



1250 W HASTINGS

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Context:

The project site is located in Coal Harbour on a mid block site. To the west is the Evergreen Building, a 10 story cast in place concrete and pre-cast commercial building, designed by Arthur Erickson and designated a historic landmark. To the east is the Palladio building, a 28 story residential building with 88 apartment units and 4 townhouses.

The site is bounded to the north by Hastings Street, a primarily residential street, and to the south by Pender Street, a commercial street. The change in elevation between both streets is approximately fourteen feet.

The site is within close proximity to Coal Harbour Park and the Coal Harbour waterfront.

Design:

The design proposal is a direct response to two primary conditions present at the project site:

1. The first condition is the proximity of our project to Coal Harbour Park and the waterfront.
2. The second condition is the neighbouring Evergreen Building designed by Arthur Erickson and completed in 1980. Shigeru Ban has a great respect for Arthur Erickson's work, and so responding in an active way to this Heritage Building is of primary importance.

The primary goals of the design can be outlined as follows:

- a) The base of the building is a direct response to the Evergreen Building. The concrete structure is expressed as architectural finish. Floor levels are aligned with the Evergreen Building, and the architectural language of balconies and landscape extend from Evergreen to our project. To this end, the original landscape architect of the Evergreen Building, Cornelia Hahn Oberlander, has joined our team. Continuous terraces on the east facade enhance privacy between the residential interiors and the adjacent Palladio residential tower, where the two projects are in closest proximity.
- b) The form of the upper portion of the building, above Evergreen, is triangular. It is shaped to prevent casting new shadows on Coal Harbour Park and to maintain existing views from adjacent buildings. The north facing terraces it affords orient living spaces toward the waterfront, establishing a strong connection between our project and the harbour.
- c) The upper levels of the building are an expressed visible Mass Timber Structure. This is in counterpoint to the 'base' of the building and is intended to create a clear distinction between the base and upper floors.
- d) The goal of the Innovative Hybrid & Wood Structure Design (ISD), is to make a prominent and visible gesture, which demonstrates Vancouver's commitment to forward thinking Sustainable Design and the most advanced Timber Engineering and Construction.

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Systems and Qualitative Goals:

Functionally integrate interior and exterior space. Connect landscape and building, including living spaces and outdoor terraces. Large area exterior sliding windows will allow residents to open interior spaces fully to exterior terraces.

Where possible extend the period of thermal comfort on the terraces by considering micro-climates and means to enhance comfort during 'shoulder' seasons or times of day. Consider solar and wind control measures.

Fully integrate building systems and architecture. Our intent is to minimize the visual presence of fixtures, devices and equipment to enhance the clean simple quality of the spaces.

The Innovative Structure Design and other exposed structure will require a focused effort to integrate mechanical, electrical and fire protection systems fully with architectural and structural systems.

Employ high quality lighting with an emphasis on daylighting, and efficient light fixtures. Utilize latest control technology to provide residents with an intuitive, straight-forward interface that minimizes energy demand.

City of Vancouver guidelines for High Density Living for Families with Children have been incorporated into the design, although meeting the full scope of the guideline is not a requirement for this development. Private exterior space on terraces or balconies has been provided for every residential unit. In addition common exterior residential space has been provided adjoining the Special Events Amenity Room on the second floor overlooking the main entry on Hastings Street.

Use energy efficient building systems in concert with building envelope performance to minimize in-use operational costs for residents. Consider implementing conservation strategies for domestic and irrigation water.

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Façade System Goals:

Use a high performance envelope to minimize reliance on mechanical heating and cooling. Achieve a high level of thermal and acoustical comfort for building occupants.

Exceed ASHRAE 2010 minimum standards.

Provide flexibility for residents to control interior climate and natural day lighting. Limit glare. Provide natural ventilation even during inclement weather.

Maximize primary views to the mountains and harbour to the Northwest through North to the Northeast. Create privacy by controlling direct views to the nearby towers to the Southeast, through South to the West.

Achieve a high level of visual performance in the facade where high Visual Light Transmission and Color Rendering will be required to connect the interior and exterior visually. (Note Shigeru Ban's GC Osaka Project is a visual precedent to this approach where the wood clad structure is clearly visible through the exterior wall system.)

Team will investigate the use of internal shading devices in combination with colorless low-iron glass and appropriately engineered neutral color low emissivity coatings to meet the visual intent and energy performance requirements.

Premium Quality interior finishes shall be provided throughout residential suites with an emphasis on durability and serviceability.

Interior Acoustical Design criteria will be set during subsequent phases. A high level of acoustical performance between and within the residences is required. Provide STC 60 or better at unit perimeters, and STC 50 or better between living spaces within residences. See the attached Acoustical Report for Exterior Envelope acoustical performance.

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