33 W. CORDOVA STREET

VANCOUVER, BC DE 419 722



RE-ISSUED FOR DEVELOPMENT PERMIT SEPTEMBER 01, 2017

OWNER:
BC HOUSING
SUITE 1701- 4555 KINGSWAY
BURNABY, BC V5H 4V8
TEL: 604 433 1711
FAX: 604 439 4722

OWNER: WESTBANK FAROUK BABUL 501 - 1067 WEST CORDOVA ST VANCOUVER, BC V6C 1C7 TEL: 604 685 8986 FAX: 604 893 1708

ARCHITECTURAL:
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VERONICA GILLIES
402 WEST PENDER ST
VANCOUVER, BC V6B 1T6
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STRUCTURAL:
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PAT ELISCHER
1285 WEST BROADWAY SUITE 300
VANCOUVER, BC V6H 3X8
TEL: 604 738 0048
FAX: 604 738 1107

ELECTRICAL:
NEMETZ AND ASSOCIATES
STEVEN NEMETZ
2009 WEST 4TH AVE.
VANCOUVER, BC V6J 1N3
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MECHANICAL:
REINBOLD ENGINEERING GROUP
JASON EDEY
2009 WEST 4TH AVE.
VANCOUVER, BC V6J 1N3
TEL: 403 509 1039

LANDSCAPE:
HAPA COLLABORATIVE
JOSEPH FRY
403 - 375 WEST 5TH AVENUE
VANCOUVER, BC V5Y 1J6
TEL: 604 909 4150

CODE: LMDG CONSULTANTS LTD FRANK MATTIA 4TH FLOOR, 780 BEATTY ST VANCOUVER, BC V6B 2M1 TEL: 604 682 7146 FAX: 604 682 7149

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33 W. CORDOVA STREET
VANCOUVER, BC

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ARCHITECTURAL

A0 A0.00 A0.01	GENERAL INFO COVER SHEET DATA SHEET + CONTEXT PLAN
A1 A1.00 A1.01 A1.02 A1.03 A1.04 A1.05 A1.06 A1.07 A1.08 A1.09 A1.10 A1.11 A1.12 A1.13	BUILDING FLOOR PLANS SITE PLAN LEVEL B2 FLOOR PLAN LEVEL B1 FLOOR PLAN LEVEL 1 FLOOR PLAN LEVEL 2 FLOOR PLAN LEVEL 3 FLOOR PLAN LEVEL 4 FLOOR PLAN LEVEL 5 FLOOR PLAN LEVEL 6 FLOOR PLAN LEVEL 7 FLOOR PLAN LEVEL 8 FLOOR PLAN LEVEL 9 FLOOR PLAN LEVEL 9 FLOOR PLAN ROOF PLAN
A2 A2.01 A2.02 A2.03	BUILDING SECTIONS SECTION A-A SECTION B-B SECTION C-C
A3 A3.01 A3.02 A3.03 A3.04	ELEVATIONS SOUTH ELEVATION NORTH ELEVATION WEST ELEVATIONS EAST ELEVATIONS
A4 A4.01	<u>DETAILS</u> TYPICAL DETAILS
A5 A5.01	SHADOW STUDIES SOLSTICE-EQUINOX SHADOW STUDIES

LANDSCAPE

CONTEXT PLAN

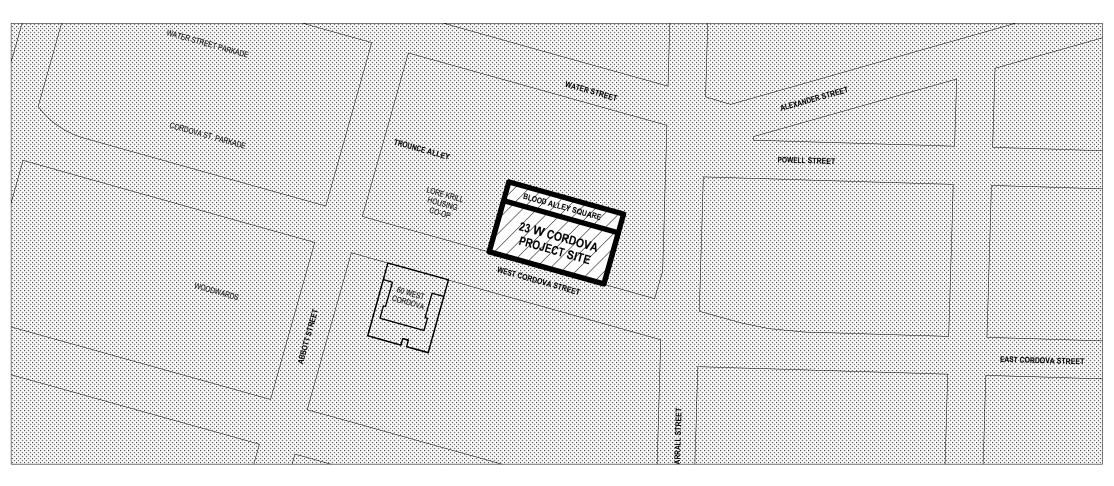
L0.00	LANDSCAPE DESIGN RATIONALE
L0.01	LANDSCAPE DESIGN CONCEPT
L1.01	CONCEPT PLAN GROUND LEVEL
L1.02	CONCEPT PLAN LEVEL 4, 6 + 10
L1.03	TREE MANAGEMENT PLAN
L1.04	SECTION + ELEVATION
L1.11	MATERIAL, PLANTING & GRADING PLAN GROUND LEVEL
L1.12	MATERIAL, PLANTING & GRADING PLAN LEVEL 4
L1.13	MATERIAL, PLANTING & GRADING PLAN LEVEL 6 + 10
L2.11	LANDSCAPE DETAILS PAVING
L2.12	LANDSCAPE DETAILS SITE FURNISHING
L2.13	LANDSCAPE DETAILS - PLANTING

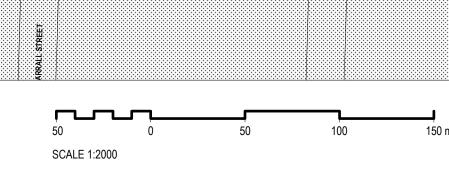
Building Are	eas								
	Areas (m2)				Exclusions (m2)	Total (m2)		
	Gross	Gross	Gross	Gross	FSR	Amenity	Total Gross	FSR	Residentia
	Market	Social	Shared	Non-Res	Exclusions	Exclusions	Floor Area	Area	Balcony
_evel	Rental	Housing							
Mechanical Roof	80.75	0.00	0.00	0.00	0.00	0.00	80.75	80.75	0.00
_evel 10	558.80	0.00	0.00	0.00	0.00	0.00	558.80	558.80	36.37
_evel 9	560.29	0.00	0.00	0.00	0.00	0.00	560.29	560.29	31.49
_evel 8	558.80	0.00	0.00	0.00	0.00	0.00	558.80	558.80	36.37
₋evel 7	560.29	0.00	0.00	0.00	0.00	0.00	560.29	560.29	31.49
₋evel 6	558.80	115.73	0.00	0.00	0.00	41.26	674.53	633.27	36.37
evel 5	560.29	704.11	0.00	0.00	0.00	0.00	1,264.40	1,264.40	31.49
evel 4	558.80	699.52	0.00	0.00	0.00	38.84	1,258.32	1,219.48	24.75
_evel 3	39.32	1,378.51	0.00	0.00	0.00	29.41	1,417.83	1,388.42	16.72
evel 2	39.32	1,435.28	0.00	0.00	0.00	72.52	1,474.60	1,402.08	0.00
evel 1	151.59	237.12	78.06	698.55	148.98	0.00	1,165.32	1,016.34	0.00
evel B1	0.00	0.00	58.83	64.69	0.00	0.00	123.52	123.52	0.00
evel B2	0.00	0.00	68.98	855.70	0.00	0.00	924.68	924.68	0.00
ΓΟΤΑL (m2)	4,227.05	4,570.27	205.87	1,618.94	148.98	182.03	10,622.13	10,291.12	245.05
ΓΟΤΑL (sf)	45,499.59	49,193.97	2,215.97	17,426.12	1,603.61	1,959.35	114,335.65	110,772.69	2,637.70
									5 80%

FSR Summary	
TOTAL FSR AREA (m2)	10,291.12
SITE AREA (m2)	1,771.80
FSR	5.81

	nit Summa			
	Unit Mix			
Level	Studio	1 BD	2 BD	No. Units
Level 10	0	7	2	9
Level 9	0	7	2	9
Level 8	0	7	2	9
Level 7	0	7	2	9
Level 6	0	7	2	9
Level 5	0	7	2	9
Level 4	0	6	2	8
Level 3	0	0	0	0
Level 2	0	0	0	0
TOTAL	0	48	14	62
Market Rental	0%	77%	23%	100%
		Family Units:	14 Units	
Level 10	0	0	0	0
Level 9	0	0	0	0
Level 8	0	0	0	0
Level 7	0	0	0	0
Level 6	0	0	0	0
Level 5	10	4	0	14
Level 4	10	4	0	14
Level 3	22	5	0	27
Level 2	20	5	0	25
TOTAL	62	18	0	80
Social Housing	78%	23%	0%	100%
		Family Units:	0 Units	
TOTAL	62	66	14	142
All Units	44%	46%	10%	100%
		Family Units:	14 Units	

Residential U	nit Area			
	Area			
Level	Studio	1 BD	2 BD	Area
Level 10	0.00	329.47	133.61	463.08
Level 9	0.00	330.88	133.61	464.49
Level 8	0.00	329.47	133.61	463.08
Level 7	0.00	330.88	133.61	464.49
Level 6	0.00	329.47	133.61	463.08
Level 5	0.00	330.88	133.61	464.49
Level 4	0.00	288.98	133.61	422.59
Level 3	0.00	0.00	0.00	0.00
Level 2	0.00	0.00	0.00	0.00
TOTAL	0.00	2270.03	935.27	3205.30
Market Condo	0%	71%	29%	100%
Level 10	0.00	0.00	0.00	0.00
Level 9	0.00	0.00	0.00	0.00
Level 8	0.00	0.00	0.00	0.00
Level 7	0.00	0.00	0.00	0.00
Level 6	0.00	0.00	0.00	0.00
Level 5	377.97	211.64	0.00	589.61
Level 4	377.97	211.64	0.00	589.61
Level 3	873.40	264.40	0.00	1137.80
Level 2	814.64	272.01	0.00	1086.65
TOTAL	2443.98	959.69	0.00	3403.67
Social Housing	72%	28%	0%	100%
TOTAL	2443.98	3229.72	935.27	6608.97
All Units	37%	49%	14%	100%







AERIAL VIEW

STREET ADDRESS	33 W CORDOVA S	Γ, VANCOUVER, BC		
LEGAL DESCRIPTION	Lot 11, Except Porti	on in Refrence Plans 1457	& 11078, Block 2 Old Grar	nville Townsite Plan 168
	Lot 12, Except Porti	on in Refrence Plan 11078,	Block 2 Old Granville Tow	nsite Plan 168.
	Lot 13, Except Porti	on in Refrence Plan 11078,	Block 2 Old Granville Tow	nsite Plan 168.
	Lot 14, Except (a) T	he End 26 Feet & (b) Part ir	Refrence Plans 1457 & 1	1078, Block 2 Old
	Granville Townsite F	Plan 168.		
ZONING	HA-2			
SITE AREA		m2	ft2	
		1,771.80	19,071.50	
FSR	Permitted	Proposed		
	N/A	5.81		
GROSS AREAS		m2	ft2	
		10,622.13	114,335.66	
AMENITY		m2	ft2	
Level 6 - Social Housing		41.26	444.12	
Level 4 - Market Rental		38.84	418.07	
Level 3 - Social Housing		29.41	316.57	
Level 2 - Social Housing		72.52	780.60	
Total		182.03	1,959.35	
BALCONY AREA		m2	ft2	%
		245.05	2,637.70	5.80
BUILDING HEIGHT	Permitted	Proposed		Storeys
	33.5m (110ft)	32.6m (107ft)		10
	19.8m (65ft)	18.2m (60ft)		5

Parking Spaces					
Use	Area (m2) / Un	its	Required (Min)	Permitted (Max)	Proposed
Market Condo	6,608.97 m2	/ 62 units	47	62	0
Social Housing		/ 80 units	28	80	0
Total			150	284	0
Accessible Parking					
	Units		Required (Min)	Permitted (Max)	Proposed
Market Condo	62 units		3	N/A	0
Social Housing	80 units		3	N/A	0
Total			6		0

Use	Area (m2) / Un	:4_				
		its	Required		Proposed	
			Class A	Class B	Class A	Class B
Market Condo	6,608.97 m2	/ 62 units	78	3	78	3
Social Housing	80 units		100	3	100	3
Commercial	1,618.94 m2		3	6	3	6
Total			181	12	181	12
Lockers Horizontal Class A Spaces			Required 36 Min 91 Min 54 Max		Proposed 36 119 26	
Vertical Class A Spaces Total			181			
Bicycle Parking By-law Requir Residential: Retail: Horizontal Spaces: Vertical Spaces: Lockers:	By-law section 6.2.1. By-law section 6.2.5. By-law section 6.3.13 By-law section 6.3.13		ce per 500m². Class Spaces rtical Spaces	ss B: 6 for min. of 20 unit 3: 6 for min. of 1000m²	ds.	

Loading Spaces								
Use	Area (m2) / Un	iits	Required			Proposed		
			Class A	Class B	Class C	Class A	Class B	Class C
Residential	6,608.97 m2	/ 62 units	0	1	0	1	1	0
Retail	80 units		0	2	0	1	1	0
Total			0	3	0	2	2	0
lotai			U	ა	U			U
Loading By-law Requirement Residential:	By-law section 5.2.5.	Class A: No Req. Cla	ss B: Min. 1 space /	first 465m² plus	1 space for any po	ortion of the next	1860m² (GFA).	
	By-law section 5.2.5. Class C: No Req. fo	Class A: No Req. Cla r less than 2000m2 Class A: No Req. Cla	·	·	. , , ,	ortion of the next	1860m² (GFA).	
Residential:	By-law section 5.2.5. Class C: No Req. fo	r less than 2000m2	·	·	. , , ,	ortion of the next	1860m² (GFA).	
Residential: Retail:	By-law section 5.2.5 Class C: No Req. fo By-law section 5.2.1.	r less than 2000m2 Class A: No Req. Cla	·	·	. , , ,	ortion of the next	1860m² (GFA).	

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HENRIQUEZ PARTNERS ARCHITECTS

33 W. CORDOVA STREET VANCOUVER, BC

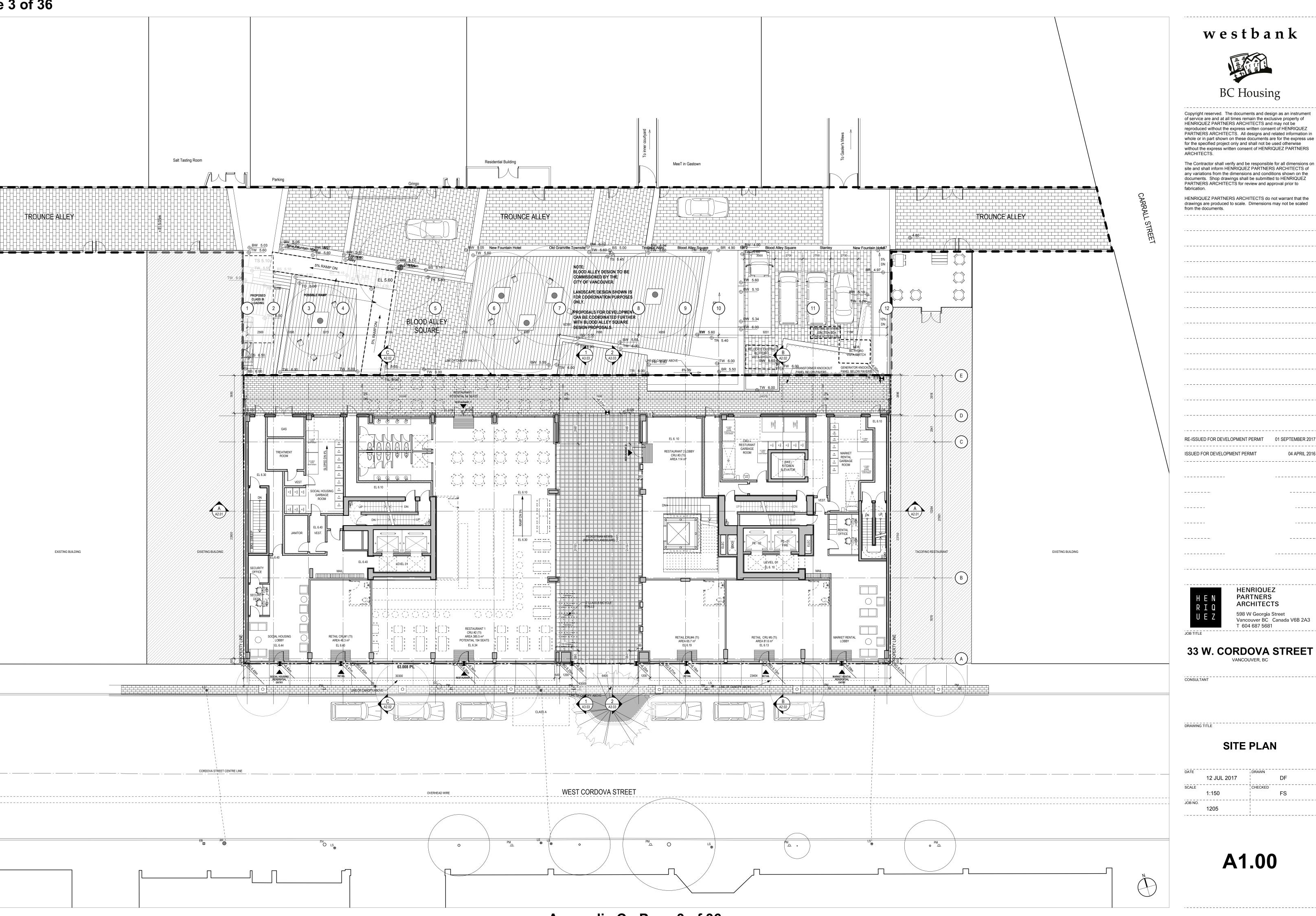
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Appendix C: Page 2 of 36



Appendix C: Page 3 of 36

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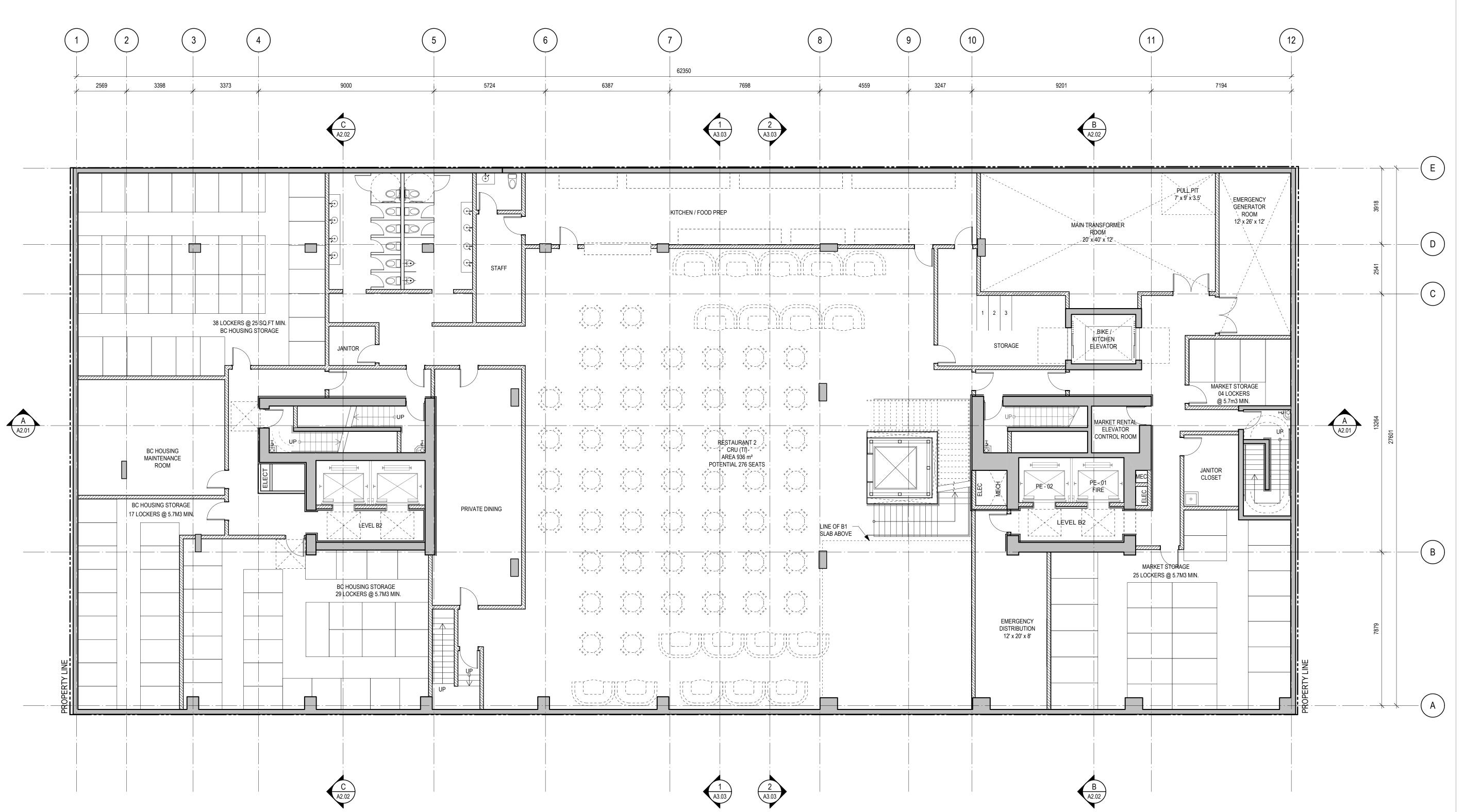




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SITE PLAN

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BC Housing

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HENRIQUEZ
PARTNERS
ARCHITECTS

598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

33 W. CORDOVA STREET
VANCOUVER, BC

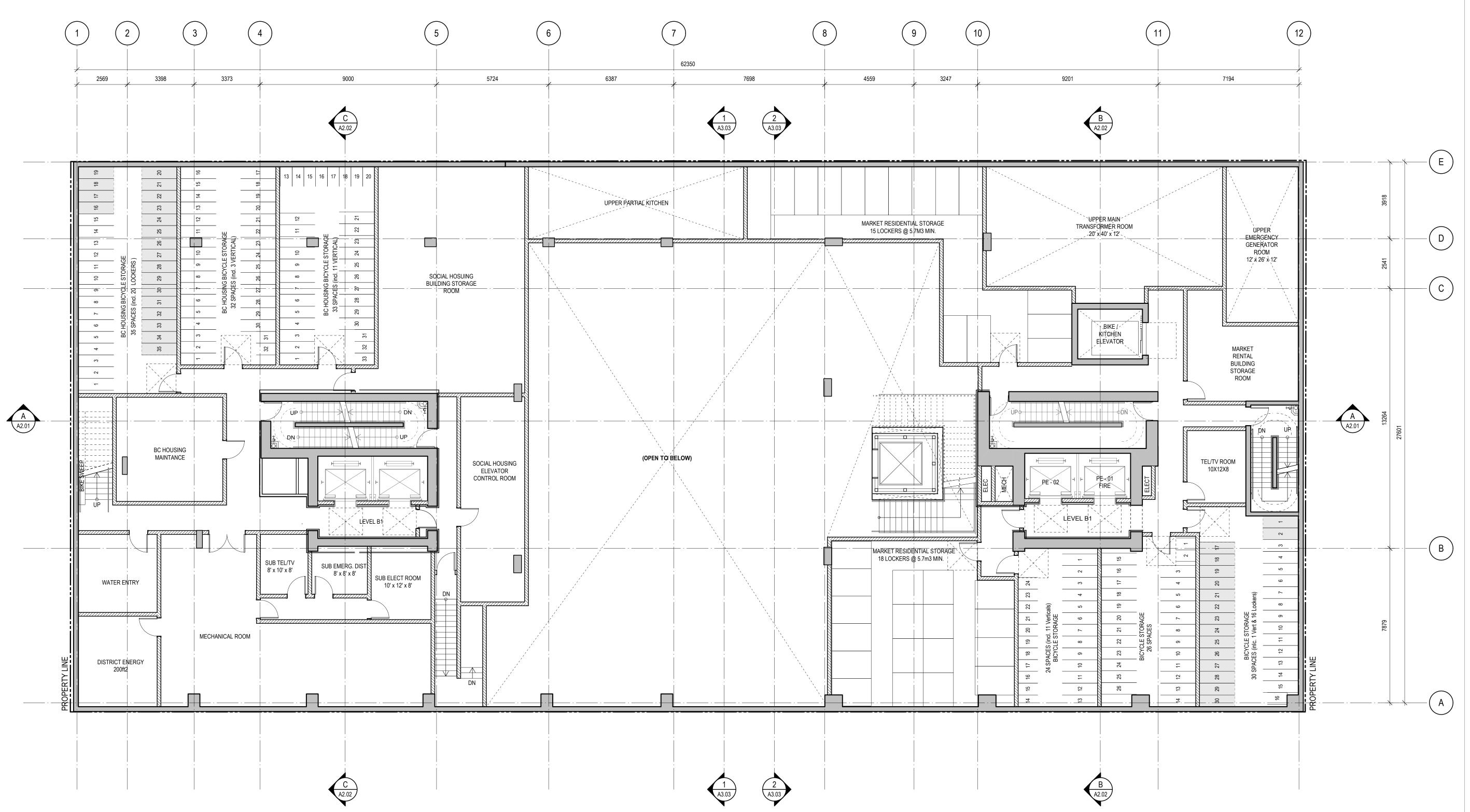
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LEVEL B2 FLOOR PLAN

DATE		DRAWN	
	12 JUL 2017	 	DF
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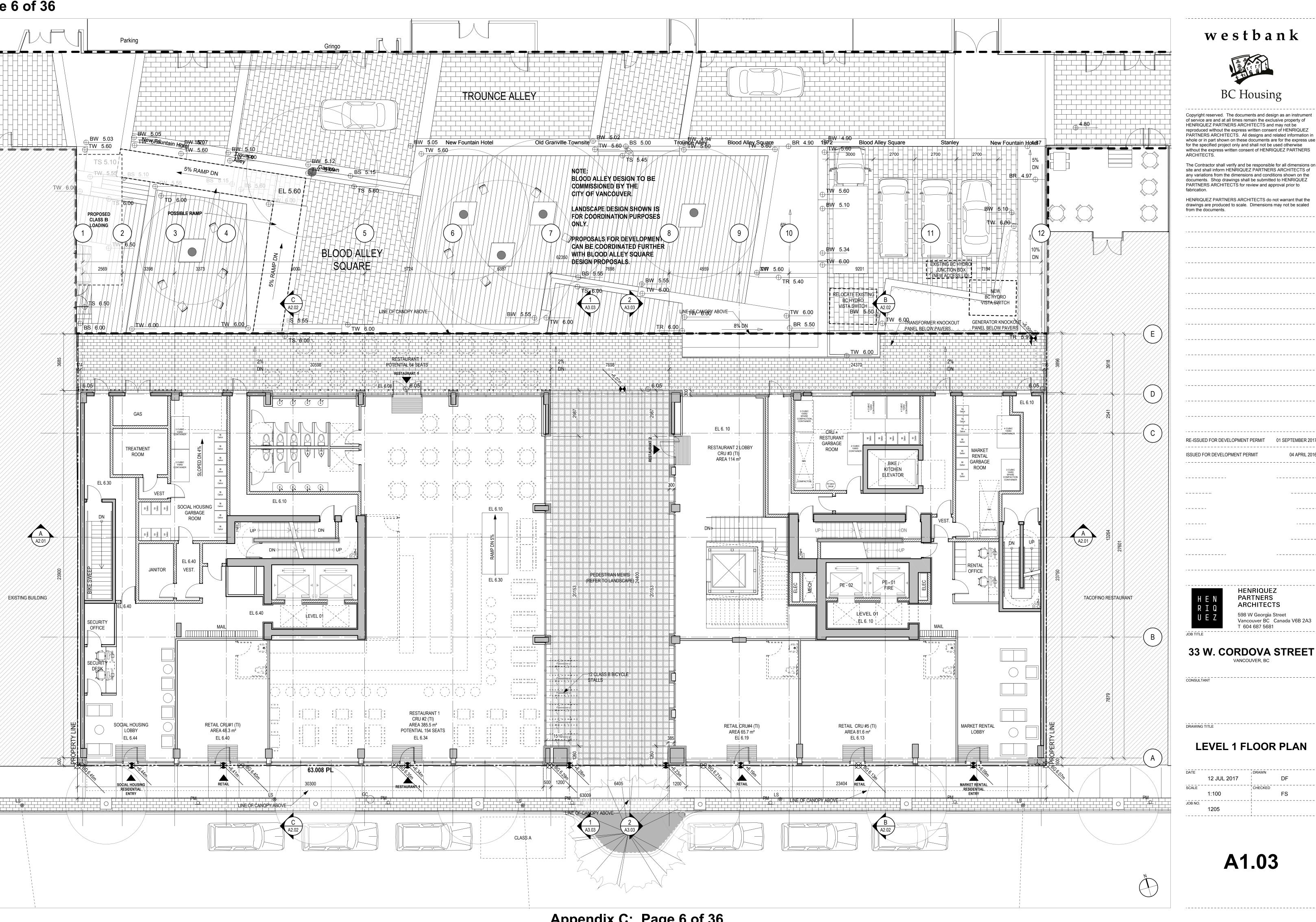
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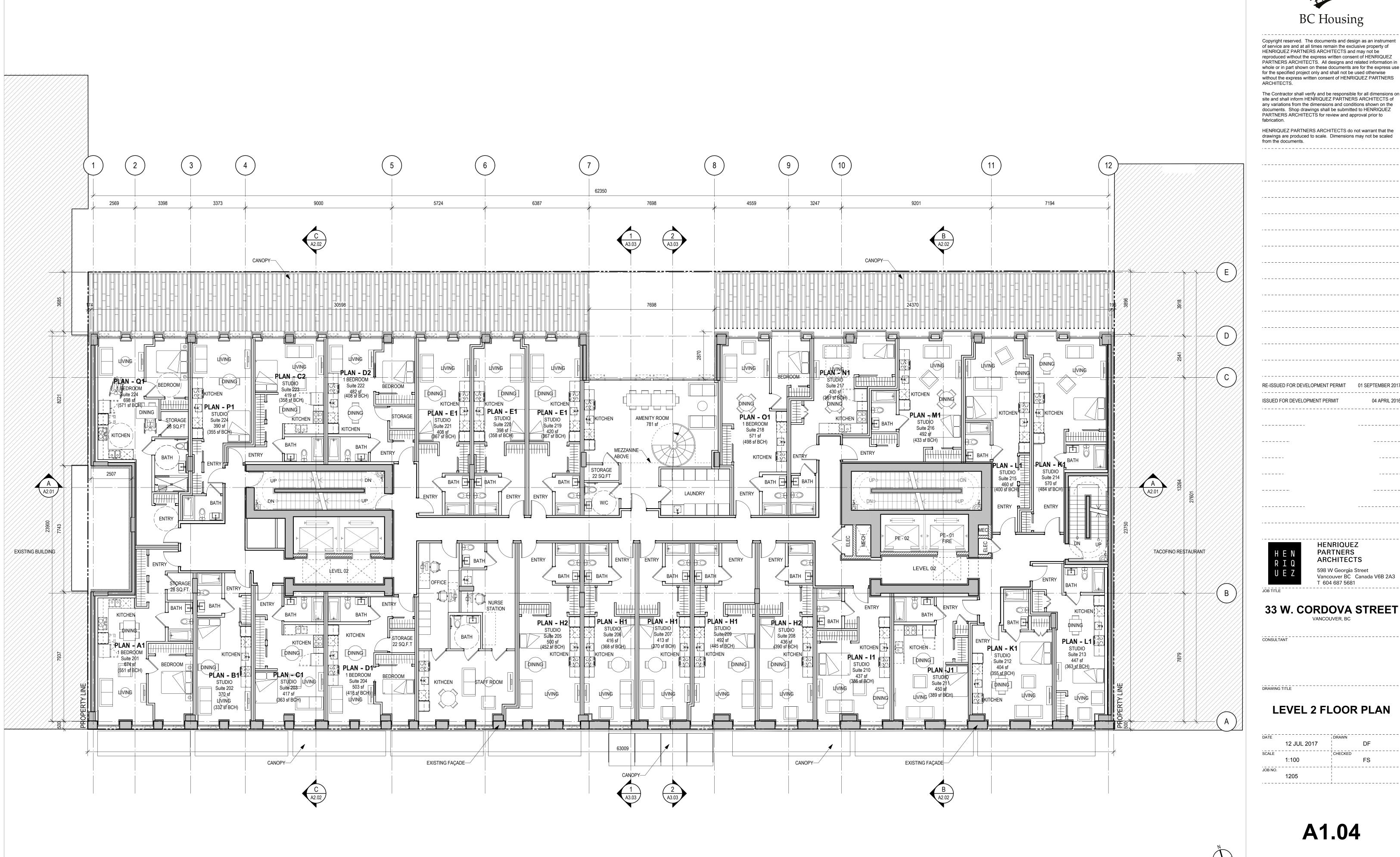
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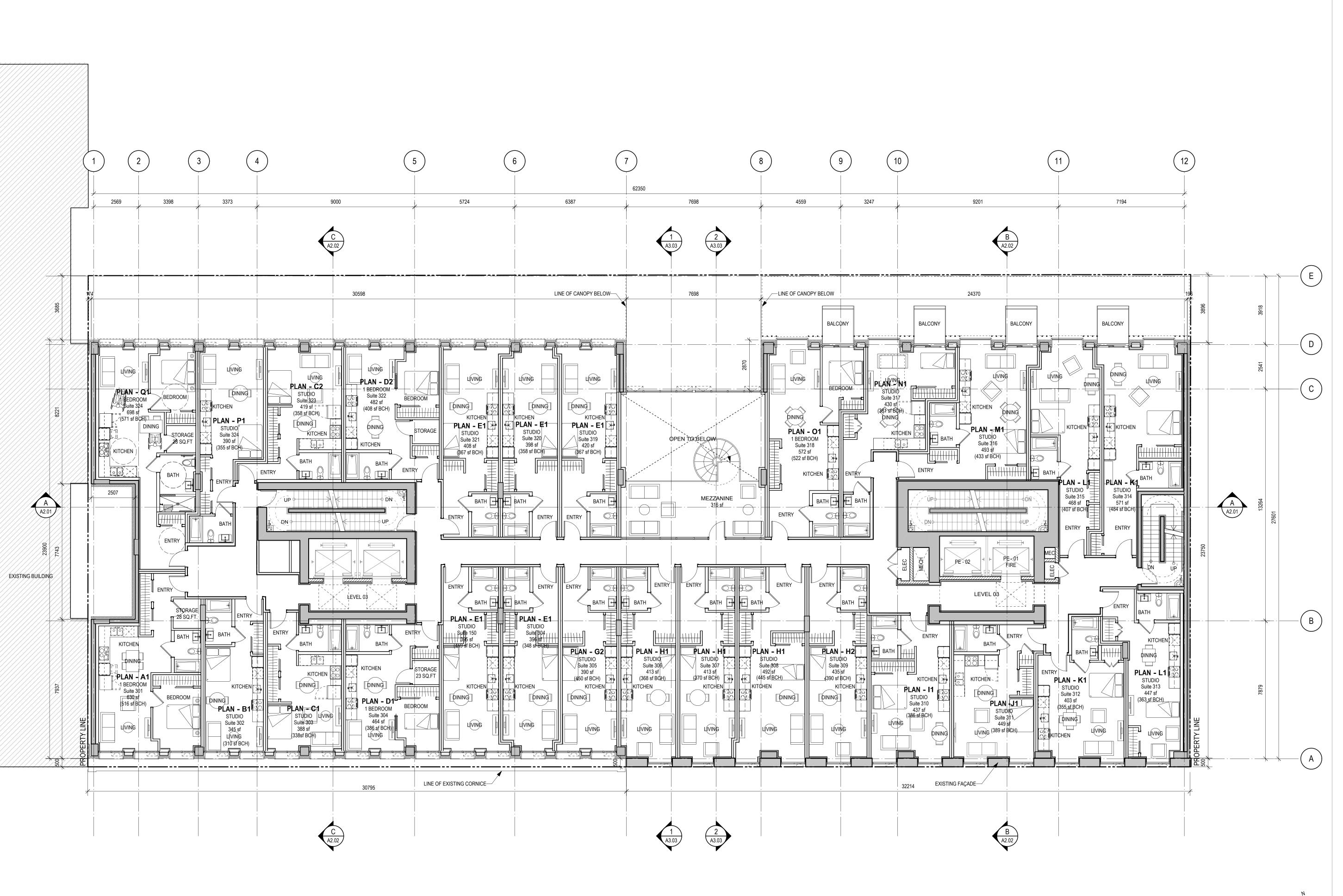
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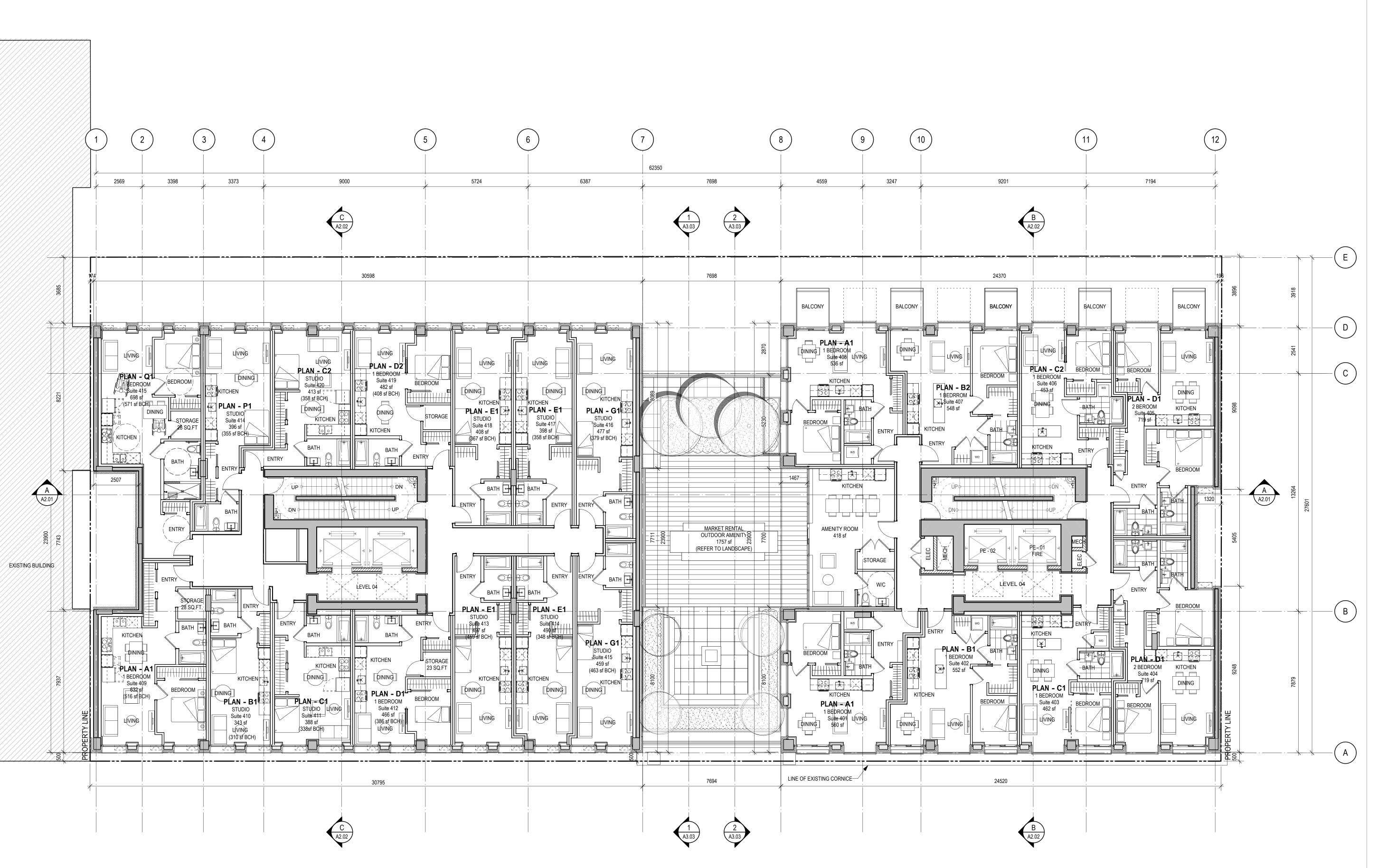
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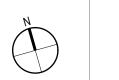
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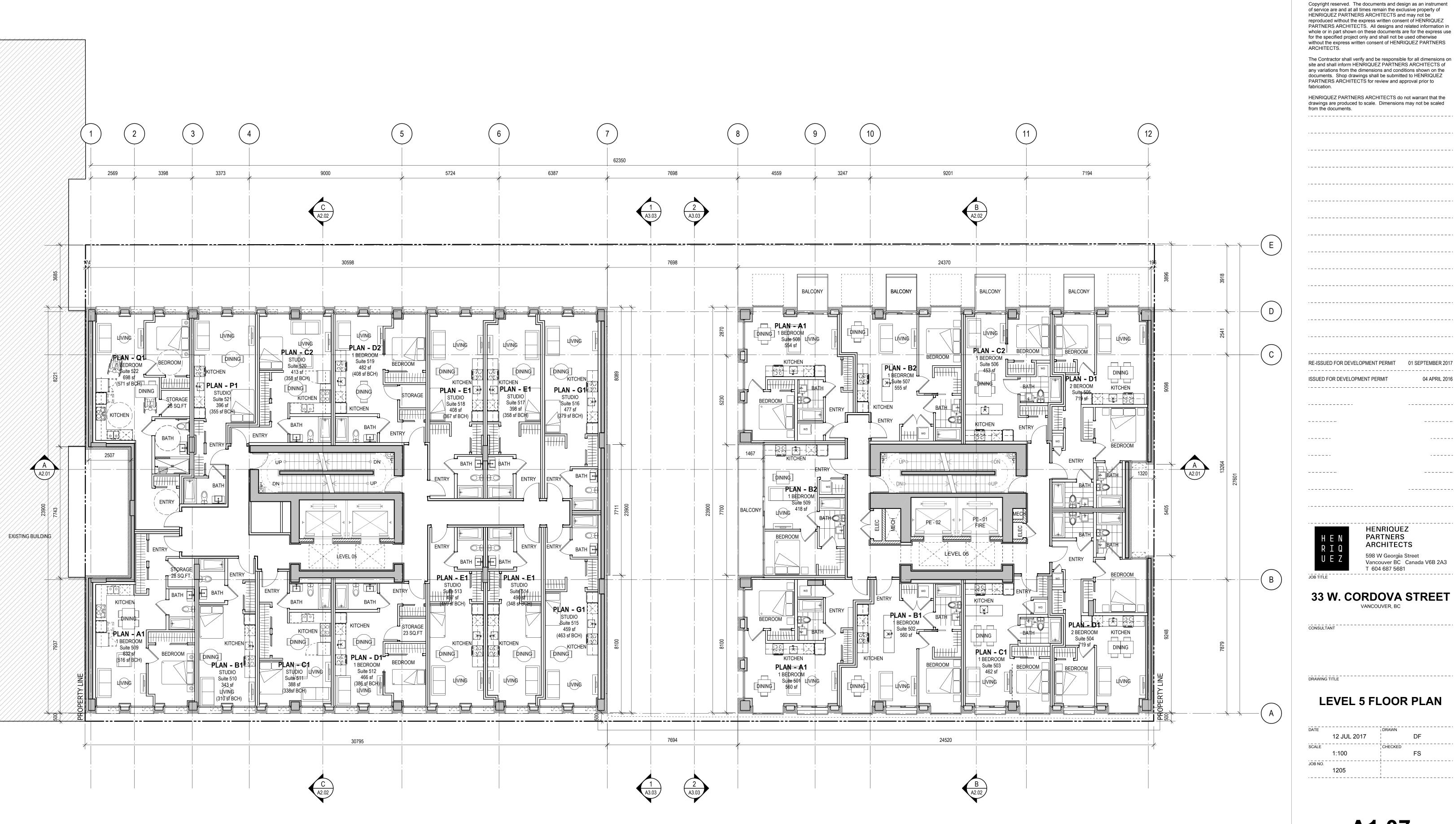
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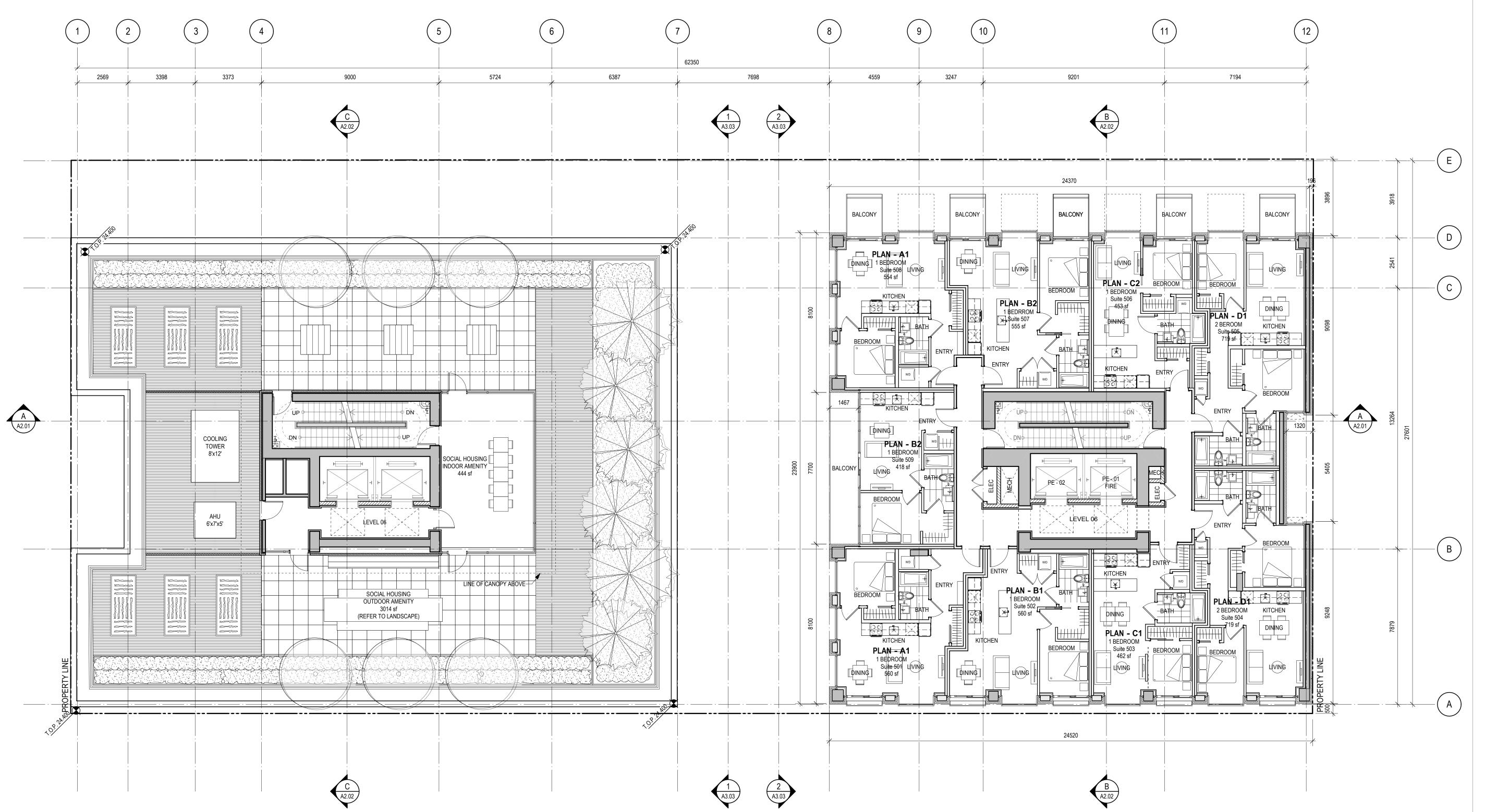
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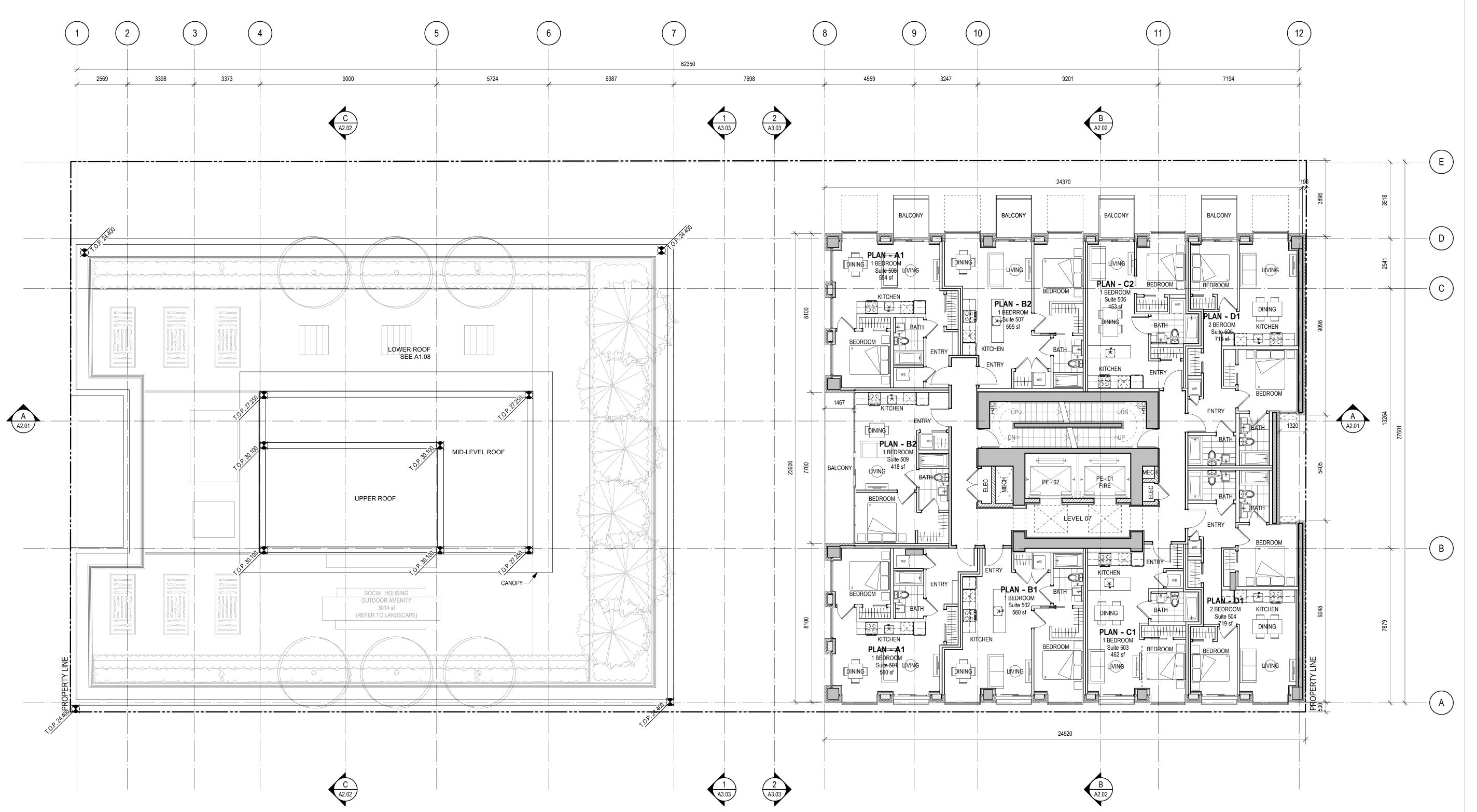
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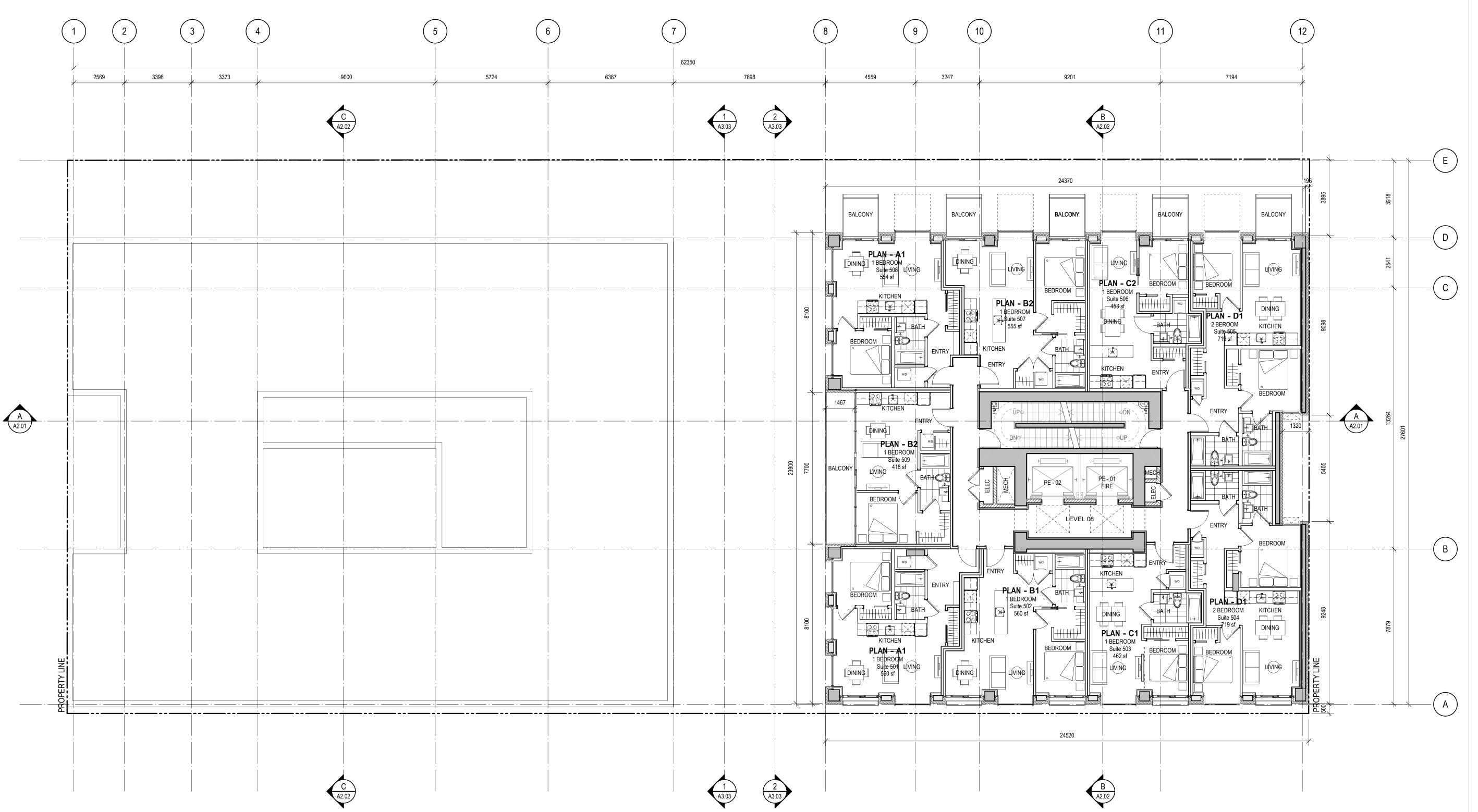
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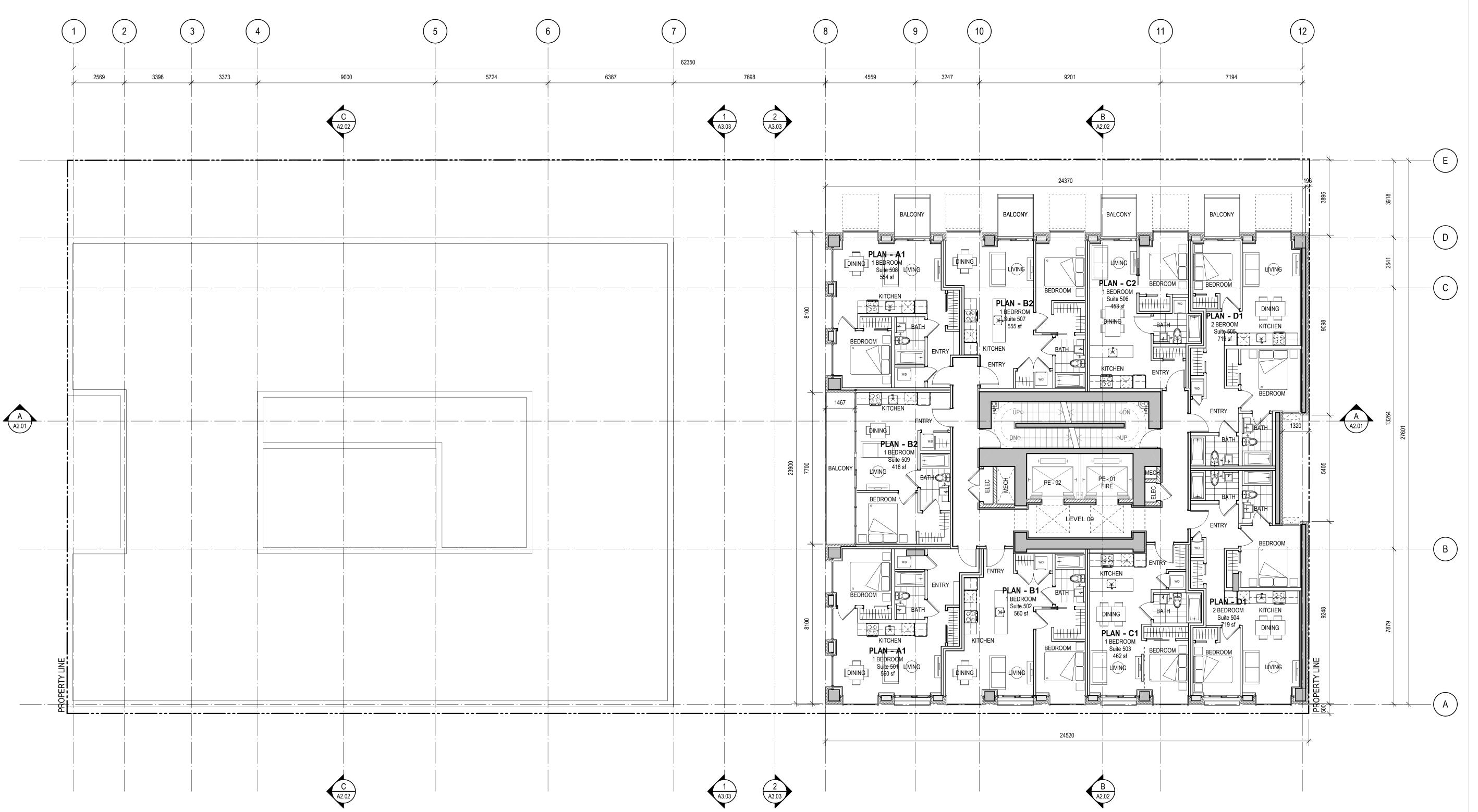
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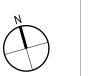
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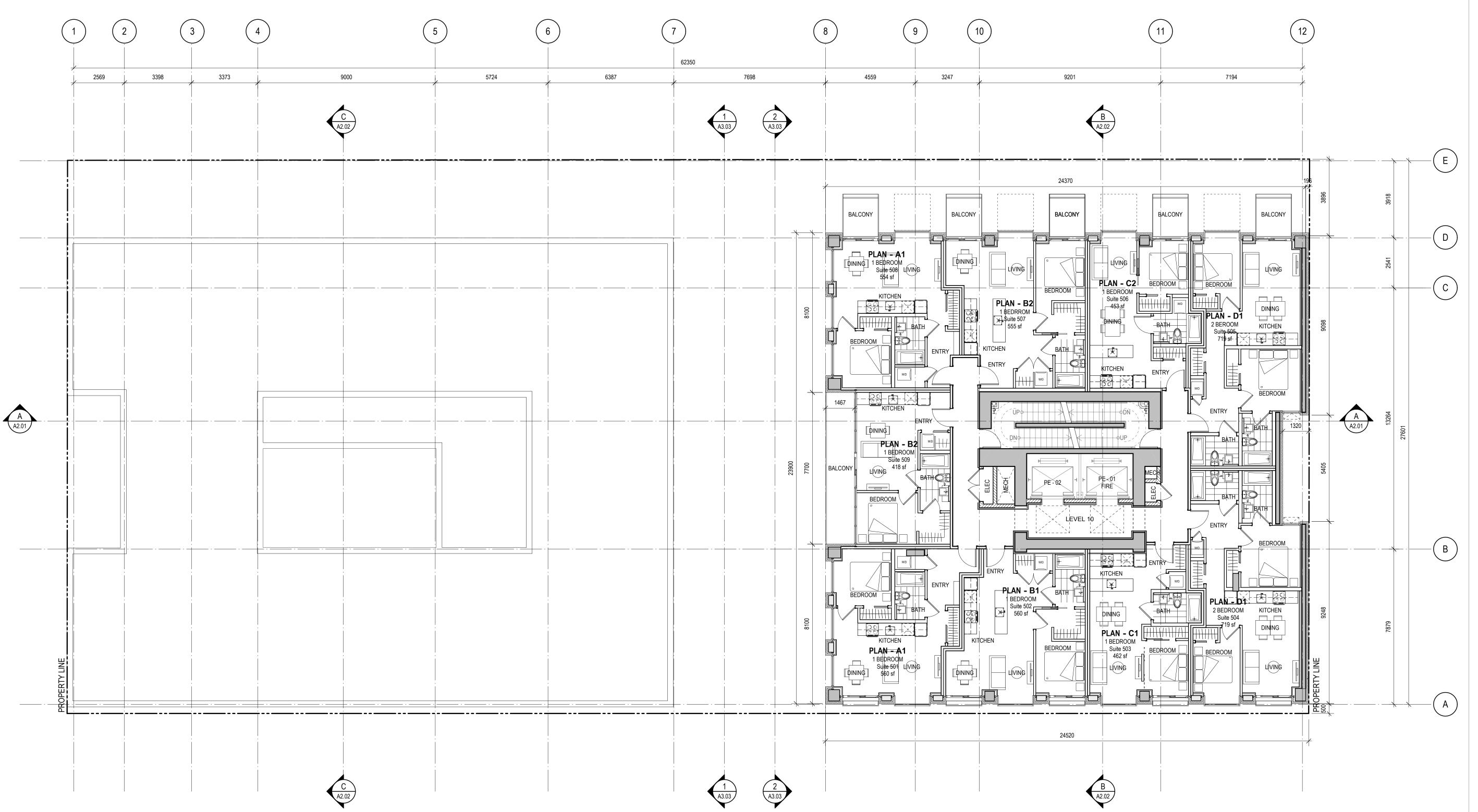
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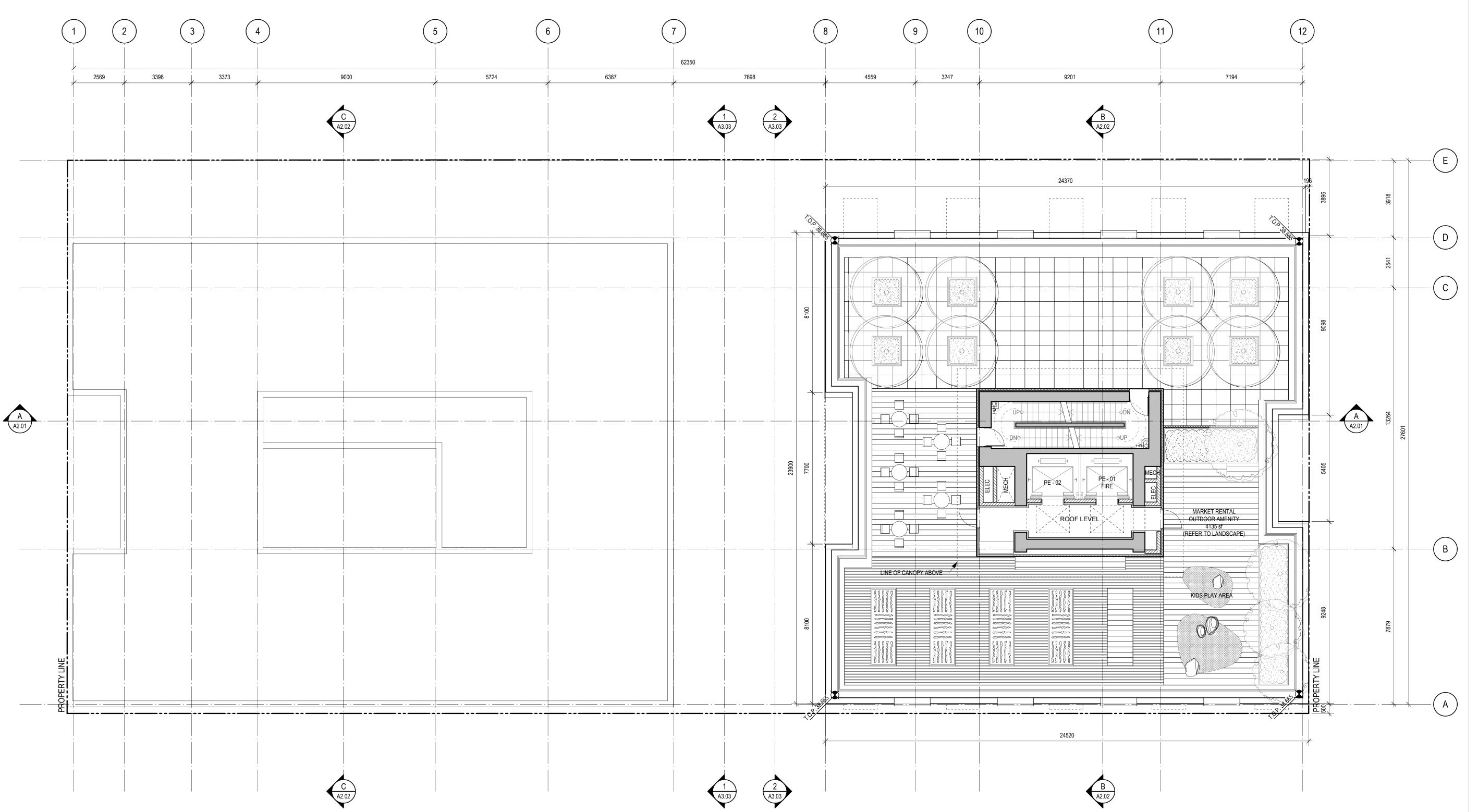
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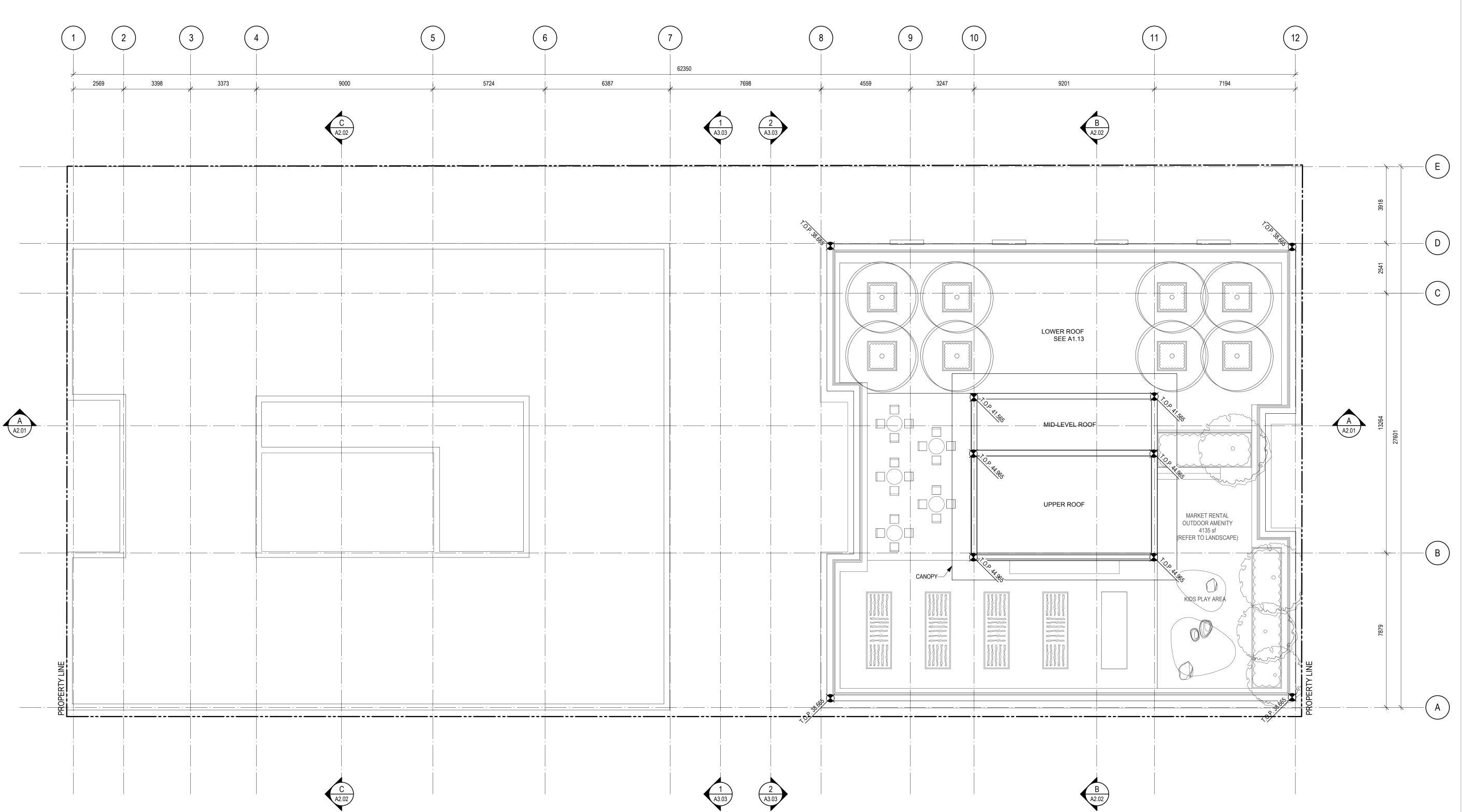


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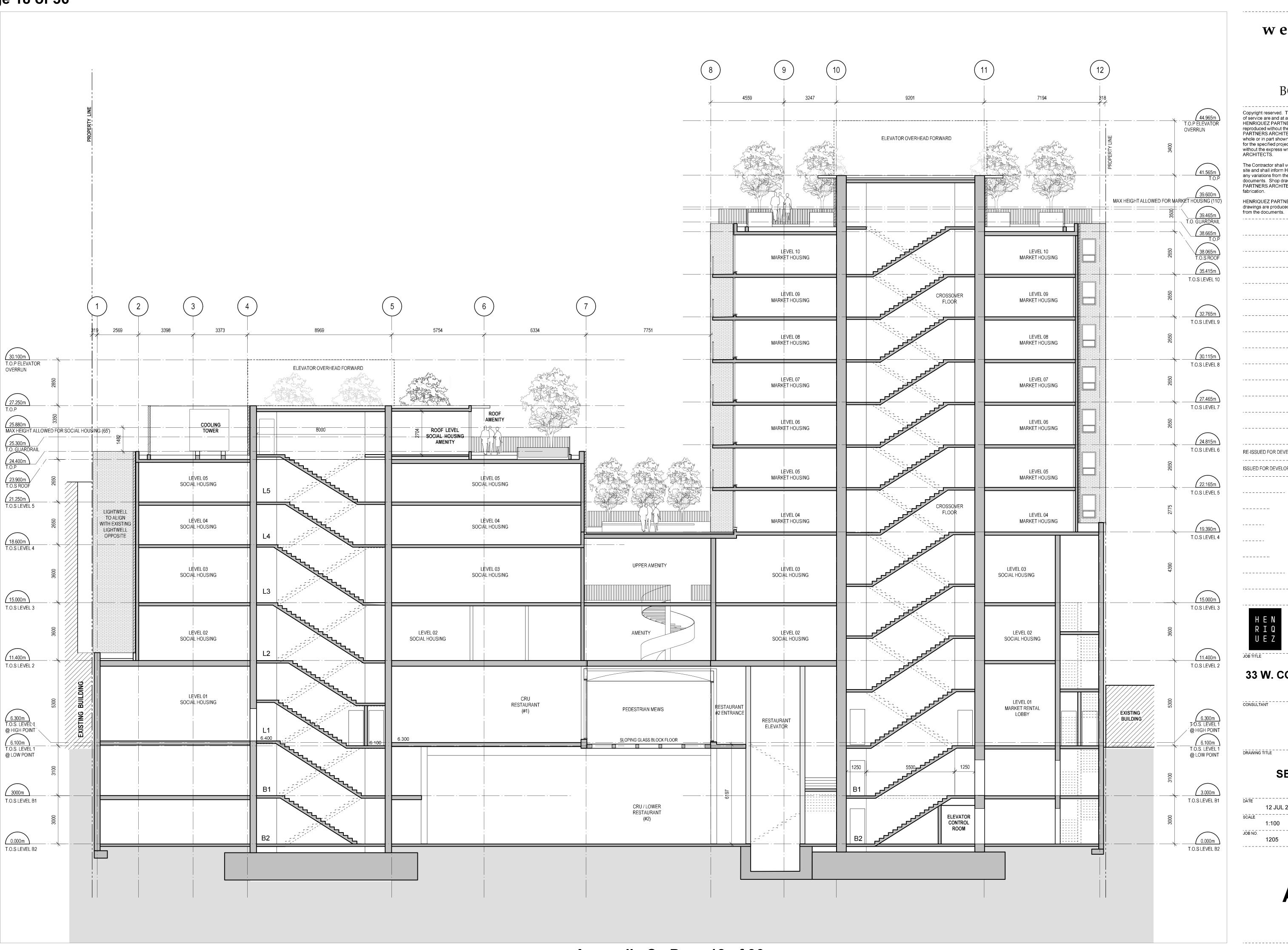
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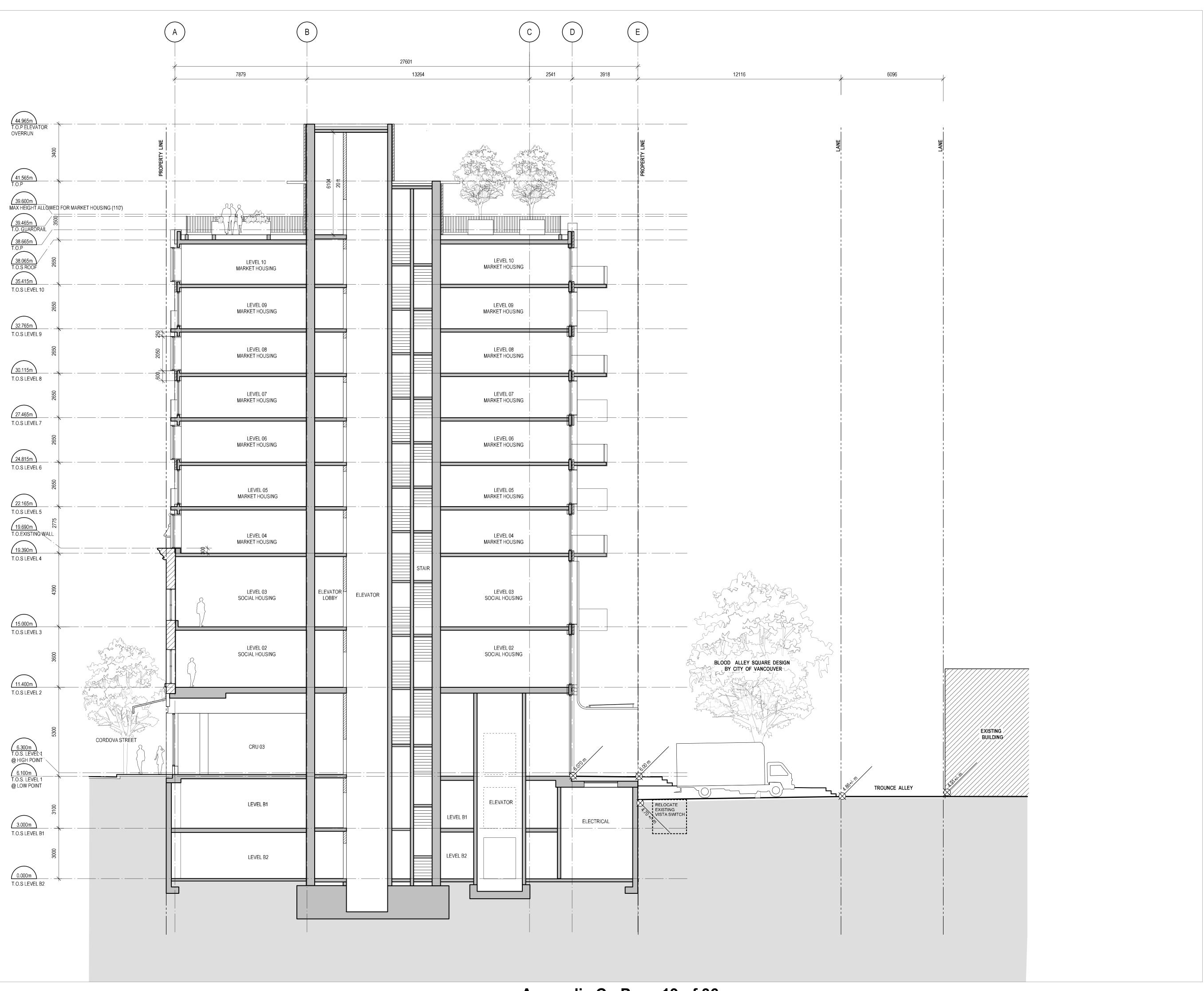
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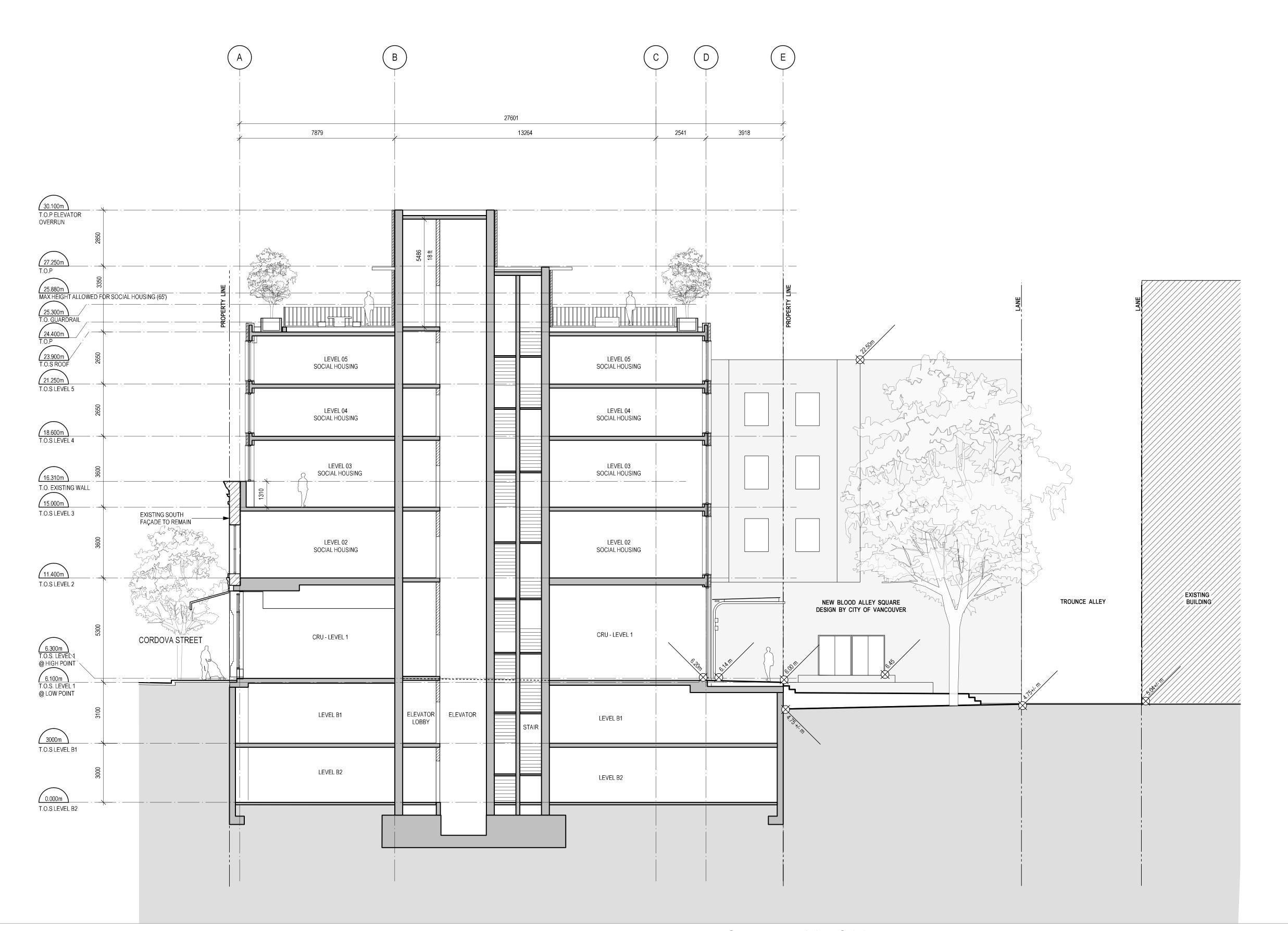
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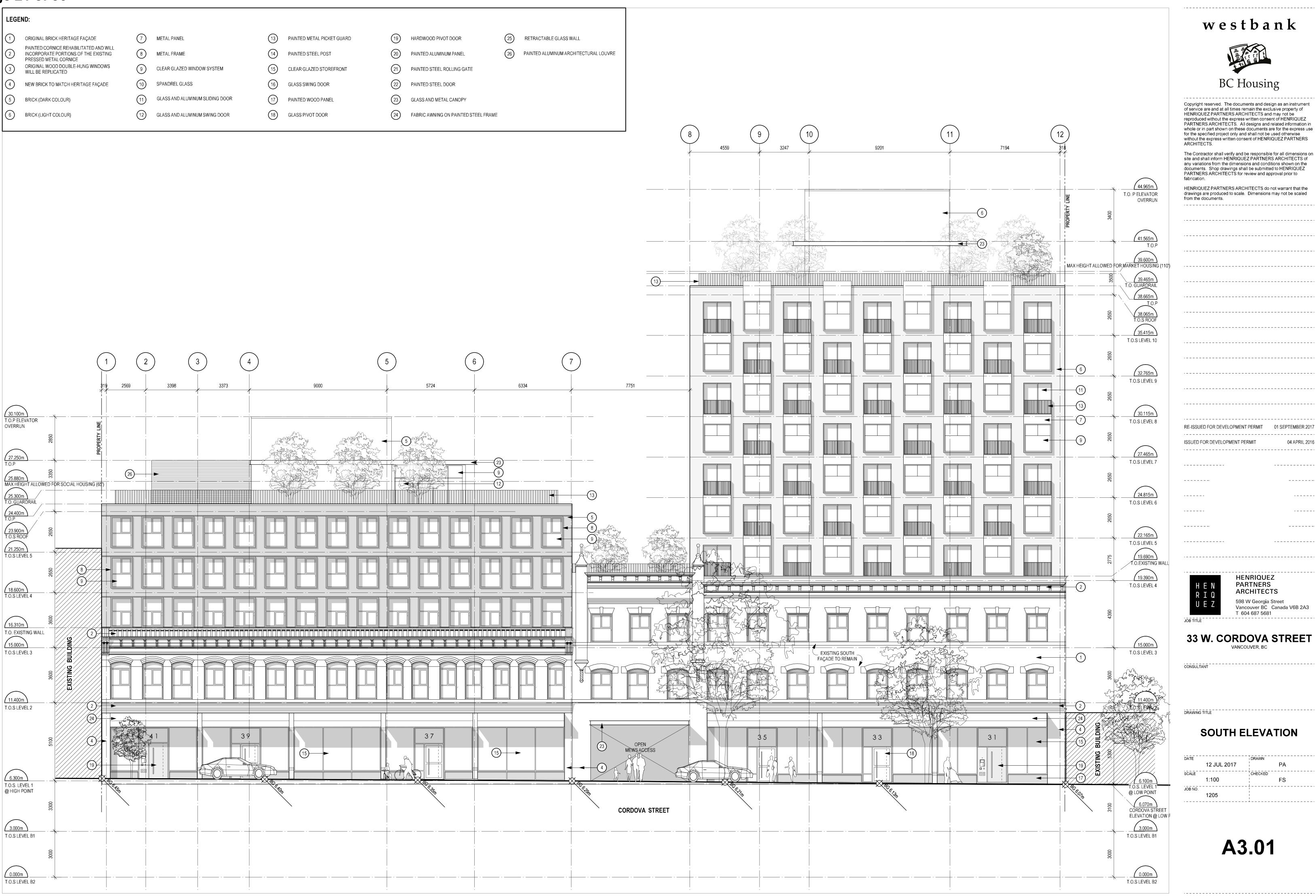
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site and shall inform HENRIQUEZ PARTNERS ARCHITECTS of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to HENRIQUEZ

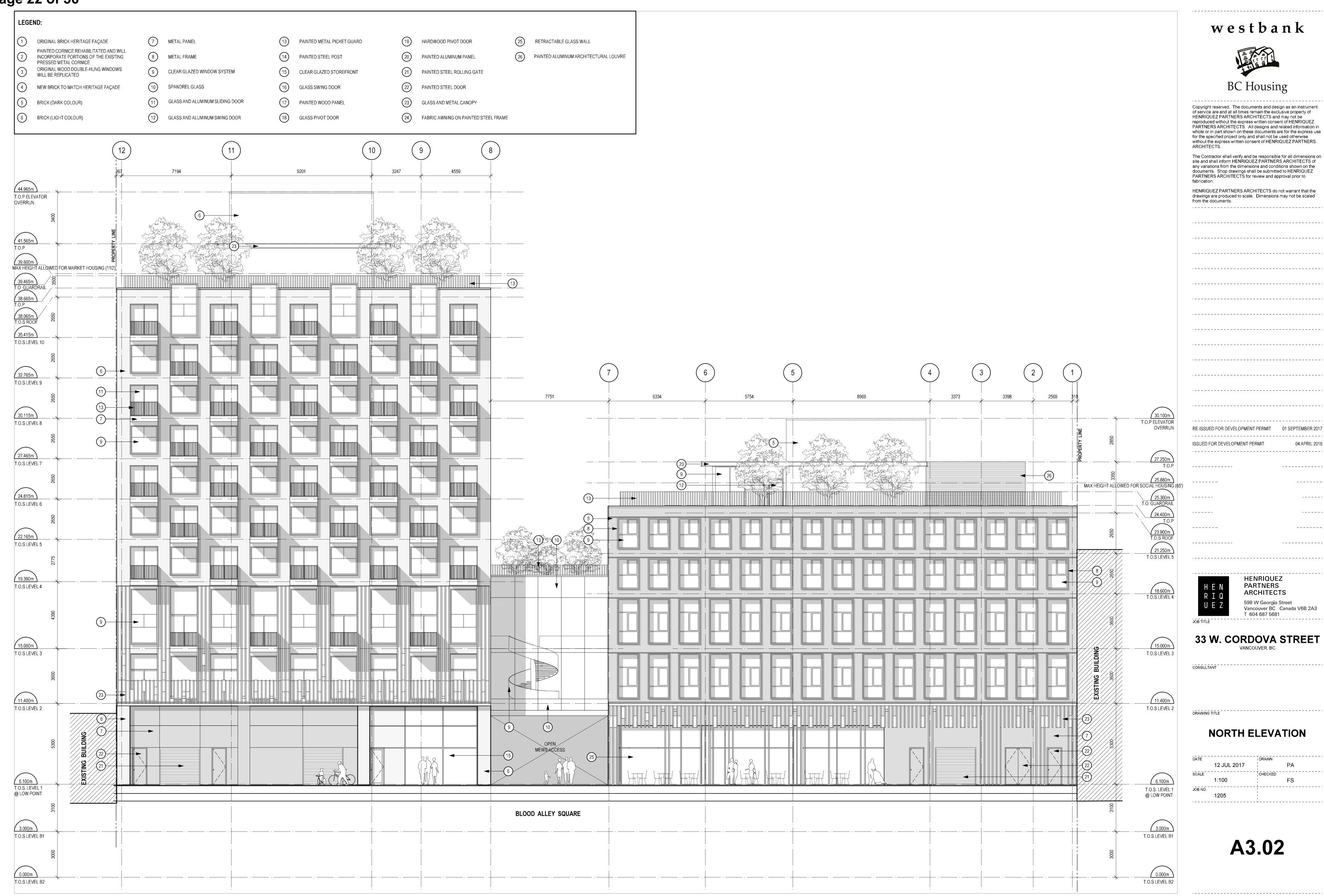
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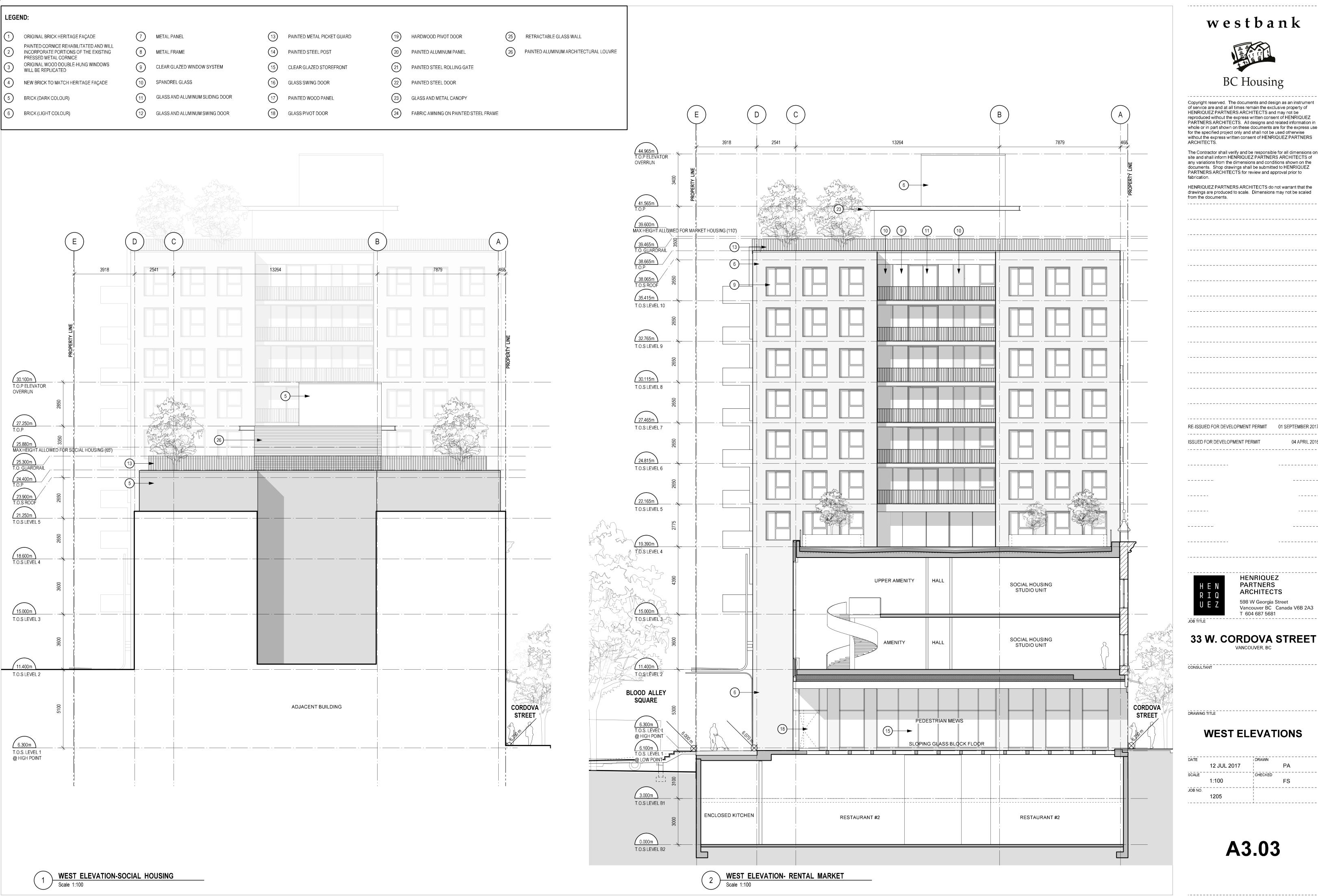
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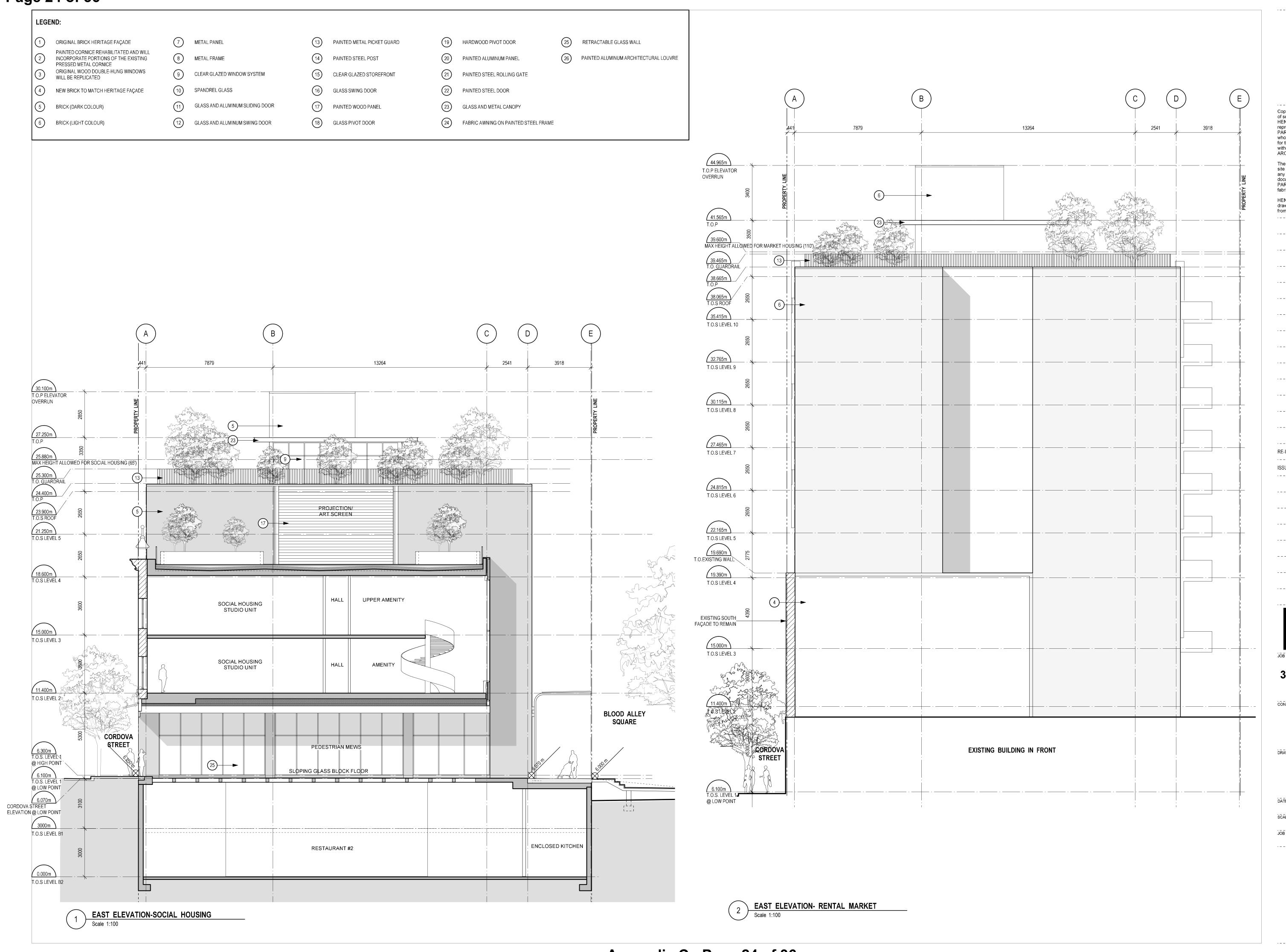
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ARCHITECTS

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Vancouver BC Canada V6B 2A3
T 604 687 5681

33 W. CORDOVA STREET

NSULTANT

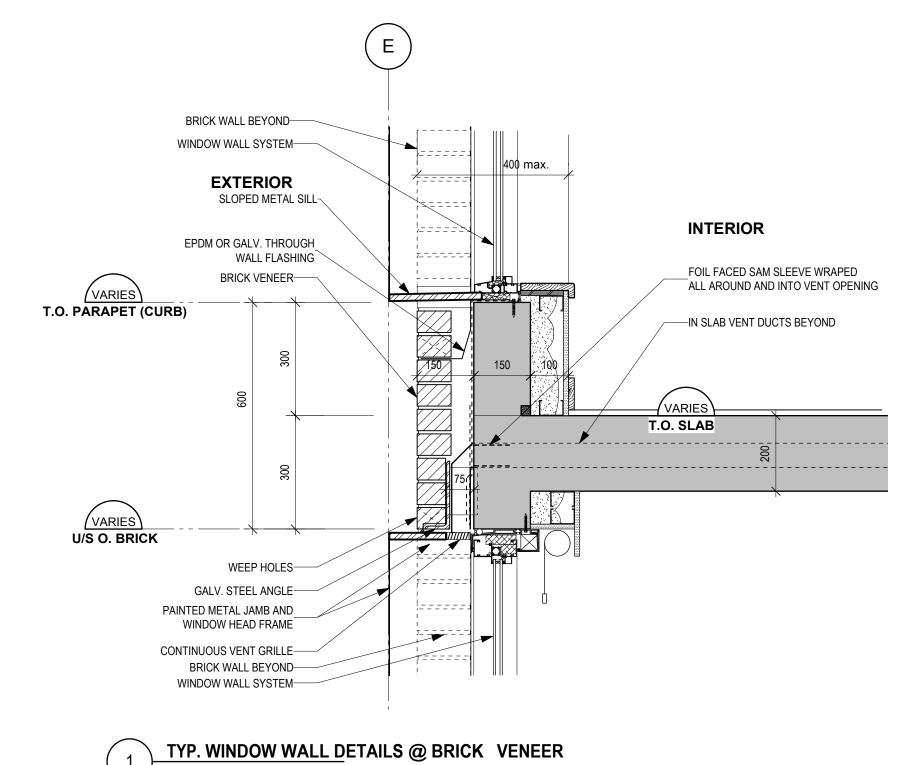
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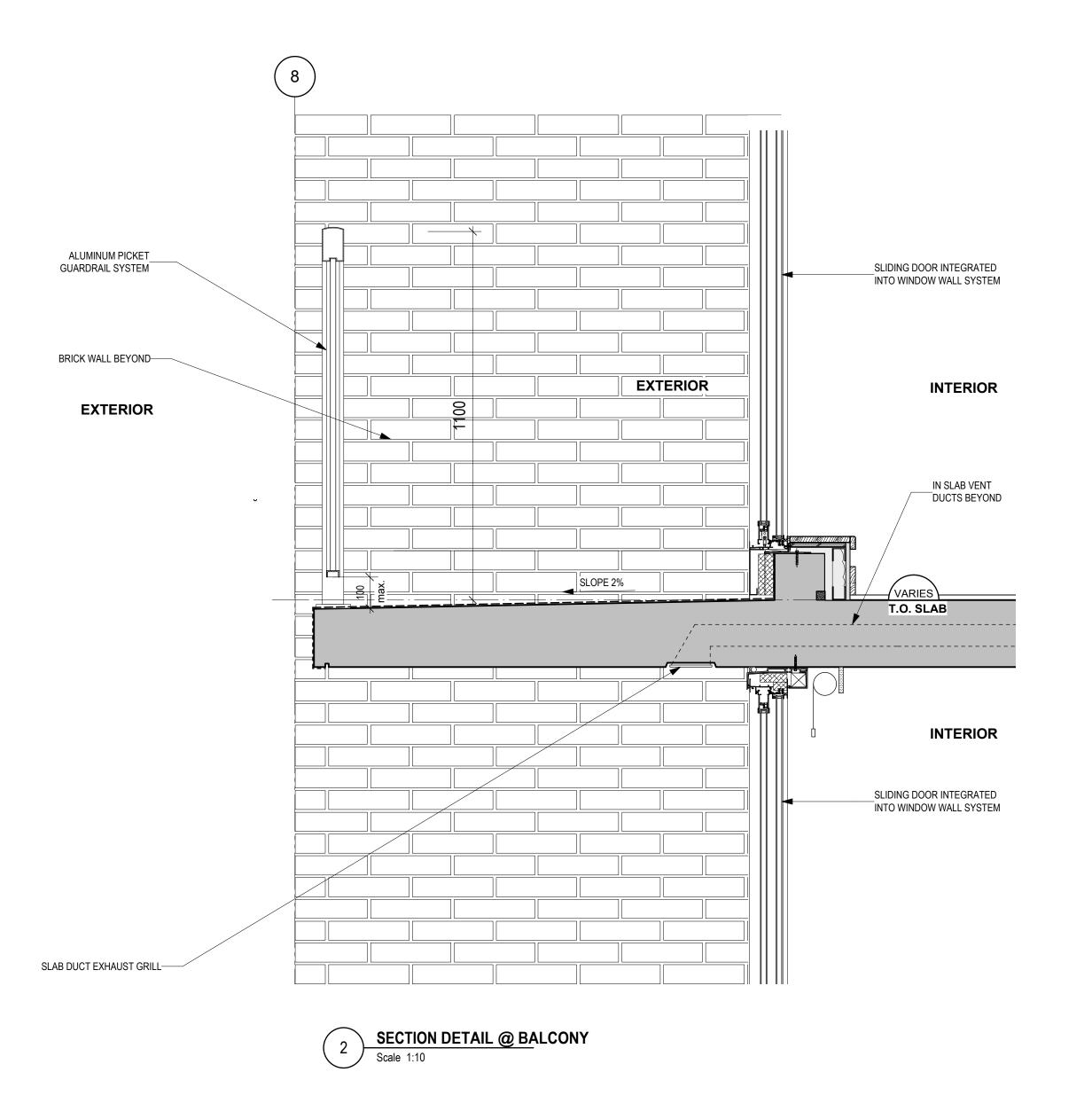
EAST ELEVATIONS

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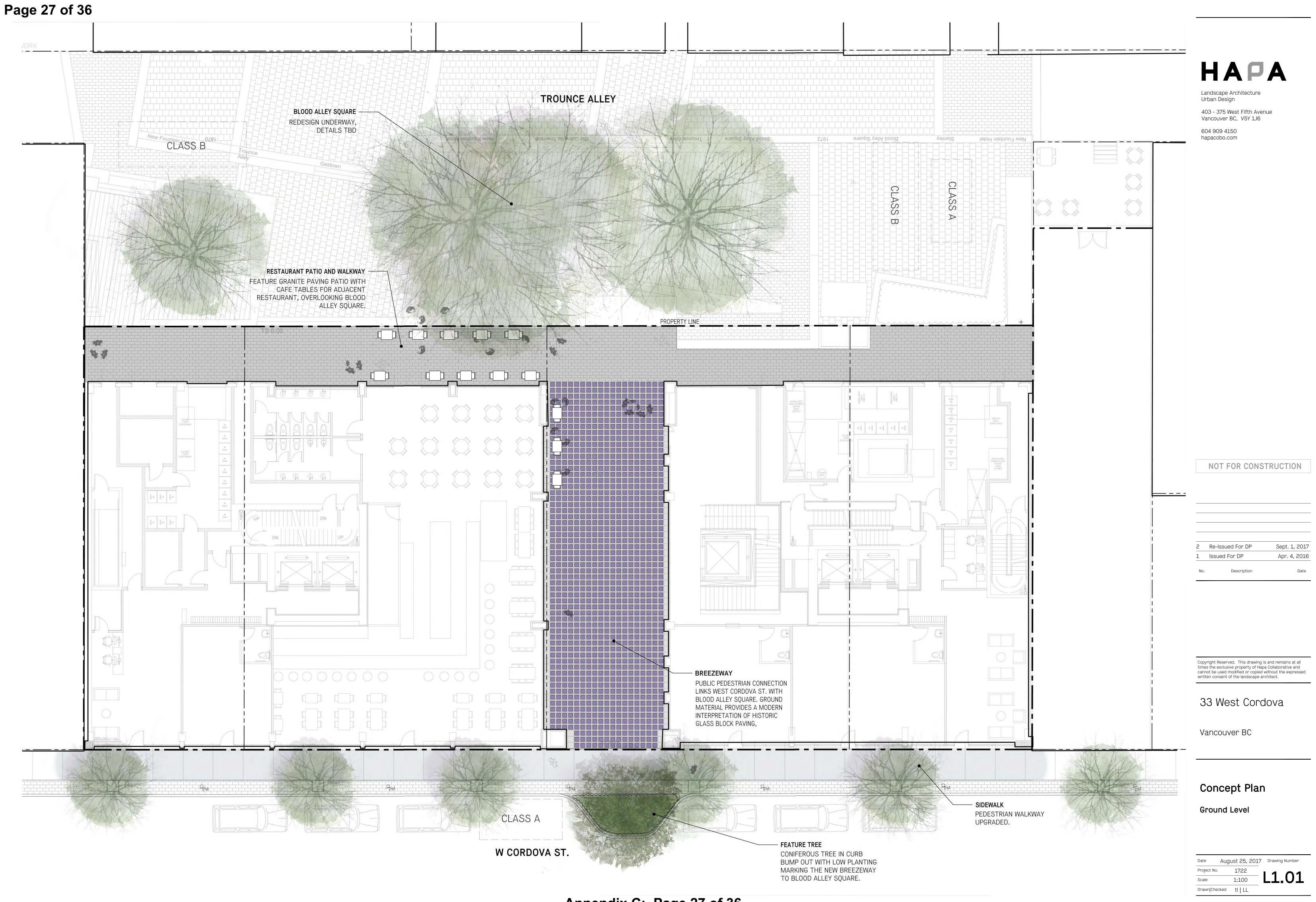


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Vancouver BC

Concept Plan

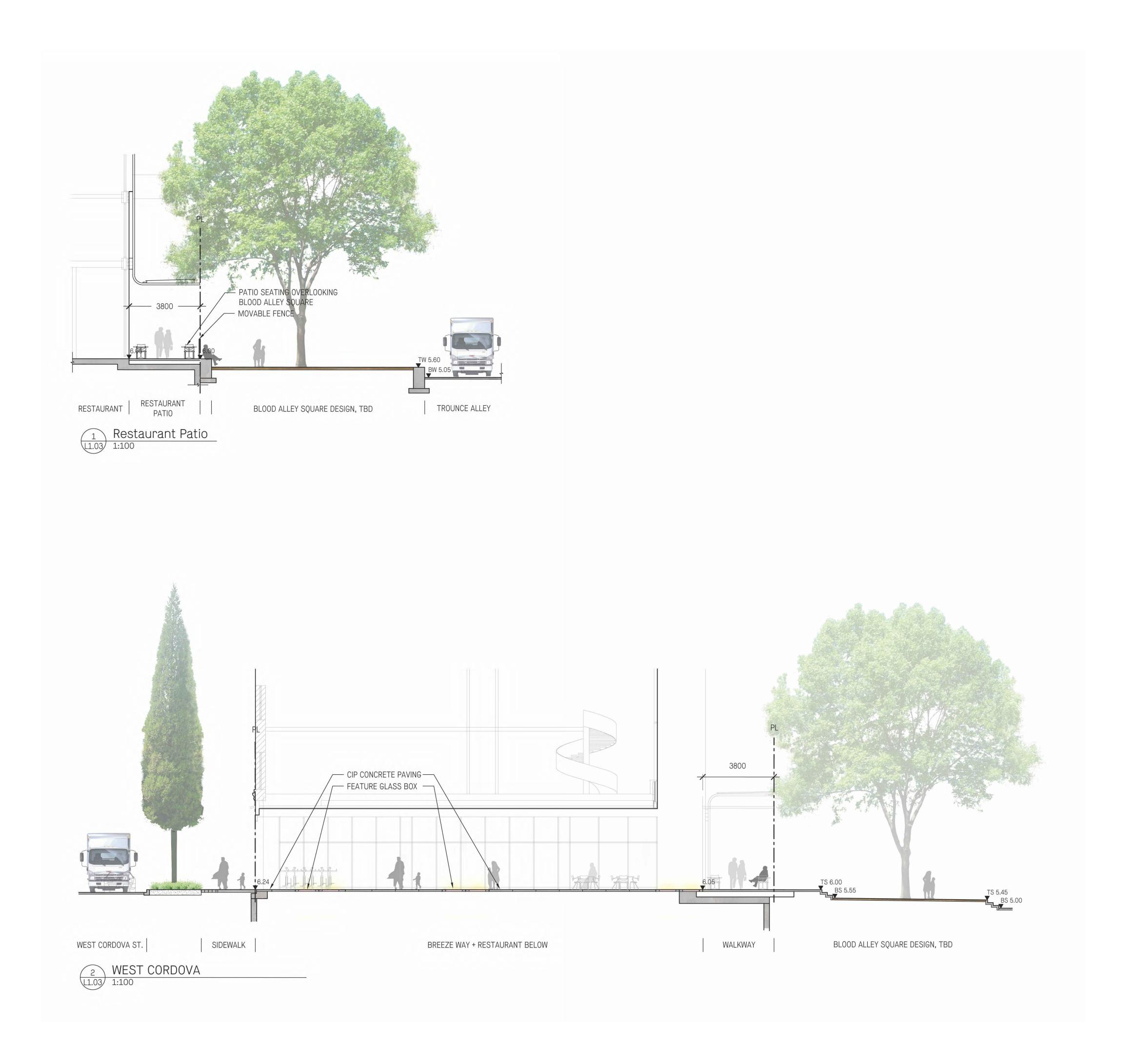
Level 4, 6 + 10

 Date
 August 25, 2017
 Drawing Number

 Project No.
 1722

 Scale
 1:100

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33 West Cordova

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Section + Elevation

Date August 25, 2017 Drawing Number

Project No. 1722

Scale as shown

Drawn|Checked t| | LL

Page 30 of 36 LEGEND 300 FROM TO DRIPLINE OR AS SHOWN 600 FROM EXISTING TREE (×) EXISTING TREE TO ON DRAWINGS CURB, TYP. BE REMOVED TREE PROTECTION FENCING HAPA REFER TO CITY OF VANCOUVER TREE PROTECTION BY-LAWS FOR STANDARD REQUIREMENTS. TREE PROTECTION NOTES TROUNCE ALLEY REFER TO TREE PROTECTION SPECIFICATION. Landscape Architecture 1. NO STORAGE OF BUILDING/CONSTRUCTION Urban Design MATERIALS WITHIN OR AGAINST PROTECTION 403 - 375 West Fifth Avenue 2. ANY PRUNING OF BRANCHES OR ROOTS MUST Vancouver BC, V5Y 1J6 BE DONE BY AN ISA CERTIFIED ARBORIST. - 900 X 450 WEATHERPROOF SIGN, TO VPB 604 909 4150 3. PROTECTION FENCE IS NOT TO BE LIFTED OR hapacobo.com STANDARD, SEE SPEC. REMOVED AT ANY TIME FOR VEHICULAR ORANGE PLASTIC SNOW FENCING, SECURE ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN TO FRAME CAUSE SOIL COMPACTION IN THE ROOT ZONE - 2 X 4 LUMBER FRAME WITH BRACING OR STEEL DEPLETING THE AIR SPACE THAT IS ESSENTIAL T-BAR POSTS STAKED 400mm MIN. TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS. 4. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT-WITH 1 TREE PROTECTION FENCING ARBORIST ON SITE. 5. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. 6. ADHERE TO COV BYLAWS ON TREE PROTECTION. 7. TO BE COORDINATED WITH ARBORIST REPORT FOR BLOOD ALLEY PROJECT TREES, IN BLOOD ALLEY. PROPERTY LINE TS 6.00 36 nolls2 nolls2 nolls2 NOT FOR CONSTRUCTION 2 Re-Issued For DP Sept. 1, 2017 1 Issued For DP Apr. 4, 2016 Copyright Reserved. This drawing is and remains at all times the exclusive property of Hapa Collaborative and cannot be used modified or copied without the expressed written consent of the landscape architect. 33 West Cordova Vancouver BC Tree Management

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TREE PROTECTION FENCE

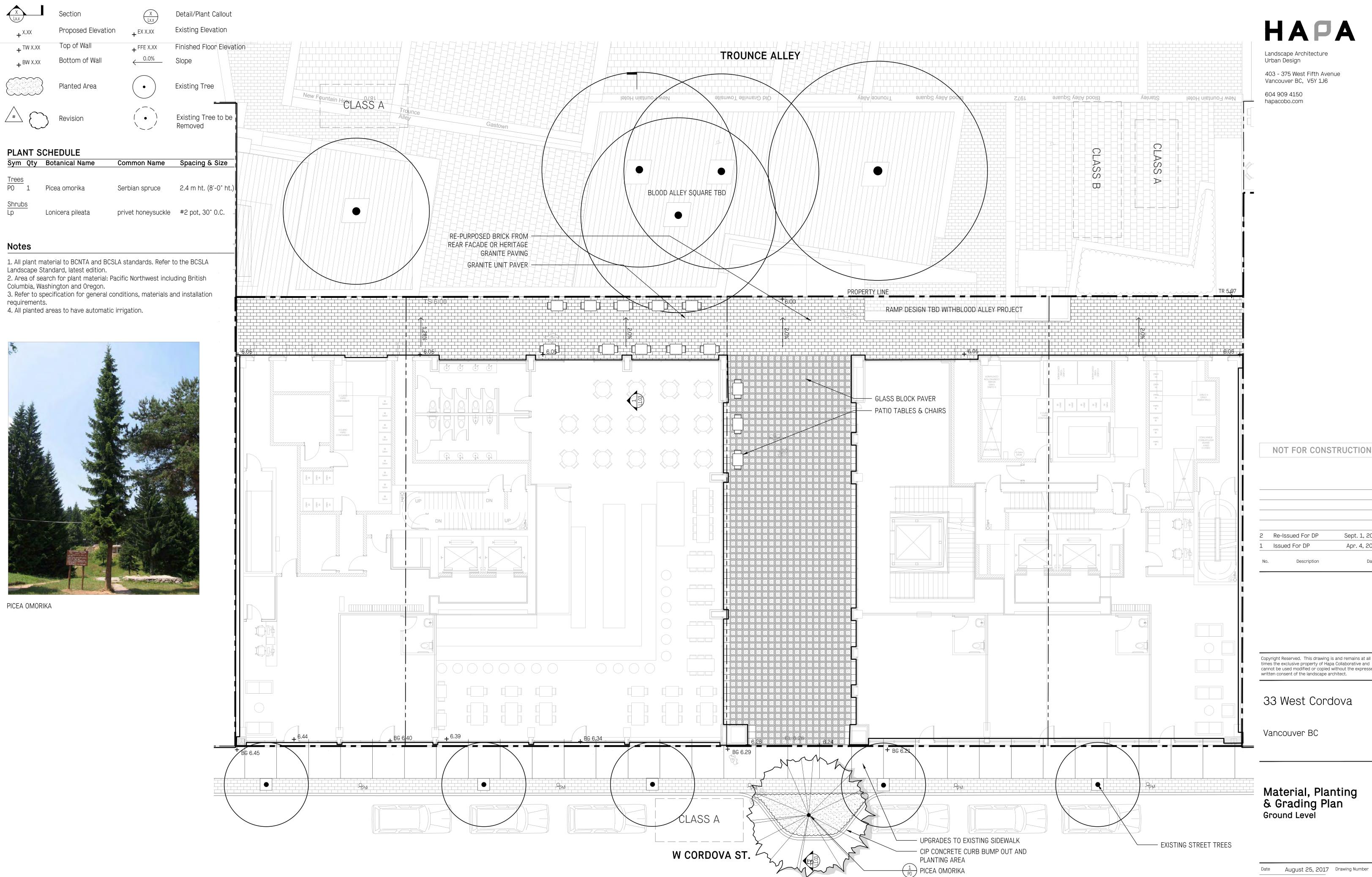
TREE PROTECTION FENCE

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TREE PROTECTION FENCE

TREE PROTECTION FENCE

LEGEND



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Sept. 1, 2017 Apr. 4, 2016

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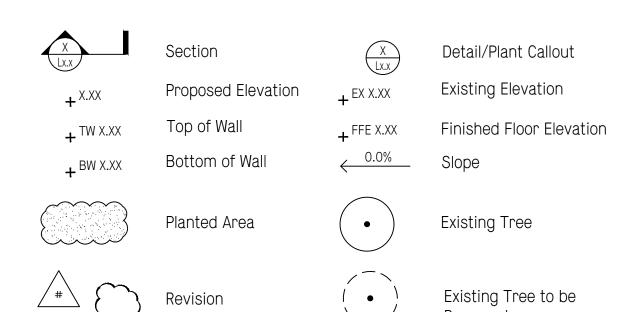
Material, Planting & Grading Plan Ground Level

August 25, 2017 Drawing Number 1:100

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LEGEND



Plant	Schedule
Γιαιιι	Scriedule

Sym	Qty	Botanical Name	Common Name	Spacing & Size
Trees	3			
AJ	4	Acer japonicum	Japanese maple	5" cal., B&B
AC	3	Acer circinatum	Vine Maple	2.4 m ht. (8'-0" ht.)
•				
Grour	ndcove	<u>r</u>		
pt	-	Pachysandra terminalis	Japanese spurge	#1 pot, 12" 0.C.
bs	-	Blechnum spicant	deer fern	#1 pot, 38 cm (15")

Notes

All plant material to BCNTA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
 Area of search for plant material: Pacific Northwest including British Columbia, Washington and Oregon.
 Refer to specification for general conditions, materials and installation requirements.

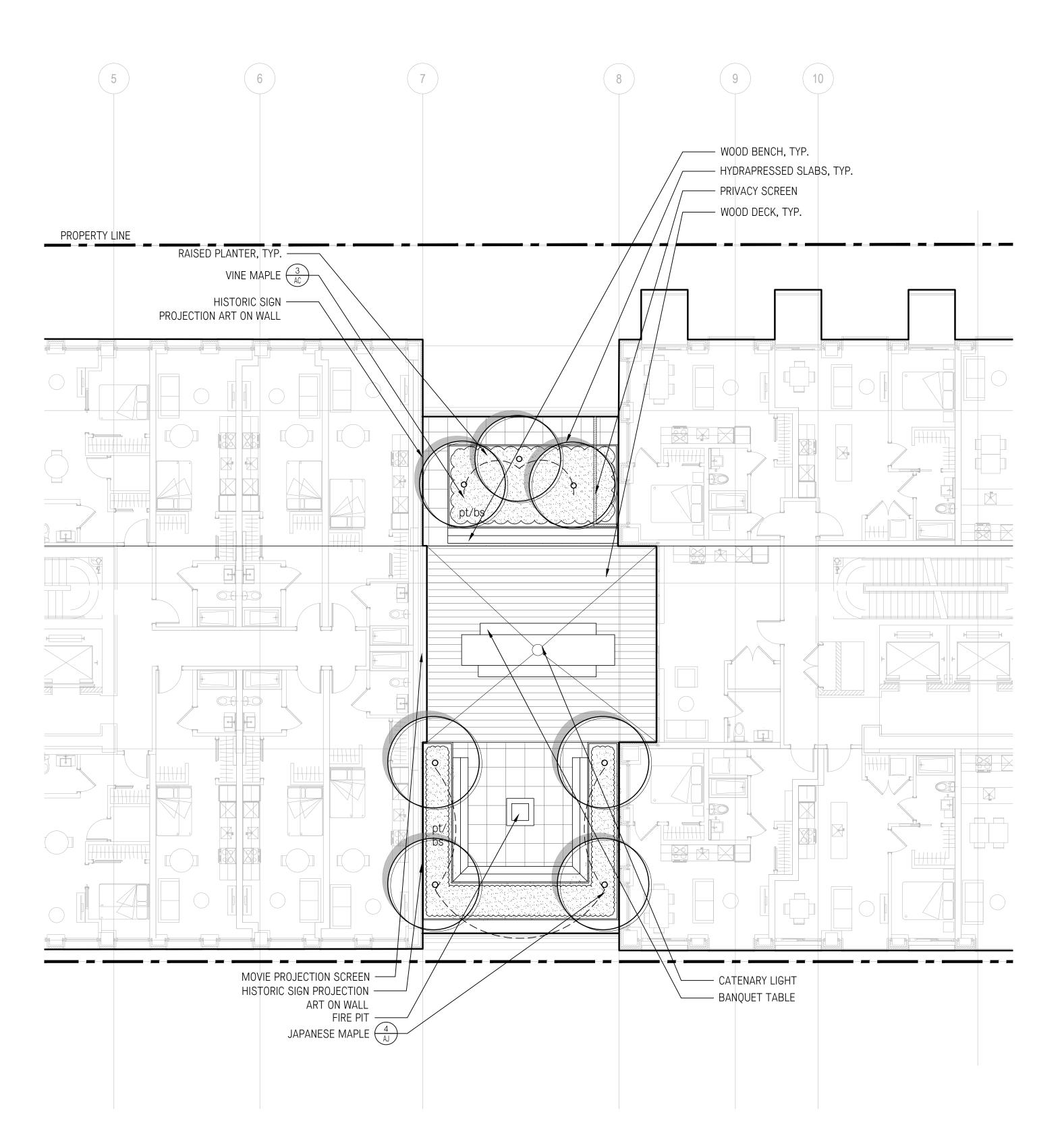
requirements.
4. All planted areas to have automatic irrigation.



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Material, Planting & Grading Plan Level 4

Date August 25, 2017 Drawing Number

Project No. 1722

Scale as shown L1.12

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PROPERTY LINE

METAL PLANTER, TYP. —

URBAN AGRICULTURE, TYP. —

WOOD DECK SEATING, TYP. —

SCREEN, TYP. —

COMPOST —

BANQUET TABLE —

HYDRAPRESSED SLAB, TYP. —

A A2.01 KOUSA DOGWOOD 3

HEDGE —

TOWER 8'x12'

AHU 6'x7'x5'

HEDGE ____

KOUSA DOGWOOD (3)

1 Level 6 L1.13 1:100

EGEND				PLANT SCHEDULE				Notes
				Sym Qty	Botanical Name	Common Name	Spacing & Size	1. All plant material to BCNTA and BCSLA standards. Refer to the BCSLA
X Lx.x	Section	X Lx.x	Detail/Plant Callout	Trees CK 16	Cornus kousa	Kousa Dogwood	5 cm cal. (2" cal.)	Landscape Standard, latest edition. 2. Area of search for plant material: Pacific Northwest including British Columbia, Washington and Oregon. 3. Refer to specification for general conditions, materials and installation
+ X.XX	Proposed Elevation	+ EX X.XX	Existing Elevation	SJ 4 PC 6	3 3.	Japanese snowbell shore pine	2.5" cal., B&B 2.4 m ht. (8'-0" ht.)	
+ TW X.XX	Top of Wall	+ FFE X.XX	Finished Floor Elevation		contorta	·	,	requirements. 4. All planted areas to have automatic irrigation.
+ BW X.XX	Bottom of Wall	← 0.0%	Slope	Shrubs Rh x	Rosa nutkana	Nootka rose	#2 pot, 90cm (36")	
	Planted Area	•	Existing Tree	Hedges Pl x	Prunus laurocerasus	English laurel	#2 pot, 75cm (30")	
*	Revision	(•)	Existing Tree to be Removed	Perennials Im X au x	Liriope muscari Arctostaphylos uva-ursi	lily turf Kinnikinnick	#1 pot, 12" 0.C. #1 pot, 38cm (15")	

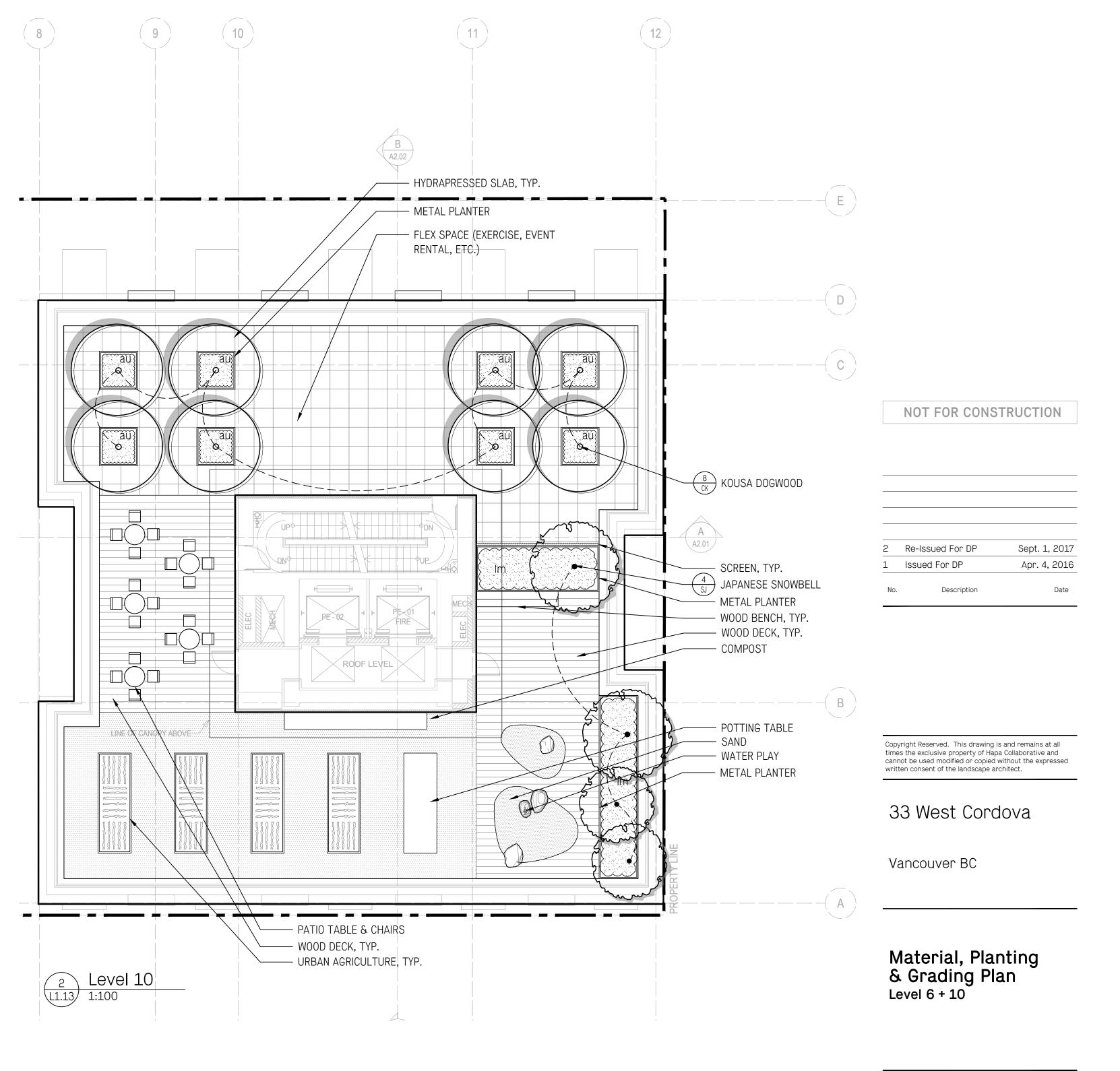
SHORE PINE 6 PC

SOCIAL HOUSING ROOFTOP INDOOR AMENITY



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DECORATIVE GRAVEL

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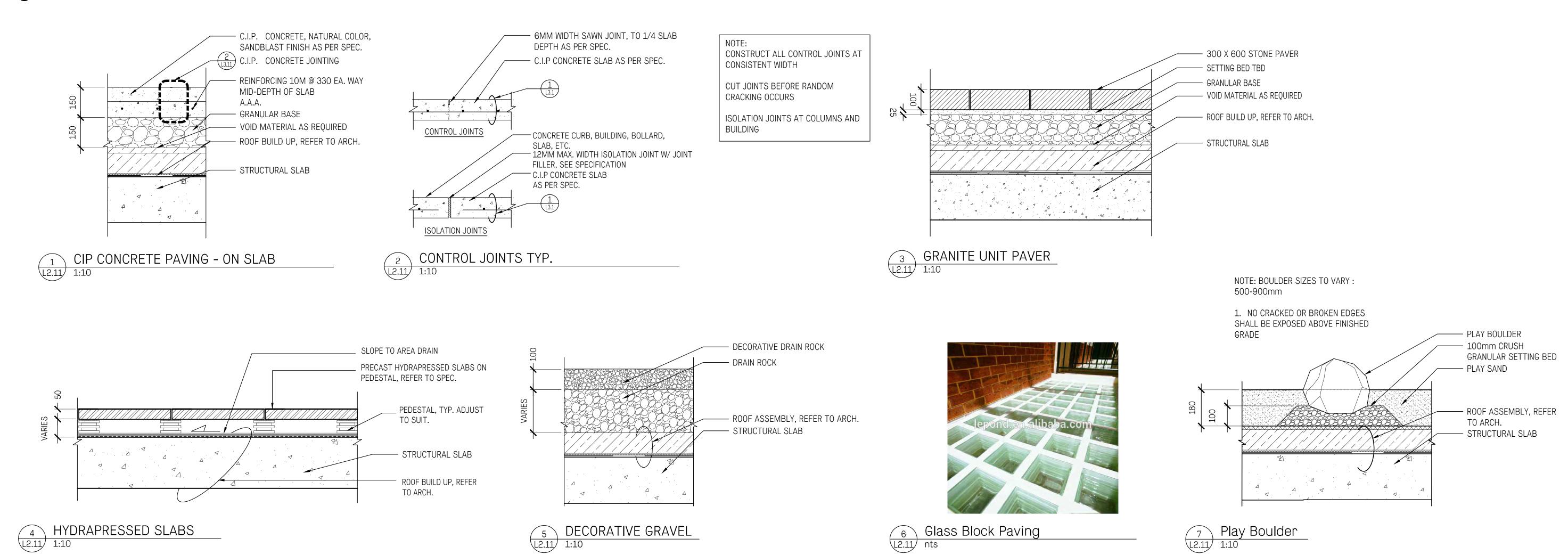
- PLAY SAND

TO ARCH.

Play Sand
L2.11 1:10

ROOF ASSEMBLY, REFER

STRUCTURAL SLAB



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Landscape Details

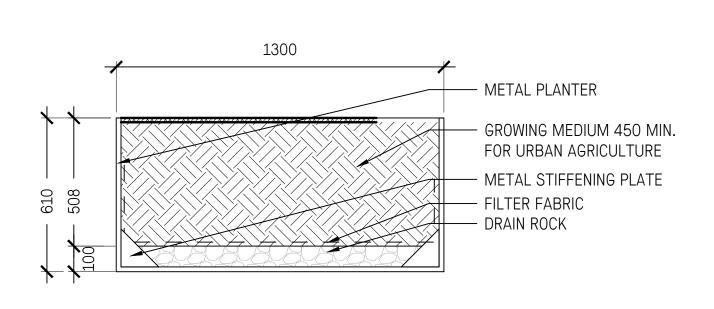
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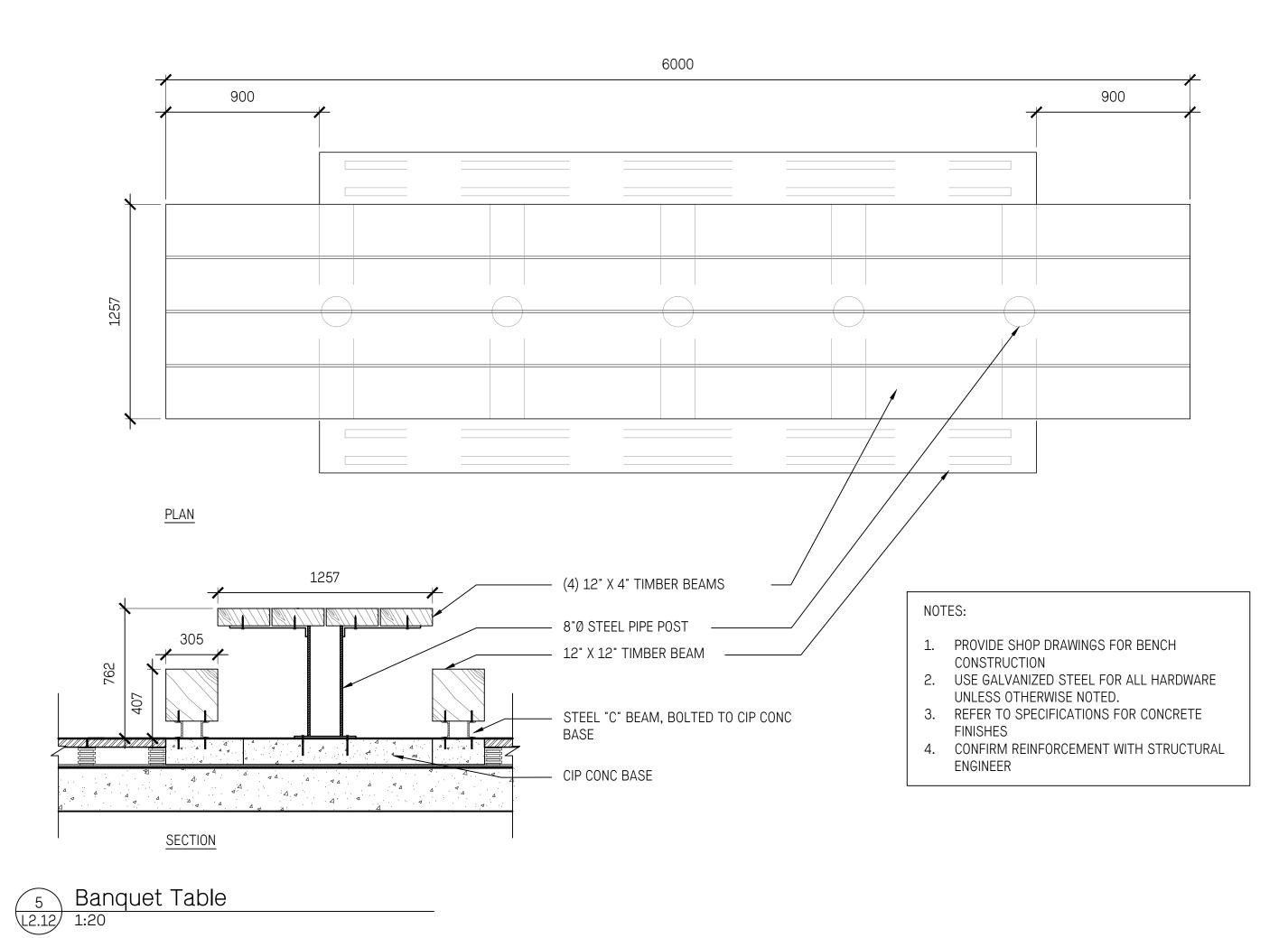
Fire Pit
L2.12 nts

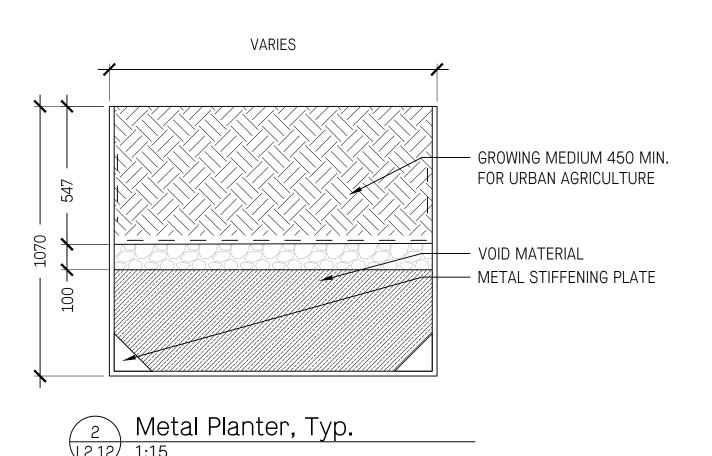


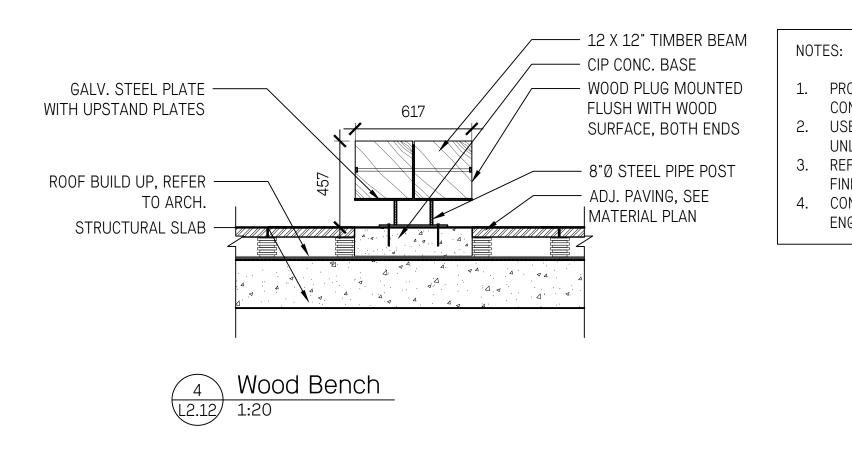
NOTES:
HOSE BIBS TO BE PROVIDED FOR HAND-WATERING.
PLANTING TO ABIDE BY COV GUIDELINES FOR URBAN AGRICULTURE PROVISIONS.

1 Urban Agriculture Planter, Typ. 1:15









OTES:

- 1. PROVIDE SHOP DRAWINGS
- 2. SHIM PLANTERS PLUMB & LEVEL.
- 3. ALL PLANTERS TO BE 3/4" THICK PLATE SHELL, POWDER COATED DARK GREY, AS SPECIFIED. REFER TO SPECIFICATIONS FOR MATERIALS & SUGGESTED SUPPLIERS.
- 4. ALL PLANTERS C/W DRAIN HOLES WITH MESH COVER EVERY 3 FT O.C. TYP,

1. PROVIDE SHOP DRAWINGS FOR BENCH

2. USE GALVANIZED STEEL FOR ALL HARDWARE

4. CONFIRM REINFORCEMENT WITH STRUCTURAL

UNLESS OTHERWISE NOTED.
3. REFER TO SPECIFICATIONS FOR CONCRETE

CONSTRUCTION

ENGINEER



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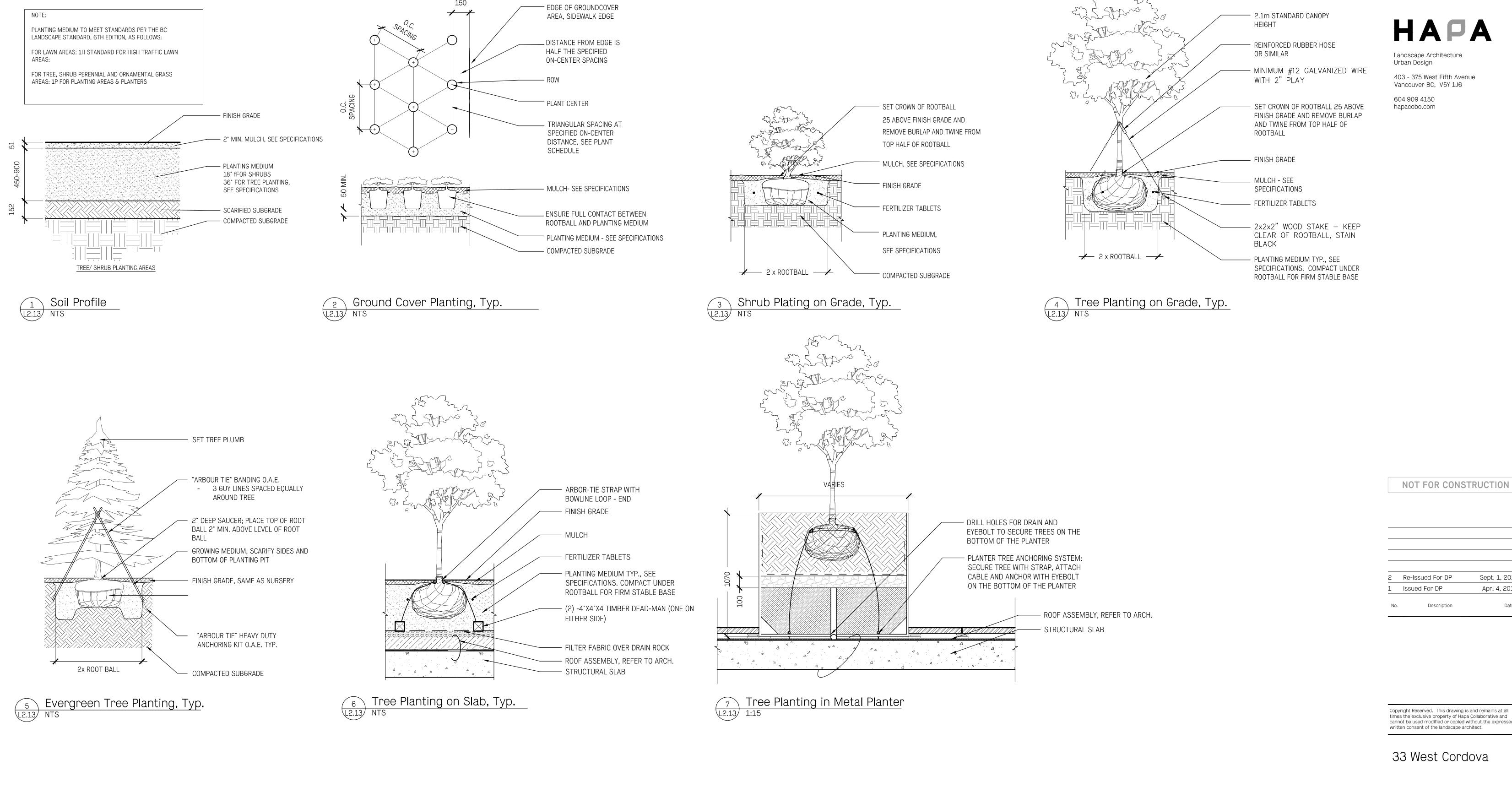
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Landscape Details Planting '

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