

# 15888 EAST HASTINGS DEVELOPMENT PERMIT SET

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**ZONING DATA**

**LEGAL DESCRIPTION**

LOT 1, PLAN 417, and LOT A, PLAN 21943, both of BLOCK 5 of BLOCK C, DL 183

**CIVIC ADDRESS**

1500 & 1550 EAST HASTINGS STREET  
VANCOUVER, BC V5L 1S5

**SITE AREA:** 36,207 SF

**ZONING:** MC-1

**GUIDELINES:** MC-1 - EAST HASTINGS

**FSR:** 2.5 (1.5 MARKET RESIDENTIAL, 0.3 RENTAL)

**MAX. CRU AREA:** 13,993 SF

**MAX. MARKET RESIDENTIAL FSR:** 54,310 SF

**MAX. RENTAL RESIDENTIAL AREA:** 10,862 SF

**SETBACKS**

HASTINGS STREET & WOODLAND DRIVE: NONE  
MCLEAN DRIVE: 3'-6" AT GROUND  
LANE: LEVELS 1 - 3: 15' RESIDENTIAL / LEVEL 4: 20' RESIDENTIAL

\*8'-6" SIDEWALK DEDICATION ALONG MCLEAN

\*3'-6" GROUND FLOOR SETBACK ALONG MCLEAN

**AREA KEY**

 AMENITY	 DECK	 RENTAL	 STORAGE
 BALCONY	 ENCLOSED BALCONY	 RESTAURANT	 SUITE/CIRC.
 CRU	 OFFICE	 SERVICE	



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**NOTES**

**RESIDENTIAL DENSITY**

	GROSS AREA	DEDUCTIONS	NET AREA	FSR
<b>MARKET</b>	LEVEL 1 1059.4 SF	LEVEL 2 747.9 SF	LEVEL 1 1059.4 SF	LEVEL 1 0.029
	LEVEL 2 14285.9 SF	LEVEL 3 1235.7 SF	LEVEL 2 12243.3 SF	LEVEL 2 0.338
	LEVEL 3 21922.7 SF	LEVEL 4 1153.9 SF	LEVEL 3 20686.9 SF	LEVEL 3 0.571
	LEVEL 4 21472.7 SF	IN-SUITE STORAGE 3137.6 SF	LEVEL 4 20318.8 SF	LEVEL 4 0.561
<b>TOTALS</b>	58740.7 SF	AMENITY 1294.6 SF	54308.5 SF	1.500
<b>RENTAL</b>	LEVEL 1 3453.7 SF	LEVEL 2 410.6 SF	LEVEL 1 3453.7 SF	LEVEL 1 0.095
	LEVEL 2 7818.5 SF		LEVEL 2 7407.9 SF	LEVEL 2 0.205
	LEVEL 3 11272.2 SF		LEVEL 3 10861.6 SF	LEVEL 3 0.300
<b>TOTALS</b>				
	70012.9 SF		65170.1 SF	1.800

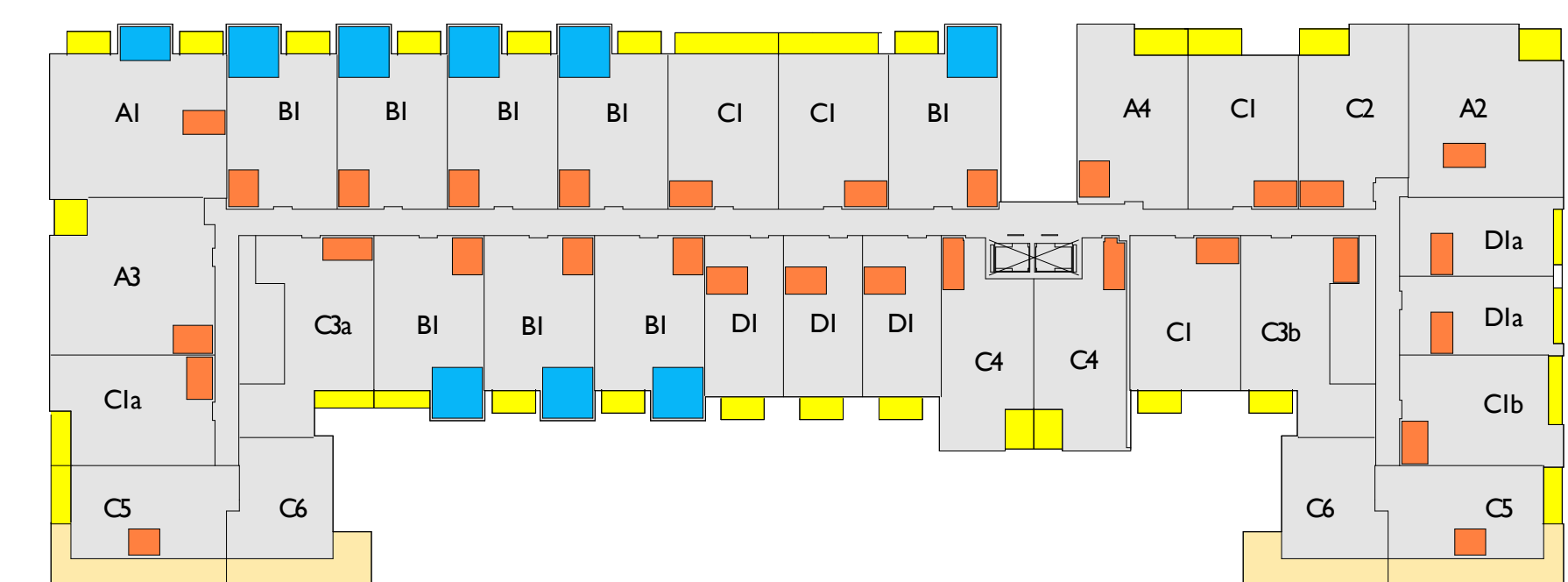
**NET AREA \* 8% = MAX BALCONY AREA**  
**MAX BALCONY AREA / 2 = MAX ENCLOSED BALCONY AREA**

NET AREA	MAX BALCONY AREA	TOTAL BALCONY	MAX ENCLOSED BALCONY	LEVEL 2 ENC BALCONY	LEVEL 3 - ENC BALCONY	LEVEL 4 ENC BALCONY	TOTAL ENC BALCONY
65170.1 SF	5213.6 SF	5182.7 SF	2591.4 SF	684.4 SF	1087.8 SF	799.2 SF	2571.4 SF

**SUITE MIX**

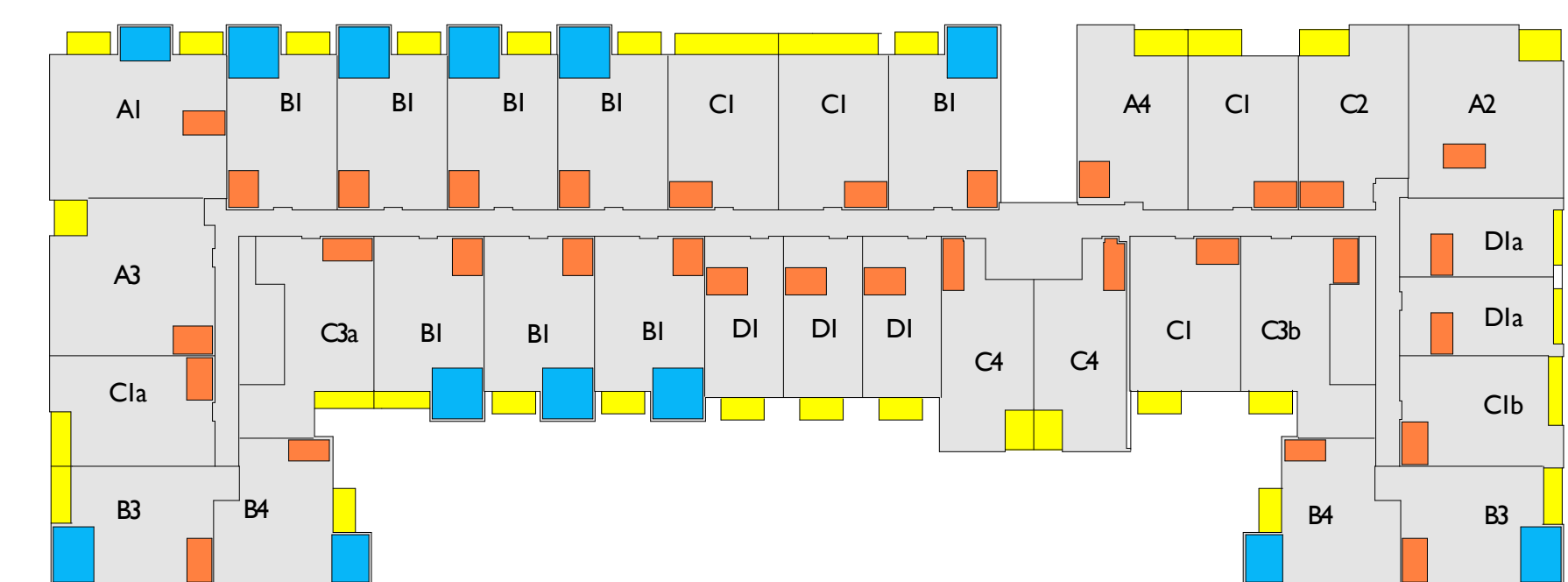
\*EXCLUDING STORAGE

<b>01 - TWO BEDROOM</b>		
A1	2660.8 SF	3
A2	2635.0 SF	3
A3	2523.1 SF	3
A4	1892.6 SF	3
	9711.6 SF	12
<b>02 - JUNIOR TWO BEDROOM</b>		
B1	11504.7 SF	21
B3	2298.3 SF	4
B4	2369.9 SF	4
	16172.9 SF	29
<b>03 - ONE BEDROOM</b>		
BIT	1608.7 SF	3
C1	6937.8 SF	12
C1a	1733.9 SF	3
C1b	1733.2 SF	3
C2	1809.3 SF	3
C3a	1951.9 SF	3
C3b	1967.2 SF	3
C4	2267.1 SF	4
C5	1033.4 SF	2
C6	869.3 SF	2
	21911.8 SF	38
<b>04 - JUNIOR ONE BEDROOM</b>		
D1	3766.9 SF	9
D1a	2464.8 SF	6
D3	3048.6 SF	7
D4	405.1 SF	1
	9685.4 SF	23
	57481.7 SF	102



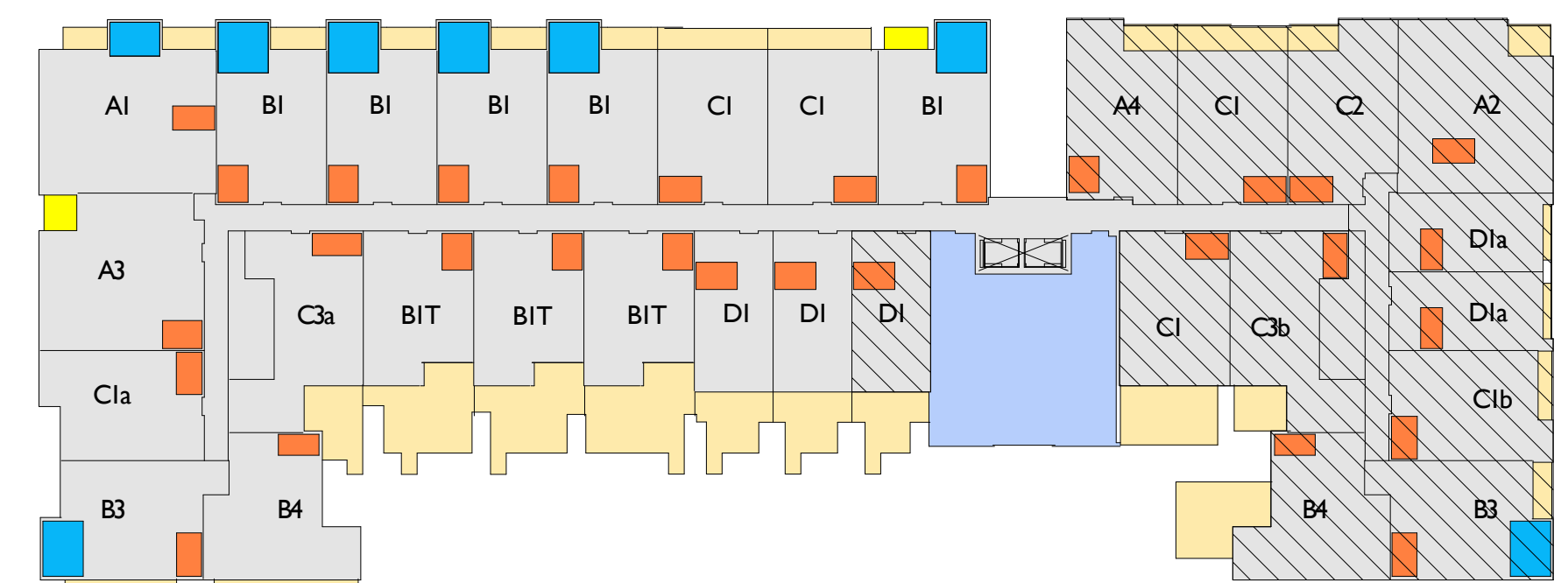
**LEVEL 4 - STATS**

1/32" = 1'-0"



**LEVEL 3 - STATS**

1/32" = 1'-0"



**LEVEL 2 - STATS**

1/32" = 1'-0"

**COMMERCIAL**

NET AREA	FSR
CRU	
12325.3 SF	0.34
OFFICE	
5517.5 SF	0.15
RESTAURANT	
3029.1 SF	0.08
SERVICE	
3132.9 SF	0.09
24004.8 SF	0.66

**LOADING**

AS PER V.P.B.L. 5.2.1  
**RESIDENTIAL**  
LESS THAN 100 UNITS: NONE  
REQUIRED: NONE  
[102 UNITS - 8 LANE UNITS]  
PROVIDED: 1 CLASS A

AS PER V.P.B.L. 5.2.5  
**RETAIL / RESTAURANT**  
100 - 465 SM: 1 CLASS B  
465 - 1,860 SM: 2 CLASS B  
REQUIRED: 2 CLASS B  
PROVIDED: 2 CLASS B

AS PER V.P.B.L. 5.2.7  
**OFFICE**  
REQUIRED: NONE  
PROVIDED: NONE

**BUILDING TOTAL**

**GROSS AREA**

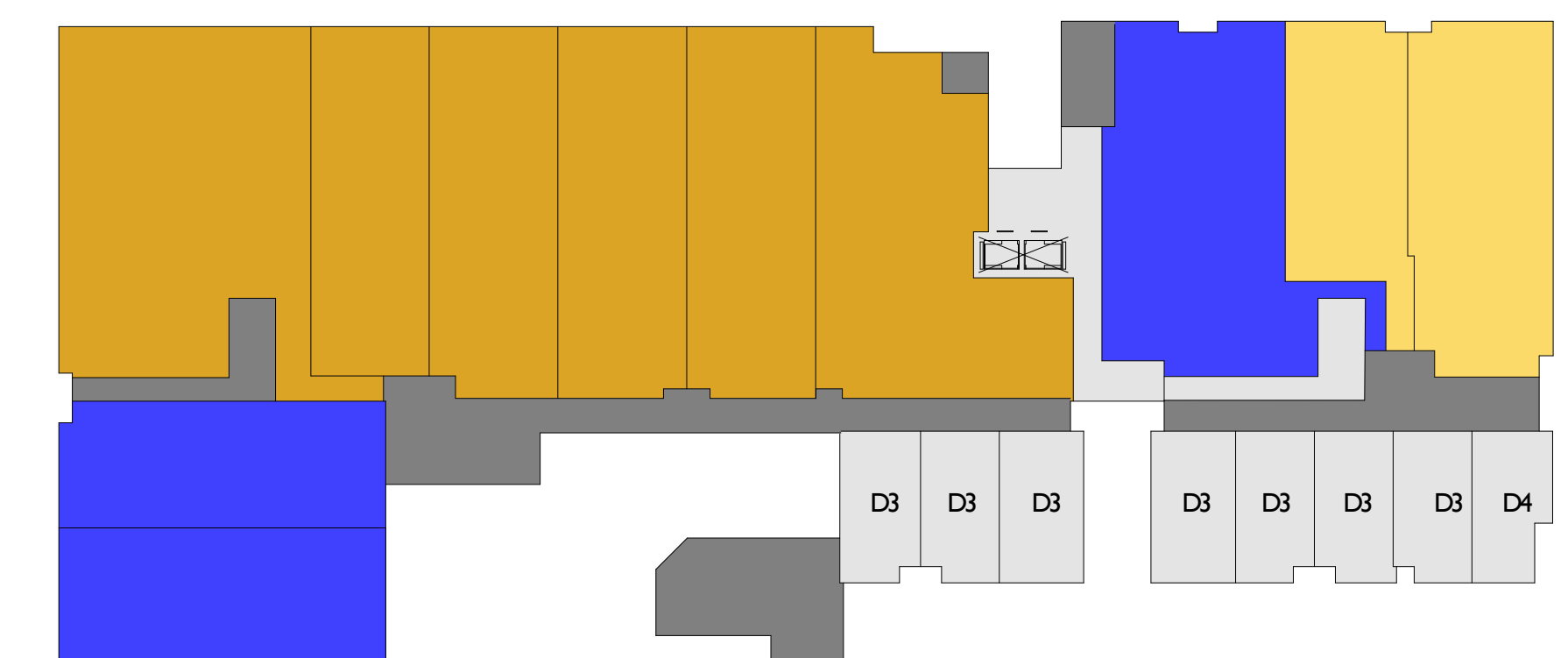
AMENITY	1294.6 SF
CRU	12325.3 SF
OFFICE	5517.5 SF
RESTAURANT	3029.1 SF
SERVICE	3132.9 SF
STORAGE	3548.1 SF
SUITE/CIRC.	65170.1 SF
<b>TOTAL</b>	<b>94017.7 SF</b>

**NET AREA FSR**

CRU	12325.3 SF	0.34
OFFICE	5517.5 SF	0.15
RESTAURANT	3029.1 SF	0.08
SERVICE	3132.9 SF	0.09
SUITE/CIRC.	65170.1 SF	1.80
<b>TOTAL</b>	<b>89175.0 SF</b>	<b>2.46</b>

**LEVEL 1 - STATS**

1/32" = 1'-0"



\*REFER TO A-7.01 - A-7.04 FOR DETAILED AREAS

**PARKING**

AS PER V.P.B.L. 4.2.5.1  
**COMMERCIAL/OFFICE PARKING**  
0 - 3,229.2 SF [300 SM]: 1 SPACE / 1,076.4 SF [100 SM]  
3,229.2+ SF [300+ SM]: 1 SPACE / 538.2 SF [50 SM]  
COMMERCIAL/OFFICE AREA: 17,842.8 SF  
REQUIRED: 30.2 SPACES  
PROVIDED: 32 SPACES (1 H.C. / 8 S.C.)

AS PER V.P.B.L. 4.2.5.1.1  
**RESTAURANT PARKING**  
0 - 1,076.4 SF [100 SM]: 1 SPACE / 538.2 SF [50 SM]  
1,076.4 - 5,382 SF [100 - 500 SM]: 1 SPACE / 107.6 SF [10 SM]  
RESTAURANT AREA: 3,029.1 SF  
REQUIRED: 20.2 SPACES  
PROVIDED: 22 SPACES (3 H.C.)

AS PER V.P.B.L. 4.2.1.3  
**RESIDENTIAL PARKING**  
25x UNIT < 538.2 SF [50 SM]: 0.5 SPACES / UNIT  
77x UNIT > 538.2 SF [50 SM]: 0.6 SPACES / UNIT & 1 SPACE / 2,152.8 SF [200 SM] AREA  
REQUIRED: 83 SPACES  
PROVIDED: 125 (4 H.C. / 26 S.C.)

AREA OF UNITS OVER 538		
COUNT	UNIT AREA	PARKING
75	51003 SF	23.7

CAR PARKING	
TYPE	COUNT
ACCESSIBLE	6
SMALL CAR	30
STANDARD CAR	136
	172

BICYCLE PARKING	
TYPE	COUNT
CRU	7
RESIDENTIAL LOCKER	20
RESIDENTIAL STORAGE	66
STANDARD	16
VERTICAL	30
	139

AS PER V.P.B.L. 6.2.4-5  
**RETAIL/OFFICE BIKE STORAGE**  
1 SPACE / 5,382 SF [500 SM]  
REQUIRED: 5  
PROVIDED: 7

AS PER V.P.B.L. 6.2.1.2  
**RESIDENTIAL BIKE STORAGE**  
1.25 SPACES / UNIT  
REQUIRED: 127.5  
PROVIDED: 132  
- 86 LOCKERS (65%)  
- 30 VERTICAL (23%)

**REVISIONS**

NO.	DATE	DESCRIPTION
1	MAY 16, 2012	ISSUED FOR DP
2	JULY 5, 2012	DP AMENDMENT
3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR TO RESPONSE

1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

**STATISTICS**

DATE	20/11/2012 5:59:18 PM
DRAWN BY	JS
CHECKED BY	SL
SCALE	As indicated
JOB NUMBER	1172

NOTES

REVISIONS

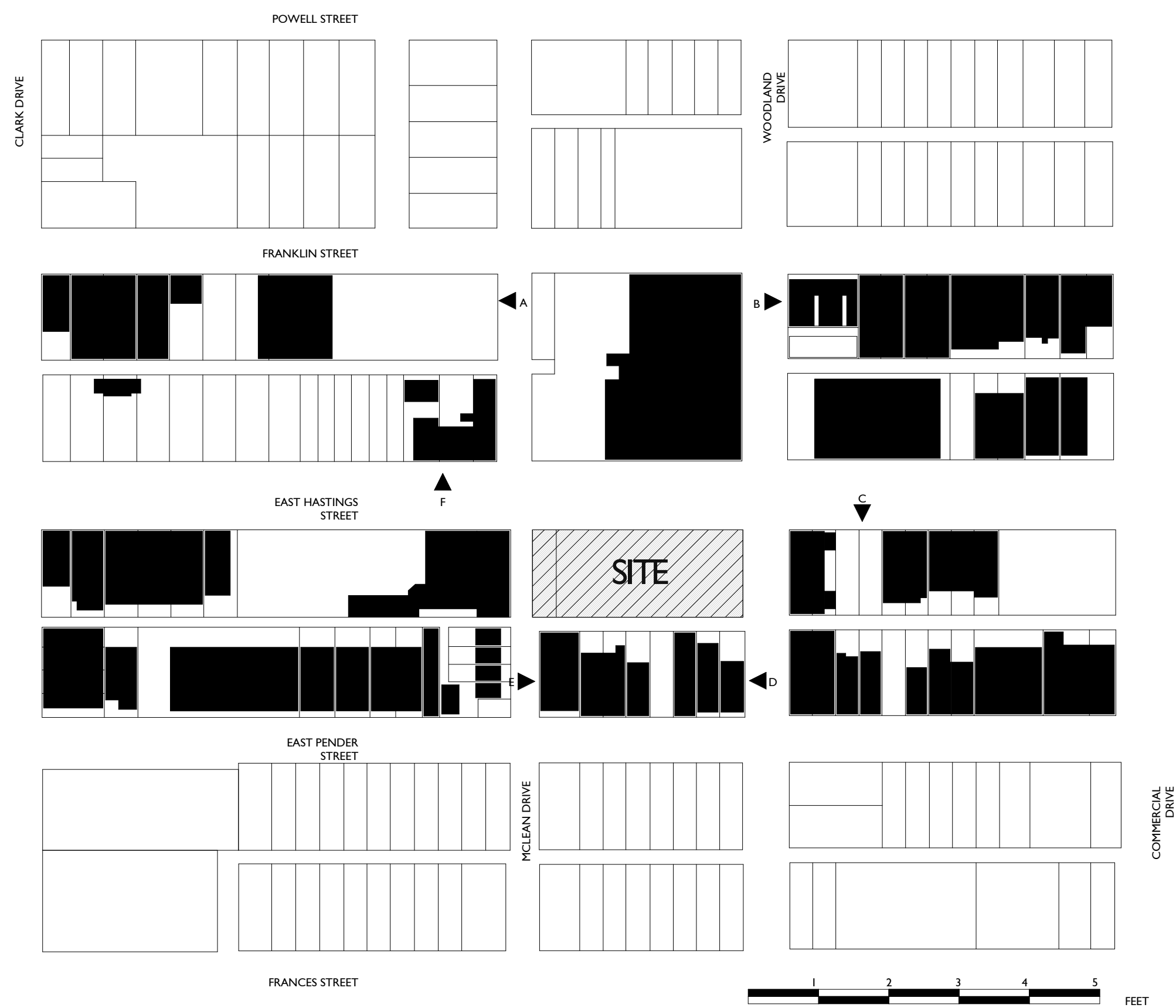
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1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

SITE CONTEXT & PLAN

DATE	20/11/2012 5:59:18 PM
DRAWN BY	JS
CHECKED BY	SL
SCALE	1" = 160'-0"
JOB NUMBER	1172

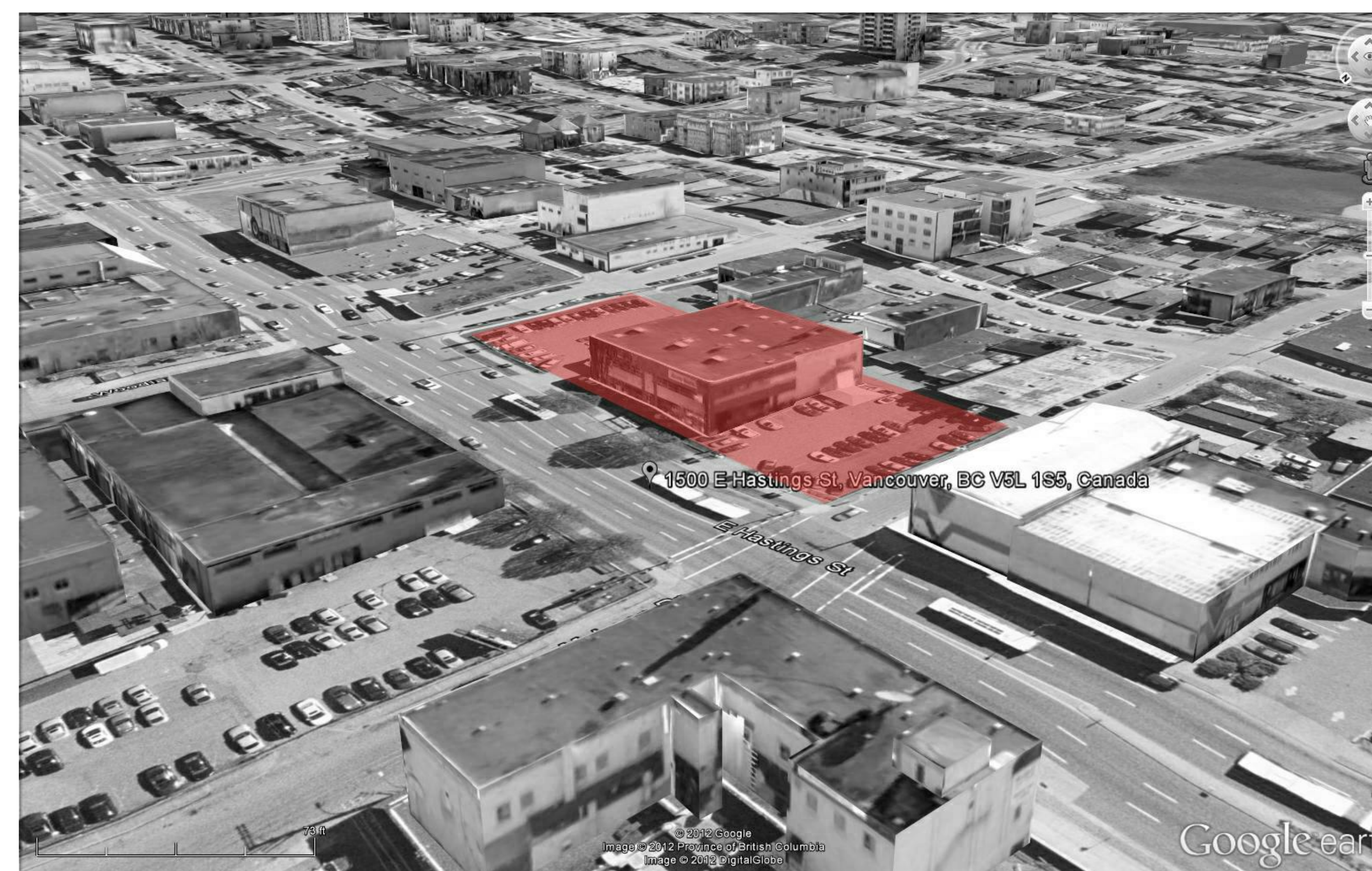


CONTEXT PLAN

1" = 160'-0"



AERIAL VIEW LOOKING SOUTH



AERIAL PERSPECTIVE LOOKING SOUTH

NOTES



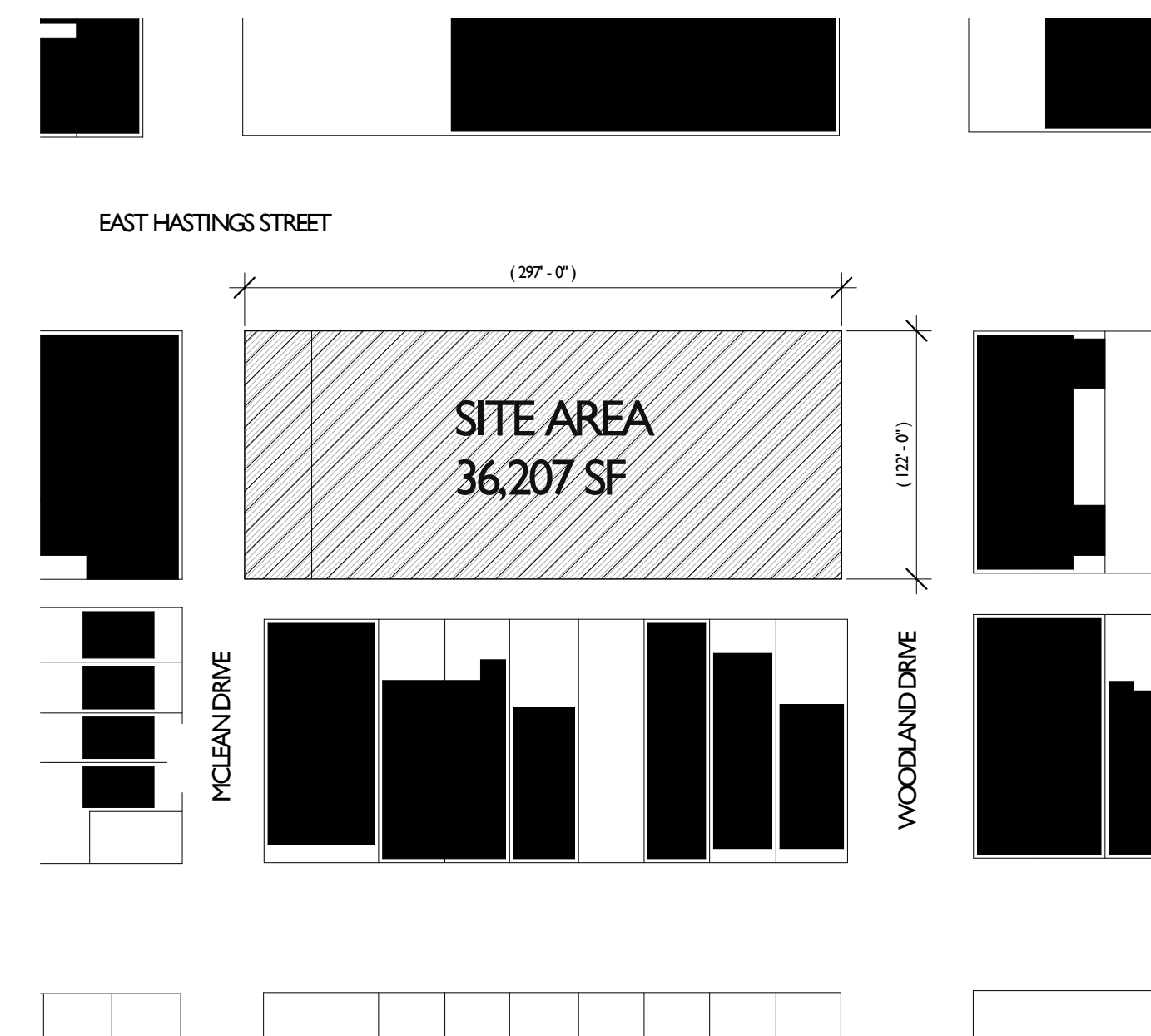
EAST HASTINGS STREET ELEVATION



VIEW ALONG HASTINGS STREET LOOKING WEST



VIEW ALONG HASTINGS STREET LOOKING EAST



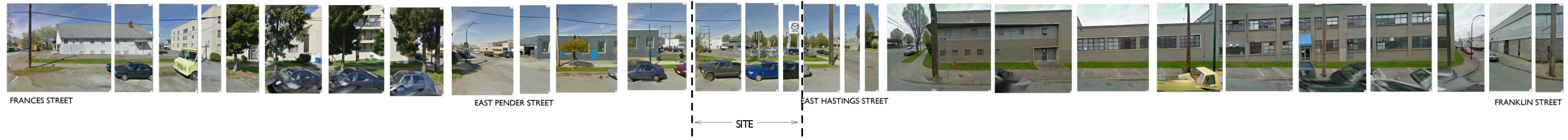
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CONTEXT ELEVATION C ( HASTINGS LOOKING SOUTH )



CONTEXT ELEVATION D ( WOODLAND DRIVE LOOKING WEST )



CONTEXT ELEVATION E ( MCLEAN DRIVE LOOKING EAST )

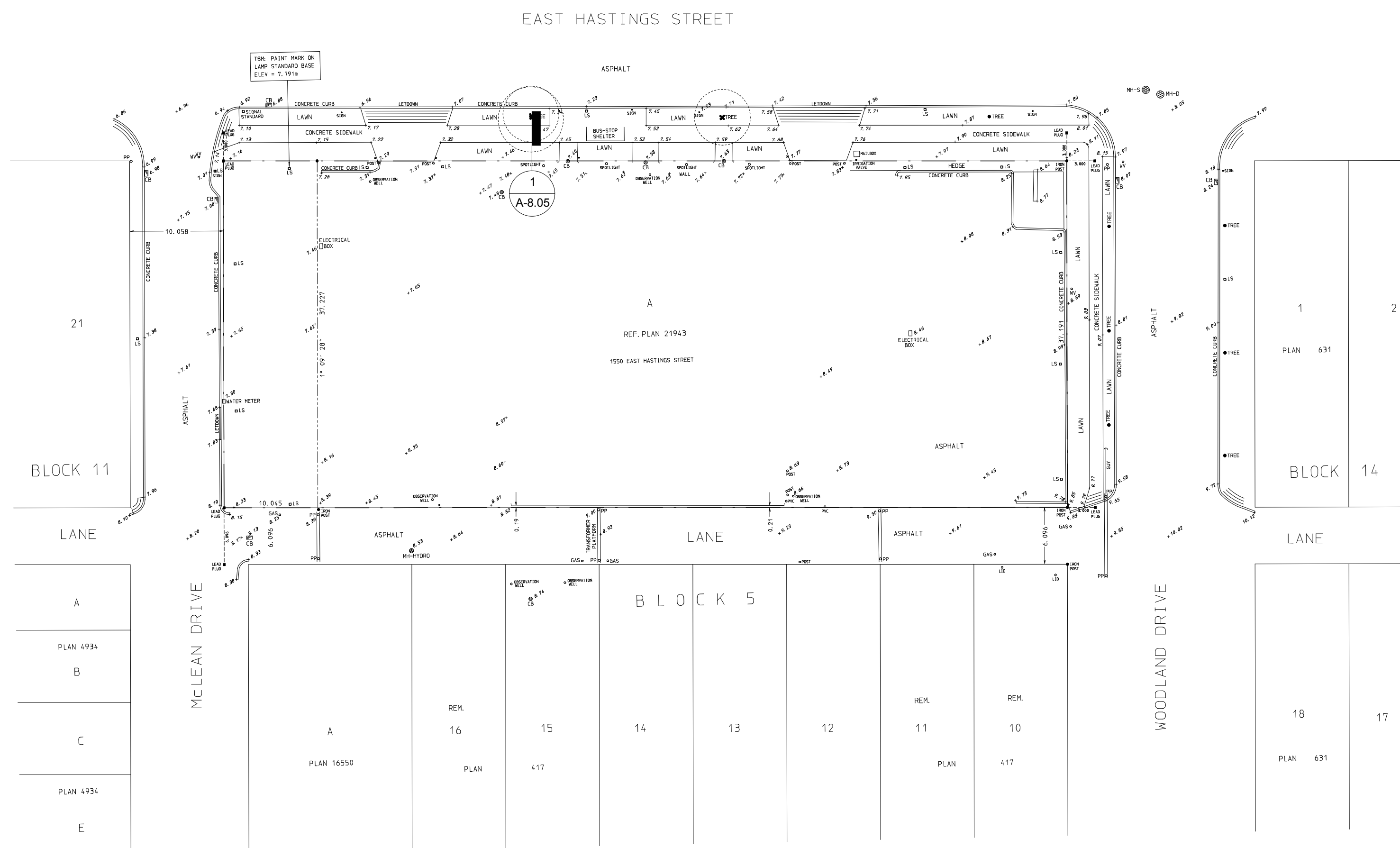
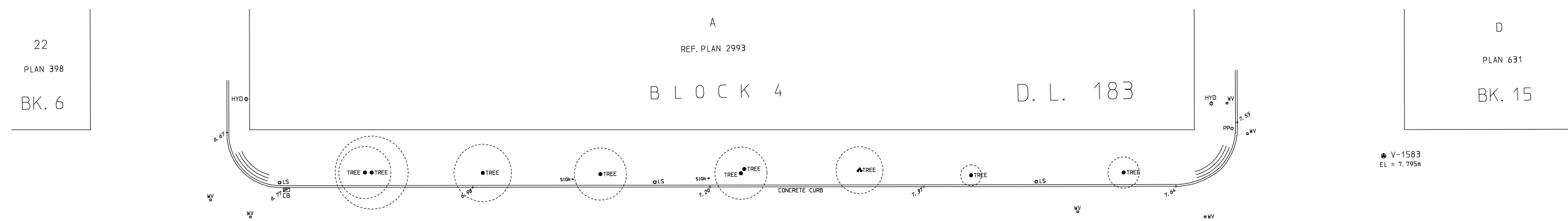


1588 EAST HASTINGS

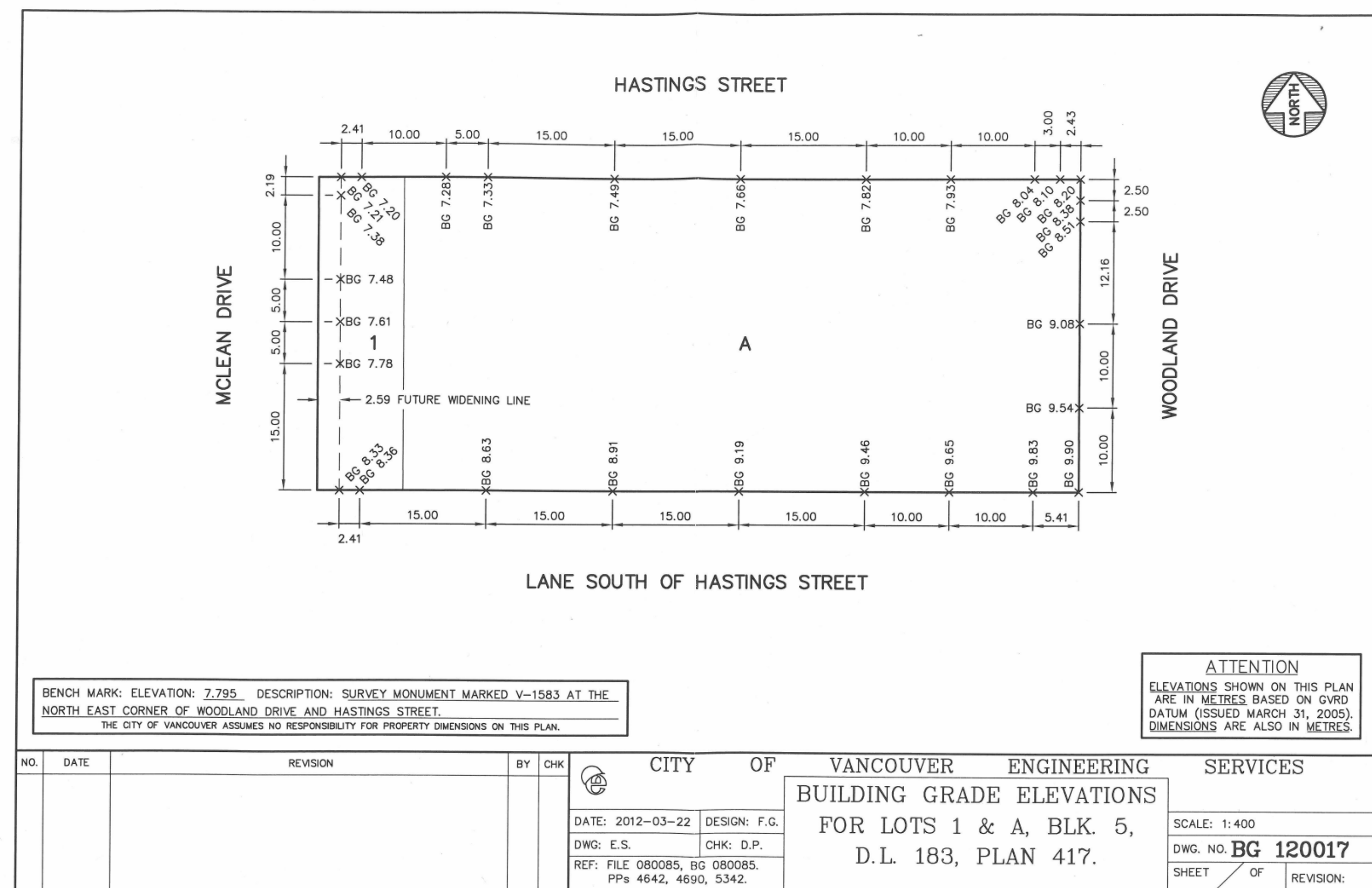
MILLENNIUM DEVELOPMENT

STREET CONTEXT

DATE	20/11/2012 5:59:47 PM
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CHECKED BY	SL
SCALE	As indicated
JOB NUMBER	1172



**EXISTING SITE SURVEY**  
 1/32" = 1'-0"



**C.O.V. BUILDING GRADES**  
 NTS

**REVISIONS**

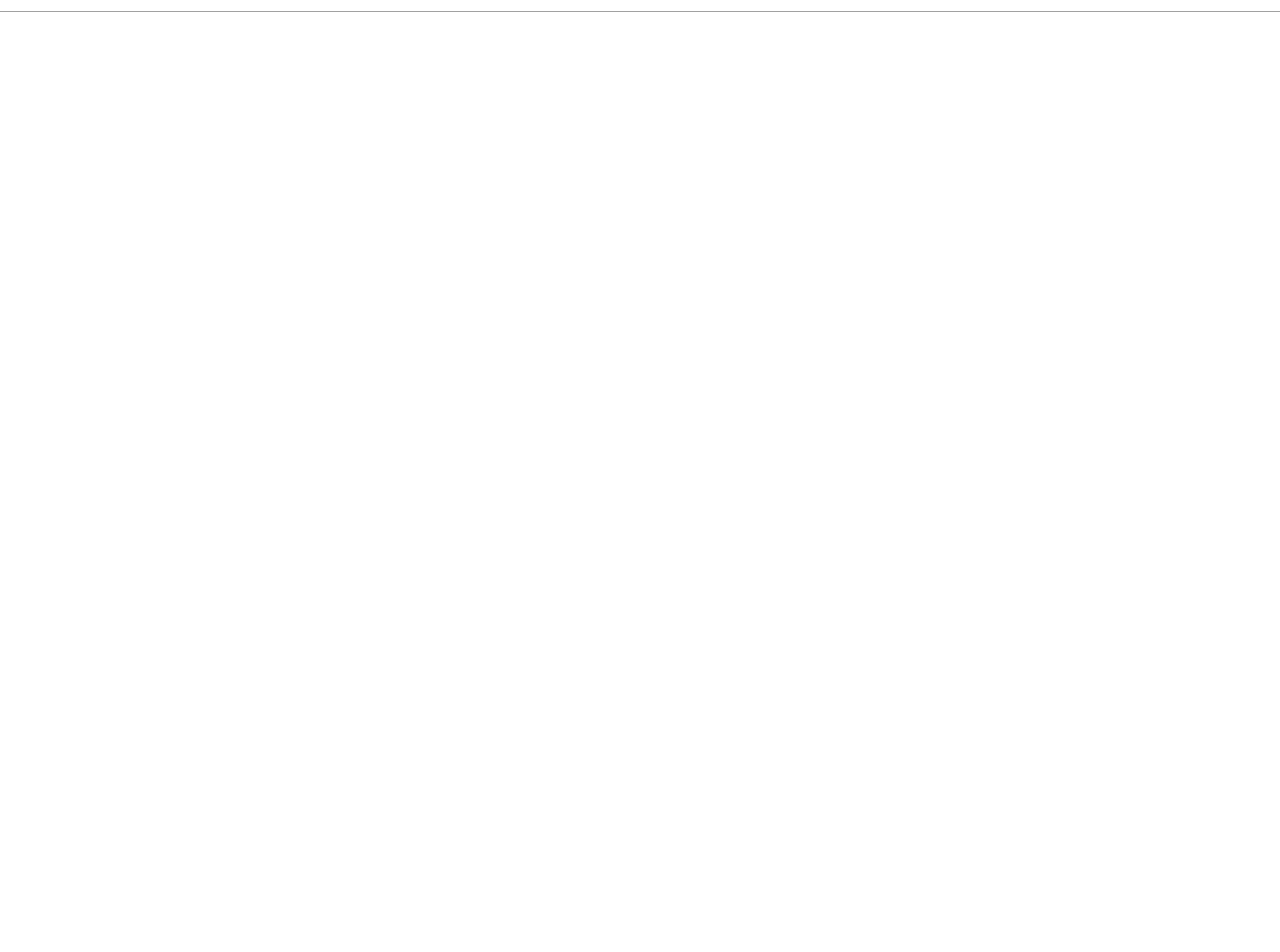
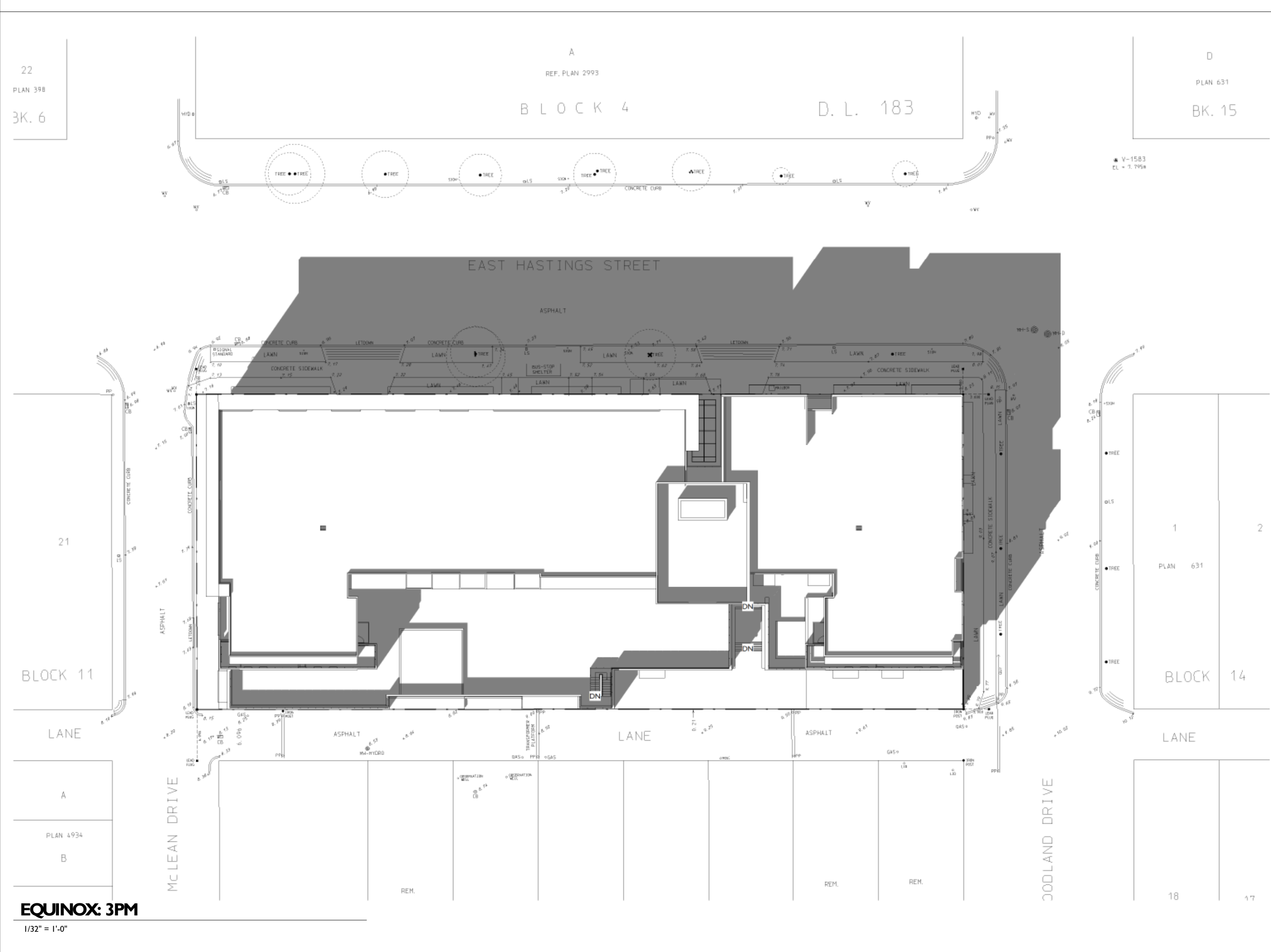
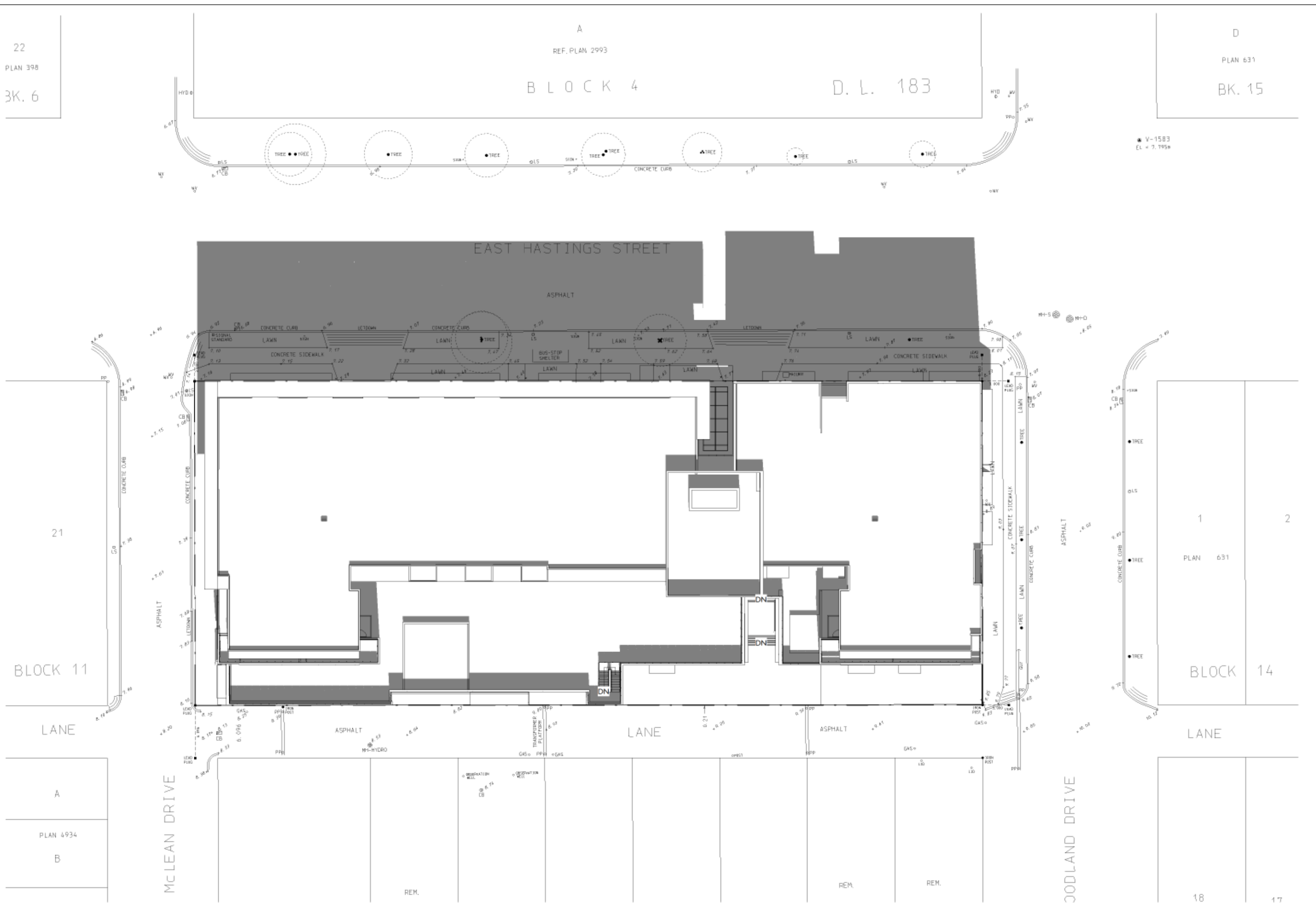
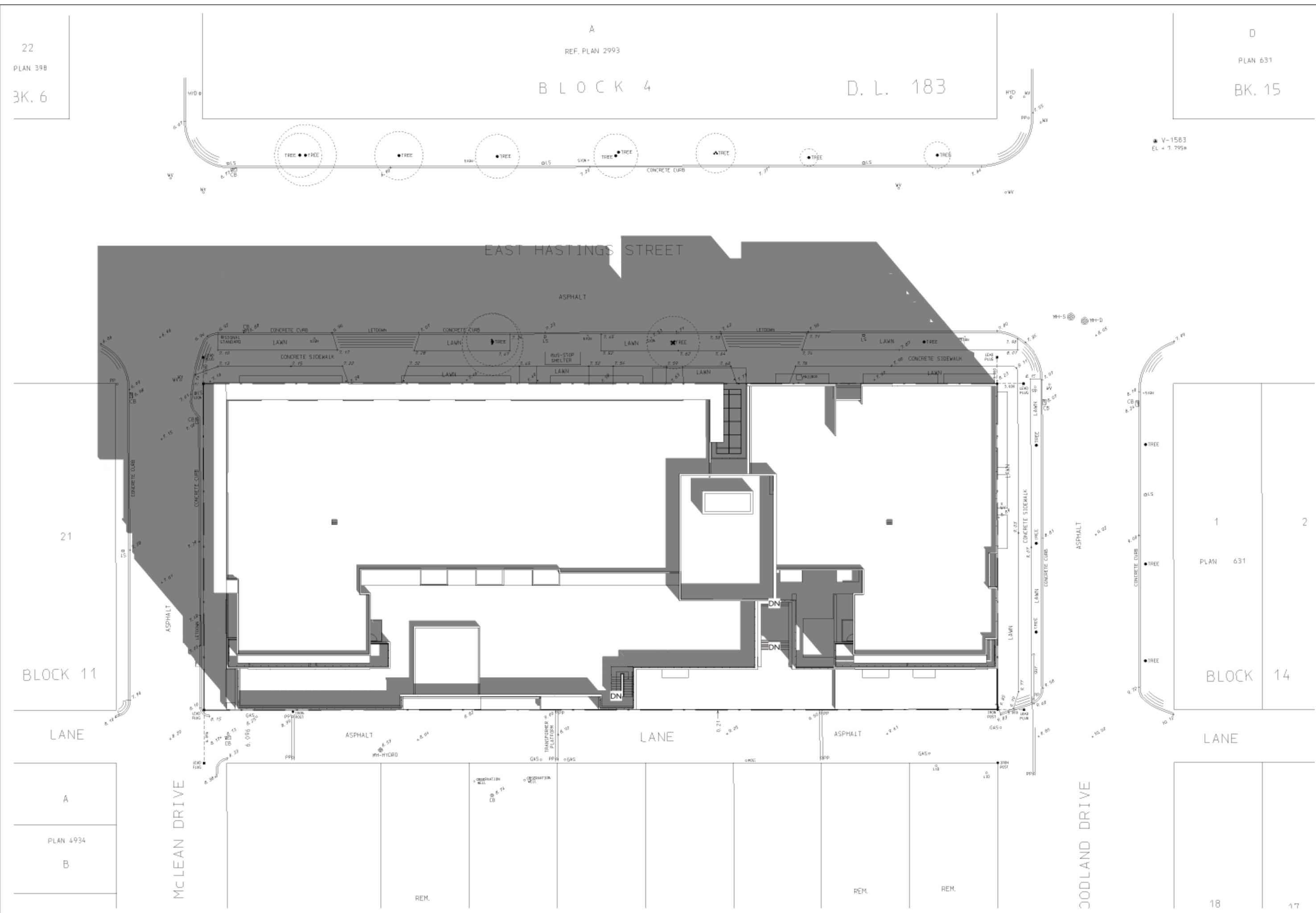
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**1588 EAST HASTINGS**

MILLENNIUM DEVELOPMENT

**SURVEY & BUILDING GRADES**

DATE	20/11/2012 5:59:48 PM
DRAWN BY	JS
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SCALE	1/32" = 1'-0"
JOB NUMBER	1172



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NOTES

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1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

SHADOW ANALYSIS

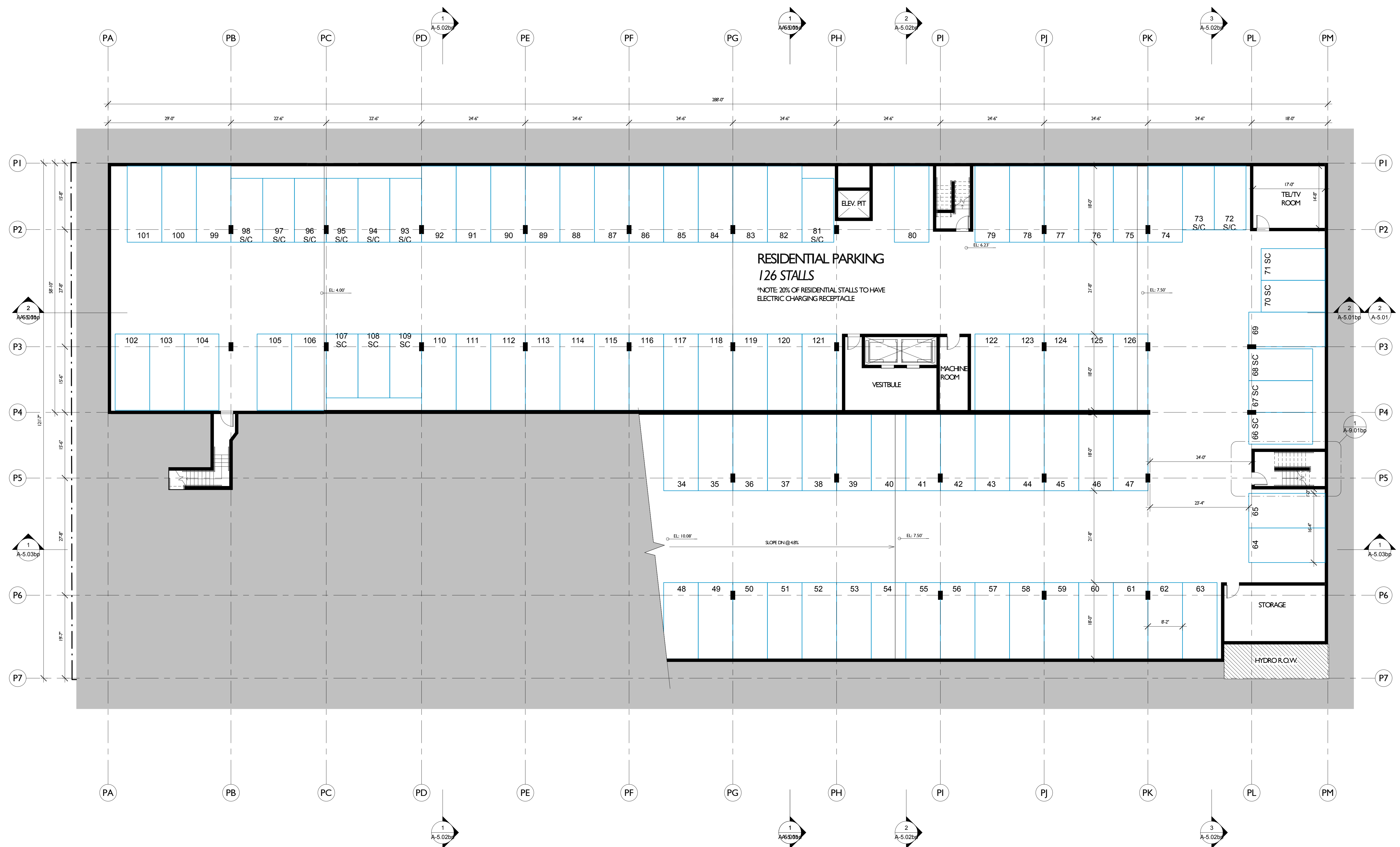
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JOB NUMBER	1172

A-1.05

NOTES

REVISIONS

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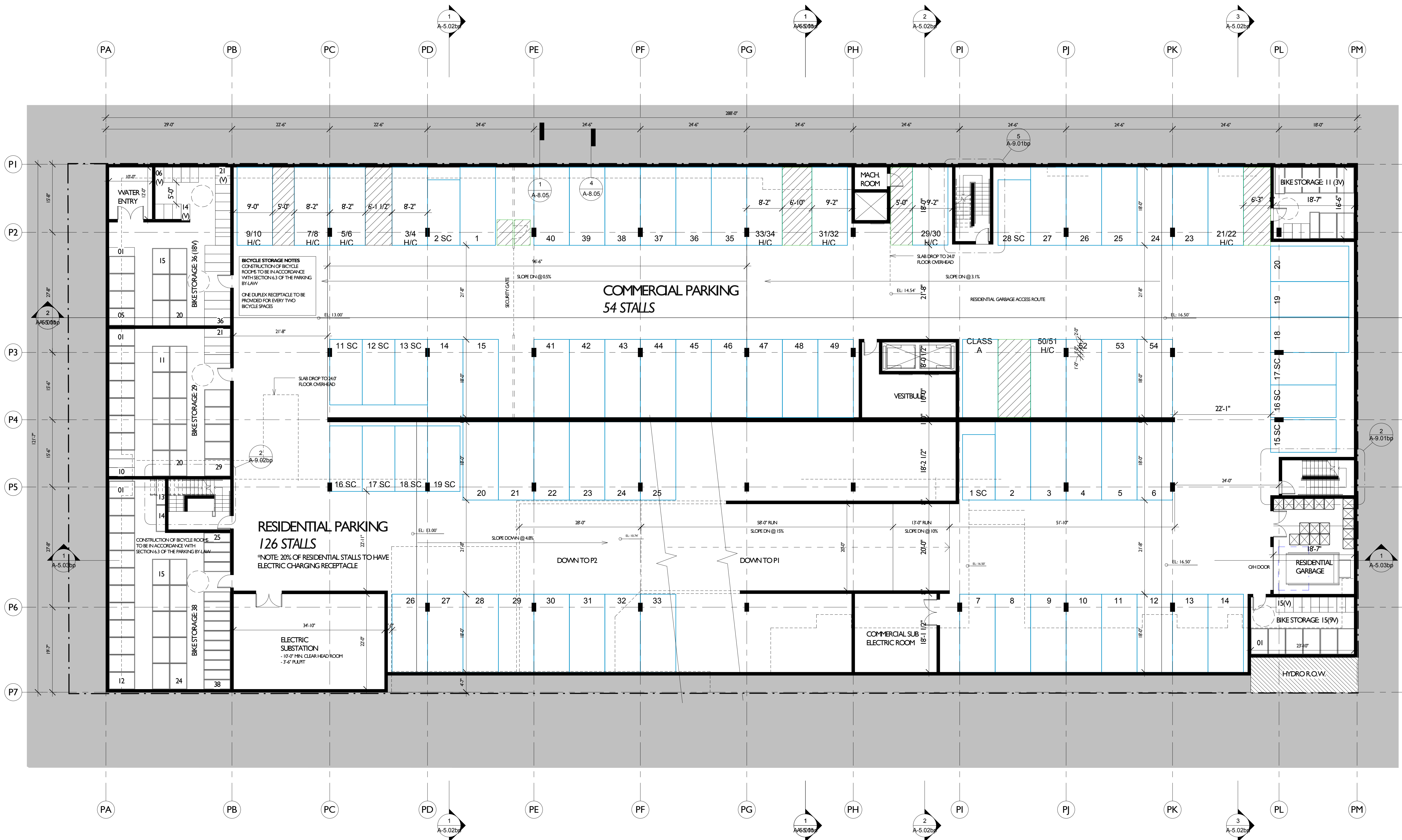
**U/G PARKING 2**  
 3/32" = 1'-0"

**1588 EAST HASTINGS**

MILLENNIUM DEVELOPMENT

**U/G PARKING 2**

DATE 20/11/2012 6:00:54 PM  
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 CHECKED BY SL  
 SCALE 3/32" = 1'-0"  
 JOB NUMBER 1172



REVISIONS

NO.	DATE	DESCRIPTION
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U/G PARKING I  
 3/32" = 1'-0"

1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

U/G PARKING I

DATE	20/11/2012 6:00:55 PM
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SCALE	3/32" = 1'-0"
JOB NUMBER	1172

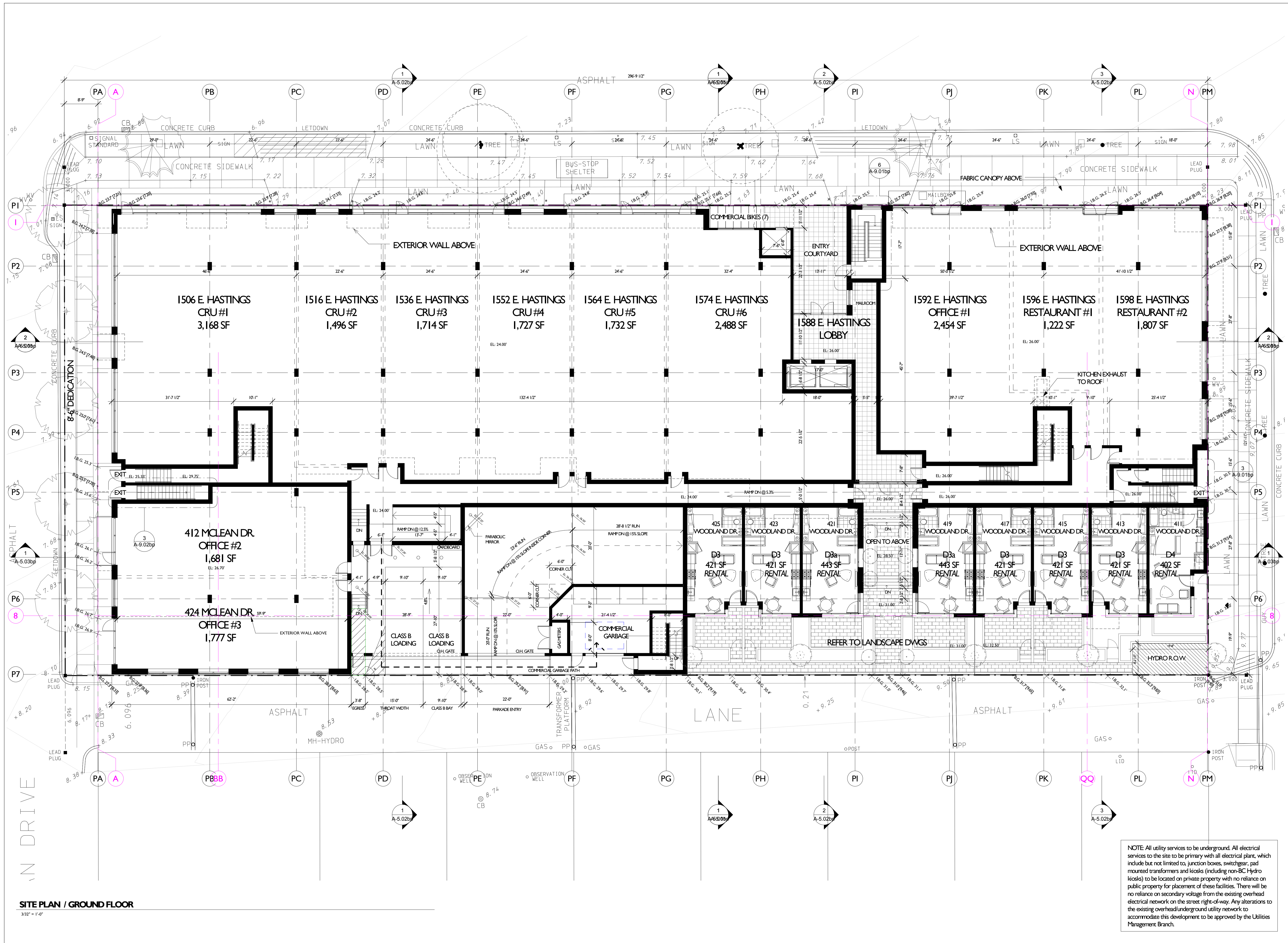
A-2.02



NOTES

REVISIONS

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IN DRIVE  
 SITE PLAN / GROUND FLOOR  
 3/32" = 1'-0"

NOTE: All utility services to be underground. All electrical services to the site to be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) to be located on private property with no reliance on public property for placement of these facilities. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development to be approved by the Utilities Management Branch.

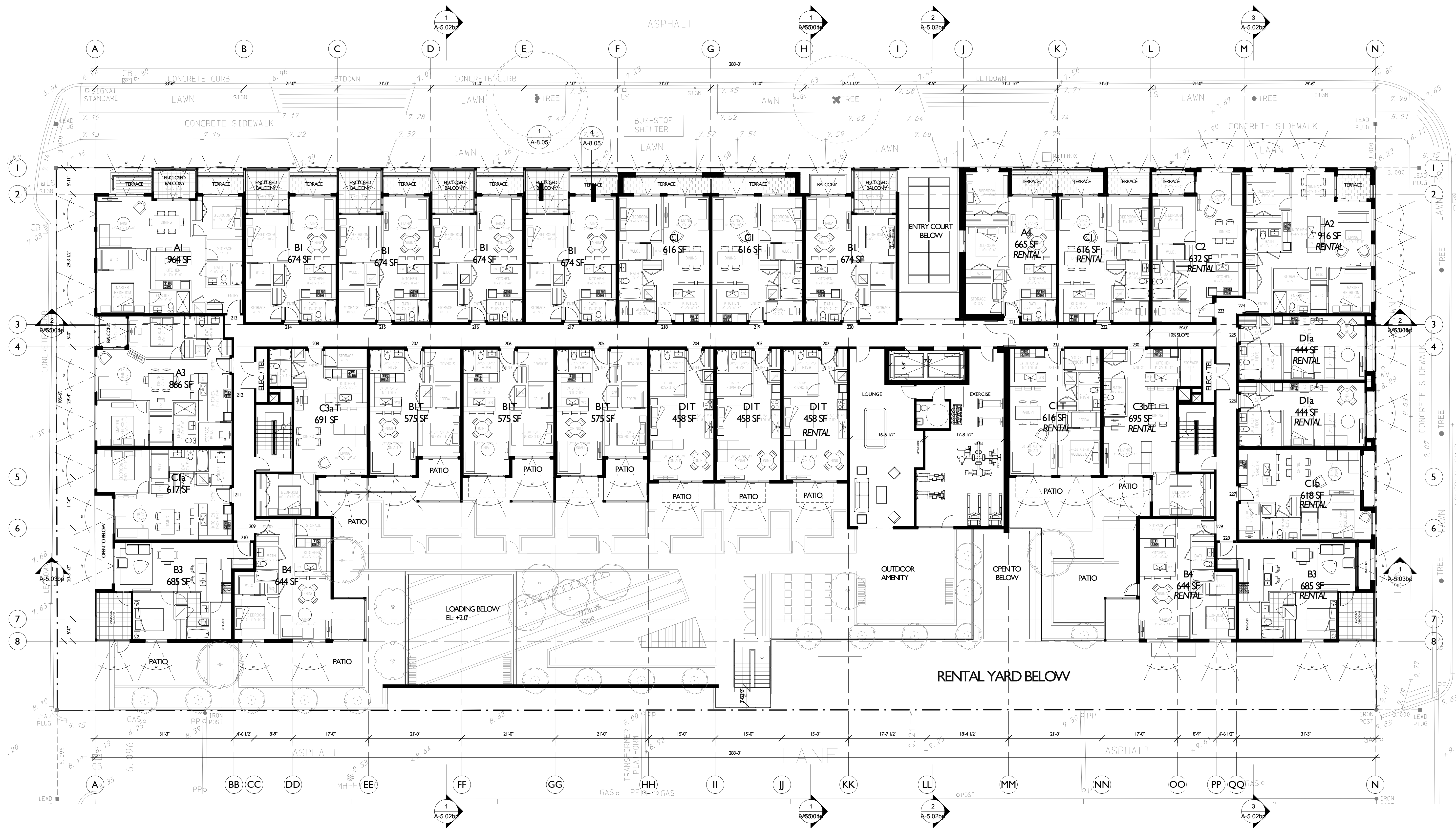
1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

SITE PLAN / GROUND FLOOR

DATE 20/11/2012 6:00:57 PM  
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 CHECKED BY SL  
 SCALE 3/32" = 1'-0"  
 JOB NUMBER 1172

A-2.03



**LEVEL 2**  
 3/32" = 1'-0"

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**1588 EAST HASTINGS**

**MILLENNIUM DEVELOPMENT**

**SECOND FLOOR**

DATE	20/11/2012 6:01:00 PM
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SCALE	3/32" = 1'-0"
JOB NUMBER	1172

NOTES

REVISIONS

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**LEVEL 3**  
 3/32" = 1'-0"

1  
**1588 EAST HASTINGS**

MILLENNIUM DEVELOPMENT

**THIRD FLOOR**

DATE	20/11/2012 6:01:03 PM
DRAWN BY	JS
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SCALE	3/32" = 1'-0"
JOB NUMBER	1172

**A-2.05**



**LEVEL 4**  
 3/32" = 1'-0"

REVISIONS

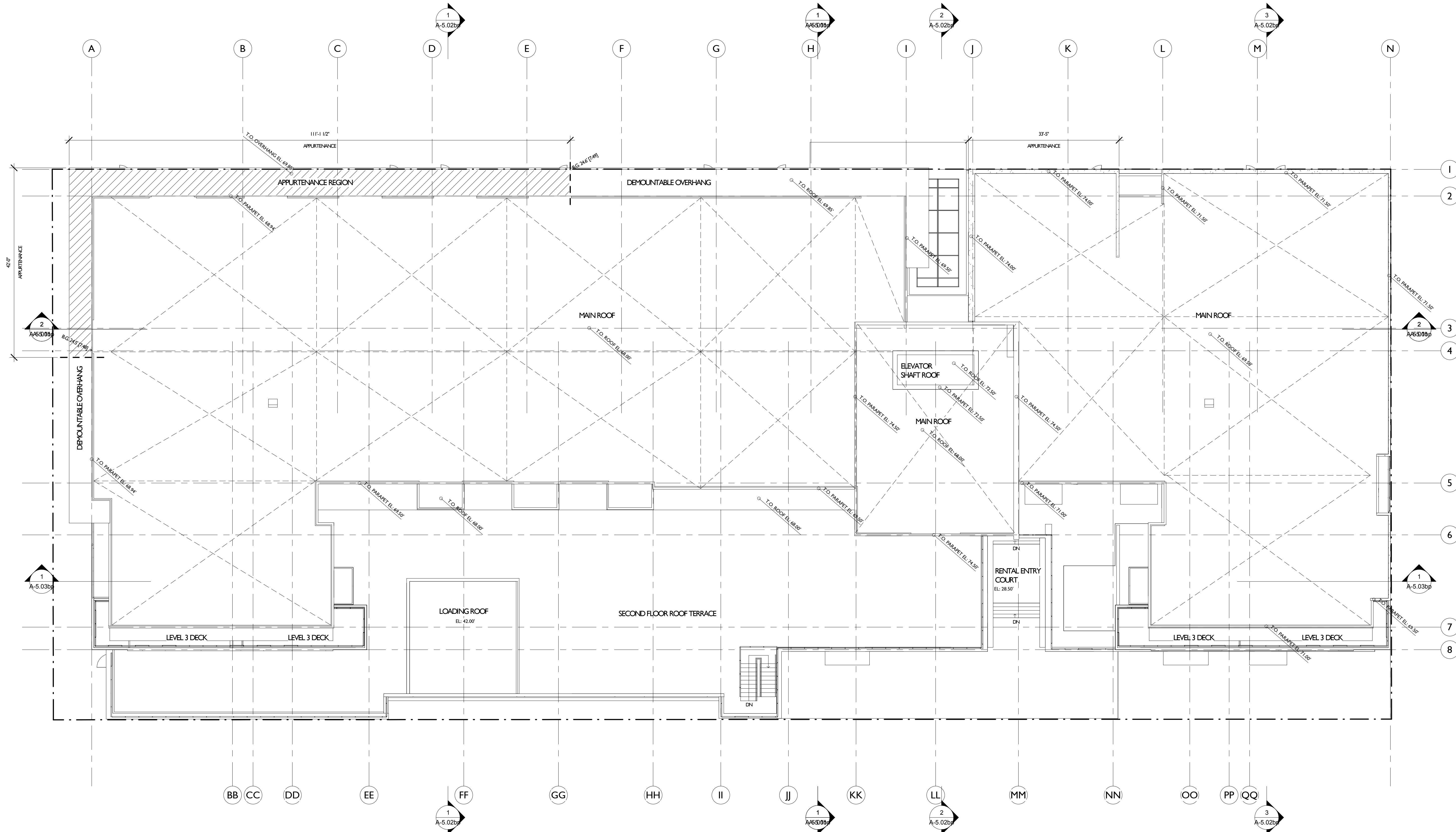
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1  
**1588 EAST HASTINGS**

MILLENNIUM DEVELOPMENT

**FOURTH FLOOR**

DATE	20/11/2012 6:01:06 PM
DRAWN BY	JS
CHECKED BY	SL
SCALE	3/32" = 1'-0"
JOB NUMBER	1172



**ROOF PLAN**  
 3/32" = 1'-0"

**REVISIONS**

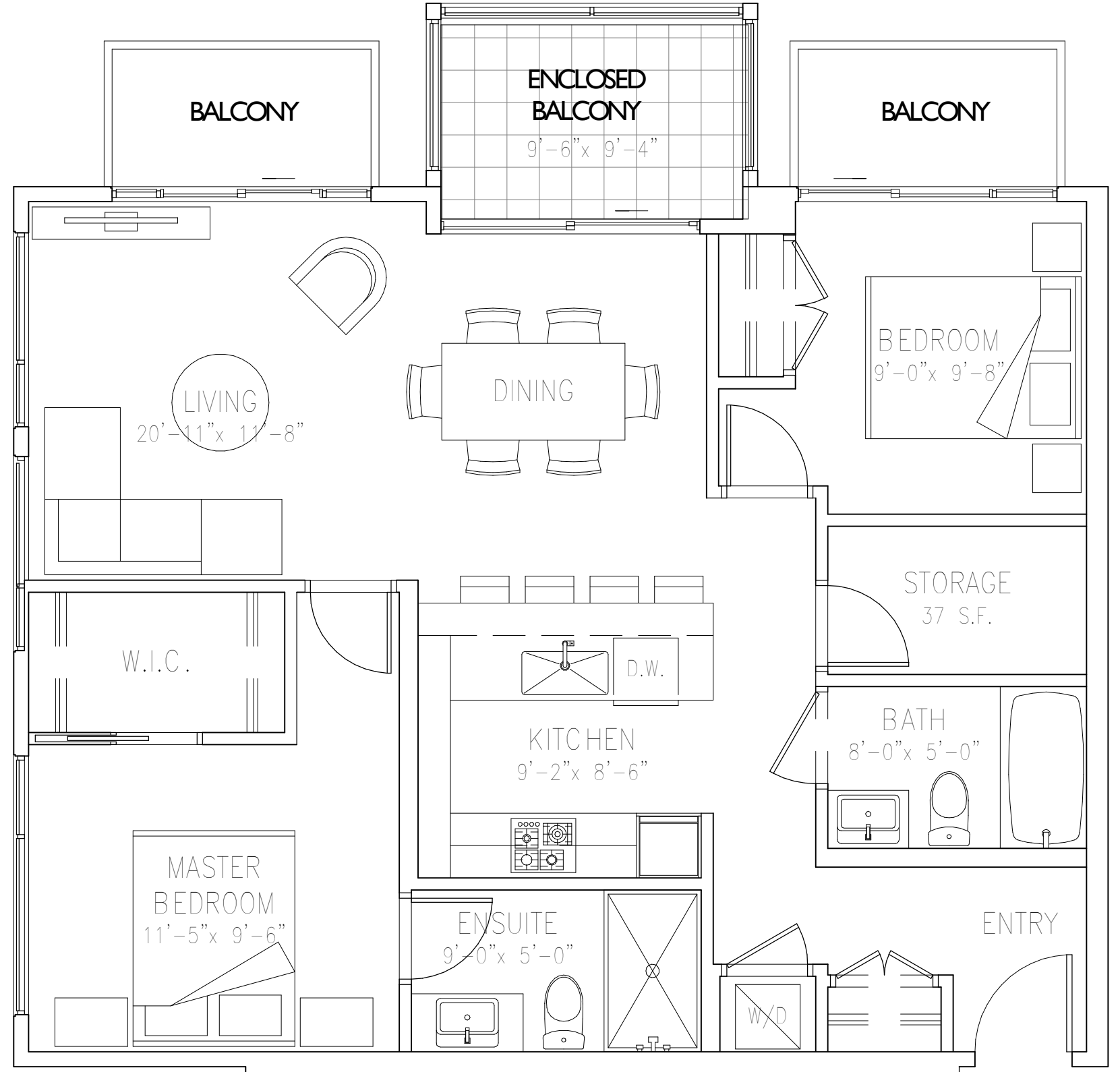
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1  
**1588 EAST HASTINGS**

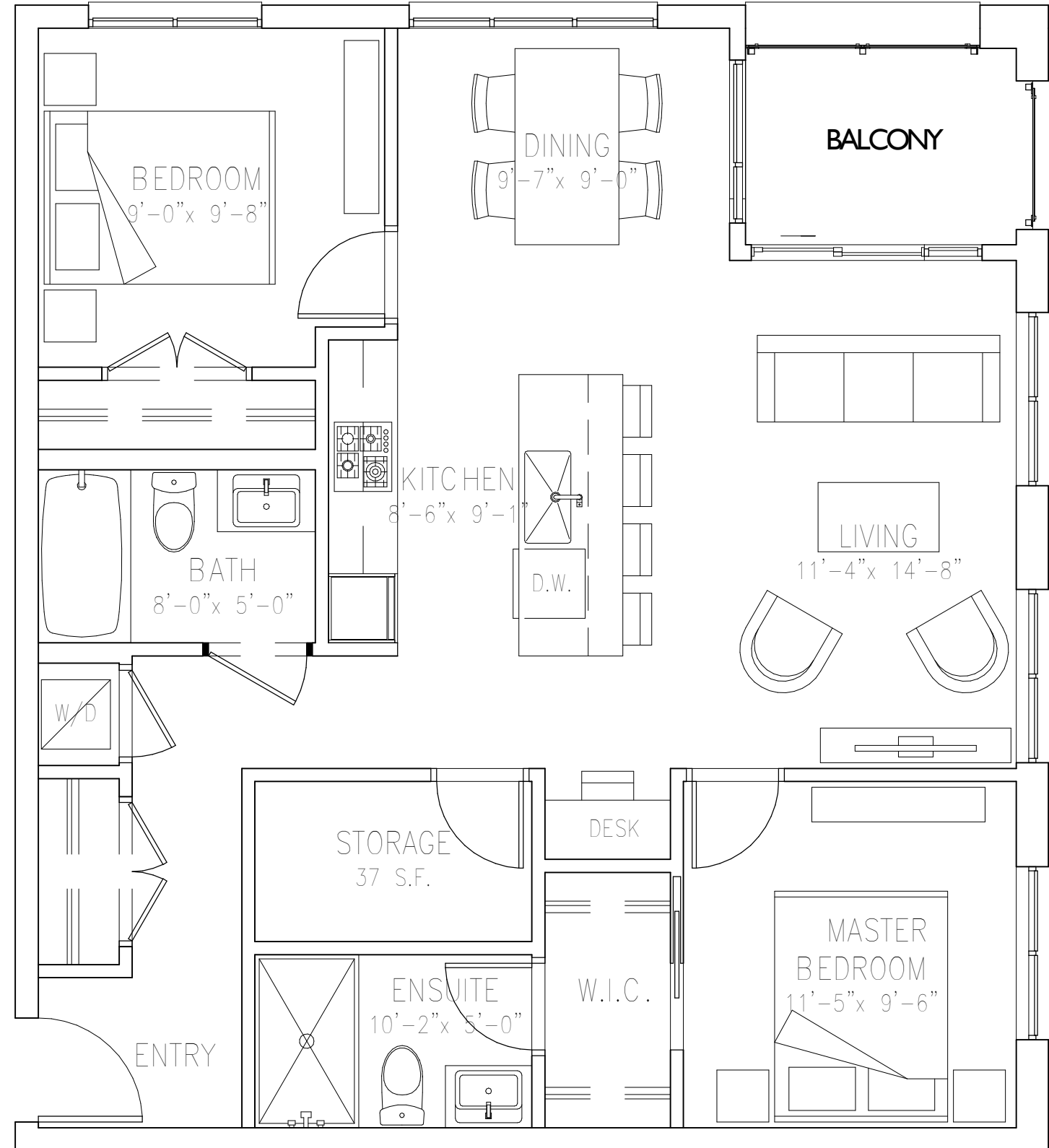
MILLENNIUM DEVELOPMENT

**ROOF PLAN**

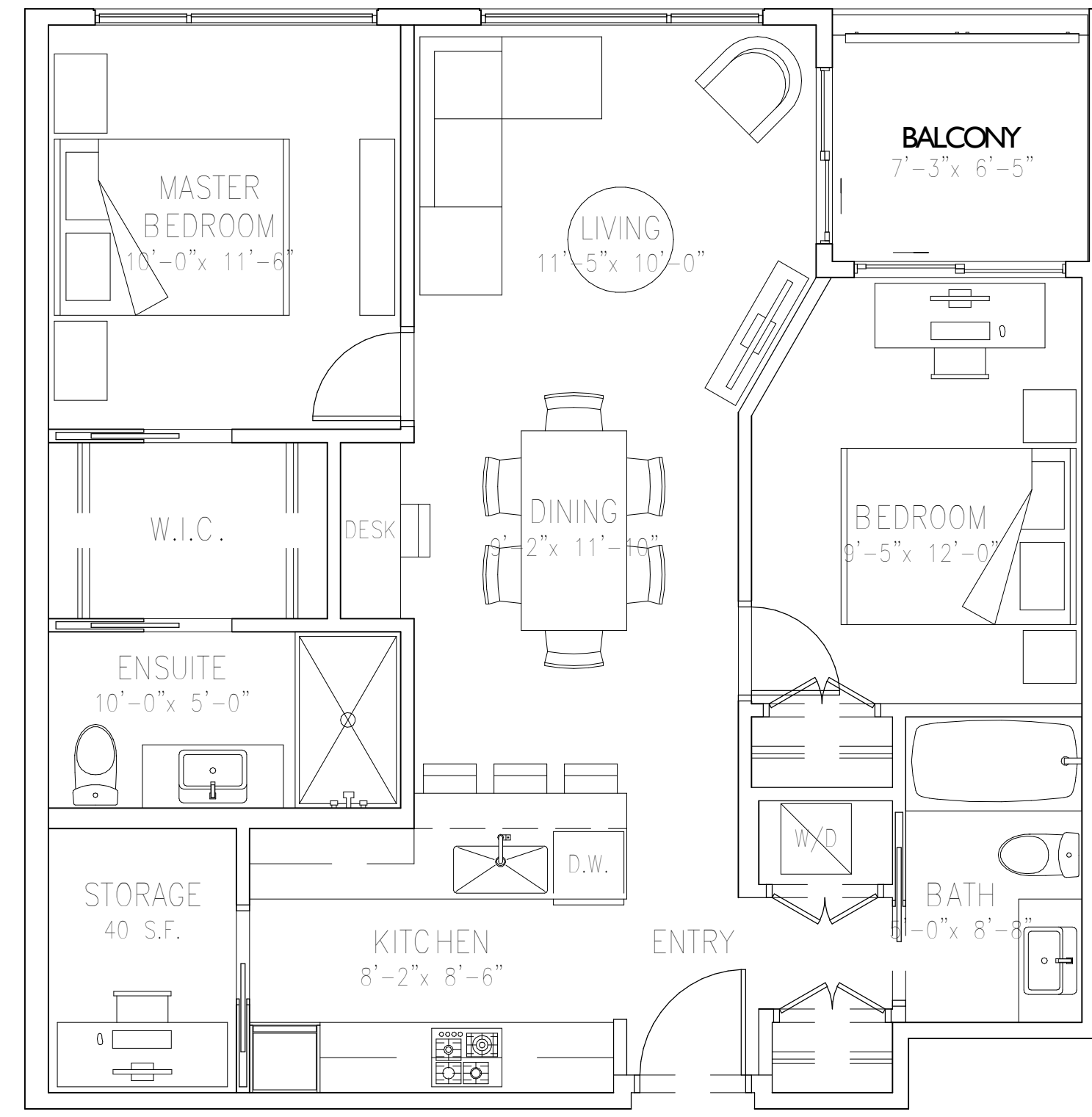
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JOB NUMBER	1172



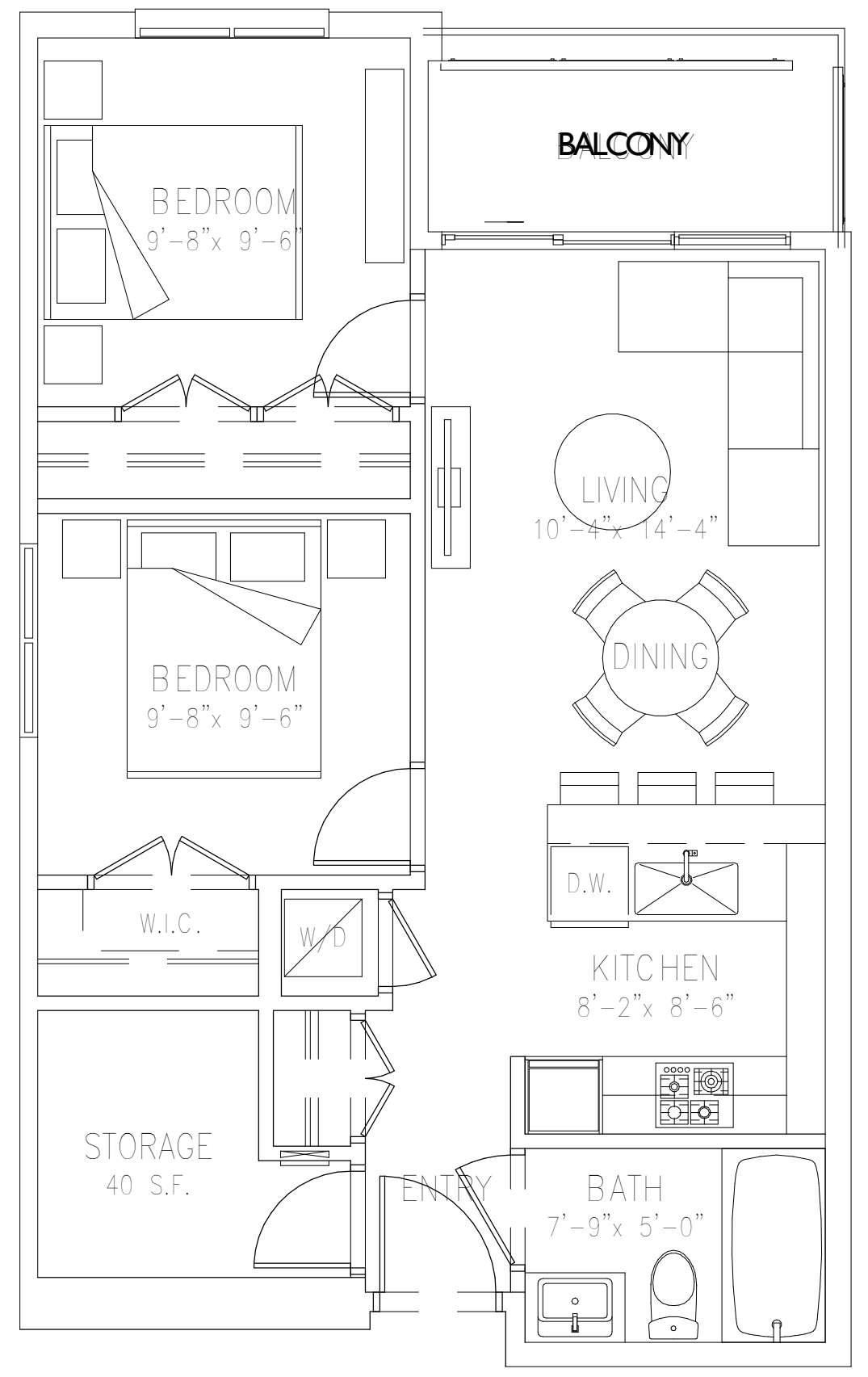
UNIT A1		
UNIT TYPE	COUNT	UNIT AREA
A1	3	964 SF
3		



UNIT A2		
UNIT TYPE	COUNT	UNIT AREA
A2	3	916 SF
3		



UNIT A3		
UNIT TYPE	COUNT	UNIT AREA
A3	3	866 SF
3		



UNIT A4		
UNIT TYPE	COUNT	UNIT AREA
A4	3	665 SF
3		

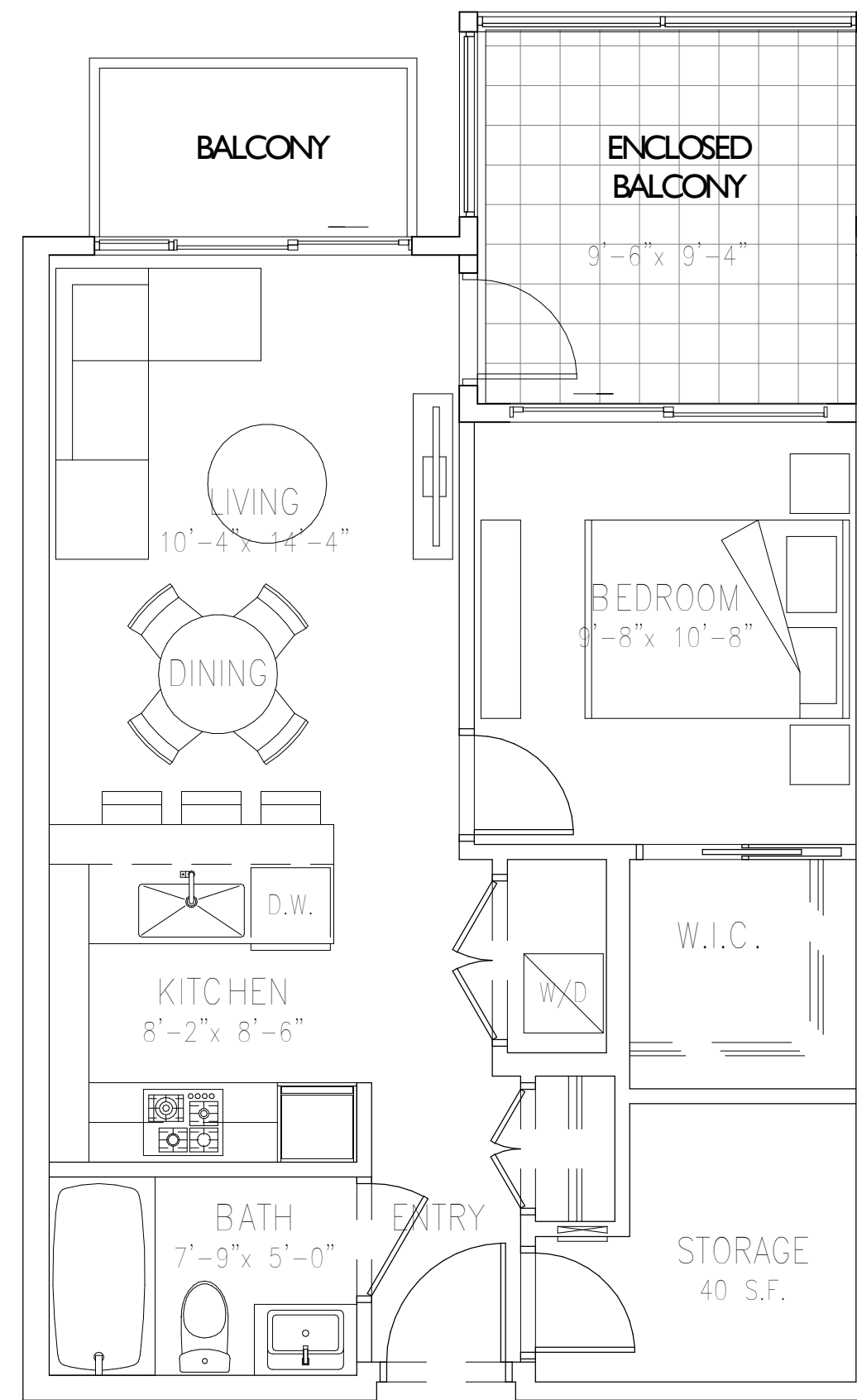
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1588 EAST HASTINGS

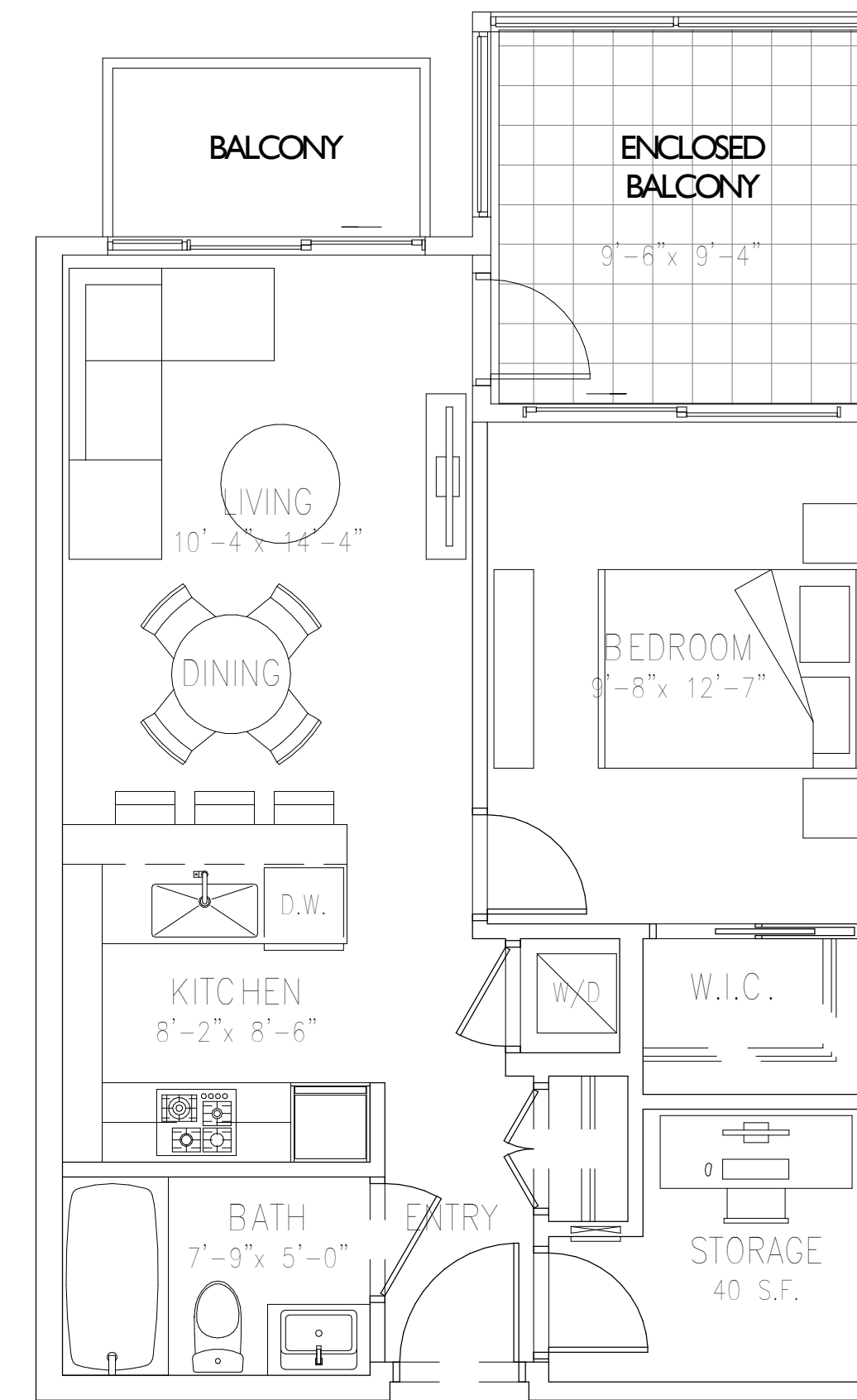
MILLENNIUM DEVELOPMENT

UNIT PLANS TWO BED

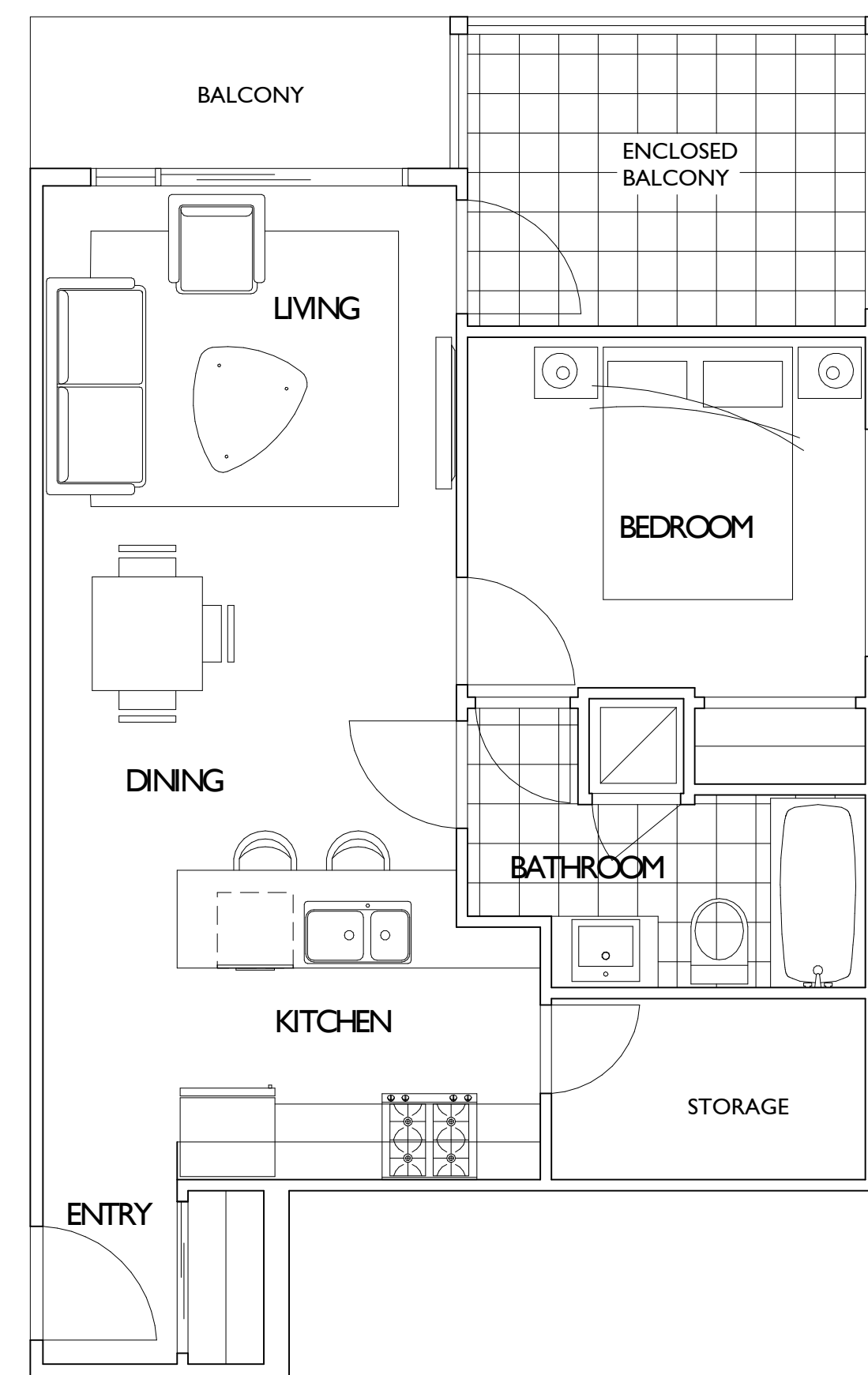
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JOB NUMBER	1172



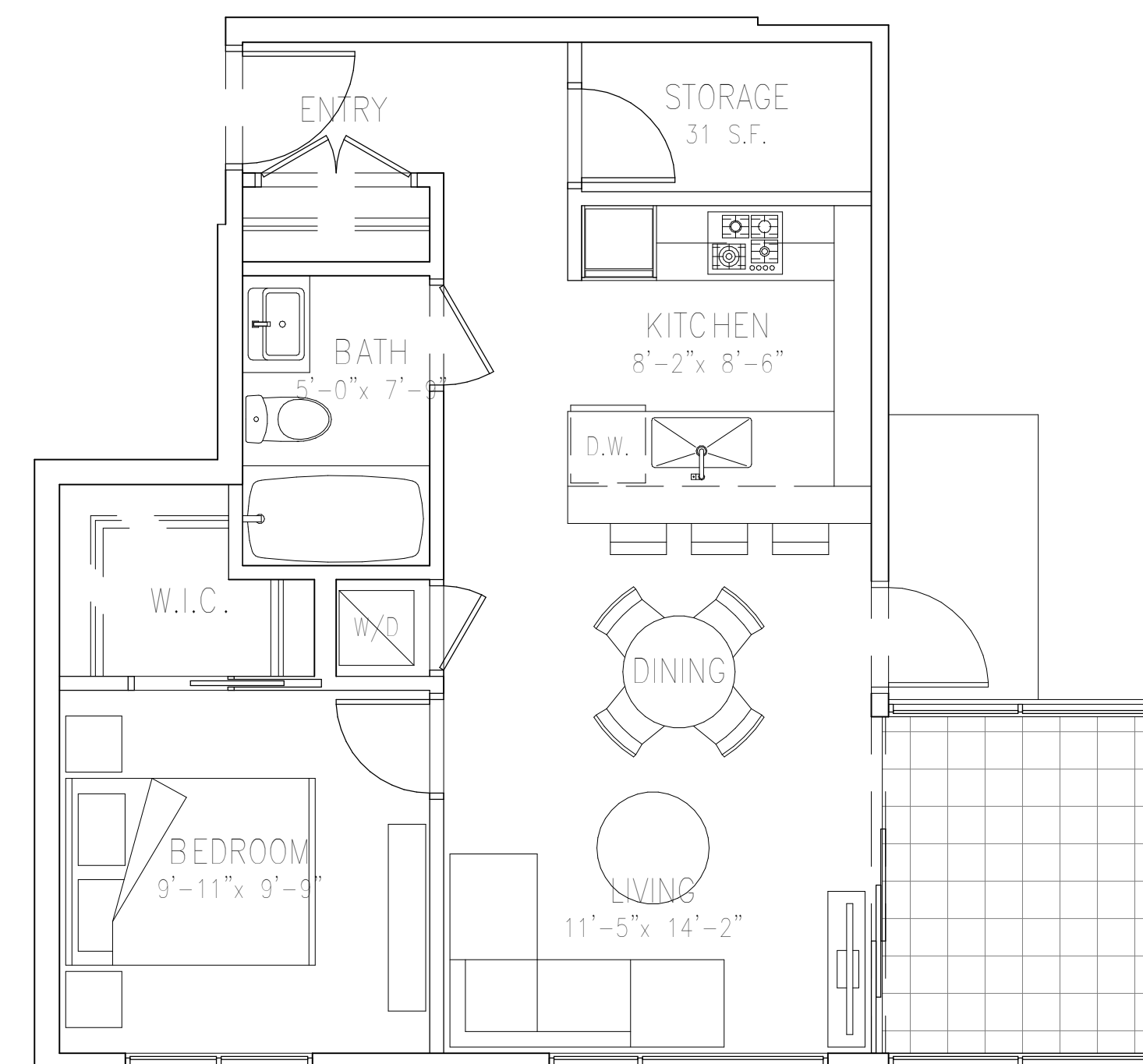
UNIT B1		
UNIT TYPE	COUNT	UNIT AREA
B1	21	674 SF
21		



UNIT B2		
UNIT TYPE	COUNT	UNIT AREA
B2	21	674 SF



UNIT B3		
UNIT TYPE	COUNT	UNIT AREA
B3	4	685 SF
4		



UNIT B4		
UNIT TYPE	COUNT	UNIT AREA
B4	4	644 SF
4		



■ GBL ARCHITECTS INC.  
 140 - 2034 WEST 11TH AVENUE TELEPHONE 604 736 1154  
 VANCOUVER, BC CANADA V6J 2C9 FACSIMILE 604 731 5279

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NOTES

REVISIONS

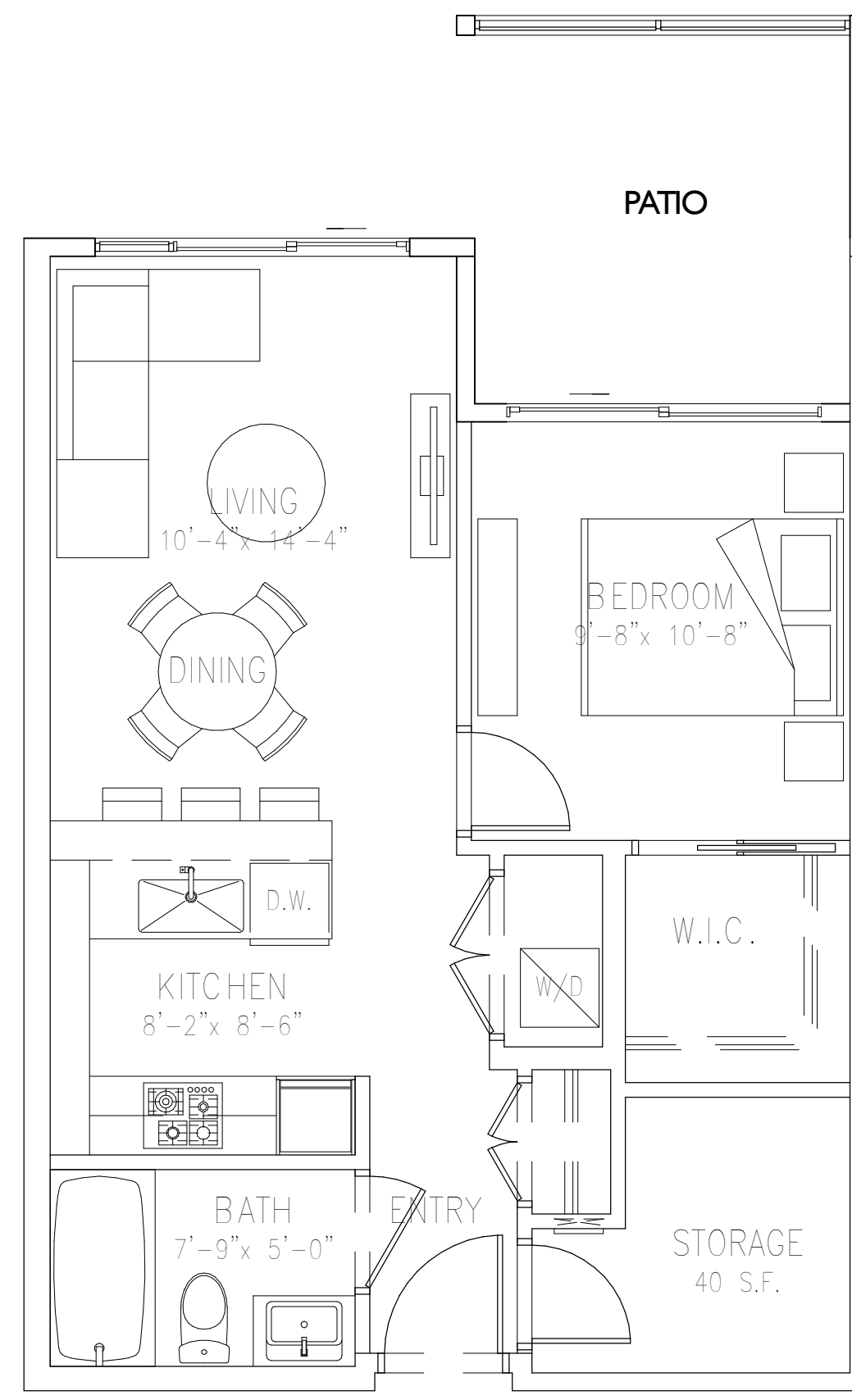
NO.	DATE	DESCRIPTION
1	MAY 16, 2012	ISSUED FOR DP
2	JULY 5, 2012	DP AMENDMENT
3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

1588 EAST HASTINGS

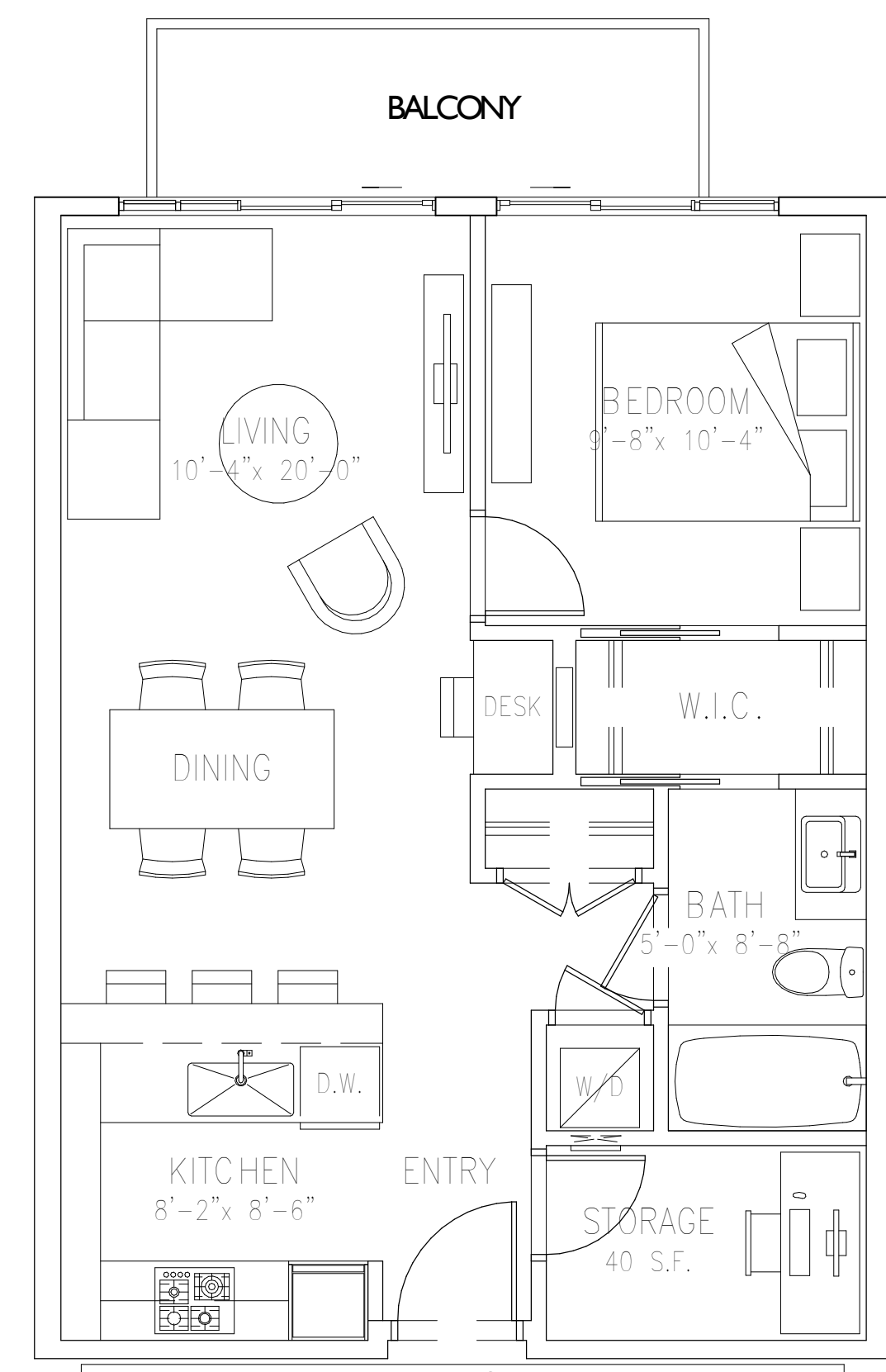
MILLENNIUM DEVELOPMENT

UNIT PLANS ONE BED  
W/ EB

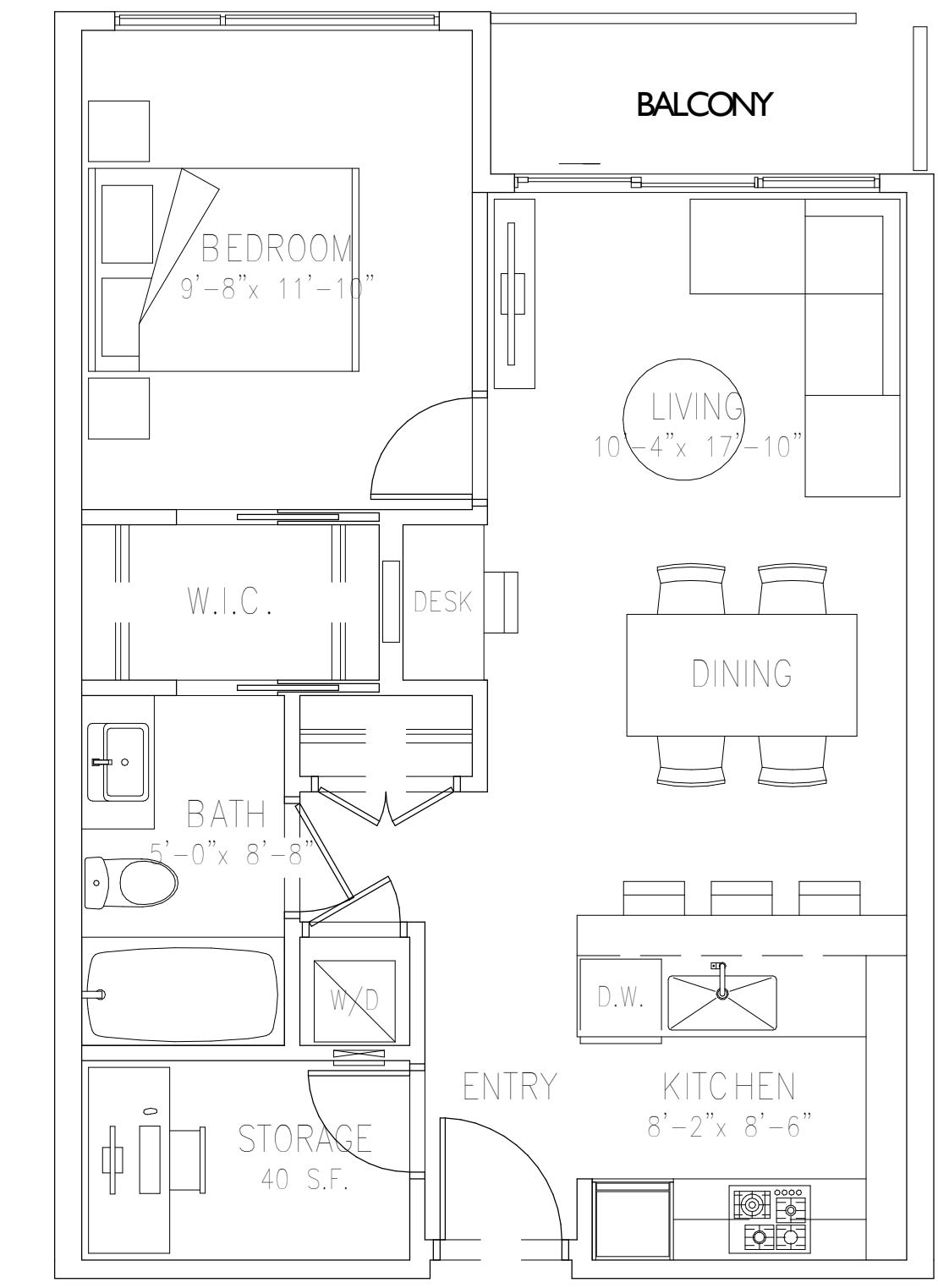
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CHECKED BY	SL
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JOB NUMBER	1172



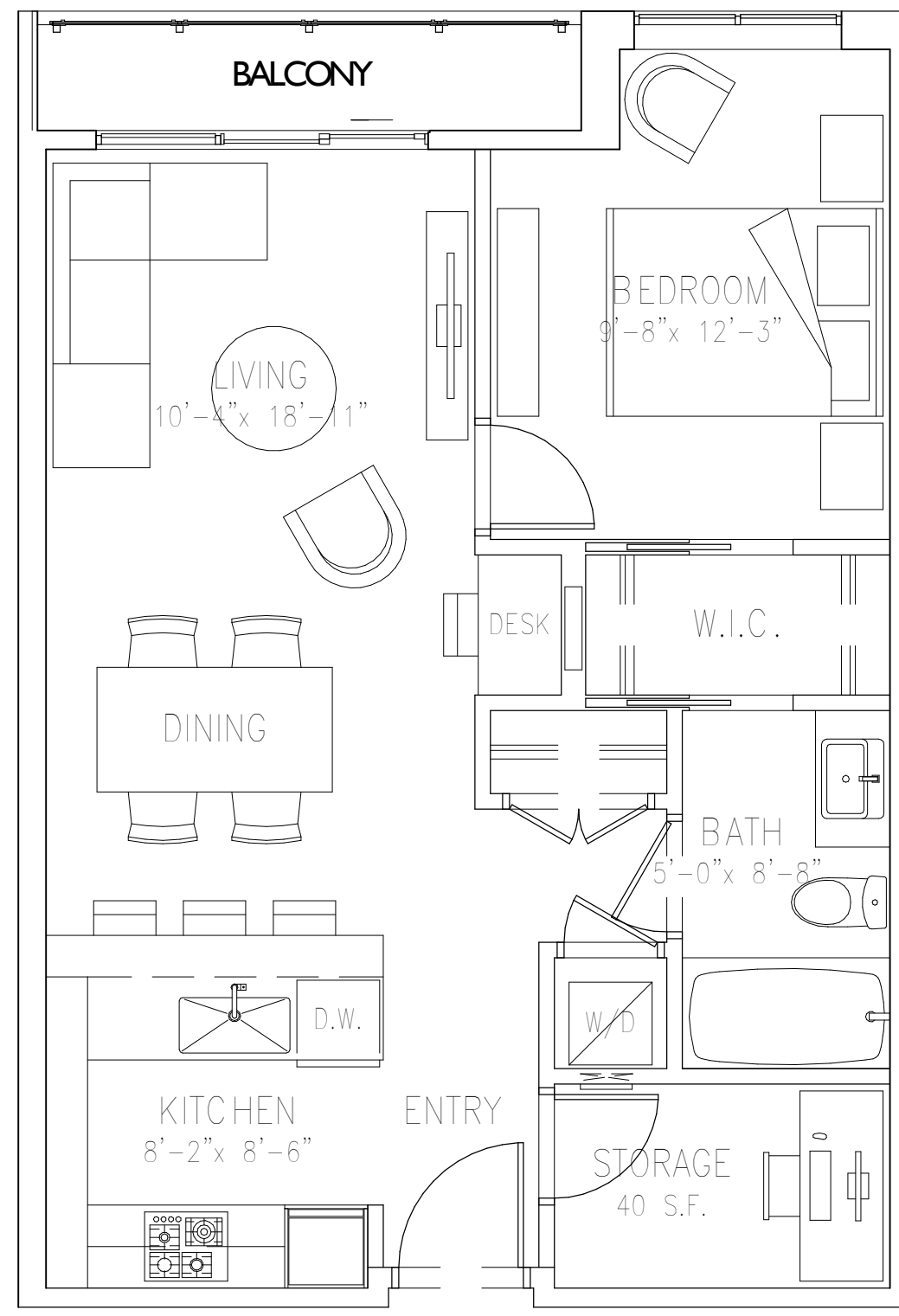
UNIT B1T		
UNIT TYPE	COUNT	UNIT AREA



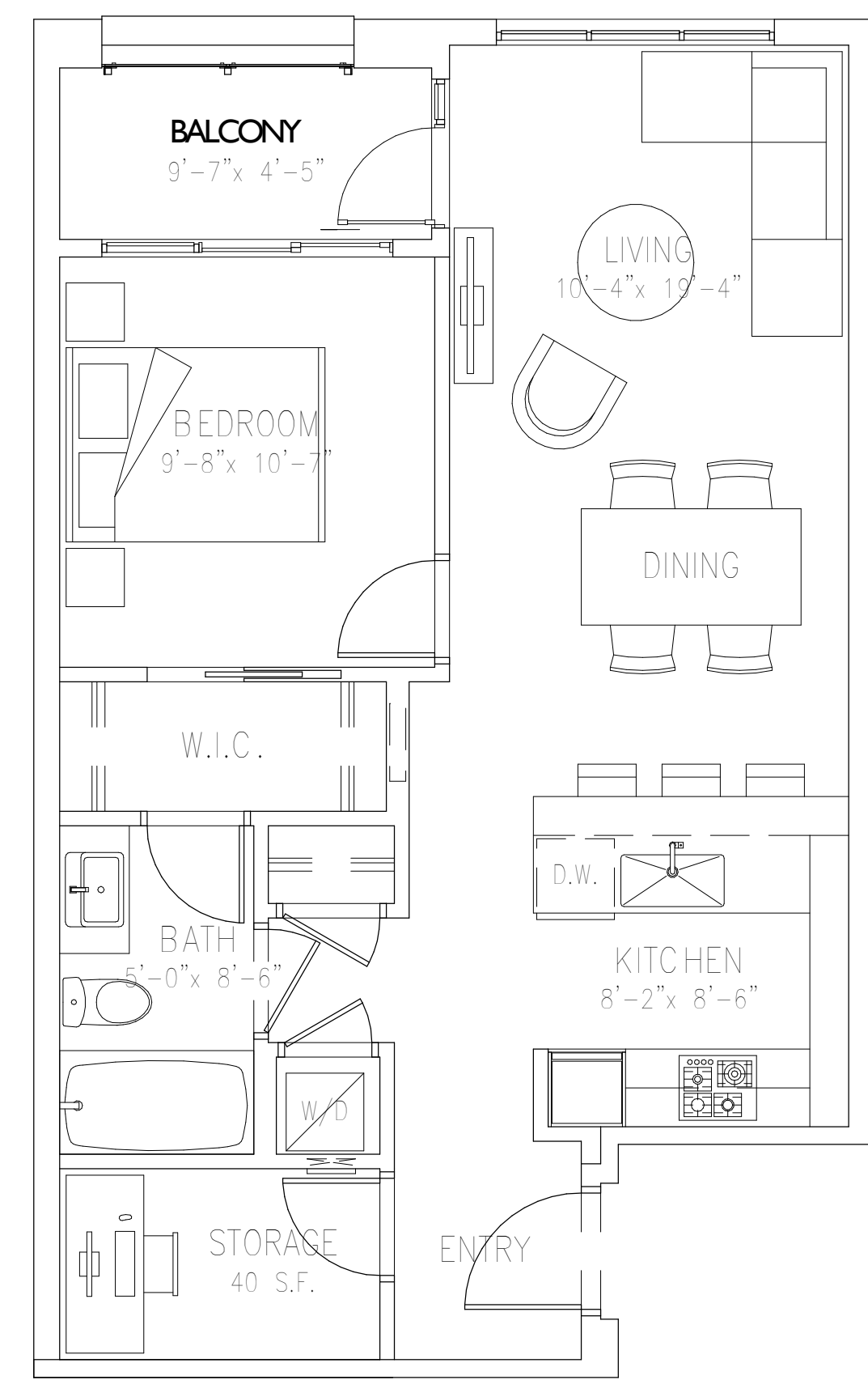
UNIT C1		
UNIT TYPE	COUNT	UNIT AREA
C1	12	616 SF
12		



UNIT C1a		
UNIT TYPE	COUNT	UNIT AREA
C1a	3	617 SF
3		



UNIT C1b		
UNIT TYPE	COUNT	UNIT AREA
C1b	3	618 SF
3		



UNIT C2		
UNIT TYPE	COUNT	UNIT AREA
C2	3	632 SF
3		



■ GBL ARCHITECTS INC.  
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NOTES

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4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

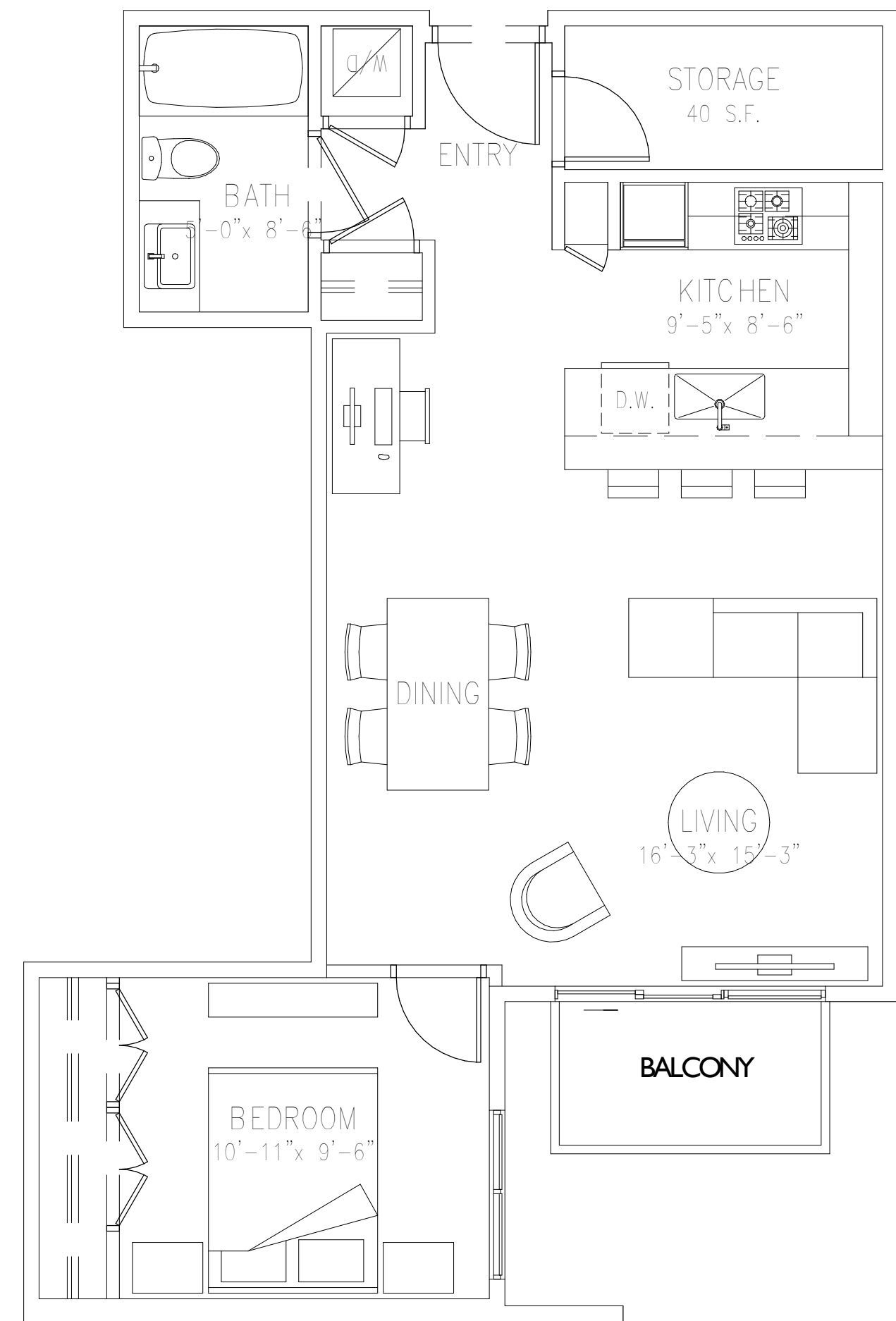
1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

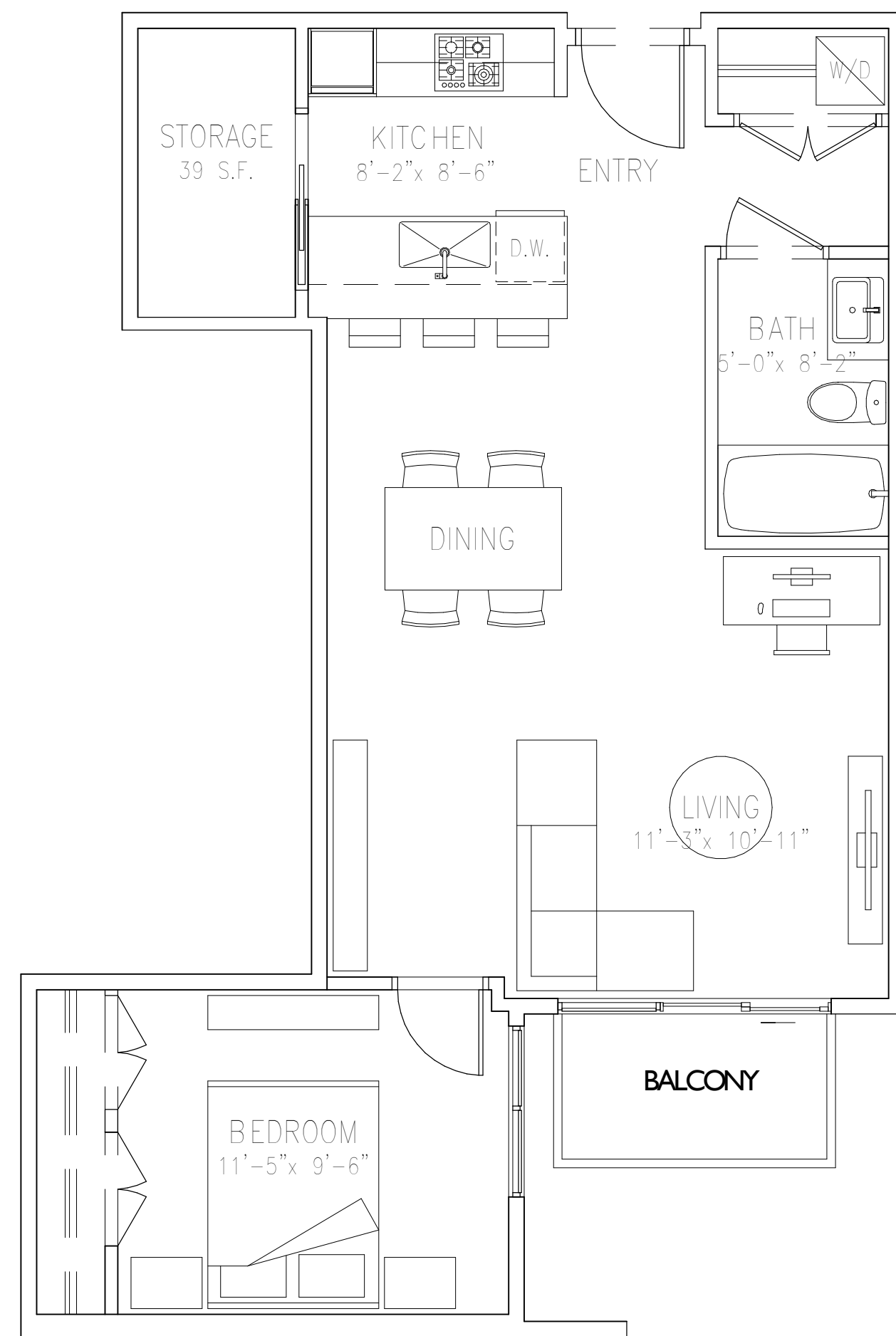
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JOB NUMBER	1172

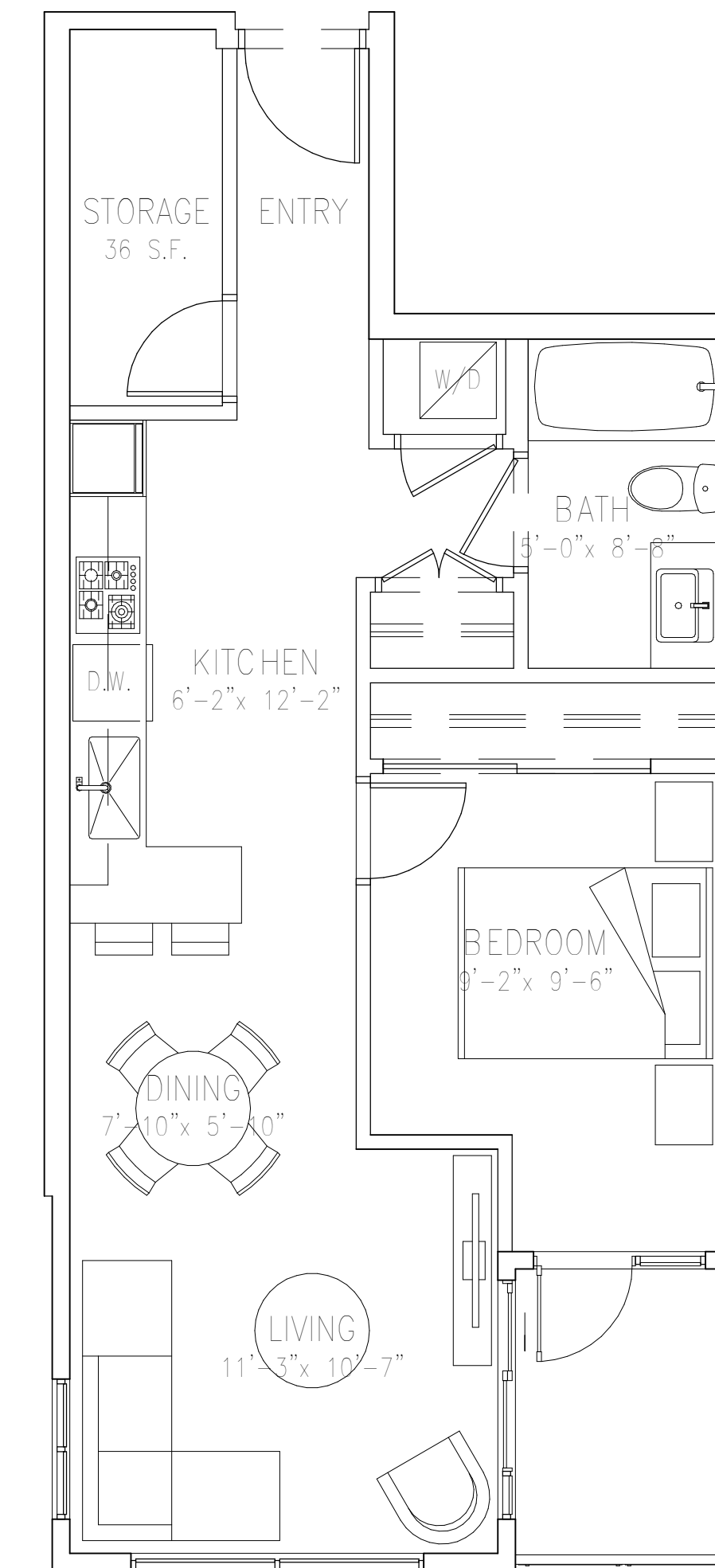




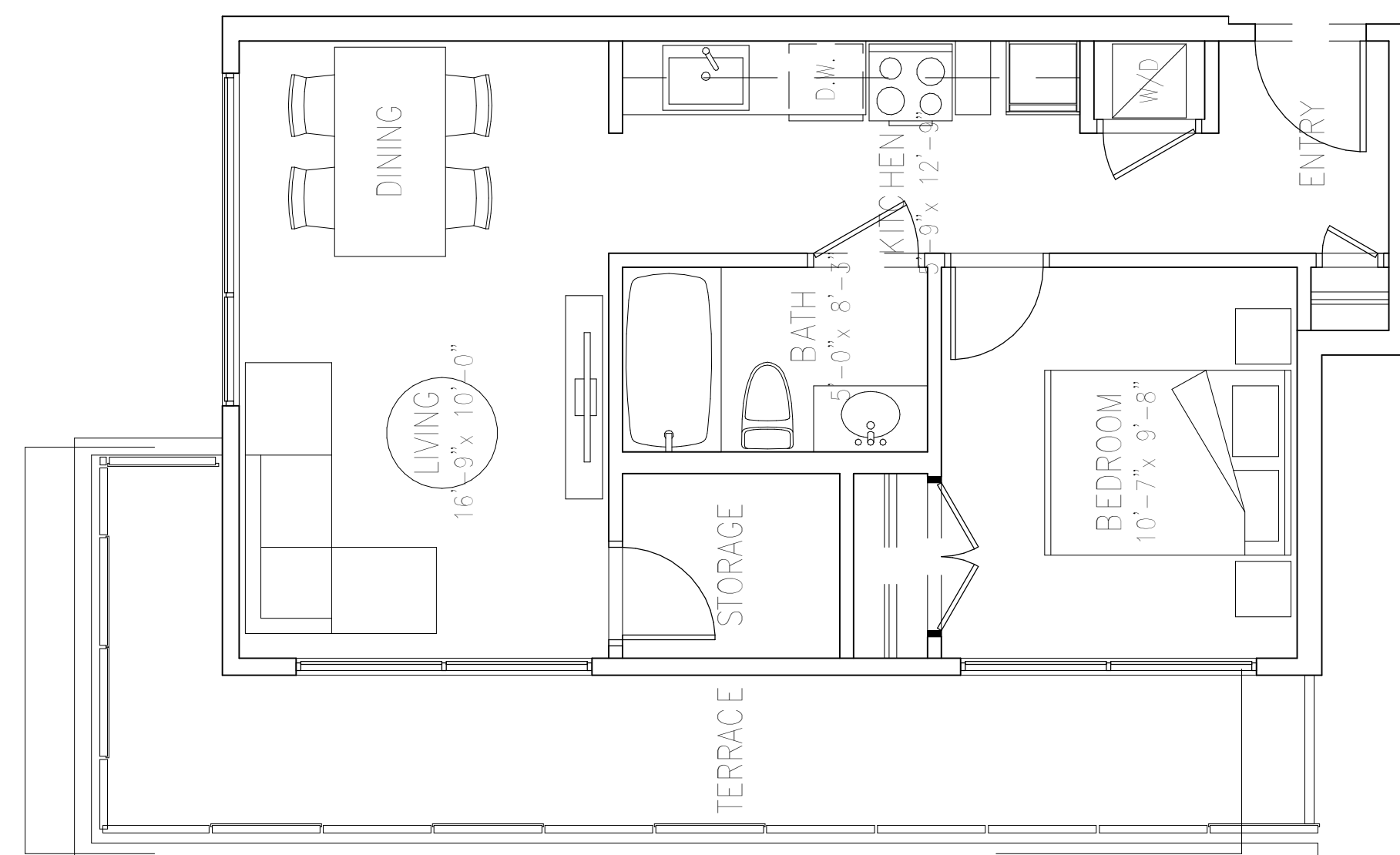
UNIT C3a		
UNIT TYPE	COUNT	UNIT AREA
C3a	3	691 SF
3		



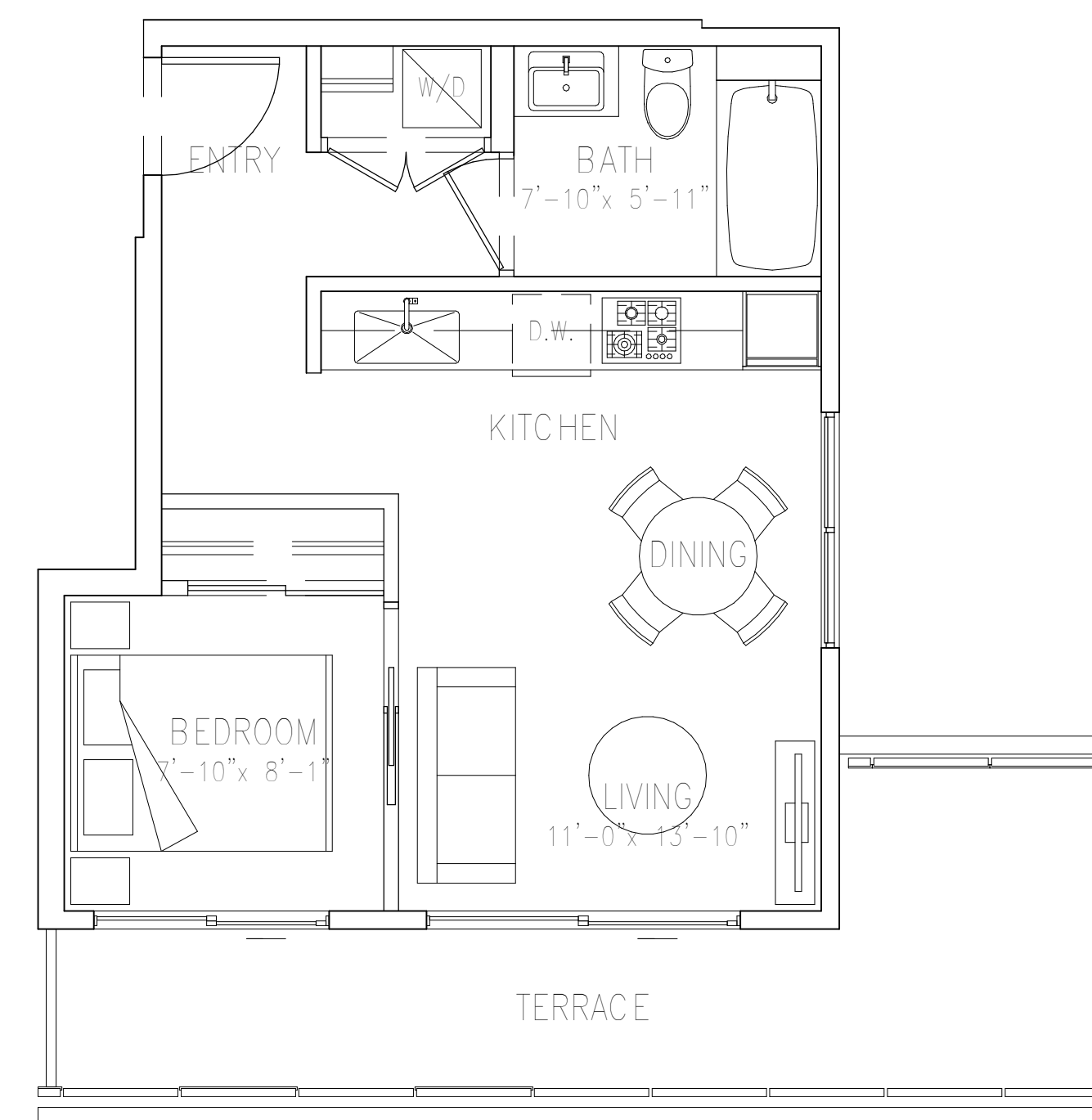
UNIT C3b		
UNIT TYPE	COUNT	UNIT AREA
C3b	3	695 SF
3		



UNIT C4		
UNIT TYPE	COUNT	UNIT AREA
C4	4	606 SF
4		



UNIT C5		
UNIT TYPE	COUNT	UNIT AREA
C5	2	536 SF
2		



UNIT C6		
UNIT TYPE	COUNT	UNIT AREA
C6	2	425 SF
2		

REVISIONS		
NO.	DATE	DESCRIPTION
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4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

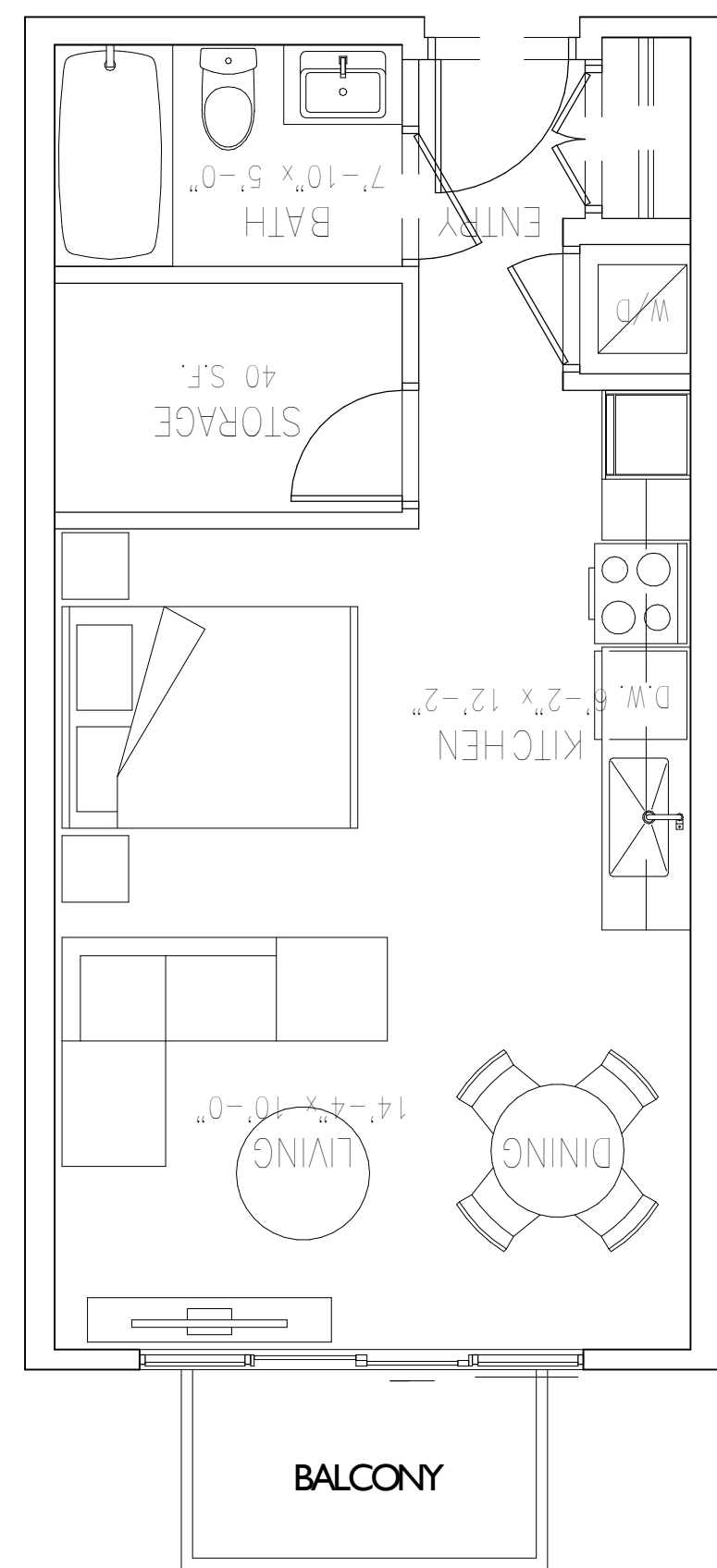
## 1588 EAST HASTINGS

### MILLENNIUM DEVELOPMENT

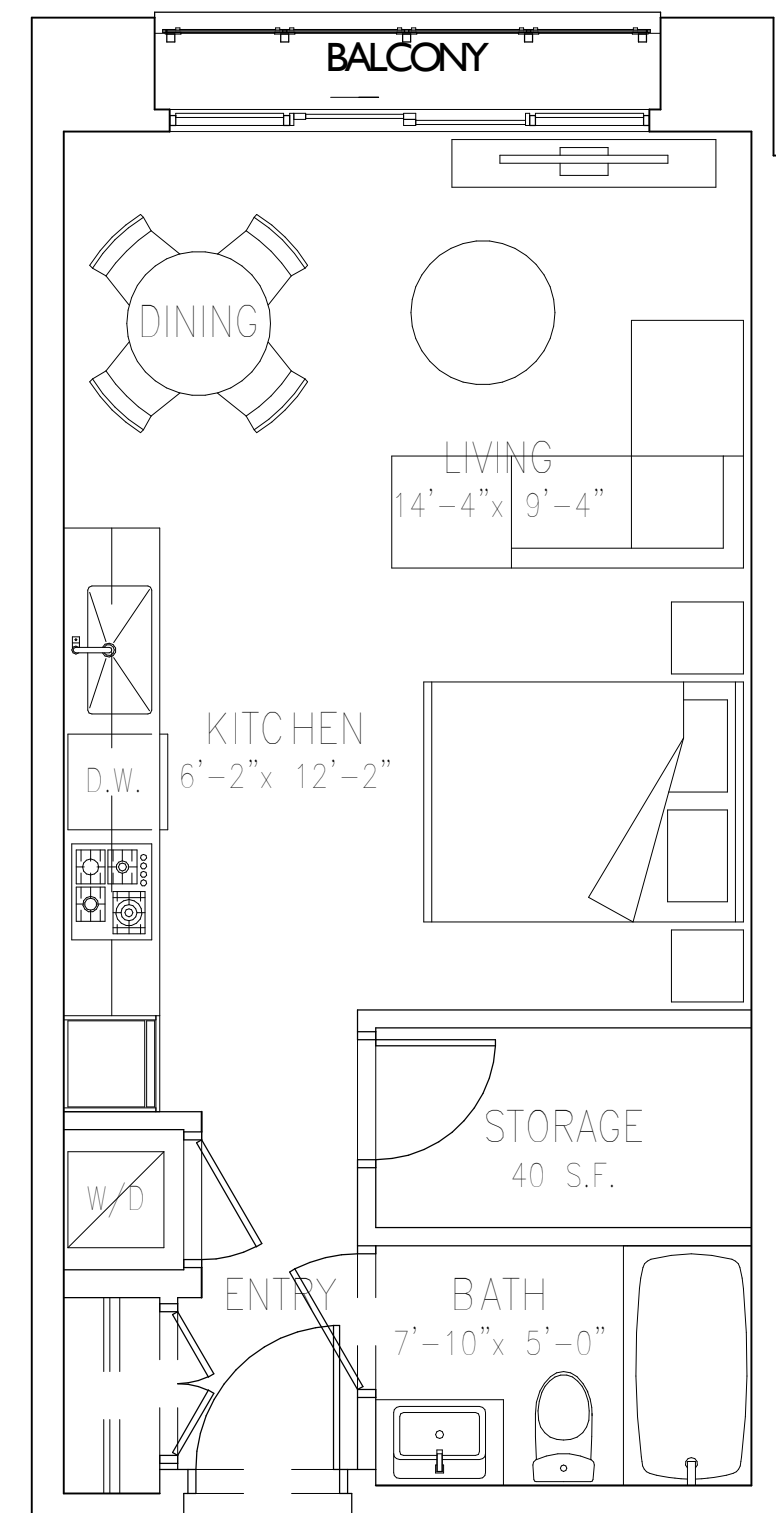
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JOB NUMBER	1172

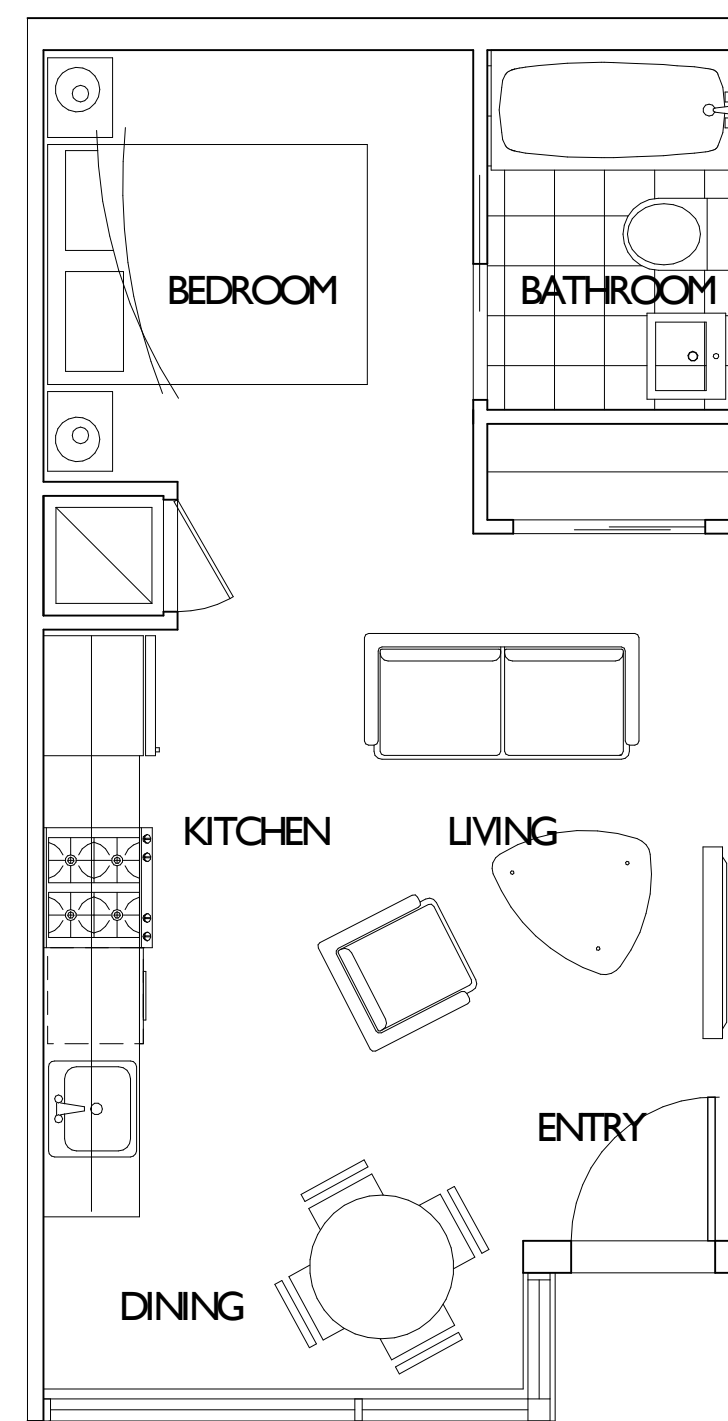
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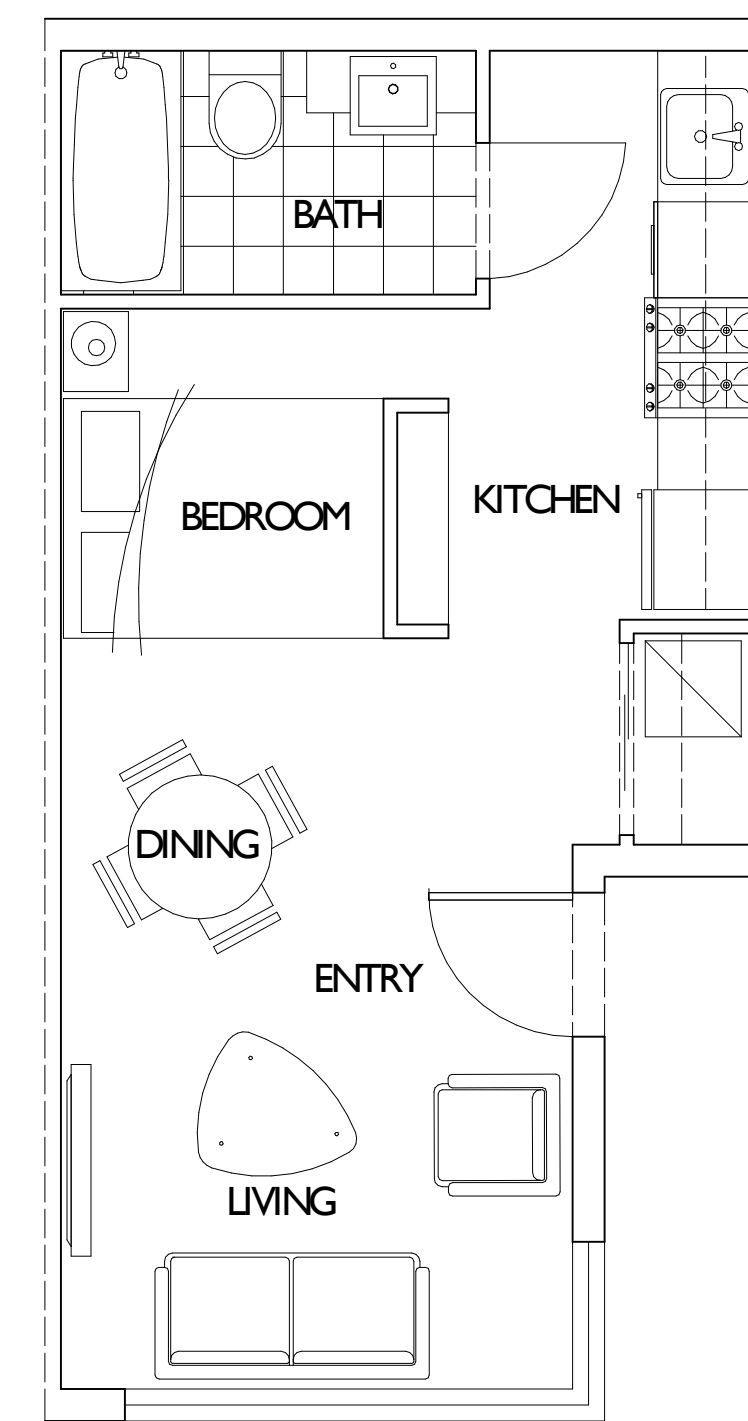
UNIT D1		
UNIT TYPE	COUNT	UNIT AREA
D1	9	458 SF



UNIT D1a		
UNIT TYPE	COUNT	UNIT AREA
D1a	1	458 SF



UNIT D3		
UNIT TYPE	COUNT	UNIT AREA
D3	5	421 SF



UNIT D4		
UNIT TYPE	COUNT	UNIT AREA
D4	1	402 SF

REVISIONS

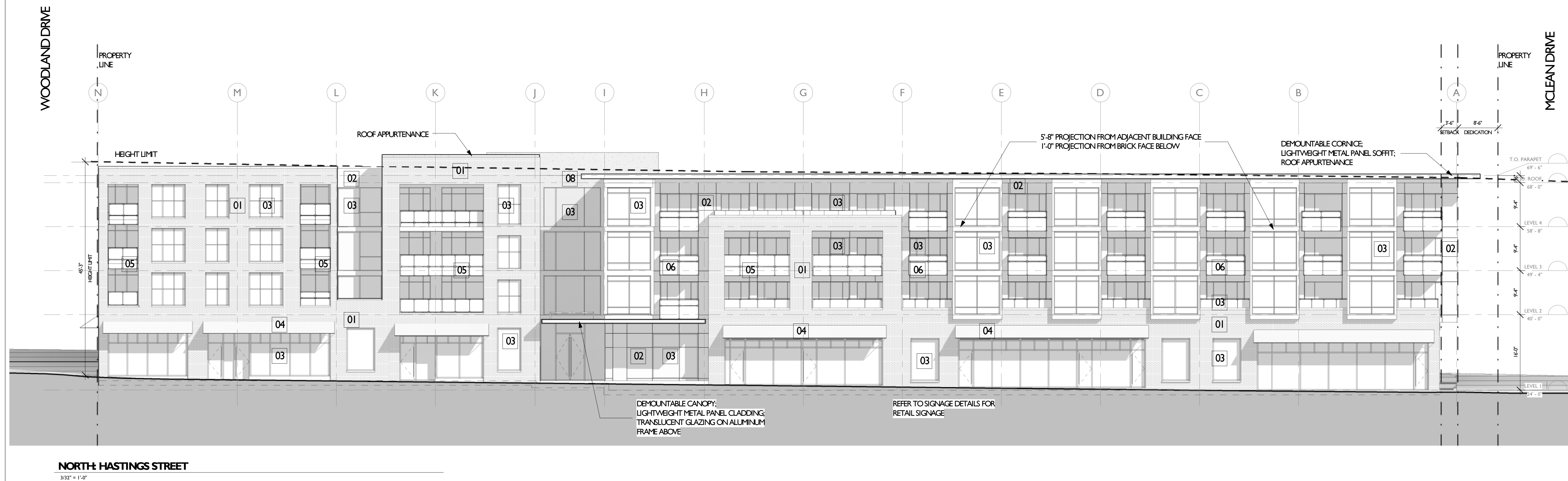
NO.	DATE	DESCRIPTION
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2	JULY 5, 2012	DP AMENDMENT
3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

UNIT PLANS JUN. ONE  
 BED

DATE 20/11/2012 6:01:21 PM  
 DRAWN BY JS  
 CHECKED BY SL  
 SCALE 1/4" = 1'-0"  
 JOB NUMBER 1172



REVISIONS

NO.	DATE	DESCRIPTION
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2	JULY 5, 2012	DP AMENDMENT
3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE



**MATERIAL KEY**

- 01: PAINTED WHITE BRICK (BENJAMIN MOORE OC-61)
- 02: DARK SILVER COMPOSITE METAL PANEL (BENJAMIN MOORE 2125-30)
- 03: CLEAR GLAZING
- 04: CHARCOAL FABRIC CANOPY (BENJAMIN MOORE 2133-30)
- 05: CHARCOAL FRITTED GLAZED GUARD (BENJAMIN MOORE 2133-30)
- 06: ORANGE FRITTED GLAZED GUARD (BENJAMIN MOORE 2018-20)
- 07: DARK SILVER RAINSCREEN STUCCO (BENJAMIN MOORE 2125-30)
- 08: WHITE RAINSCREEN STUCCO (BENJAMIN MOORE OC-61)

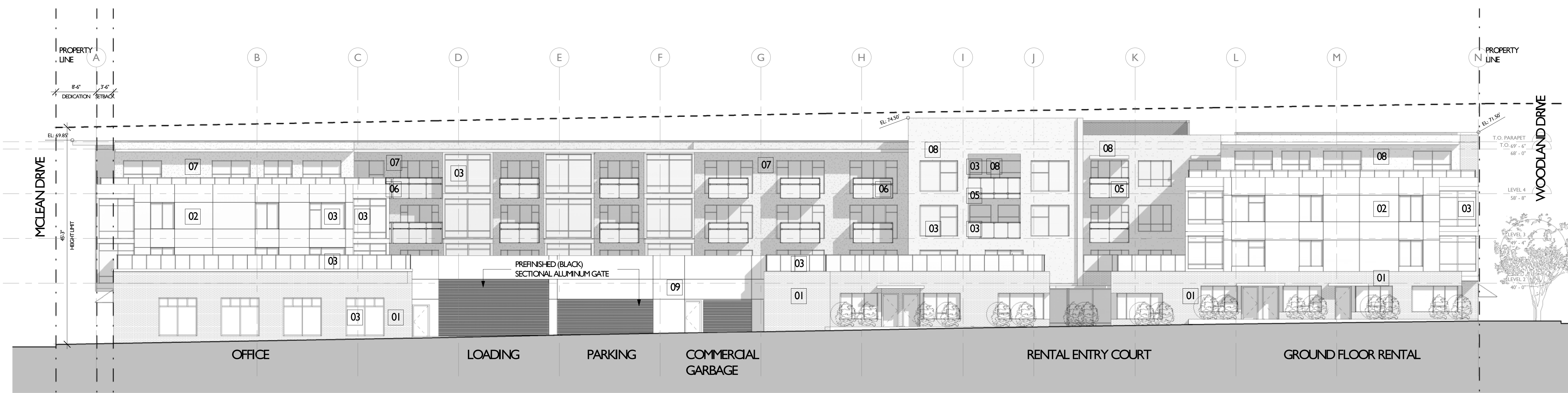
**NOTE**  
 WINDOW MULLIONS ON WHITE EXTERIOR WALLS TO BE CHARCOAL;  
 WINDOW MULLIONS ON DARK SILVER EXTERIOR WALL TO BE LIGHT SILVER

**1588 EAST HASTINGS**

MILLENNIUM DEVELOPMENT

**ELEVATIONS**

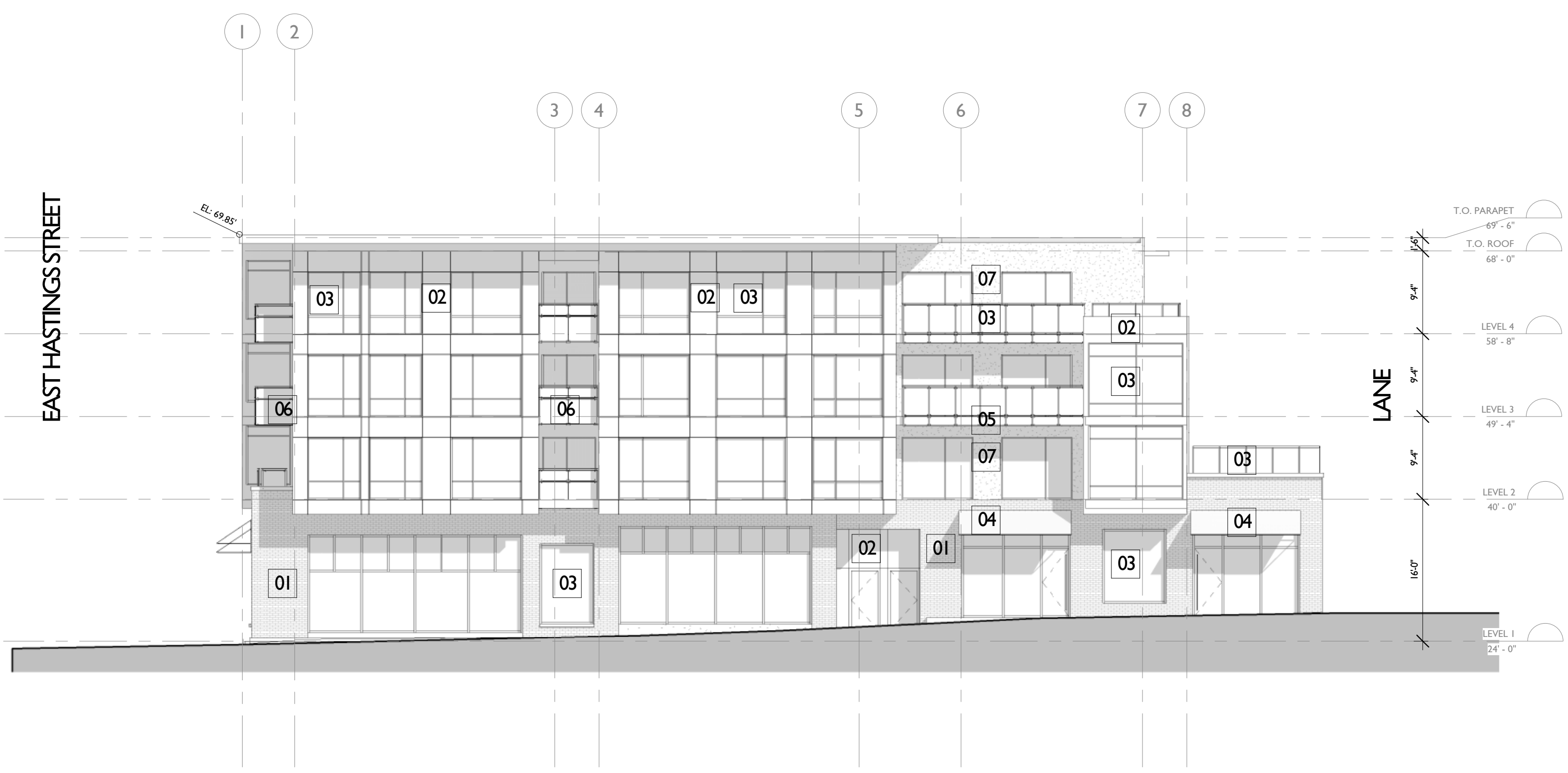
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CHECKED BY	SL
SCALE	3/32" = 1'-0"
JOB NUMBER	1172



**SOUTH LANE**  
 3/32" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
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2	JULY 5, 2012	DP AMENDMENT
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4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE



**WEST: MCLEAN AVENUE**  
 3/32" = 1'-0"

**MATERIAL KEY**

- 01: PAINTED WHITE BRICK (BENJAMIN MOORE OC-61)
- 02: DARK SILVER COMPOSITE METAL PANEL (BENJAMIN MOORE 2125-30)
- 03: CLEAR GLAZING
- 04: CHARCOAL FABRIC CANOPY (BENJAMIN MOORE 2133-30)
- 05: CHARCOAL FRITTED GLAZED GUARD (BENJAMIN MOORE 2133-30)
- 06: ORANGE FRITTED GLAZED GUARD (BENJAMIN MOORE 2018-20)
- 07: DARK SILVER RAINSCREEN STUCCO (BENJAMIN MOORE 2125-30)
- 08: WHITE RAINSCREEN STUCCO (BENJAMIN MOORE OC-61)
- 09: PAINTED CHARCOAL CONCRETE (BENJAMIN MOORE 2133-30)

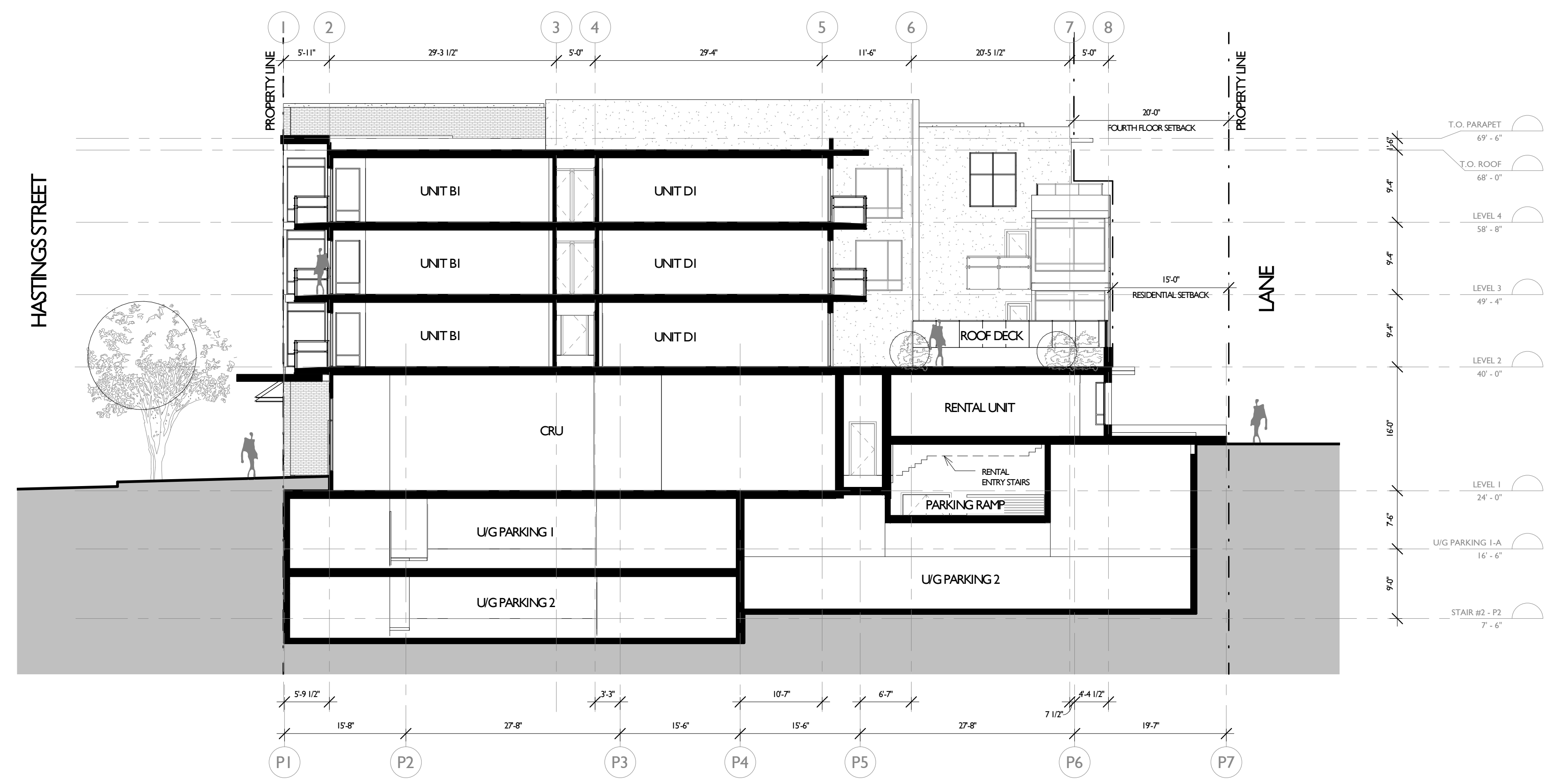
**NOTE**  
 WINDOW MULLIONS ON WHITE EXTERIOR WALLS TO BE CHARCOAL;  
 WINDOW MULLIONS ON DARK SILVER EXTERIOR WALL TO BE LIGHT SILVER

**1588 EAST HASTINGS**

MILLENNIUM DEVELOPMENT

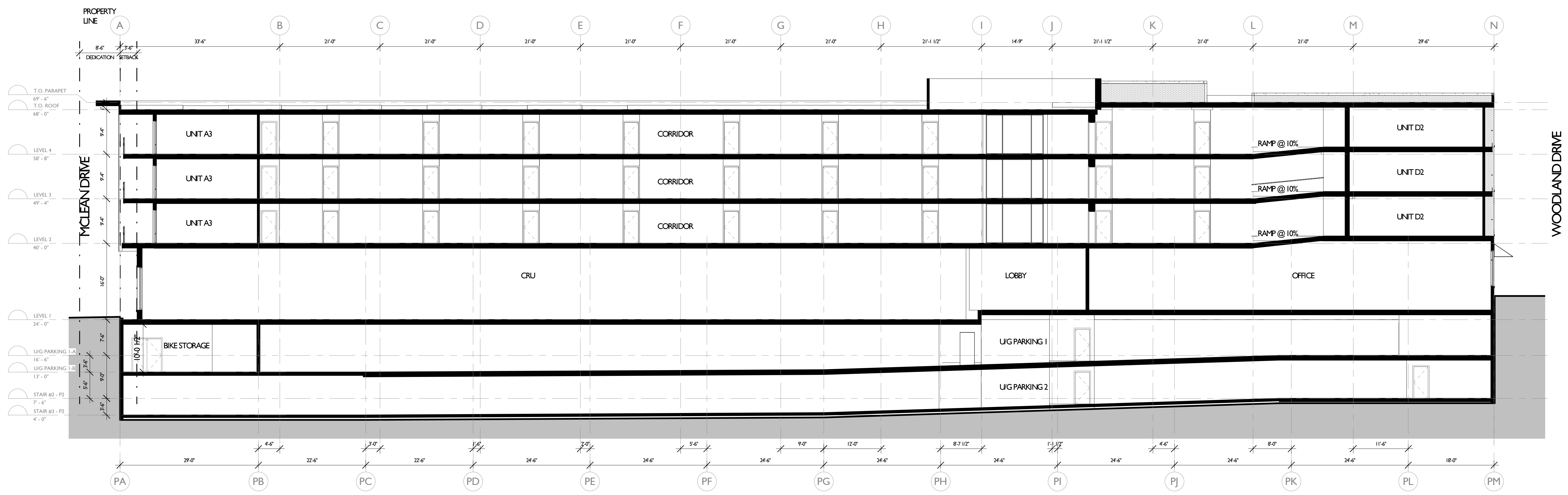
**ELEVATIONS**

DATE	20/11/2012 6:03:21 PM
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CHECKED BY	SL
SCALE	3/32" = 1'-0"
JOB NUMBER	1172



**CROSS SECTION**

3/32" = 1'-0"



**LONG SECTION**

3/32" = 1'-0"

NO.	DATE	DESCRIPTION
1	MAY 16, 2012	ISSUED FOR DP
2	JULY 5, 2012	DP AMENDMENT
3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

BUILDING SECTIONS

DATE	20/11/2012 6:03:24 PM
DRAWN BY	JS
CHECKED BY	SL
SCALE	3/32" = 1'-0"
JOB NUMBER	1172



NORTH EAST CORNER



NORTH WEST CORNER



■ GBL ARCHITECTS INC.  
 140 - 2034 WEST 11TH AVENUE  
 VANCOUVER, BC CANADA V6J 2C9

TELEPHONE 604 736 1154  
 FACSIMILE 604 731 5279

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4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

1588 EAST HASTINGS

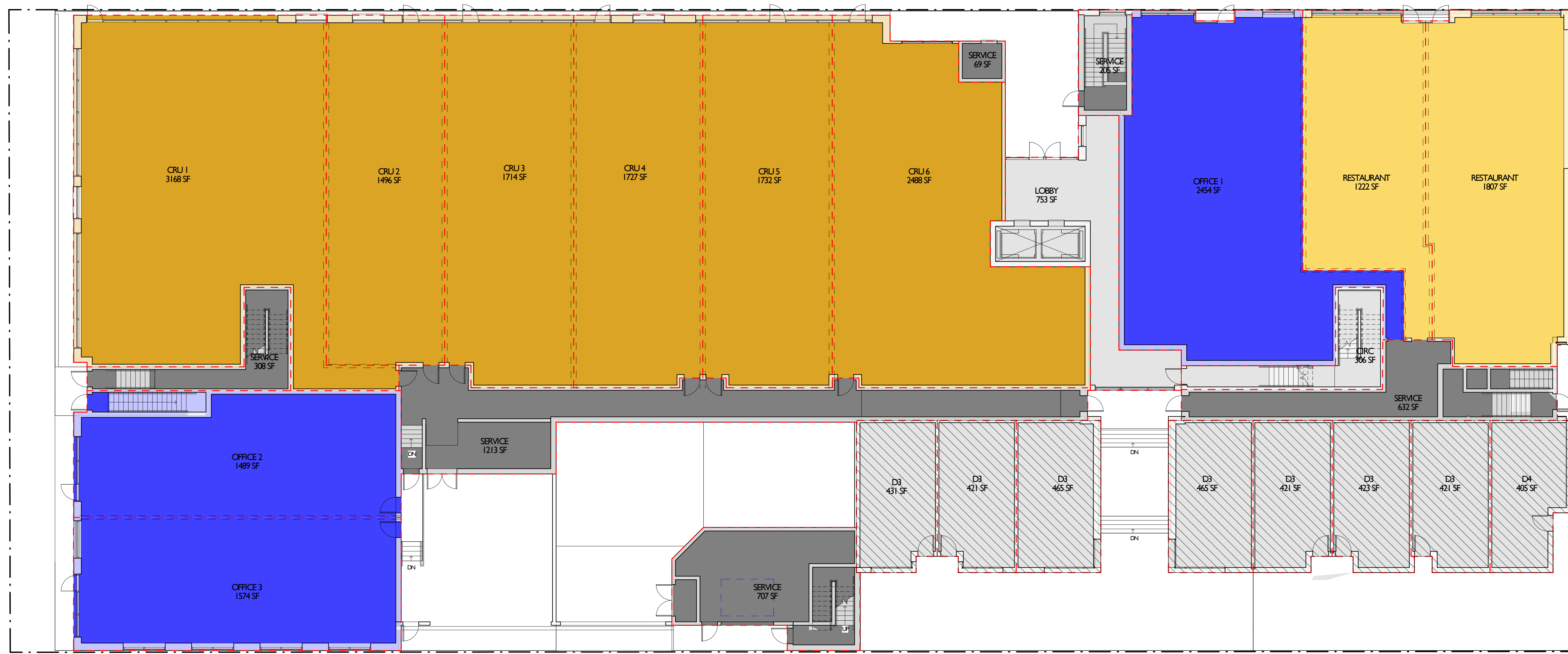
MILLENNIUM DEVELOPMENT

3D VIEWS

DATE	20/11/2012 6:05:02 PM
DRAWN BY	JS
CHECKED BY	SL
SCALE	
JOB NUMBER	1172

A-6.01

NOTES



LEVEL I  
 3/32" = 1'-0"

AREA KEY

- AMENITY
- BALCONY
- CRU
- DECK
- ENCLOSED BALCONY
- OFFICE
- RENTAL
- RESTAURANT
- SERVICE
- STORAGE
- SUITE/CIRC.

CRU		
12325.3 SF	0.34	
OFFICE		
5517.5 SF	0.15	
RESTAURANT		
3029.1 SF	0.08	
SERVICE		
3132.9 SF	0.09	
24004.8 SF	0.66	

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 16, 2012	ISSUED FOR DP
2	JULY 5, 2012	DP AMENDMENT
3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

FSR OVERLAY  
 GROUND FLOOR

DATE	20/11/2012 6:05:05 PM
DRAWN BY	JS
CHECKED BY	SL
SCALE	3/32" = 1'-0"
JOB NUMBER	1172

REVISIONS

NO.	DATE	DESCRIPTION
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3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE



LEVEL 2  
 3/32" = 1'-0"

AREA KEY

- AMENITY
- BALCONY
- CRU
- DECK
- ENCLOSED BALCONY
- OFFICE
- RENTAL
- RESTAURANT
- SERVICE
- STORAGE
- SUITE/CRC.

IN-SUITE STORAGE

S1	36.7 SF
S2	40.0 SF
S3	40.0 SF
S4	40.0 SF
S5	40.0 SF
S6	39.9 SF
S7	39.9 SF
S8	40.0 SF
S20	40.5 SF
S21	40.5 SF
S22	40.5 SF
S23	40.0 SF
S24	40.0 SF
S25	40.0 SF
S26	39.9 SF
S27	30.8 SF
S28	39.4 SF
S29	39.7 SF
S30	40.0 SF
747.9 SF	
S9	39.3 SF
S10	39.7 SF
S11	40.4 SF
S12	37.0 SF
S13	32.6 SF
S14	32.6 SF
S15	39.7 SF
S16	39.4 SF
S17	31.0 SF
S18	39.0 SF
S19	39.7 SF
410.6 SF	
30	1158.5 SF

RENTAL

MARKET

ENCLOSED BALCONIES

EB1	61.4 SF
EB2	92.2 SF
EB3	92.2 SF
EB4	92.2 SF
EB5	92.2 SF
EB6	92.2 SF
EB12	80.9 SF
603.4 SF	
EB7	80.9 SF
80.9 SF	
8	684.4 SF

RENTAL

MARKET

BALCONIES

B1	35.1 SF
B2	42.5 SF
77.5 SF	
2	77.5 SF

DECKS

D1	35.8 SF
D2	43.2 SF
D3	44.8 SF
D4	44.8 SF
D5	44.8 SF
D6	45.3 SF
D7	84.3 SF
D8	78.7 SF
D21	156.8 SF
D22	155.6 SF
D23	306.7 SF
D24	274.2 SF
D25	286.3 SF
D26	146.1 SF
D27	304.2 SF
D28	235.5 SF
2287.2 SF	
D9	51.1 SF
D10	99.6 SF
D11	48.0 SF
D12	48.3 SF
D13	17.6 SF
D14	17.6 SF
D15	34.4 SF
D16	38.1 SF
D17	220.4 SF
D18	85.6 SF
D19	208.1 SF
D20	146.6 SF
1015.4 SF	
28	3302.6 SF

RENTAL

MARKET

AMENITY

AMENITY	1294.6 SF
1	1294.6 SF
1	1294.6 SF

1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

FSR OVERLAY  
 SECOND FLOOR

DATE	20/11/2012 6:05:08 PM
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SCALE	3/32" = 1'-0"
JOB NUMBER	1172



NOTES

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LEVEL 3  
 3/32" = 1'-0"

AREA KEY

- AMENITY
- BALCONY
- CRU
- DECK
- ENCLOSED BALCONY
- OFFICE
- RENTAL
- RESTAURANT
- SERVICE
- STORAGE
- SUITE/CIRC.

IN-SUITE STORAGE

S1	36.7 SF
S2	40.0 SF
S3	40.0 SF
S4	40.0 SF
S5	40.0 SF
S6	39.9 SF
S7	39.9 SF
S8	40.0 SF
S9	39.3 SF
S10	39.7 SF
S11	40.4 SF
S12	37.0 SF
S13	32.6 SF
S14	32.6 SF
S15	39.7 SF
S16	39.4 SF
S17	31.0 SF
S18	39.0 SF
S19	39.7 SF
S20	37.9 SF
S21	39.3 SF
S22	40.5 SF
S23	40.5 SF
S24	40.5 SF
S25	40.0 SF
S26	40.0 SF
S27	40.0 SF
S28	39.9 SF
S29	30.8 SF
S30	39.4 SF
S31	39.7 SF
S32	40.0 SF
32	1235.7 SF
32	1235.7 SF

ENCLOSED BALCONIES

EB1	61.4 SF
EB2	92.2 SF
EB3	92.2 SF
EB4	92.2 SF
EB5	92.2 SF
EB6	92.2 SF
EB7	80.9 SF
EB8	63.4 SF
EB9	92.2 SF
EB10	92.2 SF
EB11	92.2 SF
EB12	63.4 SF
EB13	80.9 SF
	1087.8 SF
13	1087.8 SF

BALCONIES

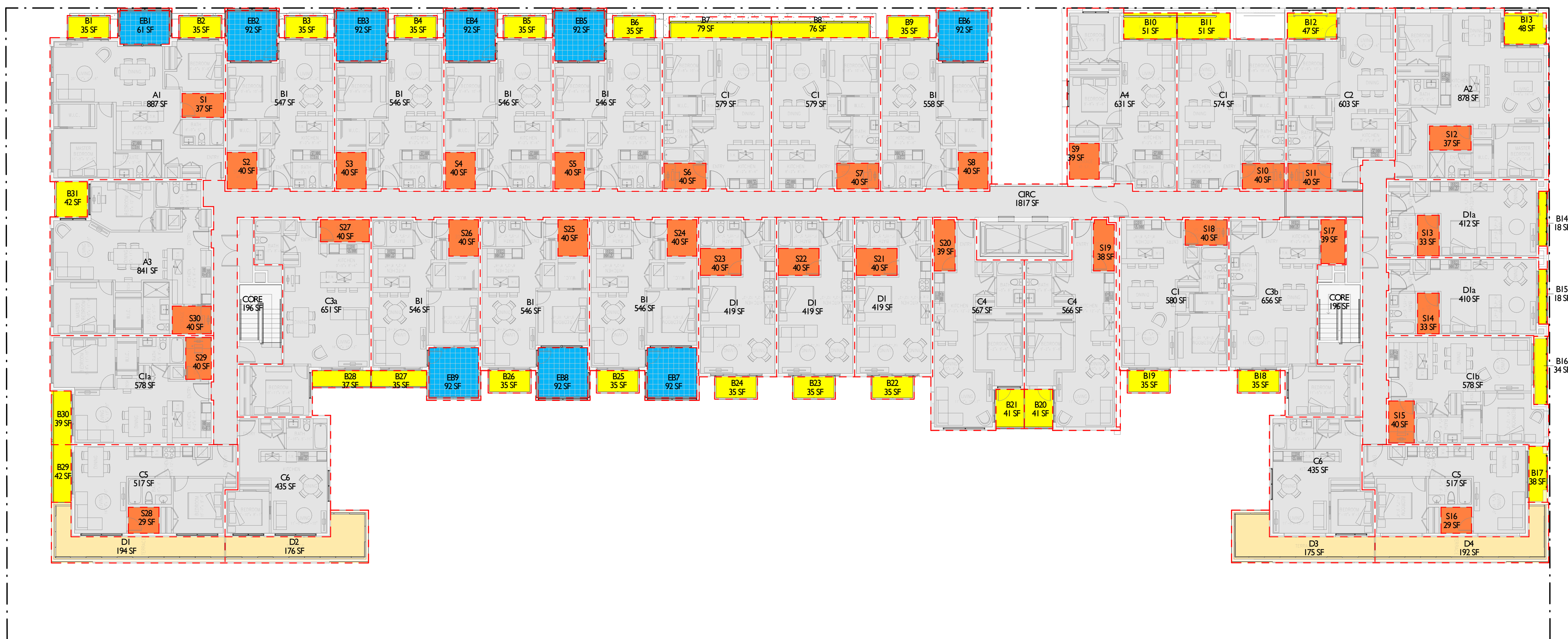
B1	35.1 SF
B2	35.1 SF
B3	35.1 SF
B4	35.1 SF
B5	35.1 SF
B6	35.1 SF
B7	78.7 SF
B8	76.1 SF
B9	35.1 SF
B10	51.1 SF
B11	51.2 SF
B12	47.2 SF
B13	48.3 SF
B14	17.6 SF
B15	17.6 SF
B16	34.4 SF
B17	38.1 SF
B18	35.8 SF
B19	35.4 SF
B20	35.4 SF
B21	41.1 SF
B22	41.1 SF
B23	35.4 SF
B24	35.4 SF
B25	35.4 SF
B26	35.4 SF
B27	35.4 SF
B28	35.1 SF
B29	37.2 SF
B30	35.8 SF
B31	41.1 SF
B32	39.2 SF
B33	42.5 SF
	1302.2 SF
33	1302.2 SF

1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

FSR OVERLAY THIRD FLOOR

DATE	20/11/2012 6:05:12 PM
DRAWN BY	JS
CHECKED BY	SL
SCALE	3/32" = 1'-0"
JOB NUMBER	1172



LEVEL 4  
 3/32" = 1'-0"

**AREA KEY**

- AMENITY
- BALCONY
- CRU
- DECK
- ENCLOSED BALCONY
- OFFICE
- RENTAL
- RESTAURANT
- SERVICE
- STORAGE
- SUITE/CIRC

**IN-SUITE STORAGE**

S1	36.7 SF
S2	40.0 SF
S3	40.0 SF
S4	40.0 SF
S5	40.0 SF
S6	39.9 SF
S7	39.9 SF
S8	40.0 SF
S9	39.3 SF
S10	39.7 SF
S11	40.4 SF
S12	37.0 SF
S13	32.6 SF
S14	32.6 SF
S15	39.7 SF
S16	29.4 SF
S17	39.0 SF
S18	39.7 SF
S19	37.9 SF
S20	39.3 SF
S21	40.5 SF
S22	40.5 SF
S23	40.5 SF
S24	40.0 SF
S25	40.0 SF
S26	40.0 SF
S27	39.9 SF
S28	29.4 SF
S29	39.7 SF
S30	40.0 SF
30	1153.9 SF
30	1153.9 SF

**ENCLOSED BALCONIES**

EB1	61.4 SF
EB2	92.2 SF
EB3	92.2 SF
EB4	92.2 SF
EB5	92.2 SF
EB6	92.2 SF
EB7	92.2 SF
EB8	92.2 SF
EB9	92.2 SF
9	799.2 SF
9	799.2 SF

**BALCONIES**

B1	35.1 SF
B2	35.1 SF
B3	35.1 SF
B4	35.1 SF
B5	35.1 SF
B6	35.1 SF
B7	78.7 SF
B8	76.1 SF
B9	35.1 SF
B10	51.1 SF
B11	51.2 SF
B12	47.2 SF
B13	48.3 SF
B14	17.6 SF
B15	17.6 SF
B16	34.4 SF
B17	38.1 SF
B18	35.4 SF
B19	35.4 SF
B20	41.1 SF
B21	41.1 SF
B22	35.4 SF
B23	35.4 SF
B24	35.4 SF
B25	35.4 SF
B26	35.4 SF
B27	35.1 SF
B28	37.2 SF
B29	42.0 SF
B30	39.2 SF
B31	42.5 SF
31	1231.6 SF
31	1231.6 SF

**DECKS**

D1	193.6 SF
D2	176.4 SF
D3	175.3 SF
D4	192.2 SF
4	737.5 SF
4	737.5 SF

**REVISIONS**

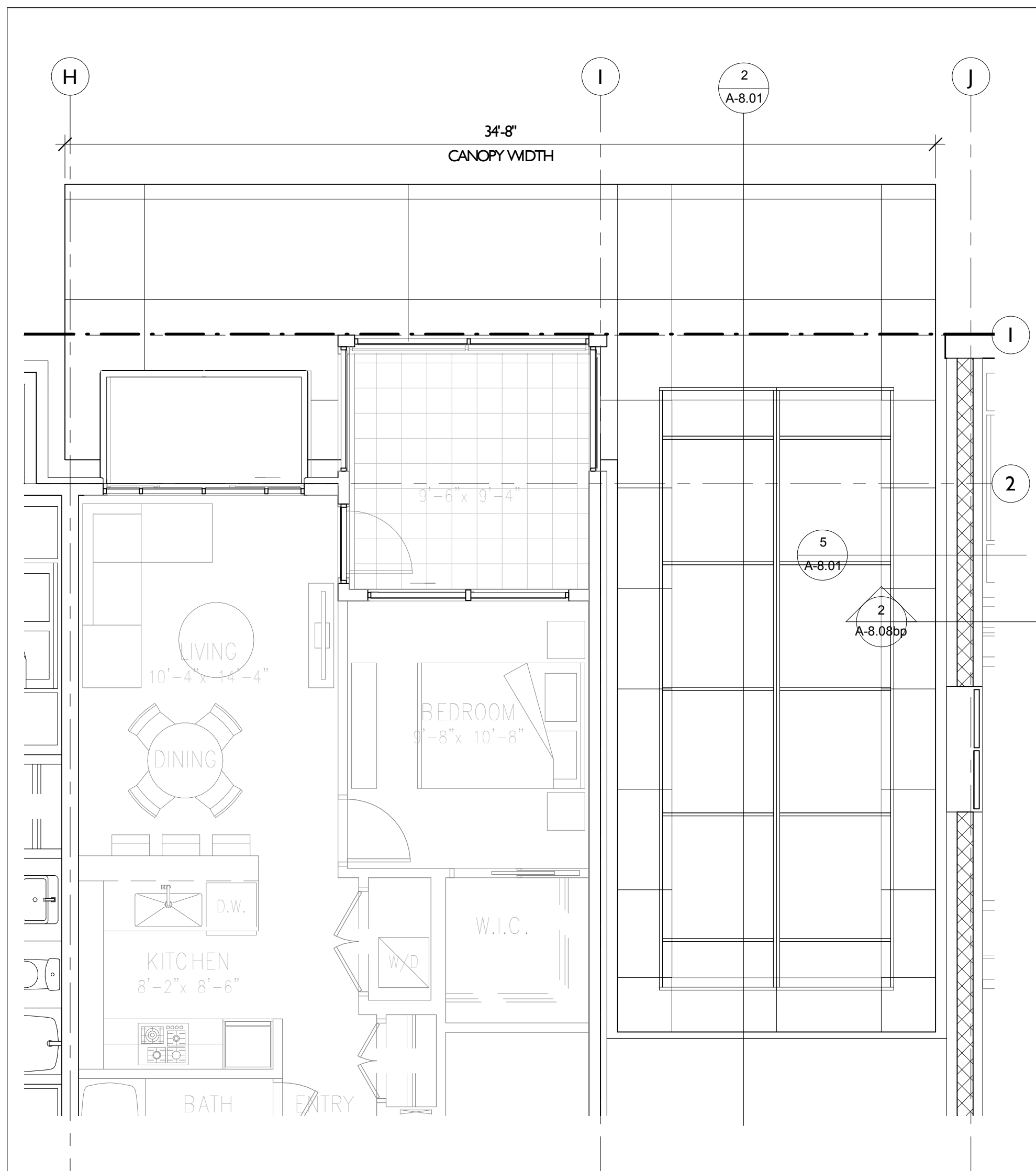
NO.	DATE	DESCRIPTION
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4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

1588 EAST HASTINGS

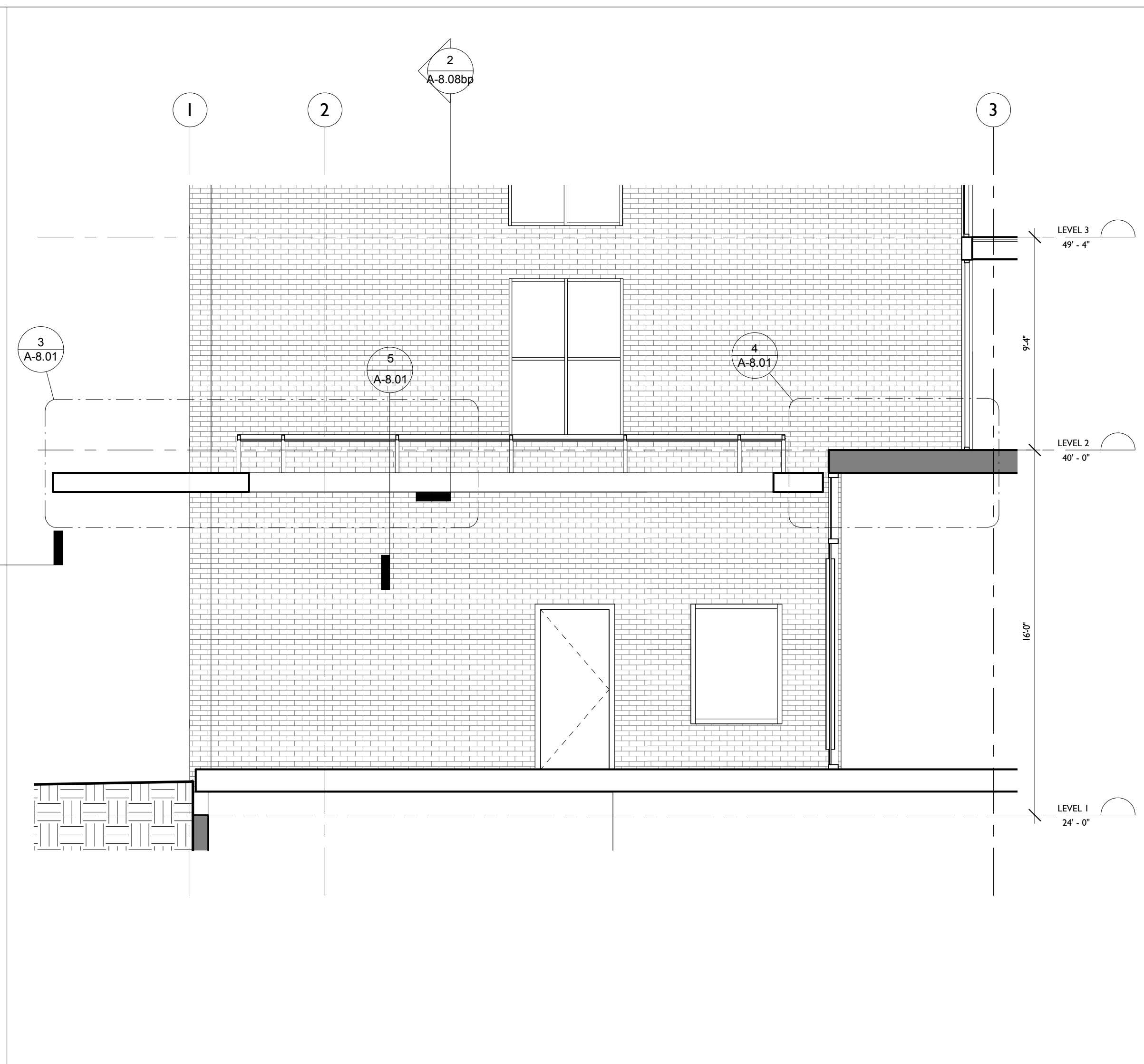
MILLENNIUM DEVELOPMENT

FSR OVERLAY FOURTH FLOOR

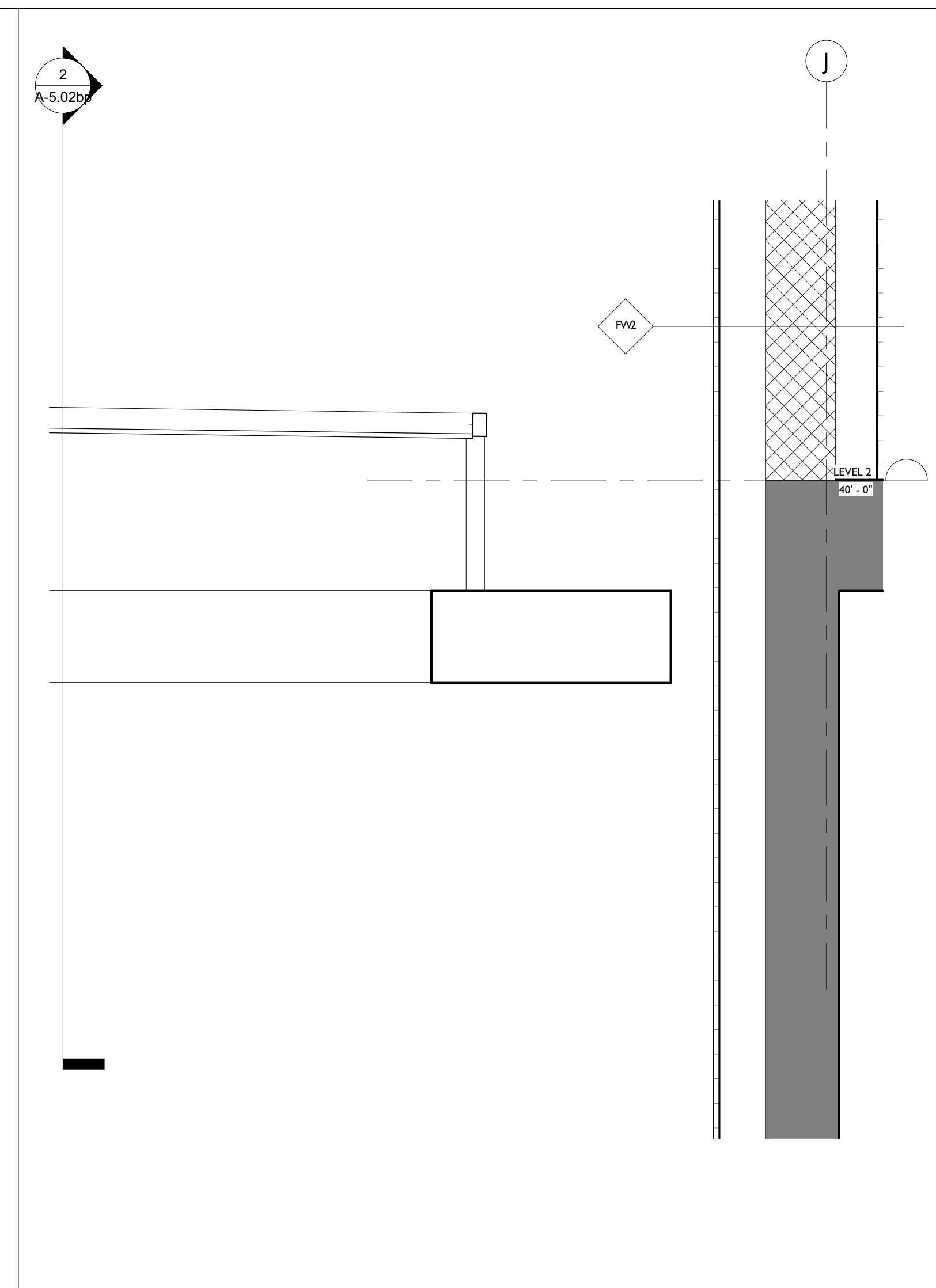
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CHECKED BY	SL
SCALE	3/32" = 1'-0"
JOB NUMBER	1172



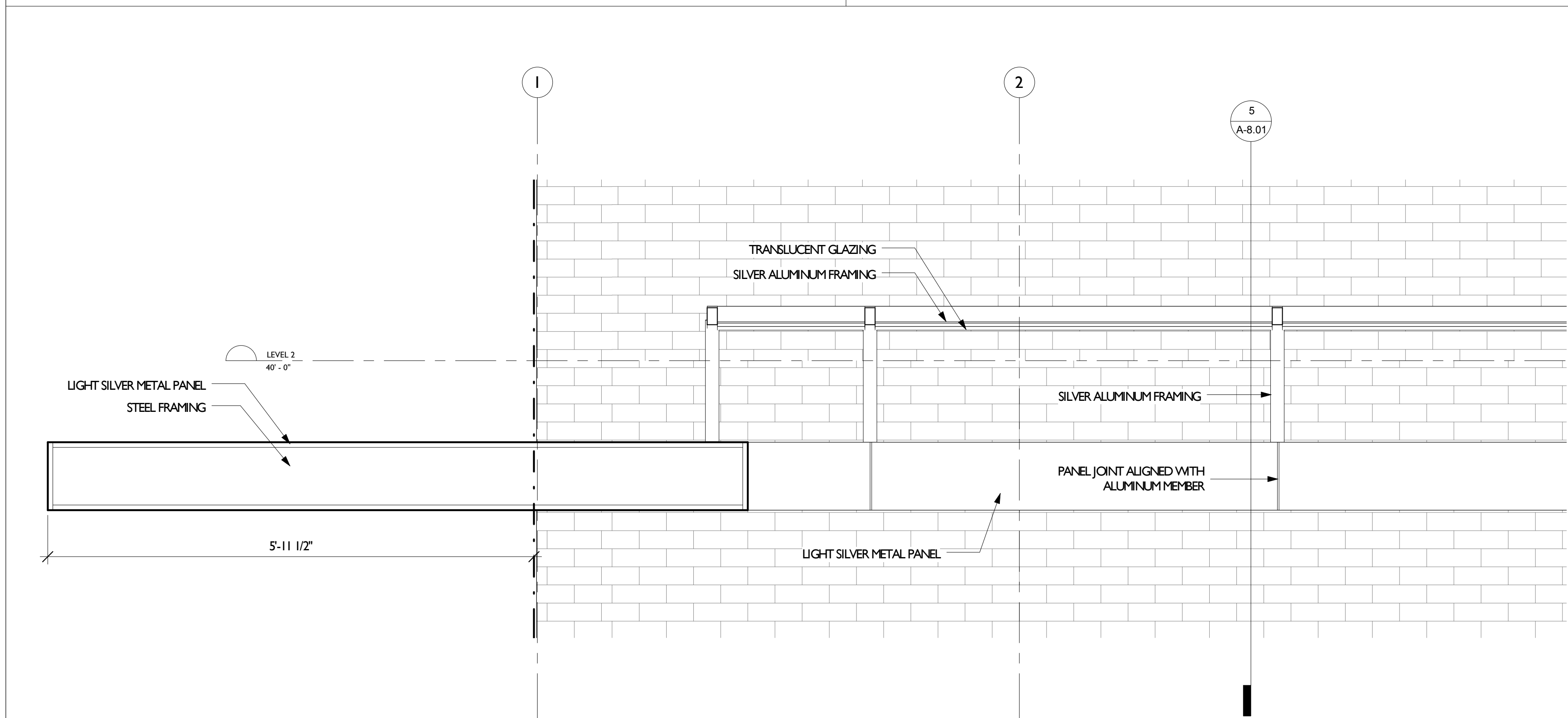
**ENTRY COURTYARD CANOPY PLAN (LEVEL 2)**  
1/4" = 1'-0"



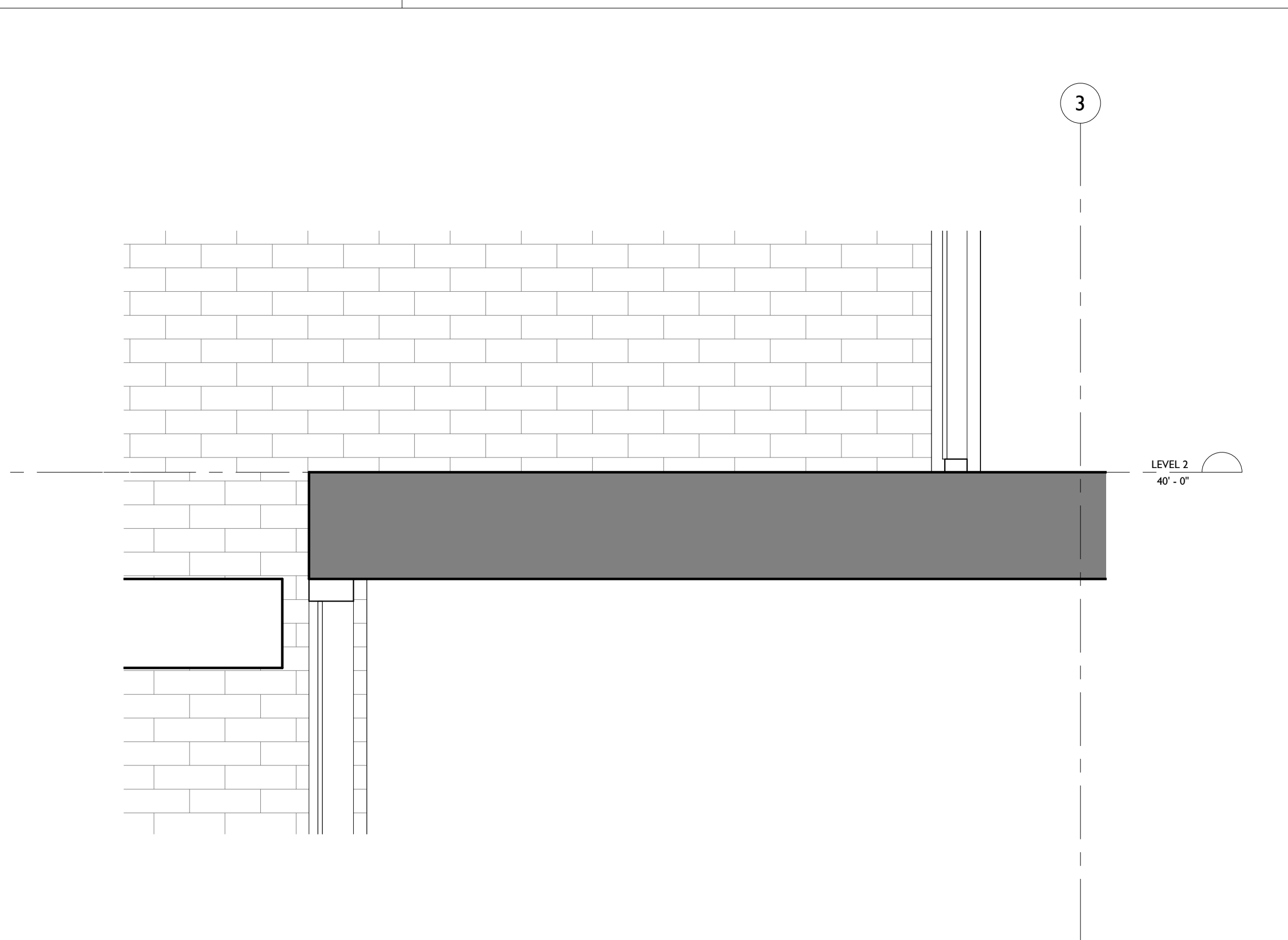
**ENTRY COURTYARD SECTION**  
1/4" = 1'-0"



**ENTRY COURTYARD CANOPY DETAIL 2**  
1" = 1'-0"



**ENTRY COURTYARD CANOPY DETAIL I**  
1" = 1'-0"



**ROOF OVER ENTRY LOBBY**  
1" = 1'-0"



gBL ARCHITECTS INC.  
140 - 2034 WEST 11TH AVENUE VANCOUVER, BC CANADA V4J 2C9  
TELEPHONE 604 736 1154  
FACSIMILE 604 731 5279

NOTES

NO.	DATE	DESCRIPTION
1	MAY 16, 2012	ISSUED FOR DP
2	JULY 5, 2012	DP AMENDMENT
3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

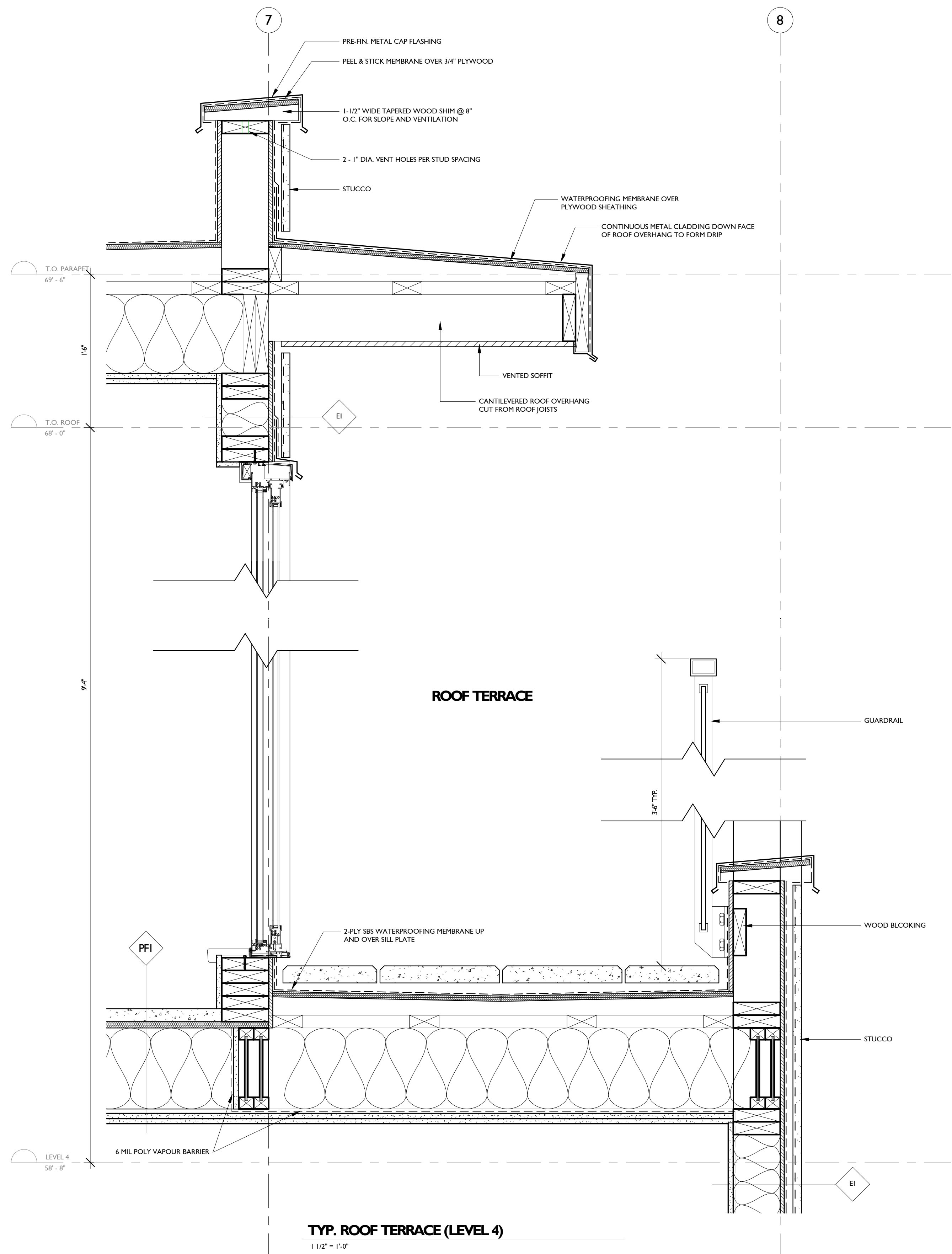
1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

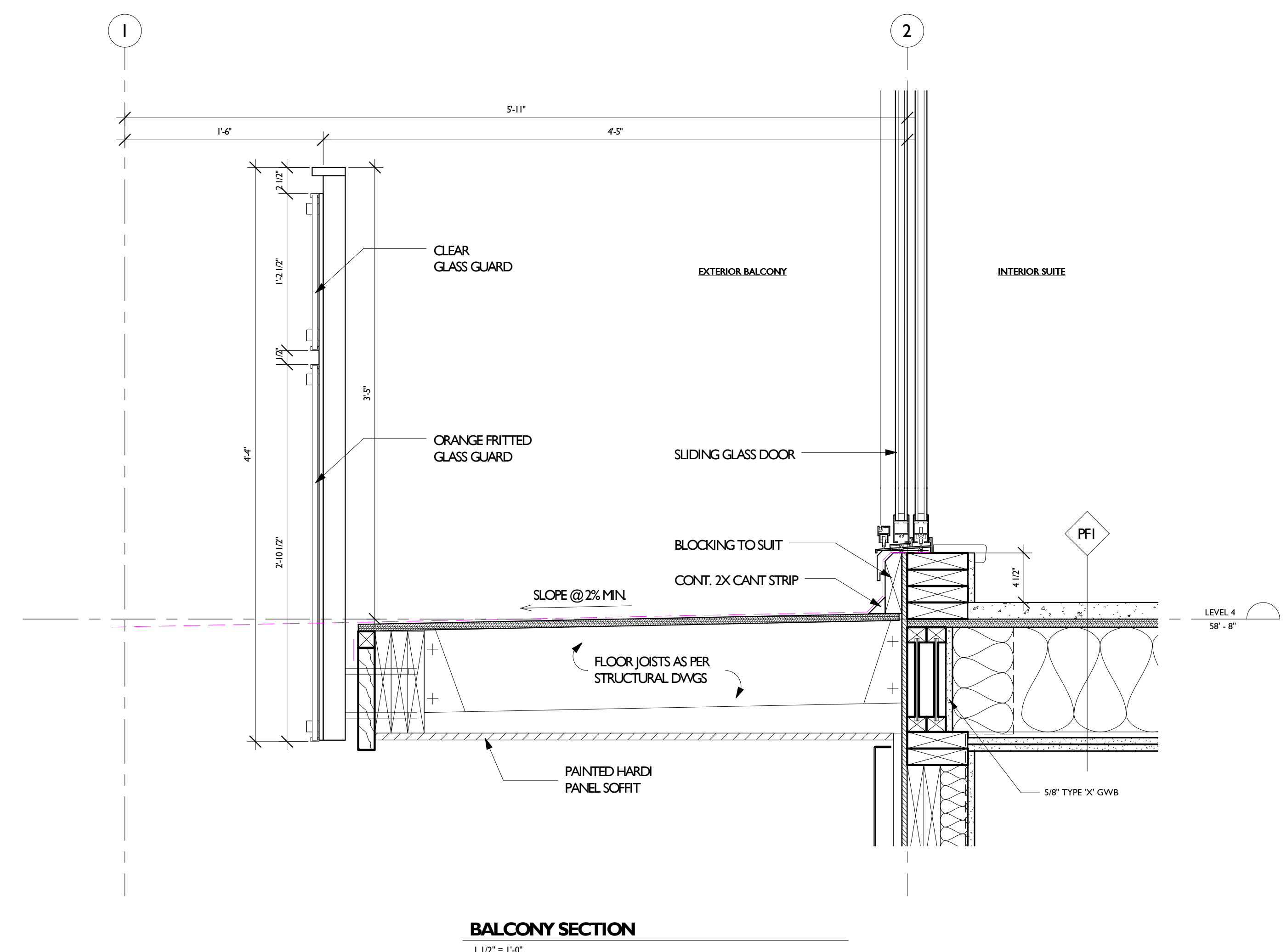
DETAILS

DATE	20/11/2012 6:05:17 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	1172

**A-8.01**



**TYP. ROOF TERRACE (LEVEL 4)**  
 1/12" = 1'-0"



**BALCONY SECTION**  
 1/12" = 1'-0"

NO.	DATE	DESCRIPTION
1	MAY 16, 2012	ISSUED FOR DP
2	JULY 5, 2012	DP AMENDMENT
3	AUGUST 20, 2012	DP AMENDMENT
4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE

1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

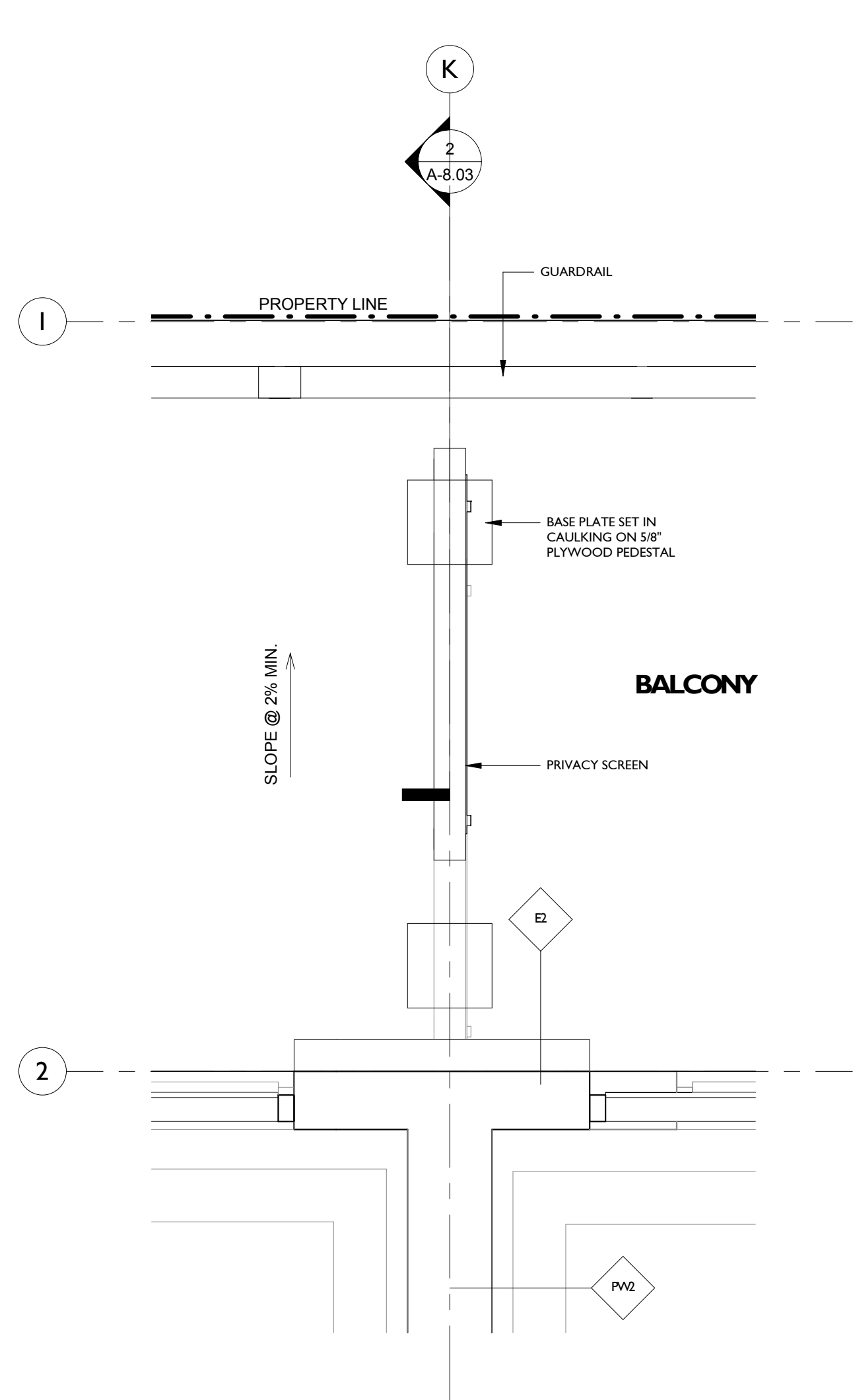
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JOB NUMBER	1172

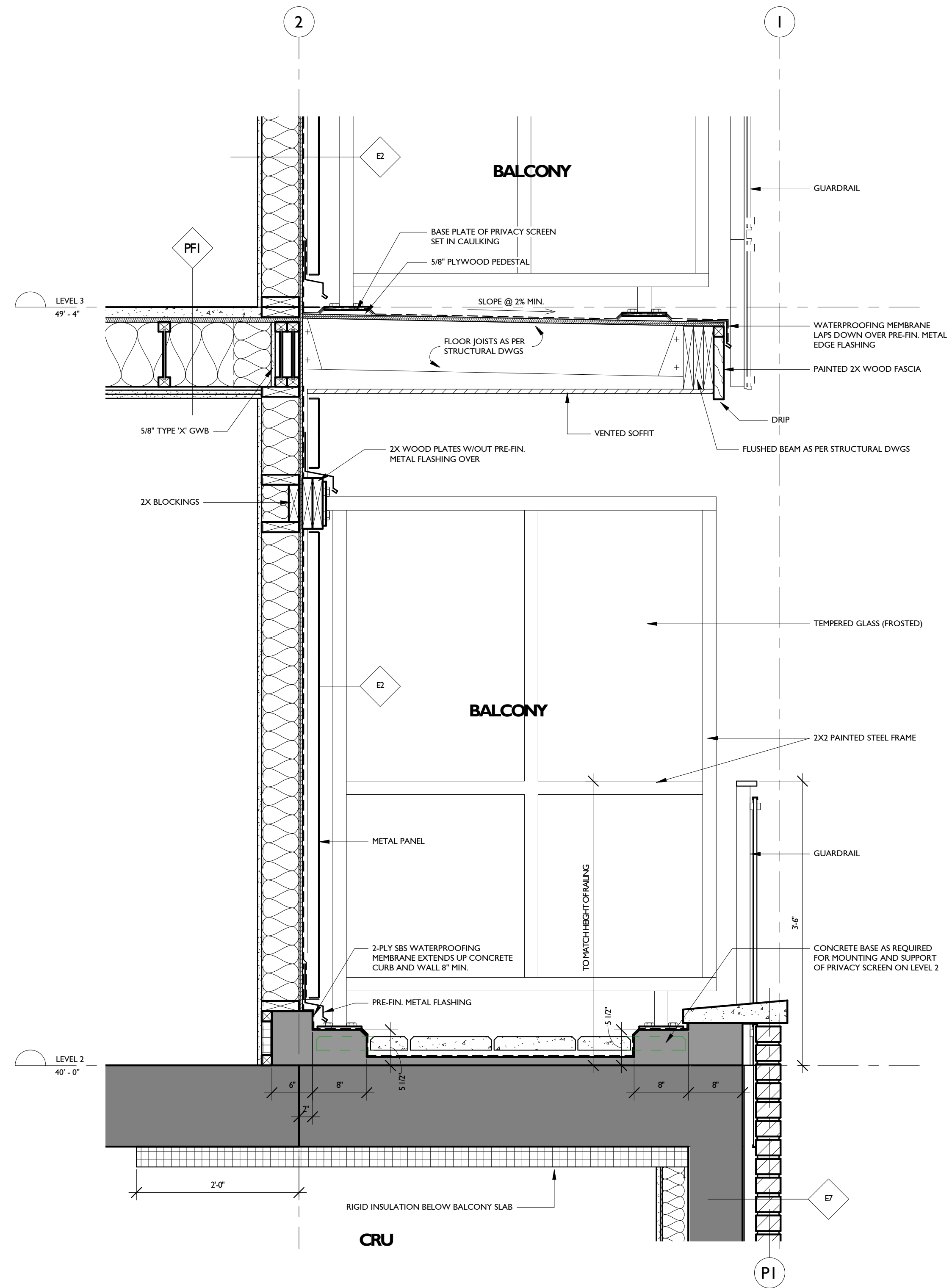
NOTES

REVISIONS

NO.	DATE	DESCRIPTION
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2	JULY 5, 2012	DP AMENDMENT
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4	NOVEMBER 16, 2012	DP PRIOR-TO RESPONSE



**01** PRIVACY SCREEN PLAN DETAIL (LEVEL 3)  
 1" = 1'-0"



**02** PRIVACY SCREEN SECTION  
 1" = 1'-0"

1588 EAST HASTINGS

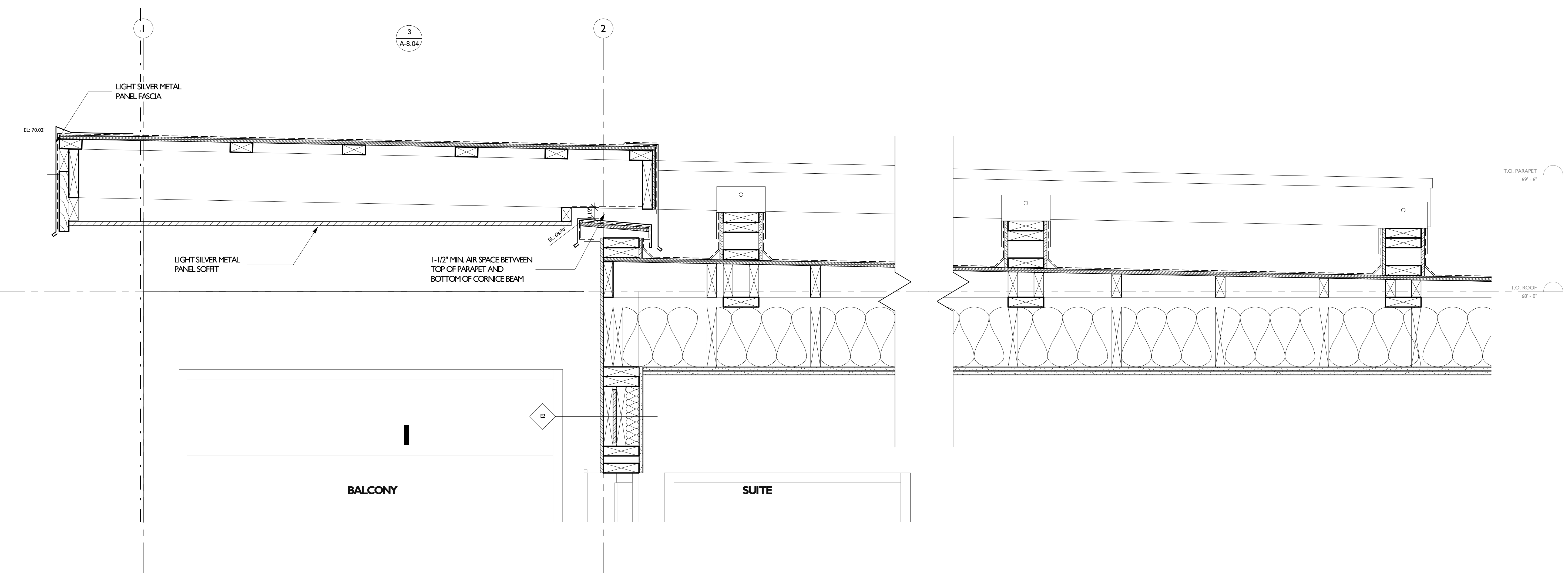
MILLENNIUM DEVELOPMENT

DETAILS

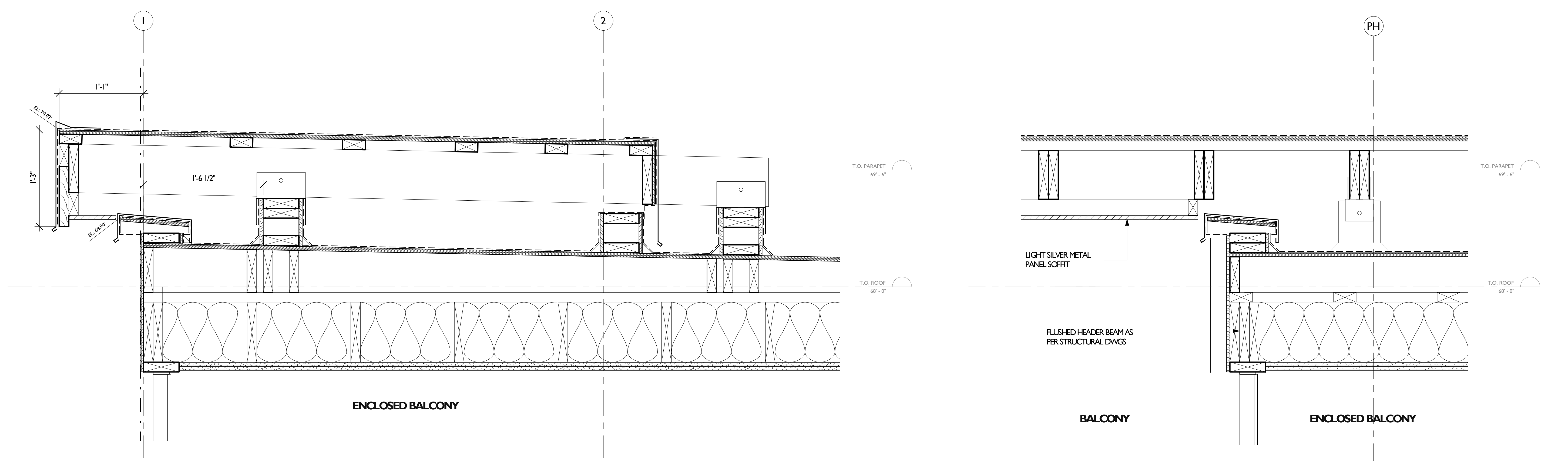
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CHECKED BY	Checker
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JOB NUMBER	1172

REVISIONS

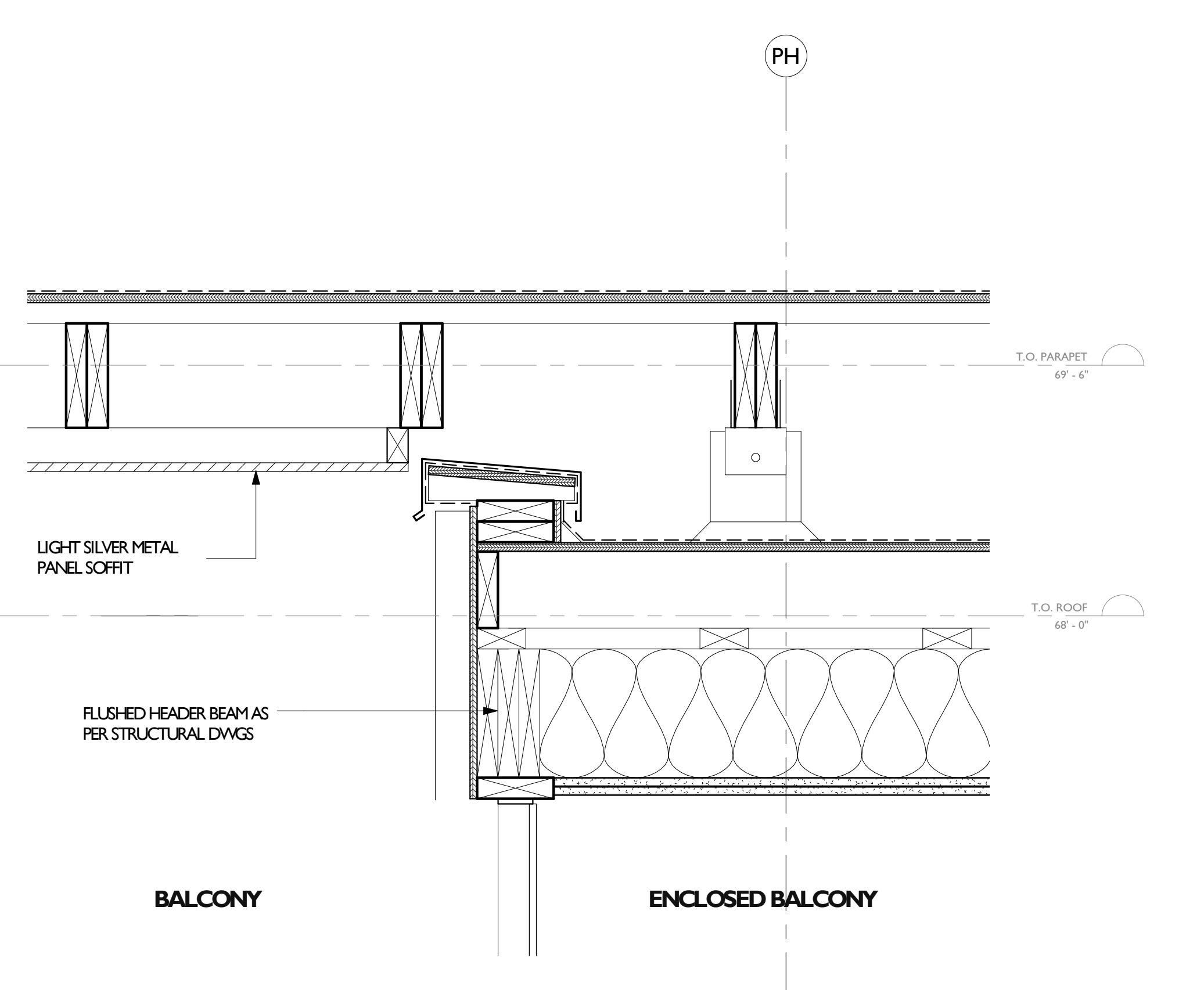
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01 Detail 0  
 1 1/2" = 1'-0"



02 Detail 1  
 1 1/2" = 1'-0"



03 Detail 2  
 1 1/2" = 1'-0"

1588 EAST HASTINGS

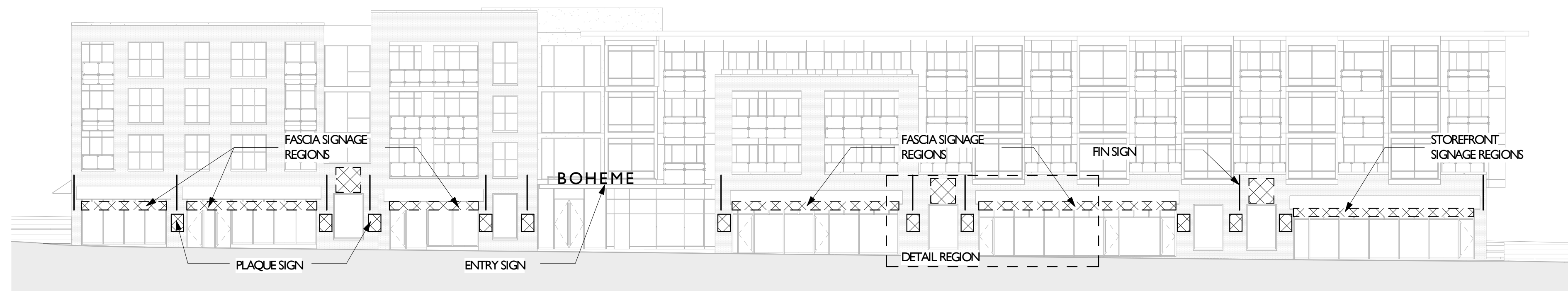
MILLENNIUM DEVELOPMENT

DETAILS

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CHECKED BY	Checker
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JOB NUMBER	1172

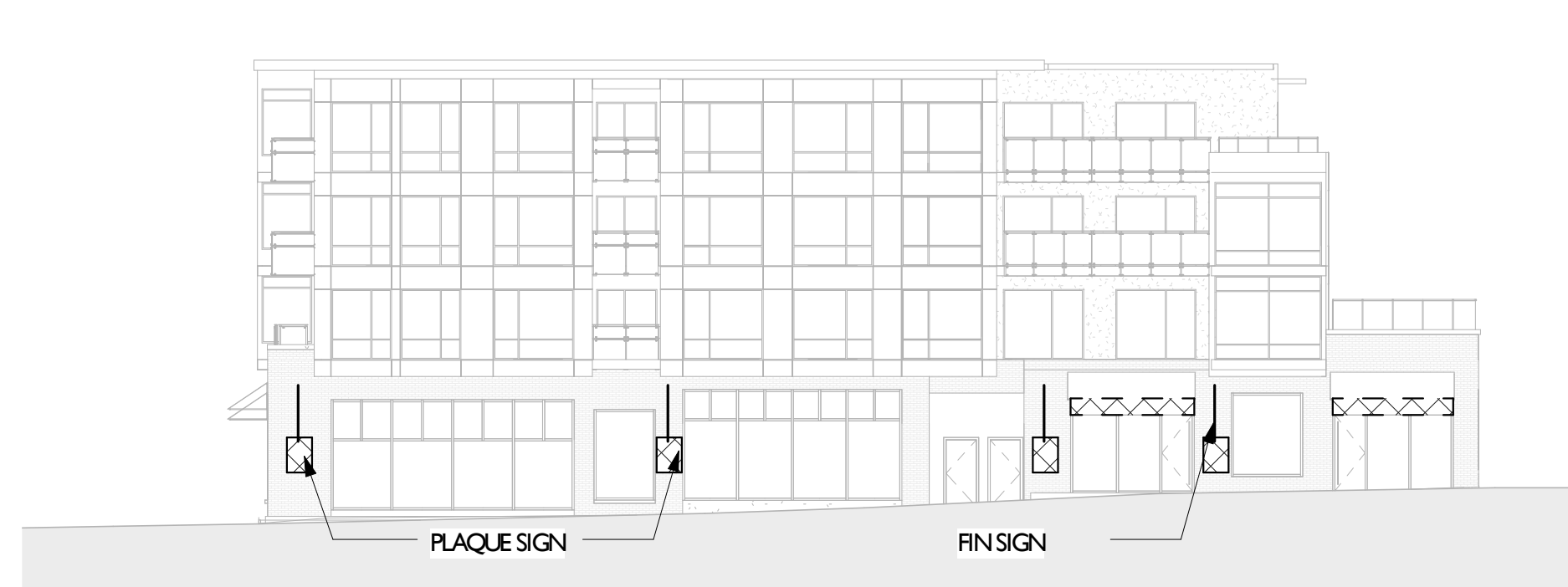
# TENANT SIGNAGE OPTIONS

- \* **INTERIOR SIGNAGE**
  - PERMITTED ON ANY REGION OF GLAZING
  - LIT OR NON-LIT
- \* **FASCIA SIGNAGE**
  - ALLOWABLE REGIONS SHOWN ON ELEVATIONS
  - 9'-0" MINIMUM ABOVE GRADE
  - LIT OR NON-LIT
- \* **UNDER-AWNING SIGNAGE**
  - ALLOWABLE AT ANY AREA UNDER AWNINGS
  - 9'-0" MINIMUM ABOVE GRADE
  - LIT OR NON-LIT
- \* **VERTICAL SIGNAGE**
  - ALLOWABLE REGIONS SHOWN ON ELEVATIONS
  - 10'-6" MINIMUM ABOVE GRADE
  - LIT OR NON-LIT
- \* **PLAQUE SIGNAGE**
  - ALLOWABLE REGIONS SHOWN ON ELEVATIONS
  - 5'-0" MINIMUM ABOVE GRADE
  - LIT OR NON-LIT



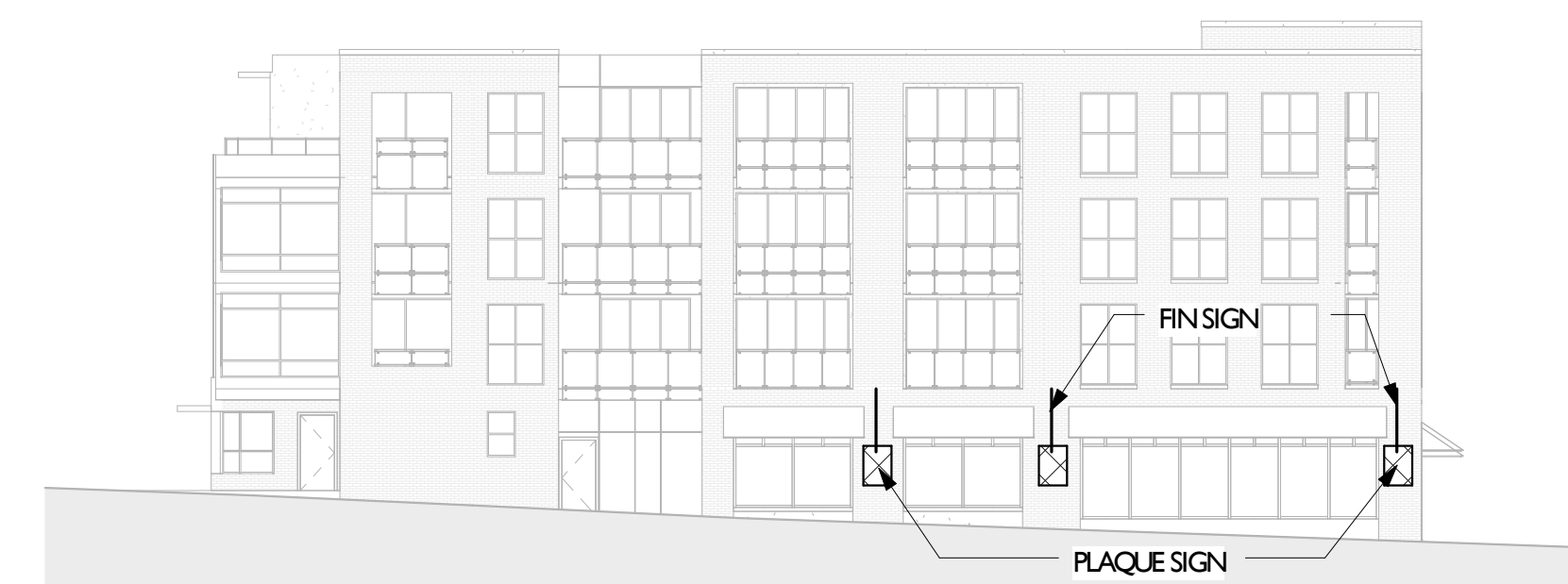
**NORTH: HASTINGS STREET**

1/16" = 1'-0"



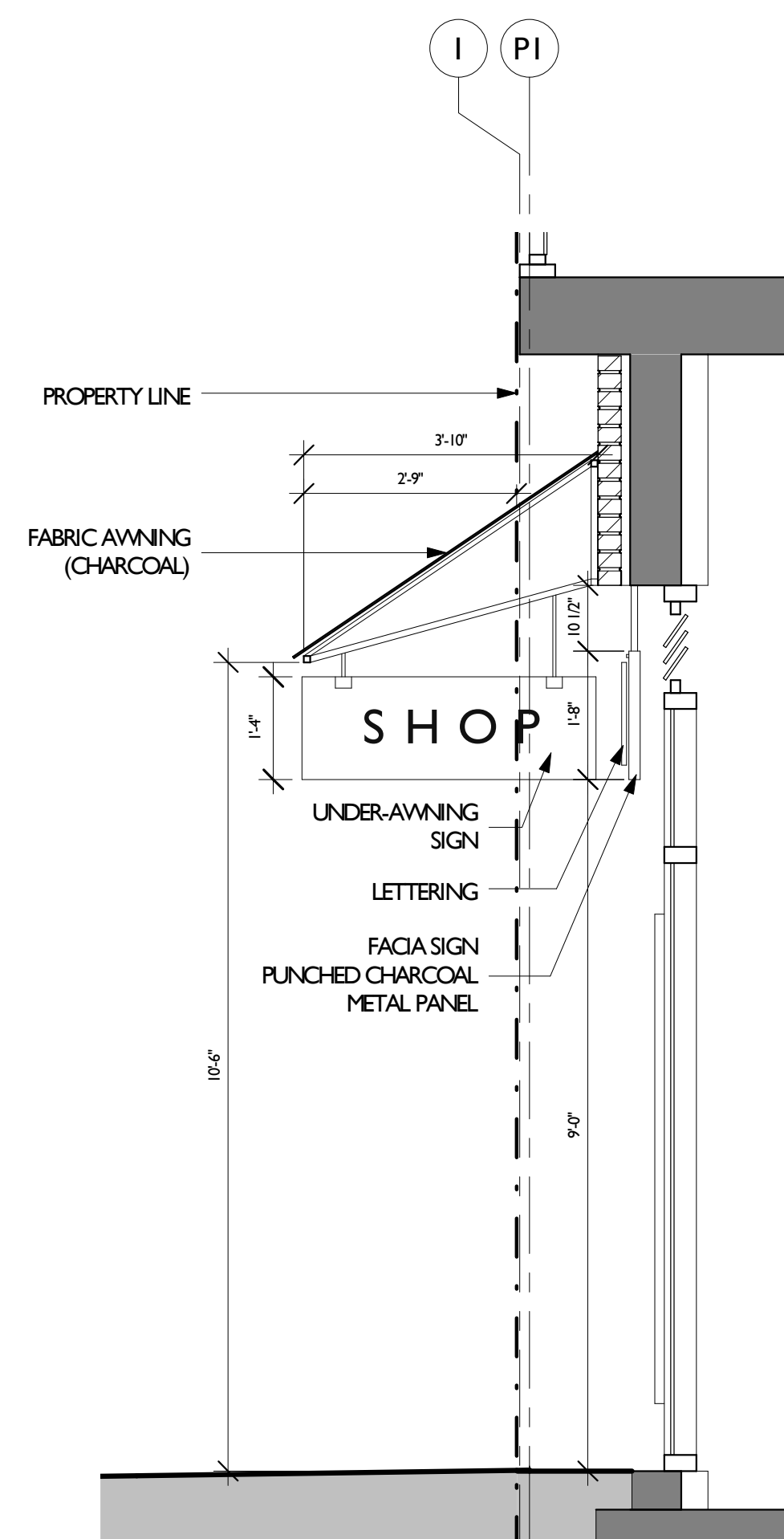
**WEST: MCLEAN AVENUE**

1/16" = 1'-0"



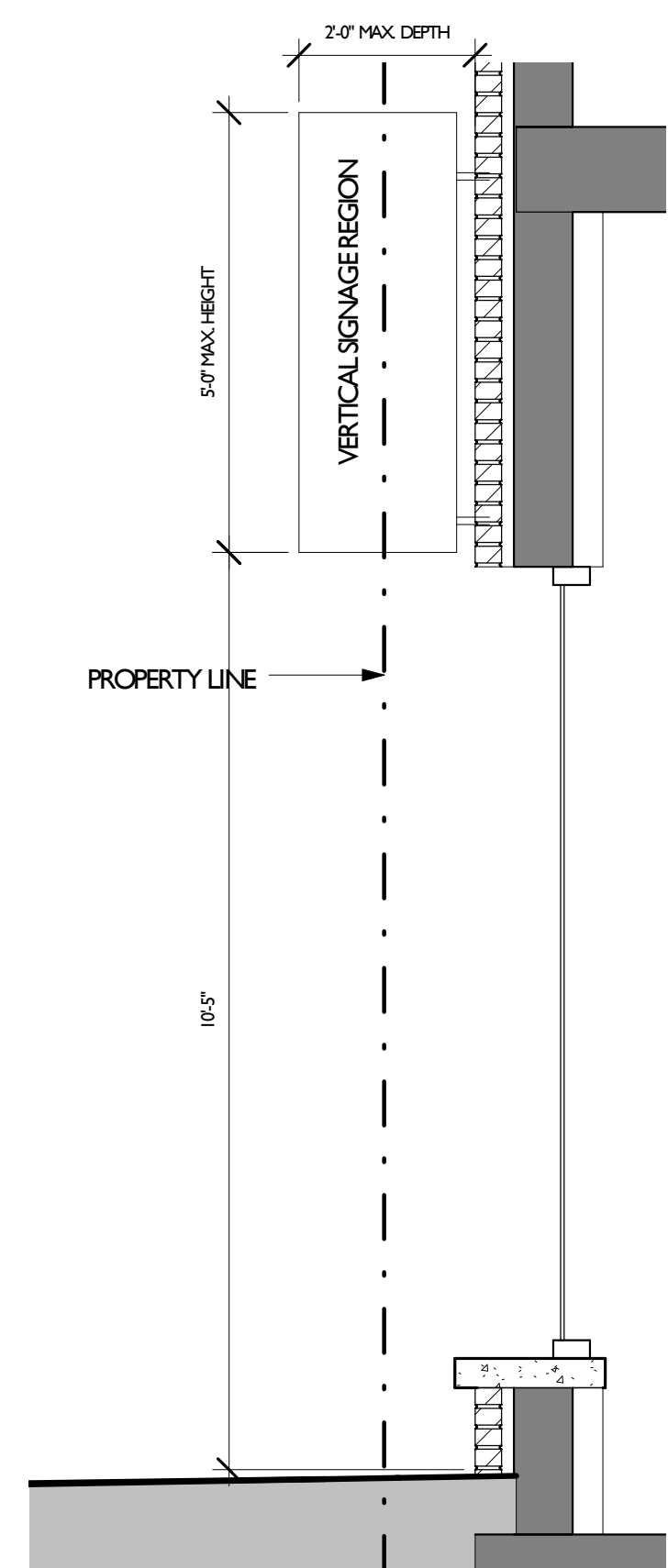
**EAST: WOODLAND AVENUE**

1/16" = 1'-0"



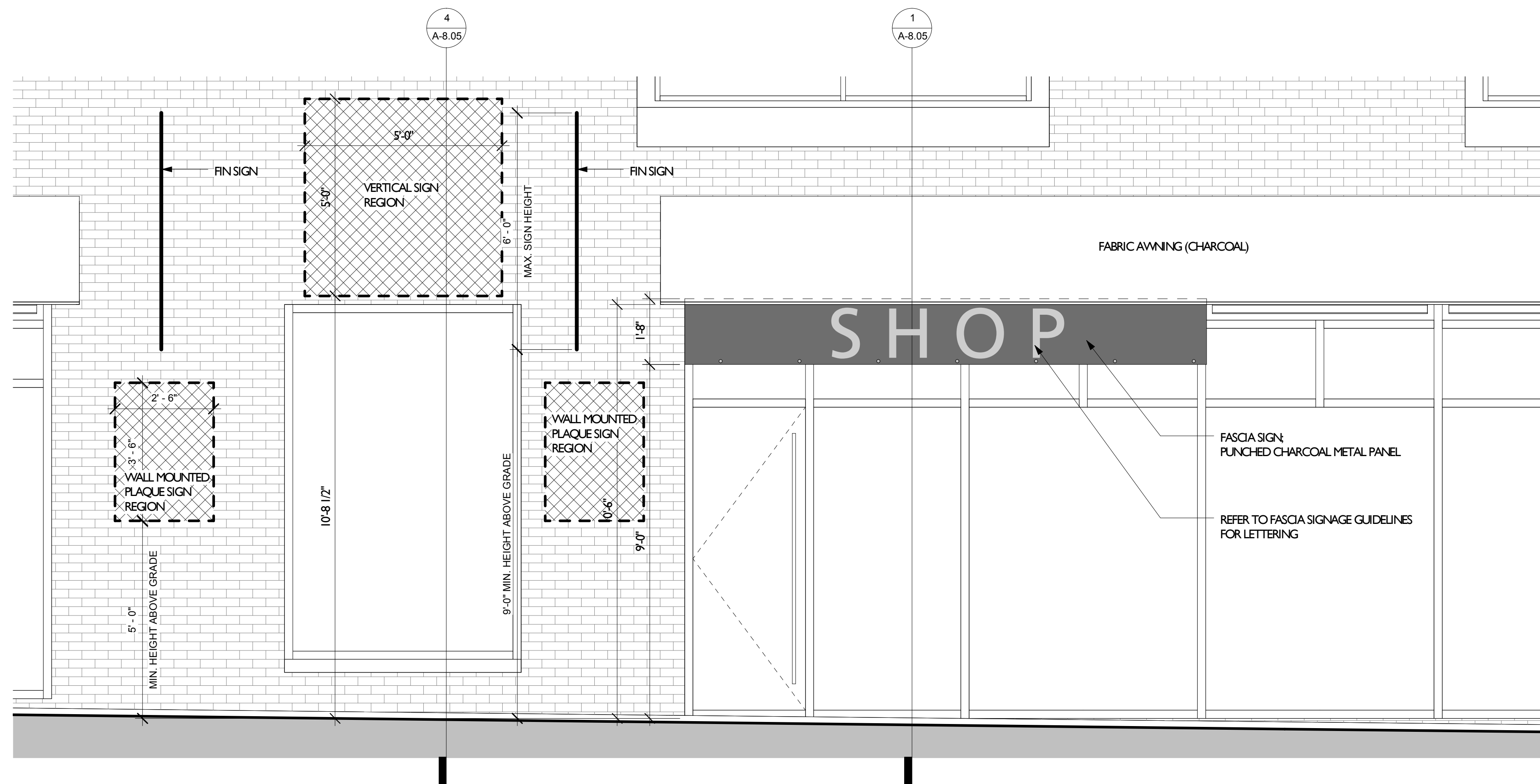
**SIGN SECTION I**

1/2" = 1'-0"



**SIGN SECTION 2**

1/2" = 1'-0"



**DETAIL ELEVATION**

1/2" = 1'-0"

ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. SIGNAGE IS REGULATED BY THE SIGN BY-LAW AND REQUIRES SEPARATE APPROVALS. THE OWNER[S] ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY-LAW AND OBTAIN THE REQUIRED SIGN PERMITS.



gBL ARCHITECTS INC.  
140 - 2034 WEST 11TH AVENUE  
VANCOUVER, BC CANADA V4J 2C9

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FACSIMILE 604 731 5279

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**NOTES**

**REVISIONS**

NO.	DATE	DESCRIPTION
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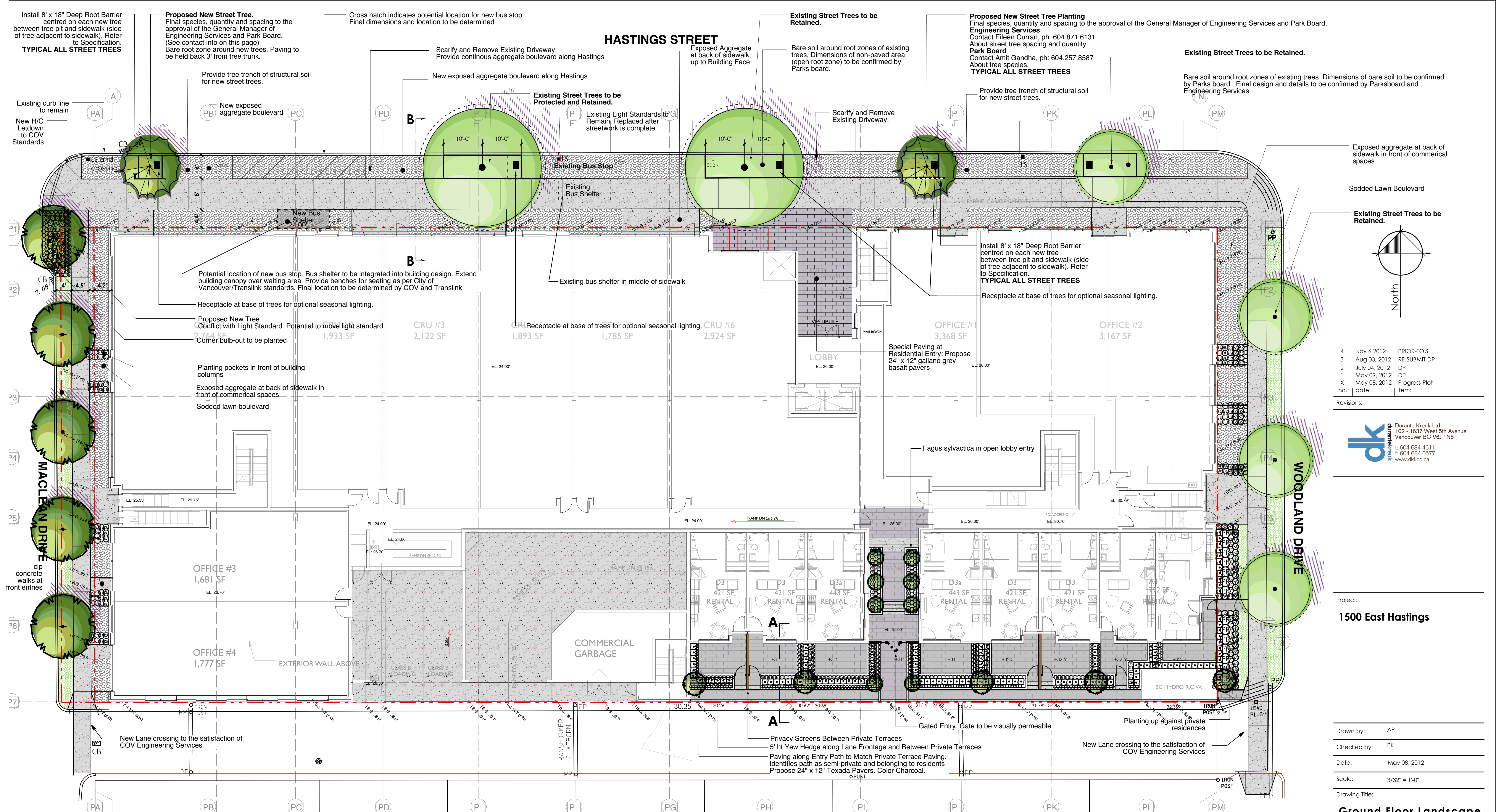
1588 EAST HASTINGS

MILLENNIUM DEVELOPMENT

**SIGNAGE DETAILS**

DATE	20/11/2012 6:05:26 PM
DRAWN BY	Author
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SCALE	As indicated
JOB NUMBER	1172

**A-8.05**



**Proposed New Tree.**  
 Final species, quantity and spacing to the approval of the General Manager of Engineering Services and Park Board.  
 (See contact info on this page)  
 Bare root zone around new trees. Paving to be held back 3' from tree trunk.

**TYPICAL ALL STREET TREES**

Cross hatch indicates potential location for new bus stop.  
 Final dimensions and location to be determined

**HASTINGS STREET**

**Existing Street Trees to be Retained.**

**Proposed New Tree Planting**  
 Final species, quantity and spacing to the approval of the General Manager of Engineering Services and Park Board.  
**Engineering Services**  
 Contact Eileen Curran, ph: 604.871.6131  
 About street tree spacing and quantity.  
**Park Board**  
 Contact Amit Gandha, ph: 604.257.8587  
 About tree species.  
**TYPICAL ALL STREET TREES**

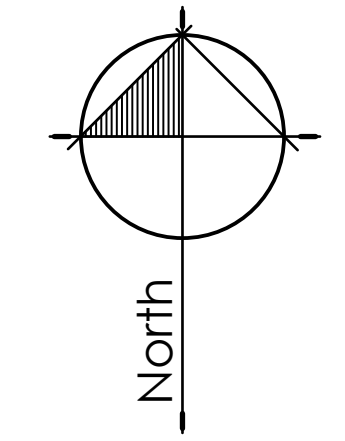
**Existing Street Trees to be Retained.**

Bare soil around root zones of existing trees. Dimensions of bare soil to be confirmed by Parks board. Final design and details to be confirmed by Parksboard and Engineering Services

Exposed aggregate at back of sidewalk in front of commercial spaces

Sodded Lawn Boulevard

**Existing Street Trees to be Retained.**



Revisions:

4	Nov 6 2012	PRIOR-TO'S
3	Aug 03, 2012	RE-SUBMIT DP
2	July 04, 2012	DP
1	May 09, 2012	DP
X	May 08, 2012	Progress Plot
no.:	date:	Item:

**durante kreuk**  
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 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4611  
 f: 604 684 0577  
 www.dkl.bc.ca

Project:  
**1500 East Hastings**

Drawn by: AP  
 Checked by: PK  
 Date: May 08, 2012  
 Scale: 3/32" = 1'-0"

Drawing Title:  
**Ground Floor Landscape**

**LANDSCAPE STATEMENT**

This project is located along East Hastings Street in an area slowly transitioning from auto dependent commercial retail area to a more residential, pedestrian focused neighborhood. The development proposes smaller commercial retail units on the ground floor and residential apartments above. The retail units are smaller in scale compared to what currently exists and sit closer to the street, providing for a more defined and comfortable pedestrian realm. As such, the streetscape has been designed to accommodate increased foot traffic and create a more urban feel.

Two large existing street trees along Hastings Street are being retained and will greatly benefit the proposed development by providing an immediate green screen to the street. Where existing driveways are being removed, new street trees are being proposed to provide a continuous row of street trees and likewise, a continuous tree canopy for pedestrians. The existing grass boulevard is being replaced with new aggregate paving to accommodate on street parking and increased foot traffic. The entry to the lower will be located on Hastings Street and marked by wide rectangular granite slabs. Heading south off Hastings, both streets will have a lawn boulevard, indicating a transition from the commercial zone to the residential zone. Along Woodland Drive, existing street trees are being preserved and will help to fit the 'new' into the 'old'.

A large amenity terrace on Level 2 is framed by an edge of private terraces that provide a nice transition from the private residences into the amenity area. The terraces open up to a large amenity garden, consisting of urban agriculture plots, a small children's play area, an outdoor seating area adjacent to the indoor amenity area as well as seasonally diverse, ornamental landscape plantings. Along the south edge of the patio, a continuous planter provides a green wall along the lane and helps to screen neighboring properties as well as the overhead power poles. Finally, a bosque of fruit trees with edible groundcover will accompany the garden plots, providing a visible reminder of our changing seasons and an invitation to residents to participate in the urban agriculture experience.

All planters are to be fully irrigated with building maintenance looking after all garden terraces at the ground level and on Level 2

**LEGEND**

- CIP concrete sidewalk as per CoV engineering stds.
- CIP exposed aggregate concrete as per CoV engineering stds.
- Cross hatch indicates structural soil trench below utility boulevard
- Lawn
- 24" x 12" flame finish granite pavers at residential entry.
- 24" x 12" charcoal pavers at amenity terrace and private terraces.

**LANDSCAPE NOTES**

- All work shall meet or exceed the requirements as outlined in the current edition of the B.C. Landscape Standard.
- All 'Soft Landscape Areas' are to be irrigated with a high efficiency irrigation system. A high efficiency irrigation system specified in all common areas, including the entry and upper terrace areas.
- The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
- All landscaped patios to be provided with a hose bib. Hose bibs should be provided in private areas such as patios and courtyards.
- ALL STREET TREES** Install 8' x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk). Refer to Specification.

**PLANTING NOTES**

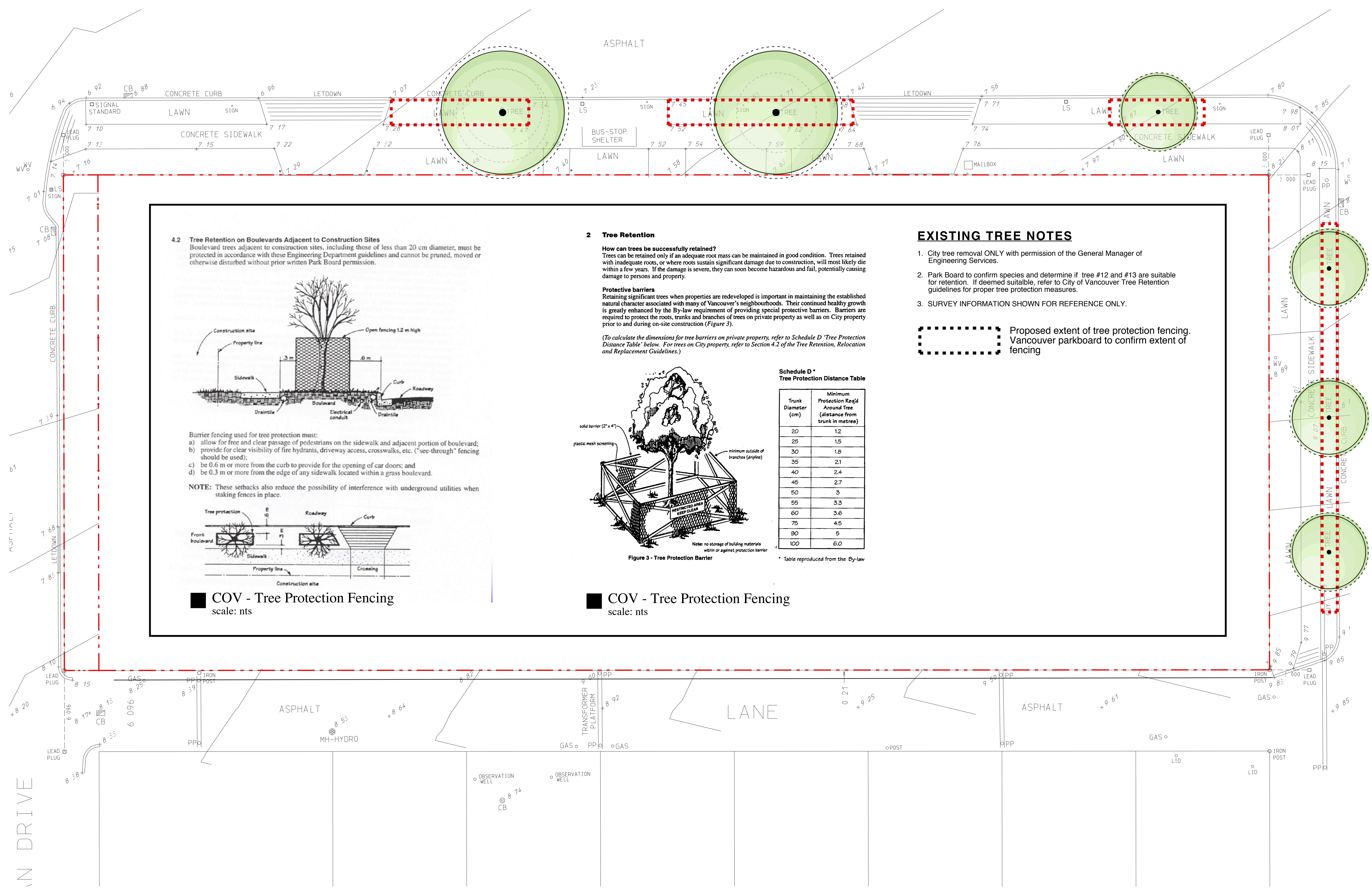
- All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard, Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to be installed in accordance with BCNTA Standards.
- Structural soil to be stalked in tree trench under new street trees along Hastings Street. Extent of structural soil to be confirmed by City of Vancouver parkboard.
- Refer to L3 for complete plant list.**

**DRAWING LIST**

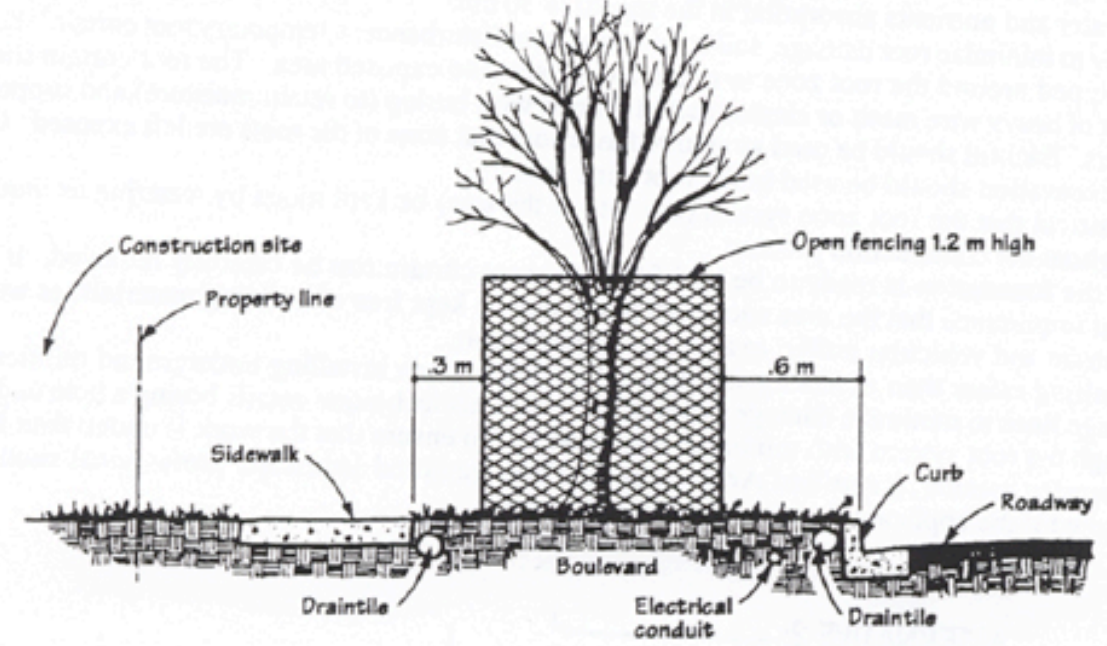
- L1 LEVEL 1 LANDSCAPE PLAN
- L2 TREE RETENTION & EXISTING SITE PLAN
- L3 AMENITY TERRACE LANDSCAPE PLAN & PLANT LIST
- L4 LANDSCAPE STREETSCAPE SECTIONS & DETAILS

Project No.:  
**12008**  
 Sheet No.:



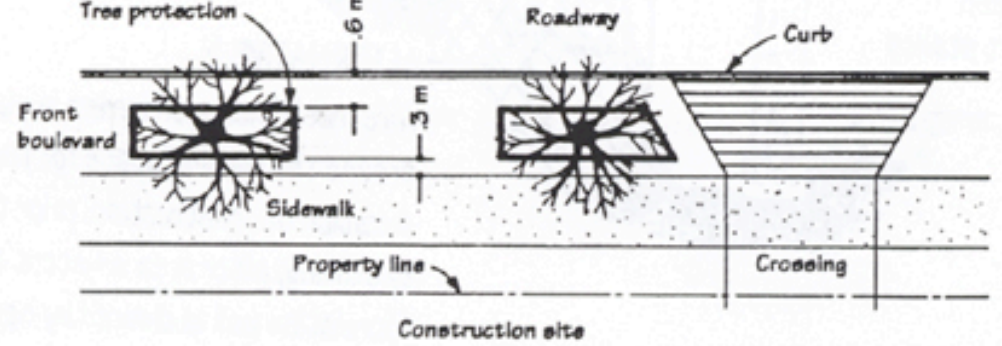


**4.2 Tree Retention on Boulevards Adjacent to Construction Sites**  
 Boulevard trees adjacent to construction sites, including those of less than 20 cm diameter, must be protected in accordance with these Engineering Department guidelines and cannot be pruned, moved or otherwise disturbed without prior written Park Board permission.



- Barrier fencing used for tree protection must:
- allow for free and clear passage of pedestrians on the sidewalk and adjacent portion of boulevard;
  - provide for clear visibility of fire hydrants, driveway access, crosswalks, etc. ("see-through" fencing should be used);
  - be 0.6 m or more from the curb to provide for the opening of car doors; and
  - be 0.3 m or more from the edge of any sidewalk located within a grass boulevard.

**NOTE:** These setbacks also reduce the possibility of interference with underground utilities when staking fences in place.



■ COV - Tree Protection Fencing  
 scale: nts

**2 Tree Retention**

**How can trees be successfully retained?**  
 Trees can be retained only if an adequate root mass can be maintained in good condition. Trees retained with inadequate roots, or where roots sustain significant damage due to construction, will most likely die within a few years. If the damage is severe, they can soon become hazardous and fail, potentially causing damage to persons and property.

**Protective barriers**  
 Retaining significant trees when properties are redeveloped is important in maintaining the established natural character associated with many of Vancouver's neighbourhoods. Their continued healthy growth is greatly enhanced by the By-law requirement of providing special protective barriers. Barriers are required to protect the roots, trunks and branches of trees on private property as well as on City property prior to and during on-site construction (Figure 3).

(To calculate the dimensions for tree barriers on private property, refer to Schedule D "Tree Protection Distance Table" below. For trees on City property, refer to Section 4.2 of the Tree Retention, Relocation and Replacement Guidelines.)

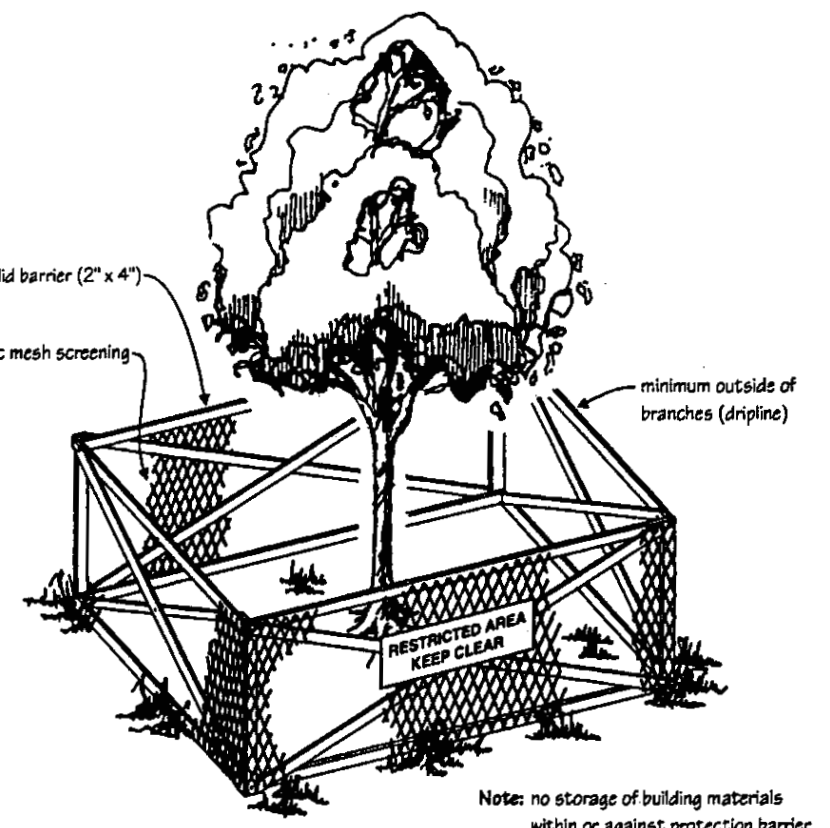


Figure 3 - Tree Protection Barrier

■ COV - Tree Protection Fencing  
 scale: nts

Schedule D\*  
 Tree Protection Distance Table

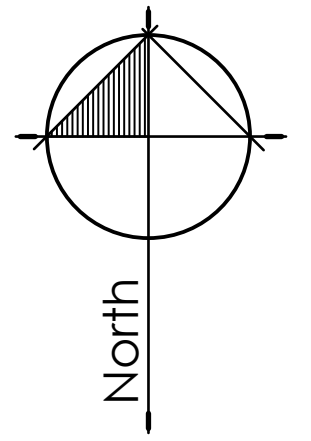
Trunk Diameter (cm)	Minimum Protection Radius Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

\* Table reproduced from the By-law

**EXISTING TREE NOTES**

- City tree removal ONLY with permission of the General Manager of Engineering Services.
- Park Board to confirm species and determine if tree #12 and #13 are suitable for retention. If deemed suitable, refer to City of Vancouver Tree Retention guidelines for proper tree protection measures.
- SURVEY INFORMATION SHOWN FOR REFERENCE ONLY.

■ Proposed extent of tree protection fencing.  
 ■ Vancouver parkboard to confirm extent of fencing



Revisions:

4	Nov 6 2012	PRIOR-TO'S
3	Aug 03, 2012	RE-SUBMIT DP
2	July 04, 2012	DP
1	May 09, 2012	DP
X	May 08, 2012	Progress Plot
no.:	date:	Item:



Project:  
**1500 East Hastings**

Drawn by: AP  
 Checked by: PK  
 Date: May 08, 2012  
 Scale: 3/32" = 1'-0"

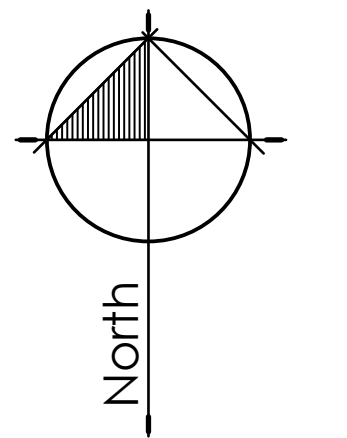
Drawing Title:  
**Tree Retention Plan**

Project No.:  
**12008**  
 Sheet No.:

Plant List	Quantity	Species Name	Common Name	Size	Comments	Symbol	Quantity	Species Name	Common Name	Size
	21	<i>Fagus sylvatica</i> 'Dawyckii'	Columnar Beech	6cm cal. Specimen, B&B	Hand-dug B&B		414 sq.ft	<b>Temporary Planting in Urban Agriculture Plots</b>	Chives	#1 pot, 12" o.c
	3	Magnolia 'Butterflies'	Yellow Magnolia	5cm cal. Specimen, B&B	1.2m ht. Std		50	Allium tuberosum	Echinacea	#1 pot, 12" o.c
	4	Malus spp.	Apple Tree	5cm cal. Specimen, B&B			50	Echinacea purpurea	Gayfeather	#1 pot, 12" o.c
	3	Prunus serr. Shirofugen'	Flowering Cherry	5cm cal. Specimen, B&B	1.2m std.		50	Liatris spicata	Oregano	#1 pot, 12" o.c
	8	Populus tremuloides 'erecta'	Swedish Columnar Aspen	6cm cal. Specimen, B&B			50	Origanum vulgare	Golden Oregano	#1 pot, 12" o.c
	2	Hastings Street Tree as per COV		TBD			50	Origanum vulgare 'Aureum'	Sage	#1 pot, 12" o.c
	5	McLean Street Tree as per COV		TBD			50	Salvia officinalis	Purple Sage	#1 pot, 12" o.c
	3	<b>Shrubs</b>					50	Salvia purpurascens	Rosemary	#1 pot, 12" o.c
AU	3	Arbutus unedo 'compacta'	Strawberry bush	#3 pot			50	Thymus pseudolanuginosus	Woolly Thyme	#1 pot, 12" o.c
BS	249	Buxus sempervirens 'Suffruticosa'	Boxwood	#2 pot			245	<b>Edible Groundcovers</b>	Coastal Strawberry	#1 pot, 12" o.c
I	266	Cotoneaster dammeri 'Lowfast'	Cotoneaster	4" pot, min 3 leaders.	10" o.c					
HY	9	Hydrangea	hydrangea	#3 pot						
RV	64	Rhododendron 'Vernus'	Rhododendron 'Vernus'	4" ht, B&B	Hand-dug B&B					
RO	19	Rosa 'Charles Albanel'	Light Pink Rose	#2 pot						
RJ	7	Rosa 'JP Connell'	Light Yellow Rose	#2 pot						
SH	6	Sarcococca humilis	Sweet box	#1 pot						
SR	16	Sarcococca ruscifolia	Fragrant sweet box	#3 pot						
□	295	Taxus media 'Hicksii'	Yew hedge	4" ht, B&B	Plant rootball to rootball					
k	114	<b>Perennials, Grasses &amp; Groundcovers</b>								
ag	77	Arctostaphylos uva ursi	Kinnickinick	4" pot, min 3 leaders	8" o.c					
a	26	Agastache 'Summer Fiesta'	Agastache	#1 pot						
as	28	Anemone 'Honorine Jobert'	Anemone	#1 pot						
ca	24	Astilbe chinensis 'Raspberry Pink'	False spirea	#1 pot						
c	9	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot						
e	105	Carex o. 'Ice Dance'	Variegated Sedge	#1 pot						
eu	27	Echinacea 'Amazing Dream'	Purple coneflower	#1 pot						
fi	190	Euphorbia characias 'wulfenii'	Japanese spurge	#1 pot						
m	177	Festuca idahoensis	Blue fescue	#1 pot						
g	115	Hakonechloa macra 'Aureola'	Hakone Grass	#1 pot						
h	118	Heuchera 'Green Spice'	Coral bells	#1 pot						
la	60	Heuchera 'Velvet Night'	Coral Bells	#1 pot						
ls	24	Lavendula stoeches	Spanish Lavendar	#1 pot						
		Liatris spicata 'Kobold'	gayfeather	#1 pot						

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X	May 08, 2012	Progress Plot
no.:	date:	Item:

**Revisions:**

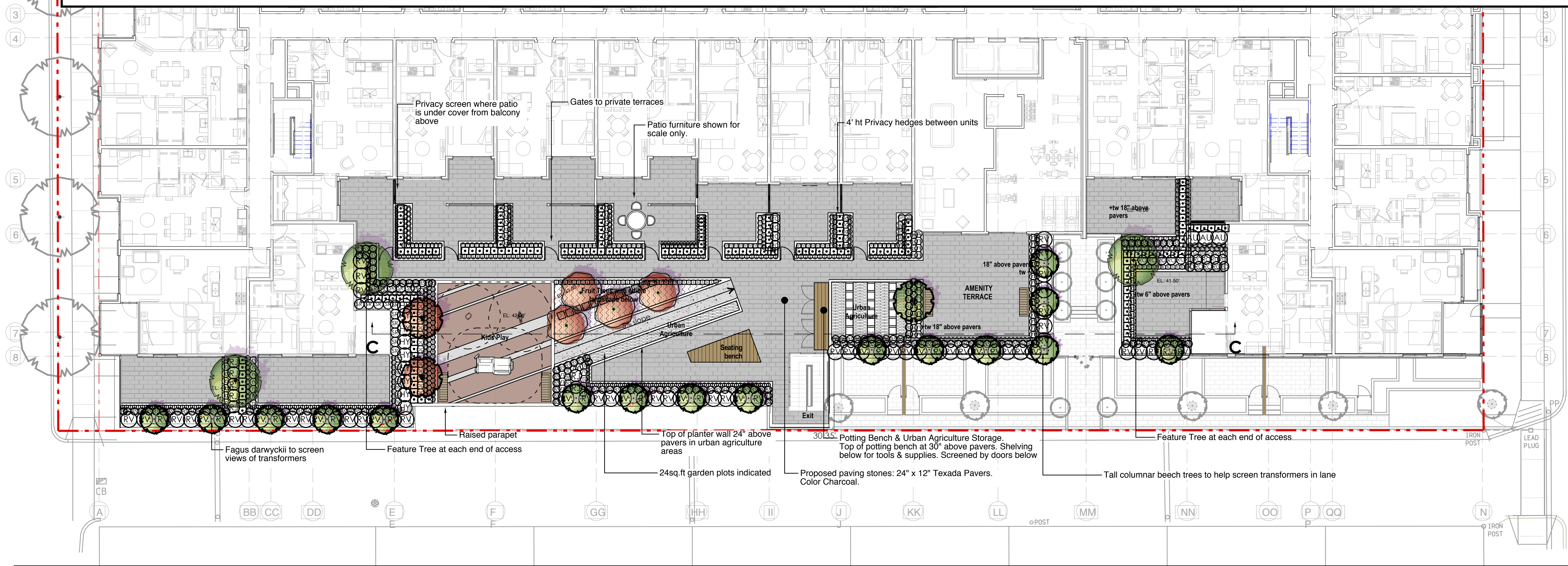
Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
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f: 604 684 0577  
www.dkl.bc.ca

Project:  
**1500 East Hastings**

Drawn by: AP  
Checked by: PK  
Date: May 08, 2012  
Scale: 3/32" = 1'-0"

Drawing Title:  
**Level Two Landscape**

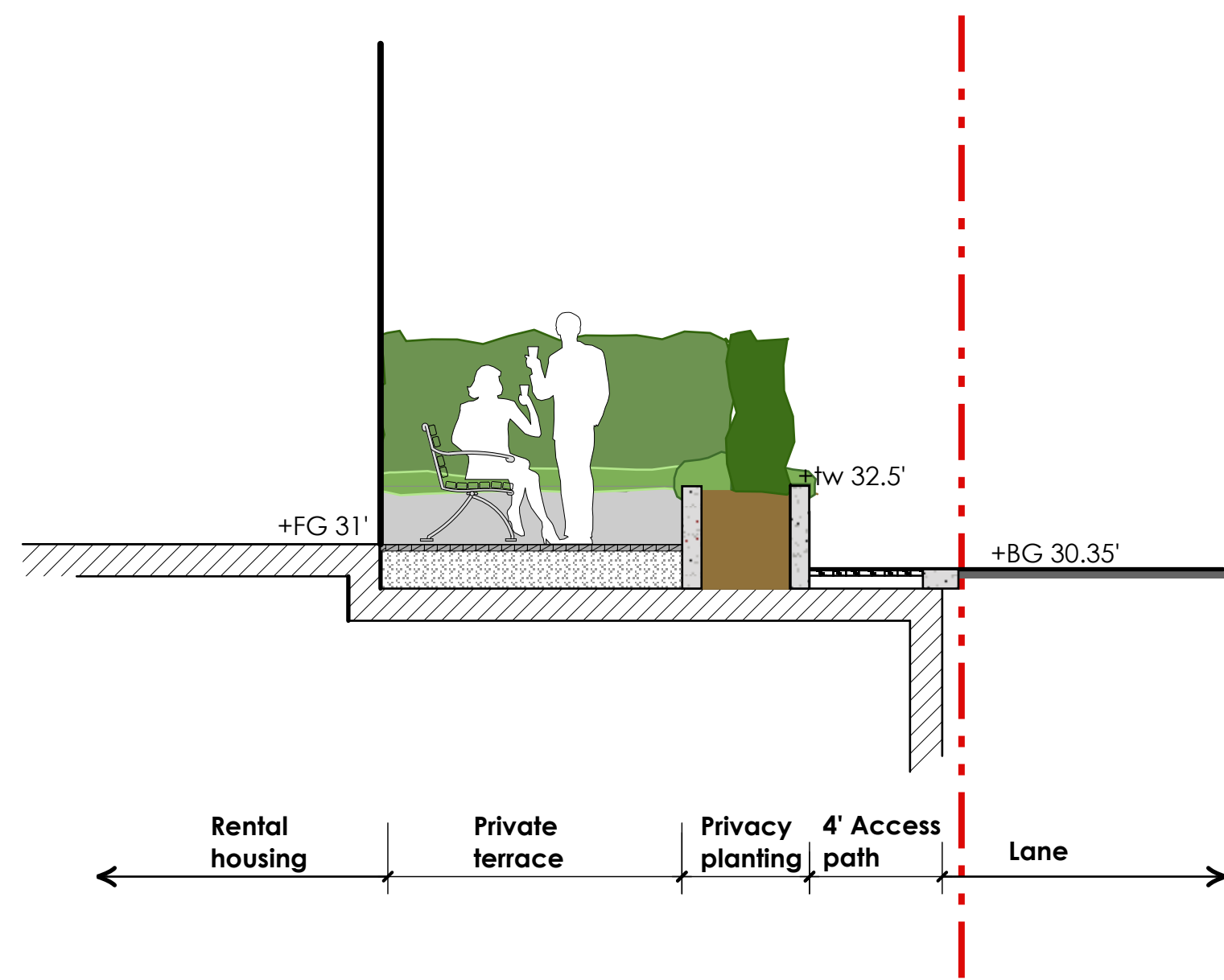
Project No.:  
**12008**  
Sheet No.:



**LEGEND**

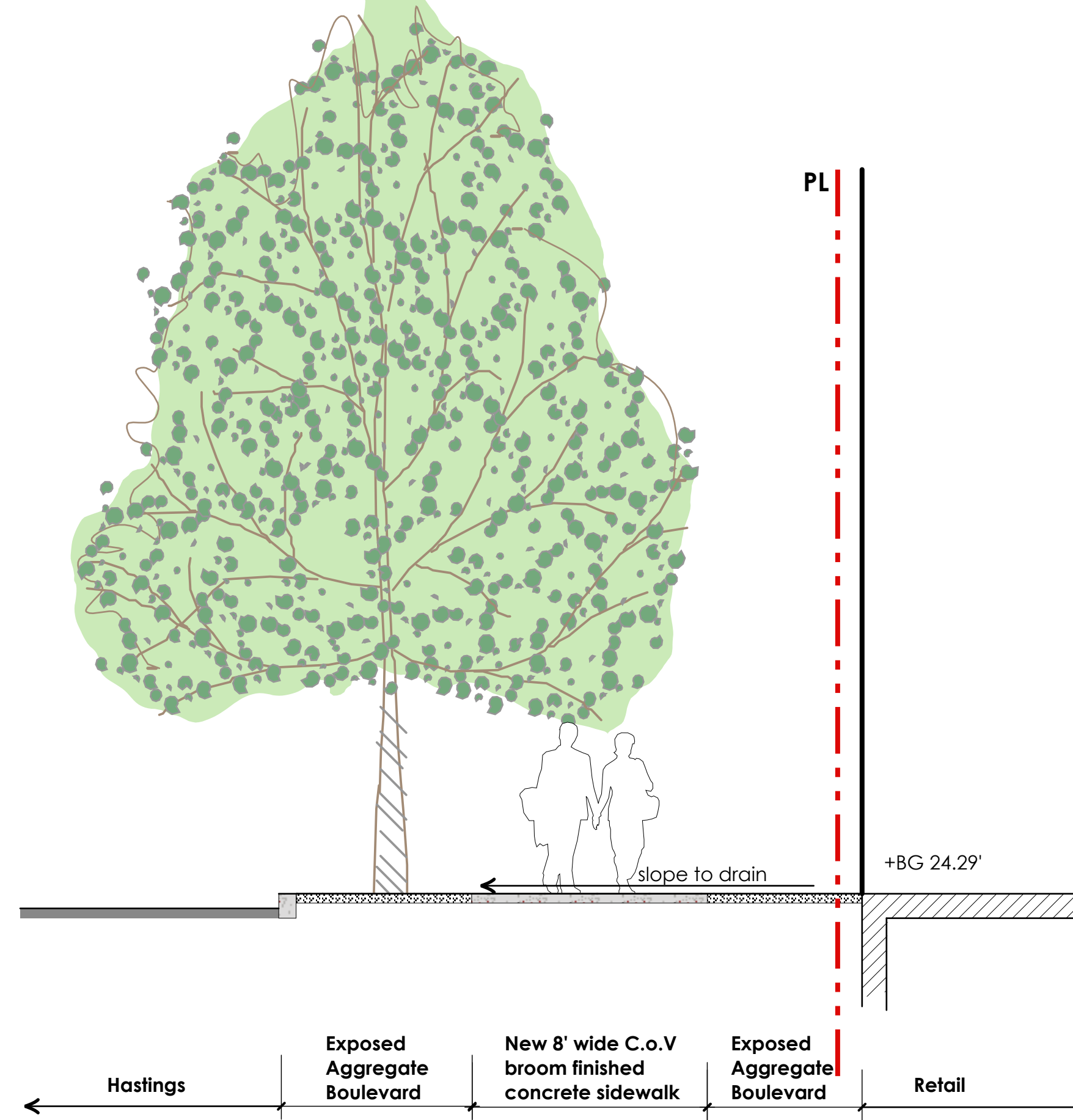
	CIP concrete sidewalk as per CoV engineering stds.		Pour in place rubber surfacing in play area
	CIP exposed aggregate concrete as per CoV engineering stds.		Planting areas proposed for Urban Agriculture
	Cross hatch indicates structural soil trench below utility boulevard along Hastings Street		Natural Grey 12" x 12" Hydrapressed paving slabs as step stones in urban agriculture areas
	Lawn		Wood Bench with Back
	24" x 12" flame finish granite pavers at residential entry.		
	24" x 12" natural grey pavers at amenity terrace and private terraces.		

- LANDSCAPE NOTES**
- All work shall meet or exceed the requirements as outlined in the current edition of the B.C. Landscape Standard.
  - All 'Soft Landscape Areas' are to be irrigated with a high efficiency irrigation system. A high efficiency irrigation system specified in all common areas, including the entry and upper terrace areas.
  - The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
  - All landscaped patios to be provided with a hose bib. Hose bibs should be provided in private areas such as patios and courtyards.
  - ALL STREET TREES** Install 8" x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk). Refer to Specification.



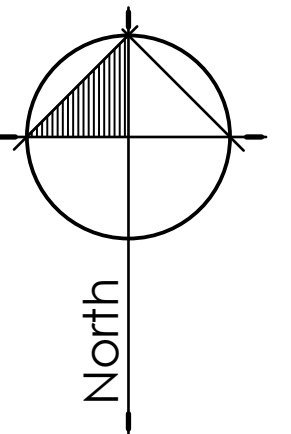
Section A : Lane

1/4" = 1'-0"



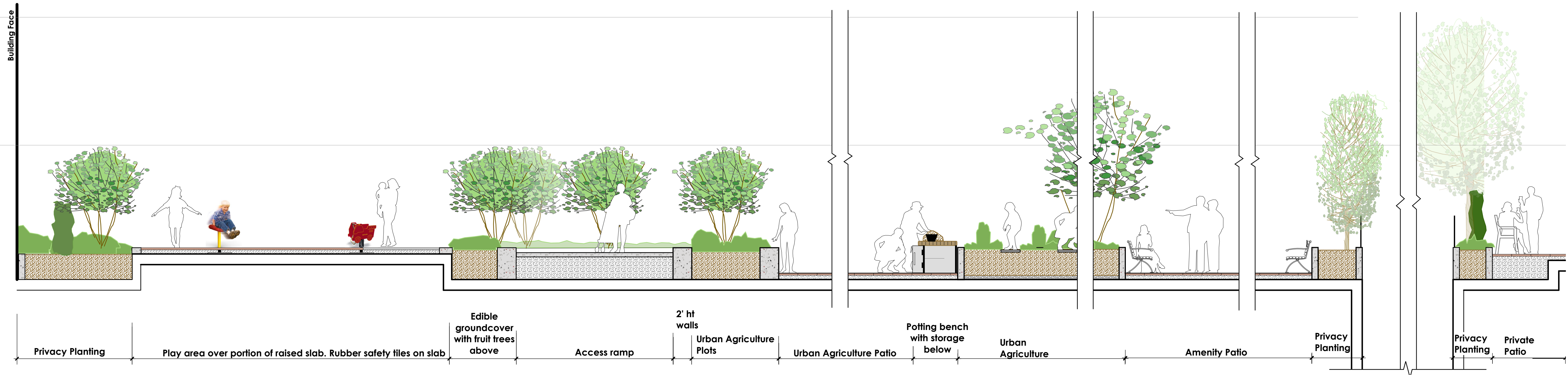
Section B: Hastings

1/4" = 1'-0"



3	Nov 6, 2012	DP
2	July 04, 2012	DP
1	May 09, 2012	DP
X	May 08, 2012	Progress Plot
no.:	date:	Item:

Revisions:



Section C: Amenity Deck

1/4" = 1'-0"

Project:

**1500 East Hastings**

Drawn by: AP

Checked by: PK

Date: May 08, 2012

Scale: 3/32" = 1'-0"

Drawing Title:

**Landscape Sections**

Project No.:

**12008**

Sheet No.: