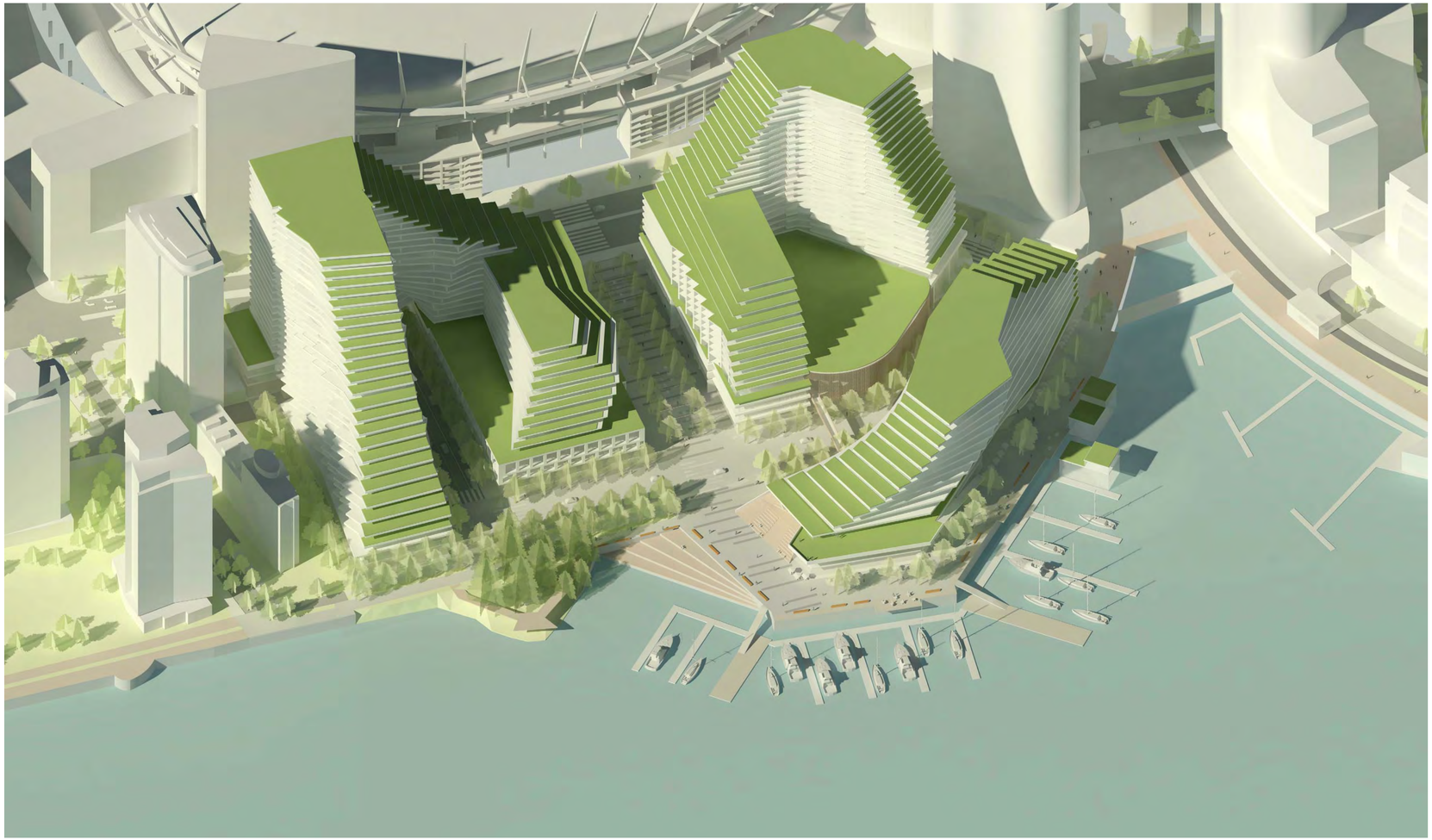
Plaza of Nations

750 PACIFIC BOULEVARD (CMP)

PRELIMINARY DEVELOPMENT PERMIT(PDP) SUBMISSION DRAWINGS - RESUBMISSION

PART I: ARCHITECTURAL



Sheet No.	Drawing Name	Issue Date
A000	Title Page	11/05/2019
A001	Project Statistics	11/05/2019
A002	North East False Creek Context	11/05/2019
A003	Site Plan	11/05/2019
A004	Site Areas	11/05/2019
A095	Parking P4 Floor Plan (Optional)	11/05/2019
A096	Parking P3 Floor Plan	11/05/2019
A097	Parking P2 Floor Plan	11/05/2019
A098	Parking P1.5 Floor Plan	11/05/2019
A099	Parking P1 Floor Plan	11/05/2019
A101	Ground Floor	11/05/2019
A102	Level 2	11/05/2019
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Sheet No.	Drawing Name	Issue Date
A106	Level 6	11/05/2019
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A110	Level 10	11/05/2019
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A112	Level 12	11/05/2019
A113	Level 13	11/05/2019
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A118	Level 18	11/05/2019
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Sheet No.	Drawing Name	Issue Date
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A122	Level 22	11/05/2019
A123	Level 23	11/05/2019
A124	Level 24	11/05/2019
A125	Level 25	11/05/2019
A126	Level 26	11/05/2019
A127	Level 27	11/05/2019
A128	Level 28	11/05/2019
A129	Level 29 (ROOF)	11/05/2019
A130	TYP. Unit Layout	11/05/2019
A201	Elevations - North & South	11/05/2019
A202	Elevations - East & West	11/05/2019
A203	Elevations	11/05/2019
A301	Sections	11/05/2019
A302	Sections	11/05/2019

Sheet No.	Drawing Name	Issue Date
A303	Sections - Seawall	11/05/2019
A304	Sections - Road	11/05/2019
A305	Sections	11/05/2019
A306	Sections	11/05/2019
A307	Section	11/05/2019
A308	Section	11/05/2019
A309	Section - Parking Levels	11/05/2019
A401	Sun Study - Spring/Summer	11/05/2019
A402	Sun Study - Fall/Winter	11/05/2019
A501	VIEW IMPACT ANALYSIS	11/05/2019
A502	VIEW IMPACT ANALYSIS	11/05/2019
A503	VIEW IMPACT ANALYSIS	11/05/2019
A504	VIEW IMPACT ANALYSIS	11/05/2019
A505	VIEW IMPACT ANALYSIS	11/05/2019

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Project No. 1831
Scale
Plot Date 11/05/2019

PART I: Architectural

Title Page

A000

PROPERTY INFORMATION

Address: 750–772 Pacific Boulevard
Legal description: Lot 155 False Creek Plan 21425 and District Lot 6352 Group 1 New Westminster District; PIDs 008-538-298 and 010-313-931 respectively

DEVELOPMENT STATISTICS
Zoning: CD-1 (349)

PROPOSED SETBACKS

Setback from water's edge	15m
Setback from existing towers	min.24.3m (80')
Front Property Line (Pacific BLVD)	Varies
Western Property Line	Varies
Eastern Property Line	min.10m (33')

SITE AREA
52,472 S.M. (564,804 S.F.)

BUILDING FOOTPRINT
17,081 S.M. (183,860 S.F.)

SITE COVERAGE
30%

BUILDING HEIGHTS

	Proposed	Allowed
Block A	85.1m	85.3m
Block B	88.9m	89.9m
Block C	48.7m	48.8m

PARKING STATISTICS

Standard Parking Stall Size (2.5M X 5.5M)	Proposed	BY-LAW REQUIREMENT
P1	587 spots	
P2	515 spots	
P3	764 spots	
P4 (OPTIONAL)	764	
TOTAL	1866 spots(P1-P3) 2630 spots(P1-P4)	0

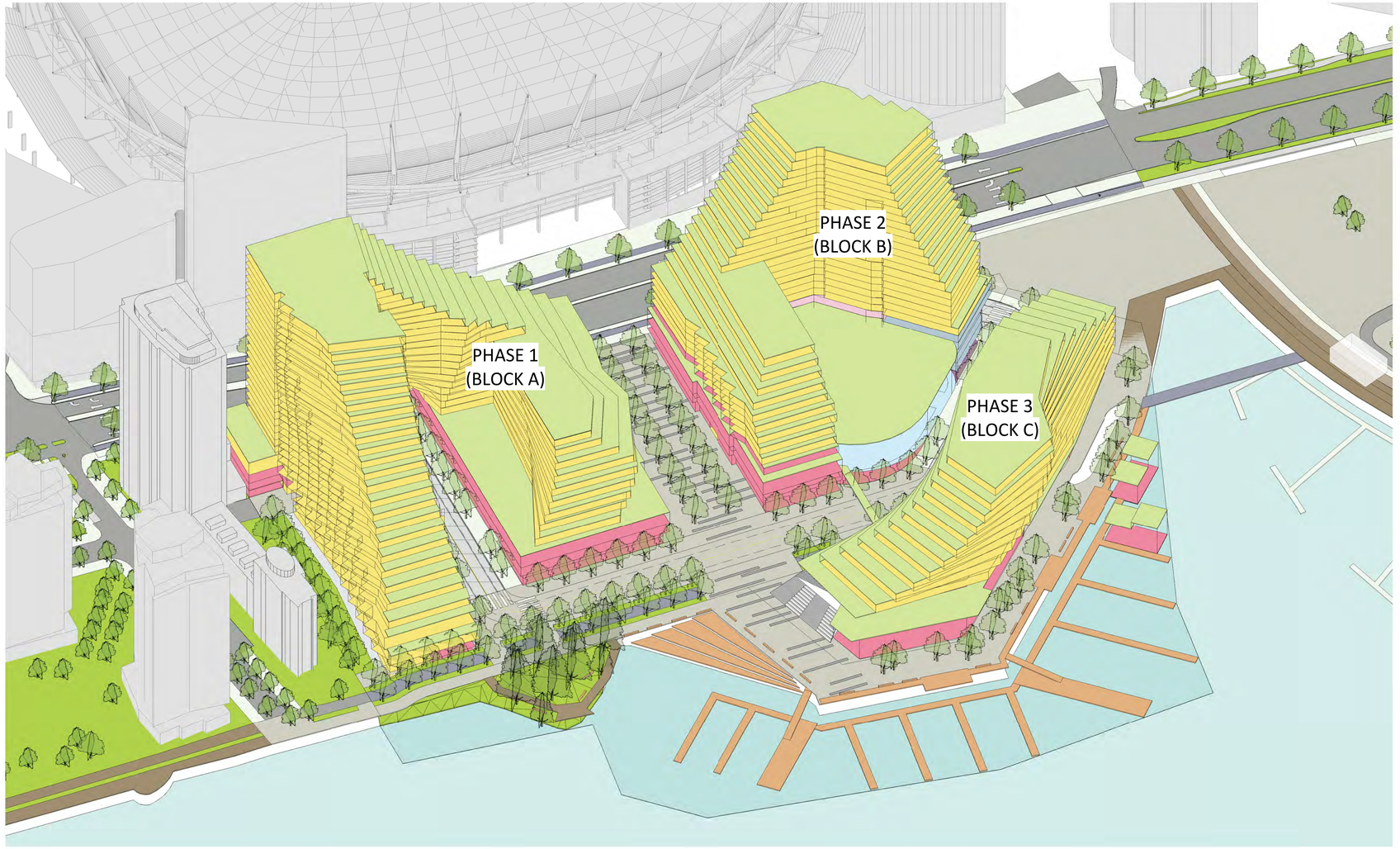
BICYCLE STATISTICS

	Proposed	BY-LAW REQUIREMENT
P1.5	3980	3980

LOADING STATISTICS

	Proposed	BY-LAW REQUIREMENT
CLASS A (5.5M X 2.7M X 2.3M)	22	22
CLASS B (8.5M X 3M X 3.8M)	24	24
CLASS C (15.5M X 3.5M X 4.3M)	5	5

**FOR DETAILED CAR, BICYCLE PARKING AND LOADING STATISTICS : REFER TO THE TRAFFIC REPORT BY BUNT & ASSOCIATES



AREAS

TOTAL MARKET RESIDENTIAL USE: 1,284,000 S.F.
TOTAL SOCIAL HOUSING: 321,000 S.F. (20% OF TOTAL RESIDENTIAL AREA)
TOTAL COMMERCIAL: 350,000 S.F.
TOTAL CIVIC CENTRE: 99,235 S.F.

GRAND TOTAL AREA: 2,054,235 S.F.

UNIT TYPE/MIX
**THE DETAILED UNIT COUNT / MIX WILL BE DEVELOPED AT THE DP STAGE, IN CONSULTATION WITH CITY STAFF.

UNIT MIX WILL MEET REQUIREMENTS of 'CITY'S FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS, HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES AND THE CITY'S 'HOUSING, DESIGN AND TECHNICAL GUIDELINES'.

UNDERGROUND PARKING FOOTPRINT

P1	335,840 S.F
P2	334,066 S.F.
P3	345,818 S.F.
P4 (optional)	345,818 S.F.

AREAS FOR BLOCKS A,B & C FOR FDP RESUBMISSION
*ALL UNITS IN S.F.

LEVEL	BLOCK A	BLOCK B	BLOCK C
L28	0	10,667	0
L27	14,282	11,201	0
L26	15,222	11,721	0
L25	15,875	12,332	0
L24	16,848	12,883	0
L23	17,781	13,486	0
L22	18,887	14,297	0
L21	20,281	14,862	0
L20	21,751	15,508	0
L19	23,209	16,426	0
L18	24,315	17,192	0
L17	26,268	18,075	0
L16	27,332	19,053	0
L15	27,795	19,850	0
L14	30,957	26,972	14,147
L13	39,024	28,959	16,119
L12	42,101	31,929	18,142
L11	47,495	34,363	20,217
L10	51,877	36,944	22,359
L9	53,574	37,481	24,469
L8	55,332	38,534	26,639
L7	56,262	22,948	28,116
L6	53,058	40,923	29,673
L5	55,640	38,956	31,061
L4	77,654	36,907	32,569
L3	81,672	65,047	26,101
L2	21,057	0	12,646
L1	73,414	61,897	33,601
SUB-TOTAL	1,008,963	709,413	335,859

Block A	Social	Market	Commercial
L28		0	
L27		14,282	
L26		15,222	
L25		15,875	
L24		16,848	
L23		17,781	
L22		18,887	
L21		20,281	
L20		21,751	
L19		23,209	
L18		24,315	
L17		26,268	
L16		27,332	
L15		27,795	
L14		30,957	
L13		39,024	
L12	19,457	22,650	
L11	20,710	26,791	
L10	21,831	30,052	
L9	21,753	31,797	
L8	21,872	33,436	
L7	22,669	33,569	
L6	19,490	33,544	
L5	18,858	36,832	
L4	0	19,902	57,998
L3	0	23,595	58,323
L2	0	10,905	9,920
L1	2,580	16,835	53,767
SUB-TOTAL	169,220	659,735	180,008

				CIVIC CENTRE			
Block B	Social	Market	Commercial	Music Venue	Community	Child Care	Ice Rink
L28		10,667					
L27		11,201					
L26		11,721					
L25		12,332					
L24		12,883					
L23		13,486					
L22		14,297					
L21		14,862					
L20		15,508					
L19		16,426					
L18		17,192					
L17		18,075					
L16		19,053					
L15		19,850					
L14		26,972					
L13	21,023	7,936					
L12	21,095	10,834					
L11	21,303	13,060					
L10	23,331	13,613					
L9	23,392	14,089					
L8	23,147	15,387					
L7	8,973	13,975					
L6	8,994	14,333			9,361	8,235	
L5			25,788		13,168		
L4			27,518		9,389		
L3			25,965		8,082		31,000
L2							
L1	879	4,315	36,703	20,000			
SUB-TOTAL	151,780	342,424	115,974	20,000	40,000	8,235	31,000

Block C	Market	Commercial
L28	0	
L27	0	
L26	0	
L25	0	
L24	0	
L23	0	
L22	0	
L21	0	
L20	0	
L19	0	
L18	0	
L17	0	
L16	0	
L15	0	
L14	14,147	
L13	16,119	
L12	18,142	
L11	20,217	
L10	22,359	
L9	24,469	
L8	26,639	
L7	28,116	
L6	29,673	
L5	31,061	
L4	32,569	
L3	15,663	10,438
L2		12,646
L1	2,667	30,934
SUB-TOTAL	281,841	54,018

TOTAL	2,054,235

RESIDENTIAL_
COMMERCIAL_
MUSIC VENUE_
COMMUNITY CENTRE_
CHILDCARE_
ICE RINK_
GREEN ROOF_

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Project No.	1831
Scale	1 : 1000
Plot Date	11/05/2019

Project Statistics

A001



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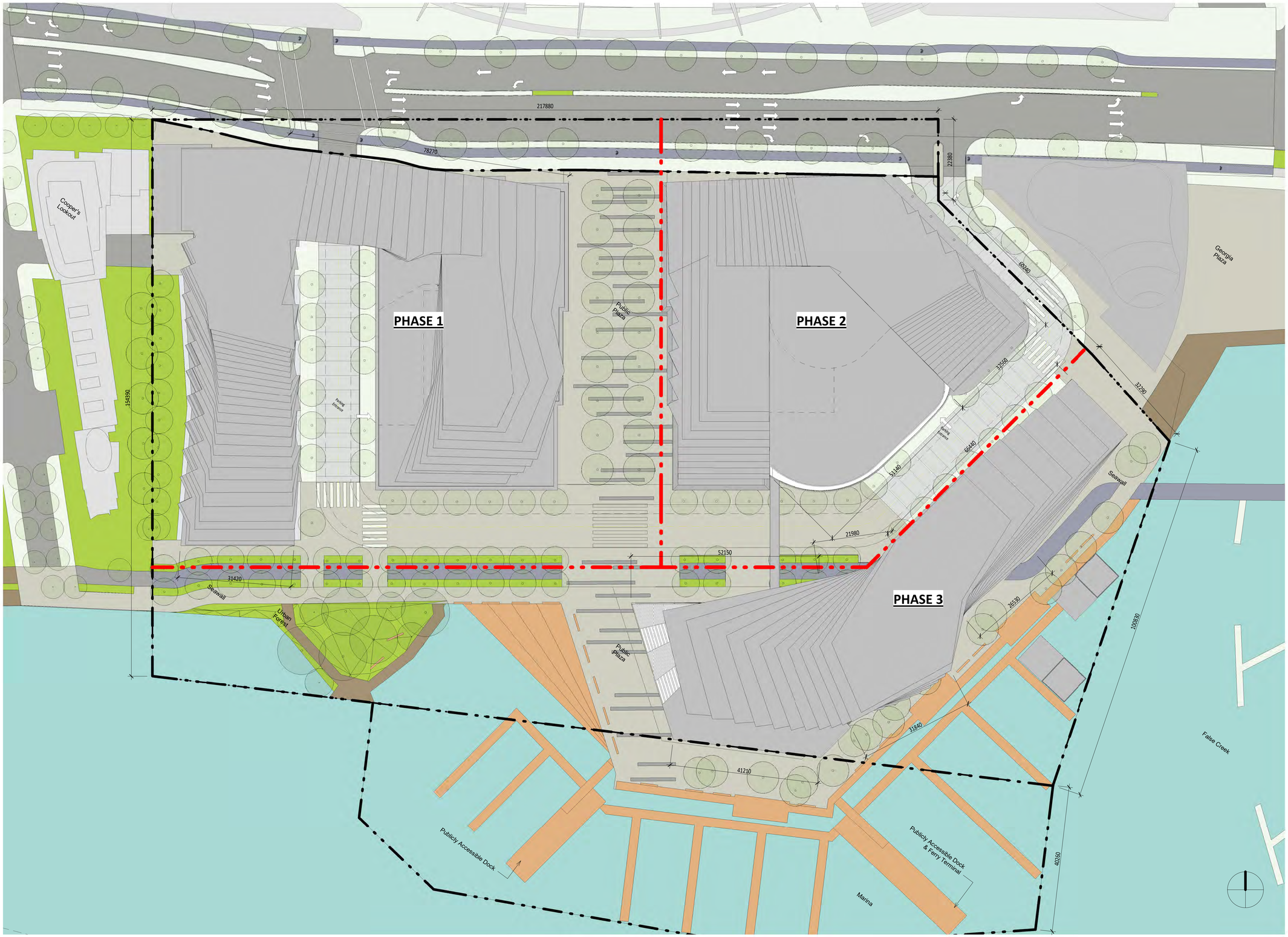
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Project No.	1831
Scale	1 : 2000
Plot Date	11/05/2019

North East False Creek Context

A002



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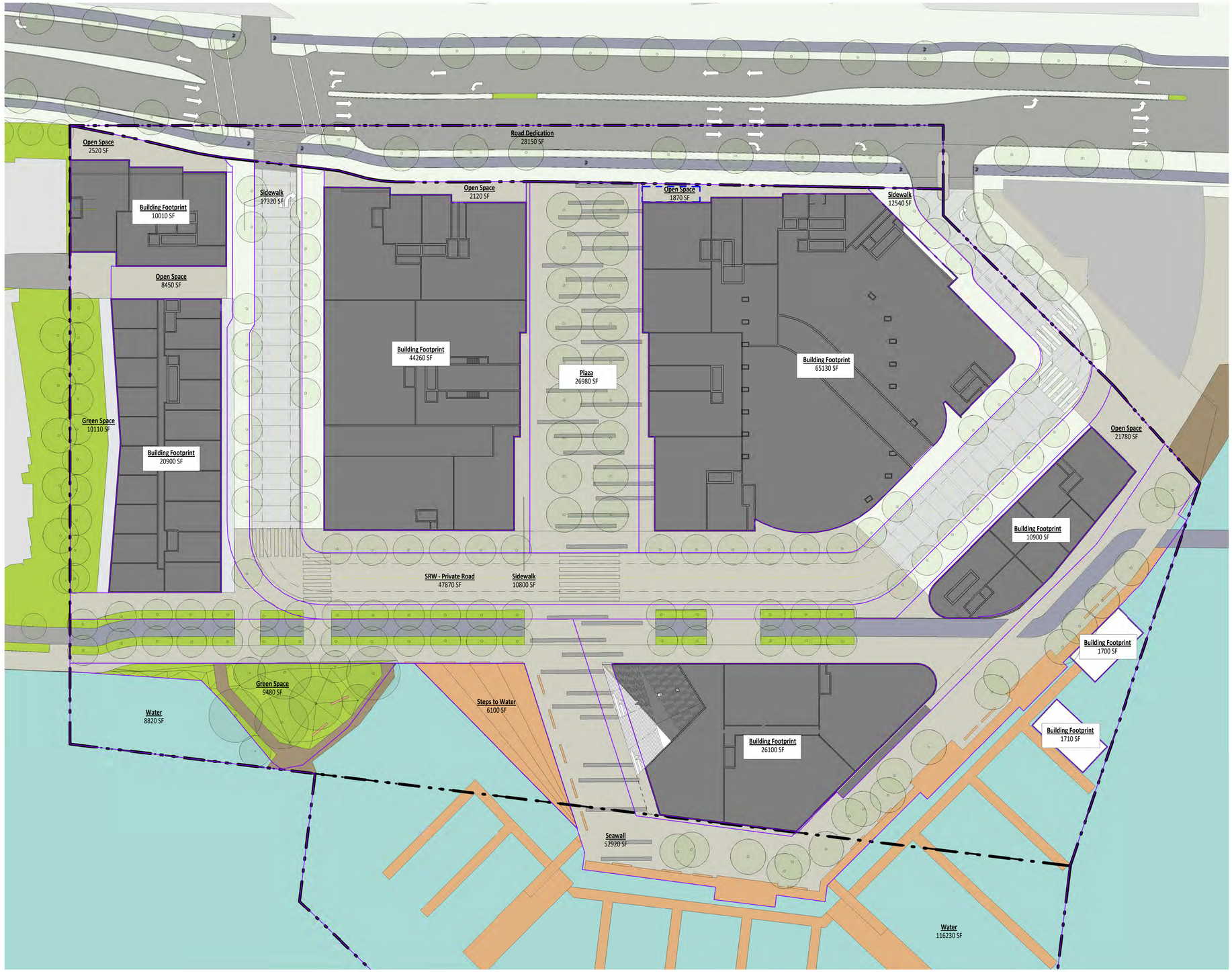
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Project No.	1831
Scale	1 : 500
Plot Date	11/05/2019

Site Plan

A003



Area Schedule (Site)	
Name	Area

Building Footprint

Building Footprint	1700 SF
Building Footprint	1710 SF
Building Footprint	10010 SF
Building Footprint	10900 SF
Building Footprint	20900 SF
Building Footprint	26100 SF
Building Footprint	44260 SF
Building Footprint	65130 SF
	180720 SF

Green Space

Green Space	9480 SF
Green Space	10110 SF
	19590 SF

Open Space

Open Space	1870 SF
Open Space	2120 SF
Open Space	2520 SF
Open Space	8450 SF
Open Space	21780 SF
	36740 SF

Plaza

Plaza	26980 SF
	26980 SF

Road Dedication

Road Dedication	28150 SF
	28150 SF

Seawall

Seawall	52920 SF
	52920 SF

Sidewalk

Sidewalk	10800 SF
Sidewalk	12540 SF
Sidewalk	17320 SF
	40670 SF

SRW - Private Road

SRW - Private Road	47870 SF
	47870 SF

Steps to Water

Steps to Water	6100 SF
	6100 SF

Water

Water	8820 SF
Water	116230 SF
	125060 SF
Grand total	564790 SF

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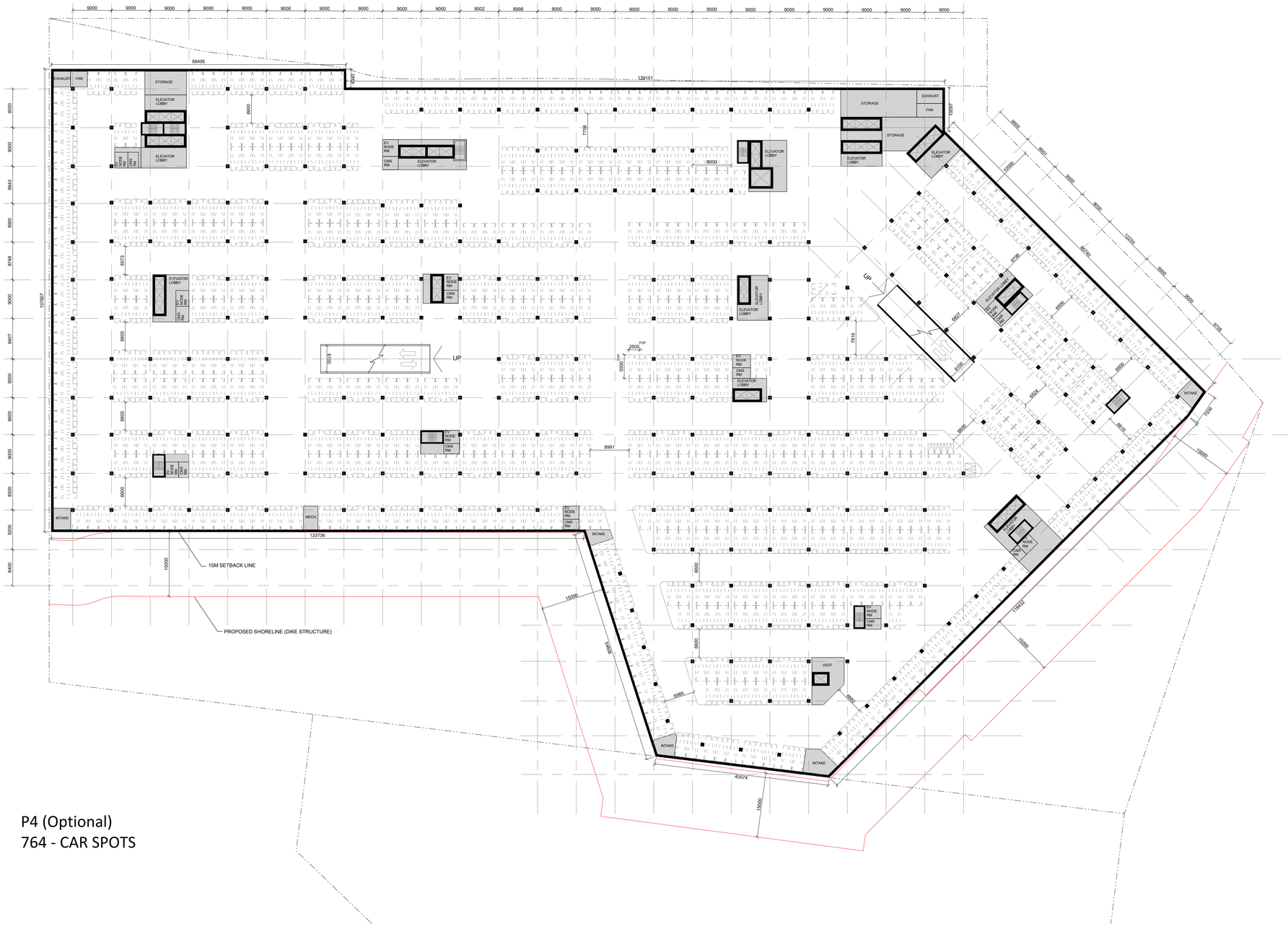
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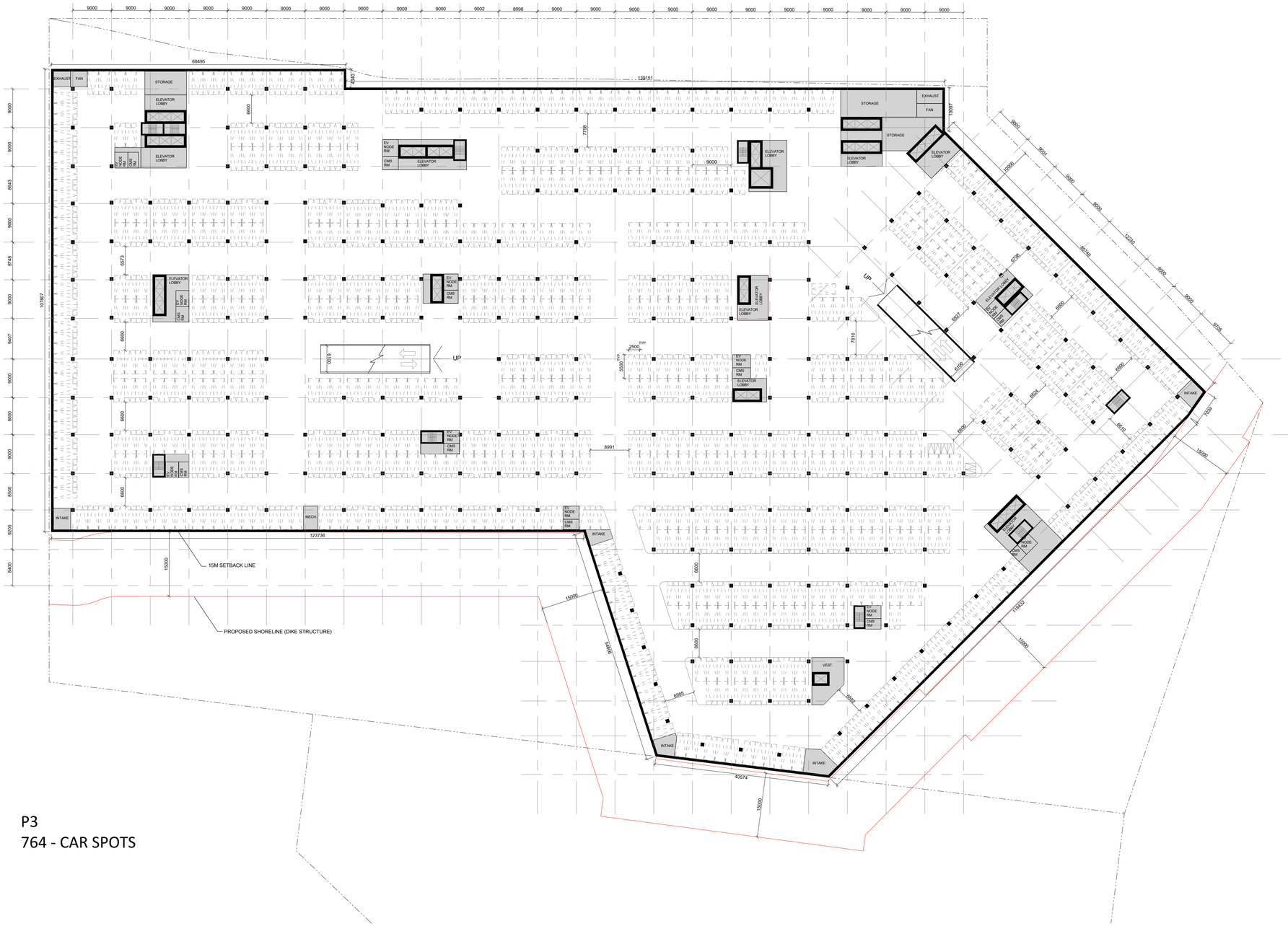
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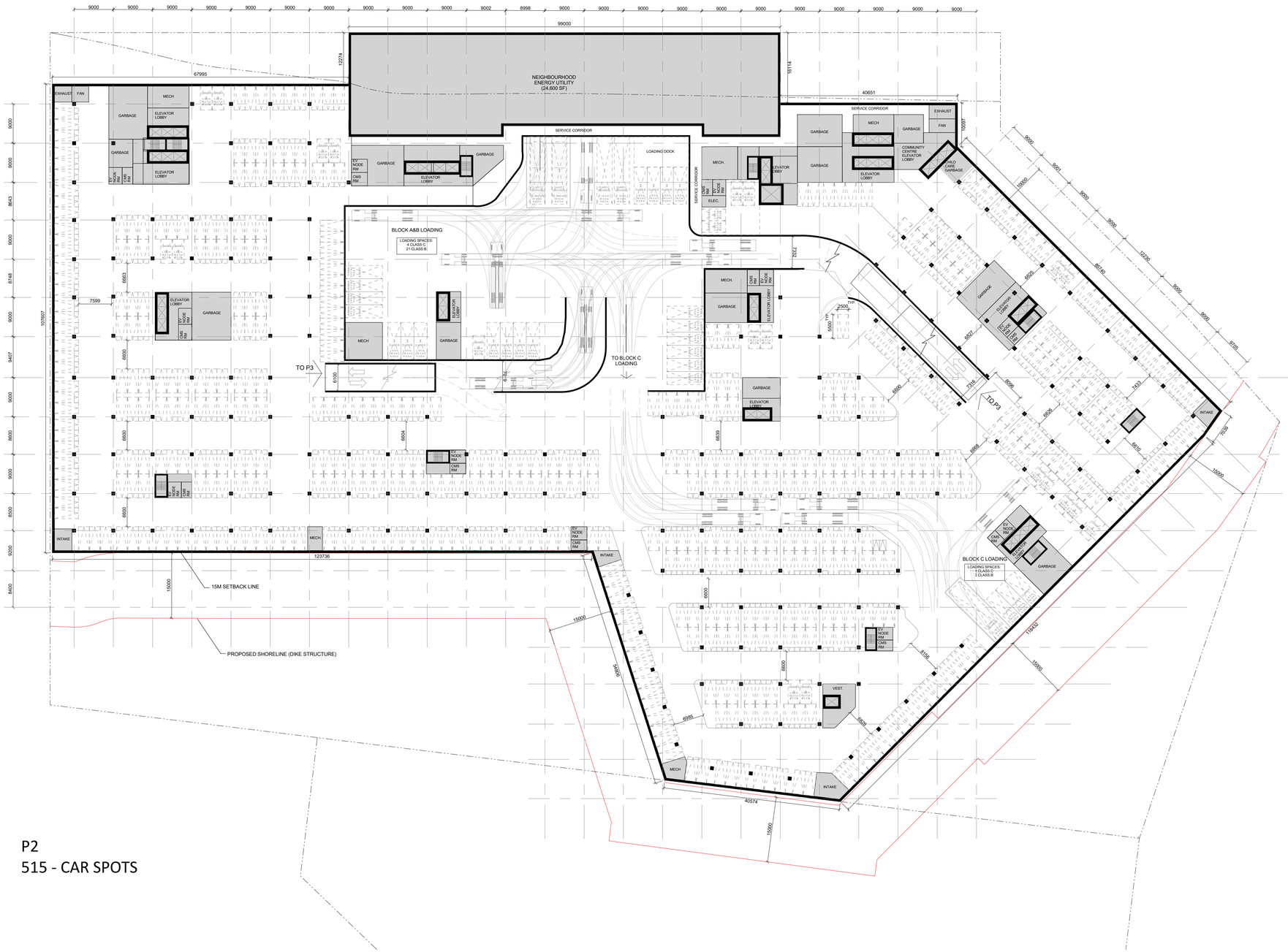
Project No.	1831
Scale	1 : 500
Plot Date	11/05/2019

Site Areas

A004


9000 9000 9000 9000 9000 9000 9000 9000 9000 9000 9002 8998 9000 9000 9000 9000 9000 9000 9000 9000 9000 9000 9000 9000
68495
139151
EXHAUST
FAN
STORAGE
ELEVATOR LOBBY
ELEVATOR LOBBY
ELEVATOR LOBBY


9000
68495
139151
EXHAUST
FAN
STORAGE
ELEVATOR LOBBY
ELEVATOR LOBBY
ELEVATOR LOBBY



P2
515 - CAR SPOTS

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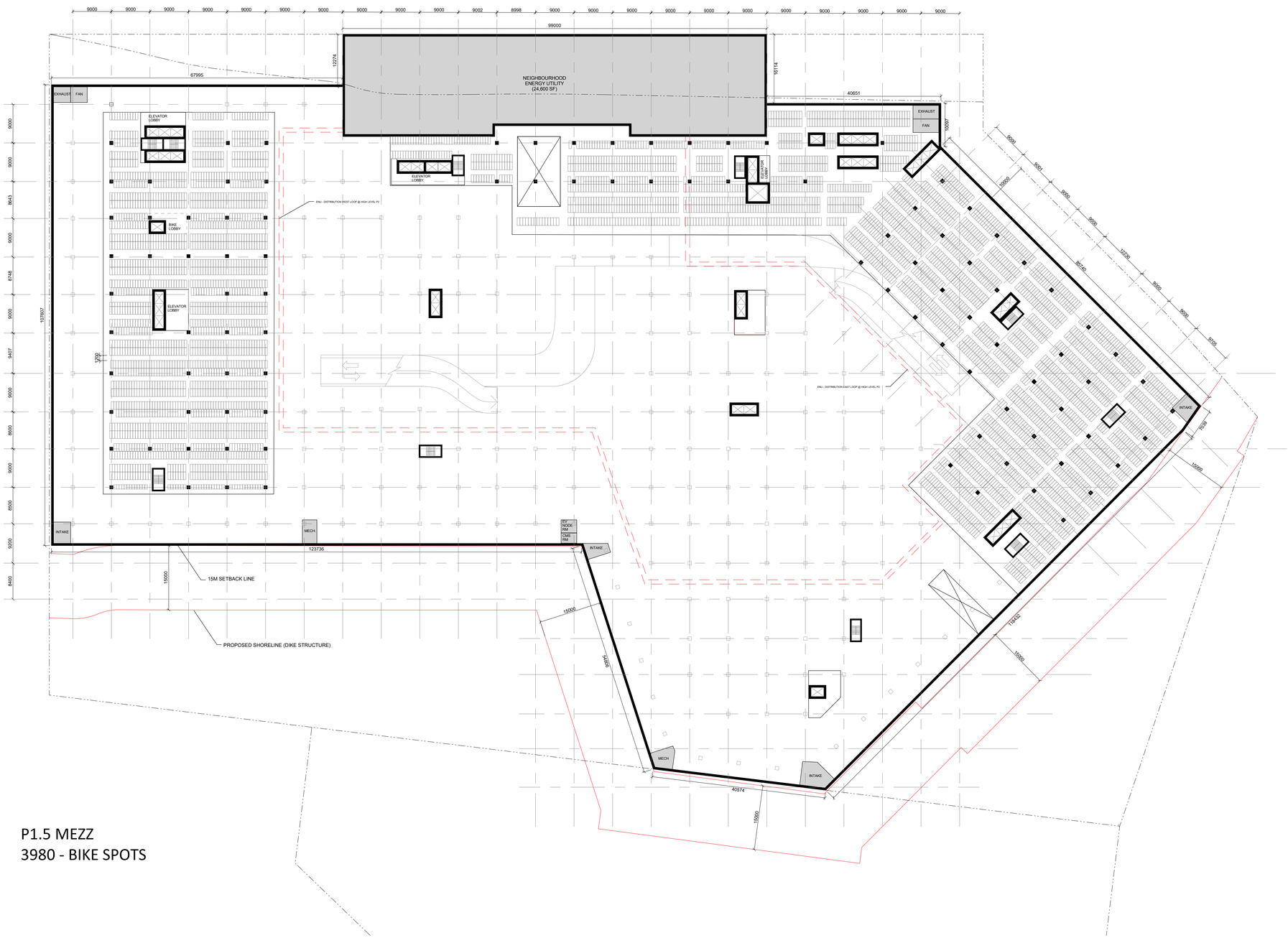
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Project No.	1831
Scale	1 : 500
Plot Date	11/05/2019

Parking P2 Floor Plan

A097



P1.5 MEZZ
3980 - BIKE SPOTS

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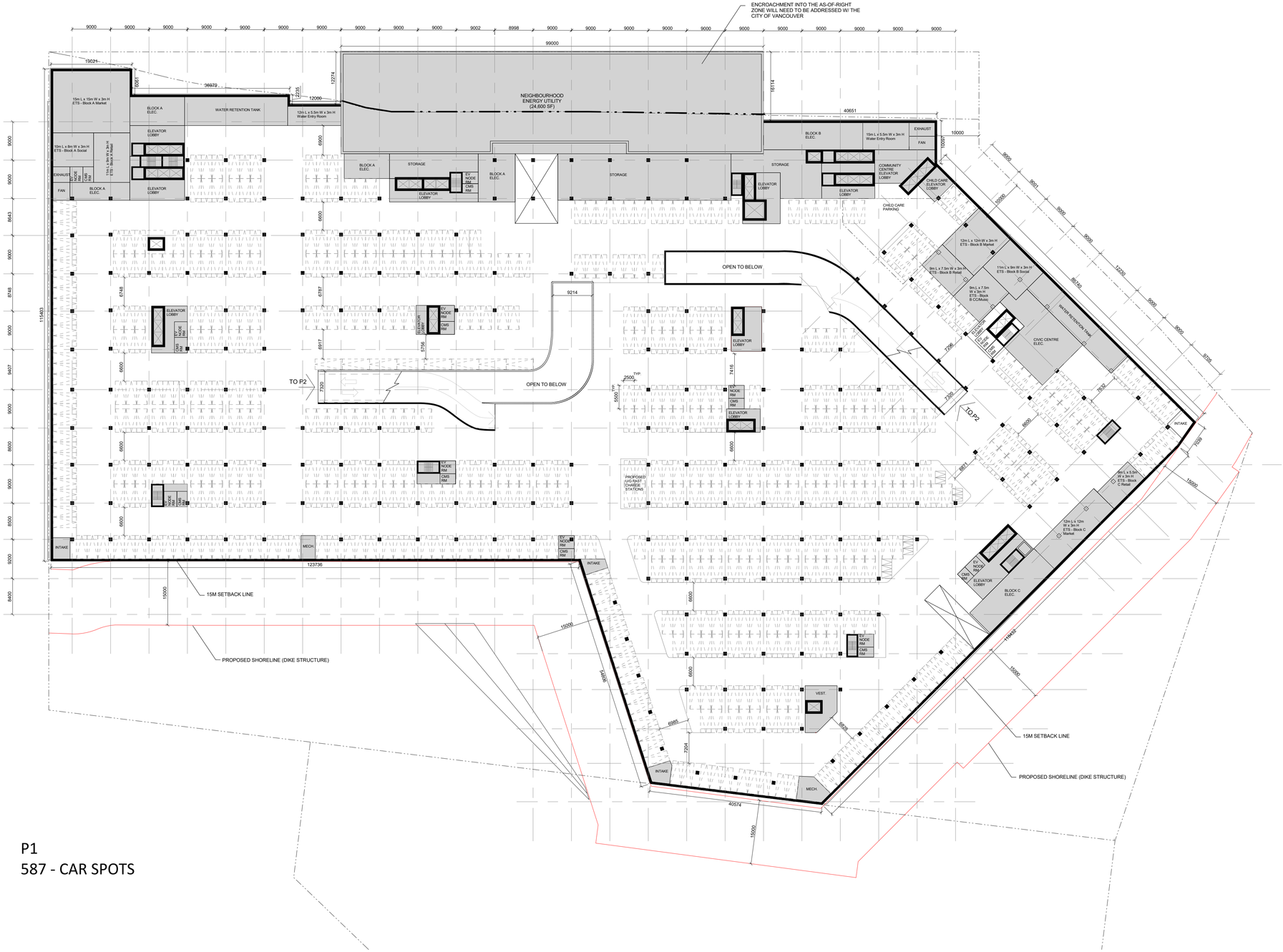
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Project No.	1831
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Parking P1.5 Floor Plan

A098



P1
587 - CAR SPOTS

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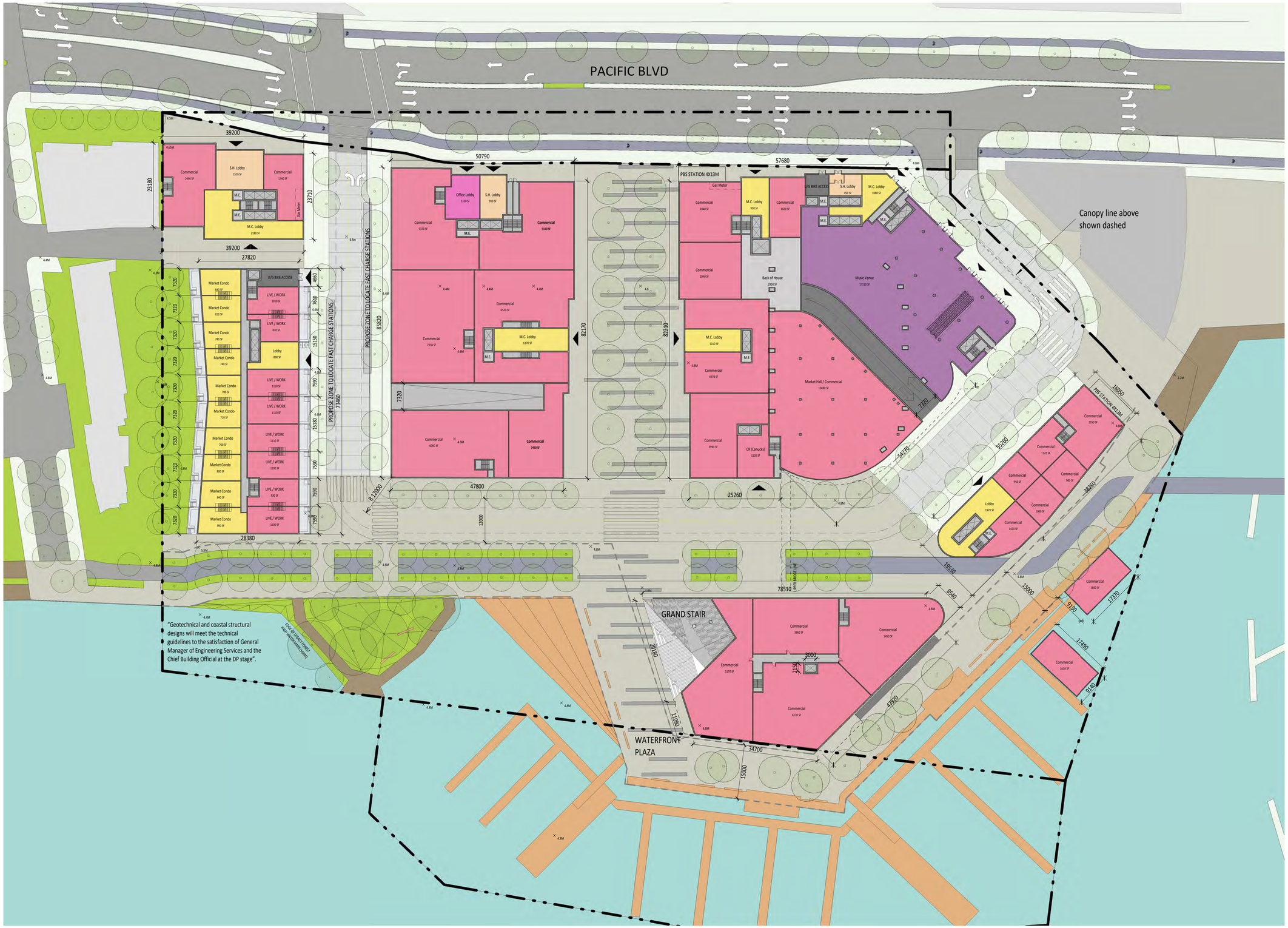
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Parking P1 Floor Plan

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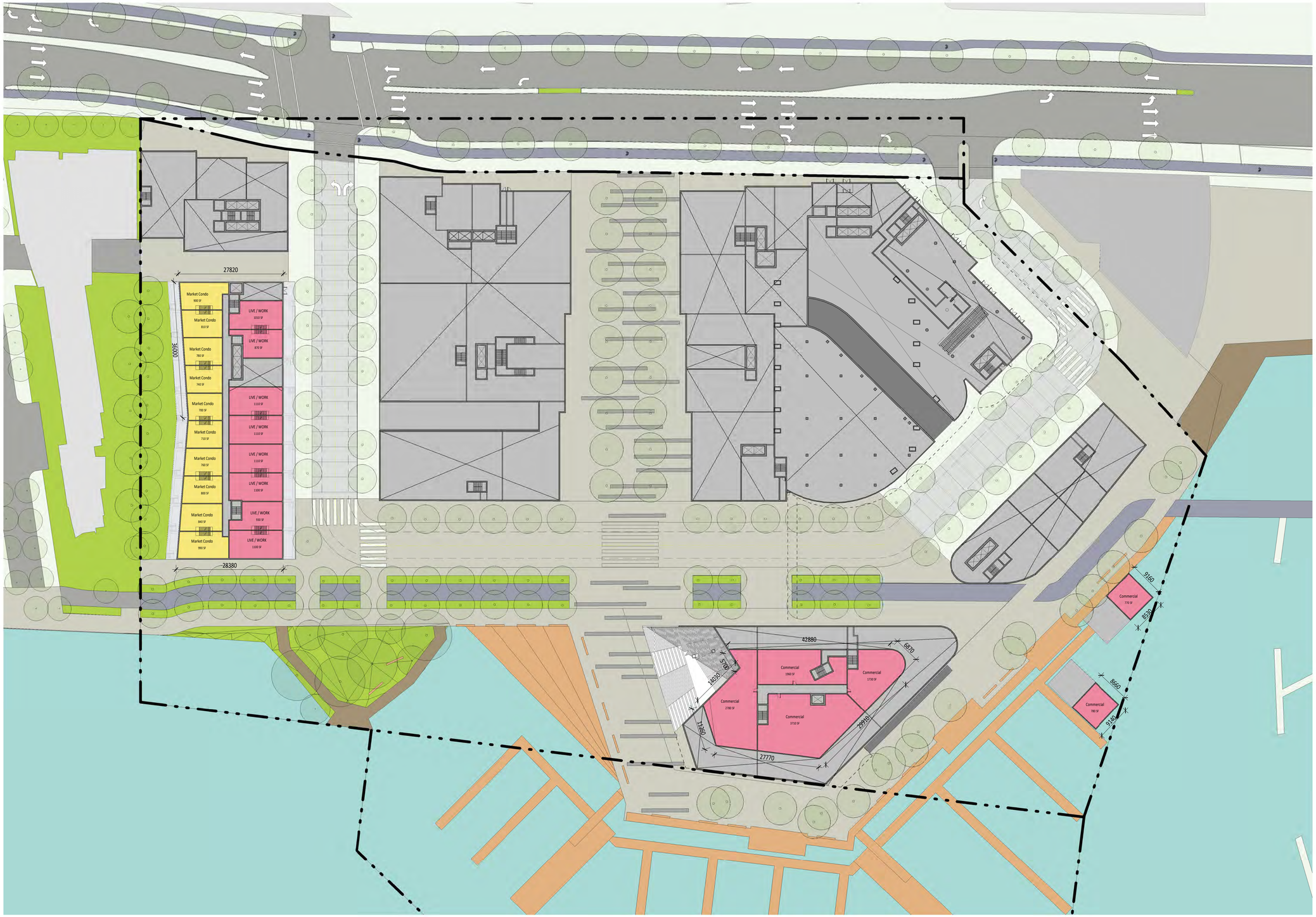
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Ground Floor

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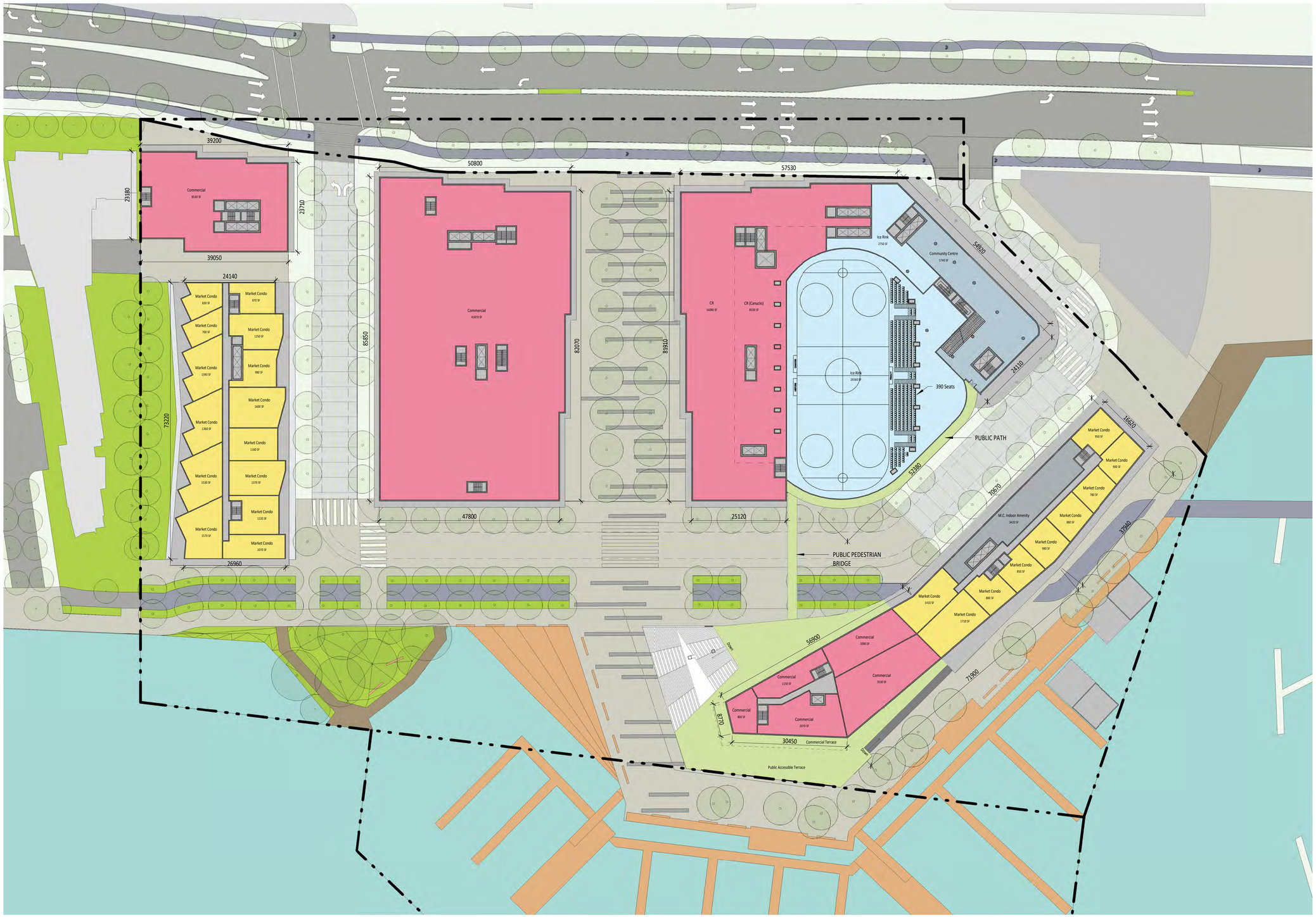
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Level 2

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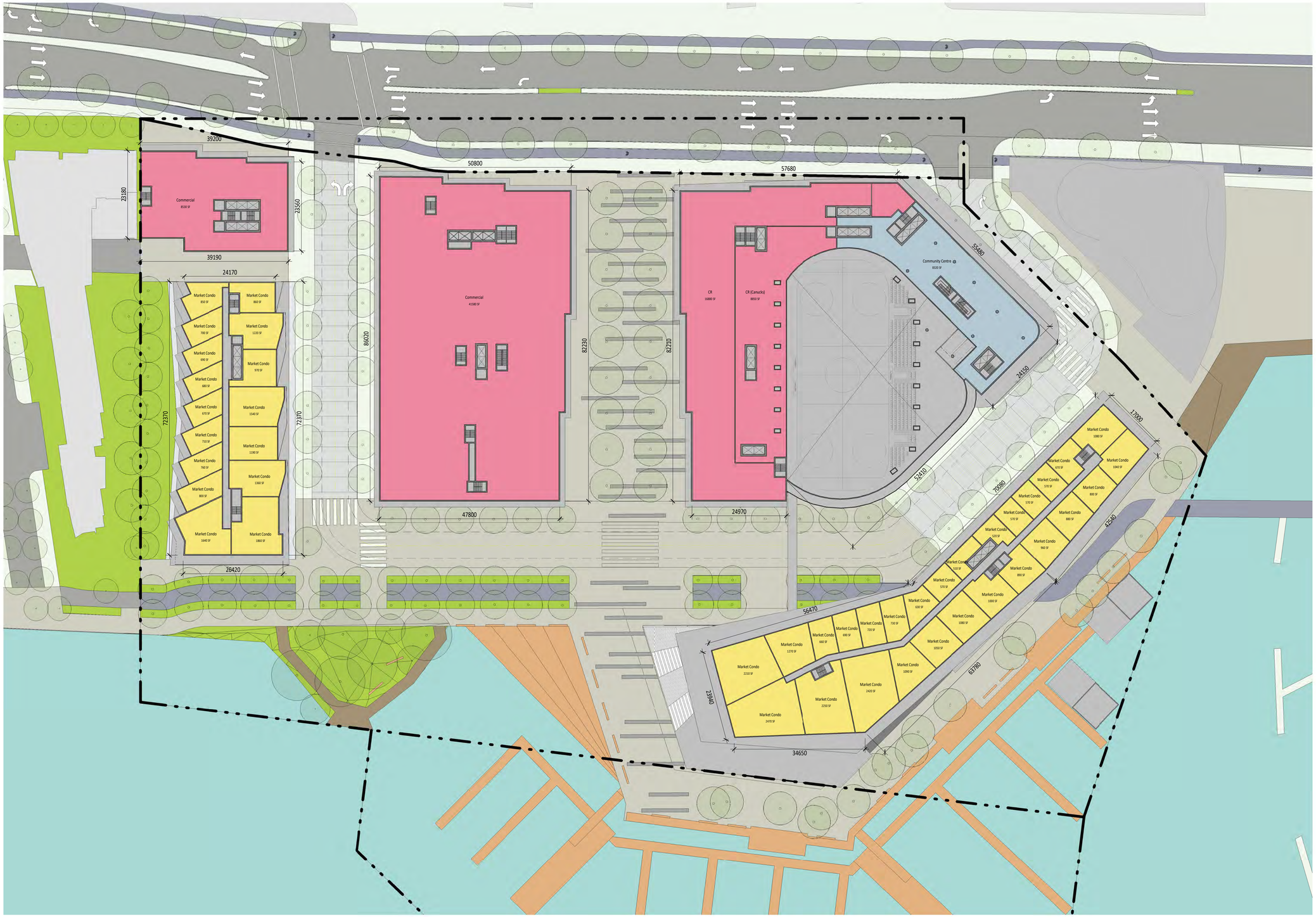
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Level 3

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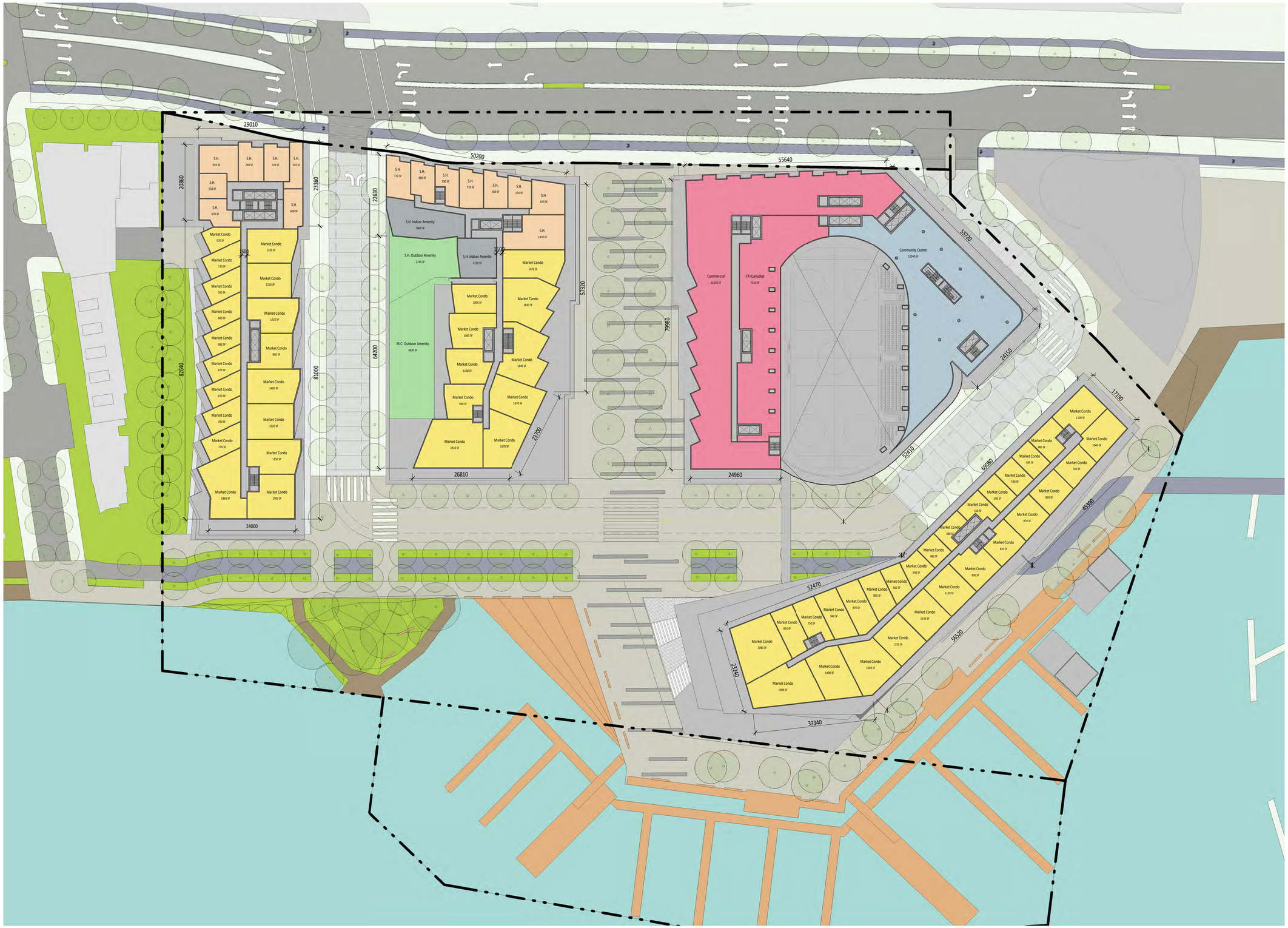
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Level 4

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Level 5

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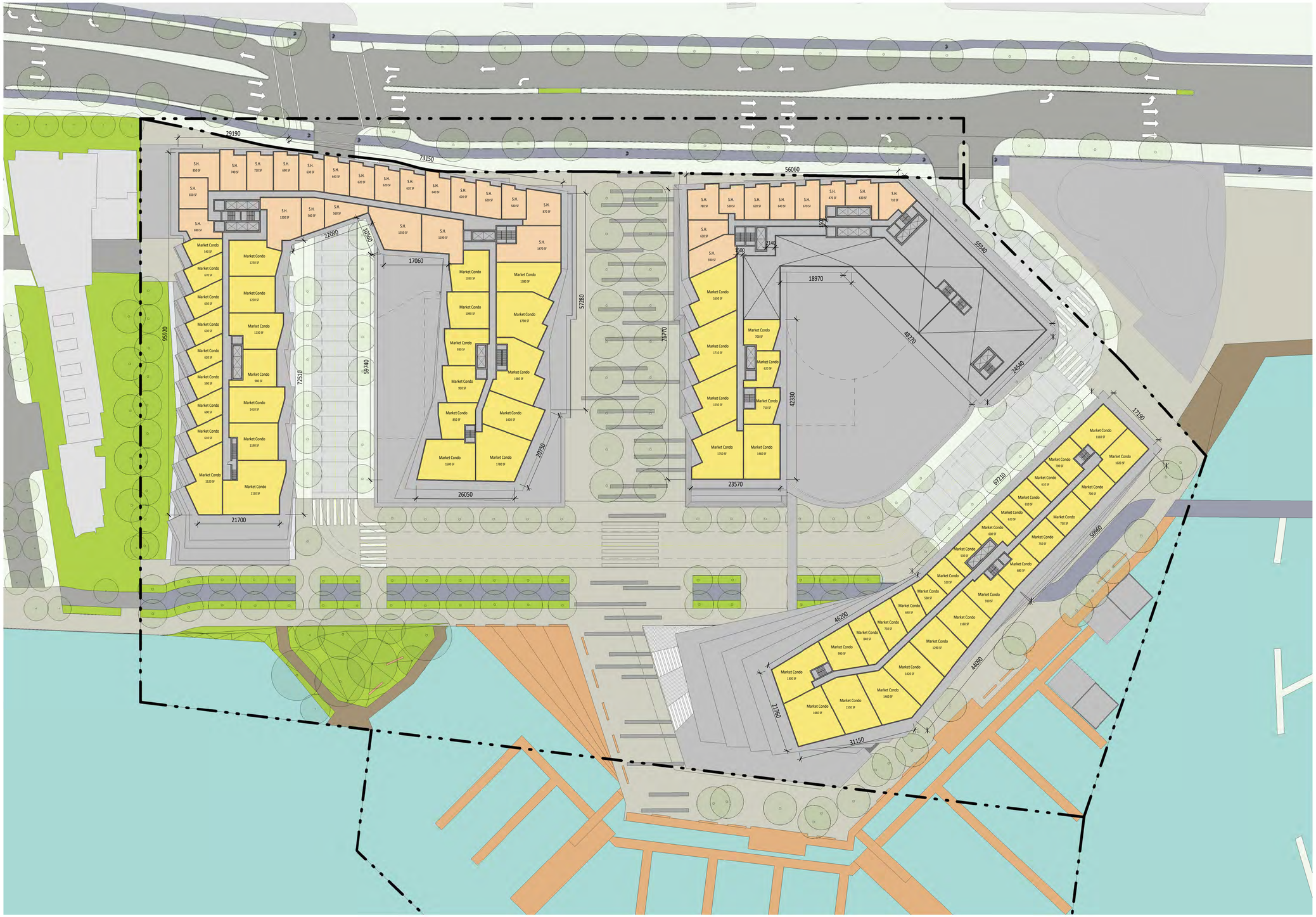
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Level 6

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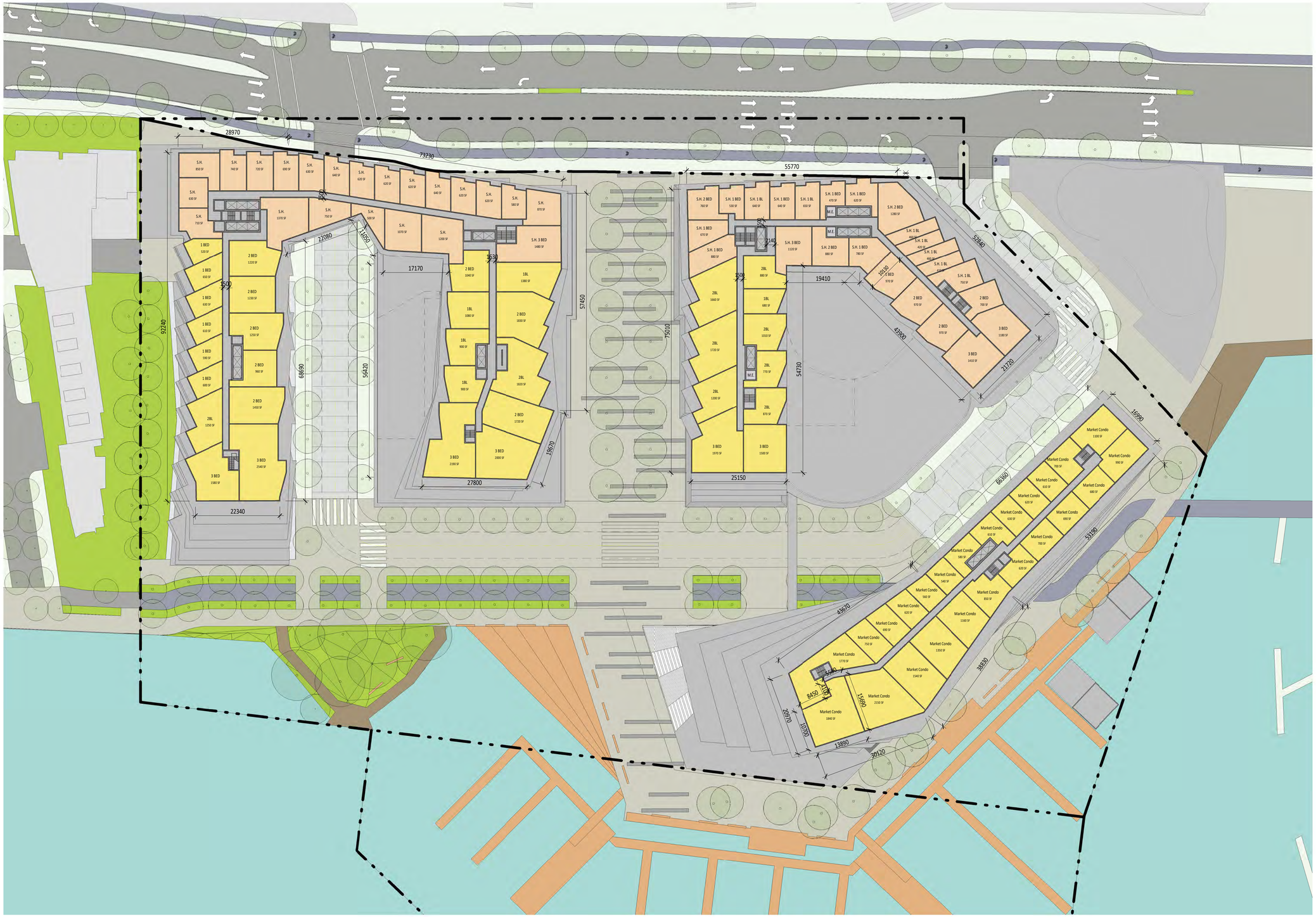
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Level 7

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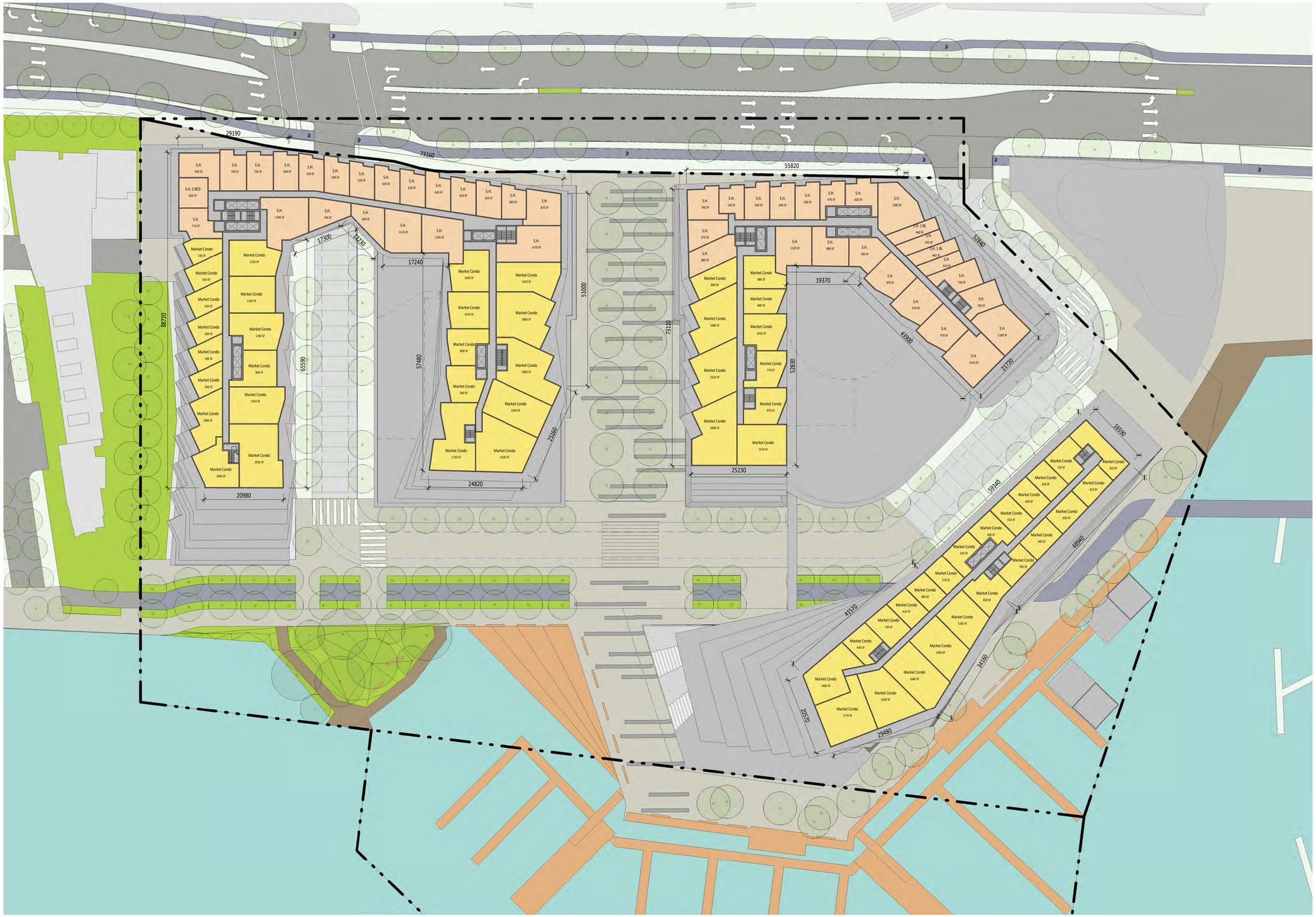
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Level 8

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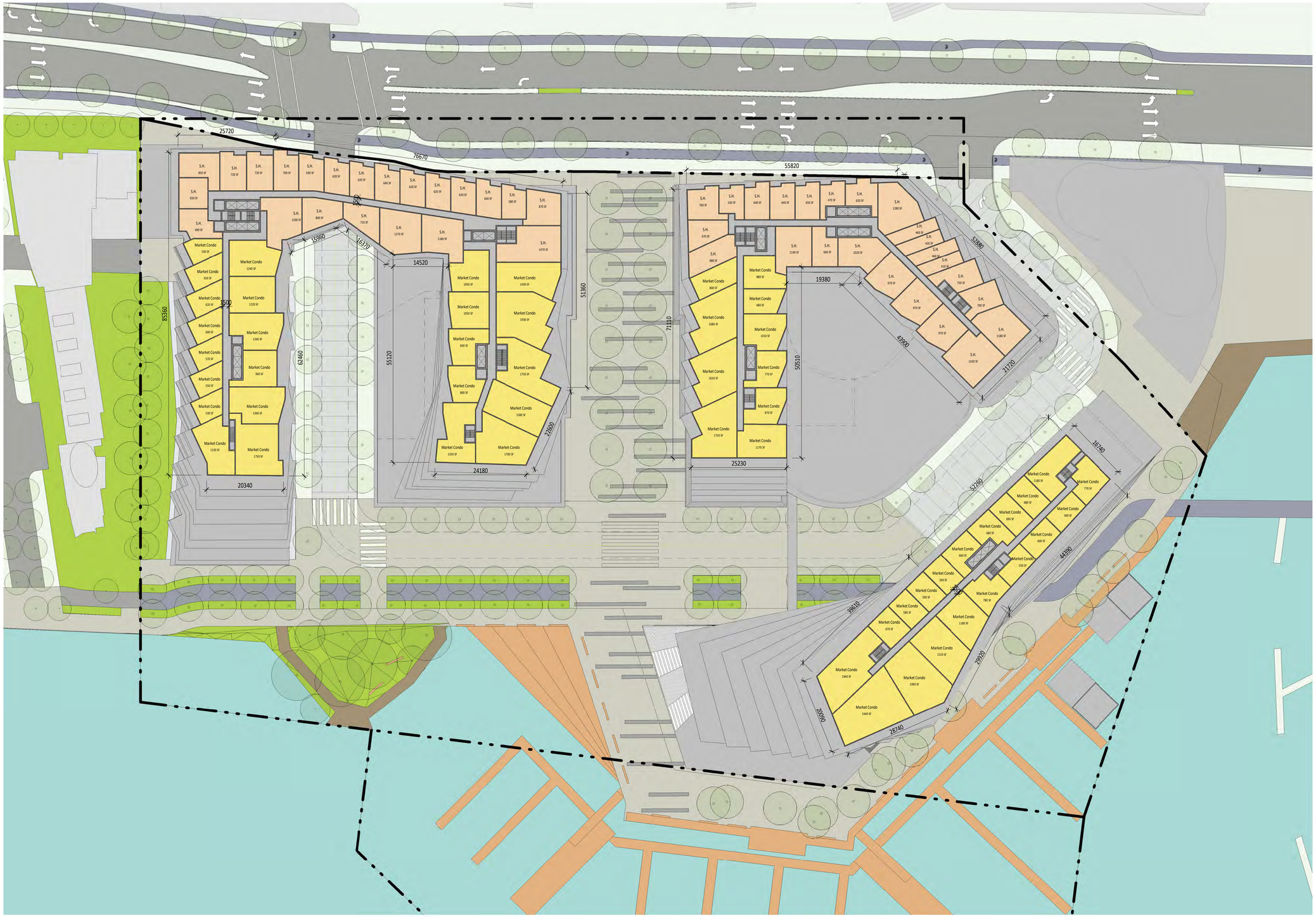
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Level 9

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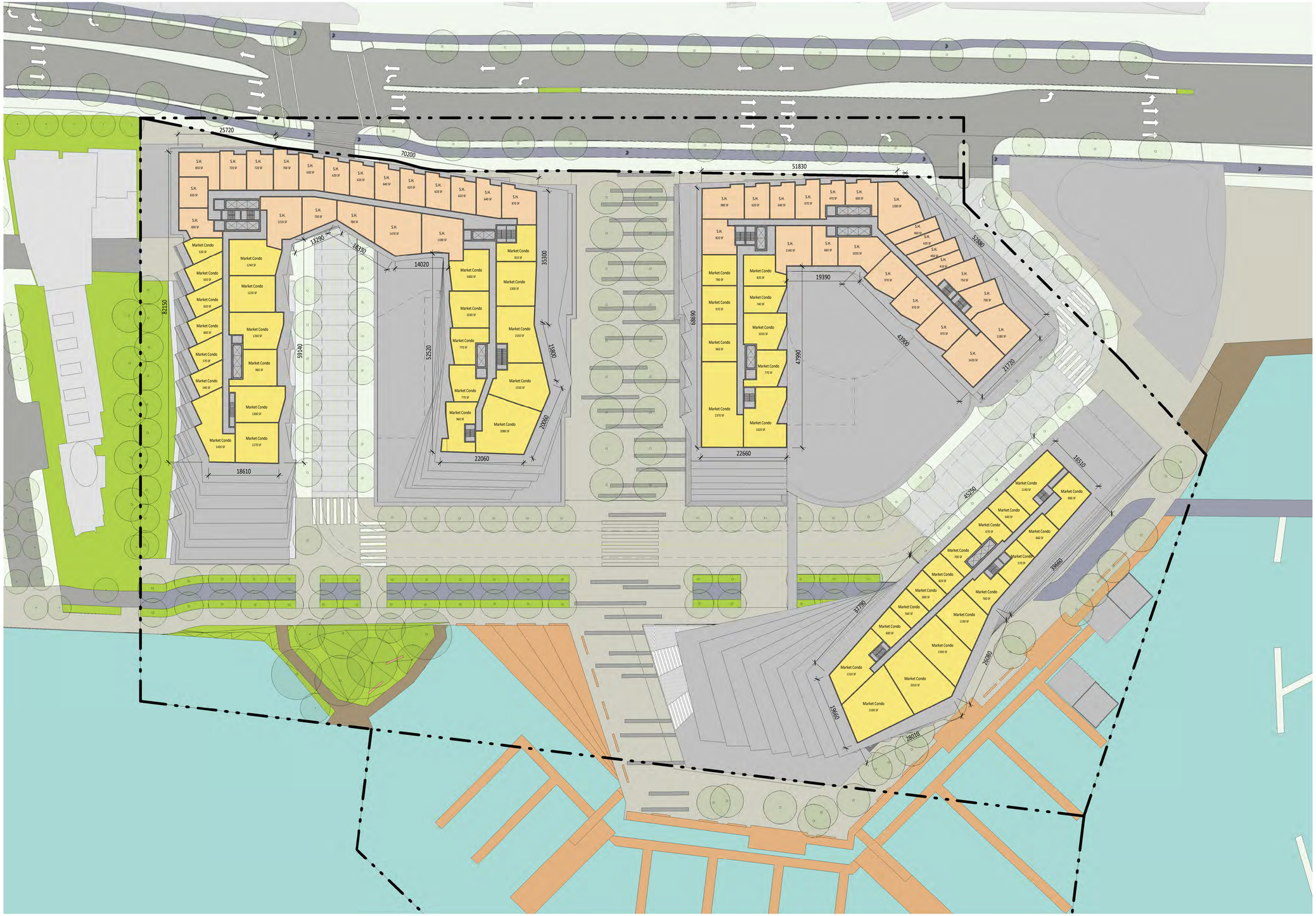
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Level 10

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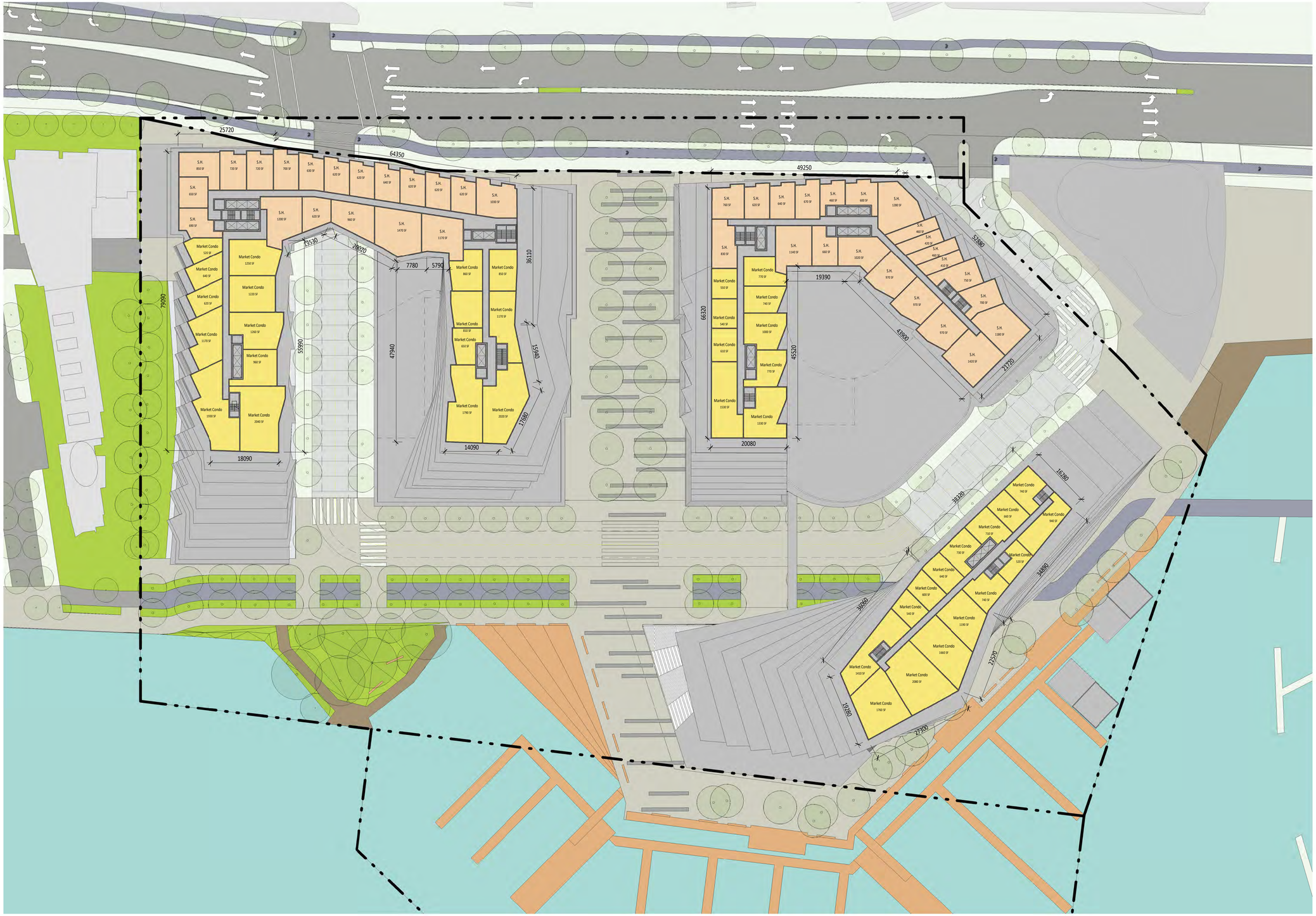
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Level 11

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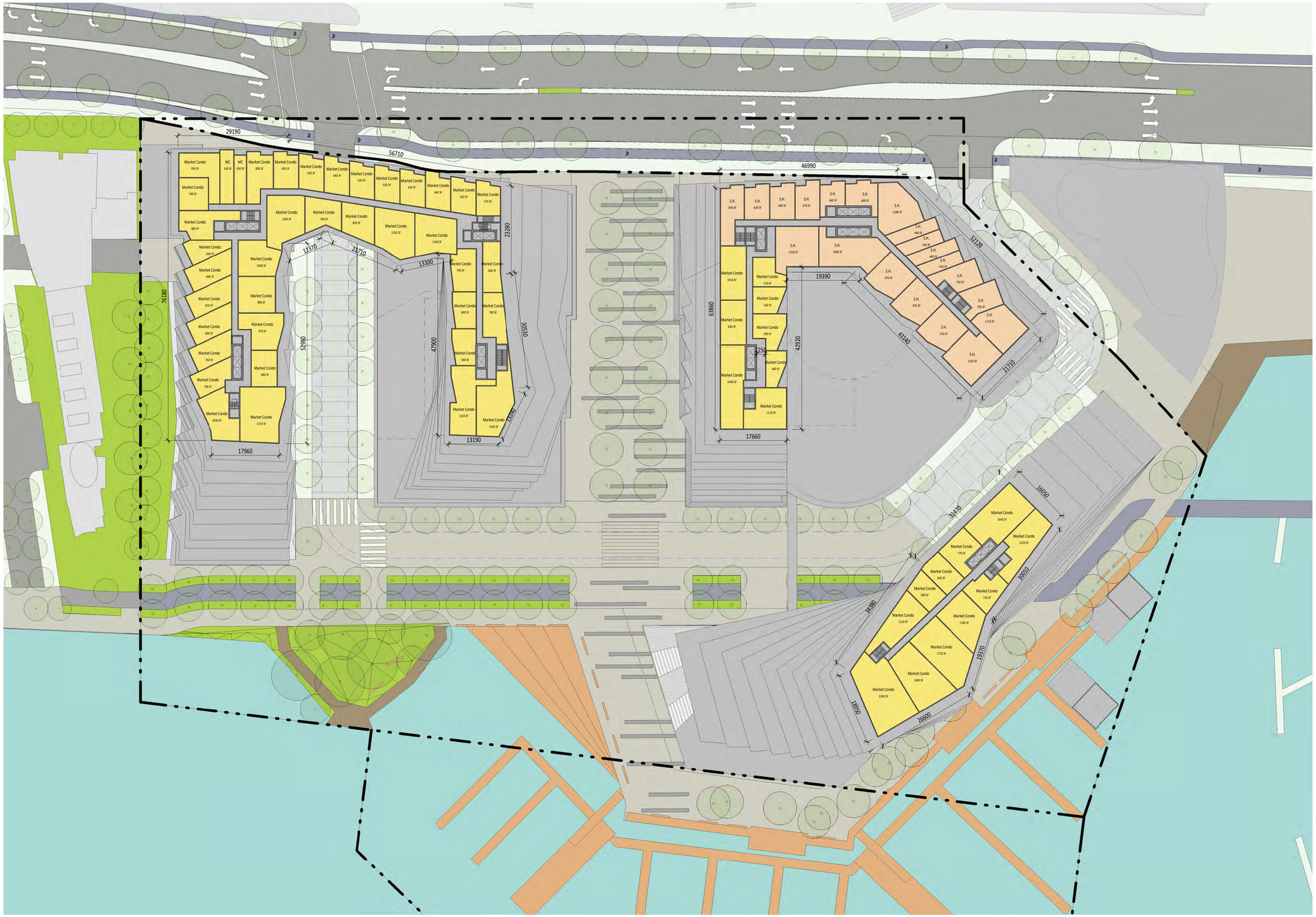
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Level 12

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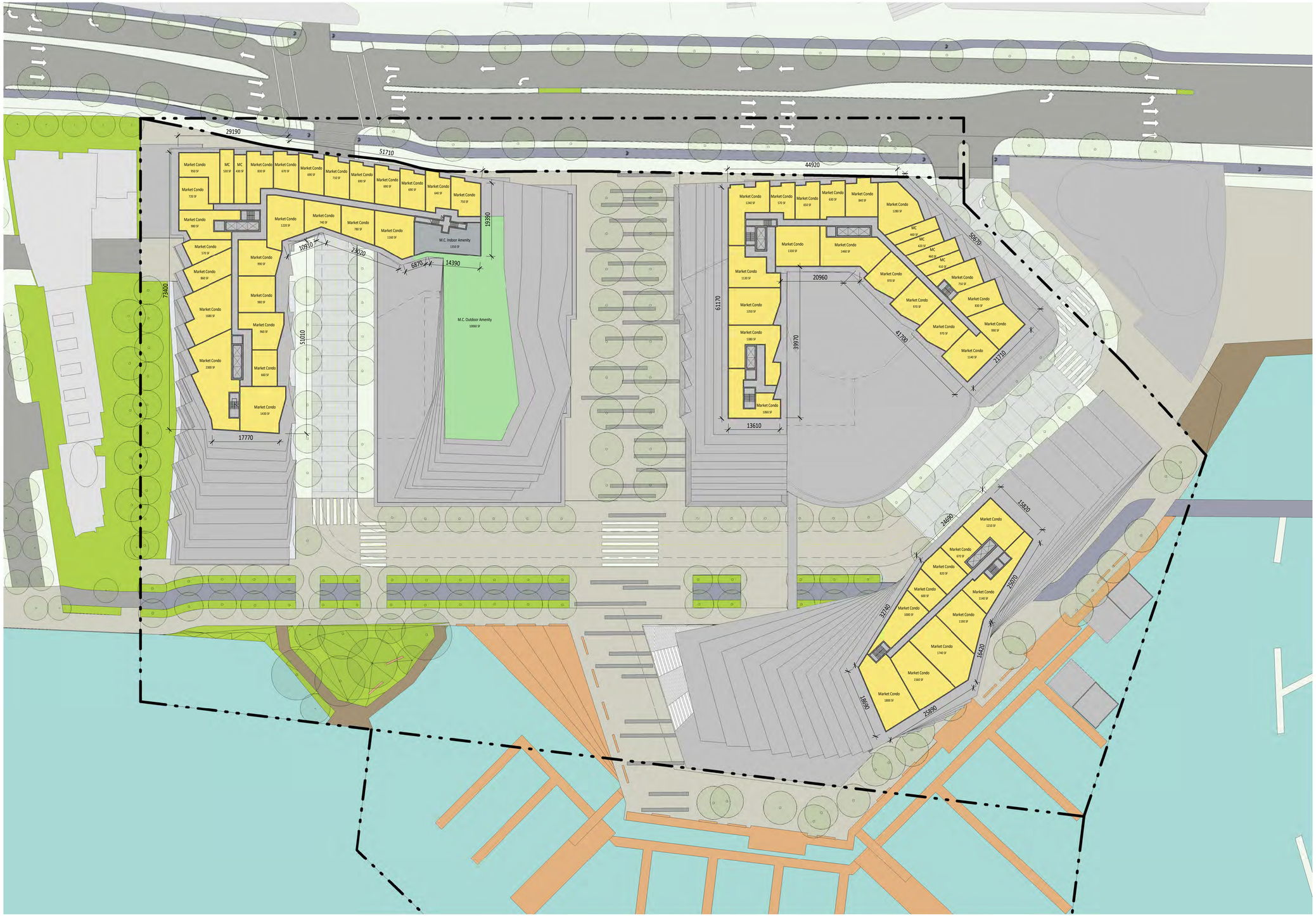
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Level 13

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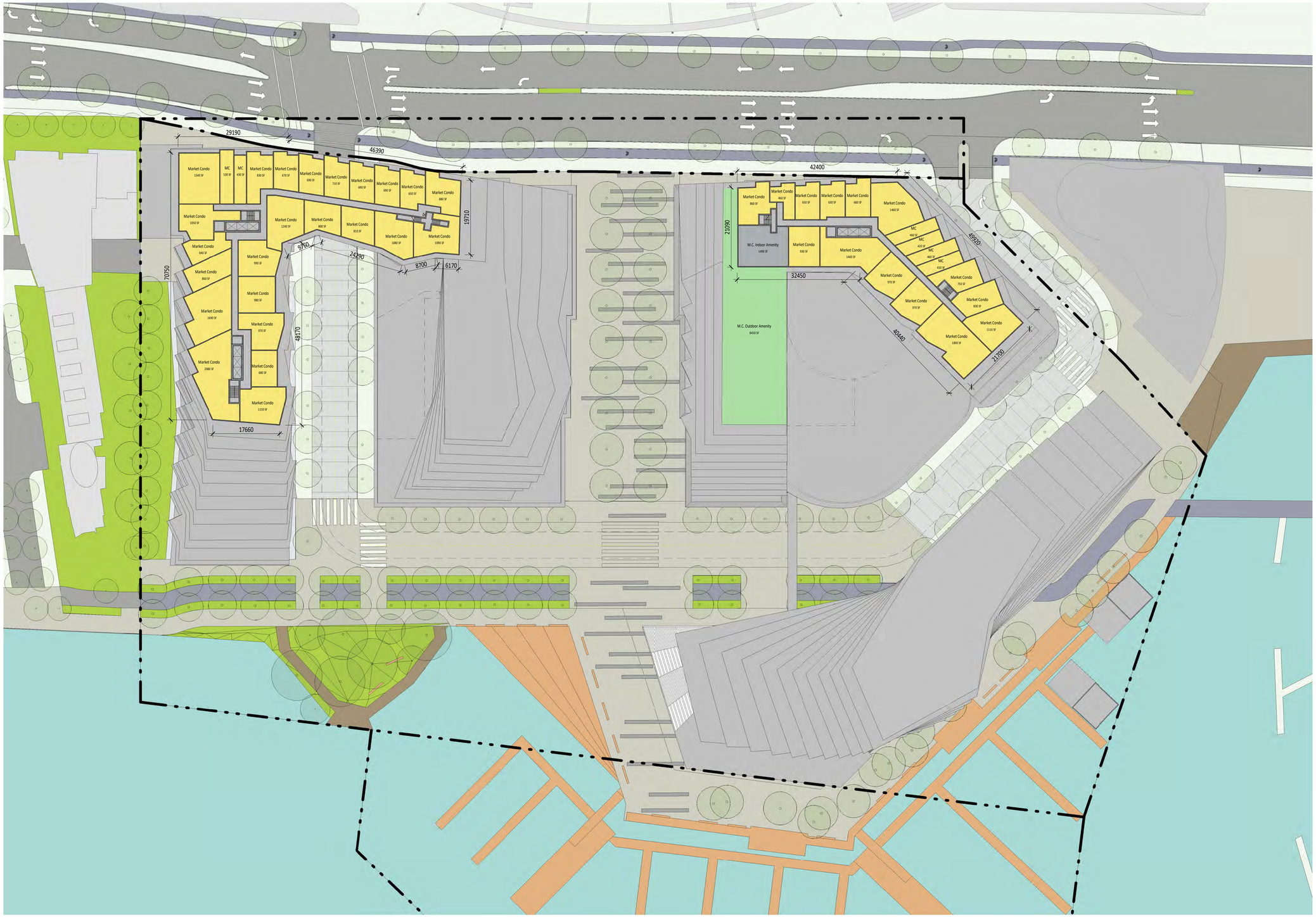
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Level 14

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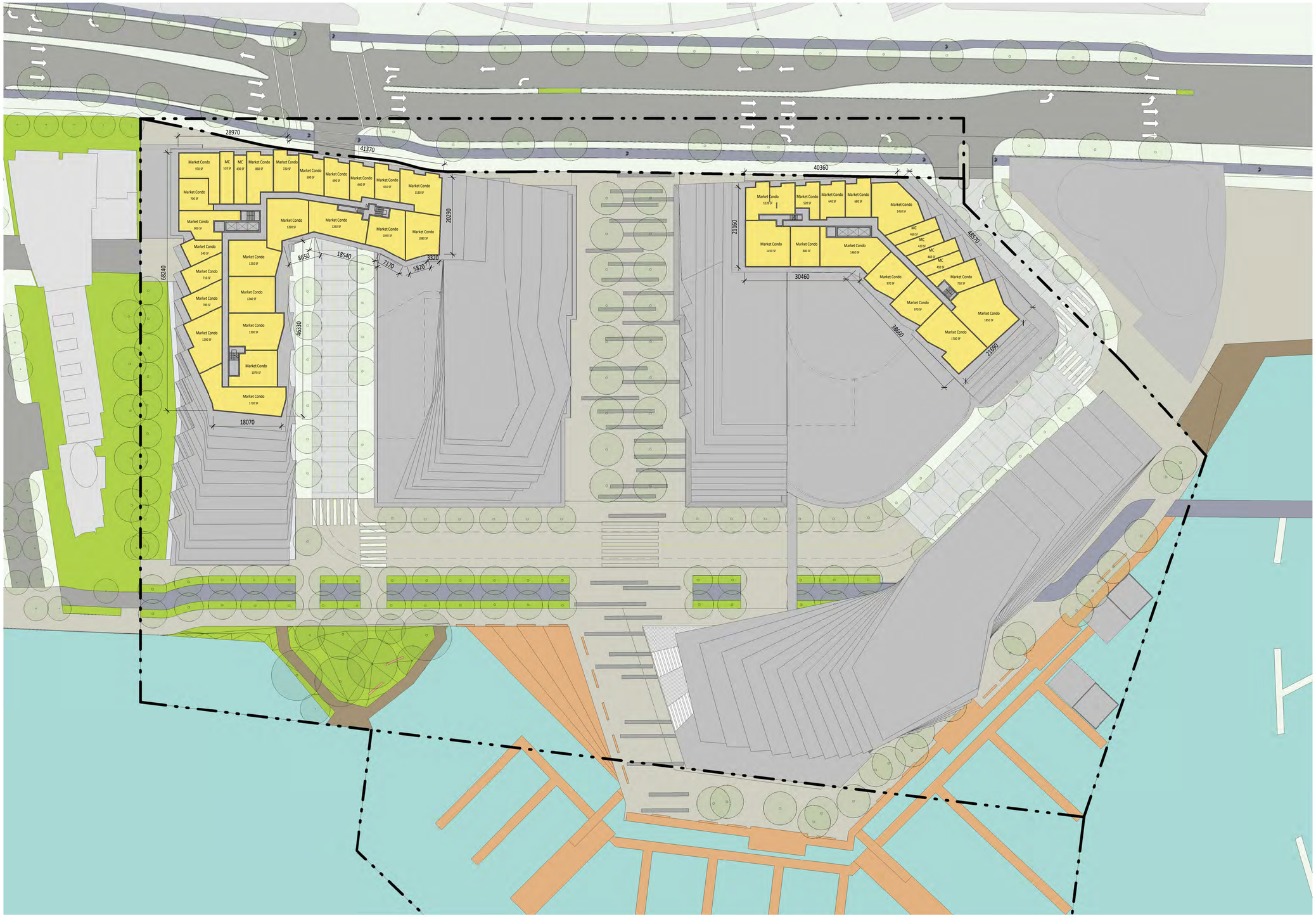
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Level 15

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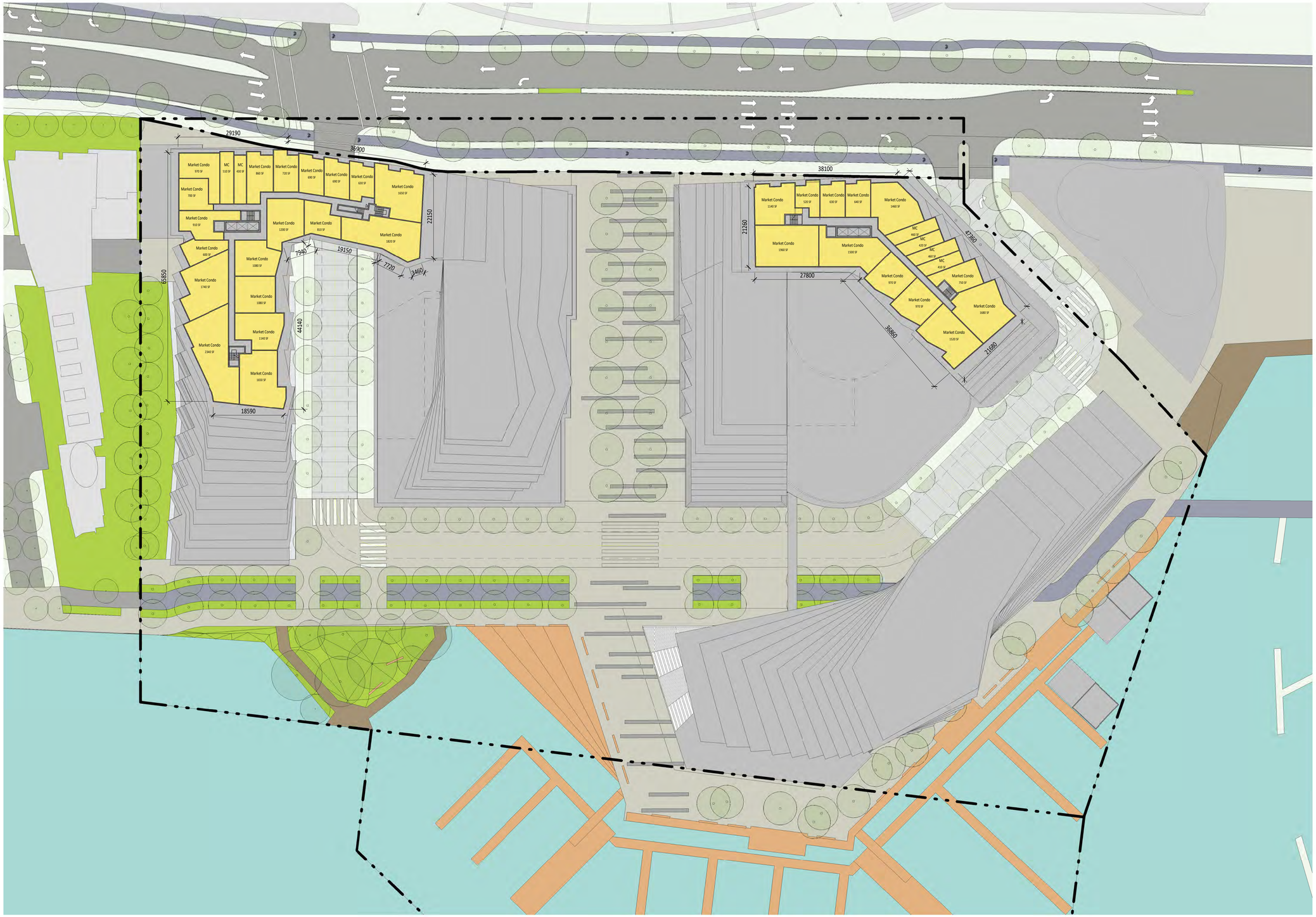
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Level 16

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Level 17

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Level 18

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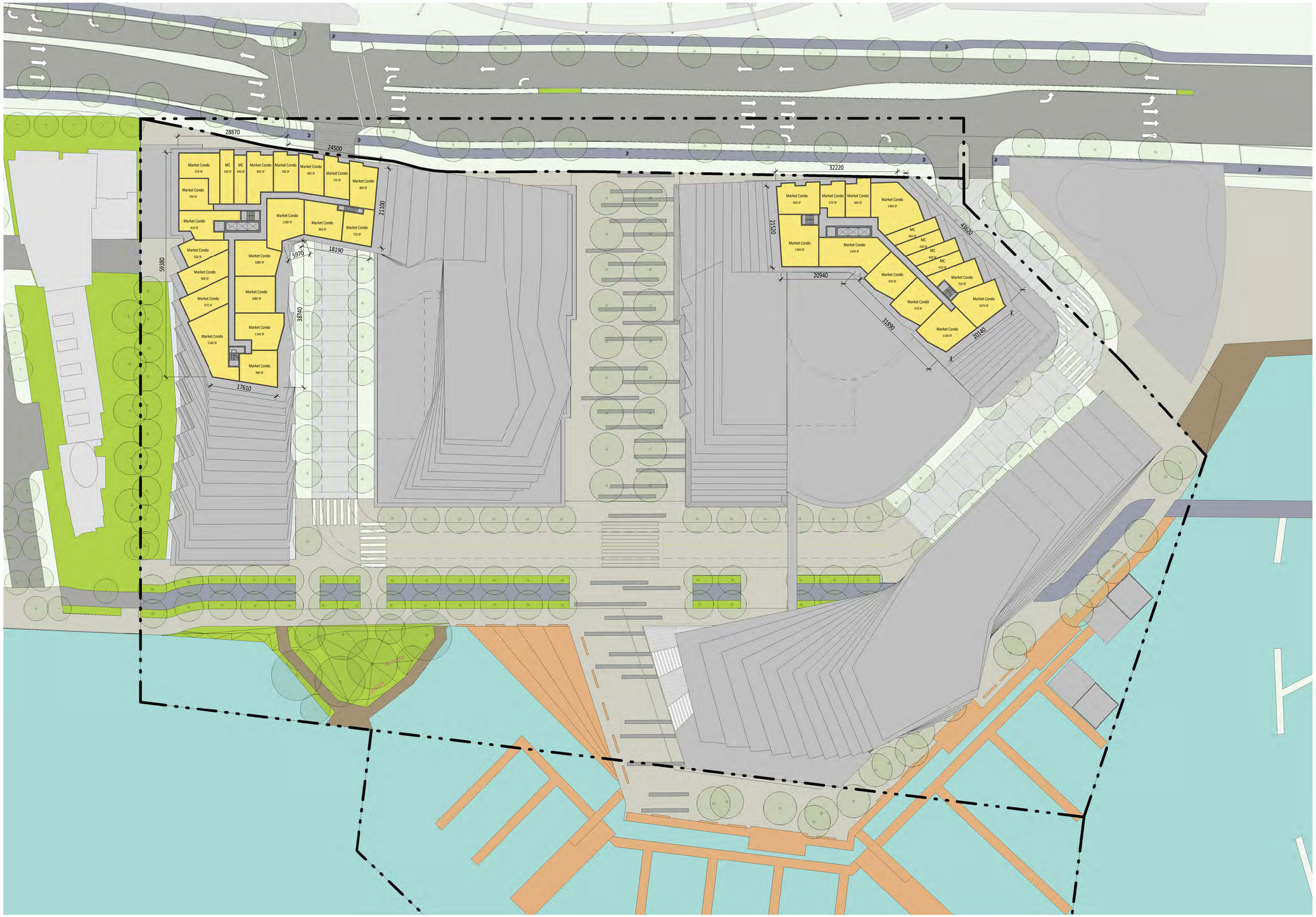
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Level 19

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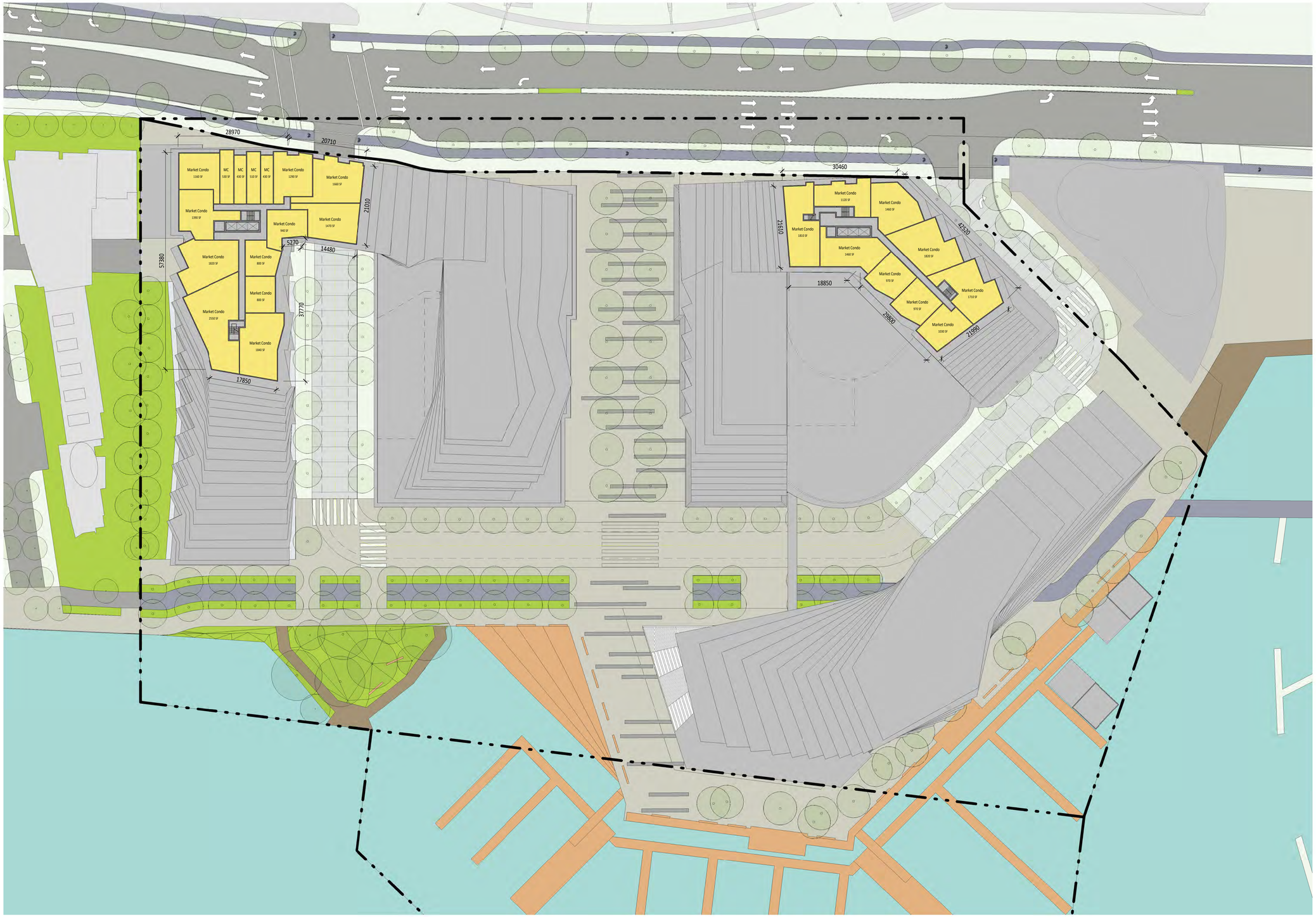
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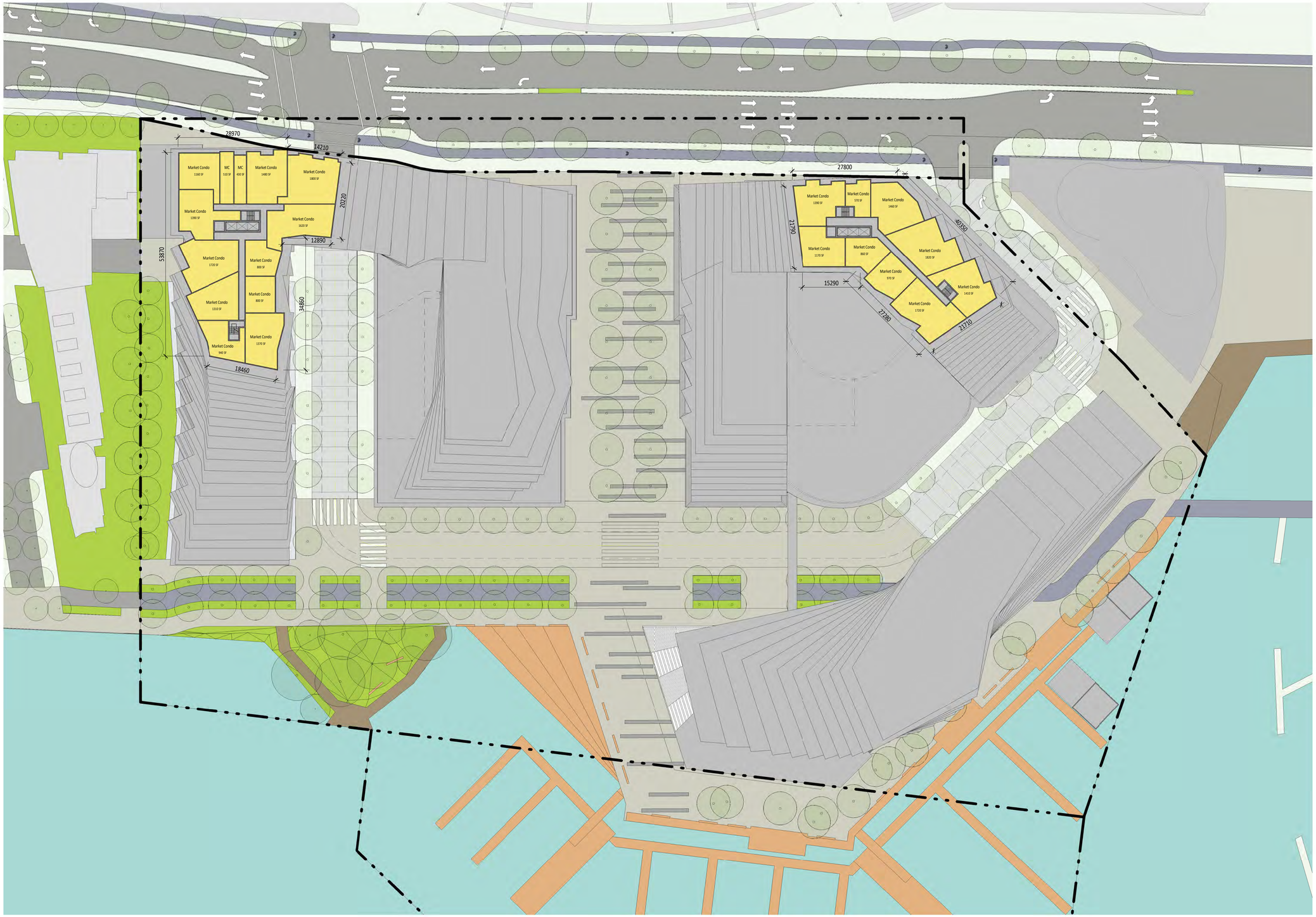
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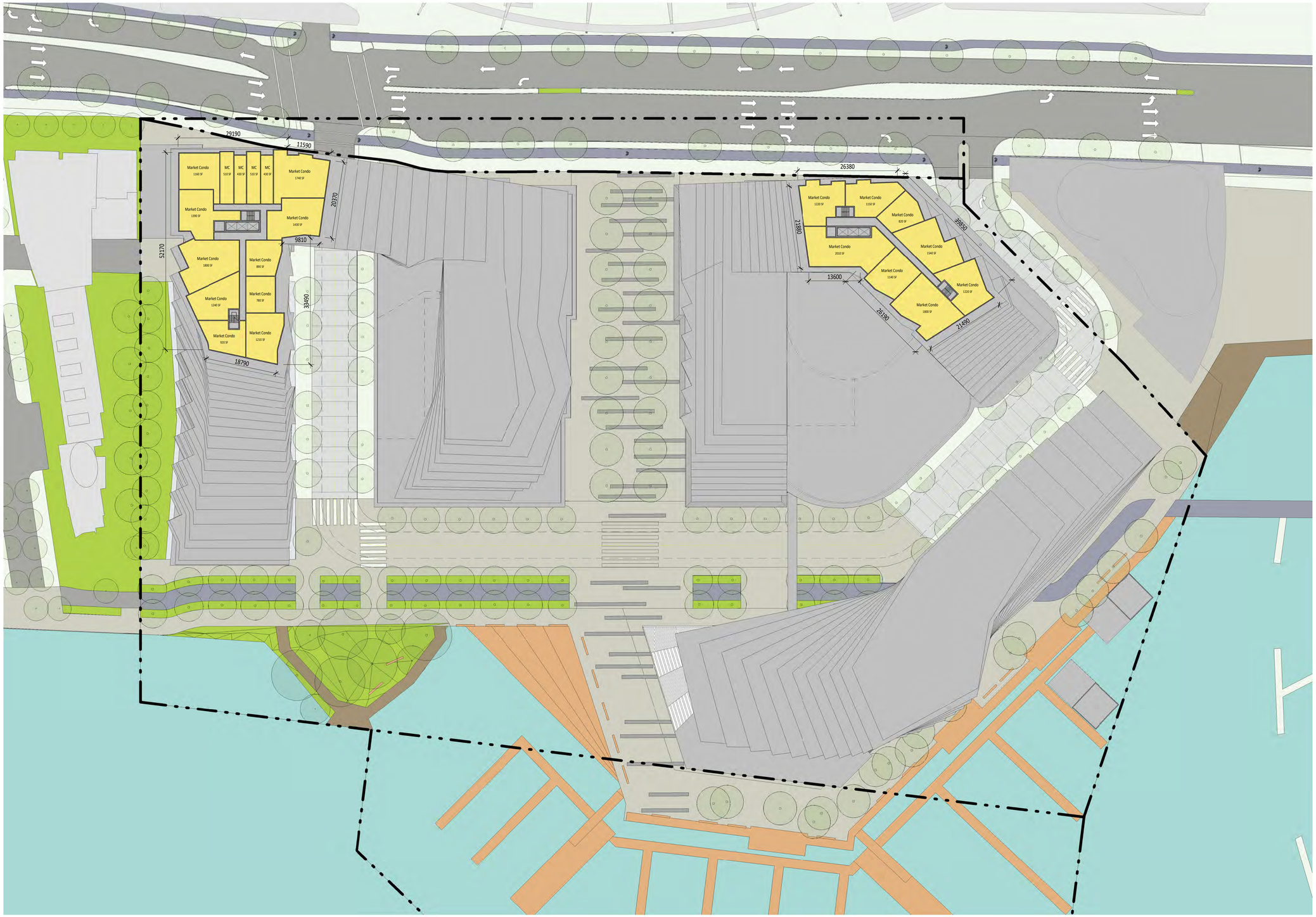
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Level 23

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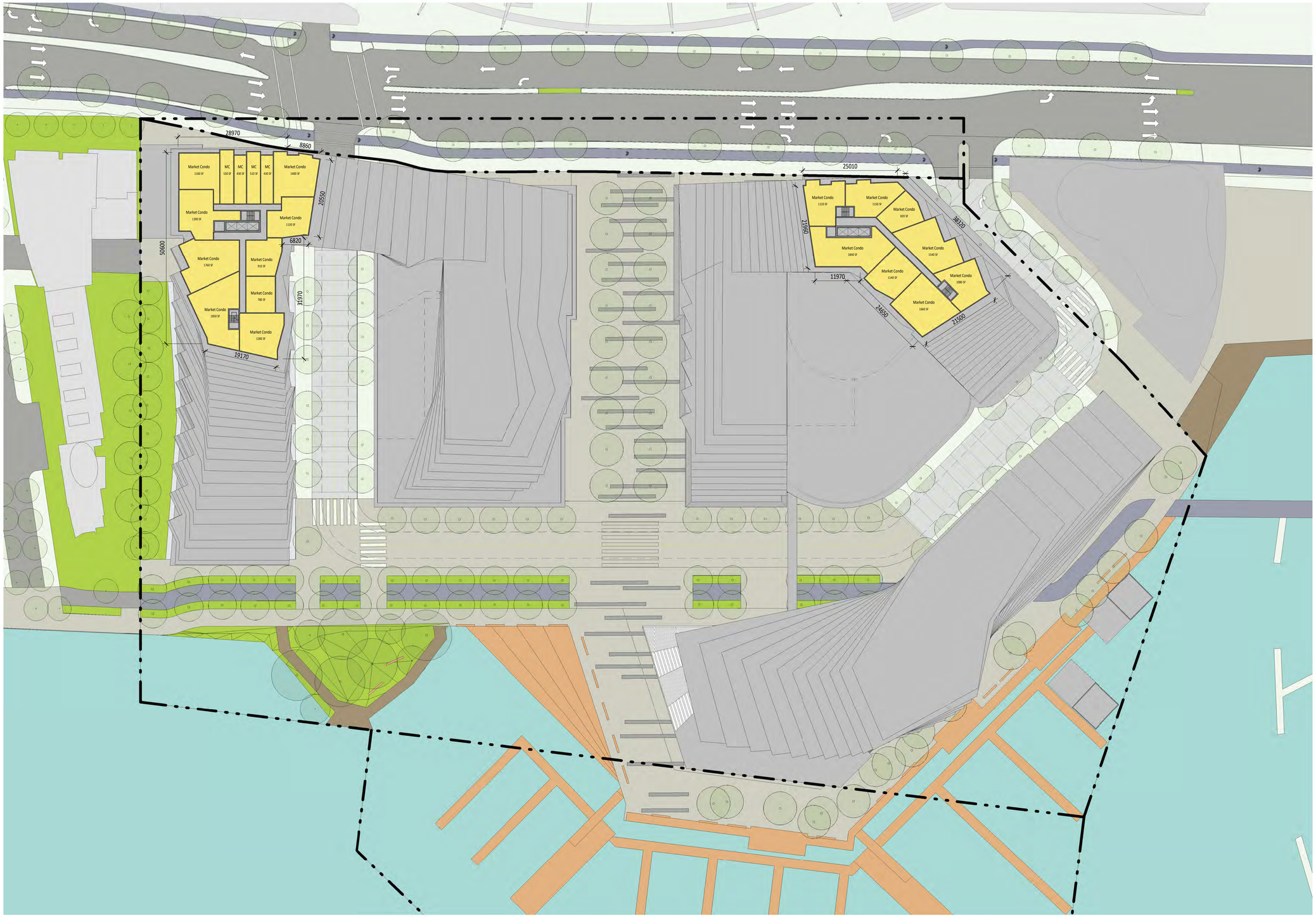
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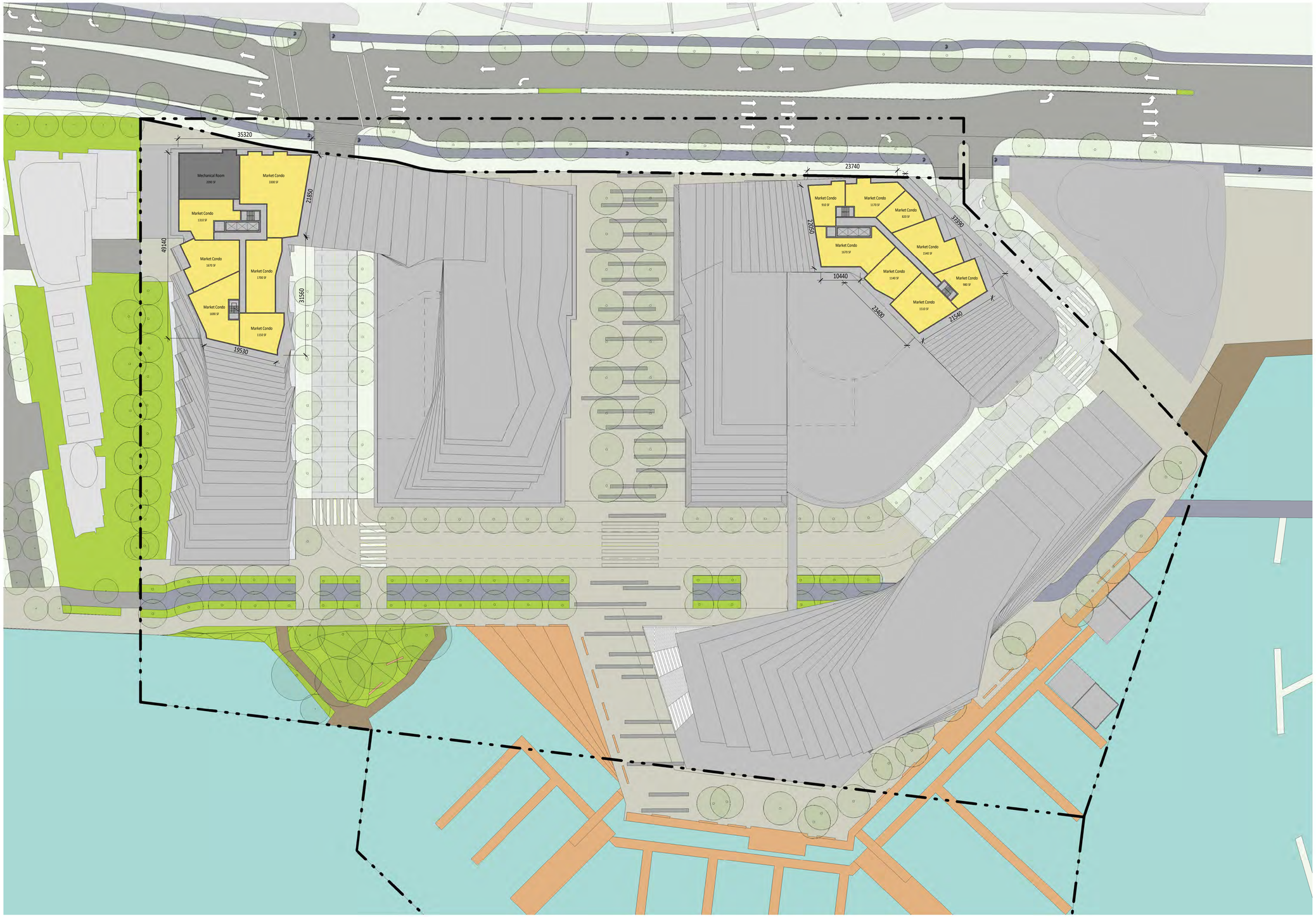
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Vancouver, BC Canada V5Y 1M8
604.873.4333

PFS STUDIO
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604.736.5168

Project No.	1831
Scale	1 : 500
Plot Date	11/05/2019

Level 25

A125



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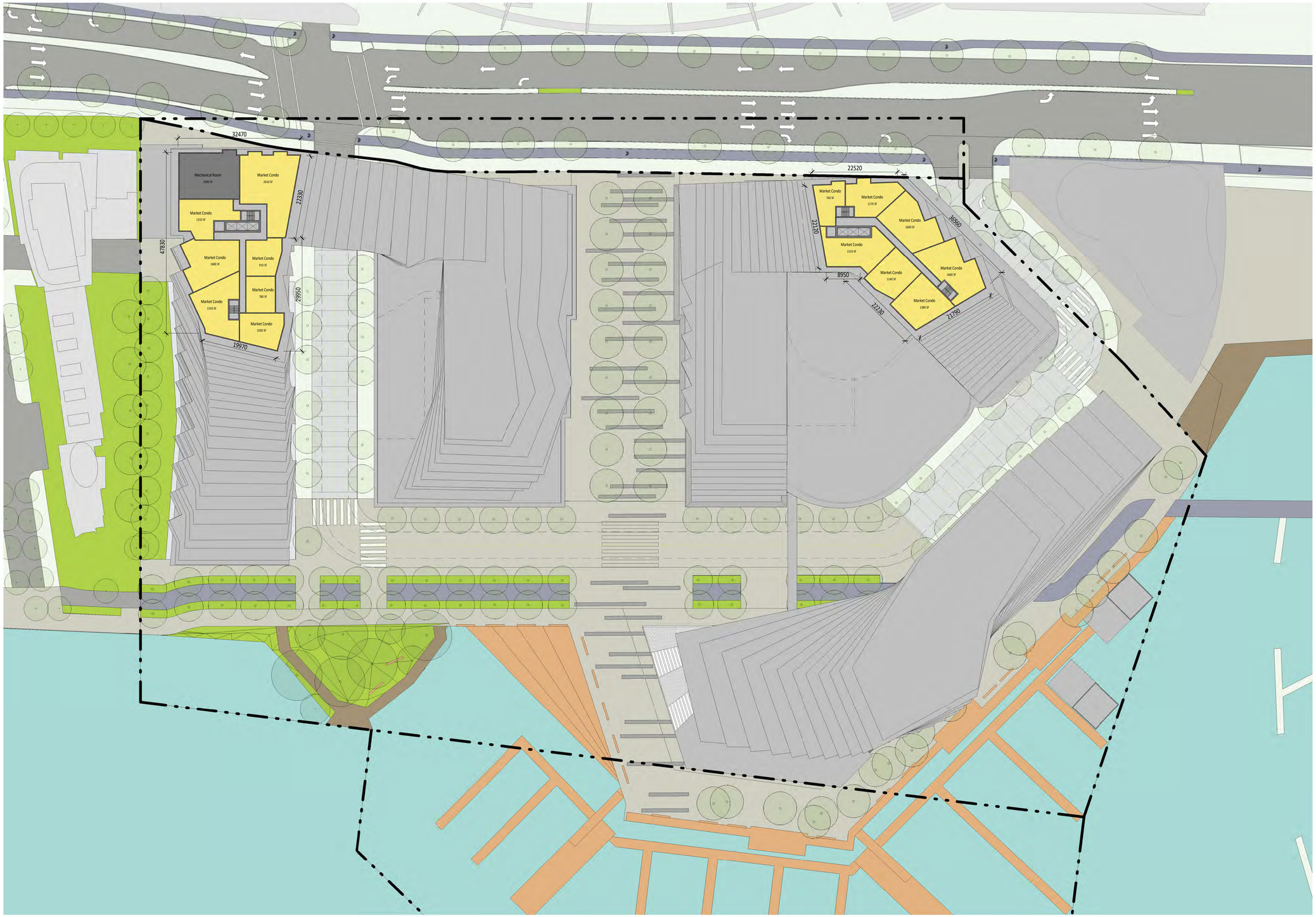
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Project No.	1831
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Plot Date	11/05/2019

Level 26

A126



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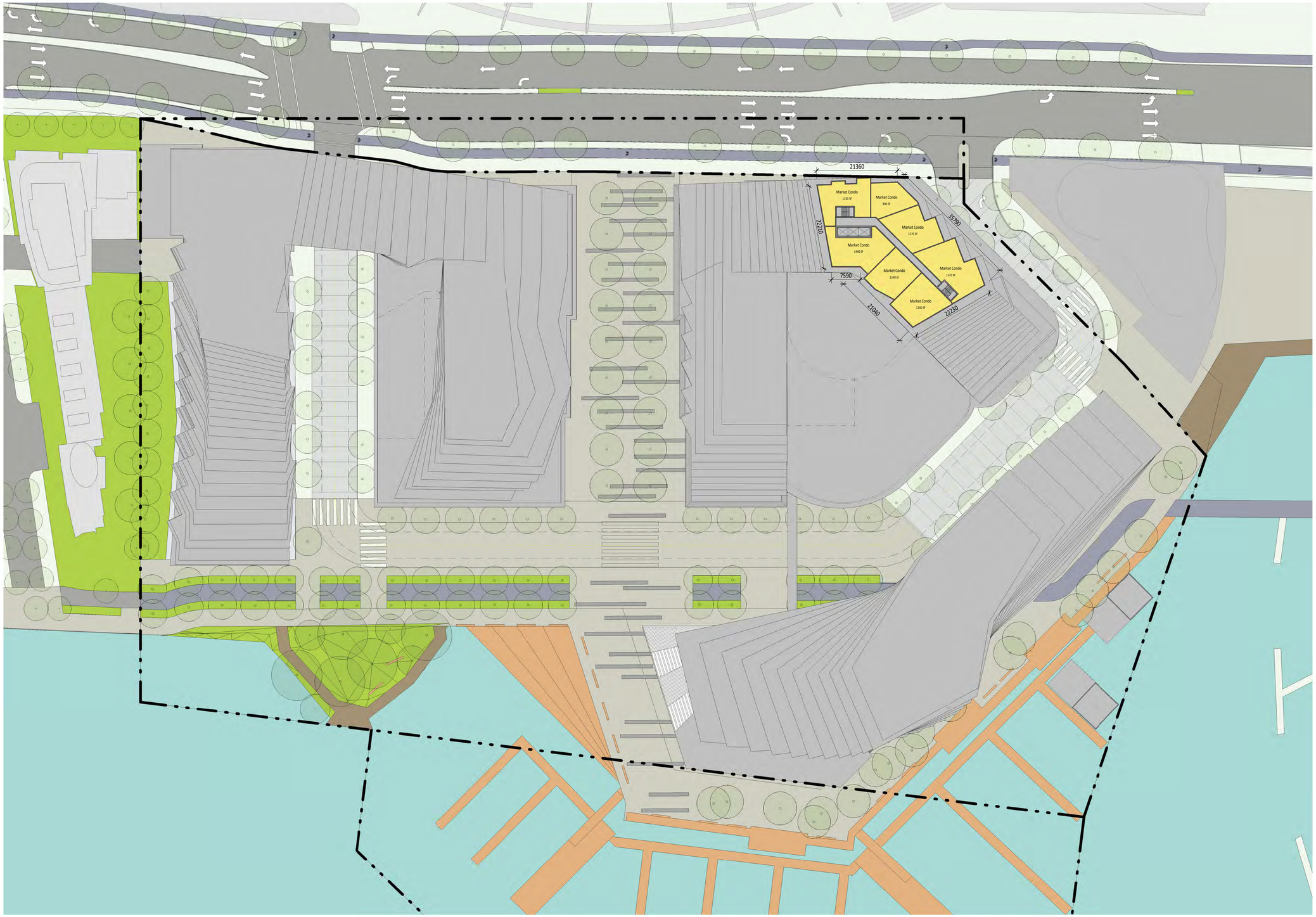
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Level 27

A127



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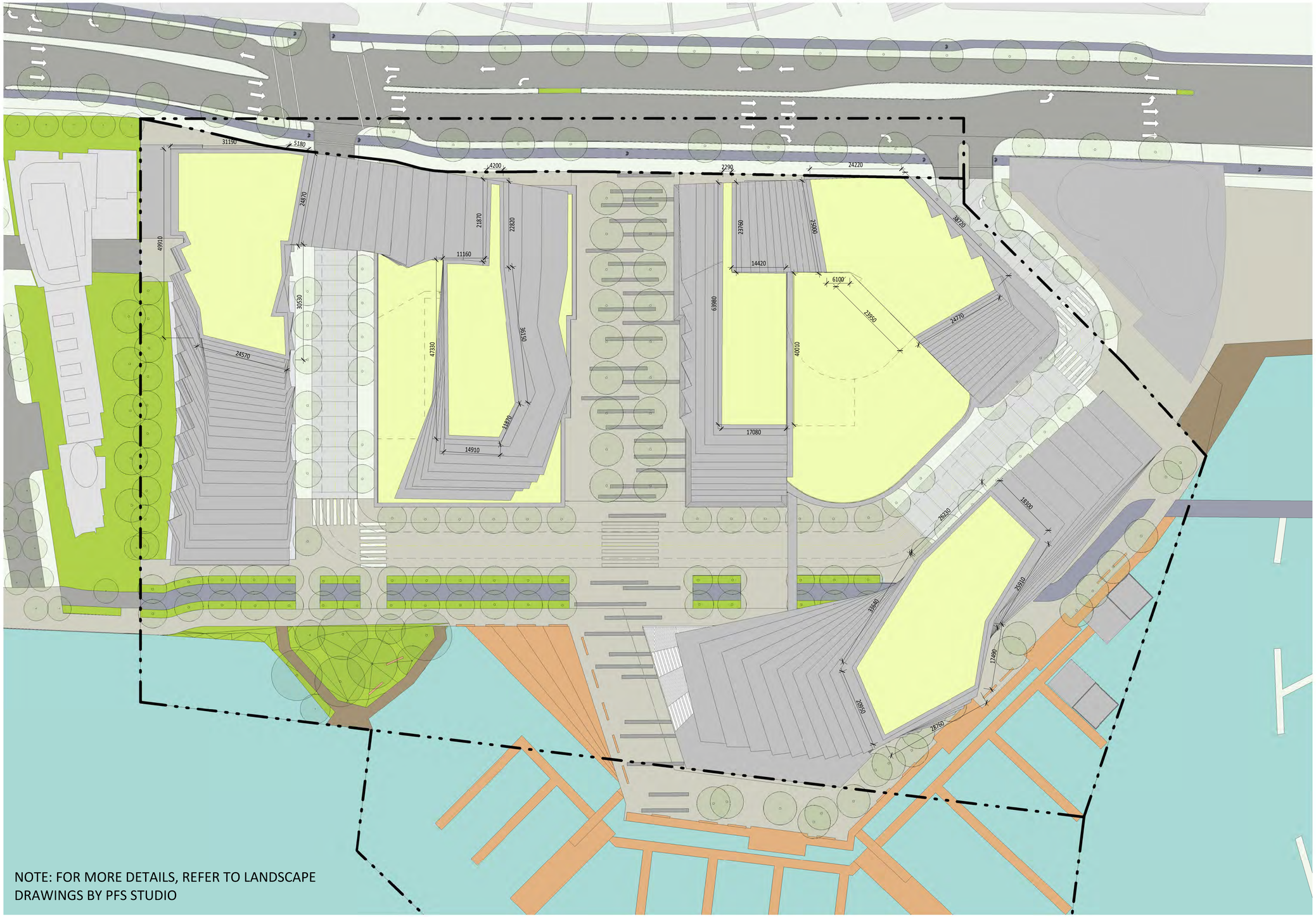
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Project No.	1831
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Level 28

A128



NOTE: FOR MORE DETAILS, REFER TO LANDSCAPE DRAWINGS BY PFS STUDIO

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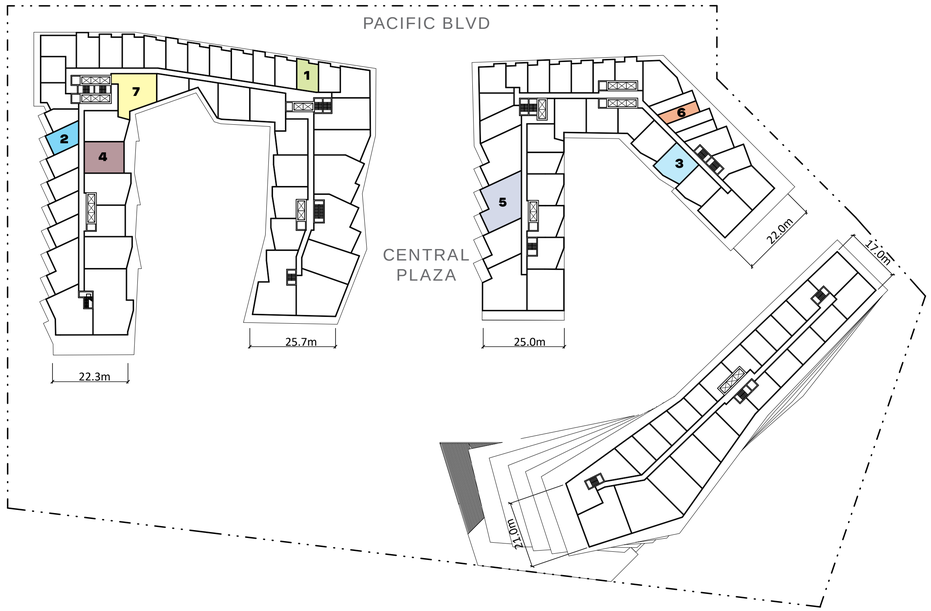
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Scale	1 : 500
Plot Date	11/05/2019

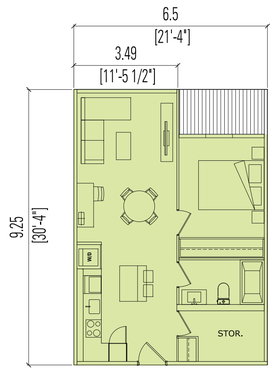
Level 29 (ROOF)

A129

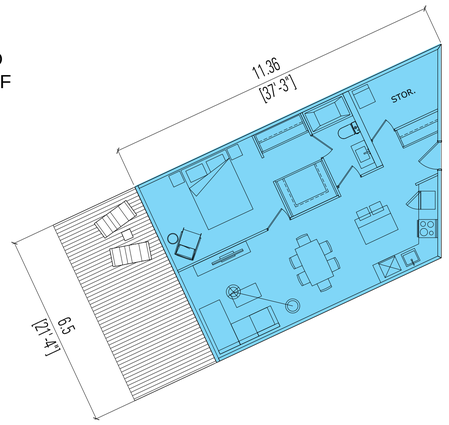
L8 PLAN



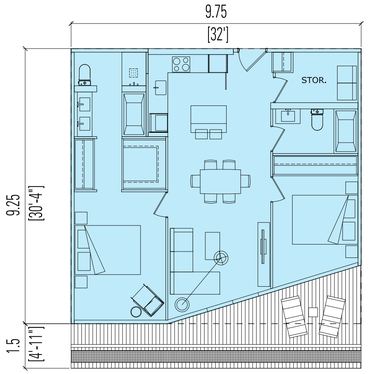
#1
1 BED
645 SF



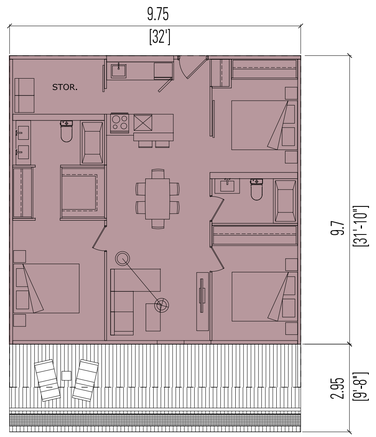
#2
1 BED
685 SF



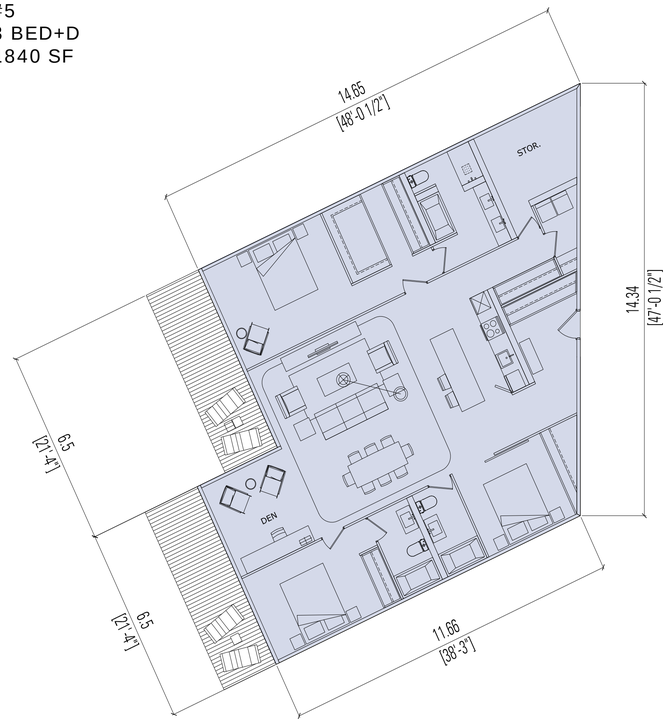
#3
2 BED
900 SF



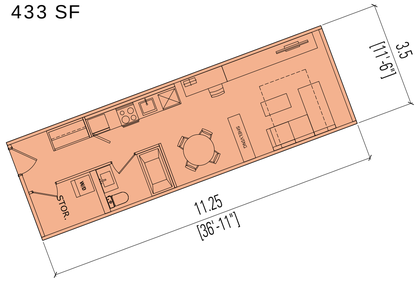
#4
3 BED
1010 SF



#5
3 BED+D
1840 SF

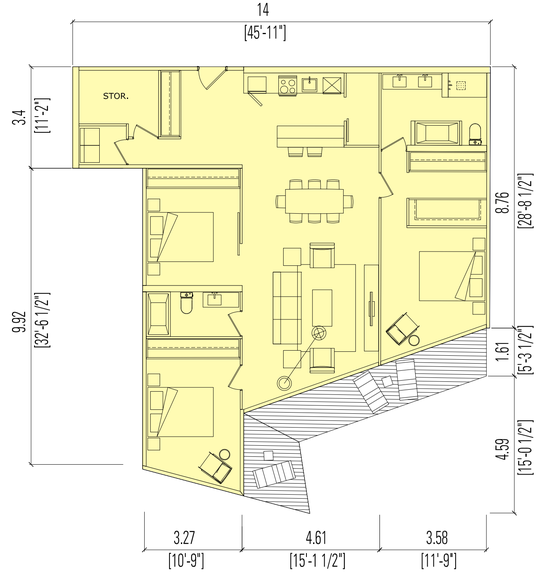


#6
Studio
433 SF



STUDIO
433 SQ.FT

#7
3 BED
1496 SF



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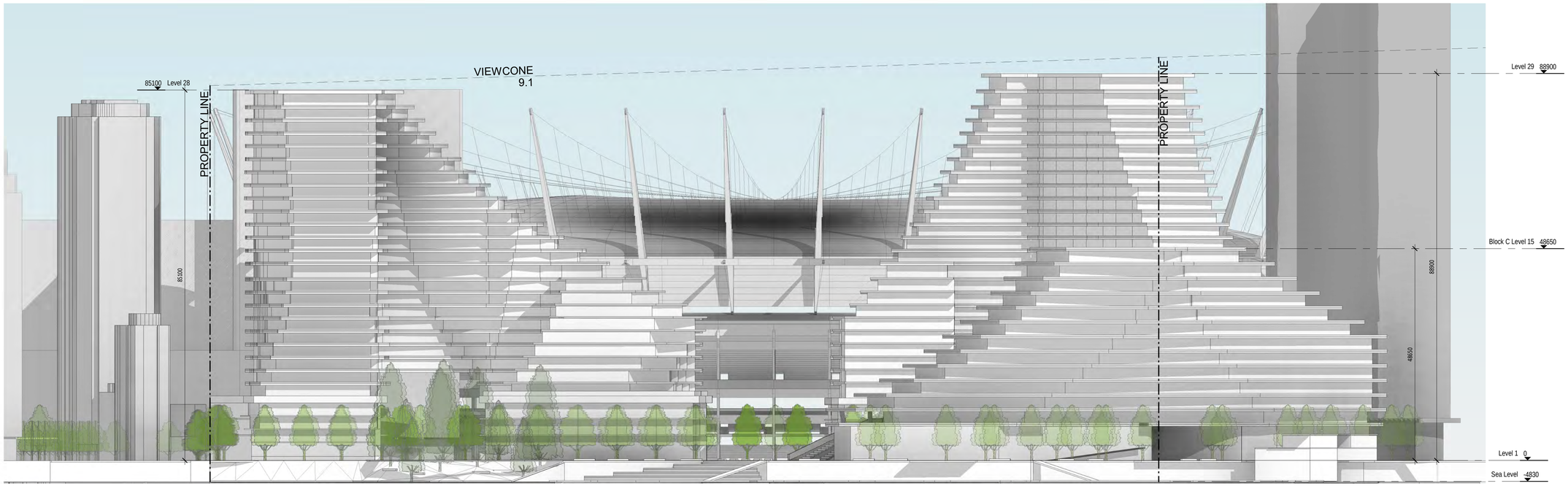
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Project No.	1831
Scale	
Plot Date	11/05/2019

TYP. Unit Layout

A130



1 Elevation 1 - South

1 : 500



2 Elevation 2 - North

1 : 500

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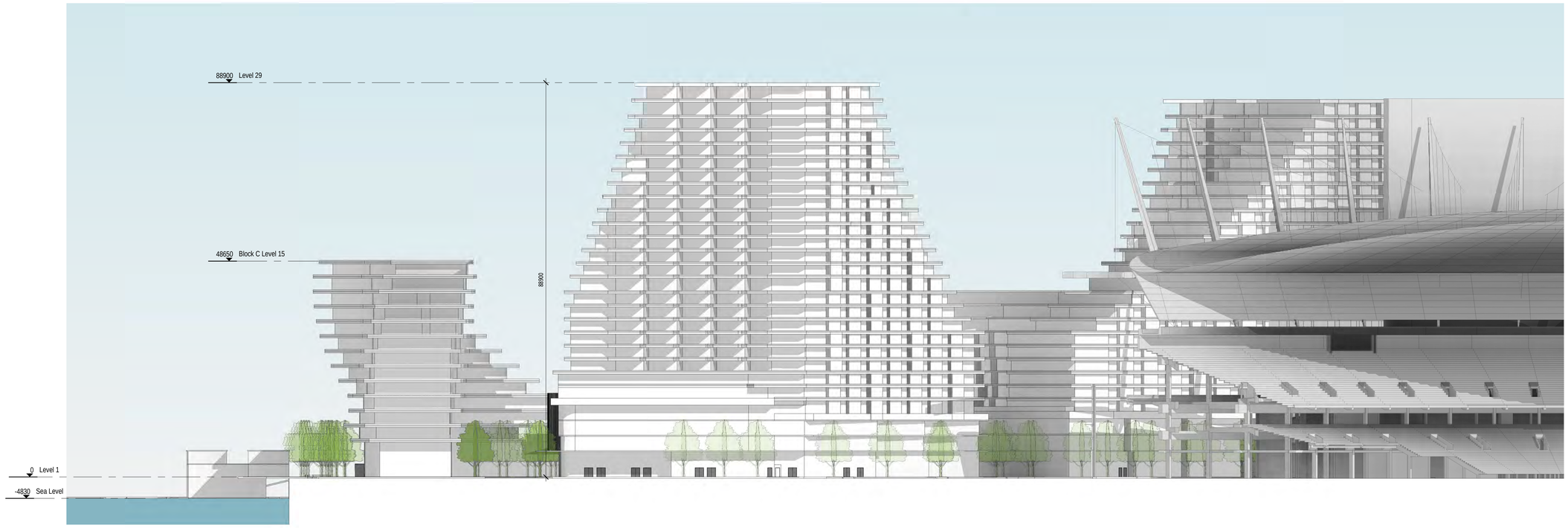
Project No.	1831
Scale	1 : 500
Plot Date	11/05/2019

Elevations - North & South

A201



1 Elevation 3 - West
1 : 500



2 Elevation 5 - East
1 : 500

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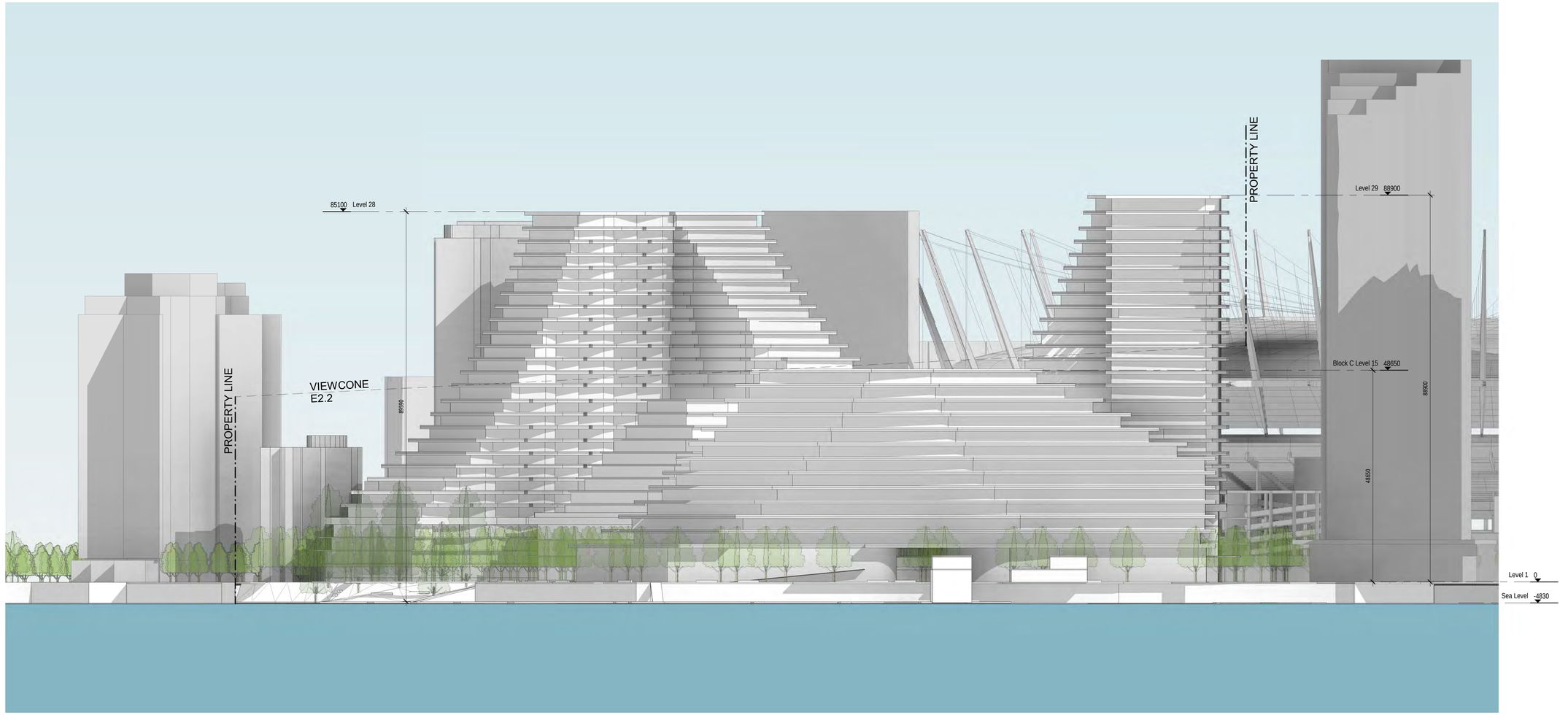
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Project No.	1831
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Plot Date	11/05/2019

Elevations - East & West

A202



1 Elevation 4 - Seawall
1 : 500

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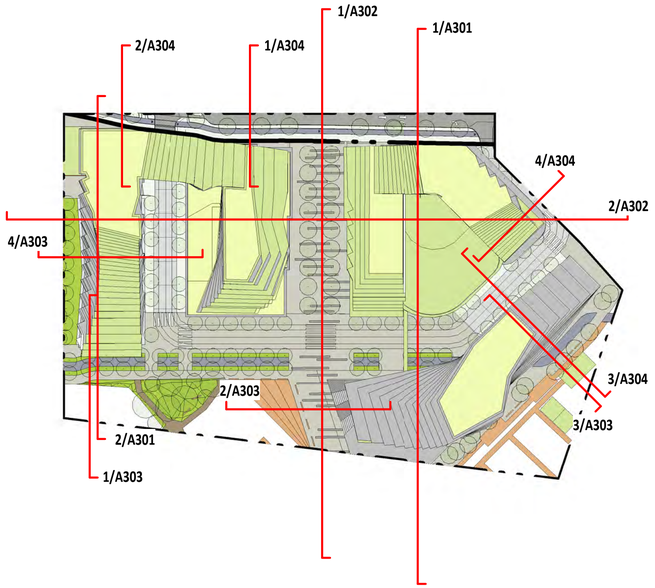
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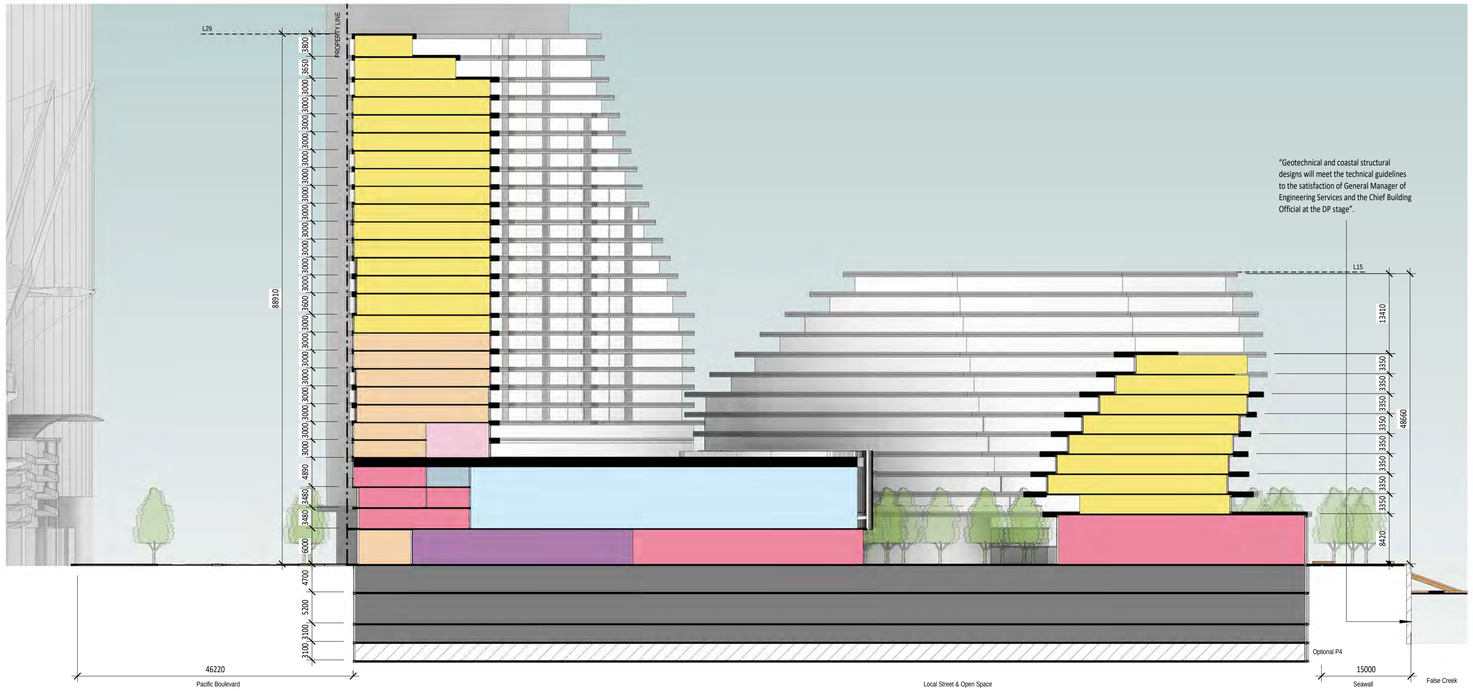
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Plot Date	11/05/2019

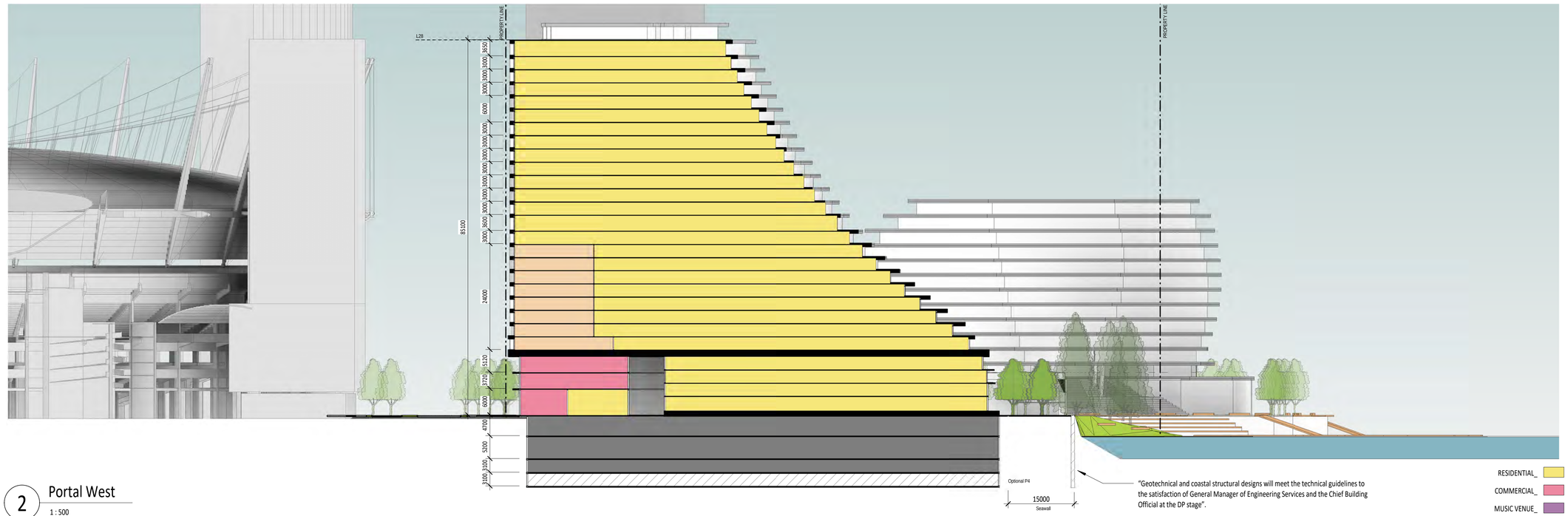
Elevations

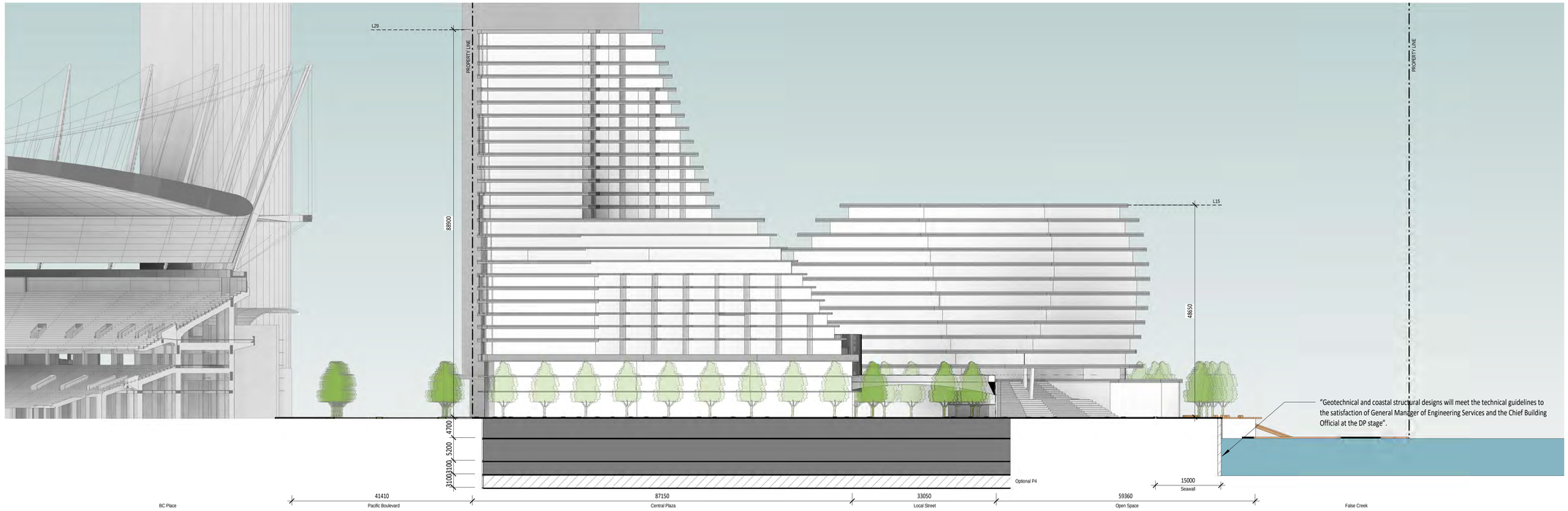
A203





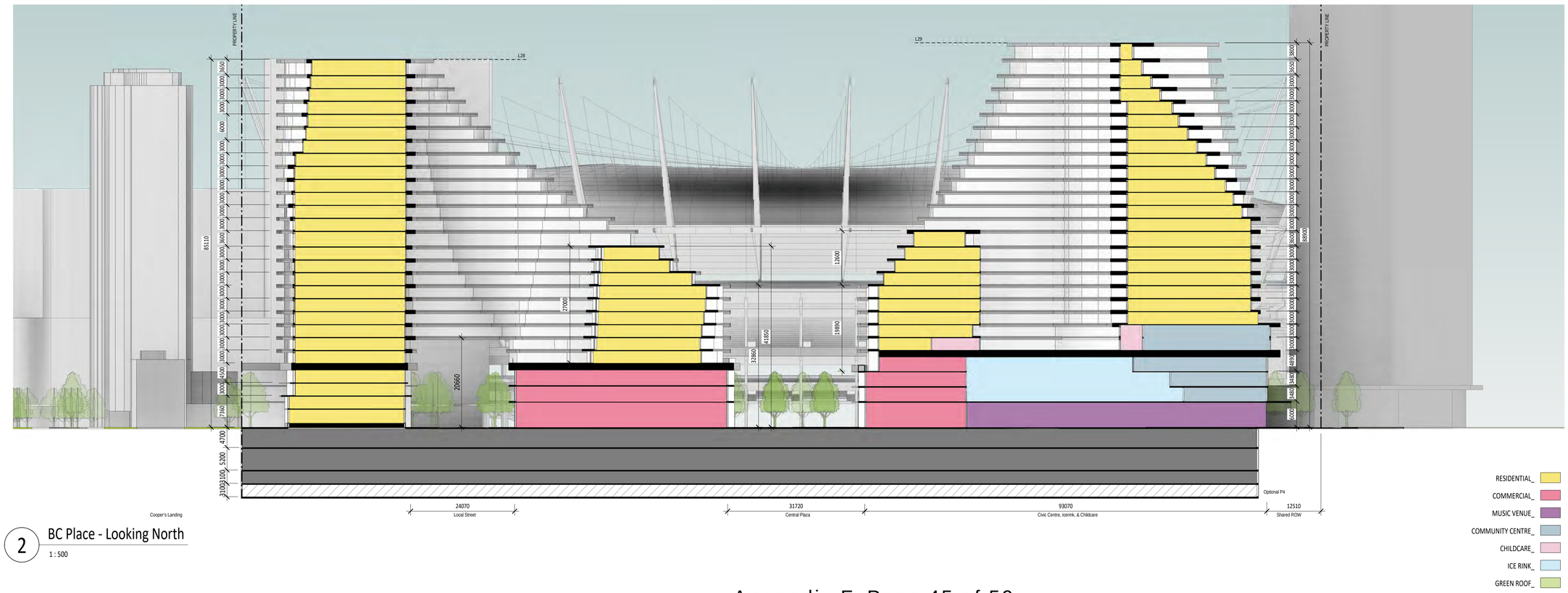
1 Civic Centre
1 : 500


L28
PROPERTY LINE
PROPERTY LINE
85100
3650
3000
3000
3000
600
3000
3000
3000
3000
3000
3000
3000
3000
3000
3000
3000
3000
3000
3000



1 Central Plaza - Looking East

1 : 500



2 BC Place - Looking North

1 : 500

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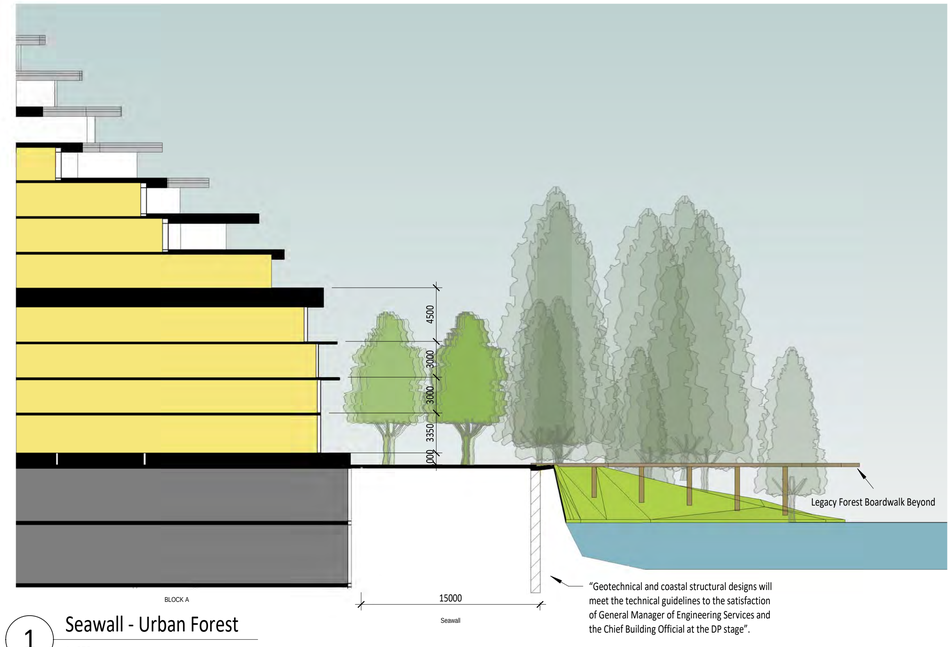
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Project No.	1831
Scale	As indicated
Plot Date	11/05/2019

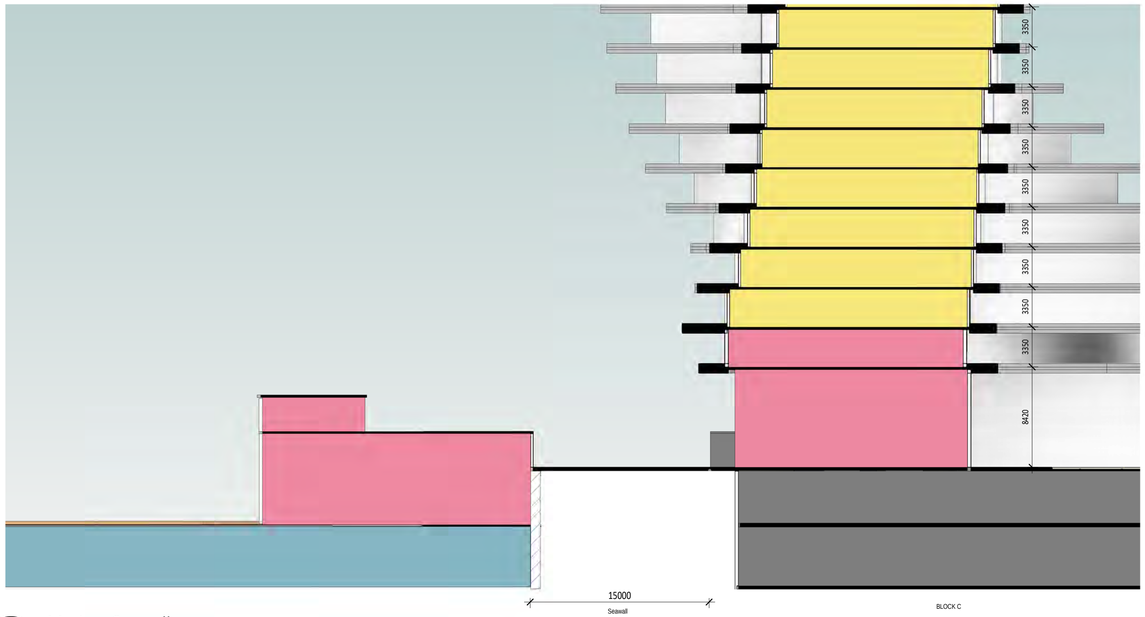
Sections

A302



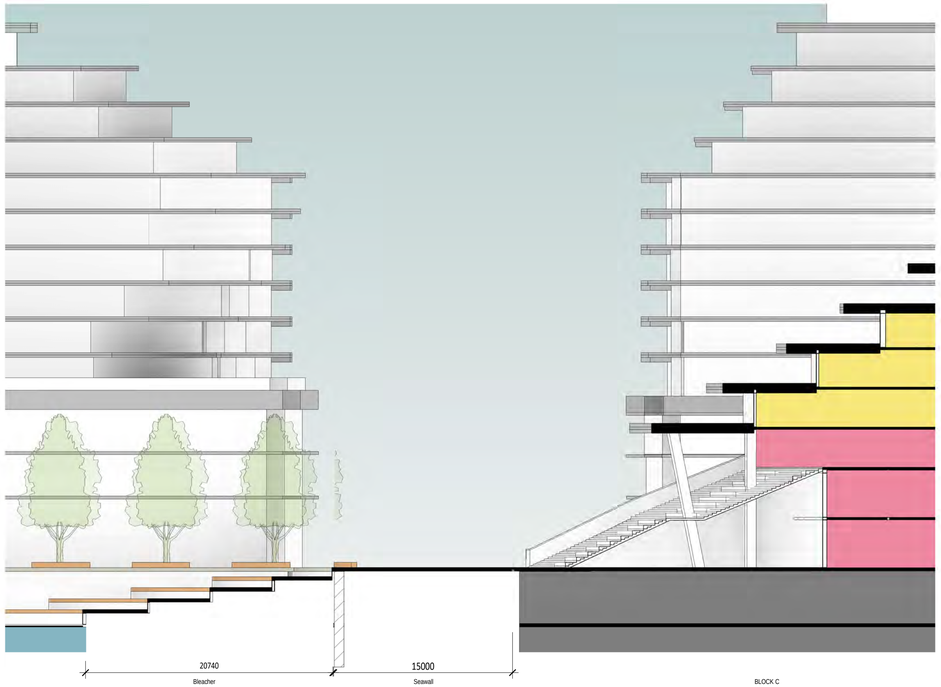
1 Seawall - Urban Forest

1 : 250



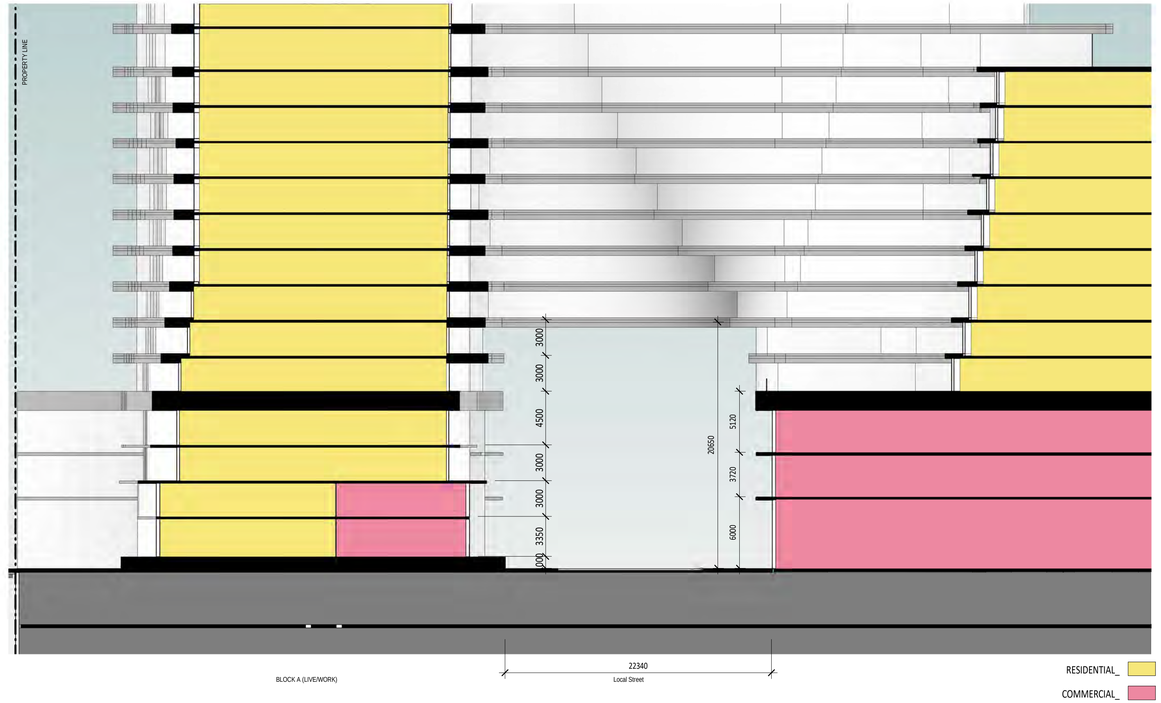
3 Marina -Seawall

1 : 250



2 Plaza Stairs and Terrace

1 : 250



4 PL - Coopers Landing

1 : 250

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MUSIC VENUE_
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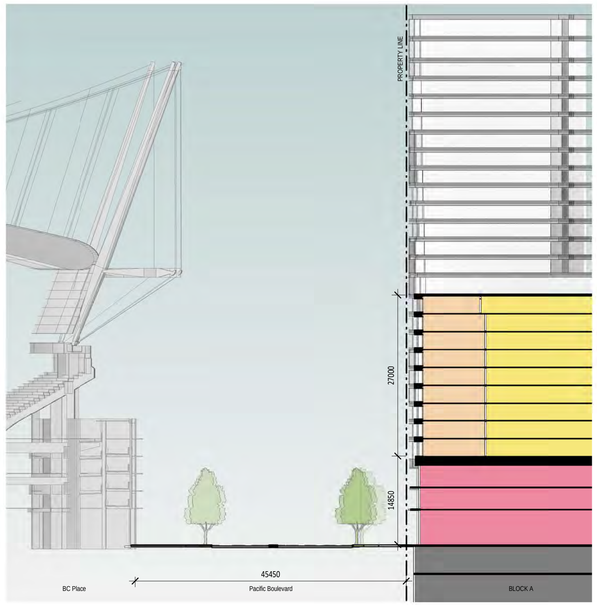
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604.736.5168

Project No.	1831
Scale	As indicated
Plot Date	11/05/2019

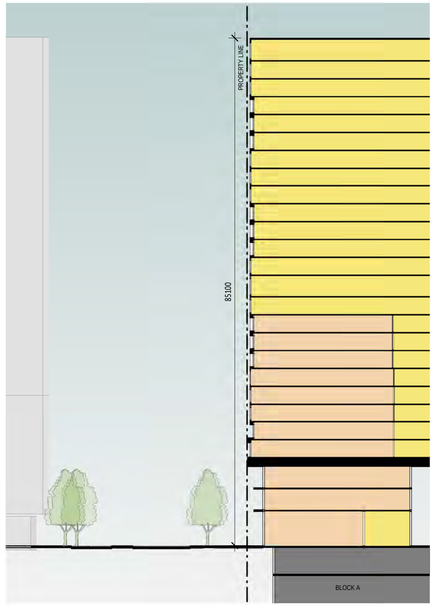
Sections - Seawall

A303



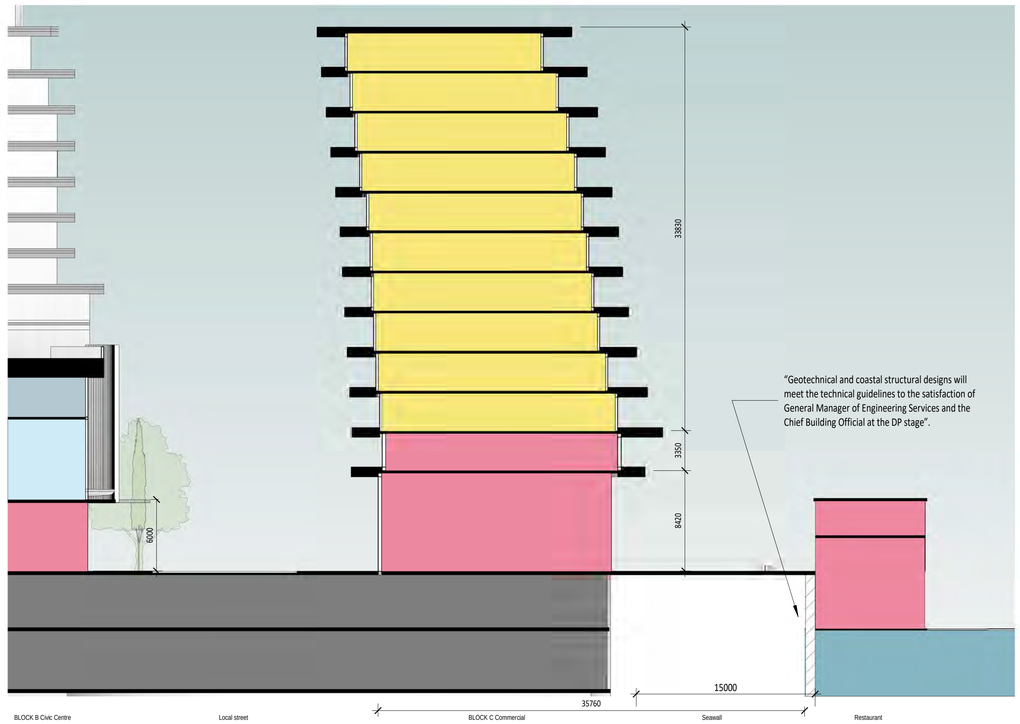
1 Pacific Blvd 2

1 : 500



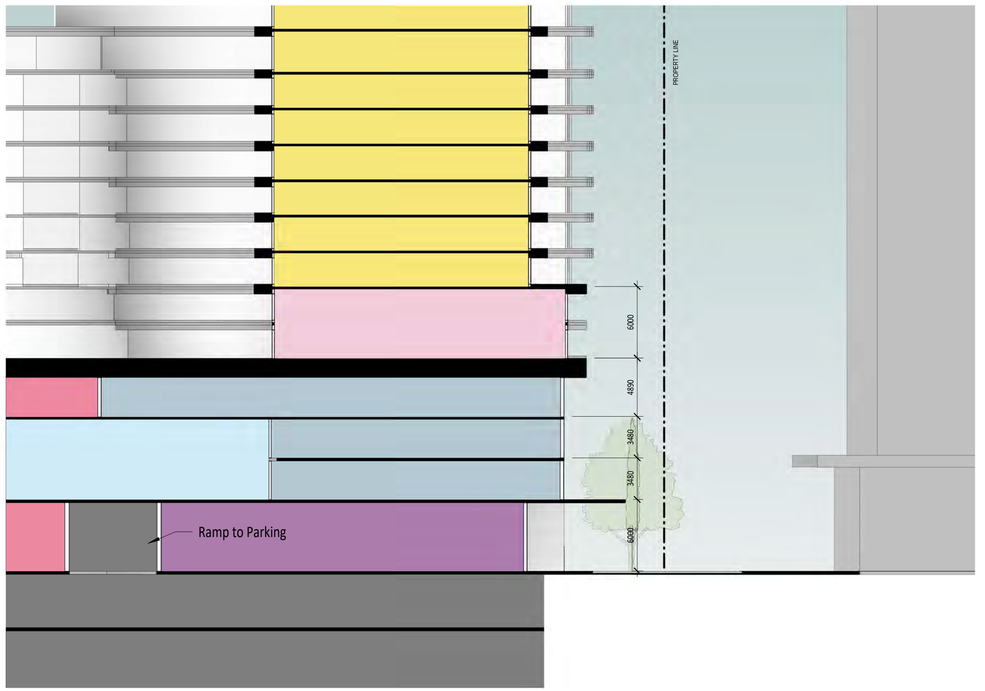
2 Pacific and Tower

1 : 500



3 Through Floating Restaurant

1 : 250



4 Concord ROW

1 : 250

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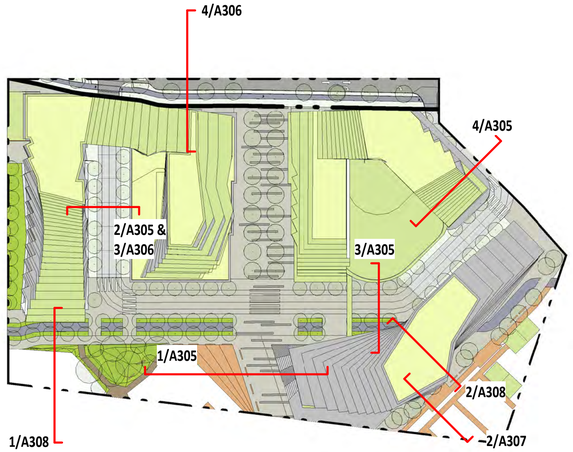
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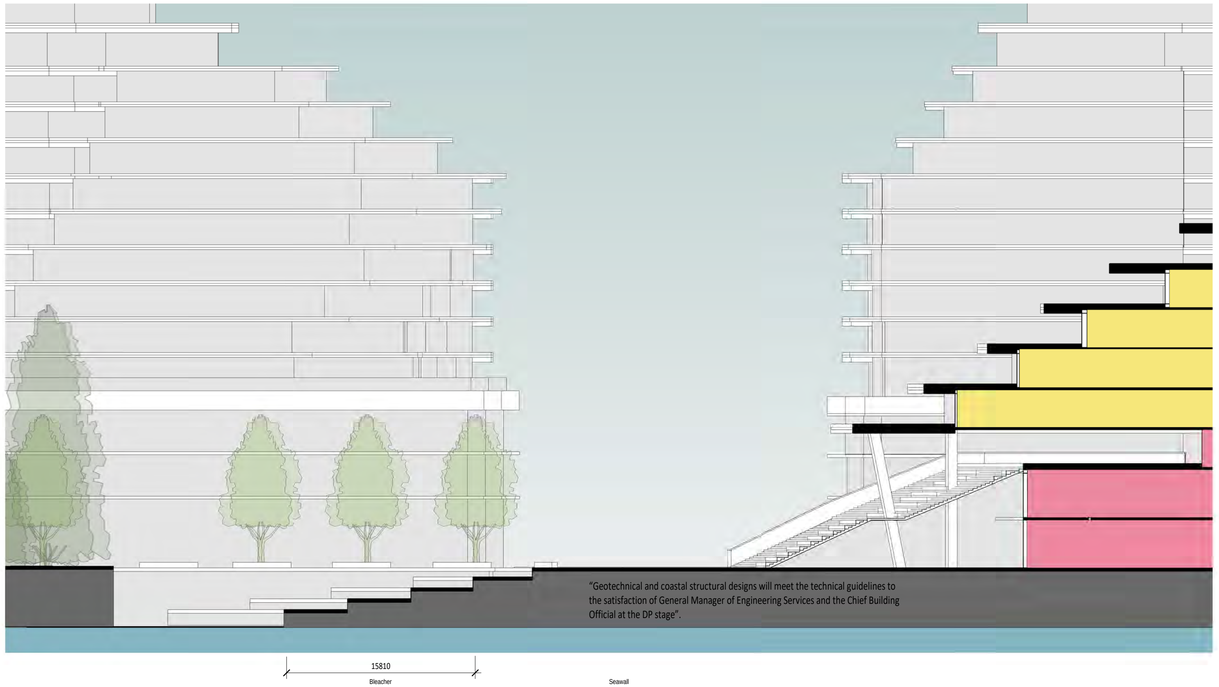
Project No.	1831
Scale	As indicated
Plot Date	11/05/2019

Sections - Road

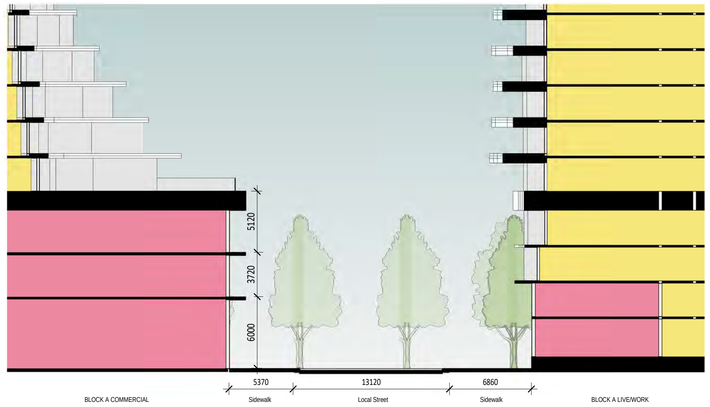
A304



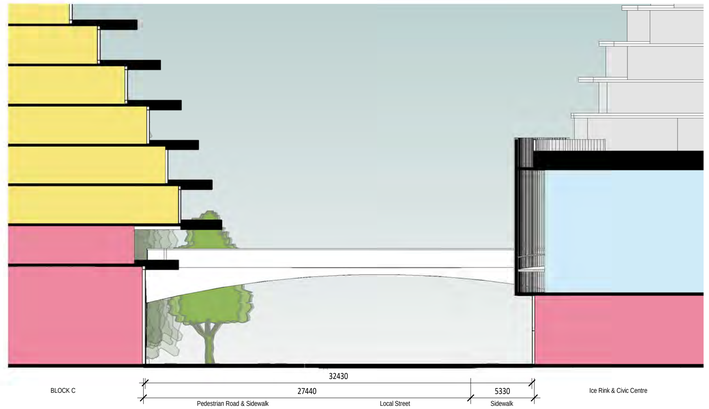
KEY PLAN



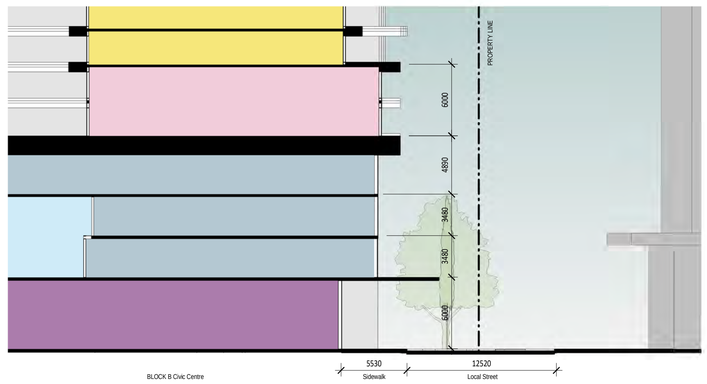
1 Plaza
1 : 250



2 Typ. Proj Street 1-250
1 : 250



3 Project Street Bridge
1 : 250



4 Civic Centre
1 : 250

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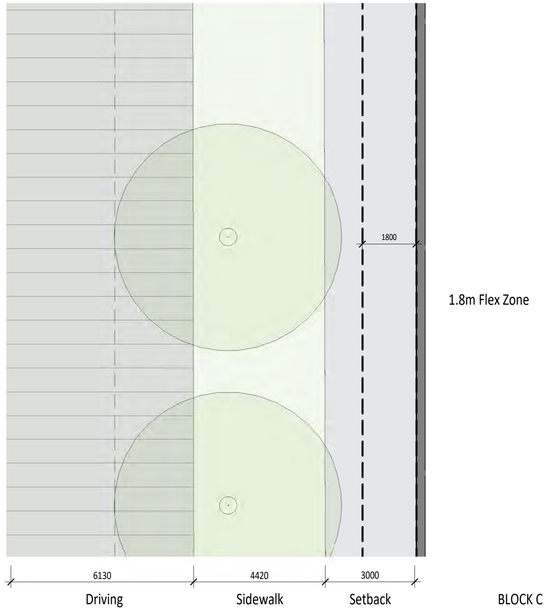
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Project No.	1831
Scale	As indicated
Plot Date	11/05/2019

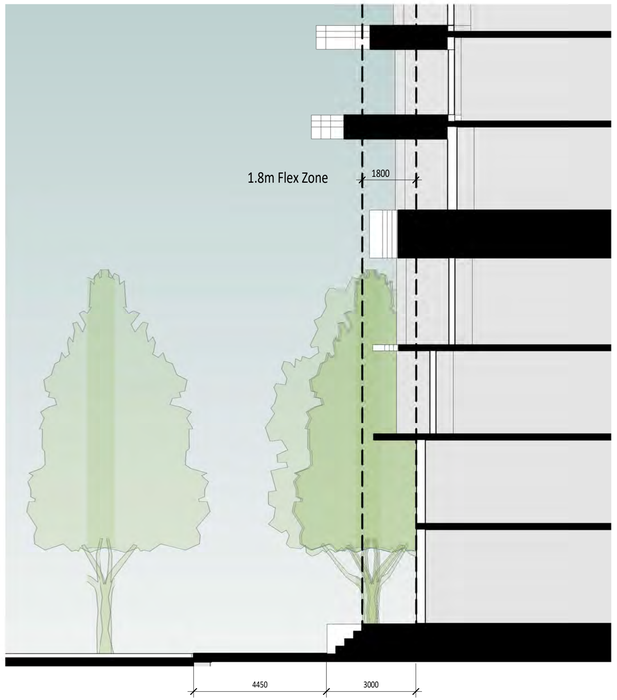
Sections

A305



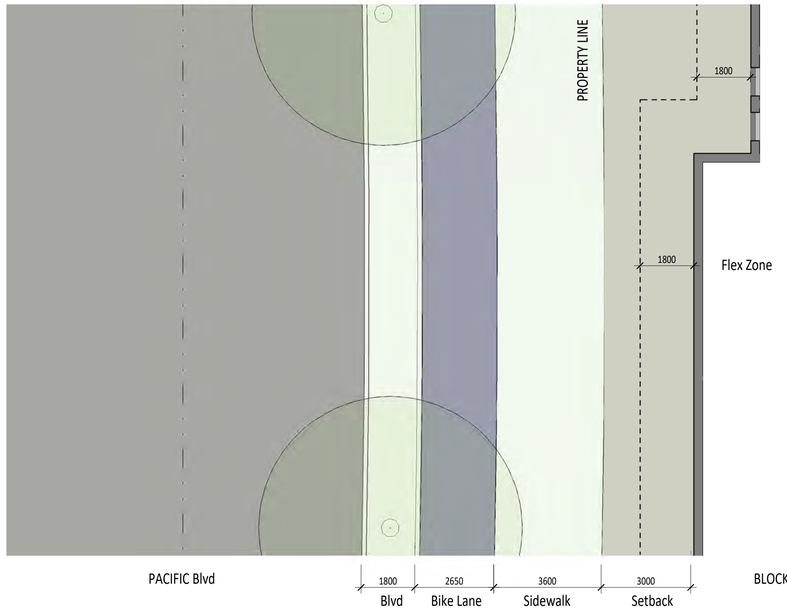
1 Typ.Project Street Plan View

1 : 100



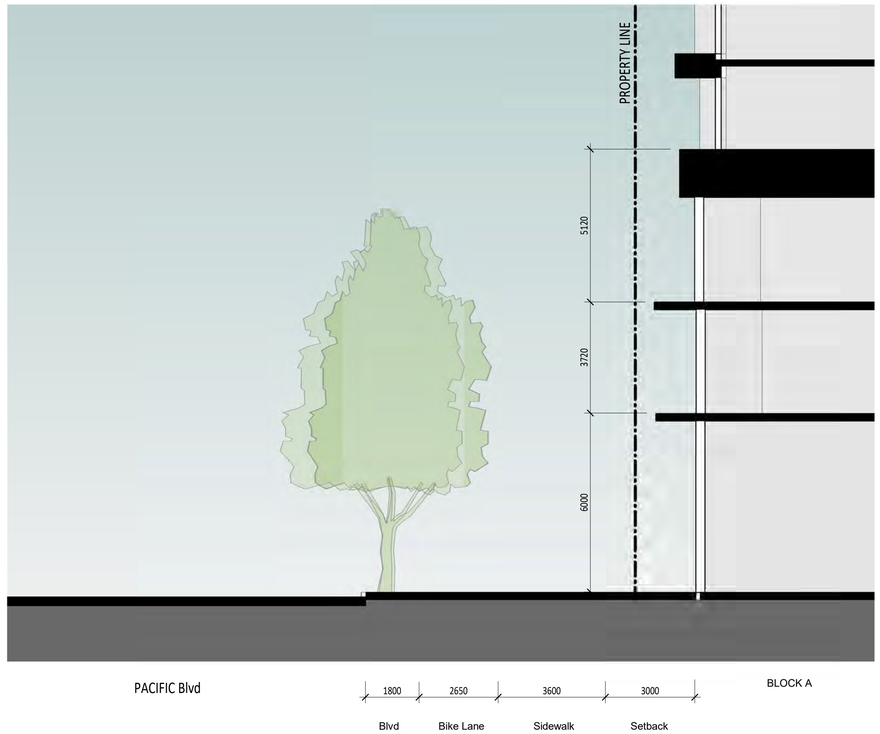
3 Typ. Proj Street

1 : 100



2 Pacific Blvd Plan View

1 : 100



4 Pacific Blvd

1 : 100

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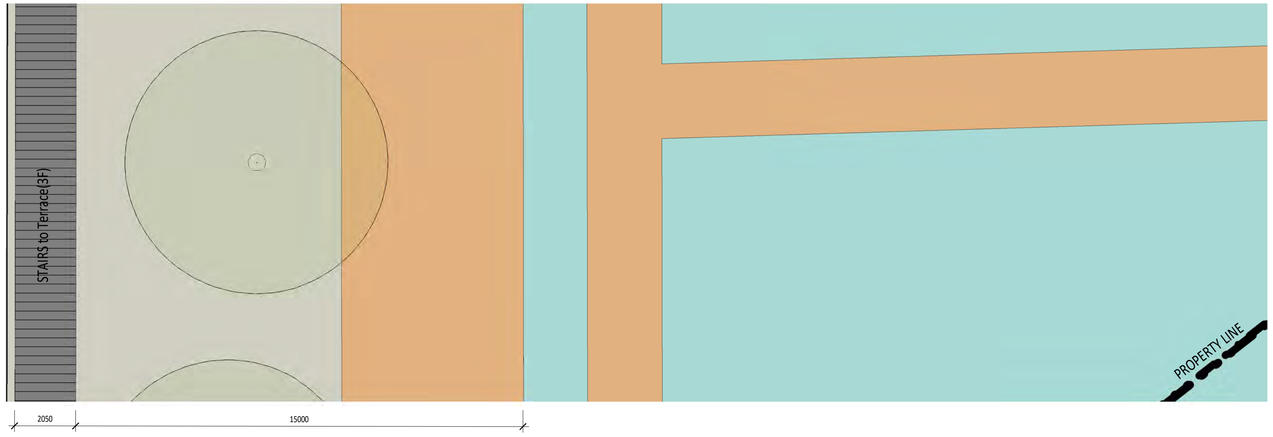
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Project No.	1831
Scale	1 : 100
Plot Date	11/05/2019

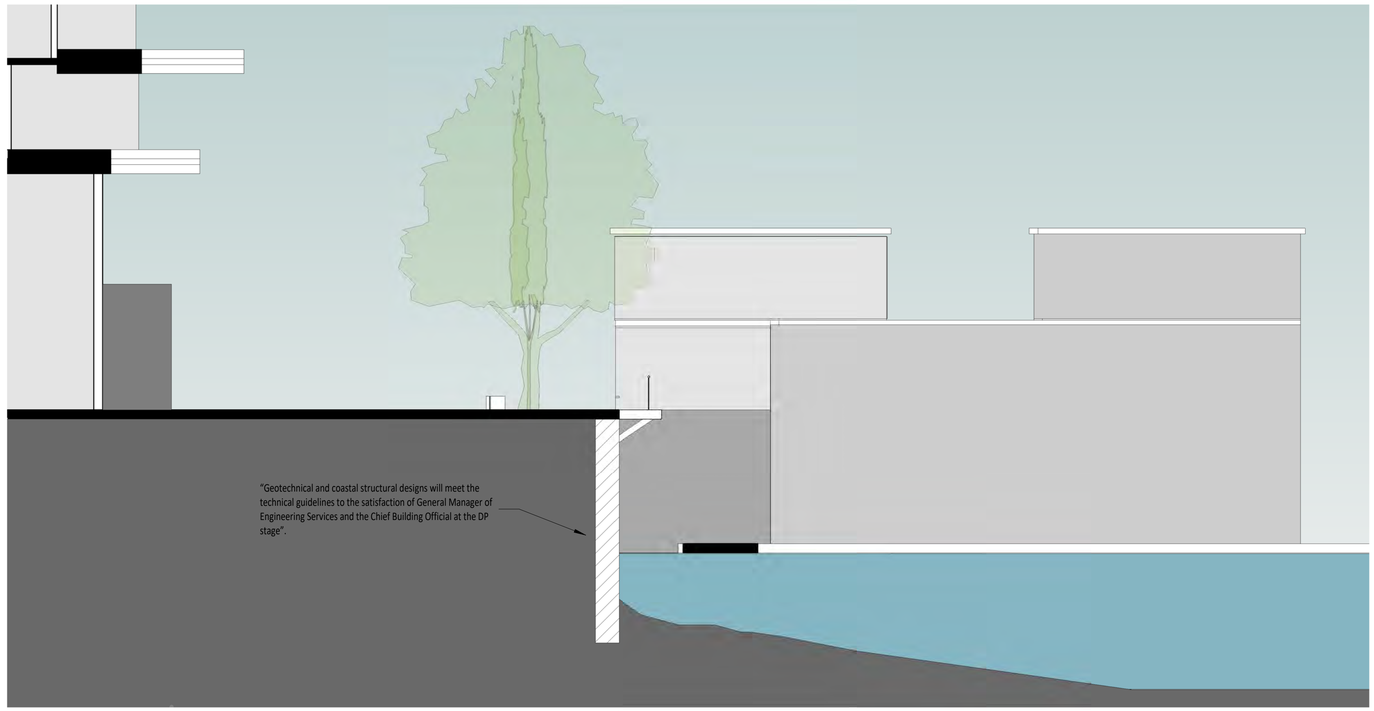
Sections

A306



1 Seawall Plan View

1 : 100



2 Seawall

1 : 100

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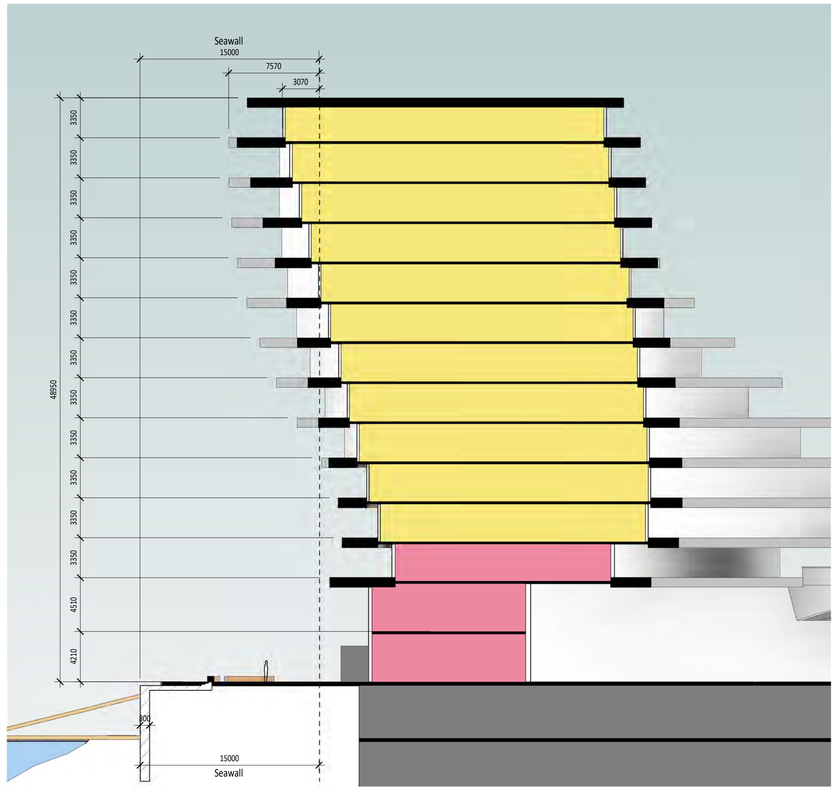
Project No.	1831
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Section

A307



1 Legacy Forest
1 : 250



2 Block C Overhang
1 : 250

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Project No.	1831
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Plot Date	11/05/2019

Section

A308

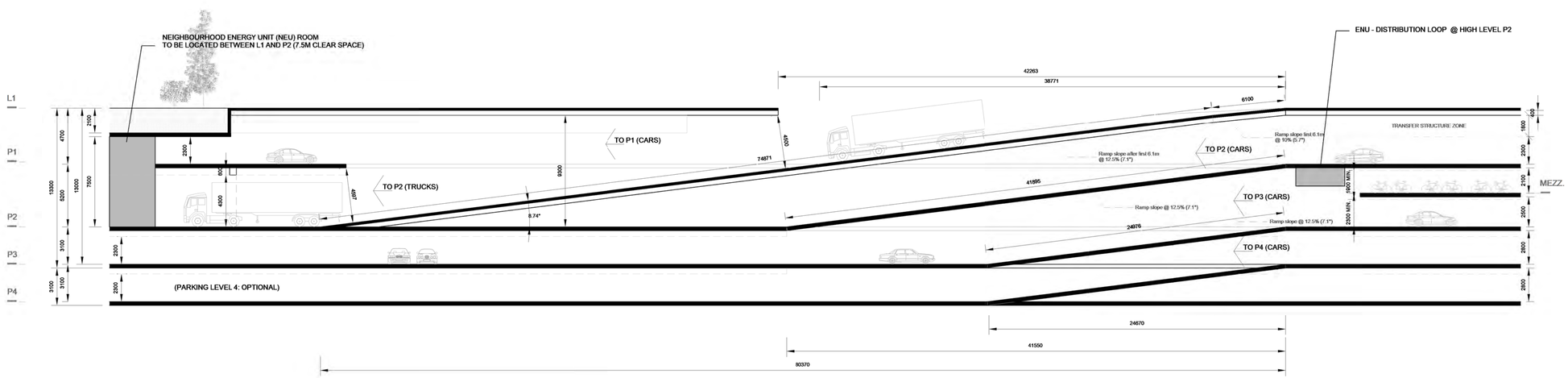
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TYP. PARKING LEVEL SECTION



REF. DOCUMENTS

- City of Vancouver "Parking and Loading Design Supplement"
- City of Vancouver "Garbage and Recycling Storage Amenity Deisgn Supplement"

Key Numbers:

2.3m - Class-A Passenger Space Clearance
4.2m - Garbage Truck Clearance (Driving)
6.9m - Garbage Truck Clearance (Dumping)
4.3m - Class-C Loading Truck Clearance
2.1m - Soil Cell Minimum Depth

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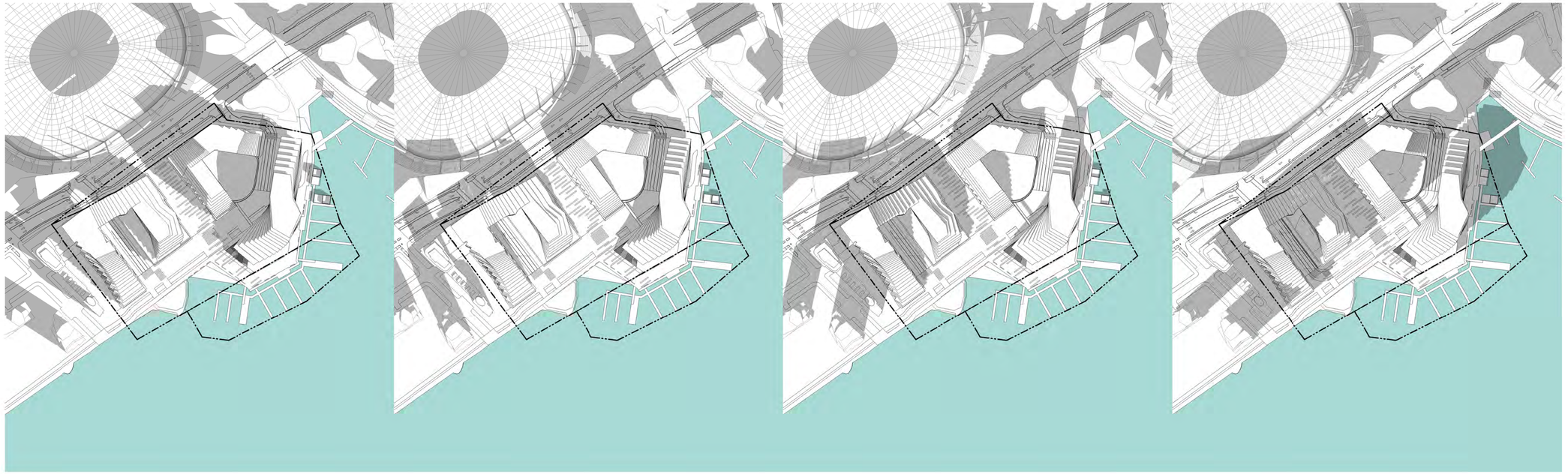
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Project No.	1831
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Plot Date	11/05/2019

Section - Parking Levels

A309

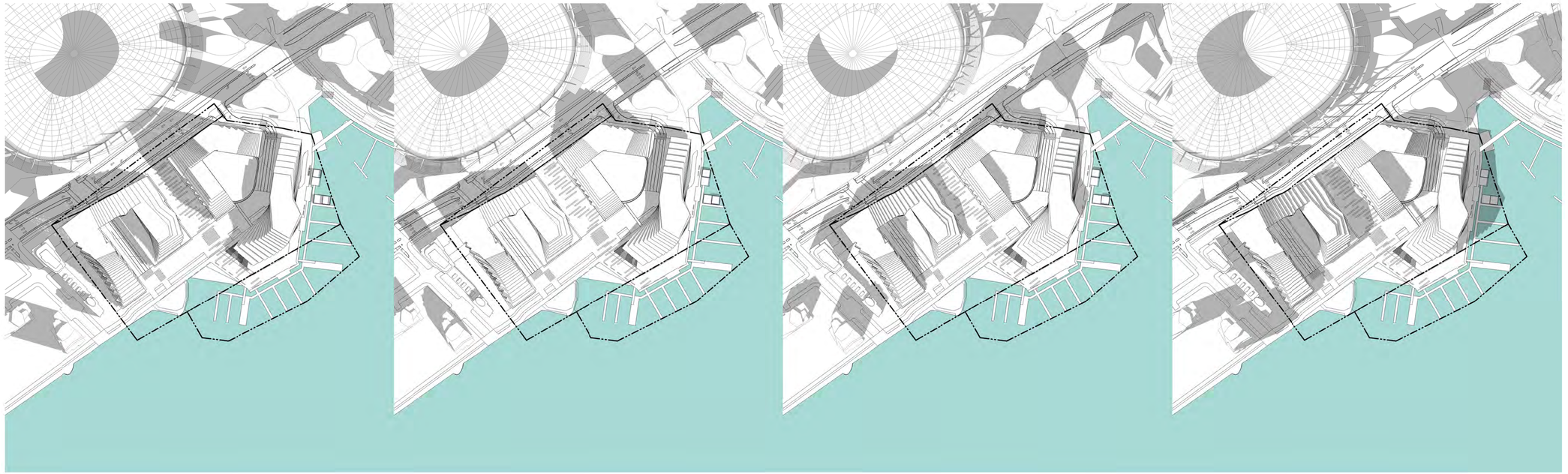


1 Shadow - Spring Equinox 10am
1 : 2400

2 Shadow - Spring Equinox 12pm
1 : 2400

3 Shadow - Spring Equinox 2pm
1 : 2400

4 Shadow - Spring Equinox 4pm
1 : 2400



5 Shadow - Summer Solstice 10am
1 : 2400

6 Shadow - Summer Solstice 12pm
1 : 2400

7 Shadow - Summer Solstice 2pm
1 : 2400

8 Shadow - Summer Solstice 4pm
1 : 2400

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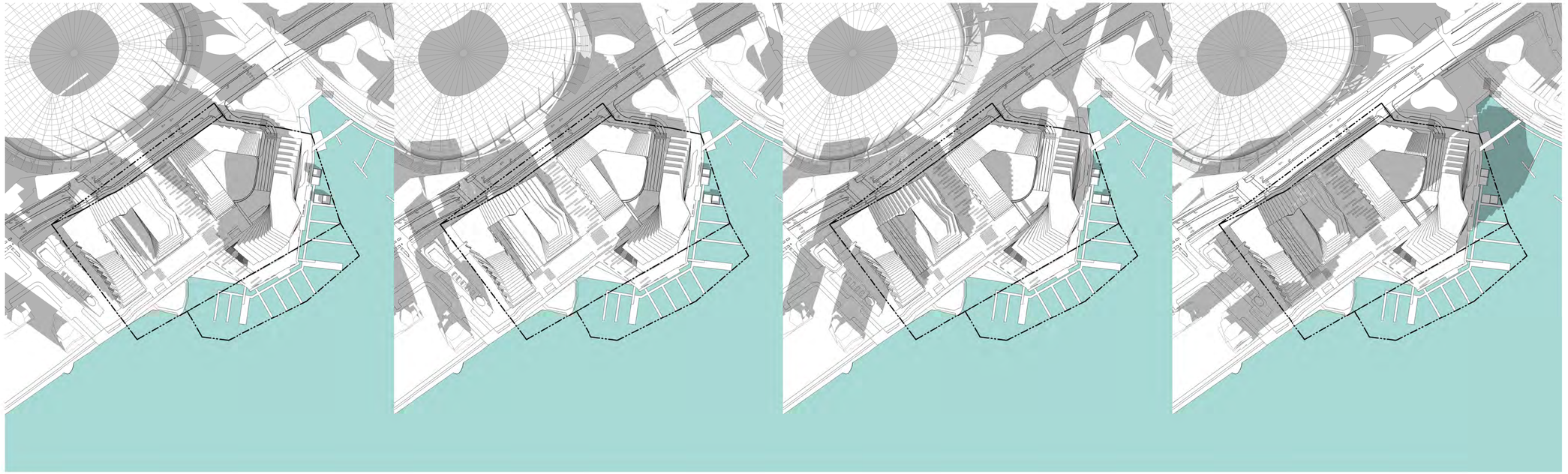
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Project No.	1831
Scale	1 : 2400
Plot Date	11/05/2019

Sun Study - Spring/Summer

(DAY LIGHT SAVING TIME APPLIED)

A401

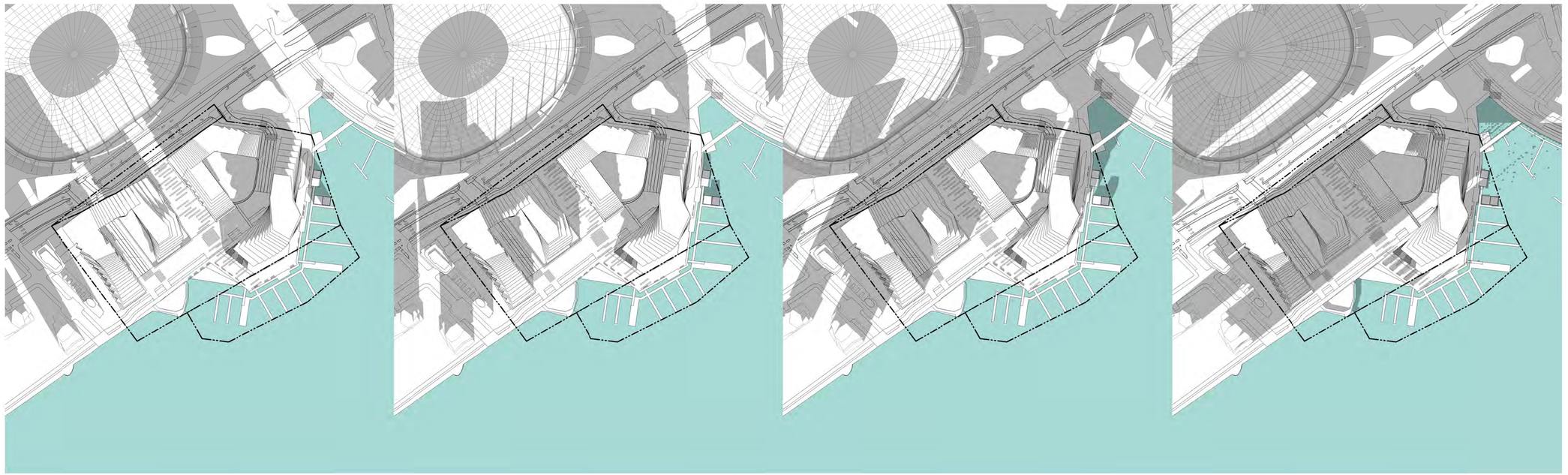


1 Shadow - Fall Equinox 10am
1 : 2400

2 Shadow - Fall Equinox 12pm
1 : 2400

3 Shadow - Fall Equinox 2pm
1 : 2400

4 Shadow - Fall Equinox 4pm
1 : 2400



5 Shadow - Winter Solstice 10am
1 : 2400

6 Shadow - Winter Solstice 12pm
1 : 2400

7 Shadow - Winter Solstice 2pm
1 : 2400

8 Shadow - Winter Solstice 4pm
1 : 2400

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Project No.	1831
Scale	1 : 2400
Plot Date	11/05/2019

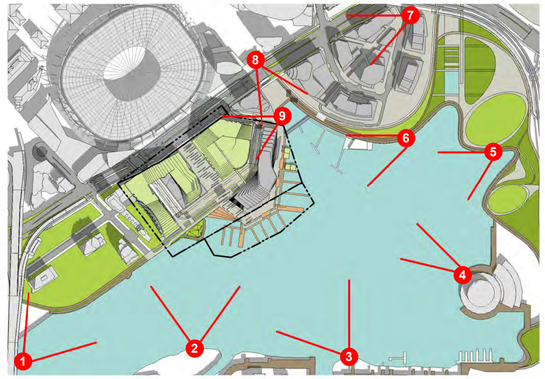
Sun Study - Fall/Winter

(DAY LIGHT SAVING TIME APPLIED ONLY FALL)

A402

Views from:

1. Cambie Bridge
2. Habitat Island
3. Olympic Village
4. Science World
5. Creekside Park
6. Concord Pacific Site
7. Dunsmuir to Georgia Plaza
8. Goergia Street
9. Georgia Plaza to Plaza of Nations

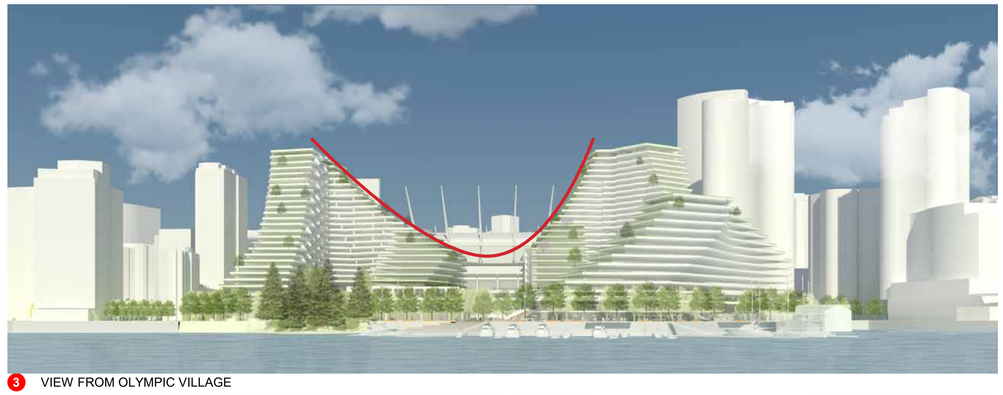




1 VIEW FROM CAMBIE BRIDGE



2 VIEW FROM HABITAT ISLAND



3 VIEW FROM OLYMPIC VILLAGE



4 VIEW FROM SCIENCE WORLD



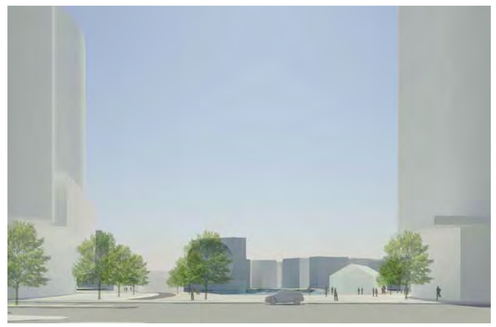
5 VIEW FROM CREEKSIDE PARK



6 VIEW FROM CONCORD PACIFIC SITE



7 VIEW FROM DUMSMUIR TO GEORGIA PLAZA



8 GEORGIA STREET END VIEW



9 GEORGIA PLAZA TO PLAZA OF NATIONS

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Project No.	1831
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Plot Date	11/05/2019

VIEW IMPACT ANALYSIS

A501

Views from:

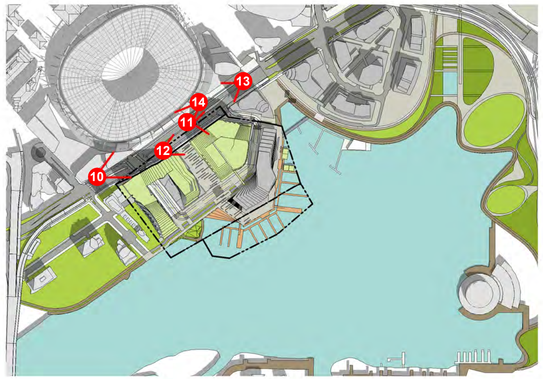
Pacific Blvd Looking East 10

Pacific Blvd Looking East 11

Pacific Blvd Looking East 12

Pacific Blvd Looking West 13

Pacific Blvd Looking West 14





10 PACIFIC BLVD LOOKING EAST



11 PACIFIC BLVD LOOKING EAST



12 PACIFIC BLVD LOOKING EAST



13 PACIFIC BLVD LOOKING WEST



14 PACIFIC BLVD LOOKING WEST

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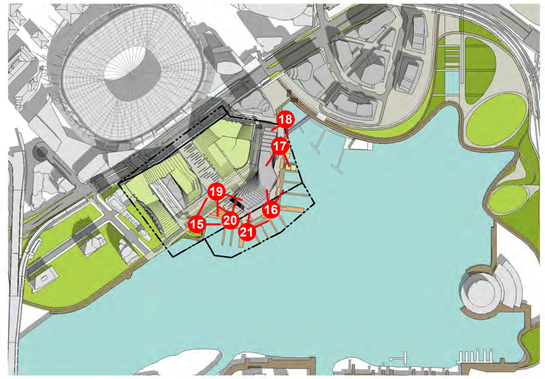
Project No.	1831
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VIEW IMPACT ANALYSIS

A502

Views from:

- Urban Forest Looking East 15
- Seawall Towards Gerogia Plaza 16
- Seawall Looking North & at Portal 17
- Seawall Looking South 18
- Seawall from Central Plaza 19
- Seawall/Plaza Towards BC Place 20
- Seawall Looking East 21





15 URBAN FOREST LOOKING EAST



16 SEAWALL TOWARDS GEORGIA PLAZA



17 SEAWALL LOOKING NORTH & AT PORTAL



18 SEAWALL LOOKING SOUTH



19 SEAWALL FROM CENTRAL PLAZA



20 SEAWALL/PLAZA TOWARDS BC PLACE



21 SEAWALL LOOKING EAST

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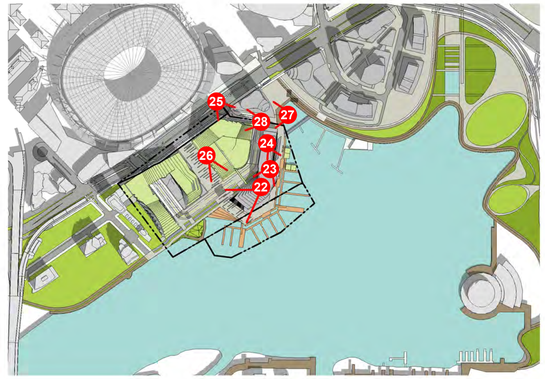
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VIEW IMPACT ANALYSIS

A503

Views from:

- Terrace Towards Cambie 22
- Roof Towards Cambie 23
- View Towards Science World 24
- Pacifi Blvd Looking Down Shared ROW 25
- Terrace Above Plaza 26
- Shared ROW towards BC Place 27
- Shared ROW towards BC Place 28

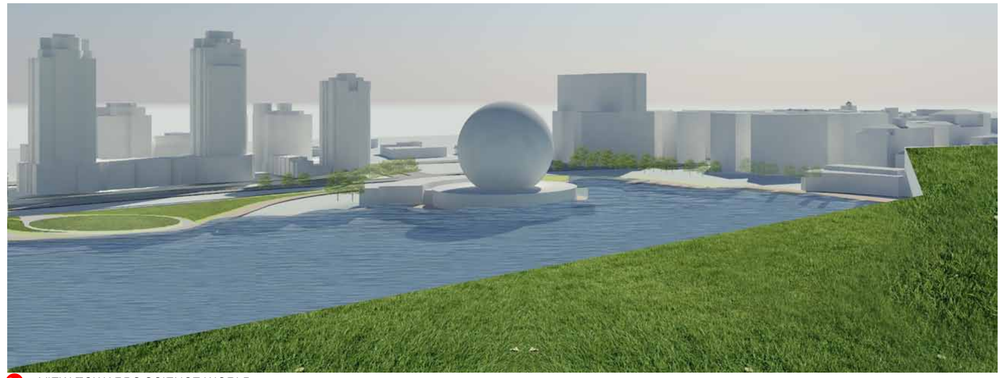




22 TERRACE TOWARDS CAMBIE



23 ROOF TOWARDS CAMBIE



24 VIEW TOWARDS SCIENCE WORLD



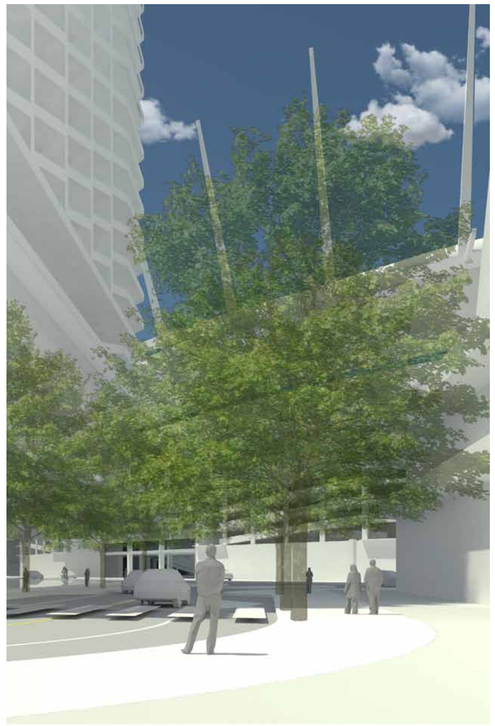
25 PACIFIC BLVD LOOKING DOWN SHARED ROW



26 TERRACE ABOVE PLAZA



27 SHARED ROW TOWARDS BC PLACE



28 SHARED ROW TOWARDS BC PLACE

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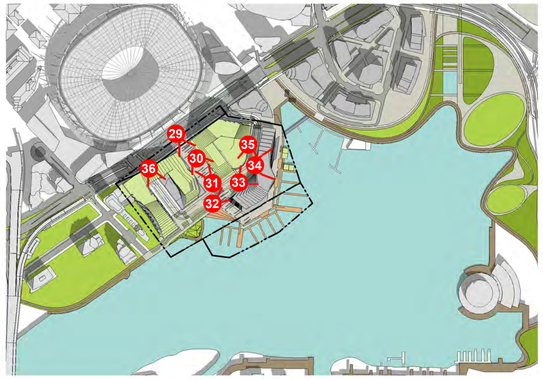
Project No.	1831
Scale	
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VIEW IMPACT ANALYSIS

A504

Views from:

- Stadium through Central Plaza 29
- Stadium through Central Plaza 30
- Plaza towards BC Place 31
- Plaza looking East 32
- Project Street to Portal 33
- Portal to Seawall 34
- Project Street looking West 35
- Project Street Portal 36





29 STADIUM THROUGH CENTRAL PLAZA



30 STADIUM THROUGH CENTRAL PLAZA



31 PLAZA TOWARDS BC PLACE



32 PLAZA LOOKING EAST



33 PROJECT STREET TO PORTAL



34 PORTAL TO SEAWALL



35 PROJECT STREET LOOKING WEST



36 PROJECT STREET TO PORTAL

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A505