

RHI 41 WEST PENDER SOCIAL HOUSING

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ISSUED FOR DP

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2023-07-06

1 - ISSUED FOR DP — 07 JUL 2023

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41 WEST PENDER
VANCOUVER BC

41 WEST PENDER
SOCIAL HOUSING

COVER SHEET

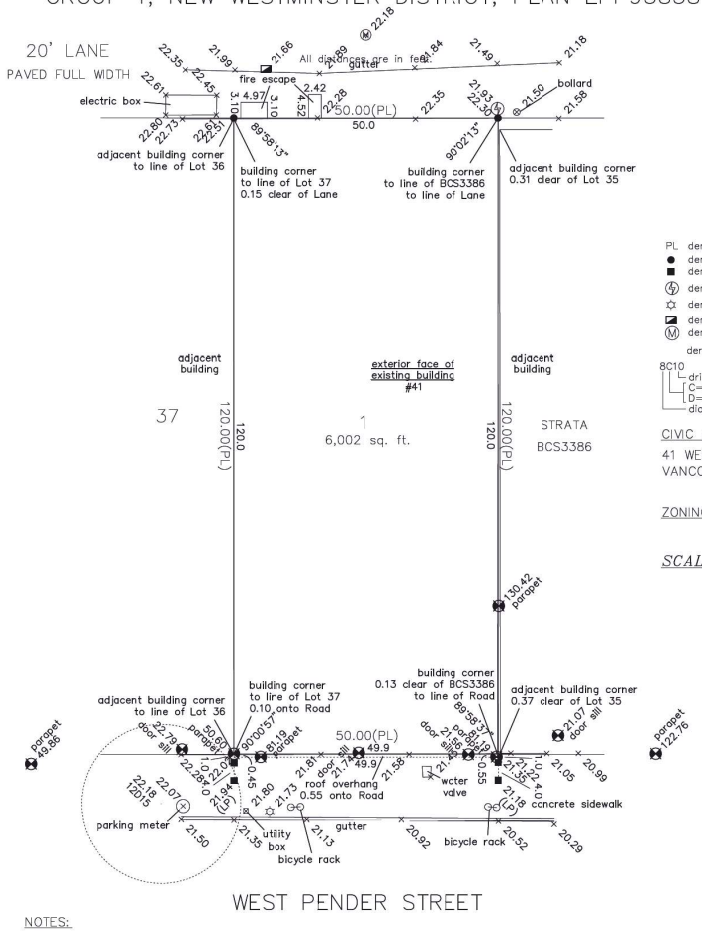
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2314 — 7/6/2023

A0.0

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SURVEY PLAN OF LOT 1
BLOCK 29, DISTRICT LOT 541
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP95838



PL denotes property line.
● denotes standard iron post (IP).
■ denotes lead plug (LP).
denotes hydro pole.
denotes lamp standarc.
denotes catch basin
denotes manhole
denotes tree.

8C10
- drip line radius (feet)
- C=coniferous
- D=deciduous
- diameter (inches)

CIVIC ADDRESS
41 WEST PENDER STREET
VANCOUVER, B.C.

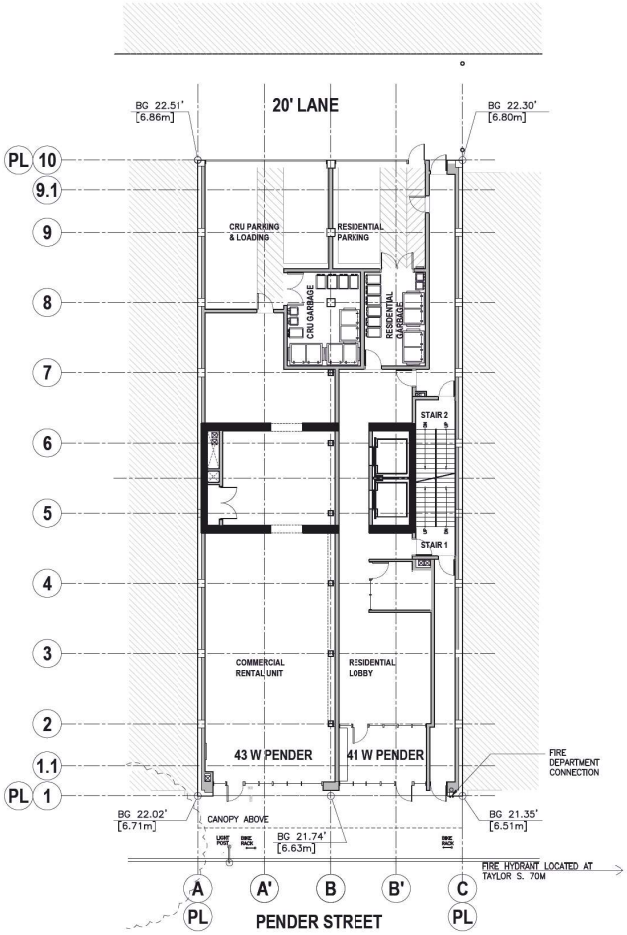
ZONING: DD

SCALE 1" = 16'

NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the CVD28GVRD Datum and are derived from control monument V-1700 situated at the intersection of Carrall Street and West Hastings Street. Elevation = 17.61 feet.
- For elevation control, use control monument or lead plugs in concrete sidewalk only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

1 SITE SURVEY
3/32" = 1'-0"



2 SITE PLAN
3/32" = 1'-0"

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PROJECT ADDRESS
41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
SITE PLAN

DRAWN: MH / RB / CDL
CHECKED: IRM

JOB NO.: 2314
DATE: 7/6/2023

SCALE

OWNER'S REFERENCE INFORMATION

SHEET
A1.0

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1 CONTEXT PLAN
1/32" = 1'-0"

DESIGN RATIONALE

THIS PROPOSAL IS TO ADD TWO STOREY TO AN EXISTING COMMERCIAL WAREHOUSE. THE RENOVATION TO THIS BUILDING WILL ENCOMPASS ONE CRU SPACE AND A SEPARATED 40 RESIDENTIAL STUDIO UNITS TARGETED FOR INDEPENDENT CHINESE LOW INCOME SENIORS.

THE EXISTING BUILDING IS A HYBRID OF CONCRETE, CONCRETE BLOCK,STEEL FRAME WITH SOLID WOOF JOISTS WITH CONCRETE TOPPING. THE FACADE IS CAS IN PLACE CONCRETE, FRONT AND BACK, WITH COMPOSITE MASONRY BLOCK FIREWALLS

THE PENDER FACADE HAS BEEN AMENDED TO PROVIDE LARGE STOREFRONT AND DIFFERENTIATION FORM THE RESIDENTIAL UNITS ABOVE TO BRING IT IN LINE WITH THE VICTORY SQUARE GUIDELINES

THE BUILDING CONFORMS TO THE MAXIMUM 70 FT STREET WALL WITH THE FRONT ELEVATION PARAPET HEIGHT AT ZERO LOT-LINE BEING APPROX 58 FT. THE NEW ADDITION RESIDENTIAL LEVEL (FLOOR 5 & 6) ARE STEPPED BACK TO FURTHER.

ZONING DATA

PROJECT NAME	41 WEST PENDER STREET		
CIVIC ADDRESS	41 WEST PENDER STREET, VANCOUVER, BC, V6B 1R3		
LEGAL DESCRIPTION	LOT 1, BLOCK 29, PLAN EP95838, DISTRICT LOT 541, NEW WESTMINSTER		
PID	030-971-934		
ZONING	DD – C2 SUB AREA (VICTORY SQUARE)		
SITE DIMENSION	50' X 120'	15.24m X 36.858m	
SITE AREA	6,000 SF	557.42m2	
SITE COVERAGE	6,000 SF (EXISTING)	557.42m2	
SETBACKS	NONE REQUIRED		
FSR ALLOWED	5.0 FSR 30,000 SF	2,787m2	TOTAL DENSITY FOR ALL PERMITTED USES
	6.0 FSR 36,000 SF	3,345m2	IF SECURED MARKET RENTAL TOTAL DENSITY FOR ALL PERMITTED USES (DEV. PERMIT BOARD)
FSR PROPOSED	5.43 FSR 32,562 SF	3,025m2	SECURED MARKET RENTAL RESIDENTIAL
STORAGE	RESIDENTIAL BULK		12 FOR UNITS WITHOU' INSUITE (FLOOR 5 & 6)
UNIT MIX	40 STUDIOS OF VARIOUS SIZE 320 SF MIN. NET AREA REQUIRED 457 SF TO 581 SF GROSS AREA		

BUILDING DATA

EXISTING BUILDING GROSS AREA	34,000 SF	3,158.7m2	
PROP BUILDING GROSS AREA	42,713 SF	3,968.1m2	
EXIS BUILDING HEIGHT	59.6 FT	18.2m	
MAX BUILDING HEIGHT	75 FT 105.0 FT	22.9m 32.0m	IF 100% SECURED MARKET RENTAL HOUSING COMPRISES ALL RESIDENTIAL UNITS
PROP BUILDING HEIGHT	90.45 FT 75.95 FT	29.5m	TOP OF ELEVATOR OVERRUN PARAPET TOP OF ROOF DECK PARAPET

VEHICLE PARKING

VEHICLE PARKING:	REQUIRED	PROVIDED	REFERENCE
RESIDENTIAL	0	0	4.3.2
COMMERCIAL	3	0	4.3.1
ACCESSIBLE PARKING:			
RESIDENTIAL	1	1	4.8.4
COMMERCIAL	1	1	4.8.4
LOADING SPACES:			
RESIDENTIAL	0	0	5.2.1
COMMERCIAL	1 CLASS B	1 CLASS B	5.2.5

TOTAL SPACES PROPOSED = 2 ACCESSIBLE + 1 CLASS B LOADING

TRANSPORTATION DEMAND MANAGEMENT PLAN

12PTS NEEDED

1. ACT-01: ADDITIONAL CLASS A BICYCLE PARKING – 8 POINTS
2. ACT-05: BICYCLE MAINTENANCE FACILITIES – 2 POINTS
3. PKG-02: PROVIDE NO MORE THAN THE MINIMUM VEHICLE PARKING PROVISION FOR ALL LAND USES ON SITE – 2 POINTS

TOTAL 12 POINTS

BICYCLE PARKING

	REQUIRED	PROVIDED	REFERENCE	
RESIDENTIAL				
CLASS A	30	42	6.2.1.3	MIN 0.75 SPACES / DWELLING UNIT
CLASS B	3	2 EXIS	6.2.1.3	MIN 2 SPACES / 20 DWELLING UNITS + 1 ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 UNITS
COMMERCIAL				
CLASS A	1	3	6.2.5.1	MIN 1 SPACE / 340m2 OF GROSS FLOOR AREA
CLASS B	0	0	6.2.5.1	MIN 6 SPACES / FOR DEVELOPMENT WITH MIN 1000m2 GROSS FLOOR AREA

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REVISIONS

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41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
PROJECT DATA

DRAWN	CHECKED
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SCALE

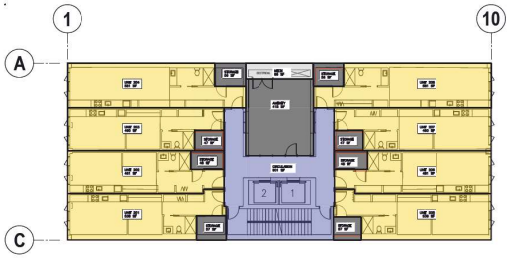
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SHEET
A1.1

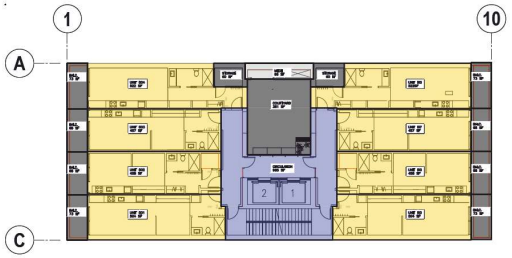
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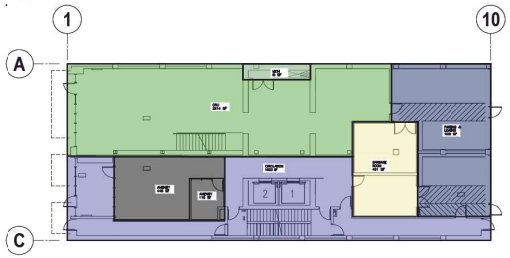
B BASEMENT
1/16" = 1'-0"



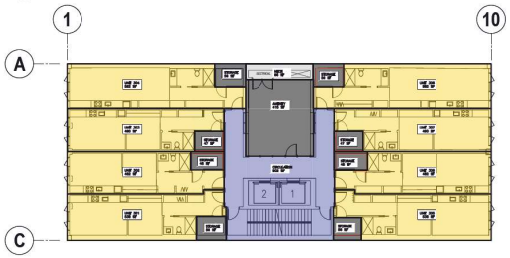
2 LEVEL 2
1/16" = 1'-0"



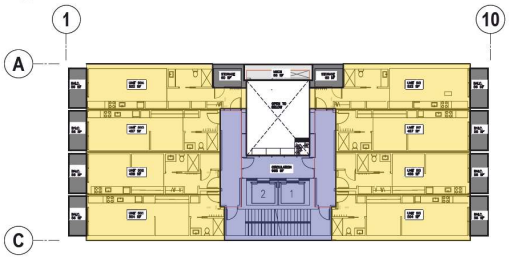
5 LEVEL 5
1/16" = 1'-0"



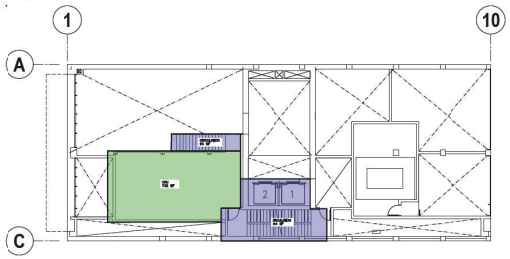
1 LEVEL 1
1/16" = 1'-0"



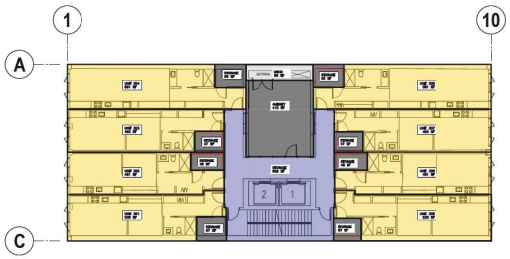
3 LEVEL 3
1/16" = 1'-0"



6 LEVEL 6
1/16" = 1'-0"



1M MEZZANINE
1/16" = 1' 0"



4 LEVEL 4
1/16" = 1' 0"



R ROOF
1/16" = 1' 0"

LEVEL	GROSS AREA	CRU	RESIDENTIAL	CIRCULATION	STORAGE	GARBAGE ROOM	EXCL MECH	EXCL AMENITY	EXCL STORAGE	EXCL PARKING	EXCL BALCONY/ ROOF DECK	TOTAL
BASEMENT	6,000 SF	–	–	1098 SF	–	–	1076 SF	1482 SF	1014 SF	–	–	1098 SF
LEVEL 1	6,000 SF	2214 SF	–	1623 SF	–	491 SF	86 SF	566 SF	–	1020 SF	–	4414 SF
MEZZANINE	1253 SF	715 SF	–	538 SF	–	–	–	–	–	–	–	1270 SF
LEVEL 2	6,000 SF	–	4184 SF	901 SF	94 SF*	–	86 SF	415 SF	320 SF	–	–	5180 SF
LEVEL 3	6,000 SF	–	4184 SF	901 SF	94 SF*	–	86 SF	415 SF	320 SF	–	–	5180 SF
LEVEL 4	6,000 SF	–	4184 SF	901 SF	94 SF*	–	86 SF	415 SF	320 SF	–	–	5180 SF
LEVEL 5	5434 SF	–	3880 SF	964 SF	26 SF*	–	86 SF	–	80 SF	–	944 SF	4870 SF
LEVEL 6	5058 SF	–	3880 SF	964 SF	26 SF*	–	86 SF	–	80 SF	–	448 SF	4870 SF
ROOF	956 SF	–	–	555 SF	–	–	401 SF	–	–	–	1745 SF	555 SF

= FSR CALCULATIONS
1/16" = 1'-0"

* REMAINING GROSS FLOOR AREA AFTER 40 SF/UNIT EXCLUSION

TOTAL PROPOSED FLOOR SPACE	32,562 SF
ALLOWED FLOOR SPACE	36,000 SF
PROPOSED FSR	5.43
ALLOWED FSR	6.00

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2023-07-06

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REVISIONS

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PROJECT ADDRESS
41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
FSR AREA

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JOB NO.	DATE
2314	7/6/2023

SCALE

OWNER'S REFERENCE INFORMATION

SHEET
A1.2

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41 WEST PENDER
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41 WEST PENDER
SOCIAL HOUSING

SHADOW STUDY

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DATE 7/6/2023

A1.3

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MARCH 21
2 PM

SEPTEMBER 21
2 PM

MARCH 21
12 PM

SEPTEMBER 21
12 PM

MARCH 21
10 AM

SEPTEMBER 21
10 AM



STREETSCAPE WITH PROPSED ELEVATION



EXISTING STREETSCAPE

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JOB TITLE

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SOCIAL HOUSING

SHEET TITLE

STREETSCAPE

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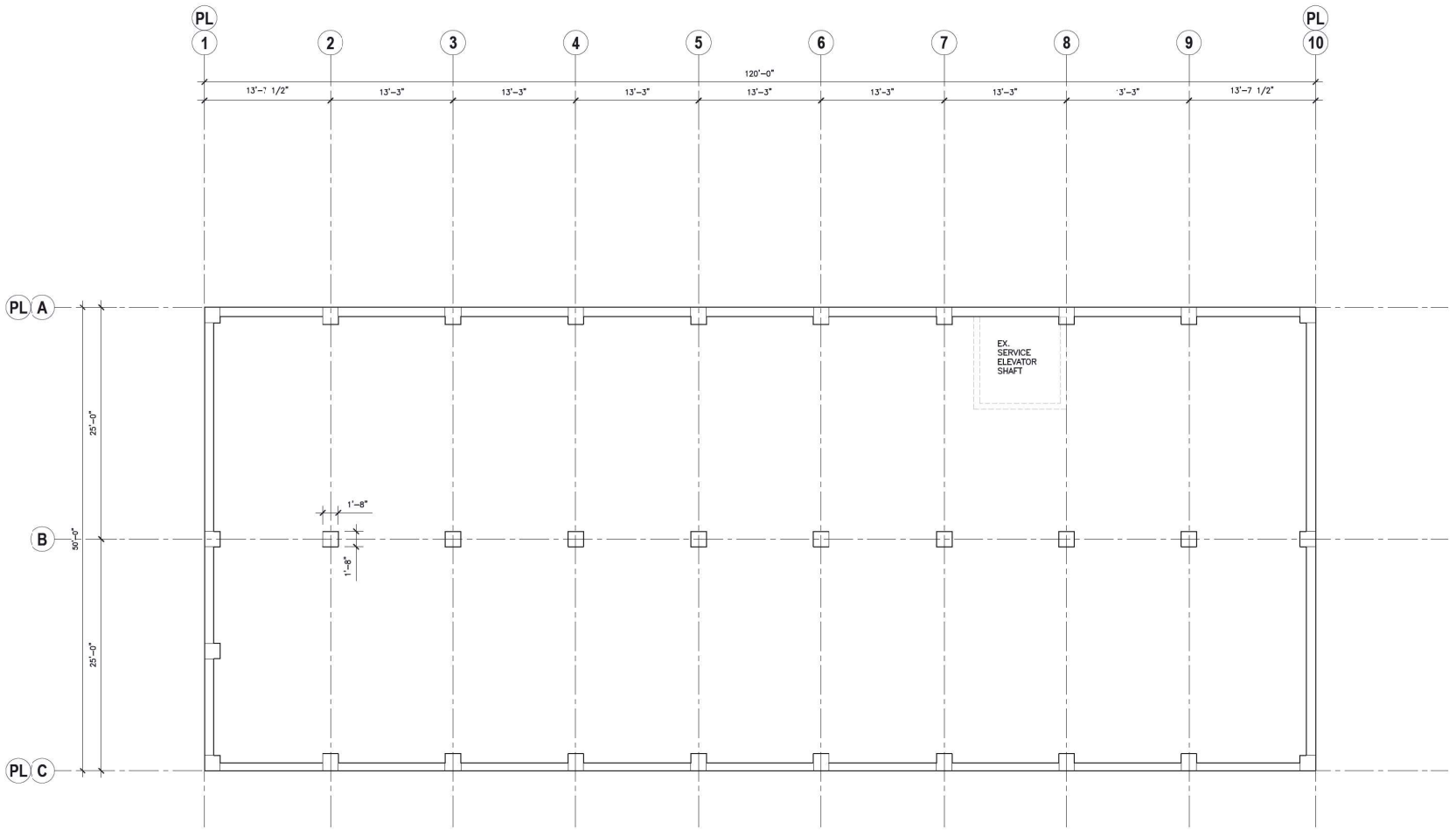
SCALE

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1 KEY PLAN - BASEMENT EXISTING & DEMO
SCALE 3/16"=1'-0"

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KEY PLAN - BASEMENT
EXISTING & DEMO

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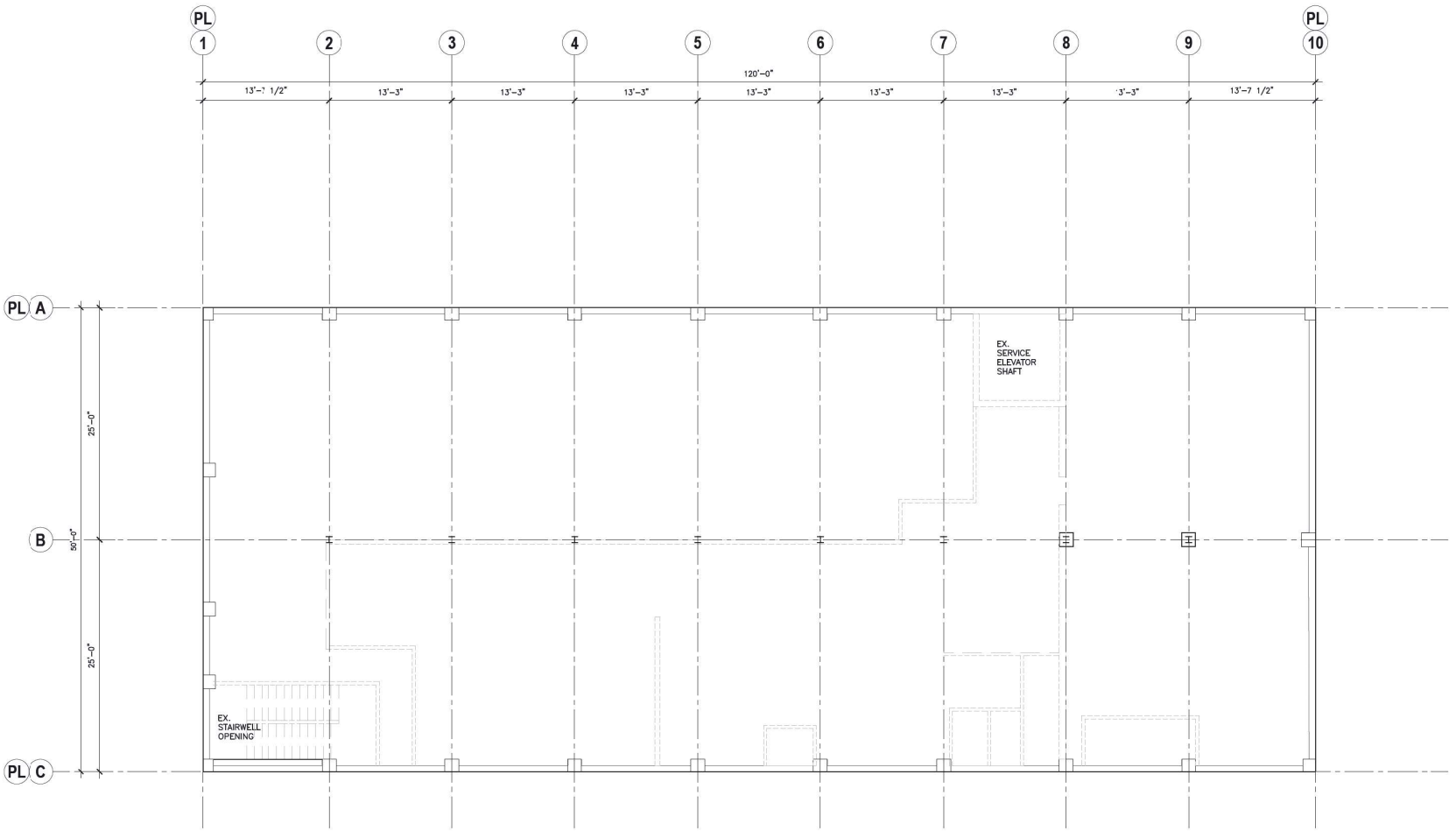
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1 KEY PLAN - LEVEL 1 EXISTING & DEMO
SCALE 3/16"=1'-0"

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KEY PLAN - LEVEL 1
EXISTING & DEMO

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41 WEST PENDER
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41 WEST PENDER
SOCIAL HOUSING

KEY PLAN - MEZZANINE
EXISTING & DEMO

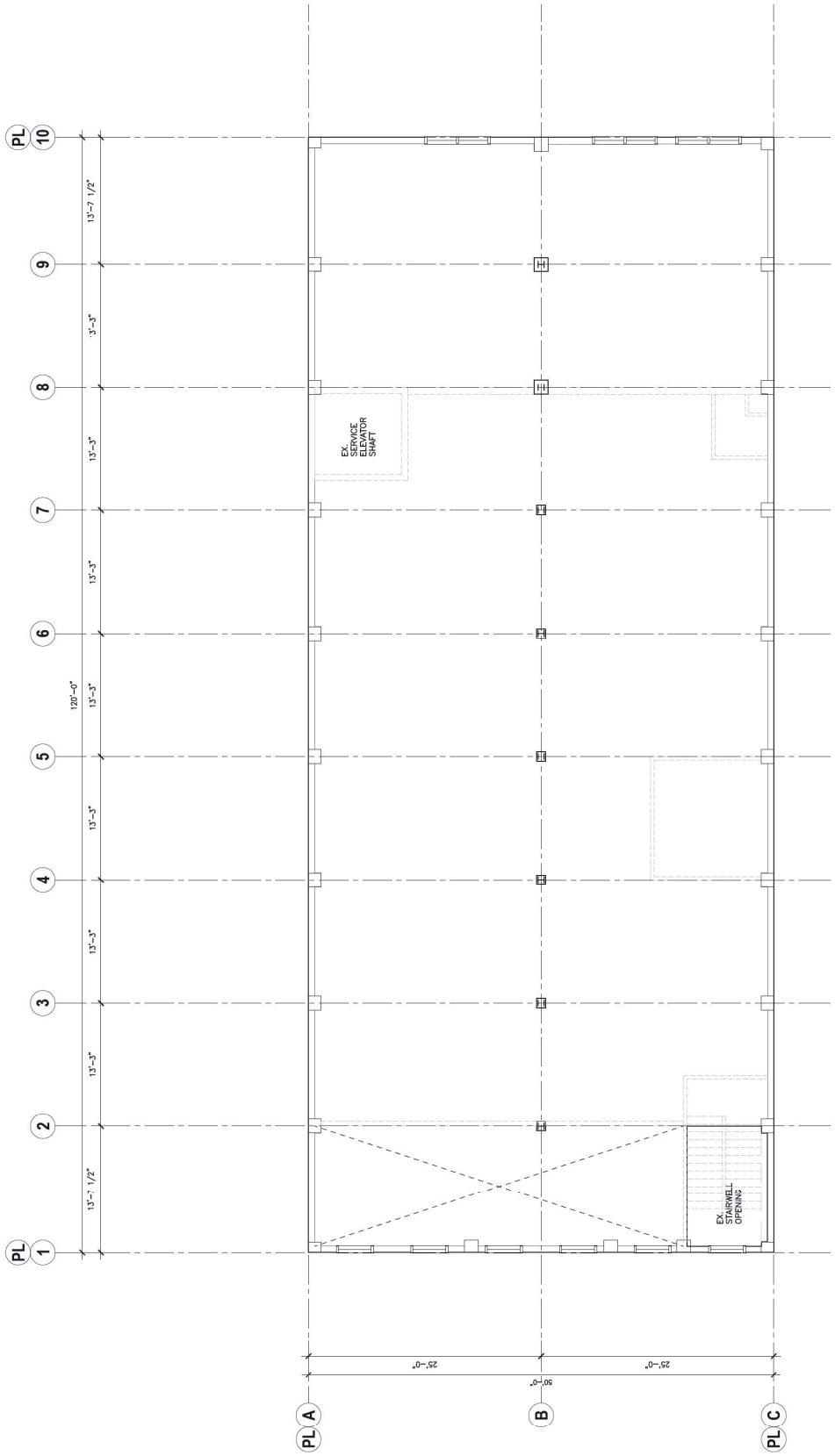
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JOB NO. 2314 DATE 7/6/2023

SCALE

A2.1MD

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1 KEY PLAN - MEZZANINE EXISTING & DEMO
SCALE 3/16"=1'-0"

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ARCHITECTURE

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41 WEST PENDER
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SOCIAL HOUSING

KEY PLAN - LEVEL 2, 3, 4,
EXISTING & DEMO

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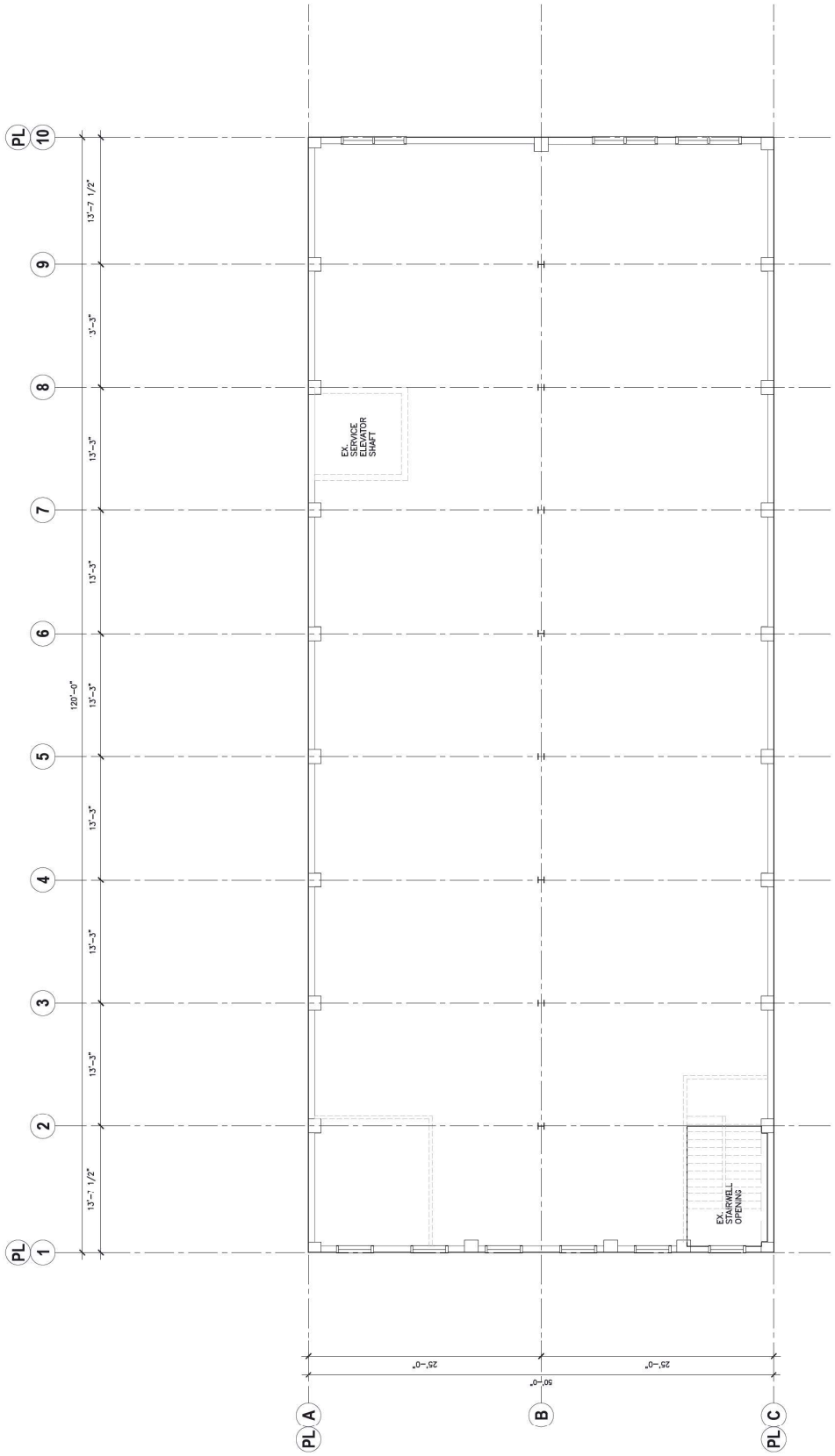
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DATE: 7/6/2023

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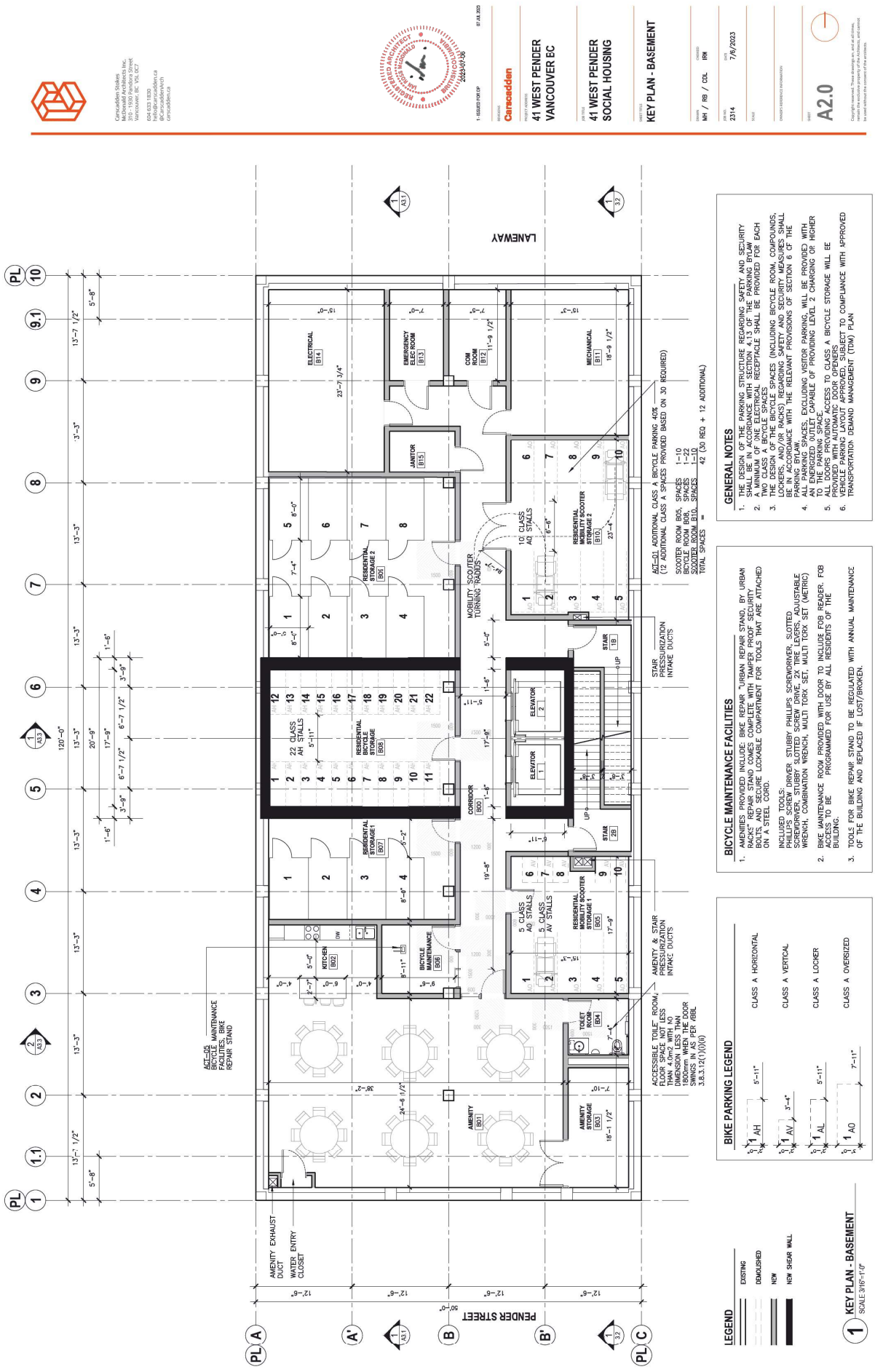
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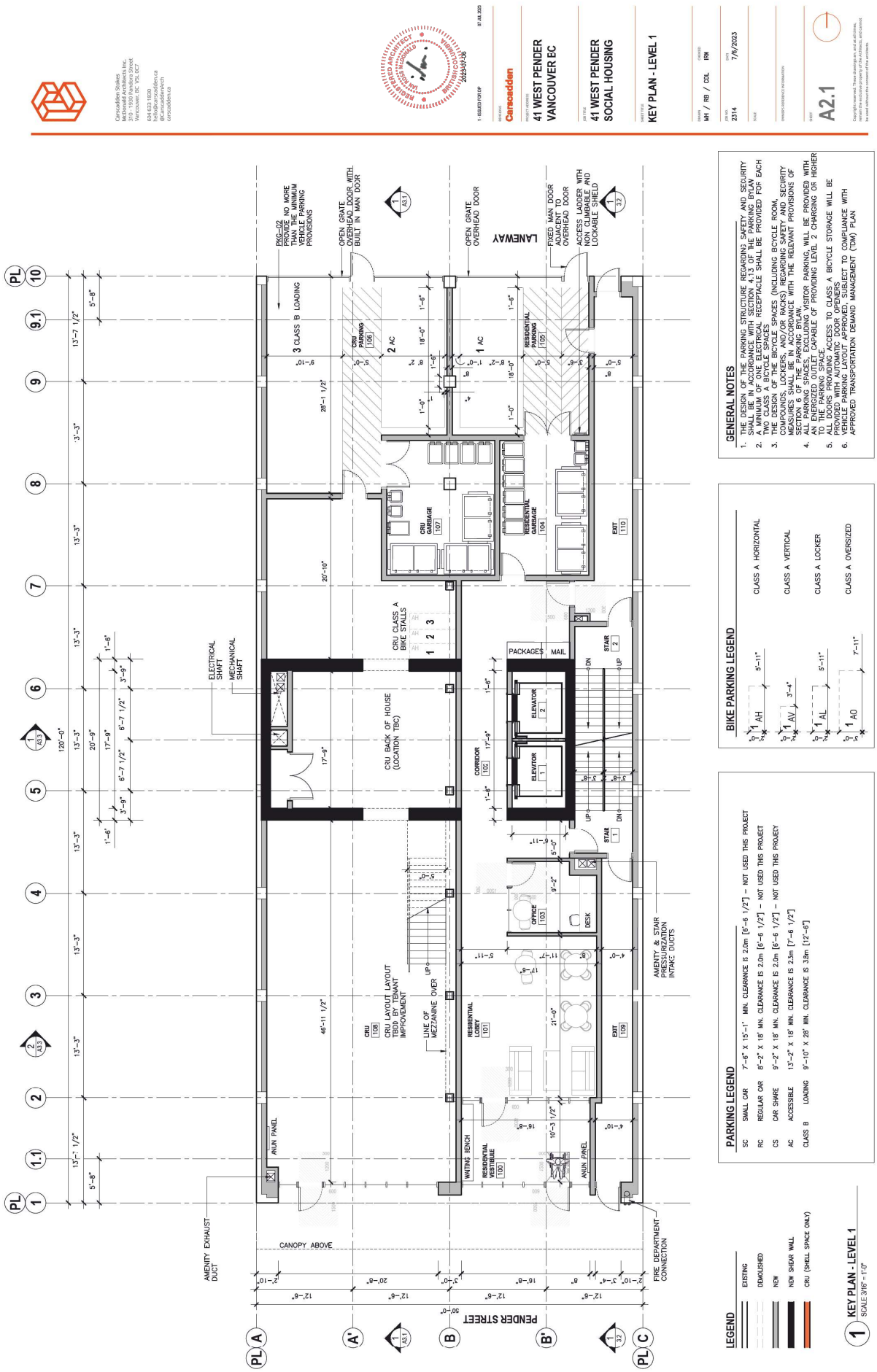
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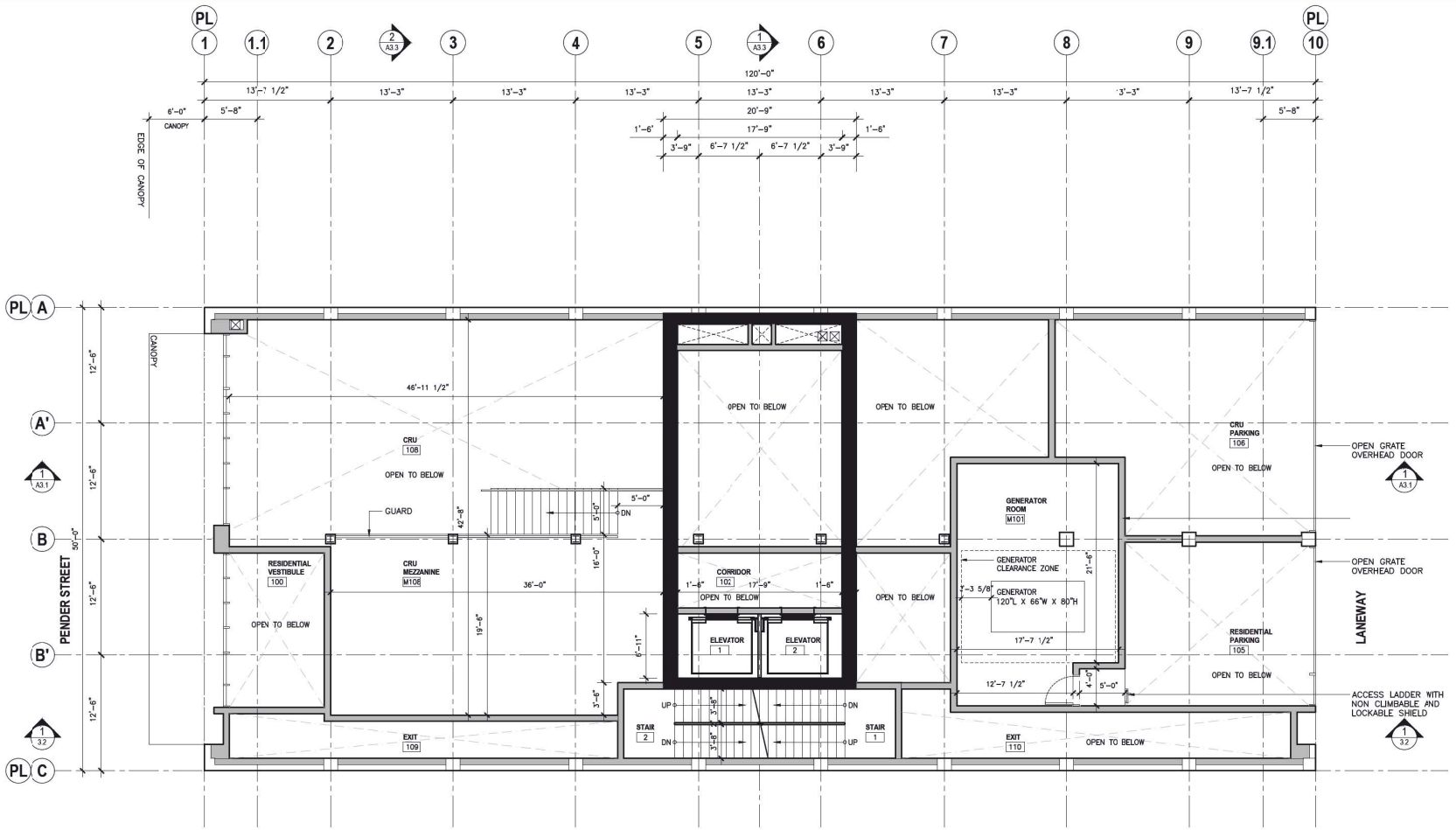


1 KEY PLAN - LEVEL 2,3, 4 EXISTING & DEMO
SCALE 3/16"=1'-0"


Cascadden
41 WEST PENDER
VANCOUVER BC
41 WEST PENDER
SOCIAL HOUSING
KEY PLAN - BASEMENT
A2.0
LANEWAY
PENDER STREET
BIKE PARKING LEGEND
BICYCLE MAINTENANCE FACILITIES
GENERAL NOTES
LEGEND
KEY PLAN - BASEMENT



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LEGEND

- EXISTING
- DEMOLISHED
- NEW
- NEW SHEAR WALL
- CRU (SHELL SPACE ONLY)

1 KEY PLAN - MEZZANINE
SCALE 3/16" = 1'-0"

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BRITISH COLUMBIA
2023-07-06

1 - ISSUED FOR DP	07 JUL 2023

REVISIONS

Carscadden

PROJECT ADDRESS
41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
KEY PLAN - MEZZANINE

DRAWN	CHECKED
MH / RB / CDL	IRM

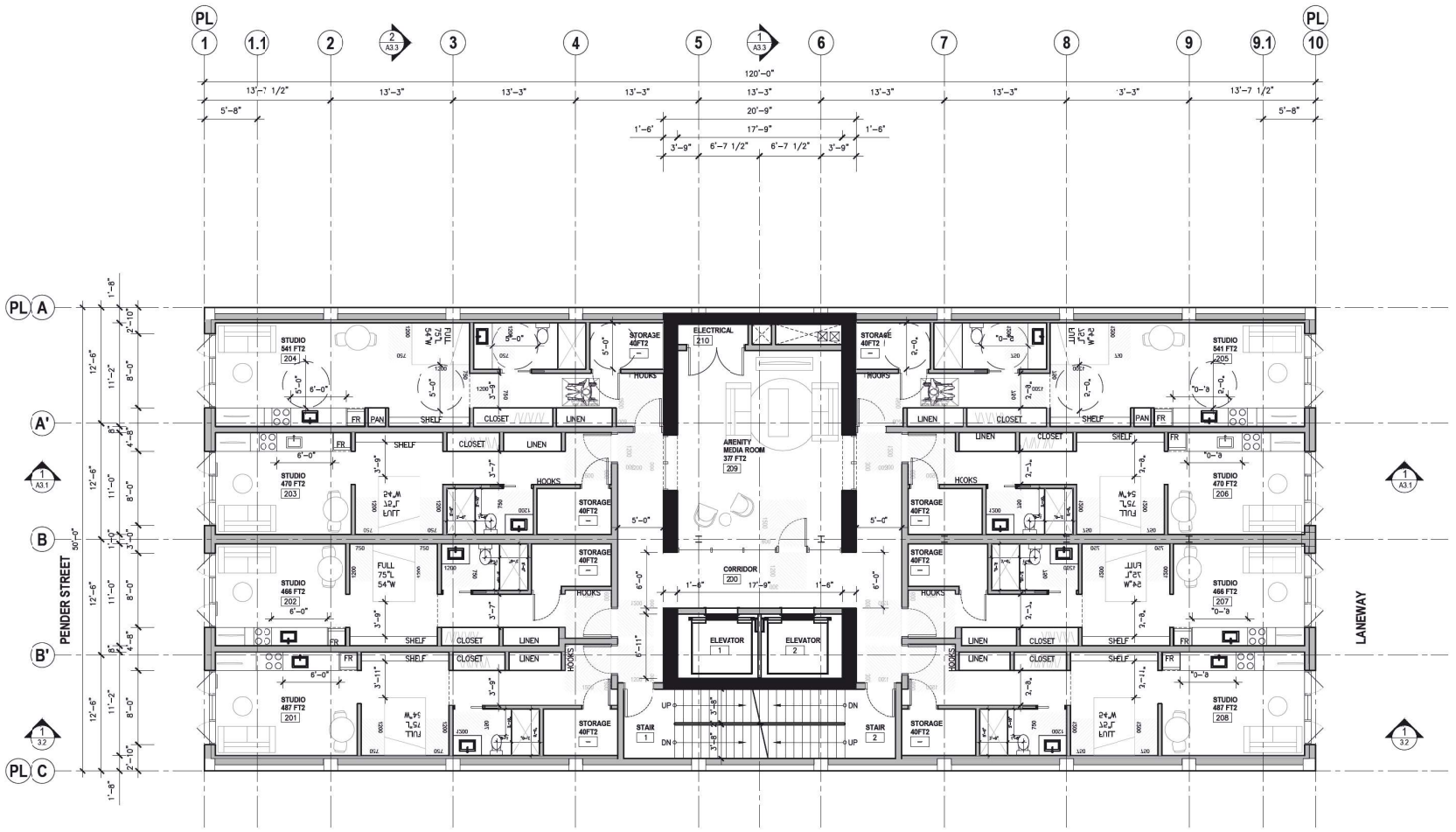
JOB NO.	DATE
2314	7/6/2023

SCALE

OWNER'S REFERENCE INFORMATION

SHEET
A2.1M

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LEGEND

- EXISTING
- DEMOLISHED
- NEW
- NEW SHEAR WALL

1 KEY PLAN - LEVEL 2
SCALE 3/16"=1'-0"

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REVISIONS

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PROJECT ADDRESS
41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
KEY PLAN - LEVEL 2

DRAWN MH / RB / CDL
CHECKED IRM

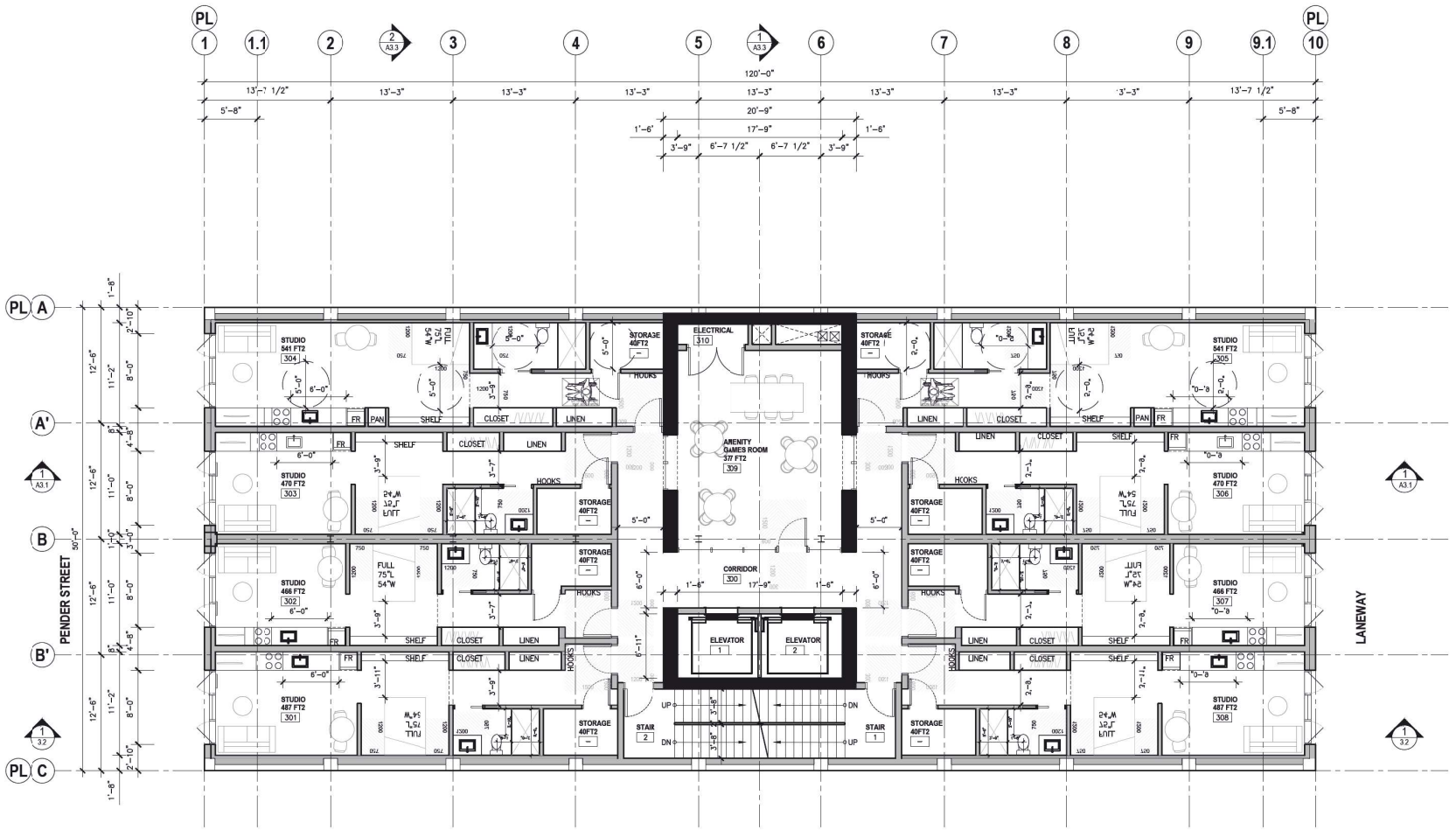
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SCALE

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SHEET A2.2

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LEGEND

- EXISTING
- DEMOLISHED
- NEW
- NEW SHEAR WALL

1 KEY PLAN - LEVEL 3
Scale 3/16"=1'-0"

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REVISIONS

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PROJECT ADDRESS
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VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
KEY PLAN - LEVEL 3

DRAWN	CHECKED
MH / RB / CDL	IRM

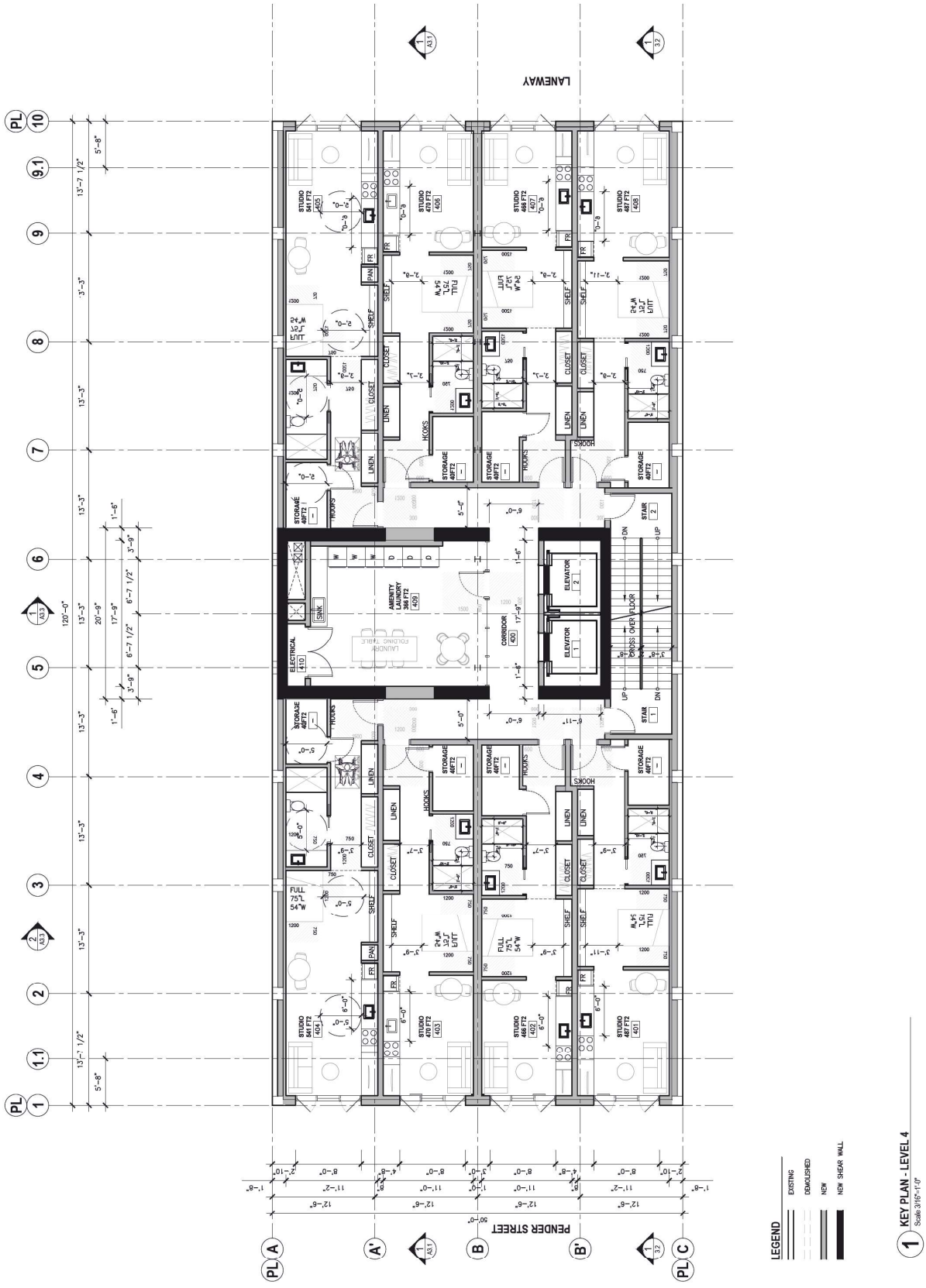
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A2.3

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LANDSCAPE ARCHITECT
PROFESSIONAL PLANNER
2023-07-28

07.28.2023
1 1ST ISSUED FOR DP

Cascadden

41 WEST PENDER
VANCOUVER BC

41 WEST PENDER
SOCIAL HOUSING

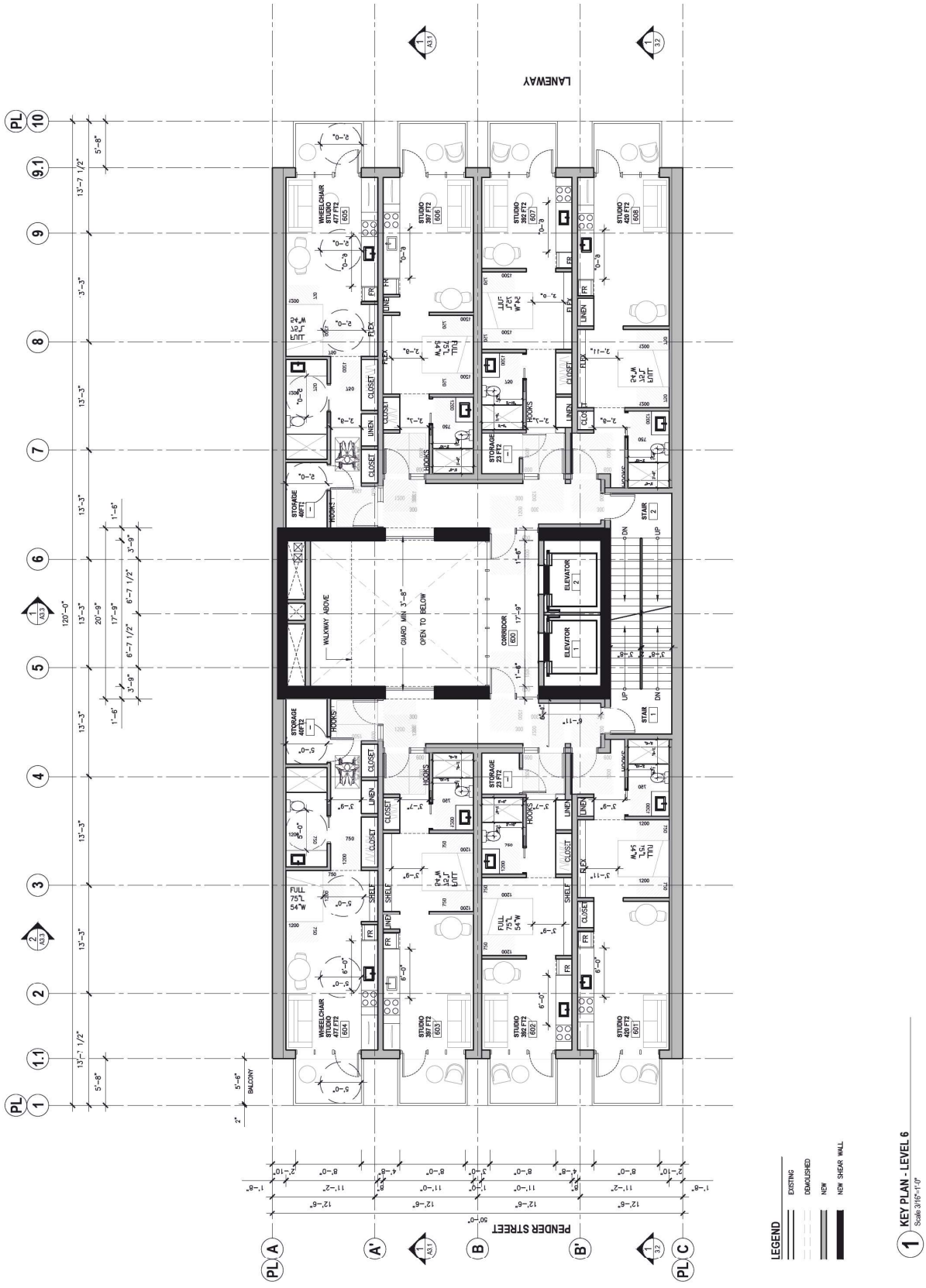
KEY PLAN - LEVEL 4

DRAWN: WH / RB / CDL
CHECKED: RM
JOB NO.: 2314
DATE: 7/6/2023
SCALE:

A2.4

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41 WEST PENDER
VANCOUVER BC
41 WEST PENDER
SOCIAL HOUSING
KEY PLAN - LEVEL 5
A2.5
LANEWAY
PENDER STREET
PRIVACY SCREEN BETWEEN UNITS, TYPICAL
BALCONY ABOVE SHOWN DASHED
LEGEND
EXISTING
DEMOLISHED
NEW
NEW SHEAR WALL
1 KEY PLAN - LEVEL 5
Scale: 3/16"=1'-0"



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REGISTERED PROFESSIONAL PLANNER
2023-07-28

1	ISSUED FOR DP
07 JUL 2023	

Cascadden

PROJECT ADDRESS
41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

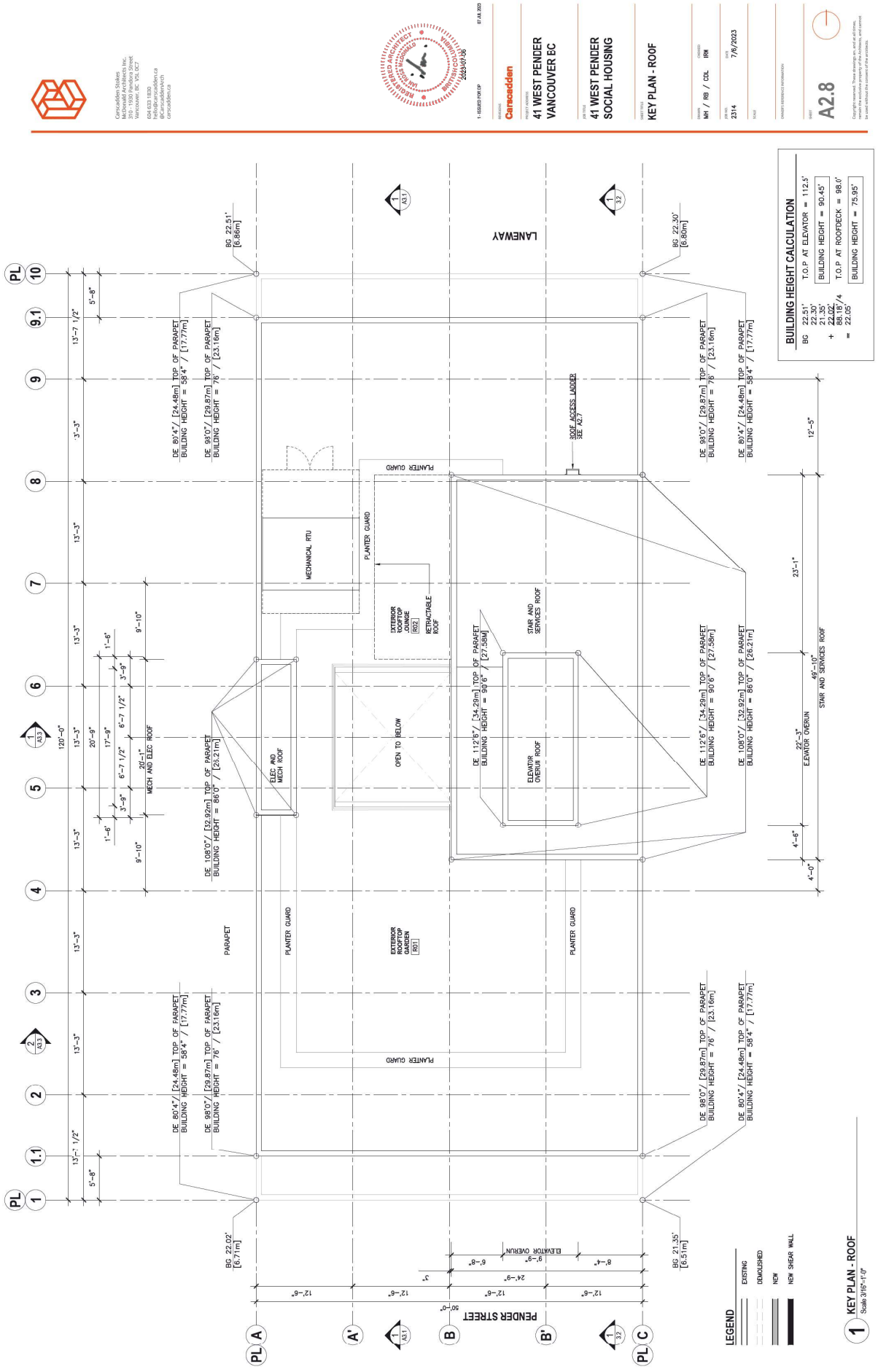
DRAWING TITLE
KEY PLAN - LEVEL 6

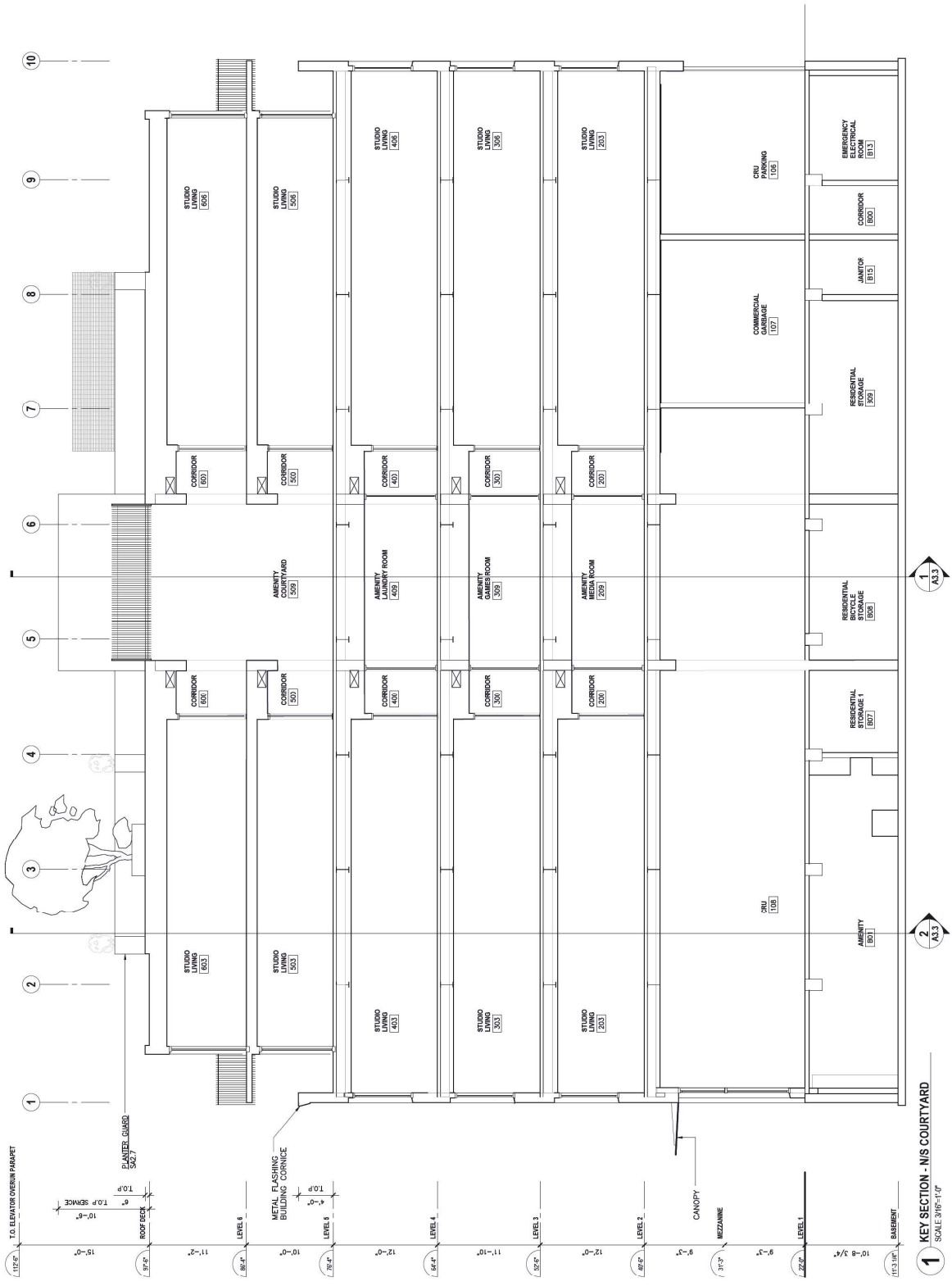
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JOB NO.: 2314
DATE: 7/6/2023
SCALE:

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A2.6

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41 WEST PENDER
VANCOUVER BC
41 WEST PENDER
SOCIAL HOUSING
KEY PLAN -
ROOFTOP AMENITY
DRAWN
WH / RB / COL
CHECKED
RM
DATE
7/6/2023
SCALE
A2.7
LANEWAY
PENDER STREET
PLANTER GUARD
PARAPET
MECHANICAL RTU
EXTERIOR ROOFTOP LOUNGE R02
EXTERIOR ROOFTOP GARDEN R01
URBAN AGRICULTURE PLOTS
BENCH
SINK
BBQ/WOK
MECHANICAL ROOM R04
ELEVATOR ROOM R03
ELEVATOR 1
ELEVATOR 2
STAIR 1
STAIR 2
CORRIDOR R00
ELECTRICAL R10
OPEN TO BELOW
GUARD MIN 3'-6"
BBQ SERVING WALKWAY OVER COURTYARD
ROOF ACCESS LADDER WITH FIXED GUARDRAIL
STEEL LADDER TO MEET WORKSAFE BC REQUIREMENTS C/W LOCKABLE NON COMBUSTIBLE HATCH PAINTED TO MATCH ADJACENT CLADDING
EQUIPMENT SCREEN TO MANUFACTURERS IMPACT FROM MECHANICAL UNITS TO COMPLY WITH NOISE BY-LAW #6555
RETRACTABLE ROOF OVER SHOWN DOTTED
PLANTER GUARD ALUMINUM PLANTER MOUNTED OCCUPIED ROOF SAFETY RAIL 5'-6" TALL FROM FINISHED FLOOR.
ROOF OVER SHOWN DASHED
BALCONY BELOW SHOWN DASHED
LEGEND
EXISTING
DEMOLISHED
NEW
NEW SHEAR WALL
1 KEY PLAN - ROOF AMENITY
Scale: 3/16"=1'-0"


Cascadden
41 WEST PENDER
VANCOUVER BC
41 WEST PENDER
SOCIAL HOUSING
KEY PLAN - ROOF
A2.8
BUILDING HEIGHT CALCULATION
BG 22.51' T.O.P AT ELEVATOR = 112.5'
+ 21.35' BUILDING HEIGHT = 90.45'
+ 22.02' T.O.P AT ROOFDECK = 98.0'
= 88.18'/4 BUILDING HEIGHT = 75.95'
= 22.05'
LANEWAY
PENDER STREET
MECHANICAL RTU
PLANTER GUARD
EXTERIOR ROOFTOP LOUNGE [RG2]
RETRACTABLE ROOF
STAIR AND SERVICES ROOF
OPEN TO BELOW
ELEVATOR OVERUN ROOF
ELEC AND MECH ROOF
MECH AND ELEC ROOF
EXTERIOR ROOFTOP GARDEN [RG1]
PARAPET
ROOF ACCESS LADDER SEE A2.7
ELEVATOR OVERUN
LEGEND
EXISTING
DEMOLISHED
NEW
NEW SHEAR WALL
1 KEY PLAN - ROOF
Scale: 3/16"-1'-0"



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LAA MEMBER OF THE ASSOCIATION OF LANDSCAPE ARCHITECTS CANADA
2023-07-28

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41 WEST PENDER
VANCOUVER BC

41 WEST PENDER
SOCIAL HOUSING

KEY SECTIONS

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DATE: 7/6/2023
JOB NO.: 2314
SCALE:

A3.1

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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
LAN ZHANG
2023-07-31

07.28.2023
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Cascadden

41 WEST PENDER
VANCOUVER BC

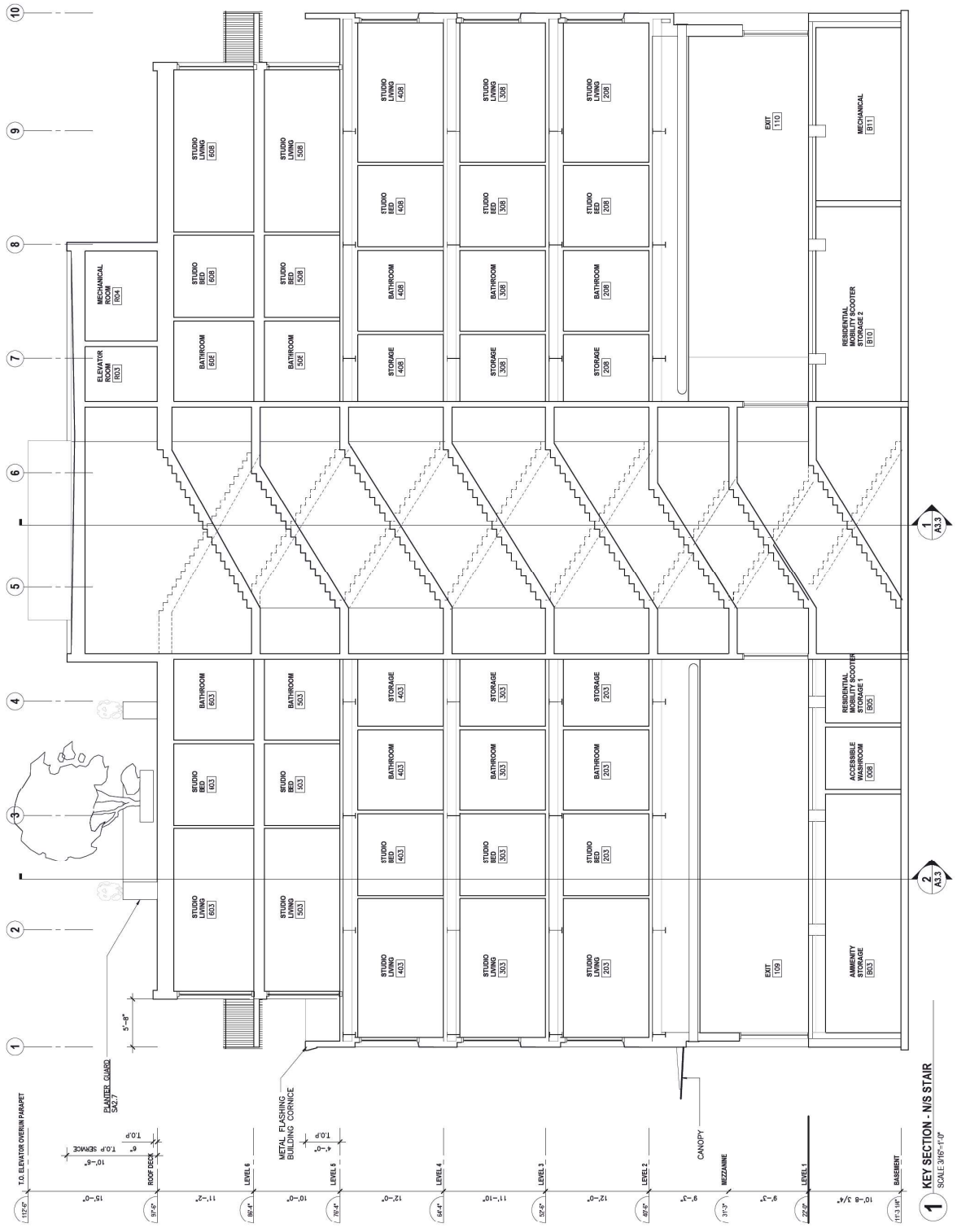
41 WEST PENDER
SOCIAL HOUSING

KEY SECTIONS

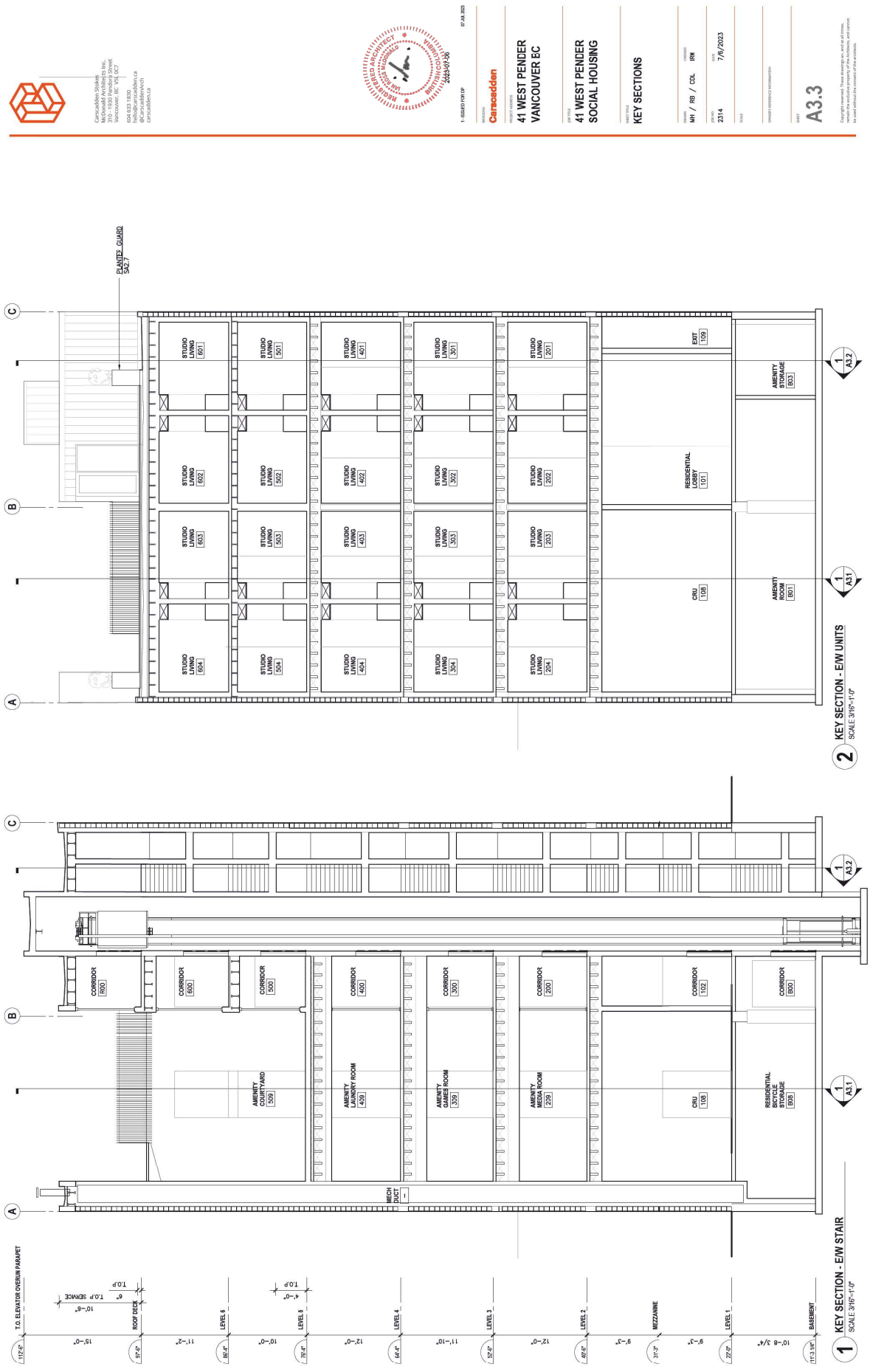
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DATE 7/6/2023
SCALE

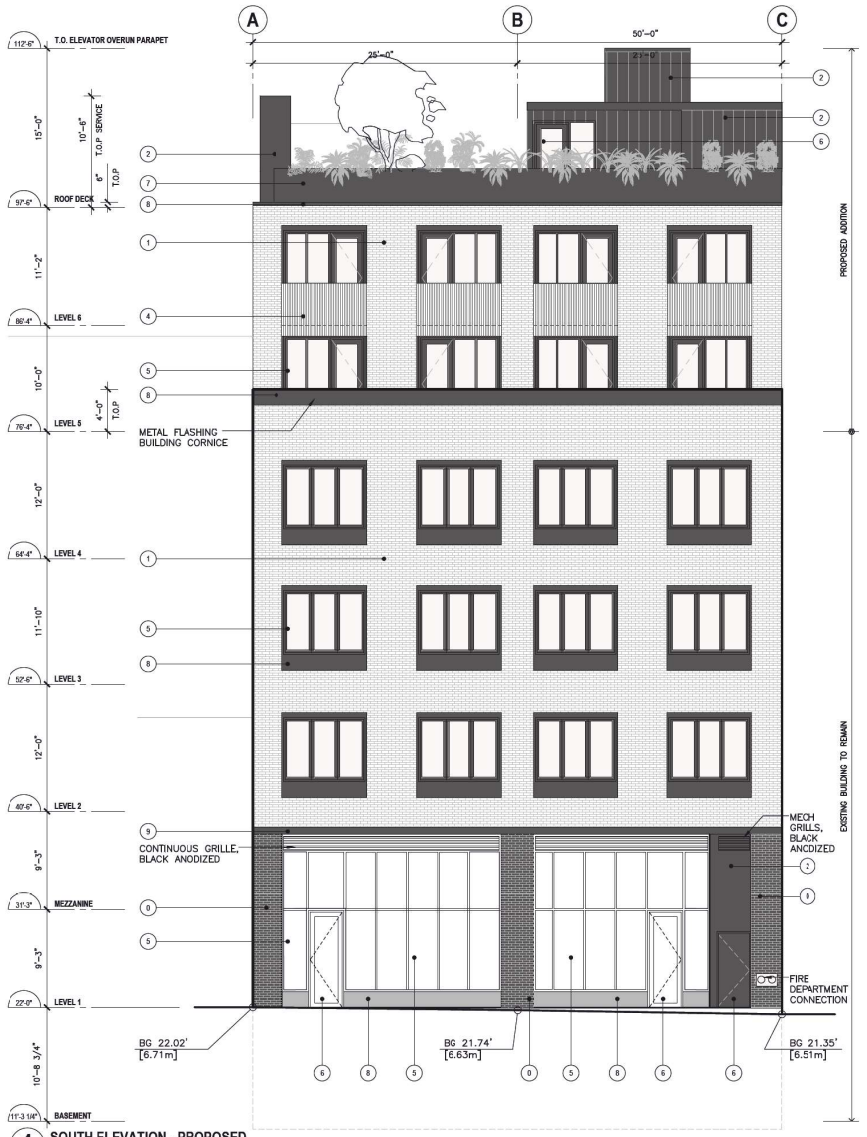
A3.2

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1 KEY SECTION - N/S STAIR
SCALE 3/16"-1'-0"


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PROFESSIONAL ENGINEER
LAW OF BRITISH COLUMBIA
1 - ISSUED FOR DP
07 JUL 2023
Cascadden
41 WEST PENDER
VANCOUVER BC
41 WEST PENDER
SOCIAL HOUSING
KEY SECTIONS
DRAWN
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CHECKED
RM
DATE
7/6/2023
JOB NO.
2314
A3.3
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PLANTER GUARD
STUDIO LIVING 601
STUDIO LIVING 501
STUDIO LIVING 401
STUDIO LIVING 301
STUDIO LIVING 201
EXIT 109
AMENITY STORAGE 001
STUDIO LIVING 602
STUDIO LIVING 502
STUDIO LIVING 402
STUDIO LIVING 302
STUDIO LIVING 202
RESIDENTIAL LOBBY 101
STUDIO LIVING 603
STUDIO LIVING 503
STUDIO LIVING 403
STUDIO LIVING 303
STUDIO LIVING 203
CRU 106
AMENITY ROOM 001
STUDIO LIVING 604
STUDIO LIVING 504
STUDIO LIVING 404
STUDIO LIVING 304
STUDIO LIVING 204
2 KEY SECTION - E/W UNITS
SCALE 3/16"=1'-0"
CORRIDOR 600
CORRIDOR 500
CORRIDOR 400
CORRIDOR 300
CORRIDOR 200
CORRIDOR 102
CORRIDOR 100
AMENITY COURTYARD 509
AMENITY LAUNDRY ROOM 409
AMENITY GAMES ROOM 309
AMENITY MEDIA ROOM 209
CRU 106
RESIDENTIAL BICYCLE STORAGE 001
MECH DUCT
T.O. ELEVATOR OVERRUN PARAPET
ROOF DECK
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
MEZZANINE
LEVEL 1
BASEMENT
1 KEY SECTION - E/W STAIR
SCALE 3/16"=1'-0"



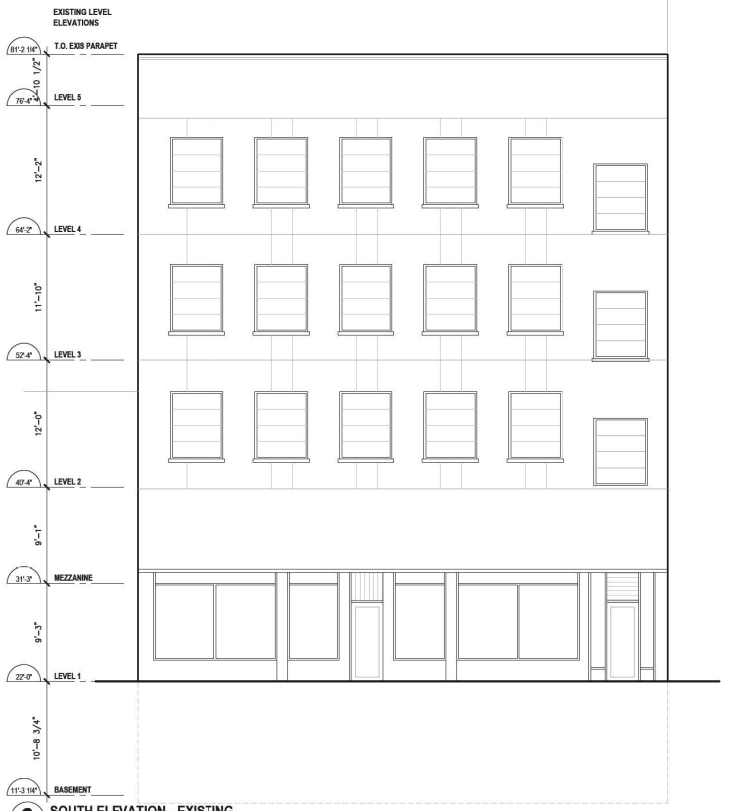
1 SOUTH ELEVATION - PROPOSED
SCALE 3/16"=1'-0"

MATERIALS LEGEND

0. THIN BRICK VENEER – SPECKLED BLACK
1. THIN BRICK VENEER – SPECKLED WHITE
2. METAL CLADDING – BLACK
3. METAL CLADDING – WHITE
4. ALUMINUM PICKET RAILING – BLACK
5. WINDOW/STOREFRONT – GLAZING/BLACK
6. DOOR – GLAZING/BLACK
7. ALUMINUM PLANTER GUARD – BLACK
8. METAL FLASHING – BLACK
9. CANOPY – BLACK
10. CONCRETE – WHITE
11. METAL GRATING / OVERHEAD DOOR – BLACK

GENERAL NOTES

1. EXISTING FLOORS 2–4 HAVE BEEN RAISED BY 2" TO ACCOMMODATE FOR STRUCTURAL UPGRADES TO THE CONCRETE TOPING
2. PROVIDE ANTI GRAFFITI COATINGS AT LEVEL 1 AND MEZZANINE TO GRADE



2 SOUTH ELEVATION - EXISTING
SCALE 3/16"=1'-0"

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THOMAS MCDONALD
BRITISH COLUMBIA
2023-07-06

1 - ISSUED FOR DP — 07 JUL 2023

REVISIONS

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PROJECT ADDRESS
41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
SOUTH ELEVATION

DRAWN: MH / RB / CDL
CHECKED: IRM

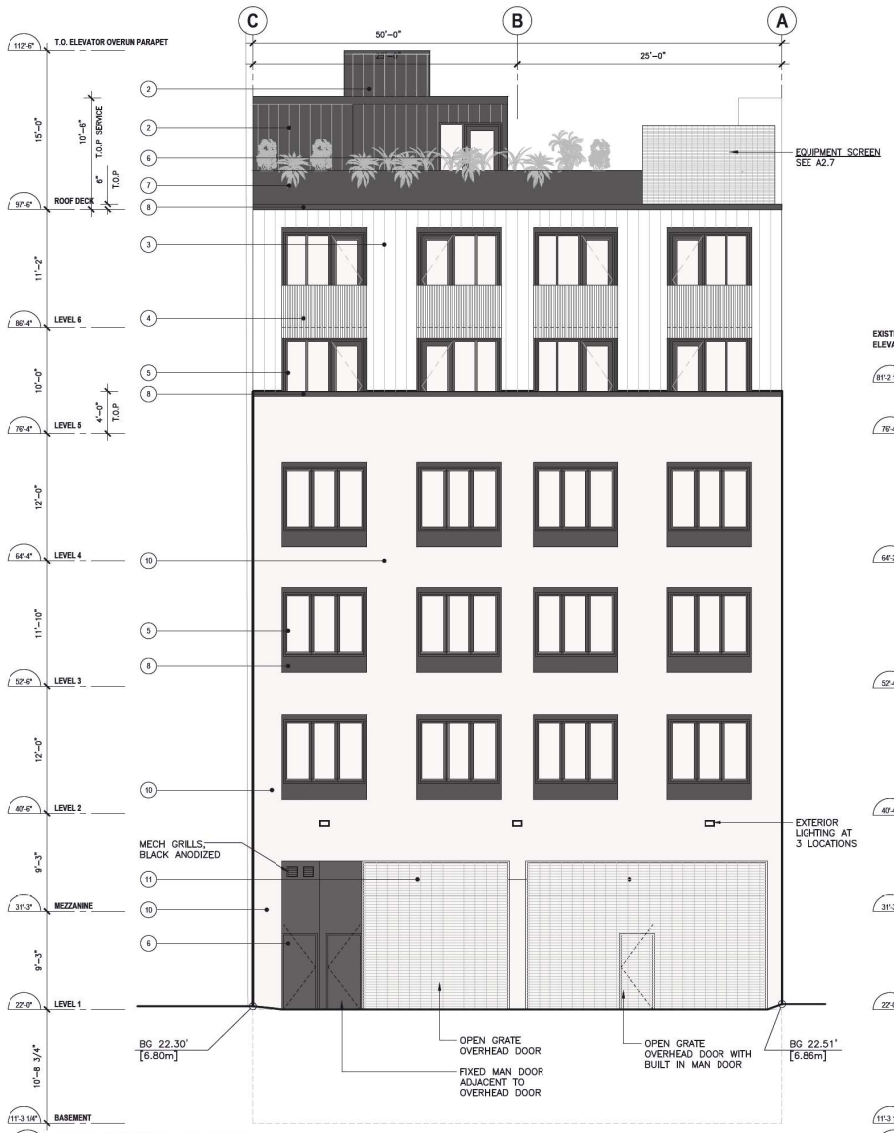
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SCALE

OWNER'S REFERENCE INFORMATION

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A4.1

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1 NORTH ELEVATION - PROPOSED
SCALE 3/16"=1'-0"

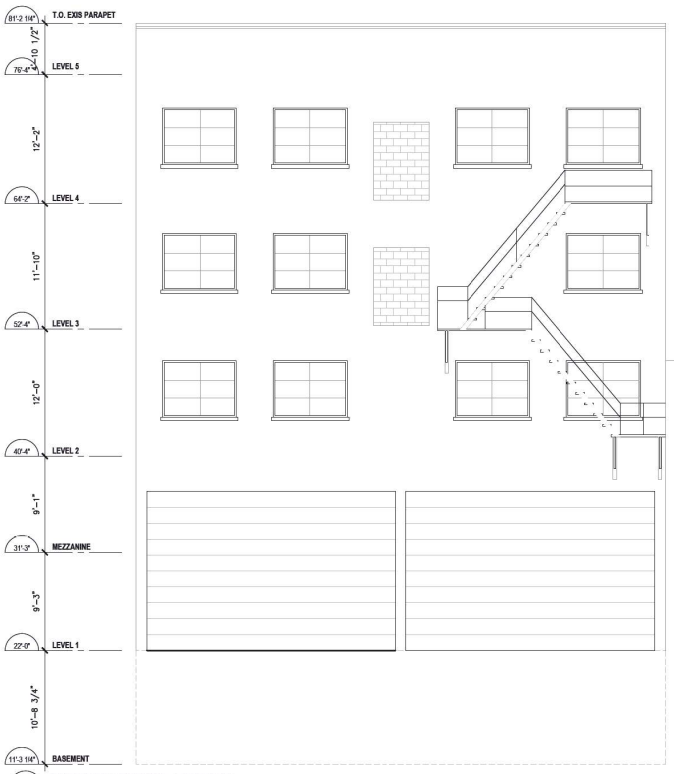
MATERIALS LEGEND

0 THIN BRICK VENEER – SPECKLED BLACK
1 THIN BRICK VENEER – SPECKLED WHITE
2 METAL CLADDING – BLACK
3 METAL CLADDING – WHITE
4 ALUMINUM PICKET RAILING – BLACK
5 WINDOW/STOREFRONT – GLAZING/BLACK
6 DOOR – GLAZING/BLACK
7 ALUMINUM PLANTER GUARD – BLACK
8 METAL FLASHING – BLACK
9 CANOPY – BLACK
10 CONCRETE – WHITE
11 METAL GRATING / OVERHEAD DOOR – BLACK

GENERAL NOTES

1. EXISTING FLOORS 2–4 HAVE BEEN RAISED BY 2" TO ACCOMMODATE FOR STRUCTURAL UPGRADES TO THE CONCRETE TOPING
2. PROVIDE ANTI GRAFFITI COATINGS AT LEVEL 1 AND MEZZANINE TO GRADE

EXISTING LEVEL ELEVATIONS



2 NORTH ELEVATION - EXISTING
SCALE 3/16"=1'-0"

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2023-07-06

1 - ISSUED FOR DP	07 JUL 2023

REVISIONS

Carscadden

PROJECT ADDRESS
41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
NORTH ELEVATION

DRAWN	CHECKED
MH / RB / CDL	IRM

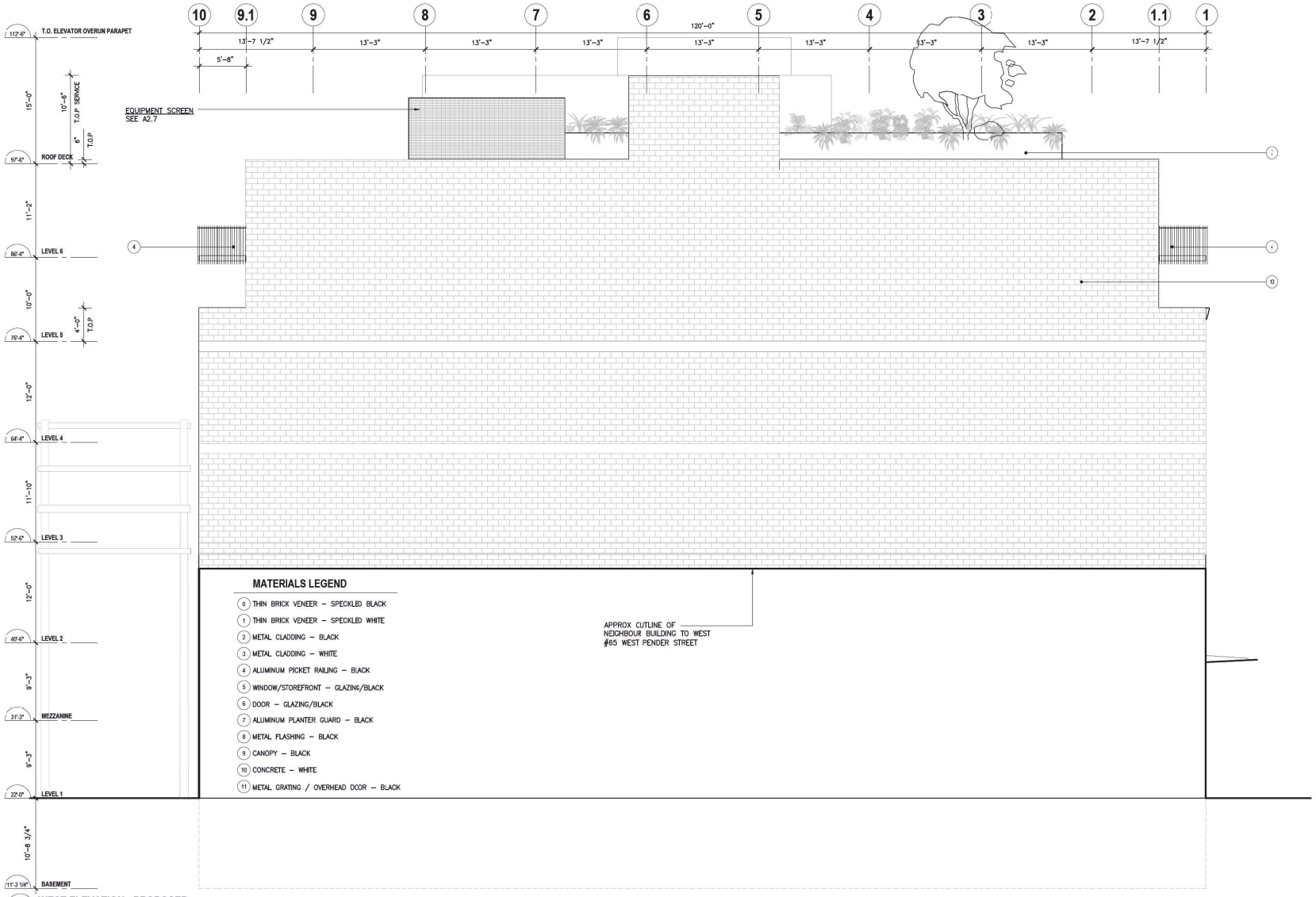
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SCALE

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SHEET
A4.2

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1 WEST ELEVATION - PROPOSED
SCALE 3/16"=1'-0"

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1 - ISSUED FOR DP	07 JUL 2023

REVISIONS

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41 WEST PENDER
VANCOUVER BC

JOB TITLE
41 WEST PENDER
SOCIAL HOUSING

SHEET TITLE
WEST ELEVATION

DRAWN	CHECKED
MH / RB / CDL	IRM

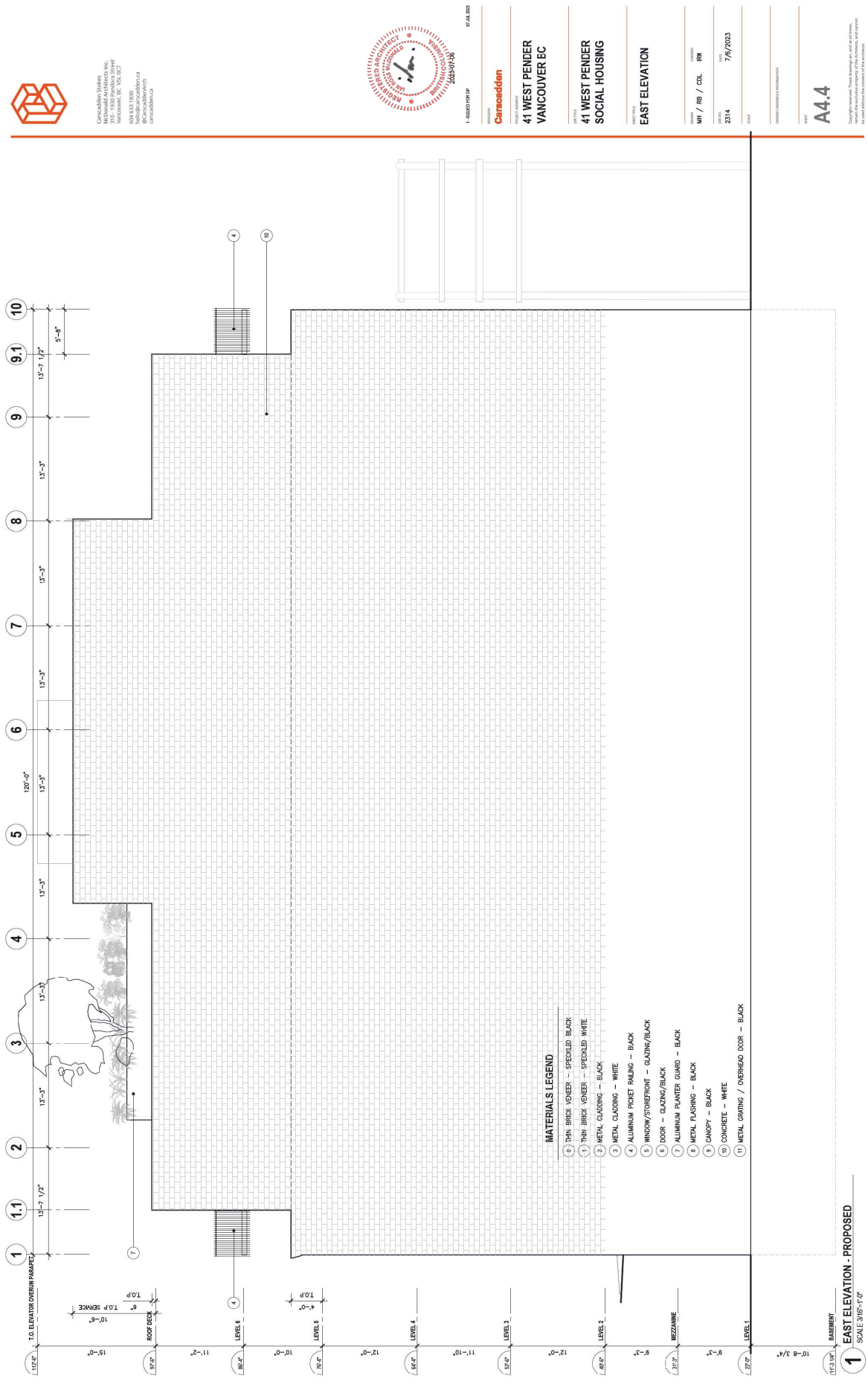
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A4.3

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Cascadden
41 WEST PENDER
VANCOUVER BC
41 WEST PENDER
SOCIAL HOUSING
EAST ELEVATION
WH / RB / CDL
RM
2314
7/6/2023
A4.4
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MATERIALS LEGEND
0 THIN BRICK VENEER – SPECKLED BLACK
1 THIN BRICK VENEER – SPECKLED WHITE
2 METAL CLADDING – BLACK
3 METAL CLADDING – WHITE
4 ALUMINUM PICKET RAILING – BLACK
5 WINDOW/STOREFRONT – GLAZING/BLACK
6 DOOR – GLAZING/BLACK
7 ALUMINUM PLANTER GUARD – BLACK
8 METAL FLASHING – BLACK
9 CANOPY – BLACK
10 CONCRETE – WHITE
11 METAL GRATING / OVERHEAD DOOR – BLACK
T.O. ELEVATOR OVERRUN PARAPET
ROOF DECK
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
MEZZANINE
LEVEL 1
BASEMENT
T.O.P
T.O.P SERVICE
1 EAST ELEVATION - PROPOSED
SCALE 3/16"-1'-0"

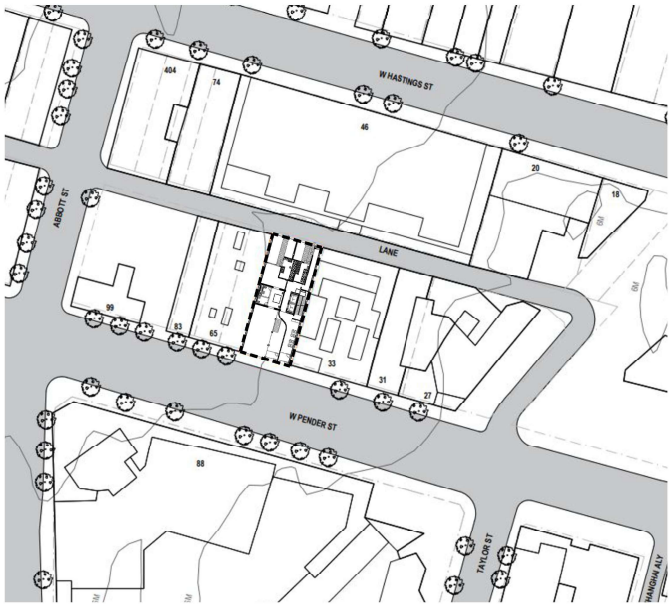
41 WEST PENDER SOCIAL HOUSING

Issued for Development Permit

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 102 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-355 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Dave Jarke davidj@vdz.ca o.604 546 0921 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	City of Vancouver Project Owner George Maniotakis Development Manager george.maniotakis@vancouver.ca	Carscadden Stokes McDonald Architects Inc. Project Building Architecture 310-1930 Pandora Street. Vancouver, BC V5L 0C7
	Legal Address and Description:	
	Insert legal address and description here.	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	GROUND LEVEL PLAN
L-03	LEVEL 5 AND ROOF PLANS
LD-01	DETAILS
LD-02	DETAILS
LS-01	SECTIONS



1 SITE PLAN OVERVIEW
Scale 1:200



2 LOCATION MAP
NTS

VDZ+A
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FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
100-9181 Church St| 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8| V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
1	DJ	Issued for DP	2023-07-07

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
41 West Pender
Social Housing

Location:
41 West Pender
Vancouver, B.C.

Drawn: DF
Checked: DJ
Approved: DJ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

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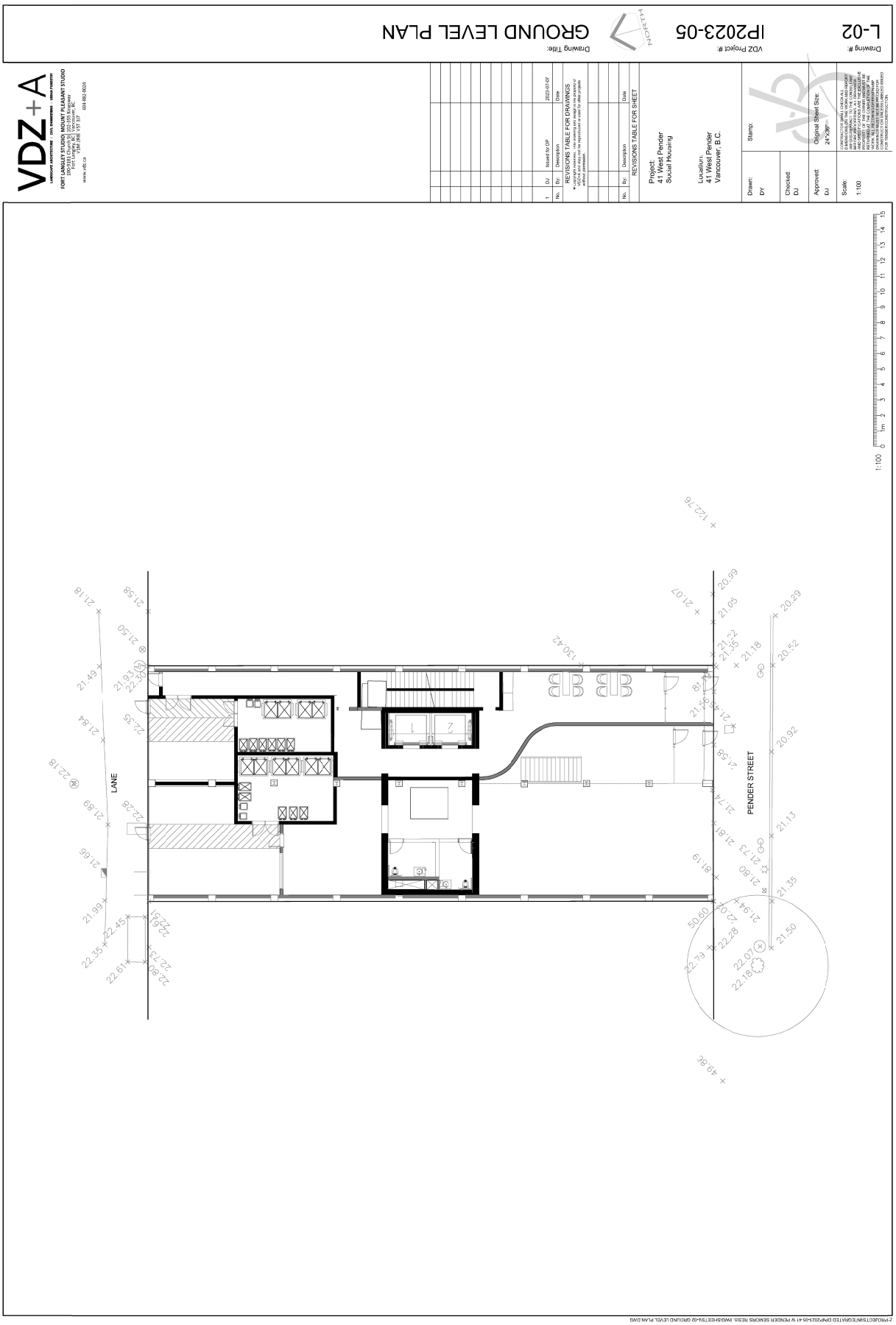
Drawing Title: COVER PAGE

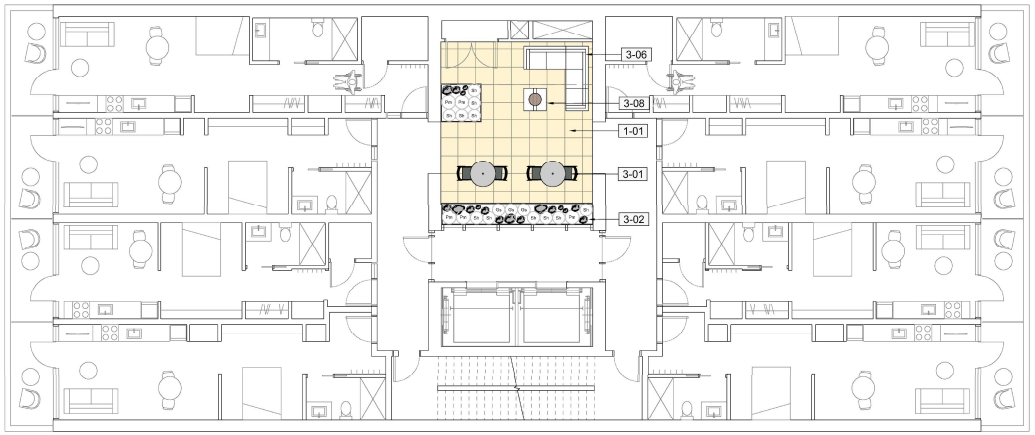
NORTH

VDZ Project #: IP2023-05

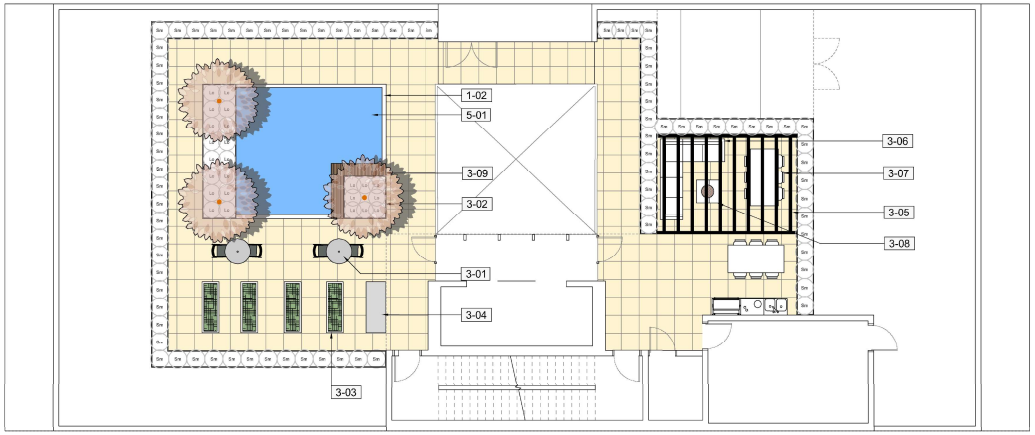
Drawing #: L-01

Z:\PROJECTS\IN TEGRATED DP\IP2023-05 41 W PENDER SENIORS RESS_WNG\SHEETS\L-01 COVER PAGE.DWG


Drawing #: L-02
VDZ Project #: IP2023-05
Drawing Title: GROUND LEVEL PLAN
NORTH
VDZ+A
FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
No. By: Description Date
1 DJ Issued for DP 2023-07-07
REVISIONS TABLE FOR DRAWINGS
No. By: Description Date
REVISIONS TABLE FOR SHEET
Project: 41 West Pender Social Housing
Location: 41 West Pender Vancouver, B.C.
Drawn: DY
Checked: DJ
Approved: DJ
Stamp:
Original Sheet Size: 24"x36"
Scale: 1:100
1:100
LANE
PENDER STREET
Z-PROJECTS\UNTITLED\IP2023-05 41 W PENDER SEMIORS RESI_IWQ\SHEETS\L-02 GROUND LEVEL PLAN.DWG



1 LEVEL 5
Scale 1:75



2 ROOF
Scale 1:75

1: 75

REFERENCE NOTES SCHEDULE

SYMBOL	1 HARDSCAPE DESCRIPTION	DETAIL
1-01	Hydrapressed Slab	1/LD-01
SYMBOL	**3 AMENITY DESCRIPTION**	**DETAIL**
3-01	Coffee Table	
3-02	Outdoor Planter	5/LD-02
3-03	Garden Planter	3/LD-02
3-04	Potting Table	4/LD-02
3-05	Trellis	1/LD-02
3-06	Patio Furniture	6/LD-01
3-07	Picnic Table	
3-08	Fire Pit	8/LD-01
3-09	Ogden Bench	5/LD-01
SYMBOL	**5 PLAY DESCRIPTION**	**DETAIL**
5-01	Rubber Surfacing	2/LD-01

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Cornus nuttallii / Western Flowering Dogwood	B&B	5 cm cal.	3
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**		
Gs	Gaultheria shallon / Salal	#2		3
Lo	Lonicera pileata / Privet Honeysuckle	#2		24
Sh	Sarcococca hookeriana humilis / Sweet Box	#2		11
Sm	Spiraea japonica `Magic Carpet` / Magic Carpet Spirea	#2		81
FERNS	**BOTANICAL / COMMON NAME**	**CONT**		
Pm	Polystichum munitum / Western Sword Fern	#2		6

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No.	By:	Description	Date
1	DJ	Issued for DP	2023-07-07

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Project:
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Social Housing

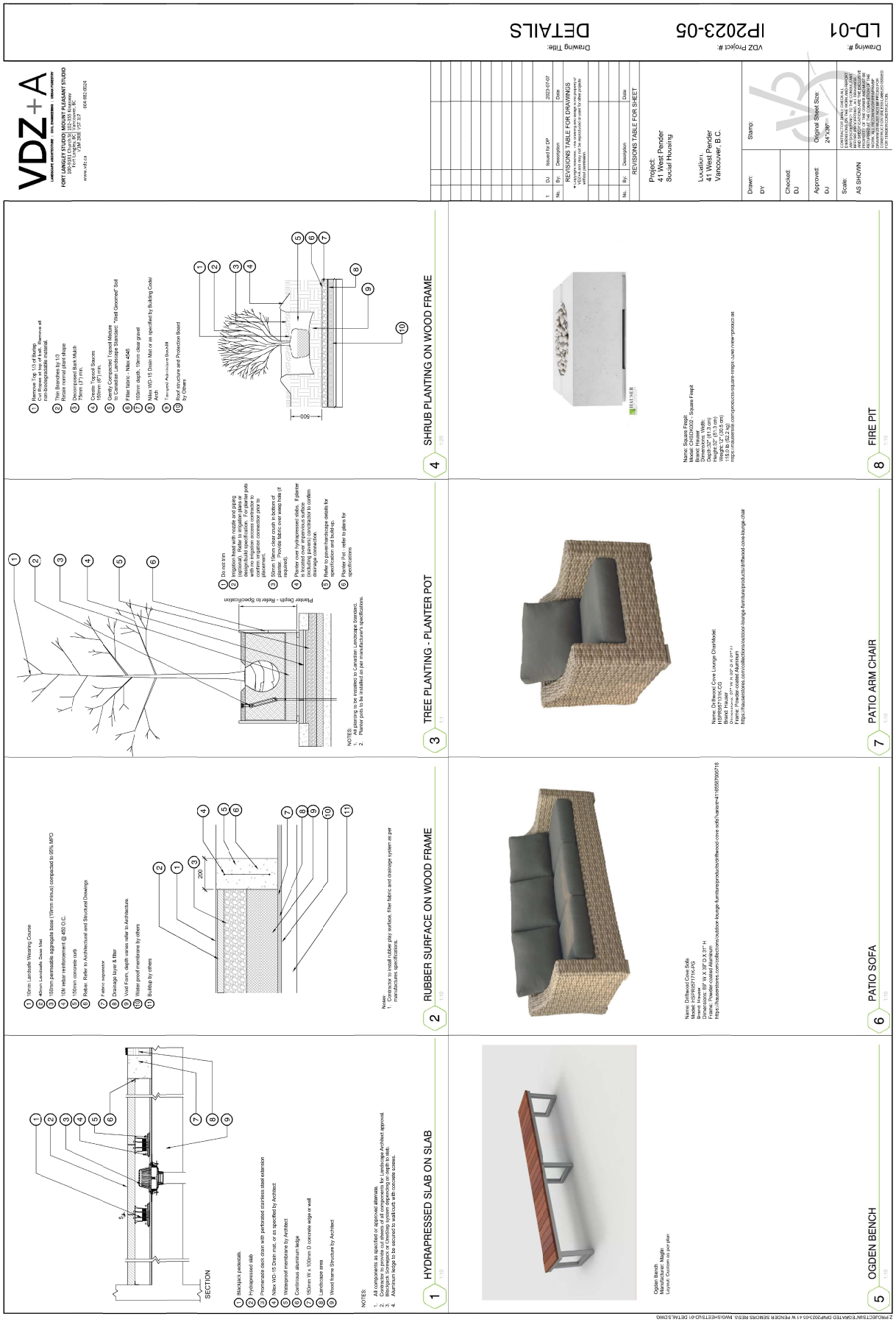
Location:
41 West Pender
Vancouver, B.C.

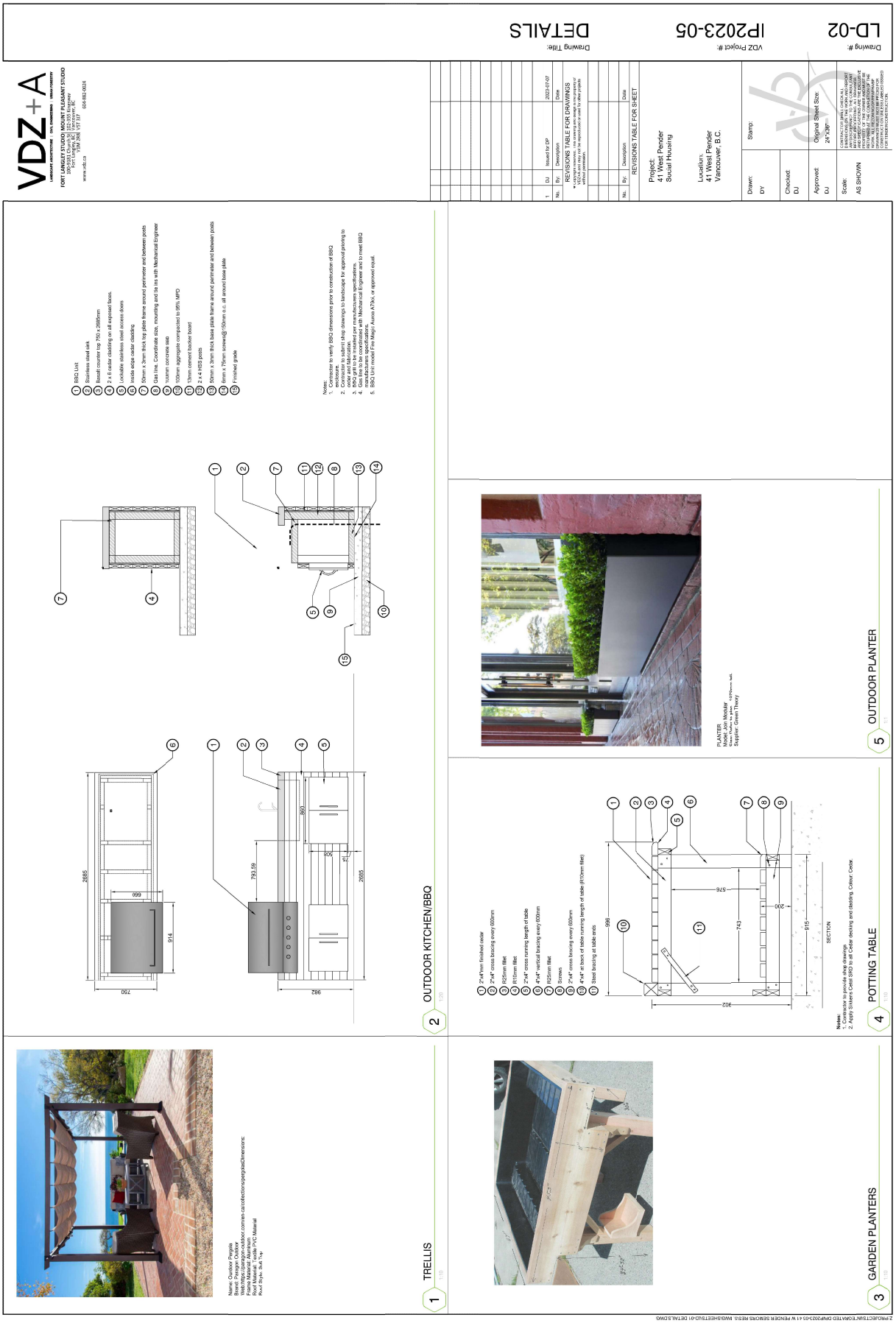
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Drawing Title: LEVEL 5 AND ROOF PLANS
VDZ Project #: IP2023-05
Drawing #: L-03

Z:\PROJECT SWITCH\DATED DWG\2023\A-41 W PENDER\ISSUED\IP2023-A-41 W PENDER ISSUED SHEETS\L-05\LEVEL 5 AND ROOF PLANS.DWG


VDZ+A
FORT LANGLEY STUDIO MOUNT PLASSARY STUDIO
Drawing Title: DETAILS
VDZ Project #: IP2023-05
Drawing #: LD-01
Project: 41 West Pender Social Housing
Location: 41 West Pender Vancouver, B.C.
REVISIONS TABLE FOR DRAWINGS
REVISIONS TABLE FOR SHEET
Drawn: DY
Checked: DJ
Approved: DJ
Scale: AS SHOWN
Original Sheet Size: 24"x36"
Stamp:
1 HYDRAPRESSED SLAB ON SLAB
2 RUBBER SURFACE ON WOOD FRAME
3 TREE PLANTING - PLANTER POT
4 SHRUB PLANTING ON WOOD FRAME
5 OGDEN BENCH
6 PATIO SOFA
7 PATIO ARM CHAIR
8 FIRE PIT


VDZ+A
FORT, LANGLEY STUDIO MOUNT PLEASANT STUDIO
DETAILS
LD-02
IP2023-05
Project:
41 West Pender
Social Housing
Location:
41 West Pender
Vancouver, B.C.
REVISIONS TABLE FOR DRAWINGS
REVISIONS TABLE FOR SHEET
Issued for DP
2023-07-07
Drawn:
DY
Checked:
DJ
Approved:
DJ
Original Sheet Size:
24"x36"
Scale:
AS SHOWN
1 TRELLIS
2 OUTDOOR KITCHEN/BBQ
3 GARDEN PLANTERS
4 POTTING TABLE
5 OUTDOOR PLANTER

Hydrapressed Slab
Bench
PIP Rubber
Planter
Hydrapressed Slab
1.00
1.07
SECTION 01
Scale = 1:20
KEY PLAN
Scale 1:100