

MATERIAL PLAN - LEVEL 11

L3.06 SCALE: 1:100

GENERAL NOTES:

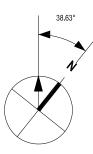
- Do not scale drawings. Use dimensional information as noted in drawings. Contact the Landscape Architect immediately if there is any ambiguity, lack of information or inconsistency. Disregard for this note and extra costs incurred will not be accepted.
- All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.
- 3) The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
- 4) Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
- 5) The Contractor shall be responsible for verifying the property line.

LEGEND

PRECAST CONCRETE PAVING

HERRINGBONE PRECAST CONCRETE PAVING

CAST-IN-PLACE (CIP) CONCRETE PAVING



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2020-11-20

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ISSUED FOR DP	NOV 20, 2020
ISSUED FOR PRE-DP	SEPT 25, 2020
ISSUED FOR DD	SEPT 4, 2020
ISSUED FOR DD / DP	JULY 31, 2020



COAL

HARBOUR
480 BROUGHTON ST. VANCOUVER, BC

TITTY West 3rd Avenue



WING TITLE

MATERIAL PLAN -LEVEL 11

DATE	DRAWN
2020.07.31	RG / JW
SCALE	CHECKED
1:100	KM
JOB NO.	
19028	

L3.06



REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.

ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON RECORD DRAWINGS AS PROVIDED BY OWNER. CONTRACTOR TO VERIFY ALL MEASUREMENTS.

ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.

REFER TO LAYOUT AND MATERIALS PLANS.

GRADING LEGEND

4.78	PROPOSED ELEVATION
5.55 TOW 5.10 BOW	TOP & BOTTOM OF WALL
5.55 TOS 5.10 BOS	TOP & BOTTOM OF STAIR
+/-4.74	INTERPOLATED ELEVATION
5.55 TOC 5.10 BOC	TOP & BOTTOM OF CURB
TOB 9.74	TOP OF BENCH
+ 3.485	EXISTING ELEVATION
	DIRECTIONAL SLOPE
► A.D.	AREA DRAIN

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COAL **HARBOUR**



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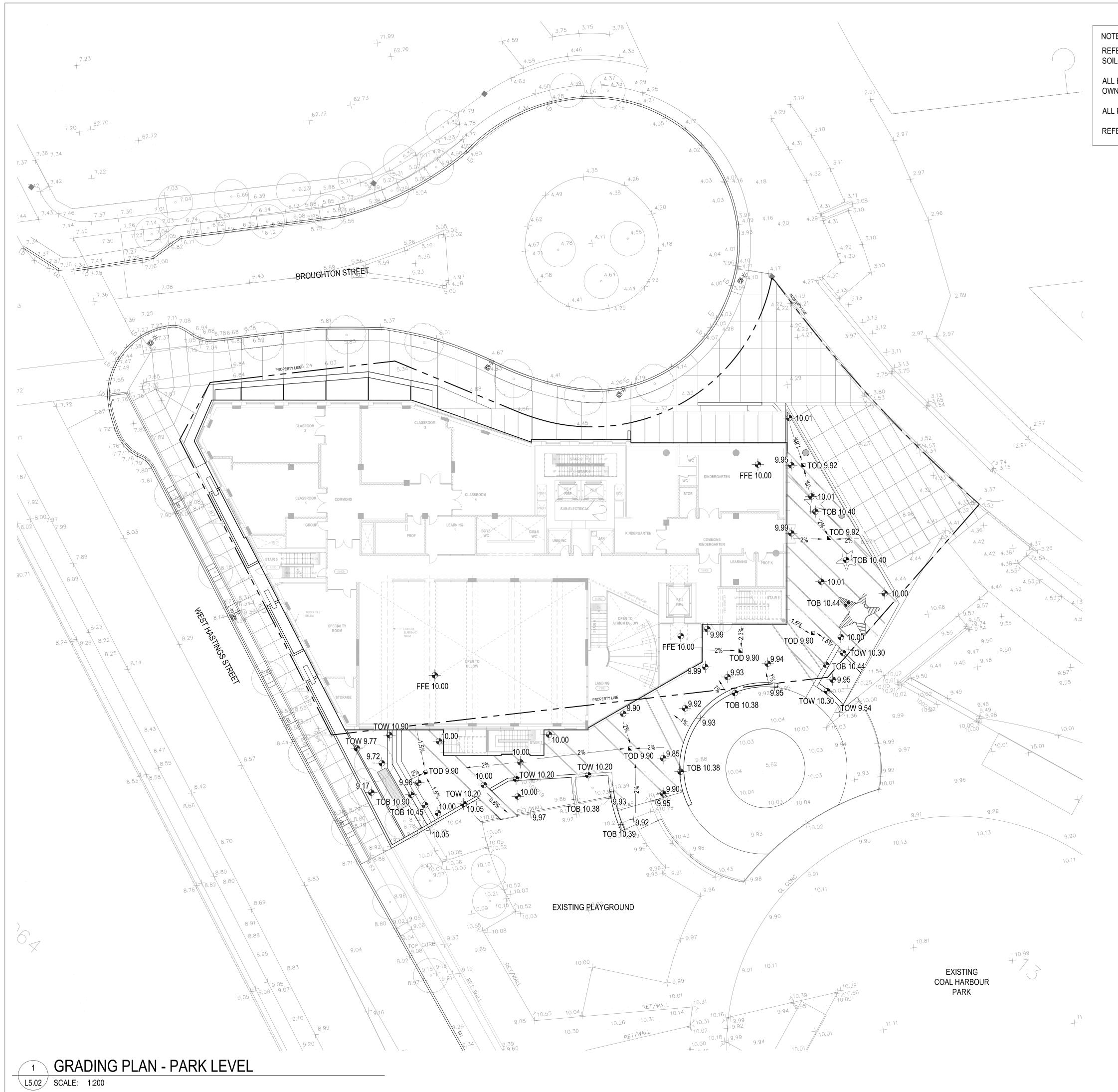
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ISSUED FOR DD / DP

GRADING PLAN GROUND LEVEL

DATE	DRAWN
2020.07.31	RG / JW
SCALE	CHECKED
1:200	KM
JOB NO.	
19028	



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+ 3.485	EXISTING ELEVATION
2%	DIRECTIONAL SLOPE
■ A.D.	AREA DRAIN

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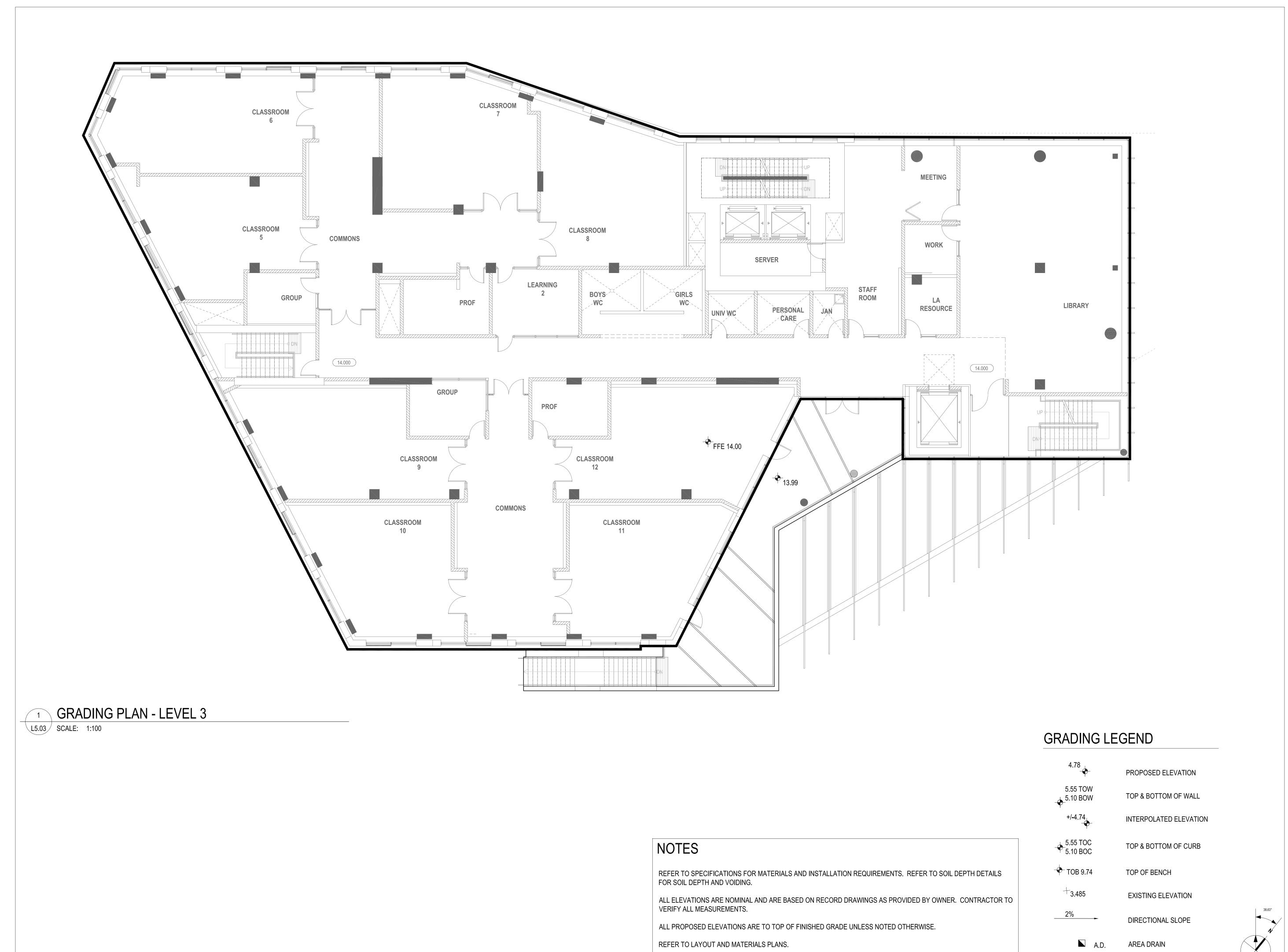
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GRADING PLAN PARK LEVEL

DATE	DRAWN
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H E N Henriquez Partners Architects
R I Q 598 W Georgia Street
U E Z Vancouver BC V6B 2A3 T 604.687.5681

NOV 20, 2020

SEPT 25, 2020

SEPT 4, 2020

JULY 31, 2020

COAL HARBOUR

480 BROUGHTON ST. VANCOUVER, BC



WING TITLE

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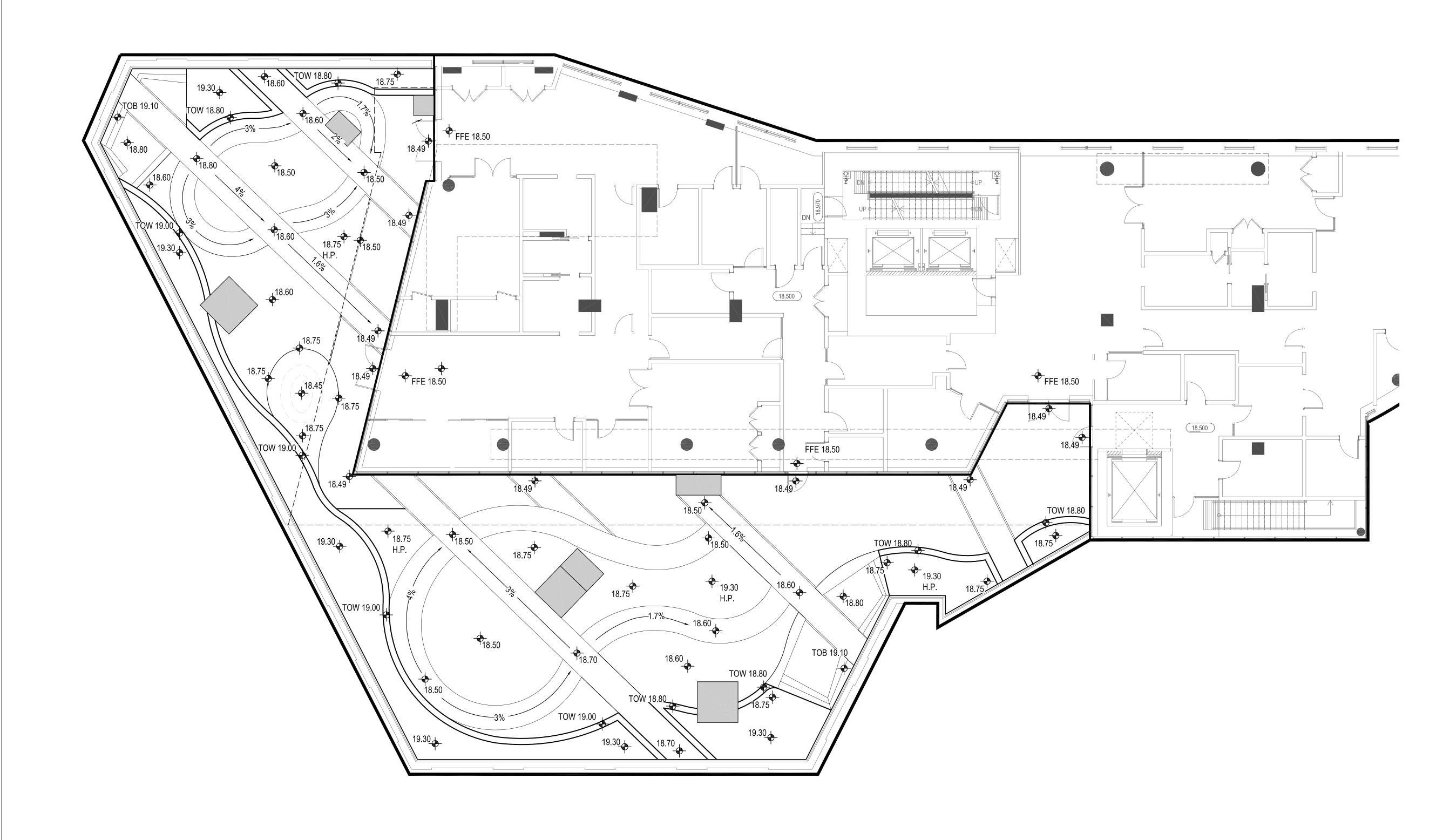
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GRADING PLAN -LEVEL 3

DRAWN
RG / JW
CHECKED
KM



GRADING PLAN - LEVEL 4

L5.04 SCALE: 1:100

NOTES

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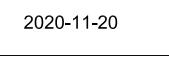
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REFER TO LAYOUT AND MATERIALS PLANS.

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2%	DIRECTIONAL SLOPE
A.D.	AREA DRAIN



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SEPT 25, 2020
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480 BROUGHTON ST. VANCOUVER, BC



AWING TITLE

GRADING PLAN -LEVEL 4

DRAWN
RG / JW
CHECKED
KM

BEDROOM 1 BEDROOM 1 BEDROOM 1 BEDROOM 2 LIVING TYPE-M KITCHEN BEDROOM 1 9.35 m² 11.19 m² 509 (2BD ACCESSIBLE) TYPE-A 11.51 m² TYPE-J 501 (1BD) 510 (1BD) TYPE-B 50.6m2 49.2m2 502 (2BD) 77.7m2 KITCHEN STORAGE BEDROOM 2 3.74 m² 14.53 m² STORAGE BEDROOM 1 22.200 3.56 m² / 11.33 m² 3.68 m² 4.43 m² **TYPE-K** 503 (1BD ACCESSIBLE) BEDROOM 2 74.55m2 **TYPE-G** 508 (3BD) 91.2m2 TYPE-L 504 (STUDIO ACCESSIBLE) 506 (2BD) 68.7m2 507 (2BD) 70.7m2 **TYPE-N-1** 505 (STUDIO) 36.7m2 KITCHEN LIVING BEDROOM 1 BEDROOM 1 BEDROOM 2 FFE 22.20 BEDROOM 2 BEDROOM 1 11.39 m² 8.53 m² 9.33 m² 11.15 m² 11.57 m² 9.78 m² GRADING PLAN - LEVEL 5 L5.05 | SCALE: 1:100 **GRADING LEGEND**

NOTES

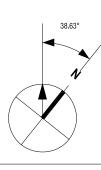
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A.D.	AREA DRAIN



ISSUED FOR DP

2020-11-20

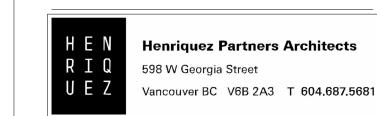
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NOV 20, 2020



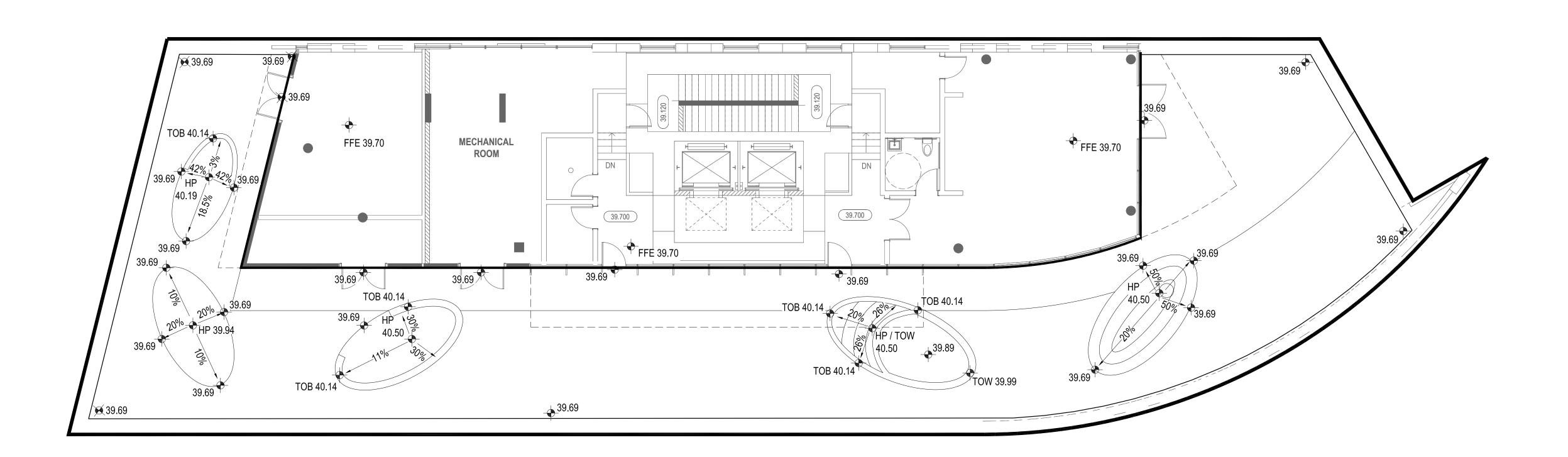
COAL **HARBOUR**

480 BROUGHTON ST. VANCOUVER, BC



GRADING PLAN -LEVEL 5

DRAWN
RG / JW
CHECKED
KM



GRADING PLAN - LEVEL 11

L5.06 SCALE: 1:100

NOTES

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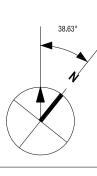
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H E N

R I Q

598 W Georgia Street

U E Z

Vancouver BC V6B 2A3 T 604,687,5681

NOV 20, 2020

SEPT 25, 2020

SEPT 4, 2020

JULY 31, 2020

COAL HARBOUR

480 BROUGHTON ST. VANCOUVER, BC



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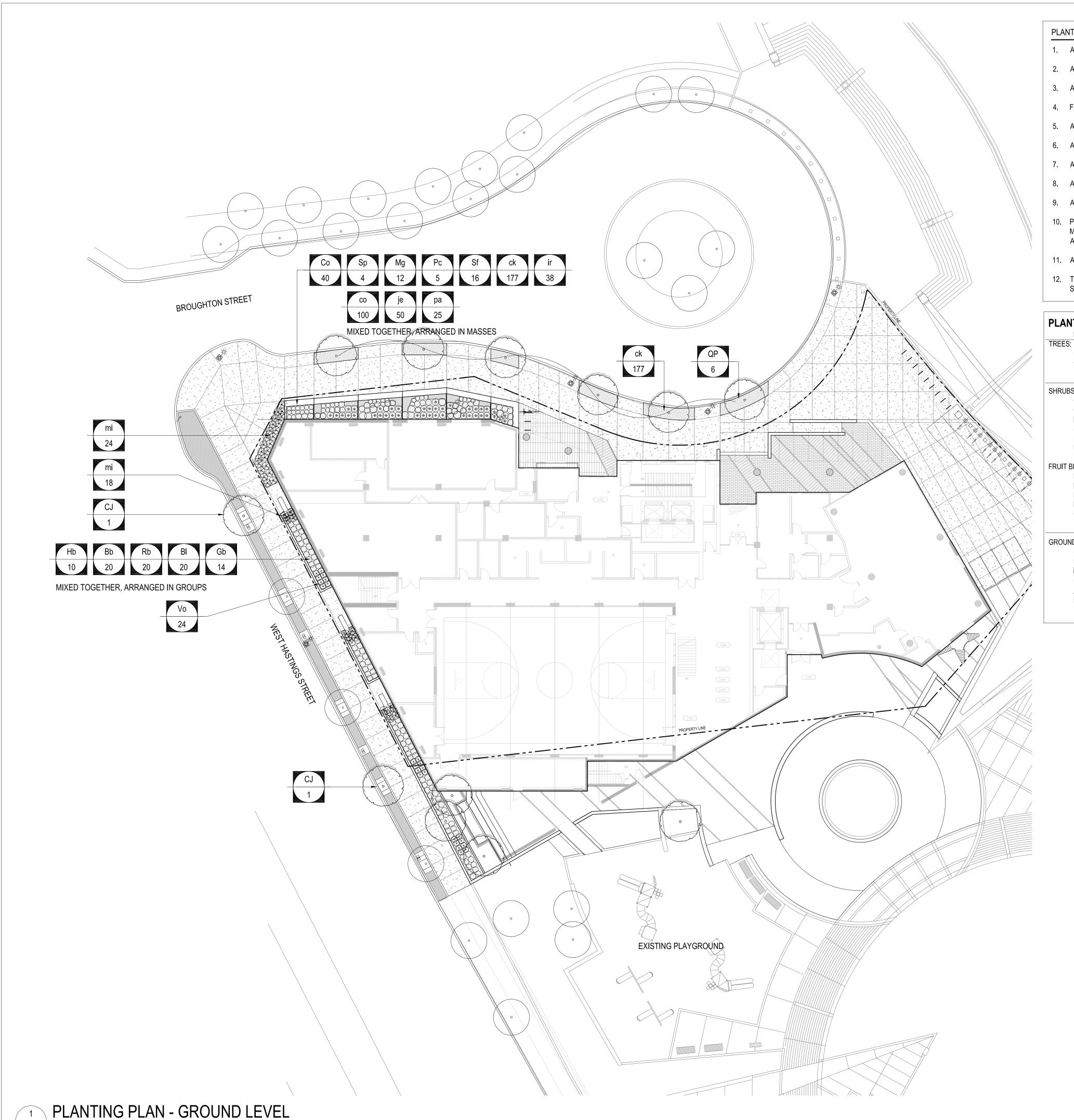
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ISSUED FOR PRE-DP

ISSUED FOR DD / DP

GRADING PLAN -LEVEL 11

DRAWN
RG / JW
CHECKED
KM



L6.01 SCALE: 1:200

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.
- 2. ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST.
- 3. ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
- 4. FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.
- 5. ALL PLANT MATERIAL MUST BE SUPPLIED AT THE SIZES INDICATED AND CONFORMS WITH THE SPECIFICATION.
- 6. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
- 7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- 8. ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
- 9. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
- 10. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
- 11. ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE.
- 12. THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.

KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
QP	Quercus phellos	Willow Oak	6	8cm Cal., 1.8m std., WB
CJ	Cercidiphyllum japonicum	Katsura Tree	2	8cm Cal., 1.8m std., WB
AC	Acer circinatum	Vine Maple	3	Multi-stem (3 min.), 3m ht.
SHRUBS:				
Co	Cornus s. 'Arctic Fire'	Arctic Fire Redtwig Dogwood	40	#3 Pot, 750mm o.c.
Ck	Cornus 'Kelseyi'	Kelsey's Redtwig Dogwood	7	#3 Pot, 600mm o.c.
Mg	Myrica gale	Sweet Gale	12	#3 Pot, 600mm o.c.
Sp	Salix purpurea	Dwarf Purple Willow	4	#3 Pot
Sf	Spiraea j. 'Goldflame'	Goldflame Spiraea	16	#3 Pot, 600mm o.c.
Pc	Physocarpus opulifolius 'POIPP2'	'Petite Plum' Ninebark	5	#3 Pot
FRUIT BEARIN	G SHRUBS:			
Hb	Lonicera caerulea	Haskap Berry	10	#3 Pot, 600mm o.c.
Bb	Rubus x 'ATF-236T'	Baby Cakes Blackberry	20	#3 Pot, 600mm o.c
Rb	Rubus idaeus 'NF7'	Raspberry Shortcake	20	#3 Pot, 600mm o.c
BI	Vaccinium corymbosum 'ZF06-179'	Jelly Bean Blueberry	20	#3 Pot, 600mm o.c
Gb	Lycium variety	Goji Berry	14	#3 Pot, 600mm o.c
Vo	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	24	#3 Pot, 450mm o.c.
GROUNDCOVI	ERS, GRASSES, PERENNIALS & WETLAND P	LANTS:		
ck	Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Reed Grass	177	#1 Pot, 450mm o.c.
mi	Miscanthus 'Yaku Jima'	Yaku Jima Maiden Grass	42	#2 Pot, 700mm o.c.
ir	Iris siberica 'Bennerup Bluer'	Bennerup Blue Siberian Iris	38	#1 Pot, 300mm o.c.
со	Carex obnupta	Slough Sedge	100	Plugs, 225mm o.c.
je	Juncus ensinata	Daggerleaf Rush	50	Plugs, 225mm o.c.
pa	Potentilla anserina	Pacific Silverweed	25	15cm Pot, 300mm o.c.

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NOV 20, 2020

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JULY 31, 2020

COAL
HARBOUR
480 BROUGHTON ST. VANCOUVER, BC

NSULTANT

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ISSUED FOR DD

ISSUED FOR PRE-DP

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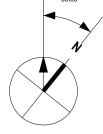


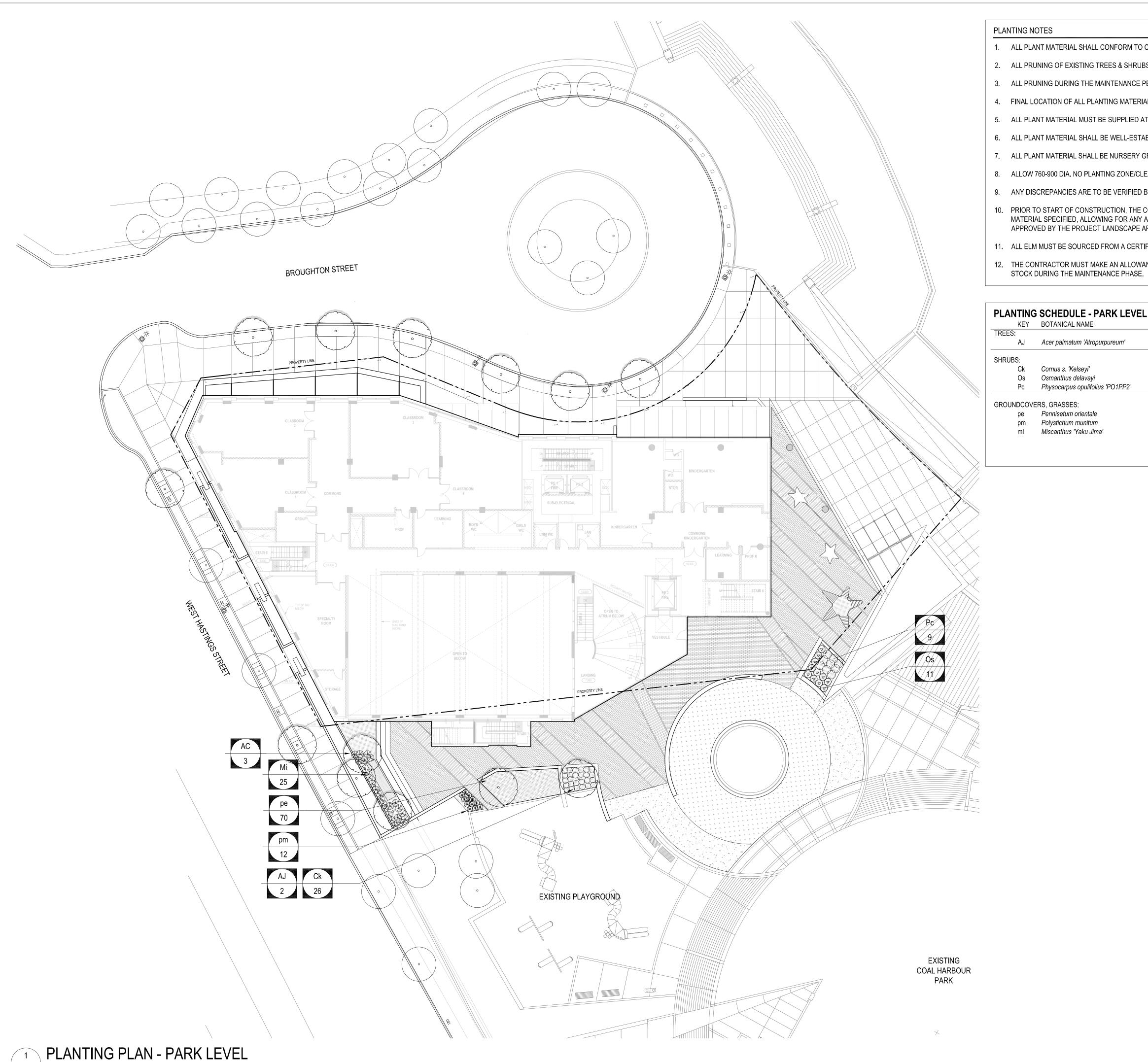
DRAWING TITLE

PLANTING PLAN GROUND LEVEL

DATE	DRAWN
2020.07.31	RG / JW
SCALE	CHECKED
1:200	KM
JOB NO.	
19028	

L6.01





L6.02 SCALE: 1:200

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.
- 2. ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST.
- 3. ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
- 4. FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.
- 5. ALL PLANT MATERIAL MUST BE SUPPLIED AT THE SIZES INDICATED AND CONFORMS WITH THE SPECIFICATION.
- 6. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
- 7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- 8. ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
- 9. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
- 10. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
- 11. ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE.
- 12. THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.

KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
AJ	Acer palmatum 'Atropurpureum'	Redleaf Japanese Maple	2	Mullt-stem, 3.5m height
SHRUBS:				
Ck	Cornus s. 'Kelseyi'	Kelsey's Dwarf Redtwig Dogwood	26	#3 Pot, 750mm o.c.
Os	Osmanthus delavayi	Delavay Osmanthus	11	#3 Pot, 600mm o.c.
Pc	Physocarpus opulifolius 'PO1PP2'	'Petite Plum' Ninebark	9	#3 Pot, 1000mm o.c.
GROUNDCOV	/ERS, GRASSES:			
pe	Pennisetum orientale	Oriental Fountain Grass	70	#1 Pot, 350mm o.c.
pm	Polystichum munitum	Sword Fern	12	#1 Pot, 600mm o.c.
mi	Miscanthus 'Yaku Jima'	Dwarf Maiden Grass	25	#2 Pot, 700mm o.c.

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2020-11-20

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Henriquez Partners Architects 598 W Georgia Street Vancouver BC V6B 2A3 T 604.687.5681

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ISSUED FOR DD

ISSUED FOR PRE-DP

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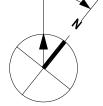
COAL **HARBOUR** 480 BROUGHTON ST. VANCOUVER, BC

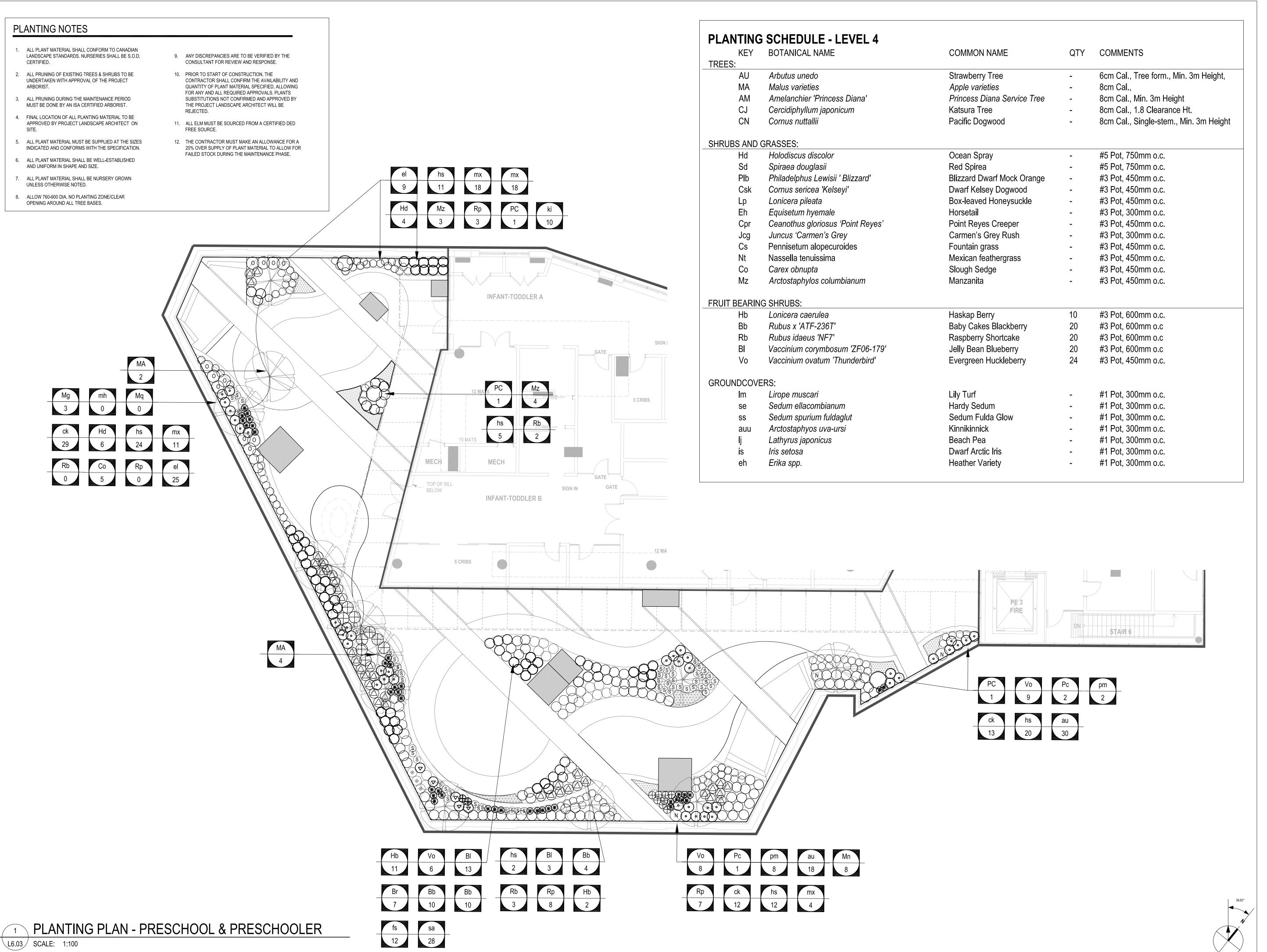


PLANTING PLAN PARK LEVEL

DATE	DRAWN
2020.07.31	RG / JW
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L6.02





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HEN Henriquez Partners Architect
RIQ 598 W Georgia Street

NOV 20, 2020

SEPT 25, 2020

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COAL HARBOUR

CONSULTANT

ISSUED FOR DP

ISSUED FOR DD

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PLANTING PLAN

DATE 2020.07.31 | DRAWN | RG / JW

RG / JW
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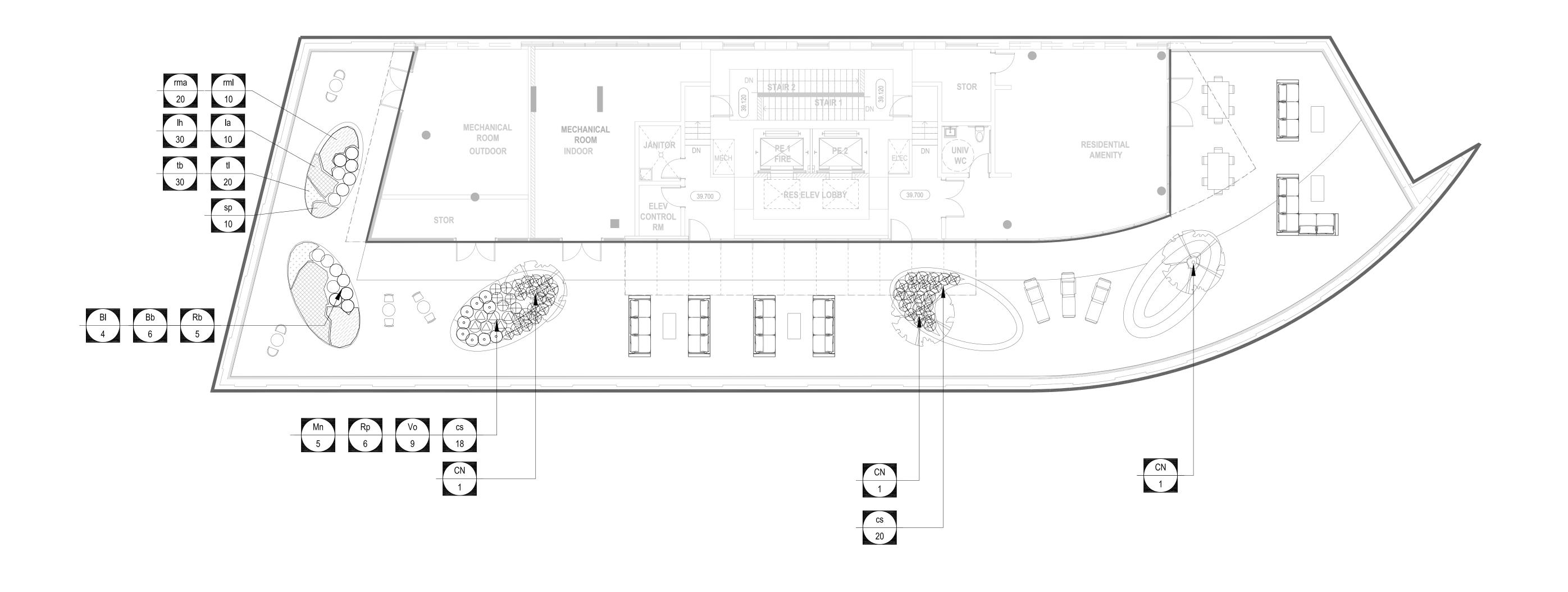
L6.04

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- 2. ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT APPOPLIST.
- 3. ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
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- 8. ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.

- 9. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
- 10. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
- 11. ALL ELM MUST BE SOURCED FROM A CERTIFIED DED
- 12. THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.

KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
CN	Cornus 'Eddie's White Wonder	Eddie's White Wonder Dogwood	2	6cm Cal., 1.8m std.
AU	Arbutus unedo	Strawberry Tree	1	1.5m ht., multi-stem
FRUIT BEARIN	NG SHRUBS:			
Bb	Rubus x 'ATF-236T'	Baby Cakes Blackberry	6	#3 Pot, 600mm o.c
Rb	Rubus idaeus 'NF7'	Raspberry Shortcake	5	#3 Pot, 600mm o.c
BI	Vaccinium corymbosum 'ZF06-179'	Jelly Bean Blueberry	4	#3 Pot, 600mm o.c
Vo	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	9	#3 Pot, 450mm o.c.
Rp	Rubus parviflorus	Thimbleberry	6	#3 Pot, 600mm o.c
Mn	Mahonia nervosa	Cascade Oregongrape	4	#3 Pot, 600mm o.c
GRASSES & G	ROUNDCOVERS:			
CS	Calamagrostis stricta	Northern Reed Grass 38	#2 Pot	, 600mm o.c.
EDIBLE HERB	S:			
rma	Salvia rosmarinus 'Arp'	Arp Rosemary	20	#1 Pot, 450mm o.c.
rml	Salvia rosmarinus' Alcalde'	Alcalde Rosemary	10	#1 Pot, 450mm o.c.
la	Lavandula a. 'Arctic Snow'	Arctic Snow Lavender	10	#1 Pot, 450mm o.c.
lh	Lavandula a. 'Hidcote Blue'	Hidcote Blue Lavender	30	#1 Pot, 450mm o.c.
sp	Salvia officinalis 'Purpurea'	Purple Culinary Sage	10	#1 Pot, 300mm o.c.
tb	Thymus 'Bressingham Pink'	Bressingham Pink Thyme	30	#1 Pot, 225mm o.c.
tl	Thymus x Citriodorus	Lemon Thyme	20	#1 Pot, 225mm o.c.



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SUED FOR PRE-DP	SEPT 25, 2020
SUED FOR DD	SEPT 4, 2020
SUED FOR DD / DP	JULY 31, 2020



COAL HARBOUR

480 BROUGHTON ST. VANCOUVER, BC



RAWING TITI F

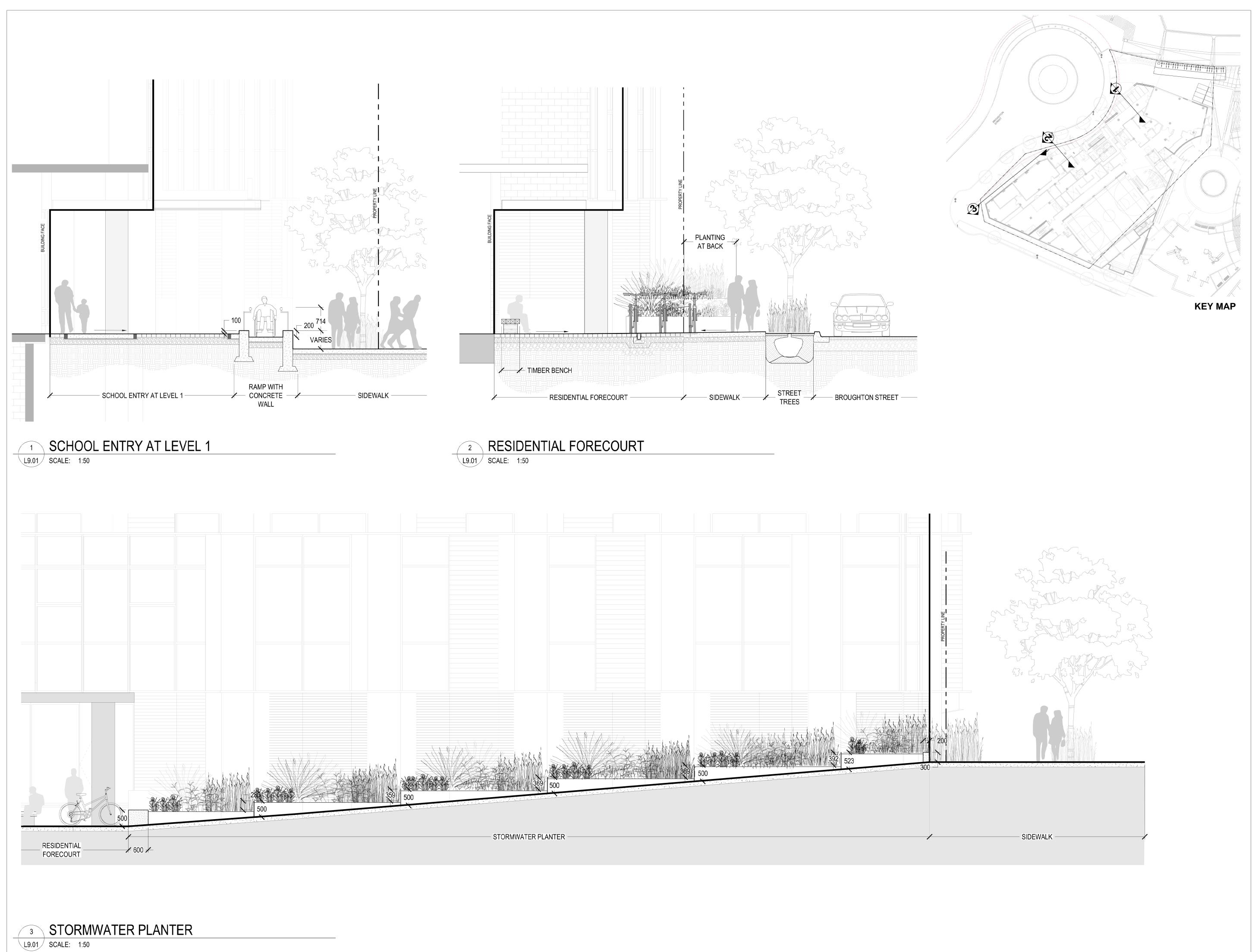
PLANTING PLAN AMENITY TERRACE

RG / JW
CHECKED
KM

L6.05

PLANTING PLAN - AMENITY TERRACE

L6.03 SCALE: 1:100



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H E N Henriquez Partners Architects
R I Q 598 W Georgia Street

SEPT 25, 2020

SEPT 4, 2020

JULY 31, 2020

COAL HARBOUR

480 BROUGHTON ST. VANCOUVER, BC

PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

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Vancouver BC V6J 1K7
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pfs@pfs.bc.ca
www.ofs.bc.ca
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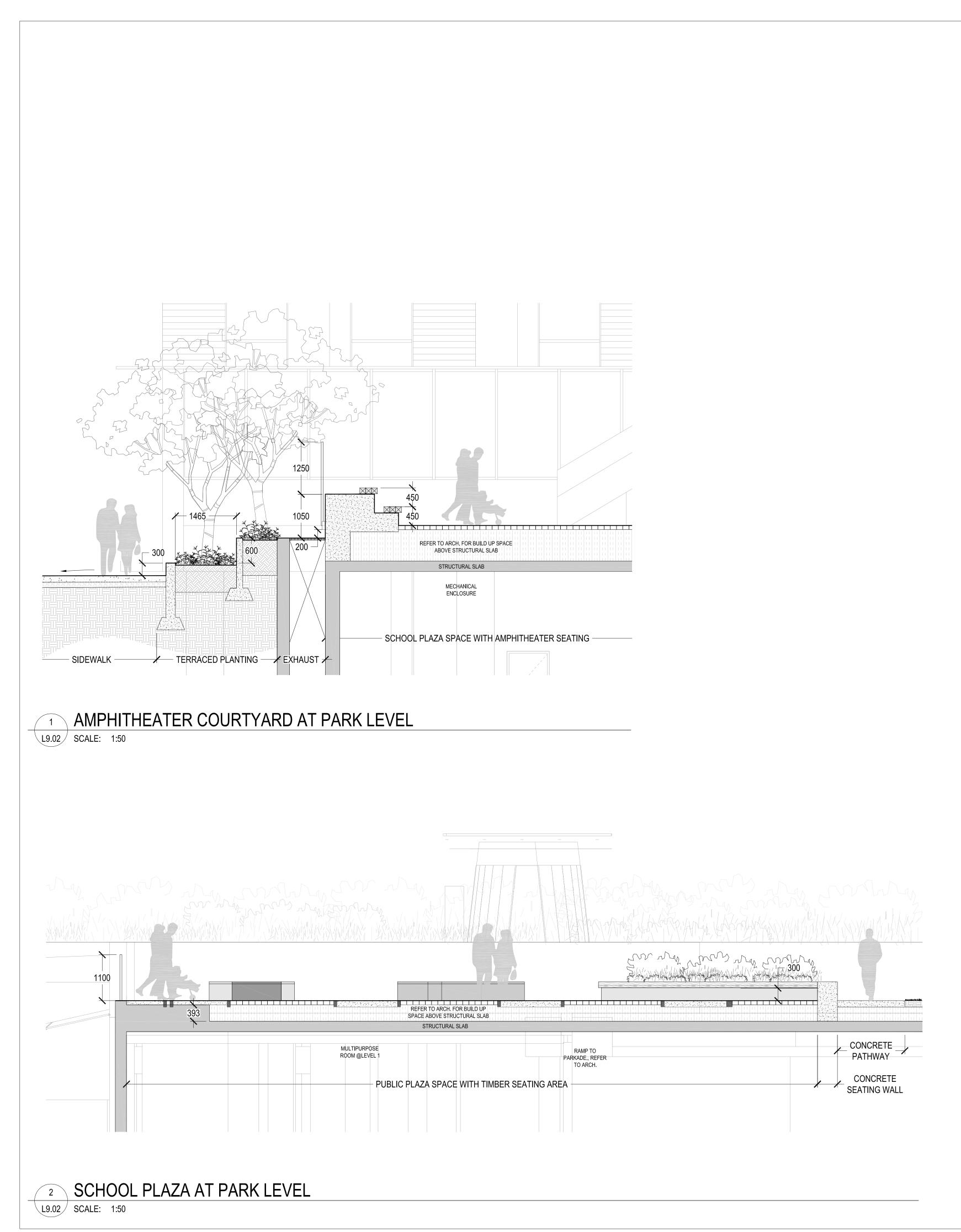
LANDSCAPE SECTIONS GROUND LEVEL

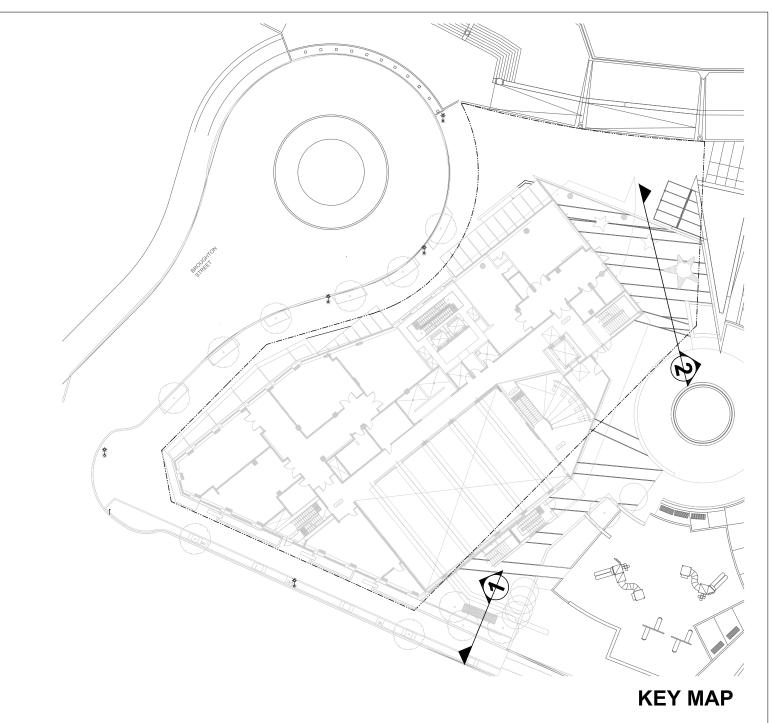
2020.07.31 RG / JW

SCALE CHECKED KM

JOB NO.
19028

L9.01





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COAL HARBOUR 480 BROUGHTON ST. VANCOUVER, BC

CONSULTANT

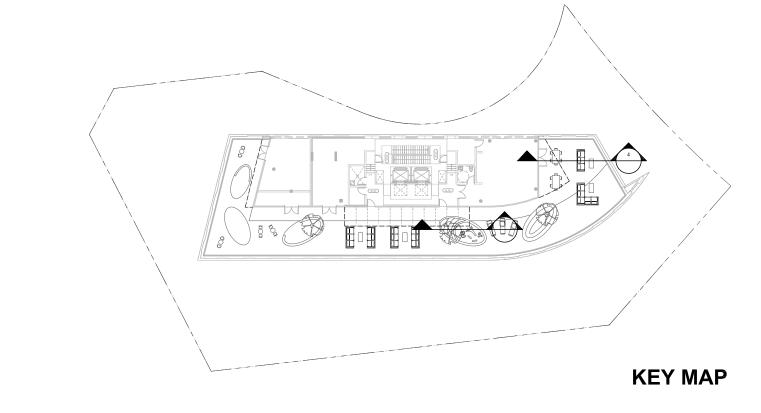


RAWING TITLE

LANDSCAPE SECTIONS PARK LEVEL

DATE	DRAWN
2020.07.31	RG / JW
SCALE	CHECKED
AS SHOWN	KM
JOB NO.	
19028	

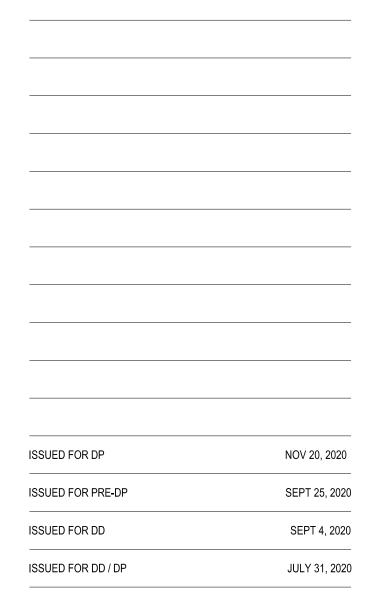
L9.02



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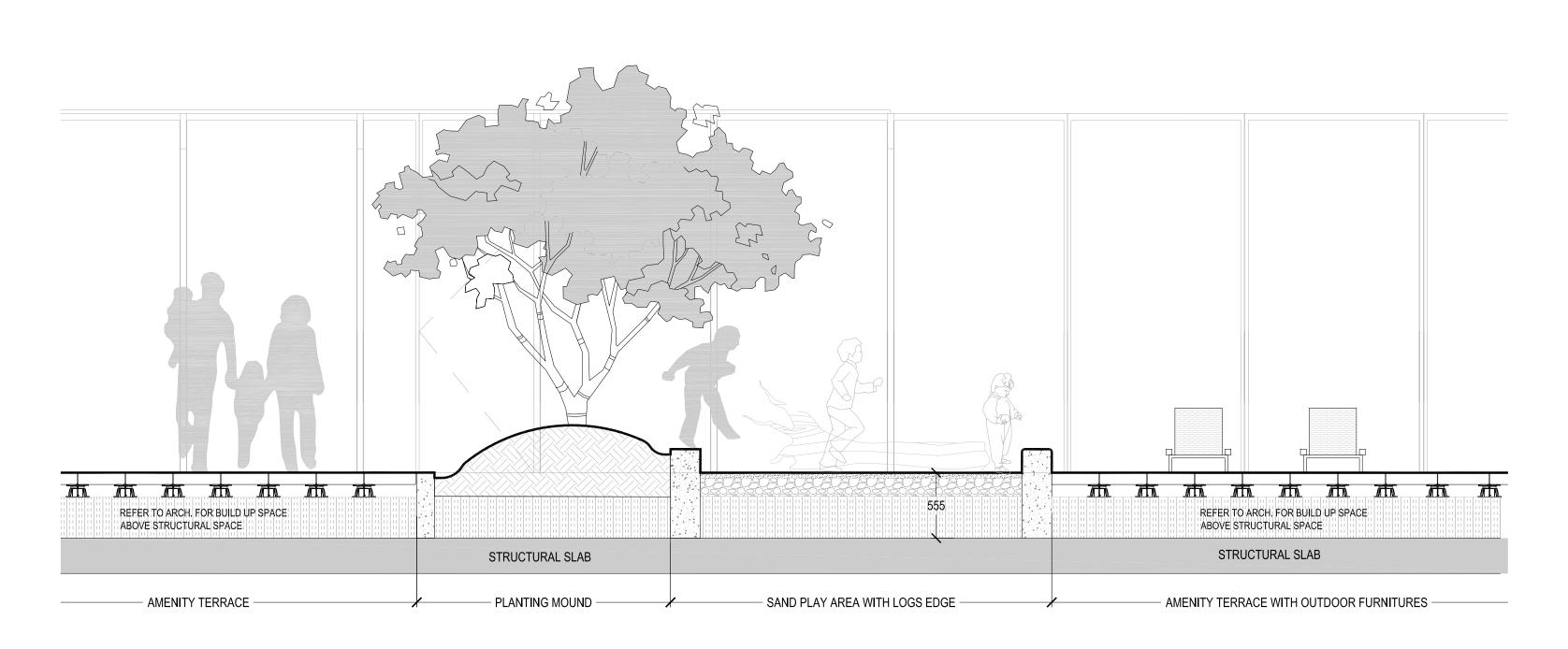


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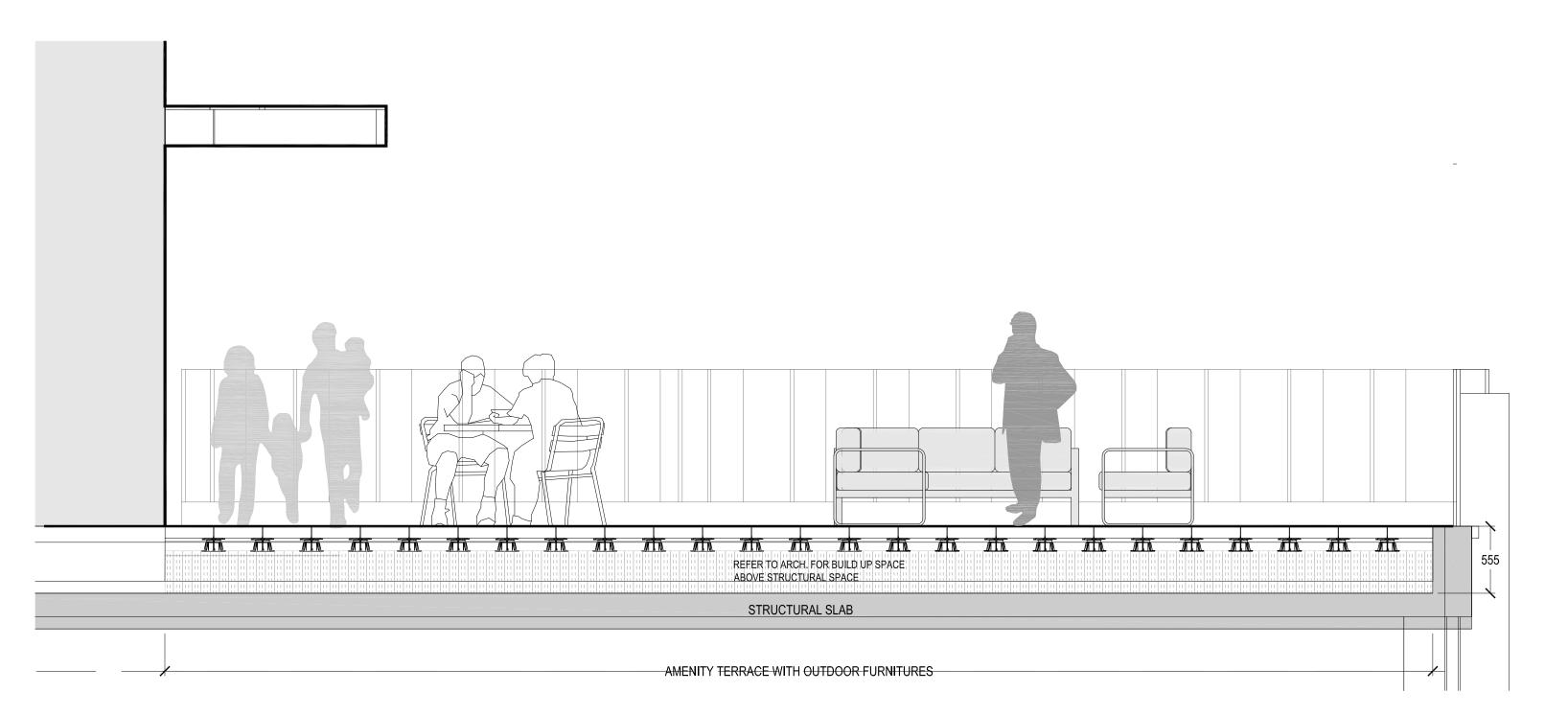
LANDSCAPE SECTIONS AMENITY TERRACE

DATE	DRAWN
2020.07.31	RG / JW
SCALE	CHECKED
AS SHOWN	KM
JOB NO.	
19028	

L9.04

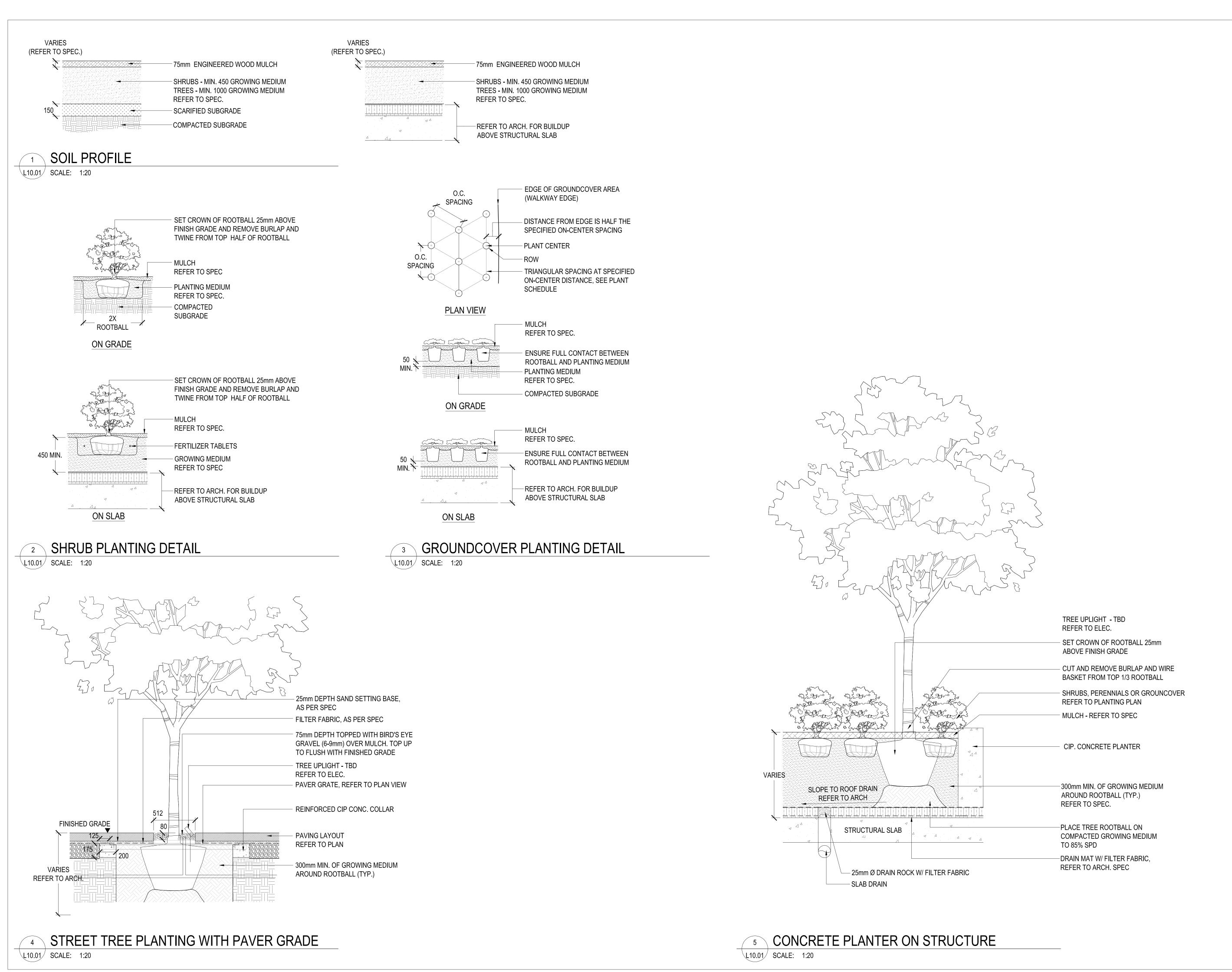


1 CHILDREN PLAY AREA L9.04 SCALE: 1:30



² OUTDOOR LOUNGE AREA

L9.04 | SCALE: 1:30



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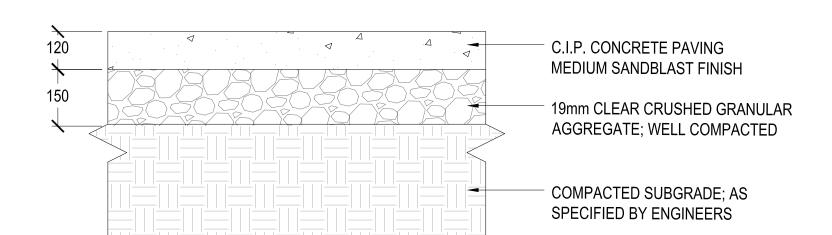
1777 West 3rd Avenue
Vancouver BC V6j 1k
604.736.5168
pfs@pfs.b.c.a
www.pfs.bc.ca

AWING TITLE

TYPICAL PLANTING DETAILS

RG / JW	
CHECKED	
KM	
	CHECKED

L10.01

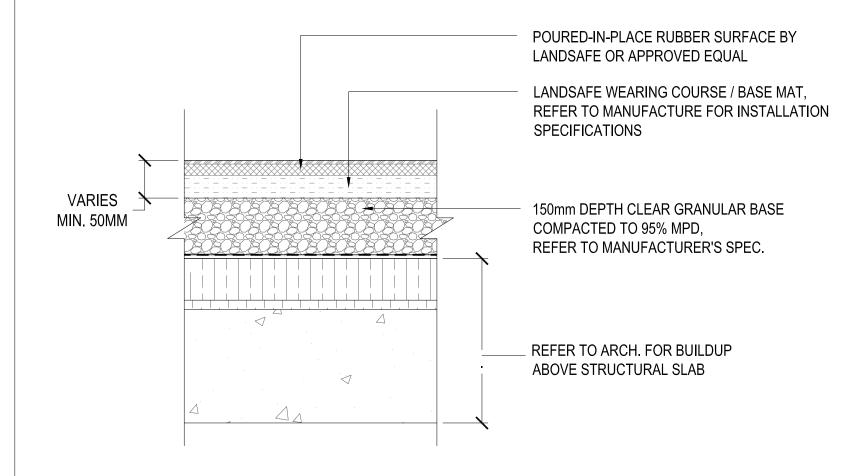


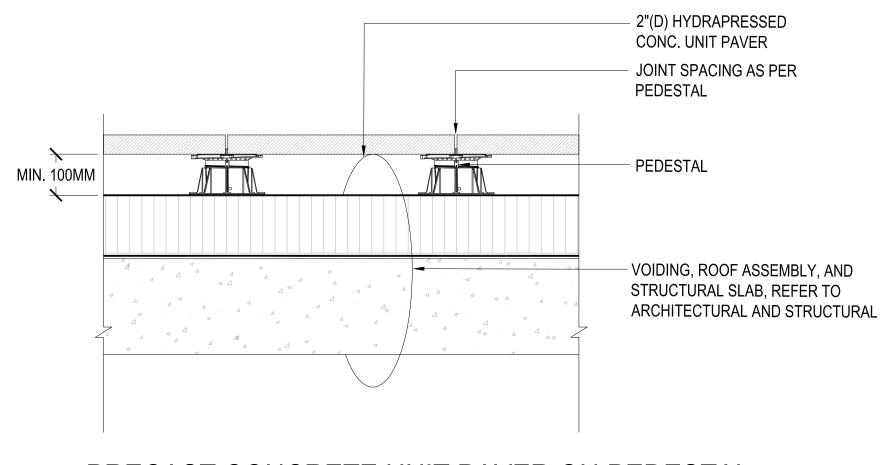
1 TYPICAL CIP CONCRETE

2 RUBBER PLAY SURFACING

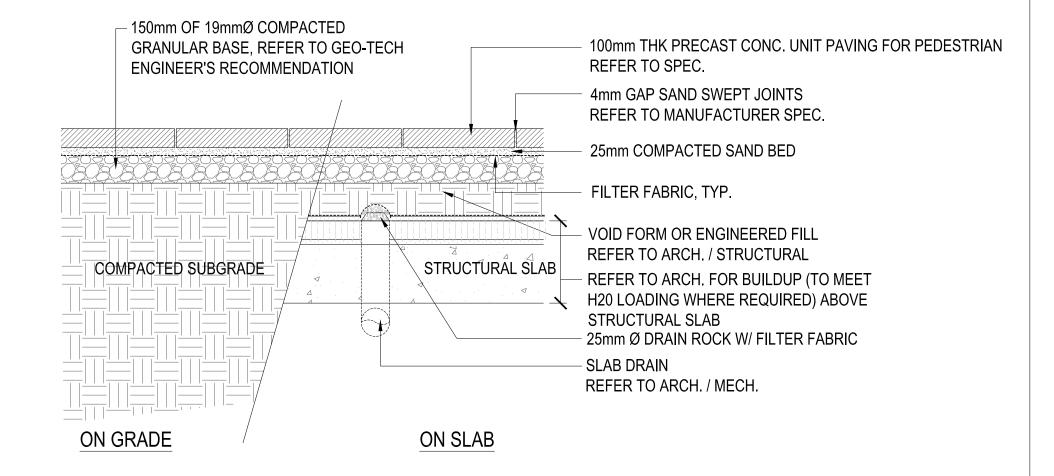
L10.02 SCALE: 1:10

L10.02 SCALE: 1:10



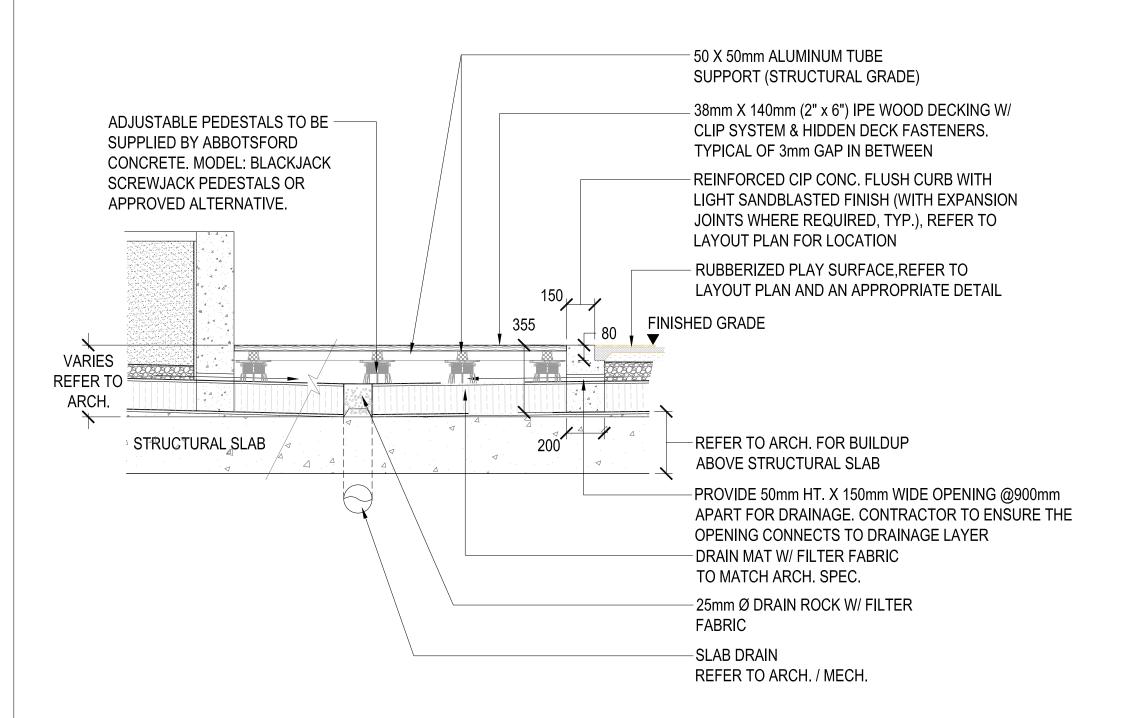


PRECAST CONCRETE UNIT PAVER ON PEDESTAL L10.02 SCALE: 1:10



PRECAST CONCRETE UNIT PAVER - TYPICAL

L10.02 SCALE: 1:20



WOOD DECK ON PEDESTAL - ON STRUCTURE

L10.02 SCALE: 1:20



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TYPICAL PAVING DETAILS

DATE	DRAWN
2020.07.31	RG / JW
SCALE	CHECKED
AS SHOWN	KM
JOB NO.	
19028	

L10.02

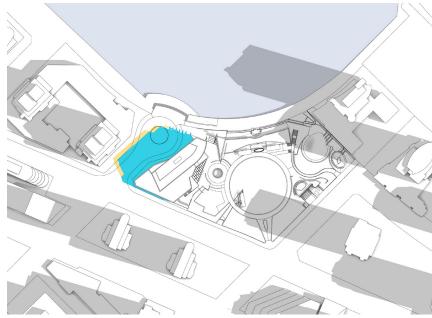
Shadow Studies

Summer solstice – June 21

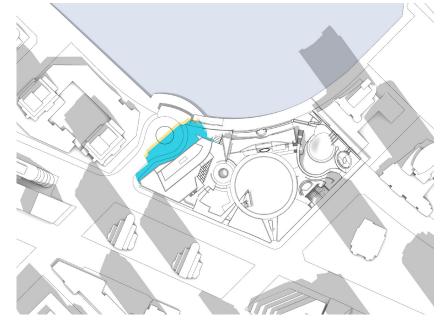
Detailed shadow studies have been completed to understand the impact of the project on the surrounding context, to minimize shadows and to preserve access to daylight.

The majority of shadows cast are on Broughton Street and the public realm and are attributed mainly to the massing of social housing portion of the building.

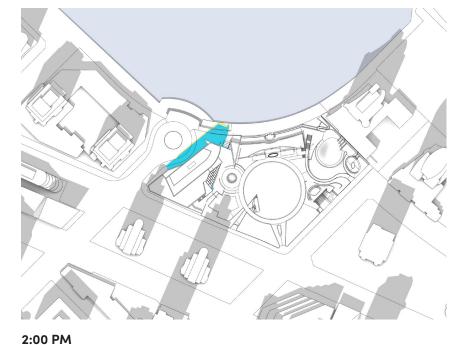
Particular attention has been given to the placement of the housing massing to minimize any shadowing on the adjacent Coal Harbour Park and the new childcare play area.

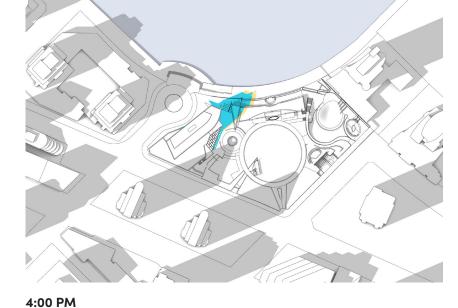


10:00 AM



12:00 PM





Note: DST has been allowed for in studies

Existing Ground Plane Shadows

Ground Plane Shadows - CD-1 Height Limit

Incremental Ground Plane Shadows - Proposed Building

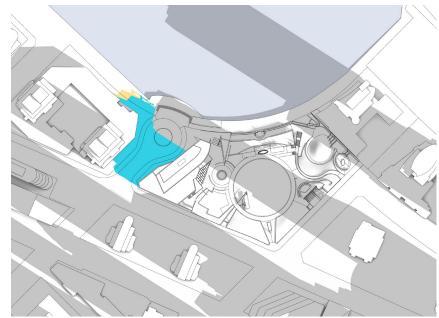




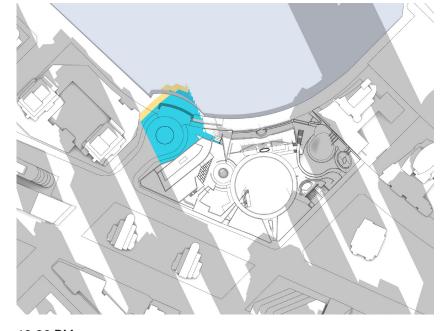
Spring equinox – March 19

During the Spring equinox the project will provide some additional shadowing as shown on the complete studies.

The majority of the shadows are cast on the public realm and minimal additional impact to the Coal Harbour Park.

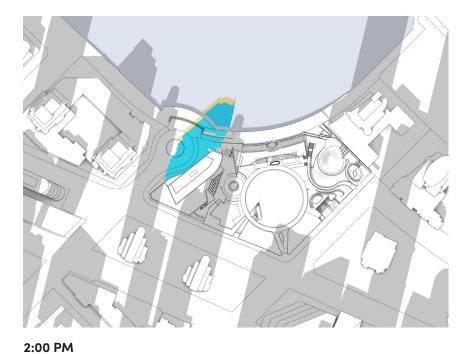


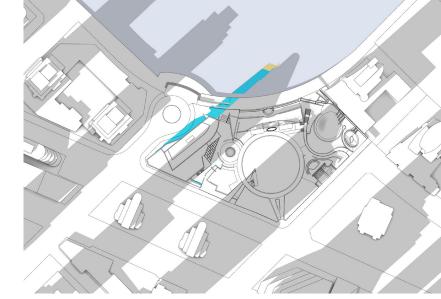
10:00 AM



12:00 PM

4:00 PM







Note: DST has been allowed for in studies

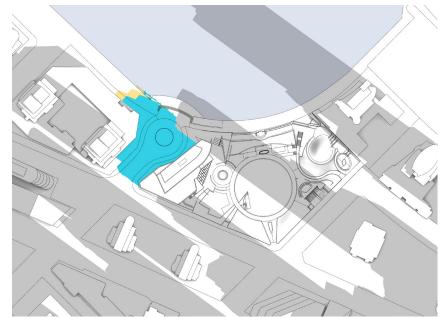




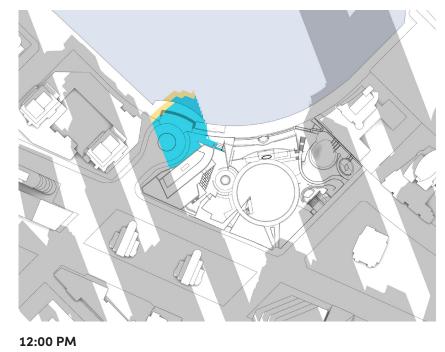
Autumn equinox – September 22

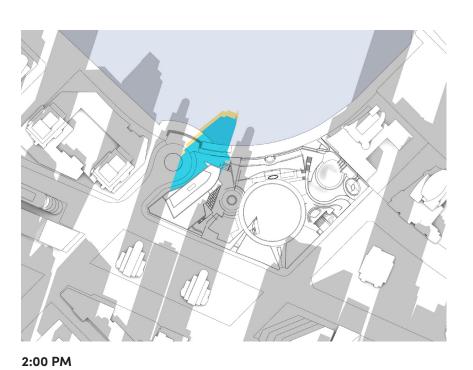
During the Autumn equinox the project will provide some additional shadowing as shown on the complete studies.

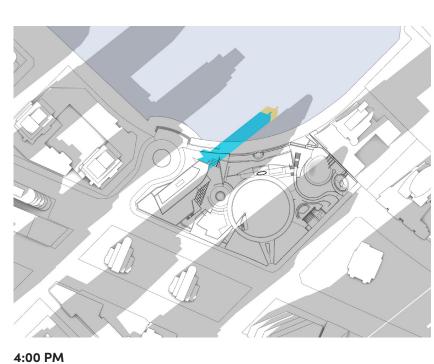
The majority of the shadows are cast on the public realm and minimal additional impact to the Coal Harbour Park.



10:00 AM







Existing Ground Plane Shadows Ground Plane Shadows - CD-1 Height Limit Incremental Ground Plane Shadows - Proposed Building

Note: DST has been allowed for in studies





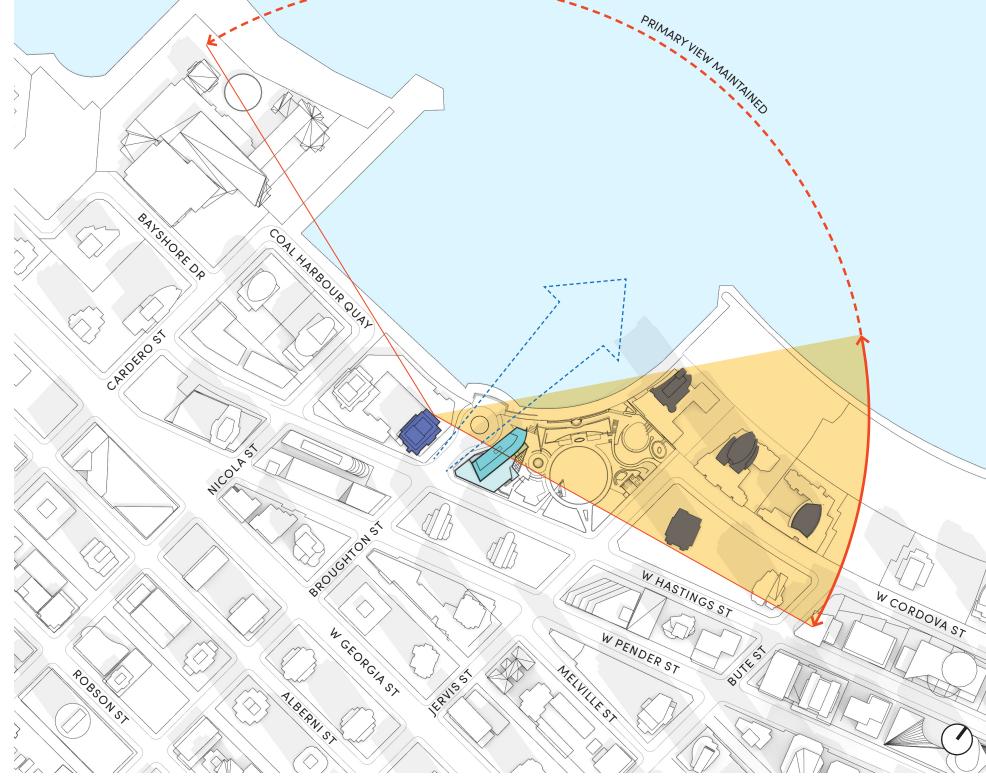
View Studies

499 Broughton Street

View Height: 8th storey Incremental View Impact: 0°

Note: New building does not impact views above 43.6 m (geodetic elevation).









499 Broughton Street

View Height: 8th Storey Incremental View Impact: 3.10°

Note: New building does not impact views above 43.6 m (geodetic elevation).

