343 WEST PENDER STREET

DEVELOPMENT PERMIT APPLICATION

SITE INFORMATION

CIVIC ADDRESS: 343 - 353 WEST PENDER STREET VANCOUVER, BC

LEGAL ADDRESS: LOT A,of Lots 19 and 20 blocks 26 District Lot 541 Plan 210
BLOCK 20, PLAN VAP210
The South 75 Feet of Lot 19 Block 26 District Lot 541 Plan 210
The South 75 Feet of Lot 20 Block 26 District Lot 541 Plan 210

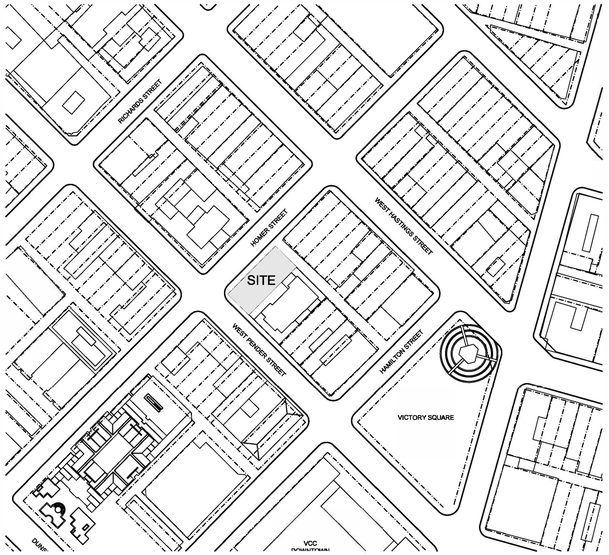
LOT DIMENSIONS: 51.99 FT x 119.98 FT
15.85 M x 36.57 M

LOT AREA: 6,238 SQ.FT. 580 SQ.M.

ZONING: DOWNTOWN DISTRICT (DD), AREA C2

DENSITY ALLOWED: 5.00 + 10% HERITAGE RETENTION BONUS = 5.50

LOCATION MAP



DRAWING LIST

DRAWING NUMBER	DRAWING TITLE	SCALE	ISSUED FOR DP 2021/08/20		
ARCHITECTURAL					
	GENERAL				
A000	COVER	N/A	●		
A001	3D VIEWS	N/A	●		
A002	PROJECT STATISTICS	N/A	●		
A003	SHADOW STUDY	N/A	●		
A100	CONTEXT PLAN	1/64" = 1'- 0"	●		
A101	SITE PLAN	1/8" = 1'- 0"	●		
	FLOOR PLANS				
A201	LOWER GROUND FLOOR	1/8" = 1'- 0"	●		
A202	LEVEL 1 - GROUND FLOOR	1/8" = 1'- 0"	●		
A203	LEVEL 2-3	1/8" = 1'- 0"	●		
A204	LEVEL 4-5	1/8" = 1'- 0"	●		
A205	LEVEL 6	1/8" = 1'- 0"	●		
A206	LEVEL 7 - ROOF	1/8" = 1'- 0"	●		
	SECTIONS				
A301	SECTION A-A	1/8" = 1'- 0"	●		
A302	SECTION B-B	1/8" = 1'- 0"	●		
A303	SECTION C-C	1/8" = 1'- 0"	●		
	ELEVATIONS				
A401	SOUTH ELEVATION	1/8" = 1'- 0"	●		
A402	WEST ELEVATION	1/8" = 1'- 0"	●		
A403	NORTH ELEVATION	1/8" = 1'- 0"	●		
A404	EAST ELEVATION	1/8" = 1'- 0"	●		
	DETAILS				
A801	PRELIMINARY WALL SECTION	1/4" = 1'- 0"	●		
LANDSCAPE					
L0.01	DESIGN RATIONALE AND PRECEDENTS	N/A	●		
L0.02	TREE MANAGEMENT PLAN	1:100	●		
L1.01	L1 MATERIALS, LIGHTING AND GRADING PLAN	1:100	●		
L1.02	L4 MATERIALS, LIGHTING AND GRADING PLAN	1:100	●		
L1.03	L6 MATERIALS, LIGHTING AND GRADING PLAN	1:100	●		
L1.04	L7 MATERIALS, LIGHTING AND GRADING PLAN	1:100	●		
L2.01	L4 PLANTING PLAN	1:100	●		
L2.02	L6 PLANTING PLAN	1:100	●		
L2.03	L7 PLANTING PLAN	1:100	●		
L3.01	IRRIGATION PLAN	1:100	●		
L4.01	SOIL DEPTH PLAN	1:100	●		
L5.01	SECTIONS	1:50	●		
L6.01	DETAILS	AS SHOWN	●		

PROJECT TEAM

DEVELOPER
CHARD DEVELOPMENT LTD.
500 - 509 RICHARDS STREET
VANCOUVER, BC V6B 2Z6
CONTACT: SUNNY SANDHER
T. 604.682.6046

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MUSSON CATTELL MACKEY PARTNERSHIP
1900 - 1066 WEST HASTINGS STREET
VANCOUVER, BC V6E 3X1
CONTACT: MARK WHITEHEAD
T. 604.687.2990

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN ENGINEERS
300 - 1285 WEST BROADWAY
VANCOUVER, BC V6H 3X8
CONTACT: BOB NEVILLE
T. 604.738.0048

MECHANICAL ENGINEER
AME CONSULTING GROUP LTD.
200 - 638 SMITHE STREET
VANCOUVER, BC V6B 1E3
CONTACT: SCOTT STEWARD
T. 604.684.5995

ELECTRICAL ENGINEER
AES ENGINEERING
950 - 505 BURRARD STREET
VANCOUVER, BC V7X 1M4
CONTACT: BRAD OU-YANG
T. 604.596.6500

LANDSCAPE
PWL LANDSCAPE ARCHITECTS INC.
5TH FLOOR - EAST ASIATIC HOUSE
1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
CONTACT: GRANT BRUMPTON
T. 604.688.6111

SURVEYOR
BENNETT LAND SURVEYING LTD.
BC LAND SURVEYORS
201 - 275 FELL AVENUE
NORTH VANCOUVER, BC V7P 3R5
CONTACT: TYSON COTNAM
T. 604.980.4868

ARBOURIST
DIAMOND HEAD CONSULTING LTD
3559 COMMERCIAL STREET
VANCOUVER, BC V5N 4E8
CONTACT: MAX RATHBURN
T. 604.733.4886

TRANSPORTATION
BUNT & ASSOCIATES ENGINEERING LTD.
1550 - 1050 WEST PENDER STREET
VANCOUVER, BC V6E 3S7
CONTACT: PETER JOYCE
T. 604.685.6427

CIVIL ENGINEER
VECTOR ENGINEERING SERVICES LTD.
150 - 6450 ROBERTS ST.
BURNABY, BC V5G 4E1
CONTACT: NIRO UV
T. 604.298.2333

HERITAGE CONSULTANT
DONALD LUXTON AND ASSOCIATES INC.
1030-470 GRANVILLE STREET
VANCOUVER, BC V6C 1V5
CONTACT: DONALD LUXTON
T. 604 688 1216

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Seal
343 W PENDER ST

Project
COVER SHEET

Drawing
Scale
Project 219048.02
Sheet A000

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1 A001 CORNER VIEW OF HOMER AND WEST PENDER ST.
N/A

2 A001 HOMER STREET ELEVATION
N/A

3 A001 WEST PENDER STREET ELEVATION
N/A

4 A001 CORNER VIEW OF LANE AND HOMER ST.
N/A

5 A001 AERIAL VIEW - CORNER OF HOMER AND WEST PENDER STREET
N/A

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3D VIEWS

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Scale

Project 219048.02

Sheet A001

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PROJECT INFORMATION

CIVIC ADDRESS: 343 - 353 WEST PENDER STREET VANCOUVER, BC

LEGAL ADDRESS: LOT A,of Lots 19 and 20 blocks 26 District Lot 541 Plan 210
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The South 75 Feet of Lot 19 Block 26 District Lot 541 Plan 210
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15.85 M x 36.57 M

LOT AREA: 6,238 SQ.FT. 580 SQ.M.

ZONING: DOWNTOWN DISTRICT (DD), AREA C2

DENSITY ALLOWED: 5.00 + 10% HERITAGE RETENTION BONUS = 5.50

HEIGHT LIMIT: 22.9 M (75 FT)

HEIGHT PROPOSED: ALONG WEST PENDER STREET: 18.5 M (60.70 FT)
ALONG HOMER STREET:
HIGHEST POINT: 18.5 M (60.70 FT)
LOWEST POINT: 24.8 M (81.36 FT)
(HEIGHT RELAXATION REQUESTED)
ALONG LANE:
HIGHEST POINT: 24.8 M (81.36 FT)
LOWEST POINT: 25.4 M (83.33 FT)
(HEIGHT RELAXATION REQUESTED)

AREA CALCULATIONS AND FSR SUMMARY

	CONSTRUCTION AREA (GROSS)										AREA EXCLUSIONS		FSR AREA		OUTDOOR AREA	
	RETAIL		RESTAURANT		OFFICE		LOADING/SERVICE		TOTAL		LOADING/SERVICE		AFTER EXCLUSIONS		ROOF TERRACE	
Level	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m
Lower Ground Floor					423	39	5,736	533	**6,159**	**572**	5,736	533	**423**	**39**		
Level 1 - Ground Floor	876	81	1,854	172	3,125	290			**5,855**	**544**			**5,855**	**544**		
Level 2					6,128	569			**6,128**	**569**			**6,128**	**569**		
Level 3					6,128	569			**6,128**	**569**			**6,128**	**569**		
Level 4					5,680	528			**5,680**	**528**			**5,680**	**528**		
Level 5					5,680	528			**5,680**	**528**			**5,680**	**528**		
Level 6					3,482	323			**3,482**	**323**			**3,482**	**323**	**2,215**	**206**
Level 7 - Roof					824	77			**824**	**77**			**824**	**77**	**1,179**	**110**
TOTAL	**876**	**81**	**1,854**	**172**	**31,470**	**2,924**	**5,736**	**533**	**39,936**	**3,710**	**5,736**	**533**	**34,200**	**3,177**	**3,394**	**315**

FSR	**5.48**	

Site Area	6,238 sq.ft	580 sq.m
Permitted FSR	5.00	
Permitted Density	31,190 sq.ft	2,898 sq.m
10% Heritage Retention Bonus	0.50	
Total Permitted FSR	5.50	
Total Permitted Density	34,309 sq.ft	3,187 sq.m

PARKING SUMMARY

PARKING

SOURCE	USES	BYLAW	DENSITY sq. ft	DENSITY sq. m	MAX. STALLS REQUIRED	STALLS PROVIDED	NOTES
4.3.1	OFFICE	all non-residential uses Downtown shall provide a maximum of one parking space for each 115 m² of gross floor area	31,470	2,924	24	0	Maximum parking spaces allowed. There's no minimum parking requirement in Downtown except for accesible stalls.
4.3.1	RESTAURANT		1,854	172	1	0	
4.3.2	RETAIL		876	81	1	0	
4.8.4B	ACCESSIBLE	1 accessible space for each building over 500 m² of gross floor area + 0.4 spaces for each 1000 m² of gross floor area	33,324	3,096	2	2	Only accessible stalls are required.
TOTAL					**27**	**2**	

LOADING SUMMARY

LOADING

SOURCE	USES	BYLAW	DENSITY sq. ft	DENSITY sq. m	CLASS A REQUIRED	CLASS B REQUIRED	CLASS A PROVIDED	CLASS B PROVIDED
5.2.7	OFFICE	Class A: At least 1 space for 1,00 to 7,050 m² of gross floor area Class B: At least 1 space for 500 to 5,000 m² of gross floor area	31,470	2,924	1	1	0	1
5.2.5	RESTAURANT	Class B: 1 space for the first 465 m² of gross floor area plus 1 space for any portion of the next 1,860 m²	1,854	172	0	1		
5.2.5	RETAIL		876	81	0	0		
TOTAL					**1**	**2**	**0**	**1**

*Given the limited width of ths site, the project is seeking a loading relaxation of the Bylaw, providing one Class B instead of the two required and relaxation of both length and width by the allowed 30cm.

BICYCLE PARKING AND END OF TRIP FACILITY SUMMARY

BICYCLE PARKING

SOURCE	USES	BYLAW	DENSITY sq. ft	DENSITY sq. m	CLASS A REQUIRED	CLASS B REQUIRED	TDM ACT-01: ADDITIONAL	CLASS A PROVIDED	CLASS B PROVIDED
6.2.4.1	OFFICE	Class A: 1 space for each 170 m² of gross floor area Class B: 6 spaces for a minimum of 2,000 m² of gross floor area	31,470	2,924	17	6	*40% Class A*	24	6
6.2.5.1	RESTAURANT / RETAIL	Class A: 1 space for each 340 m² of gross floor area Class B: 6 spaces for a minimum of 1,000 m² of gross floor area	2,730	254	1	0		1	0
TOTAL					**18**	**6**		**25**	**6**

	BASED ON 25 SPACES	PROVIDED
5% of Class A spaces must be oversized	1	1
10% of Class A spaces must be lockers	3	4
Maximum 30% can be vertical	8	8
Maximum 60% can be vertical & stacked	15	
1 electric outlet for every class A spaces	13	13

END OF TRIP FACILITY

USES	CLOTHING LOCKER REQUIRED	CLOTHING LOCKER PROVIDED	WATER CLOSET REQUIRED	WATER CLOSET PROVIDED	WASH BASIN REQUIRED	WASH BASIN PROVIDED	SHOWER REQUIRED	SHOWER PROVIDED
OFFICE	34	34	2	2	2	2	2	2
ACT-06: 50% additional EoT's	*17*	*17*	*1*	*1*	*1*	*1*	*1*	*1*
RESTAURANT / RETAIL	1	1	0	0	0	0	0	0
TOTAL	**52**	**52**	**3**	**3**	**3**	**3**	**3**	**3**

*The End-of-trip was calculated based on total of 25 bicycle stalls (24 Class A spaces for the office (17 bylaw + 7 TDM) and 1 for the retail)

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343 W PENDER ST

Project

PROJECT STATISTICS

Drawing

Scale

Project 219048.02

Sheet A002

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MARCH 21st

10 am

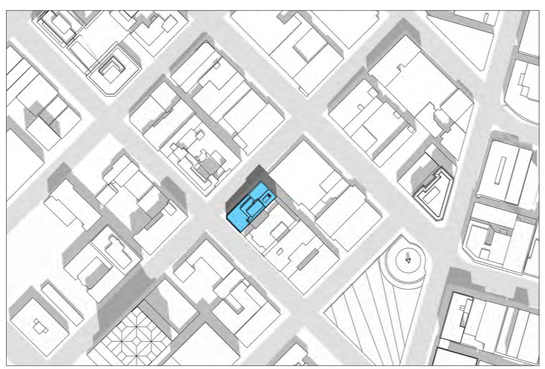
12 pm

2 pm

4 pm

JUNE 21st

10 am



12 pm

2 pm

4 pm

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343 W PENDER ST

Vancouver, BC

Project

SHADOW STUDY

Drawing

Scale N.T.S.

Project 219048.02

Sheet A003

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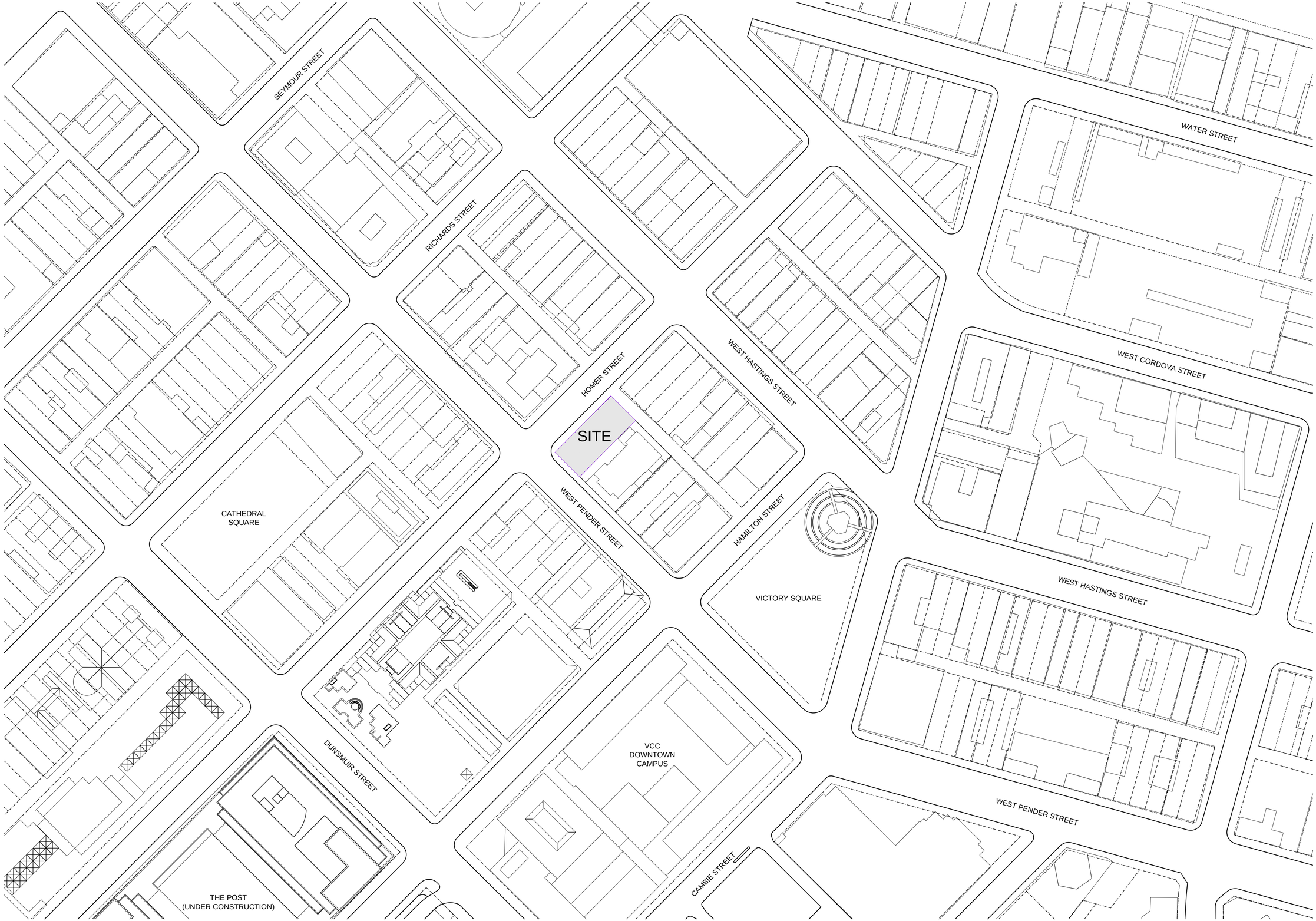

64' 48' 32' 16' 0" 32' 64' 128' 192'

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343 W PENDER ST

Project

CONTEXT PLAN

Drawing

Scale 1/64" = 1'-0"

Project 219048.02

Sheet A100

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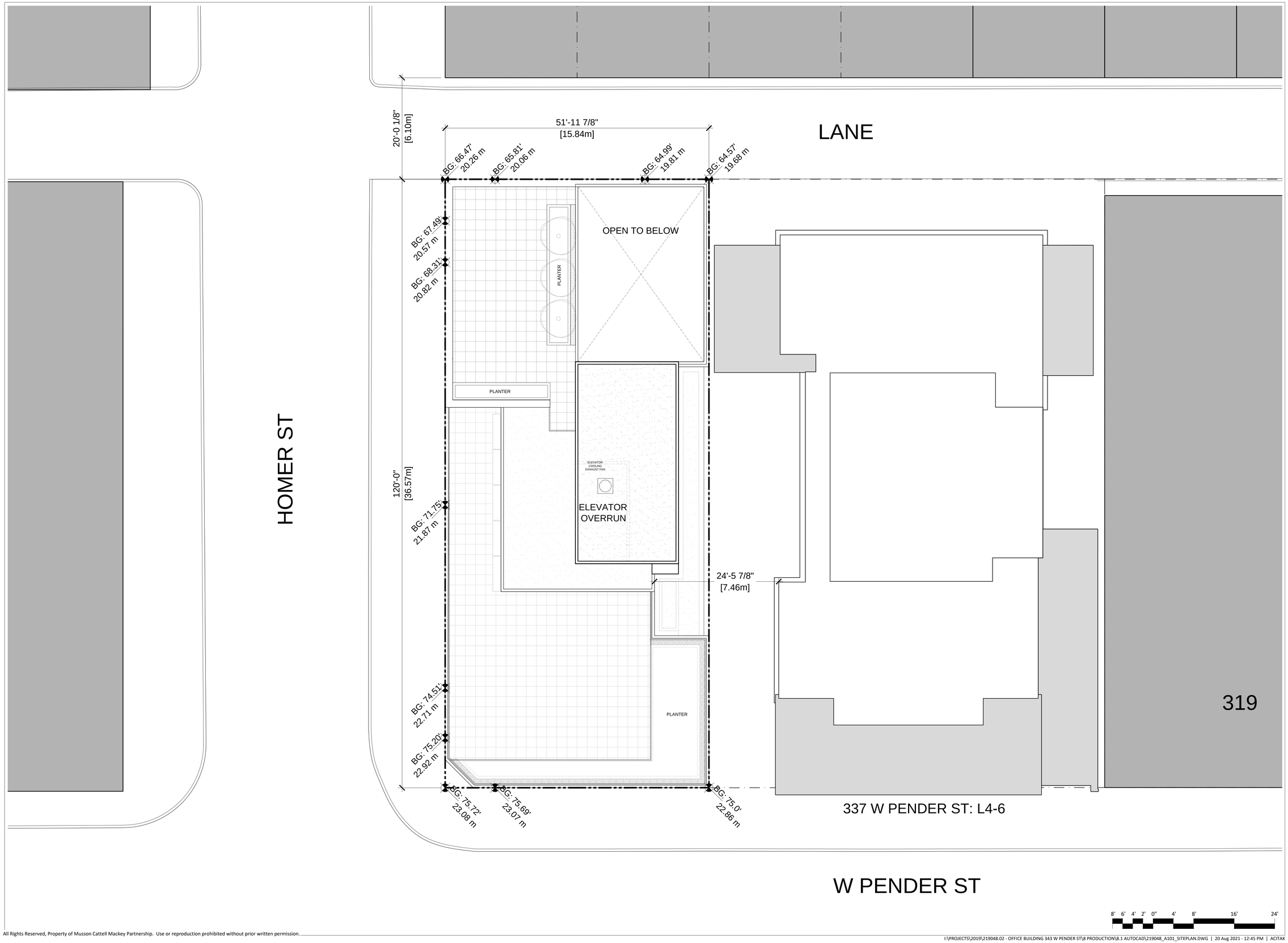

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343 WEST PENDER ST

Vancouver, BC

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SITE PLAN

Drawing

Scale 1/8" = 1'-0"

Project 219048.02

Sheet A101

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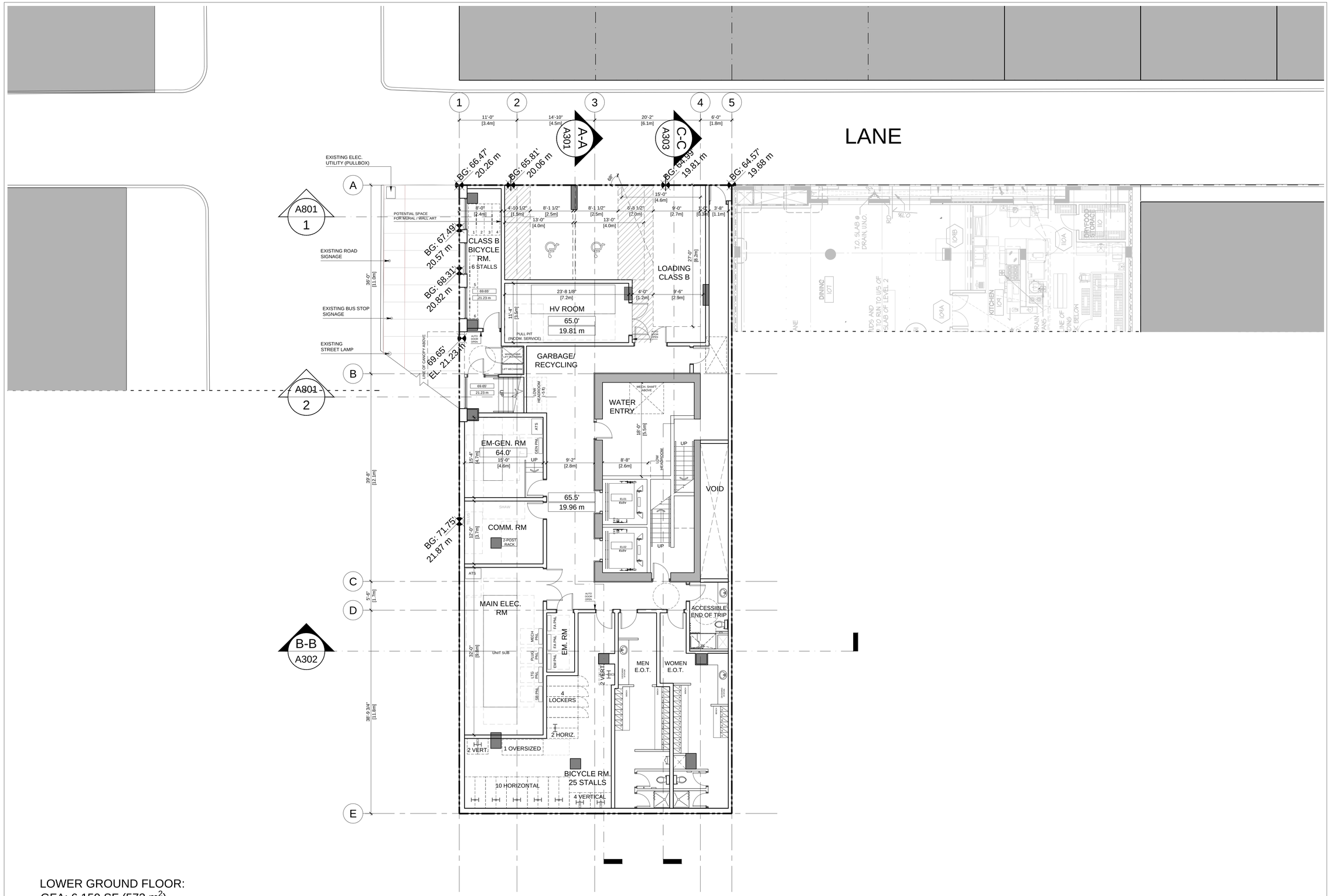

LOWER GROUND FLOOR:
GFA: 6,159 SF (572 m^2)
FSR EXCLUSIONS: 5,736 SF (533 m^2)
FSR: 423 SF (39 m^2)

8' 6' 4' 2' 0" 4' 8' 16' 24'

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343
WEST PENDER ST

Vancouver, BC

Project

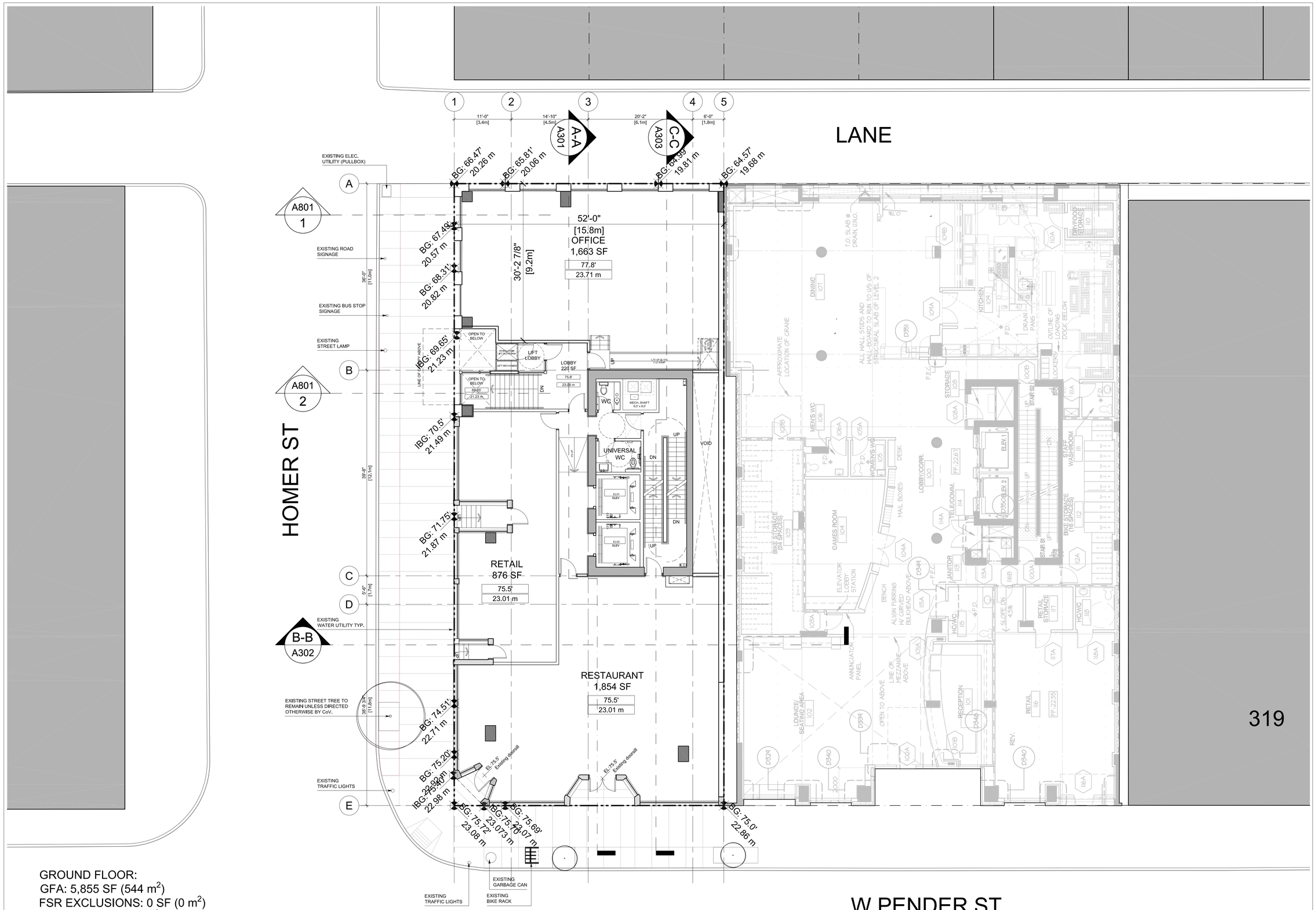
LOWER GROUND FLOOR

Drawing

Scale 1/8" = 1'-0"

Project 219048.02

Sheet A201



GROUND FLOOR:
GFA: 5,855 SF (544 m^2)
FSR EXCLUSIONS: 0 SF (0 m^2)
FSR: 5,855 SF (544 m^2)

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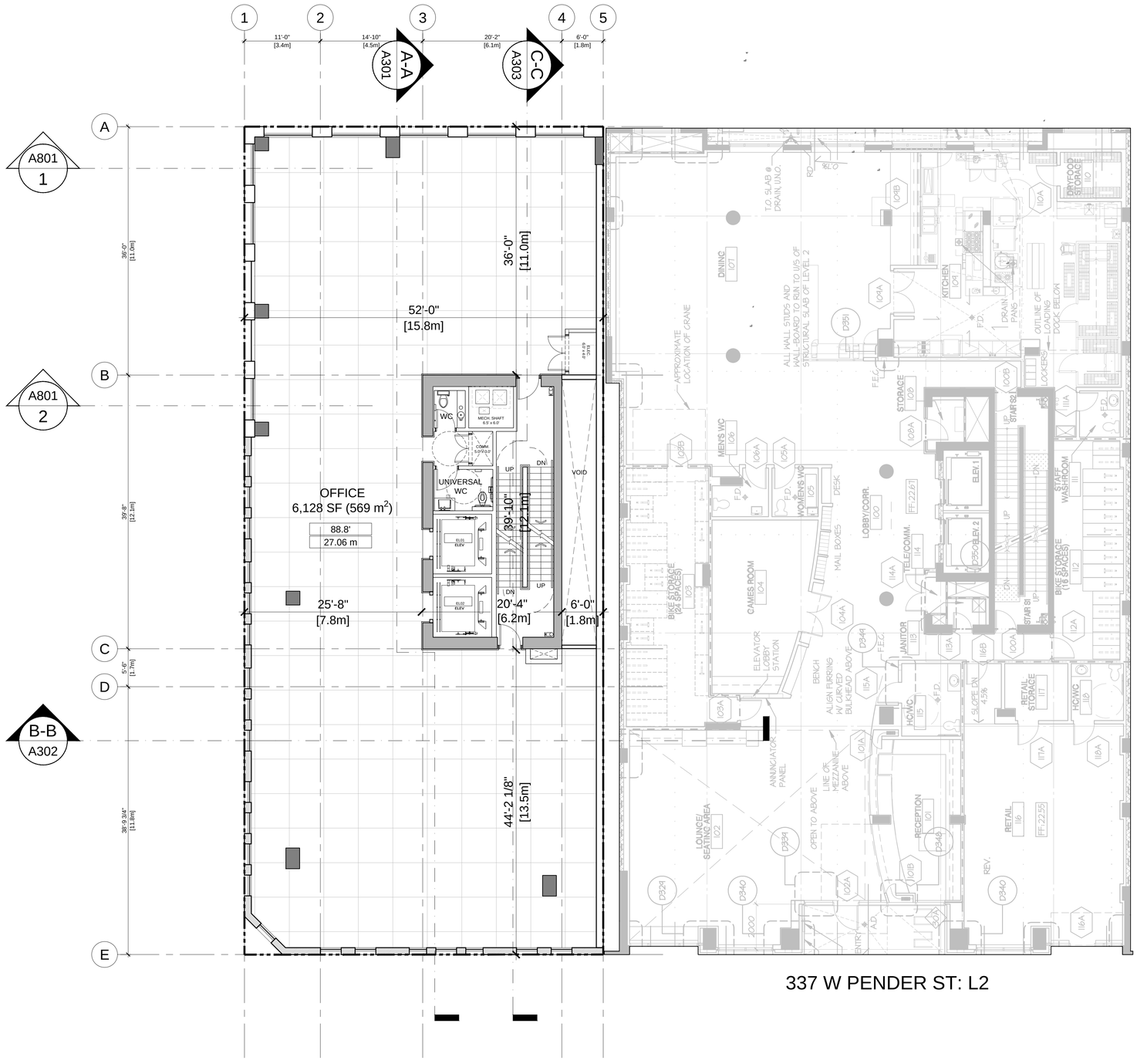
343 WEST PENDER ST

Vancouver, BC

Project

GROUND FLOOR

Drawing	
Scale	1/8" = 1'-0"
Project	219048.02
Sheet	A202



337 W PENDER ST: L2

LEVEL 2-3:
GFA: 6,128 SF (569 m^2)
FSR EXCLUSIONS: 0 SF (0 m^2)
FSR: 6,128 SF (569 m^2)

8' 6' 4' 2' 0" 4' 8' 16' 24'

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Seal

343 WEST PENDER ST

Vancouver, BC

Project

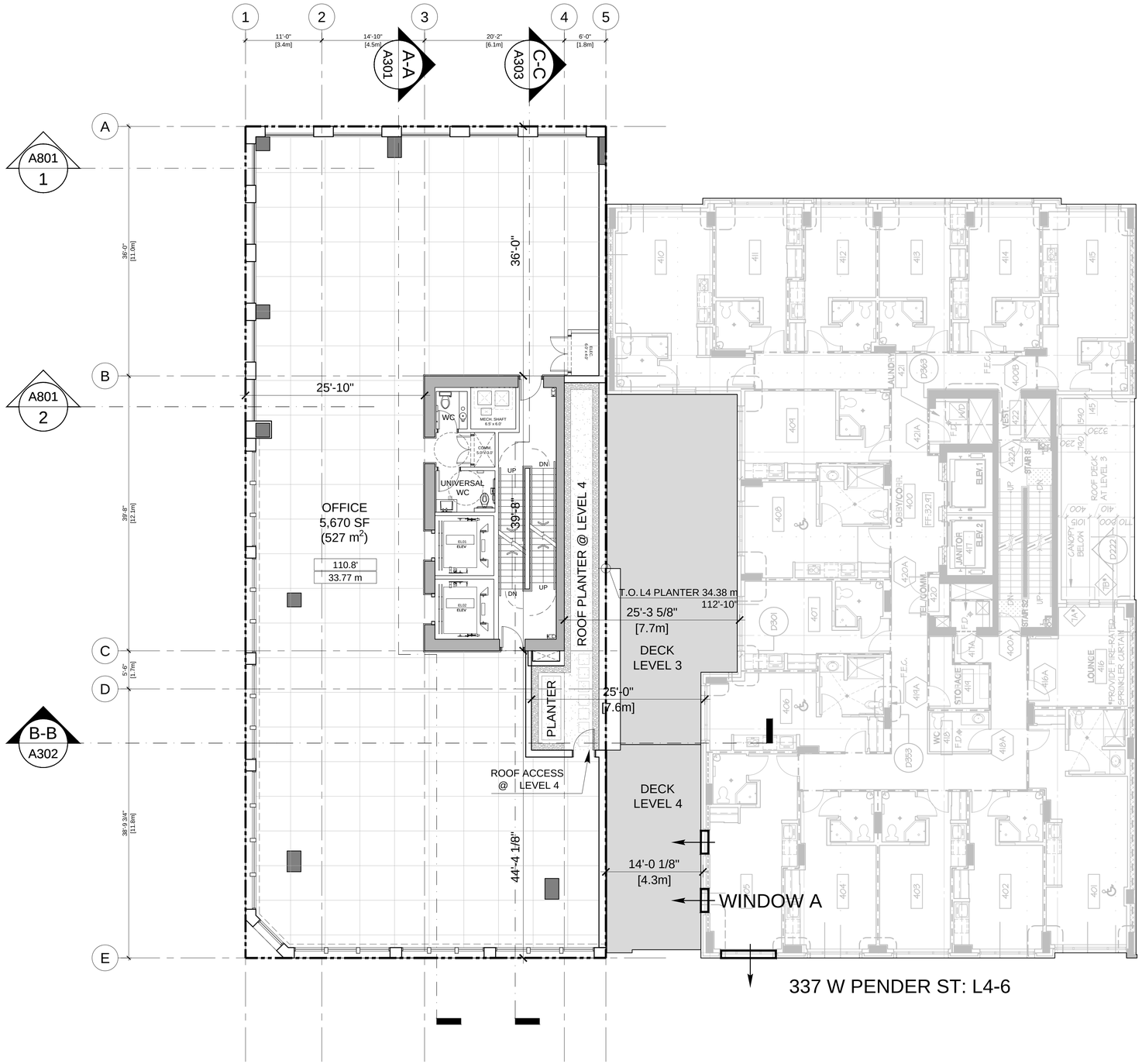
LEVEL 2-3

Drawing

Scale 1/8" = 1'-0"

Project 219048.02

Sheet **A203**



LEVEL 4-5:
GFA: 5,670 SF (527 m^2)
FSR EXCLUSIONS: 0 SF (0 m^2)
FSR: 5,670 SF (527 m^2)

8' 6' 4' 2' 0" 4' 8' 16' 24'

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343 WEST PENDER ST

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Project

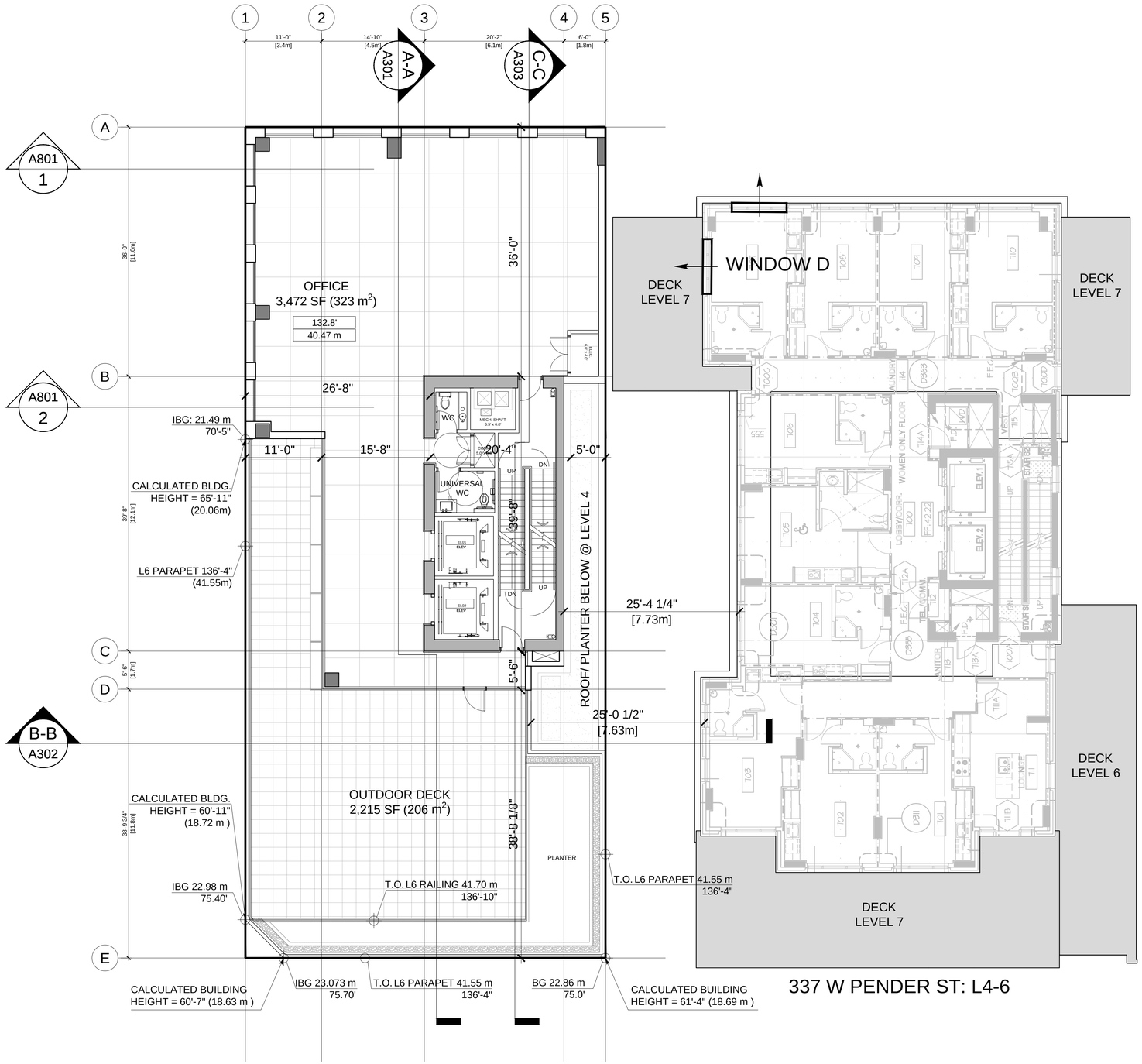
LEVEL 4-5

Drawing

Scale 1/8" = 1'-0"

Project 219048.02

Sheet **A204**



LEVEL 6:
GFA: 3,472 SF (323 m^2)
FSR EXCLUSIONS: 0 SF (0 m^2)
FSR: 3,472 SF (323 m^2)

8' 6' 4' 2' 0" 4' 8' 16' 24'

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Seal

343 WEST PENDER ST

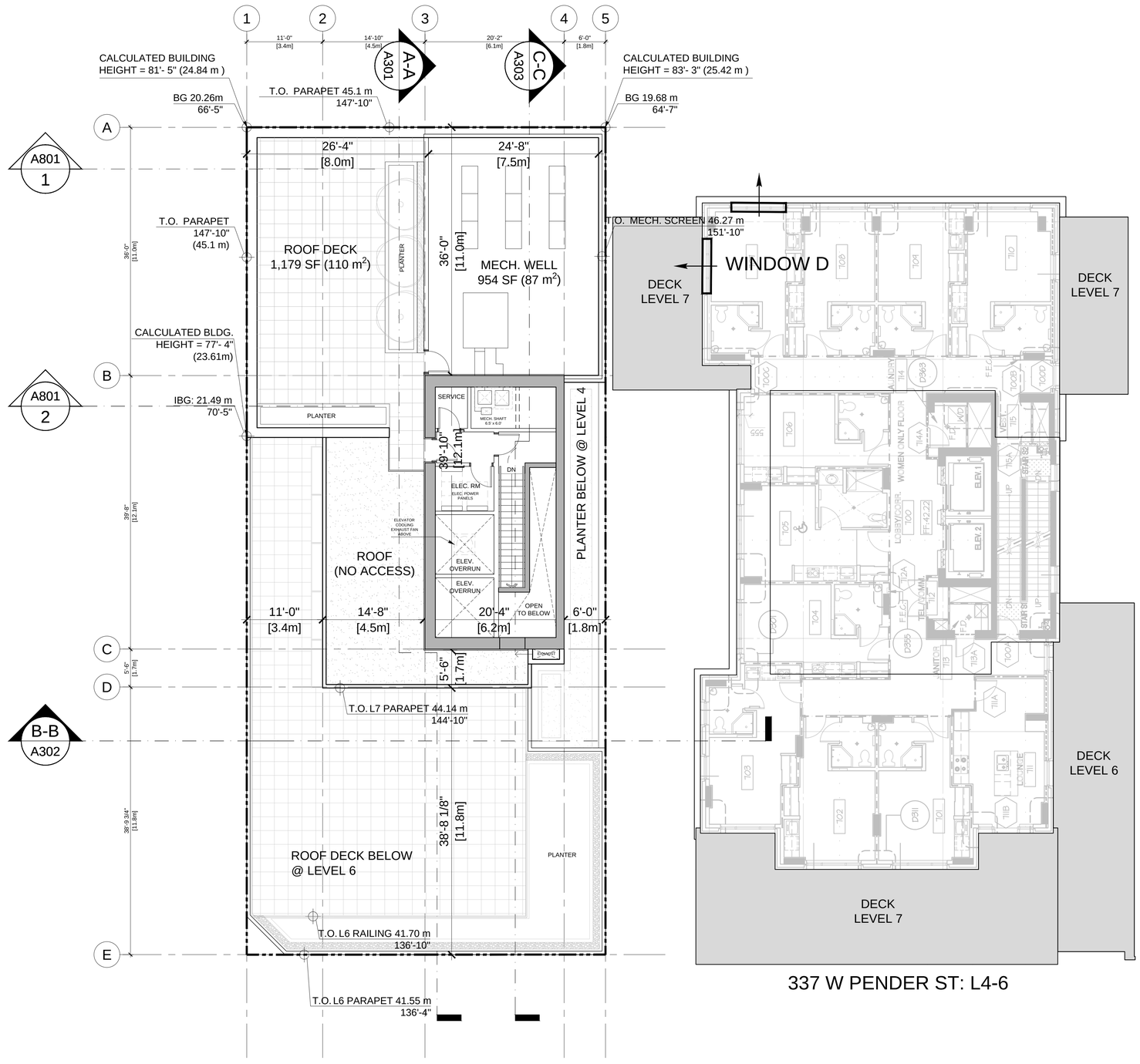
Vancouver, BC

Project

LEVEL 6

Drawing

Scale	1/8" = 1'-0"
Project	219048.02
Sheet	A205



ROOF LEVEL:
GFA: 824 SF (77 m^2)
FSR EXCLUSIONS: 0 SF (0 m^2)
FSR: 824 SF (77 m^2)

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343 WEST PENDER ST

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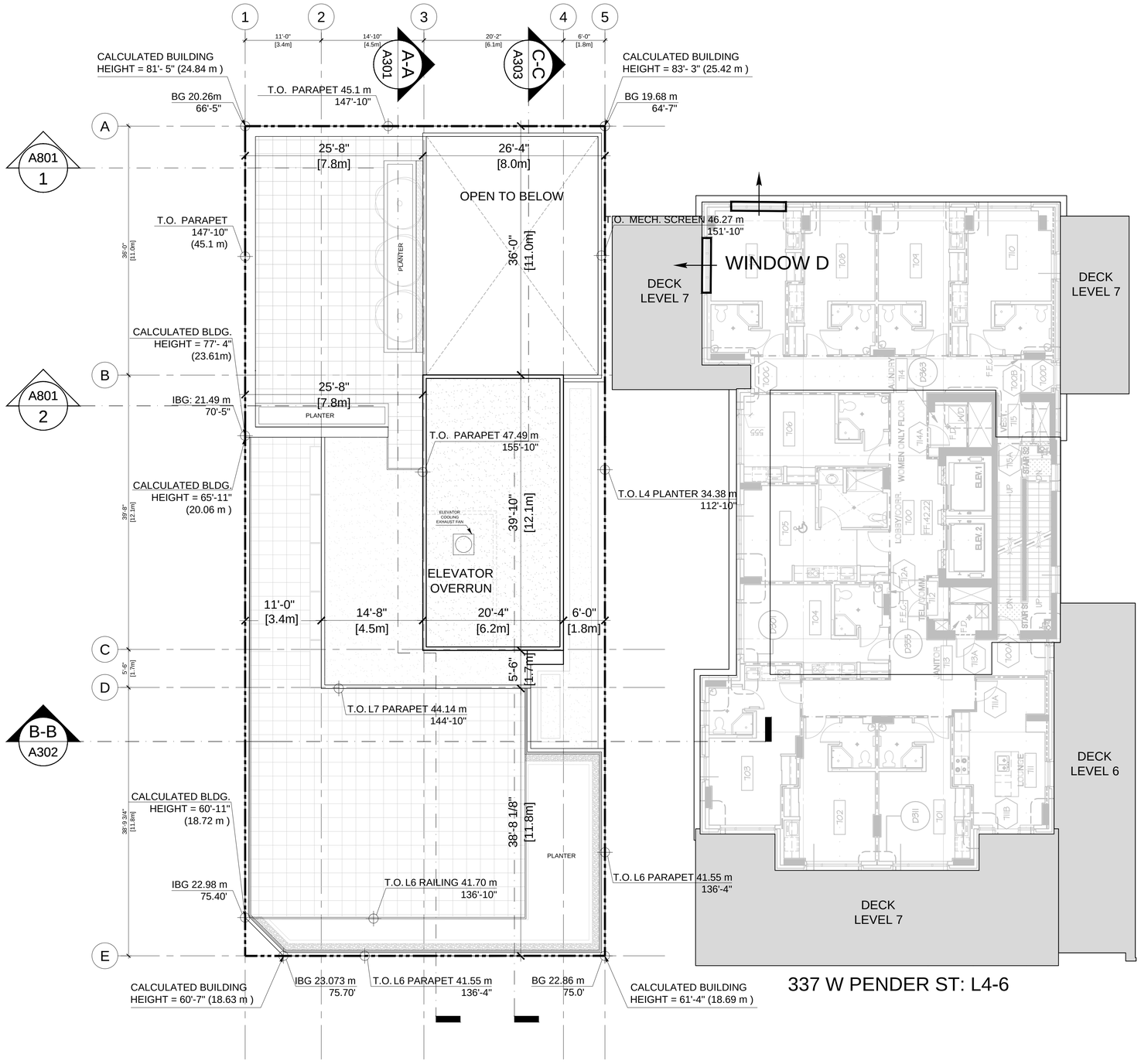
LEVEL 7 ROOF

Drawing	
Scale	1/8" = 1'-0"
Project	219048.02
Sheet	A206

8' 6' 4' 2' 0" 4' 8' 16' 24'



8' 6' 4' 2' 0" 4' 8' 16' 24'

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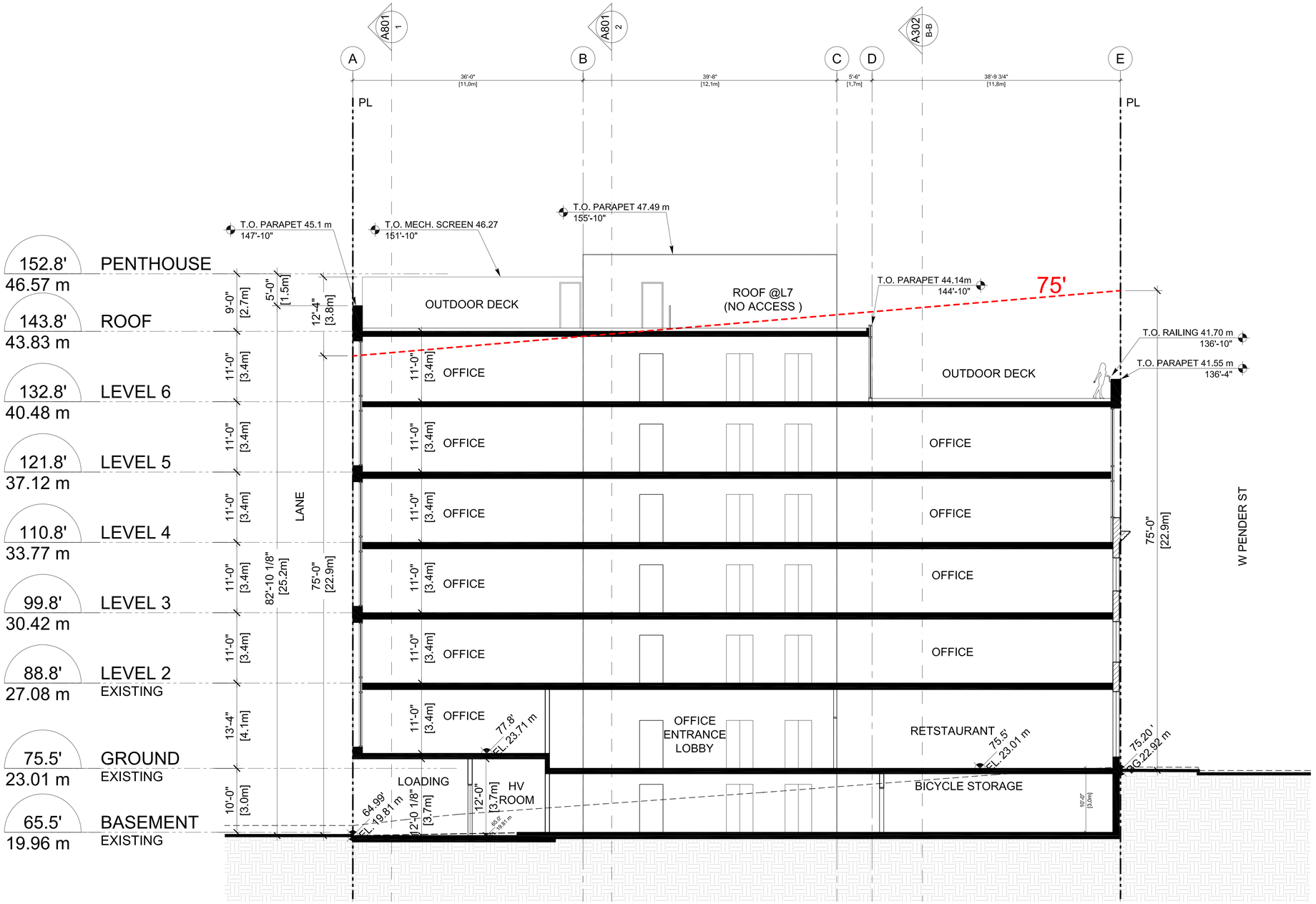
343 WEST PENDER ST

Vancouver, BC

Project

ROOF TOP

Drawing	
Scale	1/8" = 1'-0"
Project	219048.02
Sheet	A207



8' 6' 4' 2' 0" 4' 8' 16' 24'

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343 WEST PENDER ST

Vancouver, BC

Project

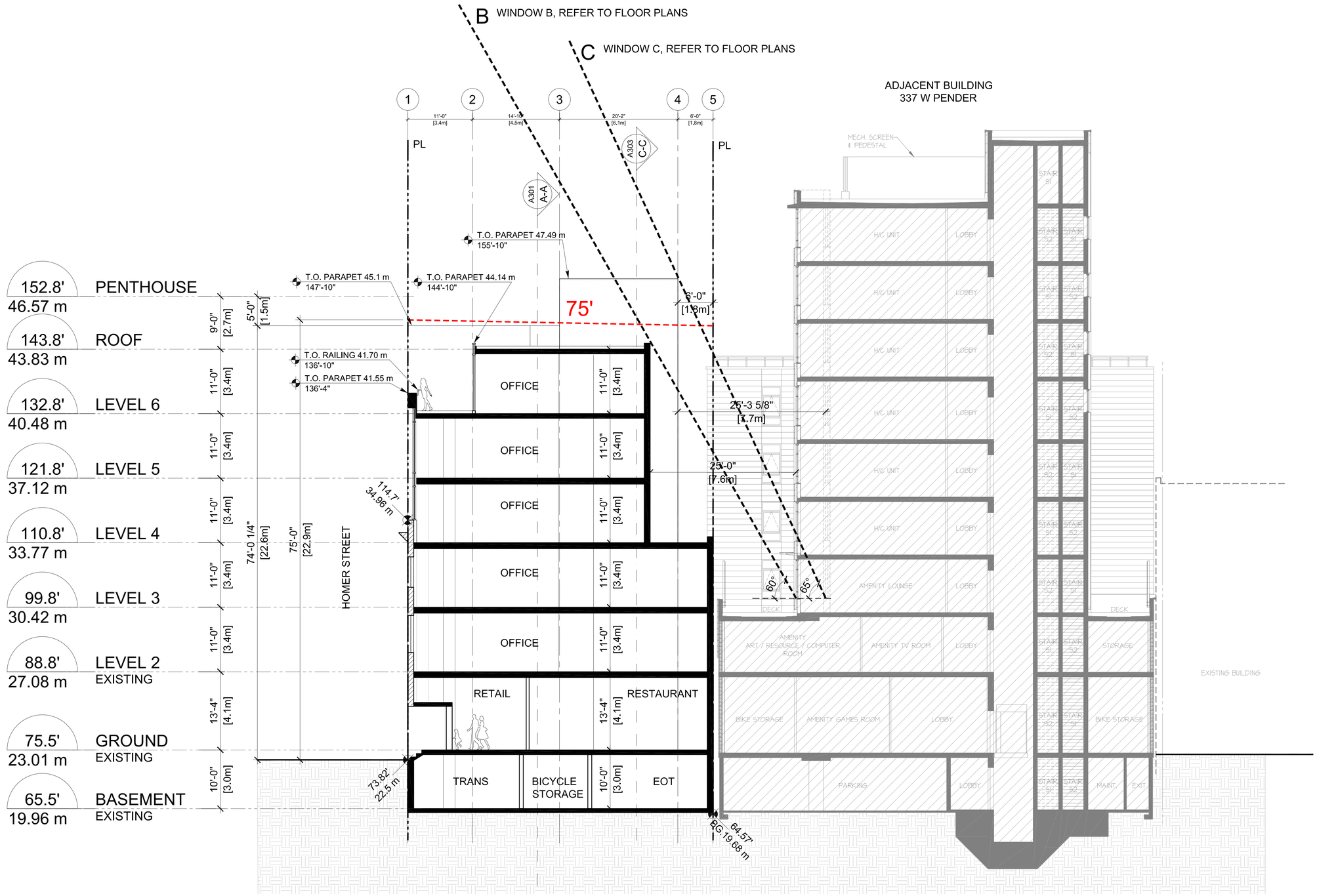
SECTION A-A

Drawing

Scale 1/8" = 1'-0"

Project 219048.02

Sheet A301



8' 6' 4' 2' 0" 4' 8' 16' 24'

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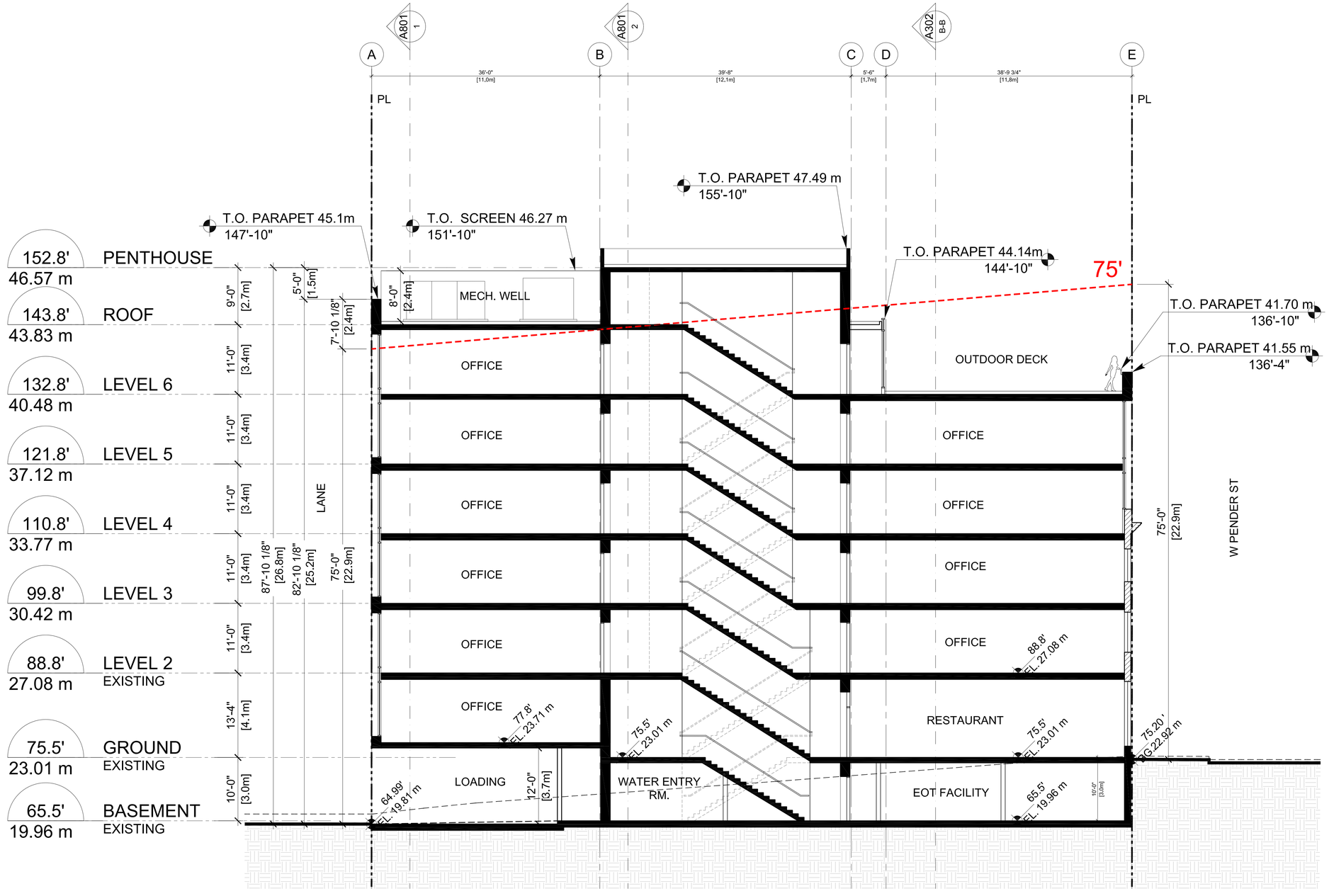
343 WEST PENDER ST

Vancouver, BC

Project

SECTION B-B

Drawing	
Scale	1/8" = 1'-0"
Project	219048.02
Sheet	A302



8' 6' 4' 2' 0" 4' 8' 16' 24'

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343 WEST PENDER ST

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Project

SECTION C-C

Drawing

Scale 1/8" = 1'-0"

Project 219048.02

Sheet A303

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MATERIAL LEGEND

GLAZING	METAL	CONCRETE	MASONRY	OTHERS
G1 HERITAGE STOREFRONT - GLAZING TO BE REPLACED	M1 METAL PANEL CLADDING - OFF-WHITE	C1 ARCHITECTURAL CONCRETE	B1 BRICK - SAND COLOUR	W HERITAGE FACADE WOOD PAINTED CHARCOAL (TO REMAIN)
G2 HERITAGE WINDOW - GLAZING TO BE REPLACED	M2 METAL PANEL CORNICE - OFF-WHITE	C2 ARCHITECTURAL CONCRETE CORNICE	B2 HERITAGE FACADE BRICK - RED COLOUR - TO REMAIN & REPAIRED WHERE REQUIRED	L METAL MECHANICAL LOUVERS FINISH: CHARCOAL
G3 GLAZING: ALUM. FRAMED (WHITE), SEALED DOUBLE GLAZED VISION IGU W/ NEUTRAL, LOW -E COATING	M3 ARCHITECTURAL METAL MESH GATE	C3 PRECAST CONCRETE SILL	S1 HERITAGE FACEADE STONE TRIMS & PILASTERS - TO REMAIN & REPAIRED WHERE REQUIRED	
G4 GLAZING: ALUM. FRAMED (DARK GREY), SEALED DOUBLE GLAZED VISION IGU W/ NEUTRAL, LOW -E COATING	M4 STRUCTURAL GLASS CANOPY - METAL FRAME PAINTED DARK GREY		S2 HERITAGE FACADE STONE SILL & LINTELS - TO REMAIN & REPAIRED WHERE REQUIRED	
G5 GLASS SPANDREL PANEL LIGHT GREY	M6 HERITAGE FACADE- METALWORK TO DOCUMENTED & REMOVAL, REPAIRED AND/OR REINSTATED.			
G6 GLASS SPANDREL PANEL DARK GREY	M7 EXTRUDED METAL FRAME PAINTED OFF-WHITE			
G7 SILICONE STRUCTURAL GLAZING				

8' 6' 4' 2' 0" 4' 8' 16' 24'

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343 WEST PENDER ST

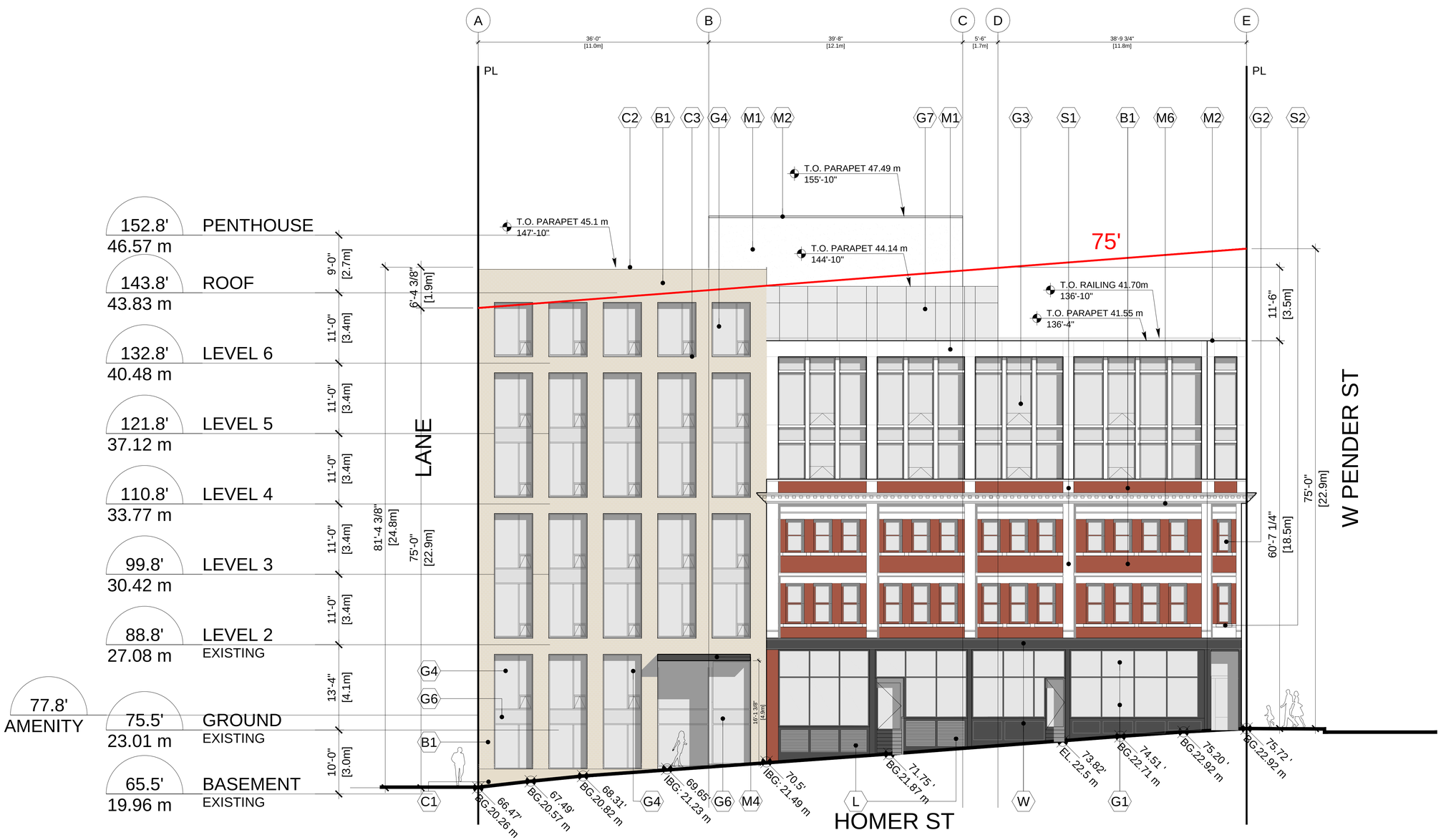
Vancouver, BC

Project

SOUTH ELEVATION

Drawing

Scale	1/8" = 1'-0"
Project	219048.02
Sheet	A401



MATERIAL LEGEND

GLAZING

- G1 HERITAGE STOREFRONT - GLAZING TO BE REPLACED
- G2 HERITAGE WINDOW - GLAZING TO BE REPLACED
- G3 GLAZING: ALUM. FRAMED (WHITE), SEALED DOUBLE GLAZED VISION IGU W/ NEUTRAL, LOW -E COATING
- G4 GLAZING: ALUM. FRAMED (DARK GREY), SEALED DOUBLE GLAZED VISION IGU W/ NEUTRAL, LOW -E COATING
- G5 GLASS SPANDREL PANEL LIGHT GREY
- G6 GLASS SPANDREL PANEL DARK GREY
- G7 SILICONE STRUCTURAL GLAZING

METAL

- M1 METAL PANEL CLADDING - OFF-WHITE
- M2 METAL PANEL CORNICE - OFF-WHITE
- M3 ARCHITECTURAL METAL MESH GATE
- M4 STRUCTURAL GLASS CANOPY - METAL FRAME PAINTED DARK GREY
- M6 HERITAGE FACADE- METALWORK TO DOCUMENTED & REMOVAL, REPAIRED AND/OR REINSTATED.
- M7 EXTRUDED METAL FRAME PAINTED OFF-WHITE

CONCRETE

- C1 ARCHITECTURAL CONCRETE
- C2 ARCHITECTURAL CONCRETE CORNICE
- C3 PRECAST CONCRETE SILL

MASONRY

- B1 BRICK - SAND COLOUR
- B2 HERITAGE FACADE BRICK - RED COLOUR - TO REMAIN & REPAIRED WHERE REQUIRED
- S1 HERITAGE FACEADE STONE TRIMS & PILASTERS - TO REMAIN & REPAIRED WHERE REQUIRED
- S2 HERITAGE FACADE STONE SILL & LINTELS - TO REMAIN & REPAIRED WHERE REQUIRED

OTHERS

- W HERITAGE FACADE WOOD PAINTED CHARCOAL (TO REMAIN)
- L METAL MECHANICAL LOUVERS FINISH: CHARCOAL

8' 6' 4' 2' 0" 4' 8' 16' 24'

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343 WEST PENDER ST

Vancouver, BC

Project

WEST ELEVATION

Drawing

Scale 1/8" = 1'-0"

Project 219048.02

Sheet **A402**

MATERIAL LEGEND

GLAZING	METAL	CONCRETE	MASONRY	OTHERS
G1 HERITAGE STOREFRONT - GLAZING TO BE REPLACED	M1 METAL PANEL CLADDING - OFF-WHITE	C1 ARCHITECTURAL CONCRETE	B1 BRICK - SAND COLOUR	W HERITAGE FACADE WOOD PAINTED CHARCOAL (TO REMAIN)
G2 HERITAGE WINDOW - GLAZING TO BE REPLACED	M2 METAL PANEL CORNICE - OFF-WHITE	C2 ARCHITECTURAL CONCRETE CORNICE	B2 HERITAGE FACADE BRICK - RED COLOUR - TO REMAIN & REPAIRED WHERE REQUIRED	L METAL MECHANICAL LOUVERS FINISH: CHARCOAL
G3 GLAZING: ALUM. FRAMED (WHITE), SEALED DOUBLE GLAZED VISION IGU W/ NEUTRAL, LOW -E COATING	M3 ARCHITECTURAL METAL MESH GATE	C3 PRECAST CONCRETE SILL	S1 HERITAGE FACEADE STONE TRIMS & PILASTERS - TO REMAIN & REPAIRED WHERE REQUIRED	
G4 GLAZING: ALUM. FRAMED (DARK GREY), SEALED DOUBLE GLAZED VISION IGU W/ NEUTRAL, LOW -E COATING	M4 STRUCTURAL GLASS CANOPY - METAL FRAME PAINTED DARK GREY		S2 HERITAGE FACADE STONE SILL & LINTELS - TO REMAIN & REPAIRED WHERE REQUIRED	
G5 GLASS SPANDREL PANEL LIGHT GREY	M6 HERITAGE FACADE- METALWORK TO DOCUMENTED & REMOVAL, REPAIRED AND/OR REINSTATED.			
G6 GLASS SPANDREL PANEL DARK GREY	M7 EXTRUDED METAL FRAME PAINTED OFF-WHITE			
G7 SILICONE STRUCTURAL GLAZING				

8' 6' 4' 2' 0" 4' 8' 16' 24'

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343 WEST PENDER ST

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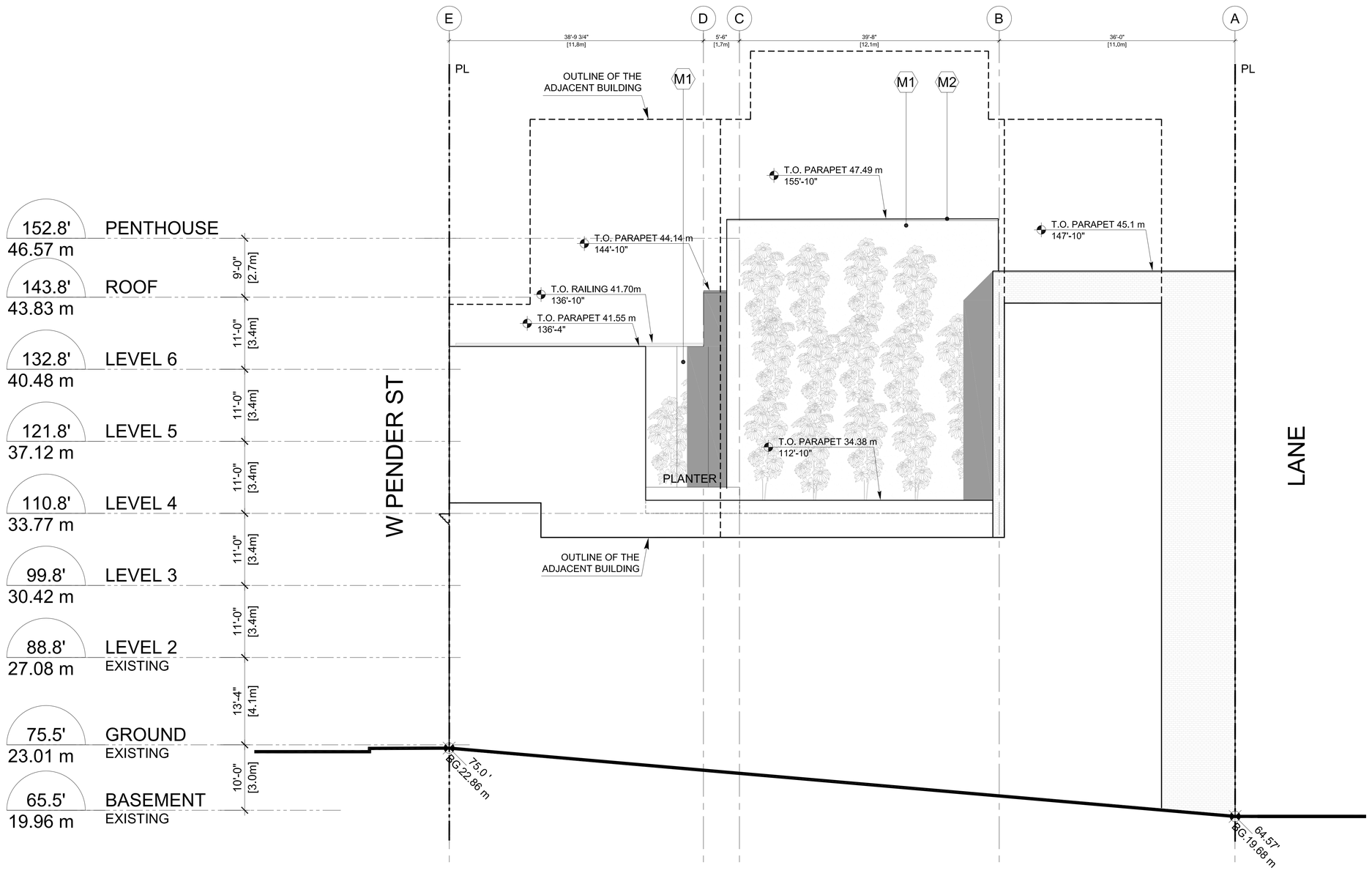
NORTH (LANE) ELEVATION

Drawing

Scale 1/8" = 1'-0"

Project 219048.02

Sheet A403



MATERIAL LEGEND

GLAZING	METAL	CONCRETE	MASONRY	OTHERS
G1 HERITAGE STOREFRONT - GLAZING TO BE REPLACED	M1 METAL PANEL CLADDING - OFF-WHITE	C1 ARCHITECTURAL CONCRETE	B1 BRICK - SAND COLOUR	W HERITAGE FACADE WOOD PAINTED CHARCOAL (TO REMAIN)
G2 HERITAGE WINDOW - GLAZING TO BE REPLACED	M2 METAL PANEL CORNICE - OFF-WHITE	C2 ARCHITECTURAL CONCRETE CORNICE	B2 HERITAGE FACADE BRICK - RED COLOUR - TO REMAIN & REPAIRED WHERE REQUIRED	L METAL MECHANICAL LOUVERS FINISH: CHARCOAL
G3 GLAZING: ALUM. FRAMED (WHITE), SEALED DOUBLE GLAZED VISION IGU W/ NEUTRAL, LOW -E COATING	M3 ARCHITECTURAL METAL MESH GATE	C3 PRECAST CONCRETE SILL	S1 HERITAGE FACEADE STONE TRIMS & PILASTERS - TO REMAIN & REPAIRED WHERE REQUIRED	
G4 GLAZING: ALUM. FRAMED (DARK GREY), SEALED DOUBLE GLAZED VISION IGU W/ NEUTRAL, LOW -E COATING	M4 STRUCTURAL GLASS CANOPY - METAL FRAME PAINTED DARK GREY		S2 HERITAGE FACADE STONE SILL & LINTELS - TO REMAIN & REPAIRED WHERE REQUIRED	
G5 GLASS SPANDREL PANEL LIGHT GREY	M6 HERITAGE FACADE- METALWORK TO DOCUMENTED & REMOVAL REPAIRED AND/OR REINSTATED.			
G6 GLASS SPANDREL PANEL DARK GREY	M7 EXTRUDED METAL FRAME PAINTED OFF-WHITE			
G7 SILICONE STRUCTURAL GLAZING				

8' 6' 4' 2' 0" 4' 8' 16' 24'

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343 WEST PENDER ST

Vancouver, BC

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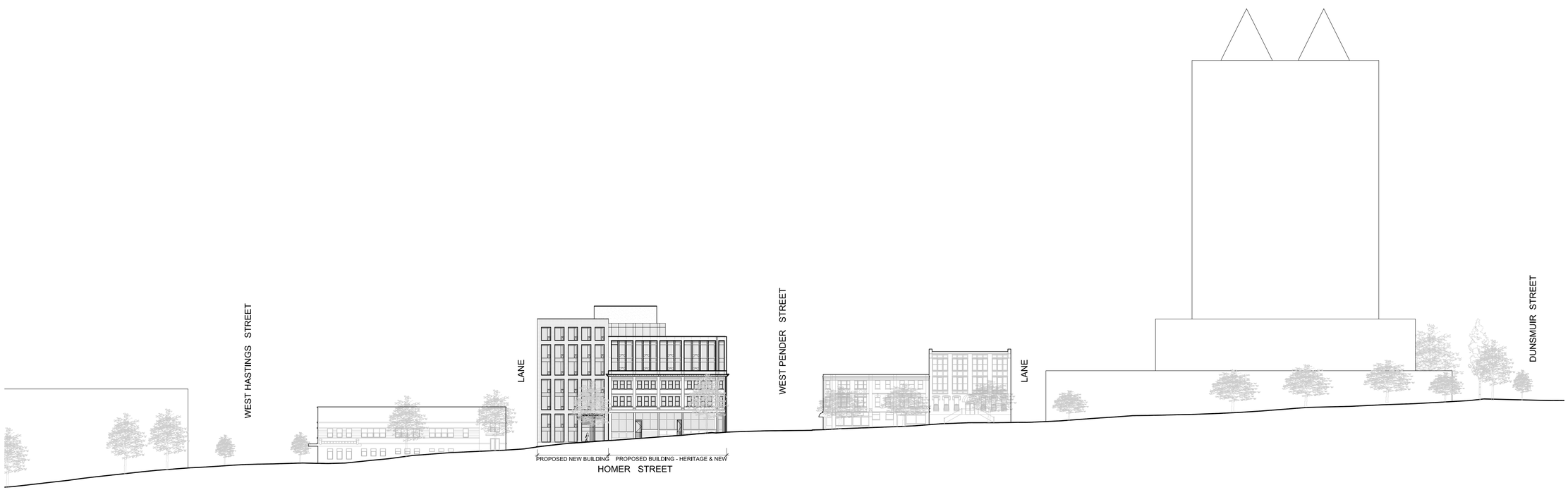
EAST ELEVATION

Drawing

Scale	1/8" = 1'-0"
Project	219048.02
Sheet	A404

1 A411 W PENDER STREET STREETSCAPE
1/32" = 1'-0"



2 A411 HOMER STREET STREETSCAPE
1/32" = 1'-0"

32' 24' 16' 8' 0" 16' 32' 64' 96'

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STREETSCAPE ELEVATIONS

Drawing

Scale 1/32" = 1'-0"

Project 219048.02

Sheet A411

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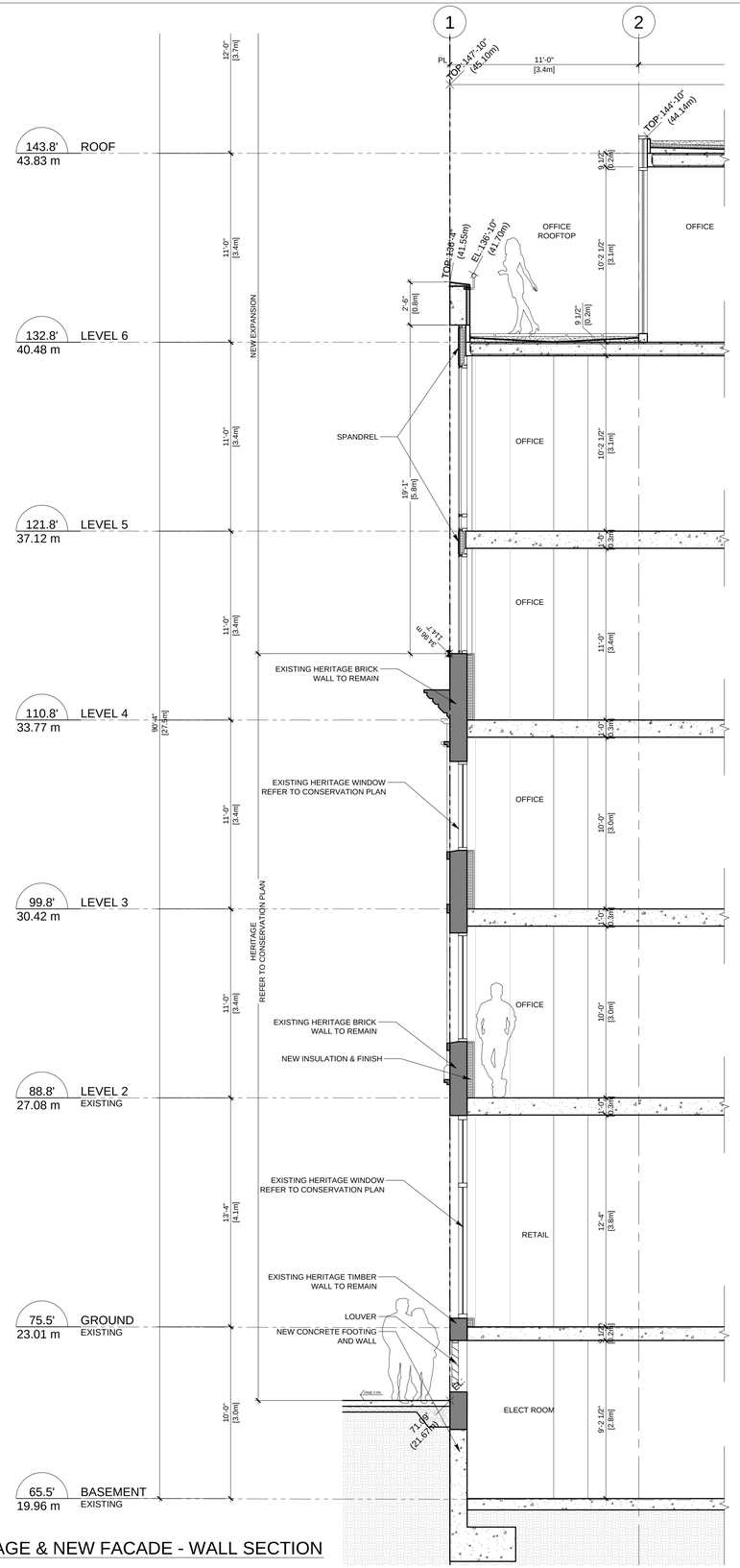
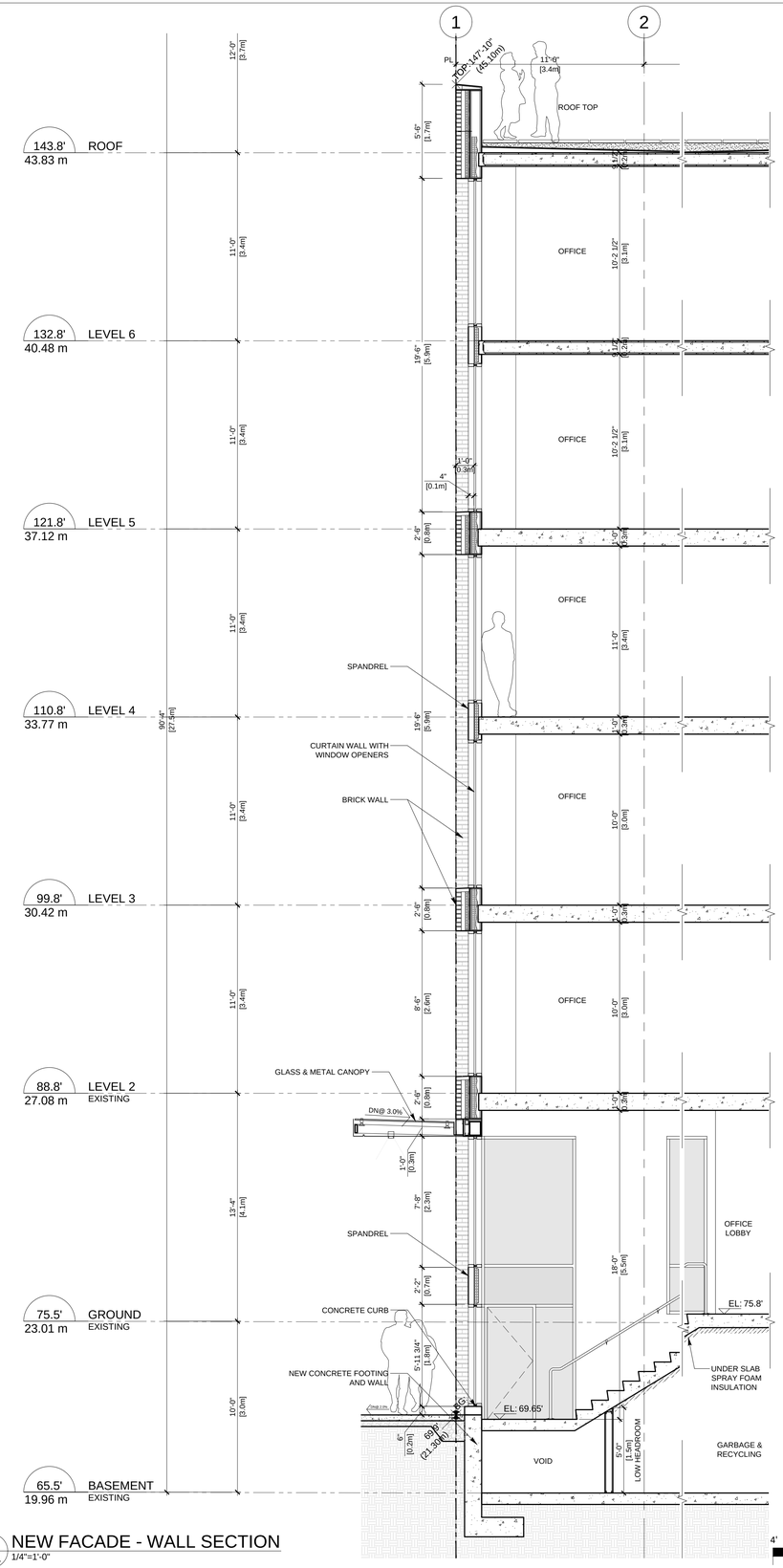


1 A801 HERITAGE & NEW FACADE - WALL SECTION
1/4"=1'-0"



2 A801 NEW FACADE - WALL SECTION
1/4"=1'-0"

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LEGEND :
- Heritage Building
- New Building

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PRELIMINARY WALL SECTIONS

Drawing

Scale 1/4" = 1'-0"

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Sheet A801