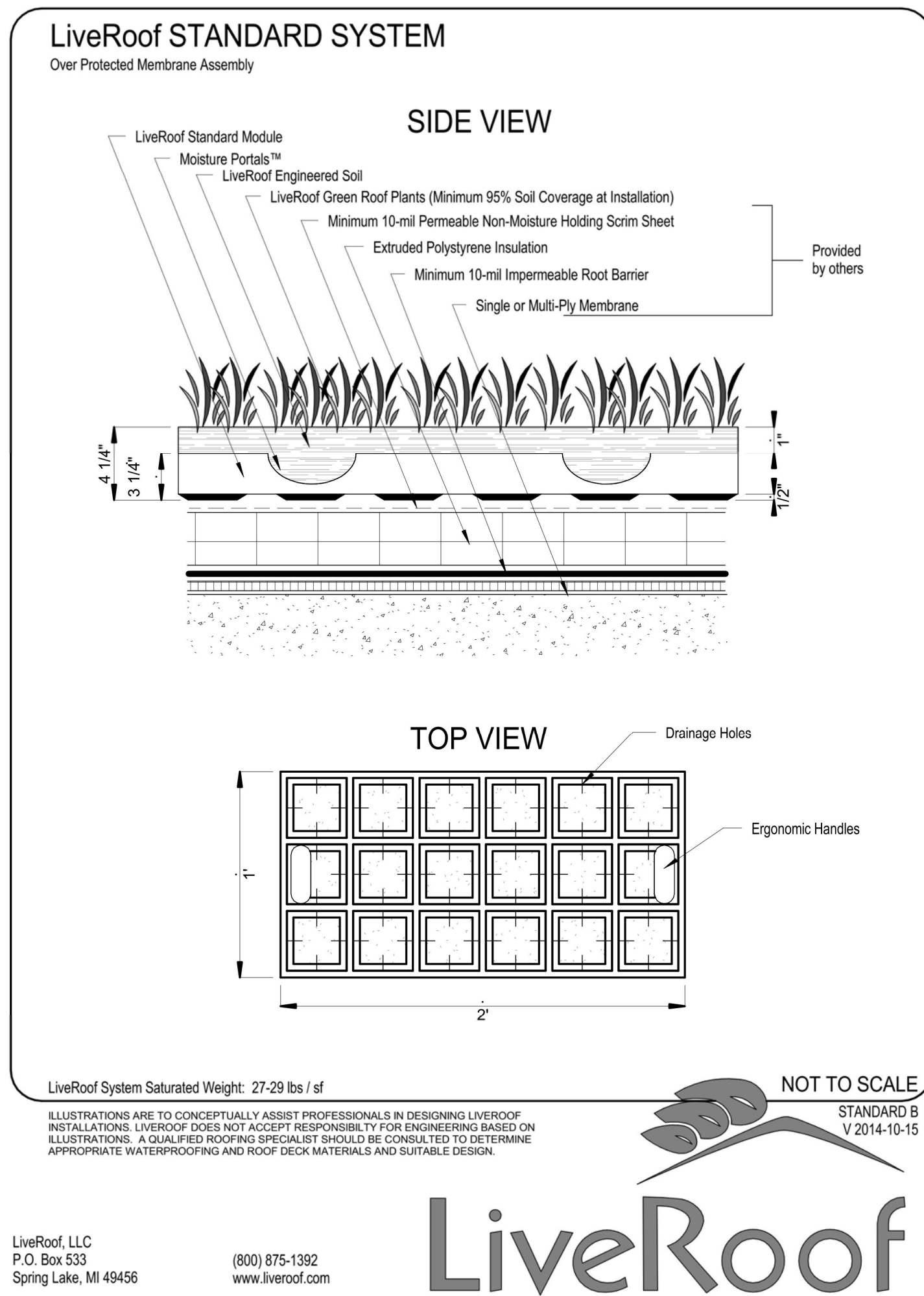
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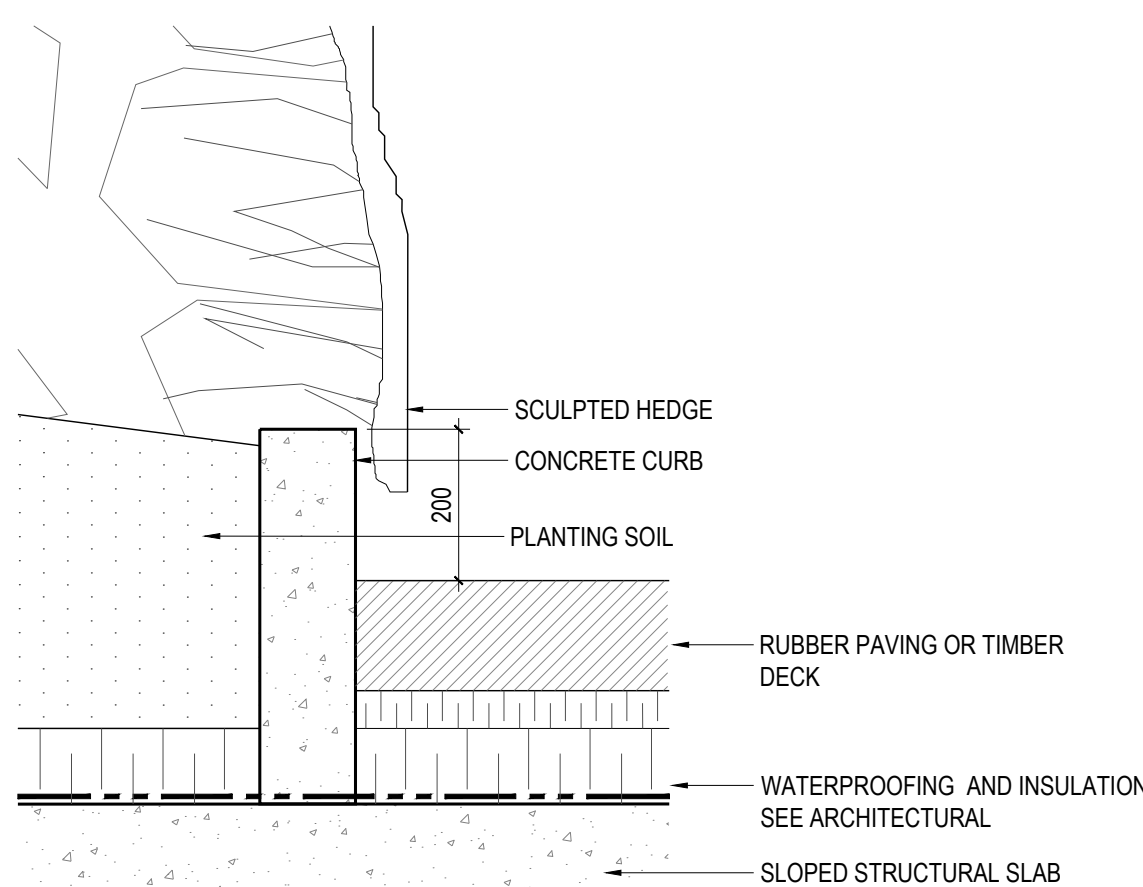
5 TYPICAL WOOD DECK  
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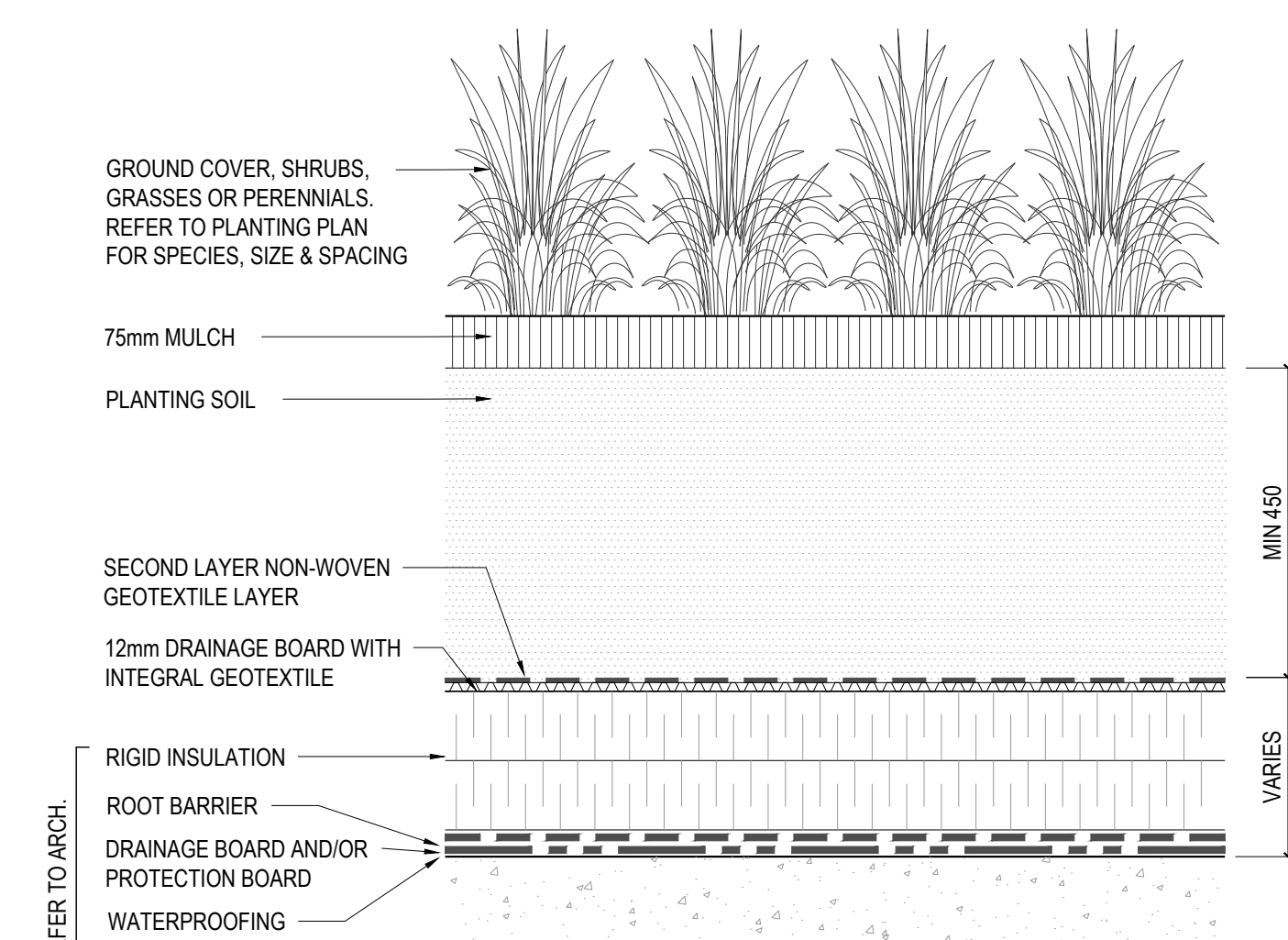
6 TYPICAL WOOD DECK - LOW PROFILE  
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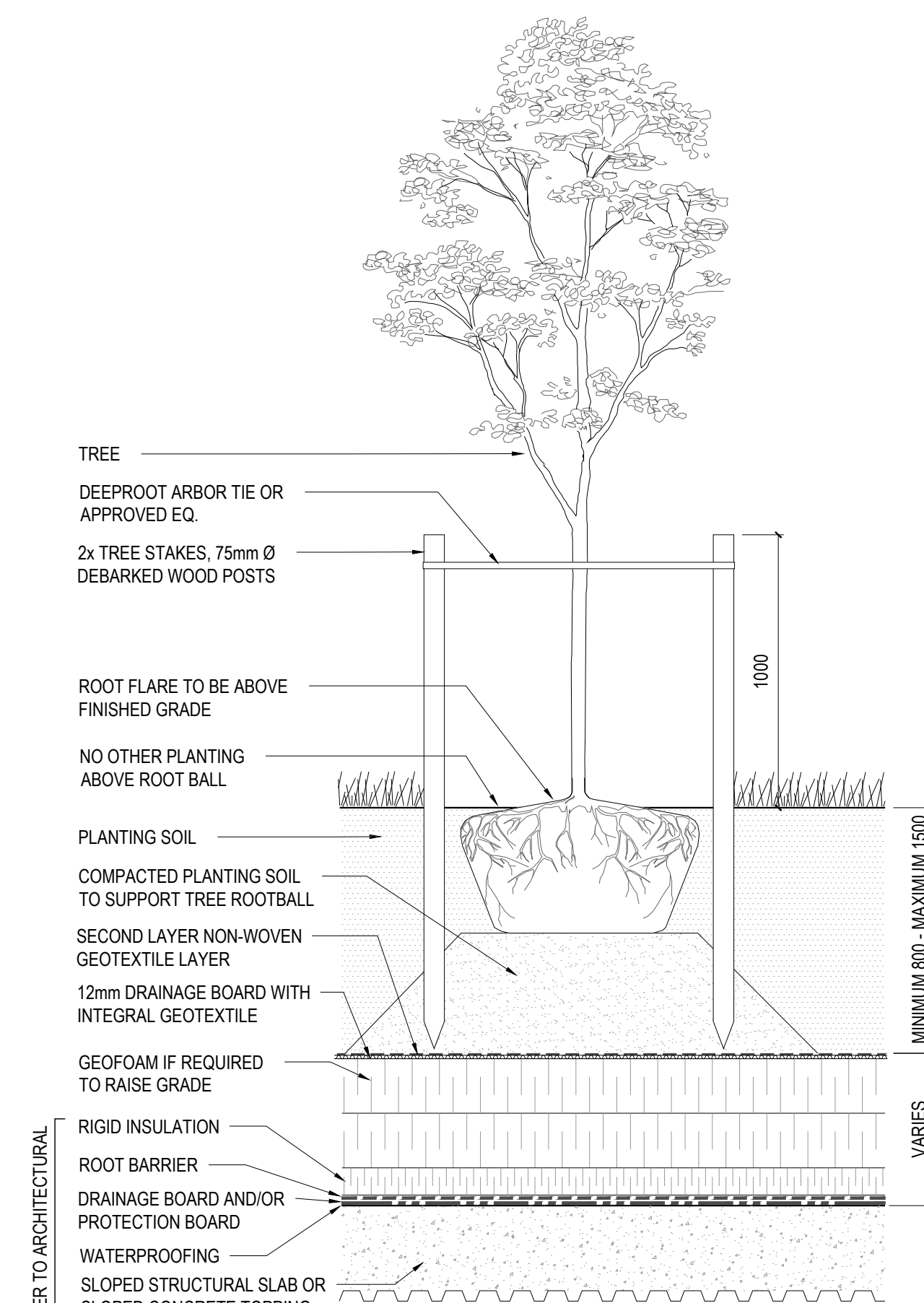
8 TYPICAL EXTENSIVE GREEN ROOF  
1:10



7 ROOF PLANTER DETAIL  
1:10

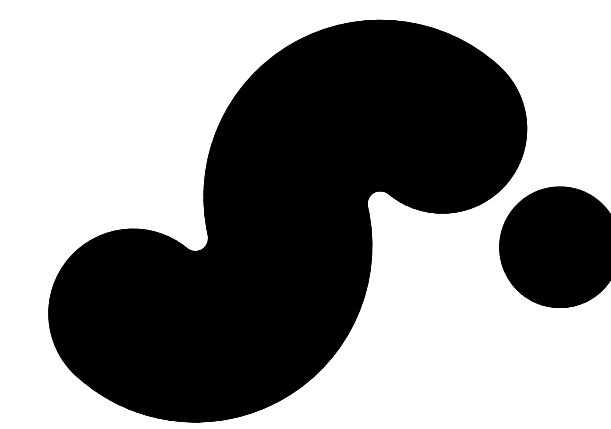


9 SHRUB, PERENNIAL & GROUND COVER PLANTING (INTENSIVE GREEN ROOF)  
1:10



10 TYPICAL TREE PLANTING OVER STRUCTURE (INTENSIVE GREEN ROOF)  
1:20

- PLANTING SOIL NOTES**
- SATURATED DENSITY OF PLANTING SOIL TO BE MAXIMUM 1840 kg /m<sup>3</sup>
- TREE PLANTING NOTES**
- REFER TO SPECIFICATIONS FOR INSTALLATION OF PLANTING SOILS, INCLUDING INSTALLATION OF SOIL IN MAXIMUM 300mm LIFTS.
  - REFER TO PLANTING PLANS FOR EXTENTS OF TREE PLANTING SOIL AND/OR EXTENT OF PLANTING SOIL PITS.
  - DIG PLANTING HOLE TO A DEPTH NOT EXCEEDING OR SLIGHTLY SHALLOWER THAN THE HEIGHT OF THE ROOT BALL. HOLE WIDTH SHOULD BE AS WIDE AS POSSIBLE. THE BASE OF PLANTING HOLE SHOULD BE FIRMLY TAMPED WITH SLOPED AND SCARIFIED SIDES.
  - TREE WILL BE POSITIONED WITH TRUNK FLARE SLIGHTLY ABOVE FINAL GRADE AND TOP ROOTS NEAR SURFACE. TOP OF ROOTBALL SHOULD NOT BE DISTURBED OR COVERED WITH SOIL.
  - CUT, LOOSEN AND ROLL BACK APPROXIMATELY HALF OF BIODEGRADABLE TWINE, BURLAP AND WIRE ON ROOTBALL.
  - PLANTING SOILS FOR BACKFILL OF PLANTING HOLE SHOULD BE LOOSE AND FRIABLE, FREE OF LARGE CLUMPS AND LIGHTLY TAMPED ONCE HALF THE PLANTING HOLE IS FILLED. ONCE 1/2 OF DEPTH OF PLANTING PIT HAS BEEN BACKFILLED, FILL REMAINING SPACE WITH WATER. ONCE WATER HAS PENETRATED SOIL BACKFILL TO FINISH GRADE. SOAK BACKFILL TO ENSURE FULL CONTACT BETWEEN ROOTBALL AND BACKFILL.
  - IN WELL DRAINED SOILS, A 25-40mm HIGH SAUCER OF SOIL SHOULD BE FORMED AROUND THE EDGE OF THE ROOTBALL. WOOD CHIPS SHOULD BE ADDED ON TOP OF AND AROUND THE ROOT BALL TO A DEPTH NOT EXCEEDING 80mm AND SET A MINIMUM OF 50mm AWAY FROM ROOT FLARE/TRUNK.
  - PRUNE TO REMOVE DAMAGED BRANCHES. DO NOT REMOVE LEADER.
  - REMOVE WRAP FROM TRUNK AND INSPECT FOR DAMAGE.
  - THOROUGHLY IRRIGATE ROOTBALL WITH DRIP IRRIGATION BAG.
  - WHERE APPLICABLE INSTALL PLANTING SOIL AT A HIGHER LEVEL ANTICIPATING REDUCTION OF PLANTING SOIL VOLUME DEPENDING UPON PREDICTED SETTLING PROPERTIES, TYPICALLY 10% HIGHER OF THE TOTAL SOIL DEPTH ABOVE THE DESIGN GRADE.



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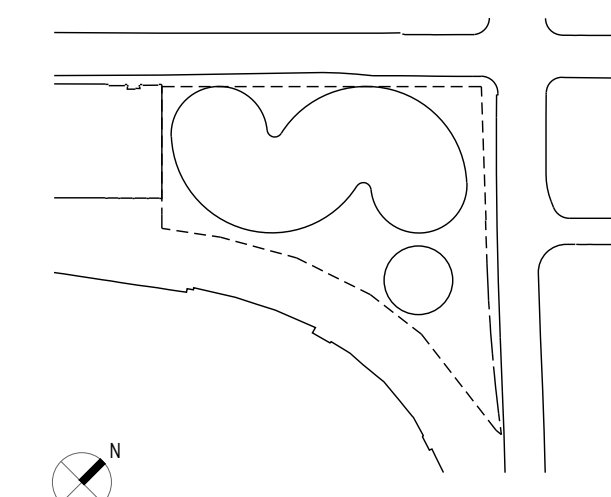
TRANSPORTATION

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KEY PLAN (N/T)



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SHEET NAME

**TYPICAL DETAILS**

PROJECT NO

14527

DOB NO

9059

SCALE

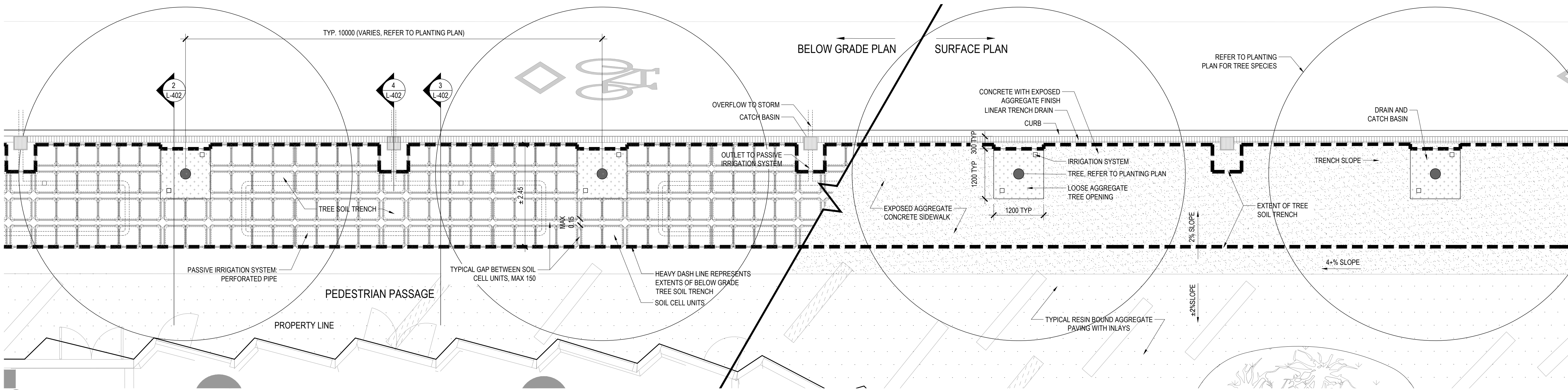
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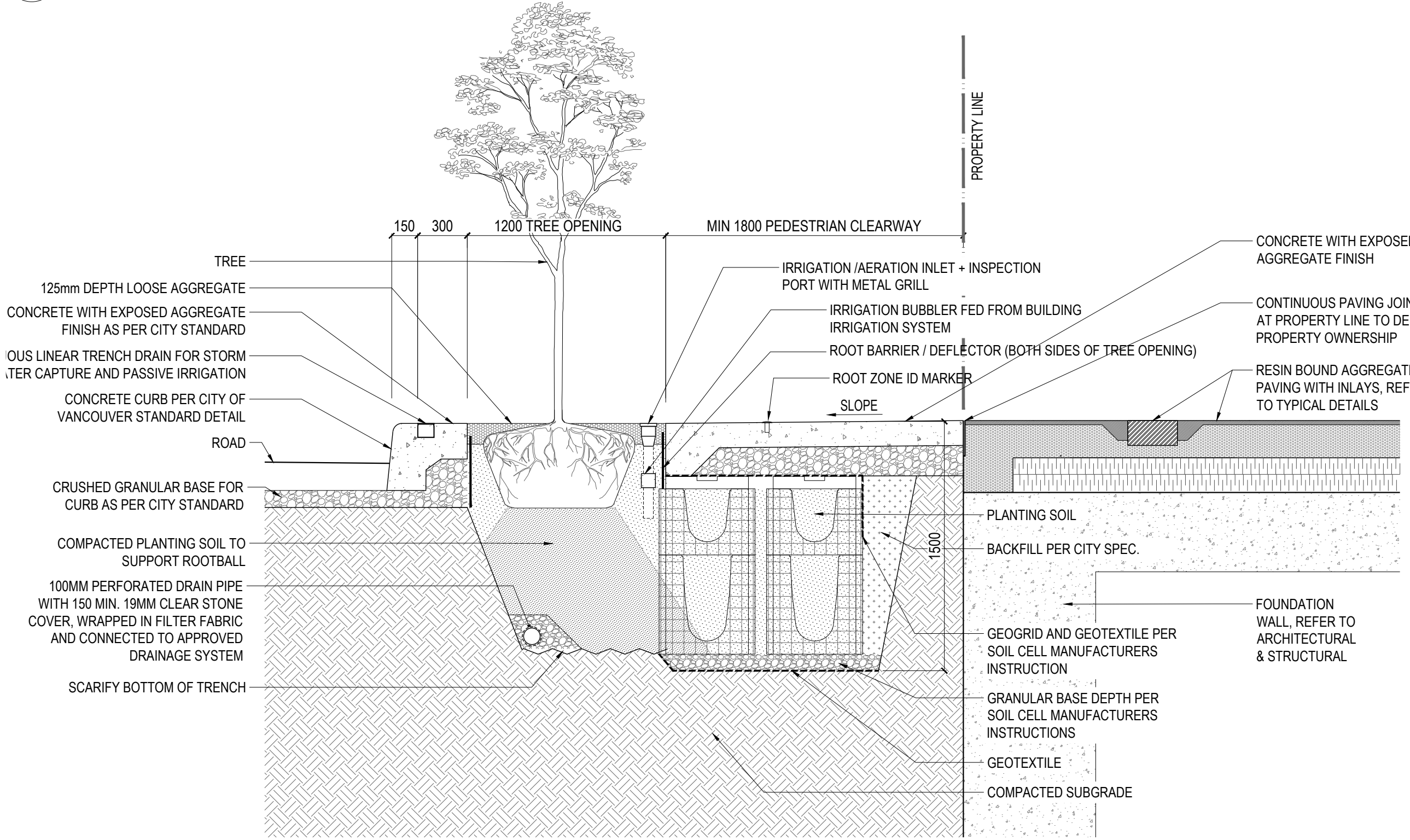
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**L401**

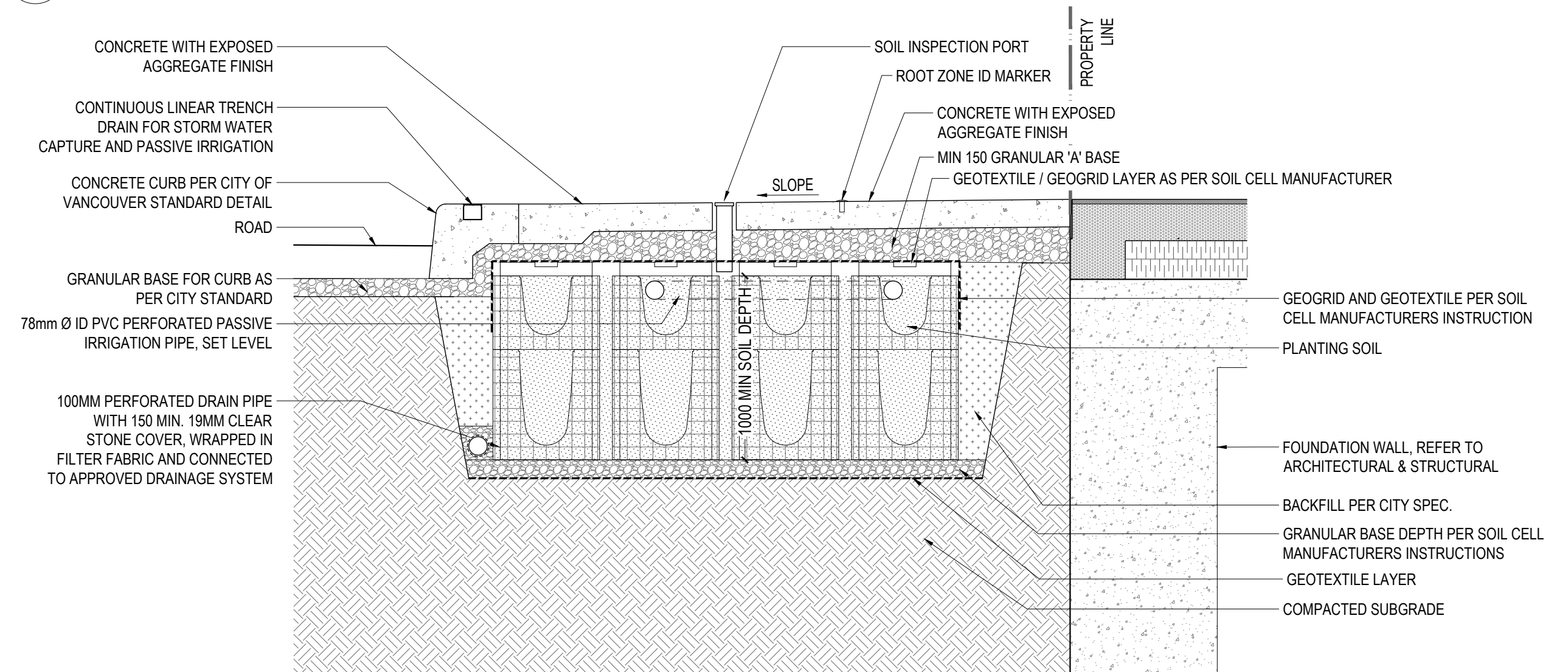




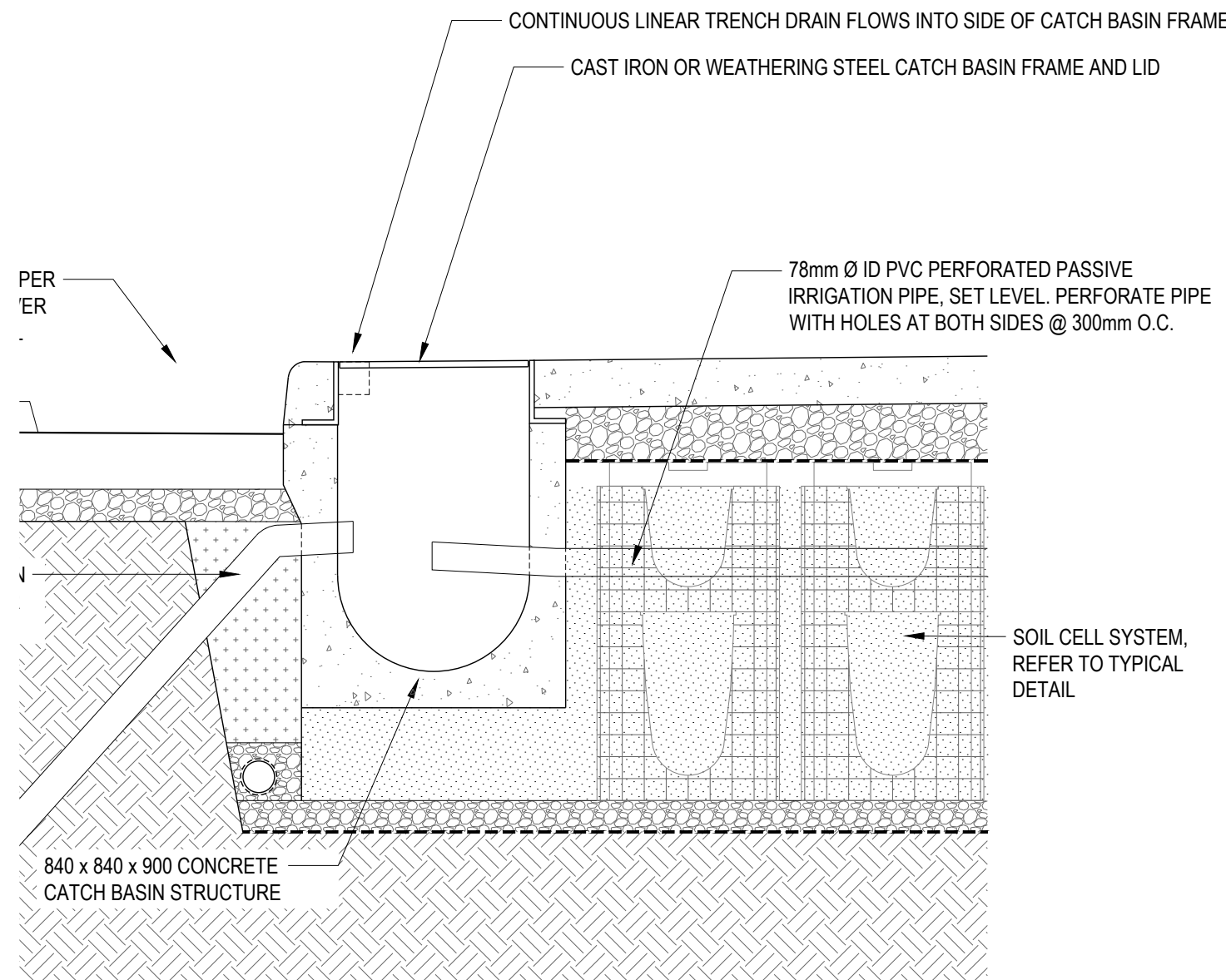
1 TYPICAL STREETSCAPE TREE PLANTING AND SOIL TRENCH PLAN  
1:50



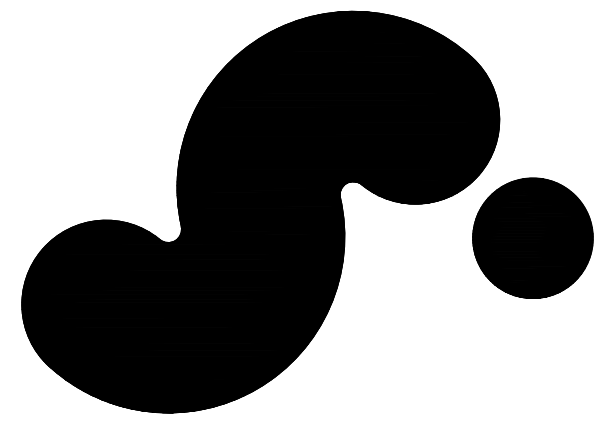
2 TYPICAL STREET TREE PLANTING  
1:25



3 TYPICAL SOIL CELL CONDITION  
1:25



4 PASSIVE TREE IRRIGATION DRAIN & CATCH BASIN DETAIL  
1:20



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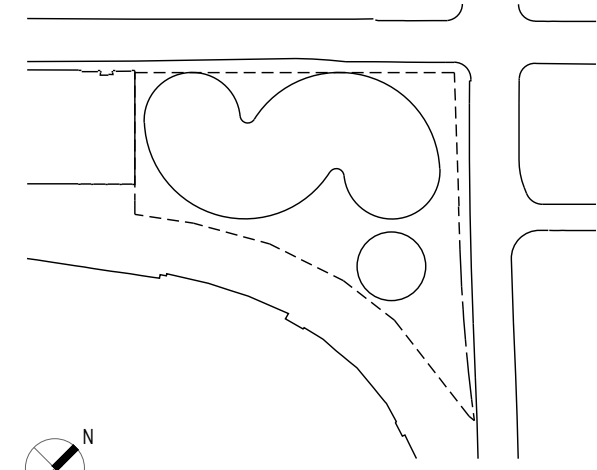
LMDO BUILDING CODE  
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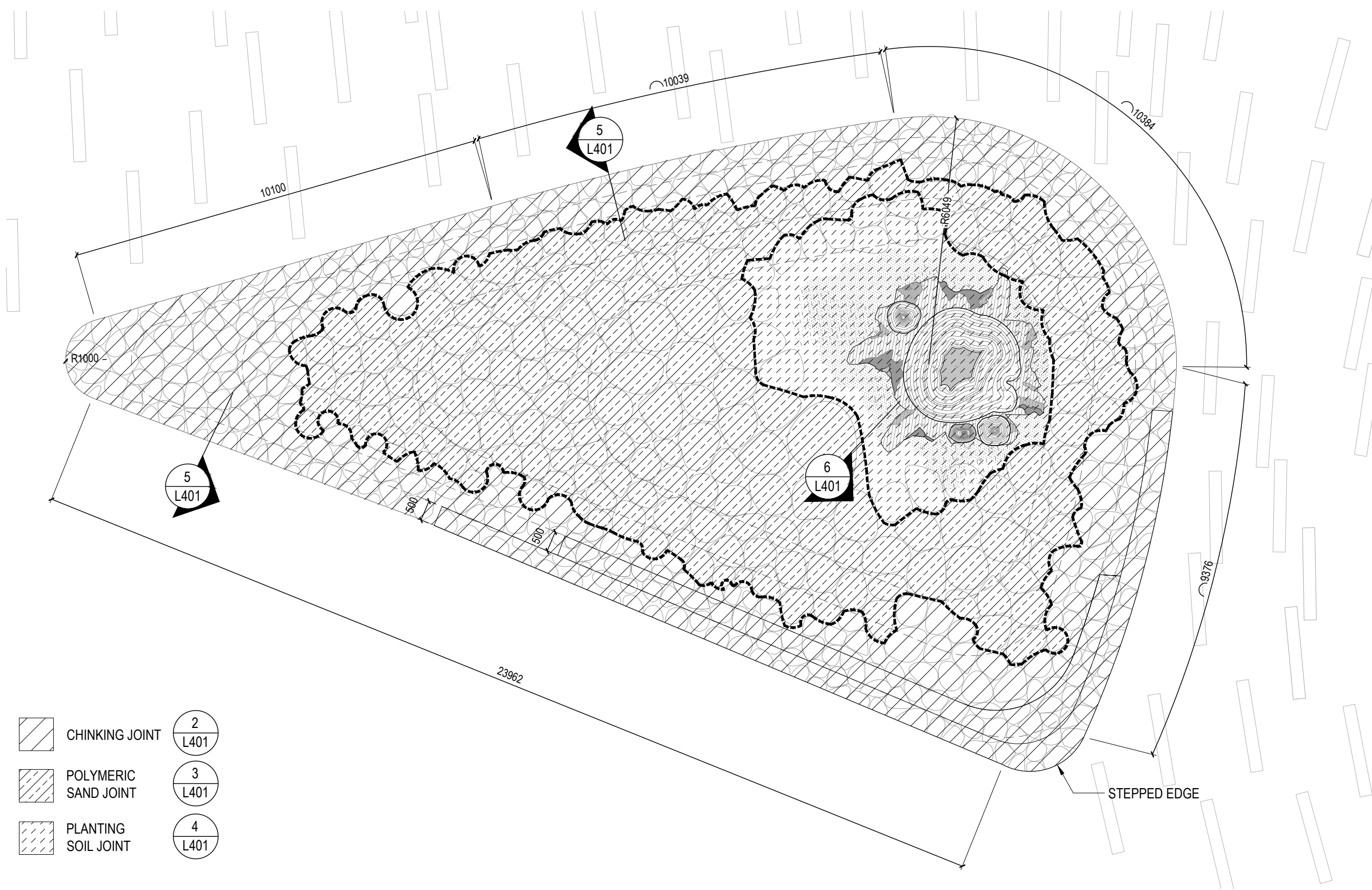
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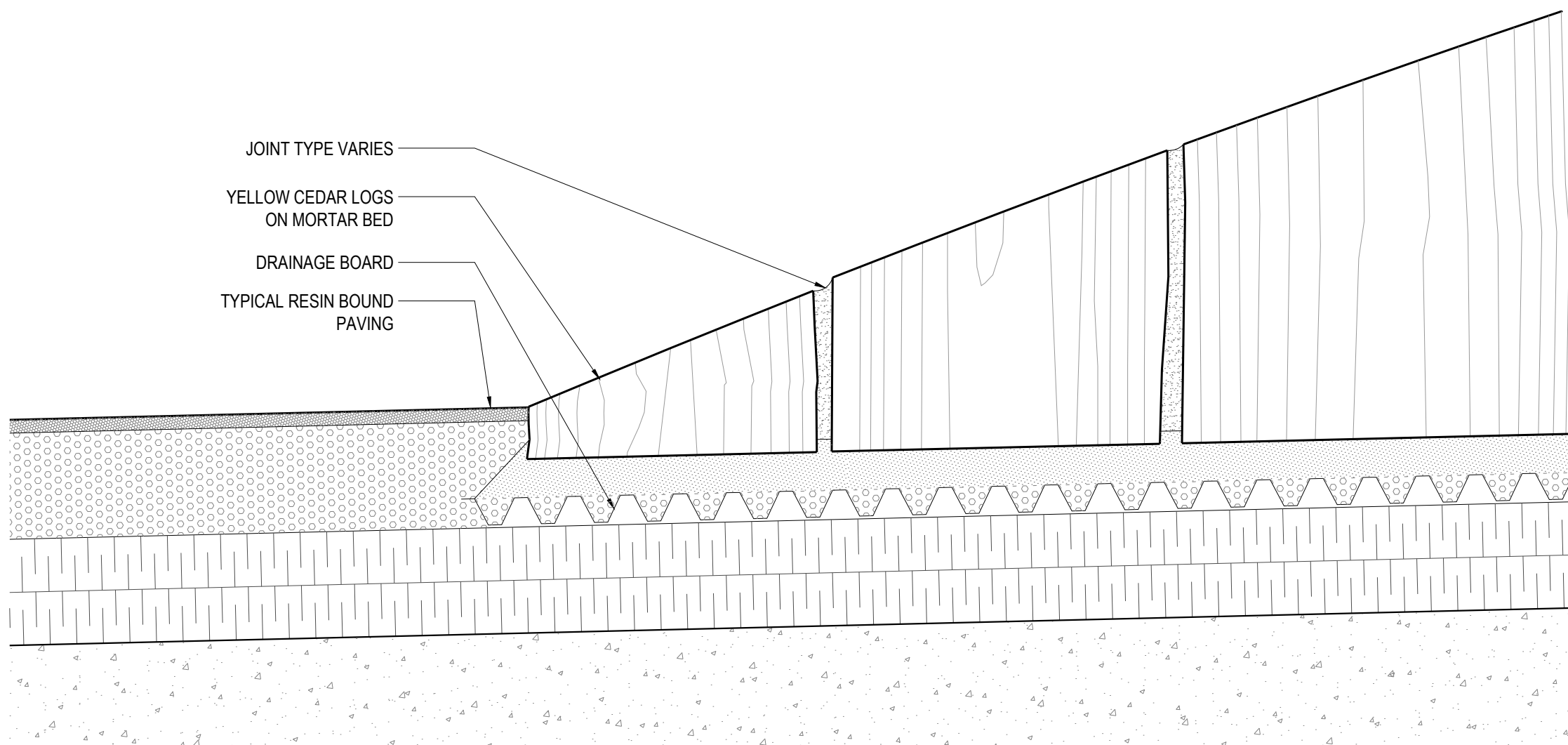
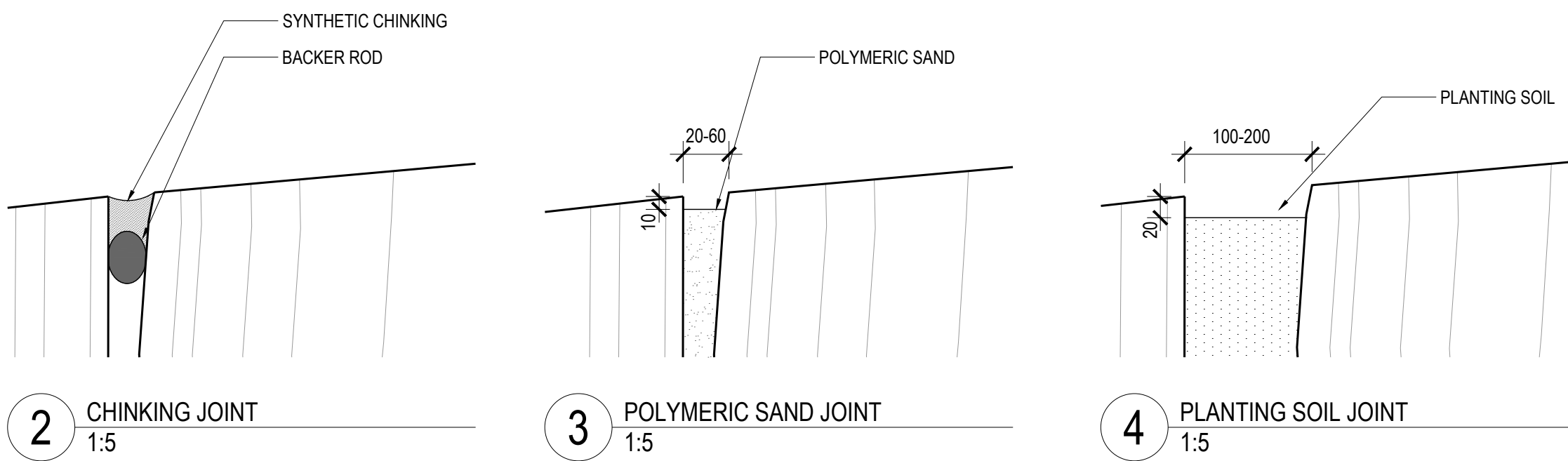
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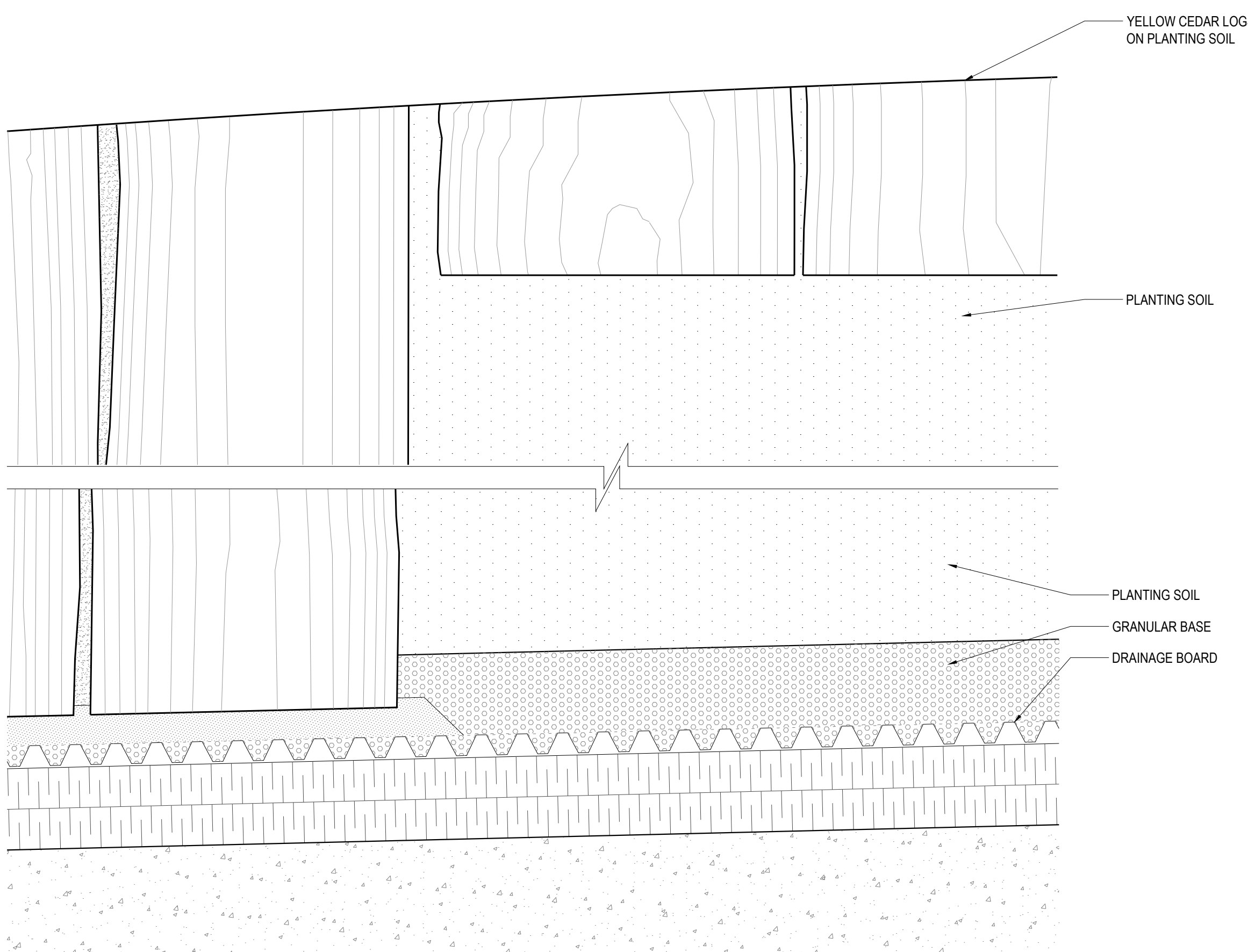




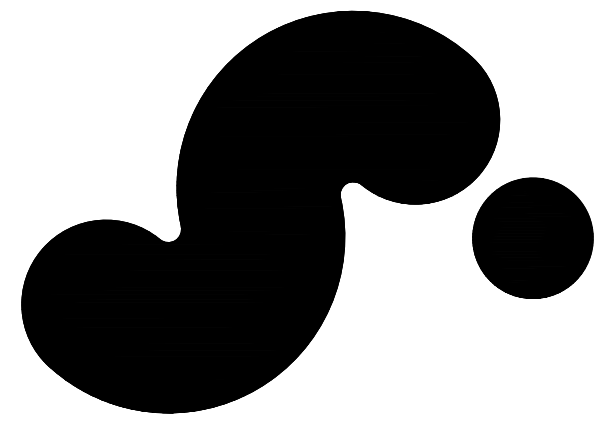
1 TIMBER GARDEN PLAN  
1:100



5 TIMBER GARDEN AT BASE  
1:10



6 TIMBER GARDEN AT GARDEN  
1:10



## 720 BEATTY STREET

720 BEATTY STREET  
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PUBLIC WORK

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