

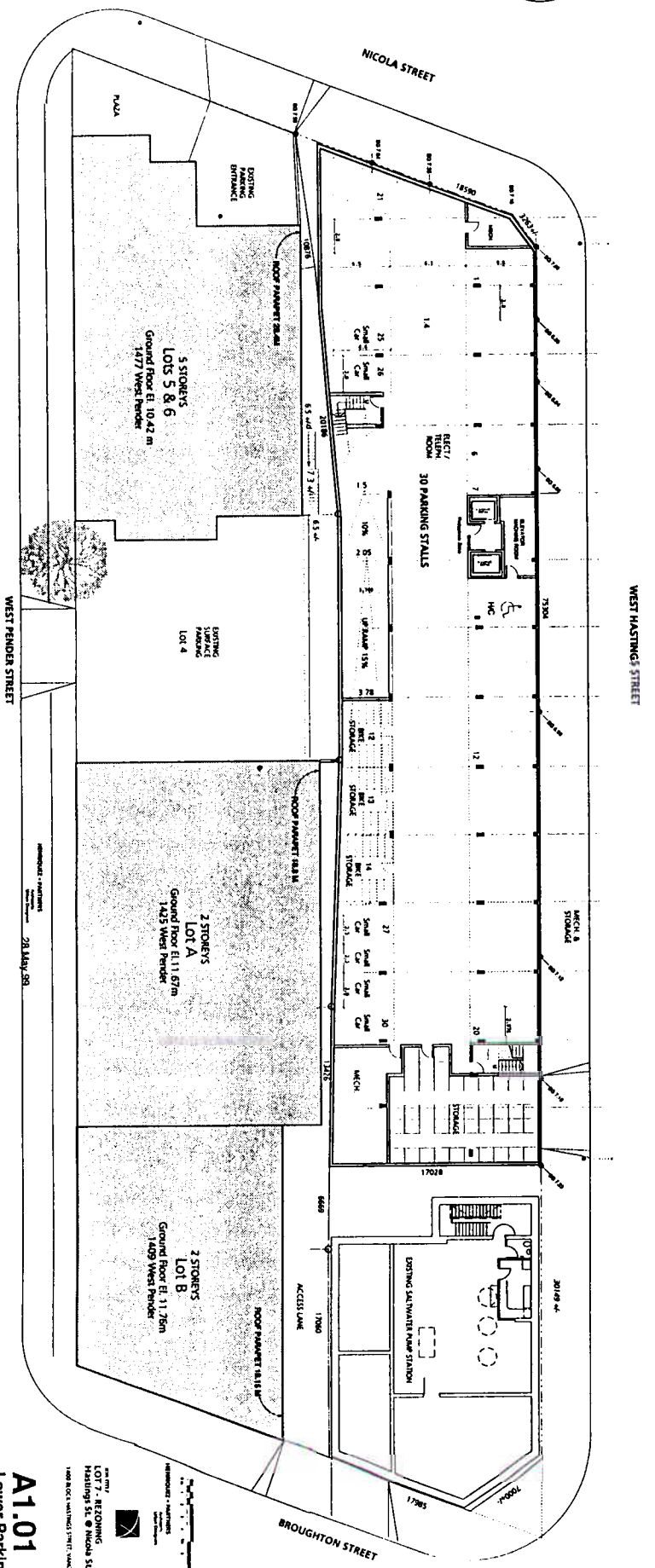
NORTH ELEVATION

COAL HARBOUR LOT 7 ZONING				OFFICE / LIVE WORK UNITS	
FLOOR	# UNITS	FSR AREA m ²	GROSS AREA	SOLUSIONS	28 June 99
LOWER STAIRING			1288		
UPPER PARKING			1288		30
GROUND FLOOR	11	1063	1114	51	12
1st FLOOR	10	209	209	37	12
2nd FLOOR	9	773	806	33	9
3rd FLOOR	9	760	793	33	9
4th FLOOR	7	637	663	26	7
5th FLOOR	6	451	473	22	7
U Penthouse (6)					
J Penthouse Mezz					
TOTALS	11	4843	5045	202	58.09m ²
Residential	41	52,131 m ²	54,305 m ²		600/4 84
FSR 4843/1350		3,587 FSR			

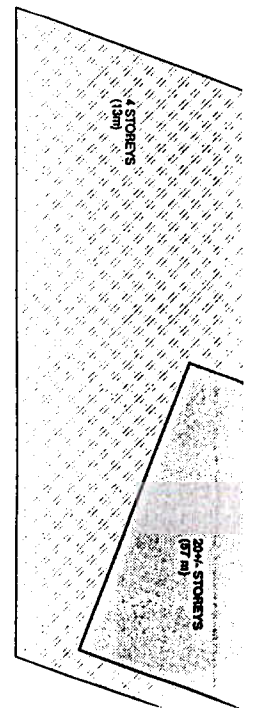
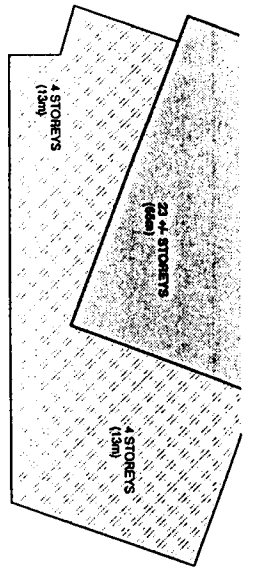
PUMPHOUSE MEWS
 600 Nicola St @ West Hastings
 Legal Description
 Lot 7, Block 42, DL 185

PARKING - 58 required
 64 Parking Stalls provided
 Parking Formula DD
 Non Residential - 1 stall for every 93m²
 Residential - 1 per unit under 100m²
 2 per unit over 100m²
 Site Area .135 ha (1350 m²)
 FSR Area 4843 m²
 FSR 3.587 (4843m² / 1350m²)

A1.00
 STATISTICS



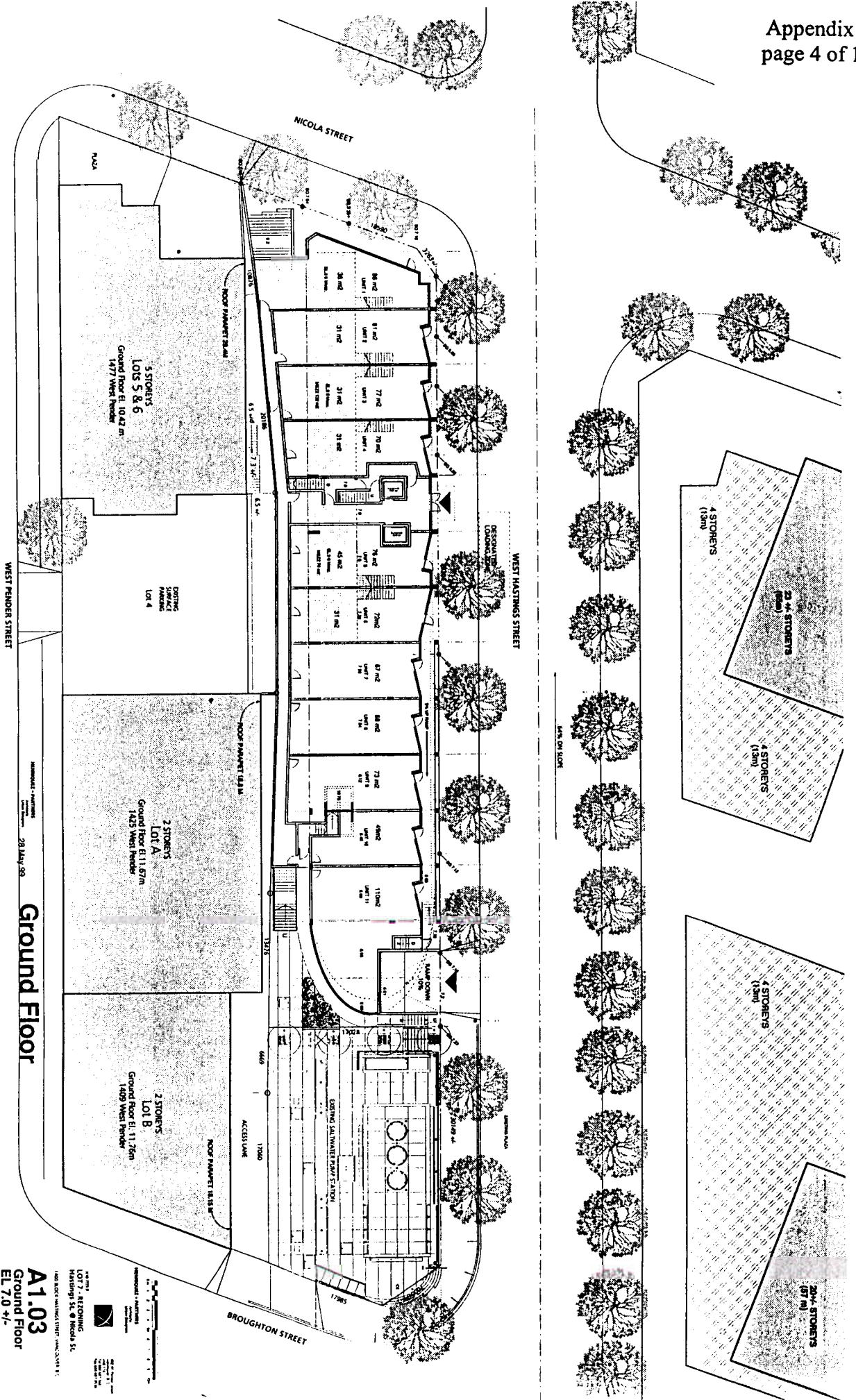
4th ON SITE



A1.01
Lower Parking Level
AREA 1139 m²
30 PARKING STALLS
23 June 99

CONSULTANTS:

- ARCHITECTS: [Logo]
- ENGINEERS: [Logo]
- LANDSCAPE ARCHITECTS: [Logo]
- PLANNERS: [Logo]
- STRUCTURAL ENGINEERS: [Logo]
- TRAVEL PLANNERS: [Logo]
- URBAN DESIGNERS: [Logo]
- VEGETATION DESIGNERS: [Logo]
- WATER ENGINEERS: [Logo]
- WATER SUPPLY ENGINEERS: [Logo]
- WIND ENGINEERS: [Logo]
- WIND TUNNEL ENGINEERS: [Logo]
- WIND VIBRATION ENGINEERS: [Logo]
- WIND TUNNEL DESIGNERS: [Logo]
- WIND TUNNEL OPERATORS: [Logo]
- WIND TUNNEL ANALYSTS: [Logo]
- WIND TUNNEL DESIGNERS: [Logo]
- WIND TUNNEL OPERATORS: [Logo]
- WIND TUNNEL ANALYSTS: [Logo]



Ground Floor

A1.03
Ground Floor
EL 7.0 +/-

FSR AREA: 1083 m²
FSR SUPPLY: 1083 m²
GROSS AREA: 1101 m²
MEZZ: 209 m²
11 UNITS

23 June 99

28 May 99

WEST PENDER STREET

NICOLA STREET

WEST HASTINGS STREET

BROUGHTON STREET

5 STOREYS
LOTS 5 & 6
Ground Floor EL: 10.42 m
1477 West Pender

2 STOREYS
LOT A
Ground Floor EL: 11.67 m
1423 West Pender

2 STOREYS
LOT B
Ground Floor EL: 11.76 m
1409 West Pender

4 STOREYS
(13m)

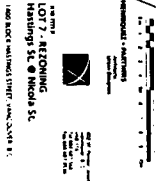
2 1/2 STOREYS
(8.7m)

4 STOREYS
(13m)

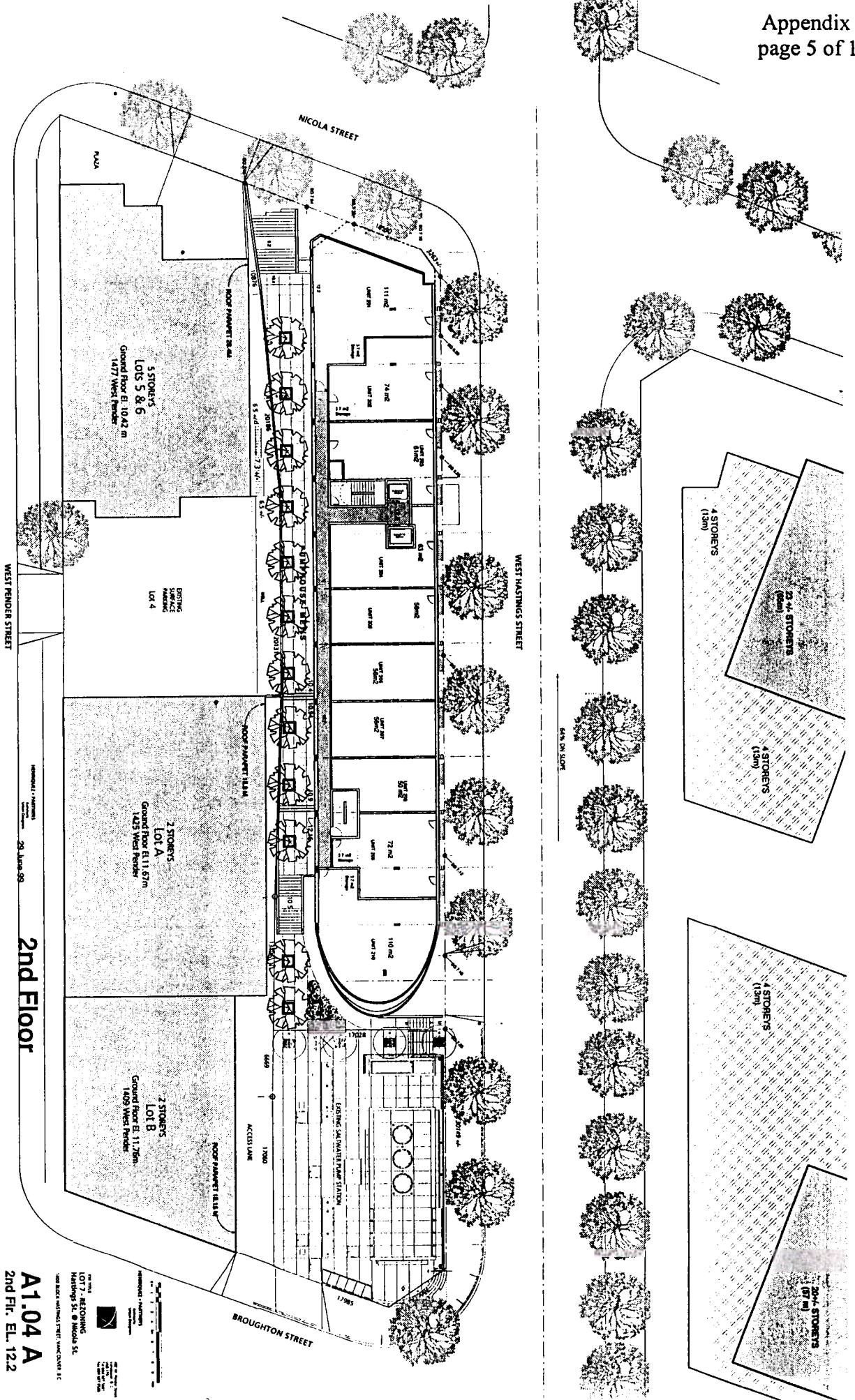
4 STOREYS
(13m)

2 1/2 STOREYS
(8.7m)

RAMP ON SLOPE

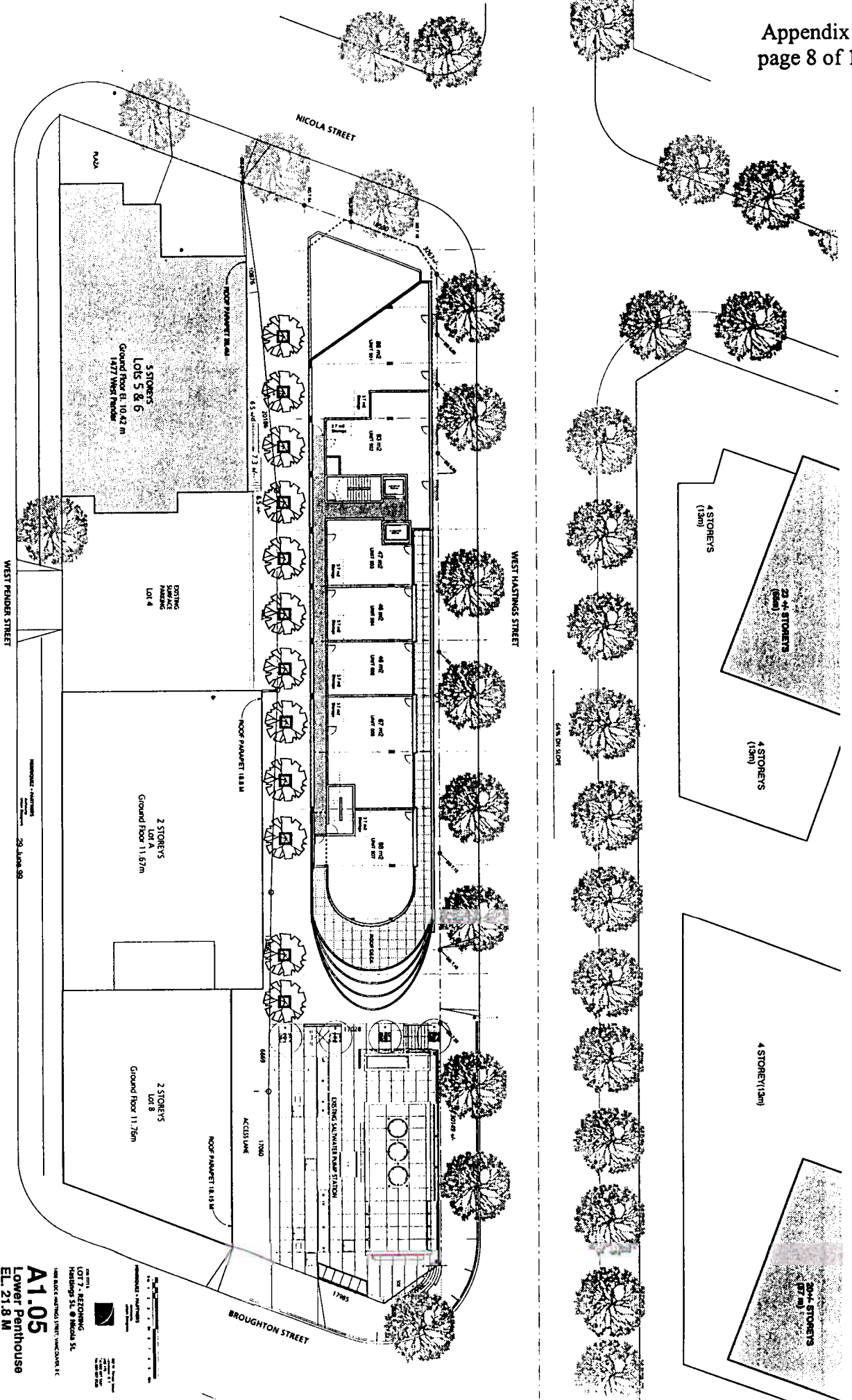


DATE: 23 June 99
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN



A1.04 A
 2nd Flr. EL. 12.2
 FSR AREA - 899 m²
 STORAGE - 37m²
 GROSS AREA - 936 m²
 10 UNITS
 23 June 99

DATE: 23 JUN 99
 LOT 7 - RESIDING
 Hastings St. @ Nicola St.
 1:1000
 2000 1000 500 0 500 1000 1500 2000
 1:1000
 2000 1000 500 0 500 1000 1500 2000
 1:1000
 2000 1000 500 0 500 1000 1500 2000



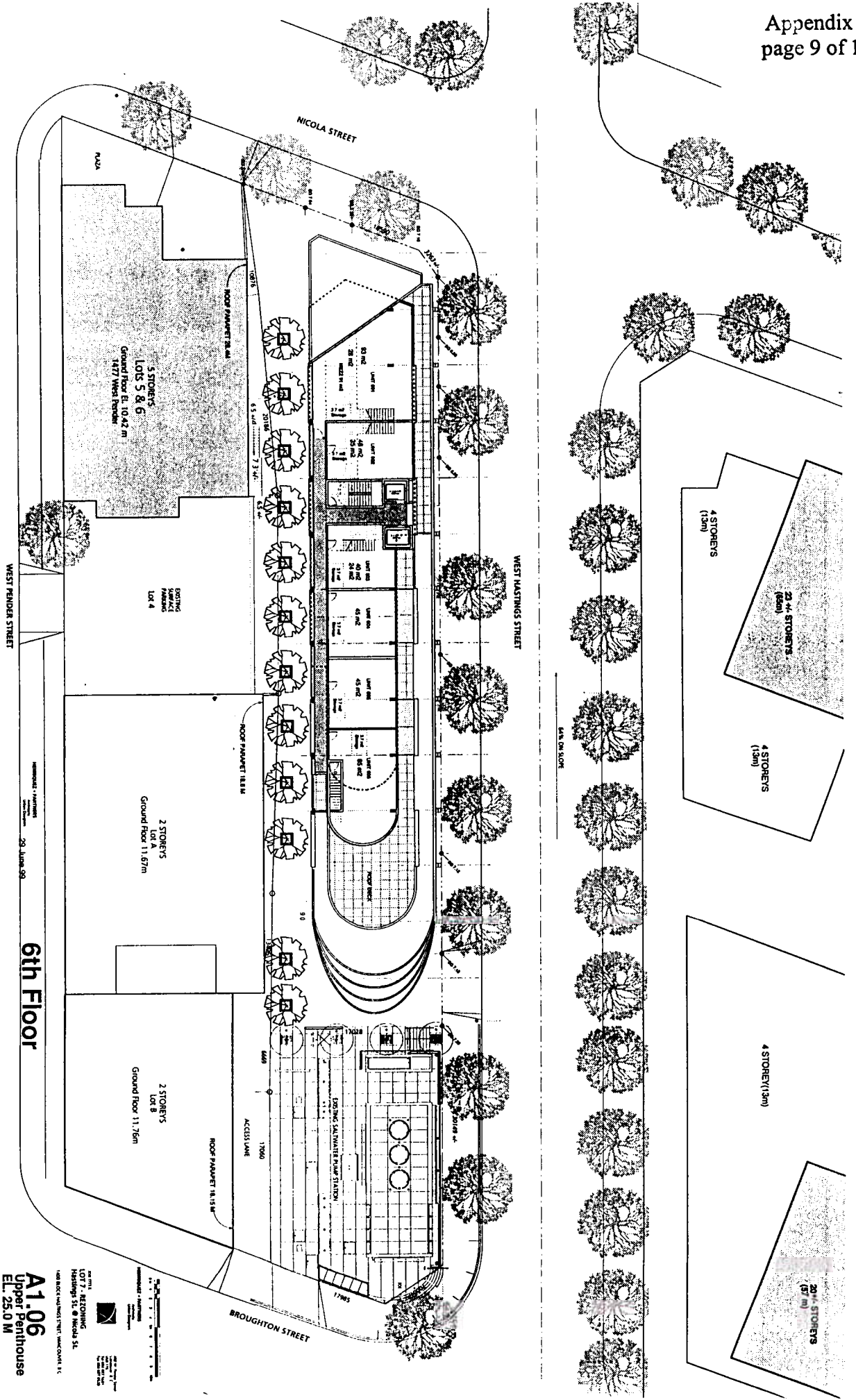
A1.05
Lower Penthouse
EL. 21.8 m

FSR AREA - 537 m²
STORAGE - 28 m²
GROSS AREA- 663 m²
7 UNITS

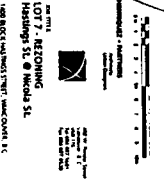
23 June 99

DATE: 23 JUN 99
LOT 7 - ZONING: RESIDENTIAL
HASTINGS ST. @ NICOLA ST.
1000 BUCKINGHAM STREET, VANCOUVER, BC

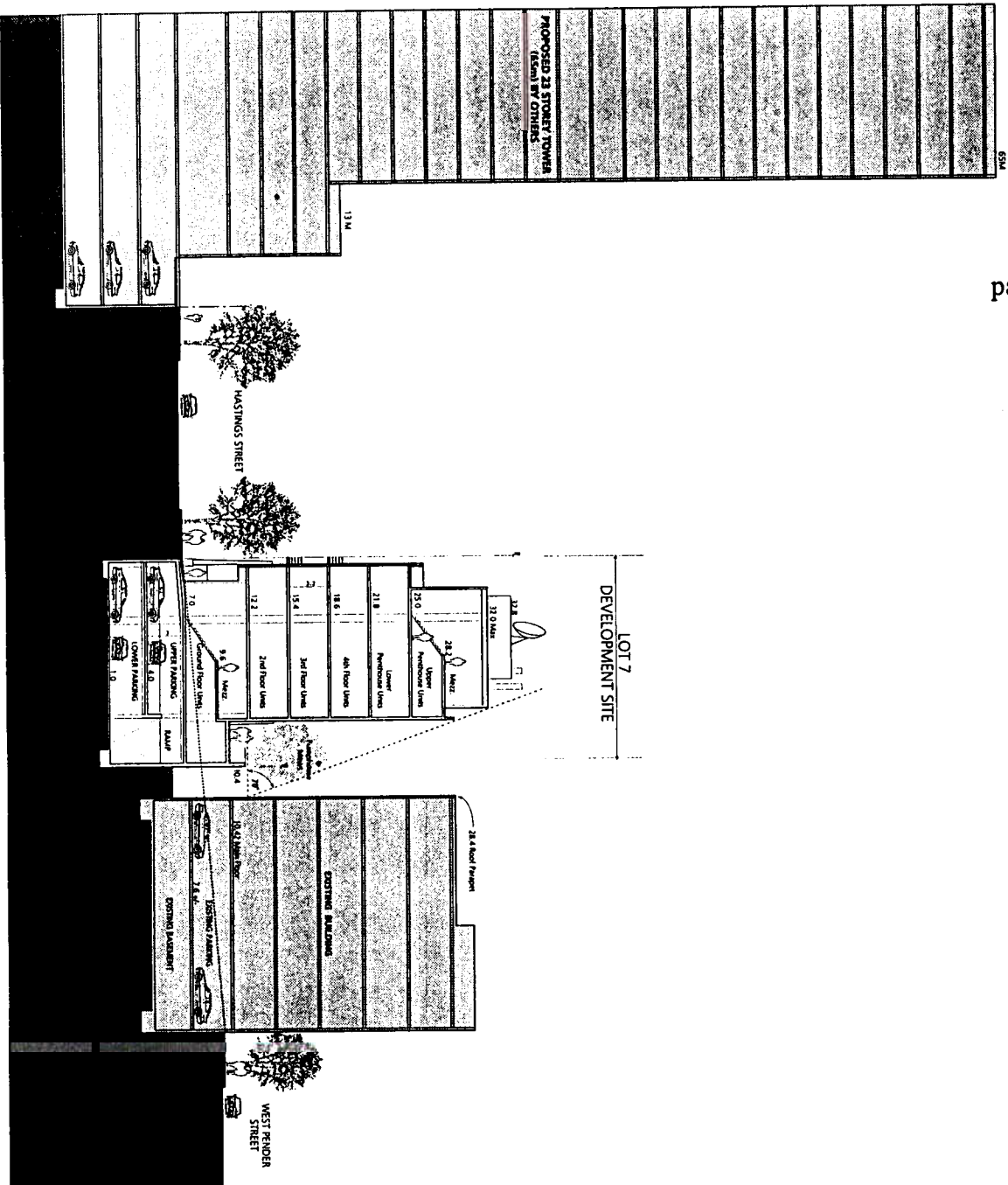
SCALE: 1:100
DATE: 23 JUN 99
DRAWN BY: [Name]
CHECKED BY: [Name]



A1.06
Upper Penthouse
EL. 25.0 M
UPH FSR AREA - 451 m²
GROSS AREA - 473 m²
STORAGE AREA - 22 m²
MEZZ FSR AREA - 91 m²
6 UNITS
29 June 99



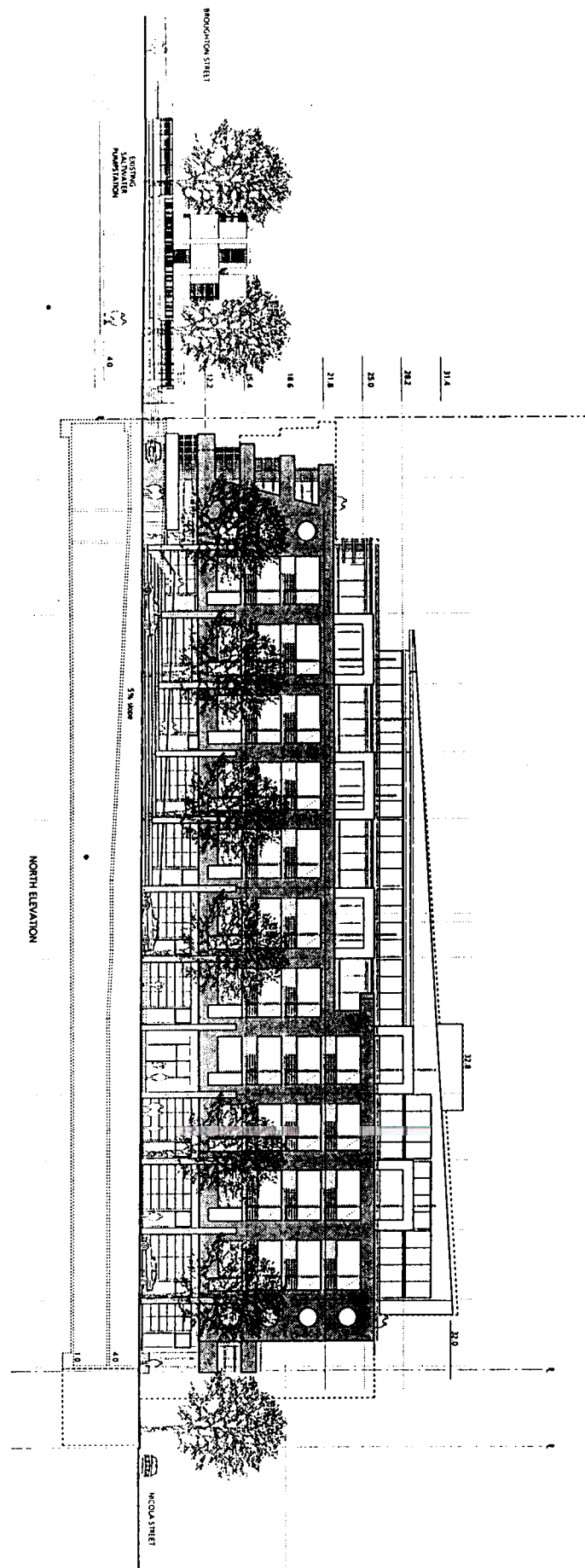
NOT TO SCALE
LOT 7 - ZONING
HASTINGS ST. @ NICOLA ST.
FOR MORE INFORMATION, CONTACT: [unreadable]



THE ARCHITECT
 ARCHITECTS
 500 BRIDGE ST.
 SYDNEY NSW 2000
 TEL: (02) 9233 1111
 FAX: (02) 9233 1112
 WWW.A1A08.COM.AU

A1.08
 Cross Section

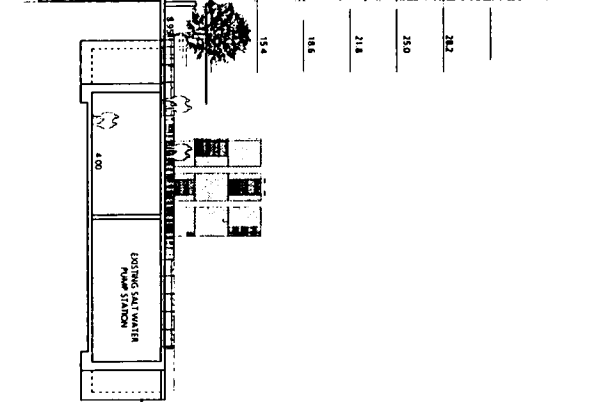
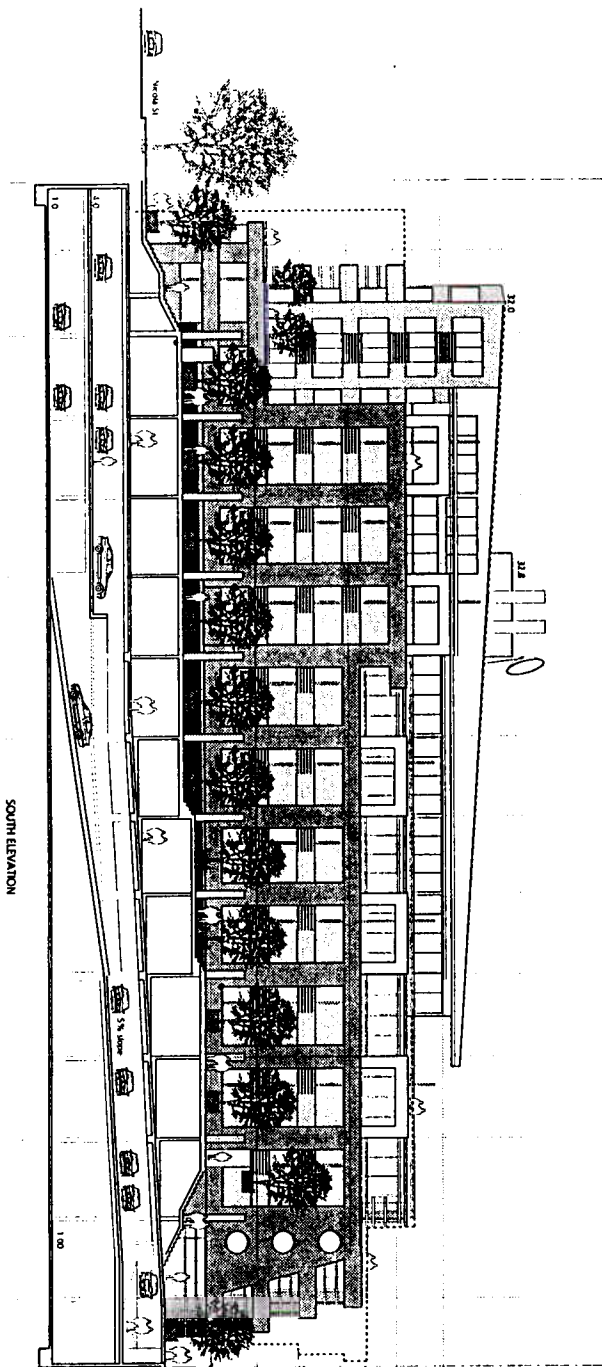
31 May 99



31 MAY '09

A1.09
North Elevation

LOT 7 - COAL HARBOUR
600 DUNDAS ST.
WINDERMERE, B.C.



ARCHITECT: [Logo]
LOT 7 - COAL HARBOUR
REZONING
AND DESIGN
3000 BURNING
WOOD RD
MELBOURNE VIC 3048
DATE: 31 MAY 1999
A1.10
South Elevation

