

VANCOUVER B.C.



EXISTING FRONT - STREET VIEW



EXISTING REAR - LANE VIEW

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

**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  
 Total density for all permitted uses (Dev. Permit Board).  
 plus optional  
 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:** Commercial Car 1.8 Accessible 1 Accessible 1 Accessible  
 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) 1 Accessible  
 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

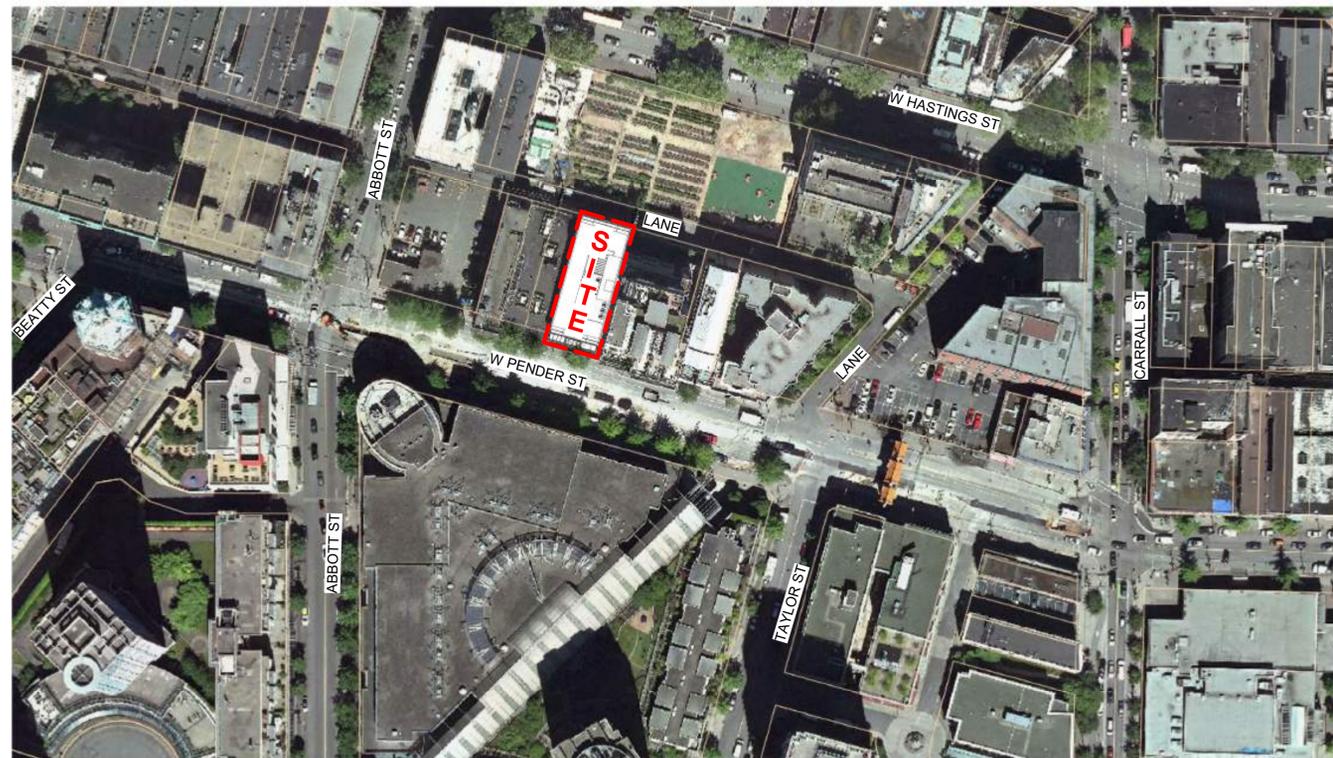
**UNIT MIX:** 14 - STUDIOS  
 2 - STUDIO PLUS FLEX

**CONSULTANTS CONTACTS**

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

**ARCHITECT**  
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 VANCOUVER B.C. V5Z 4B5  
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**STRUCTURAL ENGINEER**  
**LONDON MAH & ASSOC.**  
 1847 WEST BROADWAY  
 VANCOUVER B.C. V6J 1Y6  
 TEL: 604.739.8544



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 approx. 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.

**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

ARCHITECTURE

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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 (replan)
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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	21/01/19
SCALE	REVIEWED
1 : 1000	
PROJECT NO	1830

**A-000**



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PROJECT

**41 WEST PENDER ST**  
VANCOUVER, BC

DRAWING

**STREETSCAPE**

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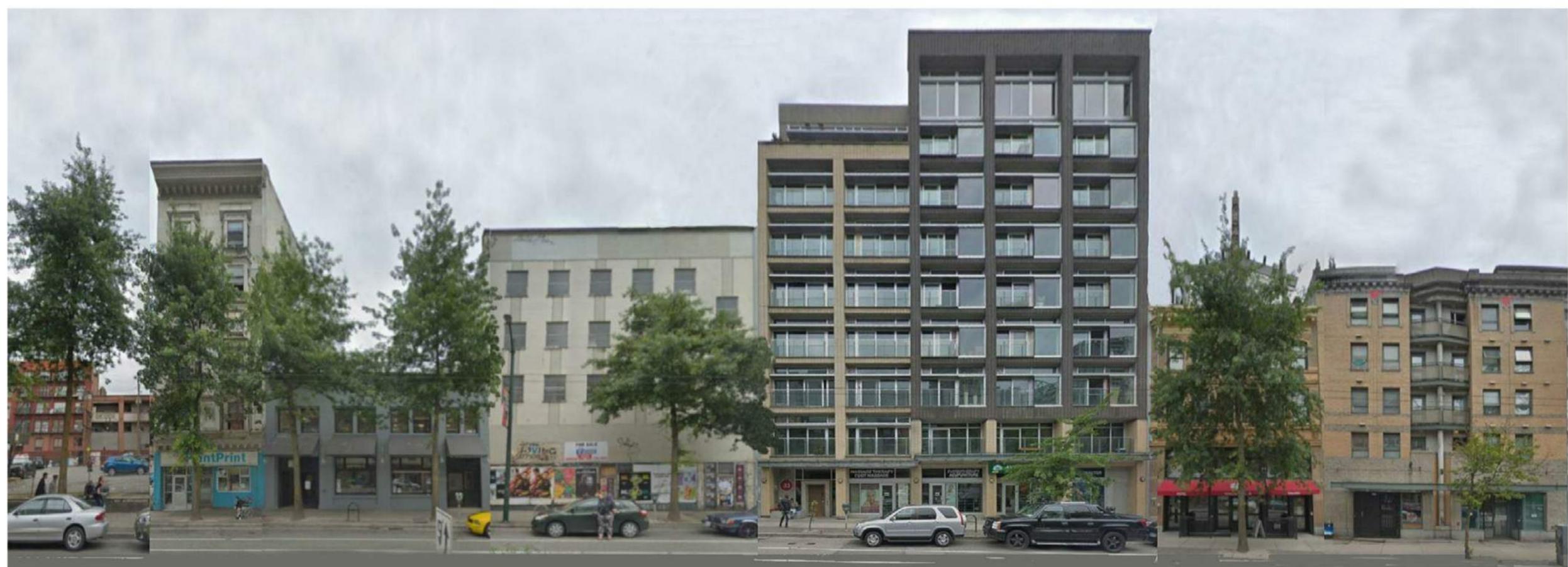
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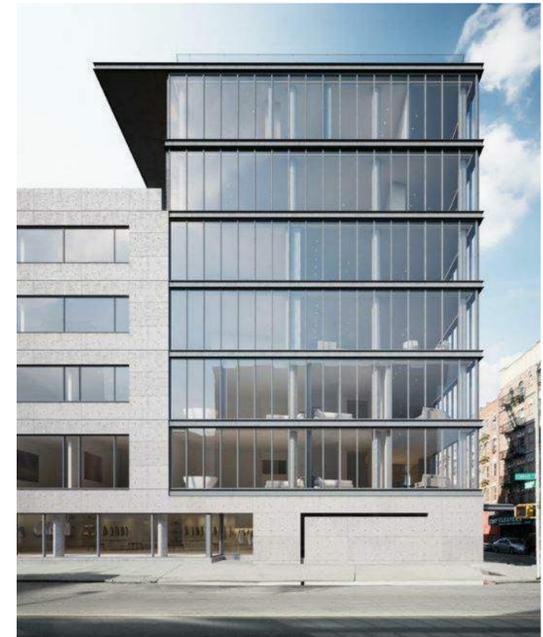
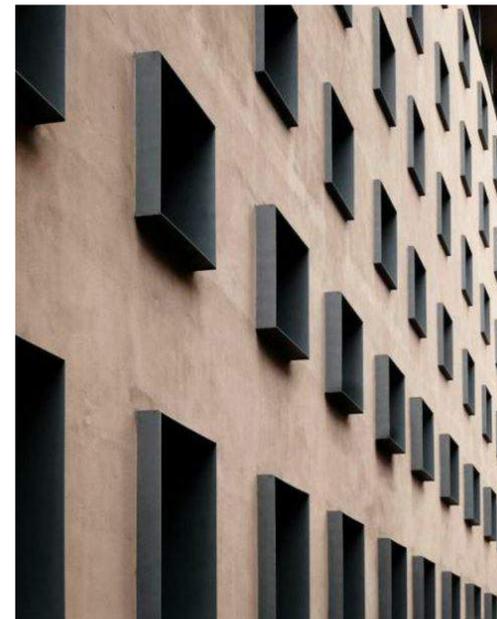
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2 STOREY ADDITION

41 WEST PENDER ST



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DRAWING

**FACADE PRECEDENT**

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DATE

11/22/18

SCALE

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1830

**A-003**



SEAL

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PROJECT

**41 WEST PENDER ST**  
VANCOUVER, BC

DRAWING

**FRONT ELEVATION VIEWS**

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PROJECT NO 1830

**A-006**

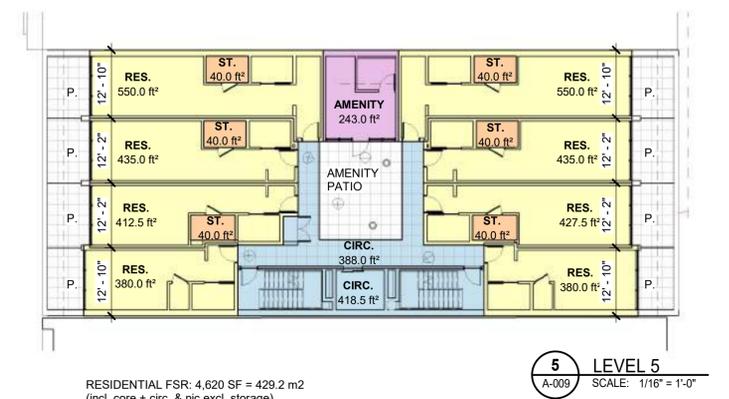
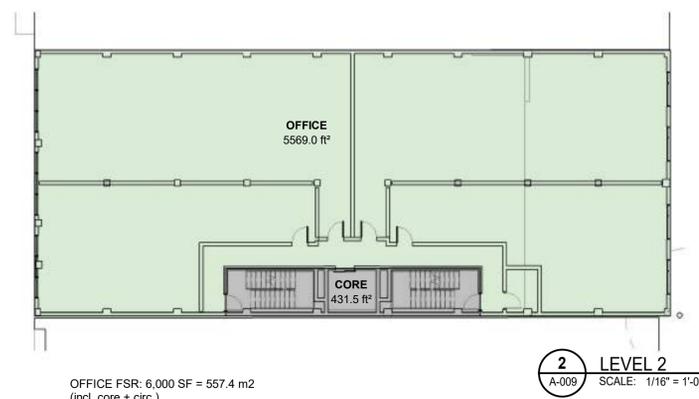
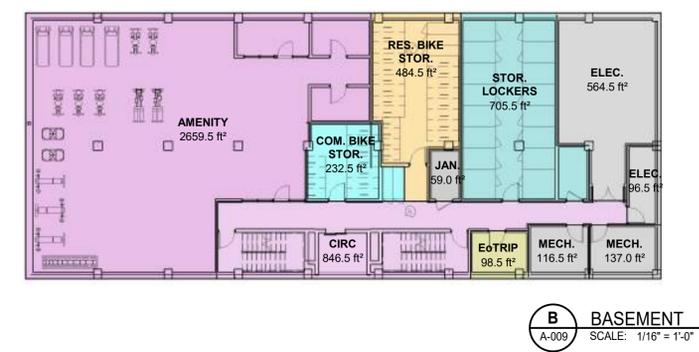
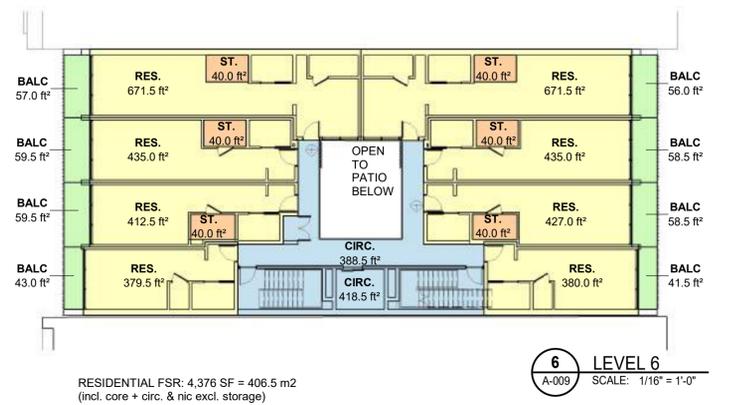
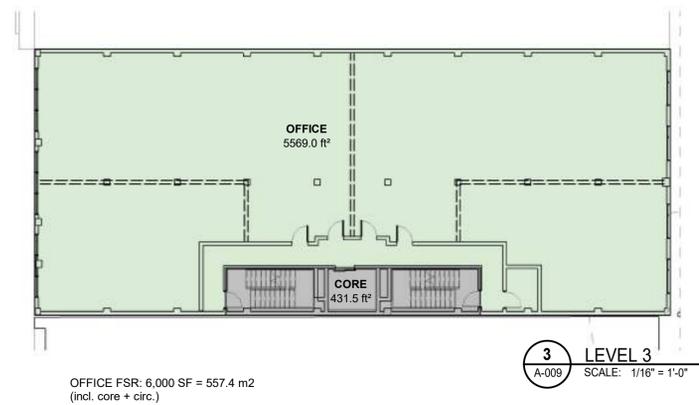
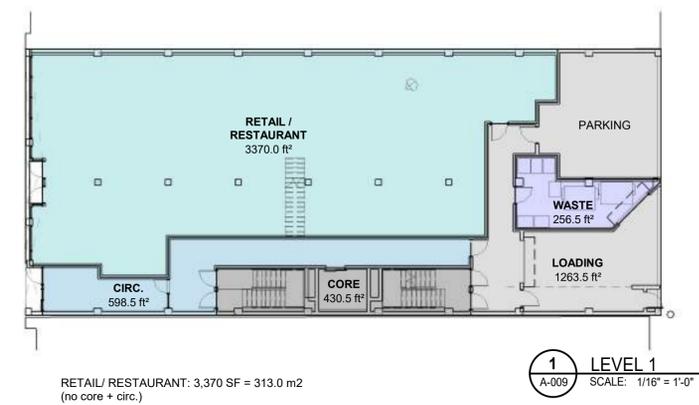
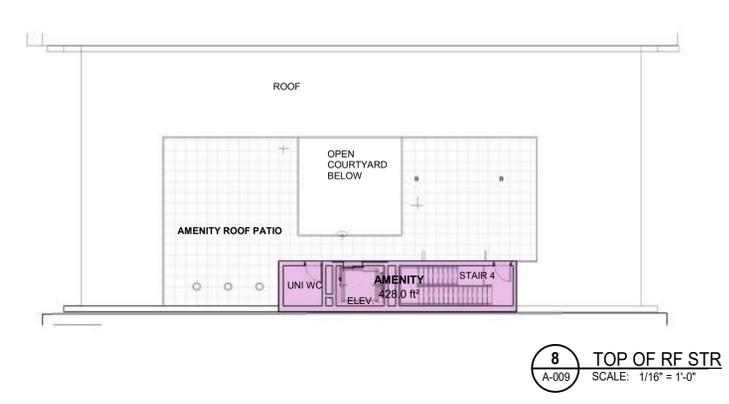
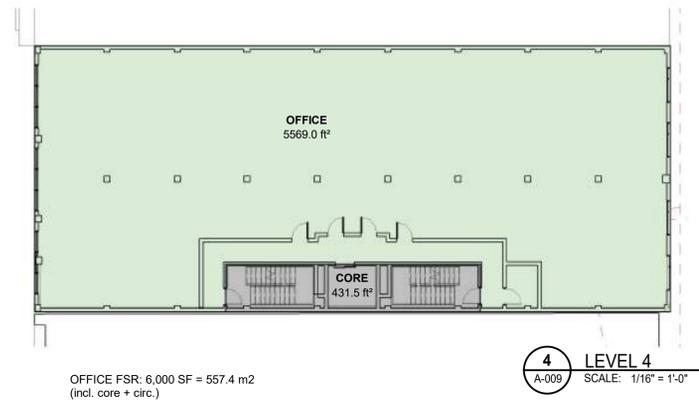
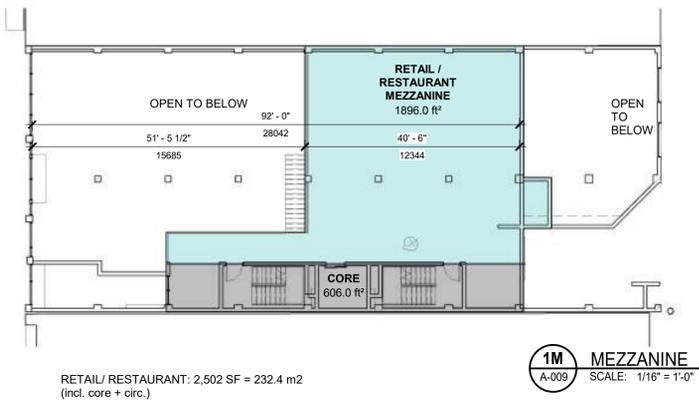
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VANCOUVER, BC

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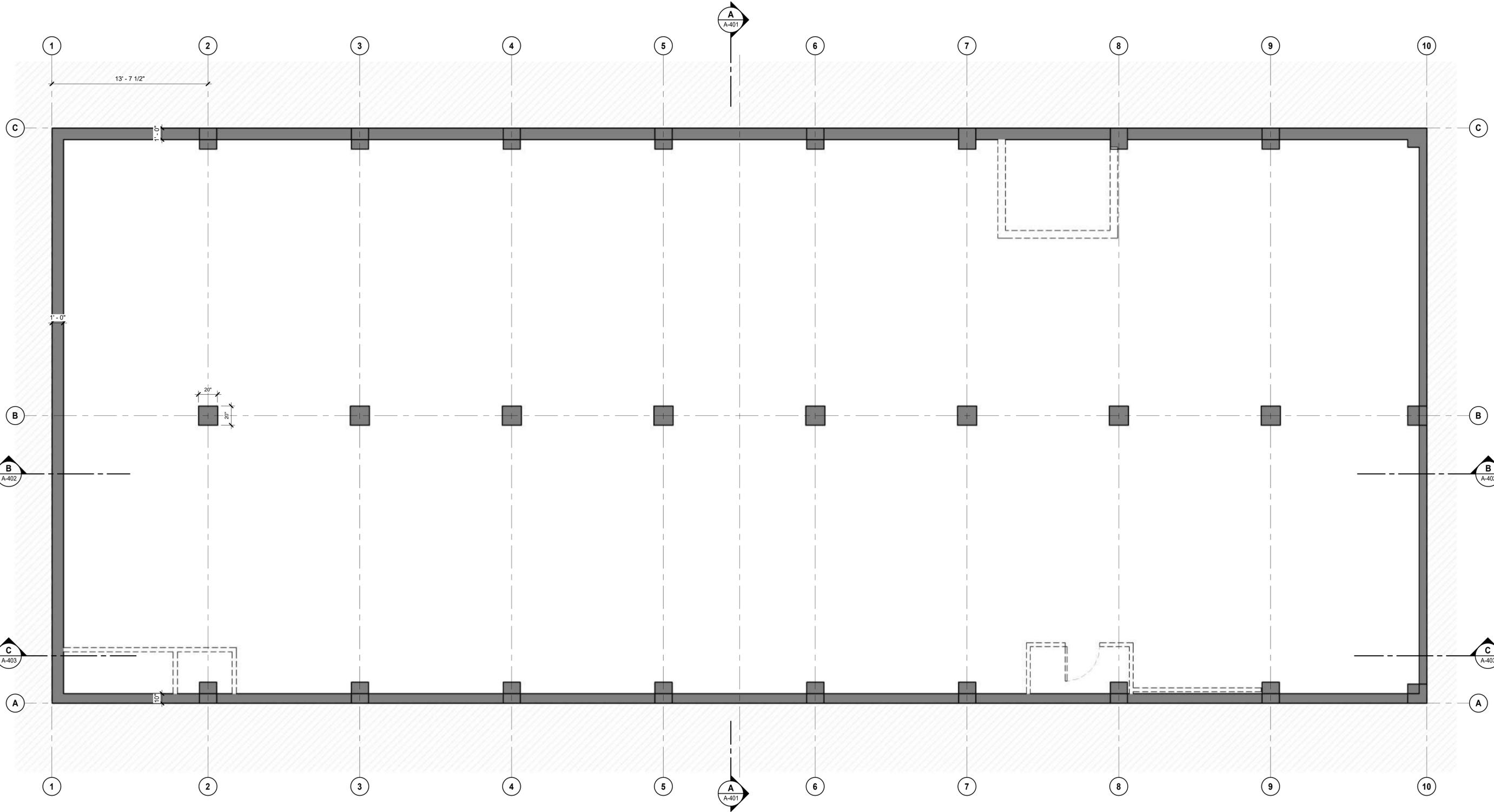


**FSR**

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	16,706 SF	7,382 SF	4,543 SF	973 SF	2,848 SF	3,331 SF	0 SF	33,898 SF
		+ 606 SF CIRC	+ 1,809 SF CIRC	+ 2,128 SF CIRC						
		5,872 SF	18,515 SF	9,511 SF						
										max FSR 6.0 = 36,000 SF
										= 33,898 SF
										= 5.65 FSR

**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	2018 01 25	Client Update (preplan)
2	2018 02 05	DRAFT OIP INTAKE
3	2018 02 20	DEVELOPMENT PERMIT

**PROJECT**

**41 WEST PENDER ST**  
VANCOUVER, BC

**DRAWING**

**EXIST & DEMO PLAN - BASEMENT**

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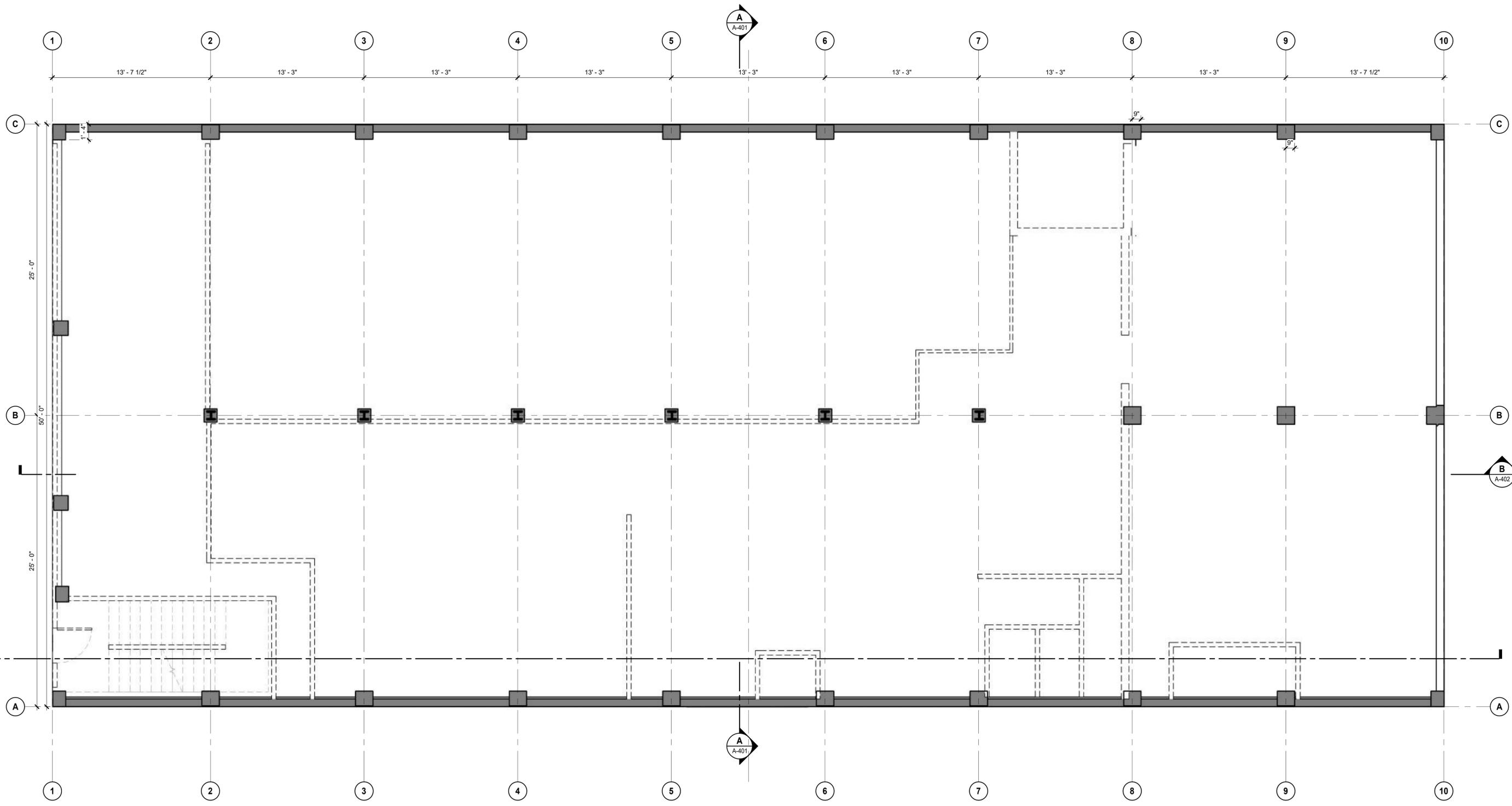
**1 DEMO BASEMENT**  
A-100 B SCALE: 1/4" = 1'-0"

**DRAWN** \_\_\_\_\_ **DATE** 11/22/18

**SCALE** 1/4" = 1'-0" **REVIEWED** \_\_\_\_\_

**PROJECT NO** 1830

**A-100 B**



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1	2018 01 25	Client update (preplan)
2	2018 02 05	DRAFT ISP INTAKE
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**41 WEST PENDER ST**  
VANCOUVER, BC

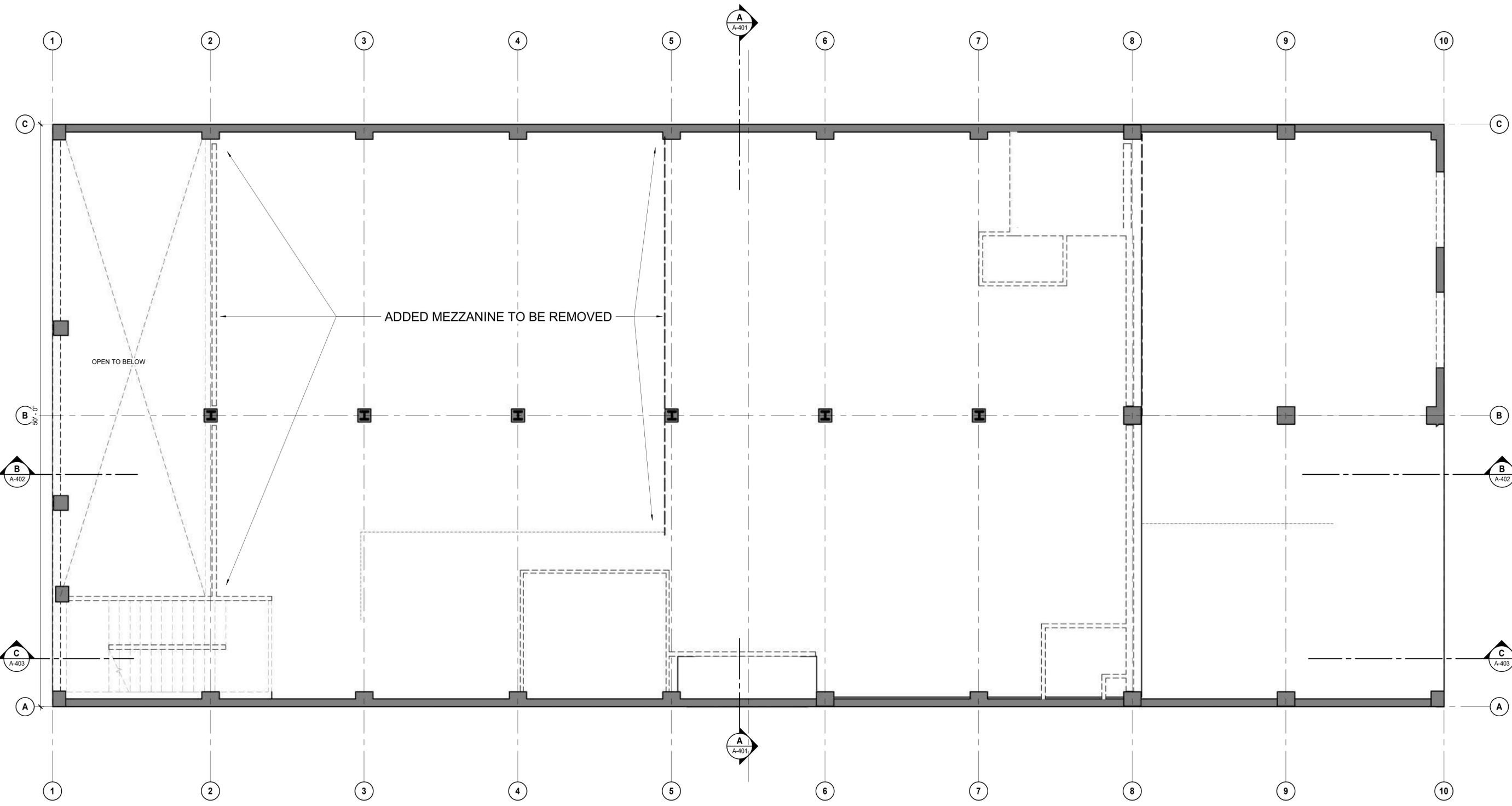
DRAWING  
**EXIST & DEMO PLAN - MAIN**

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

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



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1	2018 01 25	Client update (preplan)
2	2018 02 05	DRAFT ISP INTAKE
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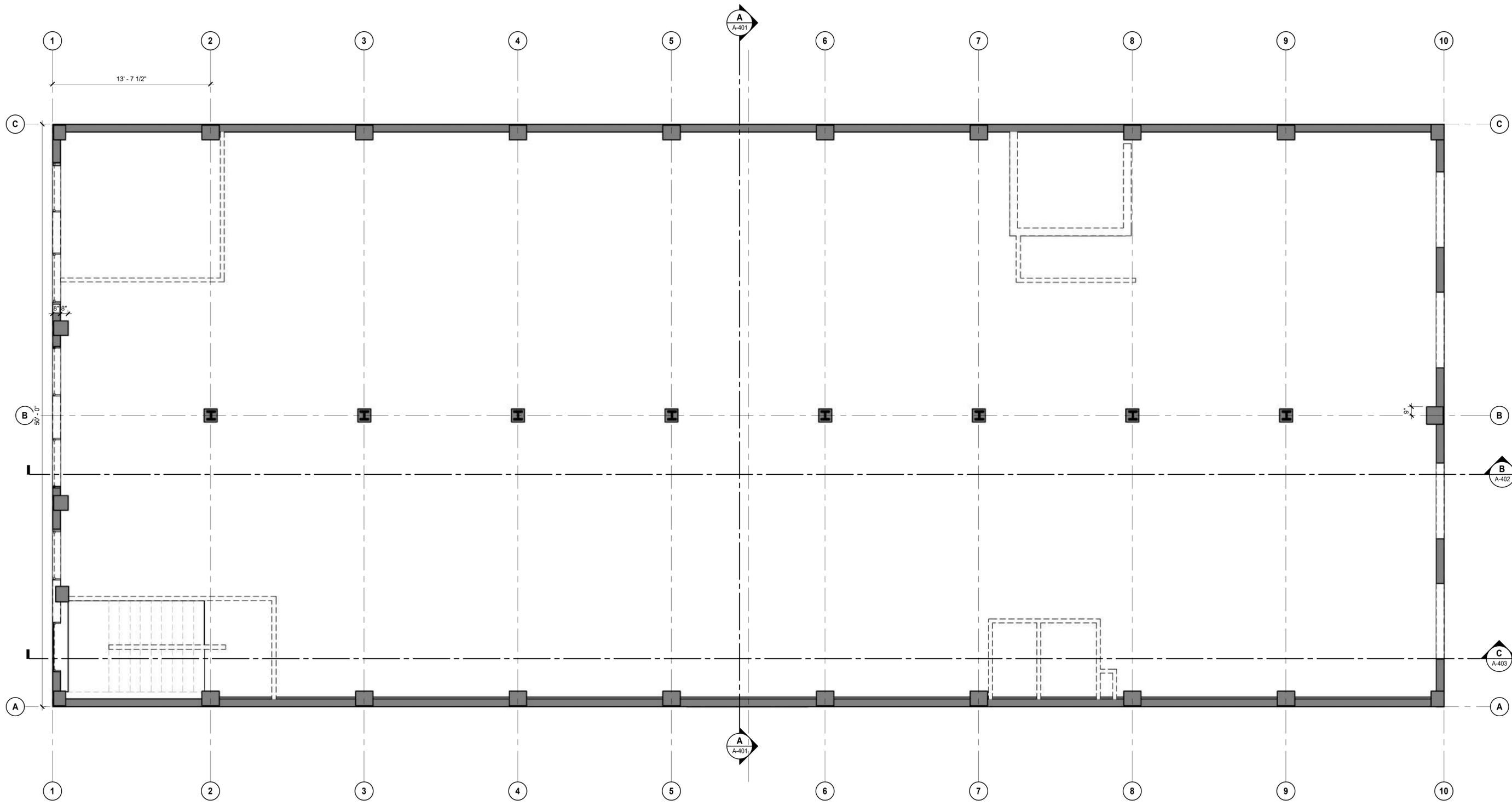
DRAWING  
**EXIST & DEMO PLAN -  
 MEZZANINE**

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**1** DEMO MEZZANINE  
 SCALE: 1/4" = 1'-0"

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1/4" = 1'-0"	
PROJECT NO	1830



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NO.	DATE	DESCRIPTION
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2	2018 02 05	DRAFT ISP INTAKE
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PROJECT  
**41 WEST PENDER ST**  
VANCOUVER, BC

DRAWING  
**EXIST & DEMO PLAN - SECOND**

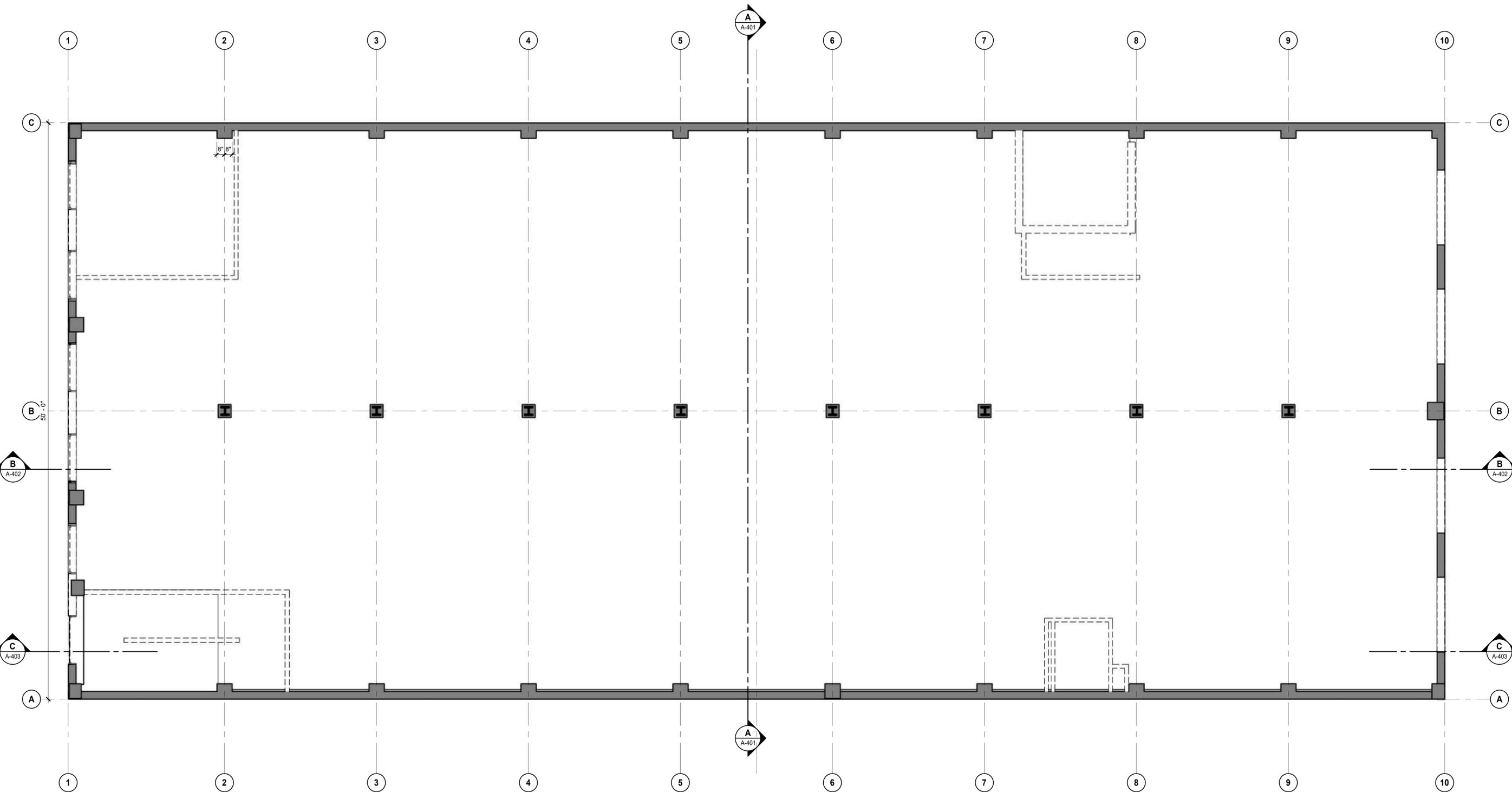
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**1** DEMO LEVEL 2  
A-102 SCALE: 1/4" = 1'-0"

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1/4" = 1'-0"	
PROJECT NO	1830

**A-102**



SEAL

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1	2018 01 25	Client update (preplan)
2	2018 02 05	DRAFT OIP INTAKE
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PROJECT  
**41 WEST PENDER ST**  
VANCOUVER, BC

DRAWING  
**EXIST & DEMO PLAN - THIRD**

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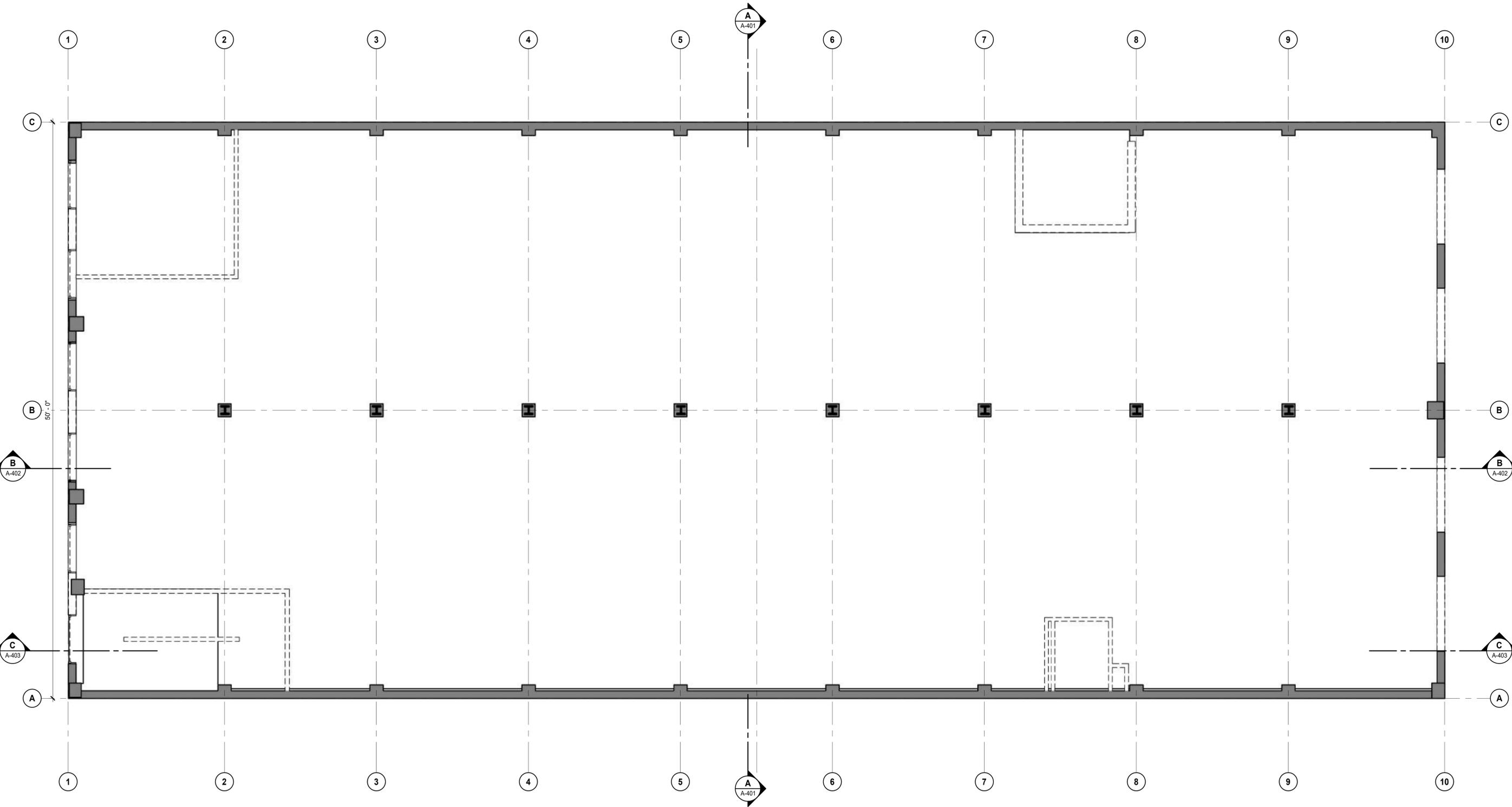
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**1** DEMO LEVEL 3  
A-103 SCALE: 1/4" = 1'-0"

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1/4" = 1'-0"	
PROJECT NO	1830

**A-103**



SEAL

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1	2018 01 25	Client update (preplan)
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PROJECT  
**41 WEST PENDER ST**  
 VANCOUVER, BC

DRAWING  
**EXIST & DEMO PLAN -  
 FOURTH**

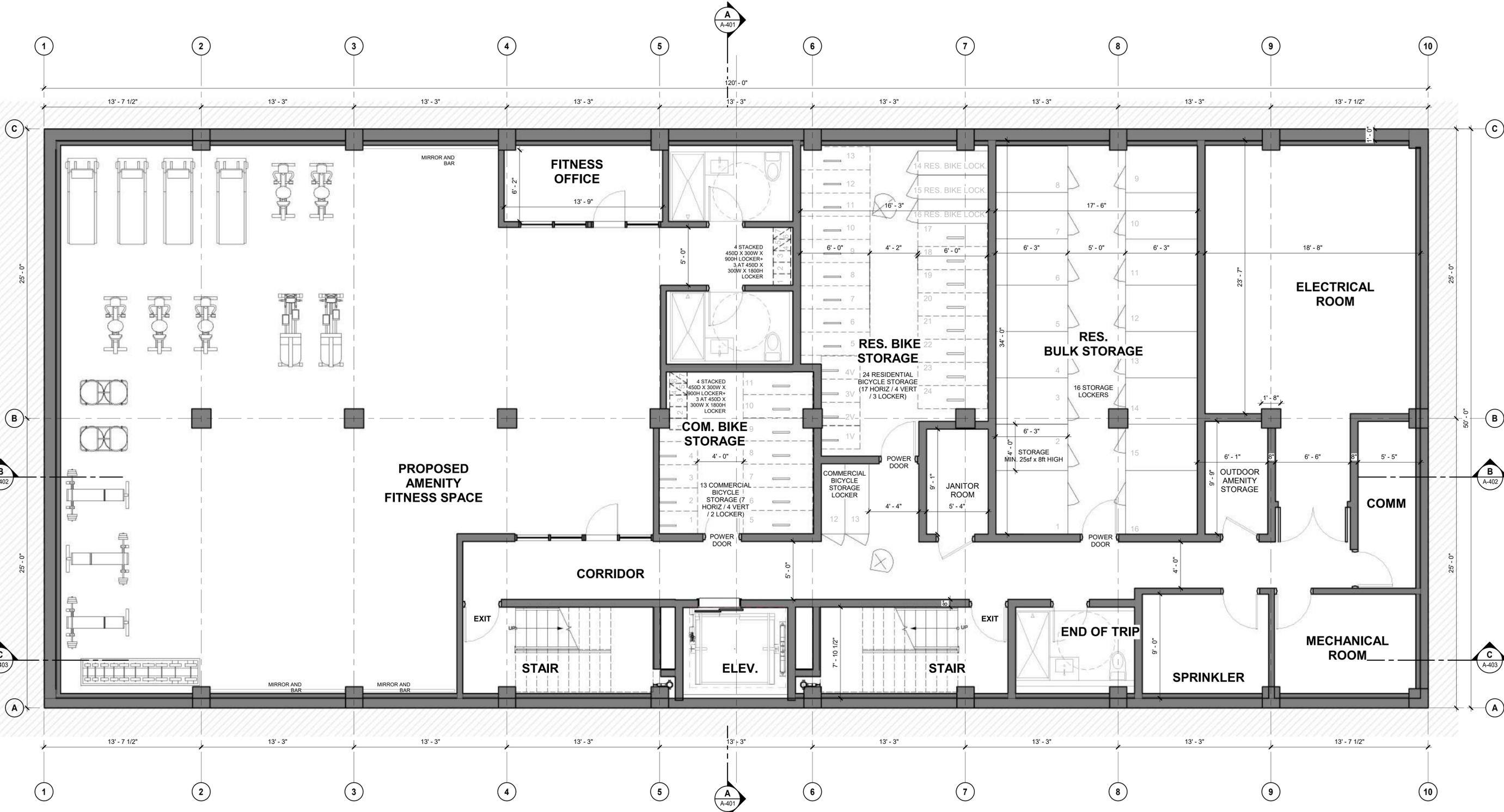
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**1** DEMO LEVEL 4  
 A-104 SCALE: 1/4" = 1'-0"

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1/4" = 1'-0"	
PROJECT NO	1830

A-104



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22 BIKE LOCKERS

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1	2018 12 06	ISSUED TO PLANNER
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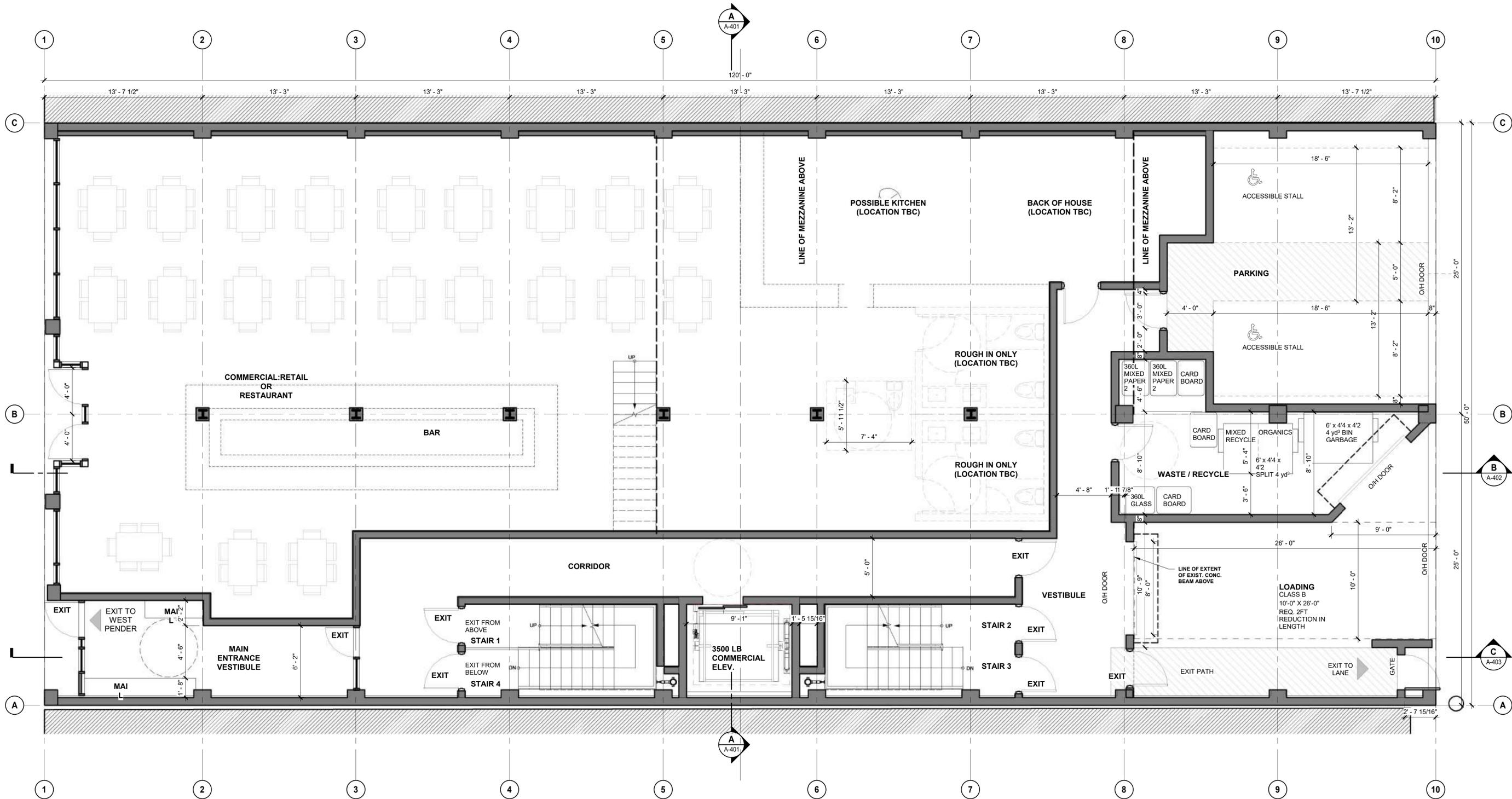
PROJECT  
**41 WEST PENDER ST**  
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DRAWING  
**BASEMENT FLOOR PLAN**

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**1** PROPOSED BASEMENT  
A-200 B SCALE: 1/4" = 1'-0"

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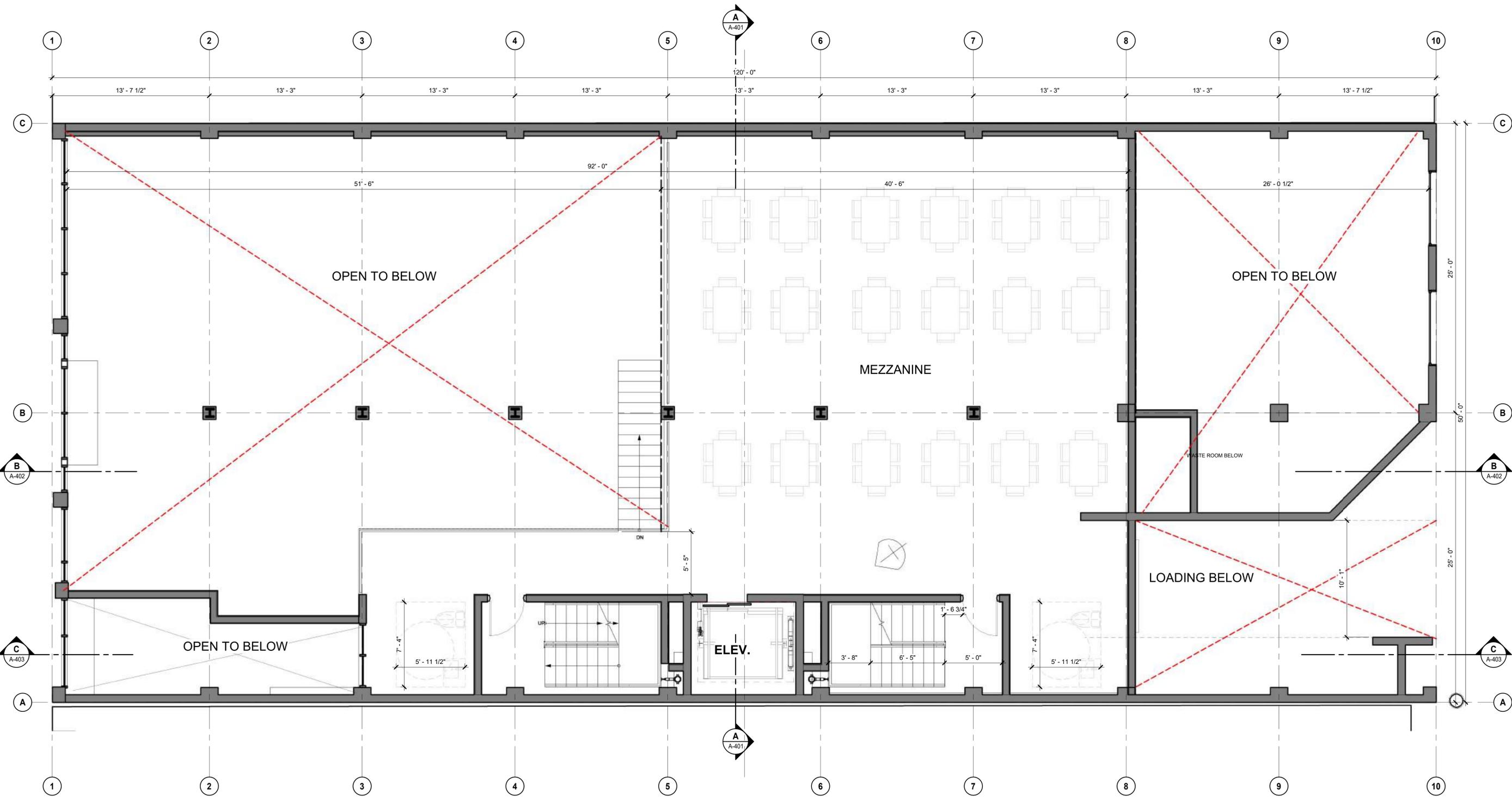
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DRAWING  
**LEVEL 1 FLOOR PLAN**

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**A** PROPOSED LEVEL 1  
A-201 G SCALE: 1/4" = 1'-0"

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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 (signature)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

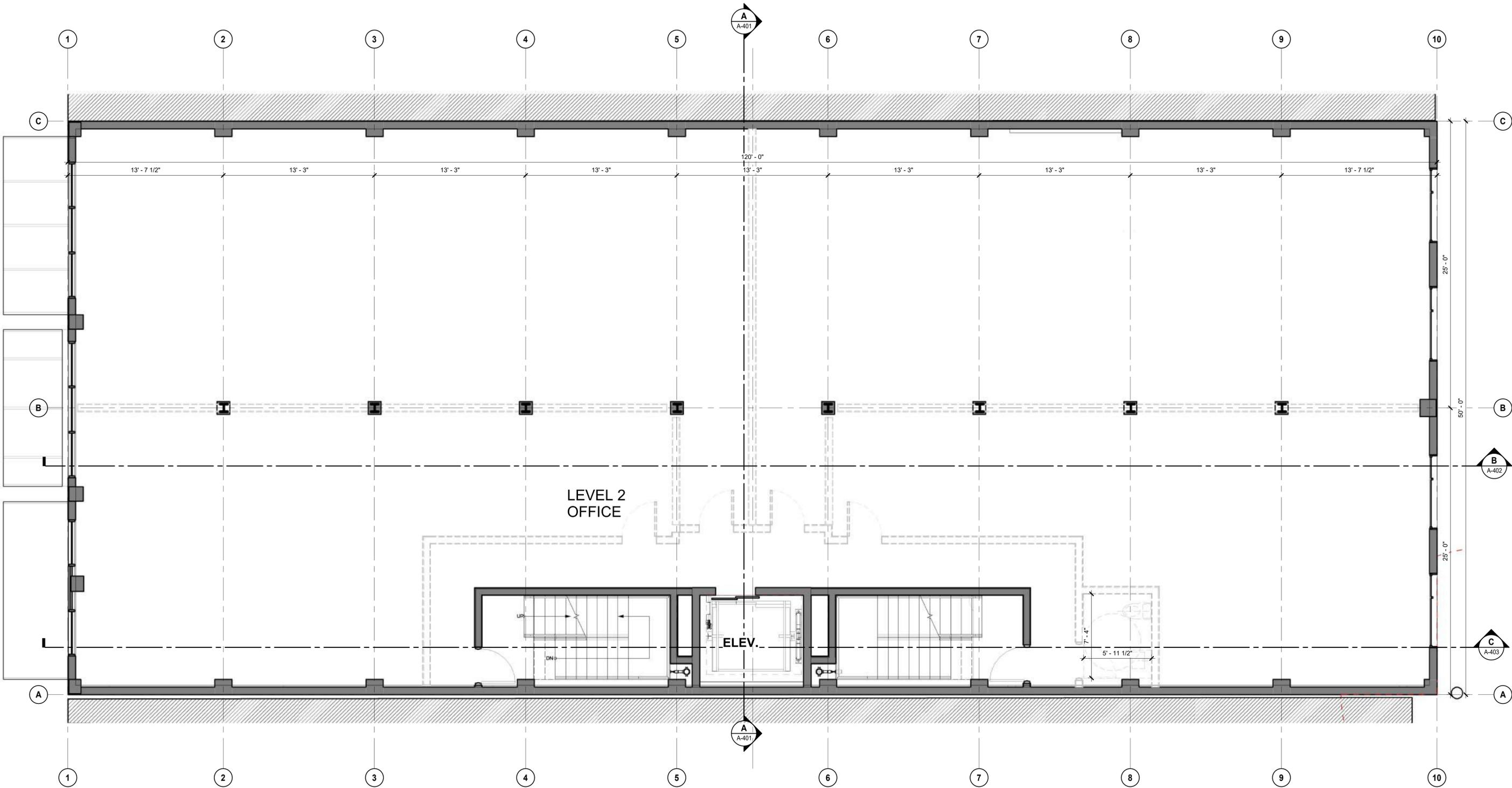
PROJECT  
**41 WEST PENDER ST**  
VANCOUVER, BC

DRAWING  
**MEZZANINE FLOOR PLAN**

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**1** PROPOSED MEZZANINE  
A-201 M SCALE: 1/4" = 1'-0"

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 (Region)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

PROJECT  
**41 WEST PENDER ST**  
VANCOUVER, BC

DRAWING  
**LEVEL 2 FLOOR PLAN**

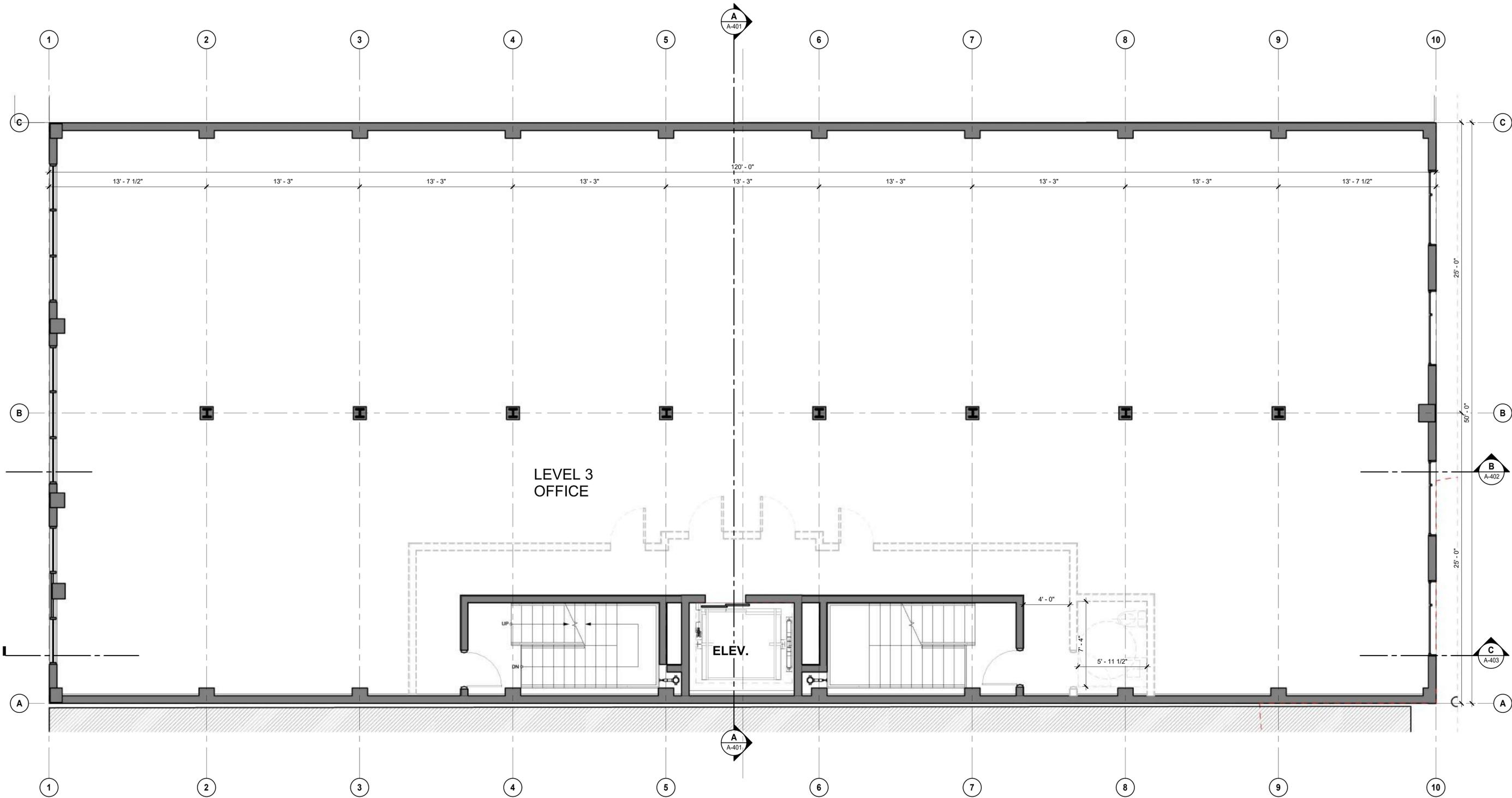
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**1** PROPOSED LEVEL 2  
A-202 SCALE: 1/4" = 1'-0"

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

**A-202**



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 (signature)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

PROJECT  
**41 WEST PENDER ST**  
VANCOUVER, BC

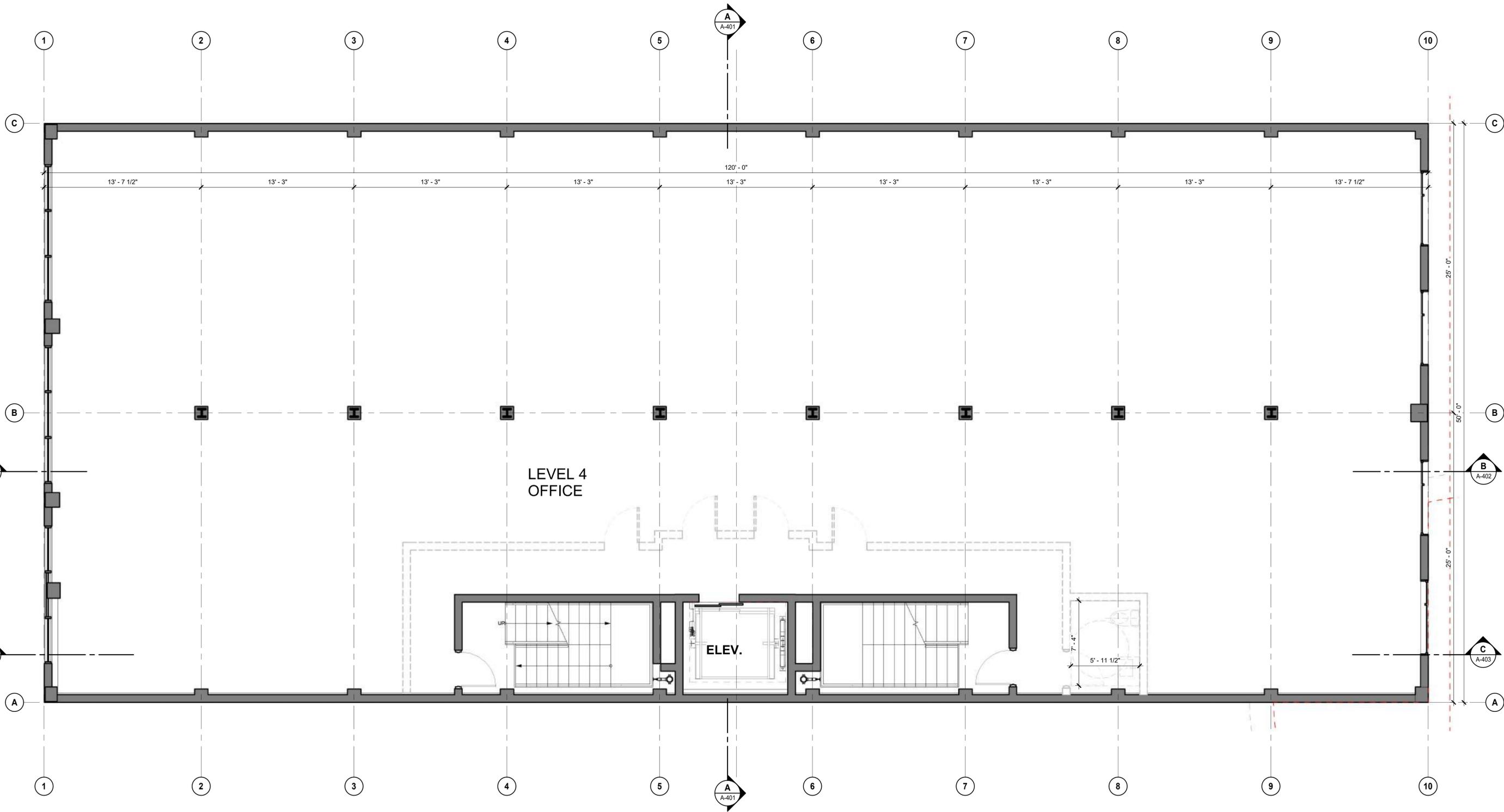
DRAWING  
**LEVEL 3 FLOOR PLAN**

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

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

**A-203**



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 (Bleplan)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

**PROJECT**

**41 WEST PENDER ST**  
VANCOUVER, BC

**DRAWING**

**LEVEL 4 FLOOR PLAN**

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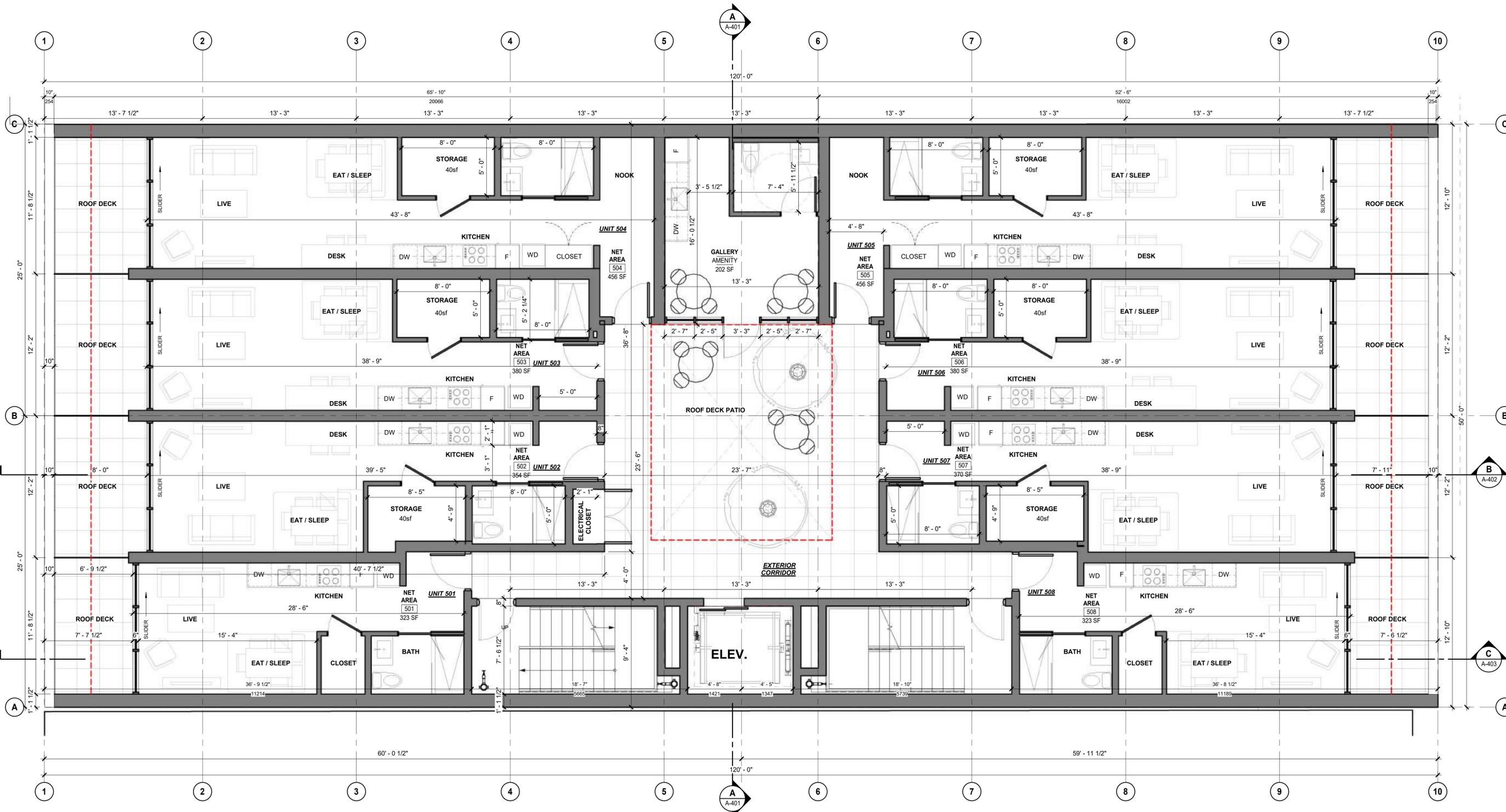
Prior to commencement of the work the contractor shall verify all dimensions, datum and levels to identify any errors and omissions, ascertain any discrepancies between this drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

**1** PROPOSED LEVEL 4  
A-204 SCALE: 1/4" = 1'-0"

**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 (signature)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT
7	2019 04 01	REV FOR PLANNER

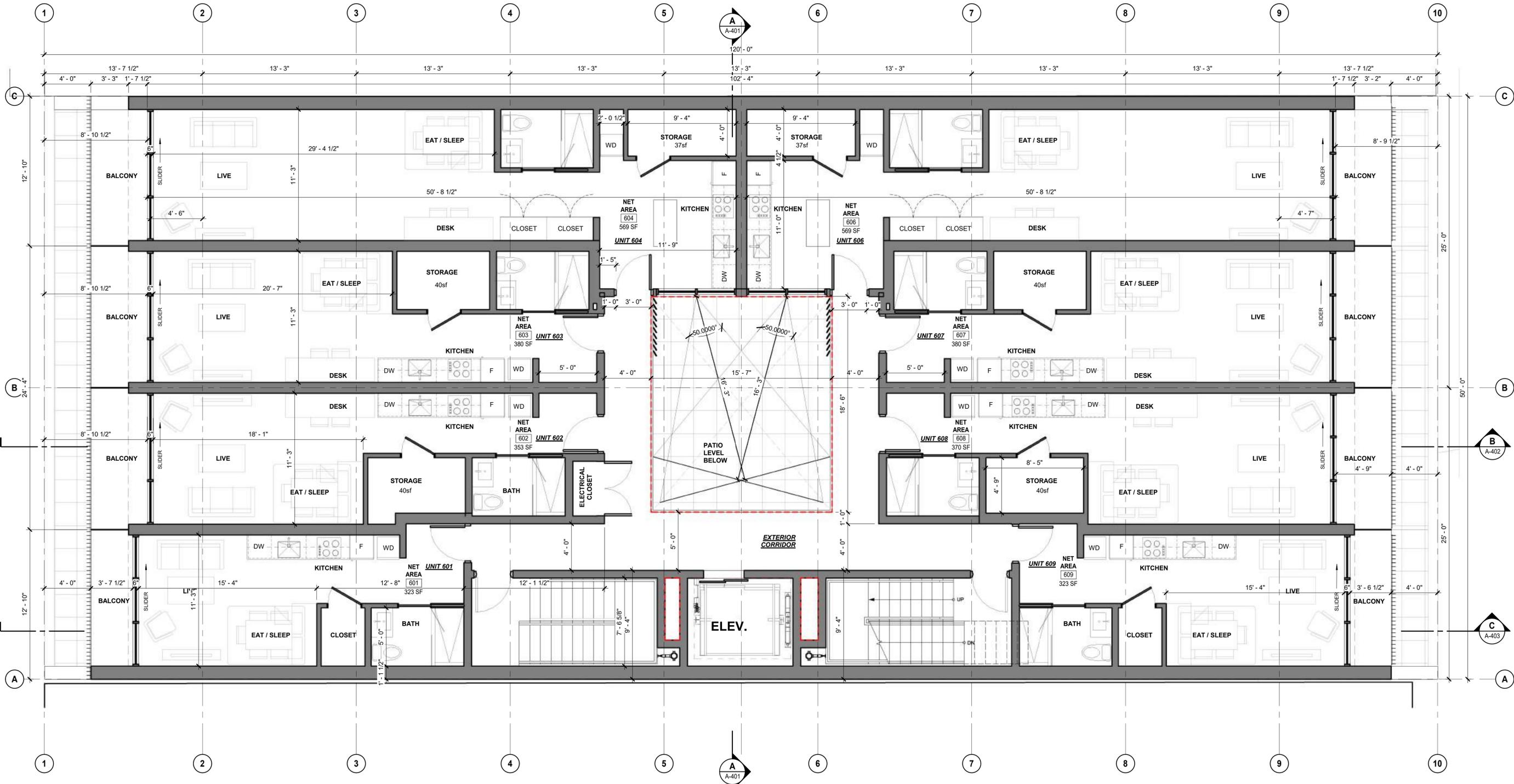
PROJECT  
**41 WEST PENDER ST**  
VANCOUVER, BC

DRAWING  
**LEVEL 5 FLOOR PLAN**

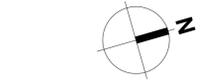
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DRAWN	DATE
21/01/19	
SCALE	REVIEWED
1/4" = 1'-0"	
PROJECT NO	1830

**1** PROPOSED LEVEL 5  
A-205 SCALE: 1/4" = 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 (signature)
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  
**LEVEL 6 FLOOR PLAN**

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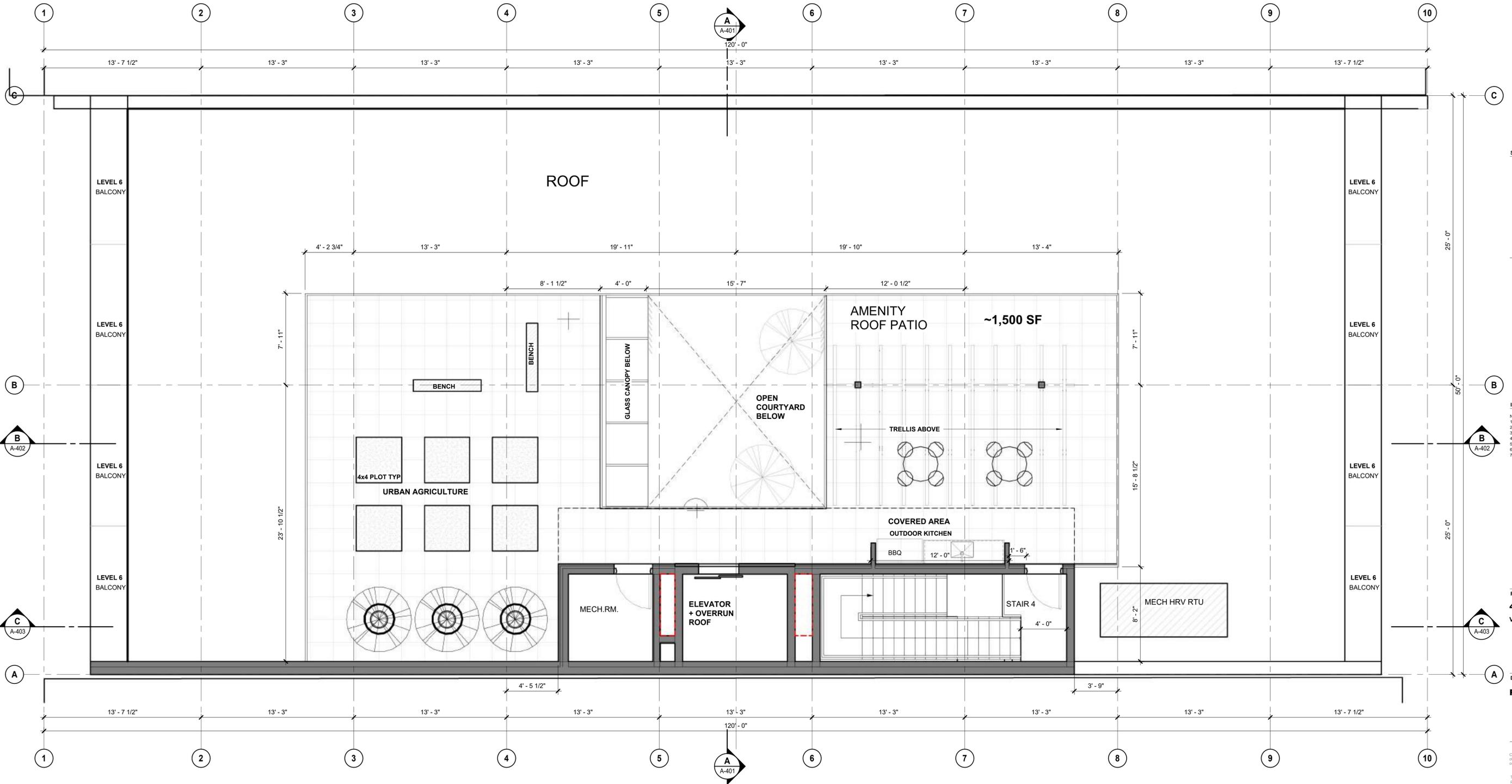
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DRAWN: DATE: 21/01/19  
SCALE: 1/4" = 1'-0" REVIEWED:

PROJECT NO: 1830

1 PROPOSED LEVEL 6  
A-206 SCALE: 1/4" = 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 (signature)
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

**1** ROOF  
A-207 SCALE: 1/4" = 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 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"

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 (Replan)
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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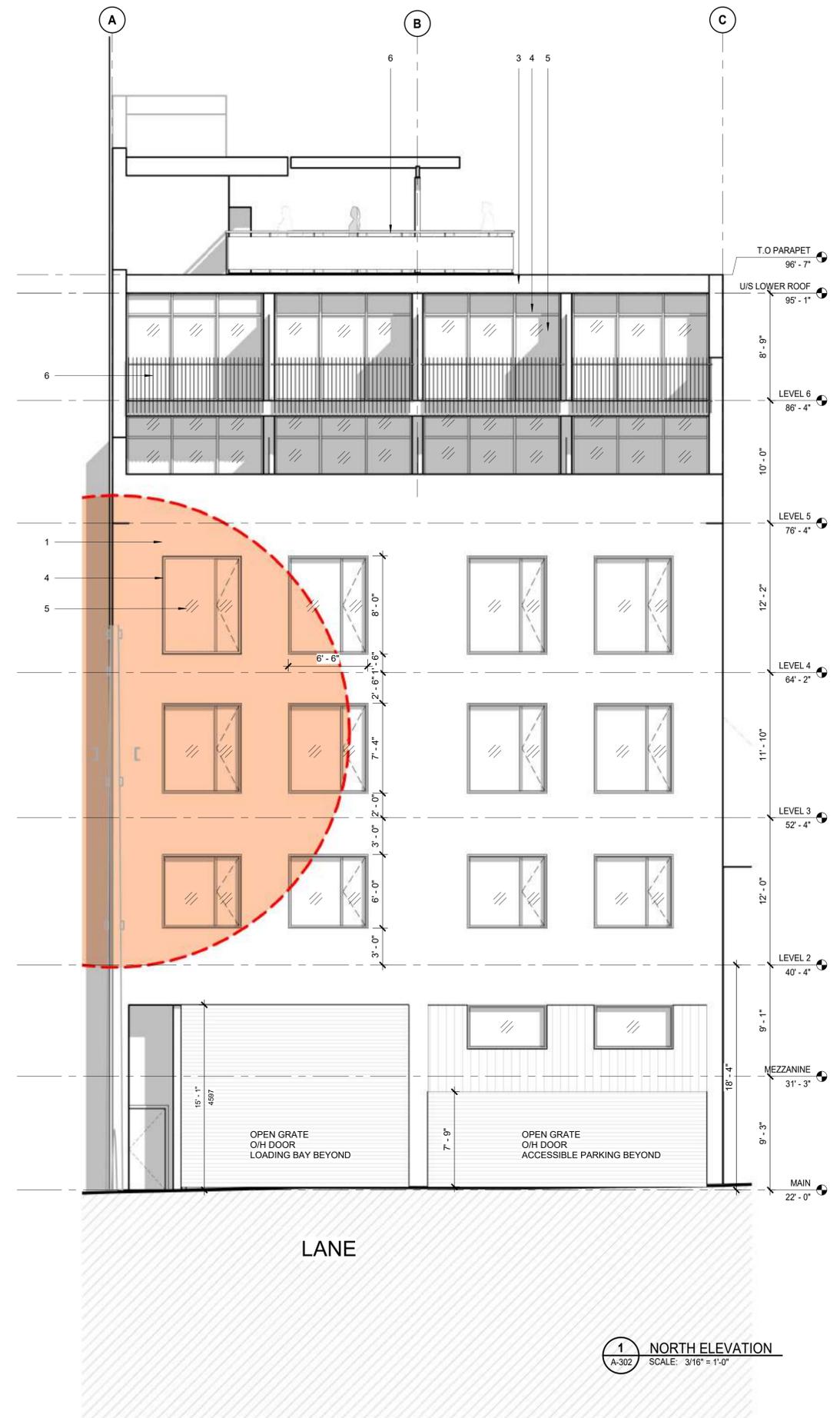
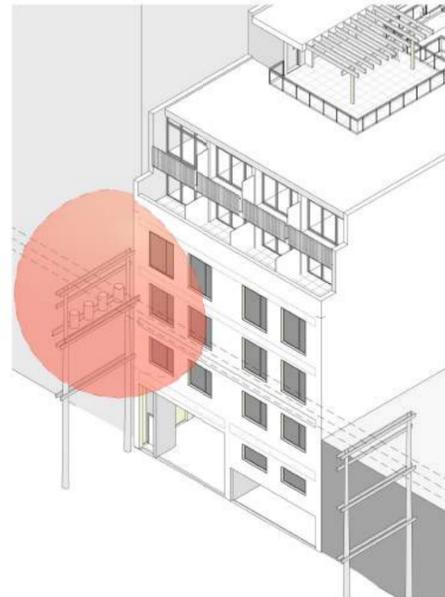
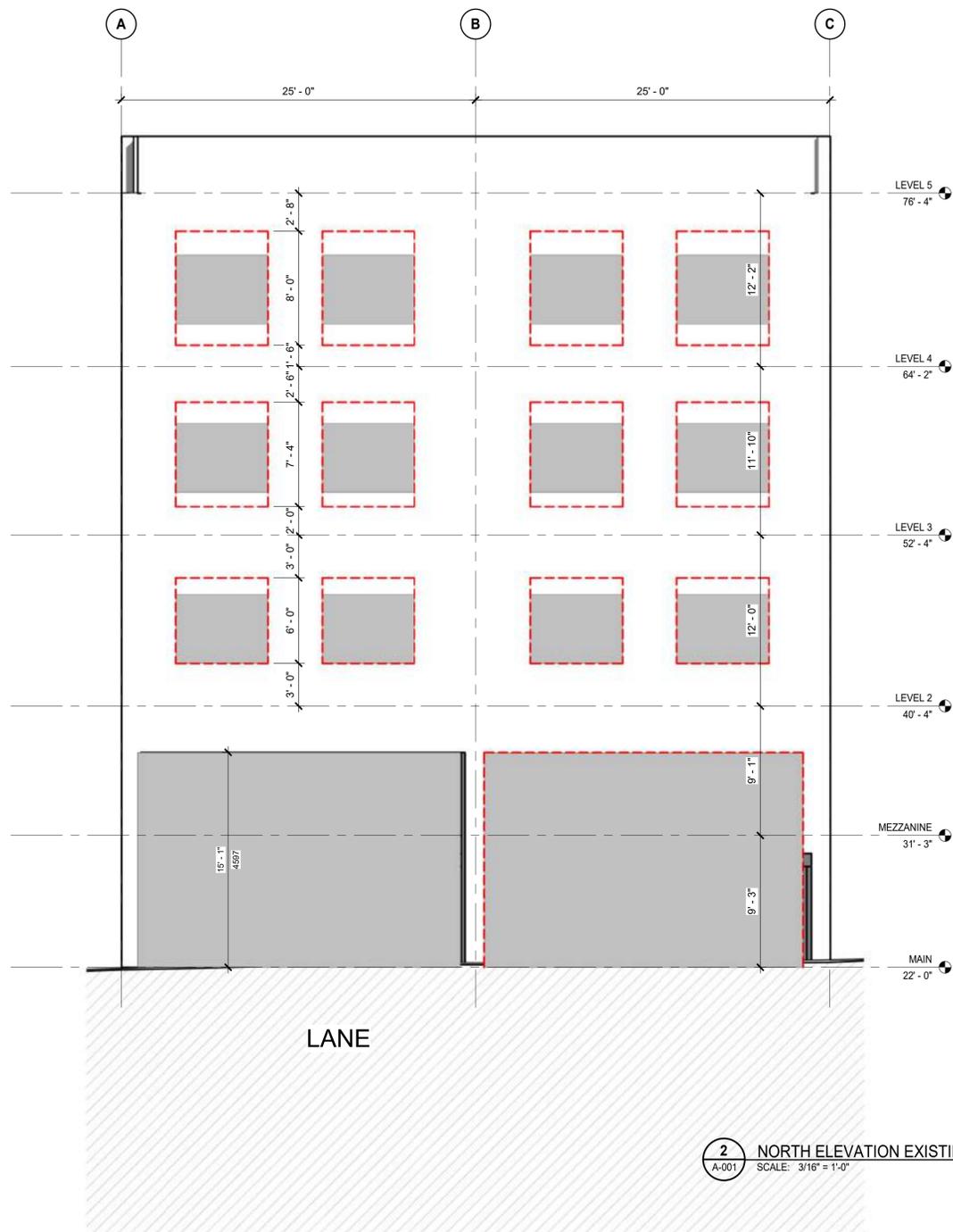
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DRAWN	DATE
	21/01/19
SCALE	REVIEWED
As Indicated	
PROJECT NO	1830

**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 ALUMINIUM RAILING: SILVER
- 7 STEEL AND GLASS CANOPY: GALV. STEEL, LAMINATED GLASS



SEAL

**ISSUED**

NO.	DATE	DESCRIPTION
1	2018 01 16	CLIENT REVIEW
2	2018 01 18	DRAFT OP TO PLANNER
3	2018 01 25	Client update (shelplan)
4	2018 02 05	DRAFT OP INTAKE
5	2018 02 20	DEVELOPMENT PERMIT

**PROJECT**  
**41 WEST PENDER ST**  
VANCOUVER, BC

**DRAWING**  
**NORTH ELEVATION**

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DRAWN	DATE
	21/01/19
SCALE	REVIEWED
As Indicated	
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 (signature)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

PROJECT

**41 WEST PENDER ST**  
VANCOUVER, BC

DRAWING

**WEST ELEVATION**

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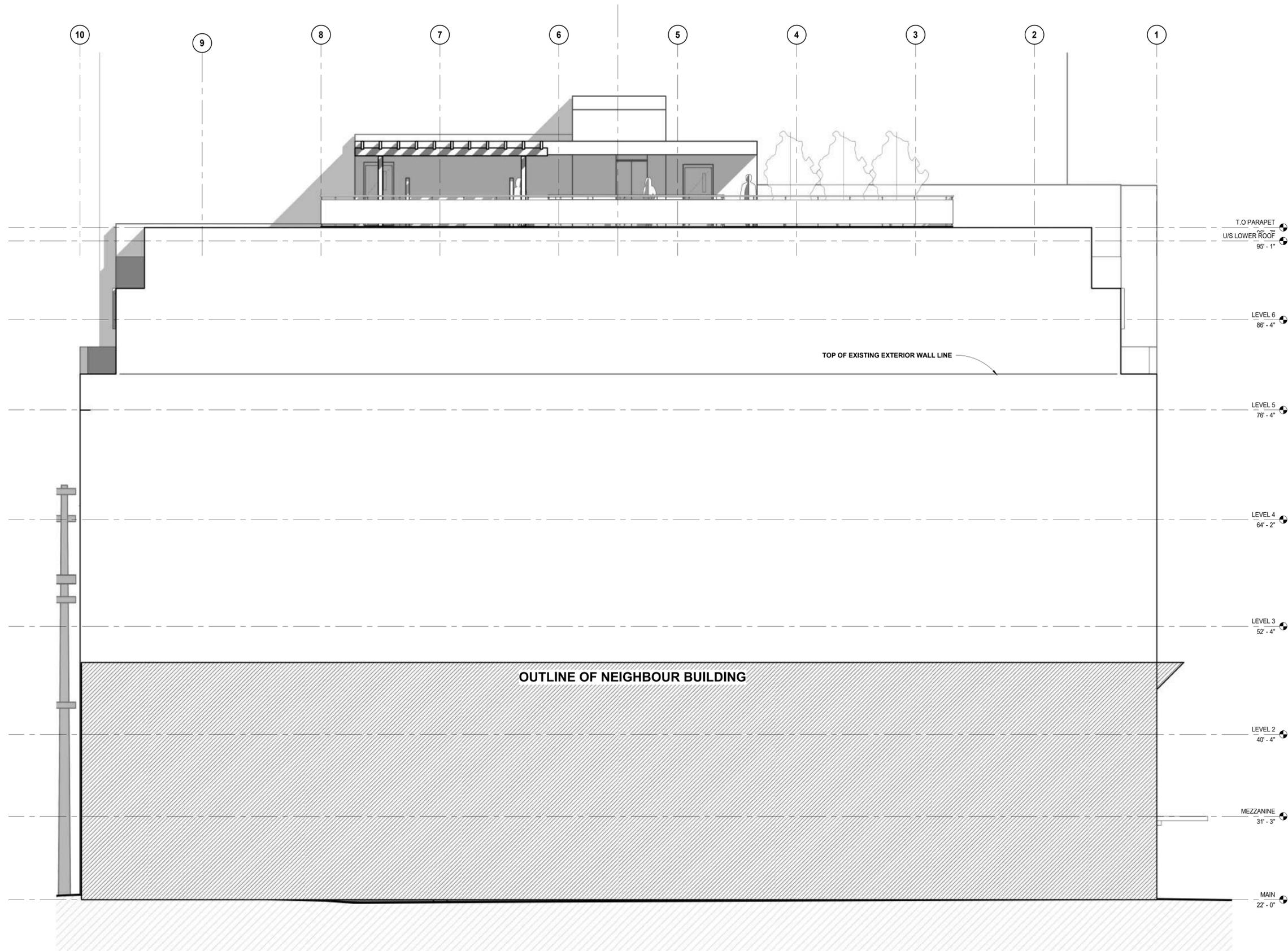
DRAWN DATE

21/01/19

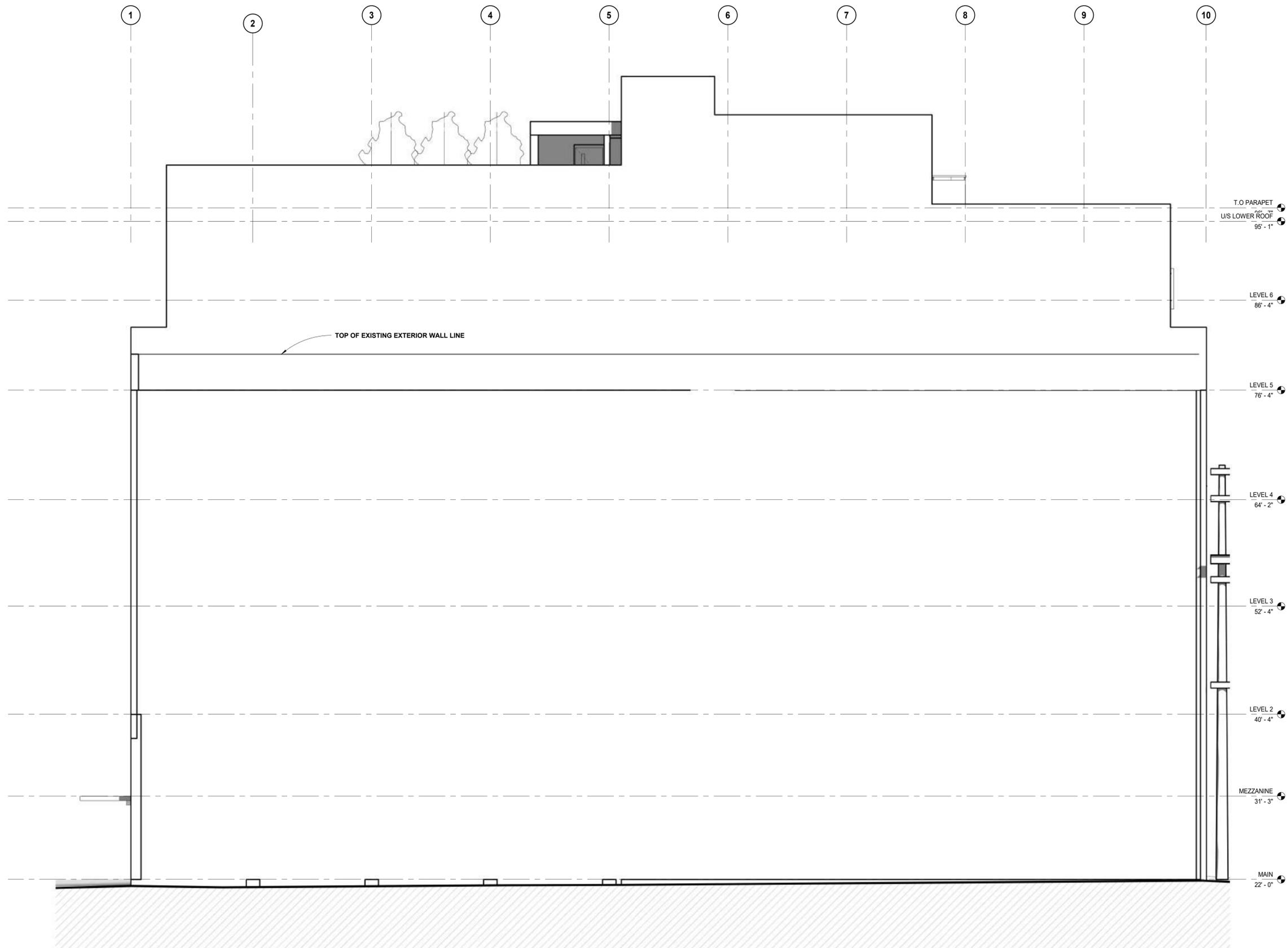
SCALE REVIEWED

3/16" = 1'-0"

PROJECT NO 1830



**1** WEST 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 (Bleghin)
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"	
DRAWING NO	PROJECT NO
A-001	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 (Replan)
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

SCALE REVIEWED

PROJECT NO 1830

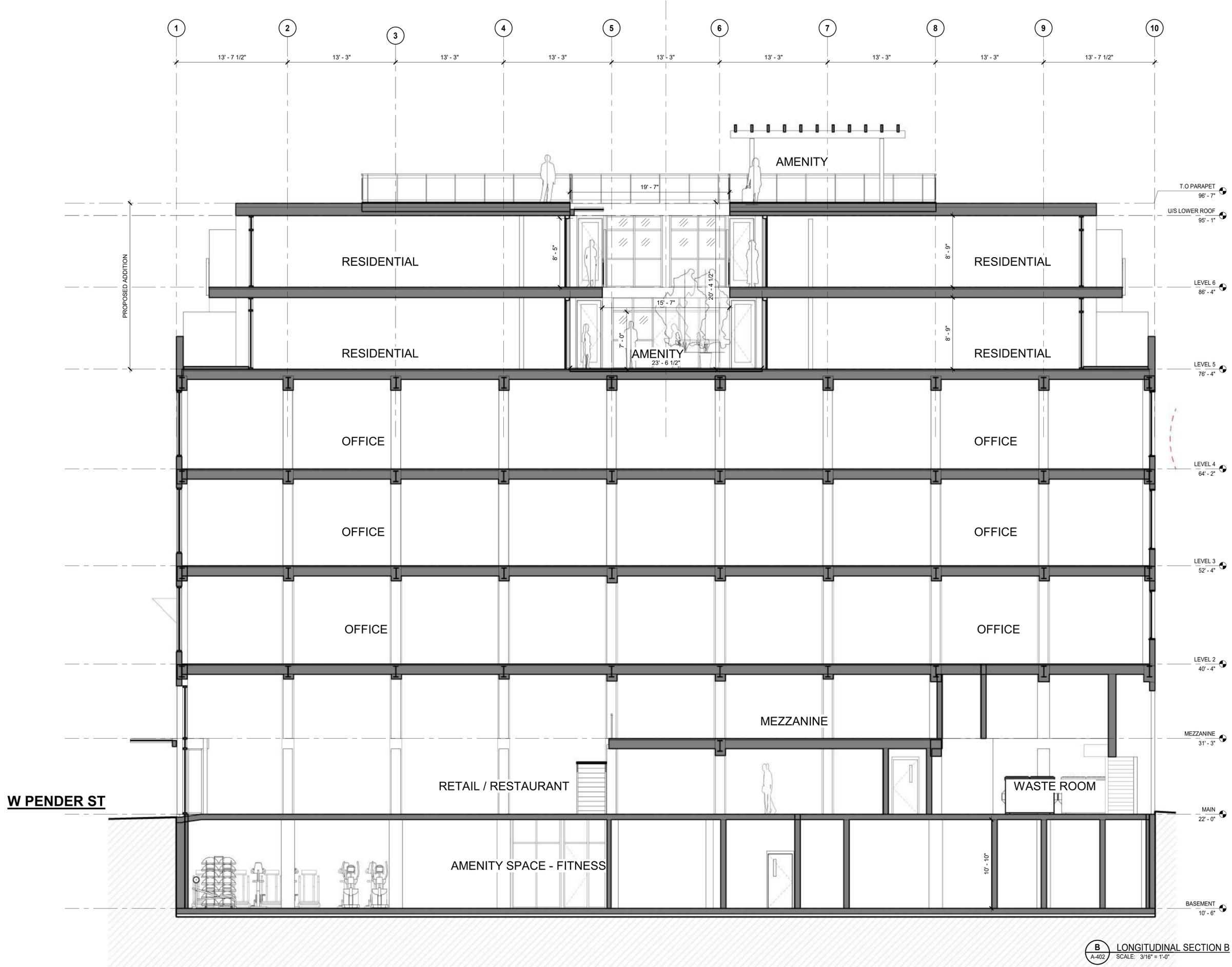
21/01/19

3/16" = 1'-0"

1830

**A** SHORT SECTION A  
A-100 B SCALE: 3/16" = 1'-0"

**A-401**



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 (Bryan)
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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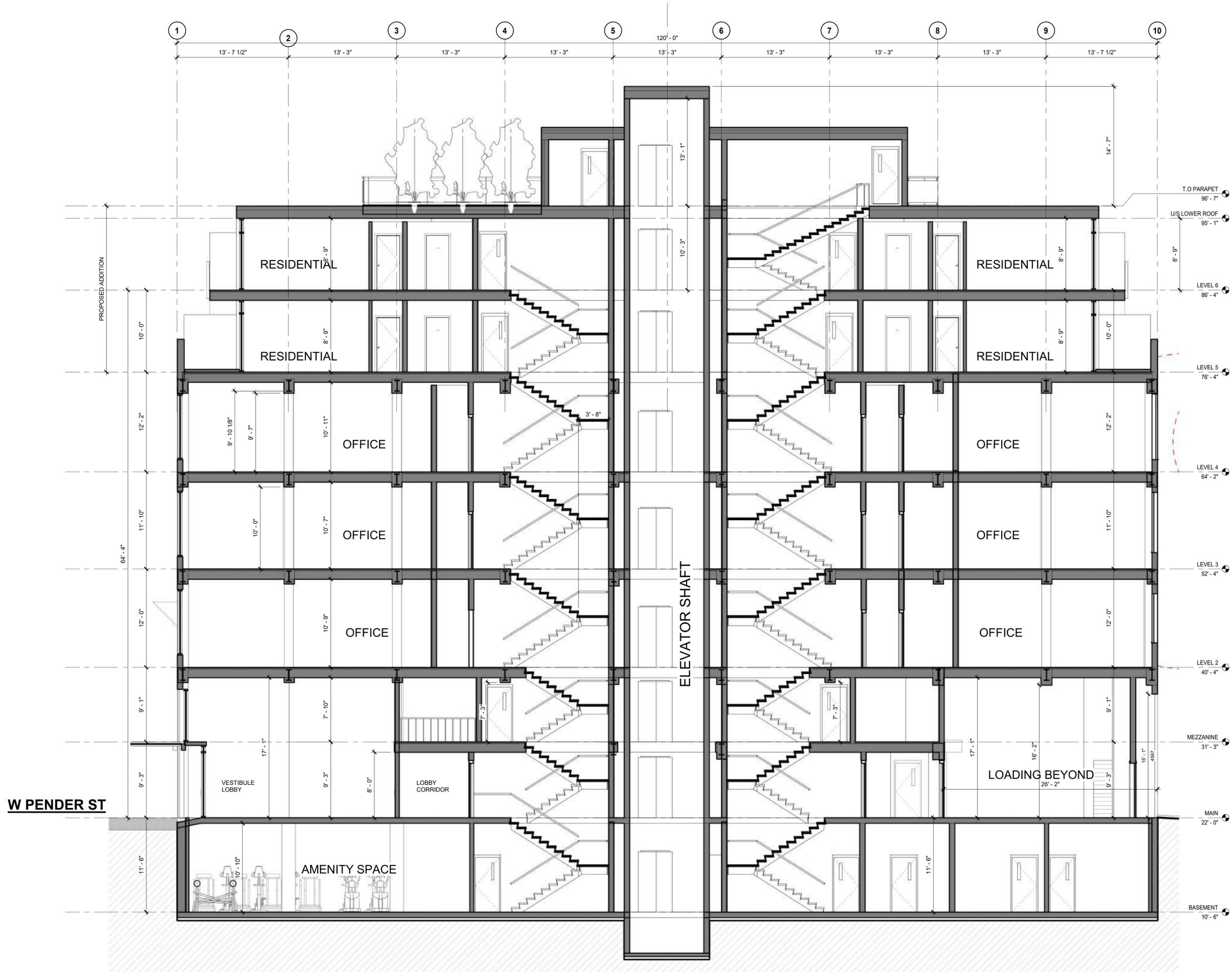
Prior to commencement of the work the contractor shall verify all dimensions, datum and levels to identify any errors and omissions, ascertain any discrepancies between this drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

**DRAWN** DATE

3/16" = 1'-0" 21/01/19

PROJECT NO 1830

**B** LONGITUDINAL SECTION B  
A-402 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 (Replan)
5	2019 02 05	DRAFT DP INTAKE
6	2019 02 20	DEVELOPMENT PERMIT

**PROJECT**  
41 WEST PENDER ST  
VANCOUVER, BC

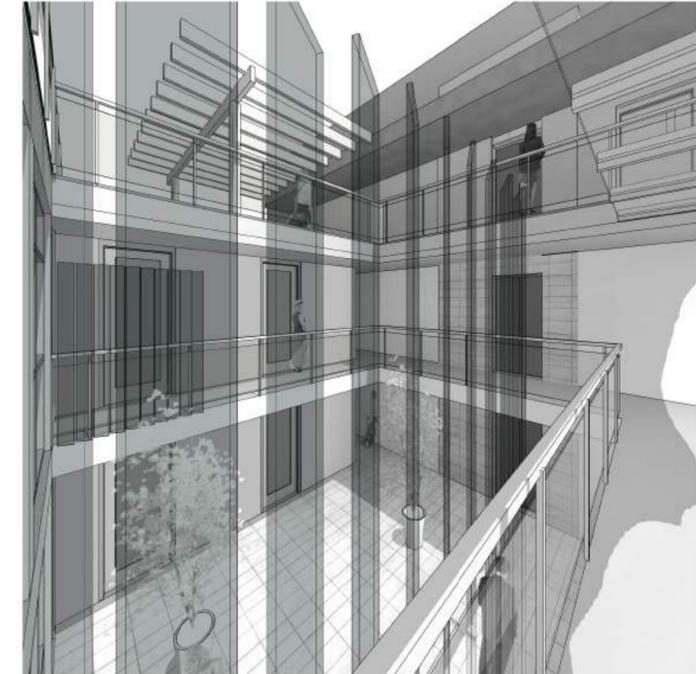
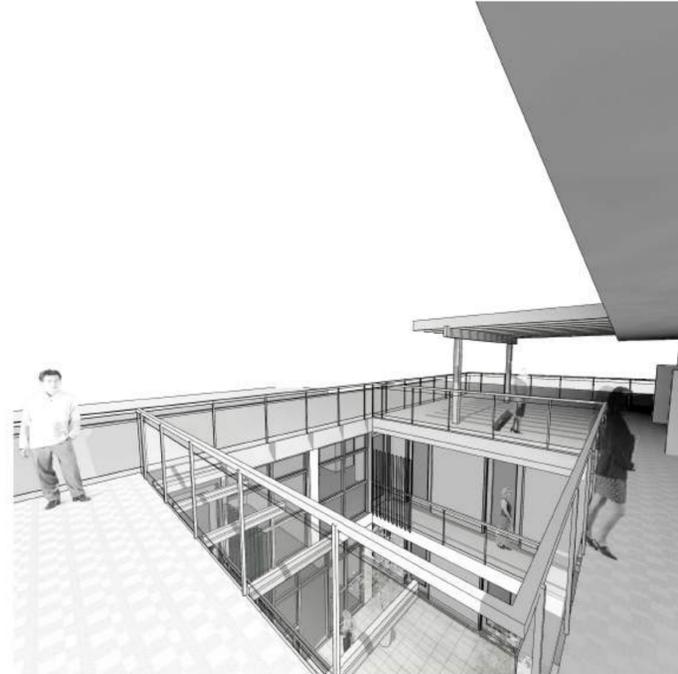
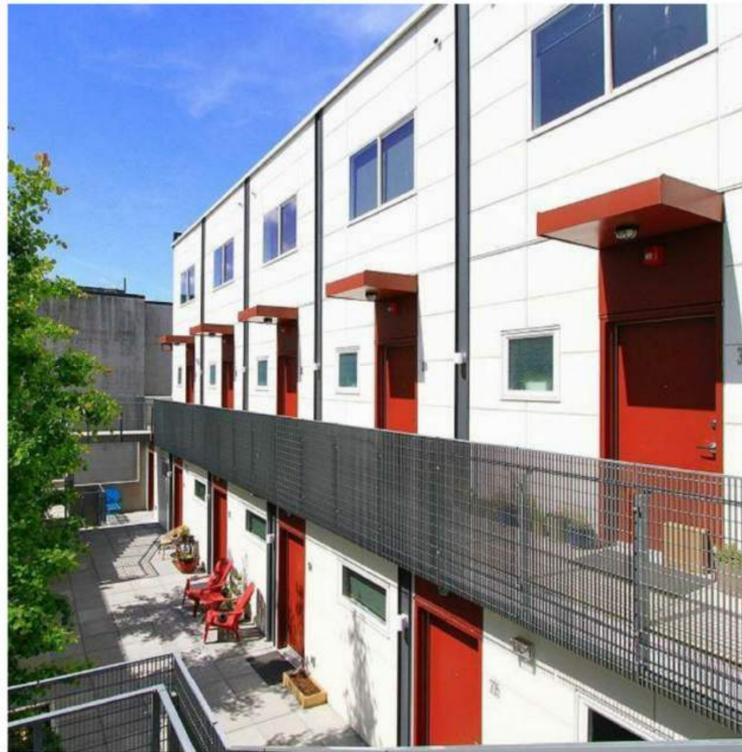
**DRAWING**  
LONGITUDINAL SECTION C

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

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

**A-403**



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