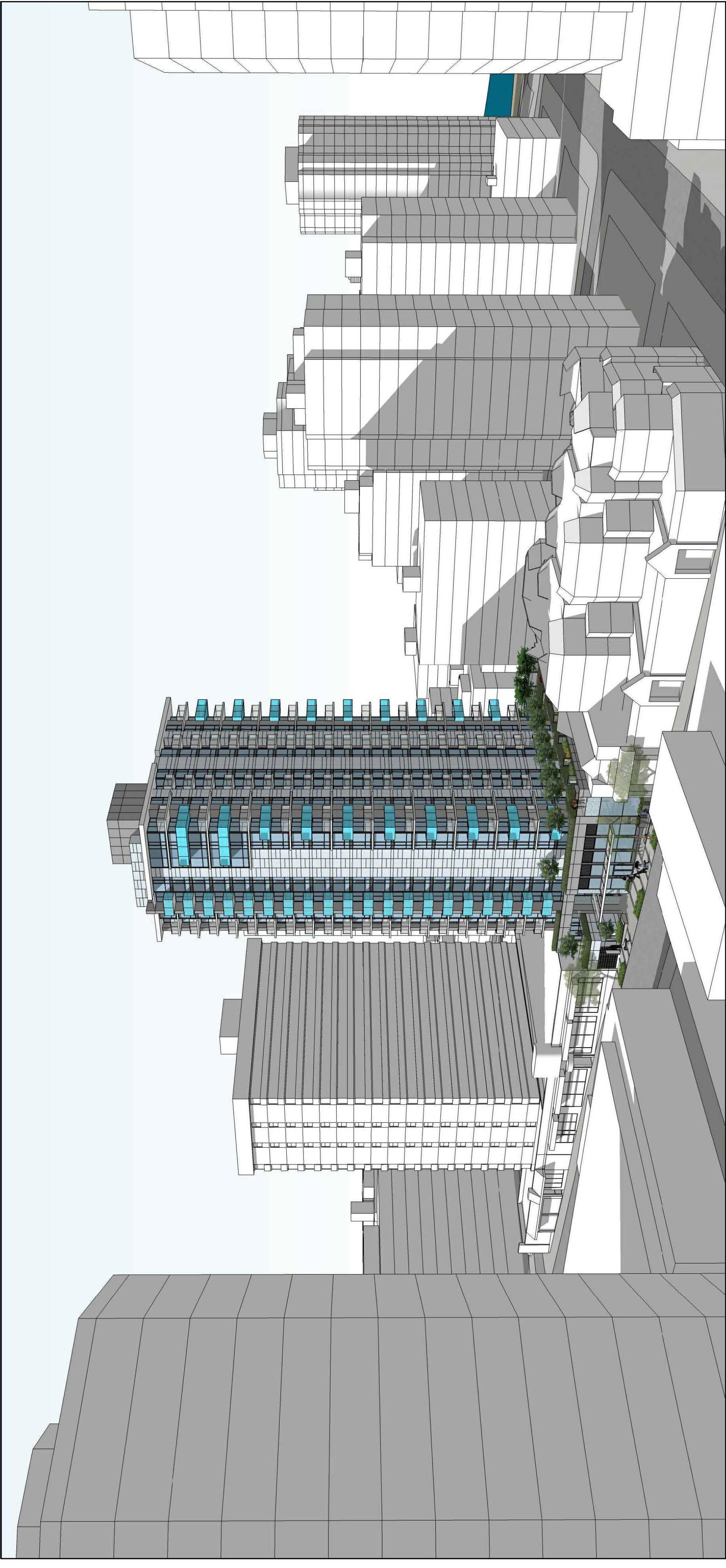


Davie St. Rental Tower

DEVELOPMENT PERMIT SET

Civic Address: 1650 Davie St. (1225 Cardero St.)
 Legal Description: Lots 1-4 & lot 5 except West 26 Feet Block 62, DL 185, G1, NWD, plan 92
 Zoning: C-5A



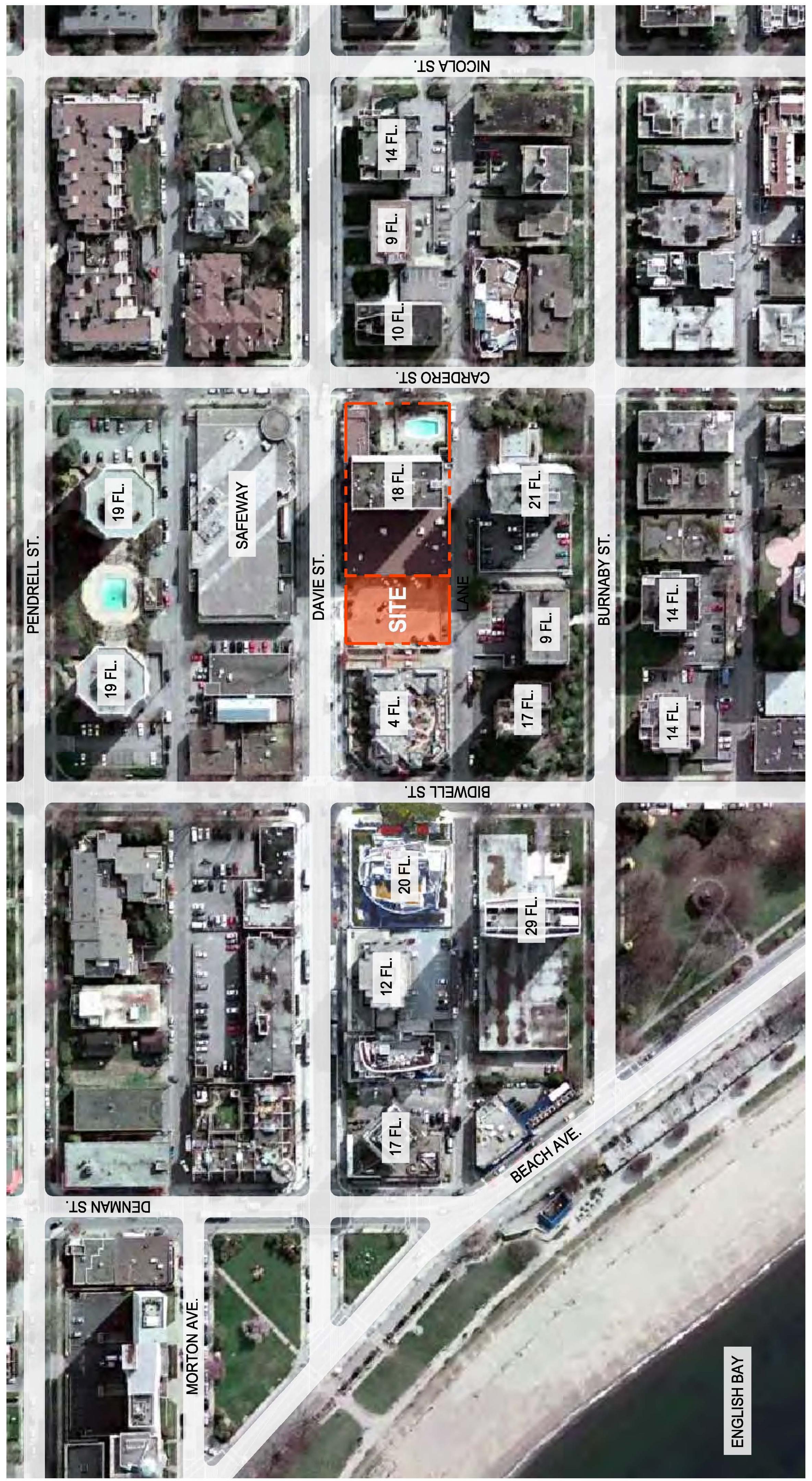
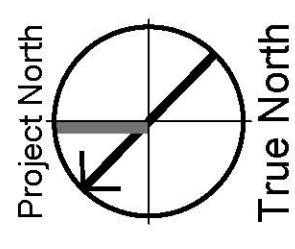
DRAWING LIST

ARCHITECTURAL	ELEVATIONS	LANDSCAPE ARCHITECTS	ELECTRICAL / MECHANICAL	ACUSTIC
A0.0 Cover Sheet	A3.01 North & West Building Elevations	DA Architects + Planners	Nemetz & Associates LTD.	BKL Consultants
A0.1 Project Information and Context Plan	A3.02 South & East Building Elevations	200 - 1014 Homer Street,	Consulting Engineers	308-1200 Lynn Valley Road
A0.2 Design Rationale	A3.03 Context Elevations	Vancouver, BC, V6B 2W9	2009 West 4th Avenue	North Vancouver, BC, V7J 2A2
A0.3 Precedent Study	SECTIONS	P. 604.885.6312	Vancouver, BC V6J 1N3	T. 604.988.2508
A0.4 Site Context and Photos	A4.01 Building Sections A-A & B-B	F. 604.988.7457		F. 604.988.0022
SITE PLAN	A4.02 Building Section C-C	Contact: Al Johnson	Contact: Brizi Coezer	Contact: Brizi Coezer
A1.1 Site Plan / Building Height Plan	VIEWS ANALYSIS	E-mail: aljohnson@da-architects.ca	Email: coezer@bkl.ca	Email: coezer@bkl.ca
FLOOR PLANS	A5.01 3D Model Views	CERTIFIED PROFESSIONALS /	STRUCTURAL	
A2.1 Parking Level 5-6	A5.02 Shadow Analysis	BUILDING CODE / FPE		
A2.2 Parking Level 3-4	A5.03 Private View Analysis	CFT Engineering Inc.		
A2.3 Parking Level 2	LANDSCAPE	800-1901 Rossar Avenue		
A2.4 Parking Level 1	L1 Landscape Plan Level 1	Burnaby, BC, V5C 6R6	WSB Consulting Structural Engineers	1550-1050 West Pender Street
A2.5 Level 1 Floor Plan	L2 Landscape Plan Level 2,3	P. 604.884.2384	Bunt & Associates	Vancouver, BC, V6E 3S7
A2.6 Level 2 Floor Plan		F. 604.884.2402		T. 604.885.6427
A2.7 Typical Tower Plans		Contact: Robert Heikkila		F. 604.884.3754
A2.8 Typical Tower Plans		Email: heikkila@cftengineering.com		Contact: Peter Joyce
A2.9 Tower Roof Plans				Email: pjoyce@buntenq.com

CONSULTANT LIST

ARCHITECTURAL	DA Architects + Planners	PMG Landscape Architects	ELECTRICAL / MECHANICAL
A0.0 Cover Sheet	200 - 1014 Homer Street,	C100-4185 Still Creek Drive,	
A0.1 Project Information and Context Plan	Vancouver, BC, V6B 2W9	Burnaby, BC, V5C 6G9	
A0.2 Design Rationale	P. 604.885.6312	P 604.234.0011	
A0.3 Precedent Study	F. 604.685.0988	F. 604.736.6562	
A0.4 Site Context and Photos	Contact: Al Johnson	F. 604.736.9805	
SITE PLAN	E-mail: aljohnson@da-architects.ca	Contact: Mary Chan Yip	
A1.1 Site Plan / Building Height Plan		Email: mary@pmglandscape.com	
FLOOR PLANS	VIEWS ANALYSIS	CERTIFIED PROFESSIONALS /	STRUCTURAL
A2.1 Parking Level 5-6	A5.01 3D Model Views	BUILDING CODE / FPE	
A2.2 Parking Level 3-4	A5.02 Shadow Analysis	CFT Engineering Inc.	
A2.3 Parking Level 2	A5.03 Private View Analysis	800-1901 Rossar Avenue	
A2.4 Parking Level 1	LANDSCAPE	Burnaby, BC, V5C 6R6	
A2.5 Level 1 Floor Plan	L1 Landscape Plan Level 1	P. 604.884.2384	WSB Consulting Structural Engineers
A2.6 Level 2 Floor Plan	L2 Landscape Plan Level 2,3	F. 604.884.2402	Bunt & Associates
A2.7 Typical Tower Plans		Contact: Robert Heikkila	
A2.8 Typical Tower Plans		Email: heikkila@cftengineering.com	
A2.9 Tower Roof Plans			

KEY PLAN



1 CONTEXT PLAN
1:1000

PROJECT DATA

A0.1

Statistics Summary		Existing Site Area		Exclusions		Area/Suites	
Existing Site Area		SM		SM		Required	
Existing Site Area		3,700.00		3,693.7		Provided	
Allowable total site FSR 7.0		25,900.00		3,693.7		197.5	
Total Existing		11,144		0		198	
Proposed Building		Permitted M		Provided M		Required	
Commercial Area		14-18 (15 Floors)		14-18 (15 Floors)		197.5	
Residential Area		L19-23 (5 Floors)		L19-23 (5 Floors)		198	
Front Yard (Lane)		2.14 (7)		2.14 (7)		0	
Side Yard (west)		0		0		0	
Exclusions (Amenity+Wall+Storage)		697.2		Area SM		Required	
Total Area After Exclusions		11,510		Spaces		78	
Remaining Buildable available		Proposed Building Unit Mix		Area SM		Required	
Proposed Buildable FSR		14,754		Studio		Provided	
FSR Entire site		6.1 FSR		1 BedRoom		9	
Number of Stories		23		2 BedRoom		9	
Floor to Floor Height		8'-8"		3 BedRoom		2	
Allowable Building Height		2.65		(48'-2.61'6"SM)		0	
Max. Floorplate (gross)		64'm		(70'6"-82.5' SM)		0	
Number of Stories		21		(102'6.5' SM)		0	
Ceiling Ht.		21 typical floors + 2 storey podium		Total Units		0	
Max. Floorplate (gross)		55'0"ft		not incl. 12% balcony area		0	

Building Requirements		Loading Requirements		Parking Requirements		Bicycle Parking Requirements	
Required		Required		Required		Required	
Provided		Provided		Provided		Provided	
Residential 5.1.1		Residential 5.1.1		Residential 5.1.1		Residential 5.1.1	
Class A		Class A		Class A		Class A	
Class B		Class B		Class B		Class B	
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PROJECT DESIGN RATIONALE**Project Description****Context and site**

- The site is located in the Lower Davie Village area of the West End neighbourhood on the south side of Davie Street, mid-block between Bidwell and Cardero Streets. It is currently an underutilized surface parking lot situated above 1-1/2 levels of underground commercial and residential parking that extends under the adjacent London Drugs store.
- The proposal is to demolish the existing parking garage immediately below the surface lot and retain the existing London Drugs and the parking immediately below it. Existing parking in the future will be accessed through the new parking. The site for the new tower and podium will be limited to the area immediately above the new parking.

Civic Address: 1650 Davie Street - 1225 Cardero Street**Legal Description:** Partial lot 4 & Lot 5, EX.W26' BLK.62, D.L. 185, PLAN VAP92

- Proposed Uses: Secured Market/Rental Residential (158 units) & Commercial/Retail: 1 CRU
- Development Site Area: 3700sm
- Total Project Floor Area (gross): 12,207sm
- Total Floor Space Ratio (FSR): 7.0 FSR Allowable, 6.1 FSR Proposed

Zoning: C5-A**Building Height and Setbacks**

- No height or density relaxation is being requested
- Refer to Project Statistics

Policy Context

The following documents were referenced to guide the design:

- West End Community Plan
 - West End Landway Guidelines
 - City of Vancouver Design and Technical Guidelines (V.9.0, V9.4, V9.6)
 - High Density Housing for Families with Children Guidelines
 - RM-5a District Schedule
- The site is located within Area A of the Lower Davie Street sub-area, and is designed to meet the policies and objectives of the West End Community Plan (WECP). These include:
- Providing a mixed-use development with continuous active commercial frontage along Davie Street
 - Providing secured rental housing with a diverse mix of both family and non-family units
 - Providing a setback and defined sense of entry for the Residential lobby
 - Limiting tower gross floor plate size to a maximum 511sm (550sf)
 - Providing a setback and defined sense of entry for the Residential lobby

View Cones

- Maximum building height is determined by the Zoning and Development By-Law. Official Development Plan and City adopted View Cones - whichever is more restrictive. View Cone #20 does cross the site but is above the West End Plan's height limit.
- The City calculated and tested the view cone at the corner of Cardero Street and Davie Street (the highest elevation on this block). The City determined the view cone crosses that point at a geodetic elevation of 94.52m - 23.07m (the building grade) = the building height of 71.45m. This is above the 64m limit set out in the West End Community Plan and will not impact the view cone.

High Density Housing For Families with Children Guidelines

- The building design incorporates a mix of unit types and sizes and includes 34% 2 bedroom and 3 bedroom units suitable for families with children.
- Common amenity spaces such as a multi-purpose room and fitness facility open onto a large south-facing B&Q terrace at level two. In addition, on level 3 podium there is a small seating lounge and washroom that opens onto an expansive south and west facing roof garden that includes a dedicated play space for young children and community gardens for the residents.
- Each unit is provided with in suite bulk storage
- All units are provided with a private outdoor balcony or terrace up to the allowable 12% of residential gross floor area.

Architectural Design

- Access to the underground parking and loading is located off the lane. The two levels of existing 'Regency' rental parking below London Drugs is accessed directly from the new parking. Due to height constraints in the existing parking, HC stalls for 'Regency' are located at south side of level P1 and new elevator access is provided at the north west corner. Due to the area constraints of the site and connecting these two areas, only one Class B and one Class A loading bays are provided for the proposed development and the 'Regency' parking is deficient one stall. The bicycle storage, mechanical and electrical service spaces are located at and above grade.
- A rental office, multi-purpose room and fitness facility with south-facing terrace are located at level 2 while there is access to a common west and south-facing community garden and child play space at the podium level 3.

- Tower**
- The two-storey podium height responds to the height of the two adjacent commercial buildings as well as the heights of the commercial buildings across Davie Street.
- The development site is somewhat constrained along the lane side of the podium. This is partly due to the necessity of retaining the existing London Drugs loading bay at the southeast corner, as well as retaining access from the new below grade parking structure to the existing parking structure below London Drugs. This therefore limits the location of the parking entry to where it currently is situated at the southwest corner of the site.

- Tower:** The tower massing above the podium is limited to a maximum 5500sf (511sm) floor plate size as stipulated in the West End Community Plan. It is located immediately west of London Drugs. This siting locates it as far as possible from the low-rise buildings mixed-use building further to the west.
- The tower massing is oriented to minimize the impact on both public and private views from the north as well as the existing 'Regency' rental tower to the east. (See view study)
- The relatively simple extruded mass is articulated and distinguished by with large cantilevered balconies partly recessed into the building facade to provide a degree of privacy, while also providing corner glazing in living areas oriented towards city, mountain, and ocean views.

Architectural Design Rationale

- Numerous sources influence the design of this project. The architectural form and character draws inspiration from the surrounding West End character made up by a mix of low-rise wood frame residential walk-ups and simple concrete point towers characterized by large expanses of concrete wall, ribbon windows and applied decorative elements such as textured concrete and mosaic tile. These mid-century modernist buildings and the eclectic mix of small scale commercial buildings fronting Davie Street define the current character of this part of the West End.

- Allusions to these sources become evident in the architectural language of both the podium and tower.
- While the tower plan is symmetrical in plan it presents itself along Davie Street as asymmetrical so that the character of the tower is varied as one approaches the site on Davie from the west or to the east.
 - Expansive vertical wall planes contrast bands of glass that serve to direct and at times edit views.
 - Interior spaces are oriented to maximize daylight, views and control unwanted solar gain.
 - A cool coloured palette is derived from the unique West Coast natural setting of water, landscape and sky.

Podium

- A highly articulated two-storey podium will replace the current parking lot to complete the street wall on this block of Davie Street. The elevation is broken down into three main components:
 - O A stair and elevator element that provides access to below grade commercial public parking is characterized by a decorative concrete screen surrounding the stairs. This series of circular openings references the mid-century ornamental concrete and metal work found in the surrounding community adding both texture and geometric pattern at the pedestrian scale. A planted roof and ground level planting/bench further softens the edges and acts as a transition from the London Drugs elevation at the property line to the new rental lobby recessed further back.
 - O The single over-height commercial retail unit is set back 7 feet from the property line. The length of this facade is broken down into a series of uniform glass bays and a larger display window at the west end of the elevation with a tenant overlook from the landscape podium situated above this window.
 - O The main over-height residential entry lobby is further setback from the street between the stair and the commercial unit, and is clearly identified by its cantilevered glass and steel entry canopy and feature tile wall that extends from the outdoors into the lobby.

Social / Cultural Sustainability

- The development provides a mix of secured rental units ranging from efficient studio suites to generous 3 bedroom units.
- The design enhances the pedestrian realm and pedestrian movement past the site.
- Community indoor and outdoor amenity spaces provide opportunities that encourage social interaction as well as providing areas of passive green space with community gardens for residents.

- Podium:** The lower level podium massing is planned to provide a new 7 ft. (2.13m) hardscape setback on Davie Street along most of the width of the site, as is called for in the West End Community Plan (WECP 10.2.3). The exception is a relatively small area at the east end of the elevation where a proposed stair and elevator serving the commercial public parking below grade acts as a transition between the existing London Drugs store built to the property line and new rental building. The residential entry is set back further from the commercial frontage and is defined by landscaping and a separate canopy.

- The two-storey podium height responds to the height of the two adjacent commercial buildings as well as the heights of the commercial buildings across Davie Street.
- The development site is somewhat constrained along the lane side of the podium. This is partly due to the necessity of retaining the existing London Drugs loading bay at the southeast corner, as well as retaining access from the new below grade parking structure to the existing parking structure below London Drugs. This therefore limits the location of the parking entry to where it currently is situated at the southwest corner of the site.

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- The tower massing is oriented to minimize the impact on both public and private views from the north as well as the existing 'Regency' rental tower to the east. (See view study)
- The relatively simple extruded mass is articulated and distinguished by with large cantilevered balconies partly recessed into the building facade to provide a degree of privacy, while also providing corner glazing in living areas oriented towards city, mountain, and ocean views.

- Colour and Materials**
- The proposed colour palette is simple and contemporary with grey window frames and spandrel glass contrasting the off-white painted concrete balconies. Large vertical expanses of patterned blue-grey wall cladding are accented by staggered blue coloured glass balconies.
- The materials of the building include:

- Painted concrete
- Insulated panel cladding with staggered reveal pattern
- Window wall and curtain wall glazing systems
- Coloured spandrel glass
- Coloured feature balcony glass
- Feature wall tiles
- Decorative concrete block screen

Sustainability

- The site is located in a high density mixed-use neighbourhood that is very pedestrian and cyclist friendly. Dedicated car share stalls, bicycle lockers and electric car charging stations are provided while automobile parking is kept to a minimum. The area is well served by public transit.
- In accordance with the West End Community Plan Green Building Policy on Neighbourhood energy, the hydronic heating system will be designed to be easily connectable to a future neighbourhood energy system.
- Passive Design Strategies include:
 - O Attention to orientation and providing solar shading by providing deep set balconies
 - O Window to wall area ratio is reduced
 - O Living spaces are planned to include corner exposure and operable windows in all units promoting cross-ventilation
 - O Includes energy efficient mechanical systems as well as water-conserving plumbing fixtures
 - O The building envelope design incorporates low maintenance durable materials

- Tower Setbacks Diagram**

- 1 TOWER SETBACKS DIAGRAM**

View Analysis

- Project North
True North

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Sheet No. N/A
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Drawn RK
Checked -
Approved -
Date 2015/06/17
Revised -

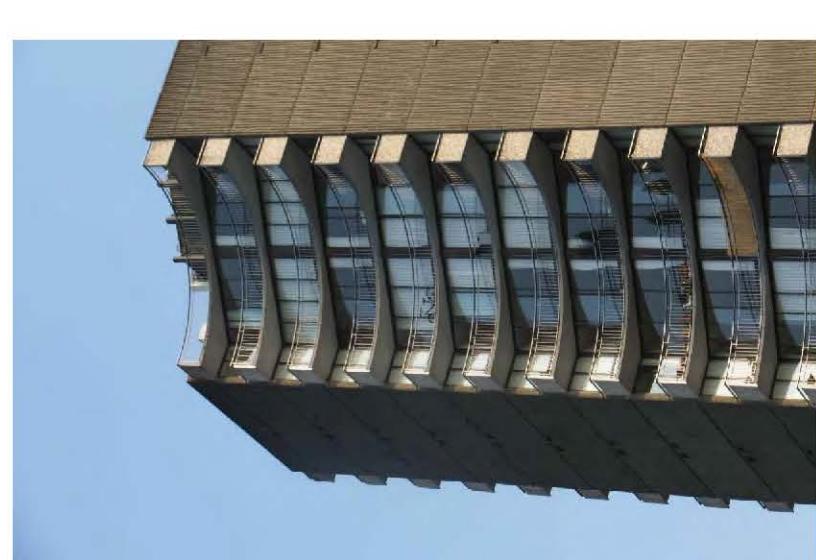
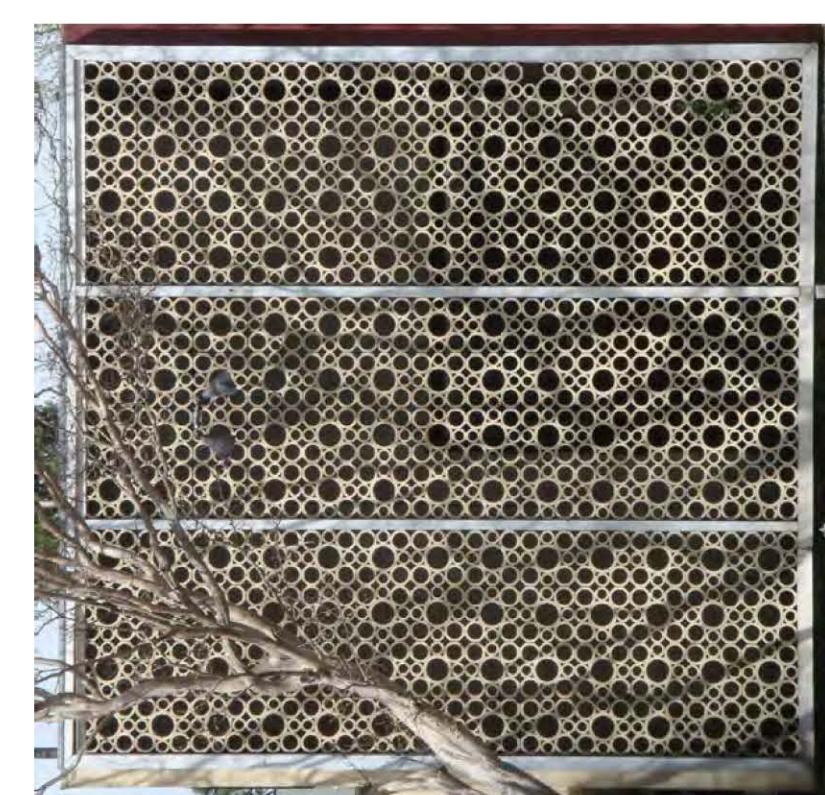
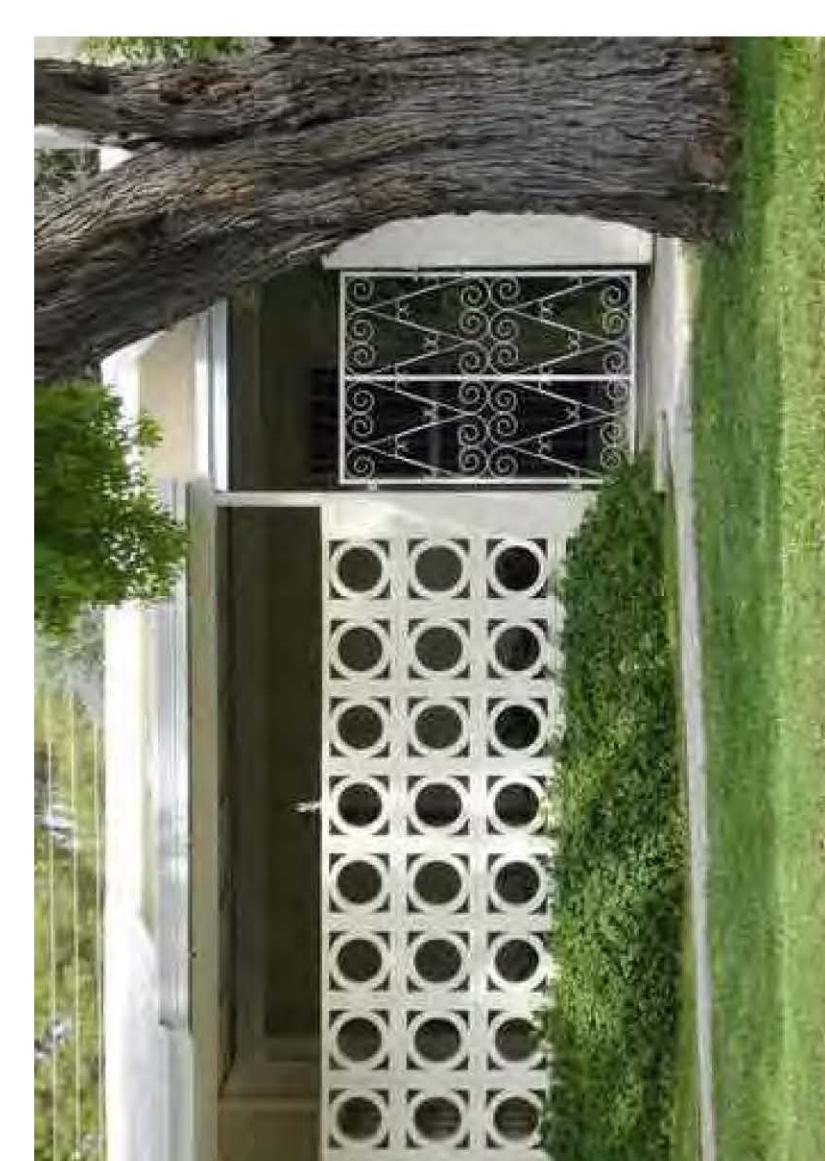
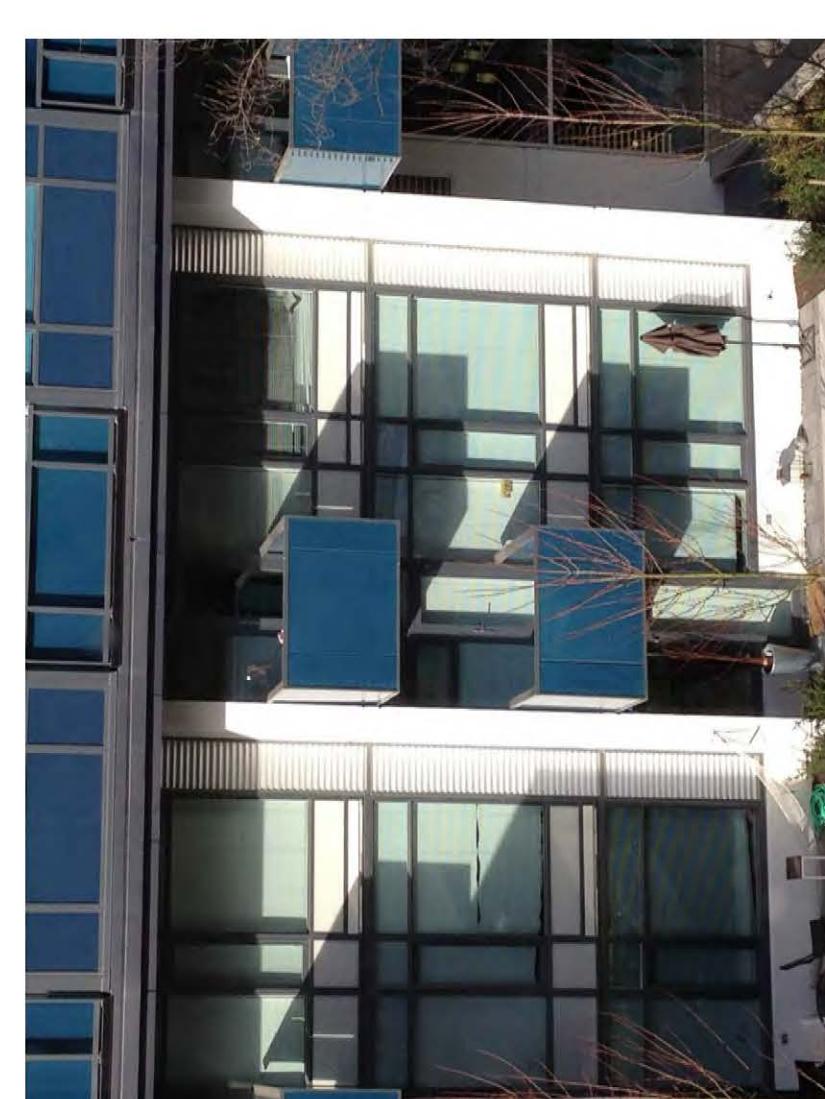
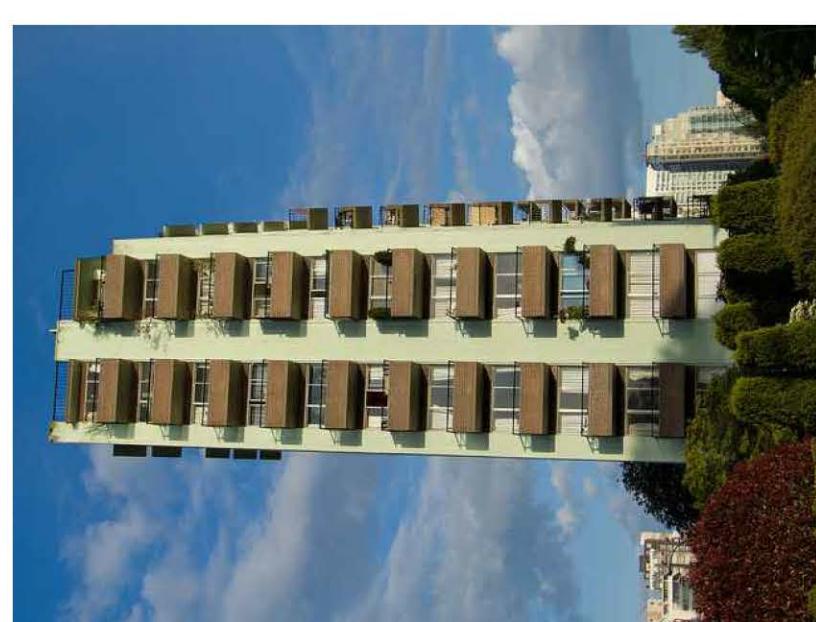
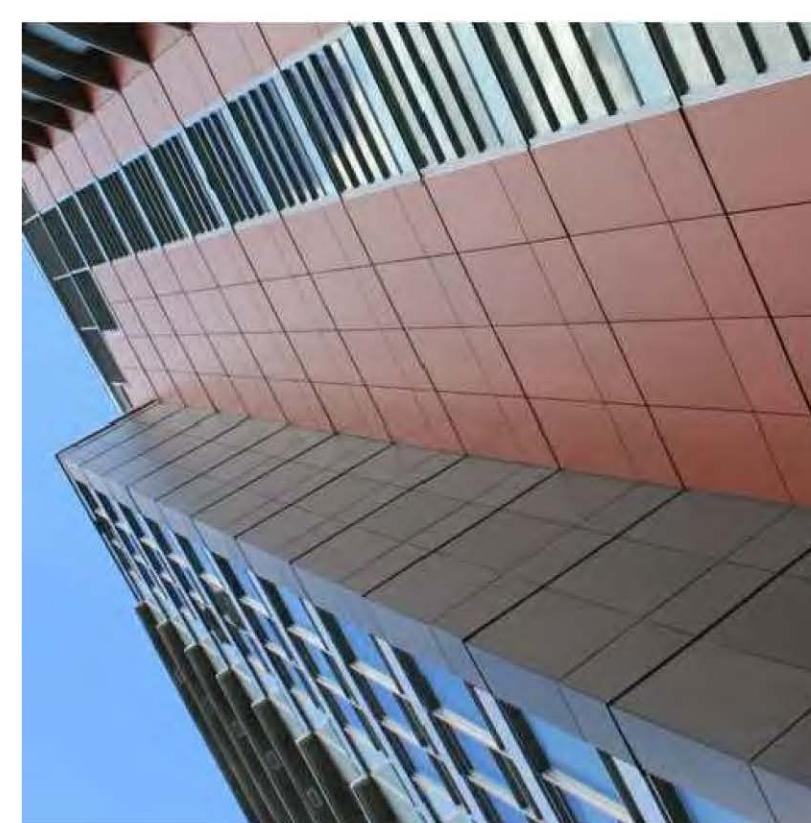
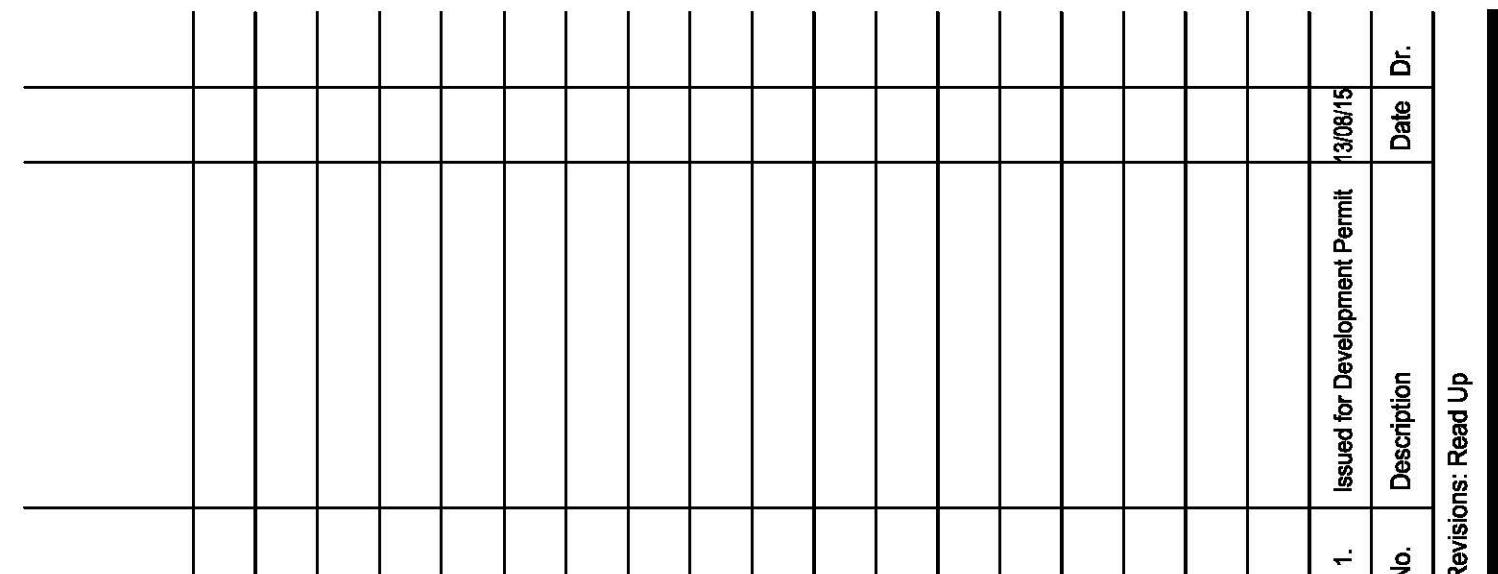
- View Analysis**

- 1 TOWER VIEWS DIAGRAM**

Design Rationale and Precedents

- APPENDIX D Page 3 of 19

KEY PLAN



FEATURE CONCRETE BLOCK SCREEN PATTERNS



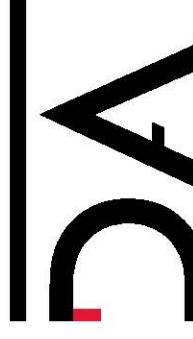
ELEVATION CHARACTER



FACADE ARTICULATION



FEATURE TILE PATTERNS



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NEIGHBOURHOOD PRECEDENTS

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Checked	-		
Approved	-		
Date	2015/06/17	Revised	-

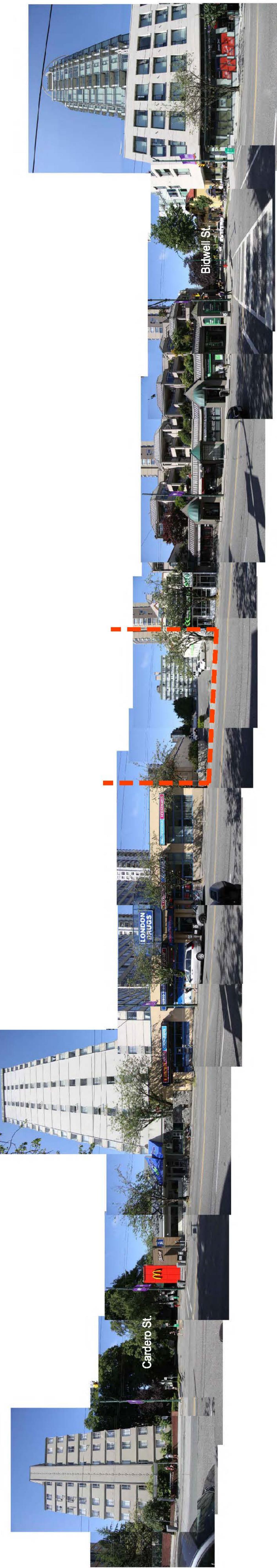
KEY PLAN



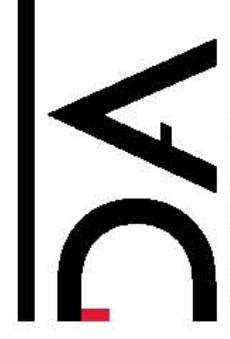
② EXISTING AERIAL VIEWS
A04

① KEY PLAN
A04

③ EXISTING STREET VIEWS
A04



④ DAVIE ST. - LOOKING SOUTH
A04



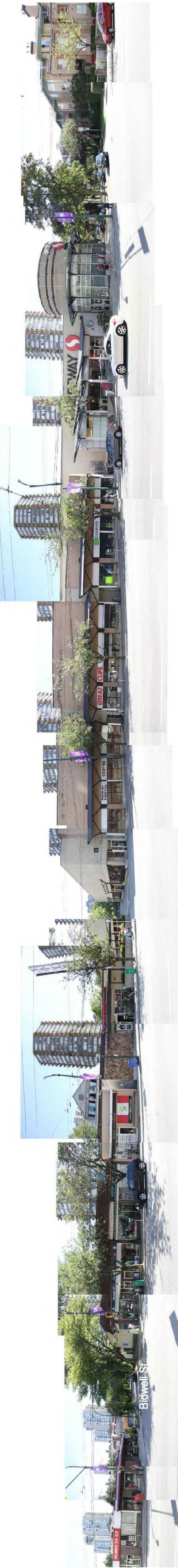
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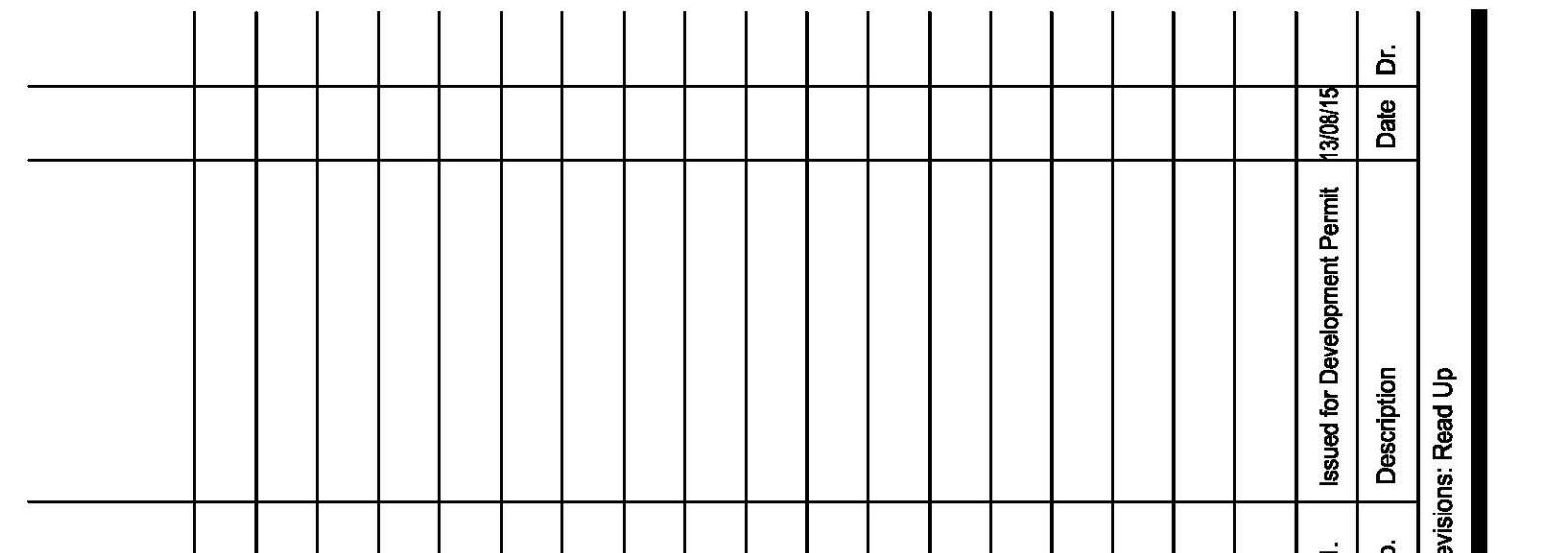
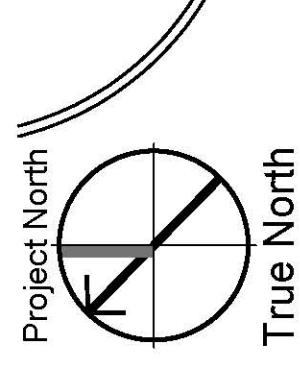
SITE CONTEXT AND PHOTOS

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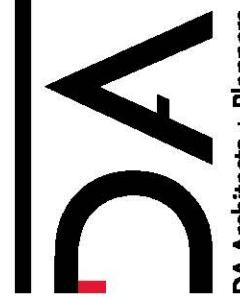


Job No.	1508-000	Sheet No.	
Date	N/A	Date	
Scale		Drawn	RK
Checked	-	Approved	-
Sheet Title		Date	2015.06.17
		Revised	-

KEY PLAN



1.	Issued for Development Permit	130315
No.	Description	Date Dr.
	Revisions: Read Up	



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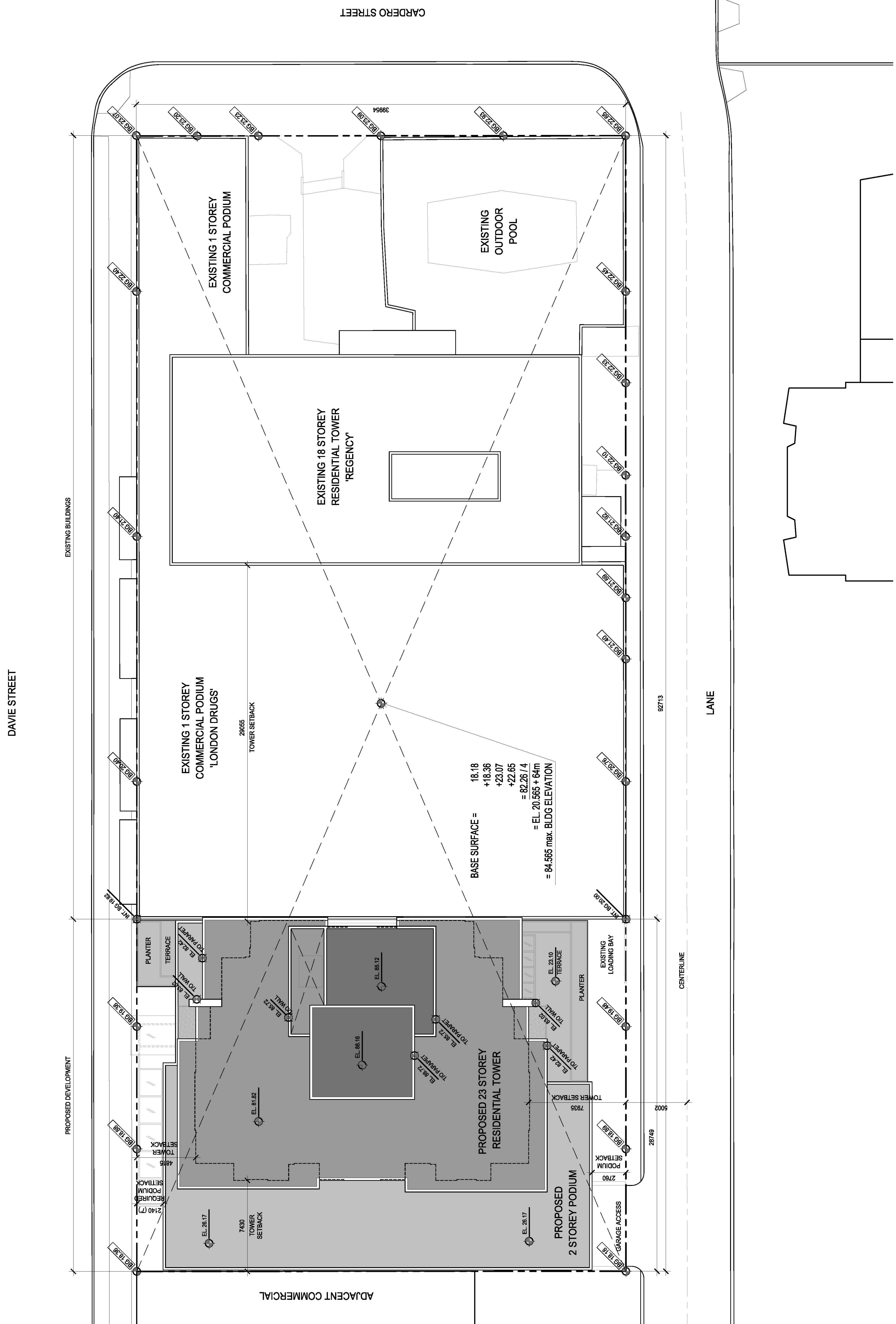
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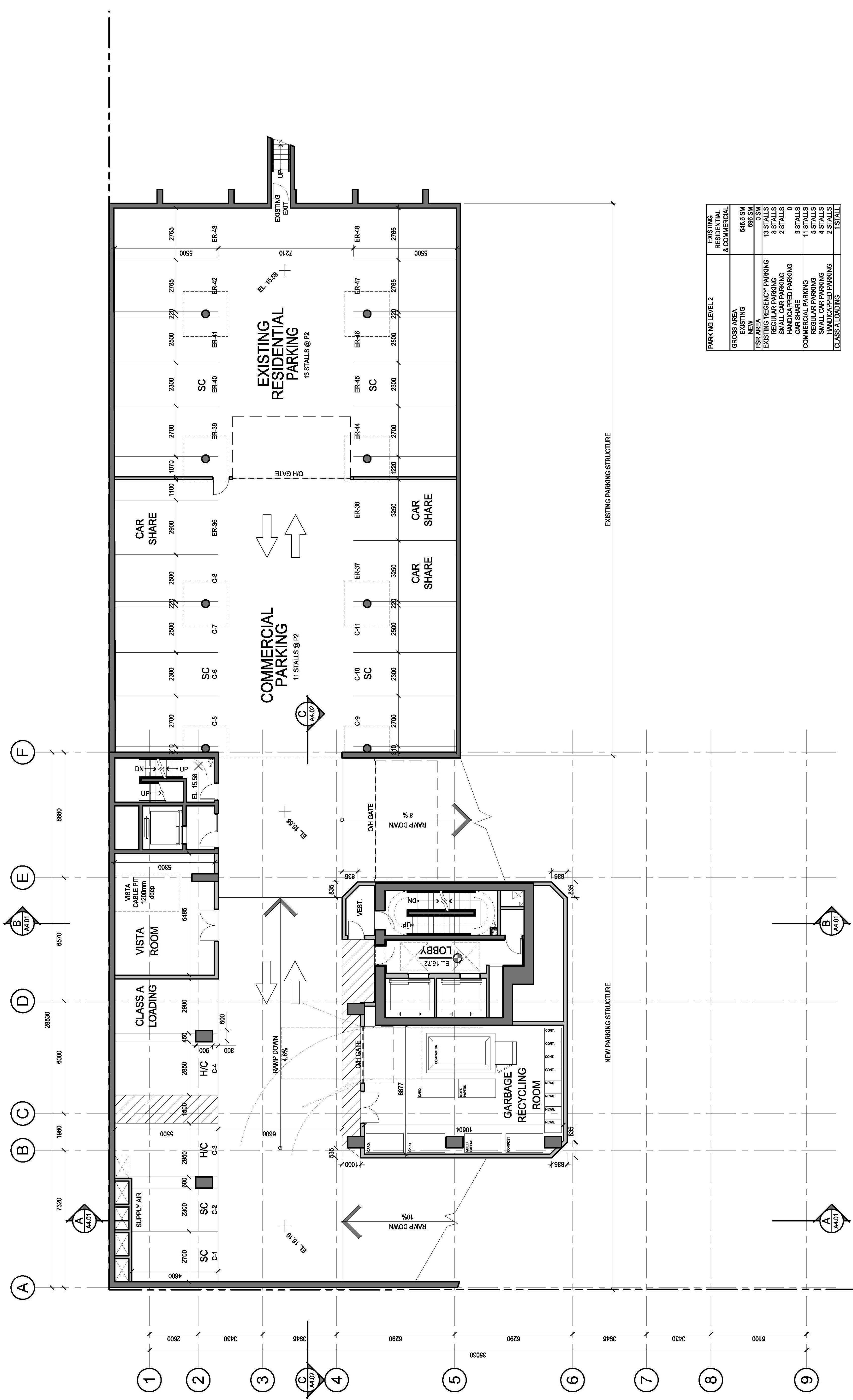
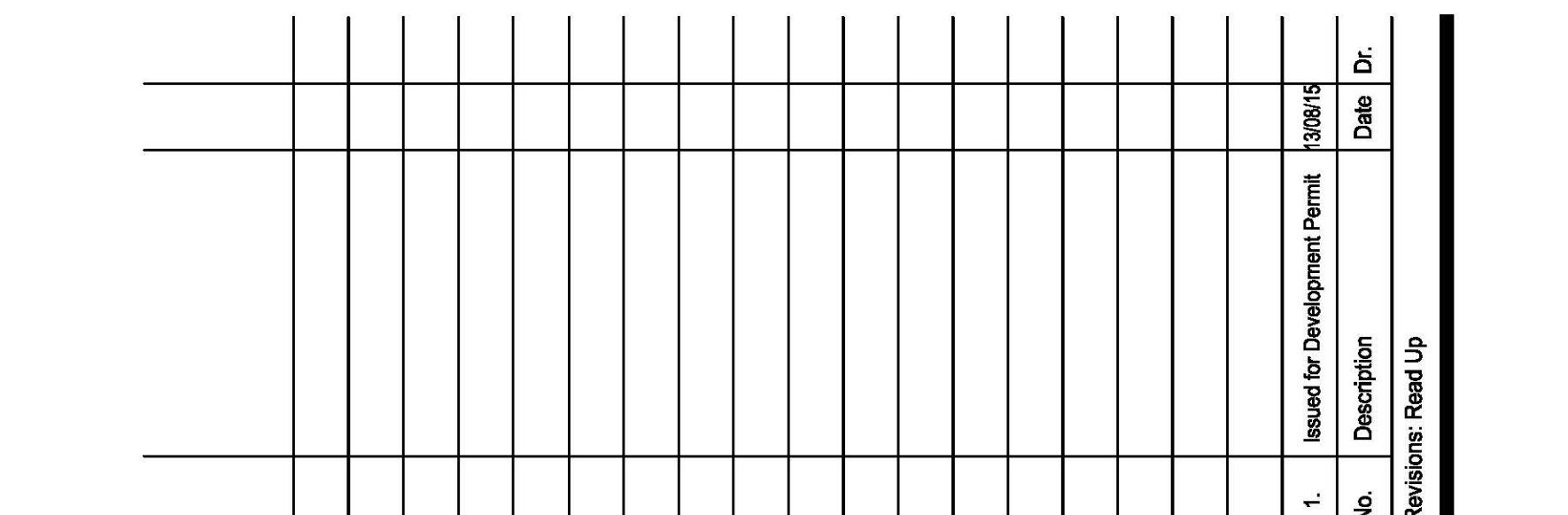
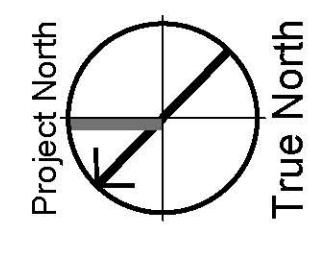
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SITE PLAN

Job No.	1508-000	Street No.	
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Drawn	RK		
Checked	-		
Approved	-		
Date	2015/08/13	Revision	-



KEY PLAN



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PARKING LEVEL 2

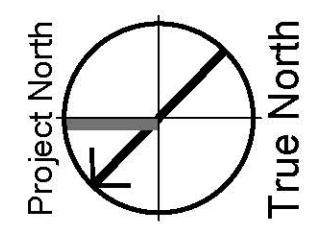
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	Revisions: Read Up	

A2.3

Sheet Title

Approved -
Date 2015/06/17
Review -
2015/06/17

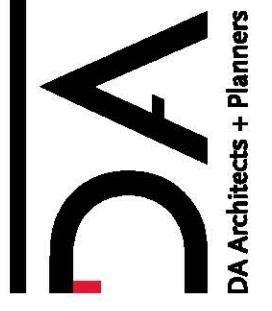
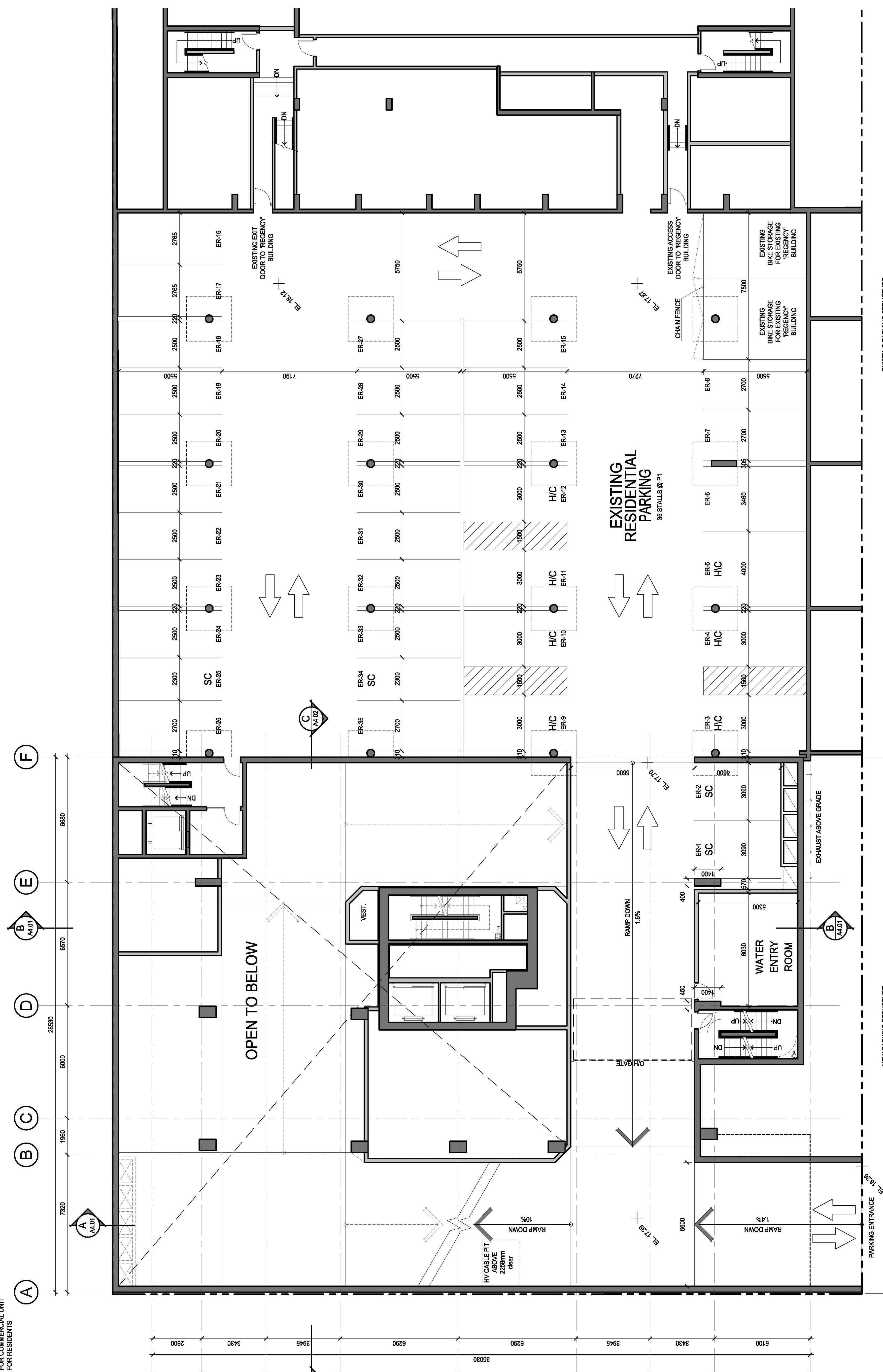
KEY PLAN



Project North

GENERAL NOTES:

1. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.12 OF THE PARKING BY-LAW.
2. THE DESIGN OF THE BICYCLE SPACES (INCLUDING THE BICYCLE ROOMS, COMPONDOLOCERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW.
3. WALLS AND CEILINGS WITHIN THE PARKING GARAGE SHALL BE PAINTED LIGHT OFF WHITE.
4. PARKING STALLS IDENTIFICATION: ER - EXISTING RESIDENTIAL RESERVED FOR REGENCY TOWER
C - RESERVED FOR COMMERCIAL UNIT
R - RESERVED FOR RESIDENTS



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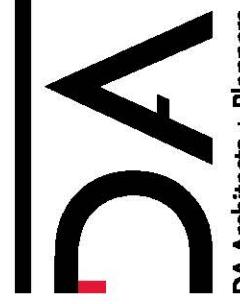
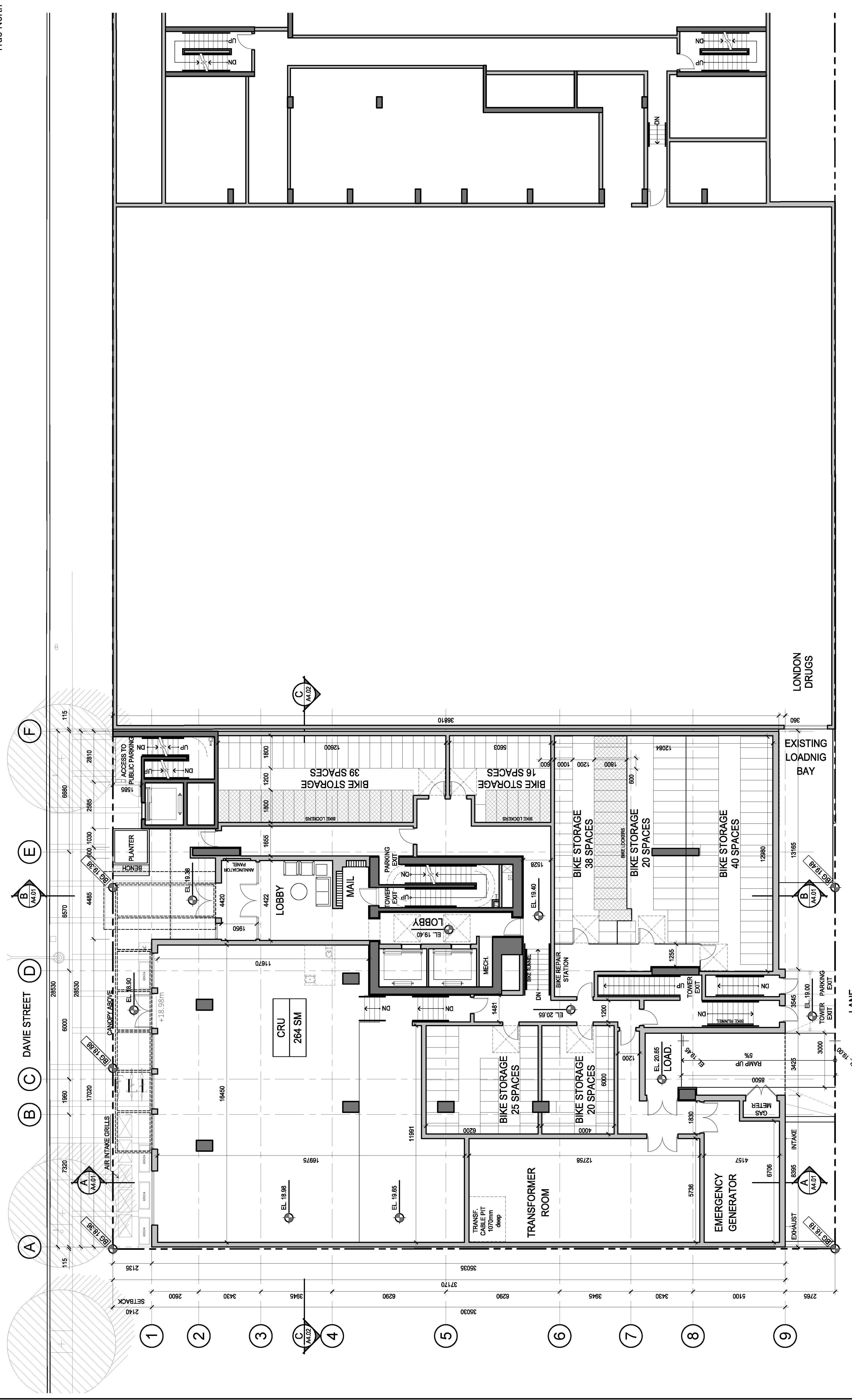
PARKING LEVEL 1

Job No.	1508-000	Sheet No.	
Date	2015/06/17	Scale	1:100
Drawn		Dr.	RK
Checked		Revised	-
Approved		Date	2015/06/17

A2.4

KEY PLAN

A circular compass rose divided into four quadrants by a horizontal and vertical axis. A diagonal line from the top-right quadrant to the bottom-left quadrant is labeled "True North". A diagonal line from the top-left quadrant to the bottom-right quadrant is labeled "Project North". A small arrow points towards the "Project North" line.



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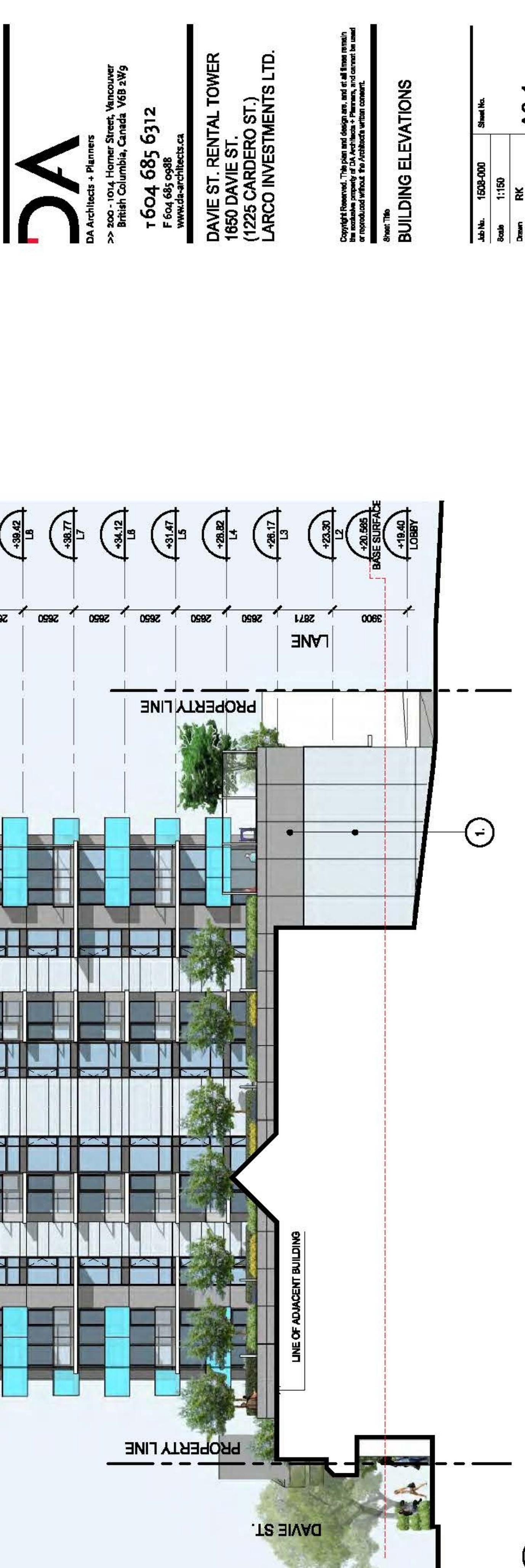
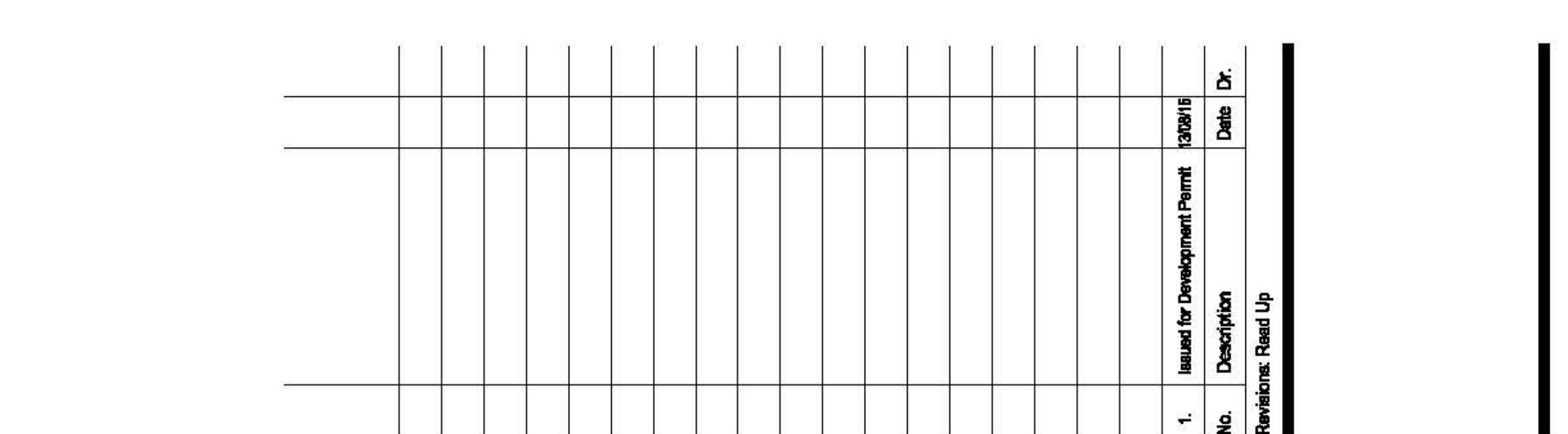
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LEVEL 1 FLOOR PLAN

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Scale	1:100		A2
Drawn	RK		
Checked	-		
Approved	-		Revision
Date	2015.06.17		

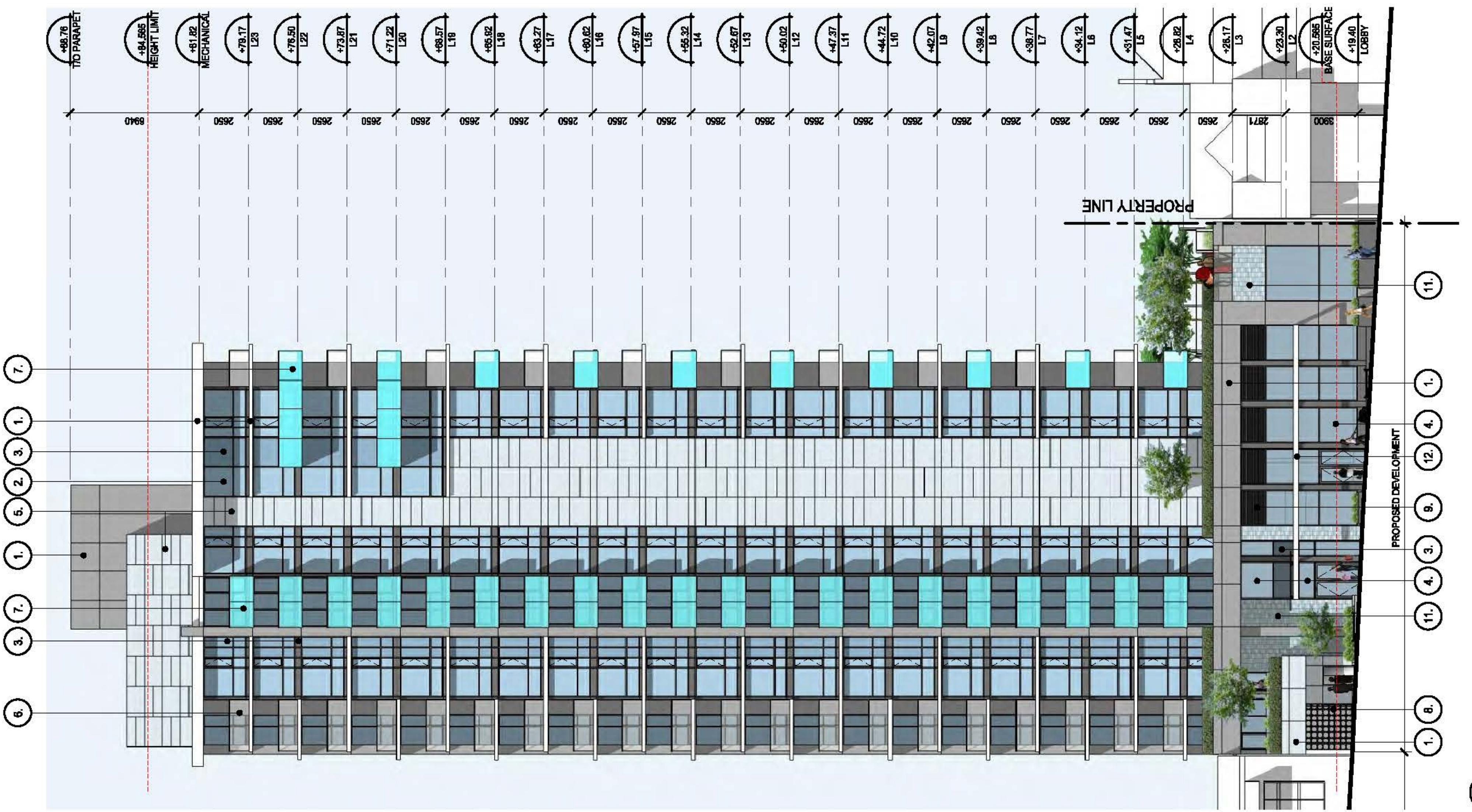
KEY PLAN



1
AS.1

1
AS.1

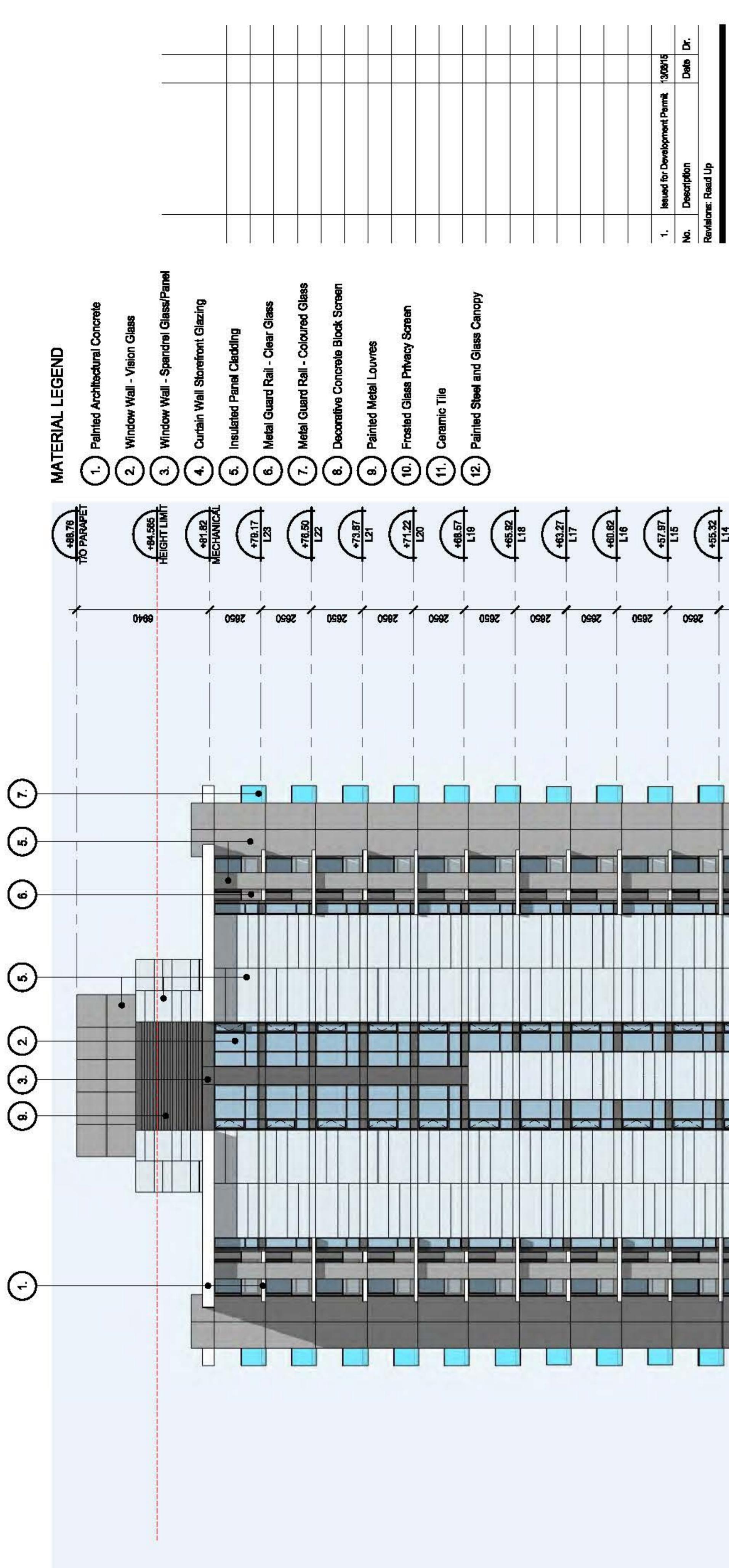
A3.1



A3.1

Job No. 1508-000
Scale 1:150
Drawn RK
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Date 2015/08/17
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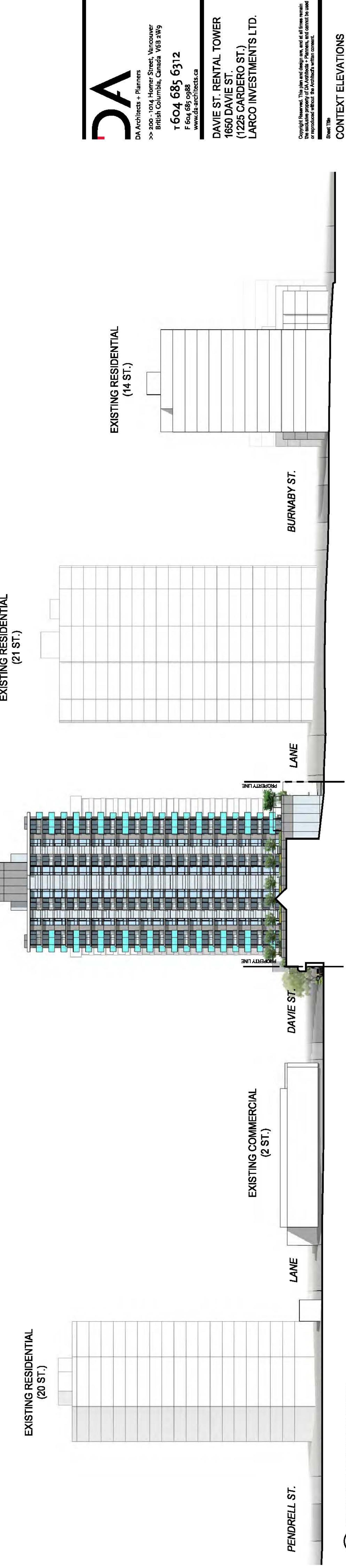
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BUILDING ELEVATIONS



Job No.	150B-000	Sheet No.	A3.2
Scale	1:150	Date	-
Drawn	RK	Created	-
Approved	-	Reviewed	-
Date	2015/06/17	Revised	-

KEY PLAN



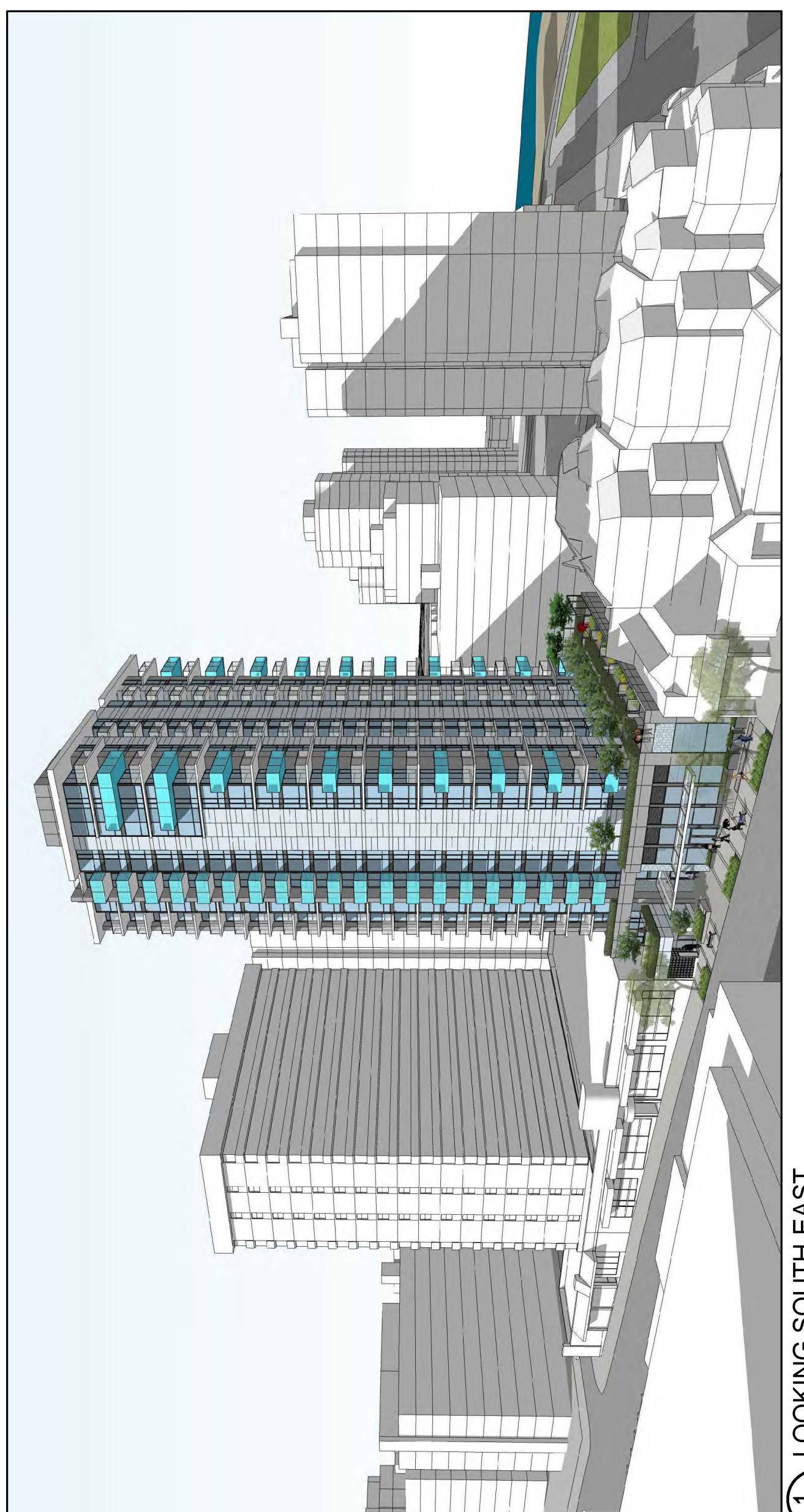
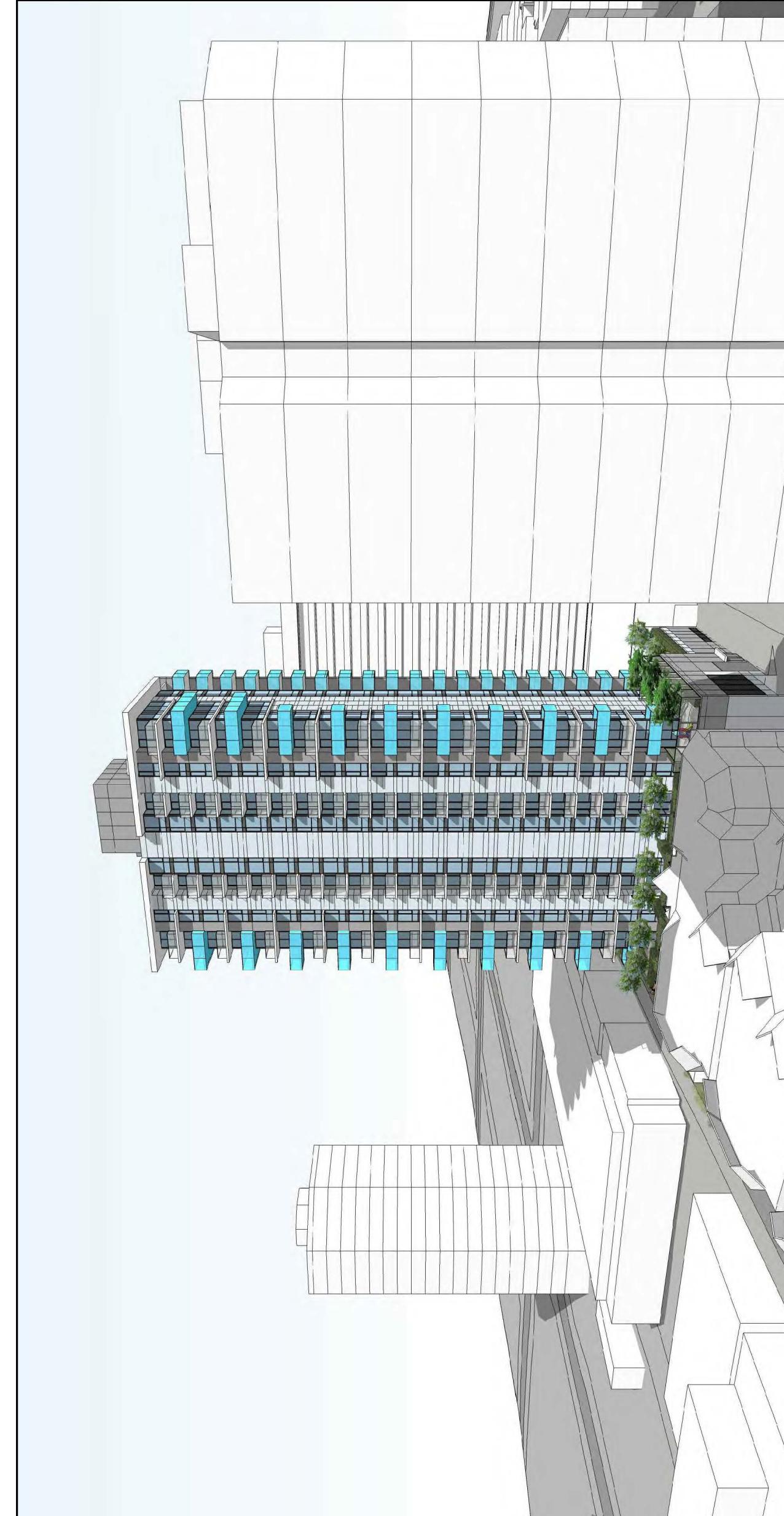
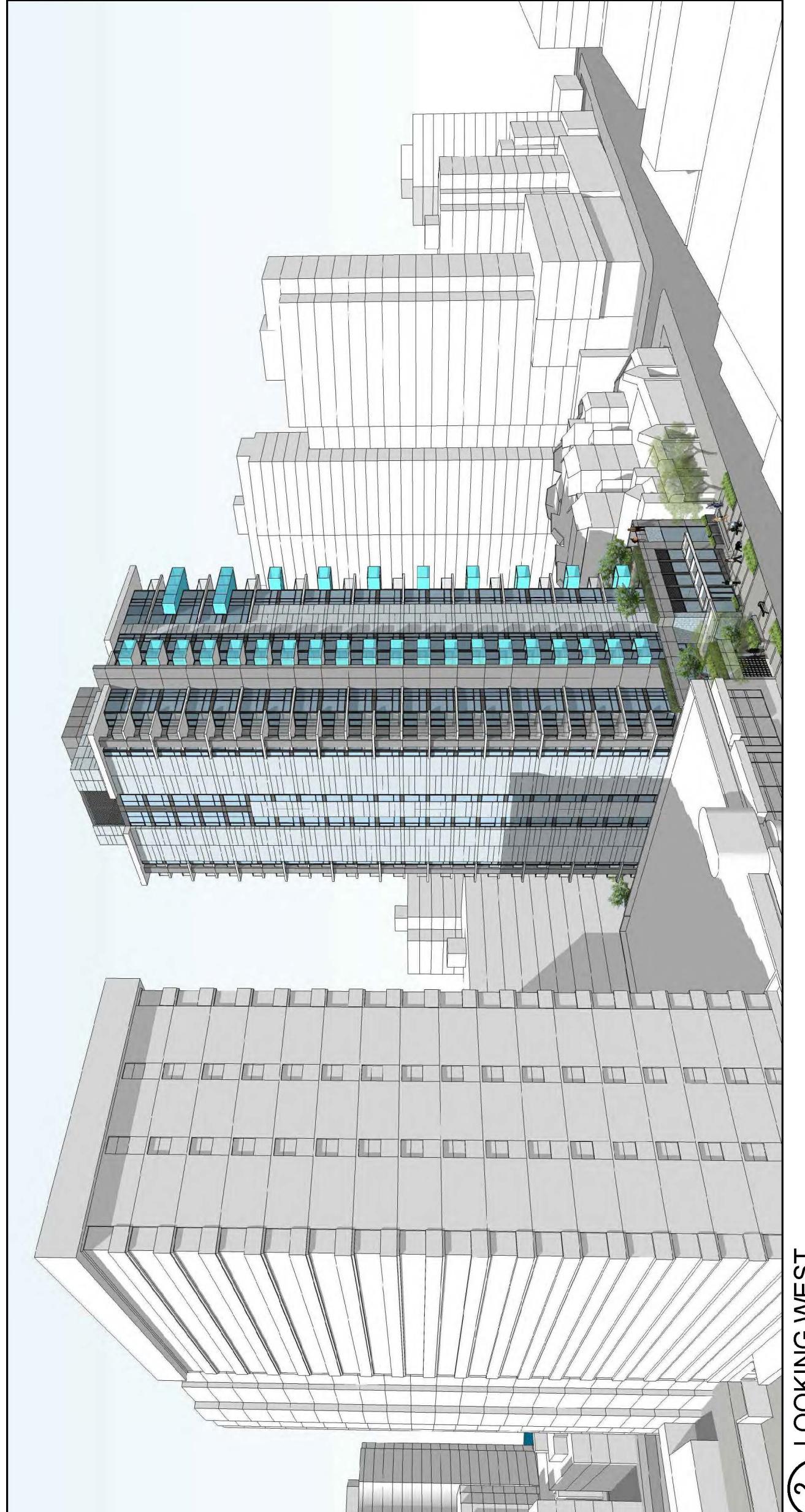
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Date	1/400
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Checked	-
Approved	-
Date	2015.06.17
Revised	-

A3.3

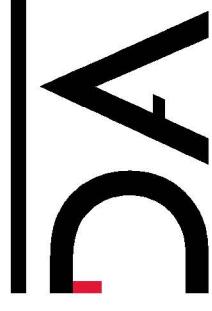
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Sheet 7/80

KEY PLAN



1	Issued for Development Permit	130715
No.	Description	Date Dr.
	Revisions: Read Up	



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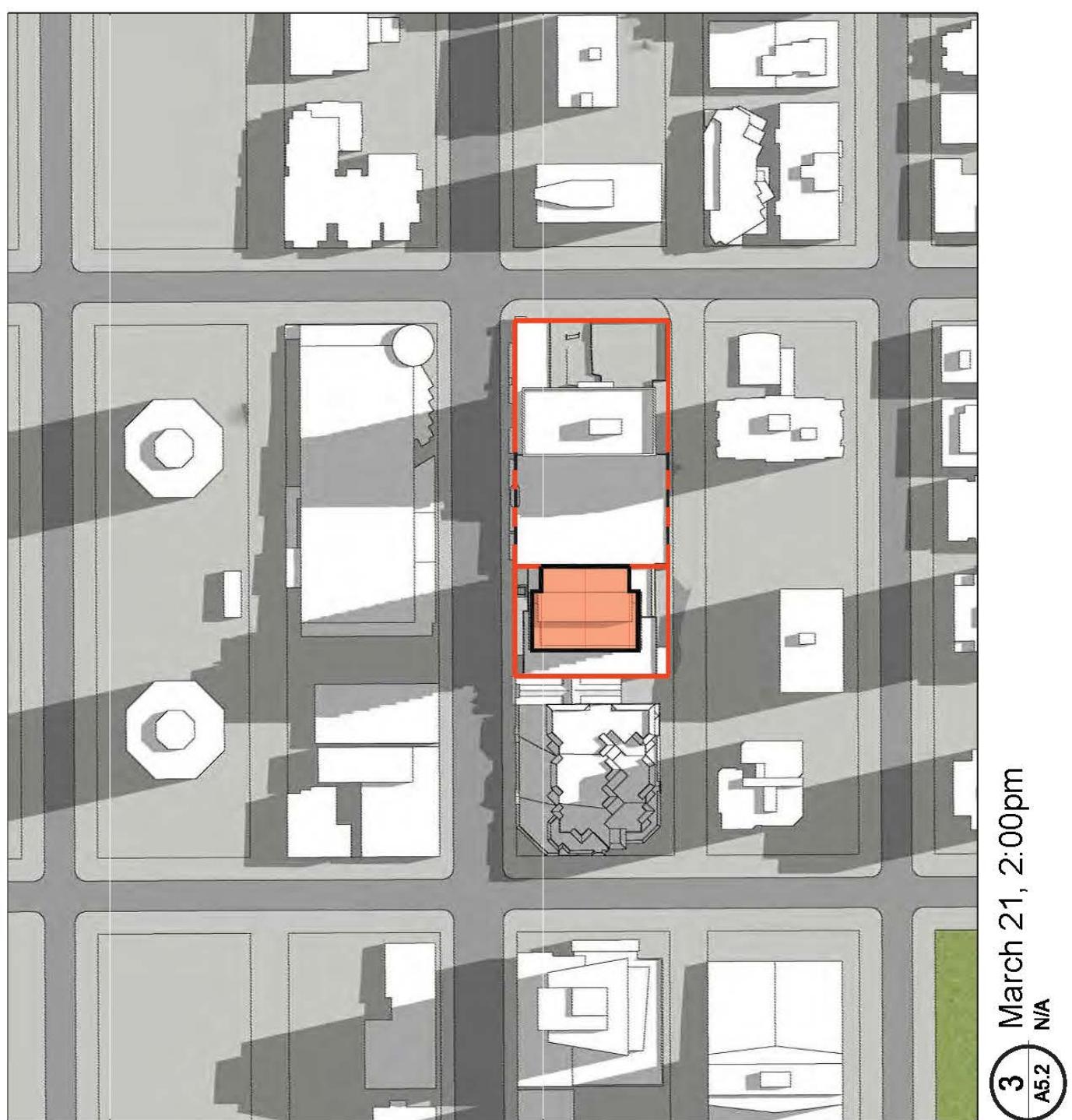
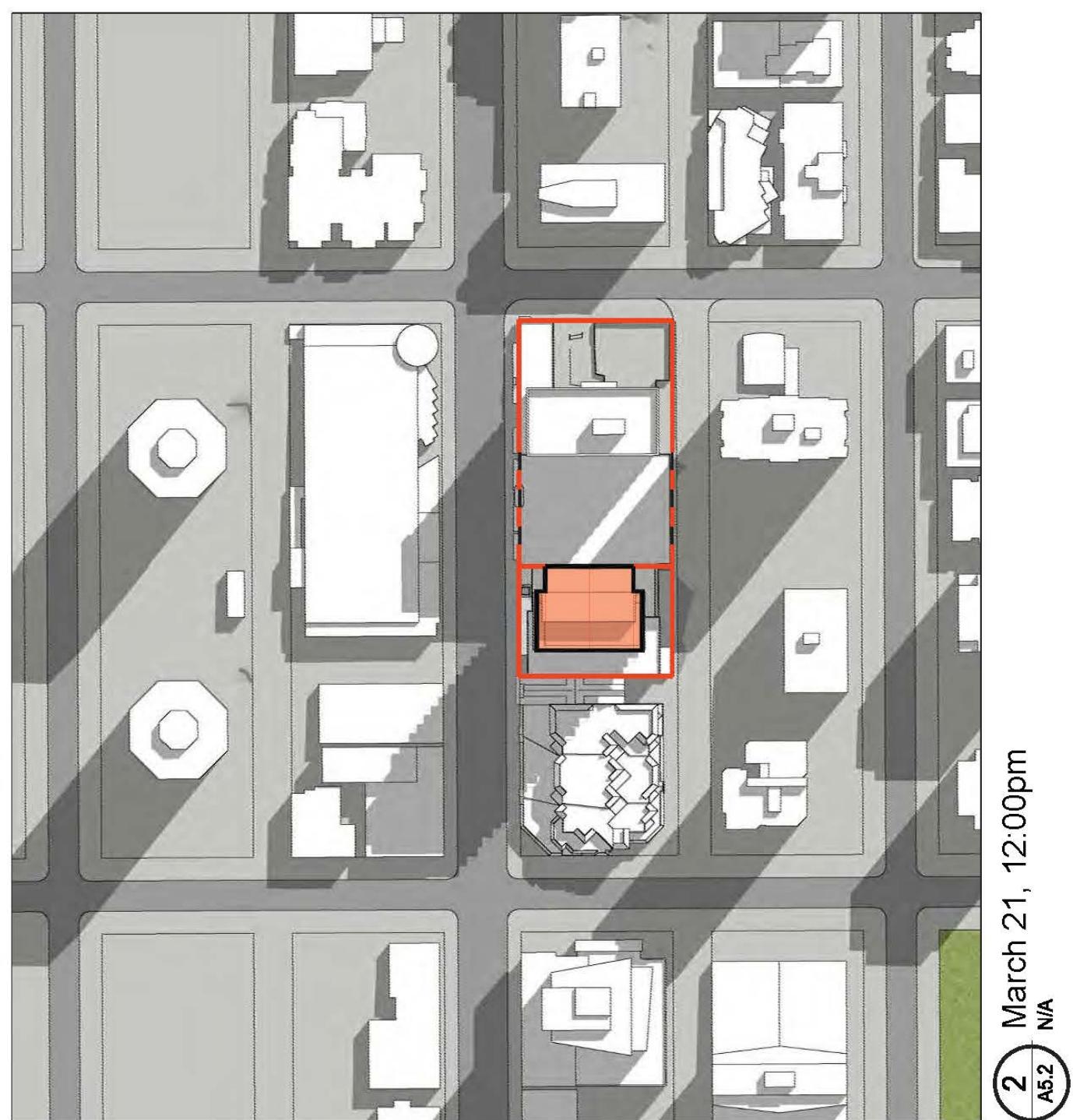
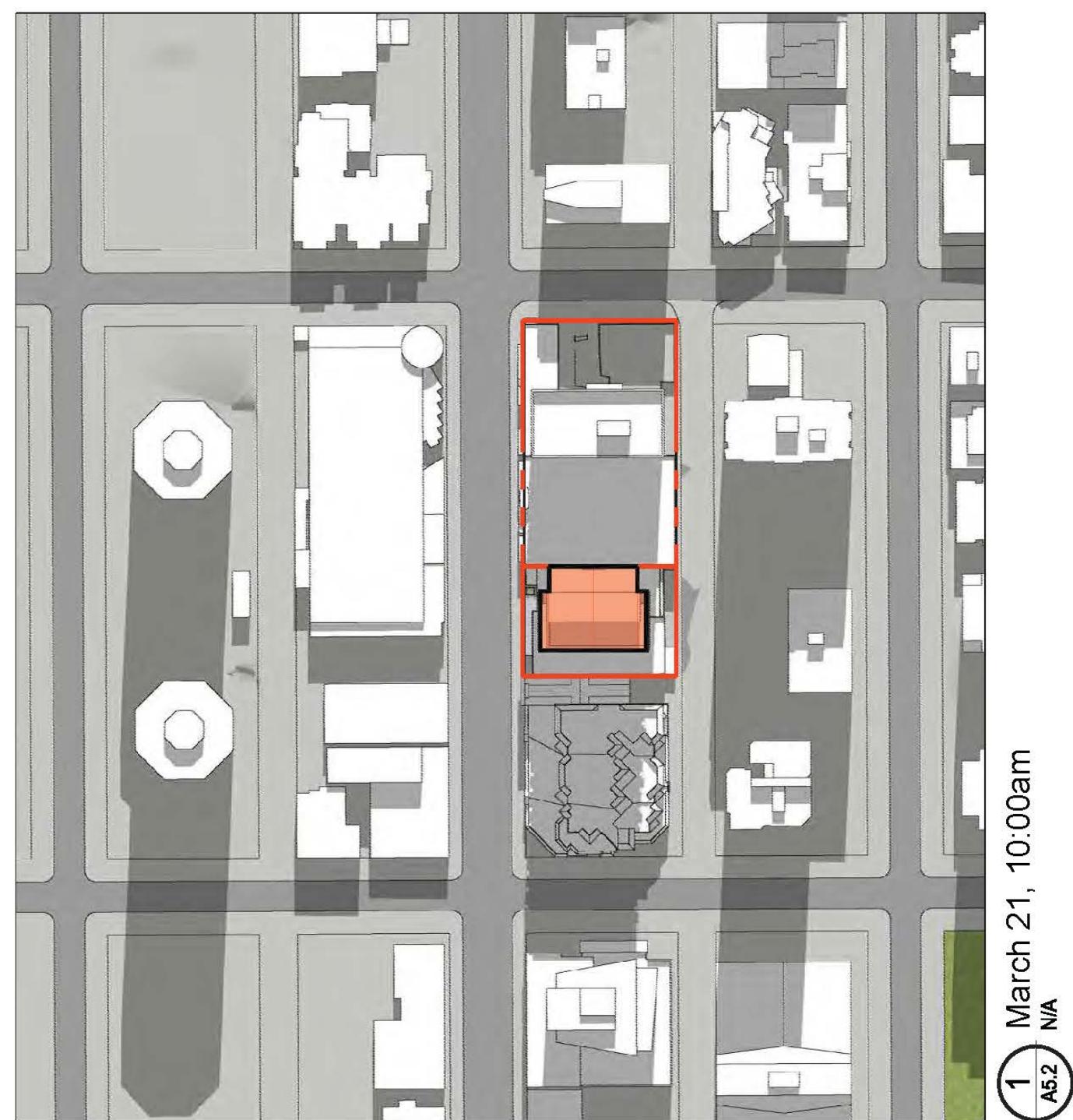
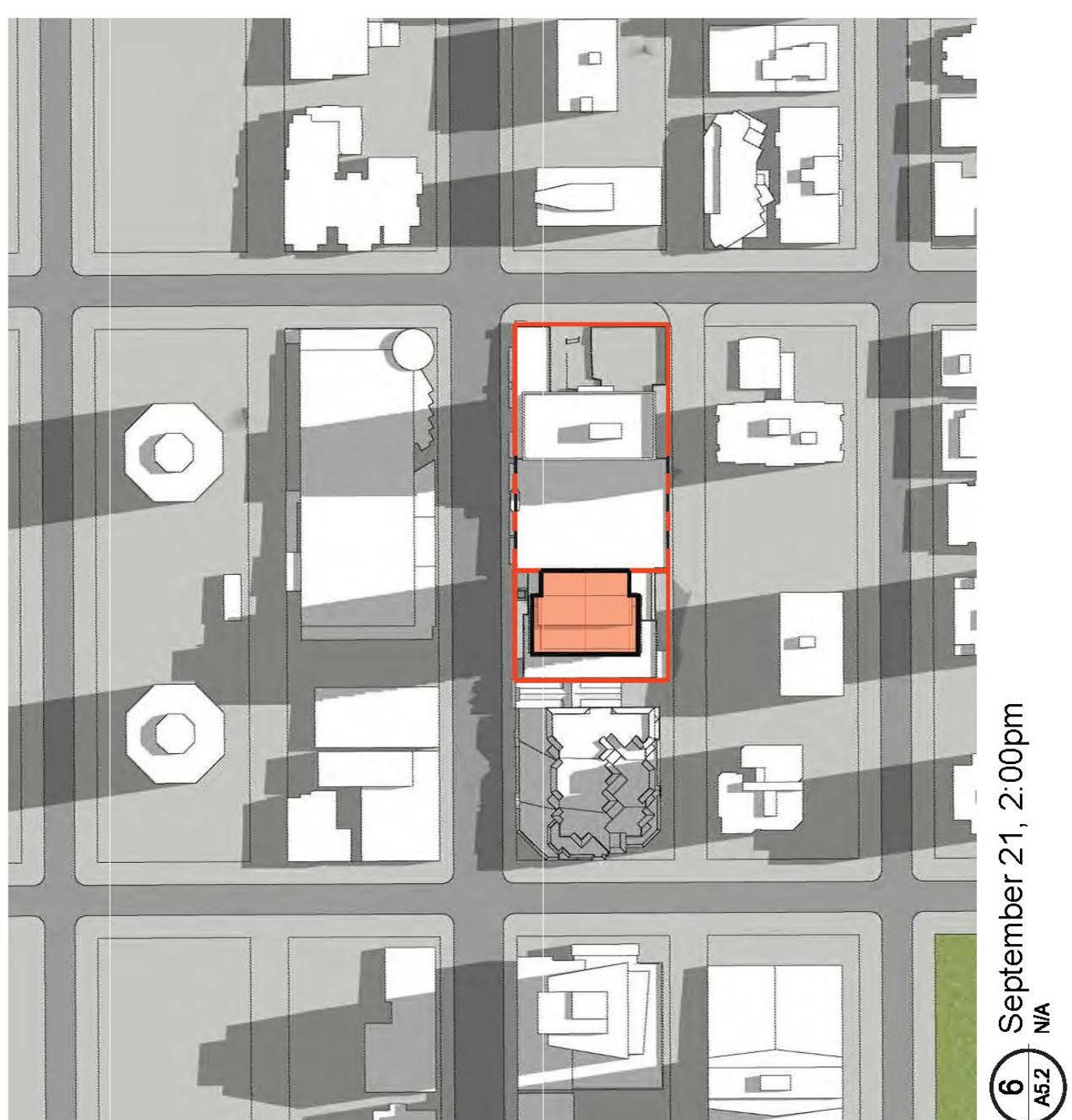
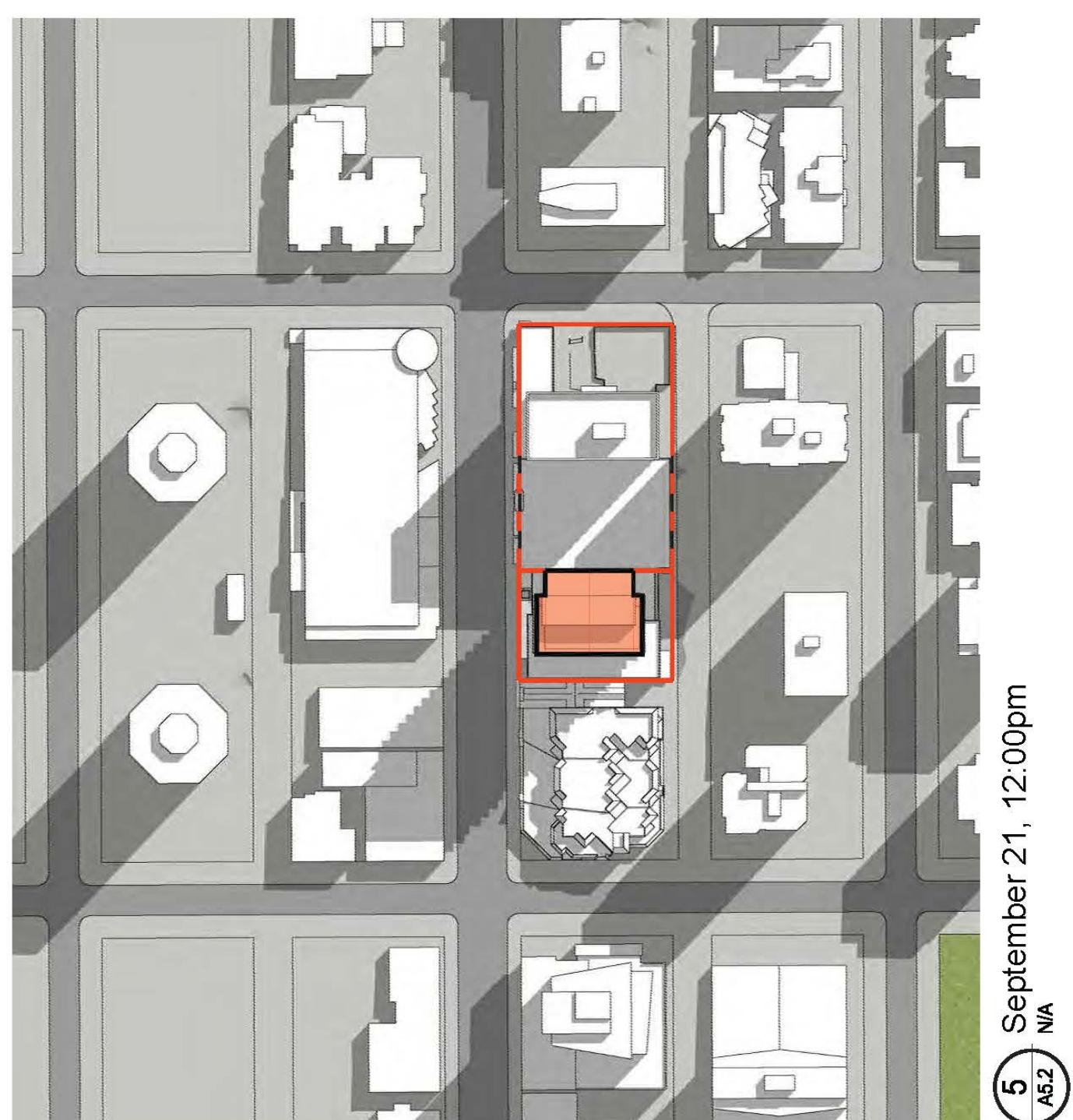
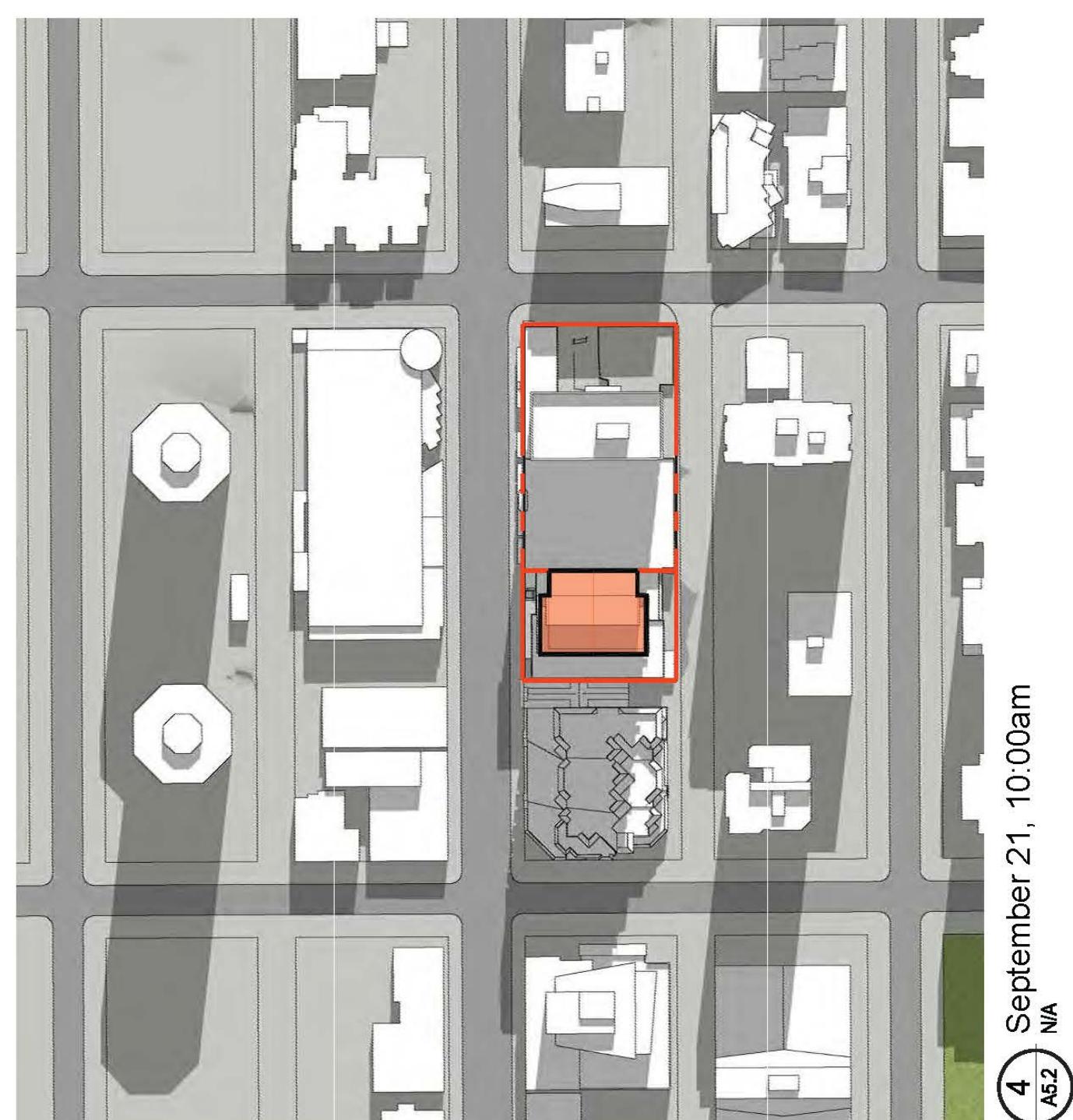
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Sheet Title
3D MODEL VIEWS

Job No.	1508-000	Sheet No.	N/A
Scale	N/A	Drawn	TK
Checked	-	Approved	-
Date	2015.08.17	Revision	-

KEY PLAN



1.	Issued for Development Permit No.	1303156
	Description	Date Dr.
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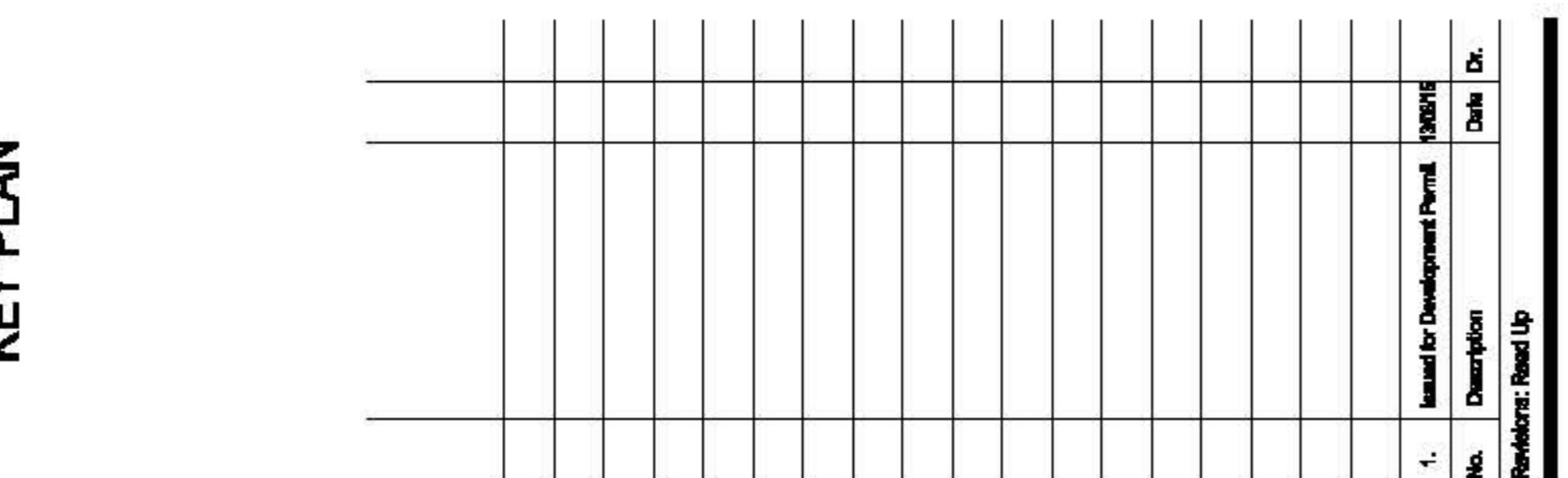
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Checked By:

Approved By:

Date:

A5.3

Sheet No. 100B-000
Scale: N/A
Drawing: HK
Crash: -
Reviewed: -
Date: 2016/08/17
Planned: -

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Drawn By:

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Approved By:

A5.3

Sheet No. 100B-000
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Drawing: HK
Crash: -
Reviewed: -
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Planned: -

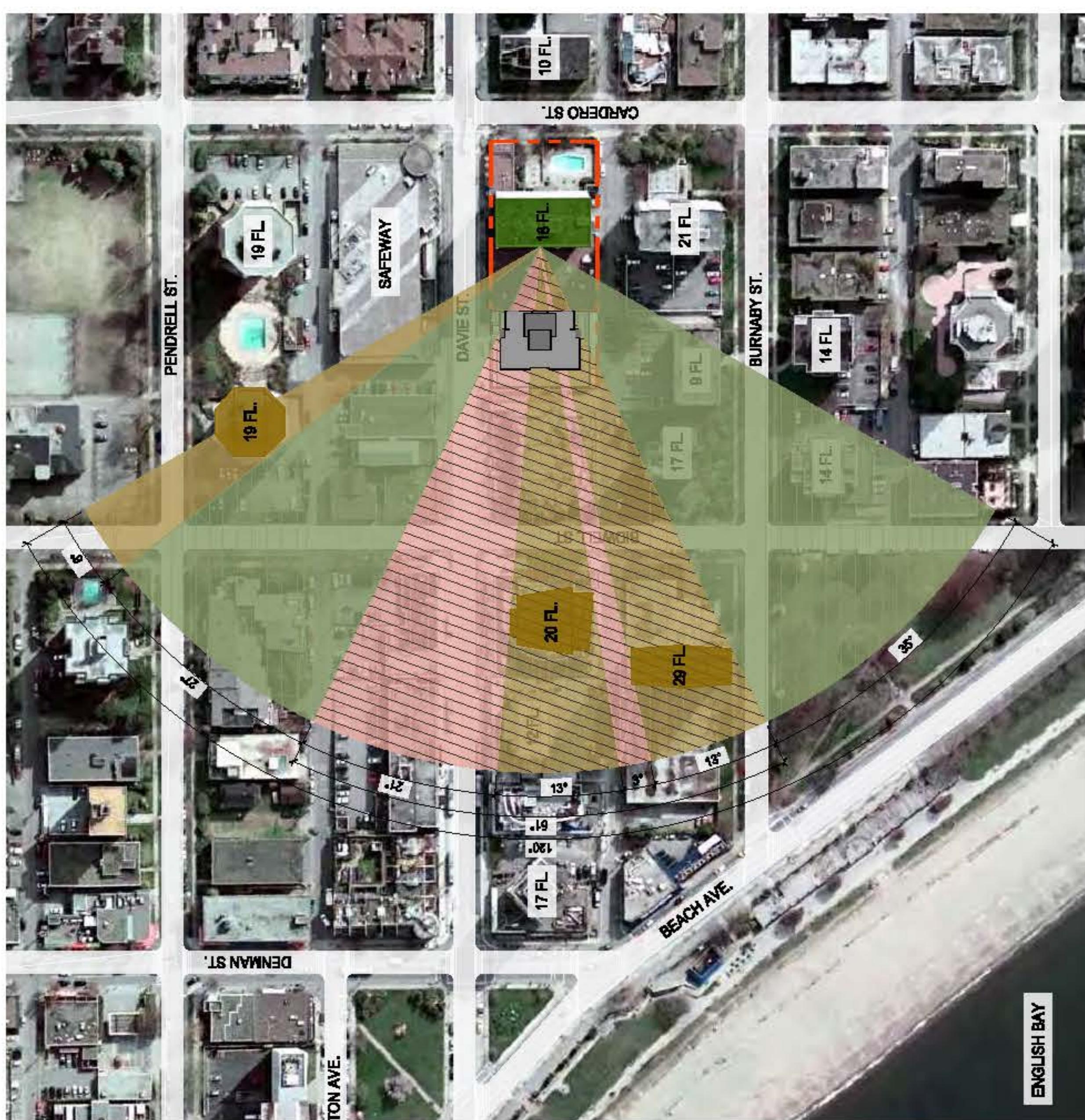
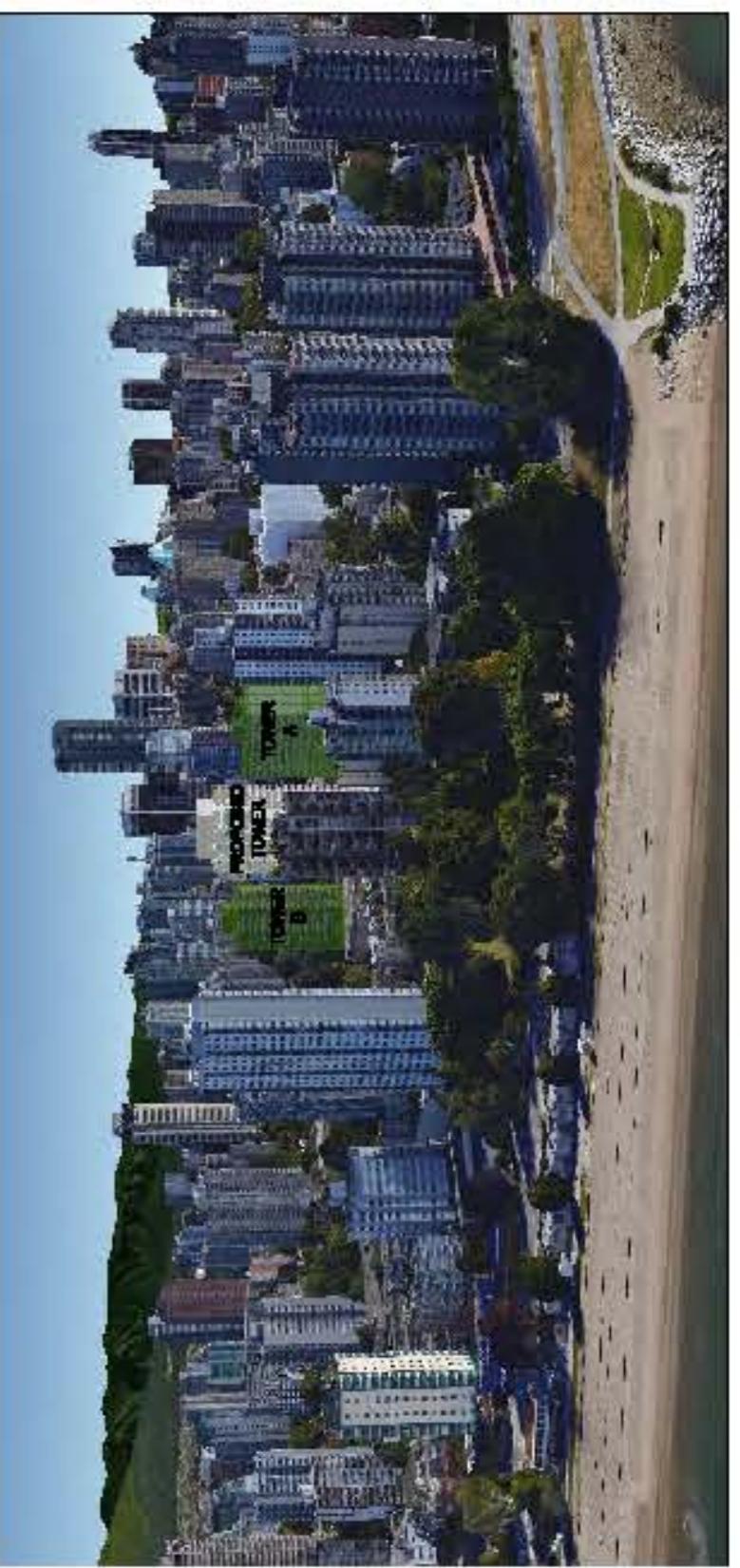


Project North
True North

BUILDING VIEW IS TAKEN FROM
EXISTING VIEW OBSTACLE
PROPOSED BUILDING FLOORPLATE

MAP LEGEND
VIEW MAINTAINED
INCREMENTAL VIEW IMPACT

VIEW IMPACT
EXISTING RESIDENTIAL TOWER B
VIEW CONE: 120°
VIEW HEIGHT: 19TH STORY (TOP FLOOR)
INCREMENTAL VIEW IMPACT: 17' (4.2m)



VIEW IMPACT
EXISTING RESIDENTIAL TOWER A
VIEW CONE: 120°
VIEW HEIGHT: 18TH STORY (TOP FLOOR)
INCREMENTAL VIEW IMPACT: 25' (7.6m)



DAVIE STREET

~~GLASS RAIL AS OVERLOOK: SEE ARCH. DWGS.~~

~~ENCL: LANDSCAPE FORMS
STAY - BENCH WITH BACK~~

- TOOL SHED —
(BY OWNER)
- SMALL TREE —
AS SCREEN:
AMELANCHIER
'ROBIN HILL'
- RAISED CONCRETE →
BEDS 0.75m HT
- COMMUNITY —
GARDEN PLOTS

WEST 26 FEET
5
PLAN 92
1674 DAVIE STREET

LONDON DRUGS
1225 CARDERO STREET

CONCRETE PAVERS
RAISED CONCRETE
PLANTERS (TYP)
SMALL TREE:
AMELANCHIER
ROBIN HILL'

DAVIE STREET

LEVEL TWO

SPEED BUMP

SPHALT SUBEACE)
LANE