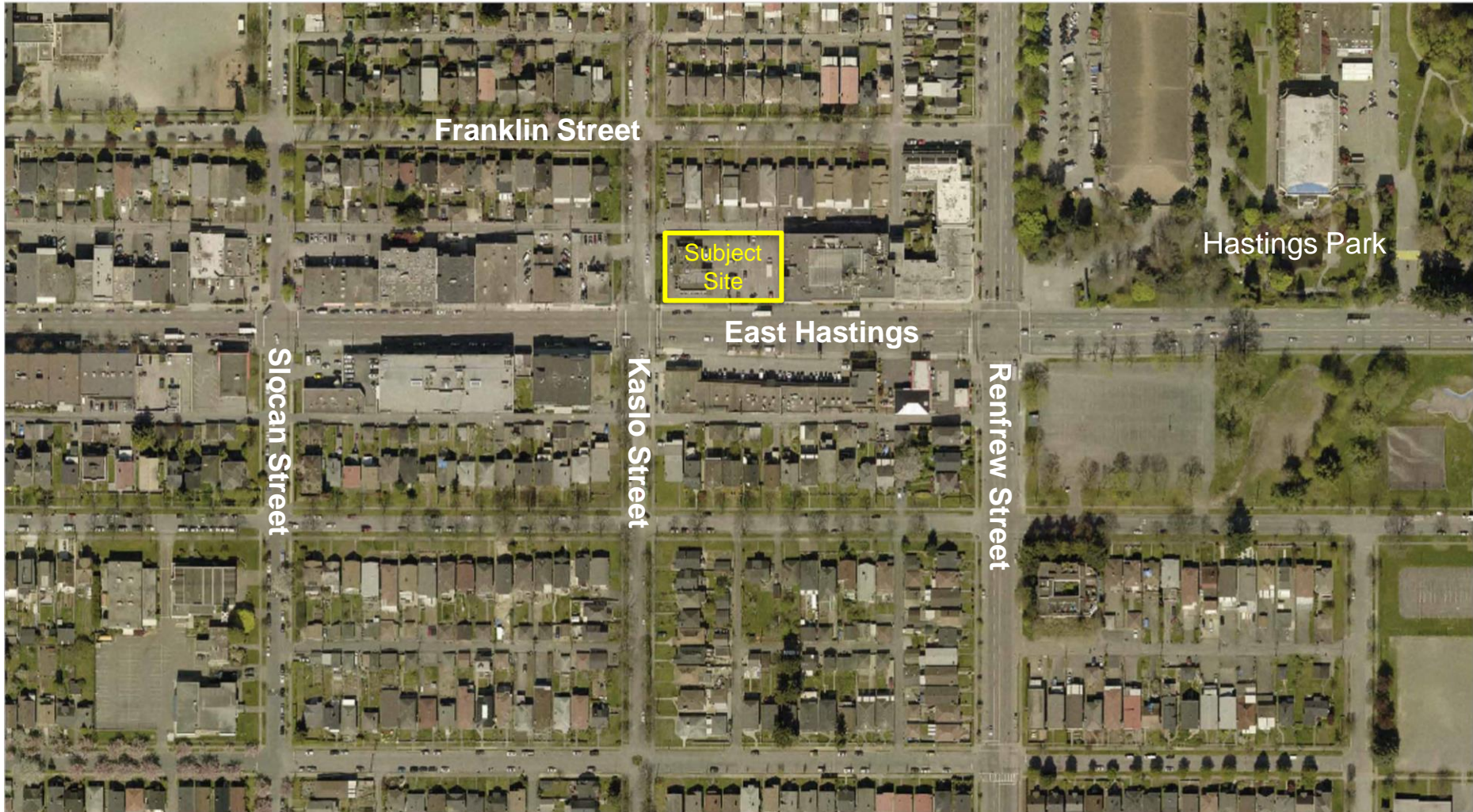




CD-1 Rezoning: 2805 East Hastings
Public Hearing | July 12, 2016

Site and Context



2805 East Hastings: Proposal



East Hastings

1 HASTINGS ELEVATION
SCALE: NTS



Kaslo

Hastings

2 HASTINGS & KASLO
SCALE: NTS



Lane

Kaslo

3 NORTHWEST CORNER
SCALE: NTS

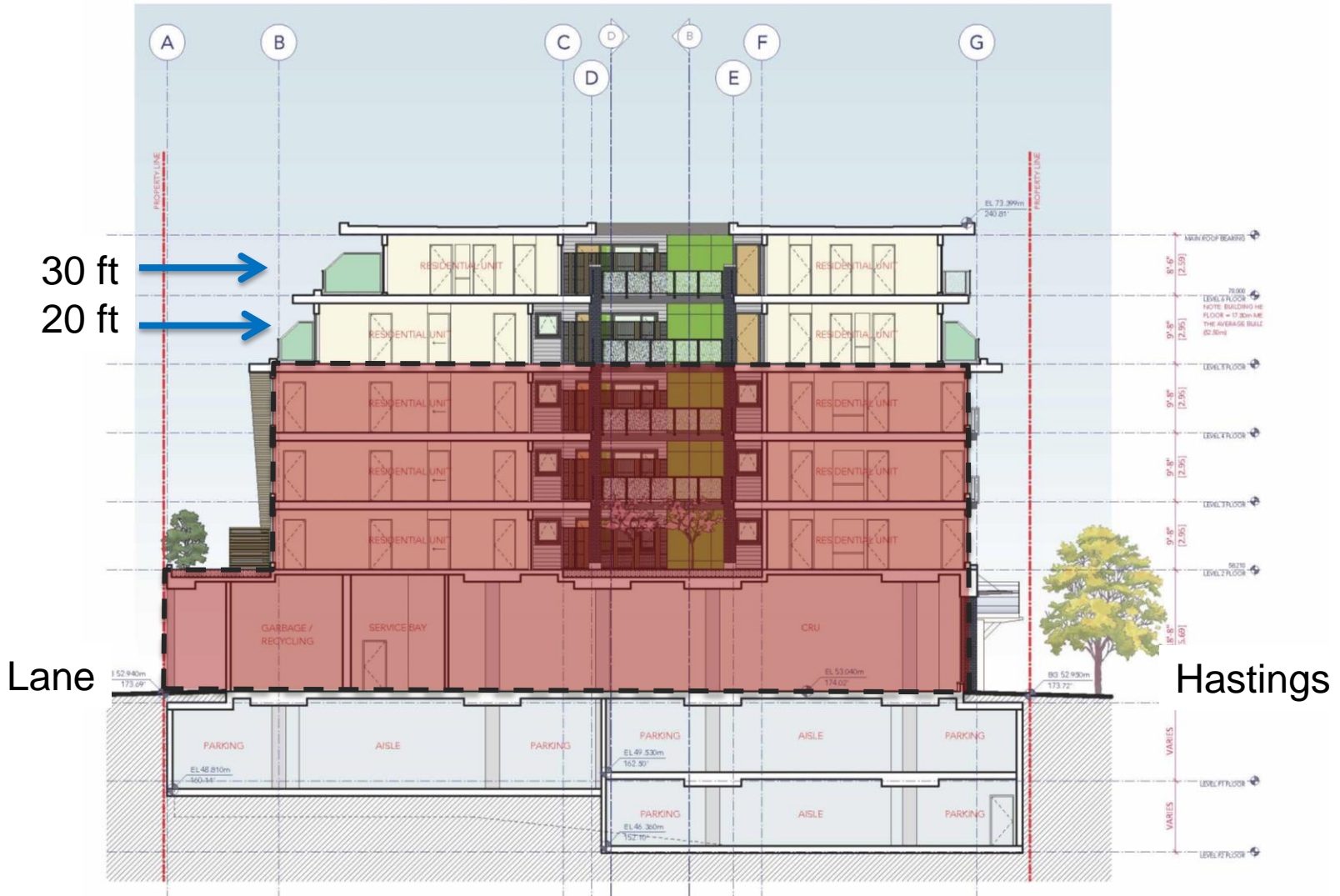


Kaslo

4 KASLO ELEVATION
SCALE: NTS



Height and Shadow Impacts



Existing C-2C1: 4 storeys

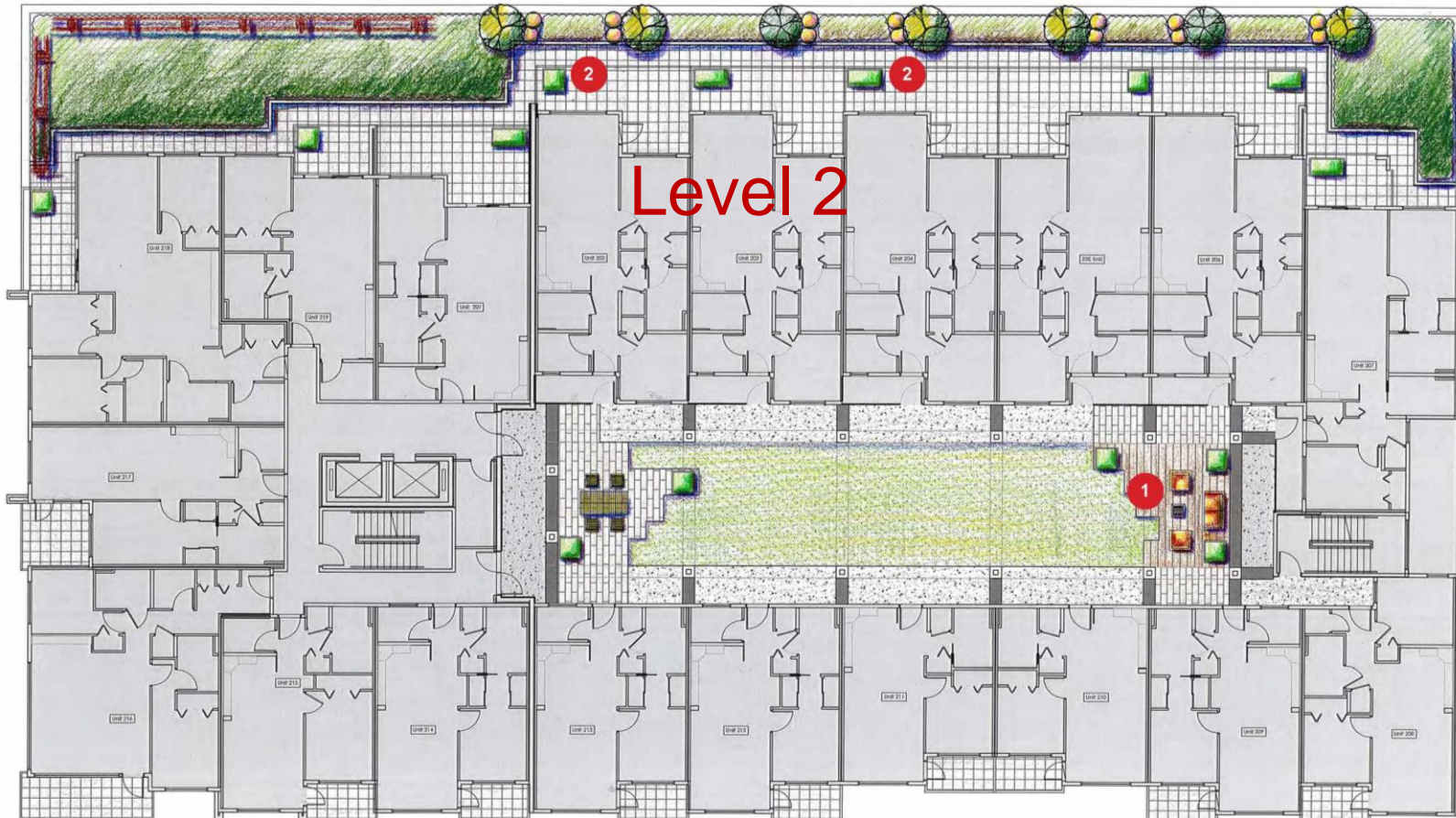


Proposed: 6 storeys



Setbacks and Landscaping at Level 2

Lane



Hastings

Traffic and Public Realm Improvements on Kaslo Street



revision:		
no.	date	description

issues:
 2015-05-29 issued for Reasoning Enquiry
 2015-06-22 Released for 1st Enquiry
 2015-10-02 Issued for Reasoning O/P
 2015-11-24 Released for Reasoning O/P
 2016-02-01 Issued for Design Panel

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 2605 East Hastings Street
 Vancouver, British Columbia

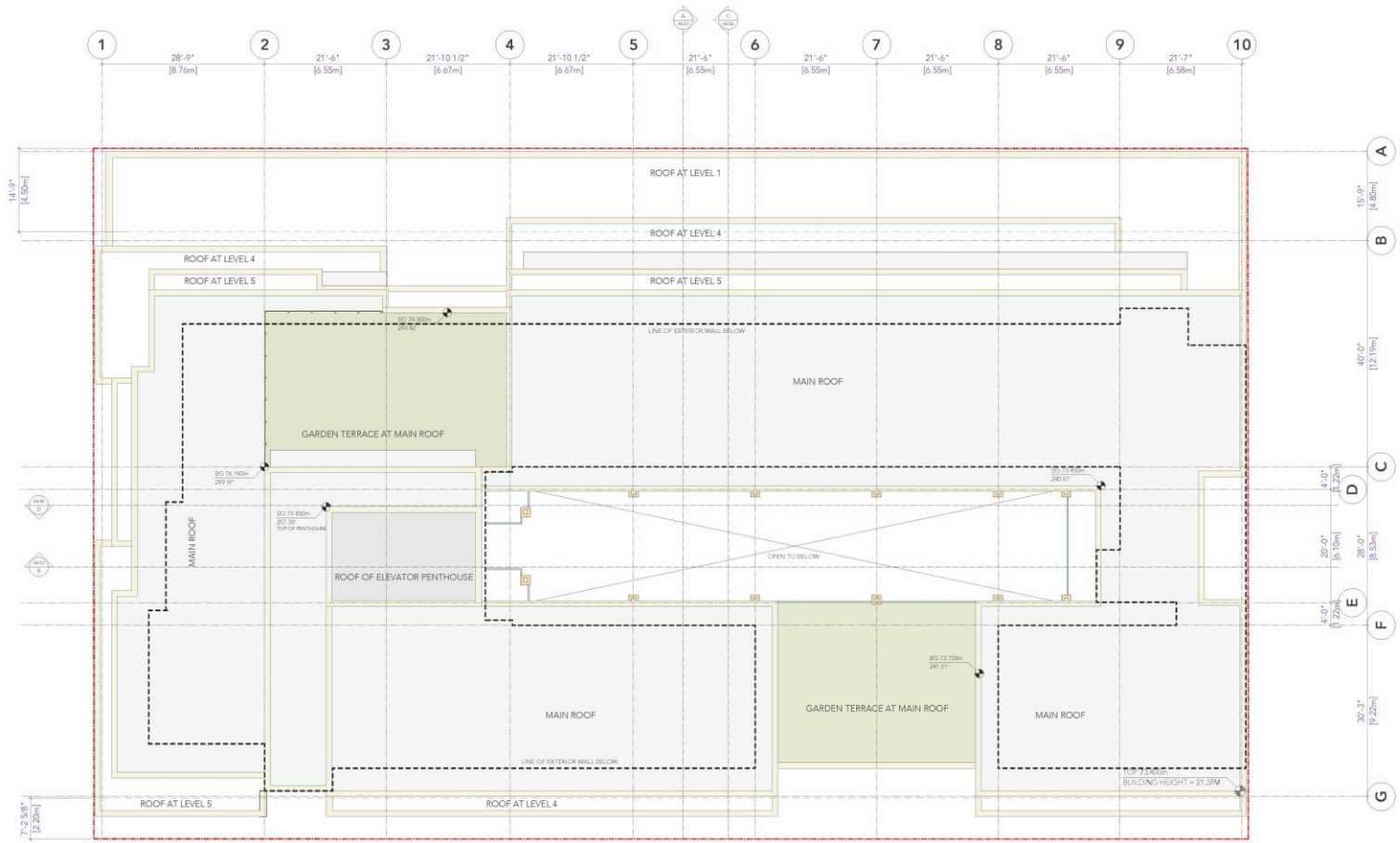


consultant:

rev:

drawn:	MCH/POH	date:	November 2015
checked:			
scale:	as noted	project no.:	425
sheet title:	LEVEL ROOF PLAN		

sheet no.: **A3.08**
 plotted: 16-1-2015 2:55:53 PM



LEVEL ROOF PENTHOUSE PLAN
 SCALE: 1/8" = 1'-0"

no.	date	description
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1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

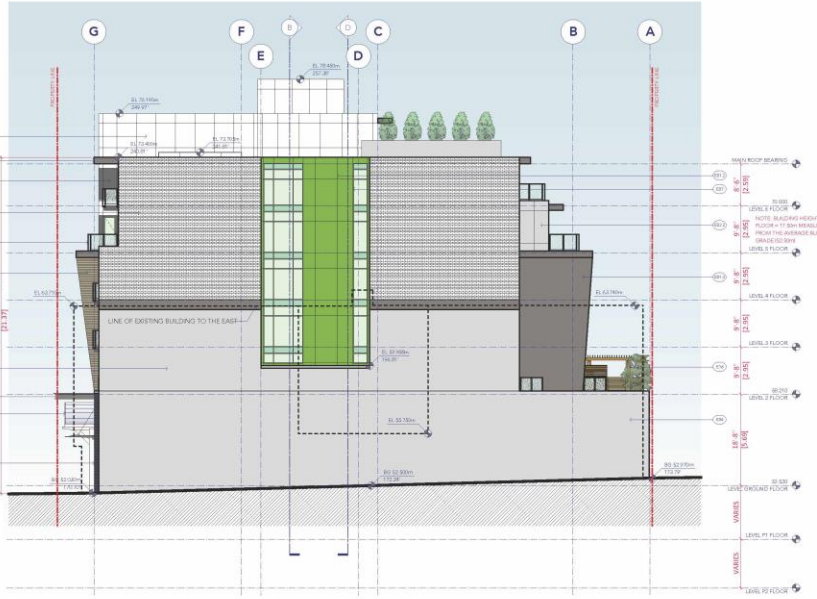
EXTERIOR MATERIAL / COLOUR SCHEDULE

MAT NO	ELEMENT	FINISH	COLOUR
E01.1	PREMANUFACTURED ALUMINUM PANEL COLOUR 1	PREFINISHED	STONE WHITE PVDF ZSSR 89
E01.2	PREMANUFACTURED ALUMINUM PANEL COLOUR 2	PREFINISHED	TO MATCH BM 2029-30 ROSEMARY GREEN
E01.3	PREMANUFACTURED ALUMINUM PANEL COLOUR 3	PREFINISHED	DUSTY CHARCOAL PVDF 3/ GLASS 30
E01.4	PREMANUFACTURED ALUMINUM PANEL COLOUR 4	PREFINISHED	TO MATCH BM 2020-20 BUMBLE BEE YELLOW
E02.1	CEMENTITIOUS PANEL W/ EZ TRIM COLOUR 1	PREFINISHED	ARCTIC WHITE
E02.2	CEMENTITIOUS PANEL W/ EZ TRIM COLOUR 2	PREFINISHED	COBBLE STONE
E02.3	CEMENTITIOUS LAP SIDING	PREFINISHED	COBBLE STONE
E03.1	BRICK VENEER	PREFINISHED	DARK IRON SPOT SMOOTH FINISH
E03.2	BRICK VENEER	PREFINISHED	ASPEN SMOOTH FINISH
E04	EXPOSED CONCRETE	PREFINISHED	CONCRETE - ELASTOMERIC PAINT
E05	ALUMINUM CURTAIN WALL	PREFINISHED	TO MATCH BM 2126-20 RACCOON FLUR
E06	SPANDREL GLAZING	PREFINISHED	TO MATCH ADJACENT CURTAIN WALL SYSTEM
E07	ALUMINUM WINDOWS	PREFINISHED	BLACK CHARCOAL
E08	ALUMINUM SLIDING DOOR	PREFINISHED	BLACK CHARCOAL
E09	ALUMINUM GLAZED BALUS WITH TEMPERED GLASS	PREFINISHED	BLACK CHARCOAL GLAZING, CLEAR GLASS
E10	ALUMINUM PRIVACY SCREEN WITH TEMPERED GLASS	PREFINISHED	BLACK CHARCOAL GLAZING, TRANSLUCENT GLASS
E11	HM DOOR	PAINT	TO MATCH ADJACENT MATERIAL
E12	METAL FLASHING	PREFINISHED	BLACK CHARCOAL
E13	ALUMINUM SECURITY GRILLE	PREFINISHED	GRAY
E14	ALUMINUM SCOFFIT / SIDING	PREFINISHED	LONGBOARD WOODGRAIN - LIGHT ASH
E15	ALUMINUM LOUVERS	PREFINISHED	TO MATCH ADJACENT CURTAIN WALL SYSTEM
E16	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	NATURAL
E17	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	PTD STEEL TO MATCH BM 2126-20 RACCOON FLUR, CLEAR GLASS
E18	MASONRY FIREWALL	PAINTED	TO MATCH BM 2127-60 FEATH-ER GRAY

GENERAL MATERIAL NOTES:
MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

GLAZING AREA SCHEDULE (Square Feet)

	SOUTH ELEVATION	WEST ELEVATION	NORTH ELEVATION	EAST ELEVATION	COURTYARD - SOUTH	COURTYARD - WEST	COURTYARD - NORTH	COURTYARD - EAST
ROOF LEVEL	0	0	236.75	0				
LEVEL 6	789.02	331.21	873.16	102.79	30	0	30	24
LEVEL 5	923.53	440.04	904.5	107.94	24	0	100	24
LEVEL 4	1011.36	440.04	935.87	107.94	24	0	100	33
LEVEL 3	1011.36	440.04	935.87	107.94	24	0	100	33
LEVEL 2	1011.36	440.04	935.87	39.24	24	0	100	33
LEVEL 1	1886.28	883.39	0	0	0	0	0	147
TOTAL (Sq. Ft.)	6632.91	2976.76	4822.02	465.84	126	0	430	107



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

ISSUES:
2018-10-02 Issued for Reasoning / CD
2018-11-24 Reissued for Reasoning / CD
2019-02-01 Issued for Design Panel

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Vancouver, British Columbia
PCI

consultant:

email:

drawn: MCHDM **date:** November 2018

checked:

scale: as noted **project no.:** 425

sheet title: Elevations North and East

PN2018-01-01-001

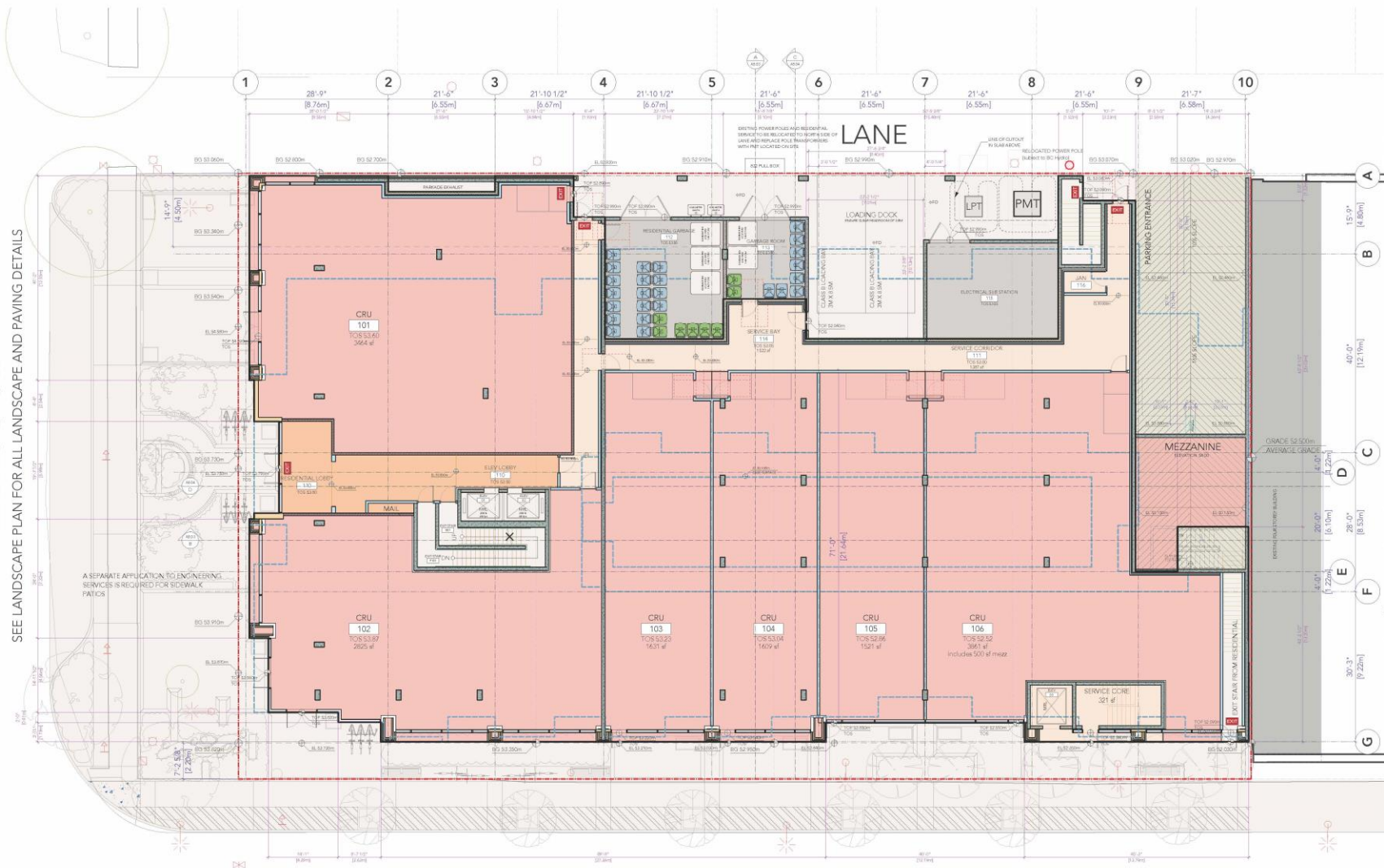
A5.02

plotted: 16:40 2018-02-01



10

SEE LANDSCAPE PLAN FOR ALL LANDSCAPE AND PAVING DETAILS
KASLO STREET



ISSUES:

2015-05-29	Issued for Revising Encquiry
2015-06-02	Revised for Revising Encquiry
2015-10-02	Issued for Revising Encquiry
2015-11-24	Revised for Revising Encquiry
2016-02-01	Issued for Design Panel

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project:
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2825 East Hastings Street
Vancouver, British Columbia



consultant:

HASTINGS STREET
SEE LANDSCAPE PLAN FOR ALL LANDSCAPE AND PAVING DETAILS

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

drawn: MCH/DPH **date:** April 2015

checked:

scale: as noted **project no.:** 425

sheet title: GROUND FLOOR PLAN

sheet no.: A3.01



printed: 16:20 2/15/2016