

Site Plan
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Human Studio | Architecture + Urban Design
#200 - 68 East 2nd Avenue, Vancouver, Canada

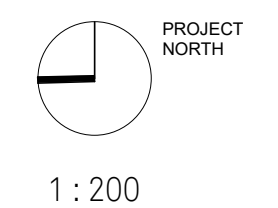
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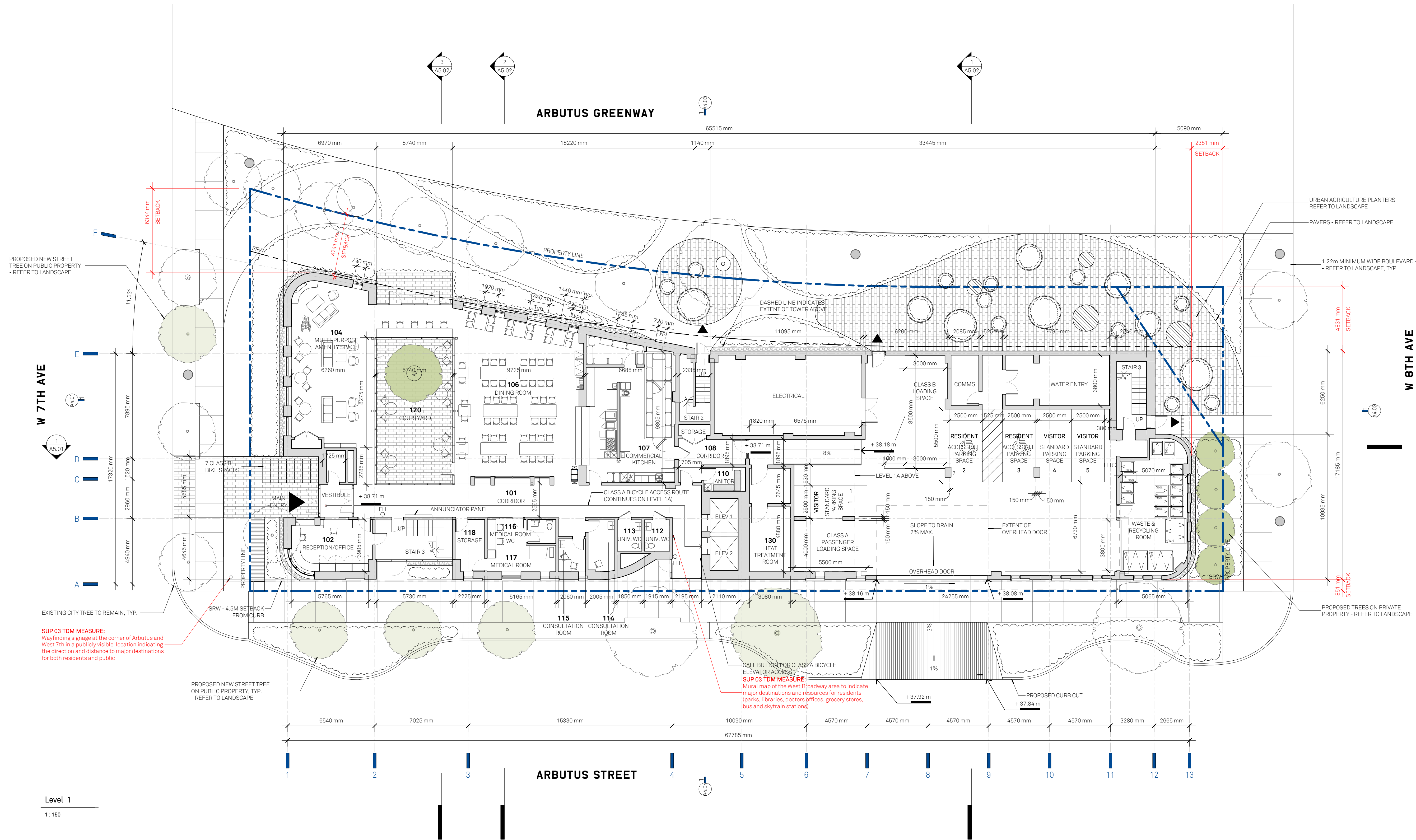
2022-11-15

DATE	REV	DESCRIPTION
2022-11-15	3	Re-Issued for DP
2022-10-25	2	Issued for BCH DD Review
2022-10-18	1	Issued for Development Permit

PMSHI ARBUTUS STREET
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HS0071



Site Plan
A1.00



SUP 03 TDM MEASURE:
Wayfinding signage at the corner of Arbutus and West 7th in a publicly visible location indicating the direction and distance to major destinations for both residents and public

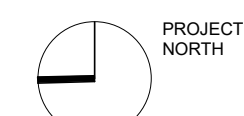
SUP 03 TDM MEASURE:
Murals map of the West Broadway area to indicate major destinations and resources for residents (parks, libraries, doctors offices, grocery stores, bus and skytrain stations)



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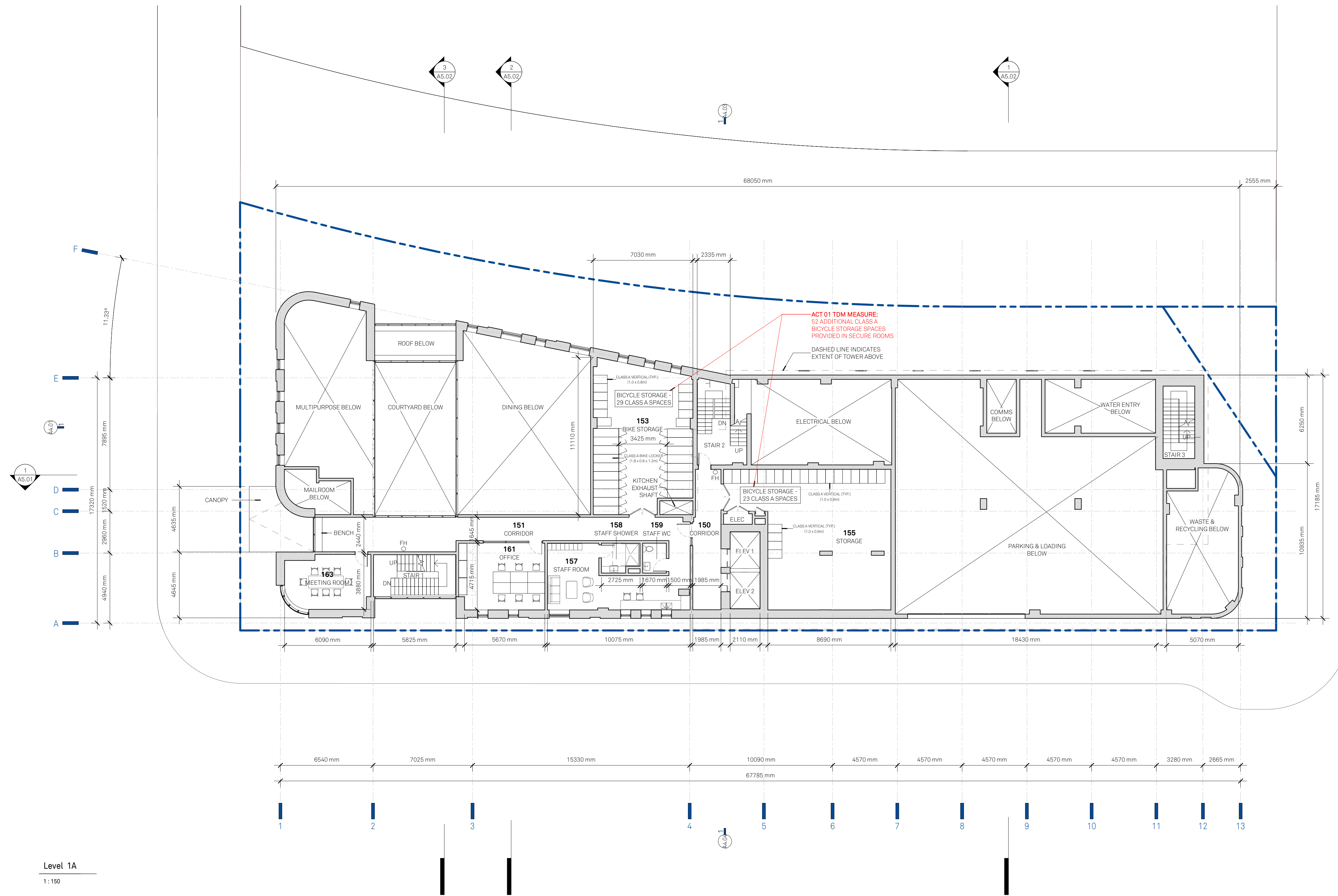
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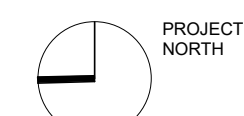
Floor Plan - Level 1
A2.01



2022-11-15

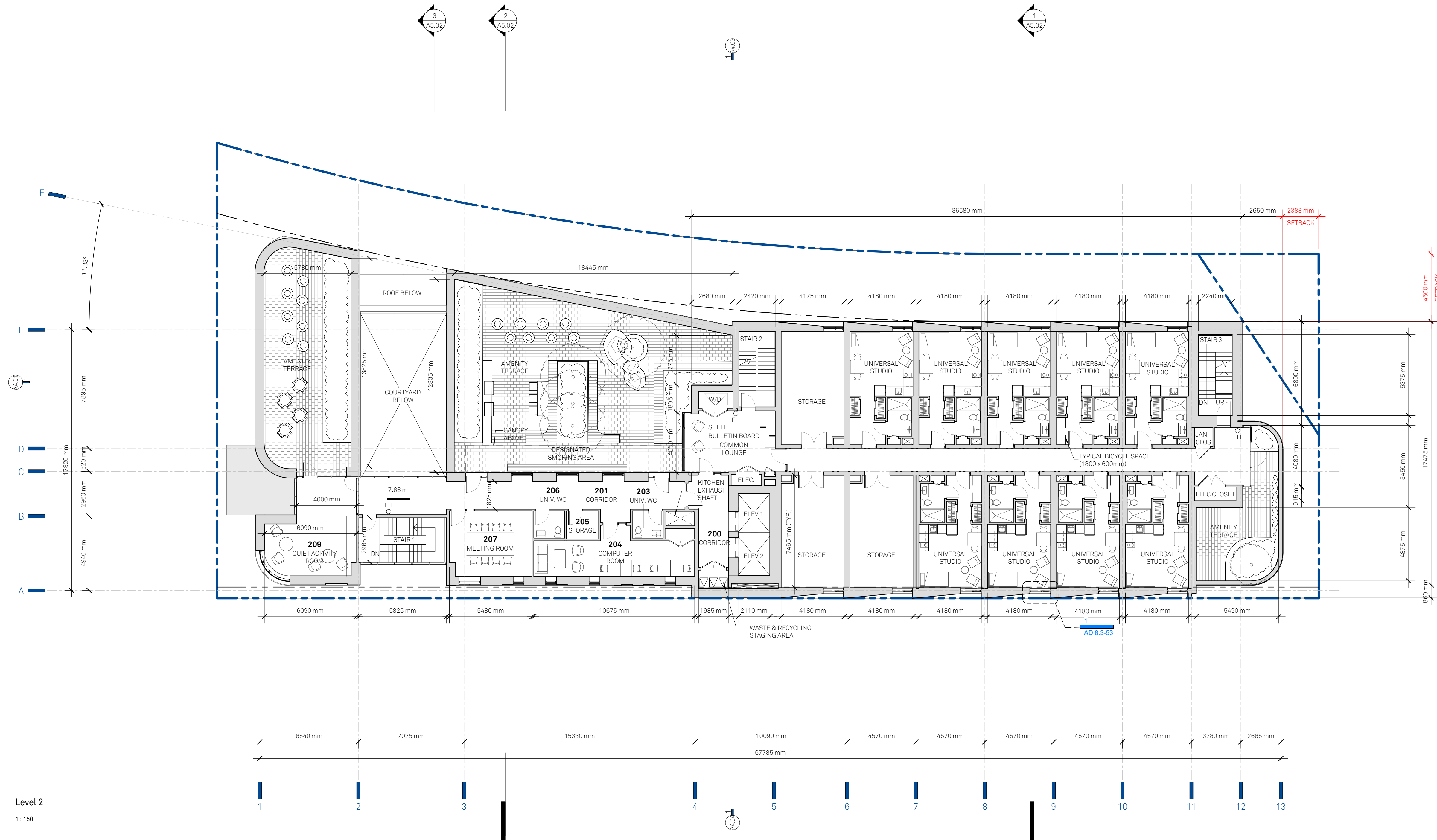
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1:150

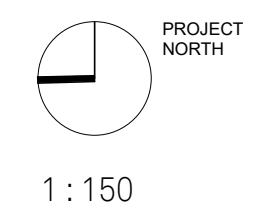
Floor Plan - Level 1A
A2.01a



2022-11-15

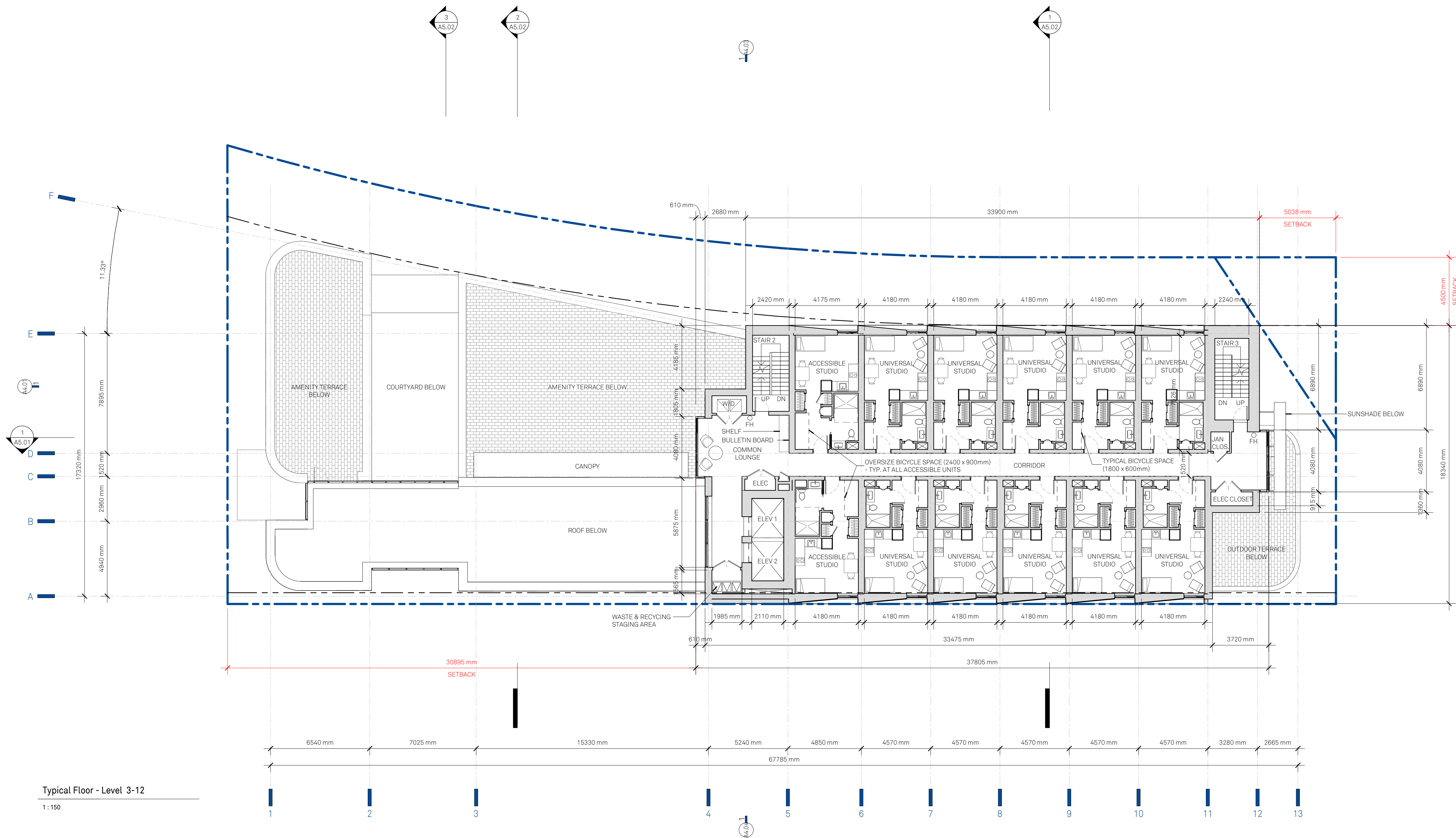
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Floor Plan - Level 2
A2.02



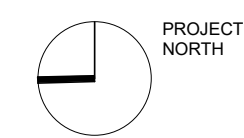
Typical Floor - Level 3-12
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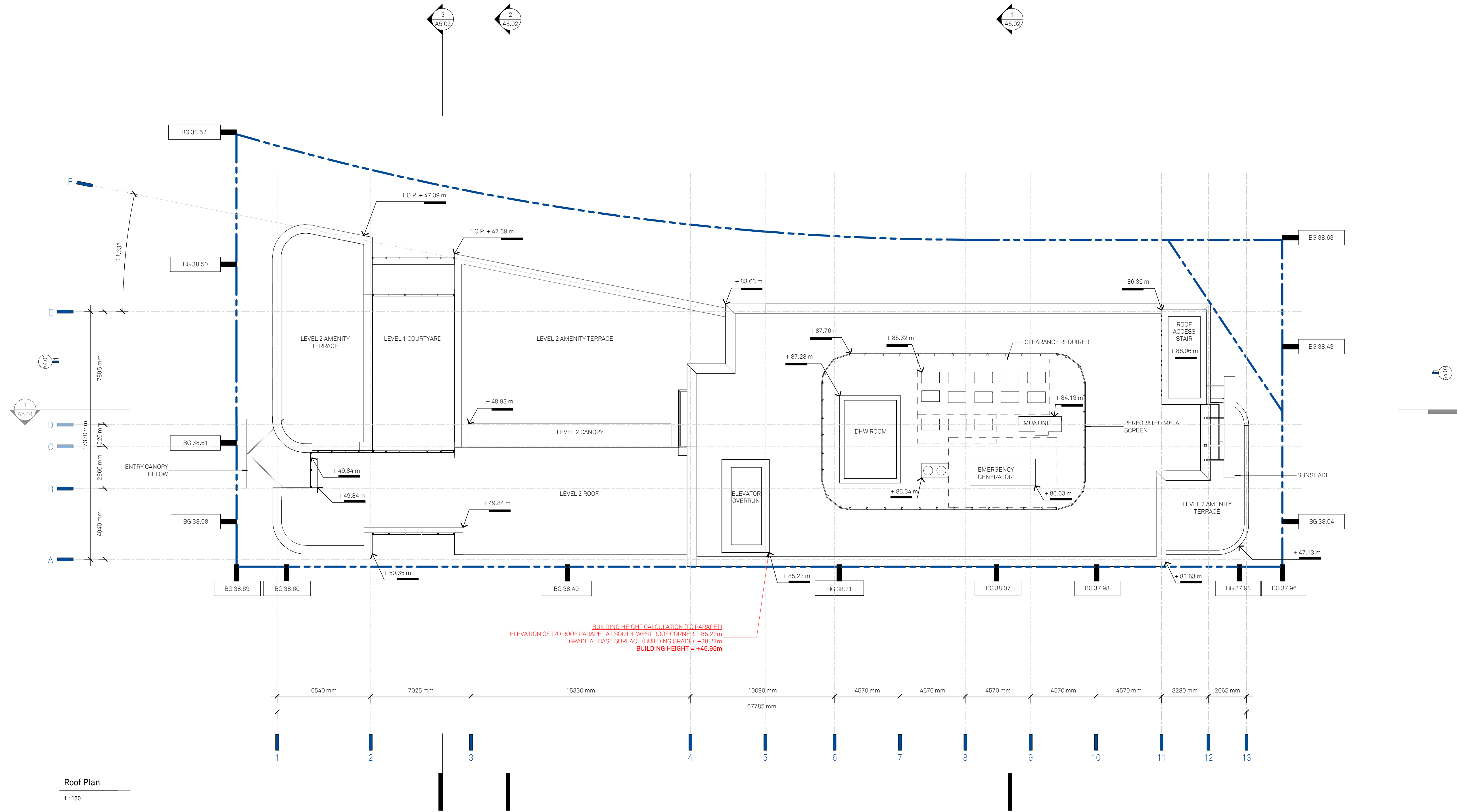
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Floor Plan - Typical
Residential Floor - Level
3-12

A2.03

HEIGHT EXCLUSIONS - ROOF AREA	
Per Vancouver Zoning By-Law 10.18	
South access stair (10.18.i)	20.8m ²
Mechanical equipment (10.18.b)	26.0m ²
- DHW Room	8.6m ²
- Emergency Generator	
Mechanical equipment screen	3.2m ²
Architectural Sunshades (no additional FSR)	5.9m ²
Total area above maximum height (+47.1m):	64.5m²
Total roof area:	639.8m ²
Proposed percentage of area above maximum height (+47.1m):	10.0%
Maximum percentage allowable (10.18):	10%



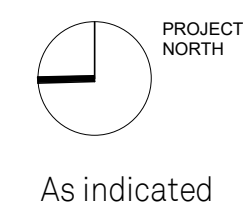
Roof Plan
1:150



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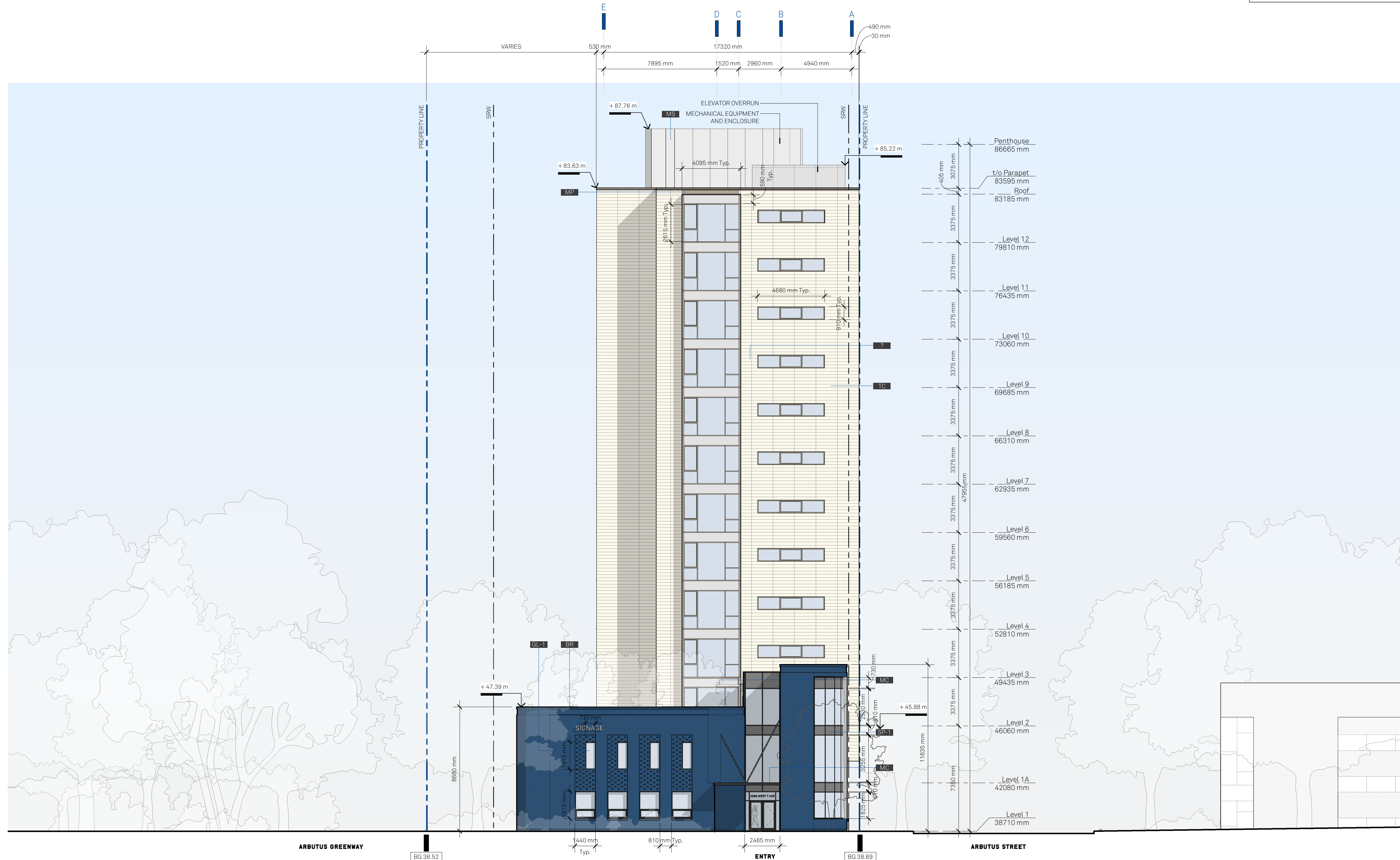
Roof Plan
A2.04

EXTERIOR MATERIALS LEGEND	
TC	TERRACOTTA PANEL - WHITE
BR	BRICK - BLUE
GL-1	GLAZING
GL-2	GLAZING - FROSTED
SP-1	SPANDREL PANEL - DARK GREY
SP-2	SPANDREL PANEL - LIGHT GREY
MD	METAL DOOR
OHD	OVERHEAD DOOR
MC	METAL CANOPY
MS	METAL SCREEN
SS	METAL SUNSHADE
SN	METAL SIGNAGE
AL	ALUMINUM LOUVRE
MP	METAL PANEL - TAUPE
FP	FIBRE REINFORCED CEMENT PANEL - LIGHT GREY

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North Elevation

1:150



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As indicated

Building Elevation -
North

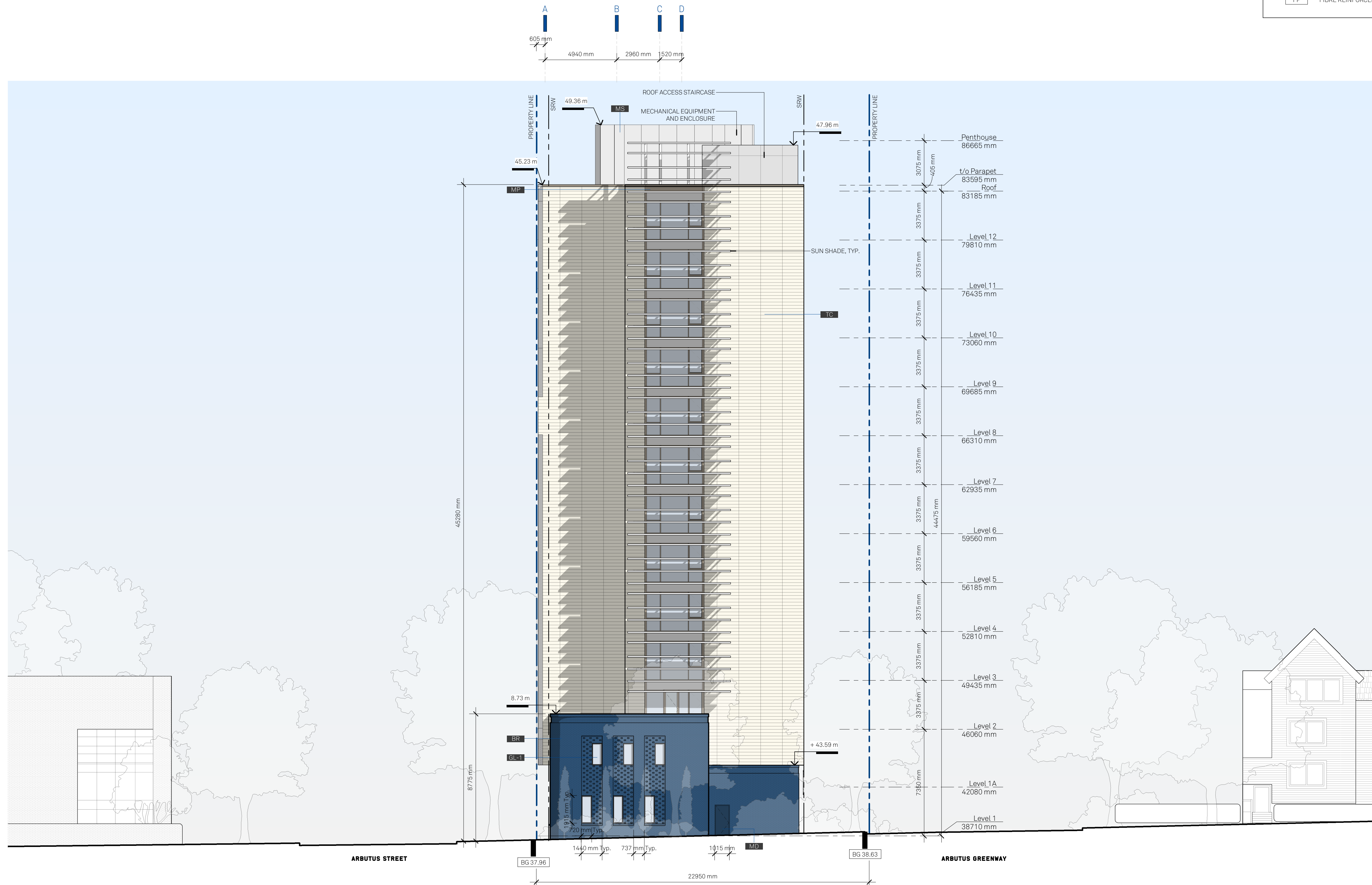
A4.01

EXTERIOR MATERIALS LEGEND	
TC	TERRACOTTA PANEL - WHITE
BR	BRICK - BLUE
GL-1	GLAZING
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South Elevation

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As indicated

Building Elevation -
South

A4.02

EXTERIOR MATERIALS LEGEND

TC	TERRACOTTA PANEL - WHITE
BR	BRICK - BLUE
GL-1	GLAZING
GL-2	GLAZING - FROSTED
SP-1	SPANDREL PANEL - DARK GREY
SP-2	SPANDREL PANEL - LIGHT GREY
MD	METAL DOOR
OHD	OVERHEAD DOOR
MC	METAL CANOPY
MS	METAL SCREEN
SS	METAL SUNSHADE
SN	METAL SIGNAGE
AL	ALUMINUM LOUVRE
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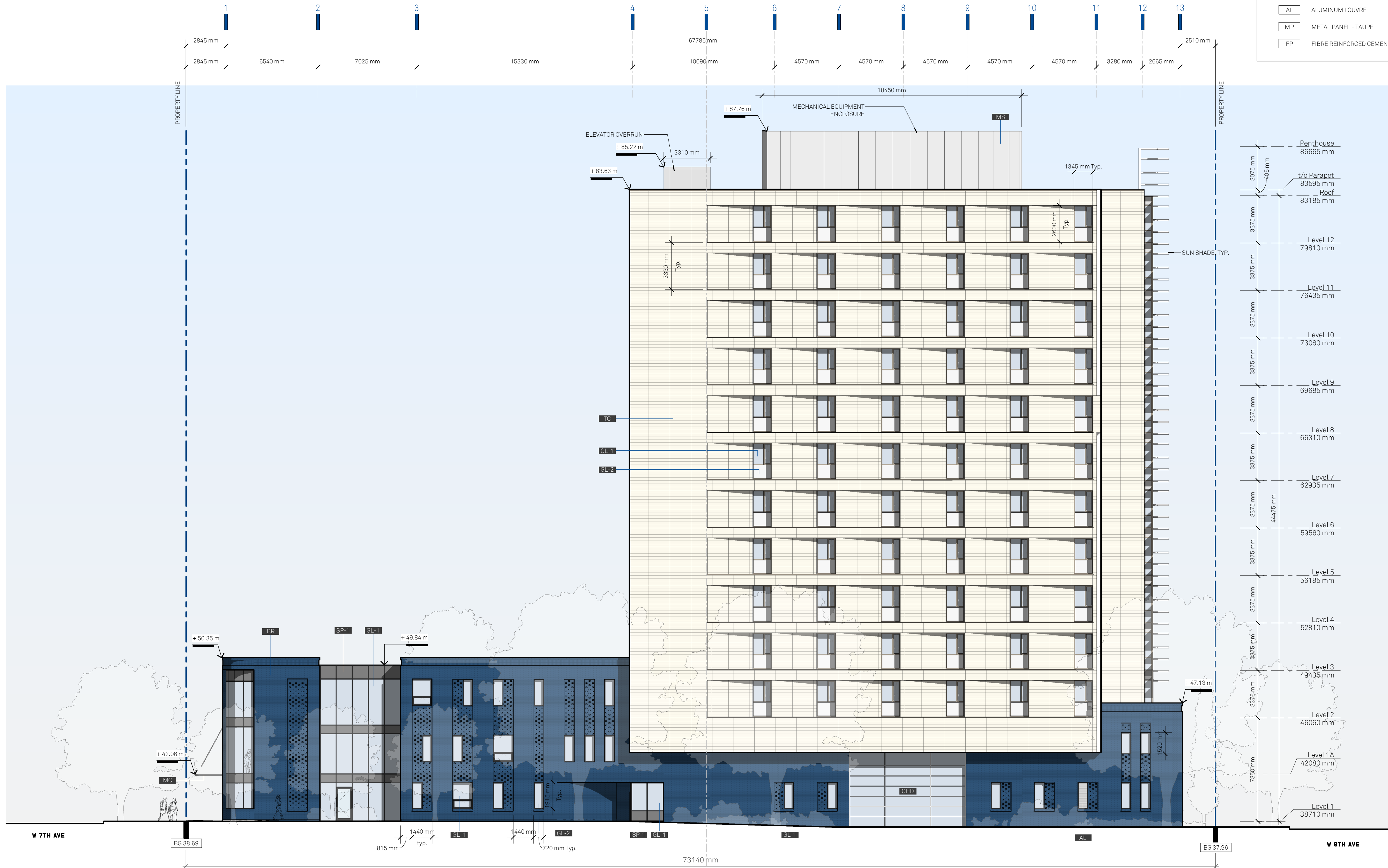
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As indicated

Building Elevation - East
A4.03

EXTERIOR MATERIALS LEGEND	
TC	TERRACOTTA PANEL - WHITE
BR	BRICK - BLUE
GL-1	GLAZING
GL-2	GLAZING - FROSTED
SP-1	SPANDREL PANEL - DARK GREY
SP-2	SPANDREL PANEL - LIGHT GREY
MD	METAL DOOR
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As indicated

Building Elevation - West
A4.04