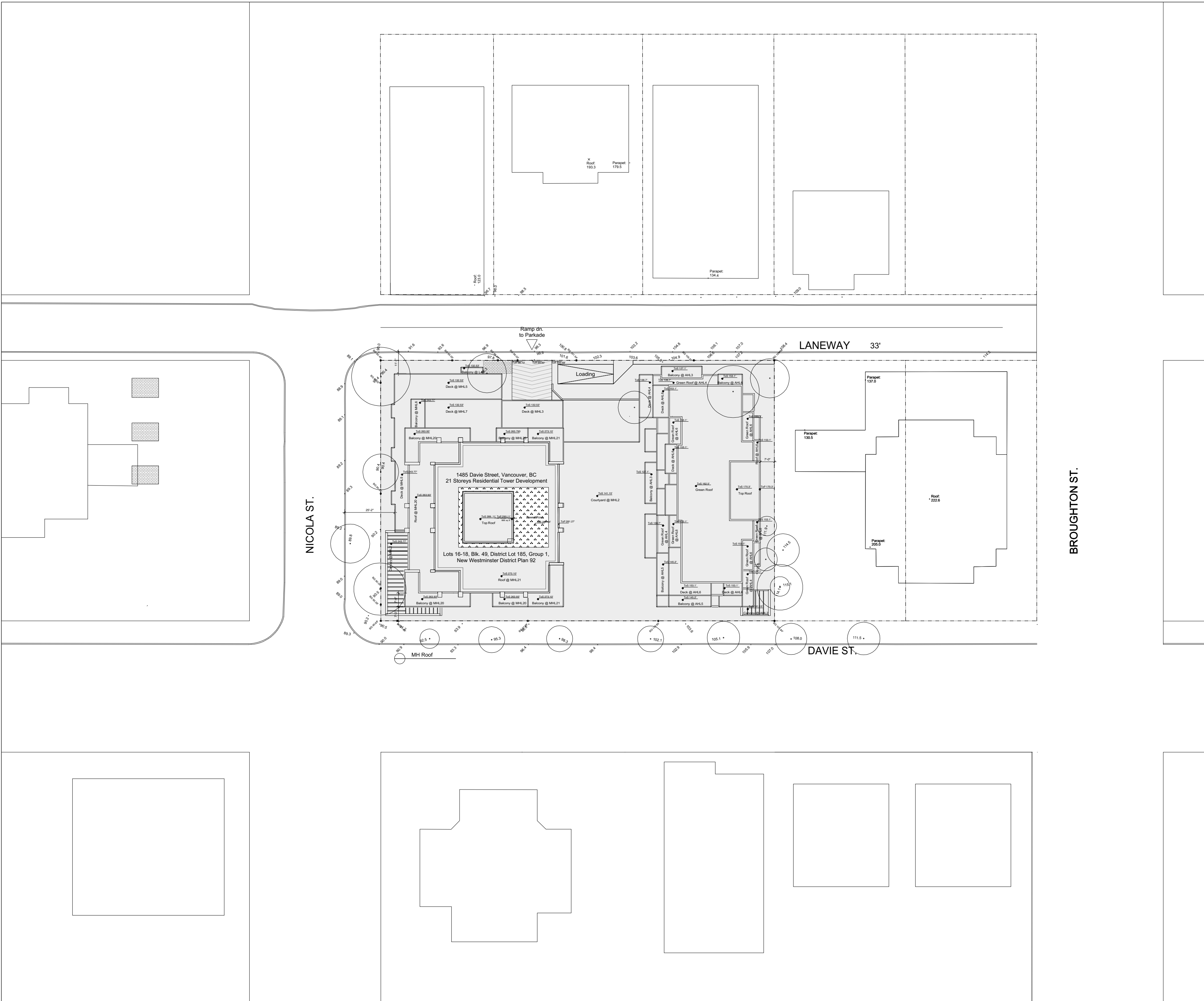


2018, Jul 5 10:32:12 AM 07/05/2018_before Wall Exemptions_1485 Davie St PLAN_MH_Current.vwz

PROJECT TEAM

OWNER	Vivagrand Developments #550 - 601 WEST BROADWAY VANCOUVER, BC V5Z 4C2 TEL: (604) 336-6787 FAX: CONTACT: Tom Almas	STRUCTURAL ENGINEER	RJC #300-1285 West Broadway Vancouver, BC V6H 3X8 TEL: (604)736-0408 FAX: CONTACT: PAT ELISCHER
ARCHITECT	W.T. LEUNG ARCHITECTS, INC. #300 - 973 WEST BROADWAY VANCOUVER, BC V5Z 1K3 TEL: (604) 736-0711 FAX: (604) 736-7991 CONTACT: WING LEUNG / CHIWAI CHAN	MECHANICAL ENGINEER	INTEGRAL GROUP #180 - 200 GRANVILLE STREET VANCOUVER, BC V6C 1S4 TEL: (604) 687-1800 FAX: CONTACT: GORAN OSTOJIC
LANDSCAPE ARCHITECT	ETA Landscape Architecture 1600 WEST 2ND AVENUE VANCOUVER, BC V6J 1H4 TEL: (604) 683-1456 FAX: (604) 683-1459 CONTACT: FLORIAN FISCH	ELECTRICAL ENGINEER	NEMETZ & ASSOCIATES LTD. 2009 WEST 4TH AVENUE VANCOUVER, BC V6J 1N3 TEL: (604)736-6562 FAX: CONTACT: STEVEN NEMETZ



LIVING ANALYSIS		1485 Davie Street, Vancouver, BC	
Legal Description		LOTS 16-18, BLK 48, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 92	
Zoning		Existing: RM-SD Proposed: RM-SD	
Use		Existing: Rental Multi-Family Residential Proposed: Rental & Market Multi-Family Residential	
		required / allowed	
		imperial	metric
Site Area		25,931.0 sqft	2,409.0 sqm
Total Gross Area		181,517.0 sqft	16,862.9 sqm
Total Exemptions			0.0 sqm
Total Net Area			0.0 sqm
NET FSR		7x Site Area	6.28x Site Area
Amenity space			0.0 sqm
Site coverage %			67.4%
Site coverage area			17,486.0 sf
Building Height - Average		21 Storries	190.0 ft
Setback NORTH/EAST(Lane)		9.0 ft	2.74 m
Setback NORTH/WEST(Nicola Street)		7.0 ft	2.13 m
Setback SOUTH/WEST(Davie Street)		7.75 ft	2.36 m
Setback SOUTH/EAST (Side)		7.0 ft	2.13 m

CAR PARKING ANALYSIS

VPBL SECTION 4		required / allowed	proposed
Residential Parking Stalls-Market Housing			
min. Req'd: 1.0 Stall/140 sqm		85 stalls	
Residential Parking Stalls-Affordable Housing			
min. Req'd = 0.5 x total number of affordable housing unit		51 units	26 stalls
H/C Stalls (VPB 4.8.4 (a))		0 units	1 (min.)
Small Car Stalls (VPBL 4.1.8) max. 25% of total parking req'd for site and all uses combine		0 (max.)	4 stalls
Visitors Parking Stalls (Regular Car)			
0.1 of total number of dwelling units		18 stalls	18 stalls
total no. of stalls Visitors			19 stalls
total no. of stalls Residential (Visitor stalls included)		129 stalls	211 stalls

BICYCLE PARKING ANALYSIS for Affordable Housing

VPBL SECTION 6		required / allowed deduction/ addition	proposed
Bicycle Parking Residential Class A			
1.25 stall per Unit (VPBL 6.2.1.2)		51 units	64 stalls
Bicycle Parking Residential Class B			
min. of 6 x spaces for any develop. with a min. of 20 units (VPBL 6.2.1.2)		6 stalls	0 stalls
Bicycle stalls as per VPBL 6.3.13 and 6.3.13A			
min. 50 % horizontal Bicycle Stalls (VPBL 6.3.13)		32 stalls	0 stalls
max. 30 % vertical Bicycle Stalls (VPBL 6.3.13)		19 stalls	0 stalls
min. 20 % Bicycle Lockers (VPBL 6.3.13A)		13 stalls	0 stalls

NOTE: Each two class A bicycle stall must have electrical outlet (VPBL 6.3.2.1)

BICYCLE PARKING ANALYSIS for Market Housing

VPBL SECTION 6		required / allowed deduction/ addition	proposed
Bicycle Parking Residential Class A			
1.25 stall per Unit (VPBL 6.2.1.2)		128 units	160 stalls
Bicycle Parking Residential Class B			
min. of 6 x spaces for any develop. with a min. of 20 units (VPBL 6.2.1.2)		6 stalls	0 stalls
Bicycle stalls as per VPBL 6.3.13 and 6.3.13A			
min. 50 % horizontal Bicycle Stalls (VPBL 6.3.13)		80 stalls	0 stalls
max. 30 % vertical Bicycle Stalls (VPBL 6.3.13)		48 stalls	0 stalls

NOTE: Each two class A bicycle stall must have electrical outlet (VPBL 6.3.2.1)

LOADING SPACE ANALYSIS

VPBL SECTION 5		required / allowed deduction/ addition	proposed
Residential Loading Space Class A			
no requirement (VPBL 5.2.1)		0 spaces	0 spaces
Residential Loading Space Class B			
1 space for more than 100 dwelling units (VPBL 5.2.1)		1 space	0 spaces
3 BDR (with 3 units as TH)			1 space

UNIT SUMMARY

Affordable Housing Unit Type			
STUDIO		13 Units	25.5 %
1 BDR		14 Units	27.5 %
2 BDR		14 Units	27.5 %
3 BDR		10 Units	19.6 %
AH Total		51 Units	100.0 %

Market Housing Unit Type			
1 BDR		47 Units	36.7 %
2 BDR		71 Units	55.5 %
3 BDR		10 Units	7.8 %

MH Total	128 Units	100.0 %
Total number of units AH+MH	179 Units	

FSR CALCULATION / AREA

Affordable Housing + Market Housing Floors	Gross	Exemptions					Net FSR Area
		Amenity	Enclosed Balcony	Storage	Wall Exemption	Total Exemptions	
MHL-1	4,538.0 sf	327.0 sf	0.0 sf	112.0 sf	0.0 sf	439.0 sf	4,099.0 sf
MHL-2+AHL-0	11,485.0 sf	1,130.8 sf	85.0 sf	76.0 sf	0.0 sf	1,291.8 sf	10,193.3 sf
MHL-3+AHL-1	14,245.0 sf	322.0 sf	76.0 sf	0.0 sf	0.0 sf	398.0 sf	13,847.0 sf
MHL-4+AHL-2	14,251.0 sf	0.0 sf	76.0 sf	0.0 sf	0.0 sf	76.0 sf	14,175.0 sf
MHL-5+AHL-3	12,818.0 sf	0.0 sf	0.0 sf	241.0 sf	0.0 sf	241.0 sf	12,577.0 sf
MHL-6+AHL-4	12,818.0 sf	0.0 sf	0.0 sf	193.0 sf	0.0 sf	193.0 sf	12,625.0 sf
MHL-7+AHL-5	12,818.0 sf	0.0 sf	0.0 sf	193.0 sf	0.0 sf	193.0 sf	12,625.0 sf
MHL-8+14+AHL-6	71,232.0 sf	0.0 sf	0.0 sf	1,351.0 sf	0.0 sf	1,351.0 sf	69,881.0 sf
MHL-15+L20+AHRF	2,892.0 sf	0.0 sf	0.0 sf	72.0 sf	0.0 sf	72.0 sf	2,820.0 sf
MHL-21	4,417.0 sf	0.0 sf	0.0 sf	49.0 sf	0.0 sf	49.0 sf	4,368.0 sf
Roof	673.0 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	673.0 sf
Total	167,287.0 sf	1,779.8 sf	237.0 sf	2,287.0 sf	0.0 sf	4,303.8 sf	162,983.3 sf

Affordable Housing Floors

AHL-0-Affordable Housing	4,488.0 sf	1,510.0 sf	0.0 sf	0.0 sf	0.0 sf	1,510.0 sf	2,978.0 sf
AHL-1-Affordable Housing	6,306.0 sf	112.0 sf	0.0 sf	0.0 sf	0.0 sf	282.0 sf	6,024.0 sf
AHL-2-Affordable Housing	6,312.0 sf	0.0 sf	0.0 sf	170.0 sf	0.0 sf	193.0 sf	6,119.0 sf
AHL-3-Affordable Housing	6,312.0 sf	0.0 sf	0.0 sf	193.0 sf	0.0 sf	193.0 sf	6,119.0 sf
AHL-4-Affordable Housing	6,312.0 sf	0.0 sf	0.0 sf	193.0 sf	0.0 sf	193.0 sf	6,119.0 sf
AHL-5-Affordable Housing	4,622.0 sf	0.0 sf	0.0 sf	147.0 sf	0.0 sf	147.0 sf	4,475.0 sf
AHL-6-Affordable Housing	4,622.0 sf	0.0 sf	0.0 sf	147.0 sf	0.0 sf	147.0 sf	4,475.0 sf
AHRF-Affordable Housing	462.0 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	462.0 sf
Total: 22.6% of Total Net FSR Area	39,456.0 sf	1,622.0 sf	0.0 sf	1,043.0 sf	0.0 sf	2,665.0 sf	36,791.0 sf

BALCONY SUMMARY

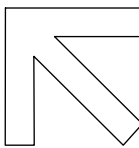
Floor	Open Balcony/Deck	Exemptions	
		Encl. Balcony	
MHL-1	0.0 sf	0.0 sf	
MHL-2+AHL-0	0.0 sf	85.0 sf	
MHL-3+AHL-1	0.0 sf	76.0 sf	
MHL-4+AHL-2	0.0 sf	76.0 sf	
MHL-5+AHL-3	241.0 sf	0.0 sf	
MHL-6+AHL-4	241.0 sf	0.0 sf	
MHL-7+AHL-5	241.0 sf	0.0 sf	
MHL-8+14+AHL-6	1,351.0 sf	0.0 sf	
MHL-15+L20+AHRF	2,892.0 sf	0.0 sf	
MHL-21	3,090.0 sf	0.0 sf	
Total	8,056.0 sf	0.0 sf	237.0 sf
Net FSR Area			
Total Balcony (balcony+deck+enclosed balcony)		162,983.3 sf	5.1%
Total Open Balcony		8,056.0 sf	4.9%
Total Enclosed Balcony		237.0 sf	2.9%

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ISSUE/REVISION

A 18-2-7 Issue Note
ISSUED FOR DP SUBMISSION, NOV 16, 2017



PROJECT

1485 Davie Street

Project Summary/ Site Plan

JOB NO. 1515

DRAWN

DATE June 26, 2018

SCALE 1/16" = 1'-0"

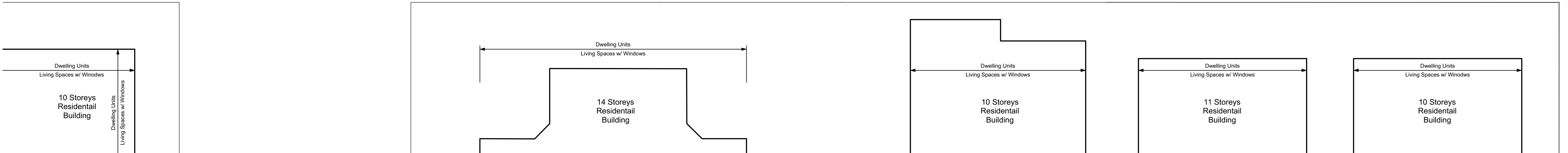
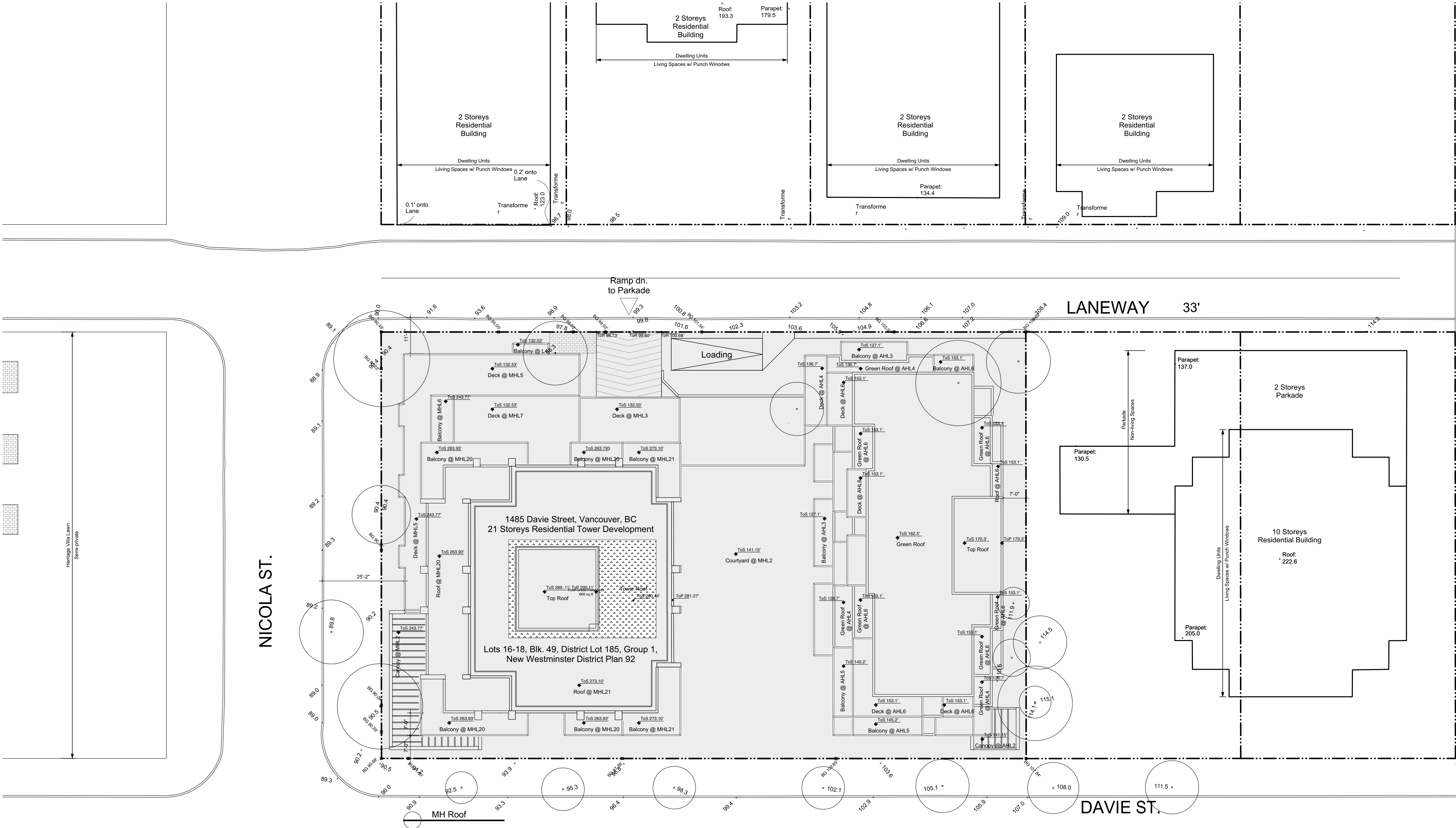
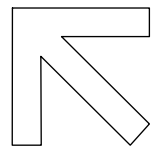
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DRAWING NO. :

A1.00

Site Plan 1/32"=1'-0"



NICOLA ST.

BROUGHTON ST.

DAVIE ST.

LANEWAY 33'

1485 Davie Street, Vancouver, BC

21 Storeys Residential Tower Development

Lots 16-18, Blk. 49, District Lot 185, Group 1,

New Westminster District Plan 92

Roof @ MHL21

Balcony @ MHL20

Balcony @ MHL20

Balcony @ MHL21

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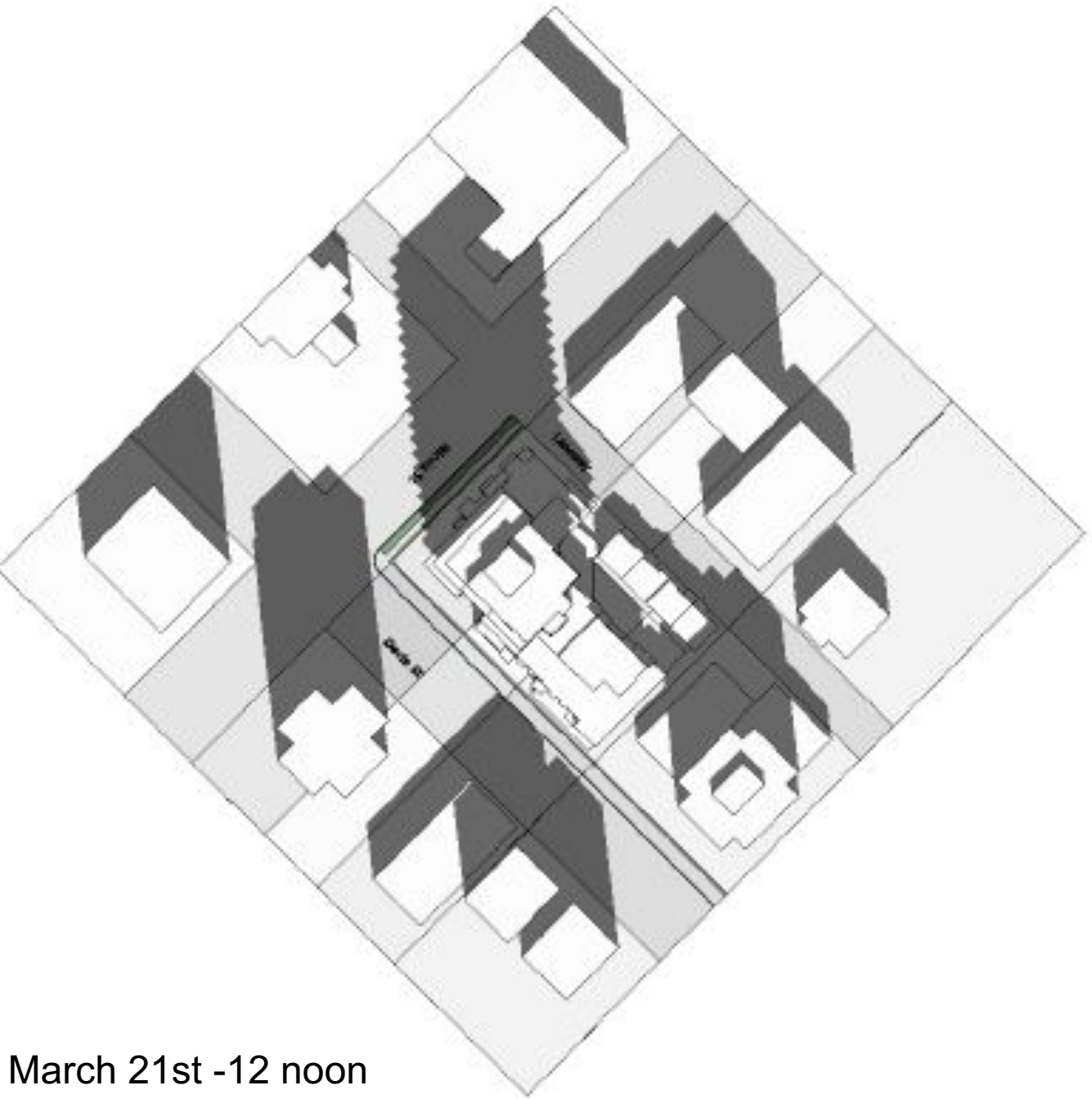
Balcony @ MHL20

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ISSUE/REVISION		
A	18-2-7	Issue Note
ISSUED FOR DP SUBMISSION, NOV 16, 2017		

March 21st -10 am

September 21st -10 am



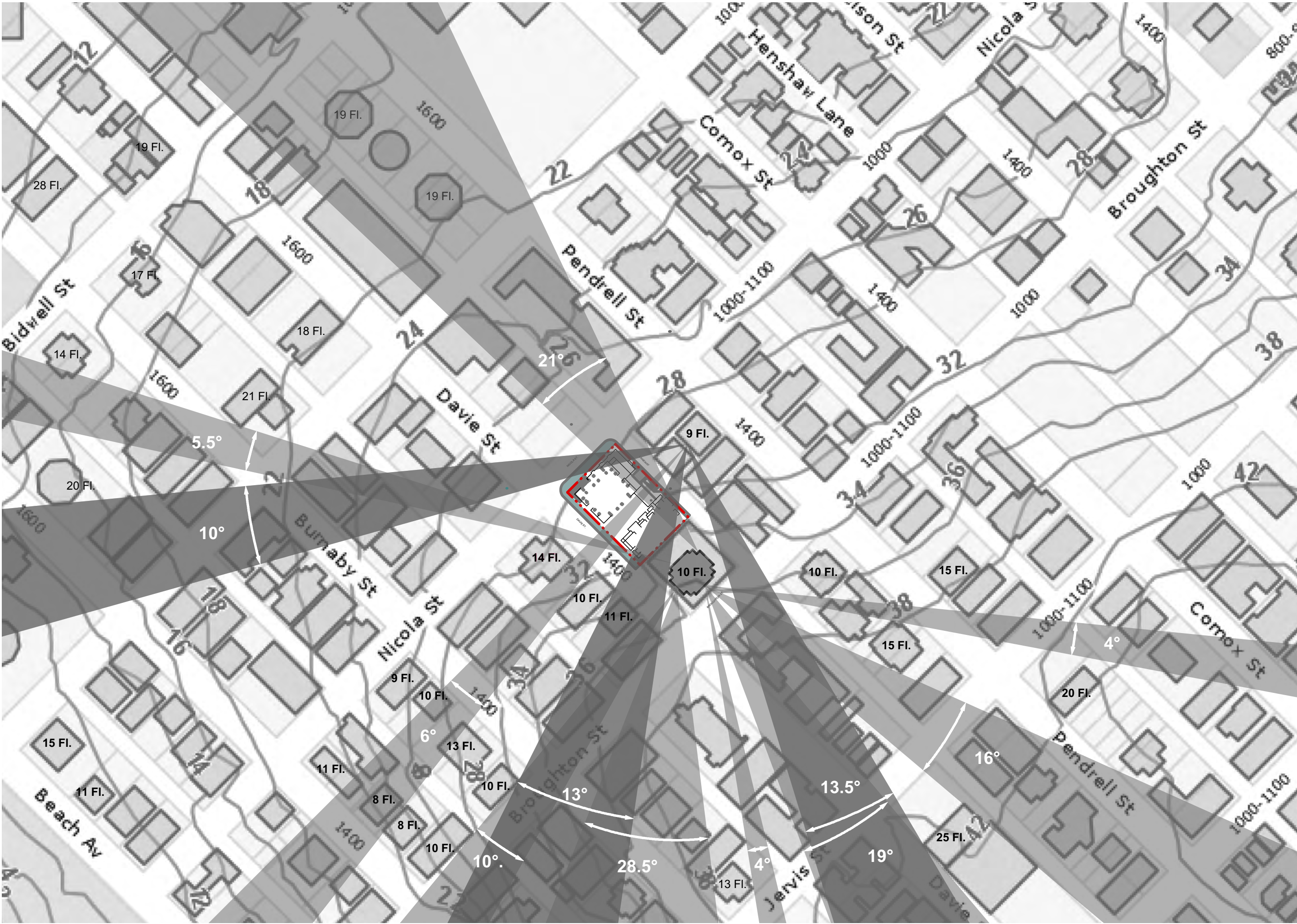
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September 21st -12 noon

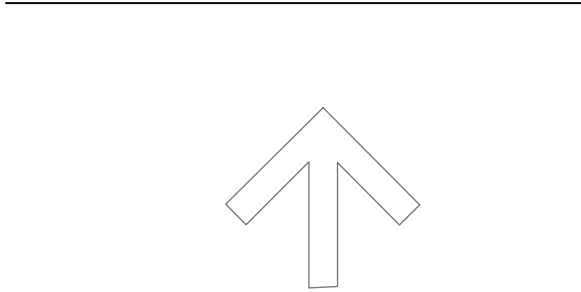


March 21st -2 pm

September 21st -2 pm



Viewcone Studies



PROJECT
1485 Davie Street

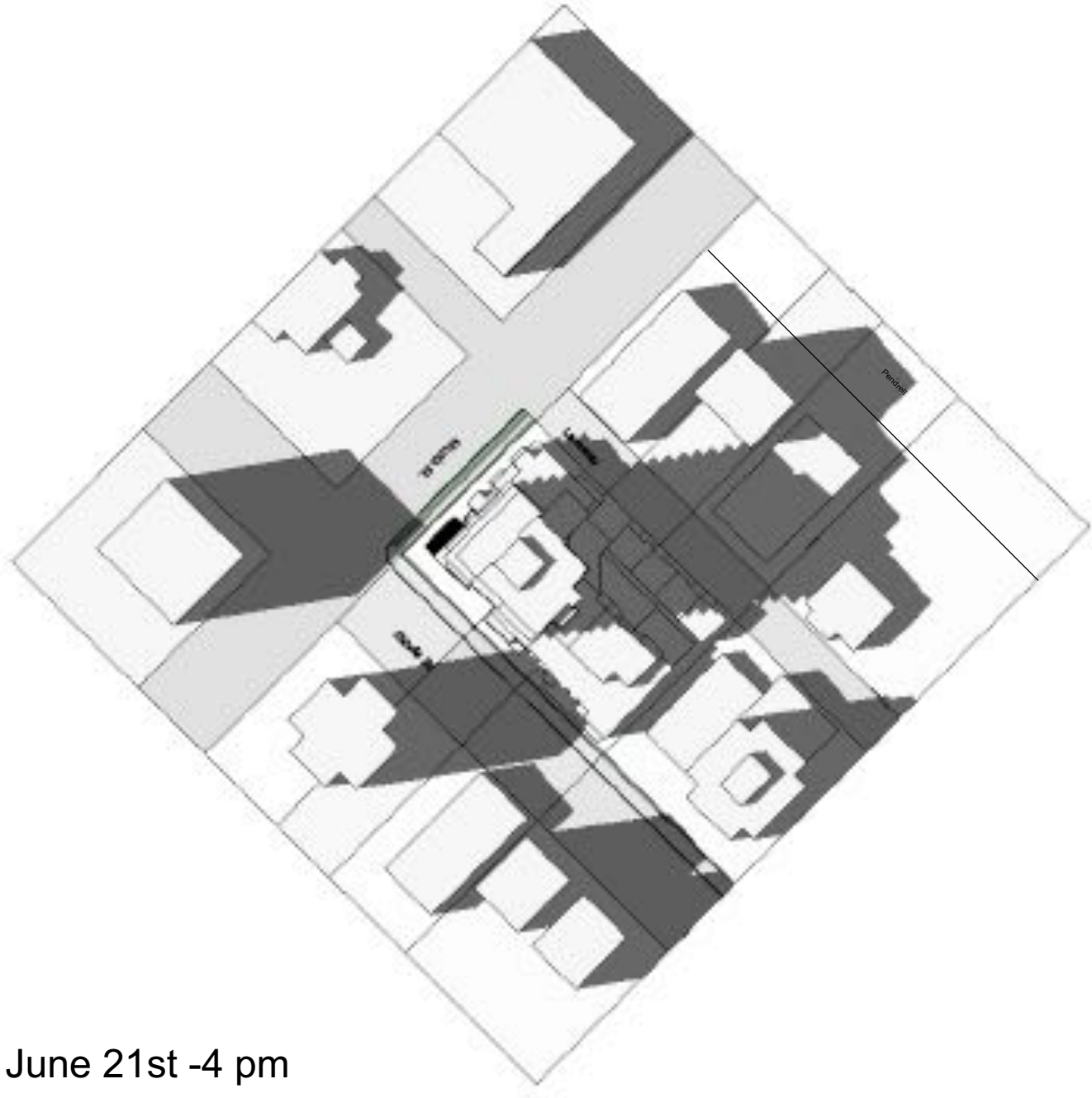
**Shadow Studies/
Viewcone Studies**

JOB NO.	1515
DRAWN	CWC
DATE	June 26, 2018
SCALE	NTS
CHECKED	WTL
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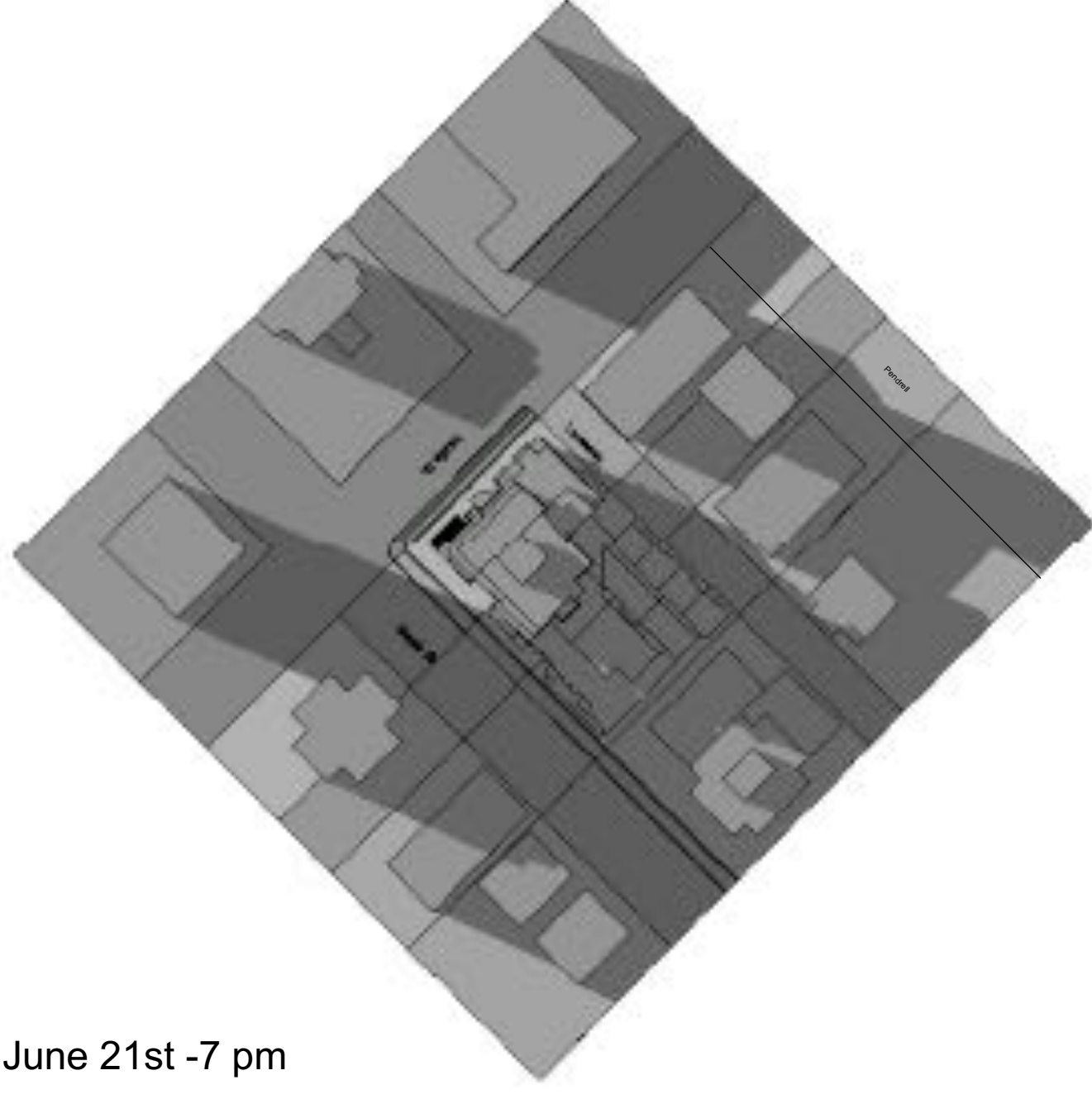
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A	18-2-7	Issue Note
ISSUED FOR DP SUBMISSION, NOV 16, 2017		



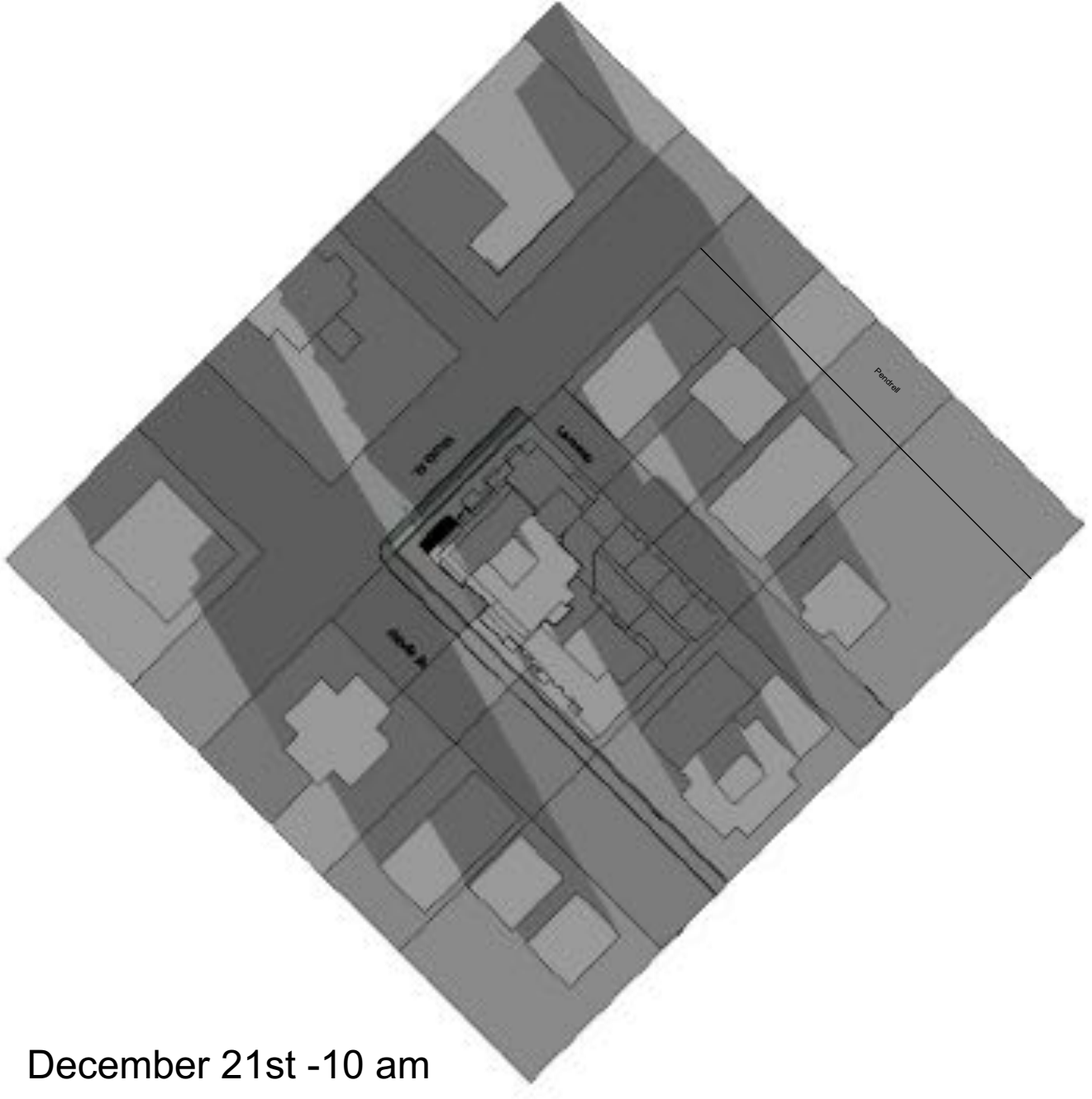
June 21st -10 am



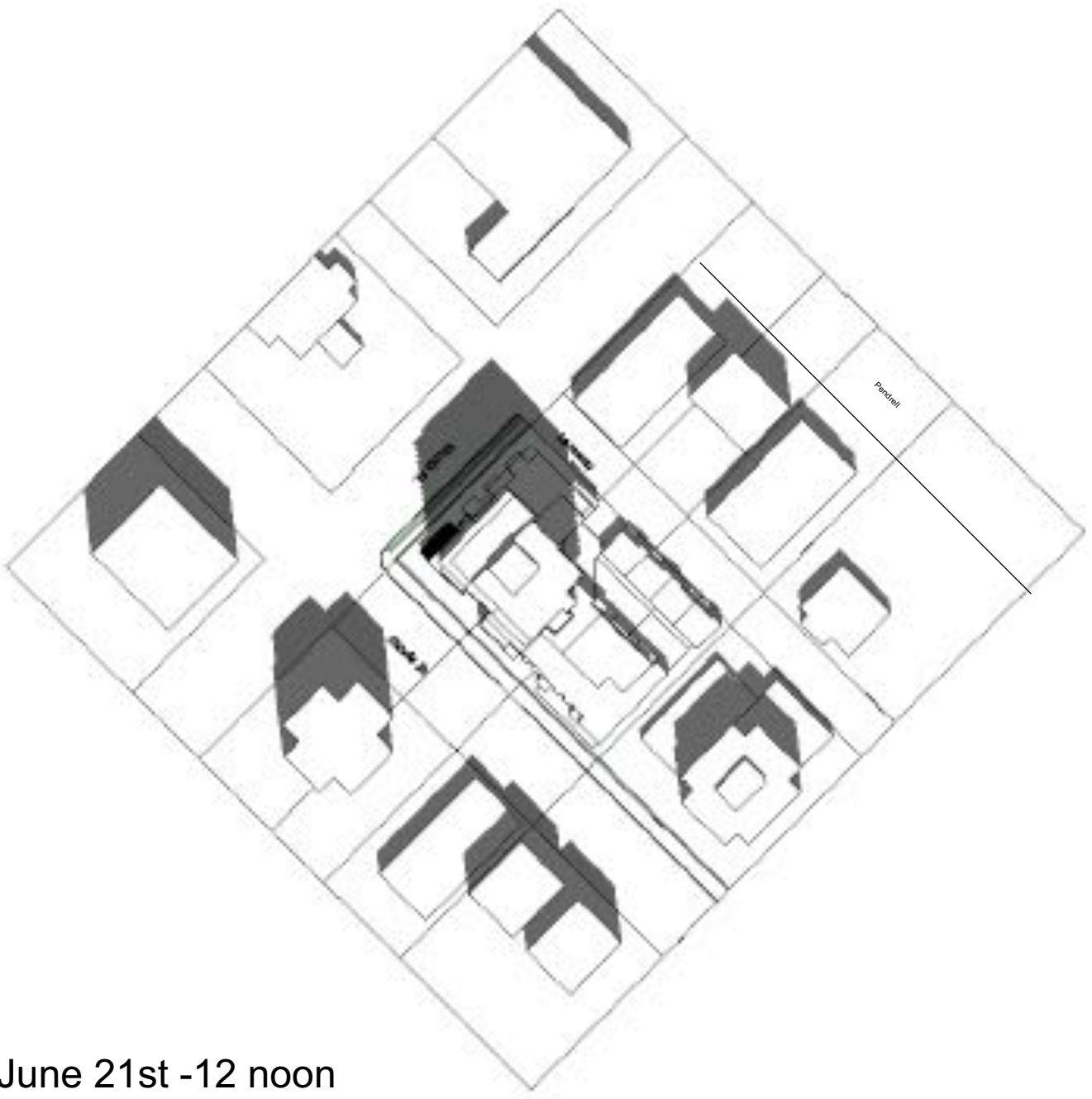
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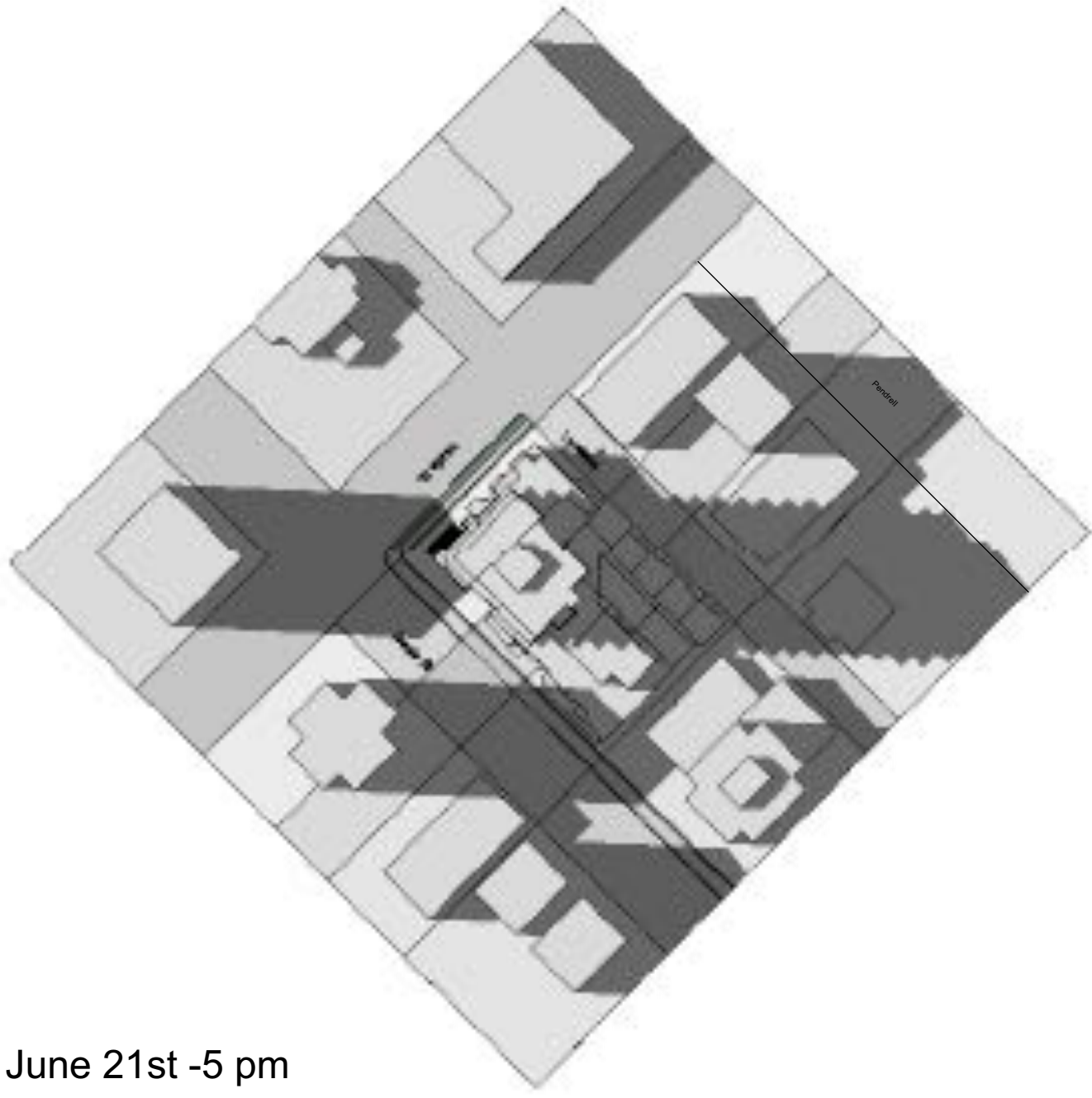
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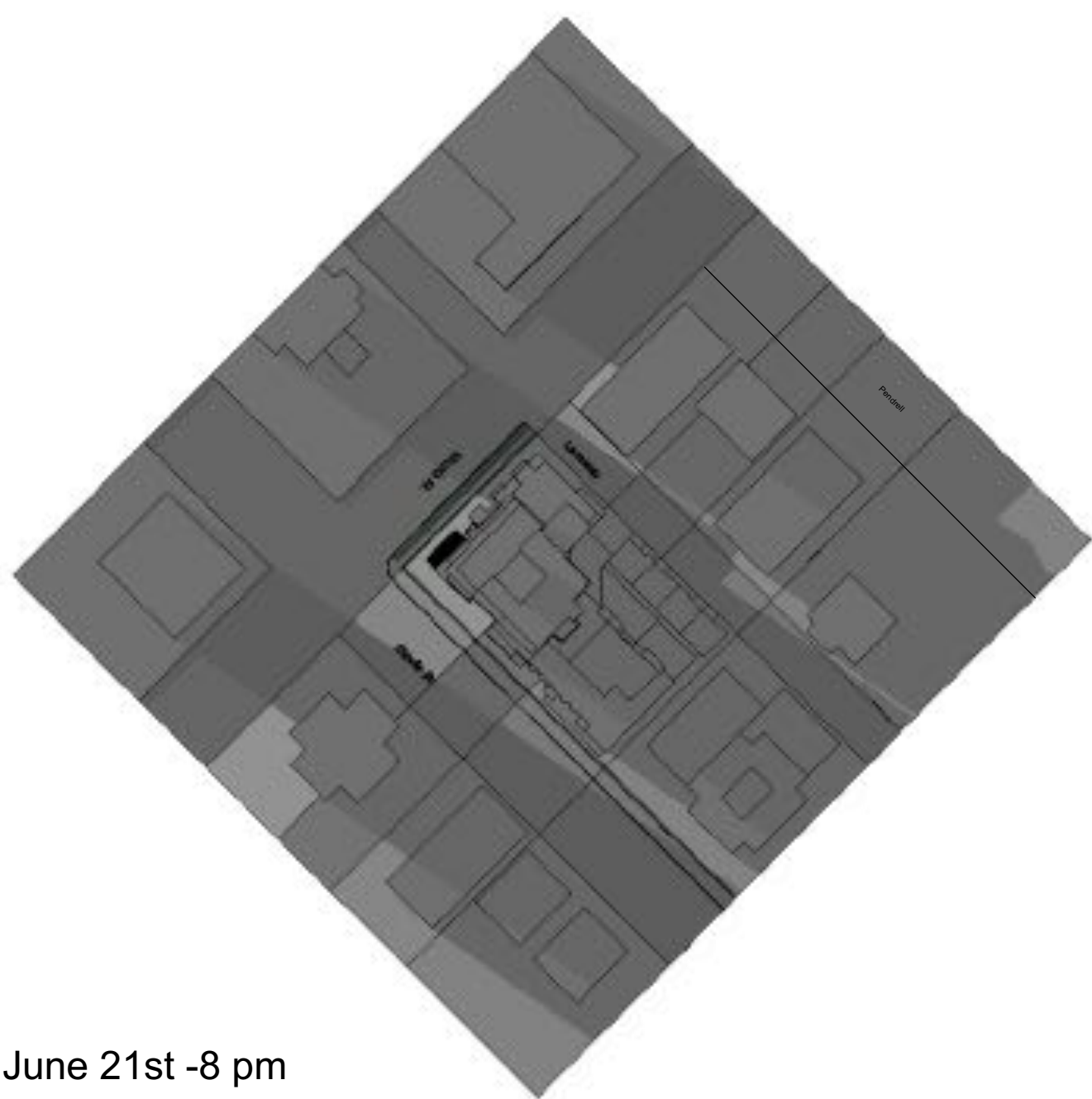
December 21st -10 am



June 21st -12 noon



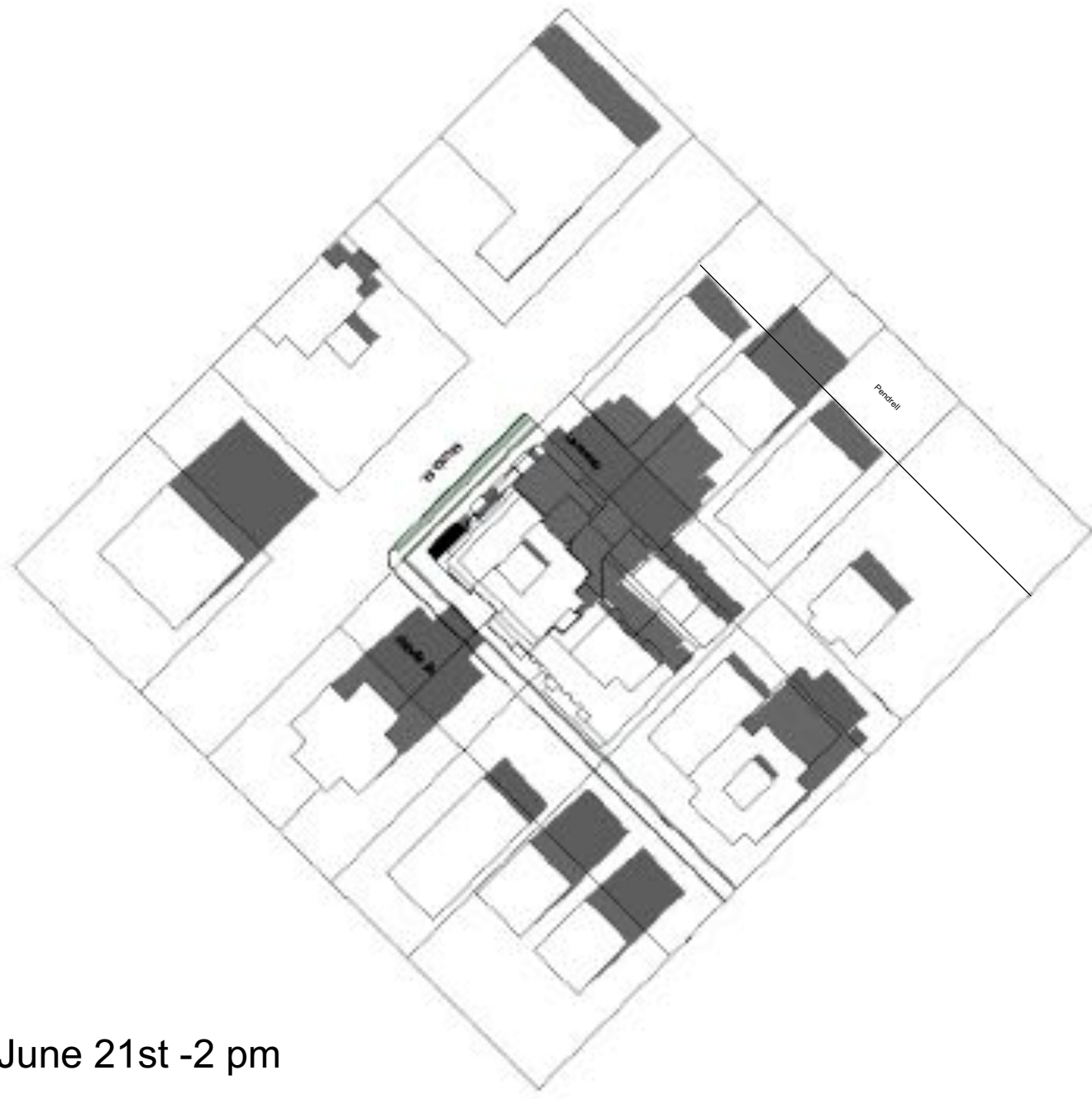
June 21st -5 pm



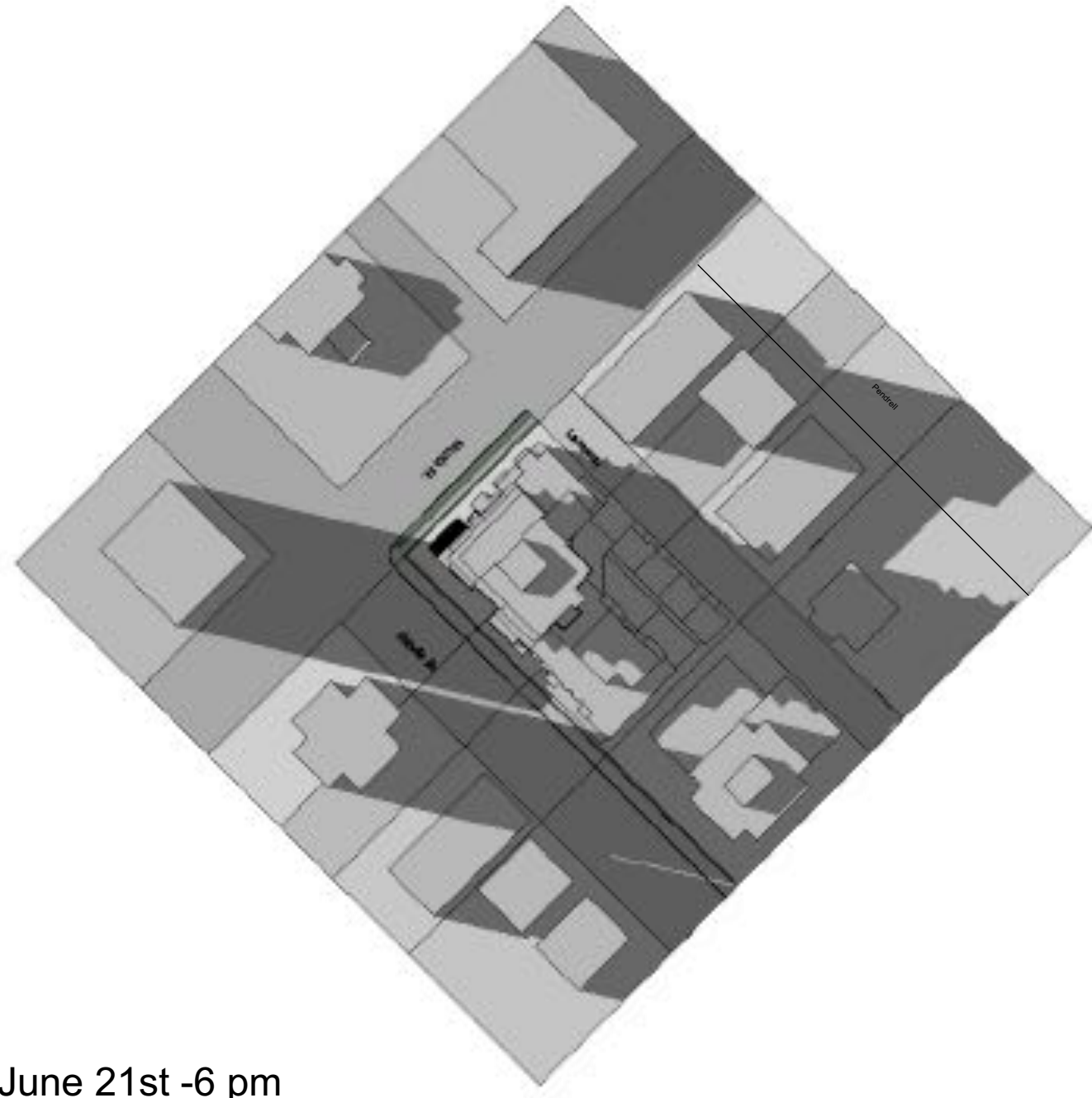
June 21st -8 pm



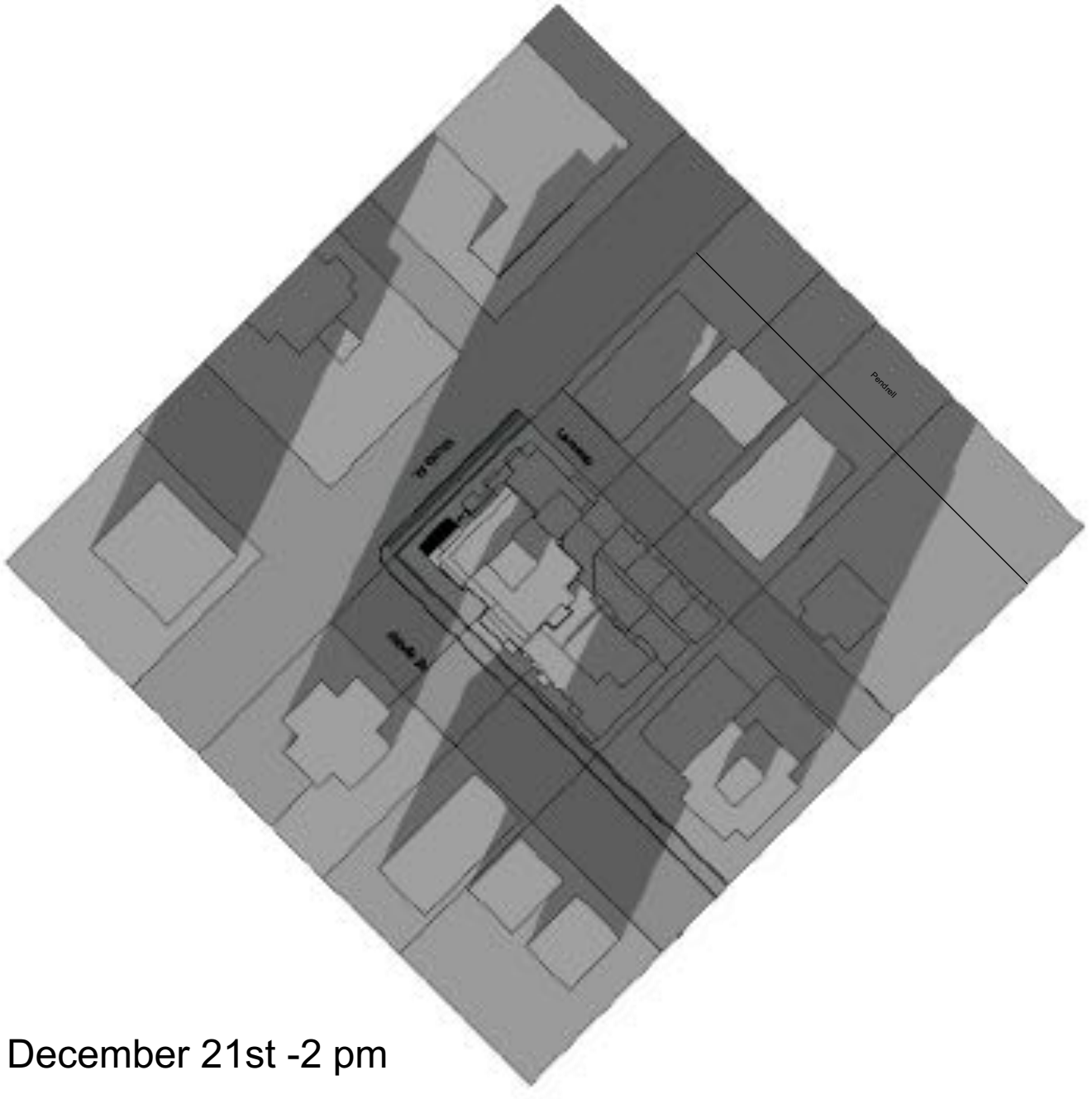
December 21st -12 noon



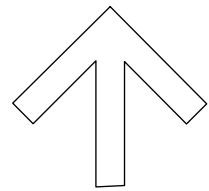
June 21st -2 pm



June 21st -6 pm



December 21st -2 pm



PROJECT
1485 Davie Street

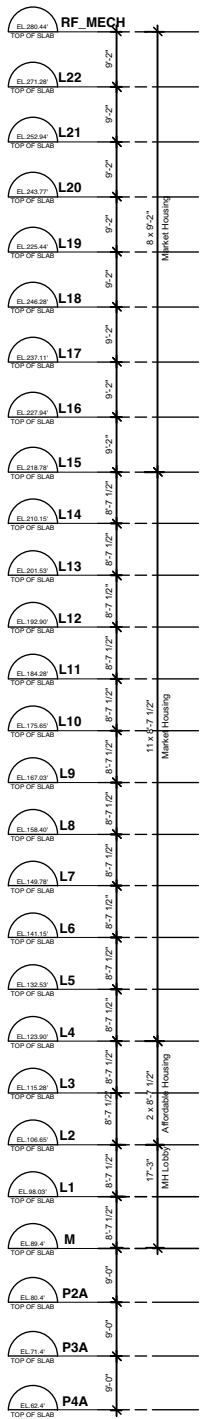
Shadow Studies

JOB NO.	1515
DRAWN	CWC
DATE	June 26, 2018
SCALE	NTS
CHECKED	WTL
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DRAWING NO. :	

A1.02a



Streetscape_Davie Street 1/32"=1'-0"



PROJECT
1485 Davie Street

Streetscapes

JOB NO.	1515
DRAWN	CWC
DATE	June 26, 2018
SCALE	1/32" = 1'-0"
CHECKED	WTL
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Top View looking at Courtyard



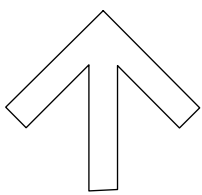
Top View at Nicola + Davie Street



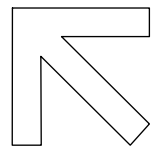
Street View looking uphill Davie Street



Top View looking at Market Housing Courtyard Facade



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A	18-2-7	Issue Note
ISSUED FOR DP SUBMISSION, NOV 16, 2017		



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1485 Davie Street

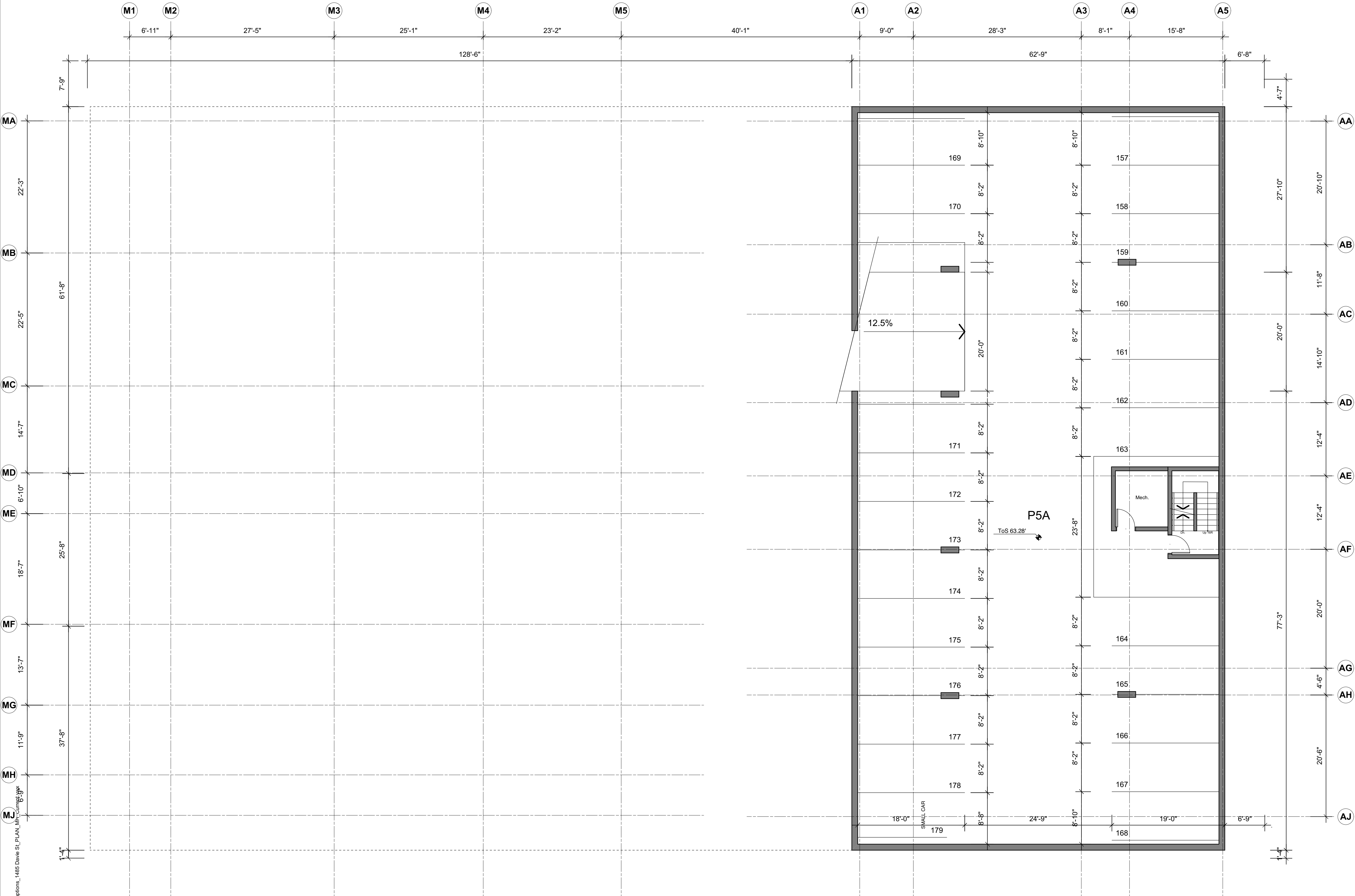
P5 Floor Plan

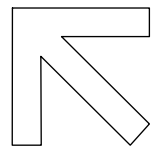
JOB NO.	1515
DRAWN	CWC
DATE	June 26, 2018
SCALE	1/8" = 1'-0"
CHECKED	WTL

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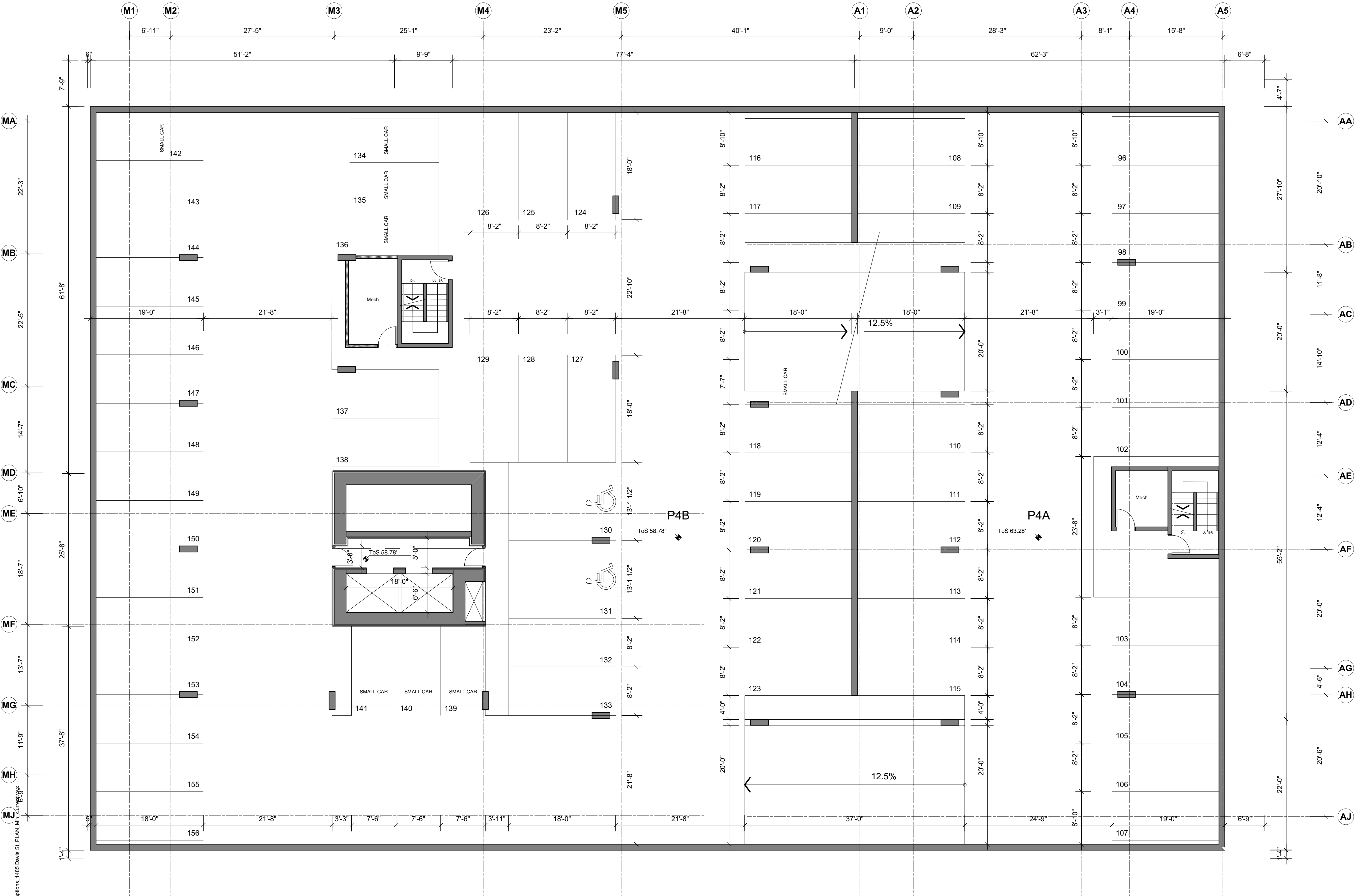
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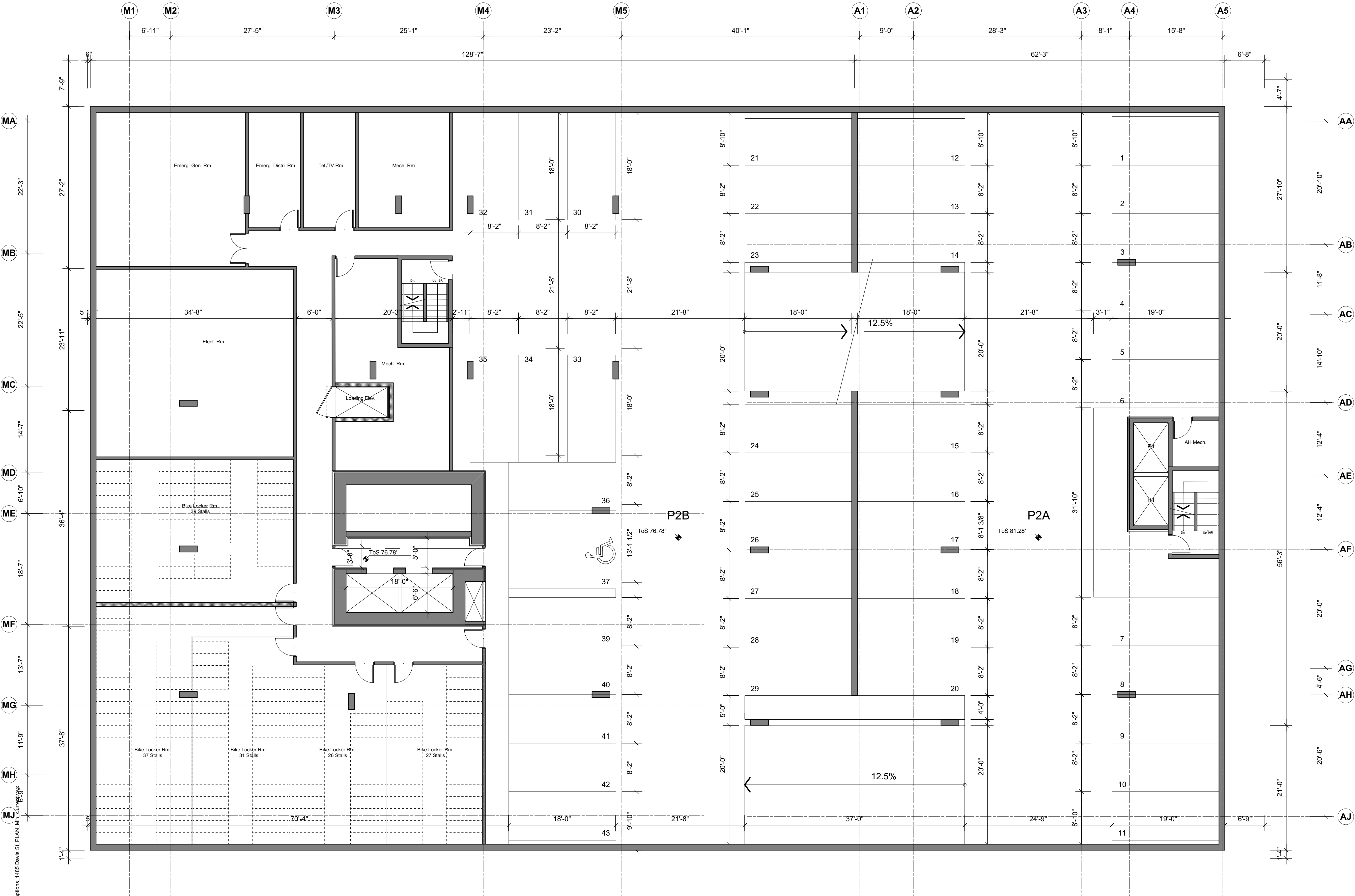
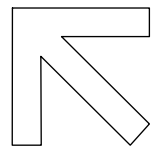


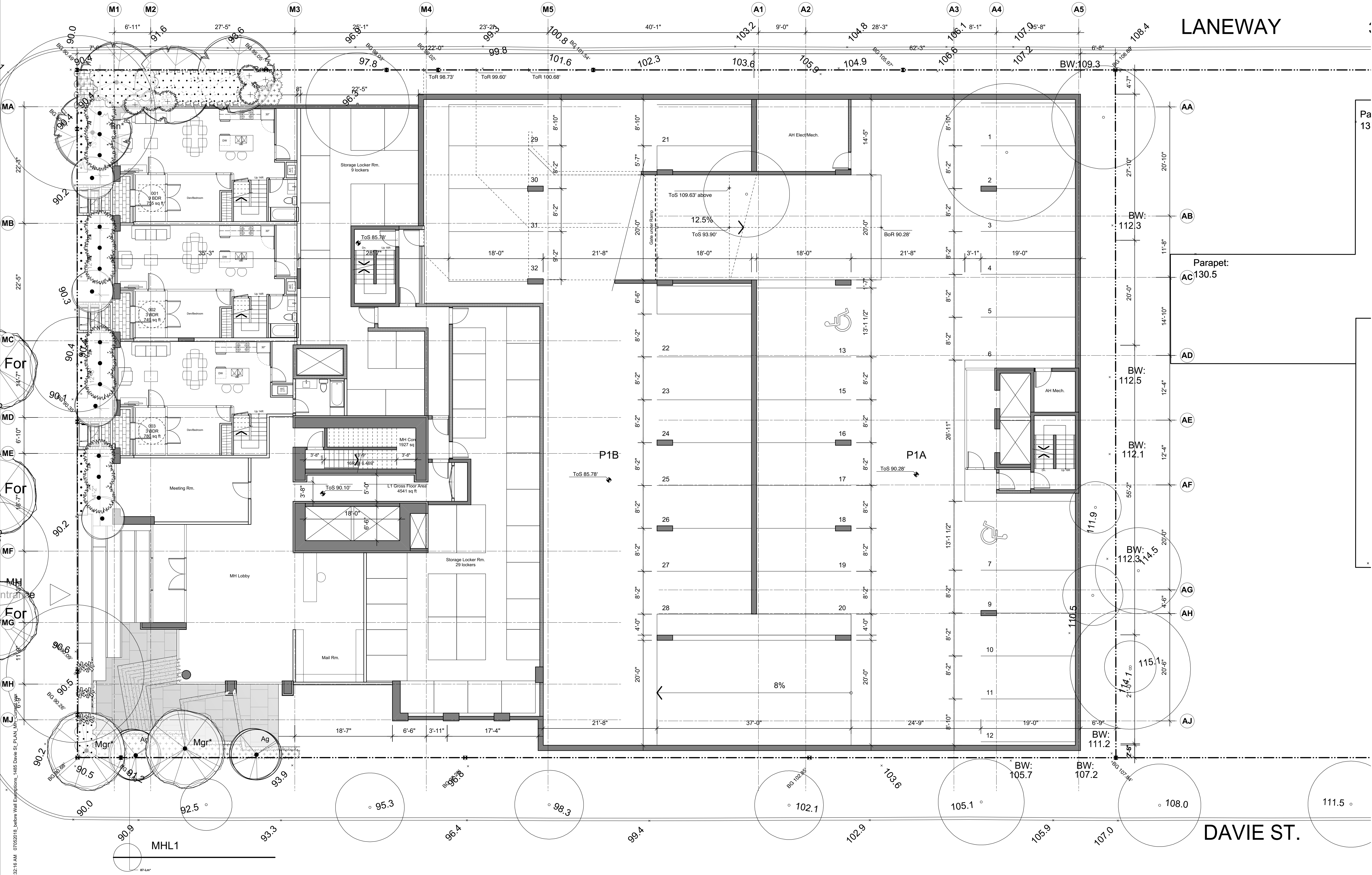


1485 Davie Street

P4 Floor Plan







Pa
13

ISSUE/REVISION
A 18-2-7 Issue Note
ISSUED FOR DP SUBMISSION, NOV 16, 2017

Parapet:
AC130.5

BW:
112.3

BW:
112.5

BW:
112.1

BW:
112.9

BW:
114.5

BW:
112.3

BW:
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111.2

BW:
105.7

BW:
107.2

BW:
107.2

BW:
107.2

1485 Davie Street

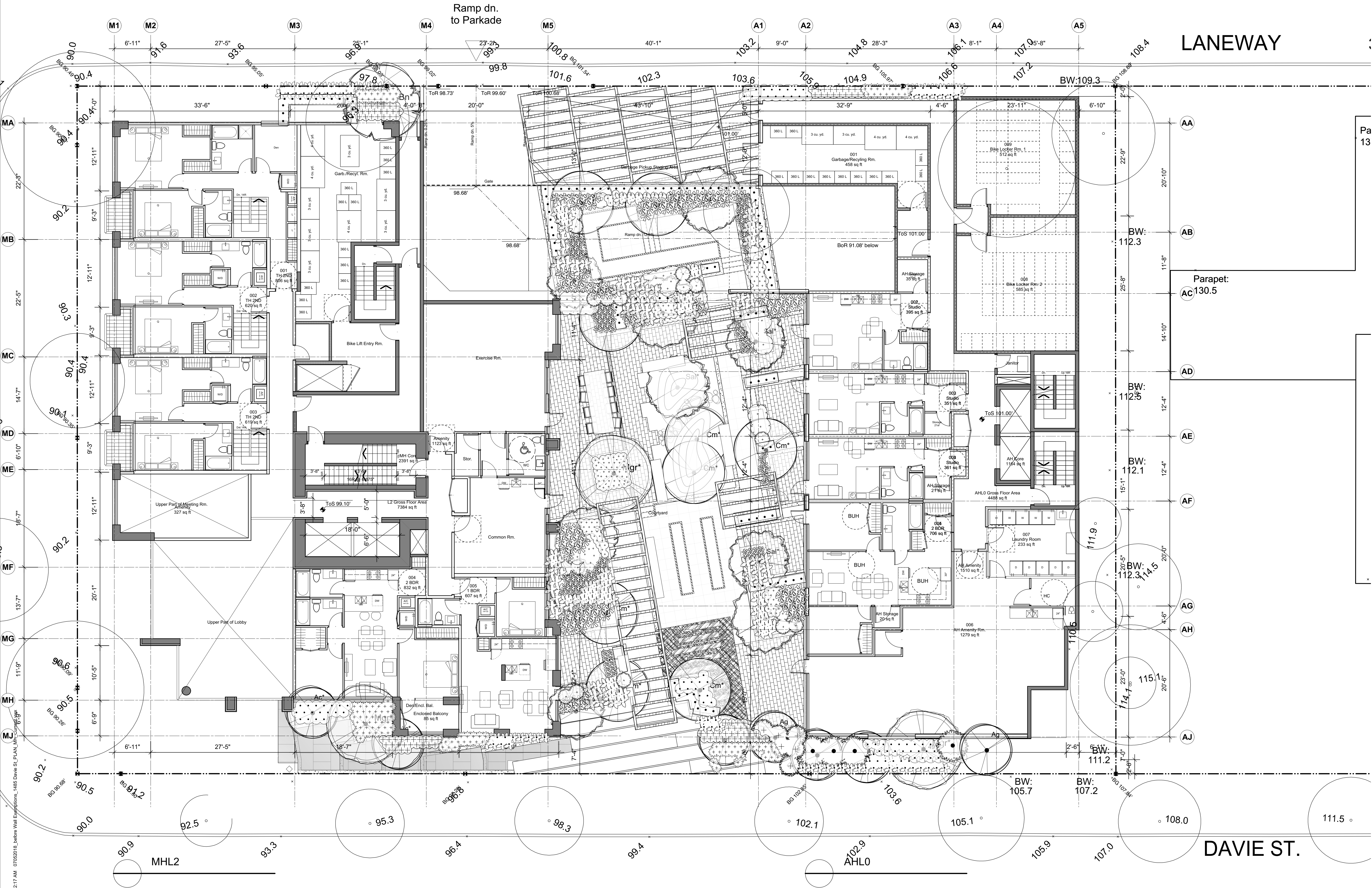
L1 Floor Plan

JOB NO.	1515
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SCALE	1/8" = 1'-0"
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13

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Parapet:
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1485 Davie Street

L2 Floor Plan

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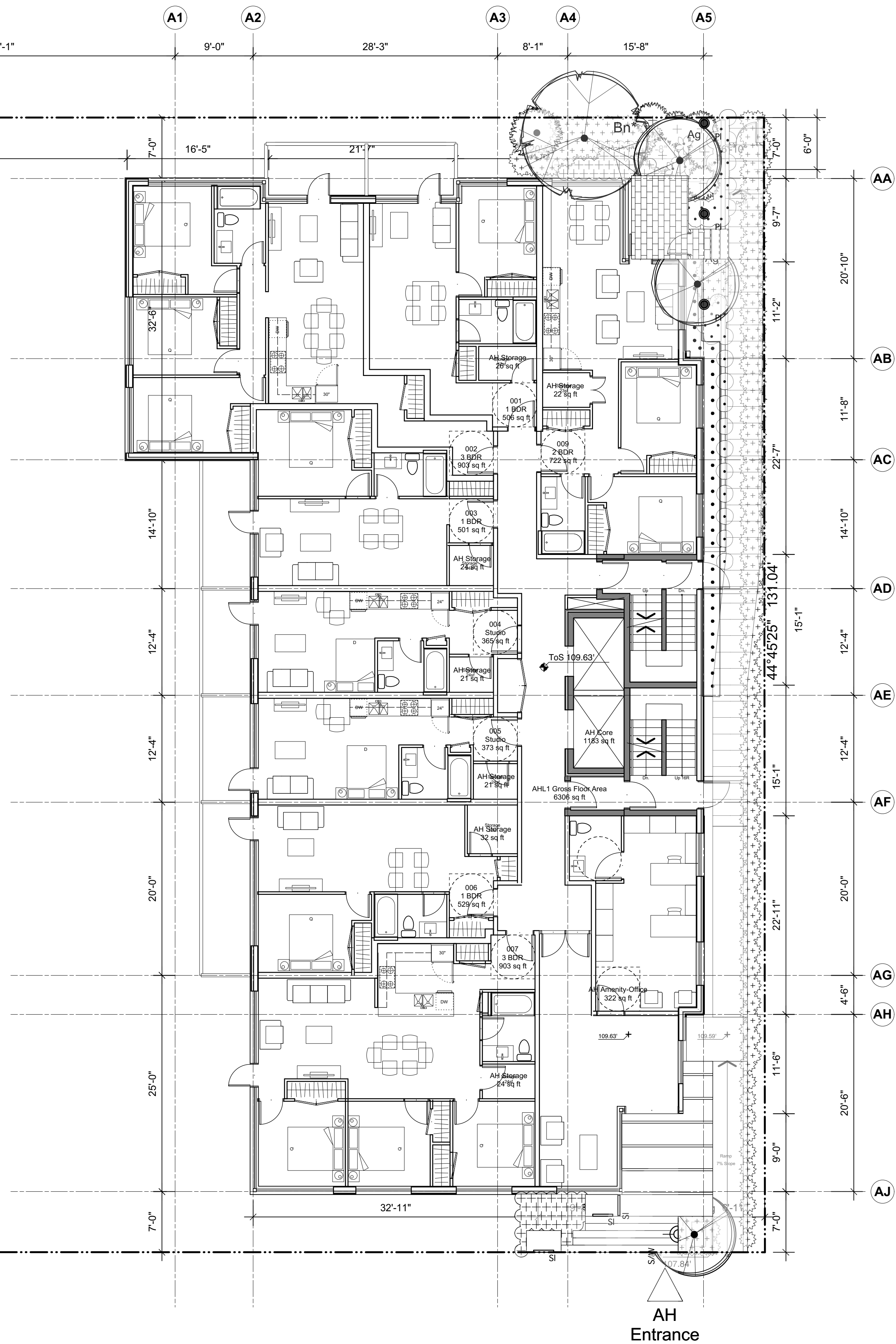
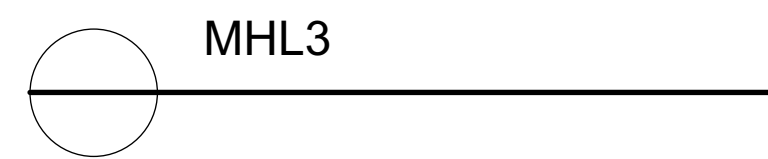
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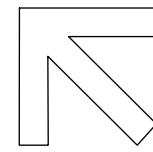


L3 Floor Plan

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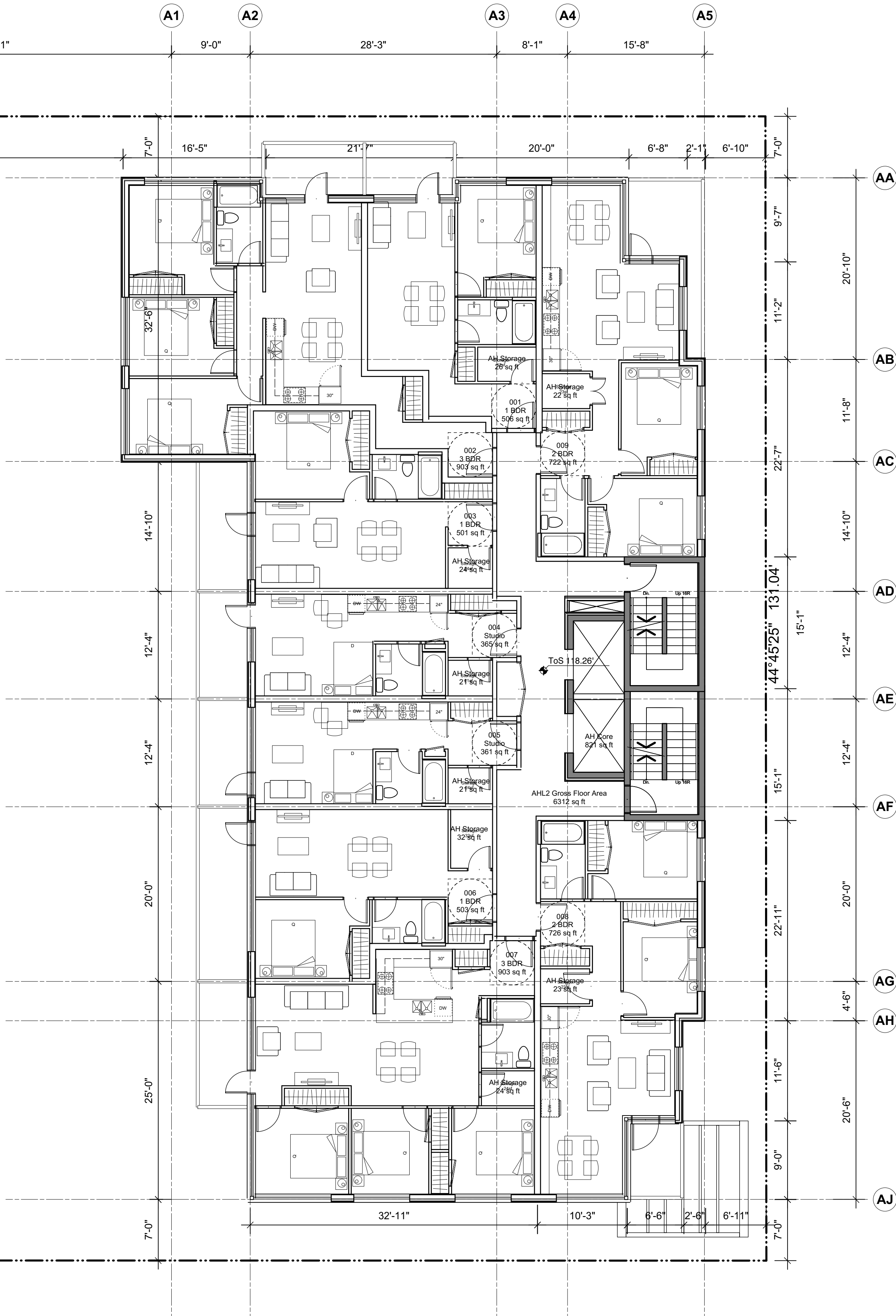
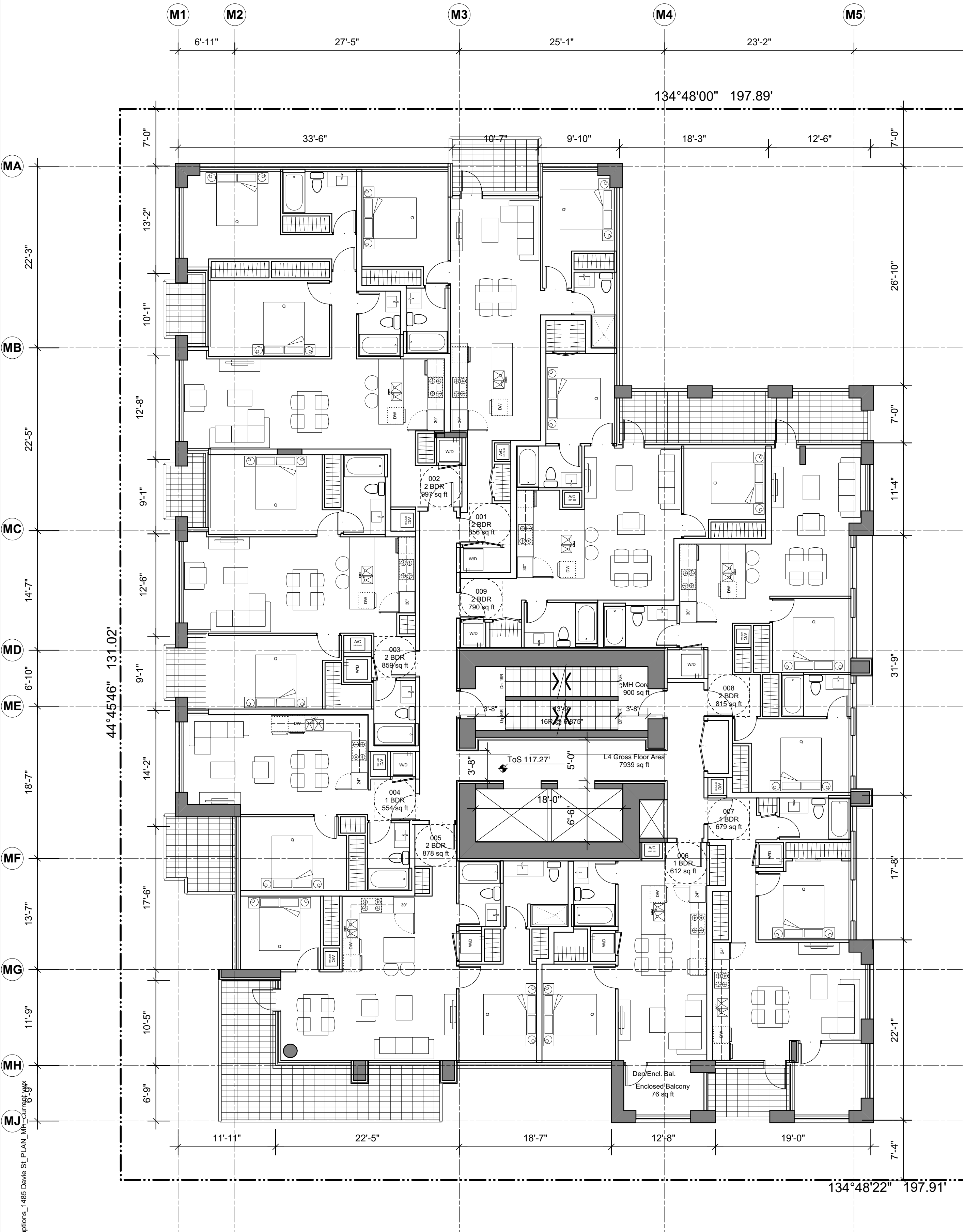
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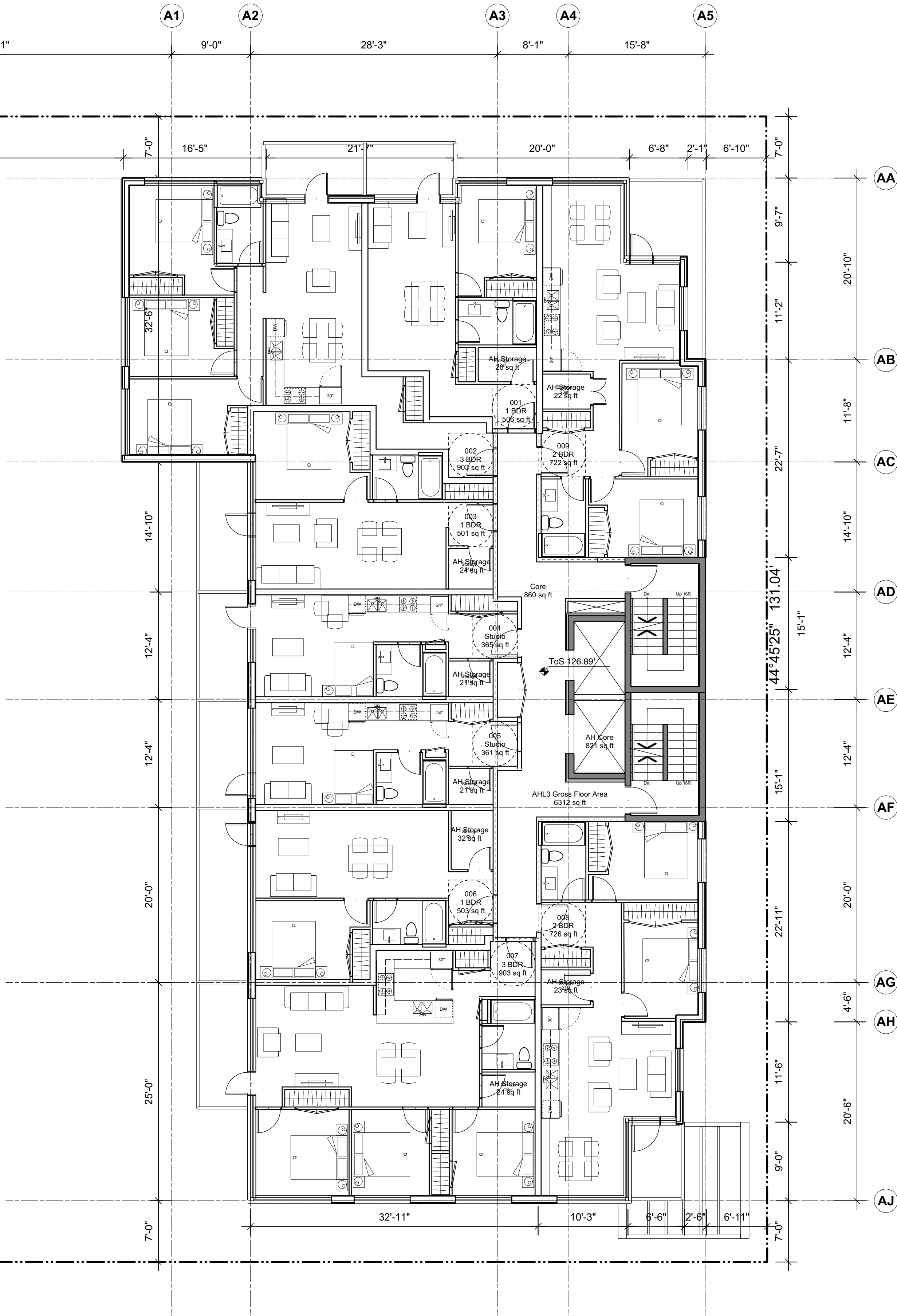
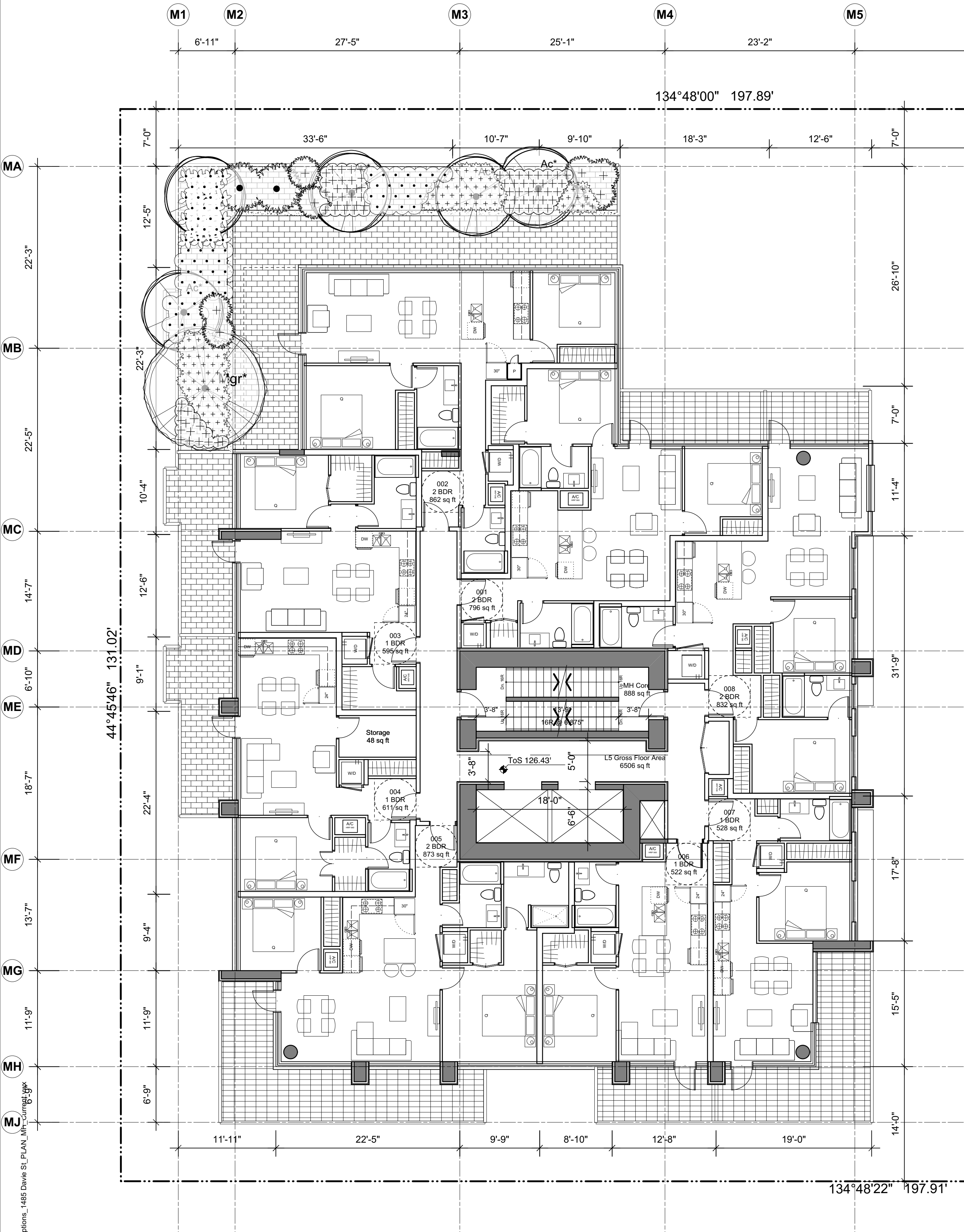
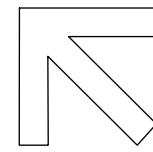


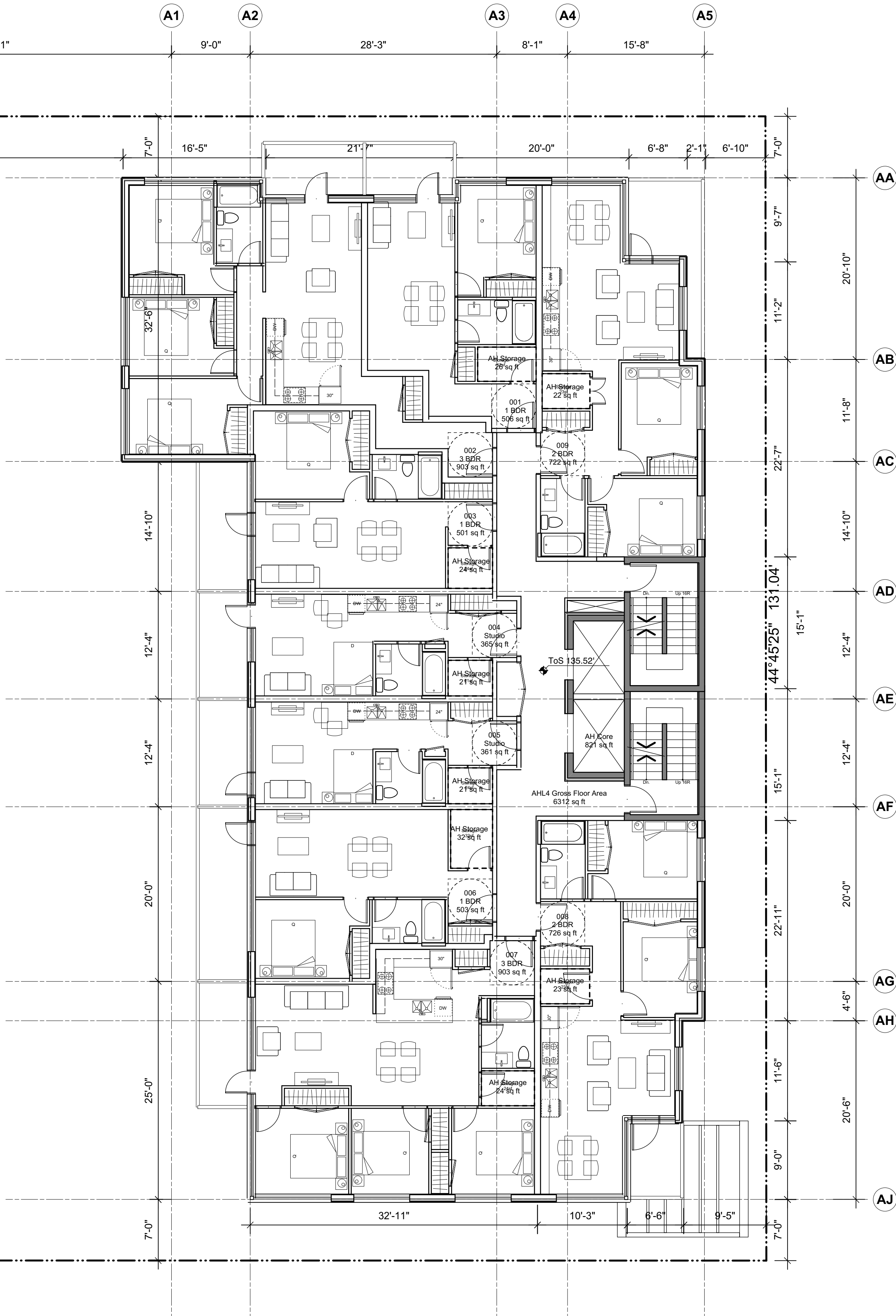
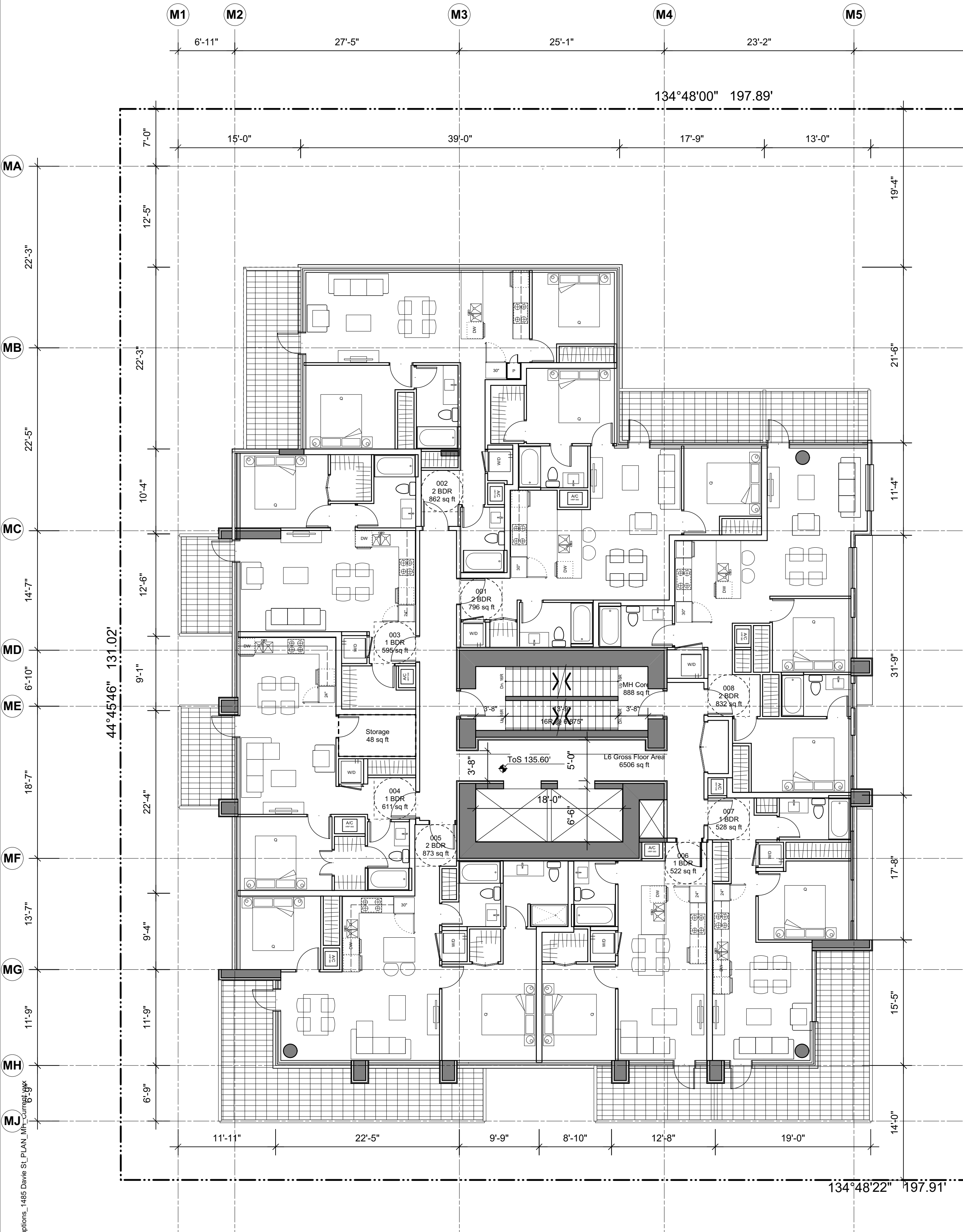
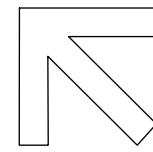
PROJECT
1485 Davie Street

L4 Floor Plan

JOB NO.	1515
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SCALE	1/8" = 1'-0"
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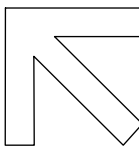






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A 18-2-7 Issue Note
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1485 Davie Street

L7 Floor Plan

JOB NO. 1515

DRAWN CWC

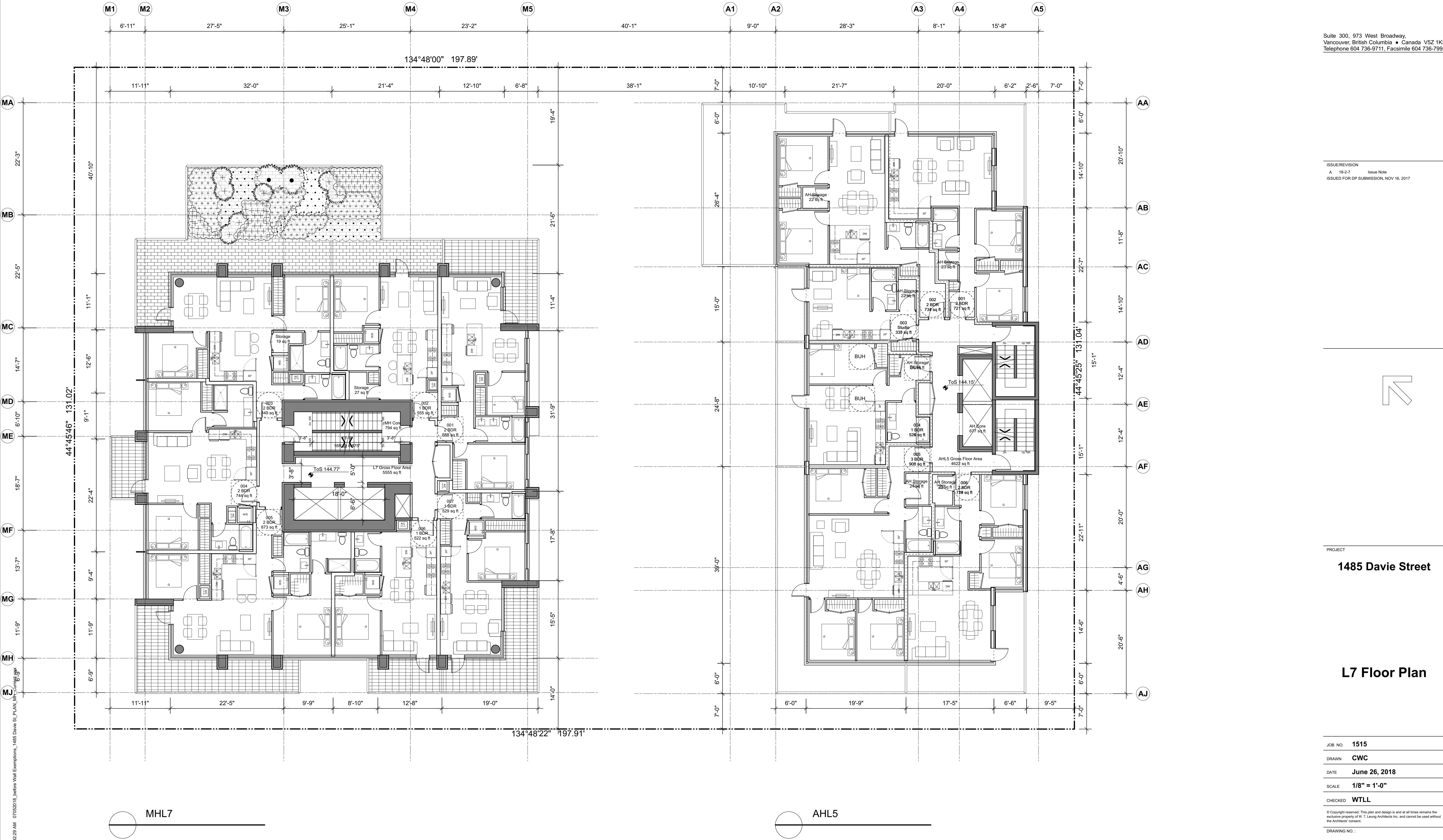
DATE June 26, 2018

SCALE 1/8" = 1'-0"

CHECKED WTLL

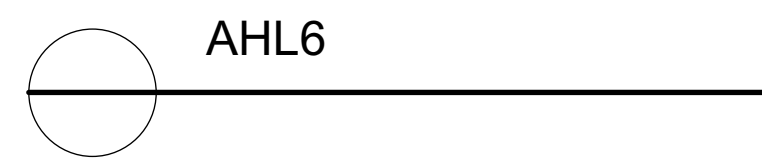
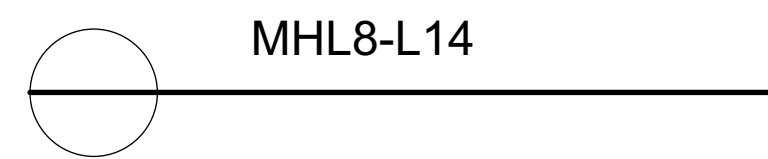
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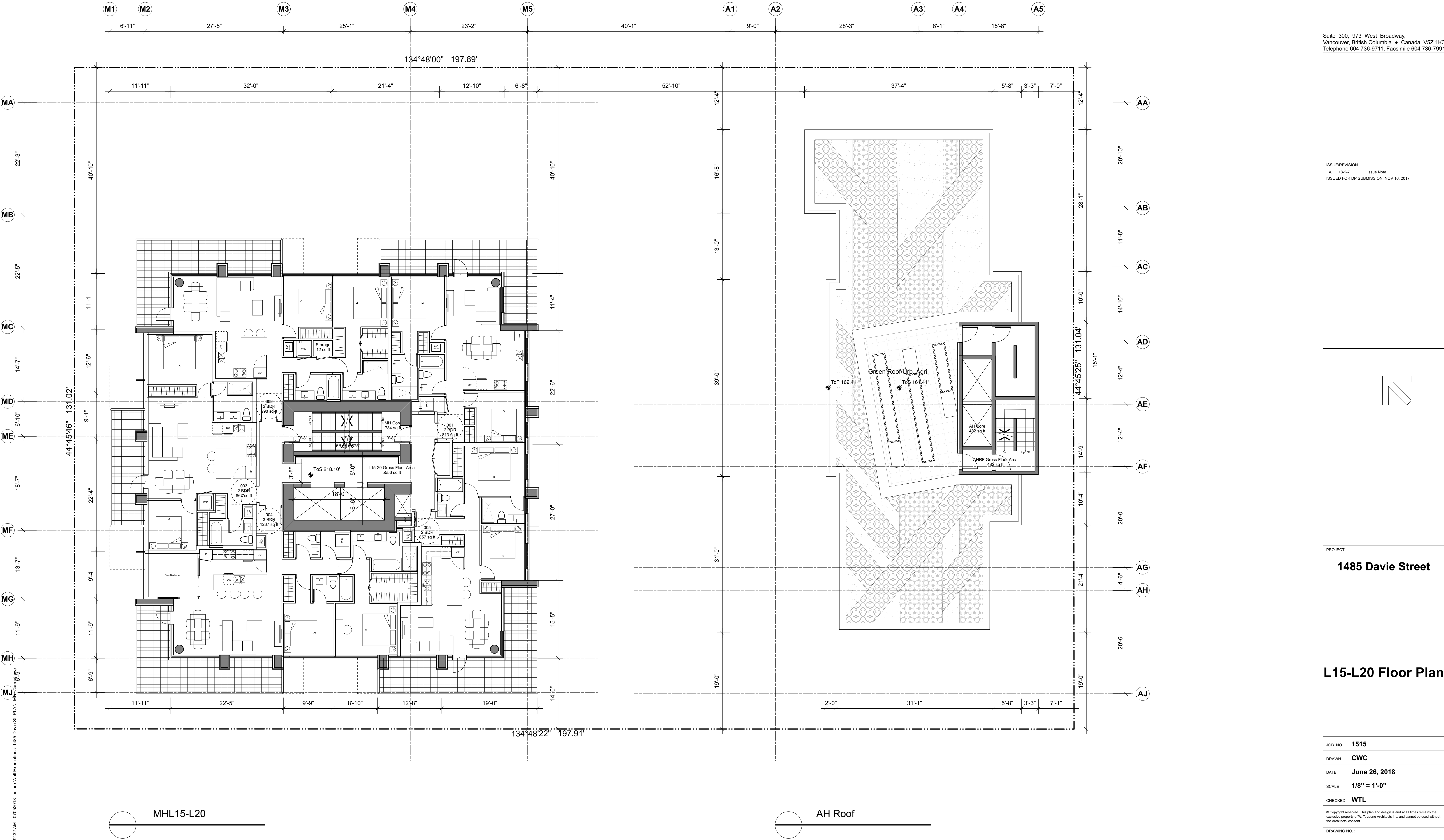
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A2.12









Roof Plan

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Davie Elevation

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- FINISH MATERIAL LEGEND**
- 1 FIBRE-CEMENT CLADDING: SWISSPEARL CARAT ONYX 7099
 - 2 FIBRE-CEMENT CLADDING: SWISSPEARL CARAT SYSTEM
 - 3 PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM
 - 4 PRE-FINISHED EXTENDED ALUMINUM CURTAIN WALL SYSTEM COLOUR TO MATCH SWISS PEARL
 - 5 PRE-FINISHED INTERNAL CORNER WALL (PAINTED)
 - 6 PRE-FINISHED ALUMINUM & GLASS CURTAIN WALL SYSTEM (CUSTOMER TO PAINT)
 - 7 PRE-FINISHED ALUMINUM & GLASS CURTAIN WALL SYSTEM TO MATCH ONYX 7099
 - 8 METAL & ENGINEERED WOOD CANOPY GLAZED PANELS

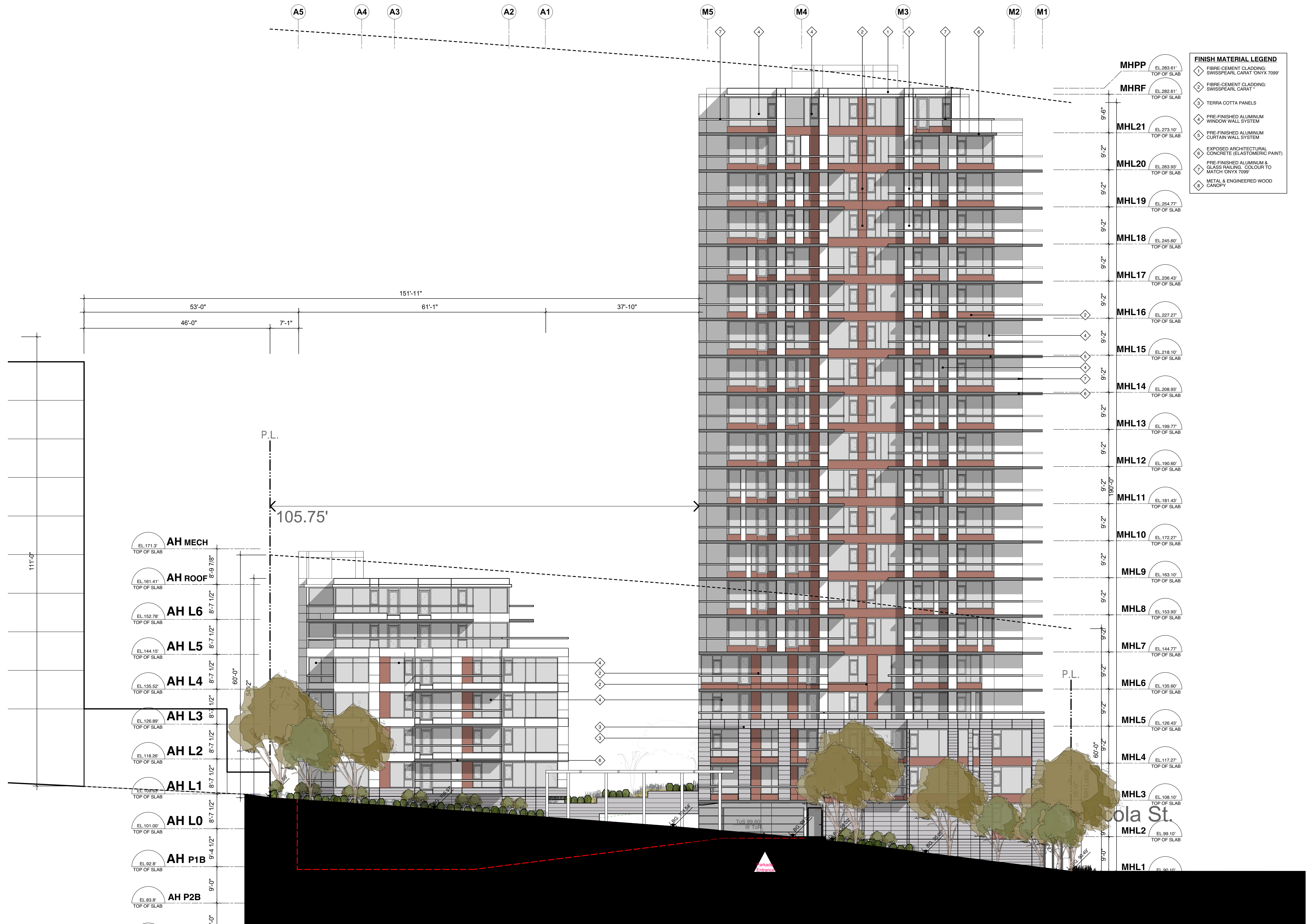
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1485 Davie Street

Nicola Elevation

JOB NO. **1515**
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DATE **June 26, 2018**
SCALE **3/32" = 1'-0"**
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FINISH MATERIAL LEGEND	
1	FIBRE-CEMENT CLADDING: SWISSPEARL CARAT 'ONYX 7099'
2	FIBRE-CEMENT CLADDING: SWISSPEARL CARAT "
3	TERRA COTTA PANELS
4	PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
5	PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM
6	EXPOSED ARCHITECTURAL CONCRETE (ELASTOMERIC PAINT)
7	PRE-FINISHED ALUMINUM & GLASS RAILING, COLOUR TO MATCH 'ONYX 7099'
8	METAL & ENGINEERED WOOD CANOPY

EL 171.3' TOP OF SLAB	AH MECH
EL 161.41' TOP OF SLAB	AH ROOF
EL 152.78' TOP OF SLAB	AH L6
EL 144.15' TOP OF SLAB	AH L5
EL 135.52' TOP OF SLAB	AH L4
EL 126.89' TOP OF SLAB	AH L3
EL 118.26' TOP OF SLAB	AH L2
EL 109.63' TOP OF SLAB	AH L1
EL 101.00' TOP OF SLAB	AH L0
EL 92.8' TOP OF SLAB	AH P1B
EL 83.8' TOP OF SLAB	AH P2B
EL 74.8' TOP OF SLAB	AH P3B
EL 65.8' TOP OF SLAB	AH P4B



EL 171.3' TOP OF SLAB	AH MECH
EL 161.41' TOP OF SLAB	AH ROOF
EL 152.78' TOP OF SLAB	AH L6
EL 144.15' TOP OF SLAB	AH L5
EL 135.52' TOP OF SLAB	AH L4
EL 126.89' TOP OF SLAB	AH L3
EL 118.26' TOP OF SLAB	AH L2
EL 109.63' TOP OF SLAB	AH L1
EL 101.00' TOP OF SLAB	AH L0
EL 92.8' TOP OF SLAB	AH P1B
EL 83.8' TOP OF SLAB	AH P2B

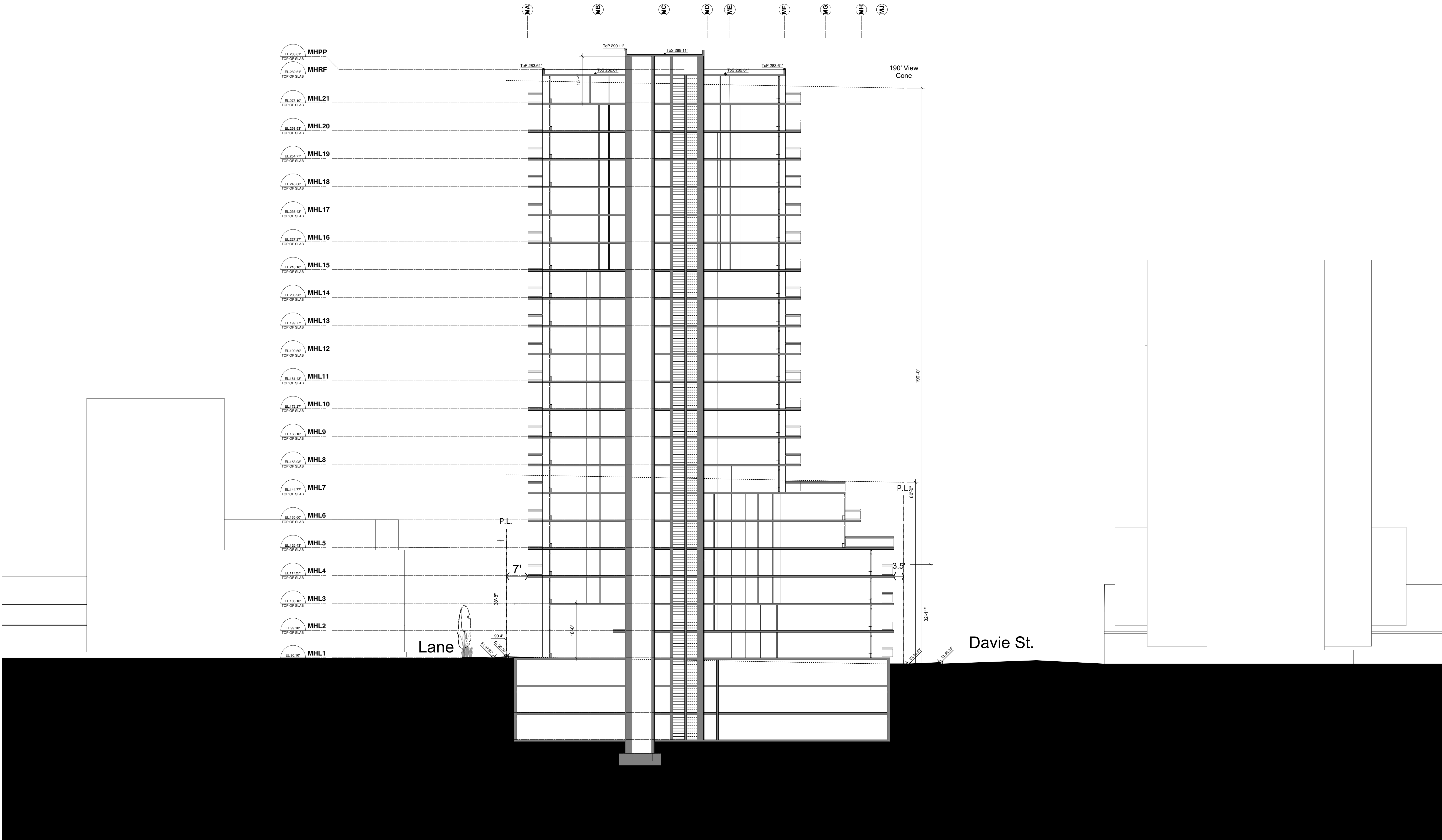


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A	18-2-7	Issue Note
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MH Section B

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AH Section B

JOB NO.	1515
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DATE	June 26, 2018
SCALE	3/32" = 1'-0"
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