

WEST 28TH AVENUE VANCOUVER BC

485 WEST 28TH AVENUE PROPOSED (IN PROGRESS) MULTI- FAMILY BUILDING DEVELOPMENT VANCOUVER, B.C.



NO.	DATE	DESCRIPTION
ISSUES		
1	-----	LETTER OF INQUIRY
2	20-05-29	ISSUED FOR REZONING

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600-838 West Hastings Street
Vancouver, BC, V6C 0A6
Tel: 604-806-0268
Fax: 604-806-0260

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE
**485 West 28th Ave.
Vancouver BC**

PROJECT NO: 82001
DRAWN BY: MAX/JOSEPH
CHK'D BY: XINMAI
SCALE:
DATE: MAY 29, 2020

SHEET TITLE
COVER SHEET

SHEET NUMBER A-1	REV:
----------------------------	------

ARCHITECT
GIANT UNION DESIGN
ARCHITECTURE AND PLANNING LTD.

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Peng Wang
Joseph Domingo
Aaron Li
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City of Vancouver

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EMAIL: info@goodearboriculture.com

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CONTACT:
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Burnaby, BC, V5G 4K6
TEL: (604-420-1721)
FAX: 604-420-4743
Contact: Russell Warren P.Eng., Green Assc.Senior
Project Manager
EMAIL: rwarren@binnie.com

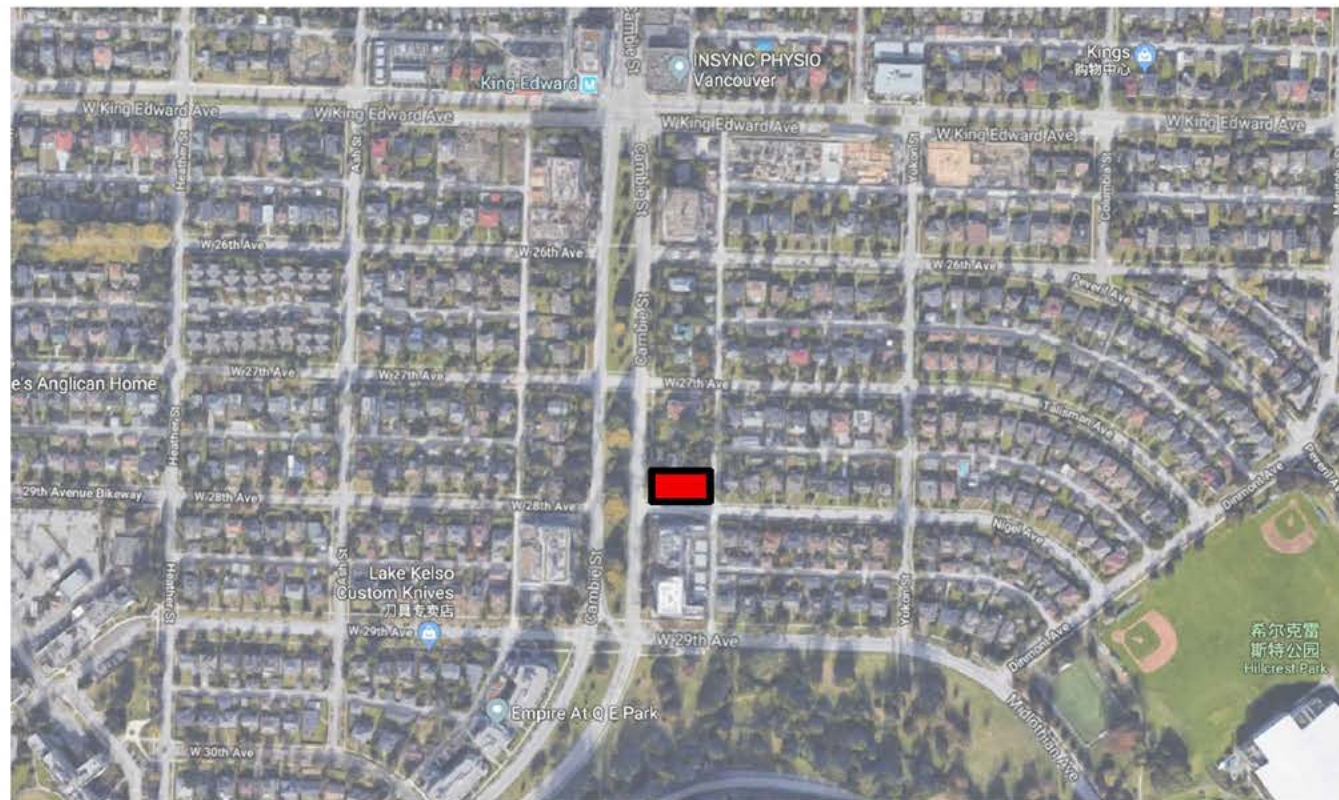
LANDSCAPE
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CEL: (604) 987-2321
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CEL: (604) 386-3298
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Coquitlam, BC, V3J 2L8
TEL: (778)-987-7461
Contact: Hegang Jian P. Eng.
EMAIL: info@geocaneng.com

CONTEXT MAP



SITE LOCATION



CAMBIE ST. STREETSCAPE



WEST 28TH AVE. STREETSCAPE



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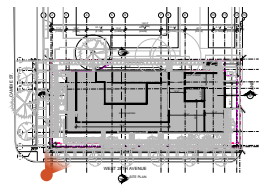
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PROJECT TITLE
**485 West 28th Ave.
Vancouver BC**

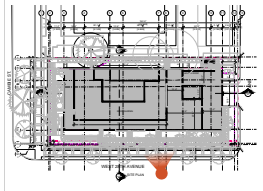
PROJECT NO: 82001
DRAWN BY: MAX/JOSEPH
CHKD BY: XIN/MAI
SCALE:
DATE: MAY 29, 2020

SHEET TITLE
**SITE CONTEXT
STREETSCAPE**

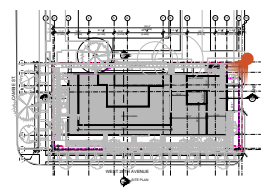
SHEET NUMBER
A-2



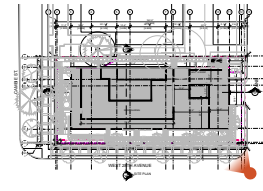
BIRDSEYE VIEW WEST 28TH AVE.



PERSPECTIVE VIEW WEST 28TH AVE.



BIRDSEYE VIEW CAMBIE LANE



SOUTHWEST BIRDSEYE VIEW

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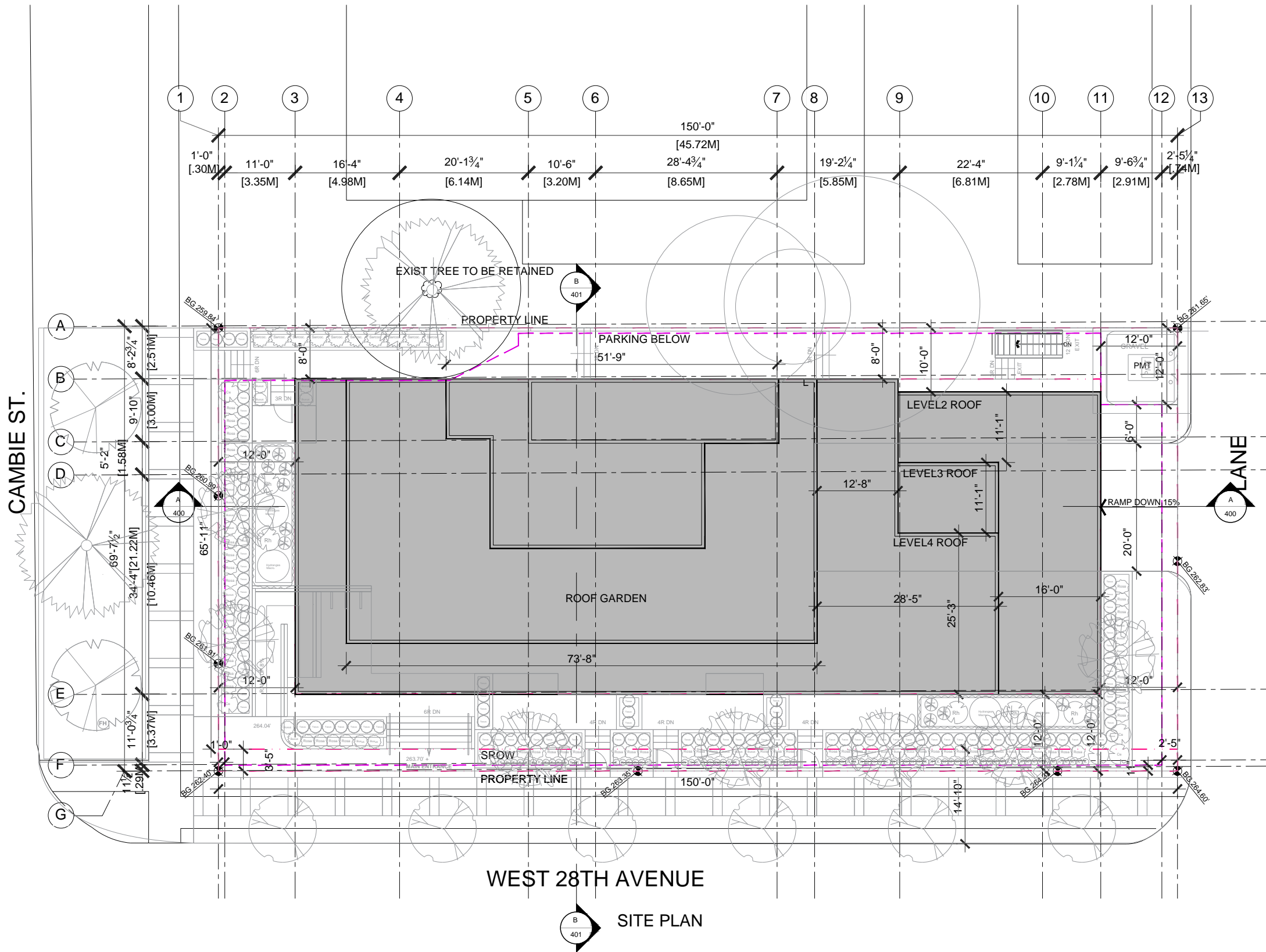
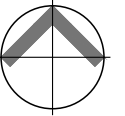
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PROJECT TITLE
**485 West 28th Ave.
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 DRAWN BY: MAX/JOSEPH
 CHK'D BY: XIN/MAI
 SCALE:
 DATE: MAY 29, 2020

SHEET TITLE
PERSPECTIVE

SHEET NUMBER
A-4



WEST 28TH AVENUE

SITE PLAN

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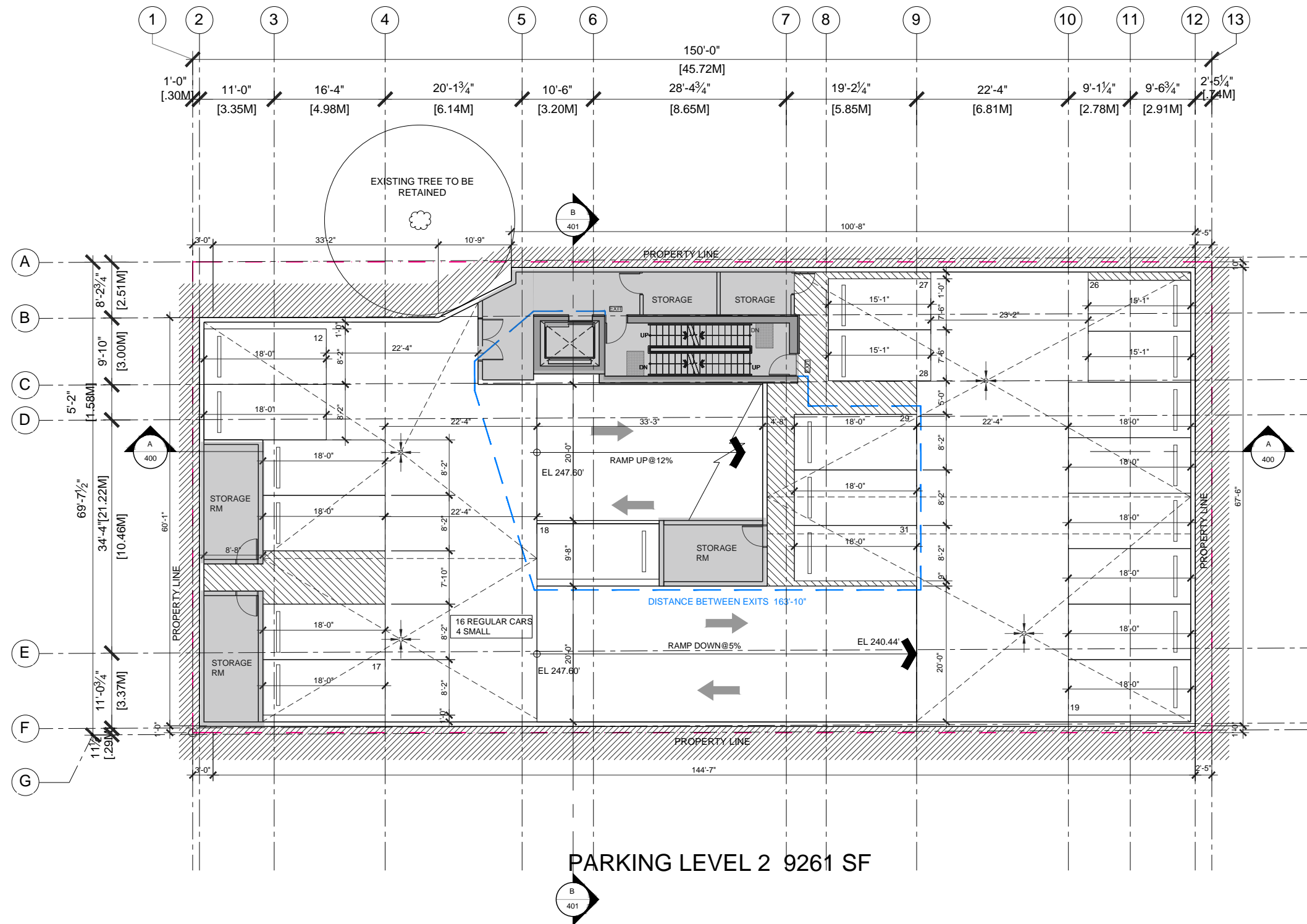
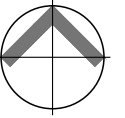
KEY PLAN

PROJECT TITLE
485 West 28th Ave.
Vancouver BC

PROJECT NO: 82001
DRAWN BY: MAX/JOSEPH
CHK'D BY: XIN/MAI
SCALE: 1/8"=1'-0"
DATE: MAY 29, 2020

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-101



Service Area

NO.	DATE	DESCRIPTION
ISSUES		
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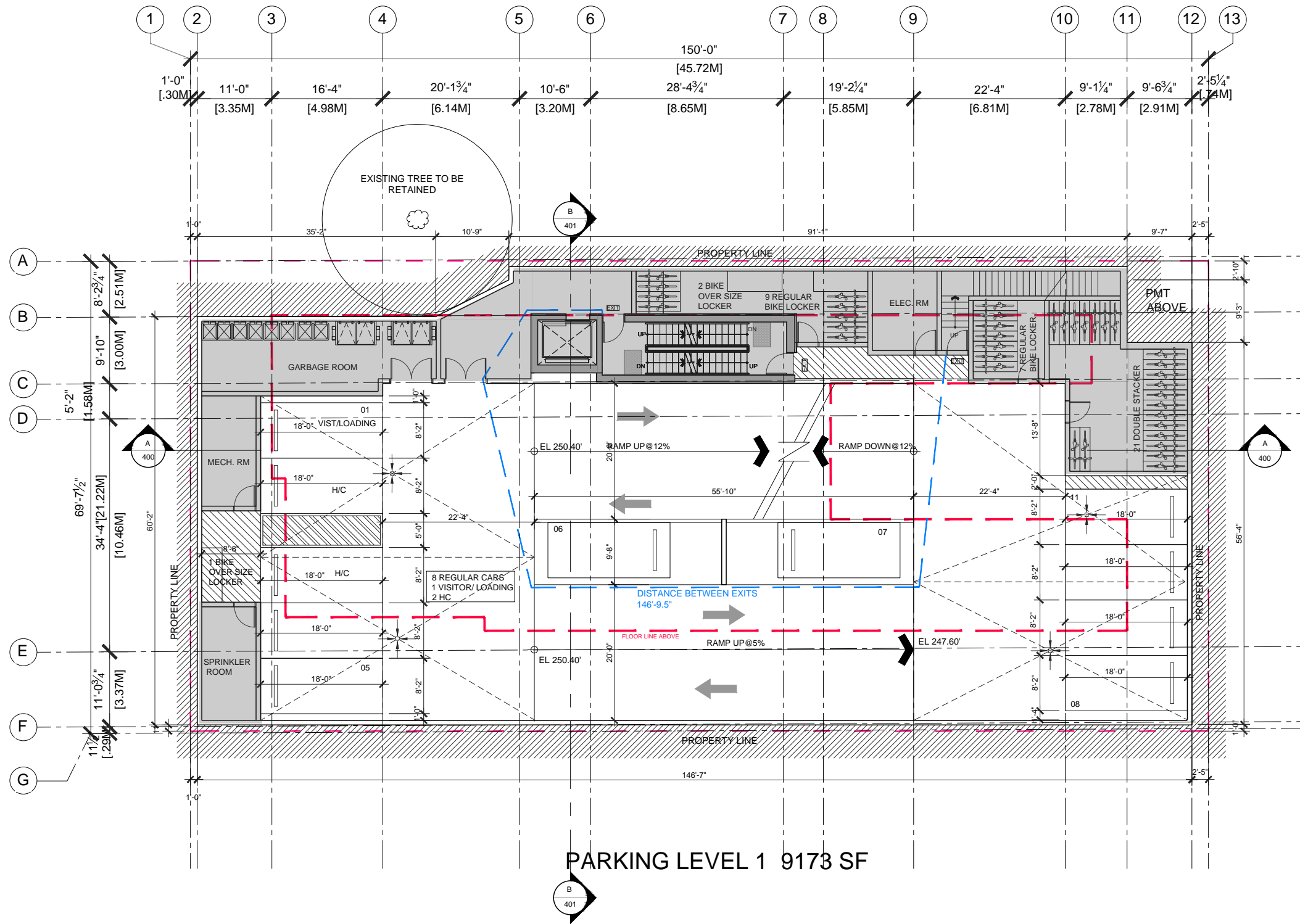
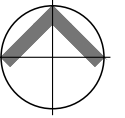
KEY PLAN

PROJECT TITLE
**485 West 28th Ave.
 Vancouver BC**

PROJECT NO: 82001
 DRAWN BY: MAX/JOSEPH
 CHKD BY: XIN/MAI
 SCALE: 1/8"=1'-0"
 DATE: MAY 29, 2020

SHEET TITLE
P2 PARKING LEVEL

SHEET NUMBER
A-102



PARKING LEVEL 1 9173 SF

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ISSUES		
1		LETTER OF INQUIRY
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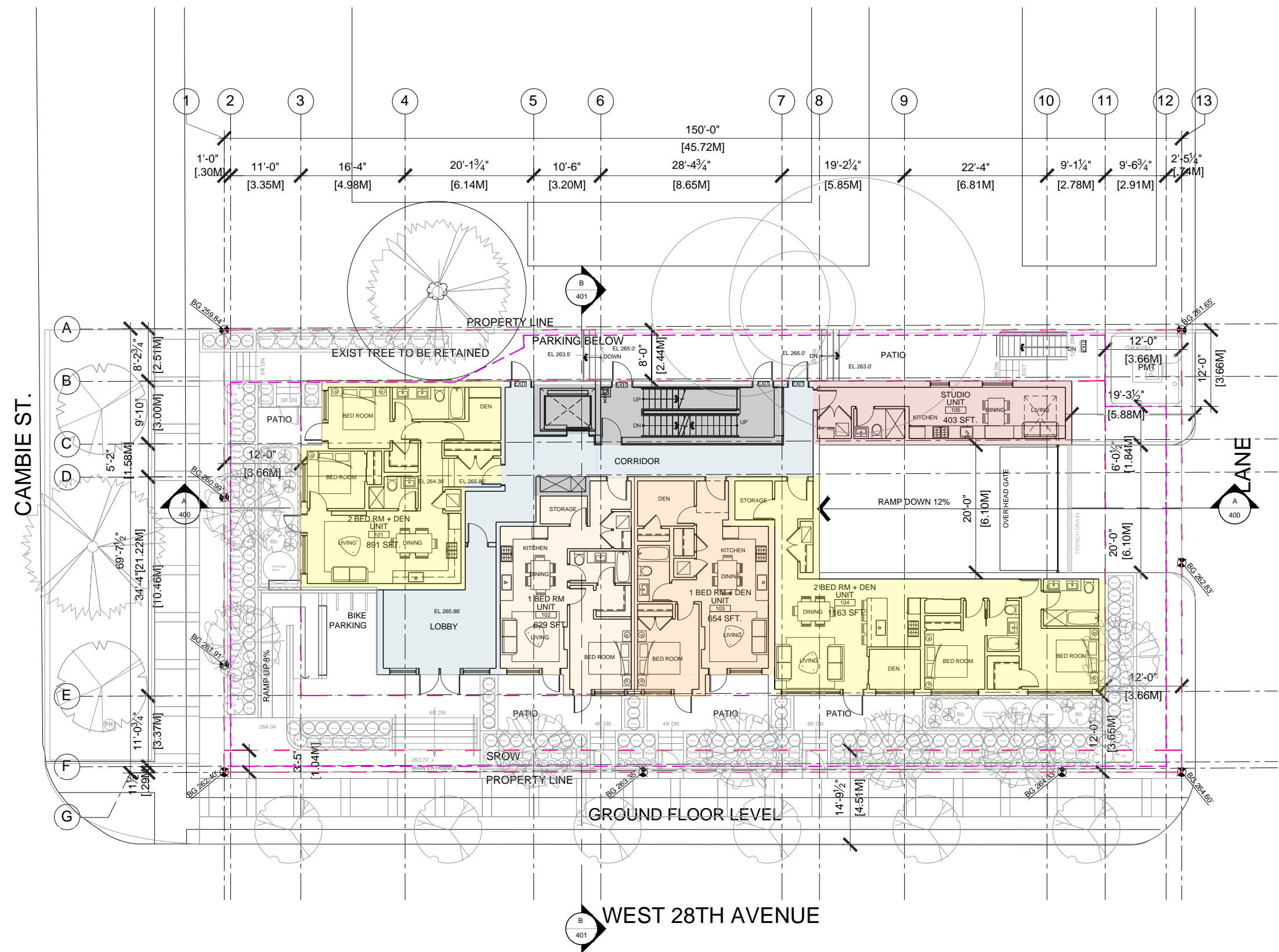
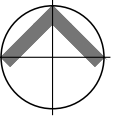
KEY PLAN

PROJECT TITLE
**485 West 28th Ave.
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 CHKD BY: XIN/MAI
 SCALE: 1/8"=1'-0"
 DATE: MAY 29, 2020

SHEET TITLE
P1 PARKING LEVEL

SHEET NUMBER
A-103



- Service Area
- Common Area
- Studio Unit
- One Bedroom Unit
- Two Bedroom Unit

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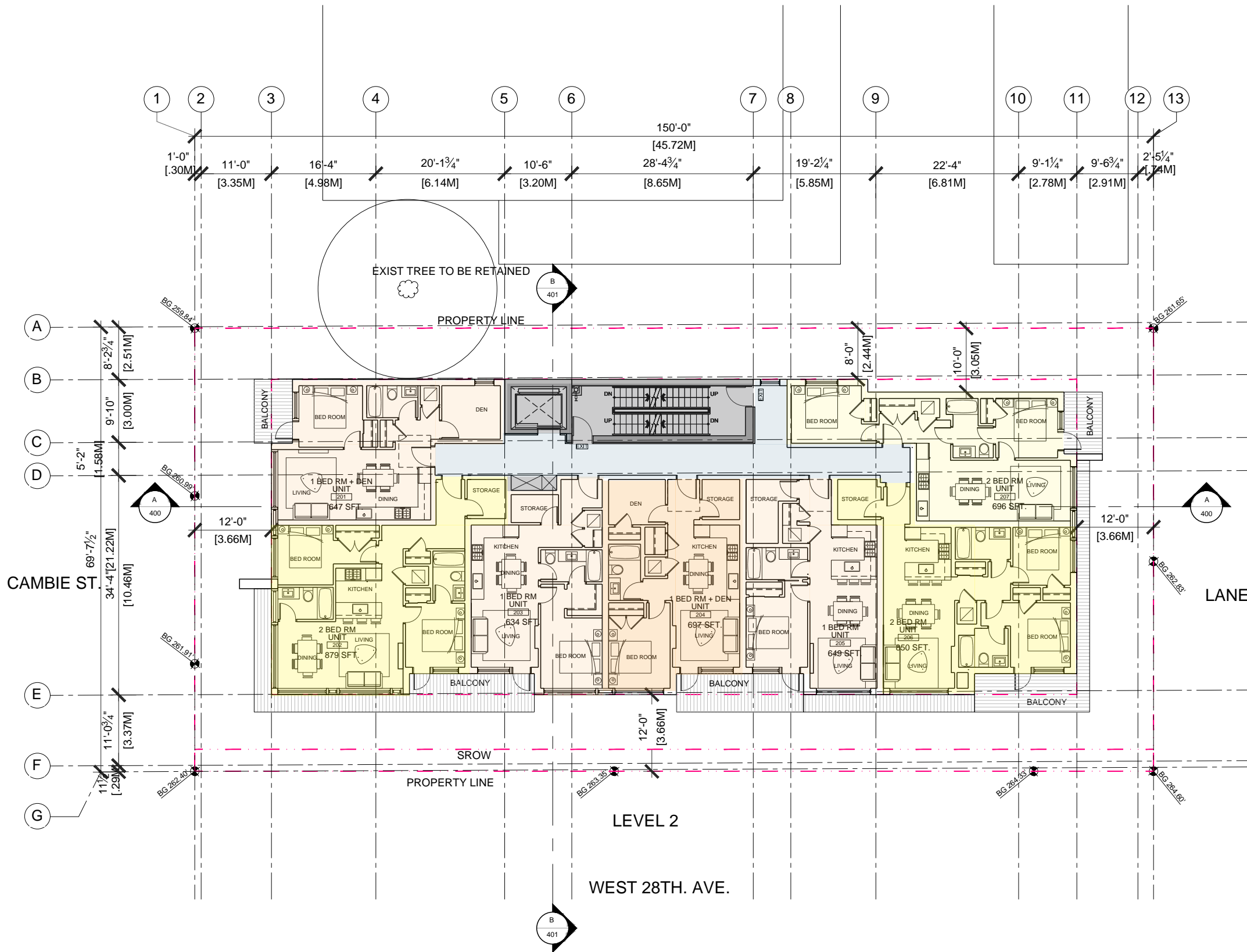
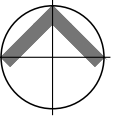
KEY PLAN

PROJECT TITLE
**485 West 28th Ave.
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PROJECT NO: 82001
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 SCALE: 1/8"=1'-0"
 DATE: MAY 29, 2020

SHEET TITLE
**LEVEL 1
 FLOOR PLAN**

SHEET NUMBER
A-104



- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit

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ISSUES		
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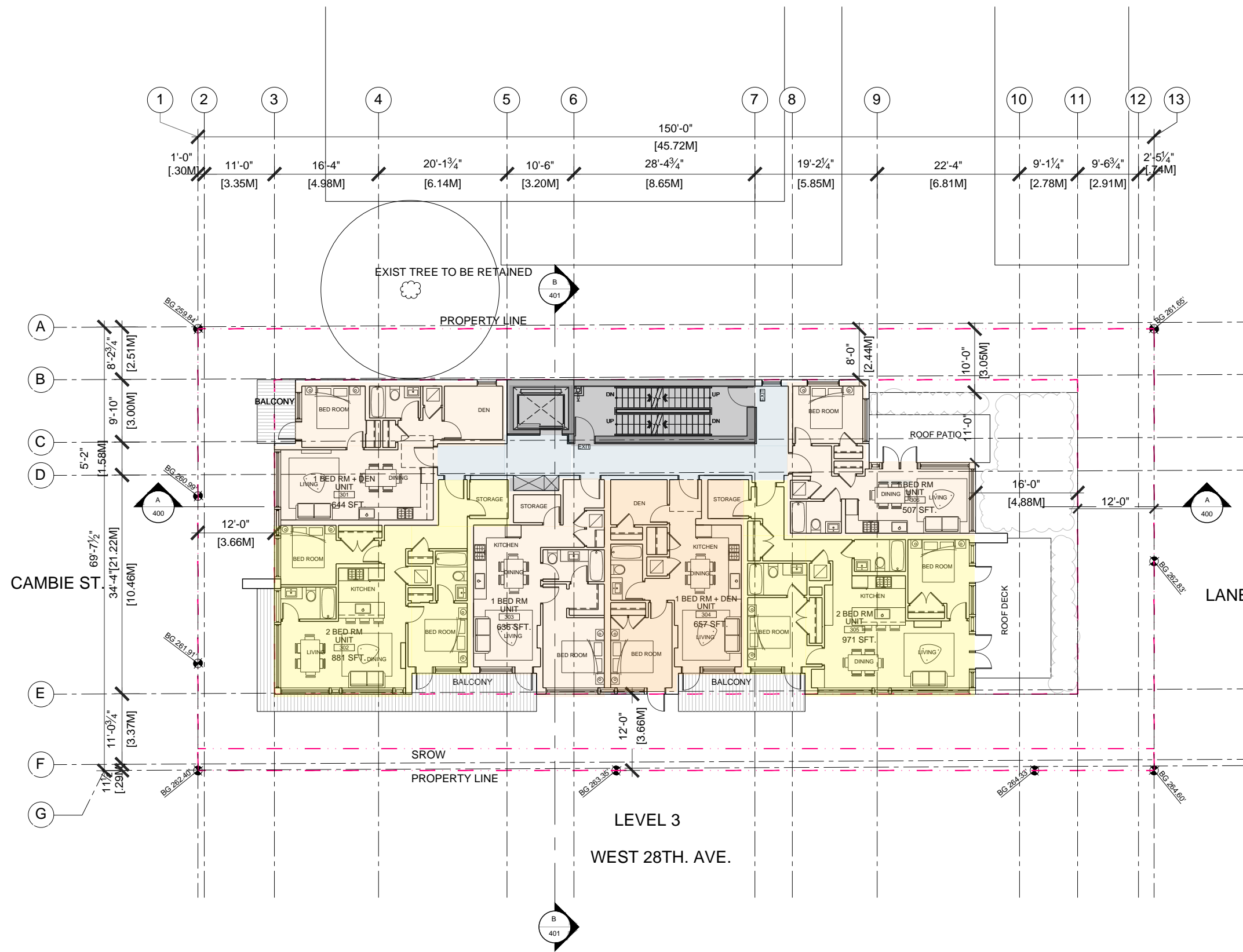
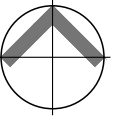
KEY PLAN

PROJECT TITLE
**485 West 28th Ave.
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PROJECT NO: 82001
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 CHK'D BY: XIN/MAI
 SCALE: 1/8"=1'-0"
 DATE: MAY 29, 2020

SHEET TITLE
**LEVEL 2
 FLOOR PLAN**

SHEET NUMBER
A-105



- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit

NO.	DATE	DESCRIPTION
ISSUES		
1		LETTER OF INQUIRY
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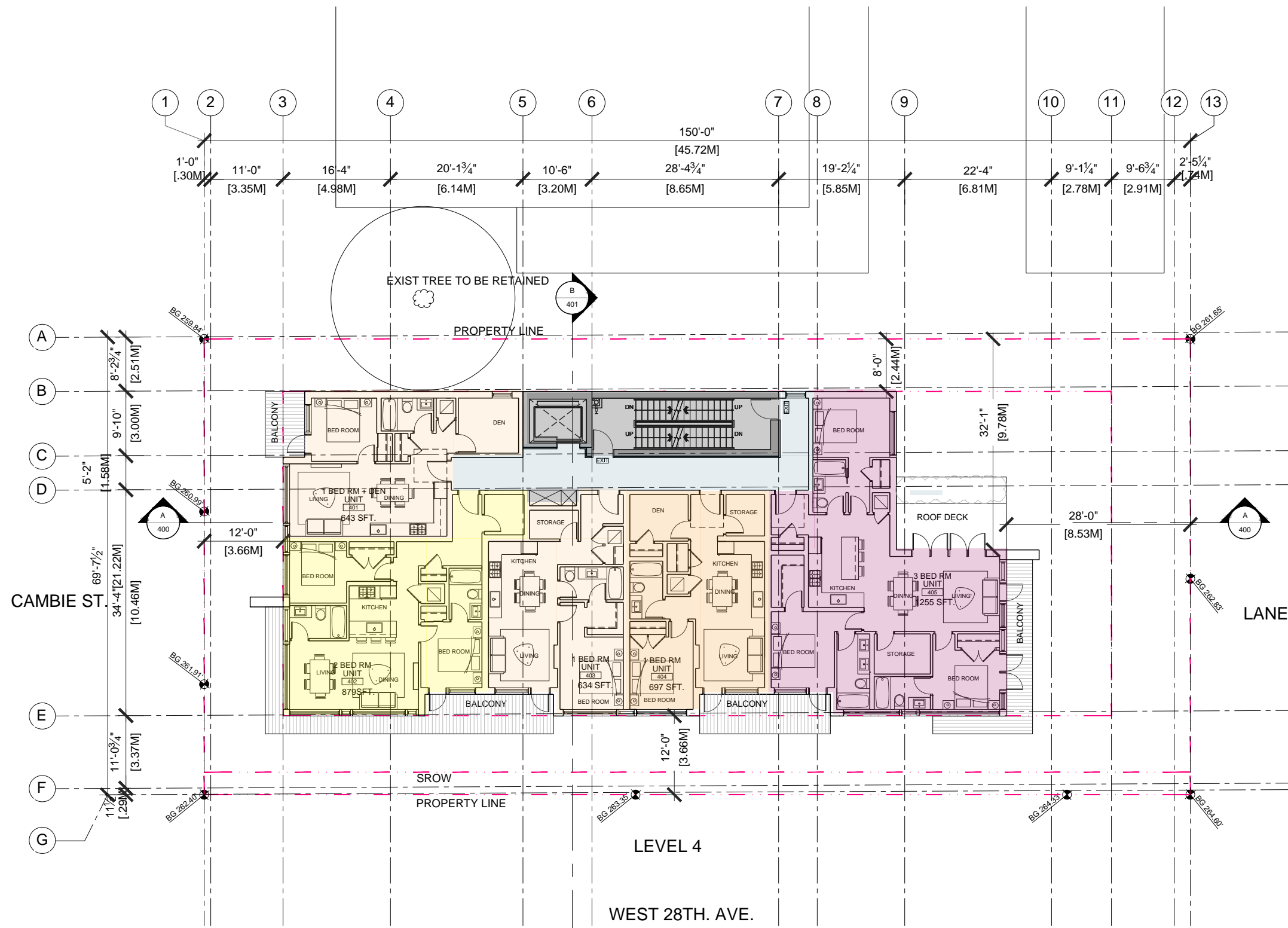
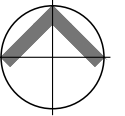
KEY PLAN

PROJECT TITLE
**485 West 28th Ave.
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PROJECT NO: 82001
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CHK'D BY: XIN/MAI
SCALE: 1/8"=1'-0"
DATE: MAY 29, 2020

SHEET TITLE
**LEVEL 3
 FLOOR PLAN**

SHEET NUMBER	REV:
A-106	



- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit

NO.	DATE	DESCRIPTION
ISSUES		
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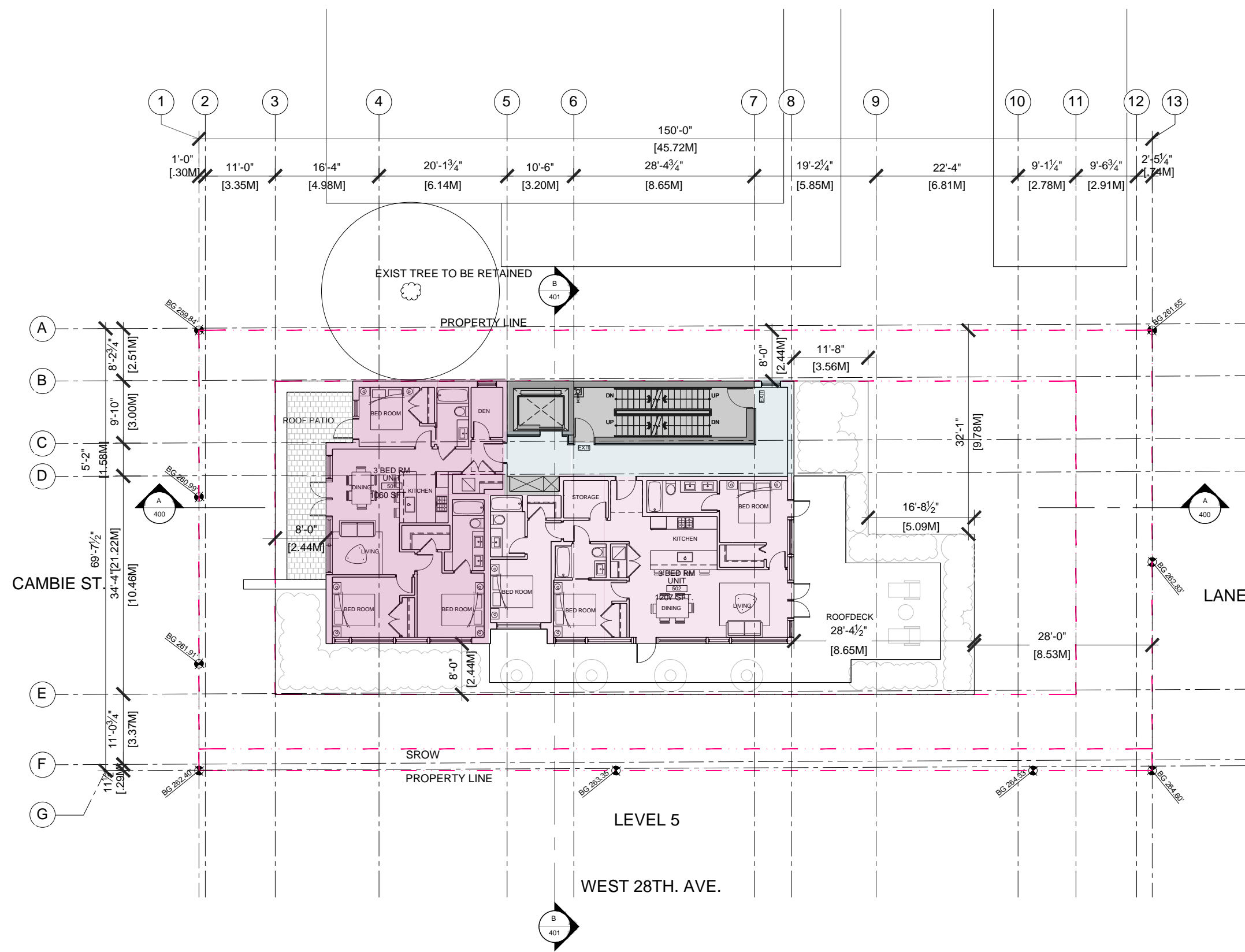
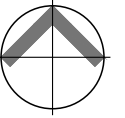
KEY PLAN

PROJECT TITLE
 485 West 28th Ave.
 Vancouver BC

PROJECT NO: 82001
 DRAWN BY: MAX/JOSEPH
 CHK'D BY: XIN/MAI
 SCALE: 1/8"=1'-0"
 DATE: MAY 29, 2020

SHEET TITLE
**LEVEL 4
 FLOOR PLAN**

SHEET NUMBER
A-107



■ Service Area
 ■ Common Area
 ■ Three Bedroom Unit

NO.	DATE	DESCRIPTION
ISSUES		
1		LETTER OF INQUIRY
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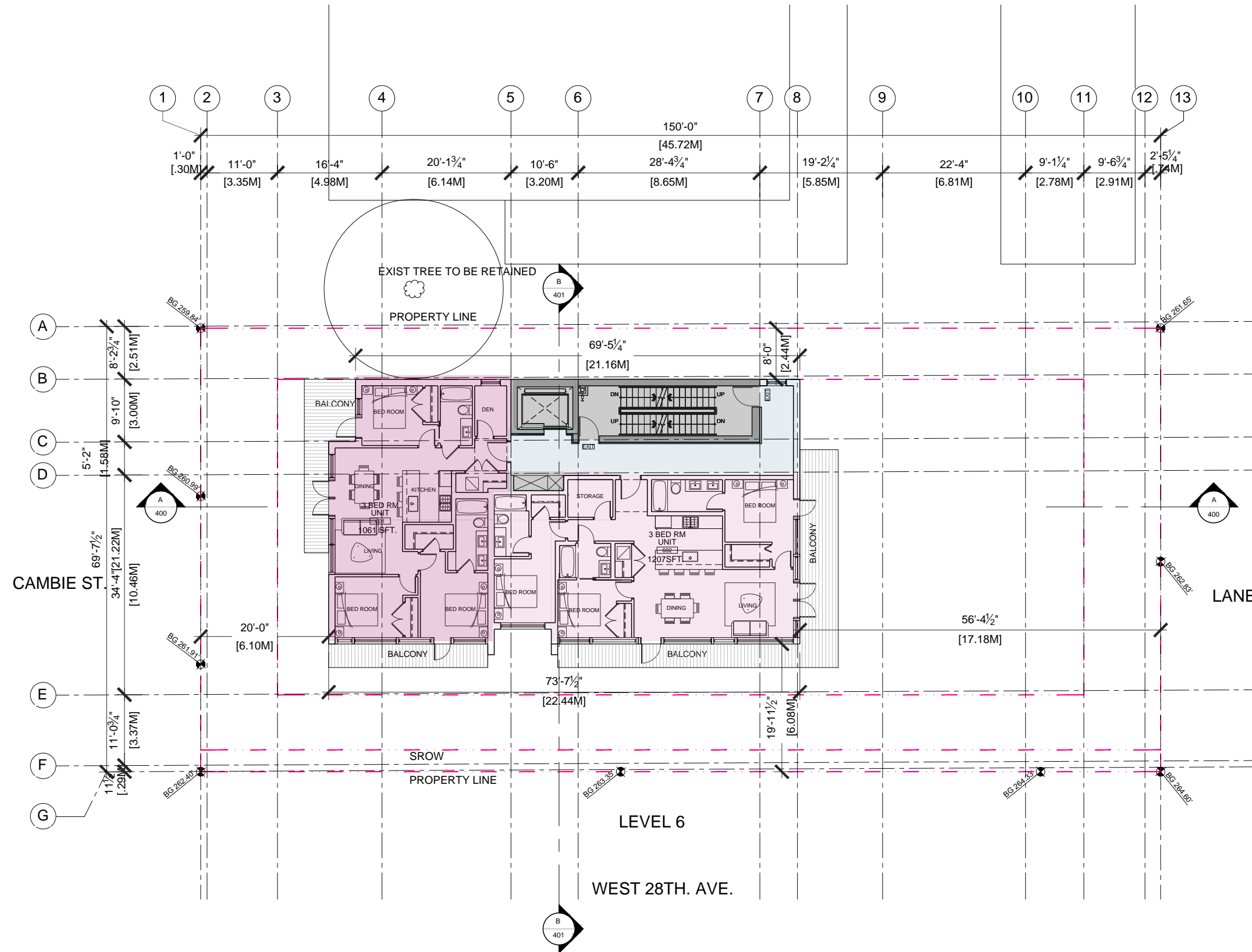
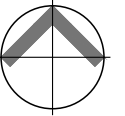
KEY PLAN

PROJECT TITLE
 485 West 28th Ave.
 Vancouver BC

PROJECT NO: 82001
 DRAWN BY: MAX/JOSEPH
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 SCALE: 1/8"=1'-0"
 DATE: MAY 29, 2020

SHEET TITLE
 LEVEL 5
 FLOOR PLAN

SHEET NUMBER
A-108
 REV:



- Service Area
- Common Area
- Three Bedroom Unit

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ISSUES		
1		LETTER OF INQUIRY
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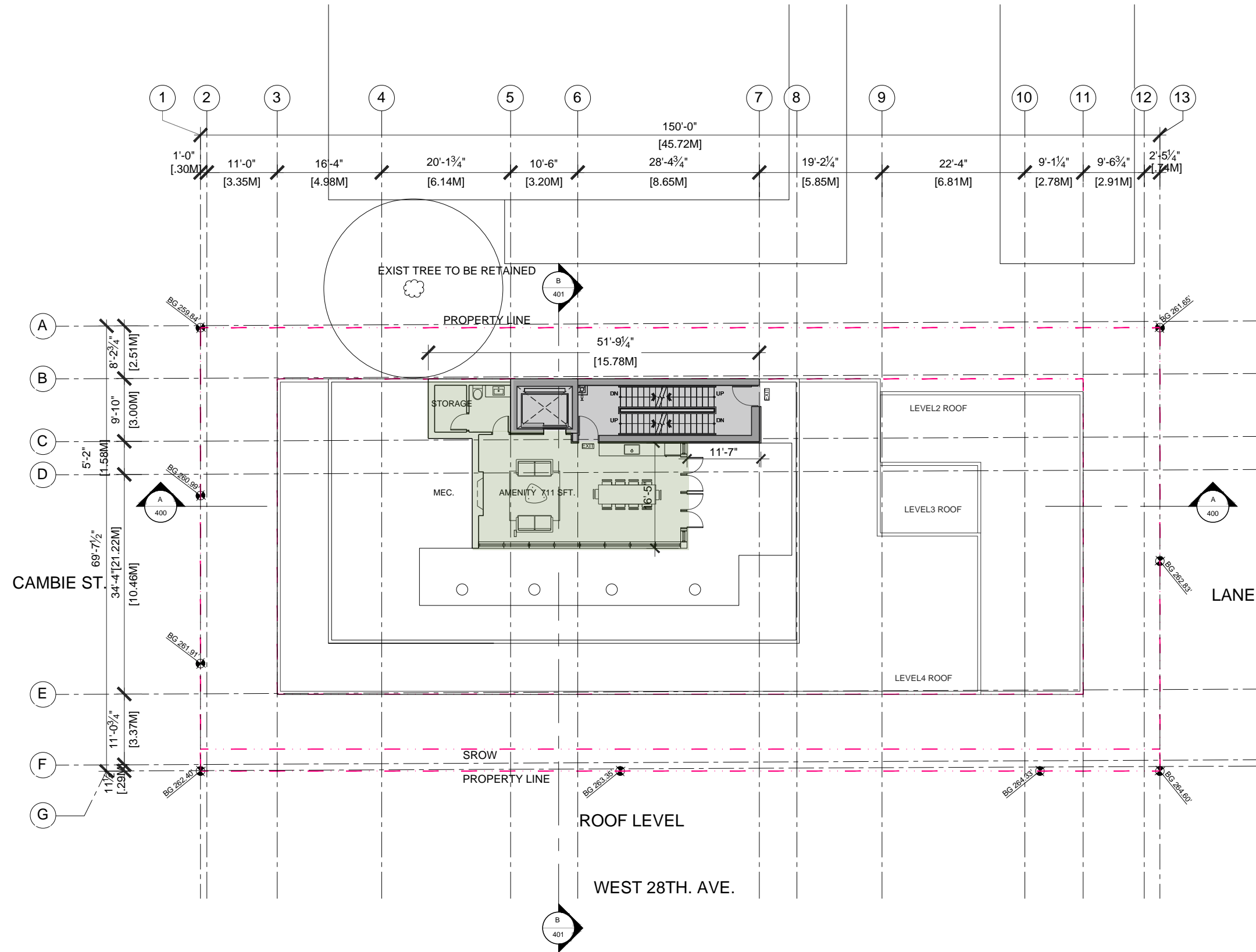
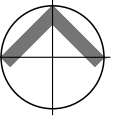
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PROJECT TITLE
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 DRAWN BY: MAX/JOSEPH
 CHK'D BY: XINMAI
 SCALE: 1/8"=1'-0"
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SHEET TITLE
**LEVEL 6
 FLOOR PLAN**

SHEET NUMBER	REV:
A109	



- Service Area
- Common Area
- Amenity Area

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ISSUES		
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DATE: MAY 29, 2020

SHEET TITLE
ROOF LEVEL

SHEET NUMBER A-110	REV:
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MATERIAL LEGEND :

- A. DOUBLE PANE FIBER GLASS SYSTEM WITH LOW-E GLASS
- B. INSULATED SPANDREL GLASS WITHIN FIBERGLASS WALL SYSTEM
- C. ALUMINUM & GLASS GUARDRAIL TO MATCH WINDOW FRAME
- D. COMPOSITE METAL PANEL COLOR WHITE
- E. COMPOSITE METAL PANEL COLOR RED

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SHEET TITLE
**ELEVATION
 W. 28TH AVE.**

SHEET NUMBER
A-111



CAMBIE LANE ELEVATION



CAMBIE STREET ELEVATION

MATERIAL LEGEND :

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- B. INSULATED SPANDREL GLASS WITHIN FIBERGLASS WALL SYSTEM
- C. ALUMINUM & GLASS GUARDRAIL TO MATCH WINDOW FRAME
- D. COMPOSITE METAL PANEL COLOR WHITE
- E. COMPOSITE METAL PANEL COLOR RED

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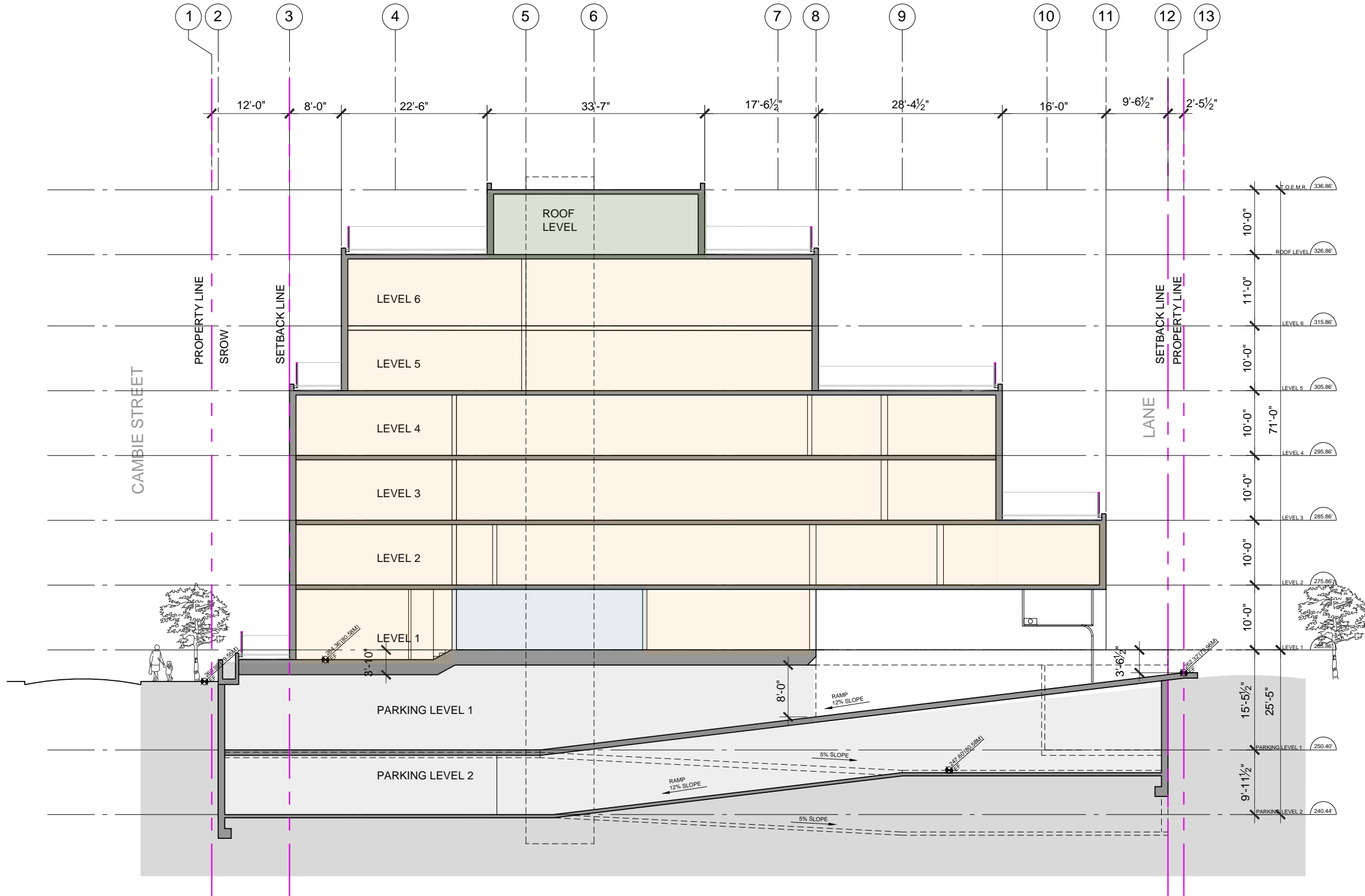
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Vancouver BC**

PROJECT NO: 82001
DRAWN BY: MAX/JOSEPH
CHK'D BY: XIN/MAI
SCALE: 1/8"=1'-0"
DATE: MAY 29, 2020

SHEET TITLE
**ELEVATIONS
CAMBIE LANE
CAMBIE STREET**

SHEET NUMBER
A-112



- Residential Unit
- Service Area
- Common Area
- Amenity

NO.	DATE	DESCRIPTION
ISSUES		
1		LETTER OF INQUIRY
2	20-05-29	ISSUED FOR REZONING

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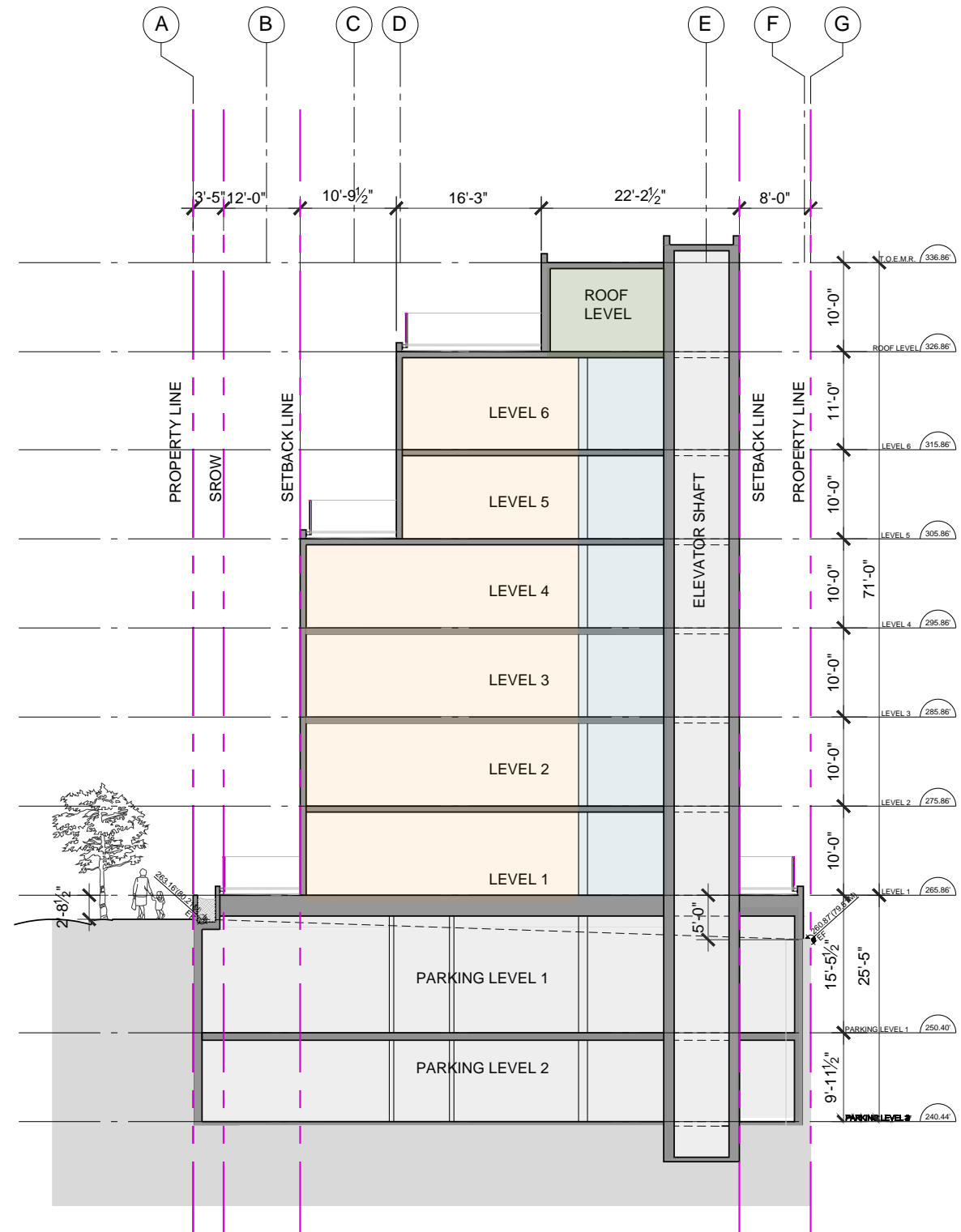
KEY PLAN

PROJECT TITLE
 485 West 28th Ave.
 Vancouver BC

PROJECT NO: 82001
 DRAWN BY: MAX/JOSEPH
 CHK'D BY: XIN/MAI
 SCALE: 1/8"=1'-0"
 DATE: MAY 29, 2020

SHEET TITLE
 SECTION A-A

SHEET NUMBER
A-113



- Residential Unit
- Service Area
- Common Area
- Amenity

NO.	DATE	DESCRIPTION
ISSUES		
1		LETTER OF INQUIRY
2	20-05-29	ISSUED FOR REZONING

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KEY PLAN

PROJECT TITLE
 485 West 28th Ave.
 Vancouver BC

PROJECT NO: 82001
 DRAWN BY: MAX/JOSEPH
 CHK'D BY: XIN/MAI
 SCALE: 1/8"=1'-0"
 DATE: MAY 29, 2020

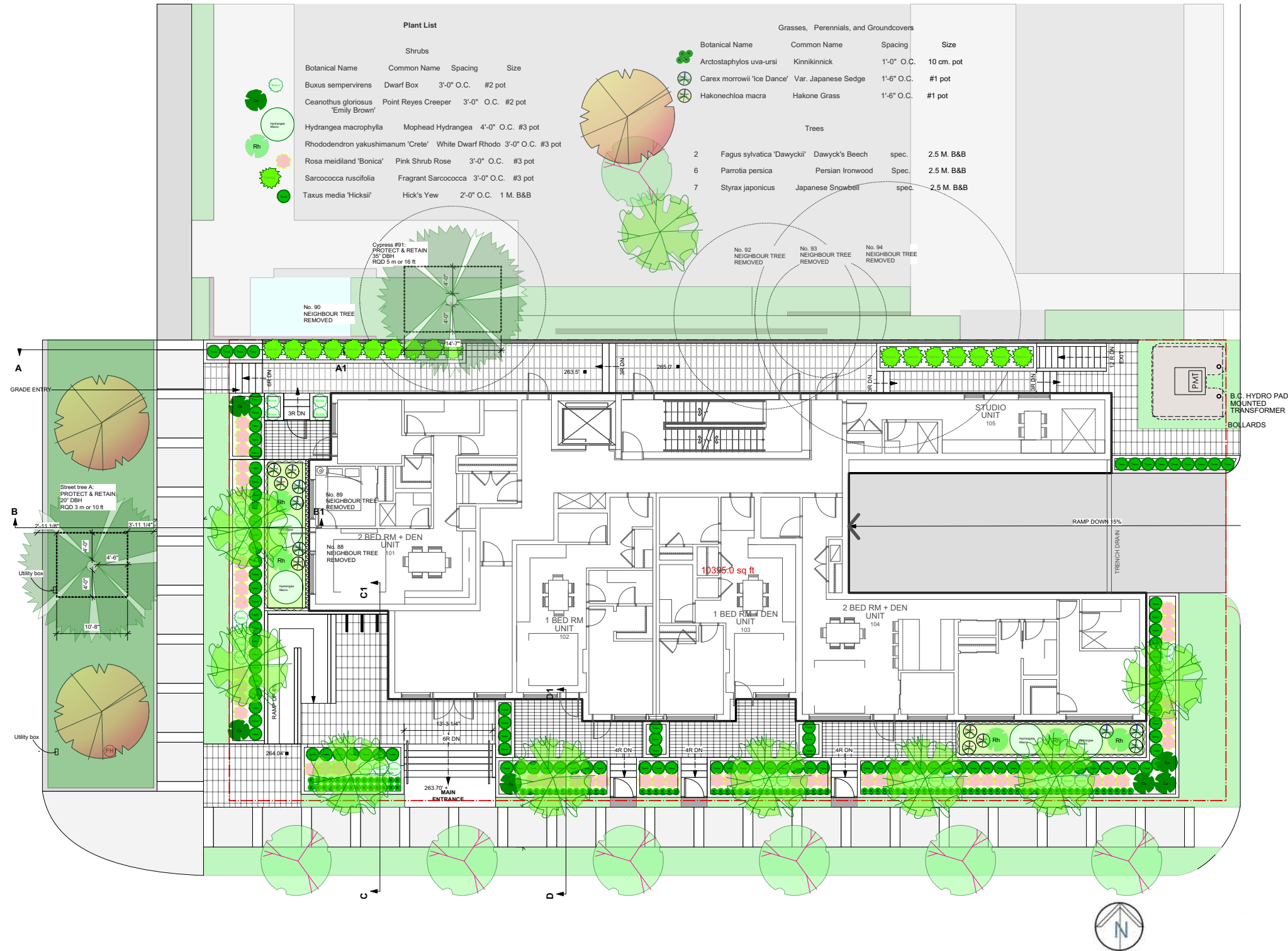
SHEET TITLE
 SECTION B-B

SHEET NUMBER
A-114

REV:

485 West 28th Avenue, Vancouver, B.C.

LANDSCAPE PLAN AND SECTIONS



NO.	DATE	DESCRIPTION
ISSUES		
1		LETTER OF INQUIRY
2	20-05-29	ISSUED FOR REZONING

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KEY PLAN

PROJECT TITLE
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 Vancouver BC

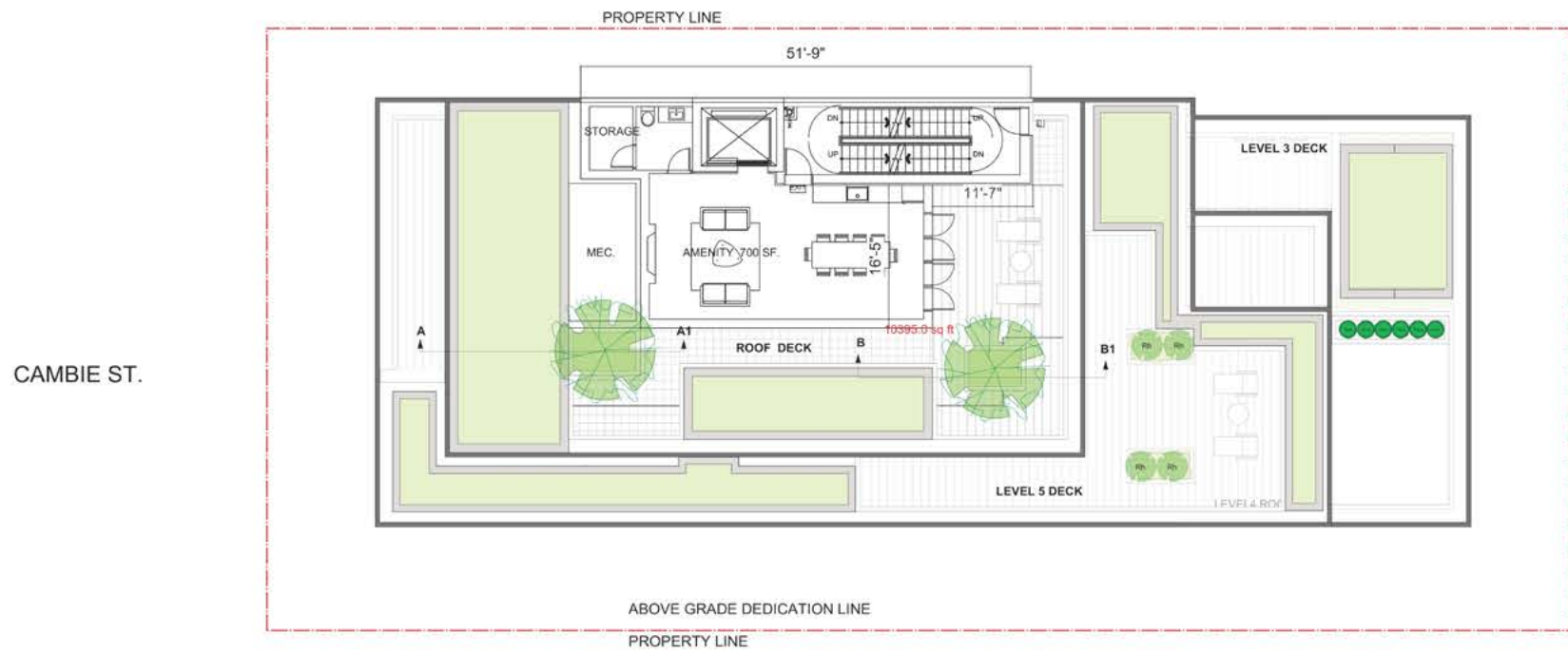
PROJECT NO: 82001
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SCALE: 1/8"=1'-0"
DATE: MAY 29, 2020

SHEET TITLE
 LANDSCAPE
 DRAWING

SHEET NUMBER
 L-1

485 West 28th Avenue, Vancouver, B.C.

LANDSCAPE PLAN AND SECTIONS



ROOF LEVEL

WEST 28TH. AVE.

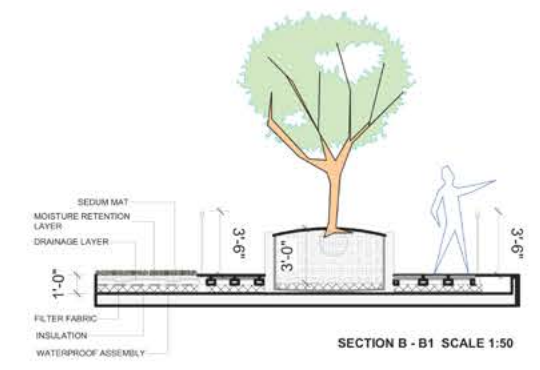
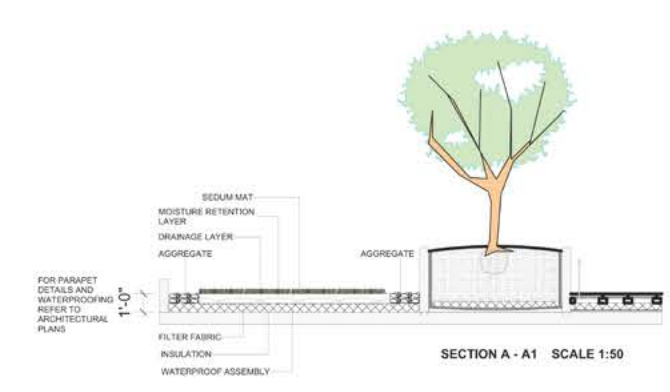
Roof Garden Option



Extensive Green Roof Installation



Growth after one year



NO.	DATE	DESCRIPTION
ISSUES		
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KEY PLAN

PROJECT TITLE

485 West 28th Ave.
Vancouver BC

PROJECT NO: 82001
DRAWN BY:
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SCALE: 1/8"=1'-0"
DATE: MAY 29, 2020

SHEET TITLE

LANDSCAPE
DRAWING

SHEET NUMBER

L-2

REV: