

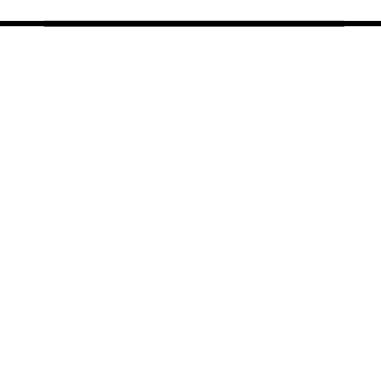






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REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR



C40-CONTEXT.dwg

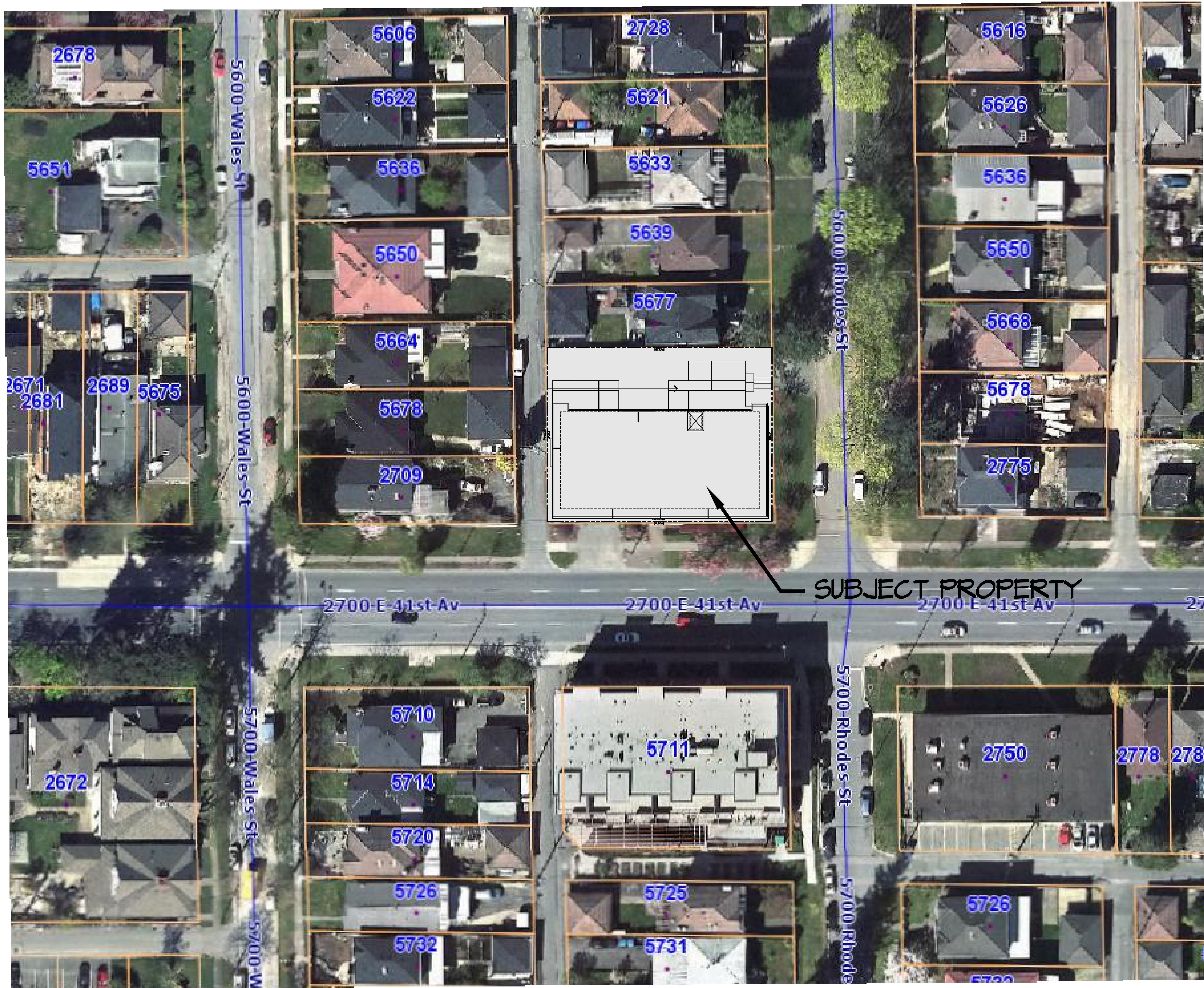
DESIGN : M.D.	DRAWN :	DATE : Oct. 23 20	SCALE : 1" = 30'-0"
CLIENT : G & F FINANCIAL GROUP			
PROJECT : MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2795 E 41 AVE., VANCOUVER			
SHEET CONTENTS : CONTEXT PLAN			

**barnett dembek**  
ARCHITECTS INC.

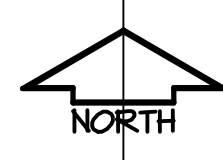
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17040	AC-1.1



SUBJECT PROPERTY



CONTEXT PLAN  
SCALE: 1" = 30'-0"

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REV#	DATE	DRW	CD	ISSUE	DATE	BY	ISSUED FOR



PHOTO LOOKING NORTH UP RHODES STREET



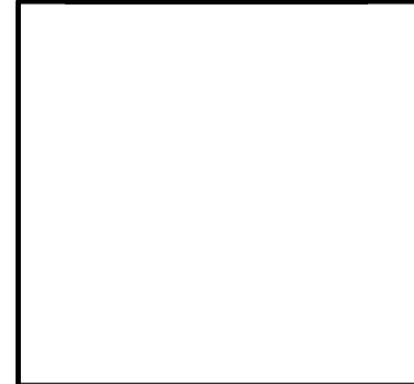
PHOTO FROM LANE LOOKING EAST



PHOTO LOOKING WEST AT INTERSECTION OF RHODES STREET AND E 41 AVENUE OF EXISTING BUILDING



PHOTO LOOKING WEST ON RHODES STREET OF EXISTING BUILDING



C40-PHOTOS.dwg

DESIGN : M.D.	DRAWN :	DATE : Jan. 20 21	SCALE : 3/32" = 1'-0"
CLIENT : G & F FINANCIAL GROUP			
PROJECT : MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2135 E 41 AVE., VANCOUVER			
SHEET CONTENTS : PHOTOS			

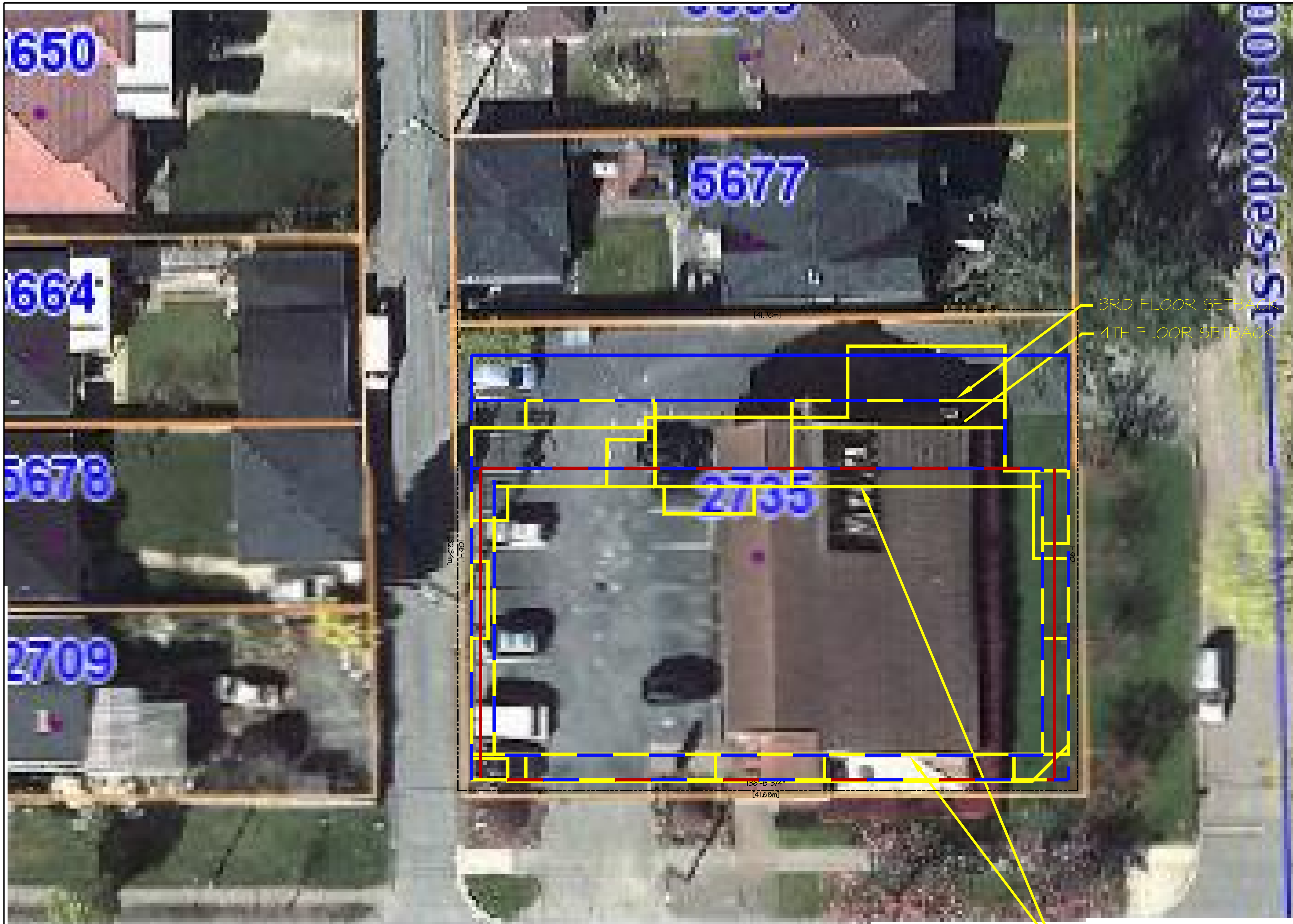
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7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

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FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

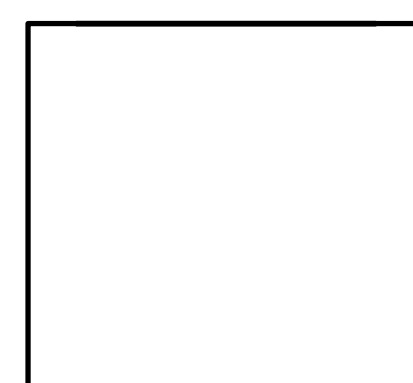
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17040	AC-12





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REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR



CLIENT :	G & F FINANCIAL GROUP	DESIGN :	M.D.
PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2735 E 41 AVE., VANCOUVER	DRAWN :	
SHEET CONTENTS :	OVERLAY PLAN	DATE :	Oct. 23 20
		SCALE :	1" = 10'-0"

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UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
17040	AC-1.4
PROJECT NO.	REV. NO.

ALLOWED FLOOR PLATE - C1 BUILDING ———  
 ALLOWED FLOOR PLATE - C2 BUILDING ———  
 PROPOSED FLOOR PLATE - ———

 NORTH  
**OVERLAY PLAN**  
 SCALE: 1" = 10'-0"

5TH FLOOR SETBACK





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ISSUED FOR	BY	DATE	ISSUE

REV#	DATE	DRN	CR'D

C40-E - PRES.dwg

DESIGN :	DRAWN :	DATE :	SCALE :
M.D.		Jan 28 21	1/8" = 1'-0"

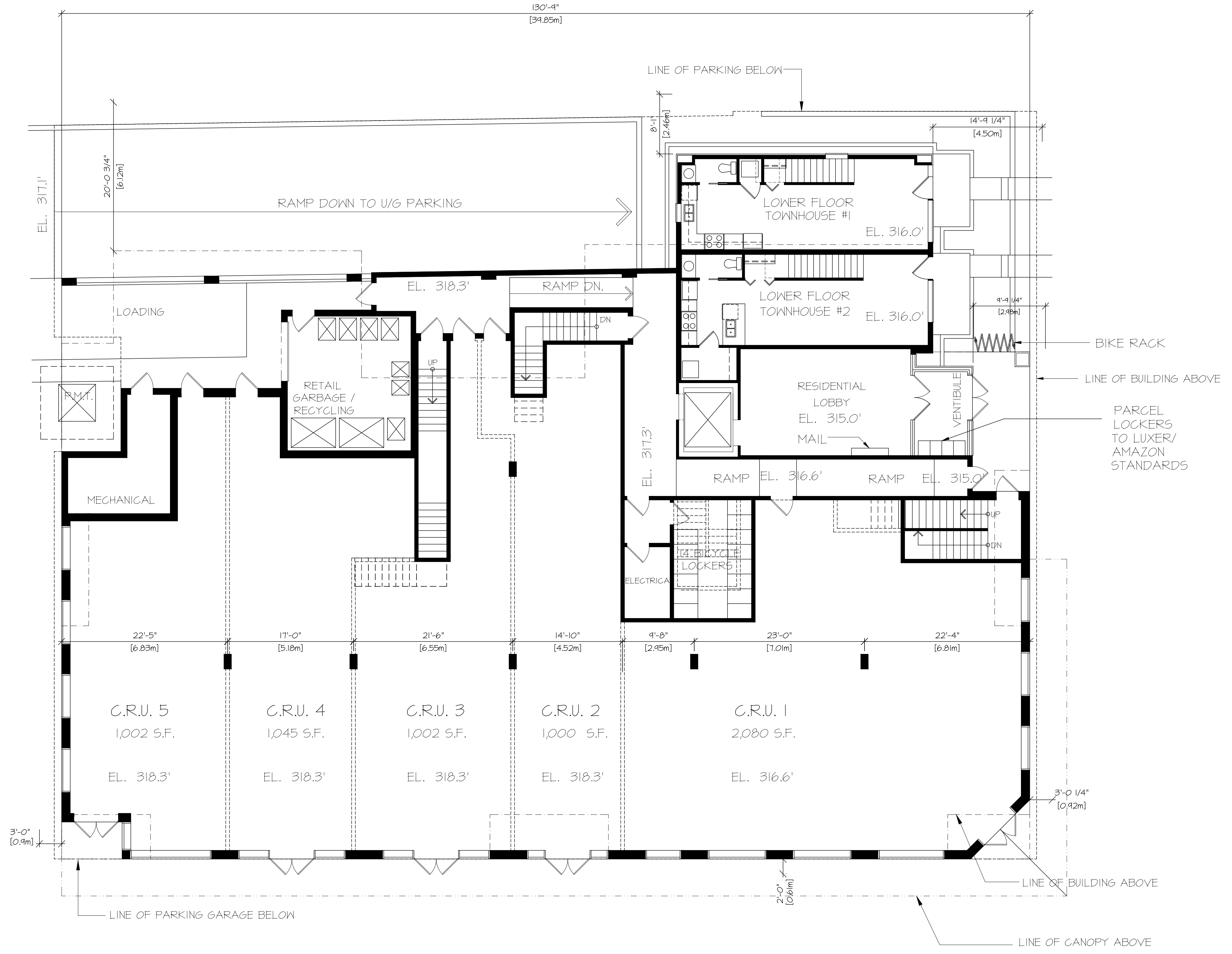
CLIENT :	G & F FINANCIAL GROUP
PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2735 E 41 AVE., VANCOUVER
SHEET CONTENTS :	BUILDING PLANS MAIN FLOOR

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ARCHITECTS INC.

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7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
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EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-2.1
17040	REV. NO.

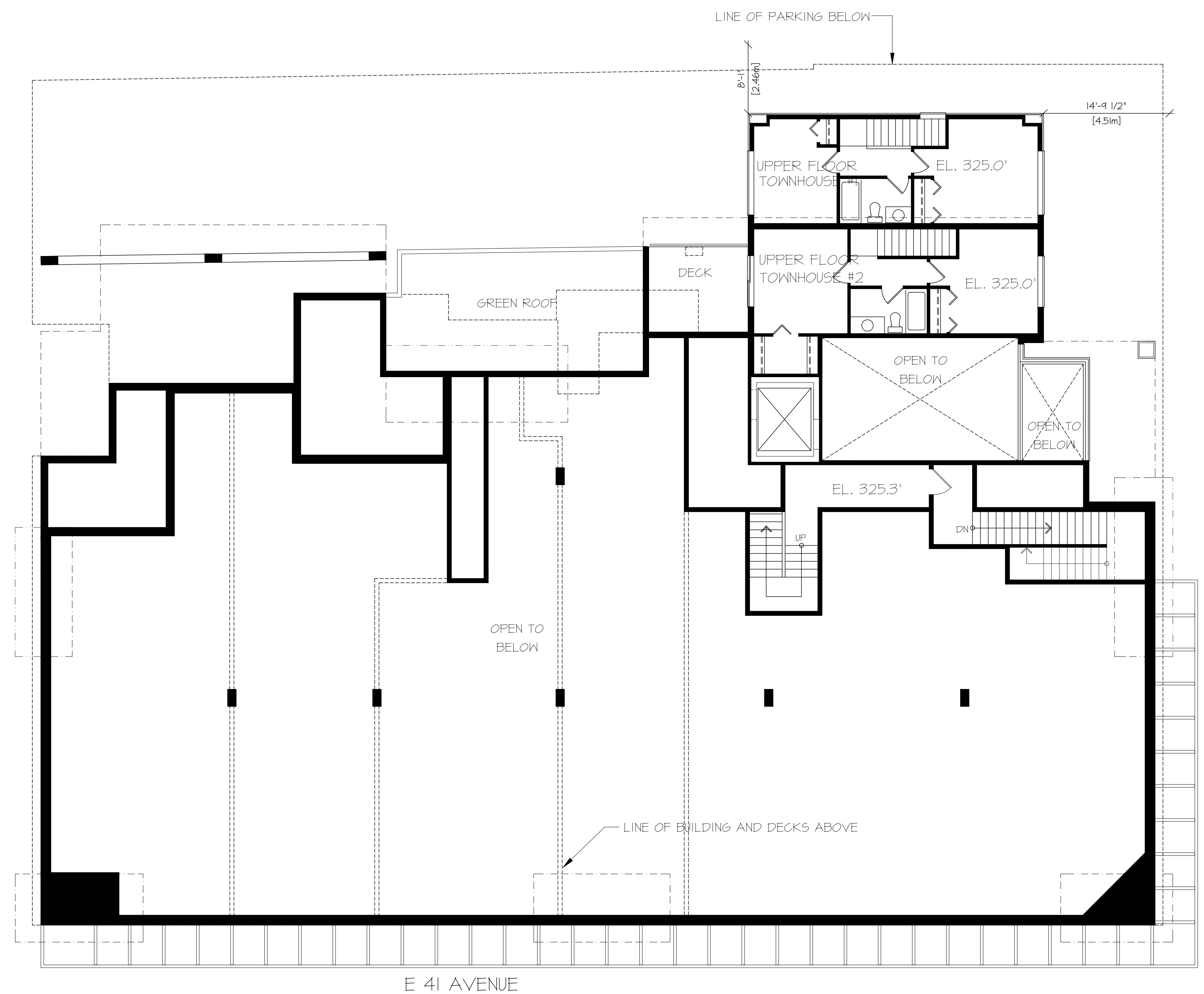


## MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

GROSS AREA:	9,960 S.F.
MINUS-	
RAINSCREEN	25 S.F.
NET FLOOR AREA:	9,935 S.F.

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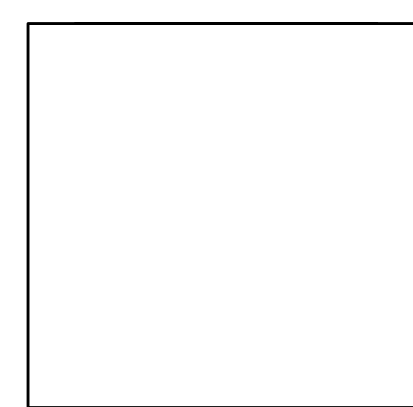


# 1ST FLOOR PLAN

SCALE - 1/8" = 1'-0"

GROSS AREA:	1,422 S.F.
MINUS-	
RAINSCREEN	31 S.F.
NET FLOOR AREA:	1,391 S.F.

ISSUE FOR	BY	DATE	ISSUE



C40-E - PRES.dwg

DESIGN : M.D.	DRAWN :	DATE : Jan 28 21	SCALE : 1/8" = 1'-0"
CLIENT : G & F FINANCIAL GROUP	PROJECT : MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2735 E 41 AVE., VANCOUVER	SHEET CONTENTS : BUILDING PLANS 1ST FLOOR	

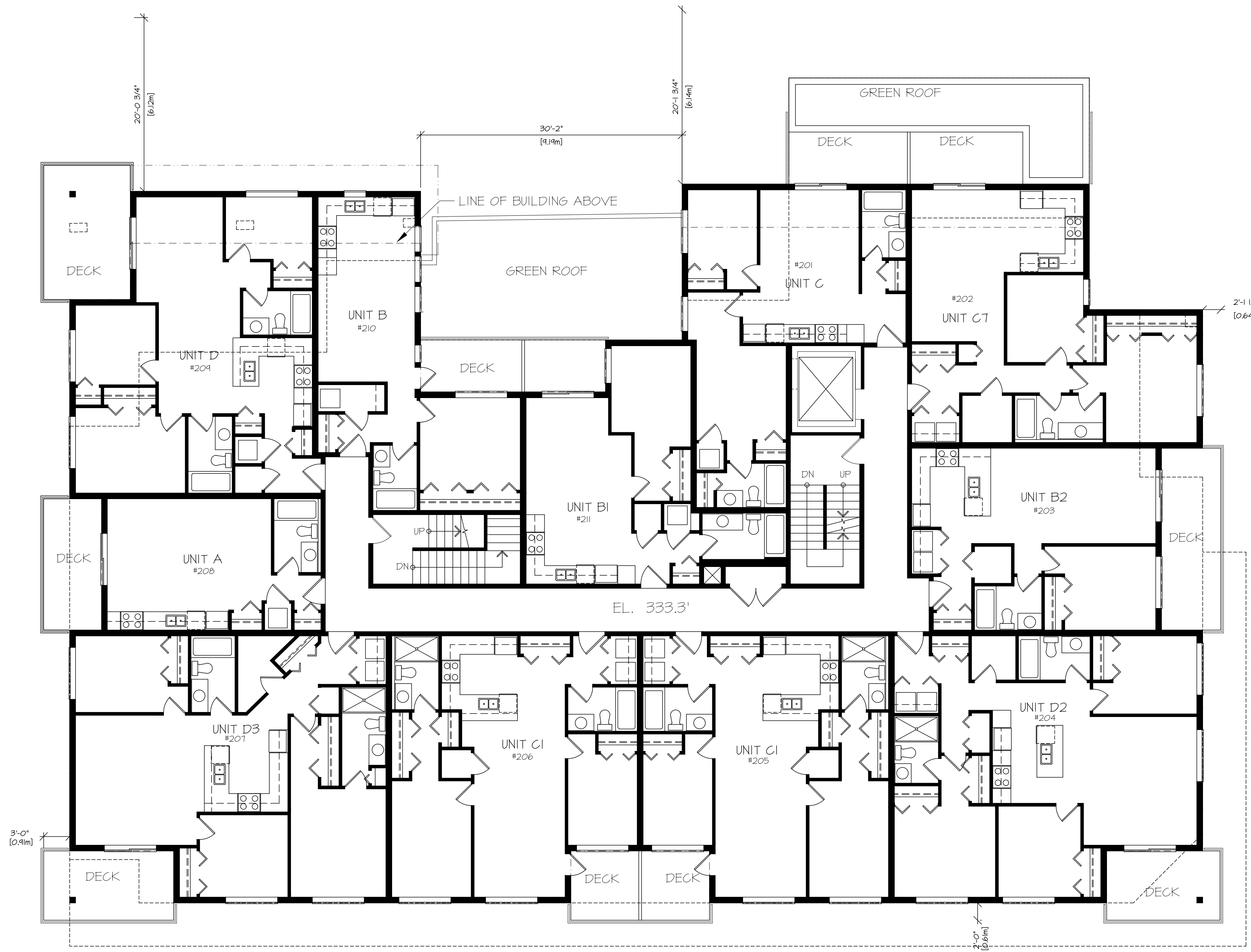
**barnett dembek**  
ARCHITECTS INC.

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7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17040	AC-2.2

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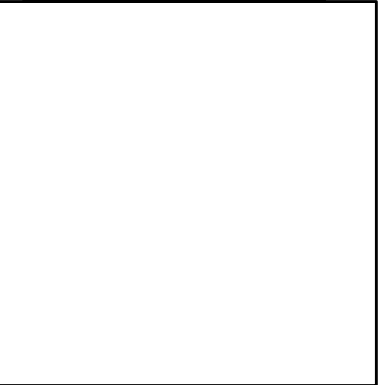


# 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

GROSS AREA:	9,480 S.F.
MINUS-	
RAINSCREEN	167 S.F.
STORAGE	152 S.F.
NET FLOOR AREA:	9,161 S.F.

ISSUE FOR	BY	DATE	ISSUE



C40-E - PRES.dwg

DESIGN :	M.I.D.	DRAWN :		SCALE :	1/8" = 1'-0"
PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2735 E. 41 AVE., VANCOUVER	DATE :	Jan. 20 21	SHEET CONTENTS :	BUILDING PLANS 2ND FLOOR
CLIENT :	G & F FINANCIAL GROUP				

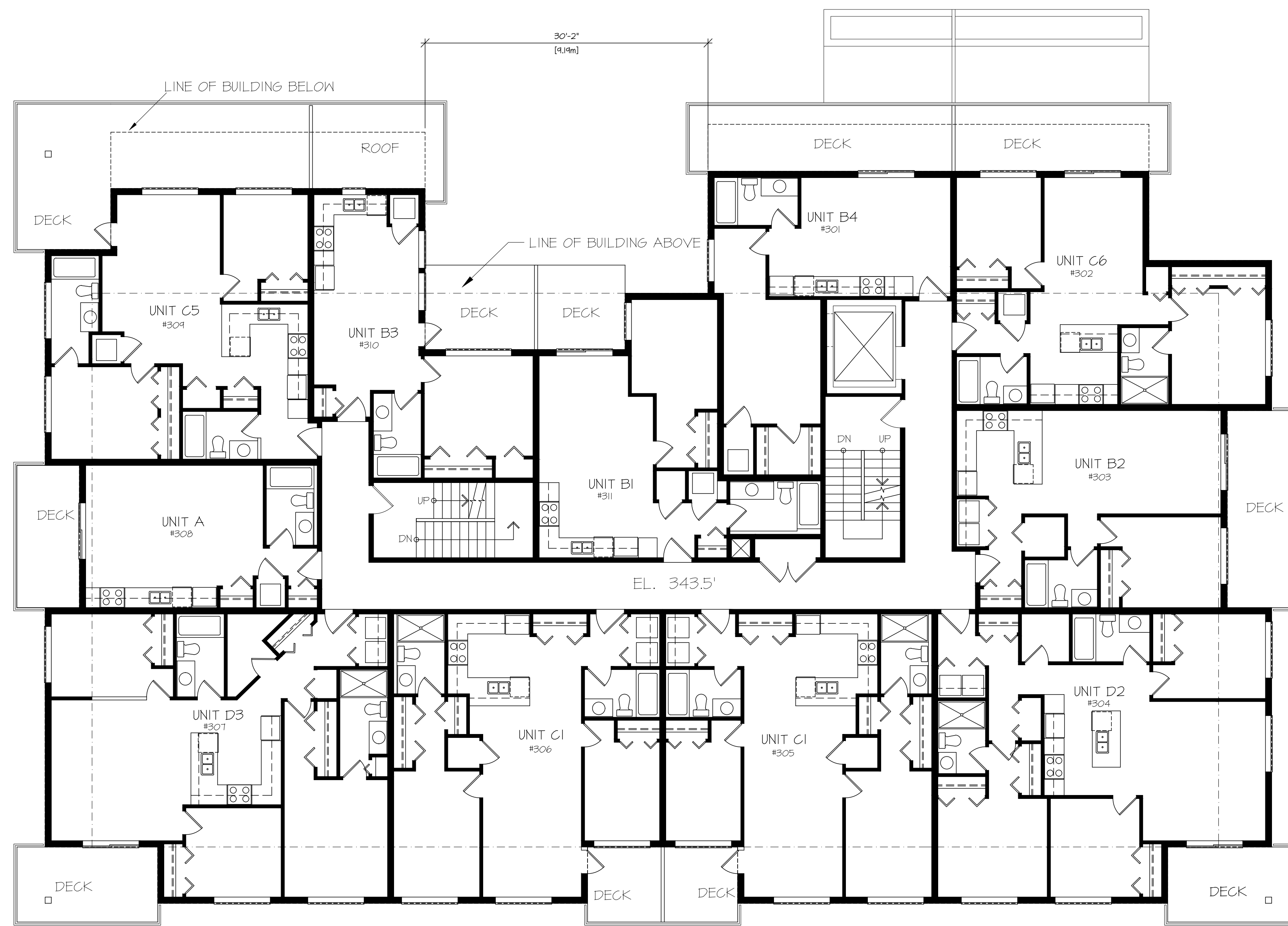
**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-2.3
17040	REV. NO.

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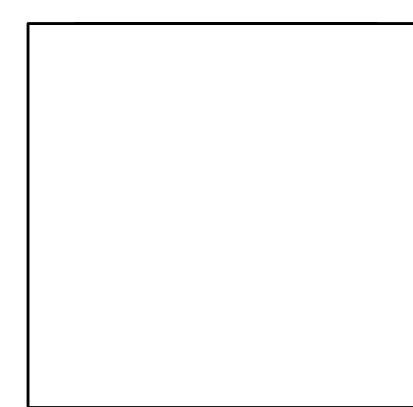


### 3RD FLOOR PLAN

SCALE : 1/8" = 1'-0"

GROSS AREA: 9,044 S.F.  
 MINUS-  
     RAINSCREEN 160 S.F.  
     STORAGE 119 S.F.  
 NET FLOOR AREA: 8,765 S.F.

ISSUE FOR	BY	DATE	ISSUE



C40-E - PRES.dwg

DESIGN :	M.I.D.	DRAWN :	DATE :	SCALE :
CLIENT :	G & F FINANCIAL GROUP	PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2735 E. 41 AVE., VANCOUVER	1/8" = 1'-0"
SHEET CONTENTS :	BUILDING PLANS 3RD FLOOR			

**barnett dembek**  
ARCHITECTS INC.

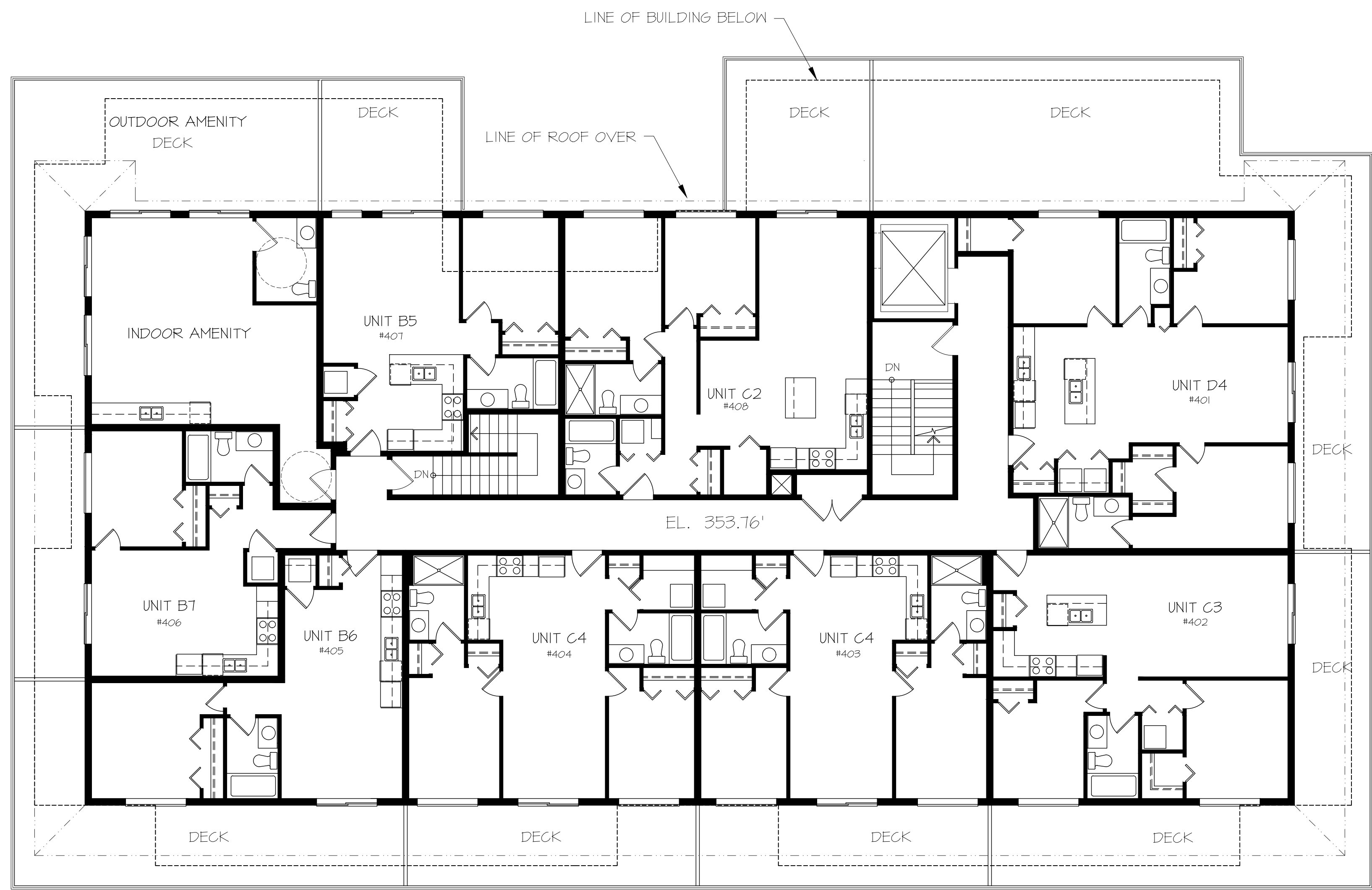
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17040	AC-2.4

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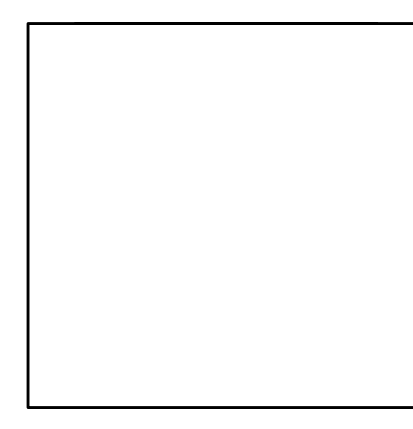
ISSUE	DATE	BY	ISSUED FOR



## 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

GROSS AREA:	7,085 S.F.
MINUS-	
RAINSCREEN	119 S.F.
STORAGE	19 S.F.
AMENITY	530 S.F.
NET FLOOR AREA:	6,417 S.F.



C40-E - PRES.dwg

DESIGN :	M.D.
DRAWN :	
DATE :	Jan. 29, 21
SCALE :	1/8" = 1'-0"
CLIENT :	G & F FINANCIAL GROUP
PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2735 E. 41 AVE., VANCOUVER
SHEET CONTENTS :	BUILDING PLANS 4TH FLOOR

**barnett dembek**  
ARCHITECTS INC.

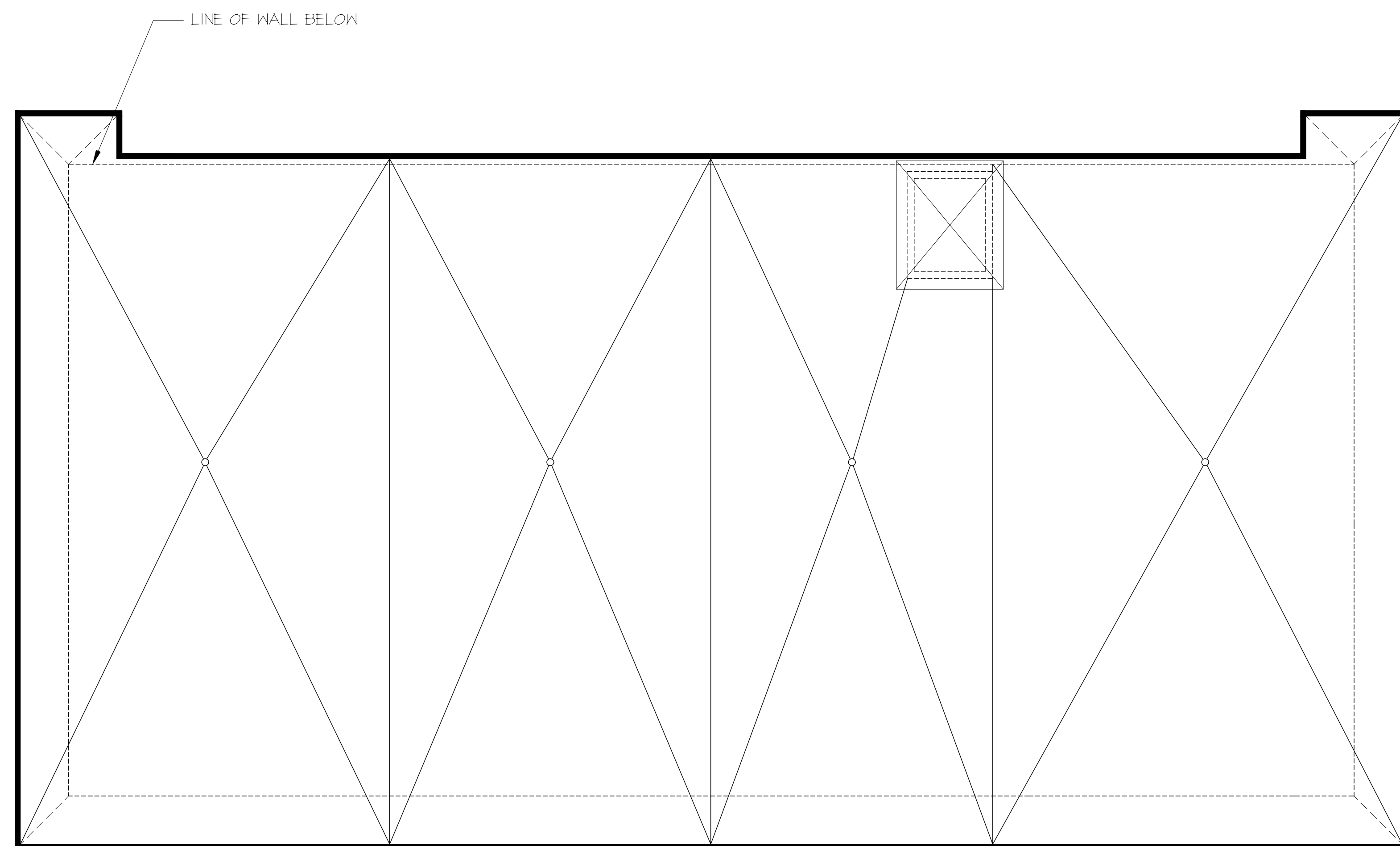
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

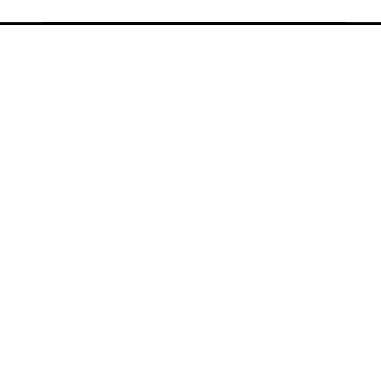
CLIENT NO.	SHEET NO.
	AC-2.5
PROJECT NO.	REV. NO.
17040	

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REV'N	DATE	DR'N	CK'D	ISSUE FOR



**ROOF PLAN**  
 SCALE : 1/8" = 1'-0"



C40-E - PRES.dwg

CLIENT :	G & F FINANCIAL GROUP
DESIGN :	M.D.
DRAWN :	
DATE :	Jan. 29/21
PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2735 E. 41 AVE., VANCOUVER
SHEET CONTENTS :	BUILDING PLANS ROOF PLAN
SCALE :	1/8" = 1'-0"

**barnett dembek**  
 ARCHITECTS INC.

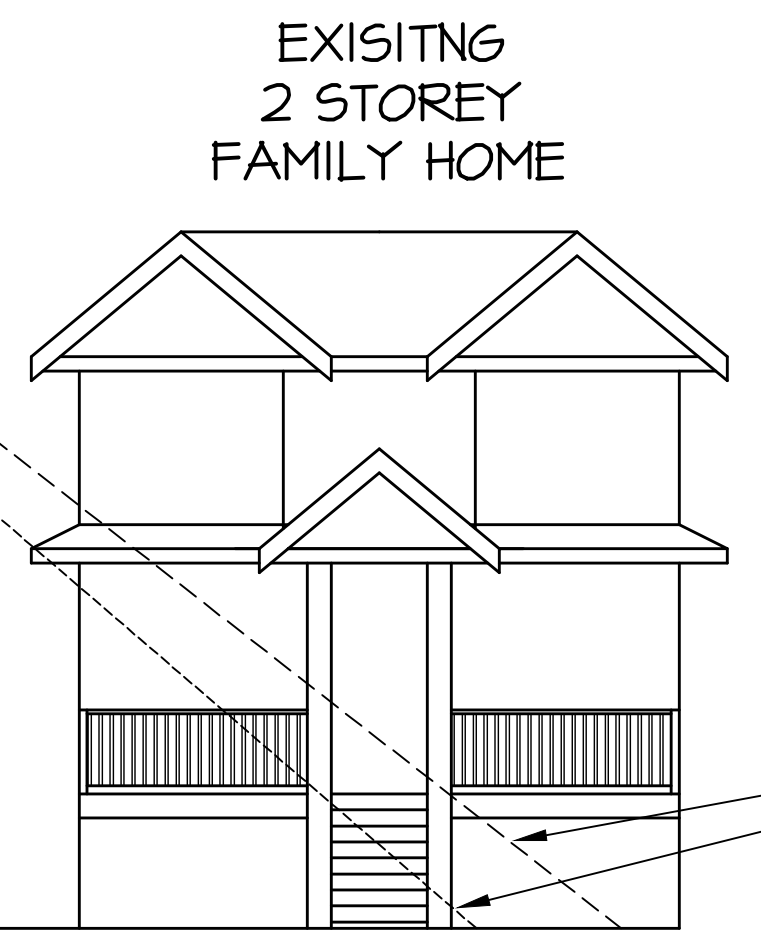
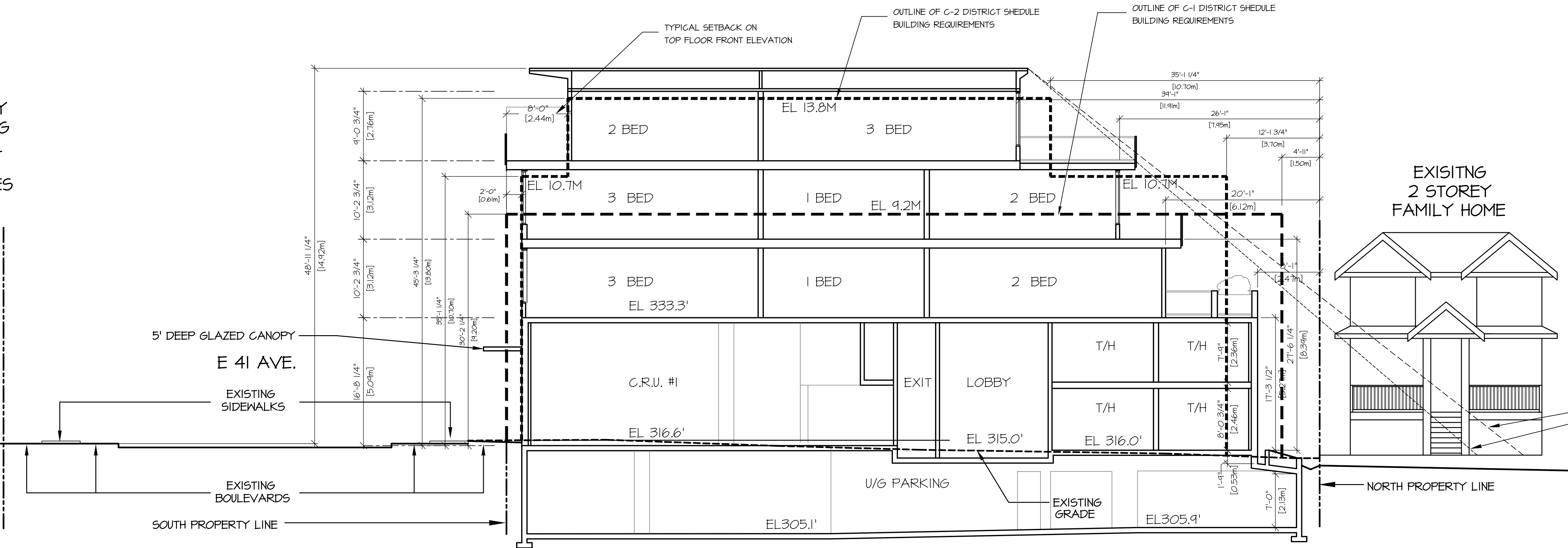
UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.6
PROJECT NO.	REV. NO.
17040	

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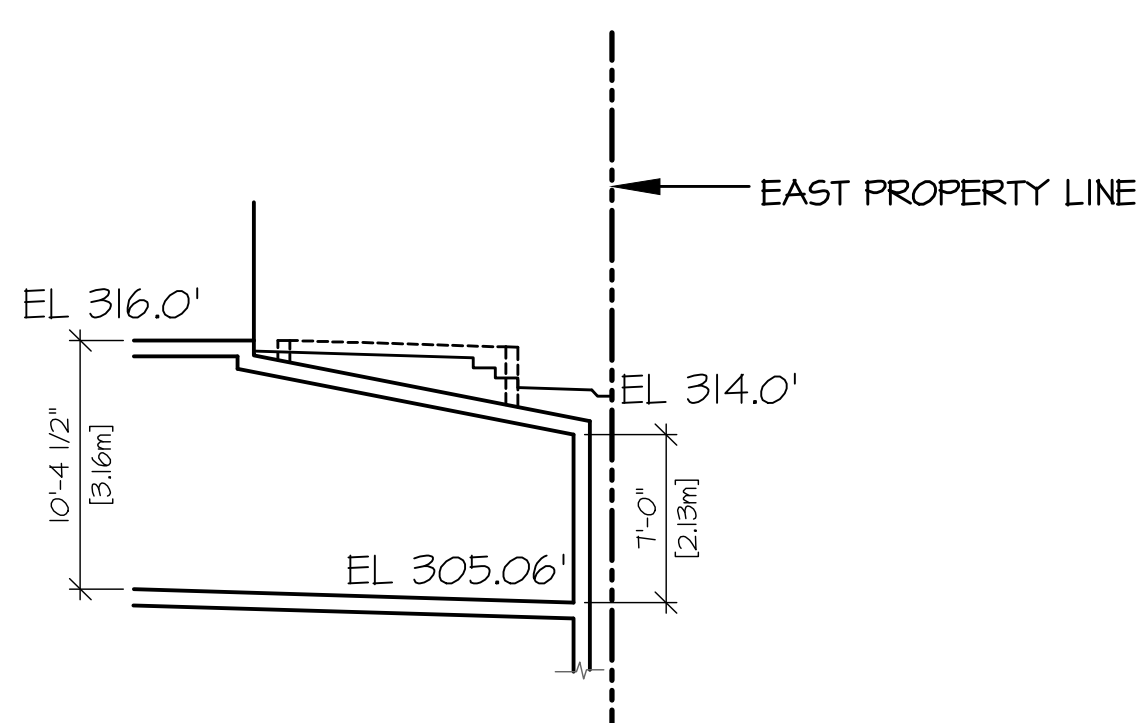
EXISTING 4 STOREY MIXED USE BUILDING WITH COMMERCIAL AT GRADE AND 3 RESIDENTIAL STORIES ABOVE



ISSUED FOR	BY	DATE	ISSUE	NO.

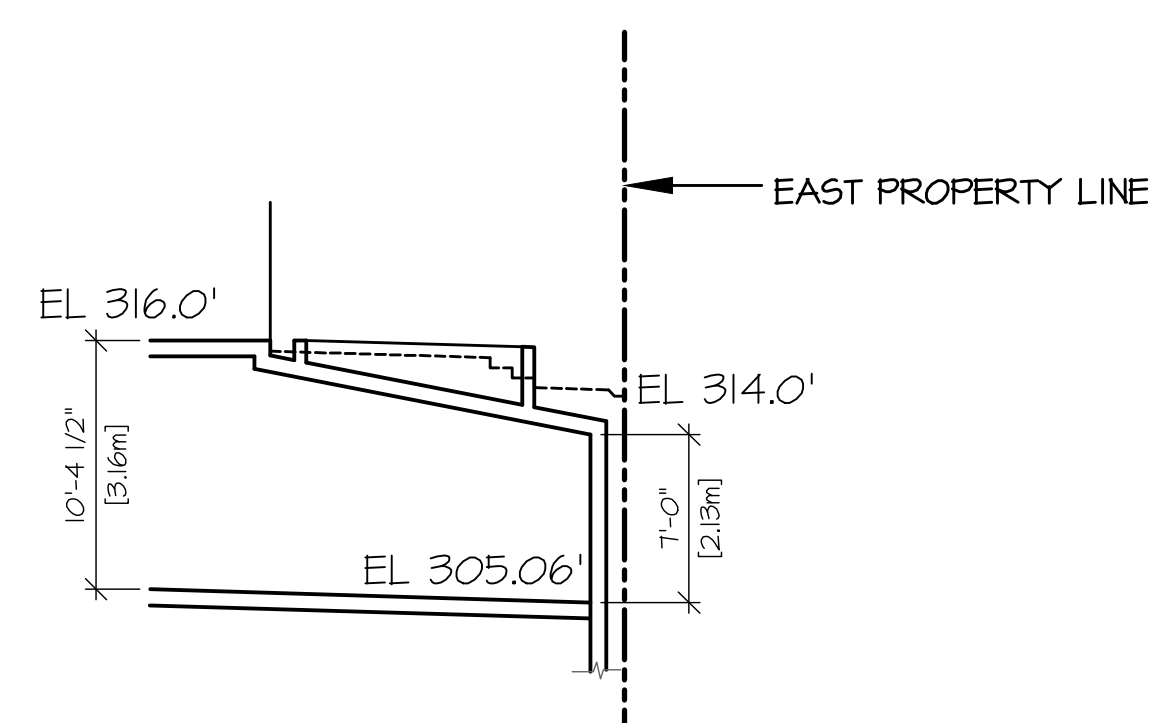
## SECTION A-A

SCALE : 3/32" = 1'-0"



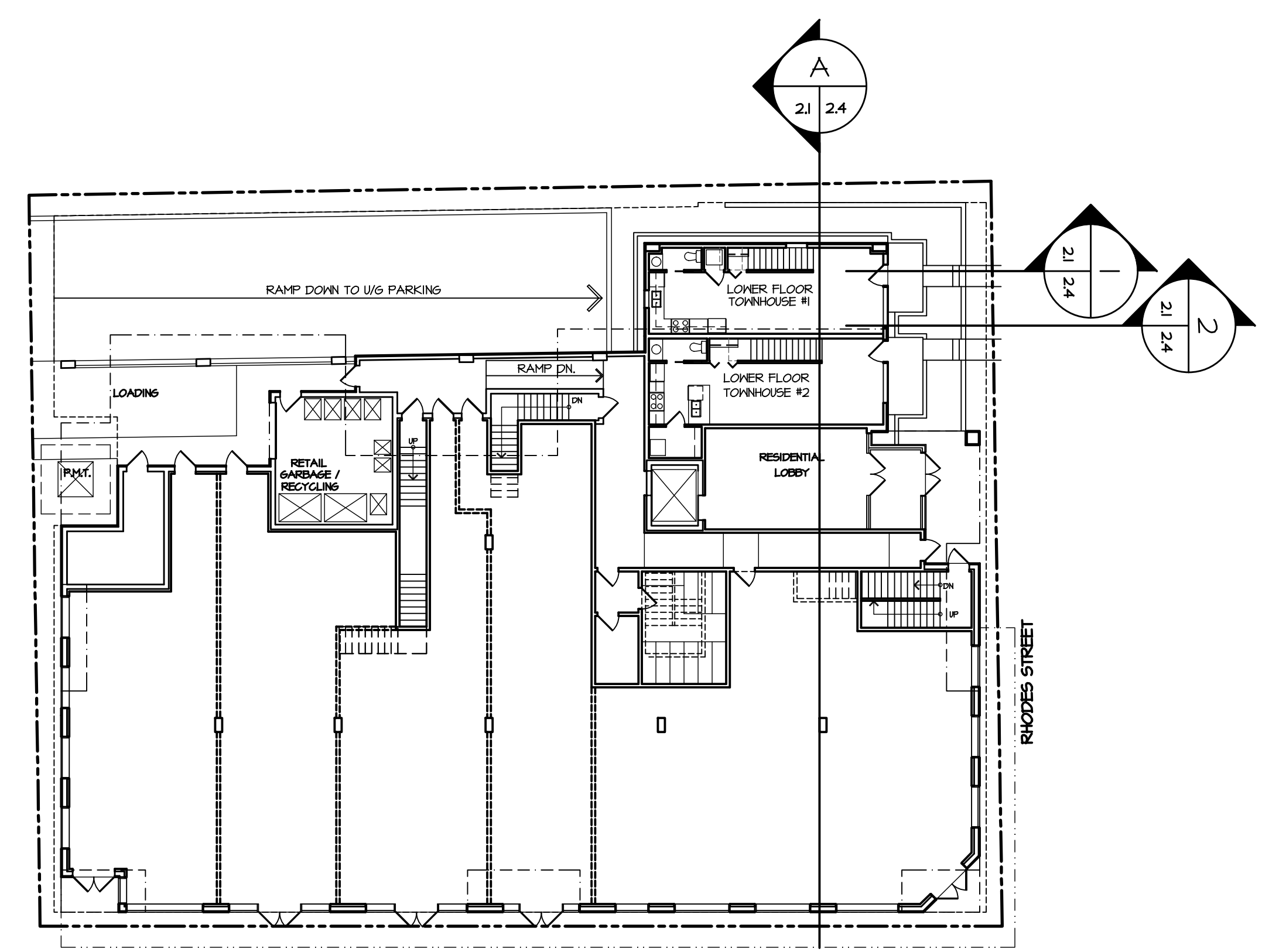
## SECTION I-I

SCALE : 3/32" = 1'-0"



## SECTION 2-2

SCALE : 3/32" = 1'-0"



## MAIN FLOOR PLAN SECTIONS

DESIGN :	M.D.	DRAWN :	DATE :	SCALE :
			Nov. 19 20	1/8" = 1'-0"

CLIENT : G & F FINANCIAL GROUP

PROJECT : MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2795 E 41 AVE., VANCOUVER

SHEET CONTENTS : SECTION

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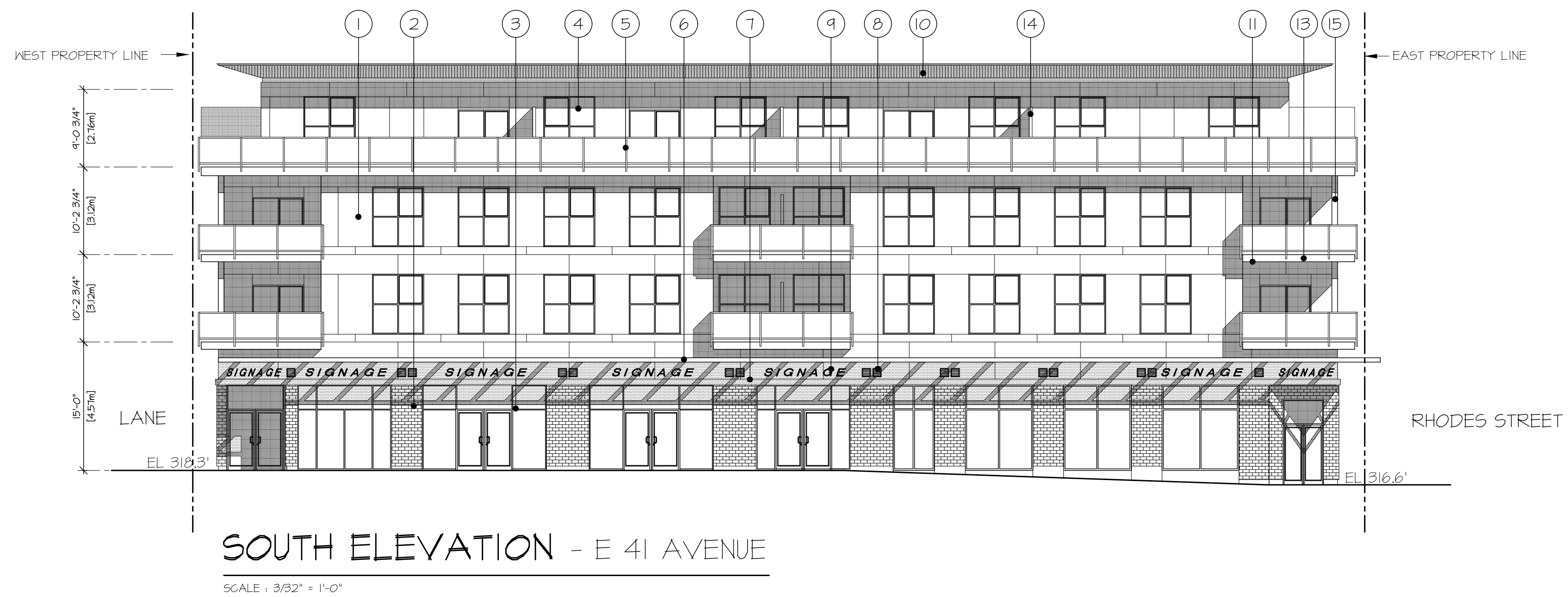
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
17040	AC-2.1
PROJECT NO.	REV. NO.

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BY	
DATE	
ISSUE	

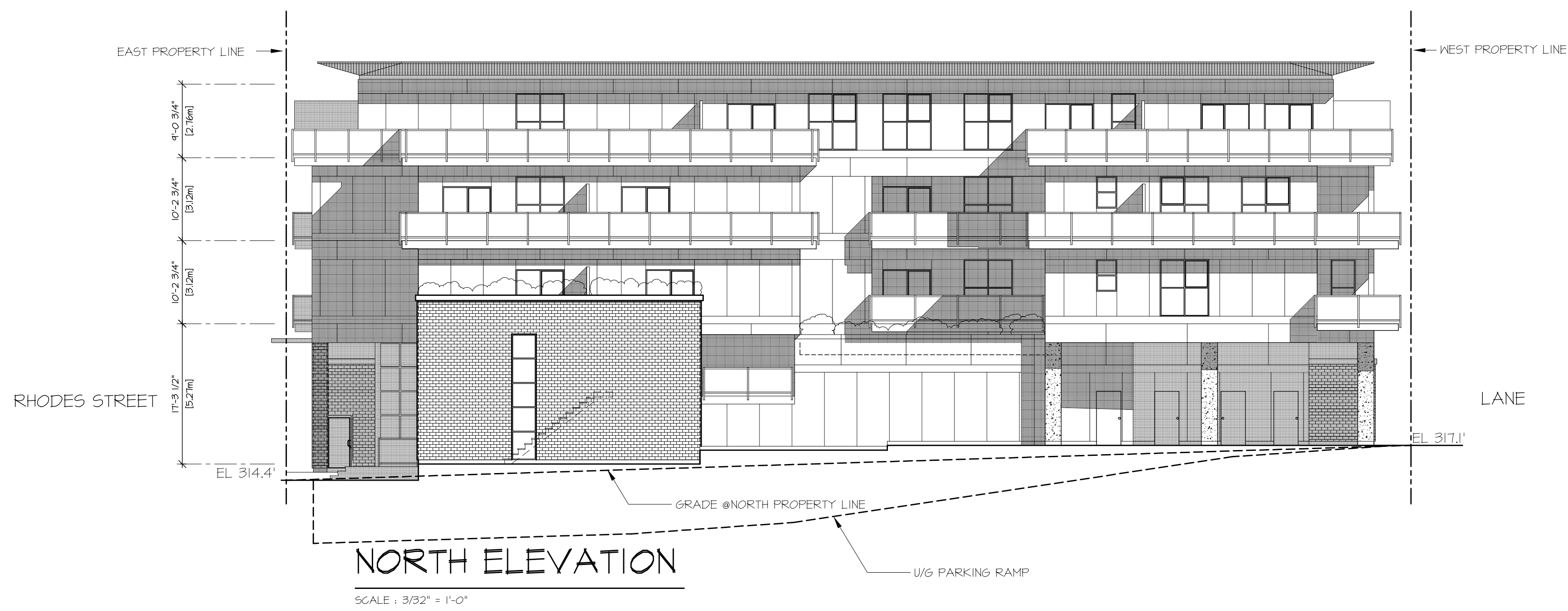


EAST ELEVATION - LANE

SCALE: 3/32" = 1'-0"

WEST ELEVATION - RHODES STREET

SCALE: 3/32" = 1'-0"



### SCHEDULE OF FINISHES

- ① HARDI PANEL - ARCTIC WHITE
- ② BRICK VENEER - EBONY
- ③ STORE FRONT GLAZING - DARK BRONZE ANODIZED ALUMINUM
- ④ VINYL FRAMED WINDOWS - WHITE
- ⑤ POWDER COATED ALUMINUM RAILING C/M GLAZED INFILL PANEL - CHARCOAL
- ⑥ H.S.S. STEEL GLAZED CANOPY - WHITE
- ⑦ 8" CONCRETE LINTEL
- ⑧ 12' X 12" INTAKE AND EXHAUST LOUVERS - CLEAR ANODIZED ALUMINUM
- ⑨ 10" HIGH INDIVIDUAL SIGN LETTERS
- ⑩ CEDAR SLOPED CORNICE
- ⑪ CEDAR SOFFITS
- ⑫ OVERHEAD METAL GARAGE DOOR - CHARCOAL
- ⑬ 2 X 10 HARDI FASCIA - WHITE
- ⑭ PREFINISHED METAL DECK DIVIDER - CAMBRIDGE WHITE
- ⑮ 8 X 8 STRUCTURAL WOOD 'REAL POST' - WHITE SMOOTH

C40-L.dwg

DESIGN : M.D.	SCALE : 3/32" = 1'-0"

CLIENT : G & F FINANCIAL GROUP

PROJECT : MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY  
2735 E 41 AVE., VANCOUVER

SHEET CONTENTS : ELEVATIONS

**barnett dembek**  
ARCHITECTS INC.

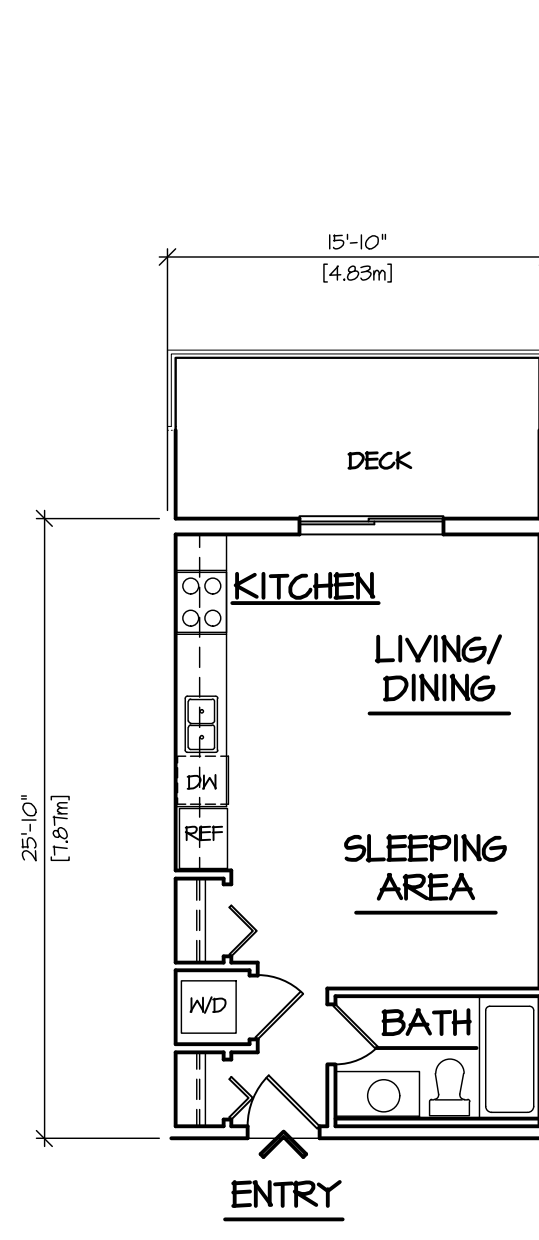
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

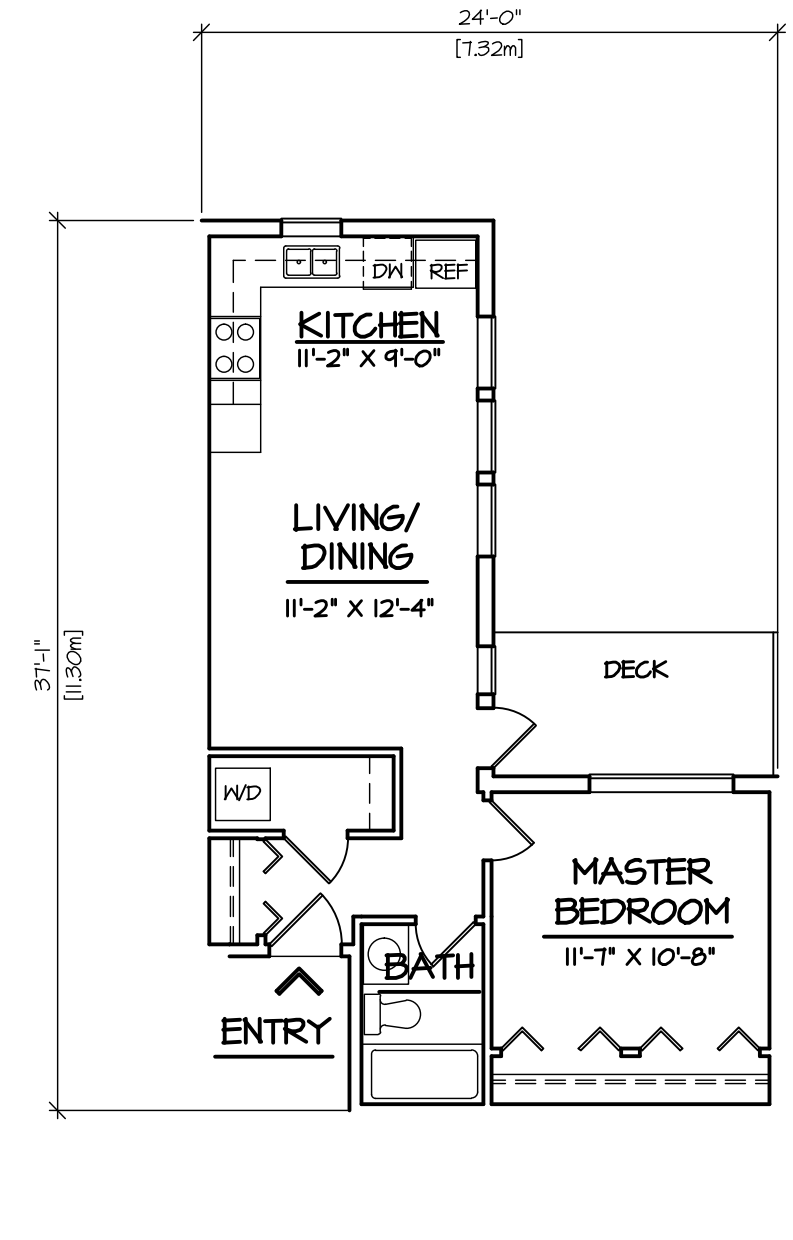
CLIENT NO.	SHEET NO.
	AC-2.B
PROJECT NO.	REV. NO.



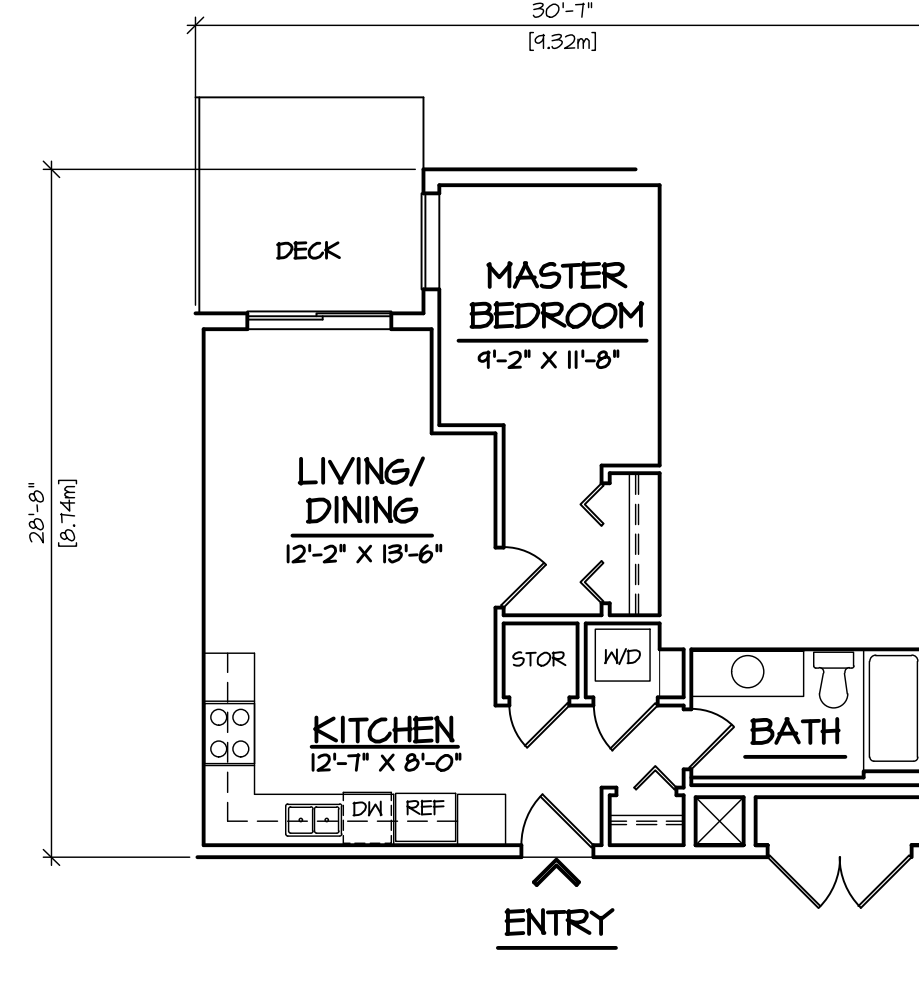
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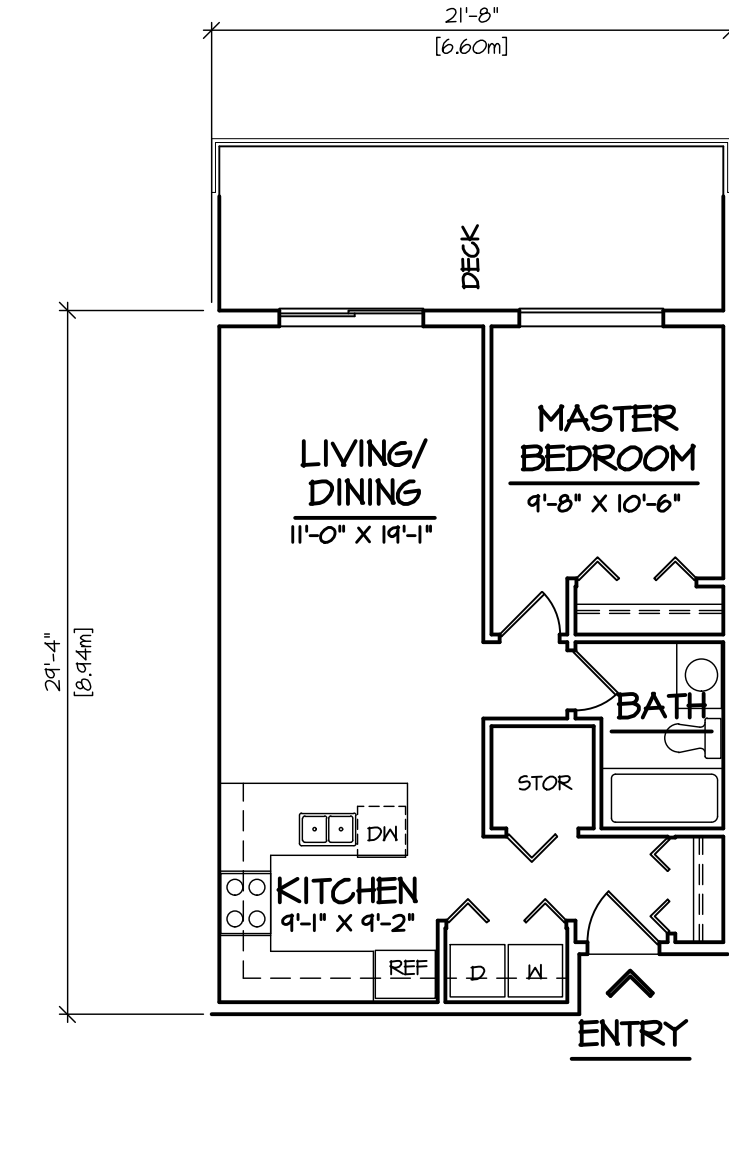
**UNIT A**  
STUDIO  
405 S.F.



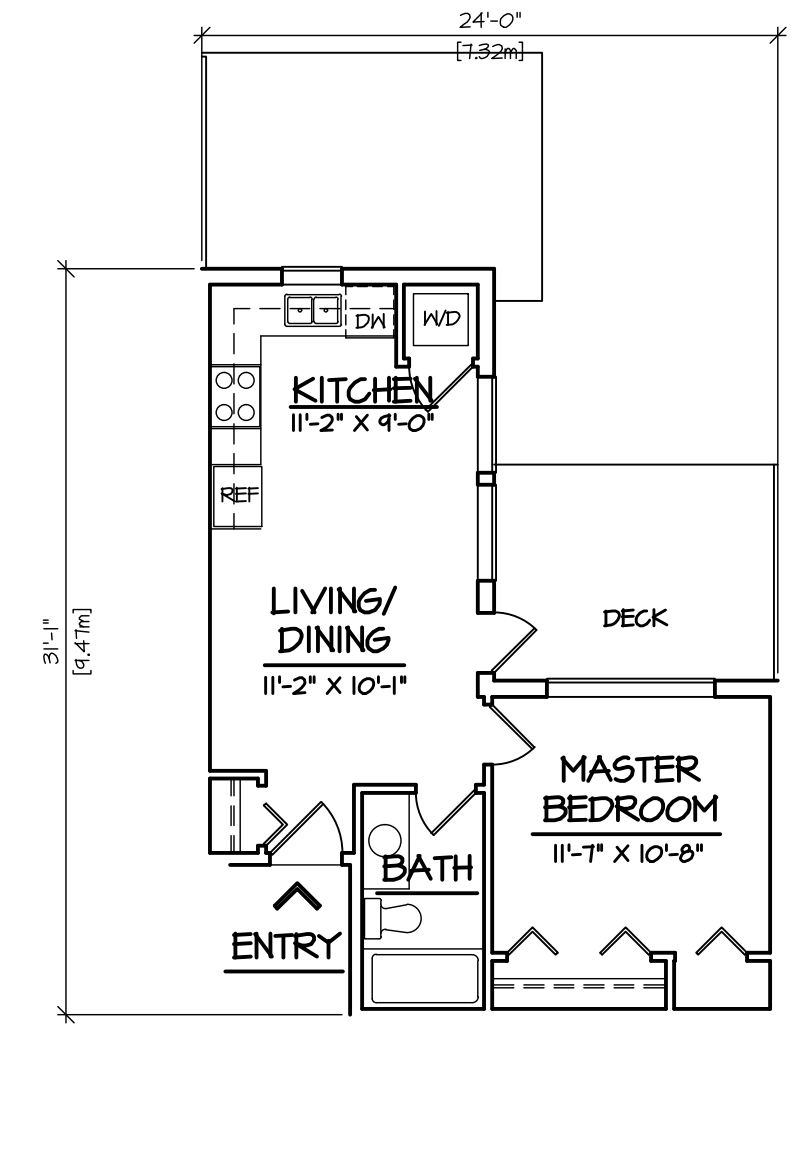
**UNIT B**  
1 BED  
573 S.F.



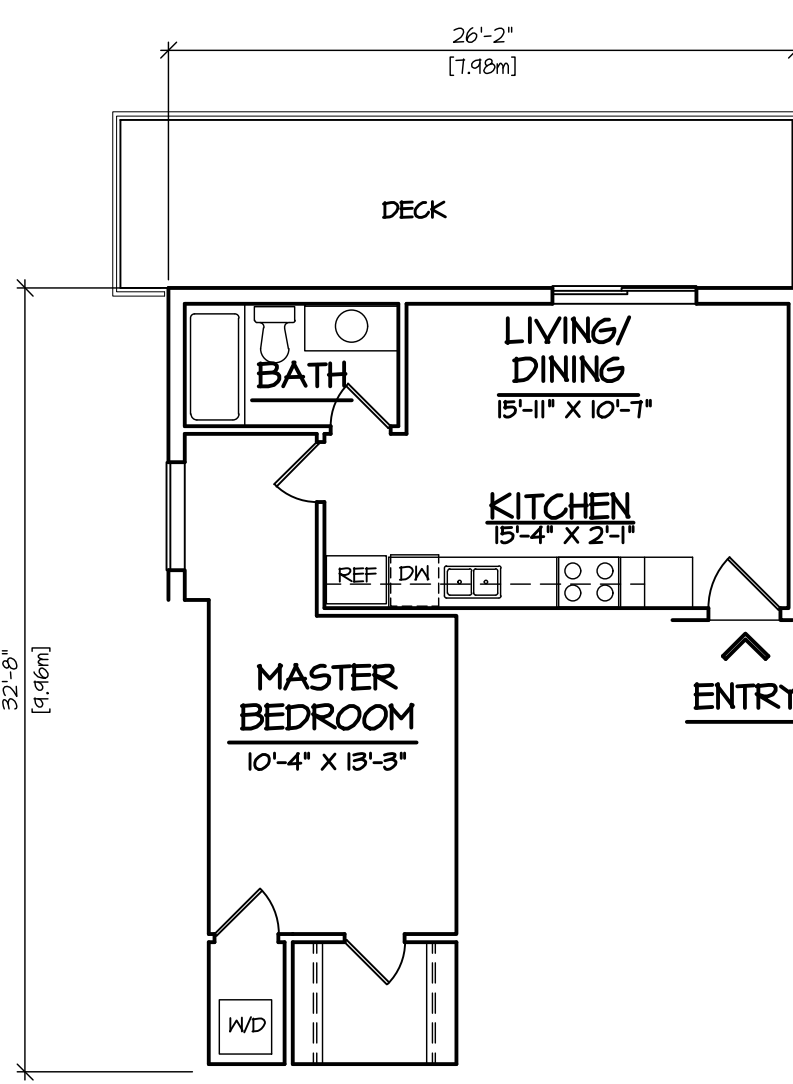
**UNIT B1**  
1 BED  
573 S.F.  
INCLUDING 10 S.F. STORAGE



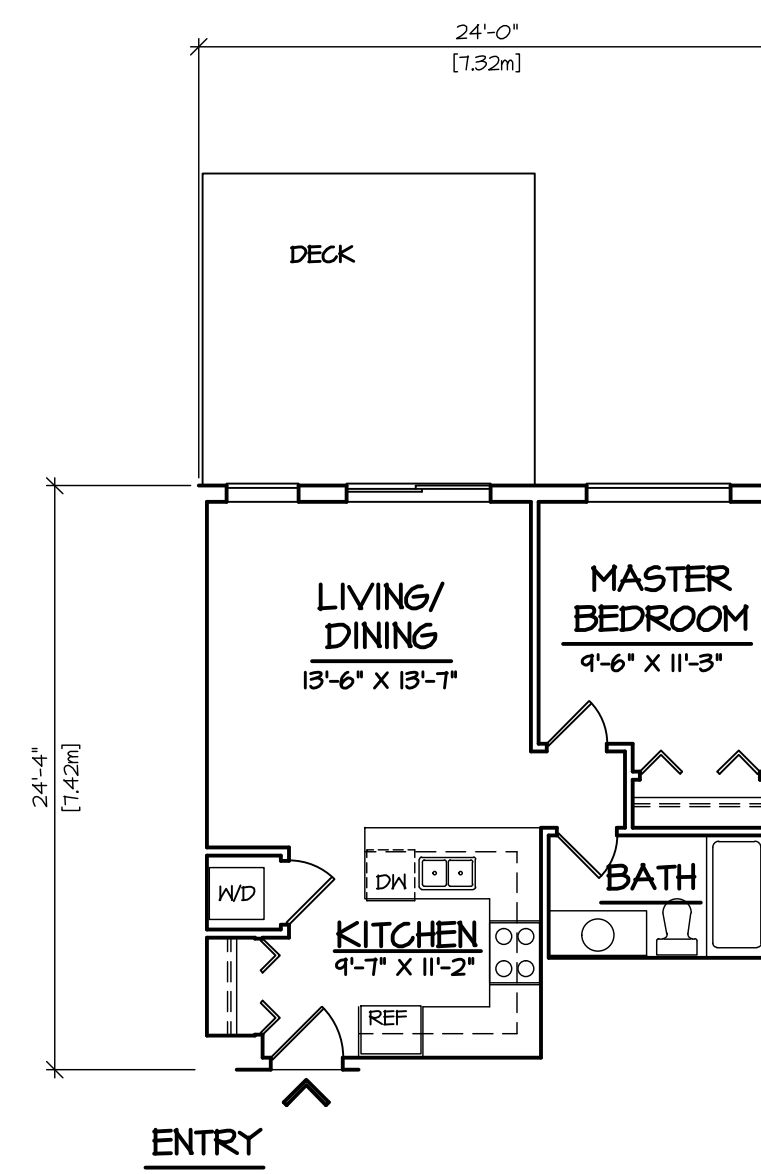
**UNIT B2**  
1 BED  
614 S.F.  
INCLUDING 16 S.F. STORAGE



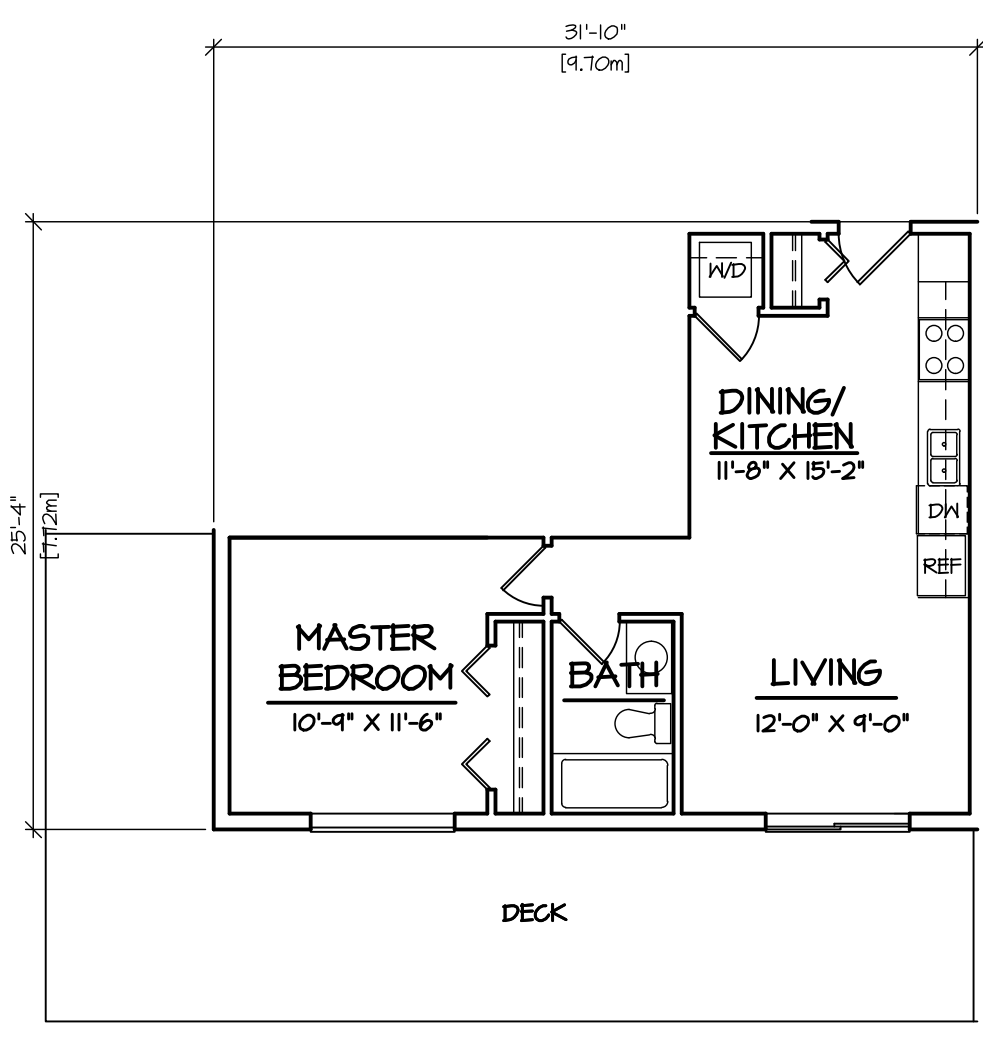
**UNIT B3**  
1 BED  
509 S.F.



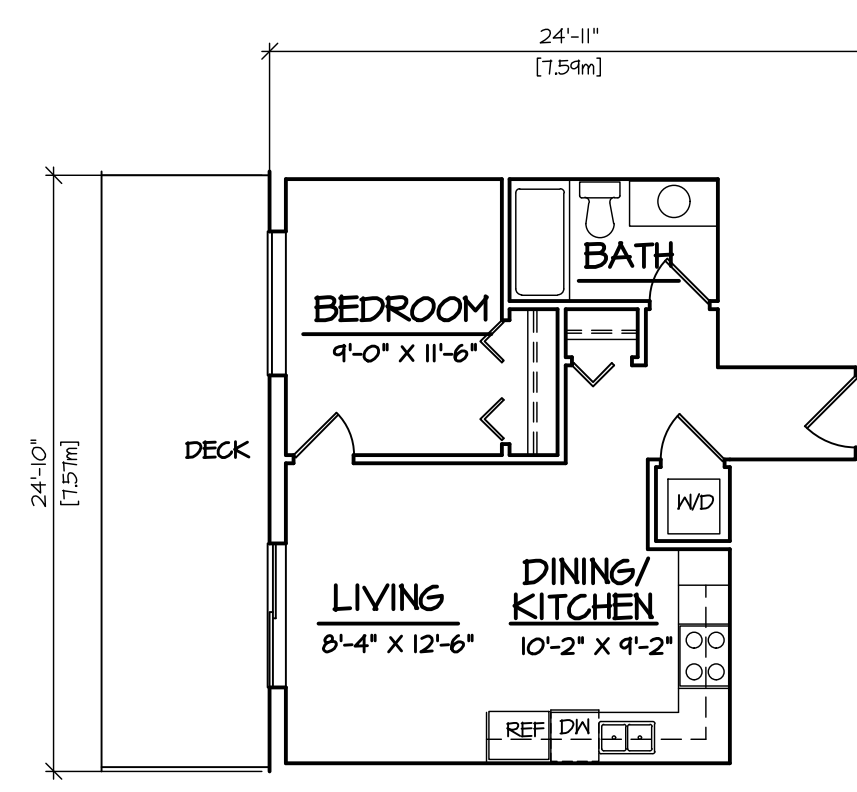
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1 BED  
566 S.F.



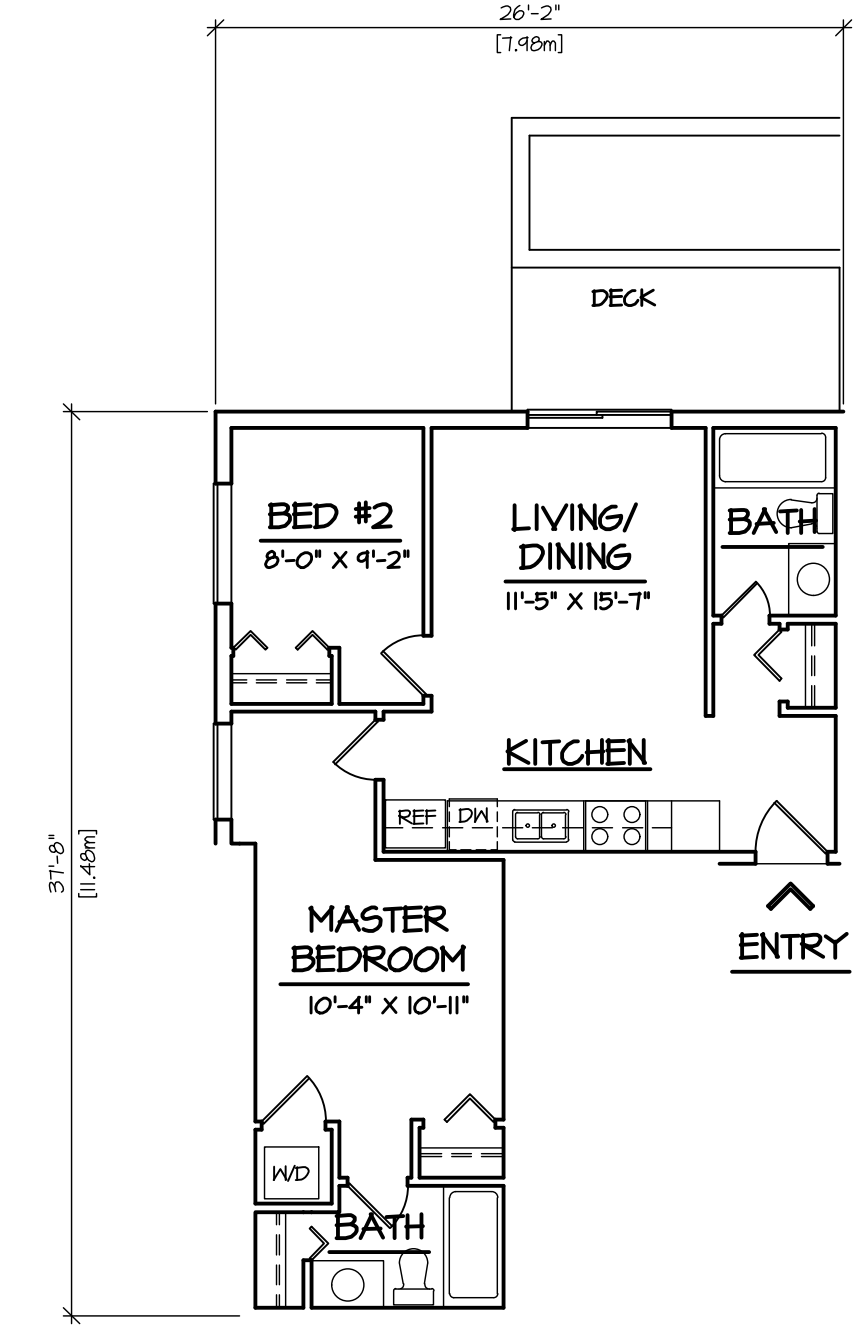
**UNIT B5**  
1 BED  
566 S.F.



**UNIT B6**  
1 BED  
568 S.F.



**UNIT B7**  
1 BED  
507 S.F.



**UNIT C**  
2 BED  
646 S.F.

REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR

CLIENT :	G & F FINANCIAL GROUP
DESIGN :	M.D.
DRAWN :	
DATE :	Nov. 19 20
PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2795 E 41 AVE. VANCOUVER
SHEET CONTENTS :	UNIT PLANS
SCALE :	1/8" = 1'-0"

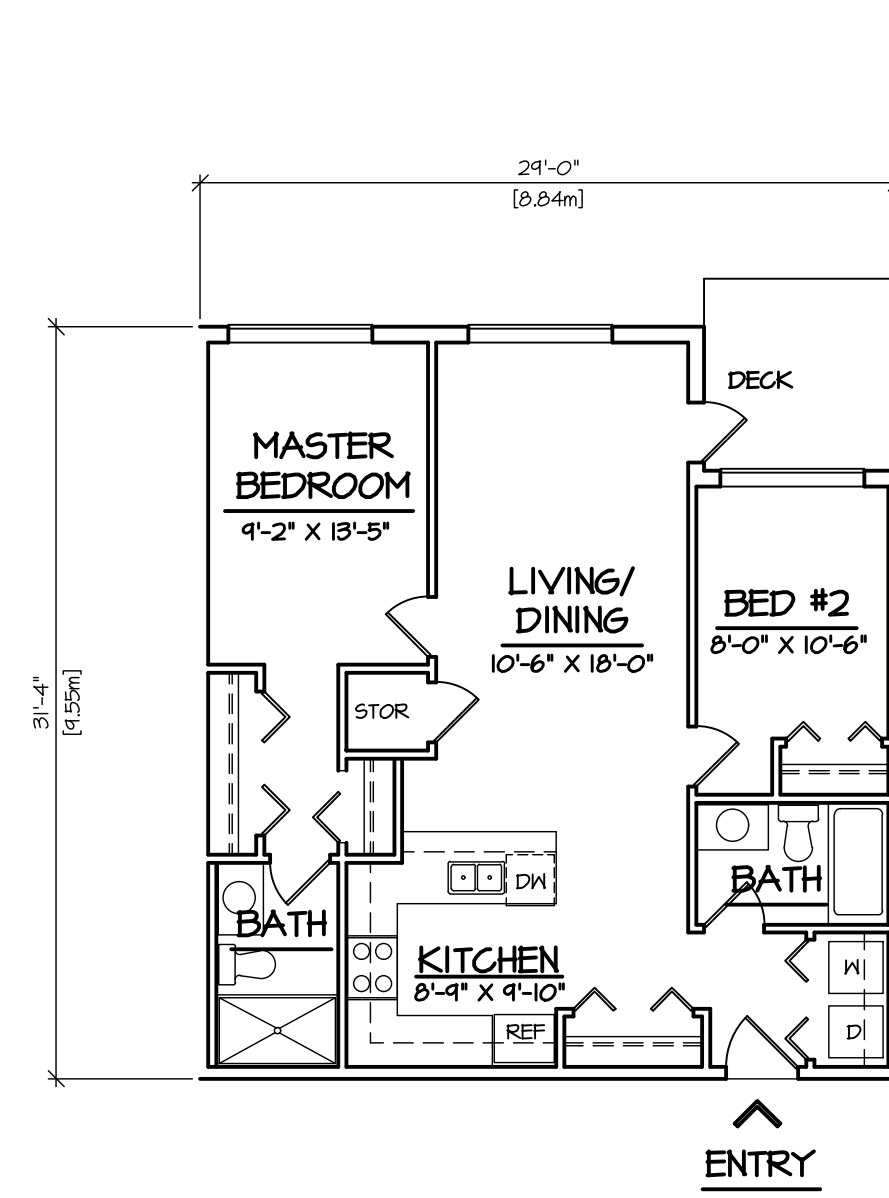
**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

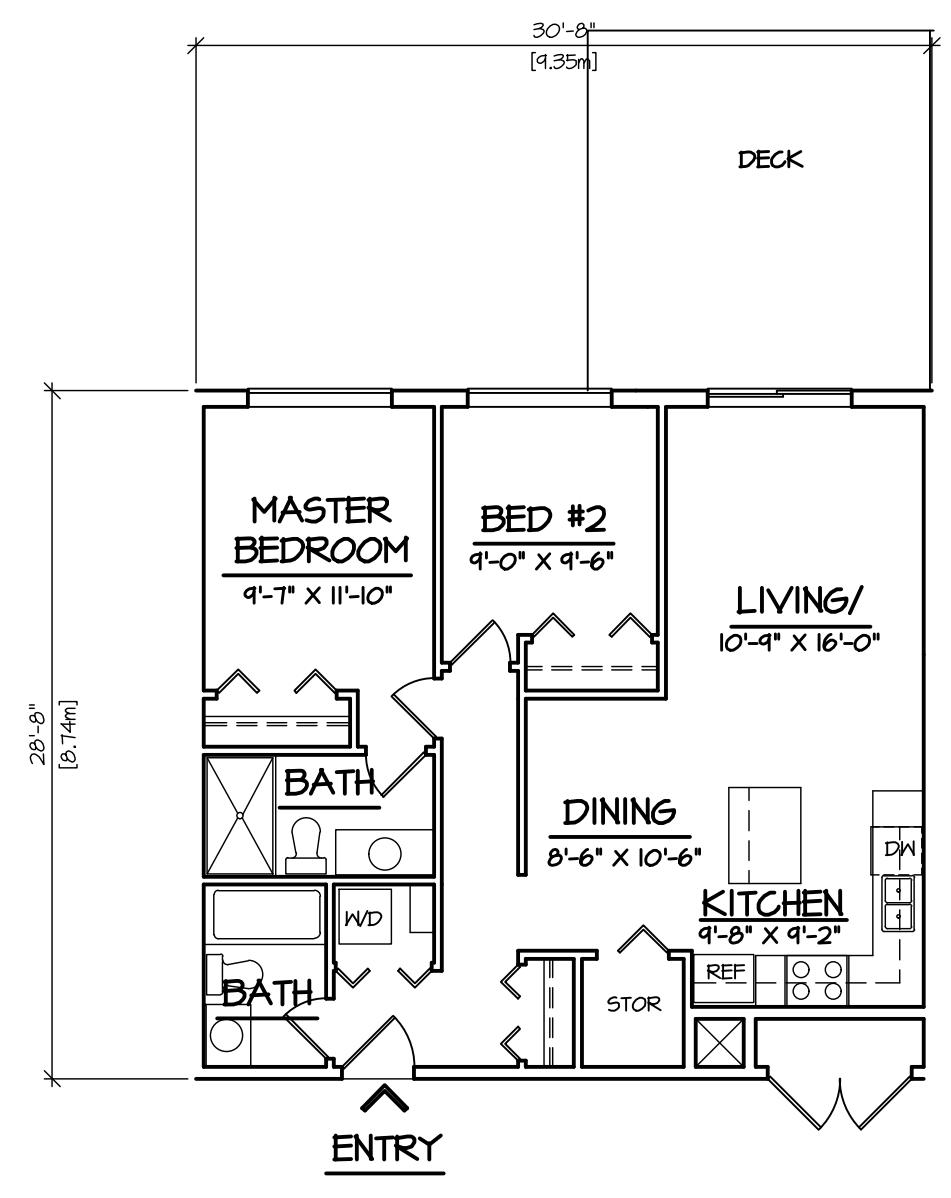
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.1
17040	REV. NO.

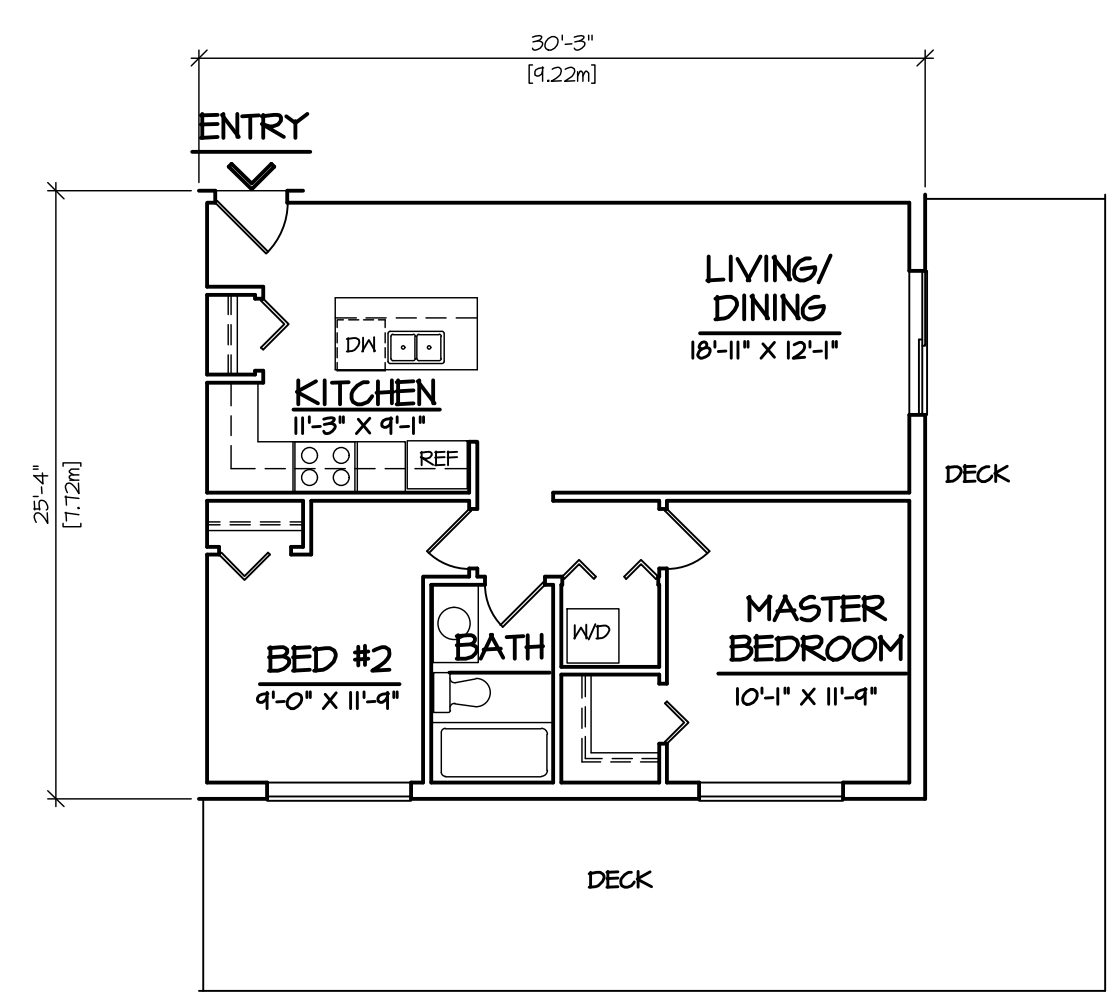
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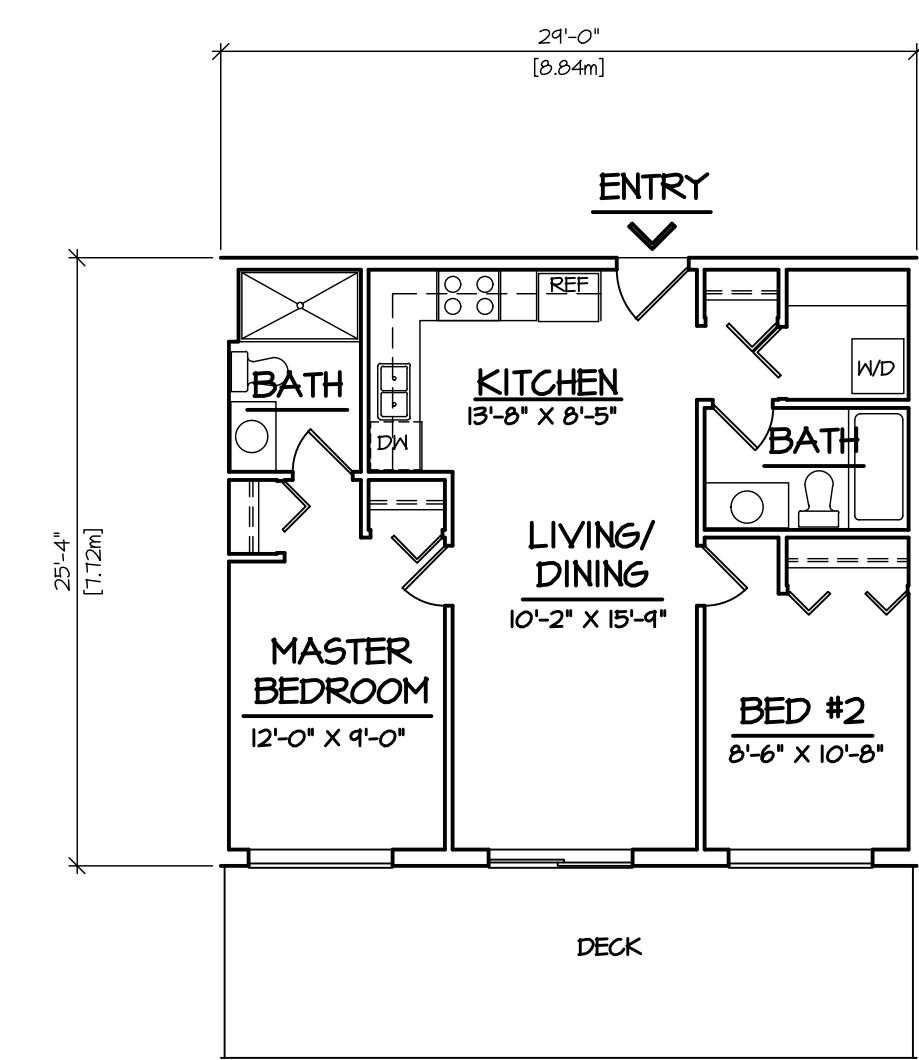
**UNIT C1**  
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859 S.F.  
INCLUDING 11 S.F. STORAGE



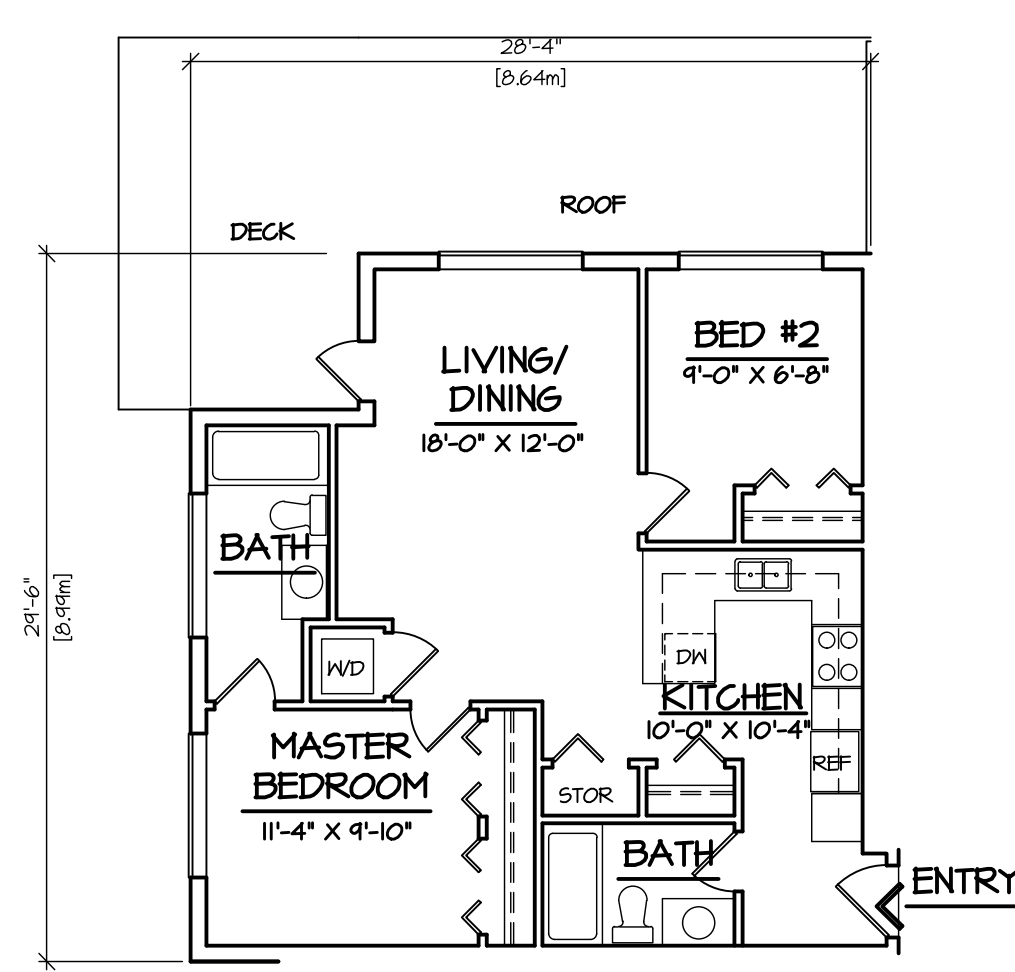
**UNIT C2**  
2 BED  
846 S.F.  
INCLUDING 14 S.F. STORAGE



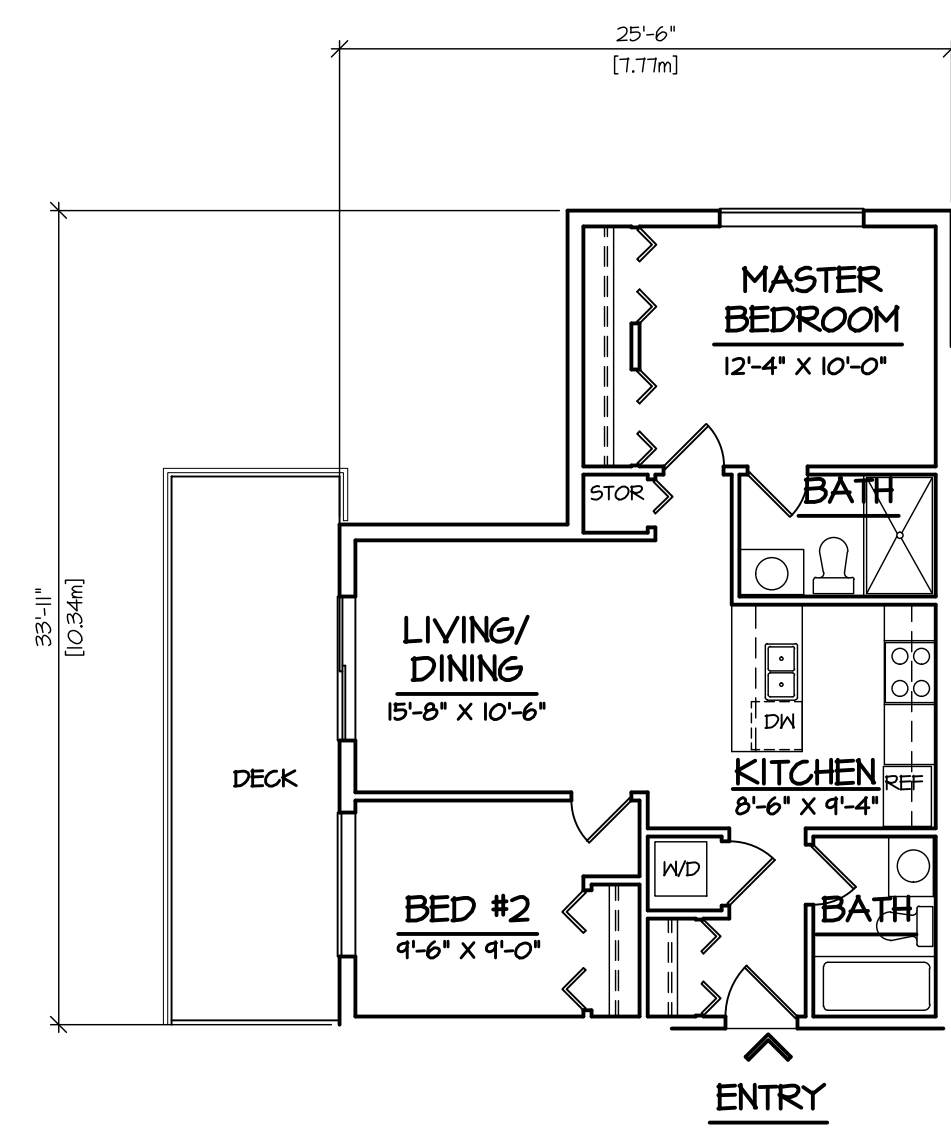
**UNIT C3**  
2 BED  
784 S.F.



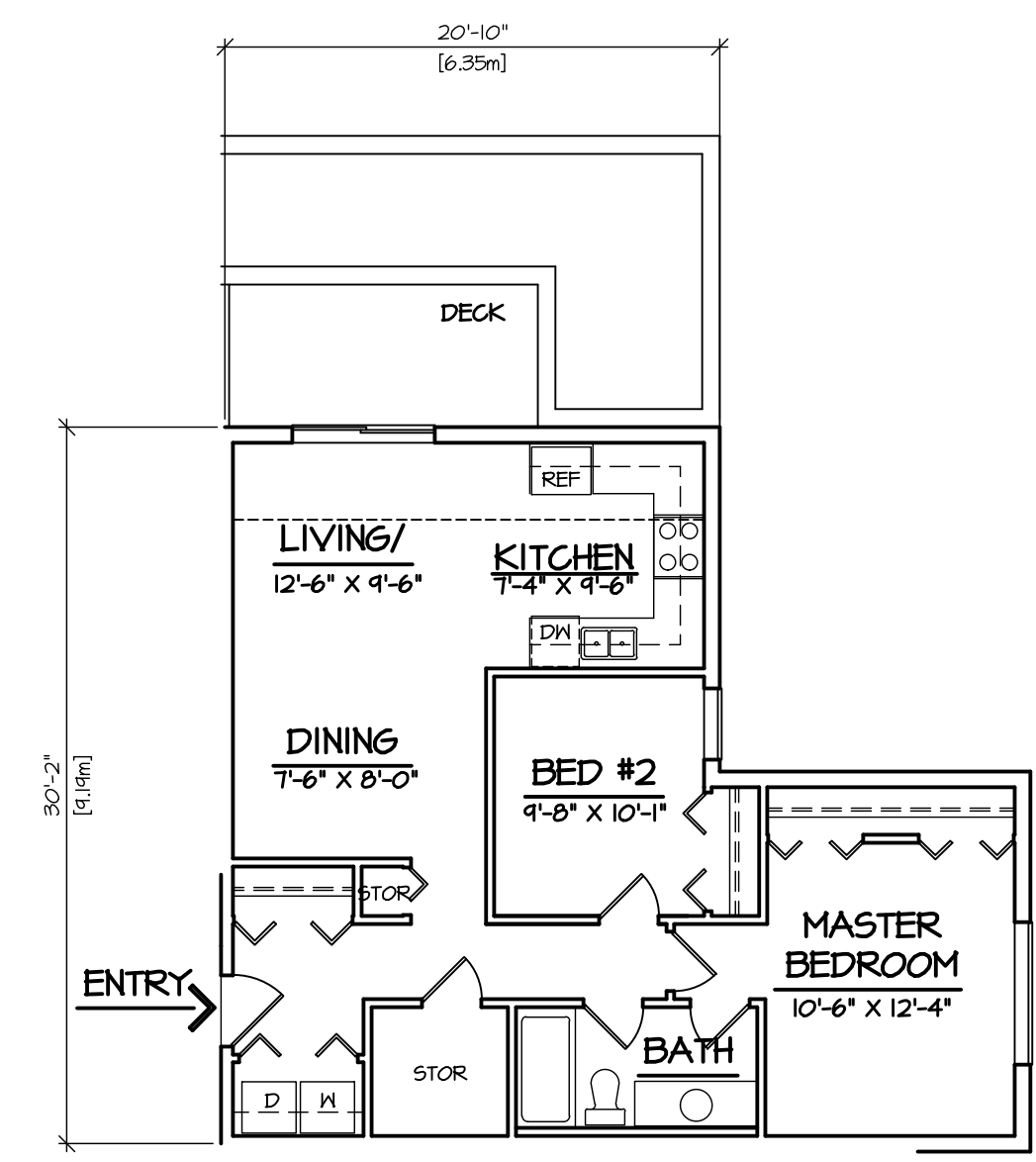
**UNIT C4**  
2 BED  
127 S.F.



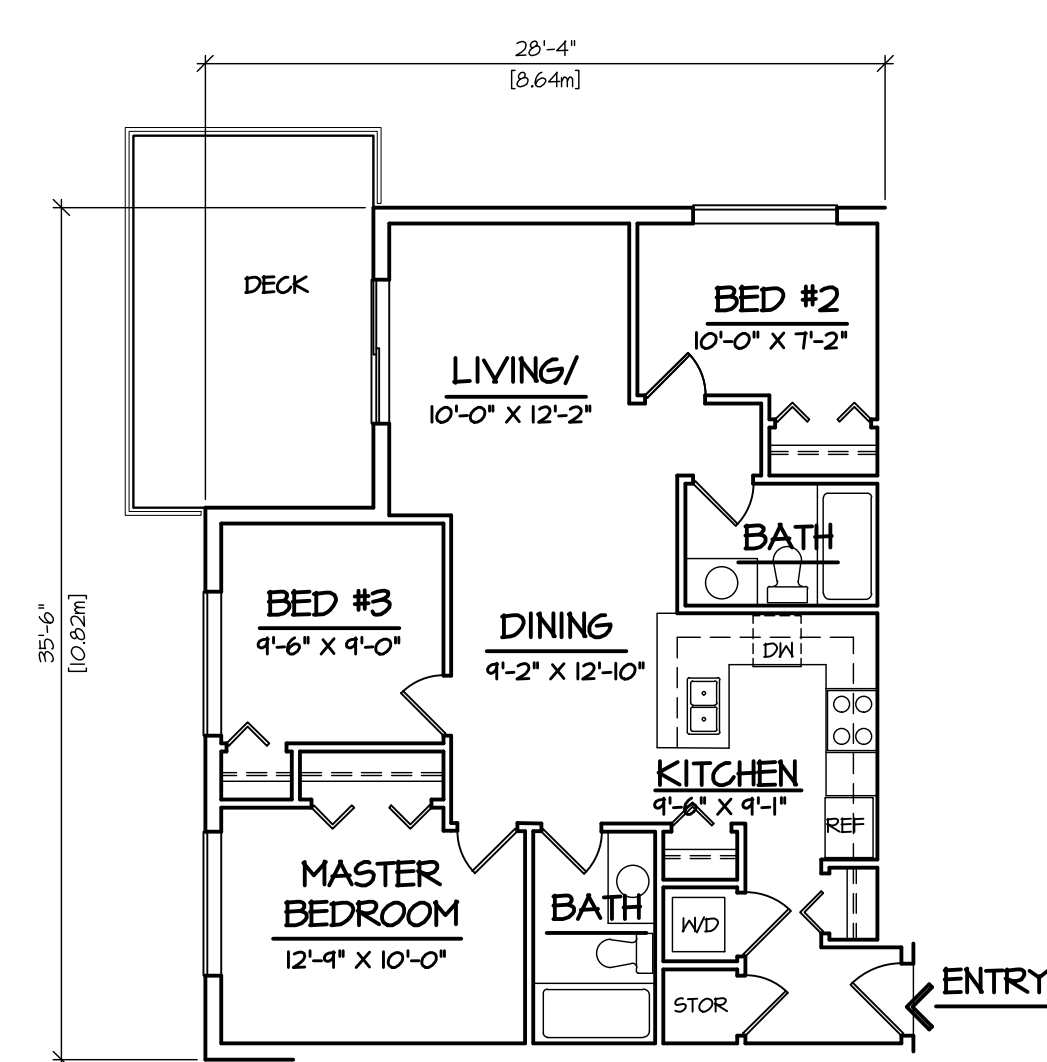
**UNIT C5**  
2 BED  
786 S.F.  
INCLUDING 8 S.F. STORAGE



**UNIT C6**  
2 BED  
750 S.F.  
INCLUDING 6 S.F. STORAGE



**UNIT C7**  
2 BED  
884 S.F.  
INCLUDING 33 S.F. STORAGE



**UNIT D**  
3 BED  
414 S.F.  
INCLUDING 4 S.F. STORAGE

REV#	DATE	BY	ISSUE

CLIENT :	G & F FINANCIAL GROUP
DESIGN :	M.D.
DRAWN :	
DATE :	Nov. 19 20
PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2795 E 41 AVE. VANCOUVER
SHEET CONTENTS :	UNIT PLANS
SCALE :	1/8" = 1'-0"

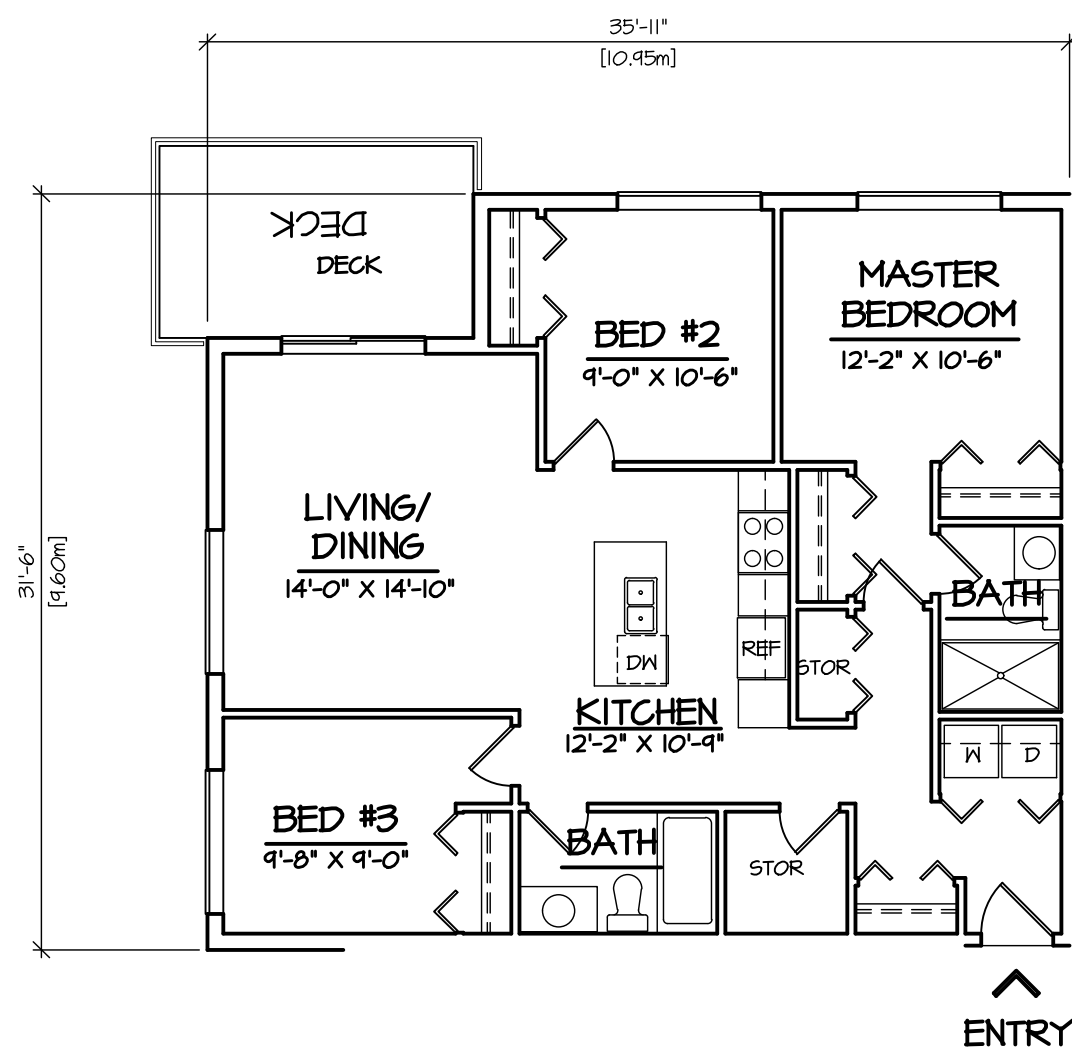
**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

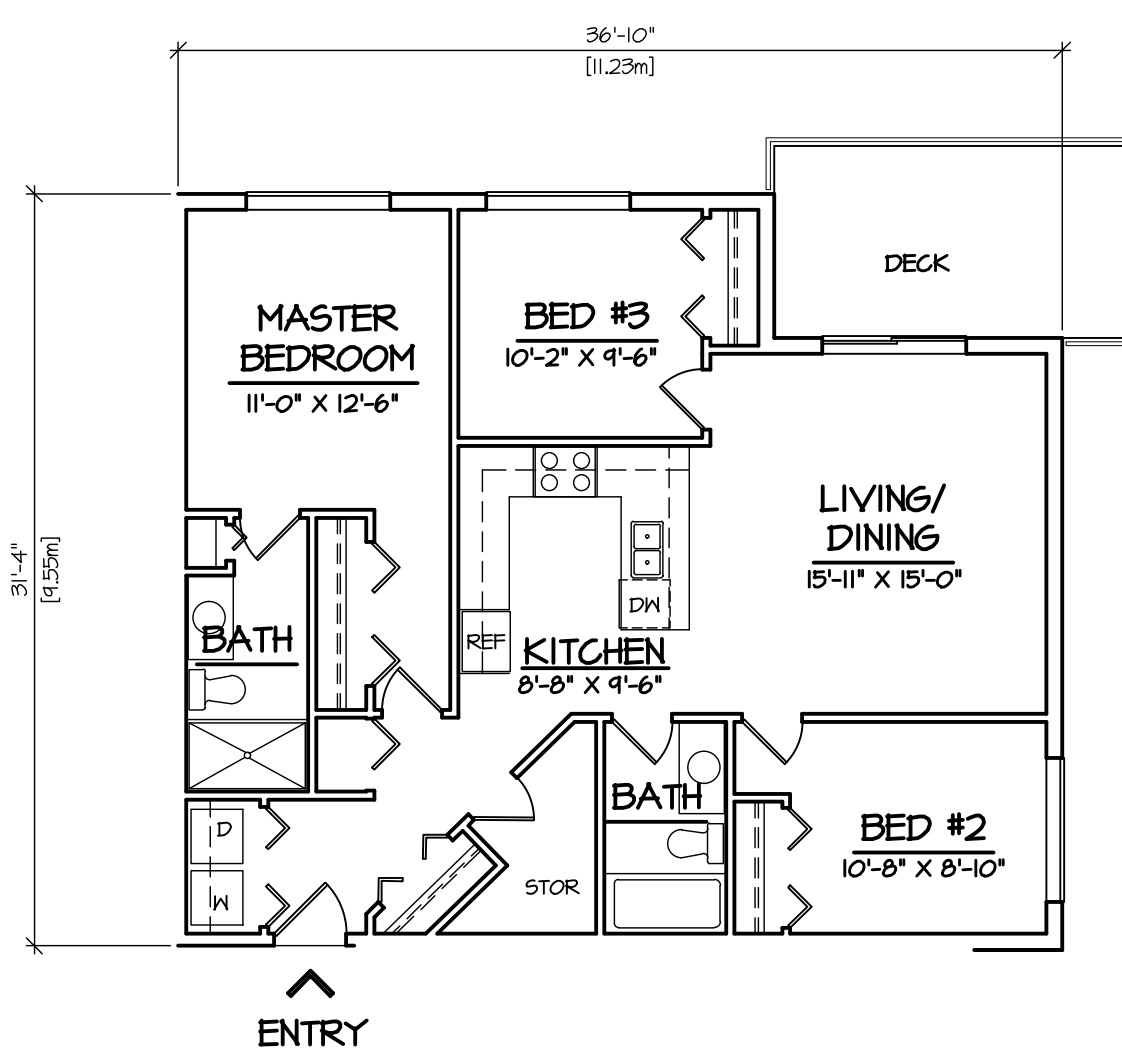
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.2
17040	REV. NO.

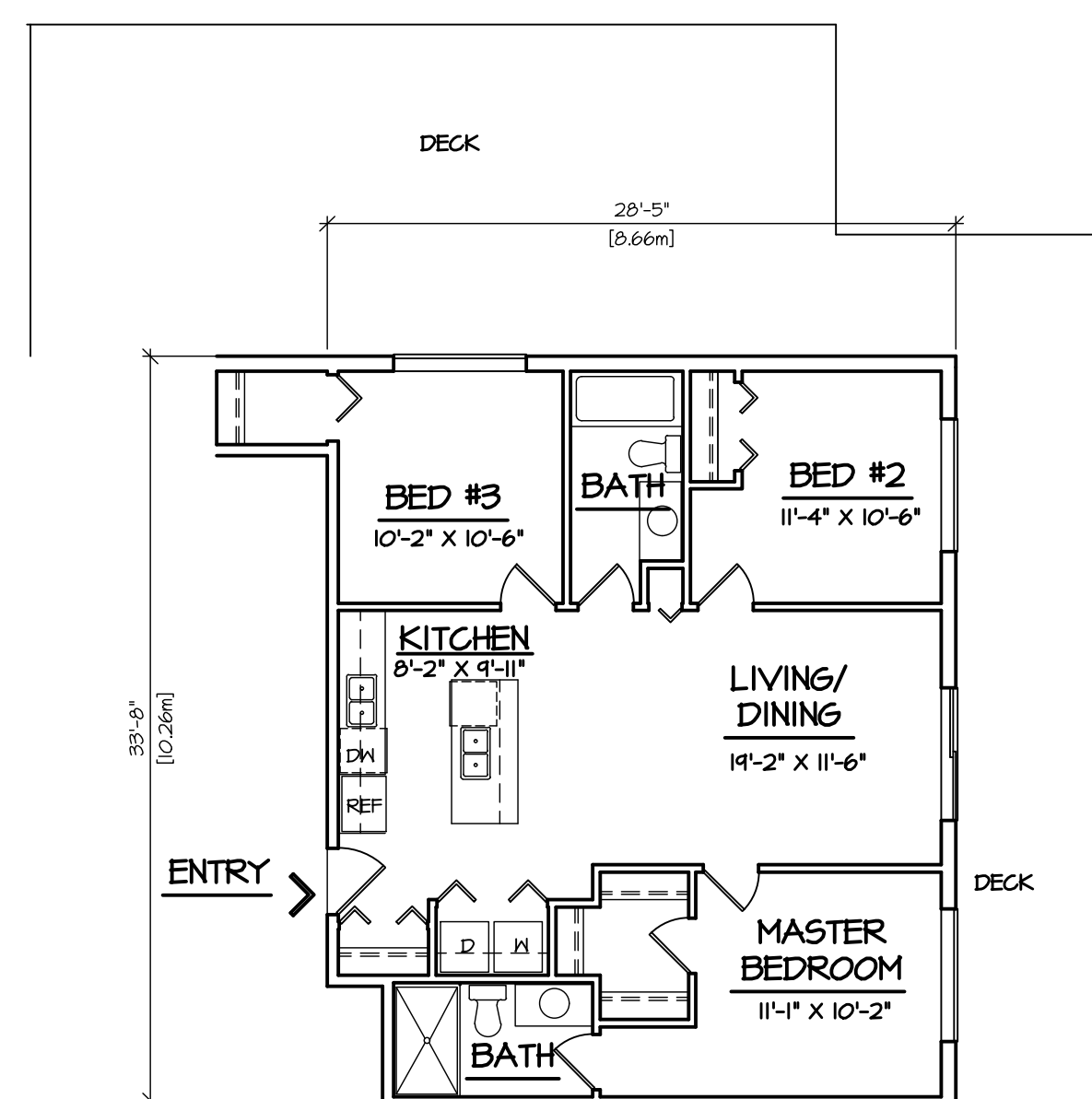
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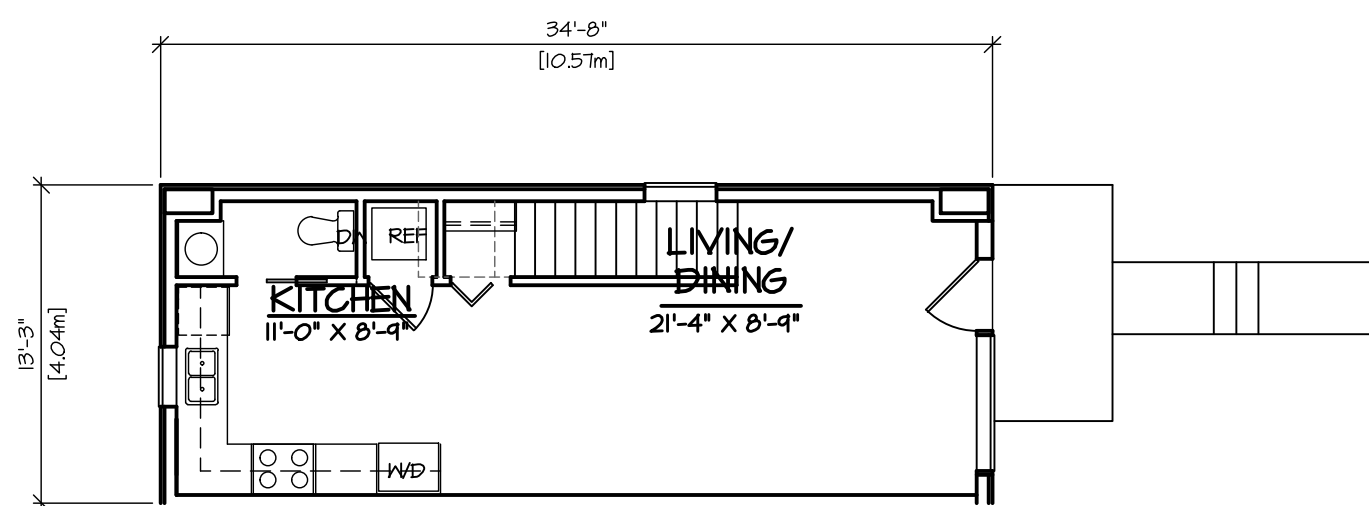
**UNIT D2**  
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INCLUDING 55 S.F. STORAGE



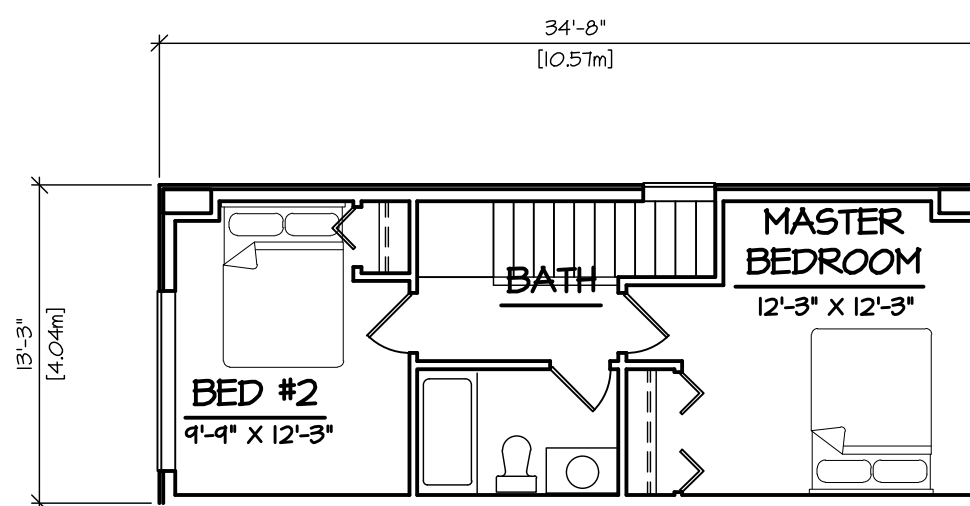
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3 BED  
1074 S.F.  
INCLUDING 42 S.F. STORAGE



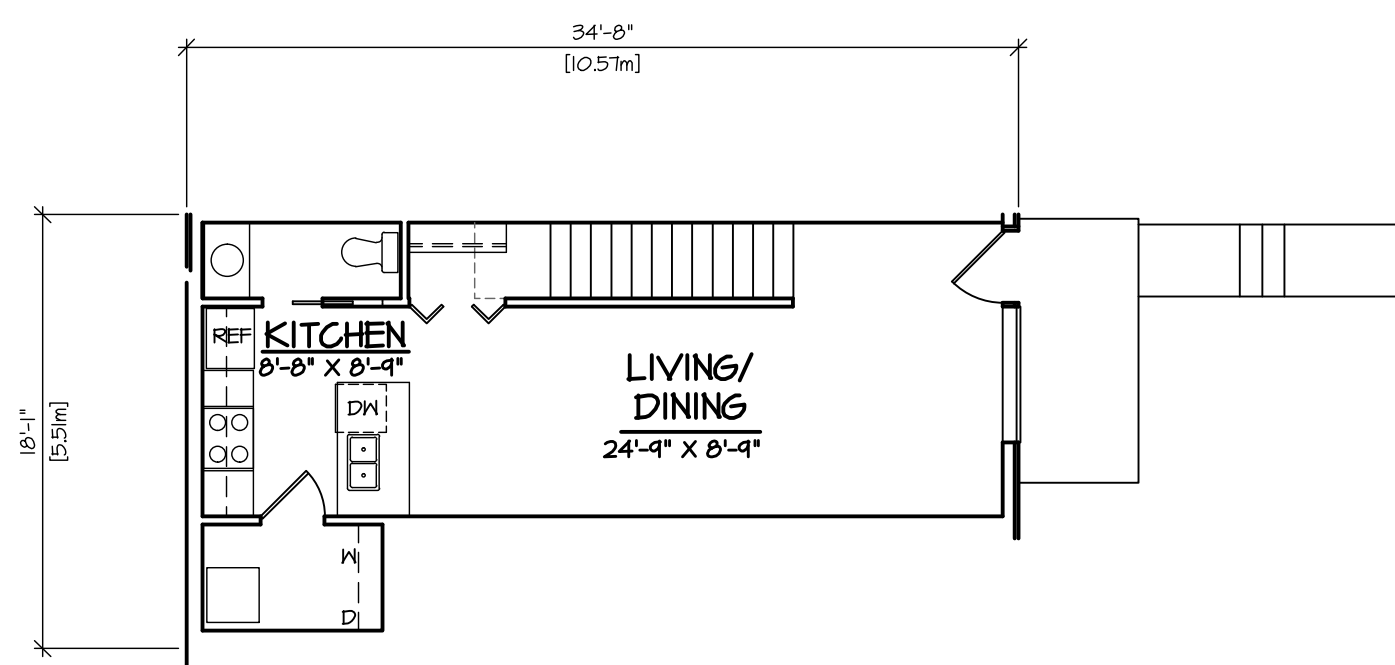
**UNIT D4**  
3 BED  
963 S.F.



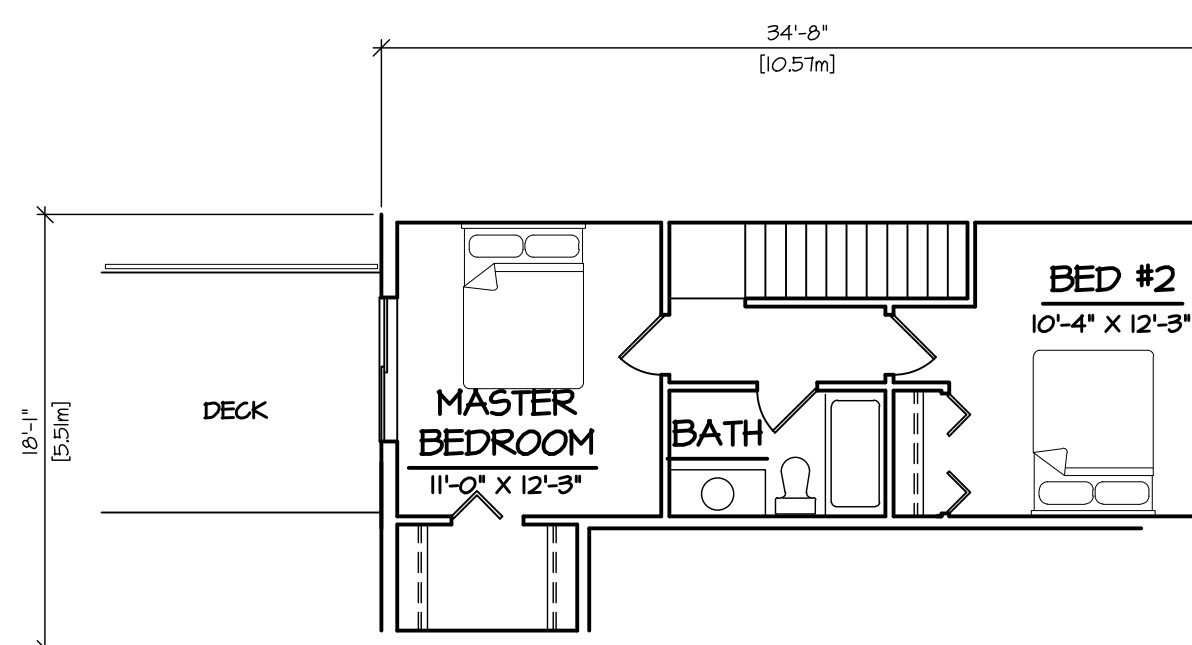
LOWER FLOOR  
TOWNHOUSE #1  
919 S.F.  
EL. 316.0'



UPPER FLOOR  
TOWNHOUSE #1



LOWER FLOOR  
TOWNHOUSE #2  
913 S.F.  
EL. 316.0'



UPPER FLOOR  
TOWNHOUSE #2

REV#	DATE	BY	ISSUE FOR



CLIENT :	G & F FINANCIAL GROUP
DESIGN :	M.D.
DRAWN :	
DATE :	Nov. 19 20
PROJECT :	MIXED USE DEVELOPMENT UNDER THE SECURED MARKET RENTAL POLICY 2795 E 41 AVE. VANCOUVER
SHEET CONTENTS :	UNIT PLANS
SCALE :	1/8" = 1'-0"



UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.3
17040	REV. NO.

SEAL:

3	20.NOV.24	REVISIONS PER COMMENTS	JR
2	20.APR.27	REVISIONS PER COMMENTS	MC
1	20.APR.08	ISSUED FOR DP	RJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RENTAL APARTMENT AND COMMERCIAL CRU'S**

**2735 E. 41ST AVENUE VANCOUVER**

DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 20.JAN.29 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: RJ  
DESIGN: RJ  
CHK'D: MCY

**L1**

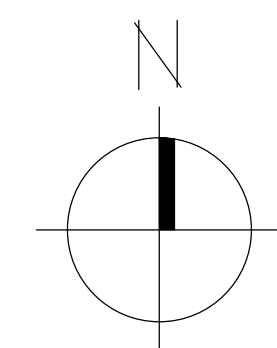
OF 4



**PLANT SCHEDULE** PMG PROJECT NUMBER: 19-181

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREE - ON SITE</b>				
	2	CORNUS KOUSA 'CHINENSIS'	KOUSA DOGWOOD	2.5M HT; BUSH FORM; B&B
	4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
<b>TREE - OFF SITE</b>				
	5	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SEAL:



**PLANT SCHEDULE - ONSITE** PMG PROJECT NUMBER: 19-181

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
(AU)	6	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
(AZ)	30	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
(HY)	2	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
(ND)	6	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
(ND)	34	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
(PR)	8	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
(RH)	1	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
(TA)	82	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
<b>GRASS</b>				
(FO)	20	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
(FO)	11	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
<b>GC</b>				
(GA)	36	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
(LON)	24	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM

**NOTES:** \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**PLANT SCHEDULE - OFFSITE** PMG PROJECT NUMBER: 19-181

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
(VI)	23	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
<b>GRASS</b>				
(FO)	80	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
<b>PERENNIAL</b>				
(HE)	70	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT; 20CM

**NOTES:** \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
3	20.NOV.24	REVISIONS PER COMMENTS	JR
2	20.APR.27	REVISIONS PER COMMENTS	MC
1	20.APR.08	ISSUED FOR DP	RJ

CLIENT:

PROJECT:  
**RENTAL APARTMENT AND COMMERCIAL CRU'S**  
2735 E. 41ST AVENUE  
VANCOUVER

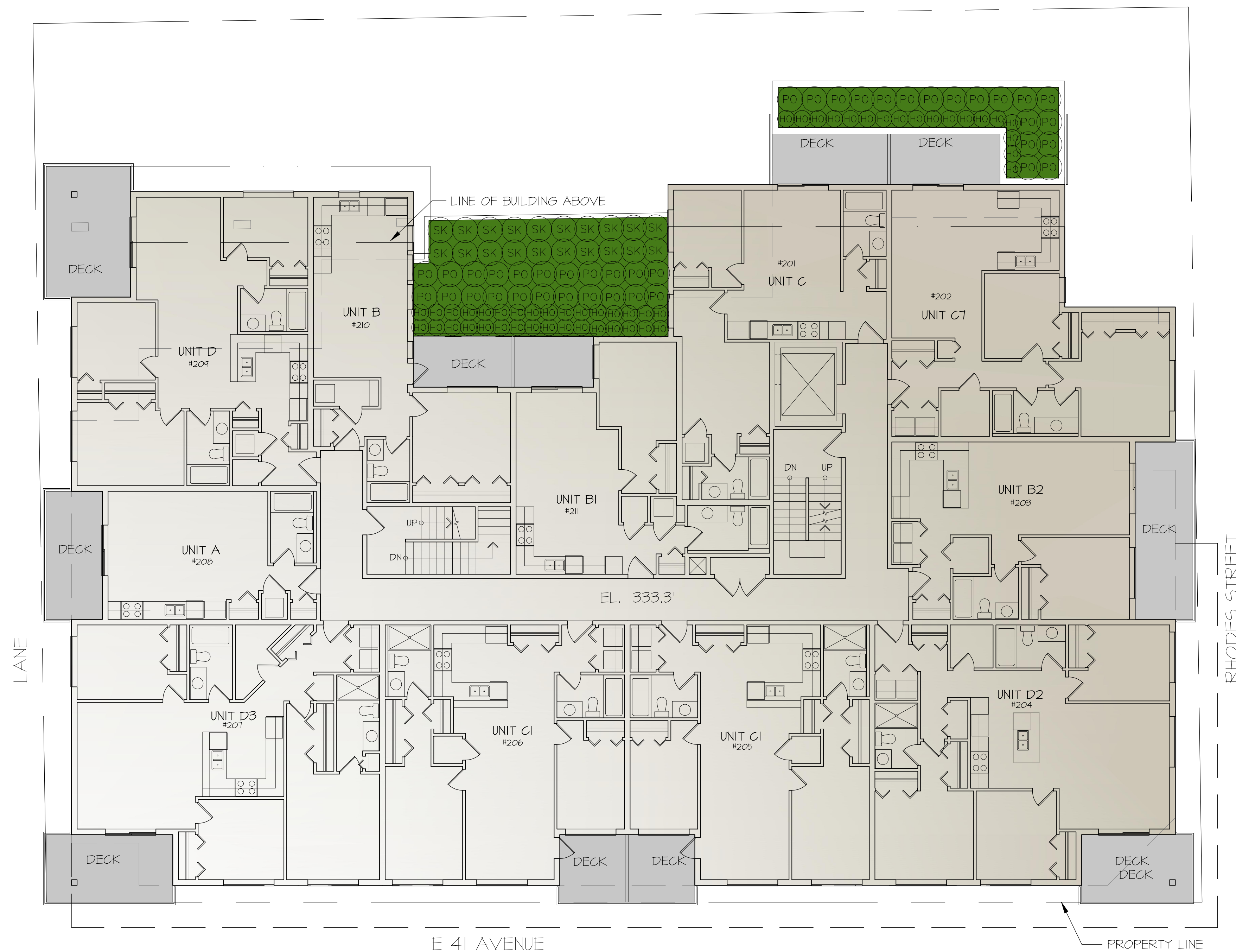
DRAWING TITLE:

**SHRUB PLAN**

DATE: 20.JAN.29 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: RJ  
DESIGN: RJ  
CHK'D: MCY

**L2**  
OF 4

SEAL:



**PLANT SCHEDULE - 2ND FLOOR** PMG PROJECT NUMBER: 19-181

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	20	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
PERENNIAL	50	HOSTA FORTUNEII VARIEGATA	VARIEGATED HOSTA	#1 POT; 1 EYE; HEAVY SHADE
GC	40	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
3	20.NOV.24	REVISIONS PER COMMENTS	JR
2	20.APR.27	REVISIONS PER COMMENTS	MC
1	20.APR.08	ISSUED FOR DP	RJ

CLIENT:

PROJECT:

**RENTAL APARTMENT AND COMMERCIAL CRU'S**

**2735 E. 41ST AVENUE VANCOUVER**

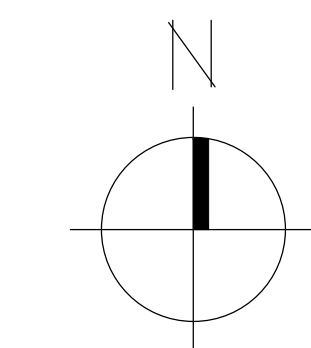
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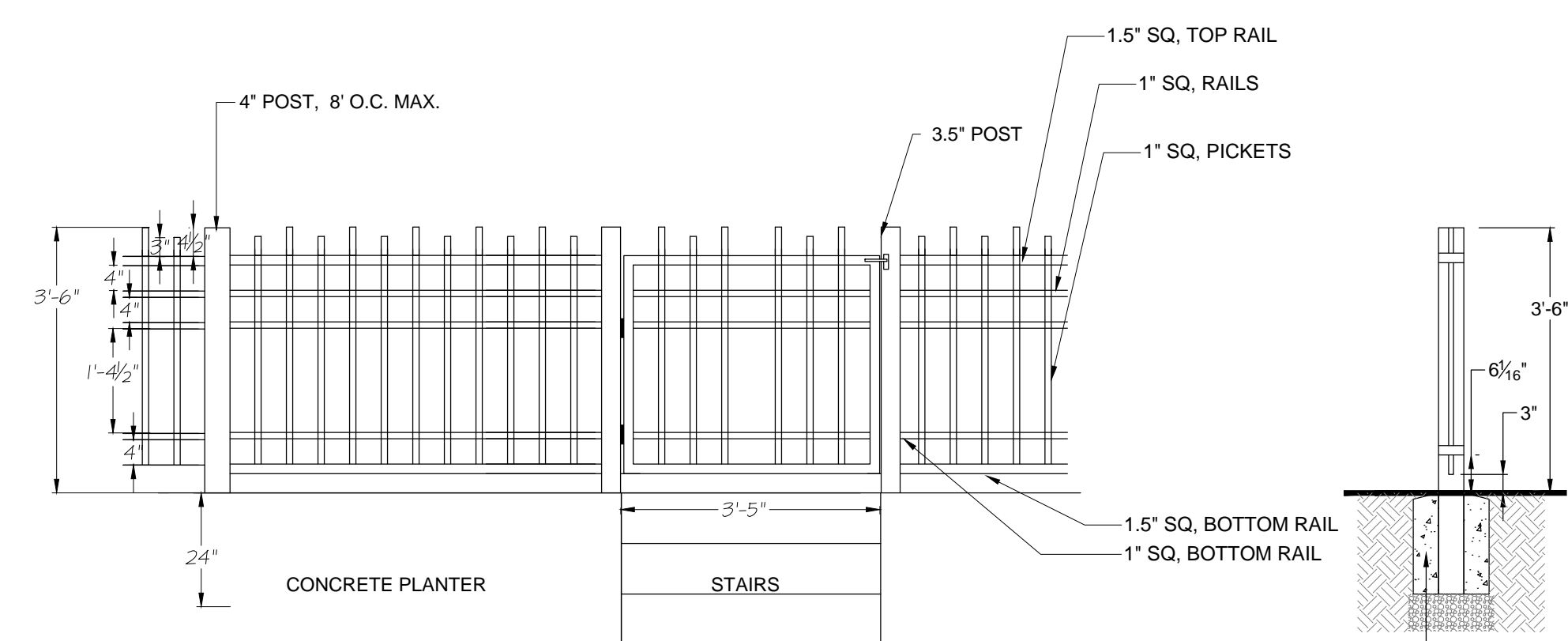
DATE: 20.JAN.29 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: RJ  
DESIGN: RJ  
CHK'D: MCY

**L3**

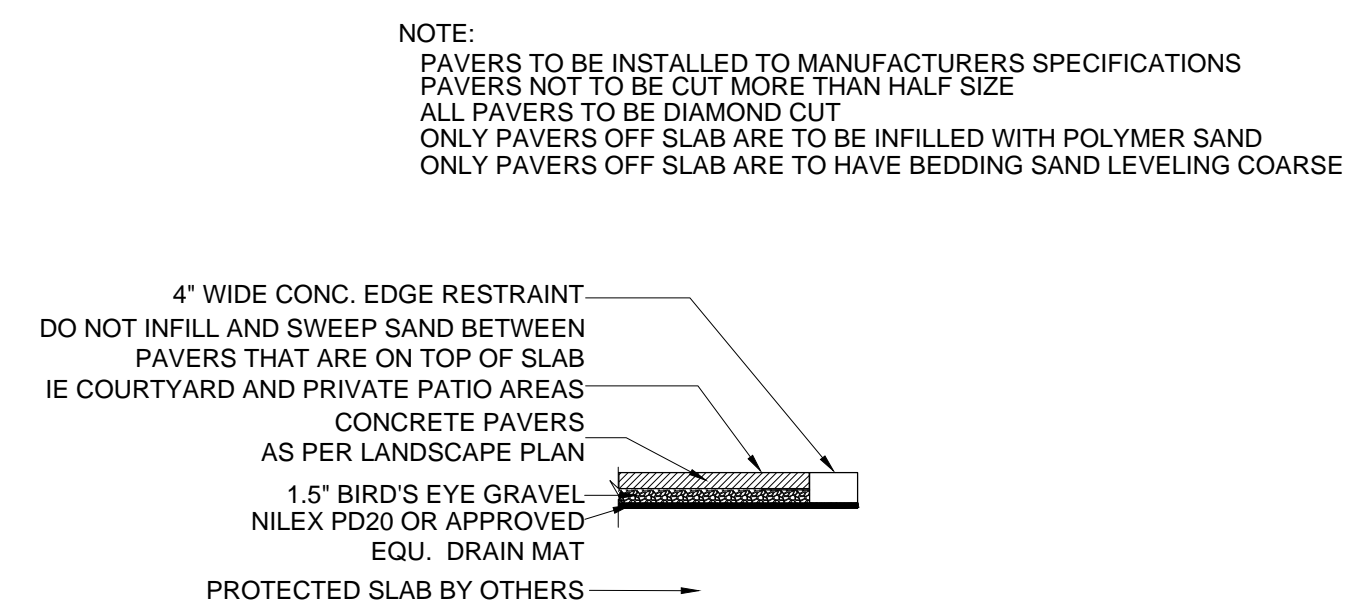
**OF 4**



SEAL:



**1** 42" HT. METAL FENCE AND GATE DETAIL  
SCALE: 1/2" = 1'-0"



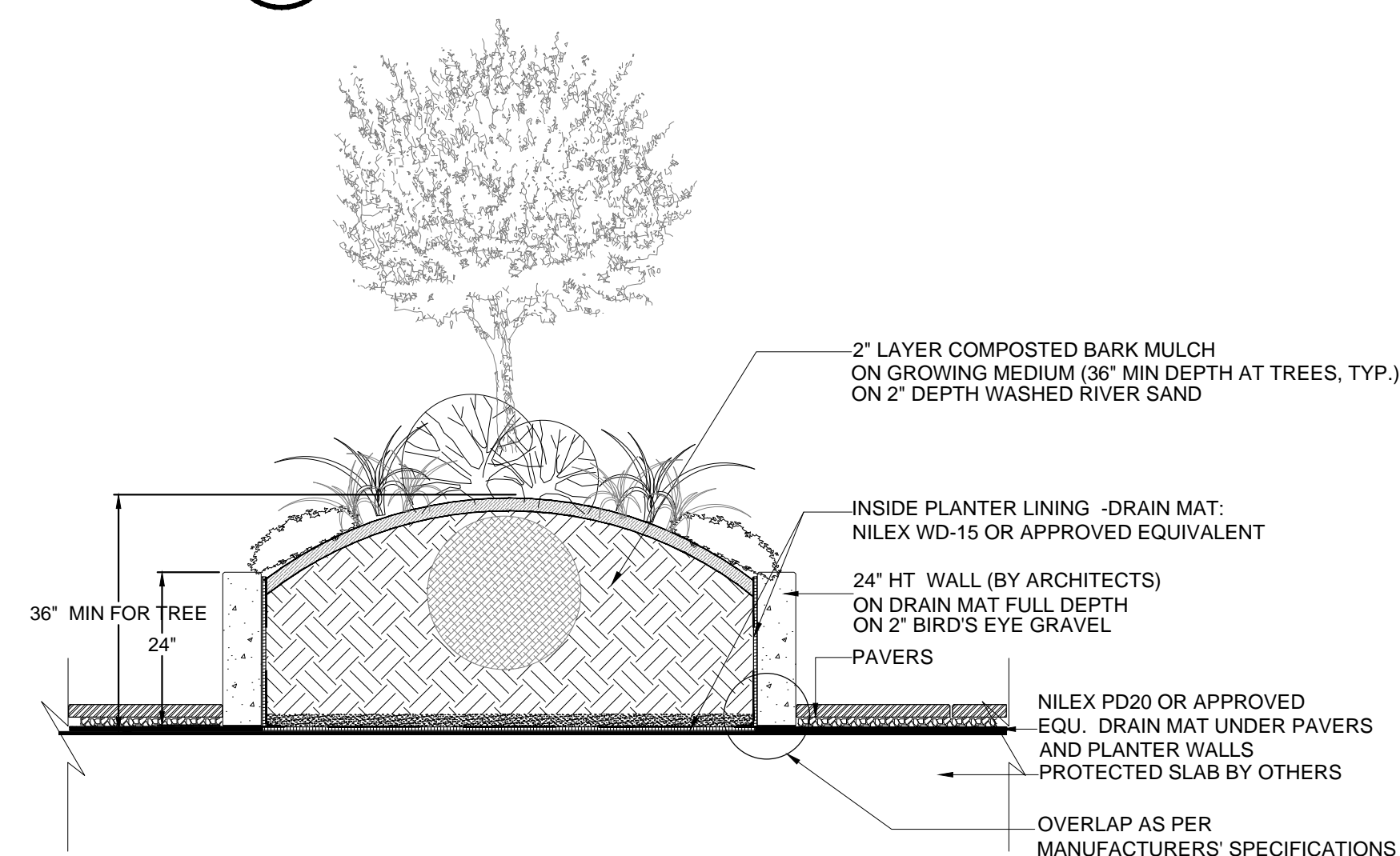
**2** PAVERS ON SLAB  
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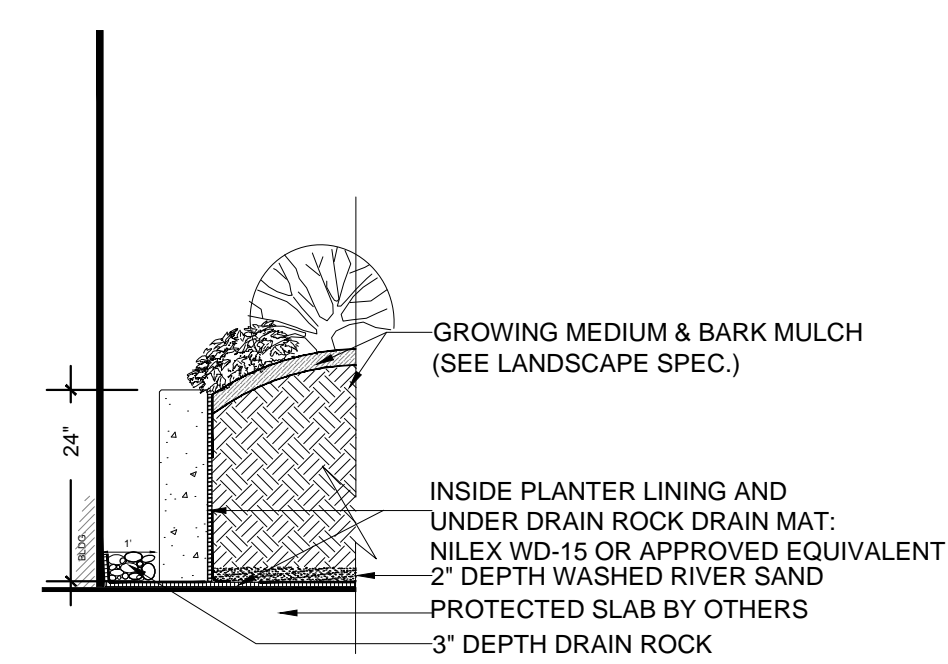
MAGLIN 870 BACKED BENCH



MAGLIN-MBR350-4-S



**3** LANDSCAPE ON SLAB  
SCALE: 1/2" = 1'-0"



**4** DRAIN STRIP ON SLAB  
SCALE: 1/2" = 1'-0"


NO.	DATE	REVISION DESCRIPTION	DR.
3	20.NOV.24	REVISIONS PER COMMENTS	JR
2	20.APR.27	REVISIONS PER COMMENTS	MC
1	20.APR.08	ISSUED FOR DP	RJ

CLIENT:

PROJECT:

**RENTAL APARTMENT AND COMMERCIAL CRU'S**  
2735 E. 41ST AVENUE  
VANCOUVER

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE:	20.JAN.29	DRAWING NUMBER:
SCALE:	AS SHOWN	<b>L4</b>
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	