1805 LARCH STREET

DEVELOPMENT PERMIT BOARD SUBMISSION 2020-10-30



LARCH STREET VIEW.



VIEW OF WEST 2ND AVE @ WEST CORNER

CONTACT LIST

PROPERTY OWNER

1157013 BC Ltd.
Co / Jameson Larch & 2nd Ave LP
670 - 1668 W.Broadway
Vancouver BC V6J 1X1
Per : Tom Pappajohn
Tel : 604 732 7122
email : info@jamesoncorp.ca

ARCHITECT

METRIC Architecture
671b Market Hill
Vancouver BC V5Z 4B5
Per : Sheridan Peter MacRae Architect AIBC
Tel : 604 785 4315
email : sheridan@metricarchitects.com

LANDSCAPE

DURANTE KREUK LTD.
102-1637 W 5th Ave.
Vancouver BC V6J 1N5
Per : Alexa Gonlalez
Tel : 604 684 4611
email : alexa@dkl.bc.ca

ARBORIST

DAVEY TREE EXPERT CO.
200 - 8208 Swenson Way
Delta BC V4G 1J6
Per : Laura Leigh
Tel : (604) 499 6568 / (778) 987 4881
email : Laura.Leigh@davey.com

GEOTECHNICAL

GEOPACIFIC
1779 West 75th Avenue
Vancouver, B.C. Canada V6P 6P2
Per : Ben Shalamsky, B.A.Sc, EIT
Tel : 604-439-0922 ext: 228
email : shalansky@geopacific.ca

STRUCTURAL ENGINEER

GLOTMAN SIMPSON
102-1637 W 5th Ave.
Vancouver BC V6J 1N5
Per : Levi Stoelting P.Eng
Tel : 604 630 3487
email : lstoelting@glotmansimpson.com

SURVEYOR

BUTLER SUNDVICK
4 - 19089 94th AVE
Surrey BC V4N 3S4
Per : Gary Sundvick, BCLS
Tel : 604 513 9611 / 604 250 7270
email : gary@butlersundvick.ca

CODE CONSULTANT / CP

CAMPHORA ENGINEERING
2479 Kingsway
Vancouver BC V5R 5G8
Per : Susana D. Chui M.Eng., P.Eng. PE C.P.
Tel : 604-800-9822
email : sdchui@camphora.ca

CIVIL ENGINEER

CREUS Engineering Ltd.
Suite 610, East Tower
221 Esplanade West
North Vancouver BC V7M 3J3
Per : Maddy Pos, EIT
Tel : (604) 987-9070 ext.323
email : mpos@creus.ca

MECHANICAL ENGINEER

MCW Consultants Ltd.
1400 - 1111 West Georgia St.
Vancouver BC V6E 4M3
Per : Rob Gregg P.Eng
Tel : (604) 687-1821
email : RGregg@mcw.com

ELECTRICAL ENGINEER

NEMETZ (S/A) & ASSOCIATES LTD.
2009 West 4th Avenue
Vancouver BC V6J 1N3
Per : Ovidiu Cojocaru P.Eng
Tel : (604) 562 1443
email : ovidiu@nemetz.com

DRAWING LIST

A001	COVER PAGE & DRAWING LIST
A002	STATS
A003	LARCH & WEST 2ND AVENUE ELEVATION WITHOUT RETAINED TREES
A004	3D VIEWS
A005	PERSPECTIVE FROM WEST 2ND & LARCH
A006	FSR AREA OVERLAYS + CALCULATIONS
A007	STREET PHOTOS
A008	SITE CONTEXT
A009	COMPATIBILITY
A010	SITE PLAN
A011	SHADOW STUDY
A012	SURVEY PLAN
A013	SHADOW VIEWS
A014	HORIZONTAL ANGLE OF DAYLIGHT DIAGRAM
A015	UNIT STUDY
A016	ASSEMBLIES
A017	ASSEMBLIES
A018	DOORS
A019	WINDOWS
A098	PLAN - PARKING LEVEL P2
A099	PLAN - PARKING LEVEL P1
A100	PLAN - GROUND LEVEL / LANEWAY
A101	PLAN - LEVEL 1
A102	PLAN - LEVEL 2
A103	PLAN - LEVEL 3
A104	PLAN - LEVEL 4
A105	PLAN - LEVEL 5
A106	PLAN - ROOF LEVEL
A301	ELEVATION - NORTH (FRONT, 2ND AVE)
A302	ELEVATION - EAST (LARCH)
A303	ELEVATION - WEST (INTERNAL)
A304	ELEVATION - SOUTH (BACK, LANE)
A401	SECTION A-A
A402	SECTION B-B
A403	SECTION C-C
A404	SECTION D-D
A405	SECTION E-E
A406	SECTION F-F
A407	SECTION G-G
A-FSR 100	FSR - GROUND LEVEL / LANEWAY
A-FSR 101	FSR - LEVEL 1
A-FSR 102	FSR - LEVEL 2
A-FSR 103	FSR - LEVEL 3
A-FSR 104	FSR - LEVEL 4
A-FSR 105	FSR - LEVEL 5
A-FSR 106	FSR - ROOF
A-HYD	BC HYDRO POLE
Grand total: 47	

METRIC
ARCHITECTURE
671b Market Hill
Vancouver, BC
Canada V5Z 4B5

T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO:	DATE	DESCRIPTION
1	2020.06.30	BP APPLICATION
4	2020.10.06	ISSUED FOR CODE COMPLIANCE
5	2020.10.20	BP WINDOW SCHEDULE
6	2020.10.30	DPB SUBMISSION

PROJECT

1805 Larch Street
Vancouver, BC, Canada

DRAWING

COVER PAGE & DRAWING LIST

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on the job and shall report to the Architect immediately any discrepancies between the drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN	DATE
	2019.12.10
SCALE	REVIEWED
PROJECT NO	2005

A001

Appendix C
Page 1 of 31

1805 LARCH STREET

Description & Intent

Jameson Development Corp. proposed a 100% secured market rental building at 1805 Larch Street. The project applied and was chosen under the Moderate Income Rental Housing Pilot Program (MIRHPP). This policy states that at least 20% of the residential floor area and a minimum of 35% family sized (2 and 3 bedroom) units are to be made available to households earning between $30,000 - $80,000 per annum. 1805 Larch Street has designated 15 out of a total of 63 units for MIRHPP. These MIRPHH units will have rents substantially lower than any comparable in this neighborhood (ie. MIRPHH rent levels are $950 for a studio, $1,200 for 1 bedroom, $1,600 for a 2 bedroom and $2,000 for a 3 bedroom). The 17,700 sq ft site (150 x 118) was purchased from the St. Mark's Anglican Church and is currently leased short term to Tenth Avenue Church. Currently the site is zoned RT-8, although is right on the very edge of Kitsilano's RM-4 which comprises largely of rental apartments close to Kitsilano Beach.

Proposal & Massing

The proposed 5 storey residential building is sited on the existing buildings footprint to allow for full retention of mature trees on West 2nd Avenue, and the front entrance is maintained in the same location off Larch Street.

The Accommodation Comprises of :

- 68 Units of residential units
- Floor Area of 4,180 sqm. (Approx . 45,000 sq ft)
- A Floor Space Ratio of 2.53 FSR (FSR 44,782 / SITE 17,700)
- No Tenant relocation required, as the existing building is Non-Residential
- A height of Approximately 16 m (53 ft. not inc elevator overrun)
- 42 underground parking spaces over 1 level (above COV min Req.)
- 126 Bike parking spaces (substantially over that required)
- 68 Bulk Storage spaces within Ground Level & P1
- Indoor & Outdoor Amenity with agricultural plots and children's play area
- 35 % Family Units.

Applicable Policy & Guidelines

The 68 suite apartment building unit mix is in line with those recommendations including 35% family units, and is serviced by a 1 level underground parkade with 56 physical stalls, which include 3 HC stalls and 4 visitors spaces. Bike parking is easily accessible at grade from the lane and bulk storage is split over P1.

RT zones are considered if no existing rental housing and on larger sites the COV are considering up to 5 stories where appropriate according to 3g of the MIRHPP, and with this a very contextual RM-4 was followed topping out at 2.5 FSR.

Public Benefit

The onsite public benefits of this project are:

1. The retention of a sizable portion of mature trees as well as additional landscape features;
2. No dislocation of residential tenancies, as the existing building is non-residential; and
3. 14 Moderate Income Rental Units include 35.7% family units (2 & 3 bedrooms).
4. Roof Top Amenity Room & Exterior spaces for residents enjoyment.
5. 35.7 % Family sized units (2 & 3 bedrooms).

The following pages also outline :

Neighbourhood Context & Compatibility & Urban Design Precedents in Support of the Rezoning under the policy above while respecting the Intent of the RT8 District Schdule.

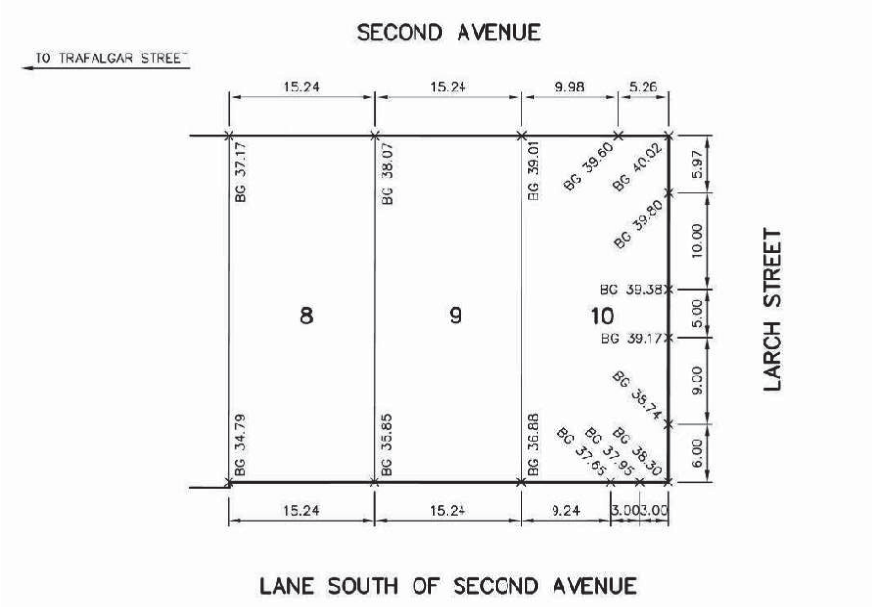
Sustainability Summary

- **Wall Exterior** : Effective R value R-24 with 5" exterior insulation.

Wall effective R-20

TEUI	72.4	kWh/m²
TEDI	13.4	kWh/m²
GHGI	1.5	kgCO2e/m²

- **Roof :** R-40 effective
- **Floor :** (level 1 suspended slab): R-24 effective
- Infiltration: low infiltration rate of 0.1 L/s/m²
- **Windows : -** Triple Glazed Low E, U=0.21 IP, SHGC=0.3
- **Mechanical system** : Individual Suite HVAC & Electric baseboard.



LEGAL DESCRIPTION
LOTS 8, 9 AND 10 BLOCK 220A
EXCEPT THE SOUTH 2 FEET NOW LANE
DISTRICT LOT 526 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 1058

CIVIC ADDRESS
1805 LARCH STREET

ZONING:
CURRENTLY RT-8 WITH RM-4 ACROSS LARCH ST.

SITE AREA:
150' X 118' = 17,700 SF

SITE COVERAGE:
MAXIMUM: N/A
PROPOSED: 0.6 (11,645 SF)

FLOOR SPACE RATIO:
CURRENT: N/A
PROPOSED: +/- 2.53 (44,784 SF)

TOTAL RENTAL UNITS:

UNIT TYPE	# OF UNIT TYPE	% OF UNIT TYPE
STUDIO	22	32.4%
1 BEDROOM	22	32.4%
2 BEDROOM	22	32.4%
3 BEDROOM	2	2.9%
GRAND TOTAL	68	100.0%

2 BED & 3 BED = 35.2 %

OPEN RESIDENTIAL BALCONY AREA:
MAXIMUM: 8% OF FSR
ALLOWED: 3,590 SF
PROPOSED: 2,421 SF (5.4%)

BUILDING HEIGHT:

CURRENT:	RT-8	10.7 m (35'-0")
ADJOINING:	RM-4	10.7 m (35'-0)
ADJOINING SIMILAR:	RM-3	36.0 m (120'-0")
PROPOSED:	CD-1	20.0 m (66'-0")

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT YARD (LARCH ST.):	AVG. 5.2 m (17'-0")	3.35 m (11'-0")
EXTERIOR SIDE YARD (2ND AVE.):	1.5 m (5'-0")	7.30 m (24'-0)
INTERIOR SIDE YARD (LANE):	1.5 m (5'-0")	0.90 m (3'-0")
REAR YARD (WEST P.L.):	N/A	3.85 m (12'-8")

PARKING AND BICYCLE SPACE REQUIREMENTS

USE	BY LAW	DEFINITION	REQUIRED	PROVIDED
CAR PARKING STALLS (TOTAL)	PARKING BY-LAW, SECTION 4 JANUARY 2019	TOTAL	37 (25% SMALL / 3 ACCESSIBLE)	38 (25% SMALL / 4 ACCESSIBLE)
CAR PARKING STALLS (TENANTS)	PARKING BY-LAW, SECTION 4 JANUARY 2019 (SECTION 4.5B)	A MINIMUM OF 1 SPACES EACH 125 m² OF GROSS FLOOR AREA	33 (3 ACCESSIBLE)	38 (3 ACCESSIBLE)
CAR PARKING STALLS (VISITORS)	PARKING BY-LAW, SECTION 4 JANUARY 2019 (SECTION 4.1.16)	A MINIMUM OF 0.05 PER UNIT A MAXIMUM OF 0.1 PER UNIT	3.4 min. 6.80 max.	4
BICYCLE CLASS A SPACES	PARKING BY-LAW, SECTION 6 JANUARY 2019 (SECTION 6.2)	A MINIMUM OF 1.5 SPACES FOR EVERY DWELLING UNIT UNDER 65 m²	1.5 x 55 UNITS = 83	90
		A MINIMUM OF 2.5 SPACES FOR EVERY DWELLING UNIT OVER 65 m² AND UNDER 105 m²	2.5 x 13 UNITS = 33	44
BICYCLE CLASS A SPACES (VERTICAL & HORIZONTAL)	PARKING BY-LAW, SECTION 6 JANUARY 2019 (SECTION 6.3.13)	A MINIMUM OF 50% TO BE HORIZONTAL A MAXIMUM OF 30 % TO BE VERTICAL A MINIMUM OF 20 % TO BE LOCKERS	56 MIN. 35 MAX. (30% of 116) 23 MIN. (20% of 116)	79 32 23
			MIN. 116	134
BICYCLE CLASS B SPACES	PARKING BY-LAW, SECTION 6	A MINIMUM OF 6 SPACES	6	6

BULK STORAGE

LOACTION	REQUIRED	PROVIDED
L0	-	21
P1	-	48
TOTAL	68	69

ABOVE GRADE:
NONE

BELOW GRADE:
REQUIRED (1 per unit) 68 STORAGE LOCKERS WITH MIN. 5.7 m³

METRIC
ARCHITECTURE
67b Market Hill
Vancouver, BC
Canada V5Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO:	DATE	DESCRIPTION
1	2020.08.30	BP APPLICATION
4	2020.10.06	ISSUED FOR CODE COMPLIANCE
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
STATS

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on the job and shall report to the Architect any variations or omission any discrepancies between the drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN
DATE 07/17/18
SCALE 1/4" = 1'-0"
REVIEWED
PROJECT NO 2005

A002



LARCH STREET ELEVATION



WEST 2ND AVENUE ELEVATION

METRIC
ARCHITECTURE
671b Market Hill
Vancouver, BC
Canada V5Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO.	DATE	DESCRIPTION
1	2020.08.30	BP APPLICATION
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
LARCH & WEST 2ND AVENUE ELEVATION WITHOUT RETAINED TREES

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on the job and shall report to the Architect immediately any discrepancies between the drawing and the contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN	DATE
	04/15/20
SCALE	REVIEWED
PROJECT NO	2005

A003

1805 LARCH STREET



CORNER OF LARCH STREET & WEST 2ND AVE



TYPICAL ENTRANCE PORCH & PORTICO



LANE WAY HOMES & PARKADE ENTRANCE



LOWER UNITS AT WEST 2ND AVE



SE CORNER AT LANE & LARCH

METRIC
ARCHITECTURE
671b Market Hill
Vancouver, BC
Canada V5Z 4B5

T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO.	DATE	DESCRIPTION
1	2020.08.30	BP APPLICATION
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
3D VIEWS

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on the job and shall report to the Architect immediately any discrepancies between the drawing and the building. Contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN
DATE 2019.04.04
SCALE
REVIEWED
PROJECT NO 2005

A004



METRIC
ARCHITECTURE
671b Market Hill
Vancouver, BC
Canada V5Z 4B5

T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO.	DATE	DESCRIPTION
1	2020.06.30	BP APPLICATION
6	2020.10.30	DPB SUBMISSION

PROJECT

1805 Larch Street
Vancouver, BC, Canada

DRAWING

PERSPECTIVE
FROM WEST 2ND & LARCH

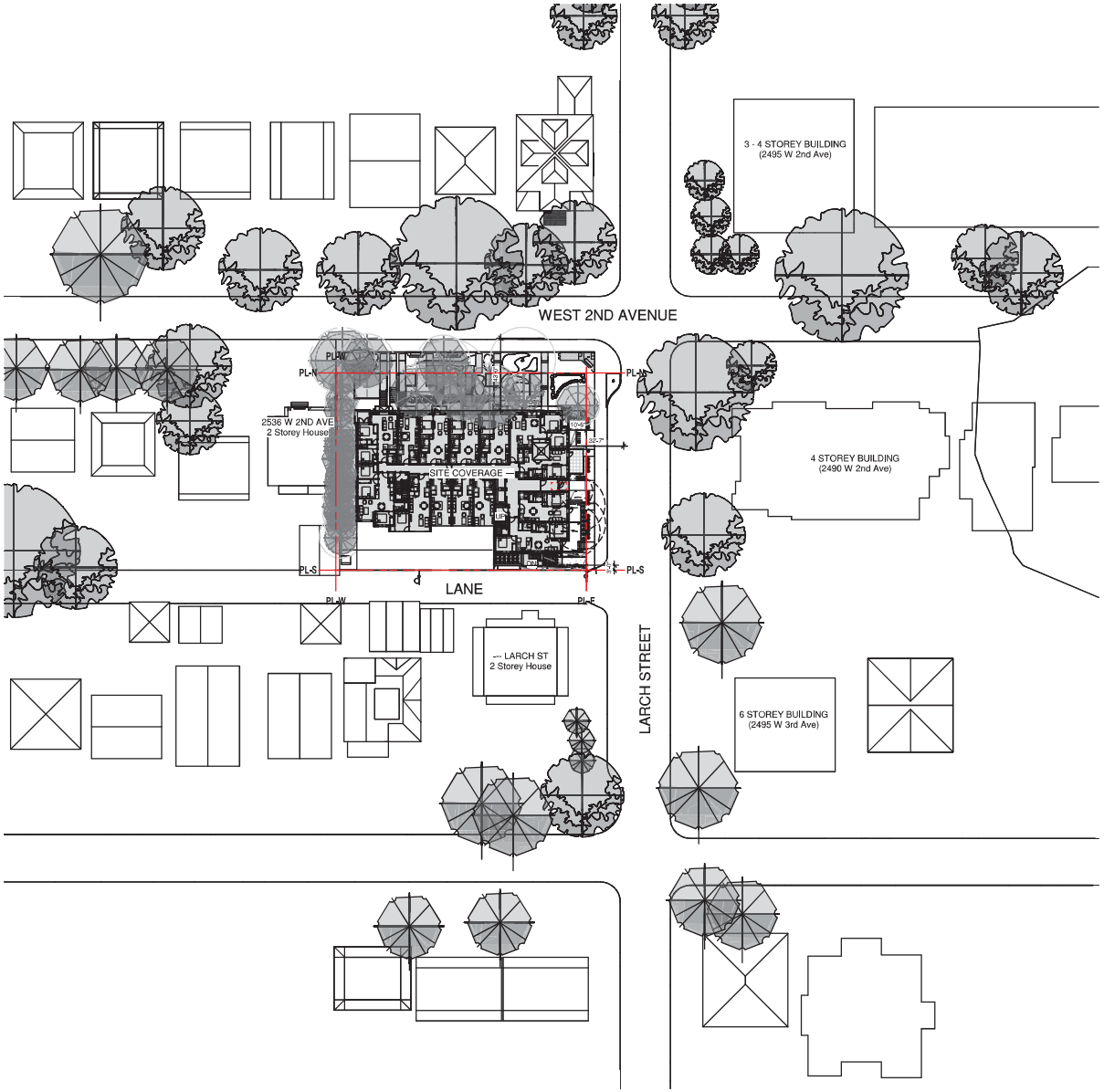
Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions and report any discrepancies to the Architect. Do not scale drawings. Any discrepancies between this drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN	DATE 02/19/19
SCALE 12" = 1'-0"	REVIEWED
PROJECT NO	2005

A005





PERSPECTIVE VIEW FROM CORNER LARCH & WEST 2ND AVE



PERSPECTIVE VIEW FROM LANE LOOKING NE



PERSPECTIVE VIEW FROM WEST 2 AVE LOOKING SE

METRIC
ARCHITECTURE
67b Market Hill
Vancouver, BC
Canada V5Z 4B5

T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO:	DATE:	DESCRIPTION
1	2020.08.30	BP APPLICATION
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
SITE CONTEXT

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on the job and shall report any errors, omissions or discrepancies between the drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN	DATE
	07/17/18
SCALE	REVIEWED
1/32" = 1'-0"	
PROJECT NO	2005

A008

COMPATIBILITY & MATERIAL LANGUAGE

Compatibility with context (Buildings & Street) can be aided by breaking up the exposed facades (Larch street & parts of West 2nd Ave not completely covered by trees) with balcony and material surface treatment as establised in the examples below :



LARCH STREET - SHOWING BRICK TO THE MAIN FACADE WHILE CEMENTITIOUS PANELS WRAP AROUND CORNERS AND 5TH FLOOR LEVEL



WEST 2ND AVE - SHOWING STEPPING DOWN AT PROPERTY LINE WITH 2536 W2ND AVE AND SETTING BACK OF THE BALCONIES. GARDEN TERRACES AND DIRECT ACCESS ARE AFFORDED WHERE POSSIBLE ALSO TO ACTIVATE THE STREET AND GROUND PLANE REPLICATING STREET PATTERN OF THE SMALLER MULTI RESIDENTIAL CHARACTER HOUSES.



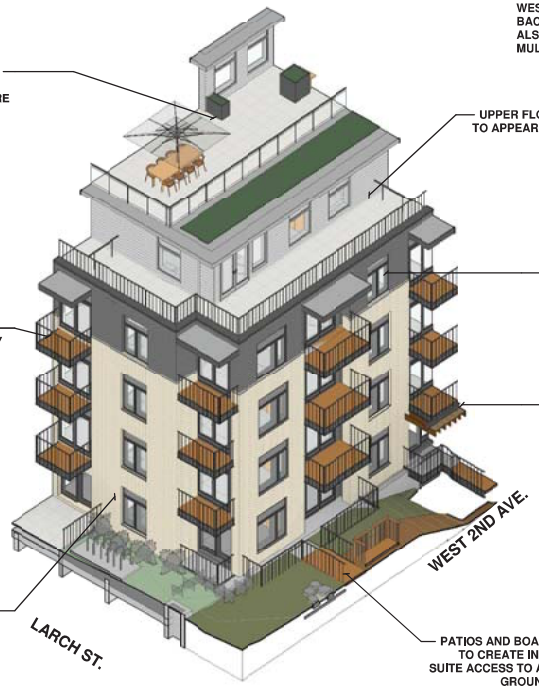


BRICK TREATMENT CAN BE CONTEMPORARY OR TRADITIONAL ON LARCH STREET AND WORKS WELL WITH SIDING & SHINGLE WALL TREATEMENTS INVISIGED FOR WEST 2ND AVE ELEVATIONS



BRICK TREATMENT BREAKING UP LARGE WALL PLANE TO CREATE INDIVIDUAL VERTICAL CHARACTER IDENTIFIED IN RT8 GUIDELINES









WELLINGTON & 2605 W5TH AVE - EXAMPLES OF TURN OF THE CENTURY FORM OF DEVELOPMENTS, DISSIMILAR IN SIZE BUT STILL NEIGHBOURLY AND APPROPRIATE IN CERTAIN CORNER SITES IN RT-8



SUCCESSFUL RT-8 COMPATIBLE CONTEMPORARY DEVELOPMENT
LINDEN TREE PLACE - 2304 WEST 8TH AVENUE

METRIC
ARCHITECTURE
67tb Market Hill
Vancouver, BC
Canada V5Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

JAMESON DEVELOPMENT

DP Application (Complete Application) - CD-1(748)

SEAL

REVISION

NO:	DATE	DESCRIPTION
1	2020.08.30	BP APPLICATION
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
COMPATIBILITY

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on site and shall report any discrepancies before proceeding. Do not scale drawings. Any discrepancies between the drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN | DATE 01/17/19
SCALE | REVIEWED
PROJECT NO 2005

A009

METRIC
ARCHITECTURE
670 Market Hall
Vancouver, BC
Canada V6Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

REVISION NO.	DATE	DESCRIPTION
1	2020.09.30	REZONING APPLICATION
2	2020.09.23	ISSUED FOR ADDRESSING
3	2020.10.06	ISSUED FOR CODE COMPLIANCE
4	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
SITE PLAN

Copyright reserved. This drawing and elements are the exclusive property of METRIC ARCHITECTURE and cannot be used for any purpose without the written consent of the architect.

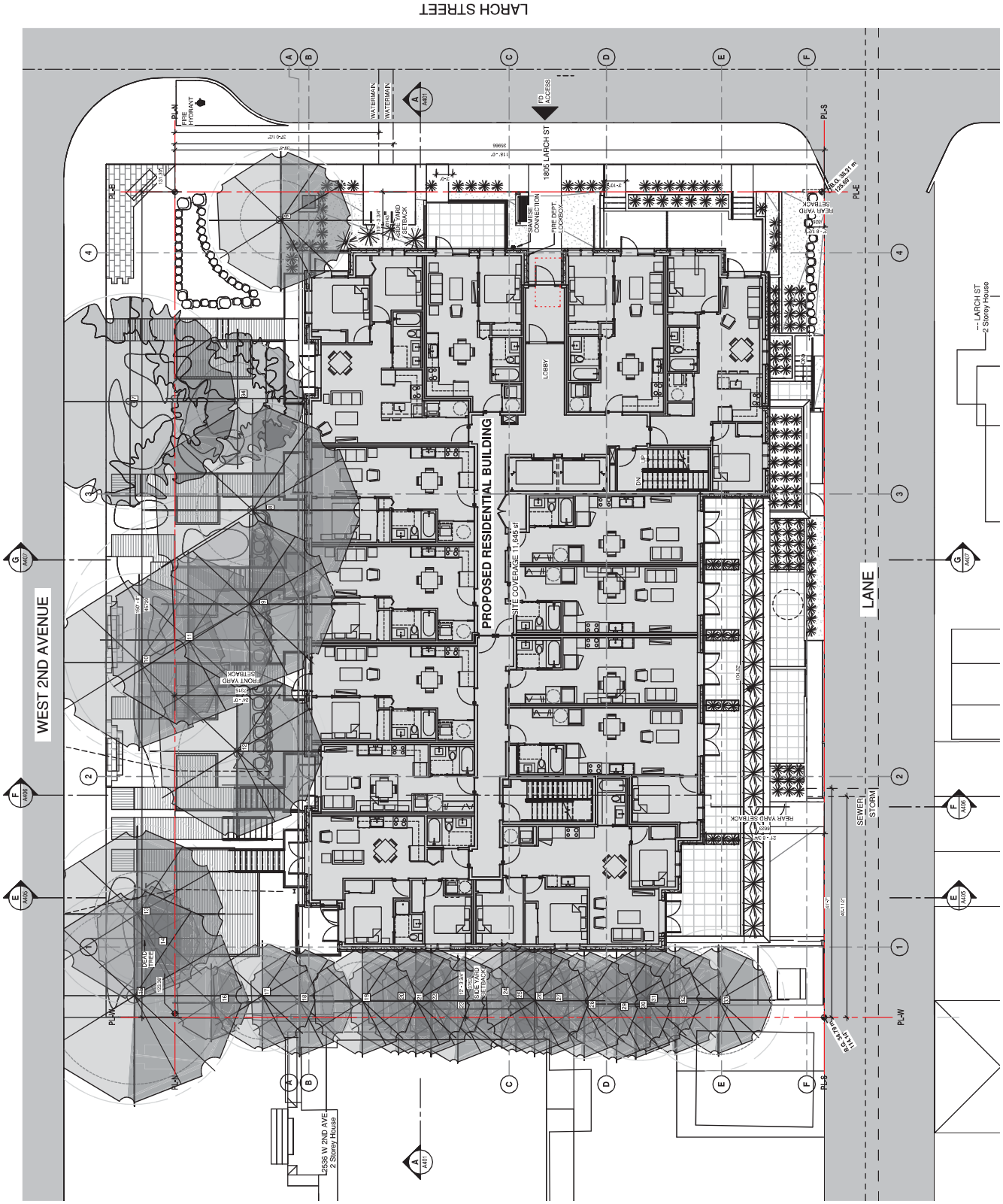
This drawing is not to be used for construction until issued for the purpose by the architect.

All dimensions are in feet & inches, unless otherwise noted. Do not scale drawings. Verify all dimensions on site before commencing work. Report any discrepancies to the architect before proceeding with the work.

DRAWN	DATE
	07/17/18
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	2005

A010

N





MARCH 21 @ 10 AM

NO SHADOW TO REAR YARD OF 2536 W2ND AVE.



MARCH 21 @ 12 PM



MARCH 21 @ 2 PM



MARCH 21 @ 4 PM



SEPTEMBER 21 @ 10 AM

NO SHADOW TO REAR YARD OF 2536 W2ND AVE.



SEPTEMBER 21 @ 12 PM



SEPTEMBER 21 @ 2 PM



SEPTEMBER 21 @ 4 PM

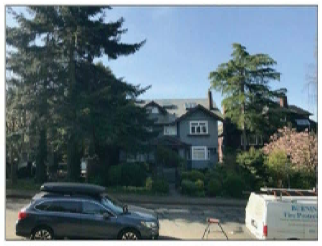


PHOTO 1

EXISTING CONDITION
Photo taken on April 24 @ 9:34 am
approximates
MARCH 21 and SEPT 21 @ 10 AM.

FRONT YARD
MOSTLY IN SHADOW
FROM TALL FIR AND
CEDAR HEDGE

2536 W2ND AVE

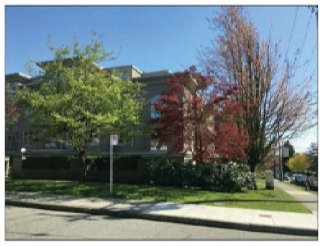


PHOTO 2

EXISTING CONDITION
Photo taken on April 28 @ 3:30 pm
approximates
MARCH 21 and SEPT 21 @ 4 pm.

FRONT YARD
MOSTLY IN SHADOW
FROM TREES AND
BUILDING

2496 W2ND AVE

N

METRIC

ARCHITECTURE

671b Market Hill
Vancouver, BC
Canada V5Z 4B5

T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

ISSUED FOR
DEVELOPMENT
JAMESON

SEAL

REVISION

NO.	DATE	DESCRIPTION
1	2020.08.30	BP APPLICATION
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
SHADOW STUDY

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

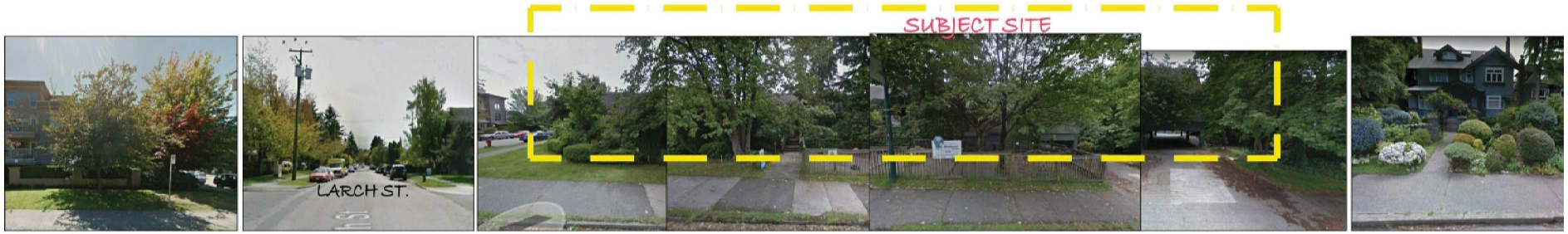
This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on the job and shall report any errors, omissions or discrepancies between the drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

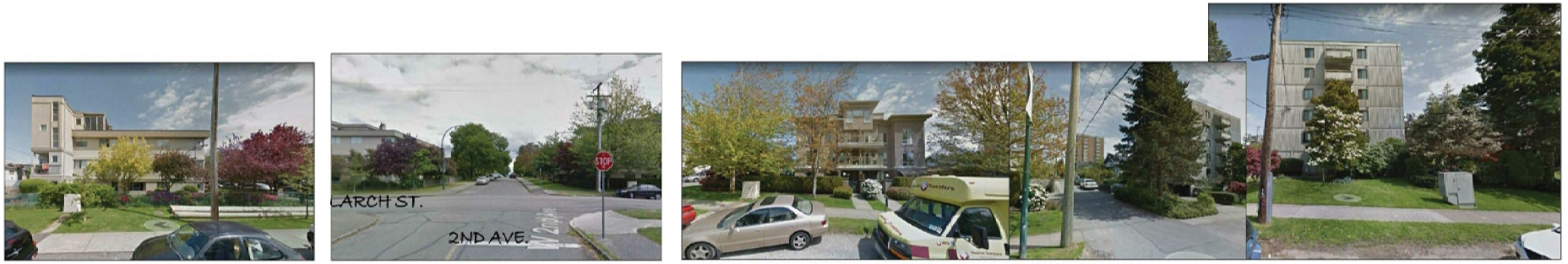
DRAWN	DATE
	08/13/18
SCALE	REVIEWED
PROJECT NO	2005

A011

- CD-1(748) Complete Application)



2ND AVENUE STREETSCAPE : LOOKING SOUTH



LARCH STREET STREETSCAPE : LOOKING EAST



LARCH STREET STREETSCAPE : LOOKING WEST



2ND AVENUE STREETSCAPE : LOOKING NORTH

METRIC
ARCHITECTURE
67b Market Hill
Vancouver, BC
Canada V5Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO:	DATE:	DESCRIPTION
1	2020.08.30	BP APPLICATION
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
SHADOW VIEWS

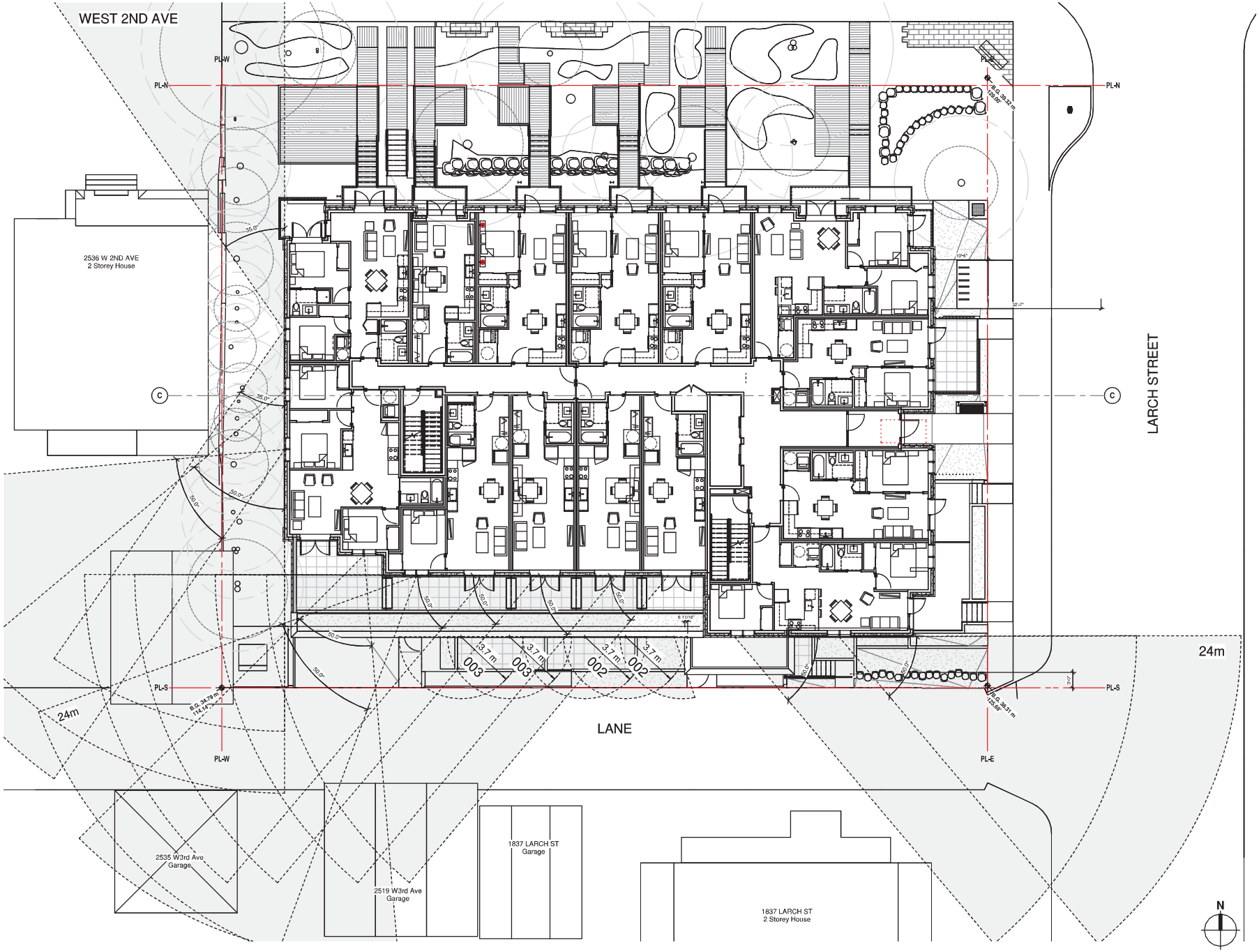
Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on site and shall report any discrepancies, errors or omission any discrepancies between the drawing and the contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN
DATE 08/13/18
SCALE
REVIEWED
PROJECT NO 2005

A013



METRIC
ARCHITECTURE
67b Market Hill
Vancouver, BC
Canada V5Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO:	DATE:	DESCRIPTION
1	2020.08.30	BP APPLICATION
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
HORIZONTAL ANGLE OF DAYLIGHT DIAGRAM

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on site and shall report any discrepancies before proceeding. Do not scale drawings; any discrepancies between the drawing and the contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN	DATE
	05/15/20
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	2005

A014



METRIC
ARCHITECTURE
671b Market Hill
Vancouver, BC
Canada V5Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

1805 Larch St (Complete Application)
DP-2020-00385 - CD-1(748)

SEAL

REVISION

NO.	DATE	DESCRIPTION
1	2020.06.30	BP APPLICATION
2	2020.09.23	ISSUED FOR ADDRESSING
3	2020.10.01	STRUCTURAL COORDINATION
4	2020.10.06	ISSUED FOR CODE COMPLIANCE
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
PLAN - PARKING LEVEL P2

Copyright reserved. This design and drawing is the exclusive property of METRIC and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall verify all dimensions on site and shall report any discrepancies, errors or omission any discrepancies between the drawing and the full contract documents, and, bring these items to the attention of the Architect for clarification.

DRAWN
DATE 08/13/18
SCALE 1/8" = 1'-0"
REVIEWED
PROJECT NO 2005

N

A098

METRIC
ARCHITECTURE
#710-Market Hall
Vancouver, BC
Canada V6Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

REVISION NO.	DATE	DESCRIPTION
1	2020.08.30	REZONING APPLICATION
2	2020.09.23	ISSUED FOR ADDRESSING
3	2020.10.01	ISSUED FOR BUILDING COORDINATION
4	2020.10.06	ISSUED FOR CODE CONSULTANT
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
PLAN - PARKING LEVEL P1

Copyright reserved. This drawing and elements is the exclusive property of METRIC ARCHITECTURE and may not be reproduced or published in any way without the permission of the architect.

This drawing is not to be used for construction until issued for that purpose by the architect.

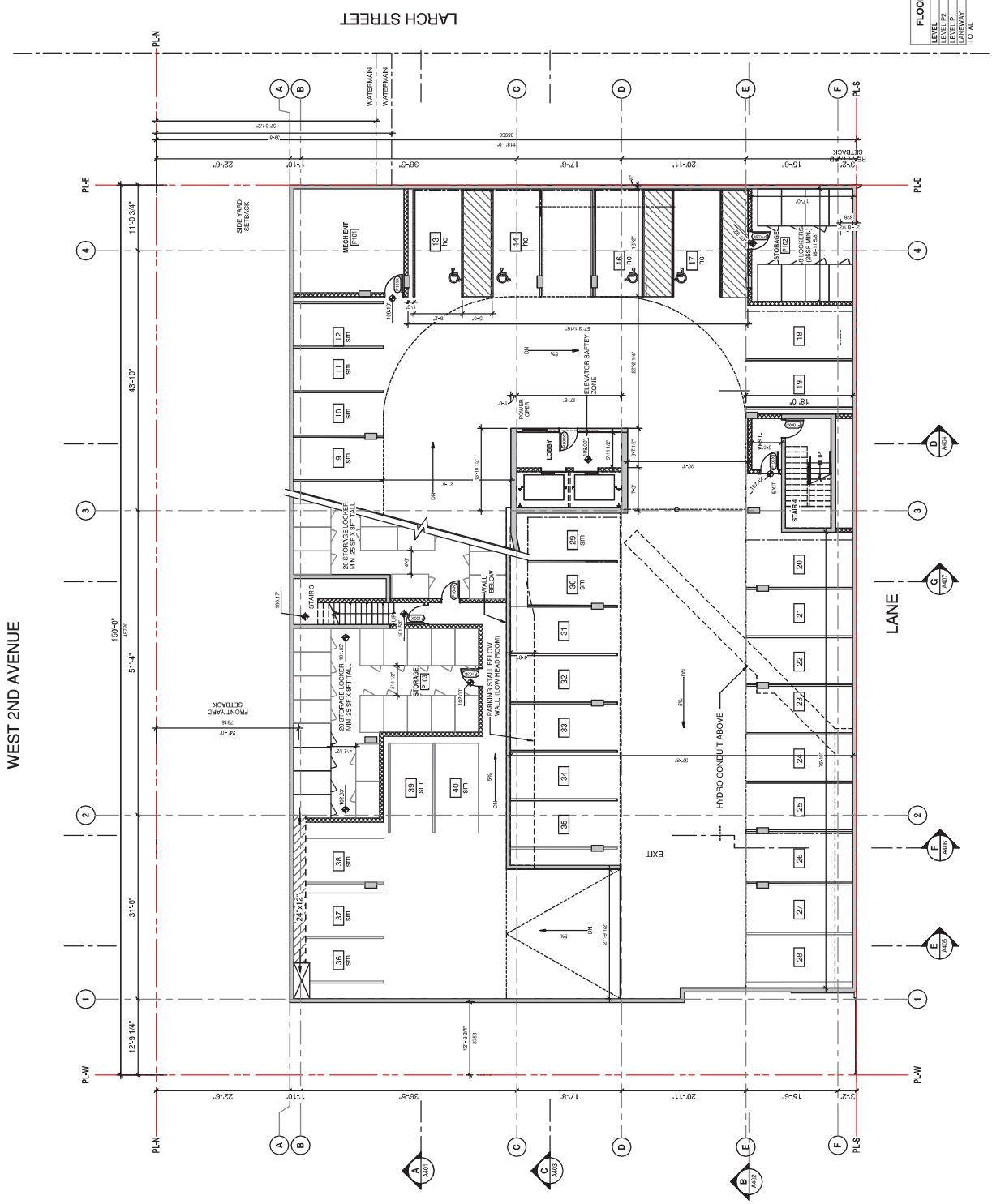
All dimensions are in feet and inches. Do not scale drawing. Verify all dimensions at site. Report discrepancies to architect before proceeding with work. All shop drawings must be submitted to the architect for review before fabrication. Review is for general conformance only and does not relieve the contractor of responsibility for dimensions, work to be performed in accordance with the drawings or for the safety precautions and procedures.

DRAWN	DATE 07.17.19
SCALE 1/8" = 1'-0"	REVIEWED 2005
PROJECT NO	

A099

FLOOR ARAE...	
LEVEL	GROSS
LEVEL P2	796 SF
LEVEL P1	12,265 SF
LEVEL 1	8,729 SF
TOTAL	21,790 SF

N



METRIC
ARCHITECTURE
6776 Market Hall
Vancouver, BC
Canada V6Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

REVISION

NO.	DATE	DESCRIPTION
1	2020.09.30	REZONING APPLICATION
2	2020.09.23	ISSUED FOR ADDRESSING
3	2020.10.01	ISSUED FOR CITY COORDINATION
4	2020.10.06	ISSUED FOR CODE & DP REVIEWS
5	2020.10.20	DP WINDOW SCHEDULE
6	2020.10.30	DPB SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
PLAN - GROUND LEVEL / LANEWAY

Copyright reserved. This drawing and design is the exclusive property of METRIC ARCHITECTURE and may not be reproduced or used for any purpose without the written permission of METRIC ARCHITECTURE.

This drawing is not to be used for construction until issued for that purpose by the Architect.

All dimensions are in feet and inches. Do not scale drawings. Verify all dimensions and levels on site before commencing work. Report any discrepancies to the Architect before proceeding with the work. Drawings are not to be used for construction purposes unless signed by the Architect.

DRAWN	DATE 07.17.18
SCALE 1/8" = 1'-0"	REVIEWED
PROJECT NO	2005

A100

N

LARCH STREET

WEST 2ND AVENUE

LANE

WATERMAIN

STORMWATER RETENTION TANK

STORAGE

BIKES

LOBBY

ELEVATOR

MECH

ELEC

COMM

BULK STORAGE

WASTE RECYCLE

JAN.

CIRC

DOG WASH

STAIR 1

STAIR 2

STAIR 3

OPEN TO BELOW

19 MHHPP

13 LOCKERS (SHOWER & HALL)

SEWER

STORM

GAS METERS

PNT

FRONT YARD SETBACK

REAR YARD SETBACK

SIDE YARD SETBACK

replace existing driveway w new landscape

re+re existing sidewalk

tree critical root zone (see arborist report)

re+re existing sidewalk

Visitor

PL-N

PL-E

PL-S

PL-W

METRIC
ARCHITECTURE
6770 Market Hall
Vancouver, BC
Canada V6Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

ISSUED
2018.09.07 CLIENT

REVISION NO.	DATE	DESCRIPTION
1	2020.09.30	RE-APPLICATION
2	2020.09.23	ISSUED FOR ADDRESSING
3	2020.10.06	ISSUED FOR CODE COMPLIANCE
4	2020.10.20	BP WINDOW SCHEDULE
5	2020.10.20	DP#1 SUBMISSION
6	2020.10.30	DP#1 SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

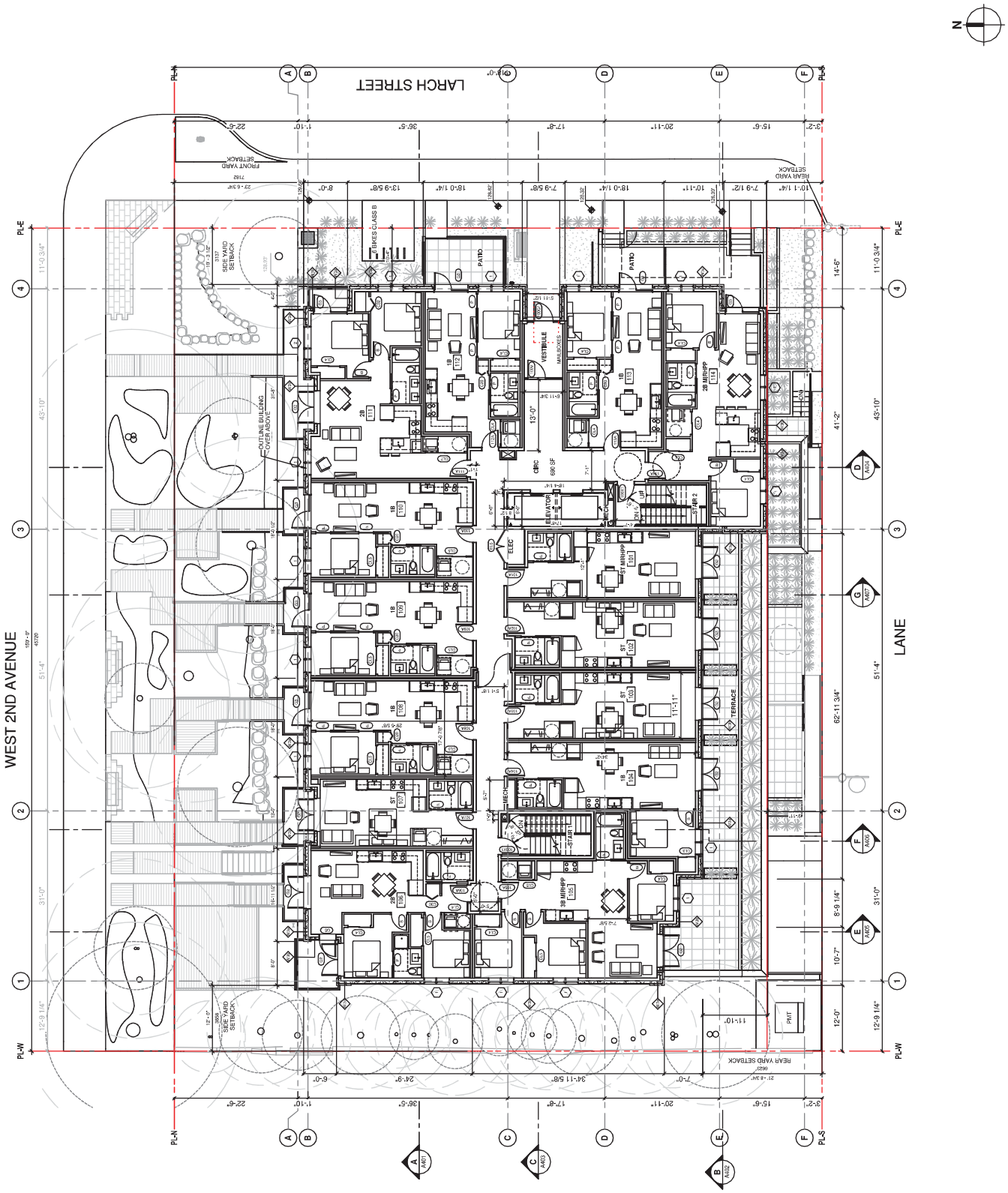
DRAWING
PLAN - LEVEL 1

Copyright reserved. This drawing and design is the exclusive property of METRIC ARCHITECTURE and may not be reproduced or used for any purpose without the written permission of METRIC ARCHITECTURE.

This drawing is issued to the client for construction purposes for the purposes as indicated.

DRAWN	DATE
	07/7/16
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	2005

A101



METRIC
ARCHITECTURE
6770 Market Hall
Vancouver, BC
Canada V6Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

ISSUED
2018.09.07 CLIENT

REVISION

NO.	DATE	DESCRIPTION
1	2020.08.30	RE-APPLICATION
2	2020.09.23	ISSUED FOR ADDRESSING
4	2020.10.06	ISSUED FOR CODE COMPLIANCE
5	2020.10.20	BP WINDOW SCHEDULE
6	2020.10.30	DP#3 SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
PLAN - LEVEL 2

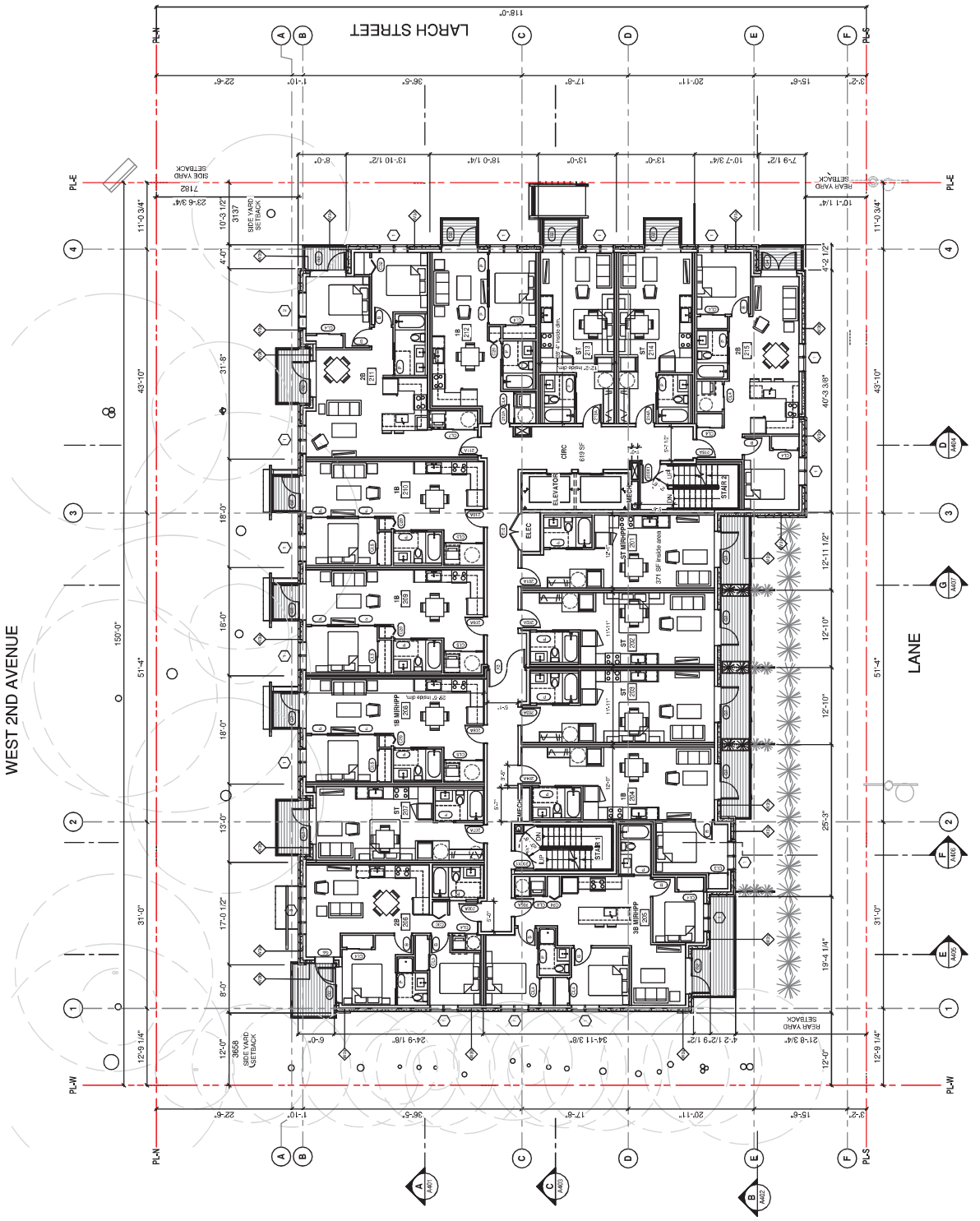
Copyright reserved. This drawing and design is the exclusive property of Metric Architecture and may not be reproduced or used for any purpose without the written permission of Metric Architecture.

This drawing is not to be used for construction until issued for that purpose by the Architect.

All dimensions are in feet and inches. Do not scale drawings. All drawings are to be verified on site by the contractor before commencing any work. Any discrepancies are to be reported to the Architect before proceeding with the work.

DRAWN	DATE 07/7/18
SCALE 1/8" = 1'-0"	REVIEWED
PROJECT NO 2005	

A102



METRIC
ARCHITECTURE
610 Granville St
Vancouver, BC
Canada V6Z 485
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

REVISION NO.	DATE	DESCRIPTION
1	2020.09.30	RE-APPLICATION
2	2020.09.23	ISSUED FOR ADDRESSING
3	2020.10.06	ISSUED FOR CODE COMPLIANCE
4	2020.10.20	BP WINDOW SCHEDULE
5	2020.10.20	DP#1 SUBMISSION
6	2020.10.30	DP#1 SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

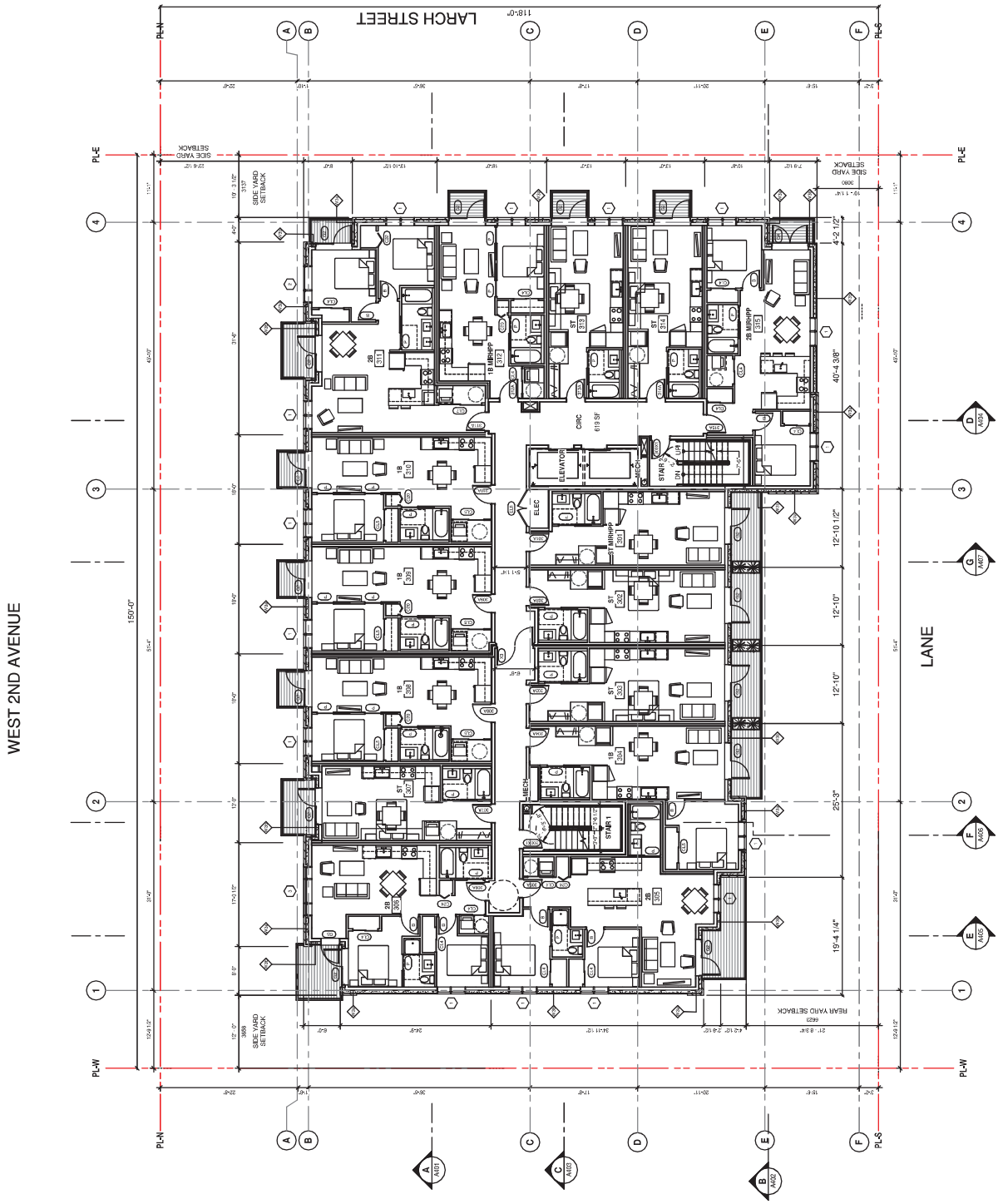
DRAWING
PLAN - LEVEL 3

Copyright reserved. This drawing and elements is the exclusive property of Metric Architecture and must not be reproduced or used for any purpose without the written permission of Metric Architecture.

This drawing is issued to the client for information and is not to be used for the purposes of construction unless specifically noted. Metric Architecture assumes no liability for any use of this drawing for construction purposes other than those noted above. Any use of this drawing for construction purposes by a party other than Metric Architecture shall be at the sole risk of the party using the drawing and such party shall indemnify Metric Architecture from any and all claims arising from such use.

DRAWN	DATE
	11/28/18
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	2005

A103



METRIC
ARCHITECTURE
6776 Market Hall
Vancouver, BC
Canada V6Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

ISSUED
2018.09.07 CLIENT

REVISION
NO. DATE DESCRIPTION
1 2020.09.30 RE-APPLICATION
2 2020.09.23 ISSUED FOR ADDRESSING
3 2020.10.06 ISSUED FOR CODE COMPLIANCE
4 2020.10.20 BP WINDOW SCHEDULE
5 2020.10.20 DP#1 SUBMISSION
6 2020.10.30 DP#1 SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
PLAN - LEVEL 4

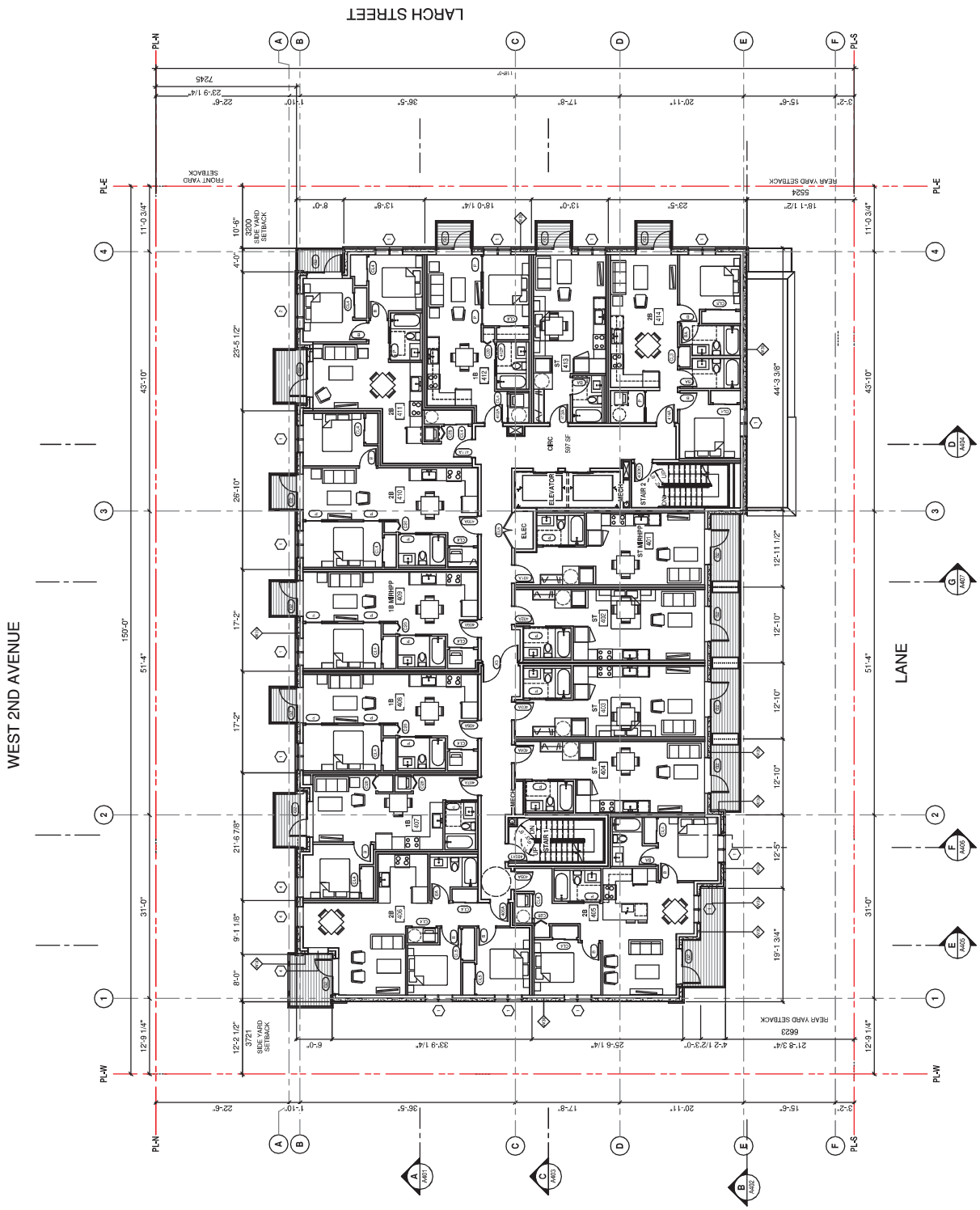
Copyright reserved. This drawing and elements is the exclusive property of METRIC ARCHITECTURE and cannot be used for any purpose without the written consent of the architect.

This drawing is not to be used for construction until issued for that purpose by the architect.

All dimensions are in feet & inches. Verify dimensions on site. Do not scale drawings. All drawings are to be read in conjunction with all other drawings and specifications. Any discrepancies are to be reported to the architect before proceeding with the work.

DRAWN — DATE 08/03/18
SCALE 1/8" = 1'-0" — REVIEWED
PROJECT NO 2005

A104



METRIC
ARCHITECTURE
6776 Market Hall
Vancouver, BC
Canada V6Z 4B5
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

ISSUED
2018.09.07 CLIENT

REVISION
NO. DATE DESCRIPTION
1 2020.08.30 RE-APPLICATION
2 2020.09.23 ISSUED FOR ADDRESSING
3 2020.10.06 ISSUED FOR CODE COMPLIANCE
4 2020.10.20 BP WINDOW SCHEDULE
5 2020.10.20 DP#5 SUBMISSION
6 2020.10.30 DP#5 SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
PLAN - LEVEL 5

Copyright reserved. This drawing and elements is the exclusive property of METRIC ARCHITECTURE and may not be reproduced or used for any purpose without the written permission of METRIC ARCHITECTURE.

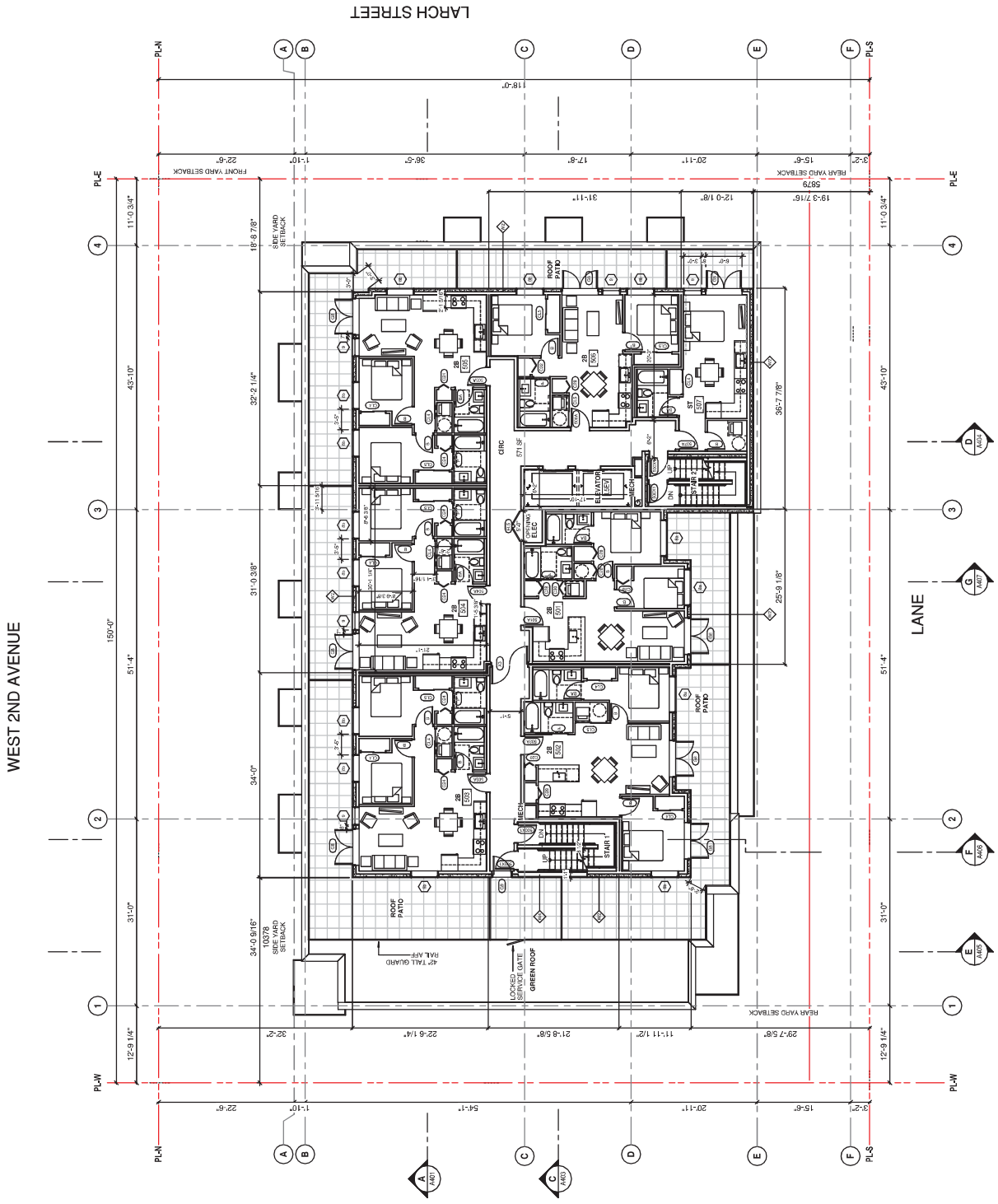
This drawing is issued to the client for construction purposes for the purposes by the consultant.

All work shall be done in accordance with all applicable building codes and regulations. Do not scale drawings. Verify all dimensions on site. Architect must be notified of any variations from dimensions and conditions shown on these drawings prior to commencement of work. Drawings are not to be used for construction purposes unless signed by the architect.

DRAWN	DATE
	07.17.18
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	2005

A105

N



METRIC
ARCHITECTURE
610 Granville St
Vancouver, BC
Canada V6Z 485
T 604.376.7095 / 604.786.2868
E info@metricarchitects.com

SEAL

REVISION NO.	DATE	DESCRIPTION
1	2020.09.30	RE-APPLICATION
2	2020.09.23	ISSUED FOR ADDRESSING
3	2020.10.06	ISSUED FOR CODE COMPLIANCE
4	2020.10.20	BP WINDOW SCHEDULE
5	2020.10.20	DP#1 SUBMISSION
6	2020.10.30	DP#2 SUBMISSION

PROJECT
1805 Larch Street
Vancouver, BC, Canada

DRAWING
PLAN - ROOF LEVEL

Copyright reserved. This drawing and elements is the exclusive property of METRIC ARCHITECTURE and unauthorized use without consent is prohibited.

This drawing is issued to the client for information and is not to be used for any purpose by the client or any other person or corporation without the permission of METRIC ARCHITECTURE. Any use which a third party makes of this drawing is the responsibility of such third party. METRIC ARCHITECTURE accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this drawing.

DRAWN	DATE 07/7/16
SCALE 1/8" = 1'-0"	REVIEWED
PROJECT NO	2005

A106

