

———— ZONING BOUNDARY

310 BUTE STREET DE 407574

DATE: 2003 08 11

DRAWN: AMG

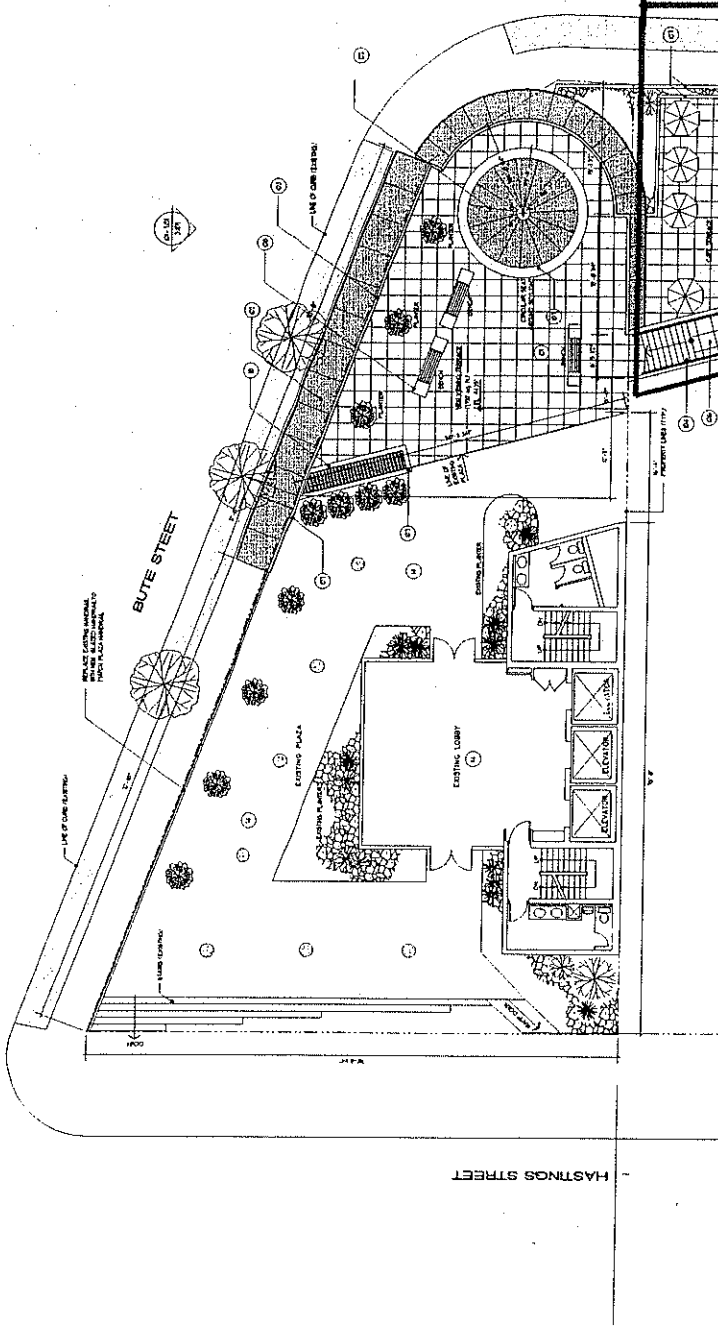
SCALE: 1:2000

CITY OF VANCOUVER PLANNING DEPARTMENT



JORG BESSER ARCHITECT
 2525 HUBERT DR
 WEST WALKOVER
 B.C. CAN. V6V 2S4
 TEL (604) 271-2519
 FAX (604) 271-2511

- NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC FIRE CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ELECTRICAL ACT AND REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC PLUMBING ACT AND REGULATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC MECHANICAL ACT AND REGULATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC GAS ACT AND REGULATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ENVIRONMENTAL ACT AND REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC OCCUPATIONAL SAFETY AND HEALTH ACT AND REGULATIONS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ACCESSIBILITY ACT AND REGULATIONS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC HISTORIC PRESERVATION ACT AND REGULATIONS.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC LAND USE ACT AND REGULATIONS.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ZONING BY-LAW.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC PLANNING ACT AND REGULATIONS.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC INFRASTRUCTURE ACT AND REGULATIONS.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC TRANSPORTATION ACT AND REGULATIONS.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC UTILITIES ACT AND REGULATIONS.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC WATER ACT AND REGULATIONS.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC WASTE MANAGEMENT ACT AND REGULATIONS.
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ENERGY ACT AND REGULATIONS.
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC CLIMATE CHANGE ACT AND REGULATIONS.



Separate Permit (Engineering Services) for Seating on City Property

CORDOVA STREET

SCALE: 1/8" = 1'-0"

PLAZA LEVEL

Scale: 1/8" to 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12

13 14 15 16 17 18 19 20

21 22 23 24 25 26 27 28 29 30

31 32 33 34 35 36 37 38 39 40

41 42 43 44 45 46 47 48 49 50

51 52 53 54 55 56 57 58 59 60

61 62 63 64 65 66 67 68 69 70

71 72 73 74 75 76 77 78 79 80

81 82 83 84 85 86 87 88 89 90

91 92 93 94 95 96 97 98 99 100

101 102 103 104 105 106 107 108 109 110

111 112 113 114 115 116 117 118 119 120

121 122 123 124 125 126 127 128 129 130

131 132 133 134 135 136 137 138 139 140

141 142 143 144 145 146 147 148 149 150

151 152 153 154 155 156 157 158 159 160

161 162 163 164 165 166 167 168 169 170

171 172 173 174 175 176 177 178 179 180

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641 642 643 644 645 646 647 648 649 650

651 652 653 654 655 656 657 658 659 660

661 662 663 664 665 666 667 668 669 670

671 672 673 674 675 676 677 678 679 680

681 682 683 684 685 686 687 688 689 690

691 692 693 694 695 696 697 698 699 700

701 702 703 704 705 706 707 708 709 710

711 712 713 714 715 716 717 718 719 720

721 722 723 724 725 726 727 728 729 730

731 732 733 734 735 736 737 738 739 740

741 742 743 744 745 746 747 748 749 750

751 752 753 754 755 756 757 758 759 760

761 762 763 764 765 766 767 768 769 770

771 772 773 774 775 776 777 778 779 780

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791 792 793 794 795 796 797 798 799 800

801 802 803 804 805 806 807 808 809 810

811 812 813 814 815 816 817 818 819 820

821 822 823 824 825 826 827 828 829 830

831 832 833 834 835 836 837 838 839 840

841 842 843 844 845 846 847 848 849 850

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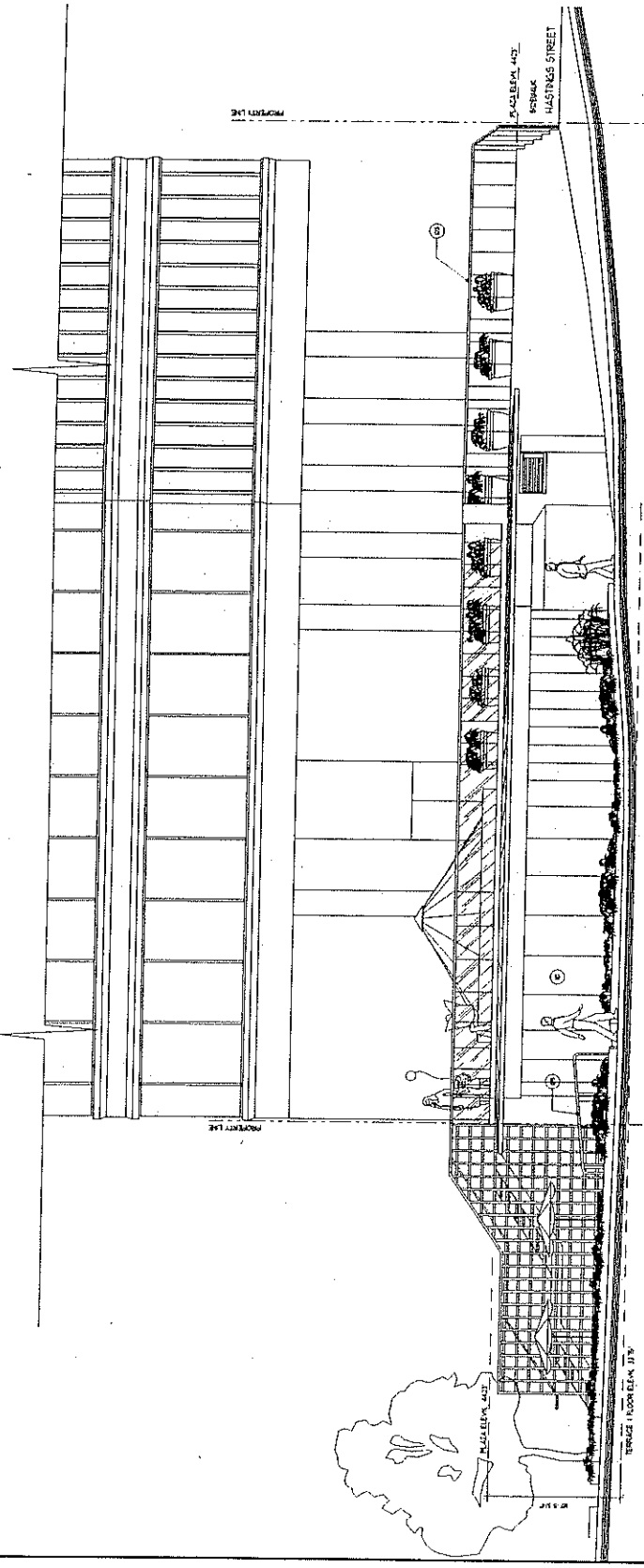
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991 992 993 994 995 996 997 998 999 1000

1199 WEST HASTINGS
 Proposed Addition
 FLOOR PLAN
 PLAZA LEVEL
 Scale: 1/8" = 1'-0"

JORG HEISEN
ARCHITECT
5555 MARIE DR
WEST VANCOUVER
B.C. CAN V7M 2G1
TEL: (604) 271-2510
FAX: (604) 271-2511

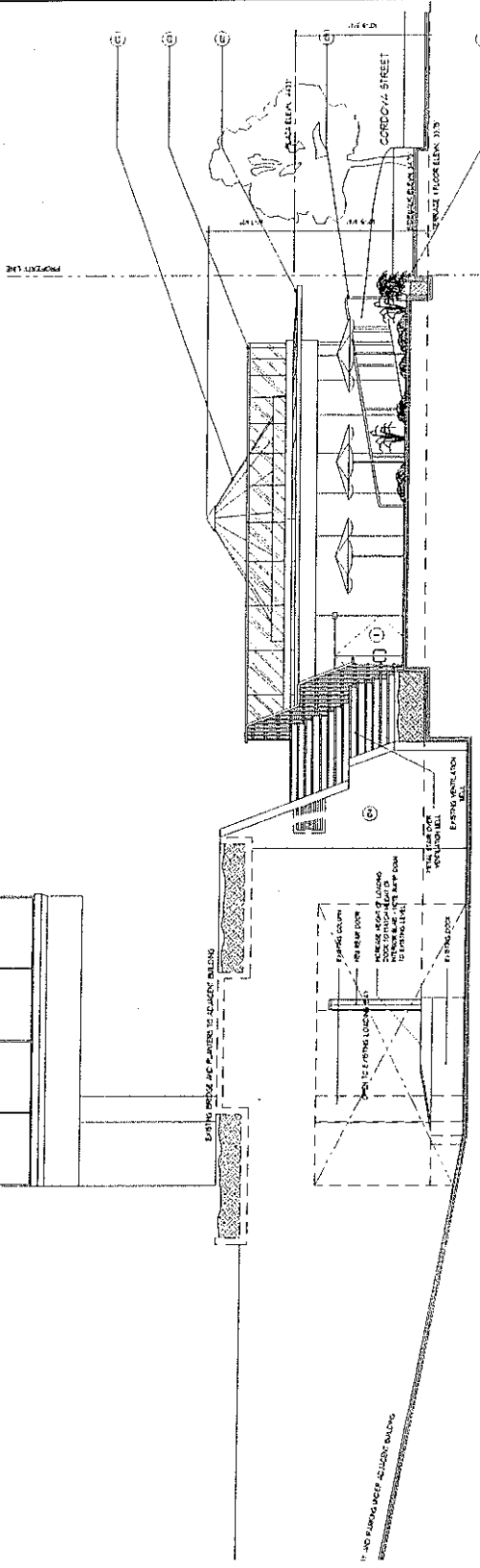


NORTH ELEVATION

- NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
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 19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 20. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

1199 WEST HASTINGS
Proposed Addition
North Elevation
1/24/2011

JOHN HESSLER ARCHITECT
 1501 WILSON BLVD
 SUITE 100
 BOSTON, MA 02118
 TEL: (617) 552-1234
 FAX: (617) 552-1235

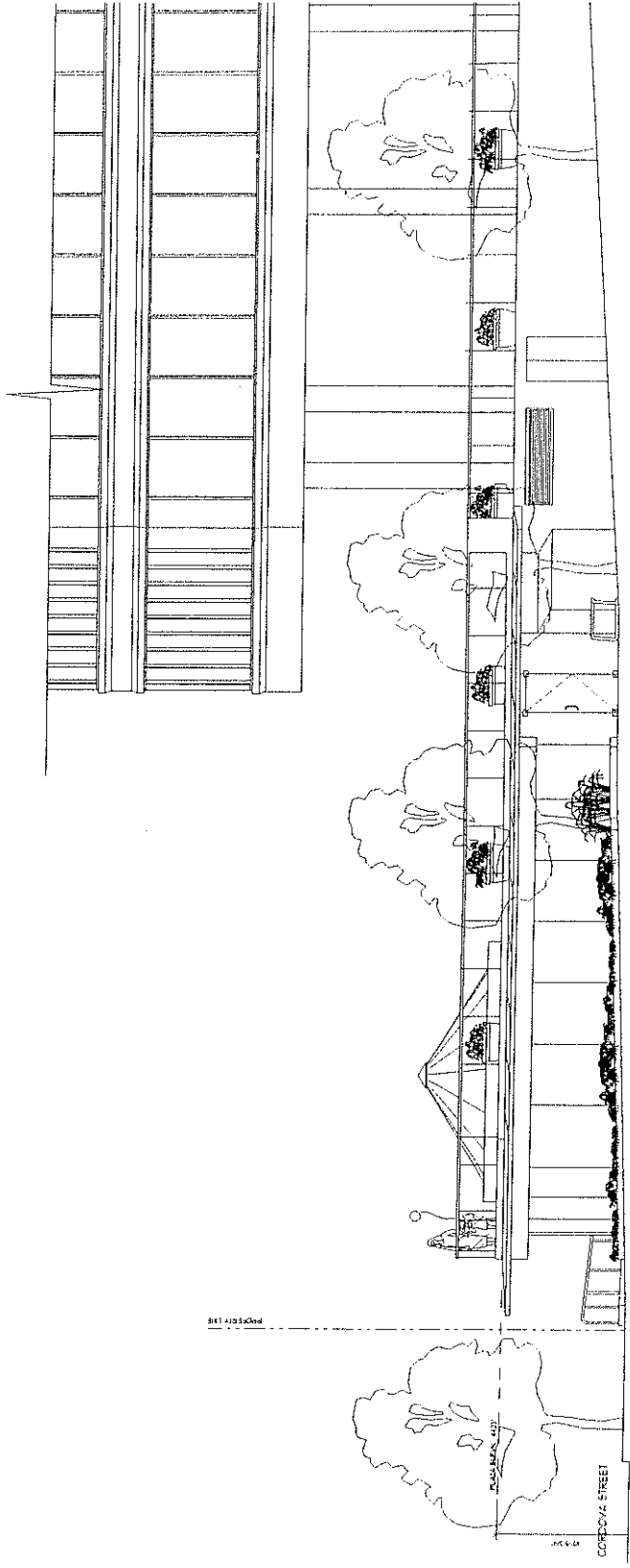


- NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
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 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

EAST ELEVATION

1199 WEST HASTINGS
 Proposed Address
 East Elevation
 A-05

JORG HELSEN
 ARCHITECT
 1255 MARSE SS
 WEST WASHINGTON
 BLDG. 04N 17W 721
 TEL: (804) 831-5330
 FAX: (804) 831-5331



WEST ELEVATION

- NOTES
1. FLOOR FINISHES: SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.
 2. CLADDING: EXTERIOR WALLS TO BE CLADDING AS SHOWN IN ARCHITECTURAL SPECIFICATIONS.
 3. PLANT MATERIALS: SEE ARCHITECTURAL SPECIFICATIONS FOR PLANT MATERIALS.
 4. EXTERIOR LIGHTING: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR LIGHTING.
 5. EXTERIOR PAINT: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR PAINT.
 6. EXTERIOR FINISHES: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR FINISHES.
 7. EXTERIOR MATERIALS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR MATERIALS.
 8. EXTERIOR DETAILS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR DETAILS.
 9. EXTERIOR ACCESSORIES: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ACCESSORIES.
 10. EXTERIOR FURNITURE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR FURNITURE.
 11. EXTERIOR SIGNAGE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SIGNAGE.
 12. EXTERIOR SCREENS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SCREENS.
 13. EXTERIOR CURTAINS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR CURTAINS.
 14. EXTERIOR BLINDS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR BLINDS.
 15. EXTERIOR SHUTTERS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SHUTTERS.
 16. EXTERIOR COVERS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR COVERS.
 17. EXTERIOR AWNINGS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR AWNINGS.
 18. EXTERIOR CANOPIES: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR CANOPIES.
 19. EXTERIOR PATIOS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR PATIOS.
 20. EXTERIOR TERRACES: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR TERRACES.
 21. EXTERIOR BALCONIES: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR BALCONIES.
 22. EXTERIOR PORCHES: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR PORCHES.
 23. EXTERIOR STAIRS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR STAIRS.
 24. EXTERIOR RAMP: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR RAMP.
 25. EXTERIOR DRIVEWAY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR DRIVEWAY.
 26. EXTERIOR GARAGE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR GARAGE.
 27. EXTERIOR FENCE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR FENCE.
 28. EXTERIOR GATE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR GATE.
 29. EXTERIOR WALLS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR WALLS.
 30. EXTERIOR ROOF: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ROOF.
 31. EXTERIOR FLOORS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR FLOORS.
 32. EXTERIOR CEILING: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR CEILING.
 33. EXTERIOR DOORS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR DOORS.
 34. EXTERIOR WINDOWS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR WINDOWS.
 35. EXTERIOR GLAZING: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR GLAZING.
 36. EXTERIOR GLASS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR GLASS.
 37. EXTERIOR METALS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR METALS.
 38. EXTERIOR WOOD: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR WOOD.
 39. EXTERIOR STONE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR STONE.
 40. EXTERIOR BRICK: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR BRICK.
 41. EXTERIOR TILE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR TILE.
 42. EXTERIOR CONCRETE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR CONCRETE.
 43. EXTERIOR ASPHALT: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ASPHALT.
 44. EXTERIOR GRAVEL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR GRAVEL.
 45. EXTERIOR SAND: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SAND.
 46. EXTERIOR SOIL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SOIL.
 47. EXTERIOR PLANTING: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR PLANTING.
 48. EXTERIOR IRRIGATION: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR IRRIGATION.
 49. EXTERIOR LIGHTING FIXTURES: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR LIGHTING FIXTURES.
 50. EXTERIOR ELECTRICAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ELECTRICAL.
 51. EXTERIOR MECHANICAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR MECHANICAL.
 52. EXTERIOR PLUMBING: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR PLUMBING.
 53. EXTERIOR HVAC: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR HVAC.
 54. EXTERIOR INSULATION: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR INSULATION.
 55. EXTERIOR VENTILATION: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR VENTILATION.
 56. EXTERIOR SOUND: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SOUND.
 57. EXTERIOR SECURITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SECURITY.
 58. EXTERIOR ACCESSIBILITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ACCESSIBILITY.
 59. EXTERIOR SUSTAINABILITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SUSTAINABILITY.
 60. EXTERIOR ENERGY EFFICIENCY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ENERGY EFFICIENCY.
 61. EXTERIOR GREEN BUILDING: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR GREEN BUILDING.
 62. EXTERIOR LEED: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR LEED.
 63. EXTERIOR WELL-BEING: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR WELL-BEING.
 64. EXTERIOR COMMUNITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR COMMUNITY.
 65. EXTERIOR CULTURE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR CULTURE.
 66. EXTERIOR HISTORY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR HISTORY.
 67. EXTERIOR IDENTITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR IDENTITY.
 68. EXTERIOR IMAGE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR IMAGE.
 69. EXTERIOR REPUTATION: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR REPUTATION.
 70. EXTERIOR BRAND: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR BRAND.
 71. EXTERIOR VALUE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR VALUE.
 72. EXTERIOR QUALITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR QUALITY.
 73. EXTERIOR DURABILITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR DURABILITY.
 74. EXTERIOR RELIABILITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR RELIABILITY.
 75. EXTERIOR SAFETY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SAFETY.
 76. EXTERIOR HEALTH: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR HEALTH.
 77. EXTERIOR COMFORT: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR COMFORT.
 78. EXTERIOR CONVENIENCE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR CONVENIENCE.
 79. EXTERIOR EFFICIENCY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR EFFICIENCY.
 80. EXTERIOR EFFECTIVENESS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR EFFECTIVENESS.
 81. EXTERIOR IMPACT: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR IMPACT.
 82. EXTERIOR CONTRIBUTION: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR CONTRIBUTION.
 83. EXTERIOR BENEFIT: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR BENEFIT.
 84. EXTERIOR VALUE ADDED: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR VALUE ADDED.
 85. EXTERIOR RETURN ON INVESTMENT: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR RETURN ON INVESTMENT.
 86. EXTERIOR RISK: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR RISK.
 87. EXTERIOR LIABILITY: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR LIABILITY.
 88. EXTERIOR COMPLIANCE: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR COMPLIANCE.
 89. EXTERIOR LEGAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR LEGAL.
 90. EXTERIOR ETHICAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ETHICAL.
 91. EXTERIOR MORAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR MORAL.
 92. EXTERIOR SPIRITUAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SPIRITUAL.
 93. EXTERIOR PSYCHOLOGICAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR PSYCHOLOGICAL.
 94. EXTERIOR PHYSICAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR PHYSICAL.
 95. EXTERIOR SOCIAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SOCIAL.
 96. EXTERIOR CULTURAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR CULTURAL.
 97. EXTERIOR ECONOMIC: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ECONOMIC.
 98. EXTERIOR ENVIRONMENTAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR ENVIRONMENTAL.
 99. EXTERIOR POLITICAL: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR POLITICAL.
 100. EXTERIOR RELIGIOUS: SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR RELIGIOUS.

1189 WEST HASTINGS
 Proposed Addition
 West Elevation