

Site Plan - General Notes

1. REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
2. REFER ALSO TO THE LANDSCAPE PLAN
3. ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
4. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
5. ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE GRASSED

Site Plan - Symbol Legend

- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION OF SIDEWALK
- INDICATES EXTENT AND LOCATION OF HEAVY DUTY ASPHALT
- INDICATES EXTENT AND LOCATION OF LANDSCAPING
- INDICATES EXTENT OF EXISTING BUILDINGS
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES STORM LINE (SCALED DOWN FOR CLARITY)
- INDICATES LINE OF FENCE
- INDICATES LOCATION OF PROPOSED CATCH BASIN
- INDICATES LOCATION OF EXISTING CATCH BASIN
- INDICATES LOCATION OF PROPOSED MANHOLE
- INDICATES LOCATION OF EXISTING MANHOLE
- INDICATES LOCATION OF PROPOSED FIRE HYDRANT
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES LOCATION OF BUILDING SIAMESE CONNECTION
- INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL
- INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL
- INDICATES LOCATION OF PROPOSED LIGHT STANDARD
- INDICATES LOCATION OF EXISTING LIGHT STANDARD
- INDICATES LOCATION OF PROPOSED POWER POLE
- INDICATES LOCATION OF PROPOSED POWER POLE ANCHOR
- INDICATES LOCATION OF PROPOSED LIGHT BOLLARD
- INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES PARKING LINE PAINTED ON ASPHALT
- INDICATES LOCATION OF PROPOSED GUARD BOLLARD
- INDICATES LOCATION OF CLASS B BIKE RACK
- INDICATES "HANDICAP PARKING SYMBOL" POLE MOUNTED SIGNAGE
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES PROPOSED GEODETIC SPOT ELEVATION

Site Plan - Code Legend

- EXISTING PORTION OF CURB TO BE REMOVED
- EXISTING PARKING SHARED W/ BUILDING C
- FIRE DEPARTMENT CONNECTION



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SITE PLAN

DOWNTOWN EASTSIDE RAPID RESPONSE SHELTER
595, 525 WEST 2nd AVENUE,, VANCOUVER, BRITISH COLUMBIA
BLACK DIAMOND GROUP

NOT FOR
CONSTRUCTION

This drawing supersedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

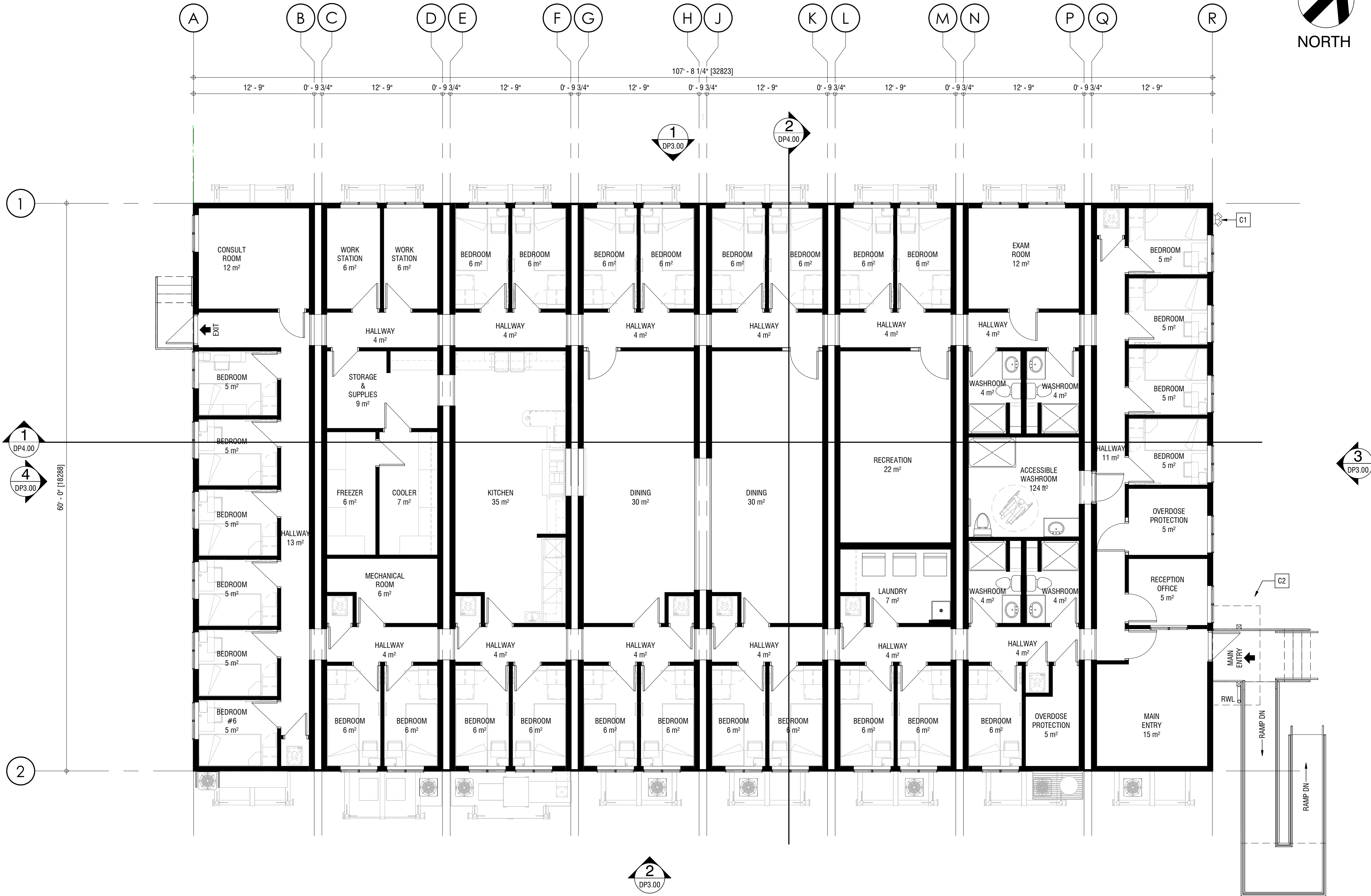
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REVISION	DATE
1 DEVELOPMENT PERMIT	12.16.2022

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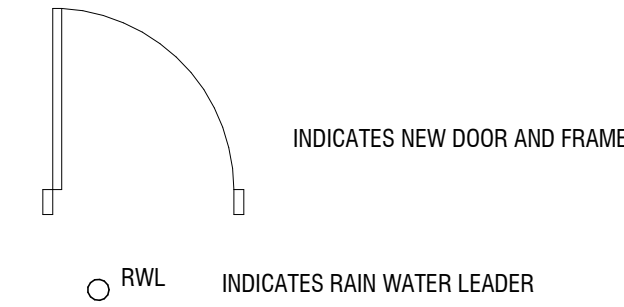
DP1.00



Construction - General Notes

1. WALL ASSEMBLIES SHALL BE CONSTRUCTED IN SEQUENCE AS WRITTEN INITIATED FROM THE SIDE ON WHICH WALL TAG IS LOCATED.
2. ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED.
3. PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO U/S OF STRUCTURE OR 100mm ABOVE FIRE RATED CEILING ASSEMBLY AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT. REFER TO REFLECTED CEILING PLANS DRAWING A3.00 FOR REQUIRED FIRE RATING LOCATIONS
4. AT ALL FIRE SEPARATIONS ANY PENETRATIONS OR OPENINGS MUST BE SEALED WITH APPROVED FIRE STOPPING MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE INTEGRITY OF THE FIRE RATED ASSEMBLY IS MAINTAINED.
5. PROVIDE ADEQUATE IN WALL BLOCKING SUPPORT AT ALL WALL MOUNTED EQUIPMENT. (I.E. FIXTURE LOCATIONS, HANDRAILS & MILLWORK)
6. REFER TO FINISH & EQUIPMENT PLANS FOR INFORMATION ON ALL MILLWORK, PLUMBING FIXTURES, APPLIANCES AND EQUIPMENT
7. ALL ROOFING CONSTRUCTION AND PROCEDURES TO BE EXECUTED AND CARRIED OUT AS PER THE "ALBERTA ROOFING CONTRACTORS ASSOCIATION" MANUAL AND ITS RECOMMENDATIONS U.N.O.

Construction - Symbol Legend



Construction - Code Legend

- C1 FIRE DEPARTMENT CONNECTION
- C2 OUTLINE OF CANOPY ROOF ABOVE
- C3 INFILL WALL TO MATCH EXISTING



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MAIN FLOOR PLAN

DOWNTOWN EASTSIDE RAPID RESPONSE SHELTER

595, 525 WEST 2nd AVENUE, VANCOUVER, BRITISH COLUMBIA
BLACK DIAMOND GROUP

222/144

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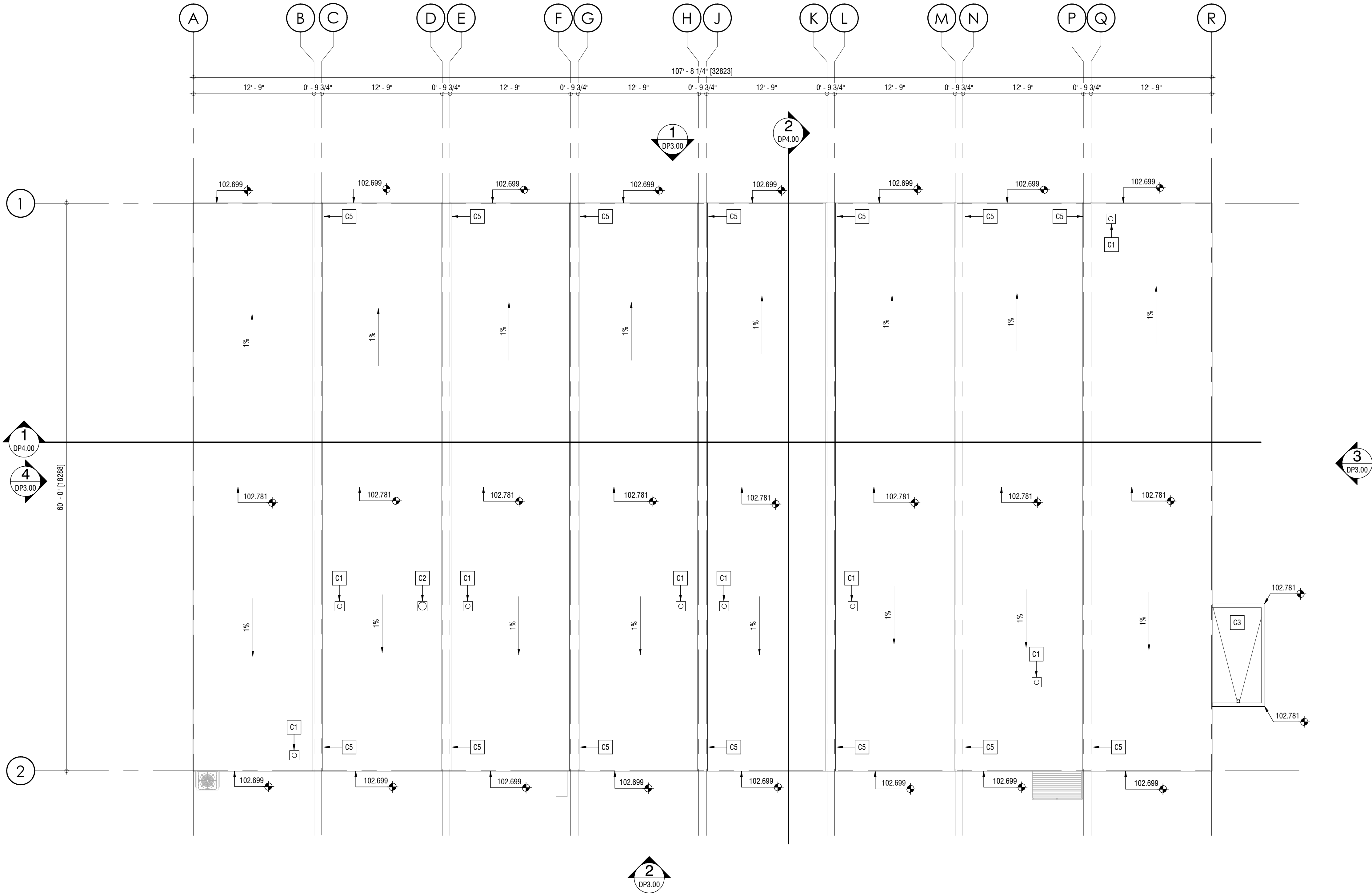
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DP2.00

1 Building C - Main Floor Plan
DP2.00 SCALE: 1 : 75



Construction - Code Legend

- C1 EXISTING FURNACE FLUE OPENING
- C2 EXISTING EXHAUST FAN OPENING
- C3 EXISTING CANOPY OVER MAIN ENTRY BELOW
- C4 EXISTING EPDM ROOF
- C5 NEW GALVANIZED STEEL ROOF CAPPING



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ROOF PLAN

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BLACK DIAMOND GROUP

222/144

1 Building C - Roof Plan

DP2.02 SCALE:1 : 75

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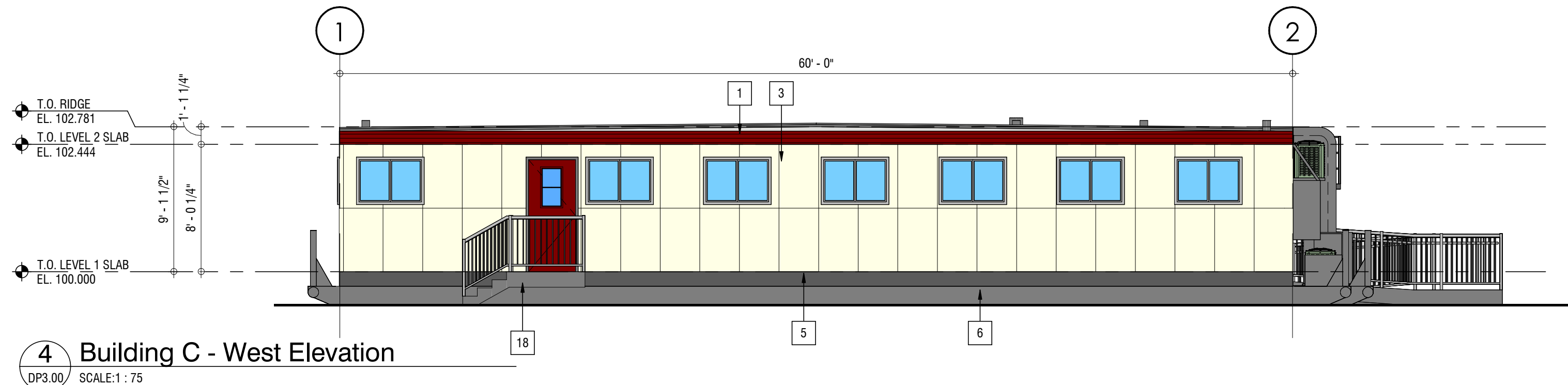
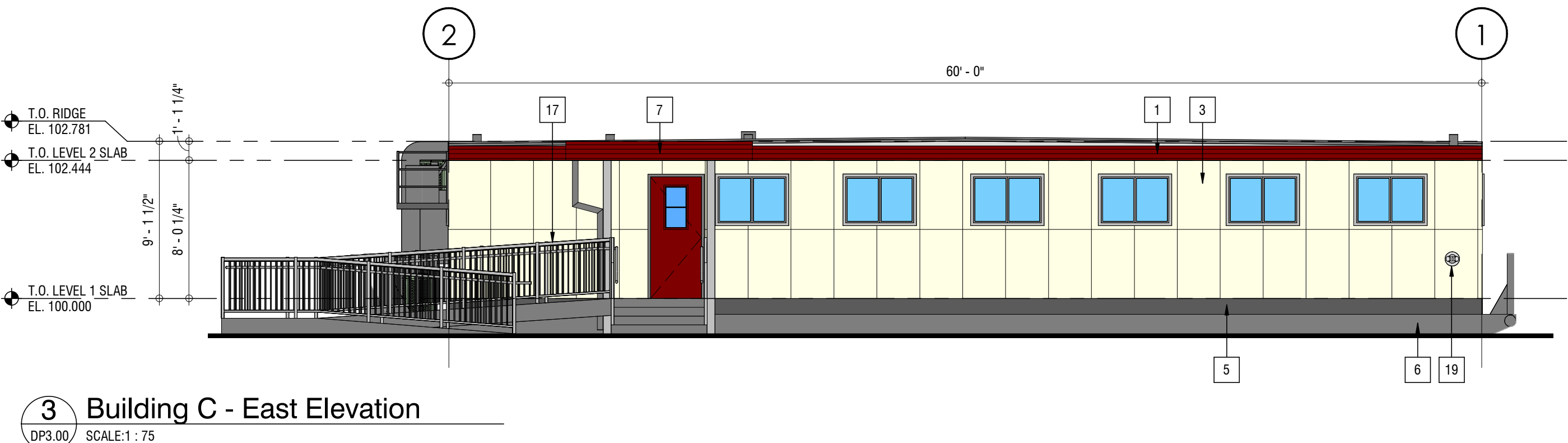
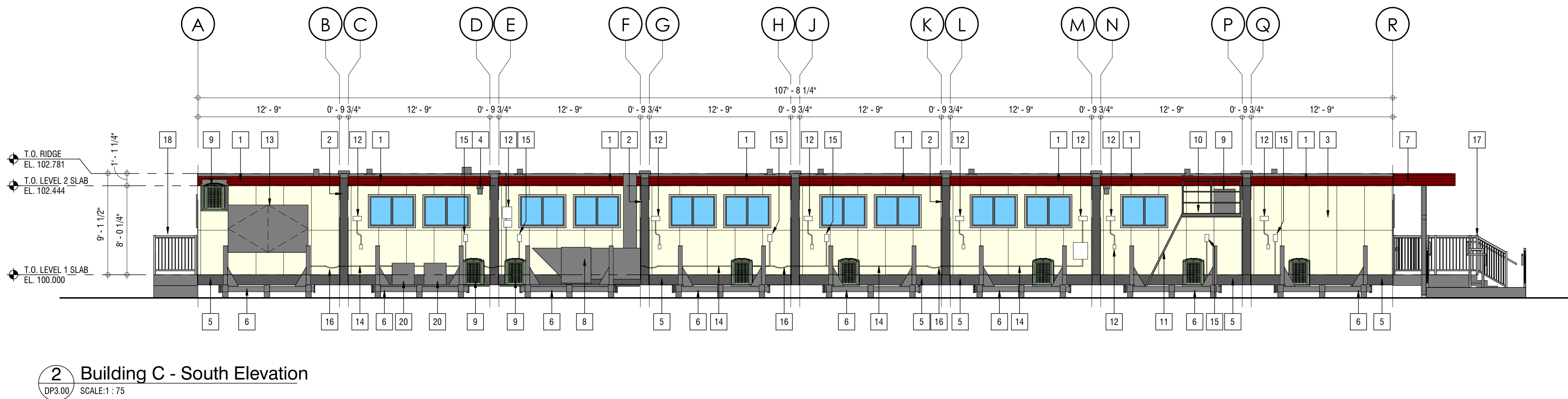
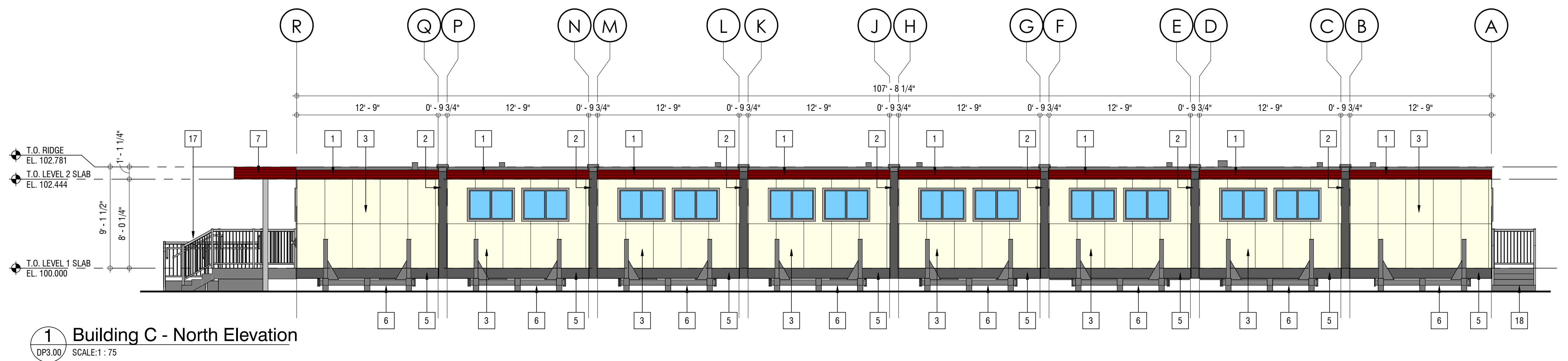
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Elevation - Code Legend

- | | |
|----|--|
| 1 | 30 GA. STEEL FASCIA |
| 2 | TRANSITION STRIP BETWEEN MODULAR UNITS |
| 3 | 30 GA. SIDING |
| 4 | EXTERIOR LIGHT FIXTURE |
| 5 | 30 GA. BOTTOM TRIM |
| 6 | STEEL SKID |
| 7 | ROOF CANOPY C/W DOWNSPOUT |
| 8 | MAKE UP AIR UNIT |
| 9 | CONDENSER UNIT |
| 10 | STEEL PLATFORM |
| 11 | STEEL LADDER |
| 12 | ELECTRICAL BOX |
| 13 | ELECTRICAL CABINET |
| 14 | GAS LINES, TYPICAL |
| 15 | GAS REGULATOR |
| 16 | GAS FLEXIBLE INTERCONNECT HOSE |
| 17 | RAMP C/W GUARDRAIL AND HANDRAILS |
| 18 | STAIRS C/W GUARDRAIL AND HANDRAILS |
| 19 | FIRE DEPARTMENT CONNECTION |
| 20 | HVAC UNITS |



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ELEVATIONS

DOWNTOWN EASTSIDE RAPID RESPONSE SHELTER
595, 525 WEST 2nd AVENUE,, VANCOUVER, BRITISH COLUMBIA
BLACK DIAMOND GROUP
222144

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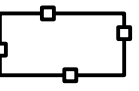
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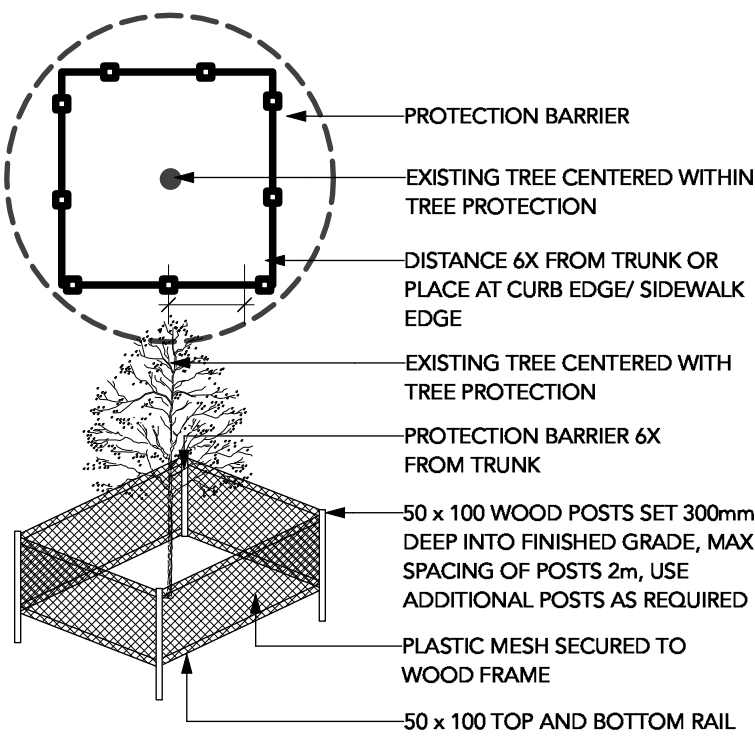
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TREE MANAGEMENT PLAN

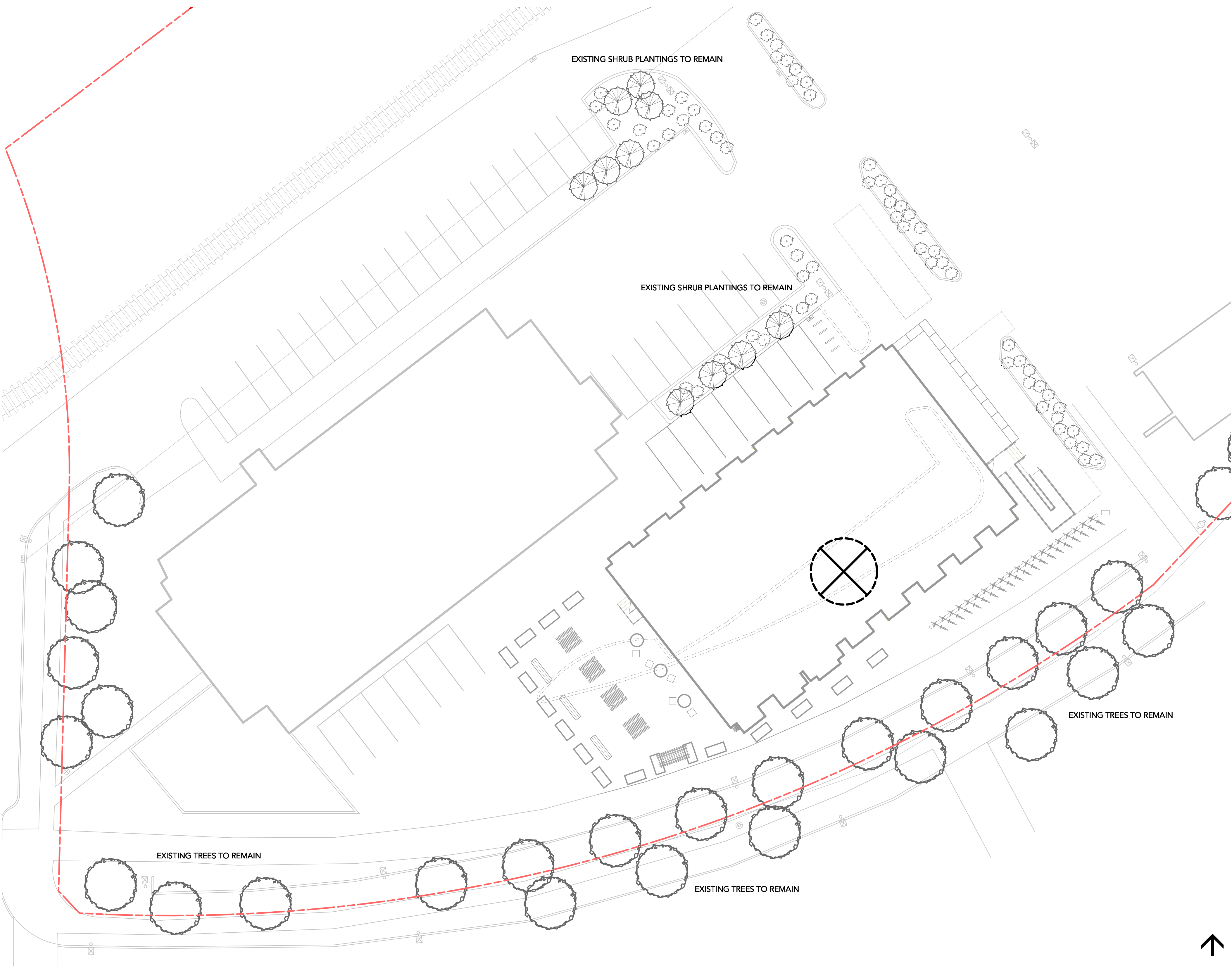
TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT



TREE PROTECTION NOTES

- REFER TO CERTIFIED ARBORIST REPORT (DATED: MAY 19, 2021 BY MIKE FADUM AND ASSOCIATES LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY
- INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF VANCOUVER STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF VANCOUVER TREE PROTECTION BY-LAWS.
- FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.
- TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.
- TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VANCOUVER.
- CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION". EIGHT WEEKS NOTICE IS REQUESTED. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT KEVIN CAVELL AT 604-873-7773 FOR DETAILS.
- PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT AND SUBMITTED TO THE DIRECTOR OF PLANNING IN A TIMELY MANNER. CALL 311 TO REQUEST THE PARK BOARD ARBORIST (CONTACT CABOT LYFORD) TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.
- ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



David Stoyko
Landscape Architect

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DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

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2	ISSUED FOR DP APPLICATION	22-12-23
1	ISSUED FOR REVIEW	22-12-21
REVISIONS		

DOWNTOWN EASTSIDE RAPID RESPONSE SHELTER - ASH STREET

595, 525 West 2nd Avenue
Vancouver, British Columbia

Scale:	1:200
Drawn:	DS/MGC
Reviewed:	DS
Project No.	22-030

TREE MANAGEMENT PLAN

PLANTING CONCEPT



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DOWNTOWN
EASTSIDE RAPID
RESPONSE SHELTER -
ASH STREET

595, 525 West 2nd Avenue
Vancouver, British Columbia

Scale:	1:150
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LANDSCAPE
CONCEPT

PLANTING CONCEPT

OVERALL CONCEPT



THERAPEUTIC GARDEN, USING SPECIES TYPICALLY NATIVE TO THE PACIFIC NORTHWEST



PLANT PALETTE
ONSITE TREES



ACER CIRCINATUM

SHRUBS



LAVANDULA ANGUSTIVOLIA
'HIDCOTE'



ROSMARINUS OFFICINALIS



ROSA NOOTKANA



SHEPHERDIA CANADENSIS



MENTHA ARVENSIS



RIBES SANGUINEUM



RUBUS SPECTABILIS



VACCINIUM OVATUM

PERENNIALS



ACHILLEA MILLEFOLIUM



SALVIA YANGII




ECHINACEA PURPUREA



SALVIA OFFICINALIS

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES					
	Acer circinatum	Red Maple		    	
SHRUBS					
FULL SUN					
	Lavendula angustifolia 'Hidcote'	Hidecote Lavender		   	
	Rosmarinus officinalis 'Blue Spires'	Blue Spires Rosemary		   	
PART SHADE					
	Rosa nootkatensis	Nootka Rose		    	
	Shepherdia canadensis	Canada Buffaloberry		    	
	Mentha arvensis	Wild Mint		   	
	Ledum groenlandicum	Labrador Tea		   	
	Ribes sanguineum	Red currant		     	
	Rubus spectabilis	Salmonberry		     	
	Vaccinium ovatum	Evergreen Huckleberry		      	
PERENNIALS					
SUN					
	Salvia yangii	Russian Sage		   	
	Echinacea purpurea 'Magnus'	Purple Coneflower		   	
	Salvia officinalis	Common sage		   	
	Achillea millefolium	Yarrow		    	

-  NATIVE PLANTS
-  DROUGHT TOLERANT PLANTS
-  POLLINATOR FRIENDLY PLANTS
-  SEASONAL INTEREST PLANTS
-  FOOD RESOURCE PLANTS
-  HABITAT VALUE PLANTS
-  EVERGREEN PLANTS

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