

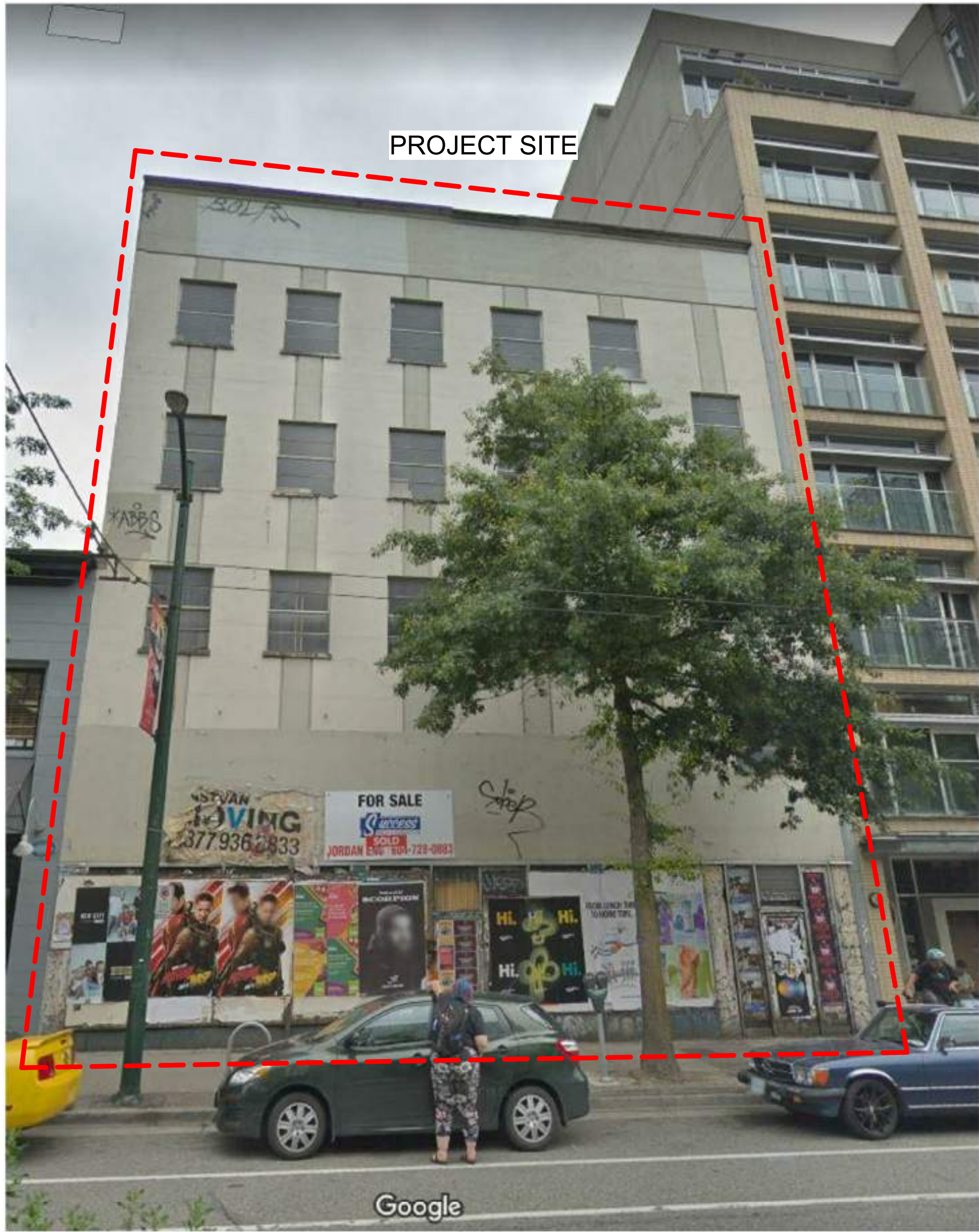
VANCOUVER B.C.

METRIC

ARCHITECTURE

671B Market Hill
Vancouver, BC
Canada V5Z 4B5

T: 604.786.2868
E: info@metricarchitects.com



EXISTING FRONT - STREET VIEW



EXISTING REAR - LANE VIEW

BUILDING REHABILITATION C/W ADDITION OF 16 SECURED MARKET RENTAL UNITS

<u>PROJECT NAME:</u>	41 West Pender St.		
<u>PROJECT NUMBER:</u>	1830		
<u>CURRENT CODE:</u>	VBBL 2014		
<u>CIVIC ADDRESS:</u>	41 West Pender Street Vancouver, BC V6B 1R3		
<u>LEGAL DESCRIPTION:</u>	LOT 35&36, BLOCK 29, PLAN VAP210, DISTRICT LOT 541, NEW WESTMINSTER		
<u>PID:</u>	006-033-199		
<u>ZONING:</u>	DD - C2 Sub-area (VICTORY SQUARE)		
<u>SITE DIMENSION:</u>	50.0' x 120.0'	15.24 m x 36.585 m	
<u>SITE AREA:</u>	6,000.0 SF	557.42 m2	
<u>SITE COVERAGE:</u>	6,000.0 SF EXISTING = 100%	557.42 m2	
<u>SETBACKS:</u>	NONE REQUIRED		
<u>BUILDING DATA</u>			
<u>EXISTING BLDG GROSS AREA:</u>	34,000 SF	3,158.7 m2	
<u>PROPOSED BLDG GROSS AREA:</u>	42,570 SF	3,954.9 m2	
<u>EXISTING BLDG HEIGHT:</u>	18.2 m	59.6 ft	T.O.PARAPET
<u>HEIGHT Max:</u>	32.0 m	105.0 ft	
<u>HEIGHT PROPOSED:</u>	29.5 m	96.7 ft	T.O.MAIN ROOFTOP

CONSULTANTS CONTACTS

CLIENT

41 W PENDER ST HOLDINGS LTD.
4TH FLOOR 52A POWLL STREET
VANCOUVER B.C. V6A 1E7

ARCHITECT

METRIC ARCHITECTURE
671b MARKET HILL
VANCOUVER B.C. V5Z 4B5
TEL: 604.785.4315
info@metricarchitects.com

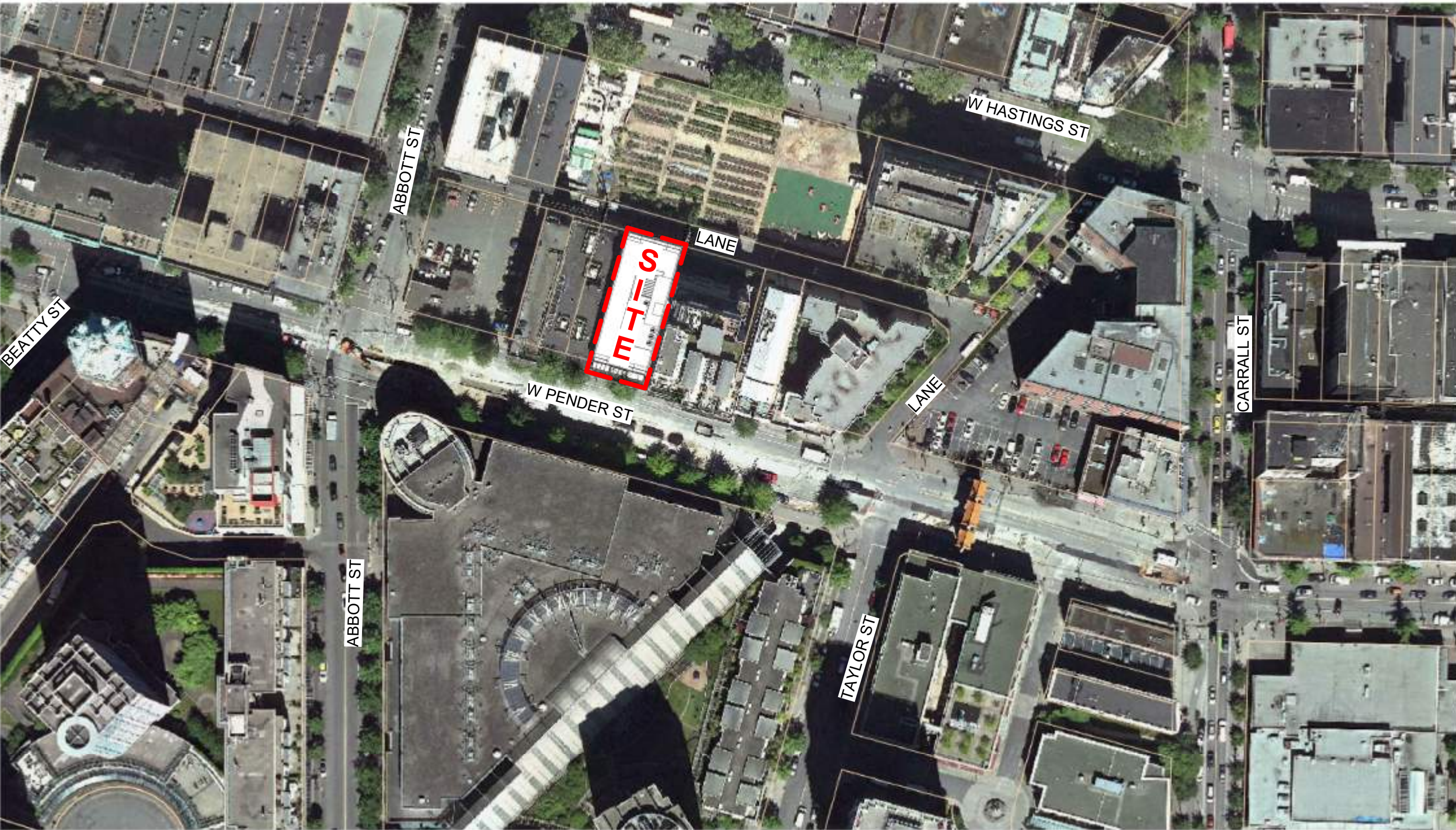
STRUCTURAL ENGINEER

LONDON MAH & ASSOC.
1847 WEST BROADWAY
VANCOUVER B.C. V6J 1Y6
TEL: 604.739.8544

FSR ALLOWED:	5.0 FSR	30,000 sf	2,787 m2	Total density for all permitted uses.
	6.0 FSR	36,000 sf	3,345 m2	If secured market rental
	plus optional			Total density for all permitted uses (Dev. Permit Board).
	0.6 FSR	3,600 sf	334 m2	Additional heritage density transfer (Dev. Permit Board).
FSR PROPOSED:	5.65 FSR	33,898 sf	3,149 m2	Commercial retail, office, secured market rental residential.
	Commercial retail	5,872 SF =	545.5 m2	
	Office	18,515 SF =	1,720.1 m2	
	Secured market rental residential	9,511 SF =	883.6 m2	
	TOTAL	33,898 SF =	3,149.2 m2	
PARKING :	Commerical Car	1.8 Accessible	1 Accessible	1 Accessible
PARKING BYLAW 2019	Commercial Loading	1 Class B	1 Class B (25' length only)	
	Retail / Rest Class A Bike	2 (545 m2 / 340 m2)	13 com. bike stalls	
	Office Class A Bike	11 (1720 m2 / 170 m2)		
	Residential Car	1.3 Accessible	1 Accessible	
	Residential Bike	24 (1.5 x 16 units)	24 res. bike stalls	
	Residential Bulk	16 @ min. 200 ft3	16 @ min. 200 ft3	
STORAGE :				
UNIT MIX :	14 - STUDIOS			
	2 - STUDIO PLUS FLEX			

DRAWING LIST - ARCHITECTURAL

A-000	COVER SHEET
A-001	SURVEY / SITE PLAN
A-002	STREETSCAPE
A-003	FACADE PRECEDENT
A-006	FRONT ELEVATION VIEWS
A-009	FSR AREA
A-100 B	EXIST & DEMO PLAN - BASEMENT
A-101 G	EXIST & DEMO PLAN - MAIN
A-101 M	EXIST & DEMO PLAN - MEZZANINE
A-102	EXIST & DEMO PLAN - SECOND
A-103	EXIST & DEMO PLAN - THIRD
A-104	EXIST & DEMO PLAN - FOURTH
A-200 B	BASEMENT FLOOR PLAN
A-201 G	LEVEL 1 FLOOR PLAN
A-201 M	MEZZANINE FLOOR PLAN
A-202	LEVEL 2 FLOOR PLAN
A-203	LEVEL 3 FLOOR PLAN
A-204	LEVEL 4 FLOOR PLAN
A-205	LEVEL 5 FLOOR PLAN
A-206	LEVEL 6 FLOOR PLAN
A-207	ROOF PLAN
A-301	SOUTH ELEVATION (Front)
A-302	NORTH ELEVATION
A-303	WEST ELEVATION
A-304	EAST ELEVATION
A-401	SHORT SECTION A
A-402	LONGITUDINAL SECTION B
A-403	LONGITUDINAL SECTION C
A-501	COURTYARD VIEWS
Grand total: 29	



CONTEXT

DESIGN RATIONALE :

This proposal is to add two storeys of secured rental residential to an existing commercial warehouse. This revitalization of what was originally the warehouse for a nearby department store will be coupled with the renovation of the commercial and retail floors. The existing use is commercial with retail at the ground and mezzanine levels and office for the upper floors on this hybrid structure building. The current zoning (DD-C2) allows for 5.0 FSR of permitted uses (Commercial Retail-Restaurant-Office, Residential, etc.). An additional 1.0 FSR is permitted if all Residential is Secured Market Rental. This results in a 6.0 FSR overall or 36,000 sf. of allowed FSR floor area.

The existing building is a hybrid of concrete, concrete block, steel frame with solid wood joists with concrete topping. The facade is cast in place concrete, front and back, with composite masonry block firewalls. This solid building has good potential for renovation which is not only sustainable but can allow for its occupation in shorter timelines than full demolition and rebuild. The Structural Engineers were consulted from the outset and have provided the parameters of what is and what is not possible with existing structure.

For the proposal to be feasible the renovation hinges on retaining the bulk of the primary structure and adapting the fabric to meet the new use and codes with new shared stair and elevator core. The two levels of residential need to be constructed of light wood frame.

The simple concrete facade will be amended to allow more light and ventilation as one can see in the elevations and renderings. This brings the front elevation more in line with the Victory Square Vernacular and improves the contextual relationship particularly to its east neighbour.

The building conforms to the maximum 70 ft. street wall with the front elevation parapet height at zero lot-line being aprox. 50 ft. (with residential levels setback a further 8 ft for those two levels). The Commercial accounts for a majority of the 42,570 sf. gross area and the entire basement (6000 sf / 1.0 FSR) is either required storage or amenity space and thus excluded from FSR. Therefore once the parking loading and other exclusion are taken into account an overall of 33,898 sf. or 5.65 overall FSR is proposed.

SEAL

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1	2018 12 06	ISSUED TO PLANNER
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3	2019 01 18	DRAFT DP TO PLANNER
4	2019 01 25	Client update (signature)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

PROJECT

41 WEST PENDER ST
VANCOUVER, BC

DRAWING

COVER SHEET

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1 : 1000	
PROJECT NO	1830

A-000



A-001



SEAL

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1	2018 12 06	ISSUED TO PLANNER
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PROJECT

41 WEST PENDER ST
VANCOUVER, BC

DRAWING

STREETSCAPE

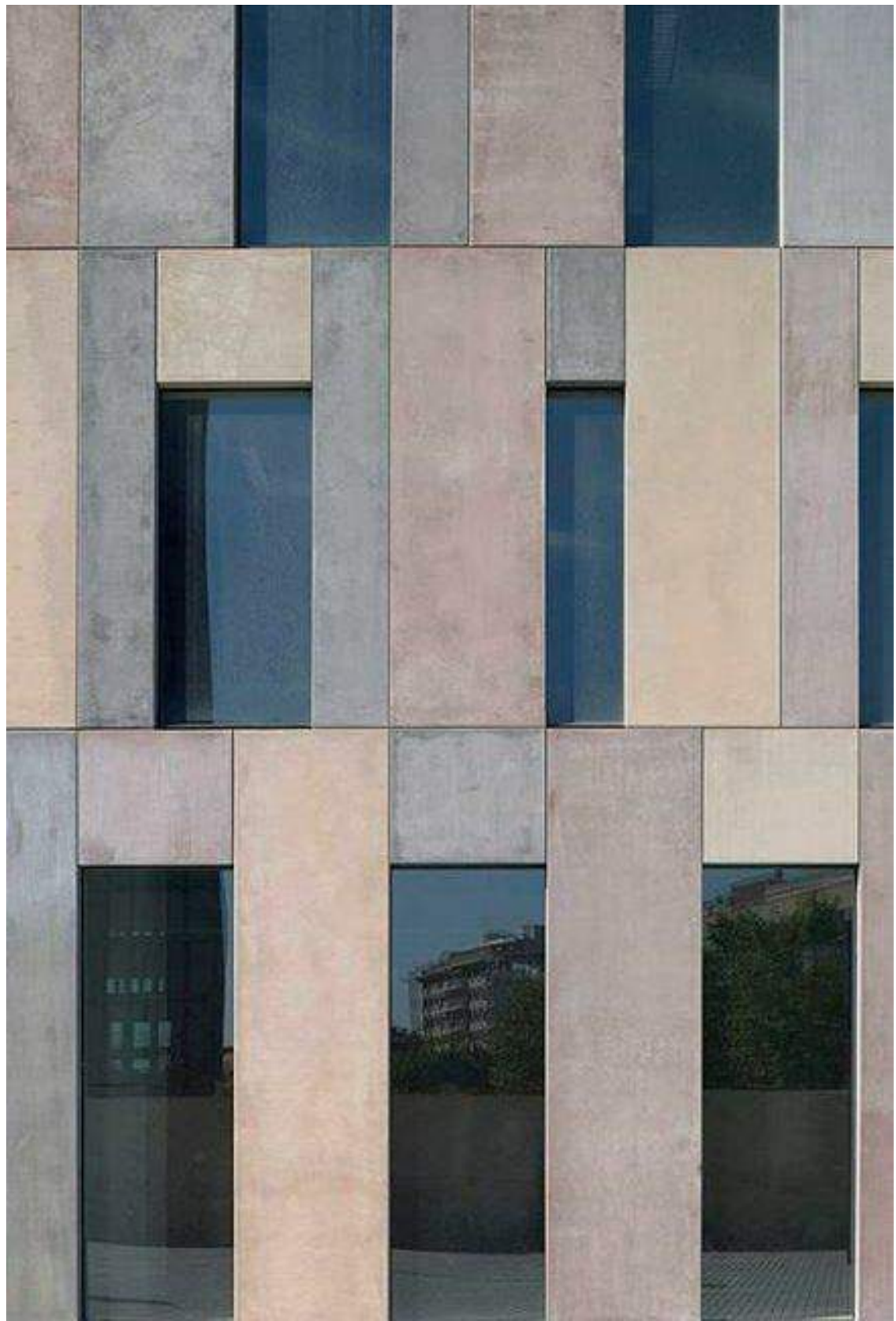
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1 : 123	
PROJECT NO	1830

A-002



SEAL

ISSUED

NO.	DATE	DESCRIPTION
1	2018 12 06	ISSUED TO PLANNER
2	2019 02 20	DEVELOPMENT PERMIT

PROJECT

41 WEST PENDER ST
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DRAWING

FACADE PRECEDENT

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DATE 11/22/18

SCALE

REVIEWED

PROJECT NO

1830

A-003



SEAL

ISSUED		
NO.	DATE	DESCRIPTION
1	2018 12 06	ISSUED TO PLANNER
2	2019 01 16	CLIENT REVIEW
3	2019 01 18	DRAFT DP TO PLANNER
4	2019 01 25	Client update (slipstream)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
FRONT ELEVATION VIEWS

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SCALE	REVIEWED

PROJECT NO 1830

SEAL

ISSUED

NO.	DATE	DESCRIPTION
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2	2019 01 16	CLIENT REVIEW
3	2019 01 18	DRAFT DP TO PLANNER
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5	2019 02 05	DRAFT DP INTAKE
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PROJECT

41 WEST PENDER ST
VANCOUVER, BC

DRAWING

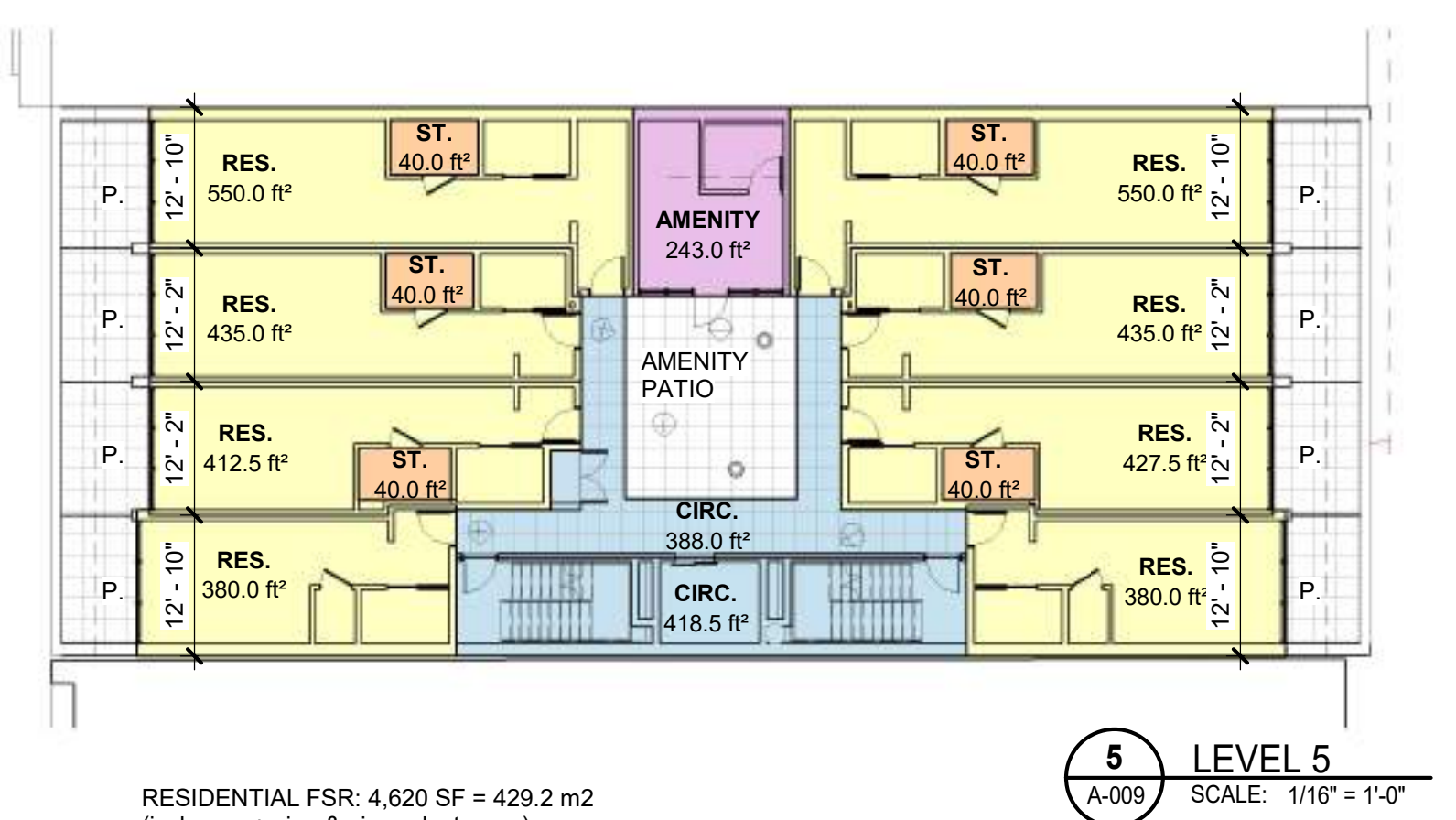
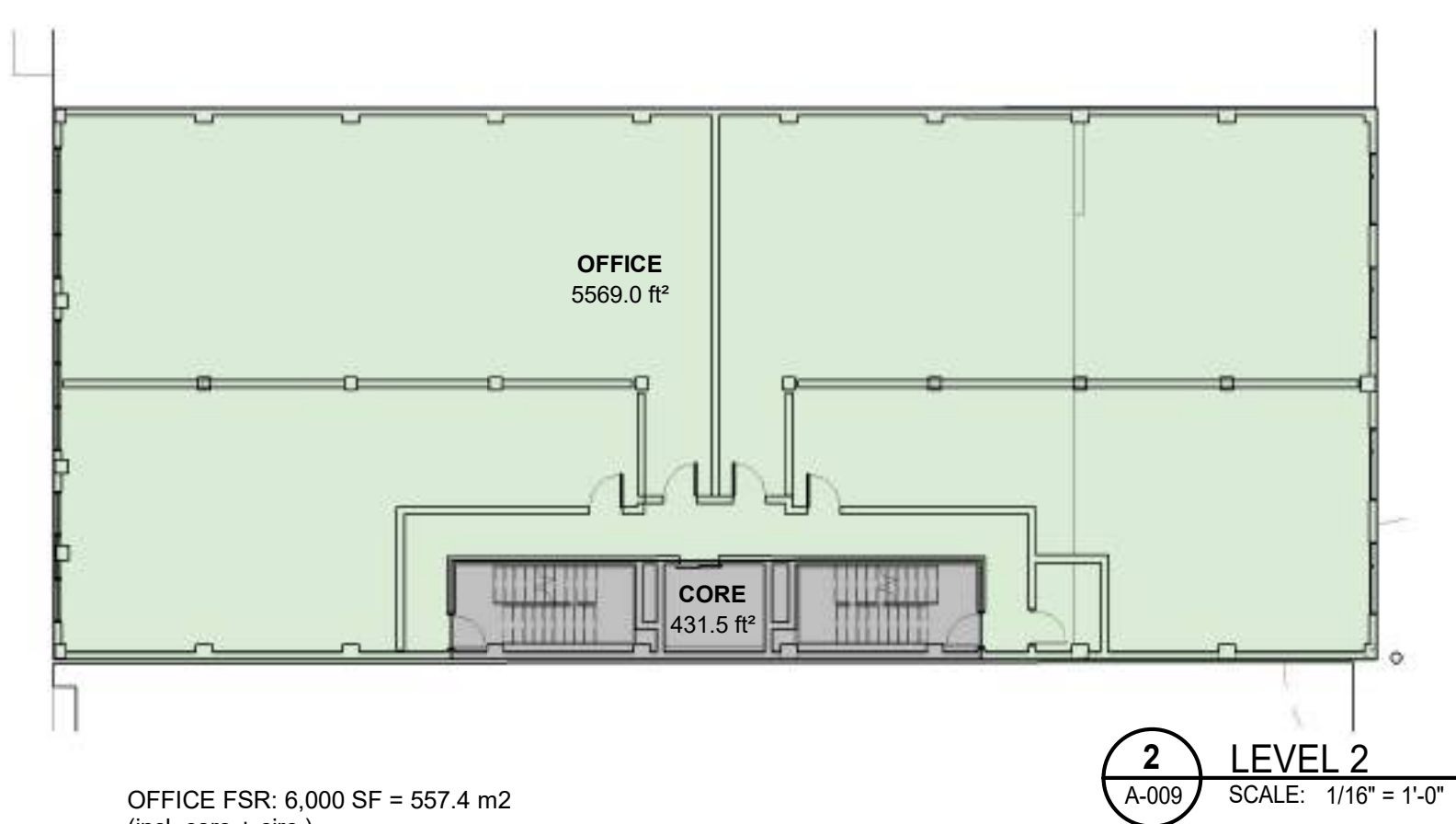
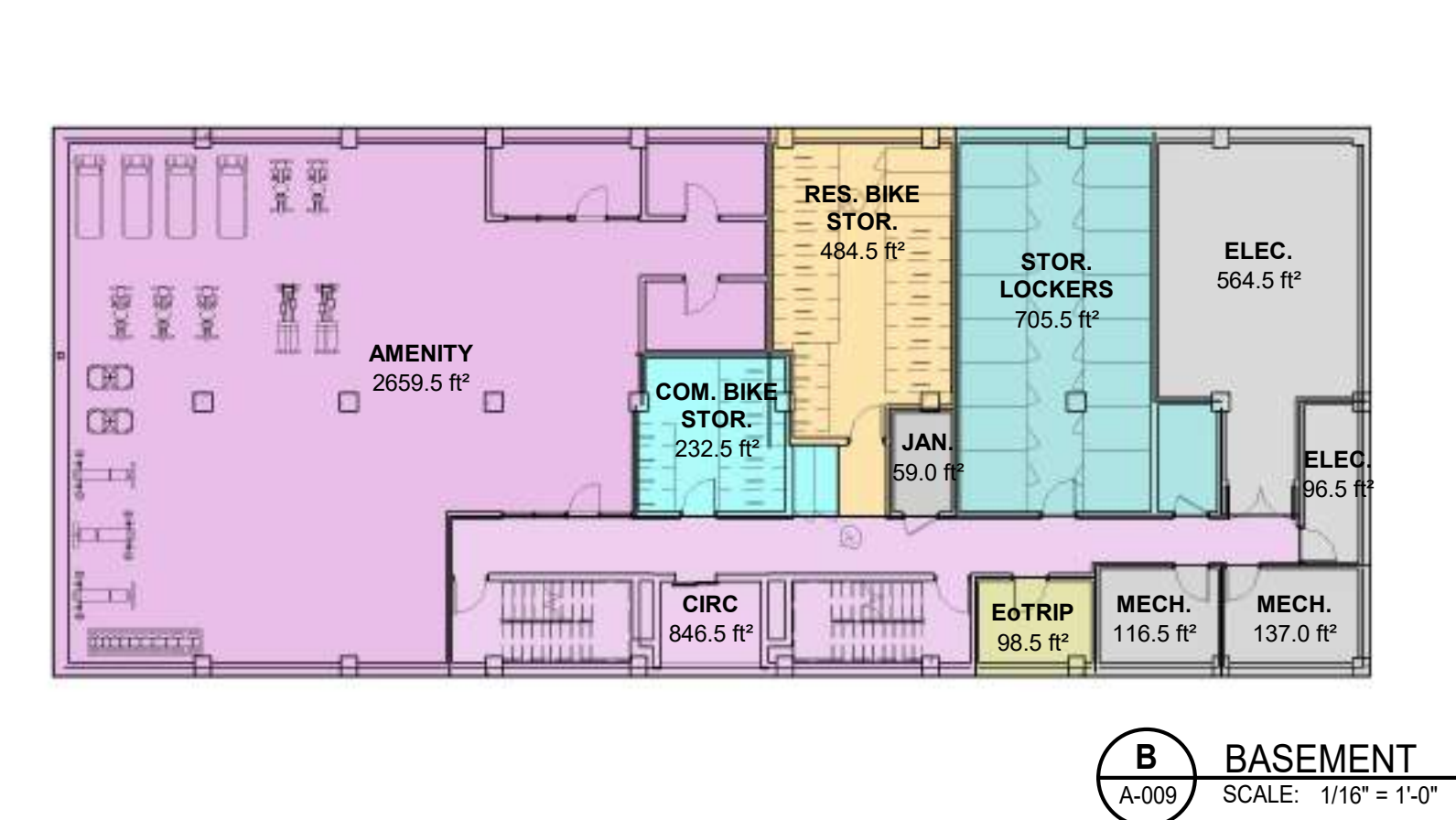
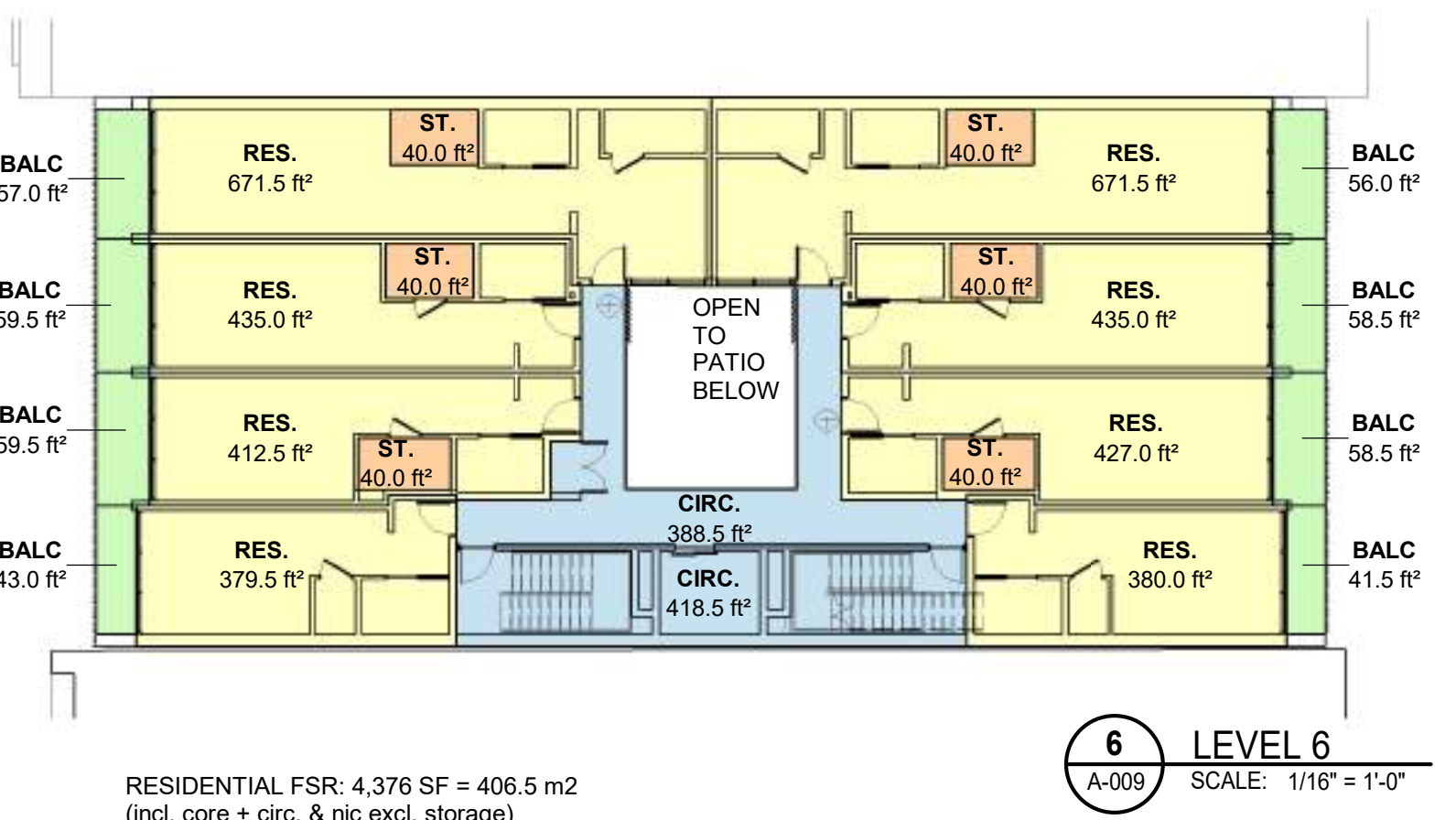
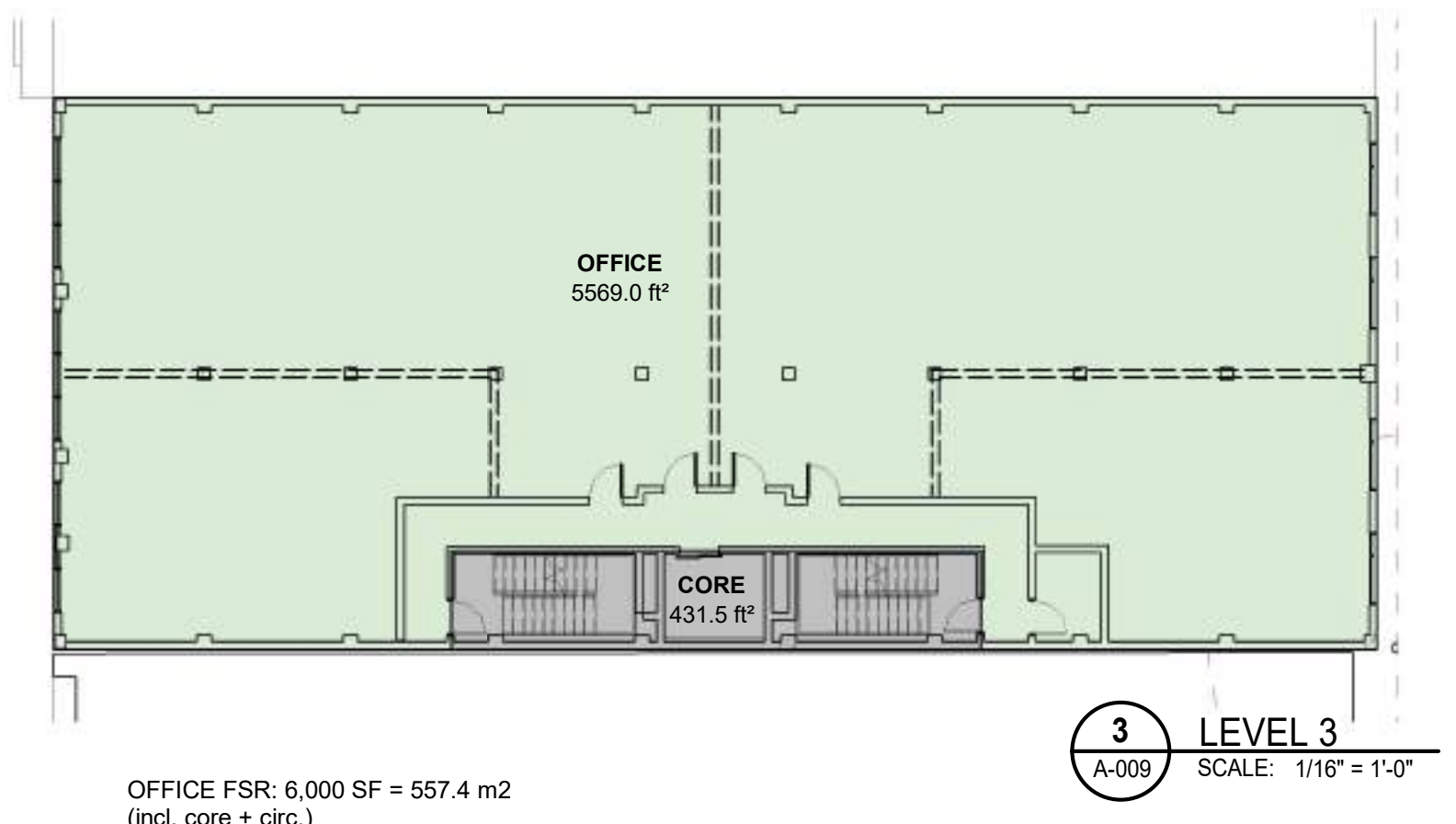
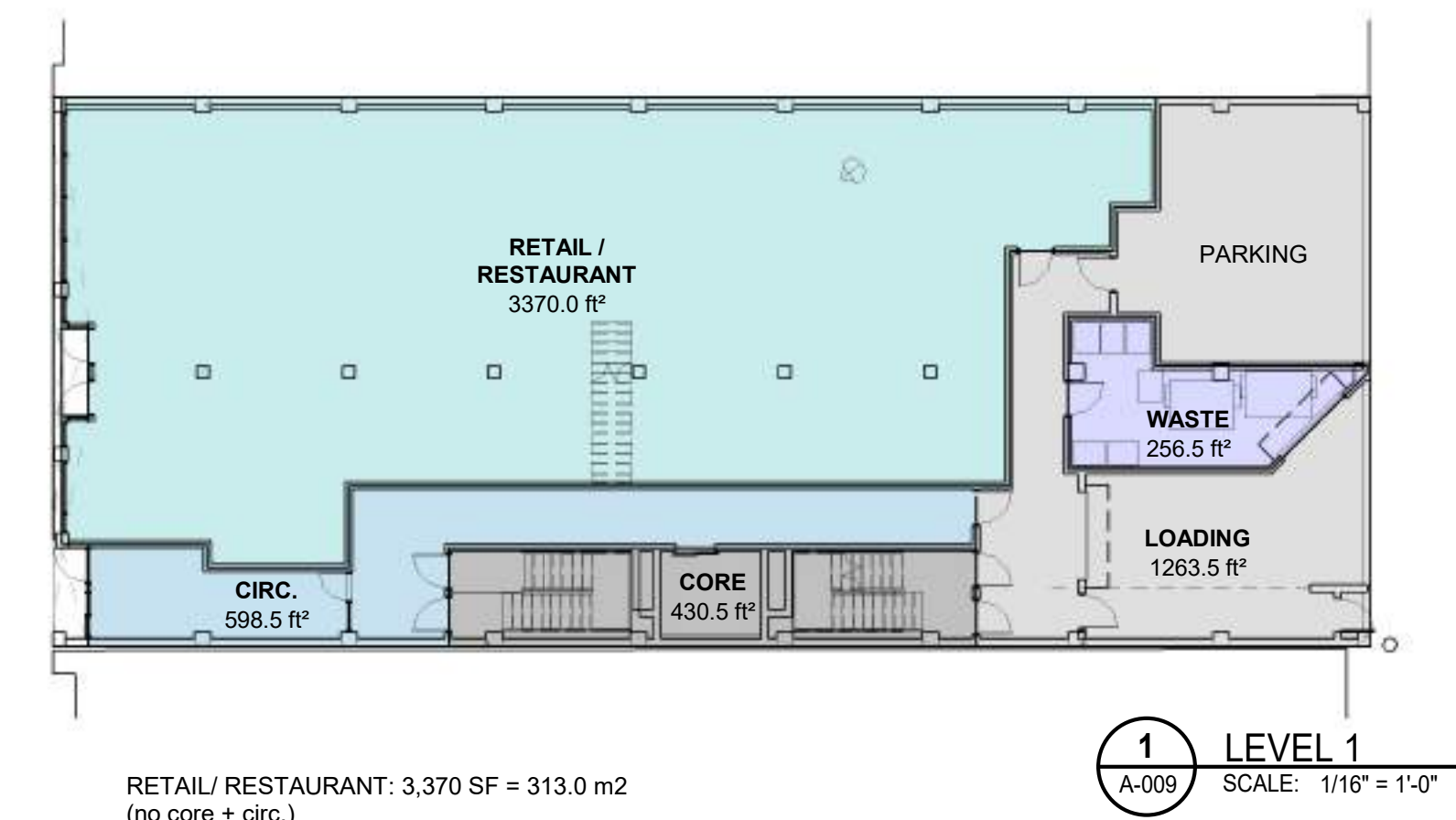
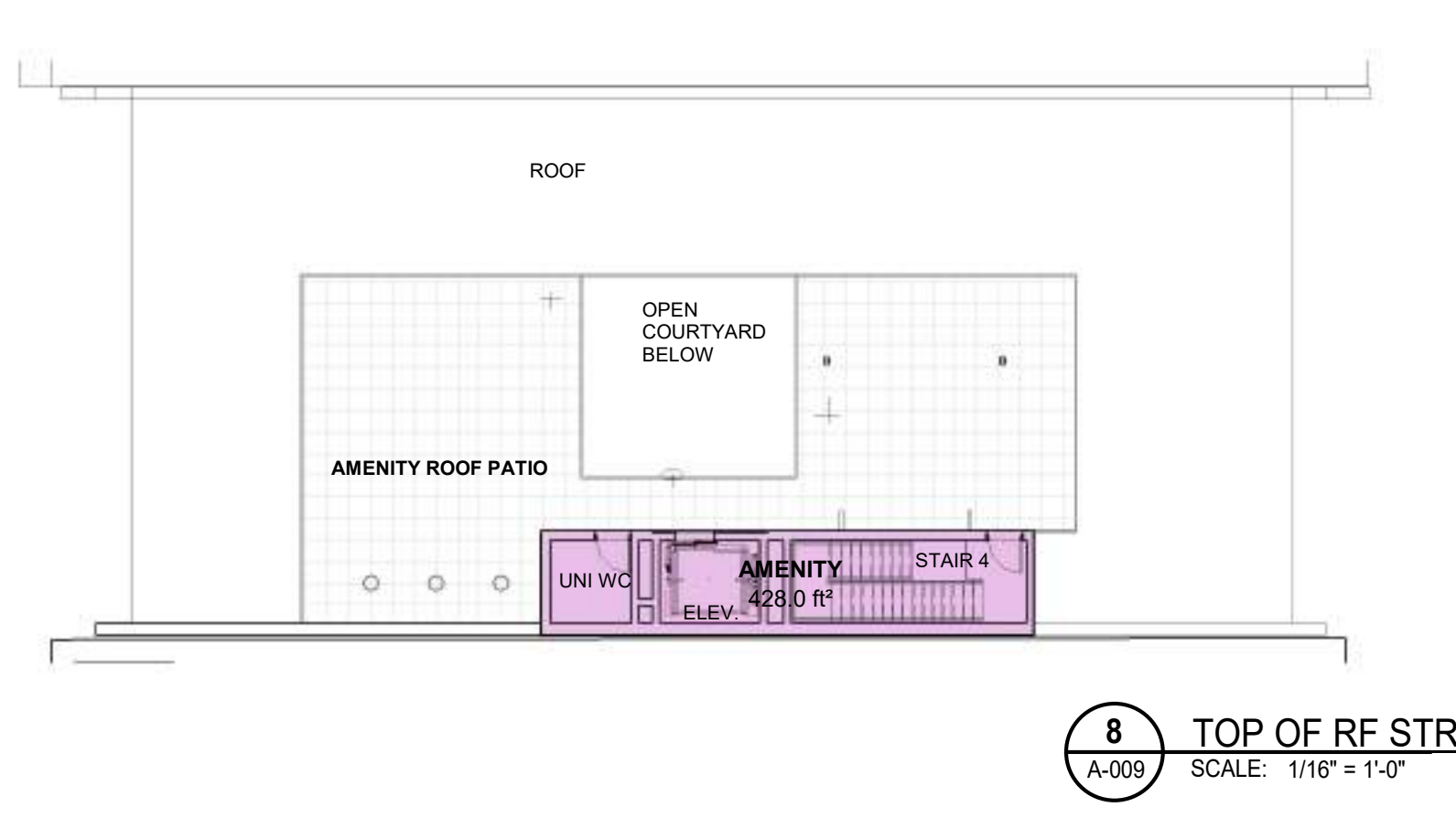
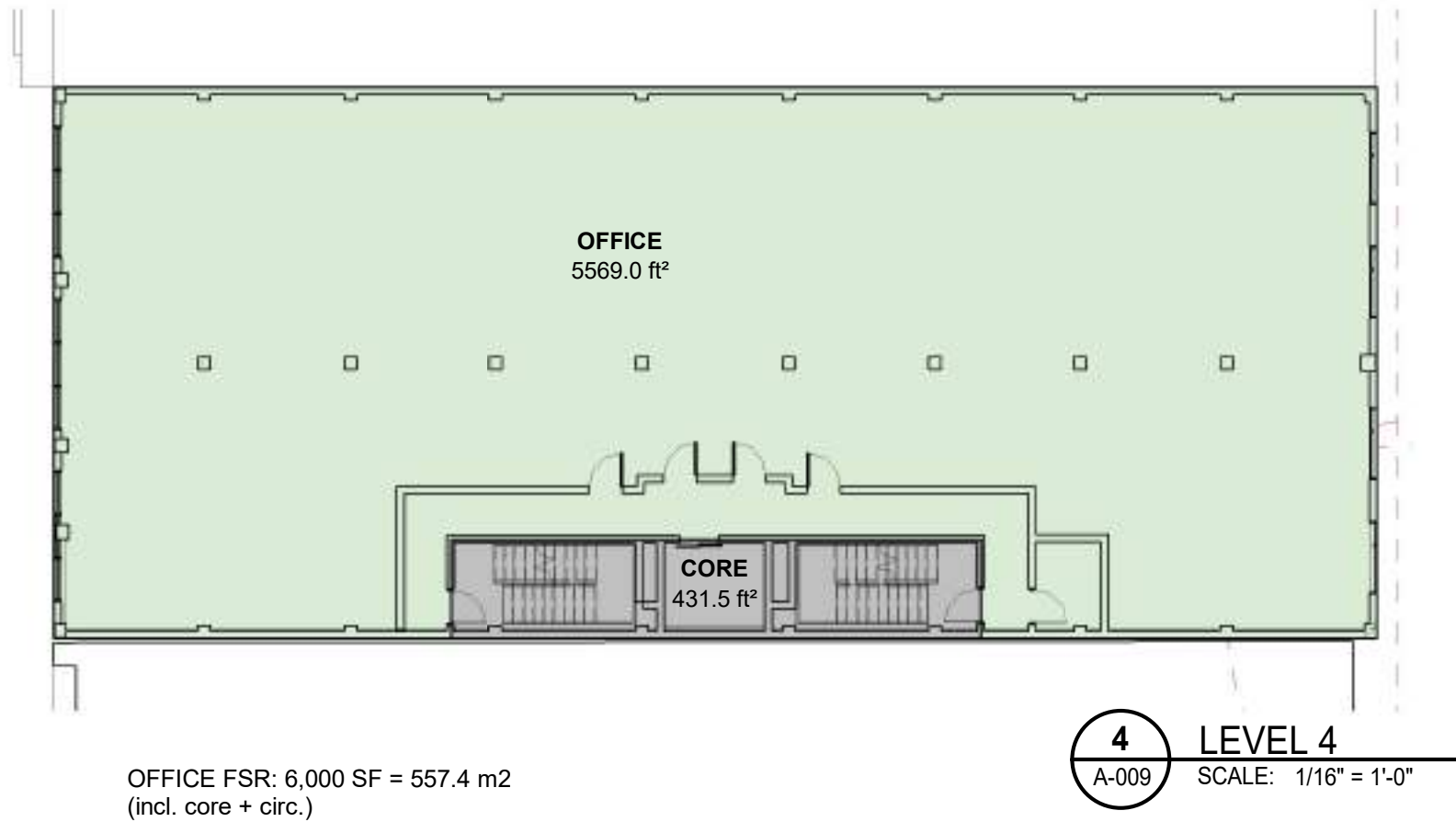
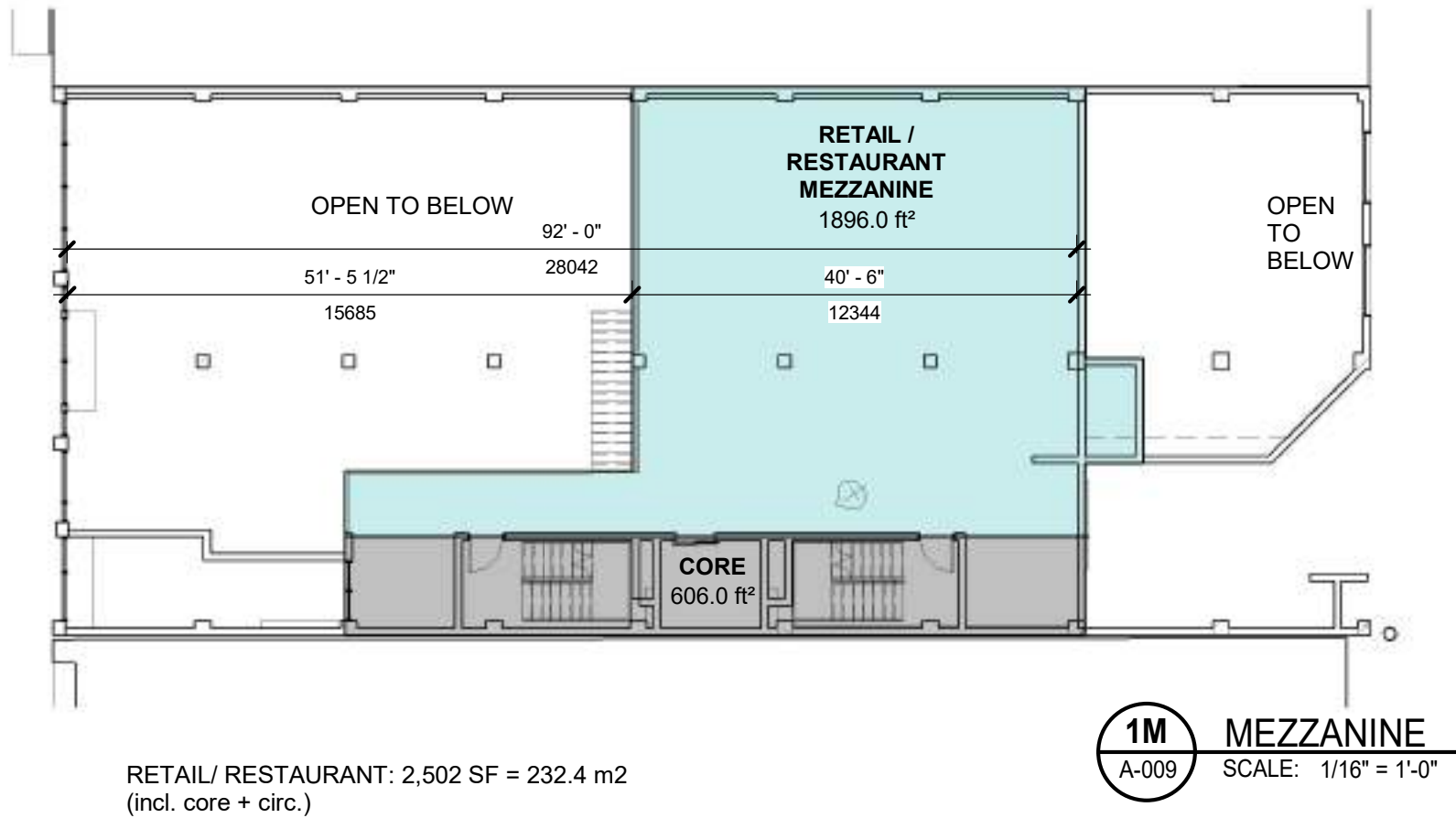
FSR AREA

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As indicated	
PROJECT NO	1830

A-009

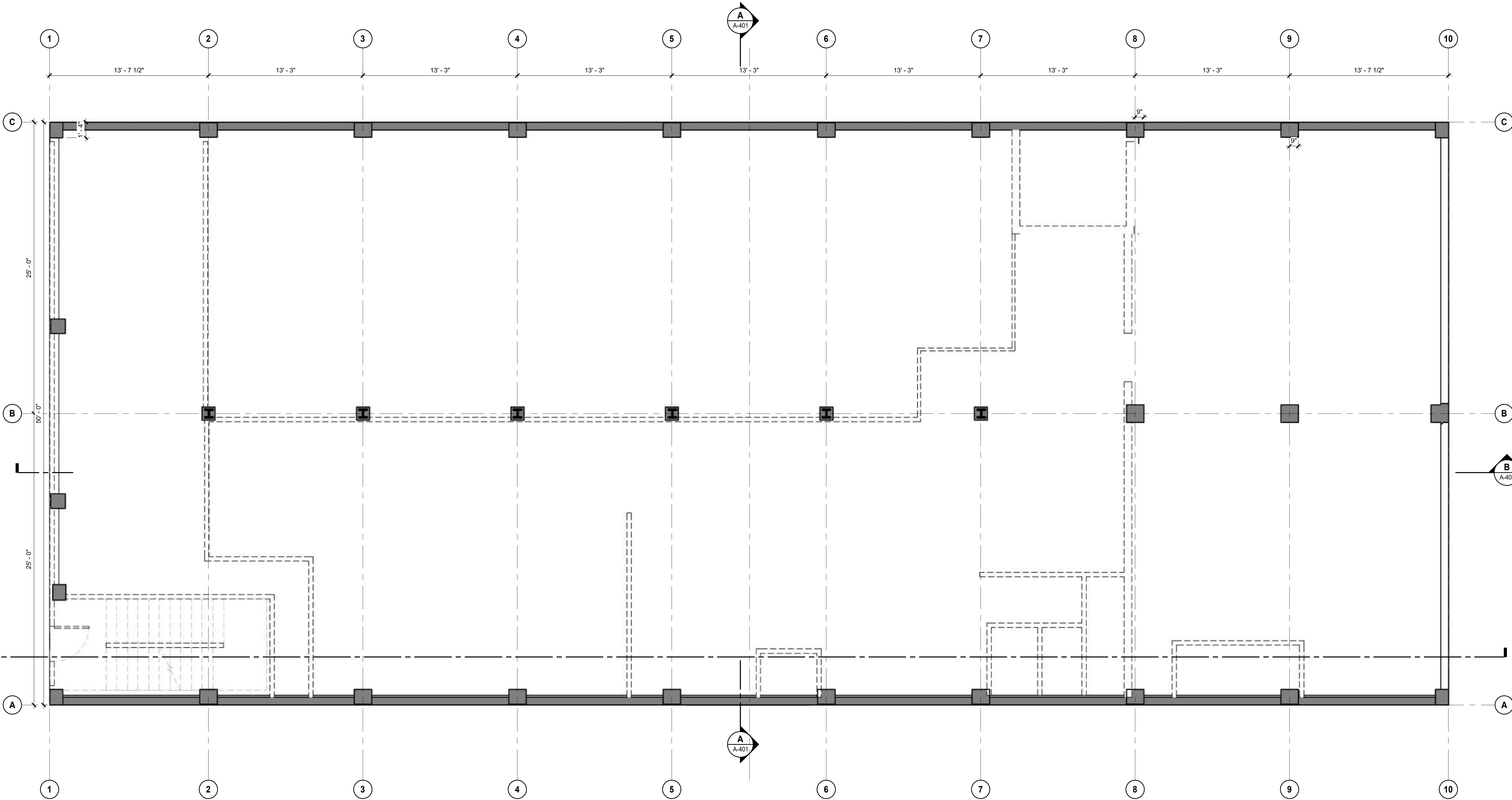


FSR										
LEVEL	GROSS AREA	RESTAURANT (COMMERCIAL)	OFFICE (COMMERCIAL)	RESIDENTIAL	CIRCULATION	EXCL. 1 MECH.	EXCL. 2 STORAGE	EXCL. 3 AMENITY	EXCL. 4 EXT. INSULATION	TOTAL FSR
BASEMENT	6,000 SF	0 SF	0 SF	0 SF	0 SF	973 SF	2,368 SF	2,660 SF	0 SF	0 SF
MAIN	5,920 SF	3,370 SF	0 SF	0 SF	OF/RES 1,029 SF	0 SF	0 SF	0 SF	0 SF	4,400 SF
MEZZANINE	2,502 SF	1,896 SF	0 SF	0 SF	COM 606 SF	0 SF	0 SF	0 SF	0 SF	2,502 SF
LEVEL 2	6,000 SF	0 SF	5,569 SF	0 SF	OF 431 SF	0 SF	0 SF	0 SF	0 SF	6,000 SF
LEVEL 3	6,000 SF	0 SF	5,569 SF	0 SF	OF 431 SF	0 SF	0 SF	0 SF	0 SF	6,000 SF
LEVEL 4	6,000 SF	0 SF	5,569 SF	0 SF	OF 431 SF	0 SF	0 SF	0 SF	0 SF	6,000 SF
LEVEL 5	4,860 SF	0 SF	0 SF	3,570 SF	RES 806 SF	0 SF	240 SF	243 SF	0 SF	4,376 SF
LEVEL 6	4,860 SF	0 SF	0 SF	3,812 SF	RES 807 SF	0 SF	240 SF	0 SF	0 SF	4,620 SF
TOP OF RF STR	428 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	428 SF	0 SF	0 SF
TOTAL	42,569 SF	5,266 SF + 606 SF CIRC 5,872 SF	16,706 SF + 1,809 SF CIRC 18,515 SF	7,382 SF + 2,128 SF CIRC 9,511 SF	4,543 SF	973 SF	2,848 SF	3,331 SF	0 SF	33,898 SF
max FSR 6.0 = 36,000 SF										

FSR LEGEND

- AMENITY
- CIRCULATION
- CORE
- COM. BIKE STORAGE
- LOADING & PARKING
- OFFICE
- RES. BIKE STOR.
- RETAIL / RESTAURANT
- ST.
- STOR. LOCKERS
- UNIT





SEAL

ISSUED		
NO.	DATE	DESCRIPTION
1	2019 01 25	Client update (staircase)
2	2019 02 05	DRAFT GP INTAKE
3	2019 02 20	DEVELOPMENT PERMIT

PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
EXIST & DEMO PLAN - MAIN

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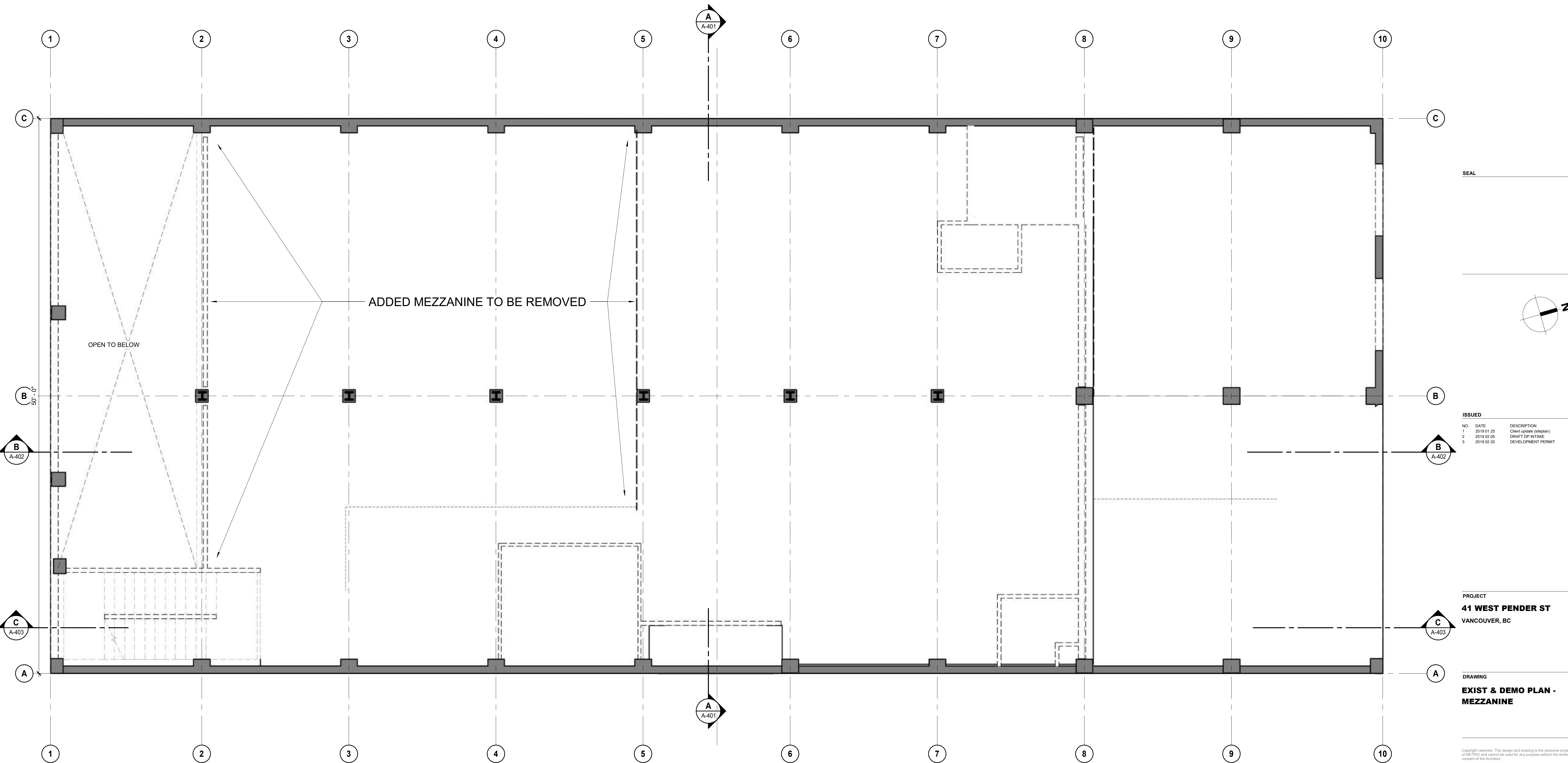
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1 DEMO MAIN
A-101 G SCALE: 1/4" = 1'-0"

DRAWN	DATE
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1/4" = 1'-0"	
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A-101 G



ISSUED		
NO.	DATE	DESCRIPTION
1	2019 01 25	Client update (staircase)
2	2019 02 05	DRAFT GP INTAKE
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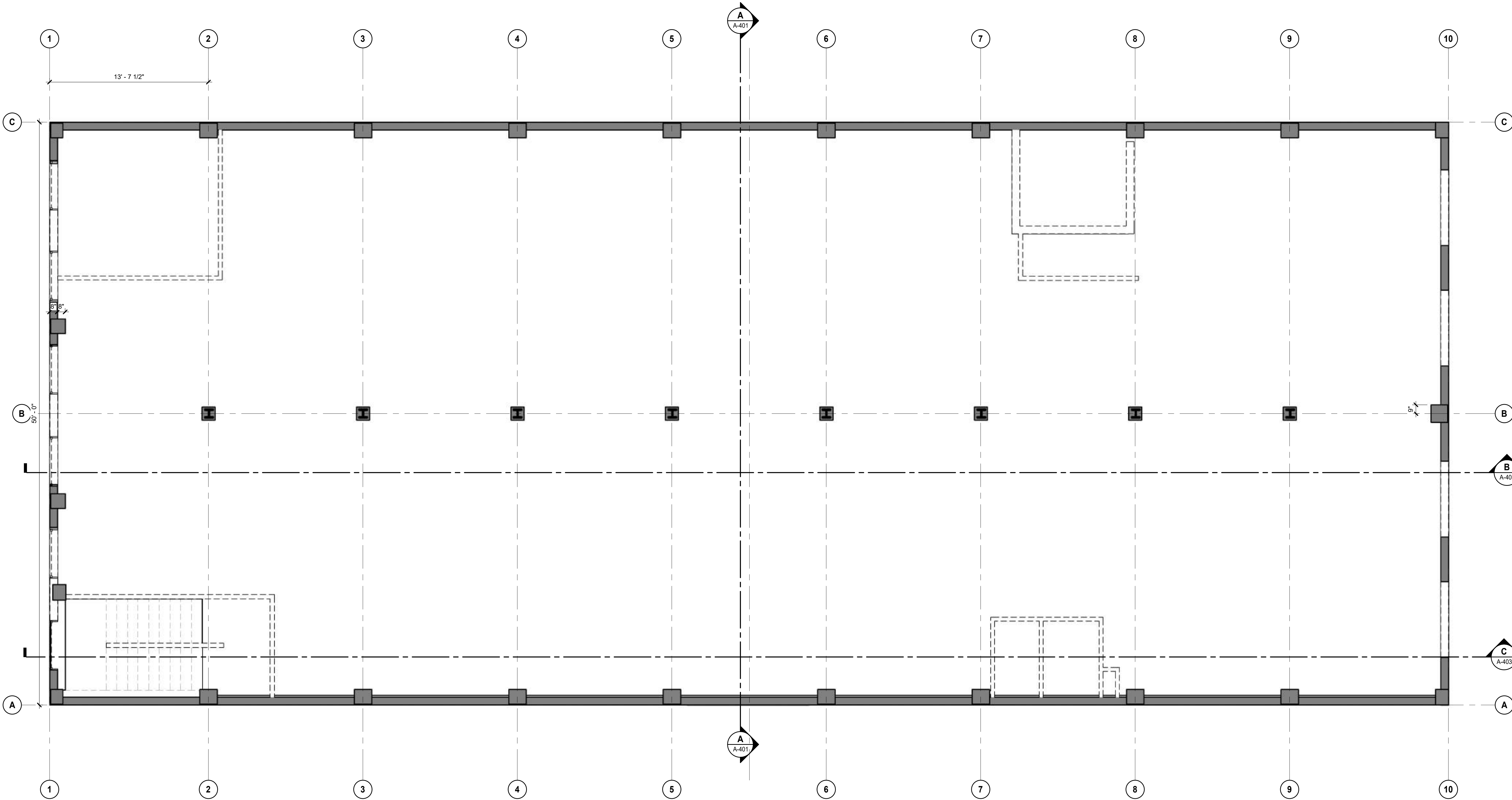
PROJECT
41 WEST PENDER ST
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DRAWING
**EXIST & DEMO PLAN -
MEZZANINE**

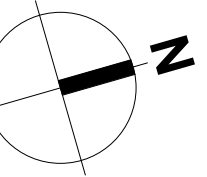
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1 DEMO MEZZANINE
A-101 M SCALE: 1/4" = 1'-0"

DRAWN	DATE
	11/23/18
SCALE	REVIEWED
1/4" = 1'-0"	
PROJECT NO	1830



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PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
EXIST & DEMO PLAN - SECOND

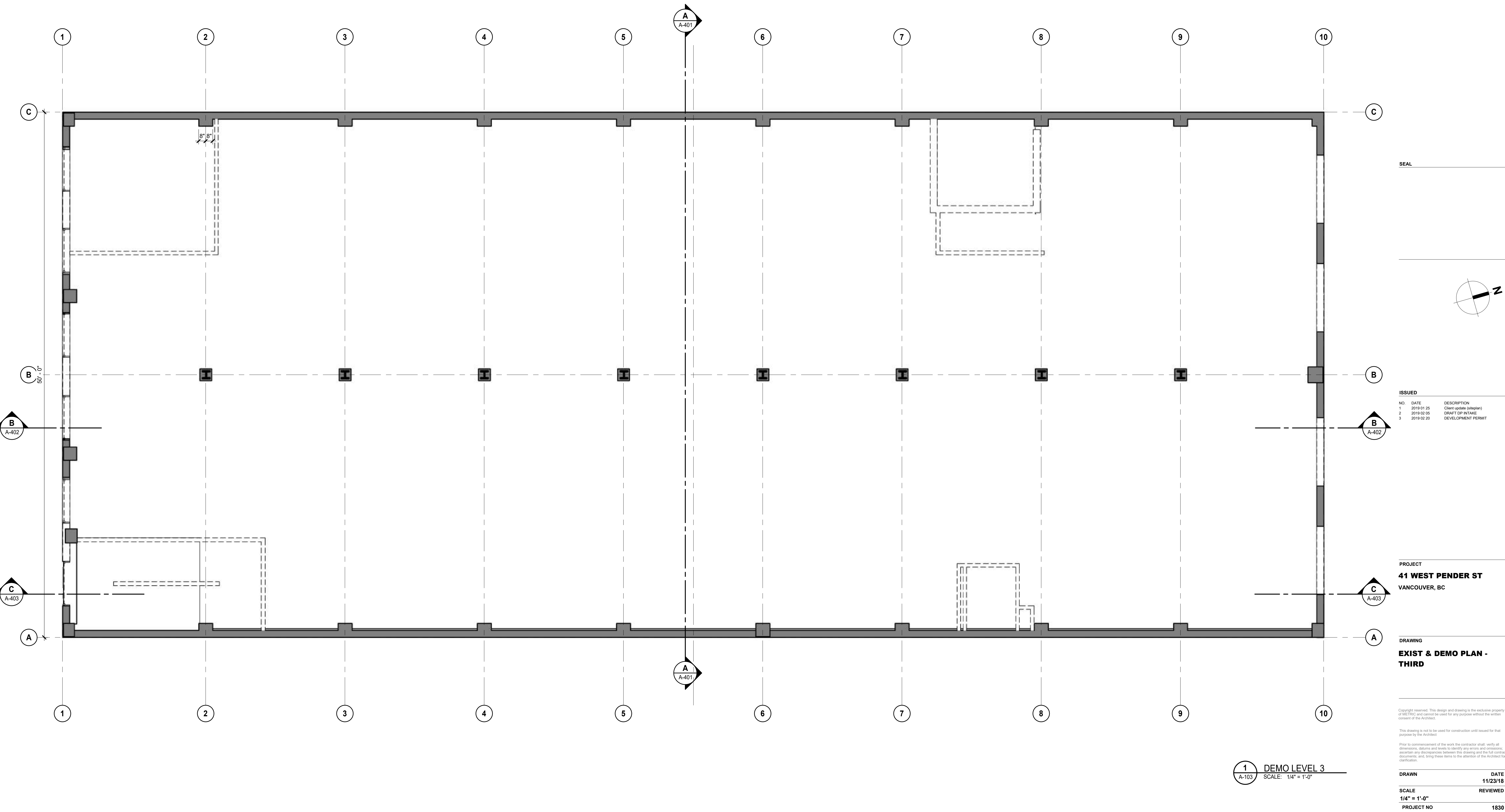
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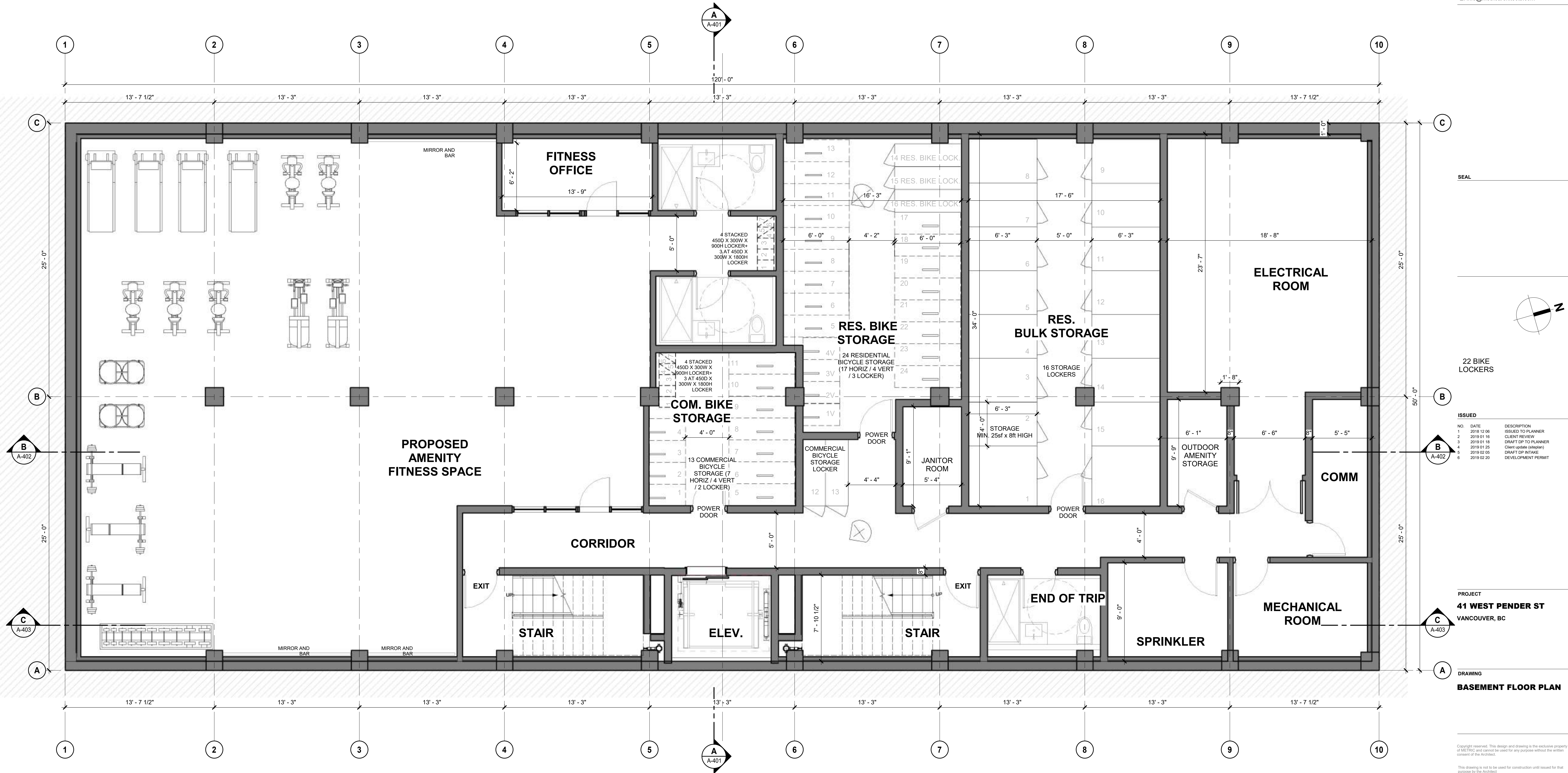
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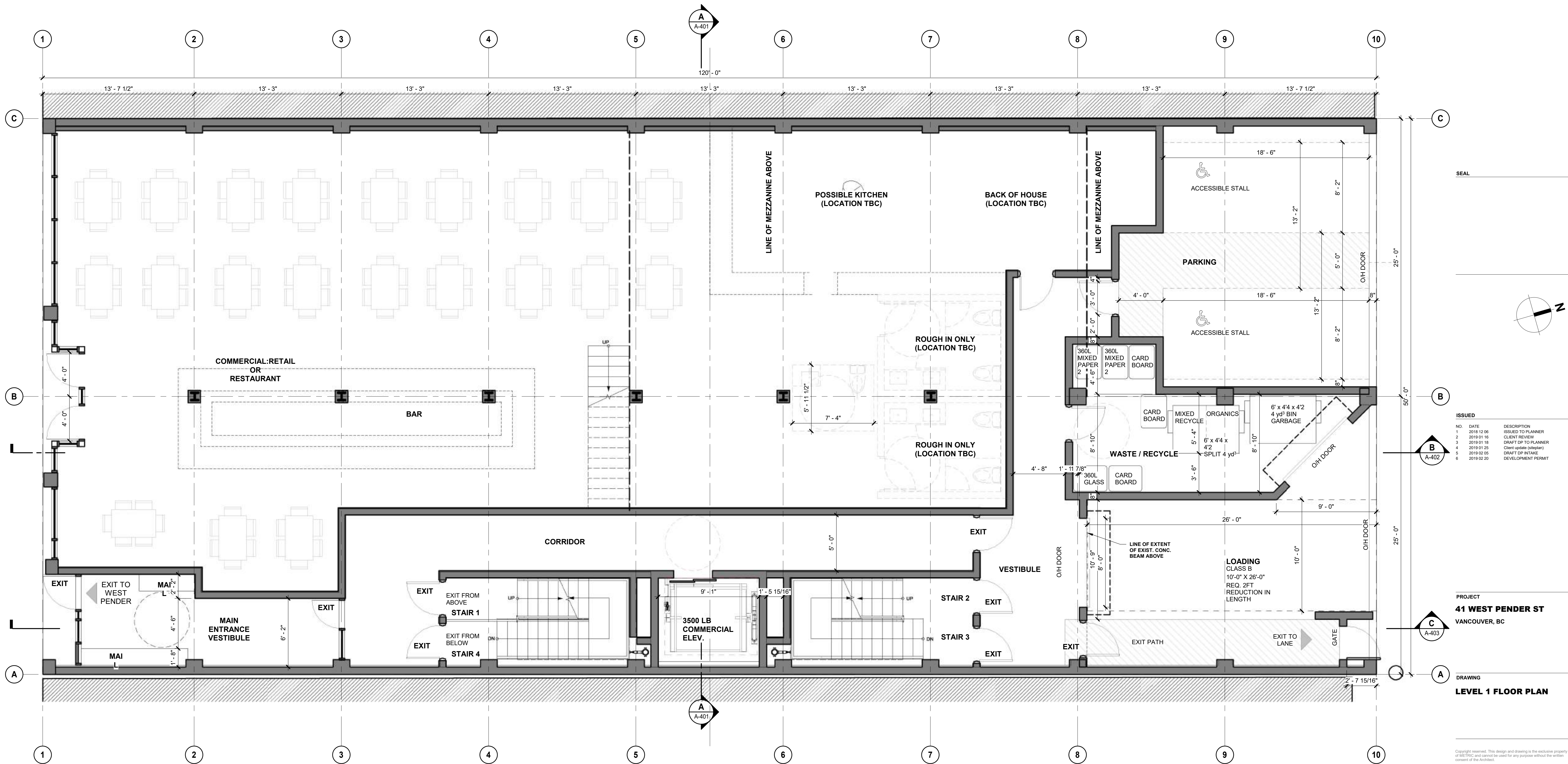
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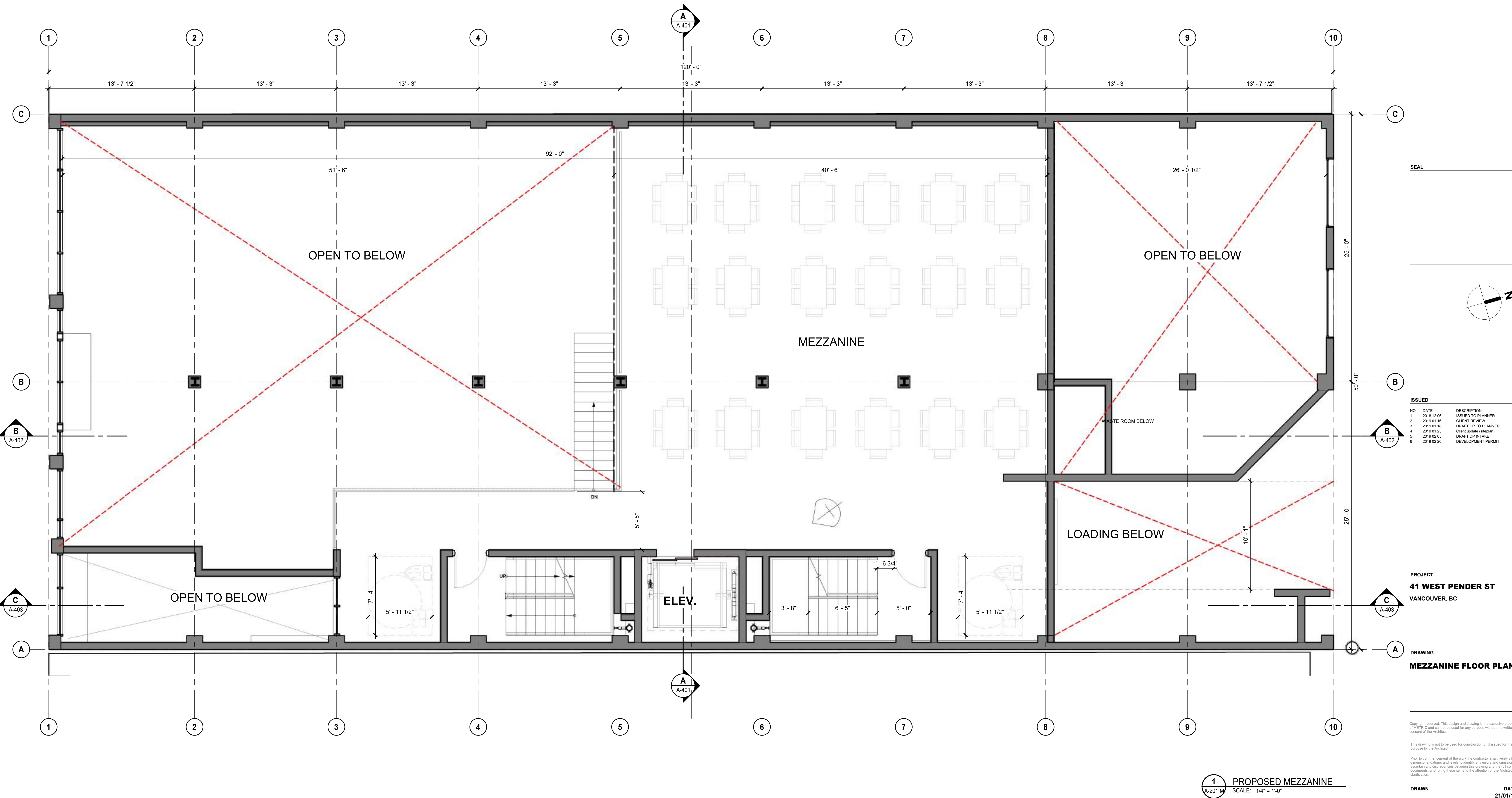
1 DEMO LEVEL 2
A-102 SCALE: 1/4" = 1'-0"

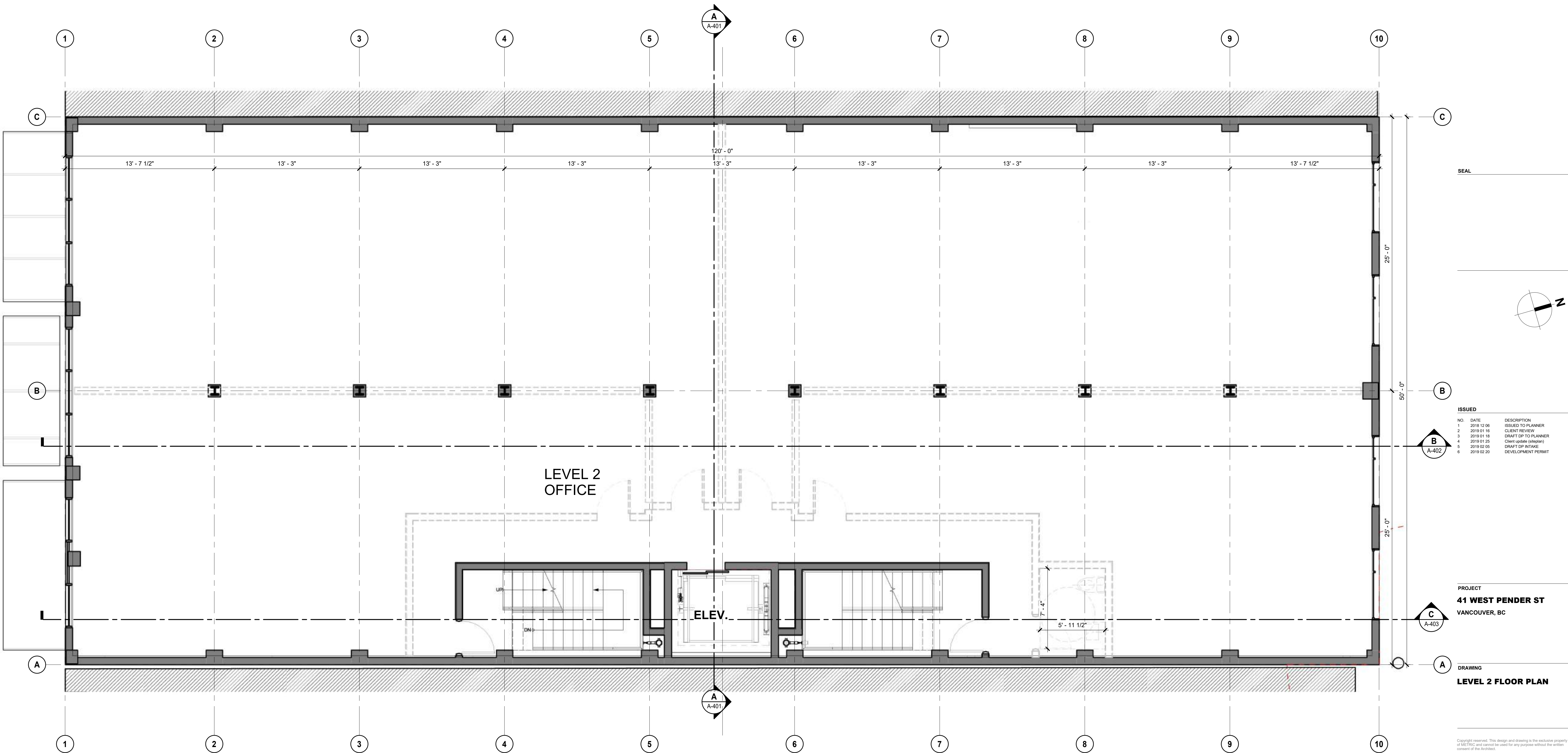
DRAWN	DATE
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PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
LEVEL 2 FLOOR PLAN

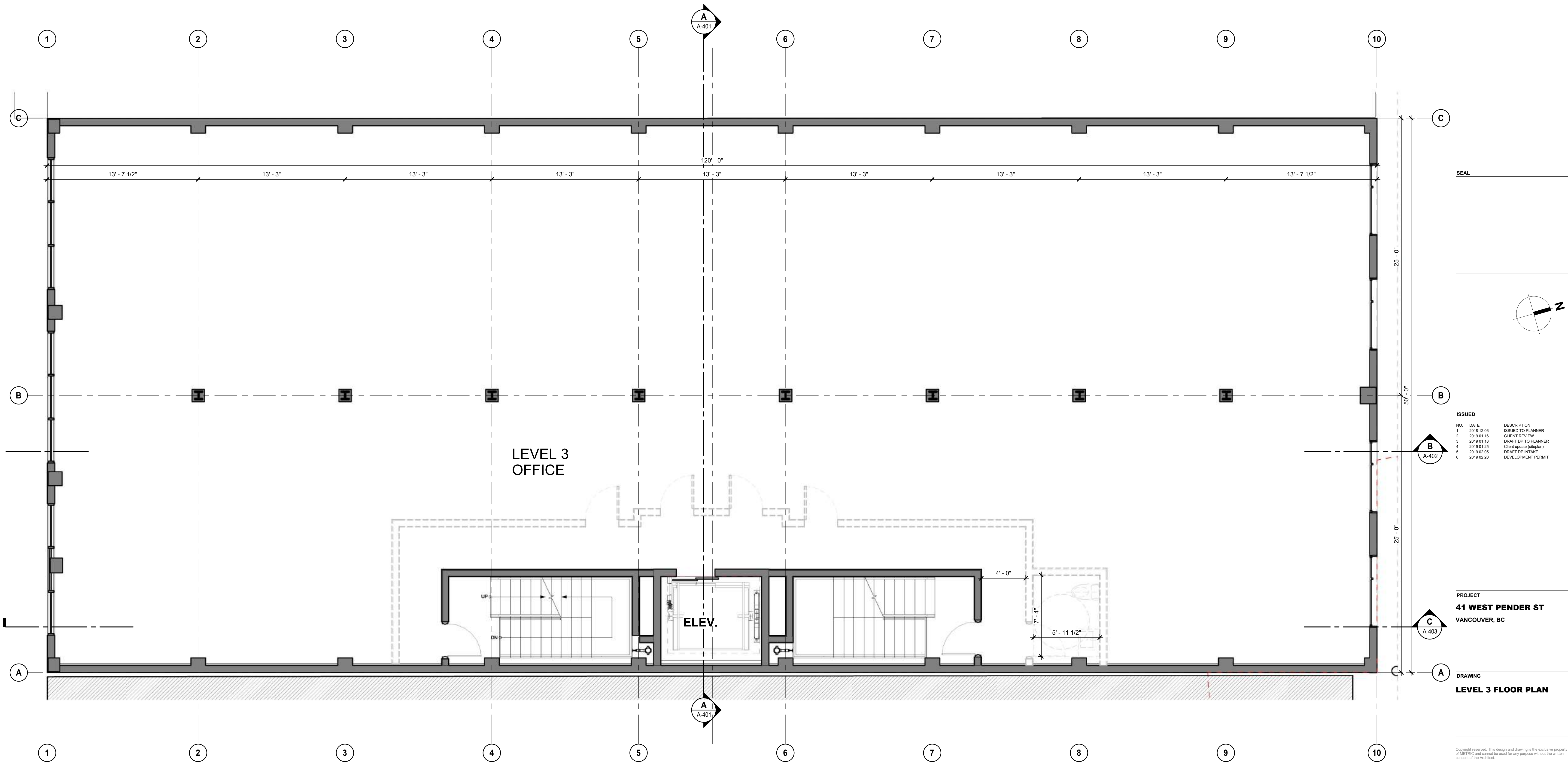
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DRAWN		DATE	
A-202		21/01/19	
SCALE		REVIEWED	
1/4" = 1'-0"			
PROJECT NO		1830	

1 PROPOSED LEVEL 2
A-202 SCALE: 1/4" = 1'-0"



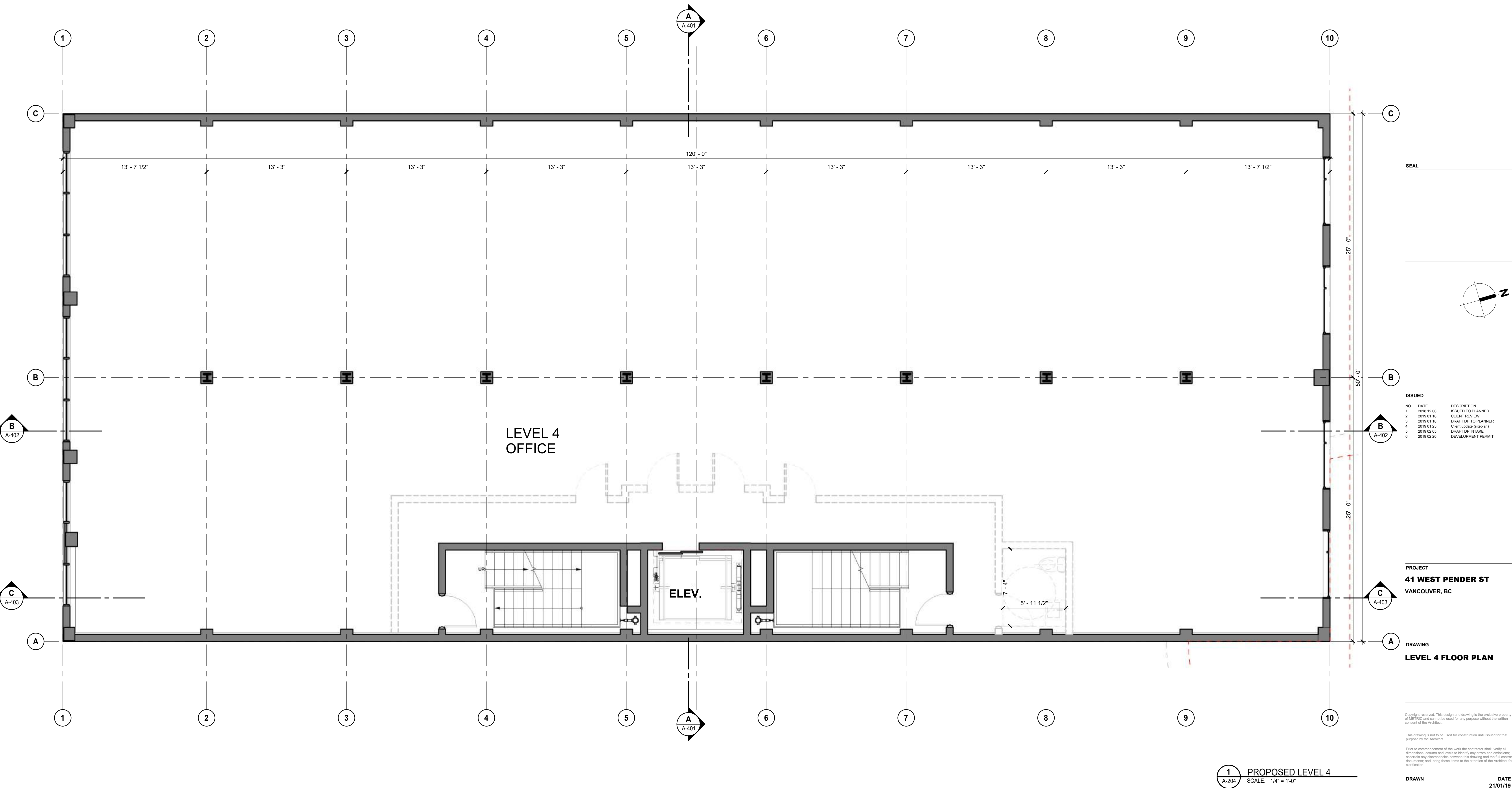
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A-203
PROPOSED LEVEL 3
SCALE: 1/4" = 1'-0"

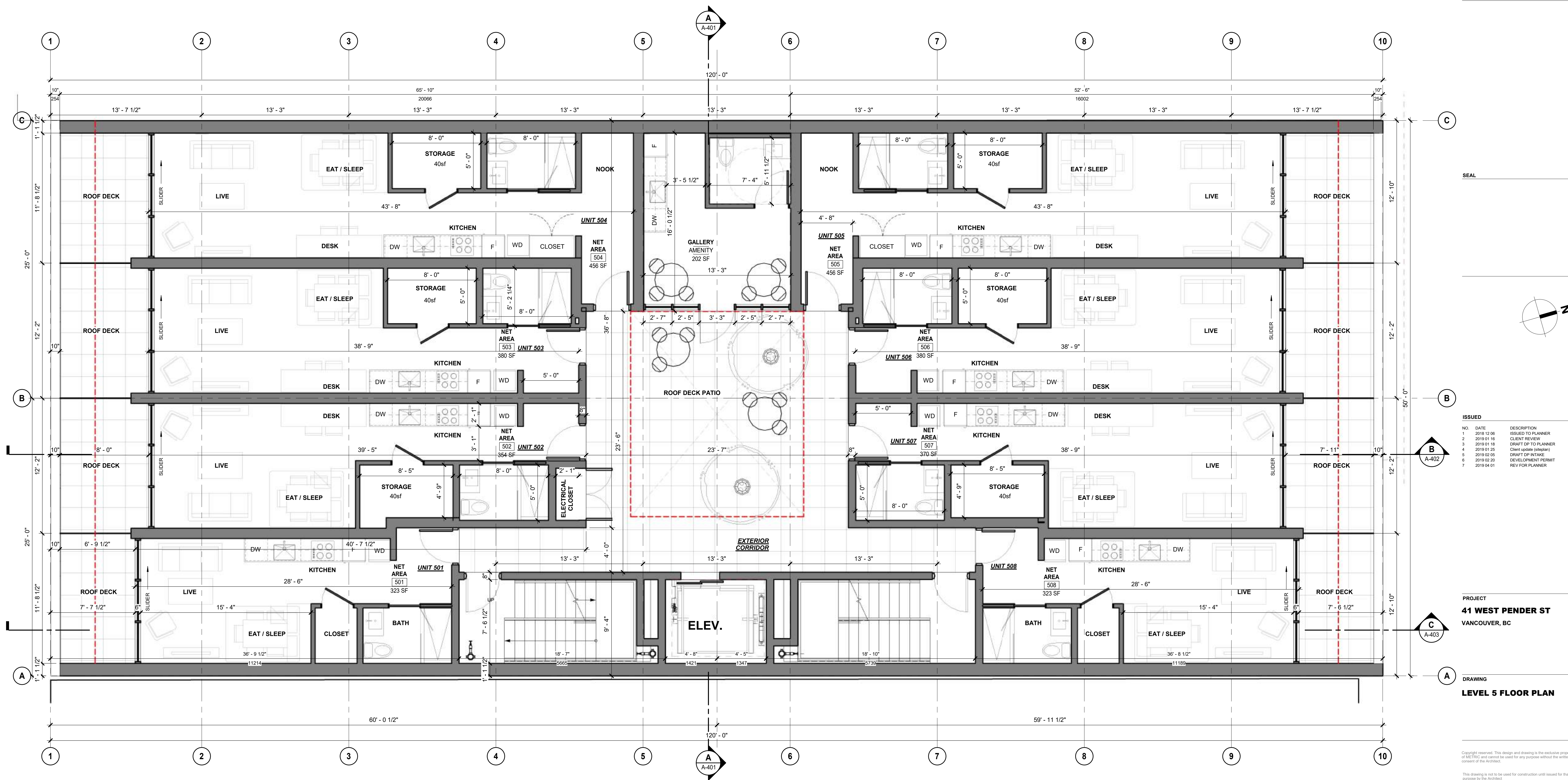
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6	2019 02 20	DEVELOPMENT PERMIT
7	2019 04 01	REV FOR PLANNER

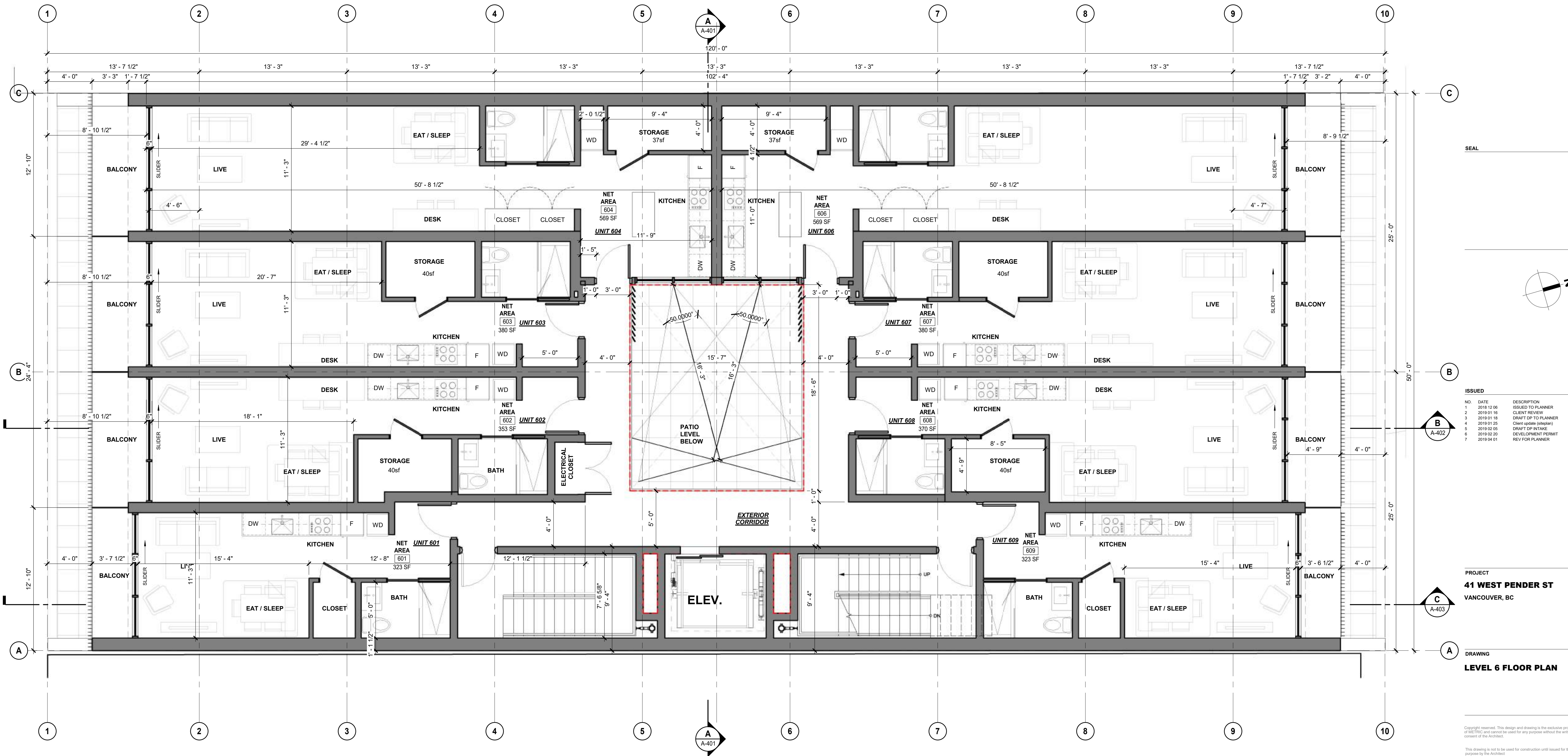
PROJECT
41 WEST PENDER ST
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DRAWING
LEVEL 5 FLOOR PLAN

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1		21/01/19	
SCALE		REVIEWED	
1/4" = 1'-0"			
PROJECT NO		1830	

1 PROPOSED LEVEL 5
A-205 SCALE: 1/4" = 1'-0"



ISSUED		
NO.	DATE	DESCRIPTION
1	2018 12 06	ISSUED TO PLANNER
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6	2019 02 20	DEVELOPMENT PERMIT
7	2019 04 01	REV FOR PLANNER

PROJECT
41 WEST PENDER ST
VANCOUVER, BC

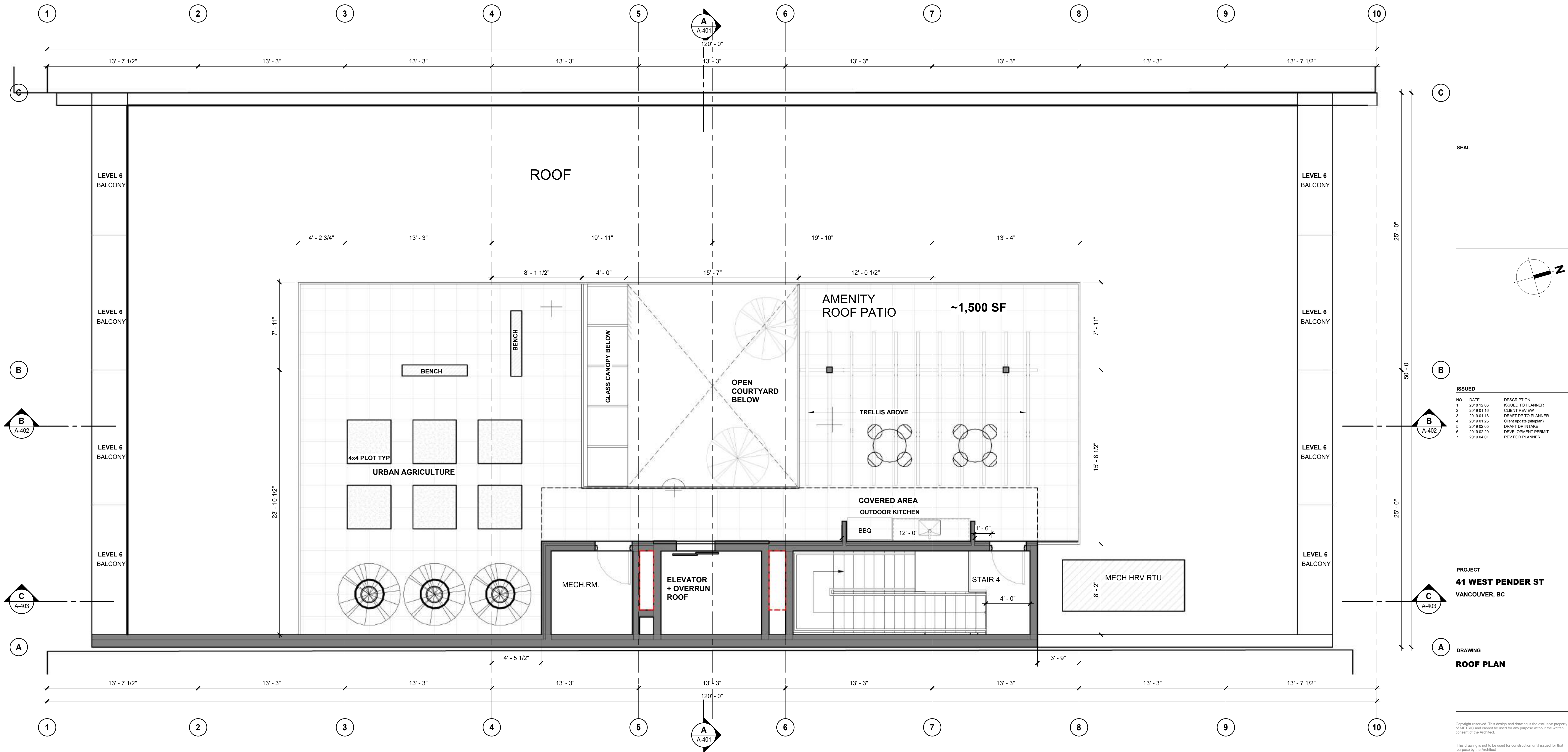
DRAWING
LEVEL 6 FLOOR PLAN

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3	2019 01 18	DRAFT DP TO PLANNER
4	2019 01 25	Client update (slipstream)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT
7	2019 04 01	REV FOR PLANNER

PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
ROOF PLAN

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DRAWN	DATE
	21/01/19
SCALE	REVIEWED
1/4" = 1'-0"	
PROJECT NO	1830

SEAL

ISSUED

NO.	DATE	DESCRIPTION
1	2018 12 06	ISSUED TO PLANNER
2	2019 01 16	CLIENT REVIEW
3	2019 01 18	DRAFT DP TO PLANNER
4	2019 01 25	Client update (slipplan)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

PROJECT

41 WEST PENDER ST
VANCOUVER, BC

DRAWING

SOUTH ELEVATION (Front)

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DRAWN	DATE
	21/01/19
SCALE	REVIEWED
As indicated	
PROJECT NO	1830

A-301

MATERIAL LEGEND

1	PARGED AND PAINTED CONCRETE: COLOR WHITE
2	PARGED AND PAINTED CONCRETE: COLOR DARK GREY
3	METAL PANEL: CLEAR ANODIZED ALUMINIUM
4	ALUMINIUM GLAZING SYSTEM: CLEAR ANODIZED
5	INSULATED GLAZING UNIT: CLEAR LOW-E
6	PRE FIN ALUMINIUM RAILING: SILVER
7	STEEL AND GLASS CANOPY: GALV. STEEL, LAMINATED GLASS



2 SOUTH ELEVATION EXISTING
A-001 SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
A-301 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

- 1

PARGED AND PAINTED CONCRETE: COLOR WHITE
- 2

PARGED AND PAINTED CONCRETE: COLOR DARK GREY
- 3

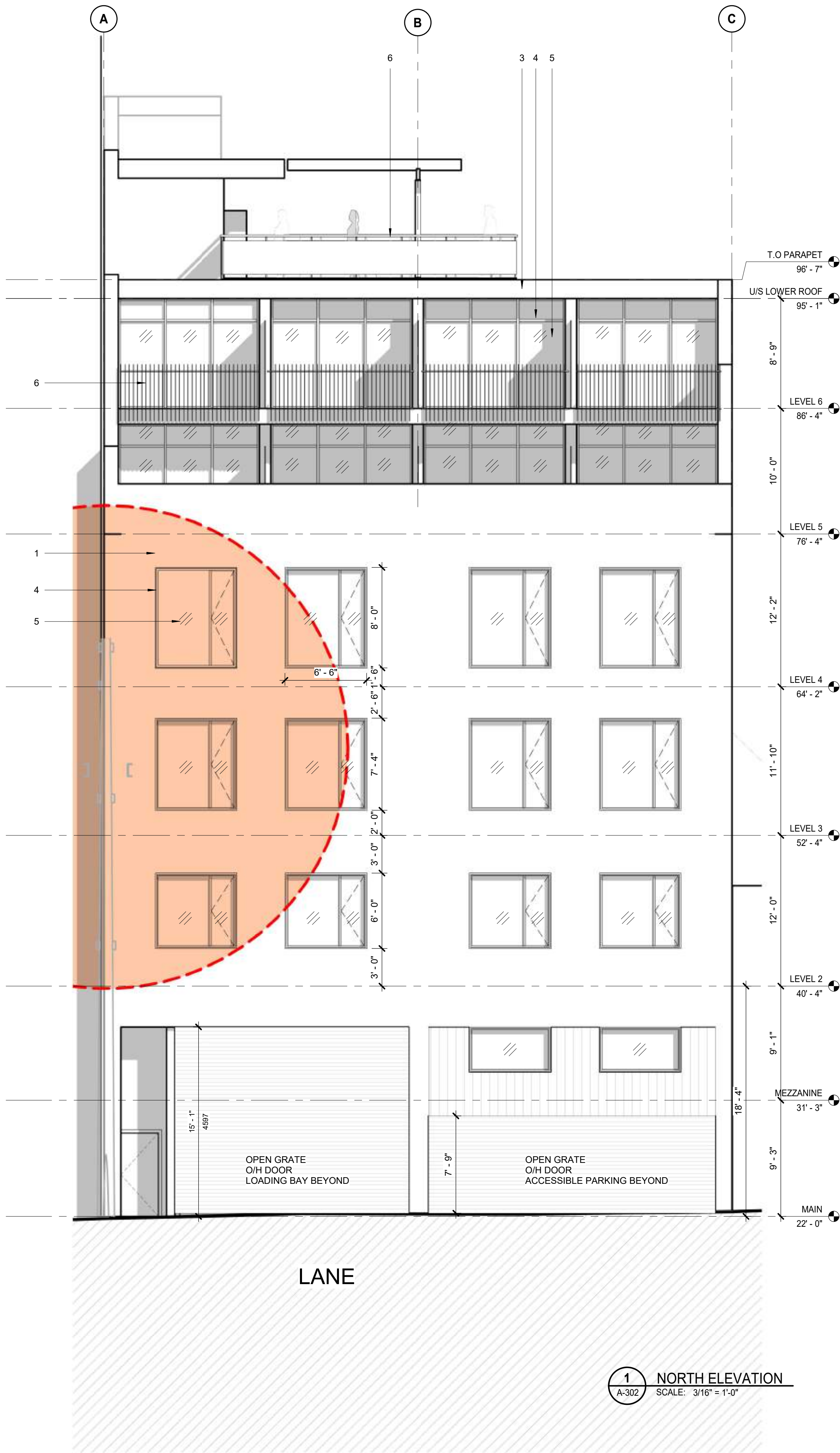
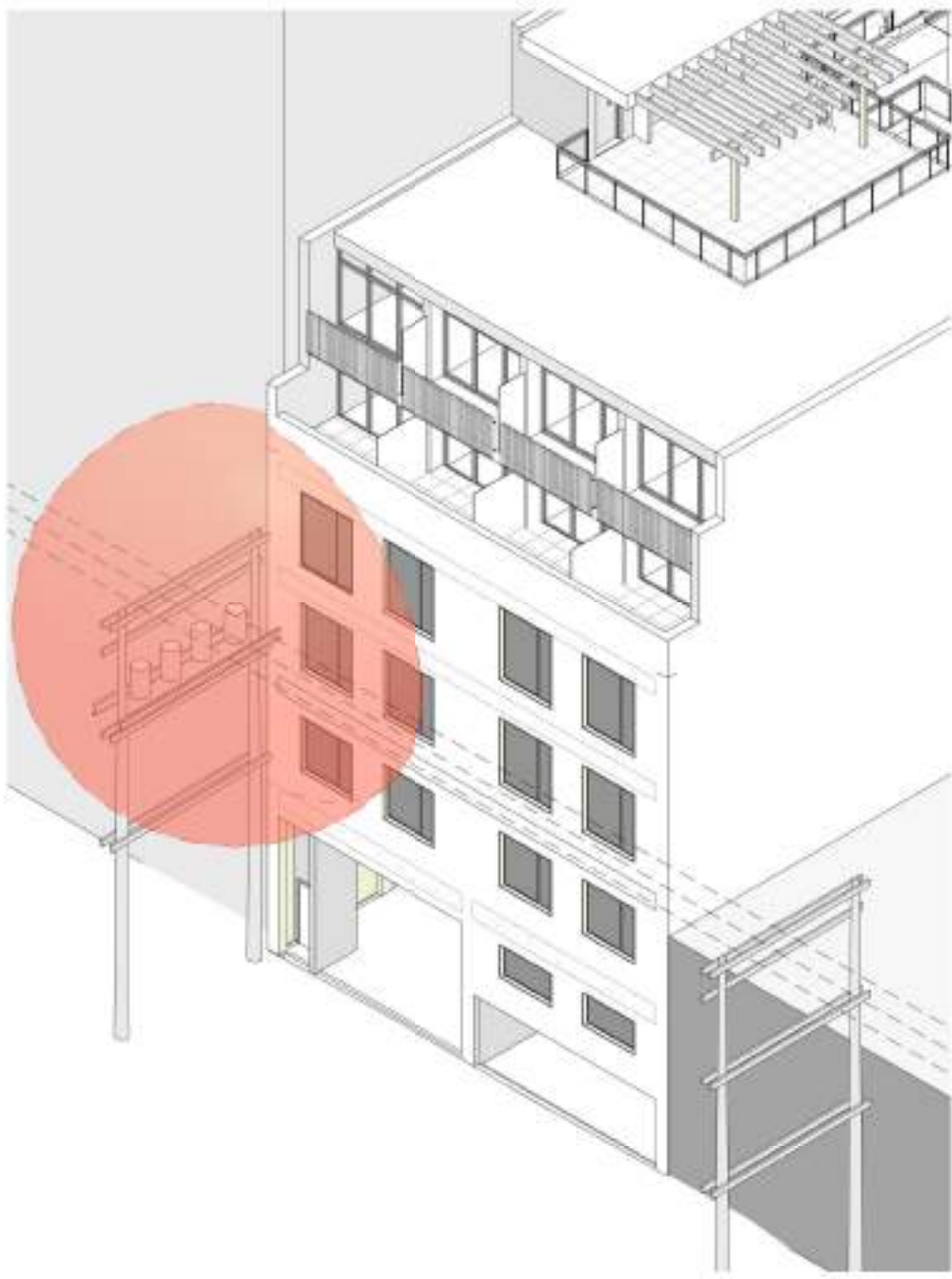
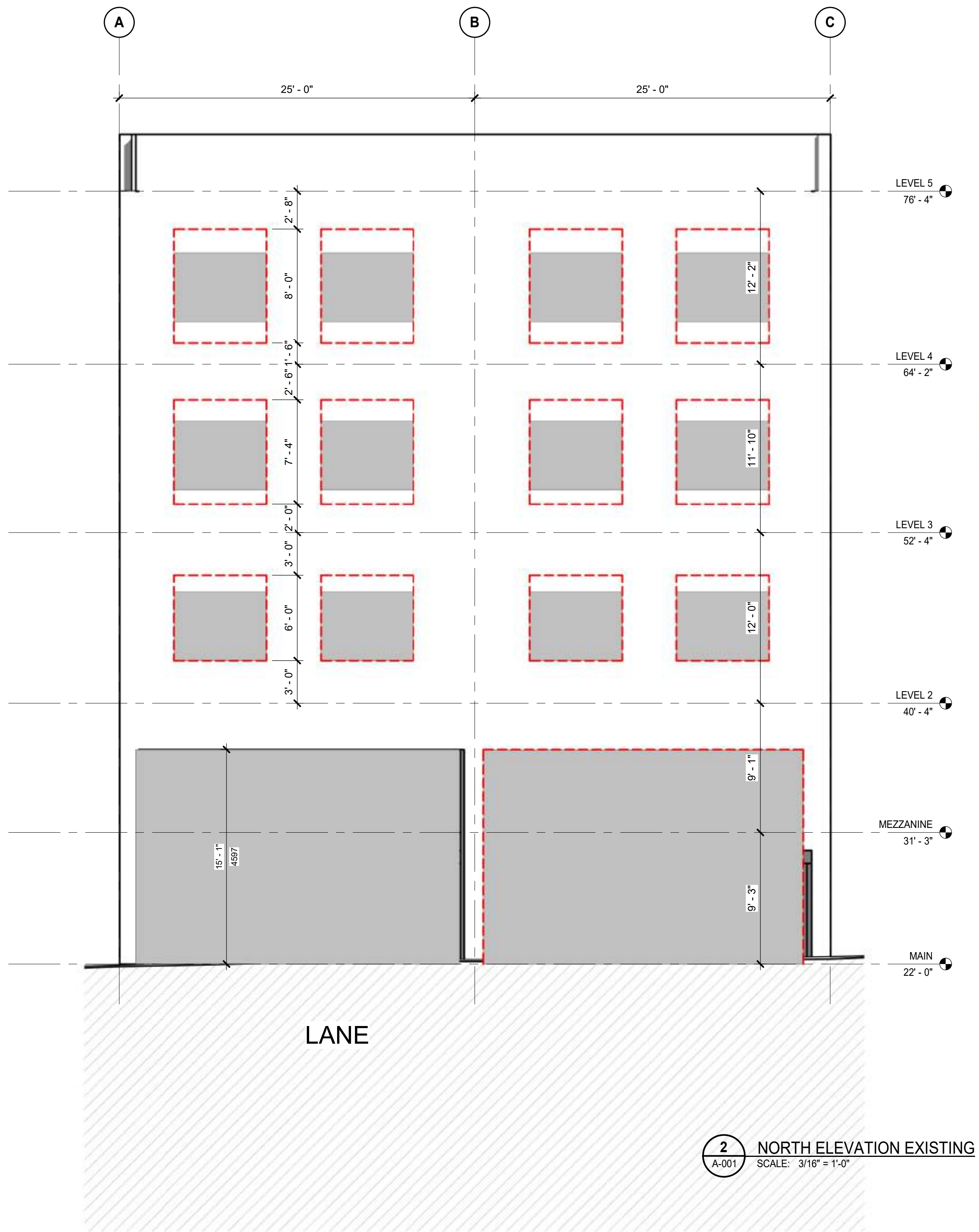
METAL PANEL: CLEAR ANODIZED ALUMINIUM
- 4

ALUMINUM GLAZING SYSTEM: CLEAR ANODIZED
- 5

INSULATED GLAZING UNIT: CLEAR LOW-E
- 6

PRE FIN ALUMINUM RAILING: SILVER
- 7

STEEL AND GLASS CANOPY: GALV. STEEL, LAMINATED GLASS



SEAL

ISSUED		
NO.	DATE	DESCRIPTION
1	2019 01 16	CLIENT REVIEW
2	2019 01 18	DRAFT OP TO PLANNER
3	2019 01 25	Client update (stairplan)
4	2019 02 05	DRAFT OP INTAKE
5	2019 02 20	DEVELOPMENT PERMIT

PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
NORTH ELEVATION

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DRAWN	DATE
As indicated	21/01/19
SCALE	REVIEWED
As indicated	
PROJECT NO	1830



DATE	DESCRIPTION
2018 12 06	ISSUED TO PLANNER
2019 01 16	CLIENT REVIEW
2019 01 18	DRAFT DP TO PLANNER
2019 01 25	Client update (siteplan)
2019 02 05	DRAFT DP INTAKE
2019 02 20	DEVELOPMENT PERMIT

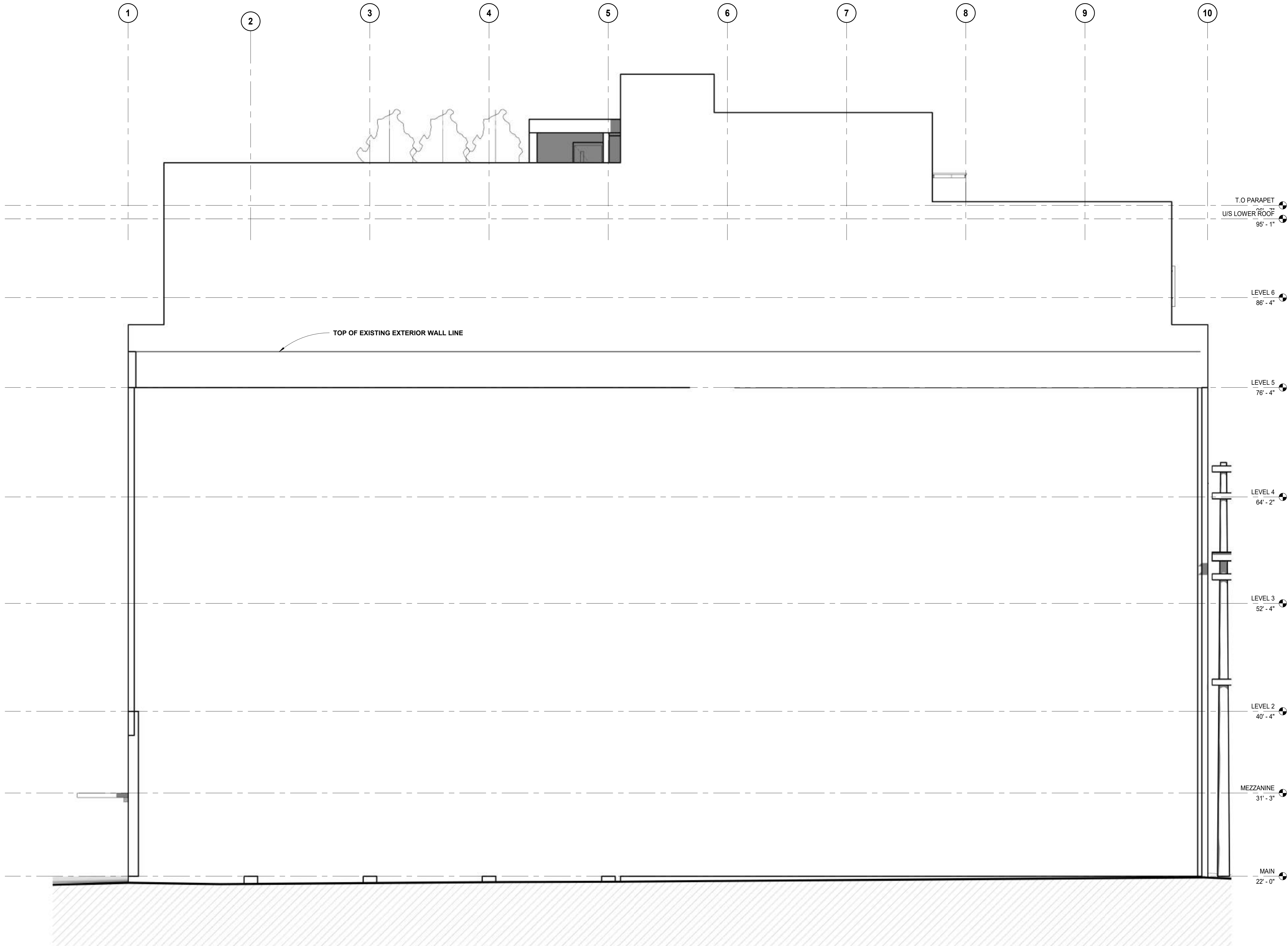
PROJECT
WEST PENDER ST
VANCOUVER, BC

TEST ELEVATION

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to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; retain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification.

AWN	DATE 21/01/19
SALE	REVIEWED
6" = 1'-0"	
PROJECT NO	1830



SEAL

ISSUED		
NO.	DATE	DESCRIPTION
1	2018 12 06	ISSUED TO PLANNER
2	2019 01 16	CLIENT REVIEW
3	2019 01 18	DRAFT DP TO PLANNER
4	2019 01 25	Client update (slipplan)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

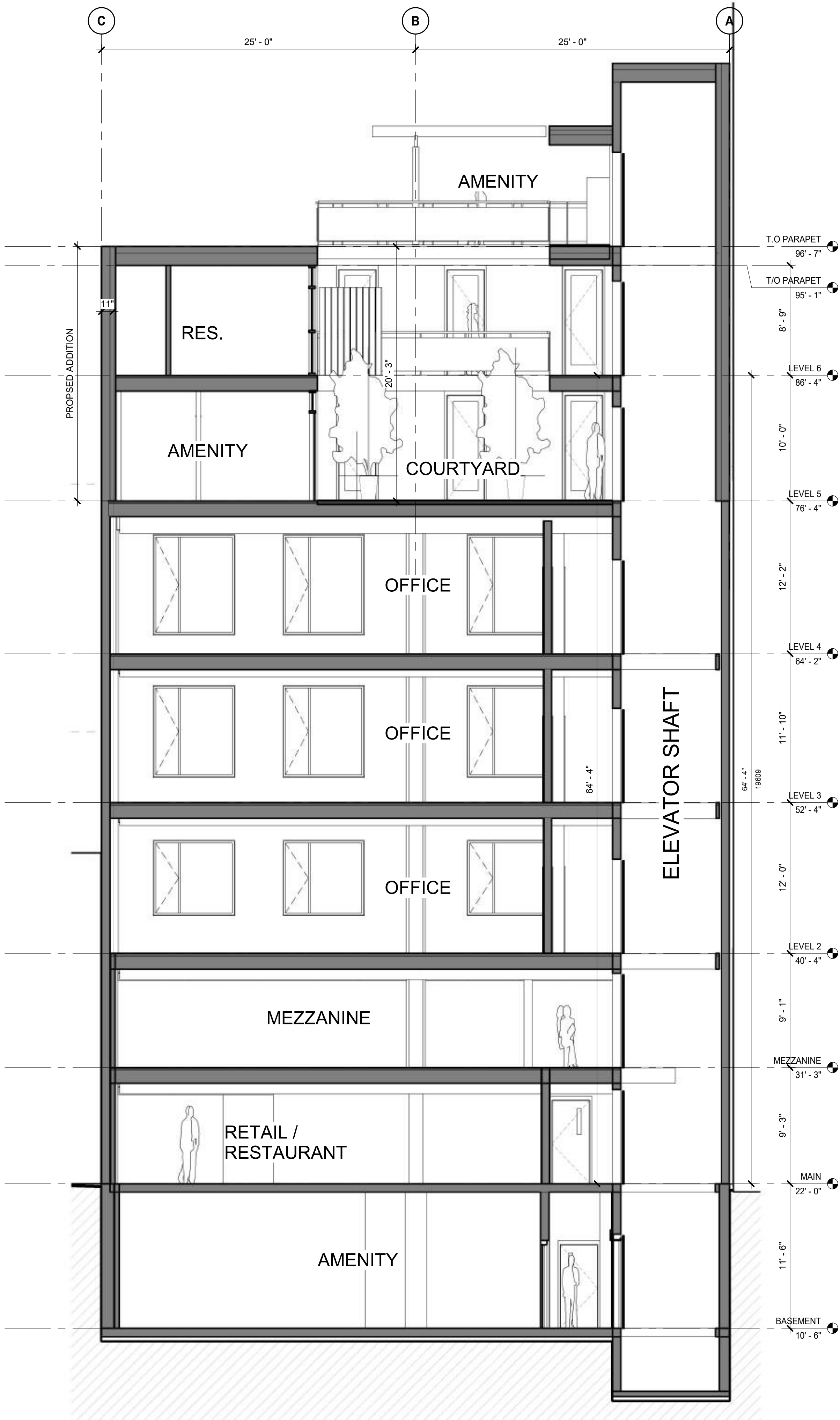
PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
EAST ELEVATION

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DRAWN		DATE
		21/01/19
SCALE		REVIEWED
3/16" = 1'-0"		
PROJECT NO		1830

1 EAST ELEVATION
A-001 SCALE: 3/16" = 1'-0"



SEAL

ISSUED		
NO.	DATE	DESCRIPTION
1	2018 12 06	ISSUED TO PLANNER
2	2019 01 16	CLIENT REVIEW
3	2019 01 18	DRAFT DP TO PLANNER
4	2019 01 25	Client update (staircase)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

PROJECT

41 WEST PENDER ST

VANCOUVER, BC

DRAWING

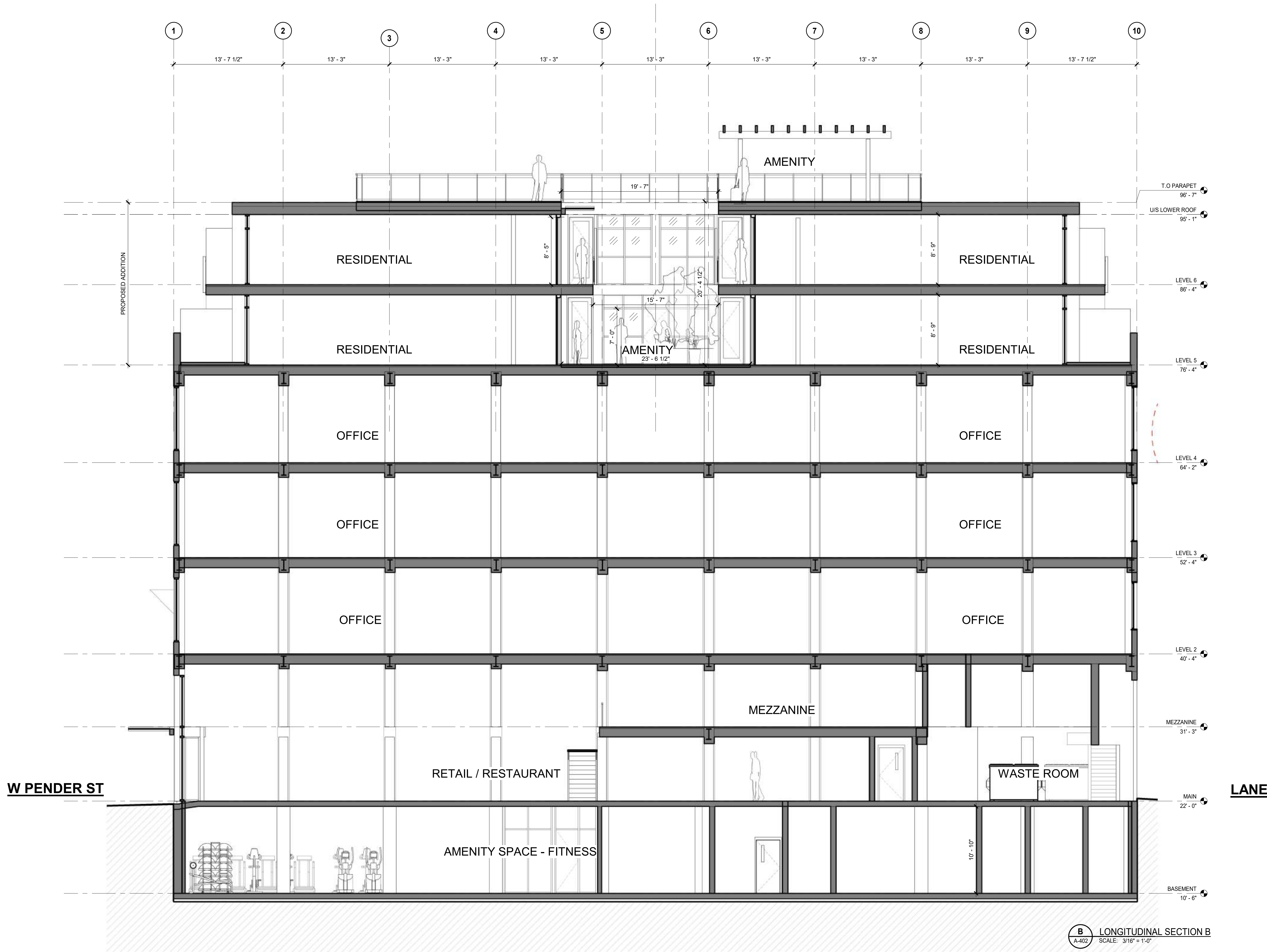
SHORT SECTION A

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DRAWN	DATE
	21/01/19
SCALE	REVIEWED
3/16" = 1'-0"	
PROJECT NO	1830



SEAL

ISSUED		
NO.	DATE	DESCRIPTION
1	2018 12 06	ISSUED TO PLANNER
2	2019 01 16	CLIENT REVIEW
3	2019 01 18	DRAFT DP TO PLANNER
4	2019 01 25	Client update (staircase)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT
7	2019 04 01	REV FOR PLANNER

PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
LONGITUDINAL SECTION B

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DRAWN		DATE
		21/01/19
SCALE		REVIEWED
3/16" = 1'-0"		
PROJECT NO		1830



C LONGITUDINAL SECTION C
A-403 SCALE: 3/16" = 1'-0"

SEAL

ISSUED		
NO.	DATE	DESCRIPTION
1	2019 02 20	DEVELOPMENT PERMIT
2	2019 04 01	REV FOR PLANNER

PROJECT
41 WEST PENDER ST
VANCOUVER, BC

DRAWING
COURTYARD VIEWS

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DRAWN	DATE
	02/15/19
SCALE	REVIEWED
PROJECT NO	1830

