

BUILDING ANALYSIS OF:		3456-3480 DUNBAR ST. & 3591 W 19TH AVE, VANCOUVER
ZONE :		C-2
PID :		LOT 7: 011-776-480 LOT 8: 011-776-498
LEGAL DESCRIPTION:		PROPOSED LOT 1, CURRENTLY OF LOTS 7 AND 8, BOTH OF LOT 4, PLAN 4174, AND STRATA PLAN VR174, ALL OF BLOCK 28, DISTRICT LOT 139, NEW WESTMINSTER DISTRICT
SITE SIZE :		13,205 SQ.FT.
FSR :	MAX. ABOVE GROUND LEVEL ALLOWABLE ABOVE GROUND LEVEL PROPOSED	13,205 X 1.75 = 23,108 SQ. FT. 23,075 SQ. FT. (F.S.R.=1.75)
	GROUND LEVEL & BELOW ALLOWABLE	13,205 X (2.5-1.75) = 9,904 SQ. FT.
	GROUND LEVEL & BELOW PROPOSED	9,710 SQ. FT. (F.S.R.=0.74)
	COMMERCIAL:	5,586 SQ.FT.
	RESIDENTIAL:	4,124SQ.FT.
	AMENITY:	1,519 SQ.FT. (EXCLUDED FROM F.S.R.)
	MAX. AMENITY EXCLUSION AMENITY PROPOSED	13,205 X 2.5 X 0.1 = 3,301 SQ. FT. 1,519 SQ. FT.
	MAX. TOTAL ALLOWABLE TOTAL PROPOSED	13,205 X 2.5 = 33,012 SQ. FT. 32,785 SQ. FT. (F.S.R.=2.48)
HEIGHT :	MAX. ALLOWABLE HEIGHT PROPOSED	45.28' (13.8M) 47.28'
FRONT YARD:	MAX. ALLOWABLE PROPOSED	2.00' (0.6M) 2.00'
REAR YARD :	MIN. REQUIRED PROPOSED	2.00' (0.6M) 12.00'
SIDE YARD :	MIN. REQUIRED PROPOSED	2.00' (0.6M) 2.16'
OPEN BALCONIES :	MAX. ALLOWABLE PROPOSED	13,205 X 2.5 X 8% = 2,641 SQ. FT. 771 SQ. FT. (2.3%)
PARKING :		
RESIDENTIAL:	1) 4.2.1.13 A MINIMUM OF 0.5 SPACE FOR EVERY DWELLING UNIT THAT HAS LESS THAN 50 SQ. M OF GROSS FLOOR AREA, AND, FOR EVERY DWELLING UNIT THAT HAS 50 SQ. M OR MORE OF GROSS FLOOR AREA, AT LEAST 0.6 SPACE FOR EVERY DWELLING UNIT PLUS ONE SPACE FOR EACH 200 SQ. M OF GROSS FLOOR AREA, EXCEPT THAT, FOR EVERY DWELLING UNIT WHICH HAS A GROSS FLOOR AREA OF 180 SQ. M OR GREATER, THERE NEED BE NO MORE THAN 1.5 SPACES FOR EVERY DWELLING UNIT.	
	REQUIRED	0.5 X 2 + [(0.6 X 26 + 1,874/200)] = 25.97 (26)
	PROVIDED	30
COMMERCIAL:	1) 4.2.5.1 A MINIMUM OF ONE SPACE FOR EACH 100 SQ.M OF GROSS FLOOR AREA UP TO 300 SQUARE METRES, AND ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 50 SQUARE METRES OF GROSS FLOOR AREA.	
	REQUIRED	3 + [(4,799-3,229)/538] = 5.9 (6)
	PROVIDED	7
TOTAL:	REQUIRED	32
	PROVIDED	37
	HANDICAPPED PARKING REQUIRED	1 + (28-1) X 0.034 = 1.92 (2)
	PROVIDED	2
	HANDICAPPED PARKING STALL PROVIDED	2
	18' 1/2 (L) X 13' 1 1/2" (W)	
	REGULAR PARKING STALL PROVIDED	27
	18' 1/2 (L) X 8' 2 1/2" (W)	
	SMALL PARKING STALL PROVIDED	8
	15' 1 (L) X 7' 6 1/2" (W)	
BICYCLE :		
RESIDENTIAL:	1) 6.2.1.2 CLASS A A MINIMUM OF 1.25 SPACES FOR EVERY DWELLING UNIT CLASS B A MINIMUM OF 6 SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 20 DWELLING UNITS.	
	CLASS A	
	REQUIRED	1.25 X 28 = 35
	PROVIDED	36
	CLASS B	
	REQUIRED	6
	PROVIDED	6
COMMERCIAL:	1) 6.2.5 CLASS A A MINIMUM OF 1 SPACE FOR EACH 500 SQUARE METRES OF GROSS FLOOR AREA CLASS B A MINIMUM OF 6 SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 1,000 SQUARE METRES OF GROSS FLOOR AREA	
	CLASS A	
	REQUIRED	0
	PROVIDED	0
	CLASS B	
	REQUIRED	0
	PROVIDED	0



RESIDENTIAL

UNIT TYPE	NO. BED	AREA (SF)	STORAGE	NET AREA SF	NUMBER OF UNITS				TOTAL UNITS
					1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	
UNIT A	2	928	40	888	2				2
UNIT A1	2	959	40	919	1				1
UNIT B	2	857	40	817		1	1		2
UNIT C	2	907	40	867		2	2		4
UNIT C1	2	906	40	866		1	1		2
UNIT C2	2	873	40	833		1	1		2
UNIT D	2	790	40	750		1	1		2
UNIT E	2	980	40	940		1	1		2
UNIT F	2	821	25	796		1	1		2
UNIT G	1	503	40	463		1	1		2
UNIT H	2	801	40	761				1	1
UNIT H1	2	781	40	741				1	1
UNIT H2	2	775	40	735				1	1
UNIT I	1	656	40	616				1	1
UNIT J	3	1147	40	1107				1	1
UNIT J1	3	1244	40	1204				1	1
UNIT K	1	699	25	674				1	1
TOTAL		24006	1075	22931	3	9	9	7	28

GFA CALCULATION

COMMERCIAL			UNIT TYPE	NET UNIT AREA (SF)	CORRIDOR AREA (SF)	GFA (SF)
UNIT TYPE	AREA (SF)	TOTAL UNITS				
CRU #1	881	1	GROUND FLOOR (RES.)	2695	1542	4237 (F.S.R. = 0.32)
CRU #2	728	1	2ND FLOOR (RES.)	7196	950	8146
CRU #3	735	1	3RD FLOOR (RES.)	7196	950	8146
CRU #4	847	1	4TH FLOOR (RES.)	5837	946	6783
CRU #5	825	1				
CRU #6	685	1	TOTAL (RES.)	22924	4388	27312
TOTAL	4701	6	GROUND FLOOR (COM.)	4701	575	5276 (F.S.R. = 0.40)
			TOTAL FSR			32588 (F.S.R. = 2.47)

DP 1.1	PROJECT DATA
DP 1.2	CONTEXT PLAN & STREETSCAPE
DP 1.3	MASSING VIEW
DP 1.4	COLOR ELEVATIONS
DP 1.5	SITE PLAN
DP 2.1	PARKING PLAN P2
DP 2.2	PARKING PLAN P1
DP 2.3	GROUND FLOOR PLAN
DP 2.4	SECOND FLOOR PLAN
DP 2.5	THIRD FLOOR PLAN
DP 2.6	FOURTH FLOOR PLAN
DP 2.7	ROOF PLAN
DP 3.1	ELEVATIONS
DP 3.2	ELEVATIONS
DP 4.1	SECTIONS

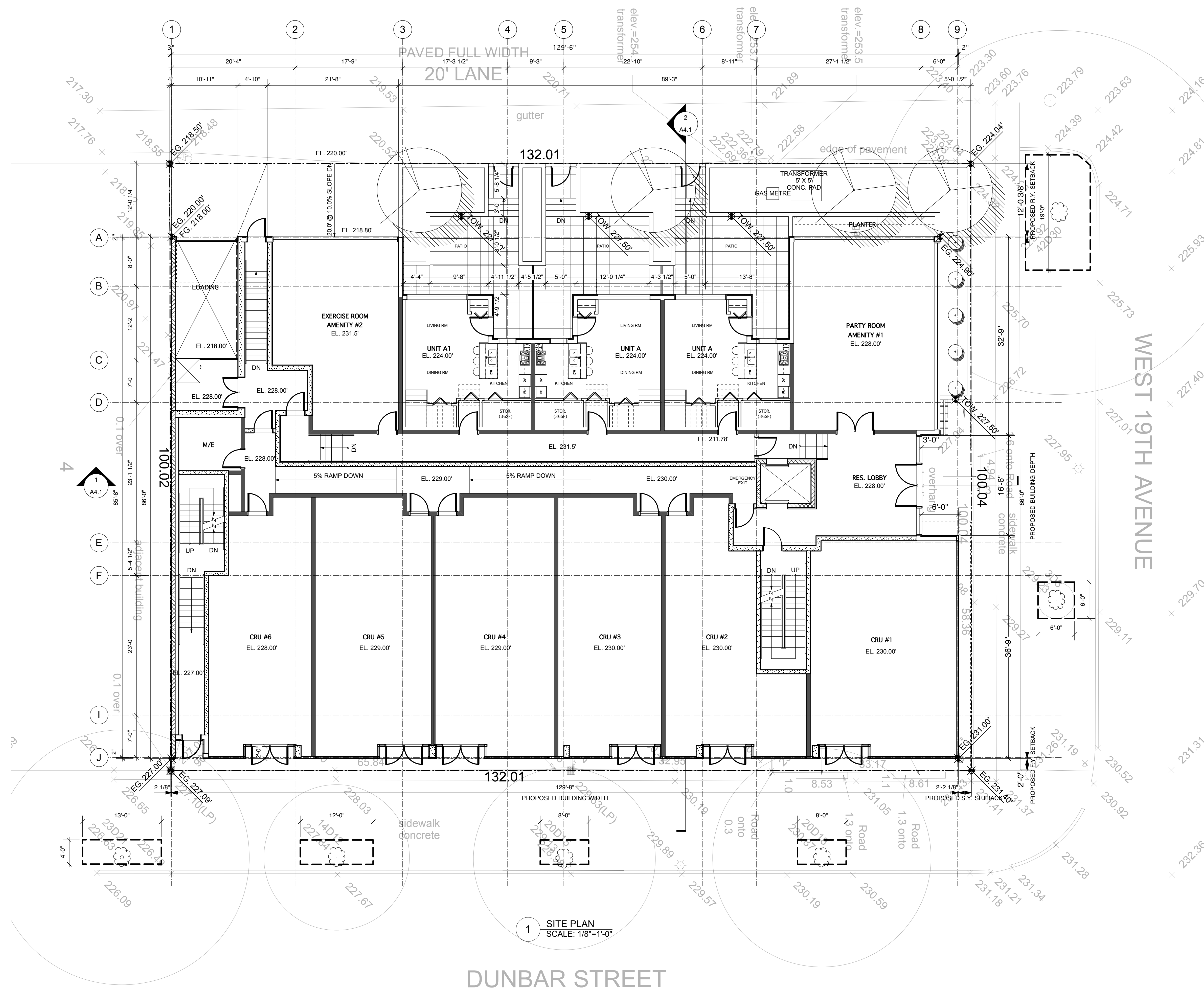
OPEN BALCONIES CALCULATION

	AREA (SF)
GROUND FLOOR	0
2ND FLOOR	72
3RD FLOOR	699
4TH FLOOR	0
TOTAL	771
ALLOWED 13,205X2.5X8%	2641
PROVIDED	771

notes	
date	revisions
Mar. 22nd, 18	DP SUBMISSION
consultants	

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project	
3591 WEST 19TH AVE. VANCOUVER	
title	
PROJECT DATA	
project number	file name
21727	
drawn ck	checked ac
scale	
AS SHOWN	
drawing number	
DP 1.1	



notes	
date	revisions
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project

3591 WEST 19TH AVE.
VANCOUVER

title

SITE PLAN

project number		file name
21727		
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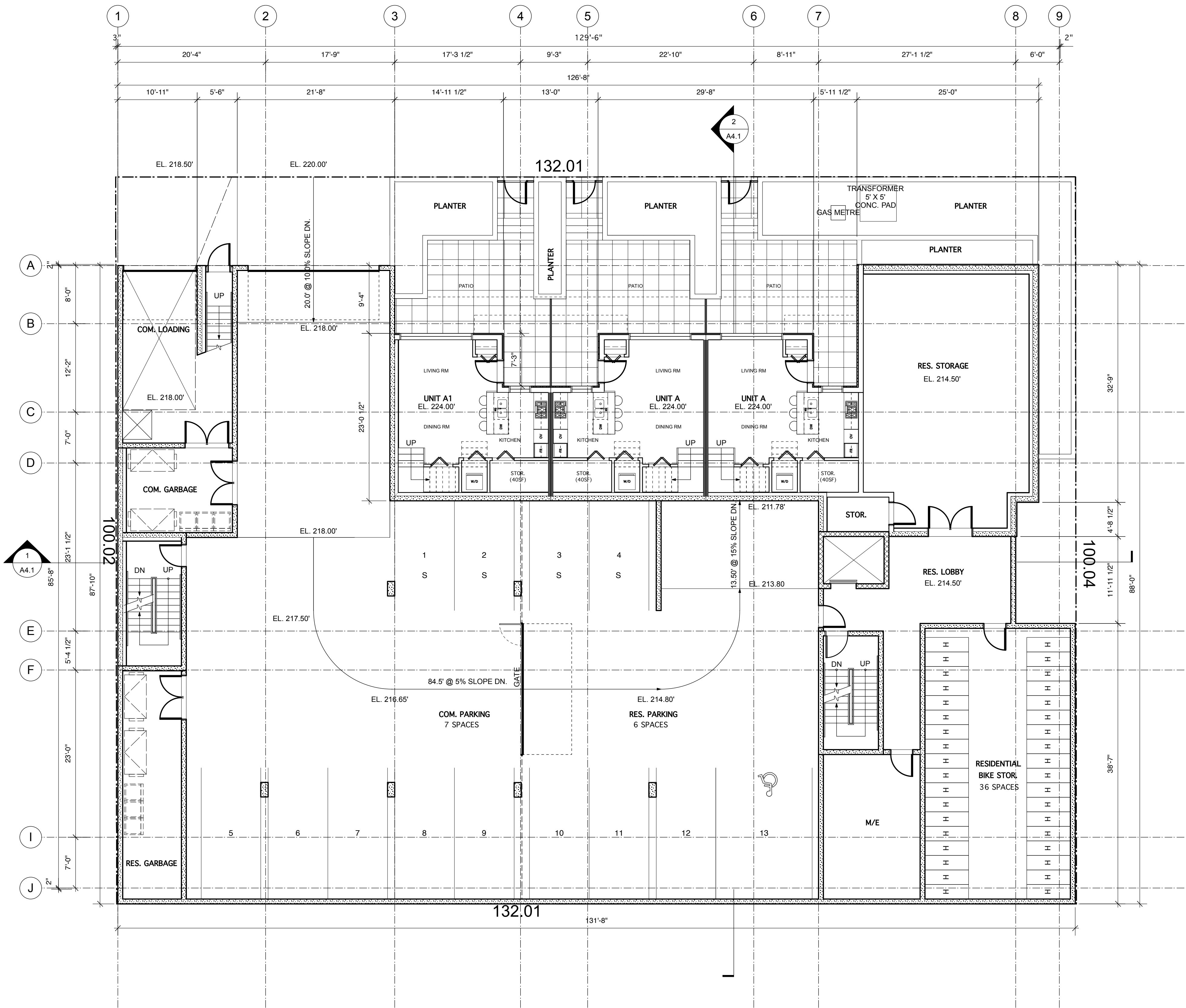
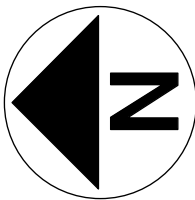


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PARKING PLAN P2		
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1 PARKING PLAN P1
SCALE: 1/8"=1'-0"

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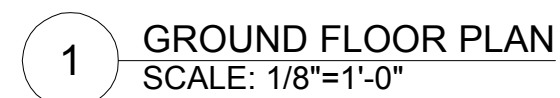
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PARKING PLAN P1	
project number	file name
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Appendix C: Page 5 of 16

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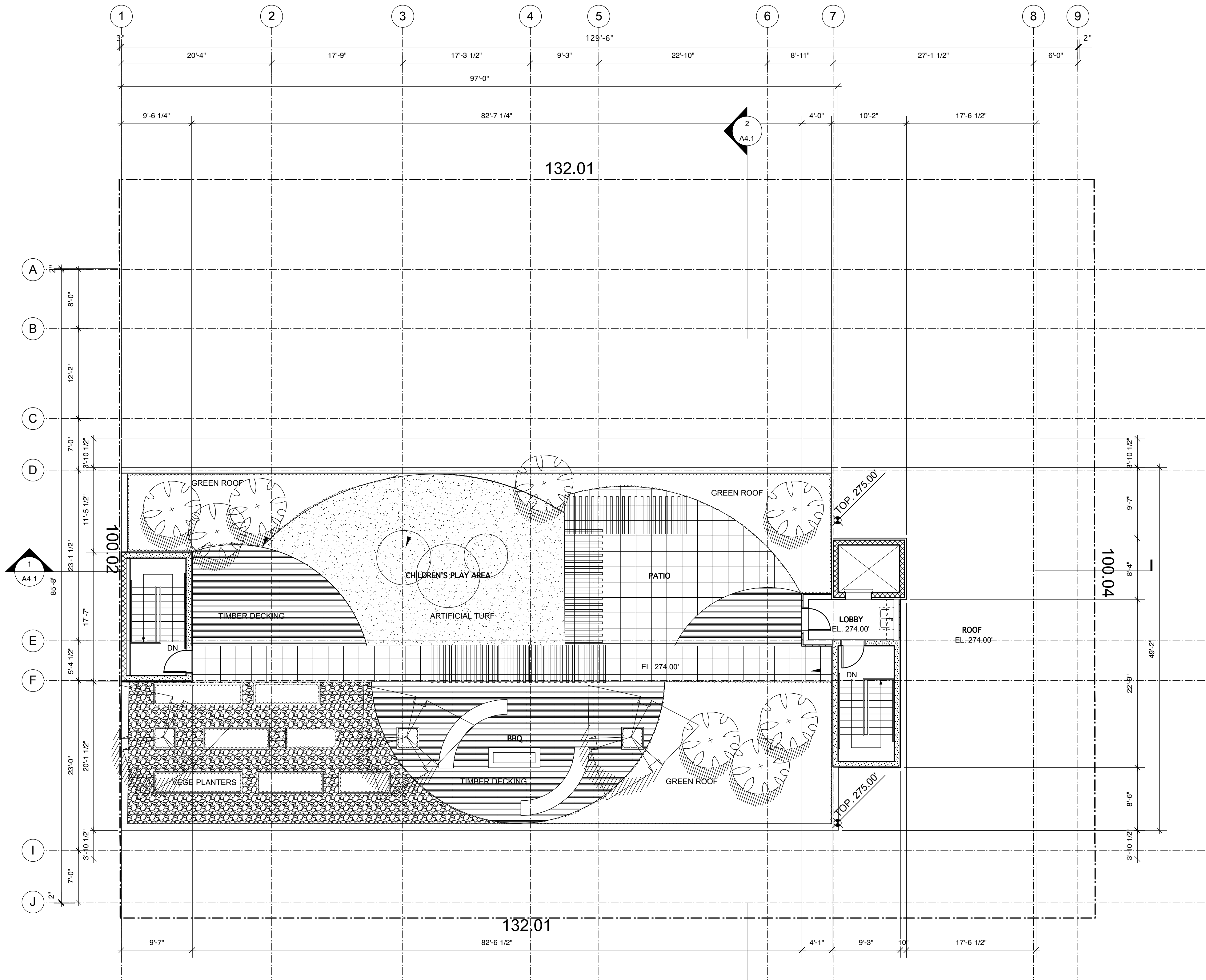
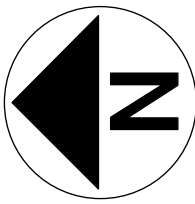
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project	
3591 WEST 19TH AVE. VANCOUVER	
title	
GROUND FLOOR PLAN	
project number	file name
21727	
drawn	scale
ck	AS SHOWN
checked	drawing number
ac	
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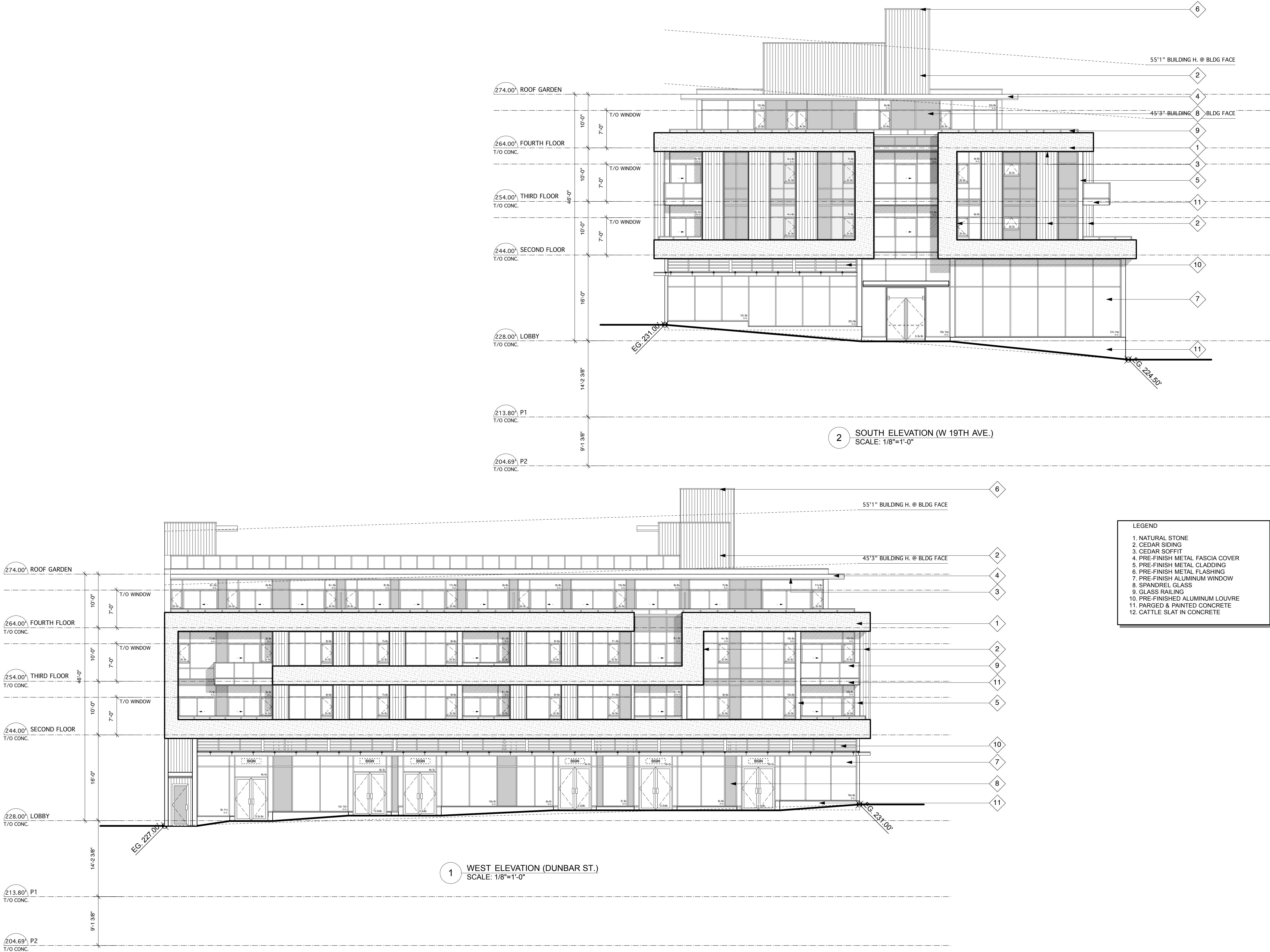
1 ROOF PLAN
SCALE: 1/8"=1'-0"

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date	revisions
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project	
3591 WEST 19TH AVE. VANCOUVER	
title	
ROOF PLAN	
project number	file name
21727	
drawn	checked
ck	ac
scale	
AS SHOWN	
drawing number	
DP 2.7	
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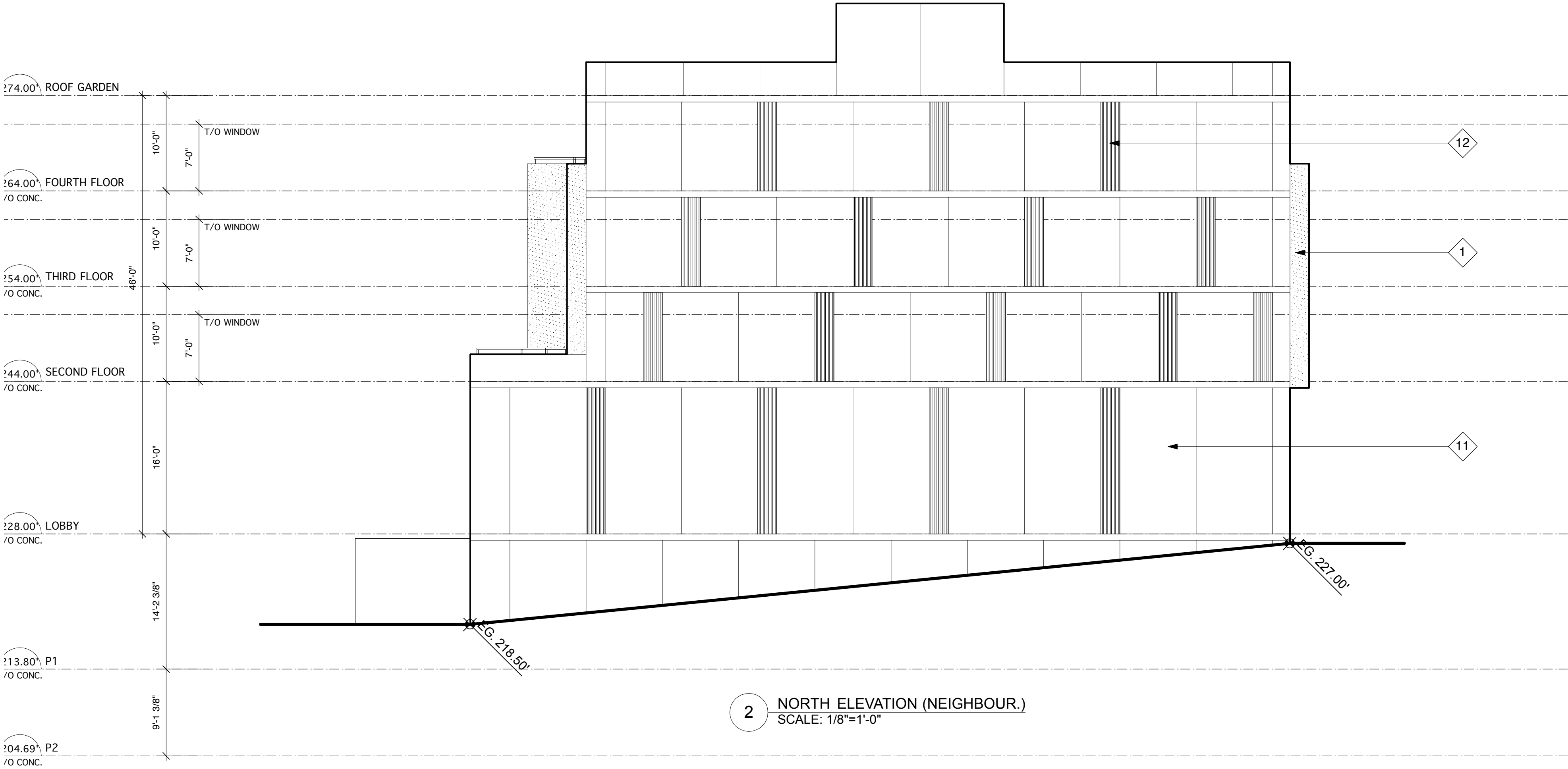


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date	revisions
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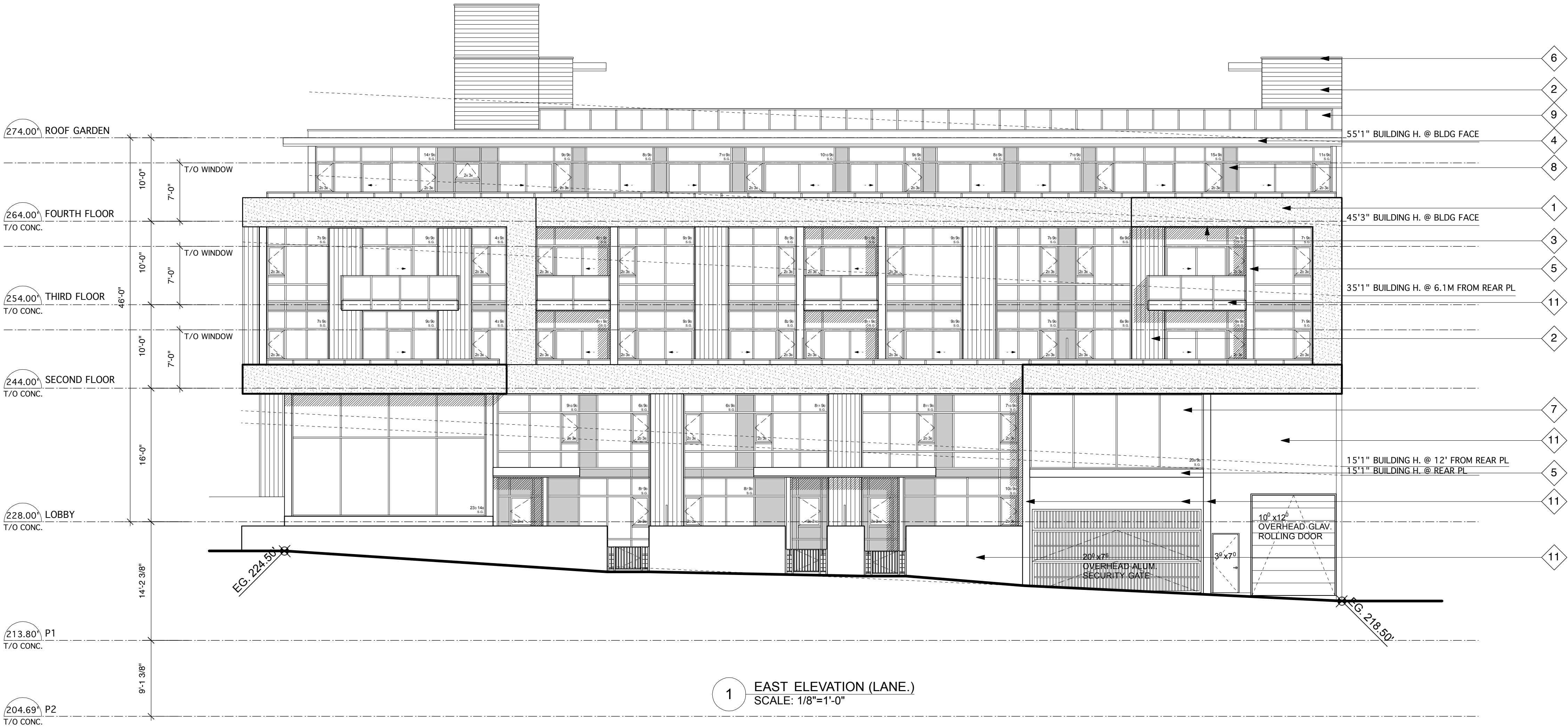
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project 3591 WEST 19TH AVE. VANCOUVER		
title ELEVATIONS		
project number 21727	file name	
drawn ck	checked ac	scale AS SHOWN
drawing number DP 3.1		



2 NORTH ELEVATION (NEIGHBOUR.)
SCALE: 1/8"=1'-0"



1 EAST ELEVATION (LANE.)
SCALE: 1/8"=1'-0"

- LEGEND
- 1. NATURAL STONE
 - 2. CEDAR SIDING
 - 3. CEDAR SOFFIT
 - 4. PRE-FINISH METAL FASCIA COVER
 - 5. PRE-FINISH METAL CLADDING
 - 6. PRE-FINISH METAL FLASHING
 - 7. PRE-FINISH ALUMINUM WINDOW
 - 8. SPANDREL GLASS
 - 9. GLASS RAILING
 - 10. PRE-FINISHED ALUMINUM LOUVRE
 - 11. PARGED & PAINTED CONCRETE
 - 12. CATTLE SLAT IN CONCRETE

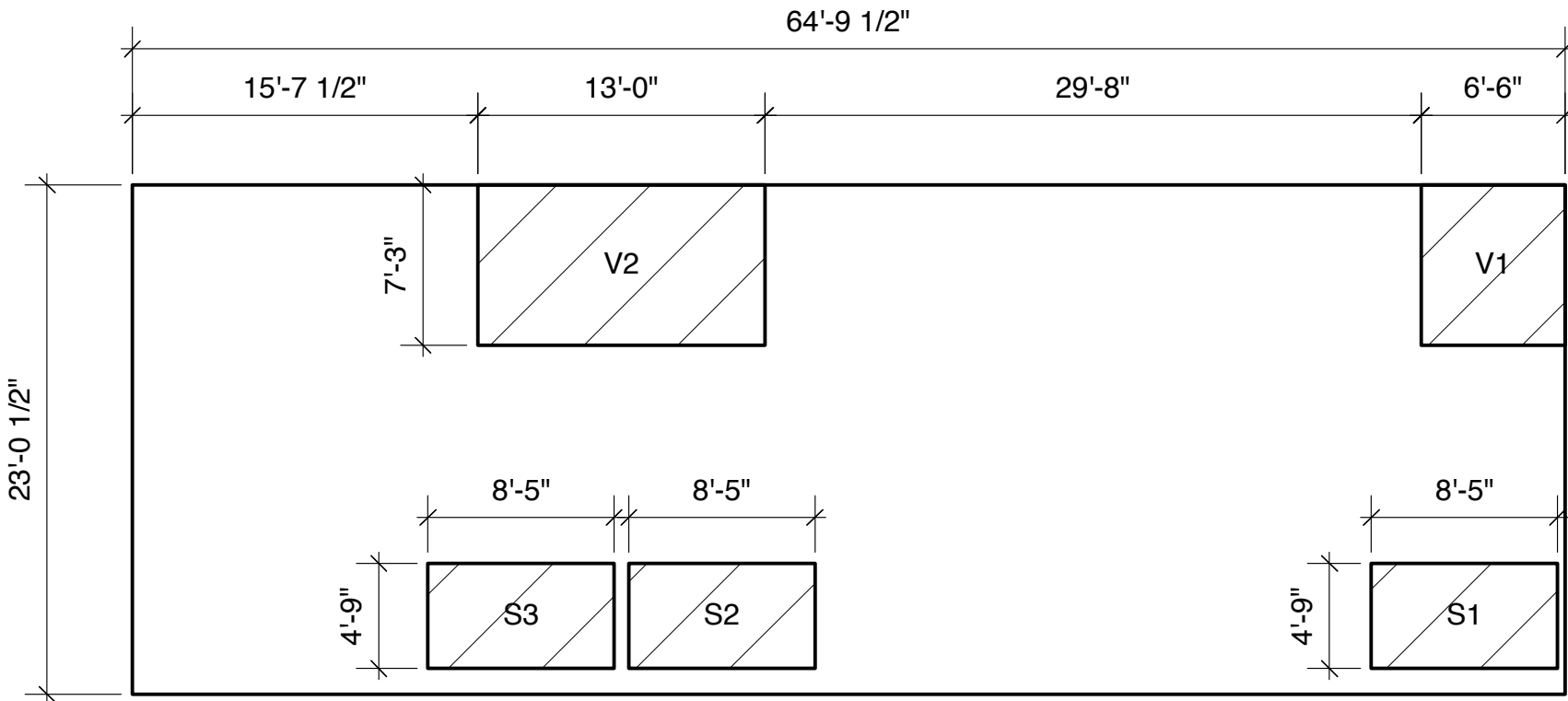
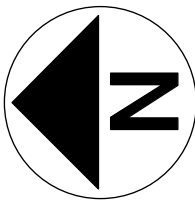
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project 3591 WEST 19TH AVE. VANCOUVER		
title ELEVATIONS		
project number 21727	file name	
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drawing number DP 3.2		<small>Copy right reserved. This plan and design is and as all times remains the exclusive property of Andrew Cheung Architects Inc. and cannot be used in whole or in part without the architect's written consent.</small>

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1 P1 FLOOR AREA OVERLAY
SCALE: 1/8"=1'-0"

GROUND FLOOR RESIDENTIAL AREA - 2

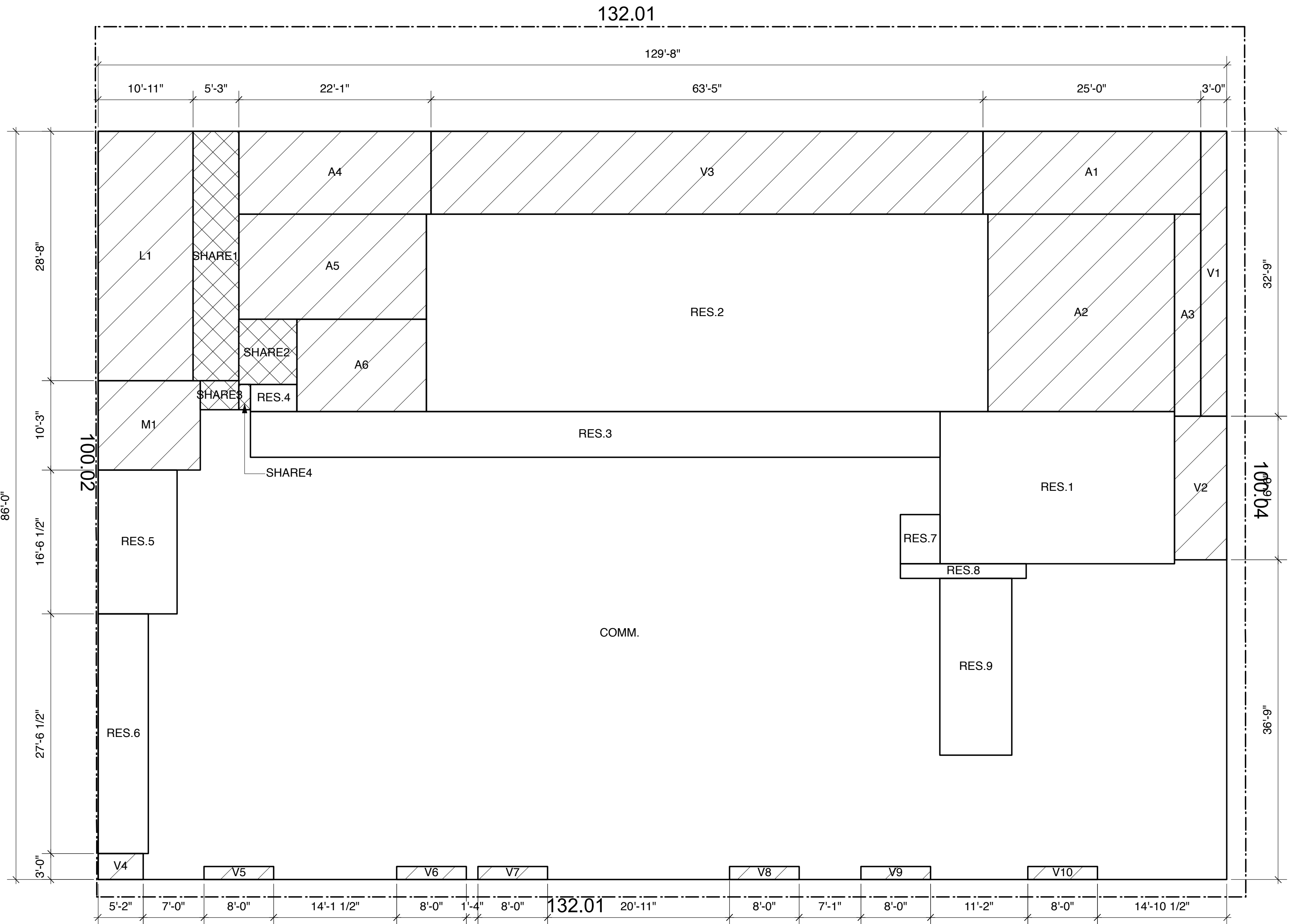
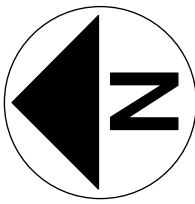
GROSS PERIMETER AREA		64
AREA DEDUCTIONS	V1	6
	V2	13
	S1	8
	S2	8
	S3	8
SUBTOTAL		
TOTAL RES. AREA - 2		

notes	
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project		
3591 WEST 19TH AVE. VANCOUVER		
title		
PI FLOOR AREA OVERLAY		
project number		file name
21727		
drawn	checked	scale
ck	ac	AS SHOWN
drawing number		
DP 5.1		



1 GROUND FLOOR AREA OVERLAY
SCALE: 1/8"=1'-0"

GROUND FLOOR

GROSS PERIMETER AREA 129.67' x 86.00' = 11,151 SQ. FT.

AREA DEDUCTIONS	V1	3.00' x 32.75'	=	98 SQ. FT.
	V2	6.00' x 16.50'	=	99 SQ. FT.
	V3	65.42' x 9.50'	=	603 SQ. FT.
	V4	5.16' x 3.00'	=	16 SQ. FT.
	V5	8.00' x 1.50'	=	12 SQ. FT.
	V6	8.00' x 1.50'	=	12 SQ. FT.
	V7	8.00' x 1.50'	=	12 SQ. FT.
	V8	8.00' x 1.50'	=	12 SQ. FT.
	V9	8.00' x 1.50'	=	12 SQ. FT.
	V10	8.00' x 1.50'	=	12 SQ. FT.
	L1	10.92' x 28.67'	=	313 SQ. FT.
	M1	11.75' x 10.25'	=	121 SQ. FT.
	A1	25.00' x 9.50'	=	238 SQ. FT.
	A2	21.46' x 22.71'	=	487 SQ. FT.
	A3	3.00' x 23.25'	=	70 SQ. FT.
	A4	22.08' x 9.50'	=	210 SQ. FT.
	A5	21.54' x 12.08'	=	260 SQ. FT.
	A6	14.88' x 10.63'	=	158 SQ. FT.
SUBTOTAL				2,745 SQ. FT.

	RES.1	26.94' x 17.50'	=	471 SQ. FT.
	RES.2	64.50' x 22.71'	=	1,465 SQ. FT.
	RES.3	79.23' x 5.25'	=	416 SQ. FT.
	RES.4	5.33' x 3.13'	=	17 SQ. FT.
	RES.5	9.08' x 16.54'	=	150 SQ. FT.
	RES.6	5.77' x 27.54'	=	159 SQ. FT.
	RES.7	4.56' x 5.67'	=	26 SQ. FT.
	RES.8	14.46' x 1.67'	=	24 SQ. FT.
	RES.9	8.25' x 20.33'	=	168 SQ. FT.
SUBTOTAL				2,896 SQ. FT.

	SHARE1	5.25' x 28.67'	=	151 SQ. FT. /2
	SHARE2	6.67' x 7.50'	=	50 SQ. FT. /2
	SHARE3	4.42' x 3.33'	=	15 SQ. FT. /2
	SHARE4	1.33' x 2.92'	=	4 SQ. FT. /2
SUBTOTAL				110 SQ. FT.

TOTAL COMM. AREA 5,400 SQ. FT.

GROUND FLOOR RESIDENTIAL AREA - 1

	RES.1	26.94' x 17.50'	=	471 SQ. FT.
	RES.2	64.50' x 22.71'	=	1,465 SQ. FT.
	RES.3	79.23' x 5.25'	=	416 SQ. FT.
	RES.4	5.33' x 3.13'	=	17 SQ. FT.
	RES.5	9.08' x 16.54'	=	150 SQ. FT.
	RES.6	5.77' x 27.54'	=	159 SQ. FT.
	RES.7	4.56' x 5.67'	=	26 SQ. FT.
	RES.8	14.46' x 1.67'	=	24 SQ. FT.
	RES.9	8.25' x 20.33'	=	168 SQ. FT.
SUBTOAL				2,896 SQ. FT.

ADD	SHARE1	5.25' x 28.67'	=	151 SQ. FT. /2
	SHARE2	6.67' x 7.50'	=	50 SQ. FT. /2
	SHARE3	4.42' x 3.33'	=	15 SQ. FT. /2
	SHARE4	1.33' x 2.92'	=	4 SQ. FT. /2
SUBTOAL				110 SQ. FT.

TOTAL RES. AREA - 1 3,006 SQ. FT.

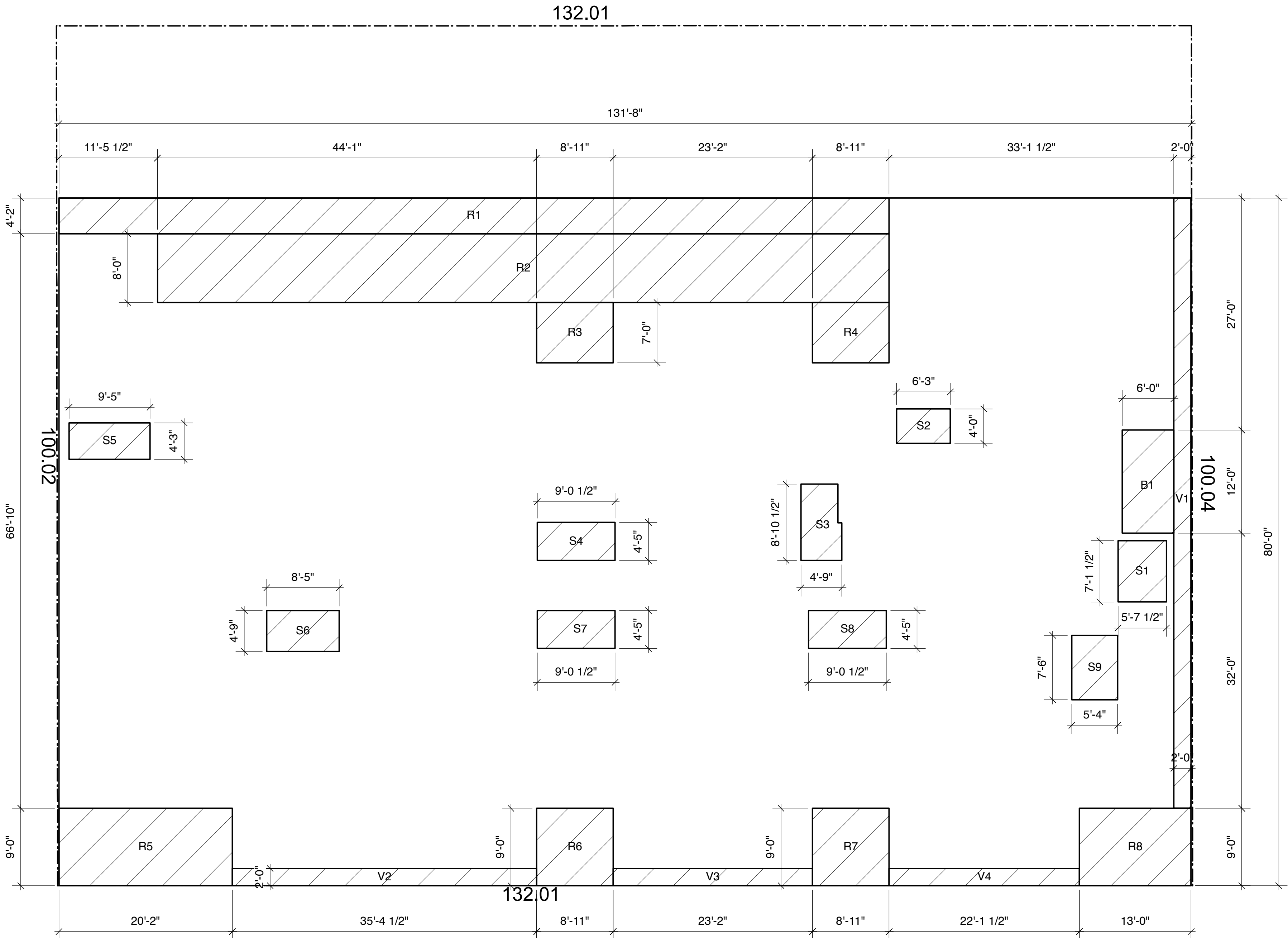
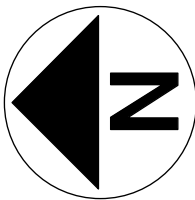
ADD RES. AREA - 2 1,231 SQ. FT.
TOAL RES. AREA 4,237 SQ. FT.

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project 3591 WEST 19TH AVE. VANCOUVER		
title GROUND FLOOR AREA OVERLAY		
project number 21727	file name	
drawn ck	checked ac	scale AS SHOWN
drawing number DP 5.2		



1 SECOND FLOOR AREA OVERLAY
SCALE: 1/8"=1'-0"

2ND FLOOR

GROSS PERIMETER AREA 131.67' x 80.00' = 10,534 SQ. FT.

AREA DEDUCTIONS	S1	5.63' x 7.13'	=	40 SQ. FT.
	S2	6.25' x 4.00'	=	25 SQ. FT.
	S3	~ 4.75' x 8.88'	=	40 SQ. FT.
	S4	9.00' x 4.42'	=	40 SQ. FT.
	S5	9.42' x 4.25'	=	40 SQ. FT.
	S6	8.42' x 4.75'	=	40 SQ. FT.
	S7	9.00' x 4.42'	=	40 SQ. FT.
	S8	9.00' x 4.42'	=	40 SQ. FT.
	S9	5.33' x 7.50'	=	40 SQ. FT.
	B1	6.00' x 12.00'	=	72 SQ. FT.
	R1	96.54' x 4.17'	=	402 SQ. FT.
	R2	85.08' x 8.00'	=	681 SQ. FT.
	R3	8.92' x 7.00'	=	63 SQ. FT.
	R4	8.92' x 7.00'	=	63 SQ. FT.
	R5	20.19' x 9.00'	=	182 SQ. FT.
	R6	8.92' x 9.00'	=	80 SQ. FT.
SUBTOTAL	R7	8.92' x 9.00'	=	80 SQ. FT.
	R8	13.00' x 9.00'	=	117 SQ. FT.
	V1	2.00' x 71.00'	=	142 SQ. FT.
	V2	35.38' x 2.00'	=	71 SQ. FT.
	V3	23.17' x 2.00'	=	46 SQ. FT.
	V4	22.13' x 2.00'	=	44 SQ. FT.
				2,388 SQ. FT.

TOTAL NET AREA 8,146 SQ.FT.

2ND FLOOR OPEN BALCONY AREA

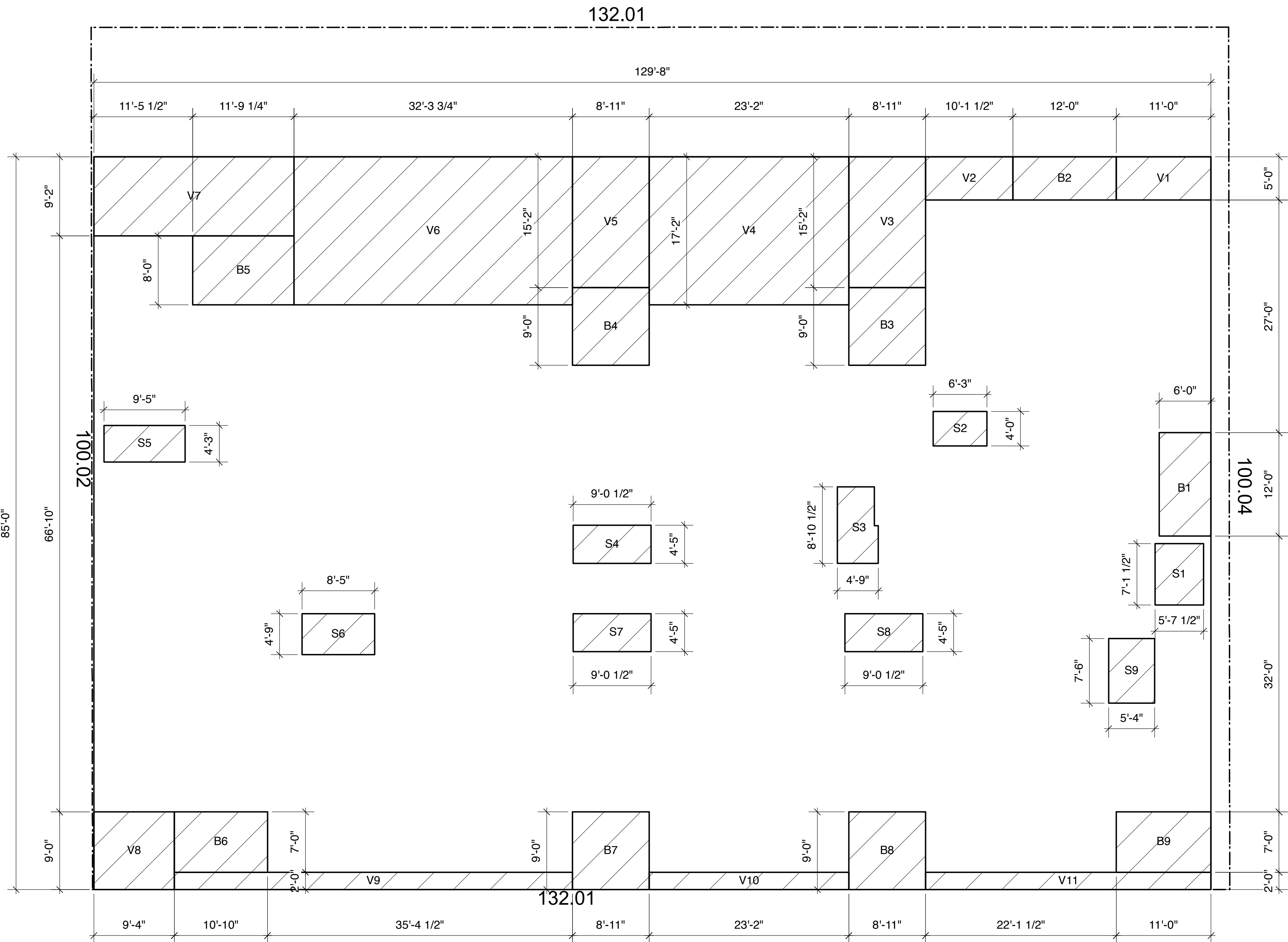
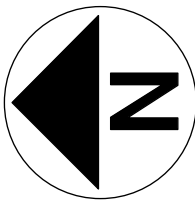
TOTAL	B1	6.00' x 12.00'	=	72 SQ. FT.
				72 SQ. FT.

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project 3591 WEST 19TH AVE. VANCOUVER			
title SECOND FLOOR AREA OVERLAY			
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1 THIRD FLOOR AREA OVERLAY
SCALE: 1/8"=1'-0"

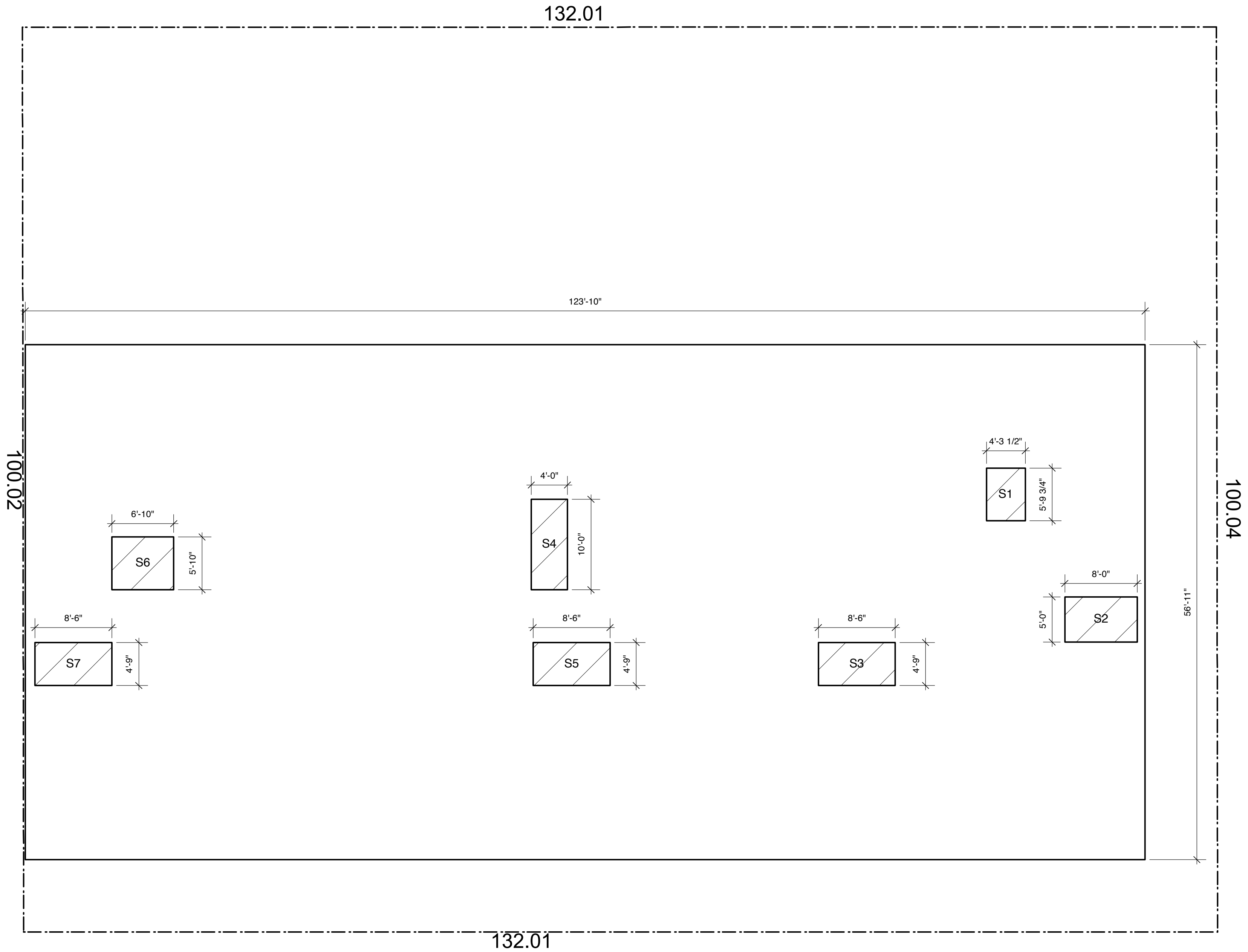
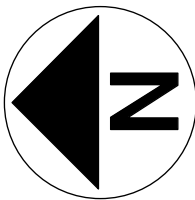
3RD FLOOR	
GROSS PERIMETER AREA	129.67' x 85.00' = 11,022 SQ. FT.
AREA DEDUCTIONS	
S1	5.63' x 7.13' = 40 SQ. FT.
S2	6.25' x 4.00' = 25 SQ. FT.
S3	~ 4.75' x 8.88' = 40 SQ. FT.
S4	9.00' x 4.42' = 40 SQ. FT.
S5	9.42' x 4.25' = 40 SQ. FT.
S6	8.42' x 4.75' = 40 SQ. FT.
S7	9.00' x 4.42' = 40 SQ. FT.
S8	9.00' x 4.42' = 40 SQ. FT.
S9	5.33' x 7.50' = 40 SQ. FT.
B1	6.00' x 12.00' = 72 SQ. FT.
B2	12.00' x 5.00' = 60 SQ. FT.
B3	8.92' x 9.00' = 80 SQ. FT.
B4	8.92' x 9.00' = 80 SQ. FT.
B5	11.77' x 8.00' = 94 SQ. FT.
B6	10.83' x 7.00' = 76 SQ. FT.
B7	8.92' x 9.00' = 80 SQ. FT.
B8	8.92' x 9.00' = 80 SQ. FT.
B9	11.00' x 7.00' = 77 SQ. FT.
V1	11.00' x 5.00' = 55 SQ. FT.
V2	10.13' x 5.00' = 51 SQ. FT.
V3	8.92' x 15.17' = 135 SQ. FT.
V4	23.17' x 17.17' = 398 SQ. FT.
V5	8.92' x 15.17' = 135 SQ. FT.
V6	32.31' x 17.17' = 555 SQ. FT.
V7	23.23' x 9.17' = 213 SQ. FT.
V8	9.33' x 9.00' = 84 SQ. FT.
V9	46.21' x 2.00' = 93 SQ. FT.
V10	23.17' x 2.00' = 46 SQ. FT.
V11	33.13' x 2.00' = 67 SQ. FT.
SUBTOTAL	2,876 SQ. FT.
TOTAL NET AREA	8,146 SQ. FT.
3RD FLOOR OPEN BALCONY AREA	
B1	6.00' x 12.00' = 72 SQ. FT.
B2	12.00' x 5.00' = 60 SQ. FT.
B3	8.92' x 9.00' = 80 SQ. FT.
B4	8.92' x 9.00' = 80 SQ. FT.
B5	11.77' x 8.00' = 94 SQ. FT.
B6	10.83' x 7.00' = 76 SQ. FT.
B7	8.92' x 9.00' = 80 SQ. FT.
B8	8.92' x 9.00' = 80 SQ. FT.
B9	11.00' x 7.00' = 77 SQ. FT.
TOTAL	699 SQ. FT.

notes	
date	revisions
Mar. 22nd, 18	DP SUBMISSION
consultants	

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project	
3591 WEST 19TH AVE. VANCOUVER	
title	
THIRD FLOOR AREA OVERLAY	
project number	file name
21727	
drawn	checked
ck	ac
scale	
AS SHOWN	
drawing number	
DP 5.4	



4TH FLOOR			
GROSS PERIMETER AREA	123.83' x 56.92' = 7,048 SQ. FT.		
AREA DEDUCTIONS	S1	4.29' x 5.81'	= 25 SQ. FT.
	S2	8.00' x 5.00'	= 40 SQ. FT.
	S3	8.50' x 4.75'	= 40 SQ. FT.
	S4	4.00' x 10.00'	= 40 SQ. FT.
	S5	8.50' x 4.75'	= 40 SQ. FT.
	S6	6.83' x 5.83'	= 40 SQ. FT.
	S7	8.50' x 4.75'	= 40 SQ. FT.
SUBTOTAL	265 SQ. FT.		
TOTAL NET AREA	6,783 SQ. FT.		

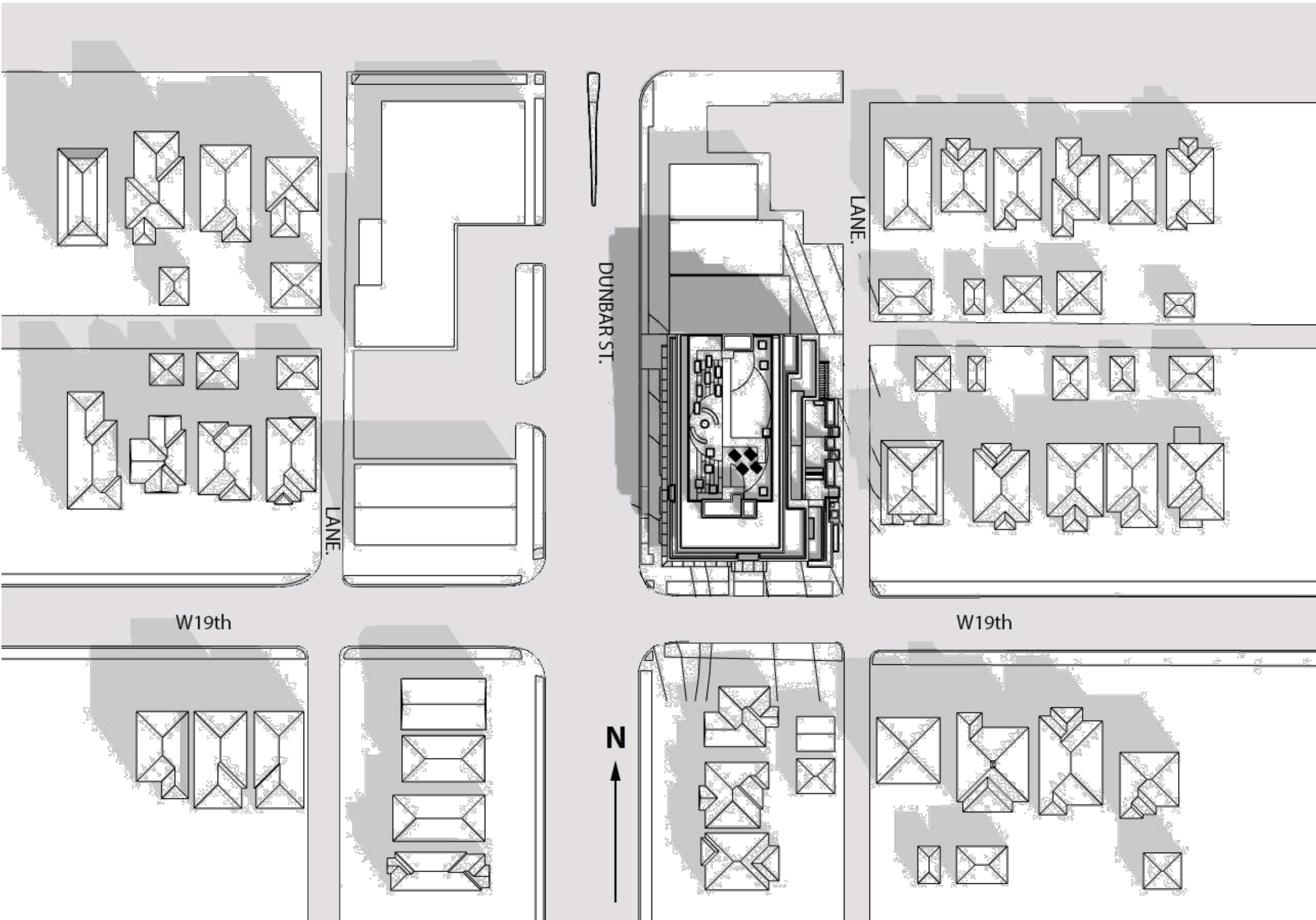
1 FOURTH FLOOR AREA OVERLAY
SCALE: 1/8"=1'-0"

notes	
date	revisions
Mar. 22nd, 18	DP SUBMISSION
consultants	

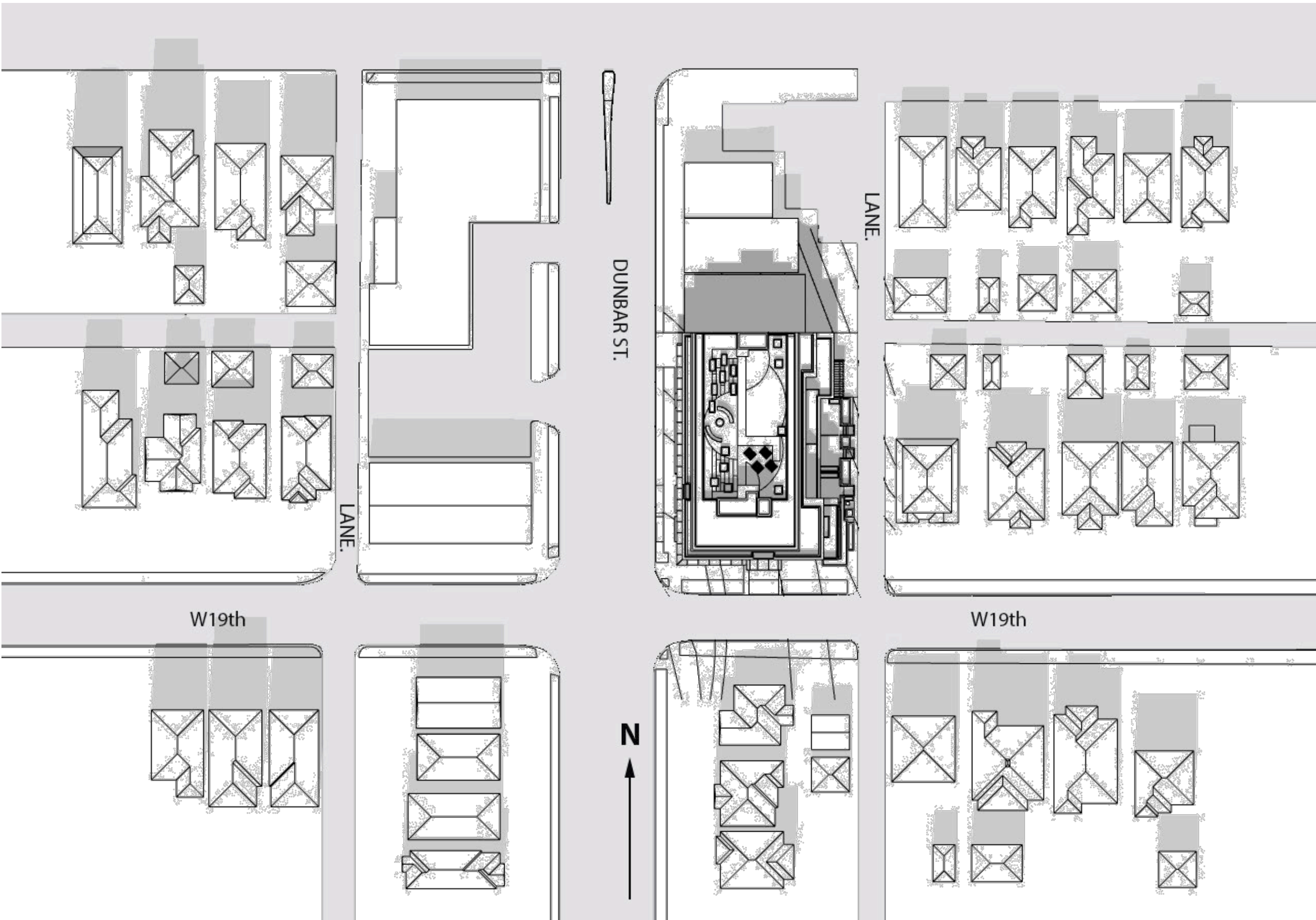
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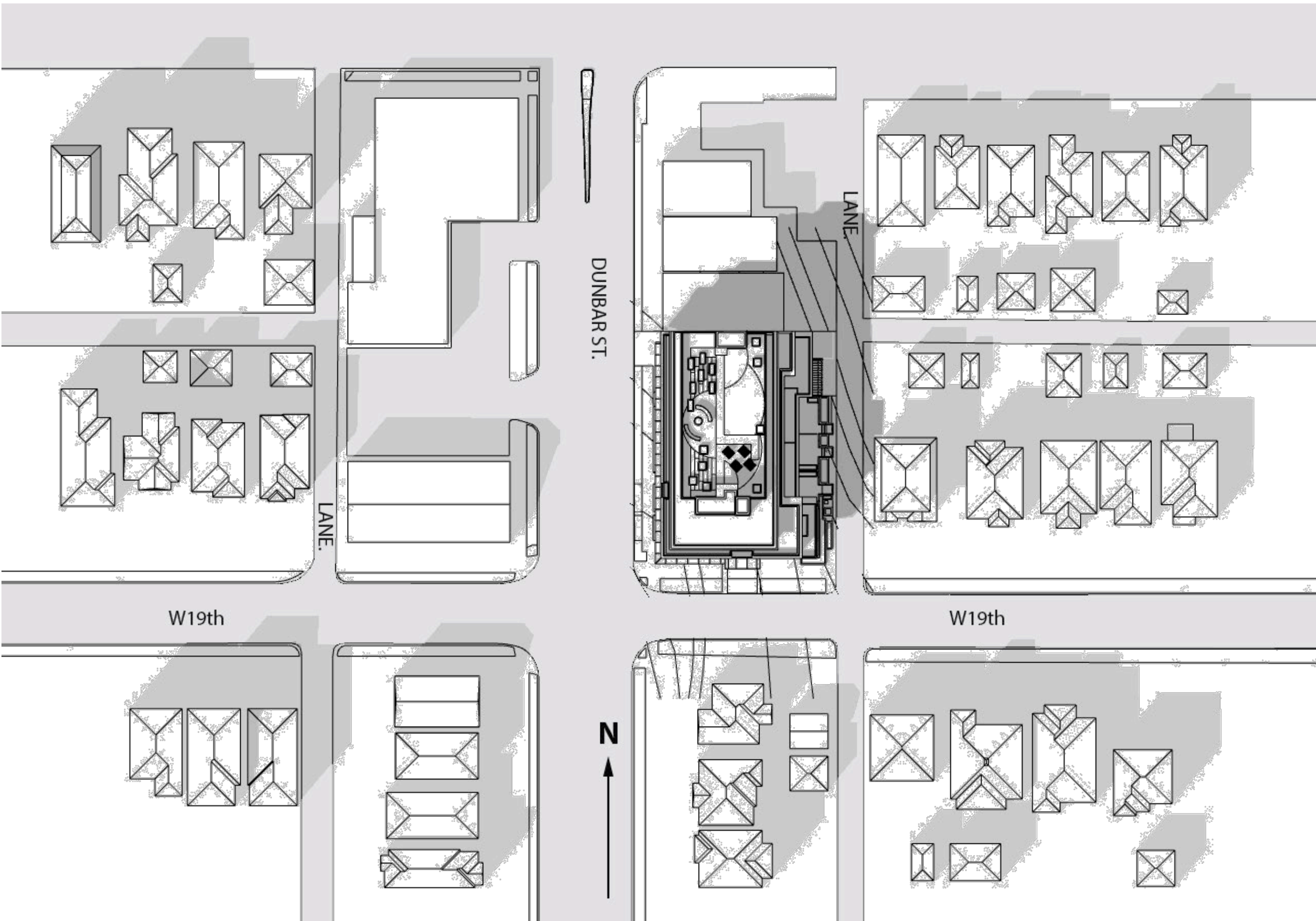
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title FOURTH FLOOR AREA OVERLAY		
project number 21727		file name
drawn ck	checked ac	scale AS SHOWN
drawing number DP 5.5		



1 10:30



2 12:30PM



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notes	
date	revisions
Mar. 22nd, 18	DP SUBMISSION
consultants	

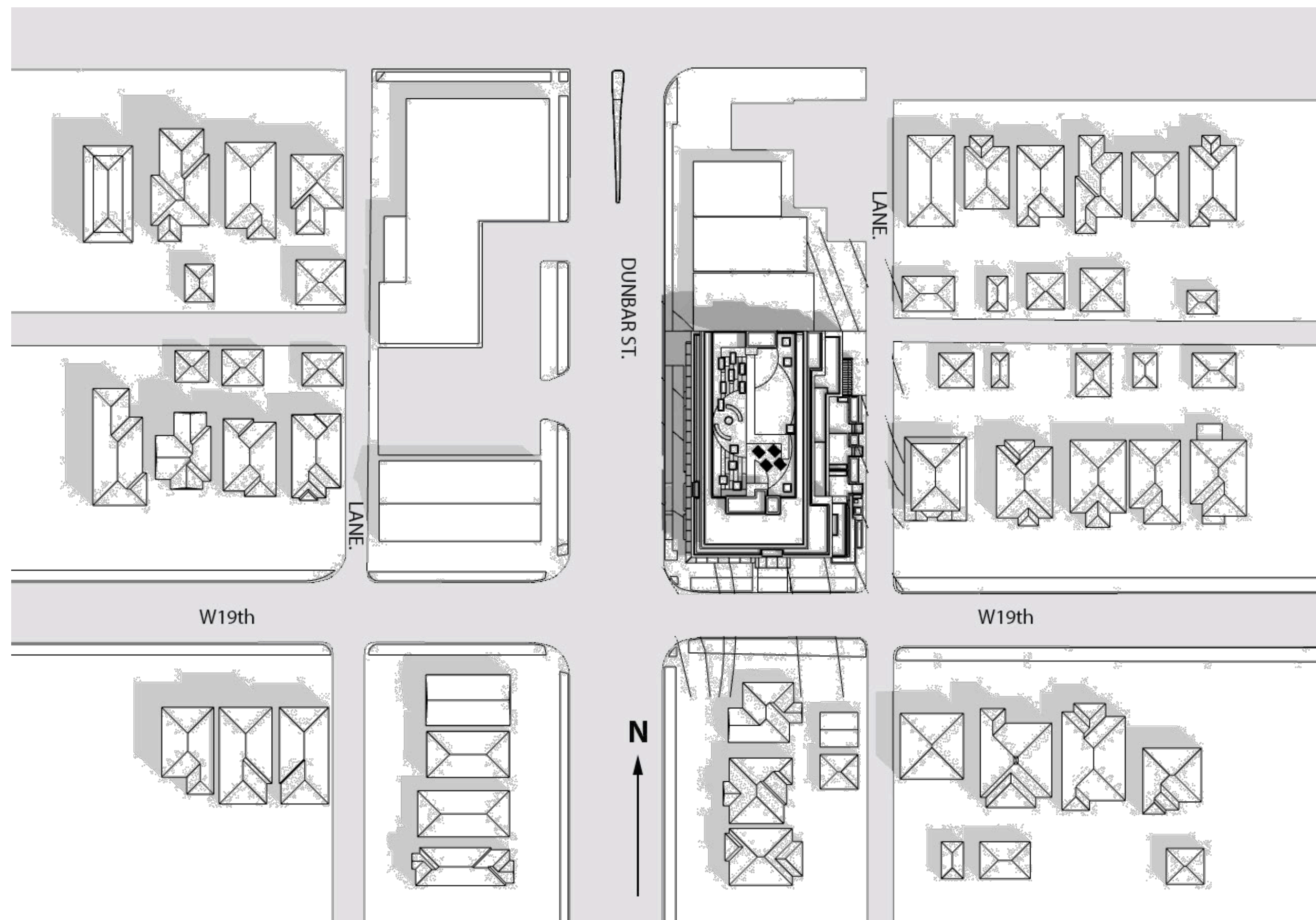
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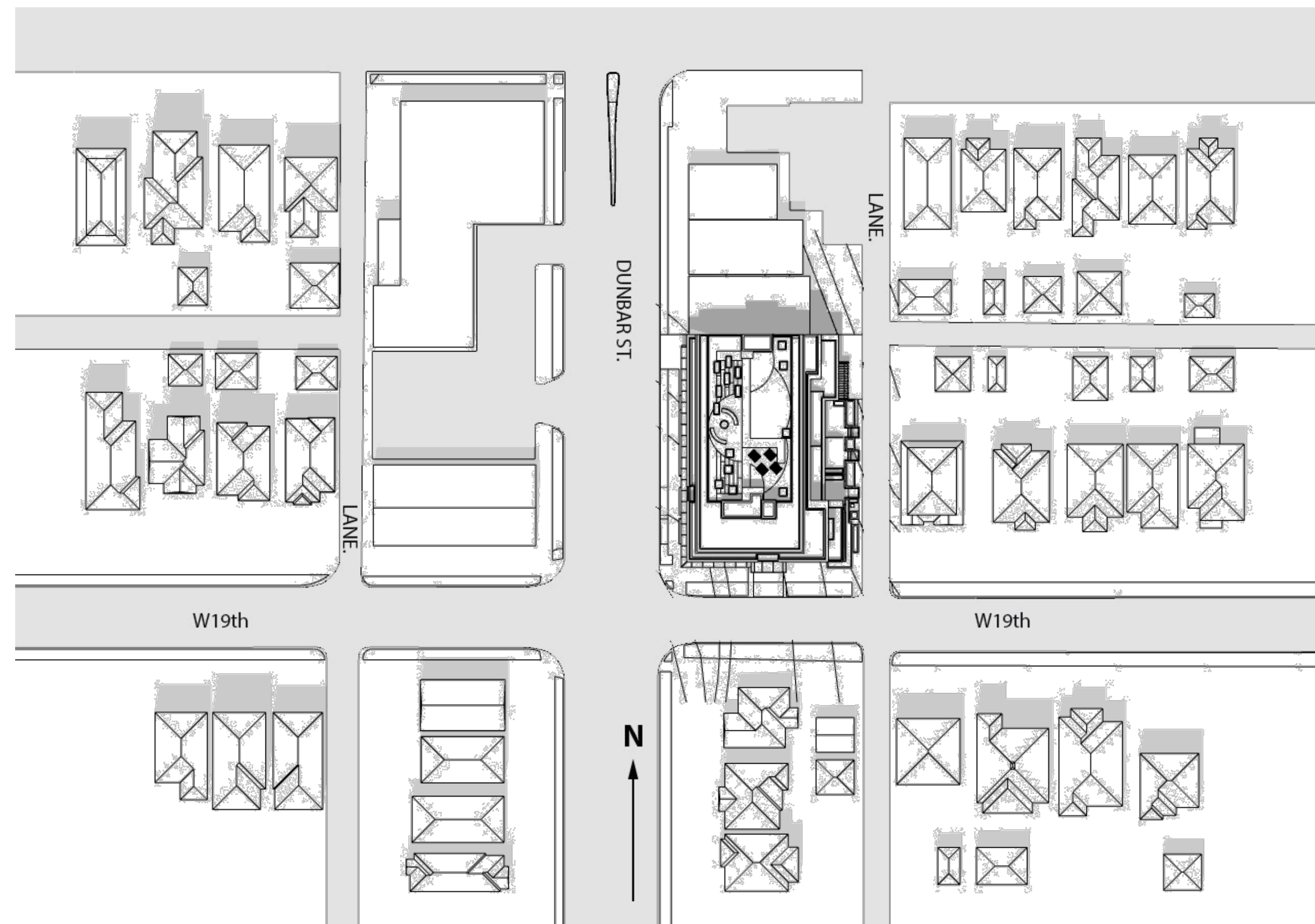
tel (604) 685-2088
fax (604) 685-1889

project		
3591 WEST 19TH AVE. VANCOUVER		
title		
SHADOW STUDY MAR. 21ST		
project number		file name
21727		
drawn	checked	scale
ck	ac	AS SHOWN
drawing number		
DP 6.1		

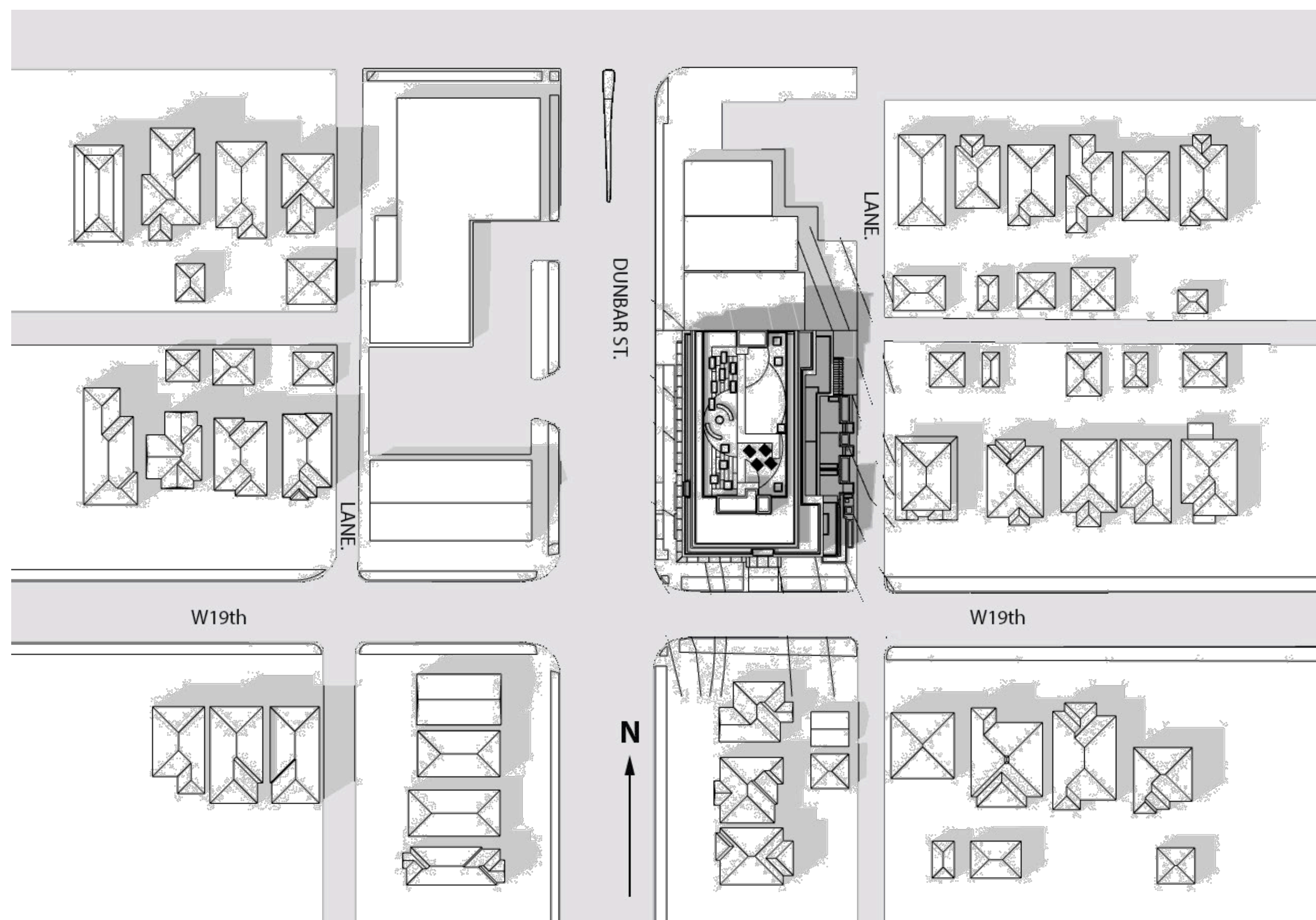
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2 12:30PM



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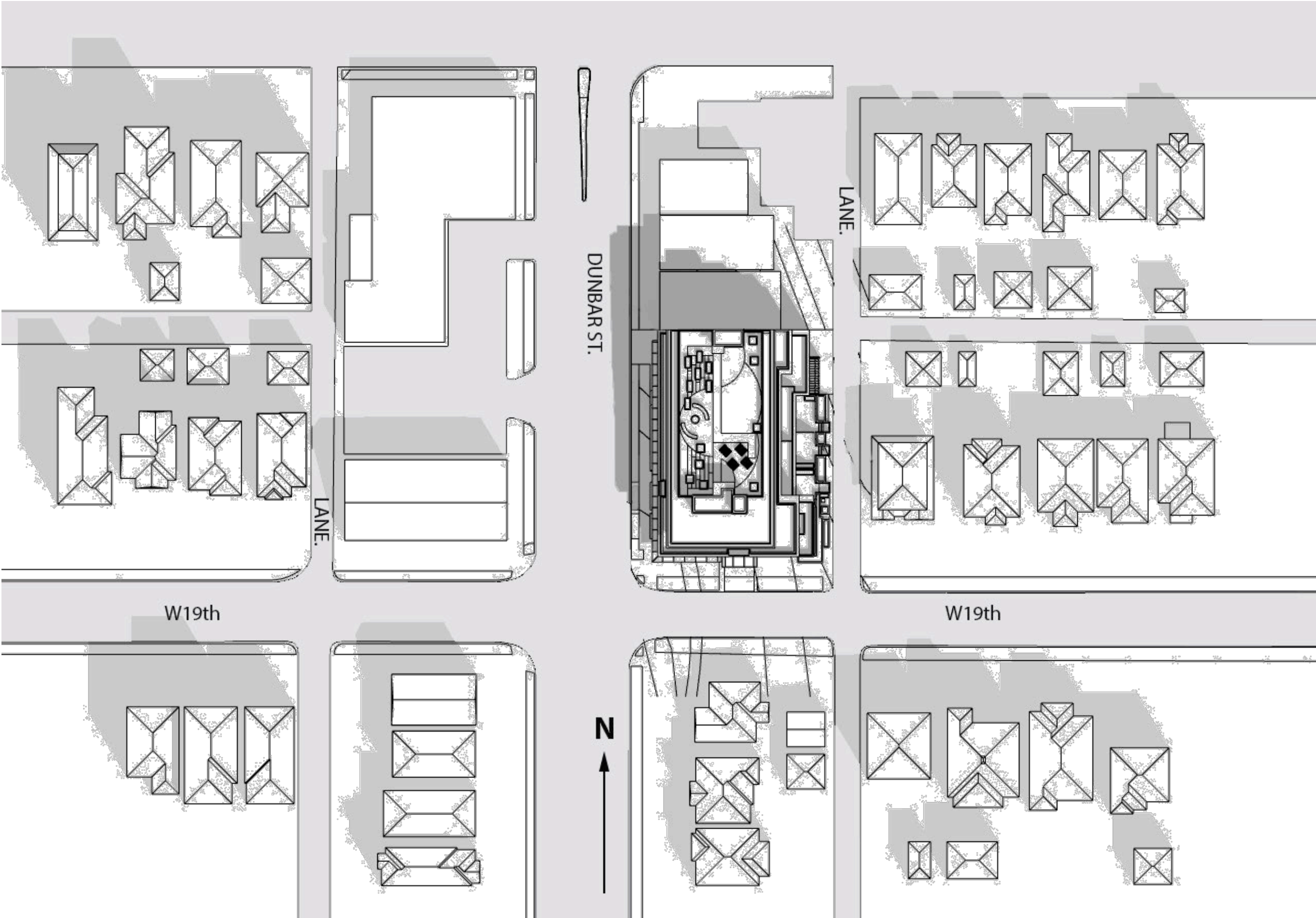
notes	
date	revisions
Mar. 22nd, 18	DP SUBMISSION
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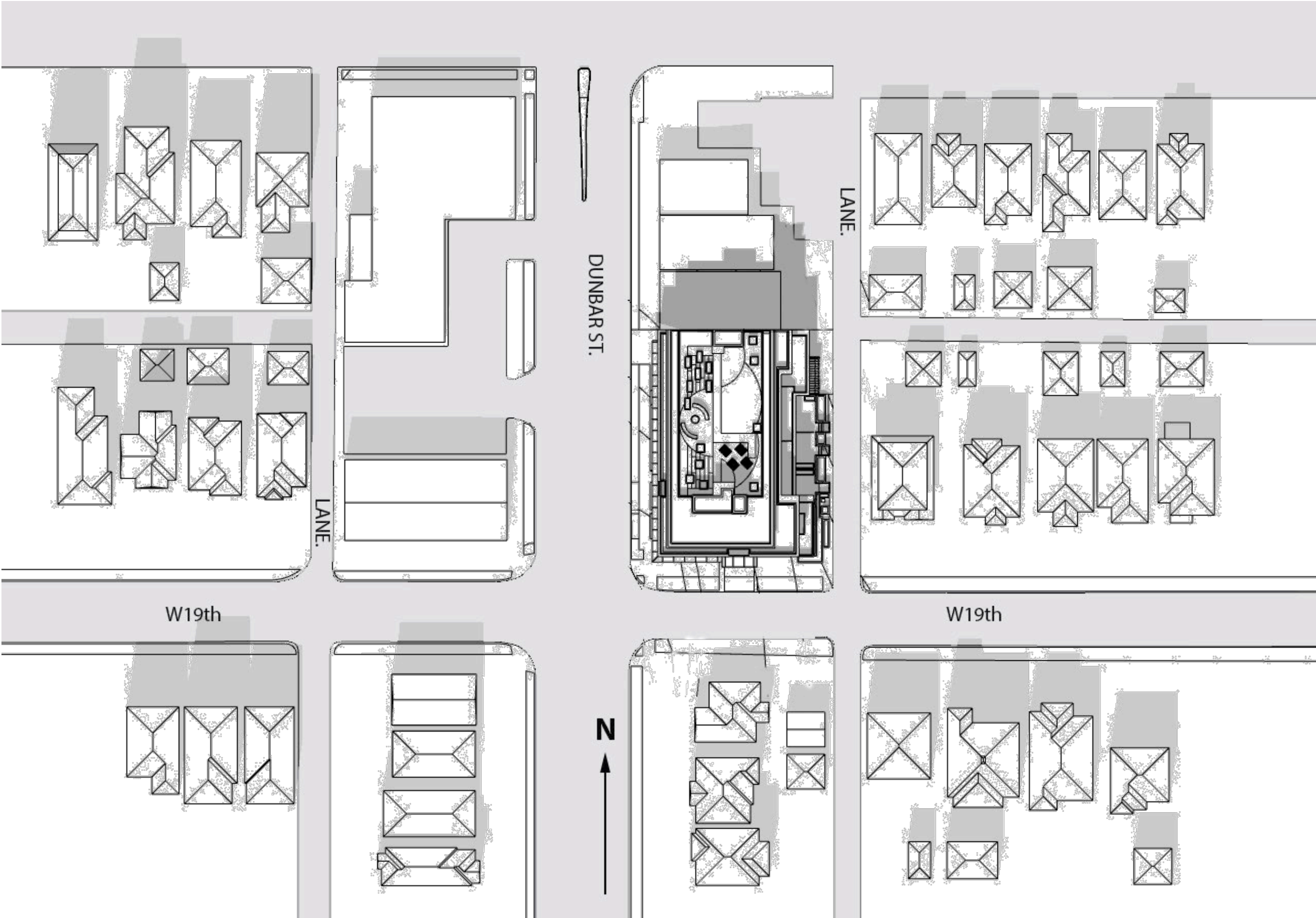
suite 410
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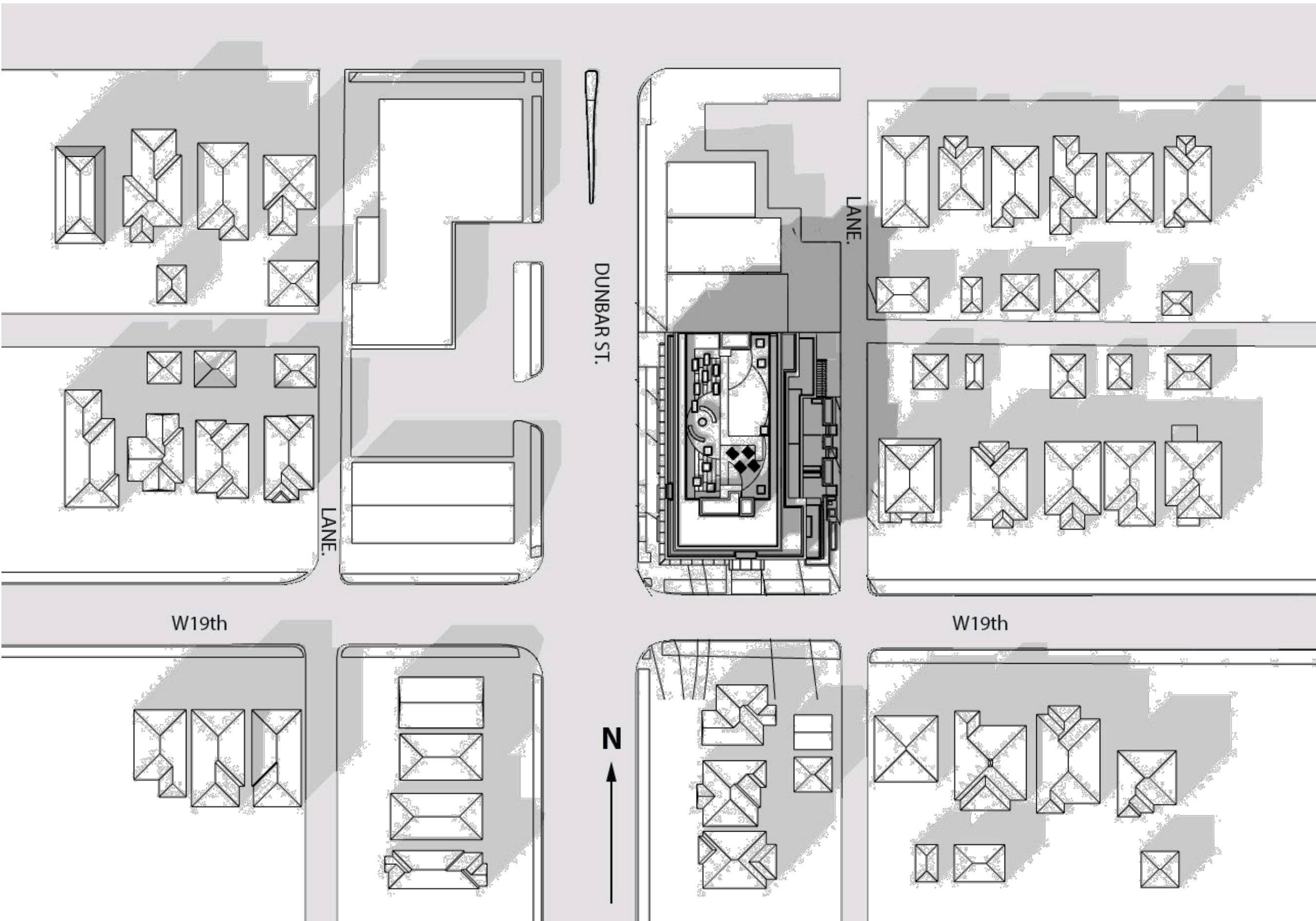
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3591 WEST 19TH AVE. VANCOUVER	
title	
SHADOW STUDY JUNE 21ST	
project number	file name
21727	
drawn ck	scale AS SHOWN
checked ac	
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1 10:30



2 12:30PM



3 2:30PM

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project		
3591 WEST 19TH AVE. VANCOUVER		
title		
SHADOW STUDY SEPT. 21ST		
project number		file name
21727		
drawn	checked	scale
ck	ac	AS SHOWN
drawing number		
DP 6.3		

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