POWERHOUSE X

ISSUED FOR DEVELOPMENT PERMIT

August 20, 2026

CONTACTS

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET, VANCOUVER, BC V6H 2V1

KEN LARSSON, SENIOR PRINCIPAL LANDSCAPE ARCHITECT
604.681.3303 x 236 | KEN@CONNECTLA.CA

PACK BUILDINGS
700 - 838 WEST HASTINGS STREET, VANCOUVER, BC V6C 0A6

GREG HARRIS, CO-FOUNDER/PROJECT LEAD
GREG@PACKBUILDINGS.COM

HUMAN STUDIO ARCHITECUTRE & URBAN DESIGN LTD.
200 - 68 EAST 2ND AVENUE, VANCOUVER, BC V5T 1B1

SAMANTHA BRUEGGER, SENIOR ARCHITECT
604-315-9305
SAMANTHA@HUMANSTUDIO.CA

LANDSCAPE DRAWING INDEX

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KEYPLAN

SEAL

ISSUE

9	ISSUED FOR DP	26-08-20
8	ISSUED FOR DP (DRAFT)	25-10-15
7	ISSUED FOR DP PRE APP	25-06-30
6	DP DRAFT	25-06-18
5	80% DD/DP	25-05-22
4	50% DD/DP	25-05-08
3	50% DD/DP	25-03-27
1	ISSUED FOR REZONING	24-12-13

POWERHOUSE X

441-449 East Pender Street
Vancouver, British Columbia

Scale:	NTS
Drawn:	JD
Reviewed:	KL
Project No.	24-170

COVER SHEET

L0.0

VISION



COMMUNITY

Respect of neighbourhood context.

Friendly and approachable.



COMFORT + SAFETY

Sense of coziness, warmth, and enclosure.

Spaces for respite and relief.



LUSH PLANTING

Vibrant and sensory spaces.

Biodiversity, Sense of calm.

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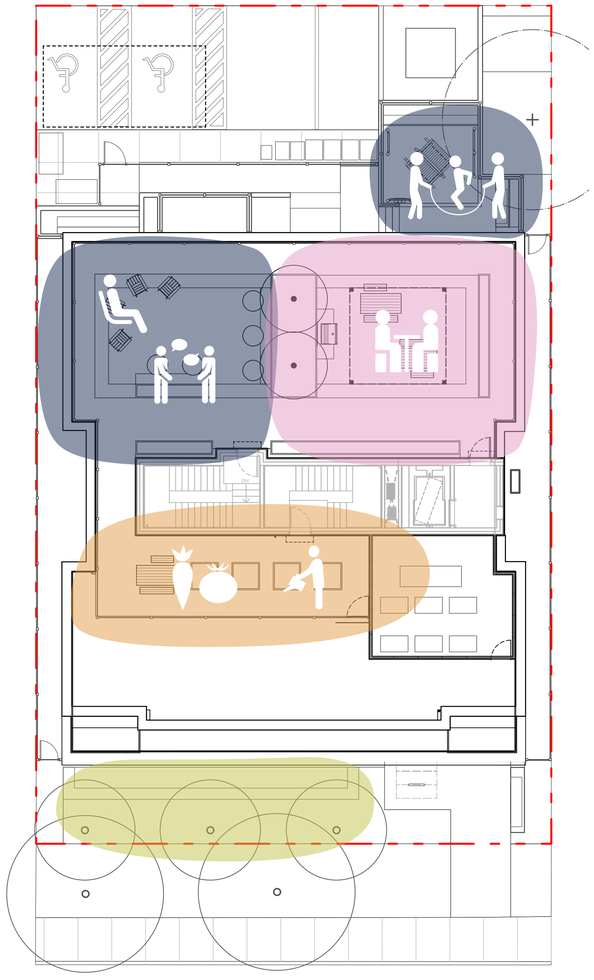
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INSPIRATION AND PRINCIPLES

L0.1

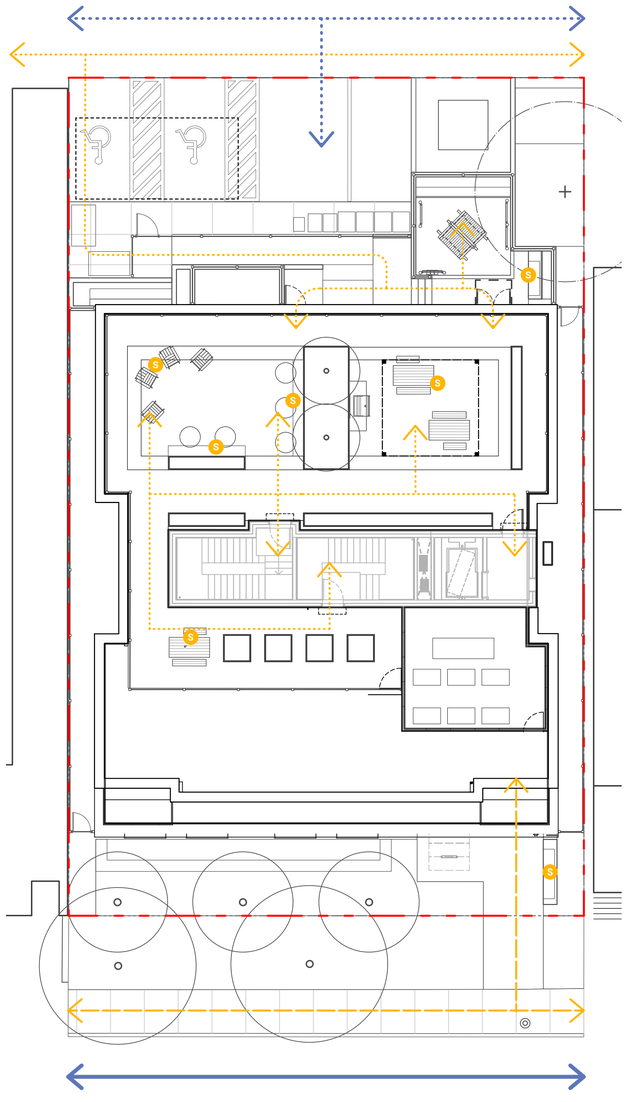
PROGRAM



PROGRAM LEGEND

KEY	DESCRIPTION
	SOCIAL LOUNGE
	COMMUNITY DINING
	PRIVACY PLANTING
	URBAN AGRICULTURE

CIRCULATION



CIRCULATION LEGEND

KEY	DESCRIPTION
	PRIMARY VEHICLE CIRCULATION
	SECONDARY VEHICLE CIRCULATION
	PRIMARY PEDESTRIAN CIRCULATION
	SECONDARY PEDESTRIAN CIRCULATION
S	SEATING OPPORTUNITY

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DIAGRAMS

GENERAL NOTES

1. A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARING THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPYFROM THE CLIENT AND BECOME FAMILIAR WITH IT, THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF SURVEY.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
4. CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
5. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCY.
8. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND WITH ONE ANOTHER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.
9. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
10. APLIN & MARTIN CONSULTANTS LTD. PREPARED THE SURVEY FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM APLIN & MARTIN CONSULTANTS LTD. (#1818-1177 WEST HASTINGS ST., VANCOUVER, BC, 604-678-9434) AND BECOME FAMILIAR WITH IT, EXISTING CONDITIONS, AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE SURVEY.
11. GEOPACIFIC CONSULTANTS PREPARED THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT. IT HAS BEEN REFERENCED DURING PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM GEOPACIFIC CONSULTANTS (1779 WEST 75 AVE, VANCOUVER, BC, 604-439-0922) AND BECOME FAMILIAR WITH IT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE REPORT.

GENERAL LAYOUT NOTES

1. ALL DIMENSIONS ARE METRIC (METERS) UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL STAKE THE LAYOUT AND ALIGNMENT OF ALL PAVEMENTS, WALLS, AND OTHER SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
3. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALE. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS LABELED "EQ" ARE TO INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS END POINTS ON THE DRAWING.
5. INSTALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
6. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, AND BUILDING ELEMENTS AND AS INDICATED ON DRAWINGS AND SPECIFICATIONS.
7. UNLESS OTHERWISE NOTED, CONCRETE SCORE AND EXPANSION JOINTS SHALL BE ALIGNED WITH BUILDING FEATURES AND WITH CORNERS OF PAVEMENT. SPACE ADDITIONAL JOINTS BETWEEN THESE POINTS EQUALLY.
8. THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
9. ALL CURVES TO BE SMOOTH AND CONTINUOUS.

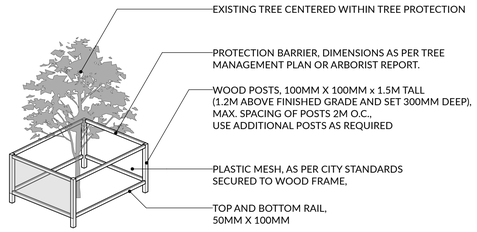
GENERAL GRADING NOTES

1. ALL CONTOURS / ELEVATIONS ARE METRIC (METERS). DO NOT SCALE DRAWINGS.
2. LANDSCAPE CONTOURING AND BERM LAYOUTS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINISH GRADING.
3. REFER TO CIVIL DRAWINGS ALL SUBSURFACE DRAINAGE.
4. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 2:1 SLOPE.
5. EXISTING UTILITY LIDS/COVERS PROTECTED DURING DEMOLITION TO BE ADJUSTED TO FINAL GRADE AND BE ADJUSTED FOR FUTURE MAINTENANCE ACCESS. REFER TO CIVIL.

TREE AND PLANT PROTECTION NOTES

1. PLANT SYMBOLS AS INDICATED ON DRAWINGS NO NOT REPRESENT ACTUAL DRIPLINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DRIPLINE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
2. TREE PROTECTION FENCING SHALL BE MAINTANED THROUGHOUT CONSTRUTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL OBTAIN PERMISSION TO ENTER FROM LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK WITHIN THE PLANT PROTECTION ZONES.
3. INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
4. BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
5. TREES INDICATED TO BE REMOVED SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.
6. ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE TO BE CONDUCTED UNDER ARBORIST SUPERVISION.
7. THE FOLLOWING ACTIONS ARE PROHIBITED: (A) STORAGE OR DUMPING OF BUILDING MATERIALS, OIL, PAINT, CONSTRUCTION DEBRIS, BUILDINGS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS. (B) PASSAGE OF MACHINERY OF ANY KIND THROUGH OR WITHIN TREE PROTECTION AREAS AT ANY TIME. (C) SOIL DISTURBANCE OR STRIPPING FROM THE TREE PROTECTION AREAS. NATURAL GRADE MUST BE MAINTAINED. (D) STOCKPILING OF SOILS, FILL, SAND, GRAVEL OR OTHER EXCAVATED MATERIALS WITHIN THE TREE PROTECTION AREAS AT ANY TIME, INCLUDING THE DEMOLITION AND SITE PREPARATION PHASES. (E) DIRECT DISCHARGE OF STORM OR SITE DRAINAGE WATERS THROUGH OR INTO THE TREE PROTECTION AREAS.

TREE PROTECTION DETAIL (NTS)



NOTE

1. UNLESS NOTED BY THE MUNICIPAL STANDARDS, ANCHORED MODULAR CONSTRUCTION FENCING IS AN ACCEPTABLE ALTERNATIVE TO TIMBER-MESH FENCE TREE PROTECTION DETAIL

GENERAL PLANTING NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.
2. SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLAN PROTECTION.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.
4. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
5. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. BRING DESREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICAITON.
6. PRIOR TO INSTALLATION OF PLANT MATERIAL: PLANTS MUST BE PLACED AND LANDSCAPE ARCHITECT CALLED TO SITE TO REVIEW AND APPROVE LAYOUT. CONSULTANT MAY PROVIDE DIRECTIONS FOR LAYOUT MODIFICATIONS UPON REVIEW.
7. CONTRACTOR IS RESPONSIBLE TO 'RESTORE' ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED THAT MEETS OF EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.
8. ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
9. TREE PLANTING SETBACKS FROM UTILITIES ARE TO FOLLOW THE REQUIRMENTS OF THE AUTHORITY HAVING JURISDICTION.

GENERAL IRRIGATION NOTES

1. PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM FOR ALL ON-SITE SOFTSCAPE PLANTING AREAS.
2. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.
3. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
4. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
5. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
6. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
7. LEED WATER EFFICIENCY CREDIT CRITERIA TO BE MET (MIN. 50% REDUCTION IN POTABLE IRRIGATION WATER) AND DEMONSTRATED AS PART OF SHOP DRAWING SUBMITTAL.
8. HIGH-EFFICIENCY IRRIGATION TECHNOLOGY TO INCLUDE (BUT NOT LIMITED TO): CENTRAL SHUT-OFF VALVE, HIGH-EFFICIENCY DRIP IRRIGATION LINES, HIGH-EFFICIENCY POP-UP SPRINKLERS AND MOTION SENSOR / RAIN DELAY CONTROLLER.
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.

GENERAL ESTABLISHMENT IRRIGATION NOTES

1. ALL PLANTING AREAS ARE TO BE WATERED FROM TIME OF INSTALLATION FOR DURATION AS SPECIFIED.
2. ALL PLANTED AREAS ARE TO BE IRRIGATED THROUGH AN AUTOMATIC IRRIGATION SYSTEMS.
3. ONE-YEAR ESTABLISHMENT IRRIGATION PER SPECIFICATIONS.
4. STUB-OUT CONNECTIONS ARE PROVIDED AS SHOWN FOR THE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
5. SUBMIT SHOP DRAWING FOR TEMPORARY AUTOMATIC IRRIGATION SYSTEM FOR APPROVAL BY LANDSCAPE AND MECHANICAL PRIOR TO INSTALLATION.
6. PROVIDE 'TREEGATOR' SLOW RELEASE WATERING BAG - (1) PER TREE.

GENERAL SITE LIGHTING NOTES

1. LIGHTING SYMBOLS ON PLANS ARE DIAGRAMMATIC. REFER TO ELECTRICAL DRAWINGS, DETAILS AND SPECIFICATIONS FOR ACTUAL DIMENSIONS, PRODUCT INFORMATION, AND WIRING.
2. LAYOUT DIMENSIONS ARE FOR GENERAL REFERENCE ONLY. STAKE LOCATION OF LIGHTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. COORDINATE WITH EXISTING AND PROPOSED UTILITIES. ALL FOOTINGS TO BE MINIMUM 1.0M AWAY FROM UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOR DIRECTION ON FIXTURE PLACEMENT.

LIST OF ABBREVIATIONS

AD	AREA DRAIN	**LP**	LOW POINT
ALT	ALTERNATE	**M**	METERS
ALUM	ALUMINUM	**MAX**	MAXIMUM
APPROX	APPROXIMATE	**MH**	MANHOLE
ARCH	ARCHITECT / ARCHITECTURAL	**MIN**	MINIMUM
AVG	AVERAGE	**MISC**	MISCELLANEOUS
B	BOTTOM	**NIC**	NOT IN CONTRACT
BC	BOTTOM OF CURB ELEVATION	**NO**	NUMBER
BG	BUILDING GRADE	**NTS**	NOT TO SCALE
BLDG	BUILDING	**OC**	ON CENTRE
BOL	BOLLARD	**OD**	OUTSIDE DIMENSION
BR	BOTTOM OF RAMP	**PA**	PLANTING AREA
BS	BOTTOM OF STEP	**PC**	POINT OF CURVATURE
BW	BOTTOM OF WALL	**PD**	PLANTER DRAIN
CAL	CALIPER	**PER**	PERPENDICULAR
CB	CATCH BASIN	**PI**	POINT OF INTERSECTION
CIV	CIVIL	**PIP**	POUR-IN-PLACE
CJ	CONTROL JOINT	**PL**	PROPERTY LINE
CL	CENTRE LINE	**PO**	POINT OF ORIGIN
CO	CLEAN OUT	**PSI**	POUNDS PER SQUARE INCH
COJ	CONSTRUCTION JOINT	**QTY**	QUANTITY
COMP	COMPACTED	**R**	RISER
CONC	CONCRETE	**RA**	RADIUS
CONT	CONTINUOUS	**REBAR**	REINFORCING BAR
DEG	DEGREE	**REQ'D**	REQUIRED
DEMO	DEMOLISH, DEMOLITION	**ROW**	RIGHT OF WAY
DET	DETAIL	**SAN**	SANITARY
DIA	DIAMETER	**SB**	SETBACK
DIM	DIMENSION	**SECT**	SECTION
DN	DOWN	**SHT**	SHEET
DWG	DRAWING	**SPEC**	SPECIFICATIONS
E.W.	EACH WAY	**SQ**	SQUARE
EA	EACH	**SS**	STAINLESS STEEL
EJ	EXPANSION JOINT	**ST**	STORM SEWER
EL	ELEVATION	**STD**	STANDARD
ENG	ENGINEER/ENGINEERING	**STL**	STEEL
EQ	EQUAL	**T**	TOP
EX	EXISTING	**T+B**	TOP AND BOTTOM
FC	FLUSH CURB	**TAN**	TANGENCY
FFE	FINISHED FLOOR ELEVATION	**TC**	TOP OF CURB ELEVATION
FG	FINISHED GRADE	**TD**	TRENCH DRAIN
FIN	FINISH	**TEMP**	TEMPORARY
FOC	FACE OF CURB	**TF**	TOP OF FOOTING
FTG	FOOTING	**THK**	THICK
GA	GAUGE	**TOS**	TOP OF SLAB
GALV	GALVANIZED	**TPZ**	TREE PROTECTION ZONE
GEN	GENERAL	**TR**	TOP OF RAMP
HEF	HORIZONTAL EACH FACE	**TS**	TOP OF STAIRS
HP	HIGH POINT	**TW**	TOP OF WALL
HT	HEIGHT	**TYP**	TYPICAL
HWL	HIGH WATER LEVEL	**VEF**	VERTICAL EACH FACE
ID	INSIDE DIAMETER/DIMENSION	**VERT**	VERTICAL
INCL	INCLUDE / INCLUDING	**W/**	WITH
INV	INVERT ELEVATION	**W/O**	WITHOUT
JT	JOINT	**WF**	WATER FEATURE
LOW	LIMIT OF WORK	**@**	AT

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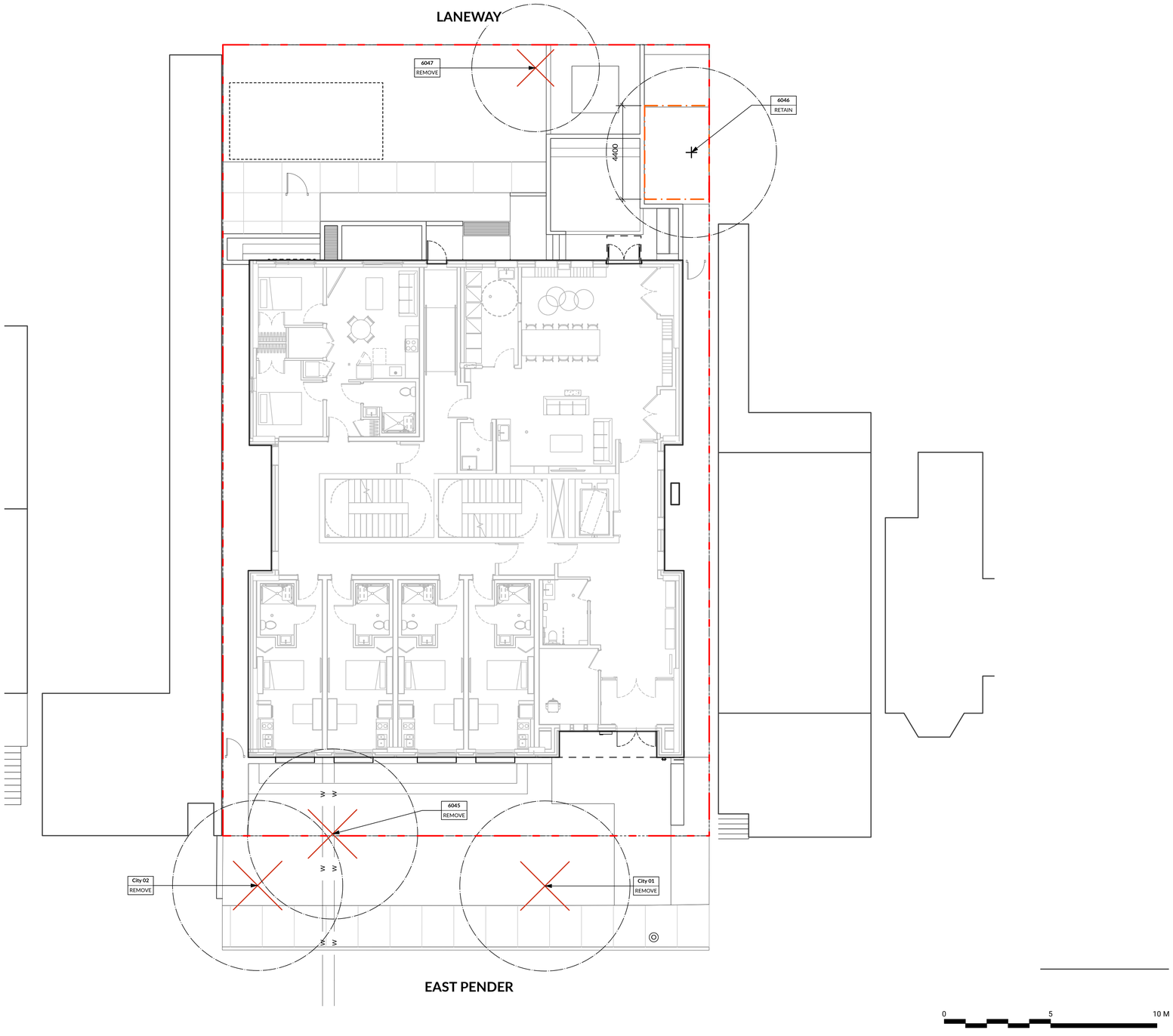
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GENERAL NOTES

L0.3

TREE MANAGEMENT LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE



0 5 10 M

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KEYPLAN

SEAL

ISSUE

9	ISSUED FOR DP	26-08-20
8	ISSUED FOR DP (DRAFT)	25-10-15
7	ISSUED FOR DP PRE APP	25-06-30
6	DP DRAFT	25-06-18
5	80% DD/DP	25-05-22
4	50% DD/DP	25-05-08
3	50% DD/DP	25-03-27
1	ISSUED FOR REZONING	24-12-13

POWERHOUSE X

441-449 East Pender Street
Vancouver, British Columbia

Scale:	1:100
Drawn:	JD
Reviewed:	KL
Project No.	24-170

TREE MANAGEMENT PLAN



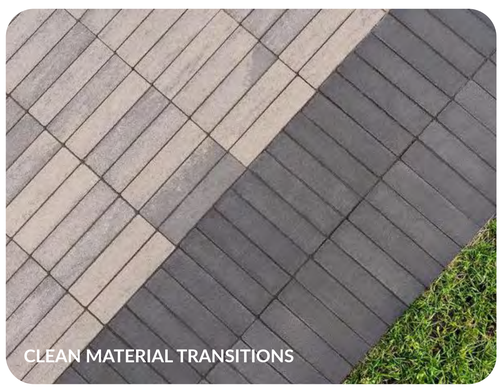


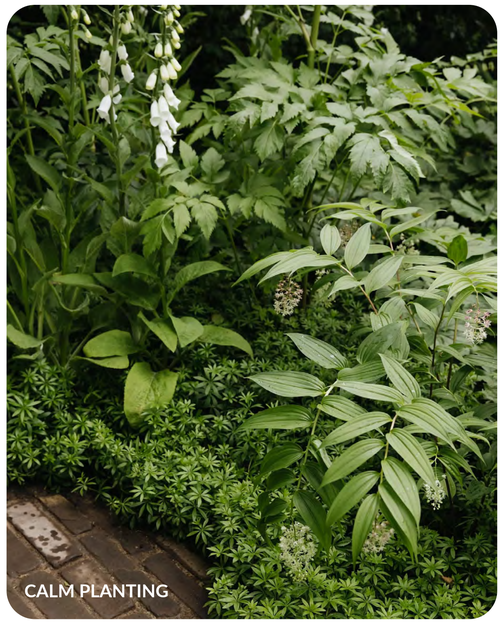














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POWERHOUSE X

441-449 East Pender Street
Vancouver, British Columbia

Scale:	NTS
Drawn:	JD
Reviewed:	KL
Project No.	24-170

MATERIAL PALETTE & PRECEDENT IMAGES

L1.0

MATERIALS LEGEND

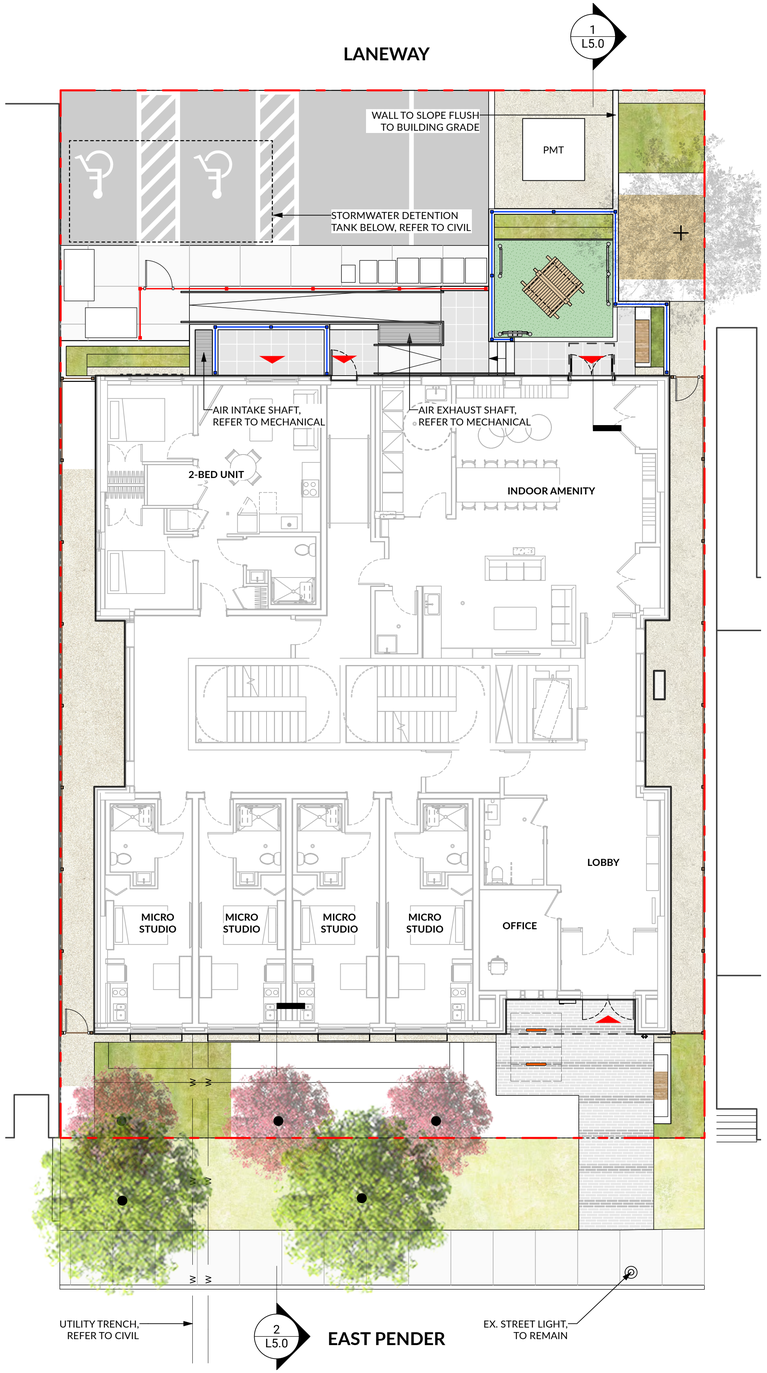
KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CONCRETE WALKWAY / SIDEWALK CIP Concrete	1 / L6.0
	ENTRY PAVING WITH ACCENT BANDS Concrete Unit Paver (400 x 100 x 100mm)	2 / L6.0
	AMENITY PAVING WITH ACCENT BANDS Concrete Paving Slab (610 x 610 x 50mm)	3 / L6.0
	PLAY AREA Artificial Turf	4 / L6.0
	RIVER ROCK EDGE	5 / L6.0
	CONCRETE SEAT WALL	1 / L6.1
	CONCRETE RETAINING WALL	2 / L6.1
SOFTSCAPE		
	SOD LAWN	1 / L6.2
	PLANTING BED with Hedge	2 / L6.2
	RAISED PLANTER Powdercoated Aluminum, 610mm to 1067mm ht.	3 / L6.2
	URBAN AGRICULTURE PLANTER Powdercoated Aluminum, 610mm ht.	3 / L6.2
	BARK MULCH AT EXISTING TREE Minimum 75mm Depth - Top Dress Only	
	EXISTING TREE TO RETAIN REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLANS	
	PROPOSED TREE REFER TO PLANT LIST / PLANTING PLANS	4 / L6.2 5 / L6.2
FURNISHING		
	BIKE RACK QTY: 2 (4 SPACES)	1 / L6.3
	WOODTOP BENCH on Concrete Seat Wall or Aluminum	1 / L6.1
	PICNIC / DINING TABLE	2 / L6.3
	COFFEE TABLE	3 / L6.3
	LOUNGE CHAIR	4 / L6.3
	OUTDOOR BBQ & COUNTER	5 / L6.3
	PLAY HOUSE	6 / L6.3
	INTERACTIVE PLAY BOARDS	1 / L6.4

RAILINGS & FENCE LEGEND

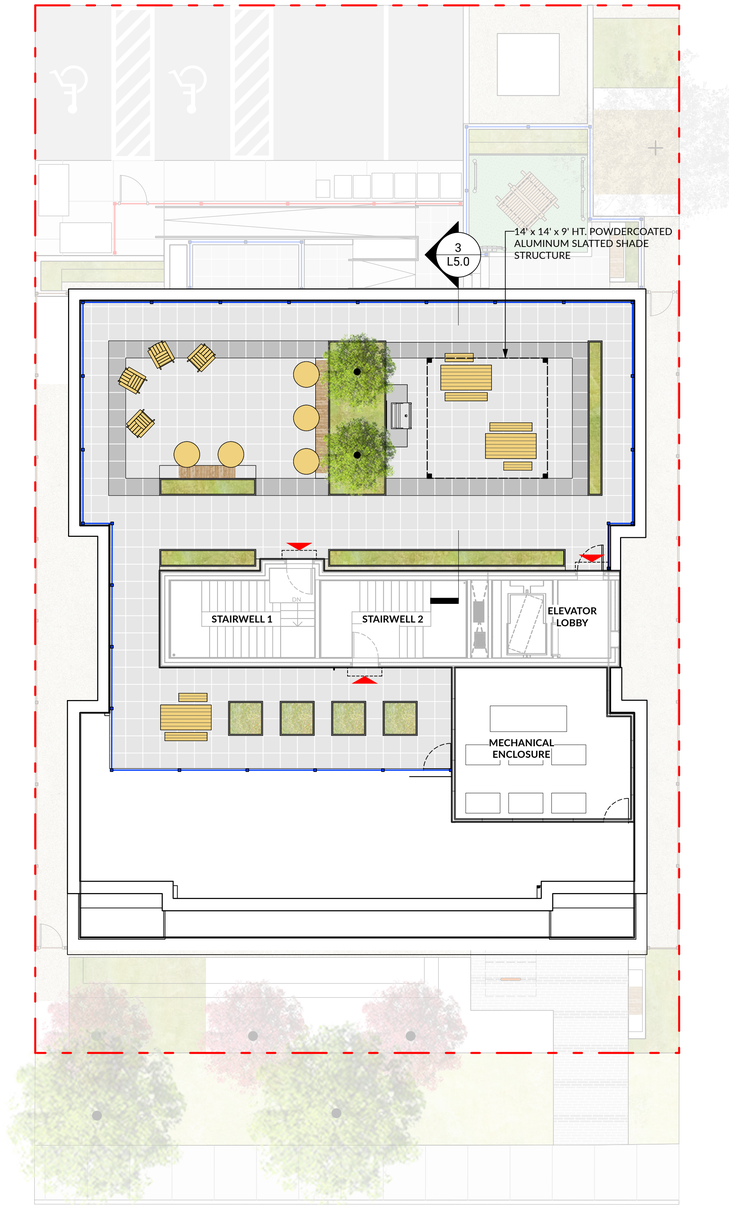
KEY	DESCRIPTION	DETAILS
	PERIMETER FENCE 1.8m (6'-0") ht., Cedar Posts and Panels w/ Maintenance Access Gate	2 / L6.4
	SECURITY FENCE 1.8m (6'-0") ht., Powdercoated Aluminum w/ Access Gate	3 / L6.4
	GUARDRAIL Refer to Architecture	

CITY OF VANCOUVER NOTES

1. THIS PLAN IS NOT FOR CONSTRUCTION AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT AND MAJOR PROJECTS AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
2. TREE SPECIES, FINAL SPACING, QUANTITY AND LOCATION TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL VOLUMES. INSTALLATION OF ENGINEERED SOIL MAY BE REQUIRED TO OBTAIN APPROPRIATE SOIL VOLUMES BASED ON SITE CONDITIONS. ROOT BARRIERS SHALL BE OF RIGID CONSTRUCTION, 8 FEET LONG AND 18 INCHES DEEP, CENTRED ON EACH STREET TREE ADJACENT TO THE SIDEWALK AND ANY OFF-STREET BIKE FACILITY. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CONTACT PARK BOARD AT PBDEVELOPMENT.TREES@VANCOUVER.CA FOR INSPECTION AFTER TREE PLANTING COMPLETION.
3. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. TREE PROTECTION FOR STREET TREES TO BE PROVIDED AS PER ENGINEERING/ PARK BOARD GUIDELINES.



1 **MATERIALS & LAYOUT PLAN - GROUND LEVEL**
Scale: 1:100



2 **MATERIALS & LAYOUT PLAN - ROOF LEVEL**
Scale: 1:100

0 5 10 M

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POWERHOUSE X

441-449 East Pender Street
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Drawn:	JD
Reviewed:	KL
Project No.	24-170

MATERIAL & LAYOUT PLANS

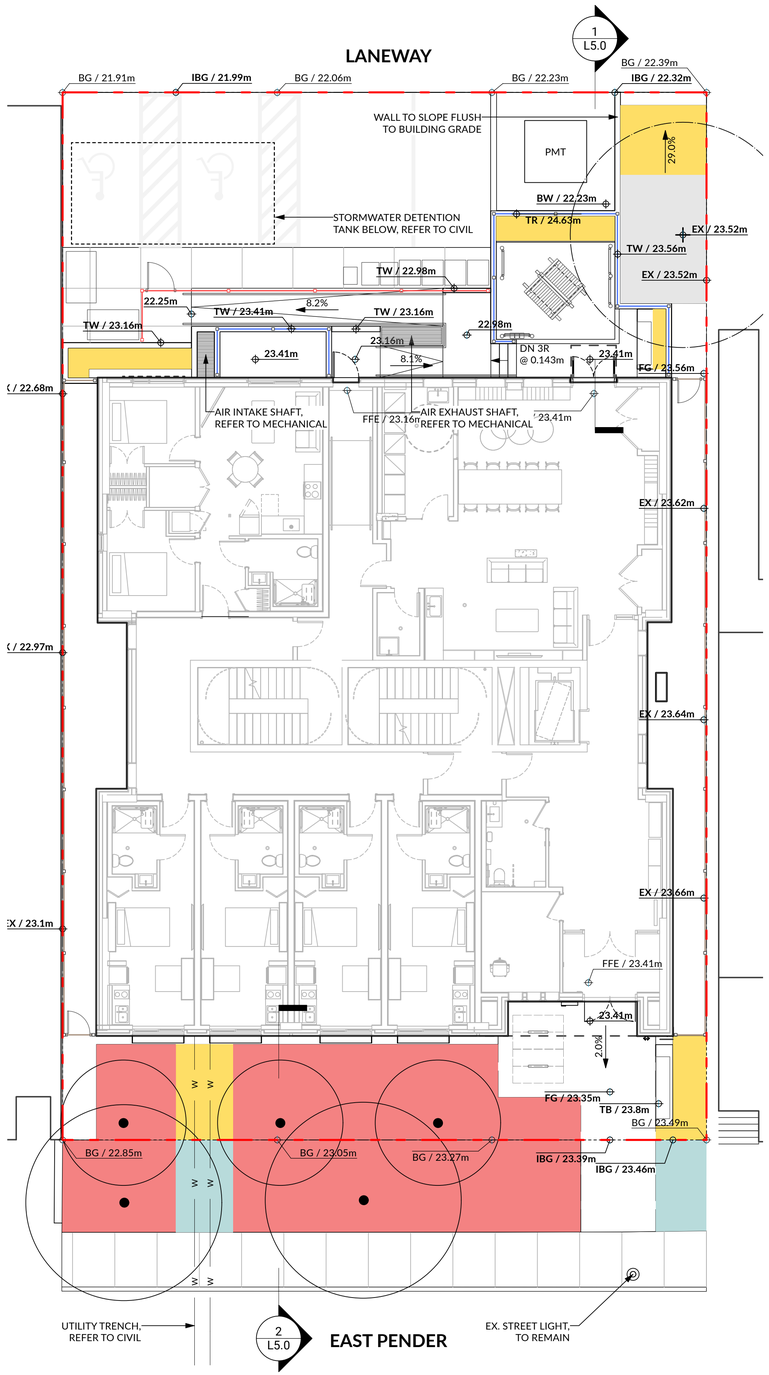
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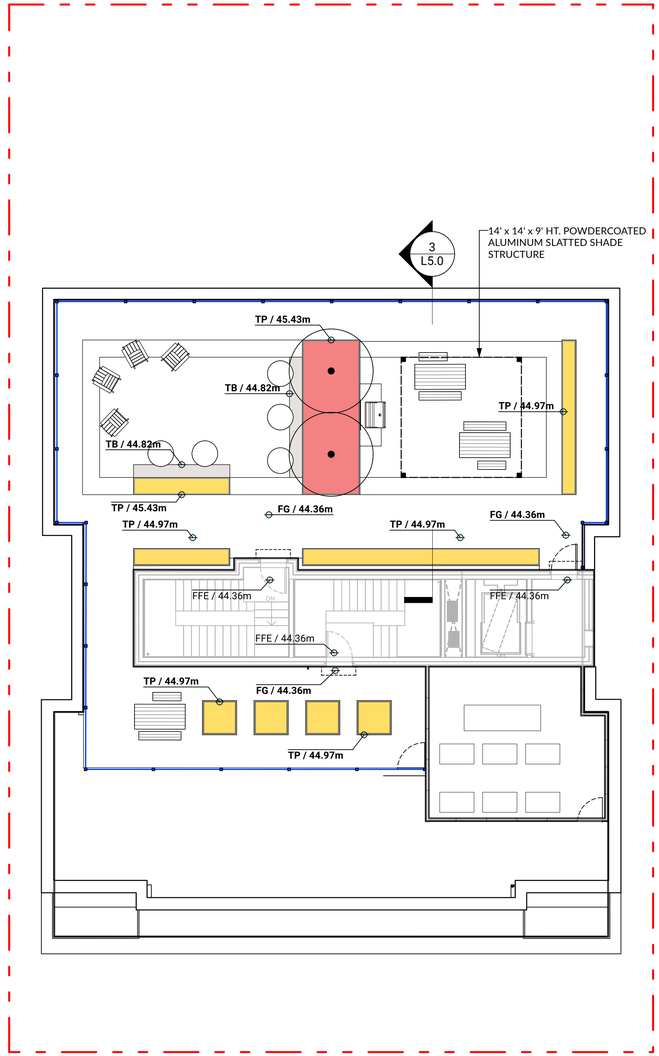
GRADING LEGEND

KEY	DESCRIPTION
FG / 0m	PROPOSED FIELD GRADE
TS/BS / 0m	TOP OF STAIR / BOTTOM OF STAIR
TW/BW / 0m	TOP OF WALL / BOTTOM OF WALL
2.0%	PROPOSED SLOPE
TP/BP / 0m	TOP OF PLANTER
TB / 0m	TOP OF BENCH
BG / 0m	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
IBG / 0m	INTERPOLATED BUILDING GRADE
EX / 0m	EXISTING GRADE (PER SURVEY)
TC/BC / 0m	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
FFE / 0m	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
TOS / 0m	TOP OF SLAB/STRUCTURE ELEVATION (PER ARCHITECTURE)

SOILS LEGEND

KEY	DESCRIPTION
	GROWING MEDIUM SEDUM MAT, 150MM DEPTH
	GROWING MEDIUM SHRUB PLANTING, 450MM DEPTH
	GROWING MEDIUM TREE PLANTING, 900MM DEPTH





1 **GRADING & SOIL DEPTH PLAN - GROUND LEVEL**
Scale: 1:100

2 **GRADING & SOIL DEPTH PLAN - ROOF LEVEL**
Scale: 1:100

0 5 10 M

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Scale:	1:100
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Reviewed:	KL
Project No.	24-170

GRADING & SOIL DEPTH PLANS

L2.1

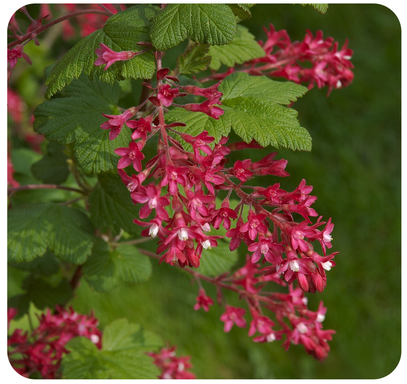
PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
DECIDUOUS TREES						
ARa	3	Acer rubrum 'Armstrong'	Armstrong Red Maple	6cm. cal.	as shown	
CK	2	Cornus kousa	Kousa Dogwood	5cm. cal.	as shown	
STREET TREE						
	2	**To Be Determined by City of Vancouver**			**as shown**	
SHRUBS						
Gas	24	Gaultheria shallon	Salal	#2 pot	600 o.c.	
Mn	58	Mahonia nervosa	Dull Oregon Grape	#1 pot	450 o.c.	
ov	57	Origanum vulgare	Oregano	#1 pot	300 o.c.	
Rpw	18	Rhododendron yakushimanum 'Percy Wiseman'	Percy Wisemen Rhododendron	#5 pot	900 o.c.	
Ris	8	Ribes sanguineum	Red Flowering Currant	#5 pot	1200 o.c.	
Ron	6	Rosa nutkana	Nootka Rose	#3 pot	900 o.c.	
Tml	46	Taxus x media 'Hillii'	Hill's Yew	1.5m Ht.	450 o.c.	Male Only, clipped 2x/year
PERENNIALS						
ane	6	Anemone x hybrida 'Montrose'	Anemone	#3 pot	600 o.c.	
dif	16	Dicentra formosa	Pacific Bleeding Heart	#1 pot	450 o.c.	
rfg	6	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#3 pot	600 o.c.	
roo	102	Rosemarinus officinalis	Rosemary	#1 pot	450 o.c.	
smn	93	Salvia sylvestris 'May Night'	May Night Sage	#1 pot	450 o.c.	
GROUNDCOVERS						
auu	86	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.c.	
frch	130	Fragaria chiloensis	Coastal Strawberry	10cm pot	300 o.c.	
gao	59	Galium odoratum	Sweet Woodruff	#1 pot	300 o.c.	
ths	57	Thymus serphyllum	Creeping Thyme	10cm pot	300 o.c.	
FERNS						
bls	19	Blechnum spicant	Deer Fern	#1 pot	450 o.c.	
pom	6	Polystichum munitum	Sword Fern	#3 pot	900 o.c.	
GRASSES						
ckf	16	Calamagrostis x acutiflora 'Karl Foester'	Foester's Feather Reed Grass	#3 pot	600 o.c.	
cao	32	Carex oshimensis 'Evergold'	Japanese Sedge	#1 pot	450 o.c.	














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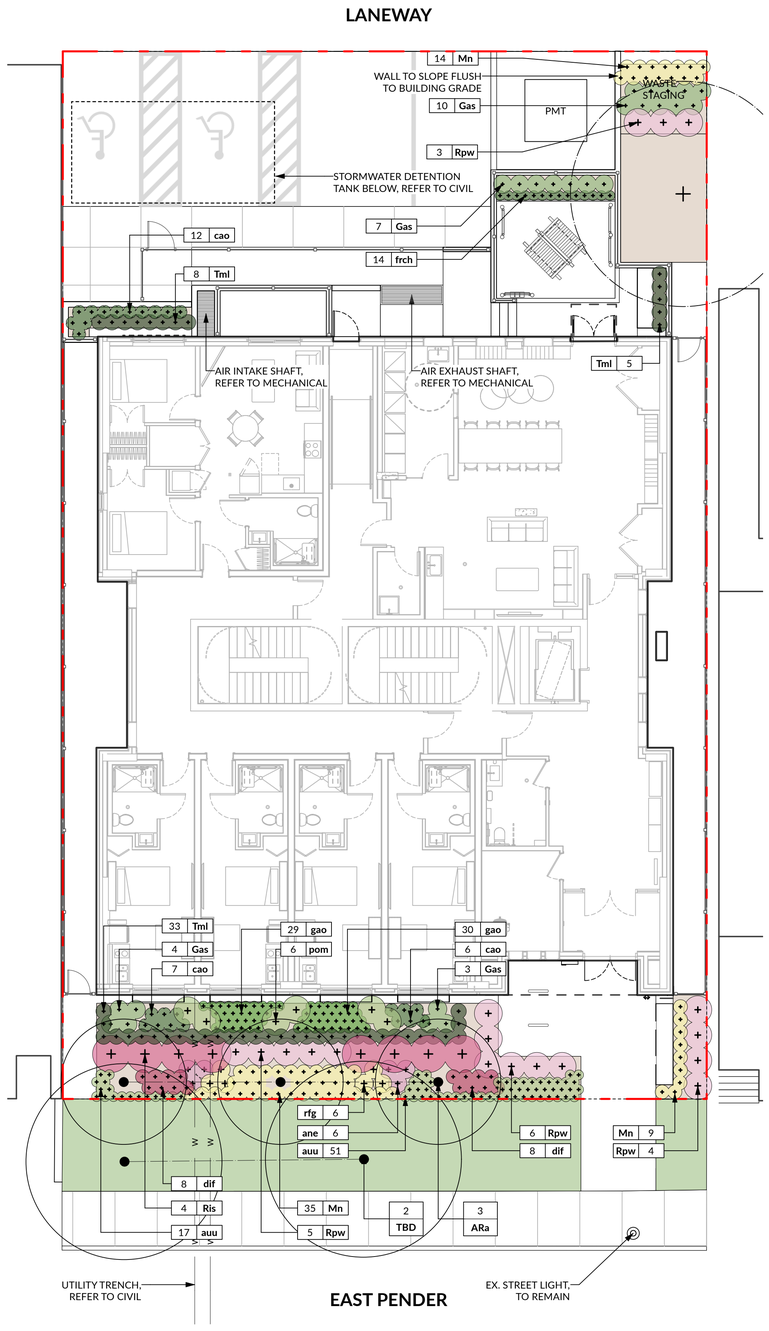
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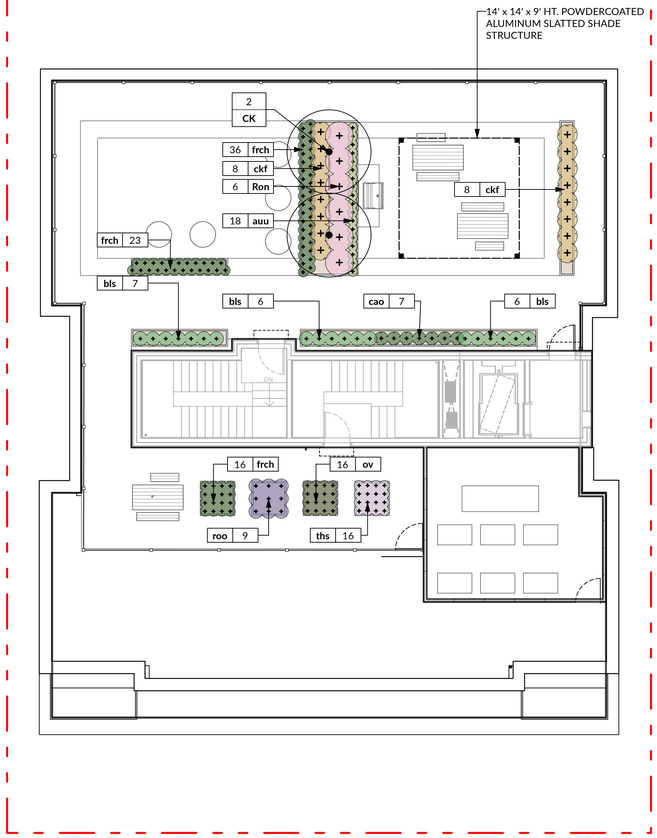
PLANT LIST AND IMAGES

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roo	Rosemarinus officinalis	Rosemary
smn	Salvia sylvestris 'May Night'	May Night Sage
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frch	Fragaria chiloensis	Coastal Strawberry
gao	Galium odoratum	Sweet Woodruff
ths	Thymus serphyllum	Creeping Thyme
FERNS		
bls	Blechnum spicant	Deer Fern
pom	Polystichum munitum	Sword Fern
GRASSES		
ckf	Calamagrostis x acutiflora 'Karl Foester'	Foester's Feather Reed Grass
cao	Carex oshimensis 'Evergold'	Japanese Sedge

NOTES
1.FOR REFERENCE ONLY. REFER TO PLANT LIST AND IMAGES SHEET FOR FULL LIST OF PLANTS, QUANTITIES, SIZE, O.C. SPACING, AND PLANTING NOTES.





1 PLANTING PLAN - GROUND LEVEL
Scale: 1:100

2 PLANTING PLAN - ROOF LEVEL
Scale: 1:100

0 5 10 M

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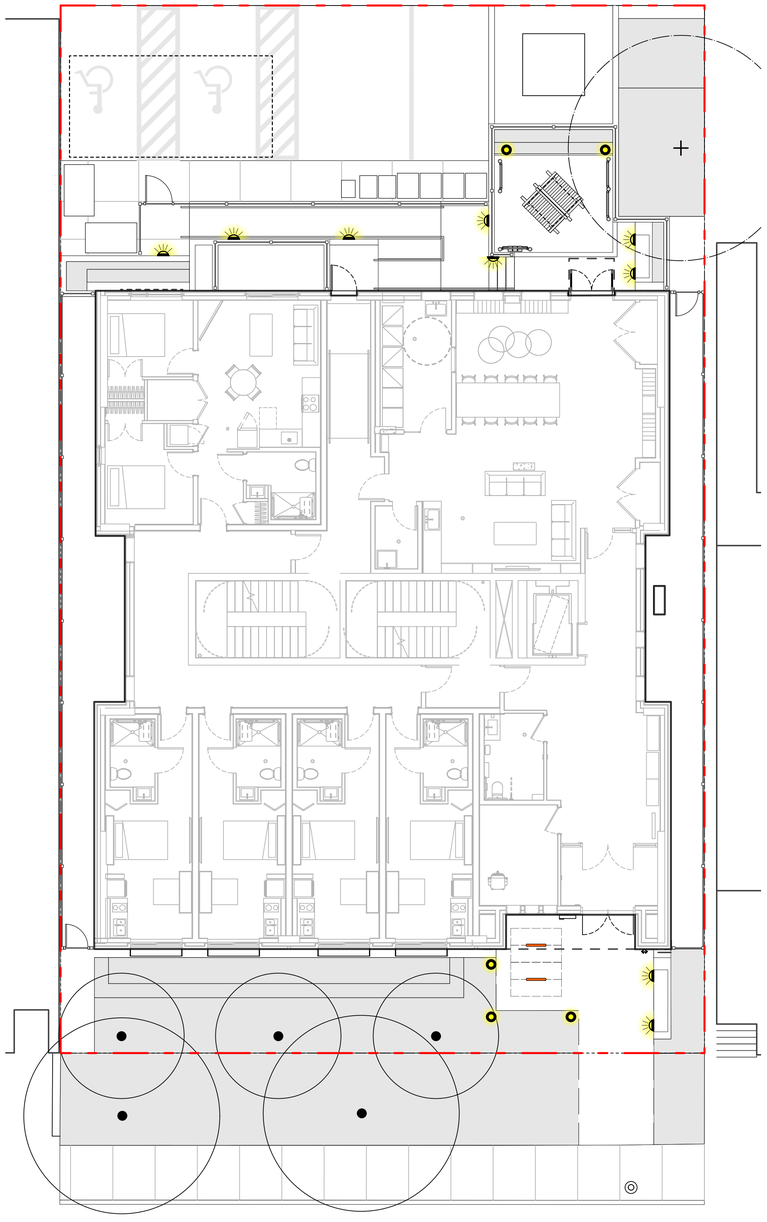
PLANTING PLANS

L3.1

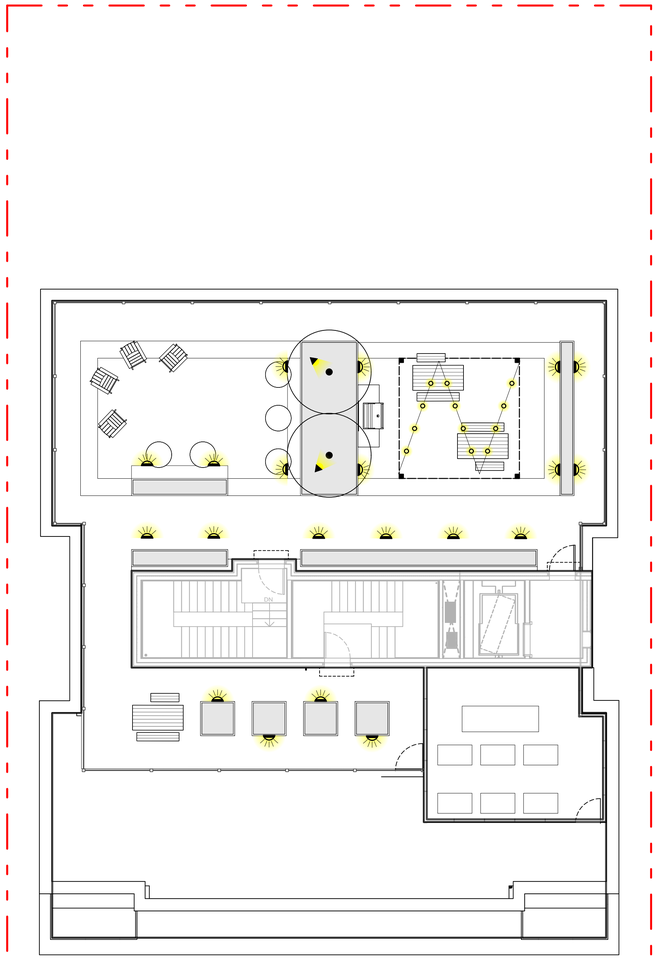
LIGHTING LEGEND

KEY	DESCRIPTION
	LIGHT TYPE 1: WALL / STEP LIGHT
	LIGHT TYPE 2: BOLLARD LIGHT
	LIGHT TYPE 3: CATENARY LIGHTING
	LIGHT TYPE 4: TREE UPLIGHT

NOTE:
LIGHTING SPECIFICATIONS AS PER ELECTRICAL. SHOWN FOR REFERENCE ONLY.



1 **LIGHTING PLAN - GROUND LEVEL**
Scale: 1:100



2 **LIGHTING PLAN - ROOF LEVEL**
Scale: 1:100

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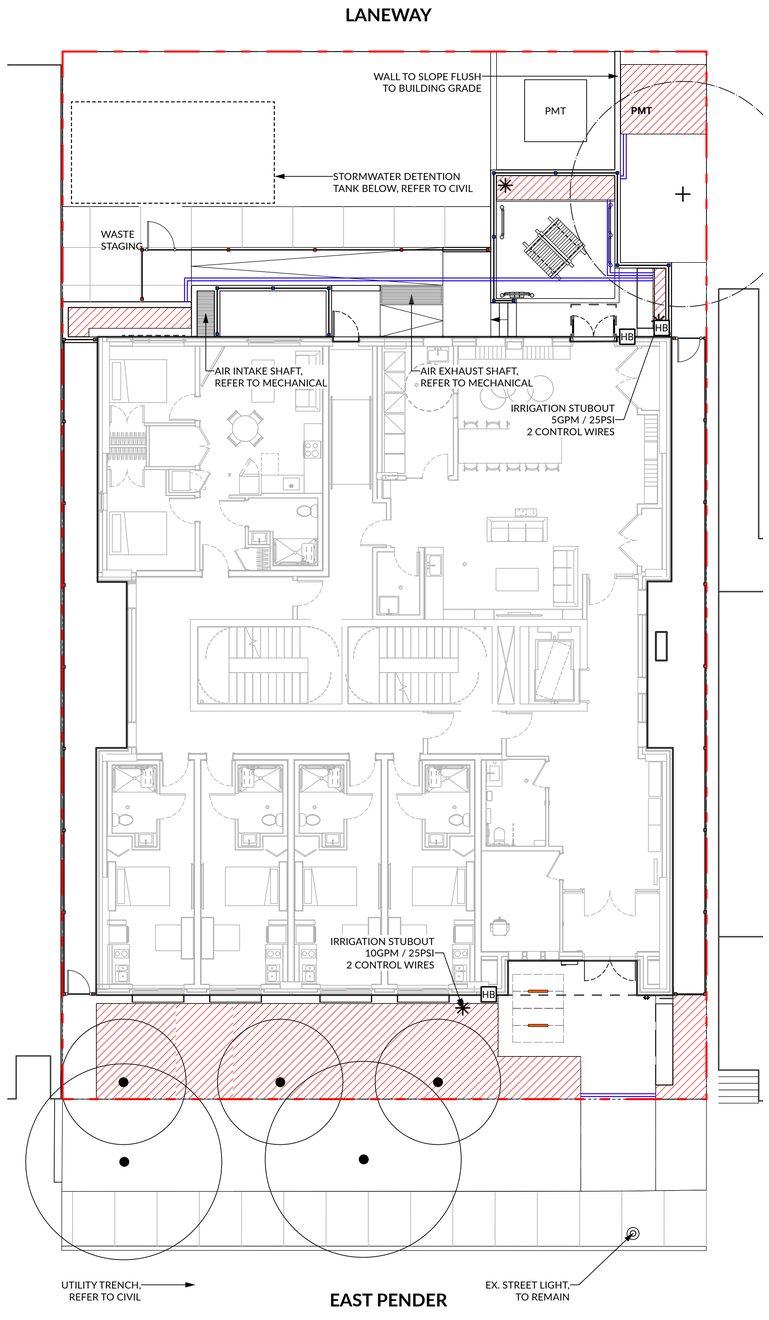
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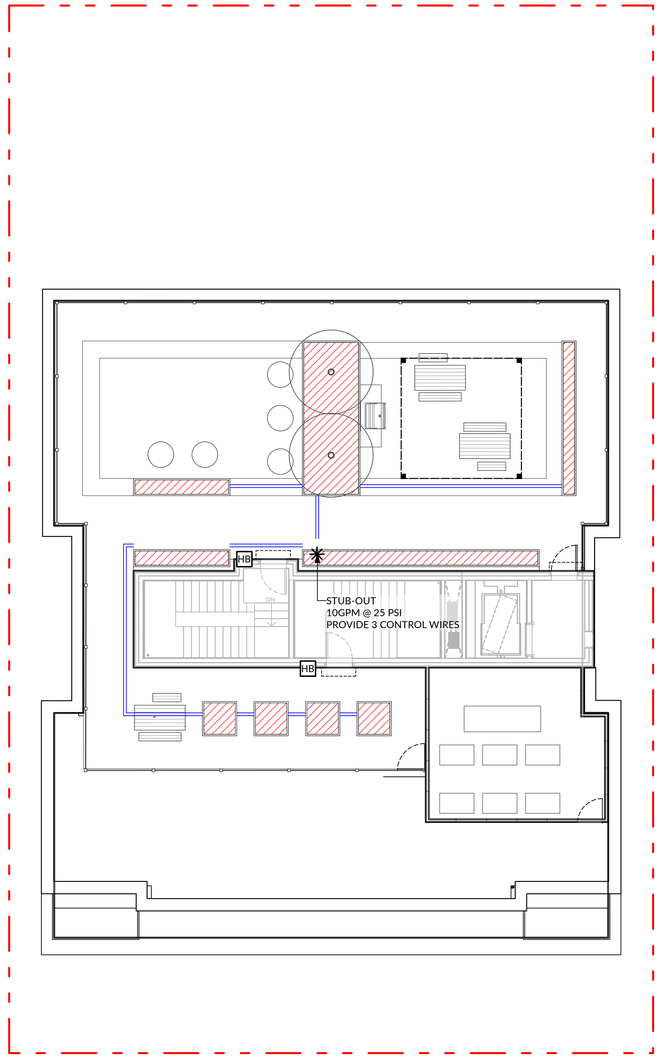
Scale:	1:100
Drawn:	JD
Reviewed:	KL
Project No.	24-170

LIGHTING PLANS

IRRIGATION LEGEND

KEY	DESCRIPTION
✳	**IRRIGATION STUB-OUT**
	DRIPLINE RAINBIRD DRIPLINE-XFS-09-12
(2")	**SLEEVE** 2X SIZE OF PIPE
HB	**HOSEBIB**





1 **IRRIGATION PLAN - GROUND LEVEL**
Scale: 1:100

2 **IRRIGATION PLAN - ROOF LEVEL**
Scale: 1:100

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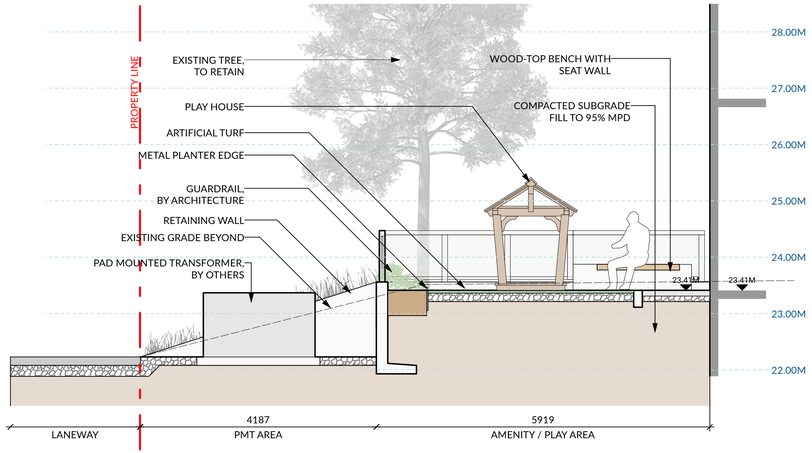
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441-449 East Pender Street
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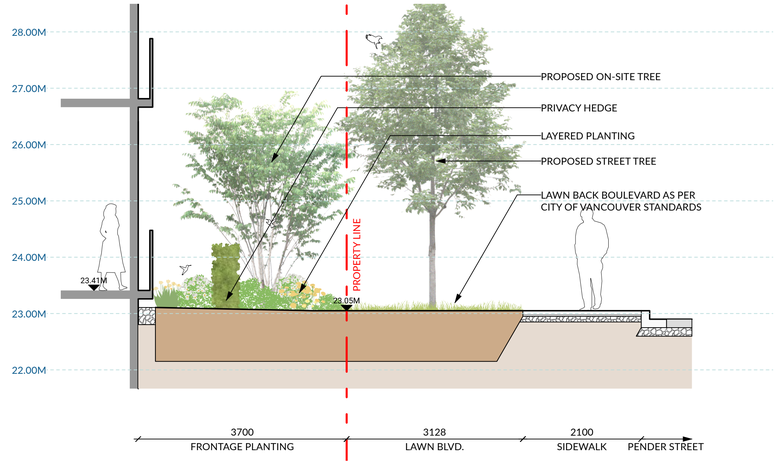
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Drawn:	JD
Reviewed:	KL
Project No.	24-170

IRRIGATION PLANS



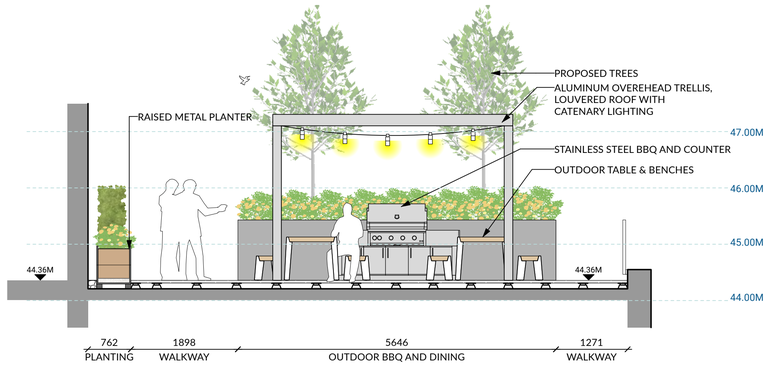
1 LANE AMENITY INTERFACE LOOKING EAST

Scale: 1:50



2 PENDER STREET INTERFACE LOOKING EAST

Scale: 1:50



3 ROOF AMENITY LOOKING WEST

Scale: 1:50

connect
LANDSCAPE ARCHITECTURE

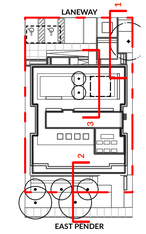
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KEYPLAN



SEAL

ISSUE

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5	80% DD/DP	25-05-22
4	50% DD/DP	25-05-08
3	50% DD/DP	25-03-27
1	ISSUED FOR REZONING	24-12-13

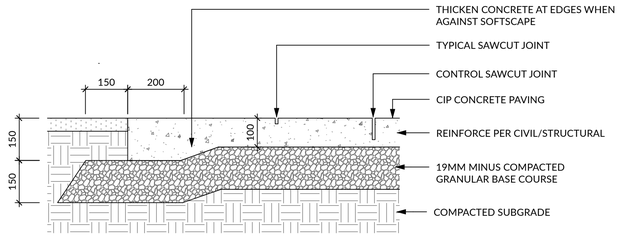
POWERHOUSE X

441-449 East Pender Street
Vancouver, British Columbia

Scale:	AS SHOWN
Drawn:	JD
Reviewed:	KL
Project No.	24-170

SECTIONS

L5.0



NOTES:

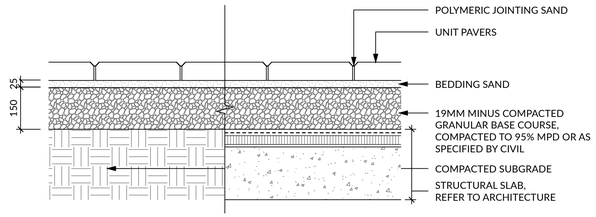
1. EXPANSION JOINTS 6M O.C. MAX, CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
2. ALL JOINTS/SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. REFER TO CITY STANDARDS FOR ALL OFF-SITE CONRETE FLAT WORKS.

1 CIP CONCRETE WALKWAY/SIDEWALK, TYP.

Scale: 1:10



SUPPLIER: BARKMAN CONCRETE
PRODUCT: BROADWAY PLANKS 100MM
COLOUR: NATURAL & CHARCOAL (ACCENT BANDS)
THICKNESS: 100MM
SIZE: 400 x 100MM



NOTES:

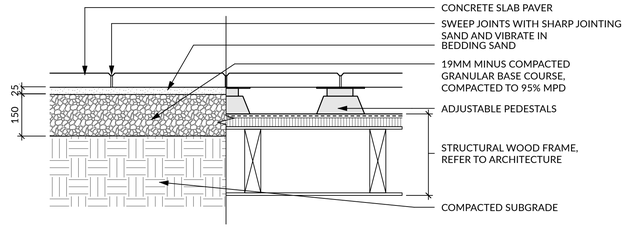
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION

2 CONCRETE UNIT PAVER ON GRADE/ON SLAB, TYP.

Scale: 1:10



SUPPLIER: BARKMAN CONCRETE
PRODUCT: TERRACE
COLOUR: NATURAL & CHARCOAL (ACCENT BANDS)
THICKNESS: 51MM
SIZE: 610 x 610MM

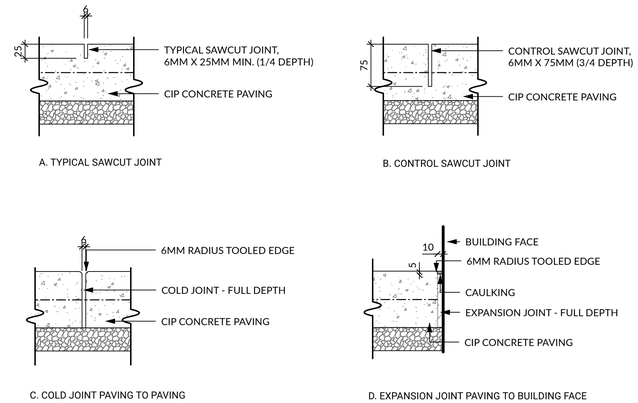


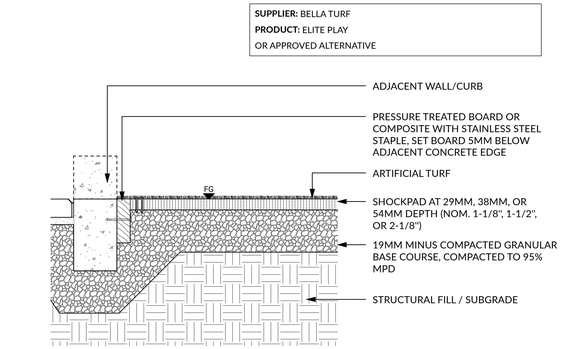
NOTES:

1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOILD EDGE CONDITION

3 CONCRETE SLAB PAVING ON GRADE/WOOD FRAME, TYP.

Scale: 1:10



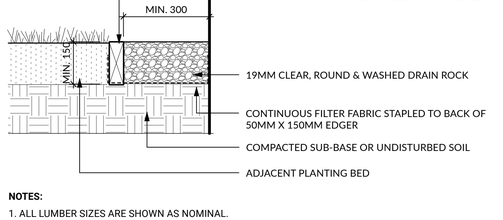


NOTES:

1. INSTALLATION TO BE COMPLETED AS PER MANUFACTURER'S SPECIFICATIONS

4 ARTIFICIAL PLAY TURF, TYP.

Scale: 1:10



NOTES:

1. ALL LUMBER SIZES ARE SHOWN AS NOMINAL.

5 RIVER ROCK EDGE, TYP.

Scale: 1:10

6 CIP CONCRETE JOINT DETAILS, TYP.

Scale: 1:5

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POWERHOUSE X

441-449 East Pender Street
Vancouver, British Columbia

Scale:	AS SHOWN
Drawn:	JD
Reviewed:	KL
Project No.	24-170

HARDSCAPE DETAILS

L6.0

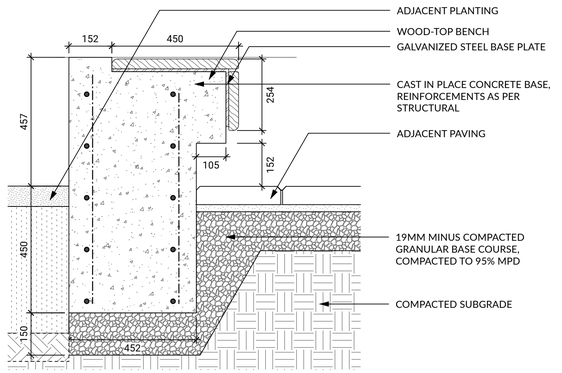
SUPPLIER: GREEN THEORY

PRODUCT: DRAPE TIMBER BACKLESS BENCH

TYPE: B

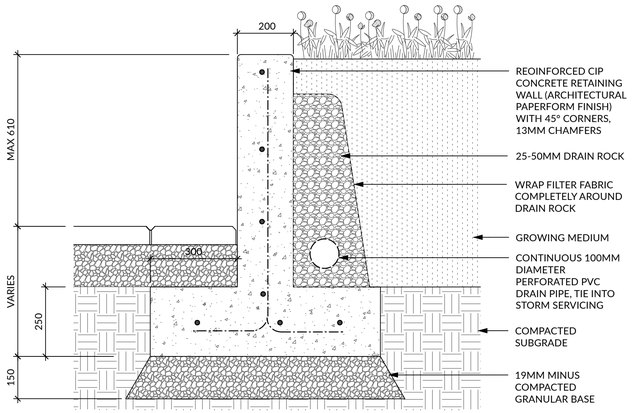
FINISH: POWDERCOATED ALUMINUM, HARDWOOD TIMBER

COLOUR: MATTE BLACK



NOTES:
1. REFER TO STRUCTURAL FOR REINFORCING
2. PROVIDE SAMPLE FOR WOOD COMPONENT, INCL. PROOF OF CERTIFICATION TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION
3. PROVIDE ENGINEERED SHOP DRAWINGS OF BENCH TOP TO BE APPROVED BY ARCHITECT PRIOR TO FABRICATION
4. TOP OF WALL GRADING PER GRADING PLAN
5. WOOD TO BE THERMALLY MODIFIED ASH
6. OUTSIDE EDGES OF WOOD TO HAVE 25MM RADIUS.
7. BASE PLATE TO BE PLACED EVERY 1200-1800MM O.C.

1 CIP CONCRETE SEAT WALL W/ WOOD TOP, TYP.
Scale: 1:10

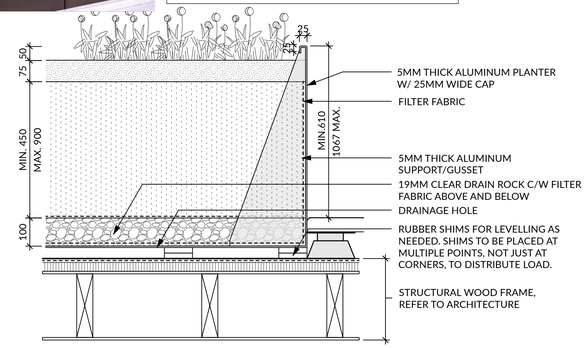


NOTES:
1. PROVIDE STRUCTURAL SHOP DRAWING FOR REINFORCEMENT TO BE APPROVED BY CONSULTANTS PRIOR TO FABRICATION.
2. TOP OF WALL GRADING PER GRADING PLAN.

2 CIP CONCRETE RETAINING WALL, TYP.
Scale: 1:10



SUPPLIER: GREEN THEORY
PRODUCT: JOIN EDGE, CLOSED BOTTOM
MATERIAL: ALUMINUM
COLOUR: POWDERCOATED SUEDE BRONZE
MOUNT: FREESTANDING
SIZES: 610MM HT & 1067MM HT., REFER TO PLANS

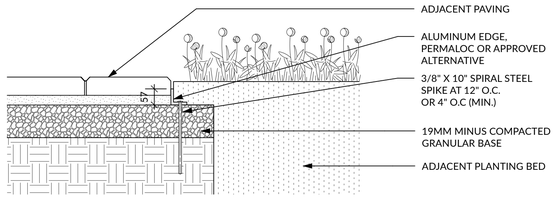


NOTES:
1. PROVIDE DETAILED SHOP DRAWING, INCLUDE: ANCHOR DETAILS, SUPPORTS, LAYOUT, GRADES, ELEVATIONS, ETC, FOR PROJECT LANDSCAPE ARCHITECT'S APPROVAL.
2. ENSURE ALL JOINTS WELDED SMOOTH AND NOT VISIBLE
3. PLANTER WALL TO BE BY GREEN THEORY OR APPROVED ALTERNATE METAL PLANTER WALL. POWDERCOAT COLOR FINISH TBD.
4. HEIGHT OF PLANTER PER GRADING PLAN.

3 ALUMINUM PLANTER, TYP.
Scale: 1:10



SUPPLIER: PERMALOC
PRODUCT: STRUCTUREDGE ALUMINUM
MATERIAL: ALUMINUM
COLOUR: MILL FINISH-NATURAL ALUMINUM
SIZES: 8' L X 2 1/4" W X 2 1/4" H (3/16" THICK)



NOTES:
1. PROVIDE SUBMITTAL/SHOP DRAWING FOR CONSULTANT'S REVIEW PRIOR TO MANUFACTURING
2. SURFACE GRADING PER GRADING PLAN.

4 ALUMINUM EDGE, TYP.
Scale: 1:10

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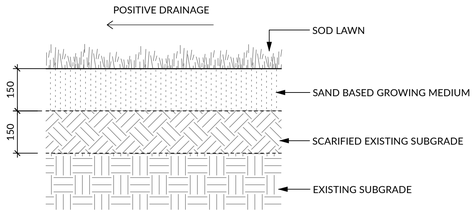
POWERHOUSE X

441-449 East Pender Street
Vancouver, British Columbia

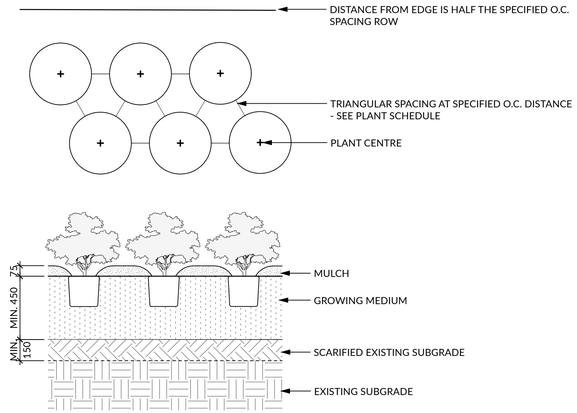
Scale:	AS SHOWN
Drawn:	JD
Reviewed:	KL
Project No.	24-170

WALL & EDGE DETAILS

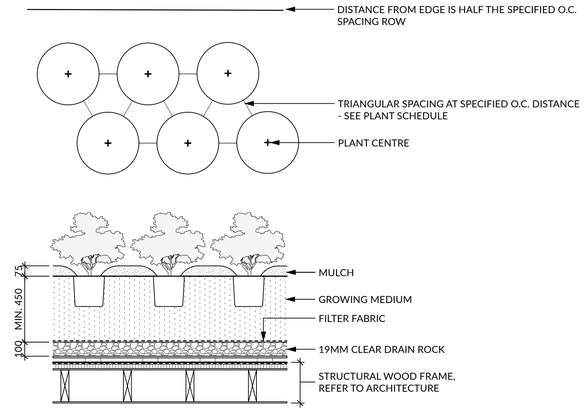
L6.1



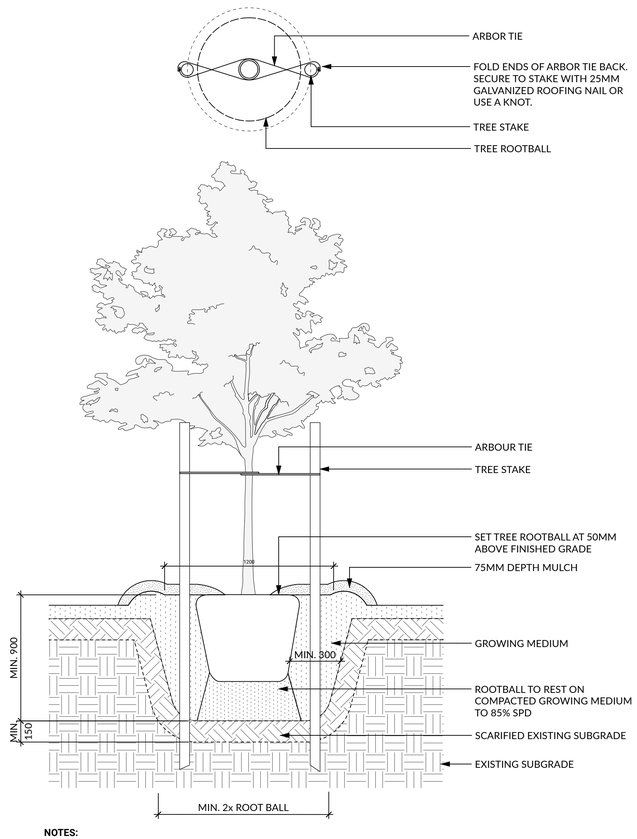
1 SODDED LAWN, TYP.
Scale: 1:10



2 SHRUB PLANTING ON GRADE, TYP.
Scale: 1:20



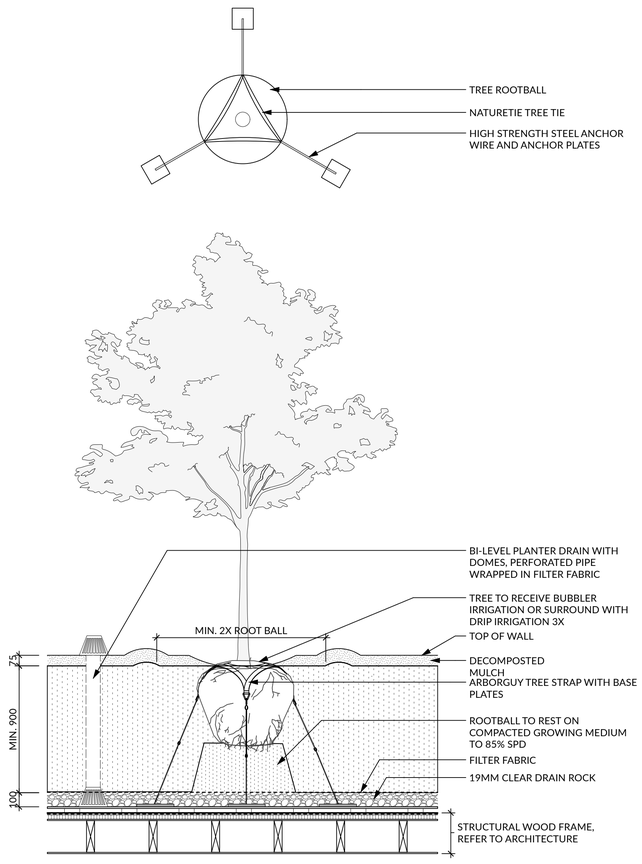
3 SHRUB PLANTING ON WOOD FRAME, TYP.
Scale: 1:20



NOTES:

1. ADJACENT CONDITIONS VARY PER PLAN.
2. DECIDUOUS TREES UP TO 12CM CAL AND CONIFEROUS TREES UP TO 3M HIEGHT PLACE 2 STAKES PER TREE.
3. PLANTING PIT TO BE FREE DRAINING.

4 TREE PLANTING ON GRADE, TYP.
Scale: 1:20



NOTES:

1. ADJACENT CONDITIONS VARY PER PLAN.

5 TREE PLANTING WOOD FRAME, TYP.
Scale: 1:20

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POWERHOUSE X

441-449 East Pender Street
Vancouver, British Columbia

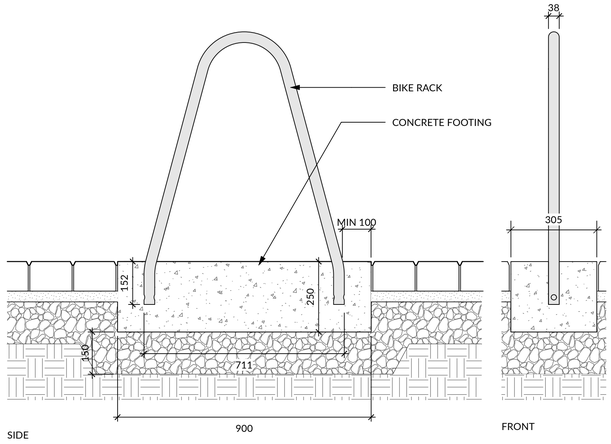
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Drawn:	JD
Reviewed:	KL
Project No.	24-170

SOFTSCAPE DETAILS

L6.2



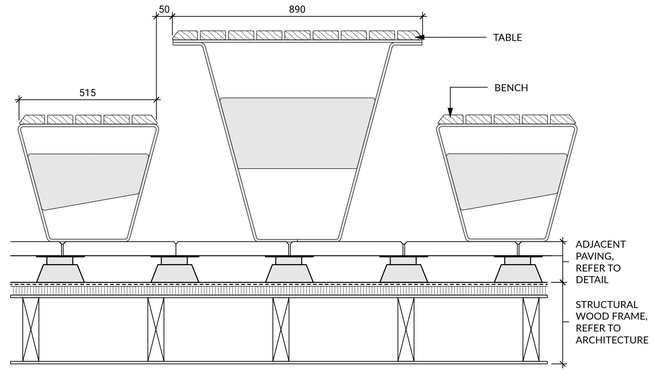
SUPPLIER: LANDSCAPE FORMS
PRODUCT: BOLA
MATERIAL: STAINLESS STEEL
MOUNT: DIRECT EMBED
SIZE: 816MM x 711MM x 38MM



1 BIKE RACK, TYP.
Scale: 1:10



SUPPLIER: GREEN THEORY
PRODUCT: CRUISER TABLE & BACKLESS BENCH
MATERIAL: ALUMINUM / HARDWOOD TIMBER
COLOUR: POWDERCOATED SUEDE BRONZE
MOUNT: FREESTANDING
SIZES: 71" L x 35" W x 30" H (TABLE)
71" L x 20" W x 18" H (BENCHES)



2 PICNIC/DINING TABLE AND BENCH, TYP.
Scale: 1:10

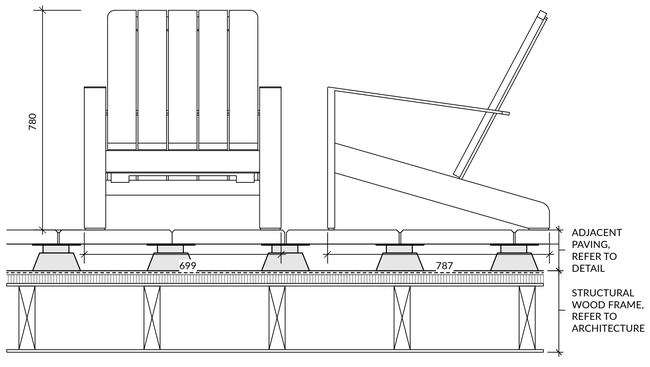
SUPPLIER: SITE PIECES
PRODUCT: LAYER PEDESTAL TABLE SQUARE WOOD (SQUARE)
MATERIAL: ALUMINUM / THERMALLY MODIFIED ASH
COLOUR: POWDERCOATED BRONZE
MOUNT: FREESTANDING
SIZES: 26" x 26" x 30"



3 COFFEE TABLE (FOR INFO ONLY), TYP.
Scale: NTS



SUPPLIER: SITE PIECES
PRODUCT: ALIPINE 14ER CHAIR
MATERIAL: ALUMINUM / HARDWOOD TIMBER
COLOUR: POWDERCOATED BRONZE
MOUNT: FREESTANDING
SIZES: 31" x 27.5" x 30.8"



4 LOUNGE CHAIR, TYP.
Scale: 1:10

SUPPLIER: OUTERSPACE
PRODUCT: SERIES 01 (MODULAR)
MATERIAL: STAINLESS STEEL
MOUNT: FREESTANDING
SIZES: CUSTOM, AS PER PLAN (TBD)



5 OUTDOOR BBQ AND COUNTER (FOR INFO ONLY), TYP.
Scale: 1:10

SUPPLIER: HABITAT SYSTEMS
PRODUCT: PLAY HOUSE
MATERIAL: RED CEDAR WITH TWO BENCHES AND FLOOR
MOUNT: SURFACE MOUNT
SIZES: 4' x '4' BASE, 6' HT.



6 PLAY HOUSE (FOR INFO ONLY), TYP.
Scale: 1:10

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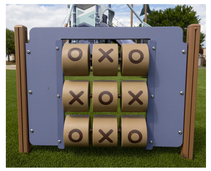
FURNISHING DETAILS

L6.3

SUPPLIER: HABITAT SYSTEMS / LANDSCAPE STRUCTURS
PRODUCT: IPLAY PANELS
(A) IMAGE PANEL
(B) BALL MAZE PANEL
(C) PILOT PANEL
(D) FINGER MAZE PANEL
(E) TIC-TAC-TOE PANEL

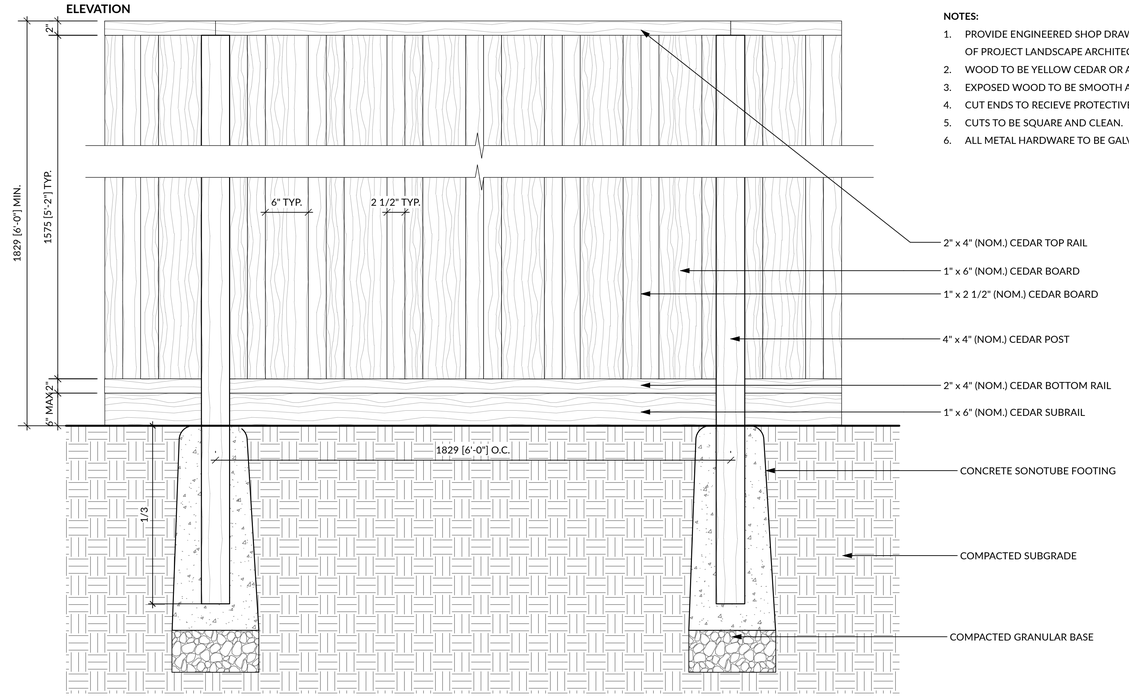






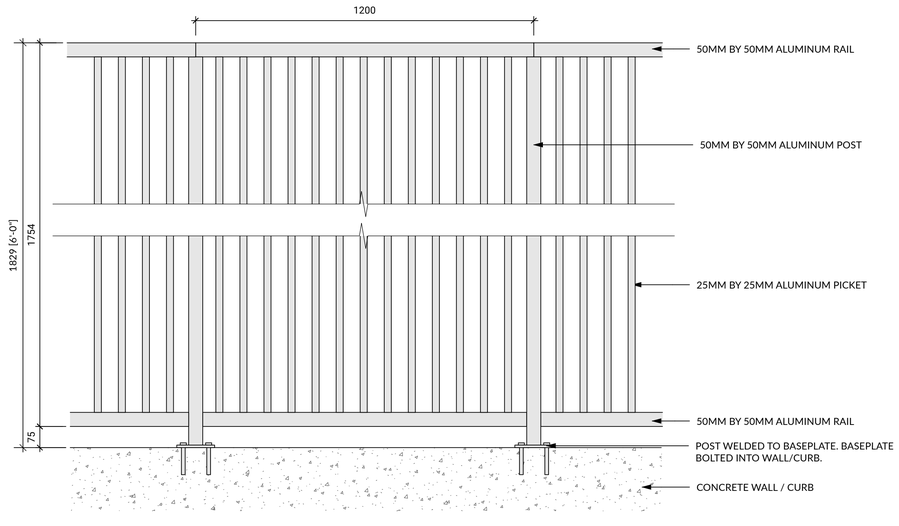
1 PLAY PANEL (FOR INFO ONLY), TYP.
Scale: 1:10

ELEVATION



NOTES:
1. PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL OF PROJECT LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
2. WOOD TO BE YELLOW CEDAR OR APPROVED ALTERNATE.
3. EXPOSED WOOD TO BE SMOOTH AND SPLINTER-FREE.
4. CUT ENDS TO RECIEVE PROTECTIVE COATING, TBD.
5. CUTS TO BE SQUARE AND CLEAN.
6. ALL METAL HARDWARE TO BE GALVANIZED.

2 CEDAR FENCE, TYP.
Scale: 1:10



NOTES:
1. PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
2. ALL METAL TO BE POWDERCOATED ALUMINUM. POWDERCOAT COLOUR TO MATCH ARCHITECTURE.
3. ALL METAL HARDWARE TO BE GALVANIZED.
4. POST SPACING AND FOOTING TO BE COORDINATED WITH STRUCTURAL.

3 ALUMINUM FENCE, TYP.
Scale: 1:10

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FURNISHING DETAILS

L6.4