

BC HOUSING TEMPORARY MODULAR HOUSING

4949 HEATHER STREET VANCOUVER BC

BLOCK 838 PLAN VAP736 DISTRICT LO T 526 NWD GROUP 1, (REF PL 736), E XC THE S 300 FT (SEE 208823L).

24161 BCH 2.0 Self-Contained Building @ 4949 HEATHER STREET

CONSULTANT LIST: Horizon North

Chris Boucher Manager
Richard Bugera
Brock Elliot
Brian Gasparin
Dave Nikkel
Blake Govett
Bryce Eberle
Alex Trevino
Shirley Laine

Continuous Improvement Horizon North
Design Supervisor Horizon North
Project Manager Horizon North
Senior Designer Horizon North
Electrical Services Manager Horizon North
Mechanical Services Manager Horizon North
Design - Lead Horizon North
Design support Horizon North
Design - Specification Horizon North

cboucher@horizonnorth.ca
slaine@horizonnorth.ca
Brock.Elliot@horizonnorth.ca
bgasparin@horizonnorth.ca
dnikkel@horizonnorth.ca
bgoovett@horizonnorth.ca
beberle@horizonnorth.ca
jtress@horizonnorth.ca
slaine@horizonnorth.ca

250-828-7215
250-828-7206
250-828-7209
778-471-8108
250-828-7219
250-828-7207
250-828-7211
250-828-7235
250-828-7206

Architect

Anthony Boni
Charlie Maddison
Nadine Beaulieu

Architect Boni-Maddison Architects
Architect Boni-Maddison Architects
Architect Boni-Maddison Architects

anthony@bonimaddison.com
charlie@bonimaddison.com
nadine@bonimaddison.com

604-688-5894 x 111
604-688-5894 x 112
604-688-5894 x 116

Mechanical

Chris Owen
Neal Rogers

P.Eng. Project consultant IPH
P.Eng. Project Consultant HPF

cowen@iphitd.com
neal@hpfengineering.com

778-471-8319
250-318-4595
250-828-7992
250-319-5592

Mechanical - Fire Suppression

Chris Owen
Ed Jurista

Project Consultant IPH
IPH

cowen@iphitd.com
cowen@iphitd.com

778-471-8319
250-318-4595
250-372-3441
250-319-5609

Electrical

Bruce Candline

P.Eng. Project Consultant Falcon Engineering

bruce.candline@falcon.ca

778-313-0401
250-470-8443

Building Envelope

Stephen Cork

Project Consultant JRS Engineering Ltd.

scork@jrseengineering.com

604-320-1999
604-618-4284

Structural

Yu Kang

P.Eng MASC (Structural) Westedge Engineering

Yu@westedge.ca

250-374-5433 x 203
C: 250-571-4580

Structural-Foundation

William Vangool

P.Eng Triodetic

wvangool@triodetic.com

PROJECT STATISTICS:

BC Housing – Vancouver Self Contained Building
HEATHER STREET LANDS SITE

CIVIC ADDRESS: 4949 HEATHER STREET, VANCOUVER BC

LEGAL ADDRESS: PART OF BLOCK 838 PLAN VAP736 DISTRICT LO T 526 NWD GROUP 1, (REF PL 736), EXC THE S 300 FT (SEE 208823L).

SITE STATISTICS/ZONING Zoning CD-1 (80) (Current)

SITE AREA: 24,946.30m² / 268,519.74sf
BUILDING AREAS: TMH 1 795.75m² / (8565.39sf)
TMH 2 795.75m² / (8565.39sf)

UNITS: TMH 1 52 units total (6 accessible)
TMH 2 52 units total (6 accessible)
Total: 104 units (inc. 12 accessible)

CODE REVIEW: Vancouver Building By-Law 2014

TMH 1 FLOOR AREA: GF: Residential 752.22m² (8096.78sf)
Excluded (Mech/Elec) 24.33m² / 261.91sf
2F: Residential 775.666m² (8349.20sf)
Excluded (Mech/Elec) 24.33m² / 261.91sf
3F: Residential 775.666m² (8349.20sf)
Excluded (Mech/Elec) 24.33m² / 261.91sf
Total: 2303.54m²

TMH 2 FLOOR AREA: GF: Residential 752.22m² (8096.78sf)
Excluded (Mech/Elec) 24.33m² / 261.91sf
2F: Residential 775.666m² (8349.20sf)
Excluded (Mech/Elec) 24.33m² / 261.91sf
3F: Residential 775.666m² (8349.20sf)
Excluded (Mech/Elec) 24.33m² / 261.91sf
Total: 2303.54m²

TOTAL RESIDENTIAL 4,607.08m² (49,590.20sf)
EXCLUDED (M&E) 146.0m² (1571.53sf)

FSR: 4,607.08m² / 24,946.30m²= 0.18

SETBACKS	REQUIRED/Max-Min	PROVIDED
TMH 1 - NORTH	N/A	108.5m
TMH 1 - EAST	N/A	6.16m
TMH 1 - SOUTH	N/A	4.00m (to line between buildings)
TMH 1 - WEST	N/A	103.23m
TMH 2 - NORTH	N/A	4.00m (to line between buildings)
TMH 2 - EAST	N/A	6.80m
TMH 2 - SOUTH	N/A	148.04m
TMH 2 - WEST	N/A	102.4m
SITE COVERAGE	N/A	6.3%
PARKING COVERAGE	N/A	N/A
BICYCLE PARKING	CLASS A	NONE - SEE DESIGN RATIONALE
6.2.1.3	74 SPACES	
	CLASS B	
	6 SPACES (per building)	6 PROVIDED (per building)

HEIGHT: N/A
TMH 1 12.89m
TMH 2 12.57m



DRAWINGS LIST:

- A0.0 COVER SHEET
- A0.1 SITE PLAN
- A0.2 SURVEY
- A0.3 SURVEY
- A0.4 TREE MANAGEMENT PLAN
- A1.1 TMH 1: GROUND FLOOR
- A1.2 TMH 2: GROUND FLOOR
- A1.3 TMH 1: SECOND/ THIRD FLOOR PLANS
- A1.4 TMH 1: SECOND/ THIRD FLOOR PLANS
- A1.5 TMH 1: ROOF PLAN
- A2.1 TMH 1 ELEVATIONS
- A2.2 TMH 1&2 ELEVATIONS
- A2.3 TMH 2 ELEVATIONS
- A3.1 SECTIONS
- A3.2 GARBAGE ENCLOSURE
- A3.3 SHELTER PLAN & ELEVATIONS
- LDP0 COVER PAGE
- LDP1 DEMOLITION PLAN
- LDP2 LANDSCAPE PLAN
- LDP3 PLANTING PLAN
- LDP4 LANDSCAPE DETAILS

THESE DRAWINGS AND DESIGNS ARE THE SOLE PROPERTY OF HORIZON NORTH AND MAY NOT BE REPRODUCED OR SUBMITTED TO OUTSIDE PARTIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF HORIZON NORTH

No.	Y	M	D	REVISION	NB BY	AB CHKD
1		18/06/08		ISSUED FOR DP	NB	AB



PROJ #: P24105-2

M #: ----

SCALE : NTS

DRAWN BY : NB

BC Housing - Vancouver Self Contained Buildings

4949 HEATHER STREET VANCOUVER BC

COVER SHEET

DWG No.:

A0.0