

# KEEFER STREET RESIDENTIAL DEVELOPMENT

137 KEEFER STREET VANCOUVER, BC

ISSUED FOR DP SUBMISSION  
2014-07-17

## CONTACT LIST

CLIENT/DEVELOPER	0937374 BC LTD 252 E. PENDER ST. VANCOUVER, BC V6A 1T7	STRUCTURAL ENGINEER	JOHN BRYSON & PARTNERS #700-609 WEST HASTINGS ST. VANCOUVER, BC V6B 4W4	ELECTRICAL ENGINEER	NEMETZ(S/A) & ASSOCIATES LTD 2009 WEST 4TH AVENUE, VANCOUVER, BC V6J 1N3
JAMES SCHOOW	(604)-681-1030		JOHN BRYSON , STRUCT. ENG.		STEVE NEMETZ , ELC.. ENG.
			TEL: (604)-685-9533		TEL: (604)-736-6562
JAMES@JAMESSCHOUW.COM			FAX: (604)-685-9566		FAX: (604)-736-9805
CALVIN RADOM					OVIDIU COJOCARU P.ENG.
(604)-633-1740					CELL: (604)-562-1443
RADOM@JAMESSCHOUW.COM					OLIDIU@NEMETZ.COM
ARCHITECT	STANTEC ARCHITECTURE 1100-111 DUMUIR ST. VANCOUVER, BC V6B 6A3	MECHANICAL ENGINEER	YONEDA & ASSOCIATES #200-1190 MELVILLE ST. VANCOUVER, BC V6E 3W1	BUILDING CODE CONSULTANT	PROTECTION ENGINEERING #201-3433 WEST BROADWAY, VANCOUVER, BC V6R 2B4
JIANG ZHU , M. ARCH AIBC			ALEXIS LAM P. ENG.		WILLIAM G.MAY, M.ENG,CP
TEL: (604)-696-8252			TEL: (604)-684-3412		TEL: (604)-682-0388
FAX: (604)-696-8552			FAX: (604)-684-3884		FAX: (604)-682-6105
CELL: 778-938-8552					

## PROJECT DATA

PROJECT DATA	
LEGAL DESCRIPTION	LOT 17, BLOCK 15, DL 196, PLAN 184
CIVIC ADDRESS	137 KEEFER STREET, VANCOUVER
ZONING	HA-1A
SITE COVERAGE	2,909.34 SF (270.28 M <sup>2</sup> )
NET (FSR) AREA	27,147.87 SF (2,522.12 M <sup>2</sup> )
PERMITTED/ALLOWED	PROPOSED/PROVIDED
USES	RESIDENTIAL(DWELLING) & RETAIL
SITE AREA	N/A
FRONTAGE	7.6 M PER SHOPFRONT
HEIGHT	27.4 M W/2.2 M HEIGHT OF CORNICES
FLOOR SPACE RATIO (FSR)	PORTION OF EXTERIOR WALL TO BE EXCLUDED
FRONTYARD SETBACK (SOUTH)	0'
RAREYARD SETBACK (NORTH) RESIDENTIAL	1M AND 7M FOR RESIDENTIAL PORTION
SIDE YARD SETBACK (EAST)	0'
SIDE YARD SETBACK (WEST)	0'
SITE COVERAGE	N/A
NET TOTAL AREA FOR FSR CALCULATION	2,909.34 (270.28M <sup>2</sup> )
OPEN BALCONIES	N/A
ROOF TERRACES	N/A
ENCLOSED BALCONIES	N/A
AMENITY FLOOR AREA	1,358.36 (126.2 M <sup>2</sup> )
AMOUNT OF RESIDENTIAL UNITS	14
AMOUNT OF COMMERCIAL UNITS	N/A
PARKING (RESIDENTIAL)	10.5 STALLS AT 0.75 STALL PER UNIT X14 UNITS
PARKING (COMMERCIAL)	PROPOSED SECTIONS
PARKING (COMMERCIAL)	N/A
BICYCLE STORAGE	18 AT 1.25 STALL PER UNIT X 14 UNITS
	20

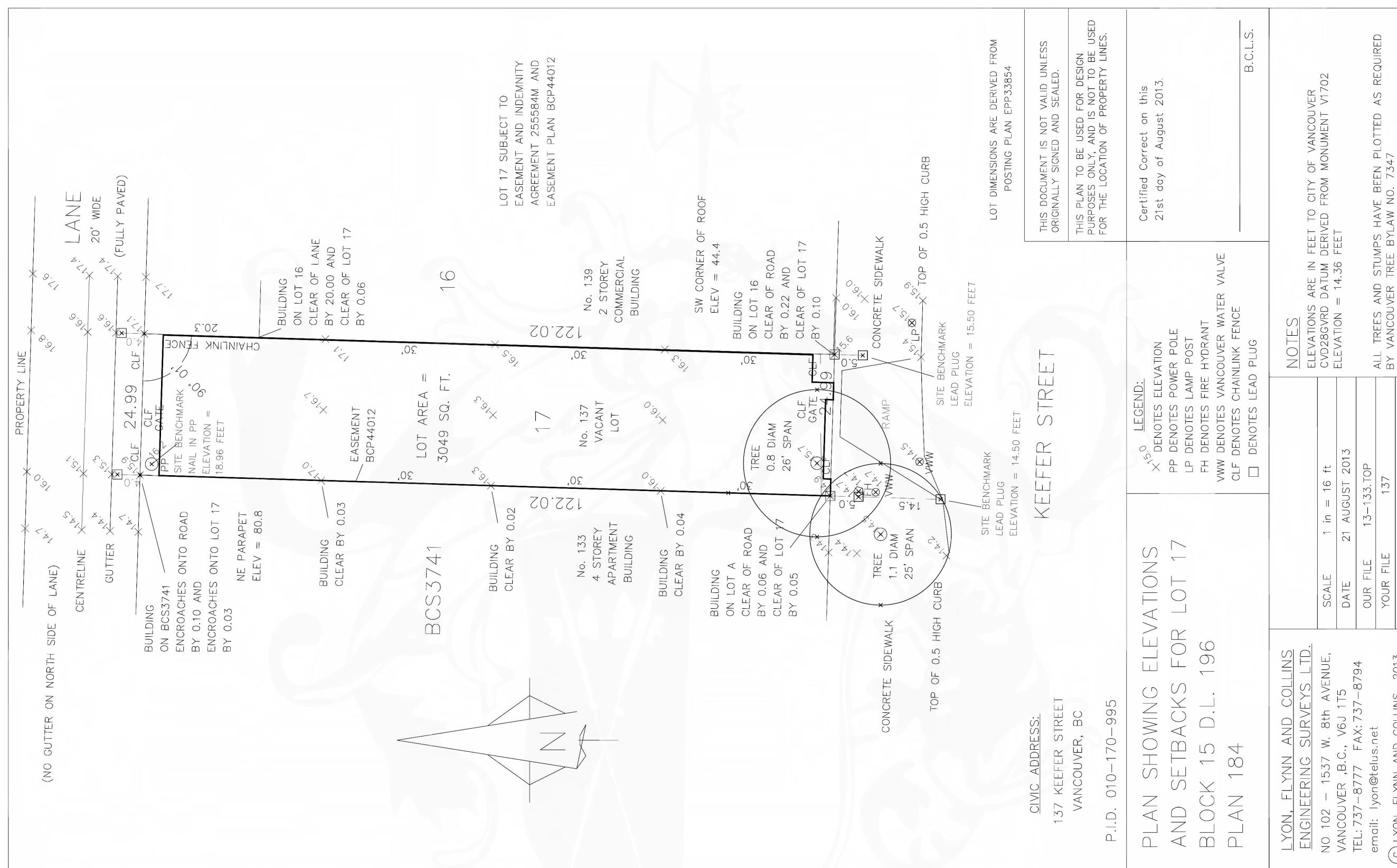
## AREA CALCULATION

DENSITY CALCULATION	GROSS AREA (SF)	COM.GROSS AREA (SF)	COMMON AREA (SF)	RESIDENTIAL GROSS AREA (SF)	# UNITS	ENCLOSED BALCONY (SF)	OPENED BALCONY (SF)	ROOF TERRACES (SF)	EFFICIENCY
UNDERGROUND FLOOR	3049.00								
LEVEL 1	2909.34	1550.98	1358.36						
MEZZANINE	2977.40	957.25	318.51						
LEVEL2	2824.07		303.43	2493.60	2	27.04	64.10		0.88
LEVEL3	2819.25		298.61	2493.60	2	27.04	64.10		0.88
LEVEL4	2819.25		298.61	2493.60	2	27.04	64.10		0.88
LEVEL5	2801.92		296.24	2479.30	2	26.38	62.84		0.88
LEVEL5	2801.92		387.02	2388.52	2	26.38	62.84		0.88
LEVEL6	2801.92		296.24	2479.30	2	26.38	62.84		0.88
LEVEL8	2296.40		132.20	2138.47	2	25.73		524.5	0.93
LEVEL9	2296.40			2224.60	2			61.00	0.96
ROOF								600.0	
TOTAL	30,196.87	2,508.23	3,598.44	19,281.77	14	211.72	394.82	1,124.5	0.89

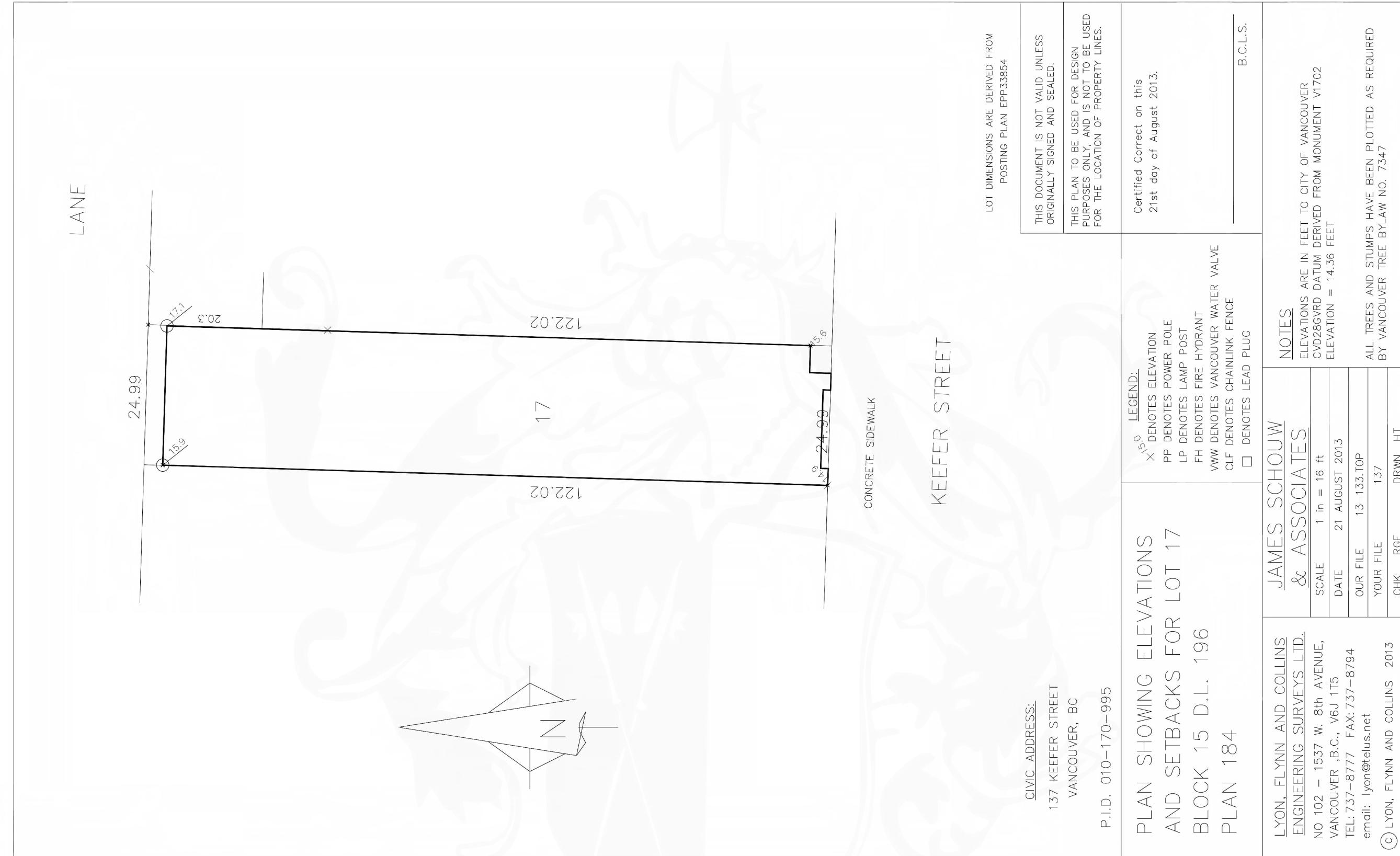
## DRAWING LIST

DRAWING LIST	DRAWING NAME	SCALE
A001	COVER PAGE / PROJECT DATA	NTS
A101	SITE SURVEY PLAN	NTS
A102	BUILDING GRADES	NTS
A103	CONTEXT PLAN / PHOTOS / SHADOW STUDY	NTS
A104	STREETSCAPES / COLOUR RENDERING	NTS
A200	PROPOSED FLOOR PLAN UNDERGROUND LEVEL	1/4" = 1'-0"
A201	PROPOSED FLOOR PLAN LEVEL1	1/4" = 1'-0"
A202	PROPOSED FLOOR PLAN MEZZANINE LEVEL	1/4" = 1'-0"
A203	PROPOSED FLOOR PLAN LEVEL2	1/4" = 1'-0"
A204	PROPOSED FLOOR PLAN LEVEL3	1/4" = 1'-0"
A205	PROPOSED FLOOR PLAN LEVEL4	1/4" = 1'-0"
A206	PROPOSED FLOOR PLAN LEVEL5	1/4" = 1'-0"
A207	PROPOSED FLOOR PLAN LEVEL6	1/4" = 1'-0"
A208	PROPOSED FLOOR PLAN LEVEL7	1/4" = 1'-0"
A209	PROPOSED FLOOR PLAN LEVEL8	1/4" = 1'-0"
A210	PROPOSED FLOOR PLAN LEVEL9	1/4" = 1'-0"
A211	PROPOSED ROOF PLAN	1/4" = 1'-0"
A212	PROPOSED LANDSCAPE CONCEPT PLAN LEVEL1	1/4" = 1'-0"
A213	PROPOSED LANDSCAPE CONCEPT PLAN MEZZ LVL	1/4" = 1'-0"
A214	PROPOSED LANDSCAPE CONCEPT PLAN LEVEL8	1/4" = 1'-0"
A215	PROPOSED LANDSCAPE CONCEPT ROOF PLAN	1/4" = 1'-0"
A300	PROPOSED ELEVATIONS(SOUTH&EAST)	1/8" = 1'-0"
A301	PROPOSED ELEVATIONS(NORTH&WEST)	1/8" = 1'-0"
A401	PROPOSED SECTIONS	1/8" = 1'-0"
A400	PROPOSED SECTIONS	1/8" = 1'-0"

Legend	Notes	Permit-Seal	Stantec Logo	Client/Project	Title
ISSUED FOR DP SUBMISSION	J.Z.	C.R.	14.07.17	KEEFER ST RESIDENTIAL DEVELOPMENT	COVER PAGE
ISSUED FOR PRE DP SUBMISSION REVIEW	J.Z.	C.R.	14.08.27	137 KEEFER STREET VANCOUVER, BC	PROJECT DATA
Issued	By	Appd.	www.stantec.com	Project No.	Scale
			Tel. 604-686-5000	144314081	NTS
			Fax. 604-686-5000	Drawing No.	Sheet
			www.stantec.com	File Name:	Revision
				Dwn.	Chkd.
				Dgn.	YY/MM/DD
				A001	1 of 25



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Legend	Notes	Permit-Stamp
<small>ISSUED FOR DP SUBMISSION J.Z. C.R. 14.07.17 ISSUED FOR PRE-DP SUBMISSION REVIEW J.Z. C.R. 14.06.27 ISSUED by: Telus.net</small>		

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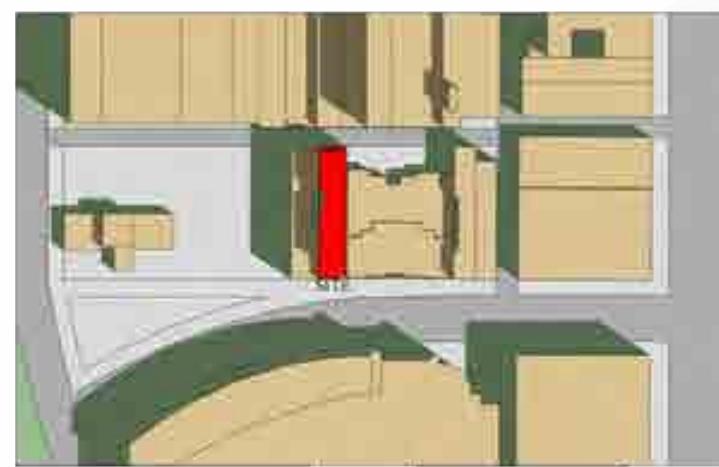
Client/Project: KEEFER ST RESIDENTIAL DEVELOPMENT 137 KEEFER STREET VANCOUVER, BC	Title: BUILDING GRADES PLAN
File Name: _____	Project No.: 144314081
YOUR FILE 137	Scale: 1/8" = 1'-0"
CHK RGF DRWN HT	Dra. Chkd. Desg. Y/M/D
	Sheet A102
	Revision 3 of 25



CONTEXT/LOCATION PLAN      SCALE: NTS



EXISTING PHOTOS



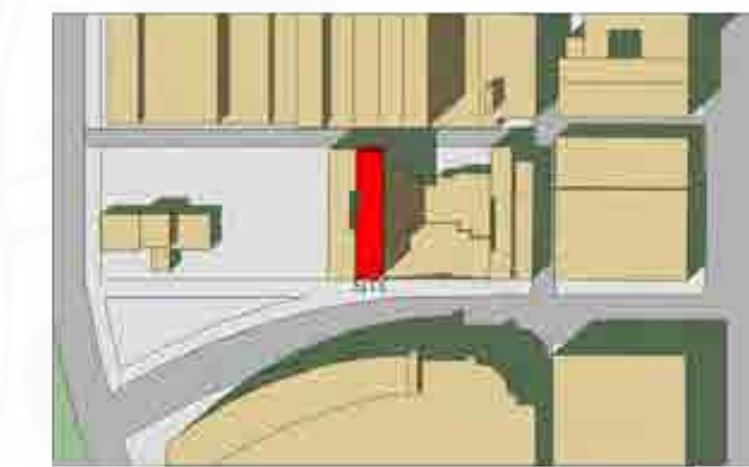
21 MARCH 10 A.M.

SCALE: NTS



21 MARCH 12 P.M.

SCALE: NTS



21 MARCH 14 P.M.

SCALE: NTS

SHADOW ANALYSIS

Legend	Notes	Permit-Seal		Client/Project	Title
				KEEFER ST RESIDENTIAL DEVELOPMENT 137 KEEFER STREET VANCOUVER, BC	CONTEXT PLAN EXISTING PHOTOS SHADOW ANALYSIS
				111-1100 DUNSMUIR STREET VANCOUVER, BC, CANADA, V6B 6A3 Tel. 604-681-8000 Fax. 604-681-8100 www.stantec.com	
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				File Name: _____	Dra. Chkd. Desgn. YY/MM/DD
				Rev. No. _____	Sheet _____ of 25
				Project No. 144314081	Scale NTS
				Drawing No. A103	Revision
				ORIGINAL SHEET - ARCH D	



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										STREETSCAPE RENDERING
										Project No. 144314081
										Scale NTS
										Dwg. No. A104
										Sheet 5 of 25
										Revision

X

X



RENDERING LOOKING WEST

SCALE: NTS



RENDERING LOOKING EAST

SCALE: NTS

RENDERING LOOKING EAST  
(ANDY LIVINGSTONE PARK)

SCALE: NTS

Legend		Notes	Permit Seal
ISSUED FOR DP SUBMISSION	J.Z.	G.R.	14.07.17
ISSUED FOR PRE-CIP SUBMISSION REVIEW	J.Z.	G.R.	14.06.27
ISSUED	By:	App'd:	YY-MM-DD

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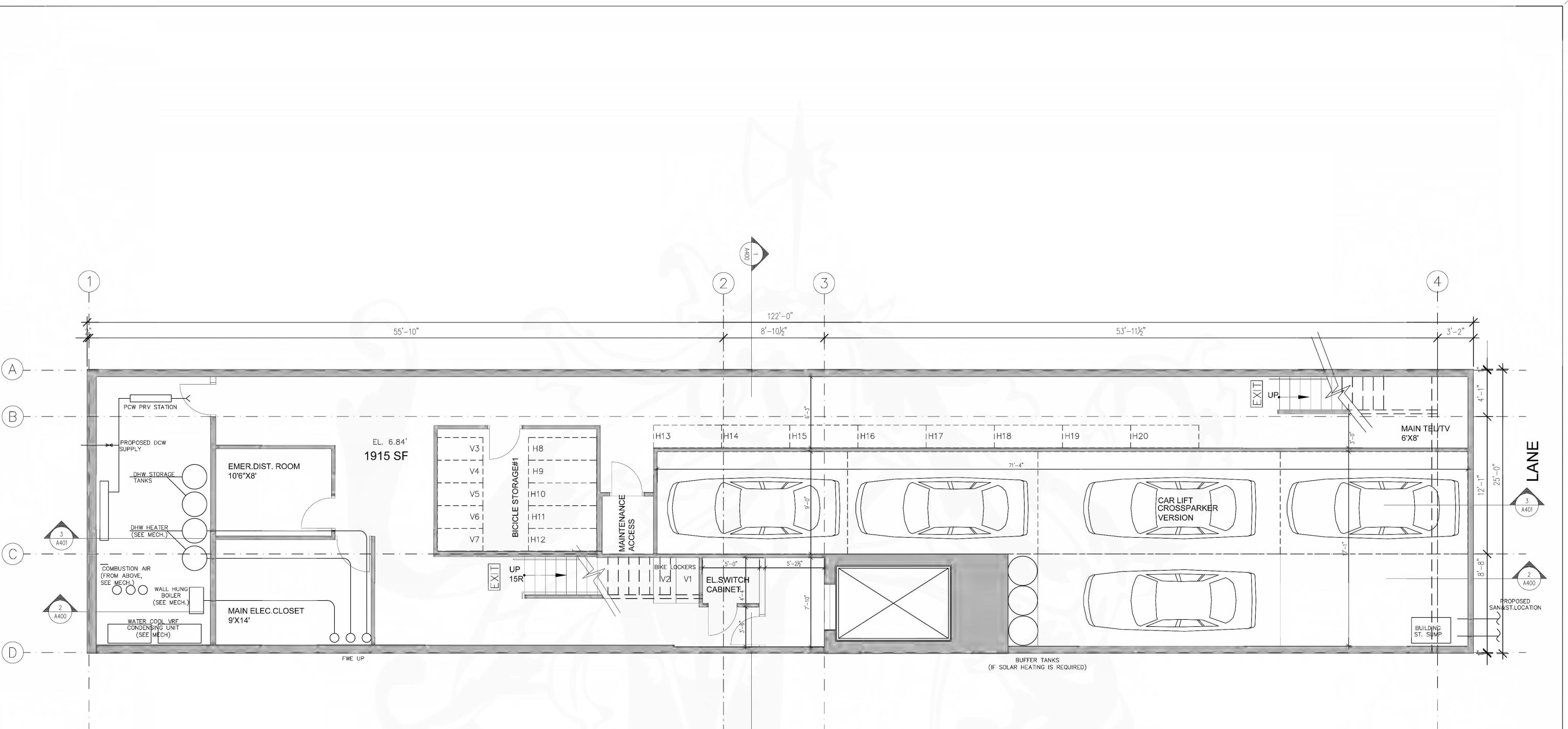


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Client/Project	Title		
KEEFER ST RESIDENTIAL DEVELOPMENT	RENDERINGS		
137 KEEFER STREET VANCOUVER, BC			
File Name: A104.a	Date: 14/06/2017	Sheet: 1	Revision: 5 of 25
Project No. 144314081	Scale NTS	Dwg. No. 144314081	Sheet 1

Title	RENDERINGS		
Project No. 144314081	Scale NTS	Dwg. No. 144314081	Sheet 1
Revision 5 of 25			



1 UNDERGROUND LEVEL FLOOR PLAN  
A200 SCALE: 1/4" = 1'-0"

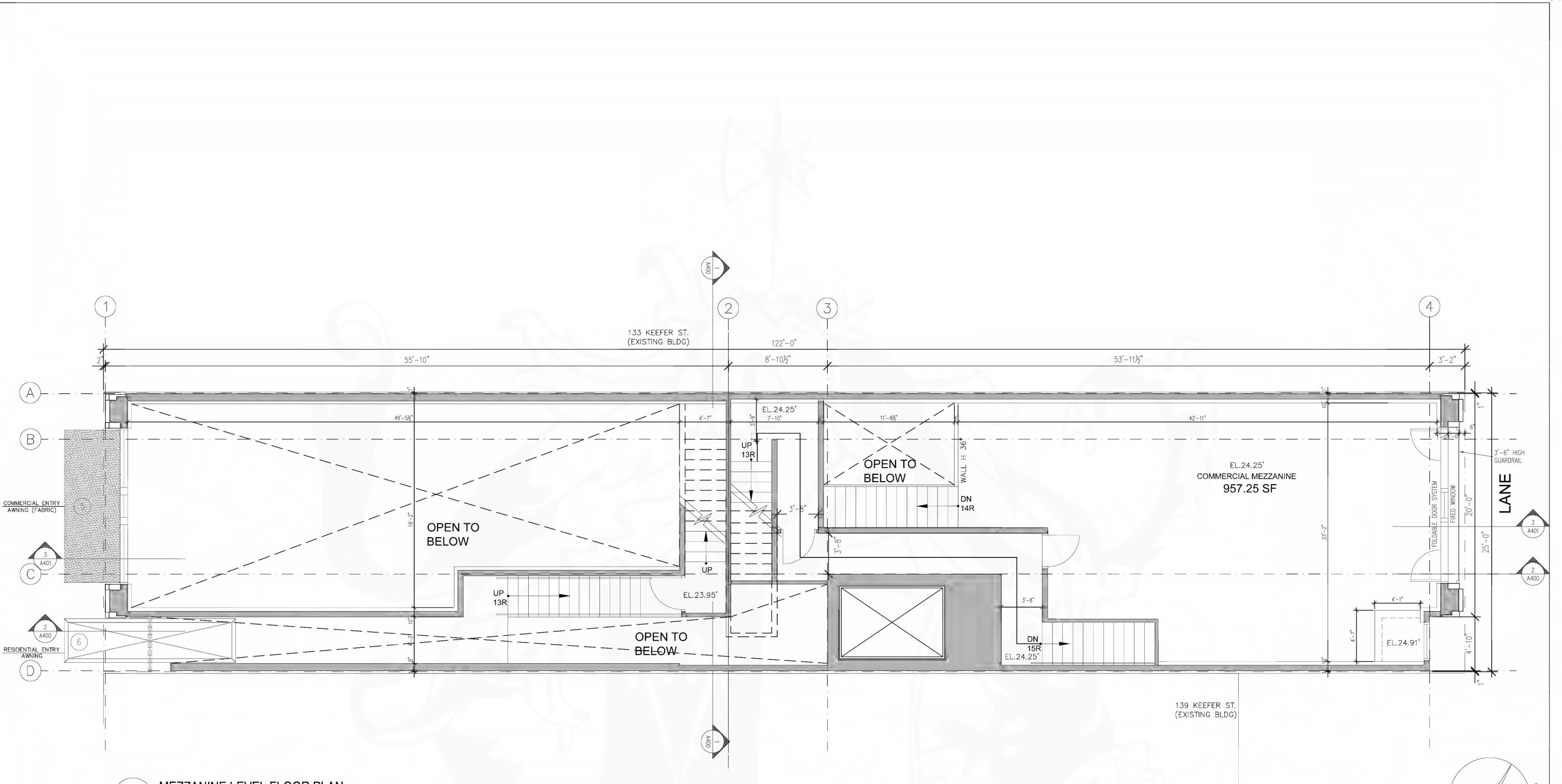
Legend	Notes	Permit-Seal	Client/Project			Title
ISSUED FOR OP SUBMISSION J.Z. C.R. 14.07.17 ISSUED FOR PRE-CP SUBMISSION REVIEW J.Z. C.R. 14.08.17 Issued By Aspd. YY.MM.DD			KEEFER ST RESIDENTIAL DEVELOPMENT 137 KEEFER STREET VANCOUVER, BC			PROPOSED FLOOR PLAN UNDERGROUND LEVEL
						Project No. 144314081 Drawing No. A200
						Scale 1/4" = 1'-0" Sheet 6 of 25 Revision
						File Name: Den. Chkd. Dgn. YY-MM-DD

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1 MEZZANINE LEVEL FLOOR PLAN  
A202 SCALE: 1/4" = 1'-0"

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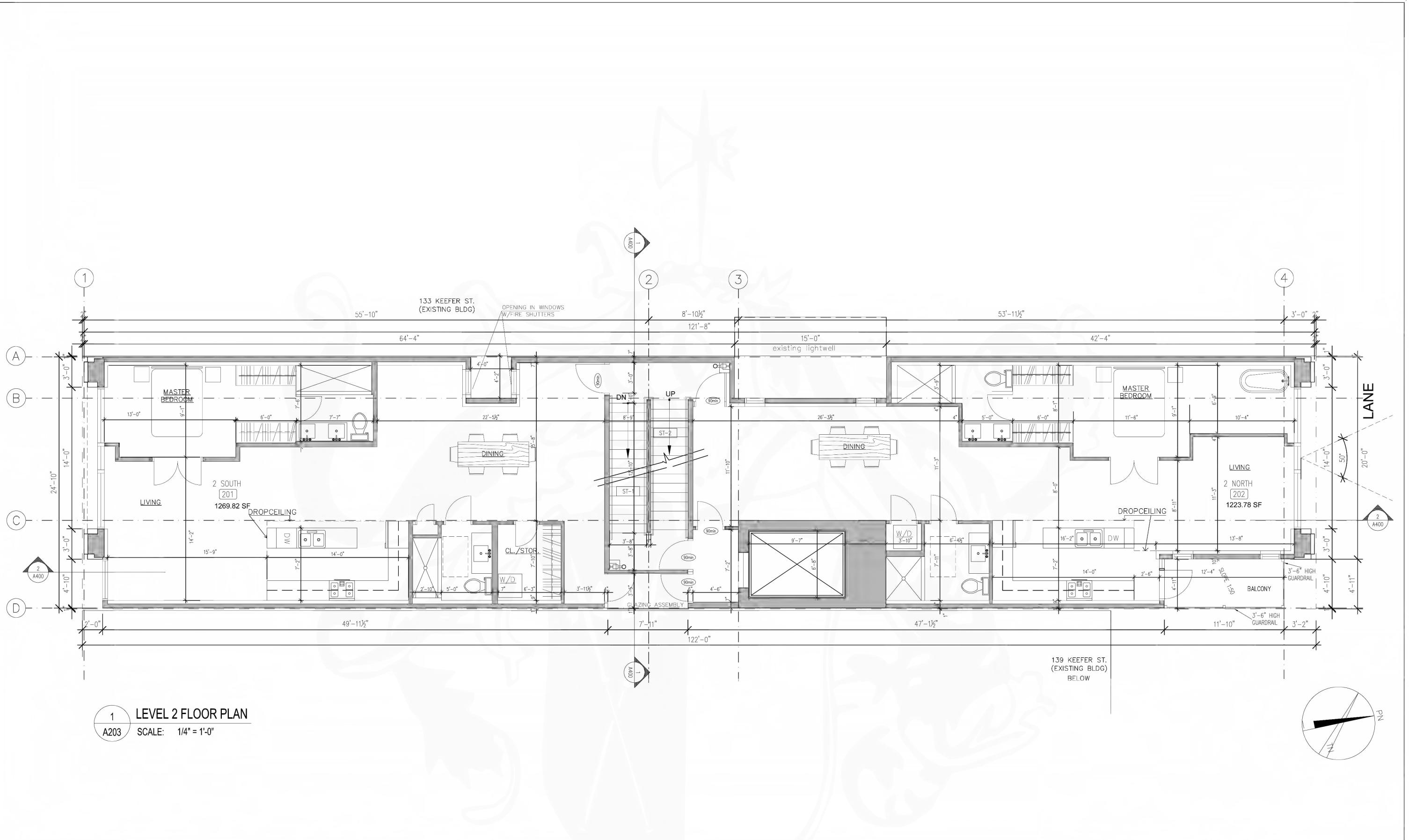
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Clien/Project

Title  
**PROPOSED FLOOR PLANS  
MEZZANINE LEVEL**

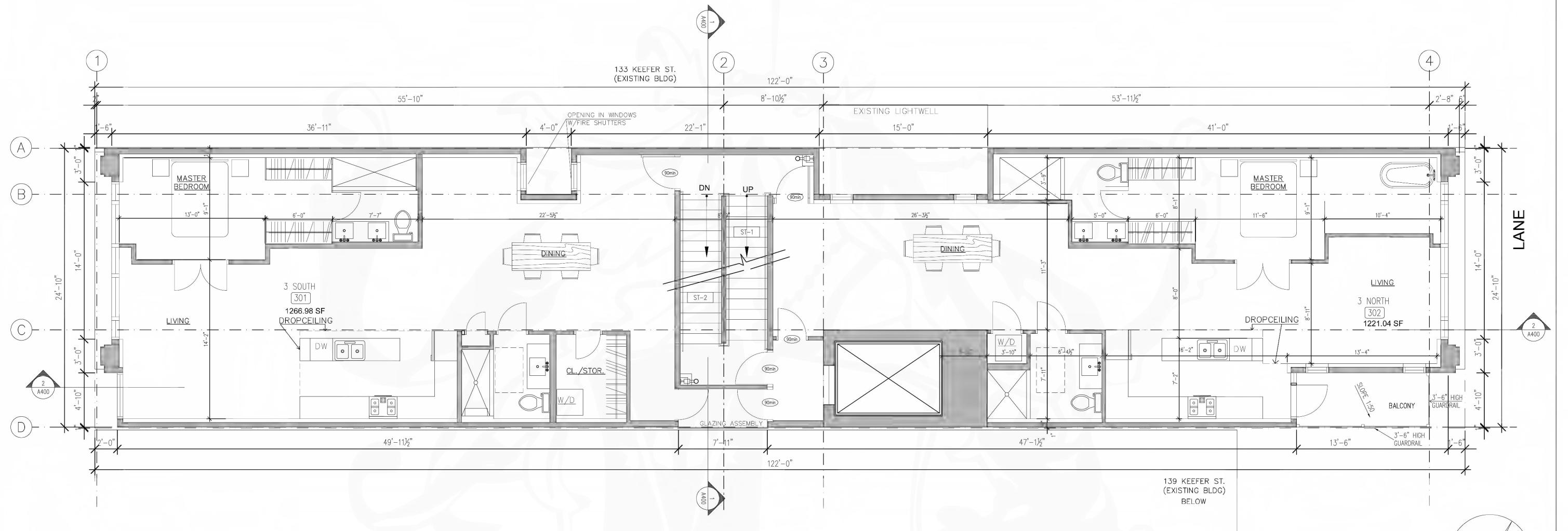
Project No.	Scale
44314081	1/4" = 1'-0"
Drawing No.	Sheet
A202	Revision

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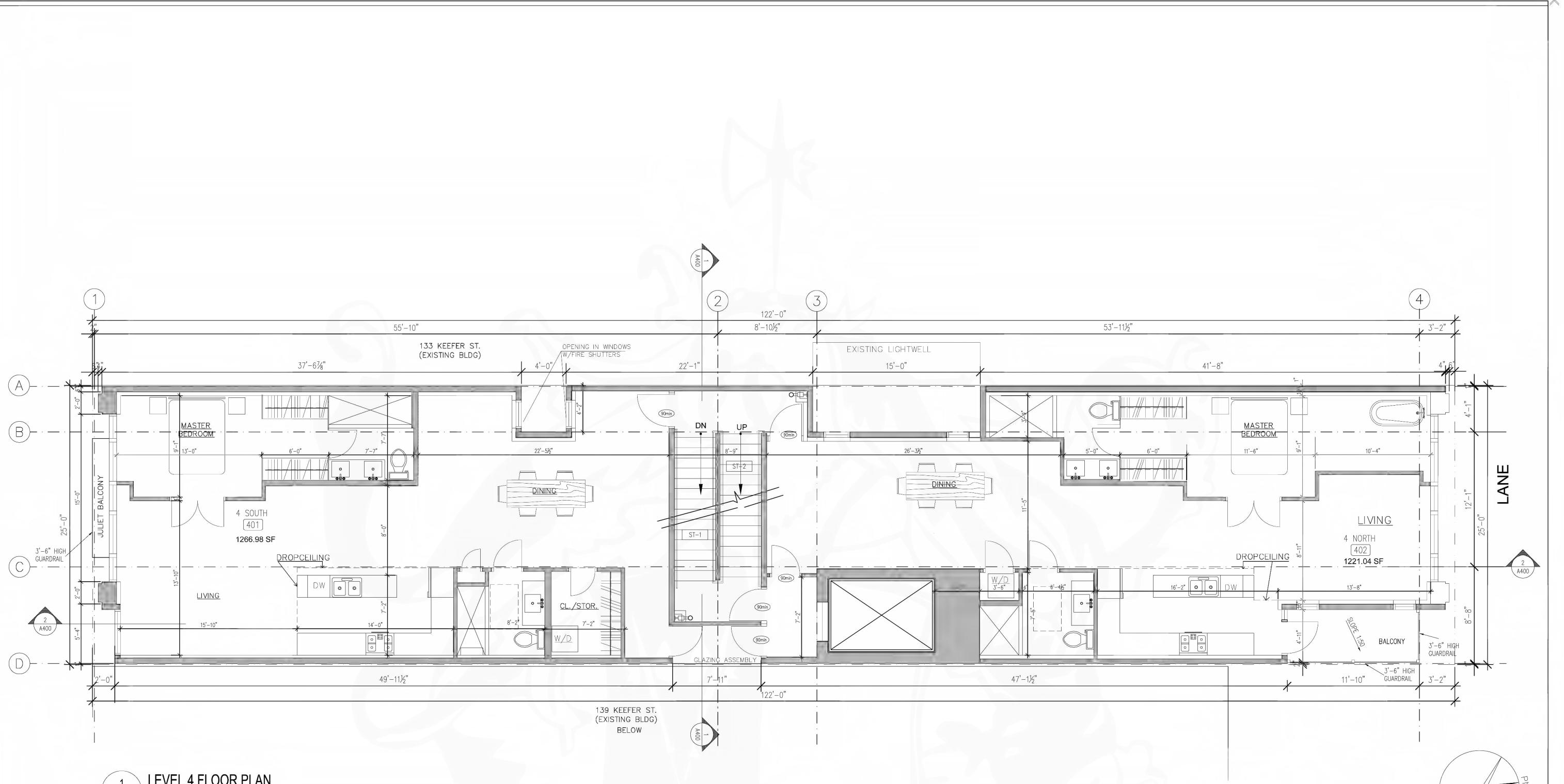


Legend	Notes	Permit-Seal	Stantec			Client/Project	Title
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						File Name: _____ 144314081	Project No. 144314081
						Dim. _____ Sheet _____ Chkd. _____ Drgn. _____ Y/M/00	Scale 1/4" = 1'-0"
							Drawing No. A204
							Revision 10 of 25

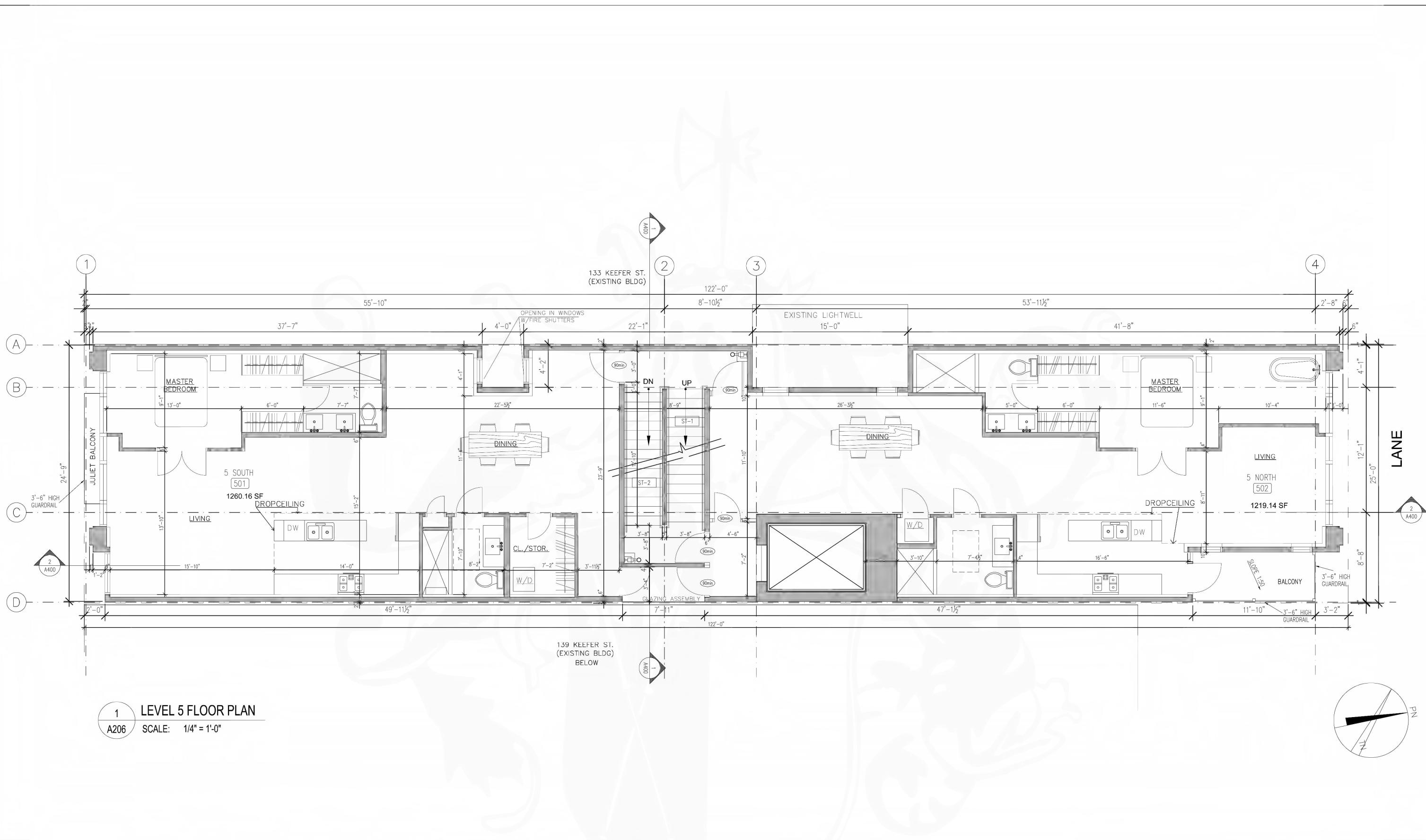
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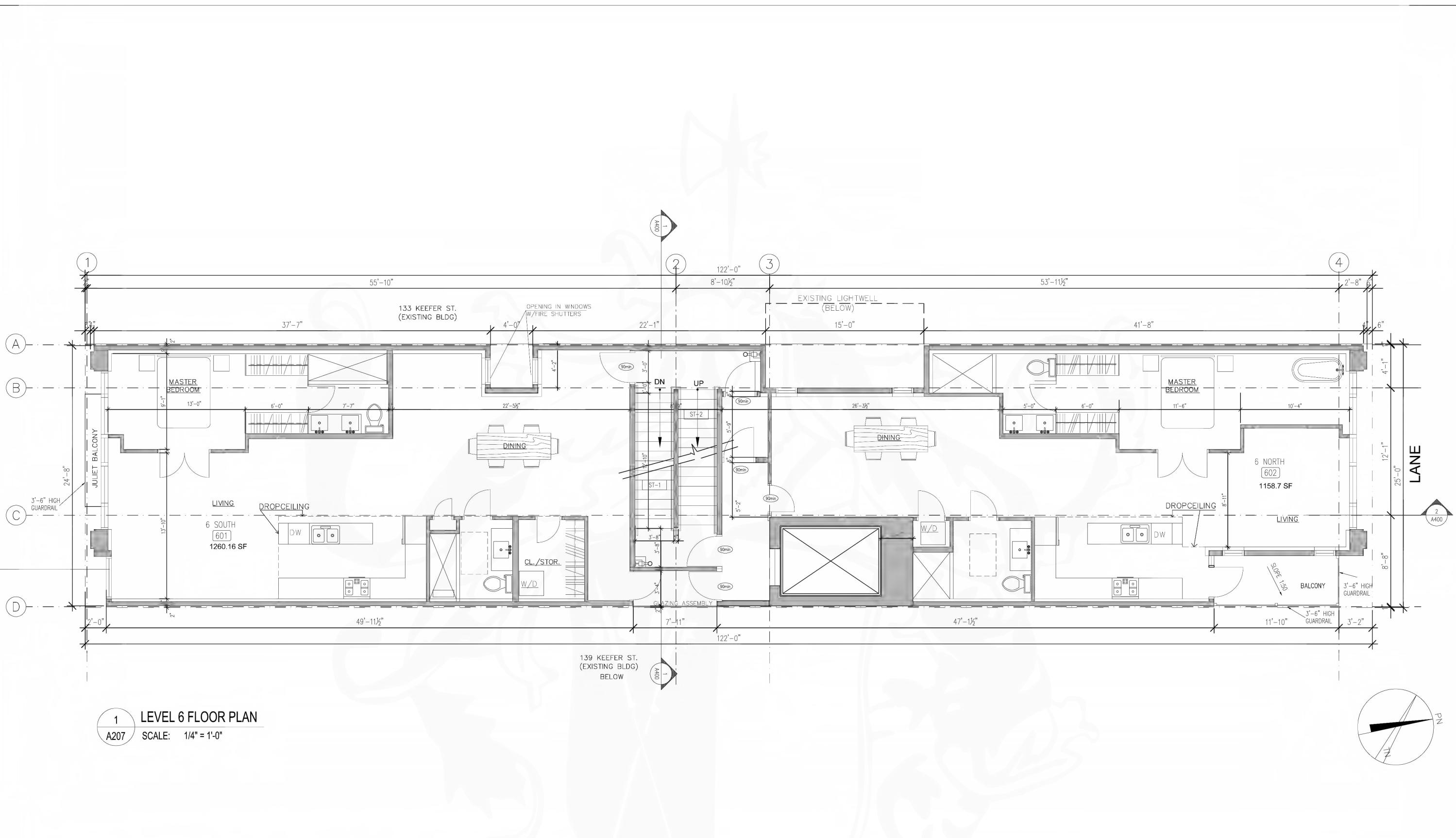
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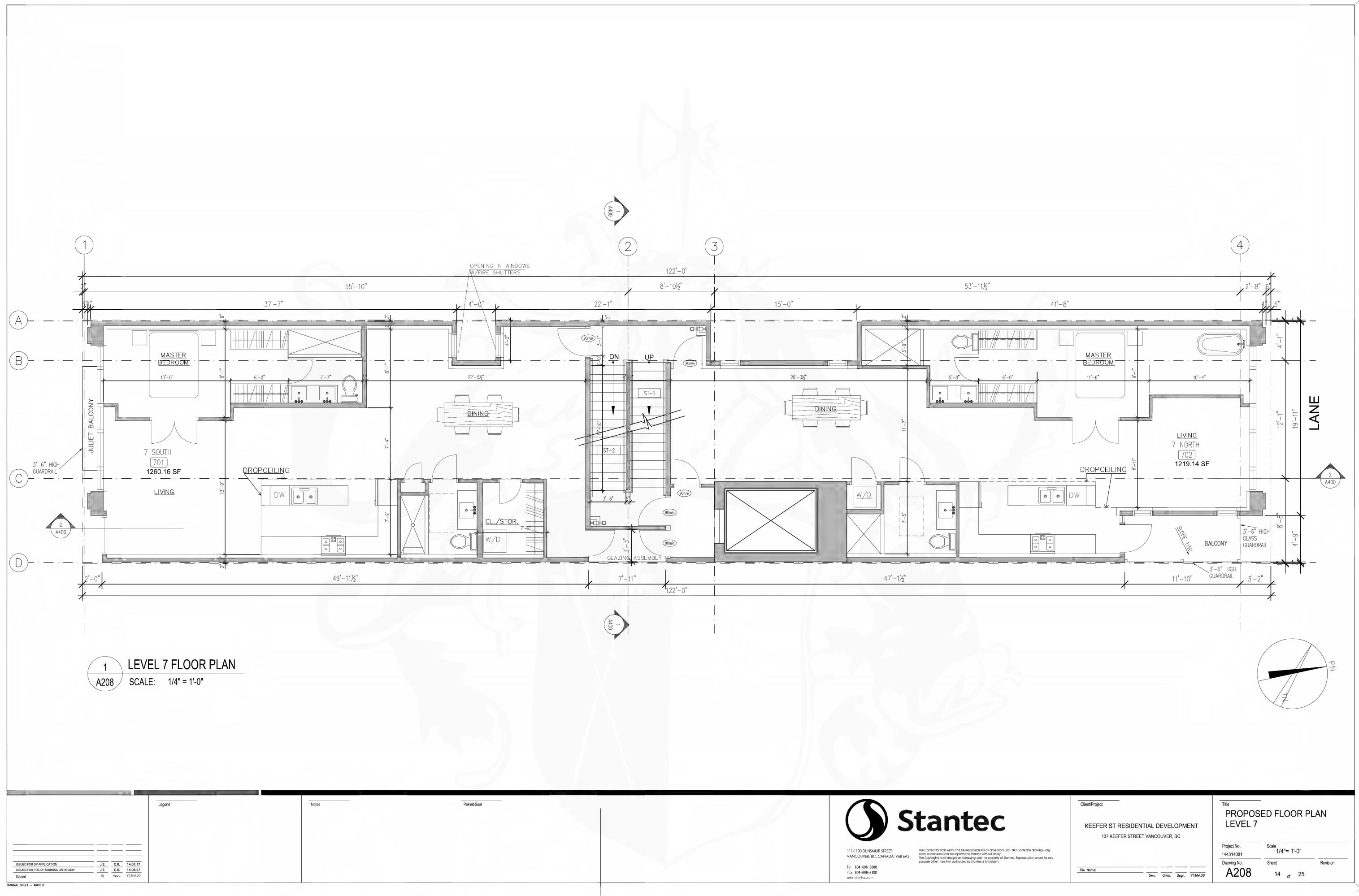


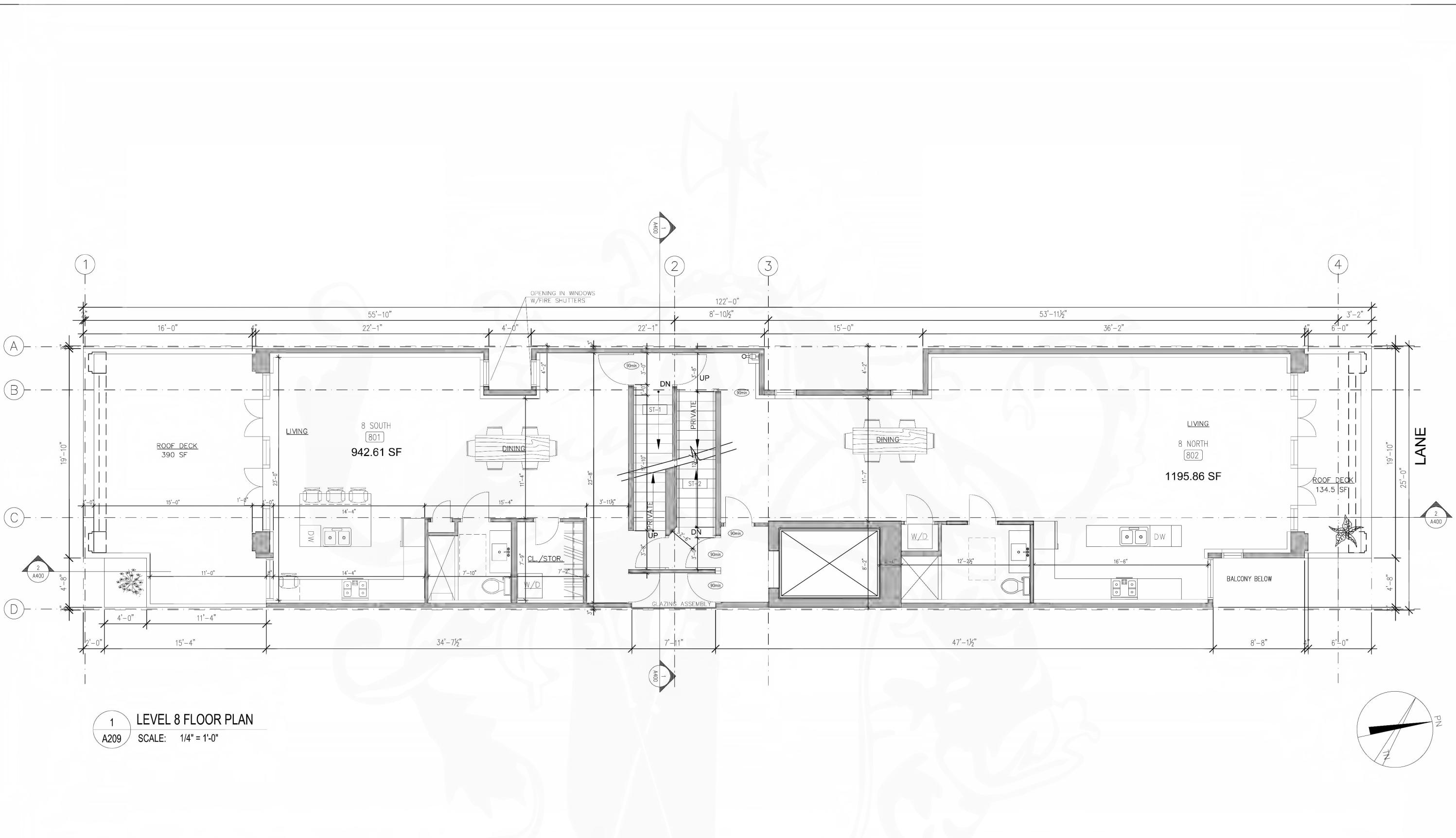
Legend	Notes	Permit-Seal	Client/Project	Title
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			KEEFER ST RESIDENTIAL DEVELOPMENT 137 KEEFER STREET VANCOUVER, BC	PROPOSED FLOOR PLAN LEVEL 4
			File Name: Drawing No. A205	Project No. 144314001 Scale 1/4" = 1'-0" Sheet 8 of 25 Revision
			Dim. Chkd. Dsgn. YMJLWJD	





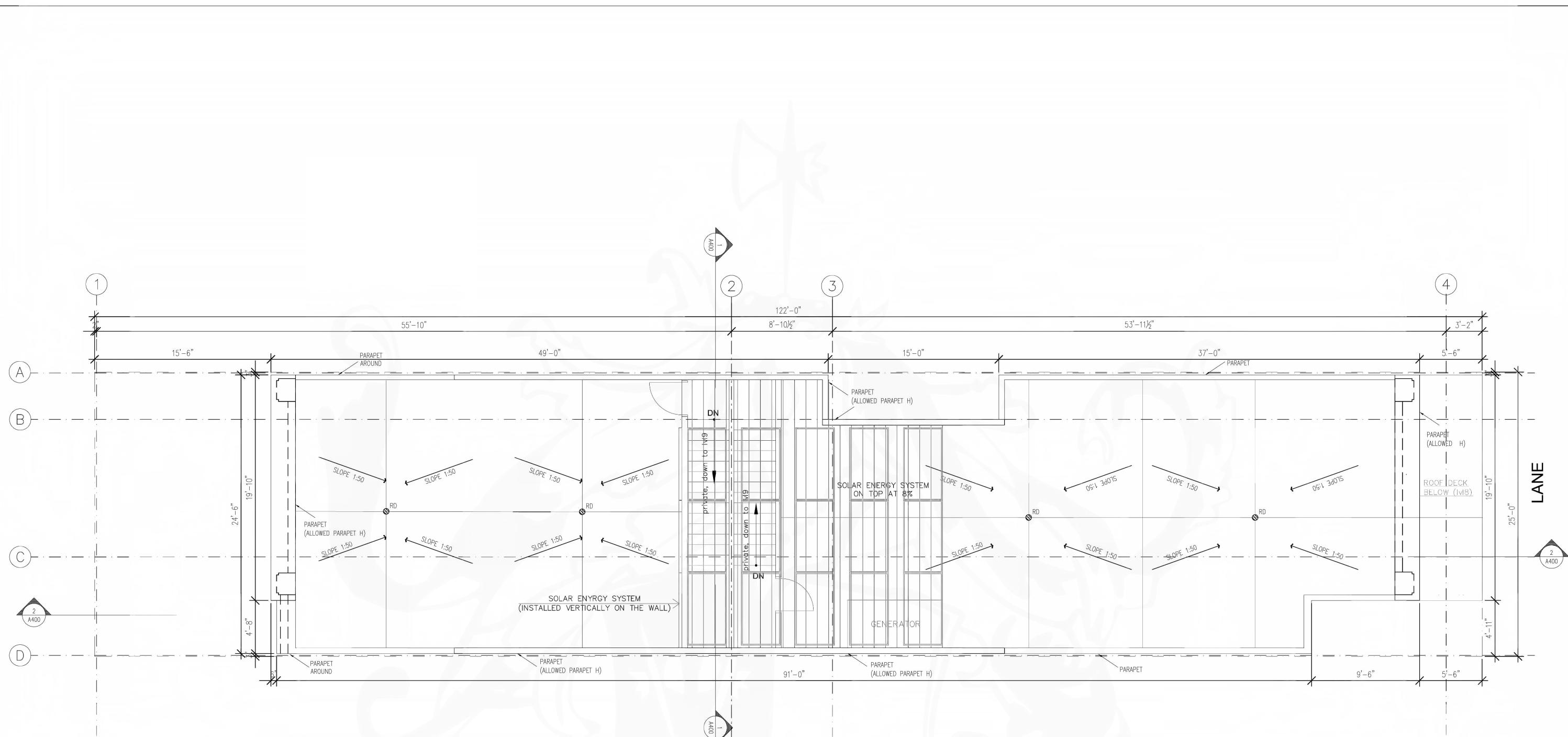
Legend	Notes	Permit-Seal	<p>111-100 DUNSMUIR STREET VANCOUVER, BC, CANADA, V6B 6A3 Tel: 604-696-8000 Fax: 604-696-8100 <a href="http://www.stantec.com">www.stantec.com</a></p> <p>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any such scaling and its resulting dimensions are the responsibility of the drafter.</p> <p>The Copyright and all rights are reserved for all designs and drawings. The copyright notice above does not apply to any designs or drawings which are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</p>			Client/Project	Title
						KEEFER ST RESIDENTIAL DEVELOPMENT 137 KEEFER STREET VANCOUVER, BC	PROPOSED FLOOR PLAN LEVEL 6
						Project No. 144314081	Scale 1/4" = 1'-0"
						Drawing No. A207	Sheet 13 of 25
						File Name: Dwg. Chkd. Dsgn. Y/M/W.DD	Revision



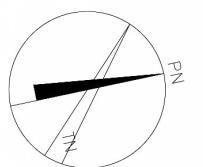


Legend	Notes	Permit-Seal	 <b>Stantec</b>			Client/Project	Title
						KEEFER ST RESIDENTIAL DEVELOPMENT	PROPOSED FLOOR PLAN
						137 KEEFER STREET VANCOUVER, BC	LEVEL 8
						Tel. 604-696-8500 Fax. 604-696-8100 www.stantec.com	Scale 1/4" = 1'-0"
						The Contractor will verify and be responsible for all dimensions. DO NOT scale the drawing - any such attempt shall result in automatic disqualification.	Drawing No. A209
						The Copyrights and rights to designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	Sheet 15 of 25
						File Name: _____ Date: _____ Chkd: _____ Dsgn: _____ Y/M/D: _____	Revision

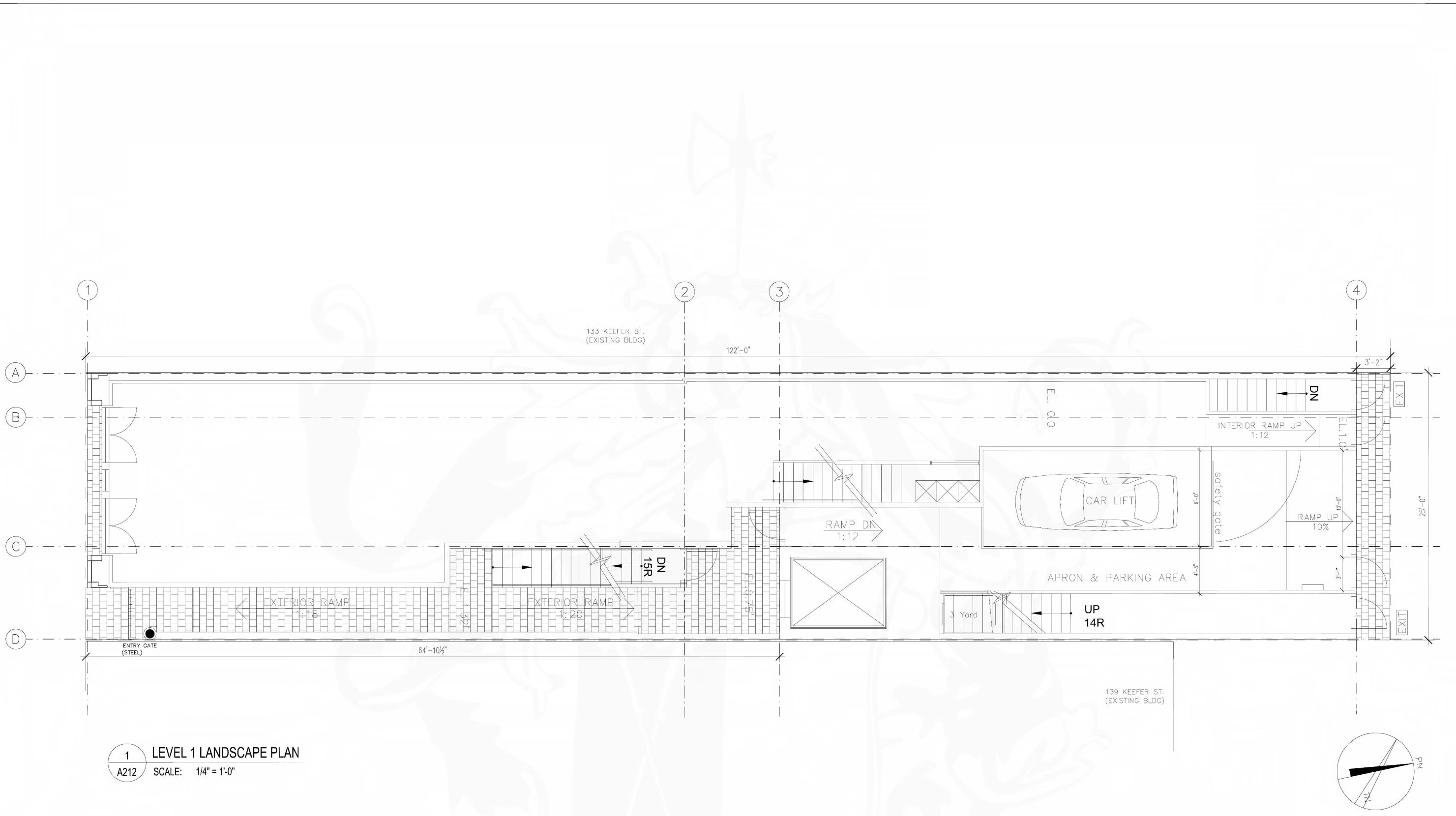




1 ROOF PLAN  
A211 SCALE: 1/4" = 1'-0"



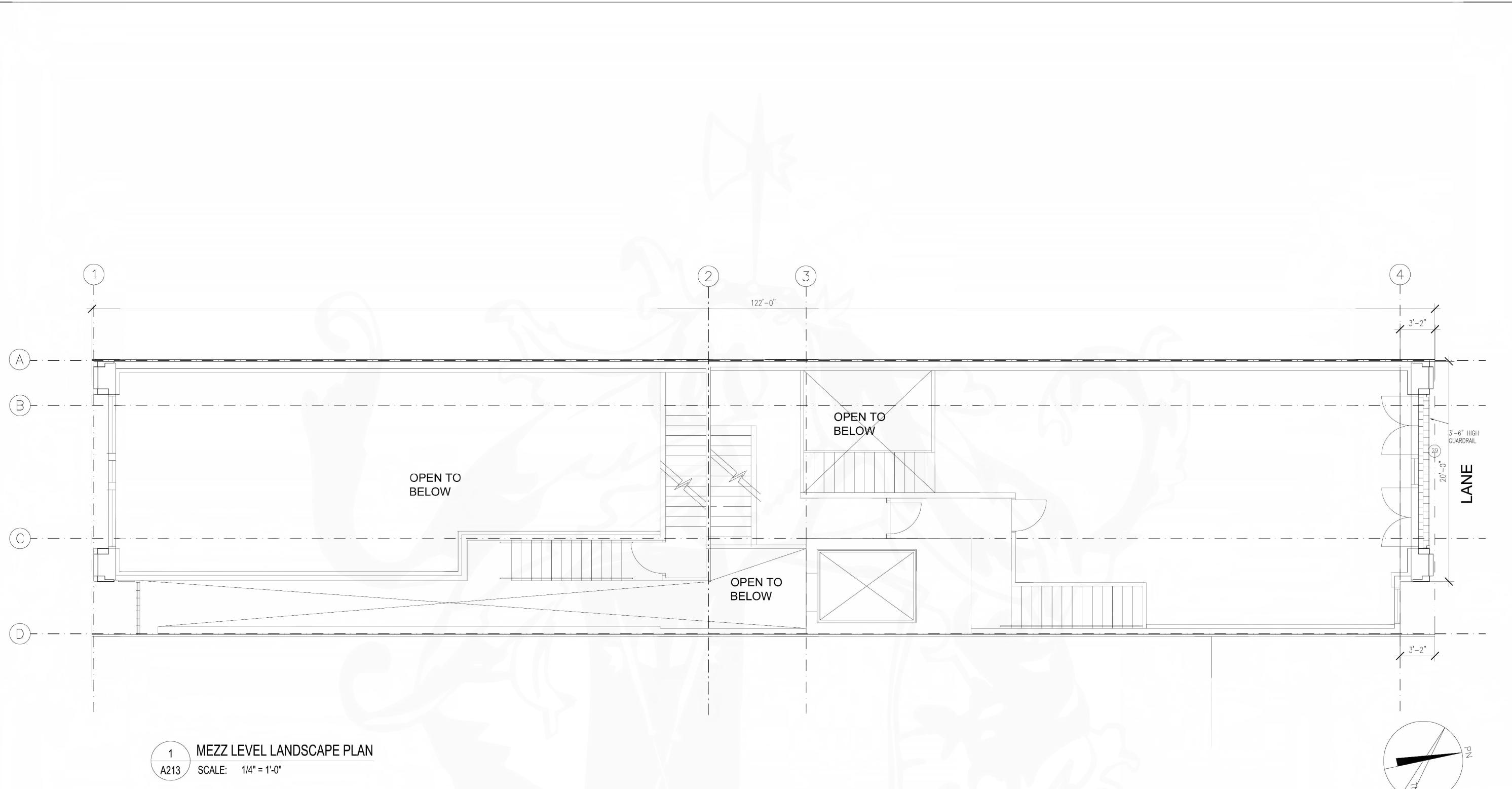
Legend	Notes	Permit-Seal	Client/Project	Title
<small>ISSUED FOR DP SUBMISSION J.Z. C.R. 14.07.17 ISSUED FOR PRE-DP SUBMISSION REVIEW J.Z. C.R. 14.06.27 Issued By Appd. YY/MM/DD ORIGINAL SHEET - ARCH D</small>			<small>111-1100 DUNSMUIR STREET VANCOUVER, BC, CANADA, V6B 6A3 Tel: 604-696-8500 Fax: 604-696-8100 www.stantec.com</small>	<b>Stantec</b> <small>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any such consideration and resulting dimension shall be deemed incorrect. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than authorized by Stantec is forbidden.</small> <b>KEEFER ST RESIDENTIAL DEVELOPMENT</b> 137 KEEFER STREET VANCOUVER, BC Project No: 144314081 Drawing No: A211 Sheet 17 of 25 Revision 1/4" = 1'-0" File Name: Dwn. Chkd. Dsgn. YY/MM/DD



Legend	Notes	Permit-Seal	<b>Stantec</b>		Client/Project	Title			
					KEEFER ST RESIDENTIAL DEVELOPMENT 137 KEEFER STREET VANCOUVER, BC	PROPOSED LANDSCAPE PLAN LEVEL 1			
					File Name: _____	Dra. _____	Chkd. _____	Desgn. _____	YY/MM/DD
					144314081	Scale 1/4" = 1'-0"			
					Drawing No. A212	Sheet 18 of 25			

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ORIGINAL SHEET - ARCH D



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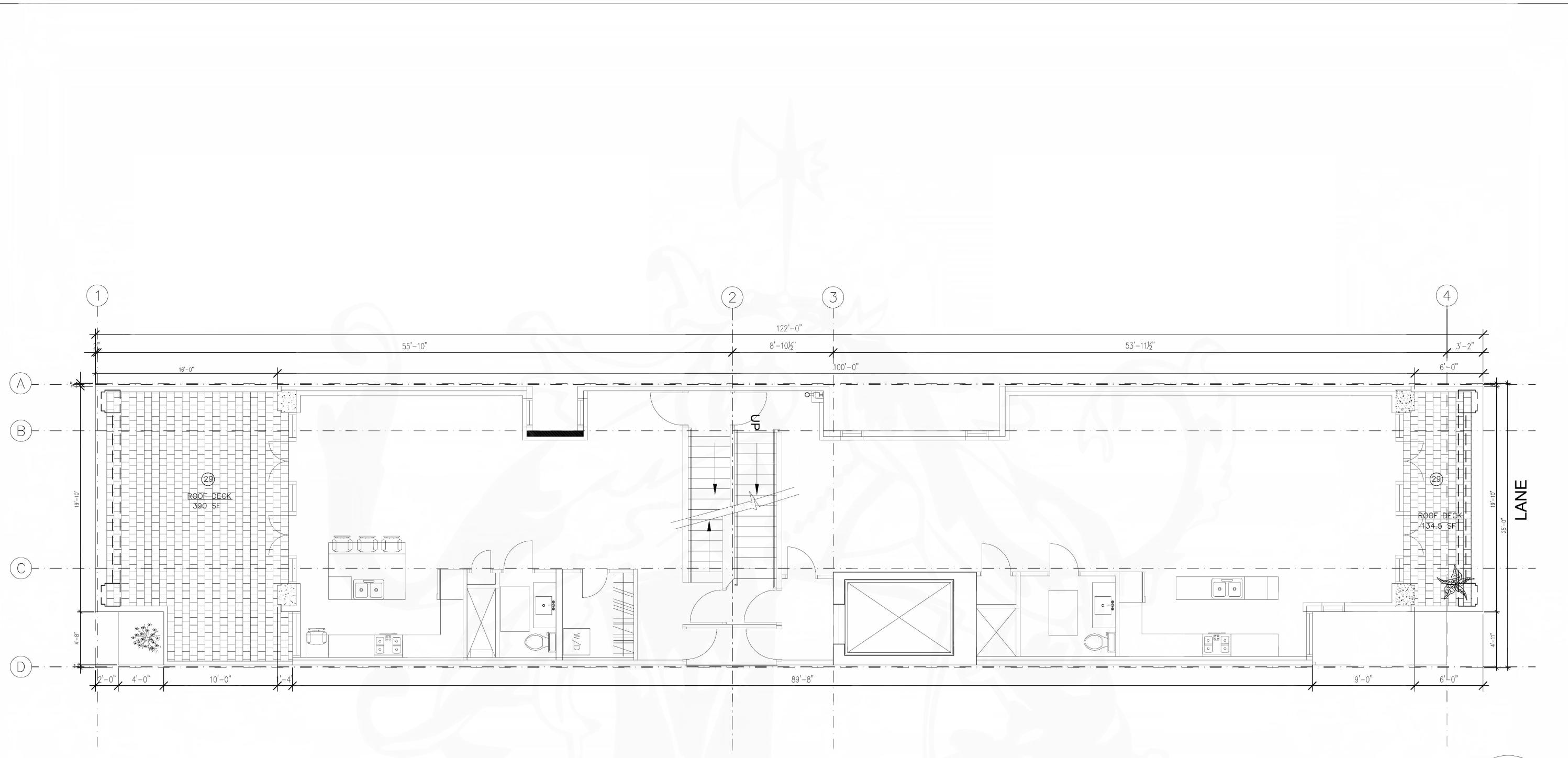
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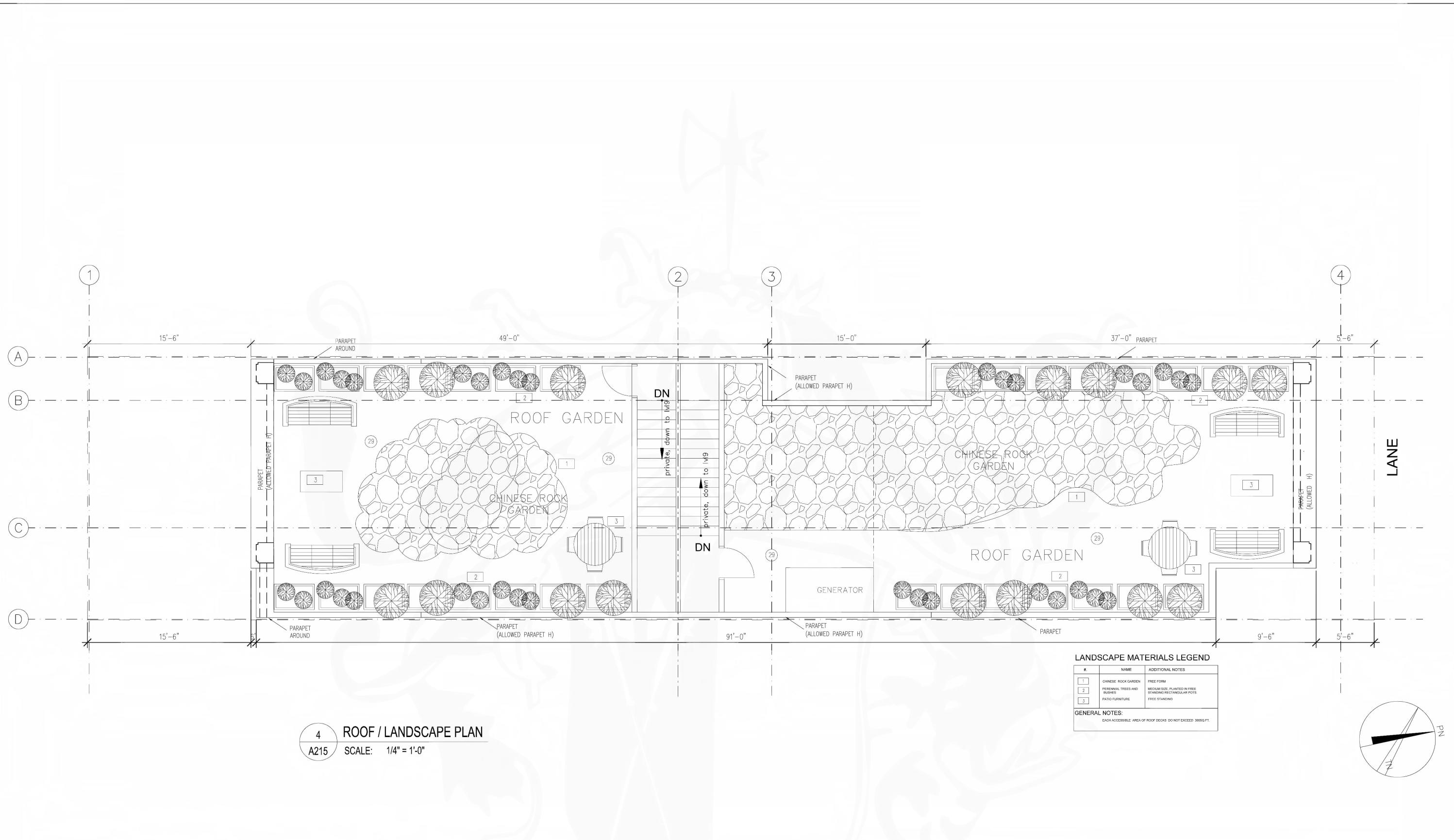
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Client/Project	KEEFER ST RESIDENTIAL DEVELOPMENT		
	137 KEEFER STREET VANCOUVER, BC		
File Name:	Dan.	Chik.	Deign.
	YY-MM-DD		

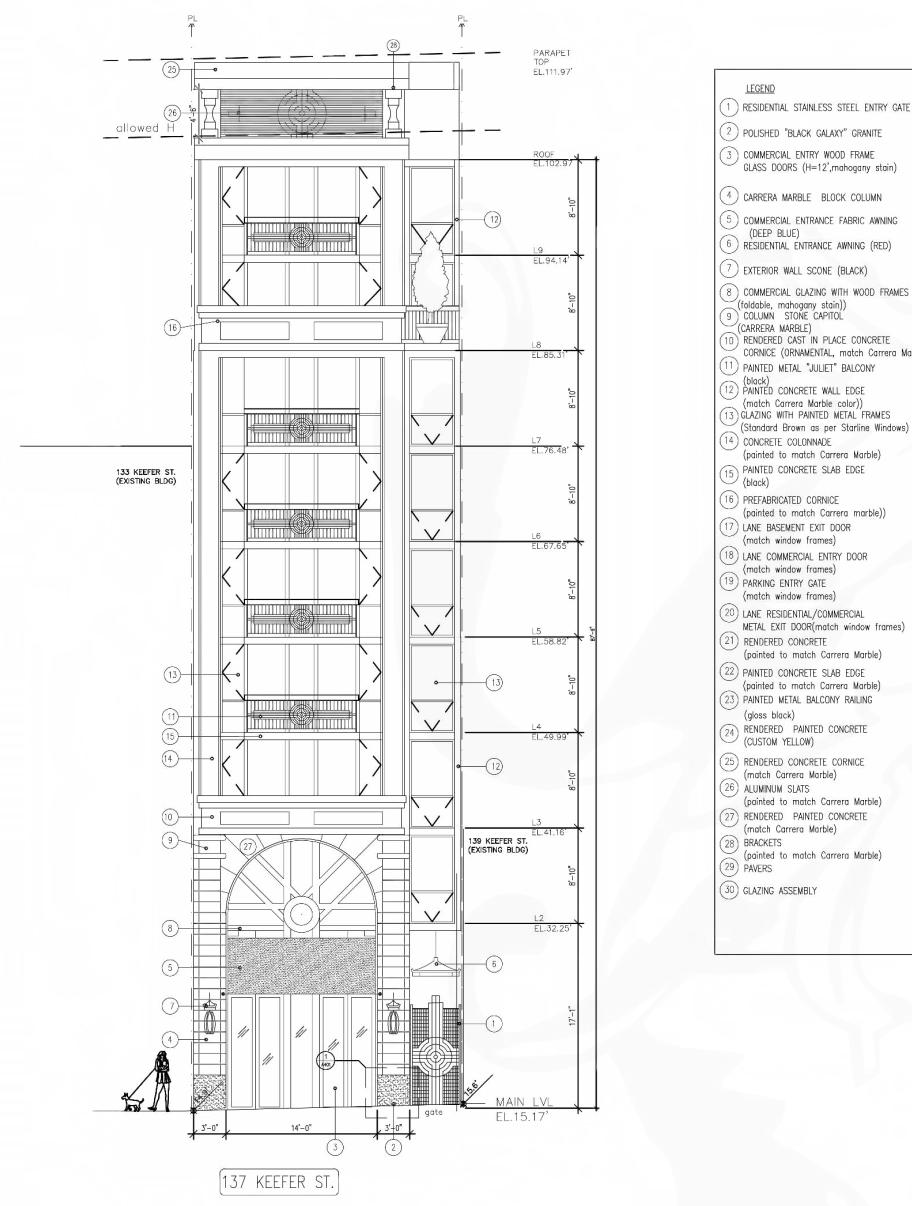
<b>PROPOSED LANSCAPE PLAN</b>	
<b>MEZZANINE LEVEL</b>	
Project No. 144314081	Scale 1/4" = 1'-0"
Drawing No. <b>A213</b>	Sheet 19 of 25
Revision	

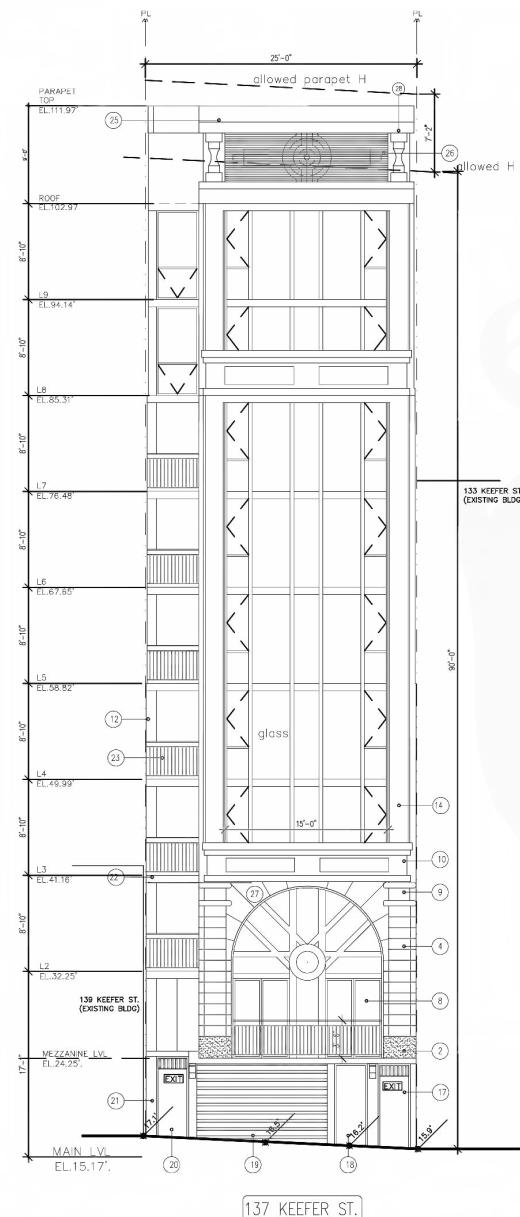


Original Sheet - Arch D	Legend	Notes	Permit-Seal	<p><b>Stantec</b></p> <p>111-1100 DUNSMUIR STREET VANCOUVER, BC, CANADA, V6B 6A3 Tel: 604-696-8000 Fax: 604-696-8100 <a href="http://www.stantec.com">www.stantec.com</a></p> <p>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any such scaling and any resulting plans or drawings are the responsibility of the drafter. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</p>				Client/Project	PROPOSED LANDSCAPE PLAN LEVEL 8		
				Project No:	144314081	Scale	1/4" = 1'-0"				
				Drawing No:	A214	Sheet	20 of 25				
				File Name:	Dwn.	Chkd.	Desig.	YY-MM-DD			



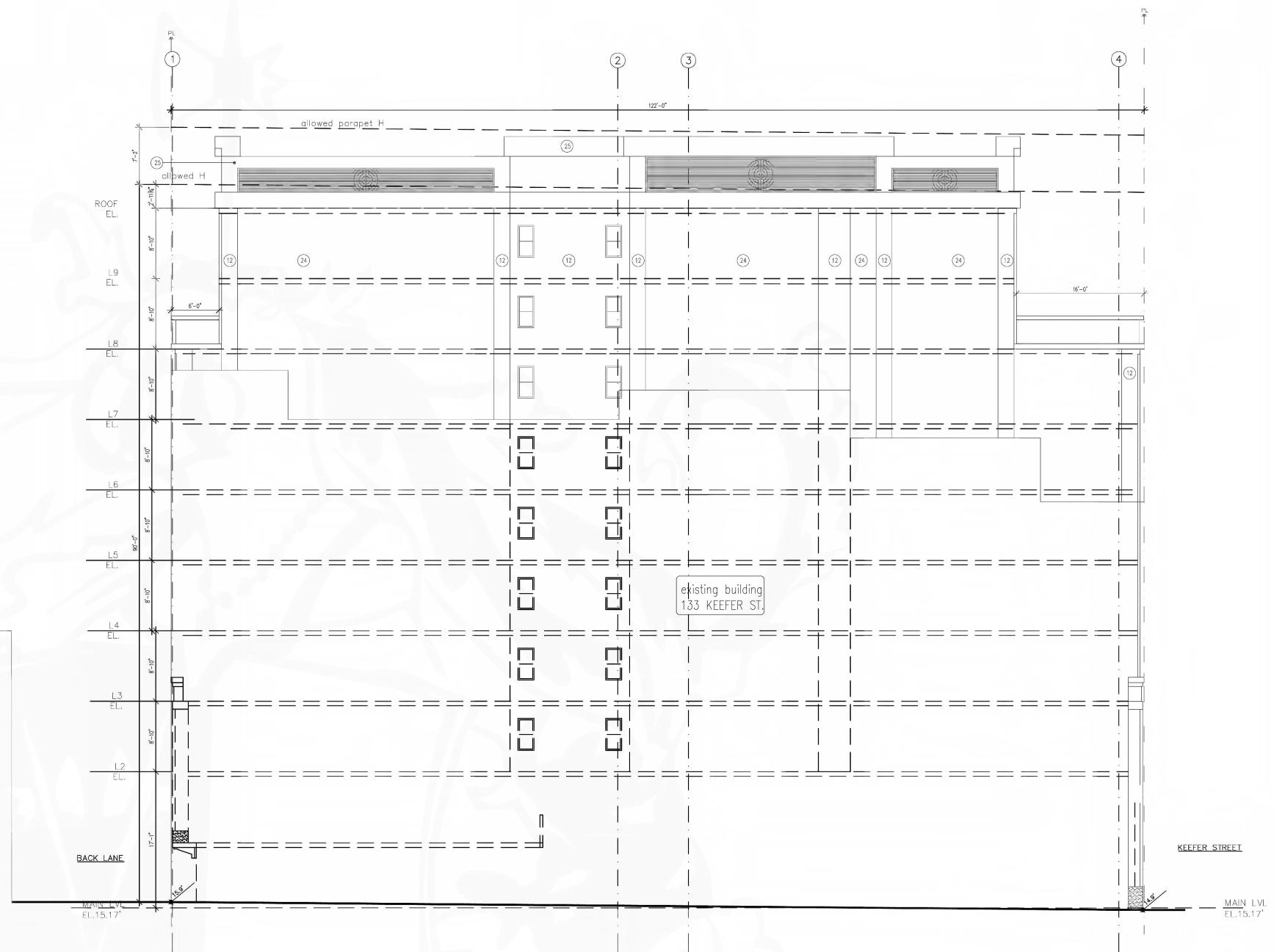
Legend	Notes	Permit-Seal	Stantec			Client/Project	Title
			111-1100 DUNSMUIR STREET VANCOUVER, BC, CANADA, V6B 6A3 Tel: 604-696-8500 Fax: 604-696-8100 <a href="http://www.stantec.com">www.stantec.com</a>			KEEFER ST RESIDENTIAL DEVELOPMENT 137 KEEFER STREET VANCOUVER, BC	PROPOSED LANDSCAPE PLAN ROOF LEVEL
<small>ORIGINAL SHEET - ARCH D</small>  <small>ISSUED FOR DP APPLICATION J.Z. C.R. 14.07.17</small> <small>ISSUED FOR PRE-OP SUBMISSION REVIEW J.Z. C.R. 14.06.27</small> <small>Issued By Appd. YY/MM/DD</small>			<small>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any such scaling and its resulting dimensions shall be the responsibility of the drafter.</small> <small>The Copyright to all designs and drawings is the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</small>			File Name: _____ Dwn. Chkd. Dsgn. YY/MM/DD	Scale 1/4" = 1'-0" Drawing No. A215 Sheet 21 of 25 Revision





**LEGEND**

- (1) RESIDENTIAL STAINLESS STEEL ENTRY GATE
- (2) POLISHED "BLACK GALAXY" GRANITE
- (3) COMMERCIAL ENTRY WOOD FRAME GLASS DOORS ( $H=12'$ , mahogany stain)
- (4) CARRERA MARBLE BLOCK COLUMN
- (5) COMMERCIAL ENTRANCE FABRIC AWNING (DEEP BLUE)
- (6) RESIDENTIAL ENTRANCE AWNING (RED)
- (7) EXTERIOR WALL SCONCE (BLACK)
- (8) COMMERCIAL GLAZING WITH WOOD FRAMES (Foldable, mahogany stain)
- (9) COLUMN STONE CAPITOL (CARRERA MARBLE)
- (10) RENDERED IN PLACE CONCRETE CORNICE (ORNAMENTAL, match Carrera Marble)
- (11) PAINTED METAL "JULIET" BALCONY (block)
- (12) PAINTED CONCRETE WALL EDGE (match Carrera Marble color)
- (13) GLAZING WITH PAINTED METAL FRAMES (Standard Brown as per Starline Windows)
- (14) CONCRETE COLONNADE (pointed to match Carrera Marble)
- (15) PAINTED CONCRETE SLAB EDGE (block)
- (16) PREFABRICATED CORNICE (pointed to match Carrera marble)
- (17) LANE BASEMENT EXIT DOOR (match window frames)
- (18) LANE CONCRETE ENTRY DOOR (match window frames)
- (19) PAINTING ENTRY GATE (match window frames)
- (20) LANE RESIDENTIAL/COMMERCIAL METAL EXIT DOOR (match window frames)
- (21) RENDERED CONCRETE (pointed to match Carrera Marble)
- (22) PAINTED CONCRETE SLAB EDGE (pointed to match Carrera Marble)
- (23) PAINTED METAL BALCONY RAILING (gloss black)
- (24) RENDERED PAINTED CONCRETE (CUSTOM YELLOW)
- (25) RENDERED CONCRETE CORNICE (match Carrera Marble)
- (26) ALUMINUM SLAT (pointed to match Carrera Marble)
- (27) RENDERED PAINTED CONCRETE (match Carrera Marble)
- (28) BRACKETS (pointed to match Carrera Marble)
- (29) PAVERS
- (30) GLAZING ASSEMBLY



1 NORTH ELEVATION (REAR ELEVATION)  
A301 SCALE: 1/8" = 1'-0"

2 WEST ELEVATION (SIDE ELEVATION)  
A301 SCALE: 1/8" = 1'-0"

ORIGINAL SHEET - ARCH D
ISSUED FOR DP SUBMISSION J.Z. C.R. 14.07.17
ISSUED FOR PRE-OP SUBMISSION REVIEW J.Z. C.R. 14.06.27
Issued By Appd. YY/MM/DD

Legend

Notes

Permit-Seal

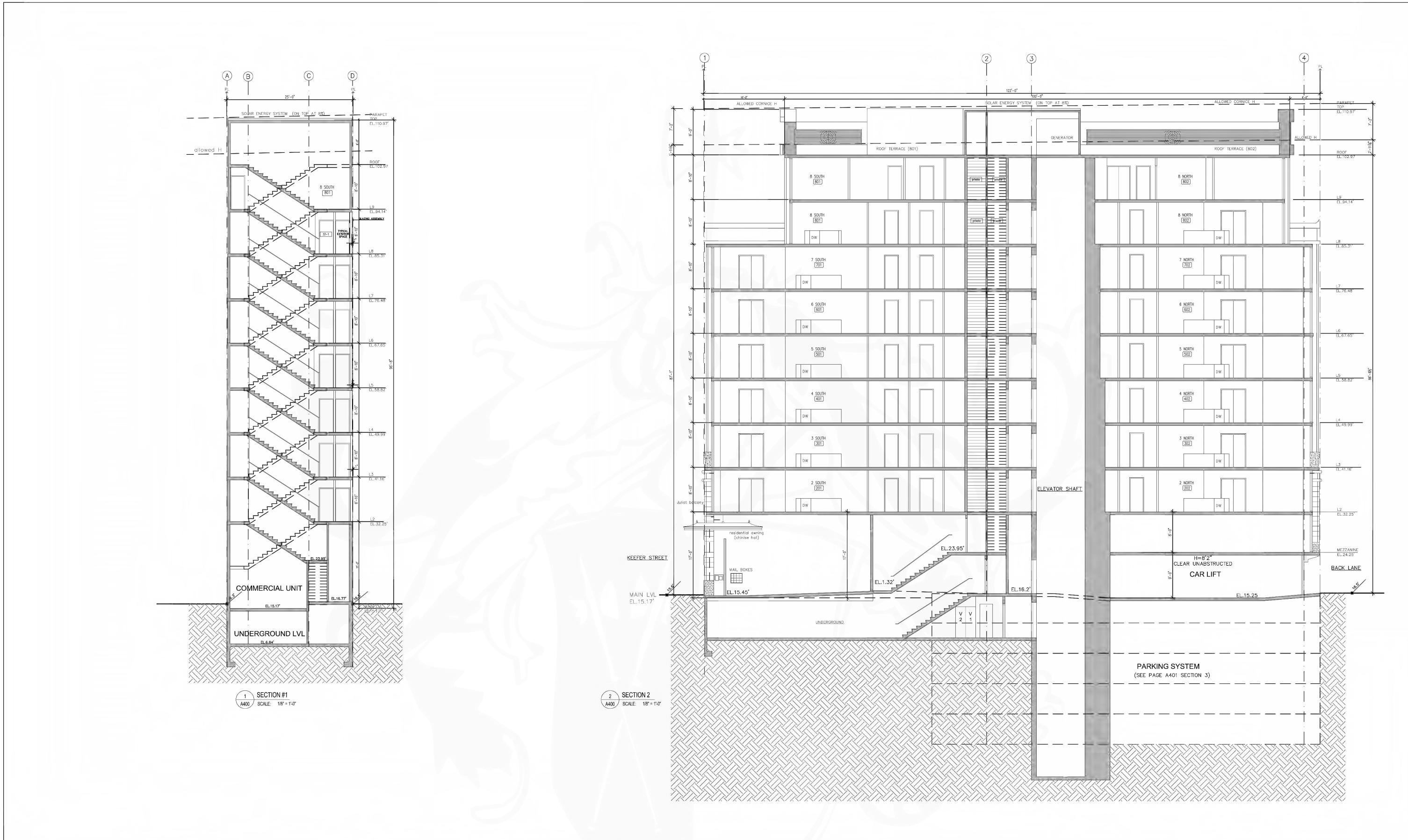


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Client/Project  
KEEFER ST RESIDENTIAL DEVELOPMENT  
137 KEEFER STREET VANCOUVER, BC  
Project No. 144314081  
Drawing No. A301  
File Name: \_\_\_\_\_ Date: \_\_\_\_\_ Dwg. Chkd. Design: \_\_\_\_\_ YY/MM/DD

Title  
PROPOSED ELEVATIONS  
(NORTH&WEST)  
Project No. 144314081  
Scale 1/8" = 1'-0"  
Drawing No. A301  
Sheet 23 of 25  
Revision



Legend	Notes	Permit Seal			
<p>ORIGINAL SHEET - ARCH D</p> <p>ISSUED FOR DP SUBMISSION J.Z. C.R. 14.07.17 ISSUED FOR PRE-DP SUBMISSION REVIEW J.Z. C.R. 14.08.17 Issued By App'd YY MM DD</p>					
<p>Client/Project KEEFER ST RESIDENTIAL DEVELOPMENT 137 KEEFER STREET VANCOUVER, BC</p>					
<p>Title <b>PROPOSED SECTIONS</b></p>					
<p>Project No. 144314081 Scale 1/8" = 1'-0" Drawing No. A400 Sheet Revision</p>					



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