

1810 ALBERNI STREET, VANCOUVER, BC

ISSUED FOR DEVELOPMENT PERMIT

OCTOBER 24, 2017

DRAWING LIST:

ARCHITECTURAL

- A0-00 - COVER AND DRAWING LIST
- A0-01 - B.C. LAND SURVEY PLAN
- A0-02 - DESIGN RATIONALE
- A0-03 - PROJECT DATA
- A0-04 - VICINITY MAP
- A0-05 - CONTEXT PLAN
- A0-06 - CONTEXT PHOTOS
- A0-07 - STREETSCAPE ELEVATIONS
- A0-08 - SHADOW ANALYSIS_SPRING EQUINOX
- A0-09 - SHADOW ANALYSIS_AUTUMN EQUINOX
- A0-10 - HEIGHT CALCULATION DRAWING
- A0-11 - RENDERINGS
- A0-12 - RENDERINGS
- A0-13 - VIEW ANALYSIS
- A1-01 - SITE PLAN
- A2-01 - PARKING PLAN P3
- A2-02 - PARKING LEVEL P2
- A2-03 - PARKING LEVEL P1
- A2-04 - LEVEL 1
- A2-05 - LEVEL 2
- A2-06 - LEVEL 3
- A2-07 - LEVEL 4
- A2-08 - LEVEL 5
- A2-09 - LEVELS 6-8
- A2-10 - LEVEL 9
- A2-11 - LEVEL 10
- A2-12 - LEVEL 11
- A2-13 - LEVEL 12
- A2-14 - LEVEL 13
- A2-15 - LEVEL 14
- A2-16 - LEVEL 15
- A2-17 - LEVEL 16
- A2-18 - LEVEL 17
- A2-19 - LEVEL 18
- A2-20 - LEVELS 19-21
- A2-21 - MECHANICAL PH
- A2-22 - ROOF PLAN
- A3-01 - NORTH & EAST ELEVATIONS
- A3-02 - WEST & SOUTH ELEVATIONS
- A4-01 - SECTIONS A & B
- A4-02 - SECTIONS C-D

LANDSCAPE

- L-0 - COVER SHEET
- L-1 - LEVEL 1 LANDSCAPE PLAN
- L-2 - LEVEL 3 LANDSCAPE PLAN
- L-3 - LEVEL 4 LANDSCAPE PLAN
- L-4 - TYPICAL LEVELS (PLANTERS) LANDSCAPE PLAN
- L-5 - MECHANICAL LANDSCAPE PLAN
- L-6 - SECTIONS

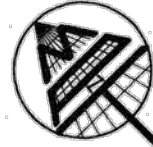


<div>CLIENT:</div> <div>LANDA GLOBAL PROPERTIES LTD. #1150 - 200 BURRARD STREET VANCOUVER, BC, V6C 3L6 TEL: 604-738-0988 FAX: 604-662-7355 E-MAIL: kevin@landaglobal.com CONTACT: KEVIN CHEUNG</div>	<div>ARCHITECT:</div> <div>RAFII ARCHITECTS INC. SUITE # 1-1600 HOWE STREET, VANCOUVER, B.C. V6Z 2L9 TEL: 604-688-3655 FAX: 604-688-3522 E-MAIL: foad@rafiarchitects.com CONTACT: FOAD RAFII</div>
<div>LANDSCAPE ARCHITECT:</div> <div>DURANTE KREUK 102 - 1637 WEST 5TH AVENUE VANCOUVER, BC V6J1N5 TEL: 604-684-4611 E-MAIL: peter@dkl.bc.ca CONTACT: PETER KREUK</div>	<div>SURVEYOR:</div> <div>MATSON, PECK & TOPLISS BC LAND SURVEYORS #320 - 11120 HORSESHOE WAY RICHMOND, BC V7A 5H7 TEL: (604) 270-9331 EMAIL: dan@hwmsurveys.com CONTACT: WILLIAM WONG</div>

SURVEY PLAN OF PARTS OF BLOCK 65 DL 185 GROUP 1 NWD

- LANDS DEALT WITH:
- (1) THE WEST 1/2 OF LOT 28 BLOCK 65 DL 185 GROUP 1 NWD PLAN 92
PID: 004-414-462
 - (2) THE EAST 1/2 OF LOT 28 BLOCK 65 DL 185 GROUP 1 NWD PLAN 92
PID: 004-414-438
 - (3) LOT D (SEE 366458L) OF LOT 29 BLOCK 65 DL 185 GROUP 1 NWD PLAN 92
PID: 004-414-527
 - (4) LOT A OF LOT 29 BLOCK 65 DL 185 GROUP 1 NWD PLAN 4795
PID: 004-414-560
 - (5) LOT B OF LOT 29 BLOCK 65 DL 185 GROUP 1 NWD PLAN 4795
PID: 004-414-608
 - (6) LOT C OF LOT 29 BLOCK 65 DL 185 GROUP 1 NWD PLAN 4795
PID: 004-414-632

Civic Address
#1810 ALBERNI STREET
VANCOUVER, B.C.



LEGEND
SCALE 1" = 12'

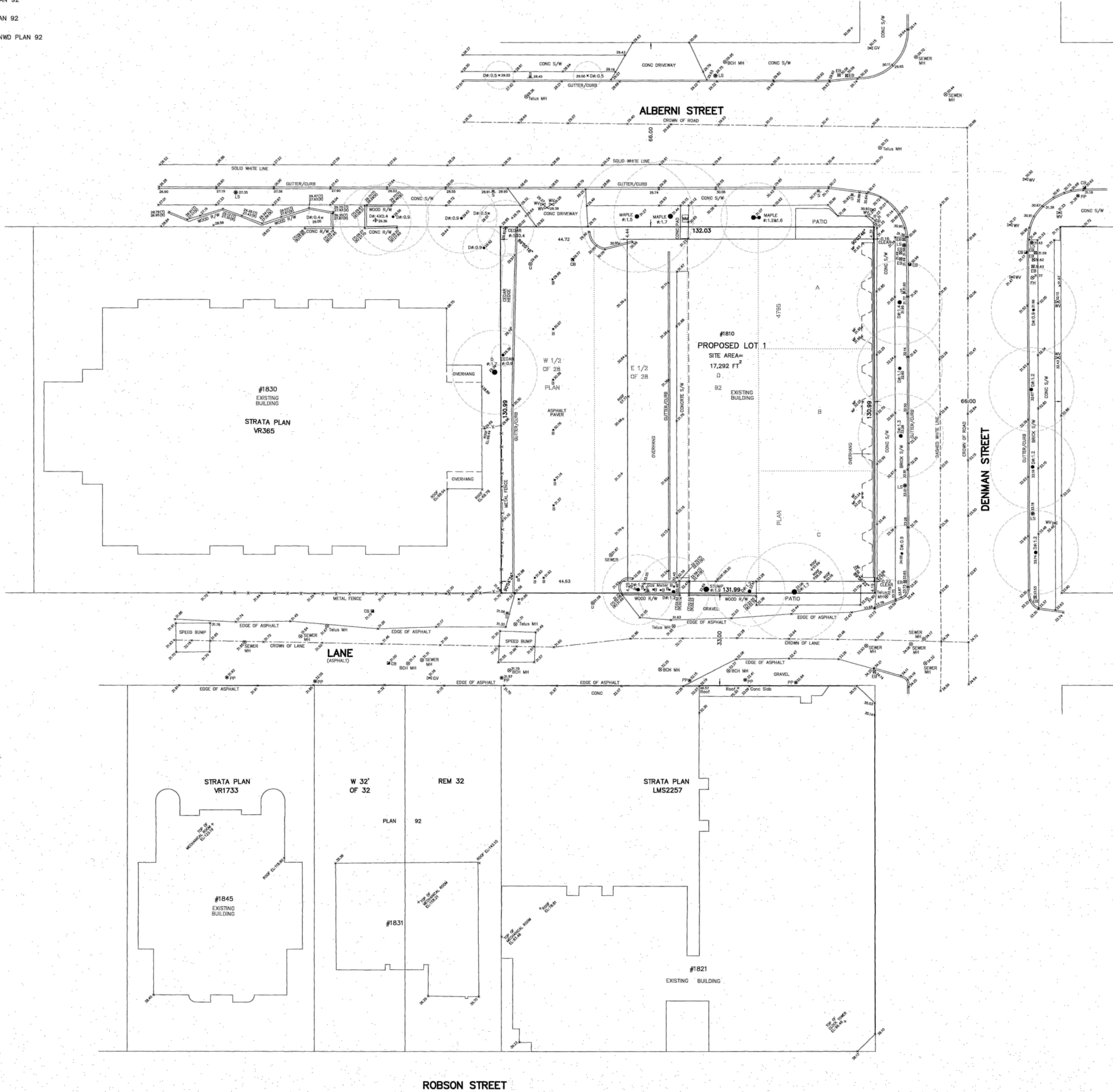
ALL DISTANCES ARE IN FEET

- SYMBOLS
- IP INDICATES SPOT ELEVATION
 - LP INDICATES LEAD PLUG
 - CS INDICATES CATCH BASIN
 - PP INDICATES POWER POLE
 - ER INDICATES ELECTRICAL BOX
 - FR INDICATES FIRE HYDRANT
 - MH INDICATES MANHOLE
 - LS INDICATES LAMP STANDARD
 - GV INDICATES GAS VALVE
 - WV INDICATES WATER VALVE
 - SI INDICATES SIGN
 - BU INDICATES BOLLARD
 - UT INDICATES UNKNOWN UTILITY
 - DT INDICATES DECIDUOUS TREE
 - MT INDICATES METAL FENCE
 - WV INDICATES WATER VALVE
 - SI INDICATES SIGN
 - BU INDICATES BOLLARD
 - UT INDICATES UNKNOWN UTILITY
 - DT INDICATES DECIDUOUS TREE
 - MT INDICATES METAL FENCE
 - (T) INDICATES TOP OF WALL
 - (B) INDICATES BOTTOM OF WALL
 - CONC INDICATES CONCRETE
 - BOT INDICATES BOTTOM
 - TOP INDICATES TOP
 - MF INDICATES MAIN FLOOR

NOTES:

- ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V-3527 LOCATED AT THE NORTHWEST CORNER OF DENMAN STREET AND HARD STREET WITH AN ELEVATION OF 16.280 METERS ON S.D.35 FEET, CANADIAN GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE BASED ON LEGAL FIELD SURVEYS.
- BUILDING MEASUREMENTS ARE TO OUTSIDE WALLS.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW NO.9506.

MATSON PECK & TOPLUSS
SURVEYORS & ENGINEERS
320 - 11120 HORSESHOE WAY
RICHMOND, B.C.
V6V 1G7
PH: 604-270-8331
FAX: 604-270-4332
CAD/FILE: 18241-001-TPG-002.DWG
V-17-18241-TPG-2 CLIENT REF: LANDA GLOBAL PROPERTIES LTD



ADJACENT ROOF ELEVATIONS: JANUARY 12, 2017
ADDITIONAL TOPOGRAPHY: OCTOBER 6, 2016
DATE OF SURVEY: AUGUST 6, 2016
WILLIAM P. WONG
B.C. LAND SURVEYOR (#197)
"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

Copyright Reserved
This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

BC LAND
SURVEY PLAN

Date:
NOVEMBER 2017

Project No.
16-47

Scale:
1"=20'-0"

Drawing No.

Drawn By:
NC/FM

A
0-01

File name:
H:\16-47\PRINTSET

DESIGN RATIONALE

THE PROJECT

The project is situated in the West End, at the southwest corner of Alberni Street and Denman Street and it is in a C5a Zoning. The C5a zoning allows for commercial and residential mix-use. It comprises an 18-storey tower anchored on a three-storey, forty foot high podium, to a total of 21 storeys, rising to a permitted height of 210 feet. The proposed building houses 36 high-end suites and provides on the second and third floors, 24 much-needed, affordable market rental housing units at a location that is near all amenities, shopping and public transit. The ground floor features 3900 square feet of commercial retail space facing both Alberni and Denman.

THE ARCHITECTURE

The tower has been designed as an array of "boxes" oriented in different directions which interplay with each other and departs from the more common vertical box of concrete and glass. The project concept is based on a two-lobe floor plan which houses two condominiums per floor, joint only by the elevator core. The series of boxes affords views of the North Shore, Stanley Park and the Lions' Gate Bridge, and the Downtown core. The careful placement of these "boxes" allows for planting which has been used at different levels adding a "green" feeling to the building. In order to be able to do this, it has been necessary to depart from the guidelines prepared by the City. These guidelines require that the tower be 80'x85' and no more than 5500 sq. ft in area as shown on figure 1.

Intead, the proposed tower, while larger in footprint as a result of the interplay of the boxes as shown on figure 2, appears not only more interesting as well as dramatic in character, but also less massive, because it is not monolithic. To attain this, we are seeking a relaxation from the guidelines. Nevertheless, the average area of every floor plate above the podium is still under 5500 sq. ft. (5484 sq. ft.)

Figures 3 and 4 illustrate a 3D model of the tower complying with the guidelines and compared to the proposed tower shown in figure 4.

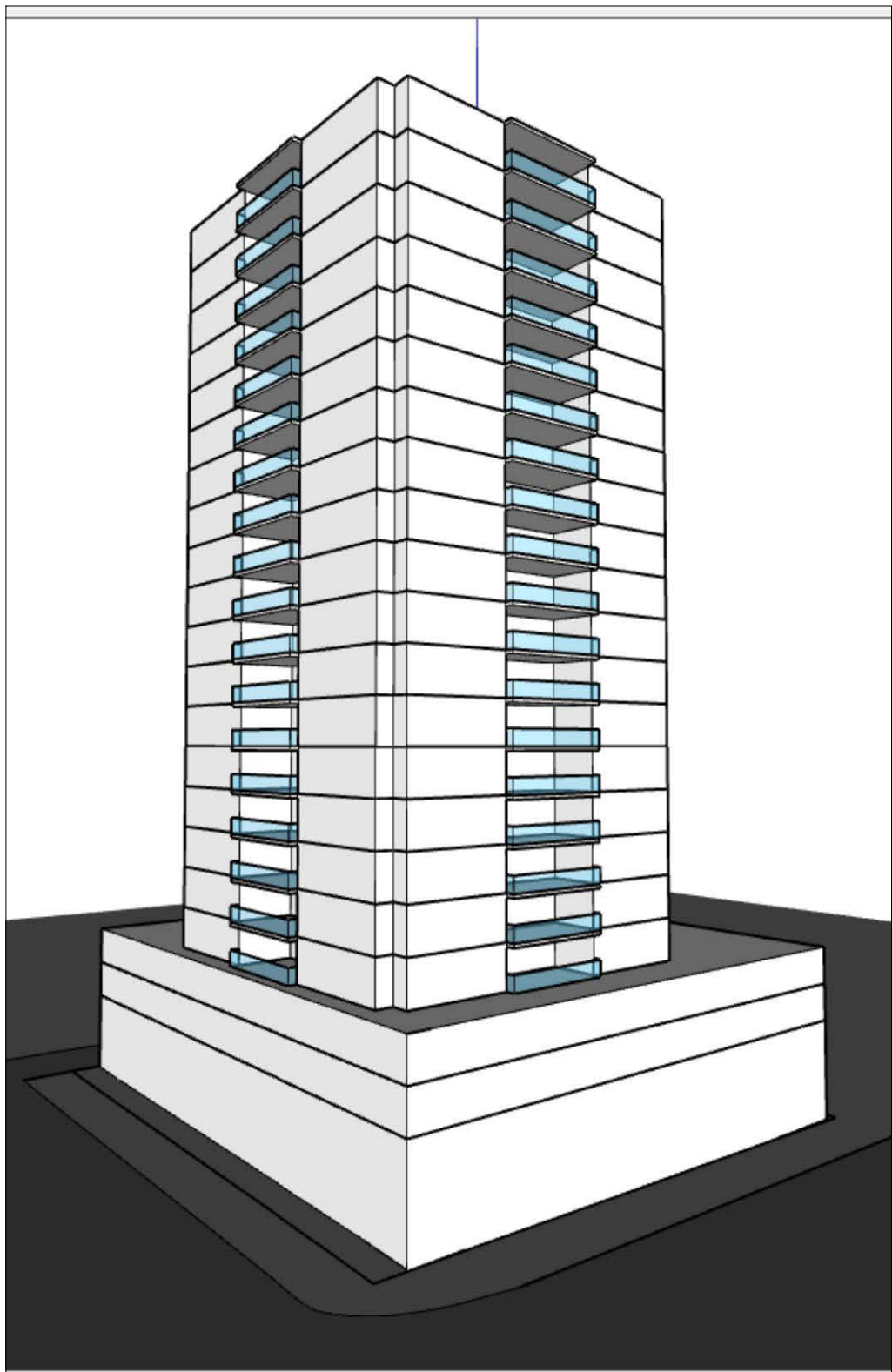
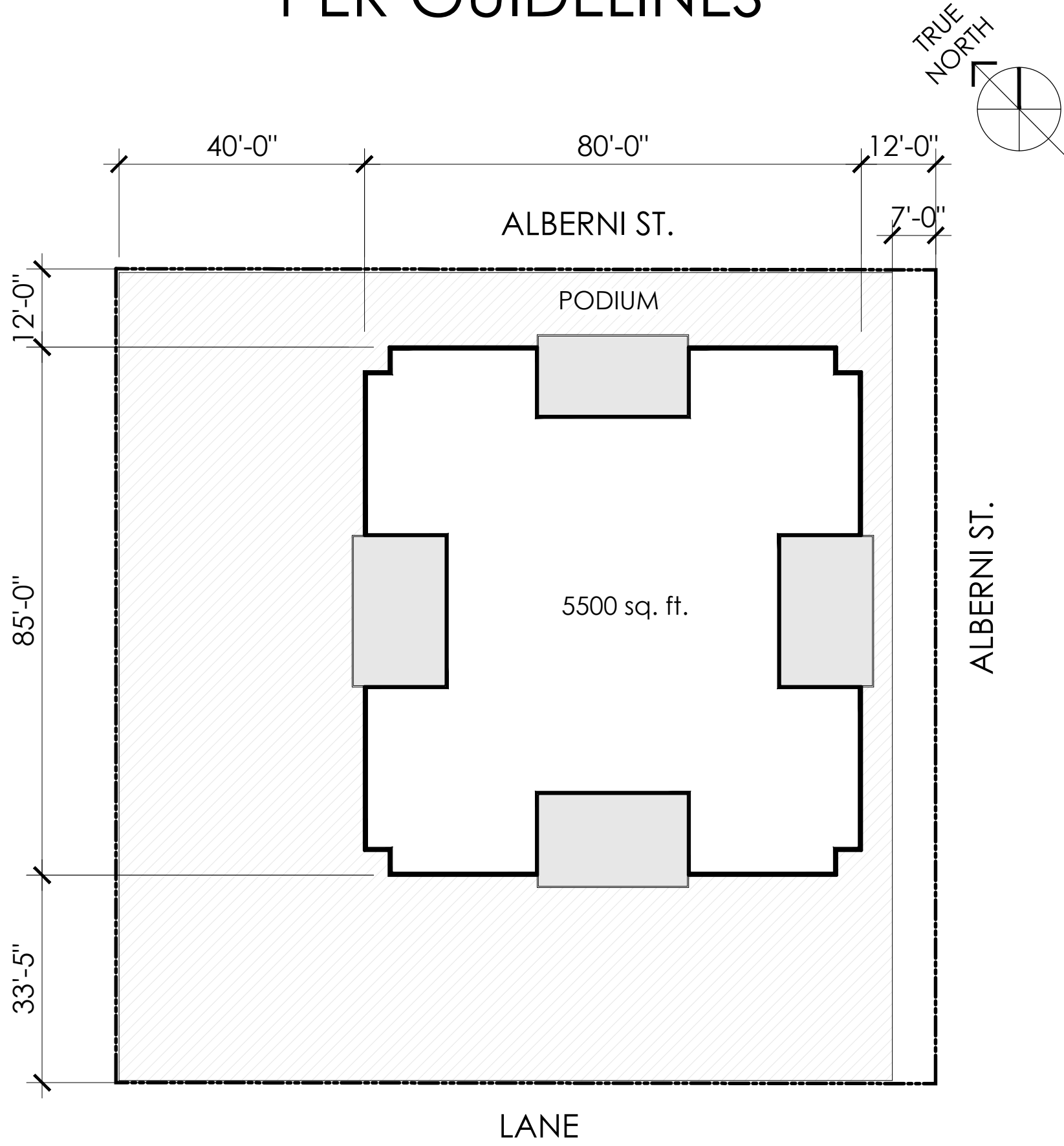
Goals we have tried to achieve:

- To benefit from great views from different directions.
- To express a bold vision.
- To come out of the "condo tower norm and standard morphology".
- To raise the standard of urban living.
- To create variety within the otherwise monotonous units.
- To create a sense of place.
- To engage with nature.

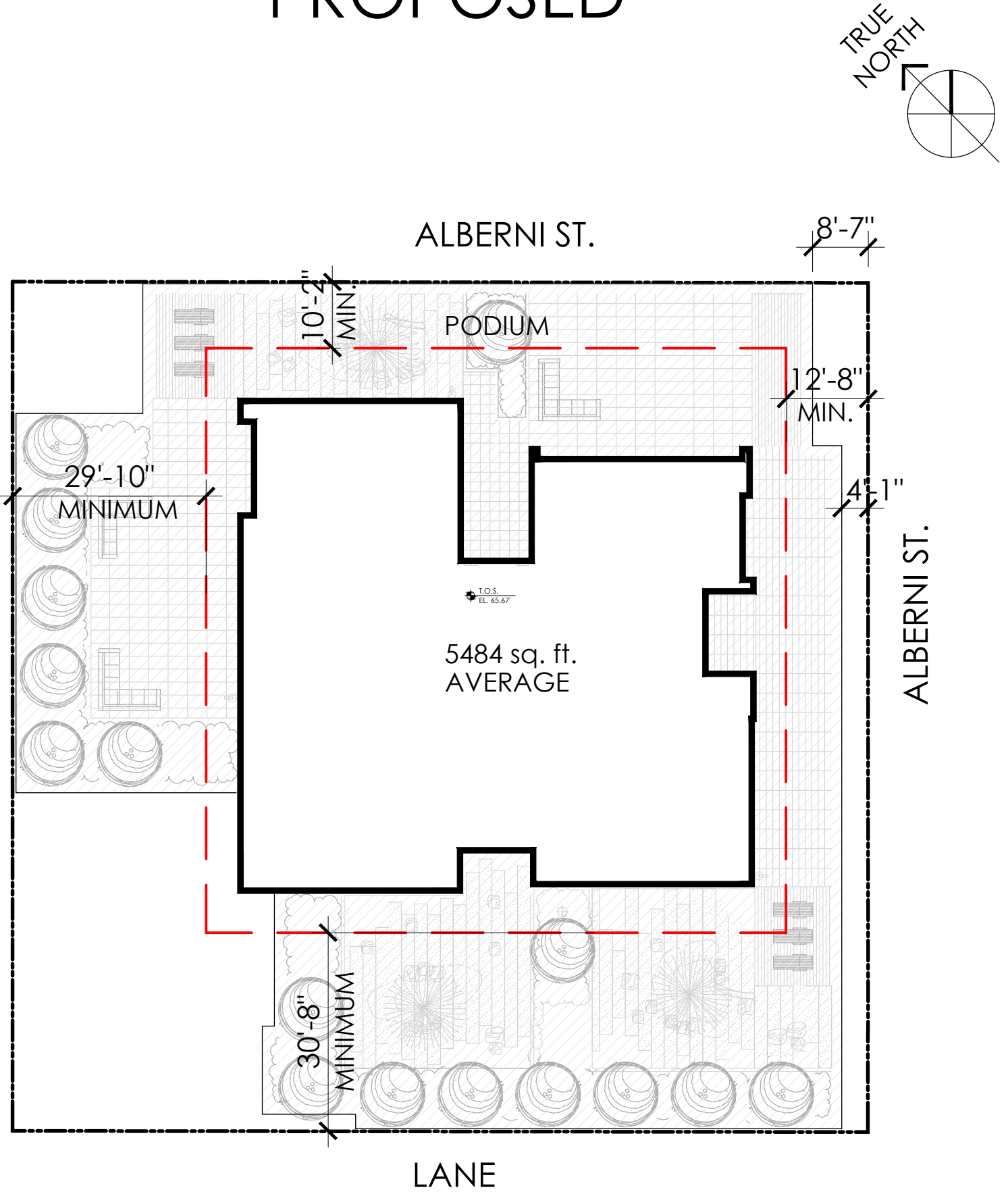
REQUESTED RELAXATIONS FROM THE GUIDELINES

1. To permit the width and depth of the building to be within the shown dashed rectangle of 89'-6" x 90'-2" (Figure 2) as opposed to the 80'x85' specified on the City design guidelines.
2. To permit the 27.5% SMALL CAR STALL percentage as opposed to the 25% allowed as we are providing more than the minimum required full size parking stalls.

PER GUIDELINES



PROPOSED



Copyright Reserved
This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rafiiarchitects.com
WWW rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

DESIGN
RATIONALE

Date:
NOVEMBER 2017

Project No.
16-47

Scale:
N/A

Drawing No.

Drawn By:
FM

A

File name:
H:\16-47\PRINTSET

0-02

CIVIC ADDRESS: 1810 ALBERNI STREET, VANCOUVER, BC V6G 1B3
LEGAL DESCRIPTION: PARTS OF BLOCK 65, D.L. 185, GROUP 1, NWD
SITE AREA 17,292 s.f.
ZONING C5-A

HEIGHT	210' (PERMITTED & PROPOSED)
RETAIL HEIGHT	16' (FLOOR TO FLOOR)
SITE COVERAGE	N/A

	REQUIRED		PROPOSED	
	PODIUM	TOWER	PODIUM	TOWER
FRONT	0'-4" (0.1m) ***	<u>12'-0"</u> (3.66m)	0'-0" (0.0m) ****	<u>10'-2"</u> (3.66m)
REAR	0'-0" (0.0m)	<u>24'-3"</u> (7.60m)	0'-0" (0.0m)	<u>30'-8"</u> (9.34m)
SIDE (DENMAN ST)	5'-11" (1.80m) *	<u>12'-0"</u> (3.66m)	3'-11" (1.20m) **	<u>12'-8"</u> (3.86m)
SIDE	0'-0" (0.0m)	<u>40'-0"</u> (12.19m)	0'-0" (0.0m)	<u>34'-8"</u> (10.56m)

- * 18'-0" TO SIDEWALK CURB
- ** 16'-0" TO SIDEWALK CURB
- *** 14'-9" (4.5 m) TO SIDEWALK CURB
- **** 14'-5" (4.4 m) TO SIDEWALK CURB

STATEMENT OF PROPOSED VARIANCES OR RELAXATIONS
(REFER TO THE DESIGN RATIONALE)

[illegible]

* FSR EXCLUDES AMENITY, UTILITIES & IN-SUITE STORAGE (40 S.F. PER SUITE)

****TOTAL BALCONY AREA EXEMPTED, IF IT DOES NOT EXCEED 12% OF FSR AREA (15,639 S.F.)**

[illegible]

CRU	
TOTAL GROSS	*FSR
3906	3906
3906	3906
	3.00%

[illegible]

TOTAL FSR GROSS	*TOTAL FSR
9776	8029
15549	12541
13379	12495
5284	5184
5196	5102
5452	5325
5452	5325
5452	5325
5899	5758
5711	5581
5711	5581
5718	5578
5376	5251
5282	5175
5282	5175
5275	5178
5124	5041
5378	5265
5738	5602
5738	5602
5738	5602
607	607
138117	130322
	100.00%

**BALCONIES		
MARKET HOUSING	SOCIAL HOUSING	TOTAL
	709	
	358	
0		
230		
425		
425		
425		
437		
239		
423		
465		
227		
292		
440		
530		
265		
427		
556		
556		
6918	1067	7985
5.31%	0.82%	6.13%

PARKING						
REQUIRED			PROVIDED			
	MIN.	HC incl.	REGULAR	SMALL	H/C	TOTAL
SOCIAL HOUSING	17 ¹	2	14	1	2	19 ⁵
MARKET HOUSING	66 ¹	2	52	25	2	81 ⁵
CRU	3 ²	1	3	0	1	5
VISITOR	4 ³	0	0	4	0	4
TOTAL			69	30	10	109
TOTAL %			63.3%	27.5%	9.2%	100%

¹ Per Parking bylaw 4.3.6 - One stall per 1507 sq. ft. (140 M2)

² Per Parking Bylaw 4.2.5.3

³ Per Parking Bylaw 4.5A.1 (Visitor Stalls Min. 0.075 per Unit, Max. 0.15 per Unit)

⁴ Max. Allowed Number of Small Stalls = 25%

HC in Social Housing and Market Housing requirement per 4.8.4.a

HC in Commercial (CRU) per 4.8.4.b

⁵ HC parking stalls counted as 2 parking stalls

SOCIAL HOUSING UNIT MIX				
	L2	L3	TOTAL HC	TOTAL
BACHELOR	2	2		4
1 BEDROOM	5	4		9
1 BEDROOM HC		1	2 (8.33%)*	1
2 BEDROOM HC		1		1
2 BEDROOM	3	1		4
3 BEDROOM	2	3		5
TOTAL	12	12		24

* Min. 5% of units to be wheelchair accessible

BIKE STORAGE- CLASS "A"					
	REQUIRED	PROVIDED		TOTAL	LOCKERS
		HORIZONTAL	VERTICAL		
SOCIAL HOUSING	30*	20	10	30	0
MARKET HOUSING	45*	45		45	15
CRU	1	2		2	2
TOTAL	76	67 (87.0%)	10 (13.0%)**	77	17 (22.1%)***

*Minimum 1.25 spaces for every dwelling unit

** Maximum vertical percentage 30% allowed

***Minimum percentage of locker required 20%

BIKE STORAGE- CLASS "B"		
	REQUIRED	PROVIDED
SOCIAL HOUSING	6	5
MARKET HOUSING		5
TOTAL	6	10

[illegible]

RAFI I ARCHITECTS INC.



TEL
604.688.3655

F A X
604.688.3522

EMAIL
rai@rafiiarchitects.com

www.rafiiarchitects.com

S U I T E O N E
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C

Client



Project

1810 ALBERNI ST.
VANCOUVER, B.C.

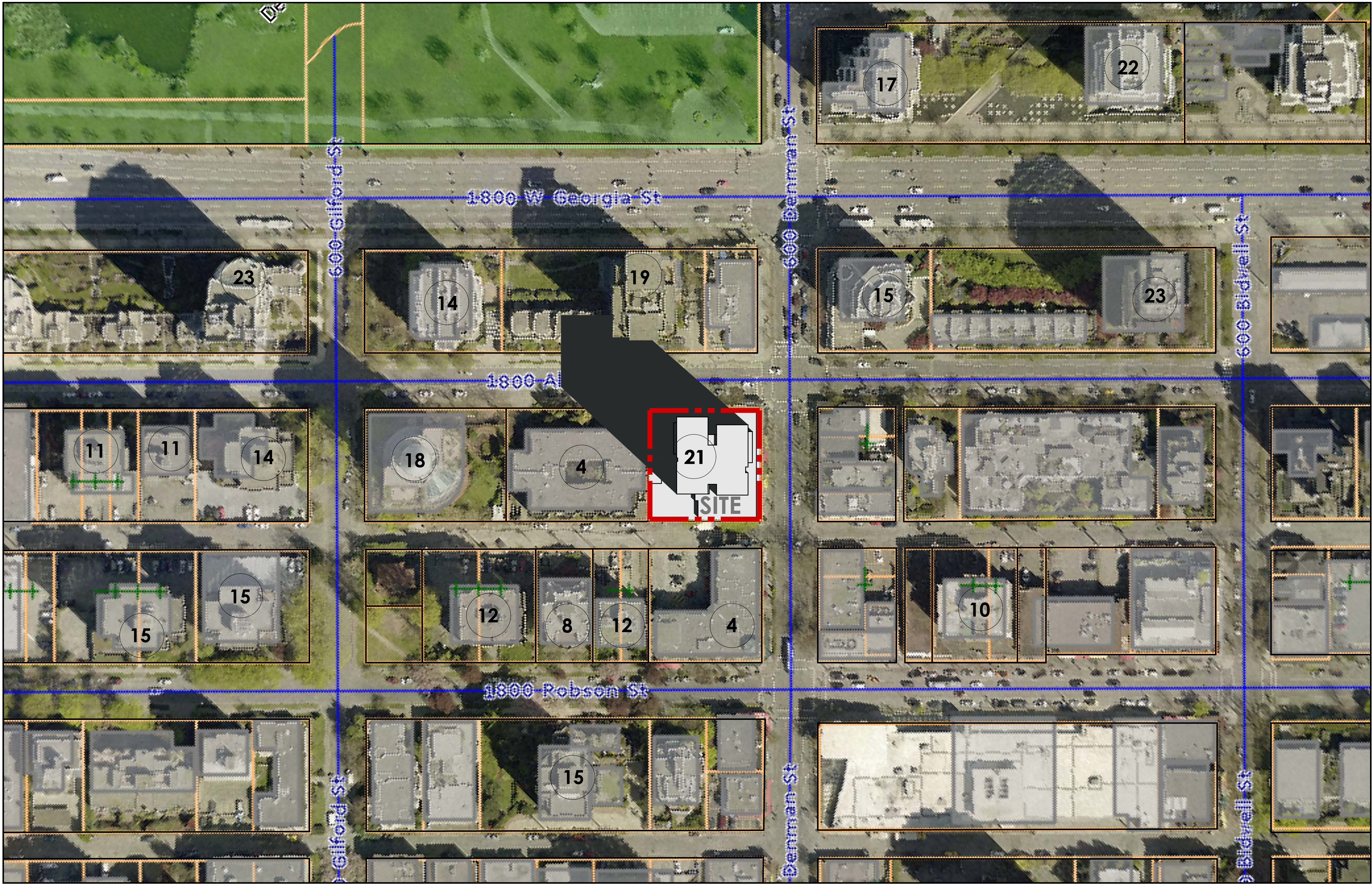
Drawing Title

PROJECT DATA

Date: NOVEMBER 2017	Project No. 16-47
Scale: N/A	Drawing No. A
Drawn By: NC/FM	 0-03
File name: H:\16-47\PRINTSET	

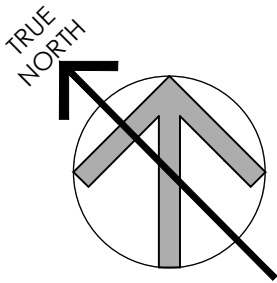
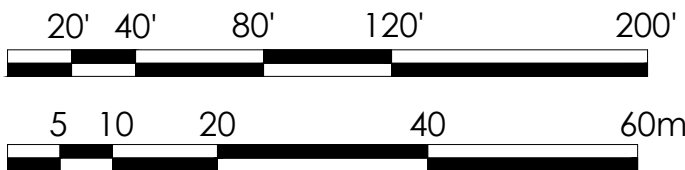
Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			



LEGEND:

NUMBER OF STORIES



RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
VICINITY MAP

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1" = 60'-0"	Drawing No. A 0-04
Drawn By: NC	
File name: H:\16-47\PRINTSET	

W GEORGIA STREET

GILFORD STREET

DENMAN STREET

ALBERNI STREET

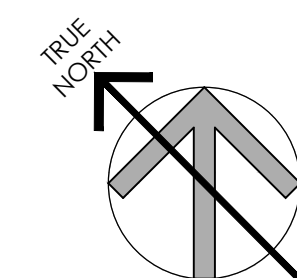
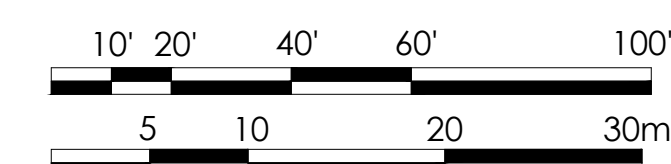
LANE

LANE

ROBSON STREET

LEGEND:

① NUMBER OF STORIES



RAFI ARCHITECTS INC.



TEL
604.688.3655

FAX
604.688.3522

EMAIL
rai@rafiiaarchitects.com

WWW
rafiiaarchitects.com

S U I T E O N E
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

CONTEXT PLAN

Date:
NOVEMBER 2017Project No.
16-47

Scale:
1/32" = 1'-0"

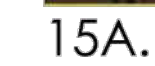
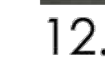
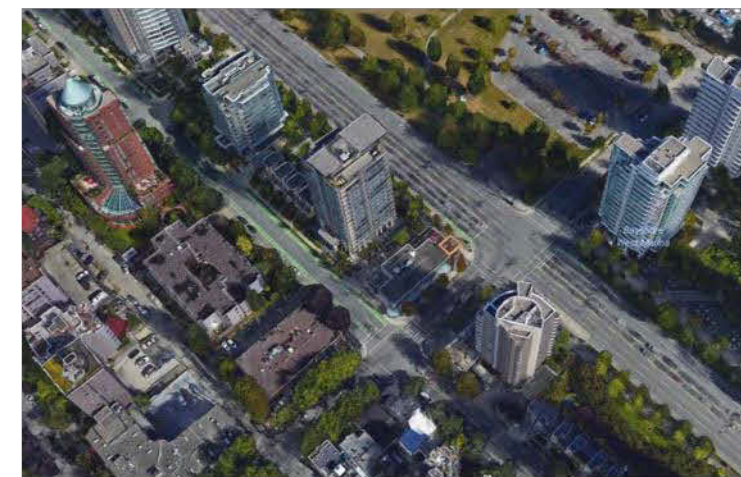
Drawing No.

Drawn By:
NC

A

File name:
H:\16-47\PRINTSET

0-05



November 9, 2017 Nolyn

[illegible]

TEL
04.688.3655
FAX
04.688.3522
EMAIL
rai@rafiiaarchitects.com
WWW
rafiiaarchitects.com
SUITE ONE
600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

LANDA

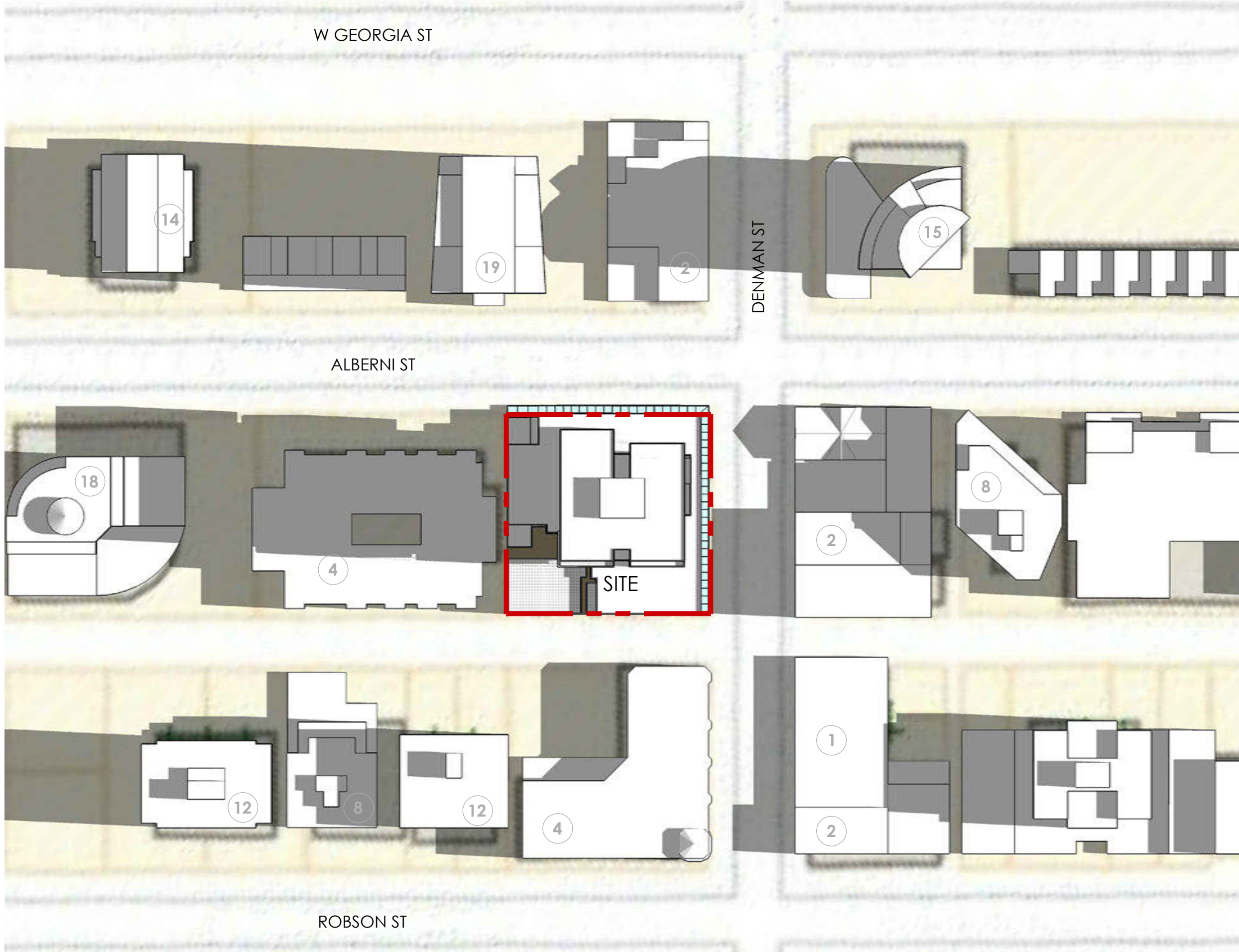
1810 ALBERNI ST.
VANCOUVER, B.C.

STREETSCAPE ELEVATIONS

0-0

H:\16-47\DWGS\PRINT SET\A0-07_16-47_STREETSCAPE ELEVATIONS.dwg 2017-11-09 12:00:11 PM Noly

H:\16-47\DWGS\PRINT SET\AO-08_16-47_SHADOW ANALYSIS_SPRING EQUINOX.dwg 2017-11-09 10:21:08 AM Nolyt

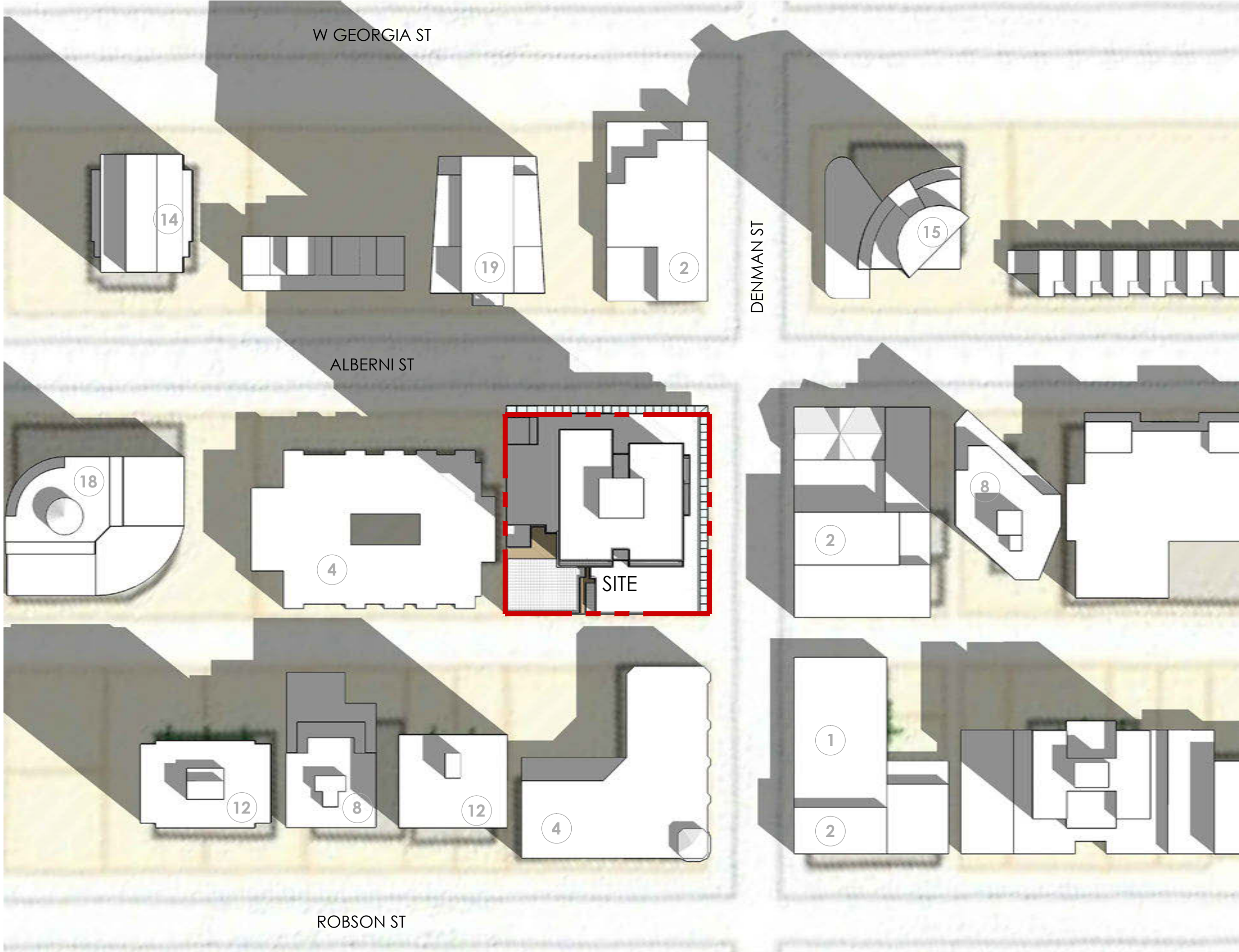


MARCH 20 10:00AM

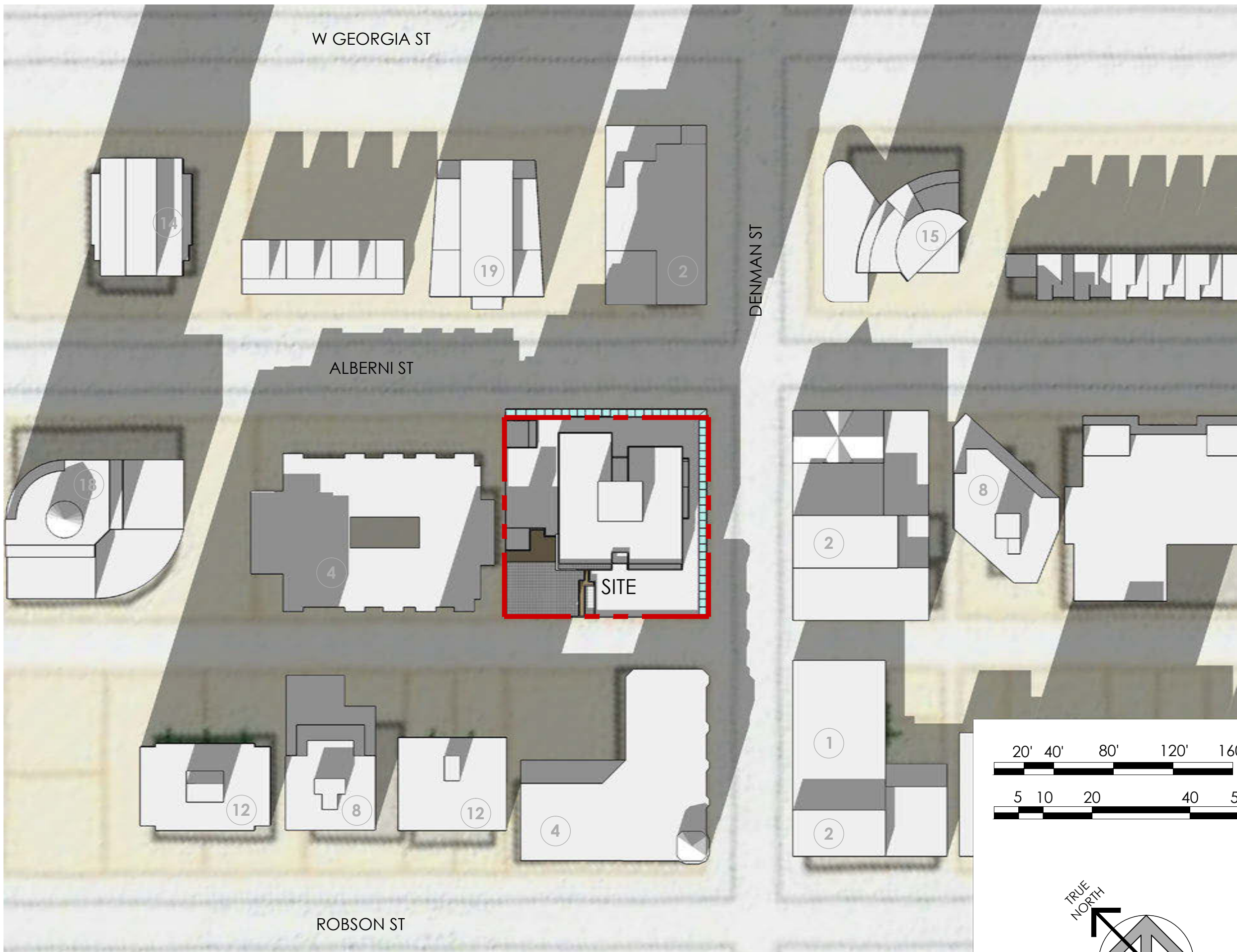


MARCH 20 2:00PM

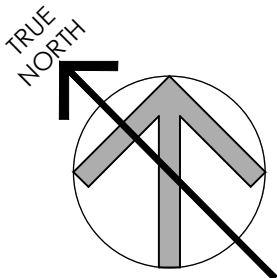
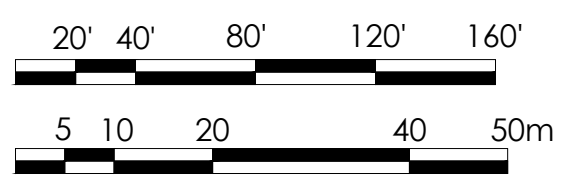
LEGEND:
NUMBER OF STORIES



MARCH 20 12:00PM



MARCH 20 4:00PM



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiarchitects.com
www
rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

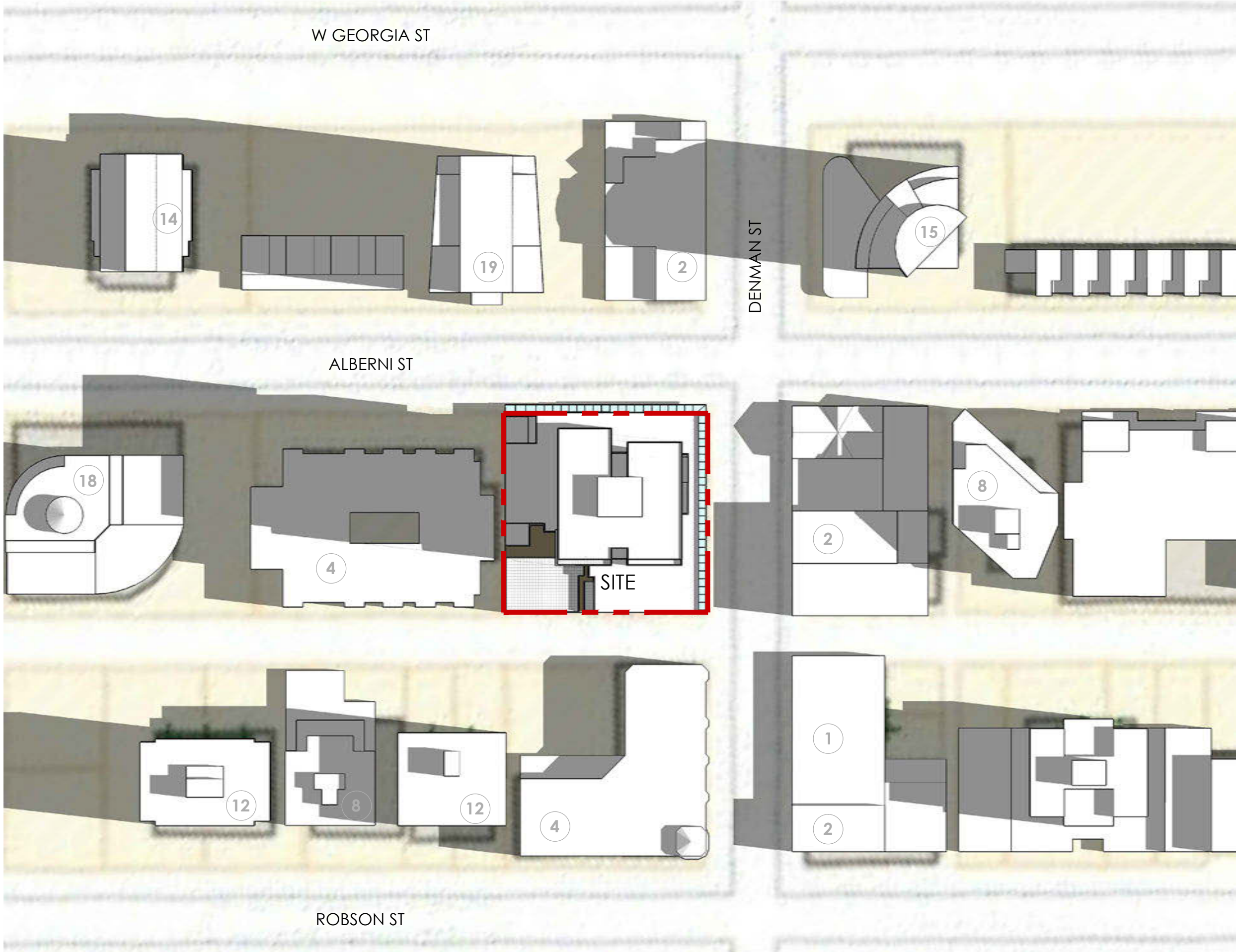
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

SHADOW ANALYSIS
SPRING EQUINOX

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/64" = 1'-0"	Drawing No. A
Drawn By: NC	
File name: H:\16-47\PRINTSET	0-08

H:\16-47\DWGS\PRINT SET\A0-09_16-47_SHADOW ANALYSIS_AUTUMN EQUINOX.dwg 2017-11-09 10:22:13 AM Noly

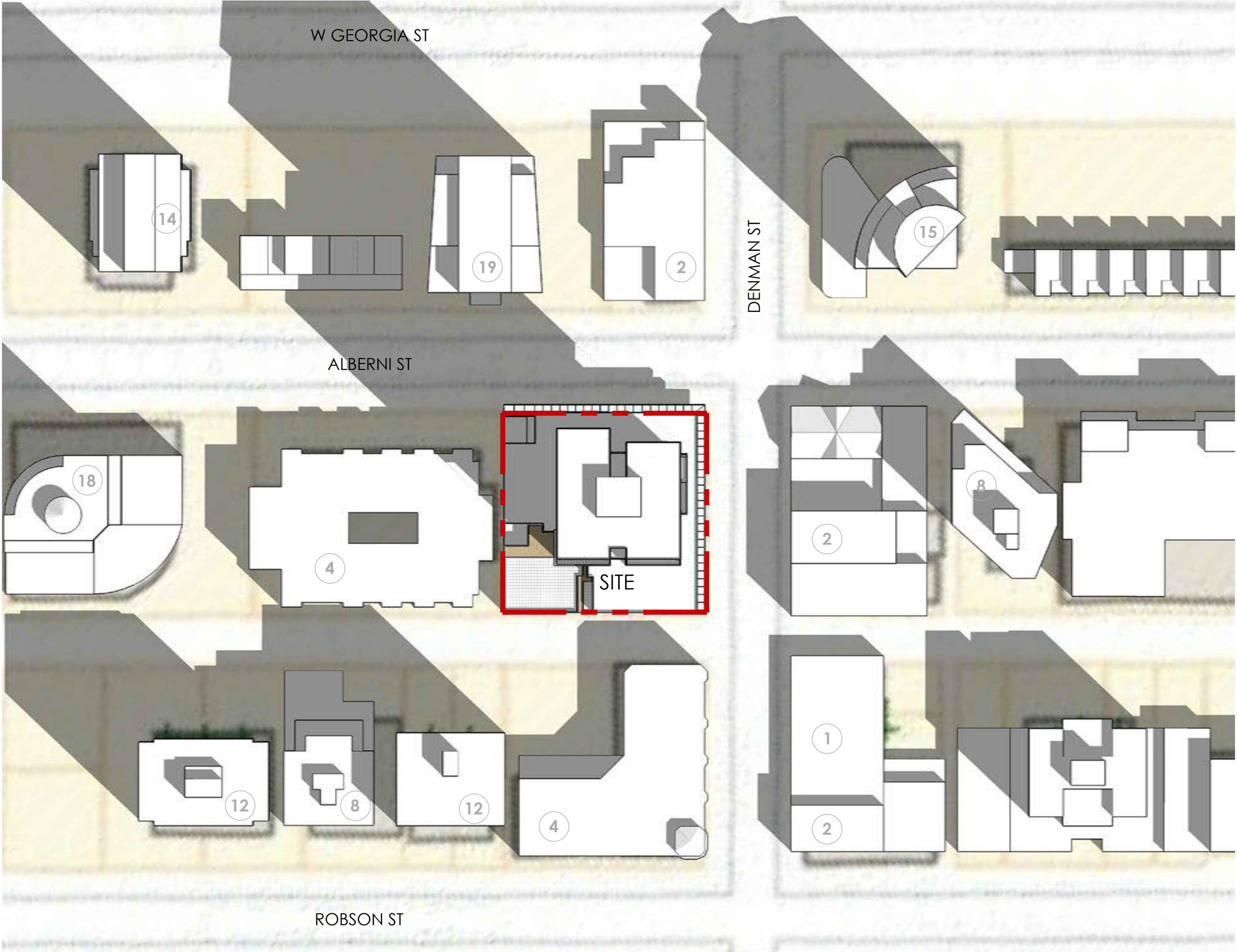


SEPTEMBER 22 10:00AM

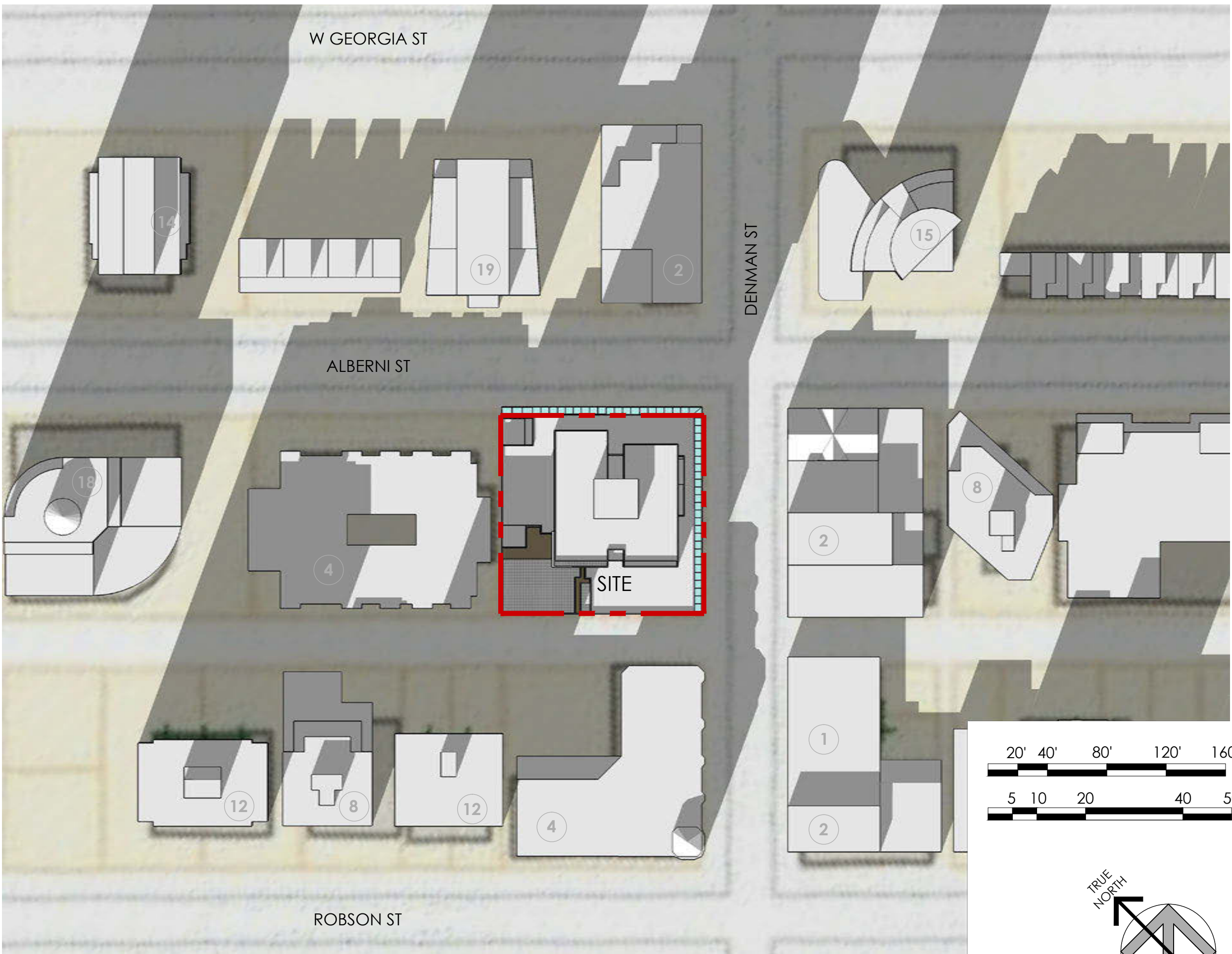


SEPTEMBER 22 2:00PM

LEGEND:
NUMBER OF STORIES



SEPTEMBER 22 12:00PM



SEPTEMBER 22 4:00PM

Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiarchitects.com
www
rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

SHADOW ANALYSIS
AUTUMN EQUINOX

Date:
NOVEMBER 2017

Scale:
1/64" = 1'-0"

Drawn By:
NC

File name:
H:\16-47\PRINTSET

Project No.
16-47

Drawing No.
A
0-09

H:\16-47\DWGS\PRINT SET\A0-10_16-47_HEIGHT CALCULATION.dwg 2017-11-09 10:23:05 AM NolyN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiarchitects.com
www
rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



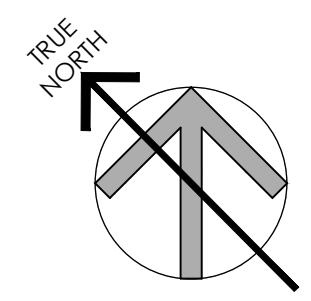
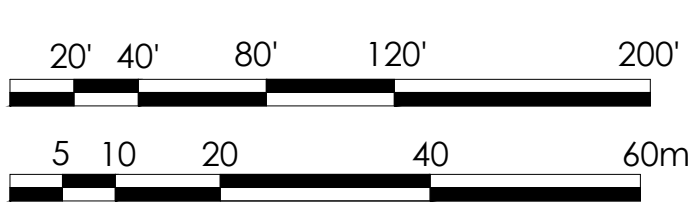
Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

HEIGHT
CALCULATION

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1" = 10'-0"	Drawing No. A 0-10
Drawn By: NC	
File name: H:\16-47\PRINTSET	

[illegible]

S U I T E O N E
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Client

LANDA

Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

VIEW ANALYSIS

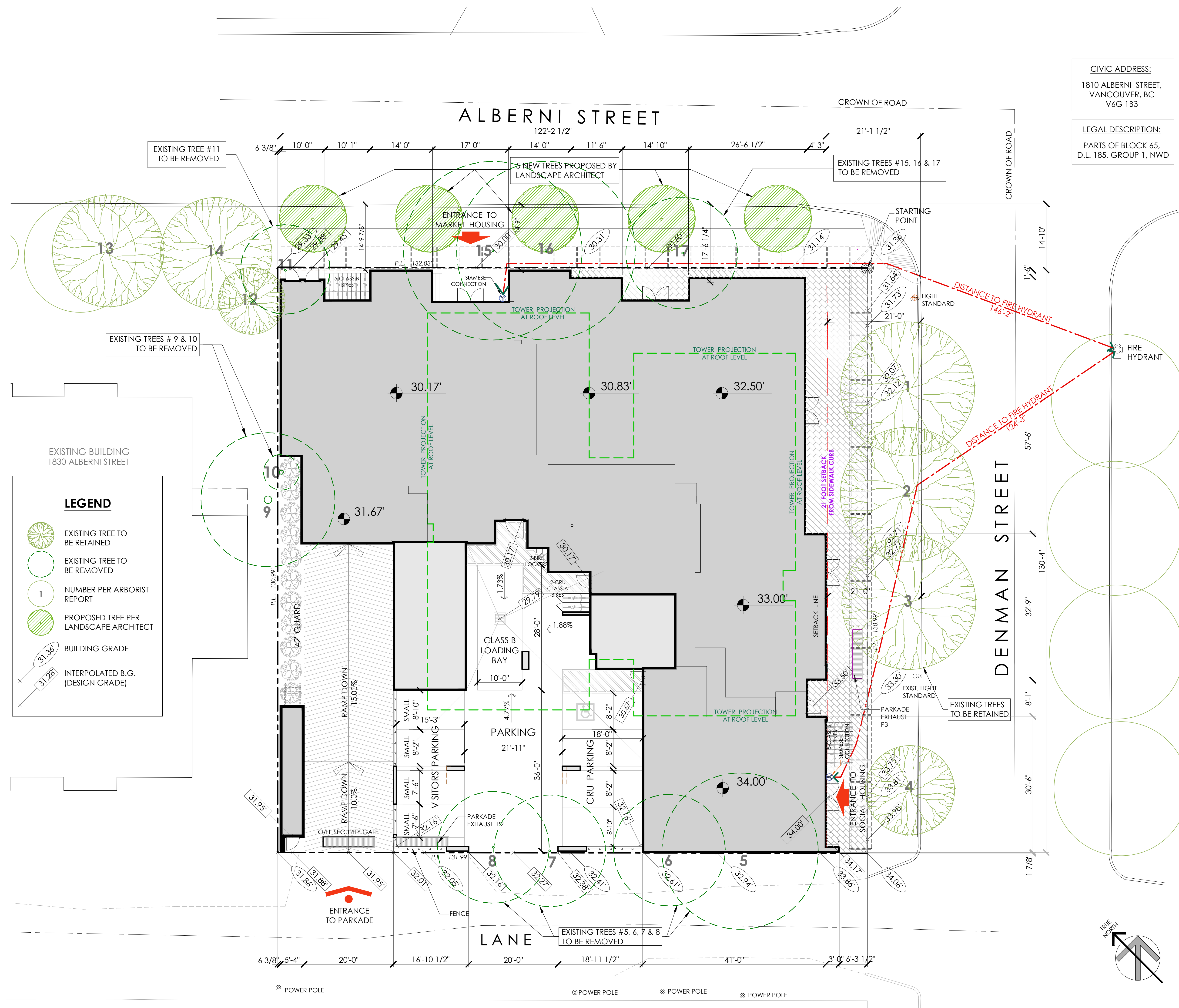
Project No.
16-47

Drawing No.

A

A
0-13

H:\16-47\DWGS\PRINT SET\A1-01_16-47_SITE PLAN.dwg 2017-11-09 10:26:11 AM Nolya



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rafiiarchitects.com
WWW rafiiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client

LANDA

Project

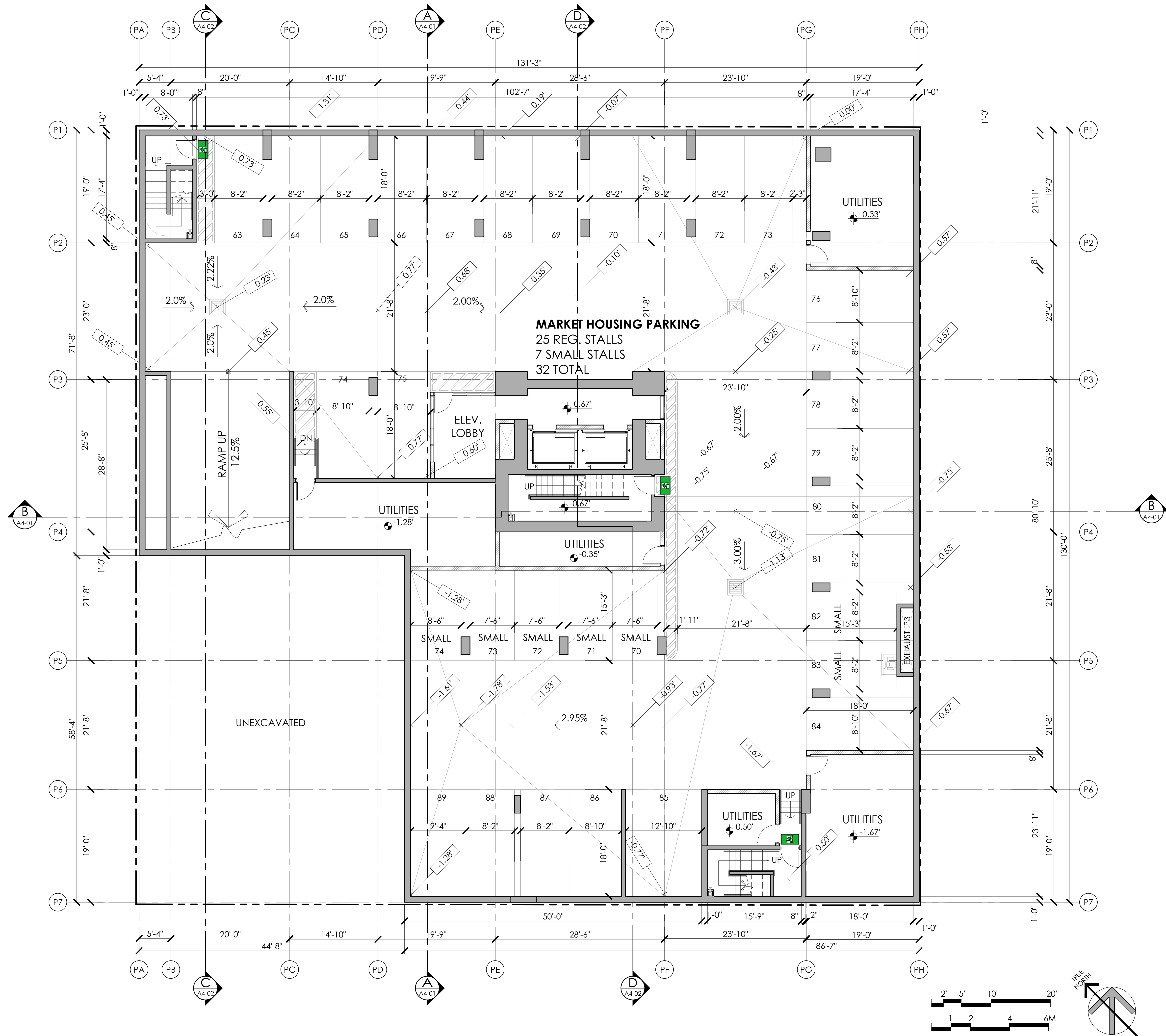
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

SITE PLAN

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1"=10'-0"	Drawing No. A
Drawn By: FM	1-01
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-01_16-47_PARKING P3.dwg 2017-11-09 10:40:32 AM Nclyn



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
PARKING P3

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-01
Drawn By: FM	
File name: H:\16-47\PRINTSET	

Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.


TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



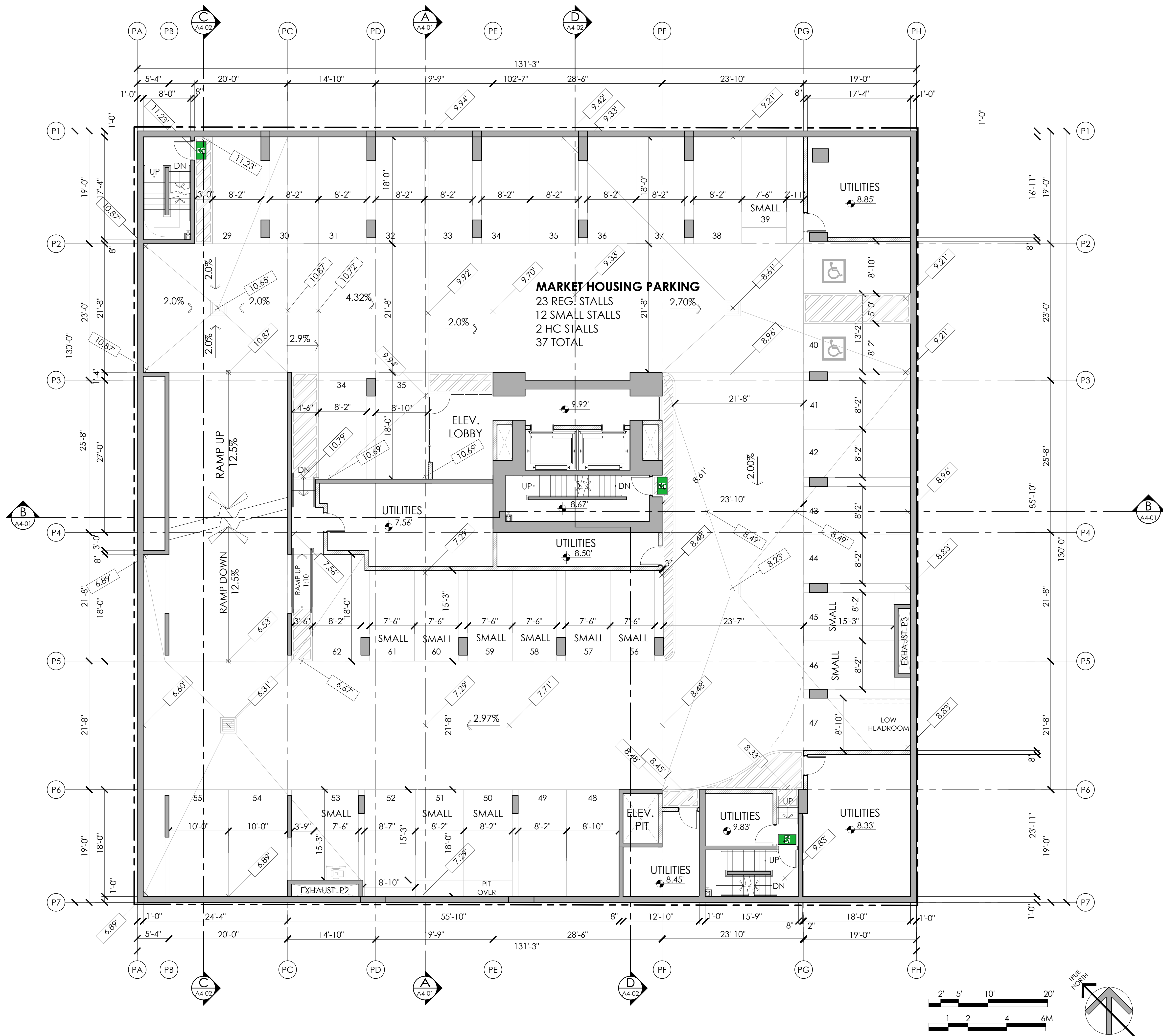
Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

PARKING P2

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-02
Drawn By: FM	
File name: H:\16-47\PRINTSET	



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL
604.688.3655

FAX
604.688.3522

EMAIL
rai@rafiarchitects.com

WWW
rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

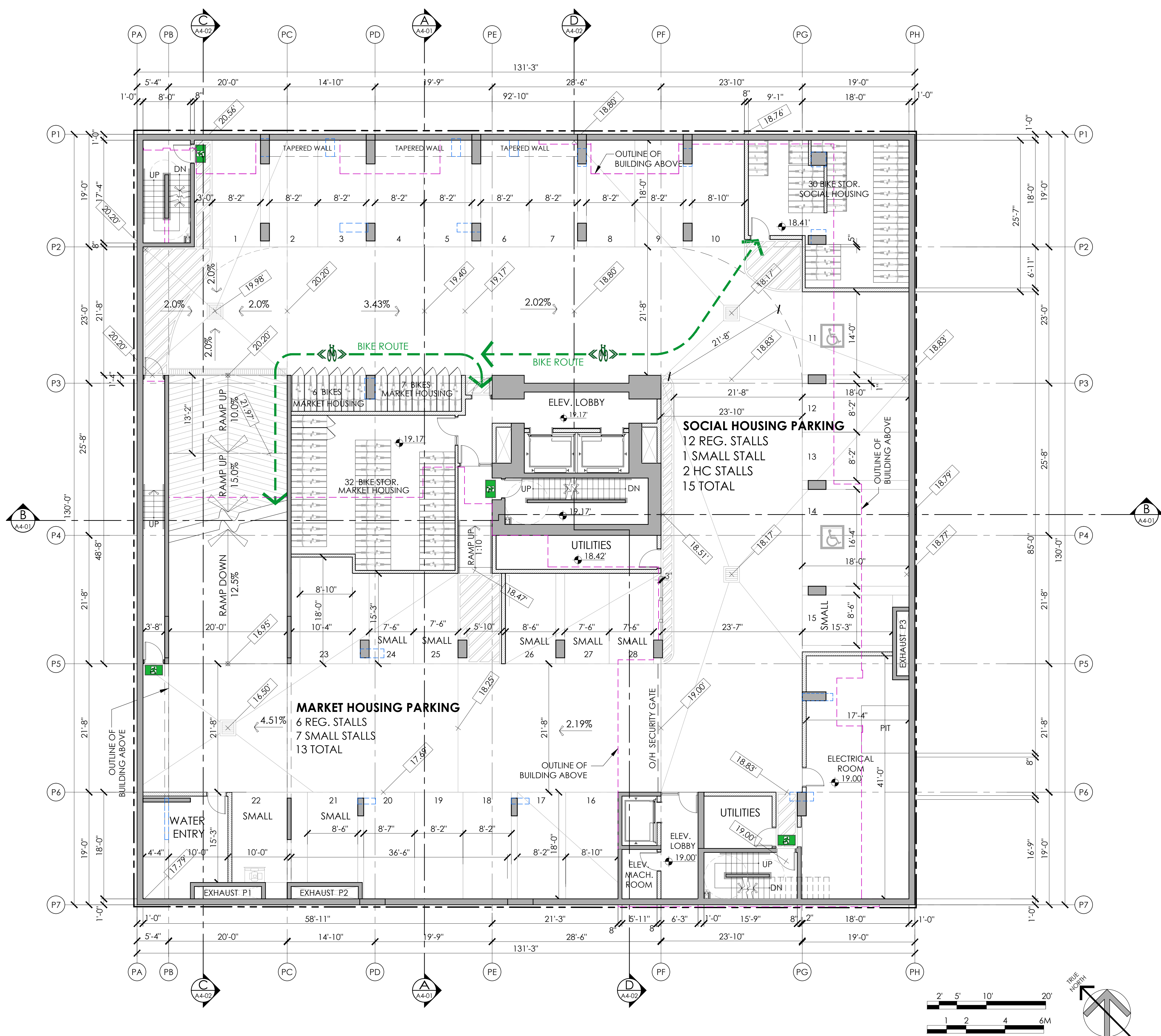
Members of Architectural Institute of B.C.



Client
1810 ALBERNI ST.
VANCOUVER, B.C.

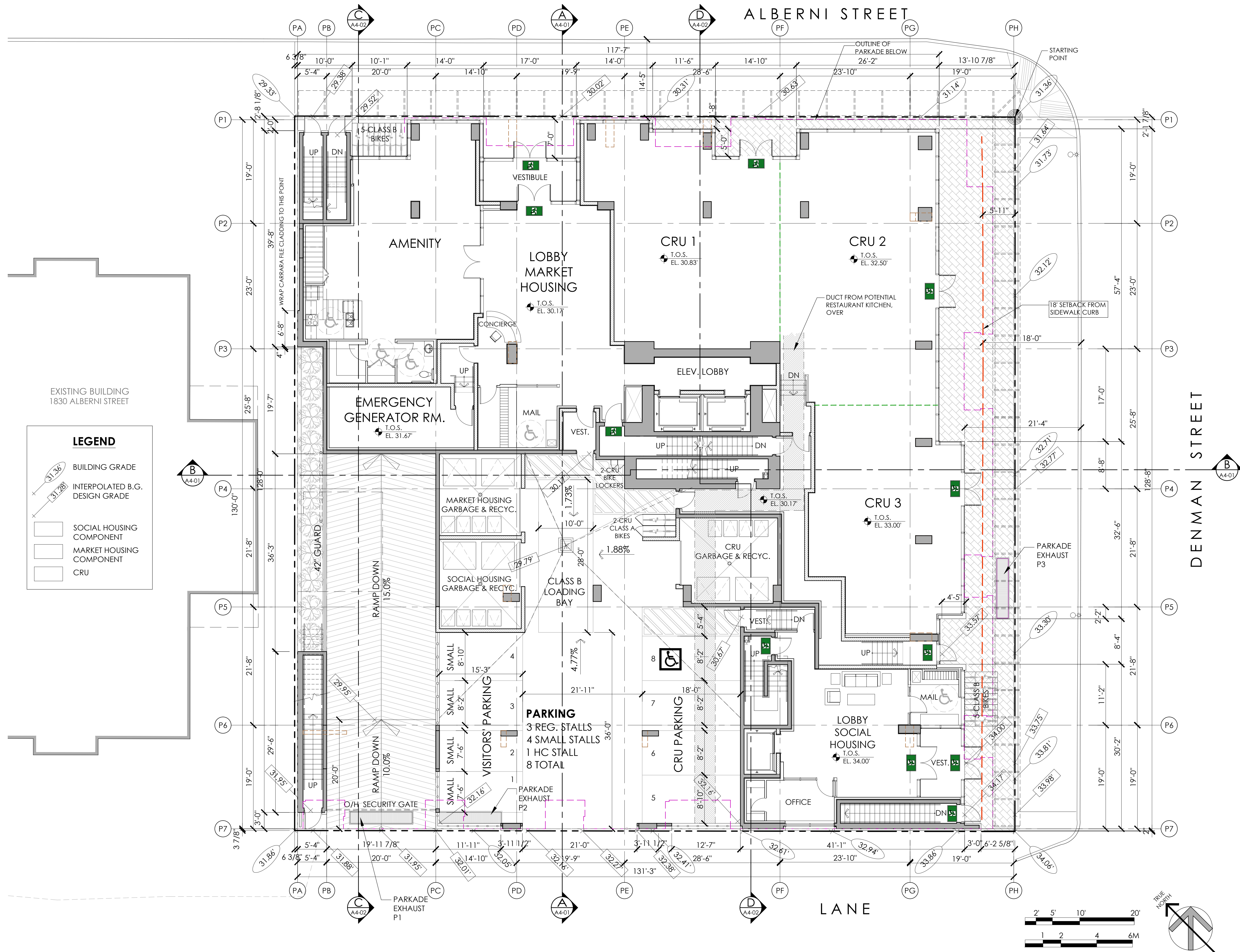
Project
PARKING P1

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-03
Drawn By: FM	
File name: H:\16-47\PRINTSET	



H:\16-47\DWGS\PRINT SET\A2-03_16-47_PARKING P1.dwg 2017-11-09 10:41:26 AM Nclyn

H:\16-47\DWGS\PRINT SET\A2-04_16-47_LEVEL 1.dwg 2017-11-09 10:41:48 AM NOLYN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rafiiarchitects.com
WWW rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client

LANDA

Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

LEVEL 1

Date:
NOVEMBER 2017

Project No.
16-47

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

Drawing No.
A

Drawn By:
FM

2-04

File name:
H:\16-47\PRINTSET

November 9, 2017 NOLYN

Copyright Reserved
This plan and design are, and of all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

LEVEL 2

Date: NOVEMBER 2017

Project No. 16-47

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

Drawing No.

Drawn By: FM

A

File name:

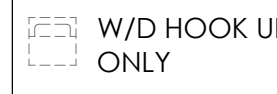
2-05

H:\16-47\PRINTSET

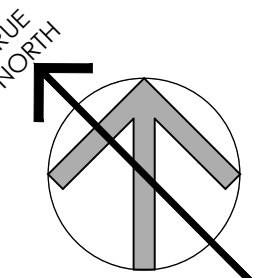
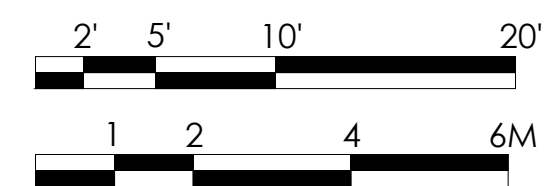
November 9, 2017 Nolyv



NOTE:



ONLY



NOTE:
ALL UNITS ON LEVEL 2
ARE SOCIAL HOUSING

H:\16-47\DWGS\PRINT SET\A2-05_16-47_LEVEL 2.dwg 2017-11-09 10:42:27 AM Nolyv

Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

LEVEL 3

Date:
NOVEMBER 2017

Project No.
16-47

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

Drawing No.
A

Drawn By:
FM

File name:
H:\16-47\PRINTSET

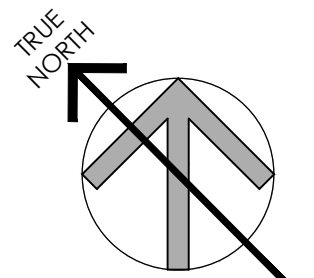
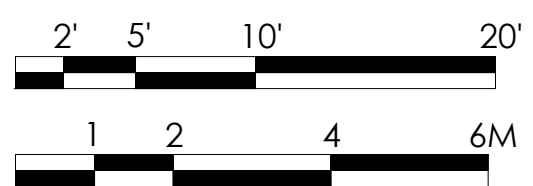
2-06

November 9, 2017 Noly



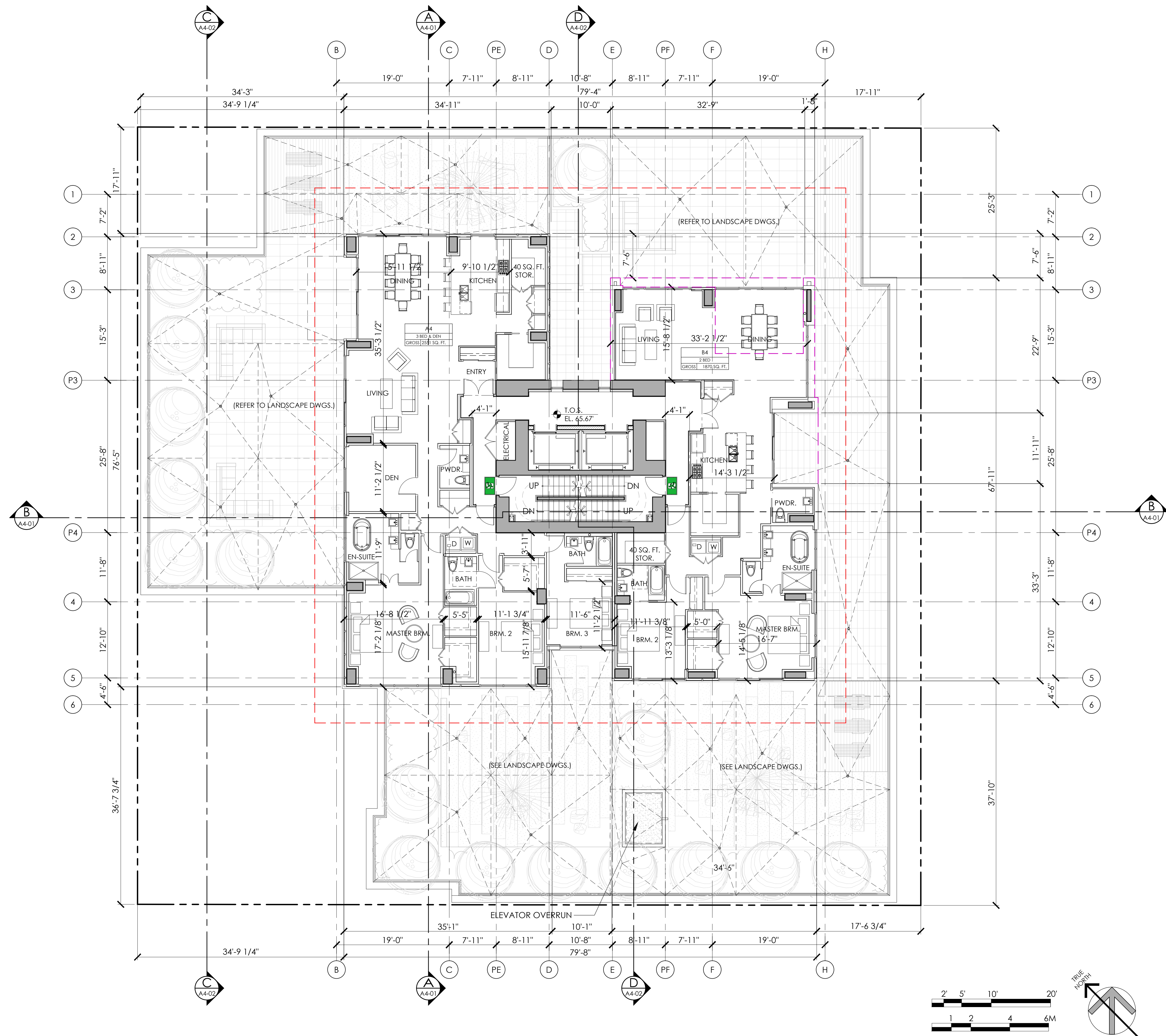
NOTE:
ALL UNITS ON LEVEL 3
ARE SOCIAL HOUSING

EXISTING BUILDING
1830 ALBERNI STREET



H:\16-47\DWGS\PRINT SET\A2-06_16-47_LEVEL 3.dwg 2017-11-09 11:24:59 AM Noly

H:\16-47\DWGS\PRINT SET\A2-07_16-47_LEVEL 4.dwg 2017-11-09 10:43:46 AM NOLYN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.


TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

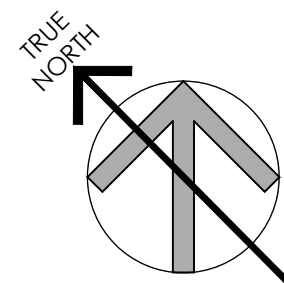
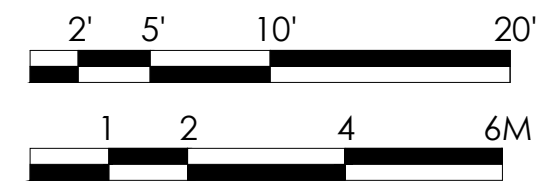
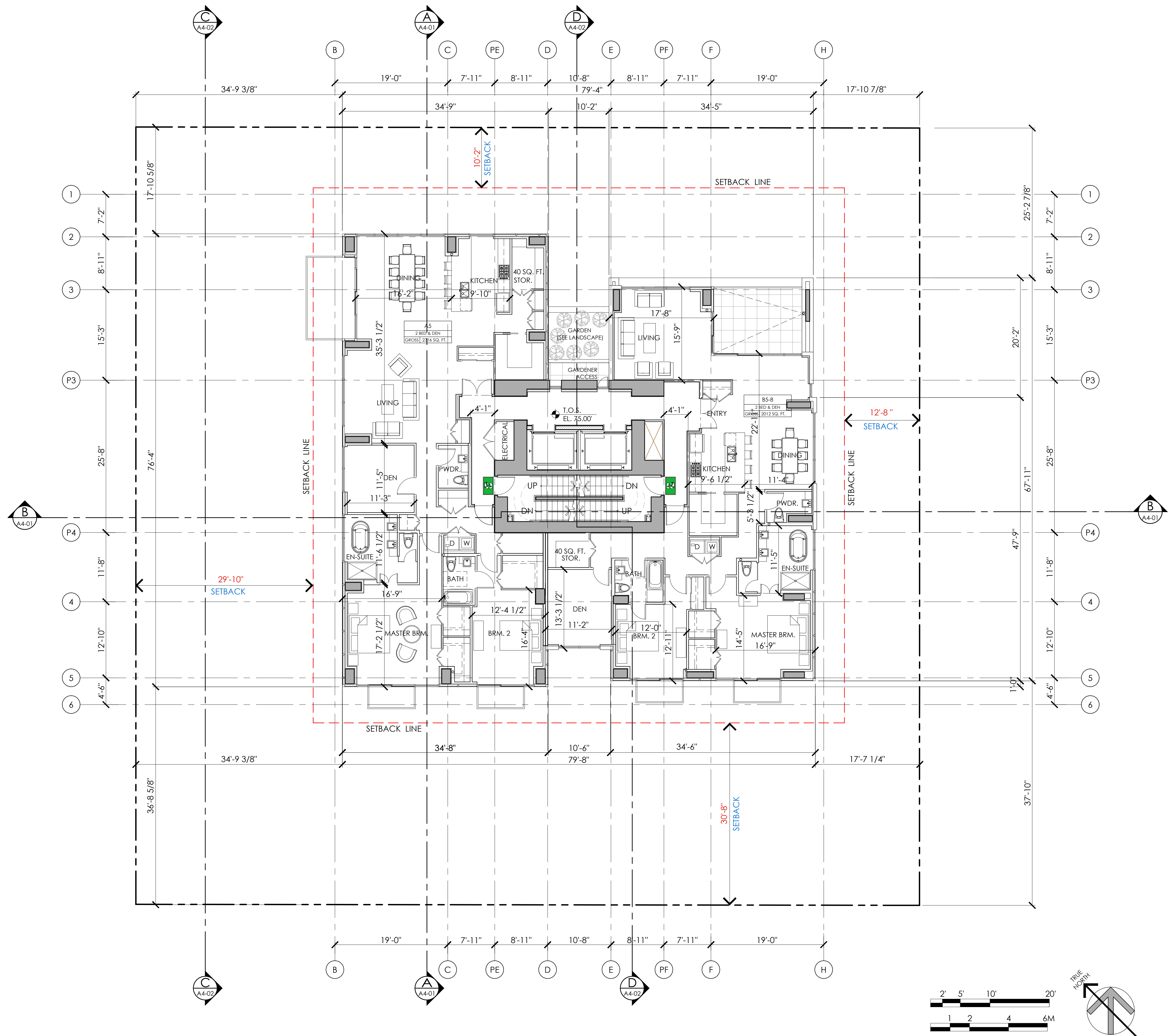
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

LEVEL 4

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-07
Drawn By: FM	
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-08_16-47_LEVEL 5.dwg 2017-11-09 10:44:39 AM NolyN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.


TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

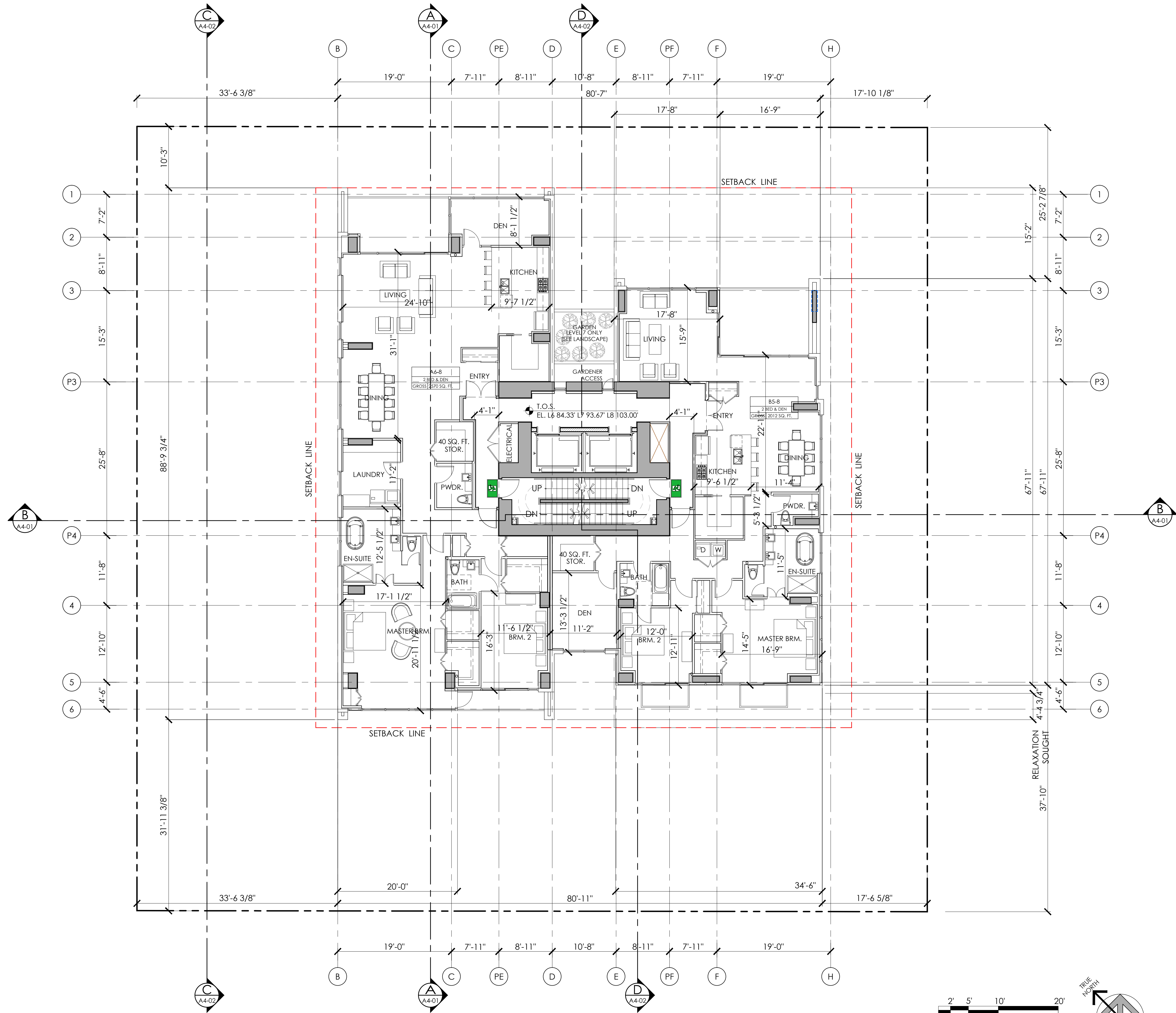


Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 5

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-08
Drawn By: FM	
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-09_16-47_LEVELS 6-8.dwg 2017-11-09 10:45:05 AM NolyN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655

FAX 604.688.3522

EMAIL rai@rafiarchitects.com

WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client

LANDA

Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

LEVELS 6-8

Date: NOVEMBER 2017

Project No.
16-47

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

Drawing No.

Drawn By:

FM

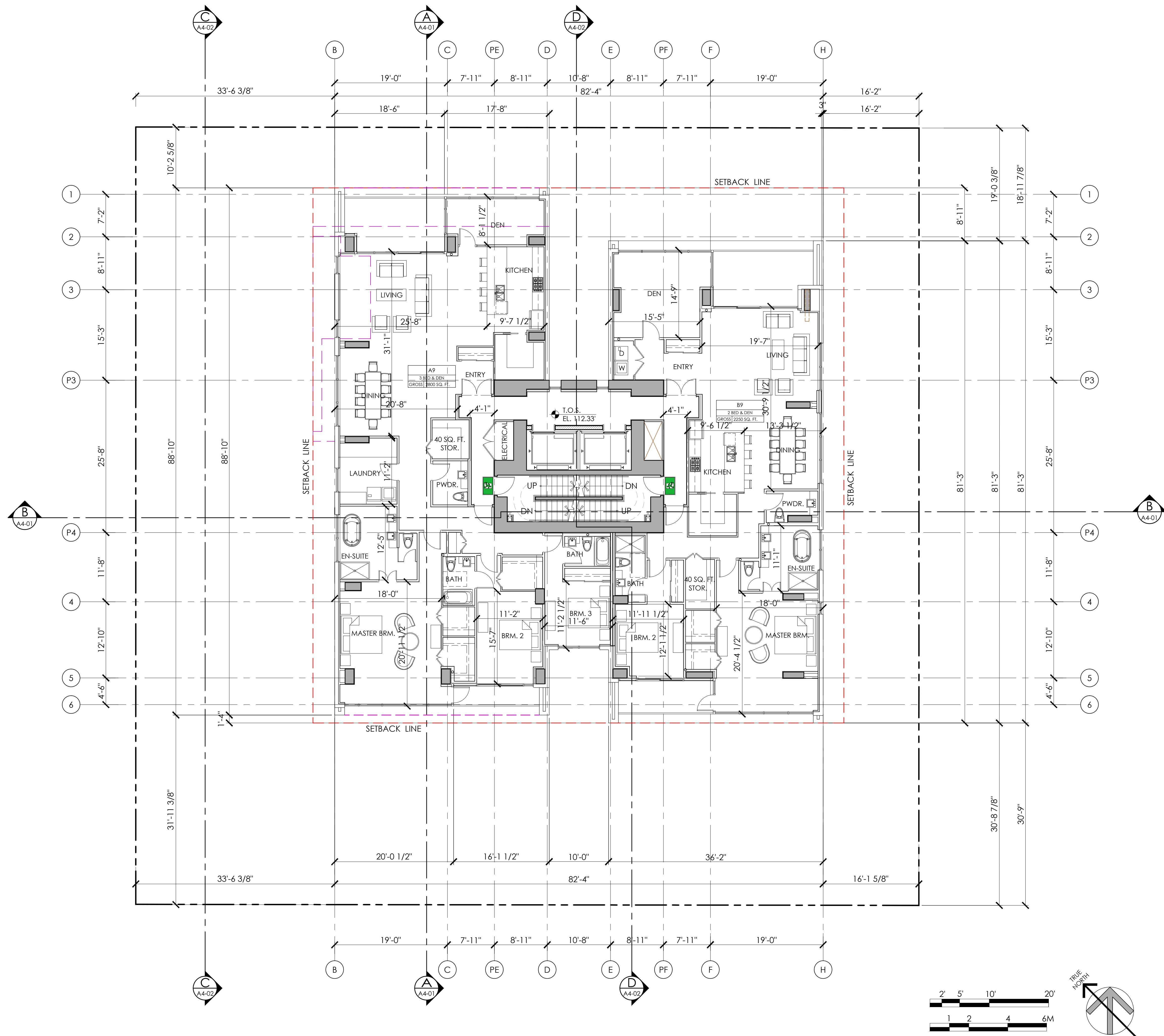
File name:

H:\16-47\PRINTSET

A
2-09

November 9, 2017 NolyN

H:\16-47\DWGS\PRINT SET\A2-10_16-47_LEVEL 9.dwg 2017-11-09 10:45:53 AM Nolyv



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.


TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

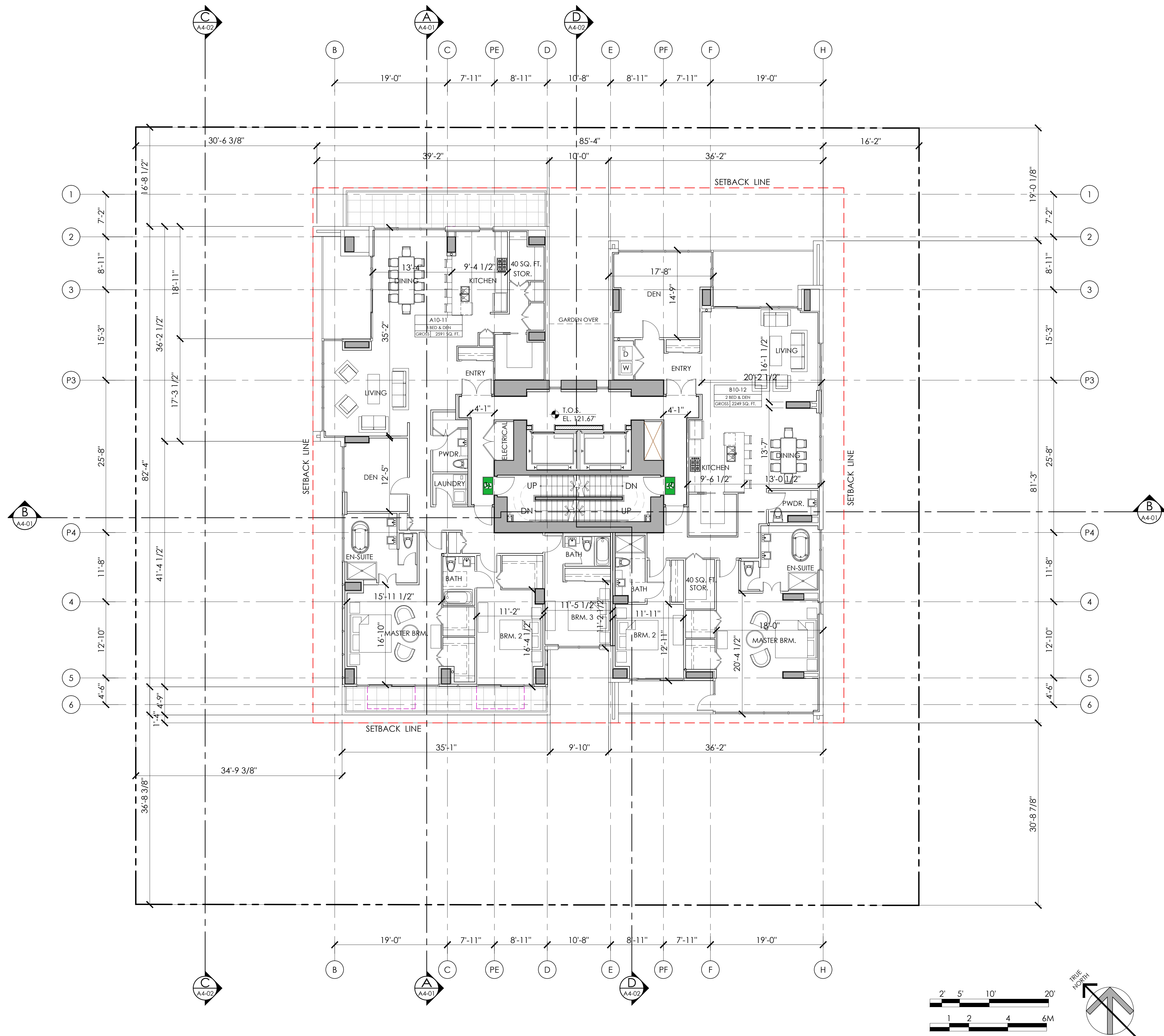


Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 9

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A
Drawn By: FM	2-10
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-11_16-47_LEVEL 10.dwg 2017-11-09 10:46:51 AM NolyN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

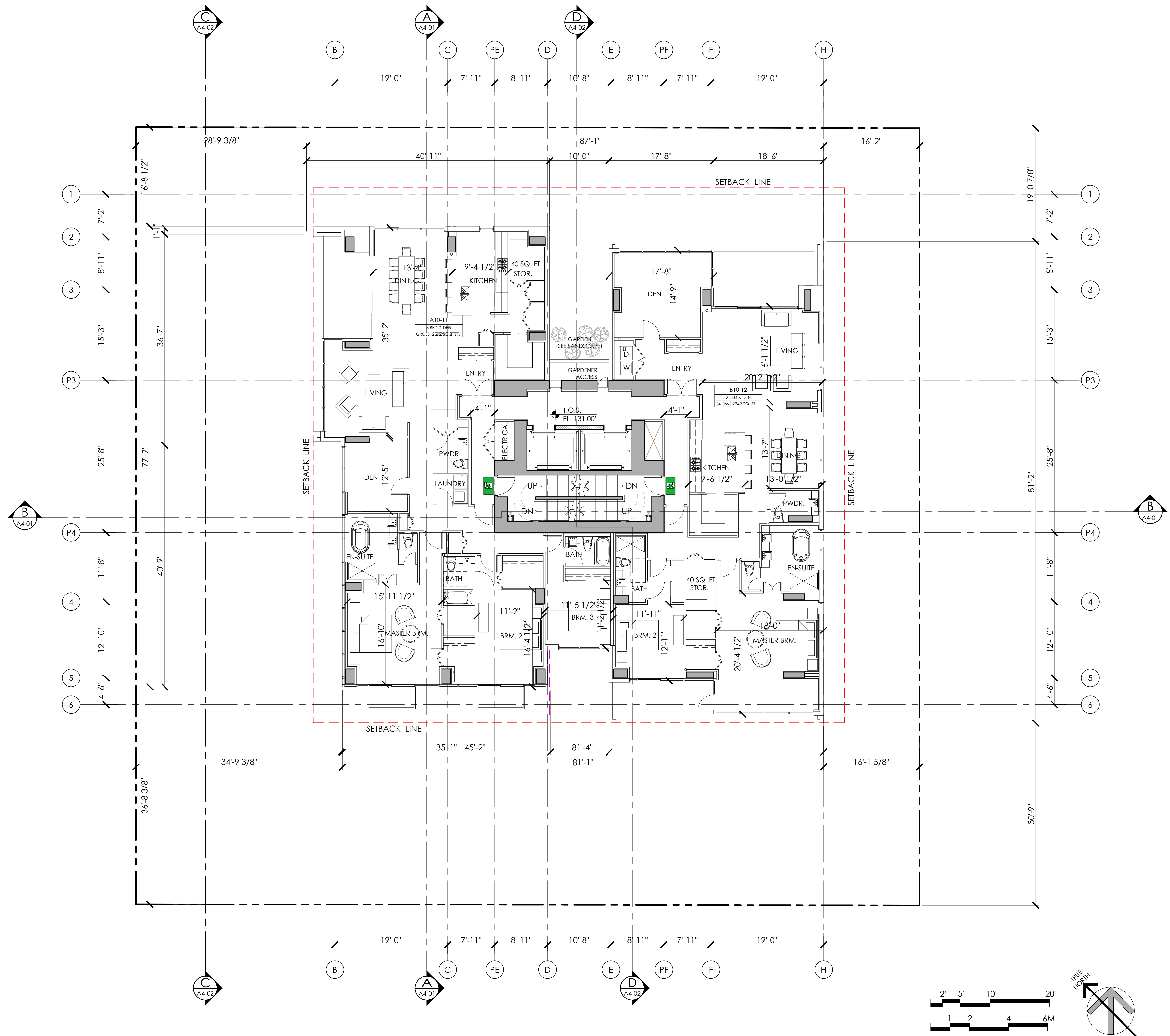


Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 10

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-11
Drawn By: FM	
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-12_16-47_LEVEL 11.dwg 2017-11-09 10:47:27 AM NolyN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.


TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

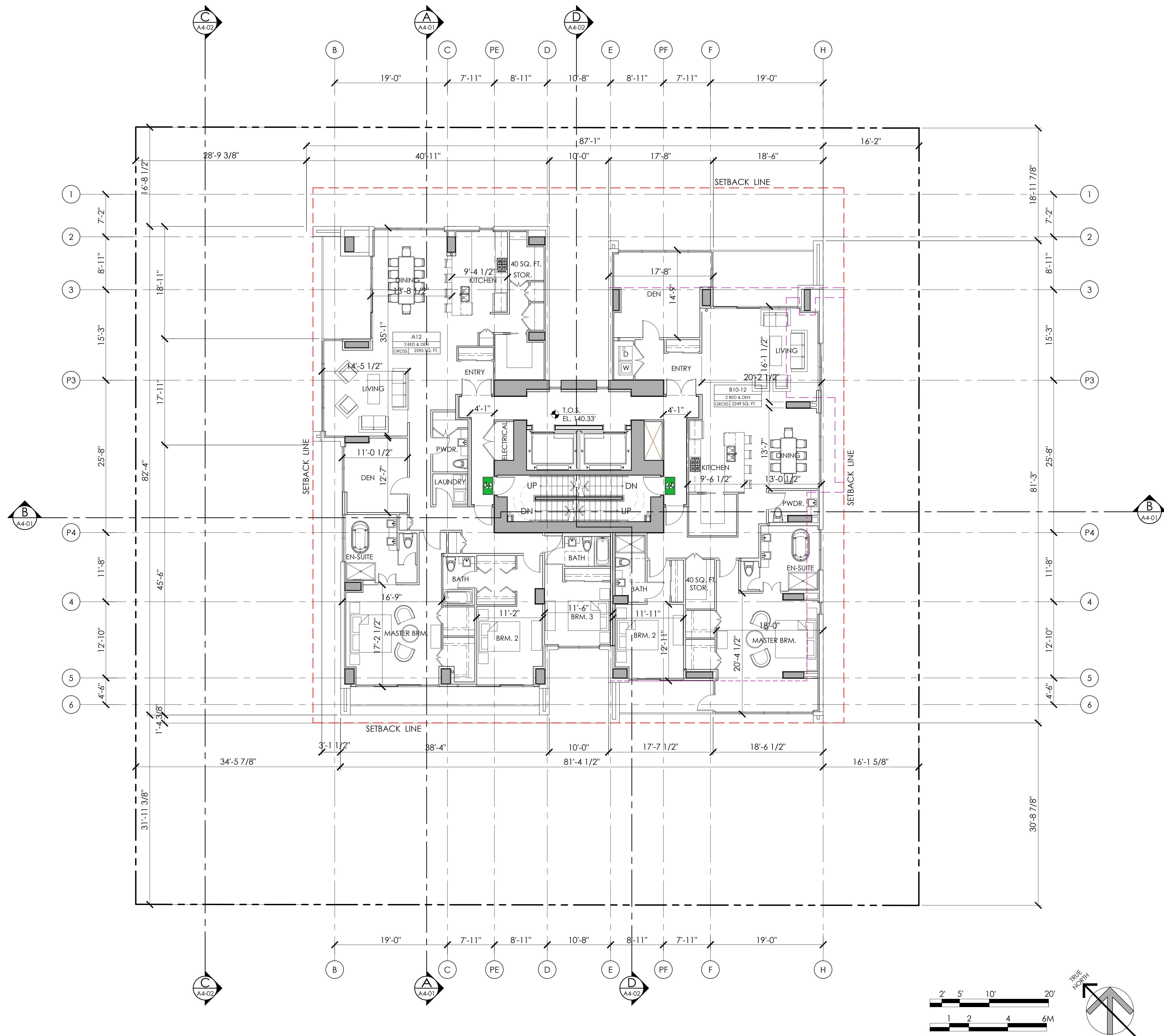


Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 11

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-12
Drawn By: FM	
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-13_16-47_LEVEL 12.dwg 2017-11-09 11:39:49 AM NolyN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.


TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



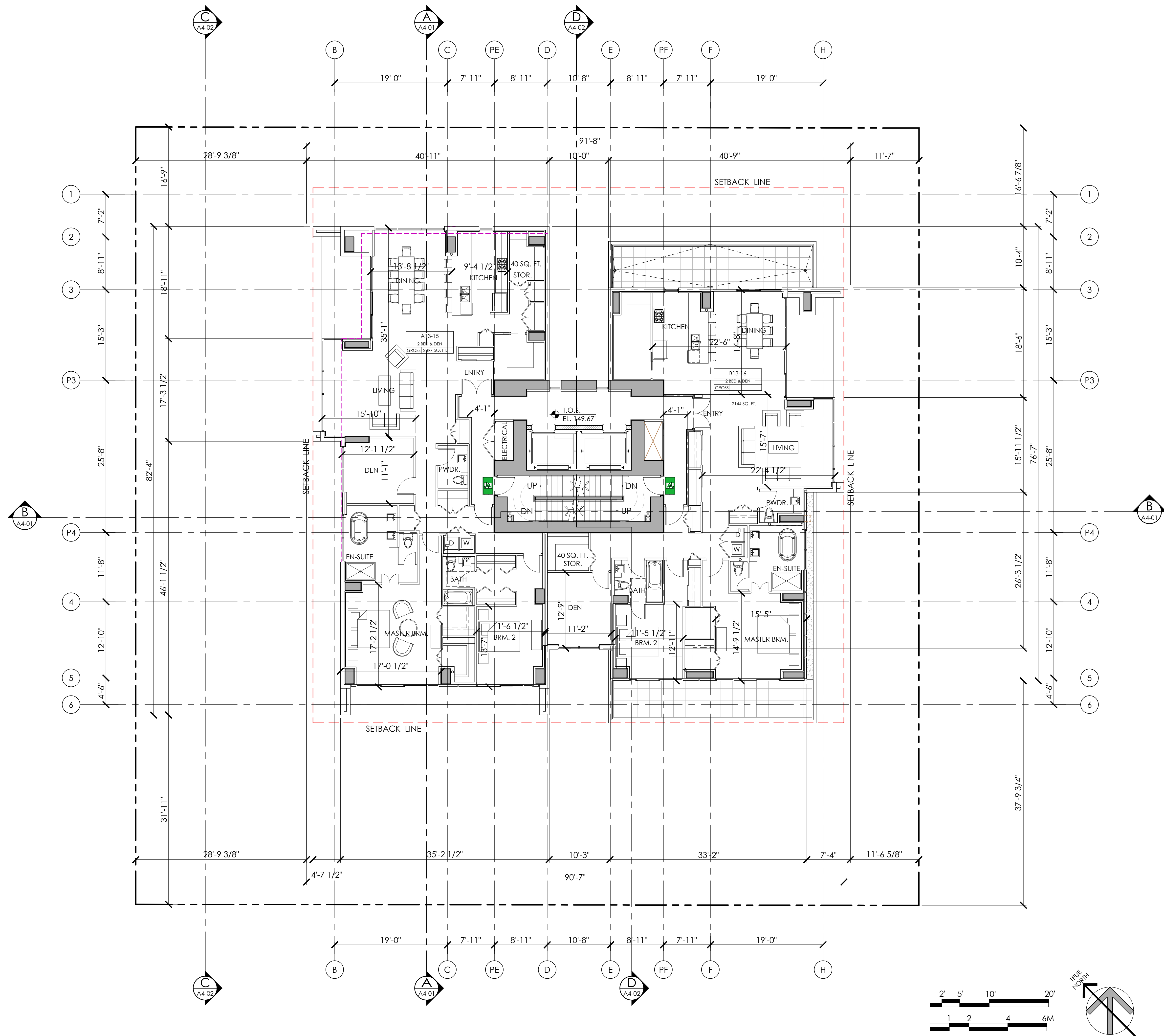
Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

LEVEL 12

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-13
Drawn By: FM	
File name: H:\16-47\PRINTSET	



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

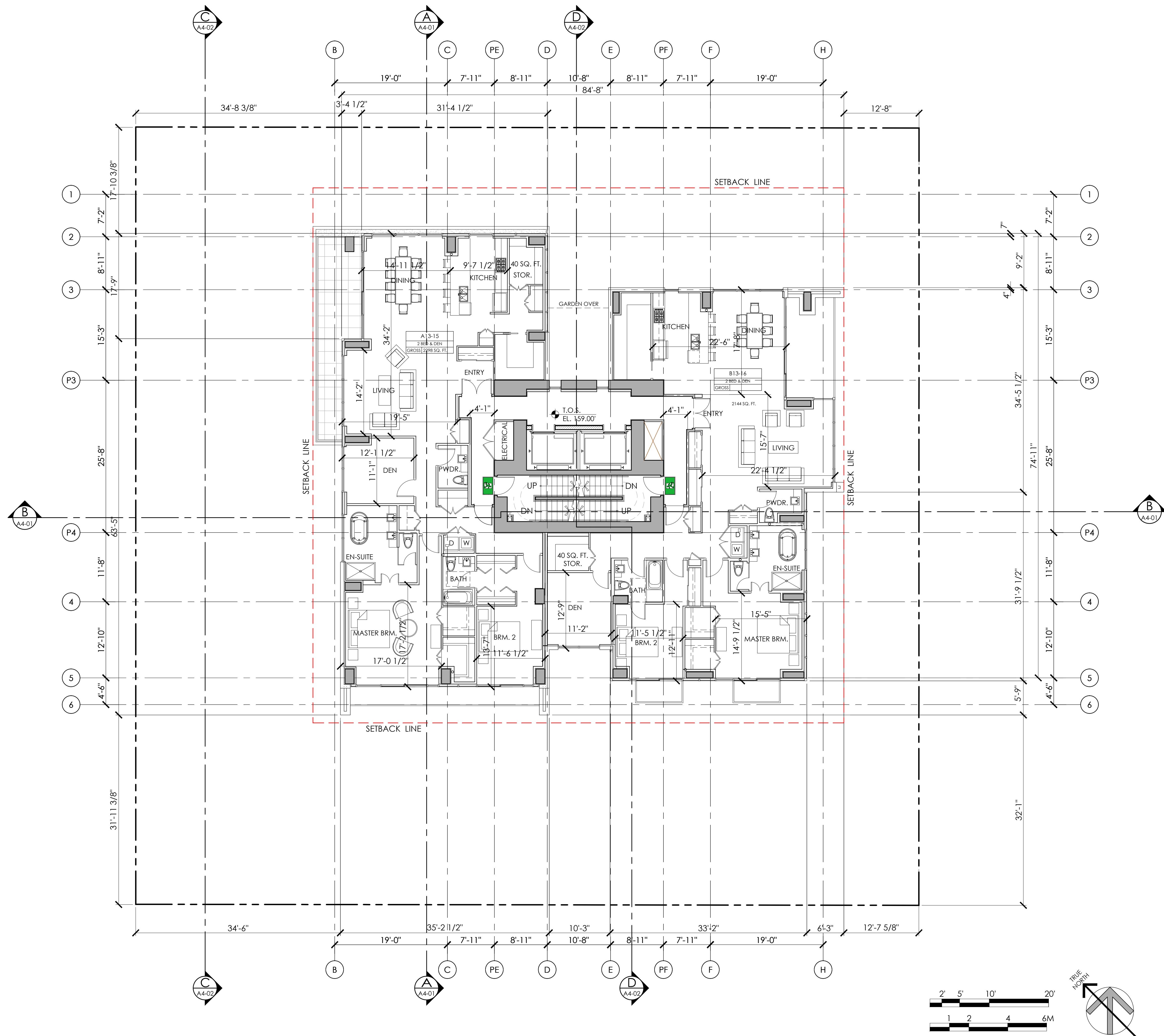


Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 13

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-14
Drawn By: FM	
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-15_16-47_LEVEL 14.dwg 2017-11-09 10:49:34 AM Noly



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

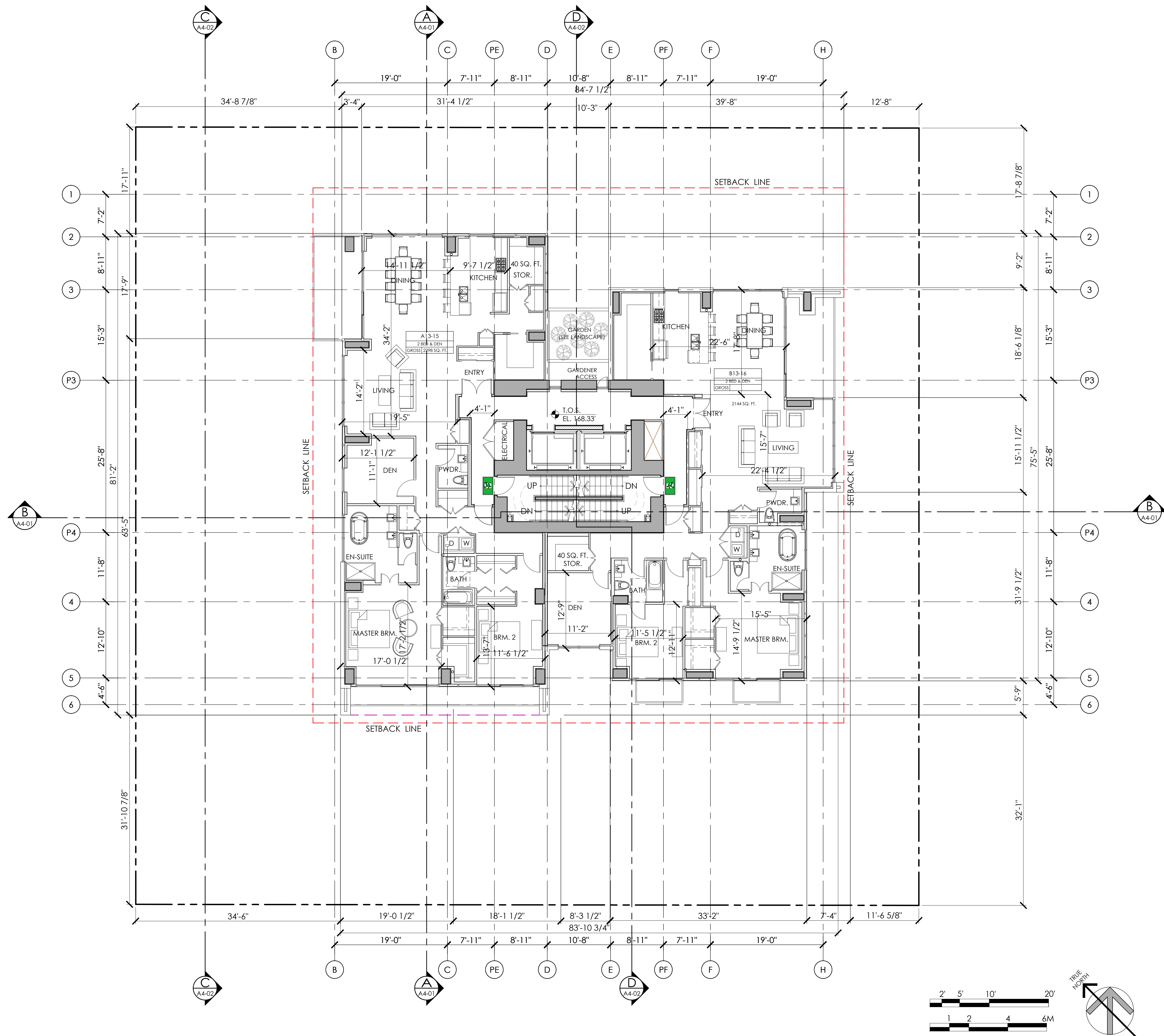


Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 14

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-15
Drawn By: FM	
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-16_16-47_LEVEL 15.dwg 2017-11-09 10:50:08 AM Nolin



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

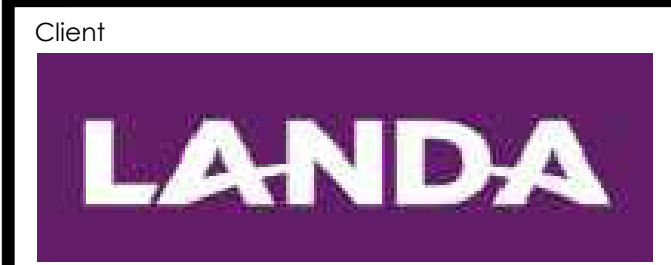
RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiarchitects.com
www
rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

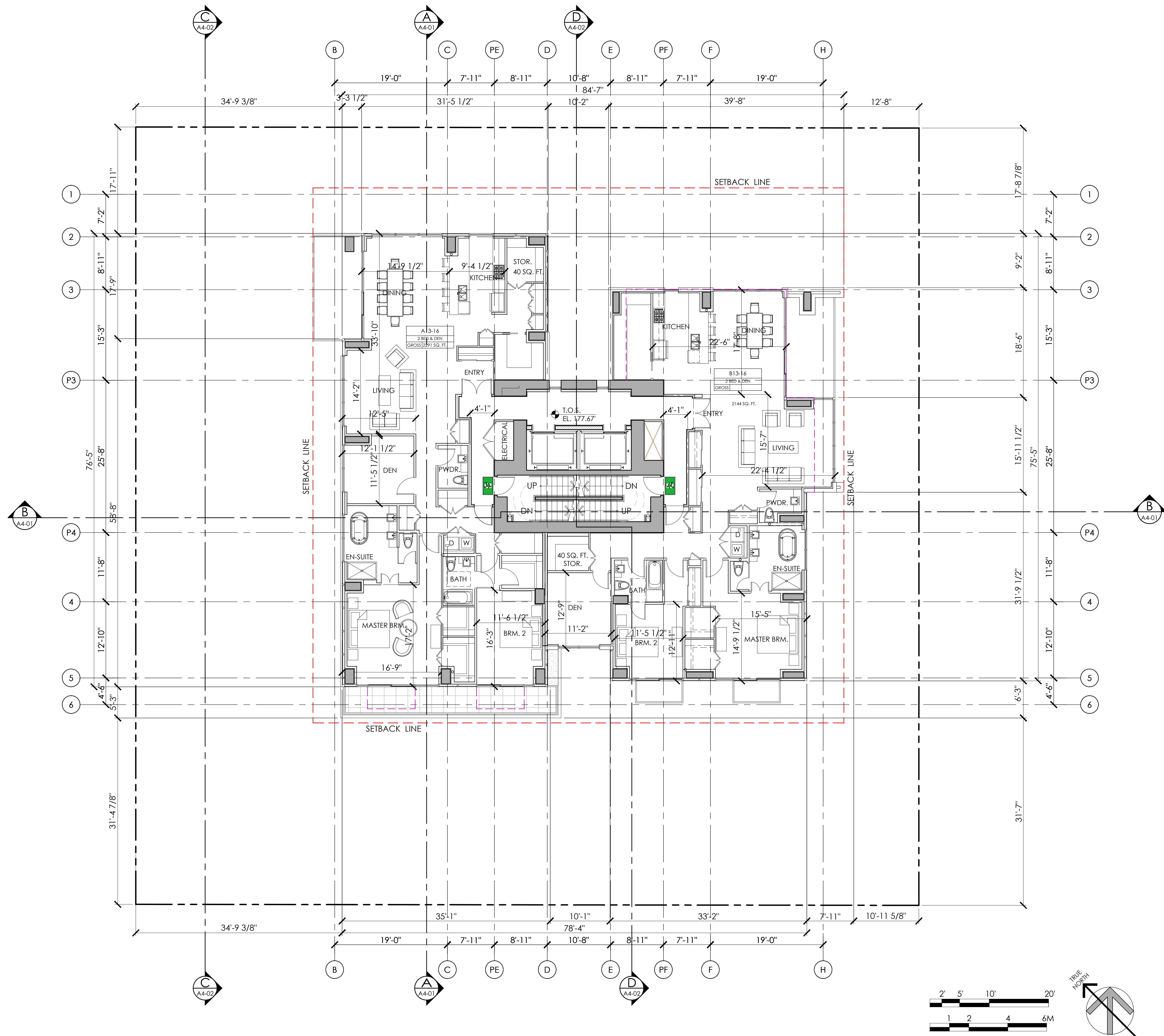


Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 15

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-16
Drawn By: FM	
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-17_16-47_LEVEL 16.dwg 2017-11-09 10:51:13 AM Noly



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiarchitects.com
www
rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client

LANDA

Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

LEVEL 16

Date:
NOVEMBER 2017

Project No.
16-47

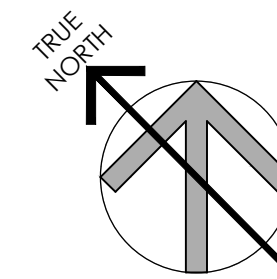
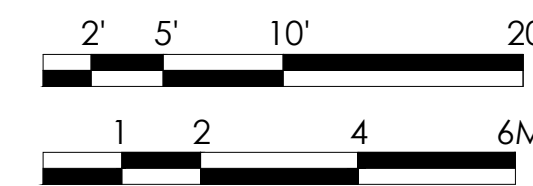
Scale:
1/8"=1'-0"

Drawing No.

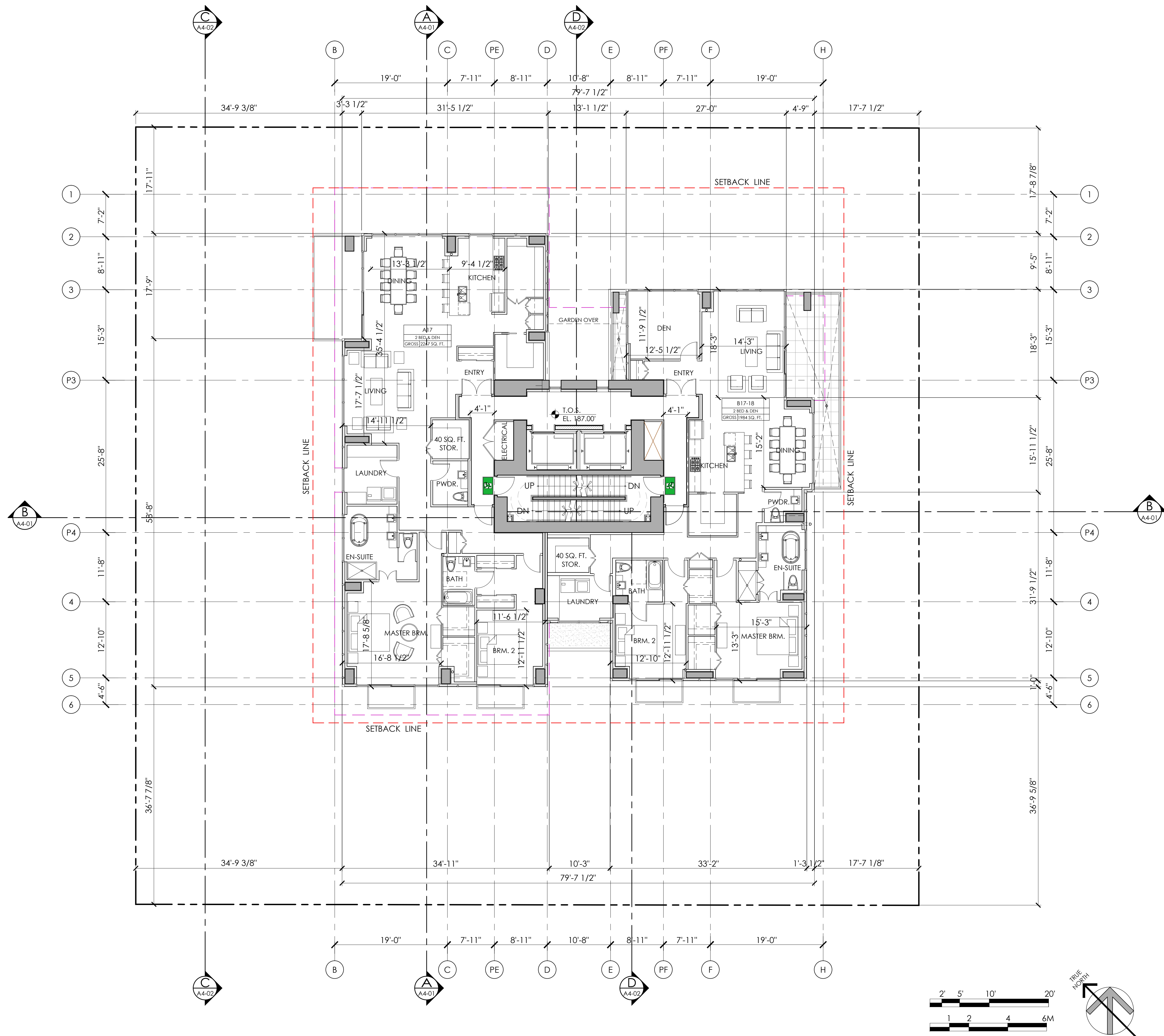
Drawn By:
FM

A
2-17

File name:
H:\16-47\PRINTSET



H:\16-47\DWGS\PRINT SET\A2-18_16-47_LEVEL 17.dwg 2017-11-09 10:51:56 AM NolyN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiarchitects.com
WWW
rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

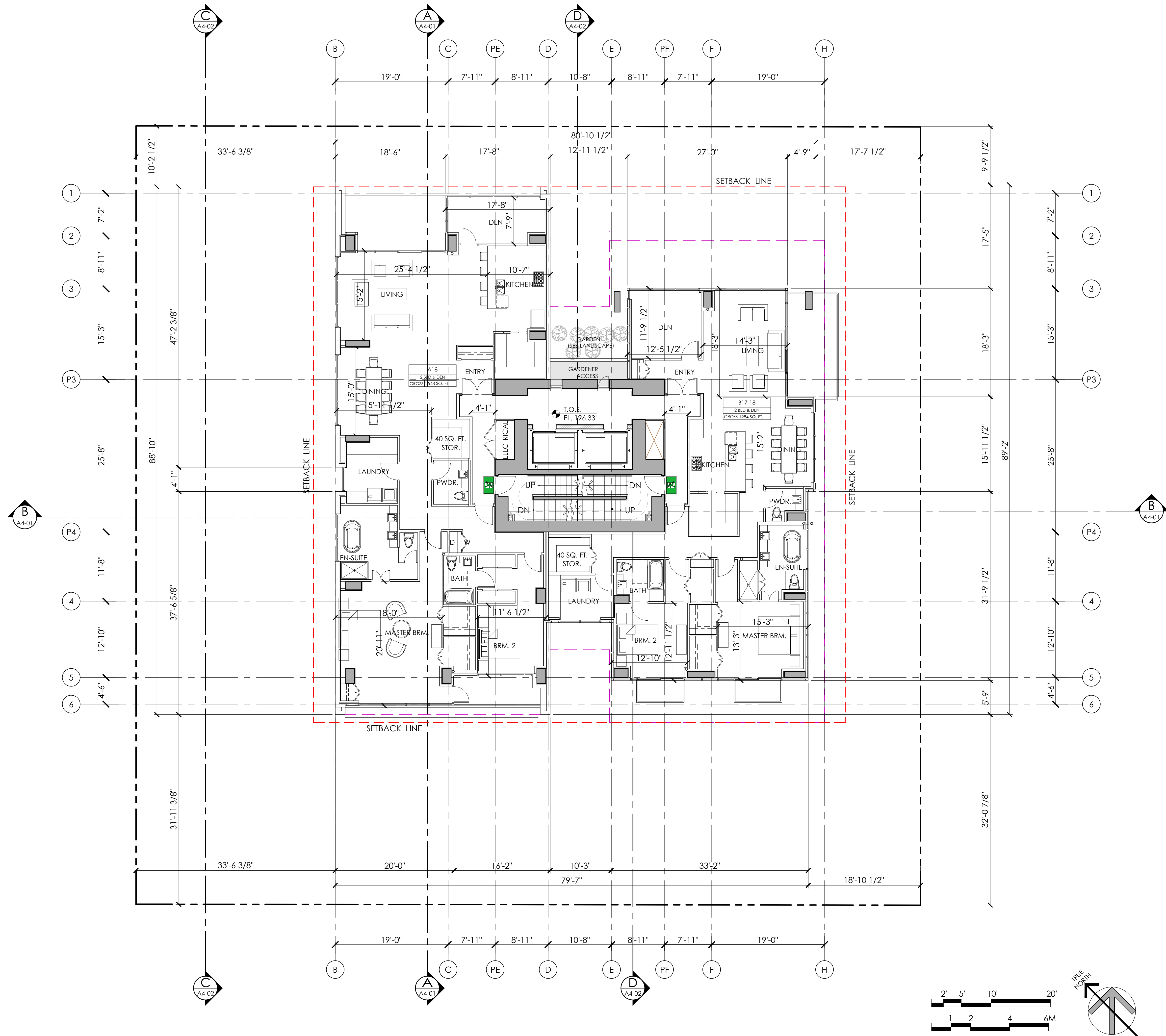
Members of Architectural Institute of B.C.



Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 17

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-18
Drawn By: FM	
File name: H:\16-47\PRINTSET	



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

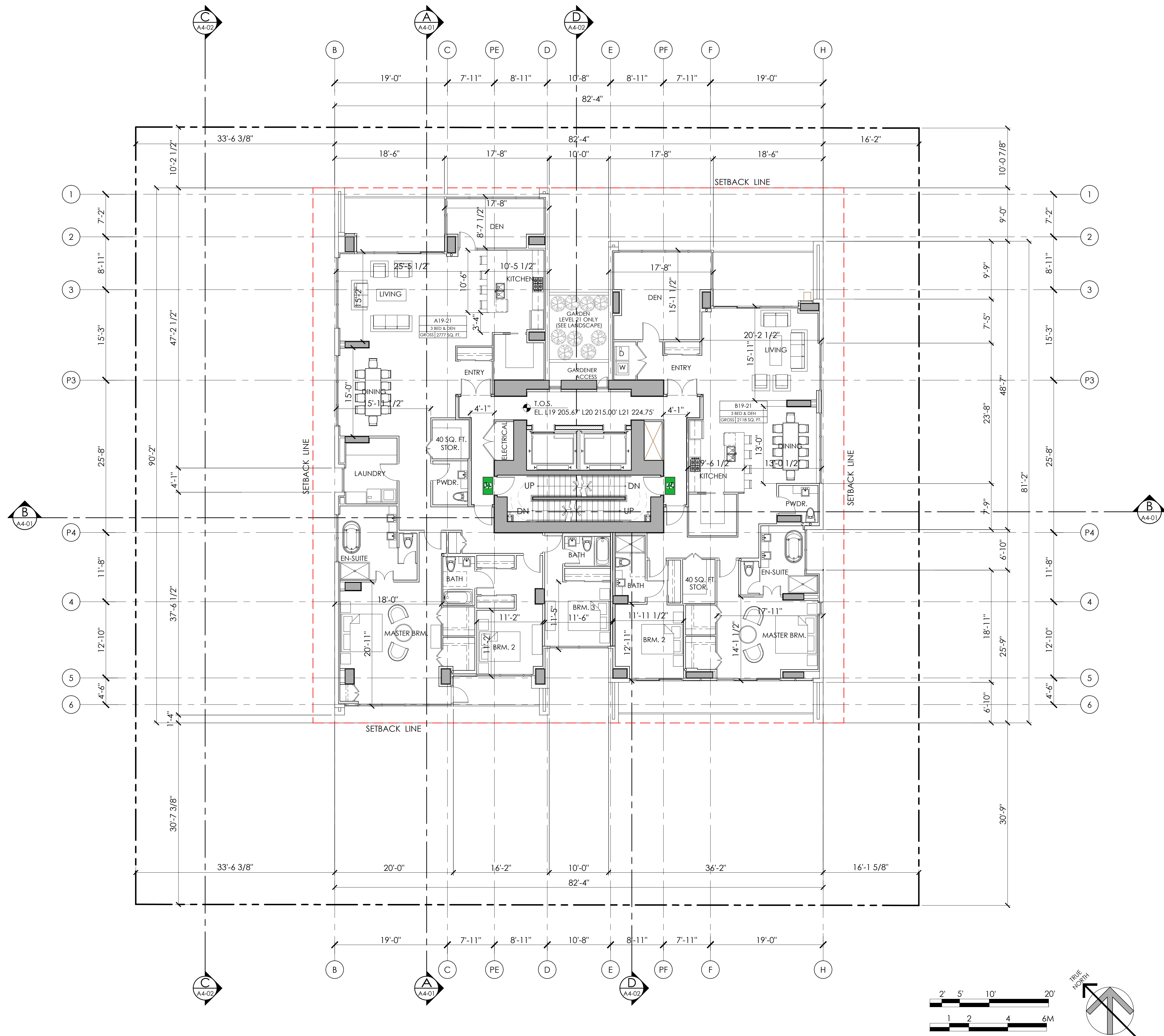
Members of Architectural Institute of B.C.



Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVEL 18

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A 2-19
Drawn By: FM	
File name: H:\16-47\PRINTSET	



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.


TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

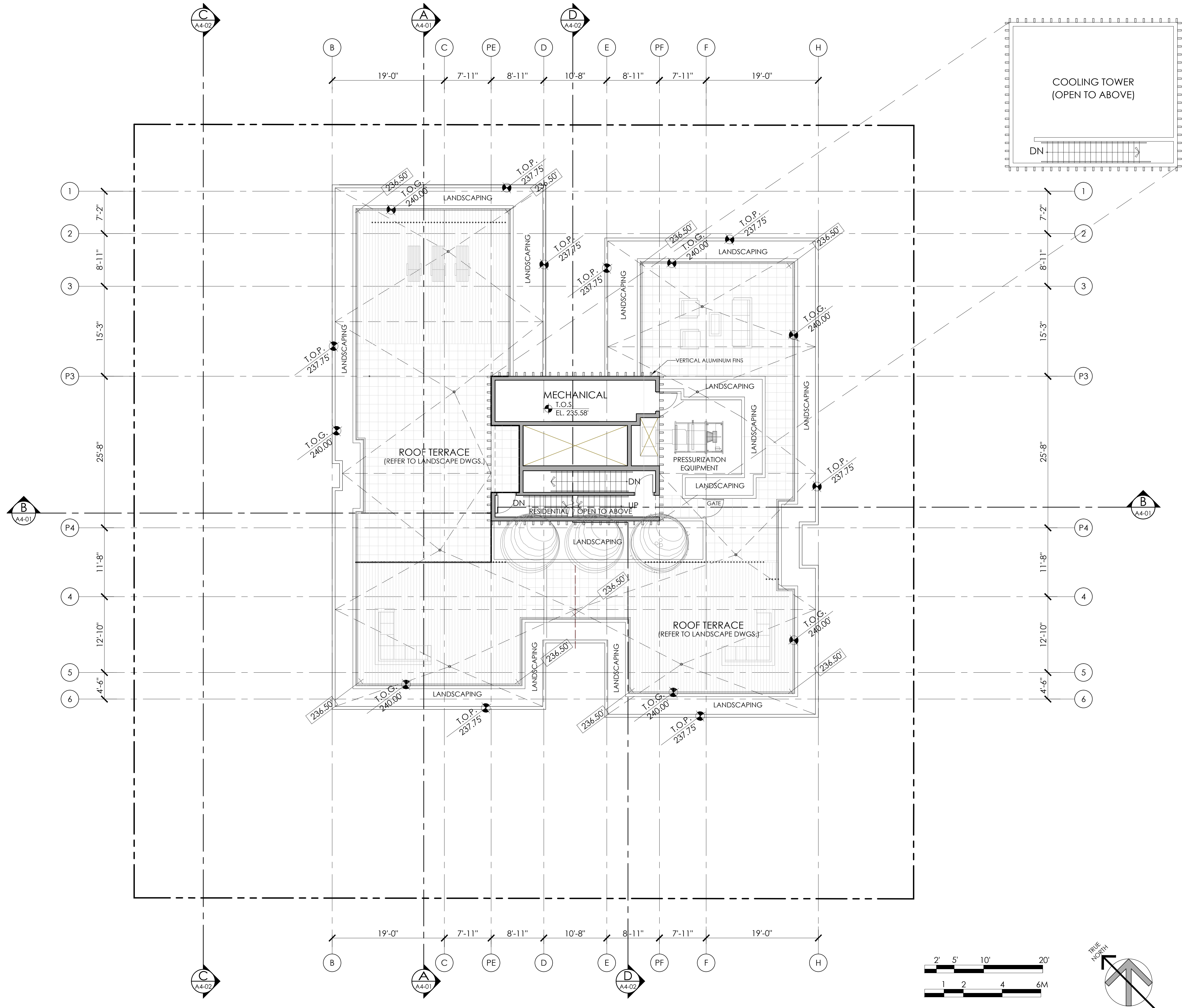


Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
LEVELS 19-21

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/8"=1'-0"	Drawing No. A
Drawn By: FM	2-20
File name: H:\16-47\PRINTSET	

H:\16-47\DWGS\PRINT SET\A2-21_16-47_MECH_PH.dwg 2017-11-09 10:53:35 AM Nolin



Copyright Reserved
This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiarchitects.com
www
rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

MECH. PH.

Date:
NOVEMBER 2017

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

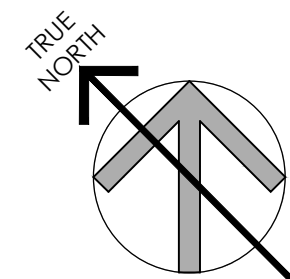
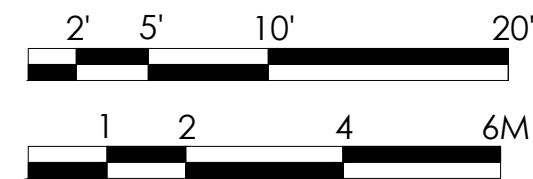
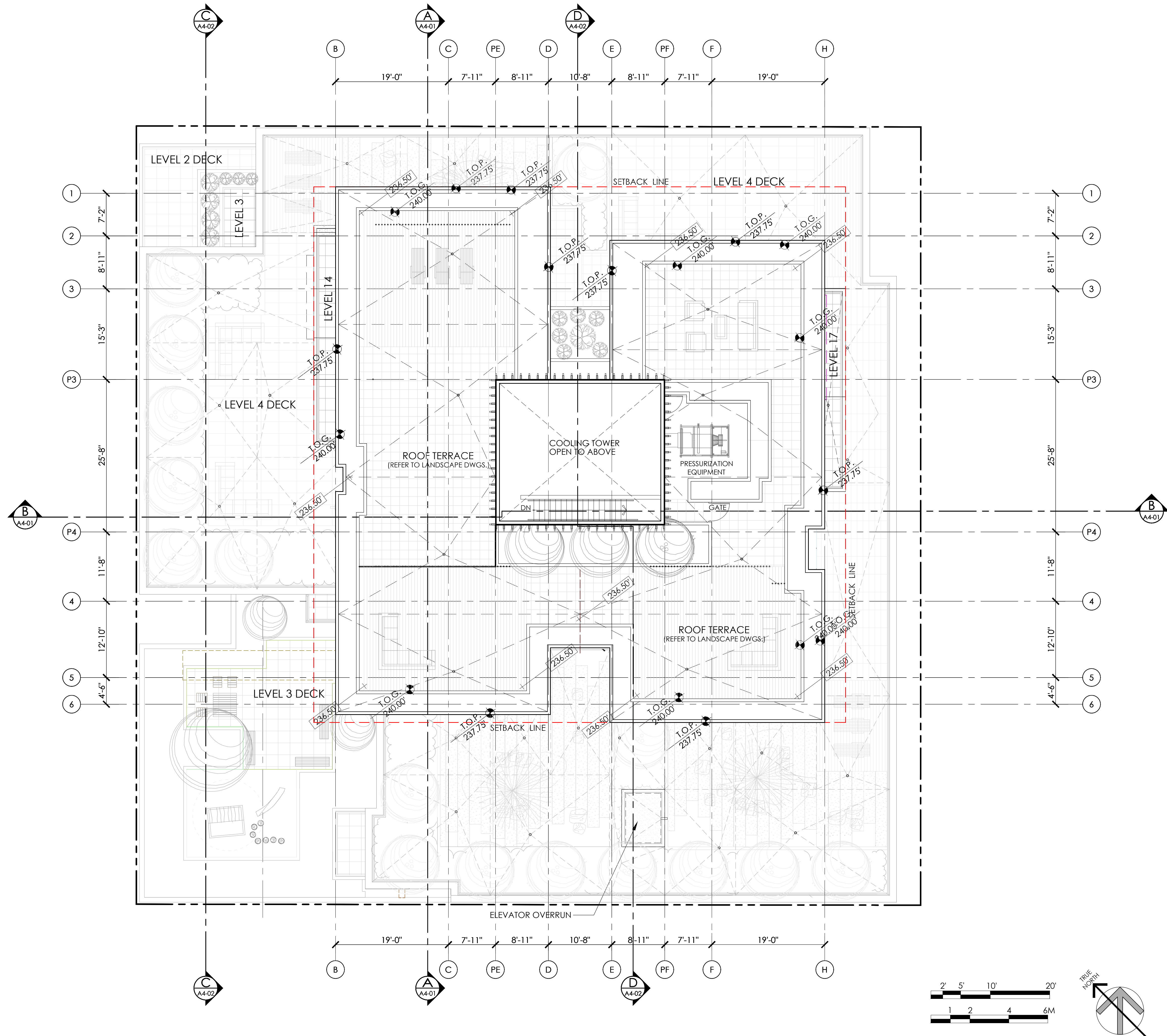
Drawn By:
FM

File name:
H:\16-47\PRINTSET

Project No.
16-47

Drawing No.
A
2-21

H:\16-47\DWGS\PRINT SET\A2-22_16-47_ROOF-PLAN.dwg 2017-11-09 10:54:46 AM NolyN



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client

LANDA

Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

ROOF PLAN

Date:
NOVEMBER 2017

Project No.
16-47

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

Drawing No.

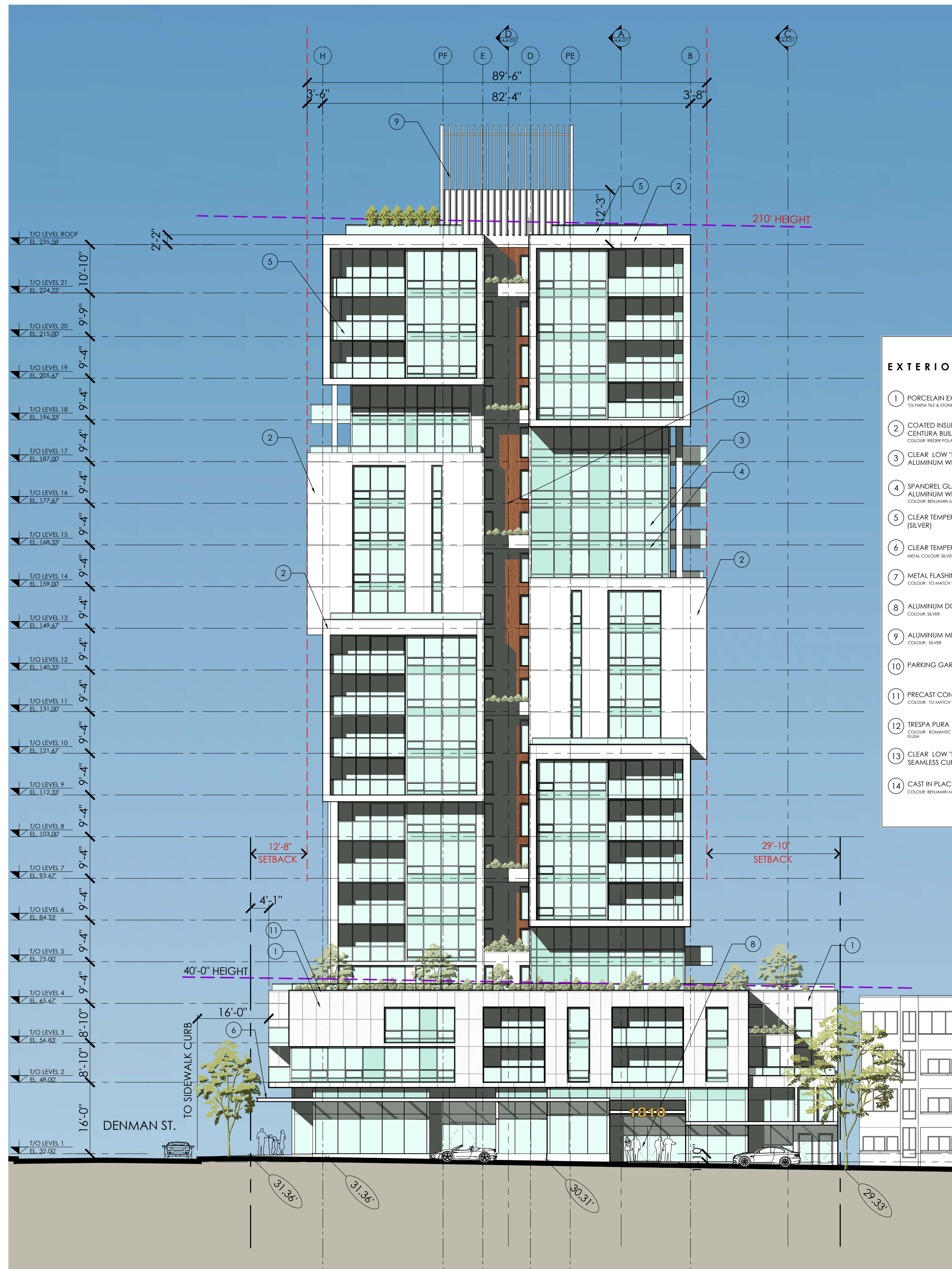
Drawn By:
FM

A
2-22

File name:
H:\16-47\PRINTSET

November 9, 2017 NolyN

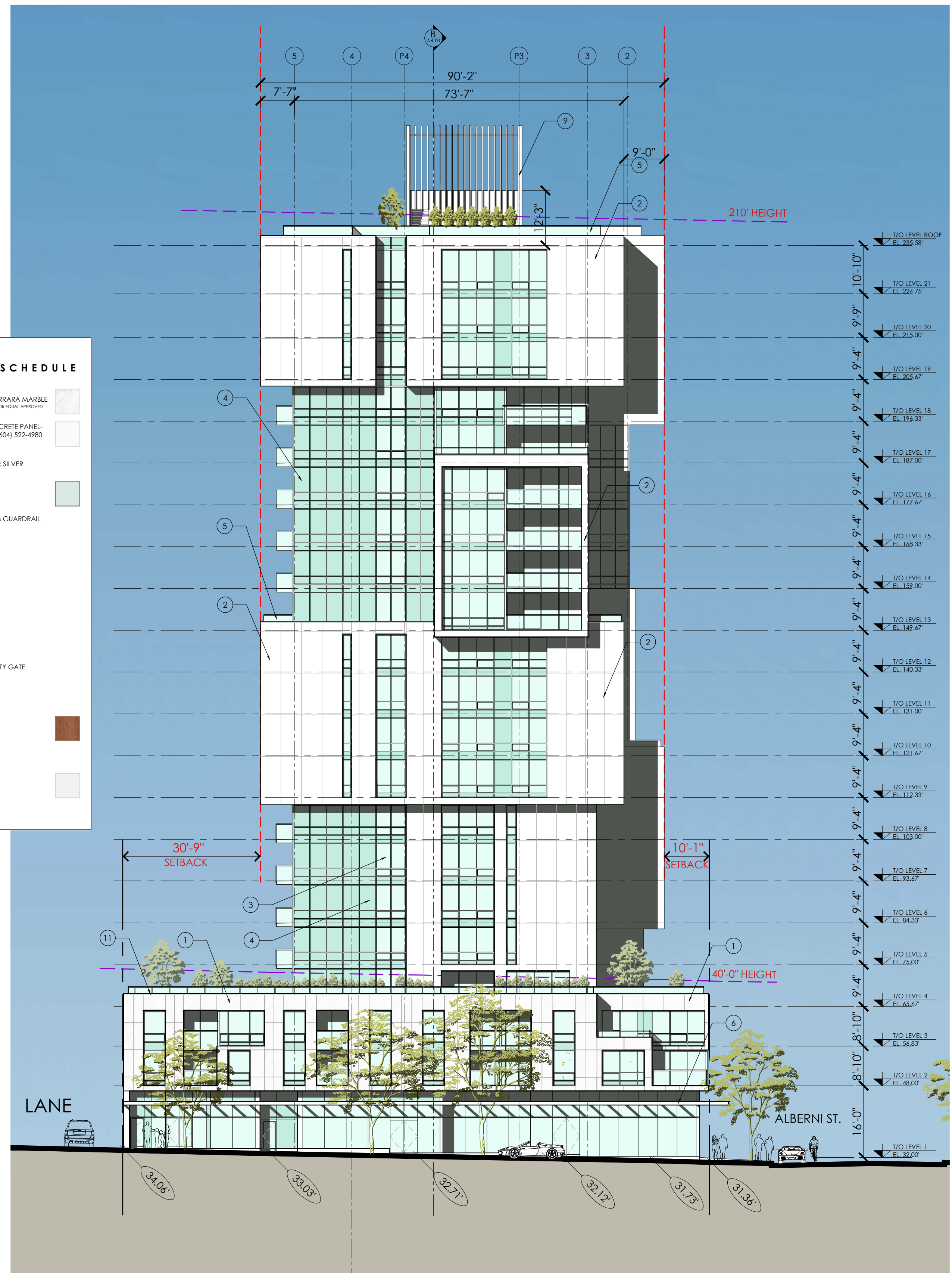
H:\16-47\DWGS\PRINT SET\A3-01_16-47_NORTH & EAST ELEVATIONS.dwg 2017-11-09 10:55:47 AM NolyN



EXTERIOR FINISH SCHEDULE

- | | | |
|----|--|--|
| 1 | PORCELAIN EXTERIOR GRADE TILE - CARRARA MARBLE
TOLAPPA TILE & STONE SAN COCOSAL SERIES STATAIRO* OR EQUAL APPROVED | |
| 2 | COATED INSULATED COMPOSITE CONCRETE PANEL -
CENTURA BUILDING SYSTEMS LTD. Tel. (404) 522-4980
COLOUR: REDDYPOLAR WINDHAM WHITE | |
| 3 | CLEAR LOW 'E' GLAZING IN
ALUMINUM WINDOW FRAME COLOUR: SILVER | |
| 4 | SPANDREL GLAZING IN
ALUMINUM WINDOW FRAME
COLOUR: REDDYPOLAR WINDHAM WHITE | |
| 5 | CLEAR TEMPERED GLASS IN ALUMINUM GUARDRAIL
(SILVER) | |
| 6 | CLEAR TEMPERED GLASS CANOPY
METAL COLOUR: SILVER | |
| 7 | METAL FLASHING
COLOUR: TO MATCH WALL | |
| 8 | ALUMINUM DOUBLE GLAZED DOOR(S)
COLOUR: SILVER | |
| 9 | ALUMINUM MECHANICAL SCREEN
COLOUR: SILVER | |
| 10 | PARKING GARAGE OVERHEAD SECURITY GATE | |
| 11 | PRECAST CONCRETE CAP
COLOUR: TO MATCH WALL | |
| 12 | TRESPA PURA
COLOUR: BROWN/BLACK MARBLE
FLUSH | |
| 13 | CLEAR LOW 'E' GLASS IN
SEAMLESS CURTAIN WALL | |
| 14 | CAST IN PLACE CONCRETE
COLOUR: BROWN/BLACK MARBLE | |

NORTH ELEVATION
(@ ALBERNI STREET)



EAST ELEVATION
(@ DENMAN STREET)



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL raf@rafiarchitects.com
WWW rafiiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client

LANDA

Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

NORTH & EAST
ELEVATIONS

Date:
NOVEMBER 2017

Project No.
16-47

Scale:
1/16"=1'-0"

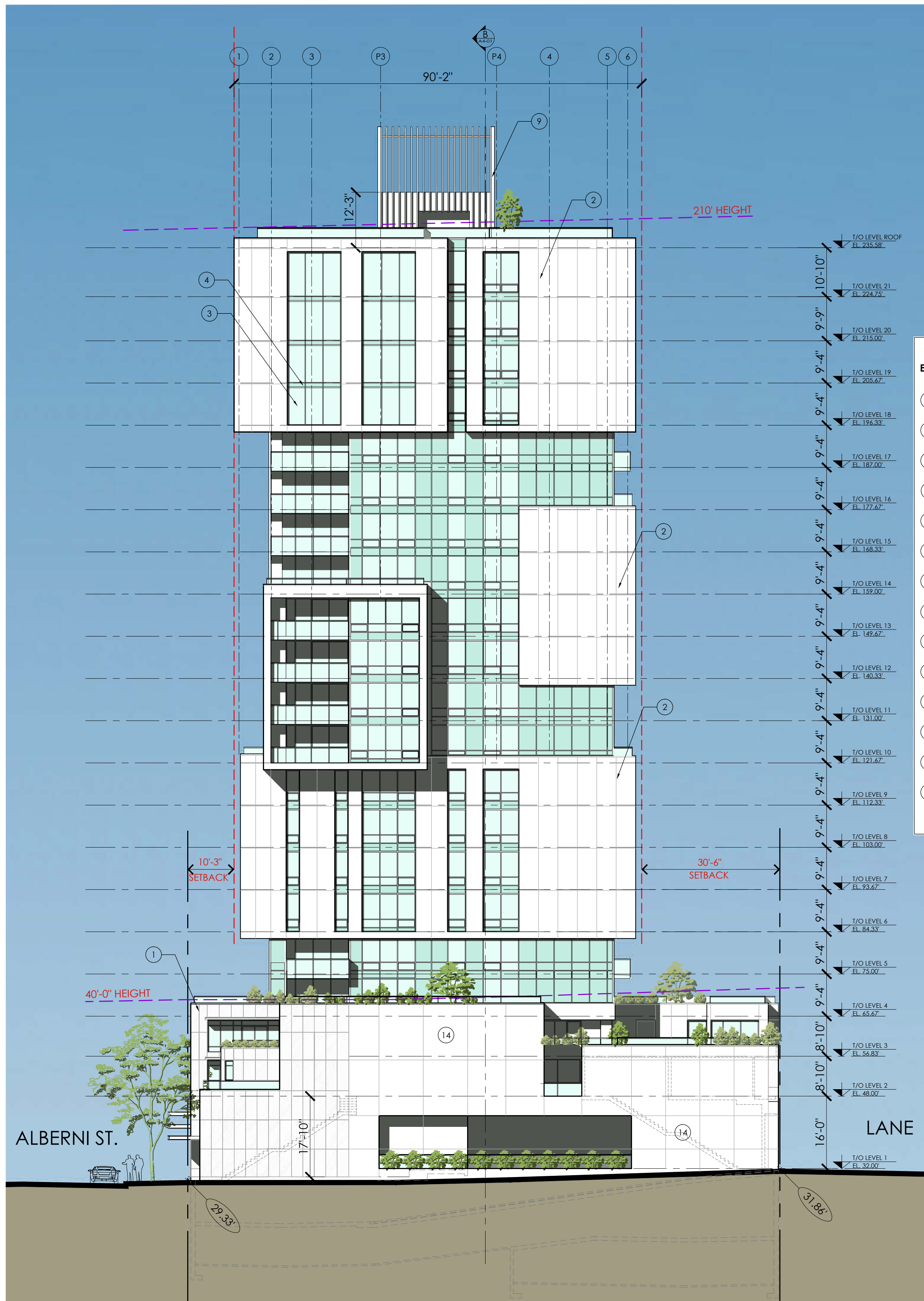
Drawn By:
FM

File name:
H:\16-47\PRINTSET

A
3-01

November 9, 2017 NolyN

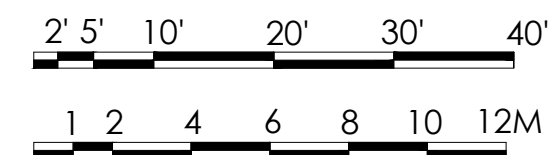
H:\16-47\DWGS\PRINT SET\A3-02_16-47_WEST & SOUTH ELEVATION.dwg 2017-11-09 10:56:46 AM Nolyv



WEST ELEVATION



SOUTH ELEVATION
(@ LANE)



EXTERIOR FINISH SCHEDULE

- 1 PORCELAIN EXTERIOR GRADE TILE - CARRARA MARBLE
"CARRARA MARBLE" OR "CARRARA MARBLE" OR EQUAL APPROVED
- 2 COATED INSULATED COMPOSITE CONCRETE PANEL -
CENTURA BUILDING SYSTEMS LTD. Tel: (604) 522-4980
COLOUR: BENTON WHITE (SEE DRAWING)
- 3 CLEAR LOW "E" GLAZING IN
ALUMINUM WINDOW FRAME COLOUR: SILVER
- 4 SPANDREL GLAZING IN
ALUMINUM WINDOW FRAME
COLOUR: BENTON WHITE (SEE DRAWING)
- 5 CLEAR TEMPERED GLASS IN ALUMINUM GUARDRAIL
(SILVER)
- 6 CLEAR TEMPERED GLASS CANOPY
METAL COLOUR: SILVER
- 7 METAL FLASHING
COLOUR: TO MATCH WALL
- 8 ALUMINUM DOUBLE GLAZED DOOR(S)
COLOUR: SILVER
- 9 ALUMINUM MECHANICAL SCREEN
COLOUR: SILVER
- 10 PARKING GARAGE OVERHEAD SECURITY GATE
- 11 PRECAST CONCRETE CAP
COLOUR: TO MATCH WALL
- 12 TRESPA PURA
COLOUR: ROMANIC WALNUT
TYPE
- 13 CLEAR LOW "E" GLASS IN
SEAMLESS CURTAIN WALL
- 14 CAST IN PLACE CONCRETE
COLOUR: BENTON WHITE (SEE DRAWING)

Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW www.rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client

LANDA

Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

WEST & SOUTH
ELEVATIONS

Date:
NOVEMBER 2017

Project No.
16-47

Scale:
1/16"=1'-0"

Drawing No.

Drawn By:

A

File name:
H:\16-47\PRINTSET

3-02

Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiarchitects.com
WWW www.rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



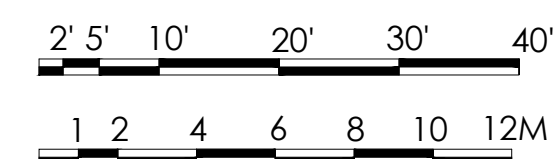
Project

1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title

SECTIONS A & B

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/16"=1'-0"	Drawing No. A 4-01
Drawn By: NC/FM	
File name: H:\16-47\PRINTSET	



Copyright Reserved
This plan and design are, and at all times remain the
exclusive property of the architect/designer and cannot
be used or reproduced without written consent. Written
dimensions shall have precedence over scaled
dimensions. Contractors shall verify and be responsible
for all dimensions and conditions on the job and this
office shall be informed of any variations from the
dimensions and conditions shown on the drawing.

REVISIONS			
No.	Date	Details	By
1	2017.09.18	ISSUED FOR CLIENT REVIEW	FM
2	2017.10.04	ISSUED FOR CLIENT REVIEW	FM
3	2017.10.24	ISSUED FOR D.P.	FM
4			
5			
6			
7			
8			
9			
10			

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiarchitects.com
www
rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

Client



Project
1810 ALBERNI ST.
VANCOUVER, B.C.

Drawing Title
SECTIONS C & D

Date: NOVEMBER 2017	Project No. 16-47
Scale: 1/16"=1'-0"	Drawing No. A 4-02
Drawn By: NC/FM	
File name: H:\16-47\PRINTSET	

